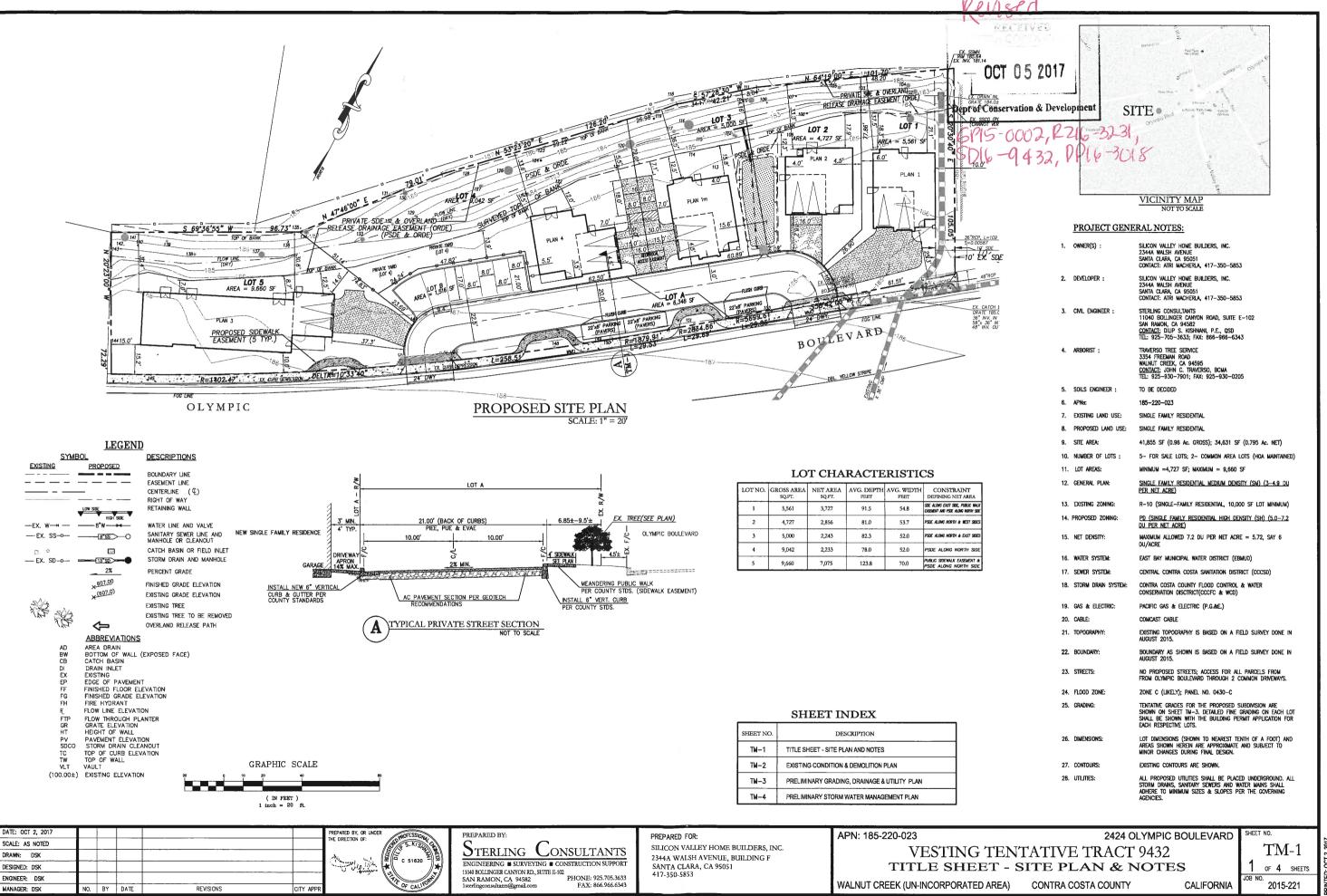
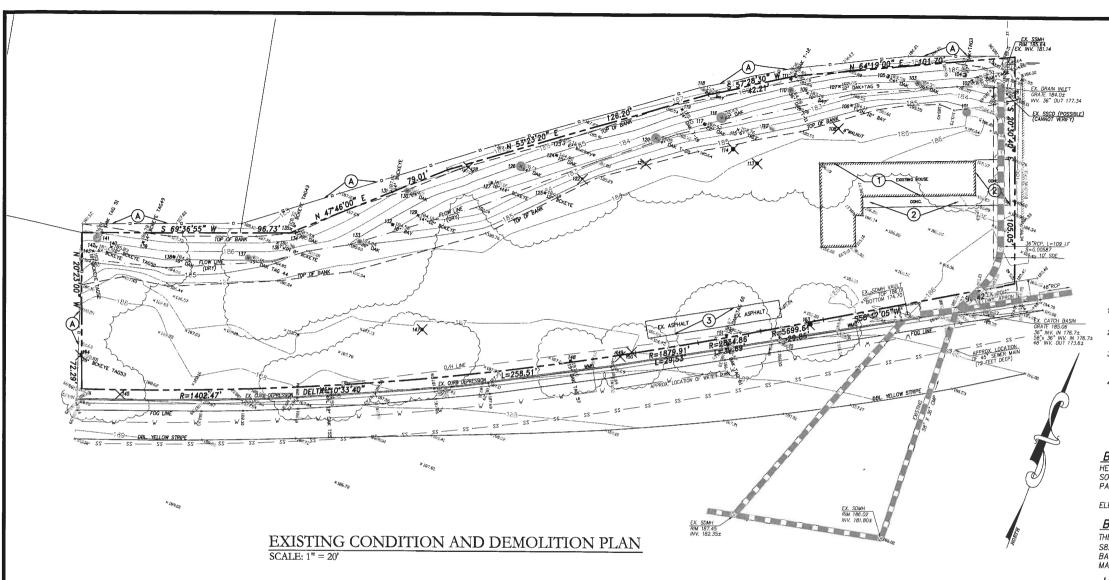
Revised Vesting Tentative Map, Elevations, Floors Plans





DEMOLITION LEGEND

PROPERTY LINE

--- - EASEMENT LINE

EX. TREE WITH GROUND ELEV., DBH, TYPE. & TREE # PER ARBORIST REPORT

REMOVE EXISTING TREE

REMOVAL NOTES

143 183.45 27 OAK + TAG 3

-REMOVE EXISTING ASPHALT PAVEMENT

PROTECTION NOTES

PROTECT EXISTING WOOD FENCE ALONG THE PROPERTY LINE

DEMOLITION NOTES

- DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CONTRA COSTA BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
- THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE CRADING PERMIT.
- CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
- UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

BENCH MARK:

HELD ELEVATION OF 182.989' AT CONTRA COSTA COUNTY (CCC) BENCHMARK WASHER, SOUTH CURB RETURN AT THE SOUTHEAST CORNER OF OLYMPIC BOULEVARD AND PANORAMIC WAY.

ELEVATION: 182.989' (NGVD 1929), PER CCC BM 3687

BASIS OF BEARINGS:

THE CALCULATED BEARING OF N72"31"44"W BETWEEN THE MONUMENT SHOWN AS S82'25'47"W 161.64' FROM THE SOUTHEAST CORNER OF PARCEL C AND THE SOUTHWEST BASIS OF BEARINGS MONUMENT AS SHOWN ON RECORD OF SURVEY, BOOK 48 OF LS MAPS AT PAGE 50, CONTRA COSTA COUNTY RECORDS.

UTILITY NOTE:

THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATION USA PAINT MARKS. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

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TREE NOTE:

TREE TYPES AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

DATE:

HELMUT R. KORSTICK, PLS PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 7739

2424 OLYMPIC BOULEVARD

TM-2

2 OF 4 SHEETS 2015-221

GRAPHIC SCALE

DATE: OCT 2, 2017 SCALE: AS NOTED DRAWN: DSK ENGINEER: DSK NO. BY DATE REVISIONS

DESIGNED: DSK

MANAGER: DSK

PREPARED BY: STERLING CONSULTANTS ENGINEERING ■ SURVEYING ■ CONSTRUCTION SUPPORT 11040 BOLLINGER CANYON RD., SUITE E-102 SAN RAMON, CA 94582

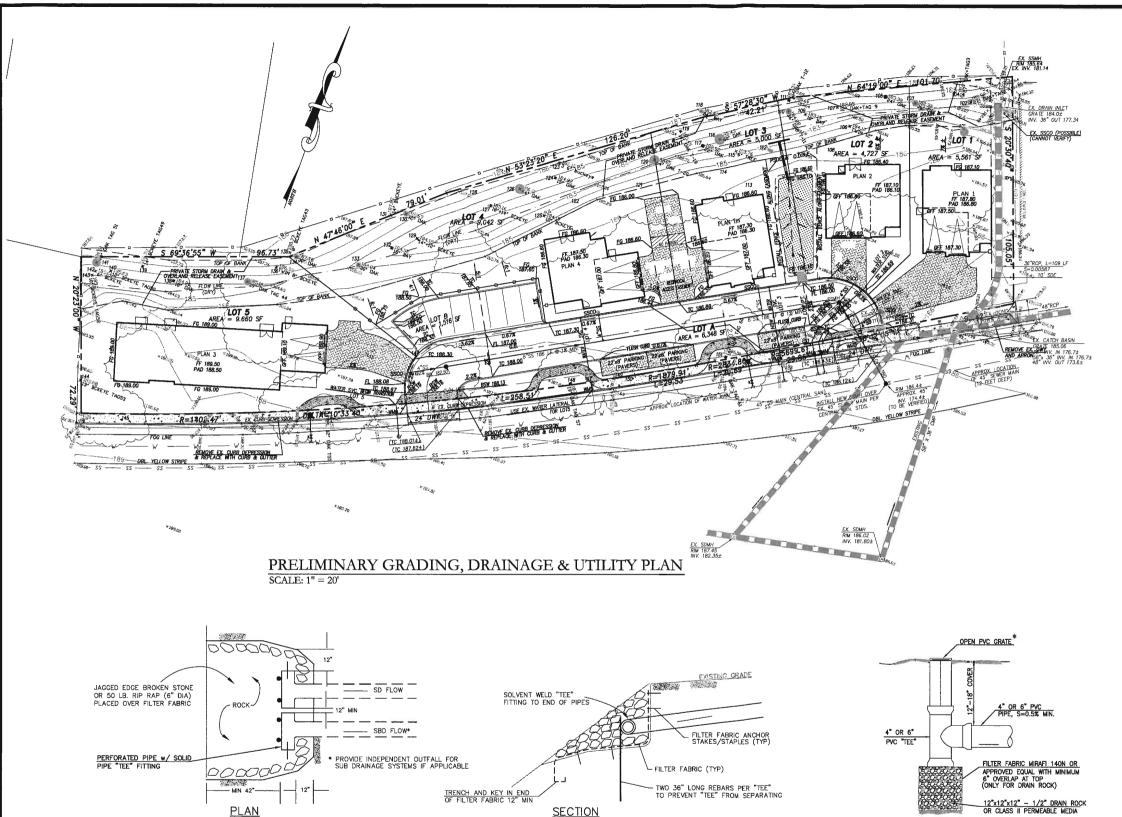
PREPARED FOR: SILICON VALLEY HOME BUILDERS, INC. 2344A WALSH AVENUE, BUILDING F SANTA CLARA, CA 95051 417-350-5853

APN: 185-220-023

WALNUT CREEK (UN-INCORPORATED AREA)

VESTING TENTATIVE TRACT 9432 EXISTING CONDITION & DEMOLITION PLAN

CONTRA COSTA COUNTY



USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS. BUBBLE UP DETAIL

GRADING NOTES:

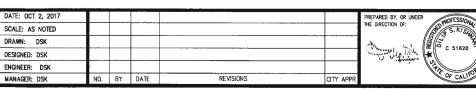
CONFORM AT BOUNDARY LINES.

- GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
- ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
- ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED. IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE, CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
- WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO FLIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM KNOWF SHALL BE STORED IN AREA SHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
- FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
- 10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTIOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
- 11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: THER FOOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORN INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF HEMS SPECIFIED BY THE OWNER FOR SALVAGE.
- 12. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE COUNTY OF ALAMEDA'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.

EARTHWORK SUMMARY: CUT 155 CY FILL EXPORT TOTAL MOVED 510 CY

GENERAL NOTES:

- FINE GRADING & DRAINAGE, PAD LIMITS & ELEVATIONS & PIPING FOR EACH PARCEL SHALL BE PROVIDED WITH THE CONSTRUCTION PLANS FOR THE PROPOSED SUBDIVISION.
- ALL DOWNSPOUTS SHALL BE DISCONNECTED. AREA DRAINS FROM EACH PARCEL SHALL BE HARD PIPED IN A TIGHT SYSTEM AND CONVEYED AWAY FROM THE STRUCTURES & GRADED AREAS AND SHALL TERMINATE INTO A BUBBLE-UP AT THE FRONT OF THE LOT ADJACENT TO THE NEW CURB & GUTTER.
- 3. STORM WARRE TREATMENT SCHEME: THE ROOF & YARD RUNOFF FROM EACH LOT SHALL DISCHARGE INDIRECTLY INTO A PIPED SYSTEM TO THE FRONT OF THE LOT WA A BUBBLE UP & EVENTUALTY TO THE PROPOSED BIO-RETENTION PLANTER BETWEEN LOTS 2 & 3. THE TREATED WATER & THE OVERFLOWS FROM THE BIO-RETENTION PLANTER DRAIN INTO THE EXISTING DEPRESSION VIA A 12" STORM DRAIN PIPE & A "TEE DISSIPATER" AS SHOWN. THE EXISTING DEPRESSION FLOWS TO THE EAST TO AN EXISTING DRAIN INLET WITH A SIDE OPENING AND EVENTUALLY INTO A 36" RCP PIPE THAT CONNECTS TO THE SD SYSTEM ALONG
- WATER SERVICES: THE THREE EXISTING SERVICES ALONG THE OLYMPIC BOULEVARD FRONTAGE (2 SHOWN, 1 INDETERMINATE) SHALL BE USED AND WATER METERS RELOCATED (IF REQD.) TO SERVE 3 PROPOSED NEW RESUGENTAL LOTS. THREE NEW WATER METERS ARE BEING PROPOSED FOR 3 ADDITIONAL LOTS. ALL NEW WATER METERS AND SERVICES SHALL
- 5. SEWER SERVICES: ALL THE PROPOSED PARCELS SHALL BE SERVED BY NEW 6-INCH SEWER MAIN OFF THE EXISTING 45" SEWER TRUNK LINE ALONG OLYMPIC BOULEVARD. THREE NEW MANHOLES WILL BE INSTALLED TO SERVE THE PROPOSED DEVELOPMENT. ALL CONSTRUCTION INCLUDING
- 5. <u>DRIVEWAYS:</u> ONE EXISTING DRIVEWAY APRON (EAST END) AND 2
 ADDITIONAL CURB DEPRESSIONS SHALL BE REMOVED & REPLACED WITH
 NEW CURB & GUTTER. TWO NEW 16* WIDE COMMON DRIVEWAYS PER
 COUNTY STANDARDS SHALL BE INSTALLED TO SERVE THE PROPOSED
- OLYMPIC BOULEVARD FRONTAGE IMPROVEMENTS: THE EXISTING CURB & GUTTER ALONG THE PROPERTY FRONTAGE SHALL BE REPLACED IN PORTIONS (UPLIFTED, BROKEN, DISPLACED SECTIONS). NEW SIDEWALK ALONG OLYMPIC BOULEVARD SHALL BE INSTALLED CONNECTING THE EXISTING SDEWALKS AT BOTH HOBD. IN PORTIONS WHERE TREES ARE BEING SAVED, THE SIDEWALK WILL MEANDER TO MAINTAIN ADEQUATE CLEARANCE (PER ARBORIST) FROM TREES. ALL GRADING AND CONSTRUCTION WITHIN DRIPLINES SHALL BE DONE PER THE RECOMMENDATIONS CONTAINED IN THE ARBORIST REPORT FOR THE



GRAPHIC SCALE

1 inch = 20 ft

STORM DRAIN/SUBDRAIN DISSIPATER

PREPARED BY: STERLING CONSULTANTS ENGINEERING ■ SURVEYING ■ CONSTRUCTION SUPPORT 11040 BOLLINGER CANYON RD., SUITE E-102 PHONE: 925.705.3633

SAN RAMON, CA 94582

PREPARED FOR: SILICON VALLEY HOME BUILDERS, INC. 2344A WALSH AVENUE, BUILDING F SANTA CLARA, CA 95051

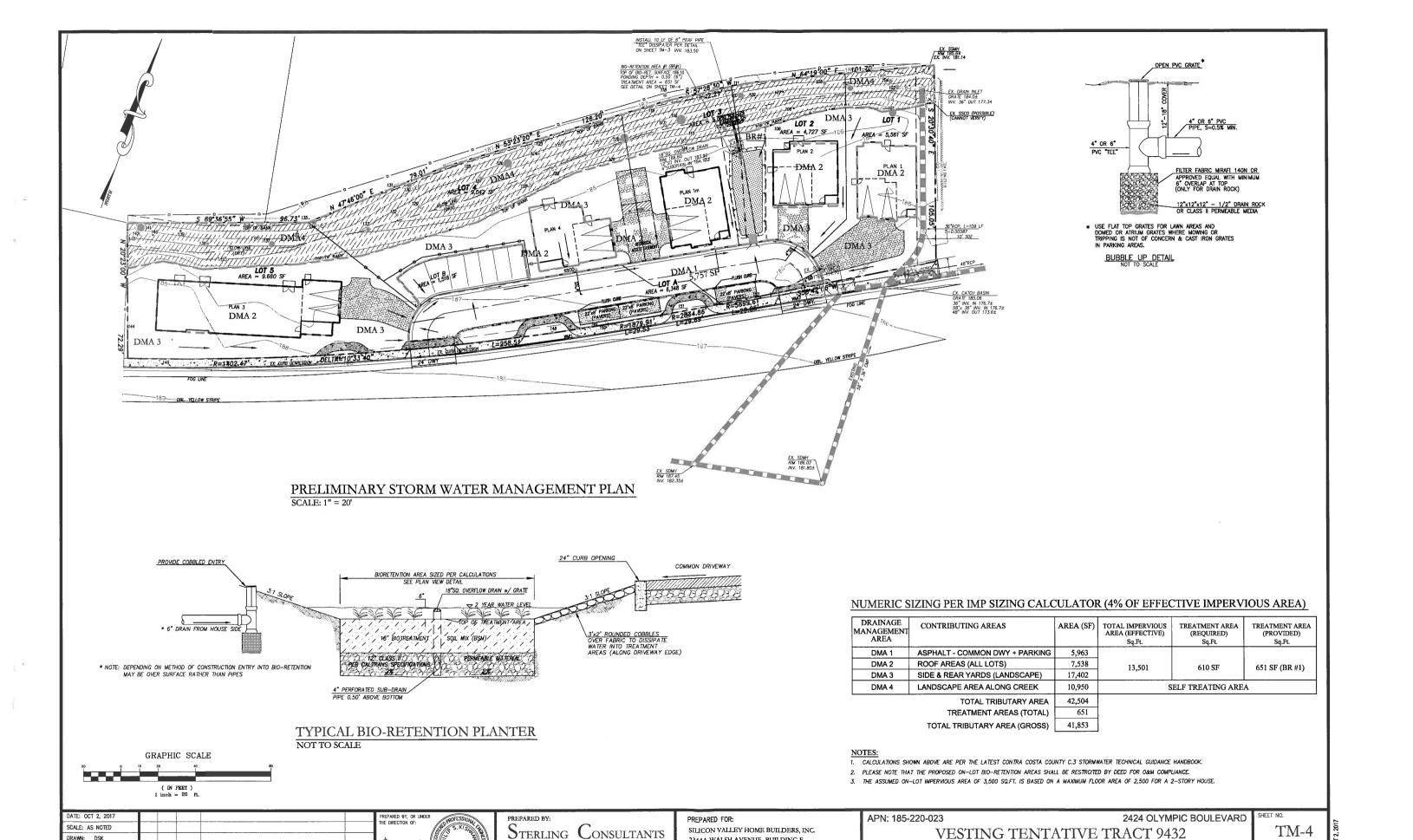
APN: 185-220-023

VESTING TENTATIVE TRACT 9432 PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN WALNUT CREEK (UN-INCORPORATED AREA) CONTRA COSTA COUNTY **CALIFORNIA**

2424 OLYMPIC BOULEVARD

OF 4 SHEETS 2015-221

TM-3



2344A WALSH AVENUE, BUILDING F

SANTA CLARA, CA 95051 417-350-5853

STERLING CONSULTANTS

ENGINEERING SURVEYING CONSTRUCTION SUPPORT 11040 BOILINGER CANYON RD, SUITE E-102 SAN RAMON, CA 94582 PHONE: 925.705.3633

SAN RAMON, CA 94582

DRAWN: DSK

DESIGNED: DSK

ENGINEER: DSK

MANAGER: DSK

NO. BY DATE

REVISIONS

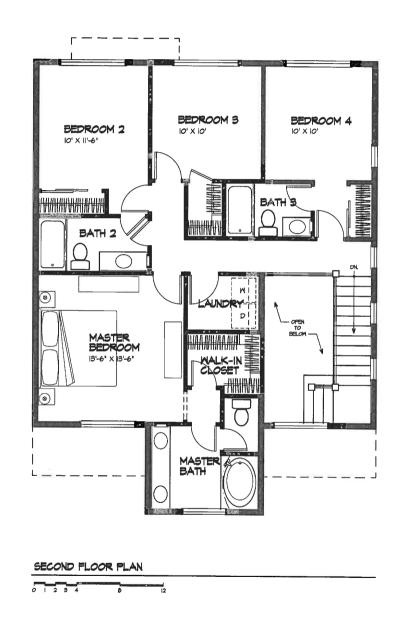
4 OF 4 SHEETS

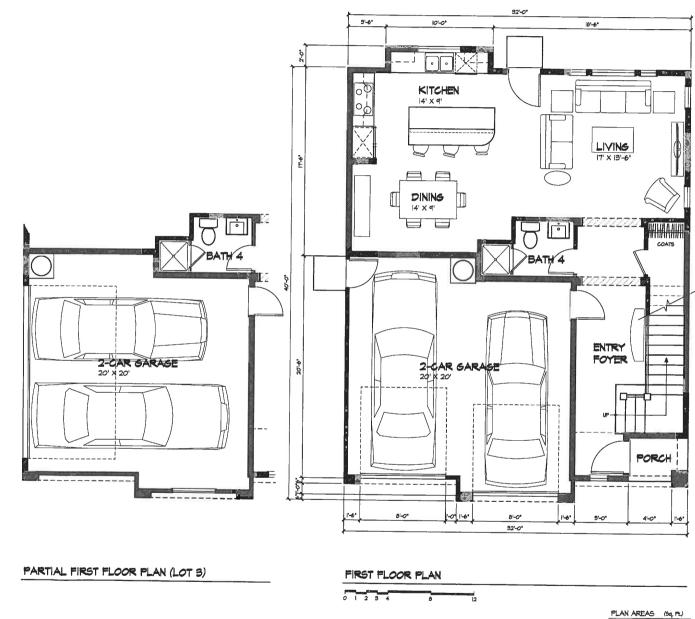
2015-221

PRELIMINARY STORM WATER MANAGEMENT PLAN

CONTRA COSTA COUNTY

WALNUT CREEK (UN-INCORPORATED AREA)





PLAN AREAS (6q, Ft.)

FIRST FLOOR. 802

SECOND FLOOR. 1,098

TOTAL. 1,840

6ARASE. 481

AJS Architecture | Planning

Livermore, California 925.980.4103 Anthony Sarboraria, AIA 2424 OLYMPIC BOULEVARD

PLAN ONE FLOOR PLANS

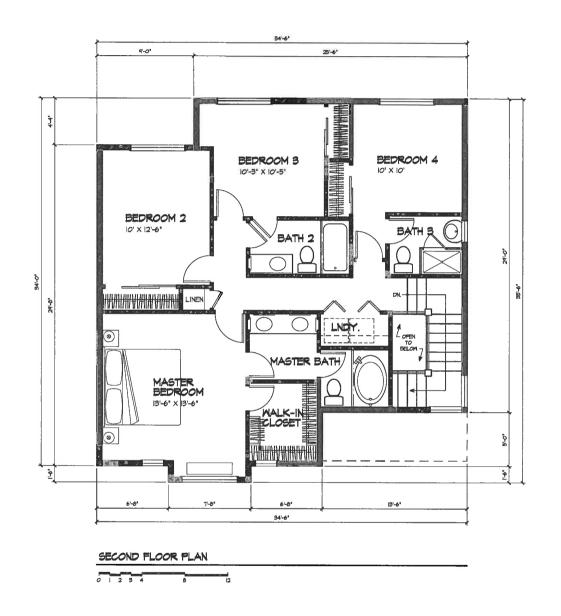


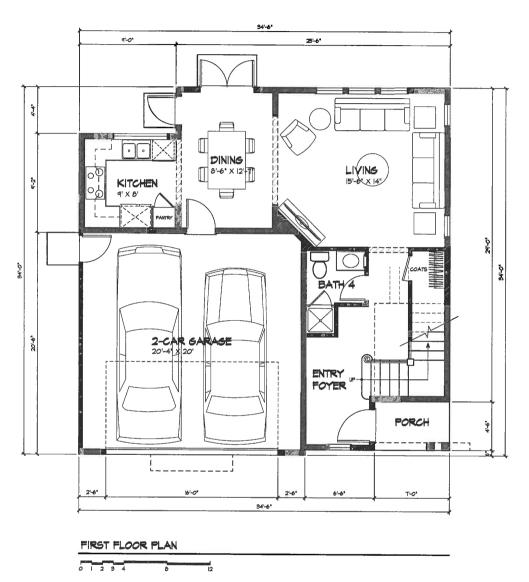
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2424 OLYMPIC BOULEVARD

SILICON VALLEY HOME BUILDERS, LLC - CONTRA COSTA COUNTY, CALIFORNIA

PLAN ONE ELEVATIONS





PLAN AREAS (5q. Ft.)

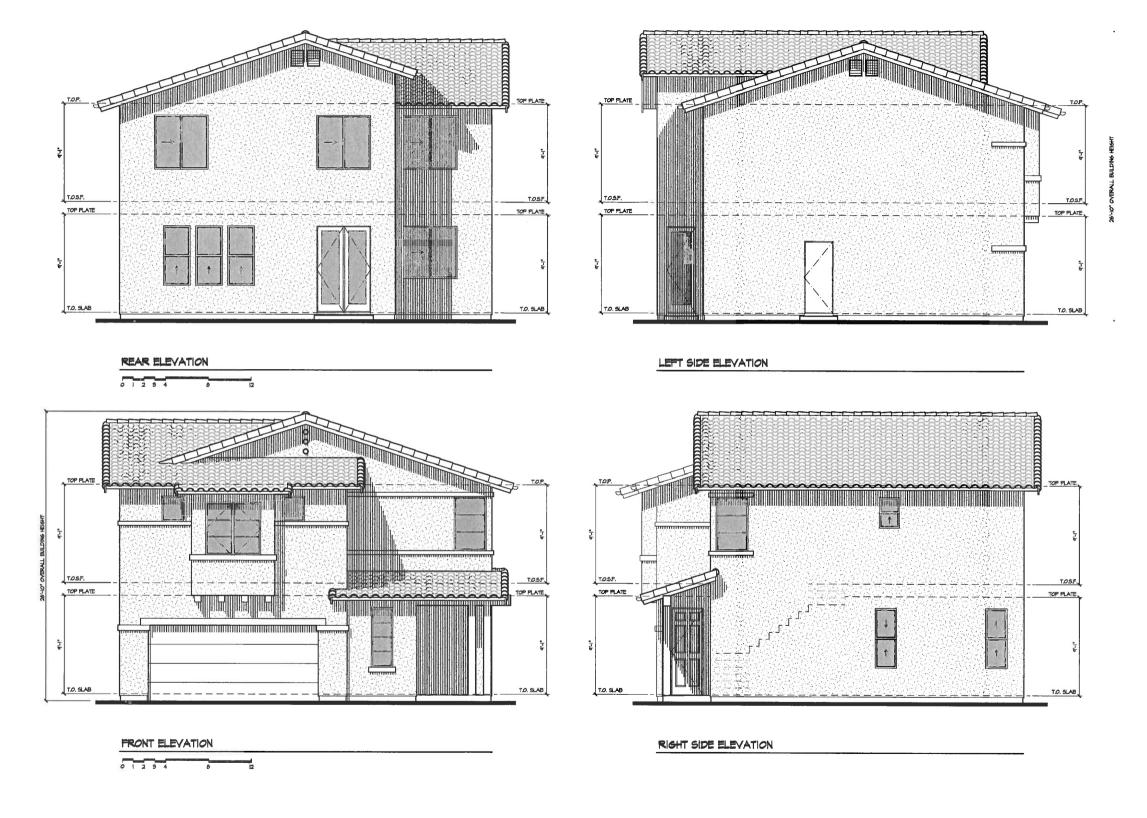
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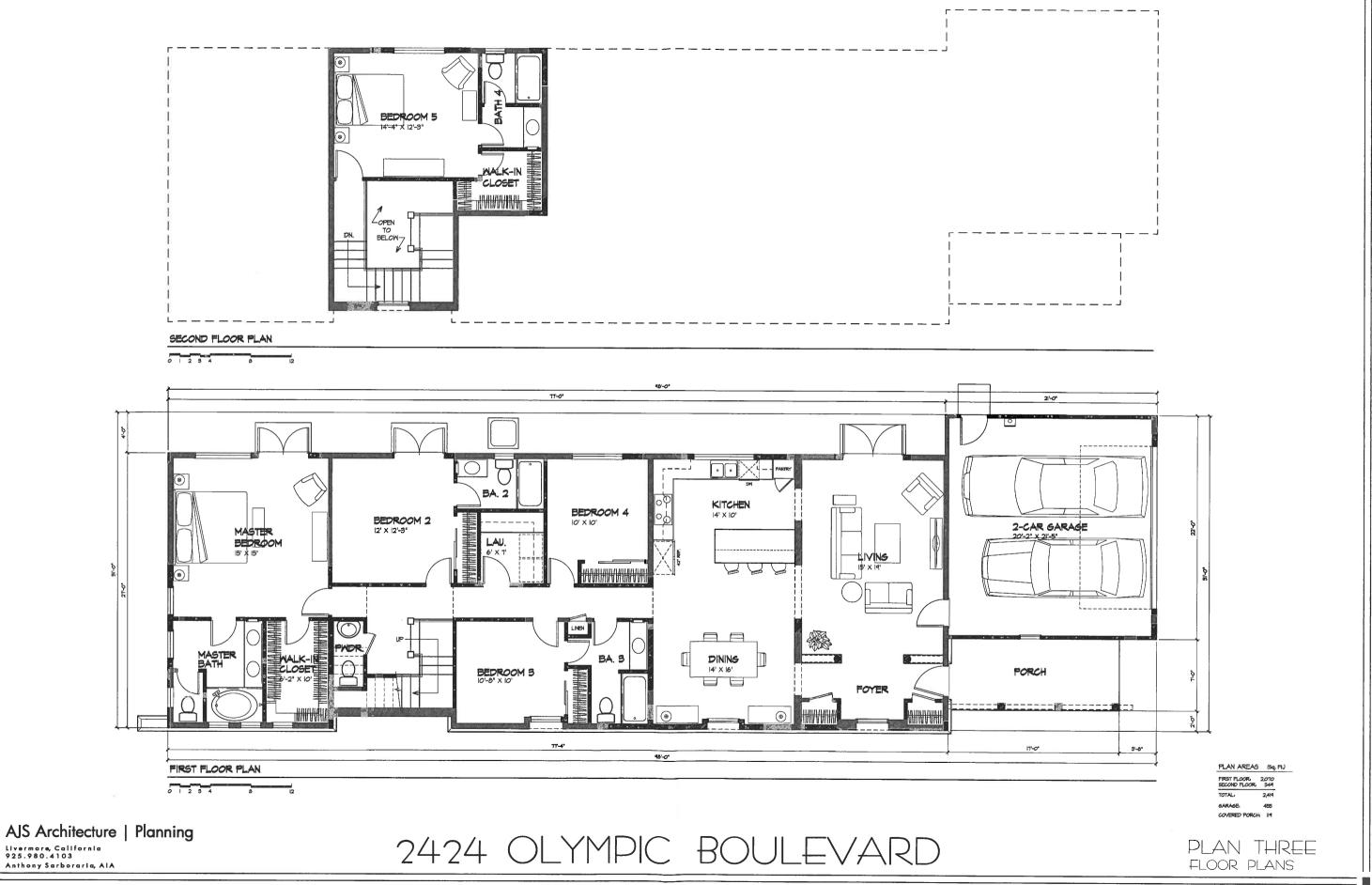
PLAN TWO FLOOR PLANS



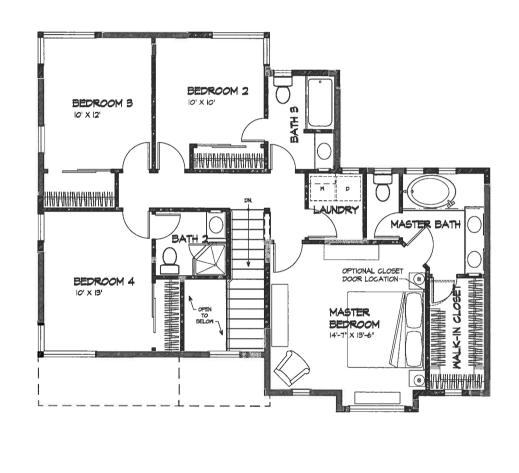
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PLAN TWO ELEVATIONS







DINING

IT X TI-4

BATH 4

DINING

IT X TI-4

BNTRY

FOYER

PORCH

B1-4

PORCH

D1-1

SECOND FLOOR PLAN

FIRST FLOOR PLAN

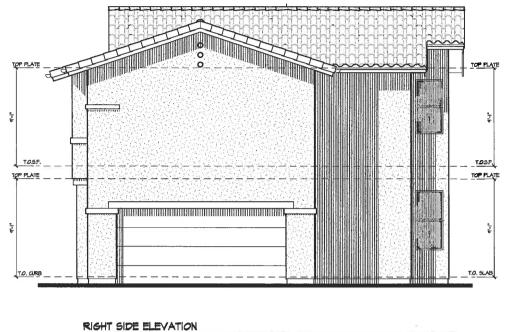
PLAN AREAS (94, Pt.)
FIRST FLOOR: 148
SECOND FLOOR: 1,016

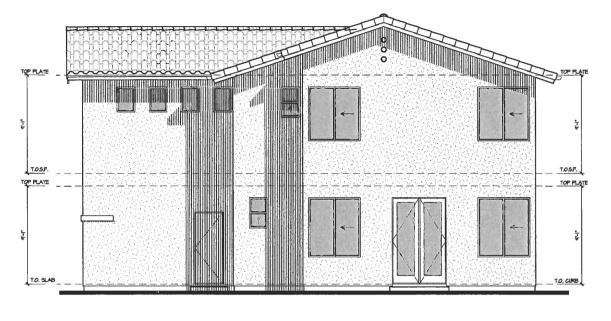
TOTAL: 1,819
GARAGE: 429

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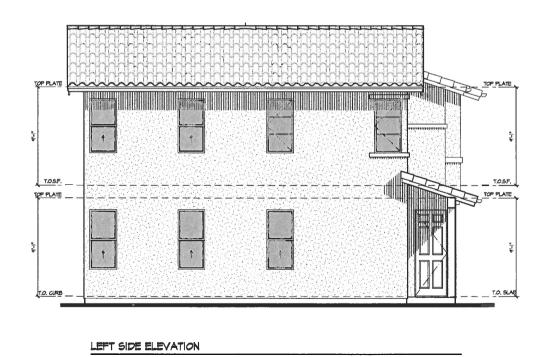
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PLAN FOUR FLOOR PLANS





REAR ELEVATION





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2424 OLYMPIC BOULEVARD

PLAN FOUR ELEVATIONS