

THE HOMES AT DEER HILL LAFAYETTE

TRACT #9369 VESTING TENTATIVE MAP

CITY OF LAFAYETTE, CONTRA COSTA COUNTY, CALIFORNIA

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PROJECT SUMMARY

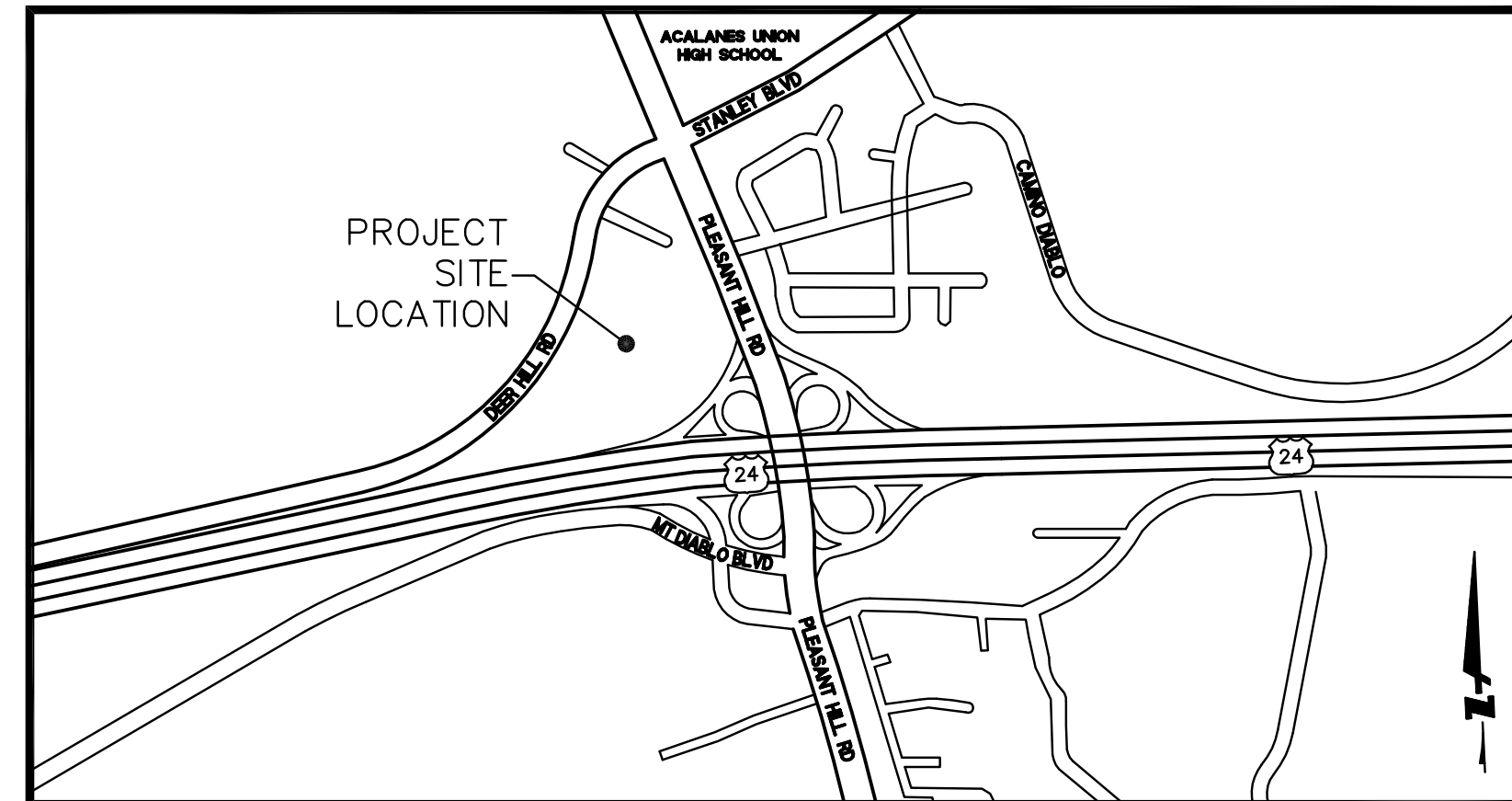
- OWNER:** ANNA MARIA DETTMER
3233 DEER HILL ROAD
LAFAYETTE, CA 94549
- SUBDIVIDER:** O'BRIEN LAND COMPANY, LLC
950 TOWER LANE, SUITE 1250
FOSTER CITY, CA 94404
CONTACT: DAVID R. BAKER
- ENGINEER:** BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400
WALNUT CREEK, CA 94595
(925) 940-2200
CONTACT: DANIEL SCHAEFER
- GEOTECHNICAL ENGINEER:** ENGeo INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
CONTACT: PAUL C. GUERIN
- EXISTING ZONING:** APO
(ADMINISTRATIVE/PROFESSIONAL OFFICE DISTRICT)
- EXISTING LAND USE:** VACANT
- PROPOSED ZONING:** PLANNED UNIT DISTRICT (P-1)
- PROPOSED LAND USE:**

5.1± ACRE	44 SINGLE FAMILY HOMES
3.3± ACRE	HOA COMMON AREA
1.9± ACRE	PRIVATE ROAD
12.2± ACRE	PUBLIC PARCEL

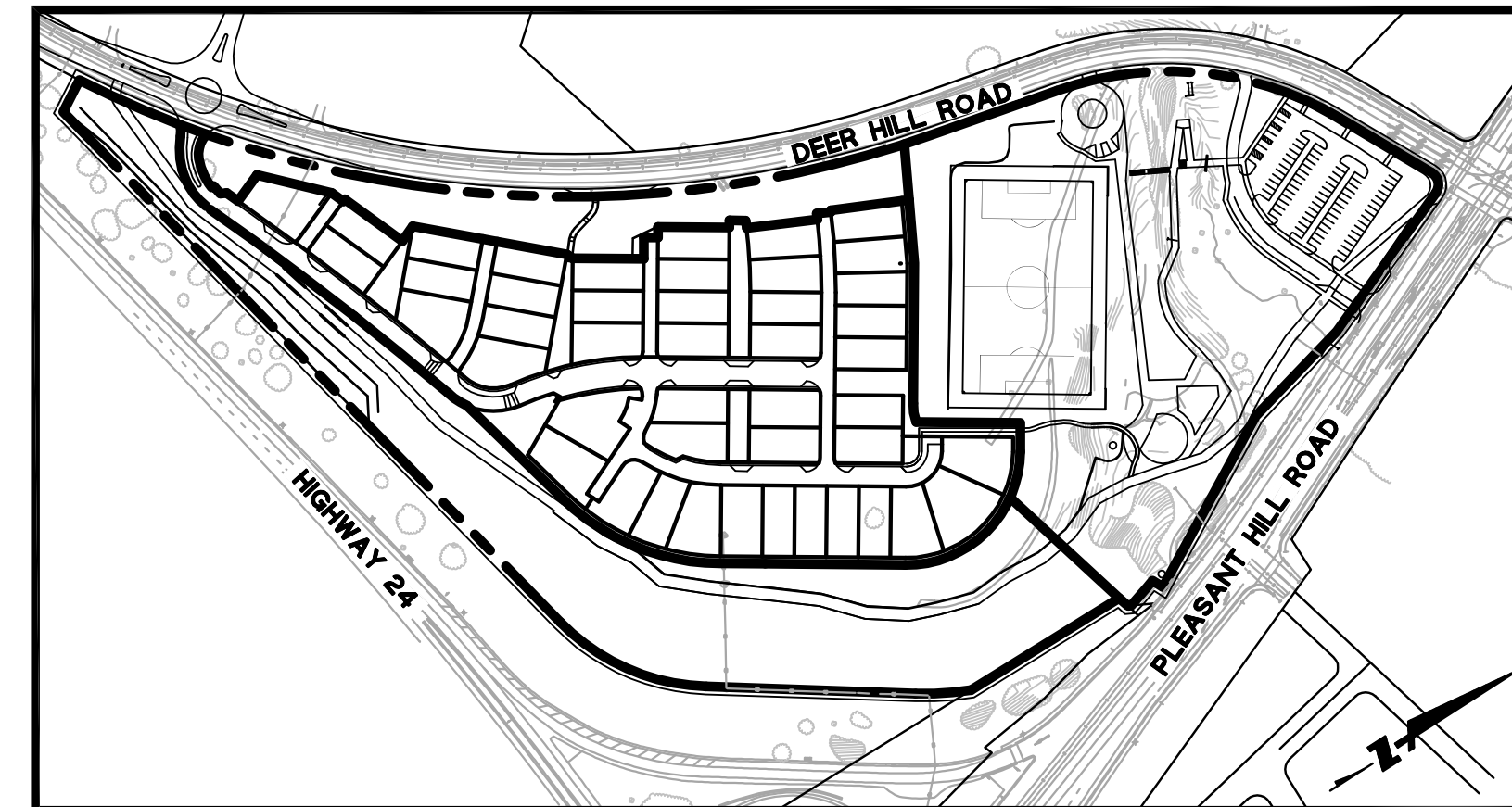
TOTAL AREA: 22.5± ACRE
- DEDICATION:** PUBLIC PARCEL
- EARTHWORK:**

229,400 CF (FILL)
198,000 CF (CUT)
31,000 CF (NET FILL)
- UTILITIES:**

WATER SUPPLY:	EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
FIRE PROTECTION:	CITY OF LAFAYETTE
SEWAGE DISPOSAL:	CENTRAL CONTRA COSTA SANITARY DISTRICT (CCCSD)
STORM DRAIN:	CITY OF LAFAYETTE
GAS:	PACIFIC GAS & ELECTRIC
ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST
- ASSESSOR PARCEL NUMBER:** 232-0150-027



VICINITY MAP
NOT TO SCALE



SITE PLAN
SCALE: 1"=250'

LEGEND

LOT LINE	---
CENTERLINE	---
STORM DRAIN/SANITARY SEWER MANHOLE	●
STORM DRAIN DROP INLET	■
BIORETENTION AREA	▼▼▼▼
FIRE HYDRANT	+
STORM DRAIN LINE	—
SANITARY SEWER LINE	—SS
WATER LINE (EBMUD)	—W
JOINT TRENCH (AMP, PG&E, AT&T, COMCAST SEE UTILITY NOTE)	—JT

STORMWATER QUALITY NOTES

- THE SITE IS SUBJECT TO ALL REQUIREMENTS OF THE SWRCB CONSTRUCTION ACTIVITY STORM WATER NPDES GENERAL PERMIT, PERMIT NO. CAS000002.
- THE DESIGN, CONSTRUCTION AND LONG-TERM MAINTENANCE OF ALL STORMWATER BIORETENTION AREAS SHALL BE CONSISTENT WITH THE APPROVED FINAL VERSION OF THE STORM WATER MANAGEMENT PLAN, THE HOMES AT DEER HILL - LAFAYETTE, PREPARED BY BKF ENGINEERS.

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AT	AGGREGATE BASE	NO.	# NUMBER
AB	ASPHALT CONCRETE	NTS	NOT TO SCALE
AC	AMERICAN DISABILITY ASSOCIATION	O.C./O/C	ON CENTER
ADA	PRIVATE ACCESS EASEMENT	PAE	PUBLIC ACCESS EASEMENT
AE	APPROXIMATE	PERF	PERFORATED
APPROX	AVENUE	PKG	PARKING
AVE	BEGINNING OF CURVE	PL, P/L	PROPERTY LINE
BC	BUILDING	PM	PARCEL MAP
BLDG	BACK OF WALK	POC	POINT ON CURVE
BW	CENTER	POF	POINT OF REVERSE CURVE
C	CATCH BASIN	PR	PROPOSED
CB	CONSTRUCTION DOCUMENT	PSDE	PRIVATE STORM DRAIN EASEMENT
CD	CURB AND GUTTER	PT	POINT
C&G	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CL,C/L	CONTINUATION	PVC	POLYVINYL CHLORIDE
CONC,CC	CONCRETE PAVEMENT	PVMT	PAVEMENT
CONT	DIAMETER	R	RADIUS
DIA	DOMESTIC WATER	RCP	REINFORCED CONCRETE PIPE
DW	DRIVEWAY	RIM	RIM ELEVATION
D/W,DWY	EACH	RT	RIGHT
EA	EAST BAY MUNICIPAL UTILITY DISTRICT	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RWL	RAIN WATER LEADER
EBMUD	ELEVATION EL	S	SLOPE
EL,ELEV.	EDGE OF PAVEMENT	SD	STORM DRAIN
EP	EMERGENCY VEHICLE ACCESS EASEMENT	SDCB	STORM DRAIN CATCH BASIN
EX.,(E)	EXISTING	SDCI	STORM DRAIN CURB INLET
(F)	FUTURE	SDDI	STORM DRAIN DROP INLET
FC	FACE OF CURB	SDE	PUBLIC STORM DRAIN EASEMENT
FF	FINISHED FLOOR ELEVATION	SFH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SFL	SINGLE FAMILY HOUSE
FH	FIRE HYDRANT	SL	STREET LIGHT
FL	FLOW LINE	SS	SANITARY SEWER
FP	FINISHED PAVEMENT	SSCO	SANITARY SEWER LATERAL CLEANOUT
FW	FIRE PROTECTION WATER	SSE	SANITARY SEWER EASEMENT
FS	FINISHED SURFACE	SSMH	SANITARY SEWER MANHOLE
FT	FEET	ST	STREET
GB	GRADE BREAK	STA	STATION
GR	GRATE	STD	STANDARD
GRD,GRND	GROUND	SW	SIDEWALK
HOA	HOMEOWNER ASSOCIATION	SWE	STORM WATER EASEMENT
HORIZ.,H	HORIZONTAL	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
HP	HIGH POINT	TC	TOP OF CURB
IMPROV.	IMPROVEMENTS	TEMP	TEMPORARY
INV	INVERT	TG	TOP OF GRATE
IRR	IRRIGATION	THRU	THROUGH
JP	JOINT POLE	TP	TOP OF PAVEMENT
JT	JOINT TRENCH	TIS	TOP OF SLOPE
L	LENGTH	TW	TOP OF WALL
LL	LOT LINE	TYP	TYPICAL
LT	LEFT	W/	WITH
LF	LINEAR FEET	W,WL	WATERLINE
LG	LIP OF GUTTER	WLE	WATER LINE EASEMENT
MA	MATCH	WM	WATER METER
MAX	MAXIMUM	WS	WATER SERVICE
MID	MIDDLE	WV	WATER VALVE
MIN	MINIMUM		

LOT SUMMARY

LOT #	AREA (SF)	USAGE	LOT #	AREA (SF)	USAGE
1	6,562	SFH	32	4,500	SFH
2	4,500	SFH	33	4,500	SFH
3	4,639	SFH	34	4,500	SFH
4	4,500	SFH	35	4,500	SFH
5	4,500	SFH	36	6,070	SFH
6	6,643	SFH	37	4,977	SFH
7	4,500	SFH	38	5,669	SFH
8	4,500	SFH	39	6,315	SFH
9	4,518	SFH	40	7,884	SFH
10	6,400	SFH	41	4,946	SFH
11	4,500	SFH	42	5,601	SFH
12	4,500	SFH	43	5,296	SFH
13	5,212	SFH	44	4,996	SFH
14	4,500	SFH	A	1,737	PRIVATE ROAD
15	4,500	SFH	B	345,488	PUBLIC PARCEL
16	4,500	SFH	C	3,770	PRIVATE ROAD
17	4,796	SFH	D	3,472	HOA COMMON AREA
18	4,785	SFH	E	3,366	PRIVATE ROAD
19	4,815	SFH	F	5,551	HOA COMMON AREA
20	4,500	SFH	G	5,842	HOA COMMON AREA
21	4,796	SFH	H	3,090	HOA COMMON AREA
22	4,730	SFH	I	64,456	PRIVATE ROAD
23	4,737	SFH	J	23,657	HOA COMMON AREA
24	4,635	SFH	K	62,127	HOA COMMON AREA
25	4,500	SFH	L	3,366	HOA COMMON AREA
26	4,500	SFH	M	219,726	HOA COMMON AREA
27	4,321	SFH			
28	4,892	SFH			
29	6,222	SFH			
30	7,619	SFH			
31	6,048	SFH			

TOTAL		
LOTS	AREA (SF)	AREA (ACRE)
57	970,271	22.3

BASIS OF BEARINGS

THE BEARINGS USED ON THE SURVEY SHOWN HEREON ARE BASED ON THE CONTRA COSTA COUNTY CONTROL PROJECT GPS1659, NAD83, CALIFORNIA COORDINATE SYSTEM, ZONE 3.

DISTANCES SHOWN ARE GRID, MULTIPLY DISTANCES SHOWN BY 1.0000880 TO OBTAIN GROUND LEVEL DISTANCES.

BENCHMARK

CONTROL POINT AA3807, 3-INCH DISK SET IN CONCRETE STAMPED CONTRA COSTA CO GPS CONTROL POINT #10, LS 5672, CONTRA COSTA CONTROL PROJECT GPS1959, TAKEN AS 382.8 FEET, EPOCH 2007.00, NAVD88 DATUM, GPS RTK DERIVED.

DATUM

NAVD88

ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

DANIEL G. SCHAEFER, P.E. RCE 51158
PRINCIPAL/VICE PRESIDENT
BKF ENGINEERS



DATE

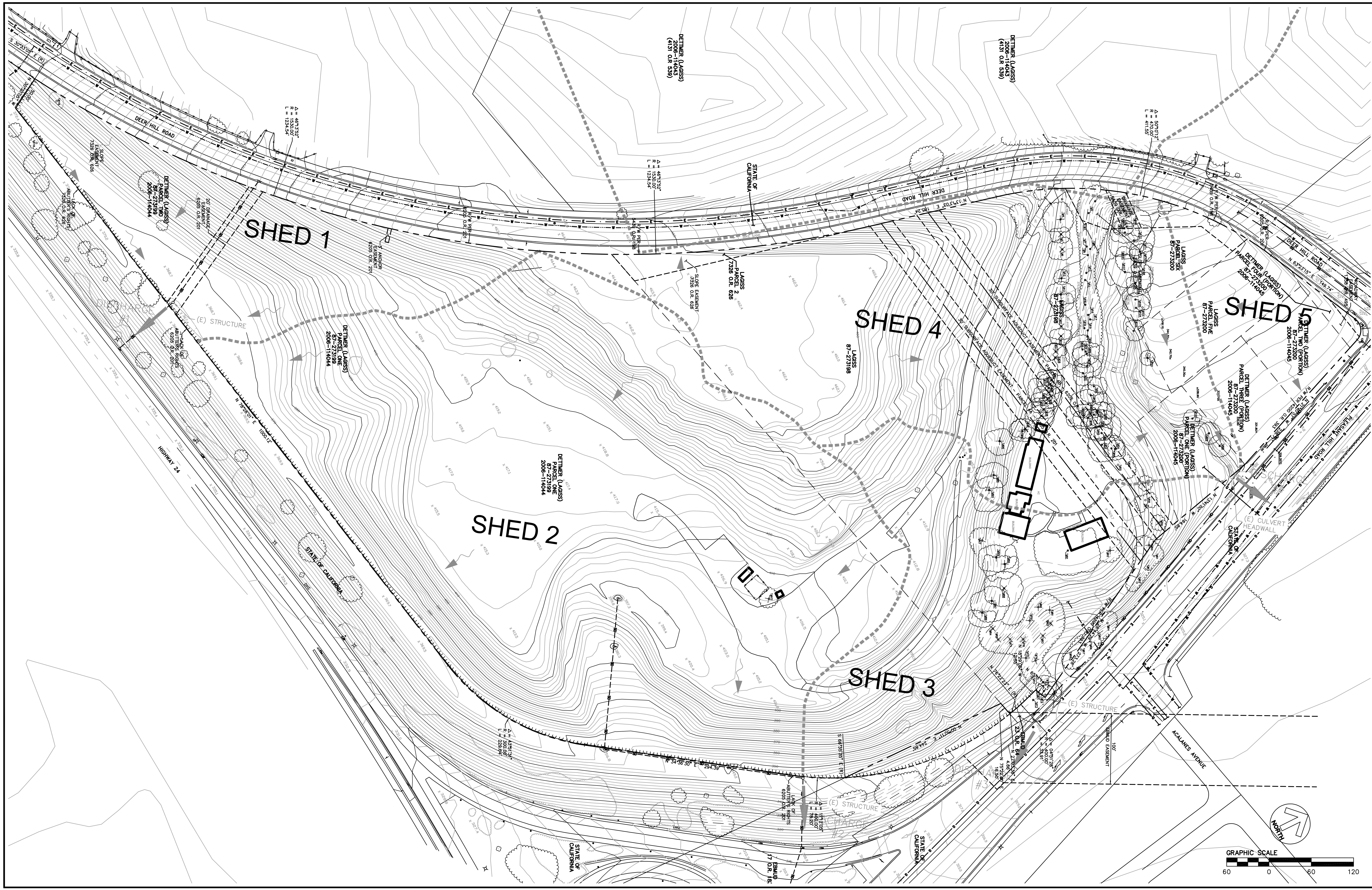
1646 NORTH CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
925-940-2200
925-940-2299 (FAX)



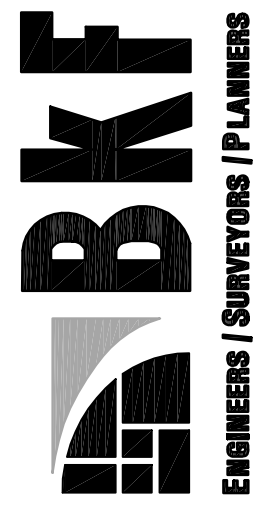
THE HOMES AT DEER HILL
 TRACT #9369 VESTING TENTATIVE MAP
 TITLE SHEET
 CITY OF LAFAYETTE
 CONTRA COSTA COUNTY
 CALIFORNIA

No.	Revisions

Drawing Number:



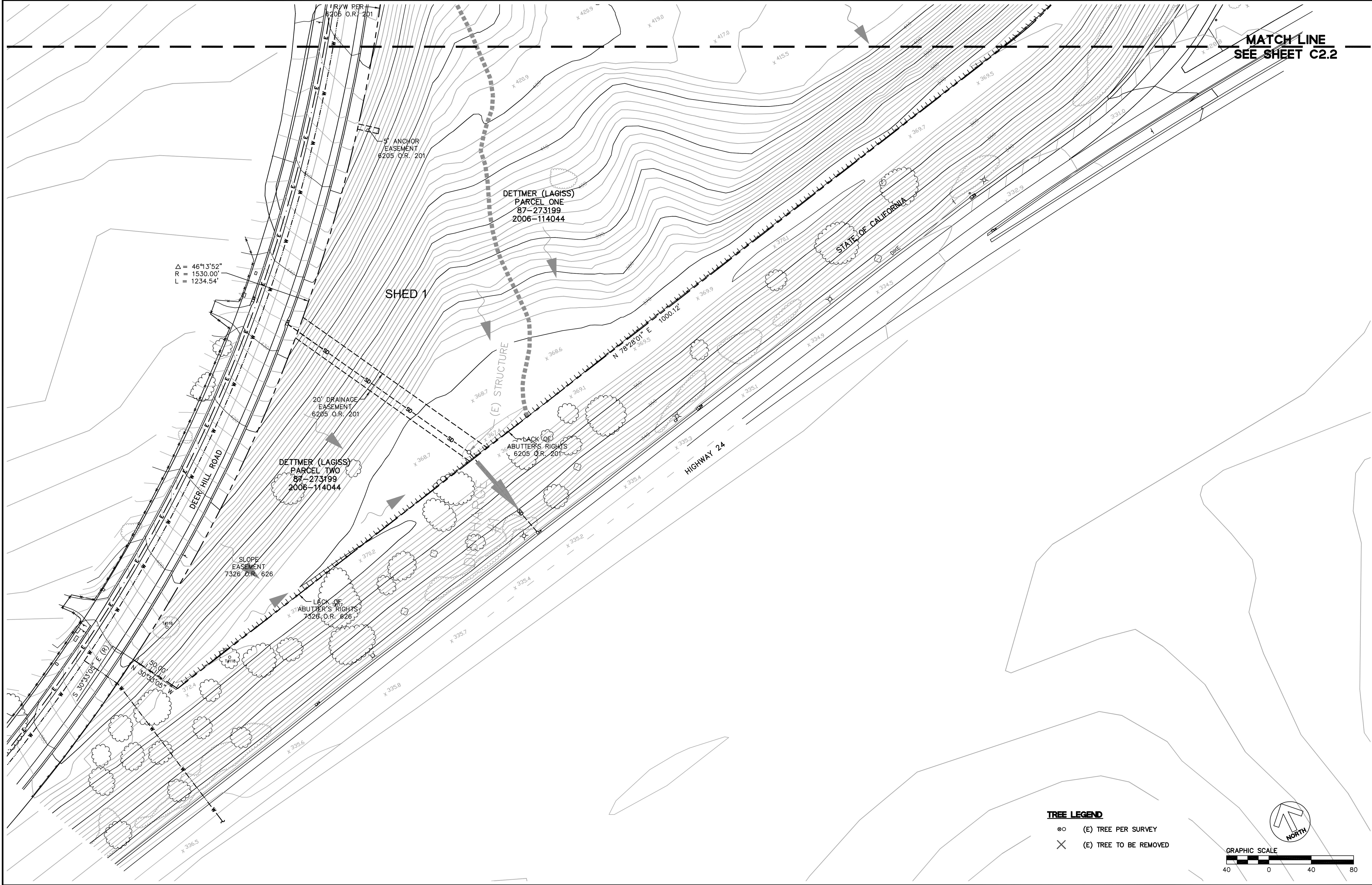
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THE HOMES AT DEER HILL
TRACT #9369 VESTING TENTATIVE MAP
OVERALL EXISTING CONDITIONS/BOUNDARY
 CALIFORNIA
 CONTRA COSTA COUNTY
 CITY OF LAFAYETTE

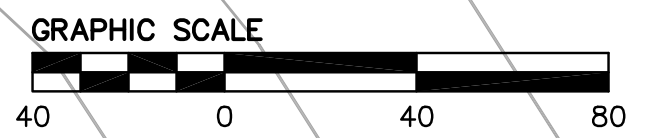
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Approved: CM	Job No: 20115003
Drawing Number:	C2.0
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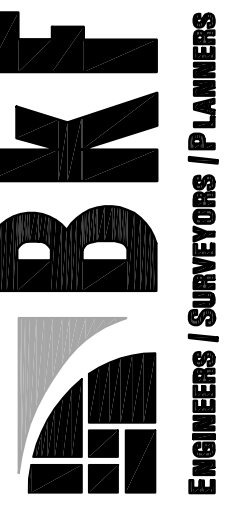


Δ = 46°13'52"
R = 1530.00'
L = 1234.54'

TREE LEGEND
 ○ (E) TREE PER SURVEY
 X (E) TREE TO BE REMOVED



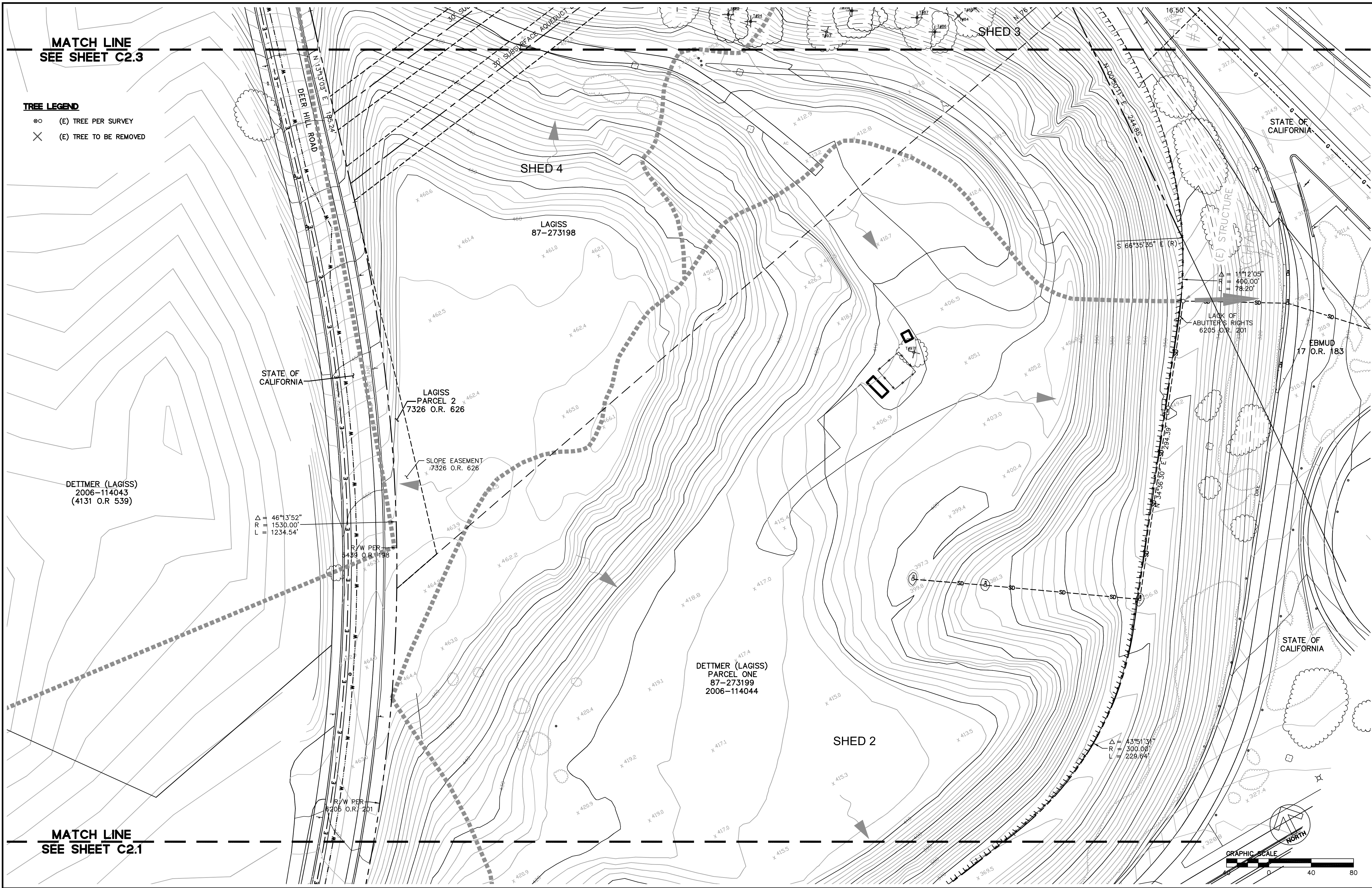
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THE HOMES AT DEER HILL
TRACT #9369 VESTING TENTATIVE MAP
EXISTING CONDITIONS/BOUNDARY
 CITY OF LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions

Date: 03/06/14
 Scale: AS SHOWN
 Design: KW
 Drawn: WC
 Approved: CM
 Job No: 20115003
 Drawing Number:
C2.1
3 OF 13



MATCH LINE
SEE SHEET C2.3

TREE LEGEND

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

STATE OF CALIFORNIA

LAGISS
PARCEL 2
7326 O.R. 626

SLOPE EASEMENT
7326 O.R. 626

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

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

R/W PER
6493 O.R. 1198

DETTNER (LAGISS)
PARCEL ONE
87-273199
2006-114044

SHED 2

SHED 3

SHED 4

STATE OF CALIFORNIA

(E) STRUCTURE
CLARG

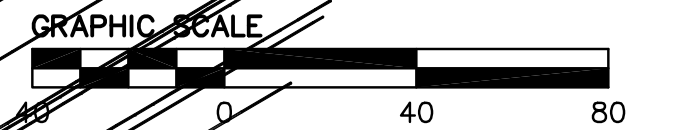
$\Delta = 11^{\circ}12'05''$
 $R = 400.00'$
 $L = 78.20'$

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

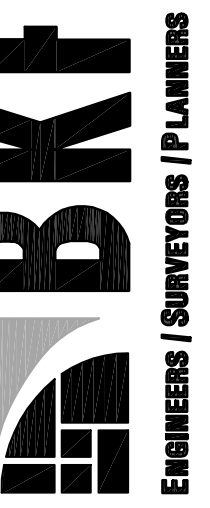
EBMUD
17 O.R. 183

STATE OF CALIFORNIA

MATCH LINE
SEE SHEET C2.1



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



THE HOMES AT DEER HILL
TRACT #9369 VESTING TENTATIVE MAP
EXISTING CONDITIONS/BOUNDARY

CITY OF LAFAYETTE
CONTRA COSTA COUNTY
CALIFORNIA

No.	Revisions

Date: 03/06/14
Scale: AS SHOWN
Design: KW
Drawn: WC
Approved: CM
Job No: 20115003

Drawing Number:

C2.2
4 OF 13

TREE LEGEND

- ⊙ (E) TREE PER SURVEY
- ✕ (E) TREE TO BE REMOVED

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 SUITE 400
 WALNUT CREEK, CA 94596
 925-940-2200
 925-940-2299 (FAX)



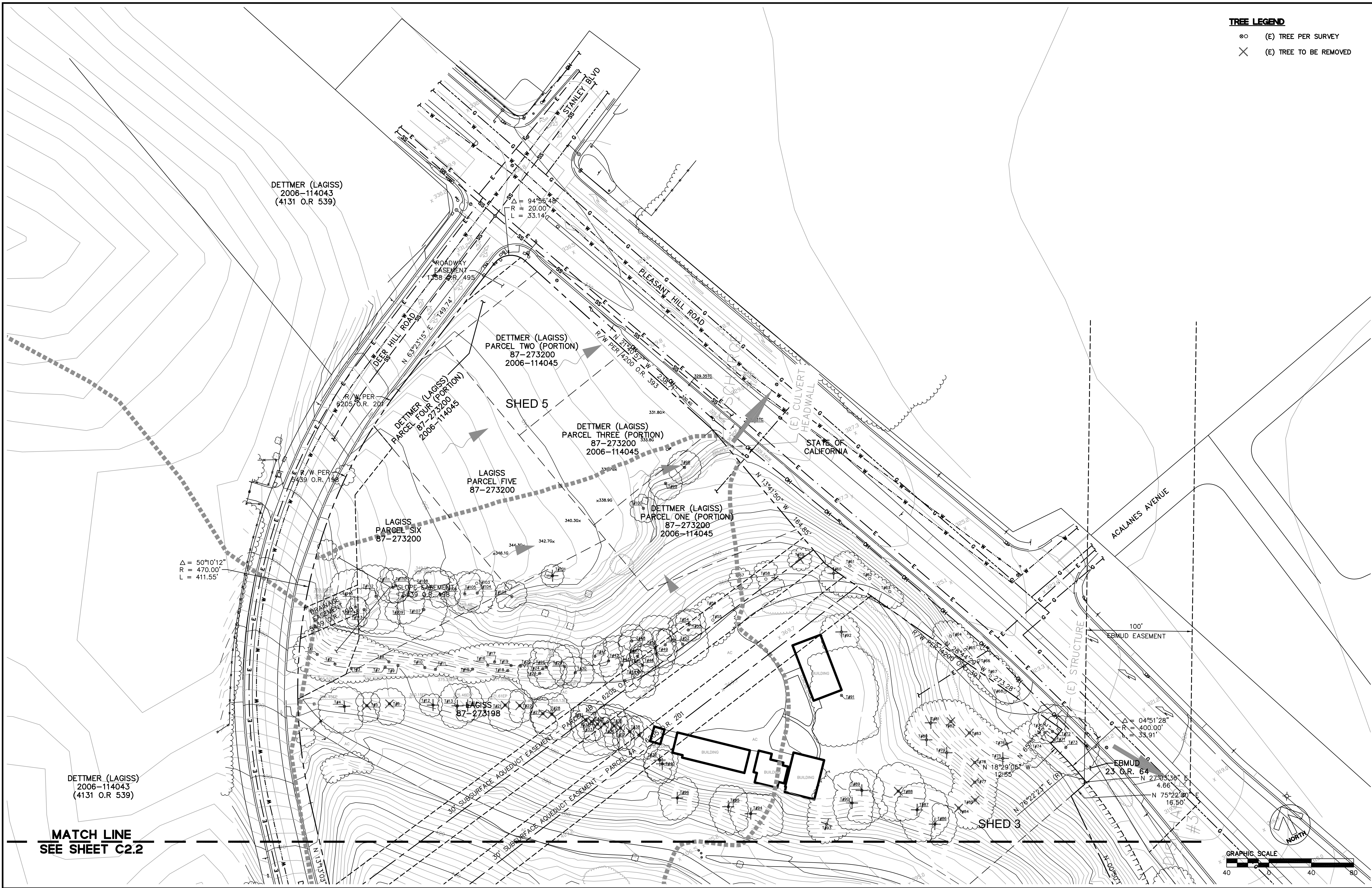
THE HOMES AT DEER HILL
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EXISTING CONDITIONS/BOUNDARY

CITY OF LAFAYETTE
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 CALIFORNIA

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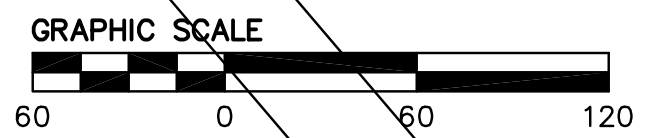
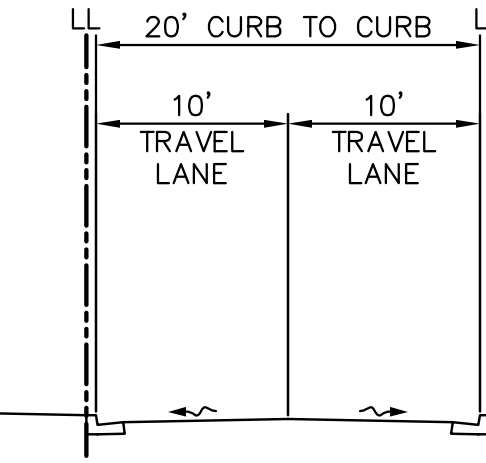
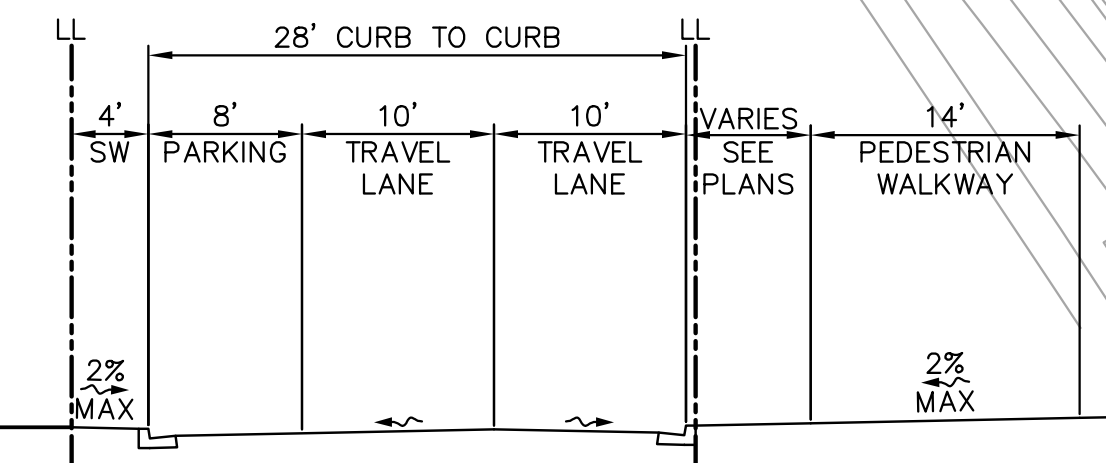
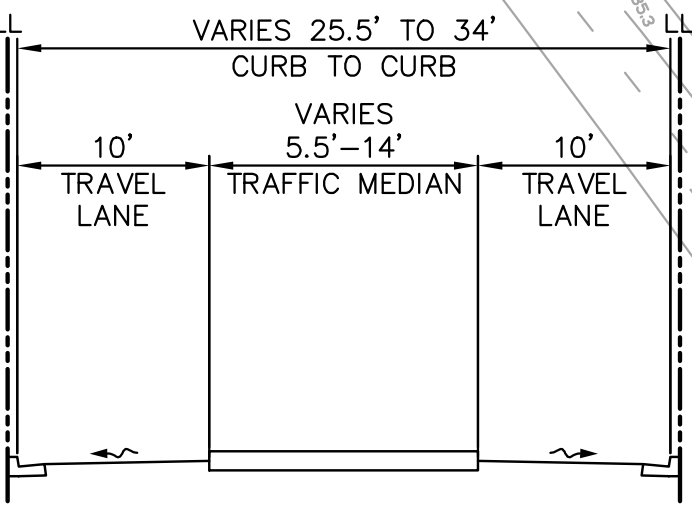
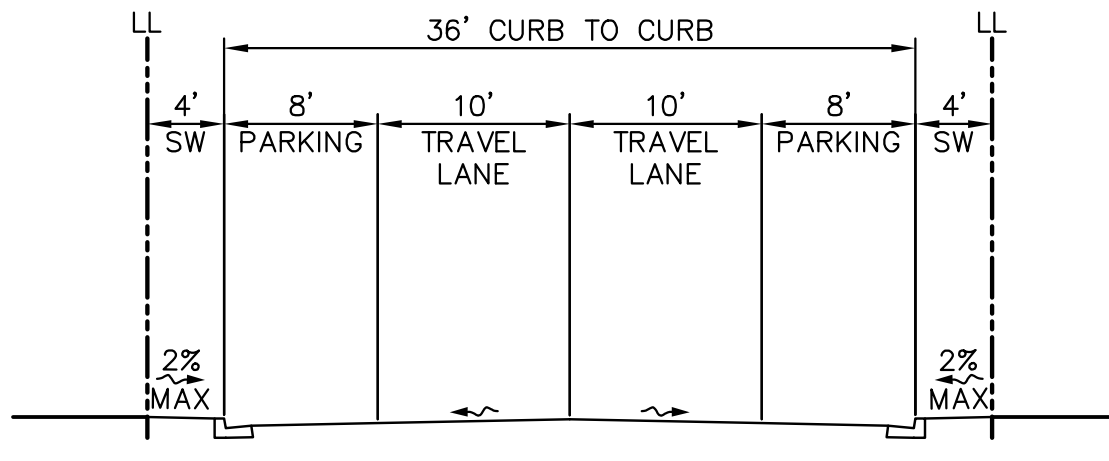
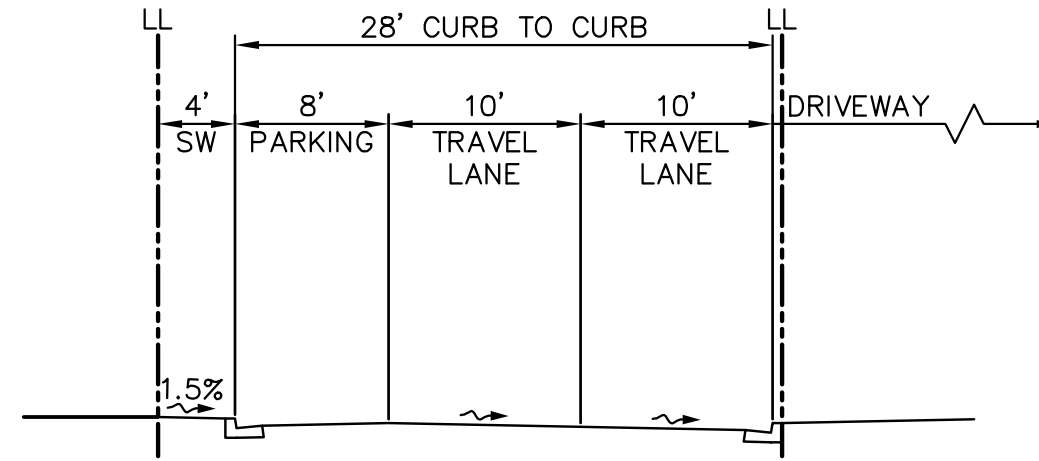
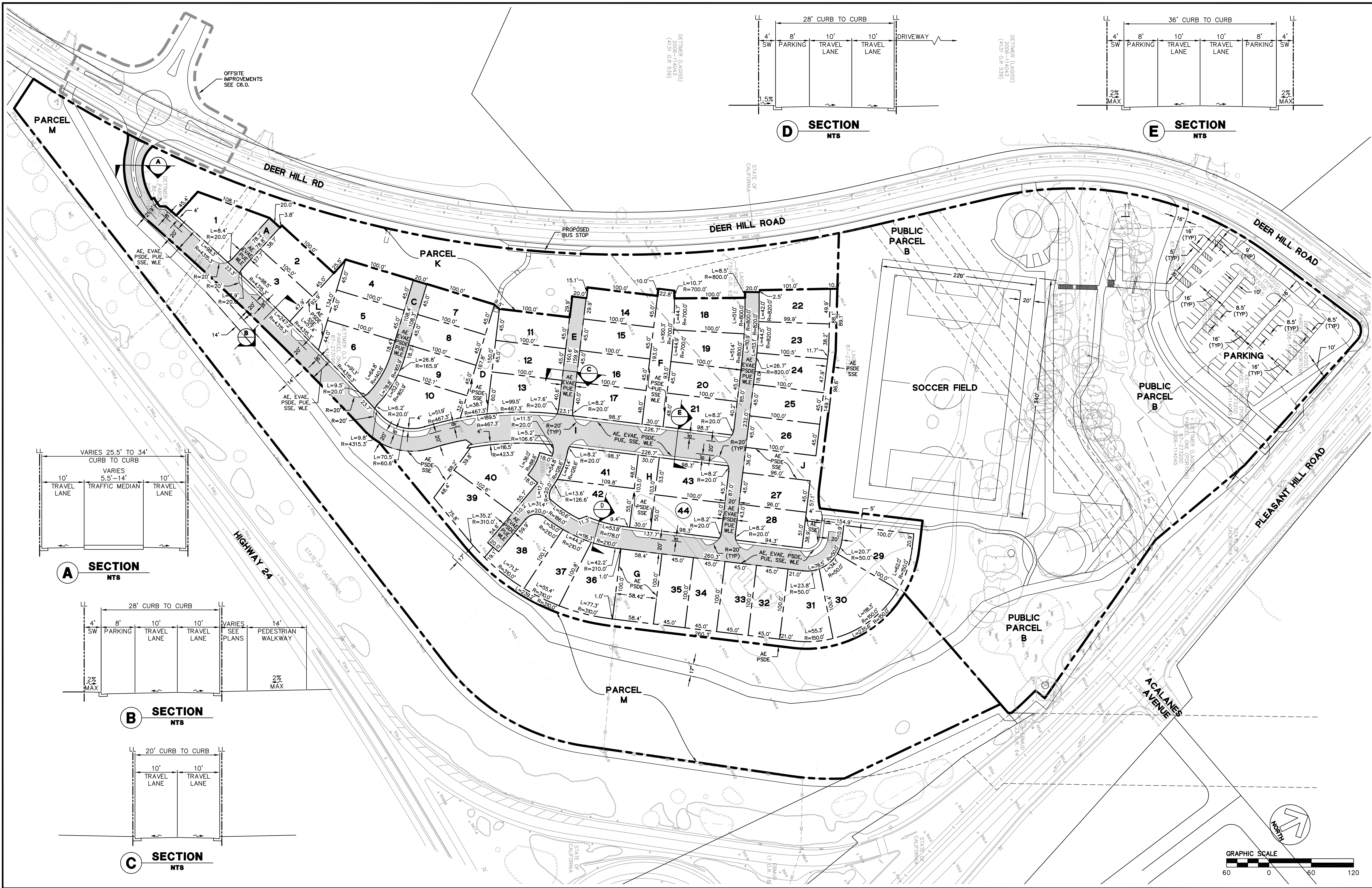
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 Design: KW
 Drawn: WC
 Approved: CM
 Job No: 20115003

Drawing Number:
C2.3
5 OF **13**



MATCH LINE
SEE SHEET C2.2





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SUITE 400
WALNUT CREEK, CA 94596
925-940-2200
925-940-2299 (FAX)



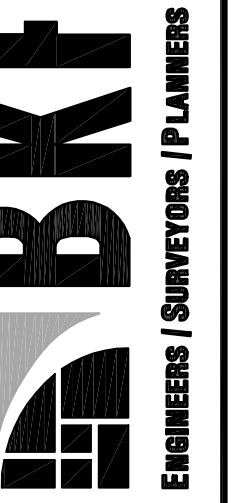
THE HOMES AT DEER HILL
TRACT #9369 VESTING TENTATIVE MAP
PROPOSED LOTTING PLAN

CITY OF LAFAYETTE
CONTRA COSTA COUNTY
CALIFORNIA

Revisions	No.	Date	By	Checked

Date: 03/06/14
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C3.0
6 OF 13

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



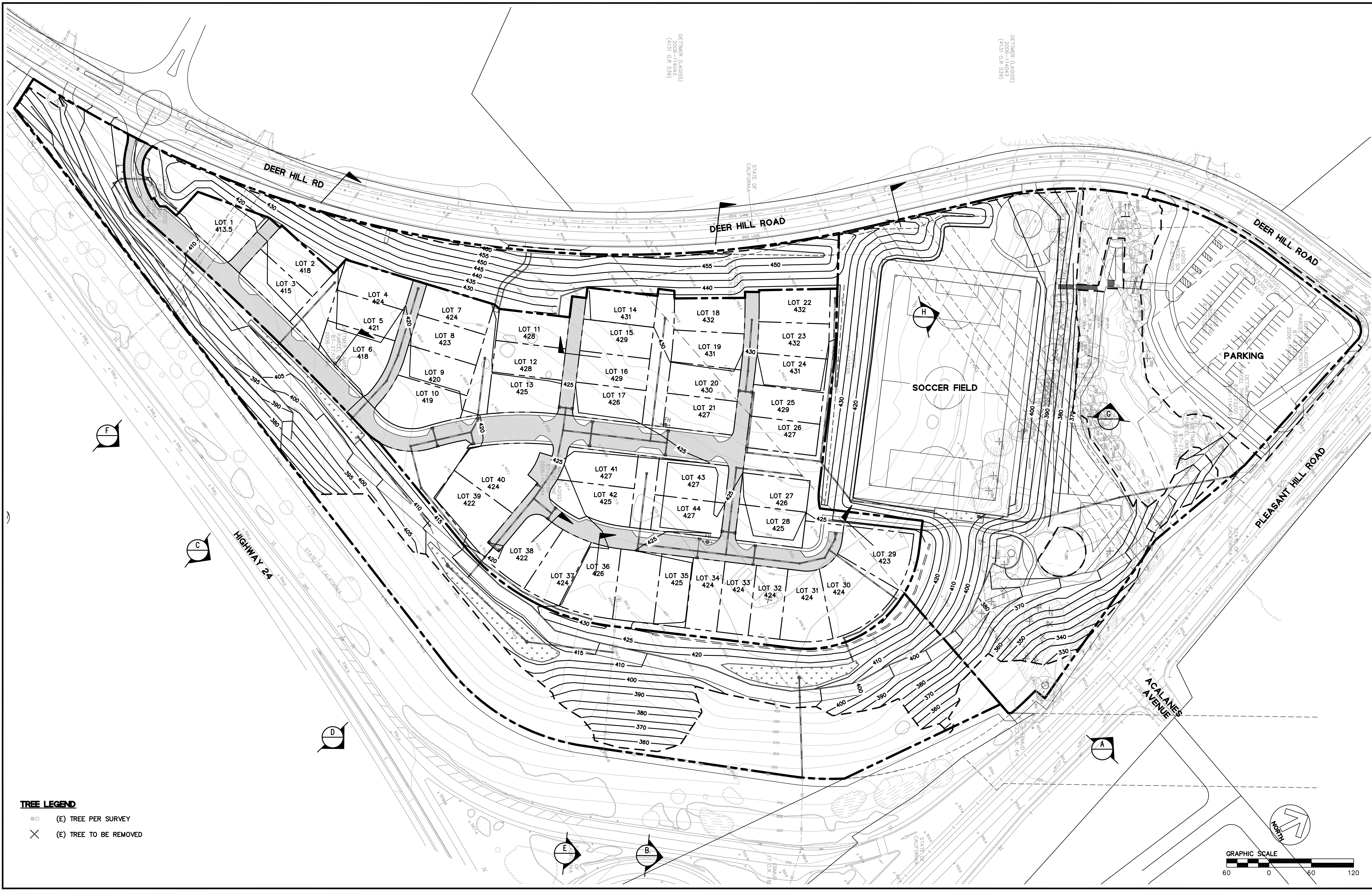
CALIFORNIA

THE HOMES AT DEER HILL
TRACT #9369 VESTING TENTATIVE MAP
OVERALL GRADING PLAN

CITY OF LAFAYETTE
CONTRA COSTA COUNTY

Revisions	No.	Date	By
		03/06/14	
		AS SHOWN	
		Design: KW	
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		Approved: CM	
		Job No: 20115003	

Drawing Number:
C4.0
7 OF **13**

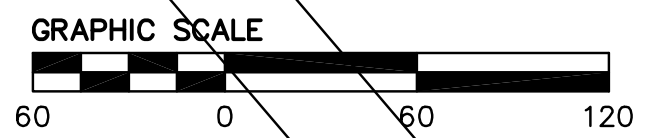


DETTMER (LAGASS)
2006-110413
4131 O.R. 538

DETTMER (LAGASS)
(SSPT) 4131 O.R. 538

TREE LEGEND

- (E) TREE PER SURVEY
- ✕ (E) TREE TO BE REMOVED



1646 NORTH CALIFORNIA BLVD
SUITE 400
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ENGINEERS / SURVEYORS / PLANNERS

CALIFORNIA

THE HOMES AT DEER HILL
TRACT #9369 VESTING TENTATIVE MAP
GRADING PLAN

CONTRA COSTA COUNTY

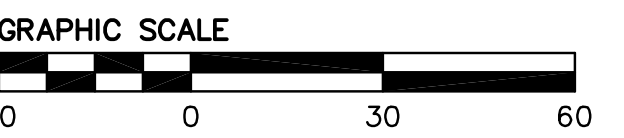
CITY OF LAFAYETTE

Revisions	No.	Date	By

Date: 03/08/14
 Scale: AS SHOWN
 Design: KW
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Drawing Number:
C4.1
 8 OF 13

MATCH LINE
SEE SHEET C4.2



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SUITE 400
WALNUT CREEK, CA 94596
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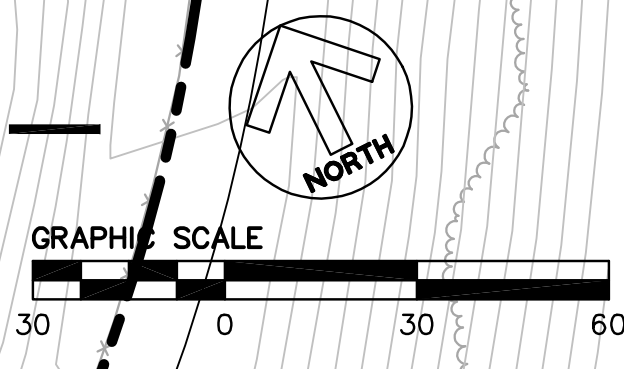
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GRADING PLAN
CITY OF LAFAYETTE
CONTRA COSTA COUNTY
CALIFORNIA

Revisions	No.	Date	By	Checked

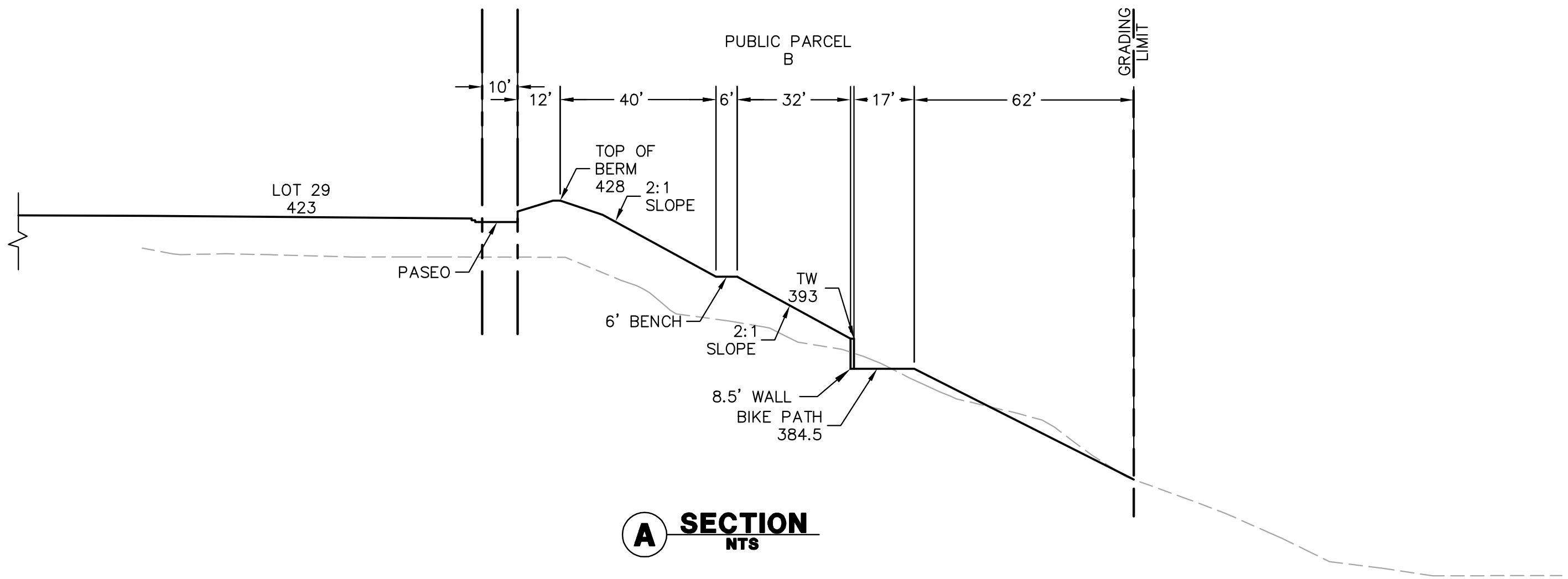
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Design: KW
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Job No: 20115003
Drawing Number:



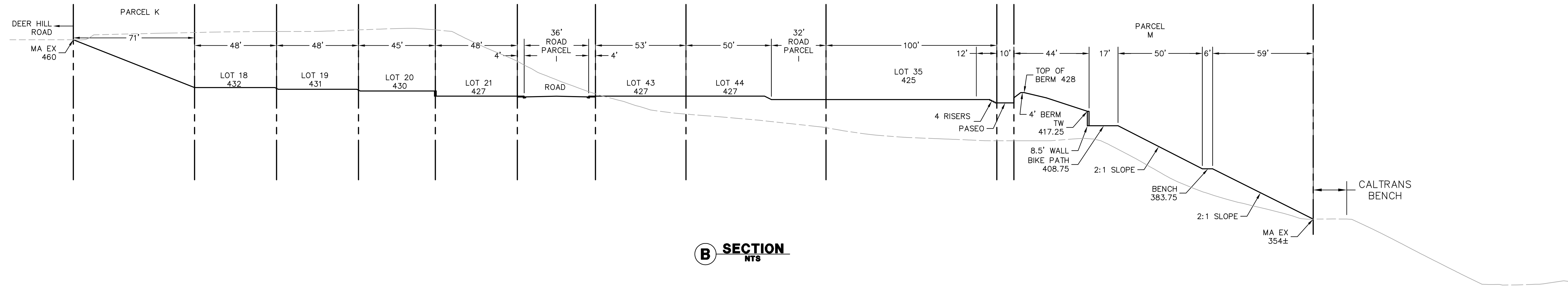
MATCH LINE
SEE SHEET C4.1



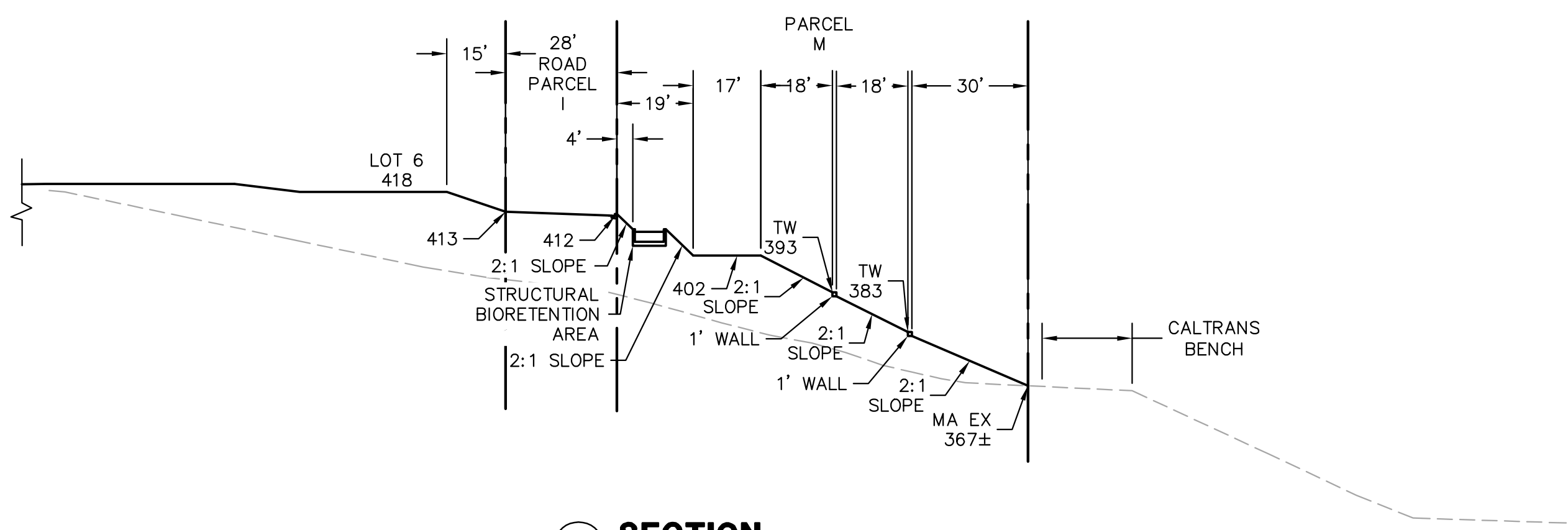
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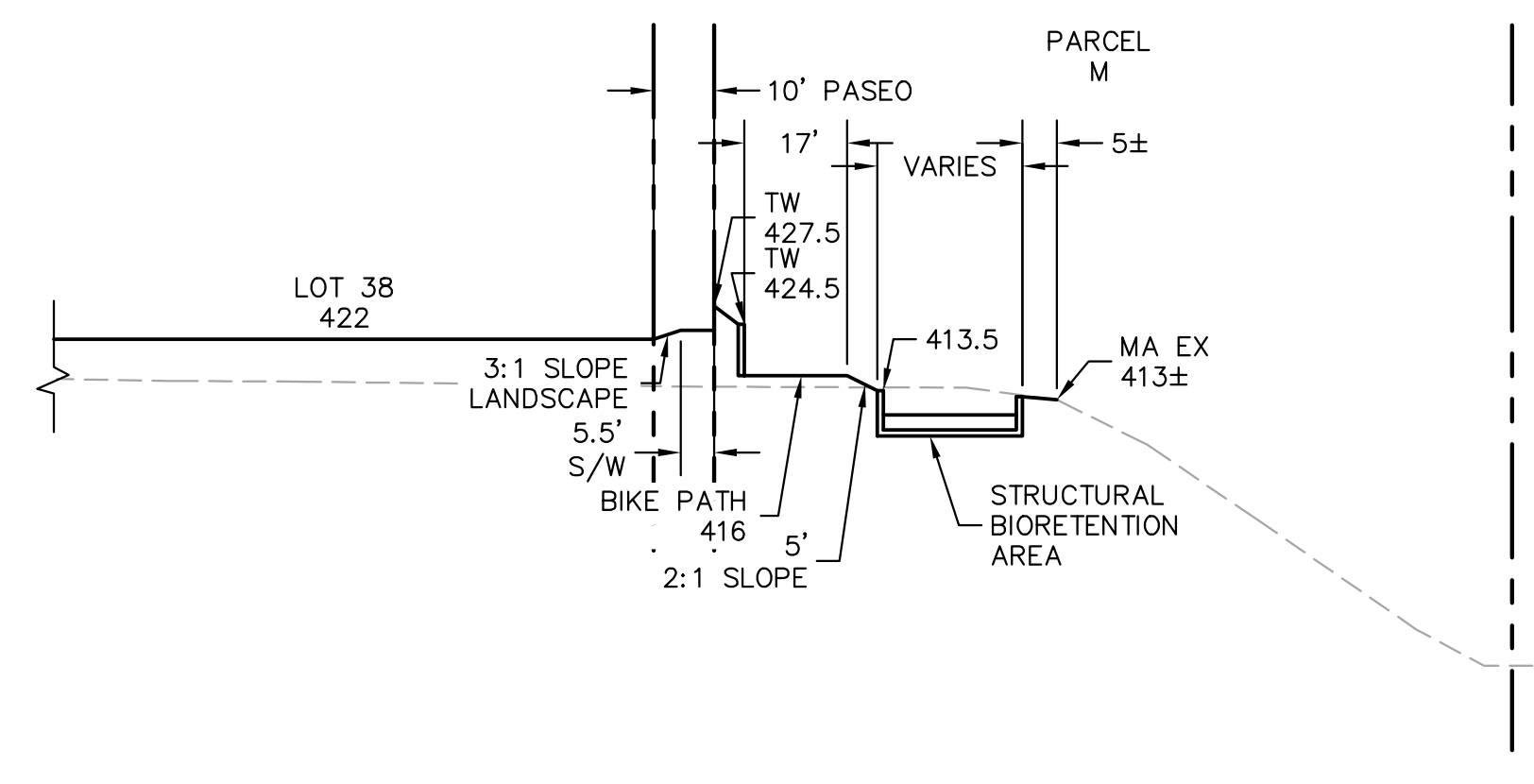
A SECTION
NTS



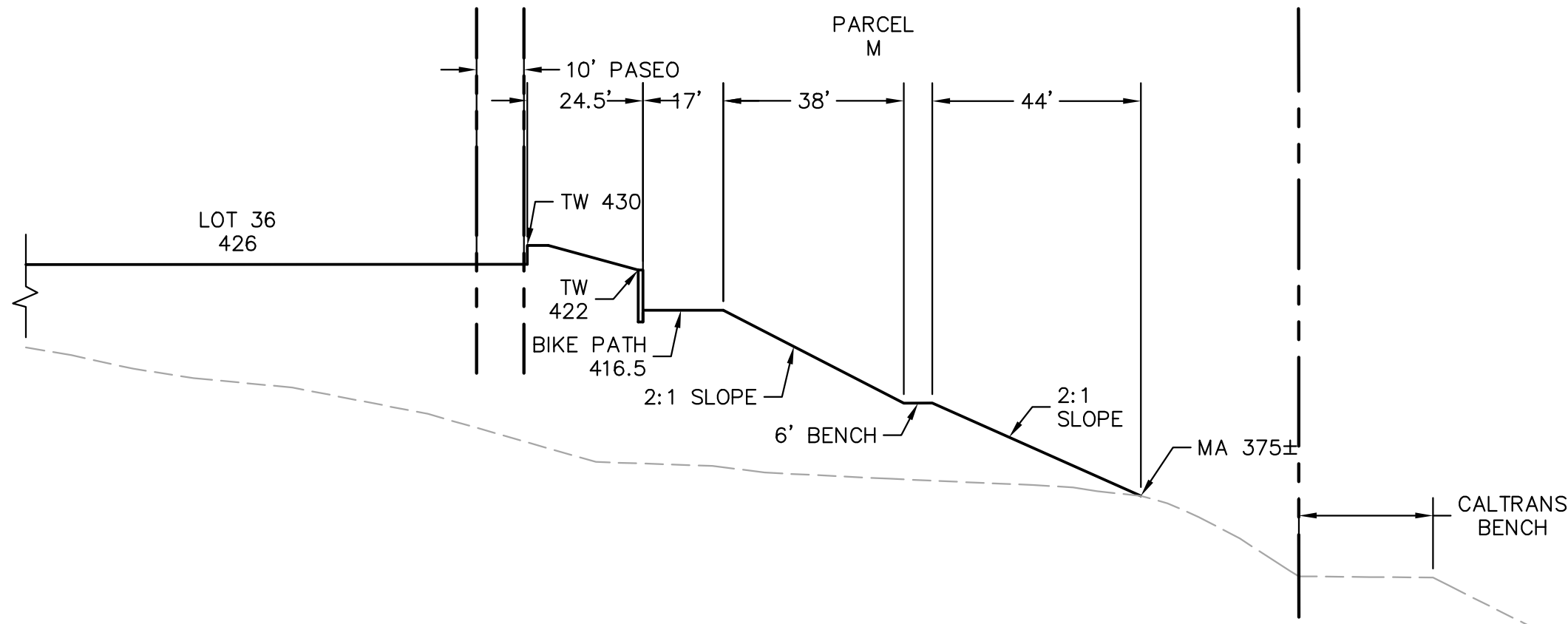
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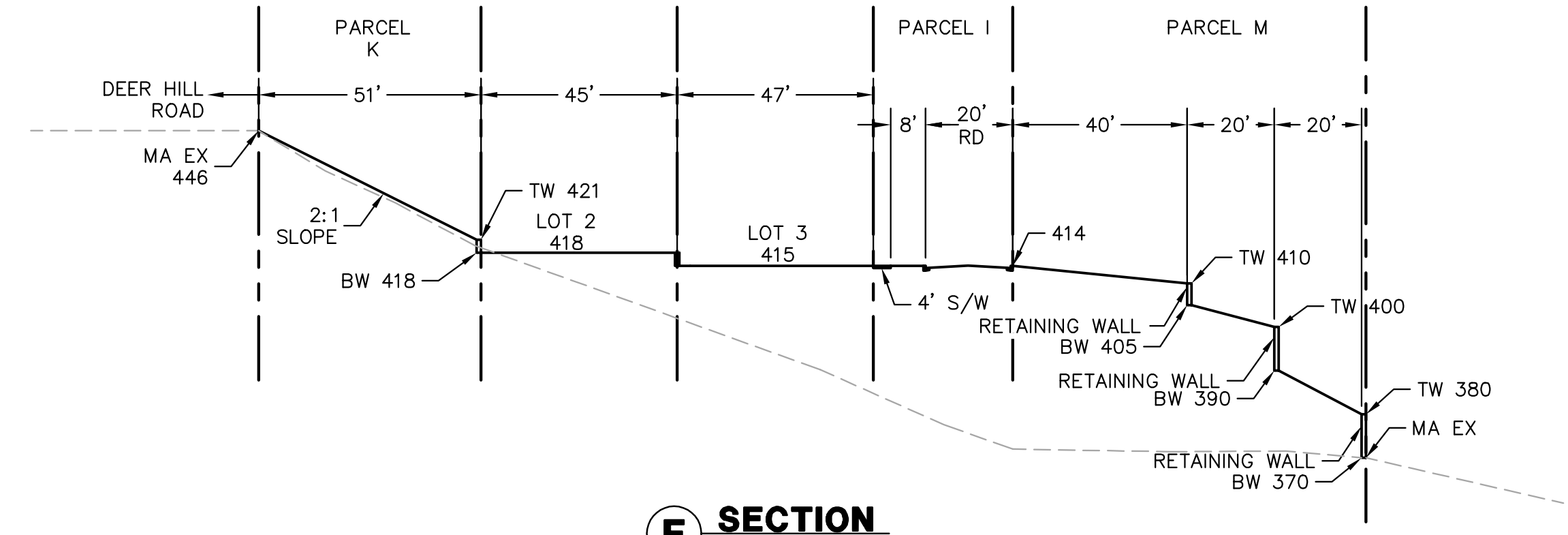
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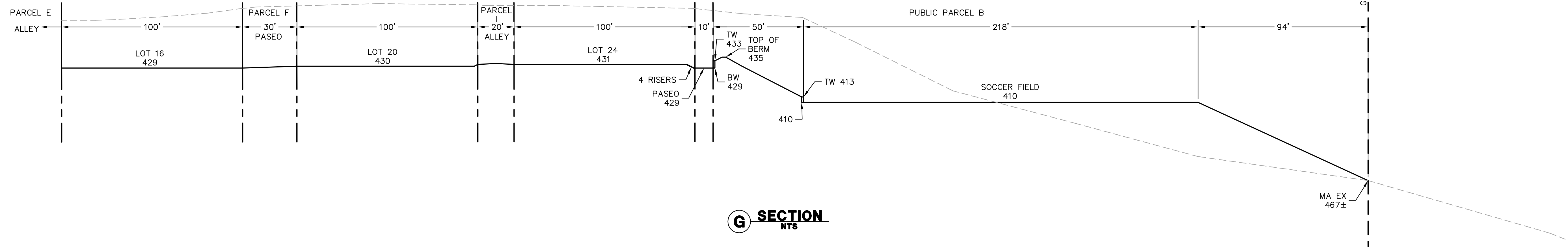
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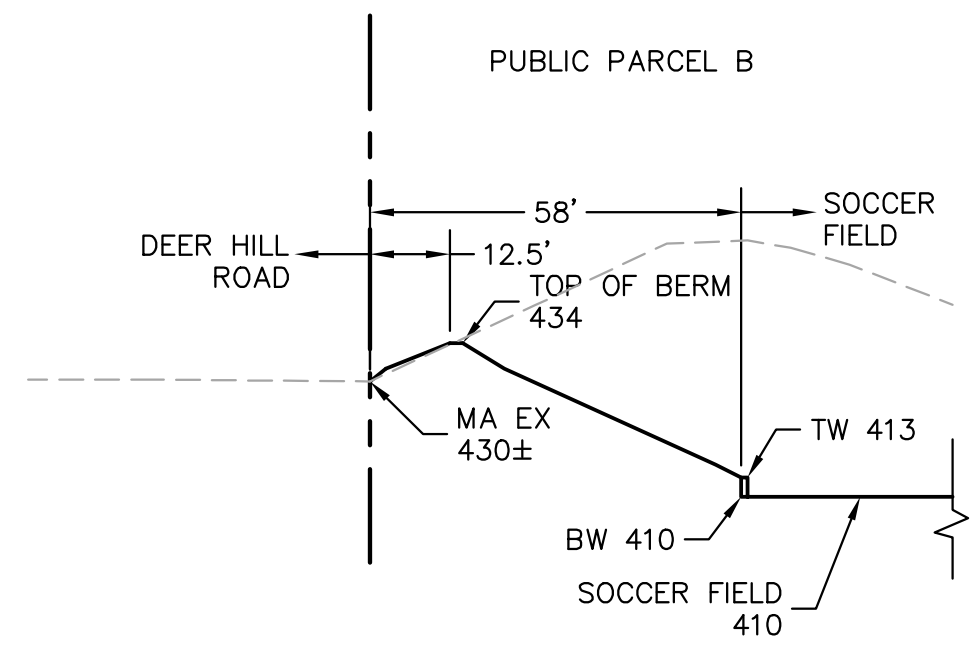
E SECTION
NTS



F SECTION
NTS



G SECTION
NTS



H SECTION
NTS

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

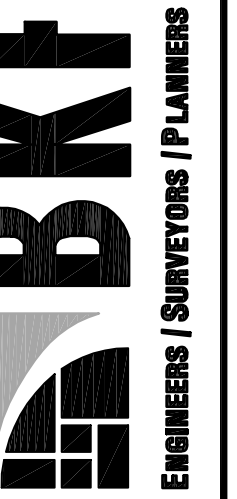


THE HOMES AT DEER HILL
TRACT #9369 VESTING TENTATIVE MAP
GRADING SECTIONS
CITY OF LAFAYETTE
CONTRA COSTA COUNTY
CALIFORNIA

Revisions	
No.	Description

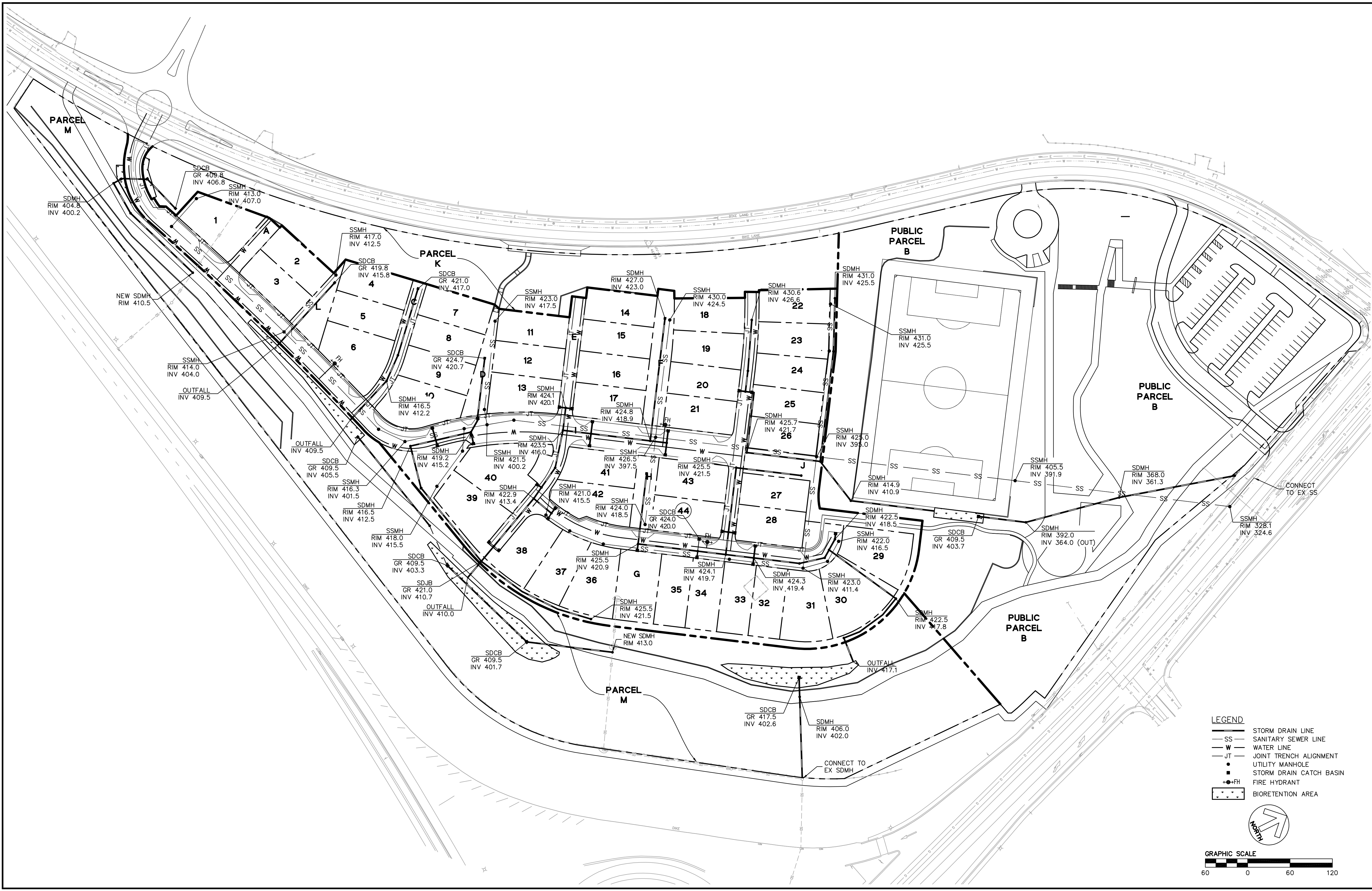
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Scale: AS SHOWN
Design: KW
Drawn: WC
Approved: CM
Job No: 20115003

Drawing Number:
C4.4
11 OF 13

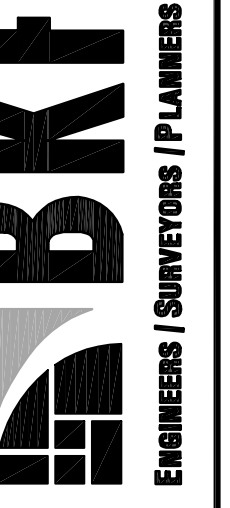


THE HOMES AT DEER HILL
TRACT #9369 VESTING TENTATIVE MAP
PROPOSED UTILITY PLAN

Revisions	No.	Date	By	Check
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			Design: KW	
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			Approved: CA	
			Job No: 20115003	

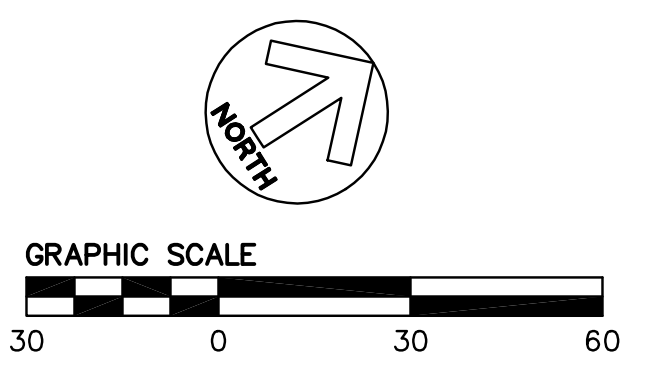
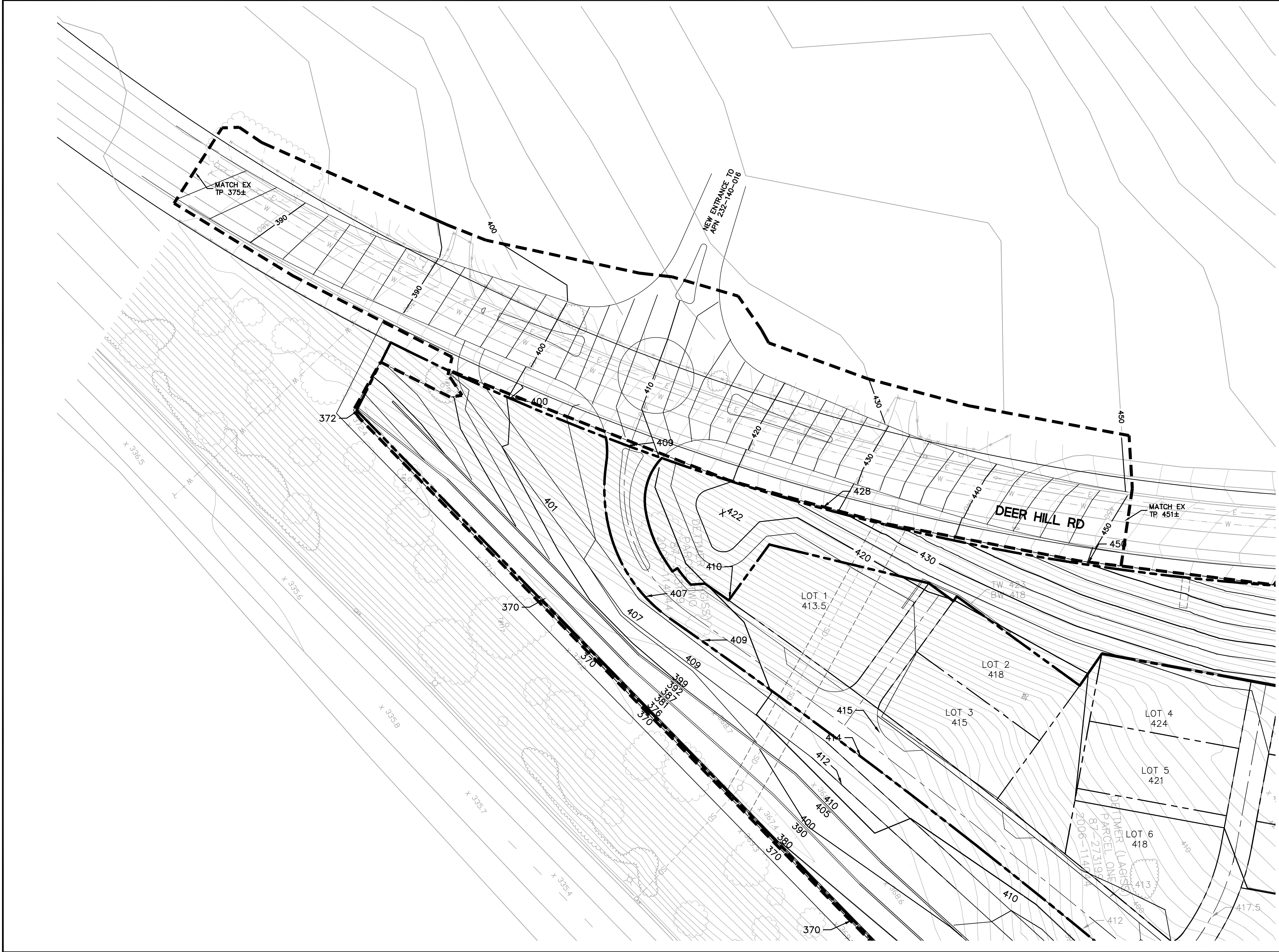


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CITY OF LAFAYETTE
CONTRA COSTA COUNTY
CALIFORNIA

**THE HOMES AT DEER HILL
TRACT #9369 VESTING TENTATIVE MAP
DEER HILL ROAD IMPROVEMENTS**



Revisions	
No.	

Date: 03/08/14
Scale: AS SHOWN
Design: KW
Drawn: WC
Approved: CM
Job No: 20115003

Drawing Number:
C6.0
13 OF 13