Attachment D
DEVELOPMENT CONCEPT PLAN
MT. DIABLO VIEW ASSOCIATES
RELIEZ TERRACE TRACT# 9447
PLANNED UNIT DEVELOPMENT

Purpose: Planned Unit Developments are meant to encourage and provide a means for carrying out
desirable development in the City by allowing variations in siting, land use and dwelling types. This PUD
will allow for the development of a large parcel of land by reducing the rigidity, delays, and conflicts that
otherwise would result from the application of zoning standards and procedures designed primarily for
small parcels. The result will yield a better, more thoughtful and organized land use, and higher quality
development that complies with the General Plan densities and Land Use guidelines. It also allows for
the inclusion of common open space to the benefit of the community and for the development and a
more organized storm water management plan for the site as a whole. Lots are laid out in a logical site
plan with a limited number of access points onto Pleasant Hill Road.

I. PROPERTY DESCRIPTION

A. Location: The property is a consolidation of five contiguous parcels, 149-051-002,003,004,009,011, located at the corner of Boyd Rd and Pleasant Hill Rd. Prior address of 2150 and 2198 Pleasant Hill Rd. The parcels encompass 4.42 acres.

B. Topography and Drainage: The site generally slopes from West to East and South to North. Elevations range from a high of approximately 118 ft. at the existing southern entrance from Pleasant Hill Rd to a low along the northeastern boundary, along Boyd Rd of approximately 94 ft.

C. Access and Circulation: Access to the site will be from Pleasant Hill Rd via a 29’ foot private street that will serve all lots except one. Lot 1 will be served from Boyd Rd.

D. Content: Reliez Terrace is a 17 lot single family residential project on a 4.42 acre property. The property is bounded by Pleasant Hill Rd to the West, Boyd Rd to the North, Contra Costa Flood Control Canal to the East and four existing lots which front on Kelsey Court to the South. Two PUD developments and single family homes are on the West side of Pleasant Hill Rd.

II. DESIGN CONCEPT

The homes developed on this site shall be single family residential units consisting of single story and
two story plans. The plan 3 and the plan 1 (on lot 1 only) will have ADU units integrated into the design. The attached site plan is the basis for this Concept Plan. The land development project will be
constructed in a single phase and the homes will be constructed in several phases.

A. Development Standards and Uses.

1. Units: The units shall be single family detached dwellings consisting of one unit per lot. A
total of 17 single family detached dwellings in the project.

2. Setbacks: 20’ front yard, 15’ rear yard, 5’ minimum side yard, 15’ side yard aggregate. 20%
maximum setback reductions (rear and side) will be allowed on lot 3 and 4 (due to Lot 1 vehicular access). A reduction of 20% for the rear yard setback for Lot 17 (12.5 feet) shall be reviewed by the ARC and PC during review of the Architectural Review and Development Plan Permits, if necessary to address Tree Preservation or an improved architectural appearance of the project.
The styles that are appropriate for the site are Farmhouse, Modern Ranch, Prairie and Contemporary Craftsman (it is intended that 2 or 3 of these styles will be used). The Farmhouse style strongly eludes to the immediate natural surroundings and may offer splashes of stone and brick veneer or metal seem roofing in places for accent. Often this style is characterized by a front to back lower sloping roof used as a backdrop for a steeper pitched accent roof in the front. Wood posts and board and batten siding are also highlights. Modern Ranch utilizes low pitched roofs with simplified massing which is similar to other homes in the neighborhood. The Prairie style takes some hints from adjacent Kelsey Court with its hipped roofs and longer roof overhangs. Simplified massing is also a positive trait of this style along with brick veneer. Contemporary Craftsman is characterized with low slope roofs and often a mixture of siding materials such as horizontal lap siding and vertical batts over smooth panel siding. Strong colonnaded porch fronts, stone or brick veneer are also positive characteristics of the style. The proposed layout and architectural style of the project makes for a contiguous and robust pedestrian friendly neighborhood that positively completes the

3. Height: The maximum building height shall be 35'.

4. Maximum Lot Coverage is 35%.

5. Lot Size: Lot gross areas will range in size from 8,211 s.f. to 12,760 s.f. The average lot size is 9,414 s.f. Minimum lot width and depth vary and the minimum width will be 69' and minimum lot depth will be 83' while average lot depth is 113'.

6. All other development standards shall comply with the R-10 zoning district per Schedule 18.20.030 and all uses shall be per Schedule 18.20.020 for the R-10 zoning district.

B. Architecture

1. Each home shall be sited based on its design relationship to the lot. There will be 7 single story and 10 two story homes consisting of four plans. Plans 1 and 2 are single story homes. Plans 3 and 4 are two story homes. Plan 3 and Plan 1 (on lot 1 only) will have ADU units incorporated into the design. A total of 5 ADU units will be built. The single story homes will be intermixed with the two story homes to present a cohesive street scape. Lots 9, 10, 11, and 12 will be limited to single story homes to preclude two story homes from backing up to Kelsey Ct.

2. The architectural intent with the project is to take hints from the surrounding neighborhood and offer refined and current styles that nod toward Pleasant Hill and the past agrarian nature of the site and point to a more contemporary future. The existing neighborhood is largely comprised of one and two story ranch style and traditional style homes with clean and simple detailing. A mix of horizontal lap siding, vertical seam siding, stucco and board and batten trim over smooth panel siding is also used. Present roof styles are a mix of gables, hips and sheds with some forward facing architectural elements at steeper pitches for accents. There will be a mix of styles that correspond with this traditional framework while providing a fresh look at current architectural stylings. There will be a mix of one and two story homes most with strong porch fronts which diversify the streetscape and create pedestrian and neighbor friendly environments.

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neighborehood. The color schemes will feature both muted and some more bold colors that augment the architectural themes and landscaping.

3. There will be up to five ADU units built. They will be incorporated in the plan 3 and plan 1 (lot 1 only). Plan 3, located on lots 2, 13, 15 and 17 is a two story and the ADU unit will be on the first floor in the front of the home. It will have an optional separate entrance for the ADU unit. Plan 1, located on lot 1, is a single story and will have the ADU unit attached and located at the back of the home with a separate entrance. This lot will have the residence face Boyd Road.

4. The lot coverage ratio generally ranges from 29% to 35% and shall not exceed 35%, including the covered outdoor rooms/lanais shown on the floor plans.

5. Floor area ratios (FAR) generally range from 26% to 40% and shall not exceed 40%.

6. The proposed roof heights range from 26 to 29 feet and shall not exceed 35 feet.

C. Massing along Pleasant Hill Road

1. The project’s relationship to Pleasant Hill Rd will consist of two story homes with the front of the home facing Pleasant Hill Road on lots 2, 13 and 17. The building architecture/design for these homes (on lots 2, 13, and 17) will be articulated to avoid a boxy or blocky appearance, shall have a variety of heights and 2nd floor setbacks from the ground floor subject to final review and approval by the Architectural Review Commission. The homes on lots 17 and 13 will be separated by approximately 27 feet and the homes on lots 2 and 17 are separated by the private street cul-de-sac. The garages will be side loaded with the entrance off the private street in the subdivision. The Plan 3 elevation will feature a wraparound porch to present an open and architecturally pleasing face to the road. Fencing for the homes facing Pleasant Hill Road on lots 2, 17 and 13 will not encroach into the 15’ building setback along Pleasant Hill Road. Lots 1 and 12 will have a side elevation that faces Pleasant Hill Road and therefore will have small amounts of fencing that encroach into the side yard setback.

2. All fencing facing Pleasant Hill Road will consist of a solid six foot wooden fence constructed of overlapping fence boards to prevent gaps as consistent with the noise assessment (Reliez Terrace Residential Development, Bollard Acoustical Consultants Inc. March 2018). This will reduce noise levels to less than 60db CNEL in the outdoor activity areas of these lots per the Environmental Noise Assessment study done for Reliez Terrace.

D. Access and Parking
1. Lot 1 access is not allowed off of Boyd Road, it is required to be off of the interior private road of the subdivision.

2. The internal street shall have a 34' right of way with 29' of pavement. On one side of the roadway a 5' concrete sidewalk shall be provided.

3. The garages have been designed with a minimum setback of 20 feet from the back of the curb. This will allow parking for two additional cars in the driveway. All plans are designed with two car garages except plan 4 and plan 1 on lot 1, which will have three car garages. There will be 18 on street parking spaces for guests. Each home shall have an automatic garage door opener.

4. The private street will be designed with the guidance of the City's Engineering department.

5. A homeowner's association (HOA) shall be established to ensure the maintenance of the private street, stormwater retential areas, common open space areas, and project frontages along Pleasant Hill and Boyd Roads.

E. Landscaping

1. A landscape plan for the front yard areas and area adjacent to Pleasant Hill Road shall be prepared by a licensed Landscape Architect and approved by the Architectural Review Commission. The front yards of the homes will be landscaped by the applicant in accordance with the Preliminary Landscaping Plan. Backyard and side yard areas that are fenced need not be landscaped by the developer and will be the responsibility of the homeowner.

2. Side yard and rear yard fencing shall be developed and installed by the developer as a part of the landscape plan and approved by the Architectural Review Commission.

3. Plant materials used shall be those suitable to the prevailing conditions and residential needs. Trees shall include both fast growing for immediate effect and slow growing species for sustained effect. A tree survey and arborist report has been provided for the existing trees on the undeveloped property.

4. A unifying streetscape for Pleasant Hill Rd along the westerly edge of the subdivision will be developed which will conform to the objectives established with the Pleasant Hill Road Corridor Study.

5. A passive seating area will be located within the community centralized open space area.

6. Final trees preserved are subject to review and approval by the Architectural Review and Planning Commission through the Architectural Review Permit and Development Plan Permit review process.

7. The landscape plant palette will be crafted with a majority of low water use plant species while integrating a limited selection of moderate water use accent plantings.

8. Appropriate plant cultivars will be incorporated for use within the C3 storm water management areas on site.
9. The select landscape plant material and designed automatic irrigation systems will promote water conservation and meet City of Pleasant Hill's Water Efficient Landscape Ordinance.

10. The plant palette will be vibrant with seasonal flowering, autumn foliage color, with form and textural interest year-round.

11. Sustainable Green Building Outdoor Principles will be used with a whole natural system approach to support the integrity of the San Francisco Bay Area's ecosystem.

12. The storm water treatment areas and the open space areas will be managed and maintained by the HOA.

13. Retaining walls will be decorative in appearance and when over 4 ft tall may be tiered and/or buffered with landscaping, or some other alternative design methods to minimize the appearance of bulk and mass to the approval of the Architectural Review Commission (ARC Permit) and Planning Commission (Development Plan Permit).

14. Trees are approved for removal except for trees No. 9, 15, 25, 26, 29, 38, 41, 86, 191, 193, 199 that require further review and to be approved by the Architectural Review and Planning Commissions through the Architectural Review and Development Plan Permits process.

F. Grading and Erosion Control

1. A grading plan shall be submitted to the Chief Building Inspector for approval.

2. Through early prioritization during the initial planning stages and working closely with the City of Pleasant Hill, we have been able to incorporate LID treatment areas that are easily accessible for future maintenance. This was accomplished by integrating LID treatment areas (flow through planters/bio retention systems) into the Pleasant Hill and Boyd Road frontages, a portion of Lot 3 and a small area within the proposed open space.

3. The total amount of LID treatment area required is 3,371 s.f. and the proposed treatment area is 3,930s.f. Therefore, the proposed area exceeds what is required for the site, per the calculations, as directed by the Engineering Department. A full Detention Analyses report has been prepared by the Civil Engineer and given to the City.

4. An Erosion Control Plan shall be used where appropriate for all areas that are exposed during the wet season, generally October 15 through March 15.

G. Utilities

Plans shall be prepared and submitted for the review and approval of the ARC detailing the location of all utility boxes, poles, meters, valves, transformers, vaults, utility covers, and other appurtenances, including, gas, electricity, water, cable television, sewer, irrigation and telephone prior to the issuance of building permits. All house gas and electric meters will be on the side of the garage. All PG&E transformers will be underground. Garbage collection will be the responsibility of the individual homeowner.
H. Benefits

The benefits to the City of Pleasant Hill achieved by Reliez Terrace will be:

1. 17 new families added to the City.
2. 17 new homes added to the City’s required housing supply.
3. Four ADU units
4. Open space for the benefit of the community. 1,000 to 2,000 sf +/- on the corner of Boyd and Pleasant Hill Rd will be common open space maintained by the project Homeowners Association and improved with a trail-head, historical remembrance of the Molino Farm or other improvements subject to the approval of the Architectural Review Commission (Architectural Review Permit) and Planning Commission (Development Plan Permit).
5. 18 guest parking space for visitors within the community.
6. High quality architecture and land planning for a cohesive design throughout the project site.
7. Provides a private street at no cost to the City and taxpayers.
8. Purposeful and organize storm water management system that treats the entire site.
9. The frontage of Pleasant Hill Rd will be improved with landscaping, a sidewalk, and a bike lane and overhead utilities will be placed underground.
10. Siting of homes to front on Pleasant Hill Rd to improve the visual quality and connectivity to the surrounding neighborhood.
11. Landscaped medians (the medians may include a mix of hardscape) will be placed in the center of Pleasant Hill Rd for traffic calming purposes to slow the traffic in the neighborhood. These medians are to be maintained by the City once completed.
12. The sidewalk along the frontage of Pleasant Hill Rd and Boyd Rd will provide a safe walking path that will connect the public to the Canal walking trail that is separated from traffic.
13. Provide a crosswalk and sidewalk improvement to include the existing gap on the western side of Pleasant Hill Road (from Kelsey Court to the new cross walk) or provide an in-lieu fee that can be used for public improvements elsewhere in the City.

III. Land Planning

A. The primary government constraint on housing production is the limitation on the number of units in a given area imposed by the General Plan and Zoning Ordinance. This could be a constraint to meeting Pleasant Hill’s share of the regional housing need. Pleasant Hill is a mature city with a limited supply of land for the construction of new housing. Pleasant Hill’s share of regional housing needs is 448 units from 2014 to 2022. This PUD will allow for the development of a large parcel of land by reducing the rigidity, delays, and conflicts that otherwise would result from the application of zoning standards and procedures designed primarily for small parcels. This achieves the Housing Element Goal 1.4 which is to continue to utilize PUD zoning
which will allow for flexible development of large and or contiguous parcels that may include housing. The result will yield a better more thoughtful and organized land use, and higher quality development that complies with the General Plan densities and Land Use Guidelines. It also allows for the inclusion of common open space to the benefit of the community and for the development and a more organized storm water management plan for the site as a whole. This PUD project will help in achieving this goal thru the policy of allowing the rezone to a PUD and the implementation of the policy thru the approval process.

The current zoning is R-10 single family residential district which allows for residential land use at densities from 3.1 to 4.5 units per net acre. The Project is proposed to be rezoned to a PUD which allows for smaller lots and results in 4.5 units per net acre and therefore is consistent with the General Plan. It allows for the efficient maximization of the land to increase the housing supply in Pleasant Hill. It helps to satisfy the Housing Element goal 1.3 to continue to provide categories that allow a range of housing densities sufficient to meet the City’s share of regional housing needs and encourage residential densities when compatible with the neighborhood.

B. Pleasant Hill Road is a designated arterial through the city. The Circulation Element has a goal and policy of development of complete streets, reducing speeding in neighborhoods and walkability. Reliez Terrace will improve its Pleasant Hill Road frontage with a sidewalk, landscaping, bike lane and median strips in the middle of the road to slow traffic. The existing overhead utilities along the project frontage on Pleasant Hill Road will be placed underground per the City’s policies, greatly enhancing the aesthetics of the project. The interior street will have a sidewalk and access to the sidewalk on Pleasant Hill Road to achieve easy access to the canal trail and promote walkability.

C. The General Plan has a community development goal of preserving and enhancing residential neighborhoods by aesthetic enhancement of residential areas while retaining the charm and character of individual neighborhoods. This project has removed old buildings and will remove old and dead trees and transform an eyesore and vacant acreage into a viable and aesthetic neighborhood that blends with the existing environs through the architecture of the new homes.

D. Therefore, Reliez Terrace is consistent with the General Plan’s goals, policies and programs to provide an aesthetically pleasing new neighborhood to Pleasant Hill which will help to increase the housing supply and provide street improvement, bike lanes and sidewalks along the frontage of Pleasant Hill Road.

IV. ADMINISTRATION

A. Approval: The approval of the Concept Plan and the rezoning designates principles of land uses and land use relationships which are generally acceptable. This approval adopts the principles contained herein as part of the General Plan, Housing Element and Municipal Code for the district.

B. Tentative Tract Map: A tentative map which is compatible with these principles must be submitted within two years of the date of approval. If the map has not been submitted, the plan will become void and the parcel will revert to its previous zoning designations of R-10. Extension
of the two year period for up to one additional year may be obtained by review of the Planning Commission prior to the elapse period of the Concept Plan, upon showing of just cause.

Submitted by:
Mt. Diablo View Associates LLC
Peter Baldacci

Ponderosa Homes III. Inc.
Jeffrey Schroeder

Attachments:
Tentative Map including Site Development Plan
Conceptual Elevations and floorplans
Conceptual Landscape Plan
The property is located within an area having a zone designation "A" by Federal Emergency Management Agency (FEMA) in the flood insurance rate map (FIRM), with a date of June 16, 2009, which states "an area outside the 0.2% annual chance floodplain floodplain.

This map is a vesting tentative map (VTM) for Subdivision #9447, Reliefz Terrace, Pleasant Hill, CA. The map includes site information such as parcel numbers, existing and proposed zones, existing and proposed uses, number of units, and site acreage. The map also includes topographic information generated by American Aerial Mapping, Inc., with a date of September 27, 2016.

The project team includes:
- Owner/Applicant: Ponderosa Homes, 5020 Franklin Drive, Suite 200, Pleasant Hill, CA 94588
- Civil Engineer: dk Consulting, 1931 San Miguel Drive, Suite 100, Walnut Creek, CA 94596
- Arborist: Traverso Tree Service, 4080 Cabrillo Drive, Martinez, CA 94553
- Landscape Architect: Ripley Design, 1615 Bonanza Street, Suite 314, Walnut Creek, CA 94596
- Architect: Dahlin Group, 5865 Owens Drive, Pleasant Hill, CA 94588

The map is dated July 23, 2018.
TREE TAGS NOTE:

All trees and tree tags shown have been located. Tree tags are based on the arborist's report dated September 14, 2017.

Total trees in report: 96

Total trees shown herein from report marked "healthy" or "truly" north of intersection 14.
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</tr>
<tr>
<td>89</td>
<td>29</td>
<td>N</td>
<td>DEAD</td>
<td>DCC/1101</td>
</tr>
<tr>
<td>90</td>
<td>29.5</td>
<td>N</td>
<td>DEAD</td>
<td>DCC/1101</td>
</tr>
<tr>
<td>91</td>
<td>30</td>
<td>N</td>
<td>DEAD</td>
<td>DCC/1101</td>
</tr>
</tbody>
</table>

**NOTE:** This report is for planning purposes only and is not binding. The date of this report is September 14, 2017, revised August 15, 2018.
VESTING TENTATIVE MAP
SUBDIVISION #9447
RELIEZ TERRACE
PLEASANT HILL, CA
FOR
dk CONSULTING INC.
JULY 23, 2018

CROSS SECTIONS

SHEET 6 OF 9
LEGEND
- BOUNDARY
- LOT LINE
- ADDITION
- EXISTING
- G3 TREATMENT AREA
- LANDSCAPE
- TOP OF CURB/BACK OF ROLLED CURB
- EDGE OF PAVEMENT
- SETBACK LINE
- ROAD CENTERLINE
- STORM DRAIN LINE/MAINLINE/CATCH BASIN/POLE
- SANITARY SEWER LINE/MAINLINE
- WATER LINE/MAINLINE
- FENCE
- HDR
- 1/2 MAINLINE (AS NEEDED)
- POWER POLE
- GUY
- TREE TO SAVE (IF FEASIBLE)

VESTING TENTATIVE MAP
SUBDIVISION #9447
RELIEZ TERRACE
PLEASANT HILL, CA
FOR
DK CONSULTING INC.
JULY 23, 2018

PRELIMINARY UTILITY PLAN
SHEET 3 OF 6
STORMWATER CONTROL PLAN (C.3) MEMO

PROJECT LOCATION AND DESCRIPTION

The project site is located in the City of Pleasant Hill, Alameda County, California. The project site is proposed to develop a total of 17 residential lots, each with a maximum of 107,019 square feet of impervious area. The site is bounded by Boyd Road to the north, Pleasant Hill Road to the south, and Kelsey Court to the east and west.

EXISTING SITE FEATURES AND CONDITIONS

The site is currently undeveloped with no significant existing features or conditions. The site is relatively flat, with slight variations in elevation.

OPPORTUNITIES AND CONSTRAINTS FOR STORMWATER CONTROL

Opportunities:

1. Potential for stormwater reuse
2. Opportunity for wetland enhancement
3. Potential for community park

Constraints:

1. Limited space for stormwater storage
2. Possible conflicts with existing utilities
3. Potential for soil erosion

SUMMARY OF PRELIMINARY FINDINGS

The proposed stormwater control plan includes a combination of on-site and off-site detention basins. The total amount of impervious area on the site is 107,019 square feet, and the proposed treatment area is 3,930 square feet. The plan includes a bio-retention basin located within Parcel 8, which will increase the usable park area.

TREATMENT CALCULATIONS

The table below summarizes the treatment calculations for the proposed project:

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Total Area (SF)</th>
<th>PerVIOUS Area (SF)</th>
<th>IMPERVIOUS Area (SF)</th>
<th>Treatment Area (SF)</th>
<th>Total Treatment Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>107,019</td>
<td>4,461</td>
<td>102,558</td>
<td>3,930</td>
<td>106,949</td>
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</table>

PROPOSED TREATMENT AREA

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Treatment Area (SF)</th>
<th>Total Treatment Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>3,930</td>
<td>106,949</td>
</tr>
</tbody>
</table>

Vesting Tentative Map
Subdivision 89447
Reliez Terrace
Pleasant Hill, CA
DK Consulting Inc.
July 23, 2018
PRELIMINARY STORMWATER CONTROL PLAN
PARCEL 'C' OPTION #1
- MOLINO FARM MEMORANDUM WALL AND BIKE SHARE PARKING
- ACCENT TREE TYPICAL
- STREET TREE TYPICAL

PARCEL 'C' OPTION #2
- MOLINO FARM MEMORANDUM WALL AND SEATING AREA
- ACCENT Tree TYPICAL
- STREET TREE TYPICAL

NOTES:
1.  ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2.  TREES TO BE PLANTED WITHIN 3' OF Hardscape Elements.
3.  DRAINAGE GROTESCES IN AREA TO BE PLANTED WITH LOW-GROWING PLANTS.
4.  BRICK MOLDING SHALL BE PLANTED IN ACCORDANCE WITH CITY'S CLOTHING WATER EFFICIENT LANDSCAPE ORDINANCE.
5.  ALL PLANTING AREAS SHALL BE AUTOCLAVED PER CITY STANDARDS. USING LOW-Maintenance AND Drought-Tolerant PLANTS.
6.  DRAINAGE GROTESCES IN AREA TO BE PLANTED TO A MINIMUM DEPTH OF 1'.