

1024 -1026 Grayson
Rd

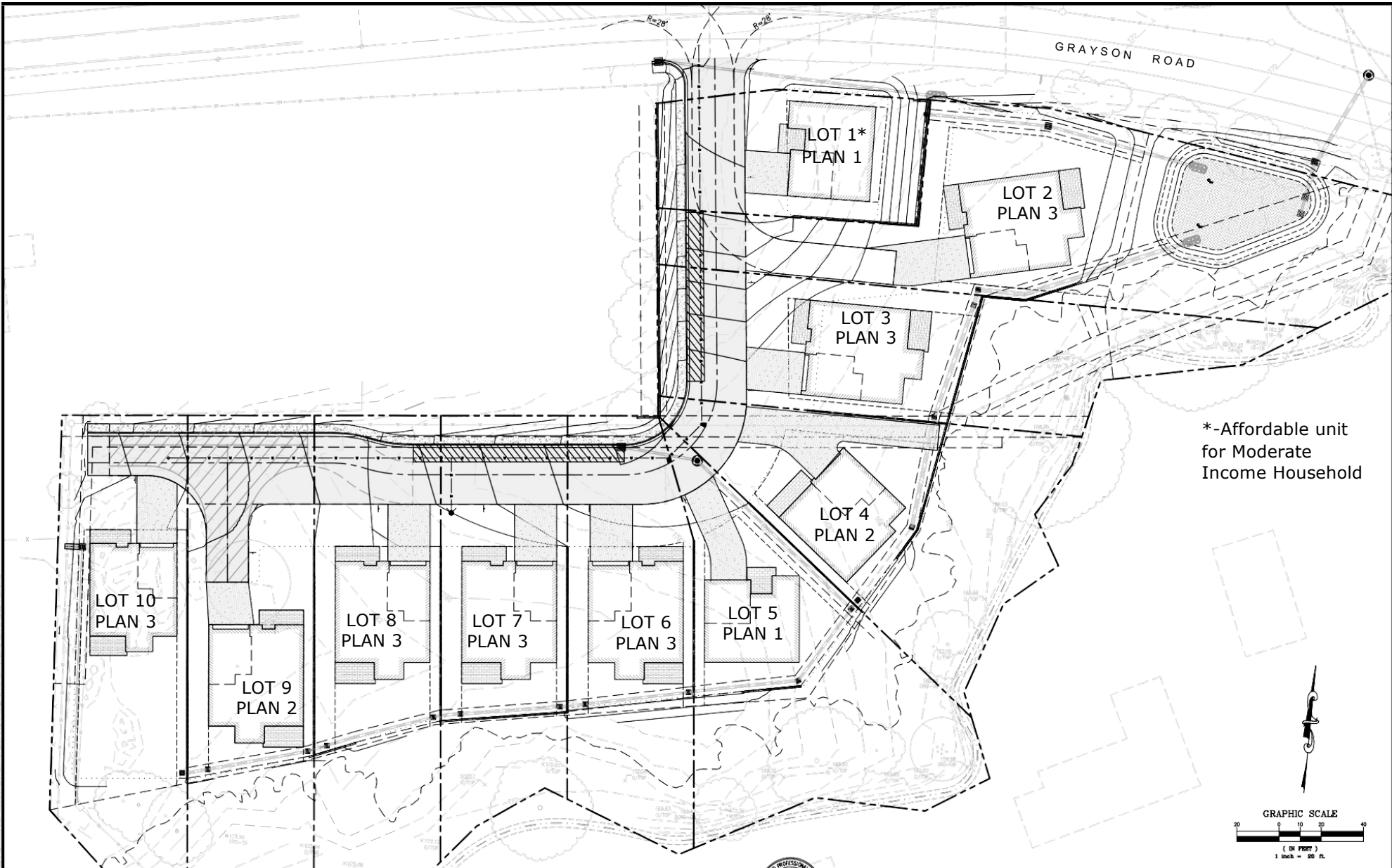
CALIBR
VENTURES



CALIBR

VENTURES

- 3.05 Acres
- 10 New Single-Family Homes.
- Sq Ft 2,498 to 3,705.
- 3 Plans, with 2 elevations each
- Each home has a two or three car garage, minimum two car driveways
- Utilizing State Density Bonus (Government Code Sections 65915 – 65918)
- 28-foot wide new access road w/parking on one side and sidewalk
- 7,347 sq ft minimum lot; 22,460 sqft max lot; 13,769 sq ft avg



ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

**CONCEPTUAL
BUILDING LAYOUT**

**1024 & 1026 GRAYSON ROAD
SUBDIVISION SD20-9531**
VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY



E. H. GALLITER
EASTON GALLITER, RCE #1148
RENEWAL DATE 12/31/20

#	REVISIONS	DATE

DEBOLT CIVIL ENGINEERING
45+ YEARS
811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

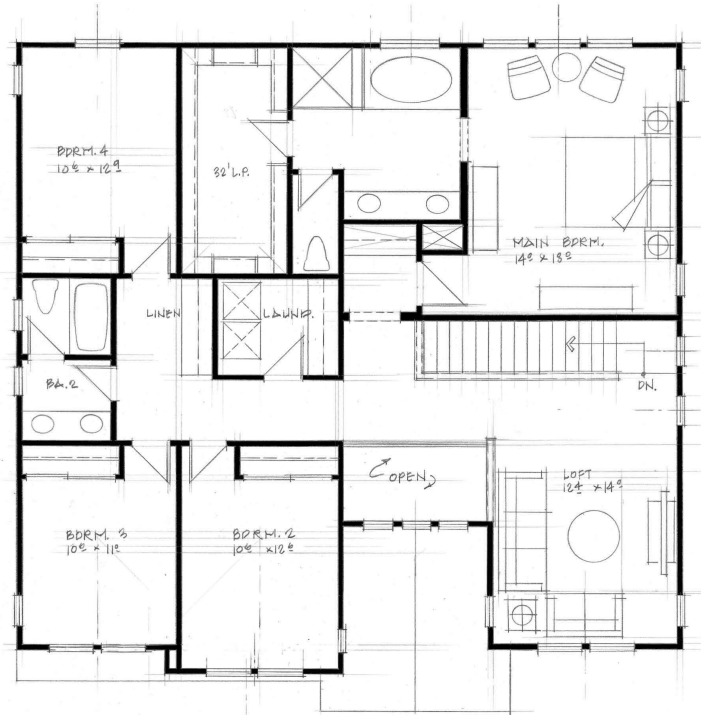
Date: 03/21/22
Scale: 1" = 20'
By: EM
Job No.: 19300

CALIBR

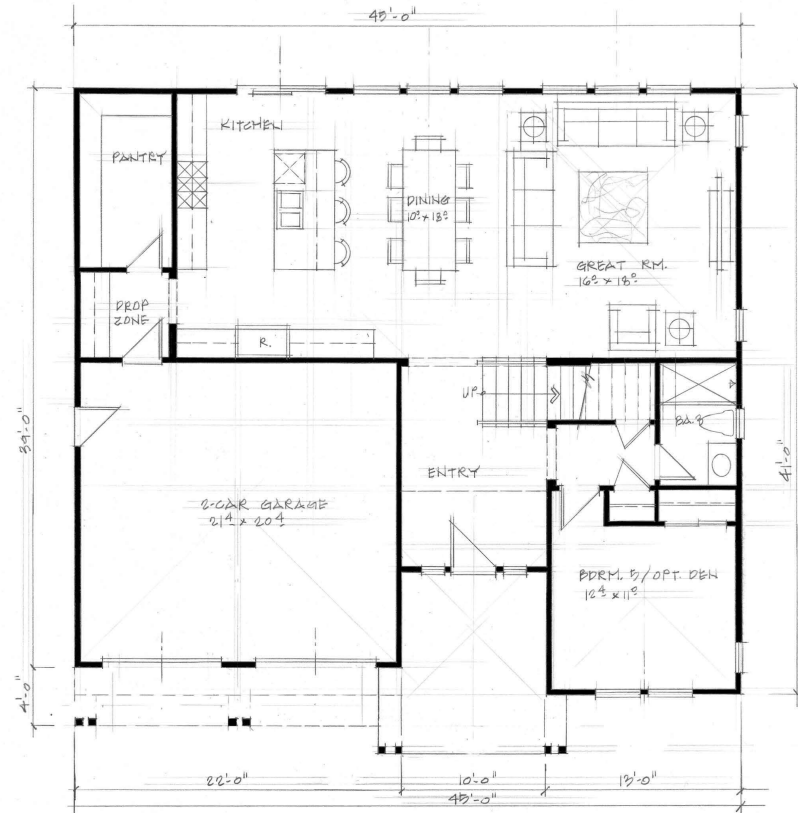
V E N T U R E S

Architecture





Second Floor 1,667 SF

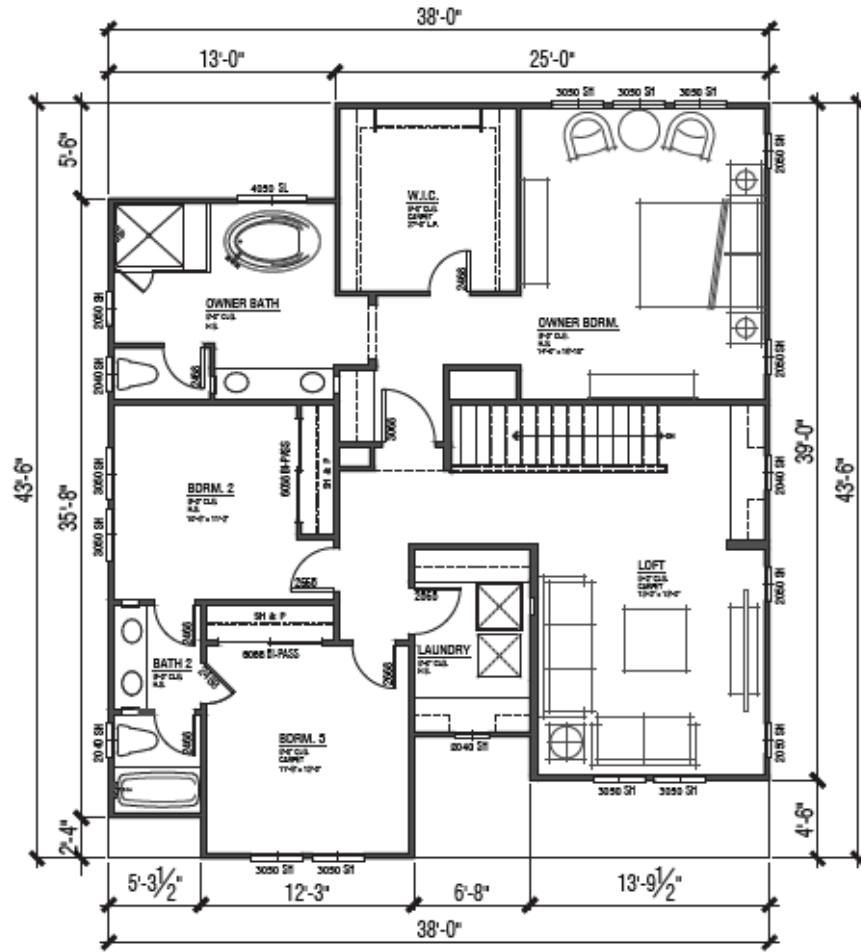


First Floor 1,262 SF

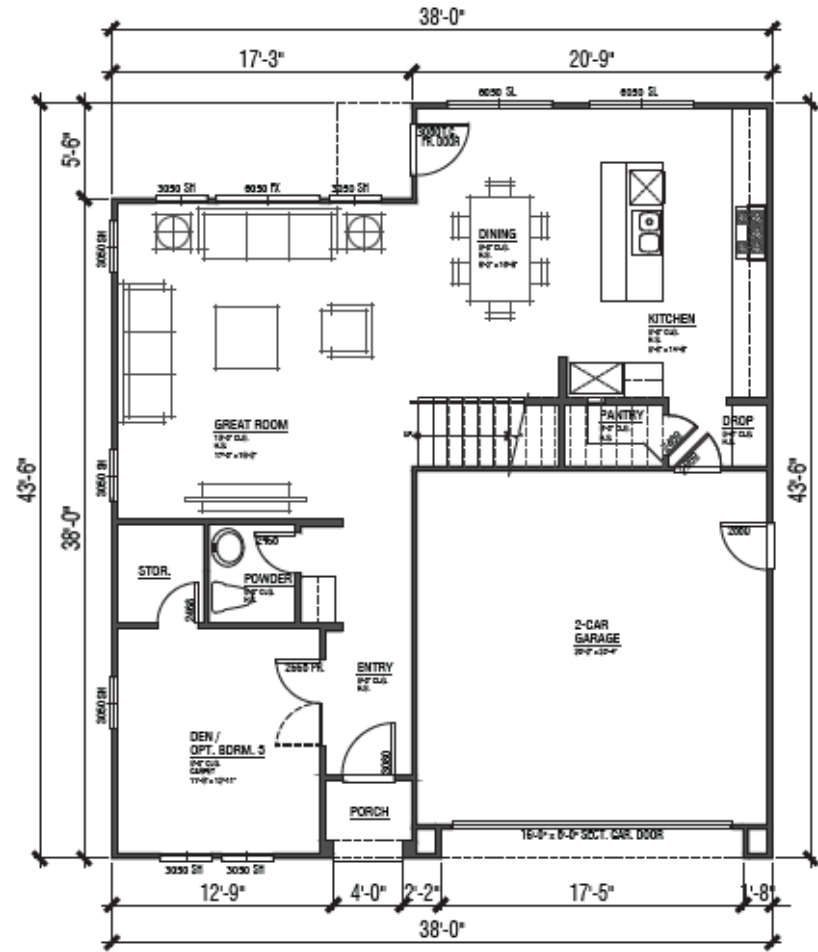
PLAN 1

2,929 SF
 5 Bdrm | 3 Bath | Loft | Opt. Den
 2-Car Garage

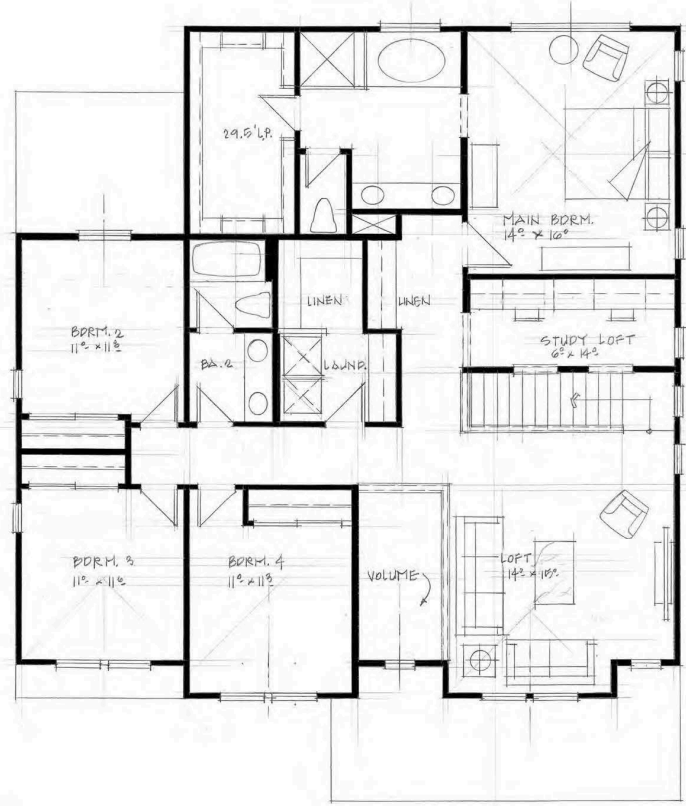
Plan 2 Affordable



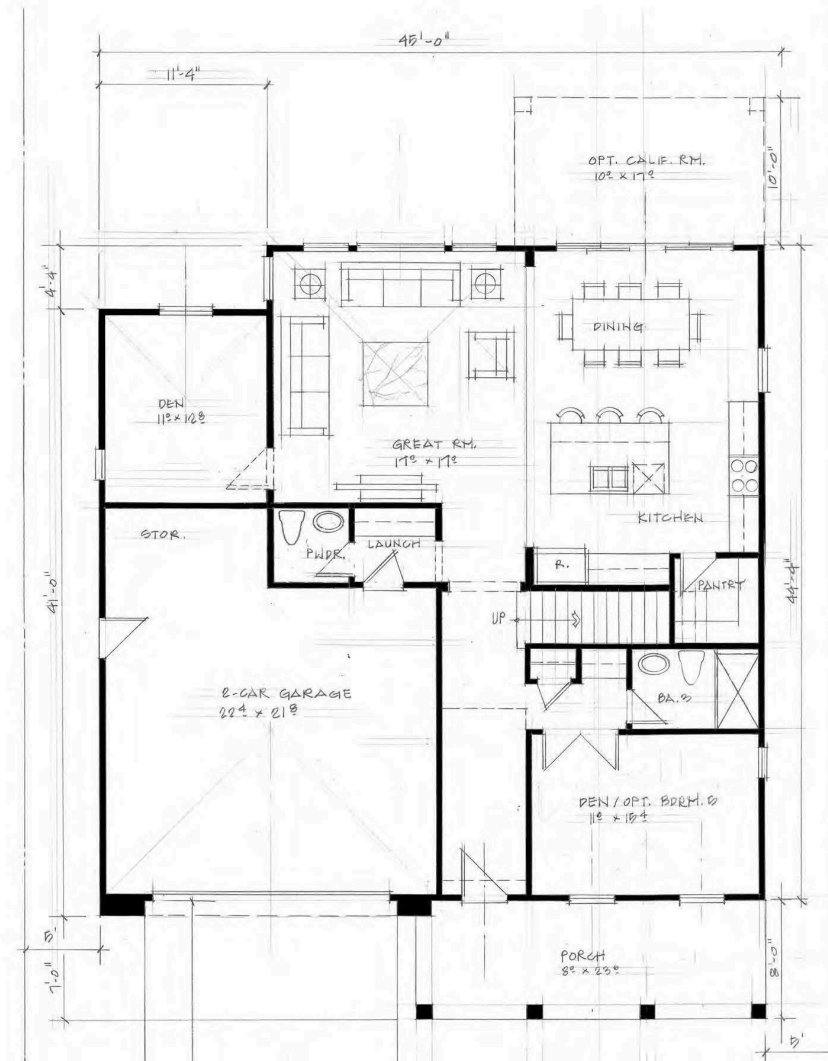
Second Floor 1,420 SF



First Floor 1,078 SF



Second Floor 1,694 SF

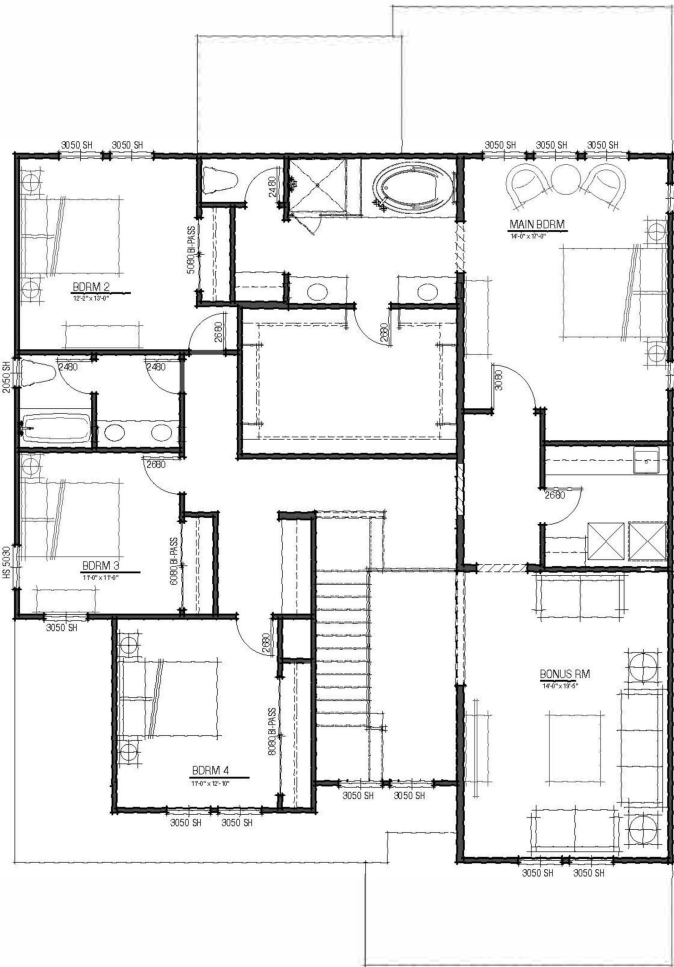


First Floor 1,403 SF

PLAN 2

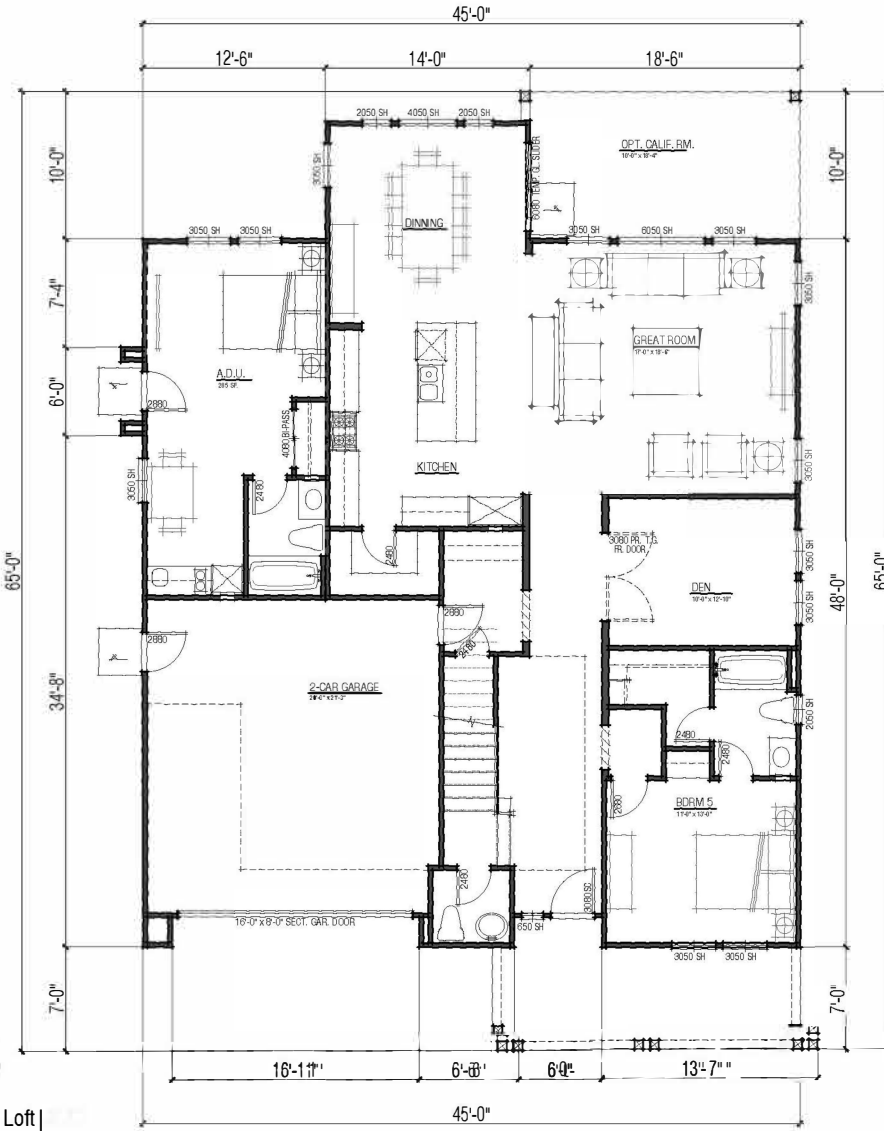
3,097 SF

4 Bdrm | 3.5 Bath | 2 Den | Loft | Study Loft
2-Car Garage



Second Floor 1,796 SF

PLAN 3
3,582 SF
5 Bdrm | 4.5 Bath | 2 Den | Loft |
2-Car Garage



First Floor 1,786 SF

VESTING TENTATIVE MAP SUBDIVISION SD20-9531 1024 & 1026 GRAYSON ROAD

CITY OF PLEASANT HILL, CONTRA COSTA COUNTY, CALIFORNIA
TOTAL UNITS: 10 RESIDENTIAL

LEGEND:

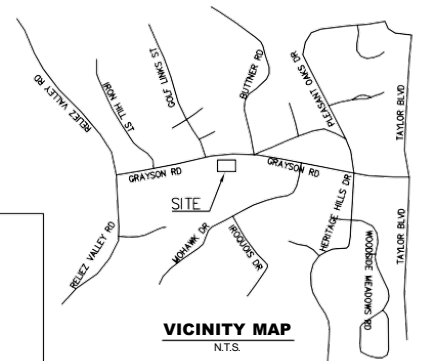
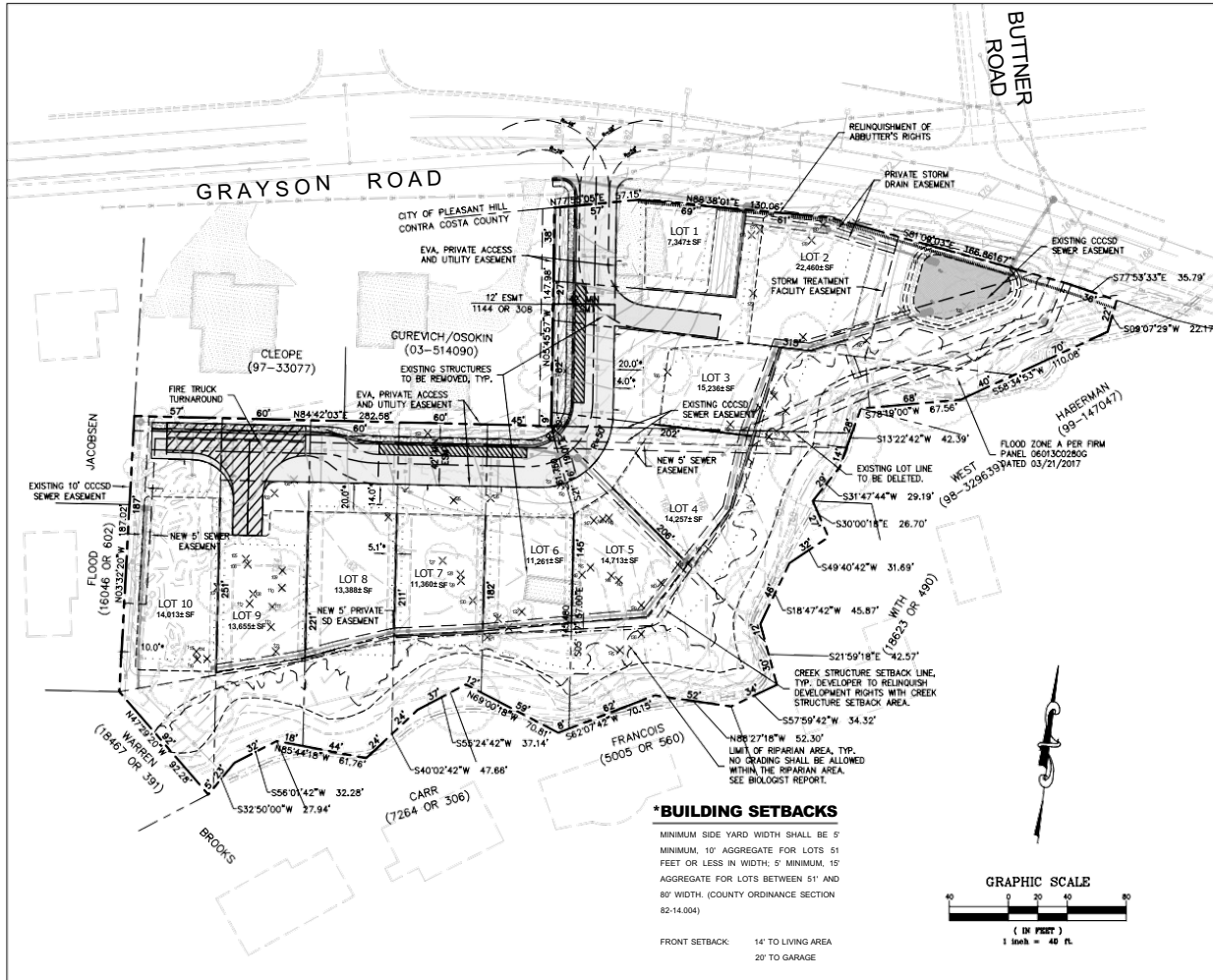
BLOC	BUILDING
CONC	CONCRETE
(E)EX	EXISTING EASEMENT
ESMT	EASEMENT
FNC	FENCE
INV	INVERT
P.U.E	PRIVATE UTILITY EASEMENT
REBAR	REBAR
()	RECORD DATA
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDDI	STORM DRAIN INLET
(T)	TOTAL
WM	WATER METER
WW	WATER VALVE
(S)	SANITARY SEWER MANHOLE
(X)	WATER VALVE
(O)	FOUND MONUMENT AS NOTED
(●)	STANDARD STREET MONUMENT
---	EASEMENT LINE
- - - -	ADJACENT PROPERTY LINE
---	BOUNDARY LINE
---	TIE LINE
---	CENTERLINE
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN PIPE
---	EXISTING ELECTRIC CABLE
---	EXISTING SANITARY SEWER LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING BUILDING
---	EXISTING BRICK PATH
---	EXISTING CONCRETE
---	EXISTING AC PAVEMENT
---	EXISTING TREE

EXISTING 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.

FLOOD ZONE

ZONE A: SPECIAL FLOOD AREA WITHOUT BASE FLOOD ELEVATION (IFE)
ZONE X: AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% CHANCE FLOOD. FLOOD INSURANCE RATE MAP PANEL NUMBER 06013C0280G, DATED 03/21/2017.



PROJECT SUMMARY

PROPERTY ADDRESS:	1024 & 1026 GRAYSON ROAD PLEASANT HILL, CA 94523
PROPERTY OWNER:	ANDY BYDE CALIBR VENTURES 925-683-5493
SUBDIVIDER:	ANDY BYDE CALIBR VENTURES 925-683-5493
CIVIL ENGINEER:	DEBOLT CIVIL ENGINEERING 811 SAN RAMON VALLEY BLVD DANVILLE, CA 94526 (925) 837-3780
SURVEYOR:	DEBOLT CIVIL ENGINEERING 811 SAN RAMON VALLEY BLVD DANVILLE, CA 94526 (925) 837-3780
ASSESSOR'S PARCEL NO:	166-030-001 & 002
TOTAL AREA:	3.05± AC GROSS (2.78± AC NET)
EXISTING ZONING:	R-15
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING LAND USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
UTILITIES:	
WATER SUPPLY:	CONTRA COSTA WATER DISTRICT
FIRE PROTECTION:	CONTRA COSTA COUNTY FPD
SEWAGE DISPOSAL:	CENTRAL CONTRA COSTA SANITARY DISTRICT
STORM DRAIN:	CITY OF PLEASANT HILL
GAS/ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

SHEET INDEX

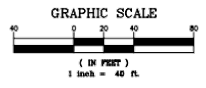
NUMBER	DESCRIPTION
1	TENTATIVE PARCEL MAP
2	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
3	HYDROLOGY AND STORM WATER CONTROL PLAN
4	CREEK STRUCTURE SETBACK EXHIBIT
5	TREE INVENTORY SHEET
6	TREE INVENTORY SHEET
7	CONCEPTUAL BUILDING LAYOUT

ENGINEER'S STATEMENT

CIVIL ENGINEERING WORK ON THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

Ed M. McAllister 01/28/22
DATE

EASTON C. MCALLISTER, PE
P.E. #61148 EXP 12/31/20



***BUILDING SETBACKS**

MINIMUM SIDE YARD WIDTH SHALL BE 5'
MINIMUM 10' AGGREGATE FOR LOTS 51 FEET OR LESS IN WIDTH; 5' MINIMUM, 15' AGGREGATE FOR LOTS BETWEEN 51' AND 80' WIDTH. (COUNTY ORDINANCE SECTION 82-14.004)

FRONT SETBACK: 14' TO LIVING AREA
20' TO GARAGE

VESTING TENTATIVE MAP

**1024 & 1026 GRAYSON ROAD
SUBDIVISION SD20-9531**

VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY

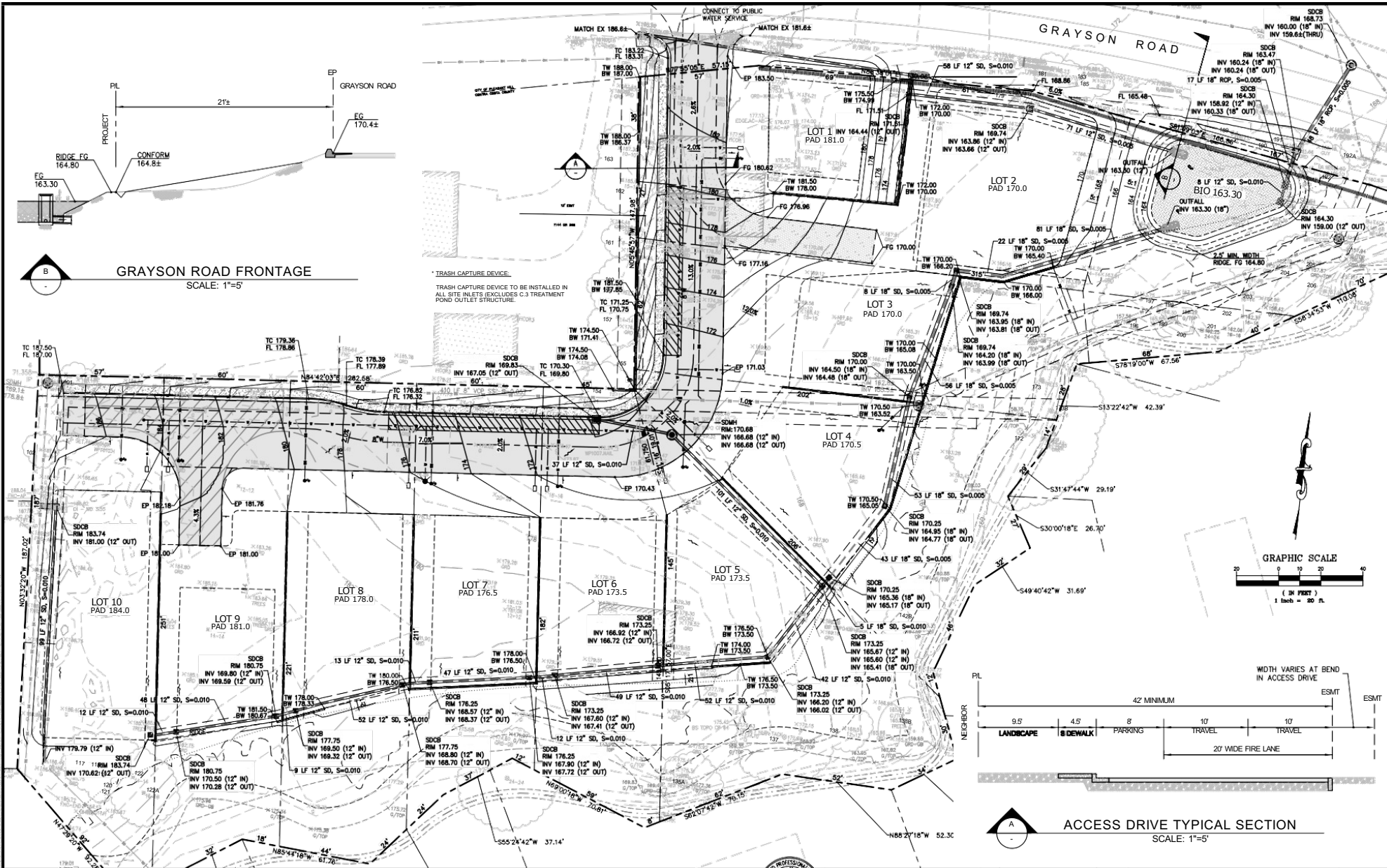


Ed M. McAllister
EASTON C. MCALLISTER, PE #1148 / PLS 9883
RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE



Date: 01/28/22
Scale: 1" = 40'
By: Ed M. McAllister
Job No.: 19300



**PRELIMINARY GRADING,
DRAINAGE AND UTILITY PLAN**

**1024 & 1026 GRAYSON ROAD
SUBDIVISION SD20-9531**

VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY CALIFORNIA



Easton C. McAllister
EASTON C. McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE



Date: 01/28/22
Scale: 1" = 20'
By: EM
Job No.: 19300

Project Name: Grayson Road
 Project Type: Treatment Only
 APN:
 Drainage Area: 137,690
 Mean Annual Precipitation: 20.0

Self-Treating DMAs

DMA Name	Area (sq ft)
DMA-13	21,288.0

IV. Areas Draining to IMPs

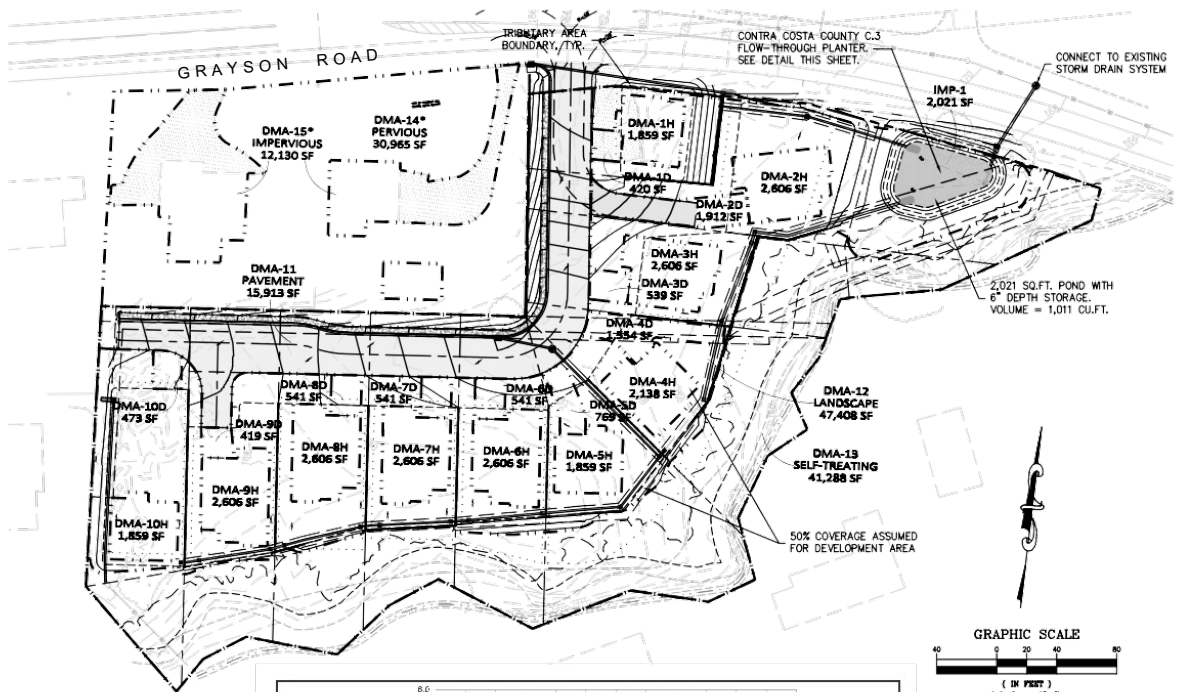
IMP Name: IMP1

IMP Type: Flow-Through Planter

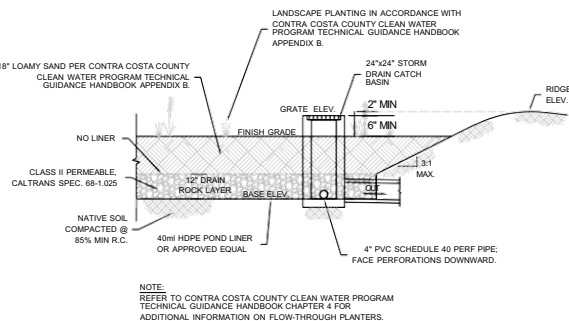
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-1D	420	Pervious Concrete	0.10	42				
DMA-1H	1,859	Conventional Roof	1.00	1,859				
DMA-2D	1,912	Pervious Concrete	0.10	191				
DMA-2H	2,606	Conventional Roof	1.00	2,606				
DMA-3D	539	Pervious Concrete	0.10	54				
DMA-3H	2,606	Conventional Roof	1.00	2,606				
DMA-4D	1,564	Pervious Concrete	0.10	156				
DMA-4H	2,138	Conventional Roof	1.00	2,138				
DMA-5D	769	Pervious Concrete	0.10	77				
DMA-5H	1,859	Conventional Roof	1.00	1,859				
DMA-6D	541	Pervious Concrete	0.10	54				
DMA-6H	2,606	Conventional Roof	1.00	2,606				
DMA-7D	541	Pervious Concrete	0.10	54				
DMA-7H	2,606	Conventional Roof	1.00	2,606				
DMA-8D	541	Pervious Concrete	0.10	54				
DMA-8H	2,606	Conventional Roof	1.00	2,606				
DMA-9D	419	Pervious Concrete	0.10	42				
DMA-9H	2,606	Conventional Roof	1.00	2,606				
DMA-10D	473	Pervious Concrete	0.10	47				
DMA-10H	1,859	Conventional Roof	1.00	1,859				
DMA-11	15,913	Concrete or Asphalt	1.00	15,913				
DMA-12	47,408	Landscape	0.10	4,741				
Total				44,770				
Area	0.040					1.000	1.791	2.021

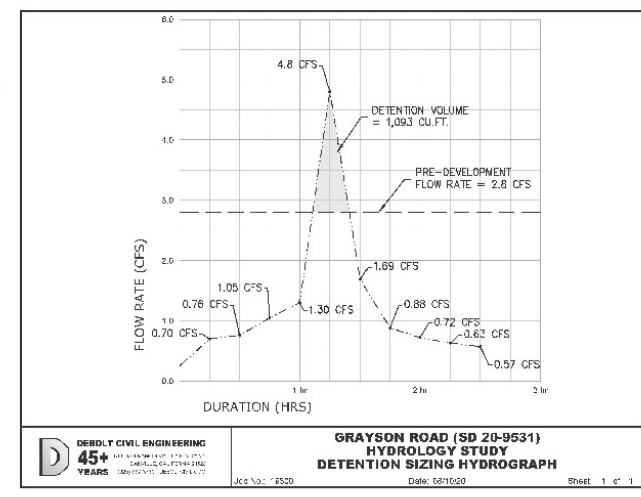
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C.3 TREATMENT SIZING CALCULATIONS



1 C.3 FLOW-THROUGH PLANTER
N.T.S.



HYDROLOGY AND STORM WATER CONTROL PLAN

1024 & 1026 GRAYSON ROAD SUBDIVISION SD20-9531
VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY



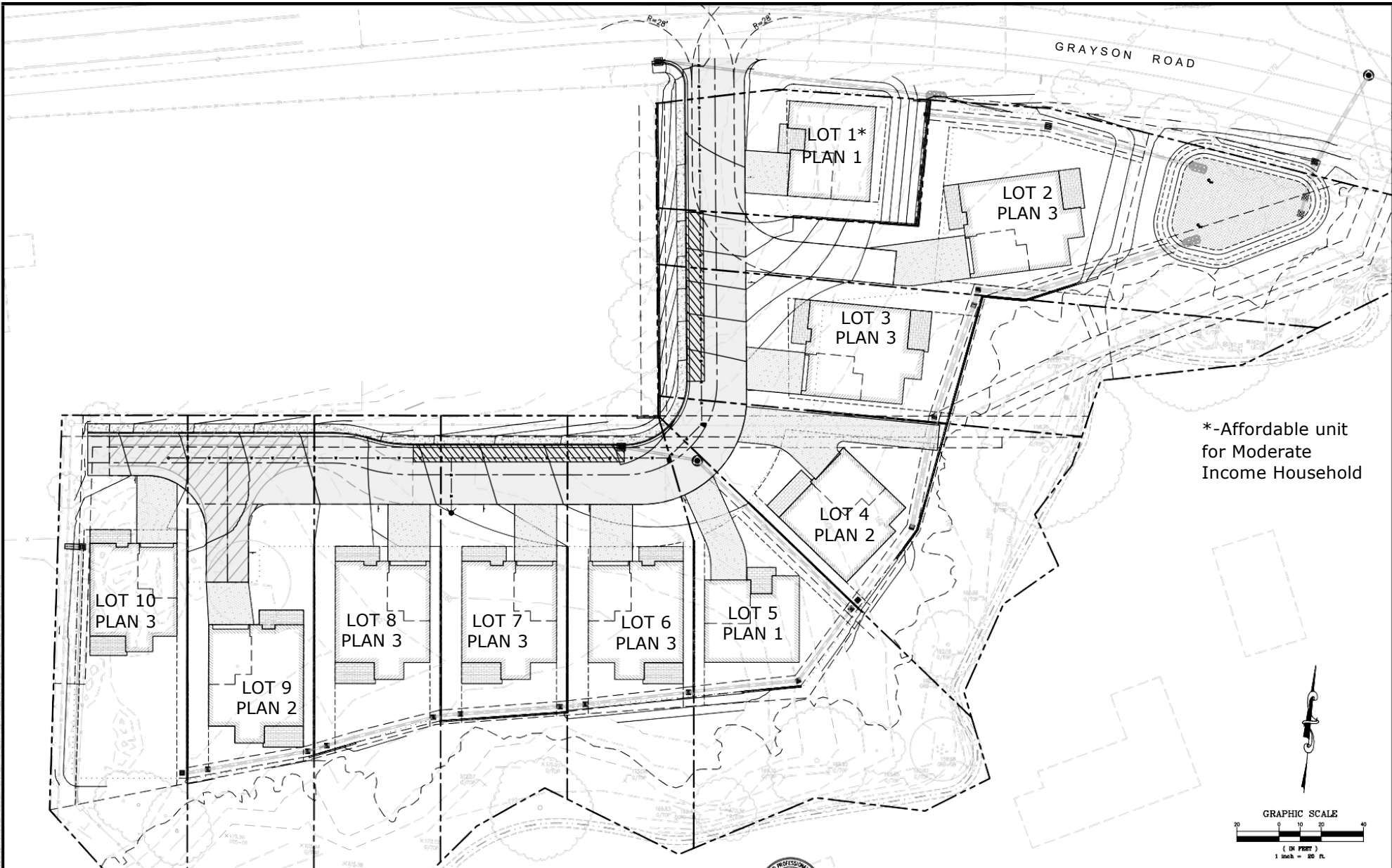
DETENTION SIZING CALCULATIONS
EASTON C. McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE



Date: 01/28/22
Scale: 1" = 40'
By: [Signature]
Job No.: 19300

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**CONCEPTUAL
BUILDING LAYOUT**

**1024 & 1026 GRAYSON ROAD
SUBDIVISION SD20-9531**
VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY



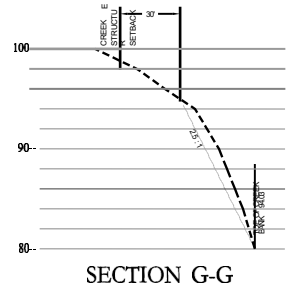
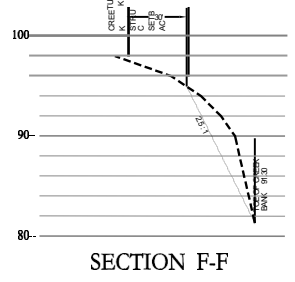
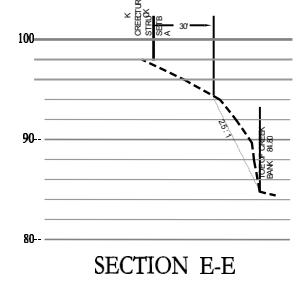
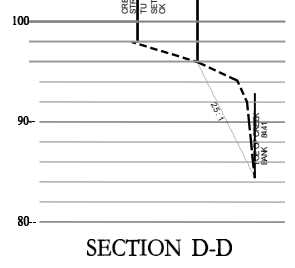
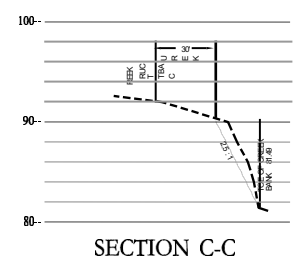
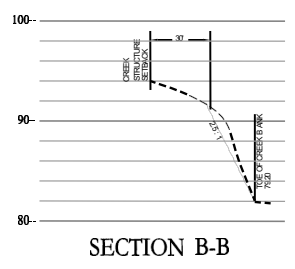
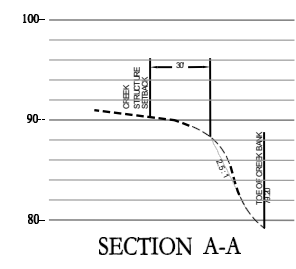
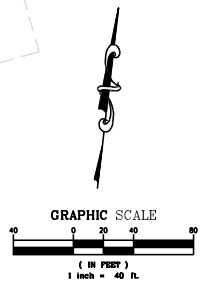
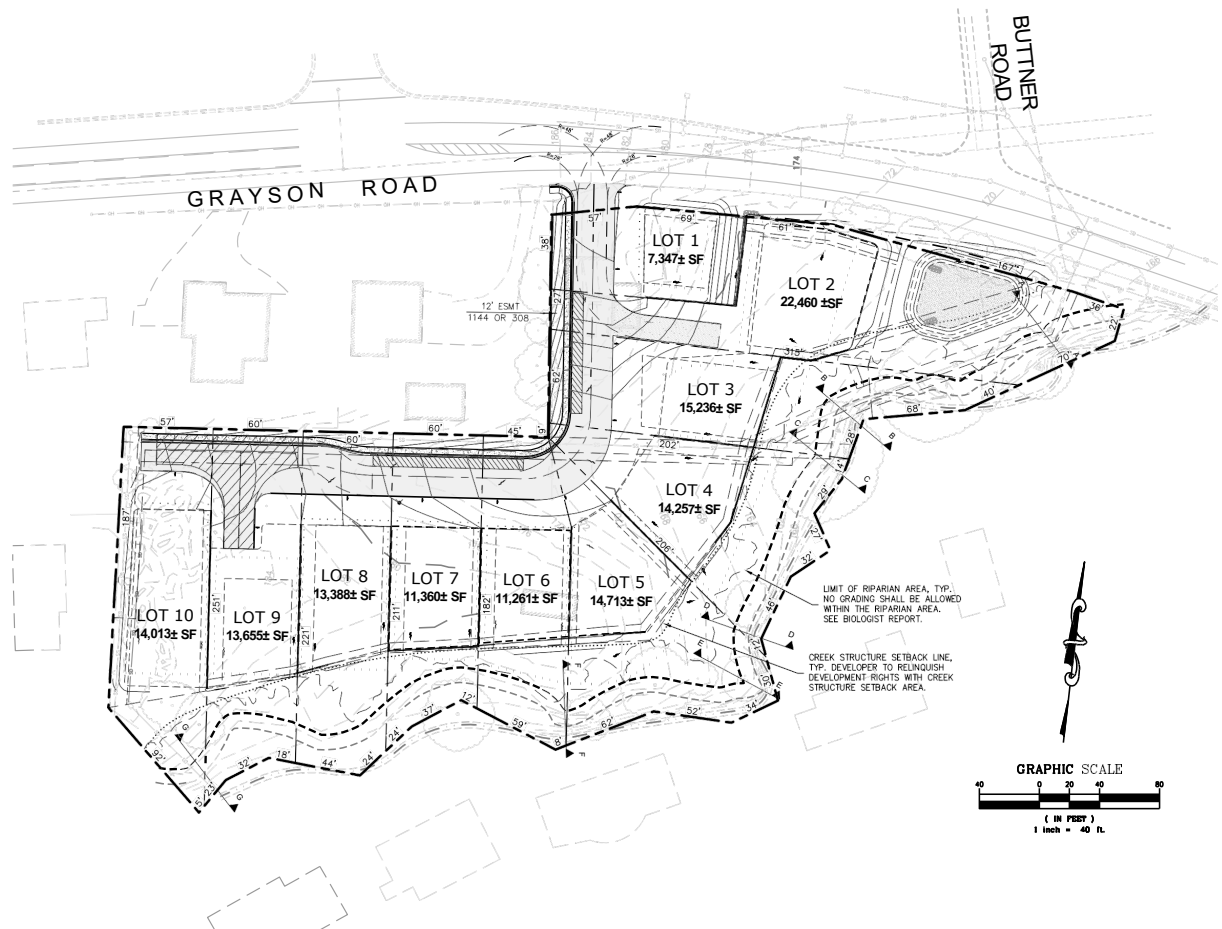
E. H. Galliter
EASTON GALLITER, RCE #1148
RENEWAL DATE 12/31/20

#	REVISIONS	DATE

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811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
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CREEK STRUCTURE SETBACK EXHIBIT

**1024 & 1026 GRAYSON ROAD
 SUBDIVISION SD20-9531**

VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY



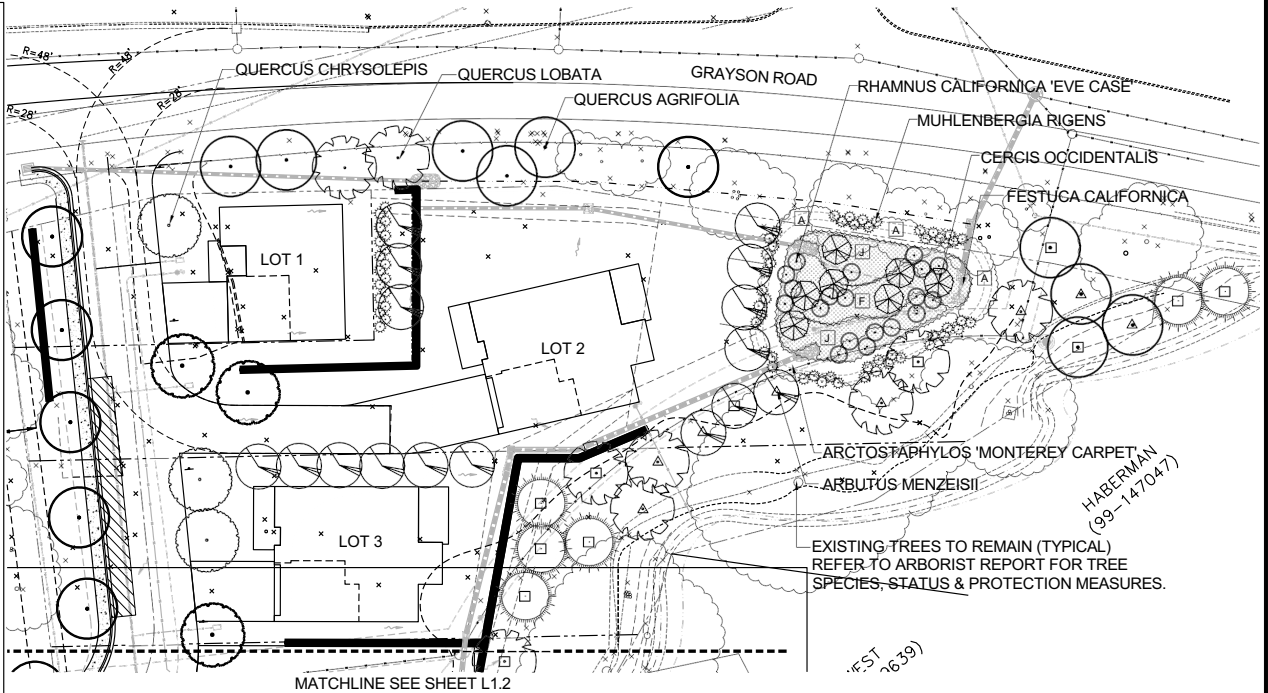
Easton C. McAllister
 EASTON C. McALLISTER - PE 61148 / PLS 9983
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Date: 01/28/22
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 By: [Signature]
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PLANT MATERIALS LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	WATER USE	NUMBER
TREES:						
	ARBUTUS MENZIESII	MADRONE	24" BOX	LOW		13
	CERCIS OCCIDENTALIS (LOW-BRANCH)	WESTERN REDBUD	24" BOX	LOW		7
	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	24" BOX	VERY LOW		17
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW		26
	QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW		4
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GA	VERY LOW		13
	QUERCUS LOBATA	VALLEY OAK	15 GA	LOW		14
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	VERY LOW		35
	ARBUTUS MENZIESII	MADRONE	15 GA	LOW		1
	QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GA"	VERY LOW		17
	QUERCUS LOBATA	VALLEY OAK	5 GA"	LOW		13
	ARBUTUS MENZIESII	MADRONE	5 GA"	LOW		2
SHRUBS:						
	MUHLENBERGIA RIGENS	DEER GRASS	1 GA	LOW		66
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GA	LOW		20
GROUND COVERS:						
	ARCTOSTAPHYLOS 'MONTEREY CARPET'	MANZANITA CARPET	1 GA@ 48" O.C.	LOW		1,205 SF
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GA@ 30" O.C.	LOW		780 SF
	JUNCUS PATENS	GRAY RUSH	1 GA@ 30" O.C.	LOW		820 SF



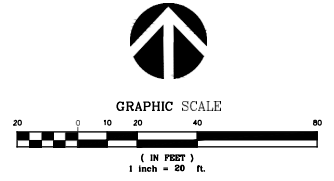
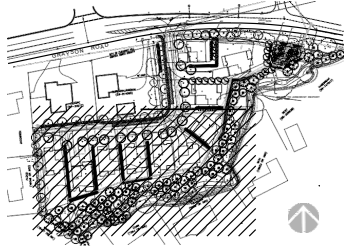
MITIGATION NOTES:

- 18 native trees removed within riparian area:
- Replaced with 54 native trees
- 32 Native Trees removed in valley oak woodland area
- Replaced with 104 Native trees:
- (67) AT 24" BOX SIZE, (63) AT 15 GAL SIZE, (32) AT 5 GAL SIZE*

GENERAL NOTES:

- All planting shall be watered by a fully automatic irrigation system.
- Welded-wire cages shall be constructed around all tree plantings to protect them from deer herbivory.

*Replacement trees shall be planted as 15-gallon trees, except that up to 50 percent of the required replacement trees may be planted as 5-gallon trees if it is determined based on an arborist report that long-term tree health and survival will be improved by starting with a smaller container size.



REVISIONS	
NO.	DESCRIPTION

RW Stover & Associates, Inc.
 Landscape Architecture
 1000 Nevada Ave., Suite 4
 San Francisco, CA 94109
 PH: 415.551.2800

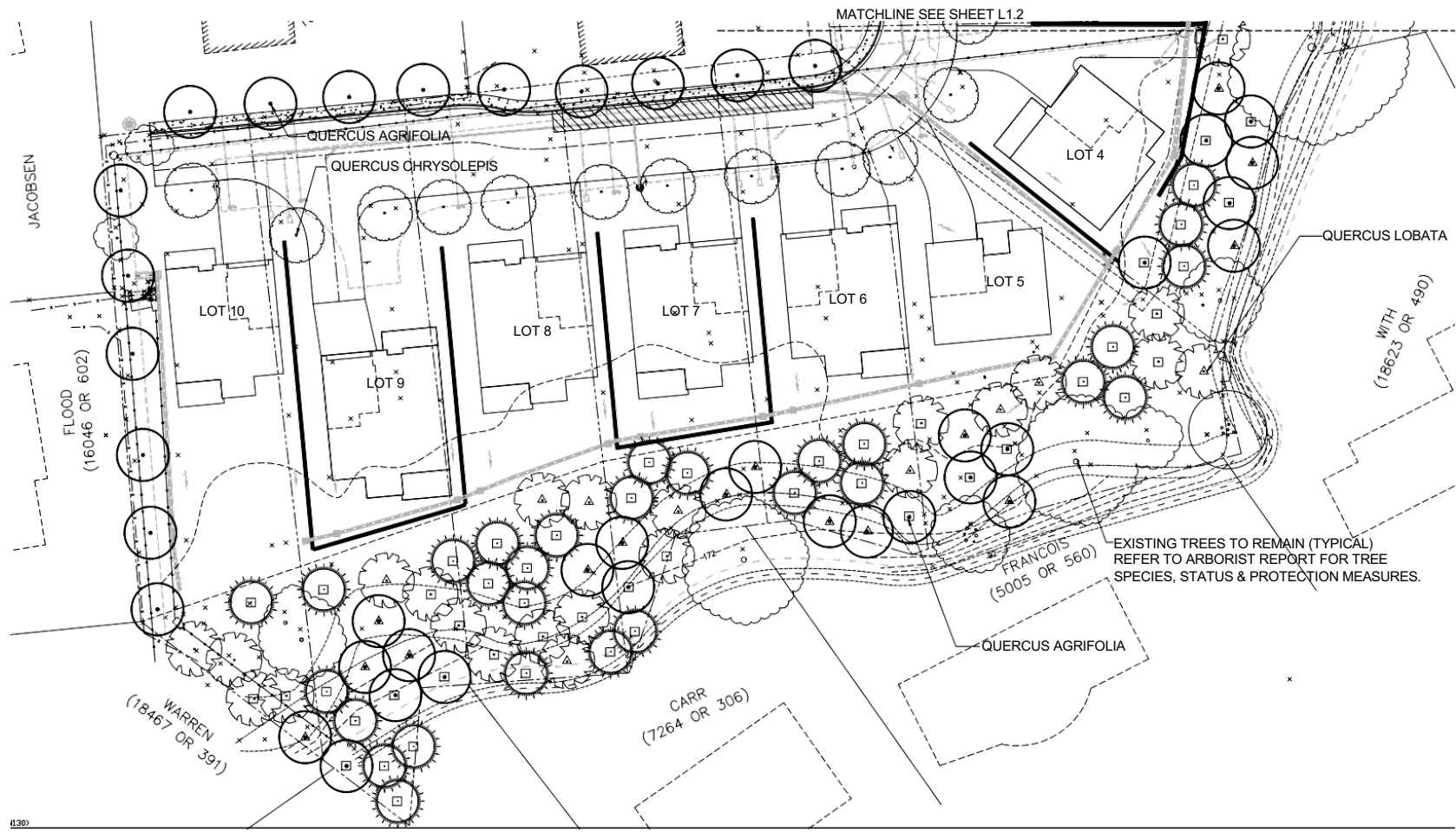


SUBDIVISION
1024-1026 GRAYSON ROAD
 CONTRA COSTA COUNTY, CALIFORNIA

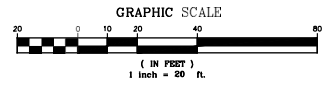
TREE MITIGATION PLAN

DESIGNED: RS	DRAWN: KD
CHECKED:	JOB NO.:
DATE: 07-13-21	
SCALE: NOTED	

SHEET
L1.1
 OF SHEETS



1130



REFER TO SHEET L1.1 FOR PLANT MATERIALS LIST

REVISIONS	

RW Stover & Associates, Inc.
Landscape Architecture
1000 Nevada Ave., Suite 4
San Francisco, CA 94109
PH: 415.613.1283



SUBDIVISION
1024-1026 GRAYSON ROAD
CONTRA COSTA COUNTY, CALIFORNIA

TREE
MITIGATION
PLAN

DESIGNED: RS	DRAWN: KD
CHECKED:	JOB NO.:
DATE: 07-13-21	
SCALE: NOTED	

SHEET
L1.2
OF SHEETS