ZONING

AREA MIN.

FRONTAGE 80' MIN. 77' AVE

SIDE 80' MIN. 7177' AVE

FRONTAGE

REAR 15' 15'
SIDE 15' 15'
CORNER 5' 5'

SIDE MIN.

SIDE AGGREGATE 15' 15'

CORNER SIDE 15' 15'

HOUSE SETBACKS:

FRONT 20' 20'
REAR 20' 20'
SIDE 15' 15'

LOT COVERAGE AREA

18.75% TO 35%

30% MAX.

MAXIMUM DENSITY 4.5 UNITS PER ACRE 17.01± DUs

PARKING SPACES

ON-STREET 18
OFF-STREET 34

TOTAL 97

GROSS AREA 4.42± 192,585±
NET AREA 3.76± 144,691±

MINIMUM AREA 4.5 UNITS PER ACRE

AREA RATIO ACRES PER LOT

72±

AREA MIN.

PLA 8,614 SF

8,371 SF

3.50

1.17± ACRES

ACRES SQUARE FOOT

4.42± 192,585±

3.76± 144,691±

17.01±

PRELIMINARY SITE DEVELOPMENT PLAN

VESTING TENTATIVE MAP
SUBDIVISION #9447
RELIEZ TERRACE
PLEASANT HILL, CA
FOR
dk Consulting Inc.
JULY 23, 2018

CONSULTING
PLANNING ENGINEERING CONSTRUCTION
SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PRELIMINARY SITE DEVELOPMENT PLAN
SHEET 2 OF 9
NOTE: ALL TREES AND TAGS SHOWN HAVE BEEN LOCATED. TREE TAGS SHOWED HEREON FROM REPORT MARKED "MOSTLY" OR "FAIRLY" WORTH OF RETENTION.

TOTAL TREES IN REPORT: 96
TOTAL TREES SHOWN HEREON FROM REPORT: 98

NOTE: TREE TAGS SHOWN HEREON FROM REPORT MARKED "MOSTLY" OR "FAIRLY" WORTH OF RETENTION.

TOTAL TREES IN REPORT: 96
TOTAL TREES SHOWN HEREON FROM REPORT: 98

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- ADJOINING LOT LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- TREE DRIP LINE
- EDGE OF PAVEMENT
- CURB LINE
- EDGE OF PAVING
- CONCRETE GUTTER
- FENCE, CHAIN LINK
- STORM DRAIN LINE, MANHOLE, CLEANOUT
- ELECTRIC UNDERGROUND LINE, VAULT
- TELEPHONE LINE, MANHOLE
- SANITARY SEWER LINE, MANHOLE, CLEANOUT
- TREE, DIAMETER OF TRUNK AT BREAT HEIGHT
- TREE, TAG NO. FROM REPORT
- TREE TO REMAIN (IF FEASIBLE)
- TREE TO REMOVE
- VESTING TENTATIVE MAP
- SUBDIVISION #9447
- RELIEZ TERRACE
- PLEASANT HILL, CA
- FOR
- dk CONSULTING INC.
- JULY 23, 2018

TREE PRESERVATION PLAN SHEET 4.0 OF 9
EXISTING SITE FEATURES

1. PRIMARY STORMWATER CONTROL

STORMWATER CONTROL PLAN (C.3) MEMO

PROJECT LOCATION AND DESCRIPTION

RELIEZ TERRACE IS A LOTISED FAMILY RESIDENTIAL PROJECT ON A 4.34 AC PROPERTY LOCATED WITHIN THE CITY OF PLEASANT HILL, SAN RAMON VALLEY, CONTRA COSTA COUNTY. LOTISED DEVELOPMENT PROJECT LOCATED WITHIN THE NORTH CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH.

EXISTING SITE FEATURES AND CONDITIONS

SUMMARY OF PRELIMINARY FINDINGS

THE TOTAL AMOUNT OF IMPERVIOUS AREA REQUIRED IS 2,204 SF AND THE PROPOSED TREATMENT AREA IS 2,486 SF. THEREFORE, THE PROPOSED AREA EXCEEDS WHAT IS REQUIRED FOR THE CITY'S RECOMMENDED TREATMENT AREA BY 282 SF. THEREFORE, THE PROPOSED TREATMENT AREA IS REQUIRED TO BE REDUCED TO THE CITY'S RECOMMENDED AREA OF 2,486 SF. THROUGH THE FINAL DESIGN, WE PROPOSE REFINING THESE CALCULATIONS BASED ON THE FINAL IMPERVIOUS/PERVIOUS AREAS AND RECOMMENDATIONS OBTAINED DURING THE FINAL DESIGN CONSENT WITHIN PARCELS B, C, D EXCLUDING THE SIDEWALK.

OCCUPANCY AND CONSTRAINTS FOR STORMWATER CONTROL

STORMWATER CONTROL, CONSTRAINTS FOR THIS PROJECT CONSIST OF A 4.34 AC PROPERTY LOCATED WITHIN THE CITY OF PLEASANT HILL, SAN RAMON VALLEY, CONTRA COSTA COUNTY. LOTISED DEVELOPMENT PROJECT LOCATED WITHIN THE NORTH CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH, CONTRA COSTA FLOOD CONTROL CANAL TO THE EAST AND FOUR (4) EXISTING LOTS WITHIN FRONT AND ALONG RELATIVELY SLOPED SITE TO THE NORTH.
LOT 1 - PLAN 1 A (w/ ADU) FARMHOUSE
PLAN 2 FARMHOUSE

PLAN 2 CONTEMPORARY CRAFTSMAN
Conceptual Landscape Plan Enlargements

Parcel 'B'
- 6' high wood fence
- See Sheet L.3
- Community mailbox and parcel box
- Street tree typical
- Accent tree typical
- Retaining wall by others

Parcel 'C' Option #2
- 6' high wood fence
- See Sheet L.3
- Street tree typical
- Accent tree typical
- Retaining wall by others

Preliminary Proposed Plant Palette

Parcel 'C' Option #1
- Molino Farm memorandum wall and seating area
- Street tree typical
- Accent tree typical
- Retaining wall by others
- Community mailbox and parcel box
- Street tree typical
- Accent tree typical

Notations:
1. All trees shall be planted and staked for at least 6 weeks.
2. Trees as planted within 1' of foundation elements.
3. Trees shall be staked and tied to foundation elements.
4. Trees shall be staked and tied to foundation elements.
5. Trees shall be staked and tied to foundation elements.
6. All planting areas shall be held to a minimum depth of 1'.
LANDSCAPE TREATMENT AT PERIMETER
RETAINING WALL

COMMUNITY MAILBOXES

WOOD FENCE WITH RISERS

VIEW FENCE