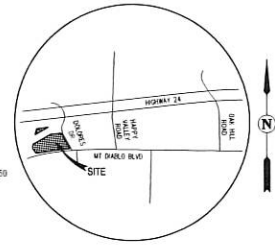


**CONTACTS**

1. OWNERS  
GORDON PLAZA LLC  
1699 VALENCIA STREET  
SAN FRANCISCO CA 94110  
SEAN SULLIVAN  
(415) 206-1578
2. DEVELOPER  
LENNAR HOMES  
CHINO HILL  
6111 BOLLINGER CANYON ROAD, SUITE 550  
SAN RAMON CA 94583  
(925) 327-8507
3. CIVIL ENGINEER  
CARLSON, BARBEE & GIBSON, INC  
OREG MILLER  
2535 CARMO RAMON, SUITE 350  
SAN RAMON, CA 94583  
(925) 866-0322
4. ARCHITECT  
STUDIO T-50, INC  
304 12th Street, #24  
Oakland, CA 94607  
(510) 451-2850
5. LANDSCAPE ARCHITECT  
THOMAS BAAK & ASSOCIATES, LLP  
Landscape Architects  
1920 N. Main St.  
Suite 4  
Richard Creek, CA 94586  
(925) 933-2583
6. ARBORIST  
ARBORWELL  
2337 AMERICAN AVE  
HAYWARD CA, 94545  
(925) 518-2008



**VICINITY MAP**  
NOT TO SCALE

**GENERAL NOTES**

4. ASSESSORS PARCEL NO 241-02-008, 241-02-013, 241-02-005
5. SITE ADDRESS 3666, 3672, & 3682 MT DIABLO BLVD
6. SITE AREA 2.05 + 0.16 = 2.21± AC
7. DENSITY 29.9 DU/AC
8. IMPERVIOUS LOT COVERAGE EXISTING 90%± - 86,260 SF± (EXISTING BUILDINGS, WALKWAYS AND PAVEMENT)  
PROPOSED 92%± - 89,400 SF± (PROPOSED BUILDINGS, WALKWAYS AND PAVEMENT)
9. DWELLING UNITS 66 RESIDENTIAL UNITS + FLEX SPACE
10. EXISTING ZONING (C) GENERAL COMMERCIAL DISTRICT
11. EXISTING LAND USE WEST END COMMERCIAL
12. PROPOSED LAND USE WEST END COMMERCIAL
13. EXISTING STRUCTURES EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION
14. STREET TREES STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE PRIVATELY MAINTAINED
15. STREET LIGHTS STREET LIGHTS ON PRIVATE PROPERTY WILL BE PRIVATELY MAINTAINED
16. UTILITY PROVIDERS:  
WATER EDNHD  
SANITARY SEWER CENTRAL SANITARY  
STORM DRAIN CITY OF LAFAYETTE  
GAS & ELECTRIC PG&E  
TELEPHONE TSD  
CABLE TV. TSD
17. TRASH TRASH BIN ON-SITE TO BE PRIVATELY MAINTAINED
18. WELLS ONSITE NONE
19. FLOOD ZONE ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
20. CONDOMINIUM MAP A CONDOMINIUM MAP WILL BE RECORDED FOR APN'S 241-02-013 & 241-02-08. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 66 UNITS.
21. DIMENSIONS ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL PARCEL MAP
22. FINAL MAP MULTIPLE PARCEL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP
23. TREES SEE ARBORIST REPORT BY ARBORWELL FOR DETAILED TREE DESCRIPTIONS AND LOCATIONS

**LEGEND**

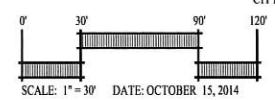
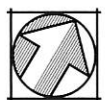
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CENTERLINE
---	---	EASEMENT LINE

**SHEET INDEX**

- TM 1.0 VESTING TENTATIVE SUBDIVISION MAP FOR DEVELOPMENT PURPOSES
- TM 2.0 BOUNDARY AND EXISTING CONDITIONS
- TM 3.0 PRELIMINARY SITE PLAN
- TM 4.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM 5.0 PRELIMINARY UTILITY PLAN

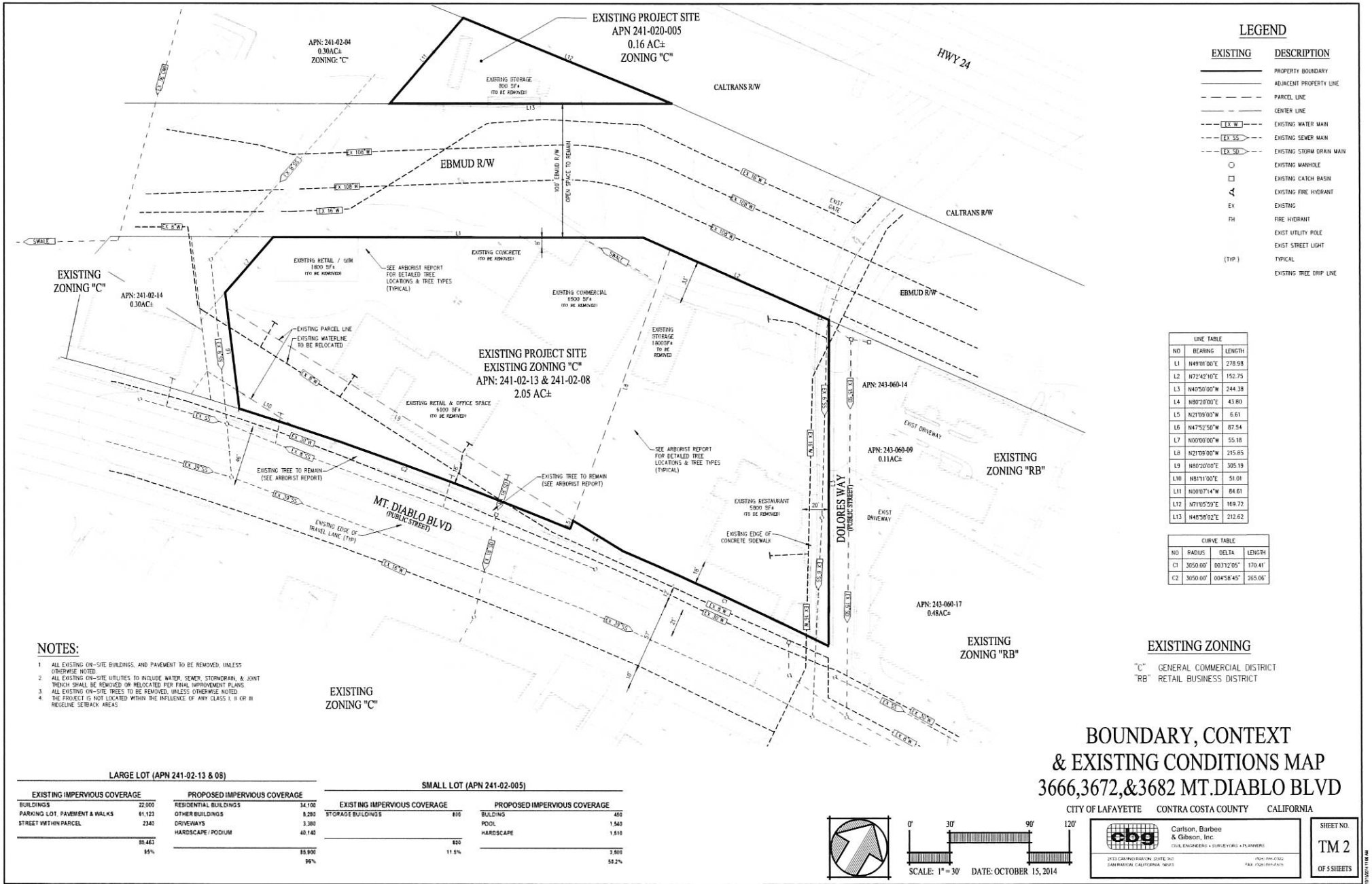
**TRACT 9377 - LAFAYETTE CONDOMINIUMS  
VESTING TENTATIVE SUBDIVISION MAP  
3666,3672,&3682 MT.DIABLO BLVD**

CITY OF LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA



**cbg** Carlson, Barbee & Gibson, Inc.  
CIVIL ENGINEERS & SURVEYORS & LANDSCAPERS  
2535 CARMO RAMON, SUITE 307  
SAN RAMON, CALIFORNIA 94583  
(925) 866-0322  
FAX (925) 866-0328

SHEET NO.  
**TM 1**  
OF 5 SHEETS



**LEGEND**

EXISTING	DESCRIPTION
—	PROPERTY BOUNDARY
- - -	ADJACENT PROPERTY LINE
- - -	PARCEL LINE
- - -	CENTER LINE
- - -	EXISTING WATER MAIN
- - -	EXISTING SEWER MAIN
- - -	EXISTING STORM DRAIN MAIN
○	EXISTING MANHOLE
□	EXISTING CATCH BASIN
⊕	EXISTING FIRE HYDRANT
EX	EXISTING
PH	FIRE HYDRANT
	EXIST UTILITY POLE
	EXIST STREET LIGHT
(TYP)	TYPICAL
	EXISTING TREE DRIP LINE

LINE TABLE

NO	BEARING	LENGTH
L1	N49°31'00"E	278.58
L2	N72°42'10"E	152.75
L3	N40°50'00"W	244.38
L4	N80°20'00"E	43.80
L5	N21°09'00"W	6.61
L6	N47°52'56"W	87.54
L7	N00°00'00"W	55.18
L8	N21°09'00"W	215.85
L9	N80°20'00"E	305.19
L10	N51°10'00"E	51.01
L11	N00°00'14"W	84.61
L12	N71°15'59"E	169.72
L13	N48°58'02"E	212.62

CURVE TABLE

NO	RADIUS	DELTA	LENGTH
C1	3050.00'	003°12'05"	170.41'
C2	3050.00'	004°58'45"	285.06'

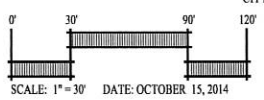
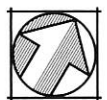
- NOTES:**
1. ALL EXISTING ON-SITE BUILDINGS, AND PAVEMENT TO BE REMOVED, UNLESS OTHERWISE NOTED.
  2. ALL EXISTING ON-SITE UTILITIES TO INCLUDE WATER, SEWER, STORMDRAIN, & JOINT TRENCH SHALL BE REMOVED OR RELOCATED PER FINAL IMPROVEMENT PLANS.
  3. ALL EXISTING ON-SITE TREES TO BE REMOVED, UNLESS OTHERWISE NOTED.
  4. THE PROJECT IS NOT LOCATED WITHIN THE INFLUENCE OF ANY CLASS I, II OR III REGULINE SETBACK AREAS.

EXISTING ZONING "C"

**EXISTING ZONING**  
 "C" GENERAL COMMERCIAL DISTRICT  
 "RB" RETAIL BUSINESS DISTRICT

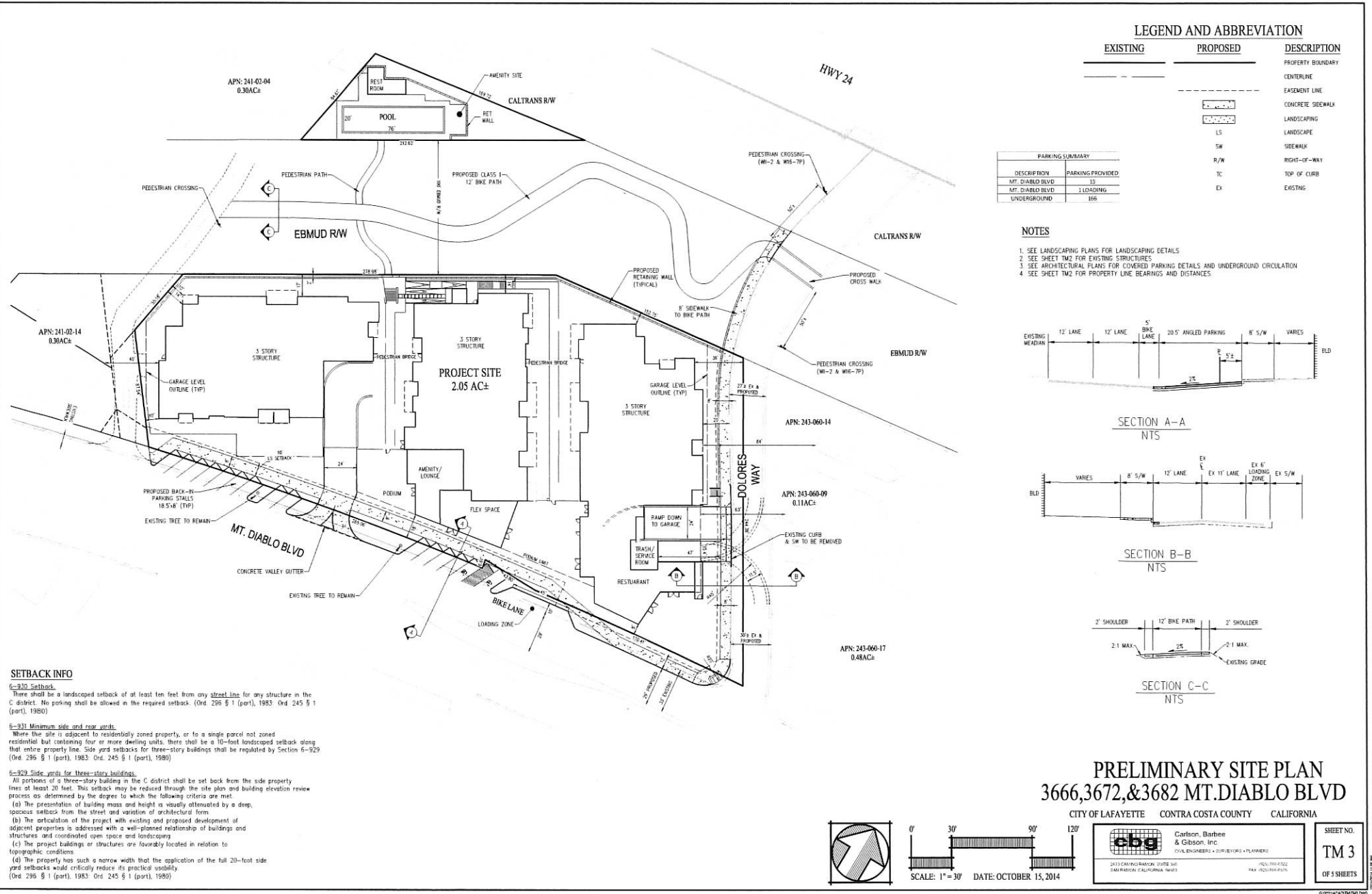
**BOUNDARY, CONTEXT & EXISTING CONDITIONS MAP**  
**3666, 3672, & 3682 MT. DIABLO BLVD**  
 CITY OF LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

LARGE LOT (APN 241-02-13 & 08)		SMALL LOT (APN 241-02-005)	
EXISTING IMPERVIOUS COVERAGE	PROPOSED IMPERVIOUS COVERAGE	EXISTING IMPERVIOUS COVERAGE	PROPOSED IMPERVIOUS COVERAGE
BUILDINGS 22,000	RESIDENTIAL BUILDINGS 34,100	STORAGE BUILDINGS 810	BUILDING 485
PARKING LOT, PAVEMENT & WALKS 61,123	OTHER BUILDINGS 3,280		POOL 1,540
STREET WITHIN PARCEL 2,240	DRIVEWAYS 40,140		HARDSCAPE 1,818
	HARDSCAPE / PODIUM 40,140		
<b>88,463</b>	<b>83,900</b>	<b>810</b>	<b>3,800</b>
<b>14%</b>	<b>96%</b>	<b>11.6%</b>	<b>52.2%</b>



**cbg** Carlson, Barbee & Gibson, Inc.  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 2013 CALIFORNIA RAYDON, SUITE 207  
 1000 WASHINGTON, CALIFORNIA 94601  
 (916) 486-4122 FAX: (916) 486-4123

SHEET NO.  
**TM 2**  
 OF 5 SHEETS

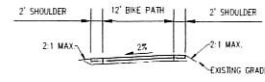
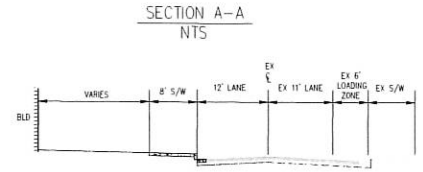
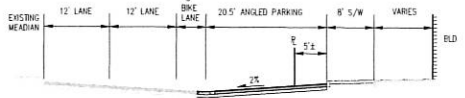


**LEGEND AND ABBREVIATION**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CENTERLINE
---	---	EASEMENT LINE
---	---	CONCRETE SIDEWALK
---	---	LANDSCAPING
---	---	LANDSCAPE
---	---	SIDEWALK
---	---	RIGHT-OF-WAY
---	---	TOP OF CURB
---	---	EXISTING

PARKING SUMMARY	
DESCRIPTION	PARKING PROVIDED
MT. DIABLO BLVD	151
MT. DIABLO BLVD	1 LOADING
UNDERGROUND	166

- NOTES**
1. SEE LANDSCAPING PLANS FOR LANDSCAPING DETAILS
  2. SEE SHEET TM2 FOR EXISTING STRUCTURES
  3. SEE ARCHITECTURAL PLANS FOR COVERED PARKING DETAILS AND UNDERGROUND CIRCULATION
  4. SEE SHEET TM2 FOR PROPERTY LINE BEARINGS AND DISTANCES



**SETBACK INFO**

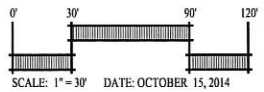
**6-920 Setback.**  
There shall be a landscaped setback of at least ten feet from any abutment line for any structure in the C district. No parking shall be allowed in the required setback. (Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)

**6-931 Minimum side and rear yards.**  
Where the site is adjacent to residentially zoned property, or to a single parcel not zoned residential but containing four or more dwelling units, there shall be a 10-foot landscaped setback along that entire property line. Side yard setbacks for three-story buildings shall be regulated by Section 6-929 (Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)

**6-929 Side yards for three-story buildings.**  
All portions of a three-story building in the C district shall be set back from the side property lines at least 20 feet. This setback may be reduced through the site plan and building elevation review process as determined by the degree to which the following criteria are met:  
(a) The presentation of building mass and height is visually attenuated by a deep, spacious setback from the street and variation of architectural form.  
(b) The articulation of the project with existing and proposed development of adjacent properties is addressed with a well-planned relationship of buildings and structures and coordinated open space and landscaping.  
(c) The project buildings or structures are favorably located in relation to topographic conditions.  
(d) The property has such a narrow width that the application of the full 20-foot side yard setbacks would critically reduce its practical usability.  
(Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)

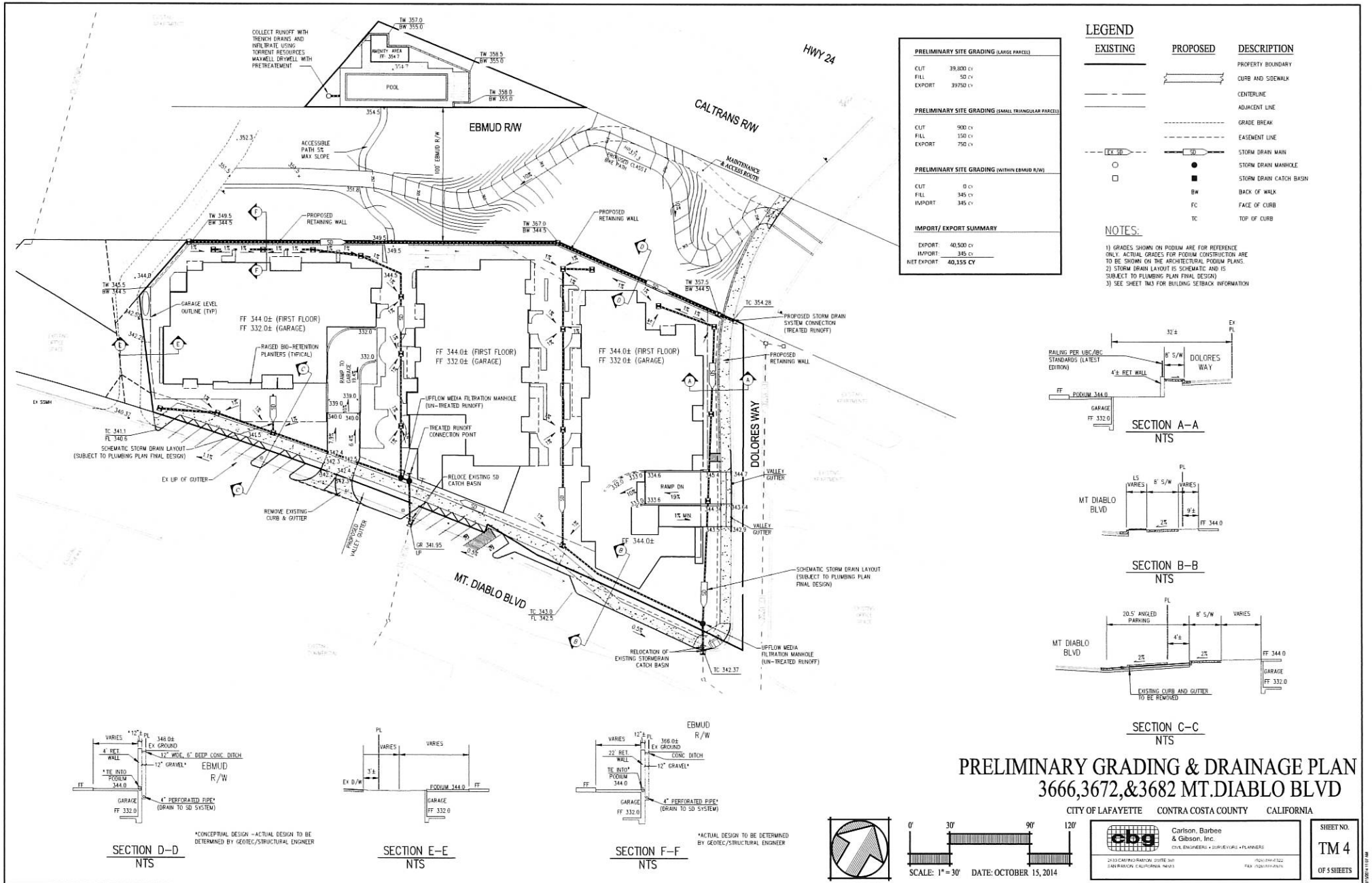
**PRELIMINARY SITE PLAN**  
**3666, 3672, & 3682 MT. DIABLO BLVD**

CITY OF LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA



**cbg** Carlson, Barthe & Gibson, Inc.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
2013 CARLSON BARTHE GIBSON SUITE 306  
340 RAYBURN CALIFORNIA 94543  
TEL: 707.779.4722  
FAX: 707.779.4717

SHEET NO.  
**TM 3**  
OF 3 SHEETS



PRELIMINARY SITE GRADING (LARGE PARCELS)	
CUT	39,800 CY
FILL	50 CY
EXPORT	39,750 CY
PRELIMINARY SITE GRADING (SMALL TRIANGULAR PARCELS)	
CUT	900 CY
FILL	350 CY
EXPORT	750 CY
PRELIMINARY SITE GRADING (WITHIN EBMUD R/W)	
CUT	0 CY
FILL	345 CY
IMPORT	345 CY

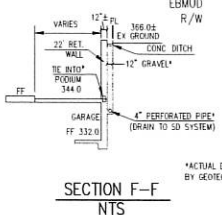
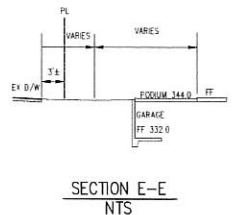
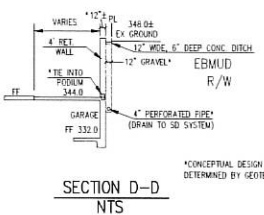
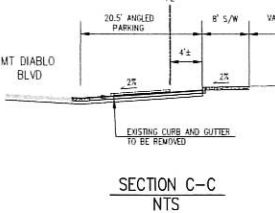
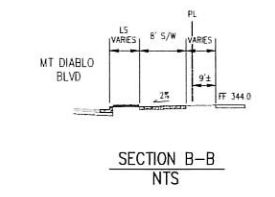
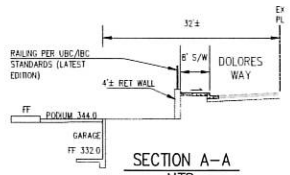
  

IMPORT/EXPORT SUMMARY	
EXPORT	40,500 CY
IMPORT	345 CY
NET EXPORT	40,155 CY

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB AND SIDEWALK
---	---	CENTERLINE
---	---	ADJACENT LINE
---	---	GRADE BREAK
---	---	EASEMENT LINE
---	---	STORM DRAIN MAIN
○	●	STORM DRAIN MANHOLE
□	■	STORM DRAIN CATCH BASIN
	BW	BACK OF WALK
	FC	FACE OF CURB
	TC	TOP OF CURB

**NOTES:**

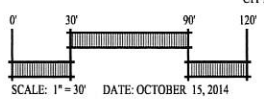
- GRADES SHOWN ON PDIUM ARE FOR REFERENCE ONLY. ACTUAL GRADES FOR PDIUM CONSTRUCTION ARE TO BE SHOWN ON THE ARCHITECTURAL PDIUM PLANS.
- STORM DRAIN LAYOUT IS SCHEMATIC AND IS SUBJECT TO PLUMBING PLAN FINAL DESIGN.
- SEE SHEET TM3 FOR BUILDING SETBACK INFORMATION.



# PRELIMINARY GRADING & DRAINAGE PLAN

## 3666,3672,&3682 MT. DIABLO BLVD

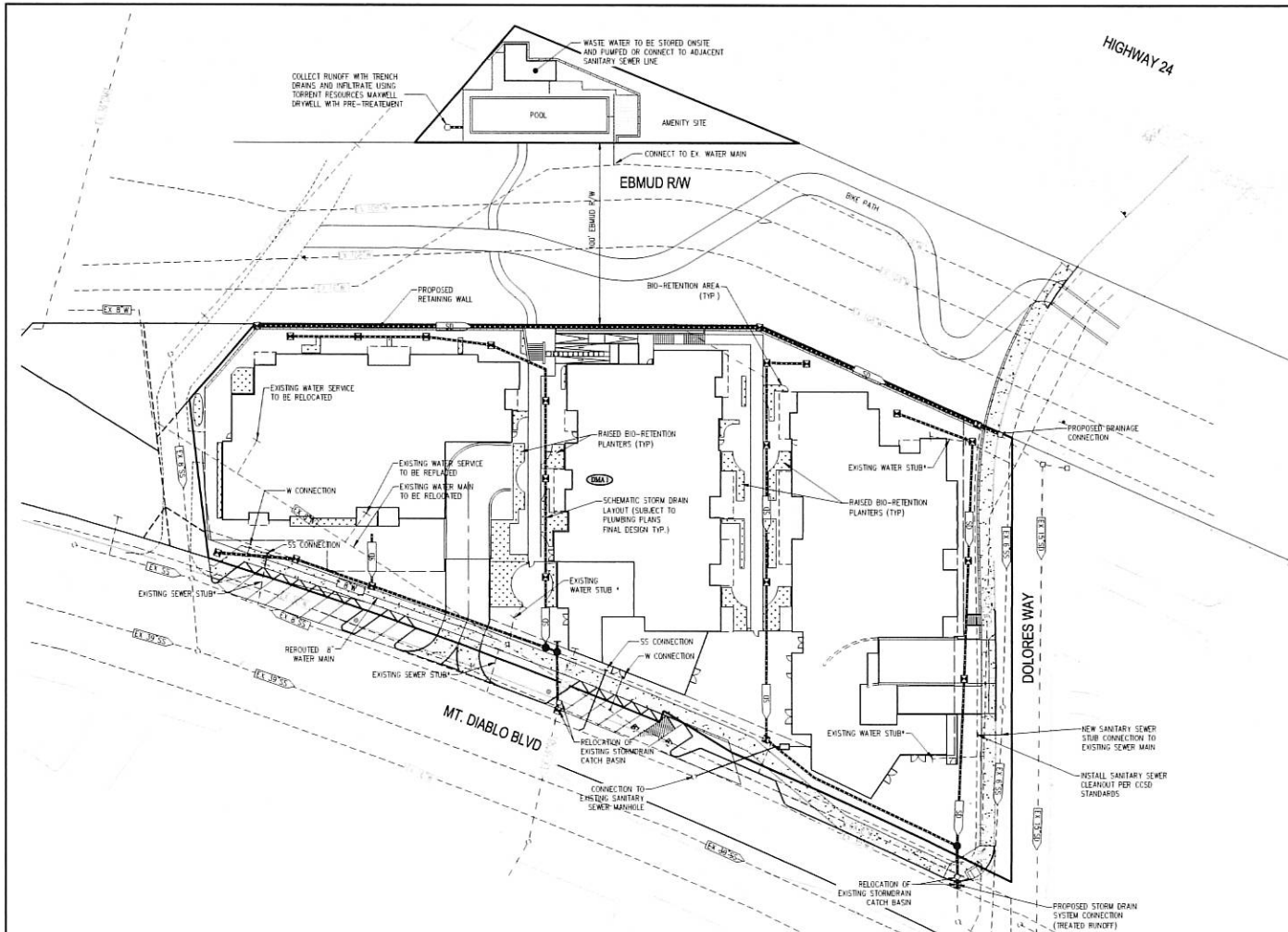
CITY OF LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA



	Carlson, Barbee & Gibson, Inc.	SHEET NO. <b>TM 4</b> OF 5 SHEETS
	CIVIL ENGINEERS • SURVEYORS • PLANNERS <small>2913 CARPENTERS WAY SUITE 207 LAFAYETTE, CALIFORNIA 94501</small>	

\*CONCEPTUAL DESIGN - ACTUAL DESIGN TO BE DETERMINED BY GEOTECH/STRUCTURAL ENGINEER

\*ACTUAL DESIGN TO BE DETERMINED BY GEOTECH/STRUCTURAL ENGINEER



### LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	ADJACENT PROPERTY LINE
---	---	CENTER LINE
EC W	W	WATER MAIN
EX SS	SS	SEWER MAIN
EX SD	SD	STORM DRAIN MAIN
	JT	JOINT TRENCH
○	●	MANHOLE
□	■	CATCH BASIN
	⊗	TREE WELL
	▲	FIRE HYDRANT
	⊙	STREET LIGHT
	⚡	PG&E VCD 3 PHASE SUB-SURFACE TRANSFORMER
	CB	CATCH BASIN
	E/T/C	ELECTRICAL / TELEPHONE / CABLE
	SVC	PRIVATE JOINT TRENCH
	JT	JOINT TRENCH
	FS	FIRE SERVICE
	EEUG	EXISTING UNDERGROUND
	EOUH	EXISTING OVERHEAD
	DDCA	DOUBLE DETECTOR CHECK ASSEMBLY
	BFP	BACKFLOW PREVENTER
	DMA	DRAINAGE MANAGEMENT AREA LABEL
	▨	BIO-RETENTION / RAISED PLANTER AREA

### PRELIMINARY STORM WATER BEST MANAGEMENT PRACTICES

#### SPECIAL PROJECT NON-LID TREATMENT REDUCTION CREDITS

#### CATEGORY C: TRANSIT ORIENTED DEVELOPMENT (TOD)

- LOCATION CREDIT:
- WITHIN 1/4 MILE OF TRANSIT NODE: 25%
  - DENSITY/FAR CREDIT FLOOR AREA RATIO OF 4:1: 20%
  - MINIMIZED PARKING CREDIT ZERO SURFACE PARKING: 20%
- TOTAL MAX NON-LID CREDIT: 65%

REFERENCE: CONTRA COSTA CLEAN WATER PROGRAM C3, TABLE 4-14 "NON-LID TREATMENT SYSTEM" NOTES.

SITE IMPERVIOUS AREA TO BE TREATED:  
 65% BY NON-LID TREATMENT  
 35% BY LID TREATMENT

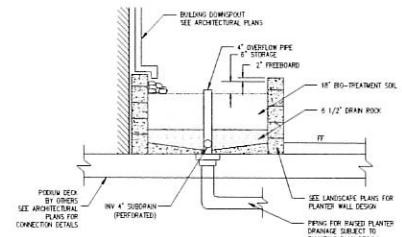
SITE TOTAL AREA = 2.23 AC = 96,267 SF

STORMWATER BMP'S					
DMA	TREATMENT TYPE	IMPERVIOUS AREA TREATED	SIZE FACTOR	BIO-RETENTION AREA REQUIRED/ PROVIDED	PROPOSED TREATMENT FLOW
1	BIO-RETENTION	31,250 SF	4%	1,252	-
1	UPFLOW FILTER W/GRIST (OR APPROVED EQUAL)	58,110 SF	0.2 IN/HR	-	0.236 CFS

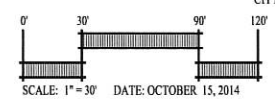
\* TO REMAIN OR BE REPLACED AS NEEDED

### NOTES:

- PROPOSED DOMESTIC AND FIRE SERVICES ARE SUBJECT TO FINAL DESIGN. BUILDING CONNECTIONS ARE UNKNOWN AND WILL BE COORDINATED WITH THE FIRE AND PLUMBING CONSULTANTS.
- FIRE DEPARTMENT CONNECTIONS/POST INDICATOR VALVES ARE NOT SHOWN AND WILL BE DETAILED ON THE PROJECTS PRIVATE IMPROVEMENT PLANS.
- PROPOSED BUILDING STORM DRAIN CONNECTIONS SUBJECT TO PLUMBING DESIGN.
- REQUIRED BIO-RETENTION AREA AND LOCATION SUBJECT TO FINAL LANDSCAPE AND ARCHITECTURAL DESIGN.



TYPICAL RAISED PLANTER AREA  
NOT TO SCALE



CITY OF LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

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SHEET NO.  
**TM 5**  
OF 5 SHEETS