

# THE HOMES AT DEER HILL LAFAYETTE

## TRACT #9369 VESTING TENTATIVE MAP

### CITY OF LAFAYETTE, CONTRA COSTA COUNTY, CALIFORNIA

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**PROJECT SUMMARY**

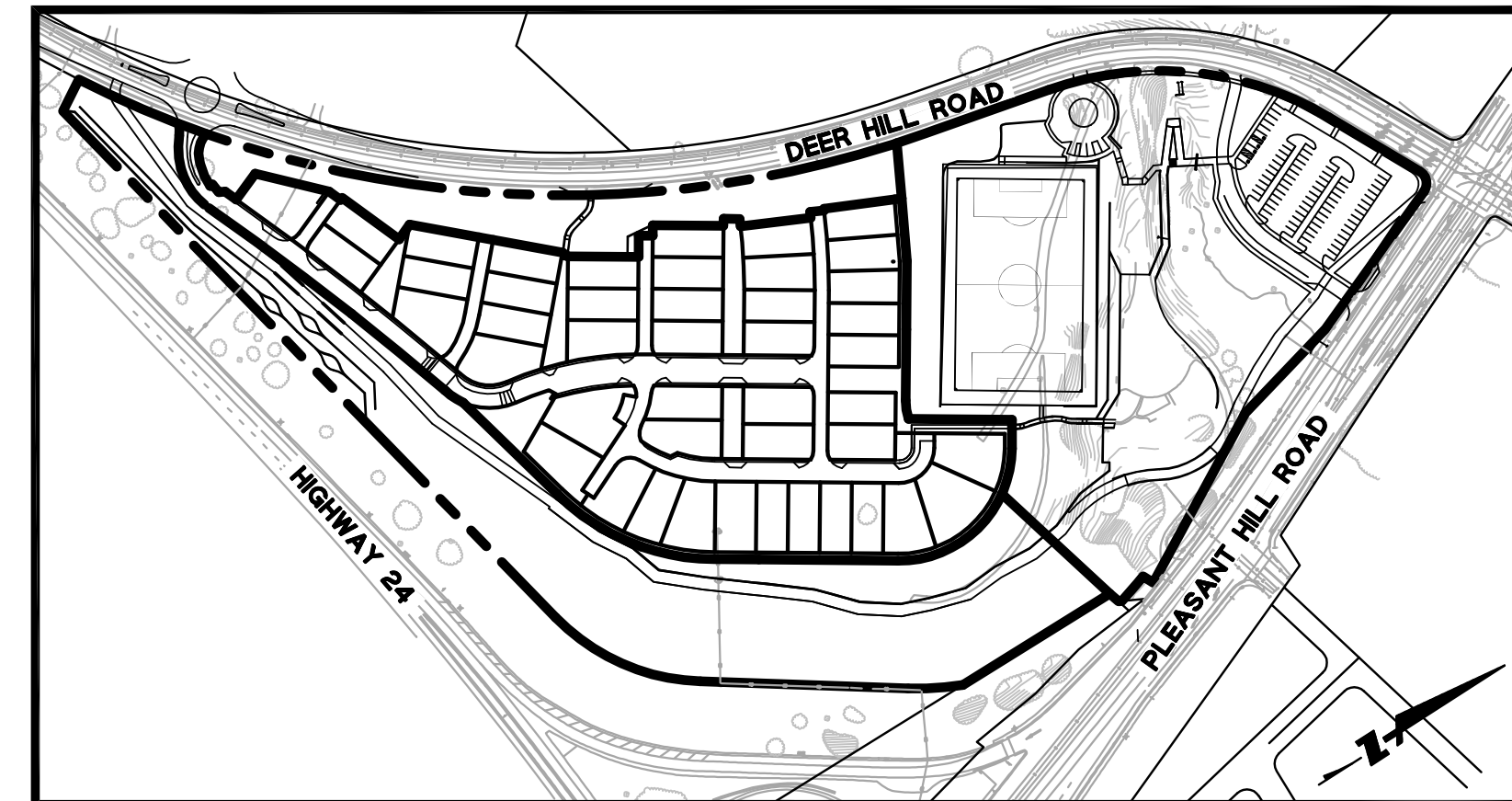
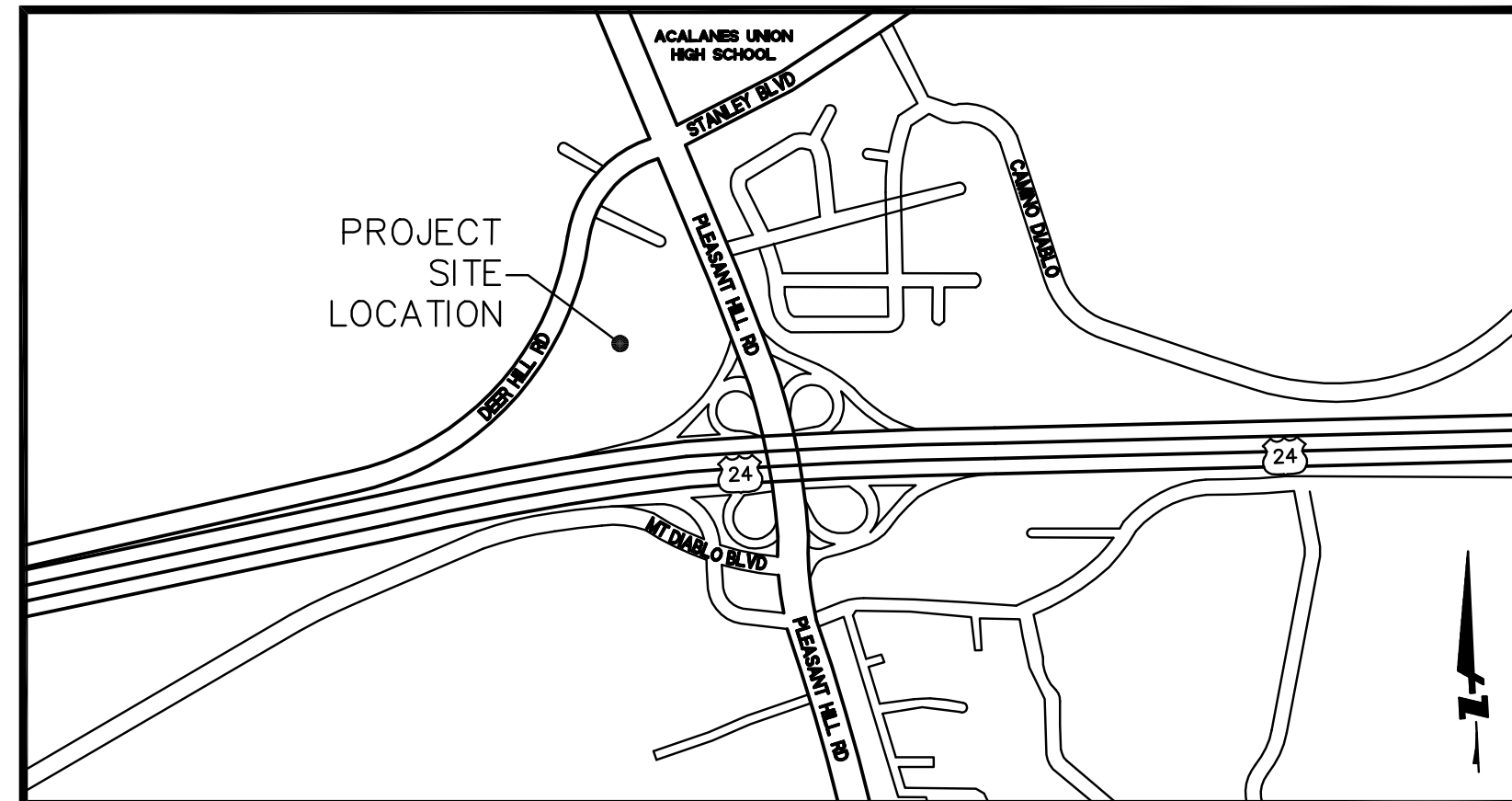
- OWNER:** ANNA MARIA DETTMER  
3233 DEER HILL ROAD  
LAFAYETTE, CA 94549
- SUBDIVIDER:** O'BRIEN LAND COMPANY, LLC  
950 TOWER LANE, SUITE 1250  
FOSTER CITY, CA 94404  
CONTACT: DAVID R. BAKER
- ENGINEER:** BKF ENGINEERS  
1646 N. CALIFORNIA BLVD., SUITE 400  
WALNUT CREEK, CA 94595  
(925) 940-2200  
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



**LEGEND**

LOT LINE	
CENTERLINE	
STORM DRAIN/SANITARY SEWER MANHOLE	
STORM DRAIN DROP INLET	
BIORETENTION AREA	
FIRE HYDRANT	
STORM DRAIN LINE	
SANITARY SEWER LINE	
WATER LINE (EBMUD)	
JOINT TRENCH (AMP, PG&E, AT&T, COMCAST SEE UTILITY NOTE)	

**STORMWATER QUALITY NOTES**

- THE SITE IS SUBJECT TO ALL REQUIREMENTS OF THE SWRCB CONSTRUCTION ACTIVITY STORM WATER NPDES GENERAL PERMIT, PERMIT NO. CAS00002.
- 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 DISABILITIES ACT	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	PVMT	PAVEMENT
CONT	DIAMETER	R	RADIUS
DIA	DOMESTIC WATER	RCP	REINFORCED CONCRETE PIPE
DW	DRIVEWAY	RIM	RIM ELEVATION
D/W,DWY	EACH	RT	RIGHT
E	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	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SFH	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	TS	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	6,551	SFH	32	4,500	SFH
2	4,500	SFH	33	4,500	SFH
3	4,628	SFH	34	4,500	SFH
4	4,500	SFH	35	4,500	SFH
5	4,500	SFH	36	6,070	SFH
6	6,627	SFH	37	4,977	SFH
7	4,500	SFH	38	5,625	SFH
8	4,500	SFH	39	6,315	SFH
9	4,518	SFH	40	7,857	SFH
10	6,390	SFH	41	4,938	SFH
11	4,500	SFH	42	5,574	SFH
12	4,500	SFH	43	5,285	SFH
13	5,203	SFH	44	4,985	SFH
14	4,500	SFH	A	1,758	PRIVATE ROAD
15	4,500	SFH	B	345,488	PUBLIC PARCEL
16	4,500	SFH	C	3,797	PRIVATE ROAD
17	4,785	SFH	D	3,472	HOA COMMON AREA
18	4,785	SFH	E	3,386	PRIVATE ROAD
19	4,815	SFH	F	5,551	HOA COMMON AREA
20	4,500	SFH	G	5,842	HOA COMMON AREA
21	4,785	SFH	H	3,090	HOA COMMON AREA
22	4,730	SFH	I	64,606	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	4,881	SFH			
29	6,222	SFH			
30	7,619	SFH			
31	6,048	SFH			

TOTAL		
LOTS	AREA (SF)	AREA (ACRE)
57	970,272	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.

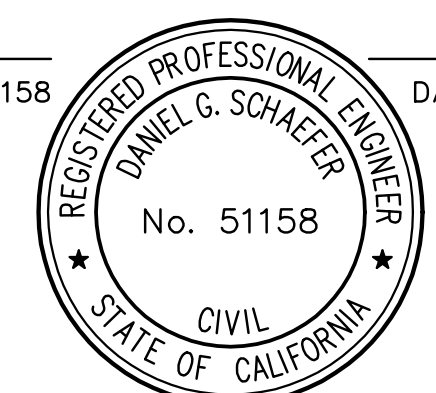
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NAVD88

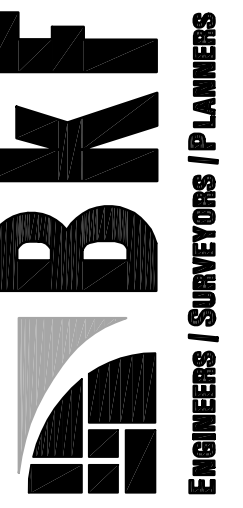
**ENGINEER'S STATEMENT**

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 DATE \_\_\_\_\_  
 PRINCIPAL/VICE PRESIDENT  
 BKF ENGINEERS



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

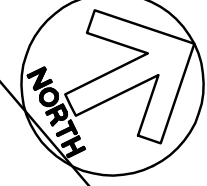
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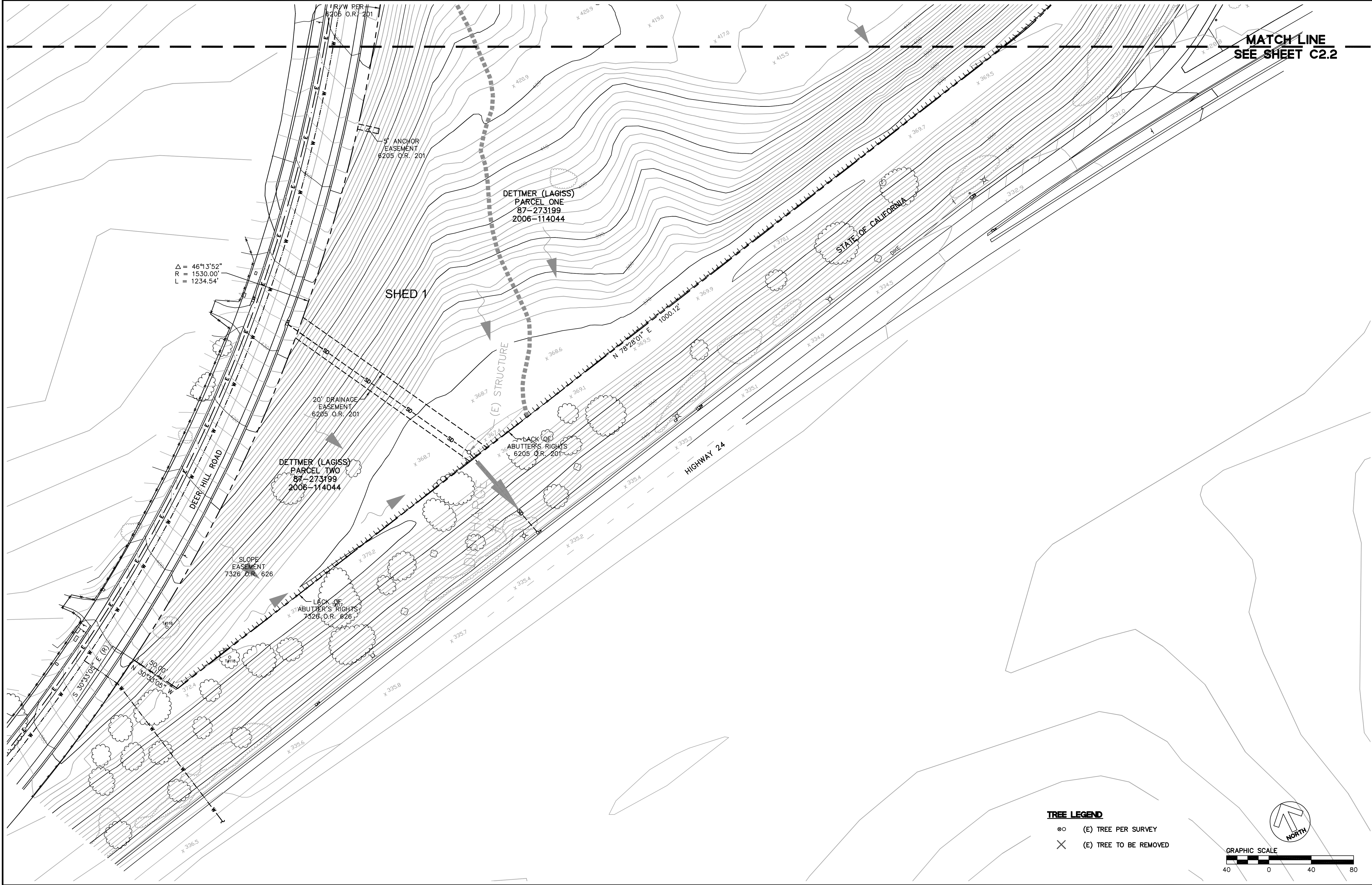
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Revisions	No.	Date	By	Checked

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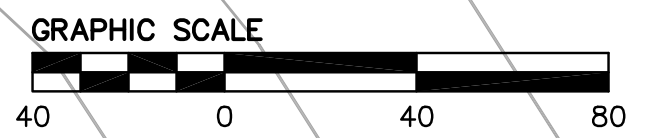
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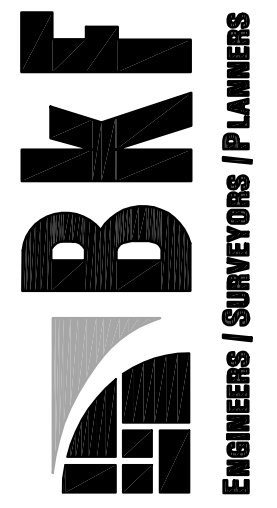


Δ = 46°13'52"  
R = 1530.00'  
L = 1234.54'

**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

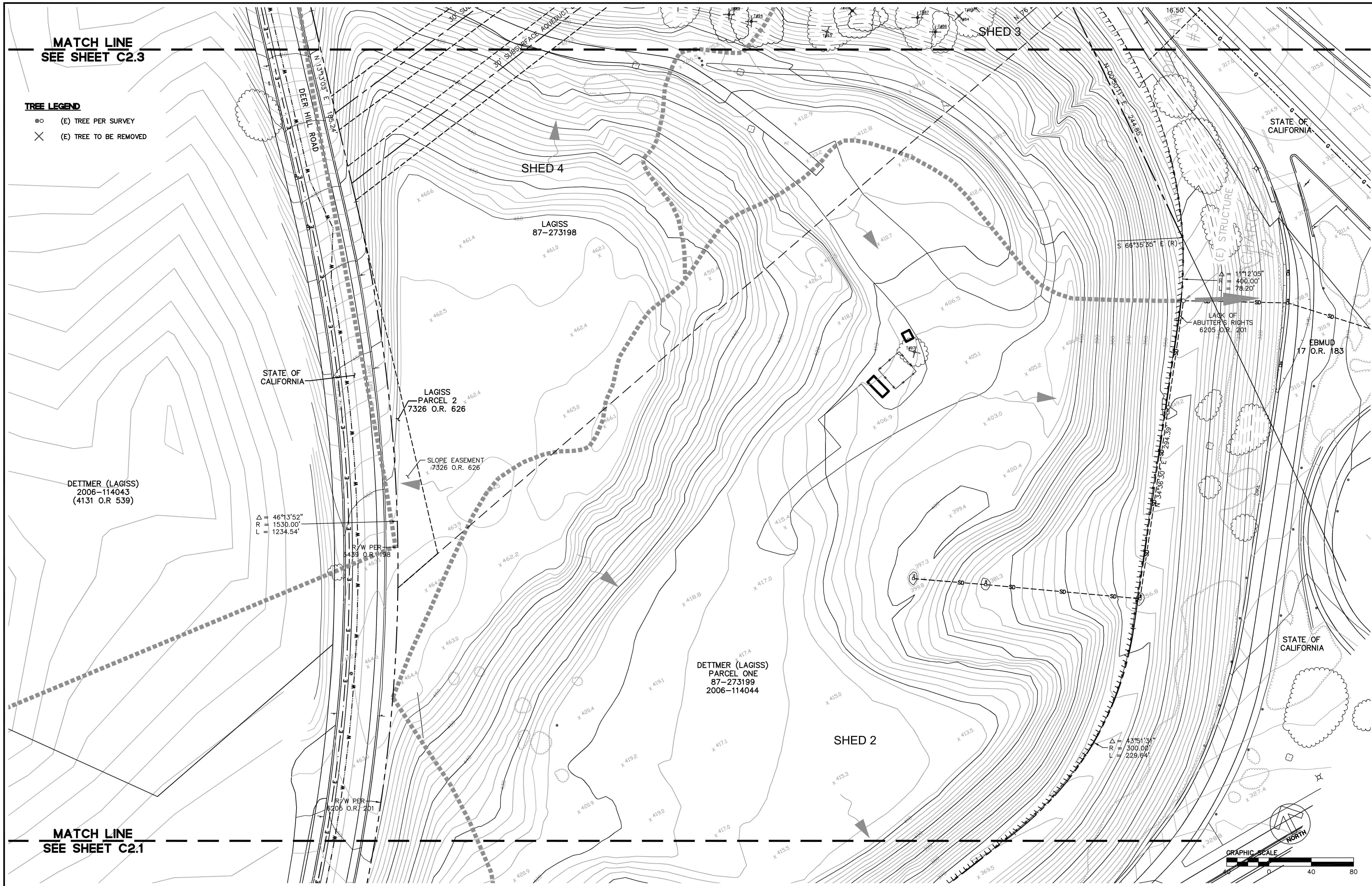
No.	Revisions

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 Approved: CM  
 Job No: 20115003  
 Drawing Number:  
**C2.1**  
**3 OF 14**

MATCH LINE  
SEE SHEET C2.3

**TREE LEGEND**

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



MATCH LINE  
SEE SHEET C2.1

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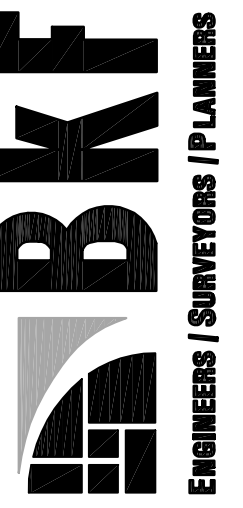
**THE HOMES AT DEER HILL**  
**TRACT #9369 VESTING TENTATIVE MAP**  
**EXISTING CONDITIONS/BOUNDARY**

CITY OF LAFAYETTE CONTRA COSTA COUNTY	
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Design: KW	Drawn: WC
Approved: CM	Job No: 20115003
Drawing Number:	<b>C2.2</b>
	<b>4 OF 14</b>

**TREE LEGEND**

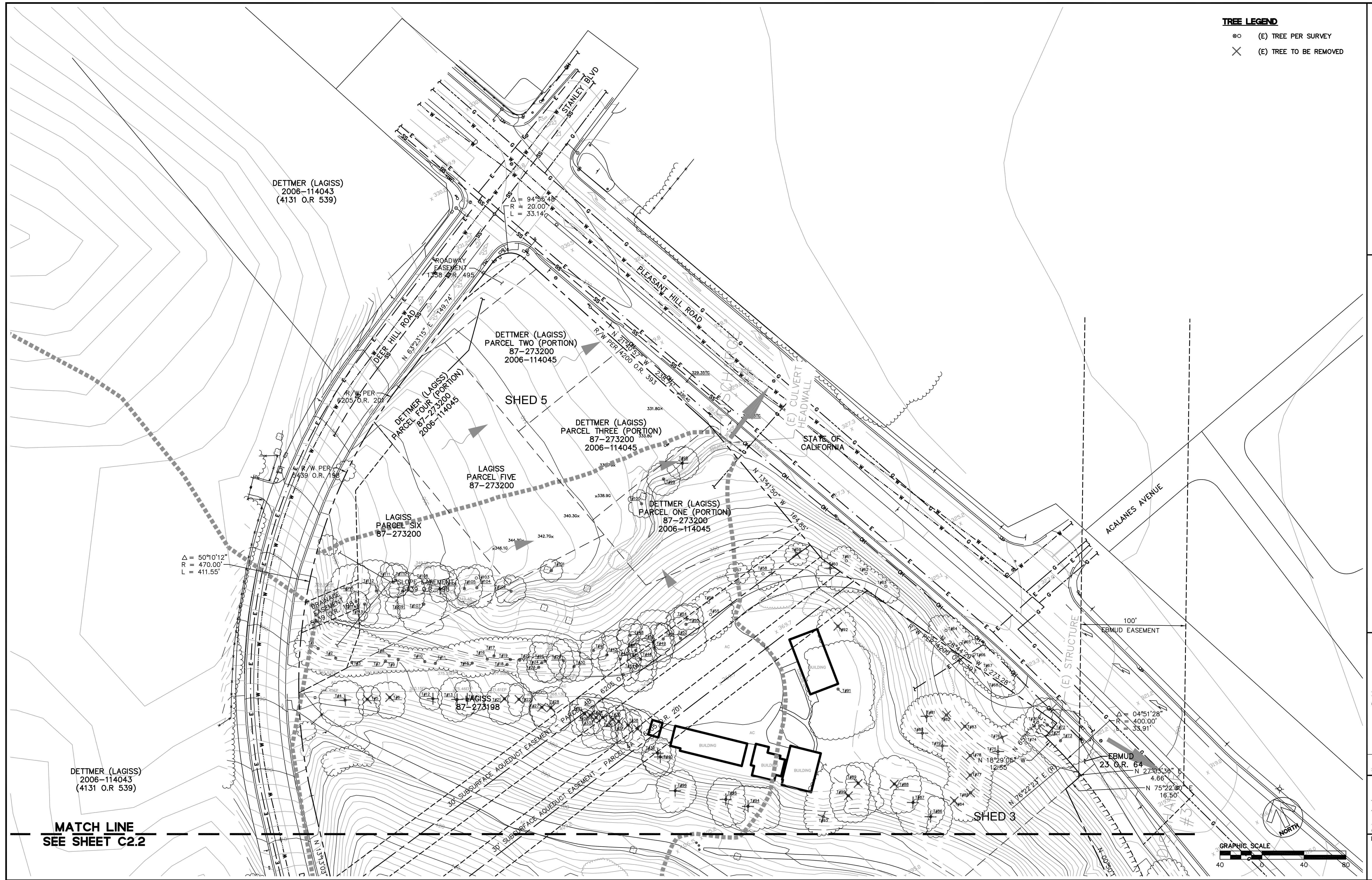
- ⊙ (E) TREE PER SURVEY
- ✕ (E) TREE TO BE REMOVED

1646 NORTH CALIFORNIA BLVD  
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 WALNUT CREEK, CA 94596  
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**THE HOMES AT DEER HILL  
 TRACT #9369 VESTING TENTATIVE MAP  
 EXISTING CONDITIONS/BOUNDARY**

CITY OF LAFAYETTE  
 CONTRA COSTA COUNTY  
 CALIFORNIA



$\Delta = 50^{\circ}10'12''$   
 $R = 470.00'$   
 $L = 411.55'$

$\Delta = 04^{\circ}51'28''$   
 $R = 400.00'$   
 $L = 33.91'$



**MATCH LINE  
 SEE SHEET C2.2**

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

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

DETTNER (LAGISS)  
 PARCEL TWO (PORTION)  
 87-273200  
 2006-114045

DETTNER (LAGISS)  
 PARCEL FOUR (PORTION)  
 87-273200  
 2006-114045

DETTNER (LAGISS)  
 PARCEL THREE (PORTION)  
 87-273200  
 2006-114045

LAGISS  
 PARCEL FIVE  
 87-273200

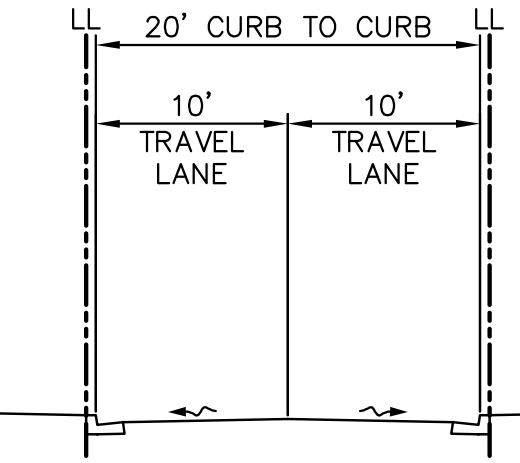
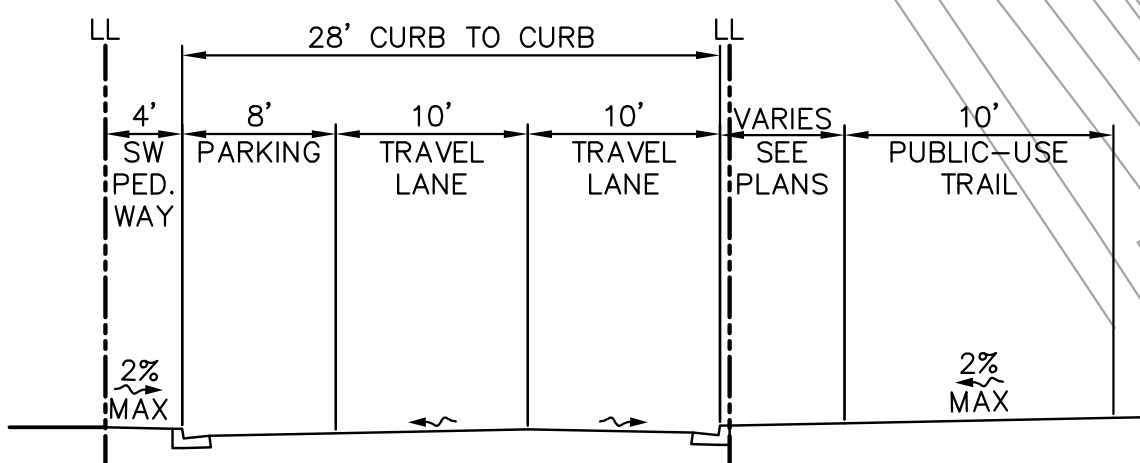
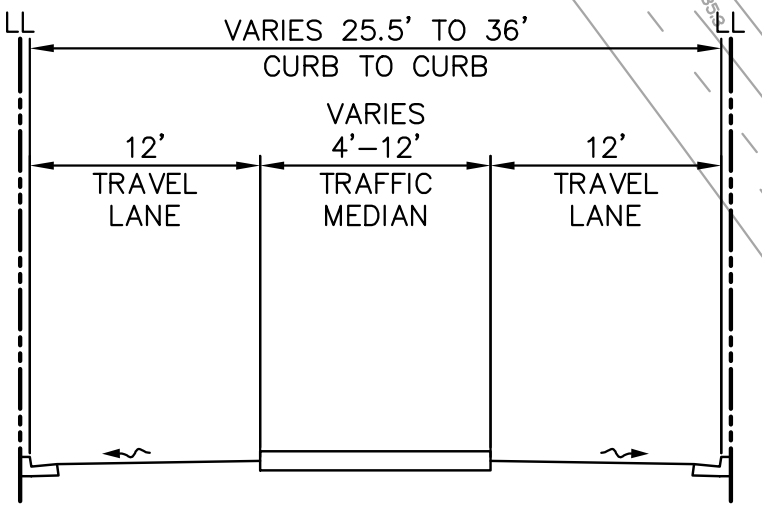
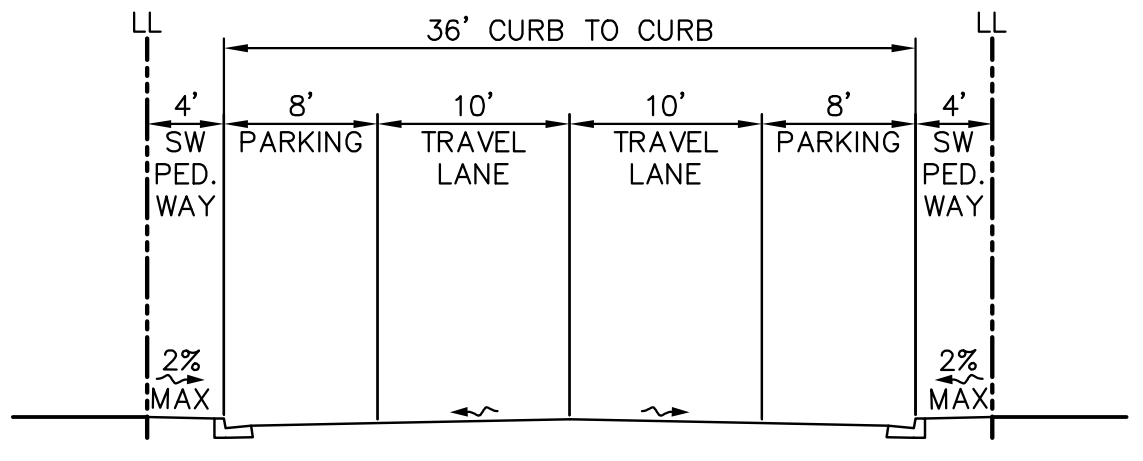
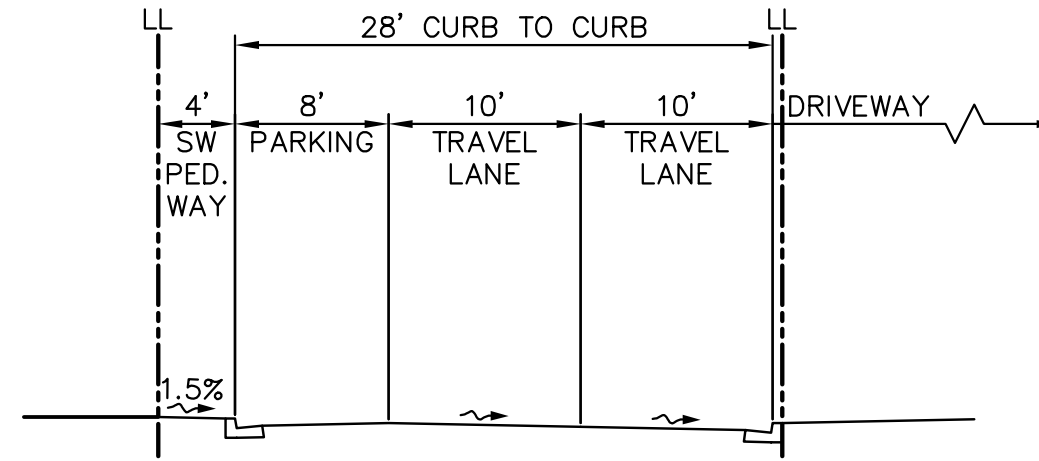
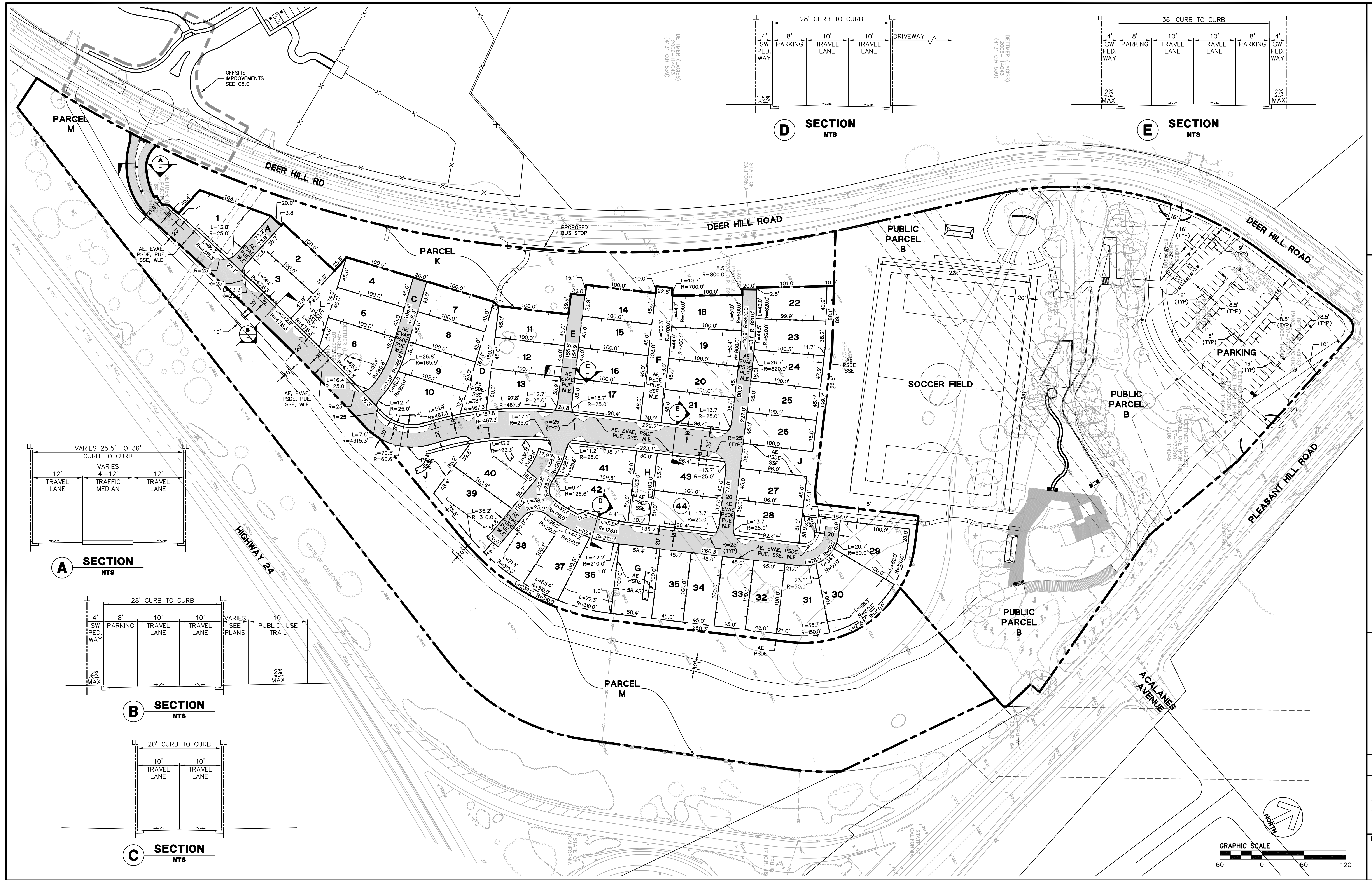
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 PARCEL SIX  
 87-273200

DETTNER (LAGISS)  
 PARCEL ONE (PORTION)  
 87-273200  
 2006-114045

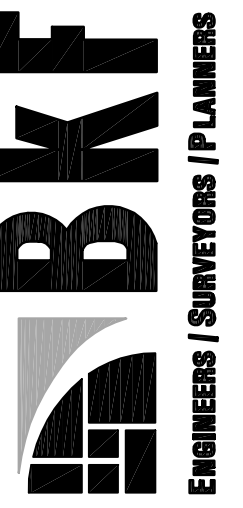
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 PARCEL SEVEN  
 87-273198

Revisions	No.	Date	By	Checked

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 Scale: AS SHOWN  
 Design: KW  
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 Approved: CM  
 Job No: 20115003  
**Drawing Number:**  
**C2.3**  
**5 OF 14**



1646 NORTH CALIFORNIA BLVD  
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THE HOMES AT DEER HILL  
 TRACT #9369 VESTING TENTATIVE MAP  
 PROPOSED LOTTING PLAN

CITY OF LAFAYETTE  
 CONTRA COSTA COUNTY  
 CALIFORNIA

Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
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Drawing Number: **C3.0**  
**6** OF **14**

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CALIFORNIA

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

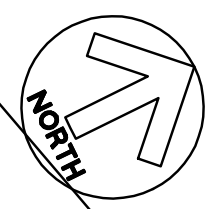
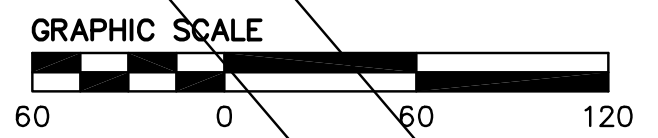
CITY OF LAFAYETTE  
CONTRA COSTA COUNTY

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 Scale: AS SHOWN  
 Design: KW  
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 Approved: CM  
 Job No: 20115003  
 Drawing Number:  
**C4.0**  
**7** OF **14**



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



1646 NORTH CALIFORNIA BLVD  
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ENGINEERS / SURVEYORS / PLANNERS

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

CITY OF LAFAYETTE  
CONTRA COSTA COUNTY

Revisions

Date: 9/25/14  
Scale: AS SHOWN  
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Approved: CM  
Job No: 20115003

Drawing Number:

**C4.1**

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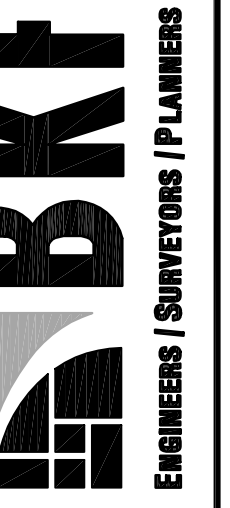


**MATCH LINE**  
**SEE SHEET C4.2**





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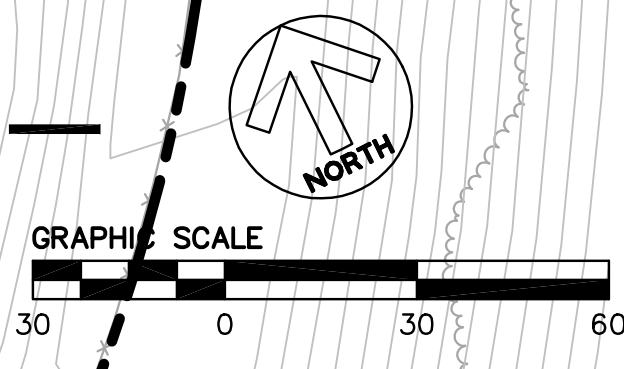
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Scale: AS SHOWN  
Design: KW  
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Approved: CM  
Job No: 20115003  
Drawing Number:  
**C4.2**  
9 OF 14



MATCH LINE  
SEE SHEET C4.3

MATCH LINE  
SEE SHEET C4.1





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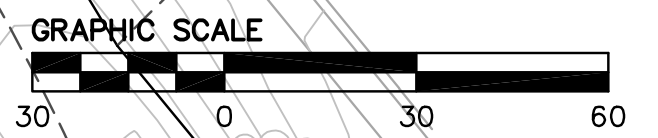
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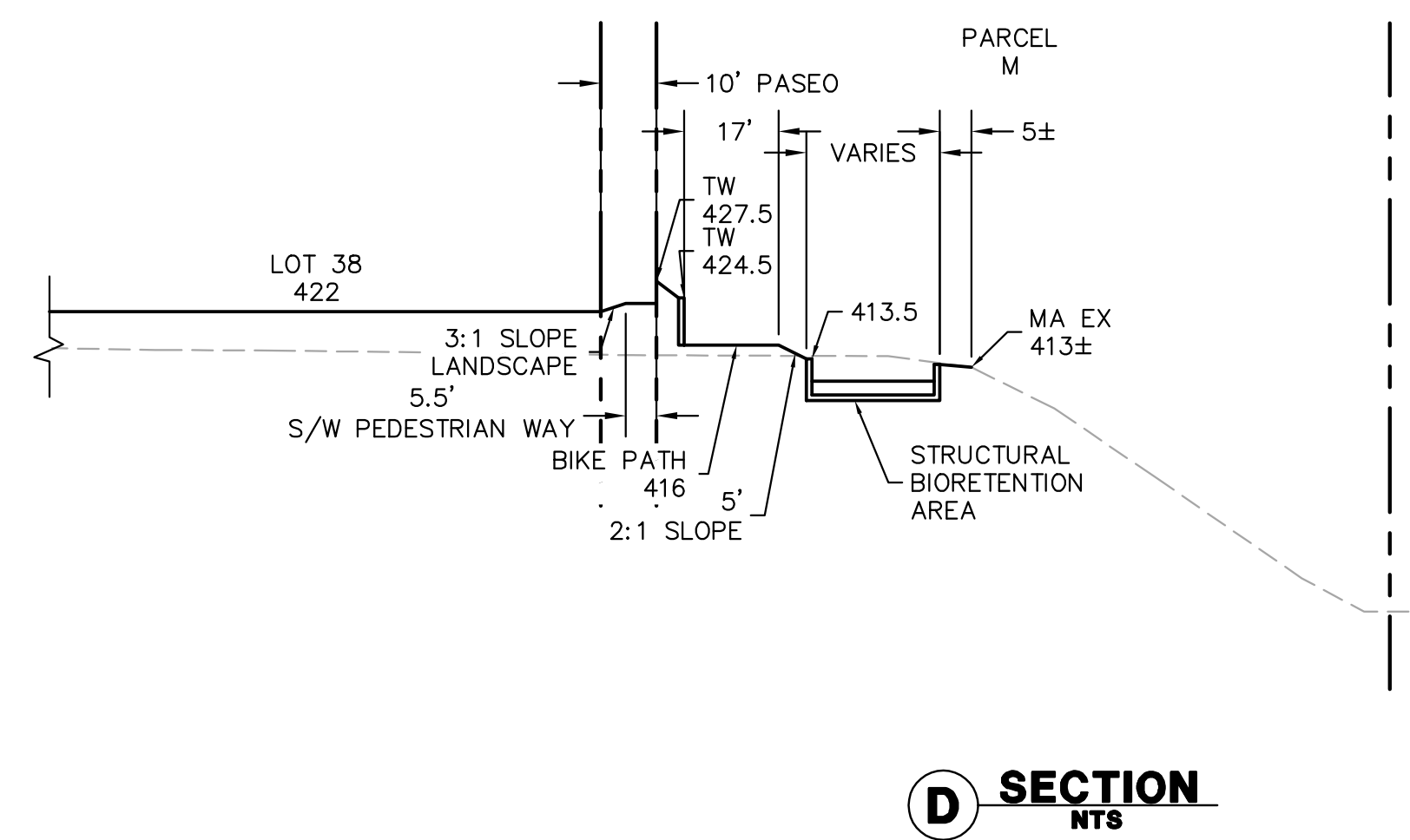
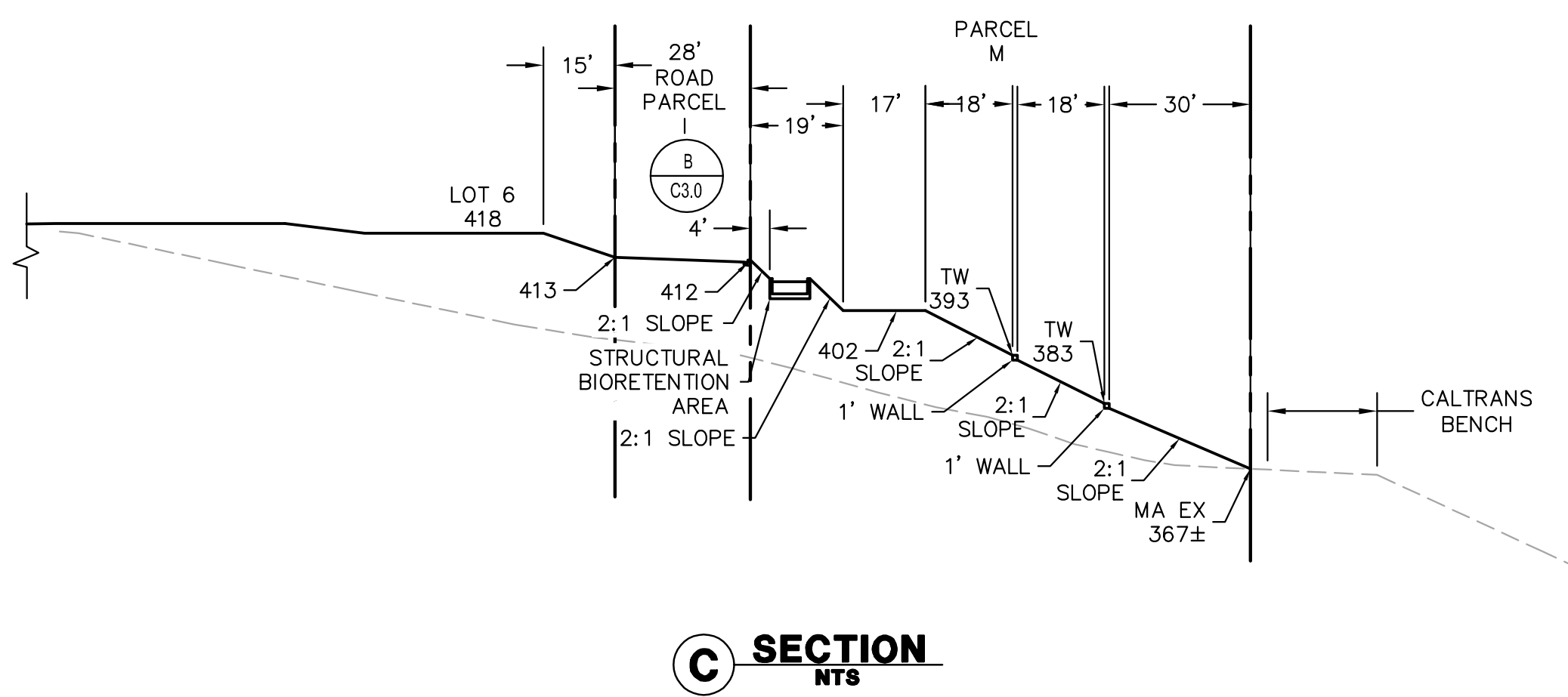
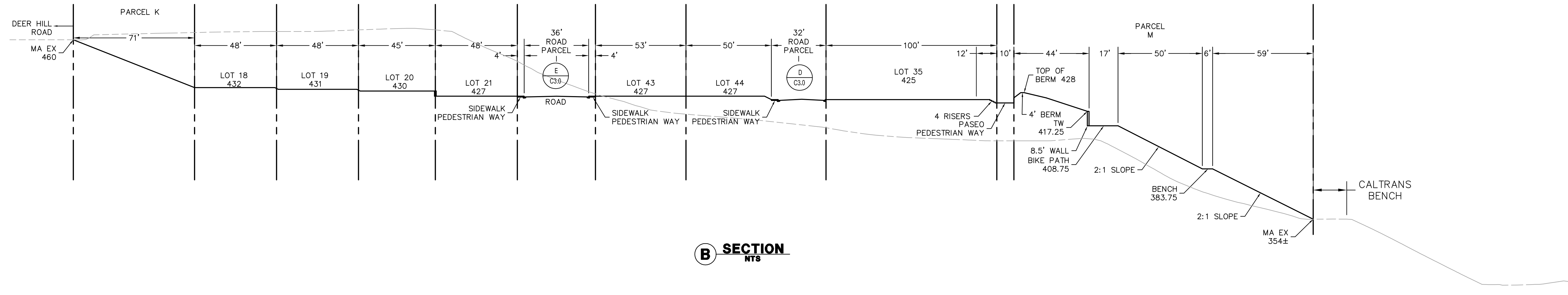
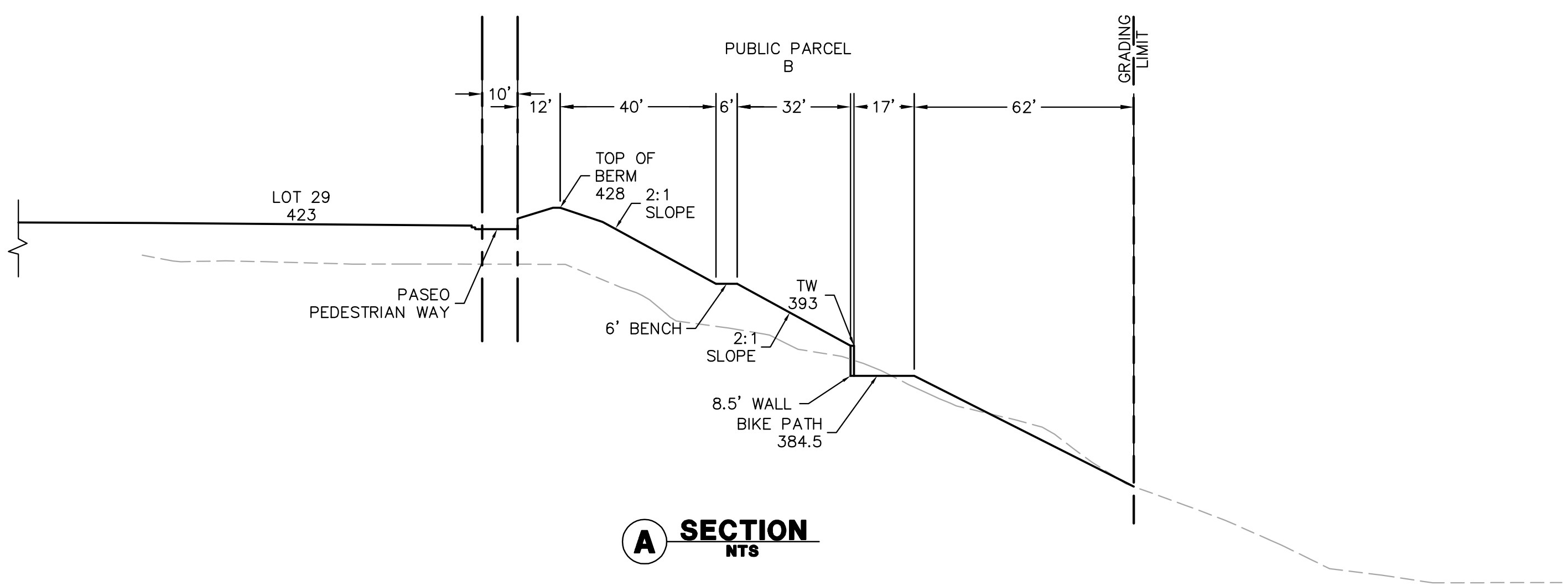


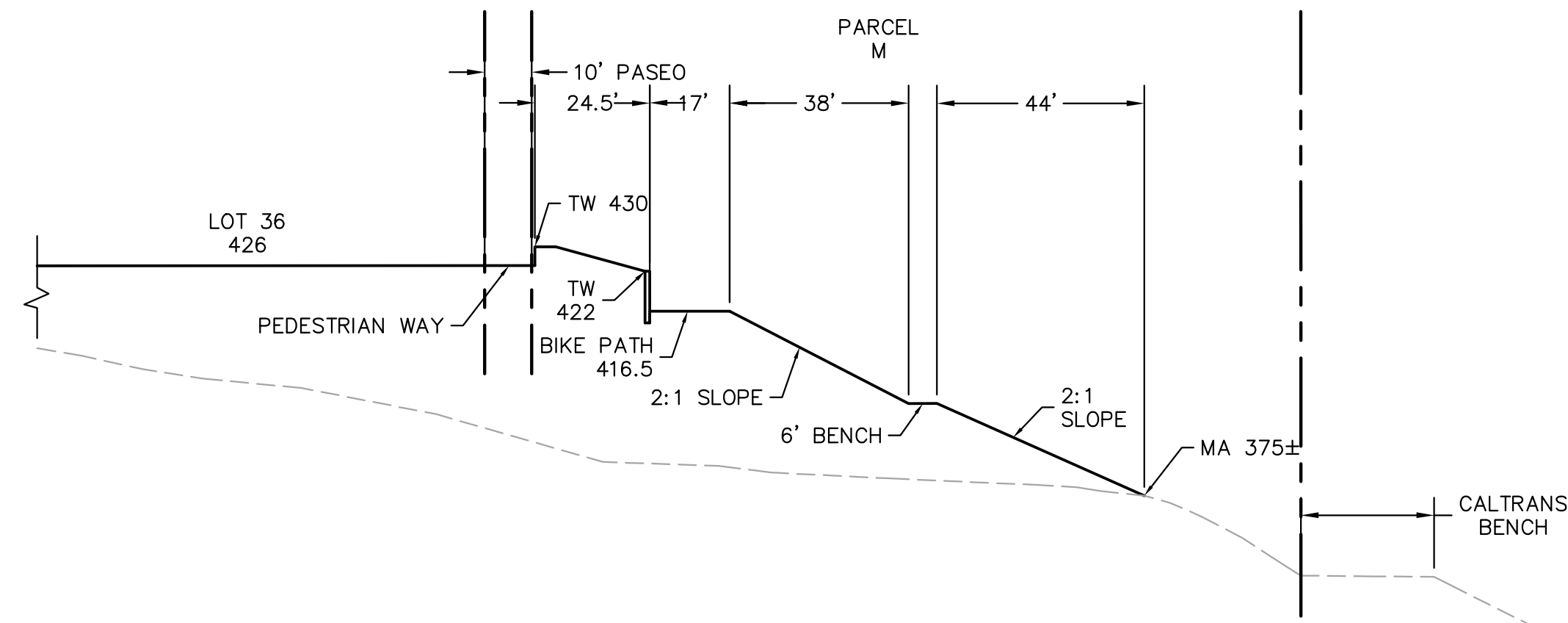
MATCH LINE  
 SEE SHEET C4.2



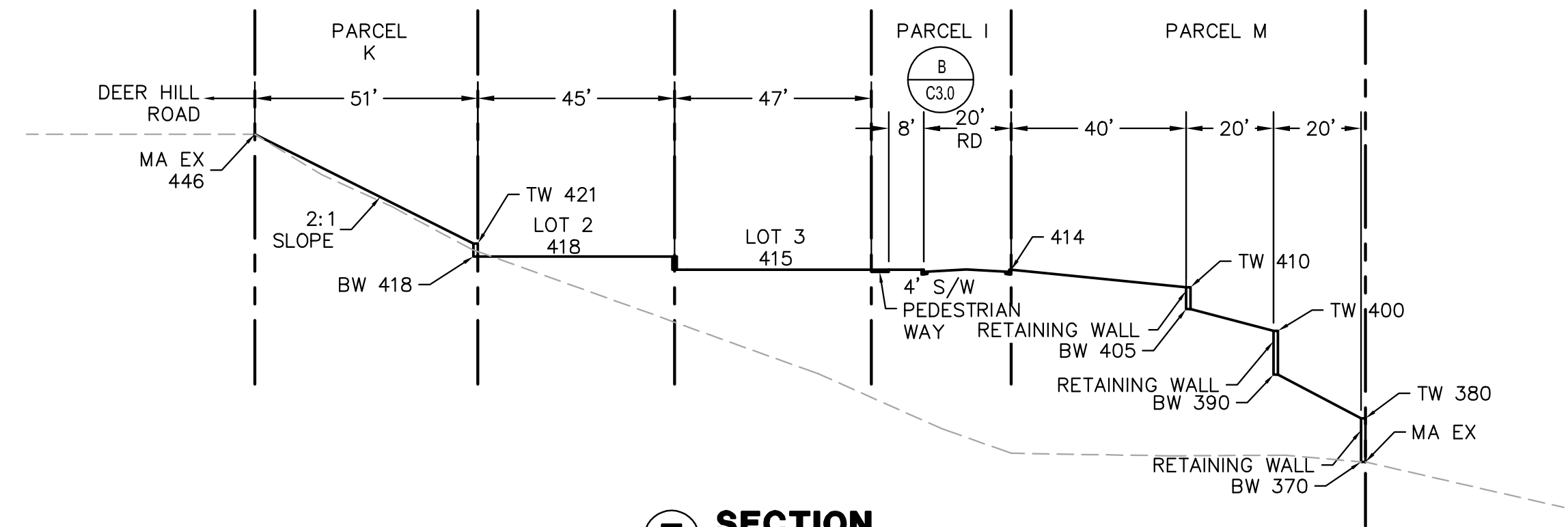
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**C4.4**  
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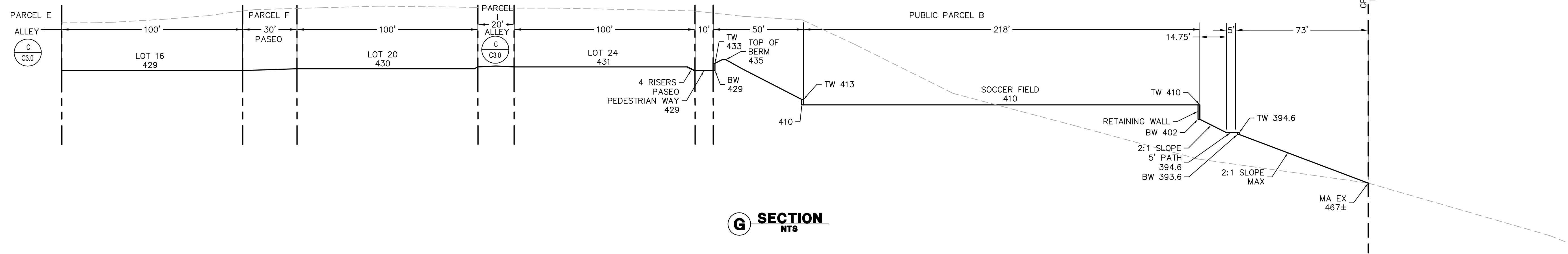




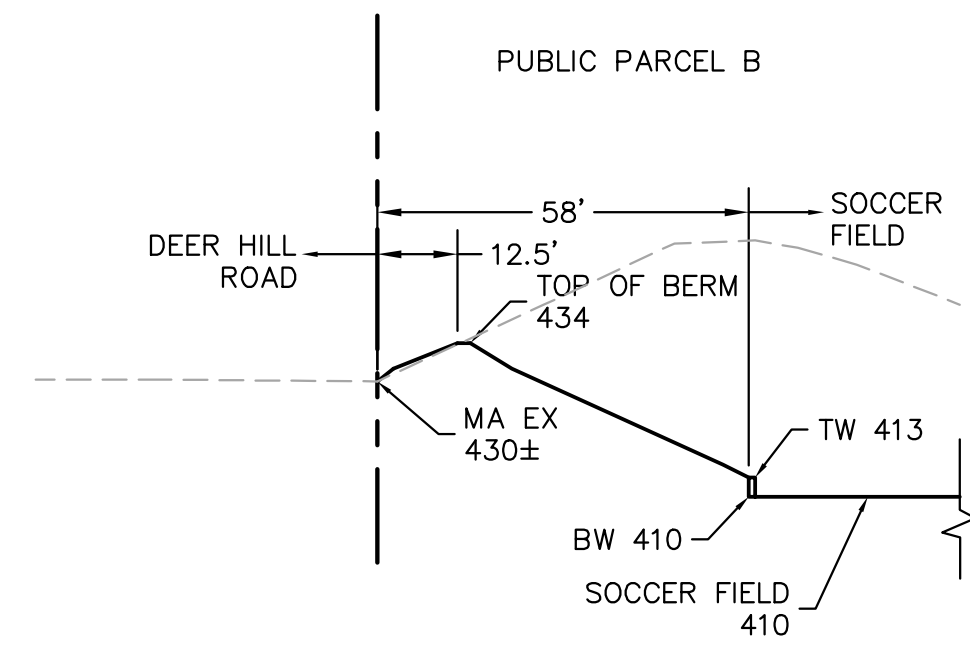
**E SECTION**  
NTS



**F SECTION**  
NTS



**G SECTION**  
NTS



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

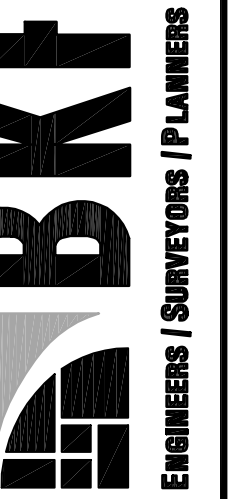


THE HOMES AT DEER HILL  
TRACT #9369 VESTING TENTATIVE MAP  
GRADING SECTIONS  
CITY OF LAFAYETTE  
CONTRA COSTA COUNTY  
CALIFORNIA

Revisions	
No.	Description

Date: 9/25/14  
Scale: AS SHOWN  
Design: KW  
Drawn: WC  
Approved: CM  
Job No: 20115003

Drawing Number:  
**C4.5**  
12 OF 14



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CALIFORNIA

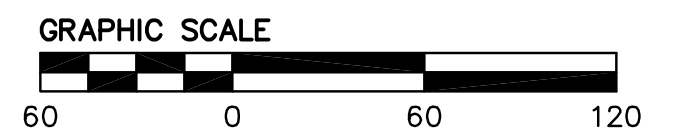
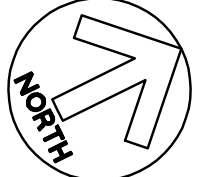
THE HOMES AT DEER HILL  
TRACT #9369 VESTING TENTATIVE MAP  
PROPOSED UTILITY PLAN

CONTRA COSTA COUNTY

CITY OF LAFAYETTE



- LEGEND**
- SDMH — STORM DRAIN LINE
  - SS — SANITARY SEWER LINE
  - W — WATER LINE
  - JT — JOINT TRENCH ALIGNMENT
  - UTILITY MANHOLE
  - STORM DRAIN CATCH BASIN
  - +FH FIRE HYDRANT
  - BIORETENTION AREA



Revisions	No.

Date: 9/25/14  
 Scale: AS SHOWN  
 Design: KW  
 Drawn: WC  
 Approved: CA  
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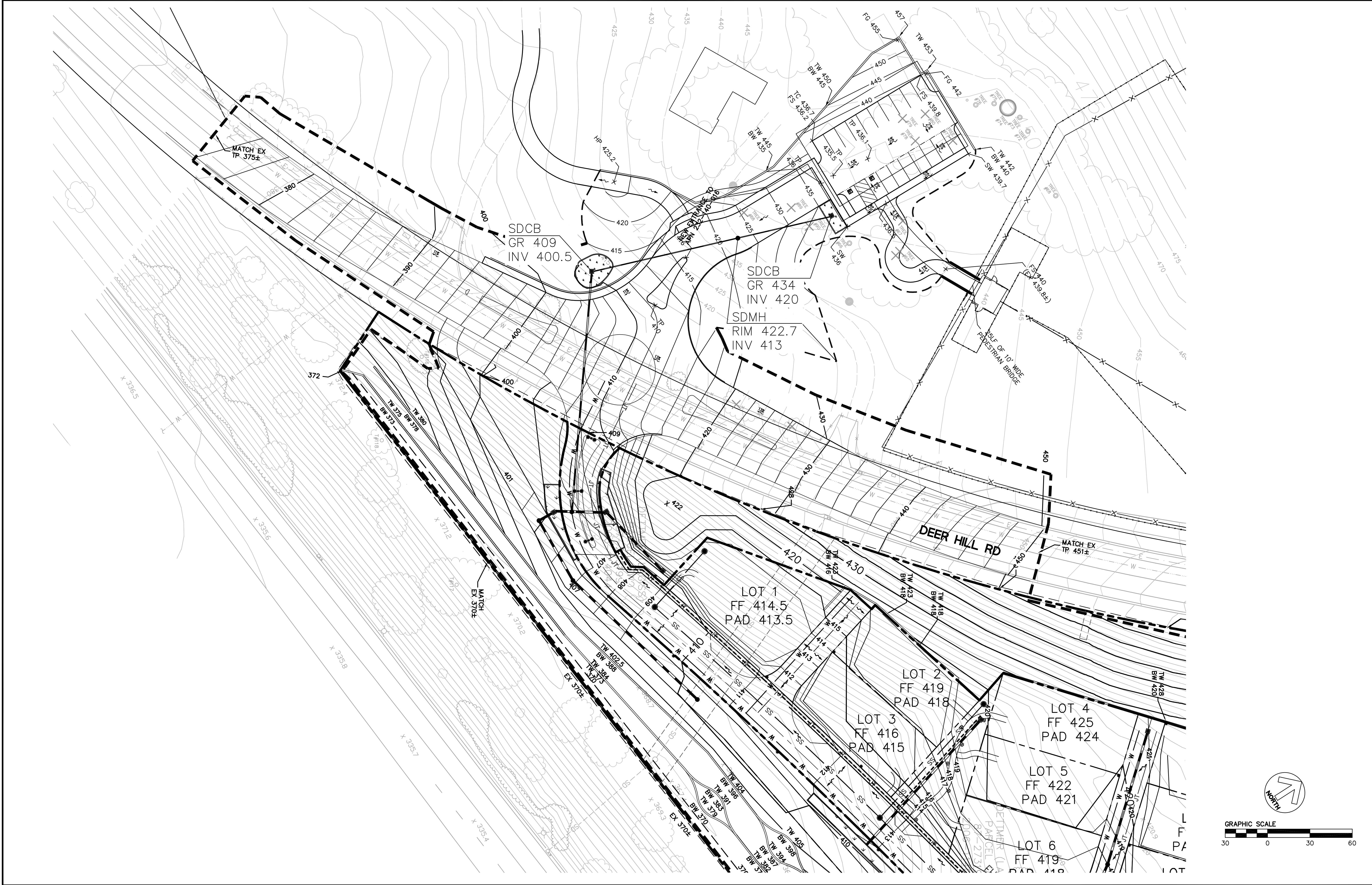
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1646 NORTH CALIFORNIA BLVD  
SUITE 400  
WALNUT CREEK, CA 94596  
925-940-2200  
925-940-2299 (FAX)



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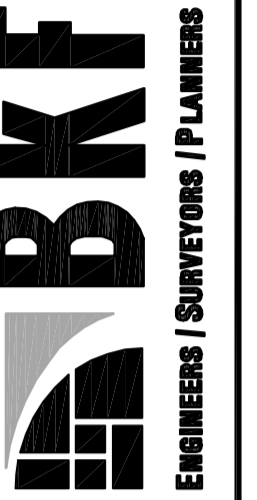
THE HOMES AT DEER HILL  
TRACT #9369 VESTING TENTATIVE MAP  
DEER HILL ROAD IMPROVEMENTS  
CITY OF LAFAYETTE  
CONTRA COSTA COUNTY  
CALIFORNIA



Revisions	No.	Date	By	Check

Date: 9/25/14  
 Scale: AS SHOWN  
 Design: KW  
 Drawn: WC  
 Approved: CM  
 Job No: 20115003

Drawing Number:  
**C6.0**  
 14 OF 14



CALIFORNIA

THE HOMES AT DEER HILL

TRUCK TURN EXHIBIT

CITY OF LAFAYETTE

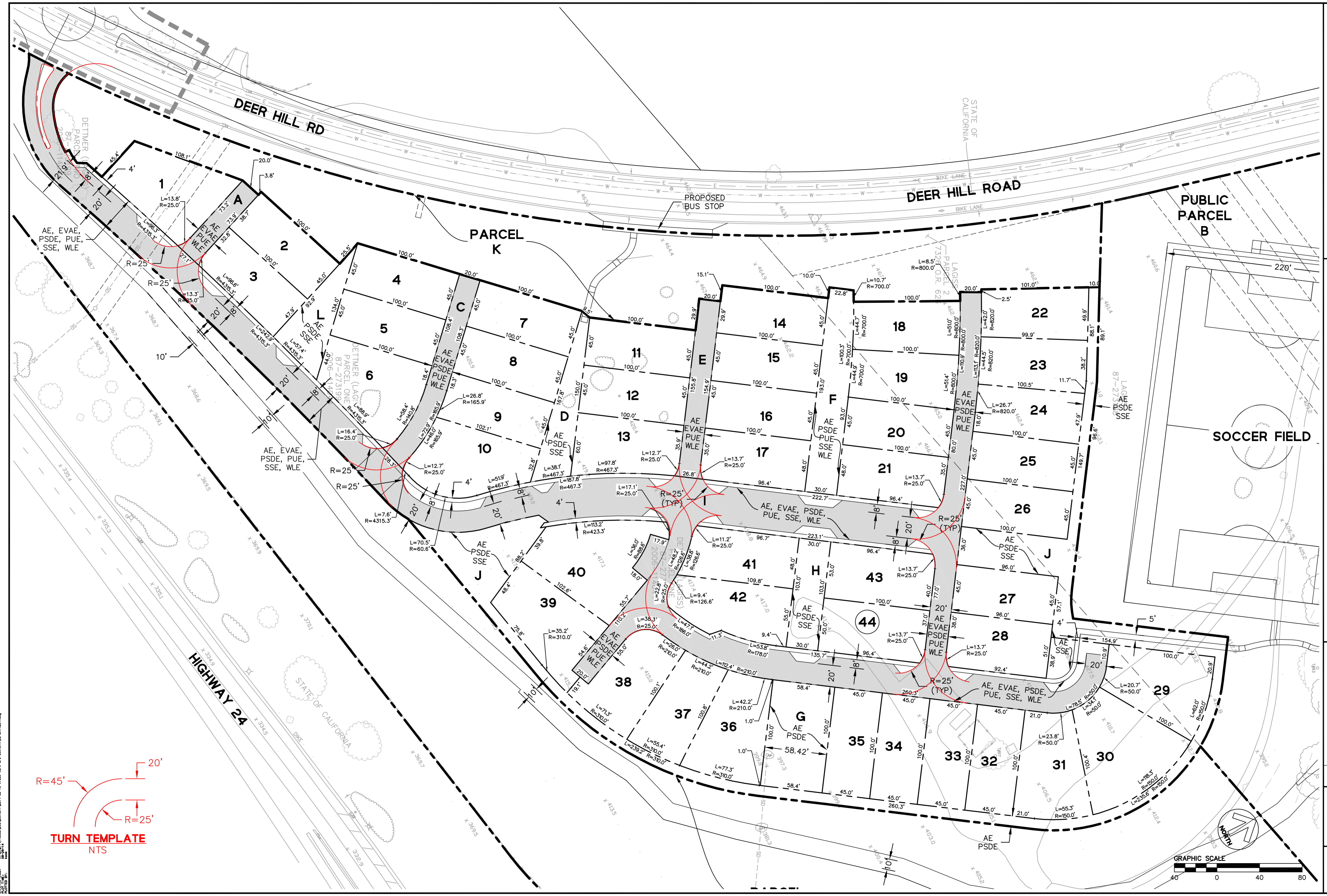
Revisions

No.

Date: 08/26/14

Drawing Number:

1 OF 1



DATE PLOTTED: 08/26/14 10:53:51 AM  
DRAWN BY: JKW  
CHECKED BY: JKW  
DATE: 08/26/14

Scale: AS SHOWN

Design: JKW

Drawn: JKW/JW  
Approved: CM  
Job No: 20115003