

GENERAL NOTES:

PROPERTY OWNER: THE PROTESTANT EPISCOPAL BISHOP OF CALIFORNIA, A CORPORATION SOLE

DEVELOPER: ARMAND BUTTICCI

PROPERTY ADDRESS: 5555 CLAYTON ROAD CLAYTON, CA 94517

CIVIL ENGINEER: ALIQUOT ASSOCIATES, INC. 1390 SOUTH MAIN ST. WALNUT CREEK, CA 94596 PHONE: (925) 476-2300 FAX : (925) 476-2350

SOILS ENGINEER: ADOBE GEOTECH MICHAEL CAREY 1739 TOYON ROAD, LAFAYETTE, CA 94549 PHONE: (925) 935-7563 FAX : (925) 939-7264

BASIS OF BEARING: BEARINGS SHOWN HEREON ARE BASED ON FOUND MONUMENTS LOCATED ON SOUTH BROOK DRIVE AS SHOWN ON SUBDIVISION 3659, BOOK 114 PAGE 33

BENCHMARK: CONTRA COSTA COUNTY BM #3599 A SET US&GS DISK LOCATED IN THE CURB BETWEEN TWO DROP INLETS AT THE SOUTHWEST CORNER OF EL CAMINO DRIVE AND CLAYTON ROAD

STAMPED: J1197 1969

ELEVATION: 357.02 (COUNTY MSL DATUM)

AREA: 17,792 SF = 0.41 ACRES PARCELS A&B
102,933 SF = 2.36 ACRES REMAINDER PARCEL

EXISTING USE: PARCELS A&B - VACANT, REMAINDER - CHURCH

PROPOSED USE: PARCEL A&B: SINGLE FAMILY DETACHED RESIDENTIAL
REMAINDER: INSTITUTIONAL (CHURCH)

PROPOSED COVERAGE: PARCEL A: 27%, PARCEL B: 23%
REMAINDER CHURCH PARCEL - N/A

PROPOSED NUMBER OF LOTS: 3

EXISTING ZONING: A (AGRICULTURAL)

PROPOSED ZONING: PD

EX. GP ID

PROPOSED GPA PARCELS A & B: MD-3-5u/g
5u/ax0.41AC=2.05u
REMAINDER: ID

IMPERVIOUS SURFACE 6,600 SF

OPEN SPACE: PAY IN LIEU FEE

ASSESSOR'S PARCEL NO. 118 - 101 - 022

CONTOUR INTERVALS: 1 FOOT

TOPOGRAPHIC SURVEY: ALIQUOT ASSOCIATES, INC., SEPTEMBER 2014

PUBLIC AGENCIES:

PUBLIC WORKS

CITY OF CLAYTON
6000 HERITAGE TRAIL
CLAYTON, CA 94517
(925) 673-7300

STORM DRAIN

CITY OF CLAYTON
6000 HERITAGE TRAIL
CLAYTON, CA 94517
(925) 673-7300

SEWER

CITY OF CONCORD
1950 PARKSIDE DRIVE MS/52
CONCORD, CA 94519
(925) 671-3021

GAS & ELECTRIC

PACIFIC GAS AND ELECTRIC
1535 BONANZA ST.
WALNUT CREEK, CA 94596
(925) 934-3274

TELEPHONE

PACIFIC BELL
401 LENNON LN. RM 205
WALNUT CREEK, CA 94598
(925) 943-4439

WATER SUPPLY

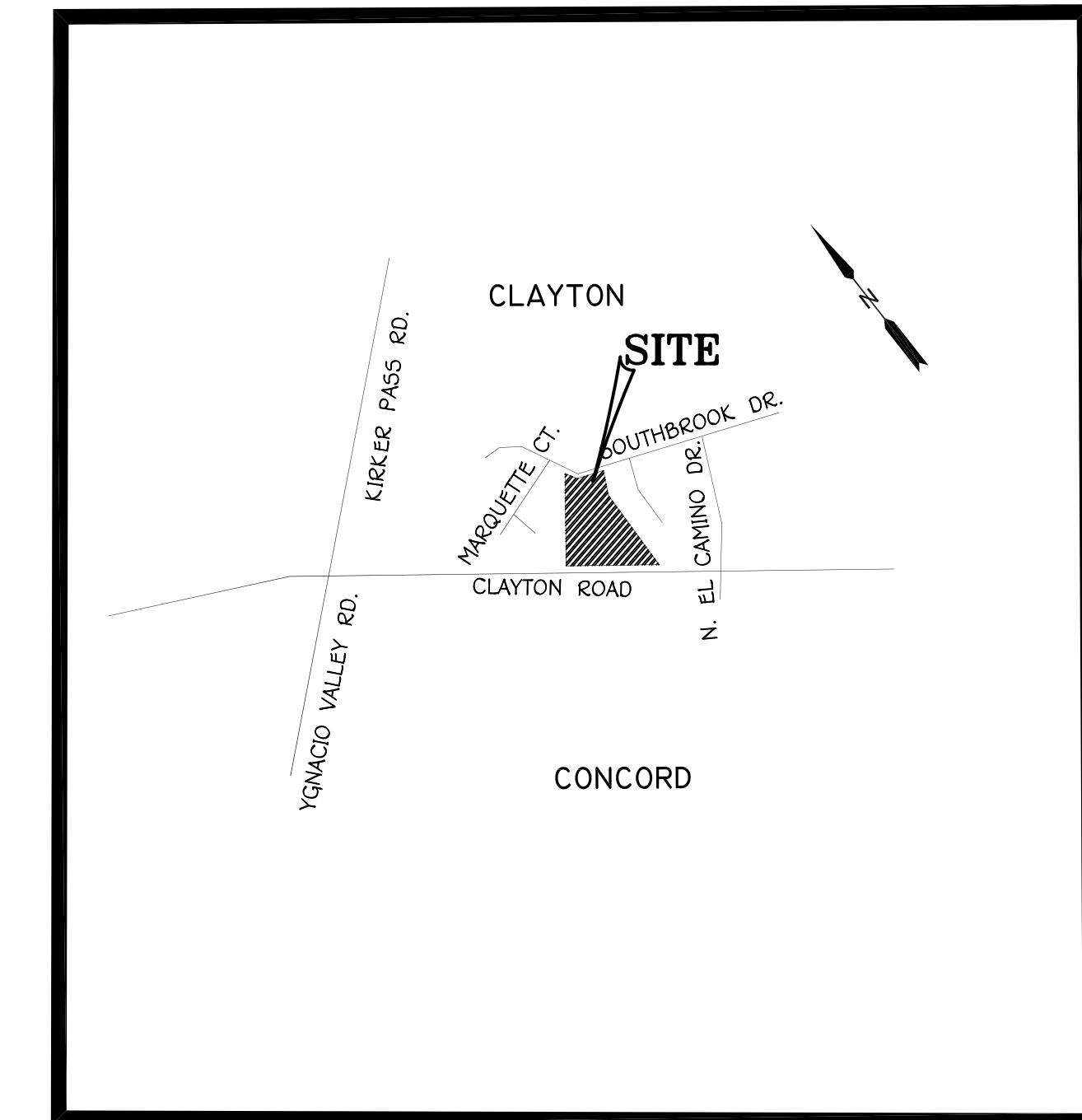
CONTRA COSTA WATER DISTRICT
1331 CONCORD AVENUE
CONCORD, CA 94524
(925) 688-8000

FIRE DISTRICT

CONTRA COSTA COUNTY
FIRE PROTECTION DISTRICT
2010 GEARY ROAD
PLEASANT HILL, CA 94523
(925) 930-5500

CABLE TV

COMCAST
440 DIABLO ROAD
DANVILLE, CA 94536
(800) 945-2288



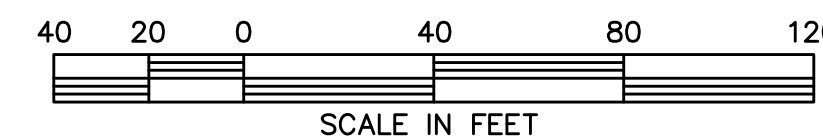
VICINITY MAP
NO SCALE

LEGEND

- PROPERTY LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- SS SANITARY SEWER LATERAL
- OHE OVERHEAD ELECTRICAL LINES
- W WATER LINE
- W WATER LATERAL
- G GAS LINE
- JT JOINT TRENCH
- RETAINING WALL
- PRIVATE ELECTROLIER
- PUBLIC ELECTROLIER
- CATCH BASIN
- C.O. CLEAN OUT
- C & G CURB AND GUTTER
- SM SANITARY SEWER MANHOLE
- UE UNDERGROUND ELECTRICAL DROP
- EV ELECTRICAL VAULT
- PP POWER POLE
- JP JOINT POLE
- GW GUY WIRE
- WW WATER WELL
- WV WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- EM ELECTRIC METER
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- EC EDGE OF CONCRETE
- MB MAIL BOX
- FL, FL FLOW LINE
- TOB TOP OF BANK
- 16.32 GROUND ELEVATION
- TREE
- DL DRIP LINE OF TREES
- HDPE HIGH DENSITY POLYETHYLENE
- PAE PRIVATE ACCESS EASEMENT
- SSE SANITARY SEWER EASEMENT
- SO SANITARY SEWER OVERFLOW
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- CCWD CONTRA COSTA WATER DISTRICT EASEMENT
- X X FENCE
- TREE TO BE REMOVED
- ZONE AE AREAS OF SPECIAL FLOOD HAZARD (100-YEAR FLOOD)
- ZONE AO AREAS OF SPECIAL FLOOD HAZARD (100-YEAR FLOOD)
- ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN

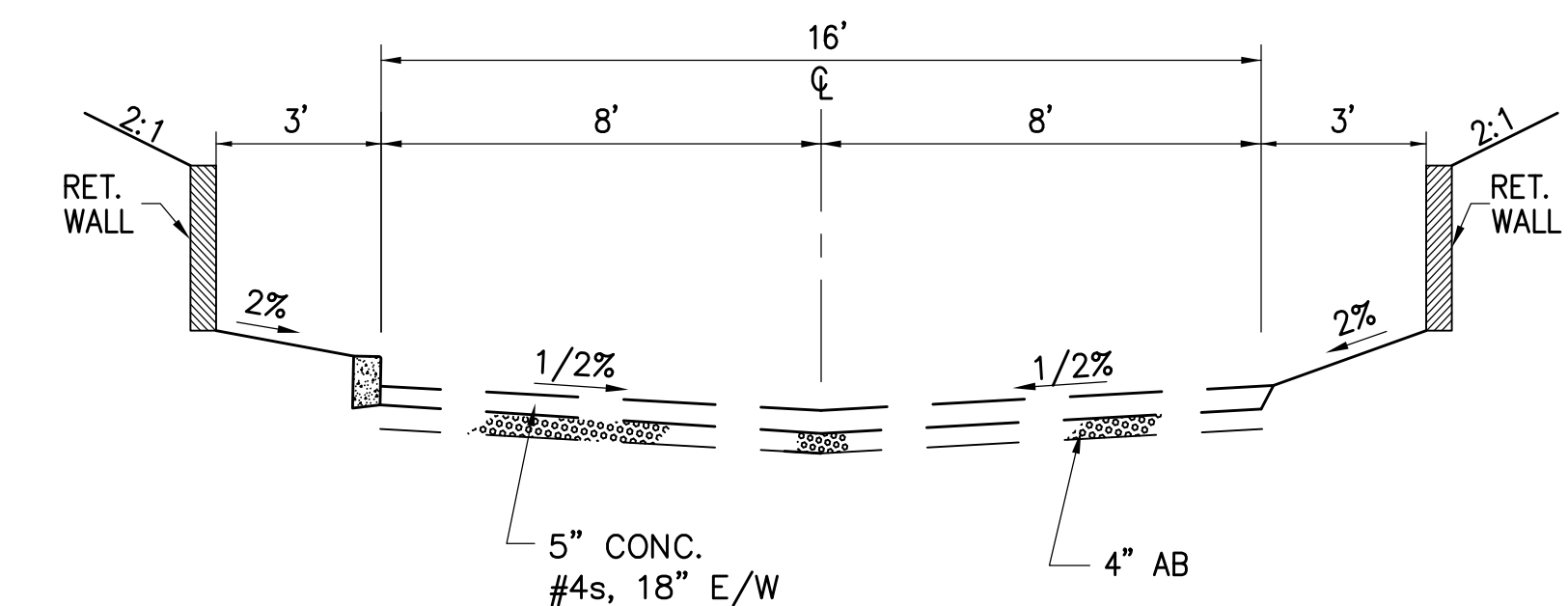


SITE PLAN



SHEET INDEX:

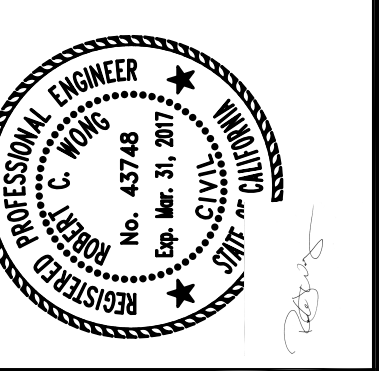
- TM-1 TITLE SHEET
- TM-2 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM-3 PRELIMINARY UTILITY PLAN
- TM-4 PRELIMINARY STORMWATER CONTROL PLAN
- TM-5 BOUNDARY AND TOPO
- TM-6 SITE/DEVELOPMENT PLAN
- TM-7 SITE SECTION



Typical Dwy Section
NOT TO SCALE

ALIQUOT
PLANNERS
CIVIL ENGINEERS
SURVEYORS
1390 SOUTH MAIN STREET
SUITE 310
WALNUT CREEK, CA. 94596
(925) 476-2300
FAX (925) 476-2350

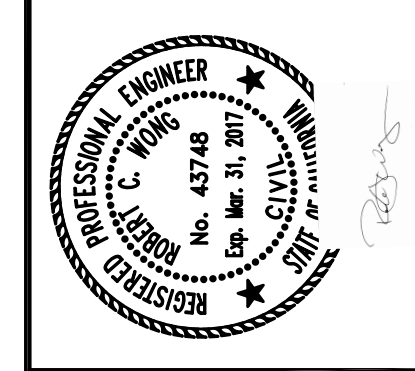
No.	BY	DATE	REVISIONS



VESTING TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN
TITLE SHEET
SOUTHBROOK DRIVE, MS 01-15
 CONTRA COSTA COUNTY CALIFORNIA

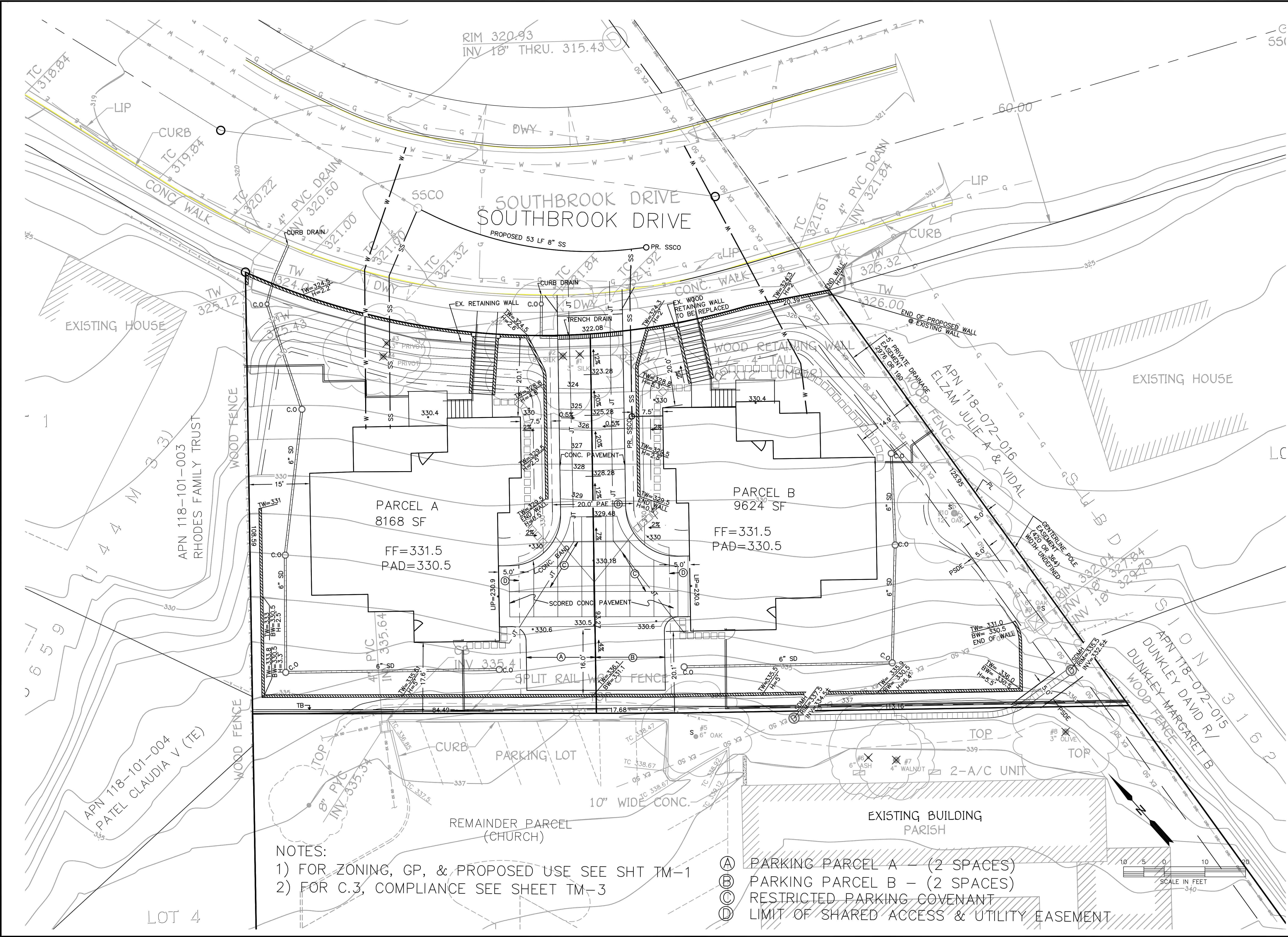
JOB NO. 213091.0
 SCALE 1"=40'
 DATE 9/24/15
 DESIGN VJD
 DRAWN JDH
 APPROVED RCW
 DRAWING NUMBER
TM
 1 OF 7

No.	BY	DATE	REVISIONS



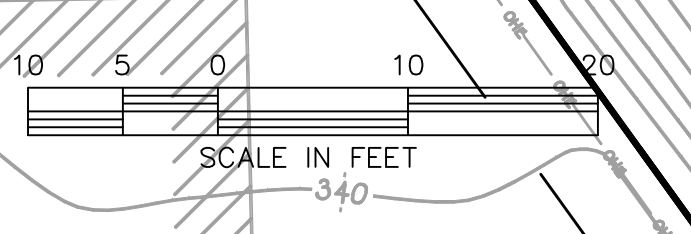
VESTING TENTATIVE MAP - MS 01-15 (PD XXXXX)
PRELIMINARY GRADING AND DRAINAGE PLAN
SOUTHBROOK DRIVE
 CONTRA COSTA COUNTY CALIFORNIA
 CLAYTON

JOB NO 213091.0	SCALE 1"=10'	DATE 9/24/15	DESIGN VJD	DRAWN JDH	APPROVED RCW
DRAWING NUMBER					
TM					
2 OF 7					

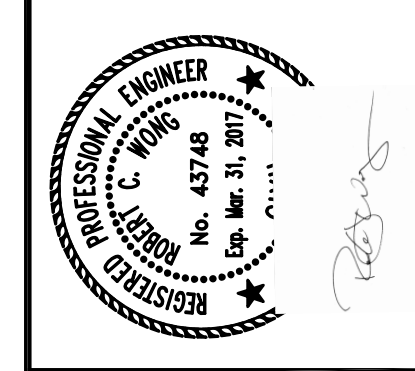


NOTES:
 1) FOR ZONING, GP, & PROPOSED USE SEE SHT TM-1
 2) FOR C.3, COMPLIANCE SEE SHEET TM-3

- (A) PARKING PARCEL A - (2 SPACES)
- (B) PARKING PARCEL B - (2 SPACES)
- (C) RESTRICTED PARKING COVENANT
- (D) LIMIT OF SHARED ACCESS & UTILITY EASEMENT

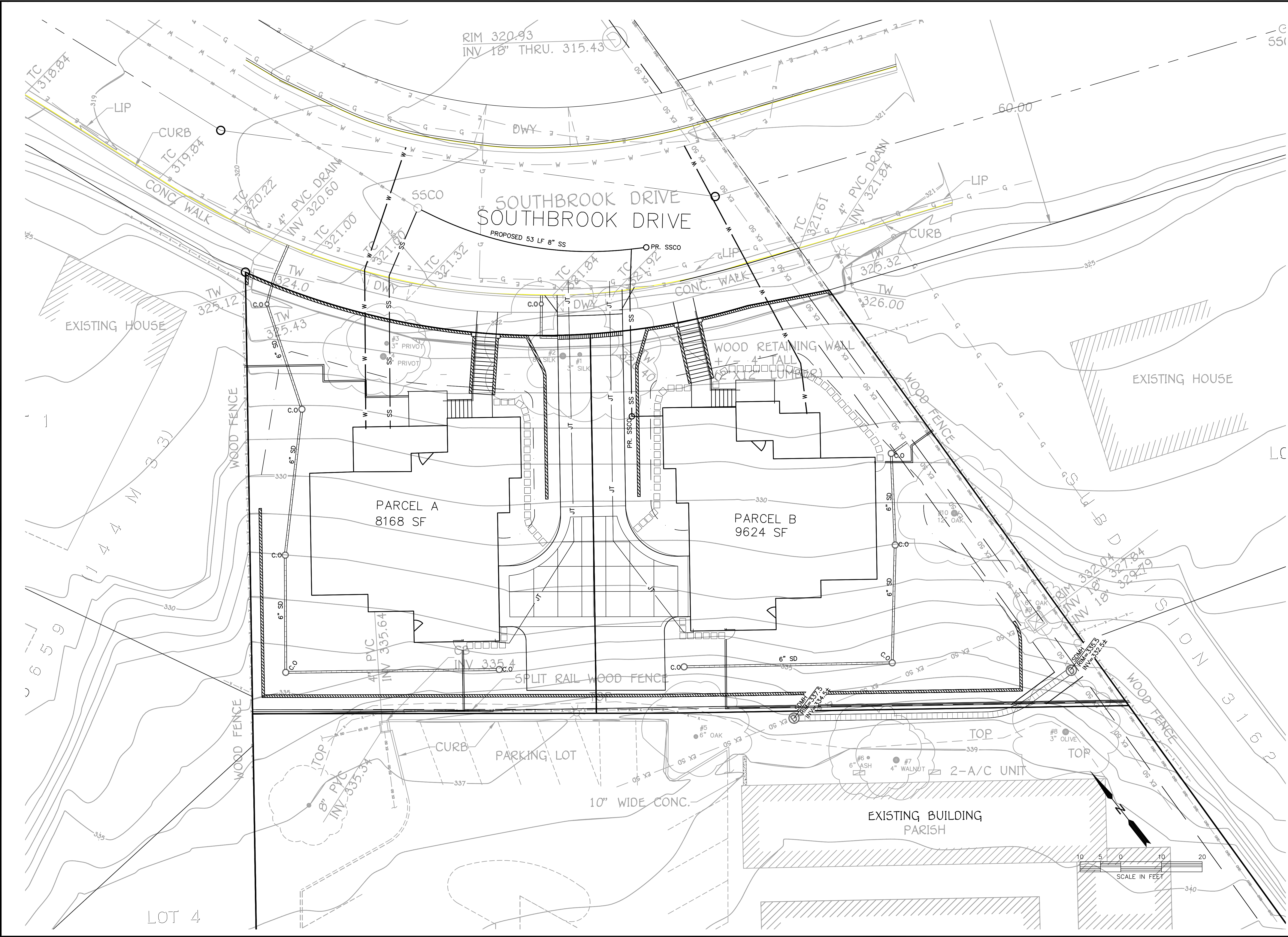


No.	BY	DATE	REVISIONS

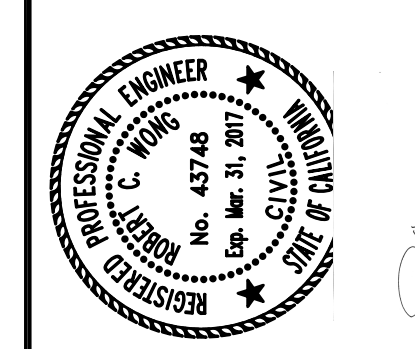


VESTING TENTATIVE MAP - MS 01-15
PRELIMINARY UTILITIES PLAN
SOUTHBROOK DRIVE
 CONTRA COSTA COUNTY CALIFORNIA
 CLAYTON

JOB NO 213091.0	SCALE 1"=10'	DATE 9/24/15	DESIGN VJD	DRAWN JDH	APPROVED RCW
DRAWING NUMBER					
TM					
3 OF 7					



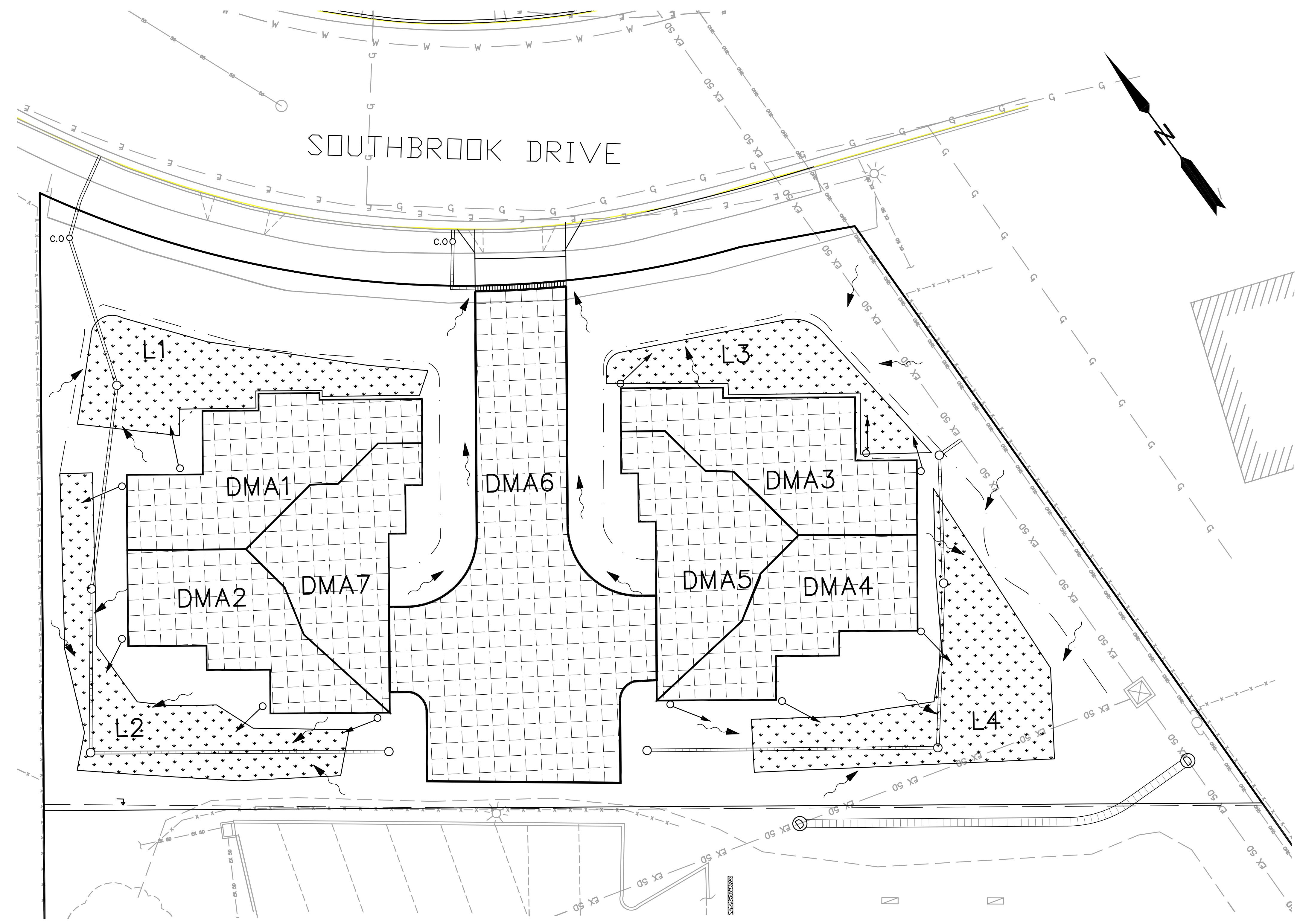
No.	BY	DATE	REVISIONS



**VESTING TENTATIVE MAP - MS 01-15
 PRELIMINARY STORM WATER CONTROL PLAN
 SOUTHBROOK DRIVE**

CLAYTON CONTRA COSTA COUNTY CALIFORNIA

JOB NO 213091.0	SCALE 1"=10'	DATE 9/24/15	DESIGN VJD	DRAWN JDH	APPROVED RCW
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LEGEND

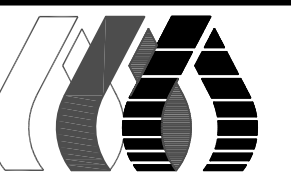
- LANDSCAPE
- ROOF/DRIVEWAY
- ROOFLEADER

AREA ID	IMPERVIOUS AREA (SF)	RECEIVING LANDSCAPE AREA* (SF)	TREATED/NOT TREATED
DMA 1	815	711 (L1)	TREATED (<2:1)
DMA 2	688	765 (L2)	TREATED (<2:1)
DMA 3	804	492 (L3)	TREATED (<2:1)
DMA 4	688	955 (L4)	TREATED (<2:1)
DMA 5	718		NOT TREATED
DMA 6	2,227		NOT TREATED
DMA 7	718		NOT TREATED

TOTAL IMPERVIOUS = 6,658 SF

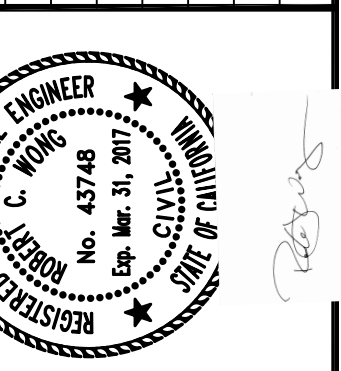
*ROOF LEADERS DIRECTED TO LANDSCAPING





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 PLANNERS
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 SUITE 510
 WALNUT CREEK, CA. 94596
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 FAX (925) 476-2350

No.	BY	DATE	REVISIONS



VESTING TENTATIVE MAP - MS 01-15
 BOUNDARY + TOPOGRAPHY
 SOUTHBROOK DRIVE
 CONTRA COSTA COUNTY
 CALIFORNIA

CLAYTON

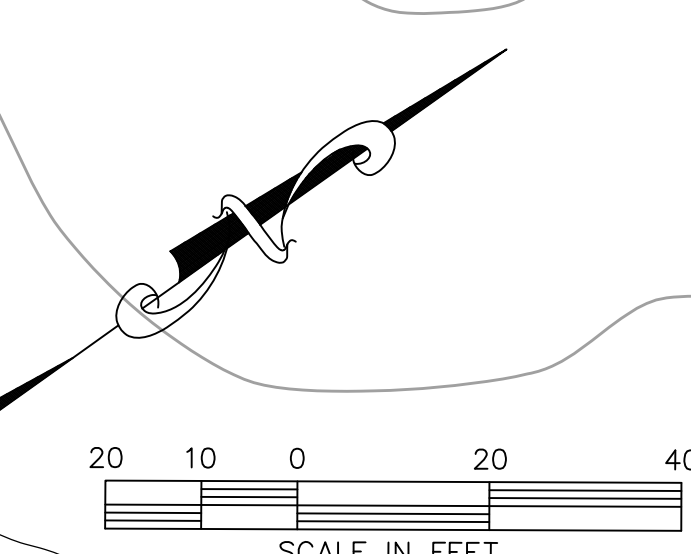
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DRAWING NUMBER					

TM
 5 OF 7

- LEGEND:**
- CONC. CONCRETE
 - INV. INVERT
 - WV WATER VALVE
 - DWY DRIVE WAY
 - EX EXISTING
 - UNK. UNKNOWN
 - CB CATCH BASIN
 - FL FLOW LINE
 - TW TOP OF WALL
 - PVC POLYVINYL CHLORIDE PIPE
 - SSCO SEWER CLEAN OUT
 - EXISTING FIRE HYDRANT
 - EXISTING GAS VALVE
 - EXISTING WATER VALVE
 - EXISTING JOINT POLE
 - EXISTING LAMP POST
 - EXISTING SEWER MANHOLE

- LINE LEGEND:**
- TREE CANOPY LINE
 - FLOW LINE
 - FENCE LINE
 - ADJOINER PROPERTY LINE
 - TOP/TOE
 - PROPERTY LINE
 - OVER HEAD ELECTRICAL LINE
 - STORM DRAIN
 - UNDERGROUND SEWER

CENTERLINE POLE EASEMENT
 (420 OR 364)
 WIDTH UNDEFINED



**PROTESTANT
 EPISCOPAL BISHOP
 AREA=102,933 SF
 (3619 OR 440)
 REMAINDER**

**PROPOSED
 PARCEL A
 AREA=8168 SF**

**PROPOSED
 PARCEL B
 AREA=9624 SF**

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED ON FOUND MONUMENTS
 LOCATED ON SOUTHBROOK DRIVE AS SHOWN ON SUBDIVISION 3659, BOOK 114 PAGE 33

BENCHMARK
 CONTRA COSTA COUNTY BM #3599
 A SET USC&GS DISK LOCATED IN THE CURB BETWEEN TWO DROP INLETS AT
 THE SOUTHWEST CORNER OF EL CAMINO DRIVE AND CLAYTON ROAD.

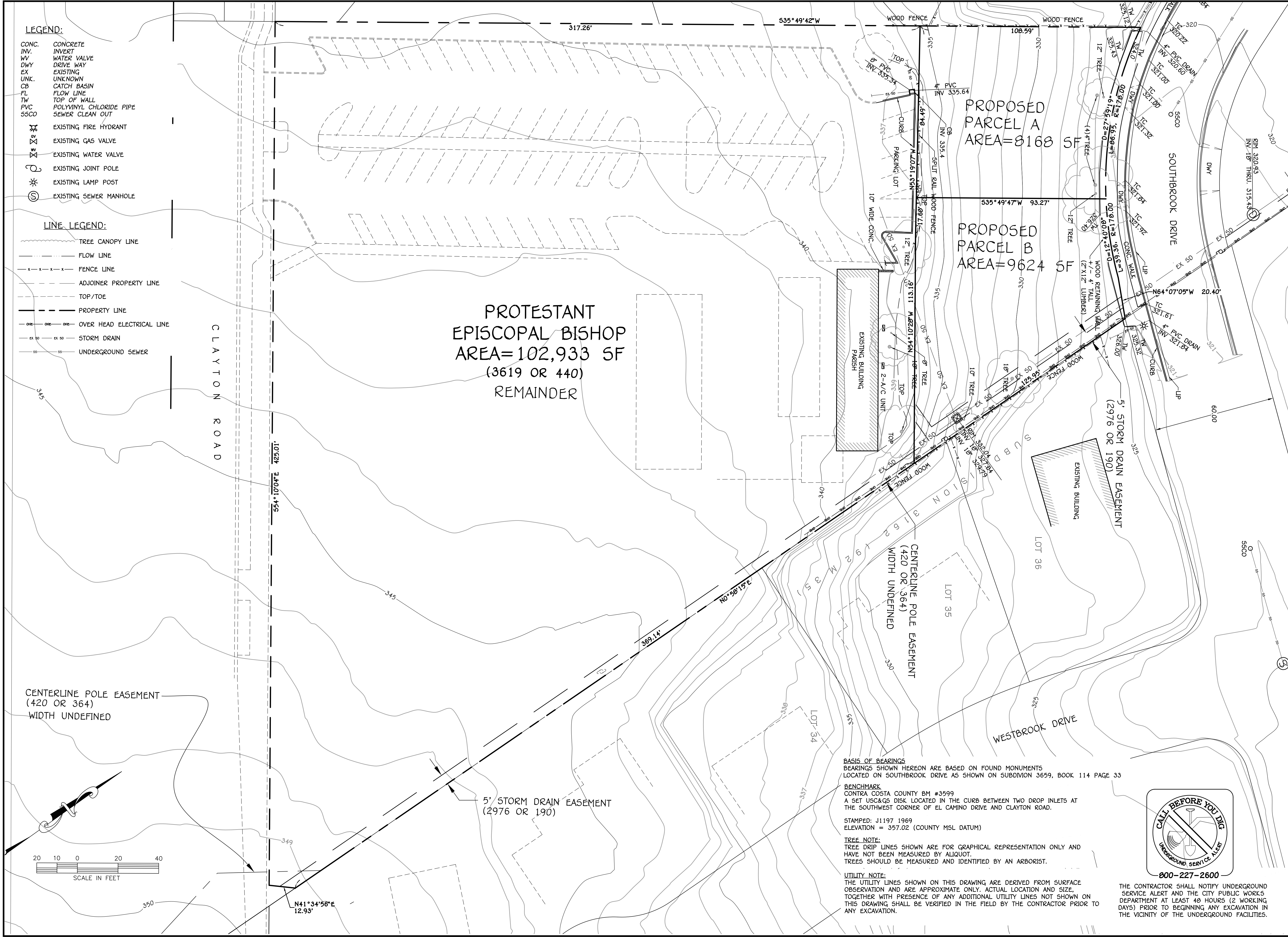
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 ELEVATION = 357.02 (COUNTY MSL DATUM)

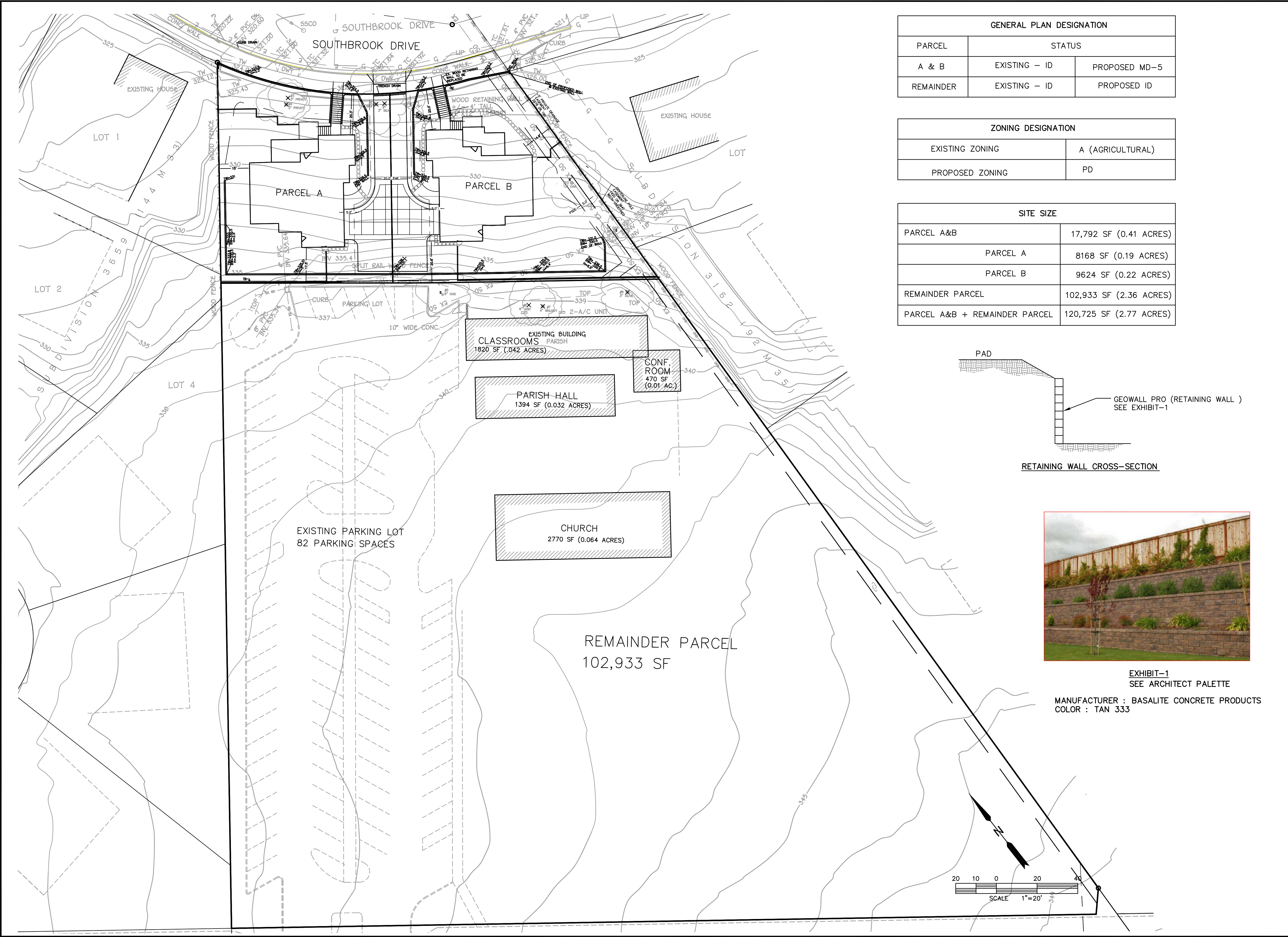
TREE NOTE:
 TREE DRIP LINES SHOWN ARE FOR GRAPHICAL REPRESENTATION ONLY AND
 HAVE NOT BEEN MEASURED BY ALIQOT.
 TREES SHOULD BE MEASURED AND IDENTIFIED BY AN ARBORIST.

UTILITY NOTE:
 THE UTILITY LINES SHOWN ON THIS DRAWING ARE DERIVED FROM SURFACE
 OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE,
 TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON
 THIS DRAWING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO
 ANY EXCAVATION.



THE CONTRACTOR SHALL NOTIFY UNDERGROUND
 SERVICE ALERT AND THE CITY PUBLIC WORKS
 DEPARTMENT AT LEAST 48 HOURS (2 WORKING
 DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN
 THE VICINITY OF THE UNDERGROUND FACILITIES.





GENERAL PLAN DESIGNATION		
PARCEL	STATUS	
A & B	EXISTING - ID	PROPOSED MD-5
REMAINDER	EXISTING - ID	PROPOSED ID

ZONING DESIGNATION	
EXISTING ZONING	A (AGRICULTURAL)
PROPOSED ZONING	PD

SITE SIZE	
PARCEL A&B	17,792 SF (0.41 ACRES)
PARCEL A	8168 SF (0.19 ACRES)
PARCEL B	9624 SF (0.22 ACRES)
REMAINDER PARCEL	102,933 SF (2.36 ACRES)
PARCEL A&B + REMAINDER PARCEL	120,725 SF (2.77 ACRES)

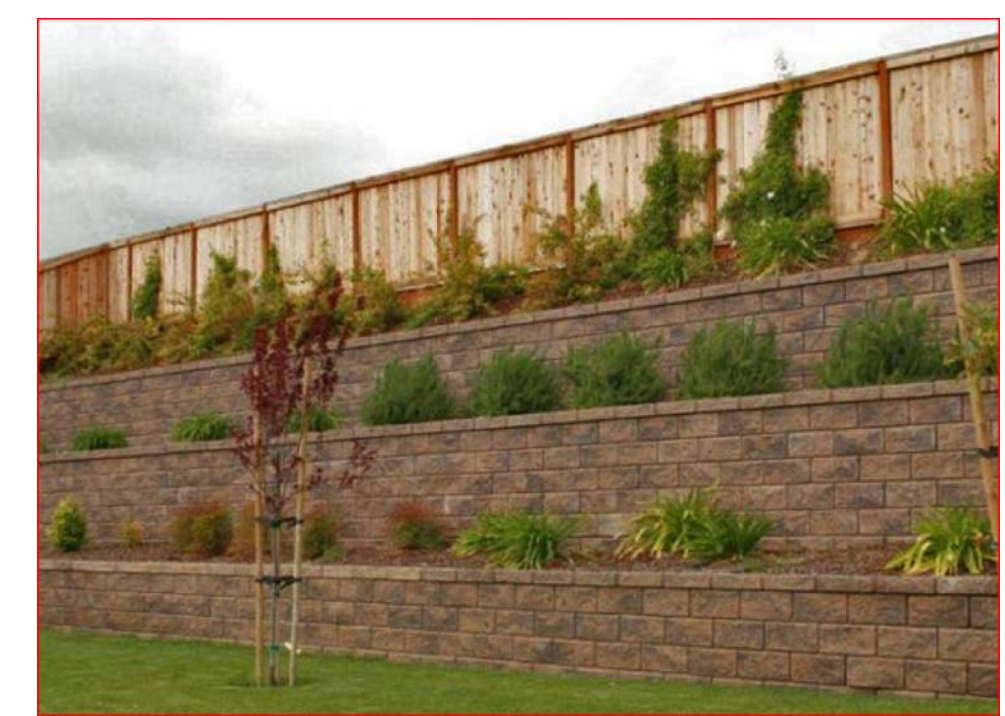
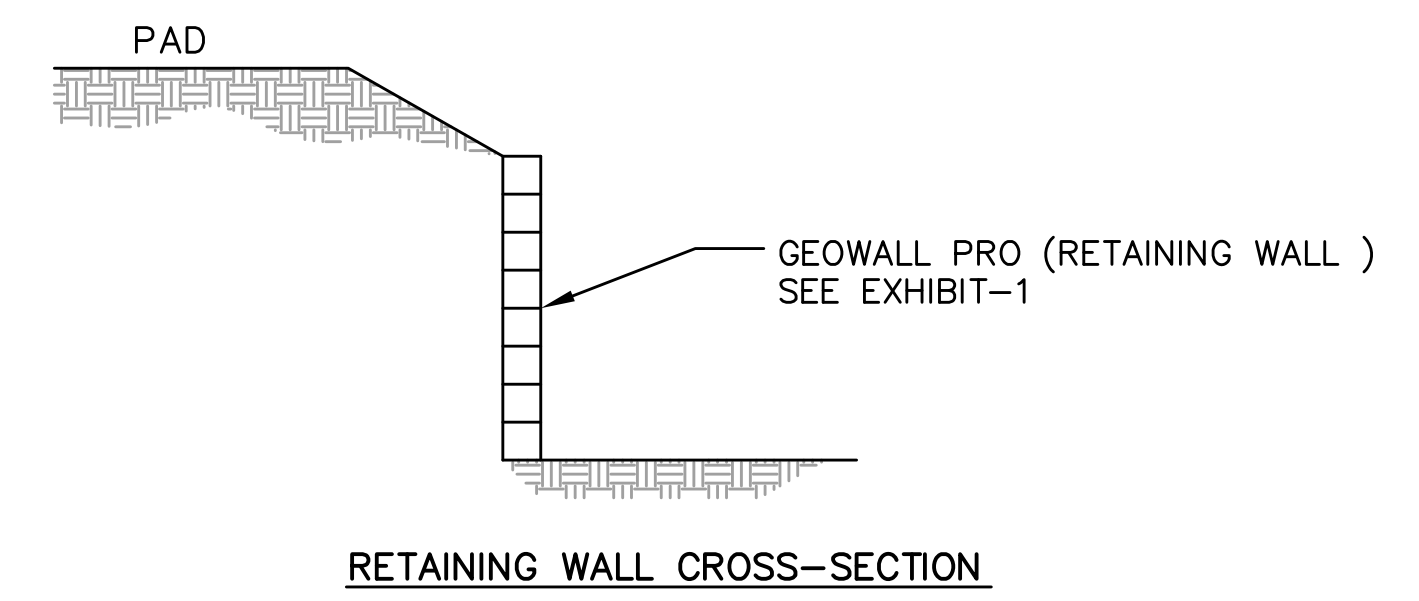
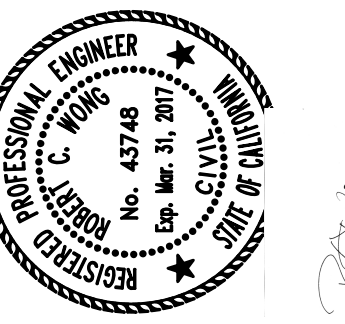


EXHIBIT-1
SEE ARCHITECT PALETTE
MANUFACTURER : BASALITE CONCRETE PRODUCTS
COLOR : TAN 333



ALIQUOT
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CIVIL ENGINEERS
SURVEYORS
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SUITE 310
WALNUT CREEK, CA. 94596
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FAX (925) 476-2350

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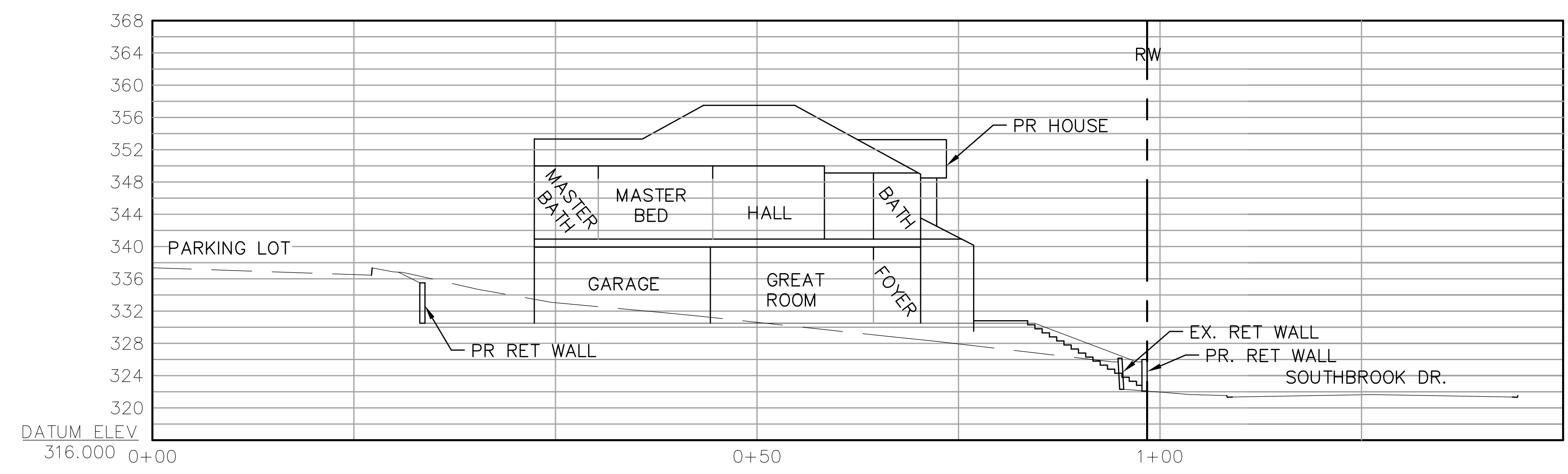
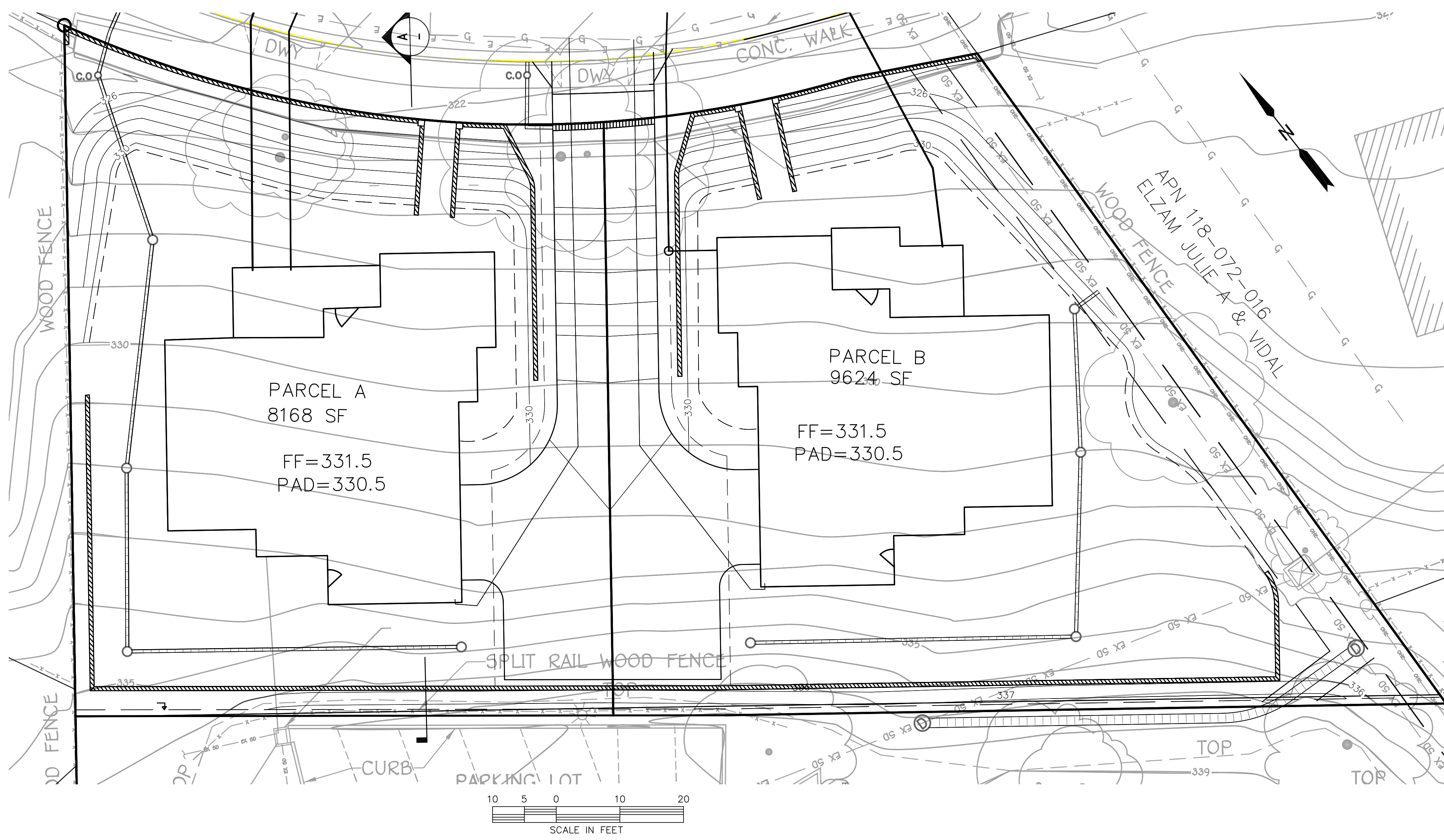


VESTING TENTATIVE MAP - MS 01-15
SITE / DEVELOPMENT PLAN
SOUTHBROOK DRIVE
CONTRA COSTA COUNTY CALIFORNIA

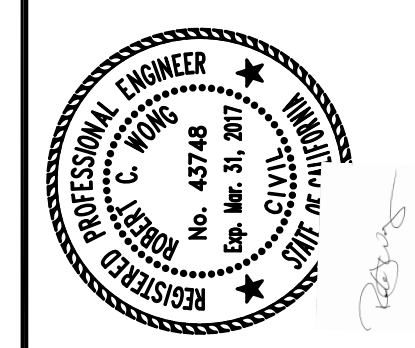
CLAYTON

JOB NO 213091.0
SCALE 1"=20'
DATE 9/24/15
DESIGN VJD
DRAWN RS
APPROVED RCW

DRAWING NUMBER
TM
6 OF 7

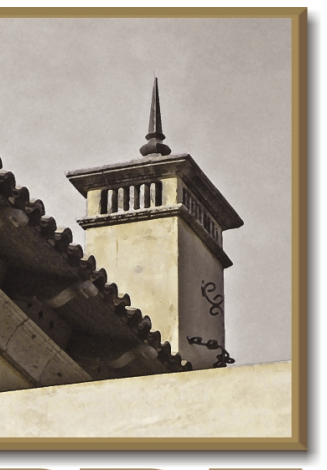


No.	BY	DATE	REVISIONS



VESTING TENTATIVE MAP - MS 01-15
 SITE SECTIONS
 SOUTHBROOK DRIVE
 CONTRA COSTA COUNTY
 CALIFORNIA
 CLAYTON

JOB NO 213091.0
 SCALE AS SHOWN
 DATE 9/24/15
 DESIGN VJD
 DRAWN JDH
 APPROVED RCW



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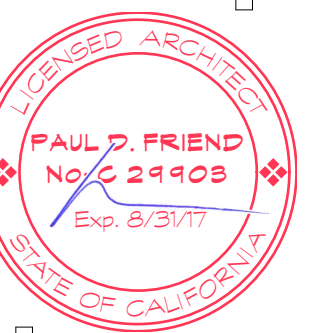
Paul D. Friend
Architect

4171 Suisun Valley Road
Suite 108
Fairfield, CA 94534
707.864.6986 Fax 864.6983
www.PDFDesigns.com

Revisions

No.	Description

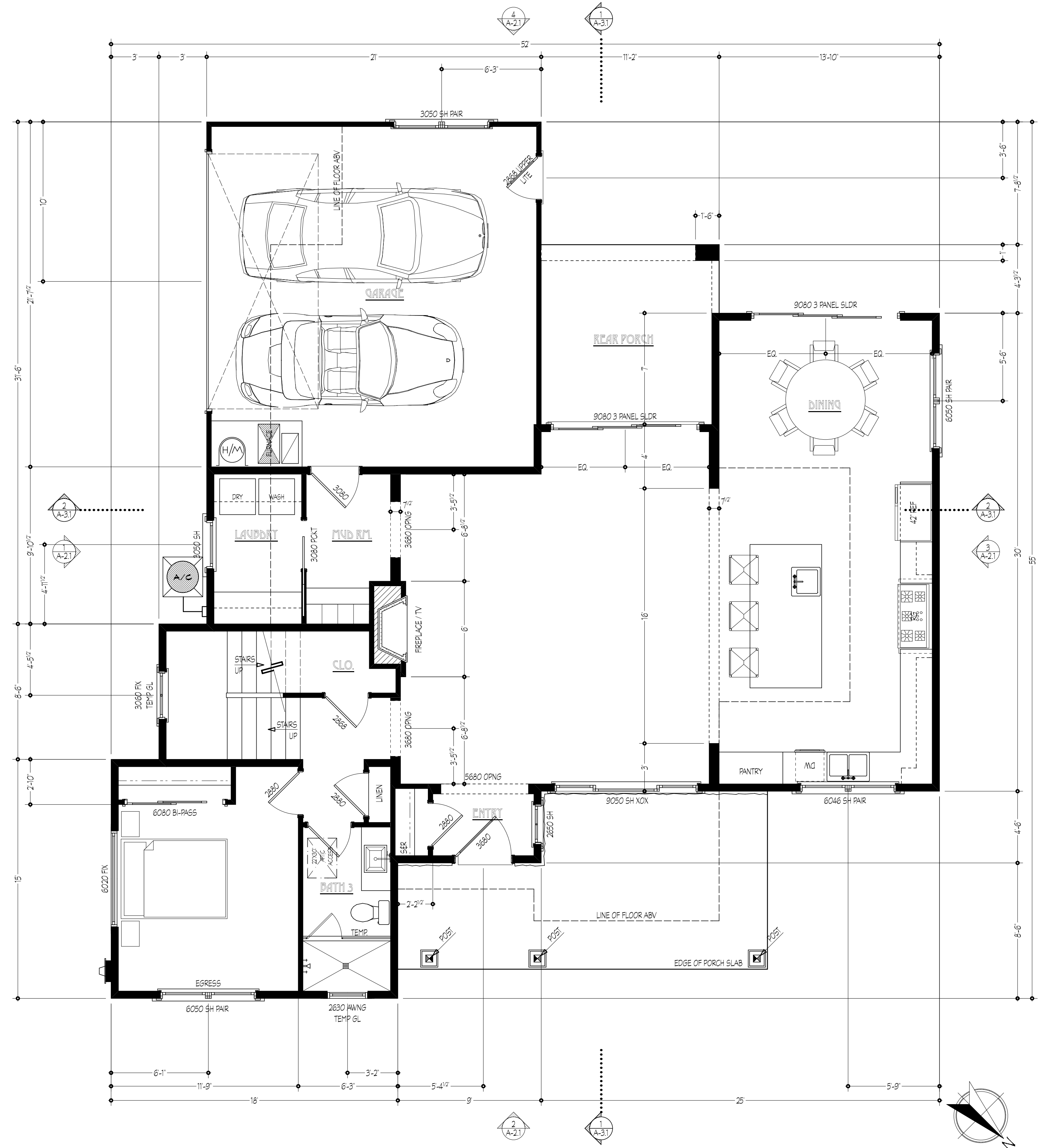
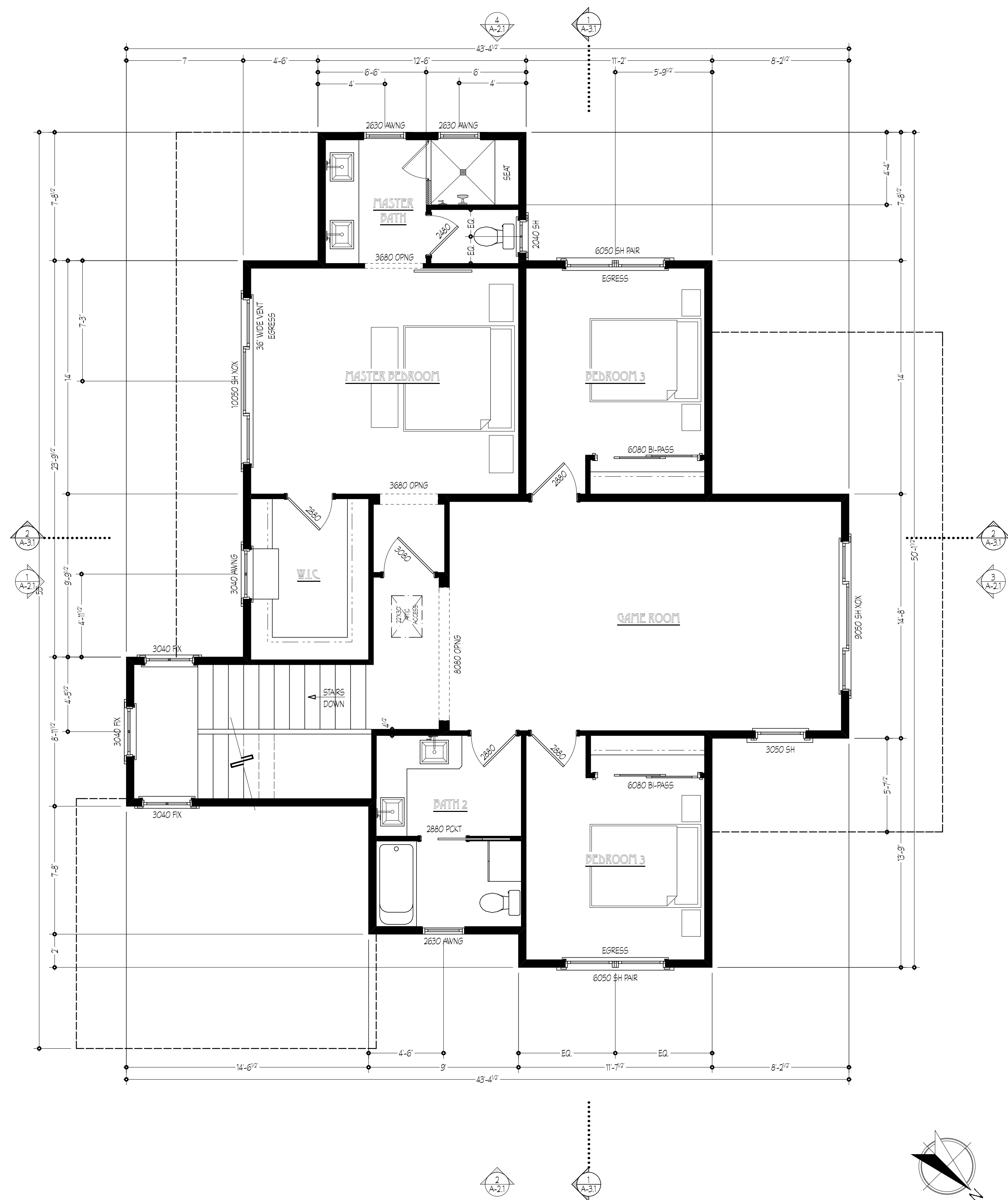
Southbrook Drive
@ St. Johns
Custom Residences Portion of APN 118-101-022



Plan "A" Floor Plans
Scale: As Noted
September 2015

Sheet Number
A-1.1

Per Date: 9/15/15

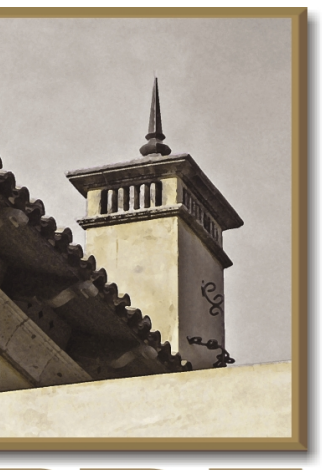


Upper Floor Plan
Scale: 1/4" = 1'-0"

PLAN "A"
1,256 SF

Main Floor Plan
Scale: 1/4" = 1'-0"

PLAN "A"
1,459 SF



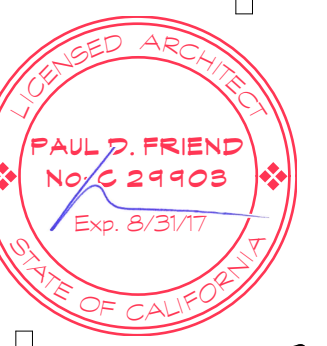
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Paul D. Friend
Architect

4171 Suisun Valley Road
Suite 108
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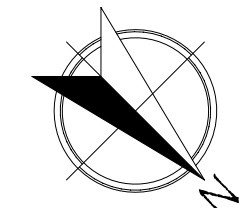
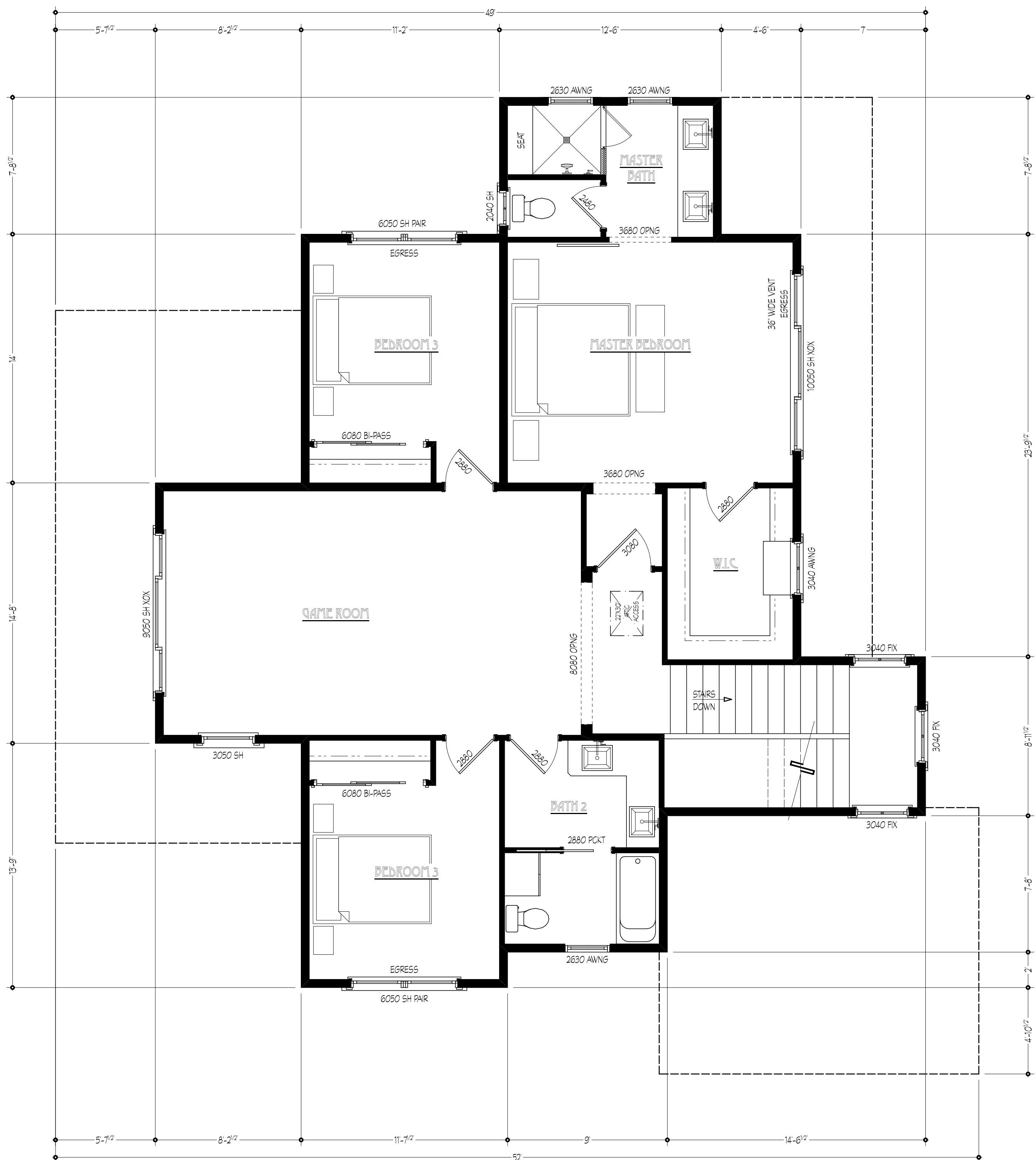
Revisions

Southbrook Drive
@ St. Johns
Custom Residences Portion of APN 118-101-022



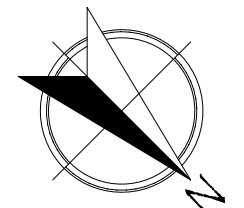
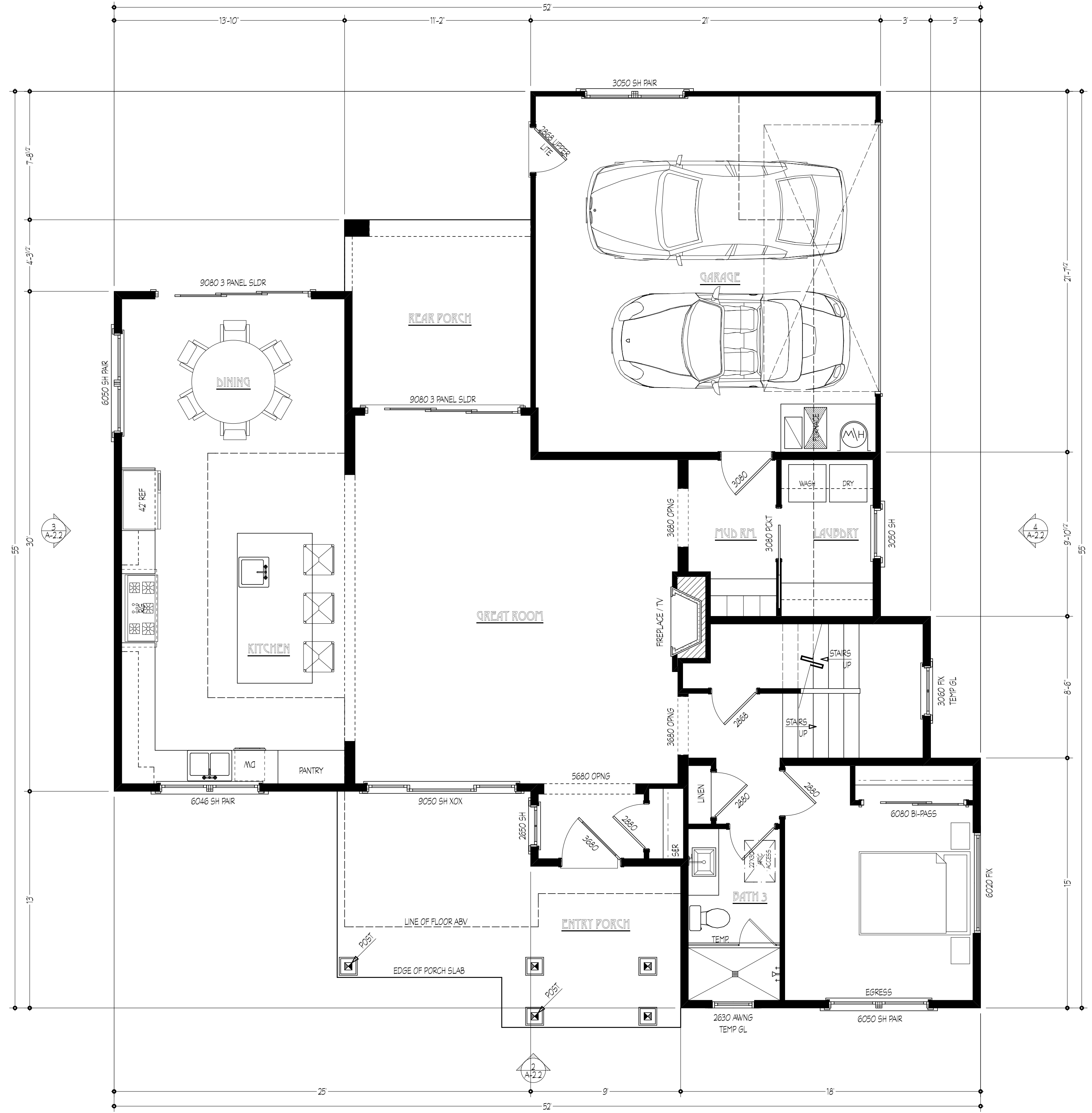
Plan "B" Floor Plans
Scale: As Noted
September 2015

Sheet Number
A-1.2



Upper Floor Plan
Scale: 1/4" = 1'-0"

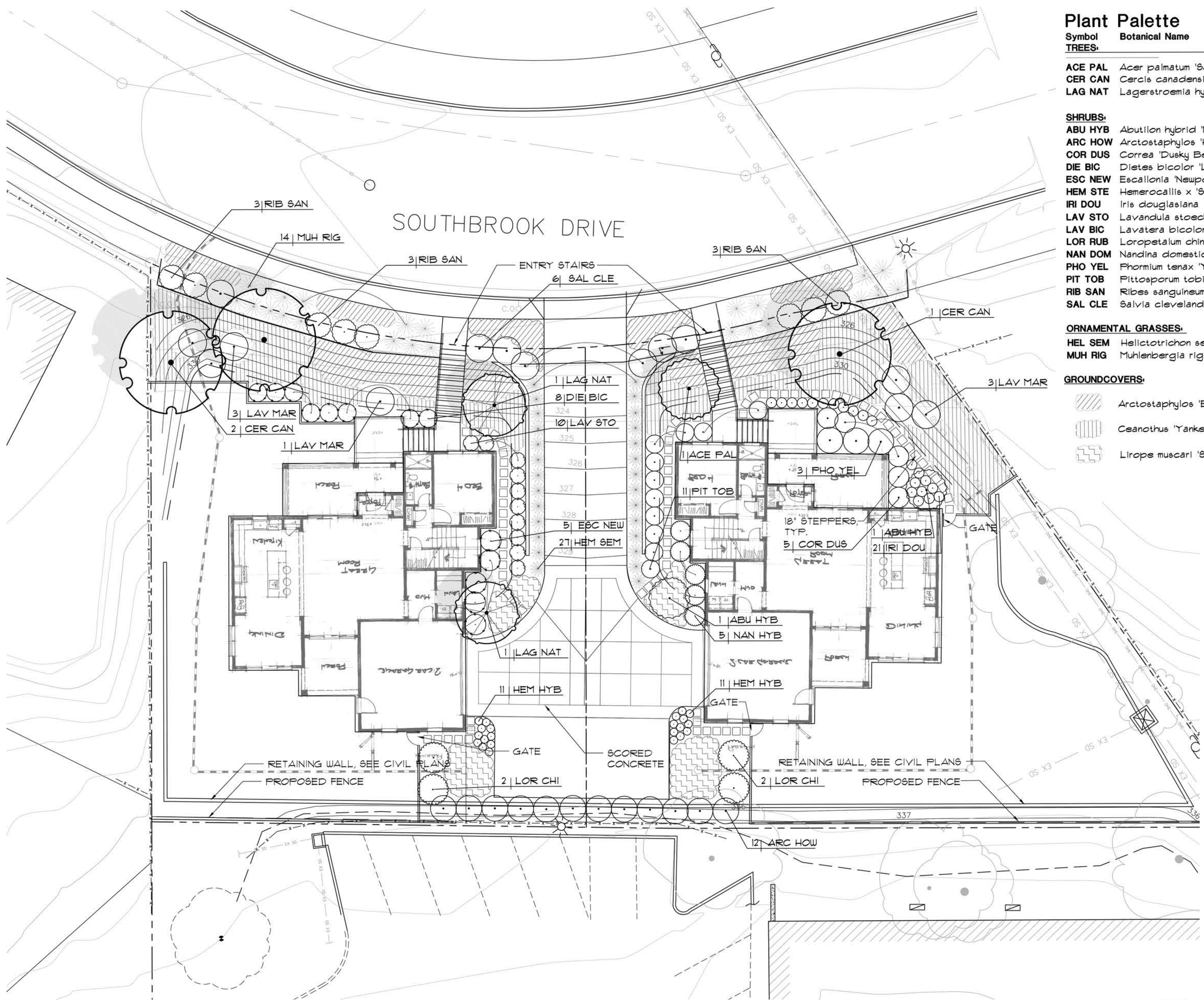
PLAN "B"
1,256 SF



Main Floor Plan
Scale: 1/4" = 1'-0"

PLAN "B"
1,459 SF

© 2015 PDF
Per Date: 9/15/15



Plant Palette

Symbol	Botanical Name	Common Name	Size	Wucols
TREES:				
ACE PAL	Acer palmatum 'Sango Kaku'	SANGO KAKU JAPANESE MAPLE	15 Gal	M
CER CAN	Cercis canadensis	EASTERN REDBUD	24" Box	M
LAG NAT	Lagerstroemia hybrid 'Natchez'	NATCHEZ CRAPE MYRTLE	15 Gal	L
SHRUBS:				
ABU HYB	Abutilon hybrid 'Nabob'	FLOWERING MAPLE	5 gallon	H
ARC HOW	Arctostaphylos 'Howard McMin'	MANZANITA	5 gallon	L
COR DUS	Correa 'Dusky Belle'	AUSTRALIAN FUCHSIA	5 gallon	L
DIE BIC	Dietes bicolor 'Liz's Selection'	FORTNIGHT LILY	1 gallon	L
ESC NEW	Escallonia 'Newport Dwarf'	NEWPORT DWARF ESCALLONIA	5 gallon	M
HEM STE	Hemerocallis x 'Stella de Oro'	DWARF DAYLILY	1 gallon	M
IRI DOU	Iris douglasiana	DOUGLAS IRIS	1 gallon	L
LAV STO	Lavandula stoechas 'Otto Quast'	SPANISH LAVENDER	5 gallon	L
LAV BIC	Lavatera bicolor 'Bransley'	TREE MALLOW	5 gallon	L
LOR BIC	Loropetalum chinense 'Ruby'	CHINESE FRINGED FLOWER	5 gallon	M
NAN DOM	Nandina domestica 'Moyer's Red'	HEAVENLY BAMBOO	5 gallon	L
PHO YEL	Phormium tenax 'Yellow Wave'	ZEALAND FLAX	5 gallon	L
PIT TOB	Pittosporum tobira 'Wheeler's Dwarf'	MOCK ORANGE	5 gallon	L
RIB SAN	Ribes sanguineum	PINK-FLOWERING CURRANT	5 gallon	L
SAL CLE	Salvia clevelandii	CLEVELAND SAGE	5 gallon	L
ORNAMENTAL GRASSES:				
HEL SEM	Helictotrichon sempervirens	BLUE OAT GRASS	1 gallon	L
MUH RIG	Muhlenbergia rigens	DEER GRASS	1 gallon	L
GROUNDCOVERS:				
[Symbol]	Arctostaphylos 'Emerald Carpet'	EMERALD CARPET MANZANITA	1 gal @ 36" o.c.	M
[Symbol]	Ceanothus 'Yankee Point'	YANKEE POINT CEANOTHUS	1 gal @ 48" o.c.	L
[Symbol]	Liriope muscari 'Silver Sunproof'	SILVER SUNPROOF LILYTURF	1 gallon @ 24" o.c.	M



Camp & Camp Associates
Planning & Landscape Architecture

2540 CAMINO DIABLO
SUITE. 201
WALNUT CREEK, CA 94597
P. (925) 941-6490
F. (925) 941-6455
EMAIL: tc@campandcamp.com

SOUTHBROOK DRIVE
AT ST. JOHN'S
CLAYTON, CA

LANDSCAPE PLAN



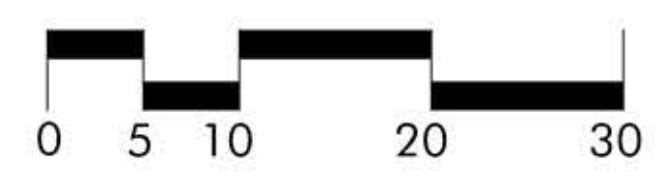
REVISIONS:

-
-
-
-

DATE: 09/11/2015
SCALE: 1" = 10'
JOB # 15-018

SHEET

WATER EFFICIENT IRRIGATION:
ALL PLANTING AREAS SHALL BE IRRIGATED WITH AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM IN COMPLIANCE WITH THE CITY OF CLAYTON WATER CONSERVATION ORDINANCE. ALL PLANTING AND IRRIGATION SHALL COMPLY WITH THE CITY OF CLAYTON STANDARD LANDSCAPE GUIDELINES.





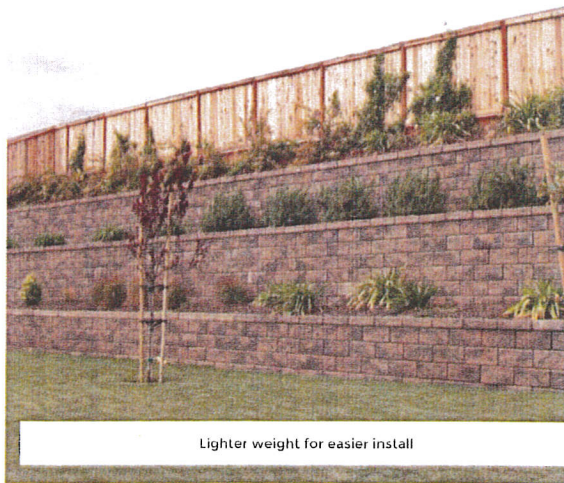
[Request Basalite Hardscape Catalog](#)

GEOWALL PRO

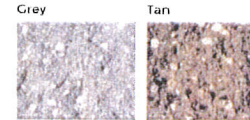
BASALITE RETAINING WALL SYSTEM

The Geowall Series by Basalite features an open core design and high strength pin connection system. Each block face measures one square foot for easy calculation.

Geowall Pro is the smallest of the series. The lighter weight and shorter tail design make it easy to handle for installers and a perfect choice for residential projects in addition to roadway, residential and commercial projects. It can be used by itself for short gravity walls or in combination with geogrid for taller structural earth walls. The Pro is available in multiple face styles.



Click to Enlarge Swatch



Note: We can't guarantee that your monitor's display of color will be accurate. Please contact a dealer or a Basalite Representative to view a sample.

Download PDFs:

Select Category

Links:

- [Ask a Question About Geowall Pro](#)
(<http://www.basalite.com/content/contact-us>)
- [Where to Buy Retaining Wall Product](#)
(<http://www.basalite.com/where-to-buy>)

Product Unit Specifications

Click on any of the sizes below to see more details



Tri Plane



Classic



Straight Bevel



Ashlar Face



Corner Unit



Beveled Corner

SouthBrook Residence Plan "A"

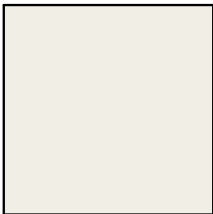
5555 Clayton Road
Clayton, California 94517

House Colors & Materials



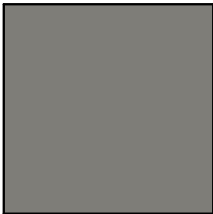
Roofing:

Eagle Roofing "Brown Gray Range"
Flat Concrete Roofing Tiles
Color: Bel Air 287



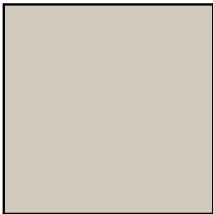
Trim Paint:

Trim Paint, Garage Door
Kelly Moore "SWISS COFFEE" KM 23



Trim Paint:

Front Door, Fascia Boards & Gutters
Kelly Moore "NOT MY FAULT" KM 5825-3



Siding:

Body
Kelly Moore "FOSSIL" KM 4599-2



Stone Veneer:

El Dorado Stone
La Plata Bluffstone

PDF Designs, Inc + Paul D. Friend, AIA

4171 Suisun Valley Road, Suite C, Fairfield, CA 94534

707 864-6986

SouthBrook Residence Plan "B"

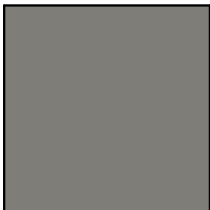
5555 Clayton Road
Clayton, California 94517

House Colors & Materials



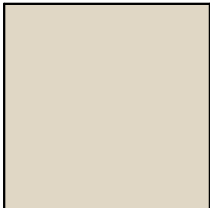
Roofing:

Eagle Roofing "Brown Gray Range"
Flat Concrete Roofing Tiles
Color: Bel Air 287



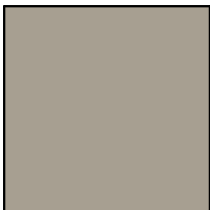
Trim Paint:

Window Trim
Kelly Moore "NOT MY FAULT" KM 5825-3



Trim Paint:

Fascia Boards & Gutters, Columns, Garage Door
Kelly Moore "BONE" KM 27



Siding:

Body
Kelly Moore "ABBAY ROAD" KM 4586-2



Stone Veneer:

El Dorado Stone
Bluffstone Mineret

PDF Designs, Inc + Paul D. Friend, AIA

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