DEVELOPMENT PLAN & VESTING TENTATIVE MAP
SUBDIVISION 8516
SILVER OAK ESTATES
CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA

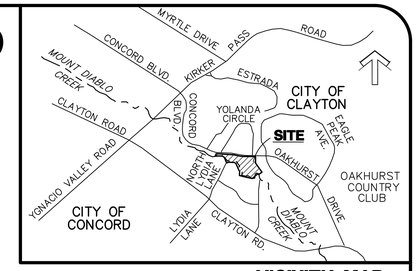
MARCH 2010

REVISED: MARCH 12, 2012
REVISED: JUNE 8, 2012
REVISED: FEBRUARY 5, 2013
REVISED: MARCH 29, 2013
REVISED: JUNE 5, 2014

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	HORIZONTAL CONTROL PLAN
3	GRADING & UTILITY PLAN
4	GRADING & UTILITY PLAN
5	TREE PRESERVATION PLAN
6	TREE INVENTORY PLAN
7	OPEN SPACE PLAN
8	SITE CROSS SECTIONS
9	BOUNDARY & TOPOGRAPHICAL SURVEY
10	RETAINING WALL PLAN
11	EMERGENCY VEHICLE ACCESS DETAIL OUTFALL STRUCTURE DETAIL

PARKING REQUIREMENTS

CRITERIA	REQUIRED	PROVIDED
SINGLE FAMILY	28	28
MULTI– FAMILY	104	130
ON STREET GUEST PARKING	26	37
ACCESSIBLE VAN PARKING	1	1
ACCESSIBLE CAR PARKING	2	2
TOTAL	161	198

PARCEL/LOT SUMMARY

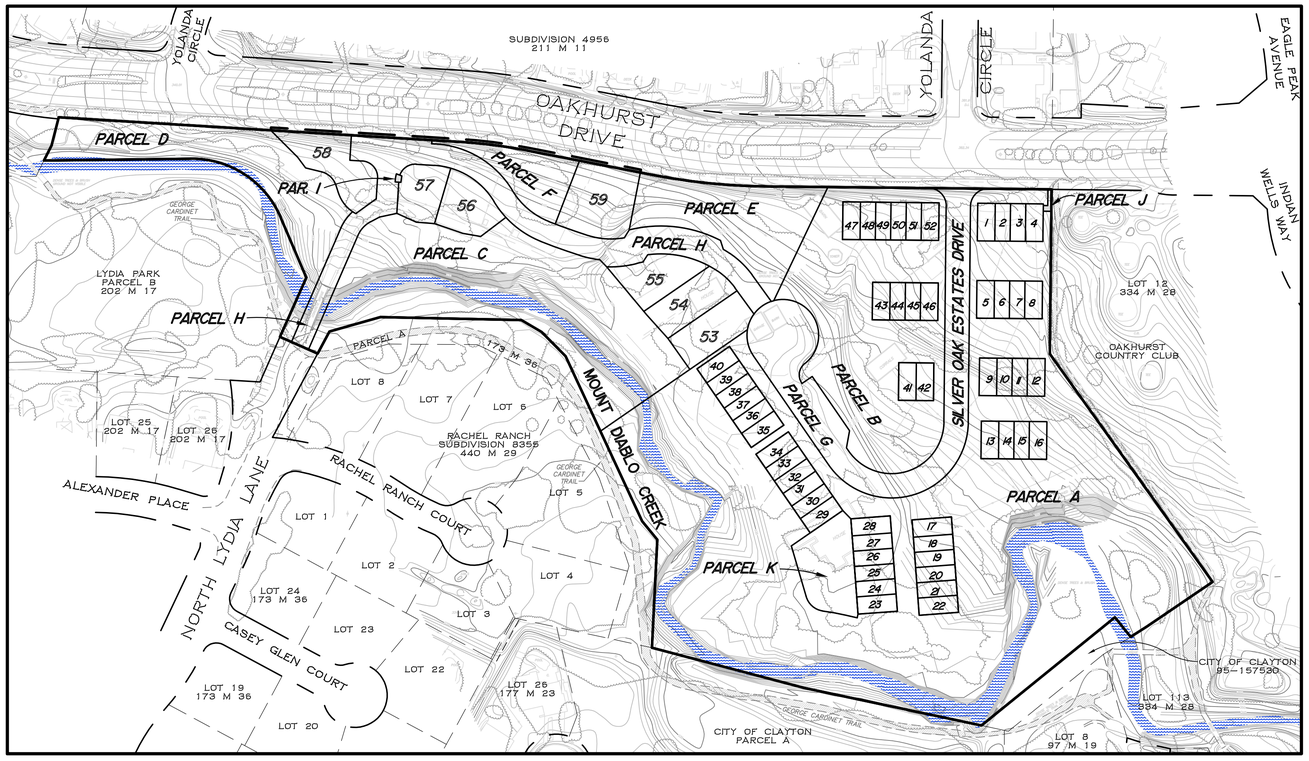
PARCEL	AREA	%	USE	MAINTAINED BY:
A	5.51 AC.	39.3%	OPEN SPACE	TOWNHOUSE HOA
B	1.28 AC.	9.1%	OPEN SPACE	TOWNHOUSE HOA
C	1.54 AC.	11.0%	OPEN SPACE	SINGLE FAMILY HOA
D	0.71 AC.	5.0%	OPEN SPACE	SINGLE FAMILY HOA
E	0.54 AC.	3.9%	OPEN SPACE	SINGLE FAMILY HOA
F	0.22 AC.	1.6%	OPEN SPACE	SINGLE FAMILY HOA
G	0.78 AC.	5.6%	ROADWAY	MASTER HOA
H	0.70 AC.	5.0%	ROADWAY	SINGLE FAMILY HOA
I	0.002 AC.	0%	EXISTING WELL	PROPERTY OWNER
J	0.005 AC.	0%	EX. WATER METER	PROPERTY OWNER
K	0.22 AC.	1.6%	POOL/OPEN SPACE	MASTER HOA
LOTS 53–59	1.05 AC.	7.5%	SINGLE FAMILY	LOT OWNER
LOTS 1–52	1.45 AC.	10.4%	TOWNHOUSE	LOT OWNER
TOTAL	14.00 AC.	100%		
RIGHT OF WAY ABANDONMENT	0.04 AC.			

LOT SIZE SUMMARY

CRITERIA	SINGLE FAMILY	M.F.* TOWNHOUSE	M.F.* GREEN COURTS
MAX. LOT SIZE	9,306 S.F.	1,272 S.F.	1,320 S.F.
MIN. LOT SIZE	4,785 S.F.	1,113 S.F.	1,155 S.F.
AVERAGE LOT SIZE	6,444 S.F.	1,200 S.F.	1,228 S.F.
TYPICAL LOT DIMENSIONS	70' WIDE X 100' DEEP	21' WIDE X 53' DEEP	21' WIDE X 55' DEEP
NUMBER OF LOTS	7	28	24

LAND USE SUMMARY

CRITERIA	EXISTING	PROPOSED
LAND USE	2 SINGLE FAMILY RESIDENCES	SINGLE FAMILY RESIDENCES
ZONING	PD (PLANNED DEVELOPMENT)	PD (PLANNED DEVELOPMENT)
GENERAL PLAN	MD (S.F. MEDIUM DENSITY)	MD (S.F. MEDIUM DENSITY)
DENSITY	3.1–5 UNITS PER ACRE	3.1–5 UNITS PER NET ACRE
NET ALLOWABLE UNITS	43 – 69 UNITS	53 UNITS
PARCELS	1	9 PARCELS



DEVELOPMENT PLAN & VESTING TENTATIVE MAP
SCALE: 1"=100'

REGIONAL CONTEXT MAP
NOT TO SCALE

GENERAL NOTES

1. APPLICANT/DEVELOPER: CLYDE MILES CONSTRUCTION
   1850 MT. DIABLO BLVD., SUITE 440
   WALNUT CREEK, CA 94596
   (625) 427–4473
   CONTACT: JOHN PETERSON (925) 324–0800
2. OWNER: CALLIDA DEVELOPMENT, LLC
   1850 MT. DIABLO BLVD., SUITE 440
   WALNUT CREEK, CA 94596
   (925) 427–4473
2. CIVIL ENGINEER: dk CONSULTING
   1440 MARIA LANE, SUITE 200
   WALNUT CREEK, CA 94596
   (925) 932–6868
3. SOILS ENGINEER: ENGEO, INC.
   2401 CROW CANYON RD. SUITE 200
   SAN RAMON, CA 94583–1545
   (925) 838–1600
4. TOPOGRAPHY: EXISTING TOPOGRAPHY WAS GENERATED BY AN AERIAL FLIGHT USING BENCHMARK (C. 449) BEING A CUT "+" IN TRAFFIC SIGNAL STUD BOLT AT THE SOUTHWESTERLY CORNER, SOUTHWESTERLY RETURN AT THE INTERSECTION OF CONCORD BLVD. AND KIRKER PASS RD.
5. PROPERTY IS SUBJECT TO INUNDATION BY FLOOD WATER AND DOES LIE WITHIN THE 100–YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AND SHOWN ON SHEET 9 OF THIS SET.
6. CONTOURS: 1' INTERVAL (LESS THAN 10% SLOPE)
   5' INTERVAL (OVER 10% SLOPE)
7. SITE AREA: 13.96 ACRES (RIGHT OF WAY ABANDONMENT 0.04 AC.)
8. ASSESSORS PARCEL NO.: 118–020–029

UTILITY SERVICE NOTES

1. WATER SUPPLY: CONTRA COSTA WATER DISTRICT
2. SEWAGE: CITY OF CONCORD SANITATION
3. GAS & ELECTRIC: P.G.& E.
4. TELEPHONE: PACIFIC BELL
5. CABLE: CONCORD CABLE (TCI)
6. FIRE DISTRICT: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

DEMOLITION NOTES

1. ALL EXISTING TREES ON SOUTH SIDE OF CREEK SHALL REMAIN.
2. ALL TREES HAVE BEEN IDENTIFIED AND TAGGED BY A CERTIFIED ARBORIST AND A COMPREHENSIVE TREE STUDY PREPARED FOR THE PRESERVATION OF ONSITE TREES, SEE TREE PRESERVATION PLAN AND TREE INVENTORY PLAN.
3. ALL STRUCTURES INCLUDING; FENCES, CORRALS, SHEDS, AND GARAGES SHALL BE REMOVED.
4. THE EXISTING WELL IN LOT 57 SHALL NOT BE ABANDONED AND WILL REMAIN IN OPERATION FOR THE PROPERTY OWNER. THE EXISTING SEPTIC TANKS SHALL BE REMOVED.
5. THE EXISTING WATER METER IN PARCEL J SHALL NOT BE ABANDONED AND WILL REMAIN IN OPERATION FOR THE PROPERTY OWNER.

dk CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1440 Maria Lane, Suite 200, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

REGISTERED PROFESSIONAL ENGINEER ANDREW D. PALFFY No. C 43704 DATE: CIVIL STATE OF CALIFORNIA
EXP. DATE 3–31–15

OWNER/DEVELOPER/SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

* MULTI–FAMILY

DEVELOPMENT PLAN
VESTING TENTATIVE MAP
SUBDIVISION 8516
SILVER OAK ESTATES
CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-10

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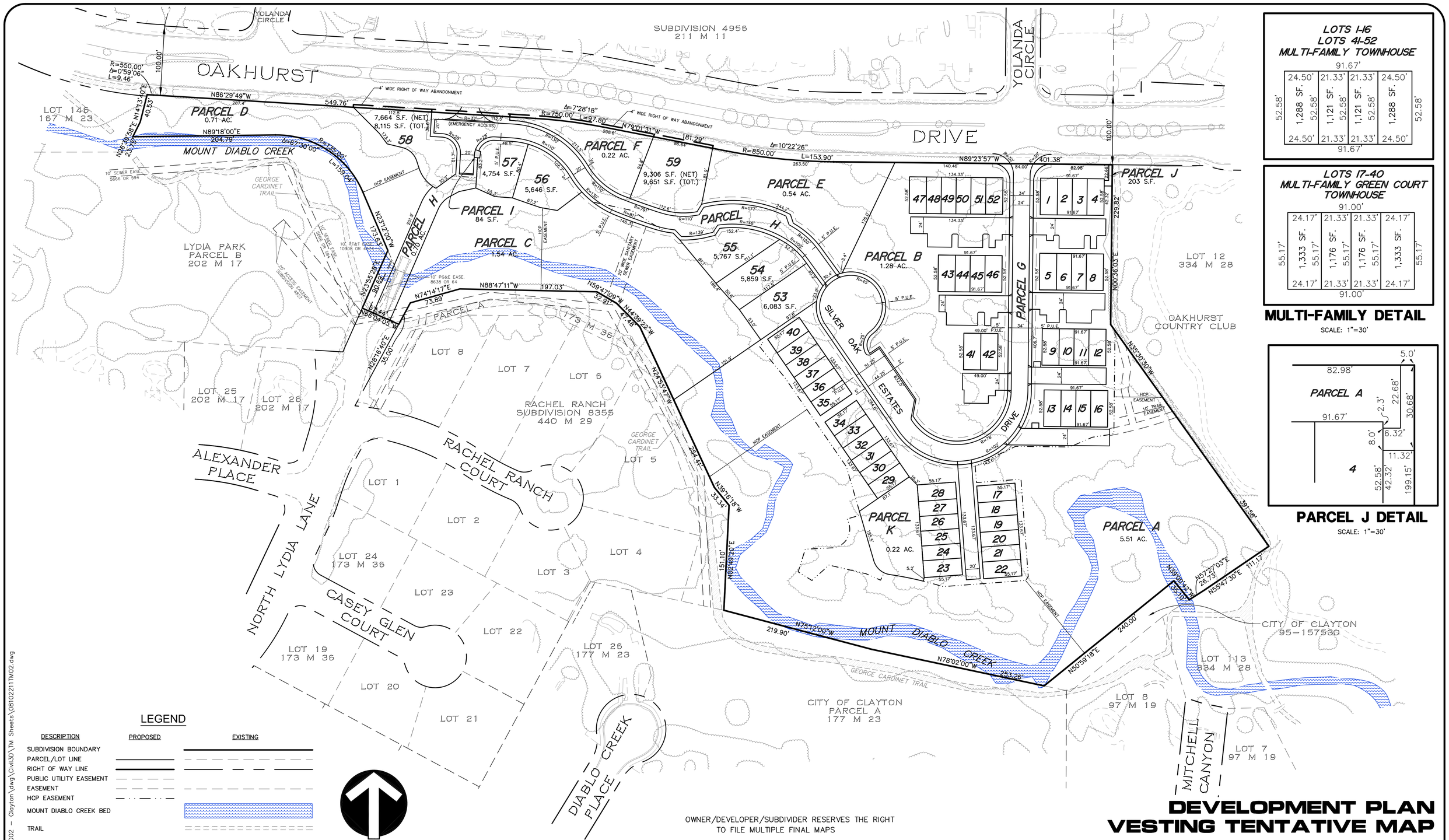

MULTI-FAMILY DETAIL

SCALE: 1"=30'

PARCEL J DETAIL

SCALE: 1"=30'

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
PARCEL/LOT LINE		
RIGHT OF WAY LINE		
PUBLIC UTILITY EASEMENT		
EASEMENT		
HCP EASEMENT		
MOUNT DIABLO CREEK BED		
TRAIL		

ABBREVIATIONS

R	RADIUS
L	LENGTH
Δ	DELTA
S.F.	SQUARE FOOT
HCP	HABITAT CONSERVATION PLAN

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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REGISTERED PROFESSIONAL ENGINEER ANDREW D. PALFFY No. C 43704 DATE: CIVIL STATE OF CALIFORNIA

EXP. DATE 3-31-15

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DEVELOPMENT PLAN
VESTING TENTATIVE MAP
SUBDIVISION 8516
HORIZONTAL CONTROL PLAN
CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-11

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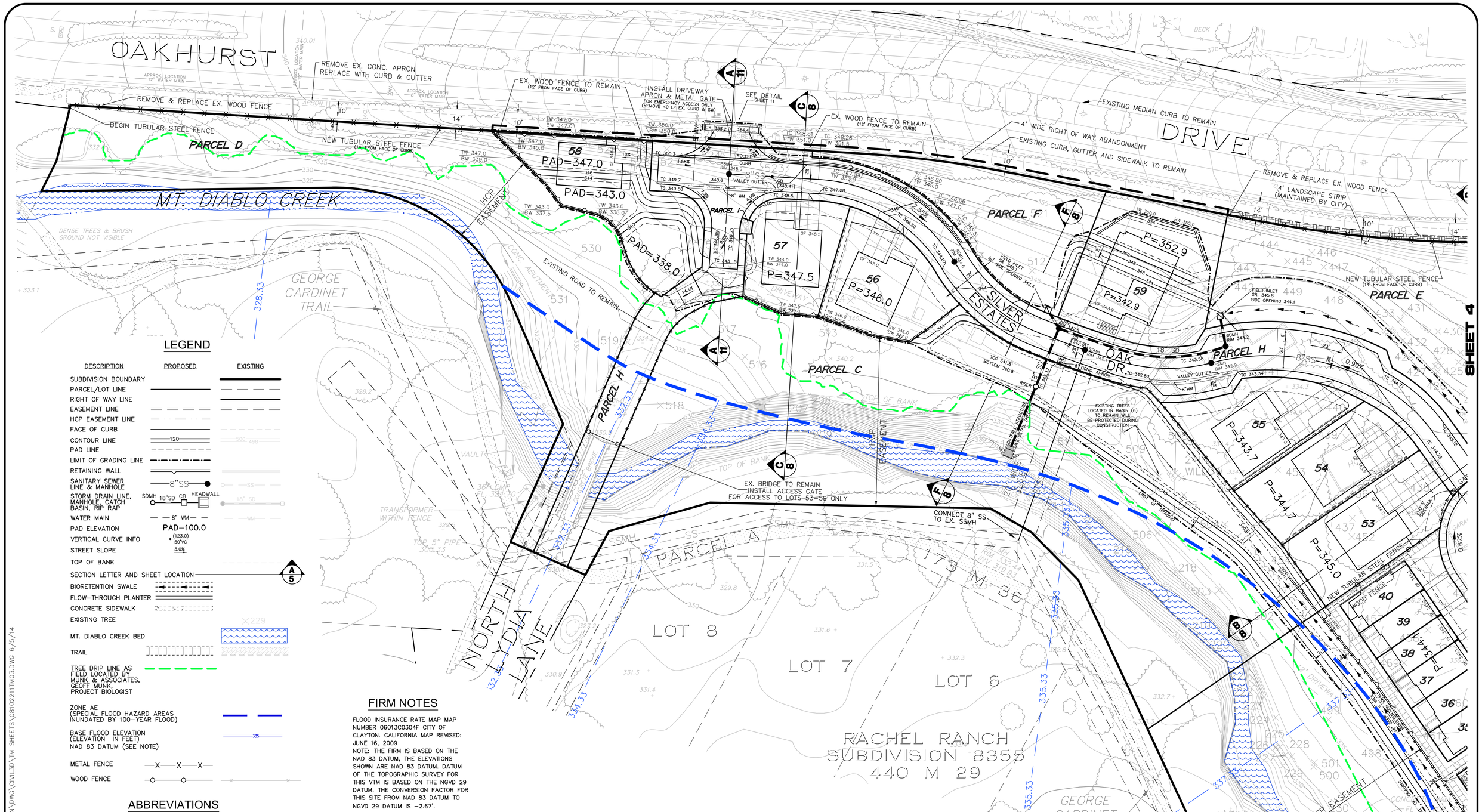

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
PARCEL/LOT LINE		
RIGHT OF WAY LINE		
EASEMENT LINE		
HCP EASEMENT LINE		
FACE OF CURB		
CONTOUR LINE	120	500 498
PAD LINE		
LIMIT OF GRADING LINE		
RETAINING WALL		
SANITARY SEWER LINE & MANHOLE	8"SS	SS
STORM DRAIN LINE, MANHOLE, CATCH BASIN, RIP RAP	SDMH 18"SD CB HEADWALL	18" SD
WATER MAIN	8" WM	WM
PAD ELEVATION	PAD=100.0	
VERTICAL CURVE INFO	(123.0) 50'VC	
STREET SLOPE	3.0%	
TOP OF BANK		
SECTION LETTER AND SHEET LOCATION	A 5	
BIORETENTION SWALE		
FLOW-THROUGH PLANTER		
CONCRETE SIDEWALK		
EXISTING TREE		X229
MT. DIABLO CREEK BED		
TRAIL		
TREE DRIP LINE AS FIELD LOCATED BY MUNK & ASSOCIATES, GEOFF MUNK, PROJECT BIOLOGIST		
ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD)		
BASE FLOOD ELEVATION (ELEVATION IN FEET) NAD 83 DATUM (SEE NOTE)		335
METAL FENCE	—X—X—X—	
WOOD FENCE	—O—O—	

ABBREVIATIONS

TW/BW	TOP WALL/BOTTOM WALL ELEVATION
P	PAD ELEVATION
TC	TOP OF CURB ELEVATION
GB	GRADE BREAK
CB	CATCH BASIN
VC	VERTICAL CURVE
PIVC	POINT INTERSECTION AT VERTICAL CURVE
GF	GARAGE FLOOR ELEVATION
HCP	HABITAT CONSERVATION PLAN
S.S.E.	SANITARY SEWER EASEMENT

FIRM NOTES

FLOOD INSURANCE RATE MAP MAP NUMBER 06013C0304F CITY OF CLAYTON. CALIFORNIA MAP REVISED: JUNE 16, 2009
NOTE: THE FIRM IS BASED ON THE NAD 83 DATUM, THE ELEVATIONS SHOWN ARE NAD 83 DATUM. DATUM OF THE TOPOGRAPHIC SURVEY FOR THIS VTM IS BASED ON THE NGVD 29 DATUM. THE CONVERSION FACTOR FOR THIS SITE FROM NAD 83 DATUM TO NGVD 29 DATUM IS -2.67'.

OWNER/DEVELOPER/SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REGISTERED PROFESSIONAL ENGINEER ANDREW D. PAUFFY No. C 43704 DATE: CIVIL STATE OF CALIFORNIA
EXP. DATE 3-31-15

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DEVELOPMENT PLAN
VESTING TENTATIVE MAP
SUBDIVISION 8516
GRADING & UTILITY PLAN
CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-11
SHEET 3 OF 11

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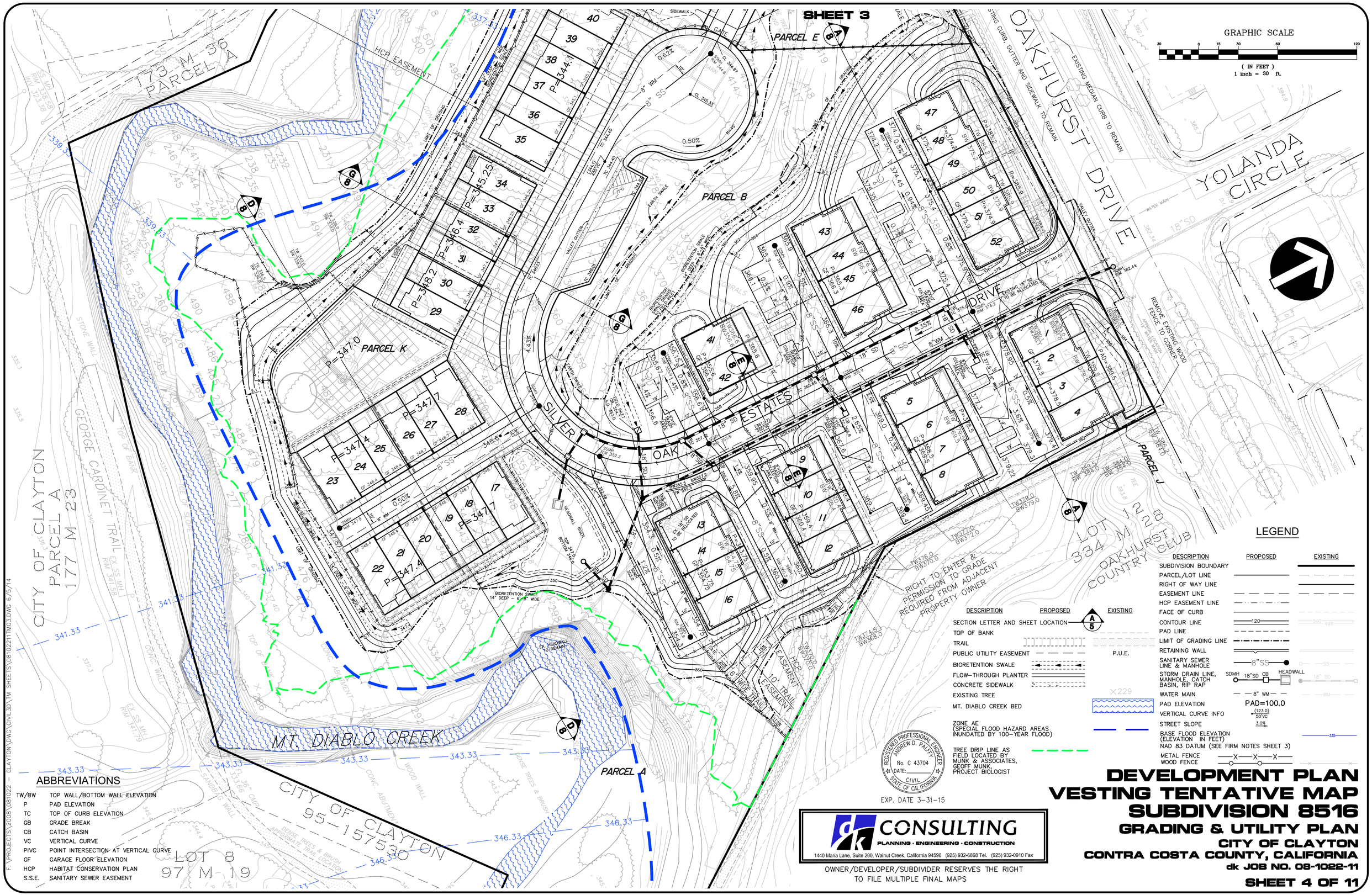
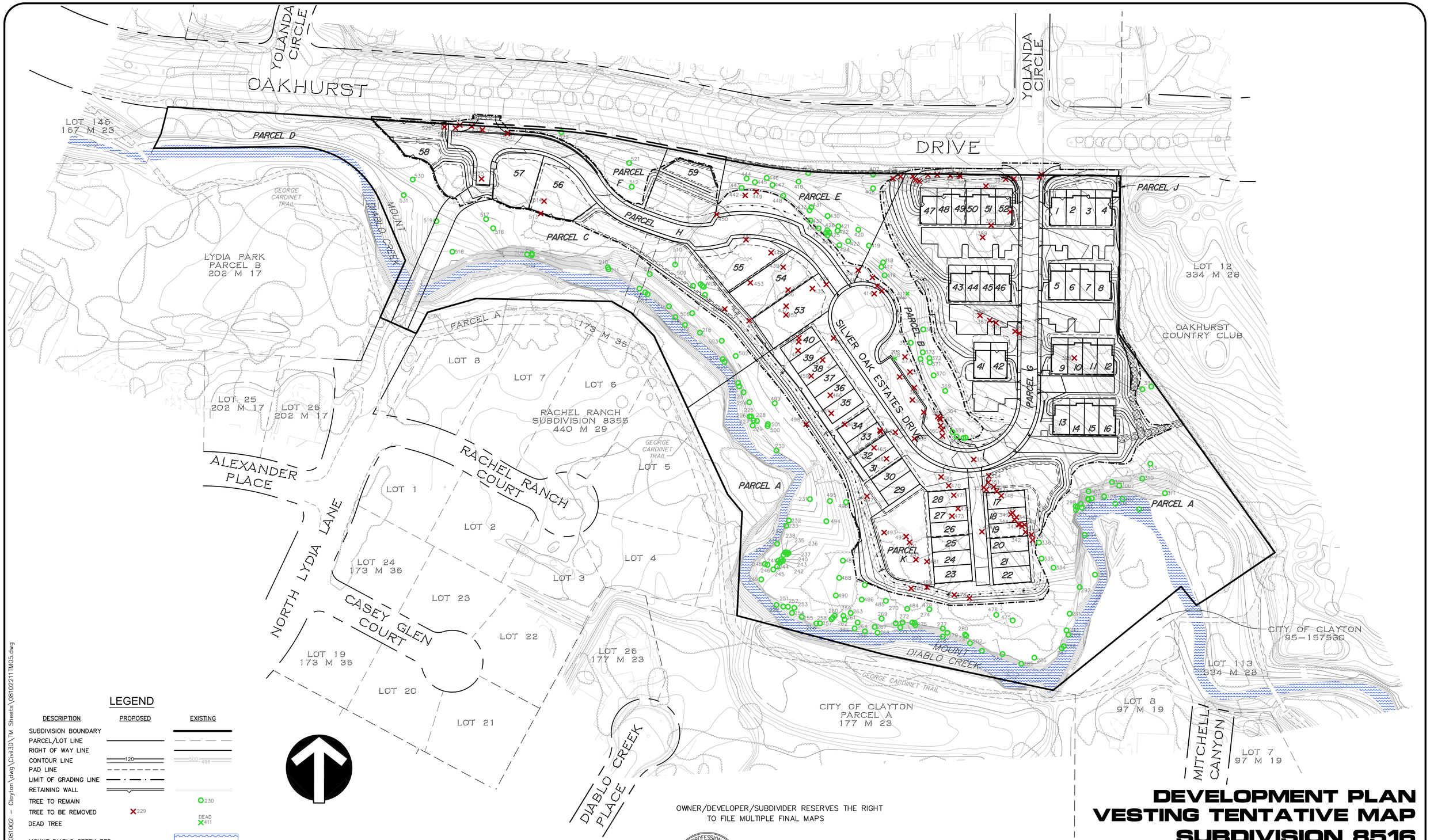

SHEET 3
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
OAKHURST DRIVE
YOLANDA CIRCLE
SILVER OAK ESTATES
PARCEL A
PARCEL B
PARCEL E
PARCEL K
PARCEL J
HCP EASEMENT
MT. DIABLO CREEK
CITY OF CLAYTON
PARCEL A
177 M 23
CITY OF CLAYTON
95-157530
LOT 8
97 M 19
LOT 12
334 M 28
OAKHURST COUNTRY CLUB
173 M 36
PARCEL A
GEORGE CARDINET TRAIL
BIORETENTION SWALE
14" DEEP - 6'-8" WIDE
RIGHT TO ENTER & PERMISSION TO GRADE REQUIRED FROM ADJACENT PROPERTY OWNER
REMOVE EXISTING WOOD FENCE TO CORNER
EXISTING MEDIAN CURB TO REMAIN
EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN
EXISTING 18" SD TO BE RELOCATED
EXISTING 12" SD TO BE RELOCATED
EXISTING 18" SD TO BE RELOCATED
HCP EASEMENT
10' TRAIL EASEMENT
6' WIDE TRAIL
DENSE TREES & BRUSH
APPROXIMATE TRAIL LOCATION
EX. HEADWALL TO REMAIN
P=344.1
P=345.25
P=346.4
P=348.2
P=347.0
P=347.7
P=347.4
P=347.1
P=347.4
P=347.7
P=347.4
P=347.7
P=347.4
P=347.7



LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
PARCEL/LOT LINE		
RIGHT OF WAY LINE		
CONTOUR LINE	120	500 498
PAD LINE		
LIMIT OF GRADING LINE		
RETAINING WALL		
TREE TO REMAIN		230
TREE TO BE REMOVED	229	
DEAD TREE		DEAD 411
MOUNT DIABLO CREEK BED		
TRAIL		

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

OWNER/DEVELOPER/SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

ARBORIST

ARBORGUARD, Inc.
ATTN: PETER SORTWELL
21638 REDWOOD ROAD
CASTRO VALLEY, CA 94546
(888)969-8733

REGISTERED PROFESSIONAL ENGINEER
ANDREW D. PALFFY
No. C 43704
DATE:
CIVIL
STATE OF CALIFORNIA

EXP. DATE 3-31-15

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DEVELOPMENT PLAN
VESTING TENTATIVE MAP
SUBDIVISION 8516
TREE PRESERVATION PLAN

CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-11

SHEET 5 OF 11

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TREE INVENTORY

NUMBER	SIZE(DIA.)	SPECIES	STATUS
207	15.2	WILLOW	TO REMAIN
208	7.6	WILLOW	TO REMAIN
209	14.7,6.6 & 6.0	WILLOW	TO REMAIN
210	38.2	VALLEY OAK	TO REMAIN
211	23.2	VALLEY OAK	TO REMAIN
212	11.3	CALIFORNIA BUCKEYE	TO BE REMOVED
213	9.8 & 5.5	CALIFORNIA BUCKEYE	TO REMAIN
214	27.5	WILLOW	TO REMAIN
215	8.9	ALMOND	TO REMAIN
216	26.7	OREGON ASH	TO REMAIN
217	30.7	CALIFORNIA BUCKEYE	TO REMAIN
218	16.0	WILLOW	TO REMAIN
219	12.2 & 6.0	CALIFORNIA BUCKEYE	TO REMAIN
220	30.2	VALLEY OAK	TO REMAIN
221	28.2	VALLEY OAK	TO REMAIN
222	16.2, 6.5 & 6.8	OREGON ASH	TO REMAIN
223	20.8	VALLEY OAK	TO REMAIN
224	14.5, 11.4 & 28.4	CALIFORNIA BUCKEYE	TO REMAIN
225	9.7	OREGON ASH	TO REMAIN
226	6.6	OREGON ASH	TO REMAIN
227	15.7	VALLEY OAK	TO REMAIN
228	6.5	CALIFORNIA BUCKEYE	TO REMAIN
229	20	VALLEY OAK	TO REMAIN
230	14.0	WILLOW	TO REMAIN
231	12.4,8.3,7.6,6.2&8	ELDERBERRY	TO REMAIN
232	10.0	WILLOW	TO REMAIN
233	11.0 & 11.0	WILLOW	TO REMAIN
234	7.5 & 3.6	WILLOW	TO REMAIN
235	10.2	CALIFORNIA BUCKEYE	TO REMAIN
236	8.9	CALIFORNIA BUCKEYE	TO REMAIN
237	7.3	CALIFORNIA BUCKEYE	TO REMAIN
238	9.2	CALIFORNIA BUCKEYE	TO REMAIN
239	6.8 & 8.1	CALIFORNIA BUCKEYE	TO REMAIN
240	13.7	CALIFORNIA BUCKEYE	TO REMAIN
241	11.2	CALIFORNIA BUCKEYE	TO REMAIN
242	12.8	CALIFORNIA BUCKEYE	TO REMAIN
243	8.7 & 5.7	CALIFORNIA BUCKEYE	TO REMAIN
244	7.4	CALIFORNIA BUCKEYE	TO REMAIN
245	18.2	BUTTERNUT	TO REMAIN
246	12.3,6.0,7.2&4.2	CALIFORNIA BLACK WALNUT	TO REMAIN
247	6.8	CALIFORNIA BUCKEYE	TO REMAIN
248	13.4	LIVE OAK	TO REMAIN
249	6.4,8,13.2,4.9,5.6,5.5,4.8,4.2,7.7,6,4,4,6.5,7.5,5.2,5.2,5	CALIFORNIA BUCKEYE	TO REMAIN
250	6.5	OREGON ASH	TO REMAIN
251	7.5	CALIFORNIA BLACK WALNUT	TO REMAIN
252	19.4	LIVE OAK	TO REMAIN
253	9	LIVE OAK	TO REMAIN
254	9.5	CALIFORNIA BUCKEYE	TO REMAIN
255	10.5	ALMOND	TO REMAIN
256	9.8,4.5,3,6.5,10.2,5	CALIFORNIA BUCKEYE	TO REMAIN
257	8.8 & 5.0	ELDERBERRY	TO REMAIN
258	15.4	LIVE OAK	TO REMAIN
259	7.2	LIVE OAK	TO REMAIN
260	8.8	ALMOND	TO REMAIN
261	7.9	VALLEY OAK	TO REMAIN
262	8.6	LIVE OAK	TO REMAIN
263	11.1	ALMOND	TO REMAIN
264	37.2	LIVE OAK	TO REMAIN
265	20.6,6.3,4.6,10.7	OREGON ASH	TO REMAIN
266	8.9,5.7,3.0	CALIFORNIA BUCKEYE	TO REMAIN
267	19	LIVE OAK	TO REMAIN
268	13.5	LIVE OAK	TO REMAIN
269	11.0,11.2	BLACK MULBERRY	TO REMAIN
270	7.5	LIVE OAK	TO REMAIN
271	7	CALIFORNIA BUCKEYE	TO REMAIN
272	7.6	CALIFORNIA BUCKEYE	TO REMAIN
273	9.0	CALIFORNIA BUCKEYE	TO REMAIN
274	12.9	LIVE OAK	TO REMAIN
275	11.5,10,8.5,9.2,8	ELDERBERRY	TO REMAIN
276	24.1	VALLEY OAK	TO REMAIN
277	10.8	CHINESE PISTACHE	TO REMAIN
278	28	WILLOW	TO REMAIN
279	6.4 & 4.8	CALIFORNIA BUCKEYE	TO REMAIN
280	9.7	CALIFORNIA BUCKEYE	TO REMAIN
281	18.8	LIVE OAK	TO REMAIN

TREE INVENTORY CONT'D

NUMBER	SIZE(DIA.)	SPECIES	STATUS
282	7.1,6.3,4.7,5.5,3.8,10.4,9.3,4.4,3.5,3	BUCKEYE	TO REMAIN
283	5.6,3.8	CALIFORNIA BUCKEYE	TO REMAIN
284	23.4	LIVE OAK	TO REMAIN
285	8.5,4.8,.4,7,9.2,3.9,3.6,9.9,7.6	CALIFORNIA BUCKEYE	TO REMAIN
286	6.5,3.8	CALIFORNIA BLACK WALNUT	TO REMAIN
287	8.1	CALIFORNIA BUCKEYE	TO REMAIN
288	9.7	CALIFORNIA BUCKEYE	TO REMAIN
289	9.3,5.5,13.5	CALIFORNIA BUCKEYE	TO REMAIN
290	9.0,11.2	CALIFORNIA PEPPER	TO REMAIN
291	14.2,17.2,10.1	LIVE OAK	TO REMAIN
292	65.7	VALLEY OAK	TO REMAIN
293	8.3	WILLOW	TO REMAIN
294	7.9	OREGON ASH	TO REMAIN
295	19.6	WILLOW	TO REMAIN
296	10	WILLOW	TO REMAIN
297	16.9	WILLOW	TO REMAIN
298	13.7, 5.9	WILLOW	TO REMAIN
299	10.5	VALLEY OAK	TO REMAIN
300	11.1	VALLEY OAK	TO REMAIN
301	12.7	VALLEY OAK	TO REMAIN
302	9.0 & 2.3	CALIFORNIA PEPPER	TO REMAIN
303	11.8	OREGON ASH	TO REMAIN
304	9.5 & 8.5	CALIFORNIA BLACK OAK	TO REMAIN
305	9.2 & 7.5	ALMOND	TO REMAIN
306	27.7	BLUE OAK	TO REMAIN
307	6.5	WILLOW	TO REMAIN
308	6	WILLOW	TO REMAIN
309	17.2 & 9.5	WILLOW	TO REMAIN
310	20.1	LIVE OAK	TO REMAIN
311	24.7	LIVE OAK	TO REMAIN
328	14.7	LIVE OAK	TO BE REMOVED
330	7.8	VALLEY OAK	TO REMAIN
331	17.6	VALLEY OAK	TO REMAIN
333	28	LIVE OAK	TO REMAIN
334	41.8	VALLEY OAK	TO REMAIN
335	15.5	LIVE OAK	TO REMAIN
336	7.7	LIVE OAK	TO REMAIN
337	17.2	LIVE OAK	TO BE REMOVED
338	9.7	LIVE OAK	TO BE REMOVED
339	12.6	LIVE OAK	TO BE REMOVED
340	13.4	LIVE OAK	TO BE REMOVED
341	6.5	LIVE OAK	TO BE REMOVED
342	9.2	VALLEY OAK	TO BE REMOVED
343	20.1	LIVE OAK	TO BE REMOVED
344	14.8	LIVE OAK	TO BE REMOVED
345	16.4	LIVE OAK	TO BE REMOVED
346	10	LIVE OAK	TO BE REMOVED
347	11.77 & 12.8	LIVE OAK	TO BE REMOVED
348	8.4	VALLEY OAK	TO BE REMOVED
349	10.5	LIVE OAK	TO BE REMOVED
350	14.2	LIVE OAK	TO BE REMOVED
351	8.4	LIVE OAK	TO BE REMOVED
352	11.5	LIVE OAK	TO BE REMOVED
353	16.9	LIVE OAK	TO BE REMOVED
354	12.3 & 12.7	LIVE OAK	TO BE REMOVED
355	41	LIVE OAK	TO BE REMOVED
356	12.4	LIVE OAK	TO REMAIN
357	9.9	LIVE OAK	TO REMAIN
358	9.4 & 16.9	CALIFORNIA PEPPER	TO REMAIN
359	21.3	CALIFORNIA PEPPER	TO REMAIN
360	21.1	LIVE OAK	TO BE REMOVED
361	6.5	DEODAR CEDAR	TO BE REMOVED
362	9.1	CALIFORNIA PEPPER	TO BE REMOVED
363	10.8	LIVE OAK	TO BE REMOVED
364	9	CALIFORNIA PEPPER	TO BE REMOVED
365	6.6	LIVE OAK	TO BE REMOVED
366	19.1	LIVE OAK	TO BE REMOVED
367	6.9	ORANGE TREE	TO BE REMOVED
368	38.5	LIVE OAK	TO BE REMOVED
369	34.4	VALLEY OAK	TO REMAIN
370	10.3	LIVE OAK	TO REMAIN
371	8.3	BLUE OAK	TO REMAIN
372	6.1	BLUE OAK	TO REMAIN
373	8.3	LIVE OAK	TO REMAIN
374	17.9	LIVE OAK	TO REMAIN
375	20	BOX-ELDER	TO BE REMOVED

TREE INVENTORY CONT'D

NUMBER	SIZE(DIA.)	SPECIES	STATUS
376	7.4	PERSIMMON	TO BE REMOVED
377	24.6	LIVE OAK	TO BE REMOVED
378	7.3	PERSIMMON	DEAD
379	28.8	BLUE OAK	TO REMAIN
380	10.5	VALLEY OAK	TO REMAIN
383	14	VALLEY OAK	TO BE REMOVED
384	14.6	VALLEY OAK	TO BE REMOVED
385	15.2	VALLEY OAK	TO BE REMOVED
387	12.8	VALLEY OAK	TO BE REMOVED
388	7.8 & 8.1	BLUE OAK	TO BE REMOVED
389	14.4	HOLLY OAK	TO BE REMOVED
390	14.5	CALIFORNIA SYCAMORE	TO BE REMOVED
391	16	HOLLY OAK	TO BE REMOVED
392	15	VALLEY OAK	TO BE REMOVED
393	10.7	VALLEY OAK	TO BE REMOVED
394	7.2	ALMOND	TO BE REMOVED
395	7.9,6.5	ALMOND	TO BE REMOVED
396	6.7 & 3.7	VALLEY OAK	TO BE REMOVED
397	9.7	VALLEY OAK	TO BE REMOVED
398	6.4	VALLEY OAK	TO BE REMOVED
399	7.8	VALLEY OAK	TO BE REMOVED
400	8.3	VALLEY OAK	TO BE REMOVED
401	7.4,6.5,4,5.7	CHINESE PISTACHE	TO BE REMOVED
402	8.3	VALLEY OAK	TO BE REMOVED
403	8	VALLEY OAK	TO BE REMOVED
404	9.2	VALLEY OAK	TO BE REMOVED
405	14.1	VALLEY OAK	TO BE REMOVED
406	6	VALLEY OAK	TO BE REMOVED
407	11.2	VALLEY OAK	TO REMAIN
408	6.4 & 4.9	ALMOND	TO REMAIN
409	9.2	VALLEY OAK	TO REMAIN
410	14.9	BLUE OAK	TO REMAIN
411	37	VALLEY OAK	DEAD
412	7.9	DEODAR CEDAR	TO BE REMOVED
413	8.9	DEODAR CEDAR	TO BE REMOVED
414	13.4	INCENSE CEDAR	TO BE REMOVED
415	7.5	INCENSE CEDAR	TO BE REMOVED
416	24	BLUE OAK	TO REMAIN
417	17.6	VALLEY OAK	TO REMAIN
418	27.6	VALLEY OAK	TO REMAIN
419	23.6	BLUE OAK	TO REMAIN
420	16.1	LIVE OAK	TO REMAIN
421	7.1	ALMOND	TO REMAIN
422	12.5	BLUE OAK	TO REMAIN
423	7.7 & 3.7	ELDERBERRY	TO REMAIN
424	8.8	ALMOND	TO REMAIN
425	26.4	BLUE OAK	TO REMAIN
426	21.8	BLUE OAK	TO REMAIN
427	8.3	SCRUB OAK	TO REMAIN
428	14.7	BLUE OAK	TO REMAIN
429	14.4	BLUE OAK	TO REMAIN
430	8.2	LIVE OAK	TO REMAIN
431	11.2	BLUE OAK	TO REMAIN
432	26.5	VALLEY OAK	TO REMAIN
433	7	BLUE OAK	TO REMAIN
434	44.2	DEODAR CEDAR	TO BE REMOVED
435	32.3	DEODAR CEDAR	TO BE REMOVED
436	10.1	CALIFORNIA PEPPER	TO BE REMOVED
437	7.2	VALLEY OAK	TO BE REMOVED
439	9.8	DEODAR CEDAR	TO BE REMOVED
440	19.1 & 10.5	CALIFORNIA PEPPER	TO BE REMOVED
441	18.2	CALIFORNIA BUCKEYE	TO BE REMOVED
442	32.4	VALLEY OAK	TO BE REMOVED
443	22.7	VALLEY OAK	TO REMAIN
444	6	BLUE OAK	TO REMAIN
445	21	VALLEY OAK	TO REMAIN
446	11.8 & 6.3	BLUE OAK	TO REMAIN
447	12.9	VALLEY OAK	TO REMAIN
448	28.5	BLUE OAK	TO REMAIN
449	13	BLUE OAK	TO BE REMOVED
450	38.7	VALLEY OAK	TO BE REMOVED
451	13.3	ORANGE TREE	TO BE REMOVED
452	13	LIVE OAK	TO BE REMOVED
453	28.9	MONTEREY PINE	TO BE REMOVED
454	7.8	ELDERBERRY	TO BE REMOVED
455	6.4 & 9.6	VALLEY OAK	TO BE REMOVED

TREE INVENTORY CONT'D

NUMBER	SIZE(DIA.)	SPECIES	STATUS
456	6.4	VALLEY OAK	TO BE REMOVED
457	7.8	VALLEY OAK	TO BE REMOVED
458	6.7	ALMOND	TO BE REMOVED
459	11.7	ALEPPO PINE	TO BE REMOVED
460	60.7	VALLEY OAK	TO BE REMOVED
461	6.2 & 7.2	TOBIRA	TO BE REMOVED
462	6.2 & 5.5	CALIFORNIA PEPPER	TO BE REMOVED
463	6.4	ALMOND	TO BE REMOVED
464	14.2	LIVE OAK	TO BE REMOVED
465	12.4	VALLEY OAK	TO BE REMOVED
466	16.1	SOUTHERN MAGNOLIA	TO BE REMOVED
467	11.4	VALLEY OAK	TO BE REMOVED
468	10.5,6.7,7.3	TOBIRA	TO BE REMOVED
469	6.5,6.6,6,6.9	POMEGRANATE	TO BE REMOVED
470	4.1,5.8,7.1,7,5.7	POMEGRANATE	TO BE REMOVED
471	9.4 & 7.3	POMEGRANATE	TO BE REMOVED
472	8.3 & 6.6	POMEGRANATE	TO BE REMOVED
473	7.1 & 5.7	POMEGRANATE	TO BE REMOVED
474	39	LIVE OAK	TO BE REMOVED
475	6.4	ALMOND	TO REMAIN
476	7.2	ALMOND	TO REMAIN
477	23.5	LIVE OAK	TO BE REMOVED
478	12.7	LIVE OAK	TO BE REMOVED
479	8.8,5.9,6.6	BLACK MULBERRY	TO REMAIN
480	5.3 & 6.1	VALLEY OAK	TO BE REMOVED
481	46.9	LIVE OAK	TO BE REMOVED
482	6.6	CALIFORNIA PEPPER	TO BE REMOVED
483	10.5	EDIBLE FIG	TO BE REMOVED
484	6.1,6,10.8	BLACK MULBERRY	TO REMAIN
485	12.6 & 18	BLACK MULBERRY	TO REMAIN
486	14	EDIBLE FIG	TO REMAIN
487	13.4	EDIBLE FIG	TO REMAIN
488	10	EDIBLE FIG	TO REMAIN
489	14	EDIBLE FIG	TO REMAIN
490	8.5	PLUM	TO REMAIN
491	6.8 & 7.4	POMEGRANATE	TO BE REMOVED
492	6.4,6.2,6.6	POMEGRANATE	TO BE REMOVED
493	7.1,5.9,5.1	POMEGRANATE	TO BE REMOVED
494	49.8	VALLEY OAK	TO REMAIN
495	20.7	SCRUB OAK	TO REMAIN
496	10.3,3.7,3.8	LOQUAT	TO REMAIN
497	6.5	TOBIRA	TO BE REMOVED
498	33.8 & 61.5	VALLEY OAK	TO BE REMOVED
499	42.3	ALEPPO PINE	TO REMAIN
500	7,8.1 & 8.1	CALIFORNIA BUCKEYE	TO REMAIN
501	31.8	VALLEY OAK	TO REMAIN
502	12.7	INCENSE CEDAR	TO REMAIN
503	19.9,21.7,17.2	LIVE OAK	TO REMAIN
504	31.2	CAMPHOR TREE	TO BE REMOVED
505	39.5	CALIFORNIA PEPPER	TO REMAIN
506	11.7 & 10.9	CALIFORNIA PEPPER	TO REMAIN
507	19.5	FREMONT POPLAR	TO REMAIN
508	15	FREMONT POPLAR	TO REMAIN
509	19	CALIFORNIA PEPPER	TO REMAIN
510	7.5 & 3.7	VALLEY OAK	TO REMAIN
511	25.9	CALIFORNIA PEPPER	TO REMAIN
512	30.8	BLUE OAK	TO REMAIN
513	10.7	VALLEY OAK	TO BE REMOVED
514	14.1	VALLEY OAK	TO BE REMOVED
516	9.5	BLUE OAK	TO REMAIN
517	29.2	BLUE OAK	TO REMAIN
518	42.2	VALLEY OAK	TO REMAIN
519	24.8	LIVE OAK	TO REMAIN
520	14.5	ENGLISH WALNUT	TO BE REMOVED
521	29.4	BLUE OAK	TO REMAIN
522	15.9,13.1,10.7	CALIFORNIA PEPPER	TO REMAIN
523	6.4,6.2,6.5,3.5	ALMOND	TO BE REMOVED
524	7.3,6,5.8,3.4	ALMOND	TO BE REMOVED
525	7.7	VALLEY OAK	TO BE REMOVED
526	6.4	ALMOND	TO BE REMOVED
527	6.3 & 3.7	ALMOND	TO BE REMOVED
528	6.0 & 4.2	ALMOND	TO BE REMOVED
529	8.4	VALLEY OAK	TO BE REMOVED
530	8.4	ALMOND	TO REMAIN
531	6	WILLOW	TO REMAIN

TREE SCHEDULE

TREES LOCATED	302
TREES TO REMAIN	184
DEAD TREES	2
TREES TO BE REMOVED	116

ARBORIST

ARBORGUARD, Inc.
ATTN: PETER SORTWELL
21638 REDWOOD ROAD
CASTRO VALLEY, CA 94546
(888)969-8733

REGISTERED PROFESSIONAL ENGINEER
ANDREW D. PALFFY
No. C 43704
DATE:
CIVIL
STATE OF CALIFORNIA

EXP. DATE 3-31-15

OWNER/DEVELOPER/SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

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1440 Maria Lane, Suite 200, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

DEVELOPMENT PLAN
VESTING TENTATIVE MAP
SUBDIVISION 8516
TREE INVENTORY PLAN
CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-11

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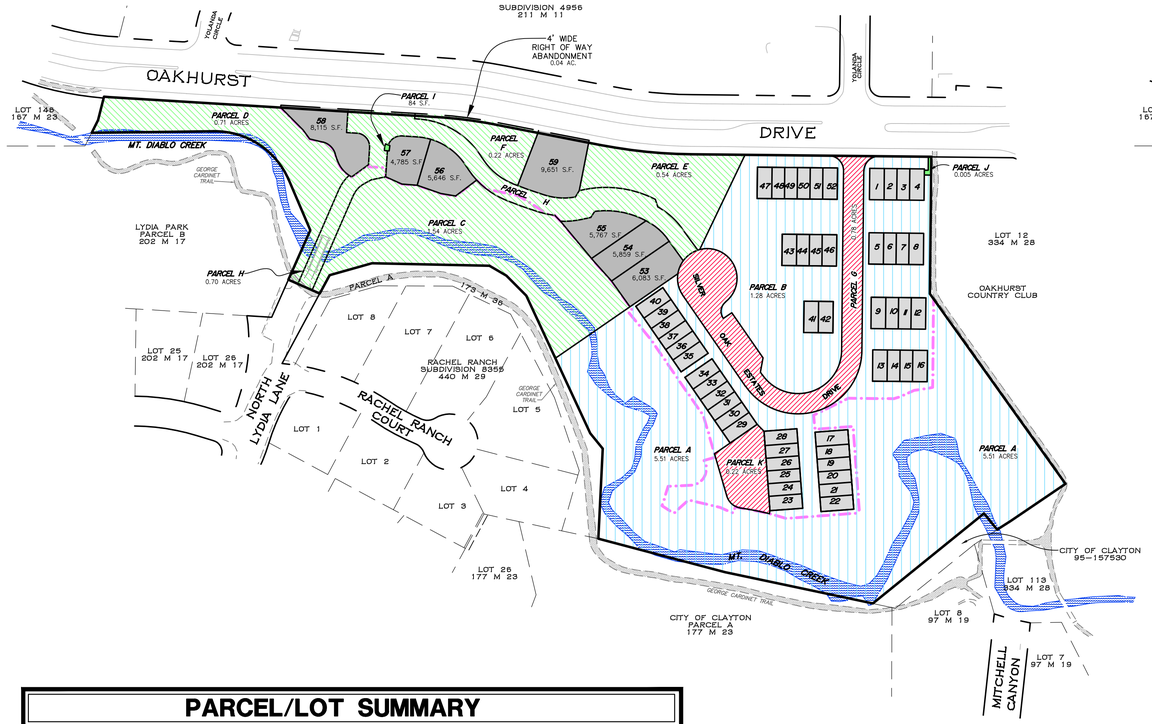

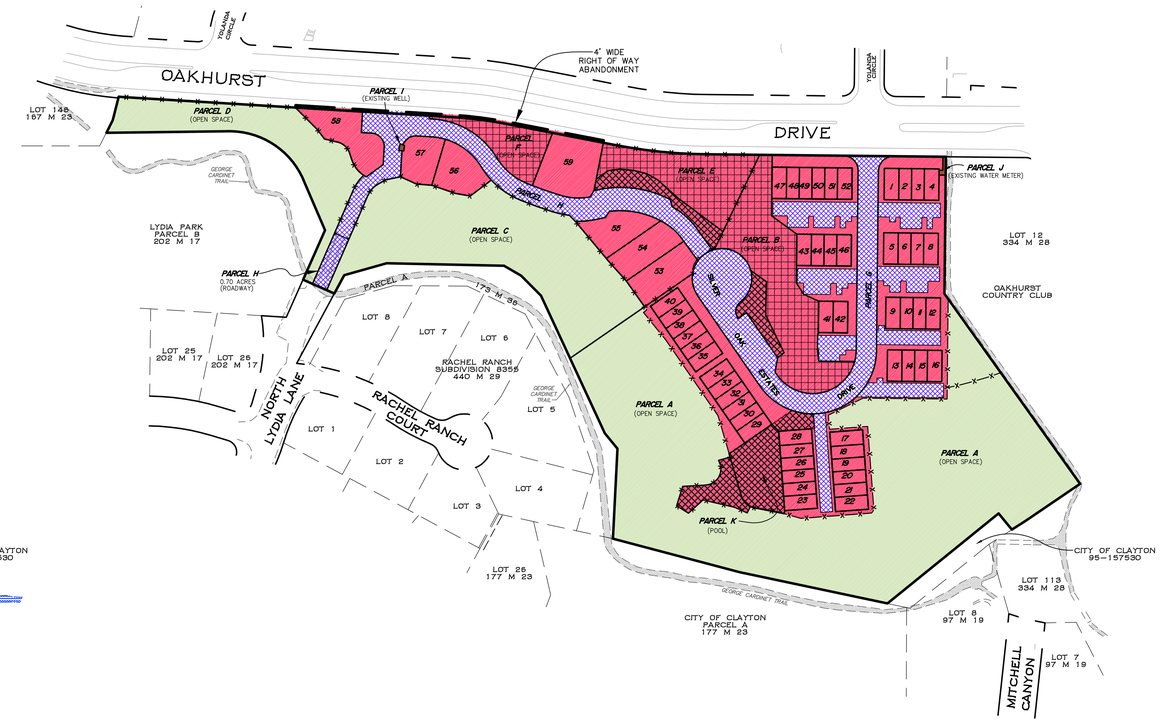

PARCEL/LOT SUMMARY

PARCEL	AREA	%	USE	MAINTAINED BY:	SYMBOL
A	5.51 AC.	39.3%	OPEN SPACE	TOWNHOUSE HOA	
B	1.28 AC.	9.1%	OPEN SPACE	TOWNHOUSE HOA	
C	1.54 AC.	11.0%	OPEN SPACE	SINGLE FAMILY HOA	
D	0.71 AC.	5.0%	OPEN SPACE	SINGLE FAMILY HOA	
E	0.54 AC.	3.9%	OPEN SPACE	SINGLE FAMILY HOA	
F	0.22 AC.	1.6%	OPEN SPACE	SINGLE FAMILY HOA	
G	0.78 AC.	5.6%	ROADWAY	MASTER HOA	
H	0.70 AC.	5.0%	ROADWAY	SINGLE FAMILY HOA	
I	0.002 AC.	0%	EXISTING WELL	PROPERTY OWNER	
J	0.005 AC.	0%	EX. WATER METER	PROPERTY OWNER	
K	0.22 AC.	1.6%	POOL/OPEN SPACE	MASTER HOA	
LOTS 53–59	1.05 AC.	7.5%	SINGLE FAMILY	PROPERTY OWNER	
LOTS 1–52	1.45 AC.	10.4%	TOWNHOUSE	PROPERTY OWNER	
TOTAL	14.00 AC.	100%			
RIGHT OF WAY ABANDONMENT		0.04 AC.			

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
PARCEL/LOT LINE		
RIGHT OF WAY LINE		
HCP EASEMENT (HABITAT CONSERVATION PLAN)		
FENCE LINE	—x—x—x—x—x—x—x—x—x—x—	—x—x—x—x—x—x—x—x—x—x—
MOUNT DIABLO CREEK BED		
TRAIL		

OPEN SPACE SUMMARY

AREA	ACRES	SYMBOL
TOTAL PROJECT AREA	14.0	
HCP EASEMENT AREA	6.53	
TOTAL ROADWAY AREA	2.10	
TOTAL NET DEVELOPABLE AREA	5.37	
ACTIVE OPEN SPACE	0.59	
PASSIVE OPEN SPACE	1.31	

NOTE: NET DEVELOPABLE AREA IS THE TOTAL PROJECT AREA MINUS THE HCP EASEMENT AREA AND MINUS THE TOTAL ROADWAY AREA.

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

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REGISTERED PROFESSIONAL ENGINEER
ANDREW D. PALFFY
No. C 43704
DATE:
CIVIL
STATE OF CALIFORNIA

EXP. DATE 3-31-15

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DEVELOPMENT PLAN
VESTING TENTATIVE MAP
SUBDIVISION 8516
OPEN SPACE PLAN
CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-11

SHEET 7 OF 11

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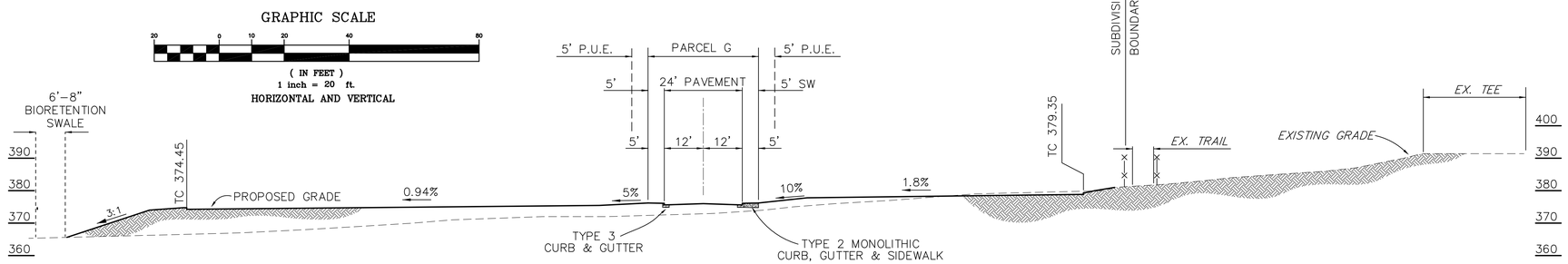
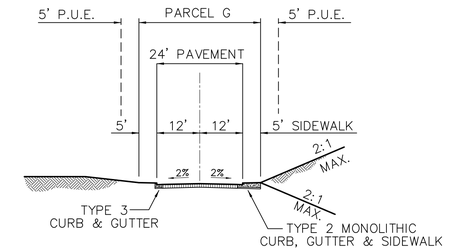
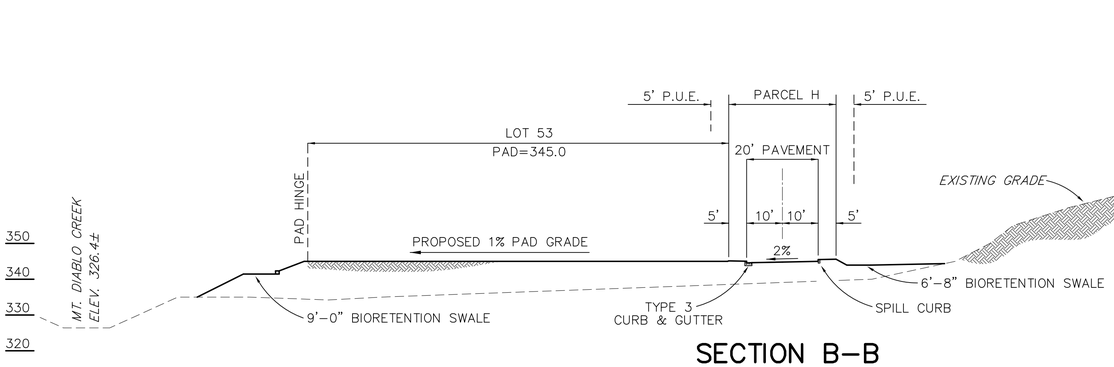


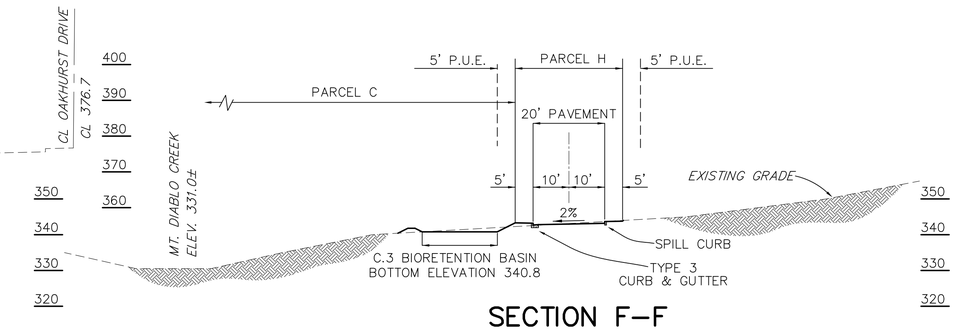
SECTION A–A



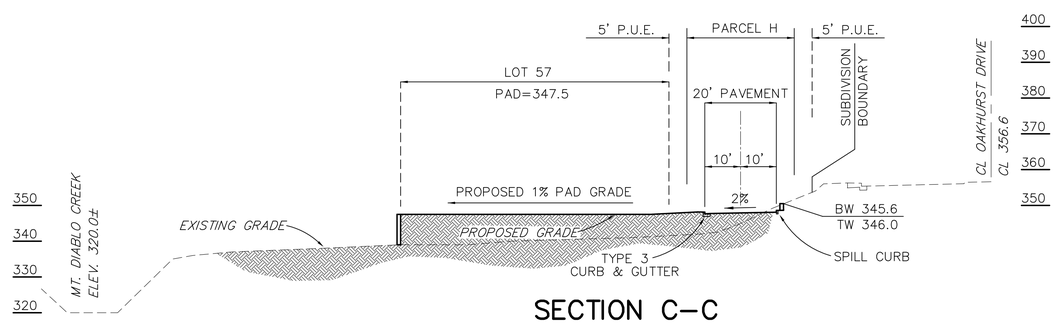
SECTION E–E
PARCEL G
(NO ON-STREET PARKING)



SECTION B–B



SECTION F–F
PARCEL H



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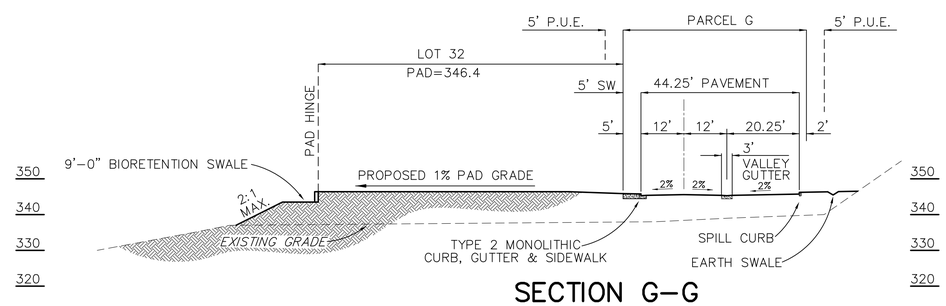
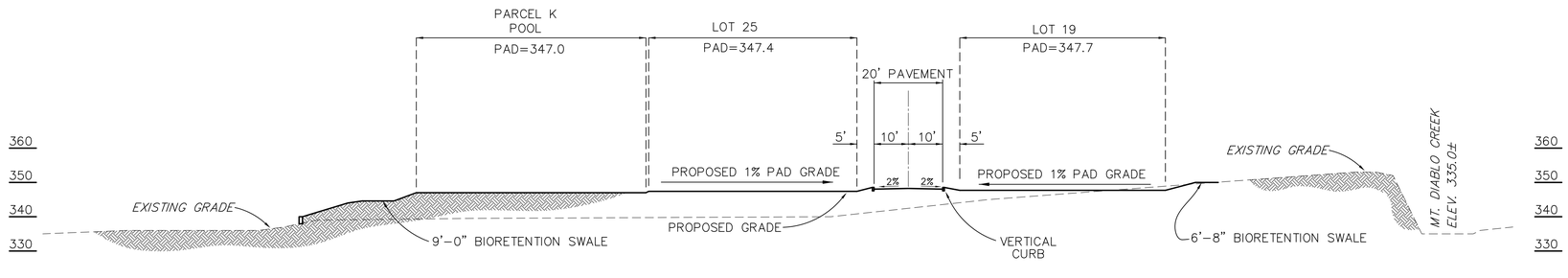


SECTION G–G
PARCEL H



SECTION D–D

REGISTERED PROFESSIONAL ENGINEER
ANDREW D. PALFFY
No. C 43704
DATE:
CIVIL
STATE OF CALIFORNIA
EXP. DATE 3-31-15

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DEVELOPMENT PLAN
VESTING TENTATIVE MAP
SUBDIVISION 8516
SITE CROSS SECTIONS
CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-11

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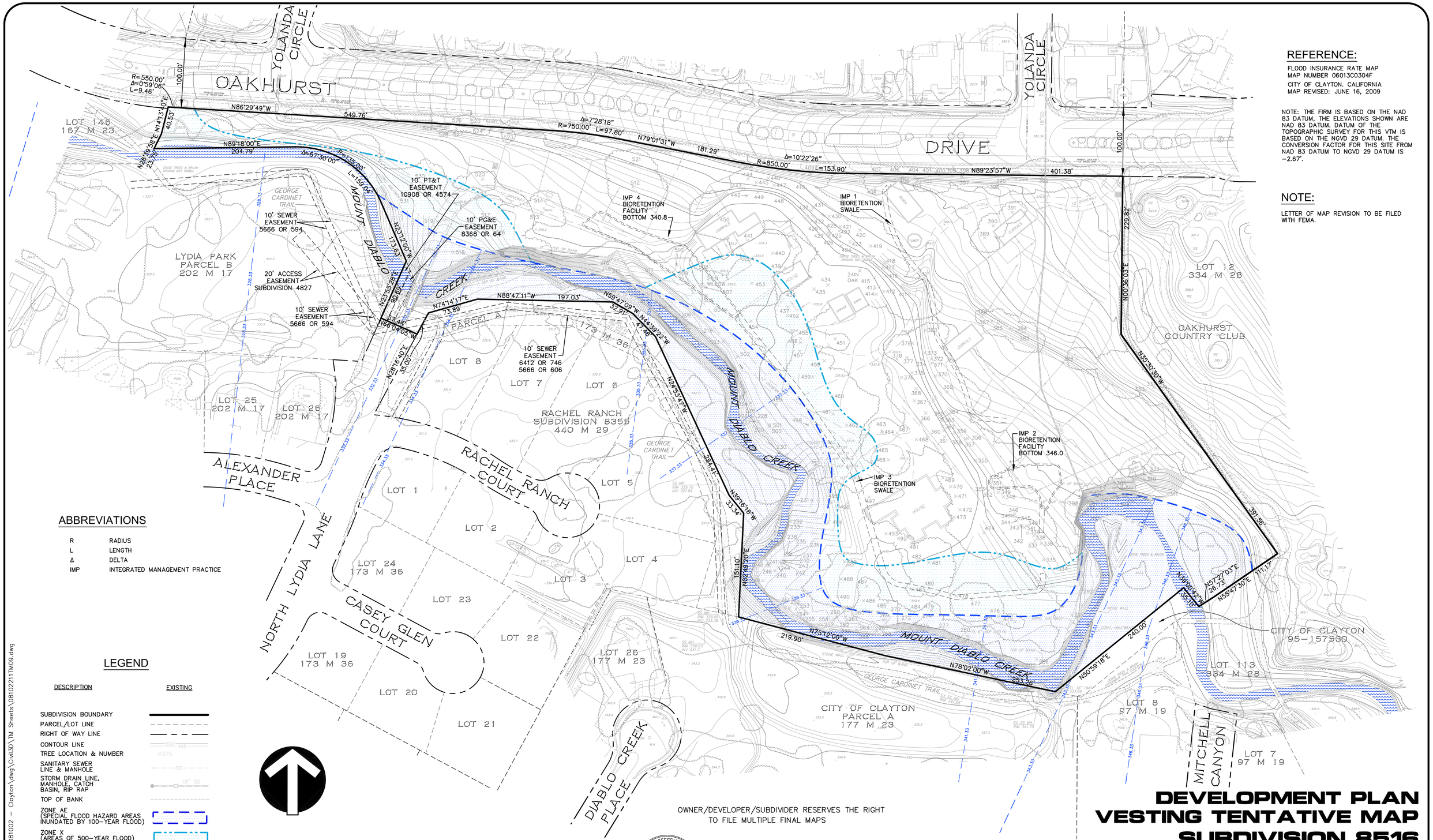

REFERENCE:

FLOOD INSURANCE RATE MAP
MAP NUMBER 06013C0304F
CITY OF CLAYTON, CALIFORNIA
MAP REVISED: JUNE 16, 2009

NOTE: THE FIRM IS BASED ON THE NAD 83 DATUM, THE ELEVATIONS SHOWN ARE NAD 83 DATUM. DATUM OF THE TOPOGRAPHIC SURVEY FOR THIS VTM IS BASED ON THE NGVD 29 DATUM. THE CONVERSION FACTOR FOR THIS SITE FROM NAD 83 DATUM TO NGVD 29 DATUM IS −2.67'.

NOTE:

LETTER OF MAP REVISION TO BE FILED WITH FEMA.

ABBREVIATIONS

R	RADIUS
L	LENGTH
Δ	DELTA
IMP	INTEGRATED MANAGEMENT PRACTICE

LEGEND

DESCRIPTION	EXISTING
SUBDIVISION BOUNDARY	
PARCEL/LOT LINE	
RIGHT OF WAY LINE	
CONTOUR LINE	500 499
TREE LOCATION & NUMBER	×375
SANITARY SEWER LINE & MANHOLE	SS
STORM DRAIN LINE, MANHOLE, CATCH BASIN, RIP RAP	18" SD
TOP OF BANK	
ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD)	
ZONE X (AREAS OF 500-YEAR FLOOD)	
BASE FLOOD ELEVATION (ELEVATION IN FEET) NAD 83 DATUM (SEE NOTE)	335
MOUNT DIABLO CREEK BED	
TRAIL	
IMP LOCATION	

OWNER/DEVELOPER/SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

REGISTERED PROFESSIONAL ENGINEER
ANDREW D. PALPAY
No. C 43704
DATE:
CIVIL
STATE OF CALIFORNIA

EXP. DATE 3-31-15

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DEVELOPMENT PLAN
VESTING TENTATIVE MAP
SUBDIVISION 8516
BOUNDARY AND TOPOGRAPHIC SURVEY
CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-11

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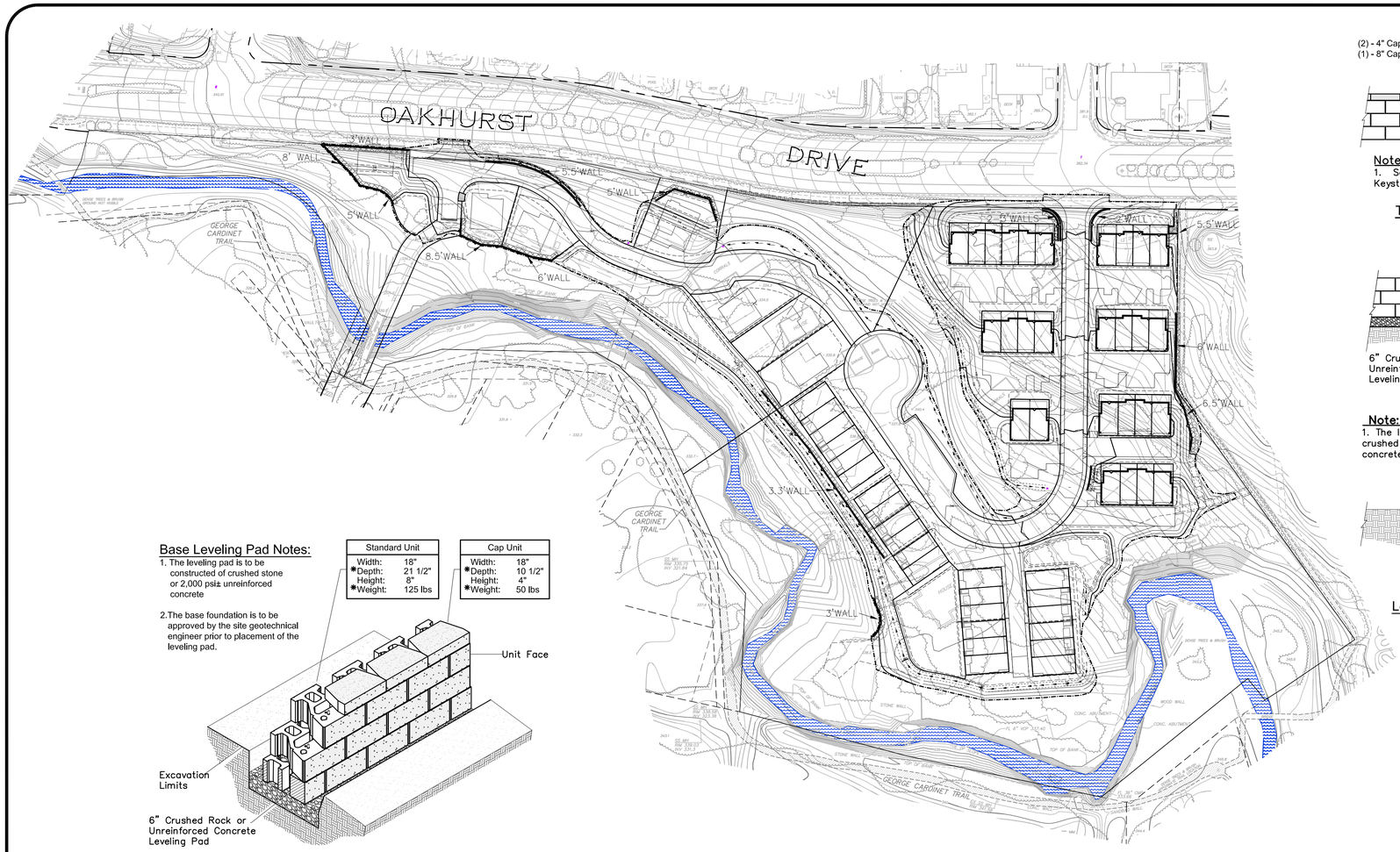


Base Leveling Pad Notes:

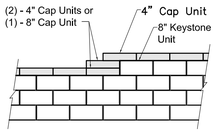
1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Standard Unit	
Width:	18"
*Depth:	21 1/2"
Height:	8"
*Weight:	125 lbs

Cap Unit	
Width:	18"
*Depth:	10 1/2"
Height:	4"
*Weight:	50 lbs

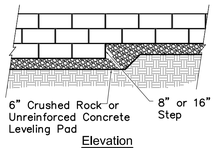
Standard Unit/Base Pad Isometric Section View

*Dimensions & Weight May Vary by Region



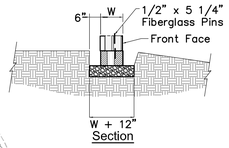
Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps



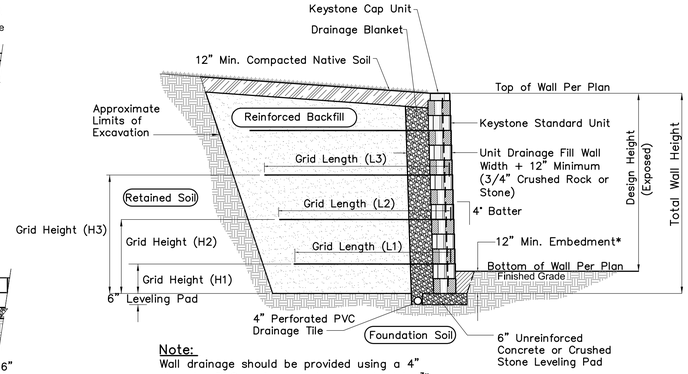
Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.



Section

Leveling Pad Detail

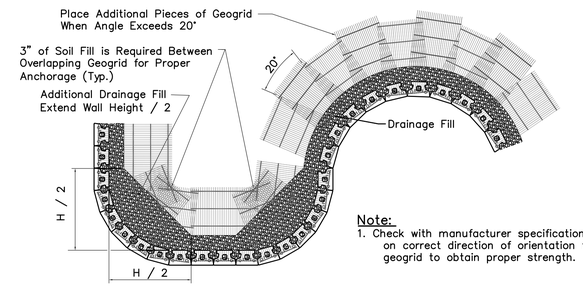


Note:
Wall drainage should be provided using a 4" diameter PVC perforated pipe embedded in ¾" drain rock surrounded by synthetic filter fabric.

* SEE NOTES BELOW

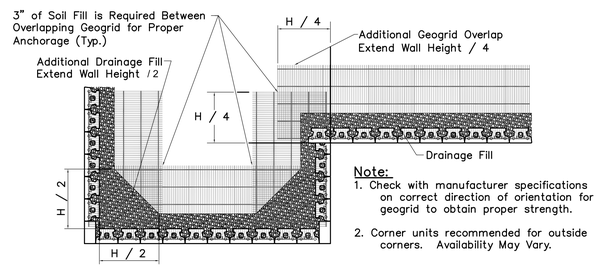
Typical Reinforced Wall Section

Standard Unit - Near Vertical Setback



Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

Geogrid Installation on Curves



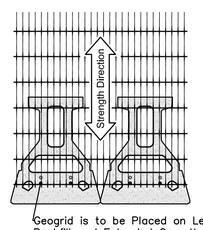
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners

GEOGRID DESIGN CHART

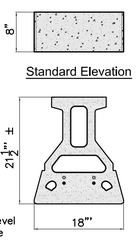
TOTAL WALL HEIGHT FROM LEVELING PAD	LAYERS REQUIRED	HEIGHT H1	HEIGHT H2	HEIGHT H3	LENGTH L1	LENGTH L2	LENGTH L3	GEOGRID TYPE
0 '– 2.00'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2.67'	1	1.33'	N/A	N/A	5.00'	N/A	N/A	MIRAFI 5XT
3.33'	1	0.67	N/A	N/A	5.00'	N/A	N/A	MIRAFI 5XT
4.00'	1	2.00'	N/A	N/A	6.50'	N/A	N/A	MIRAFI 5XT
4.67'	2	0.67'	2.67'	N/A	4.00'	6.00'	N/A	MIRAFI 5XT
5.33'	2	0.67'	2.67'	N/A	4.00'	6.00'	N/A	MIRAFI 5XT
6.00'	2	1.33'	3.33'	N/A	5.00'	6.50'	N/A	MIRAFI 5XT
6.67'	3	1.33'	3.33'	4.67'	5.00'	6.50'	6.50'	MIRAFI 5XT
7.33'	3	2.00'	3.33'	4.67'	5.00	6.50'	6.50'	MIRAFI 5XT
8.0'	3	2.00'	3.33'	4.67'	5.00'	6.50'	6.50'	MIRAFI 5XT
8.67'	3	2.33'	3.33'	4.67'	5.00	6.50'	6.50'	MIRAFI 5XT

PRELIMINARY RETAINING WALL CALCULATIONS AND DESIGN ARE SUBJECT TO CHANGE DURING FINAL DESIGN.



Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

Grid & Pin Connection

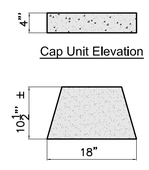


Standard Elevation

Standard Plan

Standard Unit

*Dimensions May Vary by Region

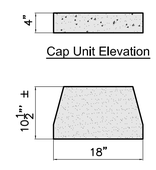


Cap Unit Elevation

Cap Unit Plan

Universal Cap Unit Option

*Dimensions & Availability Will Vary by Region



Cap Unit Elevation

Cap Unit Plan

Straight Split Cap Unit Option

*Dimensions & Availability Will Vary by Region

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
PARCEL/LOT LINE		
EASEMENT LINE		
RIGHT OF WAY LINE		
FENCE LINE	—x—x—x—x—	
FACE OF CURB		
CONTOUR LINE	120	500 498
PAD LINE		
LIMIT OF GRADING LINE		
RETAINING WALL		
APPROXIMATE EXTENT OF GEOGRID		

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

OWNER/DEVELOPER/SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

REGISTERED PROFESSIONAL ENGINEER ANDREW D. PALATY No. C 43704 DATE: CIVIL STATE OF CALIFORNIA

EXP. DATE 3-31-15

dk CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1440 Maria Lane, Suite 200, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

DEVELOPMENT PLAN
VESTING TENTATIVE MAP
SUBDIVISION 8516
RETAINING WALL PLAN
CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-11

SHEET 10 OF 11

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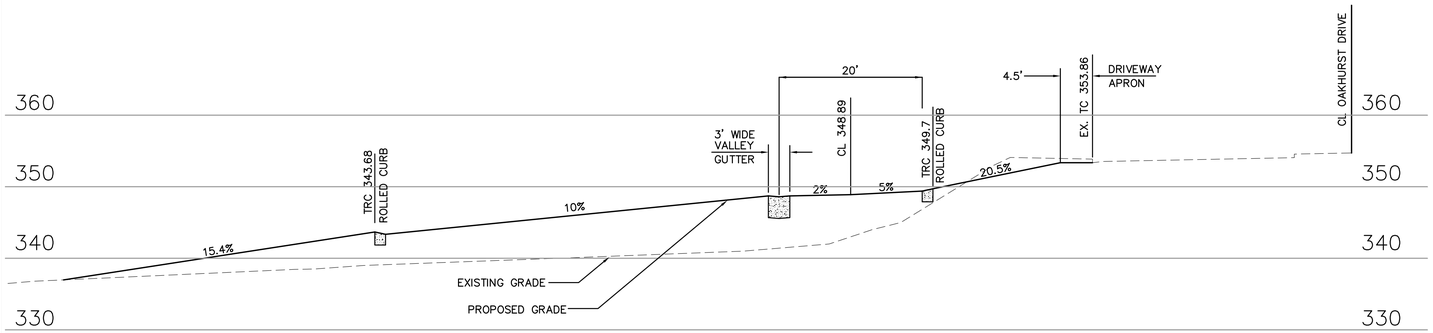
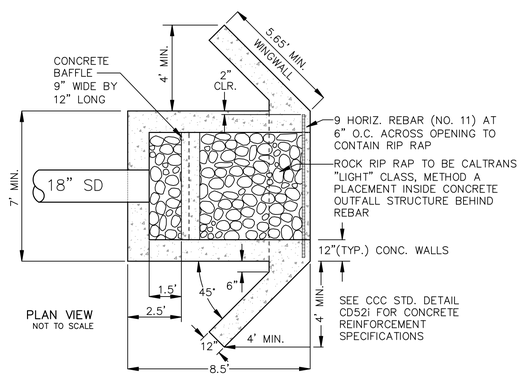
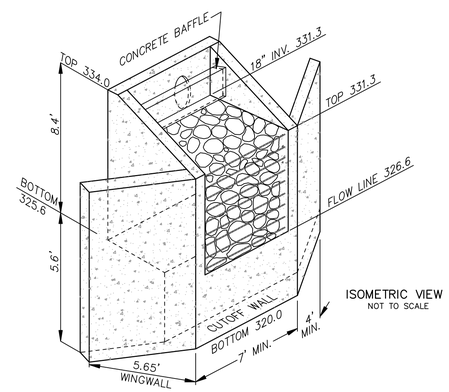
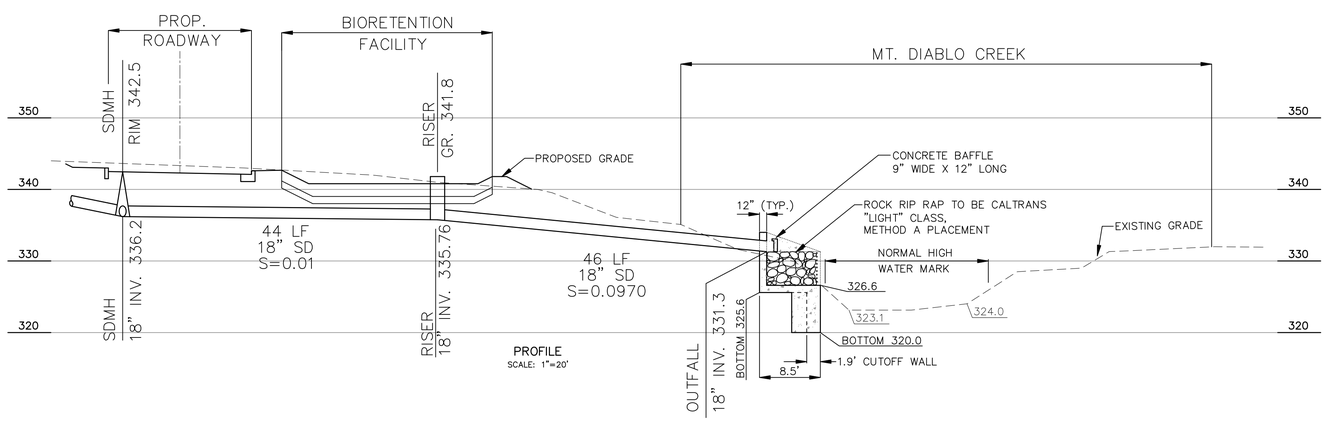


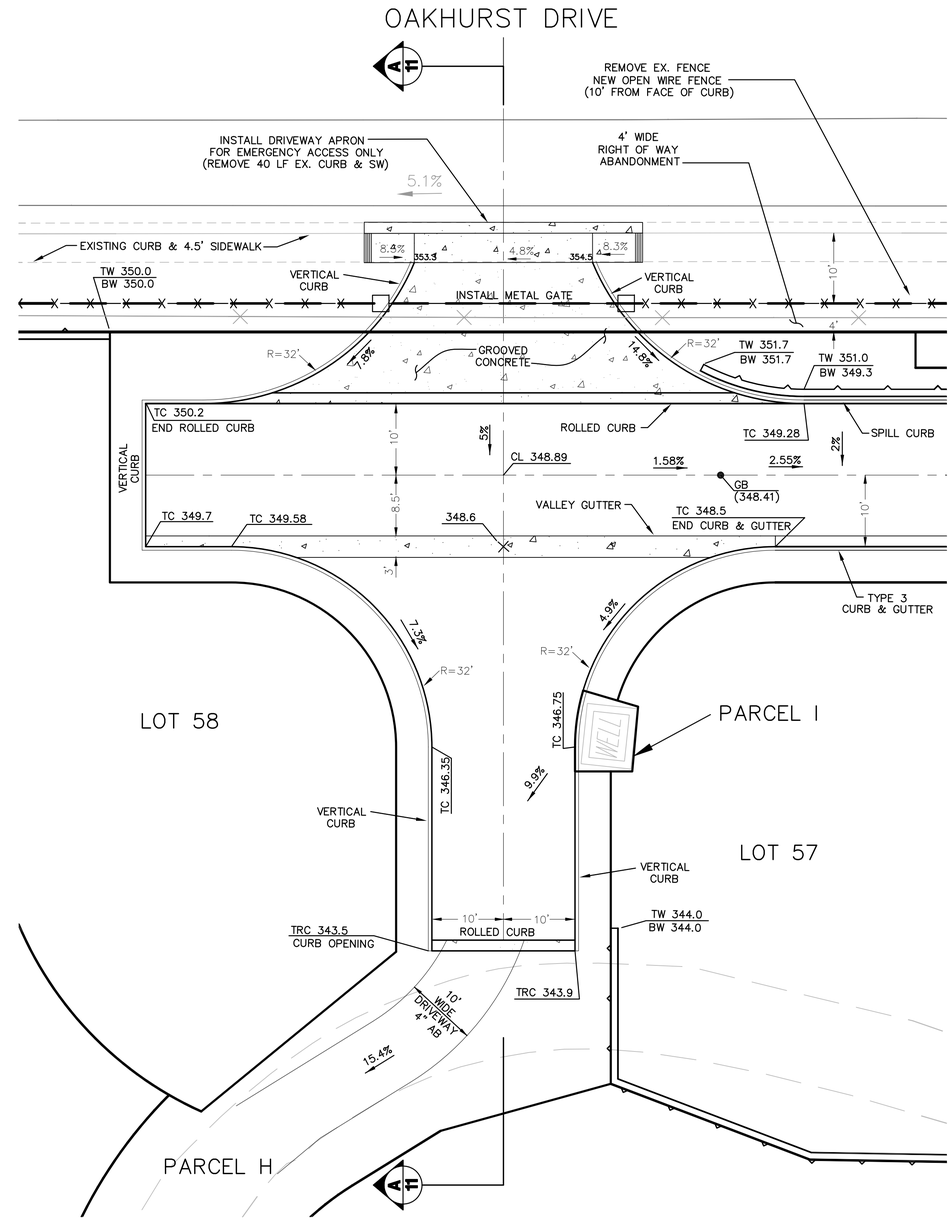
SECTION A–A







OUTFALL STRUCTURE DETAIL



EMERGENCY VEHICLE ACCESS DETAIL

LEGEND

DESCRIPTION	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
PARCEL/LOT LINE		
FENCE LINE	—X—X—	
FACE OF CURB		
RETAINING WALL		

OWNER/DEVELOPER/SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER ANDREW D. PALFFY No. C 43704 DATE: CIVIL STATE OF CALIFORNIA

EXP. DATE 3–31–15

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DEVELOPMENT PLAN
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CITY OF CLAYTON
CONTRA COSTA COUNTY, CALIFORNIA
dk JOB NO. 08-1022-11

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