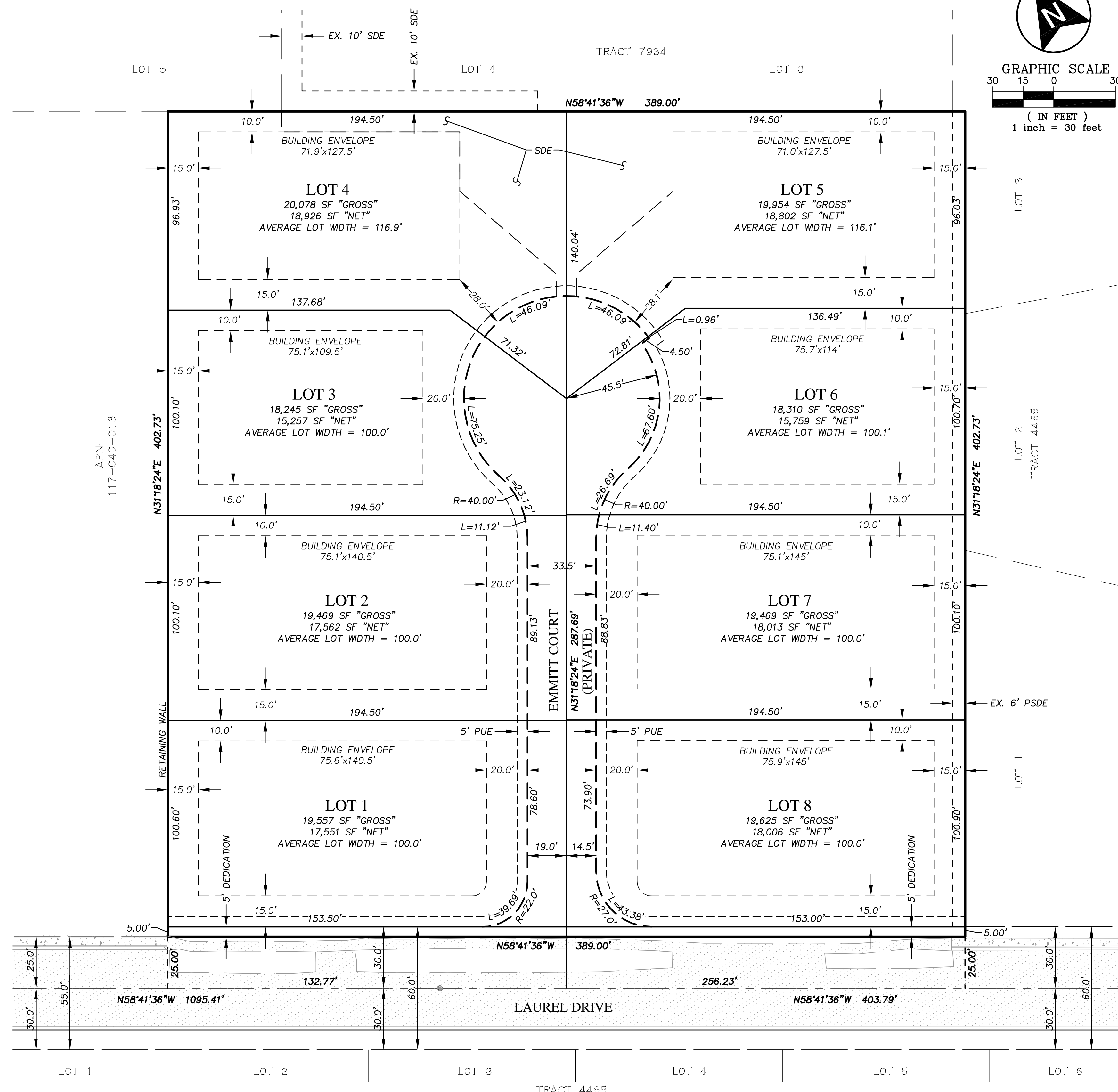


# VESTING TENTATIVE MAP "LAUREL PLACE IV"

SUBDIVISION 9495  
CITY OF CONCORD  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA



**DEVELOPER**

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

**OWNER**

PAMELA HARREL  
5199 LAUREL DRIVE  
CONCORD, CA 94521  
(925) 586-8040

**CIVIL ENGINEER**

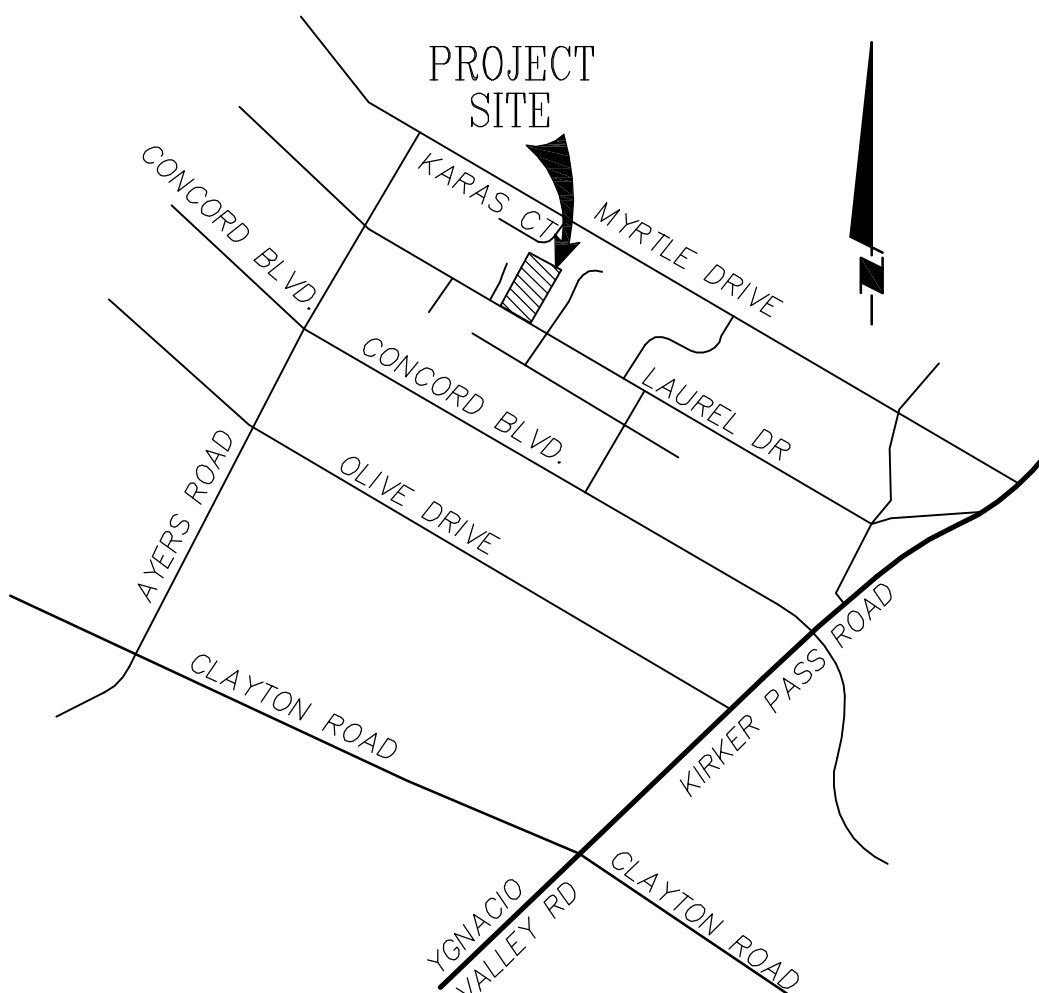
APEX CIVIL ENGINEERING & LAND SURVEYING  
817 ARNOLD DRIVE, SUITE 50  
MARTINEZ, CA 94553  
(925) 476-8499

**SOILS ENGINEER**

BERLOGAR, STEVENS & ASSOCIATES  
5587 SUNOL BOULEVARD  
PLEASANTON, CA 94566  
(650) 484-0220

**LANDSCAPE ARCHITECT:**

THOMAS BAAK & ASSOCIATES  
1620 NORTH MAIN STREET, SUITE 4  
WALNUT CREEK, CA 94596  
(925) 933-2583



**GENERAL**

ASSESSORS PARCEL NO(s): 117-040-086  
PROJECT ADDRESS: 5175 LAUREL DRIVE, CONCORD, CA  
TOTAL AREA: 3.60 ACRES  
NET DEVELOPABLE AREA: 3.14 ACRES  
EXISTING USE: SINGLE FAMILY RESIDENCE  
EXISTING ZONING: R-40 (SINGLE FAMILY RESIDENTIAL)  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED ZONING: R-15 (SINGLE FAMILY RESIDENTIAL)  
NUMBER OF UNITS: 8 LOTS  
DENSITY: 2.55 UNITS/AC  
FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0304G, DATED 03-21-2017)

**FACILITIES**

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

**NOTES:**

- NO PUBLIC AREAS ARE PROPOSED.
- ALL EXISTING STRUCTURES, CONCRETE AND TREES ON-SITE ARE TO BE REMOVED.

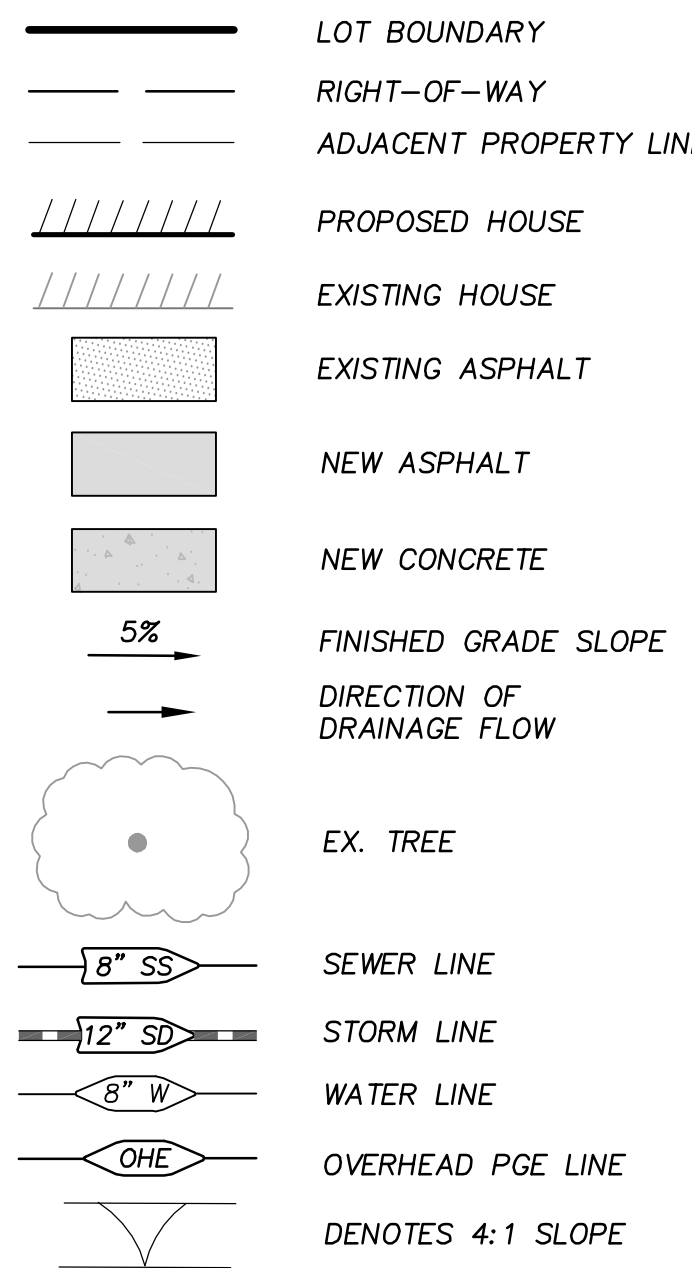
**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE CENTERLINE OF LAUREL DRIVE BETWEEN FOUND MONUMENTS AS SHOWN ON THE CCCO COUNTY RIGHT OF WAY DWG F 5167 E-71 TAKEN AS NORTH 58°41'36" WEST

**BENCHMARK**

ELEVATIONS ARE BASED ON CCCO BM 3074 BRASS DISC IN FLAGPOLE, AYERS ELEMENTARY SCHOOL ELEV.=280.57 ELEVATION WAS ADJUSTED TO NAVD 88 USING CORPSCON 6.1 ELEVATION DIFFERENTIAL=+2.6'; ELEV=283.17

**LEGEND**



**ABBREVIATIONS**

- AB - AGGREGATE BASE
- AC - ASPHALT CONCRETE
- BOC - BACK OF CURB
- BW - BOTTOM OF WALL
- CB - CATCH BASIN
- CCCO - CONTRA COSTA COUNTY
- CL - CLASS
- C - CENTERLINE
- COC - CITY OF CONCORD
- DET - DETAIL
- EX - EXISTING
- FG - FINISH GRADE
- FH - FIRE HYDRANT
- GB - GRADE BREAK
- GF - GUTTER FLOWLINE
- HP - HIGH POINT
- P - PAD ELEVATION
- PI - POINT OF INTERSECTION
- PUE - PUBLIC UTILITY EASEMENT
- R/W - RIGHT OF WAY
- SD - STORM DRAIN
- SF - SQUARE FEET
- SS - SANITARY SEWER
- STD - STANDARD
- TW - TOP OF WALL
- TYP - TYPICAL
- W - WATER

**SHEET INDEX**

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
3	SECTIONS & DETAILS
4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	PRELIMINARY C.3 STORM WATER CONTROL PLAN

REVISIONS	NO.	BY	DATE	DESIGN: JV
				DRAWN: STAFF
				CHECKED: JV
				PROJECT #: 16119



**APEX**  
CIVIL ENGINEERING & LAND SURVEYING

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

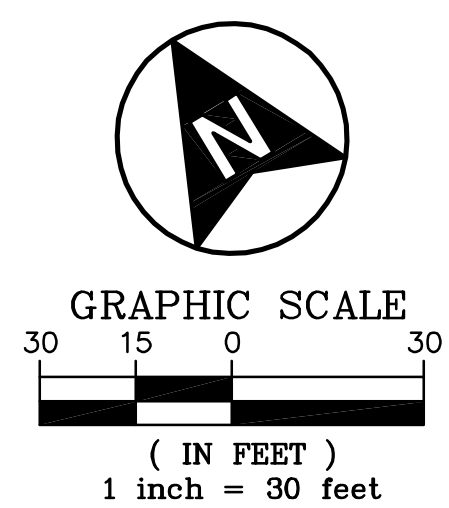
VESTING TENTATIVE MAP  
TITLE SHEET  
SUB # 9495  
CONCORD, CA

SHEET 1 OF 5
DATE 02-04-2018

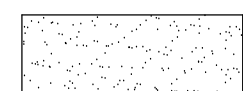


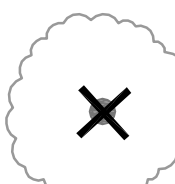
LAUREL RANCH IV - SUB # 9495 - VESTING TENTATIVE MAP - 02-04-2019

# TOPOGRAPHIC SURVEY & DEMOLITION PLAN "LAUREL PLACE IV"

SUBDIVISION 9495  
CITY OF CONCORD  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA



### LEGEND

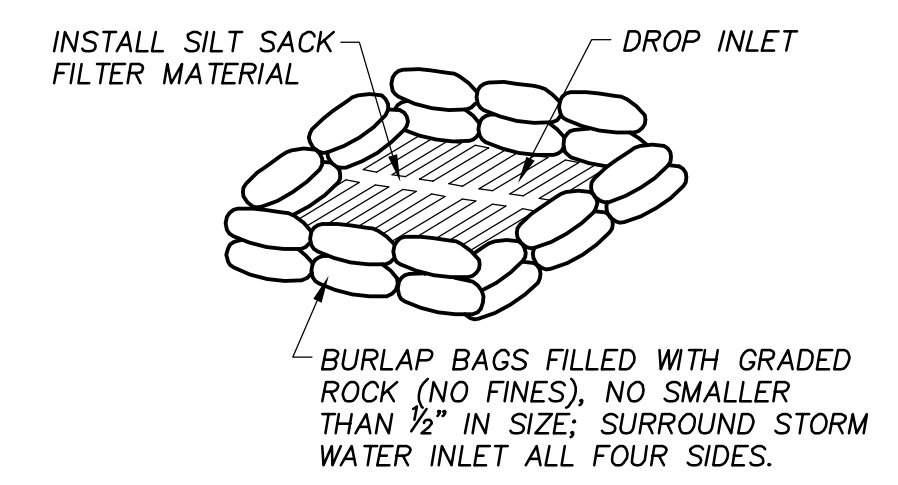
-  EX. GRAVEL DRIVEWAY TO SERVE AS CONSTRUCTION ENTRANCE
-  FIBER ROLL WATTLES
-  INLET PROTECTION
-  TREE TO BE REMOVED

### DEMOLITION KEY LEGEND

- ① EXISTING STRUCTURE TO BE REMOVED
- ② EXISTING CONCRETE TO BE REMOVED
- ③ EXISTING FENCE TO BE REMOVED, AS NEEDED
- ④ EXISTING GRAVEL DRIVEWAY TO BE REMOVED
- ⑤ EXISTING TREE TO BE REMOVED (TYP)
- ⑥ 5'± OF CURB, GUTTER AND SIDEWALK TO BE REMOVED
- ⑦ EXISTING POWER POLE TO BE RELOCATED PER JOINT TRENCH PLANS
- ⑧ OVERHEAD POWER LINE / POWER POLE TO BE REMOVED
- ⑨ OVERHEAD POWER LINE TO BE RELOCATED. SEE JOINT TRENCH PLANS BY OTHERS
- ⑩ EXISTING WATER METER TO BE RELOCATED
- ⑪ EXISTING CATCH BASIN TO BE REMOVED

### INLET PROTECTION NOTES:

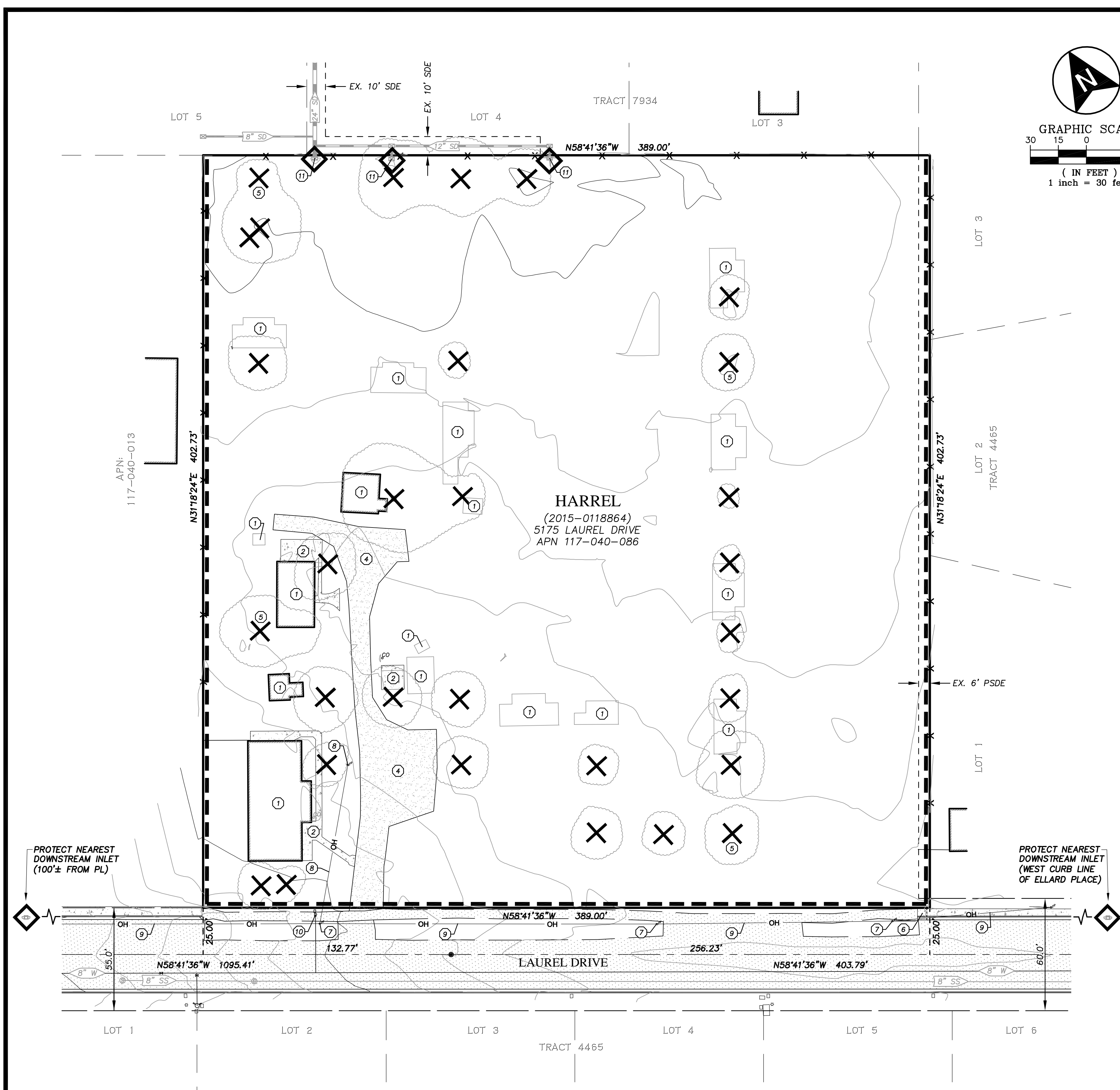
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS OR BETWEEN THE BAGS AND THE FACE OF CURB.
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.
5. SILT SACKS SHALL BE INSPECTED DAILY. EMPTIED & CLEANED AS REQUIRED.



**DROP INLET PROTECTION**  
NOT TO SCALE

### GENERAL DEMOLITION NOTES:

1. A DEMOLITION PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION. COPIES OF THE PERMITS ARE REQUIRED TO BE ON SITE AT ALL TIMES.
2. NOISE-PRODUCING CONSTRUCTION ACTIVITY (INCLUDING PLAYING OF RADIO OR MUSIC) AND GRADING OPERATION SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 7:00AM TO 5:00PM, SATURDAY AND SUNDAY; NONE, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE COUNTY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
3. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
4. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
5. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH.
6. THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION DRIVES TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
8. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY, STREET SHALL BE SWEEPED WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE COUNTY.
9. ALL WATER, SEWER, ELECTRIC, GAS, CABLE & PHONE SERVICES/LATERALS SHALL BE REMOVED BACK TO THE APPROPRIATE UTILITY MAIN.
10. SHOULD THERE BE ANY WATER WELLS ON THIS PROPERTY, THE CONTRACTOR SHALL OBTAIN A WELL PERMIT FROM THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF A WELL AND PRIOR TO REMOVAL OF A WELL.
11. SHOULD THERE BE A SEPTIC SYSTEM ON THIS PROPERTY, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION FOR REMOVAL, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF A SEPTIC TANK OR LEACH FIELD AND PRIOR TO REMOVAL OF A SEPTIC SYSTEM.



REVISIONS	NO.	BY	DATE

DESIGN:	JV
DRAWN:	STAFF
CHECKED:	JV
PROJECT #:	16119



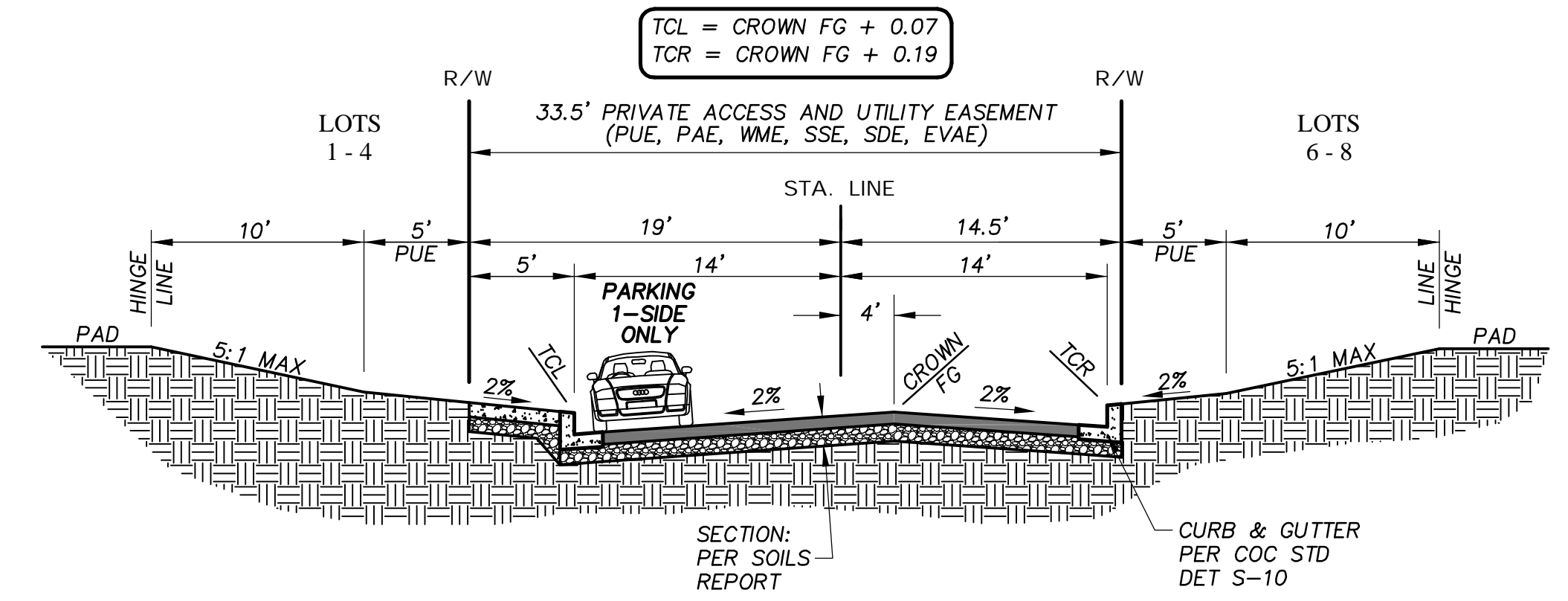

817 Arnold Drive, Ste 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
www.apexce.net

VESTING TENTATIVE MAP  
TOPOGRAPHIC SURVEY & DEMOLITION PLAN  
LAUREL RANCH IV SUB # 9495 CONCORD, CA

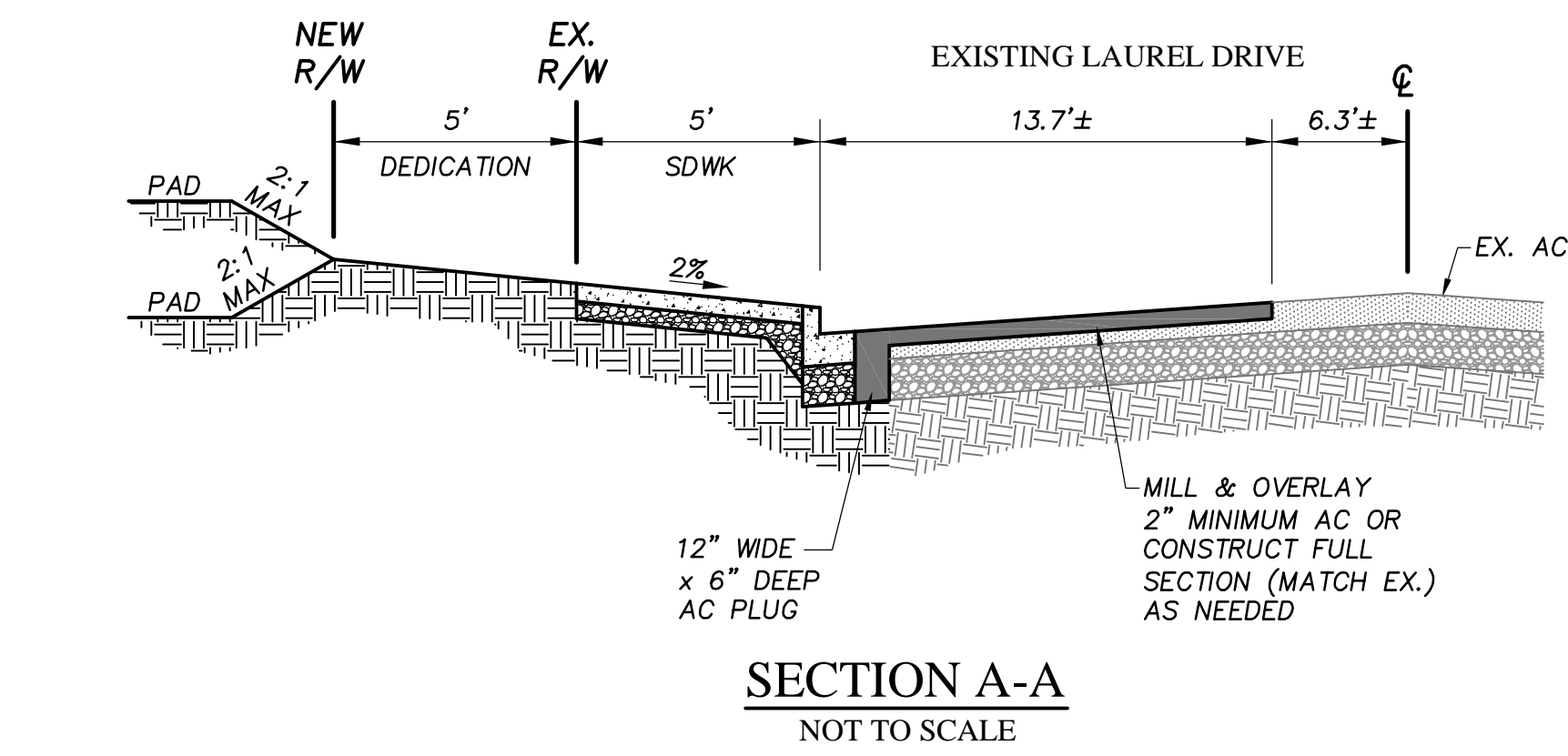
SHEET	2 OF 5
DATE	02-04-2018

# SECTIONS & DETAILS "LAUREL PLACE IV"

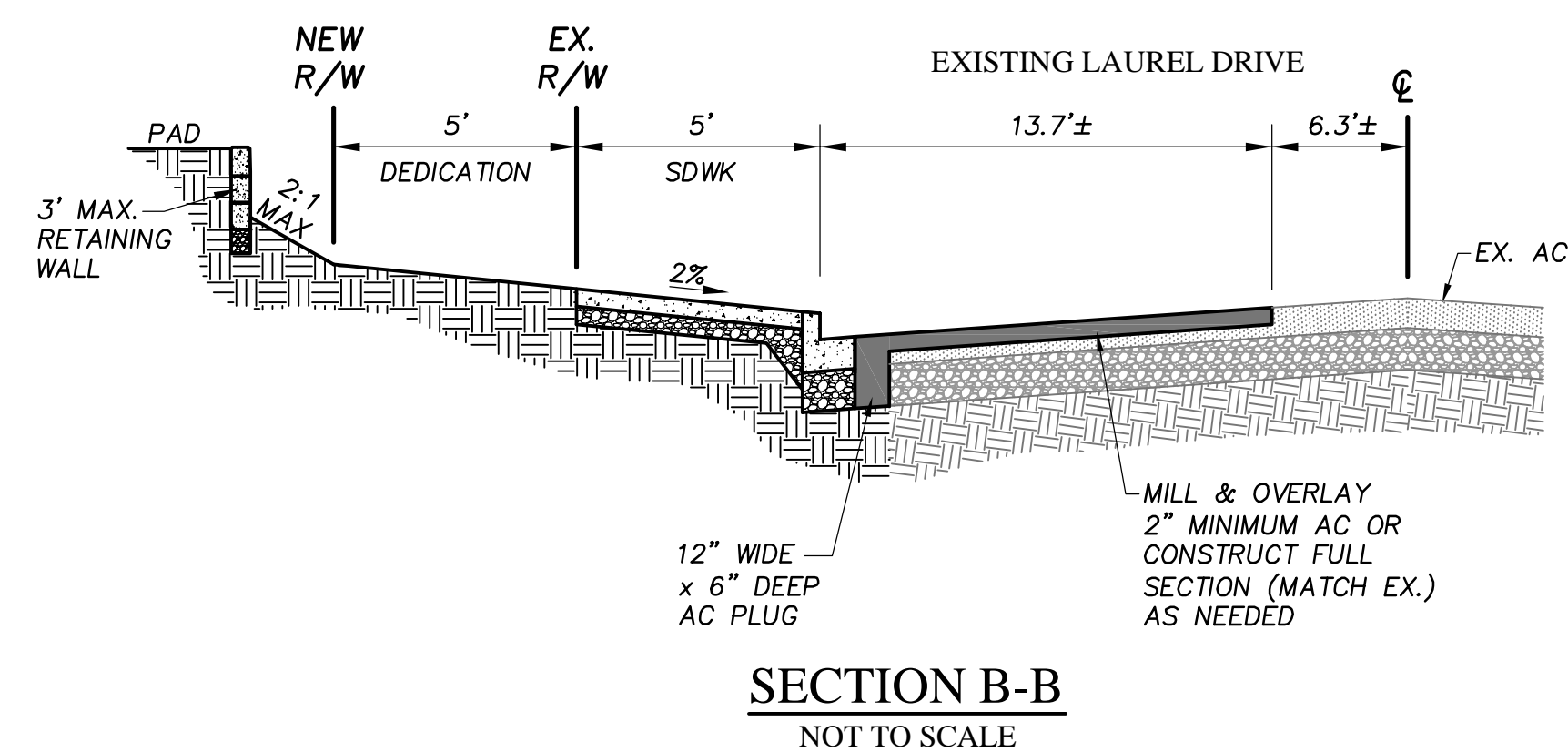
SUBDIVISION 9495  
CITY OF CONCORD  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA



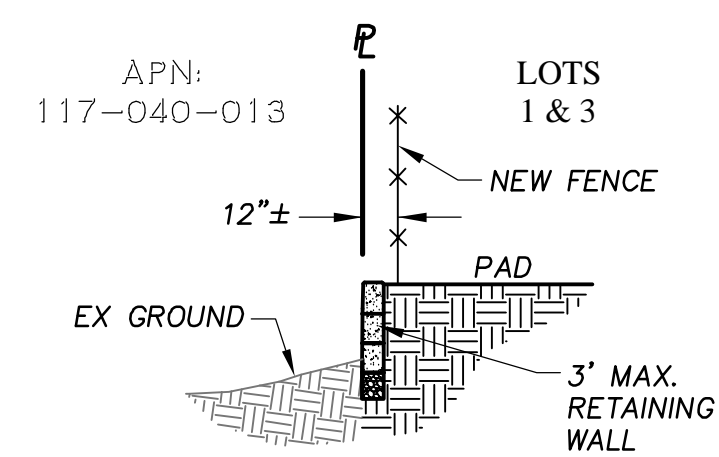
TYPICAL 33.5' STREET SECTION (PARKING 1-SIDE)  
EMMITT COURT (PRIVATE)  
SECTION H-H  
NOT TO SCALE



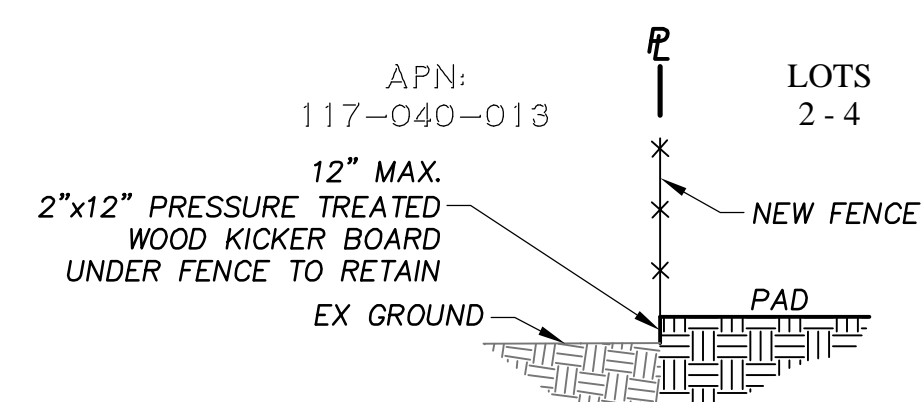
SECTION A-A  
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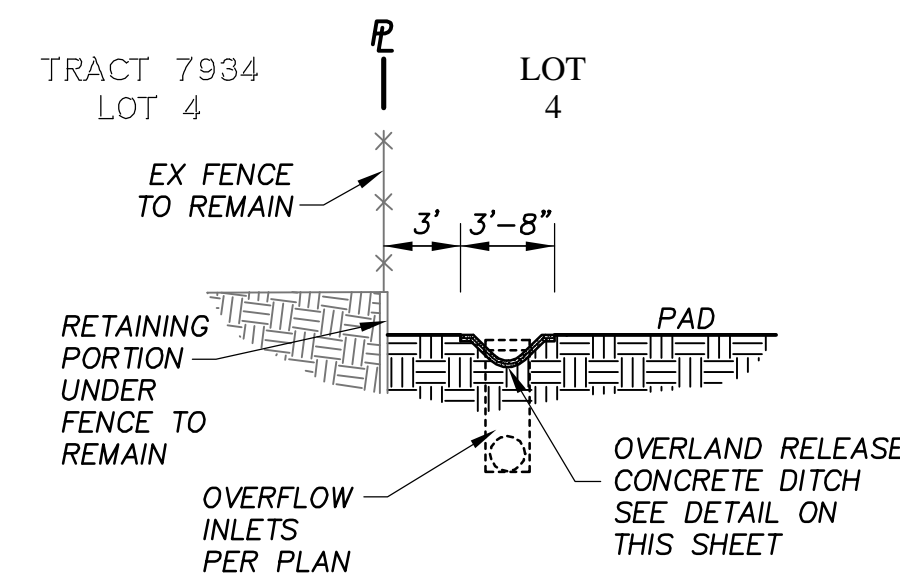
SECTION B-B  
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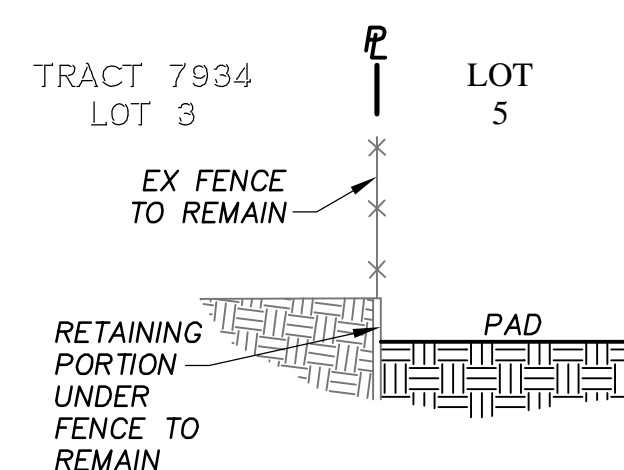
SECTION C-C  
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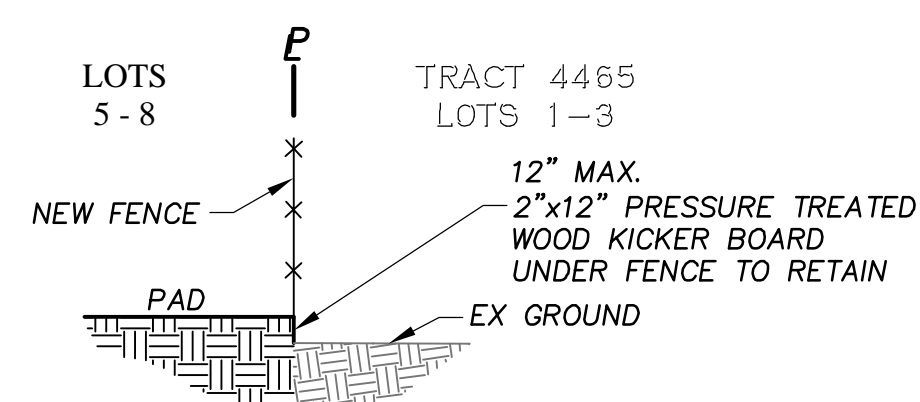
SECTION D-D  
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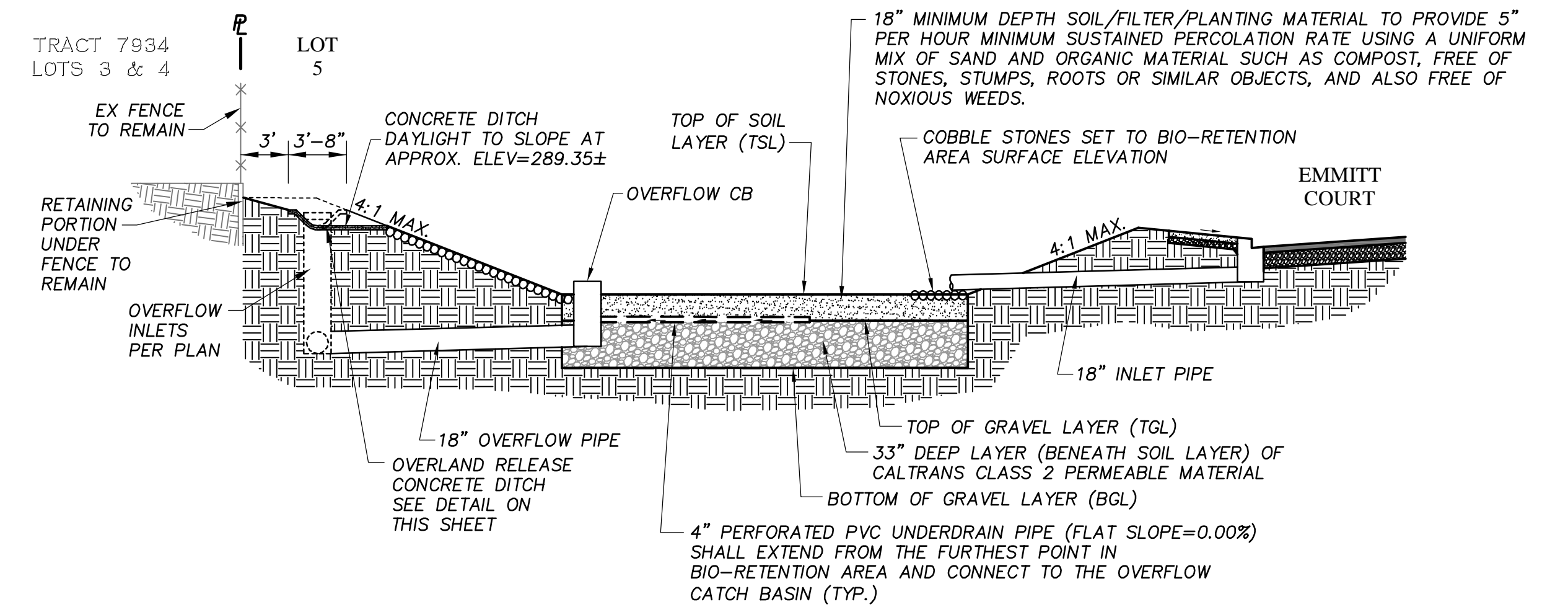
SECTION E-E  
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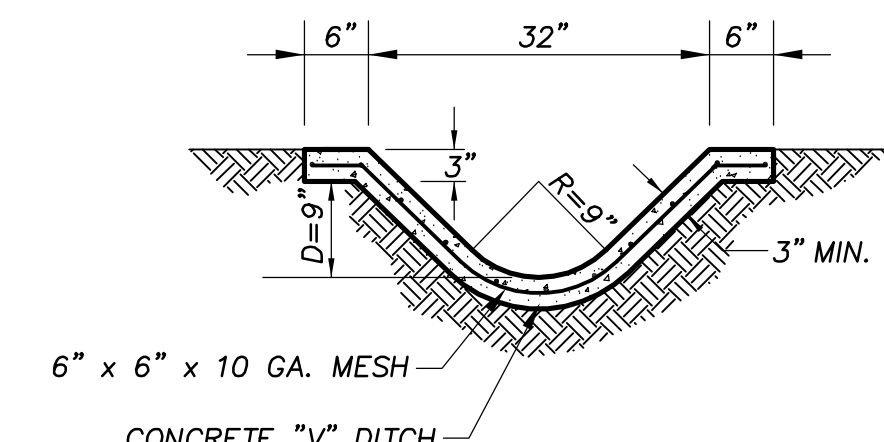
SECTION F-F  
NOT TO SCALE



SECTION G-G  
NOT TO SCALE



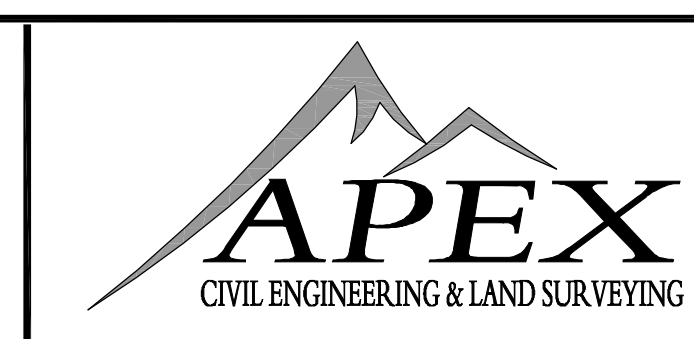
BIO-RETENTION AREA  
DETAIL  
NOT TO SCALE



TYPICAL CONCRETE DITCH  
NOT TO SCALE

REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 16119



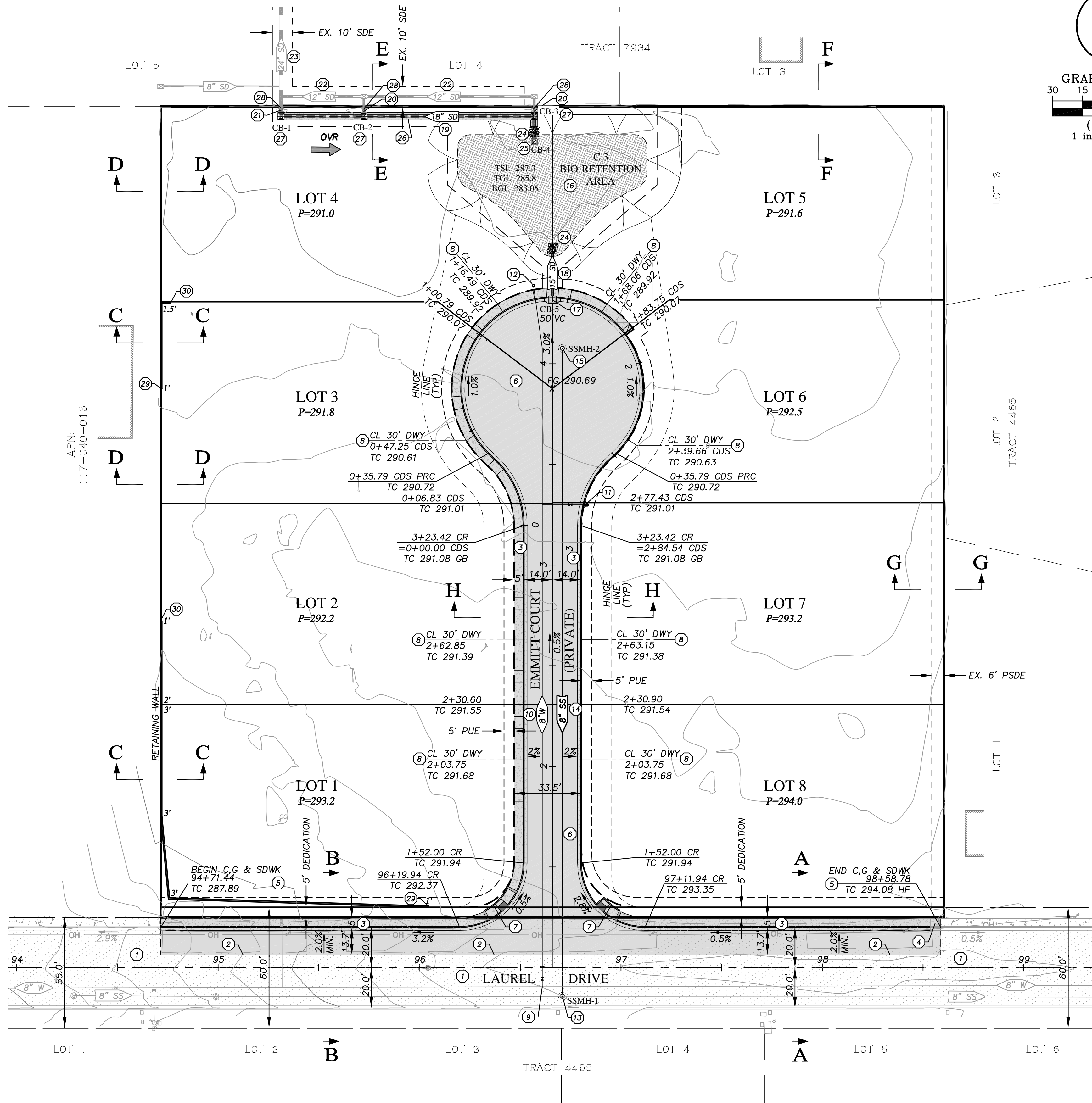
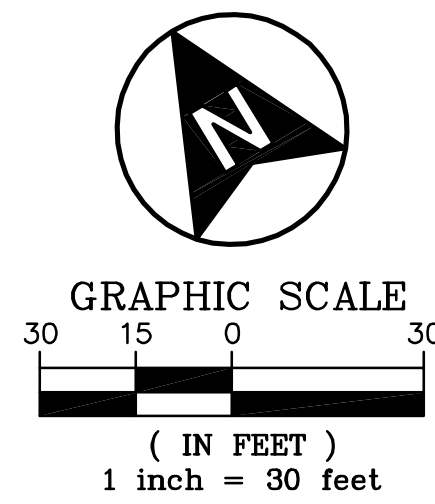
817 Arnold Drive, Ste 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
www.apexce.net

VESTING TENTATIVE MAP  
SECTIONS & DETAILS  
LAUREL RANCH IV  
SUB # 9495  
CONCORD, CA

SHEET  
3 OF 5  
DATE  
02-04-2018

# PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN "LAUREL PLACE IV"

SUBDIVISION 9495  
CITY OF CONCORD  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA



**SECTIONS NOTE:**  
REFER TO SHEET 3  
FOR ALL SECTIONS  
AND DETAILS

### GRADING QUANTITIES

CUT	4,422 CU. YDS.
FILL	4,422 CU. YDS.

BALANCED SITE

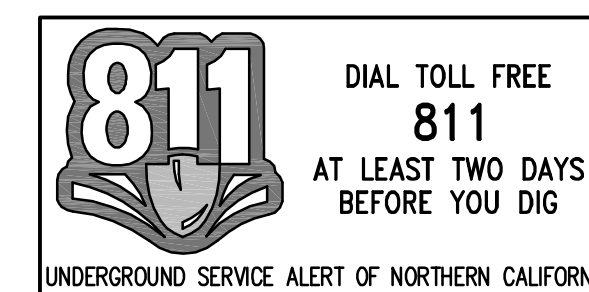
TOTAL DISTURBED AREA: 3.76 ACRES (163,895 SF)

### SD/SS SUMMARY

STRUCTURE #	GRATE/RIM ELEVATION	FLOW LINE ELEVATION
CB-1	G 290.83 6" SO 290.00	18" FL 284.42 IN 24" FL 284.42 OUT
CB-2	G 290.62 6" SO 289.79	12" FL 285.70 OUT 18" FL 284.63 THRU
CB-3	G 290.20 6" SO 289.37	12" FL 286.50 OUT 18" FL 285.05 THRU
CB-4	288.13	4" FL 285.72 IN 18" FL 285.11 OUT
CB-5	TC 289.78	15" FL 285.72 OUT
SSMH-1	RIM 293.02±	8" FL 282.16 IN EX. 8" FL 281.91± THRU
SSMH-2	RIM 290.08	8" FL 284.64 OUT

### KEY LEGEND

- ① EXISTING PAVEMENT TO REMAIN
- ② PAVEMENT SAWCUT LINE (TYP)
- ③ CURB, GUTTER & SIDEWALK PER COC STD DET S-10
- ④ 5'± OF CURB, GUTTER AND SIDEWALK TO BE REMOVED PER DEMOLITION PLAN
- ⑤ MATCH EX. CURB, GUTTER AND SIDEWALK
- ⑥ ASPHALT. SECTION PER SOILS ENGINEER'S RECOMMENDATIONS
- ⑦ TYPE "C" HANDICAP RAMP PER COC STD DET S-15
- ⑧ 30" WIDE DRIVEWAY APPROACH PER COC STD DET S-14
- ⑨ CONNECT TO EXISTING WATER MAIN
- ⑩ 8" WATER MAIN TO BE DESIGNED BY CCWD
- ⑪ FIRE HYDRANT PER CCCFPD STANDARDS
- ⑫ 2" BLOWOFF TO BE DESIGNED BY CCWD
- ⑬ INSTALL SANITARY SEWER MANHOLE OVER EX. 8" SS PER COC STANDARDS
- ⑭ 8" SANITARY SEWER MAIN PER COC STANDARDS
- ⑮ SANITARY SEWER MANHOLE PER COC STANDARDS
- ⑯ BIO-RETENTION AREA. SEE DETAIL ON SHEET 3
- ⑰ TYPE "I" CATCH BASIN PER COC STD DET S-5
- ⑱ 15" RCP STORM DRAIN PIPE
- ⑲ 18" ADS STORM DRAIN PIPE
- ⑳ 12" ADS STORM DRAIN PIPE
- ㉑ 24" ADS STORM DRAIN PIPE
- ㉒ EX. 12" STORM DRAIN PIPE
- ㉓ EX. 24" STORM DRAIN PIPE
- ㉔ COBBLE STONES (TYP)
- ㉕ OVERFLOW INLET. CHRISTY U21 OR EQUAL
- ㉖ OVERLAND RELEASE CONCRETE DITCH. SEE DETAIL ON SHEET 3
- ㉗ INLET. CHRISTY U21 OR EQUAL
- ㉘ REMOVE EX. INLET AND CONNECT TO EX. SD PIPE WITH COLLAR
- ㉙ BEGIN RETAINING WALL
- ㉚ END RETAINING WALL
- ㉛ DAYLIGHT LINE (TYP)



**NOTE:**  
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 16119



817 Arnold Drive, Ste 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
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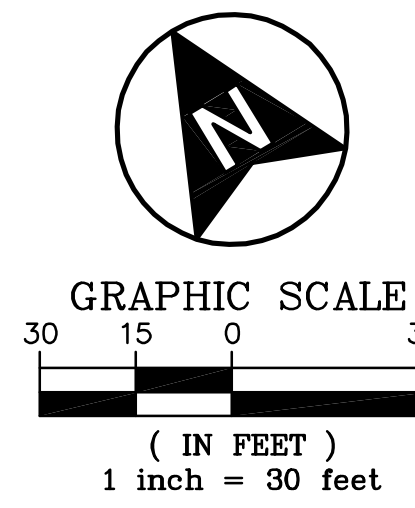
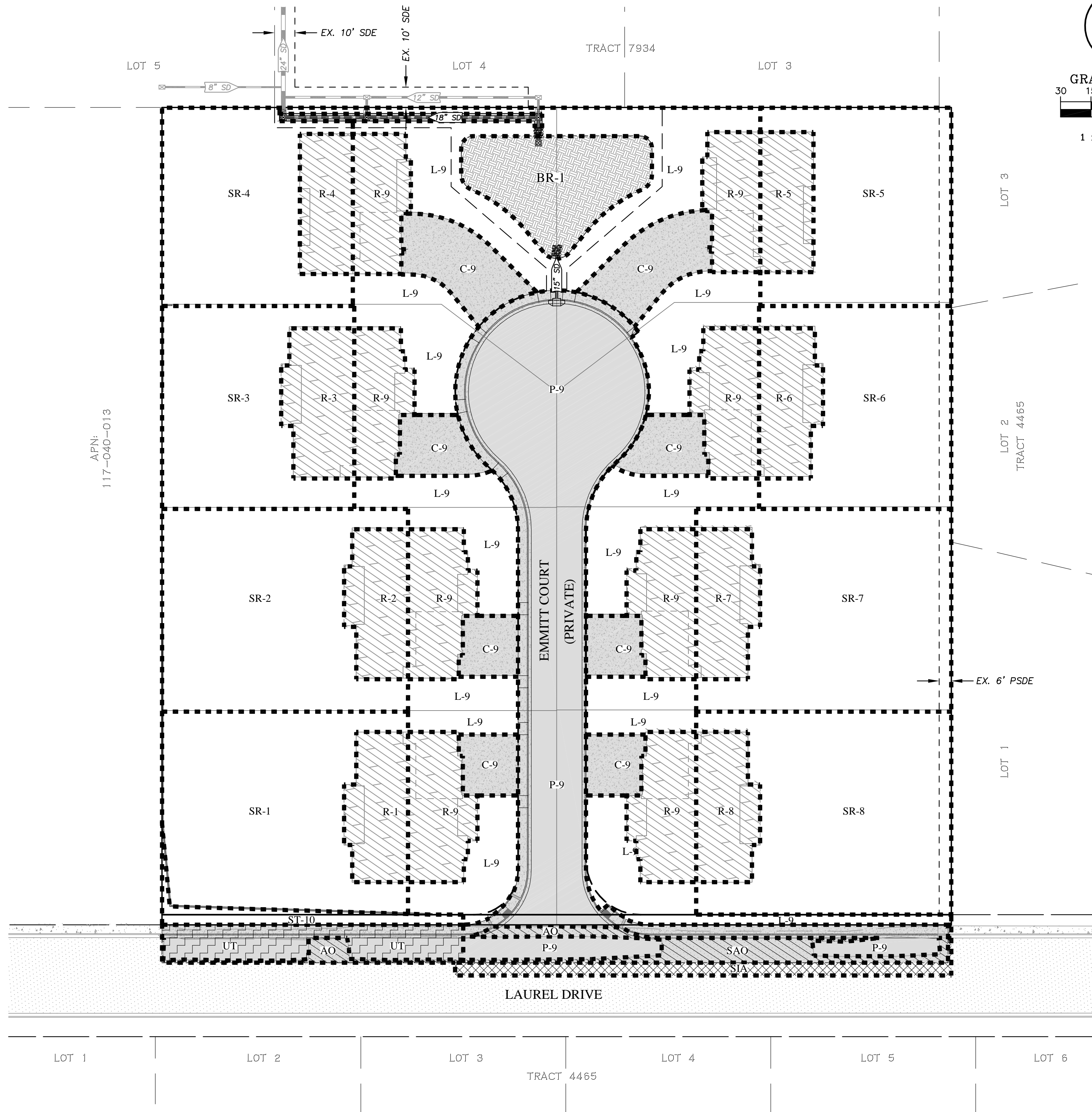
VESTING TENTATIVE MAP  
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN  
LAUREL RANCH IV SUB # 9495 CONCORD, CA

SHEET 4 OF 5
DATE 02-04-2018

# PRELIMINARY C.3 STORM WATER CONTROL PLAN

## "LAUREL PLACE IV"

SUBDIVISION 9495  
CITY OF CONCORD  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA



### ABBREVIATIONS

- C - CONCRETE
- L - LANDSCAPE AREA
- P - ASPHALT/PAVEMENT
- PL - FLOW-THROUGH PLANTER
- R - ROOFTOP
- SAO - SUBSTITUTE ASPHALT OVERLAY AREA
- SIA - SUBSTITUTE IMPERVIOUS AREA
- SR - SELF-RETAINING LANDSCAPE AREA
- ST - SELF-TREATING LANDSCAPE AREA
- UT - UNTREATED AREA

### C.3 COMPLIANCE

REFER TO STORM WATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION

### AREA BREAKDOWN

PERVIOUS	
LANDSCAPING:	95,134 SF
BIO-RETENTION AREA:	3,771 SF
TOTAL AREA:	98,905 SF
IMPERVIOUS	
CONCRETE/ASPHALT:	31,042 SF
ROOFS:	32,828 SF
TOTAL AREA:	63,870 SF

### C.3 STORM WATER CONTROL LEGEND

DRAINAGE MANAGEMENT AREAS (DMA):

LANDSCAPE AREA	L
SELF-RETAINING/ SELF-TREATING LANDSCAPE AREA	SR/ST
NEW IMPERVIOUS AREA (PAVEMENT/CONCRETE)	P / C
ASPHALT OVERLAY NOT REQUIRED TO TREAT (IN-LIEU TREATMENT AREA)	SAO
UNTREATED AREA (CANNOT BE TREATED)	UT
SUBSTITUTE IMPERVIOUS AREA (IN-LIEU TREATMENT AREA)	SIA
NEW IMPERVIOUS AREA (ROOFTOP)	R
BIO-RETENTION AREA	BR-1

BMP TRIBUTARY BOUNDARY:

### PROJECT C.3 SUMMARY

THE PROJECT IS DESIGNED TO TREAT THE REAR HALF OF ALL ROOFS IN SELF-RETAINING REAR YARDS.

THE FRONT HALF OF ALL ROOFS, DRIVEWAYS, SIDEWALK, FRONT YARD LANDSCAPE AREAS, EMMITT COURT AND A PORTION OF LAUREL DRIVE WILL BE TREATED IN THE BIO-RETENTION AREA (BR-1).

A PORTION OF LAUREL DRIVE IS UNTREATED. IN-LIEU OF TREATING THIS AREA, SUBSTITUTE PORTIONS OF LAUREL DRIVE, LABELED SIA (SUBSTITUTE IMPERVIOUS AREA) AND SAO (SUBSTITUTE ASPHALT OVERLAY NOT REQUIRING TREATMENT) TOGETHER EXCEED THE SIZE OF THE UNTREATED AREA AND ARE PROPOSED TO BE TREATED AND ARE ACCOUNTED FOR IN THE SIZING OF BR-1.

A SELF-TREATING AREA FRONTING ON LAUREL DRIVE ADJACENT TO LOT 1 IS PROPOSED.

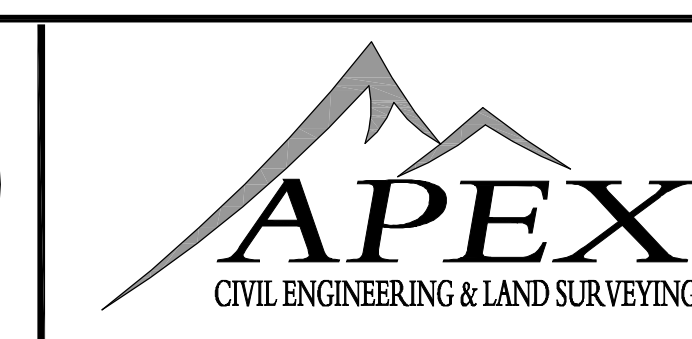
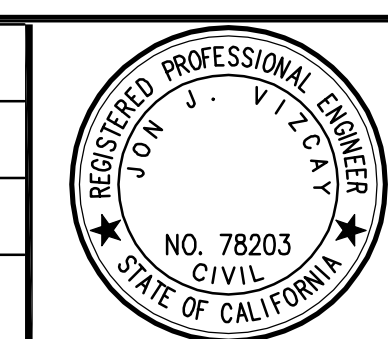
THE PROJECT PROPOSES MORE THAN 1 ACRE OF NEW IMPERVIOUS SURFACES AND THEREFORE THE BIO-RETENTION AREA IS SIZED FOR TREATMENT AND HYDROMODIFICATION (HM).

### PROJECT DATA FORM

PROJECT NAME/NUMBER	"LAUREL PLACE IV" - SUB # 9495
PROJECT LOCATION	5175 LAUREL DRIVE CONCORD, CA
NAME OF DEVELOPER	LENOX HOMES, LLC
PROJECT TYPE AND DESCRIPTION	8 LOTS (SINGLE FAMILY RESIDENTIAL)
PROJECT WATERSHED	MOUNT DIABLO CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	3.74 ACRES (162,775 SF)
TOTAL AREA OF LAND DISTURBED (ACRES)	3.76 ACRES (163,895 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	58,917 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	4,953 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	13,473 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	63,870 SF
RUNOFF REDUCTION MEASURES SELECTED	<input checked="" type="checkbox"/> 1. DISPERSE RUNOFF TO VEGETATED AREA <input type="checkbox"/> 2. PERVIOUS PAVEMENT (PAVERS) <input type="checkbox"/> 3. CISTERNS OR RAIN BARRELS <input checked="" type="checkbox"/> 4. BIO-RETENTION FACILITY OR FLOW-THROUGH PLANTER
50% RULE	N/A
PROJECT DENSITY	2.55 UNITS/AC
APPLICABLE SPECIAL PROJECT CATEGORIES	N/A
PERCENT LID AND NON LID TREATMENT	100% LID
HMP COMPLIANCE	YES

REVISIONS	NO.	BY	DATE

DESIGN:	JV
DRAWN:	STAFF
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PROJECT #:	16119



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VESTING TENTATIVE MAP  
PRELIMINARY C.3 STORM WATER CONTROL PLAN  
LAUREL RANCH IV SUB # 9495 CONCORD, CA

SHEET  
5 OF 5  
DATE  
02-04-2018