Attachment B
Preliminary Landscape Plans - Lots 3 & 4

Reliez Terrace

Ponderosa Homes

Pleasant Hill, California

Fri, 11/20/15

Plan 1

LOT 17

Front Entrance

Plan 3

LOT 16

Front Entrance

Plan 4

LOT 15

Front Entrance

Arbor

Concrete

Retaining Wall

Fence

Driveway

Street Trees

Account Trees

Front Yard

Curb Cut

Swale

Parking Area

Green Landscaping

Foundation Wall

Waxing Ground Cover

Shrubbery and Trees

Berm

(Note: All proposed plans shall be modified as required)

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The described property is located within an area having a zone designation "X" by FEMA on flood insurance rate map No. 06013C0279F, with a date of June 16, 2009, which states "Area determined to be outside the 0.2% annual chance floodplain."
TREE TO SAVE (IF FEASIBLE)

VESTING TENTATIVE MAP
SUBDIVISION #9447
RELIEZ TERRACE
PLEASANT HILL, CA

FOR
dk CONSULTING INC.
JULY 23, 2018

GENERAL PLAN CALCLULATIONS

CROSS AREA
4,420
35,880
63,552
162,988

RIGHT-OF-WAY

HCT AREA
5,960
19,952

MAXIMUM DENSITY (4.5 UNITS PER ACRE)
17,014

24 PERCENT OF HOUSES TO BE 1,200 SQ FT OR LESS

PARKING SPACES
DRIVEWAY 2 PER STREET
OFF-STREET 3 PER STREET
SIDESWALK 4 PER STREET
TOTAL 57

BOUNDARY
LOT LINE
ALLEY
Landscape
ROADWAY
SITE PAD
TOP OF CURB/ BACK OF RELIEZ CURB
TOE OF FRANKEN
SETBACK LINE
PARKING STRUCTURE
SIGN
EX VARIOUS (AS NOTED)
POWDER POLY
GUT
TREE TO SAVE (IF FEASIBLE)

AREA AVE.
9,914 SF
8,281 SF
4,432
77,456

AREA MIN.
12,000 SF
8,013 SF
27,658

FRONTAGE
80' MIN.
77' 40" AVE

DEPTH
100' MIN.
117' 40" AVE

HOUSE SETBACKS:
FRONT
30' 10'

REAR
20' 10'

SIDE
8' 6'

SIDE ACCESS
10' 10'

CORNER SIDE
10' 10'

RIGHT OF WAY
30' 10'

LOT ENVELOPE
300' MIN.
230 TO 300'

AREA RATIO
192,585±
27,555±
164,906±

TOTAL AREA
80' MIN.
77' 40" AVE

PARKING SPACES
2 OFF STREET PER LOT

± EXCEPT FOR REAR SETBACK FOR LOT 17 IS 12.5'

KELSEY COURT

BOYD ROAD

PRELIMINARY SITE DEVELOPMENT PLAN (LOT 1, BOYD ROAD ACCESS)
NOTE:

* EXCLUDES STORM DRAIN AND SANITARY SEWER EATERMENT AREA
BENCHMARK: THE BASIS OF BEARINGS SHOWN HEREON IS GRID NORTH AS BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE II. OBSERVATIONS MADE AT STANDARD STREET MONUMENTS FOUND ON GREENWICH DRIVE AT THE INTERSECTION OF WEST BOYD ROAD AND THE BULL AT GREENWICH DRIVE, THE BEARING OF THE LINE BETWEEN THESE MONUMENTS BEING OBSERVED AS NORTH 0°06'30" WEST, AS SHOWN HEREON.

FLOOD INFORMATION: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "A" BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 06013C0279F, WITH A DATE OF JUNE 16, 2009, WHICH STATES "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

TITLE REPORT: FIDELITY NATIONAL TITLE COMPANY TITLE NO. FCHC-3081500862 EFFECTIVE DATE: JULY 1, 2015

ZONING: R10, DESIGNATED SINGLE FAMILY, PER CITY OF PLEASANT HILL ZONING MAP, AMENDED MAY 16, 2011.

BOUNDARY AND TOPOGRAPHIC SURVEY: BOUNDARY LINE, RIGHT OF WAY LINE, ADJOINING LOT LINE, EASEMENT, MAJOR CONTOUR, MINOR CONTOUR, TREE DRIP LINE, CURB LINE, EDGE OF PAVEMENT, CONCRETE GUTTER, FENCE, CHAIN LINK, STORM DRAIN LINE, MANHOLE, CURB CATCHBASIN, SANITARY SEWER LINE, MANHOLE, CLEANOUT, TELEPHONE LINE, MANHOLE, ELECTRIC UNDERGROUND LINE, VAULT, OVERHEAD UTILITY LINE, JOINT POLE, ANCHOR, GAS LINE, VALVE, METER, TREE, DIAMETER OF TRUNK AT BREAST HEIGHT, TREE, TAG NO. FROM REPORT, SIGN, POLE, GUY ANCHOR, SPOT ELEVATION, TOP OF CURB ELEVATION, FLOOD ELEVATION, ELECTROMETER.

ASSESSORS PARCEL NUMBER: 149-051-002, 003, 004, 009, 011

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TREE TAGS NOTE:

All trees and tags shown have been located. Tree tags and tags shown have been located. Tree tags shown are based upon 2017, and tree tags shown are based upon 2017, revised September 2017.

Total trees in report: 96
Total trees shown from report marked "worth" or "valu" worth of retention: 14
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<td>DRY SITE</td>
<td>POOR</td>
</tr>
<tr>
<td>58</td>
<td>Valley Oak</td>
<td>10</td>
<td></td>
<td>DRY SITE</td>
<td>POOR</td>
</tr>
<tr>
<td>59</td>
<td>Valley Oak</td>
<td>12.5</td>
<td></td>
<td>DRY SITE</td>
<td>POOR</td>
</tr>
<tr>
<td>60</td>
<td>Valley Oak</td>
<td>11</td>
<td></td>
<td>DRY SITE</td>
<td>POOR</td>
</tr>
</tbody>
</table>

Notes: This inventory form was drawn up by dk CONSULTING INC. on July 14, 2016.
SUMMARY OF PRELIMINARY FINDINGS

The total percent of on-site treatment area required is 3.37% of the proposed treatment area. The proposed treatment area is equal to the site's impervious area plus the impervious area of the existing site. The proposed treatment area is based on the city's recommended 4% impervious area for initial calculations.

The proposed treatment area is calculated based on the proposed pervious/impervious coverage area, which includes pervious/impervious conditions of all existing site areas. The pervious/impervious conditions of all existing site areas are based on the proposed pervious/impervious coverage area of all existing site areas.

THROUGH THE PRELIMINARY FINDINGS, WE RECOMMEND THAT THE PROPOSED TREATMENT AREA IS BASED ON 4%. THE PROPOSED TREATMENT AREA IS BASED ON 4% FOR INITIAL CALCULATIONS.

PROPOSED TREATMENT AREA

<table>
<thead>
<tr>
<th>AREA TYPE</th>
<th>CUMULATIVE AREA (SF)</th>
<th>N TREATMENT AREA REQUIRED (SF)</th>
<th>TOTAL TREATMENT AREA REQUIRED (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IMPERVIOUS</td>
<td>3,371 SF</td>
<td>3,371 SF</td>
<td>3,371 SF</td>
</tr>
<tr>
<td>PERVIOUS</td>
<td>0 SF</td>
<td>0 SF</td>
<td>0 SF</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,371 SF</td>
<td>3,371 SF</td>
<td>3,371 SF</td>
</tr>
</tbody>
</table>

1) TOTAL TREATMENT AREA REQUIRED FOR FIRST TREATMENT AREA REQUIRED.