VESTING TENTATIVE TRACT MAP NO. 8408 FOR CONDOMINIUM PURPOSES 20957 & 20785 BAKER ROAD

CASTRO VALLEY, CALIFORNIA

APRIL 2017

EXISTING / BY OTHERS — PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY
- STORM DRAIN, MANHOLE AND CURB INLET
- AREA DRAIN
- FIELD INLET
- WATER LINE AND VALVES
- SANITARY SEWER AND MANHOLE
- JOINT TRENCH
- PARCEL LINE
- P523.5 — PAD GRADE
- ELECTROLIER
- FIRE HYDRANT
- 2:1 SLOPE UNLESS OTHERWISE NOTED
- RETAINING WALL
- EARTH SWALE
- 1 — LOT NUMBER

ABBREVIATIONS

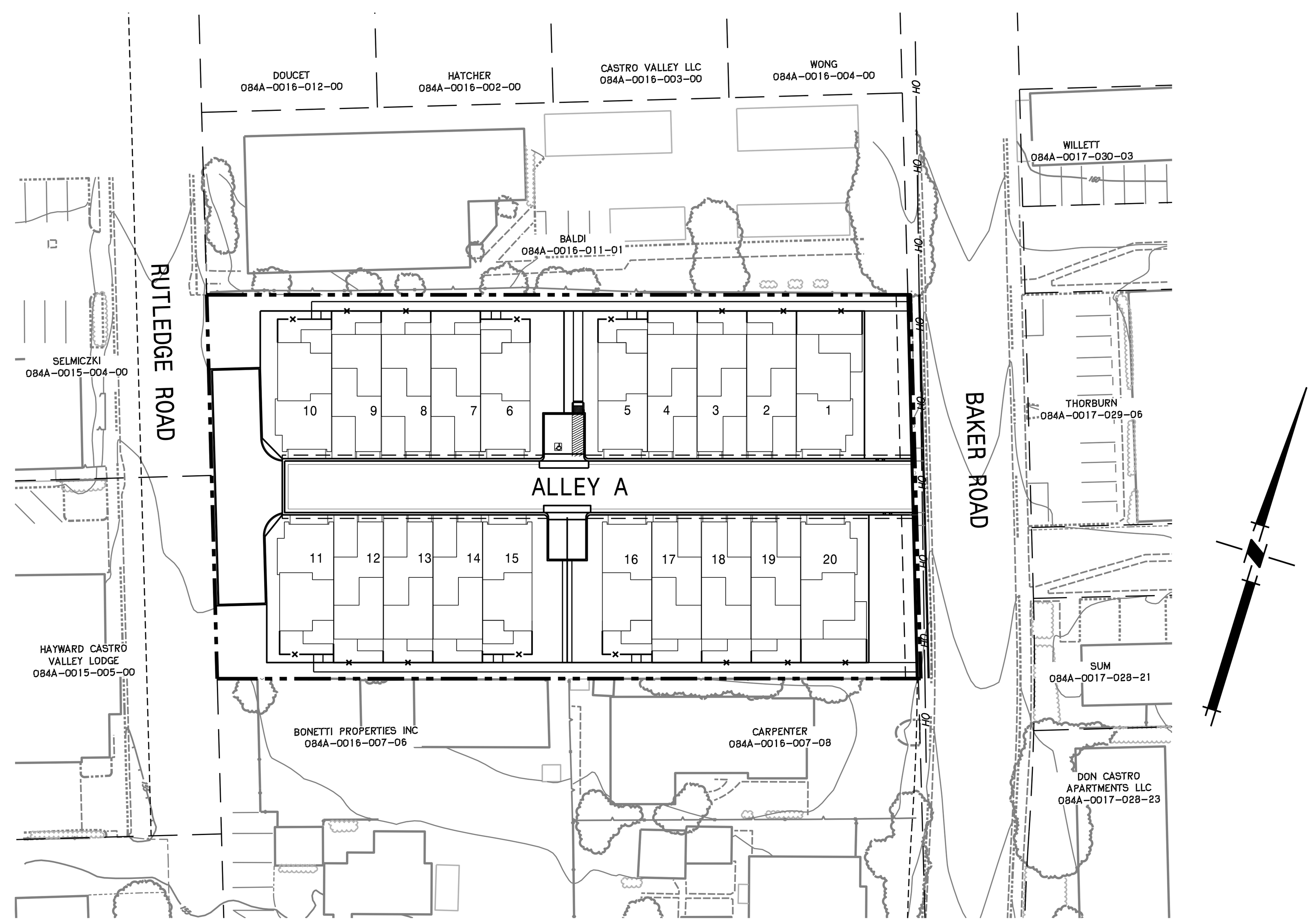
BNDY	BOUNDARY
BW	BOTTOM OF WALL
C/L	CENTERLINE
CB	CATCH BASIN
CO	CLEANOUT
D/W	DRIVEWAY
EG	EXISTING GROUND
EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FS	FIRE SERVICE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
LP	LOW POINT
L/S	LANDSCAPE
MH	MANHOLE
OH	OVERHEAD LINES
P	PAD GRADE
PL	PROPERTY LINE
PAE	PRIVATE ACCESS EASEMENT
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
R/W	RIGHT OF WAY
S	SANITARY SEWER LATERAL
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STLT	STREETLIGHT
SW	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
TWC	TOP OF WEDGE CURB
W	WATER LINE (POTABLE)
WM	WATER METER

FIRE DEPARTMENT NOTES:

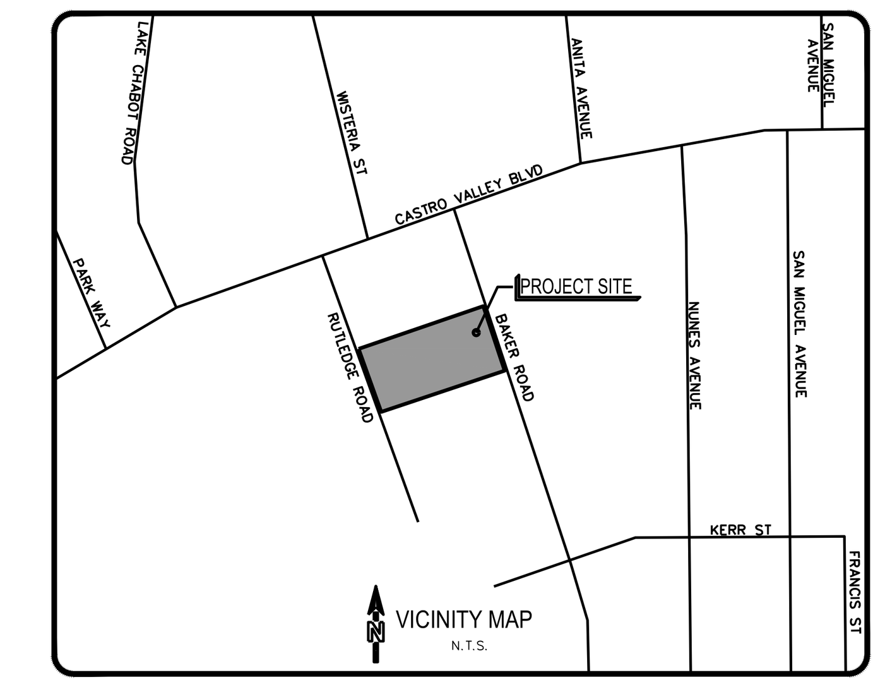
1. PROPOSED 22' PRIVATE ROADWAY WILL BE A FIRE LANE. NO PARALLEL PARKING IS ALLOWED ON EITHER SIDE OF THE STREET, TYPICALLY. SEE SHEET 4 FOR LOCATION OF PARKING STALLS. PROPER SIGNAGE AND STRIPING WILL BE PART OF THE PROJECT IMPROVEMENT PLANS.
2. A FIRE SPRINKLER SYSTEM MEETING NFPA 13D WILL BE REQUIRED FOR ALL RESIDENTIAL HOMES REGARDLESS OF SIZE BEGINNING JANUARY 1, 2011.

SOILS REPORT:

PROVIDED BY: ENGEO INC
DATED: MARCH 22, 2017
ENTITLED: PRELIMINARY GEOTECHNICAL EXPLORATION
PROJECT #: 13255.000.000



INDEX OF TENTATIVE MAP SHEETS



TENTATIVE MAP NOTES:

1. OWNERS: CDP CV II LLC
   18 CROW CANYON, SUITE 190
   SAN RAMON, CA 94583
   CONTACT: TODD A. DEUTSCHER
   (925) 579-1100

   NATALIE & DARLENE J. PIAZZA
   20957 BAKER ROAD
   CASTRO VALLEY, CA 94546
2. APPLICANT: CDP CV II LLC
   18 CROW CANYON, SUITE 190
   SAN RAMON, CA 94583
   CONTACT: TODD A. DEUTSCHER
   (925) 579-1100
3. ENGINEER/PLANNER: MACKAY & SOMPS
   5142 FRANKLIN DR, SUITE B
   PLEASANTON, CA 94588-3355
   CONTACT: CHRIS GUENTHER/TYLER MATSON
   (925) 225-0690
4. GEOTECHNICAL CONSULTANTS: ENGEO INC.
   2010 CROW CANYON PL #250
   SAN RAMON, CA 94583
   CONTACT: JEFF FIPPIN
   (925) 866-9000
5. ARCHITECT: WILLIAM HEZMALHALCH ARCHITECTS, INC.
   5000 EXECUTIVE PARKWAY #375
   SAN RAMON, CA 94583
   CONTACT: ADAM GARDNER
   (925) 493-1700
6. AREA SUBJECT TO INUNDATION: ZONE AE (1% ANNUAL CHANCE OF FLOODING) PER FIRM 06001C0279G, COVERS A PORTION OF THE NORTHEASTERN CORNER OF THE PROPERTY, A CLOMR WILL BE FILED DURING THE DESIGN & A LOMR FILED AFTER CONSTRUCTION IS COMPLETE TO REMOVE THE PORTION OF THE PROJECT FROM THE FLOOD PLAIN.
7. SUBDIVIDED AREA: 1.12 ACRES
8. ASSESSOR'S/TRACT PARCEL NUMBER: 084A-0016-005-09
   084A-0016-006-04
9. FIRE PROTECTION: ALAMEDA COUNTY FIRE DEPARTMENT
10. SEWER SYSTEM: CASTRO VALLEY SANITARY DISTRICT
11. WATER SYSTEM: EAST BAY MUNICIPAL UTILITY DISTRICT
12. DRAINAGE: COUNTY OF ALAMEDA
13. GAS & ELECTRICITY: PACIFIC GAS AND ELECTRIC CO.
14. TELEPHONE: AT&T
15. CABLE: XFINITY
16. STREET IMPROVEMENTS: ALL STREETS TO BE PRIVATE EXCEPT LIMITED FRONTAGE IMPROVEMENTS TO BAKER ROAD, WHICH WILL BE PUBLIC
17. EXISTING/PROPOSED ZONING: RS D-20, CVCBD LANDUSE GROUP D
18. EXISTING LAND USE: RESIDENTIAL
19. PROPOSED LAND USE: RESIDENTIAL
20. SITE BENCHMARKS: A STANDARD ALAMEDA COUNTY BRONZE DISK IN TOP OF CURB AT THE SOUTH WESTERLY RETURN OF THE SOUTH EASTERLY CORNER OF THE INTERSECTION OF STANTON AVE. AND SAN CARLOS AVE. IN CASTRO VALLEY DISC IS STAMPED STAN-CARLOS-1979. ELEVATION = 165.89' (DATUM NGVD 29)

    FOUND "O" IN OAKLAND AT TOP OF DROP INLET, 160± FEET NORTHERLY OF CASTRO VALLEY BLVD ON EAST SIDE OF SAN MIGUEL AVE IN FRONT 20416 SAN MIGUEL AVE. ELEVATION = 170.23' (DATUM NGVD 29)
21. UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONDITIONS OF APPROVAL, LOCAL AGENCY APPROVAL OF THIS MAP SHALL CONSTITUTE AN EXPRESS FINDING THAT THE PROPOSED DIVISION AND DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT UNREASONABLY INTERFERE WITH THE FEE AND COMPLETE EXERCISE OF RIGHTS DESCRIBED IN GOVERNMENT CODE SECTION 66436(a)(3)(A)(i).
22. UTILITY SIZES AND LOCATION, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
23. ALL SEWER AND POTABLE WATER MAINS ARE 8" UNLESS NOTED. ALL PUBLIC STORM DRAINS ARE 15" (MIN), OR AS NOTED.
24. APPLICANT RESERVES THE RIGHT TO FILE MULTIPLE / PHASED FINAL MAPS TO SUBDIVIDE THE PROPERTY, IN COMPLIANCE WITH THIS VESTING TENTATIVE MAP.
25. THIS TENTATIVE SUBDIVISION MAP IS FOR CONDOMINIUM PURPOSES. THE DEVELOPER INTENDS TO PREPARE CONDO AIR SPACE CONDOMINIUM PLANS AFTER FINAL SUBDIVISION MAP IS APPROVED.
26. AN ENCROACHMENT PERMIT FROM THE ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MUST BE ACQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN DISTRICT RIGHT-OF-WAY AND FOR THE CONSTRUCTION, MODIFICATION, OR CONNECTION TO DISTRICT-MAINTAINED FACILITIES. ALL WORKMANSHIP, EQUIPMENT, AND MATERIALS SHALL CONFORM TO DISTRICT STANDARDS AND SPECIFICATIONS.

DATE: APRIL 24, 2017
SCALE: AS NOTED
DRAWN BY: TDM
DESIGNED BY: TDM
CHECKED BY: CWG

REVISION — DATE — NO. 1 2 3 4 5

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690
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DESIGNED UNDER THE SUPERVISION OF:
JAMES TEMPLETON JR. RCE #43061

REGISTERED PROFESSIONAL ENGINEER — JAMES F. TEMPLETON JR. — No.43061 — CIVIL — STATE OF CALIFORNIA

BAKER ROAD
VESTING TENTATIVE TRACT MAP NO. 8408
COVER SHEET AND NOTES
CASTRO VALLEY CALIFORNIA

PROJECT NO. 19888.000

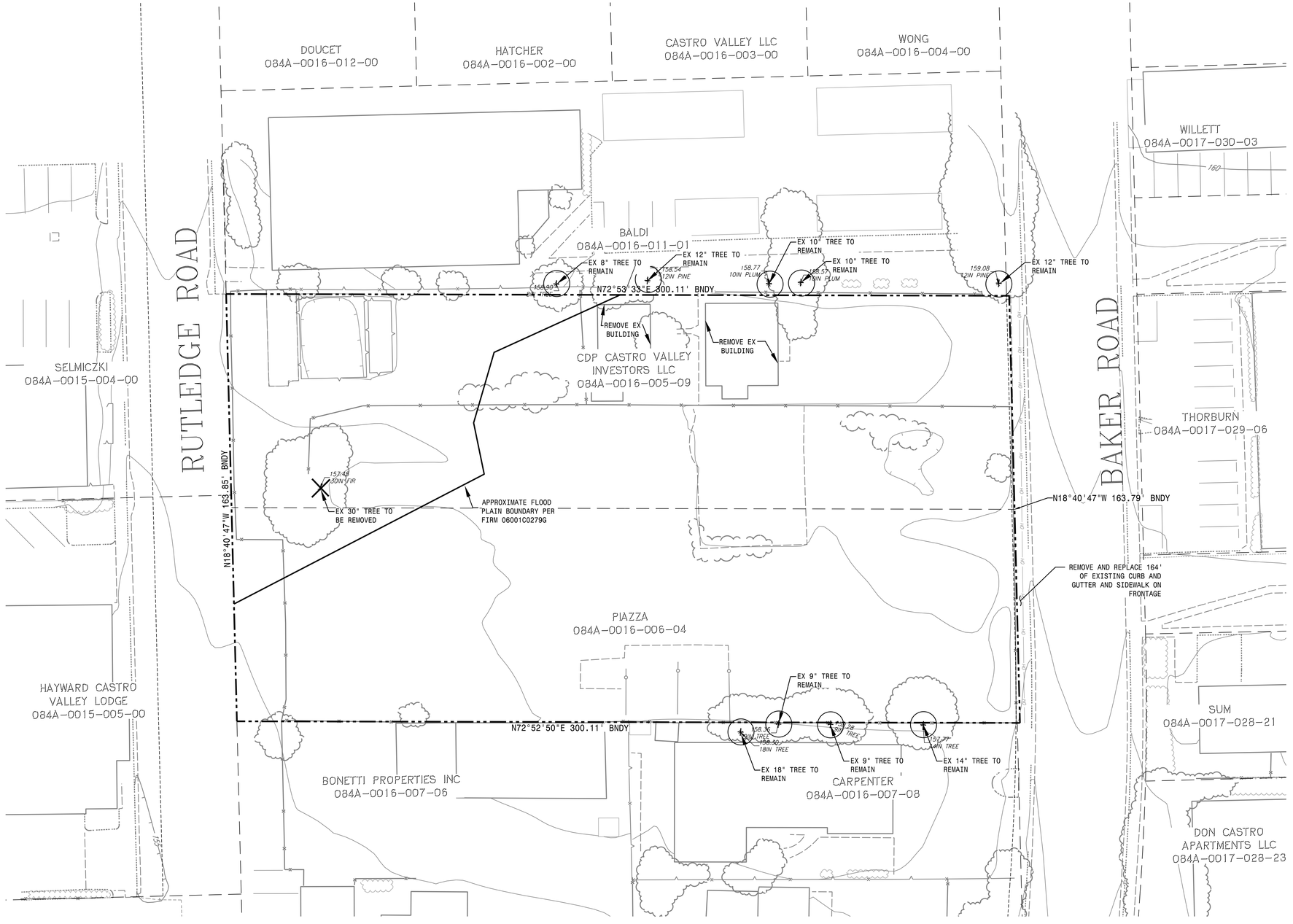
SHT 1 OF 7

NOTES:

1. ALL EXISTING ONSITE UTILITIES, TREES, UNDERGROUND AND SURFACE IMPROVEMENTS TO BE REMOVED.
2. EXISTING IMPERVIOUS AREA: 44,988 SF.

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- TREE TO BE REMOVED
- TREE TO REMAIN, PROTECT DURING CONSTRUCTION
- OVERHEAD UTILITY LINES, TO BE UNDERGROUNDED DURING CONSTRUCTION



0 10 20 40

SCALE: 1"=20'

DESIGNED UNDER THE SUPERVISION OF: JAMES TEMPLETON JR. RCE #43061

NO.	REVISION	DATE
A		
B		
C		
D		
E		

DATE: APRIL 24, 2017
SCALE: AS NOTED
DRAWN BY: TDM
DESIGNED BY: TDM
CHECKED BY: CWG

MacKAY & SOMPS
ENGINEERS
1415 FRANKLIN ST., PLEASANTON, CA 94566
SURVEYORS
(925)225-0690
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BAKER ROAD

VESTING TENTATIVE TRACT MAP NO. 8408

EXISTING CONDITIONS/DEMO PLAN

CASTRO VALLEY, CALIFORNIA

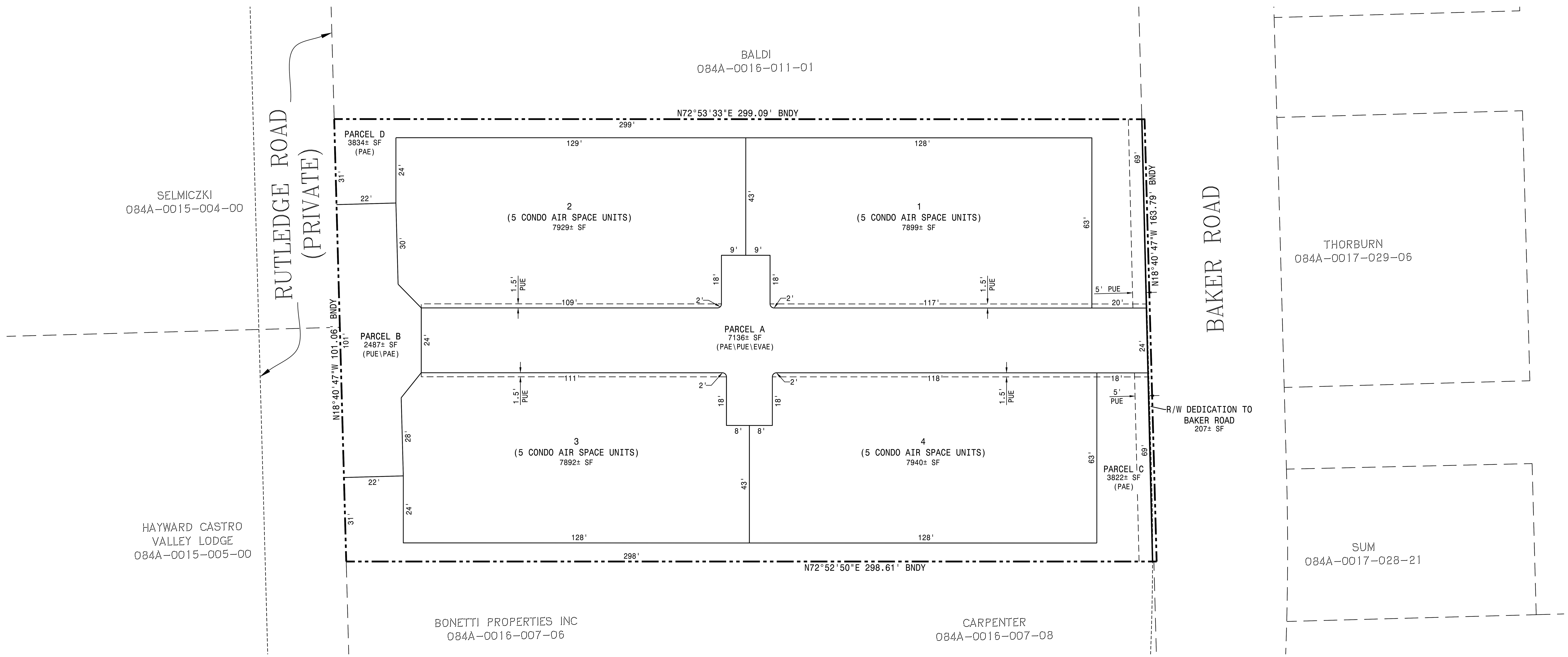
PROJECT NO.
19888.000

SHT
2
OF 7

04-24-2017 9:55am Tyler Matson P:\19888\PLN\TM\TM-02-EXISTING CONDITIONS & DEMO.DWG

NOTES:

1. PARCEL DIMENSIONS ARE PRELIMINARY AND WILL BE REFINED WITH THE FINAL ENGINEERING DESIGN.
2. UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONDITIONS OF APPROVAL, LOCAL AGENCY APPROVAL OF THIS MAP SHALL CONSTITUTE AN EXPRESS FINDING THAT THE PROPOSED SUBDIVISION AND DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT UNREASONABLY INTERFERE WITH THE FREE AND COMPLETE EXERCISE OF RIGHTS DESCRIBED IN GOVERNMENT CODE SECTION 66436(a)(3)(A)(i).
3. LOTS 1-4 ANTICIPATED TO BE FURTHER SUBDIVIDED AS CONDO AIR SPACE UNITS



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- EXISTING LOT LINES
- PROPOSED RIGHT-OF-WAY
- PUBLIC SERVICE EASEMENT
- EXISTING SERVICE EASEMENT

PUE PUBLIC UTILITY EASEMENT

PAE PRIVATE ACCESS EASEMENT

EVAE EMERGENCY VEHICLE ACCESS EASEMENT

0 10 20 40
SCALE: 1"=20'

DATE: APRIL 24, 2017
SCALE: AS NOTED
DRAWN BY: NPC
DESIGNED BY: TDM
CHECKED BY: CWG

NO. | REVISION | DATE

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BAKER ROAD
VESTING TENTATIVE TRACT MAP NO. 8408
TENTATIVE MAP
CASTRO VALLEY CALIFORNIA

PROJECT NO. 19888.000

SHT 3 OF 7

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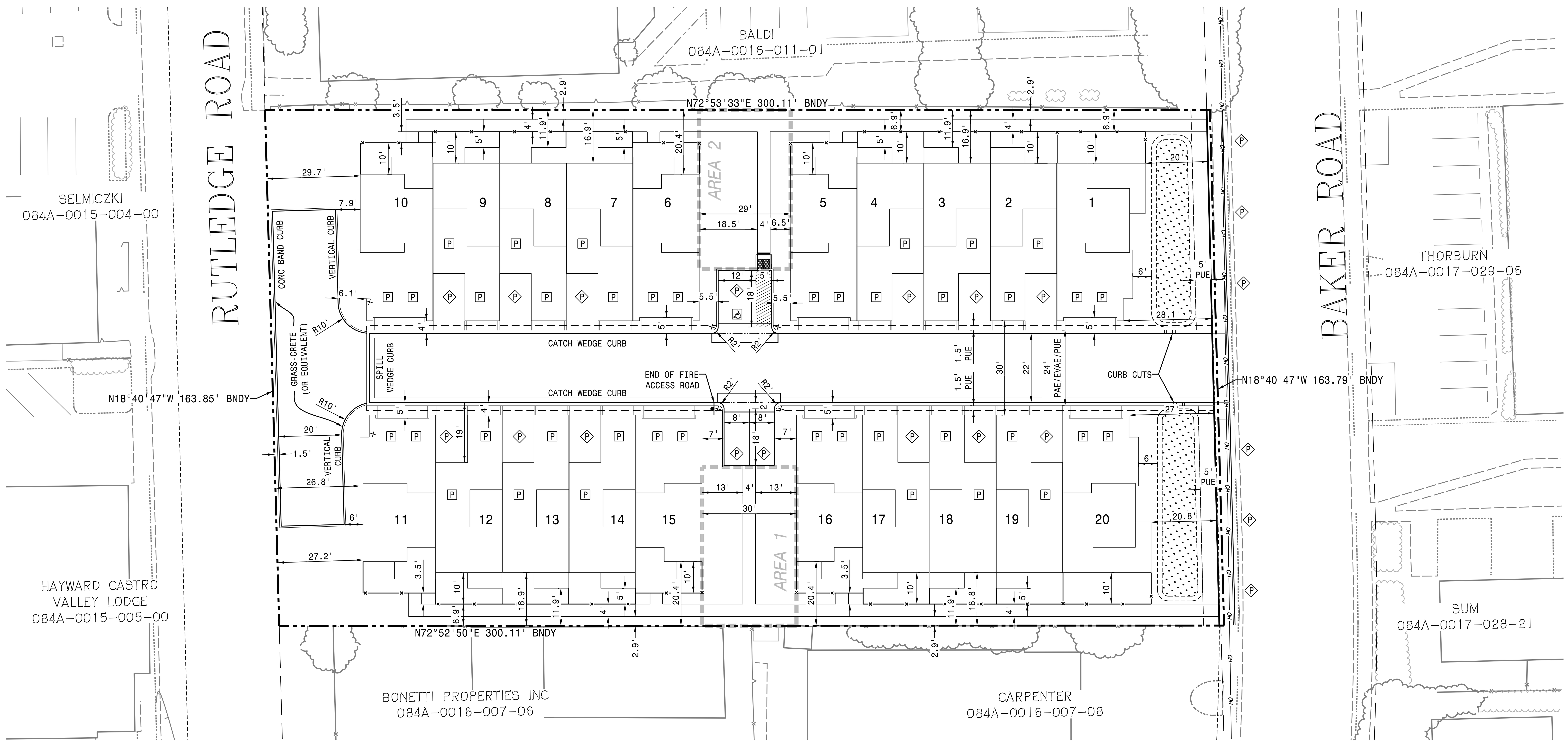

PRIVATE OPEN SPACE

UNIT	AREA (SF)
1	542
2	336
3	336
4	336
5	347
6	347
7	336
8	336
9	336
10	347
11	347
12	336
13	336
14	336
15	347
16	347
17	336
18	336
19	336
20	542
TOTAL	7198
AVERAGE	359.9

COMMON OPEN SPACE

AREA	AREA (SF)
1	1511
2	1461
TOTAL	2972
AVERAGE	1486.0

LEGEND:

- - - - PUBLIC OPEN SPACE AREA

[P] COVERED PARKING

◇P GUEST PARKING

PROVIDED PARKING

GARAGE SPACES	40
DRIVEWAY SPACES	12
PARALLEL ALLEY SPACE	3
STREET PARKING	6
TOTAL SPACES:	61(3.05/UNIT)

ZONING COMPLIANCE TABLE

ALAMEDA COUNTY TOWNHOME STDS.	REQUIRED/ ALLOWED	PROPOSED	COMPLIANT
MIN. FRONT SETBACK	20'	20'	YES
MIN. REAR SETBACK	20'	26.8'	YES
MIN. SIDE SETBACK	10'	11.9' TO PORCH	YES
		16.9' TO BLDG	YES
MAX. BUILDING LENGTH	150'	110'	YES
MIN. PRIVATE USEABLE OPEN SPACE	75 SF/UNIT	336 MIN SF/UNIT**	YES
MIN. COMMON USABLE OPEN SPACE	100 SF/UNIT	148 SF/UNIT	YES
MIN. TOTAL USABLE OPEN SPACE	300 SF/UNIT	484 MIN SF/UNIT	YES
MIN. DISTANCE BETWEEN BLDGS (REAR TO REAR)	30'	30'	YES
MIN. DISTANCE BETWEEN BLDGS (SIDE TO SIDE)	25'	29'	YES
MAX. BUILDING HEIGHT (3-STORY)	45'	36.5'	YES
MIN. PARKING REQUIREMENT	2/UNIT (1 COVERED)	2/UNIT (2 COVERED)	YES
STD. GUEST PARKING SPACES	1/UNIT	1/UNIT 20 TOTAL	YES
ACCESSIBLE GUEST PARKING SPACES	1*	1	YES
MIN. SITE LANDSCAPING	MIN. 35%	39%***	YES
MAX. CONDO AIR-SPACE DENSITY	22 UNITS/AC	17.7 UNITS/AC	YES
MAX. BUILDING COVERAGE	MAX. 55%-60%	42%	YES

* 1 ACCESSIBLE SPACE REQUIRED FOR LESS THAN 26 UNITS, ACCORDING TO THE 2013 CALDAG MANUAL.
** SECOND FLOOR DECKS COUNTED AS 100% PRIVATE USEABLE OPEN AREA.
*** PEDESTRIAN WALKWAYS INCLUDED IN LANDSCAPE PERCENTAGE.

SCALE: 1"=20'

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DATE: APRIL 24, 2017
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DRAWN BY: TDM
DESIGNED BY: TDM
CHECKED BY: CWG

BAKER ROAD
VESTING TENTATIVE TRACT MAP NO. 8408
DIMENSIONED SITE PLAN

CASTRO VALLEY CALIFORNIA

PROJECT NO. 19888.000

GRADING NOTES/EROSION CONTROL NOTES:

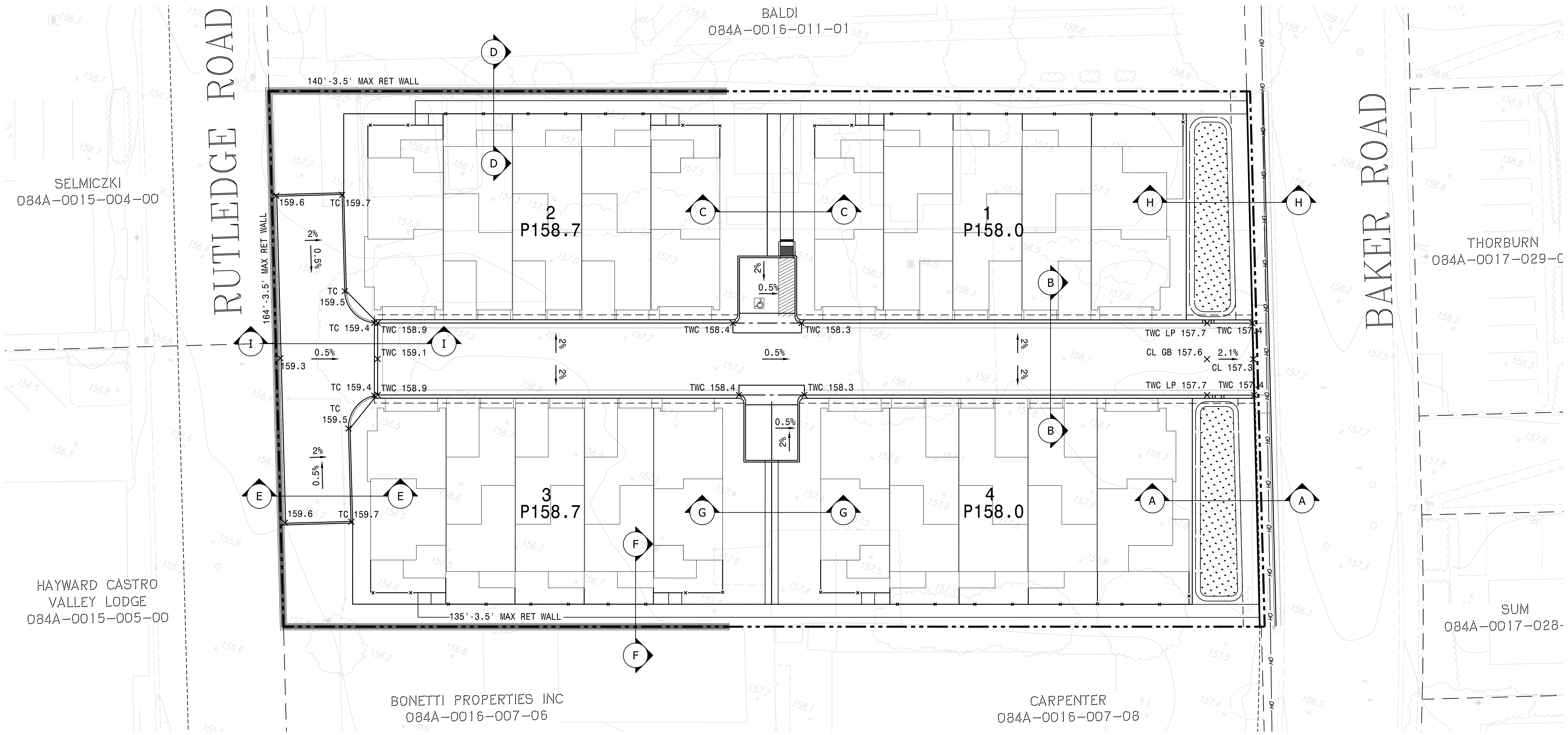
1. FACILITIES TO BE SHOWN ON THE FINAL GRADING PLAN TO CONTROL SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30 AFTER ROUGH GRADING HAS BEEN COMPLETED. MEASURES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
2. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS REQUIRED.
   C. WATTLES, BERMS AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO WITHIN ONE FOOT OF OUTLET ELEVATION.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
4. ROCK CONSTRUCTION ENTRANCES WILL BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS.
5. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
7. PRELIMINARY PAD AND STREET GRADES ARE SHOWN. PADS WILL BE BERMED TO PREVENT RUNOFF.
8. THE GRADING PLAN ANTICIPATES IMPORTING AN EXTRA XX CY OF FILL MATERIAL.
9. THE GRADING SHALL BE IN CONFORMANCE WITH ALAMEDA COUNTY GRADING ORDINANCE UNLESS OTHERWISE APPROVED AND THE RECOMMENDATIONS OF THE SOILS REPORT.
10. PROPOSED GRADES SHOWN ON THE PRELIMINARY GRADING PLAN ARE SUBJECT TO FINAL ENGINEERING DESIGN AND COUNTY REVIEW AND APPROVAL. ALL GRADING IS TO BE UNDERTAKEN PER THE RECOMMENDATIONS OF A SOILS REPORT AND UNDER THE OBSERVATION OF THE SOILS ENGINEER.
11. ALL LOTS SHALL DRAIN TO ADJACENT STREET OR DRAINAGE SWALES.
12. SLOPES WITHIN LOT AREAS AND ADJACENT LANDSCAPE/OPEN SPACE AREAS ARE TO BE GRADED AT A GRADIENT NOT TO EXCEED 2:1 (HORIZONTAL TO VERTICAL).
13. THE PROJECT APPLICANT WISHES TO RETAIN THE RIGHT TO BULK GRADE THE SITE OR A PORTION OF THE SITE PRIOR TO FINISHING PADS.

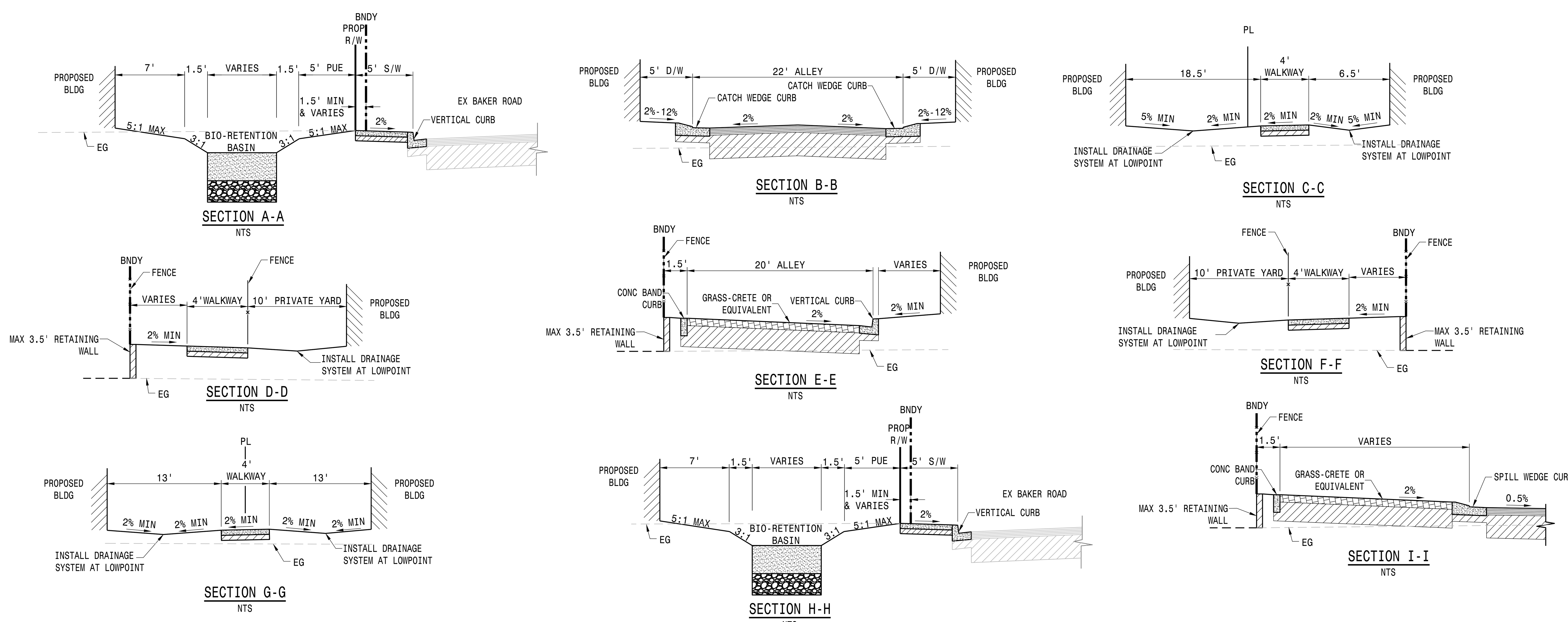
EARTHWORK SUMMARY:

THE EARTHWORK SUMMARY IS PROVIDED FOR PLANNING PURPOSES ONLY. THE EXCESSES AND SHORTAGES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND ELEVATIONS AND FINISH ROUGH GRADE ELEVATIONS. THE CALCULATION MAKES NO PROVISION FOR STRIPPING OR SUBEXCAVATION. FOR THIS REASON AND BECAUSE OF VARIABLES SUCH AS COMPACTION, SHRINKAGE AND THE CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT MOVED IN THE FIELD WILL IN ALL LIKELIHOOD DEVIATE TO SOME EXTENT FROM THE CALCULATED VOLUME.

AREA	ESTIMATED CUT (CY)	ESTIMATED FILL (CY)
ROUGH GRADING	465 YDS	1,680 YDS
FOUNDATION OFFHAUL (SEE NOTE 1)		70 YDS
TRENCH SPOILS (SEE NOTE 2)	200 YDS	
LOT SPOILS (SEE NOTE 3)	400 YDS	
TOTALS	1,065 YDS	1,750 YDS
	685 YDS IMPORT	

NOTES:
1. IT IS ASSUMED THAT THE CONTRACTOR WILL REMOVE AND OFFHAUL THE 4" CONCRETE BUILDING FOUNDATIONS.
2. TRENCH SPOILS ARE CALCULATED FOR ALL PIPES AND ANTICIPATE A TRENCH SECTION OF THE PIPE DIAMETER PLUS 6" ON EITHER SIDE AND SELECT IMPORT UP TO THE SUBGRADE OF THE STREET.
3. ASSUMES LOT SPOILS OF 100/CY PER LOT.
4. NO SHRINKAGE AND CONSOLIDATION ARE INCLUDED AT THIS TIME.
5. LOT ELEVATIONS ARE PRELIMINARY AND MAY BE ADJUSTED BY ONE FOOT (PLUS OR MINUS) TO BETTER CONFORM TO EXISTING IMPROVEMENTS AND FACILITATE AN EARTHWORK BALANCE.





0 10 20 40
SCALE: 1"=20'

DATE: APRIL 24, 2017
SCALE: AS NOTED
DRAWN BY: NPC
DESIGNED BY: TDM
CHECKED BY: CWG

NO.	REVISION	DATE
1		
2		
3		
4		
5		

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

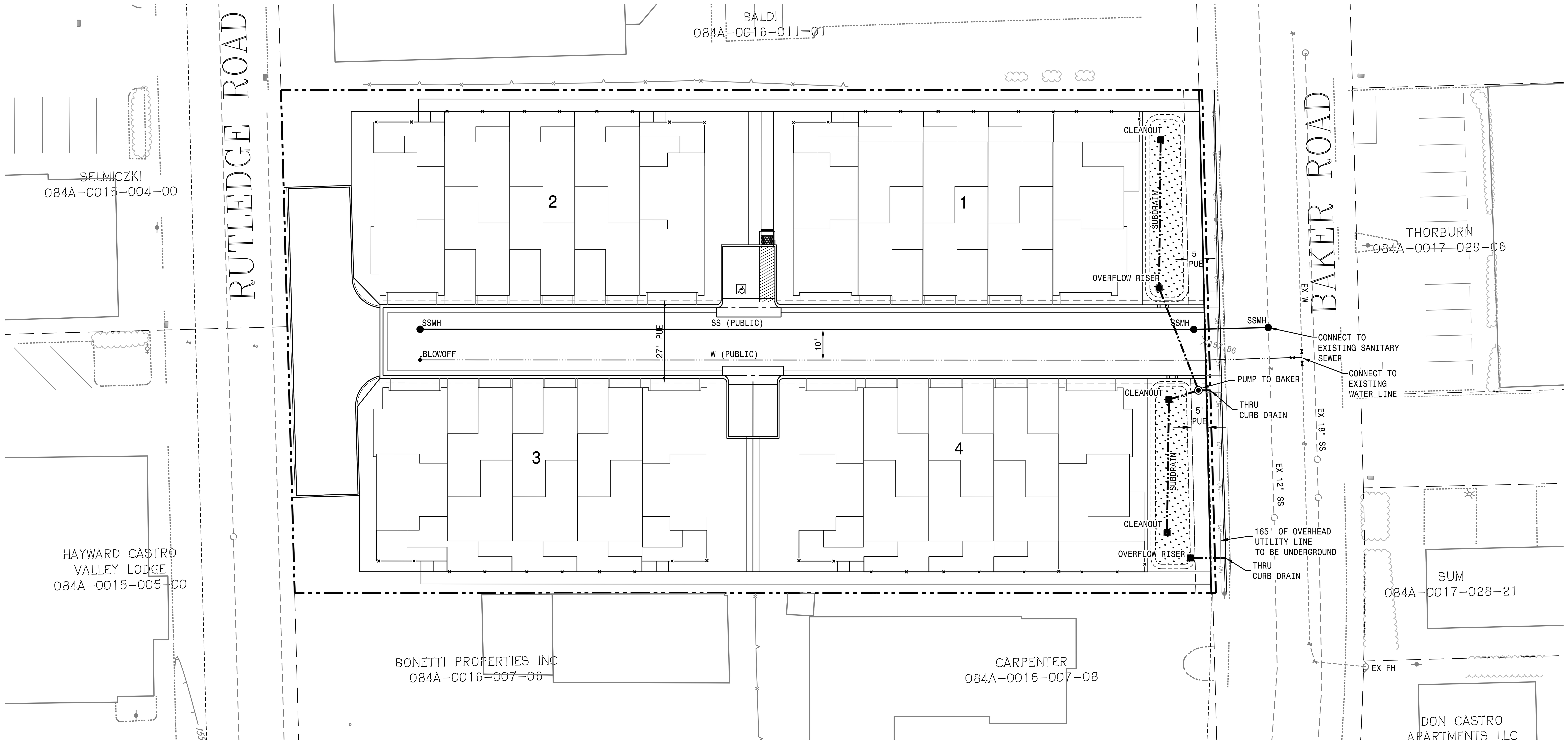
DESIGNED UNDER THE SUPERVISION OF:
JAMES TEMPLETON JR. RCE #43061

REGISTERED PROFESSIONAL ENGINEER JAMES F. TEMPLETON JR. No.43061 CIVIL STATE OF CALIFORNIA

BAKER ROAD
VESTING TENTATIVE TRACT MAP NO. 8408
PRELIMINARY GRADING PLAN, SECTIONS AND DETAILS
CASTRO VALLEY CALIFORNIA

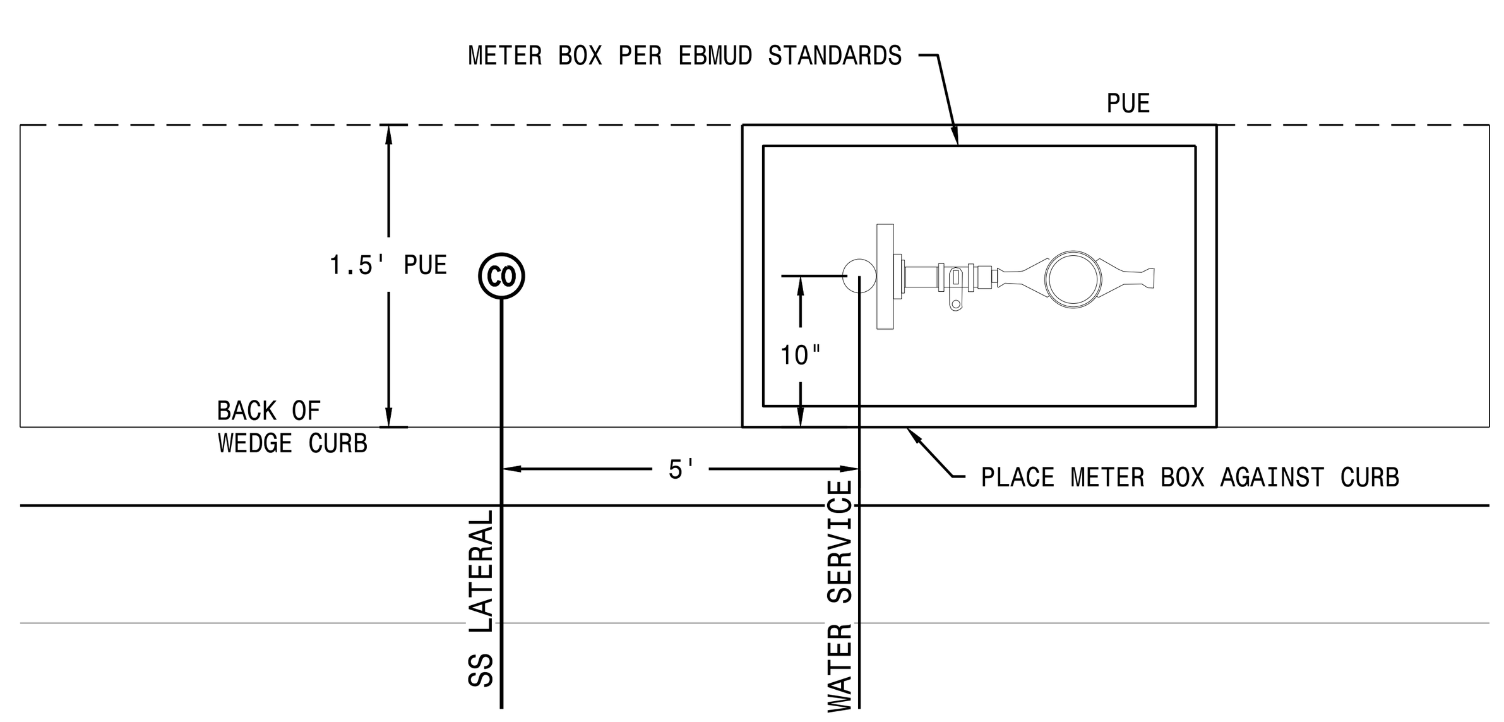
PROJECT NO. 19888.000

SHT 5 OF 7



NOTES:

1. SANITARY SEWER AND POTABLE WATER LINES TO BE PUBLIC UTILITIES WITHIN PRIVATE ROADS. ACCESS GIVEN TO CVSAN AND EBMUD BY PUBLIC UTILITY EASEMENTS.



TYPICAL DRIVEWAY SERVICES

NTS

0 10 20 40

SCALE: 1"=20'

DESIGNED UNDER THE SUPERVISION OF:

JAMES TEMPLETON JR. RCE #43061

MacKay & Somps

DATE: APRIL 24, 2017
SCALE: AS NOTED
DRAWN BY: NPC
DESIGNED BY: TDM
CHECKED BY: CWG

REVISION | DATE

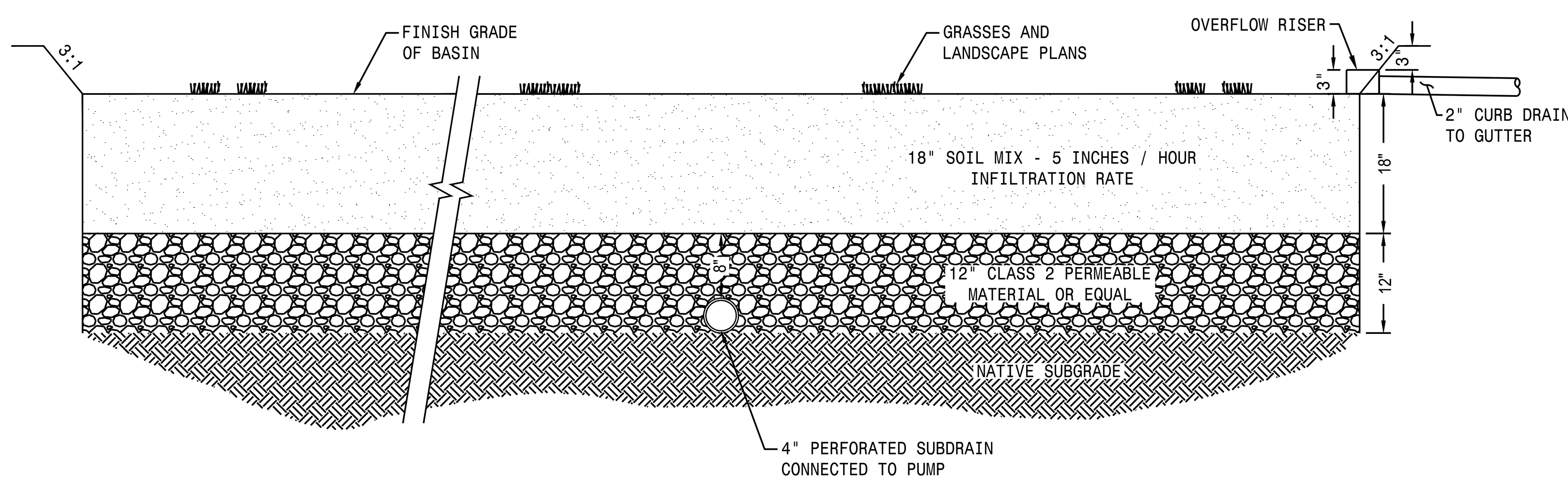
BAKER ROAD
VESTING TENTATIVE TRACT MAP NO. 8408
PRELIMINARY UTILITY PLAN

CASTRO VALLEY CALIFORNIA

PROJECT NO. 19888.000

SHT 6 OF 7

04-24-2017 9:59am Tyler Matson P:\19888\PLN\TM\TM-06-PRELIMINARY UTILITY PLAN.DWG



TYPICAL BIO-FILTRATION BASIN DETAIL

NTS

DMA 1

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas

1.0 Project Information

The calculations presented here are based on the **combination flow and volume hydraulic sizing method** provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1

1-1	Project Name:	Baker Road
1-2	City application ID:	DMA 1
1-3	Site Address or APN:	20957 & 20785 Baker Road
1-4	Tract or Parcel Map No:	8408
1-5	Site Mean Annual Precip. (MAP)[1]	21.0 Inches

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site. Click here for map

1-6 Applicable Rain Gauge[2]: Oakland

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as: 1.14

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, showin in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA 1**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	17,716	1.0	17,716
2-3	Pervious service	6,768	0.1	677
	Total DMA Area (square feet) =	24,484		

Interceptor Tree Reduction 1,200 Square feet

2-4 ***Total Effective Impervious Area (EIA)*** 17,193 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns		
		Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
Applicable Rain Gauge	**Mean Annual Precipitation (in)**	**Coefficient of 1.00**
Oakland Airport	18.35	0.67
San Jose	14.4	0.56

3-1 ***Unit basin storage volume from Table 5.2:*** 0.67 Inches

(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** 0.77 Inches

(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** 1,099 Cubic feet

(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1	Rainfall intensity	0.2	Inches per hour
4-2	Divide Item 3-2 by Item 4-1	3.83	Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1	4% of DMA impervious surface	688	Square feet
5-2	Area 25% smaller than item 5-1	516	Square feet
5-3	Volume of treated runoff for area in Item 5-2	824	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1	Subtract Item 5-3 from Item 3-3	274.6397548	Cubic feet (Amount of runoff to be stored in ponding area)
6-2	Divide Item 6-1 by Item 5-2	0.532470481	Feet (Depth of stored runoff in surface ponding area)
6-3	Convert Item 6-2 from ft to inches	6.4	Inches (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger or smaller than Item 5-2	595	Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-2	Volume of treated runoff for area in Item 7-1	950	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	148	Cubic feet (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.25	Feet (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from feet to inches	2.99	Inches (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment* 595 Square feet (Either Item 5-2 or final amount in Item 7-1)

**Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.*

Page 1

DMA 2

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas

1.0 Project Information

The calculations presented here are based on the **combination flow and volume hydraulic sizing method** provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1

1-1	Project Name:	Baker Road
1-2	City application ID:	DMA 2
1-3	Site Address or APN:	20957 & 20785 Baker Road
1-4	Tract or Parcel Map No:	8408
1-5	Site Mean Annual Precip. (MAP)[1]	21.0 Inches

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site. Click here for map

1-6 Applicable Rain Gauge[2]: Oakland

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as: 1.14

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, showin in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA 1**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	17,708	1.0	17,708
2-3	Pervious service	6,747	0.1	675
	Total DMA Area (square feet) =	24,455		

Interceptor Tree Reduction 1,200 Square feet

2-4 ***Total Effective Impervious Area (EIA)*** 17,183 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns		
		Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
Applicable Rain Gauge	**Mean Annual Precipitation (in)**	**Coefficient of 1.00**
Oakland Airport	18.35	0.67
San Jose	14.4	0.56

3-1 ***Unit basin storage volume from Table 5.2:*** 0.67 Inches

(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** 0.77 Inches

(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** 1,098 Cubic feet

(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1	Rainfall intensity	0.2	Inches per hour
4-2	Divide Item 3-2 by Item 4-1	3.83	Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1	4% of DMA impervious surface	687	Square feet
5-2	Area 25% smaller than item 5-1	515	Square feet
5-3	Volume of treated runoff for area in Item 5-2	823	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1	Subtract Item 5-3 from Item 3-3	274.4784162	Cubic feet (Amount of runoff to be stored in ponding area)
6-2	Divide Item 6-1 by Item 5-2	0.532470481	Feet (Depth of stored runoff in surface ponding area)
6-3	Convert Item 6-2 from ft to inches	6.4	Inches (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger or smaller than Item 5-2	595	Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-2	Volume of treated runoff for area in Item 7-1	950	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	147	Cubic feet (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.25	Feet (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from feet to inches	2.97	Inches (Depth of stored runoff in surface ponding area)

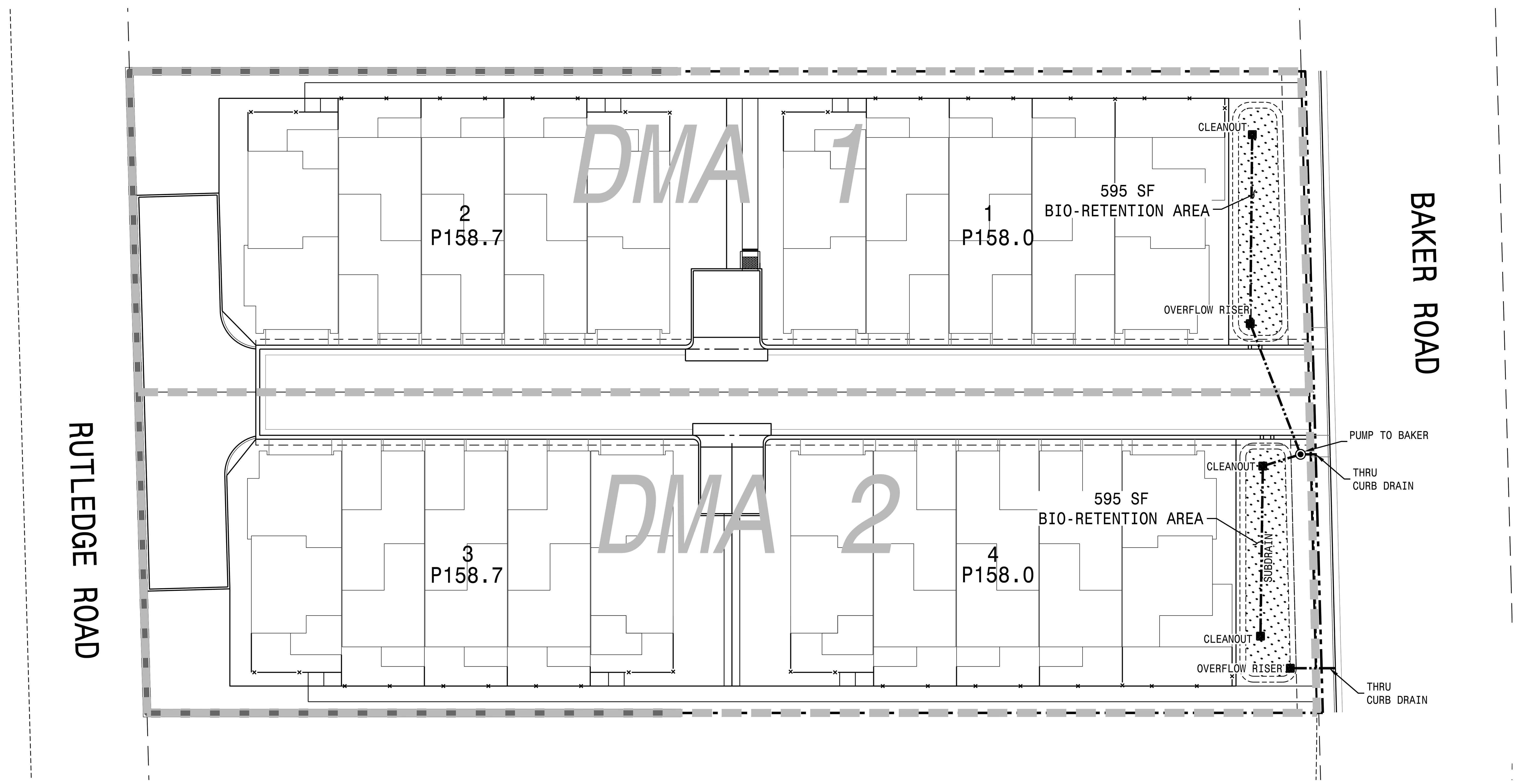
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment* 595 Square feet (Either Item 5-2 or final amount in Item 7-1)

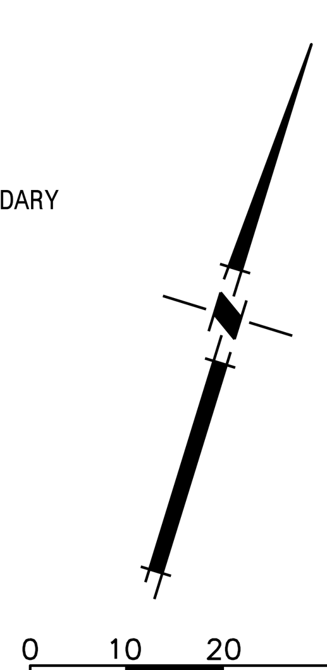
**Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.*

Page 1



LEGEND

	DESCRIPTION
	DMA BOUNDARY
	SUBDIVISION BOUNDARY



0 10 20 40

SCALE: 1"=20'

NO.	REVISION	DATE

DATE: APRIL 24, 2017
SCALE: AS NOTED
DRAWN BY: TDM
DESIGNED BY: TDM
CHECKED BY: CWG

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

DESIGNED UNDER THE SUPERVISION OF:
JAMES TEMPLETON JR. RCE #43061

REGISTERED PROFESSIONAL ENGINEER JAMES F. TEMPLETON JR. No.43061 STATE OF CALIFORNIA

BAKER ROAD
VESTING TENTATIVE TRACT MAP NO. 8408
PRELIMINARY STORMWATER QUALITY PLAN
CASTRO VALLEY CALIFORNIA

PROJECT NO. 19888.000

SHT 7 OF 7

Note: Artist's conception; colors, materials and application may vary.

Architectural Street Scene

Baker Road

Castro Valley, California

CDPCV I Investors LLC

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ARCHITECTS INC.
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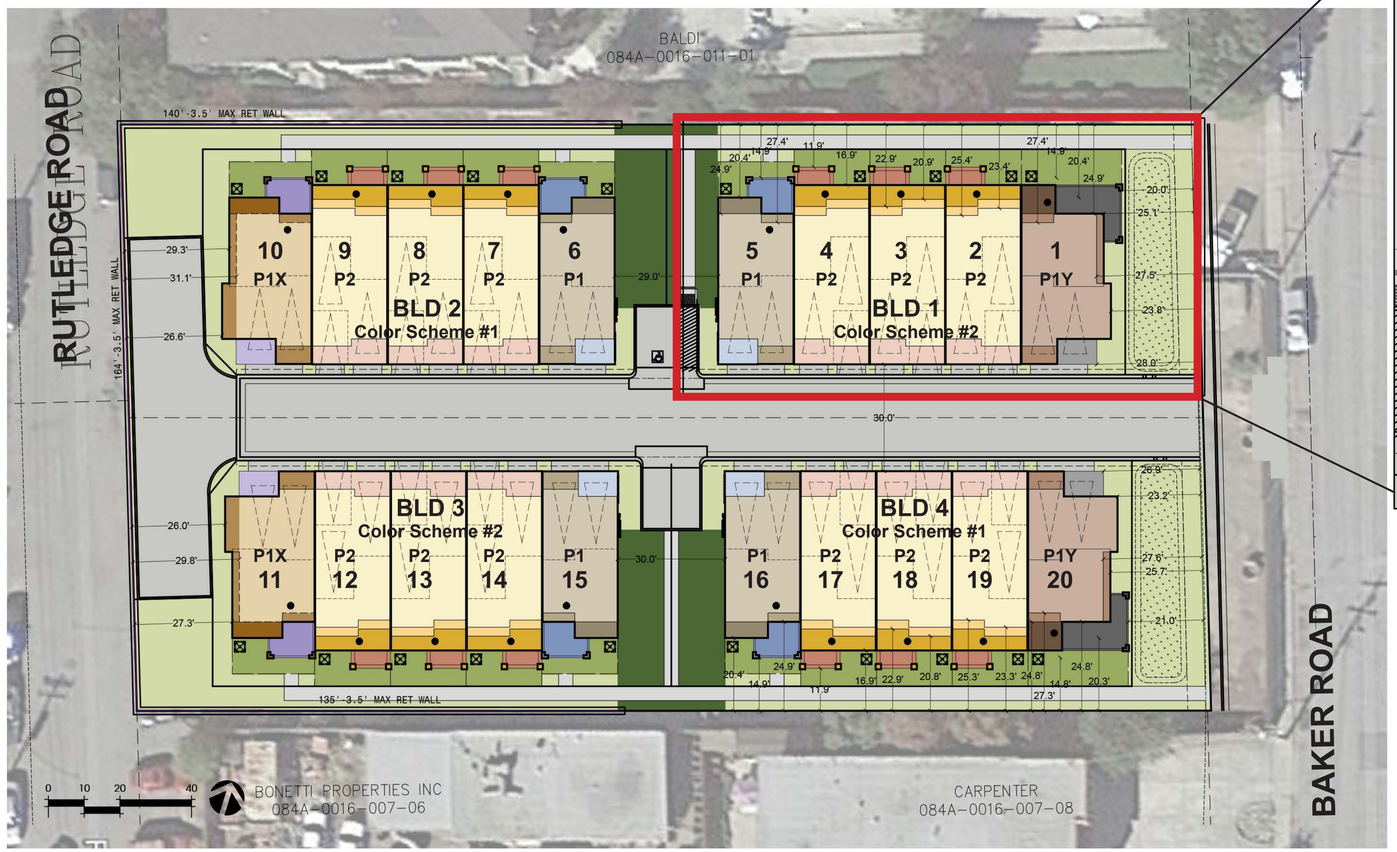
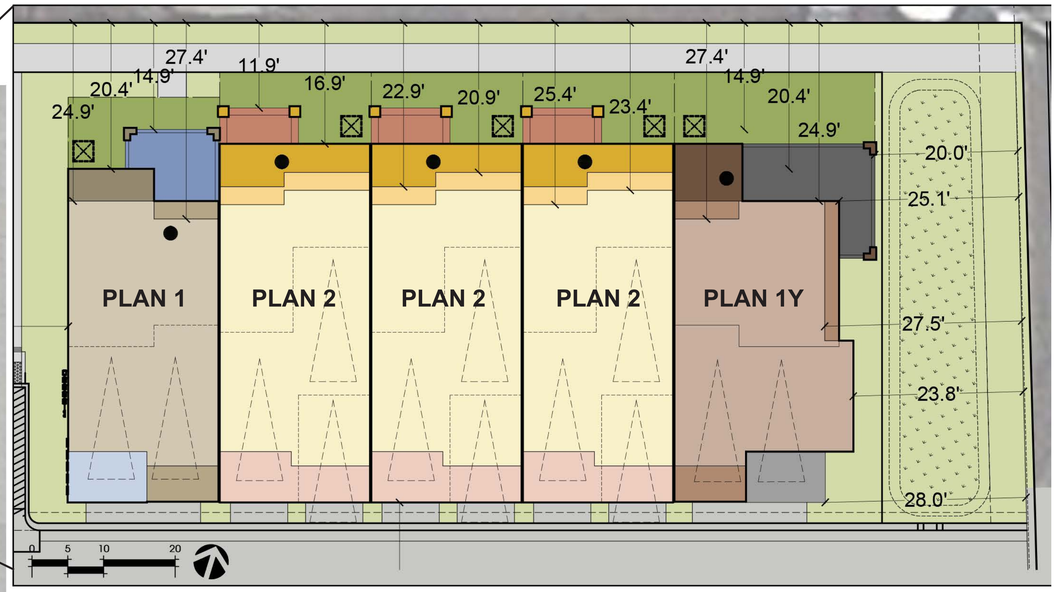
SITE PLAN



SETBACK DIAGRAM



UNIT SUMMARY

LIVING SPACE *(Conditioned)*:

Plan 1	Plan 1X	Plan 1Y	Plan 2
1,917 SF | 3 bdrm | 3.5 ba	2,149 SF | 3 bdrm | 3.5 ba	2,162 SF | 3 bdrm | 3.5 ba	1,972 SF | 4 bdrm | 3.5 ba

FOOTPRINT:

Plan 1	Plan 1X	Plan 1Y	Plan 2
First Floor 1,048 SF	**First Floor** 1,145 SF	**First Floor** 1,232 SF	**First Floor** 1,105 SF
Second Floor 805 SF 76.8% of First Floor	**Second Floor** 906 SF 79.1% of First Floor	**Second Floor** 906 SF 73.5% of First Floor	**Second Floor** 823 SF 74.5% of First Floor
Third Floor 732 SF 69.8% of First Floor	**Third Floor** 739 SF 64.5% of First Floor	**Third Floor** 739 SF 60.0% of First Floor	**Third Floor** 770 SF 69.6% of First Floor
First Floor Porch	**First Floor** Porch	**First Floor** Porch	**First Floor** Porch
Second Floor Deck	**Second Floor** Deck	**Second Floor** Deck	**Second Floor** Deck

PROJECT SUMMARY

SITE ACREAGE:	1.13 AC
DWELLING UNITS:	20 DU
Plan 1	*4 DU*
Plan 1X	*2 DU*
Plan 1Y	*2 DU*
Plan 2	*12 DU*
DENSITY :	19.7 DU/AC

OPEN SPACE SUMMARY

PROVIDED COMMON OPEN SPACE	2,972 sf
REQUIRED COMMON OPEN SPACE *(Min. 100 SF / Unit)*	2,000 sf
PROVIDED PRIVATE OPEN SPACE *(Min. 359.9 SF / Unit)*	7,198 sf
REQUIRED PRIVATE OPEN SPACE *(Min. 75 SF / Unit)*	1,500 sf

PARKING SUMMARY

PROVIDED RESIDENTIAL PARKING	40 SPACES
REQUIRED RESIDENTIAL PARKING *(Min. 2 spaces / Unit, 1 covered)*	40 SPACES
PROVIDED GUEST PARKING	21 SPACES
Driveway Spaces	*12 SPACES*
Parallel Alley Spaces	*2 SPACES*
Street Parking	*6 SPACES*
REQUIRED GUEST PARKING *(Min. 1 space / Unit)*	20 SPACES

Illustrative Site Plan

Baker Road

Castro Valley, California

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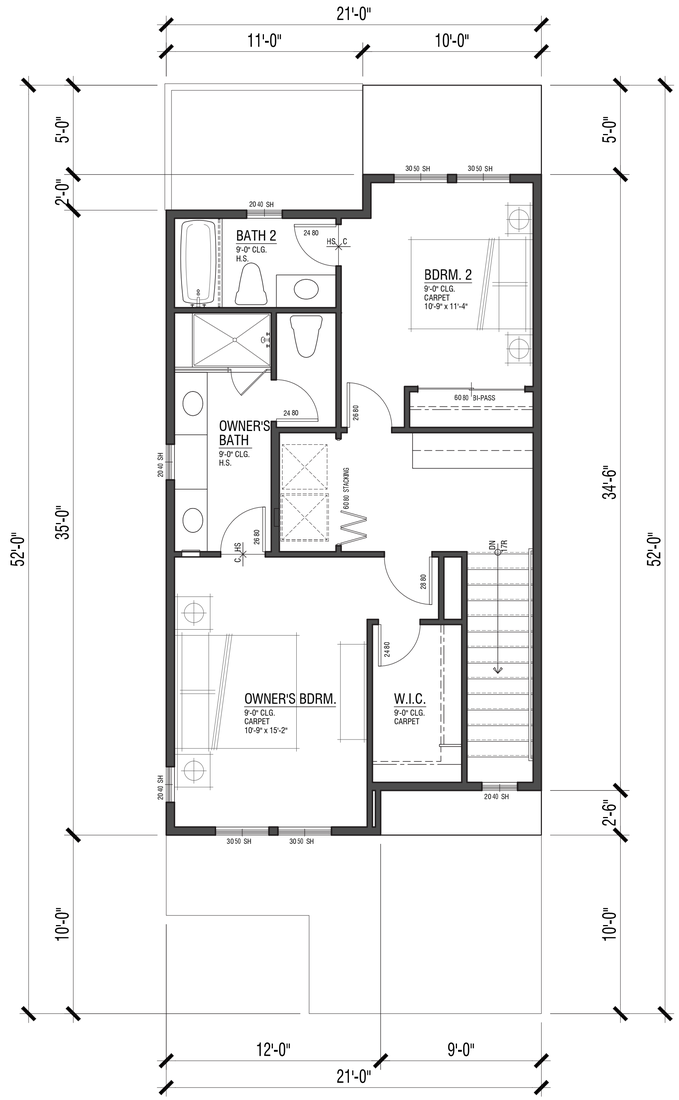
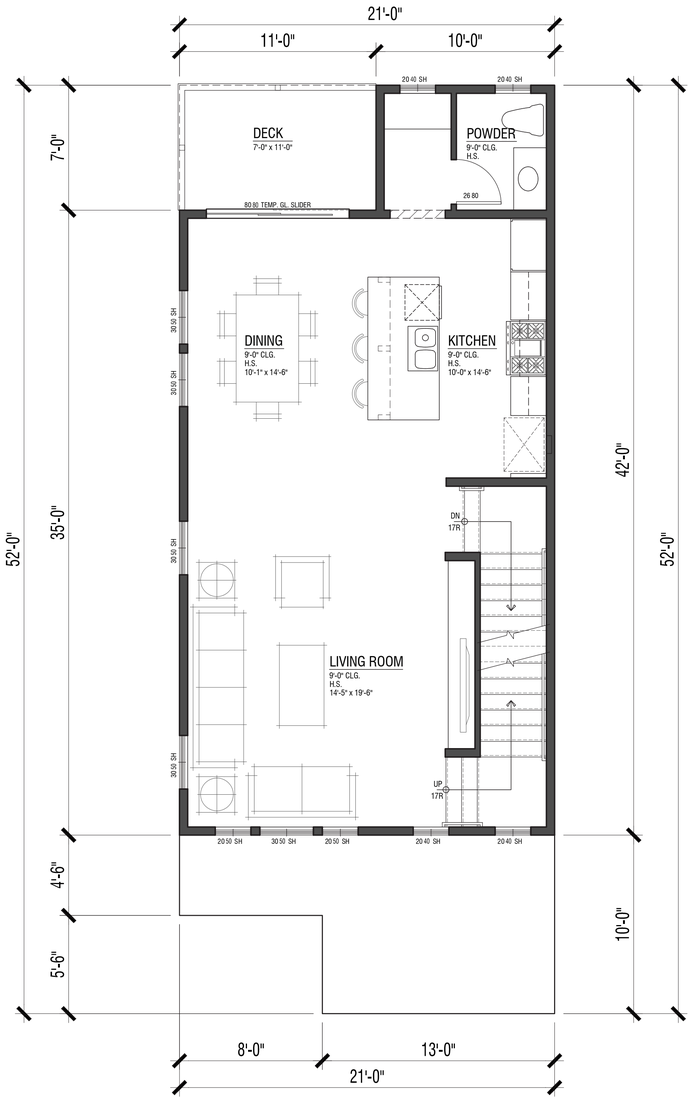


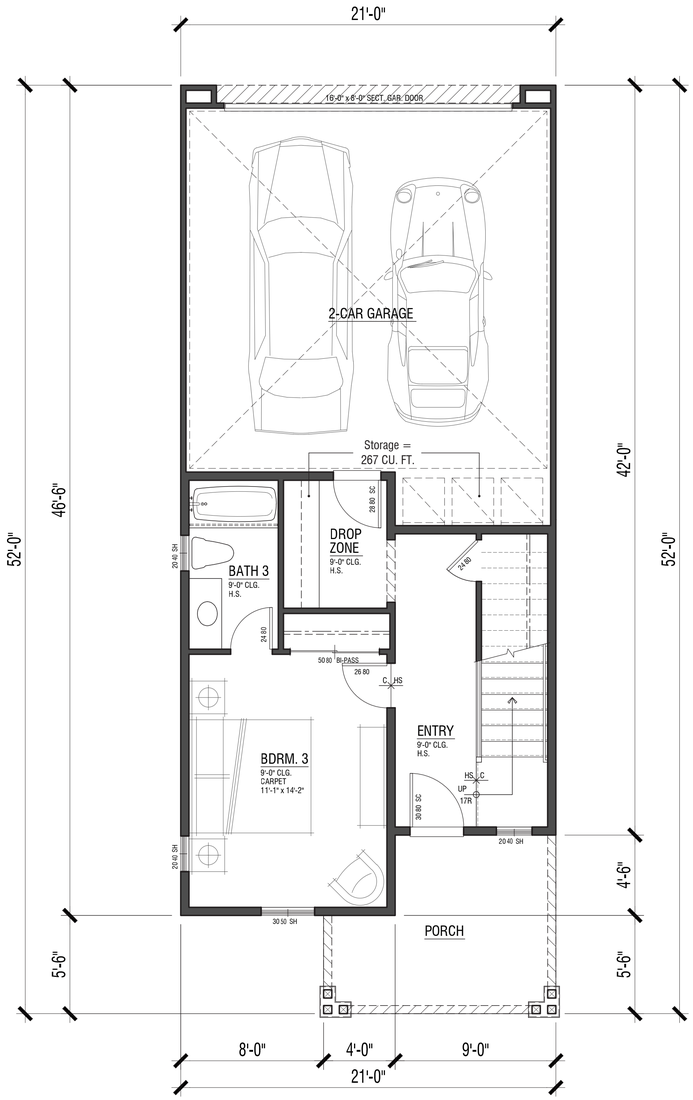
Third Floor
677 SF Living Area (Conditioned Space)

732 SF Footprint (<70% of First Floor)



Second Floor
805 SF Living Area (Conditioned Space)

805 SF Footprint (<80% of First Floor)



First Floor
454 Living Area (Conditioned Space)

1048 SF Footprint
80% = 838 SF
70% = 734 SF

Unit Floor Plan 1

Living Area (Conditioned Space) Total: 1936 SF

Baker Road

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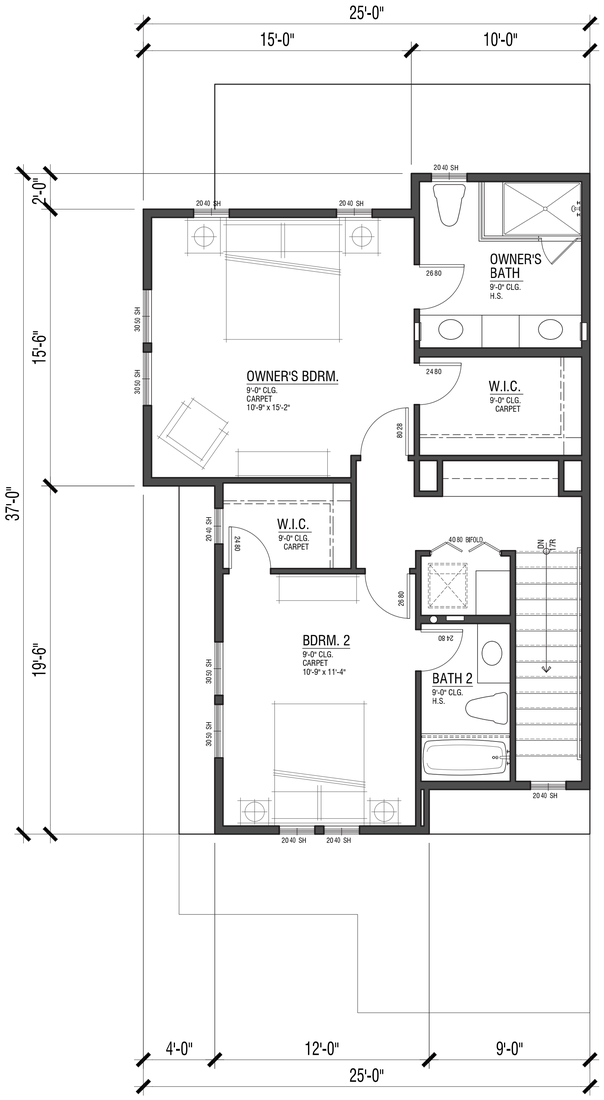
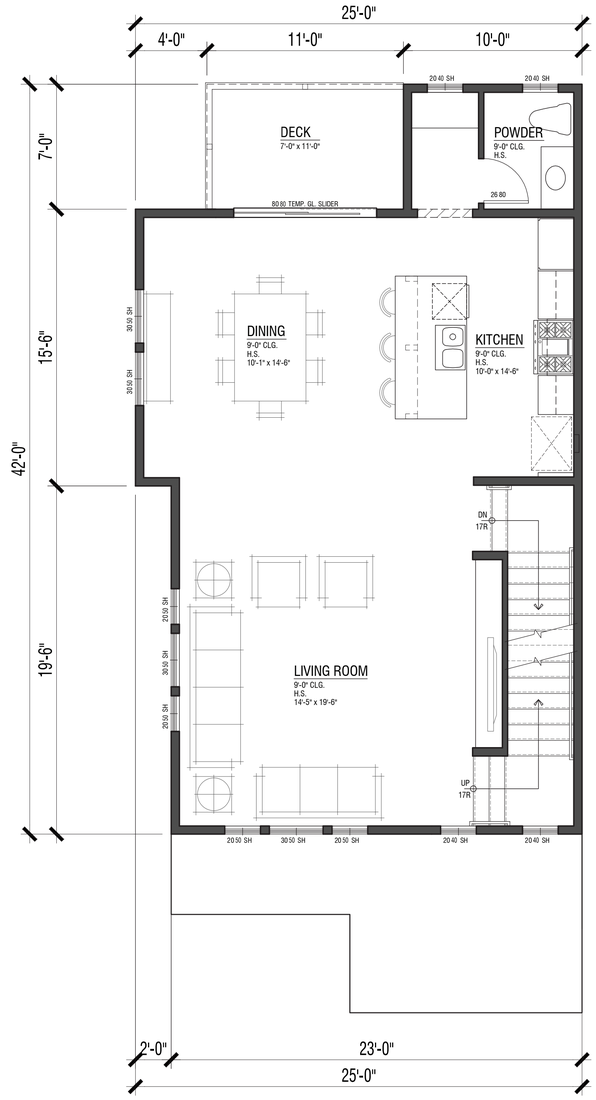


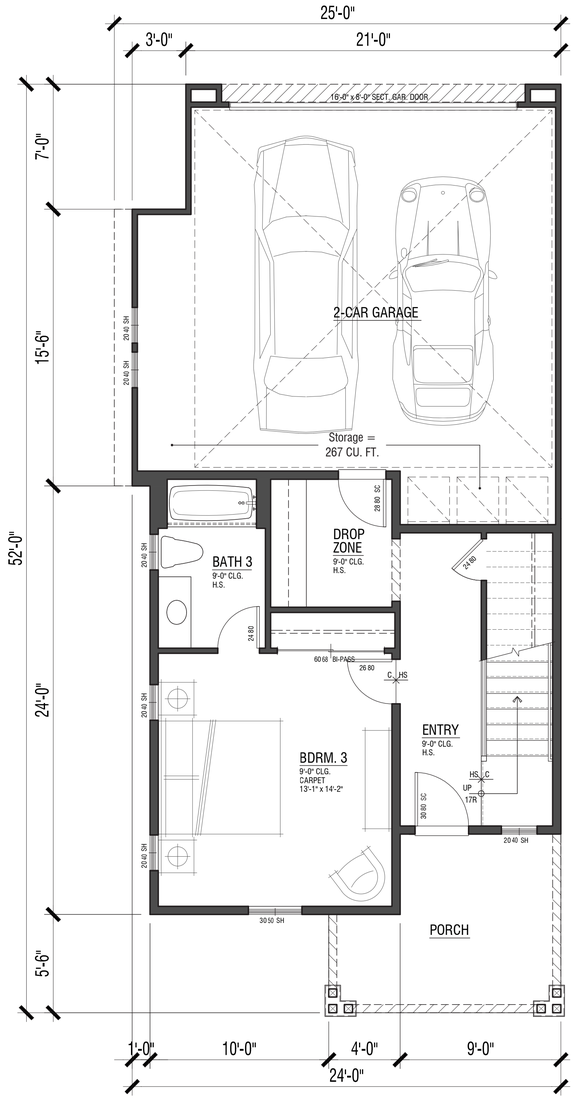
Third Floor
739 SF Living Area (Conditioned Space)

795 SF Footprint (<70% of First Floor)



Second Floor
906 SF Living Area (Conditioned Space)

906 SF Footprint (<80% of First Floor)



First Floor
504 Living Area (Conditioned Space)

1145 SF Footprint
80% = 916 SF
70% = 802 SF

Unit Floor Plan 1X

Living Area Total (Conditioned Space): 2149 SF
(Conditioned Space)

Baker Road

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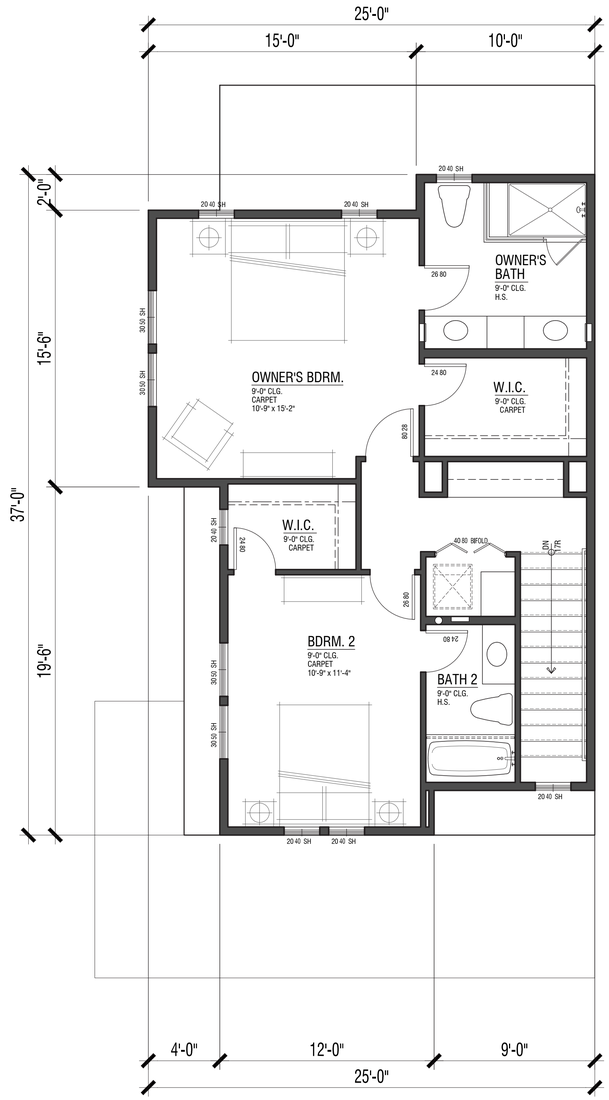
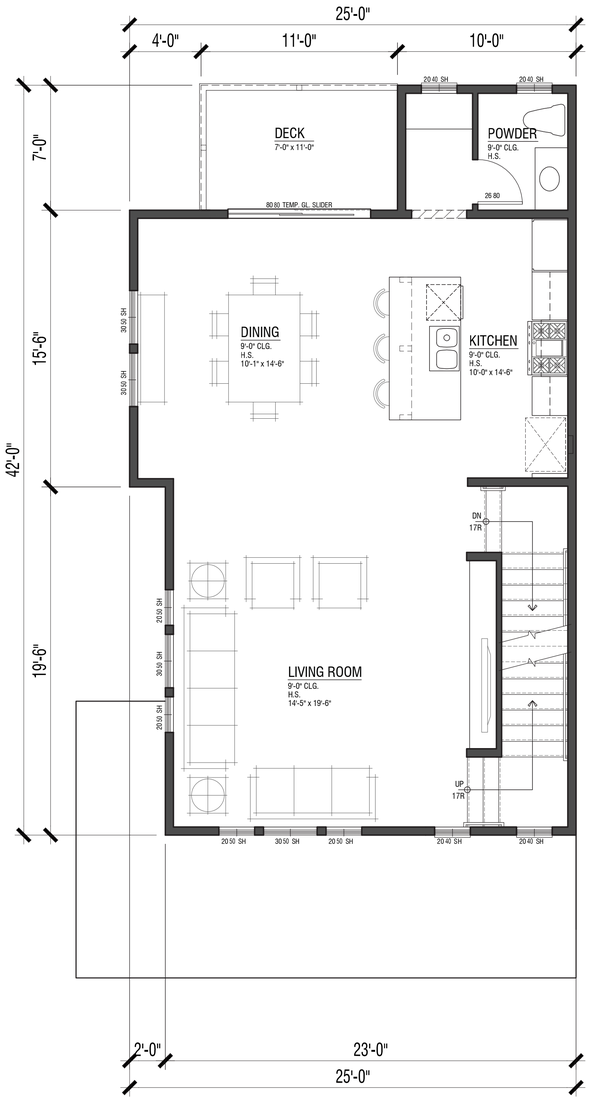


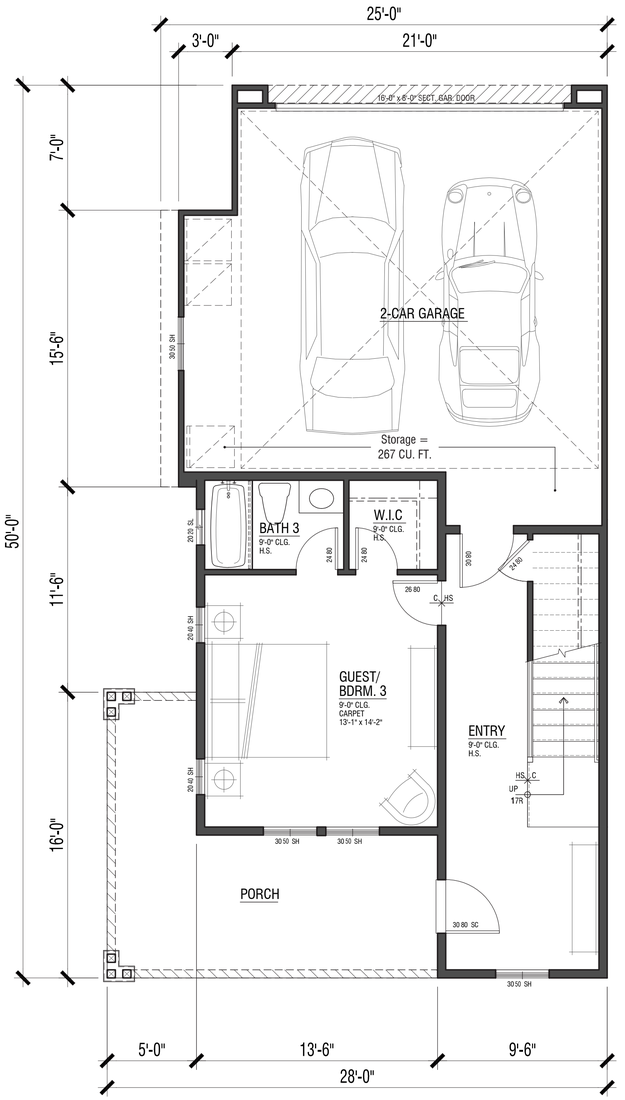
Third Floor
739 SF Living Area (Conditioned Space)

795 SF Footprint (<70% of First Floor)



Second Floor
906 SF Living Area (Conditioned Space)

906 SF Footprint (<80% of First Floor)



First Floor
517 Living Area (Conditioned Space)

1232 SF Footprint
80%= 986 SF
70%= 862 SF

Unit Floor Plan 1Y

Living Area Total (Conditioned Space): 2162 SF

Baker Road

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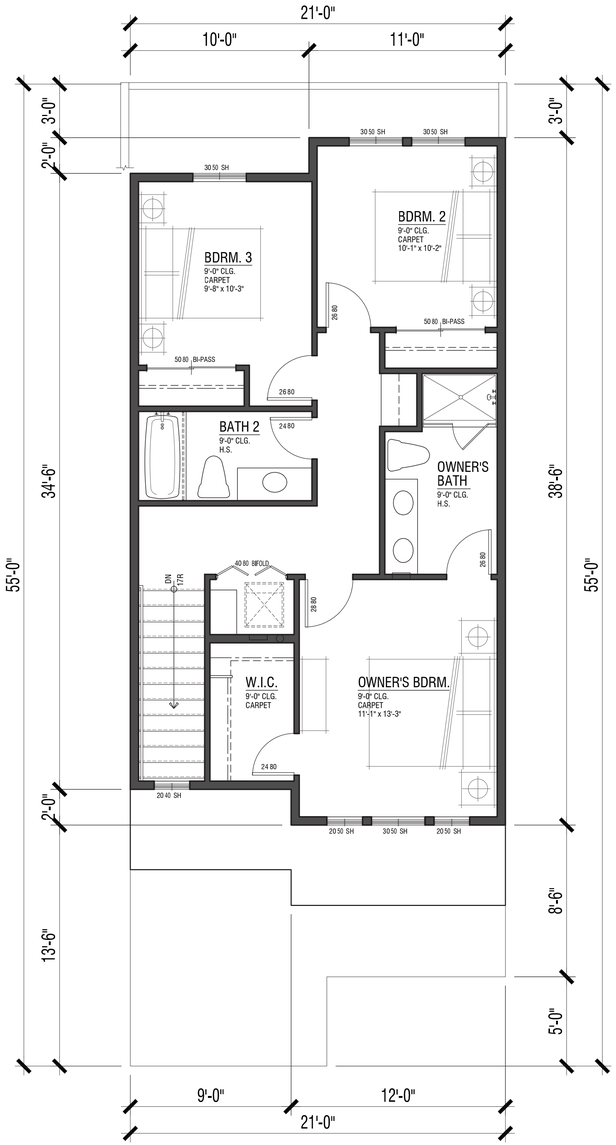
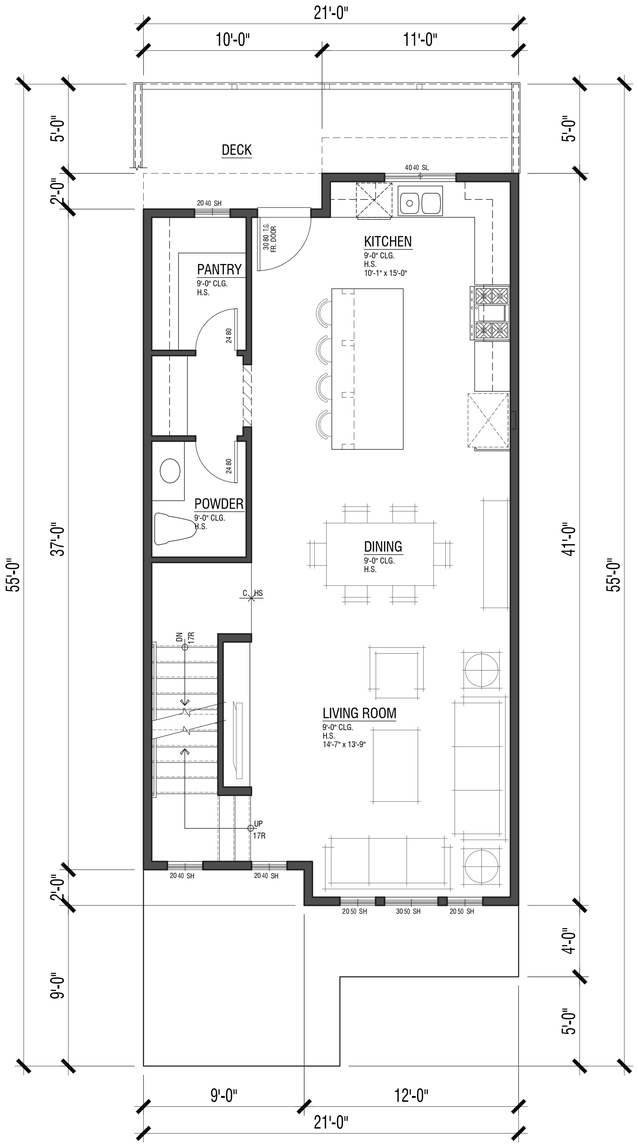


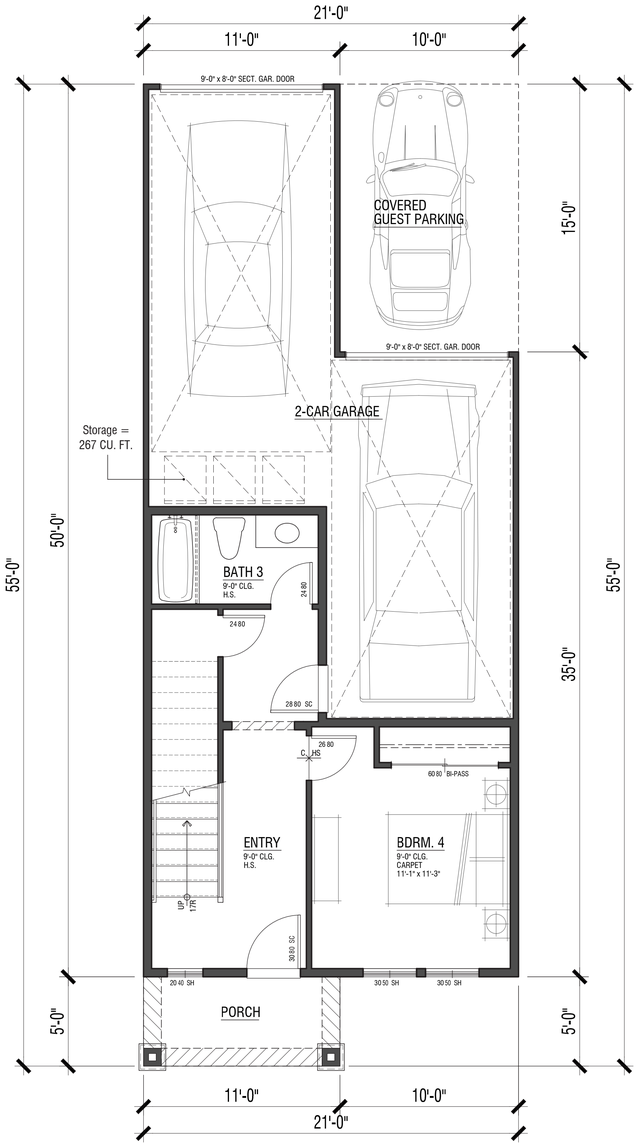
Third Floor
724 SF Living Area (Conditioned Space)

770 SF Footprint (<70% of First Floor)



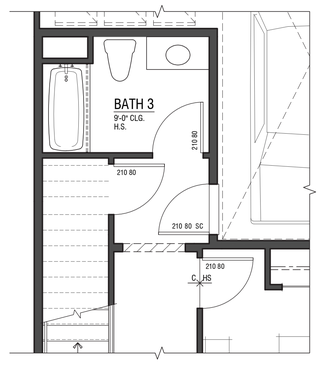
Second Floor
823 SF Living Area (Conditioned Space)

823 SF Footprint (<80% of First Floor)



First Floor
425 Living Area (Conditioned Space)

1105 SF Footprint
80% = 884 SF
70% = 773 SF



ADA Option

Unit Floor Plan 2

Living Area Total (Conditioned Space): 1972 SF

Baker Road

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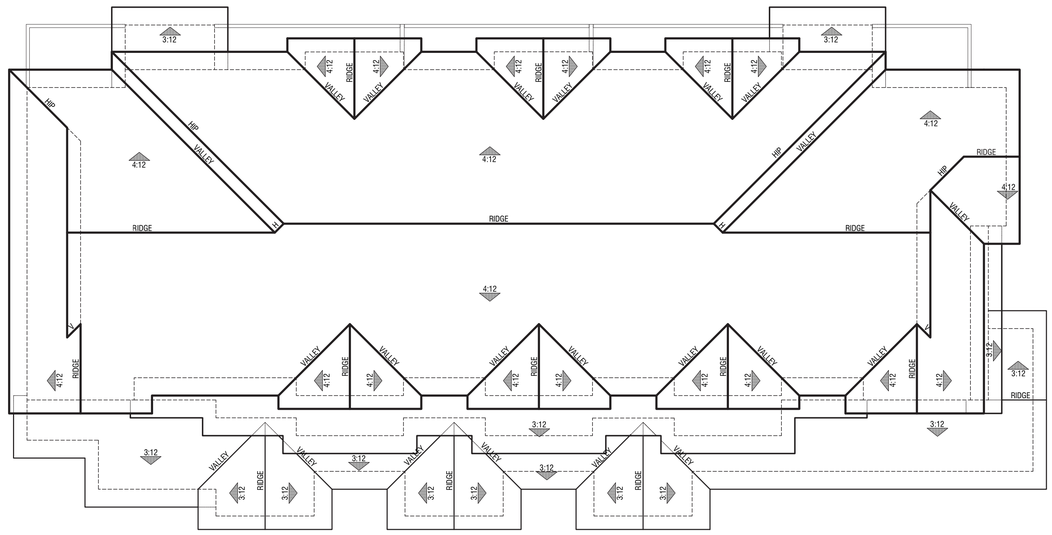
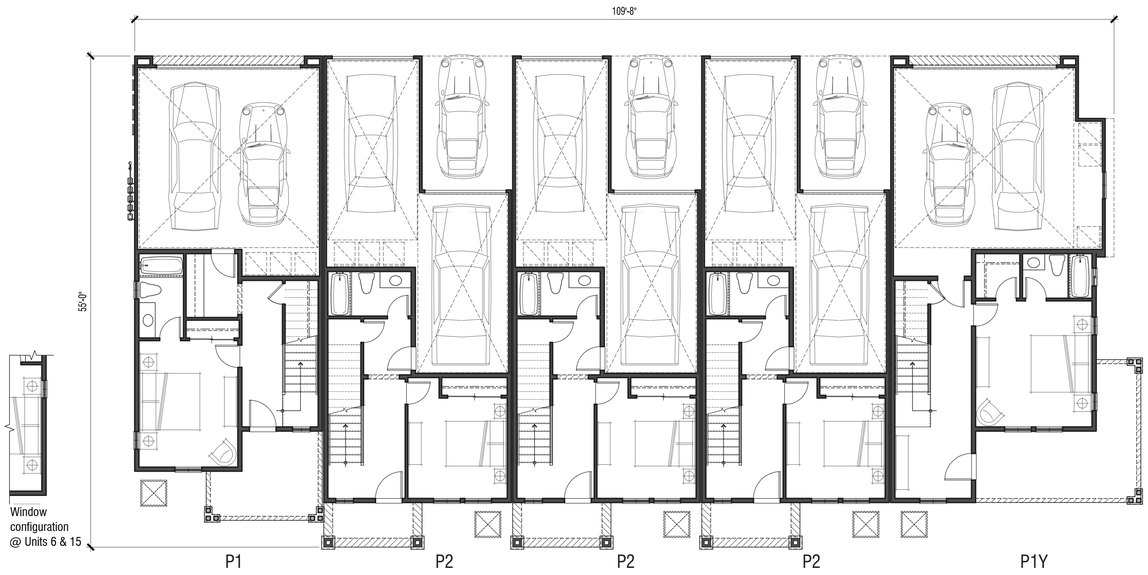
Third Floor

Second Floor



Roof Plan



First Floor

Building Plans

Buildings 1 (Reverse) & 4 (Shown)

Baker Road

Castro Valley, California

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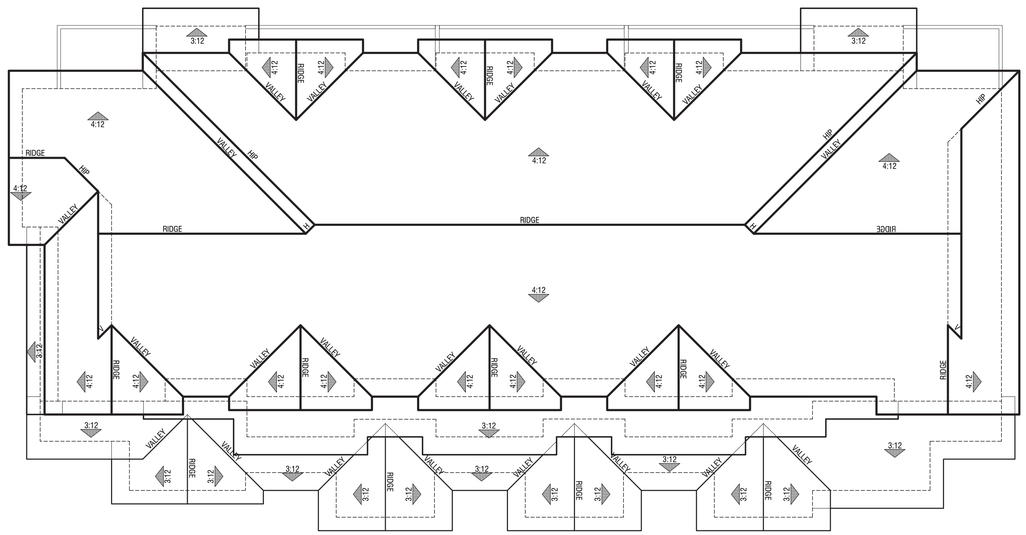
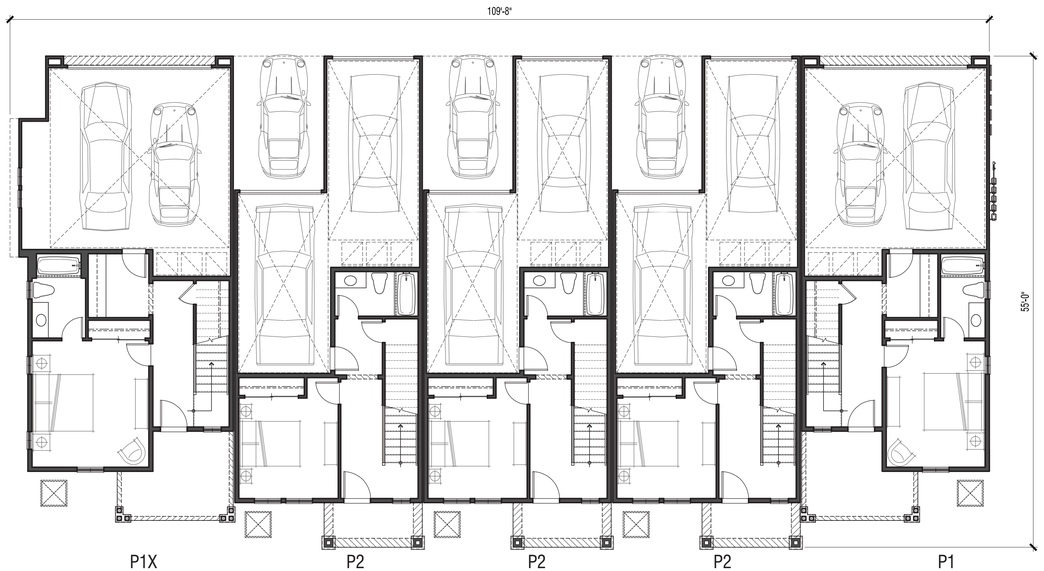
Third Floor

Second Floor



Roof Plan



First Floor

Building Plans

Buildings 2 (Reverse) & 3 (Shown)

Baker Road

Castro Valley, California

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Beckett Collection
Beckett 1 Light Outdoor Wall WZC
49722WZC (Weathered Zinc)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information

Product ID	49722WZC
Finish	Weathered Zinc
Available Finishes	WZC, WZC
Collection	Beckett Collection

Dimensions

Extension	10.50"
Height from center of Wall opening	3.00"
Base Backplate	4.50 X 7.00
Weight	7.50 LBS

Specifications

Material	Aluminum
Glass Description	Etched Seeded

Electrical

Voltage	120V

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Dimensions

Height	14.50"
Width	9.75"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
I	Alternate	LED	20W		
No	Hybrid	CFL	23-30W		

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-5575
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Light Fixture (Color Scheme #1)

Rear

Right

Note: Artist's conception; colors, materials and application may vary.

Left

Front
(Baker Road)

Exterior Elevations

Buildings 1 (Reverse) : Color Scheme #2
Building 4 (Shown): Color Scheme #1

Baker Road

Castro Valley, California
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0 8 16 24

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20162219 - Baker Road - Castro Valley, CA

Outdoor Wall 1Lt
9129AGZ (Aged Bronze)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information

Product ID	9129AGZ
Finish	Aged Bronze

Dimensions

Extension	8.75"
Height from center of Wall opening	3.00"
Base Backplate	5.75 X 13.50
Weight	7.40 LBS

Specifications

Material	Cast Aluminum
Glass Description	Textured Linen Seeded

Electrical

Voltage	120V

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	150W
Socket Wire	150
Socket Type	Medium
Lamp Type	A21

Dimensions

Height	13.50"
Width	7.50"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Hybrid	CFL	23-30W		

Kichler
7711 East Pleasant Valley Road
Cortland, Ohio 44410-9010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Light Fixture (Color Scheme #2)

Rear

Right

Typical wall light fixture location and illuminated address panel, see cut sheet for more information.

Note: Artist's conception; colors, materials and application may vary.

Left

Front
(Rutledge Road)

Exterior Elevations

Buildings 2 (Reverse) : Color Scheme #1
Building 3 (Shown): Color Scheme #2

Baker Road

Castro Valley, California
CDPCV I Investors LLC

0 8 16 24

WILLIAM HEZMALHALCH
ARCHITECTS INC.
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210
925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
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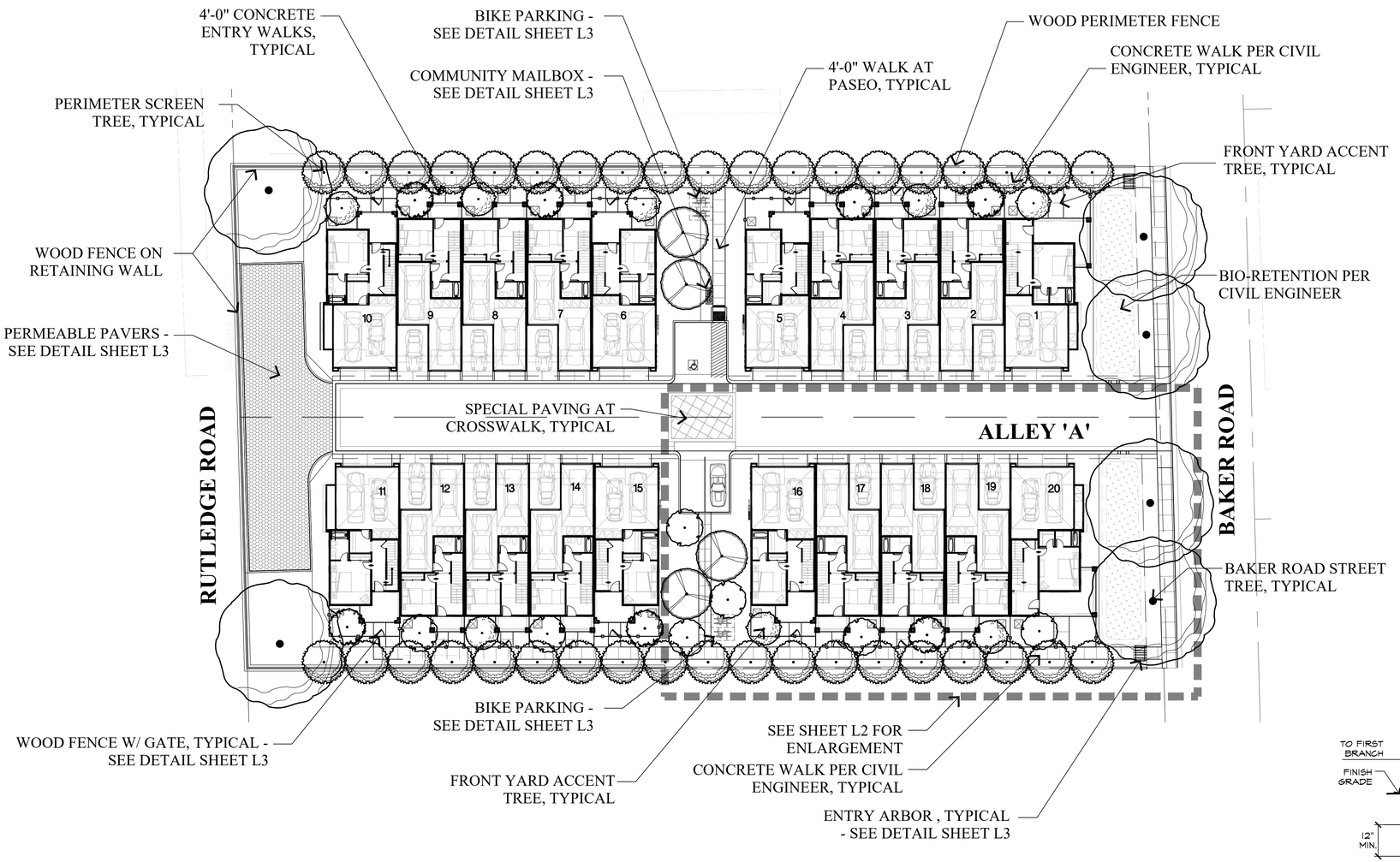
May 04, 2017

A3.4

2016219

2016219 - Baker Road - Castro Valley, CA

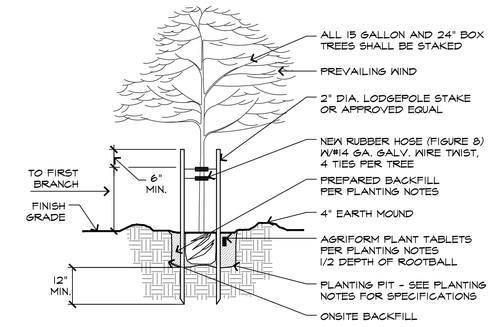


PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
BAKER ROAD STREET TREE:				
PLATANUS 'RACEMOSA'	CALIFORNIA SYCAMORE	24" BOX	40' WIDE/50' HIGH	LOW
PASEO ACCENT TREE:				
LAGERSTROEMIA 'ACOMA'	CRAPE MYRTLE	15 GALLON	12' WIDE/12' HIGH	LOW
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	35' WIDE/25' HIGH	MEDIUM
FRONT YARD ACCENT TREES:				
LAGERSTROEMIA 'ACOMA'	CRAPE MYRTLE	15 GALLON	12' WIDE/12' HIGH	LOW
PRUNUS 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	15' WIDE/20' HIGH	LOW
LAGERSTROEMIA I. 'CATAWBA'	CRAPE MYRTLE STND.	15 GALLON	15' WIDE/15' HIGH	LOW
PERIMETER SCREEN TREE:				
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	15 GALLON	15' WIDE/10' HIGH	LOW

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE AND BAY-FRIENDLY LANDSCAPE: A MINIMUM OF 75% OF THE TOTAL NUMBER OF PLANTS SHALL BE LOW WATER USE.
4. ALL LANDSCAPE PLANTS SHALL REQUIRE NO SHEARING: PLANT SPACING SHALL NOT ALLOW PLANTS TO GROW IN ADJACENT BUILDINGS, SIDEWALKS, ROADWAYS, OR LANDSCAPE AREAS.
5. ALL NEW PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS USING LOW-FLOW BUBBLERS OR DRIP METHODS.
6. AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE USED.
7. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3": IF APPLICABLE PRODUCE MULCH AND/OR COMPOST FROM PLANT DEBRIS
8. IMPORT TOPSOIL TO MEET ORGANIC MATTER CONTENT OF A MINIMUM 3.5% BY DRY WEIGHT.
9. DIVERT 50% OF LANDSCAPE CONSTRUCTION AND DEMOLITION WASTE BY VOLUME OR WEIGHT.



NOTE:
1. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREES IS WITHIN 10' FROM PAVING. ROOT SOLUTIONS ROOT BARRIER OR EQUAL MAY BE USED. LENGTH OF BARRIER TO BE CENTERED ON TREE.

A **TREE PLANTING AND STAKING DETAIL** SCALE : 1/2" = 1'-0"

024 - TreeStPlntg

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
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WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

CDP CV II LLC

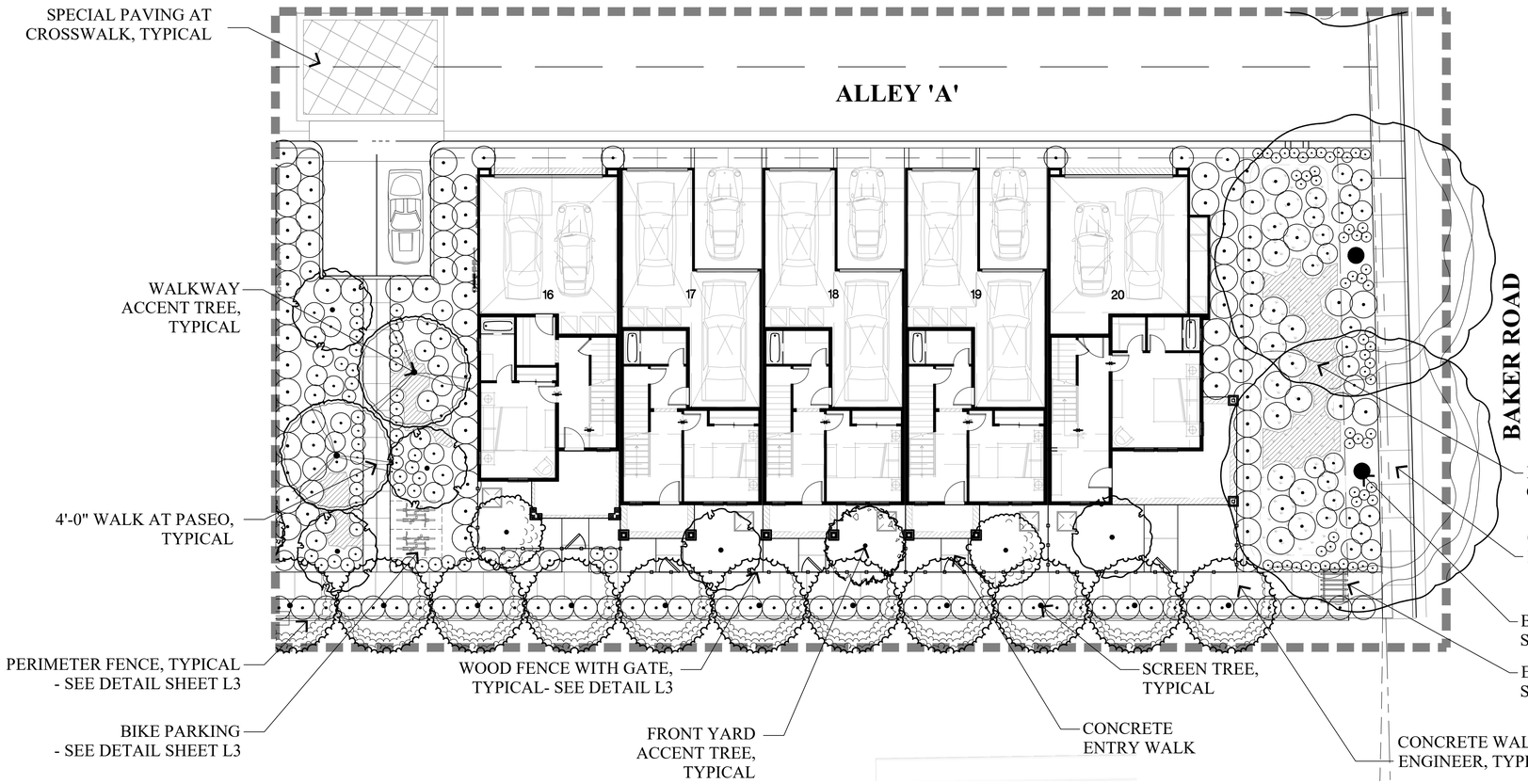
Preliminary Landscape Site Plan

BAKER ROAD

Castro Valley, California

April, 2017

L1



PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ACACIA 'COUSIN IT'	LITTLE RIVER WATTLE	5 GALLON	LOW
AGAVE AMERICANA 'DWARF ALBA'	WHITE STRIPE DWARF AGAVE	1 GALLON	LOW
AGAVE ATTENUATA	FOX TAIL AGAVE	5 GALLON	LOW
BOUTALOUA GRACILIS ' BLONDE AMBITION'	BLUE GRAMA GRASS	5 GALLON	LOW
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CAREX DIPSACEA	AUTUMN SEDGE	1 GALLON	LOW
CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW
COLEONEMA PULCHRA	BREATH OF HEAVEN	5 GALLON	MEDIUM
COLEONEMA 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	1 GALLON	MEDIUM
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
ERYSIMUM 'BOWLES MAUVE'	MAUVE CLUSTERS	1 GALLON	LOW
ESCALLONIA 'FRADESII'	ESCALLONIA	5 GALLON	MEDIUM
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
EURYOPS P. 'MUNCHKIN'	DWARF EURYOPS	1 GALLON	LOW
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	MEDIUM
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
GERANIUM 'JOHNSON'S BLUE'	GERANIUM	1 GALLON	MEDIUM
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
LAVANDULA A. 'STOECHES'	SPANISH LAVANDER	1 GALLON	LOW
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	GALLON	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA D. 'COMPACTA'	WARF HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	1 GALLON	LOW
NEPETA FAASSENNII	CATMINT	1 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW
SHRUBS - BIO-SWALE			
BUDDLEJA DAVIDII	BUTTERFLY BUSH	1 GALLON	LOW
IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GALLON	LOW
MUHLENBERGIA RIGENS	DEERGRASS	1 GALLON	LOW
PENSTEMON HYBRIDS	GARDEN PENSTEMON	1 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GALLON	LOW
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GALLON	LOW
STACHYS SPP.	LAMBS EAR	1 GALLON	LOW
TRICHOSTEMA SPP.	WOOLY BLUE CURLS	1 GALLON	LOW
VINES			
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON	LOW
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GALLON	LOW
ROSA BANKSIAE	LADY BANKS ROSE	5 GALLON	LOW
GROUNDCOVERS			
JUNCUS PATENS	CALIFORNIA RUSH		LOW
1 GALLON @ 36" O.C.			

N

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

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CDP CV II LLC

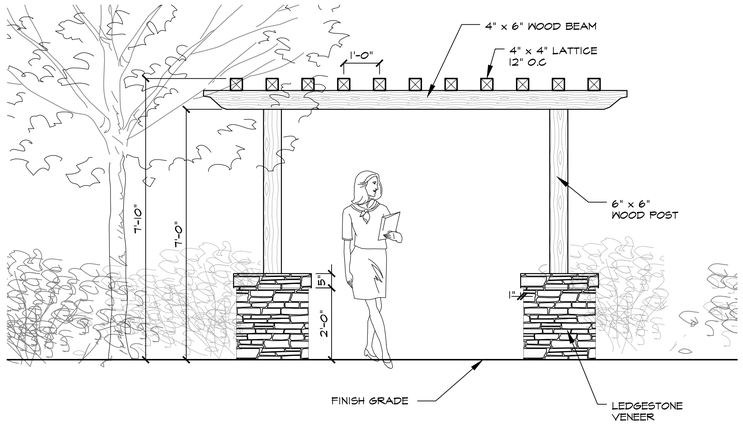
Preliminary Landscape Plan Enlargement

BAKER ROAD

Castro Valley, California

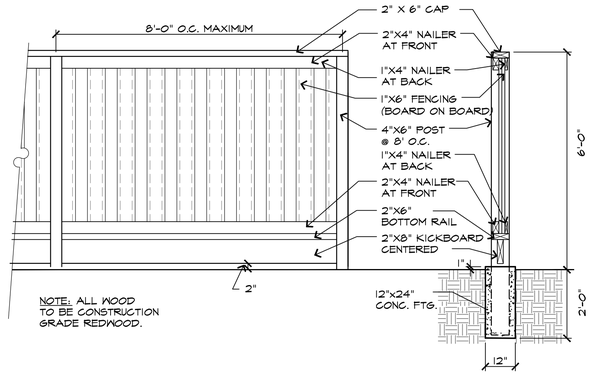
April, 2017

L2



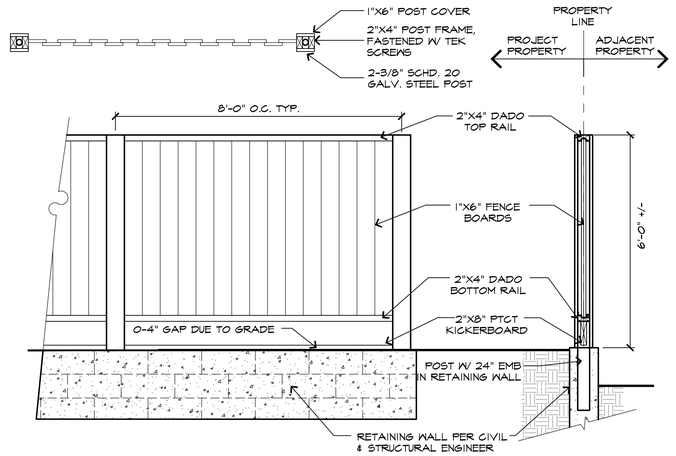
A **ENTRY ARBOR** SCALE: 1/2" = 1'-0"

024 - BROWFIL



B **WOOD PERIMETER FENCE W/KICKERBOARD** SCALE: 1/2" = 1'-0"

024 -FncRur

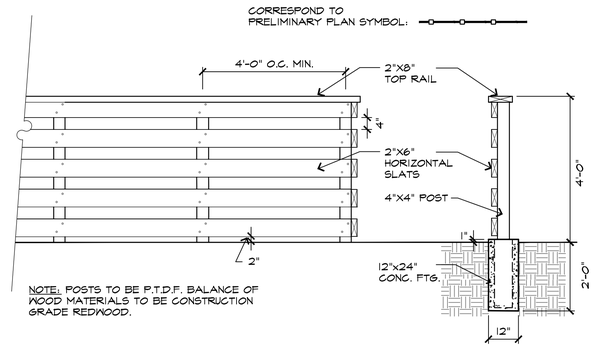


C **WOOD FENCE ON RETAINING WALL** SCALE: 1/2" = 1'-0"

024 -

NOTES:

1. ALL MATERIAL IS CONST. COMMON REDWOOD, U.N.O.



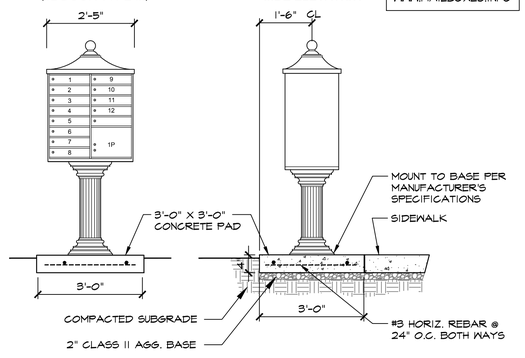
D **WOOD FENCE** SCALE: 1/2" = 1'-0"

024 - FncRur

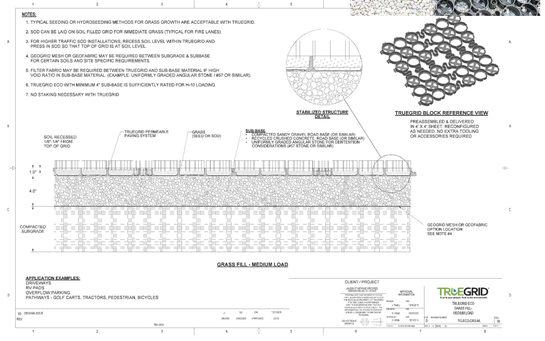
1570 MODEL
(12 DOOR TYPE III)

SIDE ELEVATION

MAILBOX TO BE:
REGENCY W/
EDWARD BASE
#REG-ED-TOP-B-12
COLOR: BRONZE
BY CUSTOM HOME
ACCESSORIES, INC.
WWW.MAILBOXES.INFO



E **COMMUNITY MAILBOXES**



F **PERMEABLE PAVERS**

G **BIKE PARKING**

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BAKER ROAD

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L3