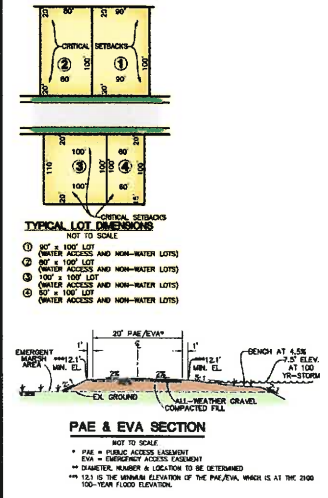
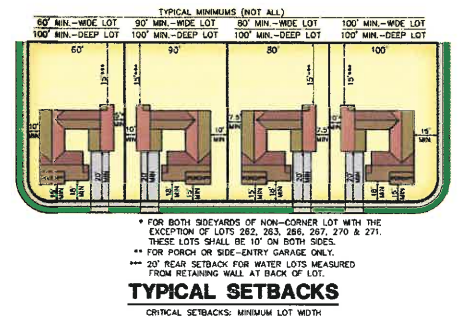
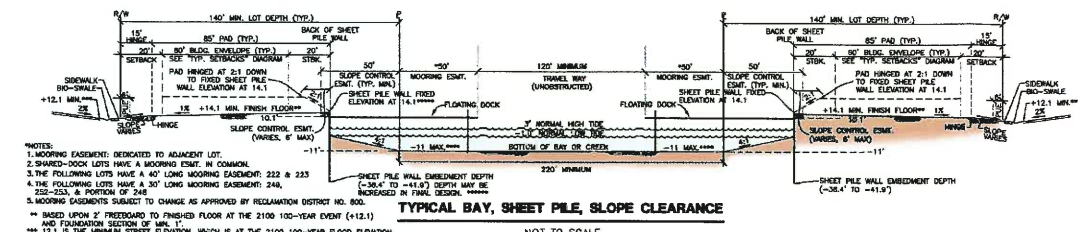
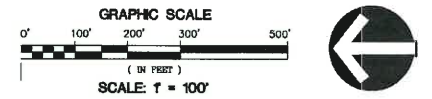


RECEIVED
CONTRA COSTA COUNTY
GPR-0002
JUL 17 2019
Dept of Conservation & Development

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



AVERAGE & MINIMUM LOT SIZE BY TYPE

LOT 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	9,503 S.F.	7,821 S.F.	7,853 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, 208-207, 209, 228, 234, 236-237, 242
- 80' x 100' LOTS: 41-43, 50-57, 59, 62, 67-69, 73-75, 78-79, 81-87, 89-98, 98, 105, 113, 136, 157, 159, 161, 163, 181-182, 188-189, 193, 198-205, 208, 210-217, 221-222, 229-230, 233, 235, 239-241, 243-244, 247-249, 252
- 100' x 100' LOTS: 55, 60, 76-77, 87, 110, 160, 192, 227-228, 231-232, 253
- 60' x 100' LOTS: 1-17, 18-27, 29-40, 44-54, 61, 64-65, 70-71, 85, 98-104, 108-109, 111-112, 114-118, 120-121, 123-129, 131-135, 137-140, 142-156, 160, 162, 164-166, 172-179, 184-185, 188-191, 195-196, 218-220, 223-225, 245-246, 250-251, & 254-282
- 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 "D" 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* 83.4
- "GROSS" ACREAGE* 87.8
- "NET" ACREAGE* 65.9
- LOTS DENSITY 3.3
- MEAN DENS. AREA (NET) 31.7 105 3.3
- HIGH DENS. AREA (NET) 34.2 167 5.5

* OPEN SPACE, WATER, PUBLIC AND LANDSCAPE PARCELS
* SITE - PARCELS - GROSS
* NET = 70% OF GROSS

