

LEGEND

- ASR AUTOMATIC SPRINKLER RISER
- RE RIM ELEVATION
- TC TOP OF CURB
- WC WATER SERVICE
- EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- SS SANITARY SEWER
- CLEANOUT TO GRADE
- SD STORM DRAIN LINE
- AD AREA DRAIN
- SCB STORM DRAIN CATCH BASIN
- SDJ STORM DRAIN JUNCTION BOX
- SDM STORM DRAIN MANHOLE
- BF BACK FLOW PREVENTION DEVICE
- FD FIRE DEPARTMENT CONNECTION
- FV FIRE HYDRANT & VALVE
- PIV POST INDICATOR VALVE
- SSM SANITARY SEWER MANHOLE
- SCV SINGLE CHECK VALVE
- SMH STORM DRAIN MANHOLE
- WM WATER METER
- AD AREA DRAIN
- SCB STORM DRAIN CATCH BASIN
- SDJ STORM DRAIN JUNCTION BOX
- SDM STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- SE SPOT ELEVATION
- SD STORM DRAIN LINE
- TC TOP OF CURB
- NEW AUTO DRIVE
- EXISTING AUTO DRIVE
- CONCRETE GUTTER

PROJECT DATA

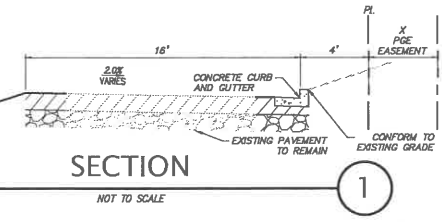
APN: 119-560-012-5
 GENERAL PLAN: SINGLE FAMILY LOW DENSITY
 ZONING: PD (PLANNED DEVELOPMENT)
 SITE AREA: 63,537 SF (PARCEL 1) 7,942 SF (PARCEL 2)
 BUILDING FOOTPRINT: 3,280 SF (EXISTING)
 BUILDING COVERAGE: 5.2% (EXISTING)
 IMPERVIOUS AREA CREATED: 5,845 SF (BOTH PARCELS)
 IMPERVIOUS DRIVE RETAINED: 11,747 SF (BOTH PARCELS)
 SEWER SERVICE: CENTRAL CONTRA COSTA COUNTY SANITATION DISTRICT
 GAS SERVICE: PGE
 ELECTRIC SERVICE: PGE
 WATER SERVICE: CONTRA COSTA WATER DISTRICT
 STORM DRAIN SERVICE: CITY OF CLAYTON

MATCH LINE-SEE ABOVE

MATCH LINE-SEE BELOW

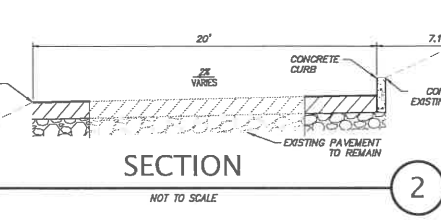
SECTION

NOT TO SCALE



SECTION

NOT TO SCALE



**TENTATIVE MAP
PROPOSED CONDITIONS
OF
500 DOUGLAS ROAD**

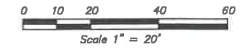
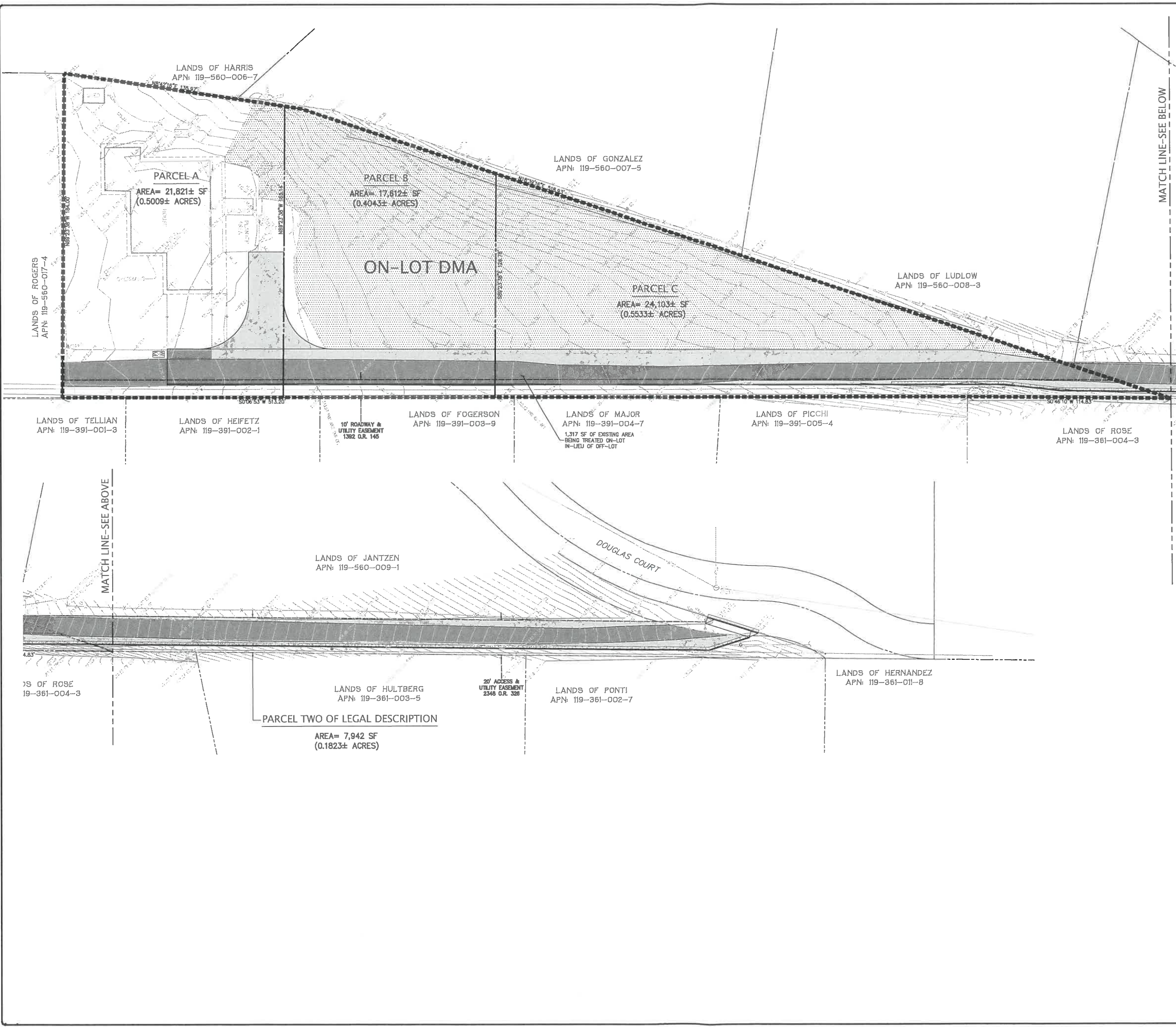
CALIFORNIA
CLAYTON

DATE: AUGUST, 2017
 SCALE: 1" = 20'
 DESIGNER: JAM
 JOB NO.: A17568
 SHEET: **TM2**
 OF 3 SHEETS



KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road
 Livermore, California 94551
 Phone (925) 245-4788
 Fax (925) 245-4796

NO.	REVISION	BY	DATE
1	2017.11.13 CITY SUBMITTAL		



LEGEND

- ON-LOT AREA LIMITS
- ▬▬▬▬ NEW IMPERVIOUS DRIVE
- ▬▬▬▬ EXISTING IMPERVIOUS DRIVE
- ▬▬▬▬ NEW IMPERVIOUS CONCRETE
- ▬▬▬▬ PERVIOUS EXISTING LANDSCAPE AREA

	ON-LOT (SF)*	OFF-LOT (SF)**
EXISTING ACCESS ROAD	7,190	4,557
PROPOSED ACCESS ROAD (TOTAL AREA)	11,718	5,874
ADDITIONAL IMPERVIOUS AREA	4,528	1,317
TOTAL NEW IMPERVIOUS AREA TREATED***	5,845	
PERVIOUS LANDSCAPE AREA AVAILABLE	29,372	

*PER APPENDIX C OPTION 3 OF THE CONTRA COSTA STORMWATER C3 MANUAL, THE ADDITIONAL IMPERVIOUS AREA IS TREATED BY DRAINING TO THE ADJACENT PERVIOUS LANDSCAPE AREA.

**ON-LOT IMPERVIOUS AREA DRAINING TO CITY SYSTEM DRAIN SYSTEM, MATCHING THE EXISTING DRAINAGE PATTERN.

***THE ADDITIONAL 1,317 SF OF OFF-LOT IMPERVIOUS AREA IS BEING TREATED WITH THE ON-LOT PORTION OF THE PROJECT IN LIEU OF OFF-LOT.

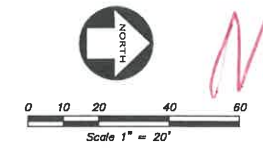
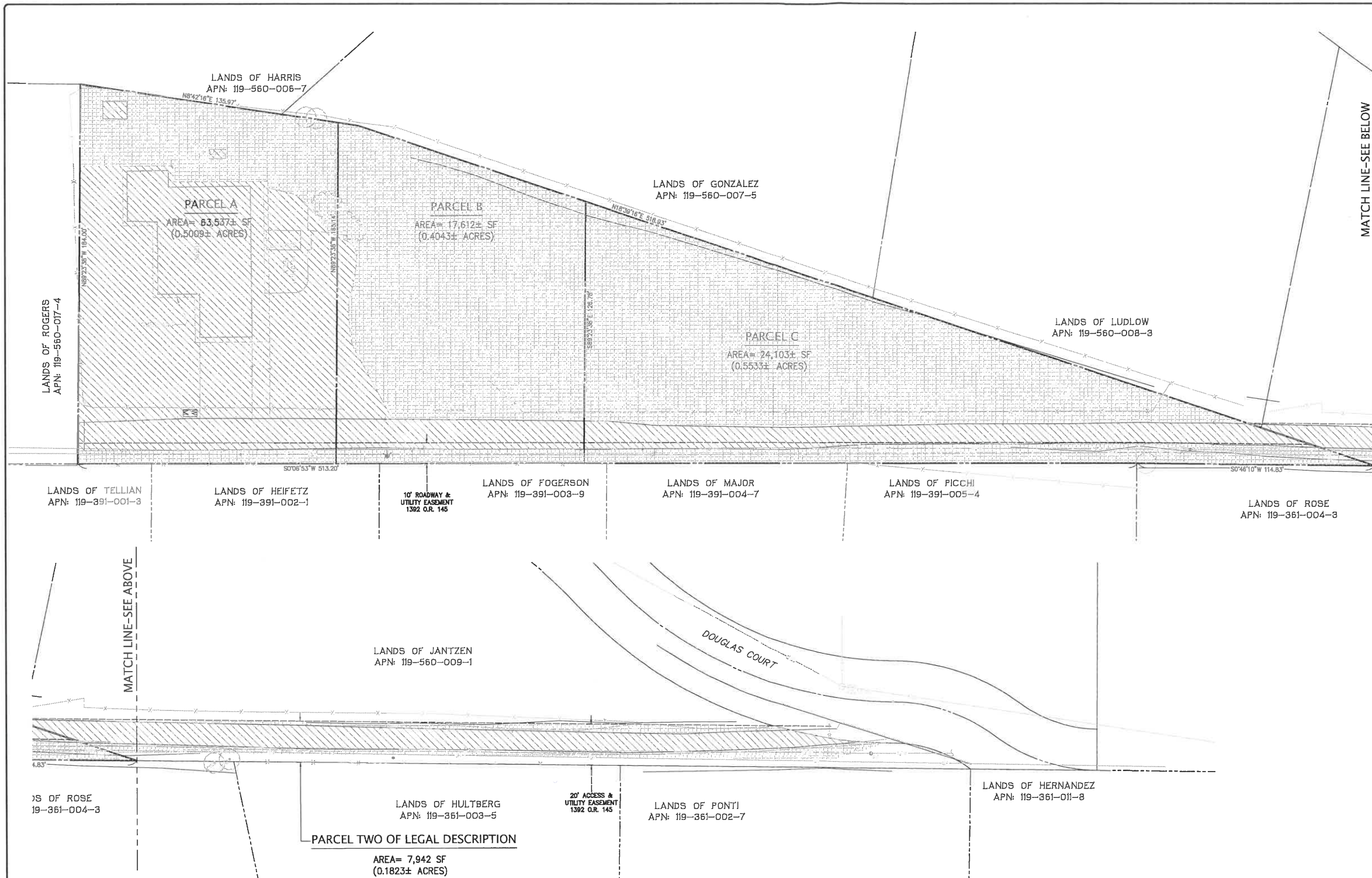
NO.	BY	REVISION

2017.11.13 CITY RESUBMITTAL

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TENTATIVE MAP
 STORMWATER QUALITY CONTROL PLAN
 OF
 500 DOUGLAS ROAD
 CALIFORNIA
 CLAYTON

DATE	AUGUST, 2017
SCALE	1" = 20'
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LEGEND

ACREAGE OF LAND (TO BE) PERMANENTLY DISTURBED

EXISTING URBAN AREA

PARCEL 1 (PARCEL A, B & C) = 1.47 ACRES
 EXISTING URBAN PARCEL 1 = 0.60 ACRES
 PARCEL 1 ACREAGE OF LAND (TO BE) PERMANENTLY DISTURBED = 0.87 ACRES

TOTAL ACREAGE OF EASEMENT (20 FOOT WIDE) = 0.18 ACRES
 FINAL URBAN EASEMENT BUILD OUT (16 FOOT ROAD) = 0.14 ACRES
 EXISTING URBAN EASEMENT (VARYING) = 0.11 ACRES
 ADDED URBAN EASEMENT = 0.03 ACRES

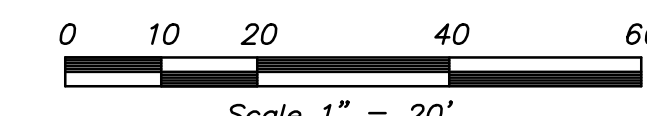
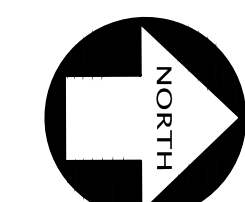
TOTAL ACREAGE OF LAND (TO BE) PERMANENTLY DISTURBED = 0.90 ACRES

MATCH LINE-SEE BELOW

MATCH LINE-SEE ABOVE

RECEIVED
 NOV 13 2017
 CITY OF CLAYTON
 COMMUNITY DEVELOPMENT DEPT

BY									
REVISION									
NO.	1	2	3	4	5	6	7	8	9
BY									
REVISION									
<p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 2850 Collier Canyon Road Phone (925) 244-8788 Livermore, California 94551 Fax (925) 244-8796</p>									
<p>TENTATIVE MAP URBAN AREA DEVELOPMENT OF 500 DOUGLAS ROAD CALIFORNIA CLAYTON</p>									
DATE	AUGUST, 2017								
SCALE	1" = 20'								
DESIGNER	JAM								
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OF	1 SHEETS								



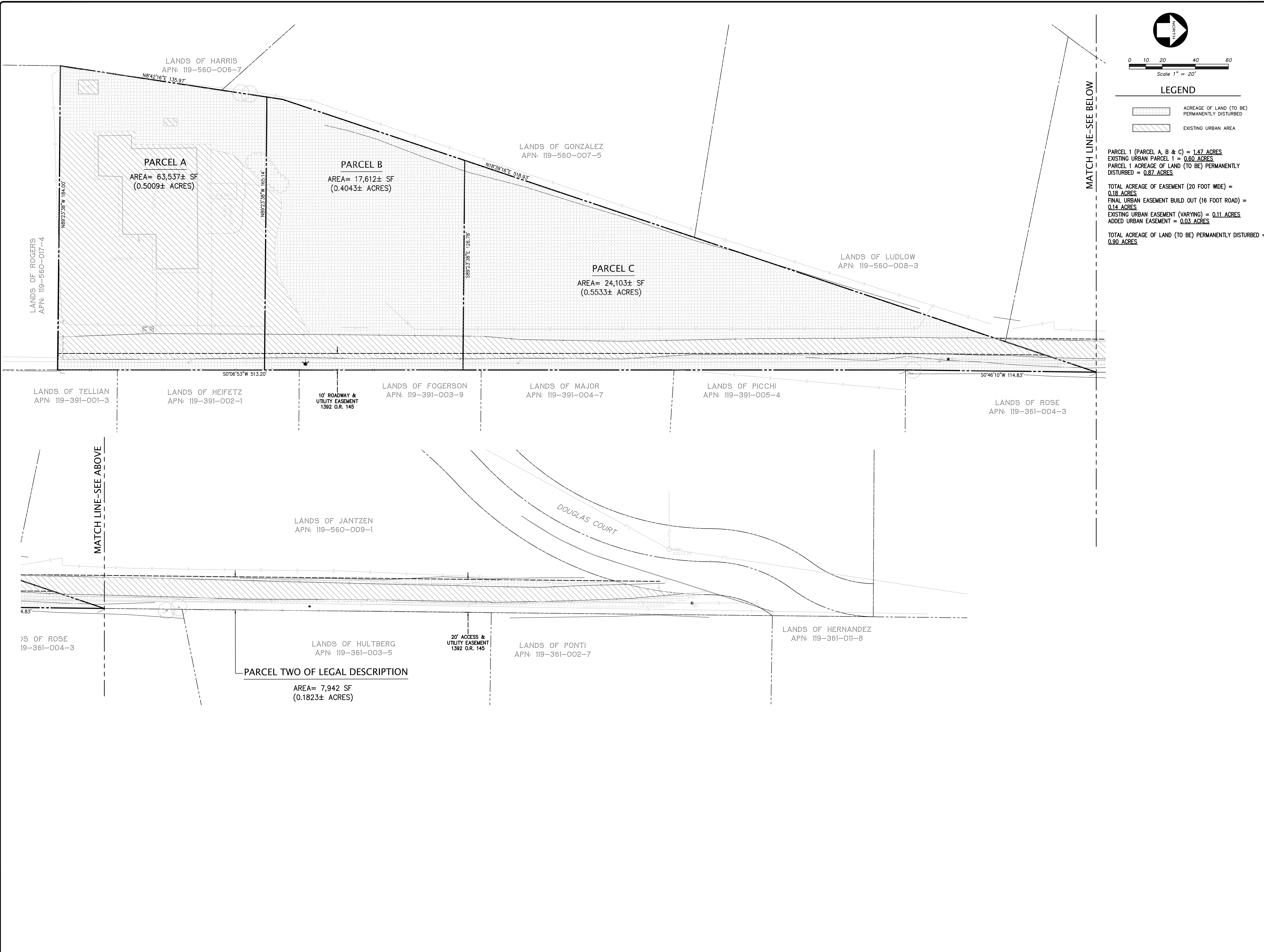
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URBAN AREA DEVELOPMENT
 OF
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CLAYTON,

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