

VESTING TENTATIVE SUBDIVISION MAP

FOR

PITTSBURG TECHNOLOGY CENTER 2232 GOLF CLUB ROAD, PITTSBURG, CA 94565

PROJECT DATA

OWNER: JOE HUBBARD
AVOID DIGITAL PARTNERS
107 ELM STREET, 5TH FLOOR SUITE 501
STAMFORD, CT 06902

APPLICANT: JOE HUBBARD
AVOID DIGITAL PARTNERS
107 ELM STREET, 5TH FLOOR SUITE 501
STAMFORD, CT 06902

MAP PREPARED BY: RYAN BERNAL, PE
KIMLEY-HORN AND ASSOCIATES, INC.
2121 S EL CAMINO REAL, SUITE 550
SAN MATEO, CA 94403
(650) 285-2115
RYAN.BERNAL@KIMLEY-HORN.COM

EXISTING ZONING: OS OPEN SPACE

PROPOSED ZONING: ECI EMPLOYMENT CENTER INDUSTRIAL

EXISTING LAND USE: FORMER GOLF COURSE, OPEN SPACE

PROPOSED LAND USE: DATA CENTER

THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT FOR 2232 GOLF CLUB ROAD, PREPARED BY OLD REPUBLIC TITLE COMPANY DATED DECEMBER 28 TH, 2023 ORDER NUMBER 0140031911-SH, AND BY NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY

FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR CONTRA COSTAL COUNTY, CALIFORNIA, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA, THE DEFINITION OF ZONE "X" IS : AREAS OF MINIMAL FLOOD HAZARD.

BENCHMARK: NAVD 88 BASED ON OBSERVATIONS TO NGS MONUMENT HONKER BAY (PID-AA3823)

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS NAD83 CALIFORNIA COORDINATE SYSTEM ZONE 3, ESTABLISHED FROM OBSERVATIONS AND CALIBRATING TO FOUND NGS MONUMENTS (PID AA3823, PID JS1865 AND PID DE8493), THE DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.

ADDITIONAL EASEMENTS MAY BE NECESSARY, ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.

EASEMENTS TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT.

SUBJECT TO PROJECT CCARS TO BE RECORDED BY SEPARATE INSTRUMENT.

THE SITE IS CURRENTLY 3 LOTS AND WILL BE SUBDIVIDED INTO 12 LOTS. THE OWNER INTENDS TO FILE MULTIPLE FINAL MAPS.

THIS MAP SHOWS TWO OPTIONS, EITHER OPTION CAN BE SELECTED DURING DEVELOPMENT OF THE PROJECT PRIOR TO RECORDECTION OF THE FINAL MAP FOR THE LAST PHASE OF THE PROJECT.

LEGEND

--- CENTER LINE
- - - PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - DEDICATION LINE

UTILITY PURVEYORS

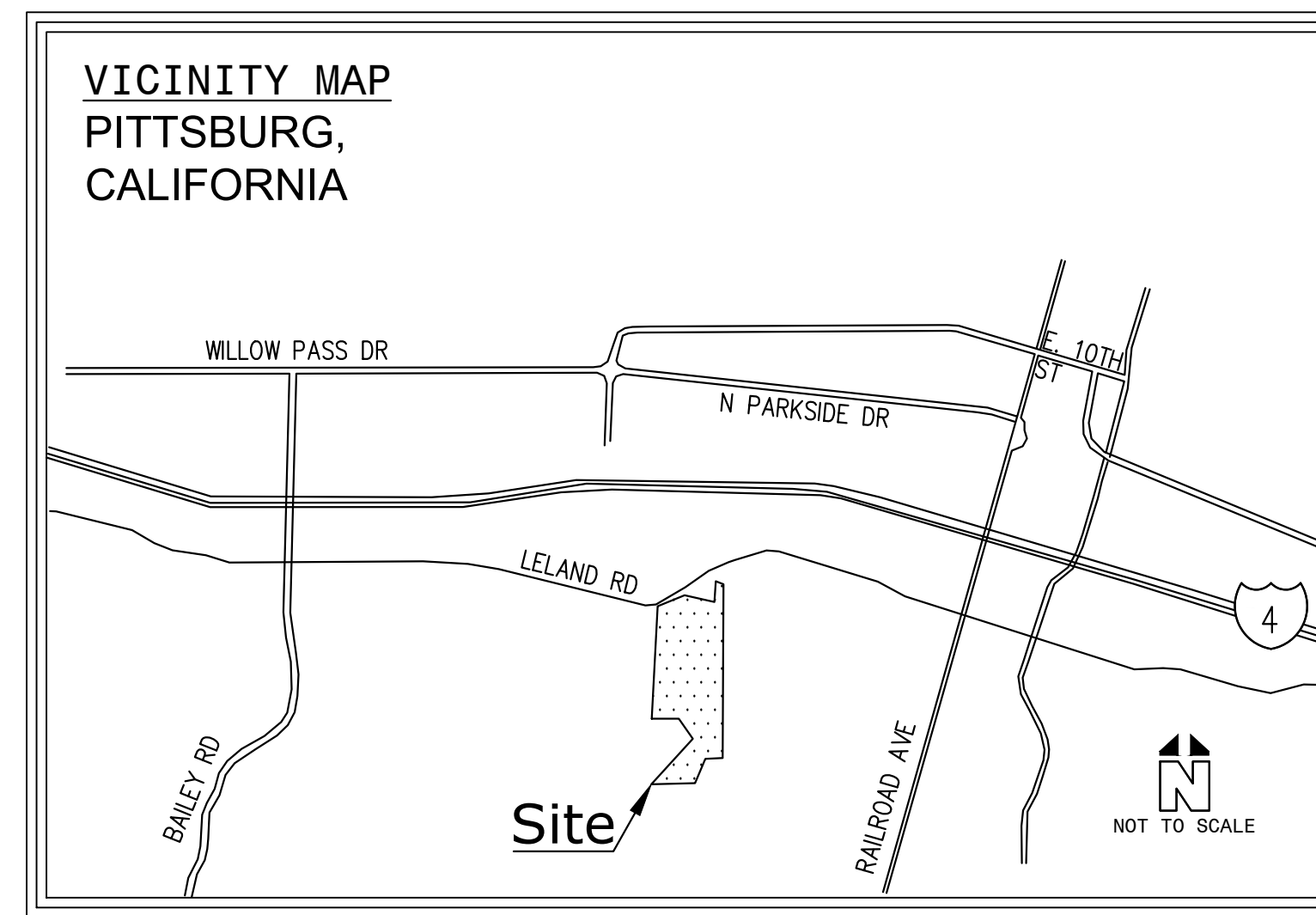
WATER
CITY OF PITTSBURG
65 CIVIC AVENUE
PITTSBURG, CA 94565
(925)-252-4242

GAS
PACIFIC GAS AND ELECTRIC (PG&E)
2111 HILLCREST AVE.
ANTIOCH, CA 94509
(415) 973-1000

SEWER
CITY OF PITTSBURG
65 CIVIC AVENUE
PITTSBURG, CA 94565
(925)-252-4242

ELECTRIC
PACIFIC GAS AND ELECTRIC (PG&E)
2111 HILLCREST AVE.
ANTIOCH, CA 94509
(415) 973-1000

AT&T
124 E EL CAMINO REAL
SUNNYVALE, CA 94087
(800) 944-0447



SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM1.0	COVER SHEET
TM2.0	EXISTING CONDITIONS
TM3.0	SITE PLAN AND PARCELIZATION PLAN - OPTION 1
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TM4.0	CONCEPTUAL GRADING & STORMWATER MANAGEMENT PLAN - OPTION 1
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LEGAL DESCRIPTION PER TITLE REPORT

TRACT ONE:
PARCEL A AS SHOWN ON PARCEL MAP MS 677-05 FILED JUNE 10, 2005, IN BOOK 193 OF PARCEL MAPS, PAGE 39, CONTRA COSTA, COUNTY RECORDS. APN: 095-150-032

TRACT TWO:
PARCEL ONE:
BEGINNING AT THE SOUTHWEST CORNER OF THE 13.92 ACRE PARCEL OF LAND DESCRIBED AND DESIGNATED PARCEL VI IN THE DEED FROM C.A. HOOPER & CO. TO PACIFIC GAS AND ELECTRIC COMPANY, DATED DECEMBER 27, 1951 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF CONTRA COSTA IN BOOK 1872 OF OFFICIAL RECORDS AT PAGE 189 AN RUNNING THENCE NORTH 0° 10' EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND (MISSING DISTANCE CALL ON TITLE REPORT); THENCE SOUTH 73° 11 1/2' EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND, 182.03 FEET; THENCE SOUTH 0° 19 1/2' WEST 718.40 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND, THENCE SOUTH 89° 50' WEST, ALONG THE LAST MENTIONED BOUNDARY LINE, 172.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING A PORTION OF RANCHO LAS MEDANOS.

PARCEL TWO:
A RIGHT OF WAY FOR A ROAD FOR INGRESS TO AND EGRESS FROM PARCEL ONE WITHIN THE STRIP OF LAND DESCRIBED AS FOLLOWS, TO WIT:

A STRIP OF LAND OF THE UNIFORM WIDTH OF 60 FEET EXTENDING FROM THE EASTERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND WESTERLY TO THE EASTERLY BOUNDARY LINE OF PARCEL ONE HEREIN BEFORE DESCRIBED, AND LYING EQUALLY ON EACH SIDE OF THE LINE WHICH BEGINS AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND FROM WHICH THE SOUTHEAST CORNER OF SAID 13.92 ACRE PARCEL OF LAND BEARS SOUTH 0° 19 1/2' WEST 263.0 FEET DISTANT AND RUNS THENCE SOUTH 89° 50' WEST, PARALLEL WITH THE SOUTHERLY BOUNDARY LINE OF SAID 13.92 ACRE PARCEL OF LAND, 800 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE.

APN: 095-160-001

TRACT THREE:
LOTS 1, 2 AND 3, AND THE SOUTHEAST 1/4 (ONE-FOURTH) OF THE NORTHWEST 1/4 (ONE-FOURTH) OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM:
1. THAT PARCEL OF LAND CONTAINING 11.42 ACRES, MORE OR LESS, DESCRIBED IN THE DEED FROM JOHN FAHY, ET U. TO UNITED STATES OF AMERICA, DATED APRIL 26, 1938 AND RECORDED MAY 12, 1938 IN VOLUME 448 OF OFFICIAL RECORDS, AT PAGE 388, AS FOLLOWS:

"BEGINNING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, DISTANT THEREON NORTH 0° 16' EAST 975.7 FEET FROM GRANT CORNER NUMBER 5 OF THE RANCHO LOS MEDANOS AT THE CENTER OF SAID SECTION 19; THENCE FROM SAID POINT OF BEGINNING SOUTH 0° 16' WEST 63.3 FEET, ALONG SAID EAST LINE; THENCE NORTH 71° 11' WEST 1526.9 FEET; THENCE ON A CURVE TO THE RIGHT (TANGENT TO THE PRECEDING COURSE) WITH A RADIUS OF 180 FEET, A DISTANCE OF 169.2 FEET; THENCE NORTH 17° 19' WEST 462.4 FEET; THENCE ON A CURVE TO THE LEFT (TANGENT TO THE PRECEDING COURSE) WITH A RADIUS OF 60 FEET, A DISTANCE OF 54.8 FEET; THENCE NORTH 69° 36' WEST 486.3 FEET; THENCE SOUTH 89° 52' WEST 100.00 FEET; THENCE MORE OR LESS, TO THE MOUNT MERIDIAN, WHICH IS THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE NORTH 0° 08' WEST 365.8 FEET, MORE OR LESS, ALONG SAID MERIDIAN TO GRANT CORNER NUMBER 7 OF THE RANCHO LOS MEDANOS, WHICH IS THE NORTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 89° 44' EAST 101.0 FEET, ALONG SAID LINE; THENCE SOUTH 0° 16' EAST 100.0 FEET; THENCE SOUTH 25° 44' EAST 135.6 FEET; THENCE SOUTH 52° 47' EAST 103.7 FEET; THENCE SOUTH 69° 36' EAST 457.8 FEET; THENCE SOUTH 17° 19' EAST 542.3 FEET; THENCE SOUTH 49° 04' EAST 106.2 FEET; THENCE SOUTH 71° 11' EAST 600.0 FEET; THENCE SOUTH 78° 02' EAST 503.6 FEET; THENCE SOUTH 66° 55' EAST 268.8 FEET; MORE OR LESS, TO THE EAST LIEN OF SAID NORTHWEST QUARTER OF SECTION 19; THENCE SOUTH 0° 16' WEST 126.6 FEET, MORE OR LESS, ALONG SAID LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:
THAT PORTION THEREOF DESCRIBED IN THE DEED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 19, 1952, BOOK 1994, PAGE 129

ALSO EXCEPTING THEREFROM:
THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE CITY OF PITTSBURG RECORDED DECEMBER 8, 1960, BOOK 3759, OFFICIAL RECORDS, PAGE 1

ALSO EXCEPTING THEREFROM:
THAT PORTION THEREOF LYING SOUTHERLY OF THE NORTHEASTERLY BOUNDARY LINE OF THE CONTRA COSTA CANAL. APN: 095-160-002

NOTE: TITLE REPORT REFLECTIVE OF CURRENT PARCELIZATION AND WILL BE UPDATED FOLLOWING RECORDECTION OF PARCEL MAP WAIVER MAP IN PROCESS WITH CITY OF PITTSBURG.

NO.	REVISIONS	DATE	BY

Kimley Horn
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DATE	BY
07/27/2024	RYAN BERNAL
DESIGNED BY: RIB	RYAN BERNAL
DRAWN BY: JRT	RYAN BERNAL
CHECKED BY: AV	RYAN BERNAL

COVER SHEET

SHEET NUMBER
TM1.0

This document, together with the conditions and covenants herein, represents the entire agreement between the parties hereto and shall not be subject to modification or amendment without the written consent of all parties hereto. No part of this document shall be construed to constitute an offer of insurance or any other financial product. This document is intended for informational purposes only and does not constitute an offer of insurance or any other financial product. This document is intended for informational purposes only and does not constitute an offer of insurance or any other financial product.

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE TO BE QUITCLAIMED
- EASEMENT LINE TO REMAIN
- RIGHT OF WAY
- X EXISTING TREE, WITH TREE NUMBER, SEE TREE TABLE
- 200 --- EXISTING CONTOURS

ABBREVIATIONS

- AC - ACRES
- APN - ASSESSOR PARCEL NUMBER
- L - LENGTH
- RF - PROPERTY LINE
- SF - SQUARE FEET
- R - RADIUS

TITLE REPORT EXCEPTIONS

- 4 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: FEDERAL ENGINEERING COMPANY, FOR: A SINGLE LINE OF POLES FOR TELEGRAPH OR TELEPHONE LINES AND INCIDENTAL PURPOSES. RECORDED: DECEMBER 26, 1930 IN BOOK 227 OF OFFICIAL RECORDS, PAGE 216. AFFECTS: A PORTION OF THE PREMISES, AND AS MODIFIED BY AN INSTRUMENT, RECORDED AUGUST 24, 1939 IN BOOK 519 OF OFFICIAL RECORDS, PAGE 79.
- 5 COVENANTS, CONDITIONS AND RESTRICTIONS WHICH DO NOT CONTAIN EXPRESS PROVISION FOR FORFEITURE OR REVERSION OF TITLE IN THE EVENT OF VIOLATION, BUT OMITTING ANY COVENANTS OR RESTRICTION IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.
- 6 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: HERBERT B. ELWORTHY, ET AL FOR: ROAD PURPOSES. RECORDED: MAY 9, 1960 IN BOOK 3615 OF OFFICIAL RECORDS, PAGE 546. AFFECTS: A PORTION OF THE PREMISES.
- 7 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: CITY OF PITTSBURG FOR: ROAD PURPOSES. RECORDED: DECEMBER 8, 1960 IN BOOK 3759 OF OFFICIAL RECORDS, PAGE 1. AFFECTS: A PORTION OF THE PREMISES.
- 11 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: FEDERAL ENGINEERING COMPANY, FOR: A SINGLE LINE OF POLES FOR TELEGRAPH OR TELEPHONE LINES AND INCIDENTAL PURPOSES. RECORDED: DECEMBER 26, 1930 IN BOOK 227 OF OFFICIAL RECORDS, PAGE 216. AFFECTS: A PORTION OF THE PREMISES.
- 13 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: CITY OF PITTSBURG, A MUNICIPAL CORPORATION AND STANDARD PACIFIC GAS INCORPORATED, A CORPORATION, FOR: SINGLE LINE OF POLES AND RIGHT OF WAY, DATED: JULY 6, 1953. RECORDED: IN BOOK 2261 OF OFFICIAL RECORDS, PAGE 564 UNDER RECORDER'S SERIAL NUMBER 4006. AFFECTS: PARCEL 5.
- 18 COVENANTS, CONDITIONS AND RESTRICTIONS WHICH DO NOT CONTAIN EXPRESS PROVISION FOR FORFEITURE OR REVERSION OF TITLE IN THE EVENT OF VIOLATION, BUT OMITTING ANY COVENANTS OR RESTRICTION IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.
- 26 ENTITLED: QUITCLAIM DEED, EXECUTED BY: UNITED STATES OF AMERICA, RECORDED: DECEMBER 8, 1960 IN BOOK 3759 OF OFFICIAL RECORDS, PAGE 1. SAID COVENANTS, CONDITIONS AND RESTRICTIONS DO NOT CONTAIN EXPRESS PROVISIONS FOR FORFEITURE OR REVERSION OF TITLE IN THE EVENT OF VIOLATION. AGREEMENT EXTENDING TERMS, CONDITIONS AND RESTRICTIONS OF DEED, RECORDED APRIL 28, 1975, BOOK 7485, PAGE 918. OFFICIAL RECORDS AGREEMENT EXTENDING TERMS, CONDITIONS AND RESTRICTIONS OF DEED, RECORDED FEBRUARY 11, 1986, BOOK 12739, PAGE 247, OFFICIAL RECORDS.
- 27 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: DEED GRANTED TO: CITY OF PITTSBURG FOR: ROAD PURPOSES. RECORDED: DECEMBER 8, 1960 IN BOOK 3759 OF OFFICIAL RECORDS, PAGE 1. AFFECTS: A PORTION OF THE PREMISES.

NOTE

1. PARCELIZATION SHOWN IS REFLECTIVE OF PARCEL MAP WAIVER MAP THAT IS IN PROCESS WITH CITY OF PITTSBURG FOR PROPERTY.

Tree #	Common Name	Botanical Name	DBH (in.)
1	Baldwood Acacia	Acacia Melanoxylon	19.7
2	Mexican Fan Palm	Washingtonia robusta	17
3	Mexican Fan Palm	Washingtonia robusta	19
4	Italian Stone Pine	Pinus pinea	35 ¹
5	Italian Stone Pine	Pinus pinea	47 ¹
6	Mexican Fan Palm	Washingtonia robusta	25
7	Black Cottonwood	Populus trichocarpa	45 ²
8	Mexican Fan Palm	Washingtonia robusta	18.7
9	Aleppo Pine	Pinus halepensis	17.9
10	Aleppo Pine	Pinus halepensis	24.5 ²
11	Aleppo Pine	Pinus halepensis	19.7
12	Aleppo Pine	Pinus halepensis	18.8 ¹
13	Italian Stone Pine	Pinus pinea	32.7
14	Italian Stone Pine	Pinus pinea	23.3, 13
15	Italian Stone Pine	Pinus pinea	19
16	Italian Stone Pine	Pinus pinea	32 ¹
17	Italian Stone Pine	Pinus pinea	25
18	Italian Stone Pine	Pinus pinea	32
19	Silver Dollar Eucalyptus	Eucalyptus polyanthemos	14.8
20	Silver Dollar Eucalyptus	Eucalyptus polyanthemos	18.7
21	Silver Dollar Eucalyptus	Eucalyptus polyanthemos	21.2
22	Silver Dollar Eucalyptus	Eucalyptus polyanthemos	12.3, 15
23	Silver Dollar Eucalyptus	Eucalyptus polyanthemos	25.5
24	Stone Pine	Pinus pinea	31.3 ¹
25	Silver Dollar Eucalyptus	Eucalyptus polyanthemos	Multi-stemmed

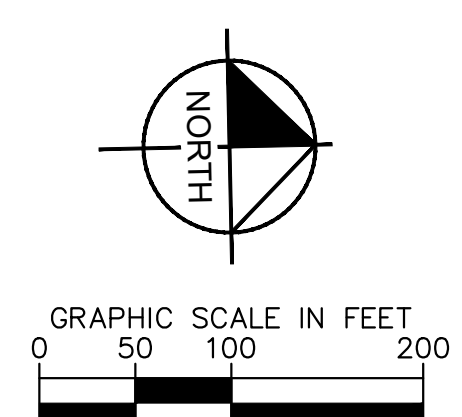
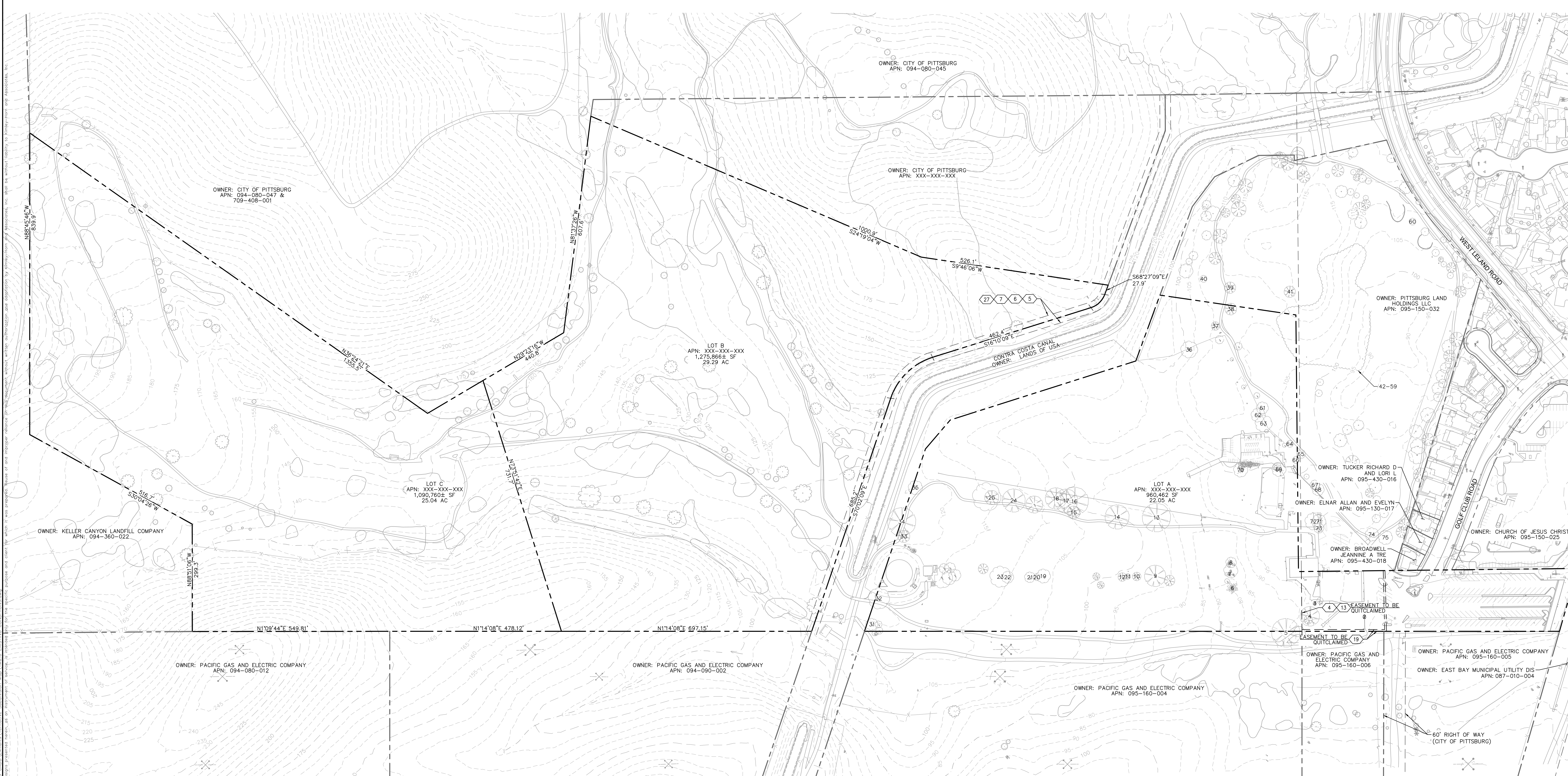
TREE REMOVALS

THE FOLLOWING TREES WILL BE REMOVED: 1 THROUGH 38, 42 THROUGH 64, 66, 69, 70.

Tree #	Common Name	Botanical Name	DBH (in.)
26	Eucalyptus	Eucalyptus spp.	26
27	Eucalyptus	Eucalyptus spp.	19.3
28	Eucalyptus	Eucalyptus spp.	23.4
29	Eucalyptus	Eucalyptus spp.	14.3
30	Eucalyptus	Eucalyptus spp.	29.2
31	Peruvian Pepper	Schinus molle	16.5 ³
32	Peruvian Pepper	Schinus molle	14, 16.5 ²
33	Deodar Cedar	Cedrus deodara	19.2
34	Aleppo Pine	Pinus pinea	35.5 ²
35	Monterey Pine	Pinus radiata	26 ¹
36	Fig	Ficus carica	Multi-stemmed
37	Canary Island Pine	Pinus canariensis	17.6
38	Aleppo Pine	Pinus halepensis	25.2
39	Aleppo Pine	Pinus halepensis	17
40	Valley Oak	Quercus lobata	17
41	Aleppo Pine	Pinus halepensis	21.7
42	Aleppo Pine	Pinus halepensis	16.5 ¹
43	Aleppo Pine	Pinus halepensis	30 ²
44	Aleppo Pine	Pinus halepensis	18.3
45	Peruvian Pepper	Schinus molle	19.8
46	Shamel Ash	Fraxinus uhdei	22.5
47	Shamel Ash	Fraxinus uhdei	22
48	Aleppo Pine	Pinus halepensis	26.5
49	Peruvian Pepper	Schinus molle	23
50	Shamel Ash	Fraxinus uhdei	22

Tree #	Common Name	Botanical Name	DBH (in.)
51	Aleppo Pine	Pinus halepensis	30 ¹
52	Peruvian Pepper	Schinus molle	27
53	Shamel Ash	Fraxinus uhdei	14
54	Peruvian Pepper	Schinus molle	27.3
55	Shamel Ash	Fraxinus uhdei	18.6
56	Shamel Ash	Fraxinus uhdei	15.6
57	Aleppo Pine	Pinus halepensis	16.1, 16.2
58	Aleppo Pine	Pinus halepensis	27.5 ¹
59	Shamel Ash	Fraxinus uhdei	21.3
60	Eucalyptus	Eucalyptus spp.	16.5
61	Shamel Ash	Fraxinus uhdei	20.7
62	Shamel Ash	Fraxinus uhdei	21.2 ¹
63	Shamel Ash	Fraxinus uhdei	20.9
64	Shamel Ash	Fraxinus uhdei	15.7
65	Shamel Ash	Fraxinus uhdei	15.8
66	Shamel Ash	Fraxinus uhdei	14.4
67	Ash	Fraxinus spp.	19.8
68	Ash	Fraxinus spp.	23.4
69	Black Cottonwood	Populus trichocarpa	48
70	Peruvian Pepper	Schinus molle	32 ¹
71	Raywood Ash	Fraxinus angustifolia 'Raywood'	18.1
72	Raywood Ash	Fraxinus angustifolia 'Raywood'	18.1
73	Raywood Ash	Fraxinus angustifolia 'Raywood'	11.7
74	Shamel Ash	Fraxinus uhdei	20
75	Peruvian Pepper	Schinus molle	25.5

- ¹ Measured at 36 inches above level grade.
- ² Measured at 24 inches above level grade.
- ³ Measured at near grade.
- ⁴ Measured at 12 inches above level grade.



DATE: 05/14/2024

SCALE: AS SHOWN

DESIGNED BY: RBG

DRAWN BY: JRT

CHECKED BY: AY

DATE: _____

REVISIONS: _____

NO. _____

PHD PROJECT

LICENSED PROFESSIONAL

Kimley-Horn

221 S. EL CAMINO REAL, SUITE 550, SAN MATEO, CA 94403

WWW.KIMLEY-HORN.COM

EXISTING CONDITIONS

SHEET NUMBER

TM2.0

LEGEND

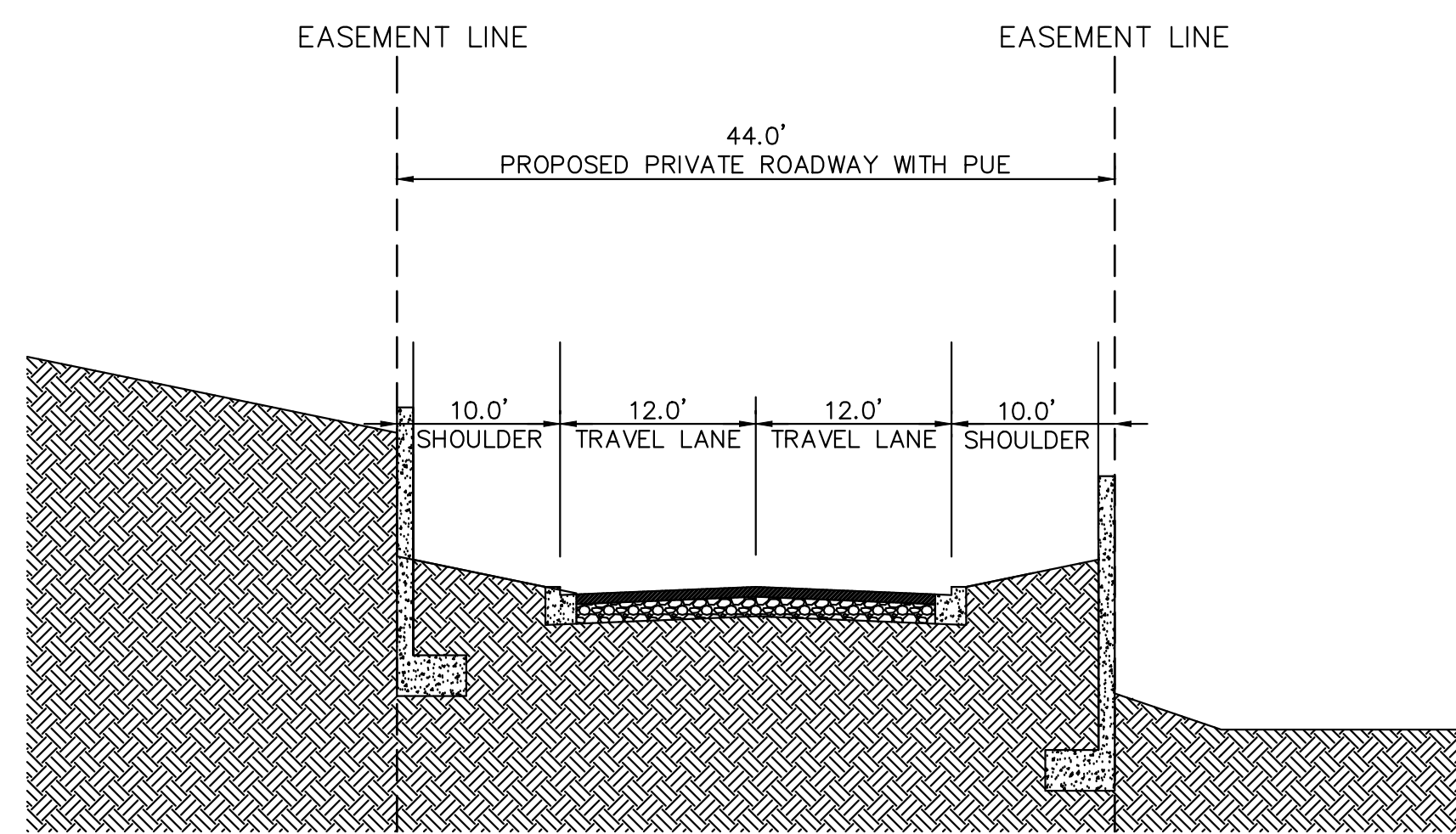
	CENTER LINE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED FENCE
	PROJECT PHASES
	TITLE REPORT EXCEPTION, SEE EXISTING CONDITIONS PLAN TM2.0

ABBREVIATIONS

APN	- ASSESSOR PARCEL NUMBER
EVA	- EMERGENCY VEHICLE ACCESS
EVAE	- EMERGENCY VEHICLE ACCESS EASEMENT
LS	- LANDSCAPE
P	- PROPERTY LINE
PUE	- PUBLIC UTILITY EASEMENT
SF	- SQUARE FEET
S/W	- SIDEWALK
RW	- RECYCLED WATER
R	- RADIUS

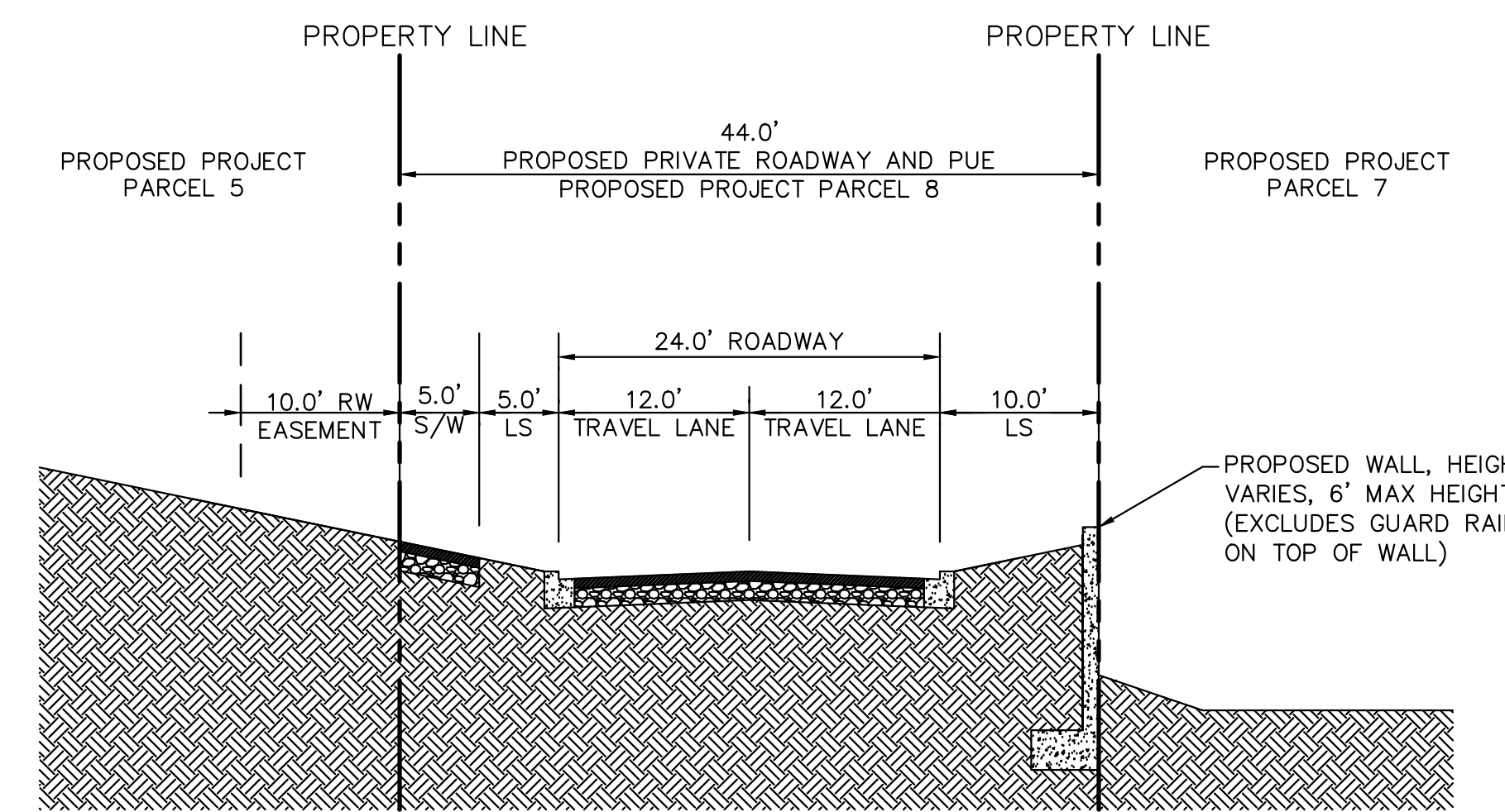
NOTES

- GOLF CLUB ROAD EXTENSION MAY BE PUBLIC OR PRIVATE ROADWAY. IF PUBLIC, DEVELOPER WILL RETAIN FEE TITLE OF LAND AND PROVIDE EASEMENT FOR ROADWAY PURPOSES. EASEMENT DEDICATIONS WILL BE PHASED. PROPOSED ROADWAY TO BE PUBLIC.
- ALIGNMENT MAY NEED TO BE MODIFIED DUE TO TERRAIN AND EXISTING WATER LINES TO REMAIN. WALL LOCATIONS MAY VARY AND HEIGHTS MAY EXCEED MAXIMUM SHOWN.
- INTERSECTION OF PROPOSED ROADWAYS TO BE MOVED SOUTH TO ACCOMMODATE LARGE VEHICLES AS NECESSARY.



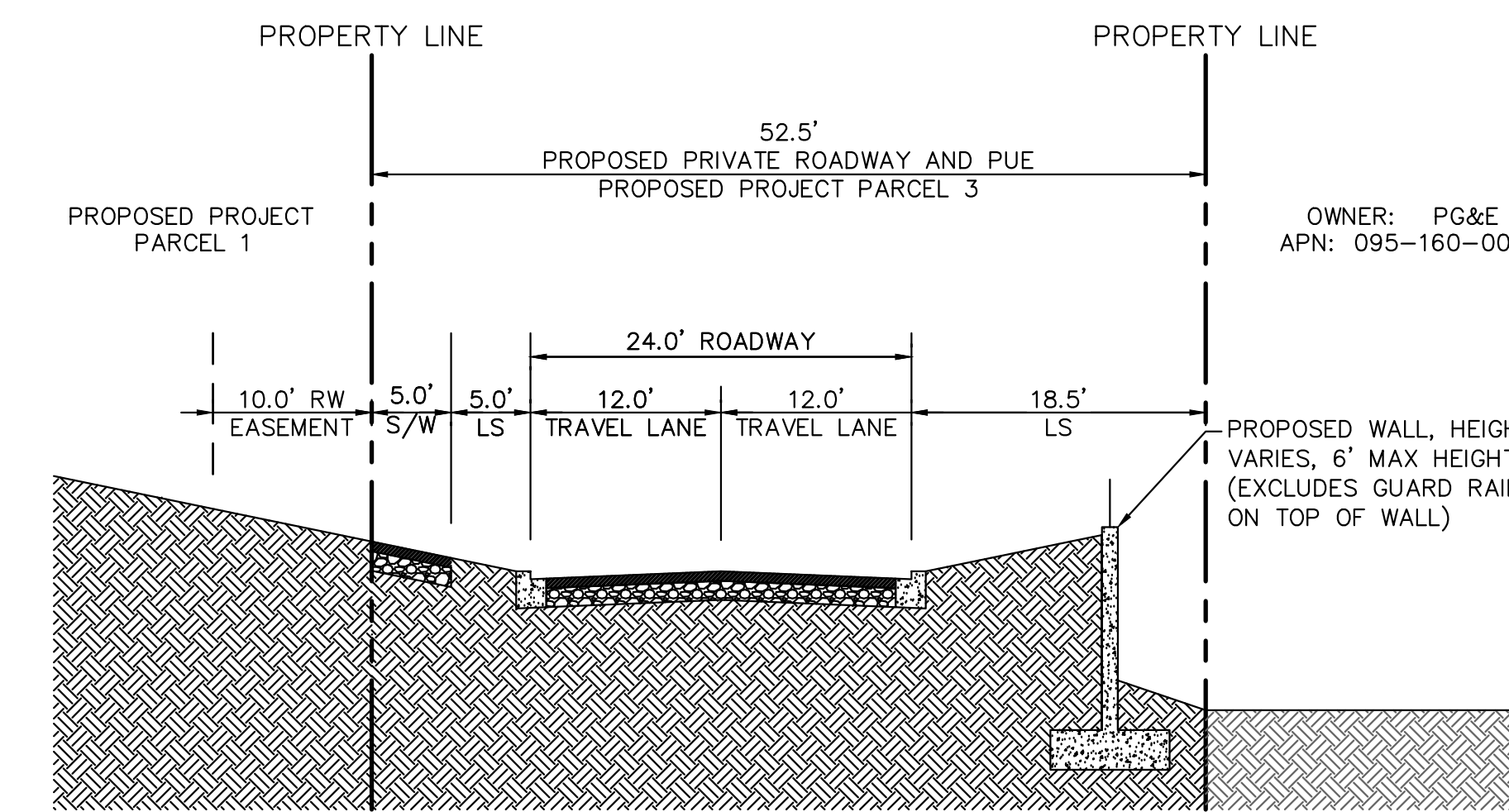
SECTION C: PROPOSED ROADWAY

NOT TO SCALE



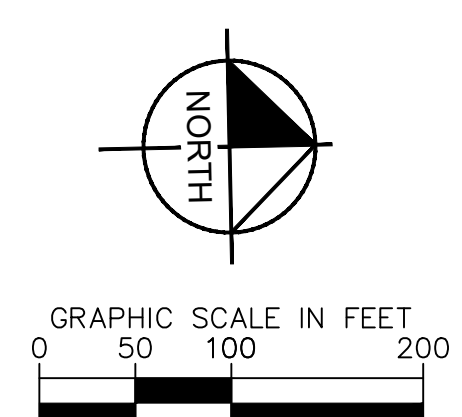
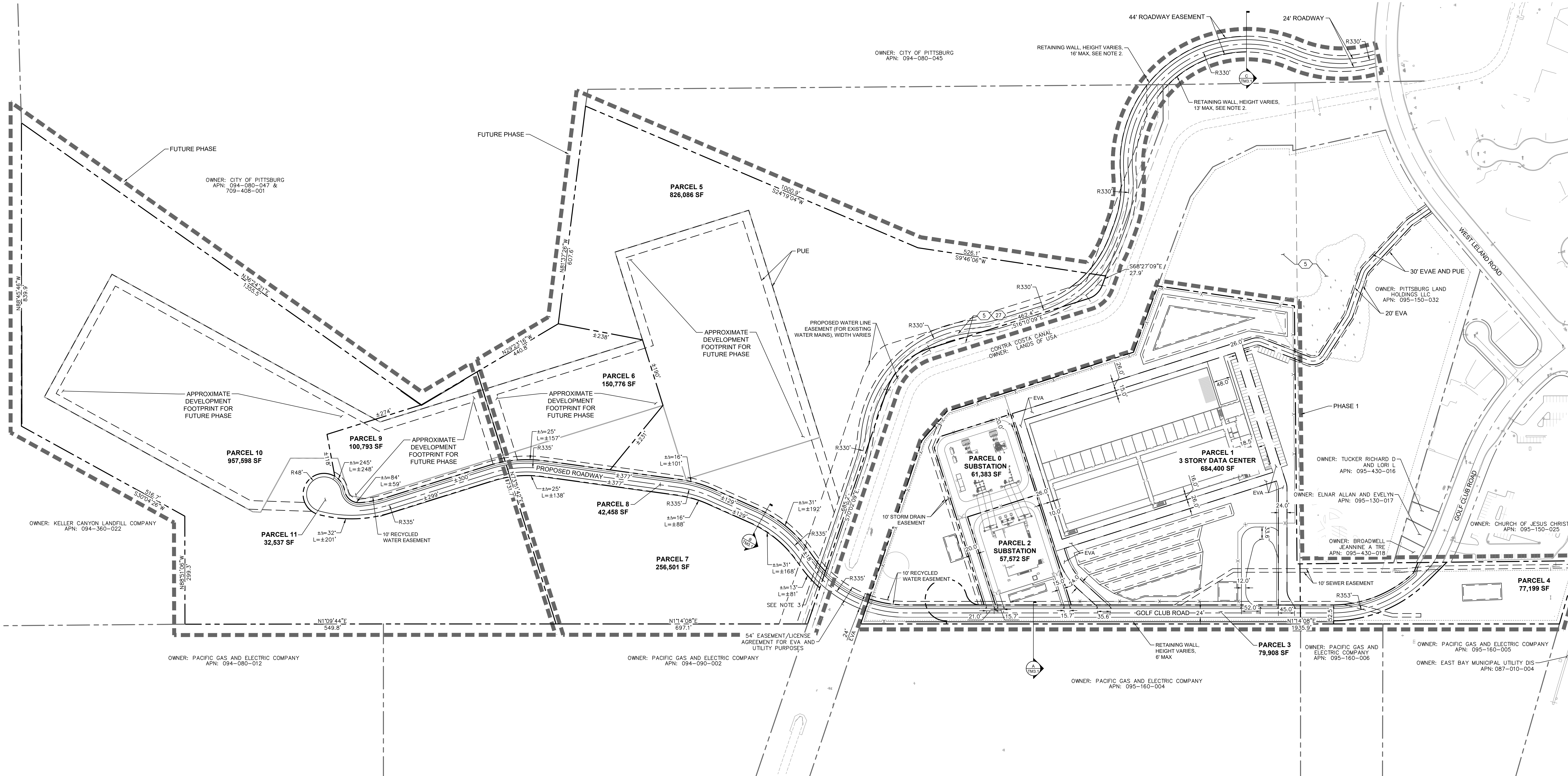
SECTION B: PROPOSED ROADWAY

NOT TO SCALE



SECTION A: GOLF CLUB ROAD EXTENSION

NOT TO SCALE



NO.	REVISIONS	DATE	BY

Kimley-Horn
 2121 S. EL CAMINO REAL SUITE 550, SAN MATEO, CA 94403
 WWW.KIMLEY-HORN.COM

DATE	05/14/2024
SCALE	AS SHOWN
DESIGNED BY	RBW
DRAWN BY	JRT
CHECKED BY	AY

SITE PLAN AND PARCELIZATION PLAN - OPTION 2

SHEET NUMBER
TM3.1

LEGEND

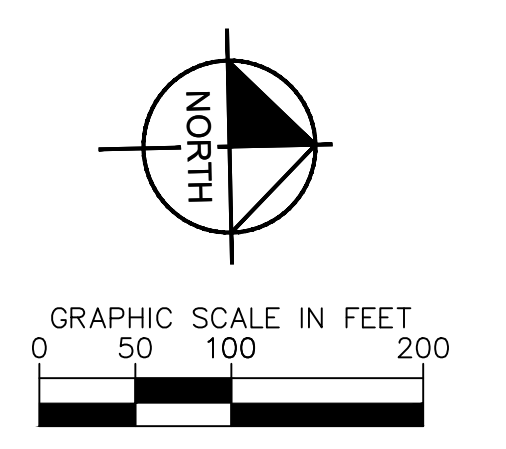
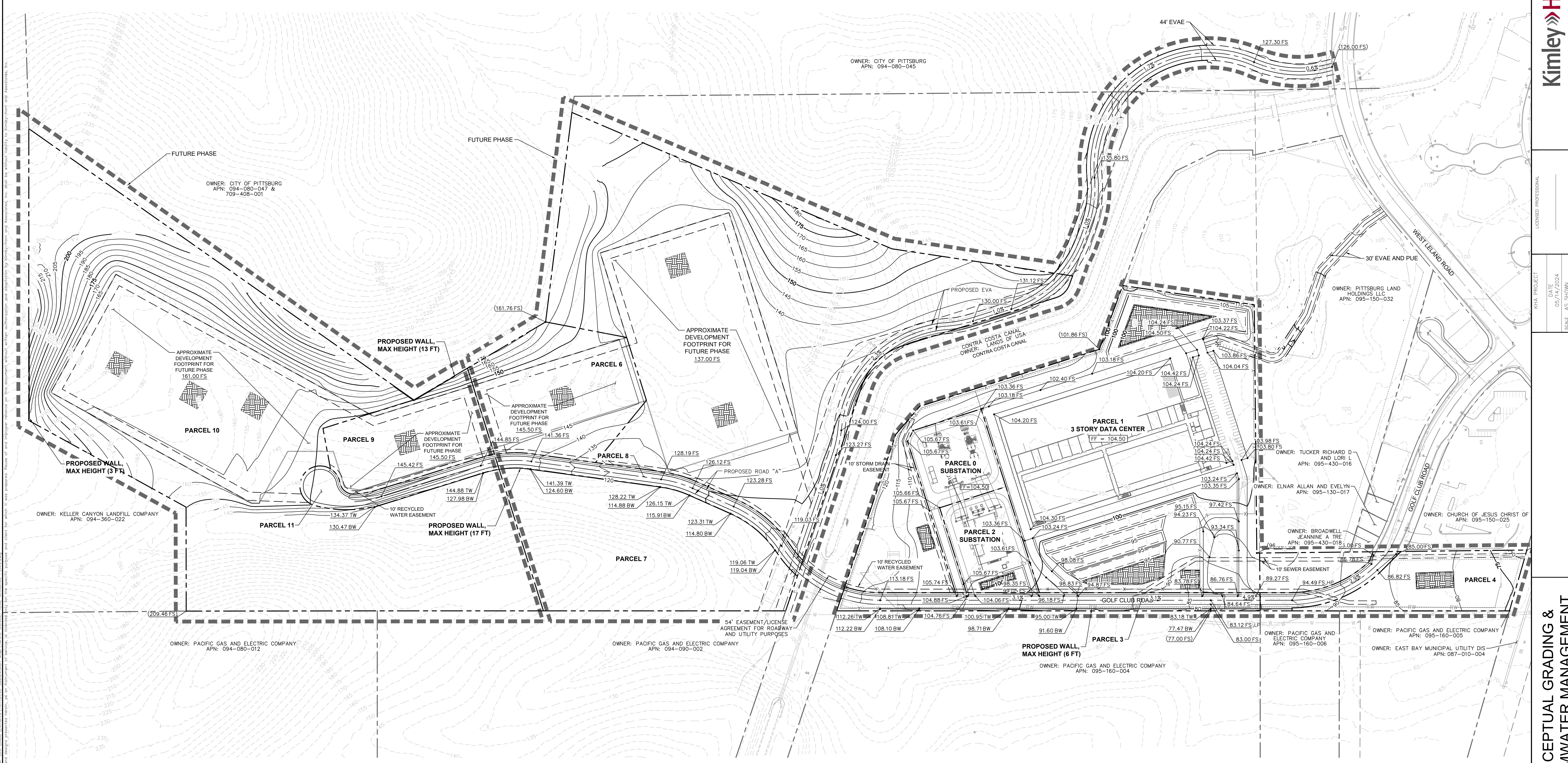
- CENTERLINE
- PROPERTY LINE
- PROJECT PHASES
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED FLOW (DIRECTION AND SLOPE)
- BIORETENTION AREA

ABBREVIATIONS

- FS: FINISHED SURFACE
- HP: HIGH POINT
- LP: LOW POINT
- CY: CUBIC YARDS
- TW: TOP OF WALL
- BW: BOTTOM OF WALL

ESTIMATED EARTHWORK QUANTITIES

CUT: 442,500 CY
 FILL: 313,900 CY
 NET: 128,600 CY (EXPORT)



NO.	REVISIONS	DATE	BY

Kimley-Horn
 2121 S. EL CAMINO REAL SUITE 550, SAN MATEO, CA 94403
 WWW.KIMLEY-HORN.COM

DATE: 05/14/2024
 SCALE: AS SHOWN
 DESIGNED BY: RRB
 DRAWN BY: JRT
 CHECKED BY: AY

CONCEPTUAL GRADING & STORMWATER MANAGEMENT PLAN - OPTION 1

SHEET NUMBER
TM4.0

LEGEND

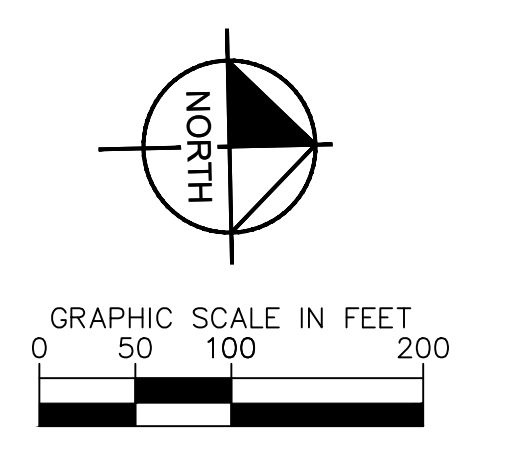
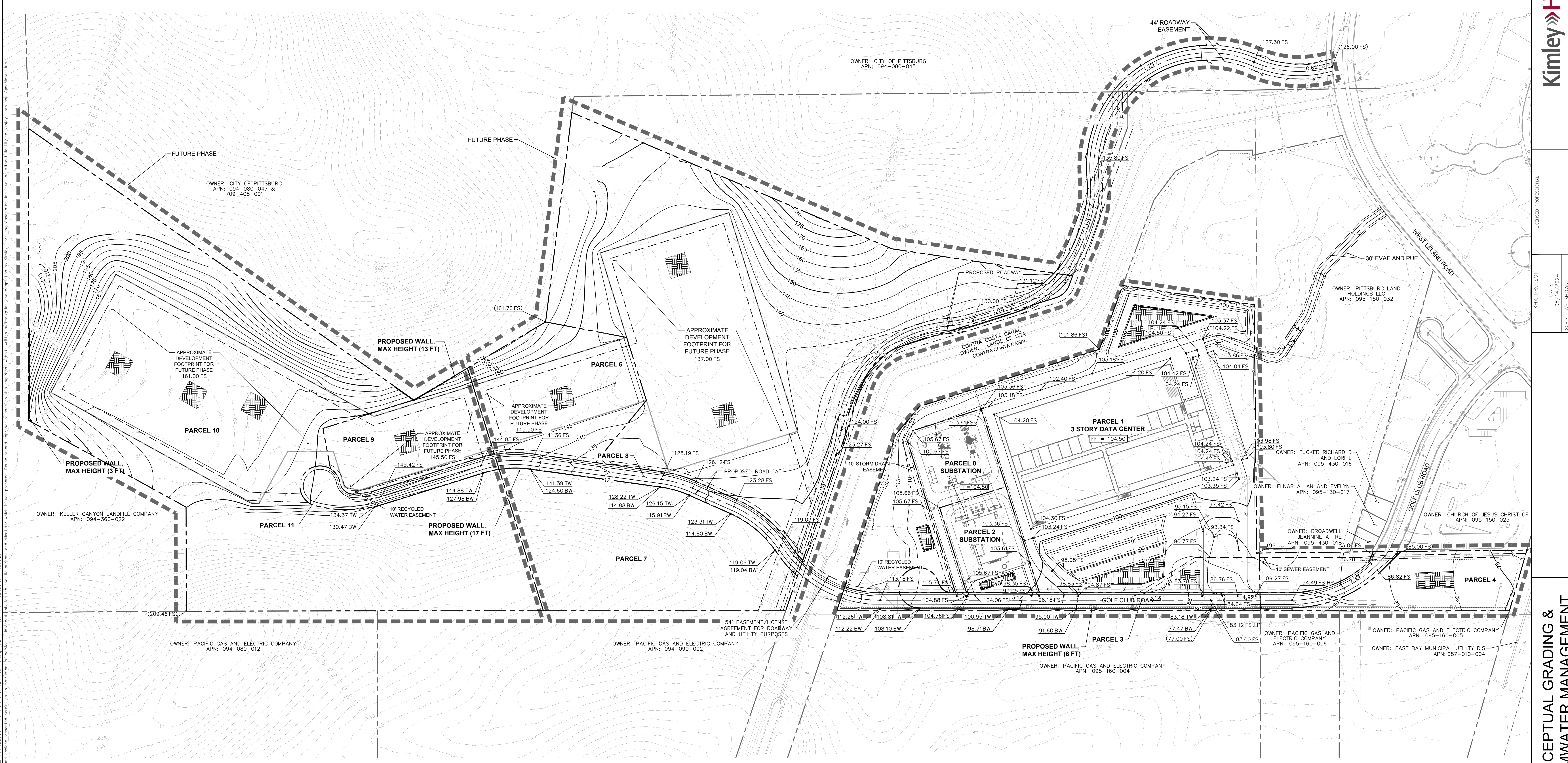
- CENTERLINE
- PROPERTY LINE
- PROJECT PHASES
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED FLOW (DIRECTION AND SLOPE)
- BIORETENTION AREA

ABBREVIATIONS

- FS: FINISHED SURFACE
- HP: HIGH POINT
- LP: LOW POINT
- CY: CUBIC YARDS
- TW: TOP OF WALL
- BW: BOTTOM OF WALL

ESTIMATED EARTHWORK QUANTITIES

CUT: 442,500 CY
 FILL: 313,900 CY
 NET: 128,600 CY (EXPORT)



NO.	REVISIONS	DATE	BY

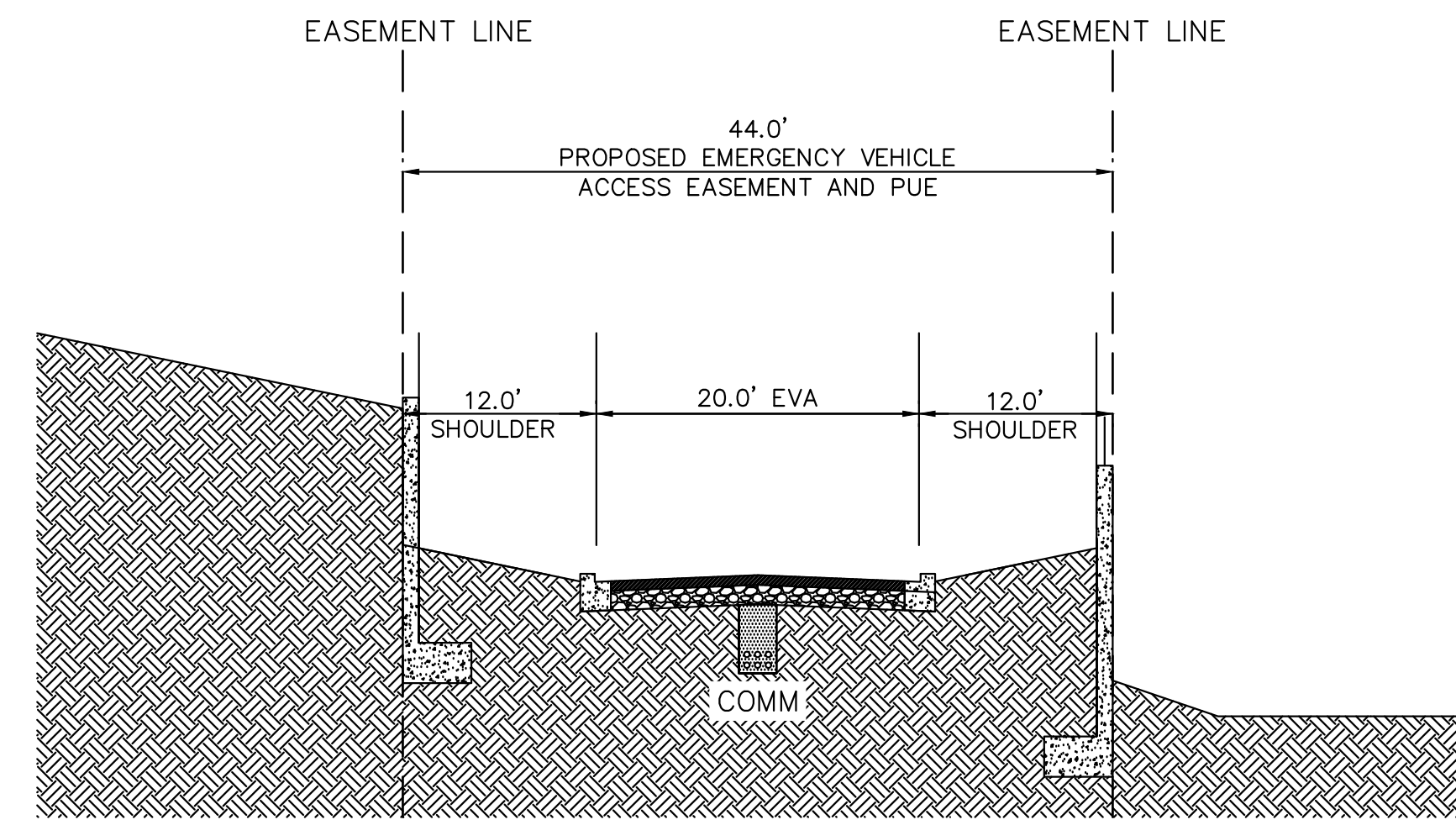
Kimley-Horn
 2121 S. EL CAMINO REAL SUITE 550, SAN MATEO, CA 94403
 WWW.KIMLEY-HORN.COM

DATE: 05/14/2024
 SCALE: AS SHOWN
 DESIGNED BY: RBG
 DRAWN BY: JRT
 CHECKED BY: AY

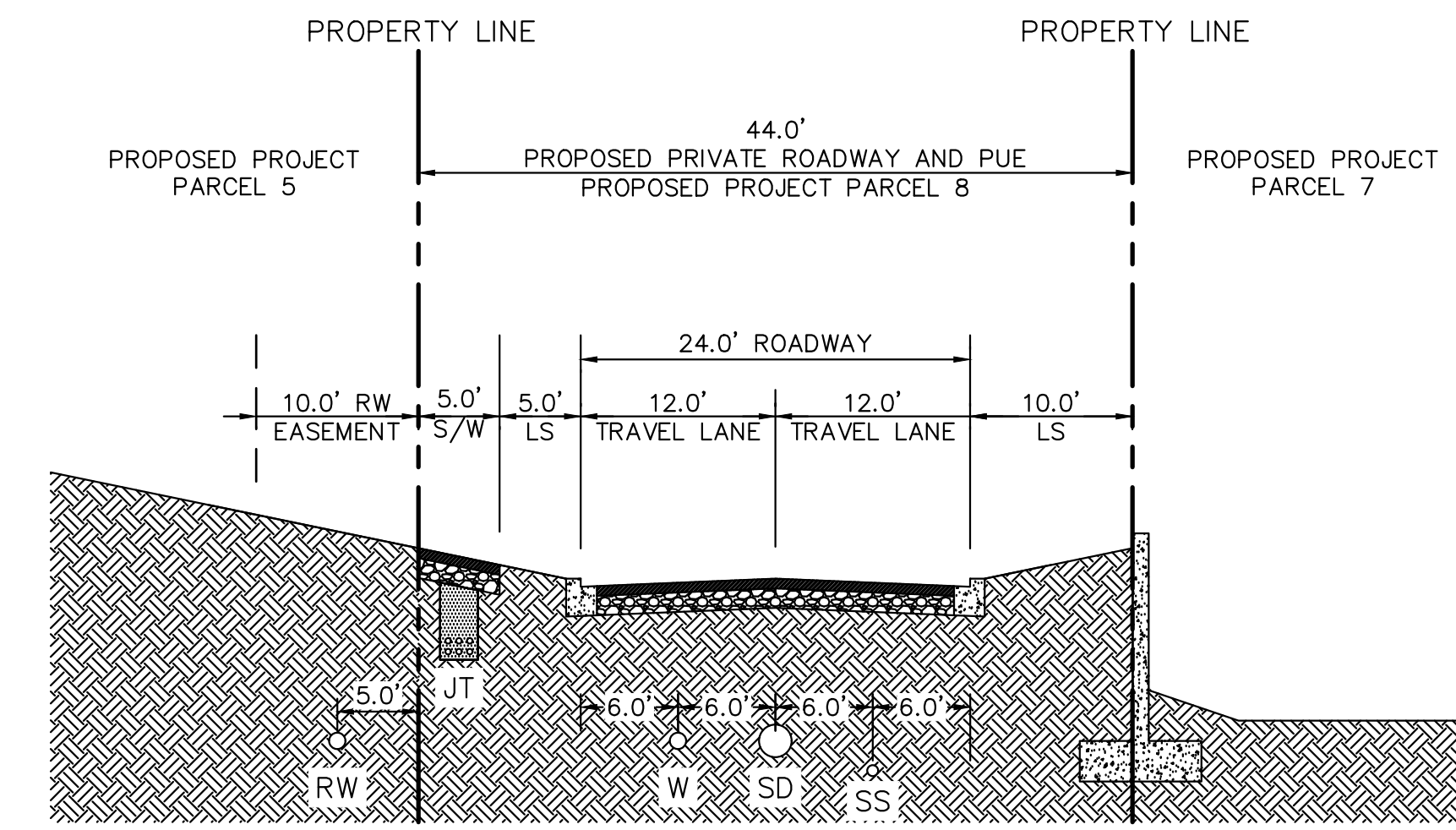
CONCEPTUAL GRADING & STORMWATER MANAGEMENT PLAN - OPTION 2

SHEET NUMBER
TM4.1

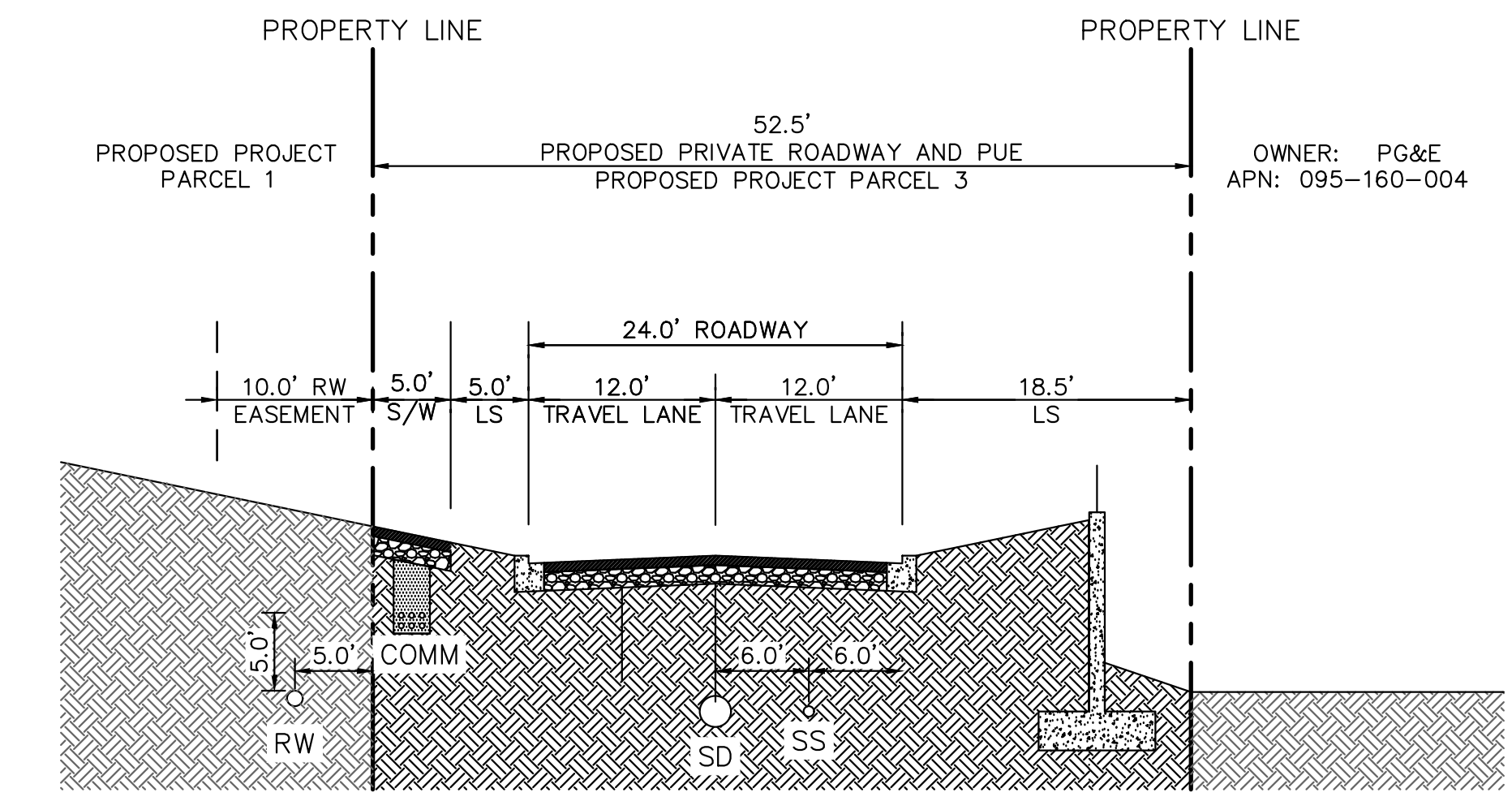
- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - - PROPOSED FENCE
 - - - PROJECT PHASES
 - - - EXISTING WATER LINE
 - - - EXISTING SANITARY SEWER LINE
 - - - EXISTING RECYCLED WATER LINE
 - - - EXISTING STORM DRAIN LINE
 - - - PROPOSED WATER
 - - - PROPOSED FIRE WATER
 - - - PROPOSED SANITARY SEWER
 - - - PROPOSED RECYCLED WATER (PRIVATE)
 - - - PROPOSED STORM DRAIN LINE
 - - - PROPOSED COMMUNICATION LINE
 - - - PROPOSED OVERHEAD ELECTRIC LINE
 - - - PROPOSED JOINT TRENCH LINE
 - ⊕ PROPOSED POINT OF CONNECTION



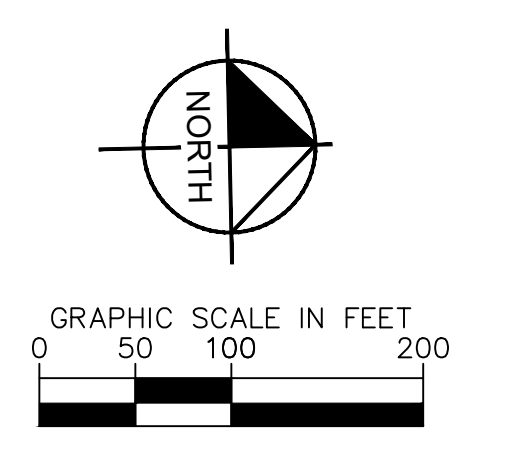
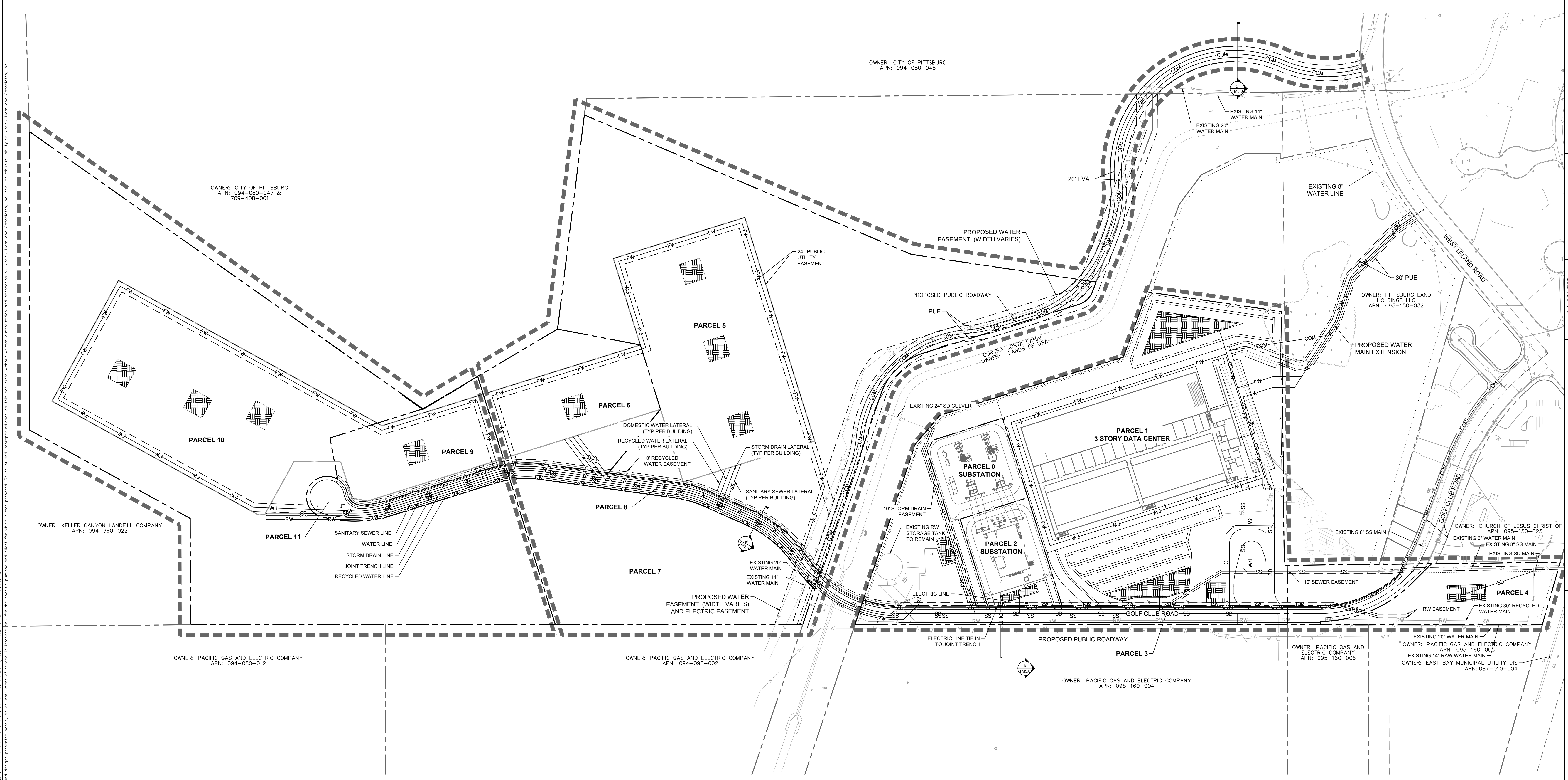
SECTION C: EVA ROAD
NOT TO SCALE



SECTION B: GOLF CLUB ROAD EXTENSION
NOT TO SCALE



SECTION A: GOLF CLUB ROAD EXTENSION
NOT TO SCALE



NO.	REVISIONS	DATE	BY

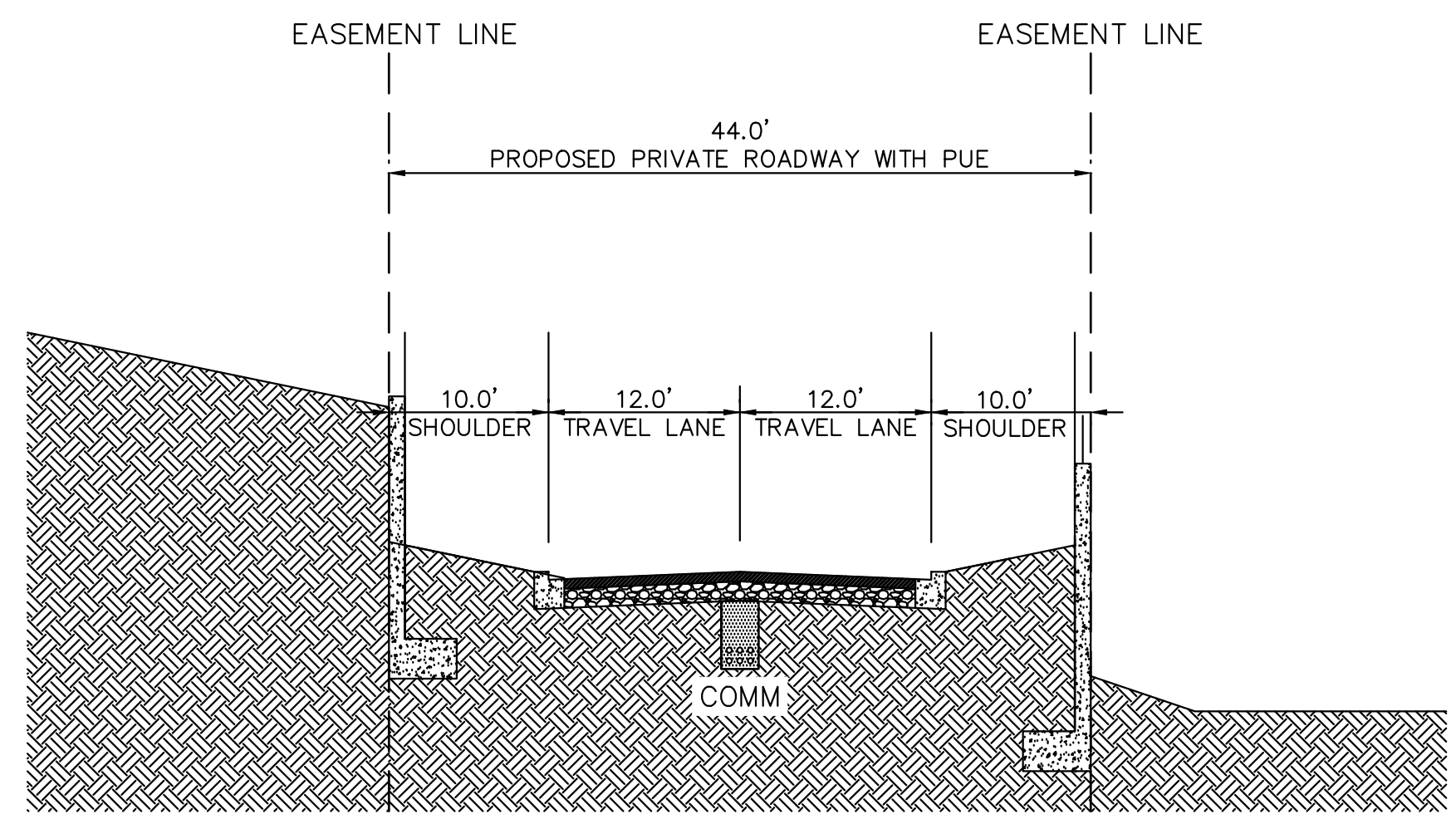
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2121 S. EL CAMINO REAL SUITE 550, SAN MATEO, CA 94403
WWW.KIMLEY-HORN.COM

DATE: 05/14/2024
SCALE: AS SHOWN
DESIGNED BY: RBW
DRAWN BY: JRT
CHECKED BY: AY

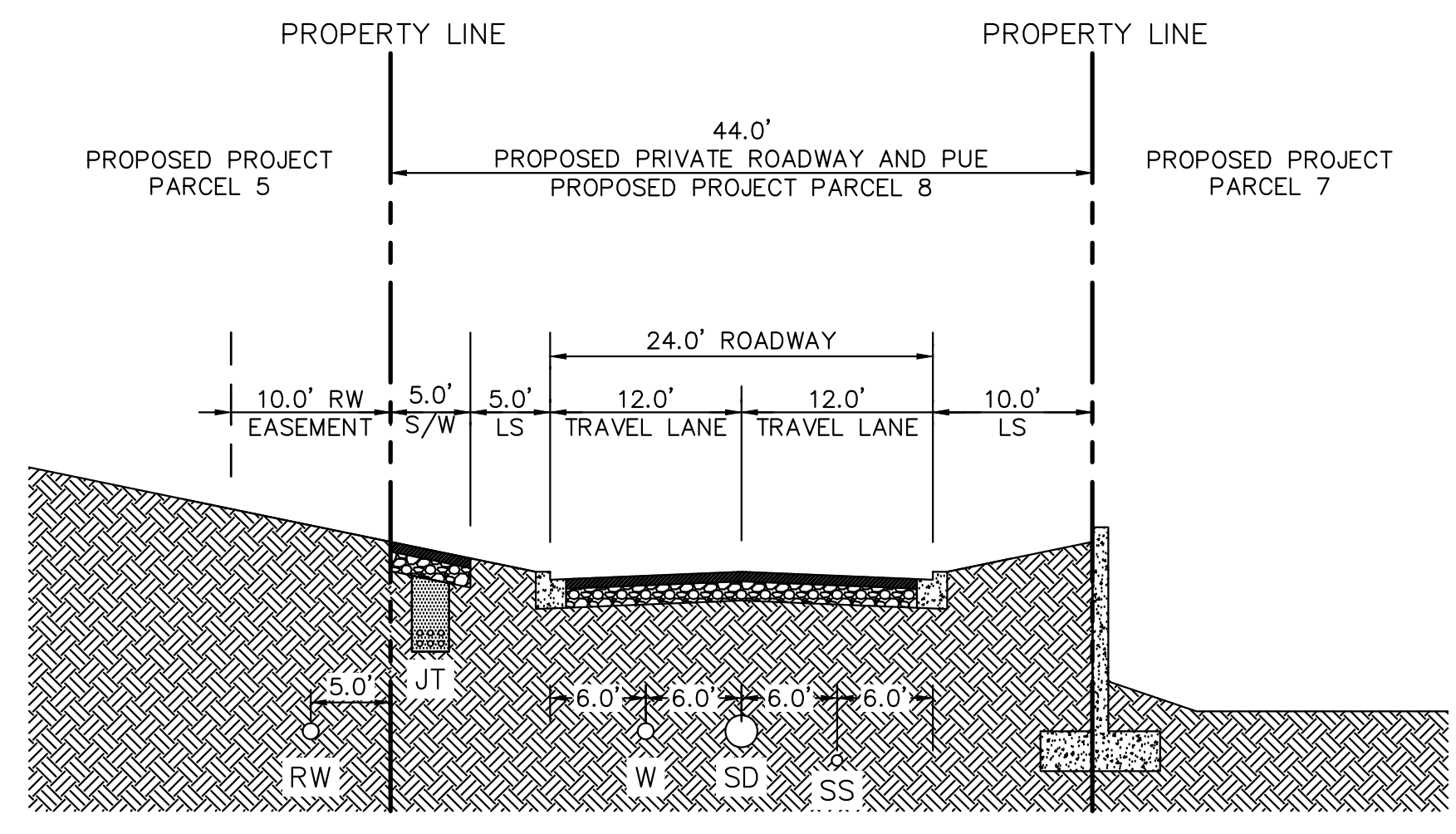
CONCEPTUAL UTILITY PLAN - OPTION 1

SHEET NUMBER
TM5.0

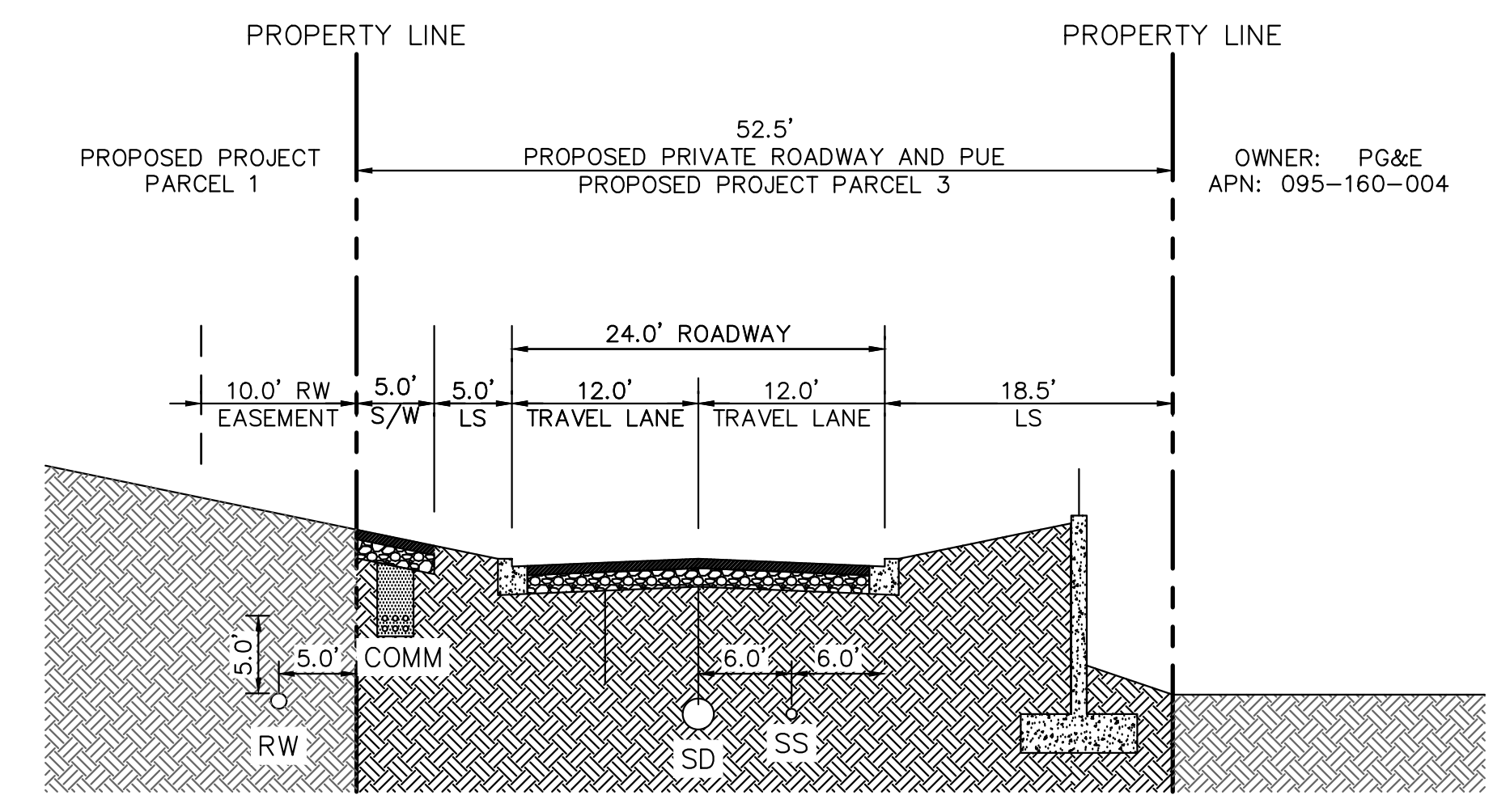
- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - - PROPOSED FENCE
 - - - PROJECT PHASES
 - - - EXISTING WATER LINE
 - - - EXISTING SANITARY SEWER LINE
 - - - EXISTING RECYCLED WATER LINE
 - - - EXISTING STORM DRAIN LINE
 - - - PROPOSED WATER
 - - - PROPOSED FIRE WATER
 - - - PROPOSED SANITARY SEWER
 - - - PROPOSED RECYCLED WATER (PRIVATE)
 - - - PROPOSED STORM DRAIN LINE
 - - - PROPOSED COMMUNICATION LINE
 - - - PROPOSED OVERHEAD ELECTRIC LINE
 - - - PROPOSED JOINT TRENCH LINE
 - ⊕ PROPOSED POINT OF CONNECTION



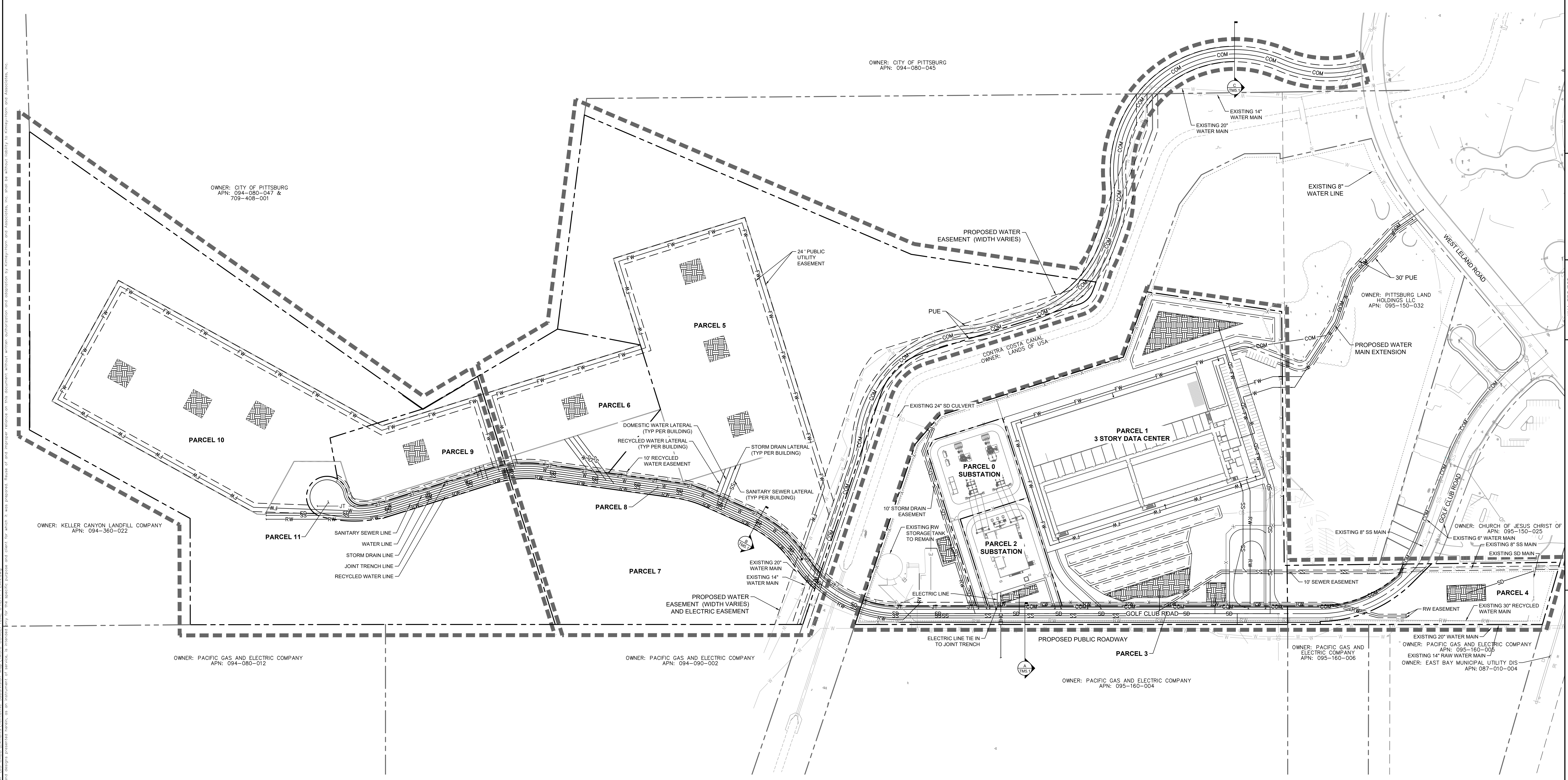
SECTION C: PROPOSED ROADWAY
NOT TO SCALE



SECTION B: PROPOSED ROADWAY
NOT TO SCALE



SECTION A: GOLF CLUB ROAD EXTENSION
NOT TO SCALE



NO.	REVISIONS	DATE	BY

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DATE: 05/14/2024
SCALE: AS SHOWN
DESIGNED BY: RBW
DRAWN BY: JRT
CHECKED BY: AV

CONCEPTUAL UTILITY PLAN - OPTION 2

SHEET NUMBER
TM5.1