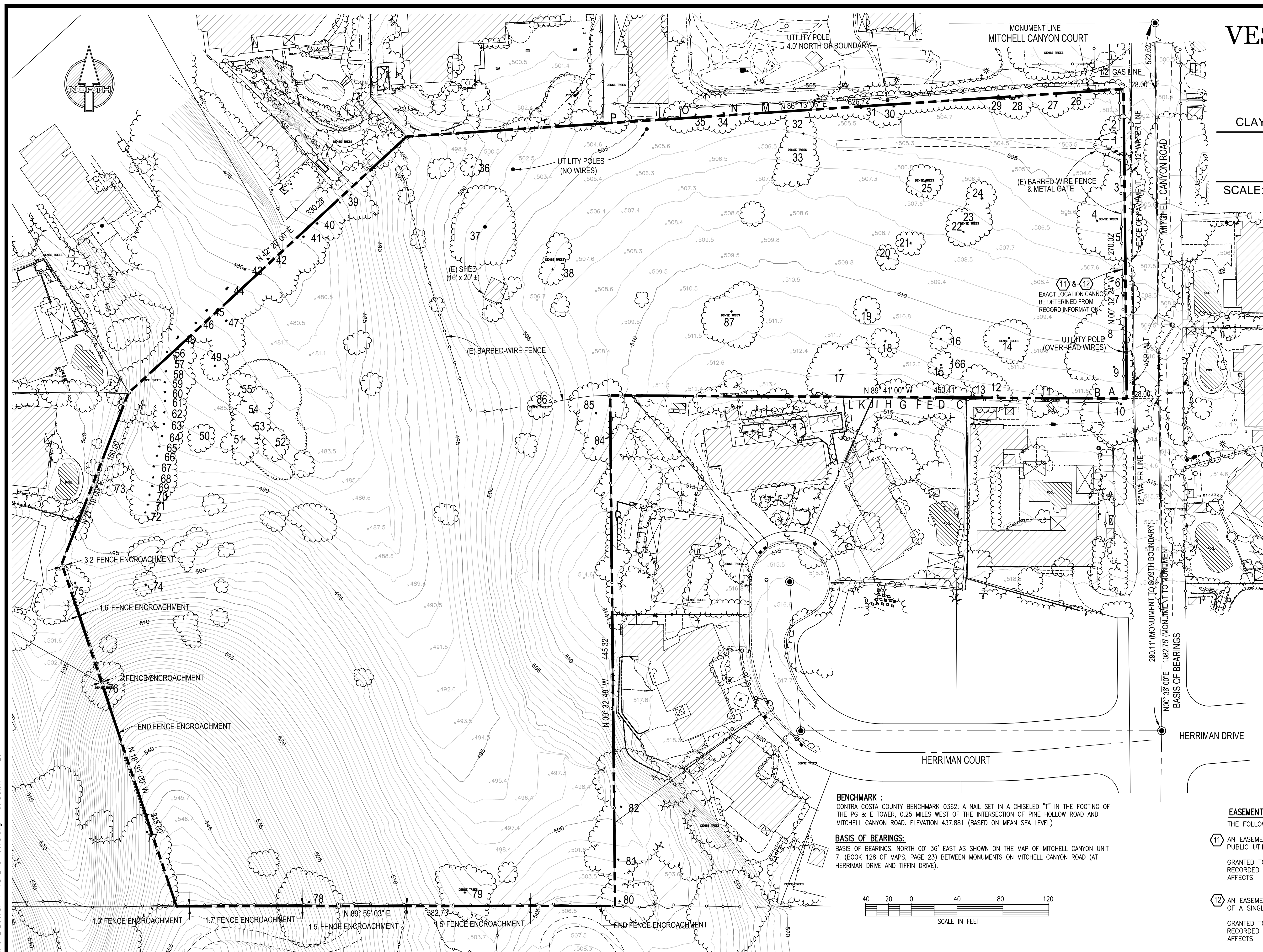


VESTING TENTATIVE MAP FOR SUBDIVISION 9536 DIABLO MEADOWS CLAYTON • CONTRA COSTA COUNTY • CALIFORNIA

BOUNDARY AND EXISTING CONDITION

SCALE: AS SHOWN APRIL, 2020



LEGEND & ABBREVIATIONS

	PROPERTY BOUNDARY		FOUND STANDARD CITY STREET MONUMENT
	RIGHT OF WAY		FOUND SURVEY MONUMENT AS NOTED
	EASEMENT		MANHOLE (TYPE AS NOTED)
	STORM DRAIN LINE		CATCH BASIN (ADJACENT TO MANHOLE TYPICAL)
	SEWER LINE		CATCH BASIN(S)
	FOUND STANDARD CITY STREET MONUMENT		WATER VALVE
	FOUND SURVEY MONUMENT AS NOTED		STREET LIGHT (PRIVATE)
	MANHOLE (TYPE AS NOTED)		STREET LIGHT (PUBLIC)
	CATCH BASIN (ADJACENT TO MANHOLE TYPICAL)		UTILITY BOX/VAULT (TYPE AS NOTED)
	CATCH BASIN(S)		TREE TRUNK LOCATION (SEE ARBORIST REPORT)
	WATER VALVE		SIGN
	STREET LIGHT (PRIVATE)		
	STREET LIGHT (PUBLIC)		
	UTILITY BOX/VAULT (TYPE AS NOTED)		
	TREE TRUNK LOCATION (SEE ARBORIST REPORT)		
	SIGN		

BFP	BACKFLOW PREVENTER	JP	POWER POLE (JOINT SERVICE)
C	CONCRETE	SD	STORM DRAIN
CB	CATCH BASIN (STORM DRAIN INLET)	SDMH	STORM DRAIN MANHOLE
CO	CLEANOUT	SF	SQUARE FEET
DWY	DRIVEWAY	SL	STREET LIGHT
E	ELECTRICAL (PG&E)	SS	SANITARY SEWER
(E)	EXISTING	SSMH	SANITARY SEWER MANHOLE
F	FIRE (WATER) SERVICE LINE	T	TELEPHONE
FDC	FIRE DEPARTMENT CONNECTION	W	(COMMUNICATIONS, SBC, PG&E)
FH	FIRE HYDRANT	WM	WATER MAIN
G	GAS	WM	WATER METER
GV	GAS VALVE	WV	WATER VALVE

BENCHMARK :
CONTRA COSTA COUNTY BENCHMARK 0362: A NAIL SET IN A CHISELED "T" IN THE FOOTING OF THE PG & E TOWER, 0.25 MILES WEST OF THE INTERSECTION OF PINE HOLLOW ROAD AND MITCHELL CANYON ROAD. ELEVATION 437.881 (BASED ON MEAN SEA LEVEL)

BASIS OF BEARINGS:
BASIS OF BEARINGS: NORTH 00° 36' EAST AS SHOWN ON THE MAP OF MITCHELL CANYON UNIT 7, (BOOK 128 OF MAPS, PAGE 23) BETWEEN MONUMENTS ON MITCHELL CANYON ROAD (AT HERRIMAN DRIVE AND TIFFIN DRIVE).

EASEMENTS (NUMBERING AND LANGUAGE CORRESPONDS WITH THE TITLE REPORT)
THE FOLLOWING EASEMENTS AFFECT PARCEL 1:

11 AN EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

GRANTED TO : PACIFIC TELEPHONE AND TELEGRAPH COMPANY
RECORDED : SEPTEMBER 16, 1914 IN BOOK 227 OF DEEDS, PAGE 283
AFFECTS : THE NORTHWEST 1/4 OF SECTION 14 (DESCRIBES THE WHOLE PROPERTY; EXISTING LINES ARE LOCATED ALONG THE MITCHELL CANYON ROAD RIGHT OF WAY)

12 AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF A SINGLE LINE OF POLES, TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES.

GRANTED TO : VALLEY PIPE LINE COMPANY, A CALIFORNIA CORPORATION
RECORDED : MAY 20, 1915 IN BOOK 241 OF DEEDS, PAGE 331
AFFECTS : A PORTION OF THE NORTHWEST 1/4 OF SECTION 14 (DESCRIBES THE WHOLE PROPERTY; EXISTING LINES ARE LOCATED ALONG THE MITCHELL CANYON ROAD, RIGHT OF WAY)

DATE: MARCH, 2020			
SCALE:			
DRAWN: TJB/YPS			
DESIGNED: HK/TB			
ENGINEER: JR/YS			
MANAGER: HK			
NO.	BY	DATE	REVISIONS

PREPARED BY, OR UNDER THE DIRECTION OF:

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DeNova Homes

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SUBDIVISION 9536 TENTATIVE MAP DIABLO MEADOWS SHEET NO. **C-2** OF 6 SHEETS

BOUNDARY AND EXISTING CONDITION

CLAYTON CONTRA COSTA COUNTY CALIFORNIA 18-16-00

M:\Jobs\18-16-00\TM C-2 BOUNDARY AND EXIST COND.dwg Plot Date: 7-17-20

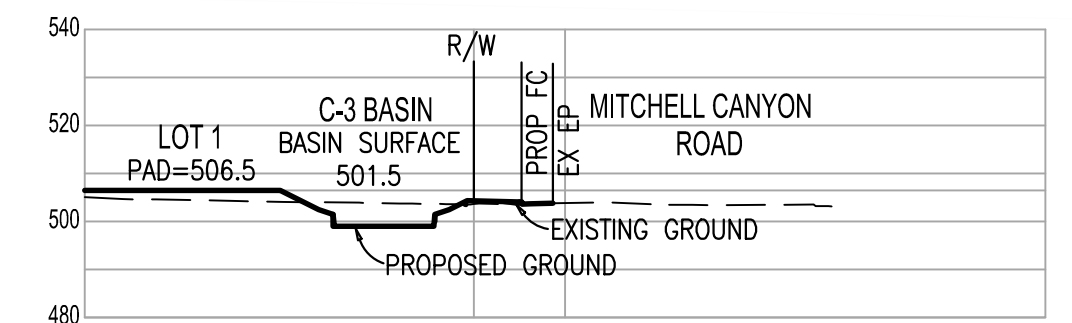
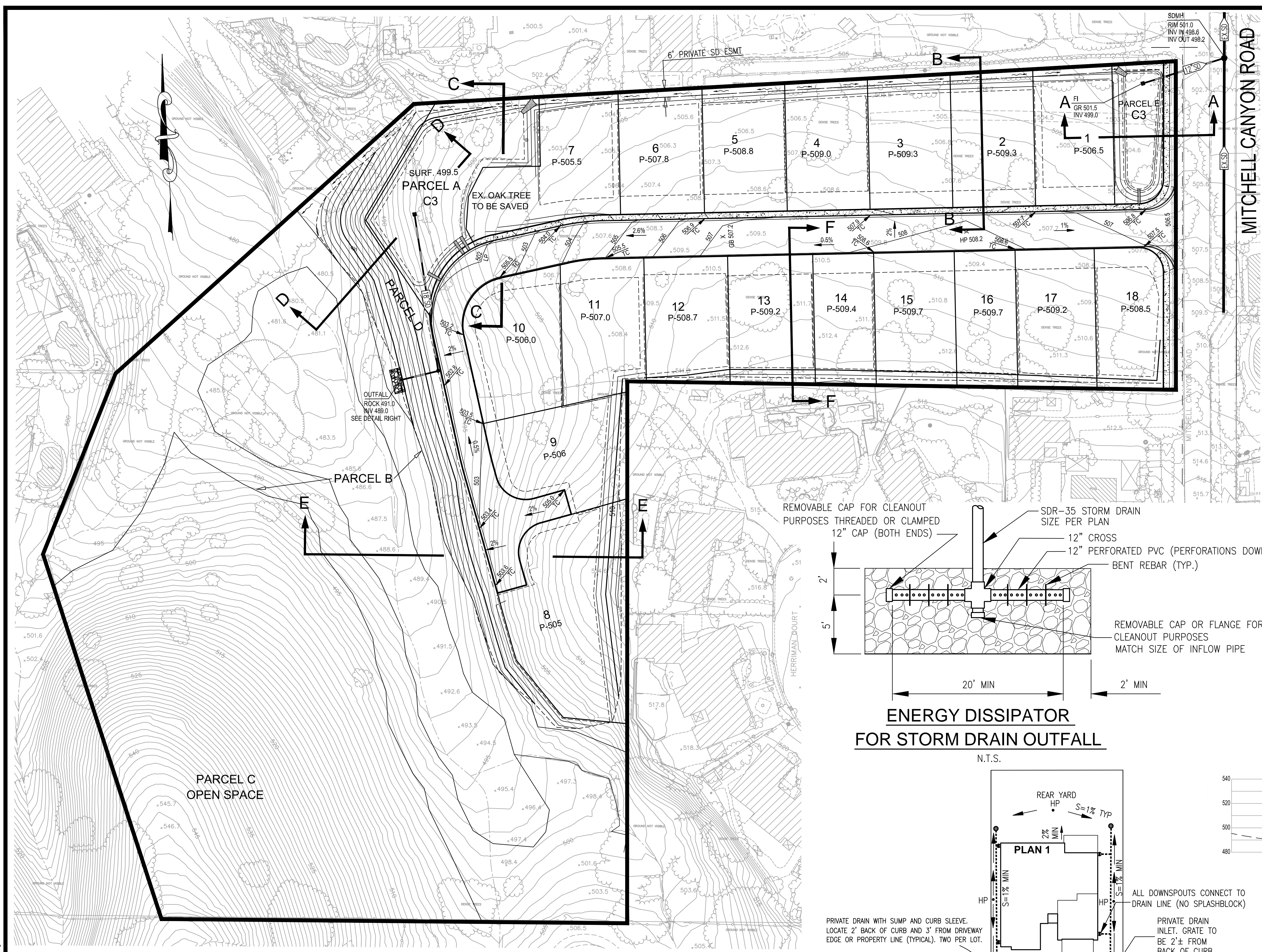
VESTING TENTATIVE MAP FOR SUBDIVISION 9536 DIABLO MEADOWS

CLAYTON • CONTRA COSTA COUNTY • CALIFORNIA

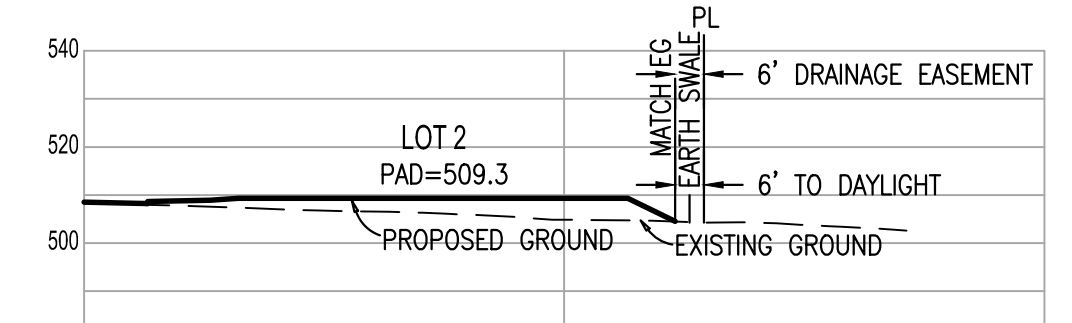
PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: AS SHOWN

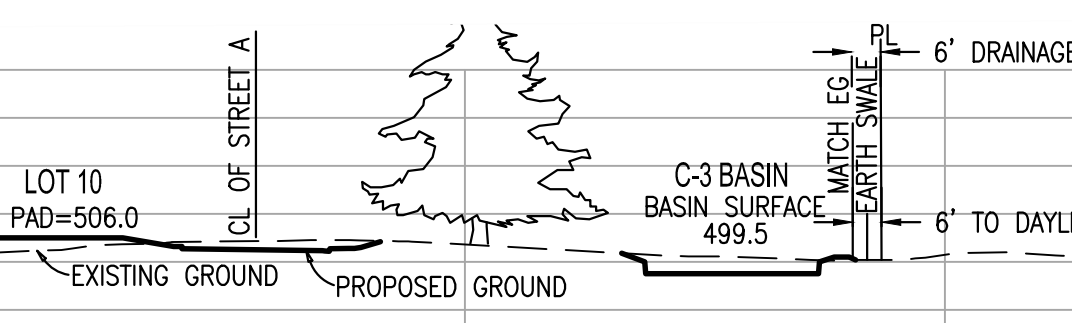
APRIL, 2020



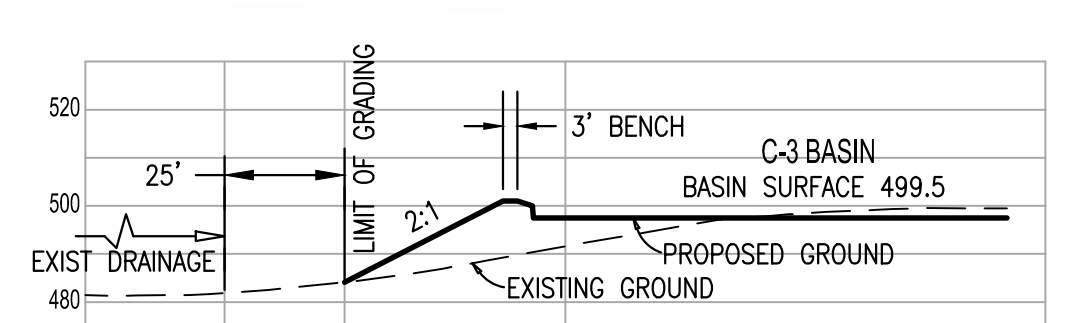
SECTION A-A



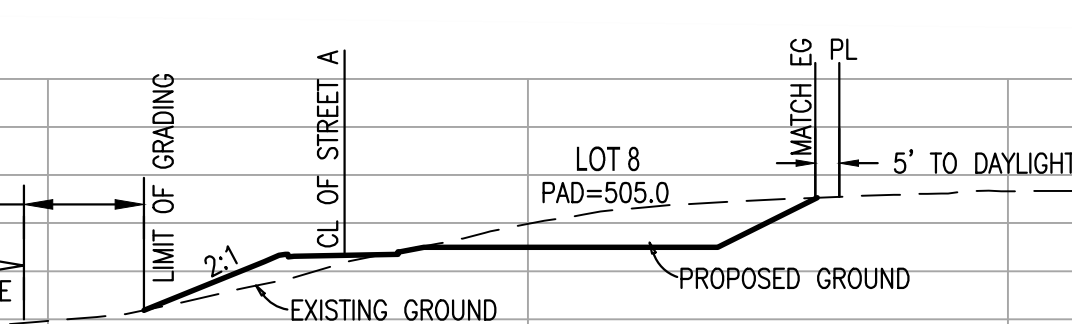
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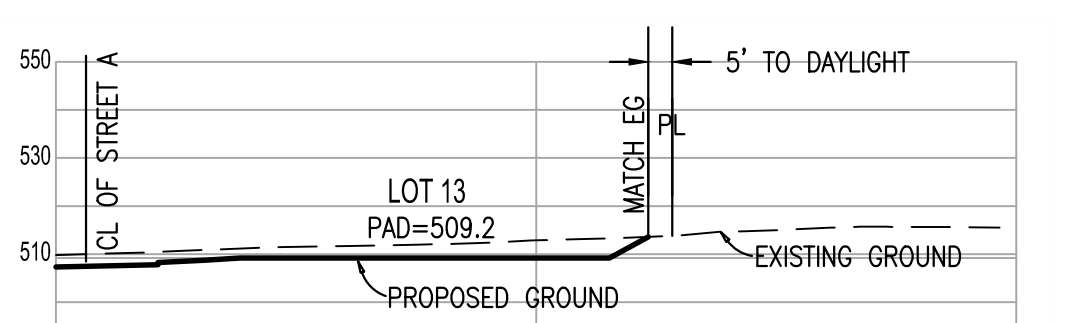
SECTION C-C



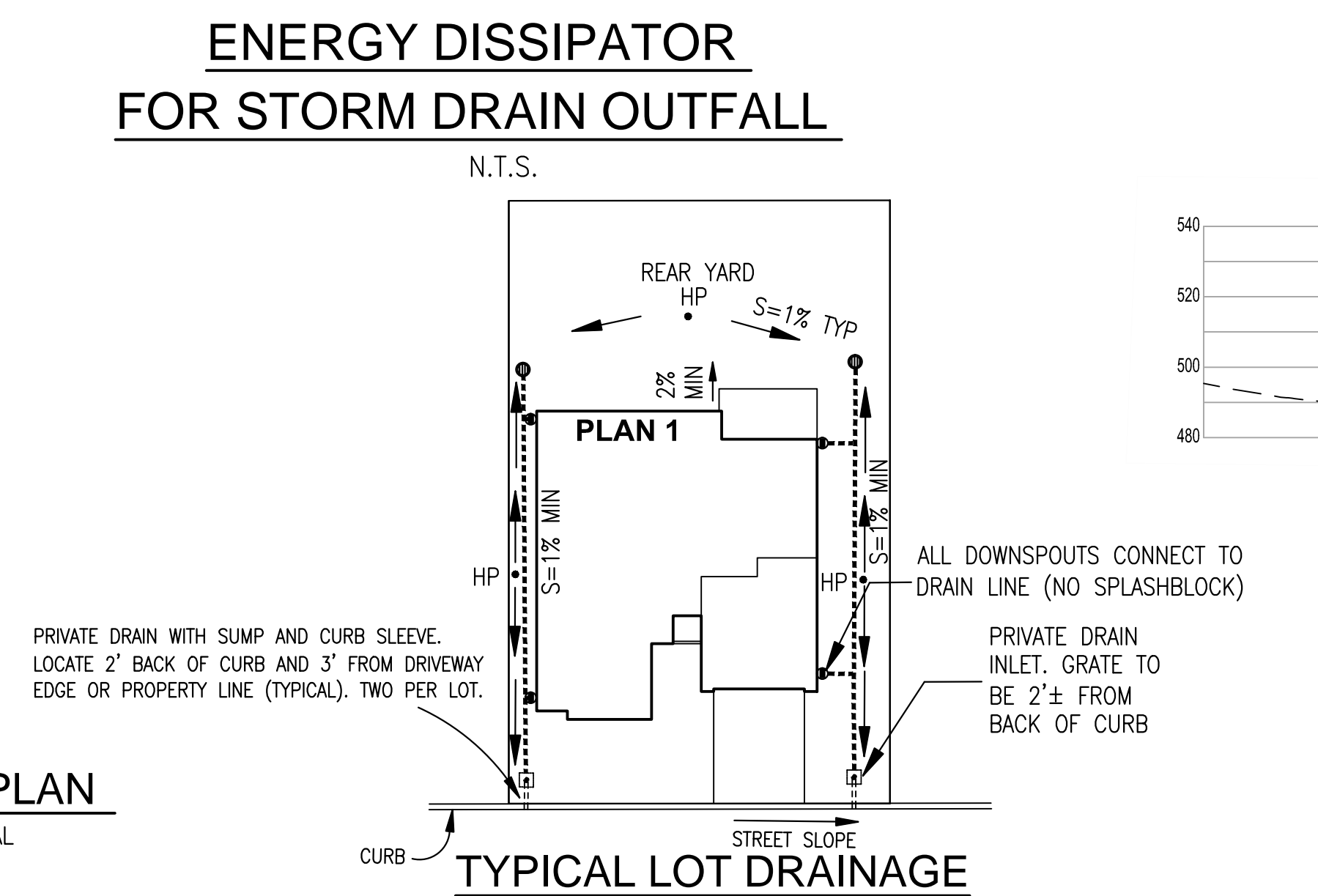
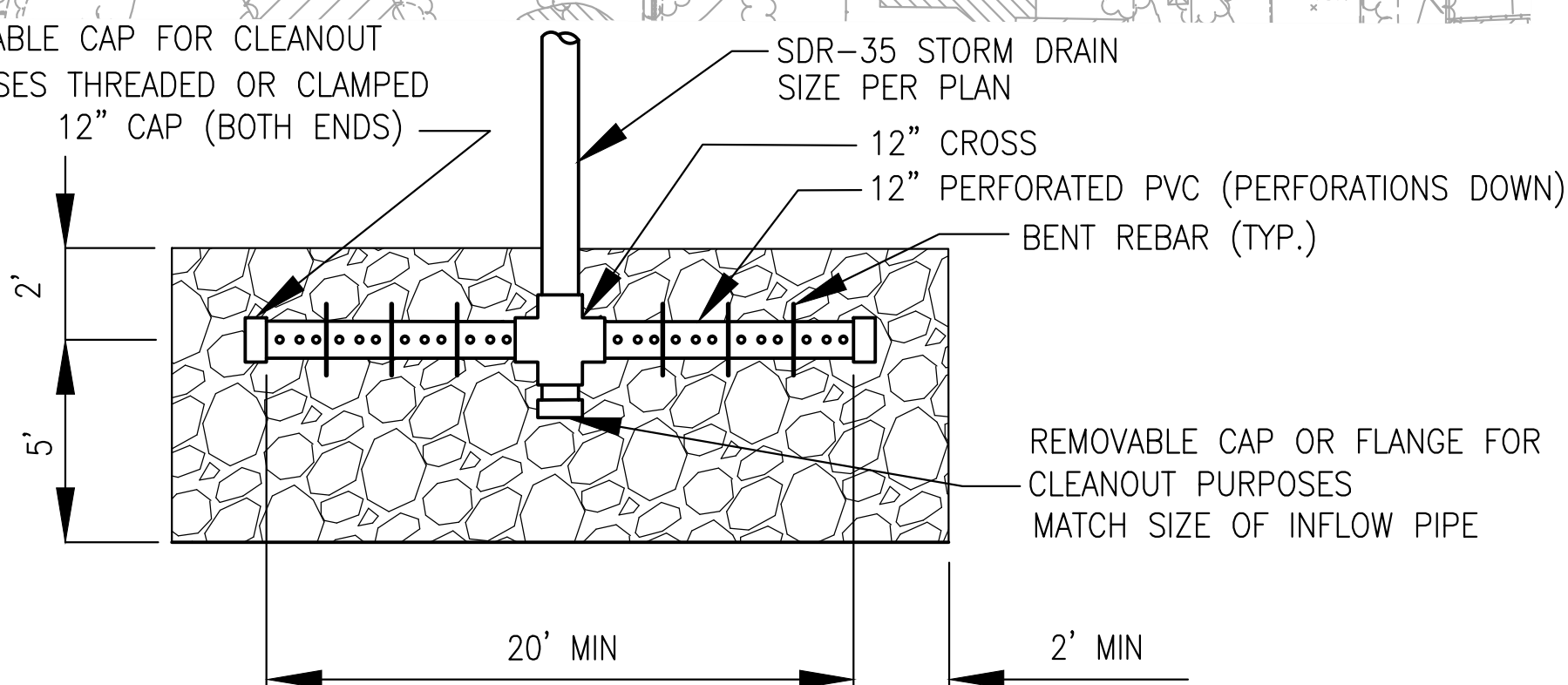
SECTION D-D



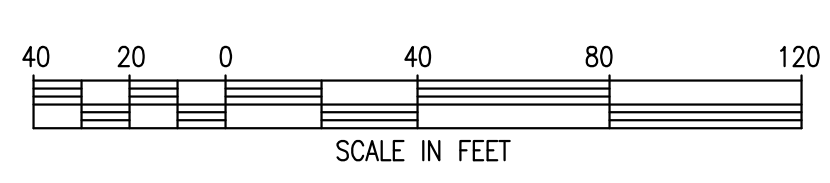
SECTION E-E



SECTION F-F



GRADING & DRAINAGE PLAN
SCALE: 1" = 40' HORIZONTAL & VERTICAL



DATE: MARCH, 2020	PREPARED BY, OR UNDER THE DIRECTION OF:
SCALE:	
DRAWN: TJB/YPS	
DESIGNED: HK/TB	
ENGINEER: JR/YPS	
MANAGER: HK	
	NO. BY DATE REVISIONS

PREPARED BY, OR UNDER THE DIRECTION OF:

JOHN ZANCA
No. C38710
Exp. 3/31/2021
CIVIL ENGINEER
STATE OF CALIFORNIA

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SUBDIVISION 9536 TENTATIVE MAP DIABLO MEADOWS

PRELIMINARY GRADING & DRAINAGE PLAN

CLAYTON CONTRA COSTA COUNTY CALIFORNIA

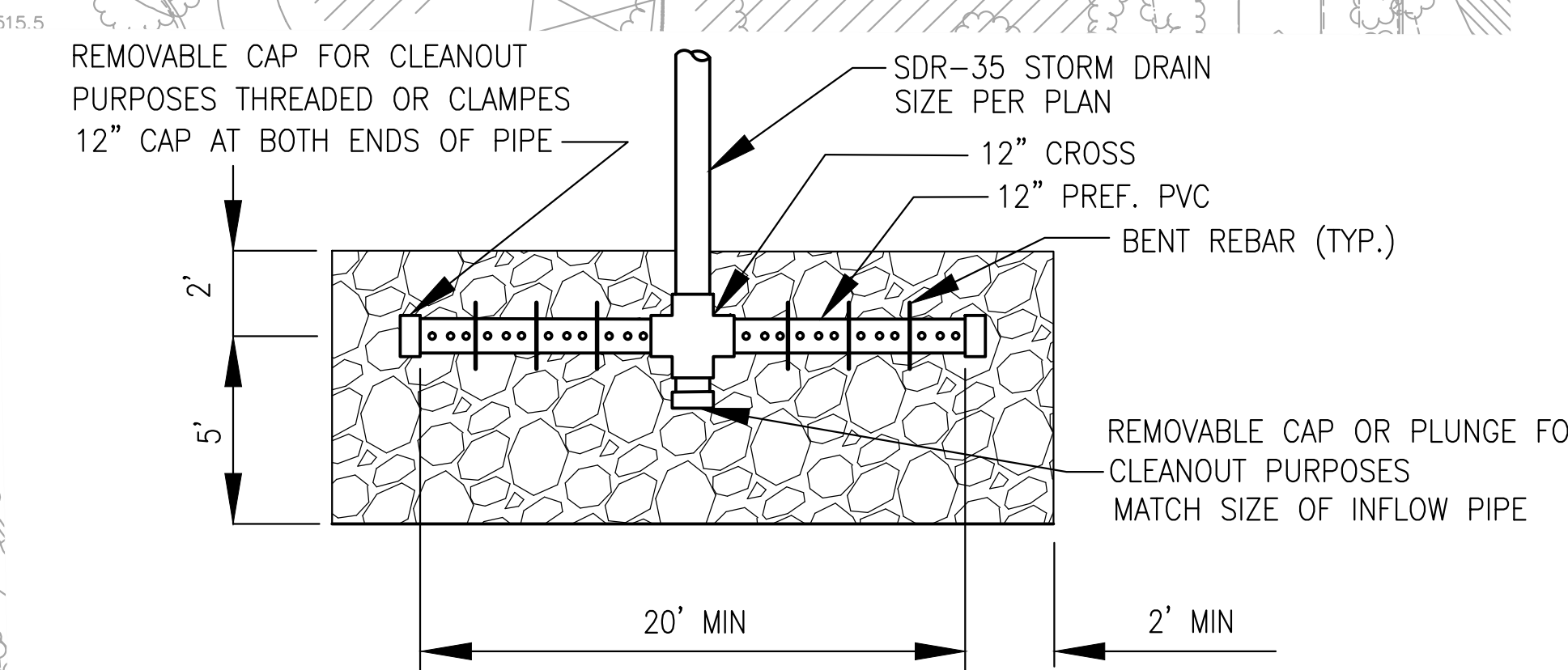
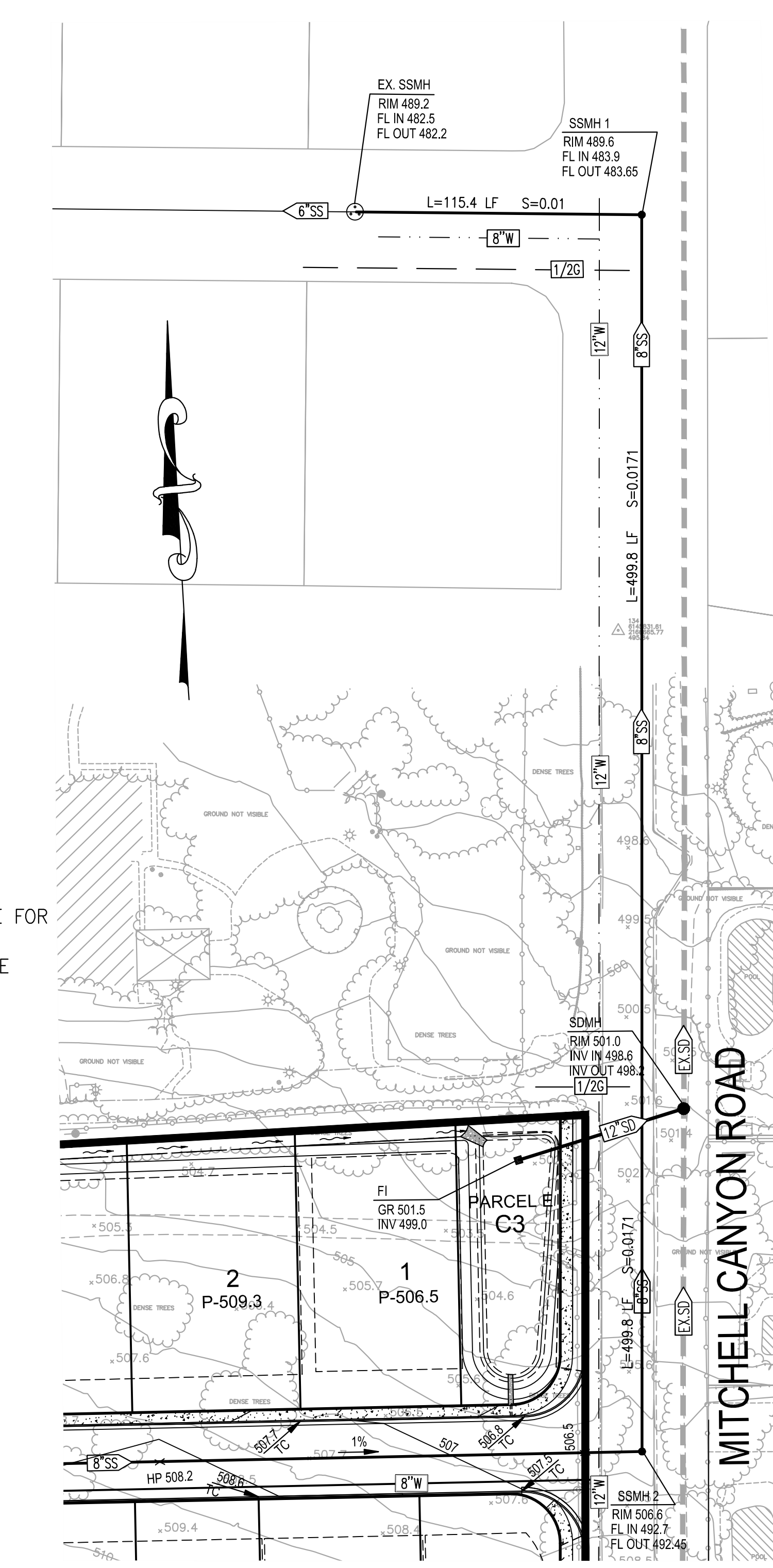
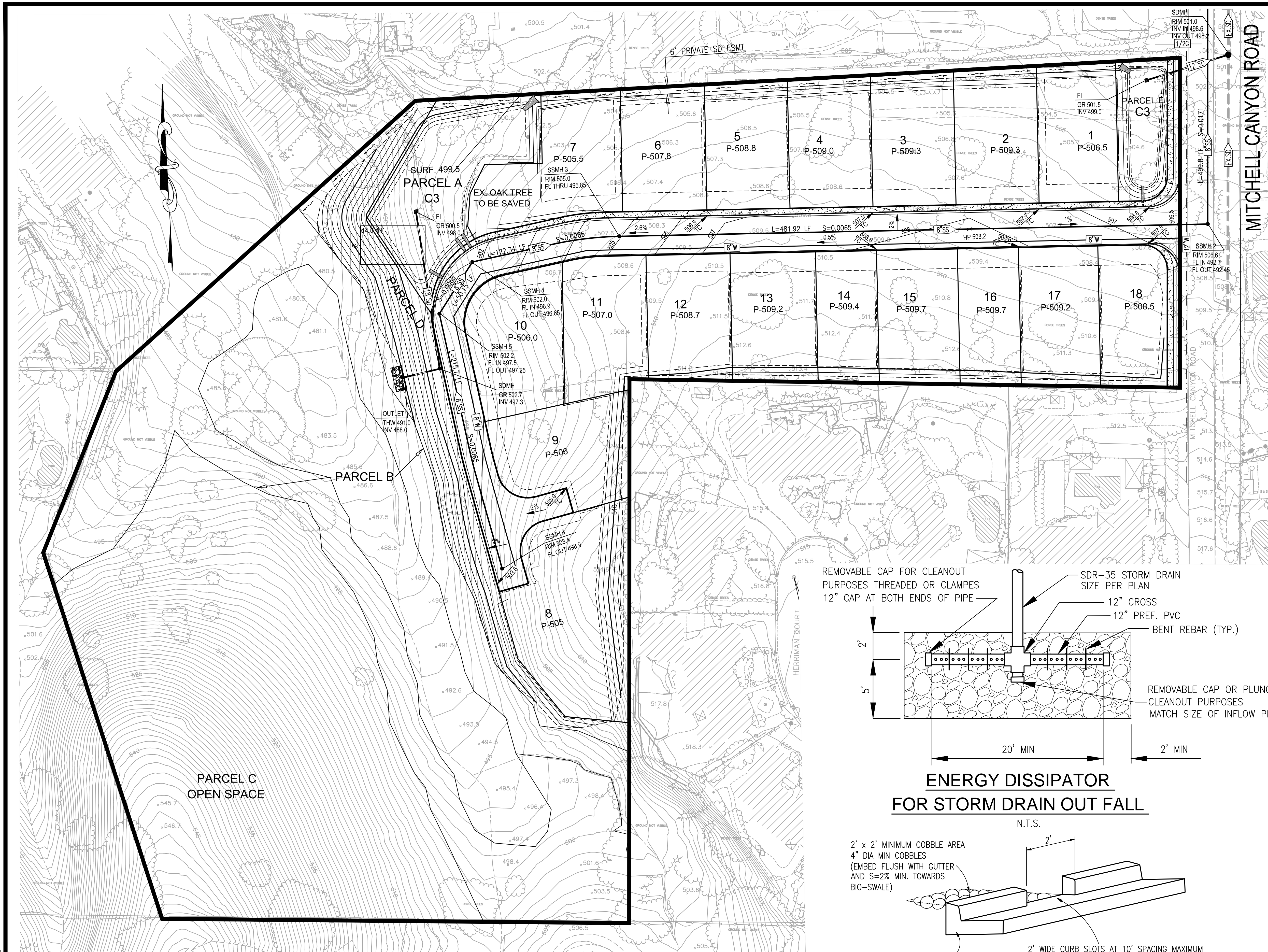
SHEET NO. **C-3** OF 6 SHEETS
JOB NO. 18-16-00

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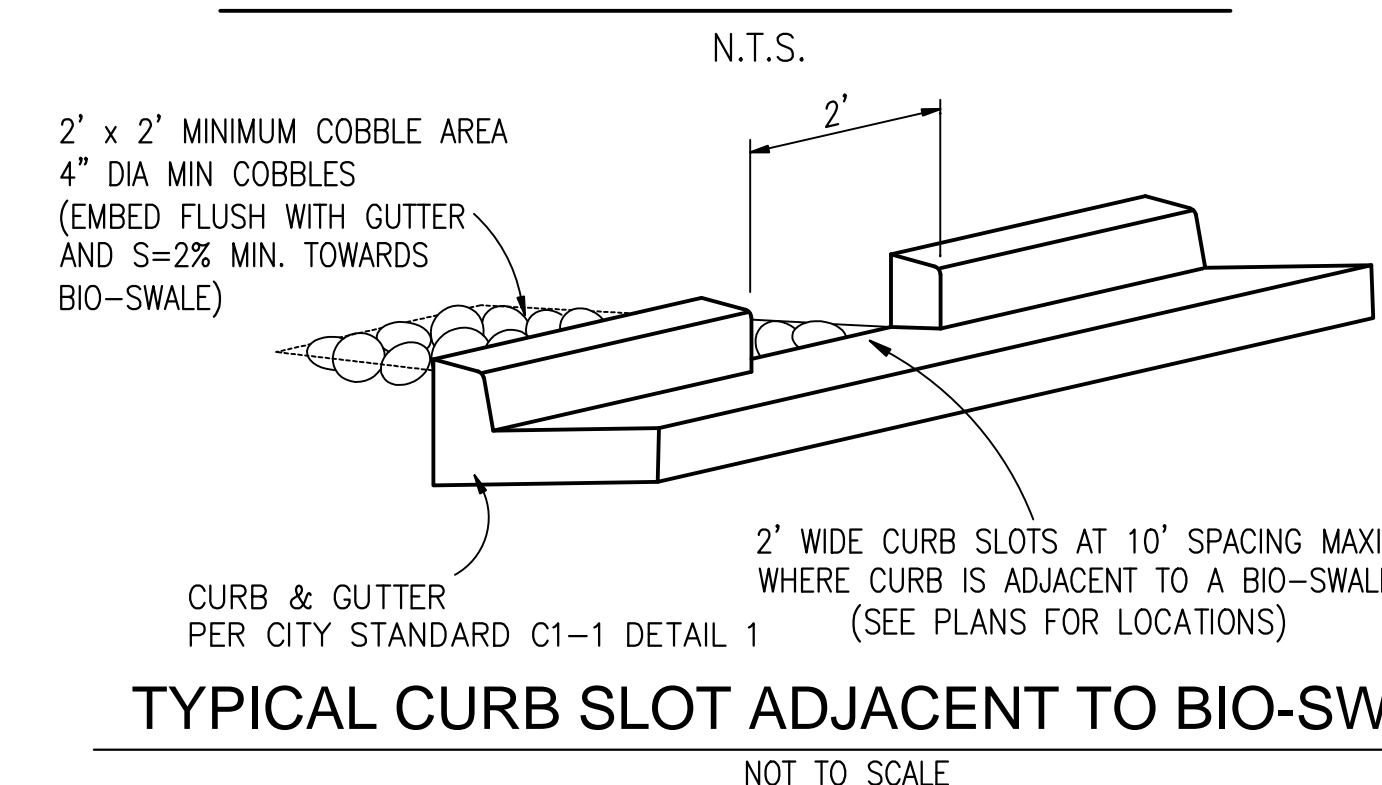
VESTING TENTATIVE MAP
 FOR
SUBDIVISION 9536
DIABLO MEADOWS
 CLAYTON • CONTRA COSTA COUNTY • CALIFORNIA
PRELIMINARY UTILITY PLAN

SCALE: AS SHOWN

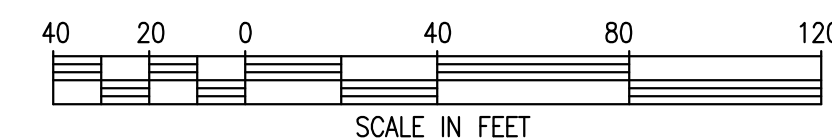
APRIL, 2020



ENERGY DISSIPATOR FOR STORM DRAIN OUT FALL

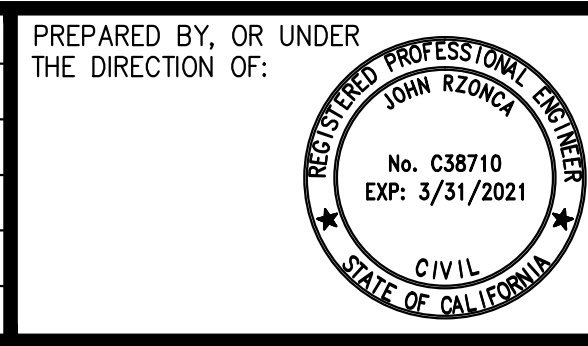


TYPICAL CURB SLOT ADJACENT TO BIO-SWALES



PRELIMINARY UTILITY PLAN
 SCALE: 1" = 40'

DATE: MARCH, 2020				
SCALE:				
DRAWN: TJB/YPS				
DESIGNED: HK/TB				
ENGINEER: JR/YS				
MANAGER: HK				
	NO.	BY	DATE	REVISIONS



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SUBDIVISION 9536 TENTATIVE MAP DIABLO MEADOWS
PRELIMINARY UTILITY PLAN
 CLAYTON CONTRA COSTA COUNTY CALIFORNIA

SHEET NO. **C-4** OF 6 SHEETS
 JOB NO. 18-16-00

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VESTING TENTATIVE MAP FOR SUBDIVISION 9538 DIABLO MEADOWS

CLAYTON • CONTRA COSTA COUNTY • CALIFORNIA
PRELIMINARY DEVELOPMENT PLAN
SCALE: AS SHOWN APRIL, 2020

SUMMARY OF PRODUCT TYPE & SETBACKS

PLAN TYPE	NUMBER OF UNITS	MINIMUM SETBACKS			
		FRONT		SIDES	REAR
		LIVING AREA	GARAGE		
1	3	10'	20'	5'/5'	15'
2	7	10'	20'	5'/10'	15'
3	8	10'	20'	5'/10'	15'
TOTAL	18				

PARKING SUMMARY

PARKING TYPE	NUMBER OF SPACES
*ON STREET	15
DRIVEWAY	36
GARAGE	36
TOTAL	87

* PARALLEL PARKING DIMENSION IS 8'x22'

PARCEL AREAS

PARCEL	AREA	USE
A	0.28 AC	C3 BASIN
B	2.02 AC	EXIST. DRAINAGE AREA
C	1.91 AC	OPEN SPACE
D	0.43 AC	OPEN SPACE
E	0.11 AC	C3 BASIN
LOTS 1-18	3.19 AC	SINGLE FAMILY
STREET R/W	0.74 AC	
TOTAL	8.68 AC	

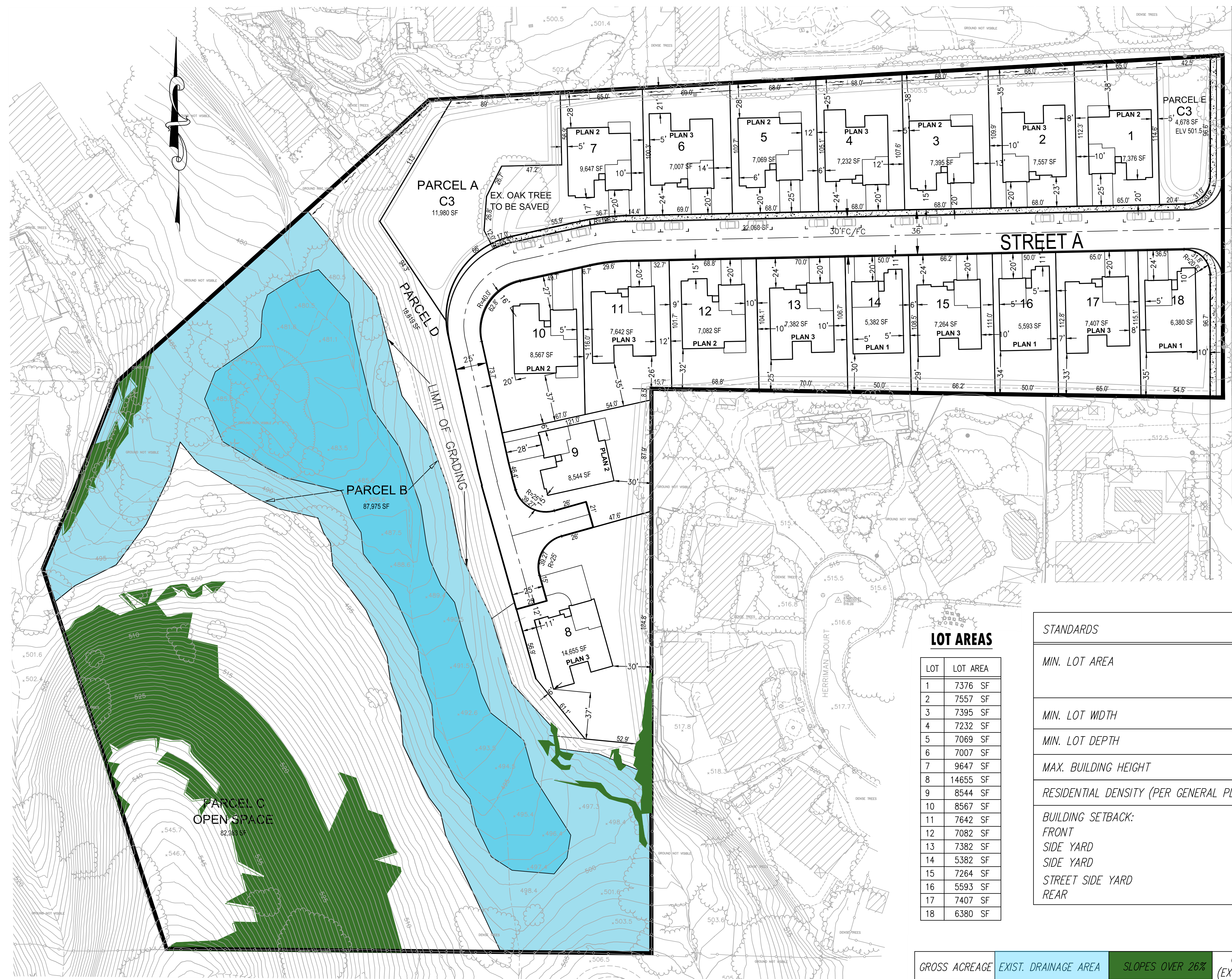
DEVELOPMENT STANDARDS

STANDARDS	EXIST. R-15	PROPOSED (REZONE)
MIN. LOT AREA	15,000 SQ. FT.	5,000 SQ. FT (LOTS 14, 16 & 18) 7,000 SQ. FT (LOTS 1-13, 15 & 17) 7,741 SQ. FT. (AVG)
MIN. LOT WIDTH	100'	50' (LOTS 14, 16 & 18 ONLY) TYPICAL LOT WIDTH APPROX. 65'
MIN. LOT DEPTH	100'	90' (TYPICAL LOT DEPTH APPROX. 100')
MAX. BUILDING HEIGHT	35'	35'
RESIDENTIAL DENSITY (PER GENERAL PLAN)	3.1-5.0 DU/NET ACRE (MD)	3.90 DU/NET ACRE
BUILDING SETBACK: FRONT SIDE YARD SIDE YARD STREET SIDE YARD REAR	20' 10' MIN., 25' AGGREGATE 10' MIN., 25' AGGREGATE 20' 15'	20' GAR / 10' LIVING AREA (VARIES BETWEEN 11'-24') 5' MIN., 10' AGGREGATE (LOTS 14, 16 & 18) 5' MIN., 15' AGGREGATE (LOTS 1-13, 15 & 17) 10' 15' (TYPICAL REAR SETBACK/YARD IS GREATER THAN 20')

PUD DENSITY TABLE

GROSS ACREAGE	EXIST. DRAINAGE AREA	SLOPES OVER 26%	OPEN SPACE PARCEL C (EXCLUDING SLOPES OVER 26%)	*NET ACREAGE	NO. OF UNITS	DU/GROSS ACRE	DU/*NET ACRE
8.68± AC	2.02± AC	0.87± AC	1.17± AC	*4.62± AC	18	DU/AC	3.9 DU/AC

* NET ACREAGE INCLUDES STREETS, OPEN SPACE PARCEL D (AREAS LESS THAN 26% SLOPE), AND C-3 BASINS AREAS PER MUNI CODE 17.22

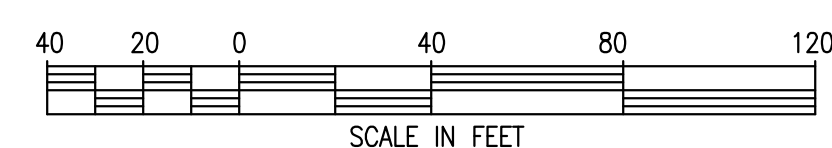


LOT AREAS

LOT	LOT AREA
1	7376 SF
2	7557 SF
3	7395 SF
4	7232 SF
5	7069 SF
6	7007 SF
7	9647 SF
8	14655 SF
9	8544 SF
10	8567 SF
11	7642 SF
12	7082 SF
13	7382 SF
14	5382 SF
15	7264 SF
16	5593 SF
17	7407 SF
18	6380 SF

PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 40'



DATE: MARCH, 2020			
SCALE:			
DRAWN: TJB/YPS			
DESIGNED: HK/TB			
ENGINEER: JR/YYS			
MANAGER: HK			
NO.	BY	DATE	REVISIONS

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SUBDIVISION 9538 TENTATIVE MAP DIABLO MEADOWS
PRELIMINARY DEVELOPMENT PLAN
CLAYTON CONTRA COSTA COUNTY CALIFORNIA

SHEET NO. **C-5**
OF 6 SHEETS
JOB NO. 18-16-00

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VESTING TENTATIVE MAP
FOR
SUBDIVISION 9536
DIABLO MEADOWS
CLAYTON • CONTRA COSTA COUNTY • CALIFORNIA
STORMWATER CONTROL PLAN
SCALE: AS SHOWN APRIL, 2020

- LEGEND**
- A DRAINAGE MANAGEMENT AREA (DMA)
 - ▬ DMA BOUNDARY
 - PAVEMENT
 - ▨ ROOFTOPS (INCLUDES WALKS AND PATIOS)
 - LANDSCAPE (NO HATCH)
 - ⋯ RETENTION AREA (BASIN)

BASIN SIZING CALCULATIONS

Project Name: Diablo Canyon
Project Type: Treatment and Flow Control
APN: 121-090-011 and -016
Drainage Area: 206,020
Mean Annual Precipitation: 18.7

Self-Treating DMAs

DMA Name	Area (sq ft)
DMA C Slope	17,690.0

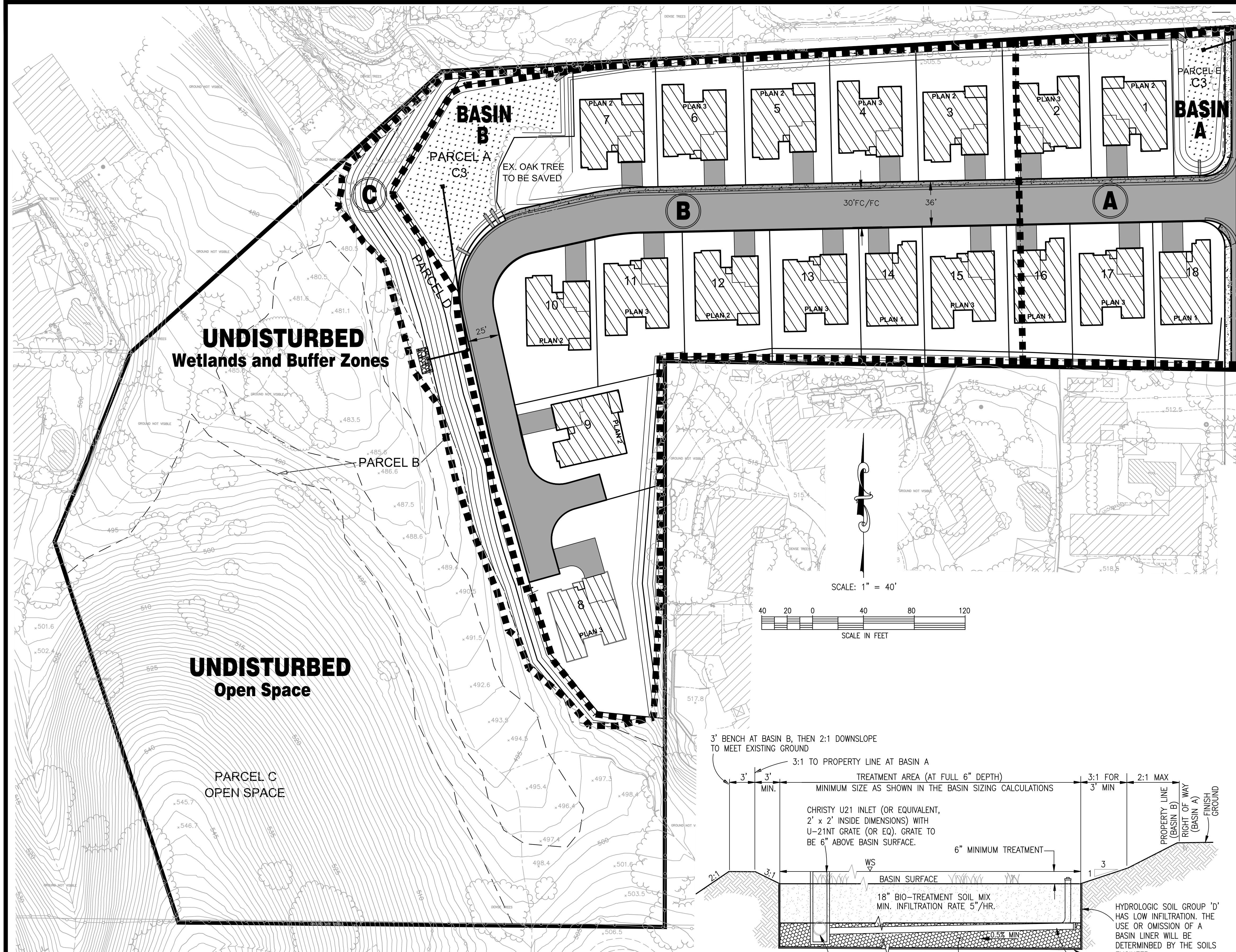
IV. Areas Draining to IMPs

IMP Name: Basin A
IMP Type: Bioretention Facility
Soil Group: Basin A

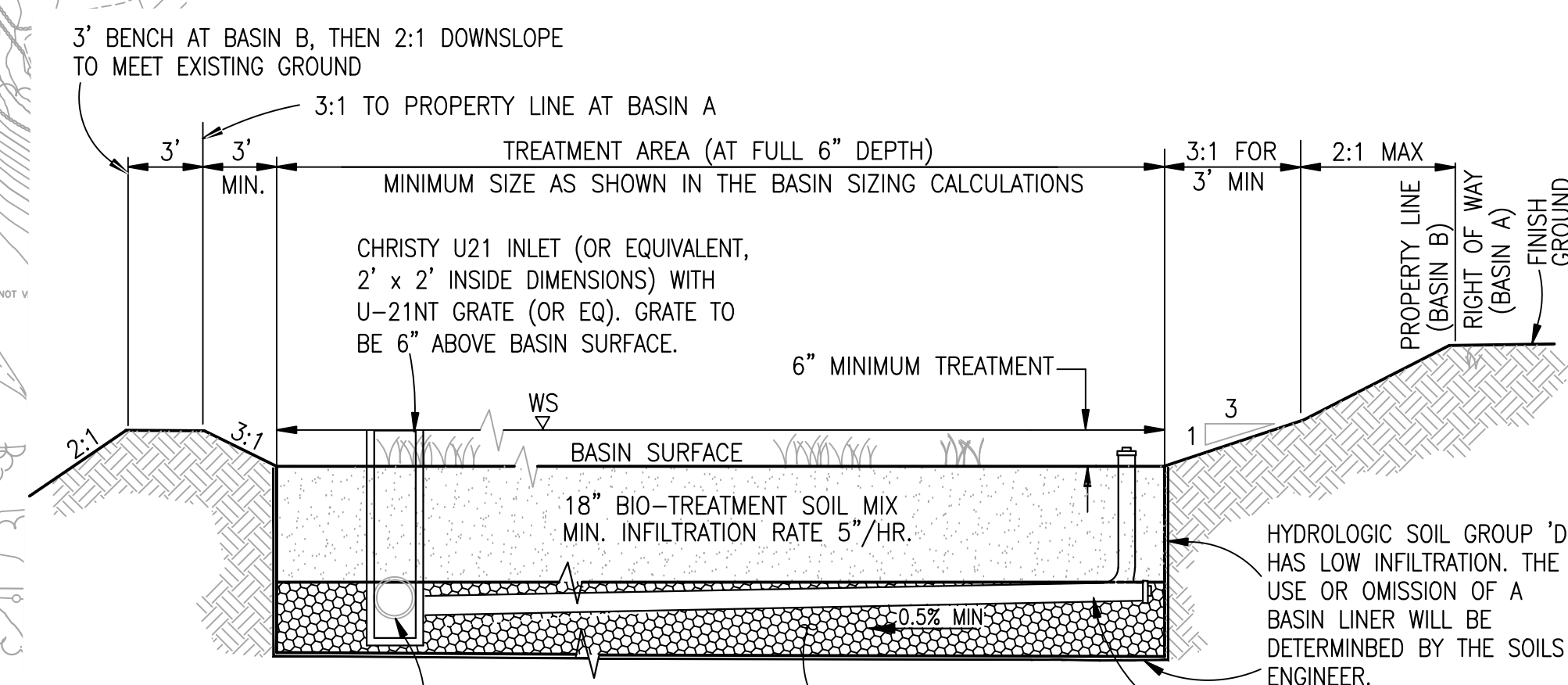
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA A - Roof	12,730	Conventional Roof	1.00	12,730				
DMA A - Pymt	9,410	Concrete or Asphalt	1.00	9,410				
DMA A - Ldscp	21,230	Landscape	0.70	14,861				
Total				37,001				
		Area	0.050	1,066	1,972	1,980		
		Surface Volume	0.042	1,066	1,657	1,660		
		Subsurface Volume	0.055	1,066	2,169	2,180		
		Maximum Underdrain Flow (cfs) Orifice Diameter (in)					0.07	1.73

IMP Name: Basin B
IMP Type: Bioretention Facility
Soil Group: Basin B

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA B - Roof	33,610	Conventional Roof	1.00	33,610				
DMA B - Pymt	26,710	Concrete or Asphalt	1.00	26,710				
DMA B - Ldscp	74,770	Landscape	0.70	52,339				
Total				112,659				
		Area	0.050	1,066	6,005	7,870		
		Surface Volume	0.042	1,066	5,044	5,050		
		Subsurface Volume	0.055	1,066	6,605	6,620		
		Maximum Underdrain Flow (cfs) Orifice Diameter (in)					0.23	3.06



PLAN VIEW
SCALE: 1" = 40'



BIORETENTION BASIN - TYPICAL SECTION
NOT TO SCALE

SWCP FIGURE A

DATE: MARCH, 2020			
SCALE:			
DRAWN: TJB/YPS			
DESIGNED: HK/TB			
ENGINEER: JR/YYS			
MANAGER: HK			
	NO.	BY	DATE
			REVISIONS

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SUBDIVISION 9536 TENTATIVE MAP DIABLO MEADOWS SHEET NO. **C-6** OF 6 SHEETS
PRELIMINARY STORMWATER CONTROL PLAN
CLAYTON CONTRA COSTA COUNTY CALIFORNIA
JOB NO. 18-16-00

M:\Jobs\18-16-00\TM\ C-6 SWCP.dwg Plot Date: 7-17-20