SUBDIVISION 9010
COMPARISON PLAN
MODIFICATION TO THE
FINAL DEVELOPMENT PLAN

PANTAGES BAYS
A RESIDENTIAL COMMUNITY WITH
INDIVIDUAL DOCKS AND DEEP WATER ACCESS

CONTRA COSTA COUNTY, CALIFORNIA
BY
PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009
MODIFIED SEPTEMBER, 2014

GRAPHIC SCALE
0' 200' 400' 600' 1000'
(IN FEET)
SCALE: 1" = 100'

GENERAL PLAN COMPARISON

GENERAL PLAN ABBREVIATION	GENERAL PLAN DESIGNATION	ACREAGE
SM	SINGLE FAMILY MEDIUM	46.3
SH	SINGLE FAMILY HIGH	34.0
WA	WATER	46.8
PS	PUBLIC/SEMI-PUBLIC	0.5
OS	OPEN SPACE	43.6
NUMBER OF WATERFRONT HOMES		116
NUMBER OF NON-WATERFRONT HOMES		176
TOTAL NUMBER OF HOMES		292

PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN (PLANS OCTOBER 2009)
APPROVED BY BOARD OF SUPERVISORS 12/3/13

GENERAL PLAN COMPARISON

GENERAL PLAN ABBREVIATION	GENERAL PLAN DESIGNATION	ACREAGE	NET CHANGE
SM	SINGLE FAMILY MEDIUM	42.3	-4.0
SH	SINGLE FAMILY HIGH	45.5	+11.5
WA	WATER	37.6*	-9.2*
PS	PUBLIC/SEMI-PUBLIC	0.5	0
OS	OPEN SPACE	45.3	+1.7
NUMBER OF WATERFRONT HOMES		105	-11
NUMBER OF NON-WATERFRONT HOMES		187	+11
TOTAL NUMBER OF HOMES		292	

*9.7 ACRES CONSIST OF OPEN WATER, WHICH IS LOCATED AT THE BACK OF THE WATERFRONT LOTS (LIKE EXISTING DISCOVERY BAY LOTS). THIS WATER AREA IS PART OF THE LOTS. IF THIS AREA IS INCLUDED, THEN THE PROJECT WILL HAVE 47.3 ACRES FOR WATER ACREAGE.

PROPOSED MODIFICATION TO FINAL DEVELOPMENT PLAN (SEPTEMBER 2014)

SHEET INDEX

dk CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1931 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 952-5858 Tel. (925) 952-0910 Fax

COMPARISON PLAN
(MODIFIED FDP COMPARED TO
OCT. 2009 FDP [DP 04-3062])

JOB NO. 02-1001-14

SUBDIVISION 9010
REGIONAL CONTEXT AERIAL

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

A RESIDENTIAL COMMUNITY WITH
INDIVIDUAL DOCKS AND DEEP WATER ACCESS

SE 1/4 SECTION 23, T. 1 N., R. 3 E., &
NE 1/4 SECTION 26, T. 1 N., R. 3 E., M.D.B.& M.

CONTRA COSTA COUNTY, CALIFORNIA

BY

PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009
MODIFIED MARCH, 2014

NOT TO SCALE

PHOTO BY: American Aerial, Inc.
PHOTO DATE: FEBRUARY, 2014

CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1601 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 932-6866 Tel. (925) 932-0910 Fax

REGIONAL CONTEXT AERIAL
SHEET 2 OF 13

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JOB NO. 02-1001-14

SUBDIVISION 9010
LOCAL AERIAL*

* WITH EXISTING & PROPOSED
GENERAL PLAN AND ZONING DESIGNATIONS

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

A RESIDENTIAL COMMUNITY WITH
INDIVIDUAL DEEP WATER ACCESS

SE 1/4 SECTION 23, T. 1 N., R. 3 E., &
NE 1/4 SECTION 26, T. 1 N., R. 3 E., M.D.B.& M.

CONTRA COSTA COUNTY, CALIFORNIA

BY

PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009
MODIFIED MARCH, 2014

NOT TO SCALE

LEGEND

DESCRIPTION	PROPOSED	EXISTING
GENERAL PLAN	WA	AL
ZONING	P-1	A-2
SUBDIVISION BOUNDARY		
PARCEL/LOT LINE		
RIGHT OF WAY LINE		

GENERAL PLAN ABBREVIATION	GENERAL PLAN DESIGNATION	ACREAGE	DENSITY RANGE	ACTUAL DENSITY*
SM	SINGLE MEDIUM	42.3	3.0–4.9	3.3
SH	SINGLE HIGH	45.5	5.0–7.2	5.5
WA	WATER	37.6		
PS	PUBLIC/SEMI-PUBLIC	0.5		
OS	OPEN SPACE	45.3		

* SEE SHEET 1

NOTE:

1. EAST CONTRA COSTA IRRIGATION DISTRICT (ECCID) SHALL RETAIN FEE SIMPLE OWNERSHIP OF THIS PARCEL AND CONVEY AN EASEMENT TO PANTAGES AT DISCOVERY BAY, LLC OR ASSIGNEE FOR COMPLETION OF CREEK BANK CHANGES AND THEIR MAINTENANCE.
2. WATER LINE IS DEPICTED AT PROPERTY LINE AS SHOWN ON THIS MAP. FINAL LOCATION OF WATER LINE AS IT RELATES TO PROPERTY LINE SHALL BE FINALIZED AND APPROVED ON THE FINAL MAP.

PHOTO BY: American Aerial, Inc.
PHOTO DATE: FEBRUARY, 2014

Additional Information including Property Lines, Ownership, Acreage, Topography, etc. Covering this area is available from dk Associates, Inc.

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* INCLUDING EXISTING & PROPOSED
GENERAL PLAN AND ZONING DESIGNATIONS

LOCAL AERIAL*
SHEET 3 OF 13

SUBDIVISION 9010
COMPARISON PLAN
MODIFICATION TO THE
VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS
A RESIDENTIAL COMMUNITY WITH
INDIVIDUAL DOCKS AND DEEP WATER ACCESS

CONTRA COSTA COUNTY, CALIFORNIA
BY

PANTAGES AT DISCOVERY BAY, LLC
OCTOBER, 2009
MODIFIED SEPTEMBER, 2014

AVERAGE & MINIMUM LOT SIZE BY TYPE

	100' LOTS	90' LOTS	80' LOTS	60' LOTS
AVERAGE LOT SIZE	12,895 S.F.	13,668 S.F.	12,966 S.F.	6,535 S.F.
MINIMUM LOT SIZE	10,910 S.F.	11,960 S.F.	10,540 S.F.	6,000 S.F.

LOTS BY TYPE

90' X 140' LOTS: 124–137

80' X 140' LOTS: 56–58, 60–68, 70–71, 73–78, 80–82, 94–99, 101, 103–115, 117–123, 139–145, 147–153, 183–167, 171–176, 178, 180–198, 249–253.

100' X 110' LOTS: 55, 59, 69, 72, 79, 100, 102, 116, 146, 177, 179.

60' X 100' LOTS: 1–54, 83–93, 154–162, 168–170, 199–248, 254–292.

SHARED DOCKS: 55 & 56, 58 & 60, 78 & 80, 101 & 103, 115 & 177, 145 & 147, 167 & 171, 178 & 180, 198 & 249.

LAND USE SUMMARY

LOTS	62.9 AC.	(36.7%)
STREETS*	17.4 AC.	(10.2%)
OTHER PARCELS**	90.9 AC.	(53.1%)
SITE	171.2 AC.	(100%)

* PARCEL "A".
** PARCELS "B" THROUGH "I" (CREEK, BAYS, COVES, OPEN SPACES, LANDSCAPE AREAS, AND MARINE PATROL SUBSTATION).

LOTS BY ACCESS

WATER ACCESS (W/DOCKS)	116*
NON-WATER ACCESS	176
TOTAL LOTS	292

* 16 LOTS HAVE SHARED DOCKS (SHOWN BY "S" ON LOT)

LOT YIELD BY TYPE

90'* X 140' LOTS	15
80'* X 140' LOTS	100
100'* X 110' LOTS	11
60'* X 100' LOTS	166
TOTAL LOTS	292

* MINIMUM WIDTH AT CRITICAL SETBACK.

DENSITY TABULATION

SITE ACREAGE	171.2		
PARCEL ACREAGE[1]	90.9		
"GROSS" ACREAGE[2]	80.3		
"NET" ACREAGE[3]	60.2	LOTS	DENSITY
MED. DENS. AREA (NET)	34.7	126	3.6
HIGH DENS. AREA (NET)	25.5	166	6.5

1 OPEN SPACE, WATER, PUBLIC AND LANDSCAPE PARCELS.
2 SITE – PARCELS = GROSS
3 NET = 75% OF GROSS

PREVIOUSLY APPROVED VTM (OCTOBER, 2009/APPROVED DECEMBER, 2013)

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SITE BOUNDARY		
LOT LINE		
RIGHT OF WAY LINE		
STREET CENTER LINE		
CONTOUR LINE	5	10
100–YEAR BFE		
TOP/TOE OF BANK		
LIMIT OF GRADING LINE		
EASEMENT LINE	S.S.E.	S.S.E.
FACE OF CURB		
SIDEWALK		
MOORING EAS.		
BOT. WALL		
TOE 2:1 SLOPE EL. –11.0		
EMERGENT MARSH		
WETLAND MITIGATION AREA		

DESCRIPTION	PROPOSED	EXISTING
LOT/PARCEL AREA	SF/AC	
STREET SLOPE	1%	
BANK GRADIENT	2:1	
FC–FC WIDTH	40'	
R/W WIDTH	56'	
STORM DRAIN EASEMENT	SDE	SDE
SANITARY SEWER EASEMENT	SSE	SSE
WATER LINE EASEMENT	WLE	EX.WLE
PUBLIC ACCESS EASEMENT	PAE	
EMERGENCY ACCESS EASEMENT	EVA	
OVERLAND RELEASE	OR	
LANDSCAPE AREA	L.A.	
BASE FLOOD ELEVATION	BFE	

GRAPHIC SCALE
0' 200' 400' 600' 1000'
(IN FEET)
SCALE: 1" = 100'

AVERAGE & MINIMUM LOT SIZE BY TYPE

	100' LOTS	90' LOTS	80' LOTS	60' LOTS
AVERAGE LOT SIZE	15,473 S.F.	12,572 S.F.	12,935 S.F.	8,402 S.F.
MINIMUM LOT SIZE	9,603 S.F.	7,821 S.F.	7,863 S.F.	6,000 S.F.

LOTS BY TYPE

90' X 100' LOTS: 18, 28, 58, 63, 66, 80, 119, 122, 130, 141, 167–171, 180, 183, 194, 197, 206–207, 209, 226, 234, 236–237, 242

80' X 100' LOTS: 41–43, 56–57, 59, 62, 67–69, 72–75, 78–79, 81–87, 89–96, 98, 105, 113, 136, 157, 159, 161, 163, 181–182, 186–188, 193, 198–205, 208, 210–217, 221–222, 229–230 233, 235, 238–241, 243–244, 247–249, 252

100' X 100' LOTS: 55, 60, 76–77, 97, 110, 160, 192, 227–228, 231–232, 253

60' X 100' LOTS: 1–17, 19–27, 29–40, 44–54, 61, 64–65, 70–71, 88, 99–104, 106–109, 111–112, 114–118, 120–121, 123–129, 131–135, 137–140, 142–156, 158, 162, 164–166, 172–179, 184–185, 189–191, 195–196, 218–220, 223–225, 245–246, 250–251, & 254–292

SHARED DOCKS: 55 & 56, 59 & 62, 97 & 180, 182 & 183

LAND USE SUMMARY

LOTS	69.1 AC.	(40.4%)
STREETS*	18.7 AC.	(10.9%)
OTHER PARCELS**	83.4 AC.	(48.7%)
SITE	171.2 AC.	(100%)

* PARCEL "A".
** PARCELS "B" THROUGH "J" (CREEK, BAYS, COVES, OPEN SPACES, LANDSCAPED AREAS, AND MARINE PATROL SUBSTATION).

LOTS BY ACCESS

WATER ACCESS (W/DOCKS)	105*
NON-WATER ACCESS	187
TOTAL LOTS	292

* 8 LOTS HAVE SHARED DOCKS (SHOWN BY "S" ON LOT)

LOT YIELD BY TYPE

90'* X 140' LOTS	27
80'* X 140' LOTS	78
100'* X 110' LOTS	13
60'* X 100' LOTS	174
TOTAL LOTS	292

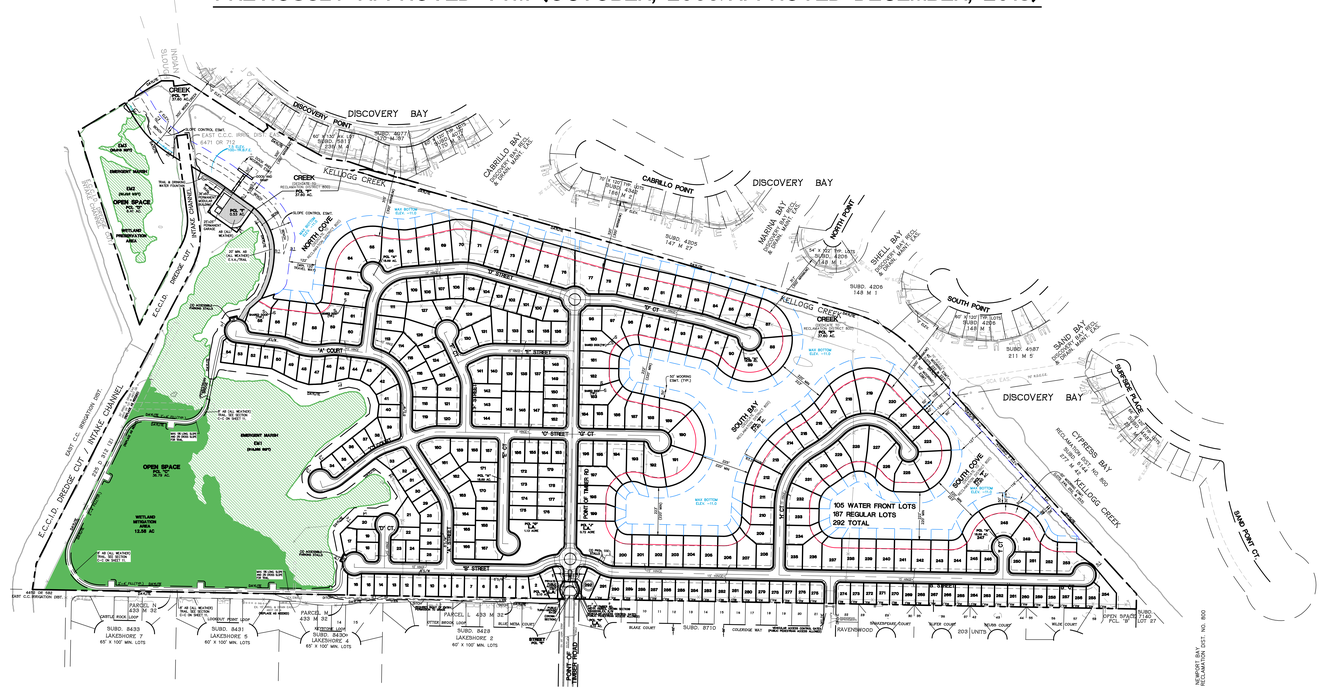
* MINIMUM WIDTH AT CRITICAL SETBACK.

DENSITY TABULATION

SITE ACREAGE	171.2		
PARCEL ACREAGE[1]	83.4*		
"GROSS" ACREAGE[2]	87.8		
"NET" ACREAGE[3]	65.9	LOTS	DENSITY
MED. DENS. AREA (NET)	31.7	105	3.3
HIGH DENS. AREA (NET)	34.2	187	5.5

1 OPEN SPACE, WATER, PUBLIC AND LANDSCAPE PARCELS.
2 SITE – PARCELS = GROSS
3 NET = 75% OF GROSS

* 9.7 ACRES CONSIST OF OPEN WATER, WHICH IS LOCATED AT THE BACK OF THE WATERFRONT LOTS. THIS WATER AREA IS PART OF THE LOTS (LIKE EXISTING DISCOVERY BAY LOTS). IF THIS AREA IS INCLUDED, THEN THE PROJECT WILL HAVE 93.1 ACRES FOR PARCEL ACREAGE.



MODIFIED VTM (MARCH, 2014)

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COMPARISON PLAN
(MODIFIED VTM COMPARED TO
OCT. 2009 VTM [SD 06-9010])
SHEET 4 OF 13

JOB NO. 02–1001–14

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SUBDIVISION 9010
VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

A RESIDENTIAL COMMUNITY WITH INDIVIDUAL DOCKS AND DEEP WATER ACCESS

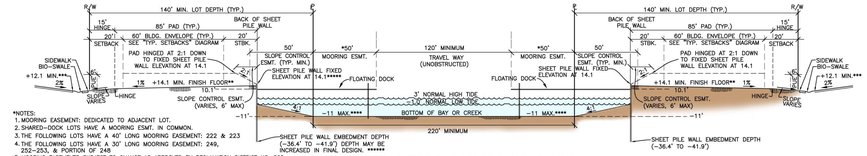
CONTRA COSTA COUNTY, CALIFORNIA

BY

PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009

MODIFIED SEPTEMBER, 2014

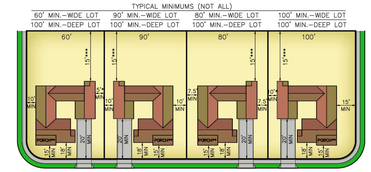


*NOTES:
1. MOORING EASEMENT: DEDICATED TO ADJACENT LOT.
2. SHARED-DOCK LOTS HAVE A MOORING ESMT. IN COMMON.
3. THE FOLLOWING LOTS HAVE A 40' LONG MOORING EASEMENT: 222 & 223
4. THE FOLLOWING LOTS HAVE A 30' LONG MOORING EASEMENT: 249, 252–253, & PORTION OF 248
5. MOORING EASEMENTS SUBJECT TO CHANGE AS APPROVED BY RECLAMATION DISTRICT NO. 800.

** BASED UPON 2' FREEBOARD TO FINISHED FLOOR AT THE 2100 100-YEAR EVENT (+12.1) AND FOUNDATION SECTION OF MIN. 1'.
*** 12.1 IS THE MINIMUM STREET ELEVATION, WHICH IS AT THE 2100 100-YEAR FLOOD ELEVATION.
**** BOTTOM ELEVATION TO BE ADJUSTED BASED ON EARTHWORK NEED
***** TO INCREASE PAD DEPTHS FOR WATERFRONT LOTS (FOR EXAMPLE, ALONG KELLOGG CREEK), APPLICANT MAY ELECT IN THE FINAL MAP AND IMPROVEMENT PLANS TO RELOCATE THE SHEET PILE WALLS CLOSER TO OR AT REAR LOT PROPERTY LINES, WITH FINAL STRUCTURAL DESIGN AND LOCATION OF THE SHEET PILE WALLS SUBJECT TO REVIEW AND APPROVAL OF RECLAMATION DISTRICT 800 AND CONTRA COSTA COUNTY.
****** WALL DEPTHS MAY VARY IN FINAL DESIGN DUE TO SITE CONDITIONS FOUND DURING CONSTRUCTION OR DUE TO HORIZONTAL MODIFICATIONS TO INCREASE PAD DEPTH.

TYPICAL BAY, SHEET PILE, SLOPE CLEARANCE

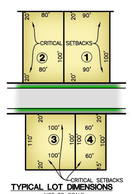
NOT TO SCALE



* FOR BOTH SIDEYARDS OF NON-CORNER LOT WITH THE EXCEPTION OF LOTS 262, 263, 266, 267, 270 & 271. THESE LOTS SHALL BE 10' ON BOTH SIDES.
** FOR PORCH OR SIDE-ENTRY GARAGE ONLY.
*** 20' REAR SETBACK FOR WATER LOTS MEASURED FROM RETAINING WALL AT BACK OF LOT.

TYPICAL SETBACKS

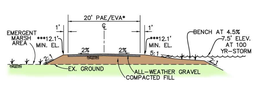
CRITICAL SETBACKS: MINIMUM LOT WIDTH MEASURED AT 20' FRONT SETBACK



TYPICAL LOT DIMENSIONS

NOT TO SCALE

1. 80' x 100' LOT (WATER ACCESS AND NON-WATER LOTS)
2. 90' x 100' LOT (WATER ACCESS AND NON-WATER LOTS)
3. 100' x 100' LOT (WATER ACCESS AND NON-WATER LOTS)
4. 60' x 100' LOT (WATER ACCESS AND NON-WATER LOTS)



PAE & EVA SECTION

NOT TO SCALE

* PAE = PUBLIC ACCESS EASEMENT
EVA = EMERGENCY ACCESS EASEMENT
** DIAMETER, NUMBER & LOCATION TO BE DETERMINED
*** 12.1 IS THE MINIMUM ELEVATION OF THE PAE/EVA, WHICH IS AT THE 2100 100-YEAR FLOOD ELEVATION.

AVERAGE & MINIMUM LOT SIZE BY TYPE

	100' LOTS	90' LOTS	80' LOTS	60' LOTS
AVERAGE LOT SIZE	15,473 S.F.	12,572 S.F.	12,935 S.F.	8,402 S.F.
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** PARCELS "B" THROUGH "J" (CREEK, BAYS, COVES, OPEN SPACES, LANDSCAPED AREAS, AND MARINE PATROL SUBSTATION).

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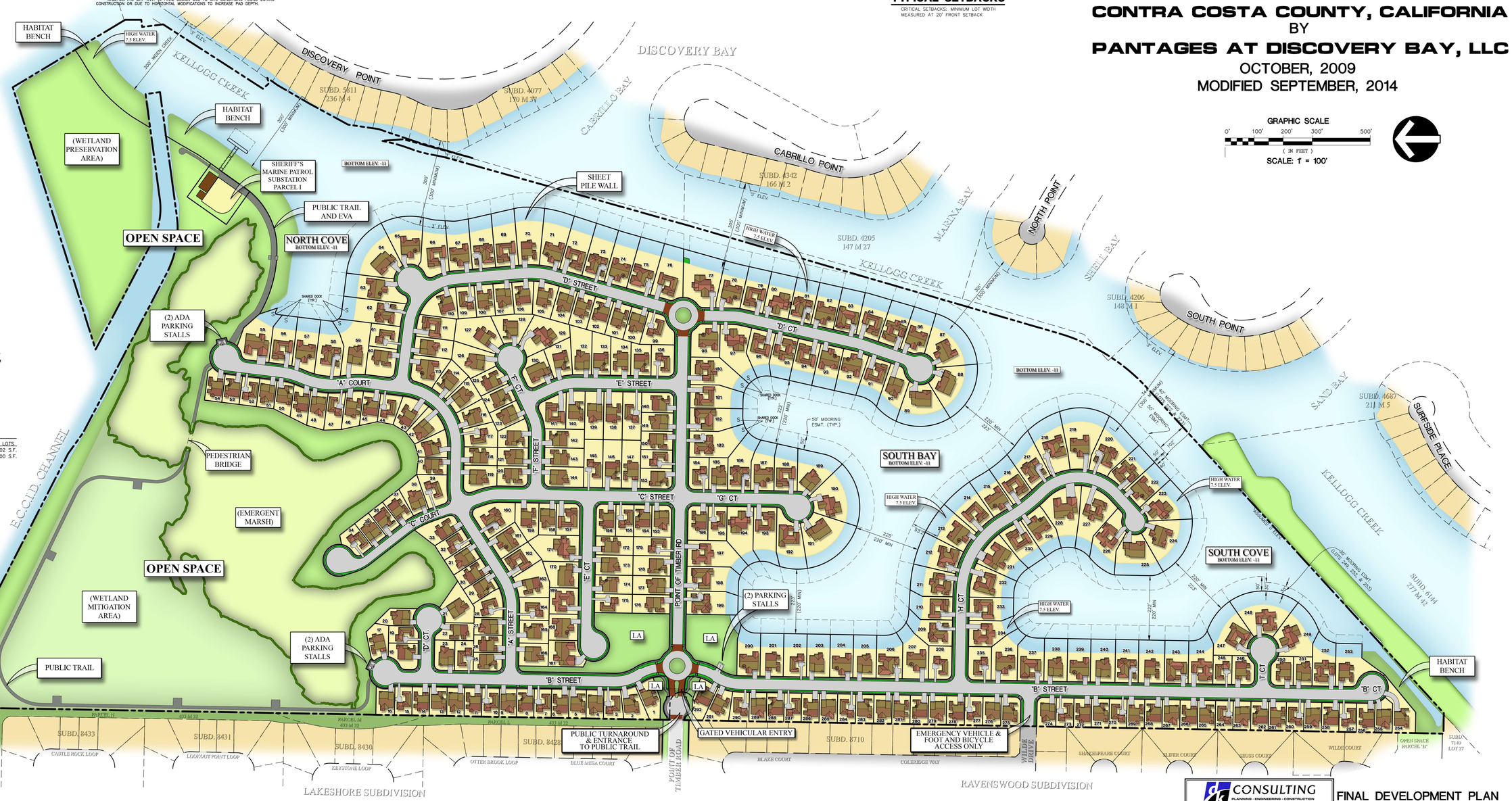

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FINAL DEVELOPMENT PLAN
SHEET 5 OF 13

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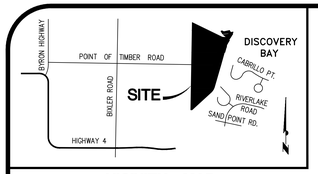
JOB NO. 02-1001-14



VICINITY MAP
NOT TO SCALE

BOUNDARY NOTES:

THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF KELLOGG CREEK MAY HAVE CHANGED BY MAN-MADE MEANS. THE LOCATION OF THE ORDINARY HIGH WATER MARK MAY AFFECT THIS BOUNDARY.

EASEMENT NOTES:

AFFECT OF TERMS IN 4936 OR 167 AFFECT DRAINAGE MAINTENANCE ALONG NORTH PROPERTY LINE.

AFFECT OF AGREEMENT 5796 OR 446,7297 OR 453, 7297 OR 457, 9567 OR 20, 10570 OR 348, 12282 OR 637, 12316 OR 242, 12887 OR 283

AFFECTS MINERAL & DRILLING RIGHTS.

RIGHTS OF PUBLIC OVER WATERWAYS.

NOTES:

BASIS OF BEARINGS:
BASIS OF BEARINGS TAKEN BETWEEN TWO STANDARD STREET MONUMENTS TAKEN AS N 06°24'36"E AS SHOWN ON THE MAP OF SUBDIVISION 5811 RECORDED MARCH 16, 1980, IN BOOK 236 OF MAPS AT PAGE 4.

BENCH MARK:
BM 3866 C.C.CO. FASTENER & TAG ON IRRIGATION BOX AT THE INT. OF BIXLER & PNT. OF TIMBER ROAD. ELEV.= 15.170
VERTICAL CONTROL DATUM IS "MEAN SEA LEVEL".

ASSESSOR'S PARCEL NO.'S:

004-010-006
004-032-005, 006, 007, 062
011-220-010, 017, 018
011-230-006, 007

FEMA:

FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 400 OF 625 (REFERENCE DATE: JULY 16, 1987) SHOWS:

ZONE A2 (EL. 8): AREA OF 100-YEAR FLOOD; BASE FLOOD ELEVATION IS 8 FEET AND FLOOD HAZARD FACTORS ARE DETERMINED (DETAILED STUDY) ON APPROXIMATELY 160 ACRES.

ZONE A: AREA OF 100-YEAR FLOOD; BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS ARE NOT DETERMINED (NO DETAILED STUDY) ON APPROXIMATELY 2 ACRES. (SEE PT. OF TIMBER ROAD ENTRY AREA)

TOPOGRAPHY:

AERIAL TOPOGRAPHY BY:
AMERICAN AERIAL MAPPING, INC.
FLOWN: 11/1/05
CONTOUR INTERVAL: ONE FOOT

REFERENCES:

1	236 M 4	11	93-35157
2	6677 OR 161	12	149 PM 47
3	224 M 14	13	425 M 34
4	211 M 5	14	433 M 32
5	277 M 42	15	7176 OR 594
6	148 M 1	16	186 D 38
7	385 M 43	17	186 D 36
8	418 M 26	18	6857 OR 134
9	95-150705	19	99-98710
10	94-305265		

TITLE REPORT BY:
PLACER TITLE COMPANY
DATED 9/12/05.

SUBDIVISION 9010
BOUNDARY & TOPOGRAPHY FOR TENTATIVE MAP*

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

A RESIDENTIAL COMMUNITY WITH INDIVIDUAL DOCKS AND DEEP WATER ACCESS

SE 1/4 SECTION 23, T. 1 N., R. 3 E., &
NE 1/4 SECTION 26, T. 1 N., R. 3 E., M.D.B.& M.

CONTRA COSTA COUNTY, CALIFORNIA

BY

PANTAGES AT DISCOVERY BAY, LLC

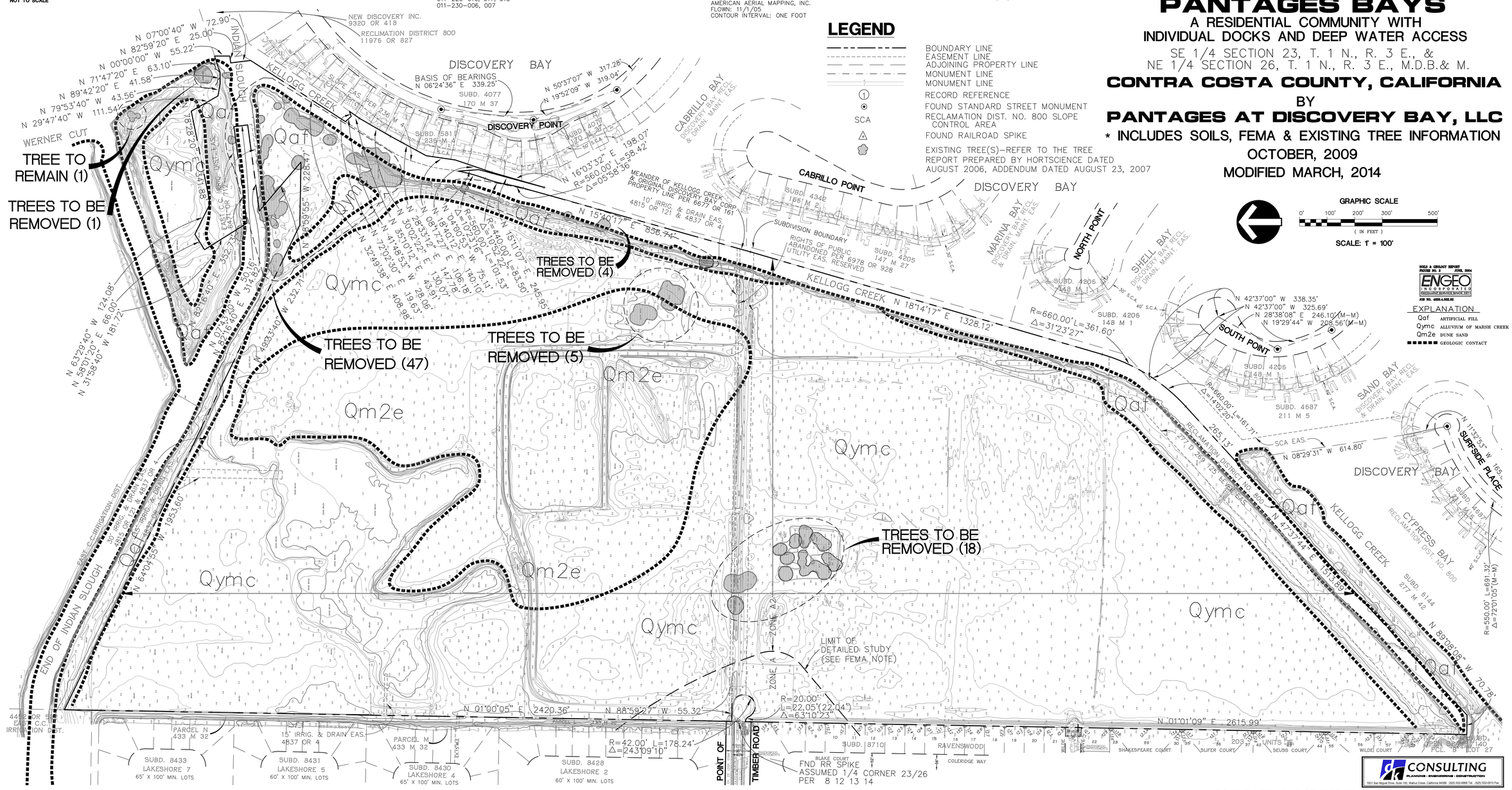
* INCLUDES SOILS, FEMA & EXISTING TREE INFORMATION

OCTOBER, 2009
MODIFIED MARCH, 2014

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- MONUMENT LINE
- MONUMENT LINE
- (1) RECORD REFERENCE
- FOUND STANDARD STREET MONUMENT
- SCA RECLAMATION DIST. NO. 800 SLOPE CONTROL AREA
- FOUND RAILROAD SPIKE
- EXISTING TREE(S)-REFER TO THE TREE REPORT PREPARED BY HORTSCIENCE DATED AUGUST 2006, ADDENDUM DATED AUGUST 23, 2007

GRAPHIC SCALE
0' 100' 200' 300' 500'
(IN FEET)
SCALE: 1" = 100'



SOILS & GEOLOGY REPORT
PROJNO. 5 JUNE, 2004
ENGEO INCORPORATED
ENGINEERING SERVICE SINCE 1957
JOB NO. 4880.4.000.00

EXPLANATION

Qaf	ARTIFICIAL FILL
Qymc	ALLUVIUM OF MARSH CREEK
Qm2e	DUNE SAND
	GEOLOGIC CONTACT

CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1001 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 932-0668 Tel. (925) 932-0910 Fax

BOUNDARY & TOPOGRAPHY FOR TENTATIVE MAP*
* INCLUDING SOILS, FEMA & EXISTING TREE INFORMATION

JOB NO. 02-1001-14

SUBDIVISION 9010
VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

A RESIDENTIAL COMMUNITY WITH INDIVIDUAL DOCKS AND DEEP WATER ACCESS

CONTRA COSTA COUNTY, CALIFORNIA

BY

PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009

MODIFIED SEPTEMBER, 2014

NOTES

OWNER: C & D DISCOVERY BAY, LLC AND WATERFRONT LDTS, LLC, 634 N. SANTA CRUZ AVE., SUITE 100, LOS GATOS, CA 95030, (408) 399-4393, OWNER CONTACT – DAVID LAZARES

DEVELOPER: PANTAGES AT DISCOVERY BAY, LLC, 634 N. SANTA CRUZ AVE., SUITE 100, LOS GATOS, CA 95030, (408) 399-4393, MANAGER – DAVID LAZARES

ENGINEER/PLANNER: dk CONSULTING, 1440 MARIA LANE, SUITE 200, WALNUT CREEK, CA 94596, (925) 932-0880, PROJECT ENGINEER – ANDREW PALFFY

SOILS ENGINEER: ENGEO INCORPORATED, 580 N. WLMA AVENUE, SUITE A, RIPON, CA 95366, (209) 835-0619, PROJECT ENGINEER – STEVE HARRIS

WETLAND CONSULTANT: GIBSON & SKORDAL, L.L.C., 2277 FAIR OAKS BLVD., SUITE 395, SACRAMENTO, CA 95825, (916) 569-1830, PRINCIPAL – KAREN SHAFFER

ENVIRONMENTAL CONSULTANT: STILLWATER SCIENCES, 279 COUSTEAU PLACE, SUITE 400, DAVIS, CA 95616, (530) 756-7550, PRINCIPAL – SCOTT WILCOX

EXISTING ZONING: A–2

PROPOSED ZONING: P–1

EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL (SINGLE FAMILY DETACHED)

UTILITIES:
WATER SUPPLY: TOWN OF DISCOVERY BAY
SEWER SERVICE: TOWN OF DISCOVERY BAY
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: SBC

CONTOUR INTERVAL: EXISTING CONTOURS: 1 FOOT; PROPOSED CONTOURS: 1 & 5 FEET

1. DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. PROPOSED STREETS ARE PRIVATE BUT DO ALLOW FOR PUBLIC PEDESTRIAN ACCESS. PUBLIC TURNAROUND AT POINT OF TIMBER ROAD ENTRY PROVIDED BY PUBLIC ACCESS EASEMENT.
3. PARCEL "A" STREETS ARE PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. PARCEL "E" STREET IS FOR PUBLIC VEHICULAR TURNAROUND PURPOSES.
4. PARCELS "B", "G", "H" & "J" ARE FOR LANDSCAPE PURPOSES, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION ("HOA"). PARCELS "C" & "D" ARE FOR OPEN SPACE PURPOSES, TO BE OWNED BY THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT ("CSD") OR BY HOA AND WILL BE MAINTAINED BY RECLAMATION DISTRICT NO. 800. PARCEL "F" IS TO BE OWNED AND MAINTAINED BY RECLAMATION DISTRICT NO. 800.
5. PARCELS "I" SHALL BE DEDICATED TO CONTRA COSTA COUNTY FOR USE AS A SHERIFF'S MARINE PATROL SUBSTATION AND DOCK.
6. WATER ACCESS LOTS INCLUDE SLOPE CONTROL EASEMENT COVERING SHEET PILE WALLS AND 2:1 SLOPES AT REAR OF LOT FOR ENFORCEMENT OF MAINTENANCE OR EMERGENCY REPAIRS BY REC 800. THE 2:1 SLOPE, SHEET PILE WALL AND 4:1 SLOPE TO THE BACK PROPERTY LINE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE HOME OWNER.
7. BLANKET EASEMENTS ENCOMPASSING STREET PARCEL "A" AND THE BOAT MOORING EASEMENTS (ME) ARE PRIVATE.
8. EASEMENTS FOR PEDESTRIAN ACCESS (PAE), SANITARY SEWER (SSE), WATER (WLE), DRY UTILITIES (PUE), STORM DRAINAGE (SDE), SLOPE CONTROL (SCE), AND BIO-SWALE MAINTENANCE ARE PUBLIC.
9. A 30' TO 50' MOORING EASEMENT, SUBJECT TO MODIFICATION BY RECLAMATION DISTRICT NO. 800, IS PROVIDED FOR EACH WATER ACCESS LOT WITH DOCK.
10. LOT DIMENSIONS ARE APPROXIMATE AND ARE SHOWN TO THE NEAREST ONE FOOT. LOT AREAS ARE APPROXIMATE AND ARE SHOWN TO THE NEAREST ONE SQUARE FEET.
11. FENCE KICKERBOARD ALONG LOT LINE (NOT SHOWN) PROVIDES 1" MAXIMUM GRADE DIFFERENCE BETWEEN LOTS.
12. BANK SLOPE GRADIENTS ARE 2:1 UNLESS SHOWN OTHERWISE.
13. WATER SHOWN AT 7.5' ELEVATION (100–YEAR BASE FLOOD ELEVATION).
14. MINIMUM 10' BETWEEN SANITARY SEWER AND WATER LINES.
15. FIRE HYDRANT LOCATION DETERMINED BY FIRE DEPARTMENT AND WATER DISTRICT.
16. THE SOUTH EAST CONTRA COSTA IRRIGATION DISTRICT ("E.C.C.I.D.") BANK AND PANTAGES ISLAND BANKS WILL BE SCARIFIED AND VEGETATED WITH APPROPRIATE SPECIES PER RECOMMENDATIONS FROM STILLWATER SCIENCES AND CONSISTENT WITH TERMS OF THE 404 PERMIT.
17. ALL EXISTING TREES ON THE SITE TO BE REMOVED WITHIN DEVELOPMENT AREAS AS NECESSARY. SEE SHEET 4.
18. BUILDING FINISH FLOOR ELEVATION TO BE A MINIMUM OF 2' ABOVE 100–YEAR FLOOD ELEVATION.
19. TABULATIONS BELOW INCLUDE THE PROPOSED ADDITION OF E.C.C.I.D. LANDS SHOWN.
20. MARSH, WETLAND, CREEK BANK AND OPEN SPACE AREAS TO BE ENCOMPASSED BY CONSERVATION EASEMENT.
21. POINT OF TIMBER RIGHT–OF–WAY, ONSITE, VARIES CONTINUOUSLY, NO SECTION IS SHOWN.
22. CORNER LOT DIMENSIONS ALONG STREET–SIDE ARE PROJECTIONS TO COMMON POINT.
23. THERE WILL BE NO ON–STREET PARKING WITHIN THE CUL–DE–SAC BULBS WITH THE EXCEPTION OF ADA PARKING LOCATED AT THE BULBS ON "A" COURT AND "B" STREET.
24. THE BIO–SWALE IS 6' WIDE IN FRONT OF THE FOLLOWING LOTS: 127–131, 187–193, 218–222, 247–249, & 254–256.

AVERAGE & MINIMUM LOT SIZE BY TYPE

	100' LOTS	90' LOTS	80' LOTS	60' LOTS
AVERAGE LOT SIZE	15,473 S.F.	12,572 S.F.	12,935 S.F.	8,402 S.F.
MINIMUM LOT SIZE	9,603 S.F.	7,821 S.F.	7,863 S.F.	6,000 S.F.

LOTS BY TYPE

90' X 100' LOTS: 18, 28, 58, 63, 66, 80, 119, 122, 130, 141, 167–171, 180, 183, 184, 197, 206–207, 209, 226, 234, 236–237, 242
80' X 100' LOTS: 41–43, 56–57, 59, 62, 67–69, 72–75, 78–79, 81–87, 89–98, 98, 105, 113, 136, 157, 159, 161, 163, 181–182, 186–188, 193, 198–205, 208, 208, 210–217, 221–222, 229–230, 233, 235, 238–241, 243–244, 247–249, 252
100' X 100' LOTS: 55, 60, 76–77, 97, 110, 160, 192, 227–228, 231–232, 253
60' X 100' LOTS: 1–17, 19–27, 29–40, 44–54, 61, 64–65, 70–71, 88, 99–104, 106–109, 111–112, 114–118, 120–121, 123–129, 131–135, 137–140, 142–156, 158, 162, 164–166, 172–179, 184–185, 189–191, 195–196, 218–220, 223–225, 245–246, 250–251, & 254–292
SHARED DOCKS: 55 & 56, 59 & 62, 97 & 180, 182 & 183

LAND USE SUMMARY

LOTS	69.1 AC.	(40.4%)
STREETS*	18.7 AC.	(10.9%)
OTHER PARCELS**	83.4 AC.	(48.7%)
SITE	171.2 AC.	(100%)

* PARCEL "A".
** PARCELS "B" THROUGH "J" (CREEK, BAYS, COVES, OPEN SPACES, LANDSCAPED AREAS, AND MARINE PATROL SUBSTATION).

LOTS BY ACCESS

WATER ACCESS (W/DOCKS)	105*
NON–WATER ACCESS	187
TOTAL LOTS	292

* 8 LOTS HAVE SHARED DOCKS (SHOWN BY "S" ON LOT)

LOT YIELD BY TYPE

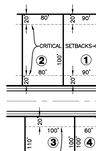
90' X 140' LOTS	27
80' X 140' LOTS	78
100' X 110' LOTS	13
60' X 100' LOTS	174
TOTAL LOTS	292

* MINIMUM WIDTH AT CRITICAL SETBACK.

DENSITY TABULATION

SITE ACREAGE	171.2		
PARCEL ACREAGE[1]	83.4		
"GROSS" ACREAGE[2]	87.8		
"NET" ACREAGE[3]	65.9	LOTS	DENSITY
MED. DENS. AREA (NET)	31.7	105	3.3
HIGH DENS. AREA (NET)	34.2	187	5.5

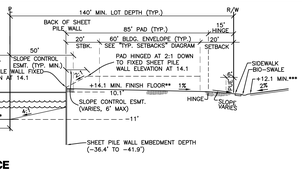
1 OPEN SPACE, WATER, PUBLIC AND LANDSCAPE PARCELS.
2 SITE – PARCELS = GROSS
3 NET = 75% OF GROSS



TYPICAL LOT DIMENSIONS

NOT TO SCALE

① 90' x 100' LOT (WATER AND NON–WATER LOTS)
② 80' x 100' LOT (WATER ACCESS AND NON–WATER LOTS)
③ 100' x 100' LOT (WATER ACCESS AND NON–WATER LOTS)
④ 60' x 100' LOT (WATER ACCESS AND NON–WATER LOTS)

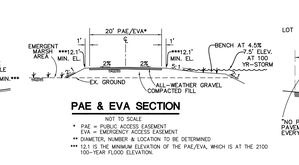


TYPICAL BAY, SHEET PILE, SLOPE CLEARANCE

NOT TO SCALE

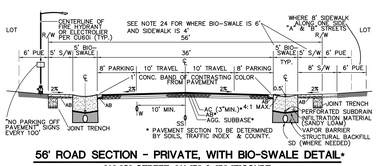
*NOTES:
1. MOORING EASEMENT: DEDICATED TO ADJACENT LOT.
2. SHARED–DOCK LOTS HAVE A MOORING ESMT. IN COMMON.
3. THE FOLLOWING LOTS HAVE A 40' LONG MOORING EASEMENT: 222 & 223
4. THE FOLLOWING LOTS HAVE A 30' LONG MOORING EASEMENT: 249, 252–253, & PORTION OF 248
5. MOORING EASEMENTS SUBJECT TO CHANGE AS APPROVED BY RECLAMATION DISTRICT NO. 800.

** BASED UPON 2' FREEBOARD TO FINISHED FLOOR AT THE 2100 100–YEAR EVENT (+12.1)
*** 12.1 IS THE MINIMUM STREET ELEVATION, WHICH IS AT THE 2100 100–YEAR FLOOD ELEVATION.
**** BOTTOM ELEVATION TO BE ADJUSTED BASED ON EARTHWORK NEEDS
***** TO INCREASE FINISH DEPTHS FOR WATERFRONT LOTS (FOR EXAMPLE, ALONG KELLOGG CREEK), APPLICANT MAY ELECT IN THE FINAL MAP AND IMPROVEMENT PLANS TO RELOCATE THE SHEET PILE WALLS CLOSER TO OR AT REAR LOT PROPERTY LINES, WITH FINAL STRUCTURAL DESIGN AND LOCATION OF THE SHEET PILE WALLS SUBJECT TO REVIEW AND APPROVAL OF RECLAMATION DISTRICT 800 AND CONTRA COSTA COUNTY.
****** WALL DEPTHS MAY VARY IN FINAL DESIGN DUE TO SITE CONDITIONS FOUND DURING CONSTRUCTION OR DUE TO HORIZONTAL MODIFICATIONS TO INCREASE PAD DEPTH.



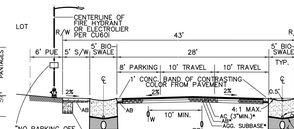
PAE & EVA SECTION

NOT TO SCALE
* PAE = PUBLIC ACCESS EASEMENT
EVA = EMERGENCY ACCESS EASEMENT
DIAMETER, NUMBER & LOCATION TO BE DETERMINED
** 12.1 IS THE MINIMUM ELEVATION OF THE PAE/EVA, WHICH IS AT THE 2100 100–YEAR FLOOD ELEVATION.



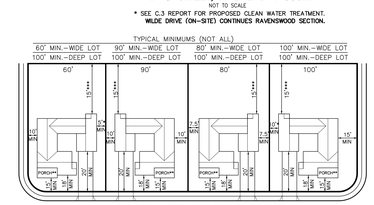
56' ROAD SECTION – PRIVATE, WITH BIO–SWALE DETAIL*

"A"–"G" STREET, "A"–"B" & "D"–"F"COURT
NOT TO SCALE
* SEE C.3 REPORT FOR PROPOSED CLEAN WATER TREATMENT.
WILDE DRIVE (ON–SITE) CONTINUES RAVENSWOOD SECTION.



43' ROAD SECTION – PRIVATE, WITH BIO–SWALE DETAIL*

"C" COURT
NOT TO SCALE
* SEE C.3 REPORT FOR PROPOSED CLEAN WATER TREATMENT



TYPICAL SETBACKS

CRITICAL SETBACKS: MINIMUM LOT WIDTH MEASURED AT 20' FRONT SETBACK

GRAPHIC SCALE

0' 100' 200' 300' 500'

(IN FEET)

SCALE: 1" = 100'

LEGEND

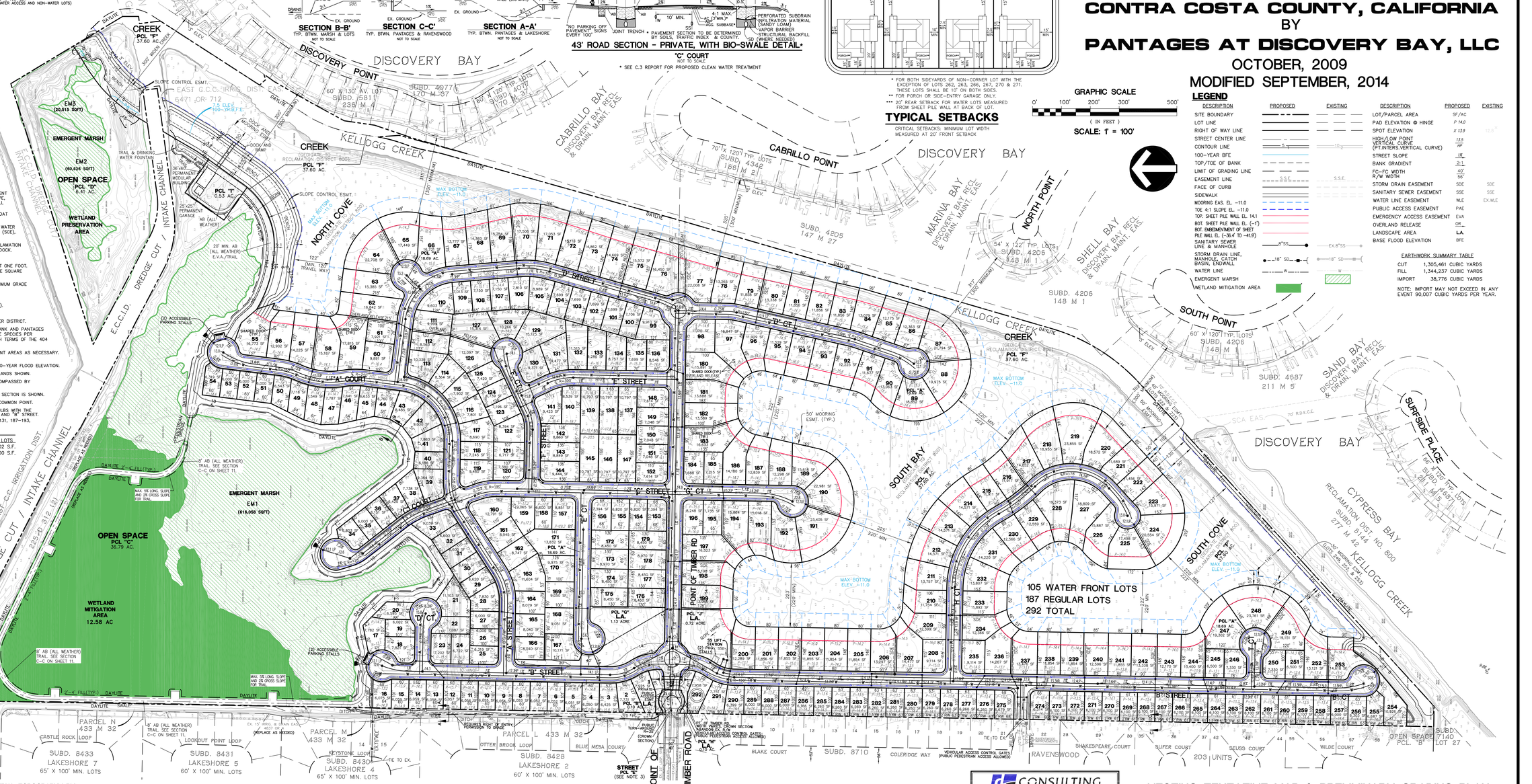
DESCRIPTION	PROPOSED	EXISTING
SITE BOUNDARY		
LOT LINE		
RIGHT OF WAY LINE		
STREET CENTER LINE		
CONTOUR LINE	5	10
100–YEAR BFE		
TOP/TOE OF BANK		
LIMIT OF GRADING LINE		
EASEMENT LINE	S.S.E.	S.S.E.
FACE OF CURB		
SIDEWALK		
MOORING EAS. EL. –11.0		
TOE 4:1 SLOPE EL. –11.0		
TOP. SHEET PILE WALL EL. 14.1		
BOT. SHEET PILE WALL EL. (–1")		
BOT. EMBEDMENT (9' SHEET PILE WALL EL. (–36.4' TO –41.9')		
SANITARY SEWER LINE & MANHOLE	8"SS	EX.8"SS
STORM DRAIN LINE, MANHOLE, CATCH BASIN, ENDWALL	18" SD	18" SD
WATER LINE	W	W
EMERGENT MARSH		
WETLAND MITIGATION AREA		

DESCRIPTION	PROPOSED	EXISTING
LOT/PARCEL AREA	SF/AC	
PAD ELEVATION @ HINGE	P 14.0	
SPOT ELEVATION	X 13.9	12.9
HIGH/LOW POINT VERTICAL CURVE (PT.INTERS.VERTICAL CURVE)	13.5 / HP	
STREET SLOPE	.18'	
BANK GRADIENT	2:1	
FC–FC WIDTH / R/W WIDTH	40' / 56'	
STORM DRAIN EASEMENT	SDE	SDE
SANITARY SEWER EASEMENT	SSE	SSE
WATER LINE EASEMENT	WLE	EX.WLE
PUBLIC ACCESS EASEMENT	PAE	
EMERGENCY ACCESS EASEMENT	EVA	
OVERLAND RELEASE	OR	
LANDSCAPE AREA	L.A.	
BASE FLOOD ELEVATION	BFE	

EARTHWORK SUMMARY TABLE

CUT	1,305,461	CUBIC YARDS
FILL	1,344,237	CUBIC YARDS
IMPORT	38,776	CUBIC YARDS

NOTE: IMPORT MAY NOT EXCEED IN ANY EVENT 90,007 CUBIC YARDS PER YEAR.



AERIAL TOPOGRAPHY BY:
AMERICAN AERIAL MAPPING, INC.
FLOWN: 11/1/05

dk CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1911 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 932-0880 Tel. (925) 932-0910 Fax

VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN

SHEET 7 OF 13

JOB NO. 02–1001–14

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SUBDIVISION 9010
MOORING AREA PLAN

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

A RESIDENTIAL COMMUNITY WITH INDIVIDUAL DOCKS AND DEEP WATER ACCESS

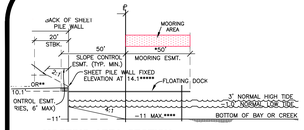
CONTRA COSTA COUNTY, CALIFORNIA

BY

PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009

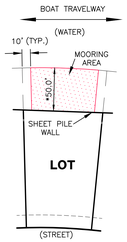
MODIFIED SEPTEMBER, 2014



MOORING AREA SECTION

NOT TO SCALE

NOTES:
1) SHARED-DOCK LOTS HAVE A MOORING AREA IN COMMON.
2) ELEV. 4.2' MEAN HIGH WATER (MHW) = LIMIT OF U.S. ARMY CORP OF ENGINEERS (USACOE) JURISDICTION.
3) SHARED DOCK LOTS:
55 & 56, 59 & 62, 97 & 180, AND 182 & 183.



MOORING AREA DETAIL

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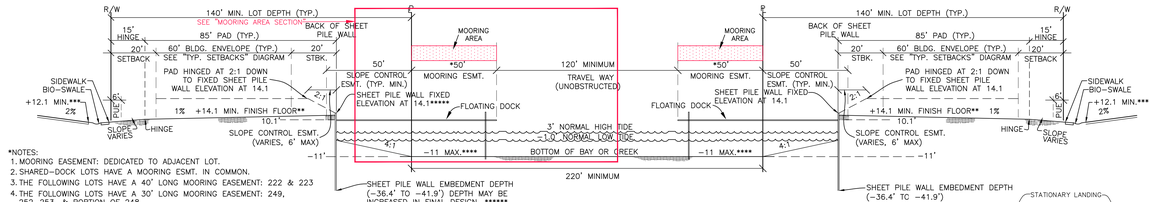

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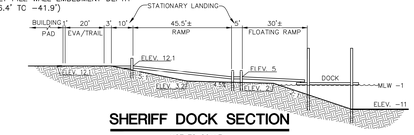
TYPICAL BAY, SHEET PILE, SLOPE CLEARANCE

NOT TO SCALE



SHERIFF DOCK SECTION

NOT TO SCALE

GRAPHIC SCALE

0' 100' 200' 300' 500'

(IN FEET)

SCALE: 1' = 100'

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SITE BOUNDARY		
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RIGHT OF WAY LINE		
STREET CENTER LINE		
CONTOUR LINE	5	10
100-YEAR BFE		
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EASEMENT LINE	S.S.E.	S.S.E.
FACE OF CURB		
SIDEWALK		
MOORING EAS. EL. -11.0		
TOE 4:1 SLOPE EL. -11.0		
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BOT. SHEET PILE WALL EL. (-1')		
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WATER LINE	W	W
EMERGENT MARSH		
WETLAND MITIGATION AREA		

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SPOT ELEVATION	X 13.9	13.9
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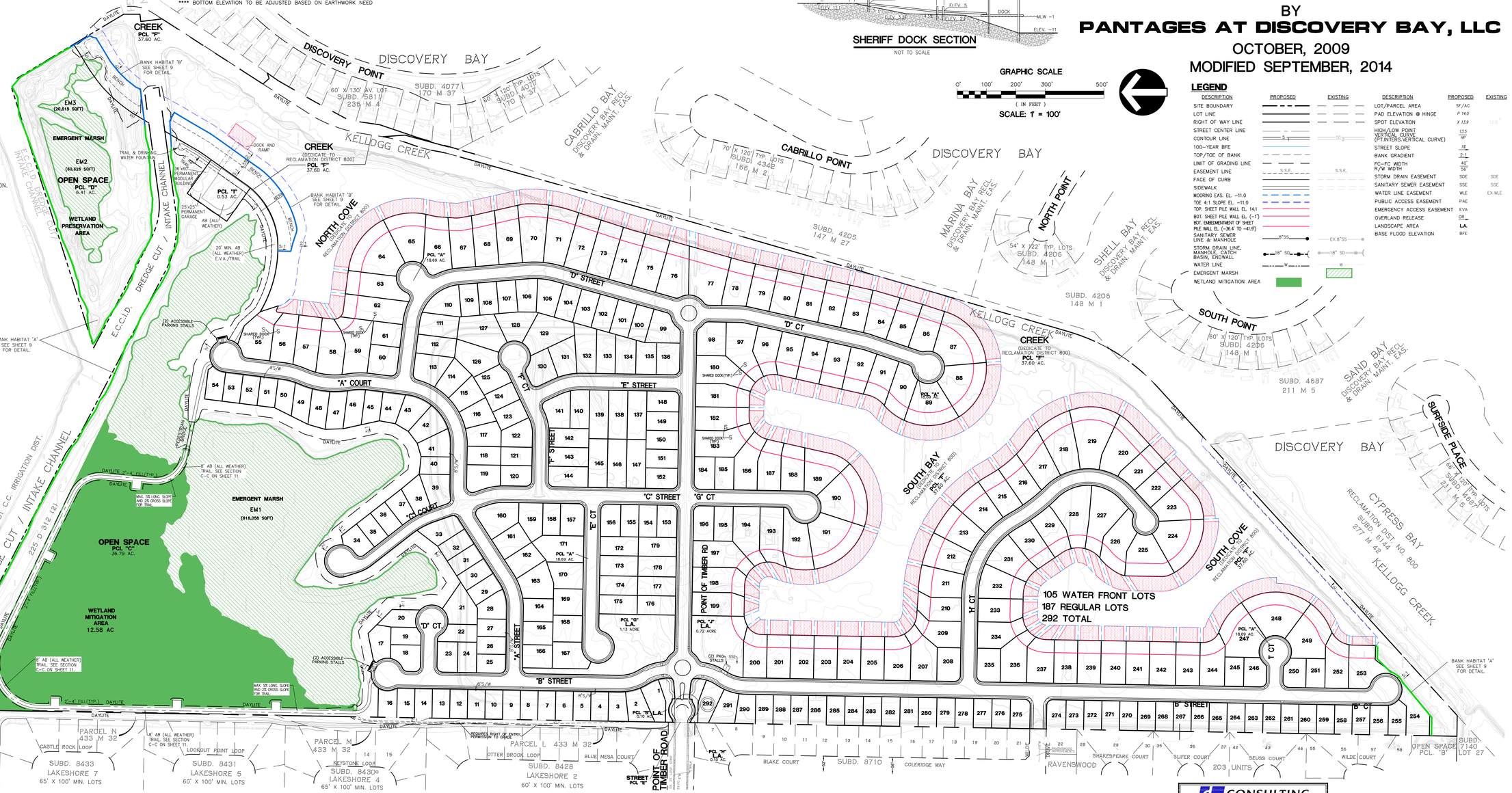
STREET SLOPE	.18	
BANK GRADIENT	2:1	
FC-FC WIDTH R/W WIDTH	40' / 56'	
STORM DRAIN EASEMENT	SDE	SDE
SANITARY SEWER EASEMENT	SSE	SSE
WATER LINE EASEMENT	WLE	EX.WLE
PUBLIC ACCESS EASEMENT	PAE	
EMERGENCY ACCESS EASEMENT	EVA	
OVERLAND RELEASE	OR	
LANDSCAPE AREA	L.A.	
BASE FLOOD ELEVATION	BFE	



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FLOWN: 11/1/05

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MOORING AREA PLAN
SHEET 8 OF 13

JOB NO. 02-1001-14

SUBDIVISION 9010
BANK HABITAT PLAN

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

A RESIDENTIAL COMMUNITY WITH
INDIVIDUAL DOCKS AND DEEP WATER ACCESS

CONTRA COSTA COUNTY, CALIFORNIA

BY

PANTAGES AT DISCOVERY BAY, LLC

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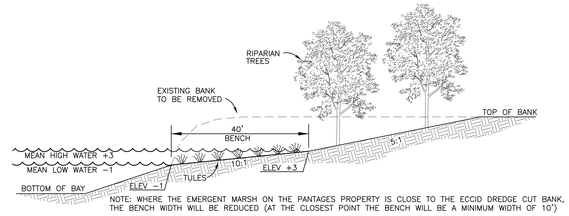
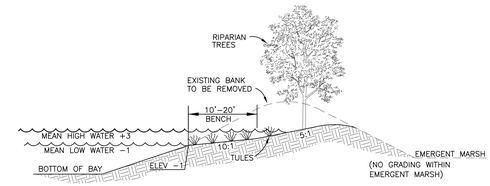
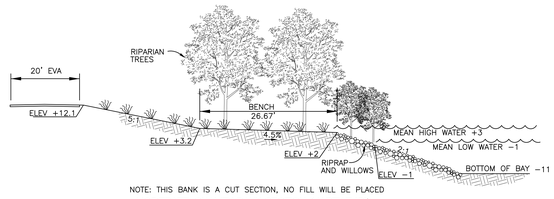


NOTE: WHERE THE EMERGENT MARSH ON THE PANTAGES PROPERTY IS CLOSE TO THE ECCID DREDGE CUT BANK, THE BENCH WIDTH WILL BE REDUCED (AT THE CLOSEST POINT THE BENCH WILL BE A MINIMUM WIDTH OF 10')

HIGH-QUALITY BANK SECTION (HABITAT 'A')
NOT TO SCALE

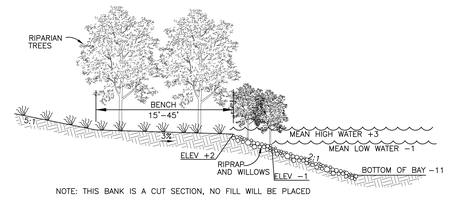


HIGH-QUALITY BANK SECTION (HABITAT 'A')
NORTHERLY PANTAGES ISLAND
NOT TO SCALE



NOTE: THIS BANK IS A CUT SECTION, NO FILL WILL BE PLACED

MODERATE-QUALITY BANK SECTION (HABITAT 'B')
NORTH COVE
NOT TO SCALE



NOTE: THIS BANK IS A CUT SECTION, NO FILL WILL BE PLACED

MODERATE-QUALITY BANK SECTION (HABITAT 'B')
PANTAGES ISLAND
NOT TO SCALE

GRAPHIC SCALE

0' 150' 300' 450' 750'

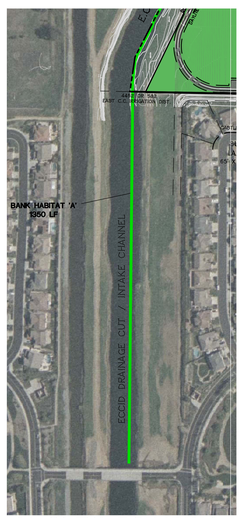
(IN FEET)

SCALE: 1' = 150'

LEGEND

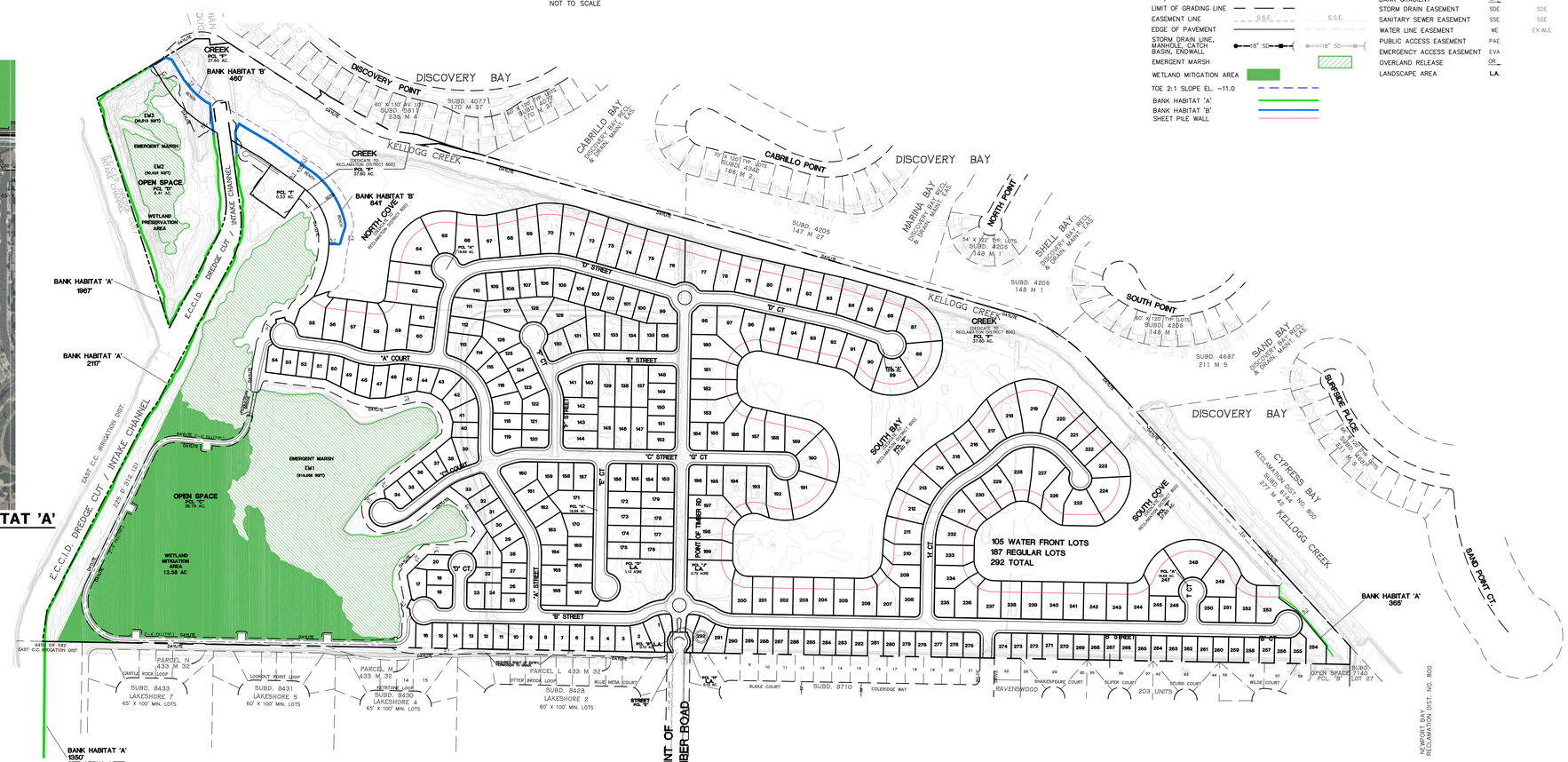
DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
PARCEL/LOT LINE		
RIGHT OF WAY LINE		
STREET CENTER LINE		
CONTOUR LINE	5	10
HIGH WATER LINE		
TOP/TOE OF BANK		
LIMIT OF GRADING LINE		
EASEMENT LINE	S.S.E.	S.S.E.
EDGE OF PAVEMENT		
STORM DRAIN LINE, MANHOLE, CATCH BASIN, ENDWALL	18" SD	18" SD
EMERGENT MARSH		
WETLAND MITIGATION AREA		
TOE 2:1 SLOPE EL. -11.0		
BANK HABITAT 'A'		
BANK HABITAT 'B'		
SHEET PILE WALL		

DESCRIPTION	PROPOSED	EXISTING
LOT NUMBER	39	126
COMMON SPACE PARCEL	PCL. "B"	
SPOT ELEVATION	x 13.9	12.8
HIGH/LOW POINT VERTICAL CURVE (PT.INTERS.VERTICAL CURVE)	13.5 / 18'	
STREET SLOPE	1%	
BANK GRADIENT	2:1	
STORM DRAIN EASEMENT	SDE	SDE
SANITARY SEWER EASEMENT	SSE	SSE
WATER LINE EASEMENT	WE	EX.WLE
PUBLIC ACCESS EASEMENT	PAE	
EMERGENCY ACCESS EASEMENT	EVA	
OVERLAND RELEASE	OR	
LANDSCAPE AREA	L.A.	



ECCID DREDGE CUT BANK HABITAT 'A'

REC 800 KELLOGG CREEK BANK HABITAT



AERIAL TOPOGRAPHY BY:
AMERICAN AERIAL MAPPING, INC.
FLOWN: 2/24/14

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BANK HABITAT PLAN
SHEET 9 OF 13

JOB NO. 02-1001-14

SUBDIVISION 9010
DELINEATION MAP

BY GIBSON & SKORDAL, L.L.C.
PREPARED: MAY, 2008

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

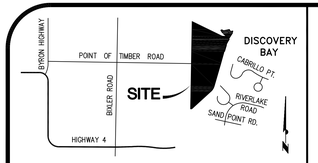
A RESIDENTIAL COMMUNITY WITH
INDIVIDUAL DOCKS AND DEEP WATER ACCESS

CONTRA COSTA COUNTY, CALIFORNIA

BY

PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009
MODIFIED MARCH, 2014

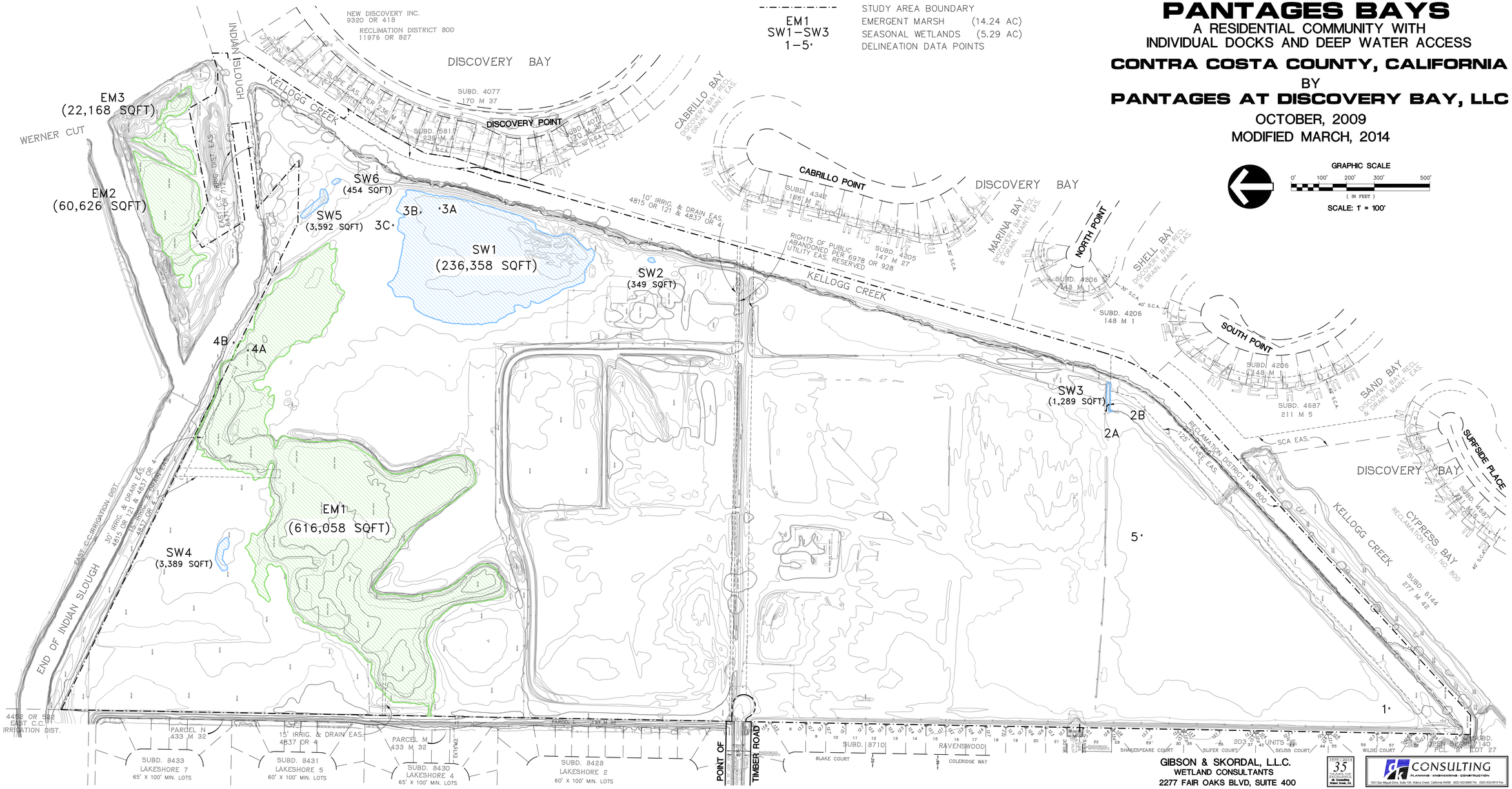


VICINITY MAP
NOT TO SCALE

LEGEND:

- - - - - - - -	CHANNEL– MEAN HIGH WATER LINE
—·—·—·—	STUDY AREA BOUNDARY
EM1	EMERGENT MARSH (14.24 AC)
SW1–SW3	SEASONAL WETLANDS (5.29 AC)
1–5·	DELINEATION DATA POINTS

GRAPHIC SCALE
0' 100' 200' 300' 500'
(IN FEET)
SCALE: 1" = 100'



GIBSON & SKORDAL, L.L.C.
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35 YEARS OF EXCELLENCE
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1501 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

DELINEATION MAP
SHEET 10 OF 13

JOB NO. 02-1001-14

SUBDIVISION 9010
TRAILS, 8' SIDEWALKS AND VIEW FENCING
MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

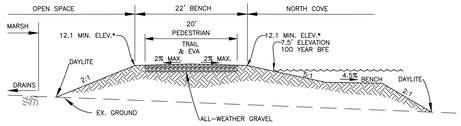
PANTAGES BAYS
A RESIDENTIAL COMMUNITY WITH INDIVIDUAL DOCKS AND DEEP WATER ACCESS

CONTRA COSTA COUNTY, CALIFORNIA
BY
PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009
MODIFIED SEPTEMBER, 2014

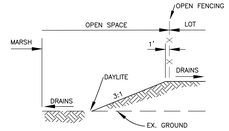
NOTES

OWNER:	C & D DISCOVERY BAY, LLC AND WATERFRONT LOTS, LLC 634 N. SANTA CRUZ AVE., SUITE 100 LOS GATOS, CA 95030 (408) 399-4393 OWNER CONTACT – DAVID LAZARES
DEVELOPER:	PANTAGES AT DISCOVERY BAY, LLC 634 N. SANTA CRUZ AVE., SUITE 100 LOS GATOS, CA 95030 (408) 399-4393 MANAGER – DAVID LAZARES
ENGINEER/PLANNER:	dk CONSULTING 1440 MARIA LANE, SUITE 200 WALNUT CREEK, CA 94596 (925) 932-6868 PROJECT ENGINEER – ANDREW PALFFY
SOILS ENGINEER:	ENGEO INCORPORATED 580 N. WILMA AVENUE, SUITE A RIPON, CA 95366 (209) 835-0610 PROJECT ENGINEER – STEVE HARRIS
WETLAND CONSULTANT:	GIBSON & SKORDAL, L.L.C. 2277 FAIR OAKS BLVD., SUITE 395 SACRAMENTO, CA 95825 (916) 569-1830 PRINCIPAL – KAREN SHAFFER
ENVIRONMENTAL CONSULTANT:	STILLWATER SCIENCES 279 COUSTEAU PLACE, SUITE 400 DAVIS, CA 95616 (530) 756-7550 PRINCIPAL – SCOTT WILCOX
EXISTING ZONING	A–2
PROPOSED ZONING:	P–1
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL (SINGLE FAMILY DETACHED)
UTILITIES:	WATER SUPPLY: TOWN OF DISCOVERY BAY SEWER SERVICE: TOWN OF DISCOVERY BAY GAS & ELECTRIC: PACIFIC GAS & ELECTRIC TELEPHONE: SBC
CONTOUR INTERVAL:	EXISTING CONTOURS: 1 FOOT PROPOSED CONTOURS: 1 & 5 FEET

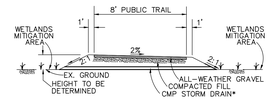


*12.1 IS THE MINIMUM ELEVATION OF THE PAE/EVA, WHICH IS AT THE 2100 100-YEAR FLOOD ELEVATION.

SECTION A-A
PEDESTRIAN TRAIL/EVA
NOT TO SCALE



SECTION B-B
TYP. BTWN. MARSH & LOTS
NOT TO SCALE



SECTION C-C
TYP. AT MITIGATION & MARSH AREA
NOT TO SCALE
* DIAMETER, NUMBER & LOCATION TO BE DETERMINED

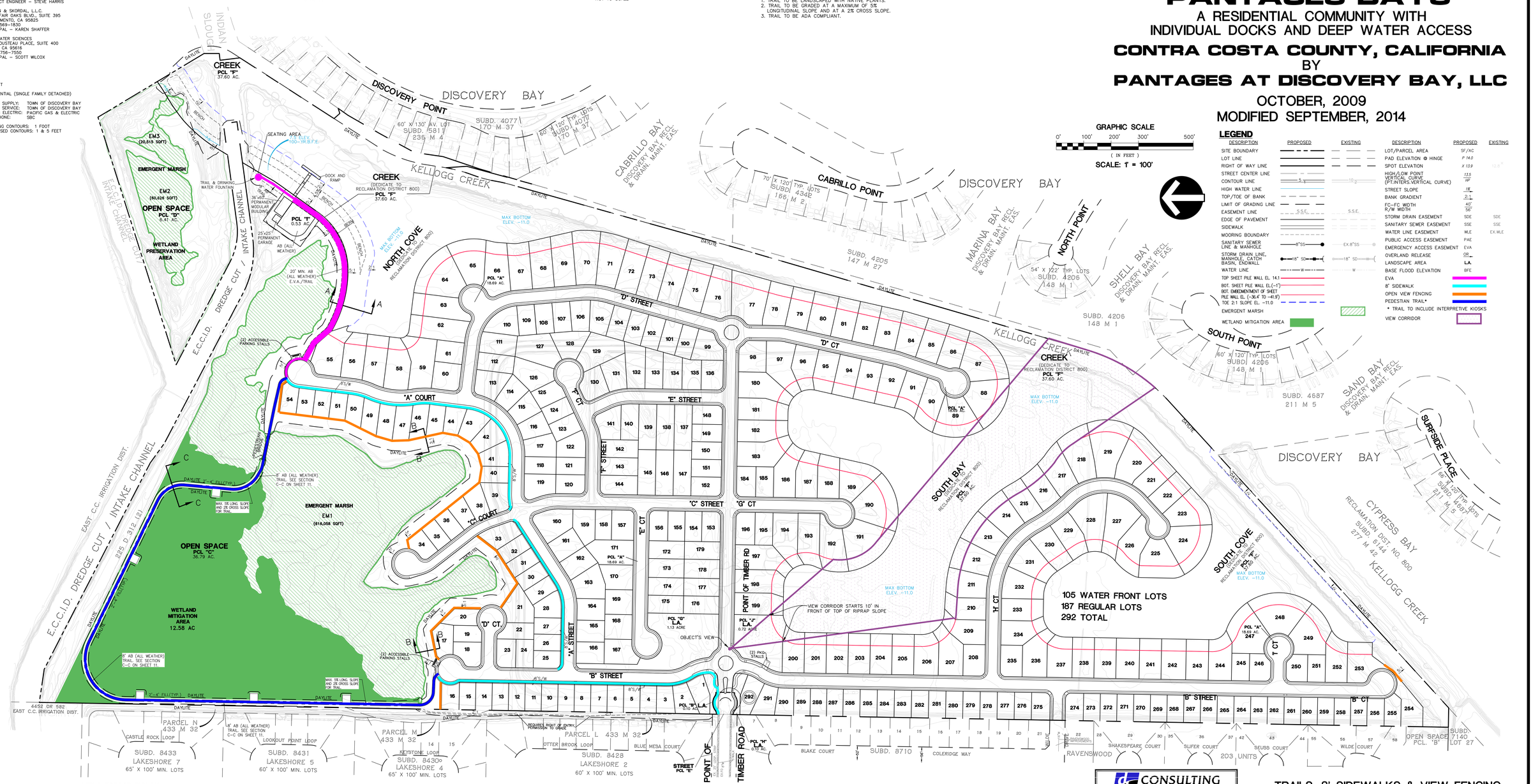
NOTES:
1. TRAIL TO BE LANDSCAPED WITH NATIVE PLANTS.
2. TRAIL TO BE GRADED AT A MAXIMUM OF 5% LONGITUDINAL SLOPE AND AT A 2% CROSS SLOPE.
3. TRAIL TO BE ADA COMPLIANT.

GRAPHIC SCALE
0' 100' 200' 300' 500'
(IN FEET)
SCALE: 1' = 100'

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SITE BOUNDARY		
LOT LINE		
RIGHT OF WAY LINE		
STREET CENTER LINE		
CONTOUR LINE	5	10
HIGH WATER LINE		
TOP/TOE OF BANK		
LIMIT OF GRADING LINE		
EASEMENT LINE	S.S.E.	S.S.E.
EDGE OF PAVEMENT		
SIDEWALK		
MOORING BOUNDARY		
SANITARY SEWER LINE & MANHOLE	8"SS	EX.8"SS
STORM DRAIN LINE, MANHOLE, CATCH BASIN, ENDWALL	18" SD	18" SD
WATER LINE	W	W
TOP SHEET PILE WALL EL. 14.1		
BOT. SHEET PILE WALL EL.(-1')		
BOT. EMBEDMENT OF SHEET PILE WALL EL. (-36.4' TO -41.9')		
TOE 2:1 SLOPE EL. -11.0		
EMERGENT MARSH		
WETLAND MITIGATION AREA		

DESCRIPTION	PROPOSED	EXISTING
LOT/PARCEL AREA	SF/AC	
PAD ELEVATION @ HINGE	P 14.0	
SPOT ELEVATION	X 13.9	X 13.9
HIGH/LOW POINT VERTICAL CURVE (PT.INTERS.VERTICAL CURVE)	13.5 / HP	
STREET SLOPE	.18	
BANK GRADIENT	2:1	
FC–FC WIDTH / R/W WIDTH	40' / 56'	
STORM DRAIN EASEMENT	SDE	SDE
SANITARY SEWER EASEMENT	SSE	SSE
WATER LINE EASEMENT	WLE	EX.WLE
PUBLIC ACCESS EASEMENT	PAE	
EMERGENCY ACCESS EASEMENT	EVA	
OVERLAND RELEASE	OR	
LANDSCAPE AREA	L.A.	
BASE FLOOD ELEVATION	BFE	
EVA		
8' SIDEWALK		
OPEN VIEW FENCING		
PEDESTIAN TRAIL*		
* TRAIL TO INCLUDE INTERPRETIVE KIOSKS		
VIEW CORRIDOR		



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TRAILS, 8' SIDEWALKS & VIEW FENCING
SHEET 11 OF 13

JOB NO. 02-1001-14

SUBDIVISION 9010
STREET, OPEN SPACE, WATER, MARINE PATROL SUBSTATION, & LANDSCAPE PARCELS

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

A RESIDENTIAL COMMUNITY WITH INDIVIDUAL DOCKS AND DEEP WATER ACCESS

CONTRA COSTA COUNTY, CALIFORNIA

BY

PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009

MODIFIED SEPTEMBER, 2014

NOTES

OWNER: C & D DISCOVERY BAY, LLC AND WATERFRONT LOTS, LLC
634 N. SANTA CRUZ AVE., SUITE 100
LOS GATOS, CA 95030
(408) 399-4393
OWNER CONTACT – DAVID LAZARES

DEVELOPER: PANTAGES AT DISCOVERY BAY, LLC
634 N. SANTA CRUZ AVE., SUITE 100
LOS GATOS, CA 95030
(408) 399-4393
MANAGER – DAVID LAZARES

ENGINEER/PLANNER: dk CONSULTING
1440 MARIA LANE, SUITE 200
WALNUT CREEK, CA 94596
(925) 932-6868
PROJECT ENGINEER – ANDREW PALFFY

SOILS ENGINEER: ENGEO INCORPORATED
580 N. WILMA AVENUE, SUITE A
RIPON, CA 95366
(209) 835-0610
PROJECT ENGINEER – STEVE HARRIS

WETLAND CONSULTANT: GIBSON & SKORDAL, L.L.C.
2277 FAIR OAKS BLVD., SUITE 395
SACRAMENTO, CA 95825
(916) 569-1830
PRINCIPAL – KAREN SHAFFER

ENVIRONMENTAL CONSULTANT: STILLWATER SCIENCES
279 COUSTEAU PLACE, SUITE 400
DAVIS, CA 95616
(530) 756-7550
PRINCIPAL – SCOTT WILCOX

EXISTING ZONING: A–2

PROPOSED ZONING: P–1

EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL (SINGLE FAMILY DETACHED)

UTILITIES:
WATER SUPPLY: TOWN OF DISCOVERY BAY
SEWER SERVICE: TOWN OF DISCOVERY BAY
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: SBC

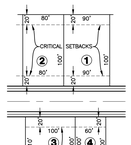
CONTOUR INTERVAL: EXISTING CONTOURS: 1' FOOT
PROPOSED CONTOURS: 1 & 5 FEET

1. DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. PROPOSED STREETS ARE PRIVATE BUT DO ALLOW FOR PUBLIC PEDESTRIAN ACCESS. PUBLIC TURNAROUND AT POINT OF TIMBER ROAD ENTRY PROVIDED BY PUBLIC ACCESS EASEMENT.
3. PARCEL "A" STREETS ARE PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. PARCEL "E" STREET IS FOR PUBLIC VEHICULAR TURNAROUND PURPOSES.
4. PARCELS "B", "G", "H" & "J" ARE FOR LANDSCAPE PURPOSES, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION ("HOA"). PARCELS "C" & "D" ARE FOR OPEN SPACE PURPOSES, TO BE OWNED BY THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT ("CSD") OR BY HOA AND WILL BE MAINTAINED BY RECLAMATION DISTRICT NO. 800. PARCEL "F" IS TO BE OWNED AND MAINTAINED BY RECLAMATION DISTRICT NO. 800.
5. PARCELS "I" SHALL BE DEDICATED TO CONTRA COSTA COUNTY FOR USE AS A SHERIFF'S MARINE PATROL SUBSTATION AND DOCK.
6. WATER ACCESS LOTS INCLUDE SLOPE CONTROL EASEMENT COVERING STRUCTURAL RETAINING WALLS AT REAR OF LOT. EASEMENT PROVIDES FOR MAINTENANCE AND CONTROL BY RECLAMATION DISTRICT NO. 800.
7. BLANKET EASEMENTS ENCOMPASSING STREET PARCEL "A" AND THE BOAT MOORING EASEMENTS (ME) ARE PRIVATE.
8. EASEMENTS FOR PEDESTRIAN ACCESS (PAE), SANITARY SEWER (SSE), WATER (WLE), DRY UTILITIES (PUE), STORM DRAINAGE (SDE), SLOPE CONTROL (SCE), AND BIO-SWALE MAINTENANCE ARE PUBLIC.
9. A 30' TO 50' MOORING EASEMENT, SUBJECT TO MODIFICATION BY RECLAMATION DISTRICT NO. 800, IS PROVIDED FOR EACH WATER ACCESS LOT WITH DOCK.
9. EX. FIBEROPTIC CABLE IN PT. OF TIMBER ROAD TO BE REROUTED.
10. LOT DIMENSIONS ARE APPROXIMATE AND ARE SHOWN TO THE NEAREST ONE FOOT. LOT AREAS ARE APPROXIMATE AND ARE SHOWN TO THE NEAREST ONE SQUARE FEET.
11. FENCE KICKERBOARD ALONG LOT LINE (NOT SHOWN) PROVIDES 1" MAXIMUM GRADE DIFFERENCE BETWEEN LOTS.
12. BANK SLOPE GRADIENTS ARE 2:1 UNLESS SHOWN OTHERWISE.
13. WATER SHOWN AT 7.5' ELEVATION (100–YEAR BASE FLOOD ELEVATION).
14. MINIMUM 10' BETWEEN SANITARY SEWER AND WATER LINES.
15. FIRE HYDRANT LOCATION DETERMINED BY FIRE DEPARTMENT AND WATER DISTRICT.
16. THE SOUTH EAST CONTRA COSTA IRRIGATION DISTRICT ("E.C.C.I.D.") BANK AND PANTAGES ISLAND BANKS WILL BE SCULPTED AND VEGETATED WITH APPROPRIATE SPECIES PER RECOMMENDATIONS FROM STILLWATER SCIENCES AND CONSISTENT WITH TERMS OF THE 404 PERMIT.
17. ALL EXISTING TREES ON THE SITE TO BE REMOVED WITHIN DEVELOPMENT AREAS AS NECESSARY. SEE SHEET 4.
18. BUILDING FINISH FLOOR ELEVATION TO BE A MINIMUM OF 2' ABOVE 100–YEAR FLOOD ELEVATION.
19. TABULATIONS BELOW INCLUDE THE PROPOSED ADDITION OF E.C.C.I.D. LANDS SHOWN.
20. MARSH, WETLAND, CREEK BANK AND OPEN SPACE AREAS TO BE ENCOMPASSED BY CONSERVATION EASEMENT.
21. POINT OF TIMBER RIGHT–OF–WAY, ONSITE, VARIES CONTINUOUSLY, NO SECTION IS SHOWN.
22. CORNER LOT DIMENSIONS ALONG STREET–SIDE ARE PROJECTIONS TO COMMON POINT.
23. THERE WILL BE NO ON–STREET PARKING WITHIN THE CUL–DE–SAC BULBS WITH THE EXCEPTION OF ADA PARKING LOCATED AT THE BULBS ON "A" COURT AND "B" STREET.
24. THE BIO–SWALE IS 6' WIDE IN FRONT OF THE FOLLOWING LOTS: 127–131, 187–193, 218–222, 247–249, & 254–256.

LAND USE SUMMARY

LOTS	69.1 AC.	(40.4%)
STREETS*	18.7 AC.	(10.9%)
OTHER PARCELS**	83.4 AC.	(48.7%)
SITE	171.2 AC.	(100%)

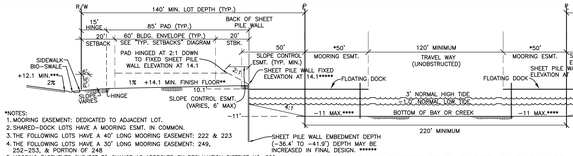
* PARCEL "A".
** PARCELS "B" THROUGH "J" (CREEK, BAYS, COVES, OPEN SPACES, LANDSCAPED AREAS, AND MARINE PATROL SUBSTATION).



TYPICAL LOT DIMENSIONS

NOT TO SCALE

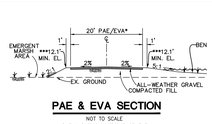
① 90' x 100' LOT (WATER ACCESS AND NON–WATER LOTS)
② 80' x 100' LOT (WATER ACCESS AND NON–WATER LOTS)
③ 100' x 100' LOT (WATER ACCESS AND NON–WATER LOTS)
④ 60' x 100' LOT (WATER ACCESS AND NON–WATER LOTS)



TYPICAL BAY, SHEET PILE, SLOPE CLEARANCE

*NOTES:
1. MOORING EASEMENT: DEDICATED TO ADJACENT LOT.
2. SHARED–DOCK LOTS HAVE A MOORING ESMT. IN COMMON.
3. THE FOLLOWING LOTS HAVE A 40' LONG MOORING EASEMENT: 222 & 223
4. THE FOLLOWING LOTS HAVE A 30' LONG MOORING EASEMENT: 249, 252–253, & PORTION OF 248
5. MOORING EASEMENTS SUBJECT TO CHANGE AS APPROVED BY RECLAMATION DISTRICT NO. 800.

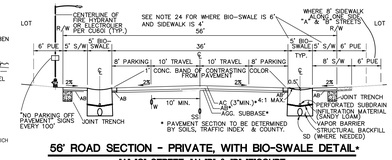
** BASED UPON 2' FREEBOARD TO FINISHED FLOOR AT THE 2100 100–YEAR EVENT (+12.1) AND FOUNDATION SECTION OF MIN. 1'
*** 12.1 IS THE MINIMUM STREET ELEVATION, WHICH IS AT THE 2100 100–YEAR FLOOD ELEVATION.
**** BOTTOM ELEVATION TO BE ADJUSTED BASED ON EARTHWORK NEED



PAE & EVA SECTION

NOT TO SCALE

* PAE = PUBLIC ACCESS EASEMENT
EVA = EMERGENCY ACCESS EASEMENT
** DIAMETER, NUMBER & LOCATION TO BE DETERMINED
*** 12.1 IS THE MINIMUM ELEVATION OF THE PAE/EVA, WHICH 100–YEAR FLOOD ELEVATION.

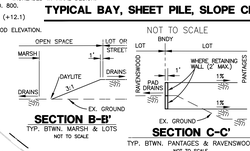


56' ROAD SECTION – PRIVATE, WITH BIO–SWALE DETAIL*

"A"–"G" STREET, "A"–"B" & "D"–"F"COURT

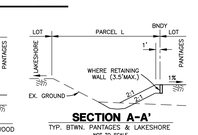
NOT TO SCALE

* PAVEMENT SECTION TO BE DETERMINED BY SOILS, TRAFFIC INDEX & COUNTY.
* SEE C.3 REPORT FOR PROPOSED CLEAN WATER TREATMENT.
WILDE DRIVE (ON–SITE) CONTINUES RAVENSWOOD SECTION.



SECTION B–B'

TYP. BTWN. MARSH & LOTS
NOT TO SCALE

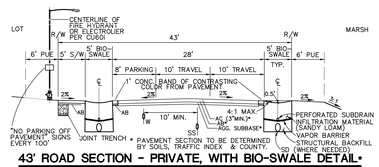


SECTION C–C'

TYP. BTWN. PANTAGES & RAVENSWOOD
NOT TO SCALE

SECTION A–A'

TYP. BTWN. PANTAGES & LAKESHORE
NOT TO SCALE

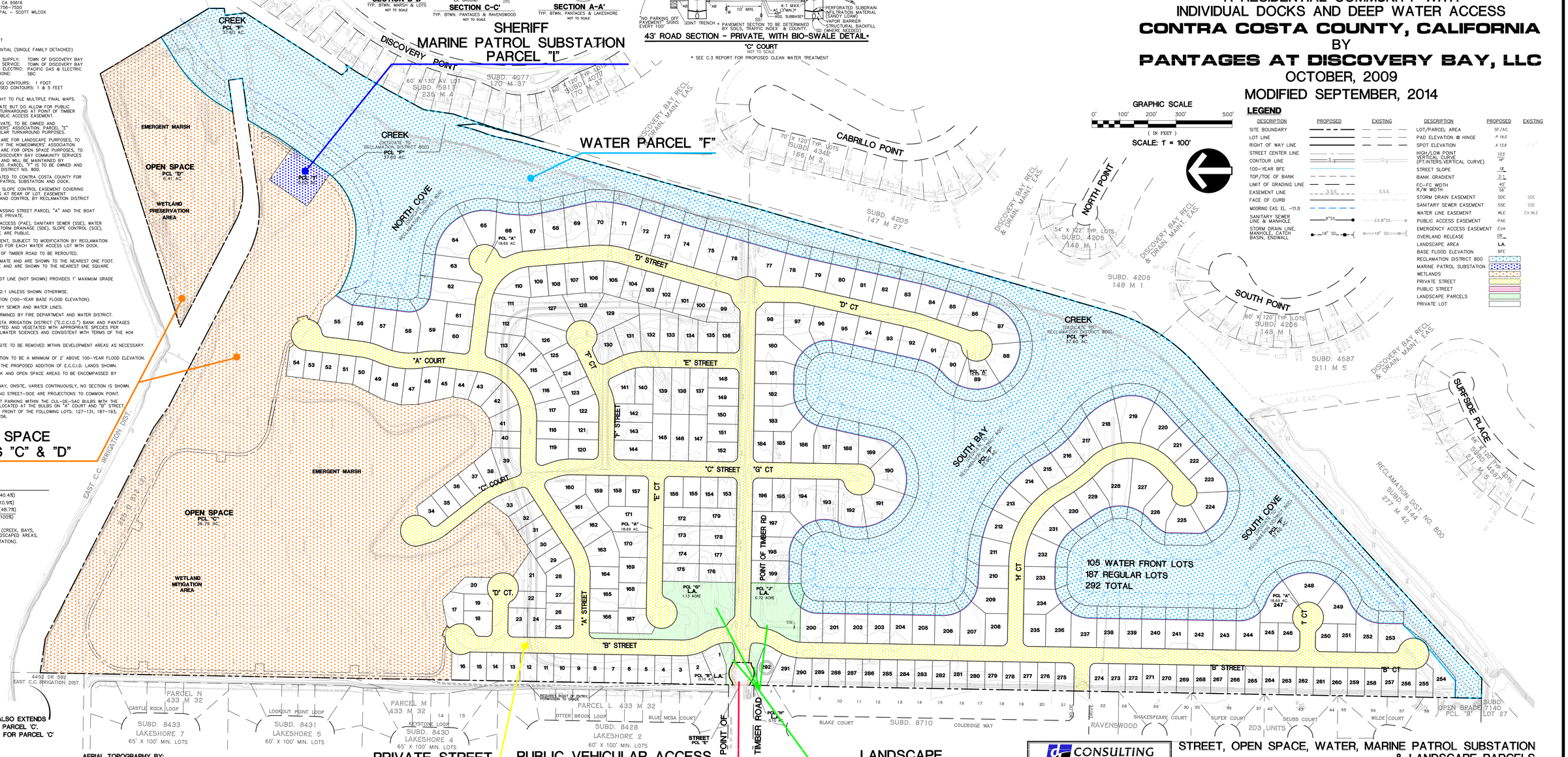


43' ROAD SECTION – PRIVATE, WITH BIO–SWALE DETAIL*

"C" COURT

NOT TO SCALE

* SEE C.3 REPORT FOR PROPOSED CLEAN WATER TREATMENT



AERIAL TOPOGRAPHY BY:
AMERICAN AERIAL MAPPING, INC.
FLOWN: 11/1/05

GRAPHIC SCALE

0' 100' 200' 300' 500'

(IN FEET)

SCALE: 1" = 100'

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SITE BOUNDARY		
LOT LINE		
RIGHT OF WAY LINE		
STREET CENTER LINE		
CONTOUR LINE	5	10
100–YEAR BFE		
TOP/TOE OF BANK		
LIMIT OF GRADING LINE		
EASEMENT LINE	S.S.E.	S.S.E.
FACE OF CURB		
MOORING EAS. EL. –11.0		
SANITARY SEWER LINE & MANHOLE	8"SS	EX.8"SS
STORM DRAIN LINE, MANHOLE, CATCH BASIN, ENDWALL	18" SD	18" SD

DESCRIPTION	PROPOSED	EXISTING
LOT/PARCEL AREA	SF/AC	
PAD ELEVATION @ HINGE	P 14.0	
SPOT ELEVATION	X 13.9	X 13.9
HIGH/LOW POINT VERTICAL CURVE (PT.INTERS.VERTICAL CURVE)	13.5 / 28'	
STREET SLOPE	1%	
BANK GRADIENT	2:1	
FC–FC WIDTH / R/W WIDTH	40' / 56'	
STORM DRAIN EASEMENT	SDE	SDE
SANITARY SEWER EASEMENT	SSE	SSE
WATER LINE EASEMENT	WLE	EX.WLE
PUBLIC ACCESS EASEMENT	PAE	
EMERGENCY ACCESS EASEMENT	EVA	
OVERLAND RELEASE	OR	
LANDSCAPE AREA	L.A.	
BASE FLOOD ELEVATION	BFE	
RECLAMATION DISTRICT 800		
MARINE PATROL SUBSTATION		
WETLANDS		
PRIVATE STREET		
PUBLIC STREET		
LANDSCAPE PARCELS		
PRIVATE LOT		

CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1931 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

STREET, OPEN SPACE, WATER, MARINE PATROL SUBSTATION & LANDSCAPE PARCELS
SHEET 12 OF 13

JOB NO. 02–1001–14

SUBDIVISION 9010
PRELIMINARY LANDSCAPE PLAN

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP SUBMITTAL

PANTAGES BAYS

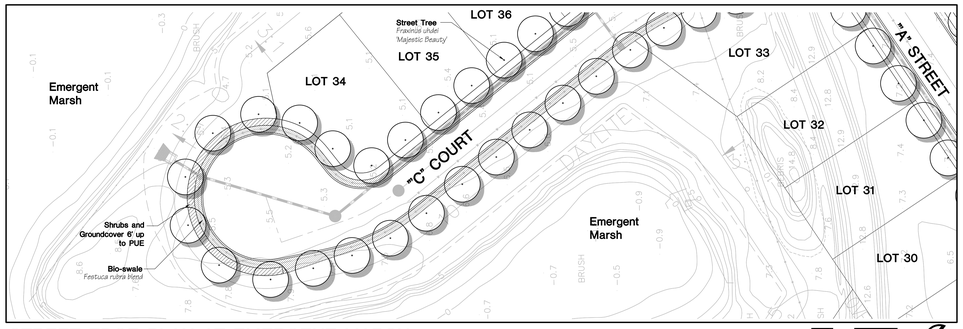
A RESIDENTIAL COMMUNITY WITH INDIVIDUAL DOCKS AND DEEP WATER ACCESS

CONTRA COSTA COUNTY, CALIFORNIA

BY

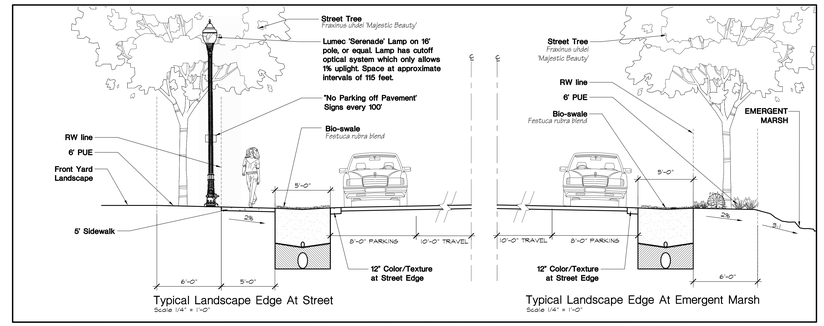
PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009
MODIFIED MARCH, 2014

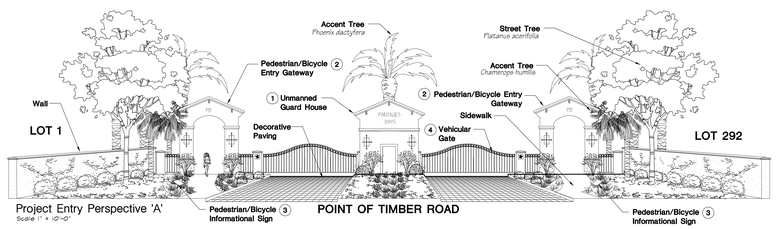


STREET EDGE PLAN AT EMERGENT MARSH

0 10 20 60FT.

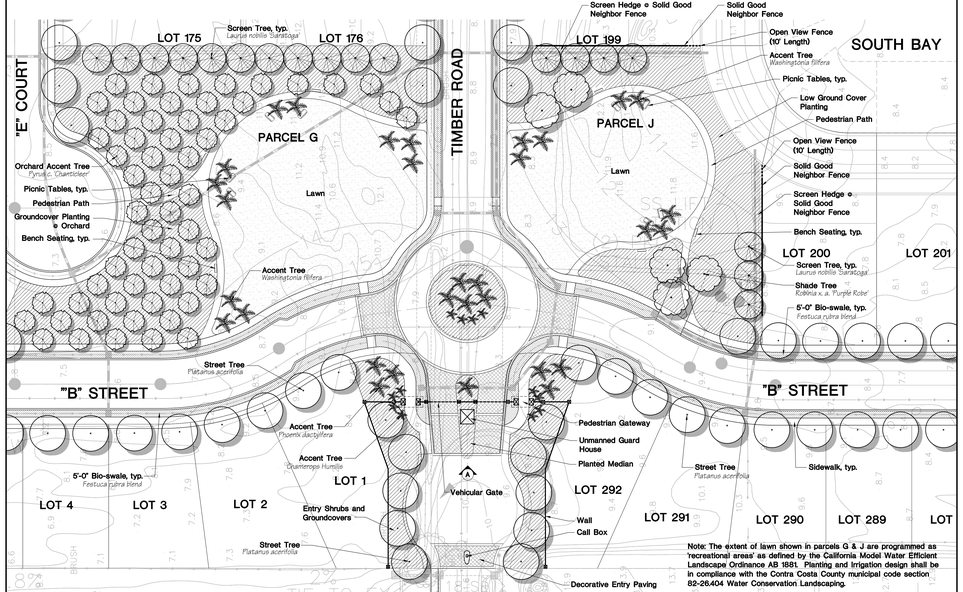


TYPICAL STREET LANDSCAPE SECTIONS



1. Unmanned Guard House: In lieu of guard vehicular gate must be remotely opened electronically by residents for invited guests. HOA may elect to provide a guard.
2. Pedestrian/Bicycle Entry Gateway: Public access for pedestrians and bicyclists only as confirmed on first page of final map and/or suitable recorded instrument like offer of dedication, and as confirmed in CC&Rs and individual deed disclosures, including right of County, TDBCSD and RD800 to enforce public access.
3. Pedestrian/Bicycle Informational Sign Example Statement:

   Public access for pedestrians and bicyclists for use of Pantages Baya trails, sidewalks and streets. Access and use is open from dawn to dusk. No dogs are permitted on trails. In open space all pedestrians and bicyclists must stay on EVA/trails, for purposes of public safety and protection of emergent marsh, new seasonal wetlands, and adjoining created/enhanced high and moderate quality creek bank habitat. Dogs on streets and sidewalks must be on leash. (Additional directional signage to EVA/trails provided inside gate.)
4. Vehicular Gate: Right of access through vehicular gate granted to public agencies (e.g., County, TDBCSD, RD800, Fire District, Mosquito Abatement District and emergency vehicles.)
5. Disabled persons can obtain vehicular access through gate by contacting TDBCSD for ecard/code.



Note: The extent of lawn shown in parcels G & J are programmed as 'recreational areas' as defined by the California Model Water Efficient Landscape Ordinance AB 1881. Planting and Irrigation design shall be in compliance with the Contra Costa County municipal code section 82-26.404 Water Conservation Landscaping.

PROJECT ENTRY & PARCEL G & J OPEN SPACE

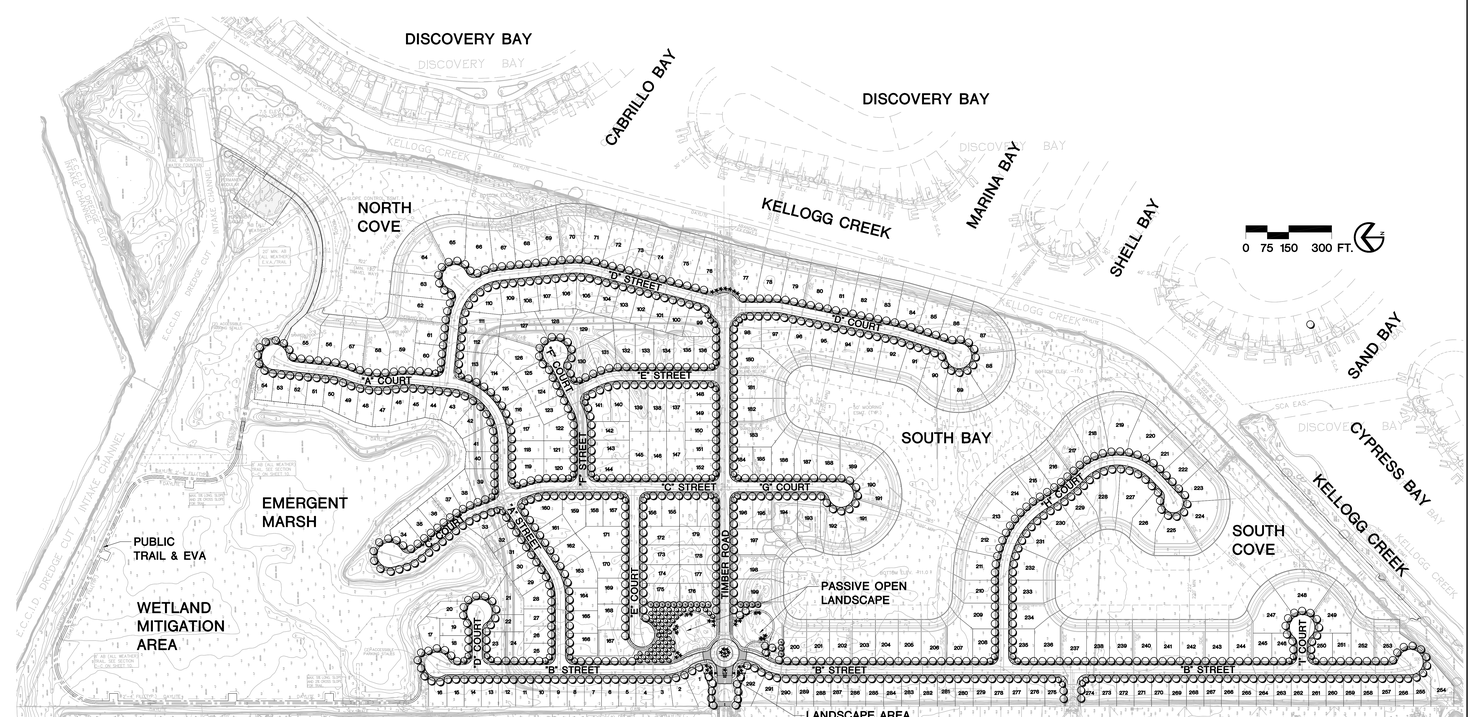
POINT OF TIMBER ROAD

0 15 30 60FT.

PRELIMINARY PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS*
	STREET & SHADE TREES				
FRA MAJ	Fraxinus uhdei 'Majestic Beauty'	Evergreen Ash	24" BOX-STD.	SEE PLANS	M
PLA ACE	Platanus acerifolia	London Plane Tree	24" BOX-STD.	SEE PLANS	M
ROB PUR	Robinia x. a. 'Purple Robe'	Locust	24" BOX-STD.	SEE PLANS	M
ULM PAR	Ulmus parvifolia	Chinese Elm	24" BOX-STD.	SEE PLANS	M
	ACCENT TREES				
CHA HUM	Chamaerops humilis	Mediterranean Fan Palm	24" BOX	60" O.C.	L
PHO DAC	Phoenix dactylifera	Date Palm	6' BTH	SEE PLANS	L
PRU VES	Prunus c. 'Krauter Vesuvius'	Flowering Plum	24" BOX-STD.	SEE PLANS	L
PYR CHA	Pyrus c. 'Chanticleer'	Chanticleer Pear	24" BOX-STD.	SEE PLANS	M
WAS FIL	Washingtonia filifera	California Fan Palm	6' BTH	SEE PLANS	L
	SCREEN TREES				
GEI PAR	Geijera parviflora	Australian Willow	24" BOX-STD.	SEE PLANS	M
LAU NOB	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" BOX-STD.	SEE PLANS	L
POD GRA	Podocarpus gracilior	Yew Pine	24" BOX-STD.	SEE PLANS	M
	SHRUBS & GROUNDCOVERS				
ARB OKT	Arbutus v. 'Oktoberfest'	Strawberry Tree	15 GAL	5'-0" O.C.	L
ARC EME	Arctostaphylos 'Emerald Carpet'	Manzanita	5 GAL	48" O.C.	L
CEA YAN	Ceanothus g. h. 'Yankee Point'	Wild Lilac	5 GAL	6'-0" O.C.	L
CIS LAC	Cistus ladanifer	Crimson Spot Rockrose	5 GAL	48" O.C.	L
COT LOW	Cotoneaster d. 'Lowfast'	Bearberry Cotoneaster	5 GAL	"2" O.C.	M
DIE VIS	Dietes vegeta	Fortnight Lily	5 GAL	36" O.C.	L
DOD PUR	'Dodonaea v. 'purpurea'	Purple Hop Bush	15 GAL	60" O.C.	L
LAN MON	Lantana montevidensis	Trailing Lantana	5 GAL	42" O.C.	L
LAV PRO	Lavandula x.i. 'Provence'	Provence Lavender	5 GAL	36" O.C.	L
MYO PUT	'Myoporum p. 'Putah Creek'	Myoporum	5 GAL	"2" O.C.	L
NER PIN	Nerium o. 'Petite Pink'	Dwarf Pink Oleander	5 GAL	48" O.C.	L
PEN FIR	Penstemon x. 'Firebird'	Garden Penstemon	5 GAL	36" O.C.	M
PEN MID	Penstemon x. 'Midnight'	Penstemon	5 GAL	36" O.C.	M
PHO ATR	Phormium t. 'Atropurpureum Comp.'	New Zealand Flax	5 GAL	60" O.C.	L
PHO MAO	Phormium t. 'Maori Queen'	New Zealand Flax	5 GAL	42" O.C.	L
PHO PLA	Phormium 'Platt's Black'	New Zealand Flax	5 GAL	42" O.C.	L
POL PET	'Polygala d. 'Petite Butterflies'	Dwarf Sweet-pea Shrub	5 GAL	30" O.C.	L
ROS HUN	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	5 GAL	36" O.C.	L
ROS WHI	Rosa x. 'Carpet White'	White Carpet Rose	2 GAL	36" O.C.	M
ROS TUS	Rosmarinus o. 'Tuscan Blue'	Rosemary	5 GAL	36" O.C.	L
RUD FUL	Rudbeckia hirta	Black Eyed Susan	1 GAL	24" O.C.	M
SAL SAN	Salvia l. 'Santa Barbara'	Mexican Sage	5 GAL	48" O.C.	L
VER PUL	Verbena pulchella gracilior	Moss Verbena	1 GAL	"2" O.C.	L
VIB DIN A	Viburnum t. 'Dwarf'	Dwarf Laurustinus	5 GAL	36" O.C.	M
VIB SPR	Viburnum t. 'Spring Bouquet'	Laurustinus	5 GAL	48" O.C.	M
WES MOR	Westringia f. 'Morning Light'	Dwarf Coast Rosemary	5 GAL	36" O.C.	L
XYL SHI	Xylosma congestum 'Compacta'	Shiny Xylosma	5 GAL	48" O.C.	L
ZAU CAL	Zauschneria californica	California Fuchsia	5 GAL	24" O.C.	L
	VINES				
CAM TAG	Campsis x. tagliabuana	Trumpet Creeper	5 GAL	SEE PLANS	L
GEL SEM	Gelsemium sempervirens	Carolina Jessamine	5 GAL	SEE PLANS	L
HAR HAP	Hardenbergia v. 'Happy Wanderer'	Happy Wanderer Vine	5 GAL	SEE PLANS	M
	BIOSWALE PLANTING				
	'Mon Tree' Creeping Red Fescue Blend (Sod) - Available: Delta Bluegrass Company (800) 637-8873				L
	LAWN				
	Lawn (Sod) - 'Bolero Plus' Dwarf Fescue Blend Available: Delta Bluegrass Company (800) 637-8873				H

NOTES:
1. * = WUCOLS III RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL = VERY LOW, L = LOW, M = MEDIUM, H = HIGH.



SITE PLAN

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DATE: MARCH, 2014
JOB #: 10007.01