

GENERAL NOTES:

1. OWNER: CAMILLE IRONWOOD PROPERTIES, LLC
300 CAMILLE AVENUE
ALAMO, CA 94507
2. PROPERTY ADDRESS: 333 CAMILLE AVENUE
ALAMO, CA 94507
3. LAND DEVELOPER, CIVIL ENGINEER: ALIQUOT ASSOCIATES, INC.
1390 SOUTH MAIN ST., SUITE 310
WALNUT CREEK, CA 94596
PHONE: (925) 476-2300
FAX : (925) 476-2350
CONTACT: VINCE D'ALO
4. ASSESSOR'S PARCEL NUMBERS: 198-170-006; 198-170-008
5. EXISTING USE: SINGLE FAMILY RESIDENTIAL AND OFFICE USE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL (2 EXISTING UNITS, 33 ADDITIONAL UNITS)
6. EXISTING ZONING: R-20 (SINGLE-FAMILY RESIDENTIAL - LOT SIZE 20,000 SQUARE FEET MINIMUM)
PROPOSED ZONING: R-20 (SINGLE-FAMILY RESIDENTIAL - LOT SIZE 20,000 SQUARE FEET MINIMUM)
7. CONTRA COSTA COUNTY GENERAL PLAN: SINGLE-FAMILY RESIDENTIAL LOW DENSITY (SL)
(1.0 - 2.9 SINGLE FAMILY UNITS PER NET ACRE)
8. SITE AREAS: 21.69 ACRES: DEVELOPED SITE AREA
1.42 ACRES - PARCEL A
20.27 ACRES - 35 LOTS
35.2 ACRES - PARCEL B
3.64 ACRES - PARCEL C
9. GROSS AREA: TOTAL = 60.54 ACRES
10. NUMBER OF LOTS: 19.83 ACRES (21.69 AC - 1.86 AC OF STREET RIGHT OF WAY = 19.83 AC)
19.83 X 2.9 = 57 LOTS (MAXIMUM NUMBER OF LOTS PER GENERAL PLAN)
11. PROPOSED NUMBER OF LOTS: 35 LOTS (FIVE OF WHICH ARE EXISTING)
12. NET DENSITY: 35 LOTS = 1.76 U/AC (35 U / 19.83 AC = 1.76 U/AC)
13. LOT SIZE: AVERAGE 25,197 SF±
MINIMUM 20,000 SF±
MAXIMUM 52,622 SF±
14. FEMA: ZONE X - AREA OF MINIMAL FLOOD HAZARD
ABOVE THE 500-YEAR FLOOD LEVEL
PER CONTRA COSTA COUNTY FIRM MAP
PANEL #34 OF 602
MAP NUMBER 0601300434F
EFFECTIVE DATE JUNE 16, 2009.
15. UTILITIES: SEWER - CENTRAL CONTRA COSTA SANITARY DISTRICT
WATER - EAST BAY MUNICIPAL WATER DISTRICT (EBMUD)
SERVICE ZONE: FSA
SERVING ELEVATIONS: RANGE FROM 250 FEET TO 450 FEET
STORM DRAIN - CONTRA COSTA COUNTY
FIRE - SAN RAMON VALLEY FIRE PROTECTION DISTRICT
GAS & ELECTRIC - PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE - AT&T
CABLE - COMCAST CABLE
16. BENCHMARK: CCCC BM # 3652 CCC FASTENER & TAG
IN NORTHEAST CORNER OF TYPE "C"
INLET ON SOUTH SIDE OF CAMILLE AVE.
85'+/- WEST OF INTERSECTION CAMILLE
AVE & S.P.R.R.
ELEV. 323.235 (NGVD 29)
17. PARCELS: A. SCENIC PARCEL OWNERSHIP: HOA
B. OPEN SPACE OWNERSHIP: HOA, LAND CONSERVANCY
C. BUFFER ZONE OWNERSHIP: TRUST, OR PUBLIC AGENCY
D. STAGING AREA OWNERSHIP: HOA

ABBREVIATION INDEX

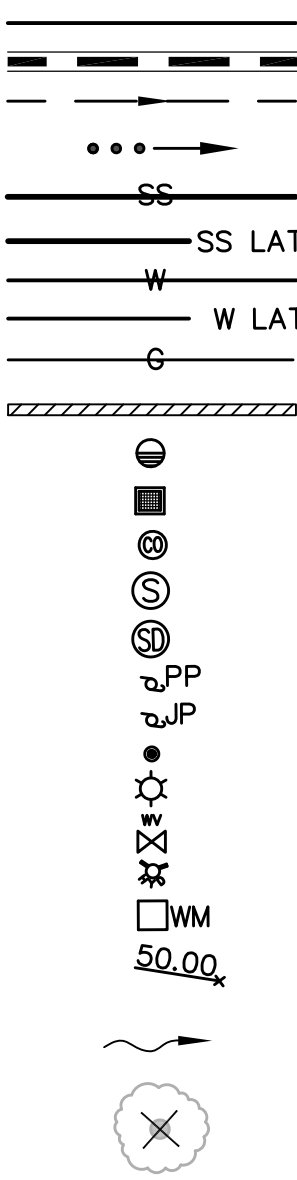
⊙	AT	P	PAD
AB	AGGREGATE BASE	PAE	PRIVATE ACCESS EASEMENT
AC	ASPHALT CONCRETE	PAV	PAVEMENT
ARV	AIR RELEASE VALVE	PFW	PERIMETER FENCE WALL
BC	BEGINNING OF CURVE	PL	PROPERTY LINE
BCR	BEGIN CURB RETURN	P/L	PROPERTY LINE
BDRY	BOUNDARY	PP	POWER POLE
BO	BLOW OFF	PRC	POINT OF REVERSE CURVATURE
BLDG	BUILDING	PR	PROPOSED
BW	BOTTOM OF WALL (AT FINISHED GRADE)	PT	POINT
CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
CIPP	CAST IN PLACE PIPE	RET	RETAINING
C/L	CENTER LINE	RI	RODDING INLET
C&G	CURB AND GUTTER	R/W	RIGHT OF WAY
CO	CLEAN OUT	SD	STORM DRAIN LINE
CMP	CORRUGATED METAL PIPE	SDE	STORM DRAIN EASEMENT
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
DE	DRAINAGE EASEMENT	SF	SQUARE FEET
DI	DROP INLET	SS	SANITARY SEWER LINE
DIP	DUCTILE IRON PIPE	SSE	SANITARY SEWER EASEMENT
DLR	DRAIN LINE RADIUS	SSFM	SANITARY SEWER FORCE MAIN
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	STR	STRUCTURE
EC	END OF CURB	SWK	SIDEWALK
ECR	END OF CURB RETURN	TB	TOP OF BANK
ELEV	ELEVATION	TC	TOP OF VERTICAL CURB
EP	EDGE OF PAVEMENT	TFC	TOP OF FLUSH CURB
EX, (E)	EXISTING	T(PFW)	TOP OF PERIMETER FENCE WALL
FC	FACE OF CURB	TOF	TOP OF FOOTING
FF	FINISH FLOOR ELEVATION	TP	TOP OF PAVEMENT
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
G	GAS	W	WATER
GB	GRADE BREAK	WM	WATER METER
GBL	GRADE BREAK LINE	WV	WATER VALVE
GR	GRATE	EBRP	EAST BAY REGIONAL PARK
GUT	GUTTER	PAE	PRIVATE ACCESS EASEMENT
G LIP	GUTTER LIP	SSE	SANITARY SEWER EASEMENT
HP	HIGH POINT	PSDE	PRIVATE STORM DRAIN EASEMENT
INV	INVERT	PUE	PUBLIC UTILITY EASEMENT
JP	JOINT POLE	PVT	PRIVATE
JT	JOINT TRENCH	CCWD	CONTRA COSTA WATER DISTRICT
LP	LOW POINT	CCOCFCWD	CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
MH	MANHOLE		
(N)	NEW		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
OE/OHE	OVERHEAD ELECTRIC		

INDEX:

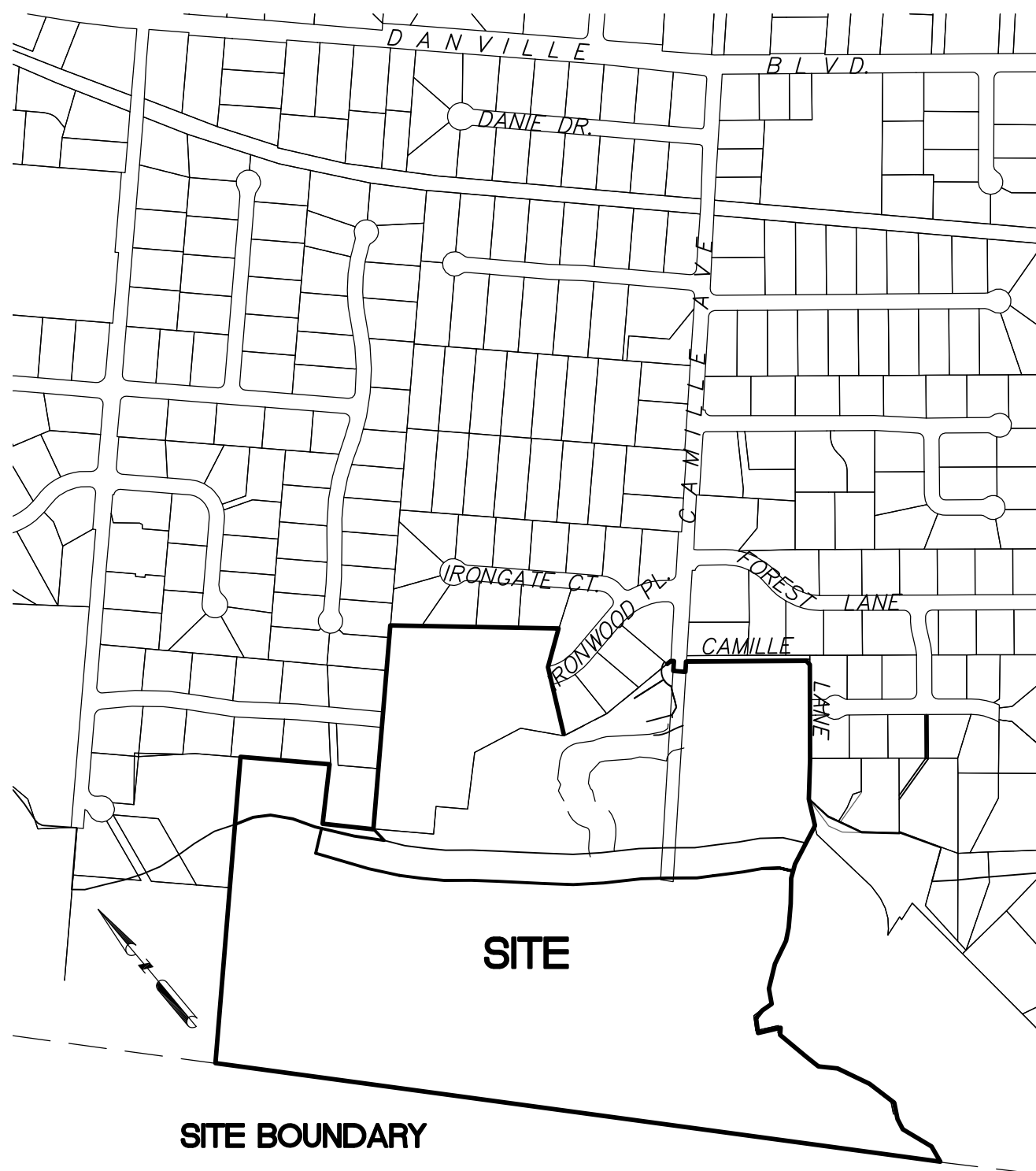
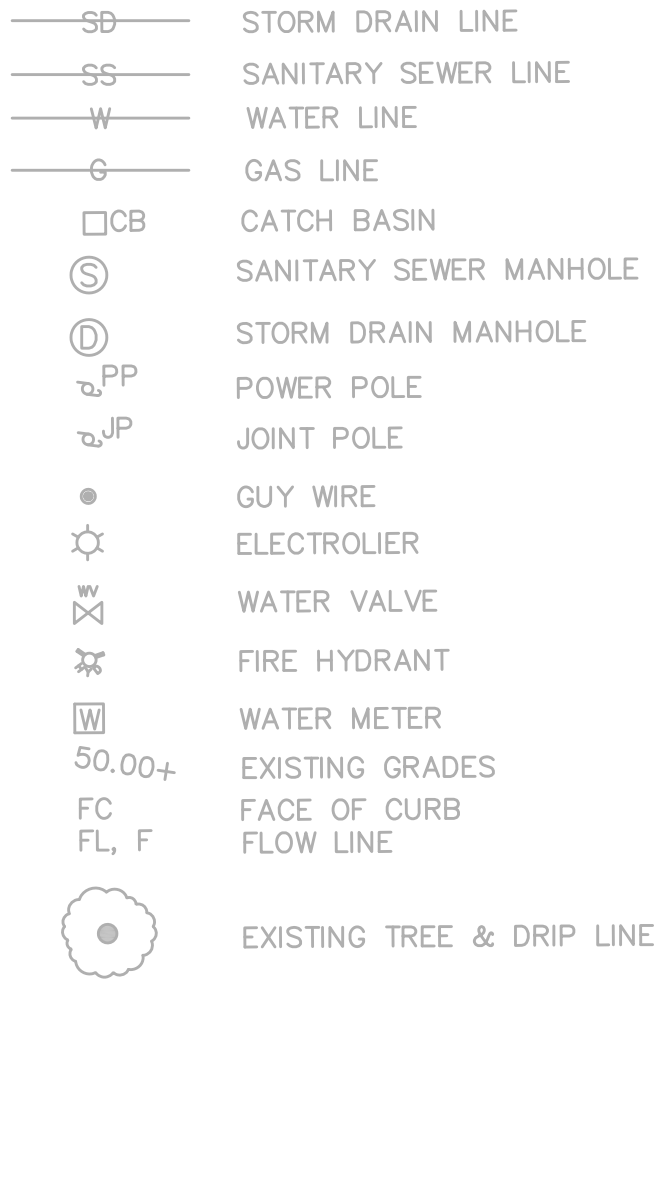
- TM-1 TITLE SHEET
TM-2 EXISTING CONDITIONS
TM-3 LOT AREAS AND DIMENSIONS
TM-4 GRADING & DRAINAGE PLAN
TM-5 TREE PRESERVATION PLAN
TM-6 UTILITY PLAN
TM-7 TYPICAL ROAD SECTIONS
TM-8 STORMWATER CONTROL PLAN

LEGEND

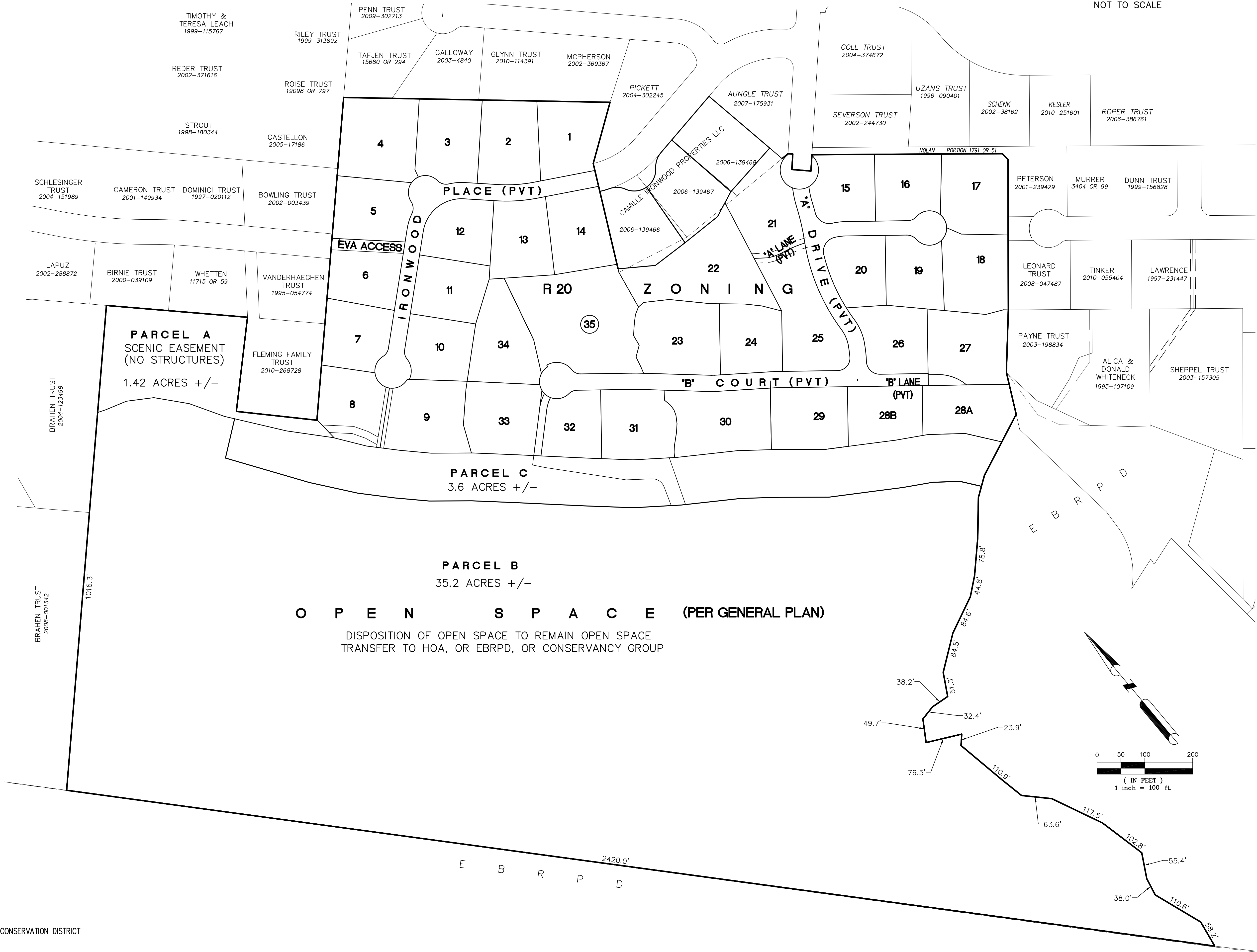
PROPOSED



EXISTING

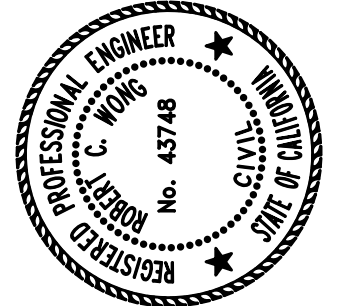


VICINITY MAP
NOT TO SCALE



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Surveyors



CALIFORNIA

PHASED VESTING TENTATIVE MAP
BALL ESTATES
TITLE SHEET

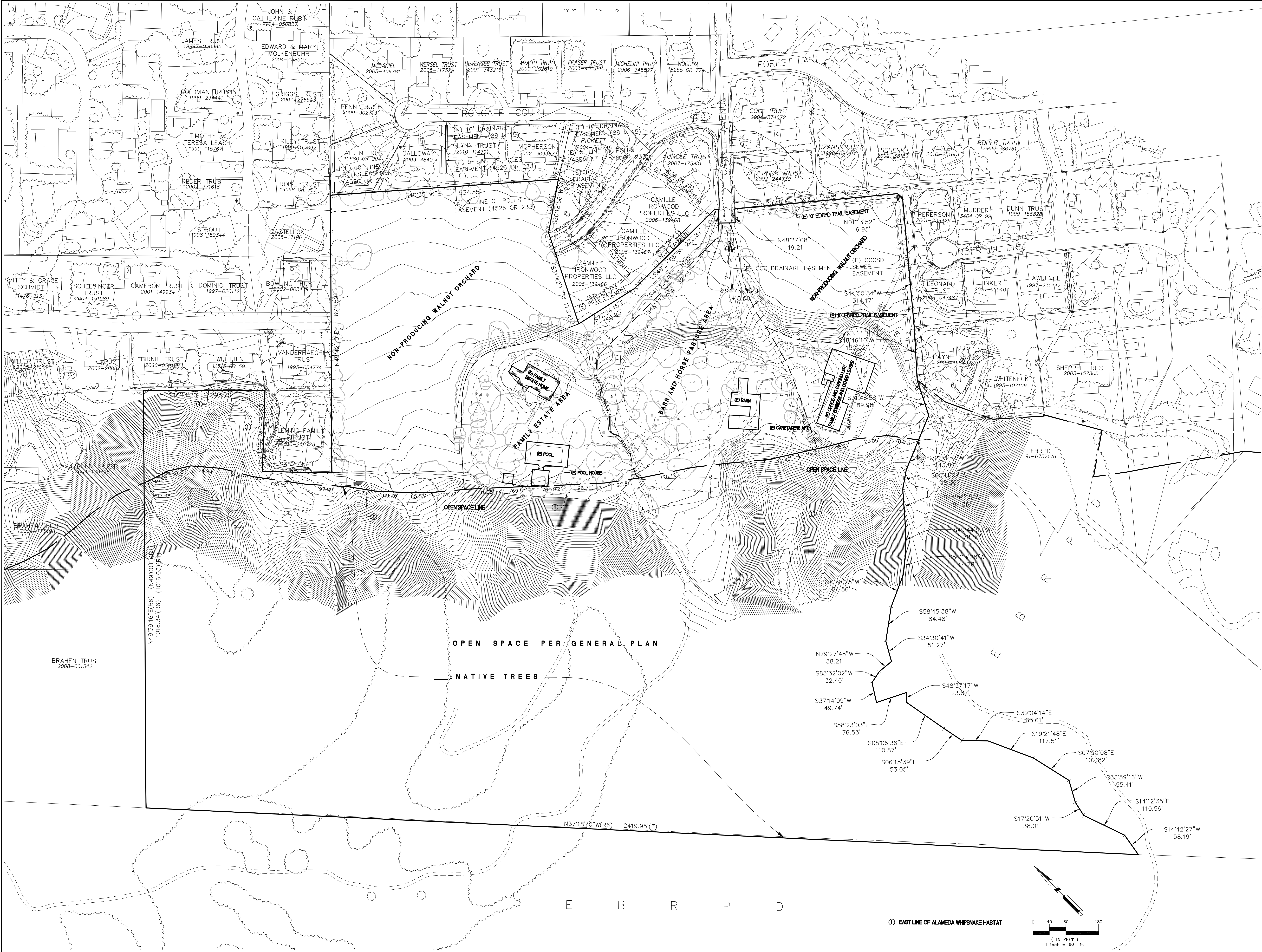
SUBDIVISION 9338 - 333 CAMILLE AVENUE

CONTRA COSTA COUNTY

ALAMO

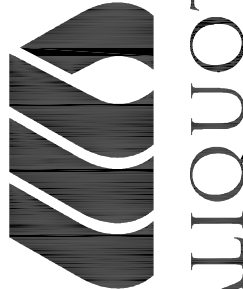
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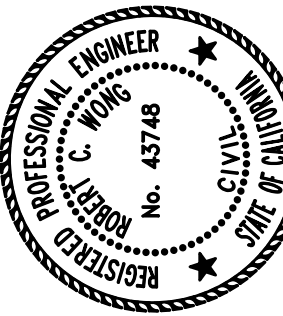
Drawing Number:
TM-1
1 OF 8



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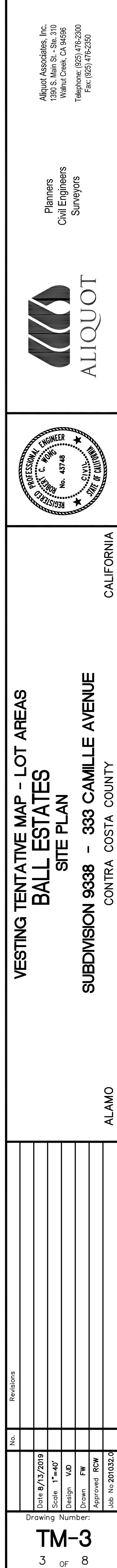


REGISTERED PROFESSIONAL ENGINEER
No. 43748
STATE OF CALIFORNIA

VESTING TENTATIVE MAP
BALL ESTATES
EXISTING CONDITIONS
SUBDIVISION 9338 - 333 CAMILLE AVENUE
CONTRA COSTA COUNTY
CALIFORNIA
ALAMO

No.	Revisions
1	Initial
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised

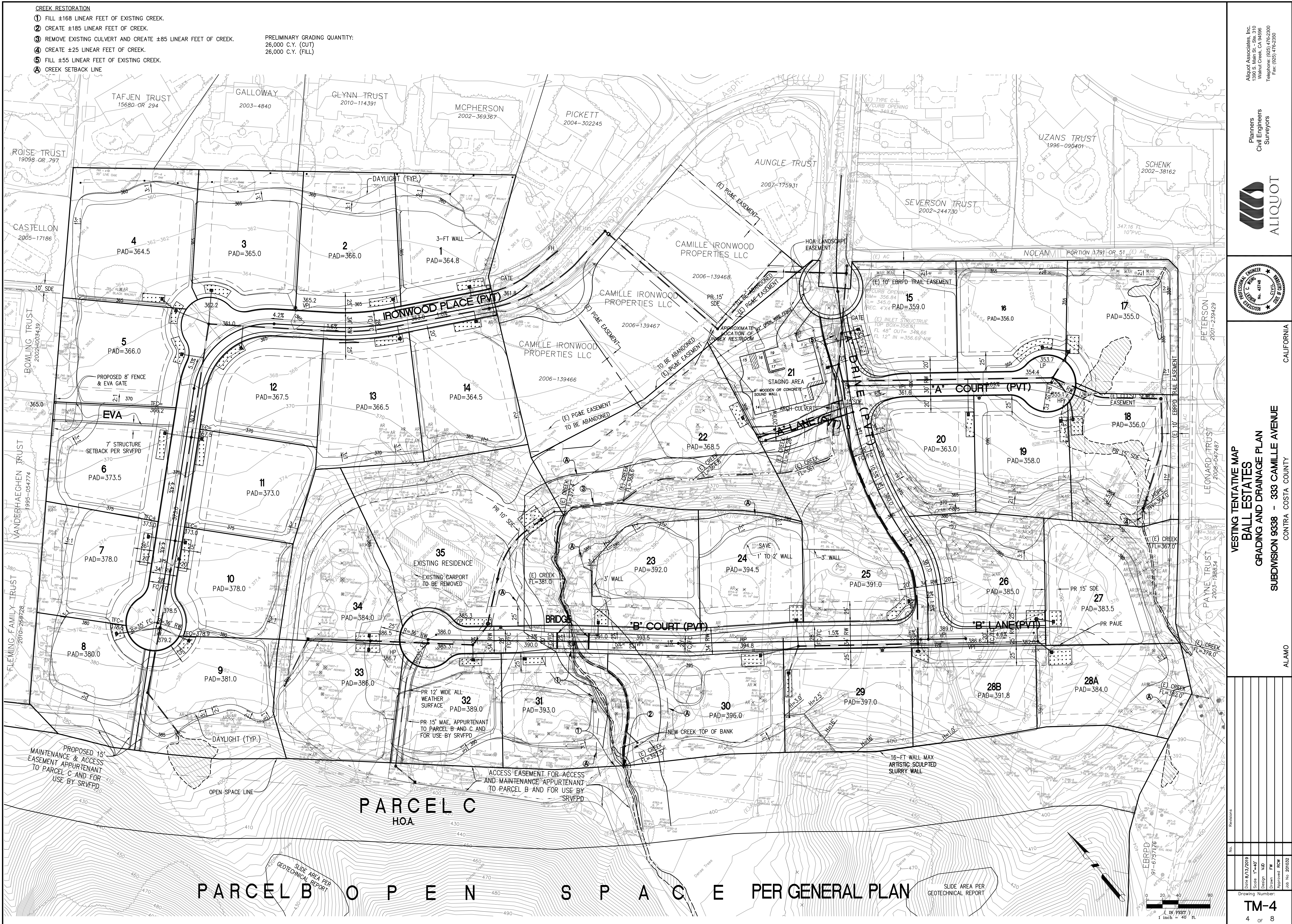
Drawing Number:
TM-2
2 of 8



CREEK RESTORATION

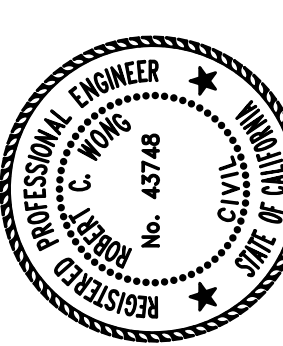
- 1 FILL ±168 LINEAR FEET OF EXISTING CREEK.
- 2 CREATE ±185 LINEAR FEET OF CREEK.
- 3 REMOVE EXISTING CULVERT AND CREATE ±85 LINEAR FEET OF CREEK.
- 4 CREATE ±25 LINEAR FEET OF CREEK.
- 5 FILL ±55 LINEAR FEET OF EXISTING CREEK.
- 6 CREEK SETBACK LINE

PRELIMINARY GRADING QUANTITY:
26,000 C.Y. (CUT)
26,000 C.Y. (FILL)



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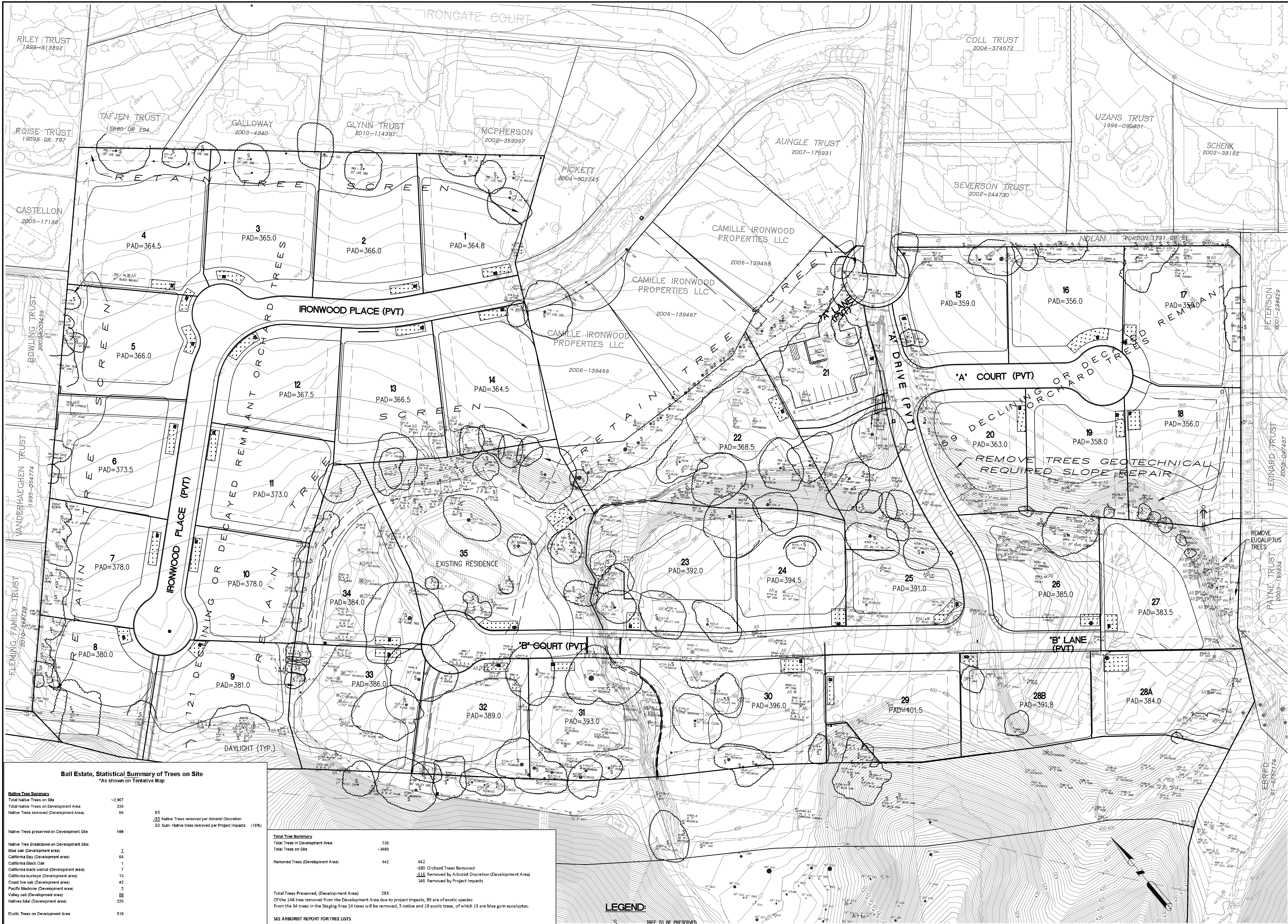
CALIFORNIA

VESTING TENTATIVE MAP
BALL ESTATES
GRADING AND DRAINAGE PLAN
SUBDIVISION 9338 - 333 CAMILLE AVENUE
CONTRA COSTA COUNTY

ALAMO

No.	Date	By	Check	Appr.	Rev.
1	8/13/2019	TM-4			
2					
3					
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35					

Drawing Number: TM-4
4 OF 8



Ball Estate, Statistical Summary of Trees on Site		
*As shown on Tentative Map		
Native Tree Summary		
Total Native Trees on Site	~2,967	
Total Native Trees on Development Area	225	
Native Trees removed (Development Area)	65	
Native Trees preserved on Development Site	160	
Native Tree Breakdown on Development Site:		
Blue oak (Development area)	7	
California Bay (Development area)	65	
California Black Oak	1	
California black walnut (Development area)	7	
California buckeye (Development area)	13	
Coast live oak (Development area)	42	
Pacific Madrone (Development area)	2	
Valley oak (Development area)	88	
Natives total (Development area)	225	
Exotic Trees on Development Area	510	
Oak Summary		
Total Oaks on Project Development Area	138	
Oaks removed (Development Area)	34	
Oaks preserved on Development Site	104	

Total Tree Summary		
Total Trees in Development Area	735	
Total Trees on Site	~3489	
Removed Trees (Development Area)	442	
Total Trees Preserved, (Development Area)	293	
Of the 146 tree removed from the Development Area due to project impacts, 95 are of exotic species		
From the 34 trees in the Staging Area 24 trees will be removed, 3 native and 19 exotic trees, of which 13 are blue gum eucalyptus.		
SEE ARBORIST REPORT FOR TREE LISTS		
KEY		
Development Area / Project Impact Area	Lots and street development, and wetland mitigation area. Does not include Staging Area	
Site	Development Area & Open Space	
Trees removed per Arborist discretion:	Trees selected to be removed by the Arborist which will be removed to facilitate the health of another tree or a species not conducive to the Alamo climate environment.	
Staging Area (19 parking spaces) -	Community facility for access to the Madrone Trail dedicated to EBRPD	

LEGEND:

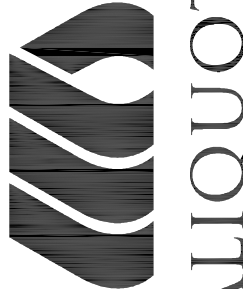
S TREE TO BE PRESERVED

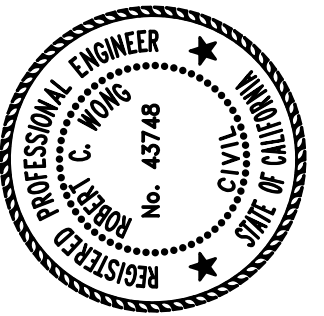
AR X TREE DESIGNATED BY ARBORIST FOR REMOVAL REGARDLESS OF PROJECT IMPACTS

X TREE TO BE REMOVED DUE TO PROJECT IMPACTS

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REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 4748
EXPIRATION DATE 12/31/2022

CALIFORNIA

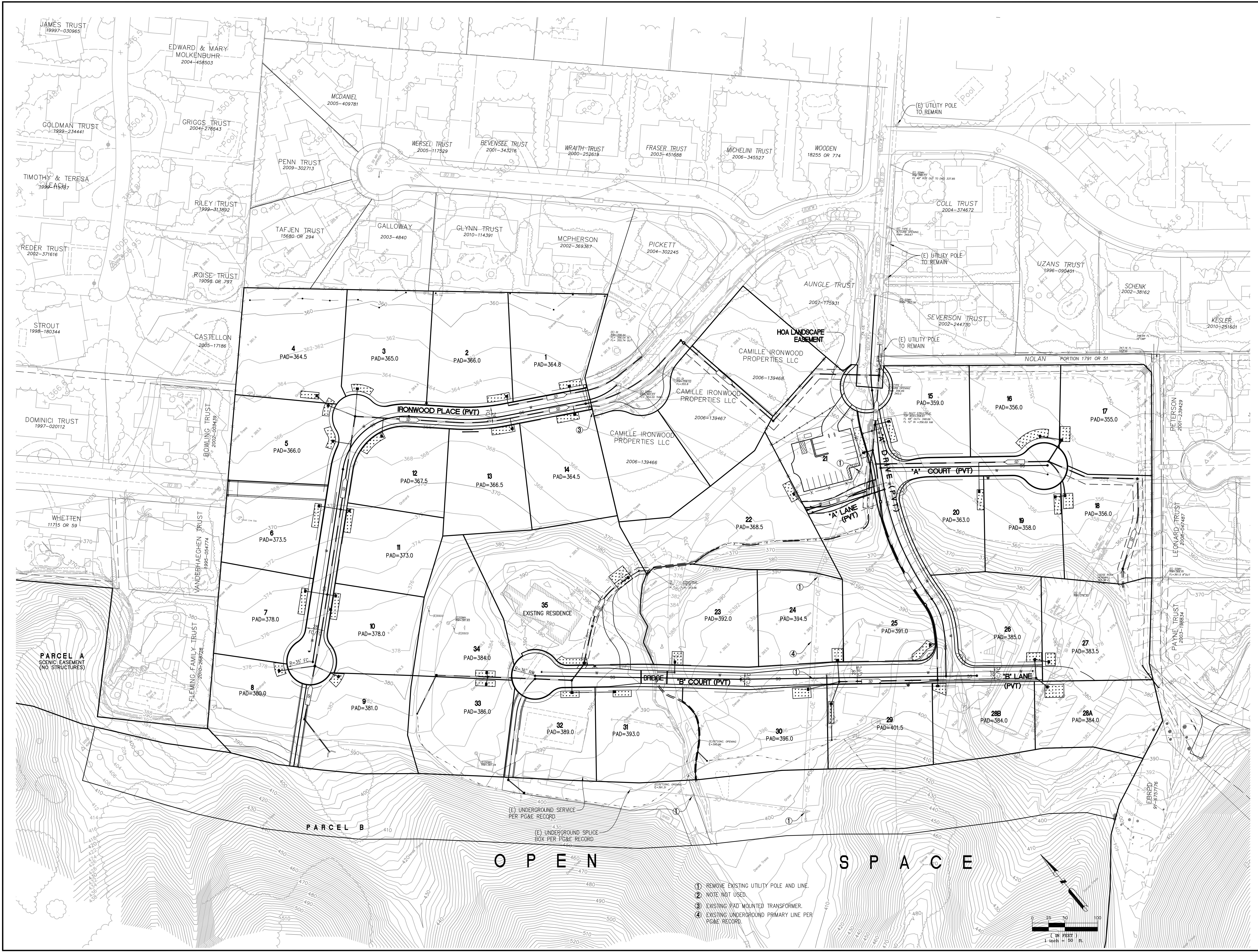
VESTING TENTATIVE MAP
BALL ESTATES
TREE PRESERVATION PLAN

SUBDIVISION 9338 - 333 CAMILLE AVENUE
CONTRA COSTA COUNTY

ALAMO

No.	Revisions
1	Date 8/13/2019
2	Scale 1"=40'
3	Design V.D.
4	Draw J.B.H.
5	Approved B.W.
6	Job No. 201002

Drawing Number:
TM-5
5 OF 8



- 1 REMOVE EXISTING UTILITY POLE AND LINE.
- 2 NOTE NOT USED.
- 3 EXISTING PAD MOUNTED TRANSFORMER.
- 4 EXISTING UNDERGROUND PRIMARY LINE PER PG&E RECORD.

VESTING TENTATIVE MAP
BALL ESTATES
UTILITY PLAN

SUBDIVISION 9338 - 333 CAMILLE AVENUE
CONTRA COSTA COUNTY

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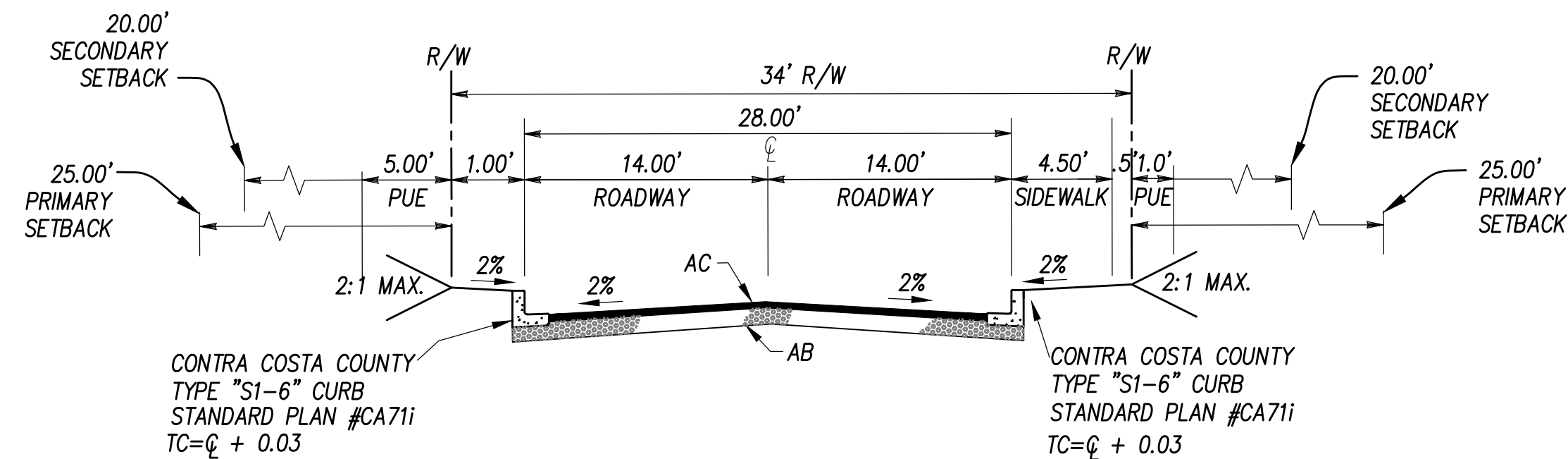
ALIQUOT ASSOCIATES, INC.
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Fax: (925) 976-2300

PROFESSIONAL ENGINEER
REGISTERED
No. 47748
Civil
State of California

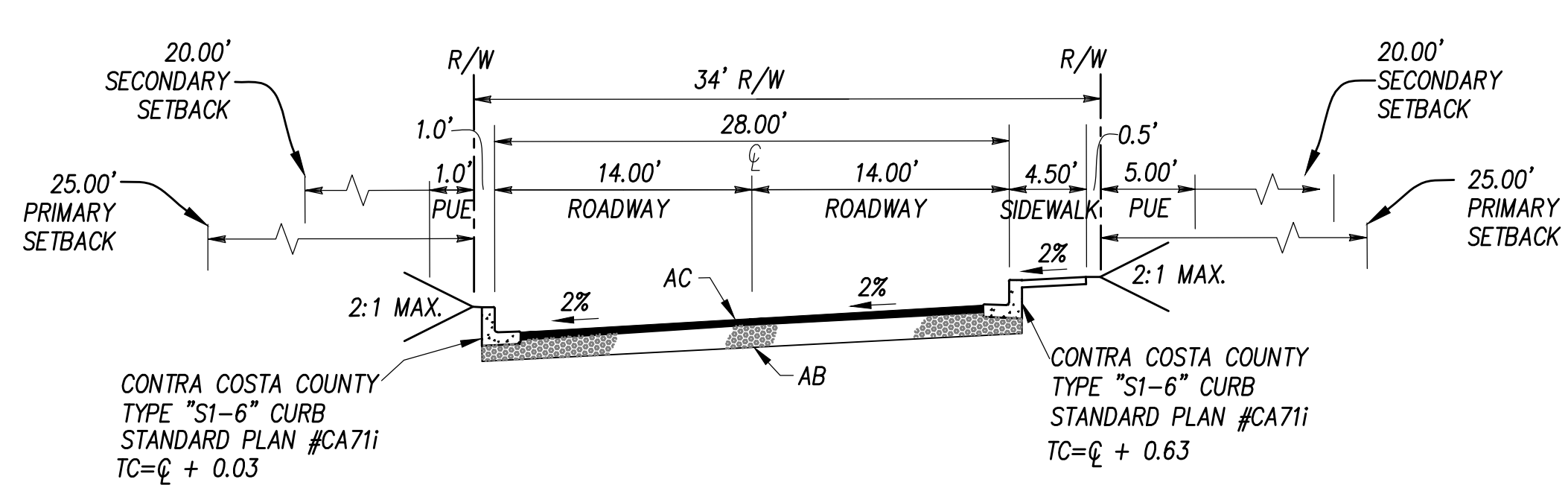
Revisions

No.									
Date	8/13/2019								
Scale	1"=50'								
Design	MJ/FW								
Drawn	FW								
Approved	ROW								
Job No.	20102								

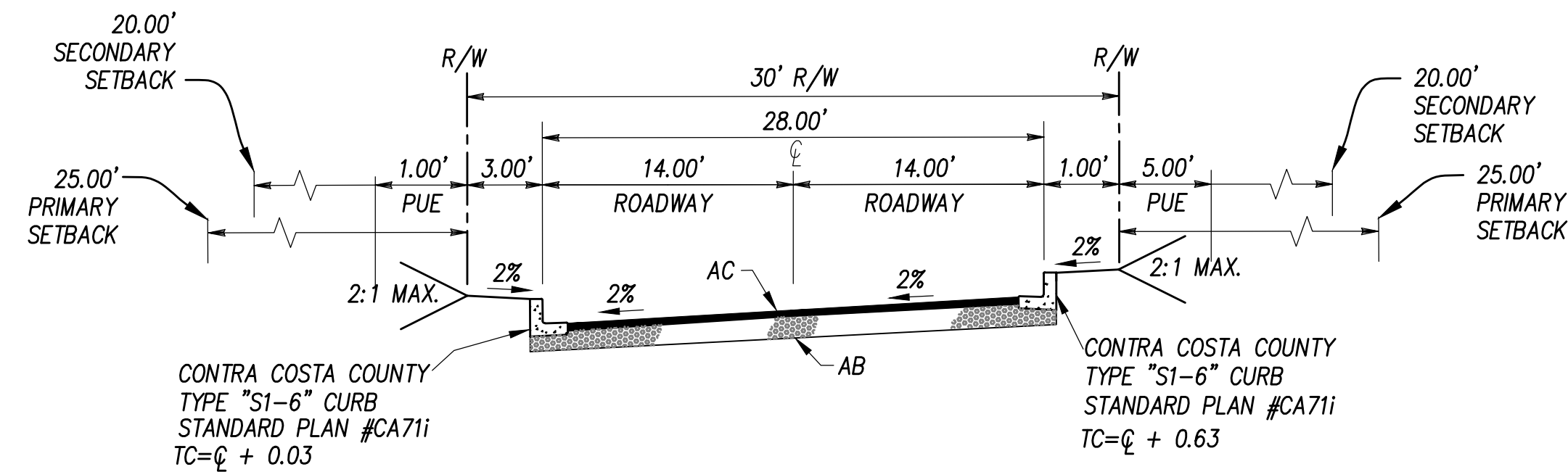
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TM-6
6 OF 8



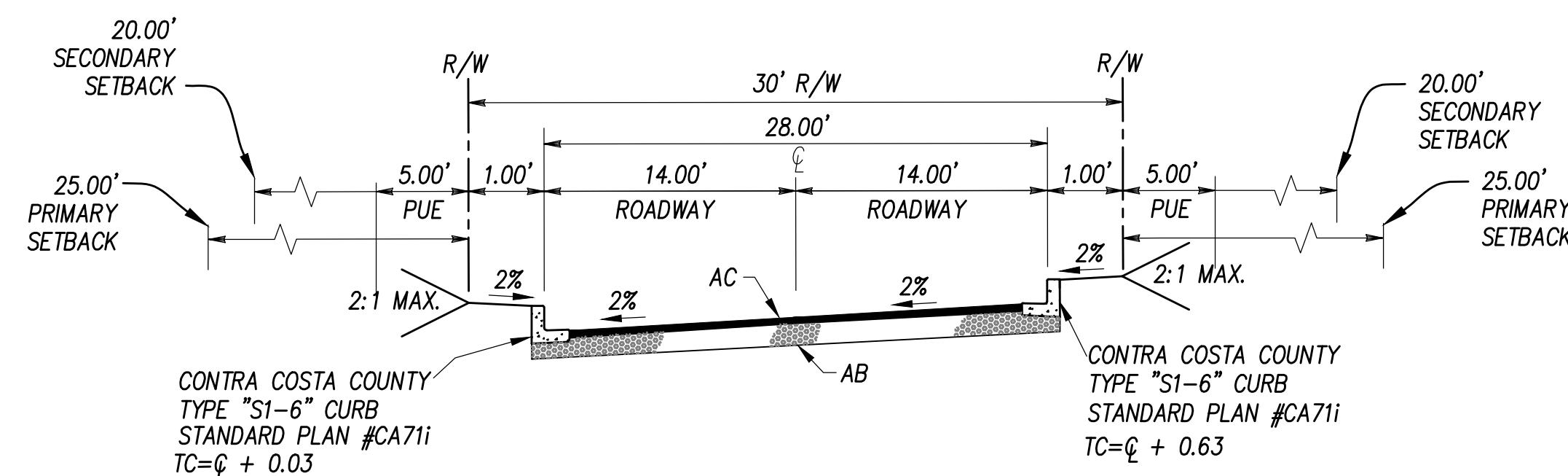
IRONWOOD PLACE (PRIVATE ROAD)



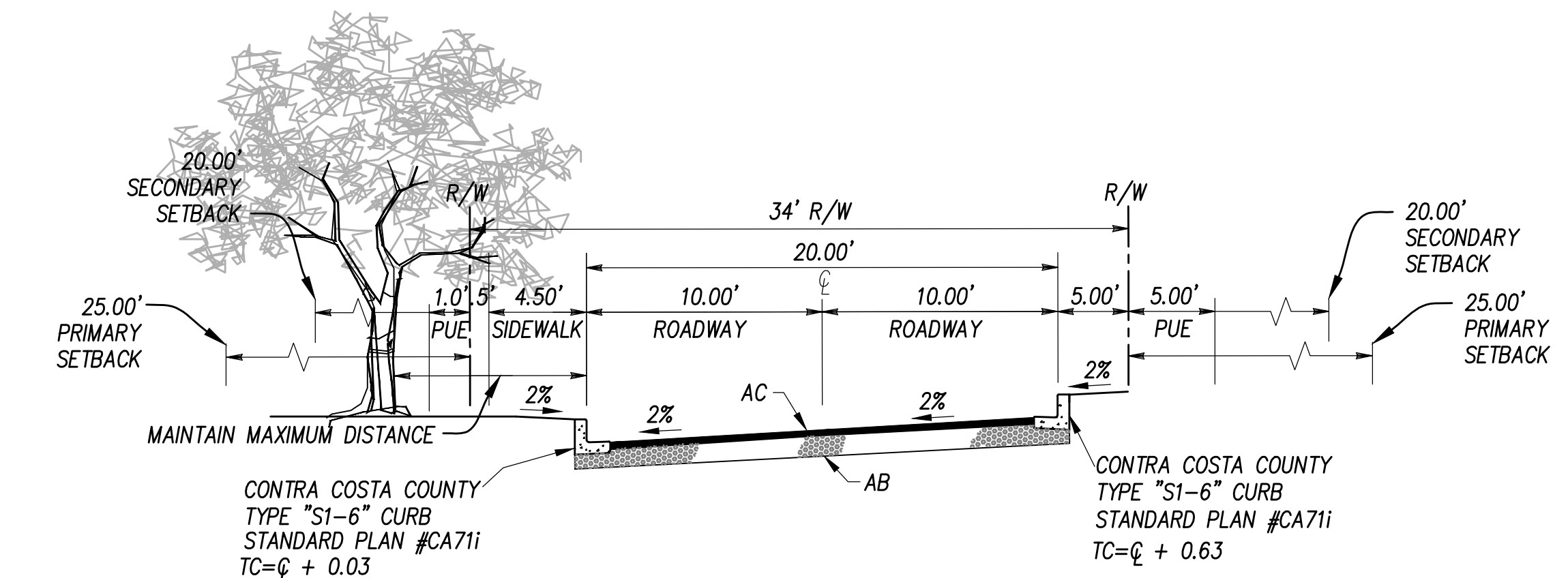
"A" DRIVE (PRIVATE ROAD)



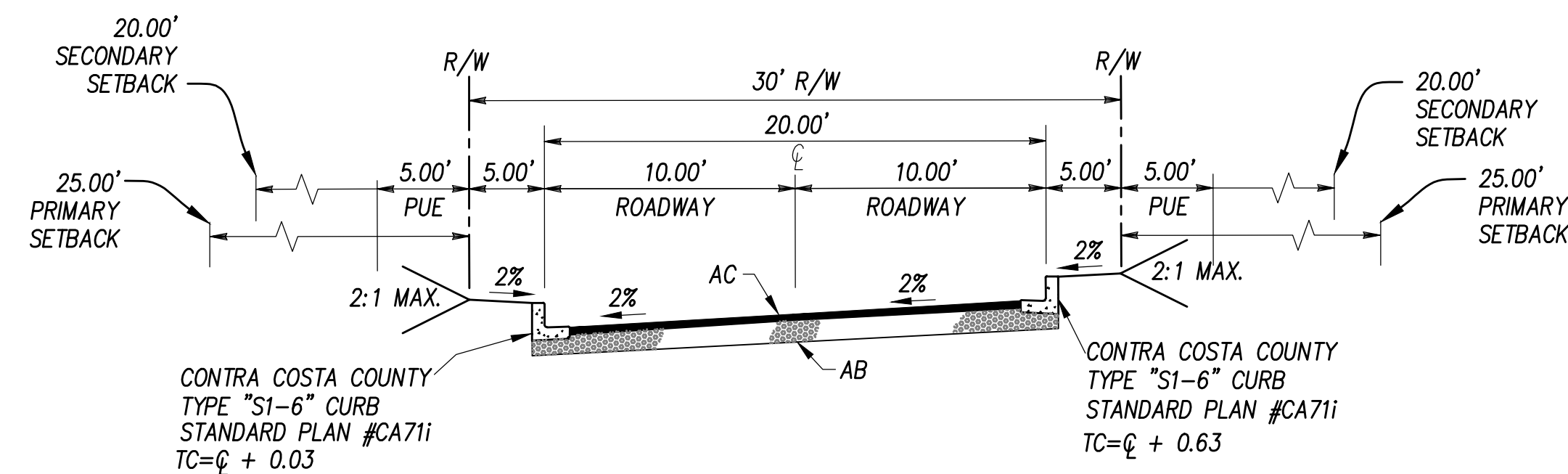
"A" COURT (PRIVATE ROAD)



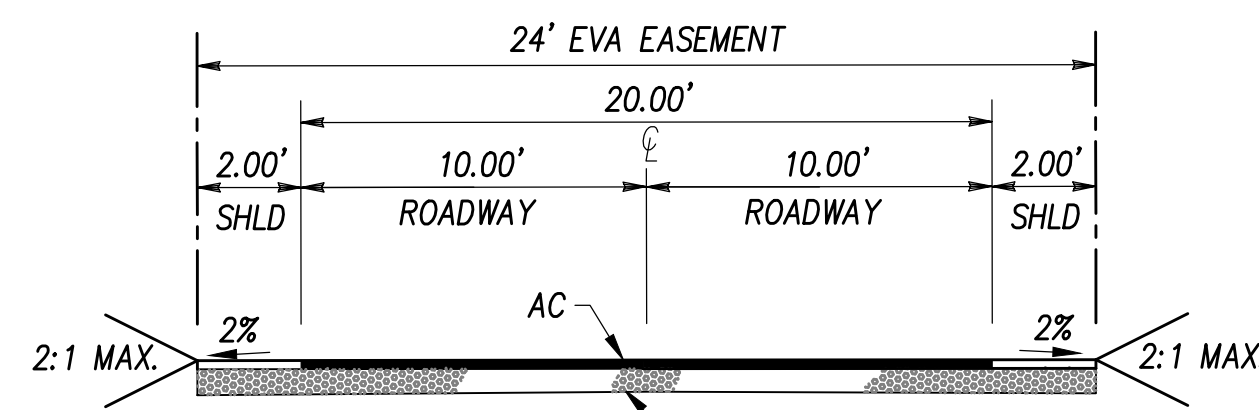
"B" COURT (PRIVATE ROAD)



"B" COURT (PRIVATE ROAD)

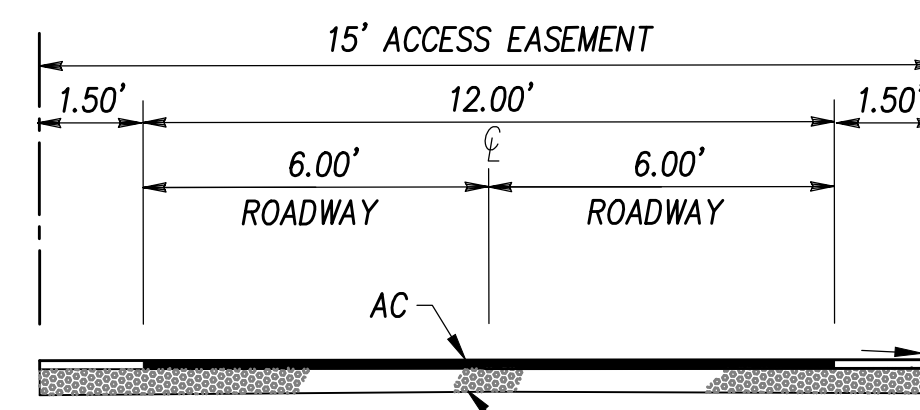


"B" LANE (PRIVATE ROAD)

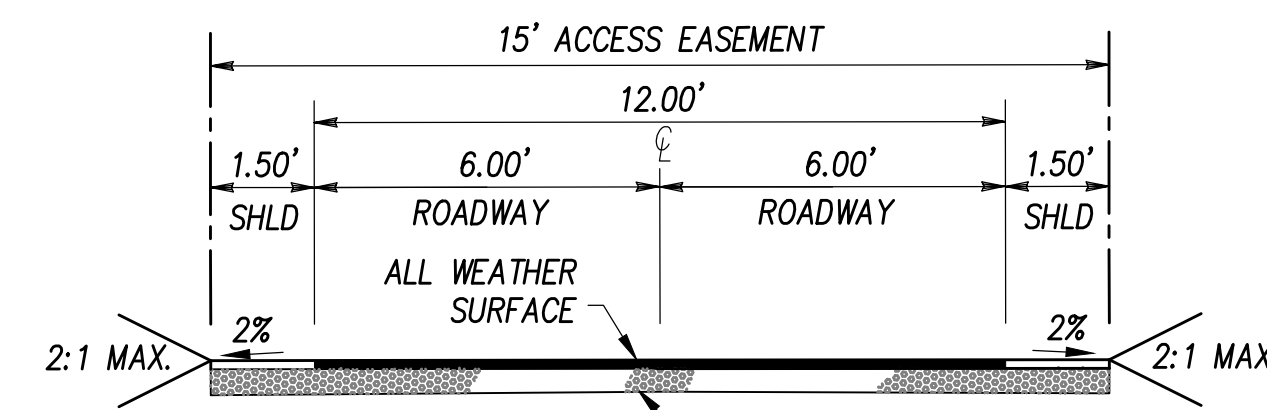


NOTE: SECTION WILL SUPPORT H-40 LOAD GATE
POSTS SPACED 22' APART

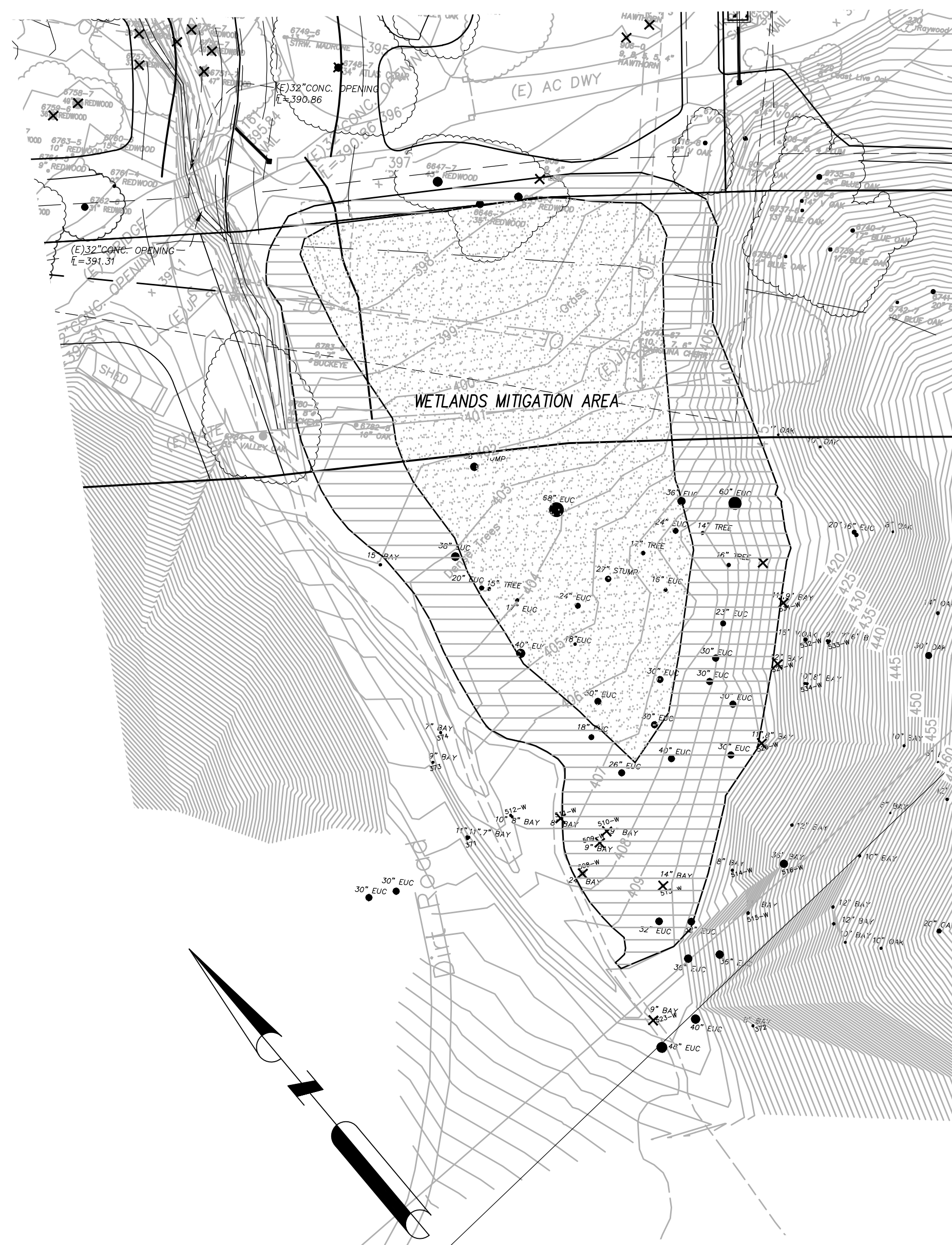
**EVA ACCESS ROADWAY
LOTS 5 AND 6**



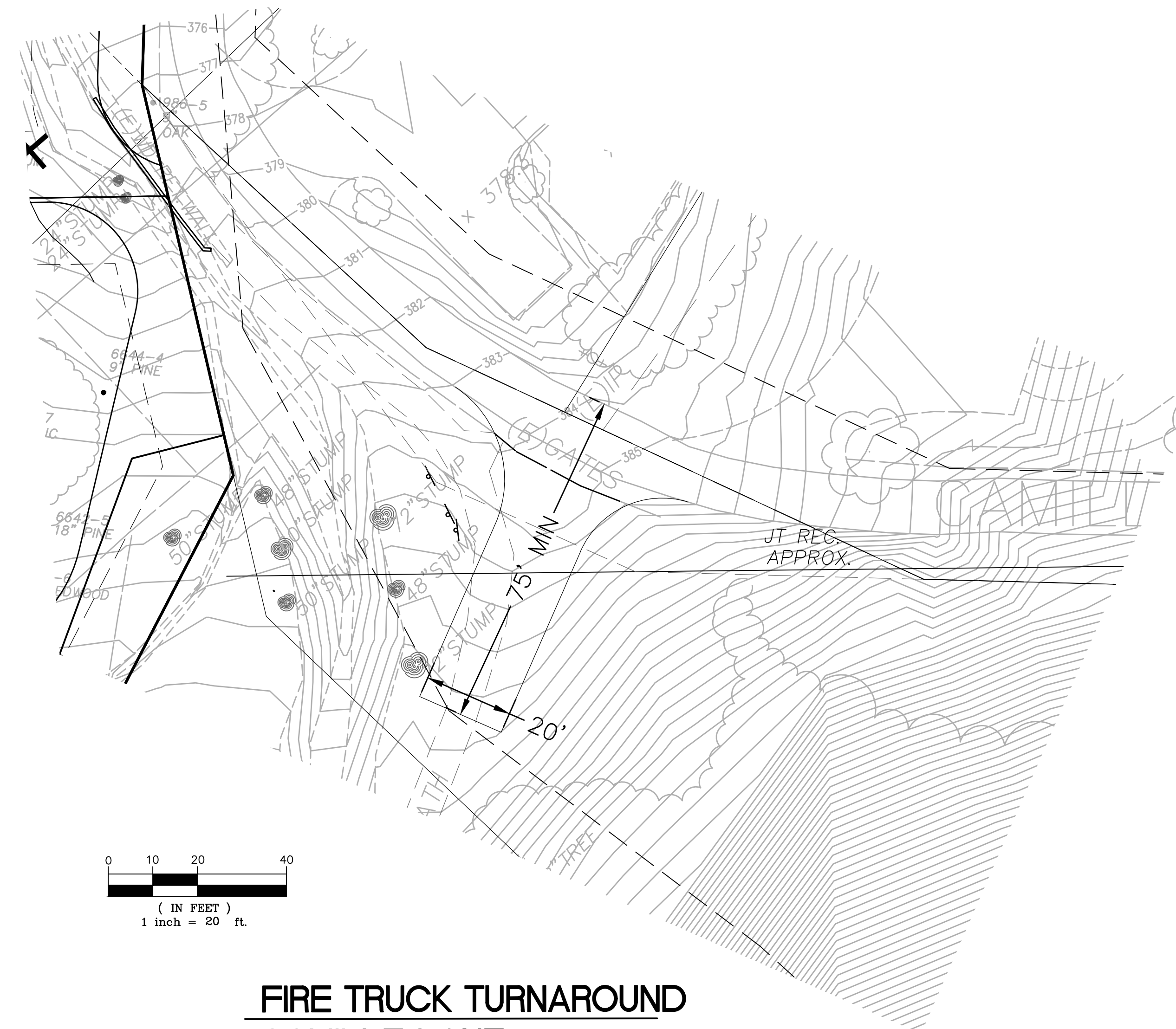
**ACCESS AND MAINTENANCE ROADWAY
LOTS 8 AND 9**



**P.A.U.E. ROADWAY
LOTS 32 AND 33**



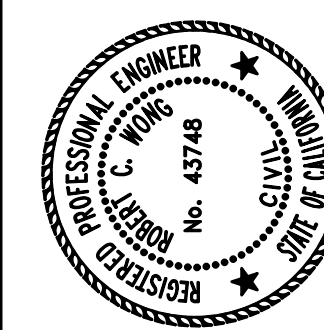
**WETLAND MITIGATION AREA
SOUTHWEST OF LOT 30**



**FIRE TRUCK TURNAROUND
CAMILLE LANE**

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VESTING TENTATIVE MAP
BALL ESTATES
TYPICAL ROAD SECTIONS
SUBDIVISION 9338 - 333 CAMILLE AVENUE
CONTRA COSTA COUNTY

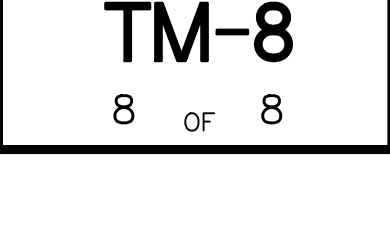
ALAMO

No.	Revisions
1	Date 8/13/2019 Scale AS SHOWN Design VJD Drawn FW Approved BCW Job No. 20102

Drawing Number:

TM-7

7 of 8



COMMON DMA'S ATTRIBUTED TO SAME IMP			
IMP #	DMA #	DMA #	TOTAL IMP AREA PROVIDED (SF)
IMP#1	DMA 1	DMA 36	340
IMP#2	DMA 2	DMA 38	346
IMP#6	DMA 6	DMA 42	365
IMP#7	DMA 7	DMA 44	400
IMP#10	DMA 10	DMA 45	400
IMP#11	DMA 11	DMA 43	365
IMP#12	DMA 12	DMA 41	426
IMP#13	DMA 13	DMA 39	354
IMP#14	DMA 14	DMA 37	340
IMP#15	DMA 15	DMA 54	368
IMP#16	DMA 16	DMA 53	693
IMP#21	DMA 21	DMA 52	468
IMP#22	DMA 22	DMA 55	360
IMP#23	DMA 23	DMA 47	340
IMP#24	DMA 24	DMA 48	330
IMP#25	DMA 25	DMA 50	394
IMP#26	DMA 26	DMA 51	322
IMP#28	DMA 28	DMA 49	582

A SWME-STORM WATER MAINTENANCE EASEMENT IN FAVOR OF HOA