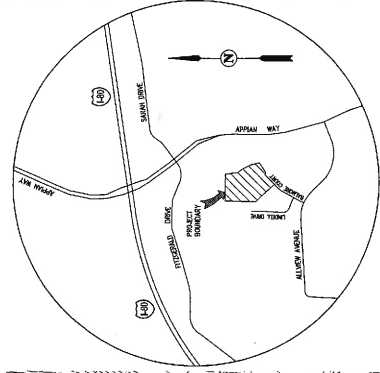
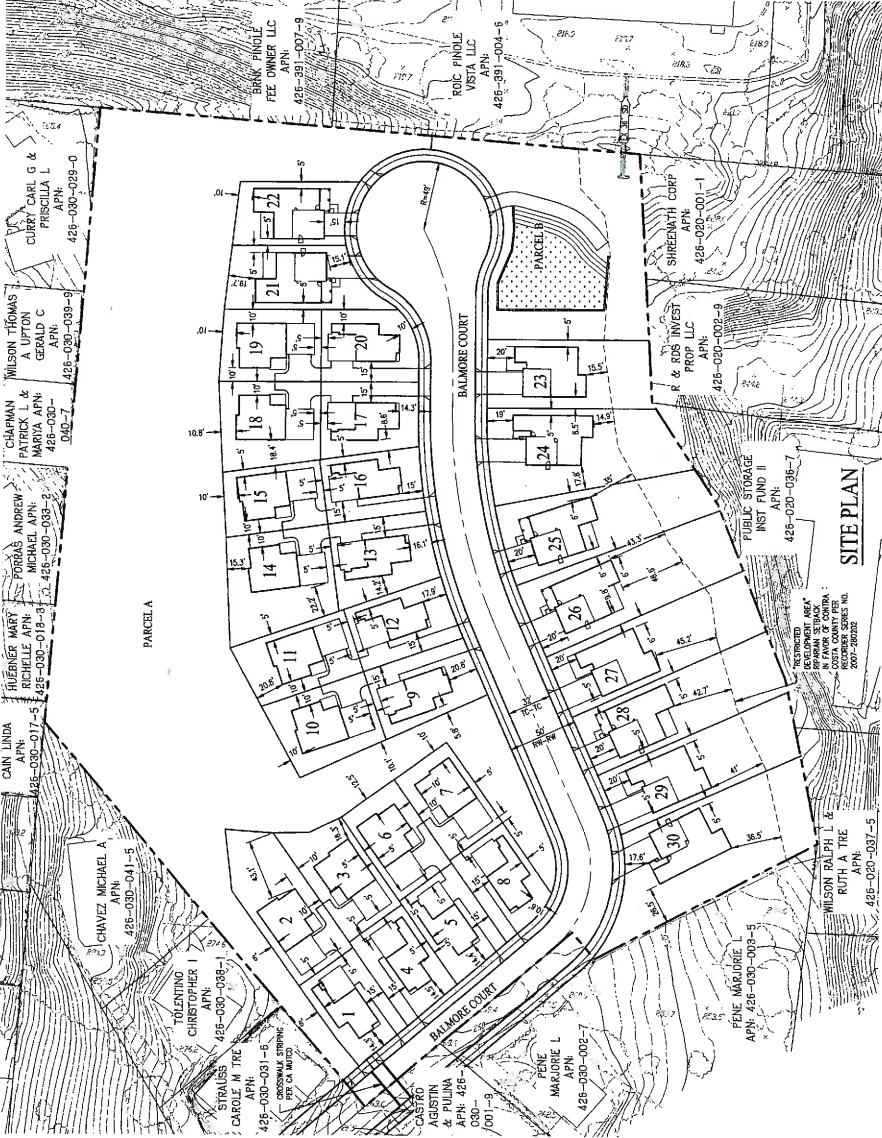


### GENERAL NOTES

- 1. DEVELOPER/OWNER:  
1666 INVESTORS, LLC  
LOS GATOS, CA 95020  
(650) 331-9779  
CAROLINE STERLING
- 2. CIVIL ENGINEER:  
CARSON, BARBEE & GIBSON, INC.  
3532 CHABO RANCH, SUITE 300  
SANTA CLAYTON, CA 94598  
(510) 894-1032  
GORDON T. ZAHN, P.E. 70794  
1600 MILLOW PASS COURT  
SAN FRANCISCO, CA 94134  
(415) 864-1090  
KEN FERRENE
- 3. GEOTECHNICAL ENGINEER:  
STEVENSON ENGINEERING & BUILTY ENGINEERING COMPANY, INC.  
465-430-0761 426-036-071  
1055 BALMORE COURT, EL SOBRANTE, CA  
R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT  
R-7 SINGLE-FAMILY RESIDENTIAL DISTRICT  
PLANNED UNIT DISTRICT (PID)
- 4. ASSESSOR'S PARCEL NO.:
- 5. SITE ADDRESS:
- 6. EXISTING ZONING:
- 7. PROPOSED ZONING:
- 8. EXISTING LAND USE:
- 9. PROPOSED LAND USE:
- 10. CROSS STREET AREA:  
METRIC AREA:  
PUBLIC STREETS:
- 11. PARCELS:
- 12. NUMBER OF UNITS:
- 13. PROPOSED GROSS DENSITY:  
PROPOSED NET DENSITY:
- 14. LOT SIZE:  
SMALLEST LOT SIZE: LOT 8 (3,284 SF)  
LARGEST LOT SIZE: LOT 17 (13,818 SF)  
AVERAGE LOT SIZE: 4,917 SF
- 15. PARKING COUNT:  
CHANGES:  
STREETS:  
DRIVEWAYS:  
20 STALLS
- 16. BENCHMARK:  
CONTRA COSTA COUNTY BENCHMARK WA 3102 BRASS 146 ON  
TOP OF CONCRETE WALL, 2868 LABEL OR  
HAVING AN ELEVATION OF 311.06 FT (MAGDA) BALMORE COURT (PUBLIC STREET)
- 17. STREETS:  
UTILITY PROVIDERS:  
WATER:  
SEWER:  
STORM DRAIN:  
SANITARY SEWER:  
GAS/TELEPHONE:
- 18. FLOOD ZONE:  
LOCATED IN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD RESURGENCE RATE MAP NO. 98030205P DATED JUNE 14, 2006
- 19. ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND SHOPPING.
- 20. PROJECT MAY BE BUILT IN PHASES & MULTIPLE FINAL MAPS MAY BE FILED.
- 21. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
- 22. PROPOSED UTILITIES SHOWN ARE TENTATIVE AND SHALL ADHERE TO UTILITY DISTRICT STANDARDS.
- 23. PROPOSED UTILITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.



### VICINITY MAP

### LEGEND

- EXISTING
- PROPOSED
- DESCRIPTION
- LOT NUMBER
- PROJECT BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- TOP OF CURB
- RETAINING WALL
- BOREHOLE/STAKE AREA
- SANITARY SEWER
- STORM DRAIN (SPP/AS TREATMENT)
- WATER
- STORM DRAIN FIELD INLET
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- SLOPE
- PIPE HYDRAULIC

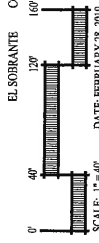
# VESTING TENTATIVE MAP SITE PLAN, NOTES, SHEET INDEX & VICINITY MAP BALMORE COURT

### SHEET INDEX

SHEET NO.	SHEET TITLE
TM01	SITE PLAN, NOTES, SHEET INDEX & VICINITY MAP
TM02	EXISTING CONDITIONS AND EXISTING TREE SURVEY
TM03	LISTING PLAN & STREET SECTIONS
TM04	PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
TM05	PRELIMINARY STORMWATER CONTROL PLAN
TM06	BALMORE COURT RIGHT-OF-WAY DETAIL

### ABBREVIATIONS

BC	BACK OF CURB
B/W	BACK OF WALL
BO	BOUNDARY
BS	BOUNDARY SETBACK
CL	CENTERLINE
EMAO	EMERGENCY ACCESS
EMVA	EMERGENCY VEHICLE ACCESS
FC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FL	FLOOR LINE
FL	FLOOR FINISH
HFP	HIGH POINT
L	LENGTH
L	LINEAR FEET
L	LINEAR METER
P	PAV ELEVATION
PA	PRIVATE ACCESS PASADENA
PL	PROPERTY LINE
PR	PUBLIC UTILITY EASEMENT
RM	RETAINING WALL
R/W	RIGHT-OF-WAY
S	STORM DRAIN
S	SQUARE FEET
SS	SANITARY SEWER
S	SANITARY SEWER EASEMENT
TR	TOP OF CURB
TR	TOP OF CURB (RUSH CURB)
W	WATER



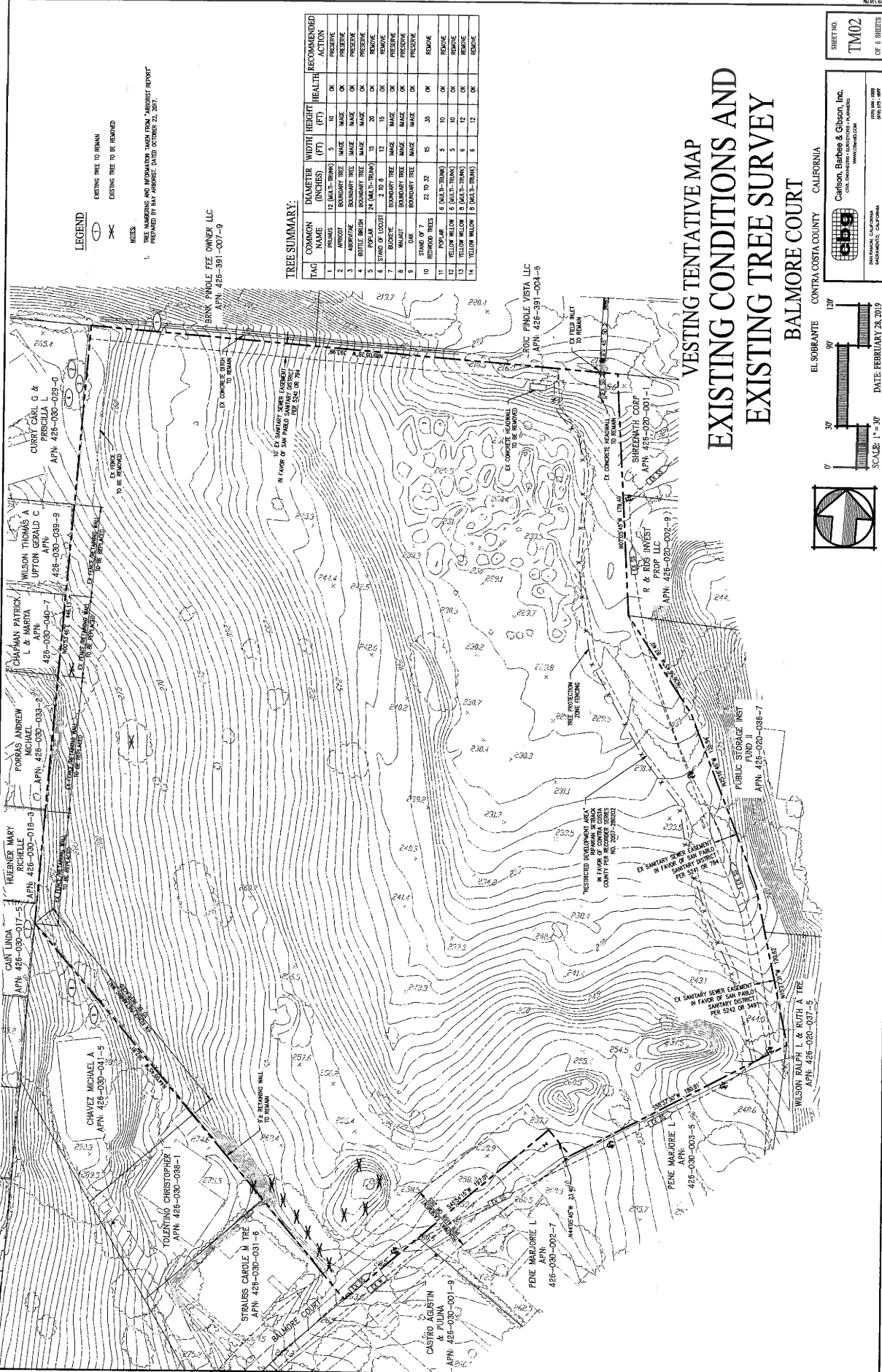
SHEET NO. **TM01**  
OF 6 SHEETS

Carlson, Barbree & Gibson, Inc.  
400 OROVILLE AVENUE  
SANTA CLAYTON, CA 94598  
WWW.CBGONLINE.COM

MAR 04 2019  
DATE: FEBRUARY 28, 2019

**RECEIVED**  
CONTRA COSTA COUNTY  
MAR 04 2019  
Dept of Consumption & Development

*S017-9478*



**LEGEND**

- EXISTING TREE TO BE REMAIN
- EXISTING TREE TO BE REMOVED

**NOTES**

1. TREE SURVEY AND ASSESSMENT MADE FROM AERIAL PHOTOGRAPHY PREPARED BY BVA AERIALS, DATED OCTOBER 22, 2019.

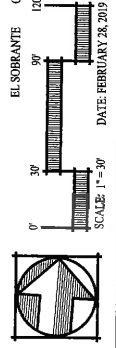
**TREE SUMMARY:**

TAG	COMMON NAME	DIAMETER (INCHES)	WIDTH (FT)	HEIGHT (FT)	HEALTH	RECOMMENDED ACTION
1	FRONTS	12 (MULTI-TRUNK)	5	15	OK	REMOVE
2	APPROX	BOUNDARY TREE	1/4	15	OK	REMOVE
3	APPROX	BOUNDARY TREE	1/4	15	OK	REMOVE
4	BOTTLE BRUSH	BOUNDARY TREE	1/4	15	OK	REMOVE
5	POPULAR	24 (MULTI-TRUNK)	15	20	OK	REMOVE
6	STAND OF YUCCA	2 TO 8	12	15	OK	REMOVE
7	MAPLE	BOUNDARY TREE	1/4	15	OK	REMOVE
8	MAPLE	BOUNDARY TREE	1/4	15	OK	REMOVE
9	STAND OF 7	24 TO 32	15	35	OK	REMOVE
10	REDWOOD TREES	6 (MULTI-TRUNK)	5	10	OK	REMOVE
11	POPULAR	6 (MULTI-TRUNK)	5	10	OK	REMOVE
12	YELLOW WILLOW	6 (MULTI-TRUNK)	5	10	OK	REMOVE
13	YELLOW WILLOW	6 (MULTI-TRUNK)	5	10	OK	REMOVE
14	YELLOW WILLOW	6 (MULTI-TRUNK)	5	10	OK	REMOVE

**VESTING TENTATIVE MAP  
EXISTING CONDITIONS AND  
EXISTING TREE SURVEY**

**BALMORE COURT**

EL SOBRANTE CONTRA COSTA COUNTY CALIFORNIA



**Cartoon, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS AND PLANNERS  
1100 EAST 12TH AVENUE  
SACRAMENTO, CALIFORNIA 95811  
PHONE 916-486-9999  
FAX 916-486-9998

SHEET NO.  
**TM02**  
OF 6 SHEETS

DATE: FEBRUARY 28, 2019  
SCALE: 1" = 30'

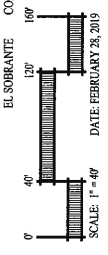
LOT NO.	LOT AREA
1	3407
2	5193
3	3722
4	3404
5	3327
6	3425
7	3337
8	3254
9	3125
10	4030
11	3673
12	3335
13	4188
14	5547
15	3464
16	3398
17	3683
18	4478
19	3732
20	3537
21	4547
22	3775
23	5084
24	7994
25	7162
26	6032
27	7253
28	6994
29	6658
30	10031
PARCEL A	80255
PARCEL B	13884



# VESTING TENTATIVE MAP LOTTING PLAN & STREET SECTIONS

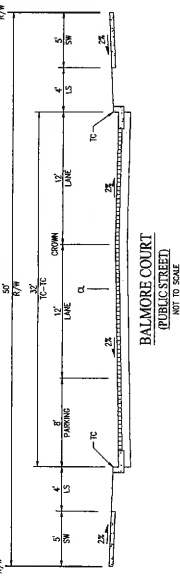
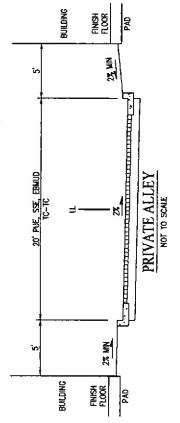
**BALMORE COURT**  
EL SOBRANTE CONTRA COSTA COUNTY CALIFORNIA

**Carlsen, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS & ARCHITECTS  
1000 MARINA DRIVE  
SAN FRANCISCO, CALIFORNIA 94133  
WWW.CBGI.COM  
PH: 415.398.8822  
FAX: 415.398.8877

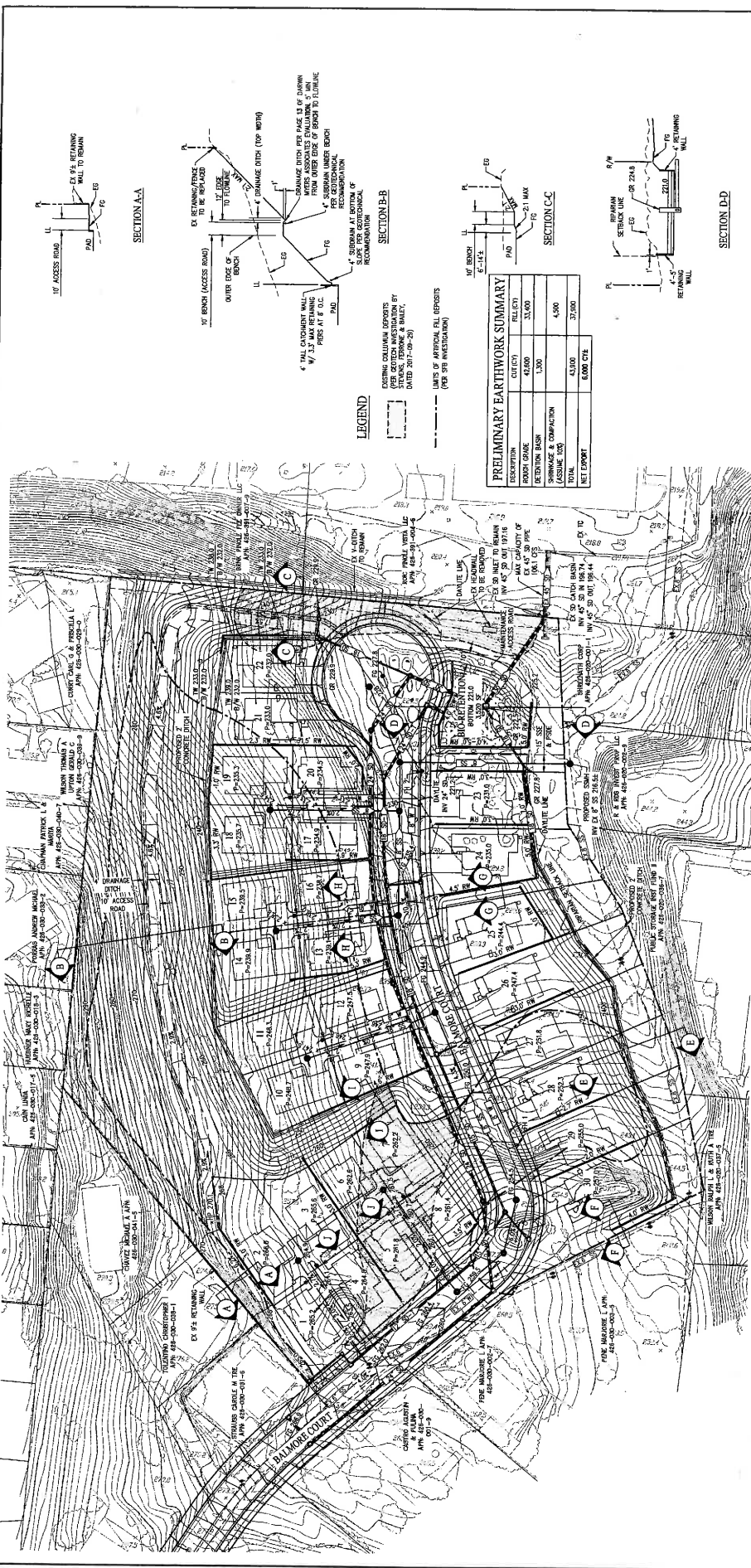


**NOTES**

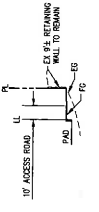
1. ACCESS ROADWAYS OF LESS THAN 20-FEET WIDTH SHALL BE CONSIDERED AS DRIVEWAYS UNLESS OTHERWISE NOTED. DRIVEWAYS SHALL BE CLEARLY MARKED ON BOTH SIDES OF THE ROADWAY.
2. ALL PARKING SPACES OF 20 FEET OR GREATER SHALL BE CONSIDERED AS PARKING SPACES. ALL PARKING SPACES SHALL BE CLEARLY MARKED ON BOTH SIDES OF THE DRIVEWAY. ALL PARKING SPACES SHALL BE CLEARLY MARKED ON BOTH SIDES OF THE DRIVEWAY.



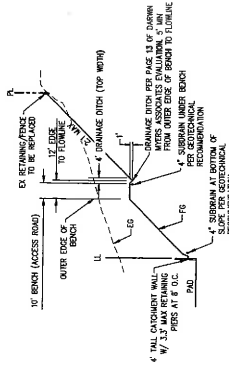
# VESTING TENTATIVE MAP PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN BALMORE COURT



SECTION A-A



SECTION B-B

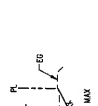


LEGEND

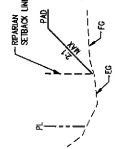
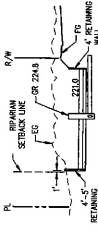
- EXISTING GRADE (PER SURVEY)
- PROPOSED GRADE (PER SECTION INVESTIGATION BY STUDENT, TERRACE & BALEY, DATED 01-17-05)
- LIMITS OF ARTIFICIAL FILL (PER SP INVESTIGATION)

DESCRIPTION	QUANTITY	UNITS
ROAD GRADE	48,000	CU YD
RETAINING BASIN	1,500	CU YD
SHORING & COMPACTION (ASSUME 10%)	4,000	CU YD
TOTAL	53,500	CU YD
NET EXPORT	5,000	CU YD

SECTION C-C



SECTION D-D



SECTION E-E



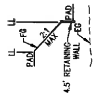
SECTION F-F



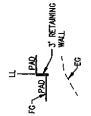
SECTION G-G



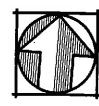
SECTION H-H



SECTION I-I



SECTION J-J





# VESTING TENTATIVE MAP PRELIMINARY STORMWATER CONTROL PLAN

BALMORE COURT  
EL SOBRANTE CONTRA COSTA COUNTY CALIFORNIA

SHEET NO.  
**TM05**  
OF 6 SHEETS

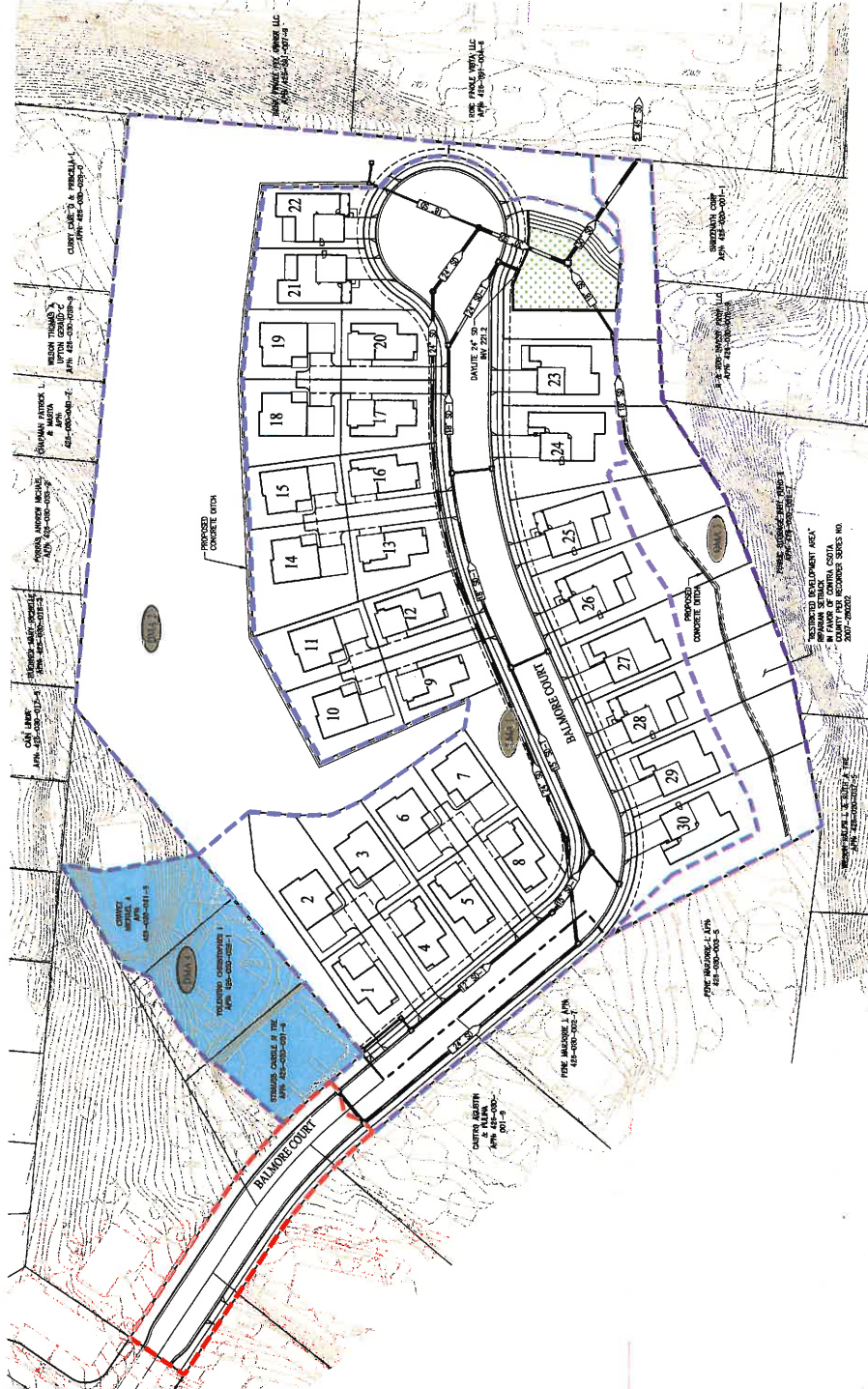
Carlson Barkus & Gibson, Inc.  
1000 UNIVERSITY AVENUE, SUITE 100  
SAN FRANCISCO, CALIFORNIA 94103  
WWW.CBGI.COM

SCALE: 1" = 40'

DATE: FEBRUARY 28, 2019

### LEGEND

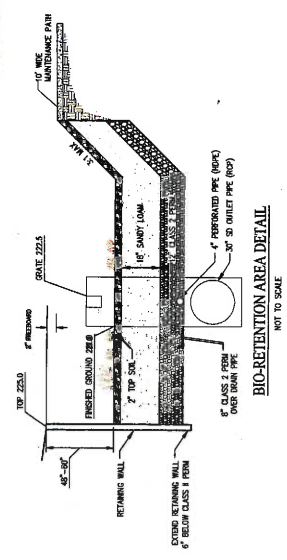
	DRAINAGE MANAGEMENT AREA (DMA)
	DMA BOUNDARY
	NEW STREET AREA (NOT TREATED)
	ALTERNATIVE RETENTION AREA (SEE NOTE 3 THIS SHEET)
	BIO-RETENTION AREA (BA)
	STORM DRAIN (BYPASS TREATMENT)
	STORM DRAIN (TO BE TREATED)



### C.3 SUMMARY TABLE

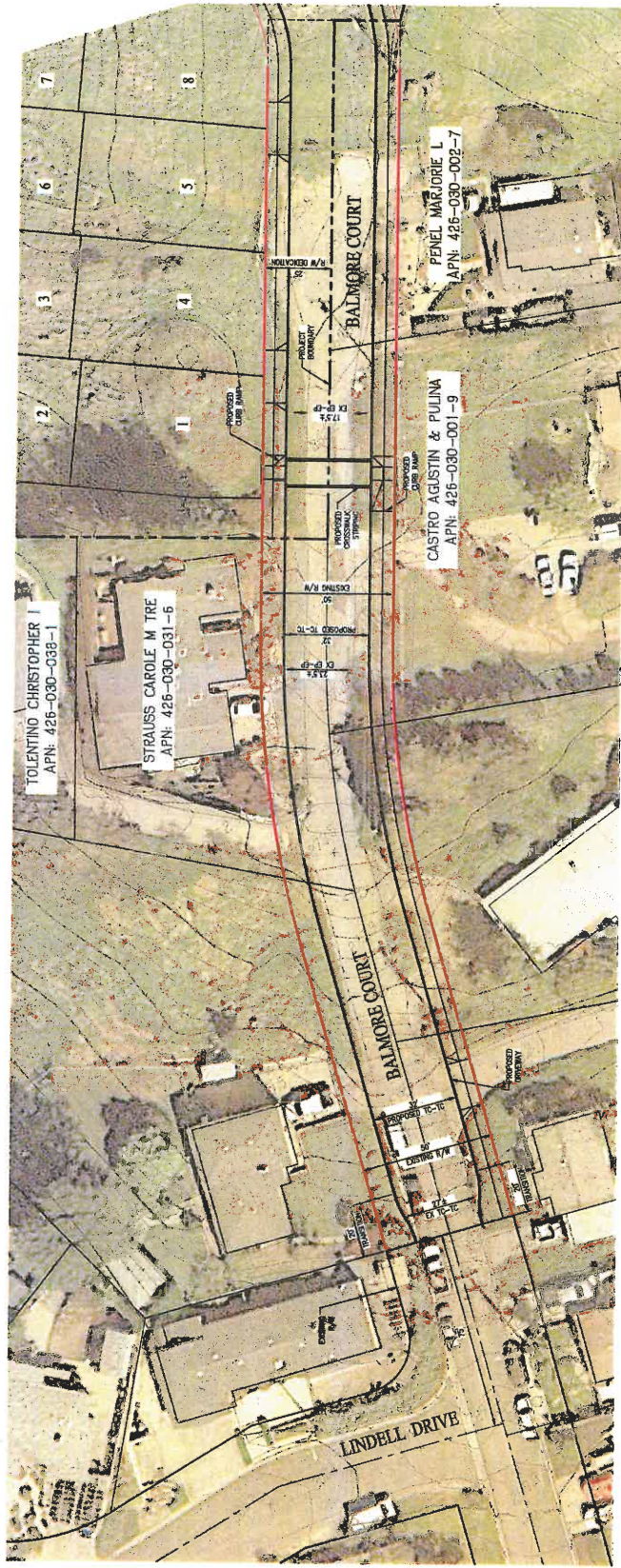
DMA	DMA AREA (SF)	CONCRETE AREA (SF)	ROAD AREA (SF)	LANDSCAPE AREA (SF)	TREATMENT METHOD
1	10,136	43,198	12,687	86,275	BP-RETENTION
2	23,289	-	-	53,078	SELF-RETENTION
3	10,828	7,883	565	1,898	BP-RETENTION

- NOTES:**
- 1) DRAINAGE MANAGEMENT AREAS (DMA) 2 & 3 ARE TO BE SELF-TREATING AND ARE NOT INCLUDED IN THE SUMMATION FOR THE C.3 TREATMENT BIO-RETENTION AREA.
  - 2) EXCESS DRAINAGE FROM OFF-SITE IS TO BYPASS RETENTION VIA THE OVERFLOW INLET AND FLOW CONTROL REQUIREMENTS ASSASSING FROM PREVIOUS IMPROVEMENTS. SEE REPORT BY BALANCE HYDROLOGISTS, DATED FEBRUARY 27, 2019.
  - 3) DMA 1 IS TO BE TREATED AS BP-RETENTION UNLESS PERMIT FROM NEW STREET STORMWATER C.3 GROUNDWORK.




BIO-RETENTION AREA DETAIL  
NOT TO SCALE

BY PERMITS



VESTING TENTATIVE MAP  
 BALMORE COURT  
 RIGHT-OF-WAY DEDICATION

BALMORE COURT  
 EL SOBRANTE CONTRA COSTA COUNTY CALIFORNIA


**Carlson, Barbee & Gibson, Inc.**  
 CIVIL ENGINEERS & LANDSCAPERS  
 1000 W. 14th Street  
 San Francisco, CA 94115  
 (415) 774-1100  
 www.carlsonbarbeegibson.com


  
 SCALE: 1" = 20'  
 DATE: FEBRUARY 28, 2019


 PROPOSED RIGHT-OF-WAY (R/W)

SHEET NO.  
**TM06**  
 OF 6 SHEETS

PREPARED BY  
 PROJECT NO.