



HONEY/CREEKSIDE

OAKLEY, CA

JANUARY 7, 2022



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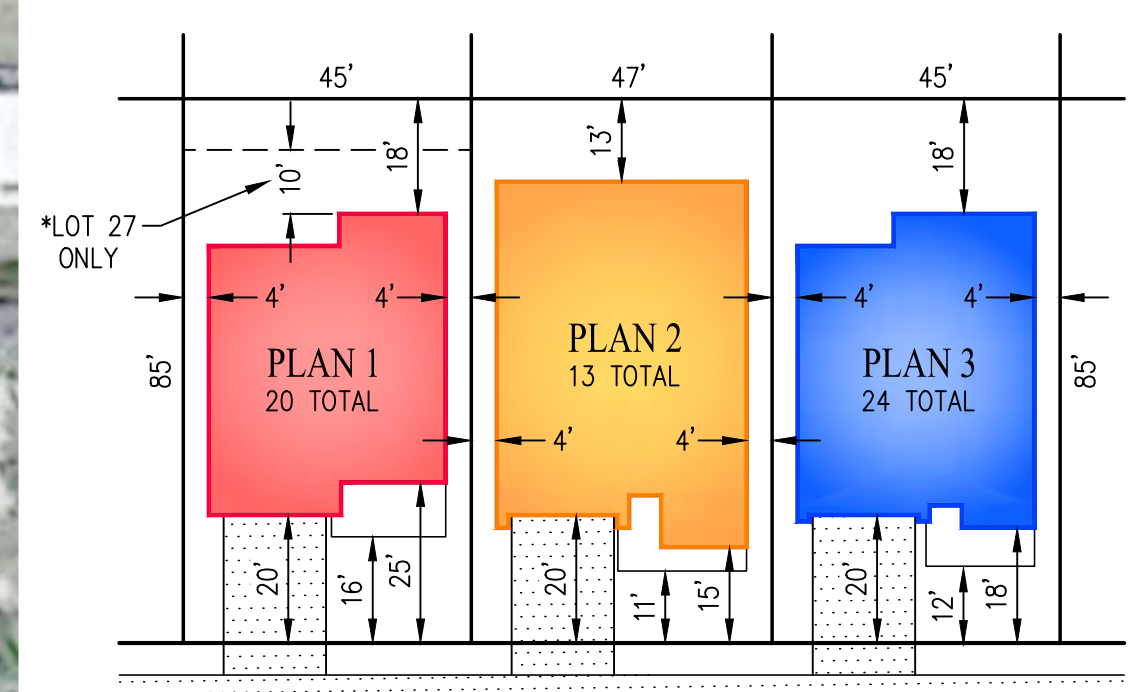
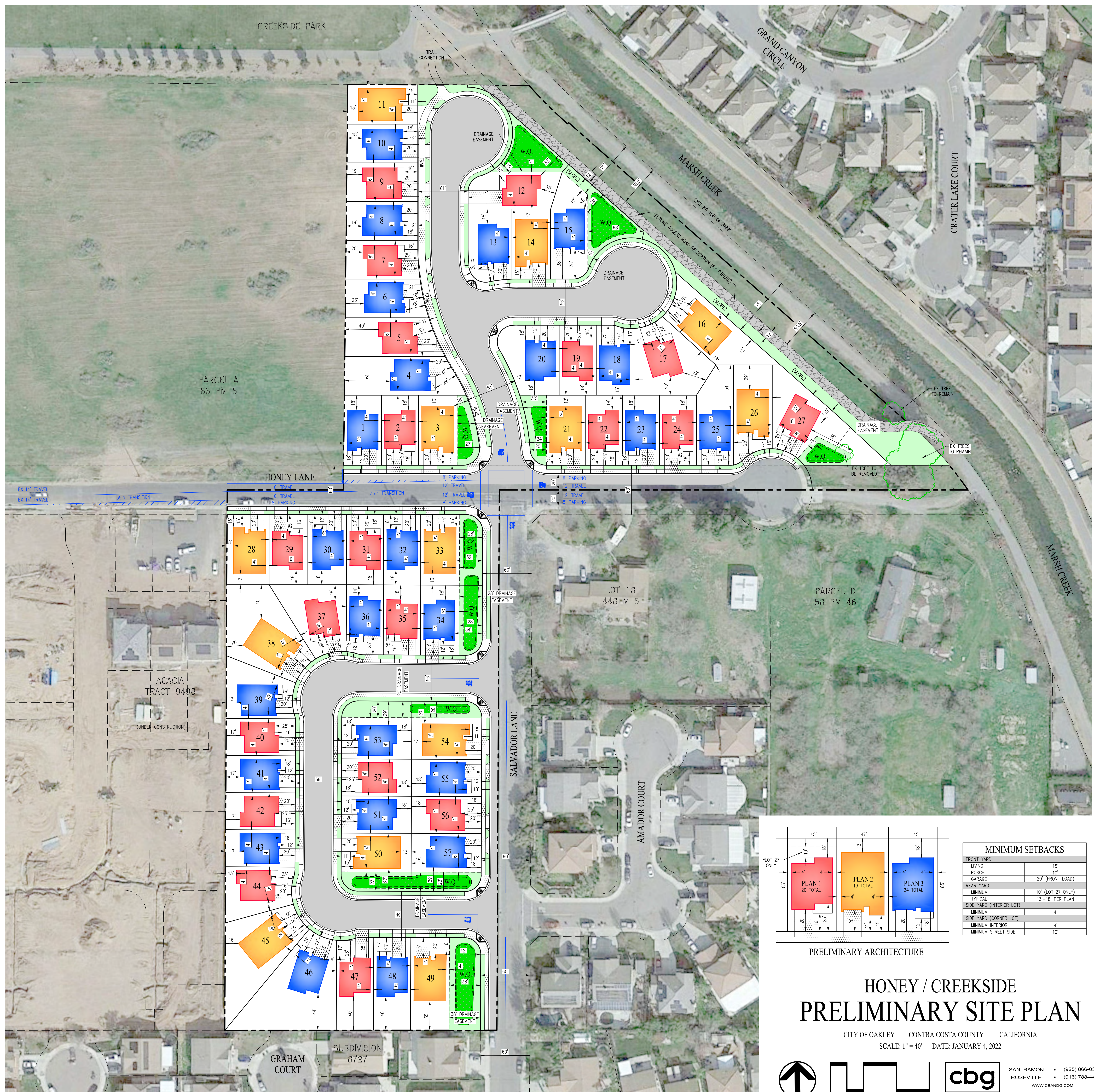
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CIVIL

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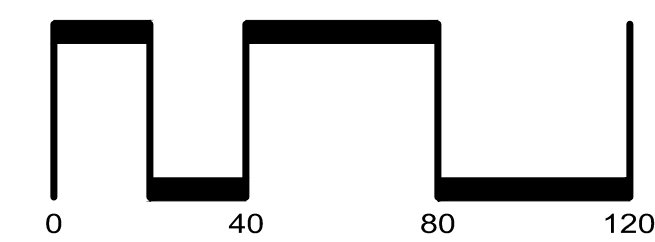
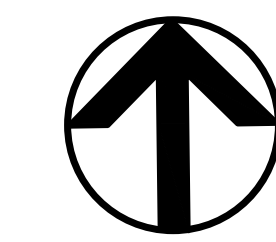


MINIMUM SETBACKS	
FRONT YARD	
LIVING	15'
PORCH	10'
GARAGE	20' (FRONT LOAD)
REAR YARD	
MINIMUM	10' (LOT 27 ONLY)
TYPICAL	13'-18' PER PLAN
SIDE YARD (INTERIOR LOT)	
MINIMUM	4'
SIDE YARD (CORNER LOT)	
MINIMUM INTERIOR	4'
MINIMUM STREET SIDE	10'

PRELIMINARY ARCHITECTURE

HONEY / CREEKSIDE PRELIMINARY SITE PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: JANUARY 4, 2022



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PLAN 1 MODERN FARMHOUSE

PLAN 1 PRAIRIE

PLAN 2 ORINDA RANCH

PLAN 3 MODERN FARMHOUSE

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CONCEPTUAL STREETSCAPE
 A00

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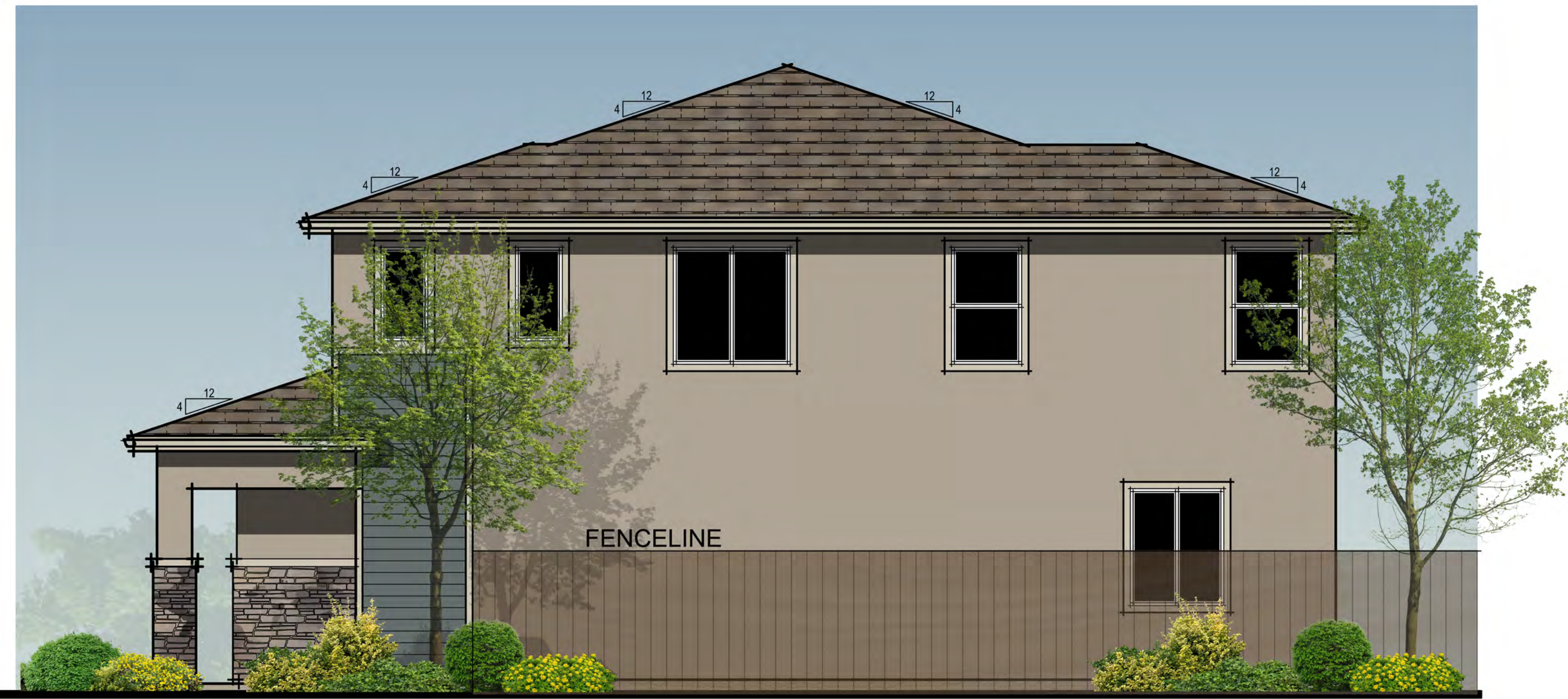
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26'-8"



PRAIRIE LEFT ELEVATION



PRAIRIE RIGHT ELEVATION

PRAIRIE ELEVATION

- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- STUCCO or FOAM WINDOW TRIM
- CONCRETE ROOF TILES
- WOOD PORCH COLUMNS w/ STONE VENEER



PRAIRIE REAR ELEVATION



PRAIRIE FRONT ELEVATION

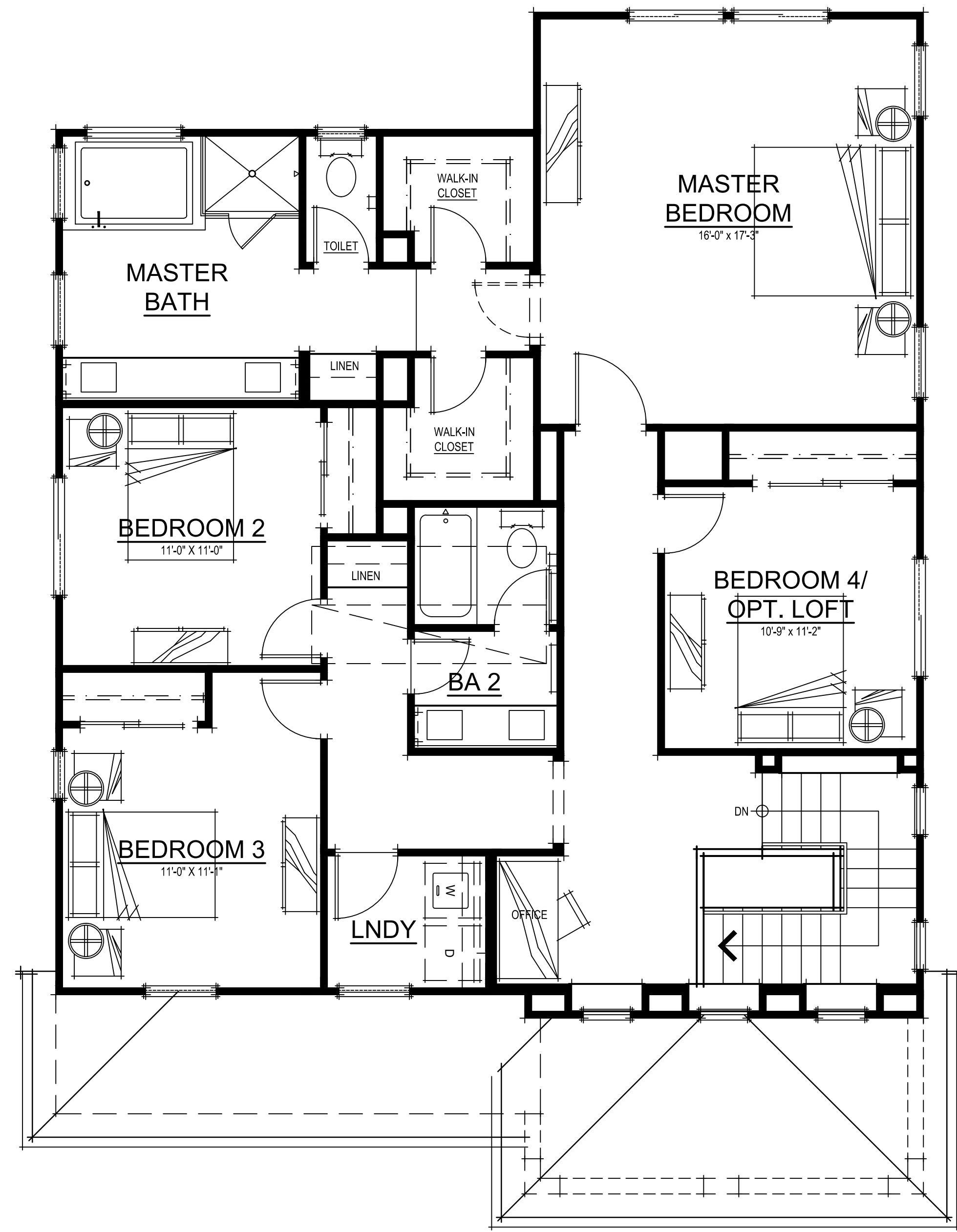
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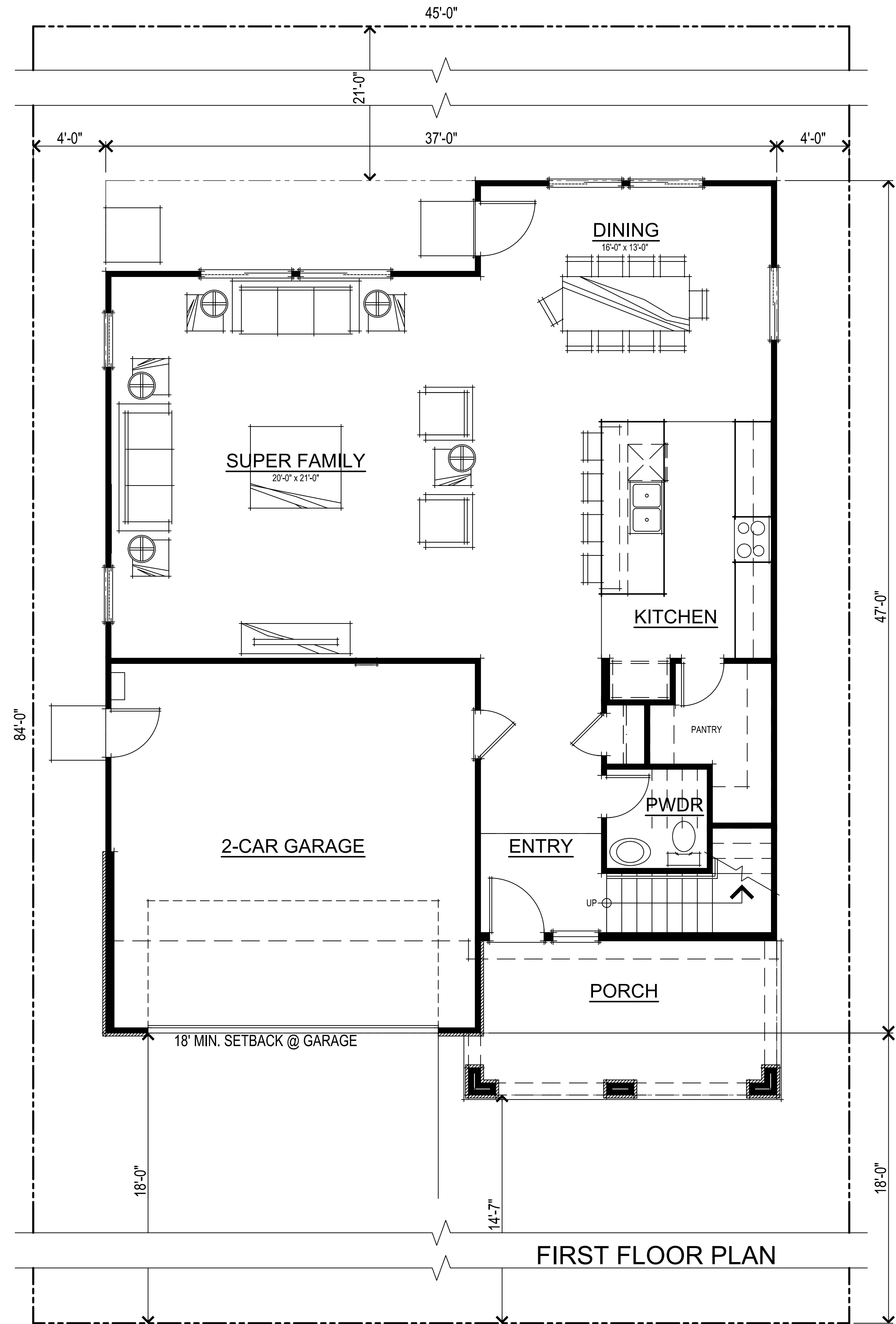
PLAN 1 PRAIRIE EXTERIOR ELEVATIONS
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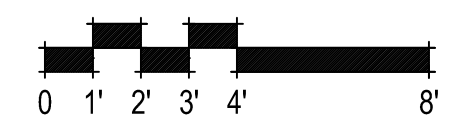




SECOND FLOOR PLAN



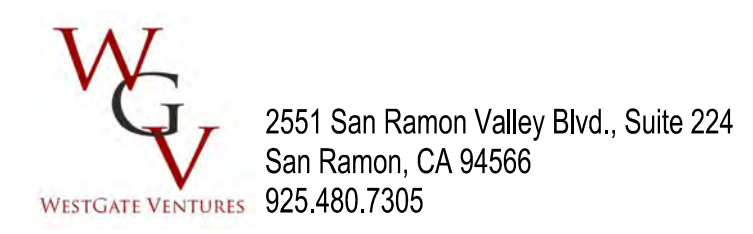
FIRST FLOOR PLAN



SQUARE FOOTAGES	
FIRST FLOOR	1137 SQ. FT.
SECOND FLOOR	1381 SQ. FT.
TOTAL LIVING	2518 SQ. FT.
2-CAR GARAGE	417 SQ. FT.

PLAN 1 PRAIRIE FLOOR PLANS
A02

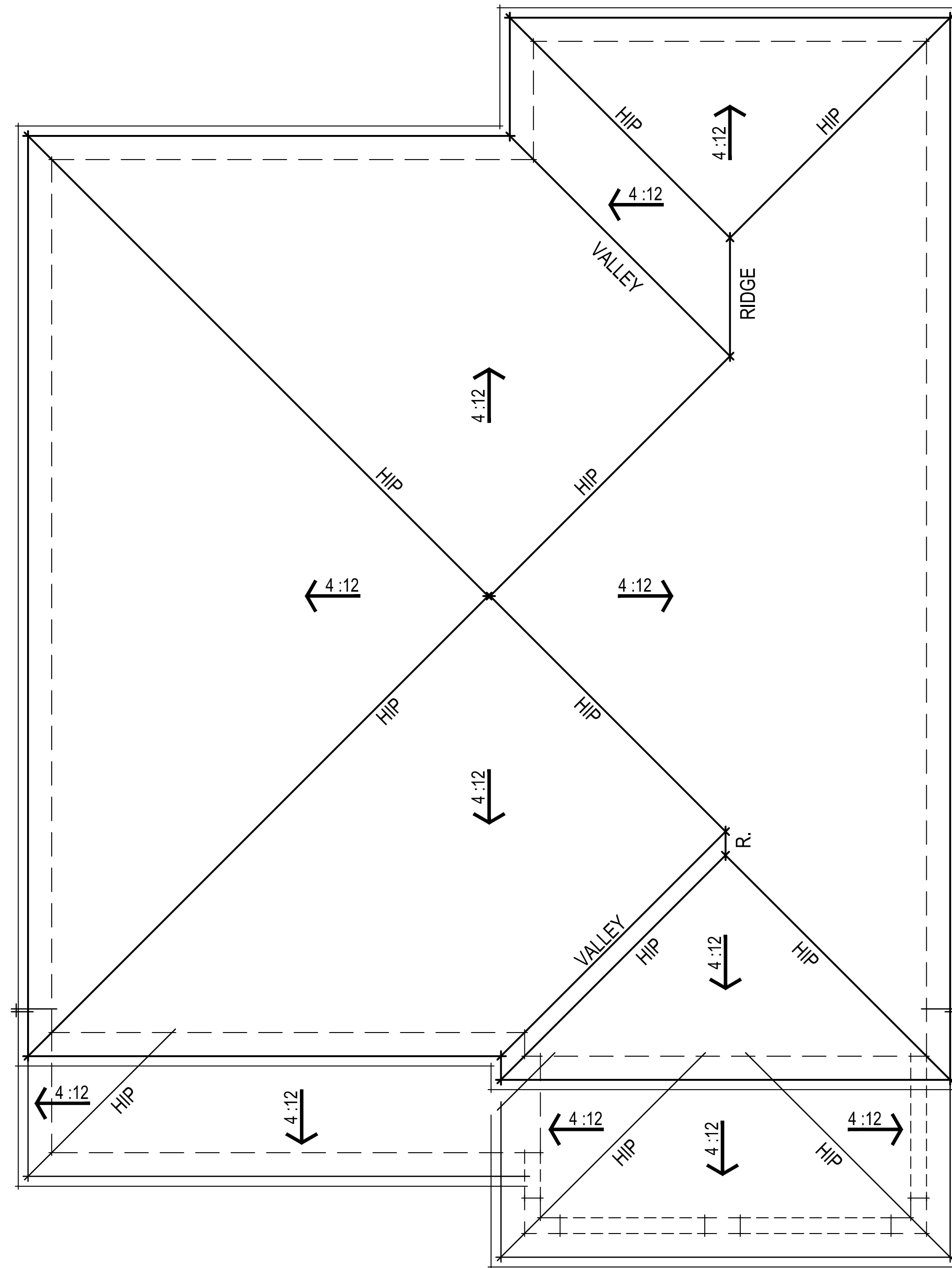
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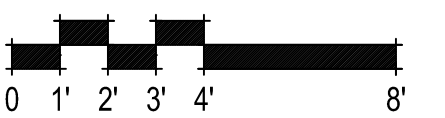
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PRAIRIE ROOF PLAN

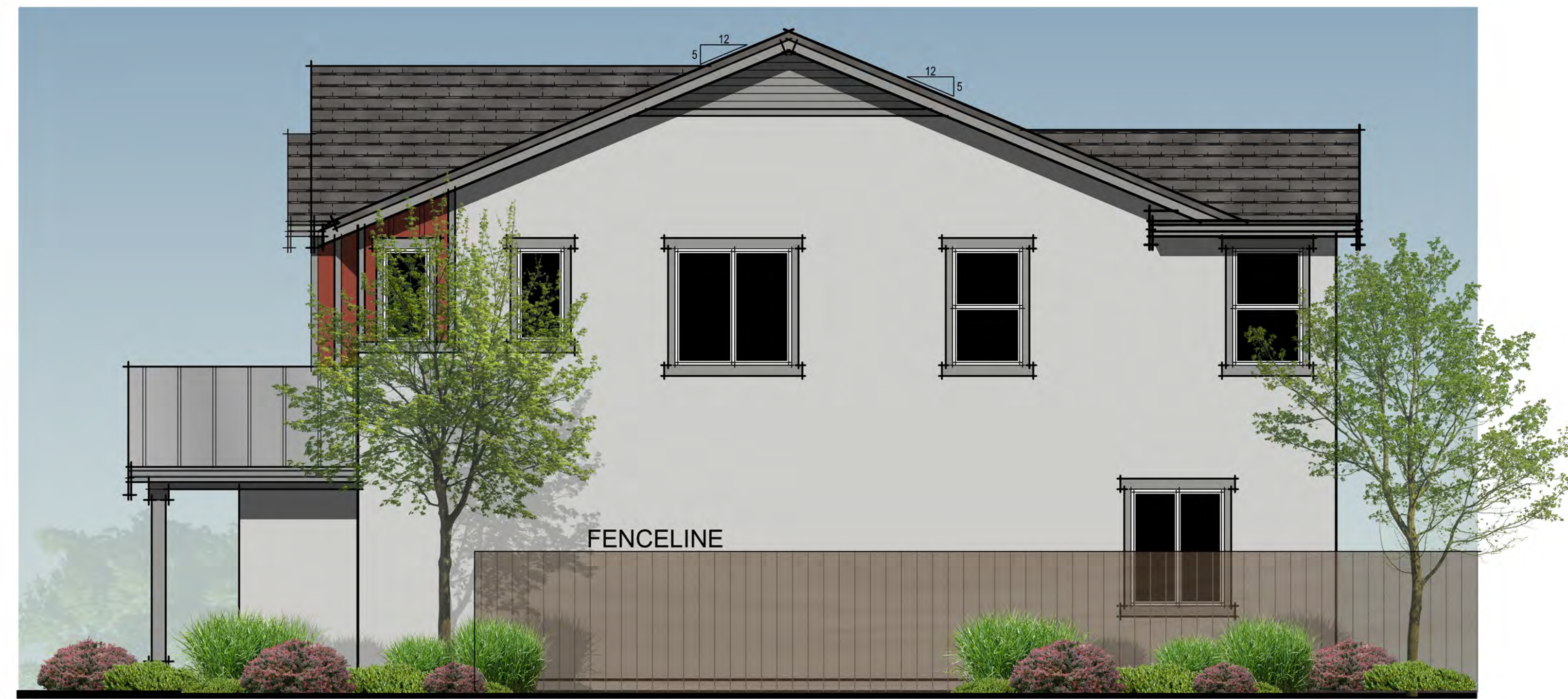


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PLAN 1 PRAIRIE ROOF PLAN
 A03



FARMHOUSE LEFT ELEVATION



FARMHOUSE RIGHT ELEVATION

MODERN FARMHOUSE ELEVATION

- STUCCO WALL FINISH
- STUCCO or FOAM
- WINDOW TRIM
- BOARD AND BATT SIDING
- WOOD WINDOW TRIM
- ASPHALT COMPOSITION SHINGLE ROOF
- METAL ROOF AT PORCH
- WOOD PORCH POSTS w/ WOOD TRIM



FARMHOUSE REAR ELEVATION



FARMHOUSE FRONT ELEVATION

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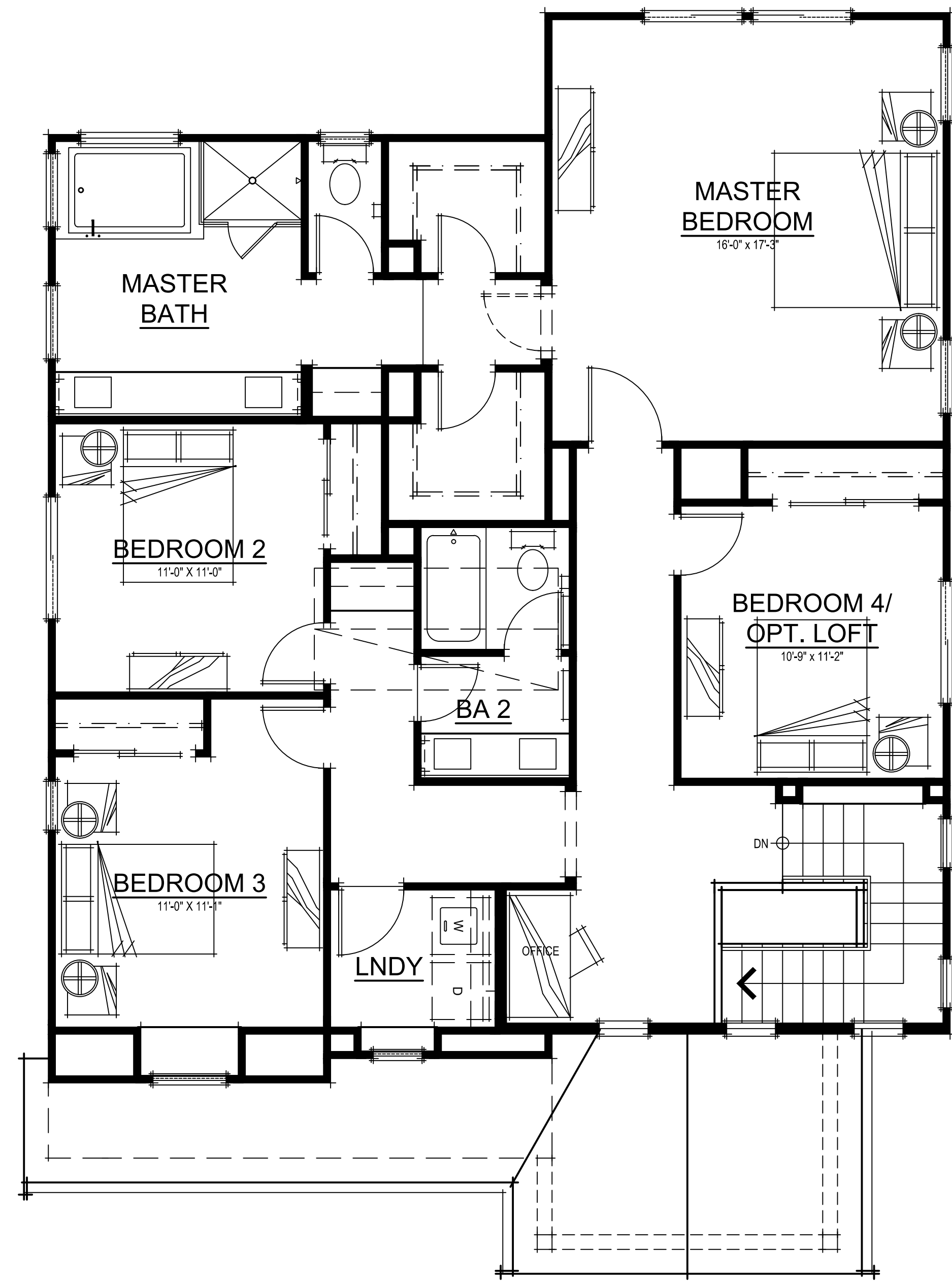
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PLAN 1 FARMHOUSE EXTERIOR ELEVATIONS

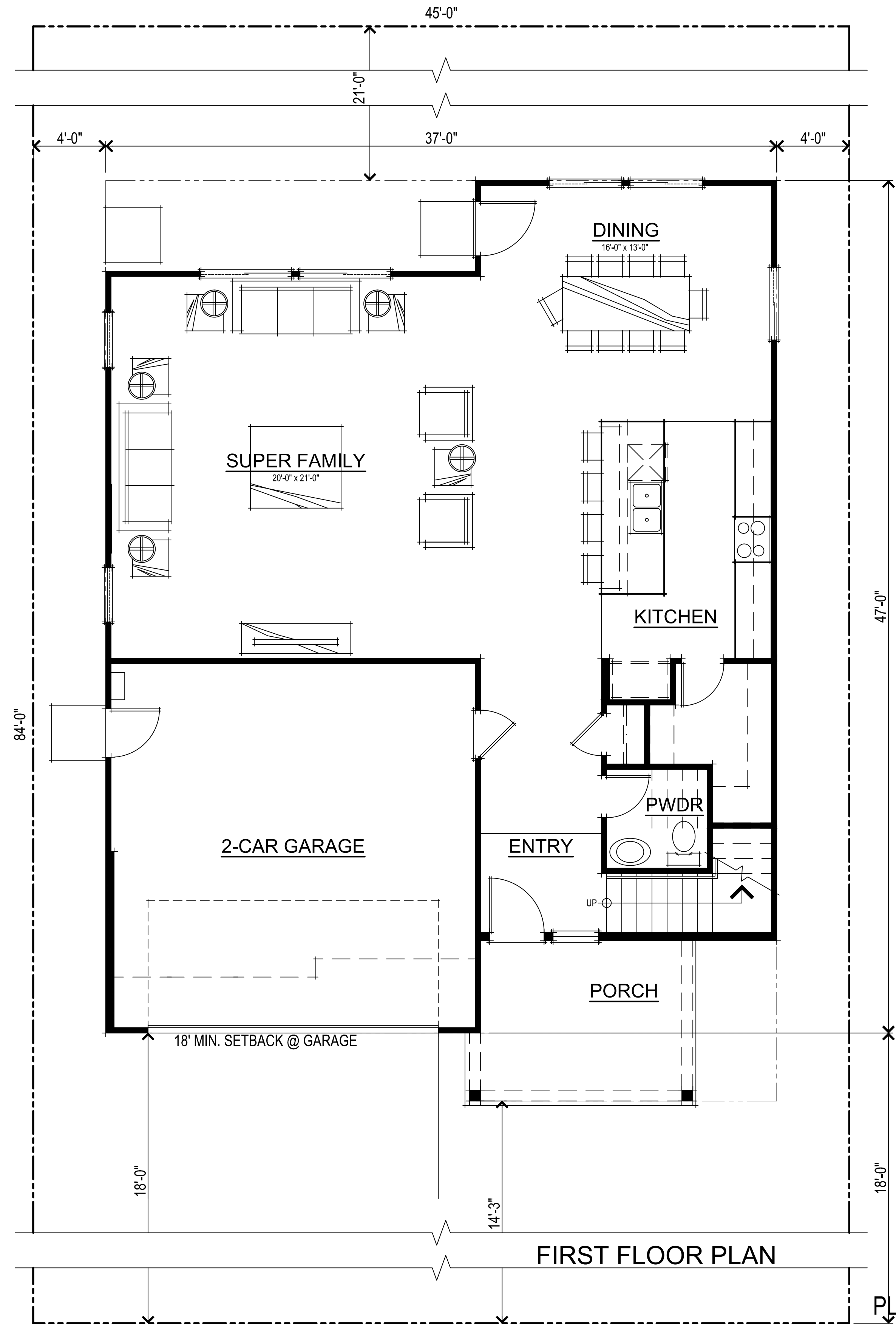
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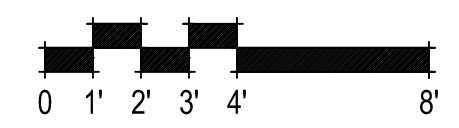


SECOND FLOOR PLAN



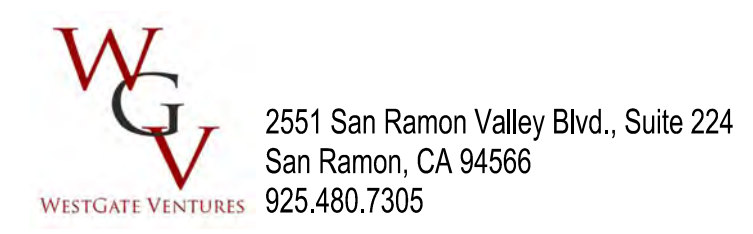
FIRST FLOOR PLAN

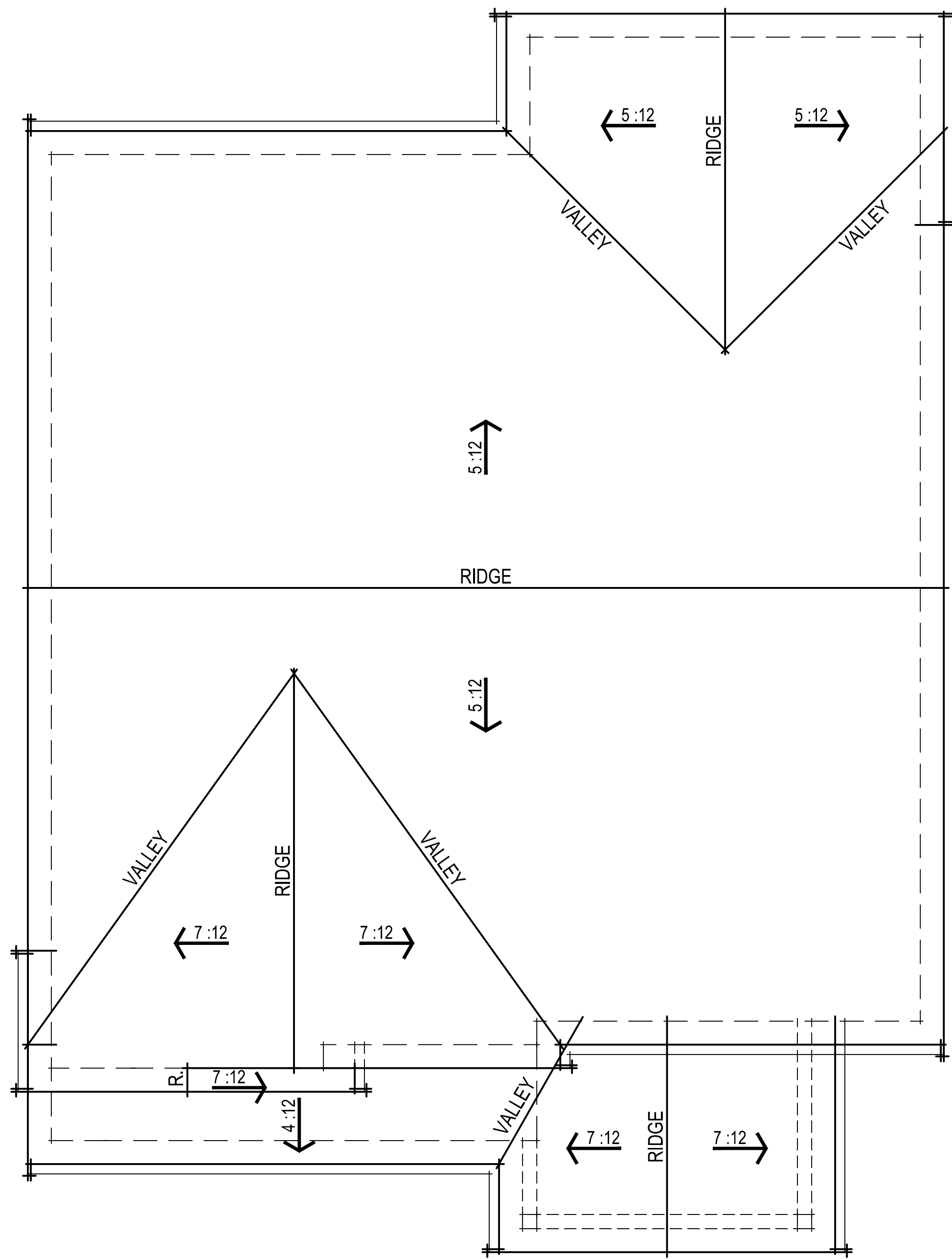
PLAN 1 FARMHOUSE FLOOR PLANS



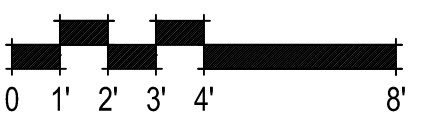
SQUARE FOOTAGES	
FIRST FLOOR	1137 SQ. FT.
SECOND FLOOR	1381 SQ. FT.
TOTAL LIVING	2518 SQ. FT.
2-CAR GARAGE	417 SQ. FT.

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FARMHOUSE ROOF PLAN

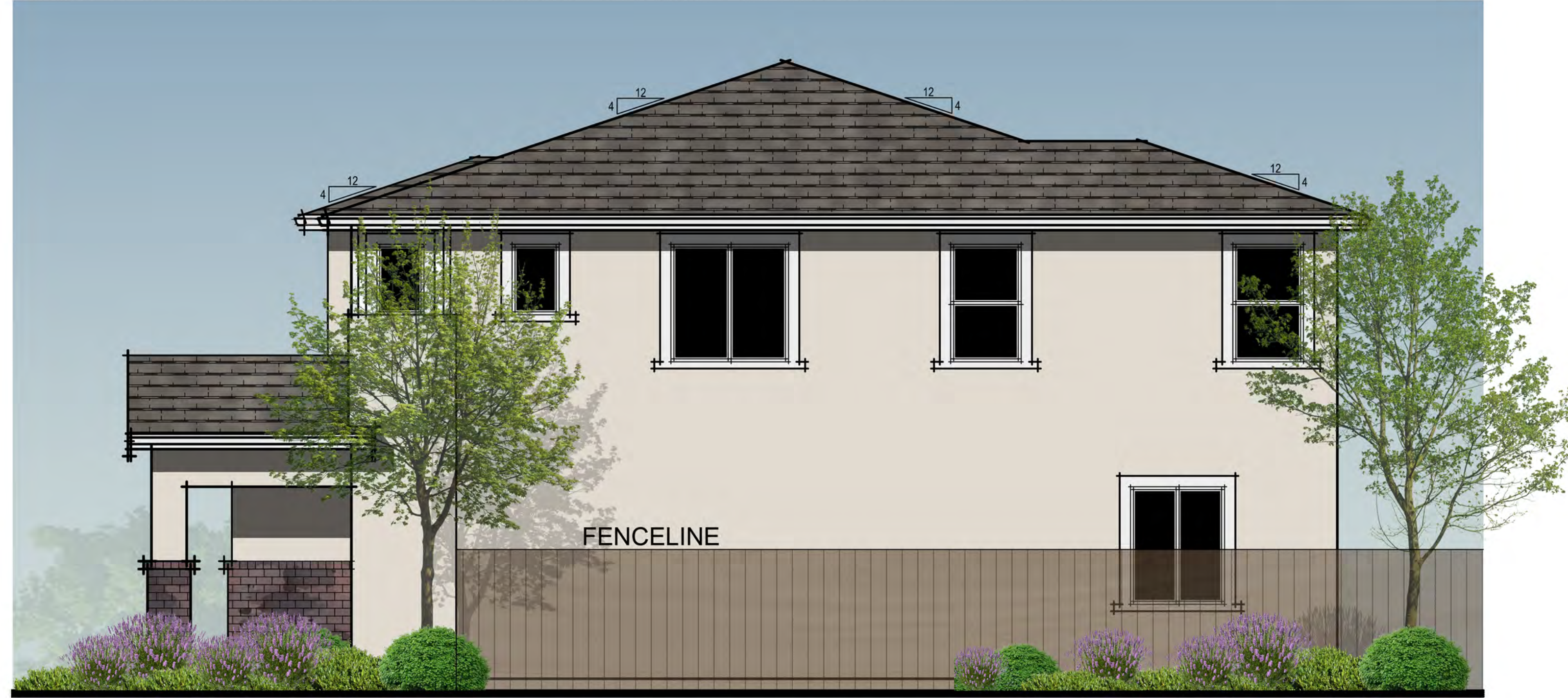


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PLAN 1 FARMHOUSE ROOF PLAN
 A06



ORINDA RANCH LEFT ELEVATION



ORINDA RANCH RIGHT ELEVATION

ORINDA RANCH ELEVATION

- STUCCO WALL FINISH
- STUCCO or FOAM
- WINDOW TRIM
- BOARD AND BATT SIDING
- WOOD WINDOW TRIM
- CONCRETE ROOF TILES
- STUCCO PORCH
- COLUMNS w/ BRICK VENEER



ORINDA RANCH REAR ELEVATION



ORINDA RANCH FRONT ELEVATION

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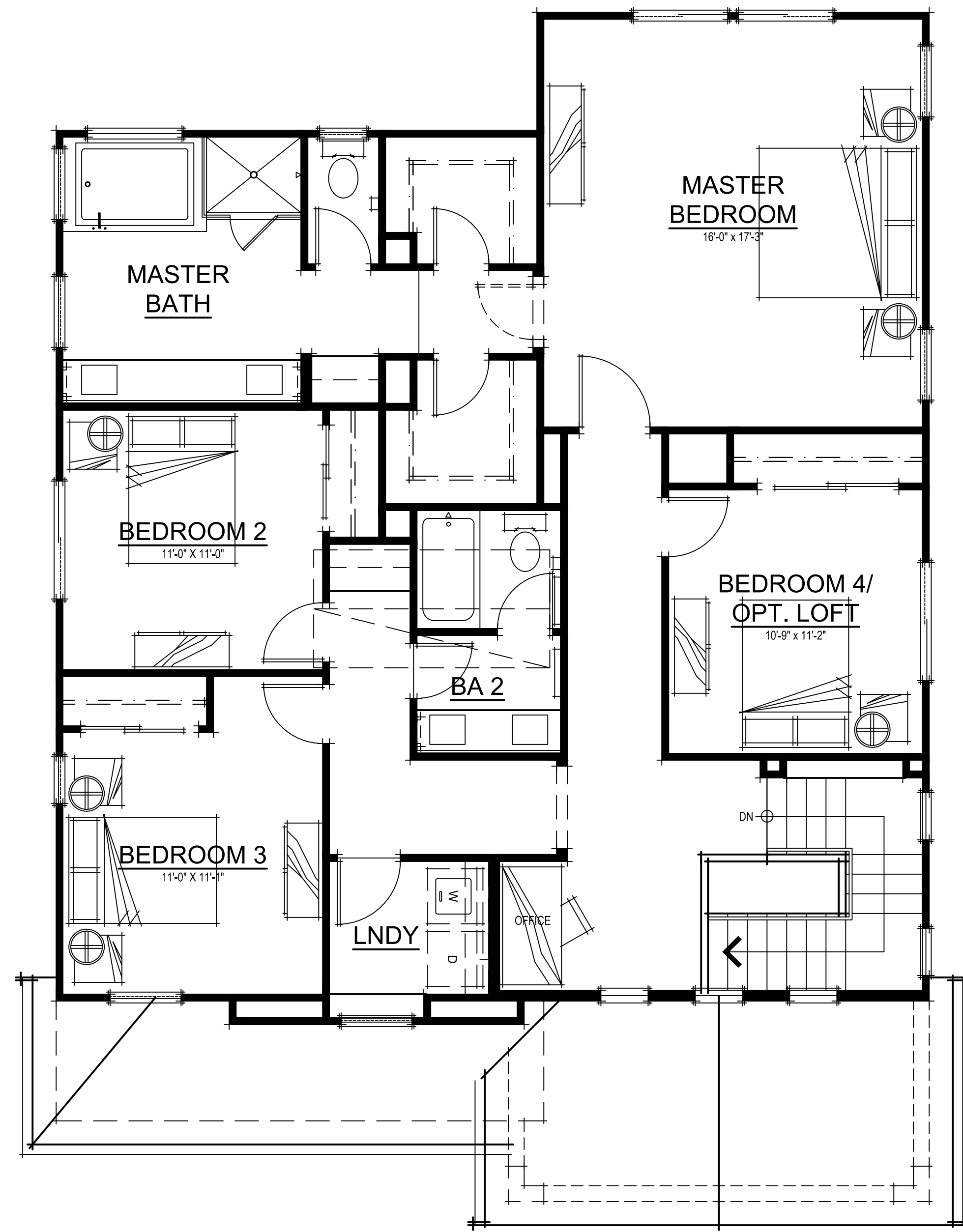


PLAN 1 ORINDA RANCH EXTERIOR ELEVATIONS

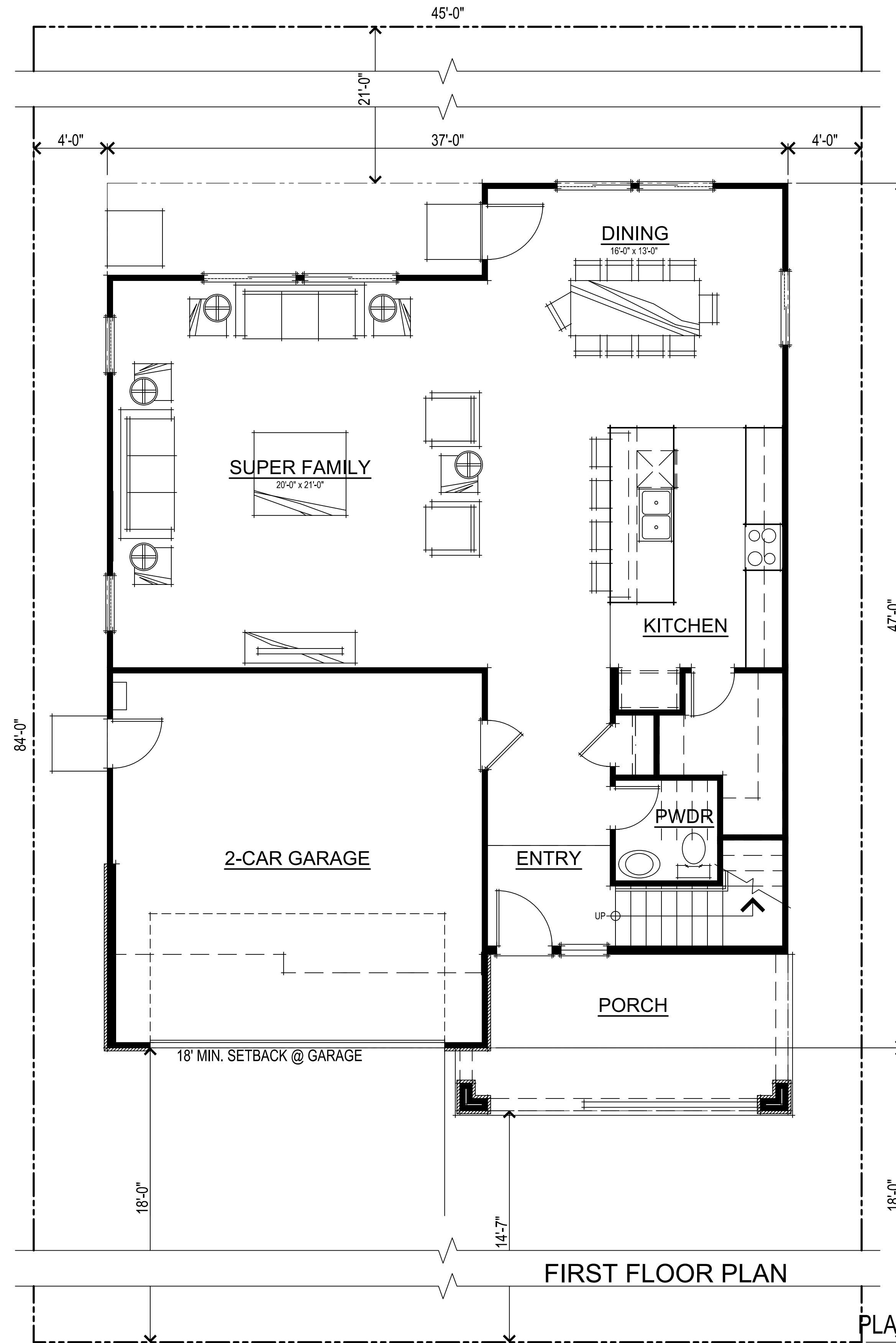
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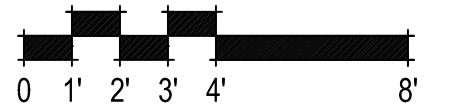


SECOND FLOOR PLAN



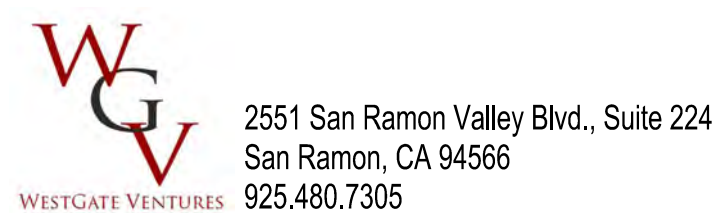
FIRST FLOOR PLAN

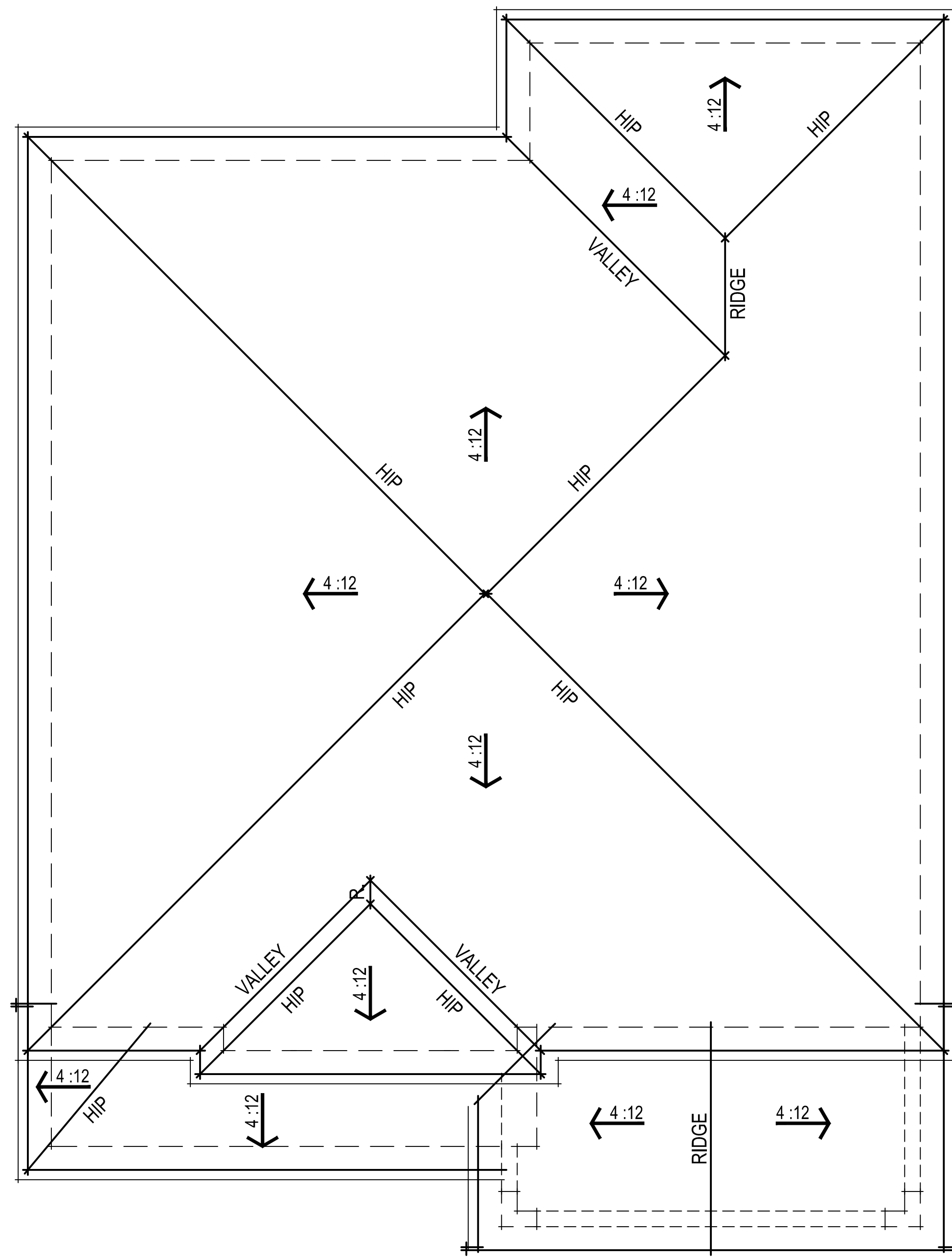
PLAN 1 ORINDA RANCH FLOOR PLANS



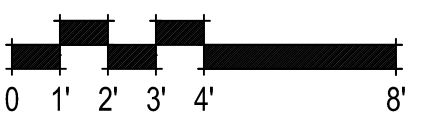
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2-CAR GARAGE	417 SQ. FT.

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ORINDA RANCH ROOF PLAN

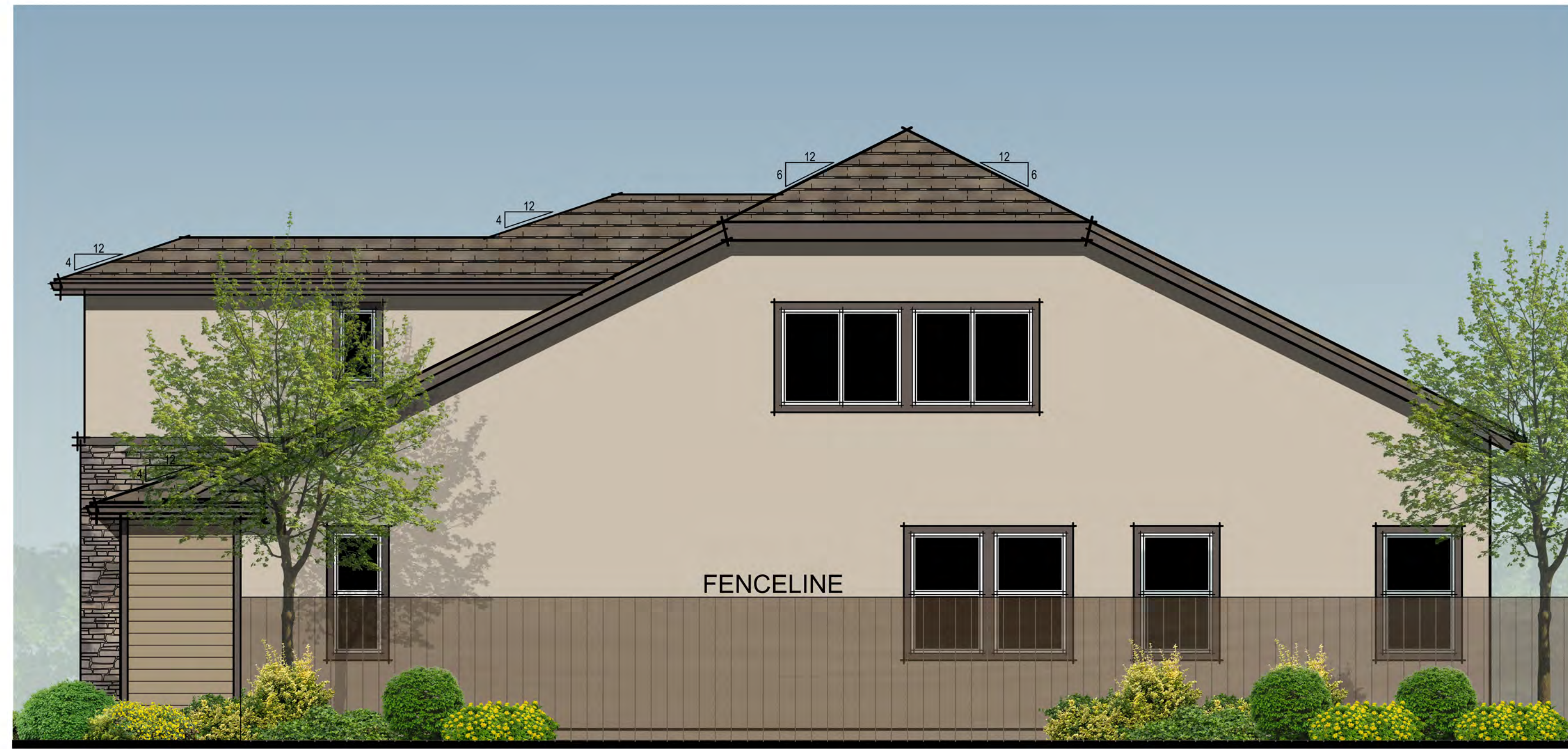


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PLAN 1 ORINDA RANCH ROOF PLAN
 A09



PRAIRIE LEFT ELEVATION



PRAIRIE RIGHT ELEVATION

PRAIRIE ELEVATION

- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- STUCCO or FOAM
- WINDOW TRIM
- CONCRETE ROOF TILES
- STONE VENEER COLUMNS



PRAIRIE REAR ELEVATION



PRAIRIE FRONT ELEVATION

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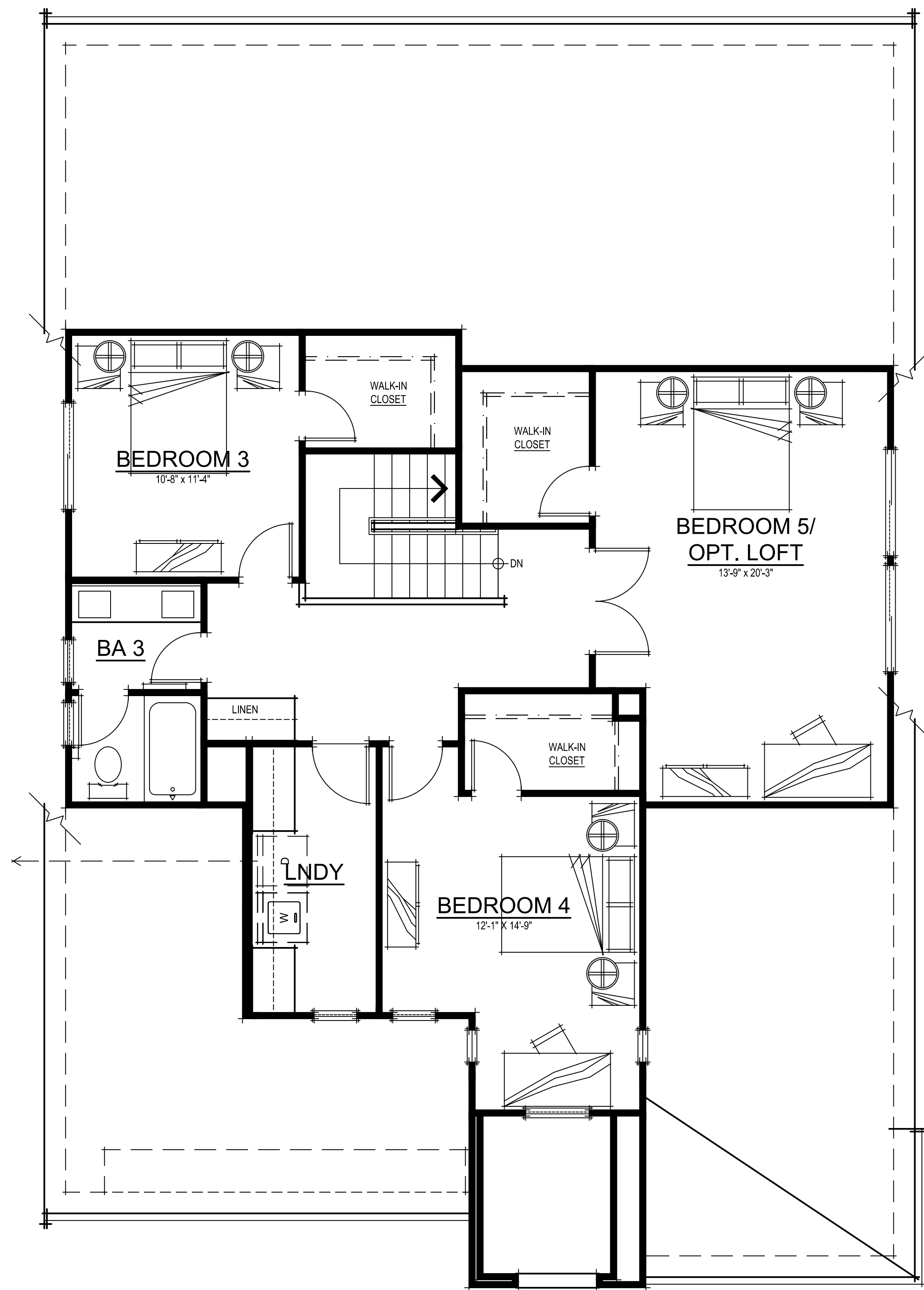


PLAN 2 PRAIRIE EXTERIOR ELEVATIONS

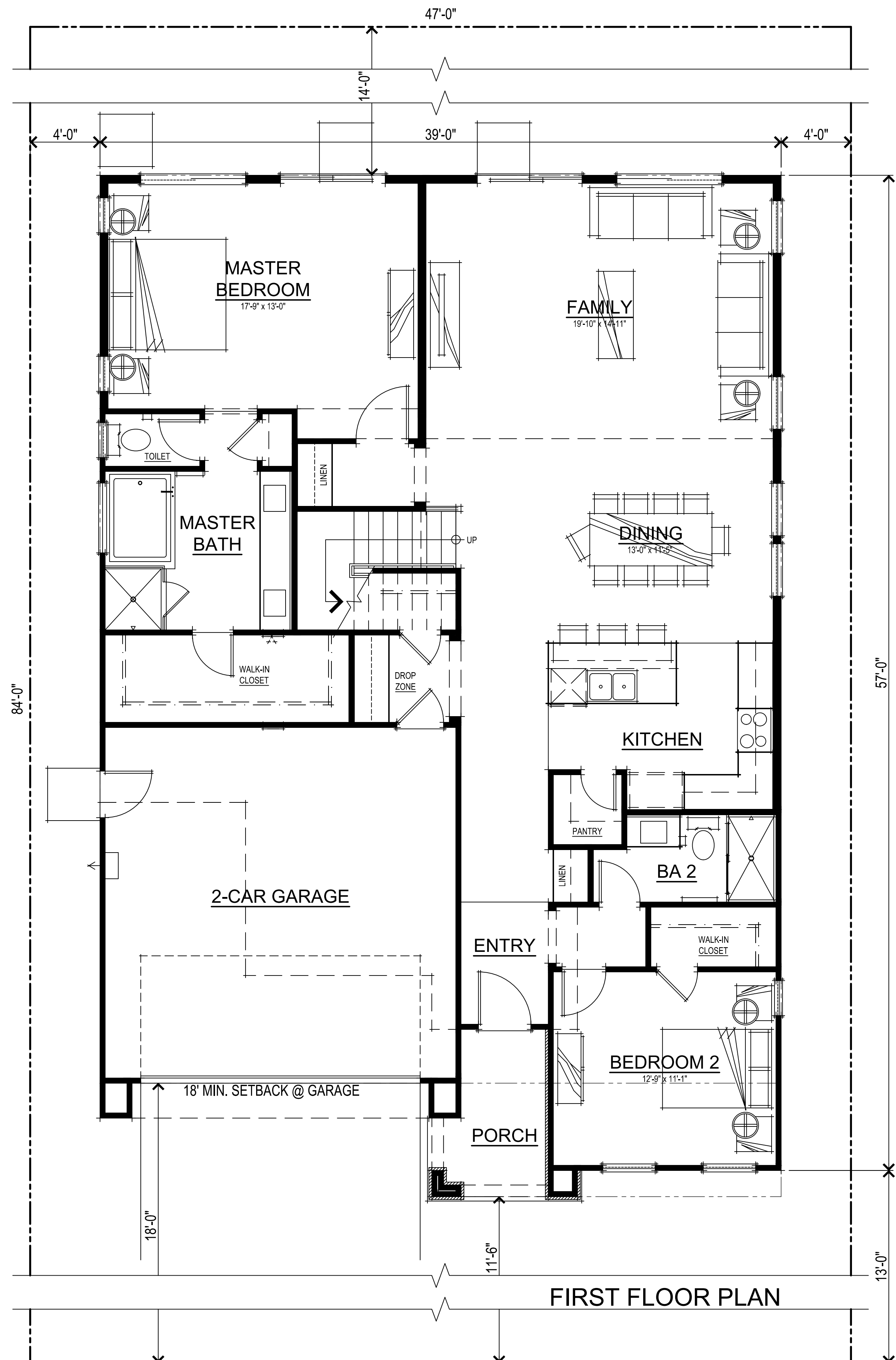
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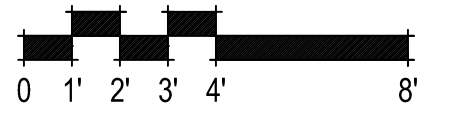




SECOND FLOOR PLAN



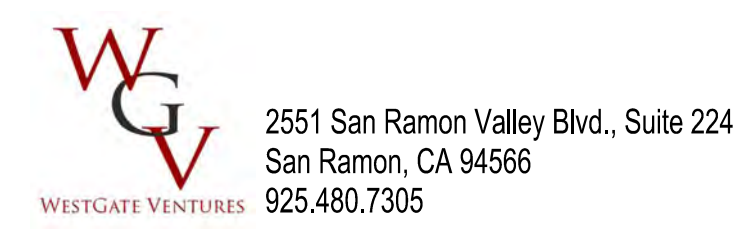
FIRST FLOOR PLAN

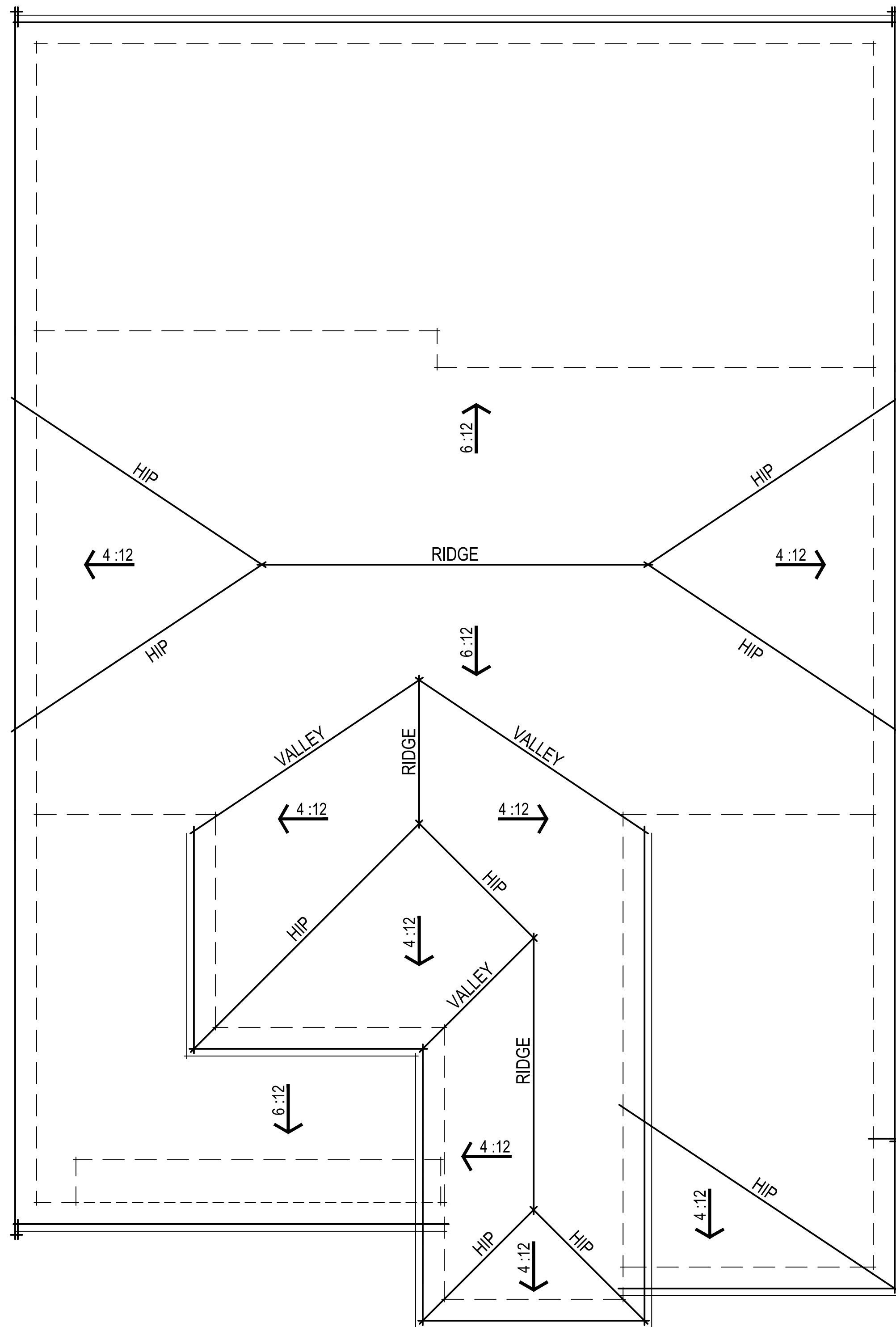


SQUARE FOOTAGES	
FIRST FLOOR	1663 SQ. FT.
SECOND FLOOR	1024 SQ. FT.
TOTAL LIVING	2687 SQ. FT.
2-CAR GARAGE	416 SQ. FT.

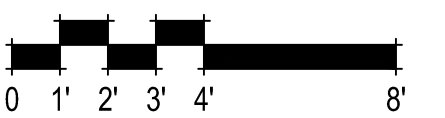
PLAN 2 PRAIRIE FLOOR PLANS
A11

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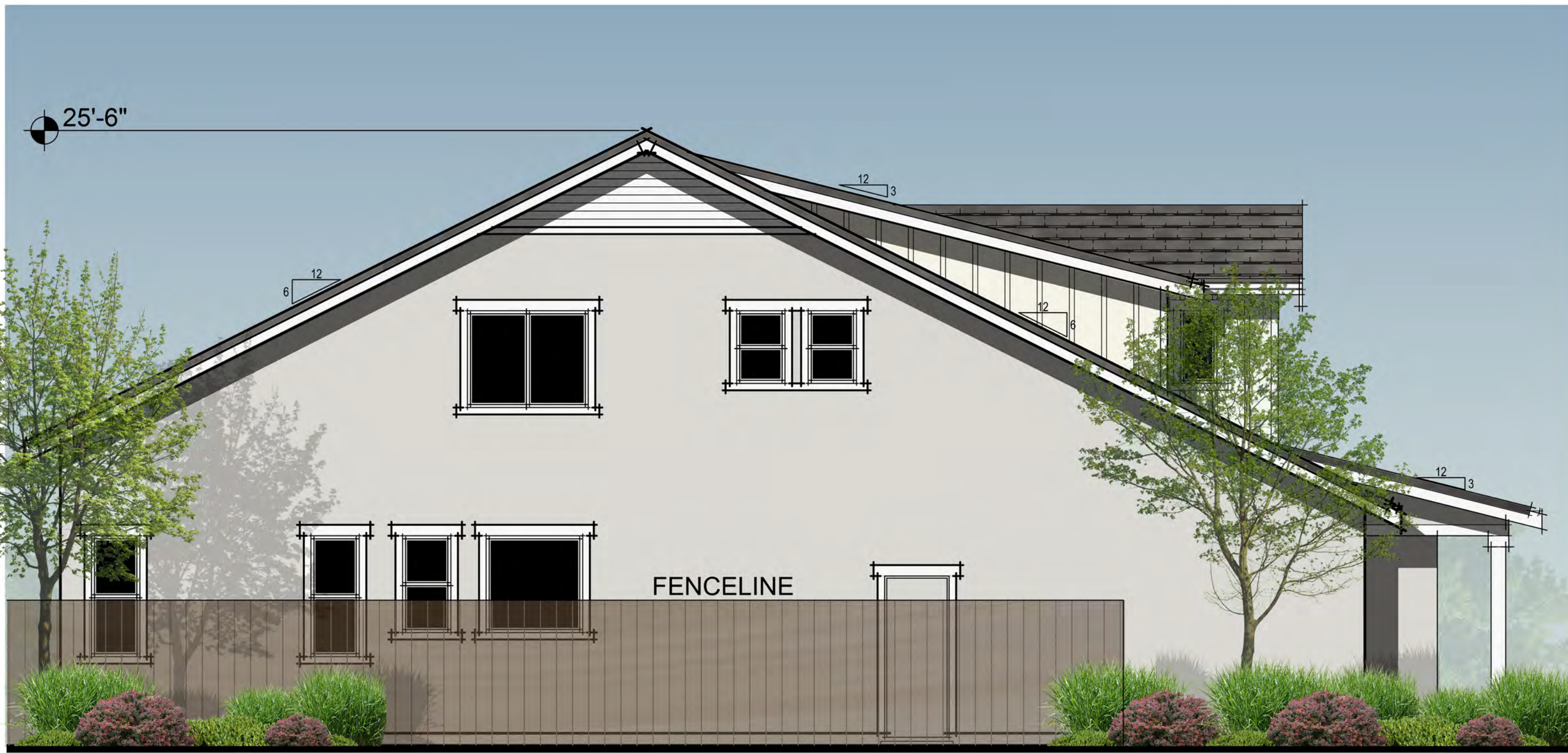


PRAIRIE ROOF PLAN

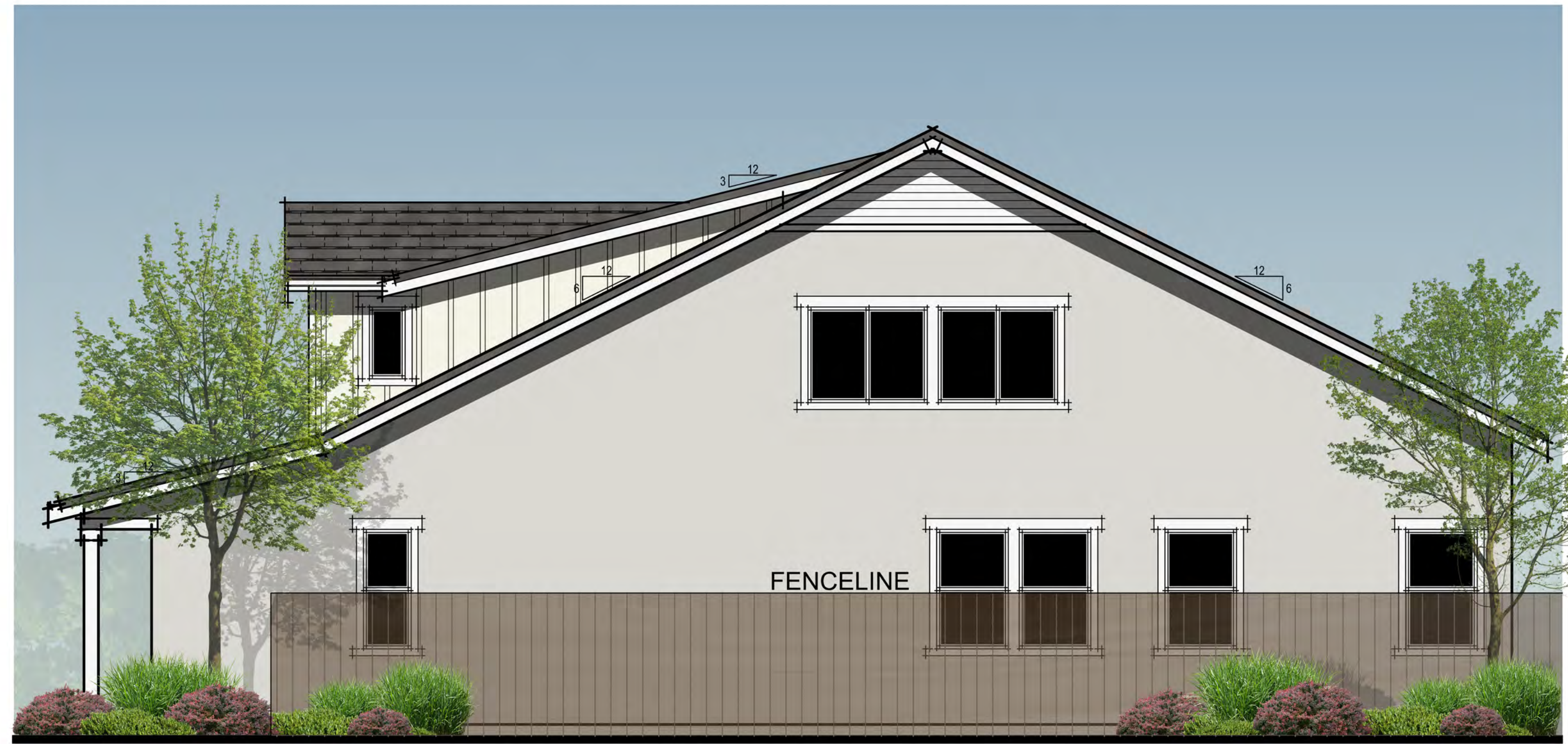


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PLAN 2 PRAIRIE ROOF PLAN
 A12



FARMHOUSE LEFT ELEVATION



FARMHOUSE RIGHT ELEVATION

MODERN FARMHOUSE ELEVATION

- STUCCO WALL FINISH
- STUCCO or FOAM
- WINDOW TRIM
- BOARD AND BATT SIDING
- WOOD WINDOW TRIM
- ASPHALT COMPOSITION SHINGLE ROOF
- METAL ROOF AT PORCH
- WOOD PORCH POSTS w/ WOOD TRIM



FARMHOUSE REAR ELEVATION



FARMHOUSE FRONT ELEVATION

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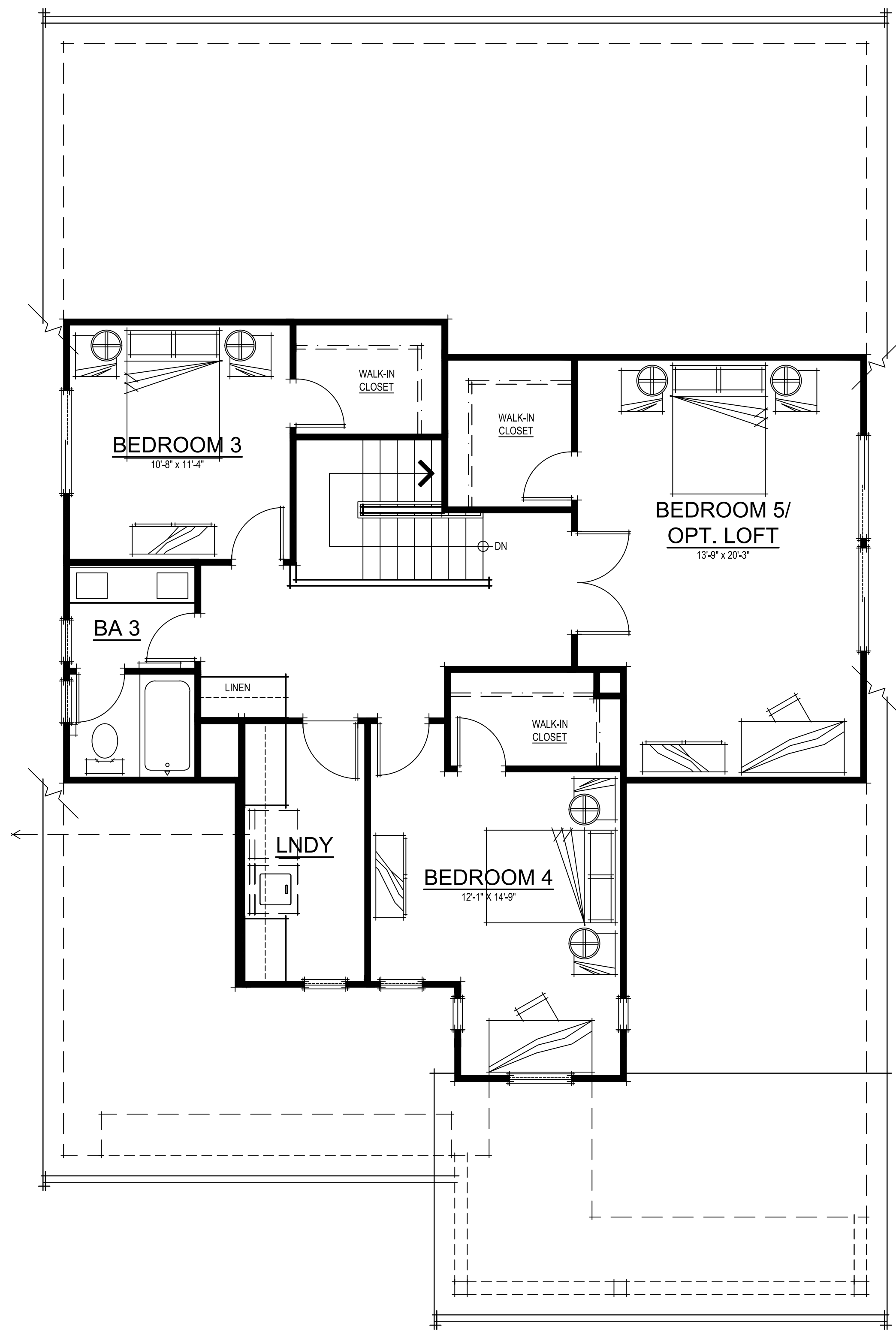


PLAN 2 FARMHOUSE EXTERIOR ELEVATIONS

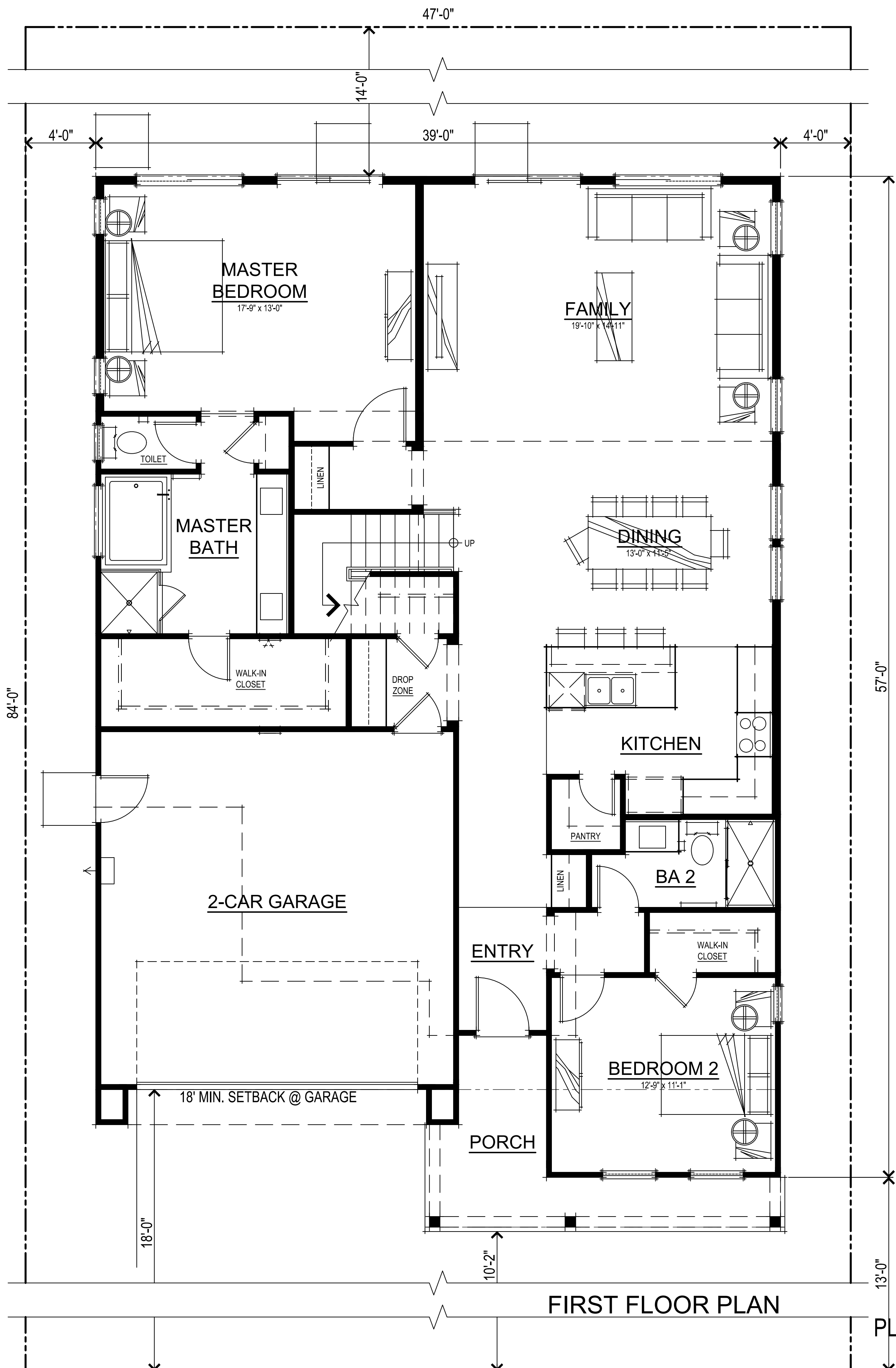
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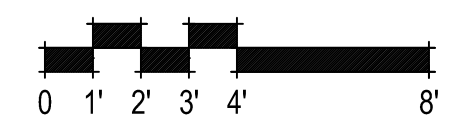


SECOND FLOOR PLAN



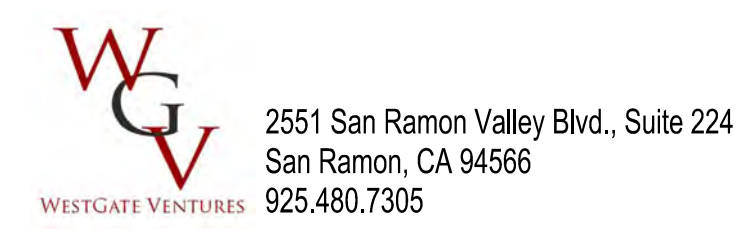
FIRST FLOOR PLAN

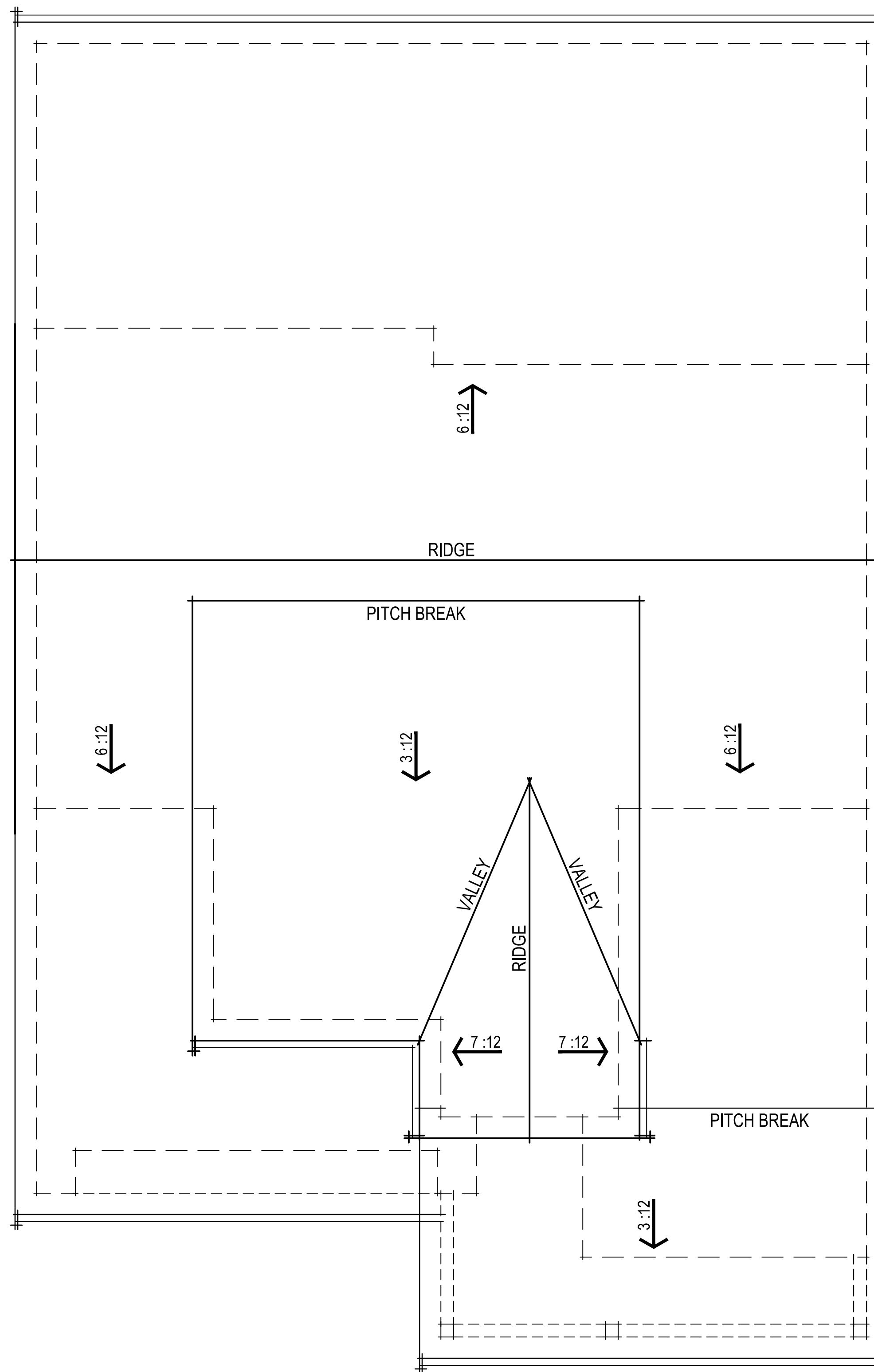
PLAN 2 FARMHOUSE FLOOR PLANS



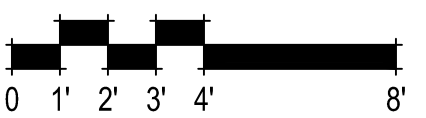
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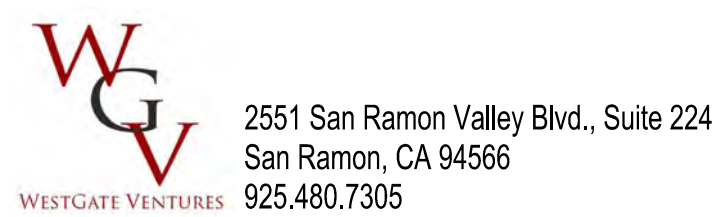
FARMHOUSE ROOF PLAN

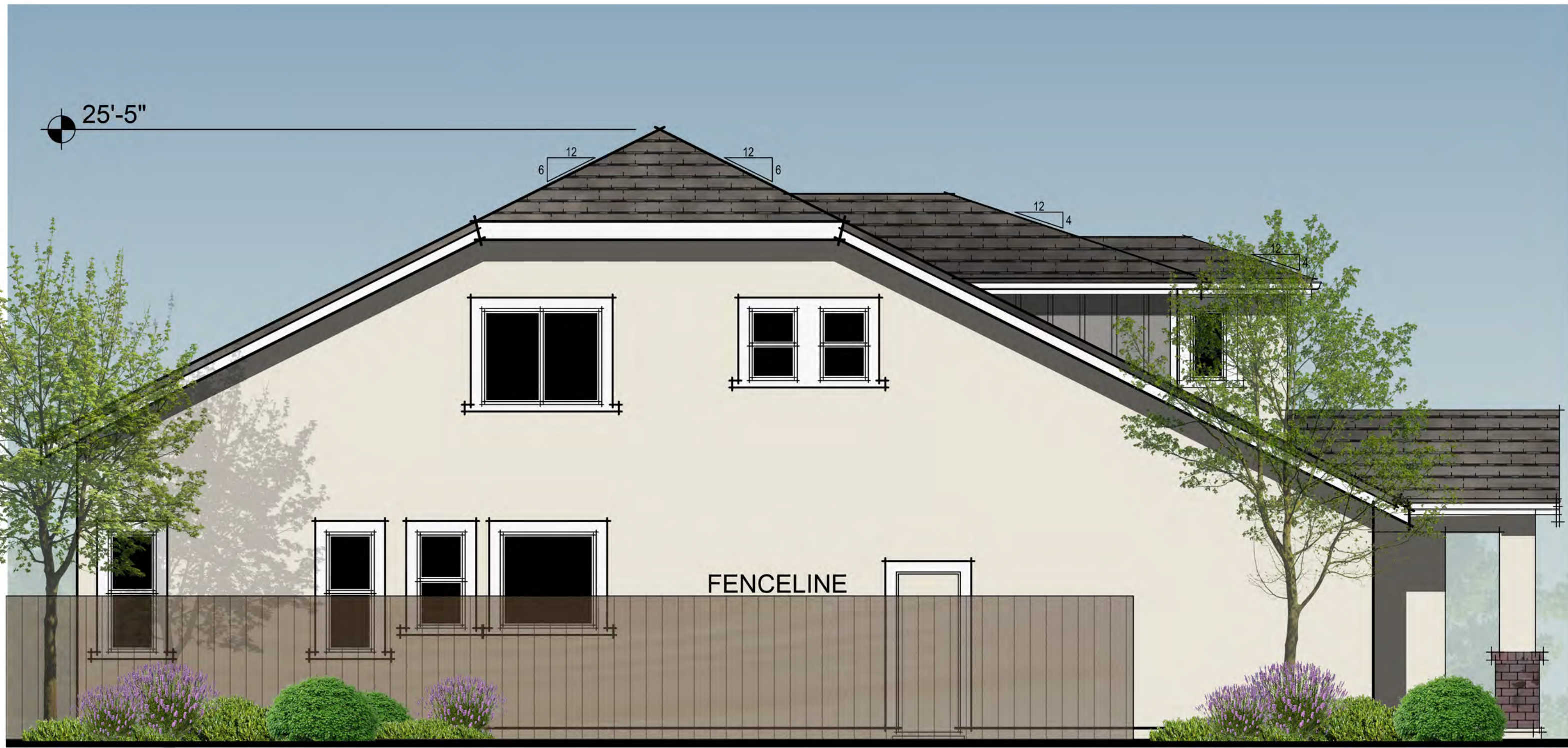


PLAN 2 FARMHOUSE ROOF PLAN

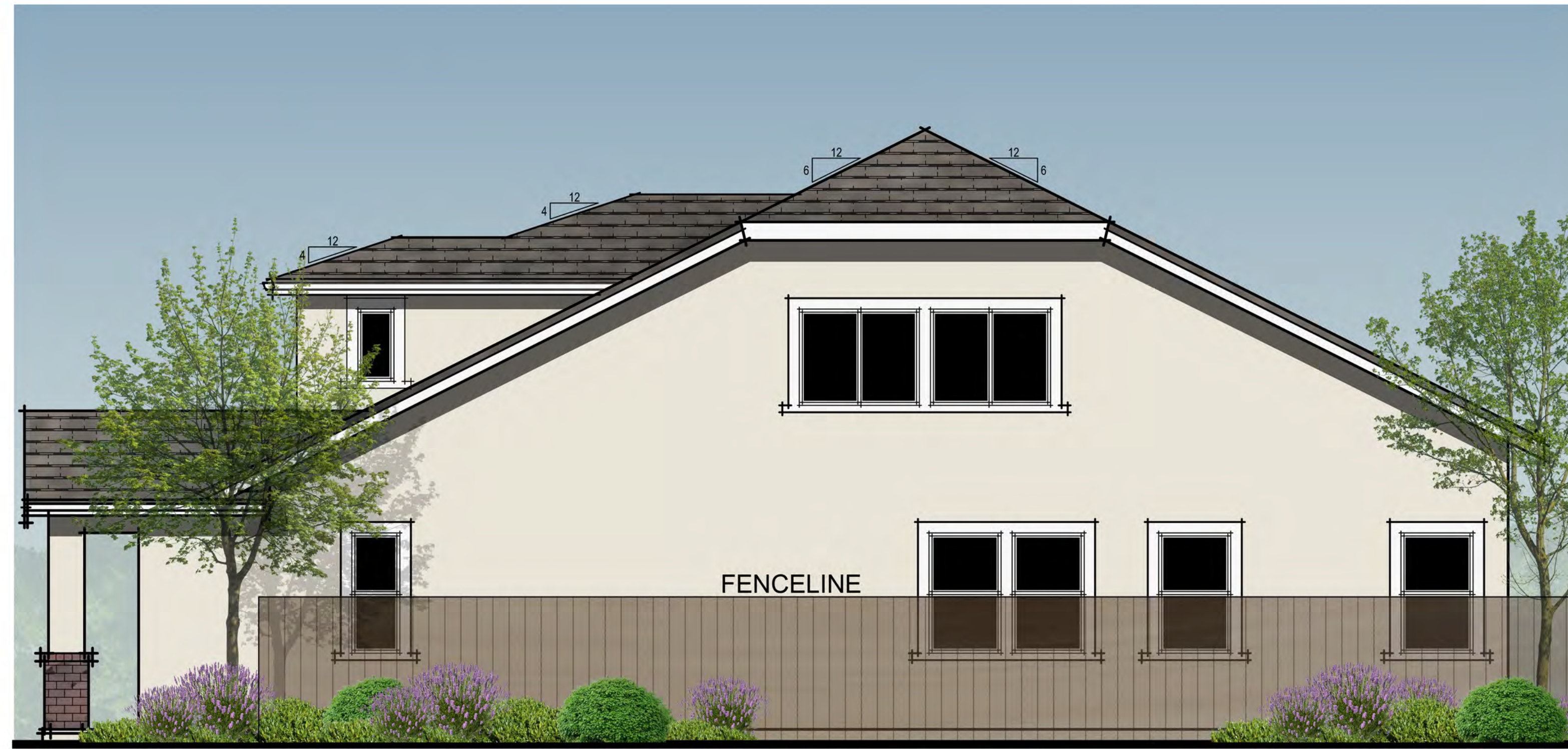
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ORINDA RANCH LEFT ELEVATION



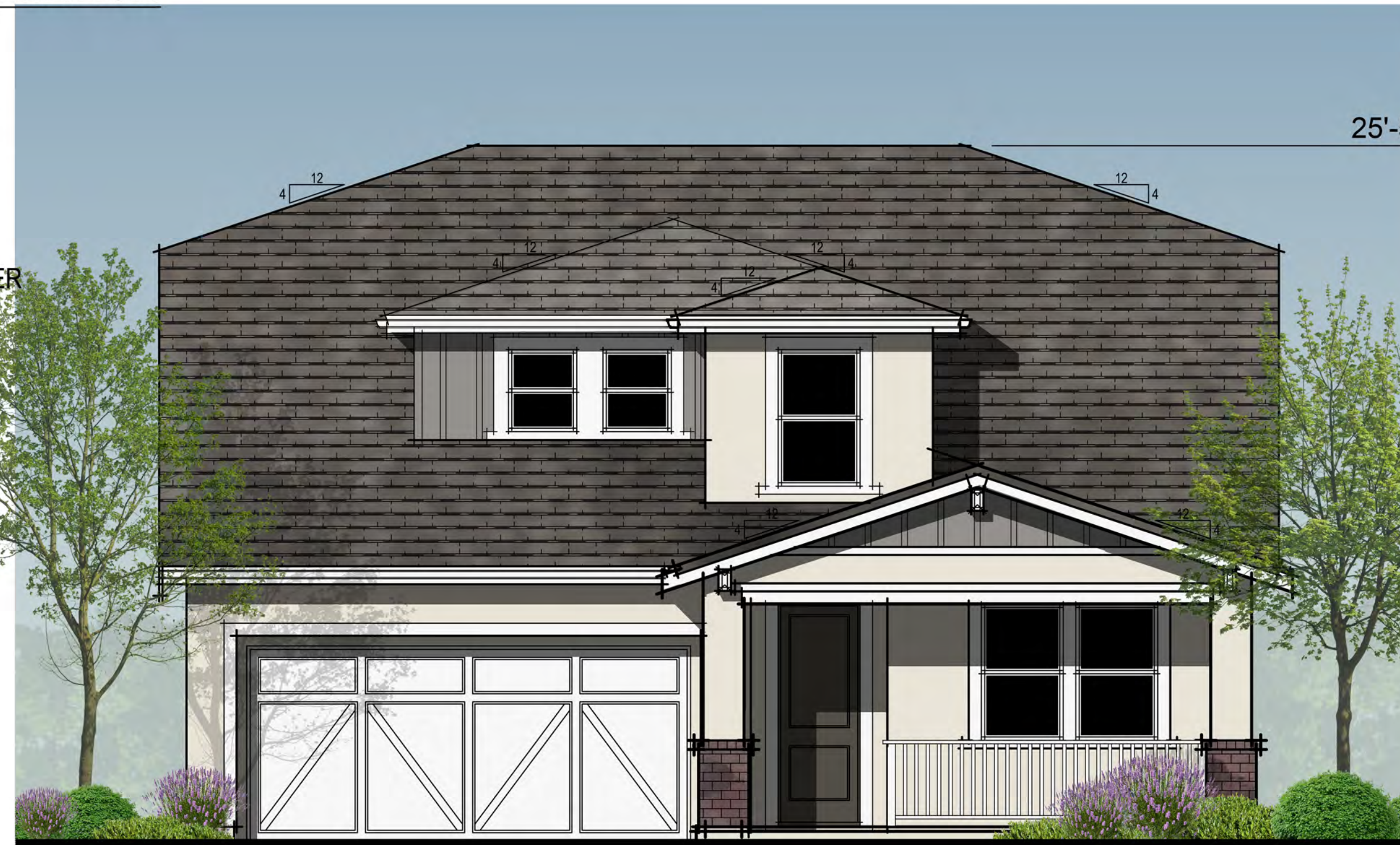
ORINDA RANCH RIGHT ELEVATION

ORINDA RANCH ELEVATION

- STUCCO WALL FINISH
- STUCCO or FOAM
- WINDOW TRIM
- BOARD AND BATT SIDING
- WOOD WINDOW TRIM
- CONCRETE ROOF TILES
- STUCCO PORCH
- COLUMNS w/ BRICK VENEER



ORINDA RANCH REAR ELEVATION



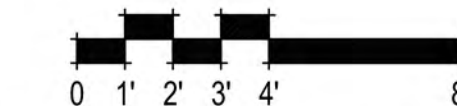
ORINDA RANCH FRONT ELEVATION

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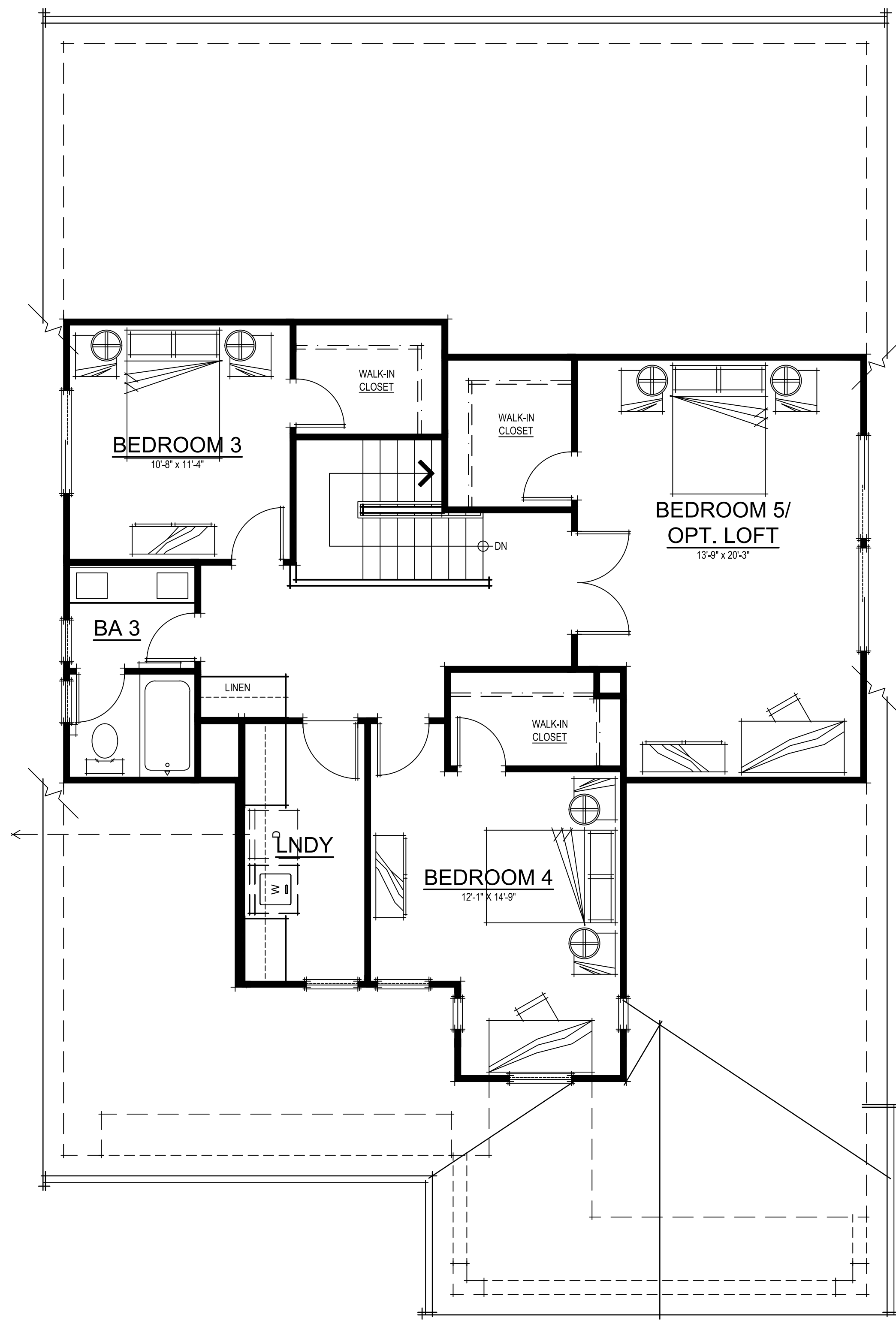
PLAN 2 ORINDA RANCH EXTERIOR ELEVATIONS



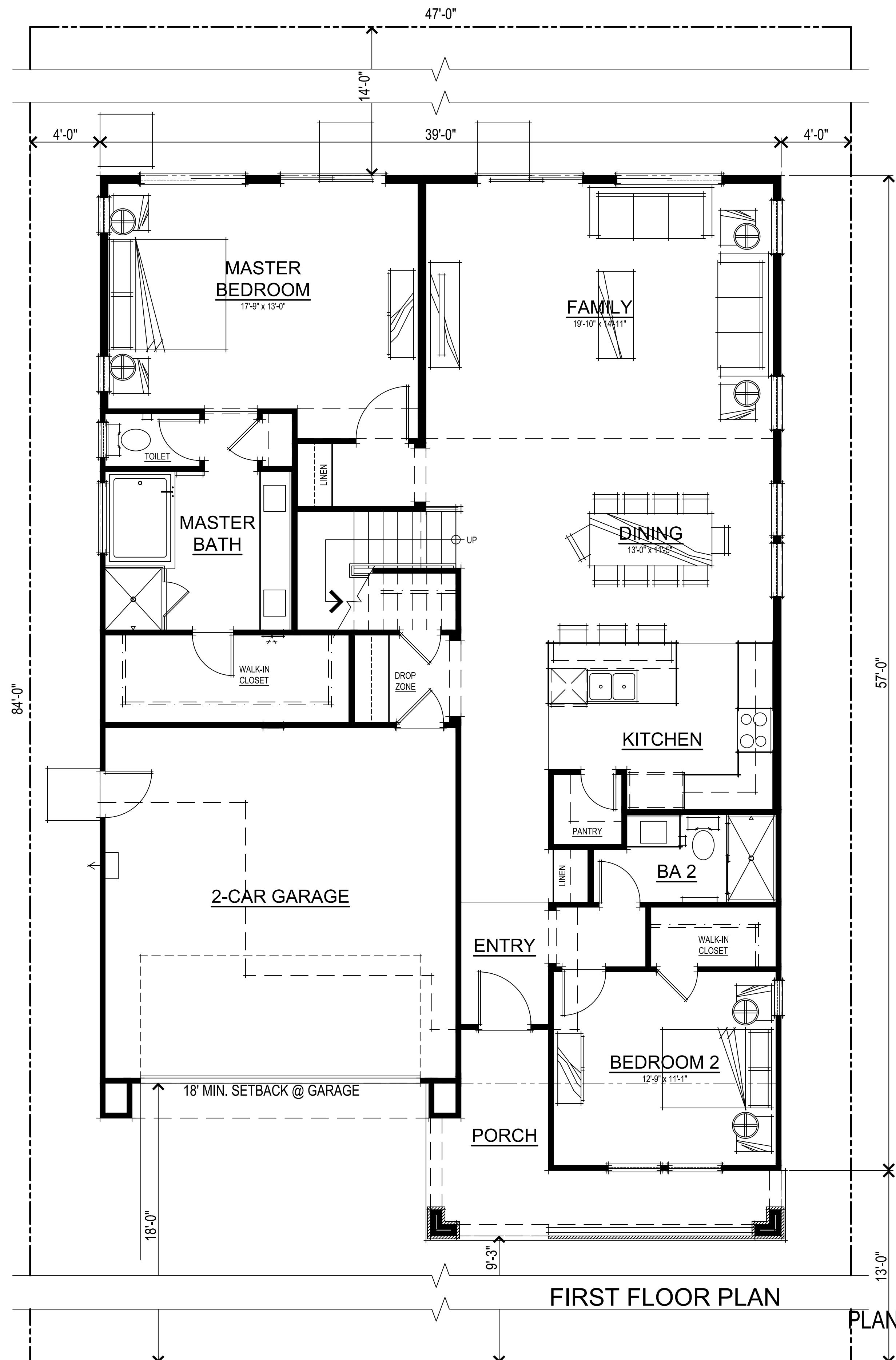
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SECOND FLOOR PLAN



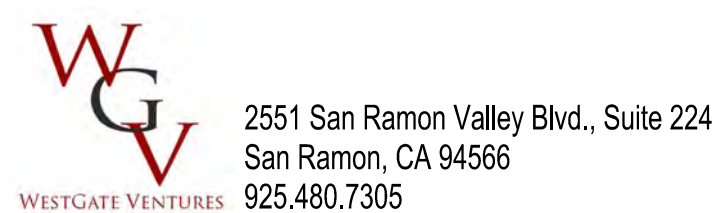
FIRST FLOOR PLAN

0 1' 2' 3' 4' 8'

SQUARE FOOTAGES	
FIRST FLOOR	1663 SQ. FT.
SECOND FLOOR	1024 SQ. FT.
TOTAL LIVING	2687 SQ. FT.
2-CAR GARAGE	416 SQ. FT.

PLAN 2 ORINDA RANCH FLOOR PLANS
A17

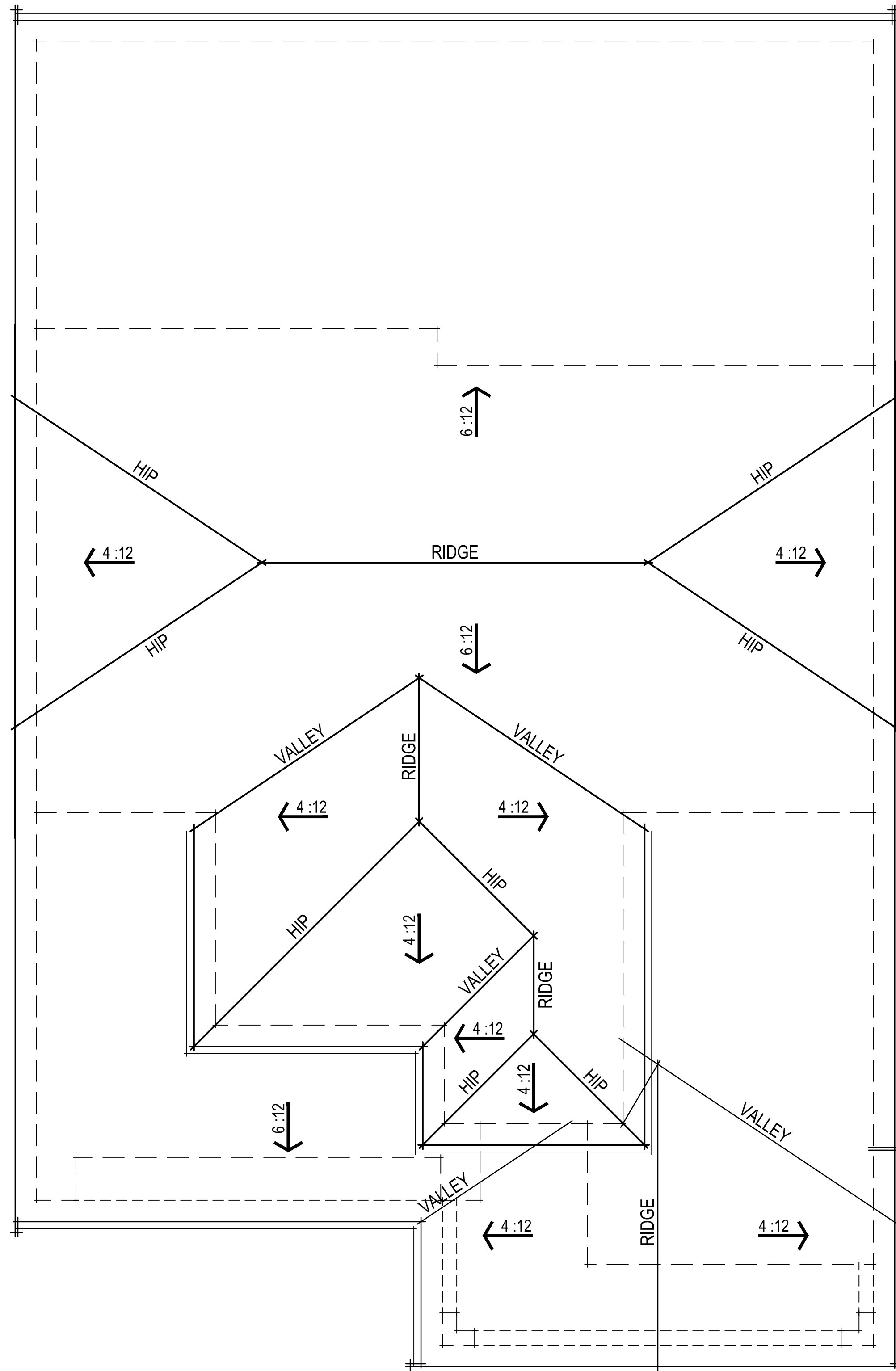
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January 7, 2022



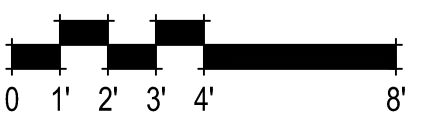
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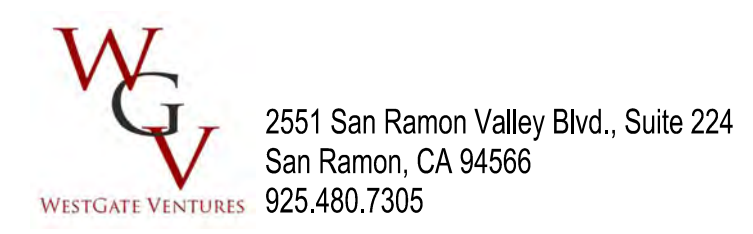


ORINDA RANCH ROOF PLAN



PLAN 2 ORINDA RANCH ROOF PLAN
A18

367.003 Honey/Creekside
Oakley, CA
January 7, 2022





PRAIRIE LEFT ELEVATION



PRAIRIE RIGHT ELEVATION

PRAIRIE ELEVATION

- HORIZONTAL SIDING
- WOOD WINDOW TRIM
- STUCCO or FOAM WINDOW TRIM
- CONCRETE ROOF TILES
- WOOD PORCH COLUMNS w/ STONE VENEER



PRAIRIE REAR ELEVATION



PRAIRIE FRONT ELEVATION

367.003 Honey/Creekside
Oakley, CA
January 7, 2022

WG
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925.480.7305

NUVERA
HOMES
7041 Koll Center Pkwy, Suite 170 | Pleasanton, CA 94566
925.309.8888

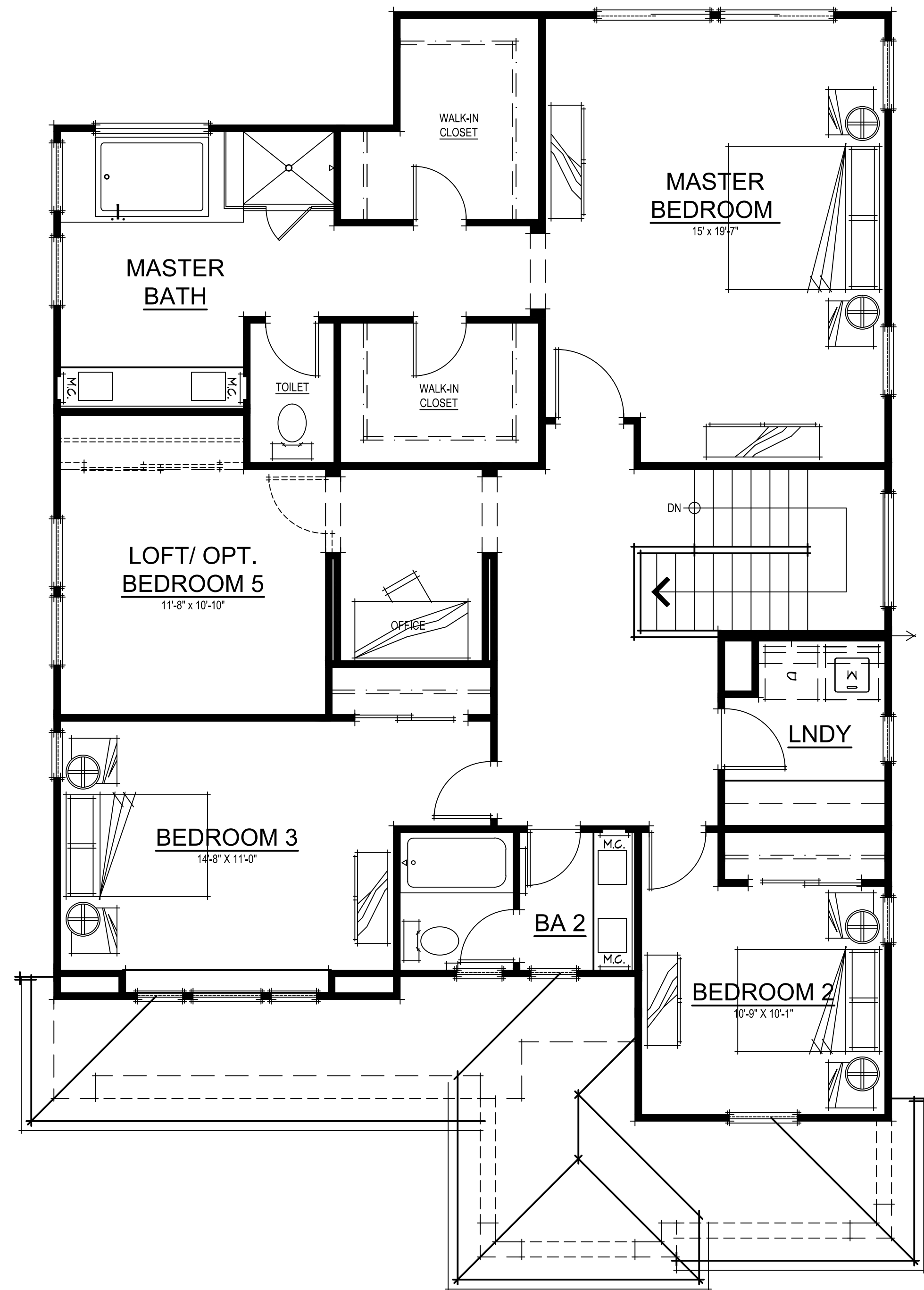
PLAN 3 PRAIRIE EXTERIOR ELEVATIONS

A19

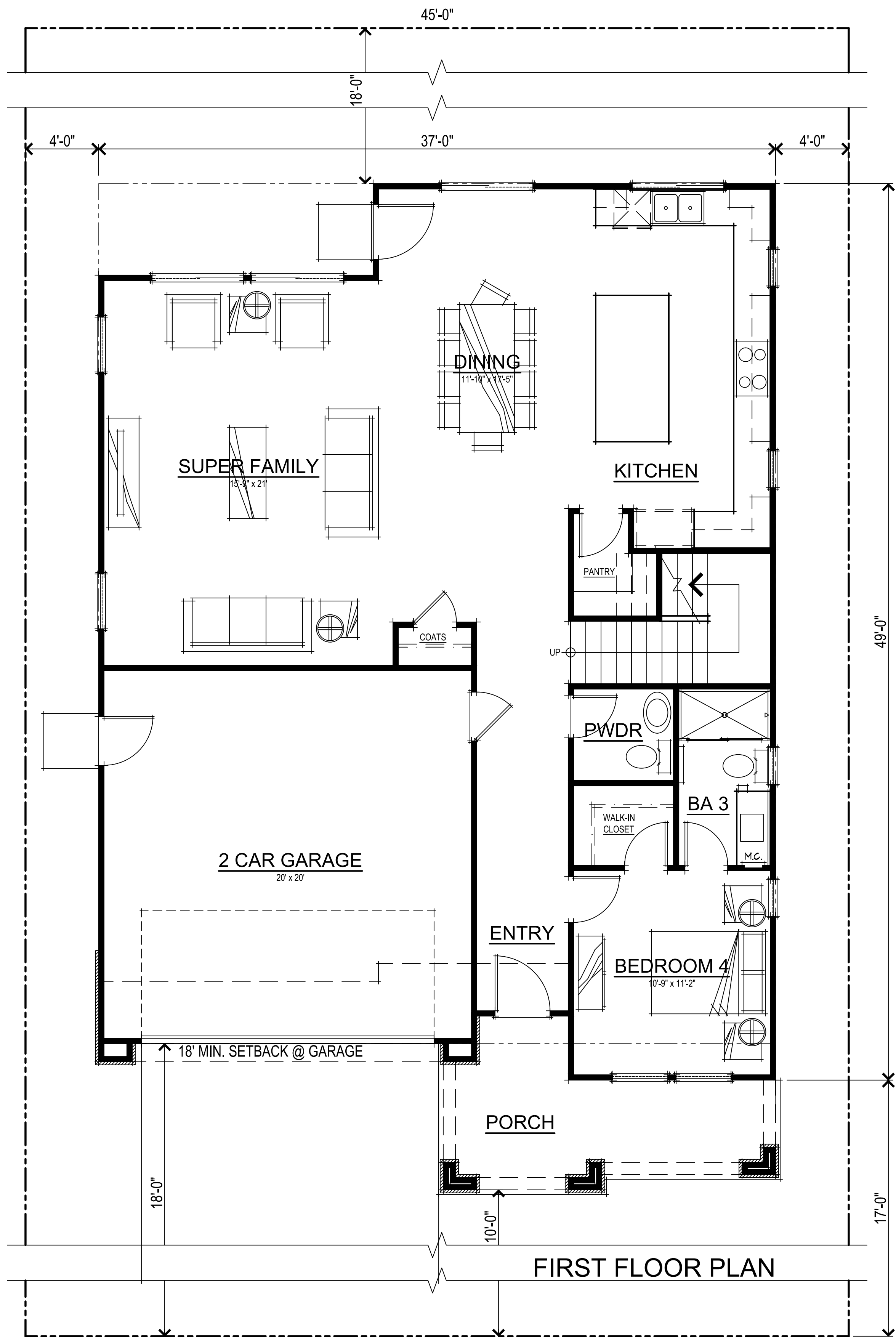
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	1264 SQ. FT.
SECOND FLOOR	1513 SQ. FT.
TOTAL LIVING	2777 SQ. FT.
2-CAR GARAGE	416 SQ. FT.

PLAN 3 PRAIRIE FLOOR PLANS
A20

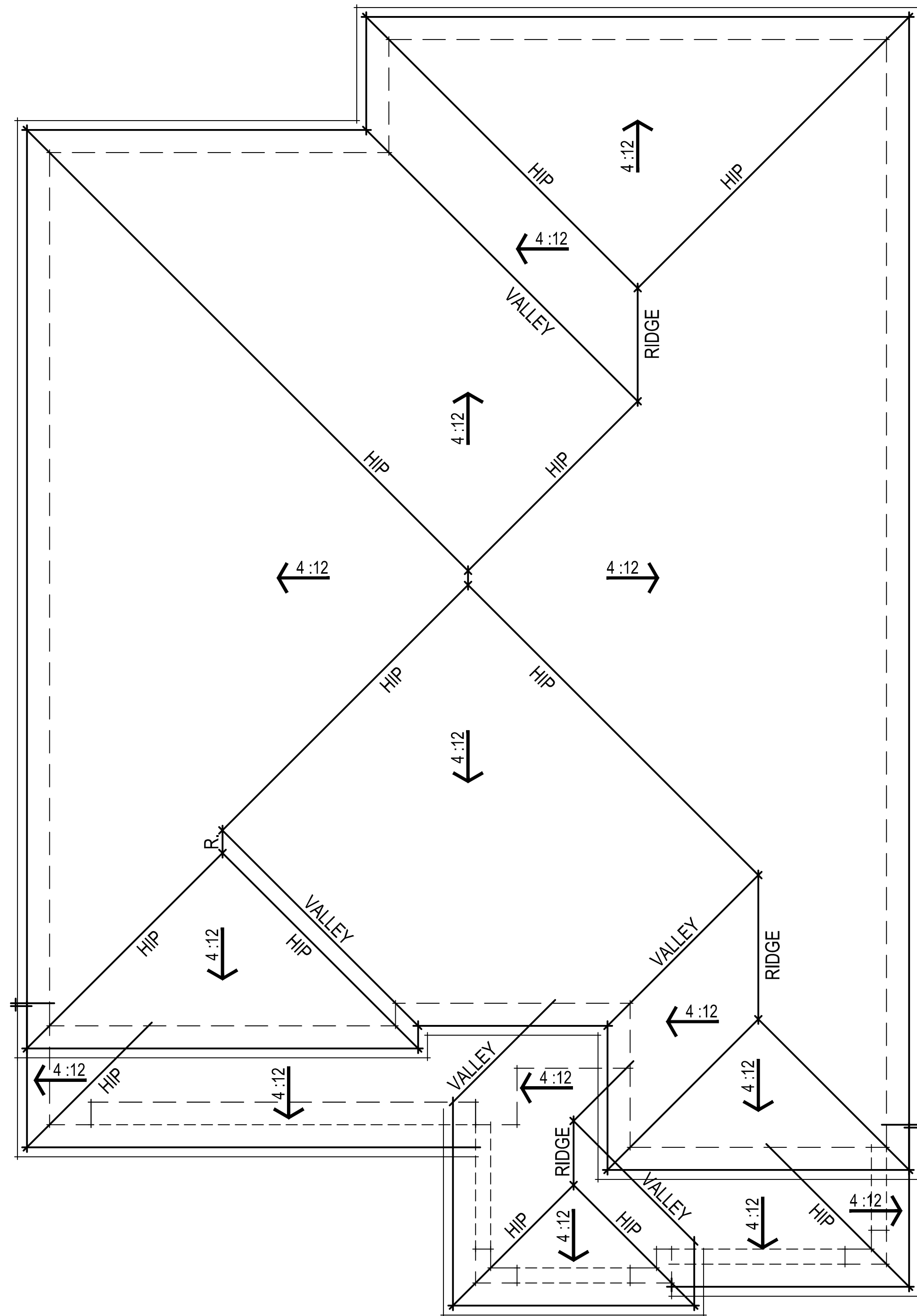
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January 7, 2022

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WESTGATE VENTURES
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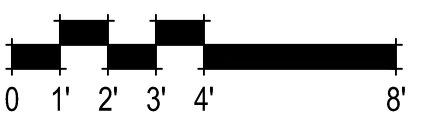
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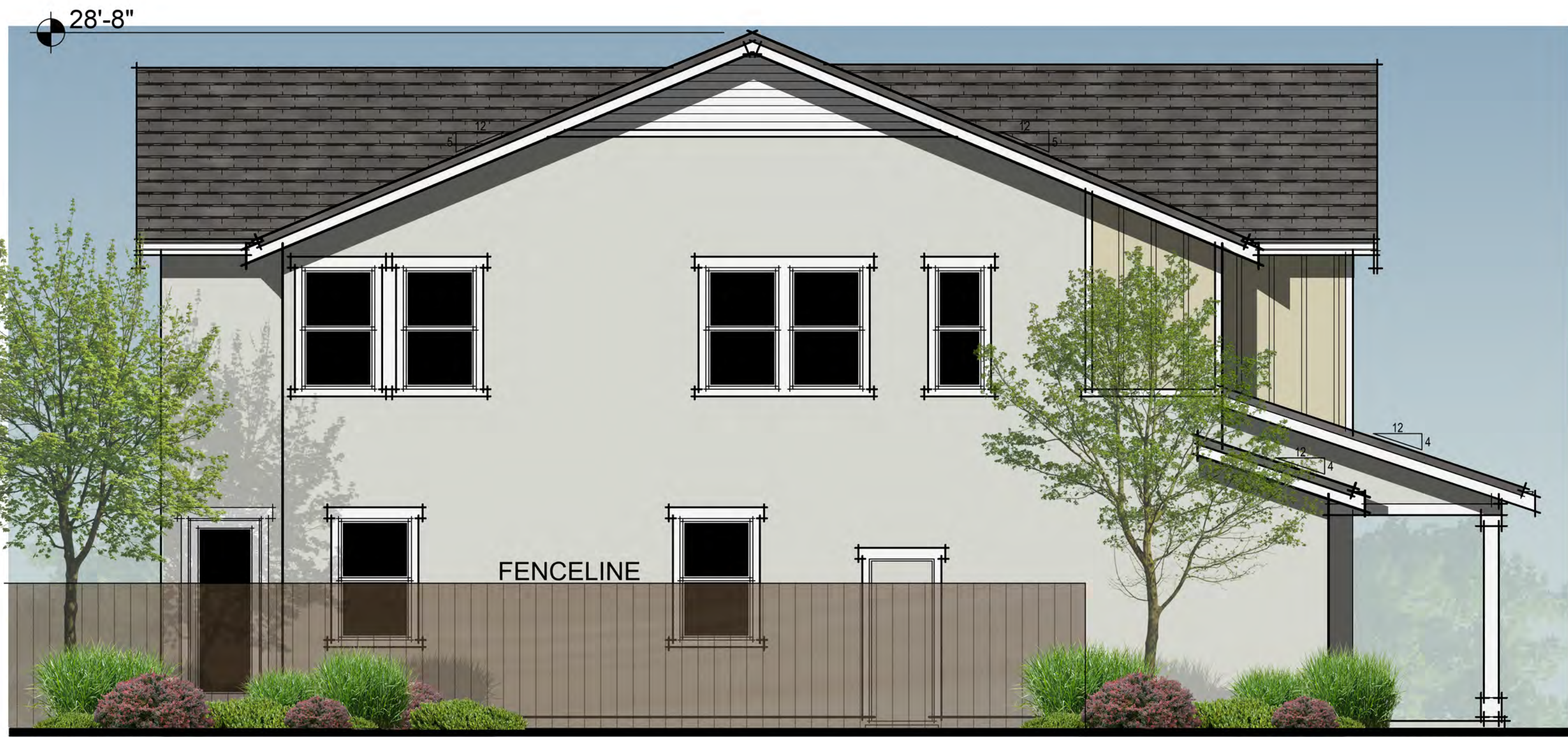


PRAIRIE ROOF PLAN



367.003 Honey/Creekside
 Oakley, CA
 January 7, 2022

PLAN 3 PRAIRIE ROOF PLAN
 A21



FARMHOUSE LEFT ELEVATION



FARMHOUSE RIGHT ELEVATION

MODERN FARMHOUSE ELEVATION

- STUCCO WALL FINISH
- STUCCO or FOAM
- WINDOW TRIM
- BOARD AND BATT SIDING
- DECORATIVE SHUTTERS
- WOOD WINDOW TRIM
- ASPHALT COMPOSITION SHINGLE ROOF
- METAL ROOF AT PORCH
- WOOD PORCH POSTS w/ WOOD TRIM



FARMHOUSE REAR ELEVATION



FARMHOUSE FRONT ELEVATION

367.003 Honey/Creekside
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January 7, 2022

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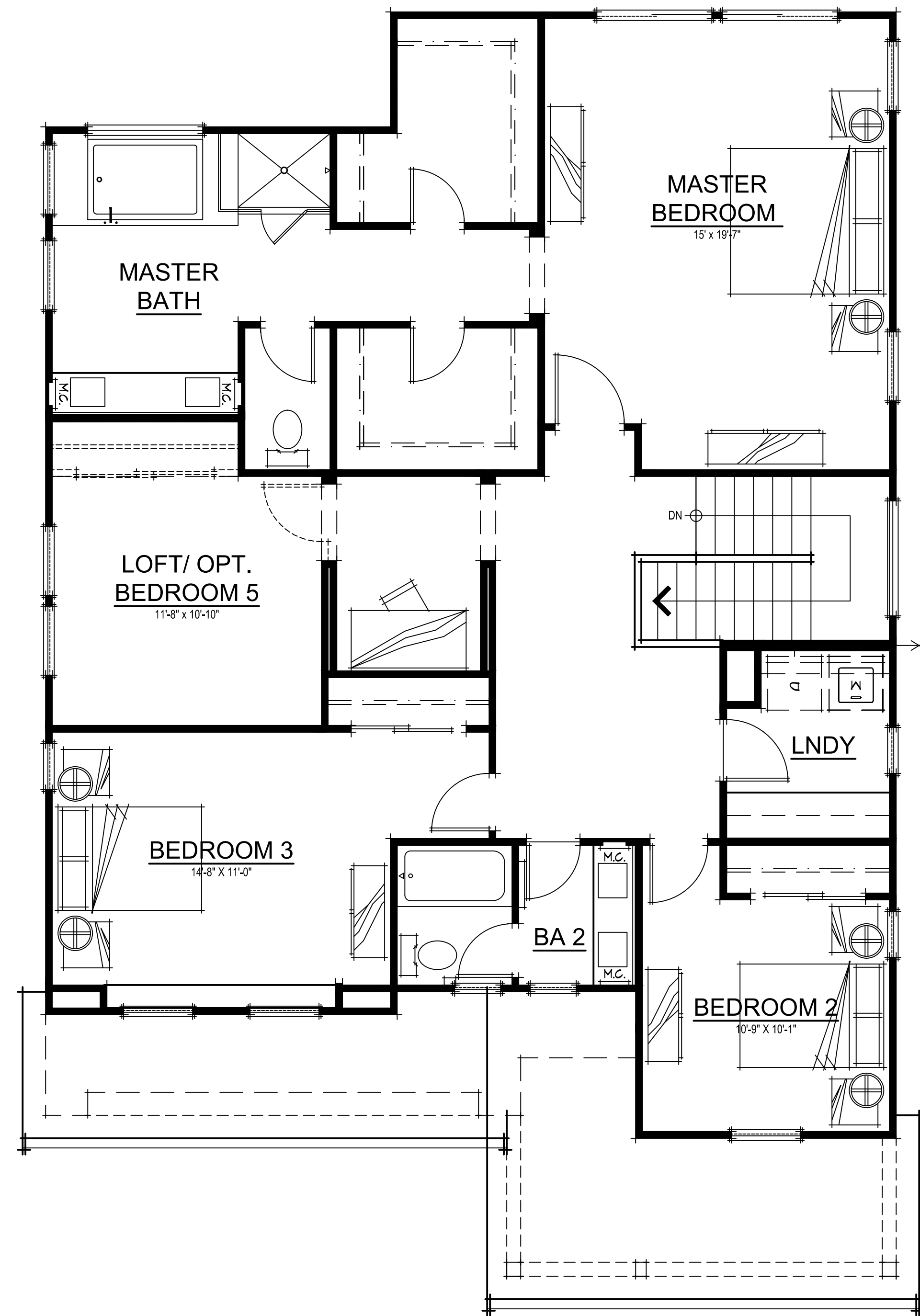
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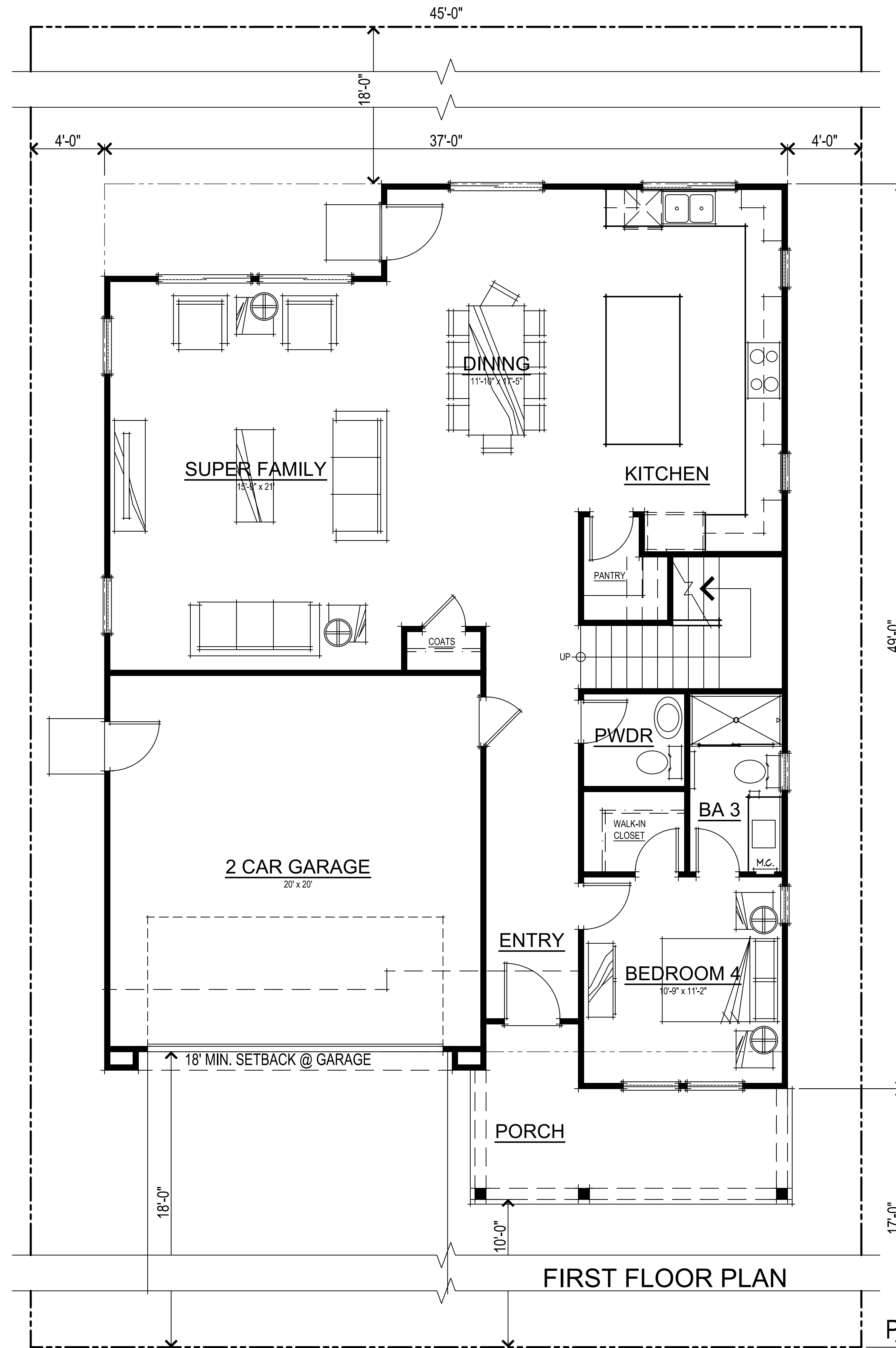
PLAN 3 FARMHOUSE EXTERIOR ELEVATIONS

A22





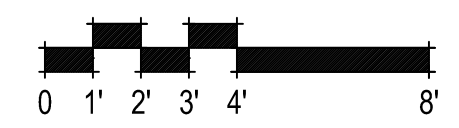
SECOND FLOOR PLAN



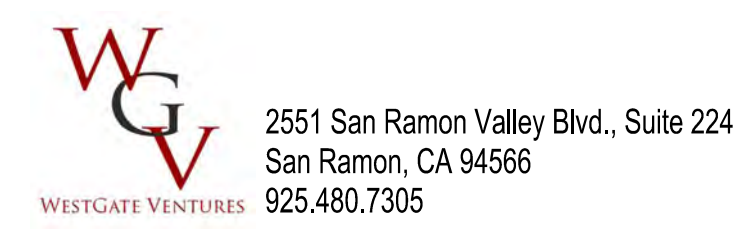
FIRST FLOOR PLAN

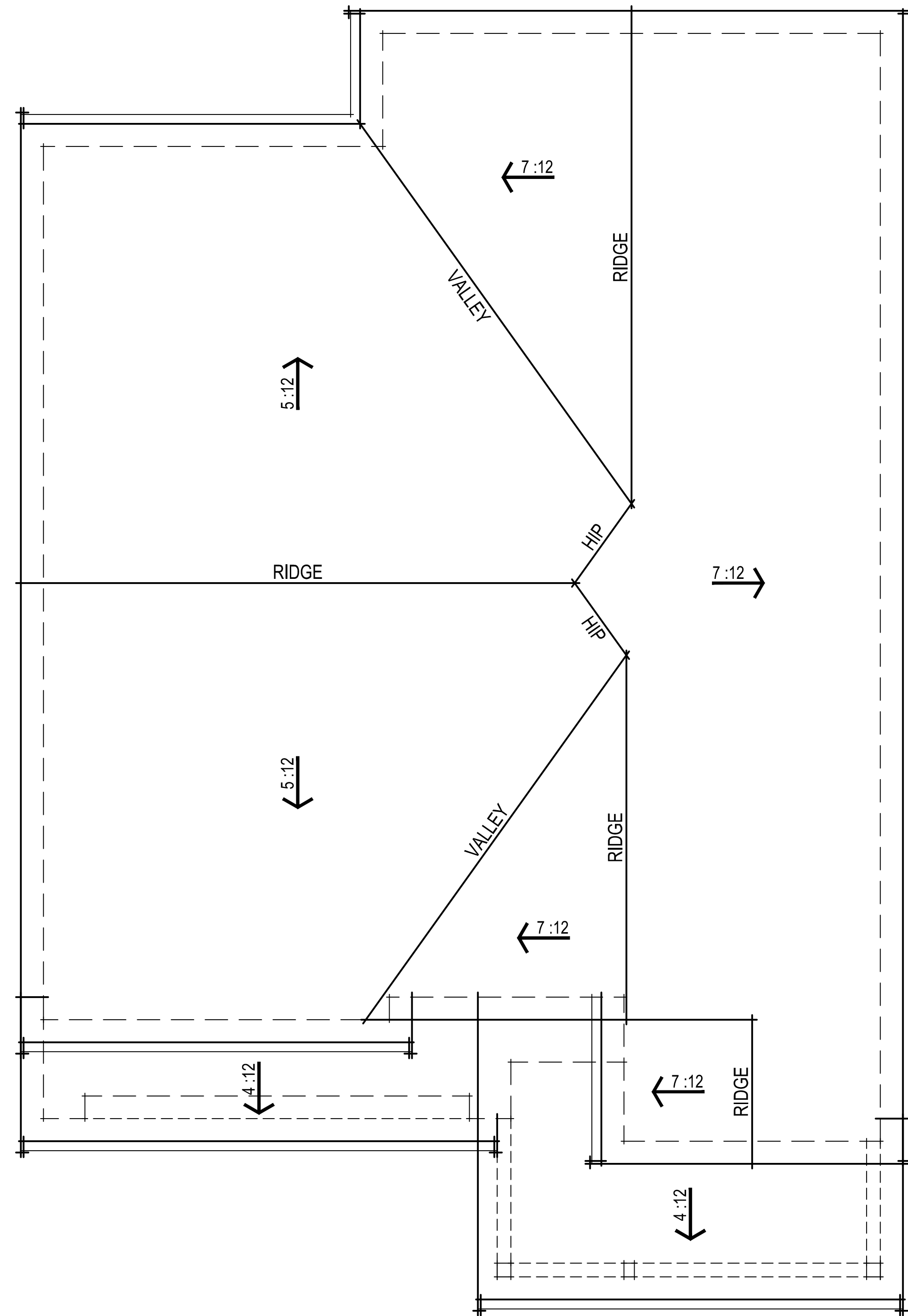
PLAN 3 FARMHOUSE FLOOR PLANS

SQUARE FOOTAGES	
FIRST FLOOR	1264 SQ. FT.
SECOND FLOOR	1513 SQ. FT.
TOTAL LIVING	2777 SQ. FT.
2-CAR GARAGE	416 SQ. FT.

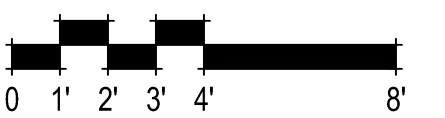


367.003 Honey/Creekside
Oakley, CA
January 7, 2022





FARMHOUSE ROOF PLAN



367.003 Honey/Creekside
 Oakley, CA
 January 7, 2022

PLAN 3 FARMHOUSE ROOF PLAN
 A24



ORINDA RANCH LEFT ELEVATION



ORINDA RANCH RIGHT ELEVATION

ORINDA RANCH ELEVATION

- STUCCO WALL FINISH
- STUCCO or FOAM
- WINDOW TRIM
- BOARD AND BATT SIDING
- DECORATIVE SHUTTERS
- WOOD WINDOW TRIM
- CONCRETE ROOF TILES
- STUCCO PORCH
- COLUMNS w/ BRICK VENEER



ORINDA RANCH REAR ELEVATION



ORINDA RANCH FRONT ELEVATION

367.003 Honey/Creekside
Oakley, CA
January 7, 2022

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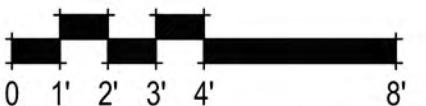
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HOMES
7041 Koll Center Pkwy, Suite 170 | Pleasanton, CA 94566
925.309.8888

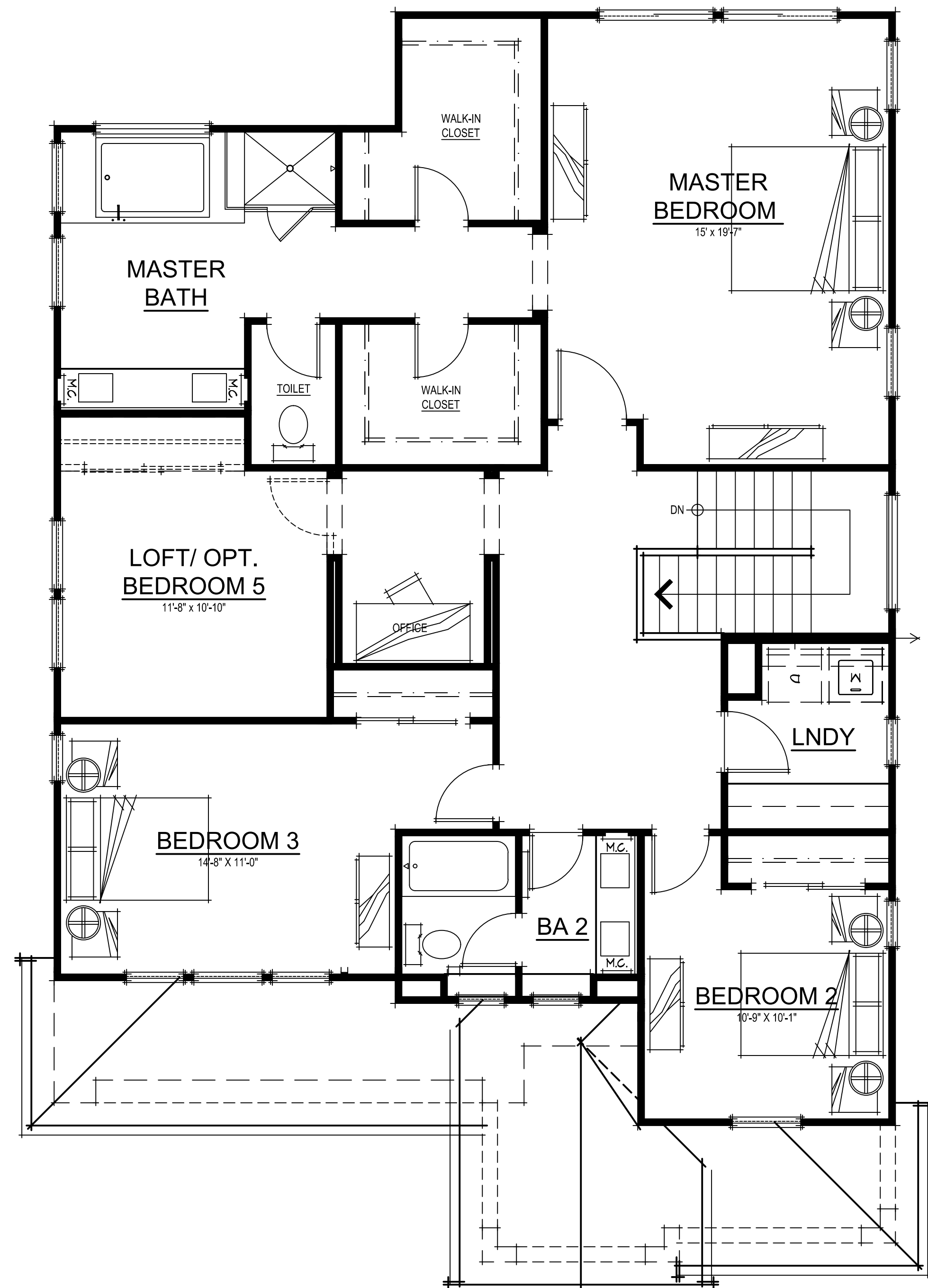
PLAN 3 ORINDA RANCH EXTERIOR ELEVATIONS

A25

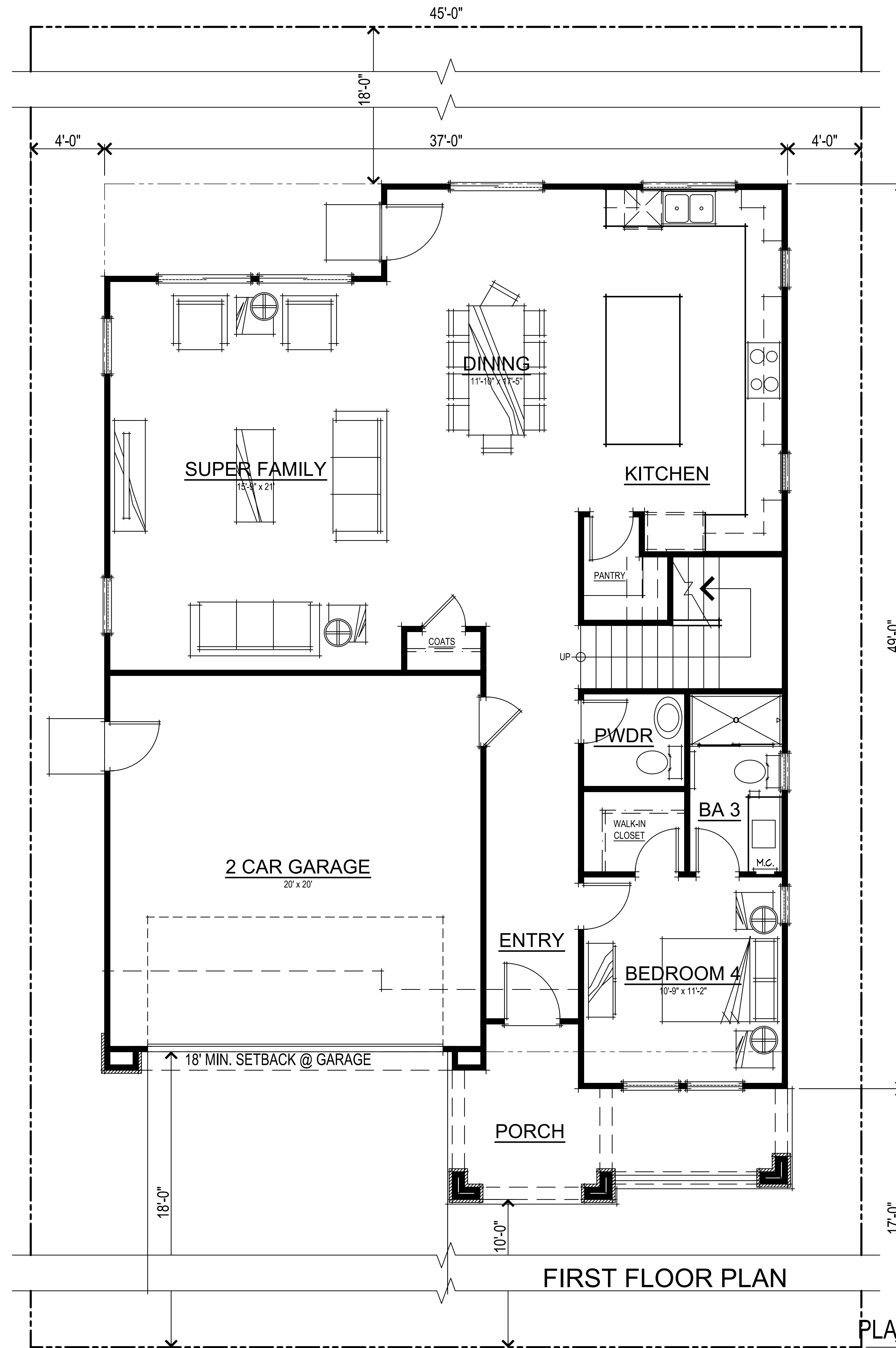
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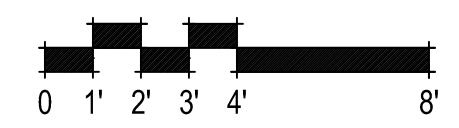
SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3 ORINDA RANCH FLOOR PLANS

SQUARE FOOTAGES	
FIRST FLOOR	1264 SQ. FT.
SECOND FLOOR	1513 SQ. FT.
TOTAL LIVING	2777 SQ. FT.
2-CAR GARAGE	416 SQ. FT.



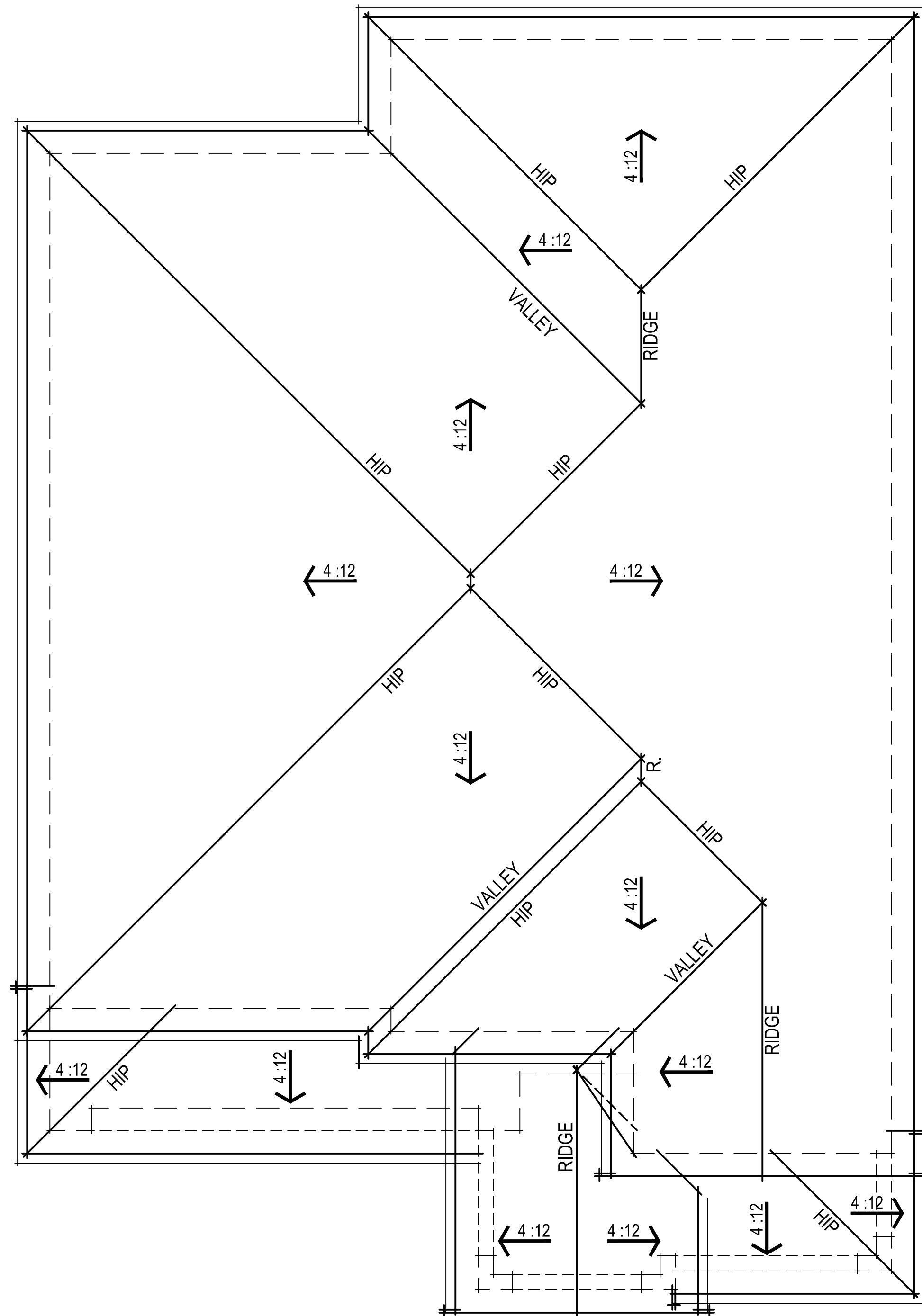
367.003 Honey/Creekside
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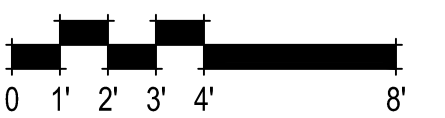
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ORINDA RANCH ROOF PLAN

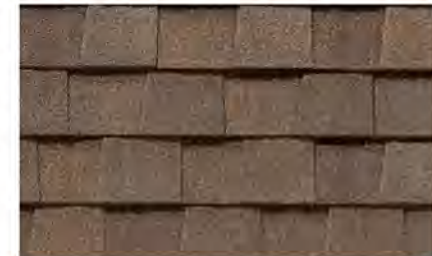


367.003 Honey/Creekside
 Oakley, CA
 January 7, 2022

PLAN 3 ORINDA RANCH ROOF PLAN
 A27

PRAIRIE SCHEME 1

Roofing
CertainTeed
Landmark
Heather Blend



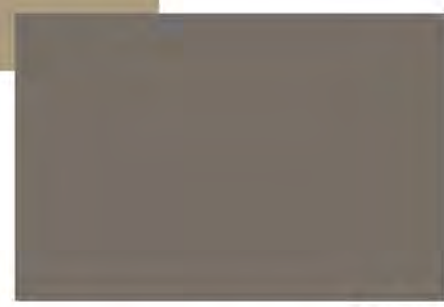
Horizontal Siding
KM 171 Sand Pebble



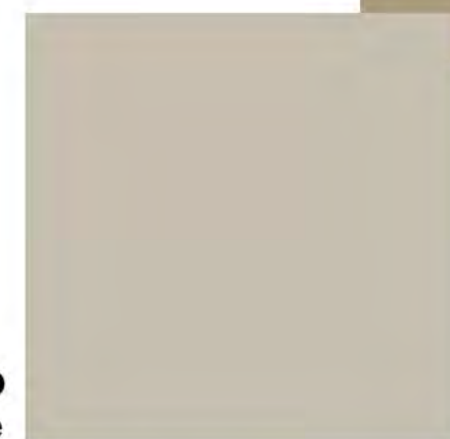
Accent
KM 5800 Sausalito Ridge



Trim
KM 5789 Shadow Cliff



Stucco
KM 216 Malibu Beige



Stone
Environmental Stone Works
Wildgrass Tuscan Ledge



PRAIRIE SCHEME 2

Roofing
CertainTeed
Landmark
Thunderstorm Gray



Horizontal Siding
KM 5760 Windmill Park



Accent
KMA 72 Barnwood



Trim
KMW 45 Feather White



Stucco
KM 5827 Union Station



Stone
Environmental Stone Works
Eagles Nook Mountain Ledge



PRAIRIE SCHEME 3

Roofing
CertainTeed
Landmark
Weathered Wood



Horizontal Siding
KM 4895 Distant Thunder



Accent
KM 4904 Balsamic Reduction



Trim
KM 4576 Yang Mist



Stucco
KM 4585 Lover's Hideaway



Stone
Environmental Stone Works
Absaroka Tuscan Ledge



FARMHOUSE SCHEME 4

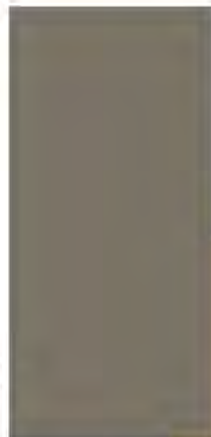
Roofing
 CertainTeed
 Landmark
 Weathered Wood




Metal Roofing
 Custom-Built Metals
 Standing Seam Roofing
 Zinc Gray




Accent
 HLS 4263 Hammered Pewter



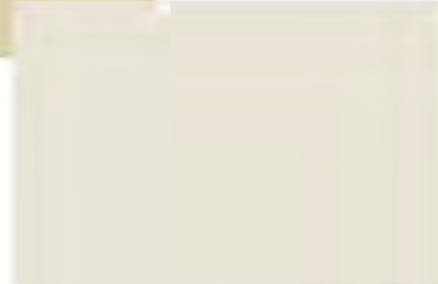
Board & Batten
 HLS 4237 Cream Cake



Stucco
 KM 4598 Mexican Sand Dollar



Trim
 HLS 4241 Stocking White



FARMHOUSE SCHEME 5

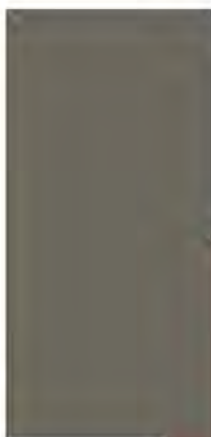
Roofing
 CertainTeed
 Landmark
 Moire Black




Metal Roofing
 Custom-Built Metals
 Standing Seam Roofing
 Zinc Gray




Accent
 KM 4945 Secret Passageway



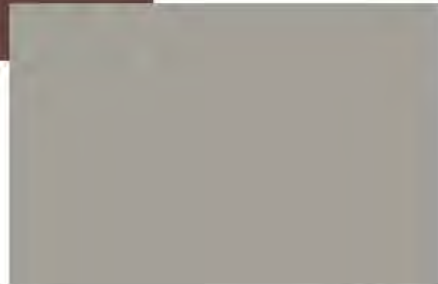
Board & Batten
 KM 4449 Wine Cellar



Stucco
 KM 4940 Greybeard



Trim
 KM 4942 Tin Man



FARMHOUSE SCHEME 6

Roofing
 CertainTeed
 Landmark
 Thunderstorm Gray



Metal Roofing
 Custom-Built Metals
 Standing Seam Roofing
 Old Town Gray



Accent
 KM 4942 Tin Man



Board & Batten
 HLS 4202 Frank Lloyd White



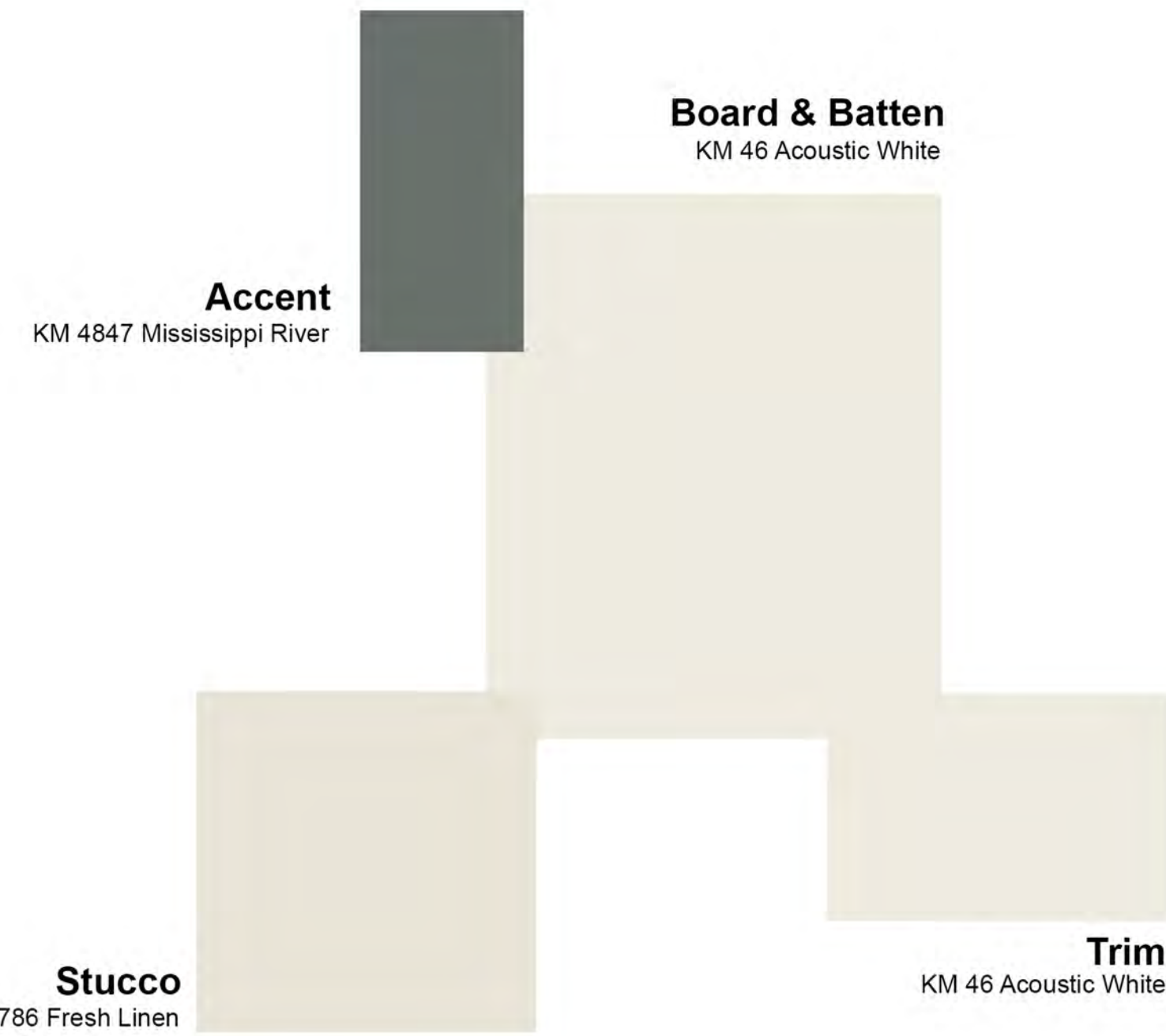
Stucco
 KMW49 Great White



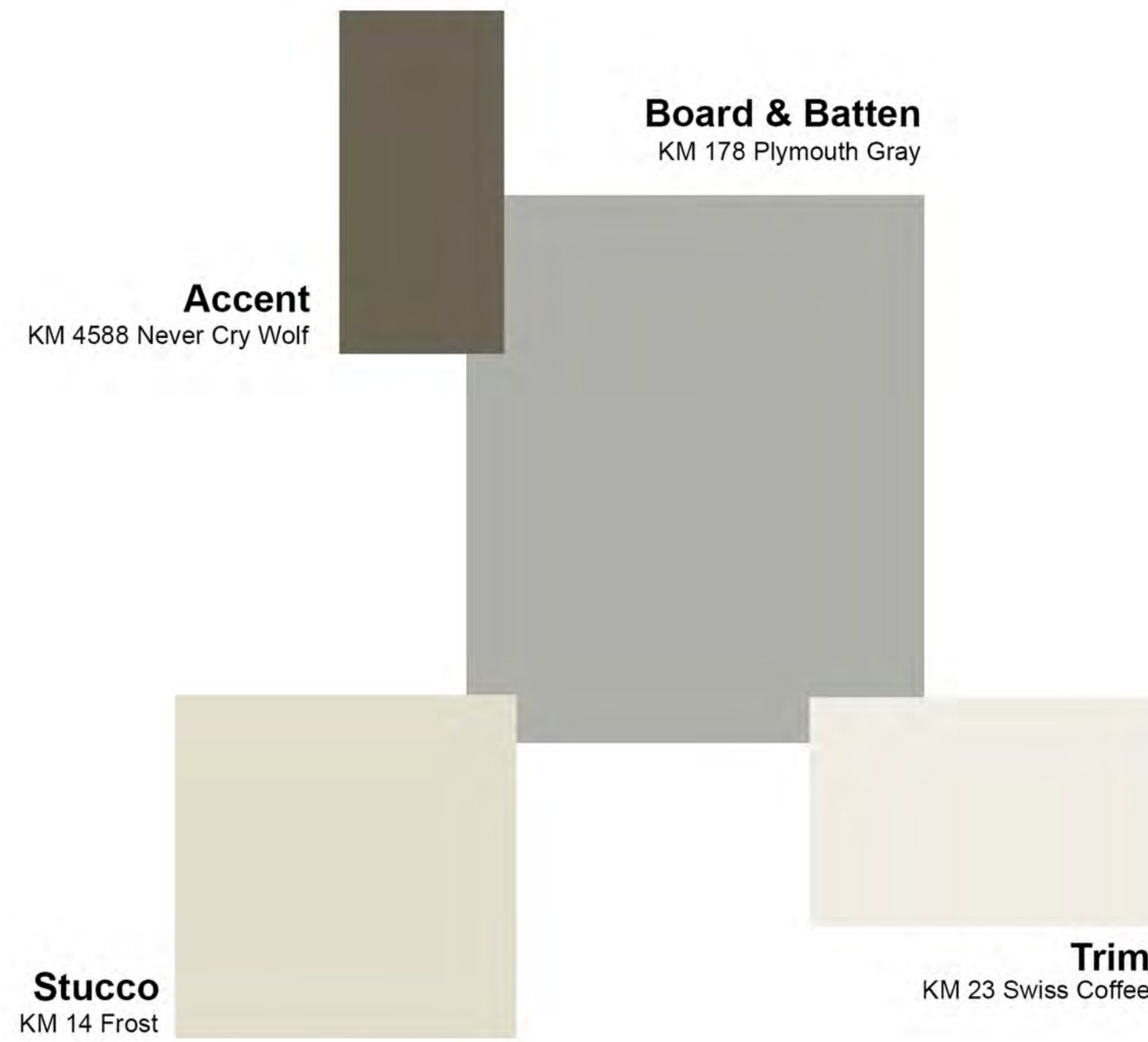
Trim
 KMW43 Whitest White



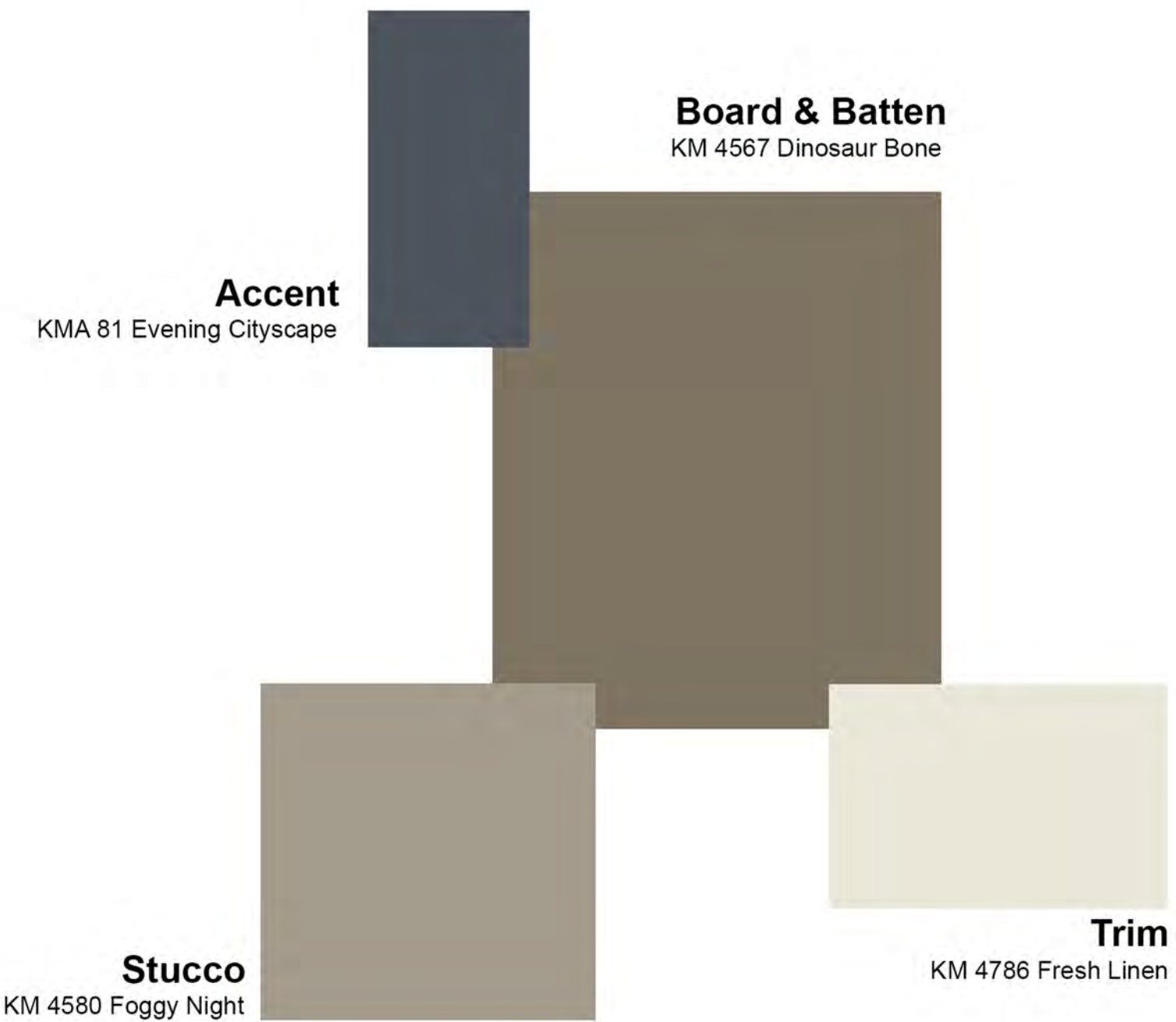
ORINDA RANCH 7

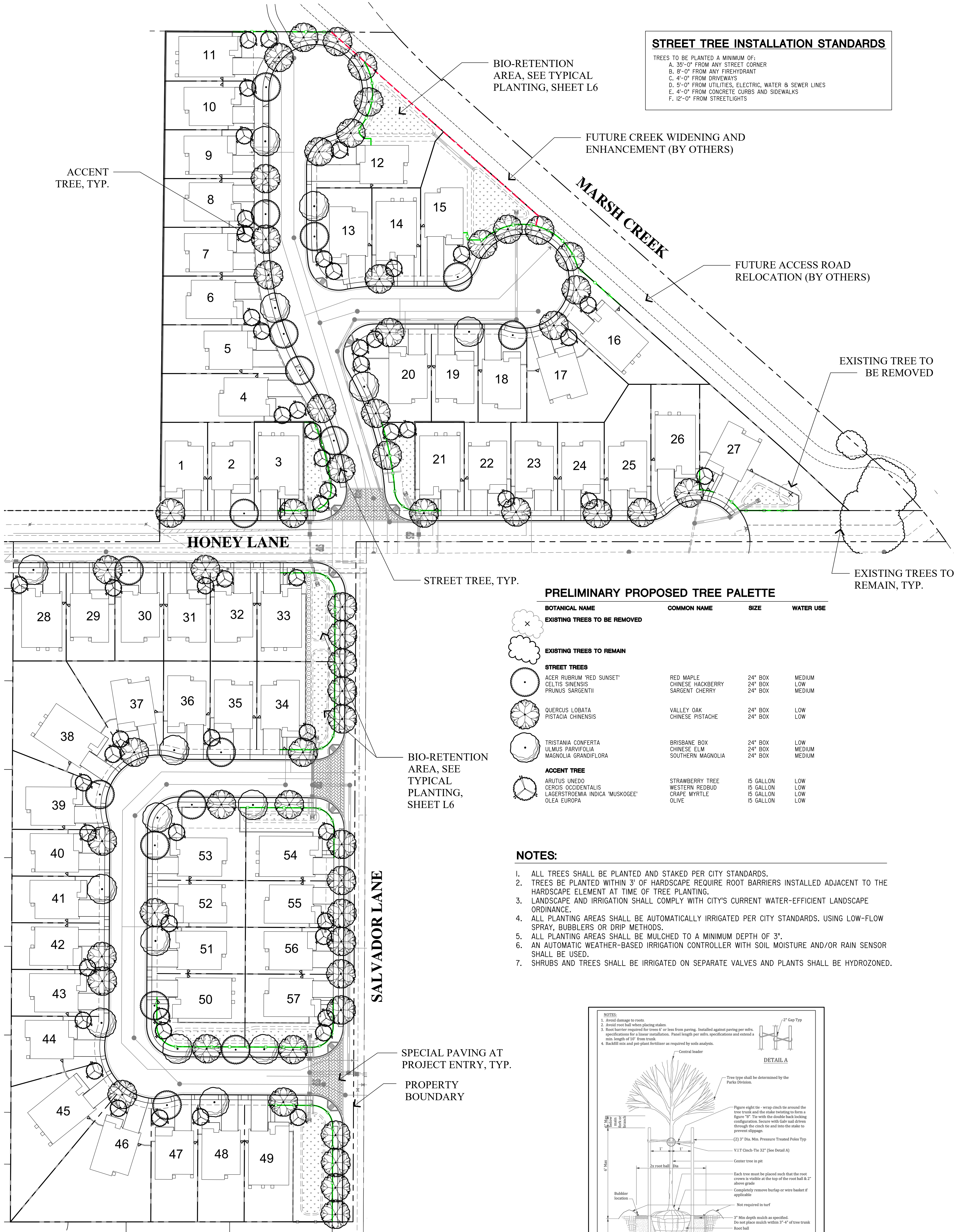


ORINDA RANCH 8



ORINDA RANCH 9





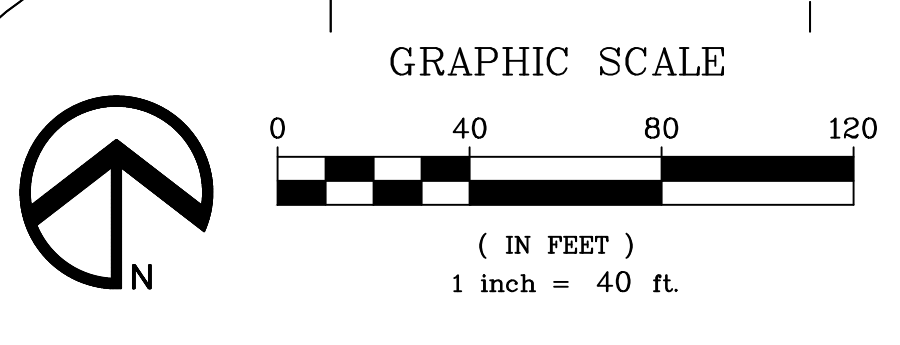
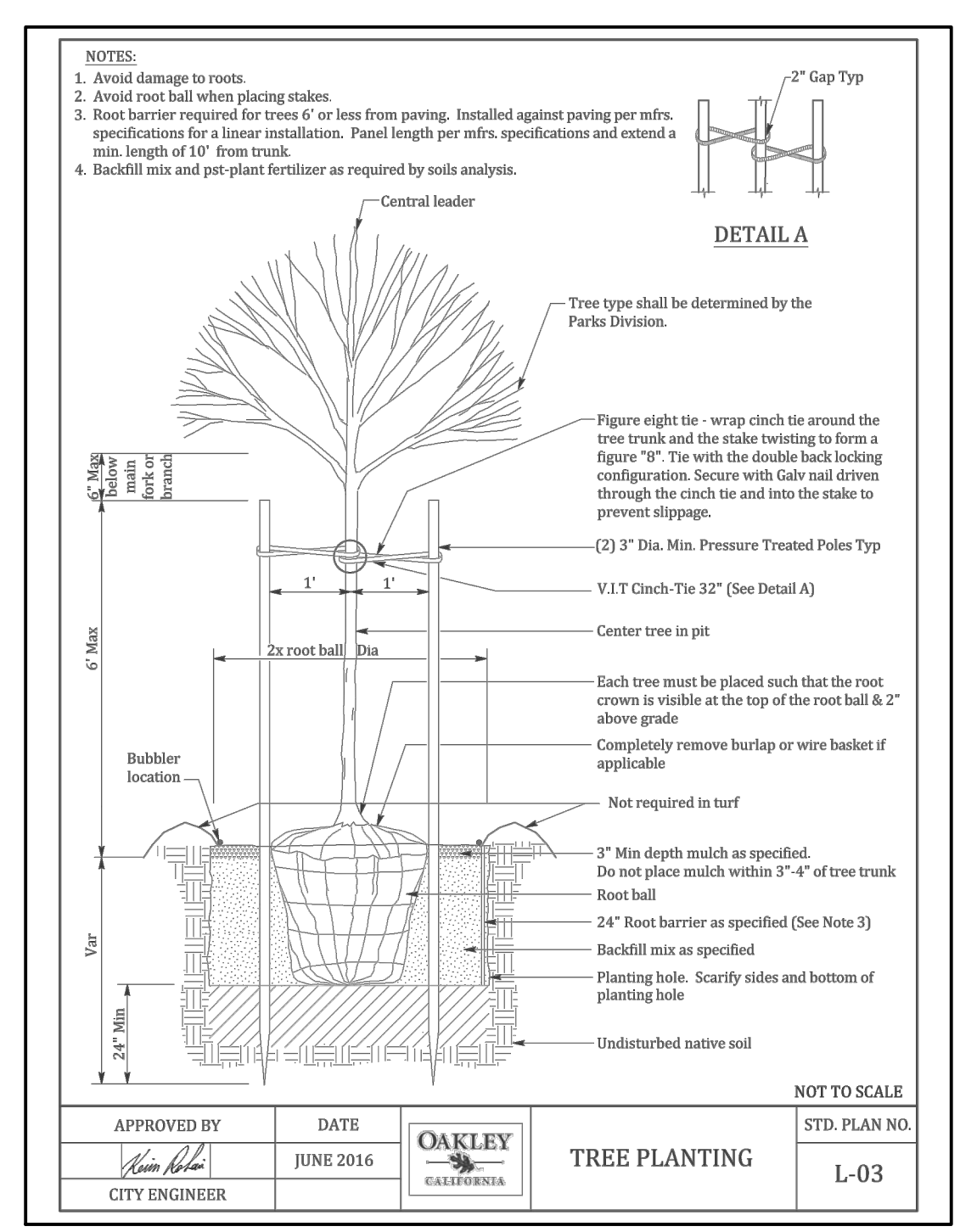
STREET TREE INSTALLATION STANDARDS
 TREES TO BE PLANTED A MINIMUM OF:
 A. 35'-0" FROM ANY STREET CORNER
 B. 8'-0" FROM ANY FIREHYDRANT
 C. 4'-0" FROM DRIVEWAYS
 D. 5'-0" FROM UTILITIES, ELECTRIC, WATER & SEWER LINES
 E. 4'-0" FROM CONCRETE CURBS AND SIDEWALKS
 F. 12'-0" FROM STREETLIGHTS

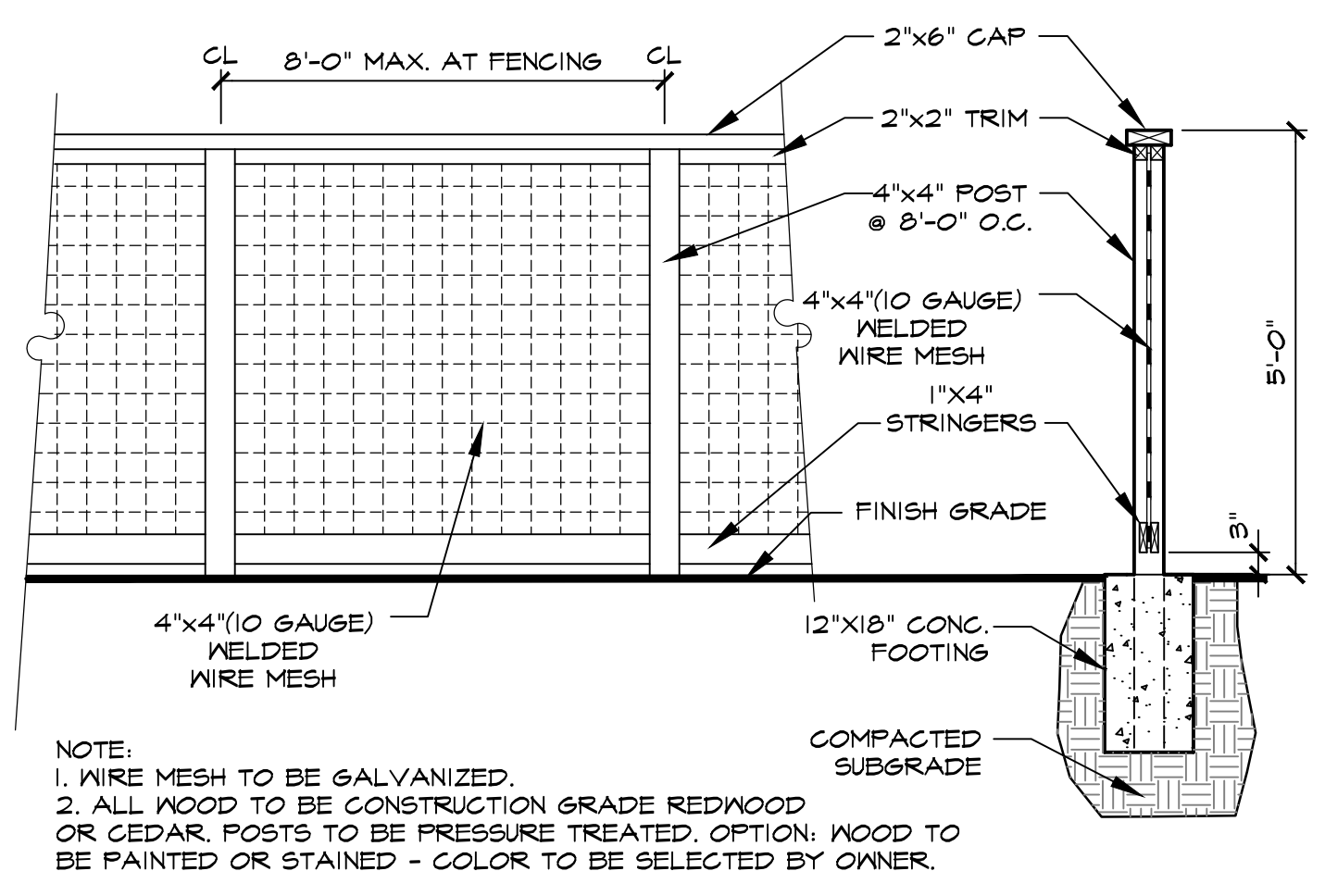
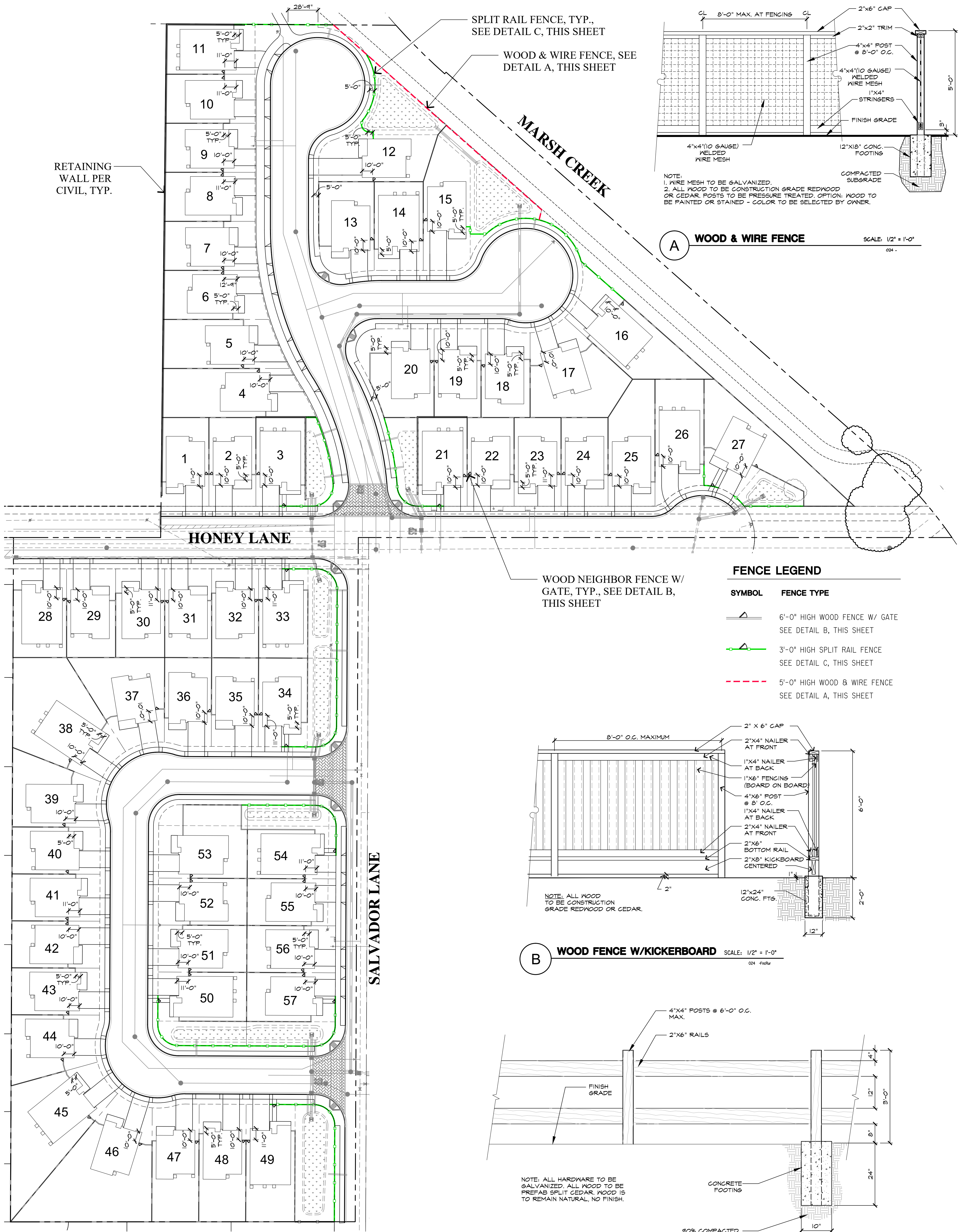
PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
EXISTING TREES TO BE REMOVED			
EXISTING TREES TO REMAIN			
STREET TREES			
ACER RUBRUM 'RED SUNSET'	RED MAPLE	24" BOX	MEDIUM
CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	LOW
PRUNUS SARGENTII	SARGENT CHERRY	24" BOX	MEDIUM
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
ACCENT TREE			
ARJUNUS UNEDO	STRAWBERRY TREE	15 GALLON	LOW
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPPE MYRTLE	15 GALLON	LOW
OLEA EUROPA	OLIVE	15 GALLON	LOW

NOTES:

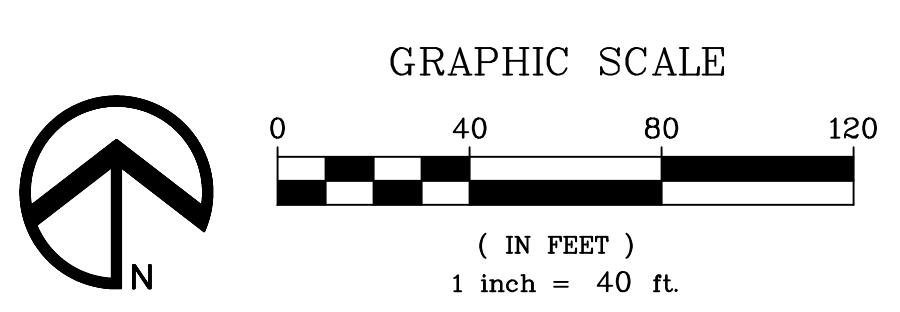
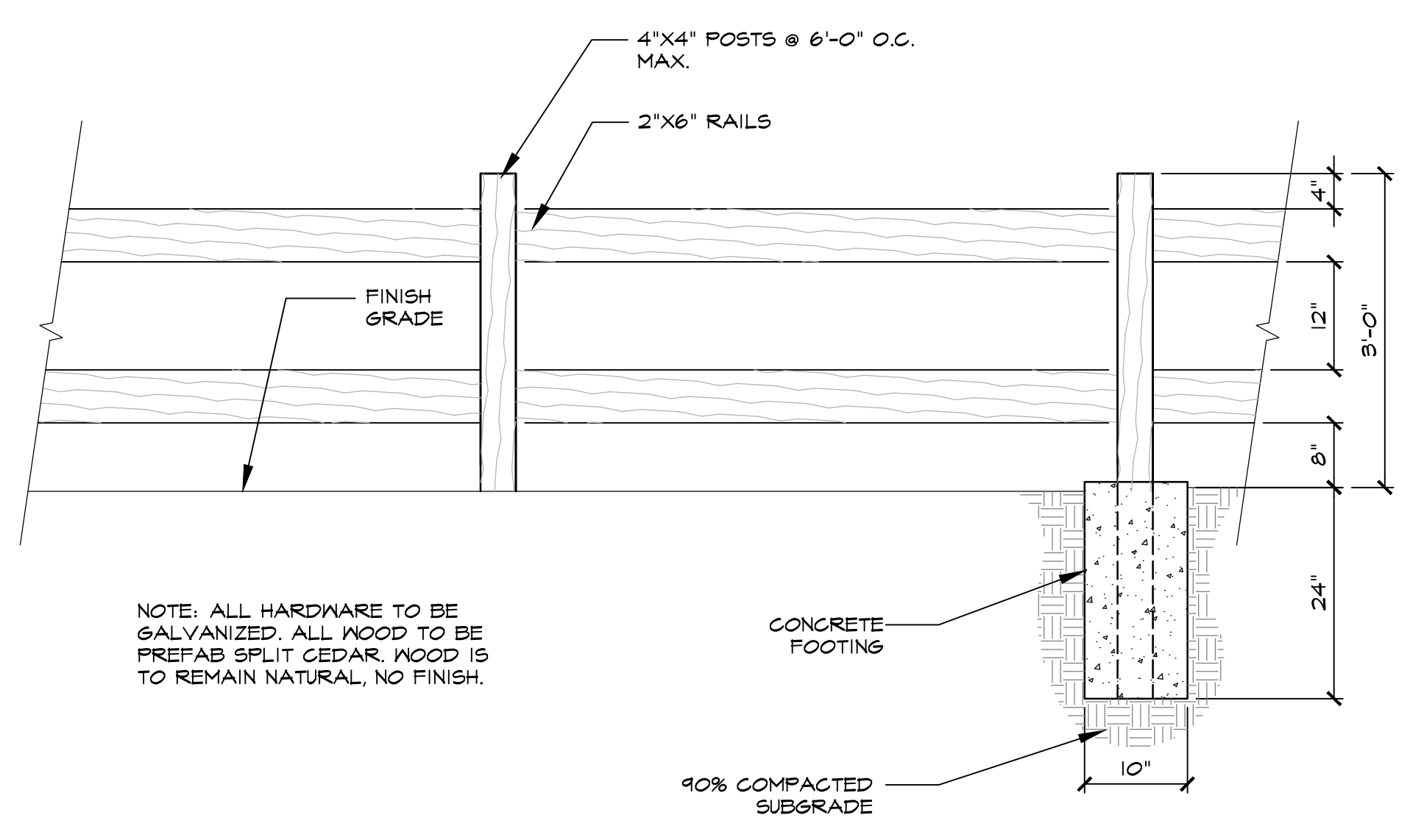
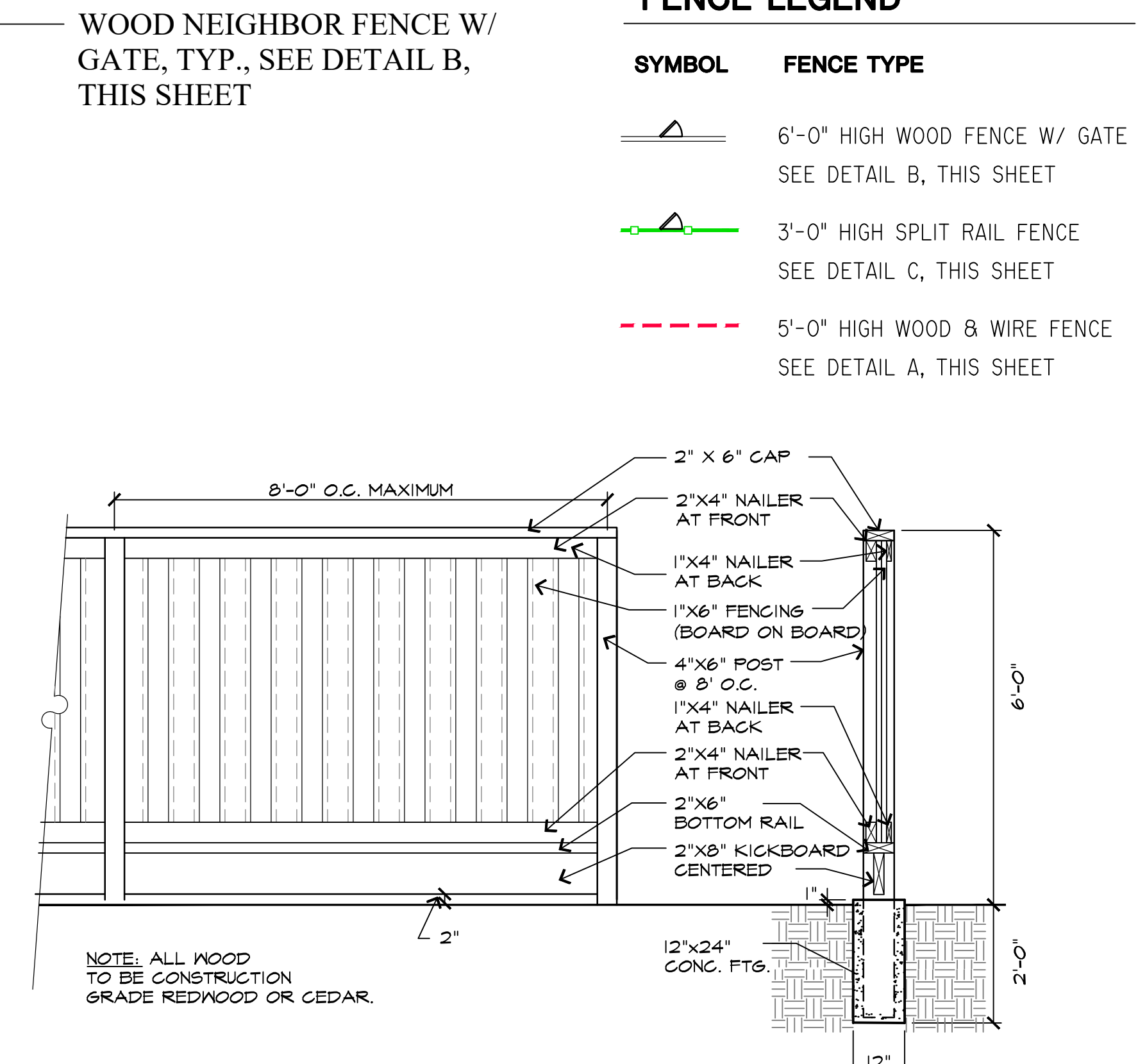
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE REQUIRE ROOT BARRIERS INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
- AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE USED.
- SHRUBS AND TREES SHALL BE IRRIGATED ON SEPARATE VALVES AND PLANTS SHALL BE HYDROZONED.

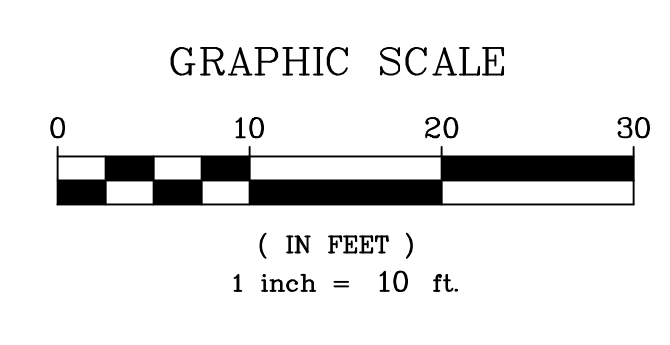
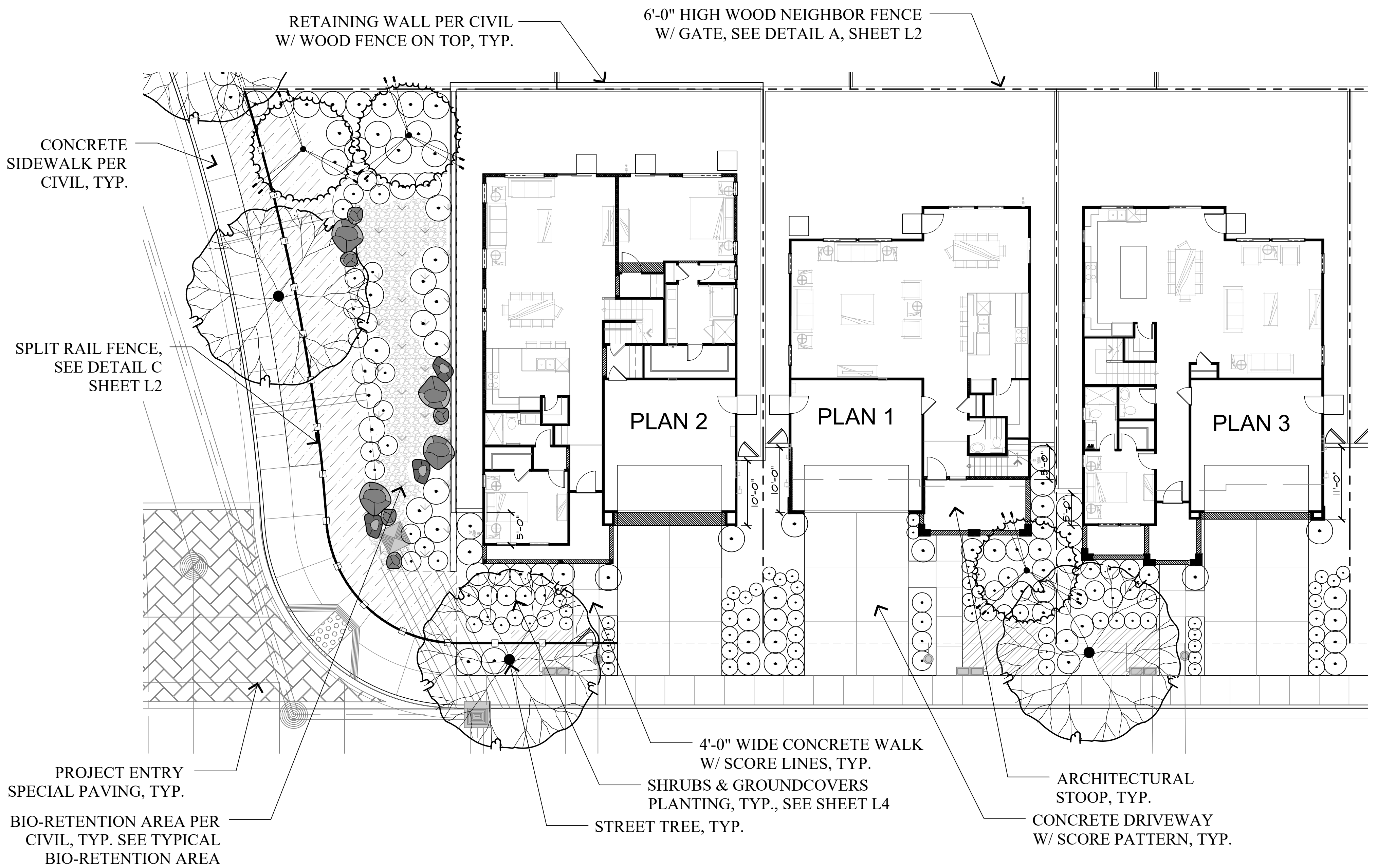




FENCE LEGEND

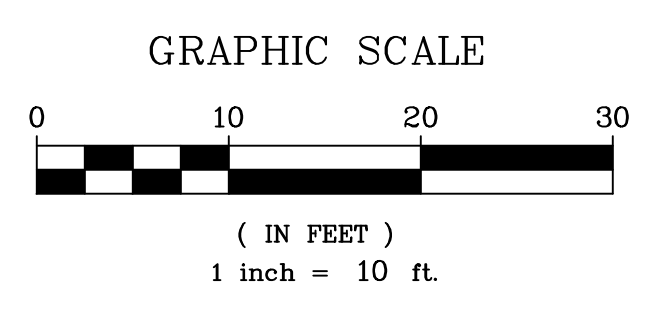
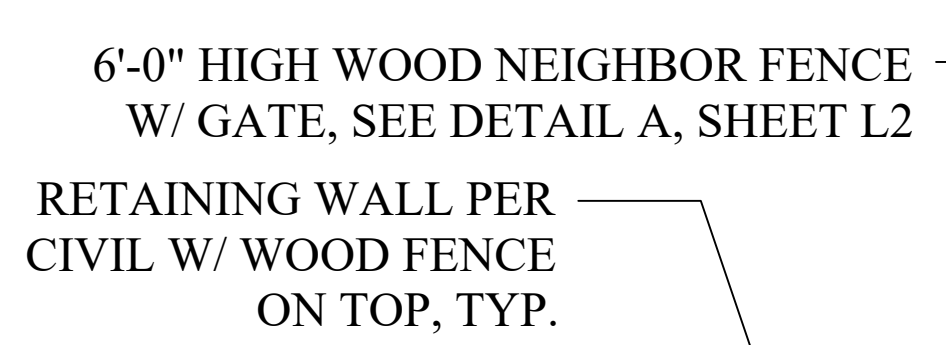
SYMBOL	FENCE TYPE
	6'-0" HIGH WOOD FENCE W/ GATE SEE DETAIL B, THIS SHEET
	3'-0" HIGH SPLIT RAIL FENCE SEE DETAIL C, THIS SHEET
	5'-0" HIGH WOOD & WIRE FENCE SEE DETAIL A, THIS SHEET

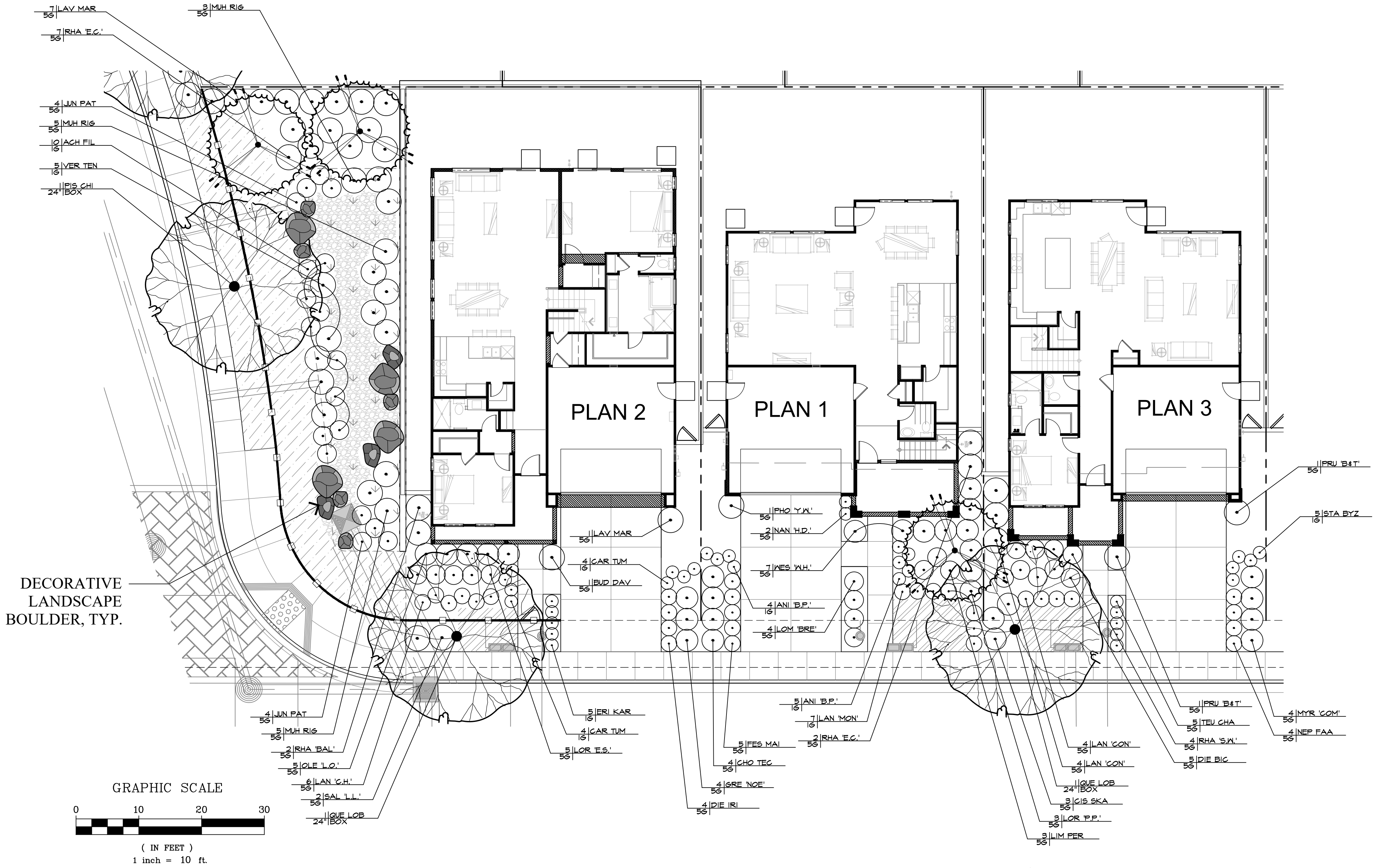




PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PRELIMINARY PROPOSED TREE PALETTE, SHEET L1				
SHRUBS				
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	5 GALLON	LOW
BUD DAV	BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CHO TEC	CHONRONOPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
CIS SKA	CISTUS X SKANBERGII	PINK ROCKROSE	5 GALLON	LOW
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	5 GALLON	LOW
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
LAN 'C.H.'	LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	5 GALLON	LOW
LAN 'COM'	LANTANA CAMARA 'CONFETTI'	SPREADING LANTANA	5 GALLON	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAV 'MUN'	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	5 GALLON	LOW
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	5 GALLON	LOW
LOM 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW
LOR 'E.S.'	LOROPETALUM 'EMERALD SNOW'	LOROPETALUM	5 GALLON	LOW
LOR 'P.P.'	LOROPETALUM CHINENSIS 'PURPLE PIXIE'	CHINESE FRINGE FLOWER	5 GALLON	LOW
MYR 'COM'	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NAN 'H.D.'	NANDINA 'HARBOR DWARF'	HEAVENLY BAMBOO	5 GALLON	LOW
NEP FAA	NEPETA FAASSENII	CATMINT	5 GALLON	LOW
OLE 'L.O.'	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW
PRU 'B.T.'	PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
RHA 'BAL'	RHAPHIOLEPIS 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
RHA 'E.C.'	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GALLON	LOW
RHA 'S.W.'	RHAPHIOLEPIS I. 'SNOW WHITE'	INDIA HAWTHORN	5 GALLON	LOW
SAL 'L.L.'	SALVIA MEXICANA 'LIMELIGHT'	LIMELIGHT MEXICAN SAGE	5 GALLON	LOW
TEU CHA	TEUCRIUM CHAMAEDRY'S	GERMANDER	5 GALLON	LOW
WES 'W.H.'	WESTRINGIA 'WYNYABGIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	5 GALLON	LOW
XYL 'COM'	XYLOSMA 'COMPACTA'	SHINY XYLOSMA	5 GALLON	LOW
SHRUBS - BIO-RETENTION AREA				
ACH FIL	ACHILLEA FILIPENDULINA	FERNLEAF YARROW	5 GALLON	LOW
JUN PAT	JUNCUS PATENS	COMMON RUSH	5 GALLON	LOW
MUL RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
VER TEN	VERBENA TENUISECTA	MOSS VERBENA	5 GALLON	LOW
GROUNDCOVERS				
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	LOW
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
LAN MON	LANTANA MONTEVIDENSIS 'WHITE'	WHITE TRAILING LANTANA	1 GALLON	LOW
STA BYZ	STACHYS BYZANTINUM	LAMB'S EAR	1 GALLON	LOW
LEGEND				
[Hatched Box]	ARCTOSTAPHYLOS 'PIGEON POINT'	PIGEON POINT MANZANITA	1 GAL AT 36" O.C.	LOW
[Hatched Box]	COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER	1 GAL AT 36" O.C.	LOW
[Hatched Box]	ROSMARINUS HUNTINGTON CARPET	ROSEMARY	1 GAL AT 36" O.C.	LOW
[Hatched Box]	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON @ 36" O.C.	LOW
[Hatched Box]	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON @ 36" O.C.	LOW





TYPICAL LOTS

PLANS 1 - 3

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

PRELIMINARY PROPOSED PLANT PALETTE - PLAN 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PRELIMINARY PROPOSED TREE PALETTE, SHEET LI				
SHRUBS				
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	5 GALLON	LOW
CHO TEC	CHONRONOPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	5 GALLON	LOW
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	5 GALLON	LOW
LOM 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW
LOR 'P.P.'	LOROPETALUM CHINENSIS 'PURPLE PIXIE'	CHINESE FRINGE FLOWER	5 GALLON	LOW
NAN 'H.D.'	NANDINA 'HARBOR DWARF'	HEAVENLY BAMBOO	5 GALLON	LOW
PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW
RHA 'E.C.'	RHAMNIUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GALLON	LOW
WES 'W.H.'	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	5 GALLON	LOW
GROUNDCOVERS				
LAN MON	LANTANA MONTEVIDENSIS 'WHITE'	WHITE TRAILING LANTANA	1 GALLON	LOW
ARCTOSTAPHYLLOS	ARCTOSTAPHYLLOS 'PIGEON POINT'	PIGEON POINT MANZANITA	1 GAL AT 36" O.C.	LOW

PRELIMINARY PROPOSED PLANT PALETTE - PLAN 2

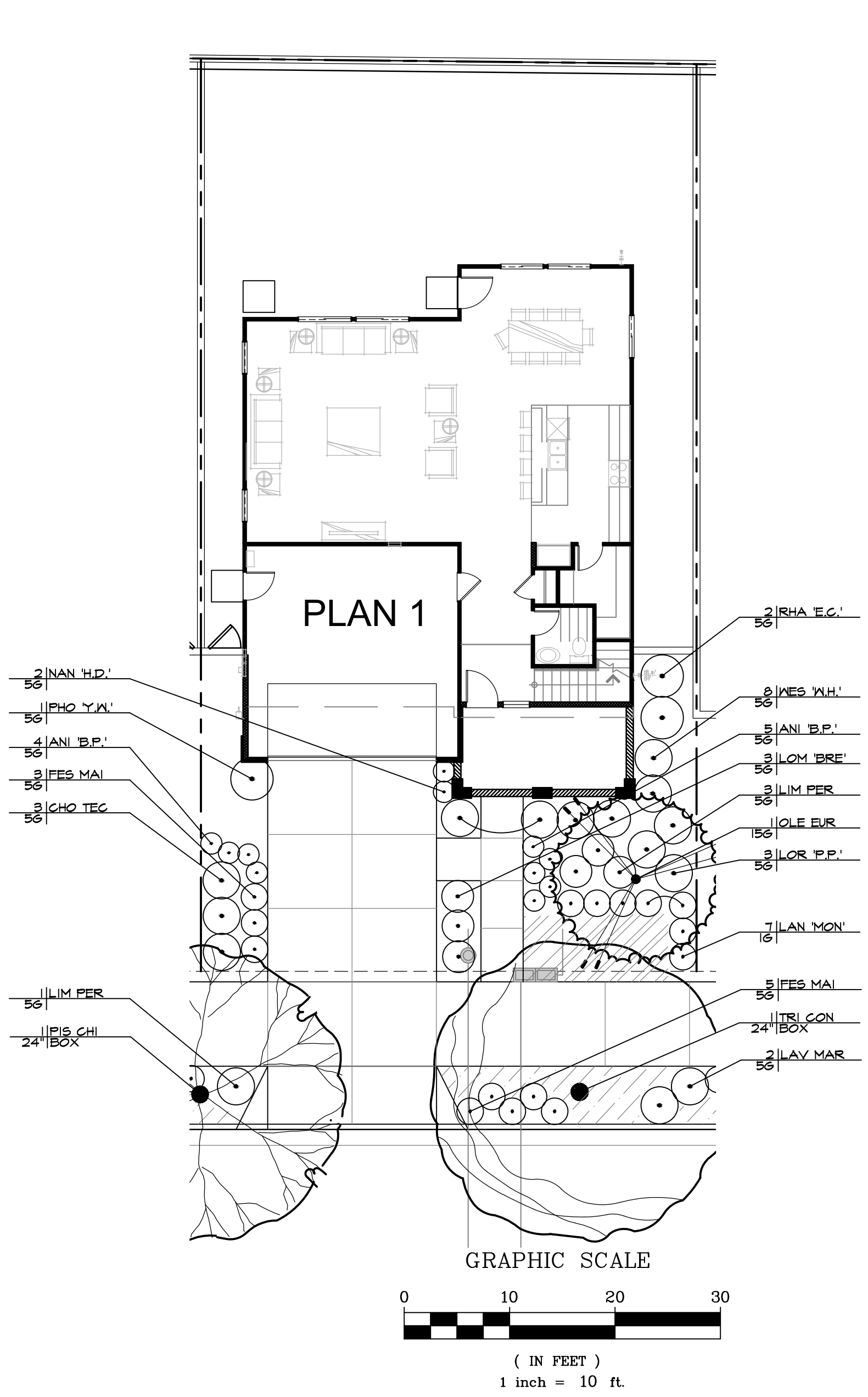
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PRELIMINARY PROPOSED TREE PALETTE, SHEET LI				
SHRUBS				
BUD DAV	BUDDLEJA DAVIDII 'DWARF'	BUTTERFLY BUSH	5 GALLON	LOW
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	LOW
GRE 'NOE'	GREVILLEA 'NOELL'	WOOLY GREVILLEA	5 GALLON	LOW
LAN 'C.H.'	LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	5 GALLON	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LOR 'E.S.'	LOROPETALUM 'EMERALD SNOW'	LOROPETALUM	5 GALLON	LOW
OLE 'L.O.'	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
RHA 'BAL'	RHAPHIOLEPIS 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
SAL 'L.L.'	SALVIA MEXICANA 'LIMELIGHT'	LIMELIGHT MEXICAN SAGE	5 GALLON	LOW
GROUNDCOVERS				
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	LOW
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
ROSMARINUS	ROSMARINUS HUNTINGTON CARPET	ROSEMARY	1 GAL AT 36" O.C.	LOW

PRELIMINARY PROPOSED PLANT PALETTE - PLAN 3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PRELIMINARY PROPOSED TREE PALETTE, SHEET LI				
SHRUBS				
CIS SKA	CISTUS X SKANBERGII	PINK ROCKROSE	5 GALLON	LOW
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
LAN 'CON'	LANTANA CAMARA 'CONFETTI'	SPREADING LANTANA	5 GALLON	LOW
MYR 'COM'	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NEP FAA	NEPETA FAASSENII	CATMINT	5 GALLON	LOW
PRU 'B.B.T.'	PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
RHA 'S.W.'	RHAPHIOLEPIS I. 'SNOW WHITE'	INDIA HAWTHORN	5 GALLON	LOW
TEU CHA	TEUCRIUM CHAMAEDRYS	GERMANDER	5 GALLON	LOW
XYL 'COM'	XYLOSMA 'COMPACTA'	SHINY XYLOSMA	5 GALLON	LOW
GROUNDCOVERS				
STA BYZ	STACHYS BYZANTIUM	LAMB'S EAR	1 GALLON	LOW
COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER	1 GAL AT 36" O.C.	LOW

PRELIMINARY PROPOSED PLANT PALETTE - BIO AREA

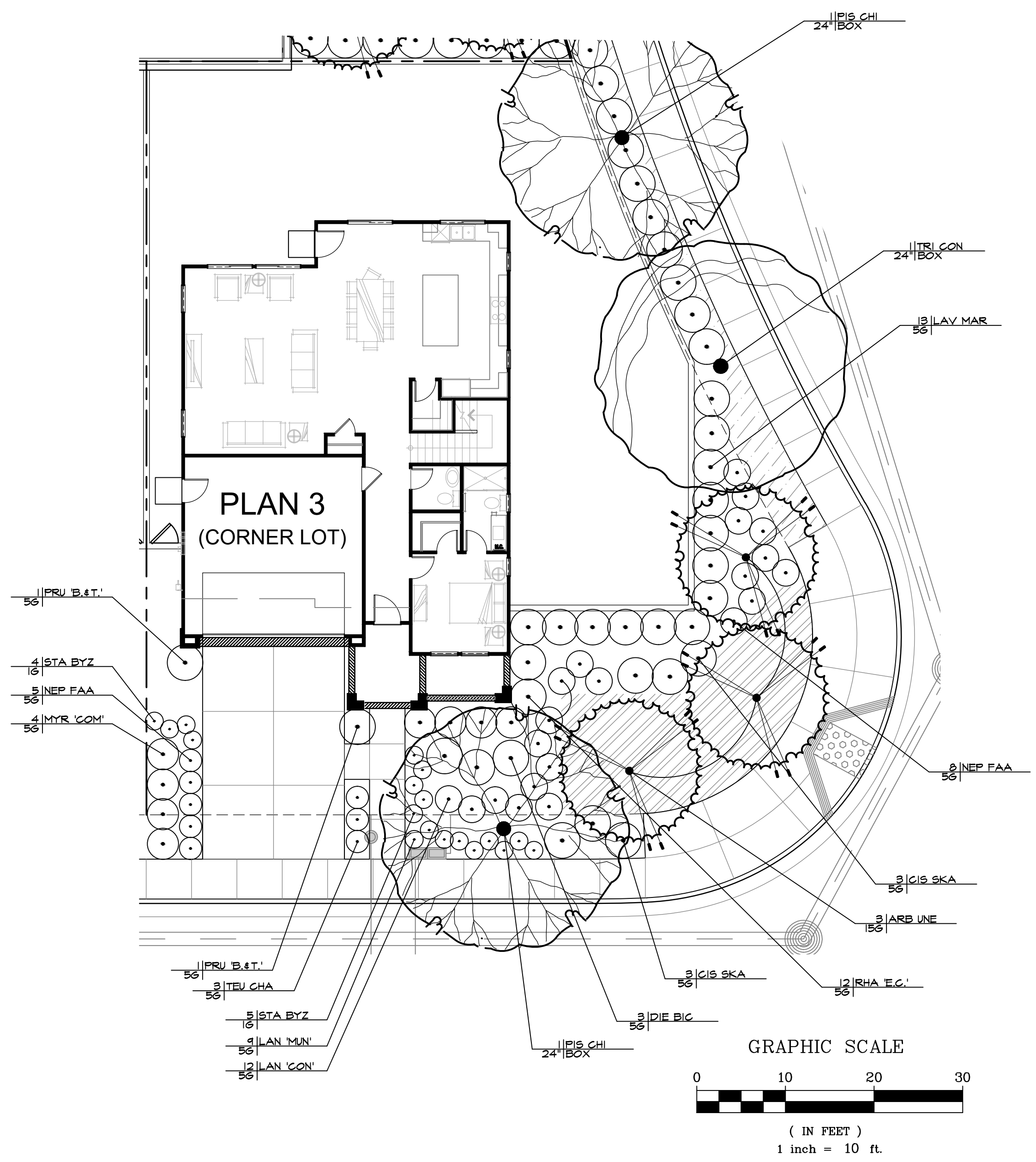
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PRELIMINARY PROPOSED TREE PALETTE, SHEET LI				
BIO-RETENTION AREA SHRUBS				
ACH FIL	ACHILLEA FILIPENDULINA	FERNLEAF YARROW	5 GALLON	LOW
JUN PAT	JUNCUS PATENS	COMMON RUSH	5 GALLON	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
MUL RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHA 'E.C.'	RHAMNIUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GALLON	LOW
VER TEN	VERBENA TENUISECTA	MOSS VERBENA	5 GALLON	LOW
GROUNDCOVERS				
BACCHARIS	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON @ 36" O.C.	LOW
MYOPORUM	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON @ 36" O.C.	LOW



TYPICAL LOT

SALVADOR LANE

PLAN 1



TYPICAL CORNER LOT

PLAN 3

PRELIMINARY PROPOSED PLANT PALETTE

PLAN 1 (ON SALVADOR LANE)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PRELIMINARY PROPOSED TREE PALETTE, SHEET LI				
SHRUBS				
	ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	5 GALLON LOW
	CHO 'TEC'	CHONRONDOPETALUM TECTORUM	CAPE RUSH	5 GALLON LOW
	FES 'MAI'	FESTUCA MAIREI	ATLAS FESCUE	5 GALLON LOW
	LAV 'MAR'	LAVATERA MARITIMA	TREE MALLOW	5 GALLON LOW
	LIM 'PER'	LIMONIUM PEREZII	SEA LAVENDER	5 GALLON LOW
	LOM 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF 'MAT RUSH	5 GALLON LOW
	LOR 'P.P.'	LOROPETALUM CHINENSIS 'PURPLE PIXIE'	CHINESE FRINGE FLOWER	5 GALLON LOW
	NAN 'H.D.'	NANDINA 'HARBOR DWARF'	HEAVENLY BAMBOO	5 GALLON LOW
	PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON LOW
	RHA 'E.C.'	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GALLON LOW
	WES 'W.H.'	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	5 GALLON LOW
GROUNDCOVERS				
	LAN 'MON'	LANTANA MONTEVIDENSIS 'WHITE'	WHITE TRAILING LANTANA	1 GALLON LOW
		ARCTOSTAPHYLOS 'PIGEON POINT'	PIGEON POINT MANZANITA	1 GAL AT 36" O.C. LOW
GROUNDCOVERS - PLANTING STRIP				
		MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON @ 36" O.C. LOW

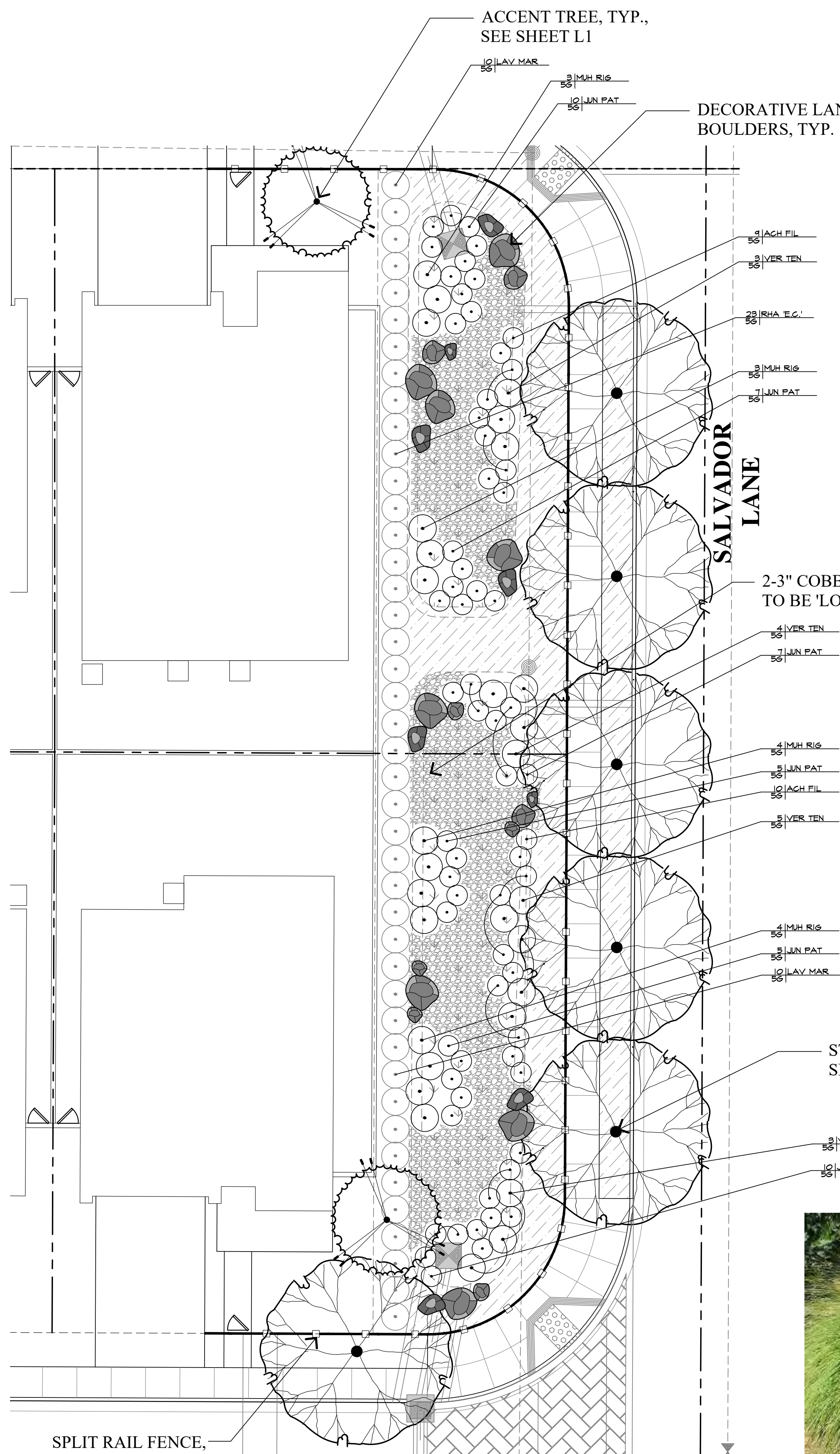
PRELIMINARY PROPOSED PLANT PALETTE

PLAN 3 (CORNER LOT)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PRELIMINARY PROPOSED TREE PALETTE, SHEET LI				
SHRUBS				
	CIS 'SKA'	CISTUS X SKANBERGII	PINK ROCKROSE	5 GALLON LOW
	DIE 'BIC'	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON LOW
	LAN 'CON'	LANTANA CAMARA 'CONFETTI'	SPREADING LANTANA	5 GALLON LOW
	LAV 'MAR'	LAVATERA MARITIMA	TREE MALLOW	5 GALLON LOW
	MYR 'COM'	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON LOW
	NEP 'FAA'	NEPETA FAASSENII	CATMINT	5 GALLON LOW
	PRU 'B.T.'	PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON LOW
	RHA 'E.C.'	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GALLON LOW
	RHA 'S.W.'	RHAPHIOLEPIS I. 'SNOW WHITE'	INDIA HAWTHORN	5 GALLON LOW
	TEU 'CHA'	TEUCRIUM CHAMAEDRY'S	GERMANDER	5 GALLON LOW
	XYL 'COM'	XYLOSMA 'COMPACTA'	SHINY XYLOSMA	5 GALLON LOW
GROUNDCOVERS				
	LAV 'MUN'	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	1 GALLON LOW
	STA 'BYZ'	STACHYS BYZANTIUM	LAMB'S EAR	1 GALLON LOW
		COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER	1 GAL AT 36" O.C. LOW
		MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON @ 36" O.C. LOW

PLANT CALLOUT SYMBOL KEY

PLANT QTY SIZE	PLANT SYMBOL UNITS



**PRELIMINARY PROPOSED PLANT PALETTE
BIO-RETENTION AREA**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ACH FIL	ACHILLEA FILIPENDULINA	FERNLEAF YARROW	5 GALLON	LOW
JUN PAT	JUNCUS PATENS	COMMON RUSH	5 GALLON	LOW
LAY MAR	LAVATERA MARTIMA	TREE MALLOW	5 GALLON	LOW
MUL RIG	MULLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHA 'E.C.'	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GALLON	LOW
VER TEN	VERBENA TENUISECTA	MOSS VERBENA	5 GALLON	LOW

GROUNDCOVERS			
	MYOPORUM PARVIFOLIUM 1 GALLON @ 36" O.C.	MYOPORUM	LOW
	2'-3" COBBLE IN DRY ROCK BED AVAILABLE FROM MORGAN'S MASONRY SUPPLY	COBBLE TO BE LODI, NOIYA OR EQUAL	

PLANT CALLOUT SYMBOL KEY

PLANT QTY SIZE	PLANT SYMBOL UNITS



ACHILLEA FILIPENDULINA
FERNLEAF YARROW



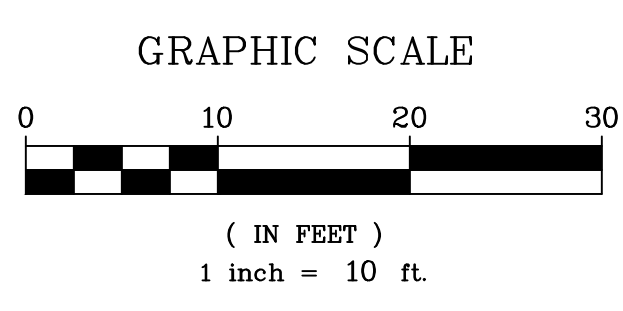
JUNCUS PATENS
COMMON RUSH



MULLENBERGIA RIGENS
DEER GRASS

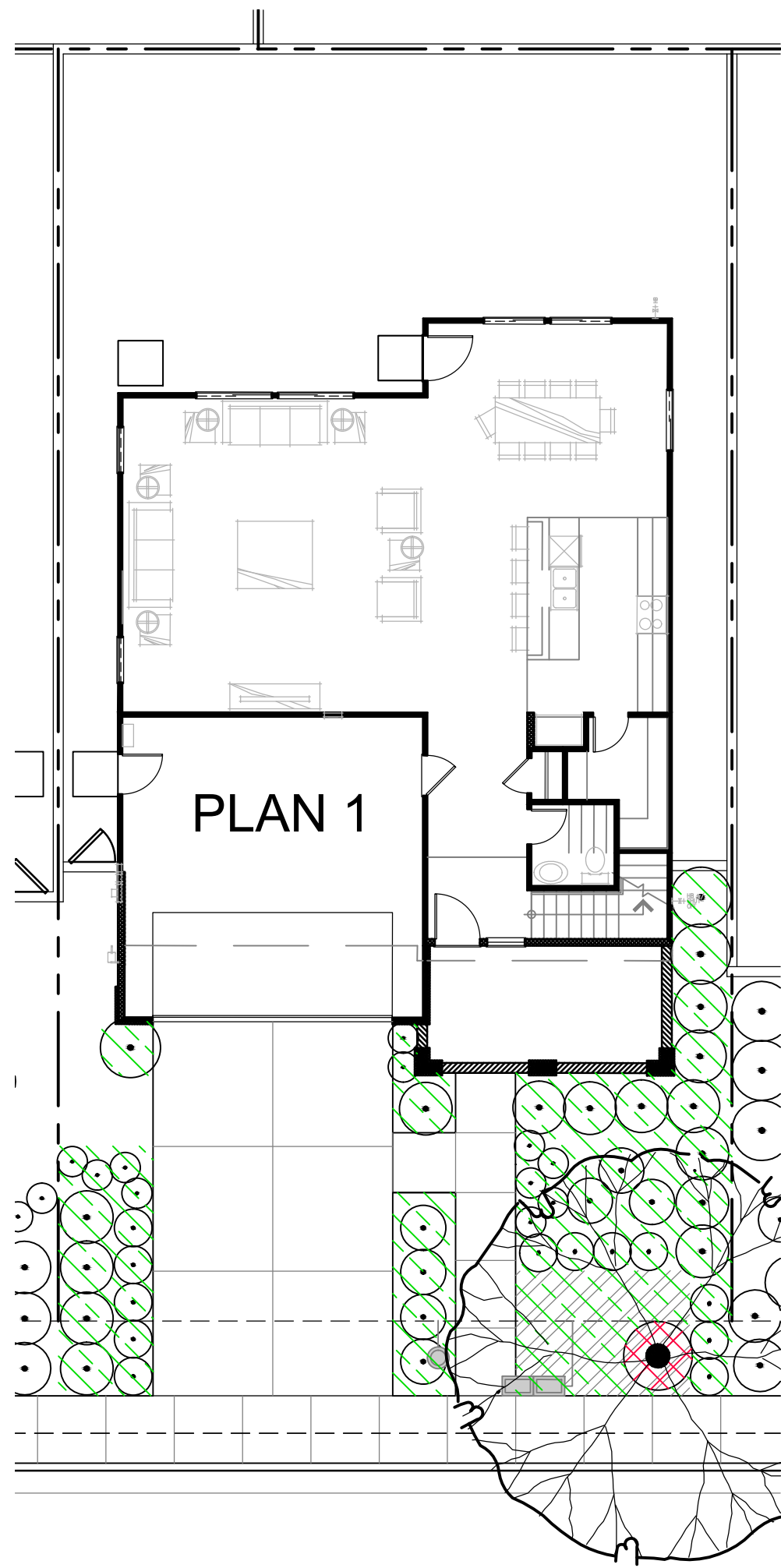


VERBENA TENUISECTA
MOSS VERBENA



NOTES:

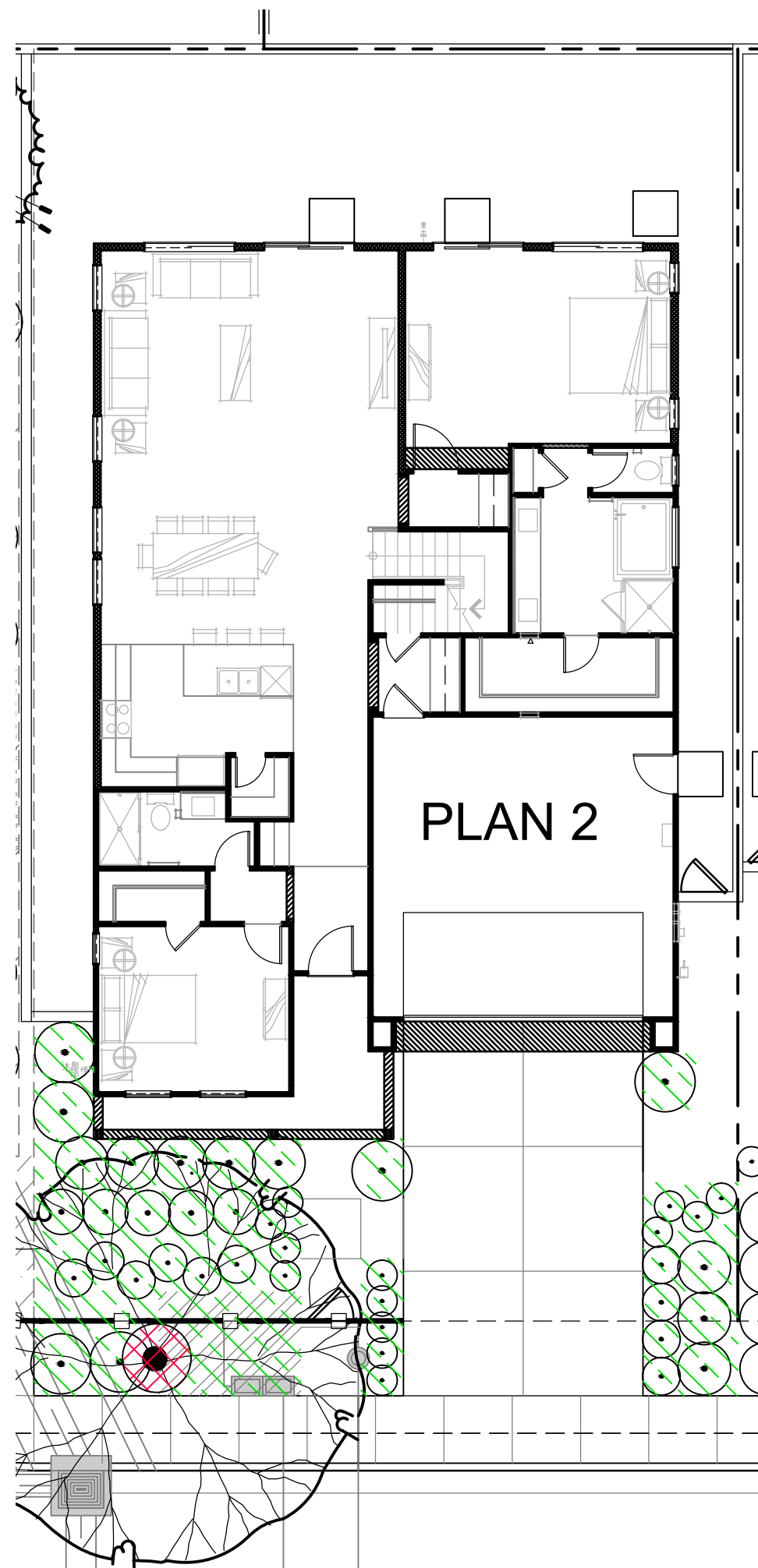
1. ALL BIO-RETENTION PLANTS ARE SELECTED FROM THE 'CONTRA COSTA CLEAN WATER PROGRAM STORMWATER C.3 GUIDEBOOK' SUGGESTED PLANT LIST.
2. C.3 BIO-RETENTION AREA ALONG MARSH CREEK TO BE COORDINATED WITH RESTORATION DESIGN GROUP, INC.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE USED.
7. SHRUBS AND TREES SHALL BE IRRIGATED ON SEPARATE VALVES AND PLANTS SHALL BE HYDROZONED.



PLAN 1 - HYDROZONE (FRONT YARD)

SYMBOL DESCRIPTION

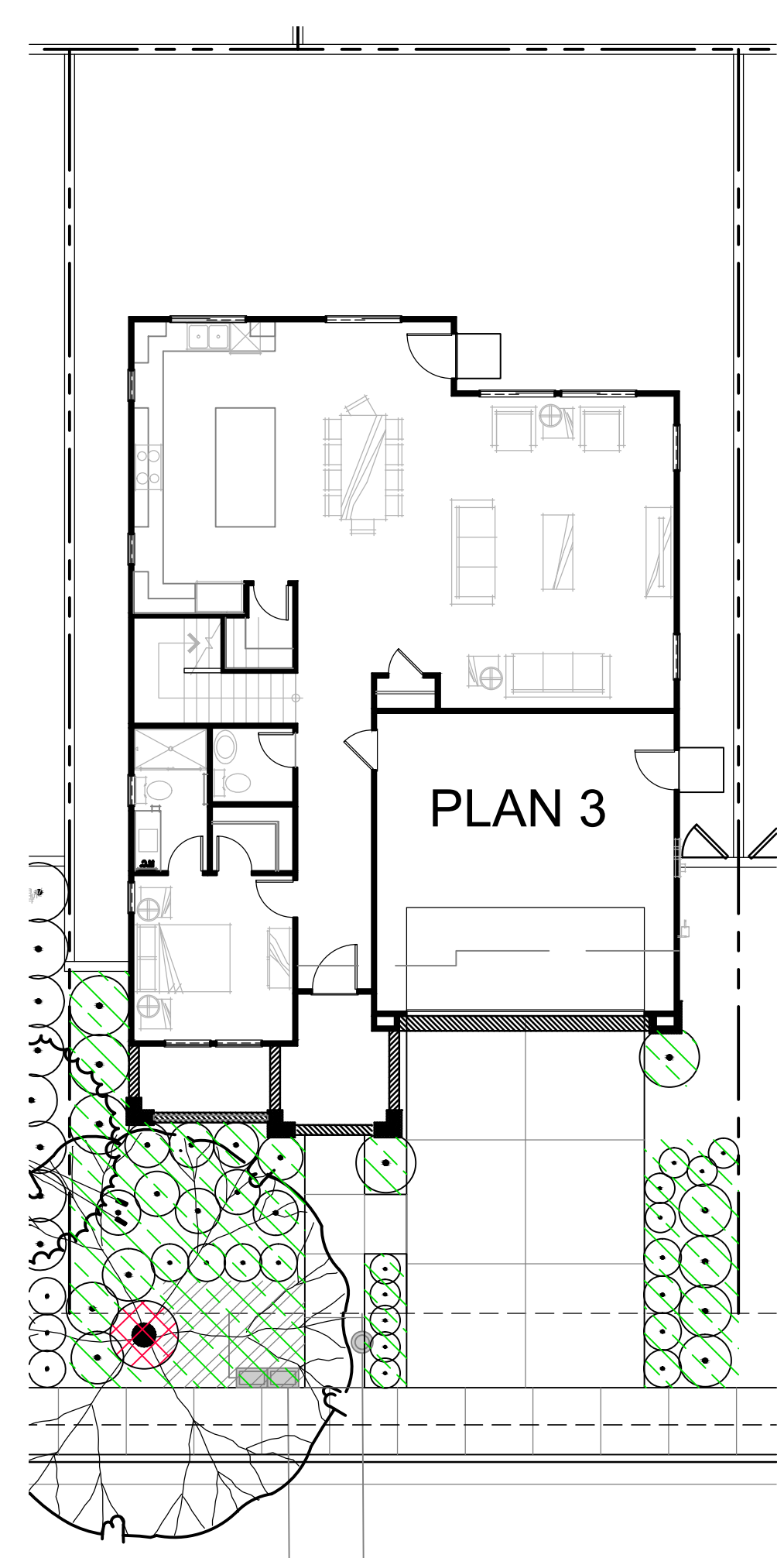
- ZONE-1
7 S.F. LOW WATER USE TREE PLANTING
- ZONE-2
560 S.F. LOW WATER USE SHRUB & GROUNDCOVER PLANTING



PLAN 2 - HYDROZONE (FRONT YARD)

SYMBOL DESCRIPTION

- ZONE-1
7 S.F. LOW WATER USE TREE PLANTING
- ZONE-2
478 S.F. LOW WATER USE SHRUB & GROUNDCOVER PLANTING



PLAN 3 - HYDROZONE (FRONT YARD)

SYMBOL DESCRIPTION

- ZONE-1
7 S.F. LOW WATER USE TREE PLANTING
- ZONE-2
475 S.F. LOW WATER USE SHRUB & GROUNDCOVER PLANTING

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:
 $MAWA = (ETO)(0.62)(0.55 \times LA)$

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:
 $ETWU = (ETO)(0.62)(\frac{PF \times HA}{IE} + SLA)$

ETO = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
 LA = LANDSCAPE AREA
 HA = HYDROZONE AREA (SQUARE FEET)
 PF = PLANT FACTOR FROM WUCOLS
 IE = IRRIGATION EFFICIENCY (0.8)
 0.55 = ET ADJUSTMENT FACTOR
 0.62 = CONVERSION FACTOR (TO GALLONS)

TYPICAL PLAN 1 - FRONT YARD LANDSCAPE

REFERENCE EVAPOTRANSPIRATION (ETO) :	42.0
MAXIMUM APPLIED WATER ALLOWANCE:	8,121 GAL/YR
MAWA= (42.0) X (0.62) X (0.55 X 567) =	8,121 GAL/YR
ESTIMATED TOTAL WATER USE:	3,646 GAL/YR
LOW ETWU = (42.0) X (0.62) X ($\frac{0.20 \times 567}{0.8}$) =	3,646 GAL/YR

TYPICAL PLAN 2 - FRONT YARD LANDSCAPE

REFERENCE EVAPOTRANSPIRATION (ETO) :	42.0
MAXIMUM APPLIED WATER ALLOWANCE:	6,946 GAL/YR
MAWA= (42.0) X (0.62) X (0.55 X 485) =	6,946 GAL/YR
ESTIMATED TOTAL WATER USE:	3,118 GAL/YR
LOW ETWU = (42.0) X (0.62) X ($\frac{0.20 \times 485}{0.8}$) =	3,118 GAL/YR

TYPICAL PLAN 3 - FRONT YARD LANDSCAPE

REFERENCE EVAPOTRANSPIRATION (ETO) :	42.0
MAXIMUM APPLIED WATER ALLOWANCE:	6,903 GAL/YR
MAWA= (42.0) X (0.62) X (0.55 X 482) =	6,903 GAL/YR
ESTIMATED TOTAL WATER USE:	3,099 GAL/YR
LOW ETWU = (42.0) X (0.62) X ($\frac{0.20 \times 482}{0.8}$) =	3,099 GAL/YR



RHAMNUS CALIFORNICA 'EVE CASE'
COFFEEBERRY



LIMONIUM PEREZII
SEA LAVENDER



LANTANA MONTEVIDENSIS
'WHITE'
WHITE TRAILING LATANA



CHONDROPETALUM TECTORUM
CAPE RUSH



LOROPETALUM C. 'PURPLE PIXIE'
CHINESE FRINGE FLOWER



FESTUCA MAIREI
ATLAS FESCUE



PHORMIUM 'YELLOW WAVE'
NEW ZEALAND FLAX



NANDINA 'HARBOR DWARF'
HEAVENLY BAMBOO



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



ANIGOZANTHOS 'BUSH PEARL'
KANGAROO PAW

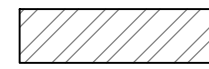


WESTRINGIA 'WYNYABBIE HIGHLIGHT'
AUSTRALIAN ROSEMARY

PRELIMINARY PROPOSED PLANT PALETTE - PLAN 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PROPOSED PRELIMINARY TREE PLAN				
SHRUBS				
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	5 GALLON	LOW
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	5 GALLON	LOW
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	5 GALLON	LOW
LOM 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW
LOR 'P.P.'	LOROPETALUM CHINENSIS 'PURPLE PIXIE'	CHINESE FRINGE FLOWER	5 GALLON	LOW
NAN 'H.D.'	NANDINA 'HARBOR DWARF'	HEAVENLY BAMBOO	5 GALLON	LOW
PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW
RHA 'E.C.'	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GALLON	LOW
WES 'W.H.'	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	5 GALLON	LOW

GROUNDCOVERS				
LAN MON	LANTANA MONTEVIDENSIS 'WHITE'	WHITE TRAILING LATANA	1 GALLON	LOW
	ARCTOSTAPHYLLUS 'PIGEON POINT'	PIGEON POINT MANZANITA	1 GAL AT 36" O.C.	LOW



GREVILLEA 'NOELLI'
WOOLLY GREVILLEA



LOROPETALUM 'EMERALD SNOW'
EMERALD SNOW LOROPETALUM



OLEA 'LITTLE OLLIE'
DWARF OLIVE



SALVIA M. 'LIMELIGHT'
LIMELIGHT MEXICAN SAGE



CAREX TUMULICOLA
BERKELEY SEDGE



ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY

PRELIMINARY PROPOSED PLANT PALETTE - PLAN 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PROPOSED PRELIMINARY TREE PLAN				
SHRUBS				
BUD DAV	BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	LOW
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLLY GREVILLEA	5 GALLON	LOW
LAN 'C.H.'	LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	5 GALLON	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LOR 'E.S.'	LOROPETALUM 'EMERALD SNOW'	LOROPETALUM	5 GALLON	LOW
OLE 'L.O.'	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
RHA 'BAL'	RHAPHIOLEPIS 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
SAL 'L.L.'	SALVIA MEXICANA 'LIMELIGHT'	LIMELIGHT MEXICAN SAGE	5 GALLON	LOW

GROUNDCOVERS				
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	LOW
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
	ROSMARINUS HUNTINGTONI CARPET	ROSEMARY	1 GALLON	LOW



RHAPHIOLEPIS 'BALLERINA'
INDIA HAWTHORN



LAVATERA MARITIMA
TREE MALLOW



LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL LANTANA



BUDDLEIA DAVIDII
BUTTERFLY BUSH



LANANDULA
ANGUSTIFOLIA
'MUNSTEAD'
ENGLISH LAVENDER



STACHYS BYZANTINA
LAMB'S EAR



NEPETA FAASSENII
CATMINT



XYLOSMA 'COMPACTA'
SHINY XYLOSMA



MYRTUS COMMUNIS 'COMPACTA'
DWARF MYRTLE



PRUNUS 'BRIGHT & TIGHT'
BRIGHT & TIGHT LAUREL



CISTUS X SKANBERGII
PINK ROCKROSE



TEUCRIMUM CHAMAEDRYS
GERMANDER



DIETES BICOLOR
FORTNIGHT LILY



LANTANA CAMARA 'CONFETTI'
SPREADING LATANA



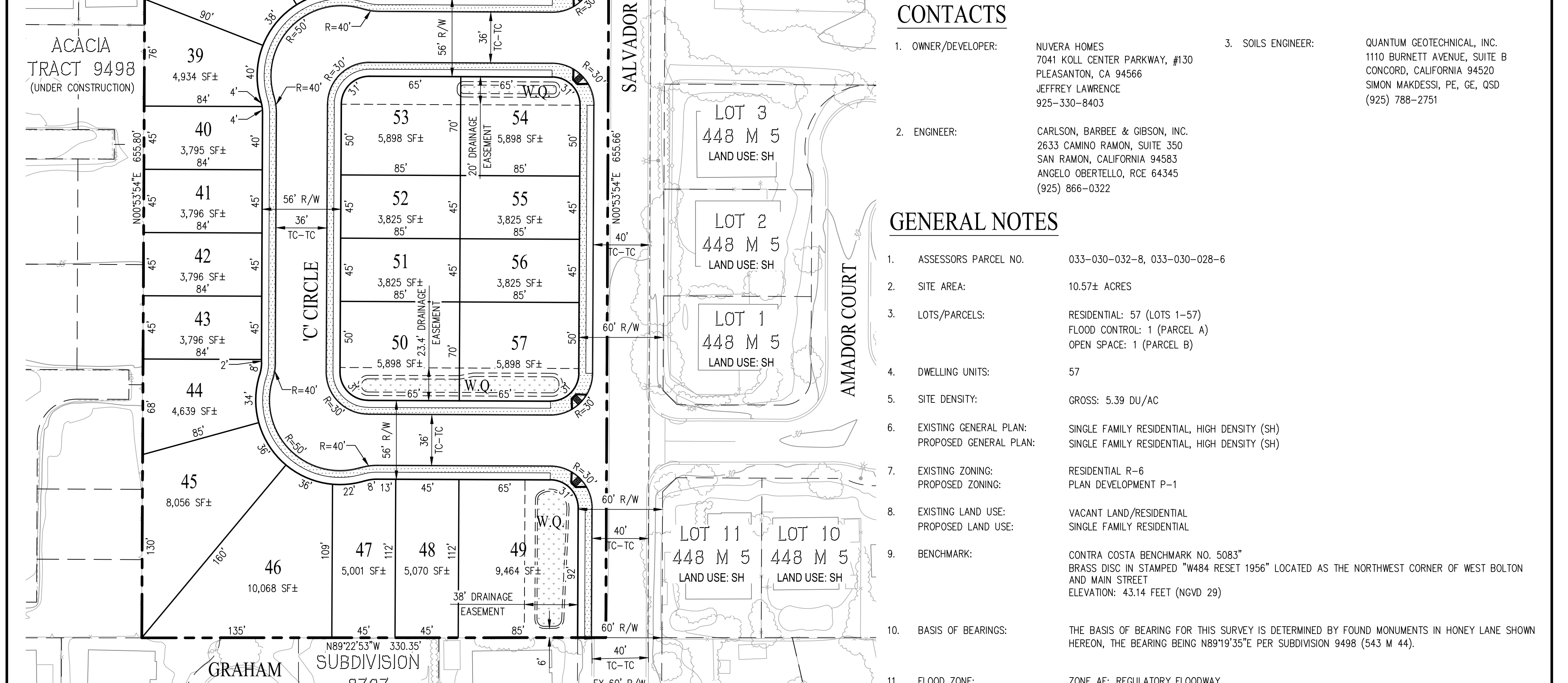
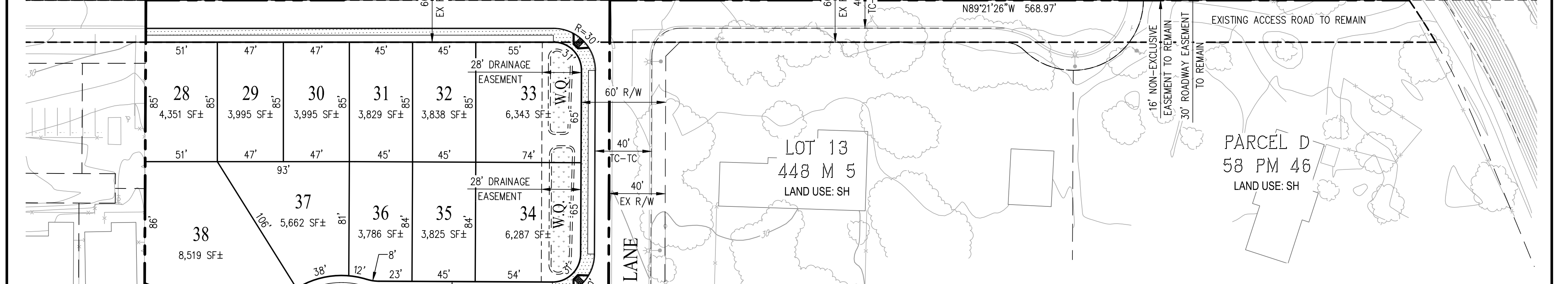
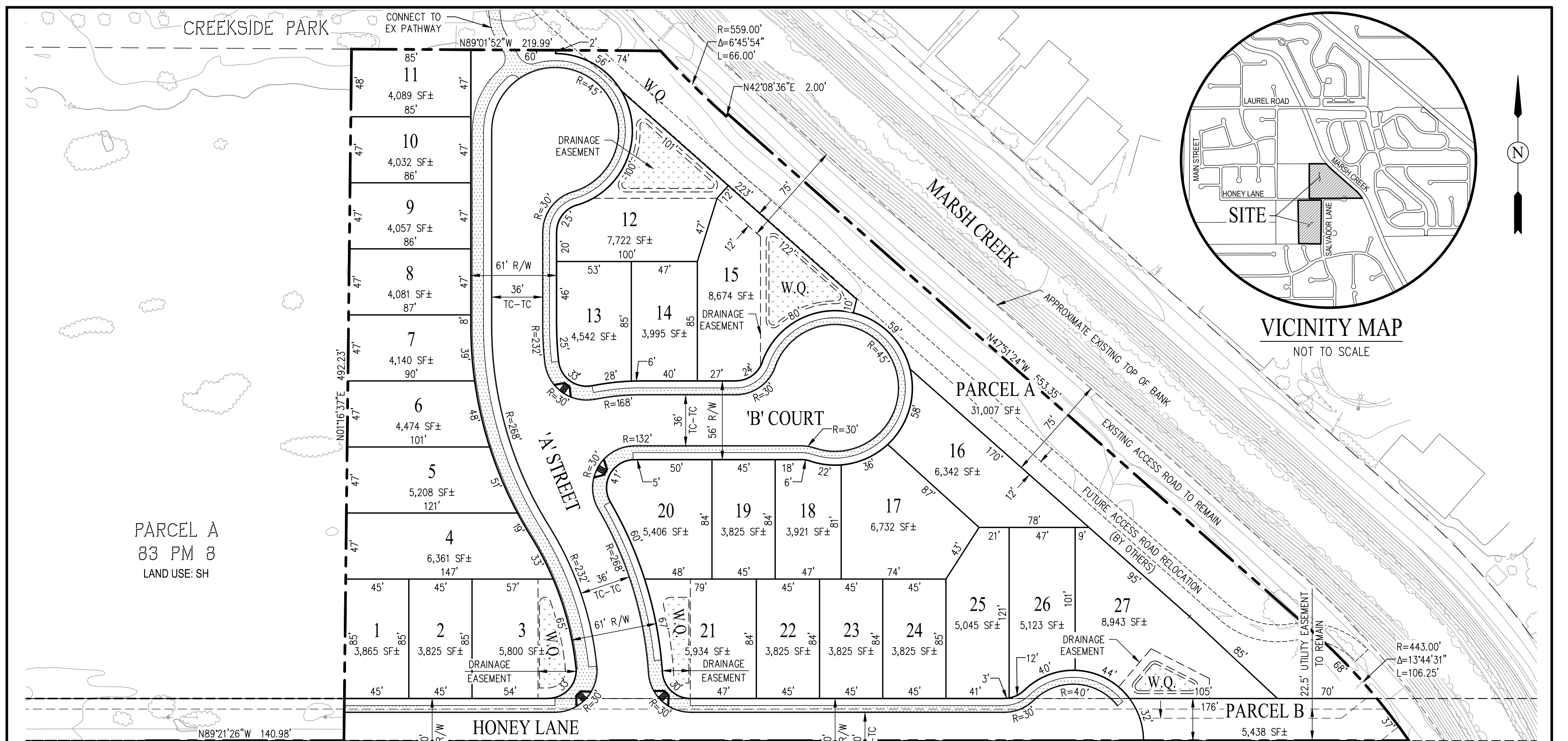
LANANDULA ANGUSTIFOLIA
'MUNSTEAD'
ENGLISH LAVENDER

PRELIMINARY PROPOSED PLANT PALETTE - PLAN 3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES				
SEE PROPOSED PRELIMINARY TREE PLAN				
SHRUBS				
CIS SKA	CISTUS X SKANBERGII	PINK ROCKROSE	5 GALLON	LOW
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
LAN 'CON'	LANTANA CAMARA 'CONFETTI'	SPREADING LANTANA	5 GALLON	LOW
MYR 'COM'	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NEP FAA	NEPETA FAASSENII	CATMINT	5 GALLON	LOW
PRU 'B.T.'	PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
RHA 'S.W.'	RHAPHIOLEPIS L. 'SNOW WHITE'	INDIA HAWTHORN	5 GALLON	LOW
TEU CHA	TEUCRIMUM CHAMAEDRYS	GERMANDER	5 GALLON	LOW
XYL 'COM'	XYLOSMA 'COMPACTA'	SHINY XYLOSMA	5 GALLON	LOW

GROUNDCOVERS				
STA BYZ	STACHYS BYZANTINUM	LAMB'S EAR	1 GALLON	LOW
LAV 'MUN'	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	1 GALLON	LOW
	COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER	1 GALLON	LOW



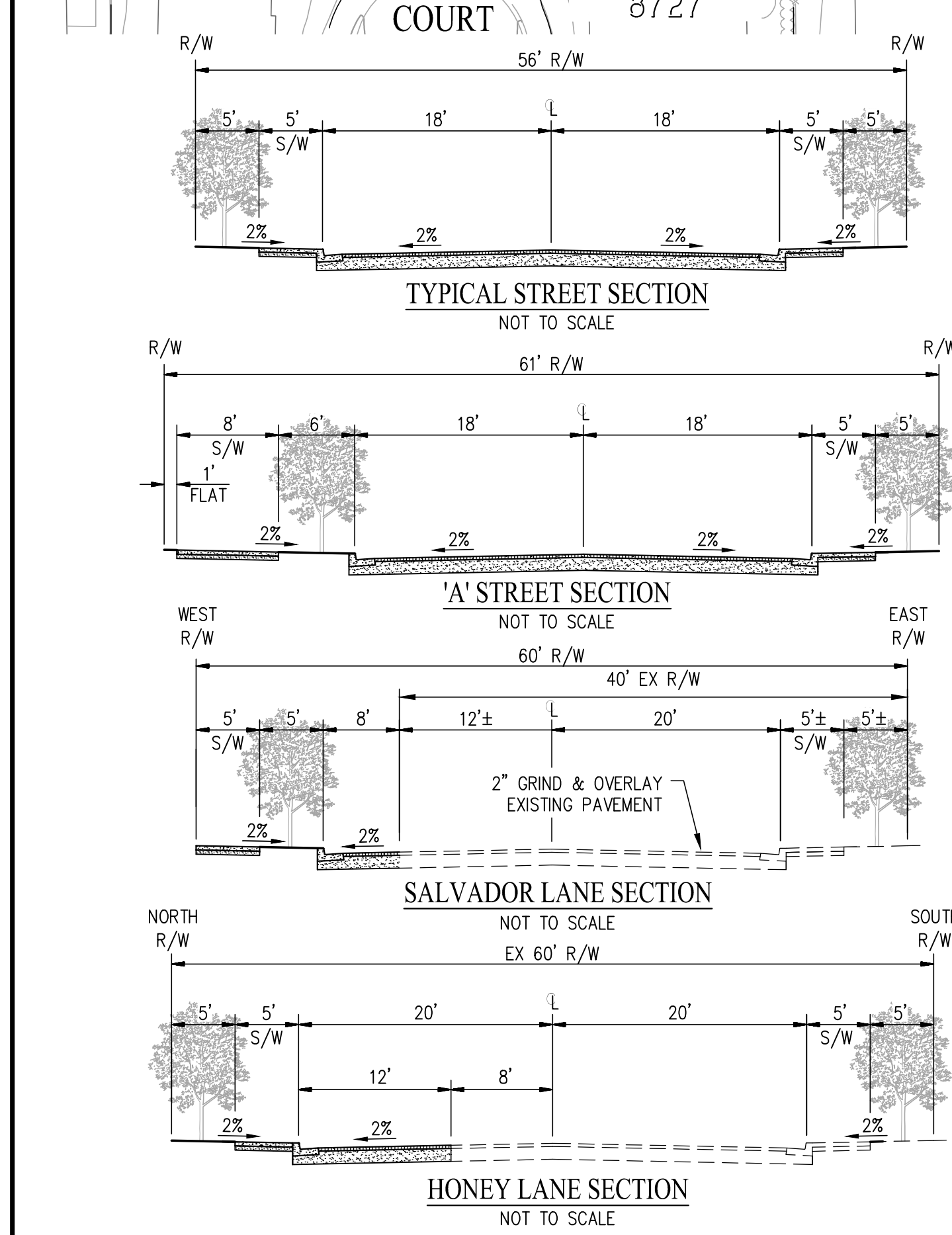


CONTACTS

- OWNER/DEVELOPER: NUVERA HOMES
7041 KOLL CENTER PARKWAY, #130
PLEASANTON, CA 94566
JEFFREY LAWRENCE
925-330-8403
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
ANGELO OBERTELLO, RCE 64345
(925) 866-0322
- SOILS ENGINEER: QUANTUM GEOTECHNICAL, INC.
1110 BURNETT AVENUE, SUITE B
CONCORD, CALIFORNIA 94520
SIMON MAKDESSI, PE, GE, QSD
(925) 788-2751

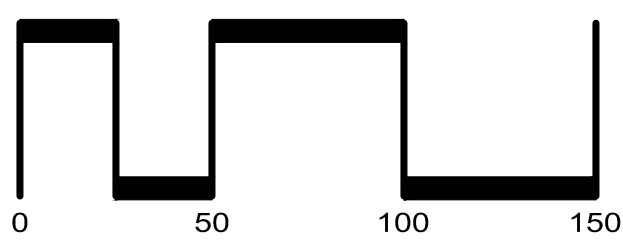
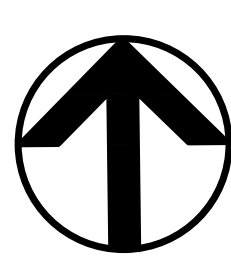
GENERAL NOTES

- ASSESSORS PARCEL NO. 033-030-032-8, 033-030-028-6
- SITE AREA: 10.57± ACRES
- LOTS/PARCELS: RESIDENTIAL: 57 (LOTS 1-57)
FLOOD CONTROL: 1 (PARCEL A)
OPEN SPACE: 1 (PARCEL B)
- DWELLING UNITS: 57
- SITE DENSITY: GROSS: 5.39 DU/AC
- EXISTING GENERAL PLAN: SINGLE FAMILY RESIDENTIAL, HIGH DENSITY (SH)
PROPOSED GENERAL PLAN: SINGLE FAMILY RESIDENTIAL, HIGH DENSITY (SH)
- EXISTING ZONING: RESIDENTIAL R-6
PROPOSED ZONING: PLAN DEVELOPMENT P-1
- EXISTING LAND USE: VACANT LAND/RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- BENCHMARK: CONTRA COSTA BENCHMARK NO. 5083*
BRASS DISC IN STAMPED "W484 RESET 1956" LOCATED AS THE NORTHWEST CORNER OF WEST BOLTON AND MAIN STREET
ELEVATION: 43.14 FEET (NGVD 29)
- BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN HONEY LANE SHOWN HEREON, THE BEARING BEING N89°19'35"E PER SUBDIVISION 9498 (543 M 44).
- FLOOD ZONE: ZONE AE: REGULATORY FLOODWAY
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 0601300355G
DATE: MARCH 21, 2017
- UTILITIES: WATER: DIABLO WATER DISTRICT
SEWER: IRONHOUSE SANITARY DISTRICT
STORM DRAIN: CITY OF OAKLEY
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- GRADING: GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICTED ON THE APPROVED TENTATIVE MAP.
- PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
- FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.



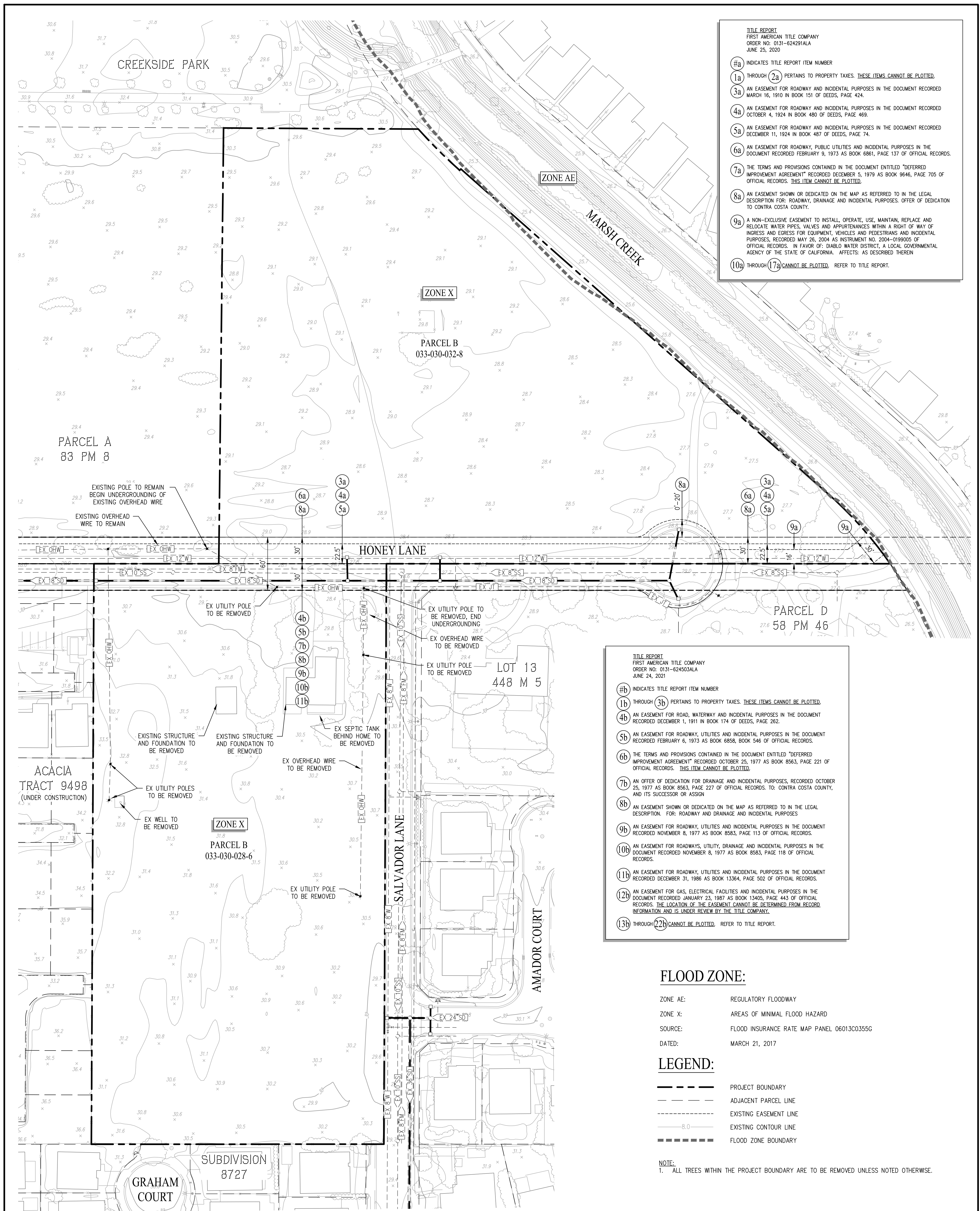
**HONEY / CREEKSIDE
VESTING TENTATIVE MAP
SUBDIVISION 9579**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: JANUARY, 2022



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ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM-1



TITLE REPORT
 FIRST AMERICAN TITLE COMPANY
 ORDER NO: 0131-624281ALA
 JUNE 25, 2020

#a INDICATES TITLE REPORT ITEM NUMBER

1a THROUGH 2a PERTAINS TO PROPERTY TAXES. THESE ITEMS CANNOT BE PLOTTED.

3a AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 16, 1910 IN BOOK 151 OF DEEDS, PAGE 424.

4a AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 4, 1924 IN BOOK 480 OF DEEDS, PAGE 469.

5a AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 11, 1924 IN BOOK 487 OF DEEDS, PAGE 74.

6a AN EASEMENT FOR ROADWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 9, 1973 AS BOOK 6861, PAGE 137 OF OFFICIAL RECORDS.

7a THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEFERRED IMPROVEMENT AGREEMENT" RECORDED DECEMBER 5, 1979 AS BOOK 9646, PAGE 705 OF OFFICIAL RECORDS. THIS ITEM CANNOT BE PLOTTED.

8a AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: ROADWAY, DRAINAGE AND INCIDENTAL PURPOSES. OFFER OF DEDICATION TO CONTRA COSTA COUNTY.

9a A NON-EXCLUSIVE EASEMENT TO INSTALL, OPERATE, USE, MAINTAIN, REPLACE AND RELOCATE WATER PIPES, VALVES AND APPURTENANCES WITHIN A RIGHT OF WAY OF INGRESS AND EGRESS FOR EQUIPMENT, VEHICLES AND PEDESTRIANS AND INCIDENTAL PURPOSES, RECORDED MAY 26, 2004 AS INSTRUMENT NO. 2004-0199005 OF OFFICIAL RECORDS. IN FAVOR OF: DIABLO WATER DISTRICT, A LOCAL GOVERNMENTAL AGENCY OF THE STATE OF CALIFORNIA. AFFECTS, AS DESCRIBED THEREIN.

10a THROUGH 17a CANNOT BE PLOTTED. REFER TO TITLE REPORT.

TITLE REPORT
 FIRST AMERICAN TITLE COMPANY
 ORDER NO: 0131-624503ALA
 JUNE 24, 2021

#b INDICATES TITLE REPORT ITEM NUMBER

1b THROUGH 3b PERTAINS TO PROPERTY TAXES. THESE ITEMS CANNOT BE PLOTTED.

4b AN EASEMENT FOR ROAD, WATERWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 1, 1911 IN BOOK 174 OF DEEDS, PAGE 282.

5b AN EASEMENT FOR ROADWAY, UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 6, 1973 AS BOOK 6858, BOOK 546 OF OFFICIAL RECORDS.

6b THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEFERRED IMPROVEMENT AGREEMENT" RECORDED OCTOBER 25, 1977 AS BOOK 8563, PAGE 221 OF OFFICIAL RECORDS. THIS ITEM CANNOT BE PLOTTED.

7b AN OFFER OF DEDICATION FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 25, 1977 AS BOOK 8563, PAGE 227 OF OFFICIAL RECORDS. TO: CONTRA COSTA COUNTY, AND ITS SUCCESSOR OR ASSIGN.

8b AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION. FOR: ROADWAY AND DRAINAGE AND INCIDENTAL PURPOSES.

9b AN EASEMENT FOR ROADWAY, UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 8, 1977 AS BOOK 8583, PAGE 113 OF OFFICIAL RECORDS.

10b AN EASEMENT FOR ROADWAYS, UTILITY, DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 8, 1977 AS BOOK 8583, PAGE 118 OF OFFICIAL RECORDS.

11b AN EASEMENT FOR ROADWAY, UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 31, 1986 AS BOOK 13364, PAGE 502 OF OFFICIAL RECORDS.

12b AN EASEMENT FOR GAS, ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 23, 1987 AS BOOK 13405, PAGE 443 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AND IS UNDER REVIEW BY THE TITLE COMPANY.

13b THROUGH 22b CANNOT BE PLOTTED. REFER TO TITLE REPORT.

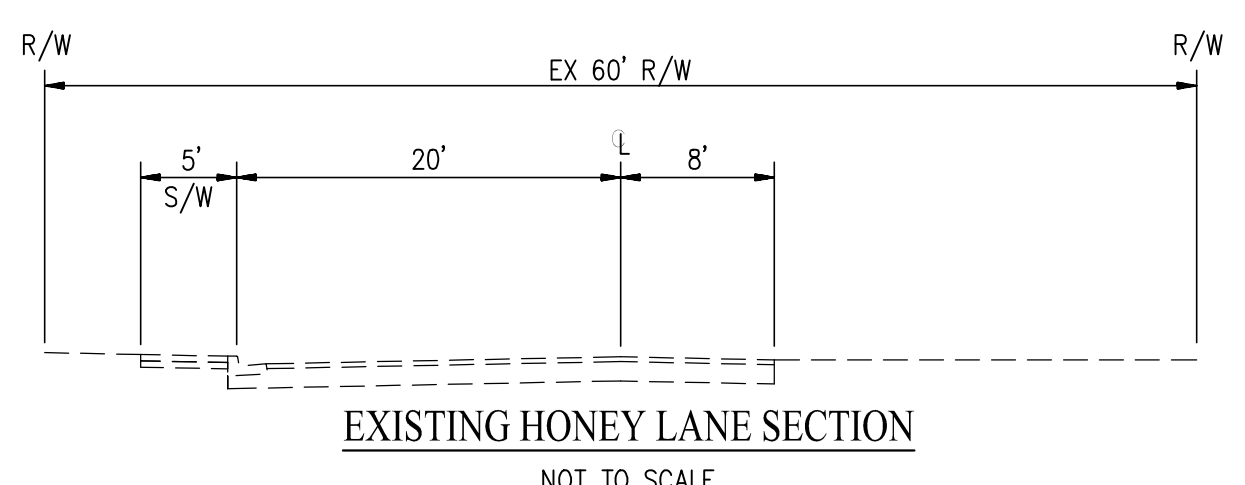
FLOOD ZONE:

ZONE AE: REGULATORY FLOODWAY
 ZONE X: AREAS OF MINIMAL FLOOD HAZARD
 SOURCE: FLOOD INSURANCE RATE MAP PANEL 06013C0355G
 DATED: MARCH 21, 2017

LEGEND:

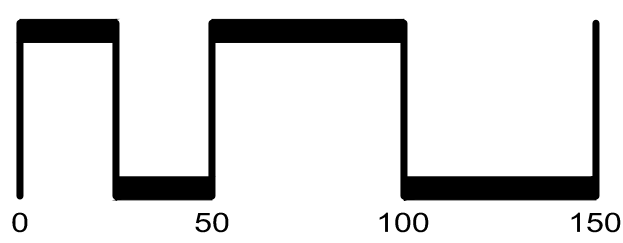
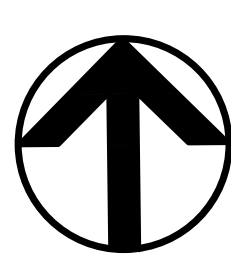
- PROJECT BOUNDARY
- - - ADJACENT PARCEL LINE
- - - EXISTING EASEMENT LINE
- 8.0 --- EXISTING CONTOUR LINE
- FLOOD ZONE BOUNDARY

NOTE:
 1. ALL TREES WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED UNLESS NOTED OTHERWISE.



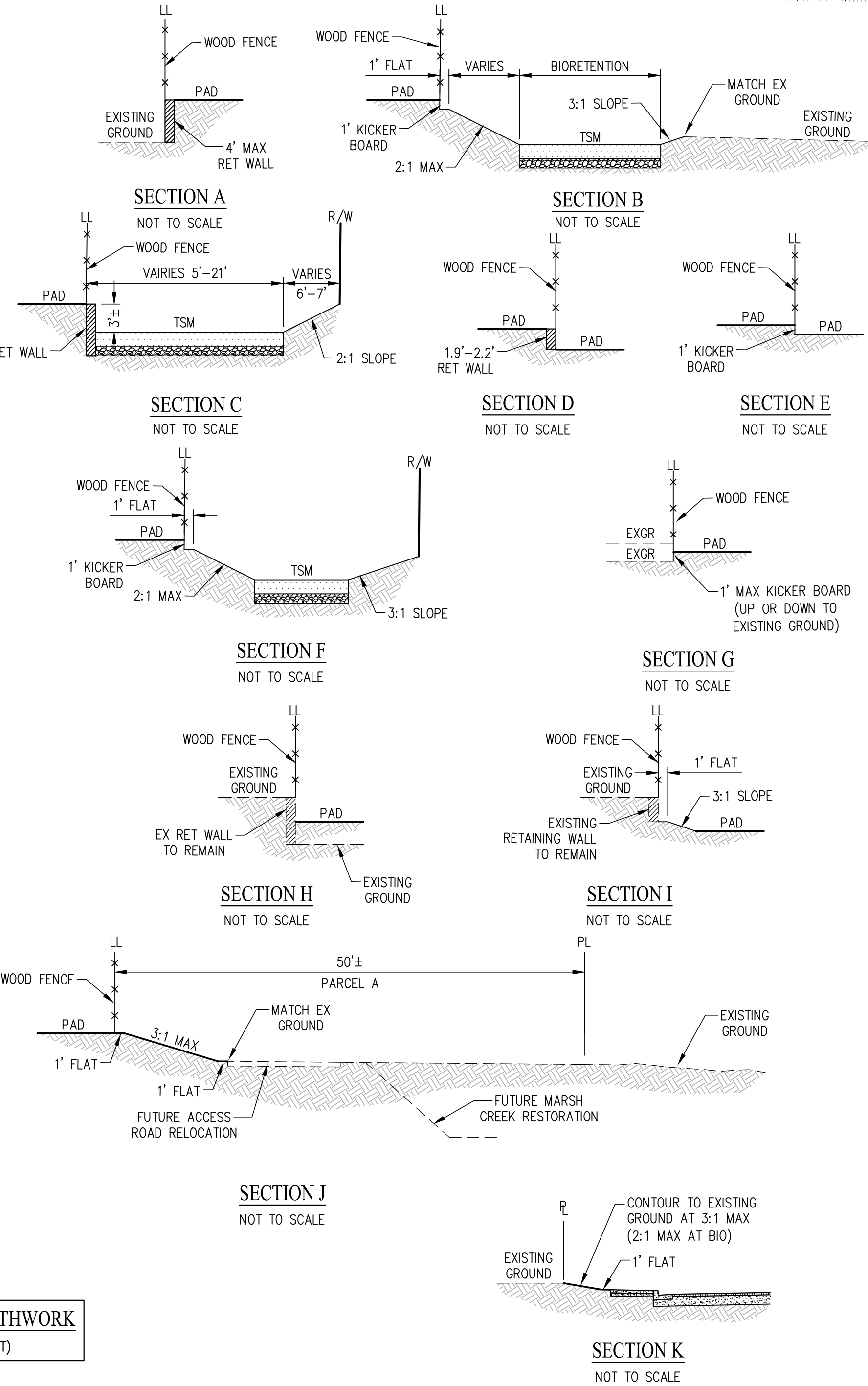
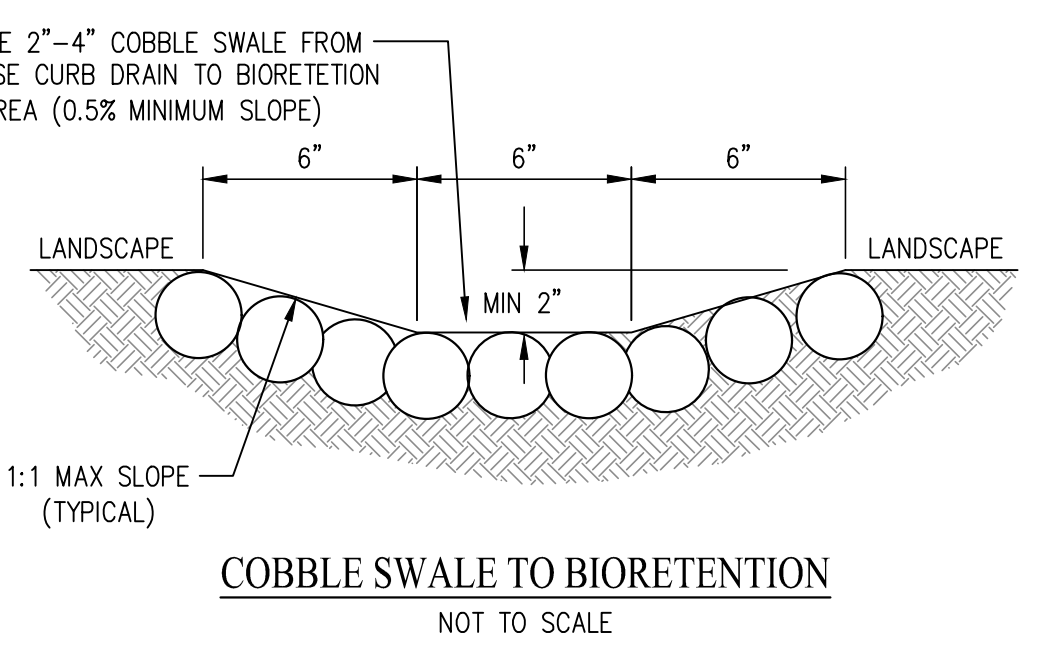
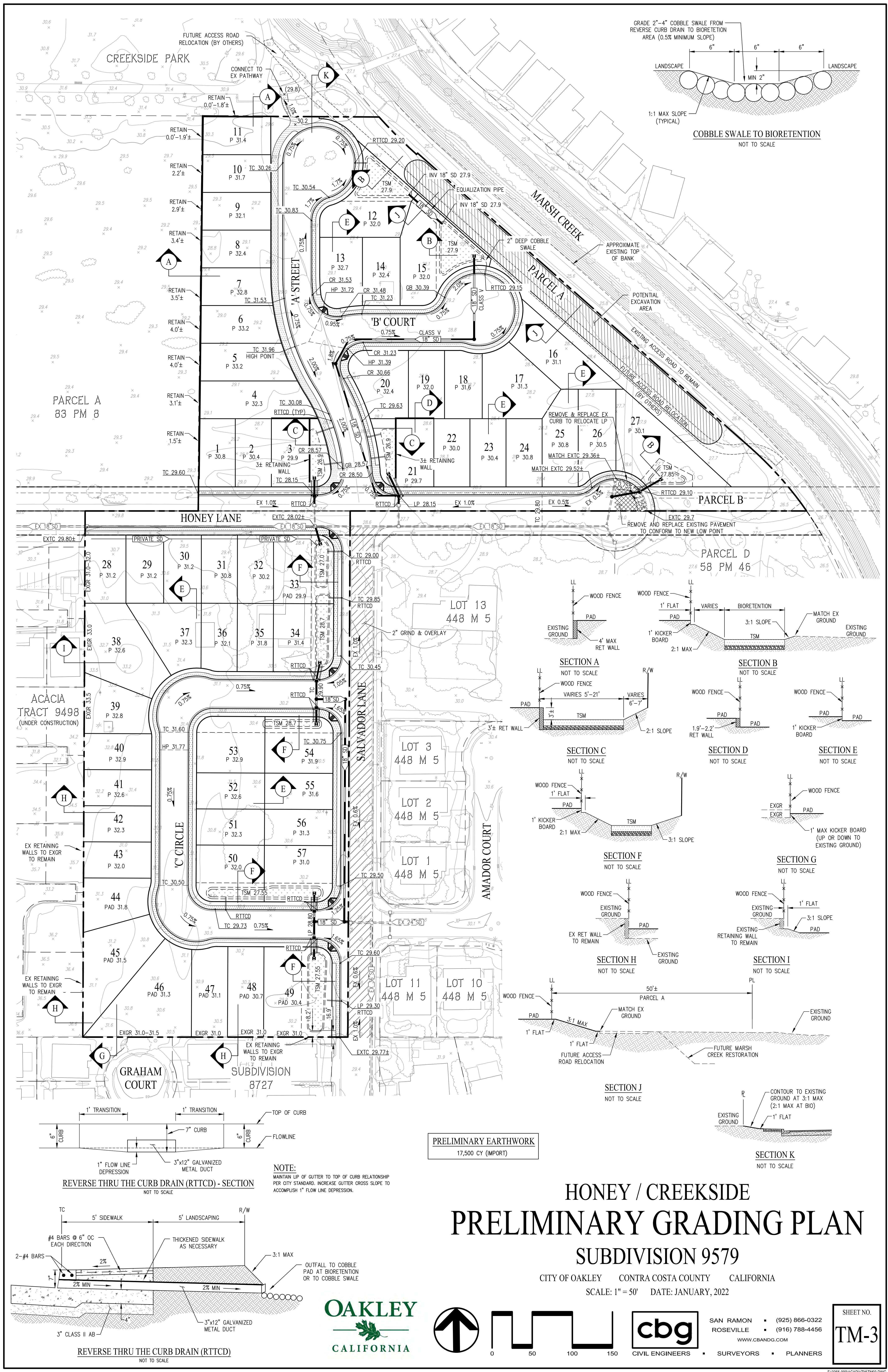
**HONEY / CREEKSIDE
 EXISTING CONDITIONS
 SUBDIVISION 9579**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1" = 50' DATE: JANUARY, 2022



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SHEET NO.
TM-2

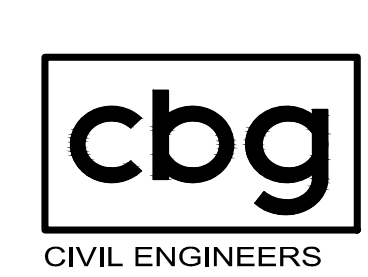
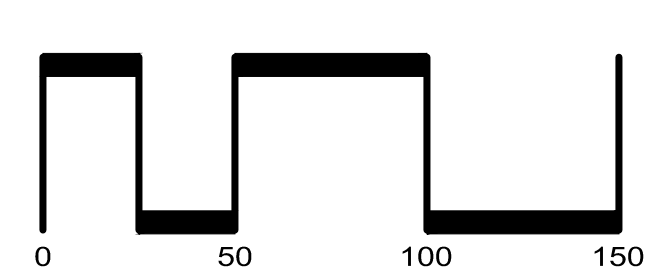
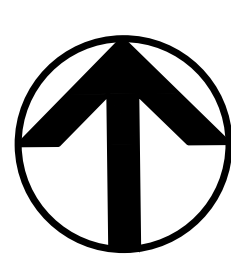


PRELIMINARY EARTHWORK
17,500 CY (IMPORT)

NOTE:
MAINTAIN LIP OF GUTTER TO TOP OF CURB RELATIONSHIP PER CITY STANDARD. INCREASE GUTTER CROSS SLOPE TO ACCOMPLISH 1" FLOW LINE DEPRESSION.

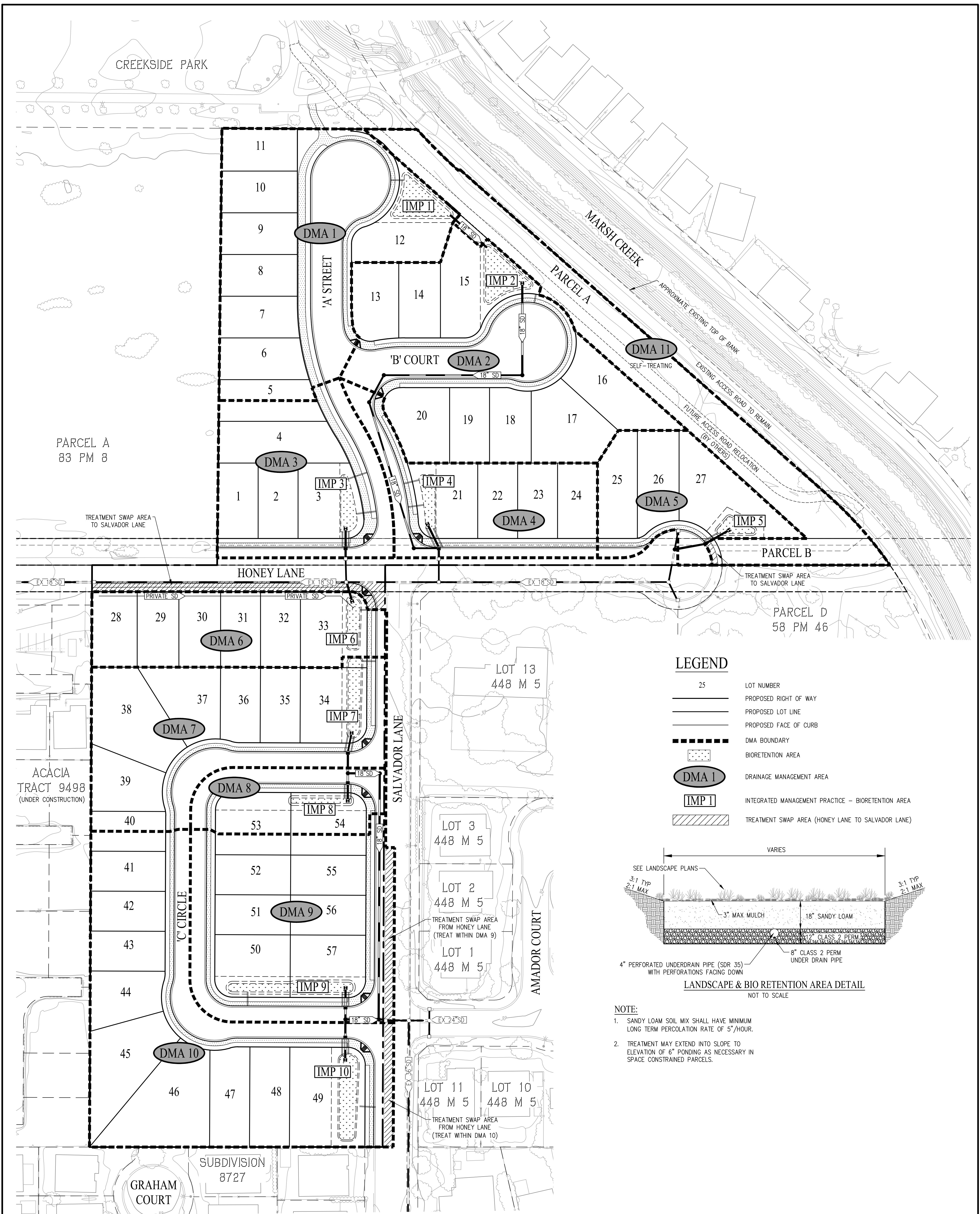
HONEY / CREEKSIDE PRELIMINARY GRADING PLAN SUBDIVISION 9579

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: JANUARY, 2022



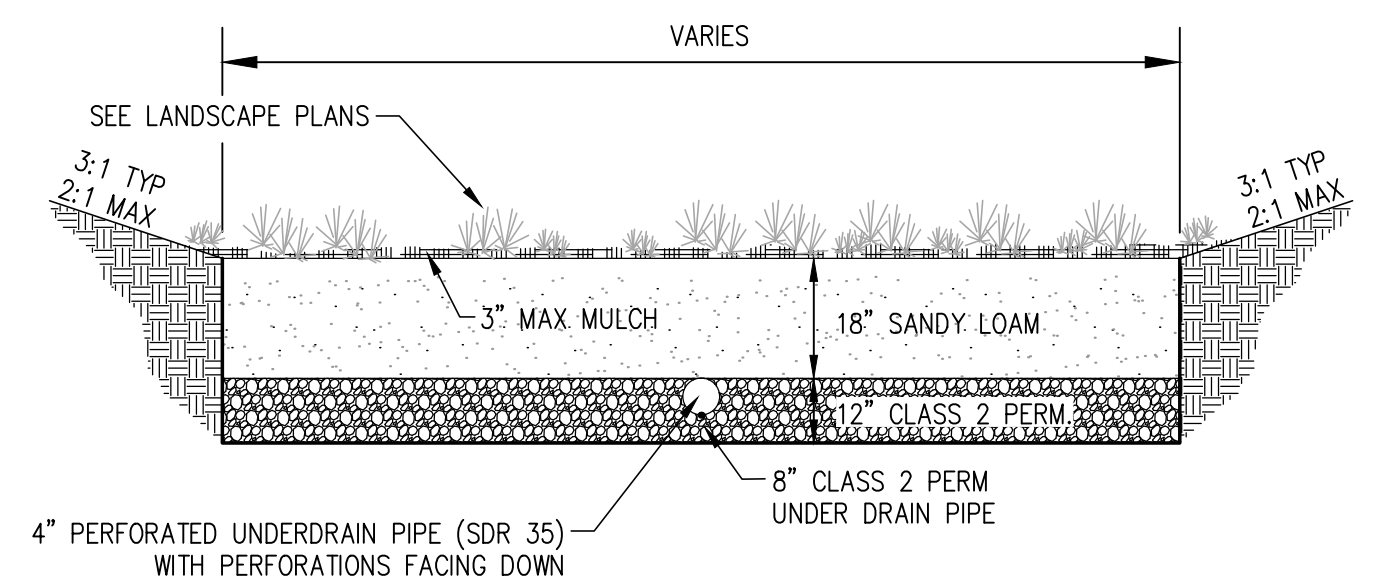
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SHEET NO.
TM-3



LEGEND

- 25 LOT NUMBER
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- DMA BOUNDARY
- BIORETENTION AREA
- DMA 1 DRAINAGE MANAGEMENT AREA
- IMP 1 INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA
- TREATMENT SWAP AREA (HONEY LANE TO SALVADOR LANE)



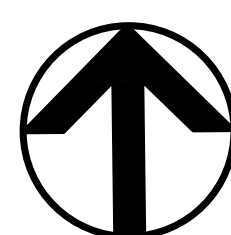
NOTE:

1. SANDY LOAM SOIL MIX SHALL HAVE MINIMUM LONG TERM PERCOLATION RATE OF 5"/HOUR.
2. TREATMENT MAY EXTEND INTO SLOPE TO ELEVATION OF 6" PONDING AS NECESSARY IN SPACE CONSTRAINED PARCELS.

**HONEY / CREEKSIDE
PRELIMINARY STORMWATER
CONTROL PLAN
SUBDIVISION 9579**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JANUARY, 2022



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SHEET NO.
TM-5