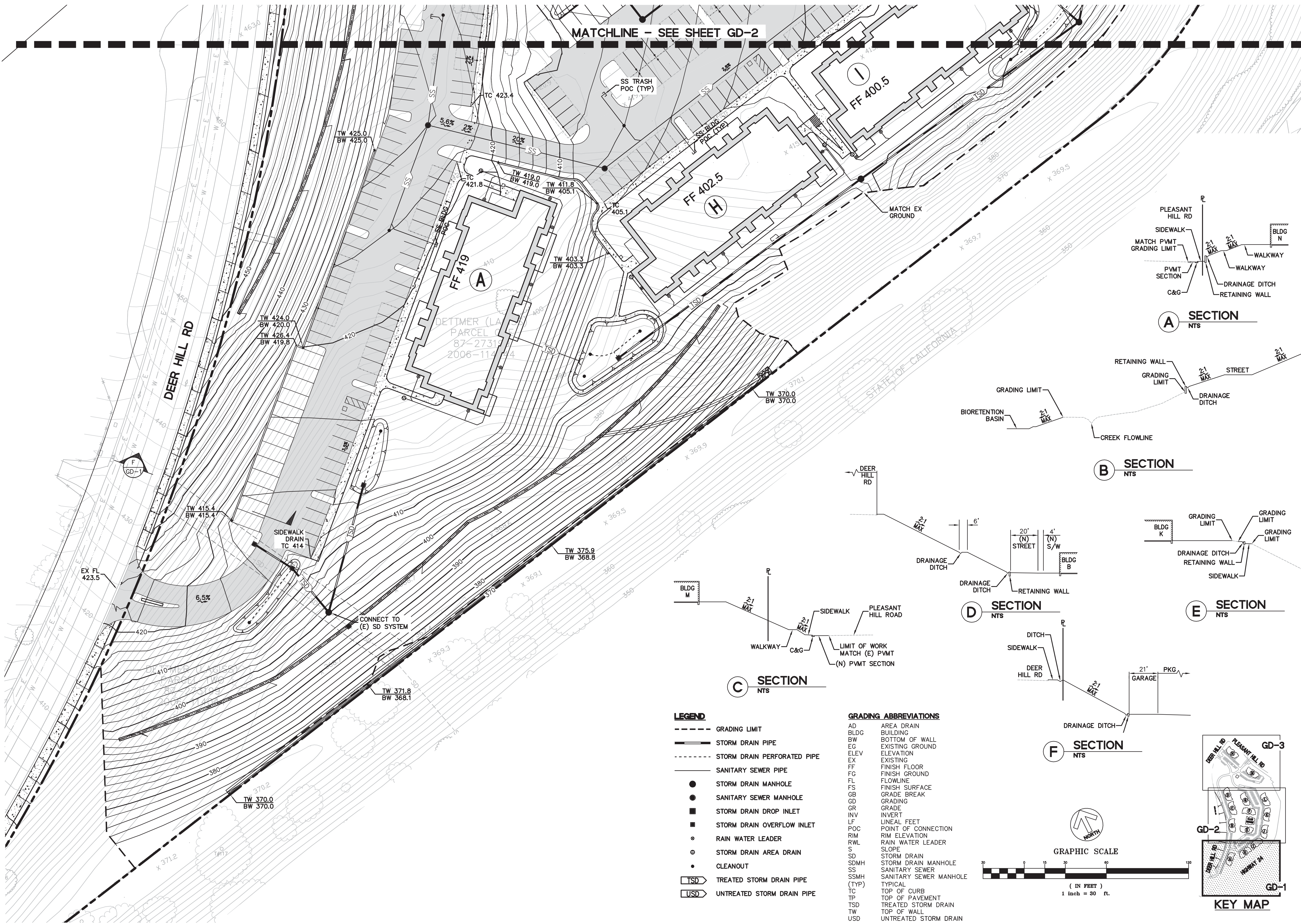


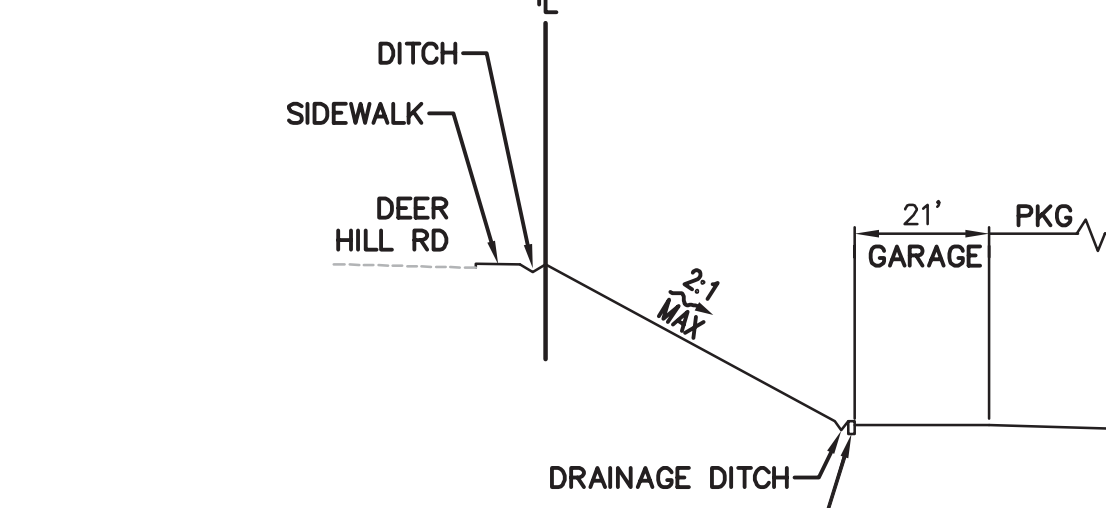
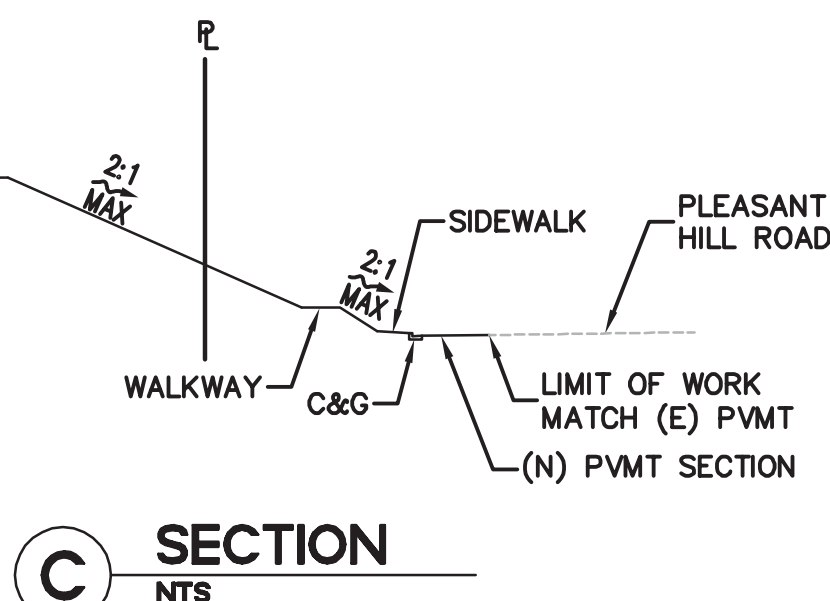
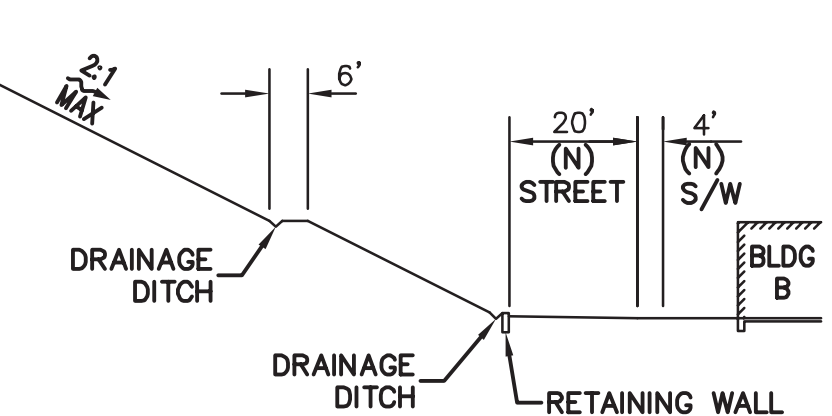
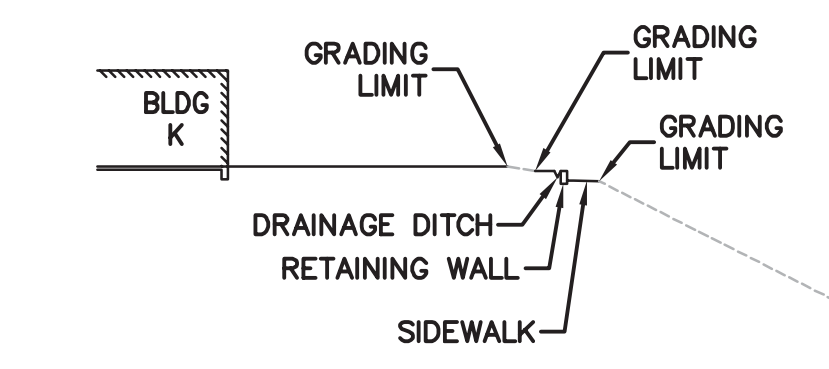
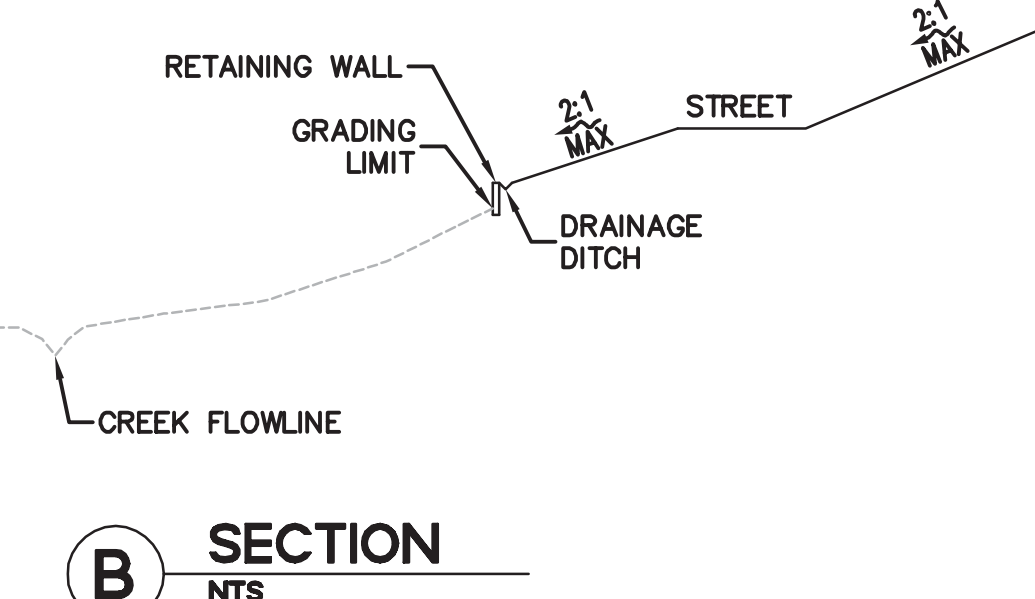
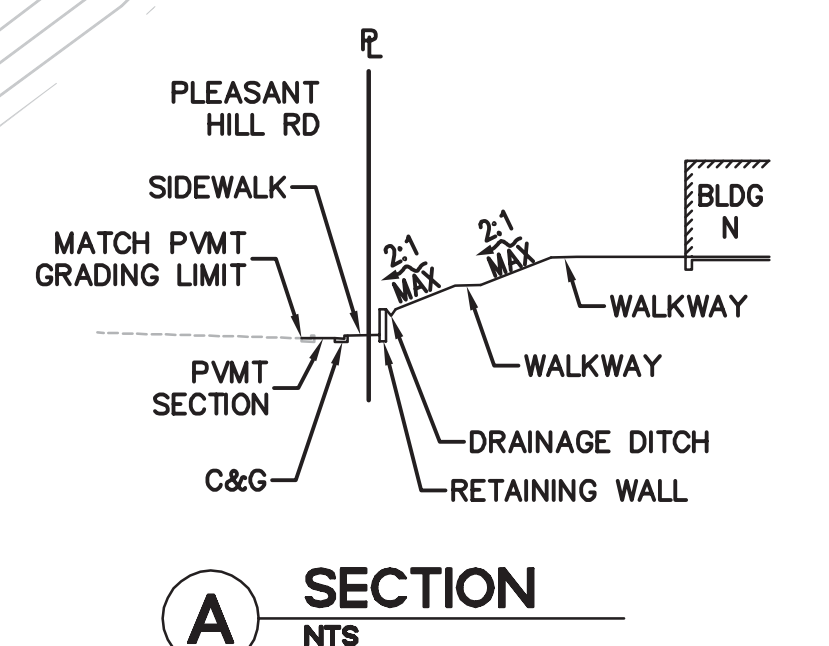
A P P E N D I X E

PRELIMINARY CIVIL ENGINEERING
PLANS



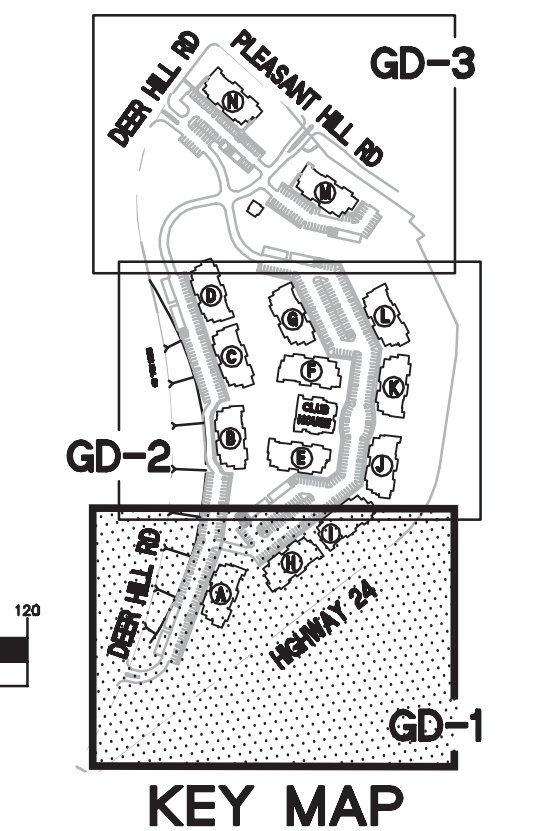
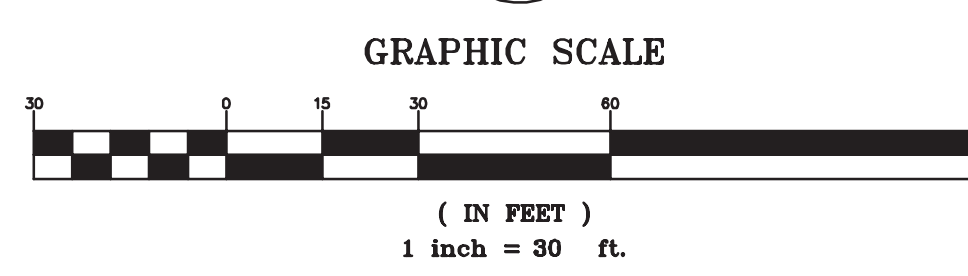


MATCHLINE - SEE SHEET GD-2



- LEGEND**
- GRADING LIMIT
 - STORM DRAIN PIPE
 - STORM DRAIN PERFORATED PIPE
 - SANITARY SEWER PIPE
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN DROP INLET
 - STORM DRAIN OVERFLOW INLET
 - RAIN WATER LEADER
 - STORM DRAIN AREA DRAIN
 - CLEANOUT
 - TSD TREATED STORM DRAIN PIPE
 - USD UNTREATED STORM DRAIN PIPE

- GRADING ABBREVIATIONS**
- AD AREA DRAIN
 - BLDG BUILDING
 - BW BOTTOM OF WALL
 - EG EXISTING GROUND
 - ELEV ELEVATION
 - EX EXISTING
 - FF FINISH FLOOR
 - FG FINISH GROUND
 - FL FLOWLINE
 - FS FINISH SURFACE
 - GB GRADE BREAK
 - GD GRADING
 - GR GRADE
 - INV INVERT
 - LF LINEAL FEET
 - POC POINT OF CONNECTION
 - RIM RIM ELEVATION
 - RWL RAIN WATER LEADER
 - S SLOPE
 - SD STORM DRAIN
 - SDMH STORM DRAIN MANHOLE
 - SS SANITARY SEWER
 - SSMH SANITARY SEWER MANHOLE
 - TSMP TYPICAL
 - TC TOP OF CURB
 - TP TOP OF PAVEMENT
 - TSD TREATED STORM DRAIN
 - TW TOP OF WALL
 - USD UNTREATED STORM DRAIN



THE TERRACES OF LAFAYETTE
DEER HILL ROAD, LAFAYETTE, CALIFORNIA

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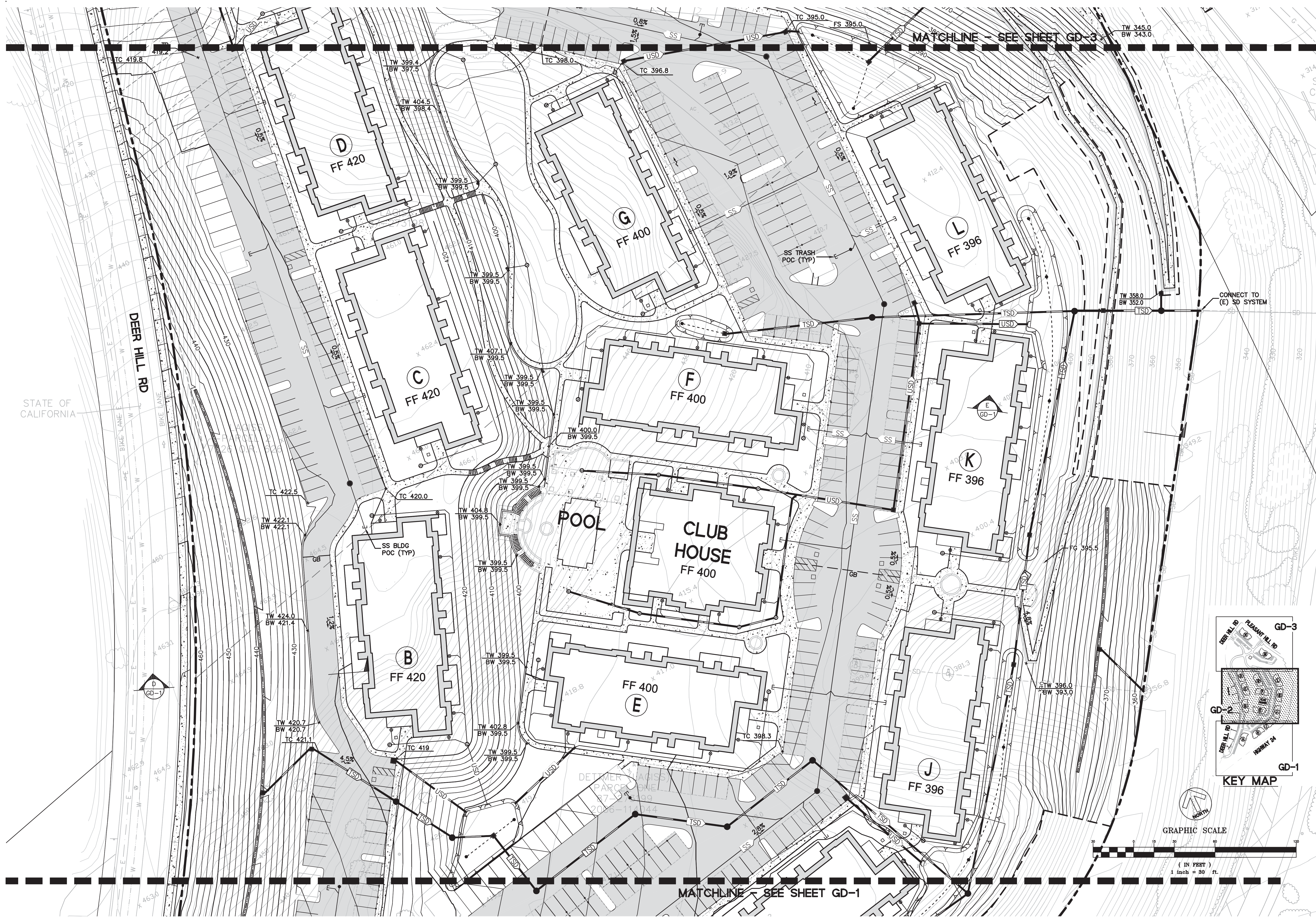
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DATE: 3 / 21 / 2011

REVISIONS:
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9 / 23 / 2011

GRADING AND DRAINAGE PLAN

PROJECT NO. 10050

GD-1
SHEET 1 OF 8

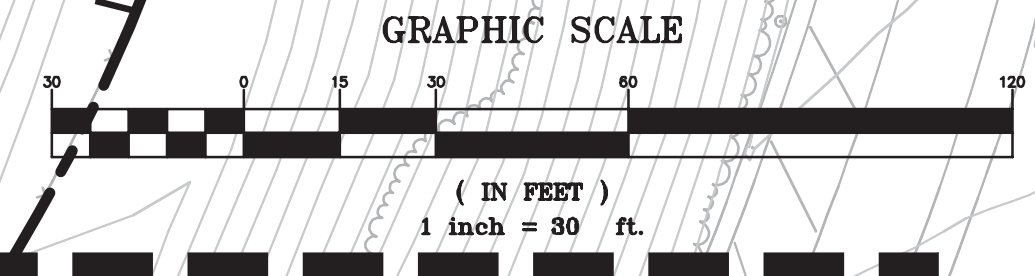
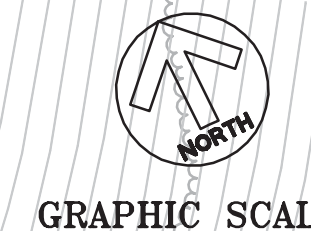
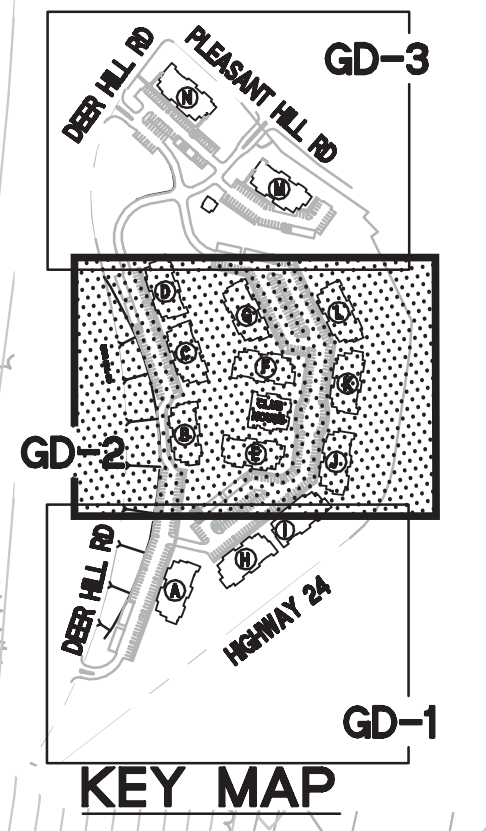


STATE OF CALIFORNIA

DEER HILL RD

MATCHLINE - SEE SHEET GD-3

MATCHLINE - SEE SHEET GD-1



THE TERRACES OF LAFAYETTE
 DEER HILL ROAD, LAFAYETTE, CALIFORNIA

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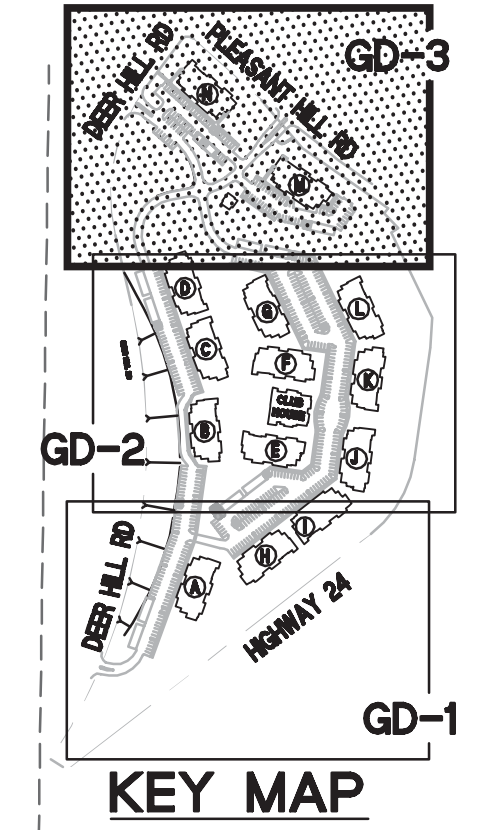
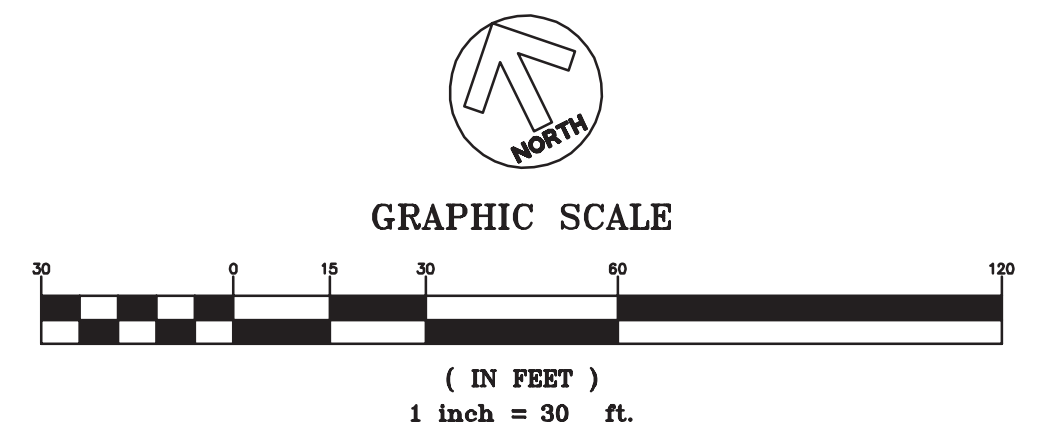
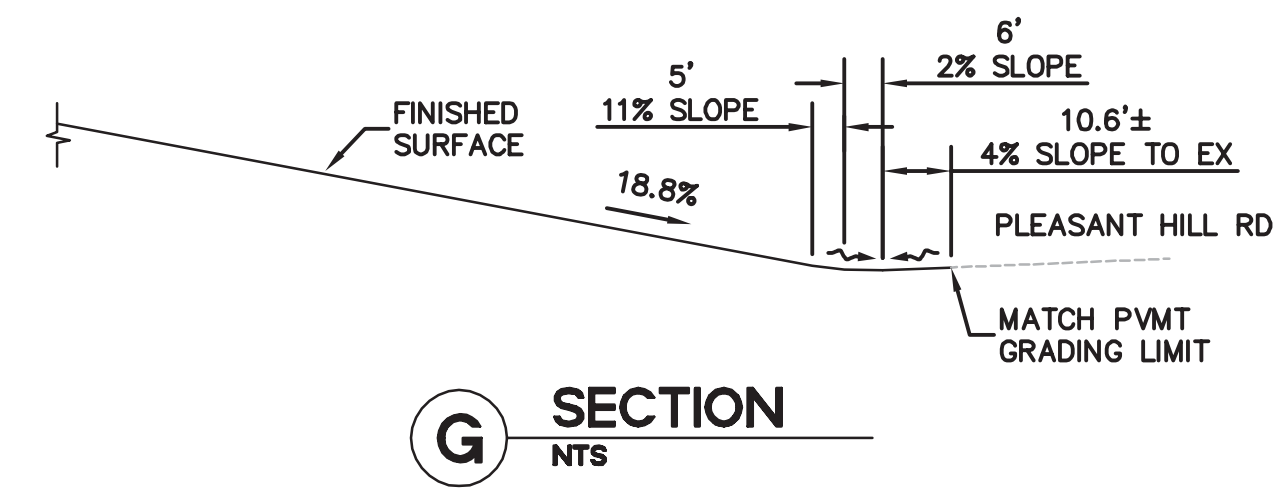
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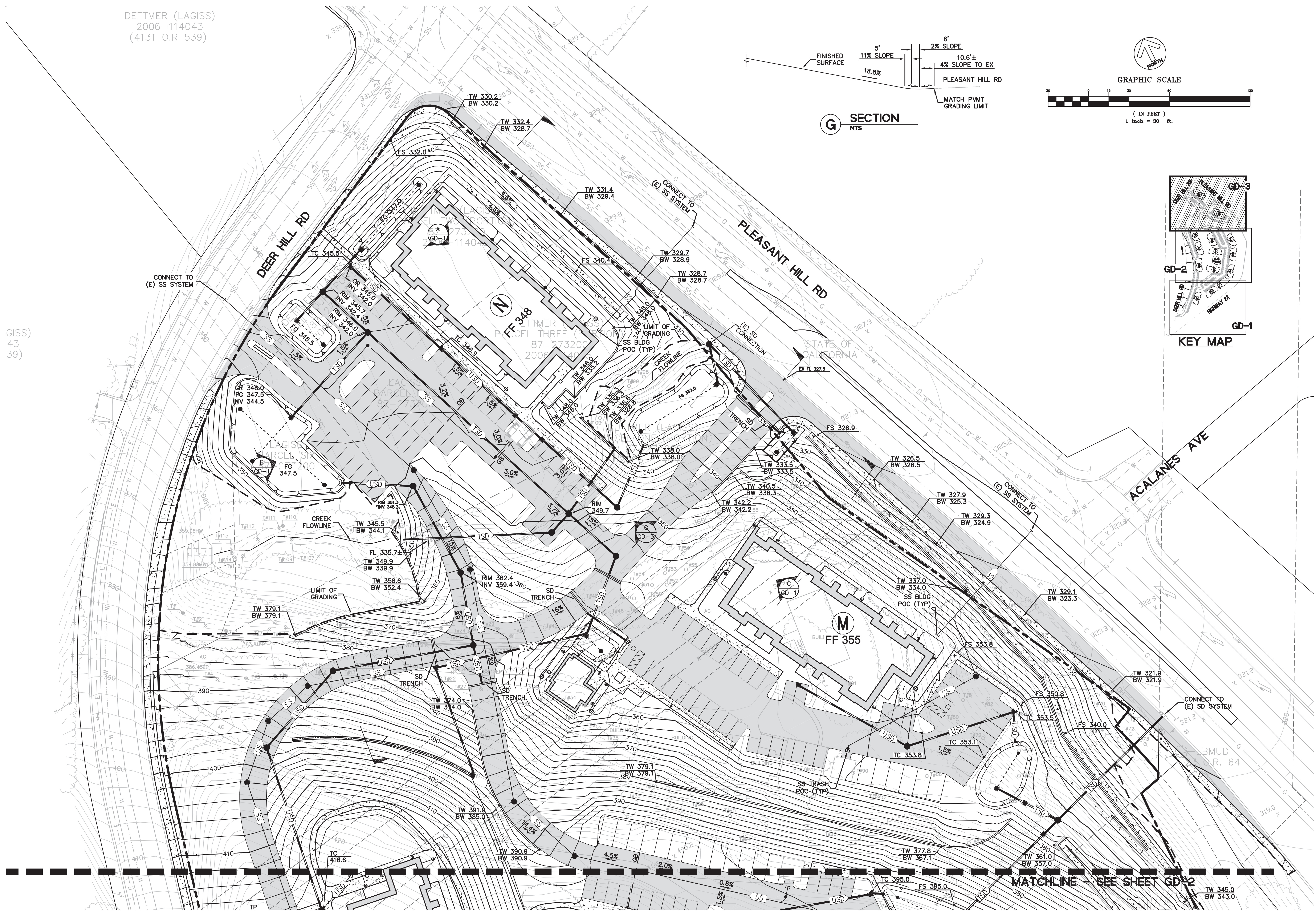
GRADING AND
 DRAINAGE
 PLAN

PROJECT NO. 10050

DETTMER (LAGISS)
2006-114043
(4131 O.R. 539)



(GISS)
43
39)



THE TERRACES OF LAFAYETTE
DEER HILL ROAD, LAFAYETTE, CALIFORNIA

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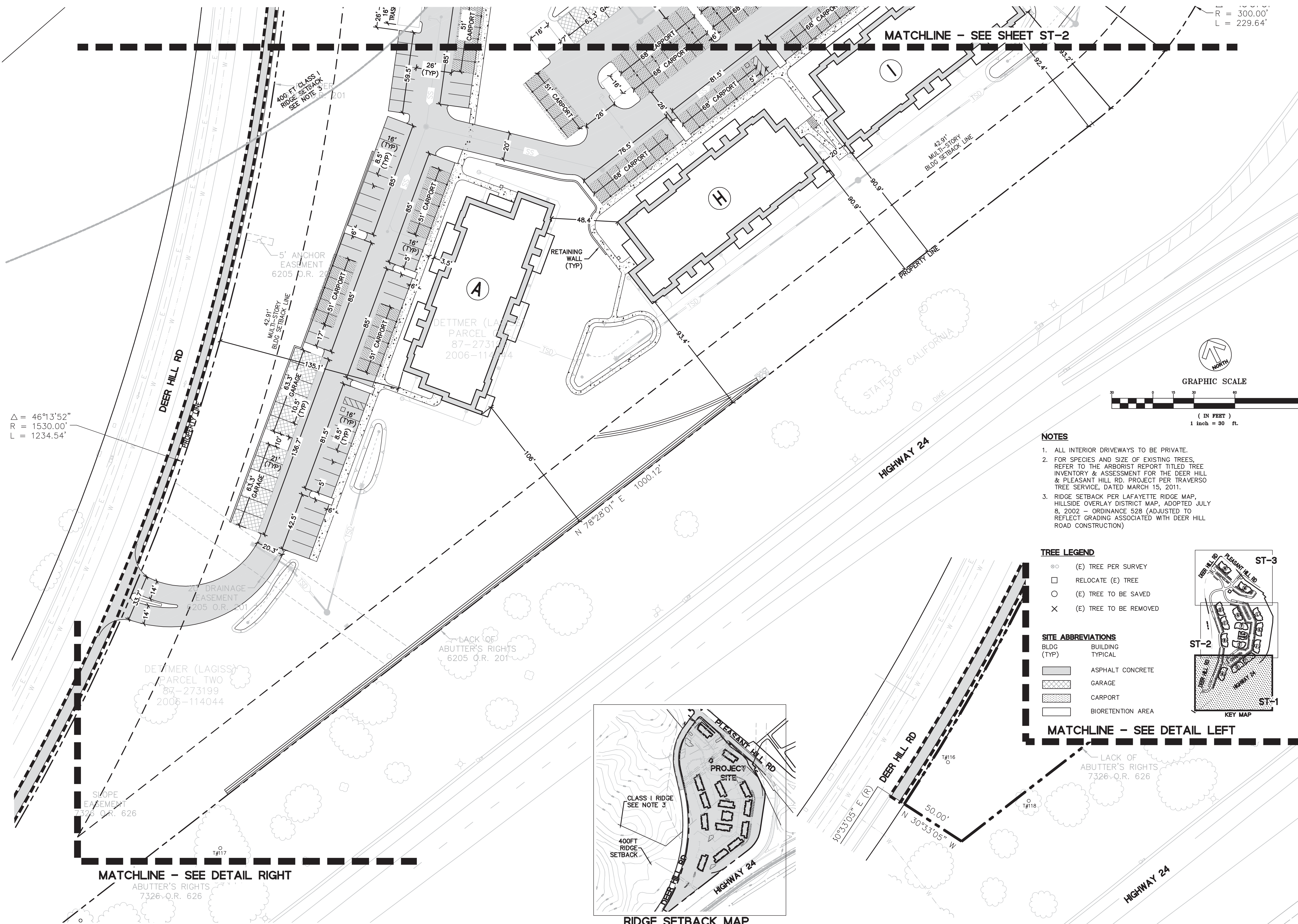
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9 / 23 / 2011

GRADING AND DRAINAGE PLAN

PROJECT NO. 10050

GD-3
SHEET 3 OF 8



Δ = 46°13'52"
 R = 1530.00'
 L = 1234.54'

R = 300.00'
 L = 229.64'

MATCHLINE - SEE SHEET ST-2

MATCHLINE - SEE DETAIL RIGHT

MATCHLINE - SEE DETAIL LEFT

NOTES

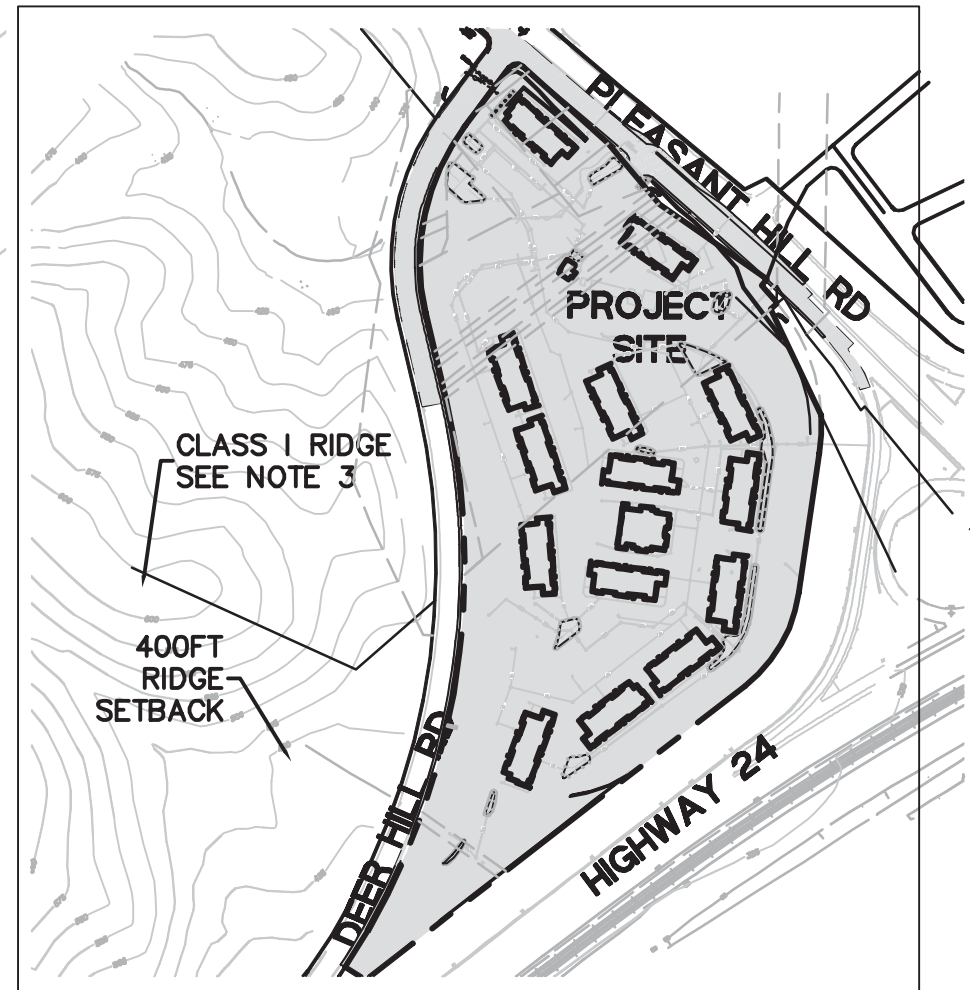
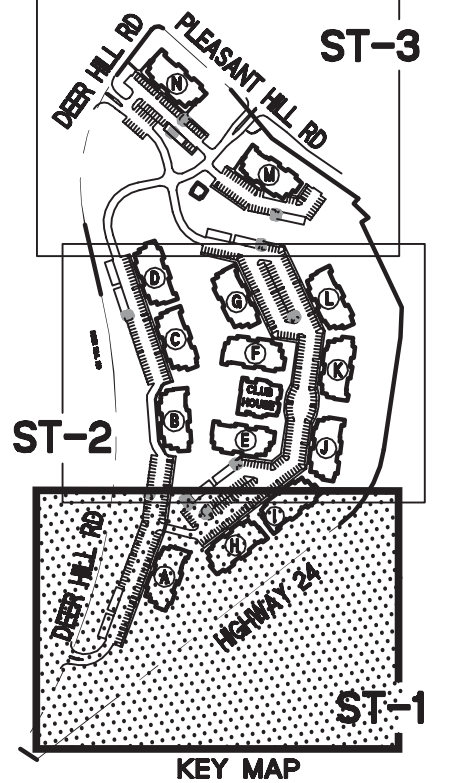
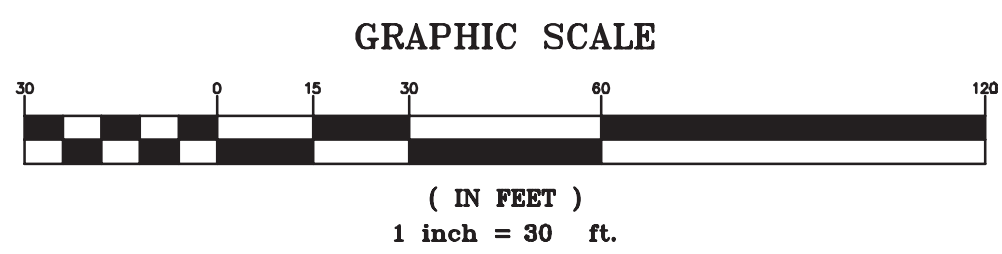
1. ALL INTERIOR DRIVEWAYS TO BE PRIVATE.
2. FOR SPECIES AND SIZE OF EXISTING TREES, REFER TO THE ARBORIST REPORT TITLED TREE INVENTORY & ASSESSMENT FOR THE DEER HILL & PLEASANT HILL RD. PROJECT PER TRAVERSO TREE SERVICE, DATED MARCH 15, 2011.
3. RIDGE SETBACK PER LAFAYETTE RIDGE MAP, HILLSIDE OVERLAY DISTRICT MAP, ADOPTED JULY 8, 2002 - ORDINANCE 528 (ADJUSTED TO REFLECT GRADING ASSOCIATED WITH DEER HILL ROAD CONSTRUCTION)

TREE LEGEND

- ⊙ (E) TREE PER SURVEY
- RELOCATE (E) TREE
- (E) TREE TO BE SAVED
- × (E) TREE TO BE REMOVED

SITE ABBREVIATIONS

- | | |
|---------------------|-------------------|
| BLDG (TYP) | BUILDING TYPICAL |
| [Hatched Box] | ASPHALT CONCRETE |
| [Cross-hatched Box] | GARAGE |
| [Dotted Box] | CARPORT |
| [White Box] | BIORETENTION AREA |



RIDGEBACK MAP

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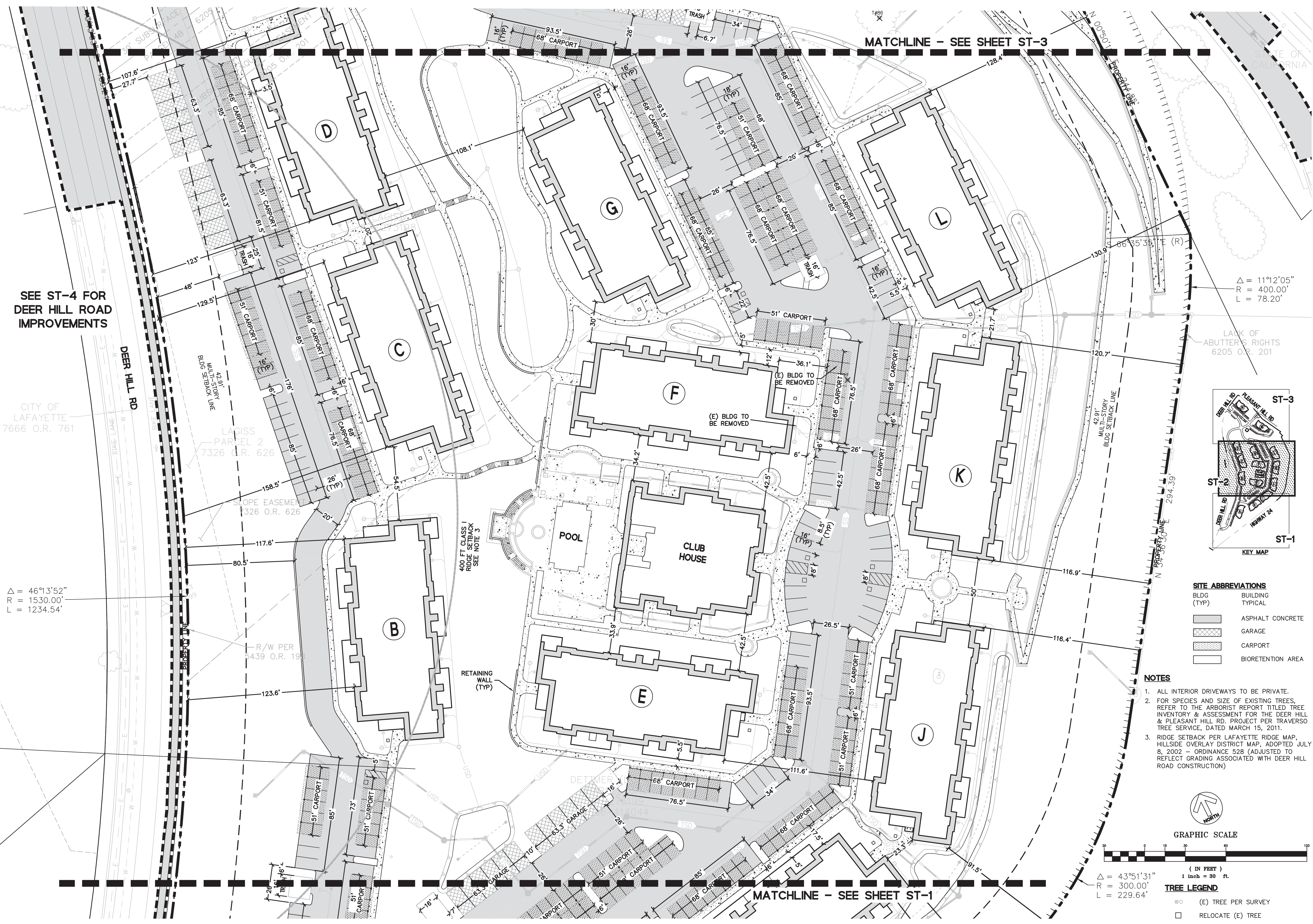


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SITE PLAN

PROJECT NO. 10050



SEE ST-4 FOR DEER HILL ROAD IMPROVEMENTS

CITY OF LAFAYETTE
7666 O.R. 761

$\Delta = 46^{\circ}13'52''$
R = 1530.00'
L = 1234.54'

R/W PER 5439 O.R. 19

123.6'

80.5'

117.6'

158.5'

129.5'

107.6'

27.7'

LADISS PARCEL 2
7326 O.R. 626

SLOPE EASEMENT
326 O.R. 626

400 FT CLASS 1
RIDGE SETBACK
SEE NOTE 3

RETAINING WALL
(TYP)

42.91'
MULTI-STORY
BLDG SETBACK LINE

42.91'
MULTI-STORY
BLDG SETBACK LINE

42.91'
MULTI-STORY
BLDG SETBACK LINE

42.91'
MULTI-STORY
BLDG SETBACK LINE

42.91'
MULTI-STORY
BLDG SETBACK LINE

42.91'
MULTI-STORY
BLDG SETBACK LINE

POOL

CLUB HOUSE

400 FT CLASS 1
RIDGE SETBACK
SEE NOTE 3

400 FT CLASS 1
RIDGE SETBACK
SEE NOTE 3

400 FT CLASS 1
RIDGE SETBACK
SEE NOTE 3

400 FT CLASS 1
RIDGE SETBACK
SEE NOTE 3

400 FT CLASS 1
RIDGE SETBACK
SEE NOTE 3

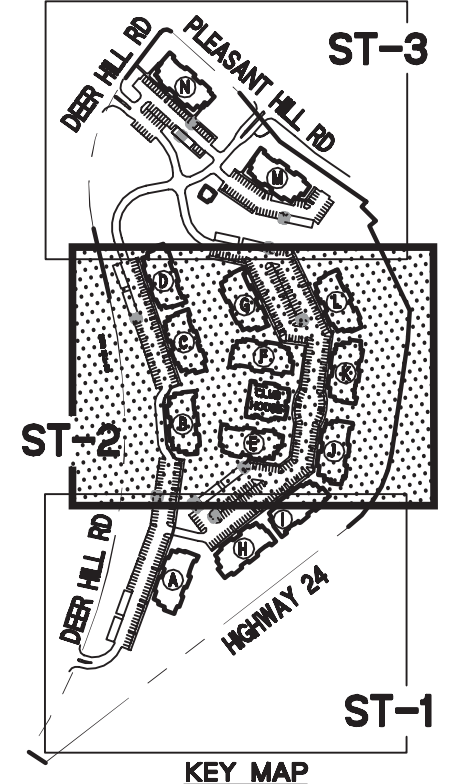
400 FT CLASS 1
RIDGE SETBACK
SEE NOTE 3

MATCHLINE - SEE SHEET ST-3

MATCHLINE - SEE SHEET ST-1

$\Delta = 11^{\circ}12'05''$
R = 400.00'
L = 78.20'

LACK OF ABUTTER'S RIGHTS
6205 O.R. 201



SITE ABBREVIATIONS

BLDG (TYP)	BUILDING TYPICAL
[Pattern]	ASPHALT CONCRETE
[Pattern]	GARAGE
[Pattern]	CARPORT
[Pattern]	BIORETENTION AREA

NOTES

- ALL INTERIOR DRIVEWAYS TO BE PRIVATE.
- FOR SPECIES AND SIZE OF EXISTING TREES, REFER TO THE ARBORIST REPORT TITLED TREE INVENTORY & ASSESSMENT FOR THE DEER HILL & PLEASANT HILL RD. PROJECT PER TRAVERSO TREE SERVICE, DATED MARCH 15, 2011.
- RIDGE SETBACK PER LAFAYETTE RIDGE MAP, HILLSIDE OVERLAY DISTRICT MAP, ADOPTED JULY 8, 2002 - ORDINANCE 528 (ADJUSTED TO REFLECT GRADING ASSOCIATED WITH DEER HILL ROAD CONSTRUCTION)



GRAPHIC SCALE



$\Delta = 43^{\circ}51'31''$
R = 300.00'
L = 229.64'

TREE LEGEND

- (E) TREE PER SURVEY
- RELOCATE (E) TREE
- (E) TREE TO BE SAVED



THE TERRACES OF LAFAYETTE
DEER HILL ROAD, LAFAYETTE, CALIFORNIA

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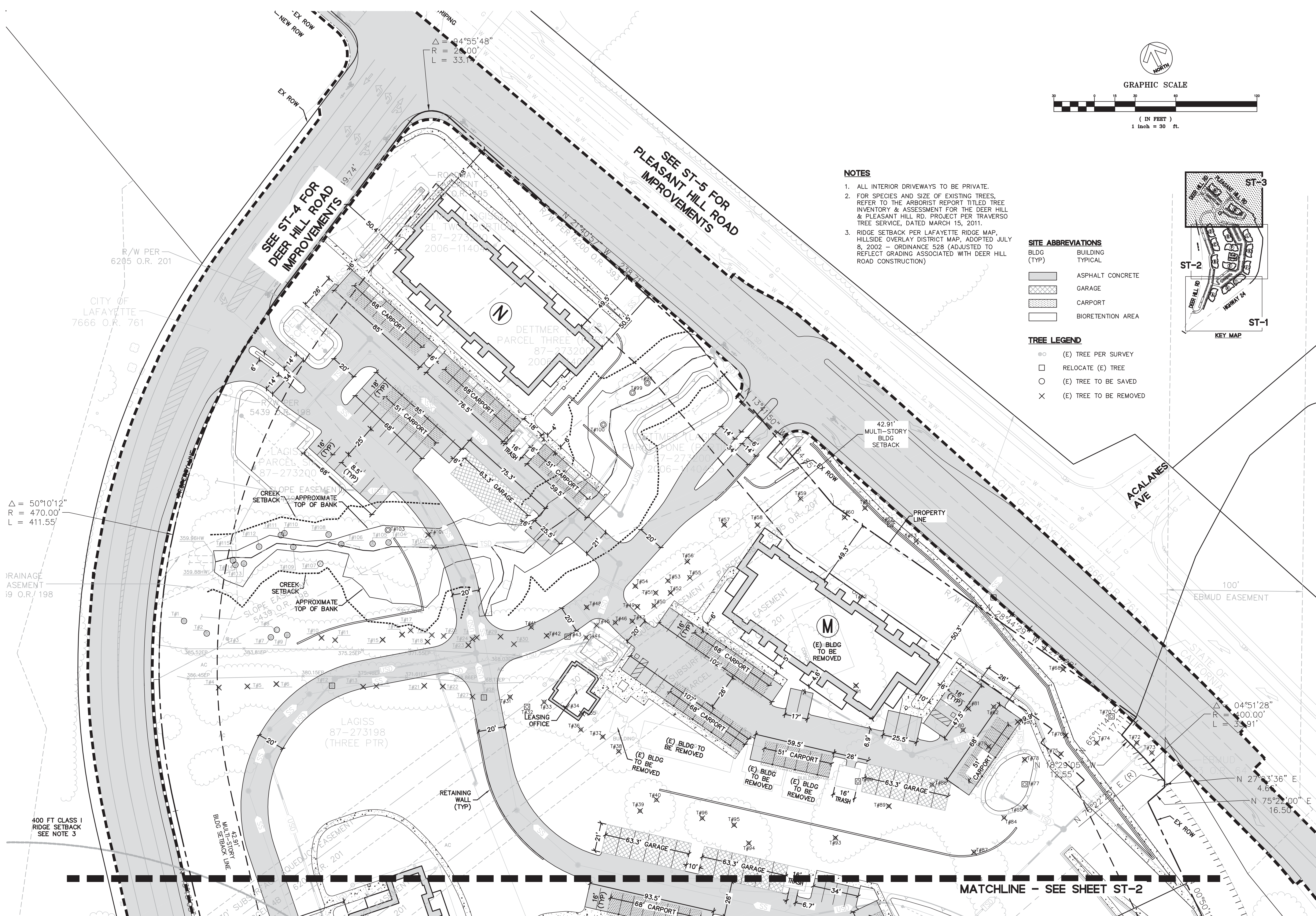
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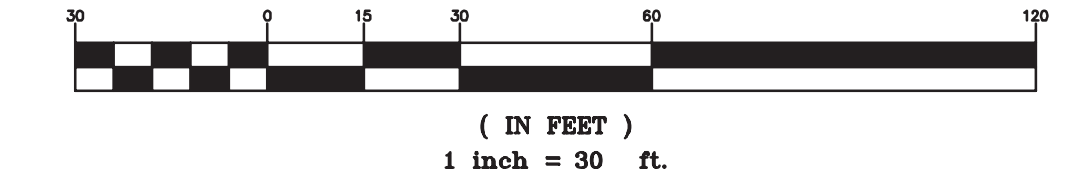
SITE PLAN

PROJECT NO. 10050

ST-2
SHEET 5 OF 8



GRAPHIC SCALE



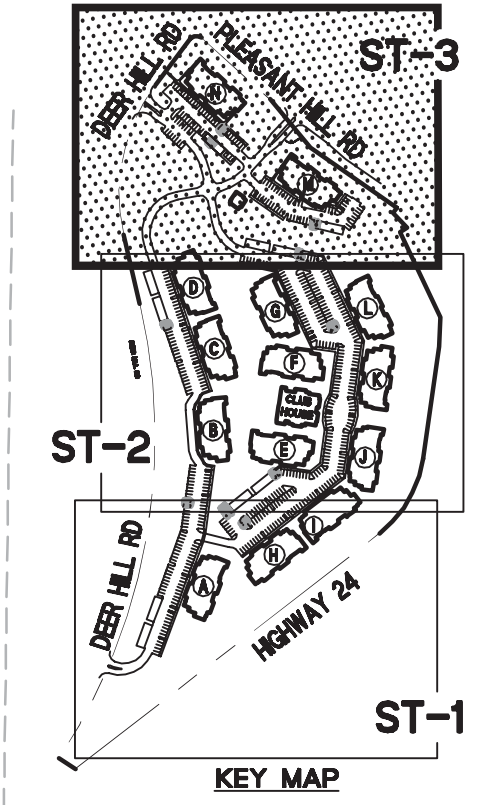
- NOTES**
1. ALL INTERIOR DRIVEWAYS TO BE PRIVATE.
 2. FOR SPECIES AND SIZE OF EXISTING TREES, REFER TO THE ARBORIST REPORT TITLED TREE INVENTORY & ASSESSMENT FOR THE DEER HILL & PLEASANT HILL RD. PROJECT PER TRAVERSO TREE SERVICE, DATED MARCH 15, 2011.
 3. RIDGE SETBACK PER LAFAYETTE RIDGE MAP, HILLSIDE OVERLAY DISTRICT MAP, ADOPTED JULY 8, 2002 - ORDINANCE 528 (ADJUSTED TO REFLECT GRADING ASSOCIATED WITH DEER HILL ROAD CONSTRUCTION)

SITE ABBREVIATIONS

BLDG (TYP)	BUILDING TYPICAL
[Hatched Pattern]	ASPHALT CONCRETE
[Cross-hatched Pattern]	GARAGE
[Dotted Pattern]	CARPORT
[White Box]	BIORETENTION AREA

TREE LEGEND

- (E) TREE PER SURVEY
- RELOCATE (E) TREE
- (E) TREE TO BE SAVED
- × (E) TREE TO BE REMOVED



THE TERRACES OF LAFAYETTE
DEER HILL ROAD, LAFAYETTE, CALIFORNIA

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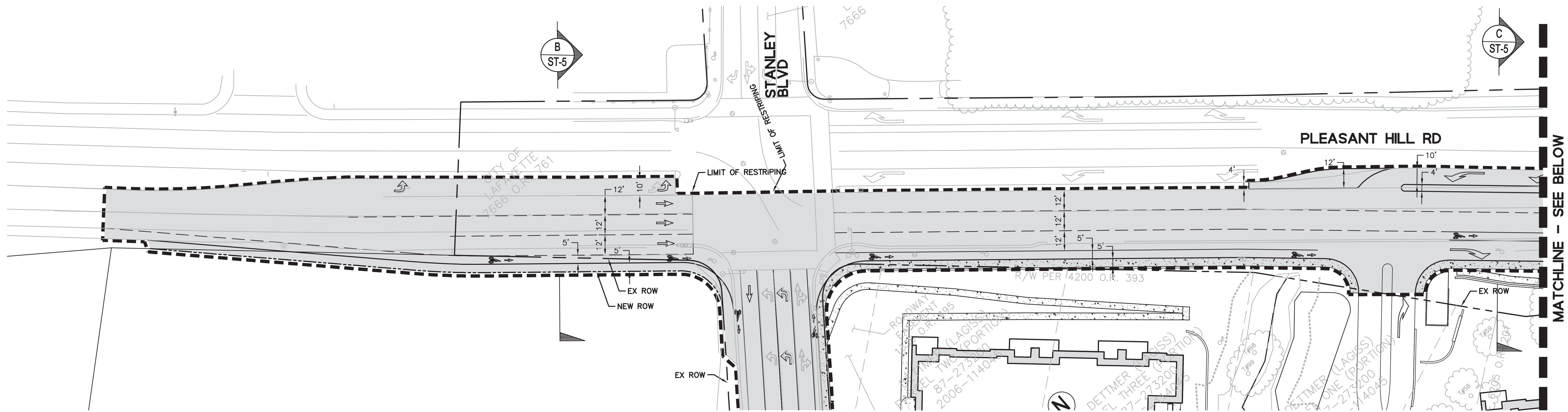


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SITE PLAN

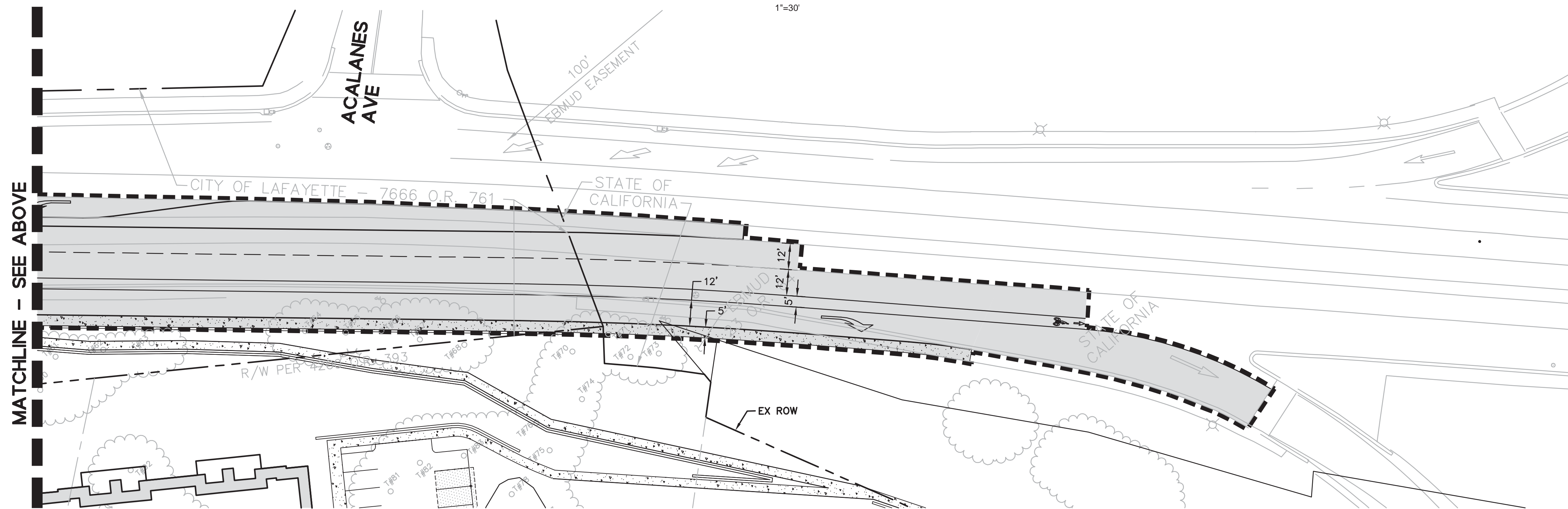
PROJECT NO. 10050

ST-3
SHEET 6 OF 8



PLEASANT HILL ROAD IMPROVEMENTS

1"=30'



PLEASANT HILL ROAD IMPROVEMENTS

1"=30'

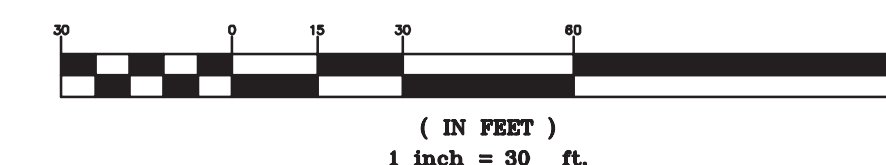
LEGEND

LIMIT OF RESTRIPING

NOTE
FOR ON-SITE IMPROVEMENTS REFER
TO SHEETS GD-1 THRU GD-3 AND
ST-1 THRU ST-3.



GRAPHIC SCALE



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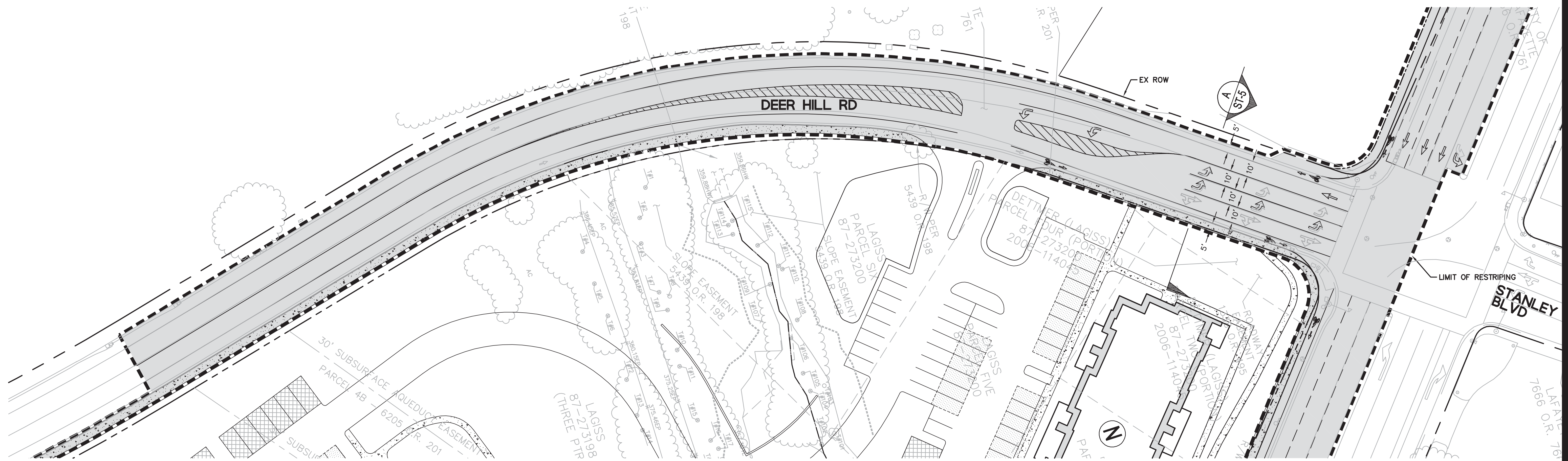
BKF
ENGINEERS / SURVEYORS / PLANNERS
1646 N. CALIFORNIA BLVD., STE 400
WALNUT CREEK, CA 94596
PH: (925) 940-2200
FAX: (925) 940-2200

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OFF-SITE
IMPROVEMENT PLAN

PROJECT NO. 10050



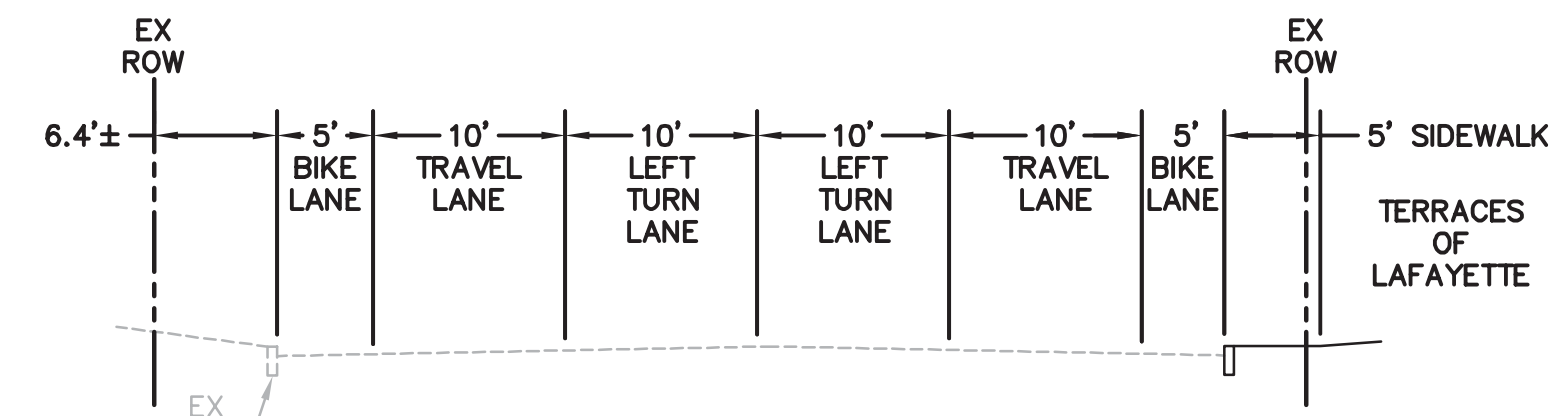
DEER HILL ROAD IMPROVEMENTS

1"=30'

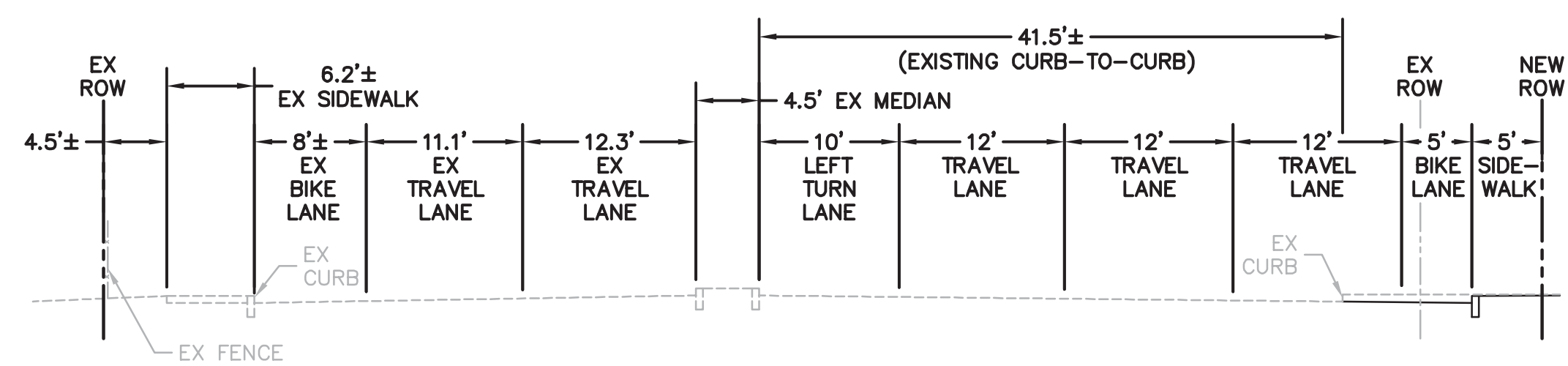
LEGEND



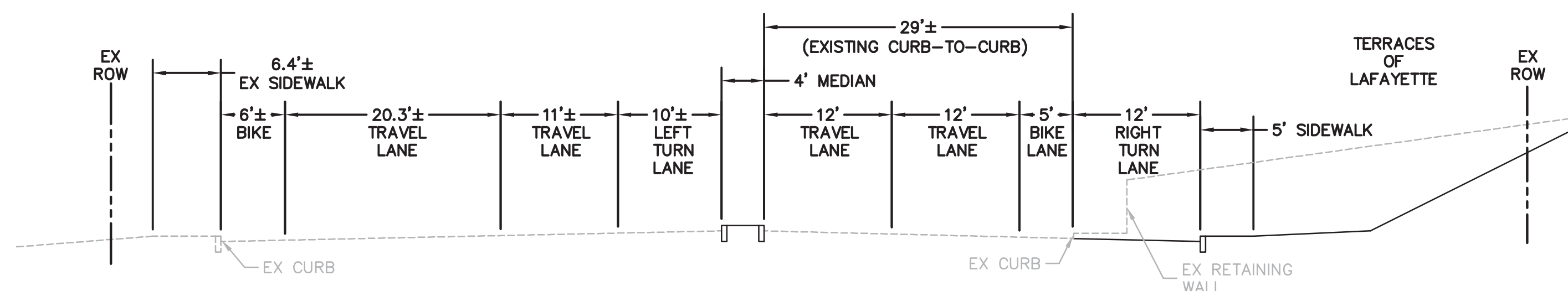
NOTE
FOR ON-SITE IMPROVEMENTS REFER
TO SHEETS GD-1 THRU GD-3 AND
ST-1 THRU ST-3.



SECTION A
NTS



SECTION B
NTS



SECTION C
NTS



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



CARLE CAMPOS | DAVID BOGSTAD | PETER STACKPOLE
245 YGNACIO VALLEY ROAD, WALNUT CREEK, CALIFORNIA 94598
(925) 944-1628 | (925) 944-1666 FAX | WWW.LCA-ARCHITECTS.COM

THE TERRACES OF LAFAYETTE
DEER HILL ROAD, LAFAYETTE, CALIFORNIA

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DRAWINGS

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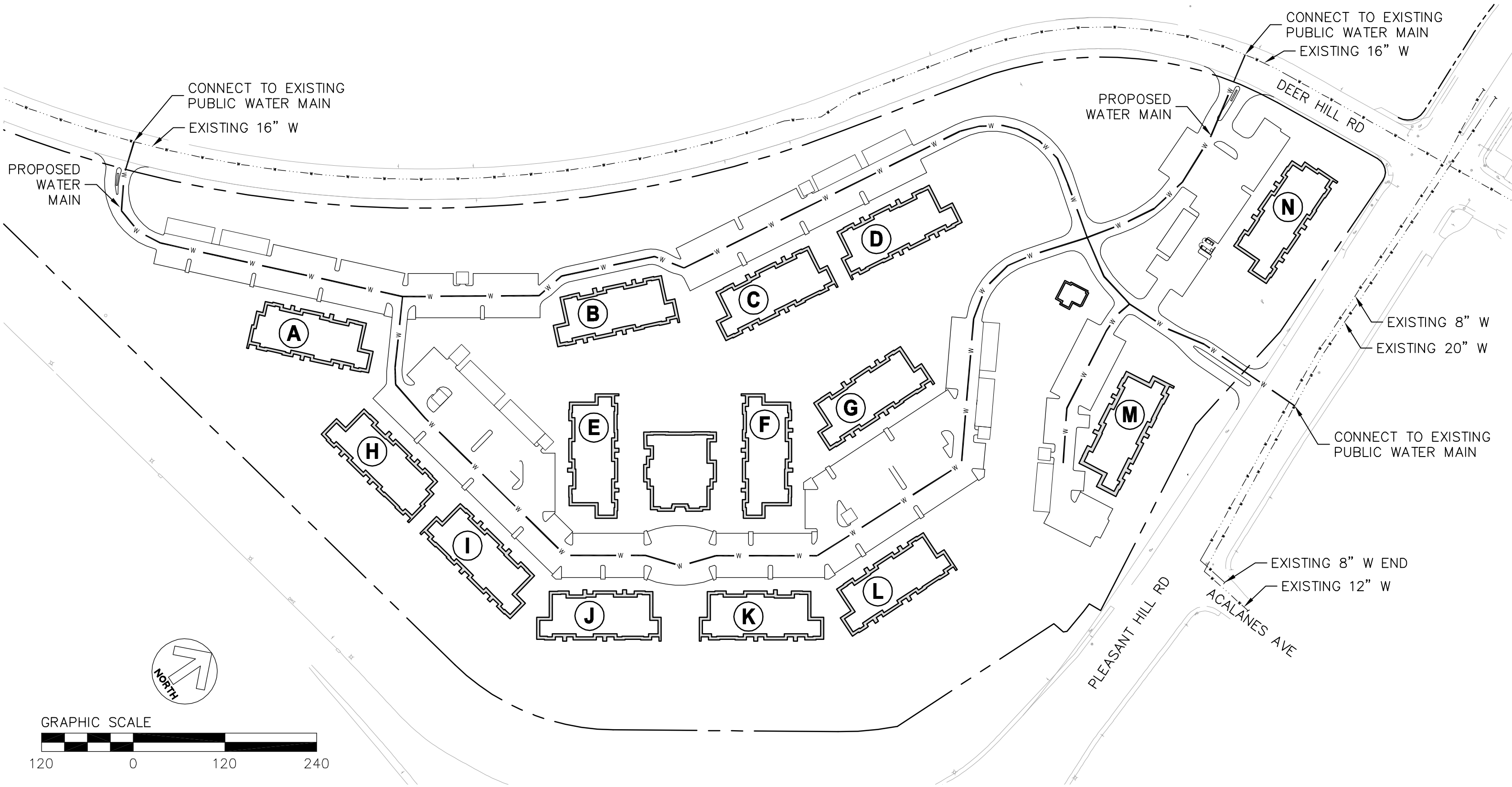
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OFF-SITE
IMPROVEMENT PLAN

PROJECT NO. 10050

ST-5

SHEET 8 OF 8



WATER SYSTEM EXHIBIT

TERRACES OF LAFAYETTE
CITY OF LAFAYETTE, CA
10/05/2011

1646 N CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
925-940-2200
925-940-2299 (FAX)

