

A- POR. N.W. 1/4 SEC. 14, T2N, R1W. M.D.B.M.  
B- 1960 ROLL- TRACT 2656 M.B. 72-48  
1- 152PM47 6-7-91

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

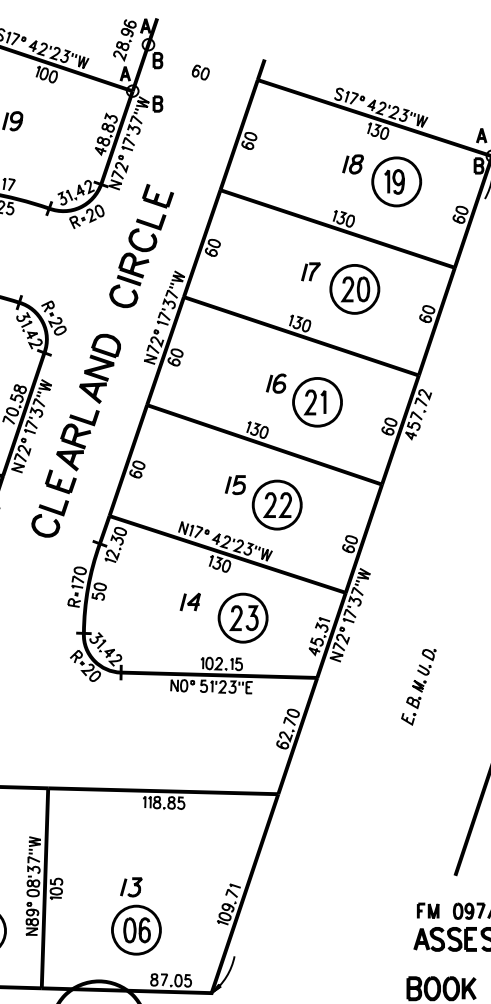
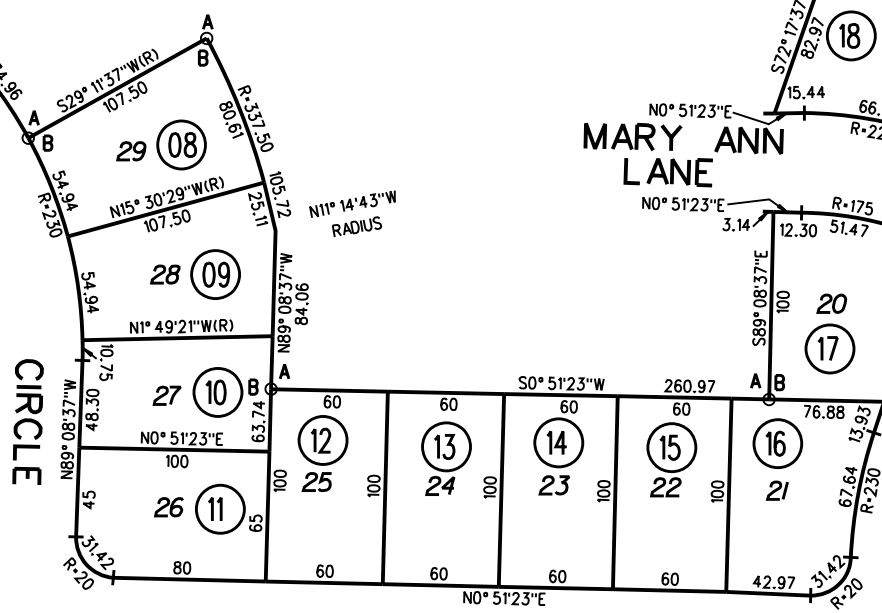
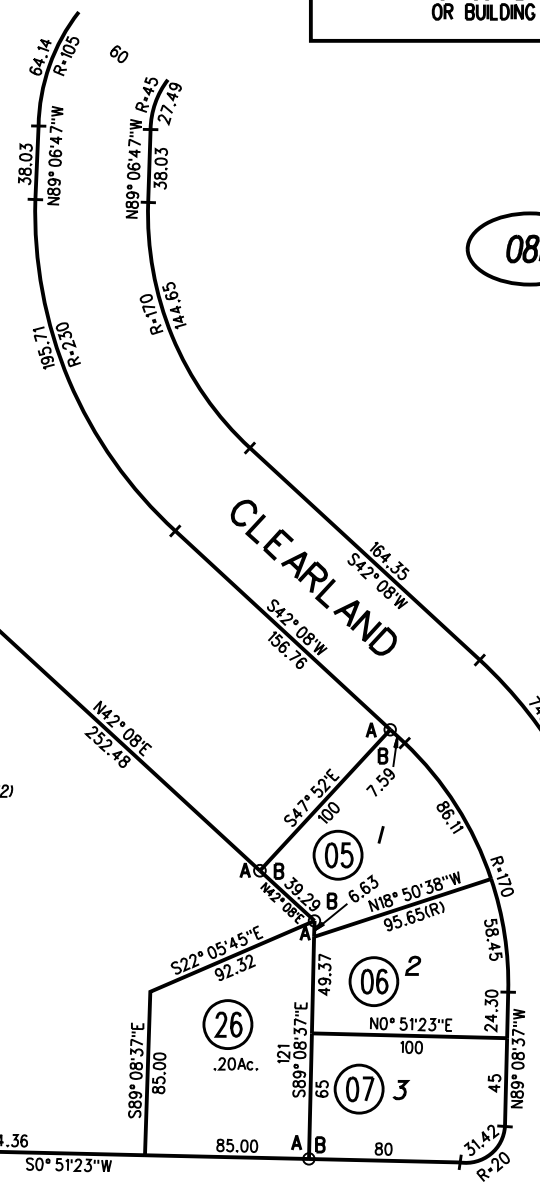
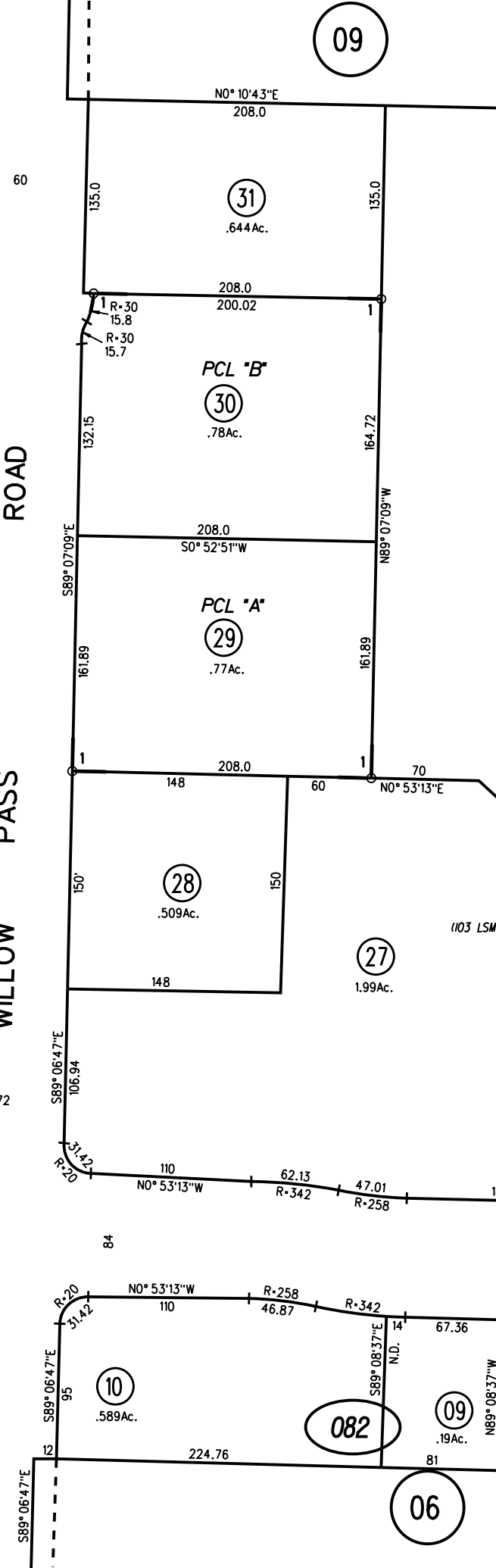
M.B.  
98

WILLOW PASS ROAD

60

72

14



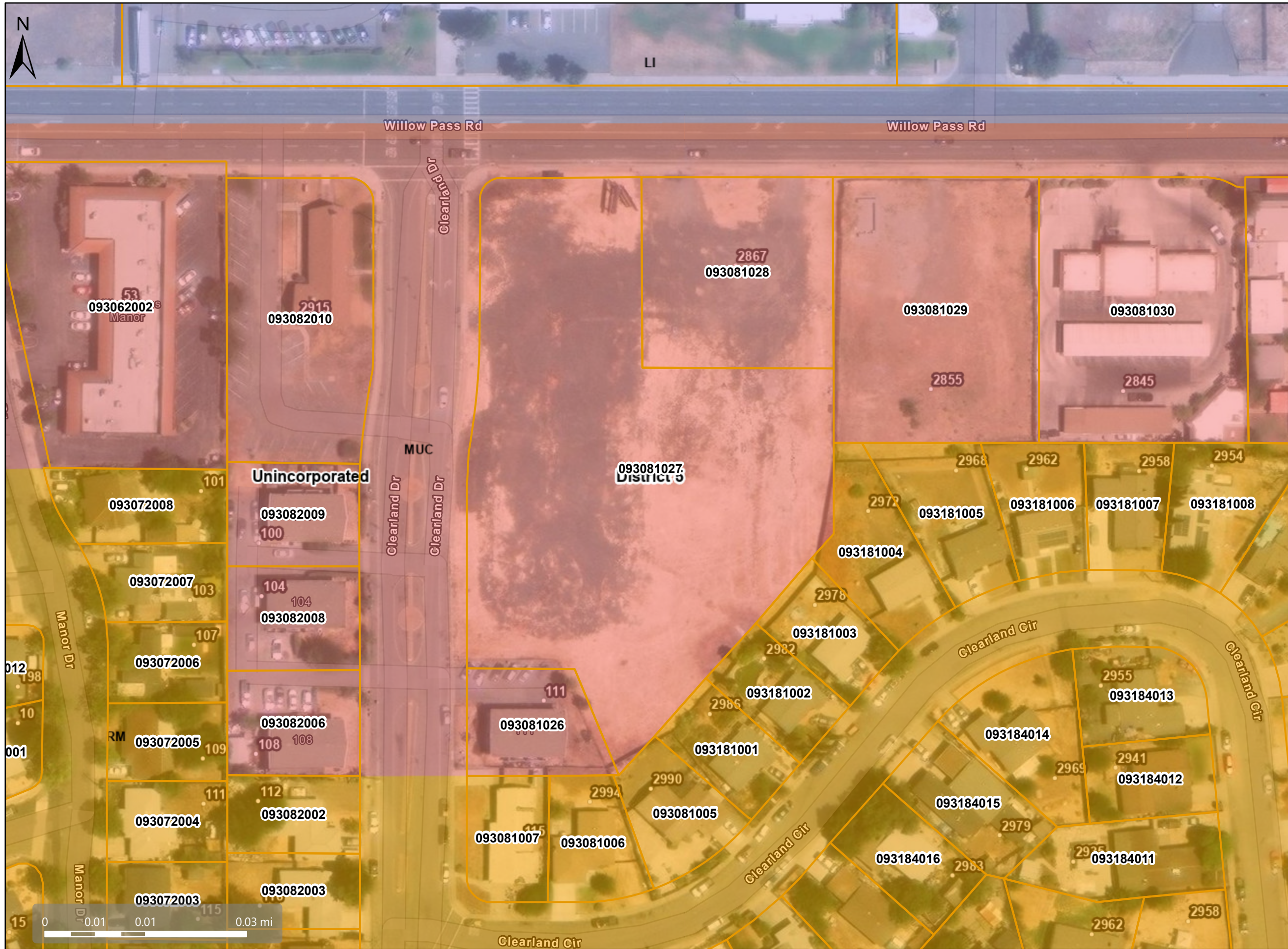
17

16







081  
082  
083



# General Plan



## Map Legend

-  Assessment  
 Parcels
- General Plan**
-  RM (Residential  
 Medium  
 Density) (7-17  
 du/na)
-  MUC (Mixed-  
 Use  
 Community-  
 Specific)  
 (Variable)
-  LI (Light  
 Industry) (1.5  
 FAR)
- Unincorporated
-  Board of  
 Supervisors'  
 Districts
-  Address Points

This map is a data generated, static output from an internet mapping application and is intended for reference use only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.  
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.  
Please direct all data inquiries to the appropriate department.

Spatial Reference  
PCS, WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984



## Zoning



### Map Legend

- Assessment  
Parcels
- Zoning
- ZONE\_OVER
- P-1 (Planned  
Unit)
- Unincorporated
- Board of  
Supervisors'
- Districts
- Address Points

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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984



# Orthophotography



## Map Legend

- ☒ Assessment  
Parcels
- ☐ Unincorporated
- ☒ Board of  
Supervisors' Districts
- ☐ Address Points

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PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984



NOTES: 1. PARKING LOTS, AISLES AND GROUNDS CONTIGUOUS TO BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT LIGHTING TO PROVIDE ADEQUATE ILLUMINATION FOR THE SAFETY AND SECURITY OF VEHICLES AND PEDESTRIANS USING THE SITE DURING THE HOURS OF DARKNESS OR DIMINISHED LIGHTING. SUCH LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT AREAS AND PUBLIC STREETS AND RIGHTS OF WAY, TO PREVENT GLARE (OVERWHELMING DIRECT LIGHT CREATING A POTENTIAL HAZARD), OR EXCESSIVE LIGHT SPILL-OVER (UNREASONABLE AMOUNTS OF LIGHT EXTENDING BEYOND THE INTENDED AREA OR PROPERTY LINE), AS SEEN FROM THOSE AREAS, STREETS, OR RIGHTS OF WAY, TO PROVIDE FOR THE GENERAL SAFETY OF ADJACENT VEHICULAR TRAFFIC AND THE PRIVACY AND WELL BEING OF RESIDENTIAL AREAS, THE LIGHTING INTENSITY MAY NOT BE GREATER THAN REASONABLY REQUIRED TO SAFELY AND SECURELY ILLUMINATE THE PARKING AREA. EACH LIGHTING FIXTURE MUST BE CONSISTENTLY MAINTAINED TO ENSURE BROKEN OR BURNT-OUT BULBS ARE REPLACED, FIXTURES REMAIN CLEAN AND GRAFFITI AND RUST FREE, AND PAINTED FIXTURES DO NOT CHIP OR PEEL. WHENEVER POSSIBLE, LIGHTING FIXTURES MUST BE EQUIPPED WITH ENERGY EFFICIENT BULBS. PARKING LOT LIGHTING SHALL NOT BE OBSTRUCTED BY TREE'S OR OTHER LANDSCAPING.

2. PEDESTRIAN WALKWAYS SHALL HAVE SUFFICIENT DECORATIVE PATHWAY LIGHTING.

3. PROJECT IS WITHIN THE L-100 LIGHTING DISTRICT

KEYNOTE:

1 BUILDING ENTRY

2 FIRE DEPARTMENT RESTRICTED VEHICULAR ACCESS GATE

3 PEDESTRIAN ACCESS GATE

4 VEHICULAR ACCESS GATE

5 (N) FENCE SEE LANDSCAPE

6 (E) WOOD PROPERTY FENCE

7 TRANSFORMER

8 BICYCLE RACK

9 ACTIVITY AREA SEE LANDSCAPE DRAWINGS

10 CHILDREN'S PLAY AREA SEE LANDSCAPE DRAWINGS

11 SEATING AREA SEE LANDSCAPE DRAWINGS

RECEIVED on 02/12/2025 CDDP24-03051 By Contra Costa County Department of Conservation and Development

VICINITY MAP

PROJECT: BAY POINT- ALLIANT COMMUNITY SHEET: SCHEMATIC/ OVERALL SITE NEW.DWG 2/26/25 10:05 AM

OWNER

NAME: ALLIANT COMMUNITIES  
CONTACT: ACHAL ADHIKARI  
ADDRESS: 26050 MUREAU ROAD, SUITE 101  
CALABASAS, CA 91302  
PHONE: (818) 483-4499  
FAX:  
E-MAIL: ACHALA@ALLIANTCD.COM  
WEB SITE: WWW.ALLIANTSTRATEGICDEV.COM

ENTITLEMENT CONSULTANT

NAME: ELEVATED ENTITLEMENTS  
CONTACT: KEVIN KOHAN  
MARK MOUAVANGSOU  
ADDRESS: 5716 CORSA AVE., #201  
WESTLAKE VILLAGE, CA 91362  
PHONE: (805) 232-4383  
FAX:  
E-MAIL: KEVIN@ELVETED.COM  
MARK@ELVETED.COM  
WEB SITE: WWW.ELEVATEDENTITLEMENTS.COM

ARCHITECT

NAME: YM ARCHITECTS  
CONTACT: KEVIN MAFFRIS, AIA  
RYAN YANGITA, AIA  
ADDRESS: 255 S. SANTA FE AVE. #103  
LOS ANGELES, CA 90014  
PHONE: (213) 623-2107  
FAX:  
E-MAIL: KMAFFRIS@YMARCH.COM  
RYANYANGITA@YMARCH.COM  
WEB SITE: WWW.YMARCH.COM

CIVIL ENGINEER

NAME: KPFF  
CONTACT: RYAN BEATON, PE  
ADDRESS: 45 FREMONT ST., 28th FLOOR  
SAN FRANCISCO, CA 94105  
PHONE: (415) 989-1004  
FAX:  
E-MAIL: RYAN.BEATON@KPFF.COM  
WEB SITE: WWW.KPFF.COM

LANDSCAPE ARCHITECT

NAME: WILSON DAVIS ASSOCIATES  
CONTACT: TIM DAVIS, ASLA  
ADDRESS: 2825 LITCHFIELD DR.  
RIVERSIDE, CA 92503  
PHONE: (951) 353-2436  
FAX:  
E-MAIL: TIM@WILSONDAVISASSOCIATES.COM  
WEB SITE: WWW.WILSONDAVISASSOCIATES.COM

AFFORDABILITY UNIT SUMMARY:

Bedroom Type	Size	Contra Costa County LI (80% AMI) Income Limits	Contra Costa County Moderate Income 120% Limits
Studio	408 NET SF	\$84,600	\$130,800
1 Bedroom	575 NET SF	\$96,650	\$149,500
2 Bedrooms	778 NET SF	\$108,750	\$168,150

Unit Type	Avg. Sq. Ft.	# of Units	% of AMI
Studio	408	9	80% Lower
1 Bdr	575	62	80% Lower
2 Bdr	778	29	80% Lower
Studio	408	2	120% Moderate
1 Bdr	575	15	120% Moderate
2 Bdr	778	7	120% Moderate
Total / Avg.	639	124	

PROJECT SUMMARY:

MIXED INCOME FAMILY UNITS:  
100% PRIVATELY OWNED HOUSING  
MADE AVAILABLE FOR PUBLIC USE

USE: RESIDENTIAL APARTMENTS

SCOPE: PROPOSED FOUR STORY TYPE V-A,  
FULLY SPRINKLERED BUILDING NFPA 13

ADDRESS:  
2867 & 3105 WILLOW PASS ROAD  
(APN: 093-081-027,028)

ZONING: P-1, MUC

SITE AREA:  
GROSS: 108,028 SF OR 2.48 ACRES  
NET = GROSS (NO DEDICATIONS OR EASEMENTS)

UNIT SUMMARY:  
11 - STUDIO UNITS @ 408 SF  
77 - 1 BR UNITS @ 575 SF  
36 - 2 BR UNITS @ 778 SF  
124 TOTAL UNITS

DENSITY ALLOWED :  
22-40 UNITS / NET ACRE =  
2.48 NET ACRES X 40= 99.2 (100) UNITS  
100 UNITS x 80% DENSITY BONUS 180 (180) UNITS

DENSITY PROVIDED : 124 UNITS

OPEN AREA PROVIDED:  
LANDSCAPED COURTYARD = ±6,000 SF

PRIVATE OPEN AREA PROVIDED:  
UNIT PATIO/BALCONIES @ 50 SF  
29 UNITS X 50 SF BALCONY = 1,450 SF

BUILDING AREA:  
1ST FLOOR = 31,000 SF  
2ND FLOOR = 31,000 SF  
3RD FLOOR = 31,000 SF  
4TH FLOOR = 23,000 SF  
TOTAL BUILDING AREA = 116,000 SF

LOT COVERAGE:  
ALLOWED: 35%  
PROVIDED: 31,000 SF/108,028 SF= 28.7%

FLOOR AREA RATIO:  
ALLOWED: 1.75:1  
PROVIDED: 116,000SF/108,028 1.25:1

COMMON AREA:  
TOTAL COMMON AREA = 3,000 SF

REQUIRED PARKING:  
PARKING (COMMERCIAL DISTRICT MIXED-USE):  
MIN 1 SPACE PER UNIT =124 SPACES

PARKING (P-1 DEVELOPMENT STANDARDS):  
1 SPACE PER STUDIO UNIT (11) =11 SPACES  
1.5 SPACE PER 1BR UNIT (77) =116 SPACES  
2 SPACE PER 2BR UNIT (36) =72 SPACES  
25 GUEST SPACE PER UNIT =31 SPACES  
TOTAL =230 SPACES

PARKING (DENSITY BONUS):  
1 SPACE PER STUDIO UNIT (11) =11 SPACES  
1 SPACE PER 1BR UNIT (77) =77 SPACES  
1.5 SPACE PER 2BR UNIT (36) =54 SPACES  
TOTAL =142 SPACES

PROVIDED PARKING:  
TOTAL RESIDENTIAL SPACES PROVIDED =  
1ST ACCESS SPACES PROVIDED: 72 SPACES  
1ST ACCESS COMPACTS PROVIDED: 31 SPACES (25%)  
ACCESSIBLE SPACES PROVIDED: 8 SPACES  
EVCS PROVIDED: 13 SPACES  
TOTAL 1ST ACCESS SPACES 124 SPACES  
TANDEM SPACES PROVIDED: 5 SPACES  
TOTAL SPACES PROVIDED: 129 SPACES

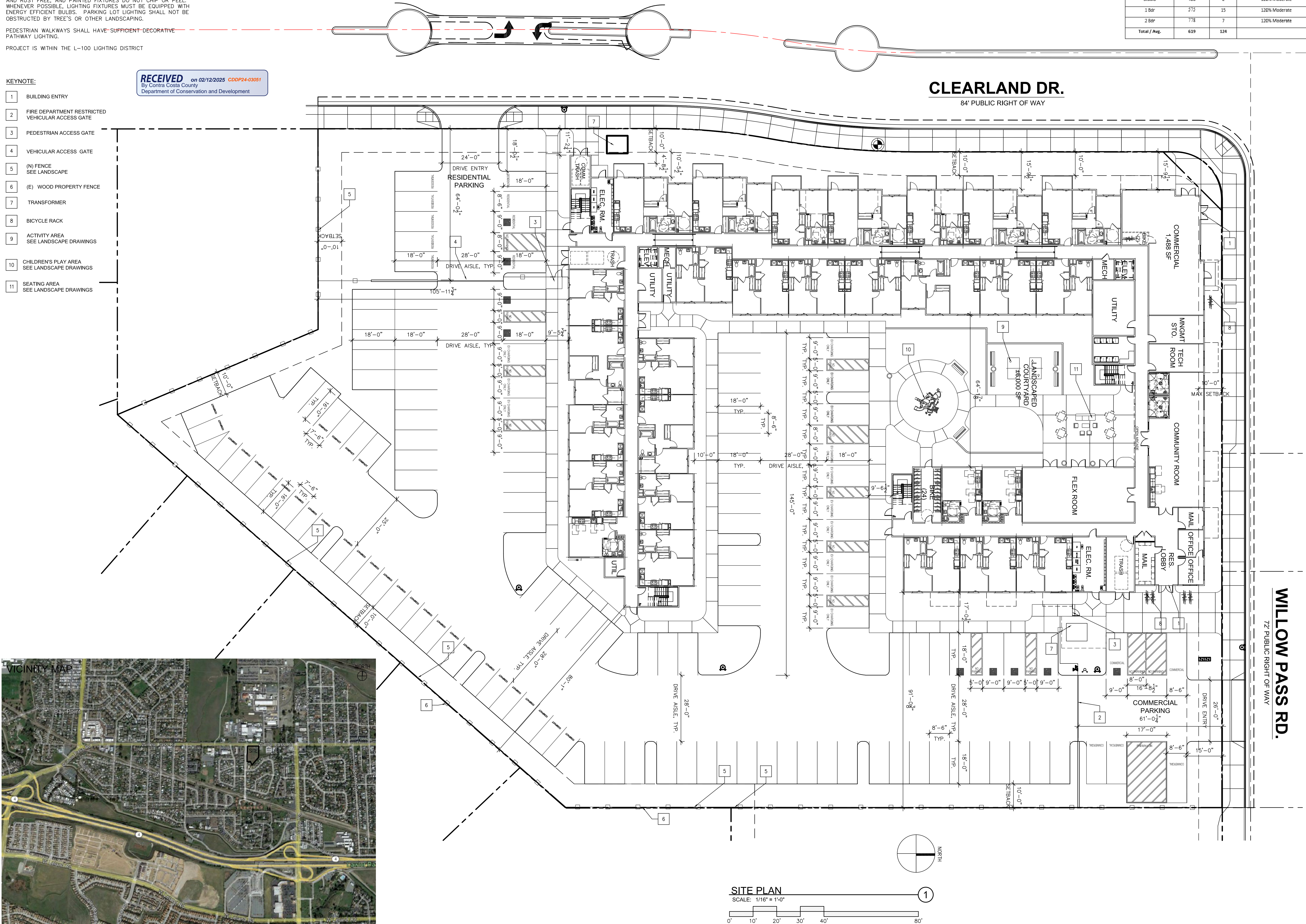
TOTAL COMMERCIAL SPACES PROVIDED =  
3.3 SPACE/1000SF COMMERCIAL  
.0033 x 1,488 SF= 5 SPACES  
TOTAL SPACES PROVIDED: 5 SPACES

BICYCLE PARKING REQUIRED: PROVIDED:  
RESIDENTIAL  
SHORT TERM: 5% (160 BEDROOMS)=8 8 SPACES  
LONG TERM: 15% (160 BEDROOMS)=24 24 SPACES

COMMERCIAL  
SHORT TERM: 2 SPACES 2 SPACES  
LONG TERM: 2 SPACES 2 SPACES

DENSITY BONUS REQUESTS:  
-STORY INCREASE (1 STORY)  
-HEIGHT INCREASE (5')

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WILLOW PASS APARTMENTS

Project: 2867, & 3105 WILLOW PASS ROAD  
BAY POINT, CA 94565

ALLIANT COMMUNITIES

Developer: 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

Date

Page

1.30.25 A-01



1. THE BUILDING AS PROPOSED SHALL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE 2022 EDITION OF NFPA 13.

2. NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM SHALL BE INSTALLED WHEN THE CONDITIONS OF THE CFC §10.4.1 ARE NOT MET. TESTING SHALL BE CONDUCTED AND THE RESULTS SUBMITTED TO THE FIRE DISTRICT PRIOR TO THE BUILDING FINAL. (§10.1) CFC

3. THE OWNER SHALL PROVIDE TRAFFIC SIGNAL PRE-EMPTION SYSTEMS (OPTICOM) ON ANY NEW OR MODIFIED TRAFFIC SIGNALS INSTALLED WITH THIS DEVELOPMENT. (21351) CVC

4. THE OWNER SHALL CUT DOWN AND REMOVE ALL WEEDS, GRASS, VINES, OR OTHER GROWTH THAT IS CAPABLE OF BEING IGNITED AND ENDANGERING PROPERTY. (304.1.2) CFC

5. THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL BE RESPONSIBLE FOR THE DEVELOPMENT, IMPLEMENTATION AND MAINTENANCE OF A WRITTEN PLAN IN COMPLIANCE WITH NFPA 241, ESTABLISHING A FIRE PREVENTION PROGRAM AT THE PROJECT SITE APPLICABLE THROUGHOUT ALL PHASES OF THE CONSTRUCTION. THE PLAN SHALL BE MADE AVAILABLE FOR REVIEW BY THE FIRE CODE OFFICIAL UPON REQUEST. (CH. 33) CFC

6. FIRE APPARATUS ACCESS ROADS AND HYDRANTS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER AND INSPECTED PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE. (§01.4) CFC

7. ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS, AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE TITLE 32, CONTRA COSTA COUNTY FIRE CODE.

A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIALS AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 37 TONS.
8. THE DIMENSIONS OF THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE §03.2.2.1

9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE §05.1

10. GATE AND GATE CONTROL

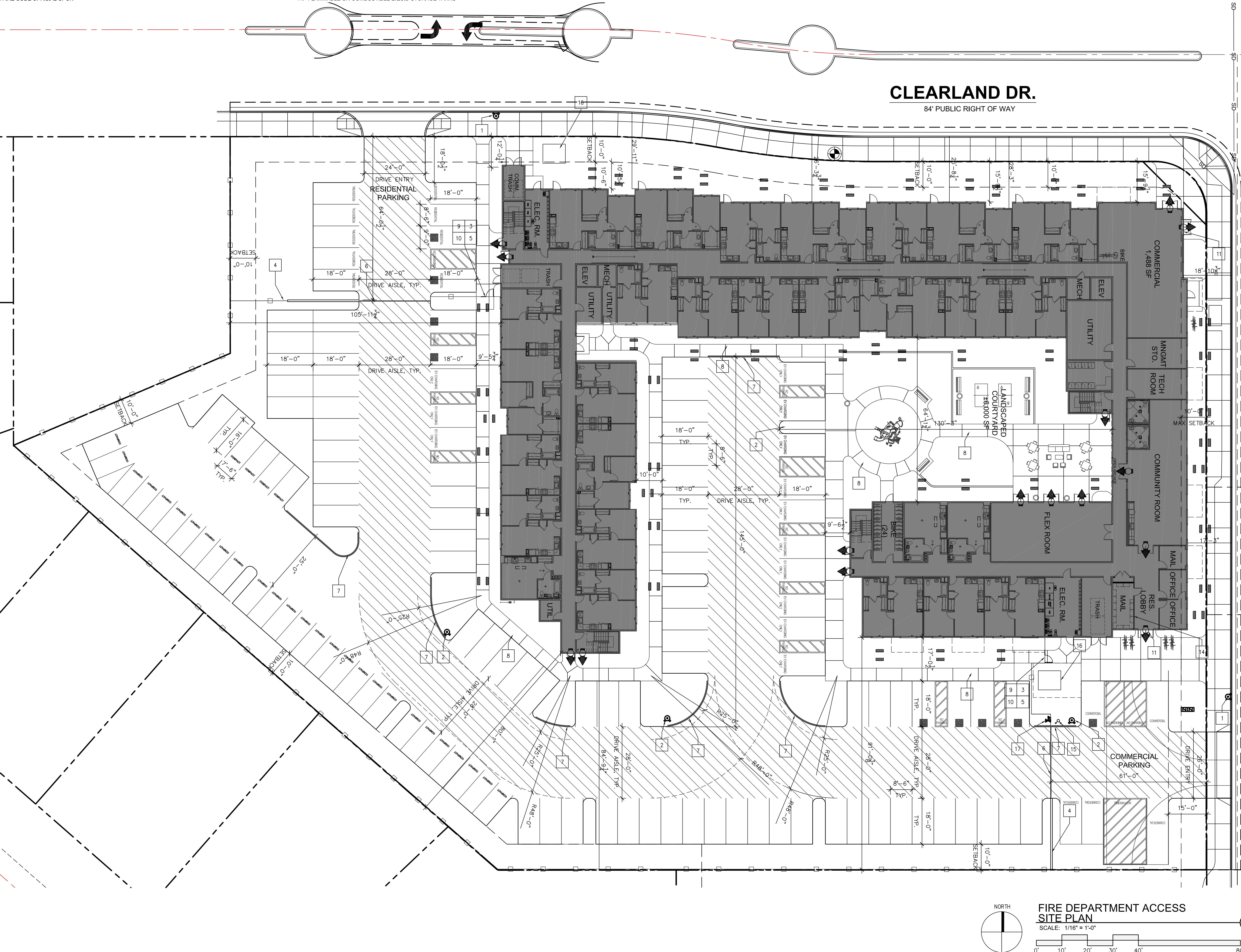
10.1. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

10.2. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.

10.3. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE §06. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

11. FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE TANKS

SHALL NOTE BE LOCATED ON THE SITE WITHOUT OBTAINING APPROVAL AND NECESSARY PERMITS FROM THE FIRE DISTRICT (§401.4) CFC



- NOTE:
- ALL LANDSCAPING AND TREES TO BE MAINTAINED TO PREVENT FUTURE OBSTRUCTION OF ACCESS.
  - REFER TO CIVIL GRADING PLAN FOR ROAD TYPE AND CAPACITY IDENTIFICATION.
  - REFER TO CIVIL GRADING PLAN FOR ROAD GRADES

KEY NOTES:

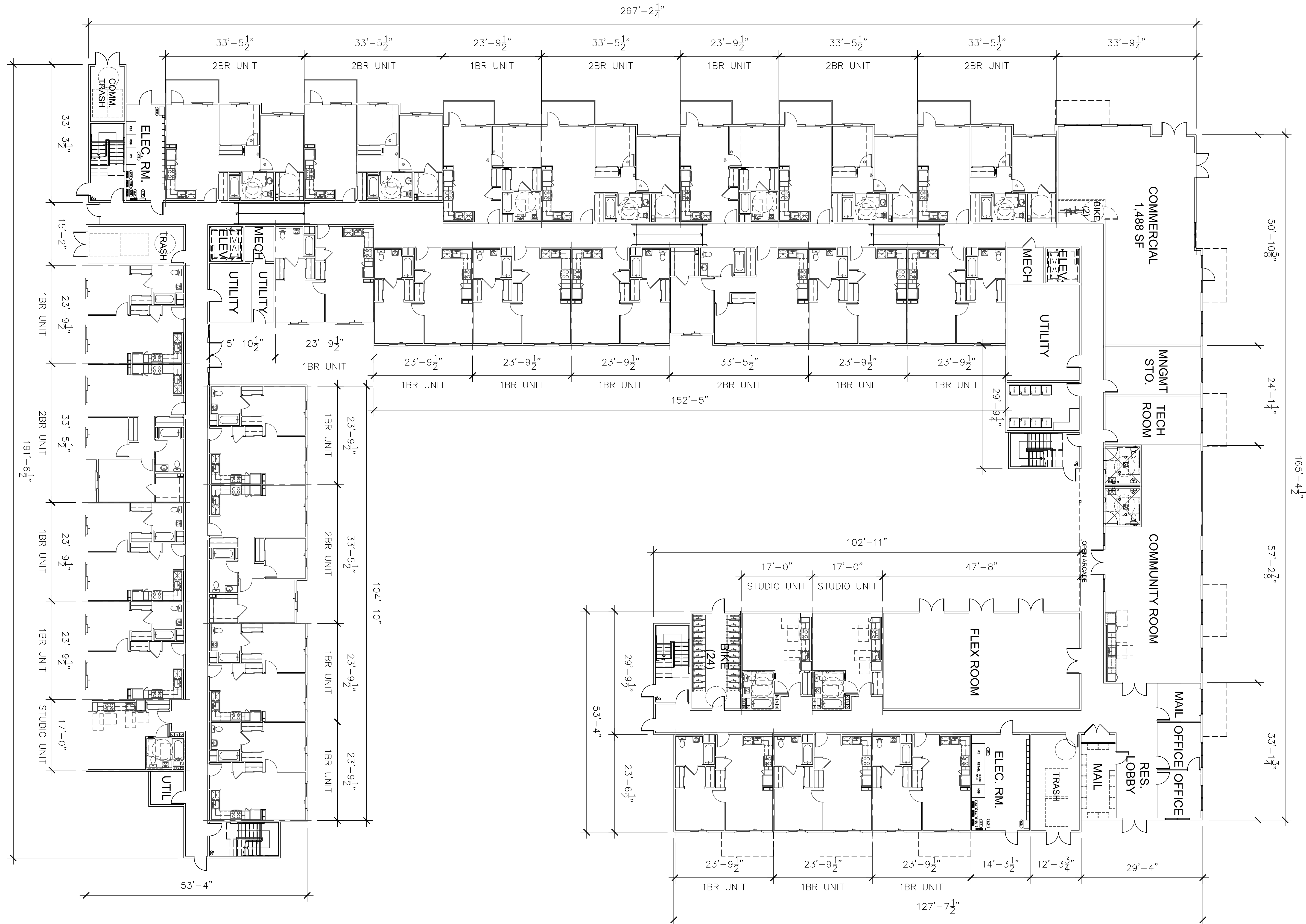
- (N) PUBLIC FIRE HYDRANT
- (N) ONSITE FIRE HYDRANT
- FIRE DEPARTMENT ACCESS GATE
- (N) 6 FEET HIGH WROUGHT IRON FENCE
- PEDESTRIAN ACCESS GATE
- VEHICULAR SLIDING ACCESS GATE  
MIN. 20'-0" WIDE W/ KNOX KEY OPERATED SWITCH
- FIRE LANE - CURB TO BE PAINTED RED W/ "NO PARKING - FIRE LANE"
- FIREFIGHTER WALKWAY ACCESS ROUTE  
WIDTH: 5 FEET MINIMUM  
CROSS SLOPE: 2% MAX
- KNOX BOX MODEL 3200 SERIES (LABELED KEY IN KNOX BOX) RECESSED KNOX BOX AT MASONRY WALLS, SURFACE MOUNTED KNOX BOX AT PEDESTRIAN ACCESS GATES
- KEYPAD (MINIMUM 50 FEET FROM PUBLIC RIGHT OF WAY)
- BUILDING ENTRANCE
- EXISTING FIRE HYDRANT
- NOT USED
- FIRE ANNUNCIATOR PANEL
- FDC
- 8'-0"x 10'-0" TRANSFORMER PAD WITH LANDSCAPE SCREEN  
SEE LANDSCAPE DRAWINGS
- POST INDICATOR VALVE

LEGEND:

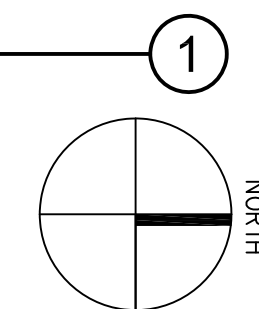
- FIRE HYDRANT  
SEE CIVIL DRAWINGS
- FIRE DEPARTMENT CONNECTION  
SEE CIVIL DRAWINGS
- REQUIRED LADDER PAD, MIN. 3'-0" WIDTH  
RESOLVE WINDOW AT 2ND AND 3RD LEVELS.  
LANDSCAPING AND OBSTRUCTIONS SHALL NOT HINDER THE POSITIONING OF LADDERS FROM ACCESS TO RESOLVE WINDOWS.
- INDICATES REQUIRED EXITS
- PRIVATE DRIVEWAY AND FIRE LANE:  
MINIMUM UNOBSTRUCTED WIDTH OF 28',  
EXCLUSIVE OF SHOULDERS, AND AN  
UNOBSTRUCTED VERTICAL CLEARANCE NOT  
LESS THAN 13'-6"

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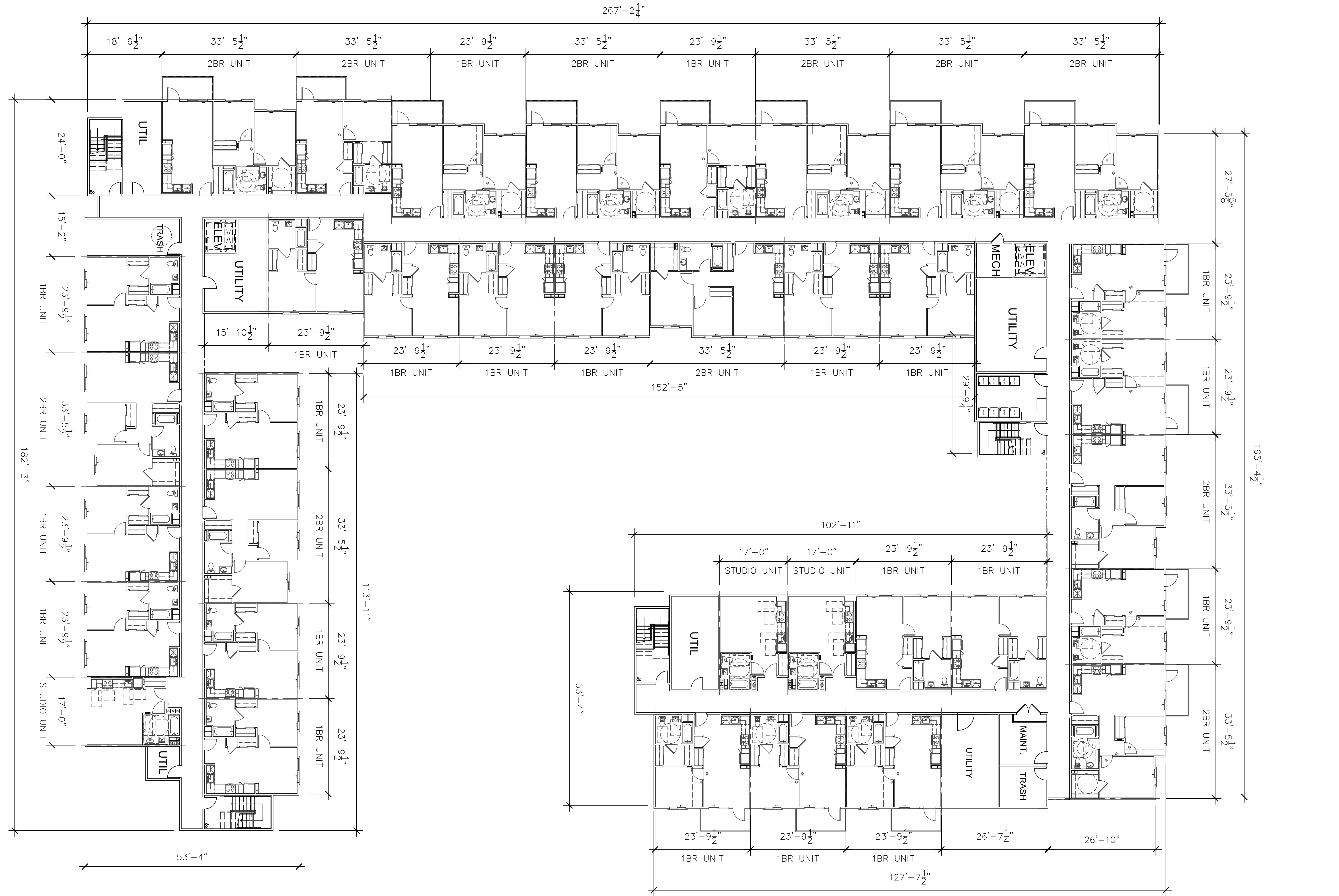
1ST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



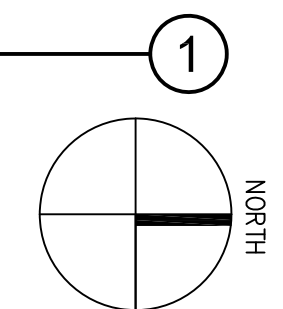
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P:\2021\BAY POINT-ALLIANT\01 CAD\00 SHEETS\SCHEMATIC\OVERALL SITE NEW.DWG  
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2ND & 3RD FLOOR PLAN  
SCALE: 3/32" = 1'-0"



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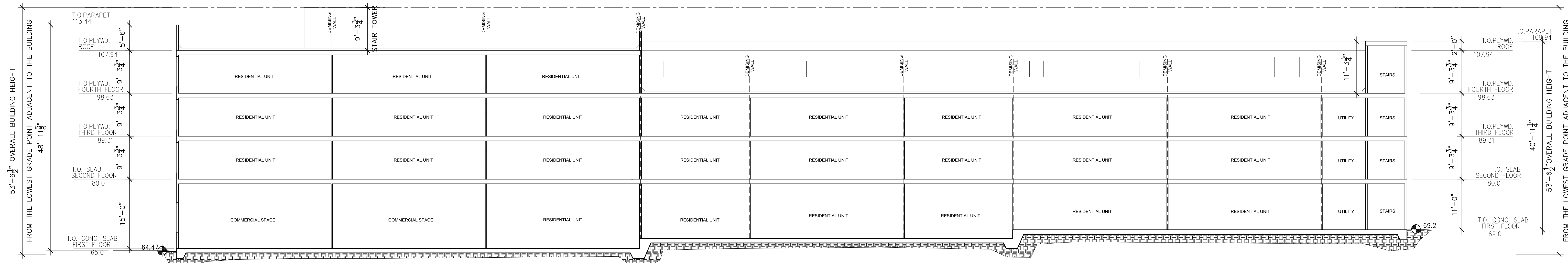
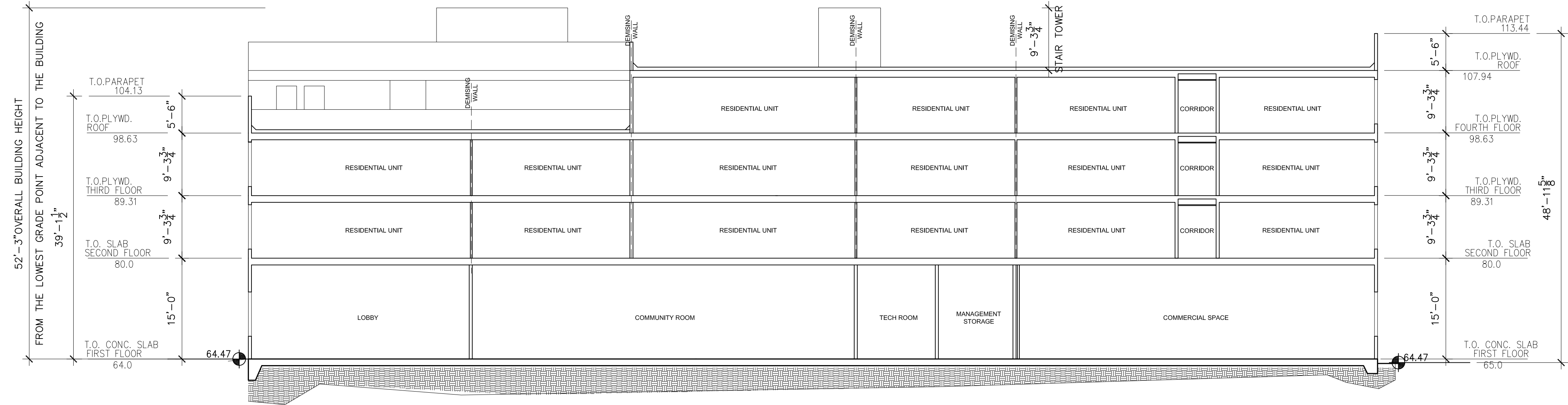


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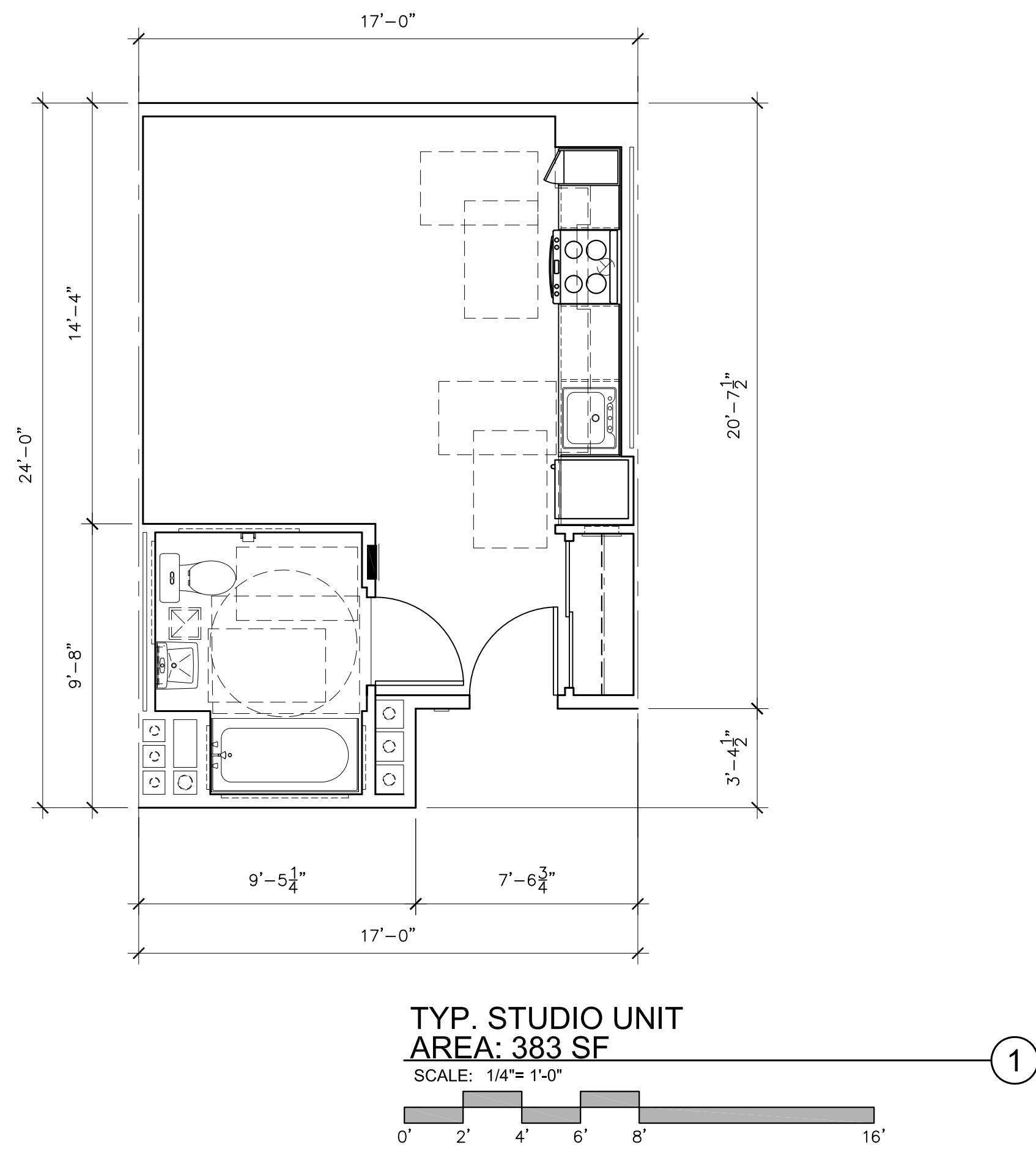
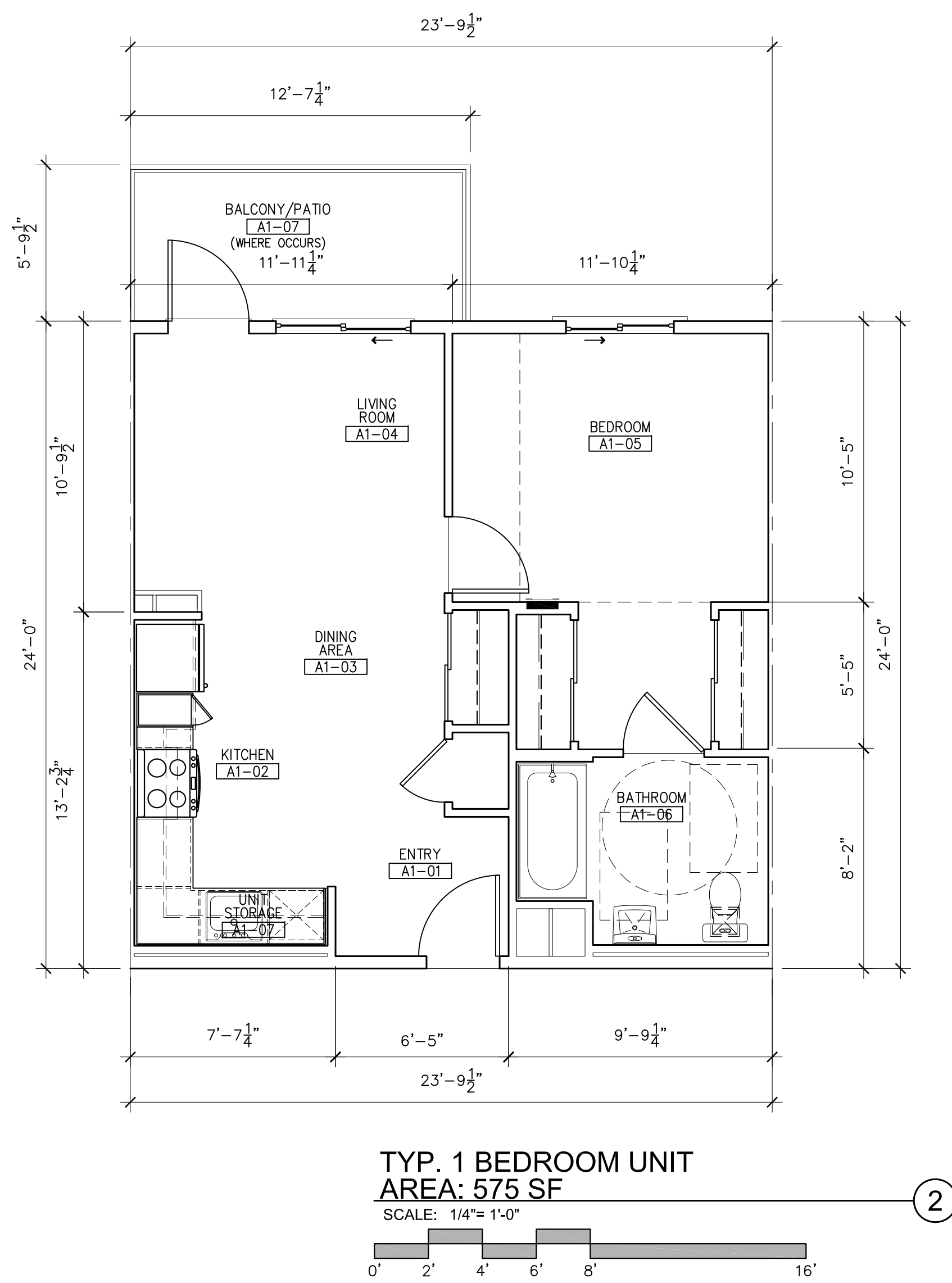
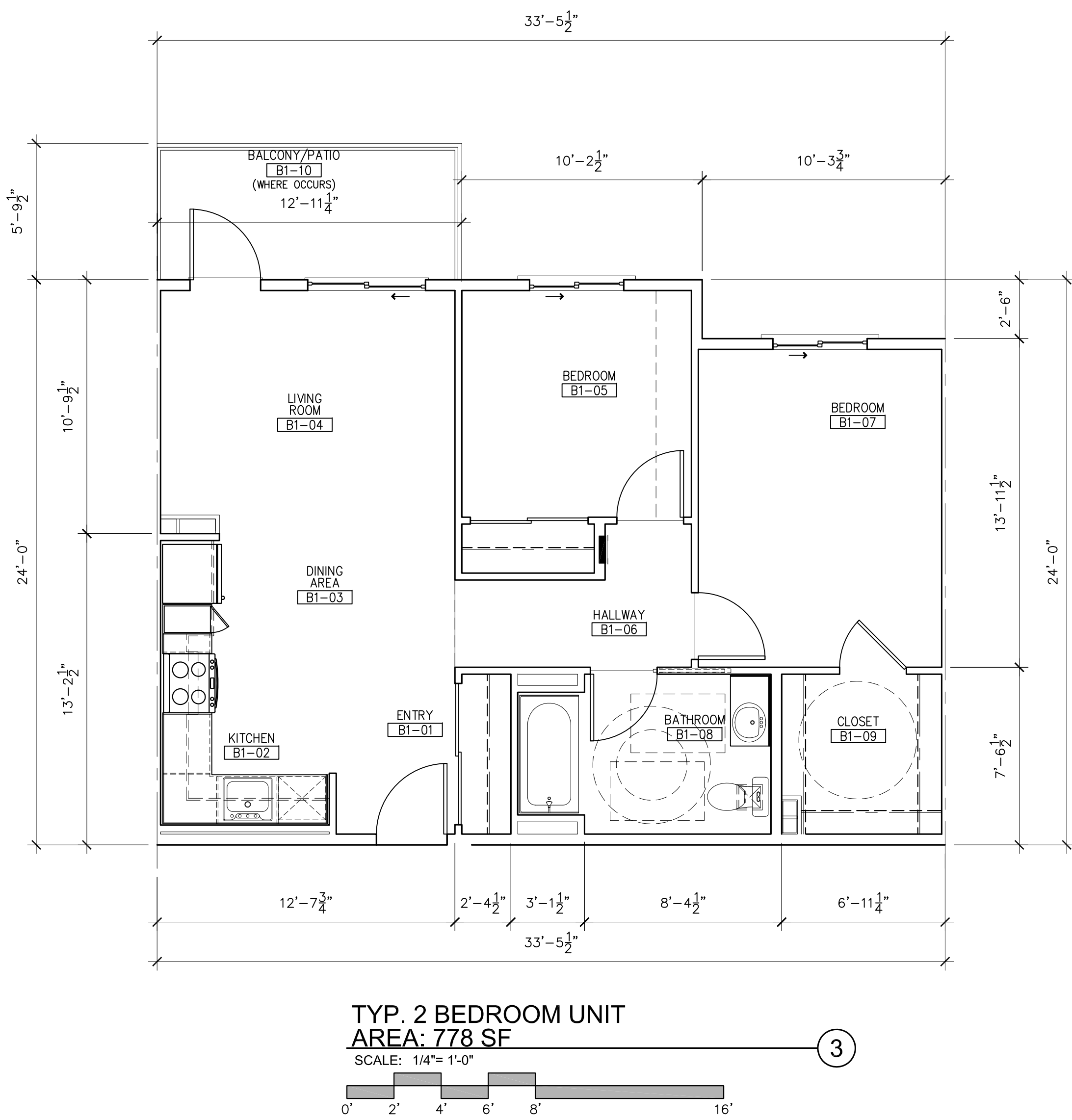


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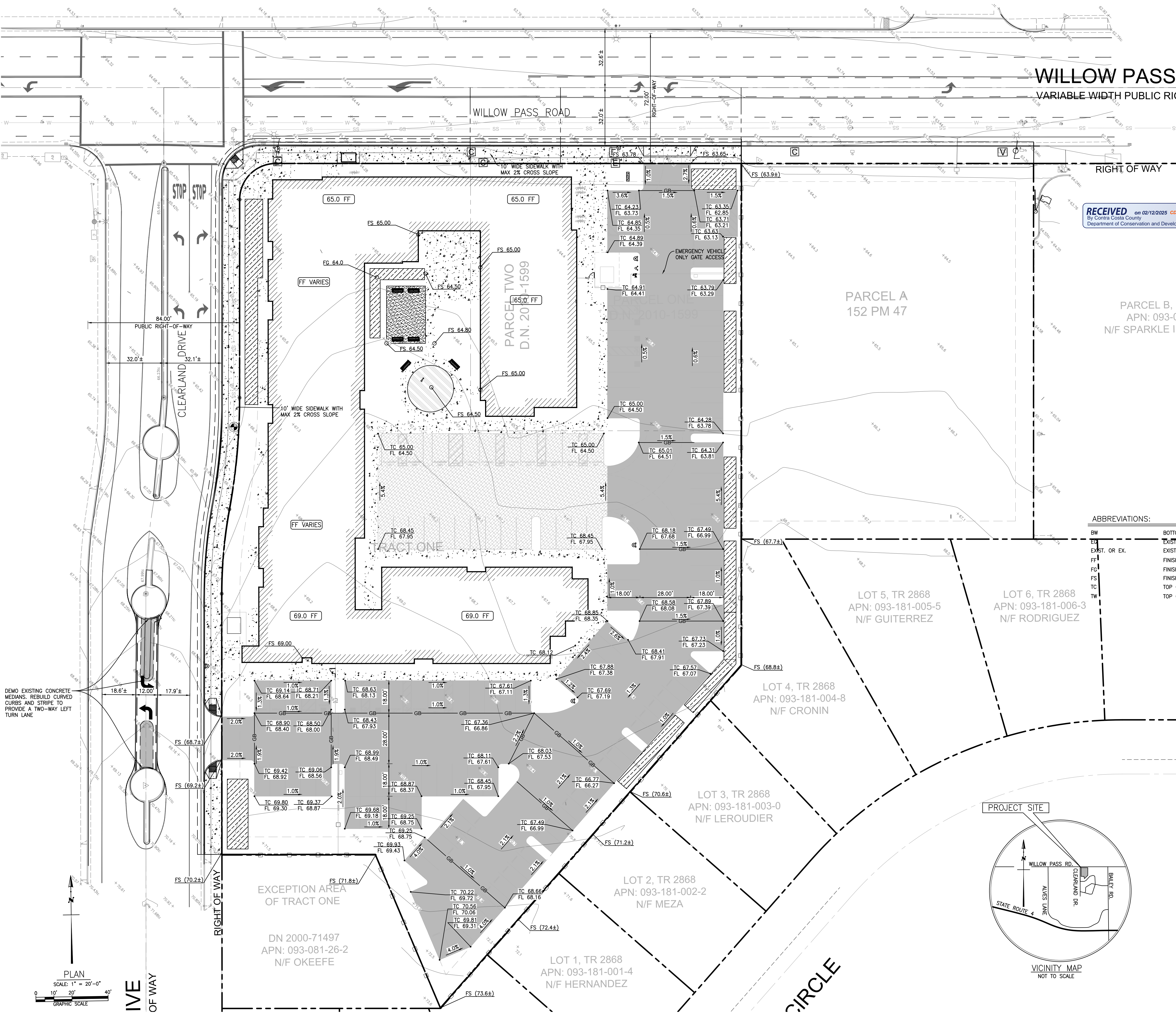


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- LEGEND:
- FS 12.00 PROPOSED ELEVATION
  - EG (12.0±) EXISTING ELEVATION
  - 1.0% PROPOSED SLOPE
  - (1.0%) EXISTING SLOPE
  - 127.0 FF FINISH FLOOR ELEVATION
  - ASPHALT PAVEMENT
  - BUILDING FOOTPRINT
  - BIORETENTION AREA - SEE DETAIL 6 - SHEET C1.4
  - CONCRETE PAVEMENT - SEE DETAIL 8 - SHEET C1.4
  - PERVIOUS ASPHALT PAVEMENT - SEE DETAIL 7 - SHEET C1.4
  - GRADE BREAK
  - PROPERTY LINE
  - EASEMENT LINE
  - 6" CURB
  - 6" CURB & GUTTER

SITE INFORMATION:

APN: 093-081-027, 028  
ADDRESS: 2867 WILLOW PASS ROAD, BAY POINT, CA 94565  
AREA: TOTAL AREA: 2.480 AC  
BUILDINGS: 29,554 SF  
VEHICULAR PAVING (IMPERVIOUS): 36,078 SF  
VEHICULAR PAVING (PERVIOUS): 8,013 SF  
PEDESTRIAN PAVING: 7,464 SF  
LANDSCAPING: 26,906 SF  
TREES: THERE ARE NO QUALIFYING TREES ON SITE OR WITHIN 50 FEET OF THE PROPOSED DEVELOPMENT.

PARKING COUNT		
TYPE	DIMENSIONS	NUMBER
1ST ACCESS SPACES	8.5'X18'	73
1ST ACCESS COMPACTS	7.5'X16'	31
EVCS	9'X18'	11
ACCESSIBLE	9'X18'	9
TANDEM	8.5'X18'	5
TOTAL		129

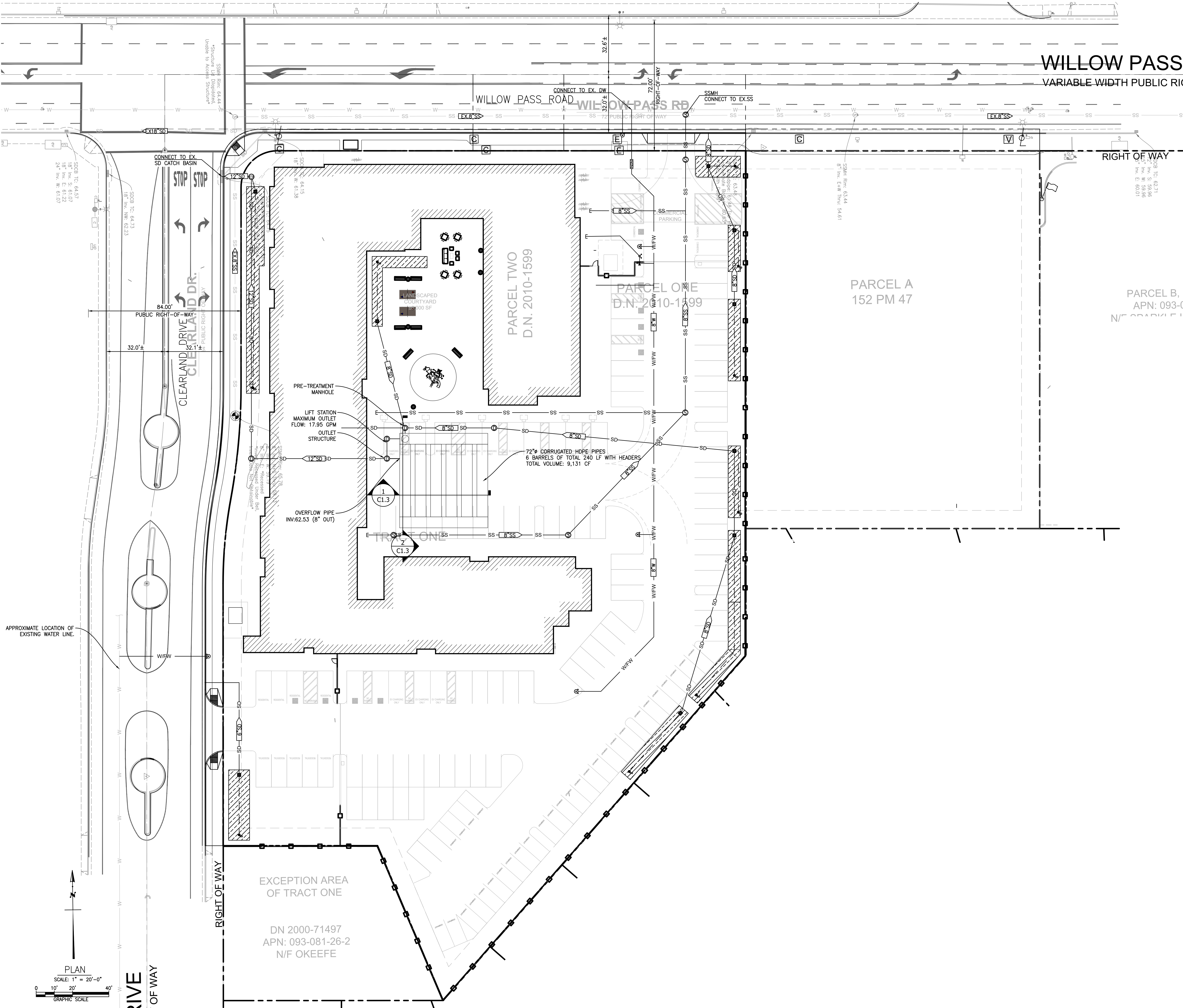
NOTES:

- SITE ACCESS IS DESIGNED TO MEET THE MINIMUM REQUIREMENTS SET BY THE 2022 CALIFORNIA FIRE CODE, APPENDIX D, AS AMENDED BY COUNTY ORDINANCE.
- AERIAL FIRE APPARATUS ROADS PER 2022 CALIFORNIA FIRE CODE, APPENDIX D, SECTION 105 PROVIDED ALONG EAST, SOUTH AND WEST FACE OF BUILDING.
- EXISTING TWO PARCELS TO BE MERGED.
- FIRE ACCESS ROAD WILL PROVIDE MINIMUM OUTSIDE TURNING RADIUS PROVIDED AS PER DETAIL 4, SHEET C1.5 AND WILL SUPPORT THE IMPOSED FIRE APPARATUS LOADING OF 37 TONS. FIRE ACCESS ROAD GRADES DO NOT EXCEED 20%.

PRELIMINARY SITE AND GRADING PLAN

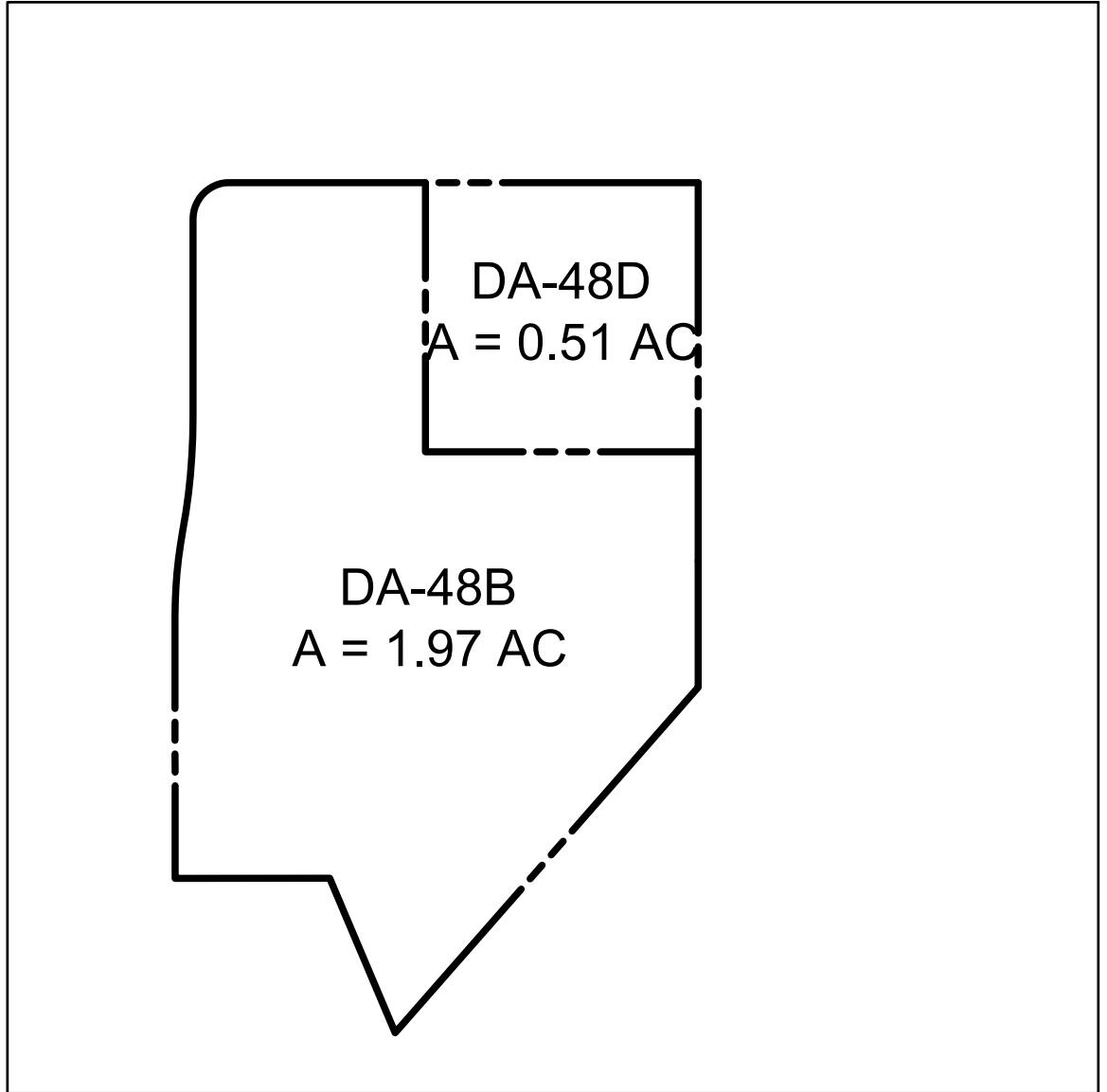
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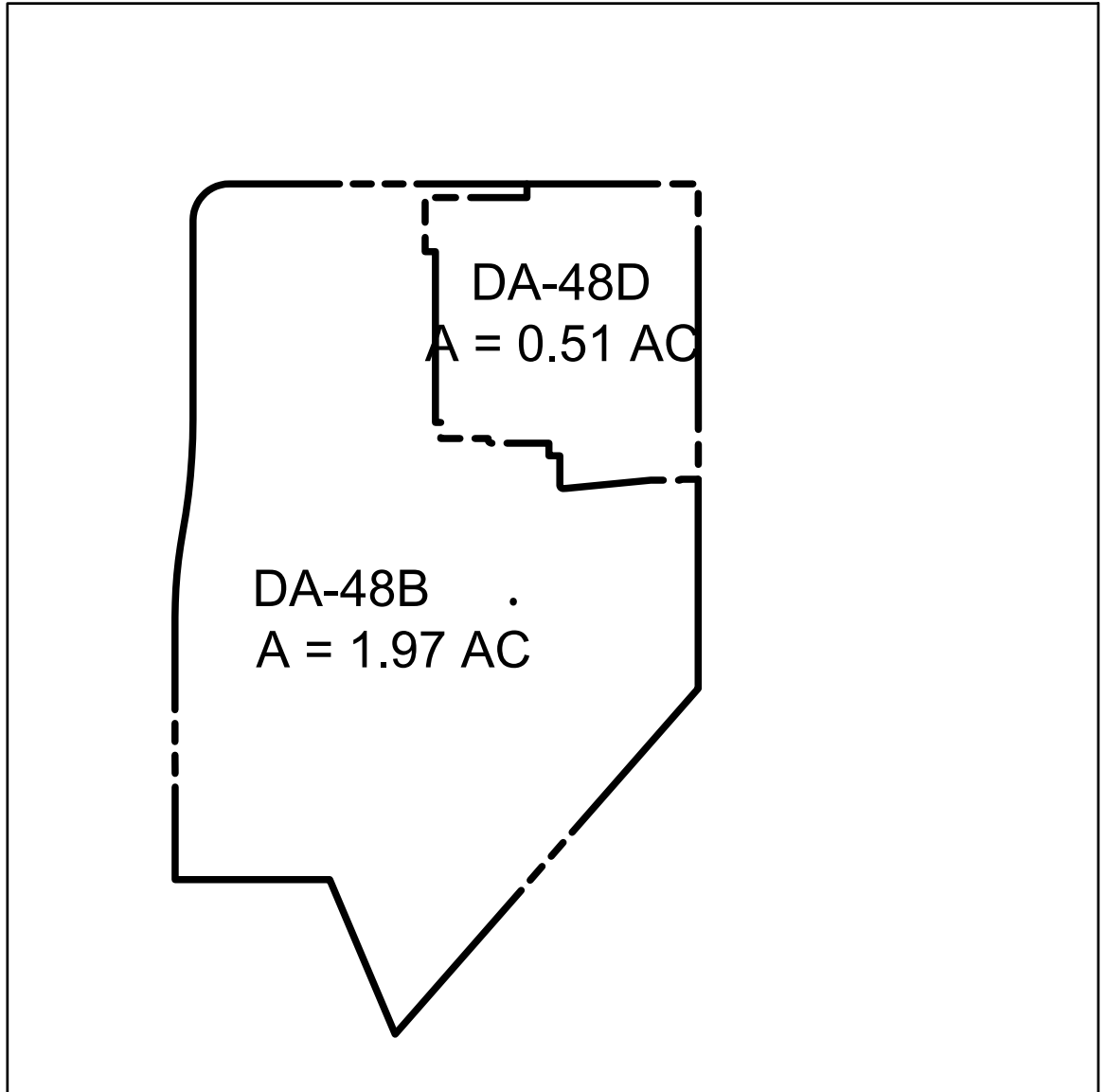


LEGEND:	
	PROPERTY LINE
	W/FW
	SEPARATE DOMESTIC & FIRE WATER PIPE
	SS
	SANITARY SEWER PIPE
	SD
	STORM DRAIN PIPE
	6" PERFORATED DRAIN LINE
	FIRE DEPARTMENT CONNECTION
	BACKFLOW PREVENTOR
	POST INDICATOR VALVE
	FIRE HYDRANT
	CLEANOUT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	DRAIN INLET

- NOTES:
1. PROVIDE TRASH CAPTURE DEVICES AT EACH CATCH BASIN PER COUNTY'S NPDES PERMIT AND APPROVED BY PUBLIC WORKS DEPARTMENT.
  2. DOMESTIC WATER SYSTEM WILL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION WITH A MINIMUM FIRE FLOW OF 3,250 GPM AS SET FORTH IN THE CALIFORNIA FIRE CODE (507.1) CFC.



EXISTING DRAINAGE AREAS  
SCALE: 1"=100'

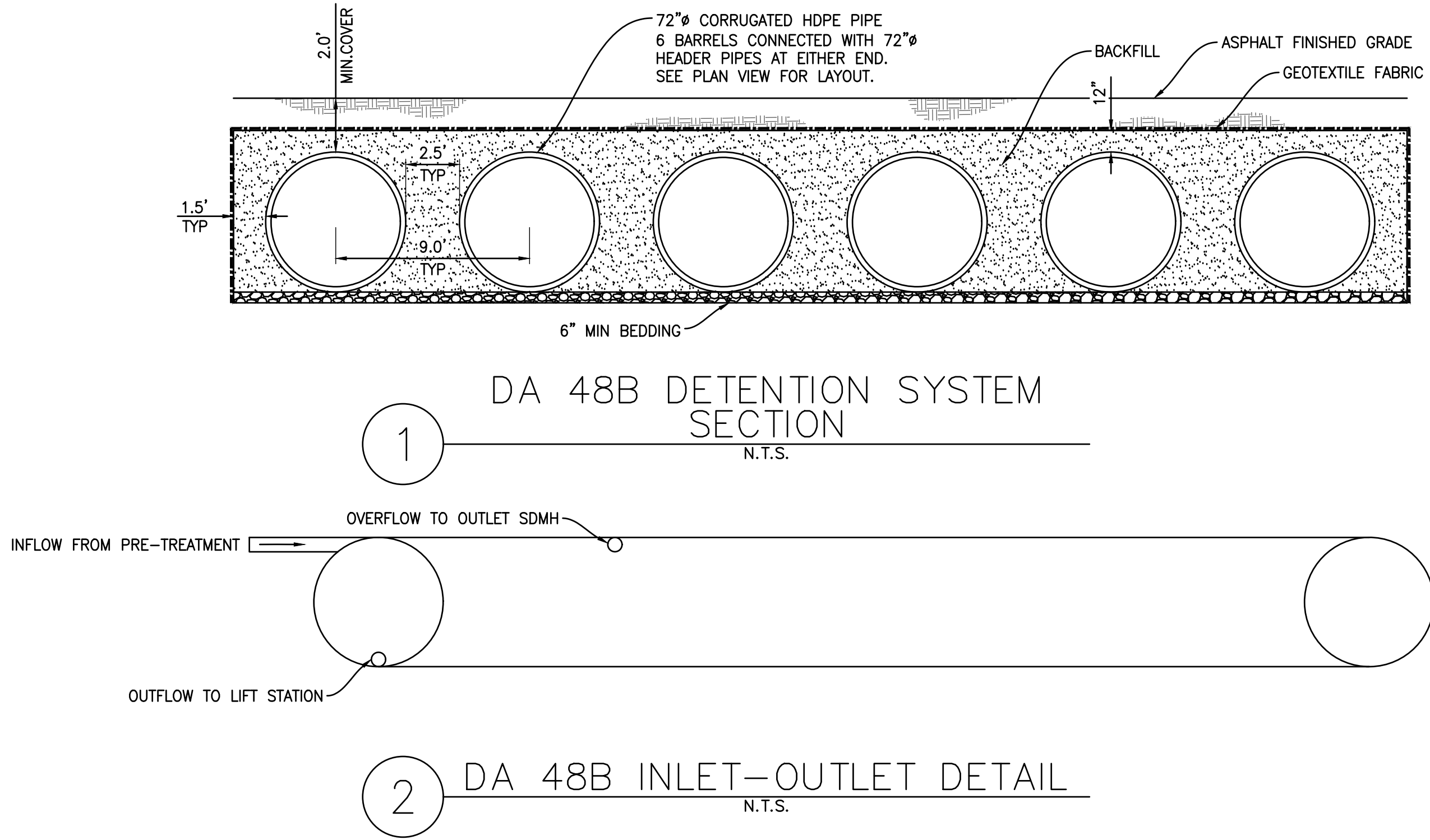


PROPOSED DRAINAGE AREAS  
SCALE: 1"=100'

PRELIMINARY UTILITY PLAN

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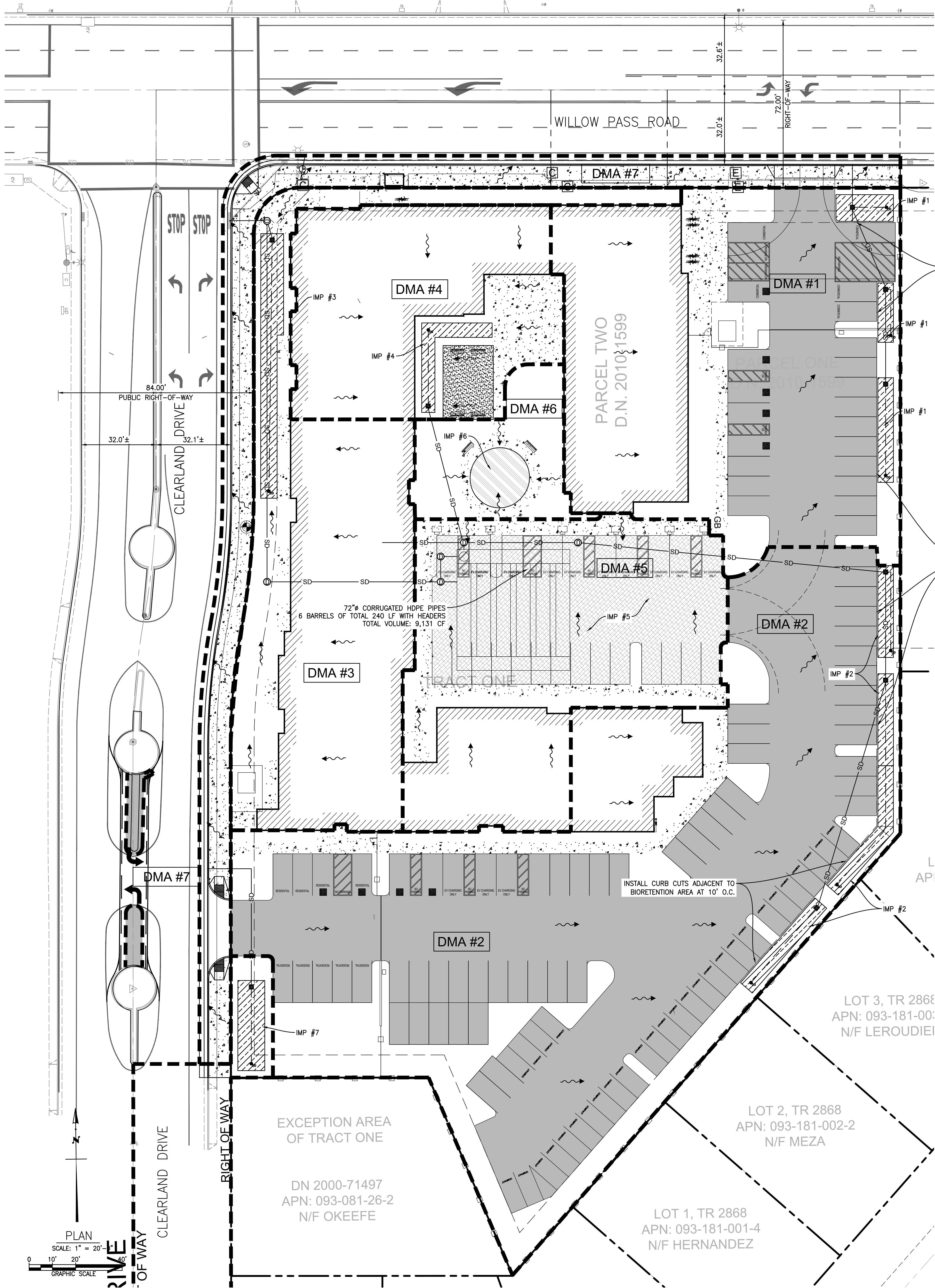


PRELIMINARY UTILITY DETAILS

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STORMWATER DRAINAGE MANAGEMENT SUMMARY		
DMA NAME	DMA AREA (SF)	POST PROJECT SURFACE TYPE
1A	17217	ROOF/PAVEMENT
1B	3547	LANDSCAPE
2A	31158	ROOF/PAVEMENT
2B	9458	LANDSCAPE
3A	10716	ROOF/PAVEMENT
3B	3958	LANDSCAPE
4A	8369	ROOF/PAVEMENT
4B	1211	LANDSCAPE
5A	5559	ROOF/PAVEMENT
5B	1132	LANDSCAPE
5C	8004	PERM PAVEMENT
6A	647	PAVEMENT
6B	2265	LANDSCAPE
6C	518	PERM PAVEMENT
7A	1187	PAVEMENT
7B	7819	LANDSCAPE
7X	11813	PAVEMENT

STORMWATER SELF RETAINING AREAS	
DMA NAME	DMA AREA (SF)
5C	8004
6C	518

STORMWATER SELF-TREATING AREAS	
DMA NAME	DMA AREA (SF)
1B	3547
2B	9458
3B	3958
4B	1211
5B	1132
6B	2265
7B	7819

STORMWATER IMP TREATMENT AREA SUMMARY					
IMP NAME	DMAs DRAINING TO IMP	TOTAL AREA DRAINING TO IMP (SF)	IMP SIZING FACTOR	MIN IMP SIZE (SF)	IMP SIZE PROVIDED (SF)
IMP 1	1A	17572	0.04	703	755
IMP 2	2A	32104	0.04	1284	1266
IMP 3	3A	11112	0.04	444	920
IMP 4	4A	8490	0.04	340	372
IMP 7	7X	11813	0.04	472	447

STORMWATER DETENTION PIPE SYSTEM SUMMARY				
IMP NAME	MINIMUM DETENTION VOLUME (CF)	PROVIDED DETENTION VOLUME (CF)	MAXIMUM UNDERDRAIN FLOW (CFS)	MAXIMUM UNDERDRAIN FLOW (GPM)
DA 48B	8302	9131	0.04	17.95

\*RESULTS GENERATED FROM CONTRA COSTA COUNTY IMP SIZING CALCULATOR.

NOTES:

- CALCULATIONS ASSUME THE PROJECT IS IN A WATERSHED THAT DRAINS TO PIPES OR HARDENED CHANNELS, AND IS THEREFORE EXEMPT FROM HYDROMODIFICATION MANAGEMENT REQUIREMENTS. IF ASSUMPTION IS INCORRECT, IMP'S WILL BE DESIGN AS BIORETENTION + VAULT.
- DMAS DRAINING TO DA 48B INCLUDE: 2 THRU 7.
- DMAS DRAINING TO DA 48D INCLUDE: 1.
- DMA #7A IS NOT COLLECTED. DMA #7X IS RUNOFF FROM THE STREET ON CLEARLAND AVE AND CLEARLAND DRIVE. DMA #7X IS CAPTURED AS A SWAP AREA FOR DMA #7A.

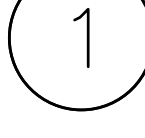
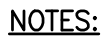
LEGEND:

- ASPHALT PAVEMENT
- PERVIOUS ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BIORETENTION AREA
- DRAINAGE DIRECTION
- GB GRADE BREAK
- DRAINAGE MANAGEMENT AREA LIMIT
- BUILDING FOOTPRINT
- PROPERTY LINE

PRELIMINARY STORMWATER CONTROL PLAN

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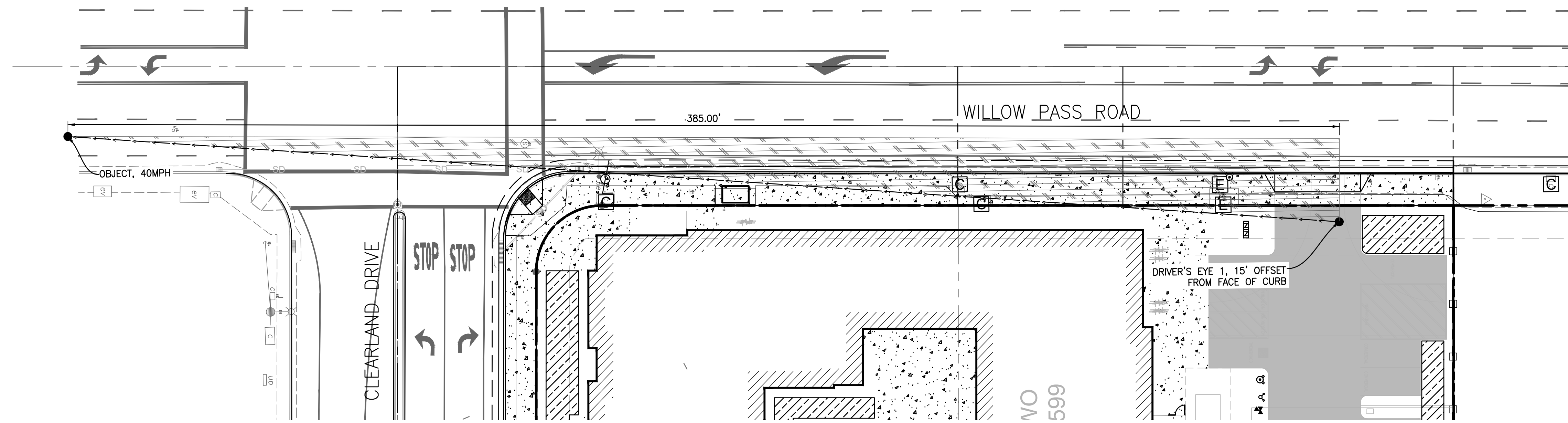




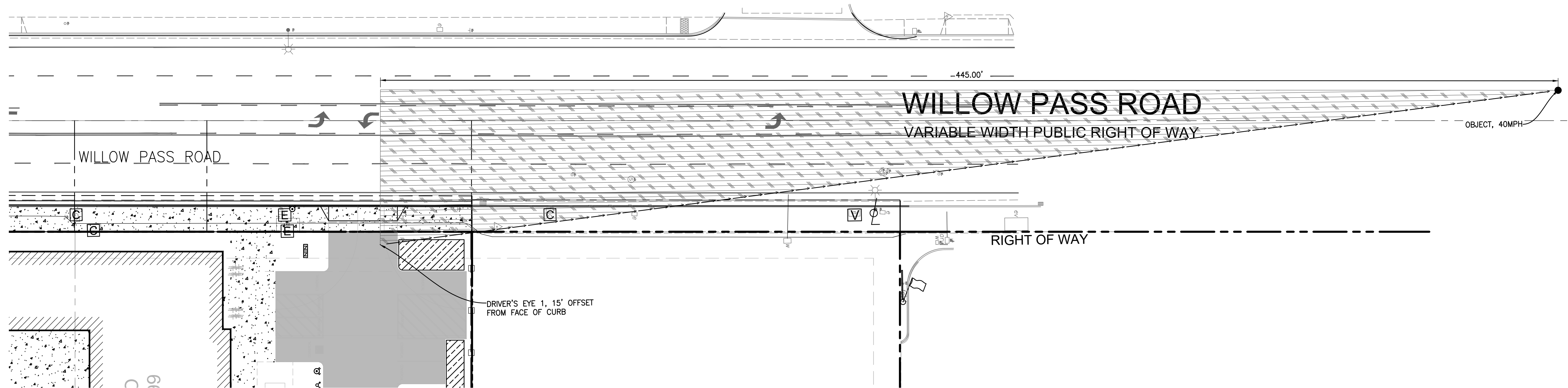
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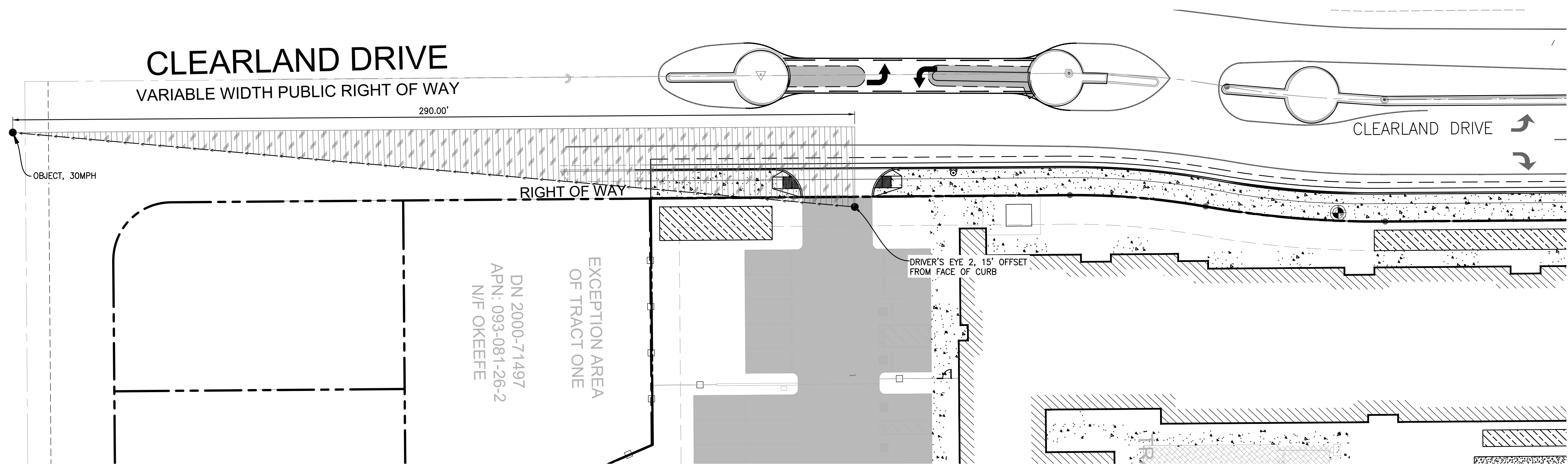




WILLOW PASS ROAD DRIVEWAY EXIT SIGHT DISTANCE ANALYSIS 1



WILLOW PASS ROAD DRIVEWAY EXIT SIGHT DISTANCE ANALYSIS 2



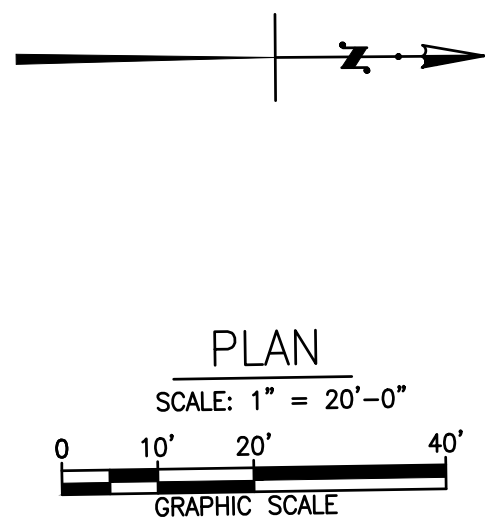
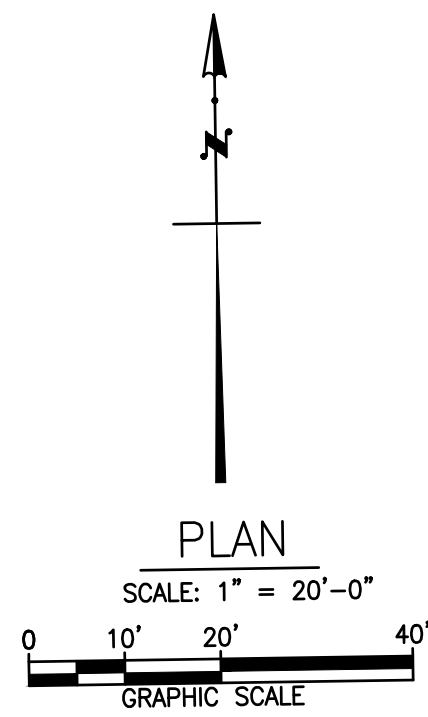
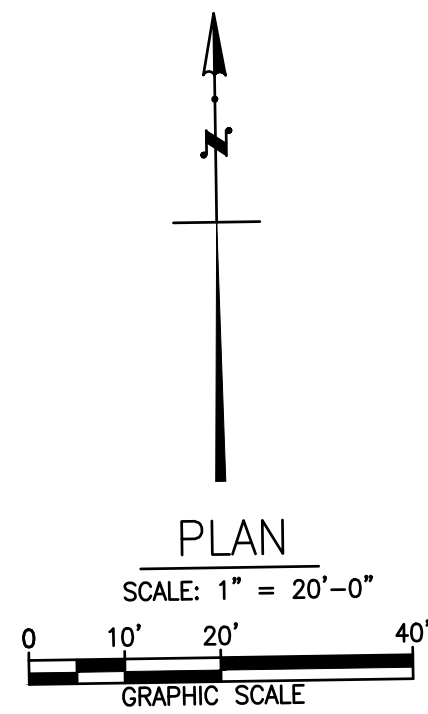
CLEARLAND DRIVE DRIVEWAY EXIT SIGHT DISTANCE ANALYSIS 2

LEGEND:

- CLEAR SIGHT TRIANGLE
- PROPERTY LINE
- DRIVER LINE OF SIGHT

SITE INFORMATION:

- CORNER SIGHT DISTANCE ANALYSIS BASED ON SECTION 405.1 OF THE CALIFORNIA HIGHWAY DESIGN MANUAL (HDM, 7TH EDITION).
- LEFT TURN AND RIGHT TURN TIME GAPS USED FOR THE CALCULATION OF THE CORNER SIGHT DISTANCES ARE BASED ON TABLE 4015.A OF THE HDM.
- VEGETATION WILL BE TRIMMED/CLEARED IN THE AREAS WHERE EXISTING VEGETATION IS IDENTIFIED TO OBSTRUCT SIGHT DISTANCE.



SIGHT DISTANCE ANALYSIS

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