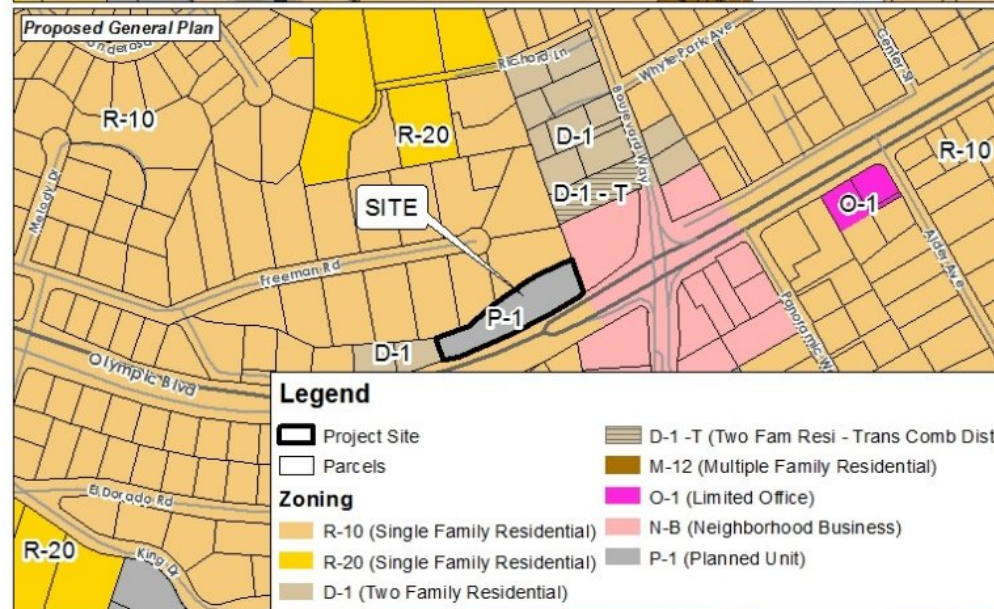
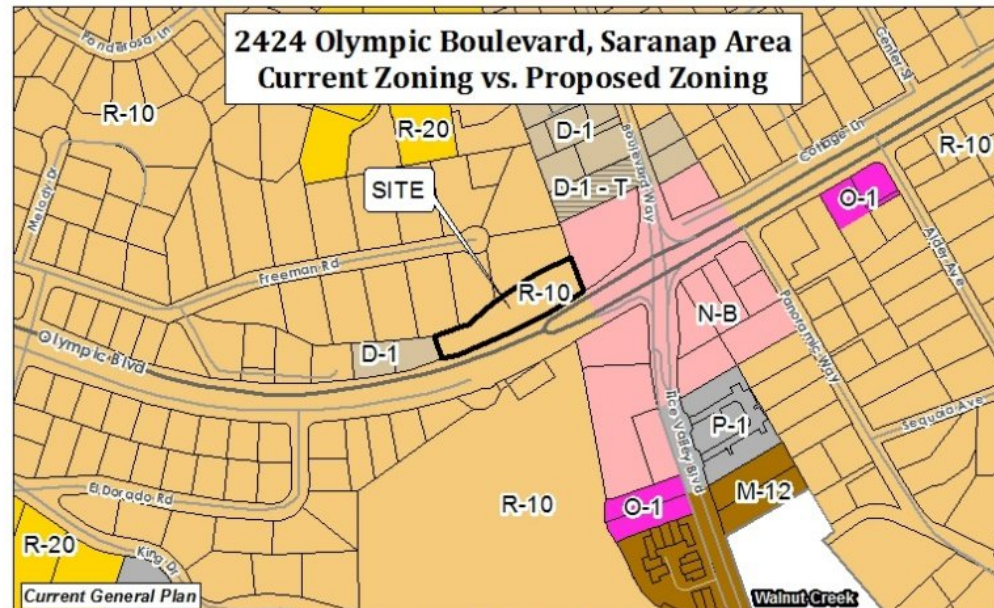


Olympic Boulevard Project

2424 OLYMPIC BOULEVARD, WALNUT CREEK





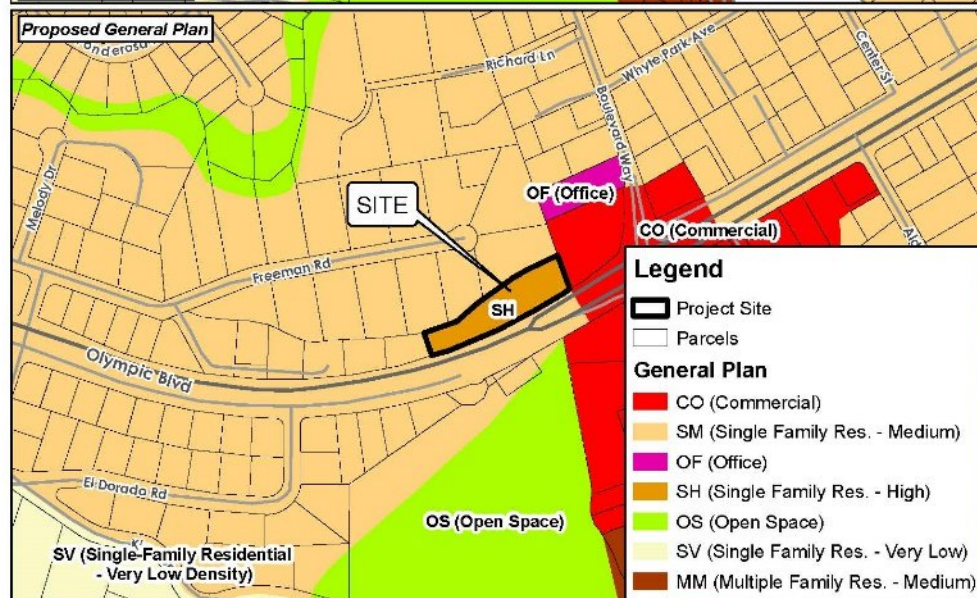
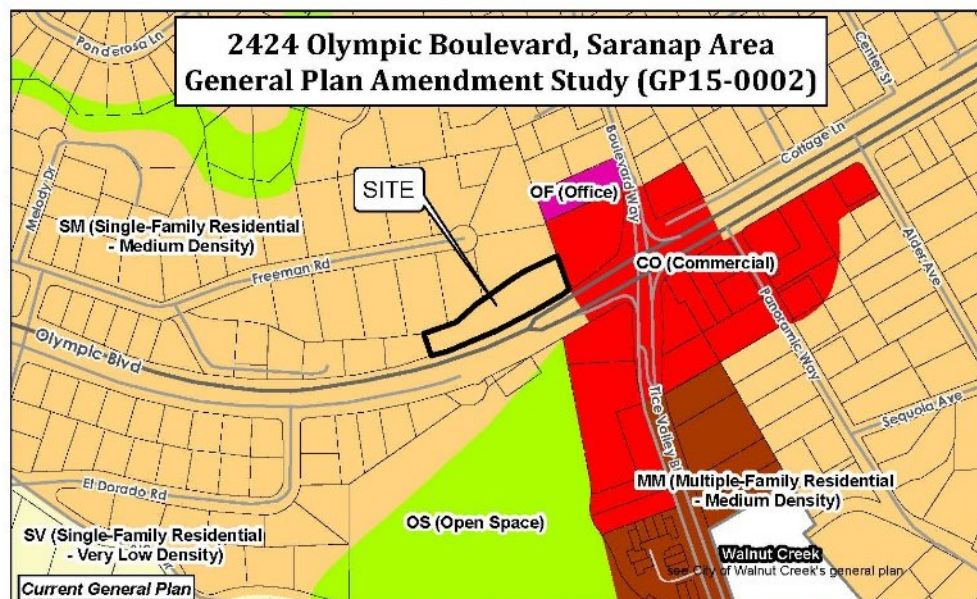
0 165 330 660 Feet

Map Created: 05/22/2017
by Contra Costa County Department of
Conservation and Development, GIS Group
22 Muir Road, Walnut Creek, CA 94595
37.554172 N, -122.015575 W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's base data. While designed to use the data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its entirety if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



2424 Olympic Boulevard, Saranap Area General Plan Amendment Study (GP15-0002)



0 165 330 660 Feet

Map Created 1/18/2016
by Contra Costa County Department of
Correlation and Development, C.D. Group
3150 Alameda, Suite 100, Oakland, CA 94612
947-941-7511 1/27/2015 1/27/2015

This map was created by the Contra Costa County Department of Conservation and
Land Management with data from the Contra Costa County GIS system. Some
data, primarily City limits, is derived from the CA State Board of Equalization
taxable areas. While calculated to use this data the County assumes no responsibility for
its accuracy. This map contains copyrighted information and may not be copied, altered or
reproduced in its current state if the source is cited. Users of this map agree to maintain
accuracy of the County of Contra Costa's Department of Conservation and Land Management.



Aerial View of Subject Property



Revised

OCT 05 2017

Dept. of Conservation & Development

SITE

EPIS-0002, R216-3231,
SD16-9432, DP16-3018

VICINITY MAP
NOT TO SCALE

PROJECT GENERAL NOTES:

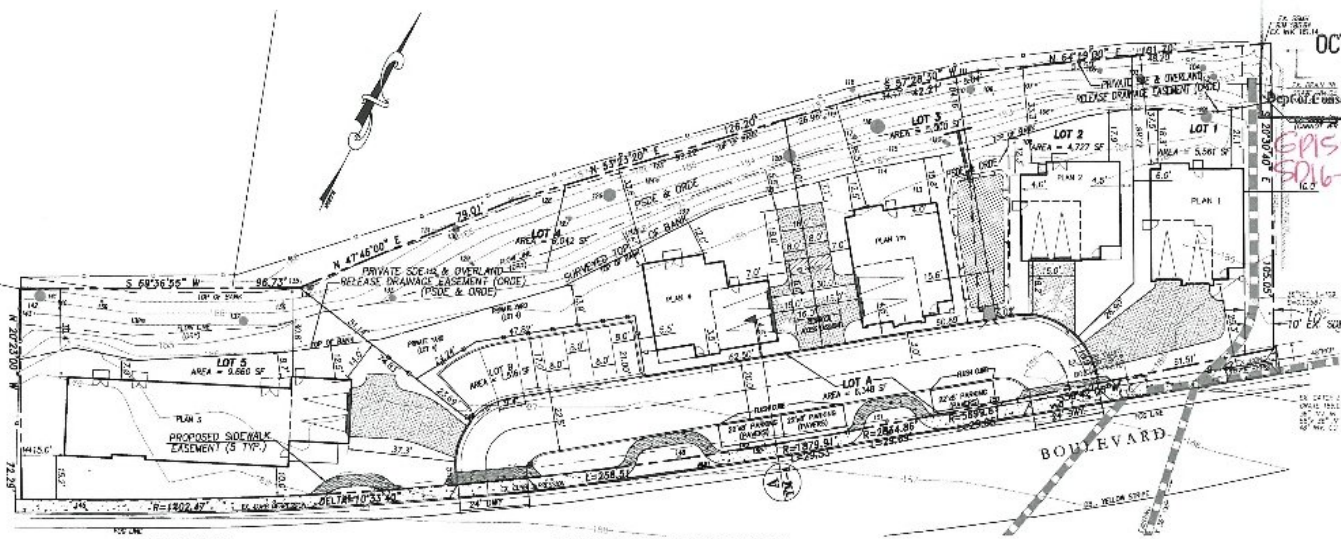
- OWNER: SILICON VALLEY HOME BUILDERS, INC.
2344 WALNUT AVENUE
SANTA CLARA, CA 95051
CONTACT: ATR BACHERLA, 417-350-5553
- DEVELOPER: SILICON VALLEY HOME BUILDERS, INC.
2344 WALNUT AVENUE
SANTA CLARA, CA 95051
CONTACT: ATR BACHERLA, 417-350-5553
- CIVIL ENGINEER: STERLING CONSULTANTS
17001 E. LAMAR AVENUE, SUITE C-102
SAN RAMON, CA 94583
CONTACT: DLP S. KISHORE, P.E., DSE
TEL: 925-705-0333; FAX: 925-705-0343
- ARBOREST: TRAVELER TREE SERVICE
3354 FREEMAN ROAD
WALNUT CREEK, CA 94598
CONTACT: JOHN C. TRAVELER, BOM
TEL: 925-433-7001; FAX: 925-433-7005
- SOILS ENGINEER: TO BE DETERMINED
- APRIL: 185-220-023
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SITE AREA: 41,855 SF (0.95 AC. GROSS); 34,631 SF (0.795 AC. NET)
- NUMBER OF LOTS: 5 - FOR SALE LOTS; 3 - COMMON AREA LOTS (BOM MAINTENANCE)
- LOT AREA: MINIMUM 4,727 SF; MAXIMUM = 8,000 SF
- USE: SINGLE-FAMILY RESIDENTIAL, MINIMUM DENSITY 10.0 (10-10-10) PER NET ACRES
- EXISTING ZONING: R-10 (SINGLE-FAMILY RESIDENTIAL, 10,000 SF LOT MINIMUM)
- PROPOSED ZONING: PD (SINGLE-FAMILY RESIDENTIAL, HIGH DENSITY) (10.0-10.0-10.0) PER NET ACRES
- NET DENSITY: MAXIMUM ALLOWED 7.2 DU PER NET ACRES = 5.73, SAY 6 DU/ACRE
- WATER SYSTEM: EAST BAY MUNICIPAL WATER DISTRICT (EWMUD)
- SEWER SYSTEM: CONTRA COSTA COUNTY SANITATION DISTRICT (CCSD)
- STORM DRAIN SYSTEM: CONTRA COSTA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT (CCFC&WCD)
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
- CHABLE: COMCAST CABLE
- TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE IN AUGUST 2015.
- BOUNDARY: BOUNDARY IS SHOWN AS BASED ON A FIELD SURVEY DONE IN AUGUST 2015.
- STREETS: NO PROPOSED STREETS ACCESS FOR ALL PARCELS FROM MAIN OLIMPIC BOULEVARD THROUGH 2 COMMON DRIVEWAYS.
- FLOOD ZONE: ZONE C (UNDEVELOPED) PARCELS NO. 10432-0
- SHADING: TENTATIVE GRADES FOR THE PROPOSED SUBDIVISION ARE SHOWN ON SHEET TM-3. DEVELOPED THE GRADING ON EACH LOT SHALL BE SHOWN WITH THE BUILDING PLUMB APPLICATION FOR EACH RESPECTIVE LOTS.
- DIMENSIONS: LOT DIMENSIONS SHOWN TO NEAREST TENTH OF A FOOT, AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- CONTOURS: EXISTING CONTOURS ARE SHOWN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAIN, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES FOR THE GOVERNING AGENCIES.

LOT CHARACTERISTICS

LOT NO.	GROSS AREA (SQ. FT.)	NET AREA (SQ. FT.)	AVERAGE DEPTH (FEET)	AVERAGE WIDTH (FEET)	CONSTRAINT CHANGING FACTOR
1	5,561	3,757	91.5	54.8	ST. 100' DOWNSIDE FROM THE MAIN ROAD
2	4,727	3,856	81.5	55.7	ST. 100' DOWNSIDE FROM THE MAIN ROAD
3	5,000	3,245	82.5	52.0	ST. 100' DOWNSIDE FROM THE MAIN ROAD
4	5,043	3,275	79.1	52.0	ST. 100' DOWNSIDE FROM THE MAIN ROAD
5	5,552	3,771	127.6	52.1	ST. 100' DOWNSIDE FROM THE MAIN ROAD

SHEET INDEX

SHEET NO.	DESCRIPTION
TM-1	TITLE SHEET - SITE PLAN AND NOTES
TM-2	EXISTING CONDITION & DEMOLITION PLAN
TM-3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM-4	PRELIMINARY STORM WATER MANAGEMENT PLAN



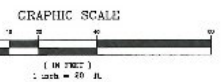
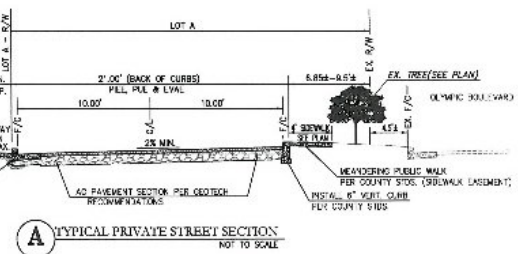
PROPOSED SITE PLAN
SCALE: 1" = 20'

LEGEND

- SYMBOL**
- EXISTING**
- PROPOSED**
- DESCRIPTIONS**
- BOUNDARY LINE
 - EASEMENT LINE
 - OUTLINE (C)
 - RIGHT OF WAY
 - RETAINING WALL
 - WATER LINE AND VALVE
 - SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
 - CATCH BASIN OR FIELD INLET
 - STORM DRAIN AND MANHOLE
 - PERCENT GRADE
 - FINISHED GRADE ELEVATION
 - EXISTING GRADE ELEVATION
 - EXISTING TREE
 - EXISTING HOLE TO BE REINFORCED
 - OVERLAND RELEASE PATH

ABBREVIATIONS

- AD AREA DRAIN
- BW BOTTOM OF WALL (EXPOSED FACE)
- CB CATCH BASIN
- CL CLEAN INLET
- EX EXISTING
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR ELEVATION
- FE FINISHED GRADE ELEVATION
- FR FIRE HYDRANT
- F PLOW LINE ELEVATION
- FTD FLOW THROUGH DRAINAGE
- GR GRATE ELEVATION
- HT HEIGHT OF WALL
- PI PAVEMENT INLET
- SCD STORM DRAIN CLEANOUT
- TC TOP OF CURB ELEVATION
- TM TOP OF WALL
- VL VALVE



DATE: OCT 2, 2017	SCALE: AS NOTED	DESIGNED: DSK	CHECKED: DSK	DATE: OCT 2, 2017	SCALE: AS NOTED	DESIGNED: DSK	CHECKED: DSK
NO.	BY	DATE	REVISED	DATE	BY	DATE	REVISED

PREPARED BY: STERLING CONSULTANTS

ENGINEERING • SURVEYING • CONSTRUCTION SUPPORT

1300 KILBURN AVE., SUITE 5402

SAN RAMON, CA 94583

PHONE: 925-705-0333

FAX: 925-705-0343

PREPARED FOR: SILICON VALLEY HOME BUILDERS, INC.

2344 WALNUT AVENUE, BUILDING F

SANTA CLARA, CA 95051

417-350-5553

APR: 185-220-023

2424 OLYMPIC BOULEVARD

VESTING TENTATIVE TRACT 9432

TITLE SHEET - SITE PLAN & NOTES

WALNUT CREEK (UNINCORPORATED AREA) CONTRA COSTA COUNTY CALIFORNIA

SHEET NO.

TM-1

1 OF 4 SHEETS

DATE: 10/2/2017

PRINTED: OCT 2, 2017

PRELIMINARY • NOT FOR CONSTRUCTION

Five-Lot Subdivision

- Residential Lots will range from 4,727 – 9,660 square feet
- Parcel A will provide three parking spaces in between the meandering sidewalk
- Parcel B will provide seven parking spaces
- Two additional parking spaces will be provided between Lots 3 and 4
- Residences on Lot 3 and 4 are oriented to face one another
 - Lots 3 and 4 will have a reciprocal access easement
- Four floor plans are proposed – three 4-bedrooms/4-bathroom plans and one 5-bedrooms/4-bathroom plan
- 11 trees will be removed and 20 trees will be impacted

Recommendations

- Board of Supervisors APPROVE the General Plan Amendment, Rezoning, and Development Plan elements of the project.