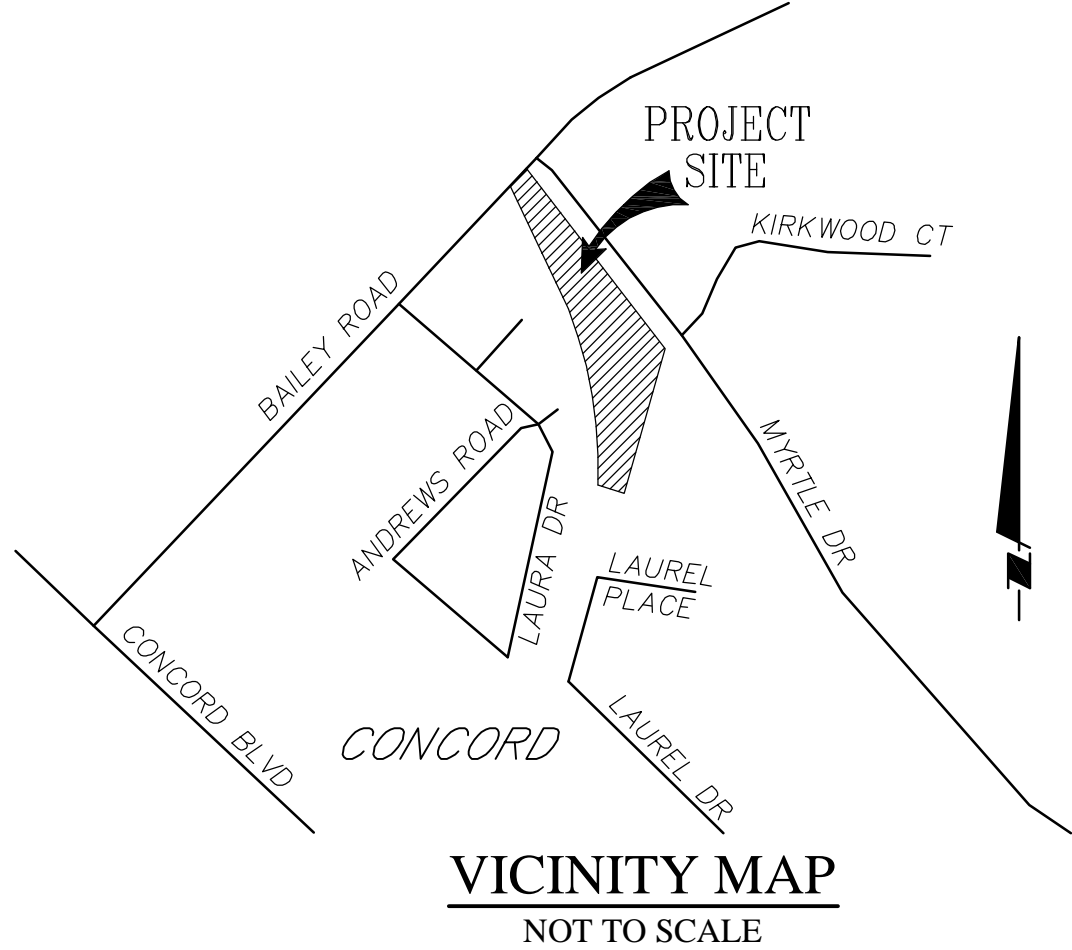
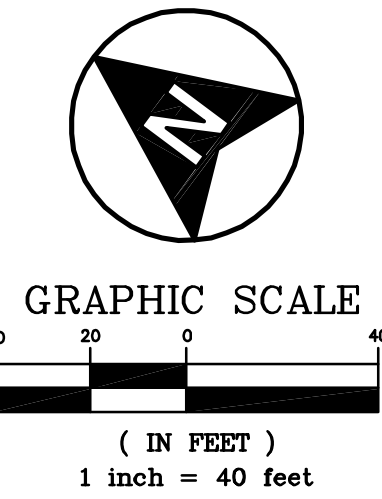
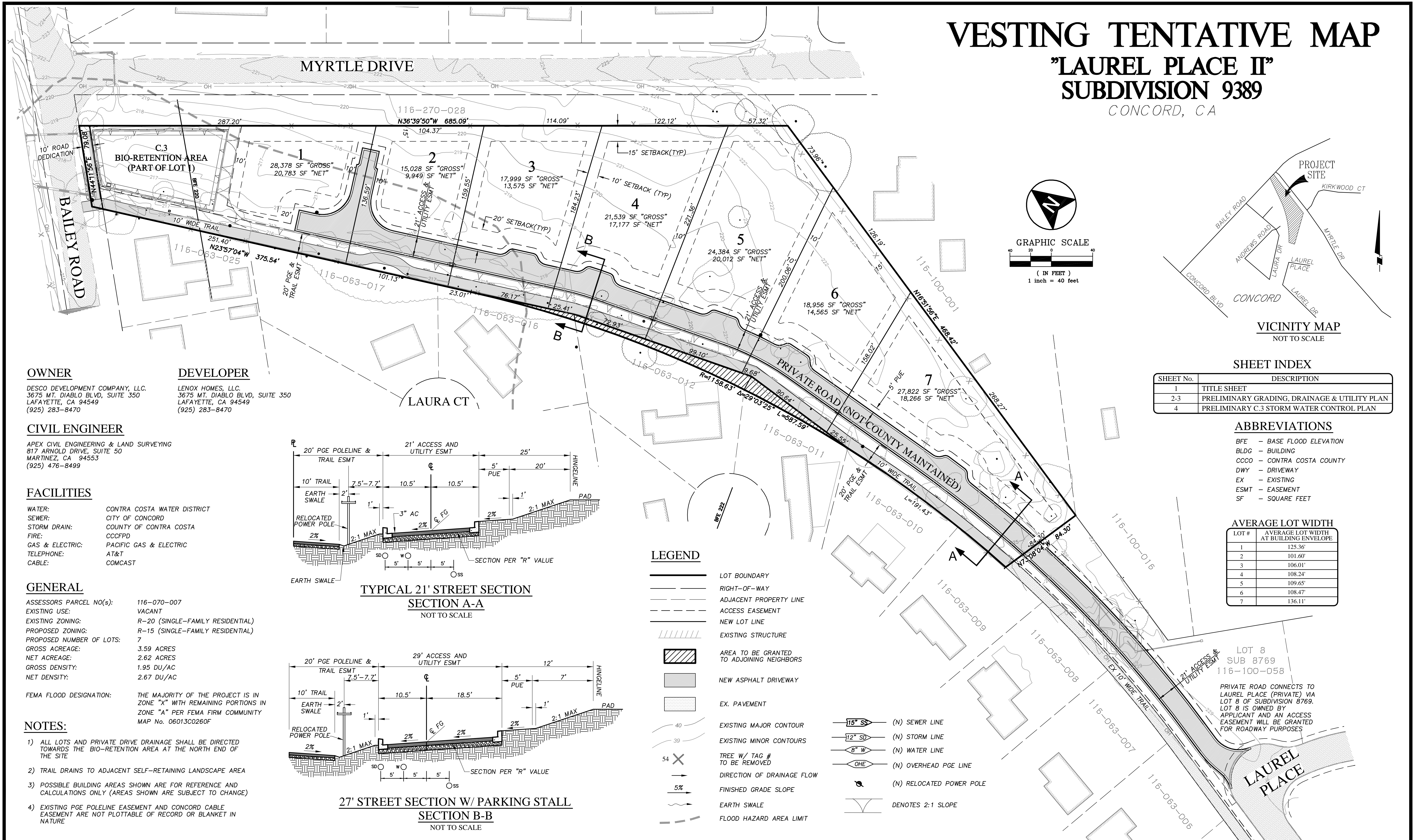


VESTING TENTATIVE MAP
"LAUREL PLACE II"
SUBDIVISION 9389
CONCORD, CA



OWNER
DESCO DEVELOPMENT COMPANY, LLC.
3675 MT. DIABLO BLVD, SUITE 350
LAFAYETTE, CA 94549
(925) 283-8470

DEVELOPER
LENOX HOMES, LLC.
3675 MT. DIABLO BLVD, SUITE 350
LAFAYETTE, CA 94549
(925) 283-8470

CIVIL ENGINEER
APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

FACILITIES

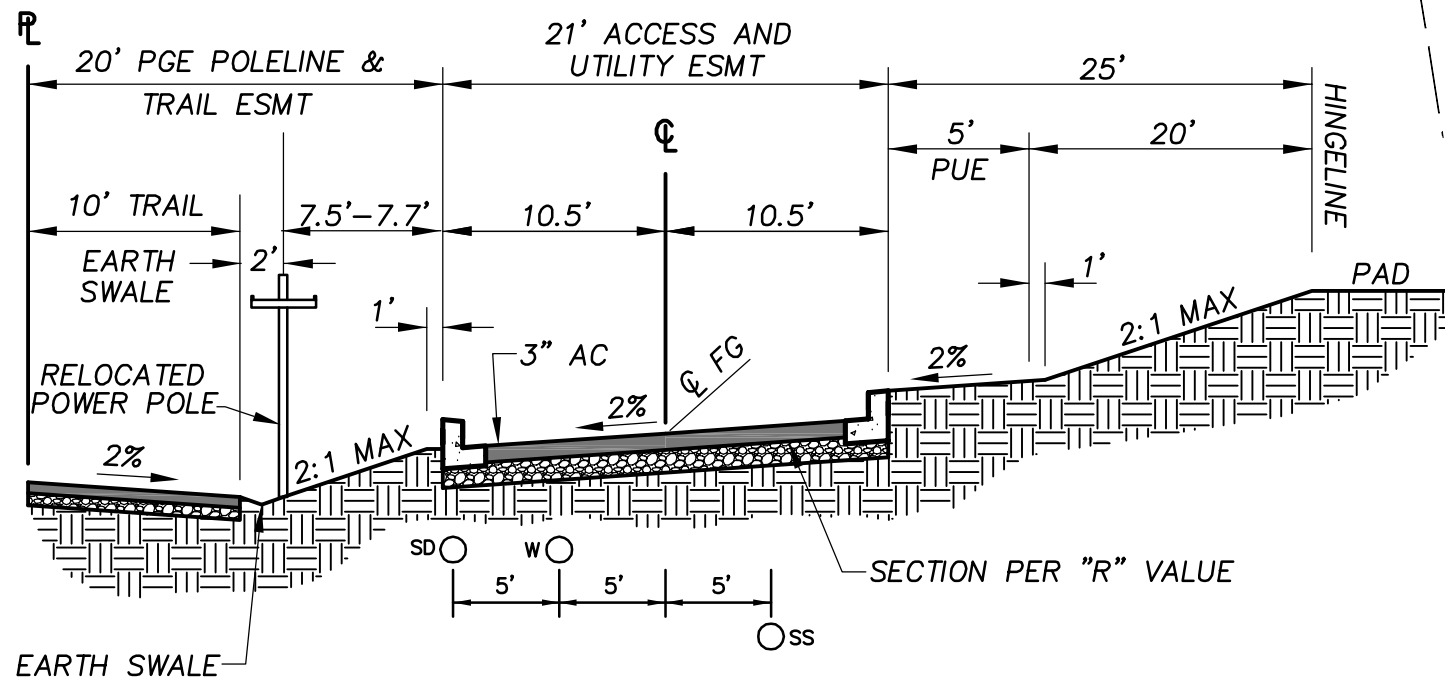
WATER:	CONTRA COSTA WATER DISTRICT
SEWER:	CITY OF CONCORD
STORM DRAIN:	COUNTY OF CONTRA COSTA
FIRE:	CCC/PD
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE:	COMCAST

GENERAL

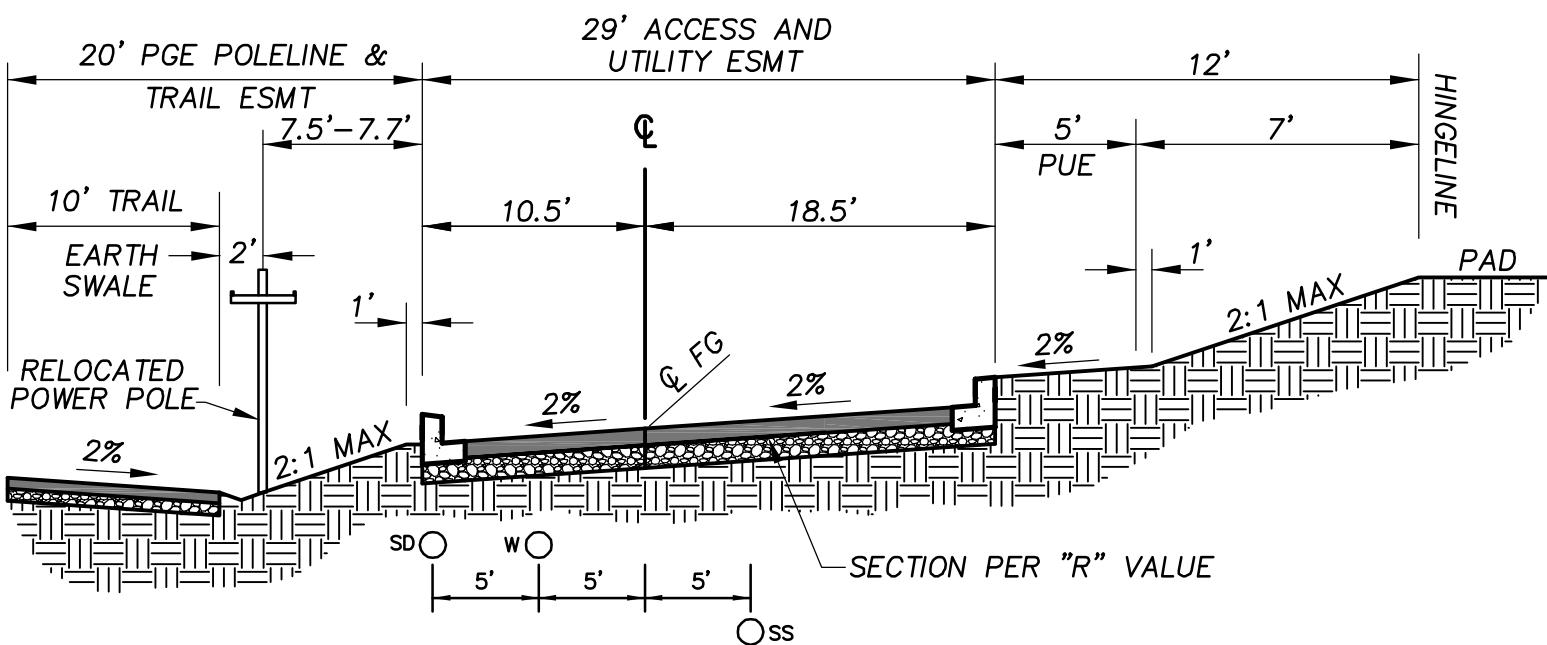
ASSESSORS PARCEL NO(s):	116-070-007
EXISTING USE:	VACANT
EXISTING ZONING:	R-20 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING:	R-15 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED NUMBER OF LOTS:	7
GROSS ACREAGE:	3.59 ACRES
NET ACREAGE:	2.62 ACRES
GROSS DENSITY:	1.95 DU/AC
NET DENSITY:	2.67 DU/AC

FEMA FLOOD DESIGNATION:
THE MAJORITY OF THE PROJECT IS IN ZONE "X" WITH REMAINING PORTIONS IN ZONE "A" PER FEMA FIRM COMMUNITY MAP No. 06013C0260F

- NOTES:**
- 1) ALL LOTS AND PRIVATE DRIVE DRAINAGE SHALL BE DIRECTED TOWARDS THE BIO-RETENTION AREA AT THE NORTH END OF THE SITE
 - 2) TRAIL DRAINS TO ADJACENT SELF-RETAINING LANDSCAPE AREA
 - 3) POSSIBLE BUILDING AREAS SHOWN ARE FOR REFERENCE AND CALCULATIONS ONLY (AREAS SHOWN ARE SUBJECT TO CHANGE)
 - 4) EXISTING PGE POLELINE EASEMENT AND CONCORD CABLE EASEMENT ARE NOT PLOTTABLE OF RECORD OR BLANKET IN NATURE



TYPICAL 21' STREET SECTION
SECTION A-A
NOT TO SCALE



27' STREET SECTION W/ PARKING STALL
SECTION B-B
NOT TO SCALE

LEGEND

- | | | |
|--|---|--|
| | LOT BOUNDARY | |
| | RIGHT-OF-WAY | |
| | ADJACENT PROPERTY LINE | |
| | ACCESS EASEMENT | |
| | NEW LOT LINE | |
| | EXISTING STRUCTURE | |
| | AREA TO BE GRANTED TO ADJOINING NEIGHBORS | |
| | NEW ASPHALT DRIVEWAY | |
| | EX. PAVEMENT | |
| | EXISTING MAJOR CONTOUR | |
| | EXISTING MINOR CONTOURS | |
| | TREE W/ TAG # TO BE REMOVED | |
| | DIRECTION OF DRAINAGE FLOW | |
| | FINISHED GRADE SLOPE | |
| | EARTH SWALE | |
| | FLOOD HAZARD AREA LIMIT | |

SHEET INDEX	
SHEET No.	DESCRIPTION
1	TITLE SHEET
2-3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
4	PRELIMINARY C.3 STORM WATER CONTROL PLAN

ABBREVIATIONS

BFE - BASE FLOOD ELEVATION
BLDG - BUILDING
CCCO - CONTRA COSTA COUNTY
DWY - DRIVEWAY
EX - EXISTING
ESMT - EASEMENT
SF - SQUARE FEET

AVERAGE LOT WIDTH

LOT #	AVERAGE LOT WIDTH AT BUILDING ENVELOPE
1	125.36'
2	101.60'
3	106.01'
4	108.24'
5	109.65'
6	108.47'
7	136.11'

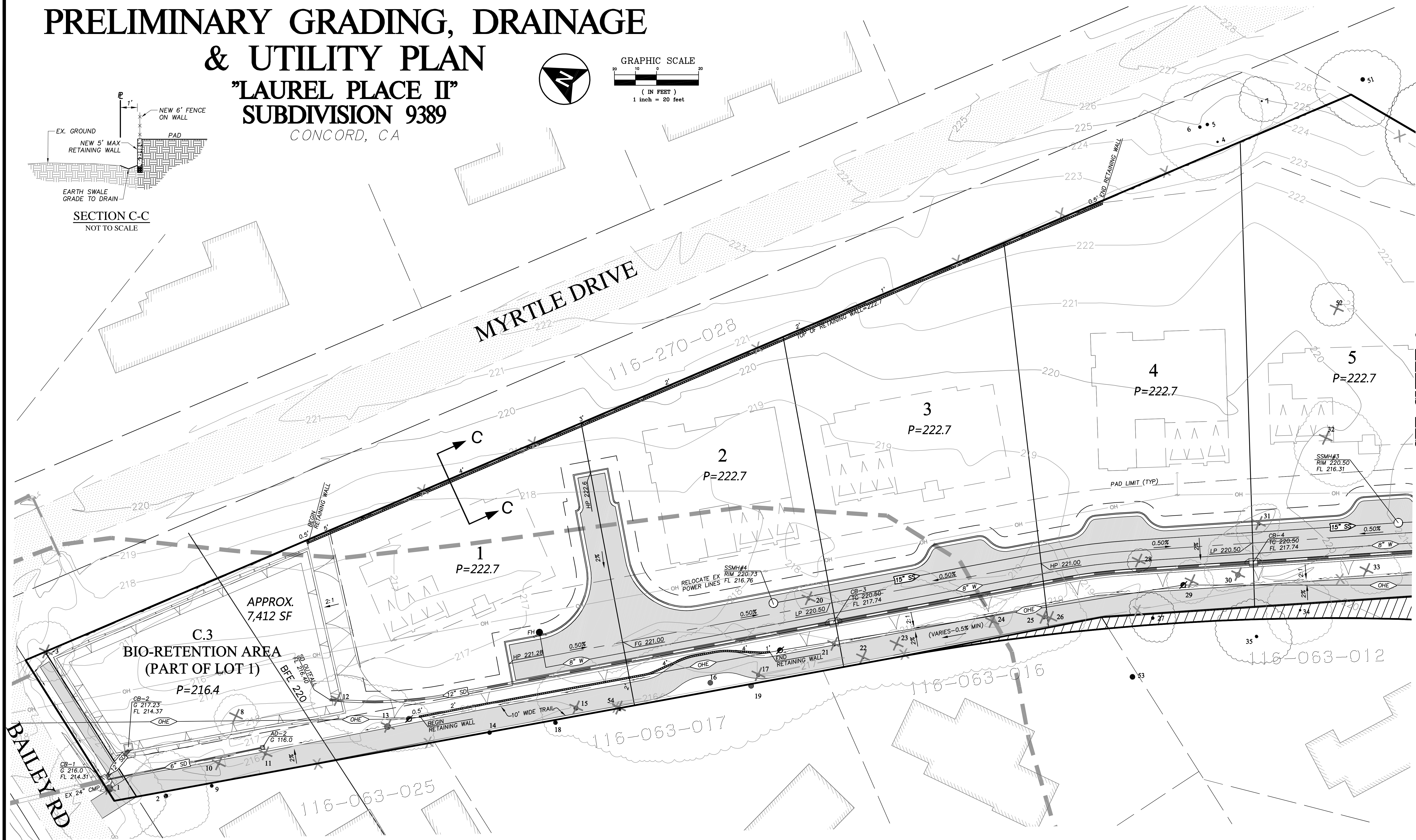
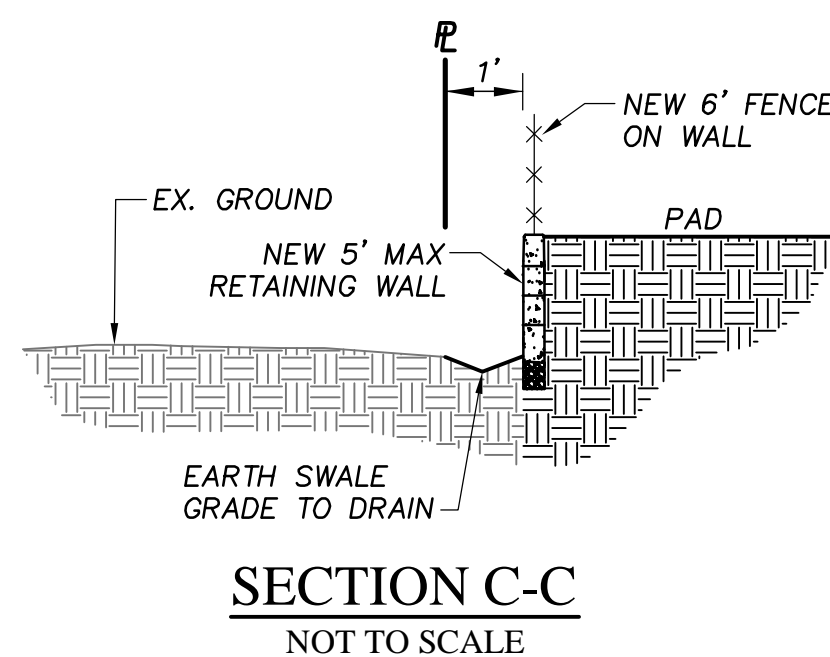
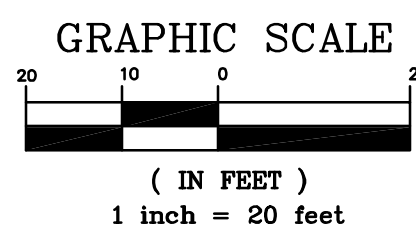
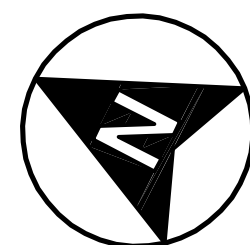
LOT 8
SUB 8769
116-100-058

PRIVATE ROAD CONNECTS TO LAUREL PLACE (PRIVATE) VIA LOT 8 OF SUBDIVISION 8769. LOT 8 IS OWNED BY APPLICANT AND AN ACCESS EASEMENT WILL BE GRANTED FOR ROADWAY PURPOSES

	NO.	BY	DATE	DESIGN: JV		 <div>817 Arnold Drive, Ste 50 Martinez, CA 94553 Ph: (925) 476-8499 www.apexce.net</div>	VESTING TENTATIVE MAP TITLE SHEET LAUREL PLACE II SUB # 9389 CONCORD, CA	SHEET 1 OF 4
			DRAWN: JV	DATE				
			CHECKED: BL	02-12-2015				
			PROJECT #: 14027					

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

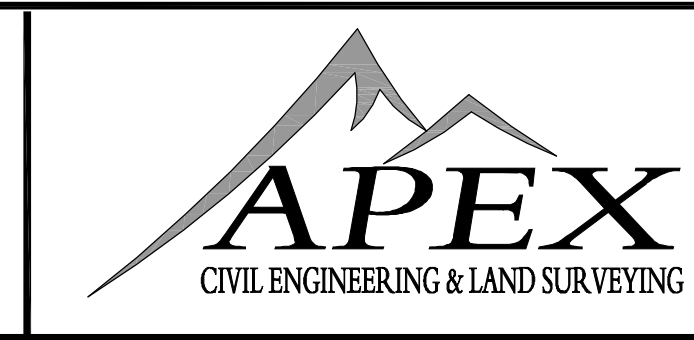
"LAUREL PLACE II"
SUBDIVISION 9389
CONCORD, CA



SEE SHEET 3

	NO.	BY	DATE

DESIGN: JV
DRAWN: JV
CHECKED: BL
PROJECT #: 14027

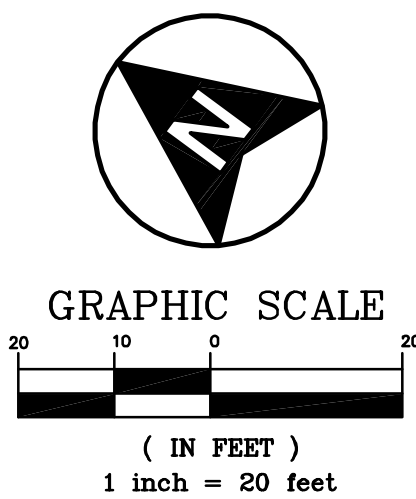


817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

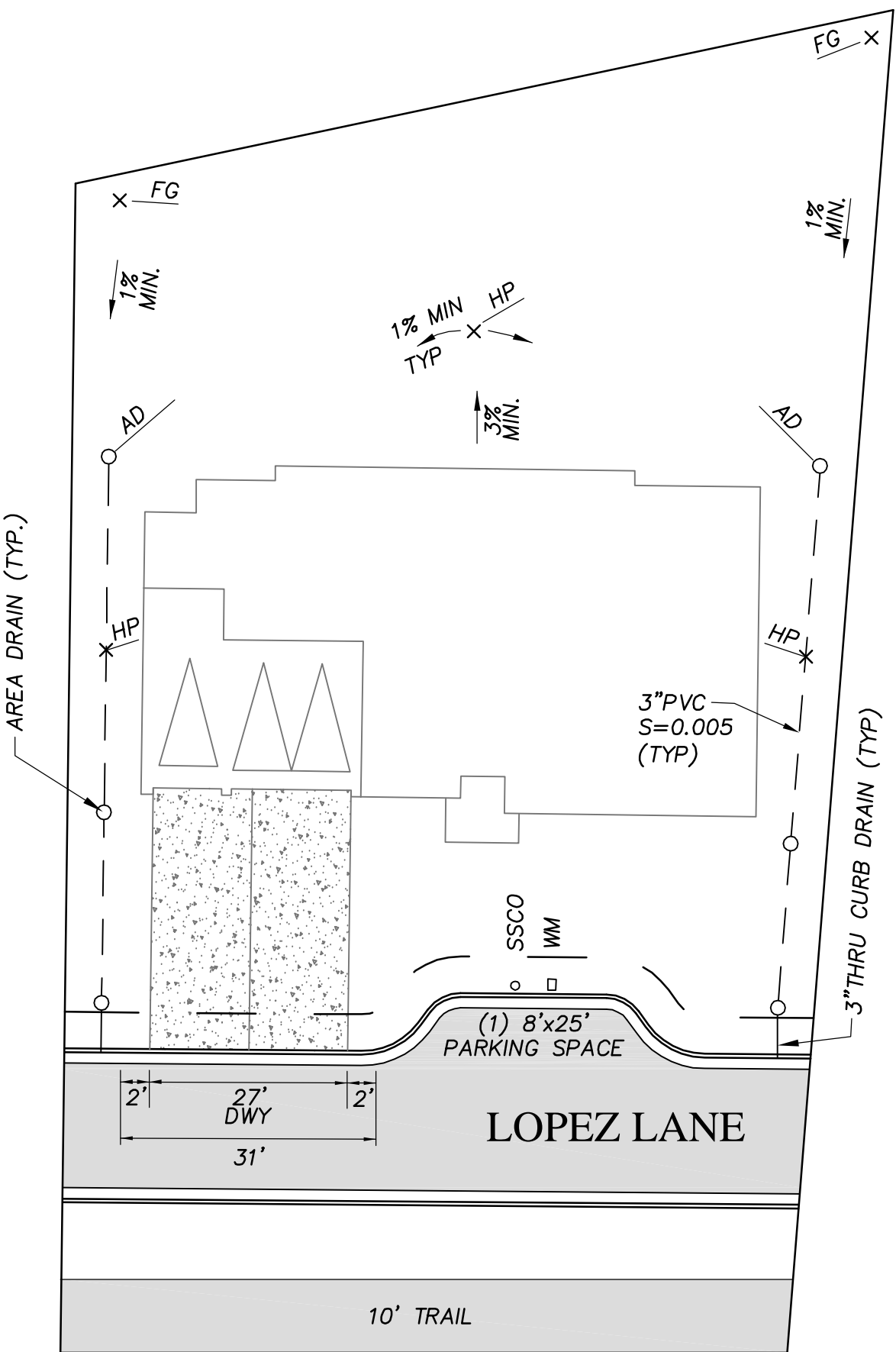
VESTING TENTATIVE MAP
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
LAUREL PLACE II
SUB # 9389
CONCORD, CA

SHEET 2 OF 4
DATE 02-12-2015

PRELIMINARY GRADING, DRAINAGE
& UTILITY PLAN
"LAUREL PLACE II"
SUBDIVISION 9389
CONCORD, CA



SPECIAL GRADING NOTE:
PER THE RECOMMENDATION OF THE
SOILS ENGINEER, SURFACE WATER
SHALL DRAIN POSITIVELY AWAY
FROM THE STRUCTURES.



TYPICAL LOT GRADING
NOT TO SCALE

SEE SHEET 2

116-012

116-063-011

116-063-010

116-063-009

116-063-008

116-063-007

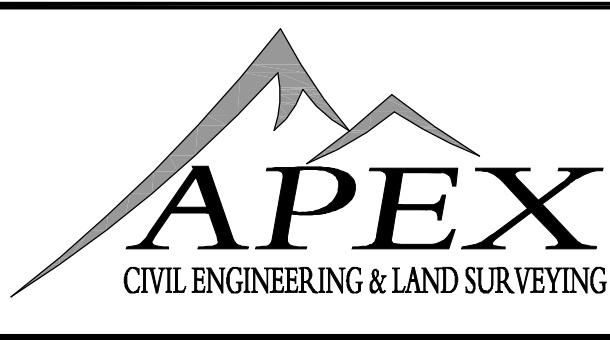
LOT 8
SUB 8769
116-100-058

BFE 222
ANDREWS CT

LAURA DR

LAUREL PL

	NO.	BY	DATE	DESIGN: JV
				DRAWN: JV
				CHECKED: BL
				PROJECT #: 14027

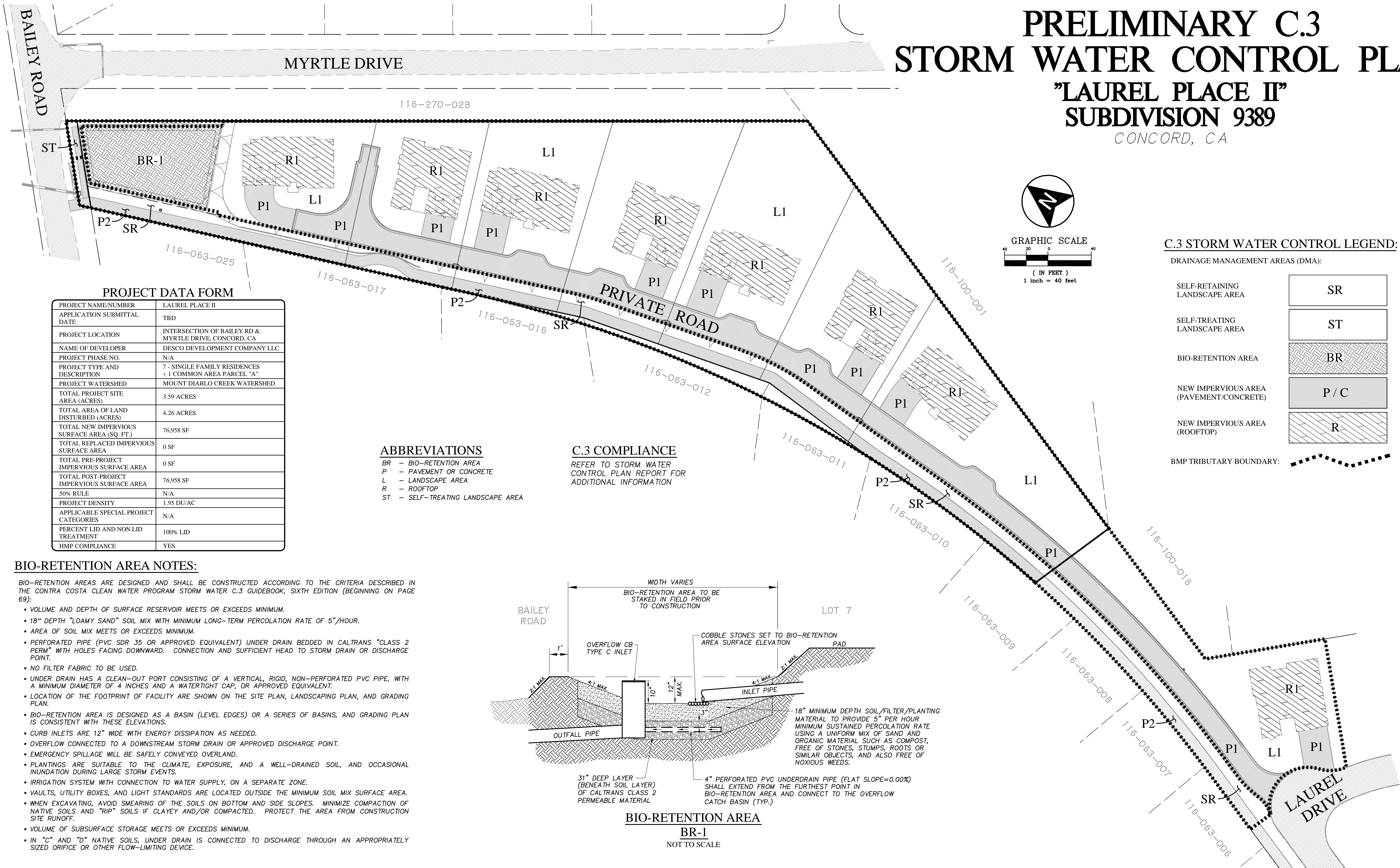


817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
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VESTING TENTATIVE MAP
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
LAUREL PLACE II
SUB # 9389
CONCORD, CA

SHEET 3 OF 4
DATE 02-12-2015

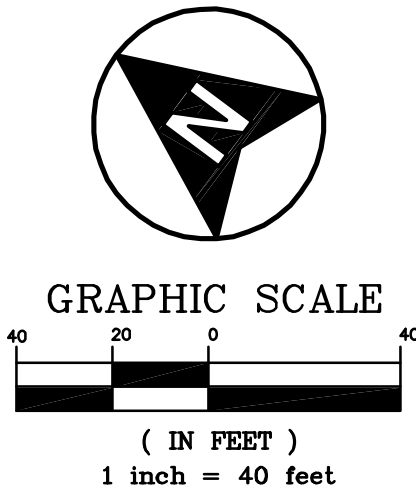
PRELIMINARY C.3
STORM WATER CONTROL PLAN
"LAUREL PLACE II"
SUBDIVISION 9389
CONCORD, CA



PROJECT DATA FORM	
PROJECT NAME/NUMBER	LAUREL PLACE II
APPLICATION SUBMITTAL DATE	TBD
PROJECT LOCATION	INTERSECTION OF BAILEY RD & MYRTLE DRIVE, CONCORD, CA
NAME OF DEVELOPER	DESCO DEVELOPMENT COMPANY LLC
PROJECT PHASE NO.	N/A
PROJECT TYPE AND DESCRIPTION	7 - SINGLE FAMILY RESIDENCES + 1 COMMON AREA PARCEL "A"
PROJECT WATERSHED	MOUNT DIABLO CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	3.59 ACRES
TOTAL AREA OF LAND DISTURBED (ACRES)	4.26 ACRES
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	76,958 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	0 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	0 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	76,958 SF
50% RULE	N/A
PROJECT DENSITY	1.95 DU/AC
APPLICABLE SPECIAL PROJECT CATEGORIES	N/A
PERCENT LID AND NON LID TREATMENT	100% LID
HMP COMPLIANCE	YES

ABBREVIATIONS
BR - BIO-RETENTION AREA
P - PAVEMENT OR CONCRETE
L - LANDSCAPE AREA
R - ROOFTOP
ST - SELF-TREATING LANDSCAPE AREA

C.3 COMPLIANCE
REFER TO STORM WATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION



C.3 STORM WATER CONTROL LEGEND:

DRAINAGE MANAGEMENT AREAS (DMA):	
SELF-RETAINING LANDSCAPE AREA	SR
SELF-TREATING LANDSCAPE AREA	ST
BIO-RETENTION AREA	BR
NEW IMPERVIOUS AREA (PAVEMENT/CONCRETE)	P / C
NEW IMPERVIOUS AREA (ROOFTOP)	R
BMP TRIBUTARY BOUNDARY:	

BIO-RETENTION AREA NOTES:

- BIO-RETENTION AREAS ARE DESIGNED AND SHALL BE CONSTRUCTED ACCORDING TO THE CRITERIA DESCRIBED IN THE CONTRA COSTA CLEAN WATER PROGRAM STORM WATER C.3 GUIDEBOOK, SIXTH EDITION (BEGINNING ON PAGE 69):
- VOLUME AND DEPTH OF SURFACE RESERVOIR MEETS OR EXCEEDS MINIMUM.
 - 18" DEPTH "LOAMY SAND" SOIL MIX WITH MINIMUM LONG-TERM PERCOLATION RATE OF 5"/HOUR.
 - AREA OF SOIL MIX MEETS OR EXCEEDS MINIMUM.
 - PERFORATED PIPE (PVC SDR 35 OR APPROVED EQUIVALENT) UNDER DRAIN BEDDED IN CALTRANS "CLASS 2 PERM" WITH HOLES FACING DOWNWARD. CONNECTION AND SUFFICIENT HEAD TO STORM DRAIN OR DISCHARGE POINT.
 - NO FILTER FABRIC TO BE USED.
 - UNDER DRAIN HAS A CLEAN-OUT PORT CONSISTING OF A VERTICAL, RIGID, NON-PERFORATED PVC PIPE, WITH A MINIMUM DIAMETER OF 4 INCHES AND A WATERTIGHT CAP, OR APPROVED EQUIVALENT.
 - LOCATION OF THE FOOTPRINT OF FACILITY ARE SHOWN ON THE SITE PLAN, LANDSCAPING PLAN, AND GRADING PLAN.
 - BIO-RETENTION AREA IS DESIGNED AS A BASIN (LEVEL EDGES) OR A SERIES OF BASINS, AND GRADING PLAN IS CONSISTENT WITH THESE ELEVATIONS.
 - CURB INLETS ARE 12" WIDE WITH ENERGY DISSIPATION AS NEEDED.
 - OVERFLOW CONNECTED TO A DOWNSTREAM STORM DRAIN OR APPROVED DISCHARGE POINT.
 - EMERGENCY SPILLAGE WILL BE SAFELY CONVEYED OVERLAND.
 - PLANTINGS ARE SUITABLE TO THE CLIMATE, EXPOSURE, AND A WELL-DRAINED SOIL, AND OCCASIONAL INUNDATION DURING LARGE STORM EVENTS.
 - IRRIGATION SYSTEM WITH CONNECTION TO WATER SUPPLY, ON A SEPARATE ZONE.
 - VAULTS, UTILITY BOXES, AND LIGHT STANDARDS ARE LOCATED OUTSIDE THE MINIMUM SOIL MIX SURFACE AREA.
 - WHEN EXCAVATING, AVOID SMEARING OF THE SOILS ON BOTTOM AND SIDE SLOPES. MINIMIZE COMPACTION OF NATIVE SOILS AND "RIP" SOILS IF CLAYEY AND/OR COMPACTED. PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF.
 - VOLUME OF SUBSURFACE STORAGE MEETS OR EXCEEDS MINIMUM.
 - IN "C" AND "D" NATIVE SOILS, UNDER DRAIN IS CONNECTED TO DISCHARGE THROUGH AN APPROPRIATELY SIZED ORIFICE OR OTHER FLOW-LIMITING DEVICE.

