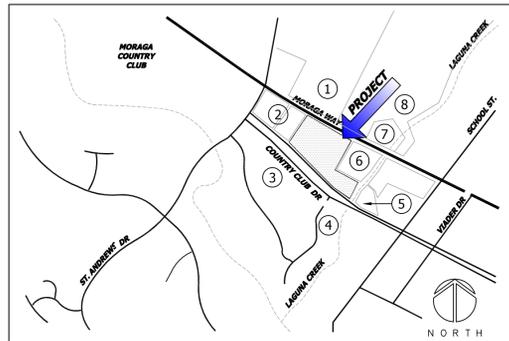


MORAGA TOWN CENTER HOMES TRACT NO. 9381



VICINITY MAP
SCALE=100 FT

ADJACENT LAND USES

- | | | |
|----|---------------------------|-------------------------------------|
| 1. | 255-310-025 | COMMERCIAL: VACANT LAND |
| 2. | 257-180-080 & 257-180-077 | COMMERCIAL OFFICE BUILDINGS |
| 3. | VARIOUS | RESIDENTIAL SINGLE-FAMILY DWELLINGS |
| 4. | VARIOUS | RESIDENTIAL TOWNHOMES |
| 5. | 257-190-002 | RESIDENTIAL SINGLE-FAMILY |
| 6. | 257-190-056 | INSTITUTIONAL GOVERNMENT-OWNED |
| 7. | 255-310-019 | COMMERCIAL: VACANT LAND |
| 8. | 255-310-026 | COMMERCIAL: MULTIPLE IMPROVED |

LEGEND AND LINE TYPES (APPLICABLE TO TOPOGRAPHIC SHEET SURVEY ONLY)

| BOUNDARY LINES | | MISCELLANEOUS LINES | | UTILITY LINES | |
|----------------------------------------------|--|-------------------------------|--|----------------|--|
| BENCHMARK | | CENTER LINE | | ELECTRIC | |
| BOLLARD | | EASEMENT LINE | | GAS | |
| CATCH BASIN | | PROPERTY LINE | | OVERHEAD | |
| CONCRETE | | ADJACENT PROPERTY LINE | | STORM DRAIN | |
| CONTOUR | | RESTRICTED ACCESS | | SANITARY SEWER | |
| CURB | | | | TELEPHONE | |
| DOOR | | FACE OF CURB | | WATER | |
| ELECTRIC METER/BOX | | BACK OF CURB | | | |
| ELECTROLIER | | SIDEWALK | | | |
| ELEVATION W/ DESCRIPTION | | LIP OF GUTTER | | | |
| FIRE HYDRANT | | FENCE (HEIGHT AND TYPE NOTED) | | | |
| GAS METER/BOX | | BUILDING OUTLINE | | | |
| GAS VALVE | | | | | |
| IRRIGATION VALVE | | | | | |
| MANHOLE | | | | | |
| SANITARY SEWER MANHOLE | | | | | |
| SIGN | | | | | |
| STORM DRAIN MANHOLE | | | | | |
| STREET/SITE LIGHT PULL BOX | | | | | |
| TELECOMMUNICATIONS BOX | | | | | |
| TREES W/ DRIP LINE | | | | | |
| UNDERGROUND UTILITY LINE LABEL AND DIRECTION | | | | | |
| UTILITY POLE | | | | | |
| WALL (HEIGHT/TYPE NOTED) | | | | | |
| WATER METER/BOX | | | | | |
| WATER VALVE | | | | | |
| SANITARY/STORM MANHOLE | | | | | |
| PERVIOUS PAVEMENT | | | | | |

ABBREVIATIONS

| | | | |
|----------|-----------------------------------|------|-----------------------------|
| 12" T | 12" DIAMETER TREE | LT | LIGHT |
| AC | ASPHALTIC CONCRETE | MAPS | MAPS |
| ATT | AT&T | N | NORTH |
| BC | BACK OF CURB | NE | NORTHEAST |
| BFC | BOTTOM FACE OF CURB | NW | NORTHWEST |
| BLDG | BUILDING | OR | OFFICIAL RECORDS |
| BOL | BOLLARD | PAE | PUBLIC ACCESS EASEMENT |
| BOW | BACK OF WALL | PGE | PACIFIC GAS & ELECTRIC |
| BW | BOTTOM OF WALK | PUE | PUBLIC UTILITY EASEMENT |
| C.CONC | CONCRETE | PV | PAVEMENT |
| CATV | CABLE TV | RWL | RETAINING WALL |
| CL | CENTERLINE | S | SOUTH |
| CLF | CHAIN-LINK FENCE | SD | STORM DRAIN |
| DRIVEWAY | DRIVEWAY | SDMH | STORM DRAIN MANHOLE |
| DWL | STRIPING - DOUBLE YELLOW LINE | SDDI | STORM DRAIN INLET |
| E | ELECTRIC OR EAST | SE | SOUTHEAST |
| ELEC | ELECTRIC | SL | STREET LIGHT |
| EP | EDGE OF PAVEMENT | SNF | SEARCHED-NOTHING FOUND |
| ESMT | EASEMENT | SS | SANITARY SEWER |
| EVL | ELECTRIC VAULT | SSMH | SANITARY SEWER MANHOLE |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT | SW | SOUTHWEST |
| FCL | FENCE-CHAIN LINK | SWL | STRIPING - SOLID WHITE LINE |
| FDC | FIRE DEPARTMENT CONNECTION | T | TREE |
| FLV | FLOW LINE | TVLT | TELECOMMUNICATIONS VAULT |
| FLVG | FLOW LINE VALLEY GUTTER | TC | TOP OF CURB |
| FNC | FENCE | TOE | TOE OF SLOPE |
| GAS | GAS | TOP | TOP OF SLOPE |
| G | GRADE BREAK | TW | TOP OF WALL |
| GRN | GROUND | USA | UNDERGROUND SERVICE ALERT |
| HP | HIGH POINT | UV | UTILITY VALVE (UNKNOWN) |
| HV VLT | HIGH VOLTAGE VAULT | VG | VALLEY GUTTER |
| ICV | IRRIGATION CONTROL VALVE | W | WATER OR WEST |
| INV | INVERT | WM | WATER METER |
| JP | JOINT POLE | WTR | WATER |
| LIP | LIP OF GUTTER | WV | WATER VALVE |
| LP | LOW POINT | | |

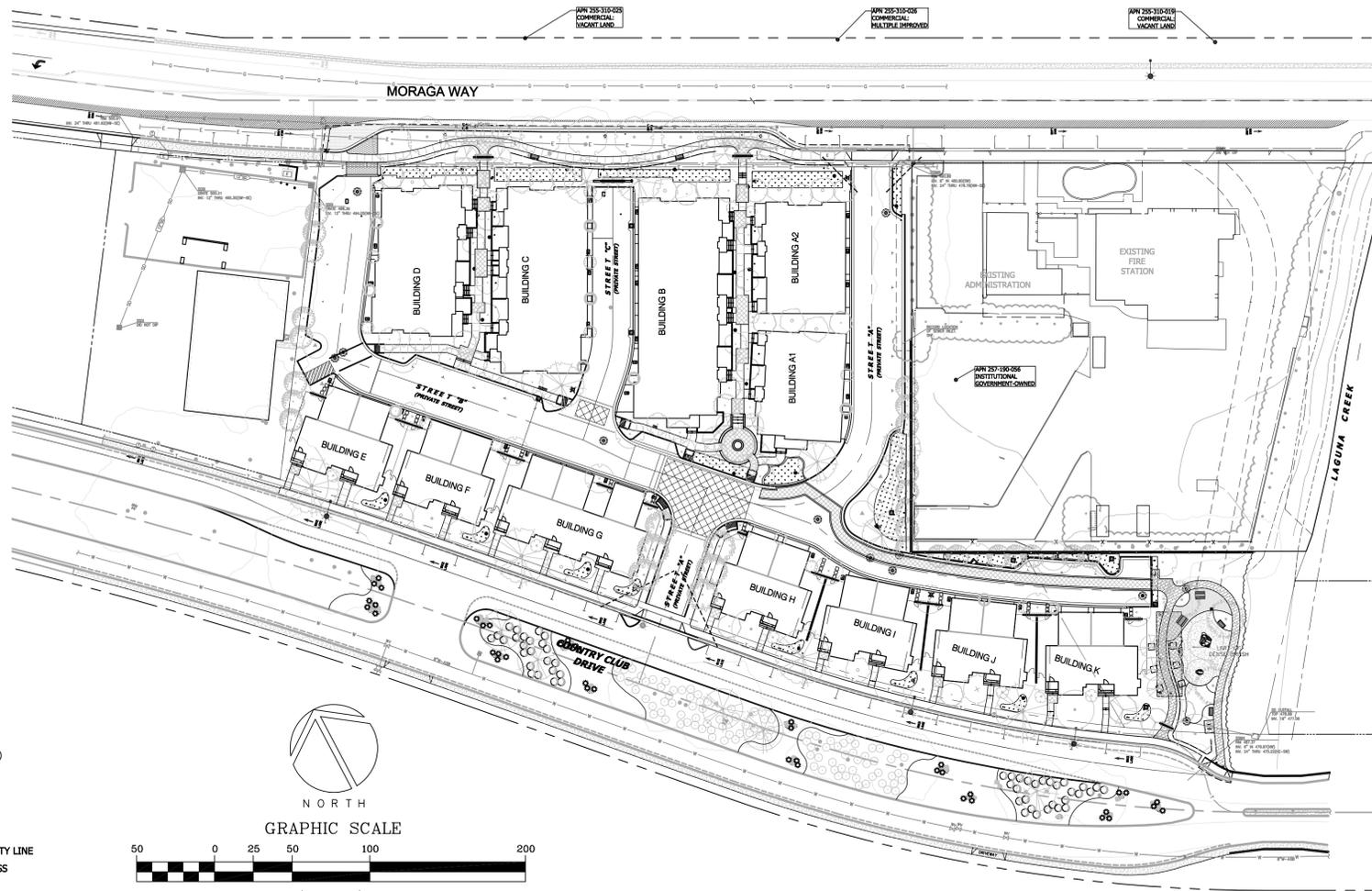
GENERAL

| | | | |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY OWNER: | RUSSEL J BRUZZONE, INC & MORAGA GENERAL PROPERTIES, LLC 899 HOPE LANE LAFAYETTE, CA 94549 | GEOTECHNICAL: | SIMON MAKDESSI, PE, GE, QSD PRESIDENT, QUANTUM GEOTECHNICAL, INC 1110 BURNETT AVENUE, SUITE B CONCORD CA, 94520 CELL (925) 788-2751 |
| DEVELOPER/ SUBDIVIDER: | CITY VENTURES 444 SPEAR STREET, SUITE 200 SAN FRANCISCO, CA 94105 (415)845-0293 | | 6288 SAN IGNACIO AVENUE, SUITE D SAN JOSE, CA 95119 PH (408) 629-3822, FACSIMILE (408) 629-3825 |
| CIVIL ENGINEER/ VTM PREPARER: | C2G CIVIL CONSULTANTS GROUP, INC. 4444 SCOTTS VALLEY DRIVE, SUITE 6 SCOTTS VALLEY, CA 95066 (831)438-4420 | | |

GEOTECHNICAL NOTES:

GEOTECHNICAL INVESTIGATION TITLED: GEOTECHNICAL INVESTIGATION ON PROPOSED RESIDENTIAL DEVELOPMENT - THE COLLECTION AT MORAGA, MORAGA WAY, MORAGA, CALIFORNIA, FEBRUARY 2014 AND SUPPLEMENTAL MEMORANDUM, MAY, 2016

- NO GEOLOGIC OR POTENTIALLY HAZARDOUS SOILS CONDITIONS PRESENT ON SITE.
- NO SLOPE STABILITY/LANDSLIDE CONDITIONS PRESENT ON SITE.



| PROJECT DATA | | PARKING | |
|----------------|--------------------------------|---------------------|-------------------------------------------|
| APN: | 257-180-082 257-190-057 | 2 COVERED SPACES | 72 |
| GROSS ACREAGE: | ±3.06 ACRES | PER UNIT: | 18 |
| DENSITY: | 12 DUA | GUEST SPACES: | 1 |
| MAX HEIGHT: | 38'-4" | HANDICAPPED (INCL): | 1 |
| HOME TYPE | | TOTAL SPACES: | 90 |
| A. | (13) TWO-STORY TOWNHOUSE UNITS | TOTAL SPACES/DU: | 2.5 |
| B. | (8) THREE-STORY LOFT UNITS | OPEN SPACE | |
| TOTAL: | 21 UNITS | COMMON: | 9709.1 SQ. FT. (0.22 ACRE) |
| | | ROCK PARK: | 10,460.6 SQ. FT. (0.24 ACRE) |
| | | PRIVATE O/S: | 5,848.0 SQ. FT. (0.13 ACRE) |
| | | (T) OPEN SPACE: | 26,017.7 SQ. FT. OR ±0.59 ACRE (19.3%) |

SURVEY NOTES

- DATES OF FIELD SURVEY: DECEMBER 18, 19, 21, 2012 AND JANUARY 15, 2013.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS, IF ANY, ARE NOT SHOWN, WITH THE EXCEPTION OF UNDERGROUND UTILITY LINES. THE LOCATIONS OF THESE LINES HAVE BEEN COMPILED USING AVAILABLE PLANS AND SURFACE STRUCTURES AND NO WARRANTY IS IMPLIED AS TO THE EXACT LOCATION OF THESE LINES. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- IT IS IMPERATIVE THAT "U.S.A. LOCATING SERVICES" LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
- BENCHMARK:
DATUM = CONTRA COSTA COUNTY
ELEVATION = 502.35 FEET
DESCRIPTION = BENCHMARK #3553-STATE DISK SET IN TOP OF PLANTER CURB NW CORNER OF UNION OIL STATION AT THE NE CORNER OF MORAGA WAY AND CAMINO RICARDO.

FEMA INFORMATION

FLOODWAY AREA IN ZONE AE APPLIES TO AREA ADJACENT TO CREEK

THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEEN EQUALED OR EXCEEDED IN ANY GIVEN YEAR. FOR ZONE AE, THE BASE FLOODPLAIN IS DETERMINED TO BE BETWEEN 484 FEET AND 486 FEET, APPROXIMATELY.

ZONE X (UNSHADED)

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FEMA MAP NO: 06013C0409F
EFFECTIVE DATE: 6/16/2009
DATUM: NAVD88
BASE FLOOD ELEVATION: 486

CIVIL SHEET INDEX

- C0.1 - COVER SHEET
- C1.1 - TECHNICAL SITE PLAN
- C2.1 - TENTATIVE GRADING PLAN
- C2.2 - TENTATIVE STORM WATER IMPROVEMENT PLAN
- C2.3 - CUT & FILL ANALYSIS
- C3.1 - TENTATIVE UTILITY PLAN
- C4.1 - VESTING TENTATIVE MAP
- C5.1 - STREET SECTIONS
- C6.1 - OFFSITE STRIPING PLAN - COUNTRY CLUB DRIVE
- C6.2 - OFFSITE STRIPING PLAN - MORAGA WAY

| REVISIONS | BY |
|------------------------------------|----|
| TOWN COMMENTS RESUBMITTED 04.11.14 | DD |
| TOWN COMMENTS RESUBMITTED 06.16.14 | DD |
| TOWN COMMENTS RESUBMITTED 08.01.14 | DD |
| TOWN COMMENTS RESUBMITTED 04.10.16 | DD |
| TOWN COMMENTS RESUBMITTED 05.03.16 | DD |

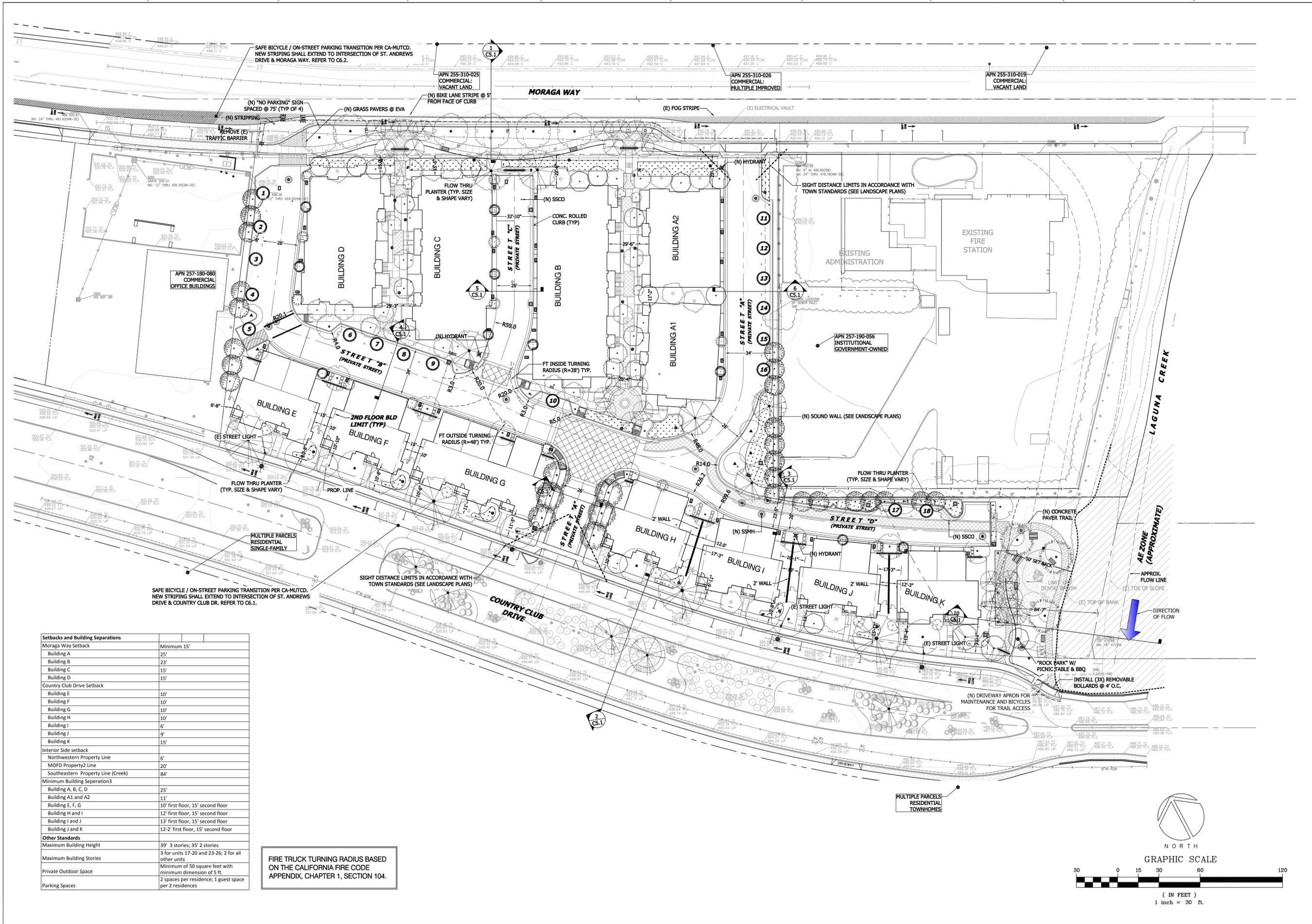
COVER SHEET



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4444 SCOTTS VALLEY DRIVE / Suite 6
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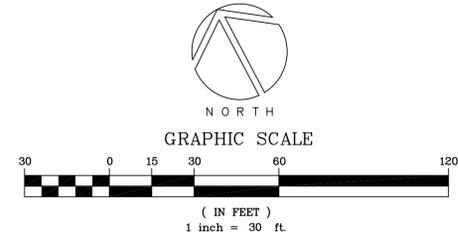
MORAGA TOWN CENTER HOMES
MORAGA, CA
TRACT. 9381

| | |
|--------------|----------|
| Date: | 05.26.16 |
| Scale: | 1" = 50' |
| Drawn: | DD/JB |
| Job: | 388-40 |
| Sheet: | C0.1 |
| Of 10 Sheets | |



| Setbacks and Building Separations | |
|------------------------------------|-----------------------------------------------------------|
| Moraga Way Setback | Minimum 15' |
| Building A | 25' |
| Building B | 23' |
| Building C | 15' |
| Building D | 15' |
| Country Club Drive Setback | |
| Building E | 10' |
| Building F | 10' |
| Building G | 10' |
| Building H | 10' |
| Building I | 6' |
| Building J | 9' |
| Building K | 15' |
| Interior Side setback | |
| Northwestern Property Line | 6' |
| MOFD Property2 Line | 20' |
| Southeastern Property Line (Creek) | 84' |
| Minimum Building Separation3 | |
| Building A, B, C, D | 25' |
| Building A1 and A2 | 11' |
| Building E, F, G | 10' first floor, 15' second floor |
| Building H and I | 12' first floor, 15' second floor |
| Building J and I | 13' first floor, 15' second floor |
| Building J and K | 12-2' first floor, 15' second floor |
| Other Standards | |
| Maximum Building Height | 39' 3 stories; 35' 2 stories |
| Maximum Building Stories | 3 for units 17-20 and 23-26; 2 for all other units |
| Private Outdoor Space | Minimum of 50 square feet with minimum dimension of 5 ft. |
| Parking Spaces | 2 spaces per residence; 1 guest space per 2 residences |

FIRE TRUCK TURNING RADIUS BASED ON THE CALIFORNIA FIRE CODE APPENDIX, CHAPTER 1, SECTION 104.



| REVISIONS | BY |
|------------------------------------|----|
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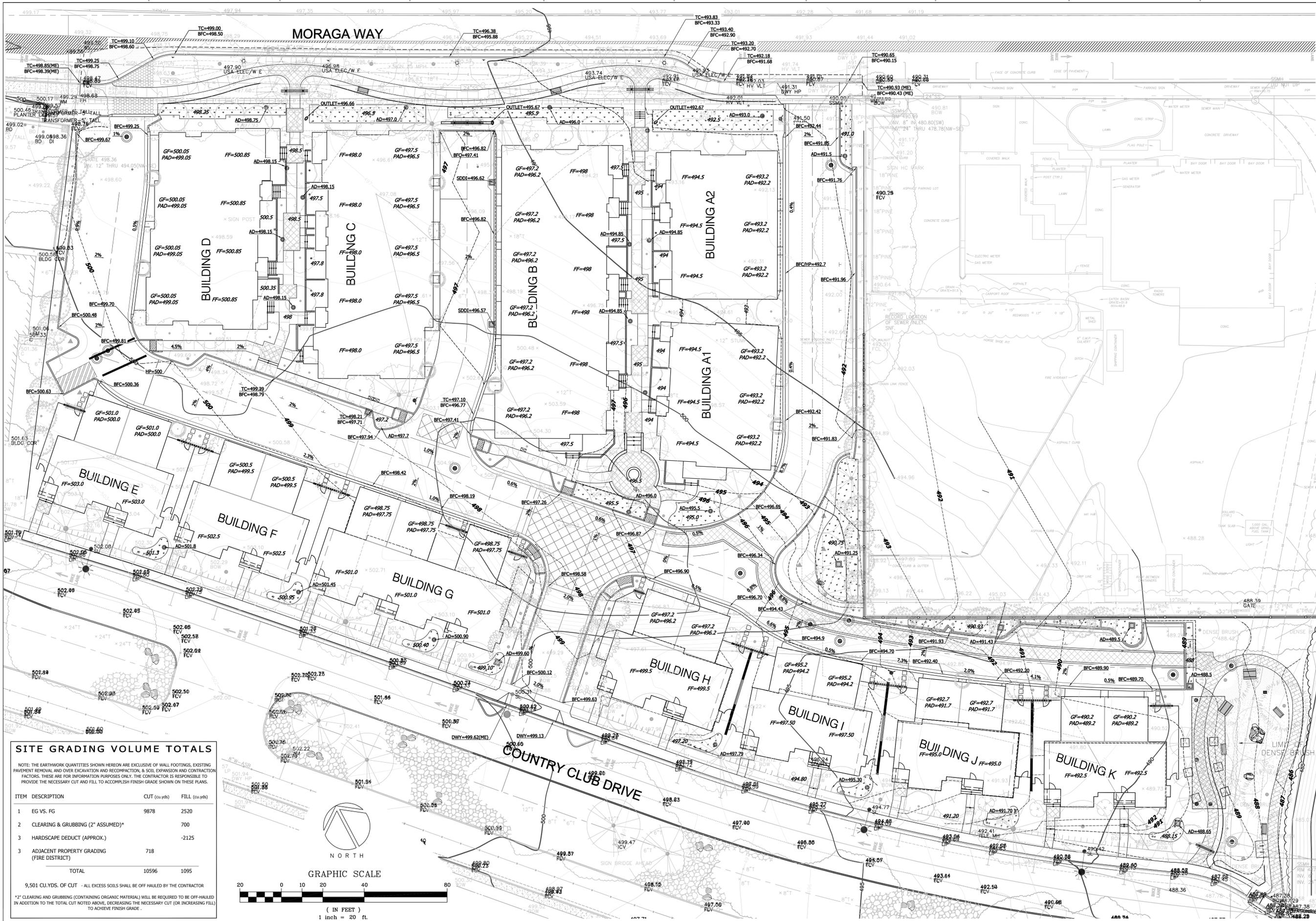
TECHNICAL SITE PLAN



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MORAGA TOWN CENTER HOMES MORAGA, CA TRACT. 9381

Date: 05.26.16
 Scale: 1" = 30'
 Drawn: DD/JB
 Job: 388-40
 Sheet: **C1.1**
 Of 10 Sheets



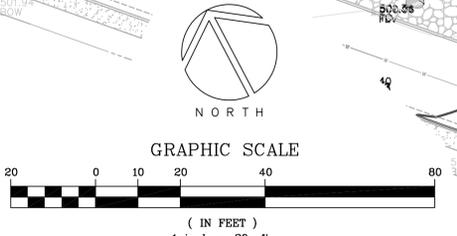
SITE GRADING VOLUME TOTALS

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, & SOIL EXPANSION AND CONTRACTION FACTORS. THESE ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

| ITEM | DESCRIPTION | CUT (cu.yds) | FILL (cu.yds) |
|-------|-------------------------------------------|--------------|---------------|
| 1 | EG VS. FG | 9878 | 2520 |
| 2 | CLEARING & GRUBBING (2" ASSUMED)* | | 700 |
| 3 | HARDSCAPE DEDUCT (APPROX.) | | -2125 |
| 3 | ADJACENT PROPERTY GRADING (FIRE DISTRICT) | 718 | |
| TOTAL | | 10596 | 1095 |

9,501 CU.YDS. OF CUT - ALL EXCESS SOILS SHALL BE OFF HAULED BY THE CONTRACTOR

*2" CLEARING AND GRUBBING (CONTAINING ORGANIC MATERIAL) WILL BE REQUIRED TO BE OFF-HAULED IN ADDITION TO THE TOTAL CUT NOTED ABOVE, DECREASING THE NECESSARY CUT (OR INCREASING FILL) TO ACHIEVE FINISH GRADE.



| REVISIONS | BY |
|------------------------------------|----|
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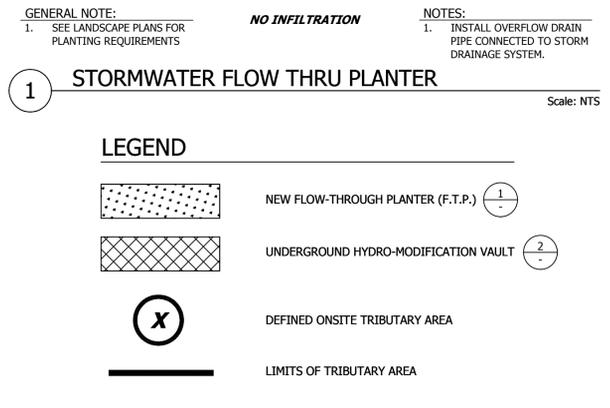
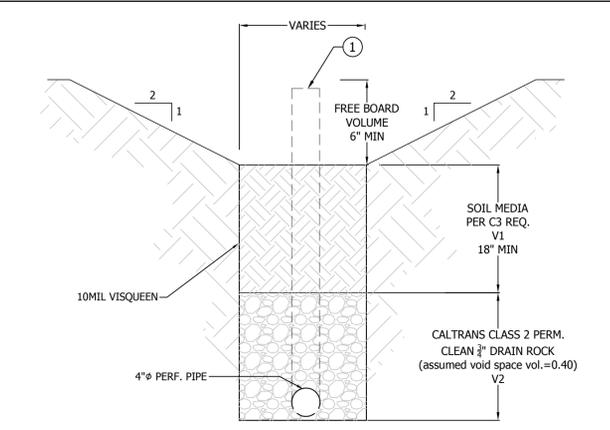
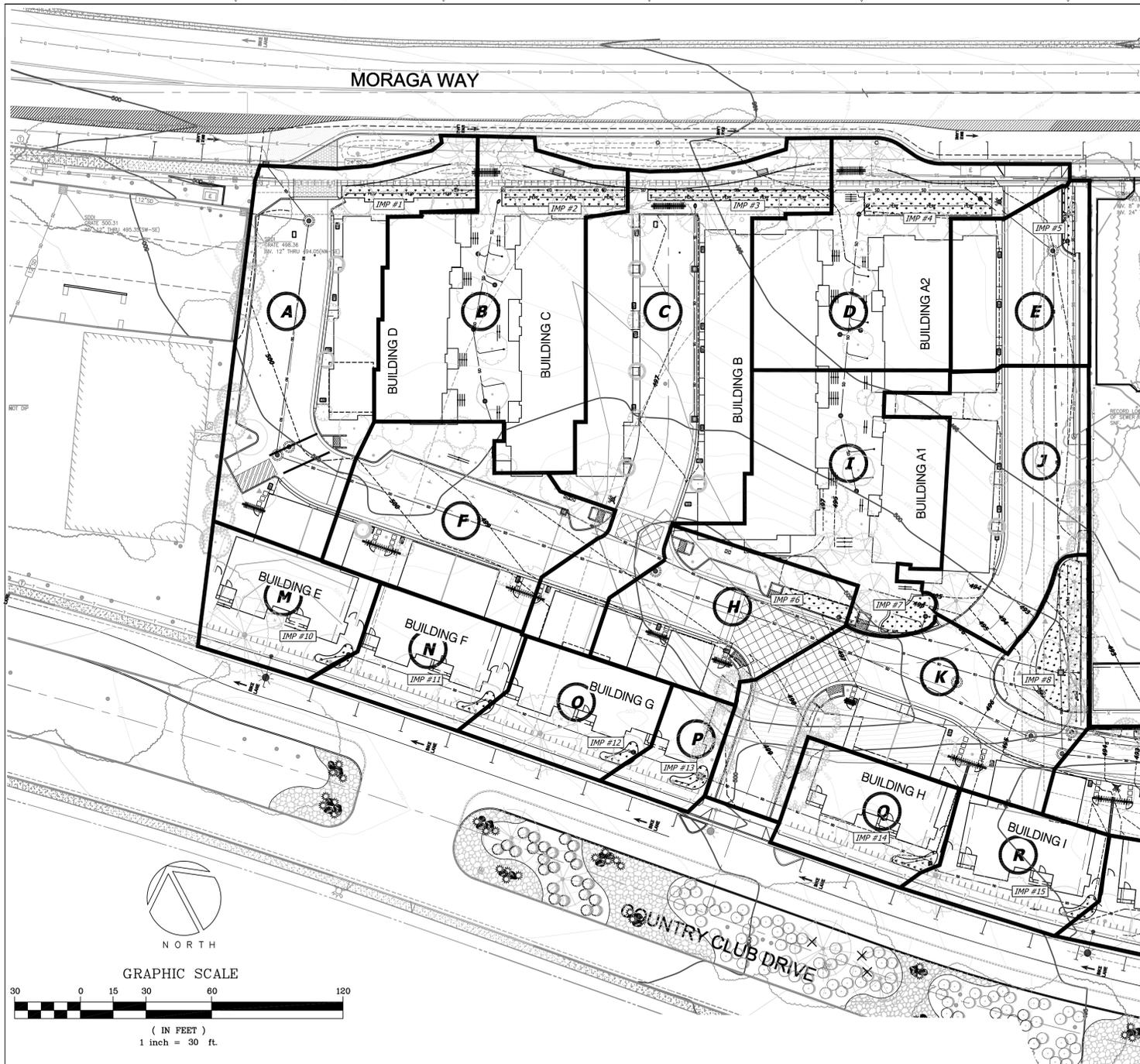
TENTATIVE GRADING PLAN



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**MORAGA TOWN CENTER HOMES
 MORAGA, CA
 TRACT. 9381**

Date: 05.26.16
 Scale: 1" = 20'
 Drawn: DD/DB
 Job: 388-40
 Sheet: **C2.1**
 Of 10 Sheets



The French Connection

Derived from the French 'Cube' design, the CUDO is a modular plastic cube used to construct underground water storage systems.

The unique cube incorporates an arched design that adds structural strength, increased water storage and enhanced access for inspection and maintenance. CUDO was the new standard for storm-water management by incorporating features that are not available with other systems currently on the market.

CUDO is made in the U.S.A. using injection molded, polypropylene plastic. A single CUDO assembly requires just two modules and two caps.

The CUDO may be installed on a single-level system, or connected vertically, to form a CUDO stack, increasing storage capacity. Formed stacks can be easily moved about a construction site.

For application, either a filter fabric or plastic liner is placed beneath and around the CUDO modules, forming an envelope around the entire system. Geogrid or other structural reinforcement may be incorporated into the CUDO installation, depending on the loading requirements.

Features and Benefits of the Standard CUDO

- Large interior openings offer ease of access for inspection and maintenance
- High water storage capacity (75%)
- CUDO size (24" x 24" x 24") offers ease of handling and installation
- Unique shape offers superior strength
- Minimizes number of components required for assembly

Added Components, Features and Benefits

- Biodegradable geogrid fabric (GFI) or media filter devices (MFD, WFI) enhance the need for separate pretreatment systems and reduce or eliminate related piping
- Heated 'inverted outlet' device eliminates the need for separate outlet and flow control structures
- Blue 'lock' CUDO identifies the location of filter devices, simplifying assembly, installation and system maintenance
- CUDO flow-through bypass features forms or virtual problem through the system, reducing or eliminating separate bypass piping. The use of BLUE CUDO offers ease of assembly and installation by identifying the location and direction of virtual flow channels.
- potential IEDM PVC covers for Sustainable Site (S.S.) (California & Resources 14, 2 in CA, AZ, NV, OR, UT) and Water Efficiency (11, 2)

Other Applications for CUDO

- covertop sand filter device
- individual sand filter device
- modular sand filter system

CUDO Modular Bio-ventilation System

CUDO may be integrated into bio-retention systems that consist of reducing curb and aggregate with a highly porous matrix

- additional storage volume without water retention
- more opportunity for on-site rain water reuse through passive or active infiltration
- mitigates temperature increase typical of surface storage

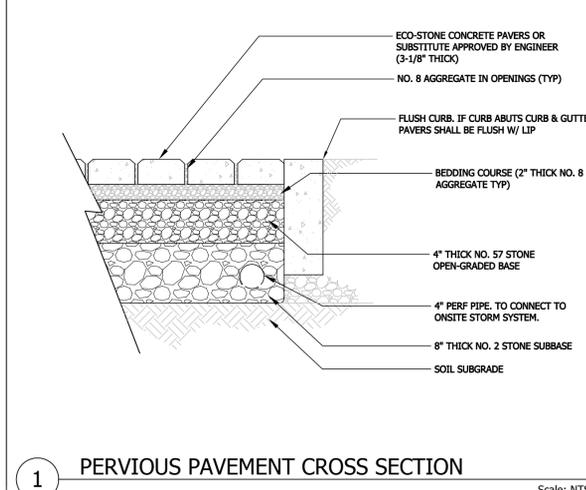
The Concrete CUDO

CUDO water storage systems are also available in pre-cast concrete designs to address many problematic applications. Contact your local CUDO distributor for availability of concrete CUDO in your area.

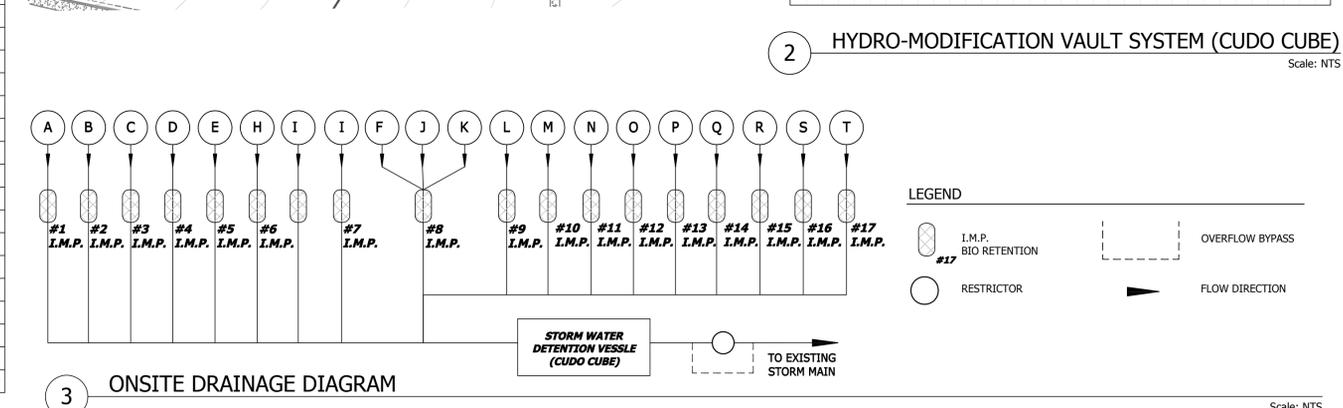
- allows loading conditions - shallow or deep outlet depth, heavy loading areas
- high water tables - anti-floating features
- enhanced maintenance access - the larger CUDO allows full access for equipment and personnel
- plastic filter CUDO devices may be used in conjunction with concrete CUDO to allow integral pre-filter capability

CUDO SYSTEMS DESIGN

Assemble CUDO® to build water storage systems with virtually unlimited sizes and shapes. CUDO (dimension 24" x 24") offers ease of installation, while a high 75% void rate allows for a reduced system footprint. Specialty CUDO components allow the construction of systems with back-up and benefits empty not possible with any other water management product.



| IMP# | DMA(s) Drained | Total Area (sf) | Impervious Area (sf) | Pervious Area (sf) | Runoff Factor | Treatment factor | Required Area (sf) | Provided Area (sf) |
|--------|----------------|-----------------|----------------------|--------------------|---------------|------------------|--------------------|--------------------|
| 1 | A | 11,961 | 9,312 | 2,649 | 0.1 | 0.04 | 383 | 386 |
| 2 | B | 11,618 | 8,739 | 2,879 | 0.1 | 0.04 | 361 | 487 |
| 3 | C | 15,132 | 12,856 | 2,276 | 0.1 | 0.04 | 523 | 523 |
| 4 | D | 9,190 | 6,237 | 2,953 | 0.1 | 0.04 | 261 | 613 |
| 5 | E | 4,701 | 3,860 | 841 | 0.1 | 0.04 | 158 | 158 |
| 7 | H | 5,750 | 4,324 | 1,426 | 0.1 | 0.04 | 179 | 256 |
| 8 | I | 8,965 | 6,051 | 2,914 | 0.1 | 0.04 | 254 | 311 |
| 9 | F, J, K | 26,684 | 19,566 | 7,118 | 0.1 | 0.04 | 811 | 1,012 |
| 10 | L | 9,795 | 6,303 | 3,492 | 0.1 | 0.04 | 266 | 665 |
| 11 | M | 3,942 | 2,008 | 1,934 | 0.1 | 0.04 | 88 | 98 |
| 12 | N | 3,685 | 1,999 | 1,686 | 0.1 | 0.04 | 87 | 100 |
| 13 | O | 3,634 | 2,180 | 1,454 | 0.1 | 0.04 | 93 | 100 |
| 14 | P | 1,770 | 750 | 1,020 | 0.1 | 0.04 | 34 | 91 |
| 15 | Q | 3,712 | 1,848 | 1,864 | 0.1 | 0.04 | 81 | 100 |
| 16 | R | 3,731 | 1,940 | 1,791 | 0.1 | 0.04 | 85 | 100 |
| 17 | S | 3,801 | 1,797 | 2,004 | 0.1 | 0.04 | 80 | 100 |
| 18 | T | 4,210 | 1,929 | 2,281 | 0.1 | 0.04 | 86 | 100 |
| Totals | | 132,281 | 91,699 | 40,582 | | | 3830 | 5,200 |



REVISIONS

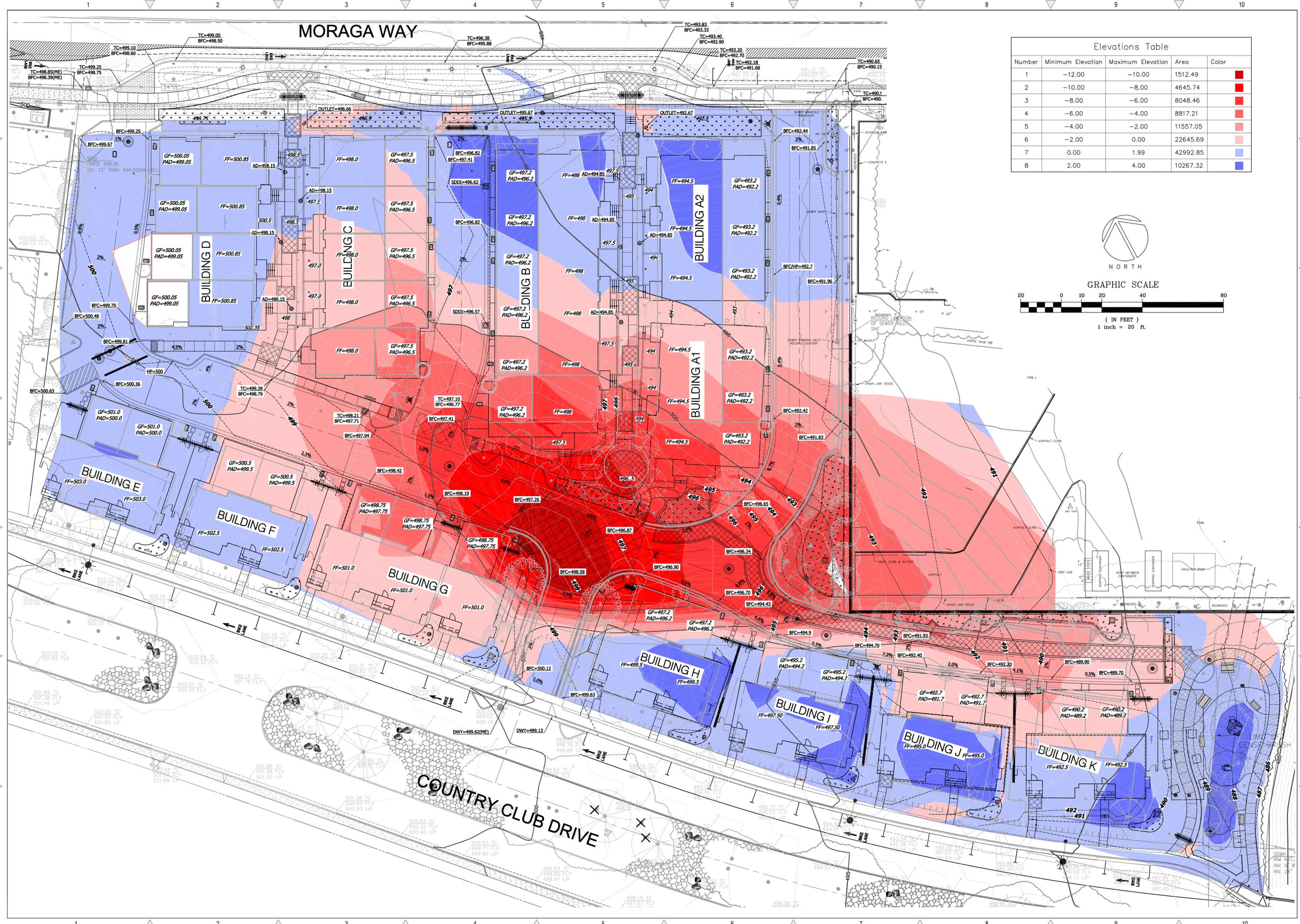
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TENTATIVE STORMWATER IMPROVEMENT PLAN

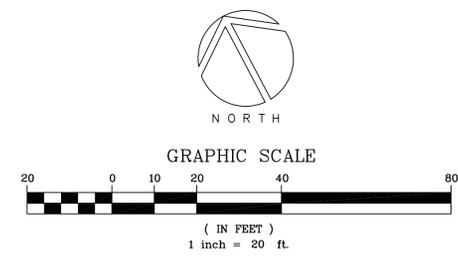
MORAGA TOWN CENTER HOMES
MORAGA, CA
TRACT. 9381

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Engineers/Planners
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Date: 05.26.16
Scale: 1" = 30'
Drawn: DD/JB
Job: 388-40
Sheet: C2.2
Of 10 Sheets



| Number | Minimum Elevation | Maximum Elevation | Area | Color |
|--------|-------------------|-------------------|----------|-------|
| 1 | -12.00 | -10.00 | 1512.49 | Red |
| 2 | -10.00 | -8.00 | 4645.74 | Red |
| 3 | -8.00 | -6.00 | 8048.46 | Red |
| 4 | -6.00 | -4.00 | 8817.21 | Red |
| 5 | -4.00 | -2.00 | 11557.05 | Red |
| 6 | -2.00 | 0.00 | 22645.69 | Red |
| 7 | 0.00 | 1.99 | 42992.85 | Blue |
| 8 | 2.00 | 4.00 | 10267.32 | Blue |



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|------------------------------------|----|
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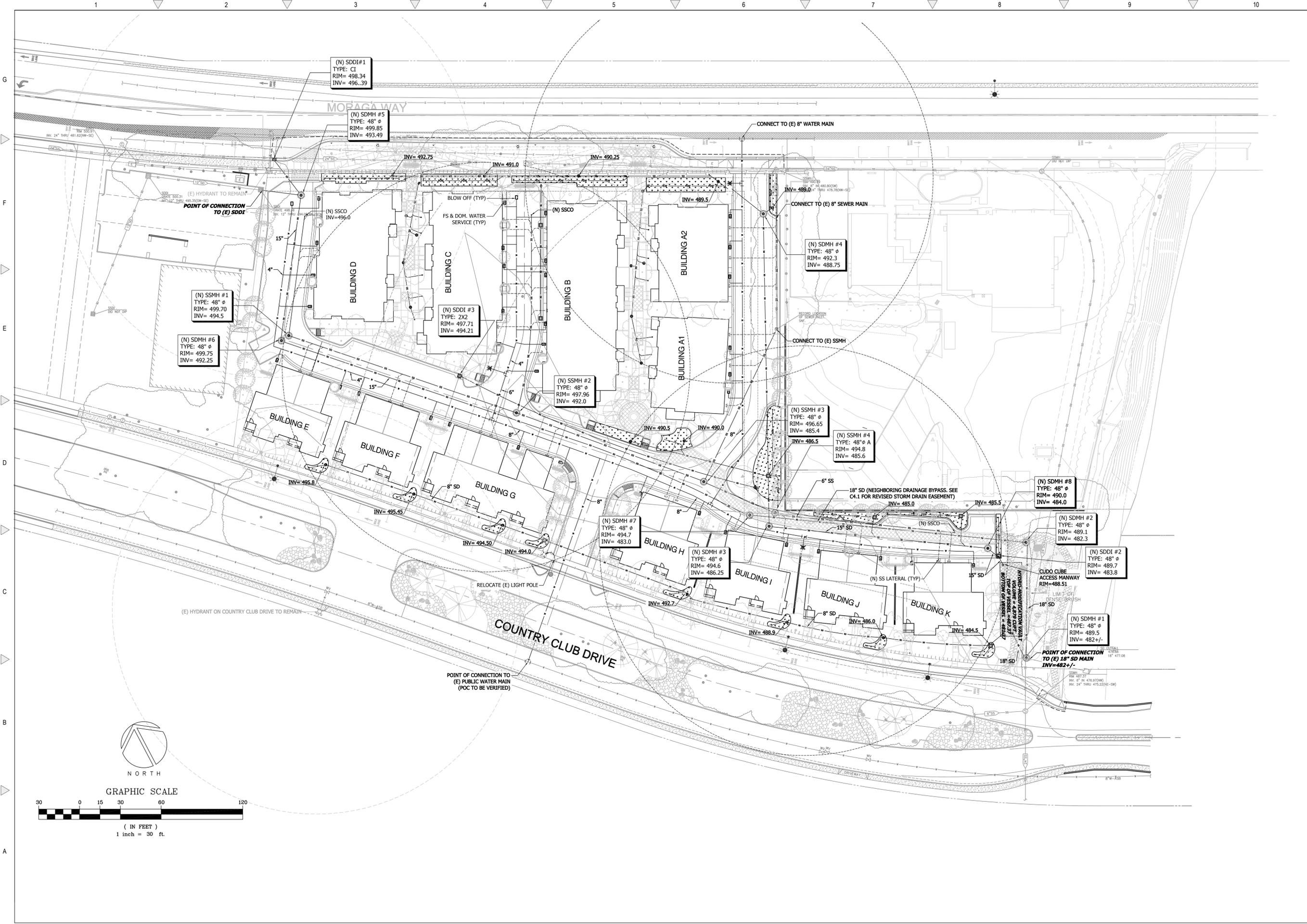
CUT & FILL ANALYSIS



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**MORAGA TOWN CENTER HOMES
 MORAGA, CA
 TRACT. 9381**

| | |
|--------|--------------|
| Date: | 05.26.16 |
| Scale: | 1" = 20' |
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| Job: | 388-40 |
| Sheet: | C2.3 |
| | Of 10 Sheets |



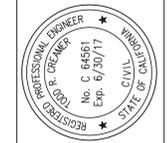
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

| REVISIONS | BY |
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| TOWN COMMENTS RESUBMITTED 04.11.14 | DD |
| TOWN COMMENTS RESUBMITTED 06.16.14 | DD |
| TOWN COMMENTS RESUBMITTED 08.01.14 | DD |
| TOWN COMMENTS RESUBMITTED 04.10.16 | DD |
| TOWN COMMENTS RESUBMITTED 05.03.16 | DD |

TENTATIVE UTILITY PLAN

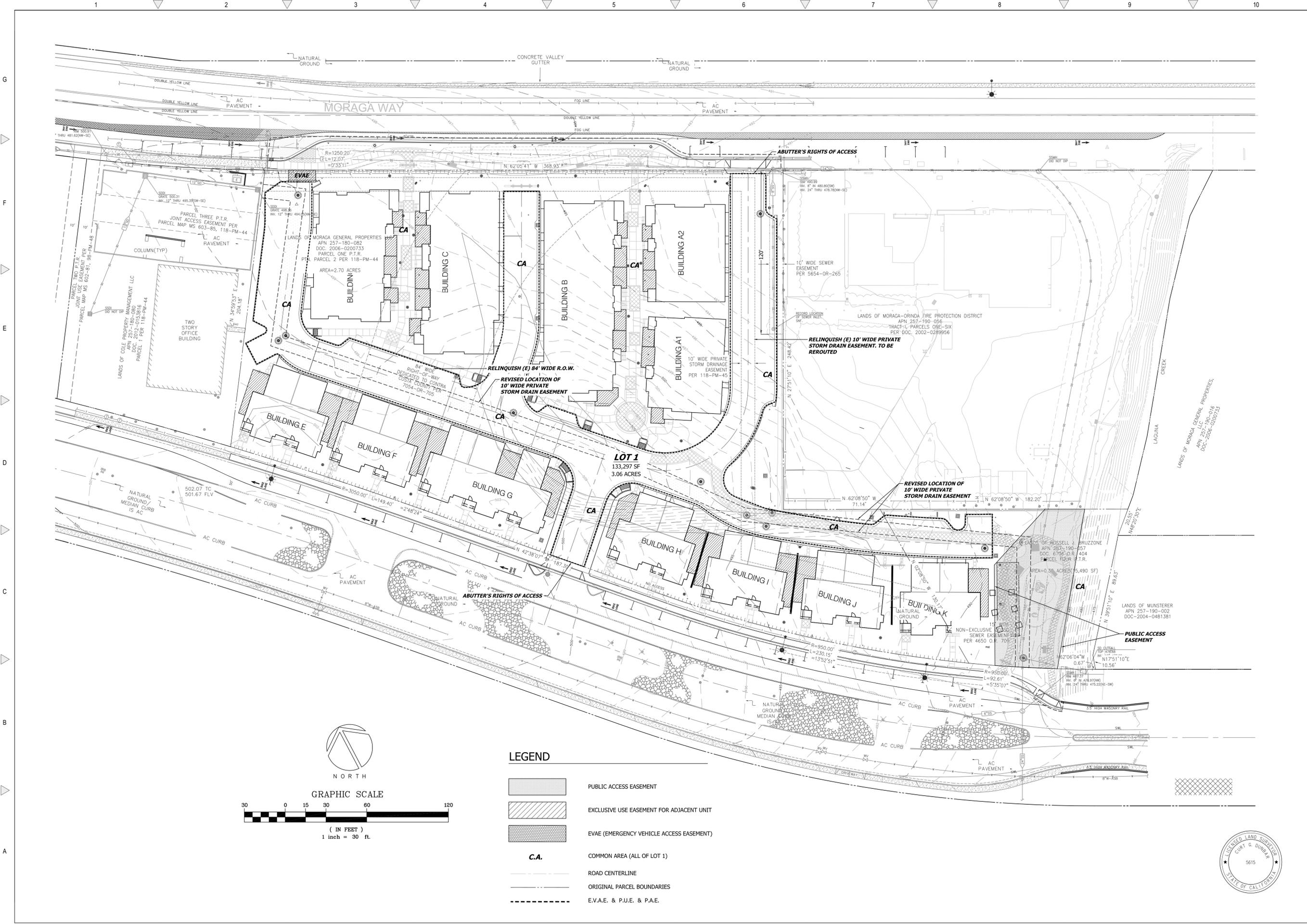


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**MORAGA TOWN CENTER HOMES
 MORAGA, CA
 TRACT. 9381**

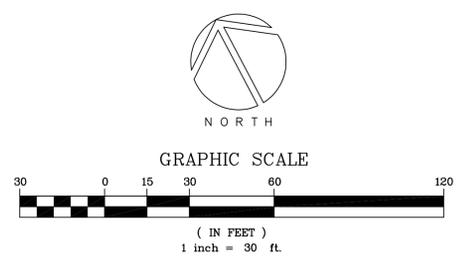
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| Of 10 Sheets | |

Drawing: R:\388-40_Moraga\CAD Models\Sheets\C3.1 - UTILITY.dwg
 Layout: C3.1 UTILITY
 Last Saved: Thu May 26, 2016 - 1:43pm
 By: JB



LEGEND

| | |
|-------------|------------------------------------------|
| | PUBLIC ACCESS EASEMENT |
| | EXCLUSIVE USE EASEMENT FOR ADJACENT UNIT |
| | EVAE (EMERGENCY VEHICLE ACCESS EASEMENT) |
| C.A. | COMMON AREA (ALL OF LOT 1) |
| | ROAD CENTERLINE |
| | ORIGINAL PARCEL BOUNDARIES |
| | E.V.A.E. & P.U.E. & P.A.E. |



| REVISIONS | BY |
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| TOWN COMMENTS RESUBMITTED 04.11.14 | DD |
| TOWN COMMENTS RESUBMITTED 06.16.14 | DD |
| TOWN COMMENTS RESUBMITTED 08.01.14 | DD |
| TOWN COMMENTS RESUBMITTED 04.10.16 | DD |
| TOWN COMMENTS RESUBMITTED 05.03.16 | DD |

VESTING TENTATIVE MAP

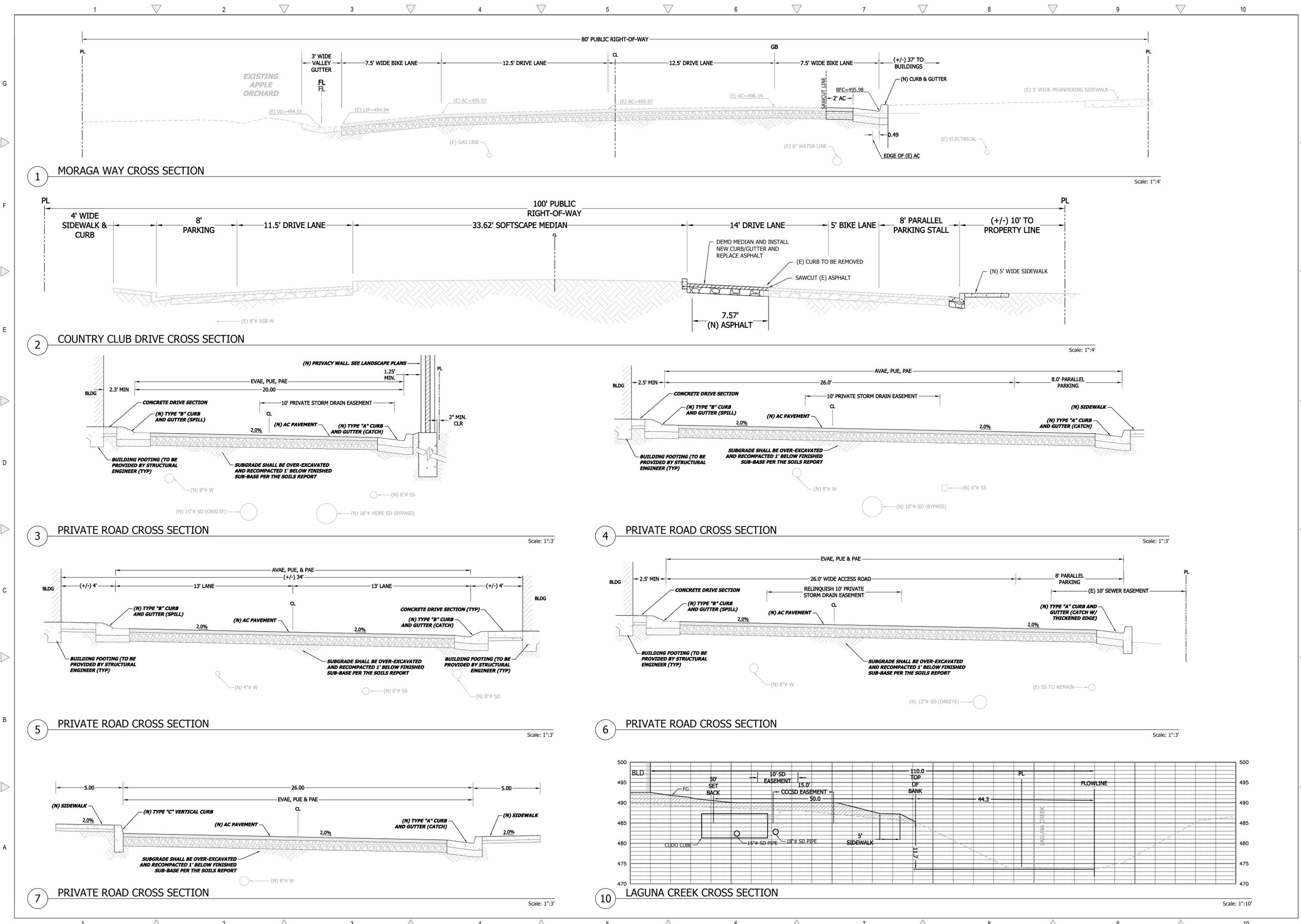


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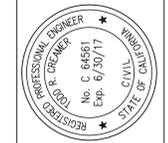
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| | Of 10 Sheets |





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| TOWN COMMENTS RESUBMITTED 05.03.16 | DD |

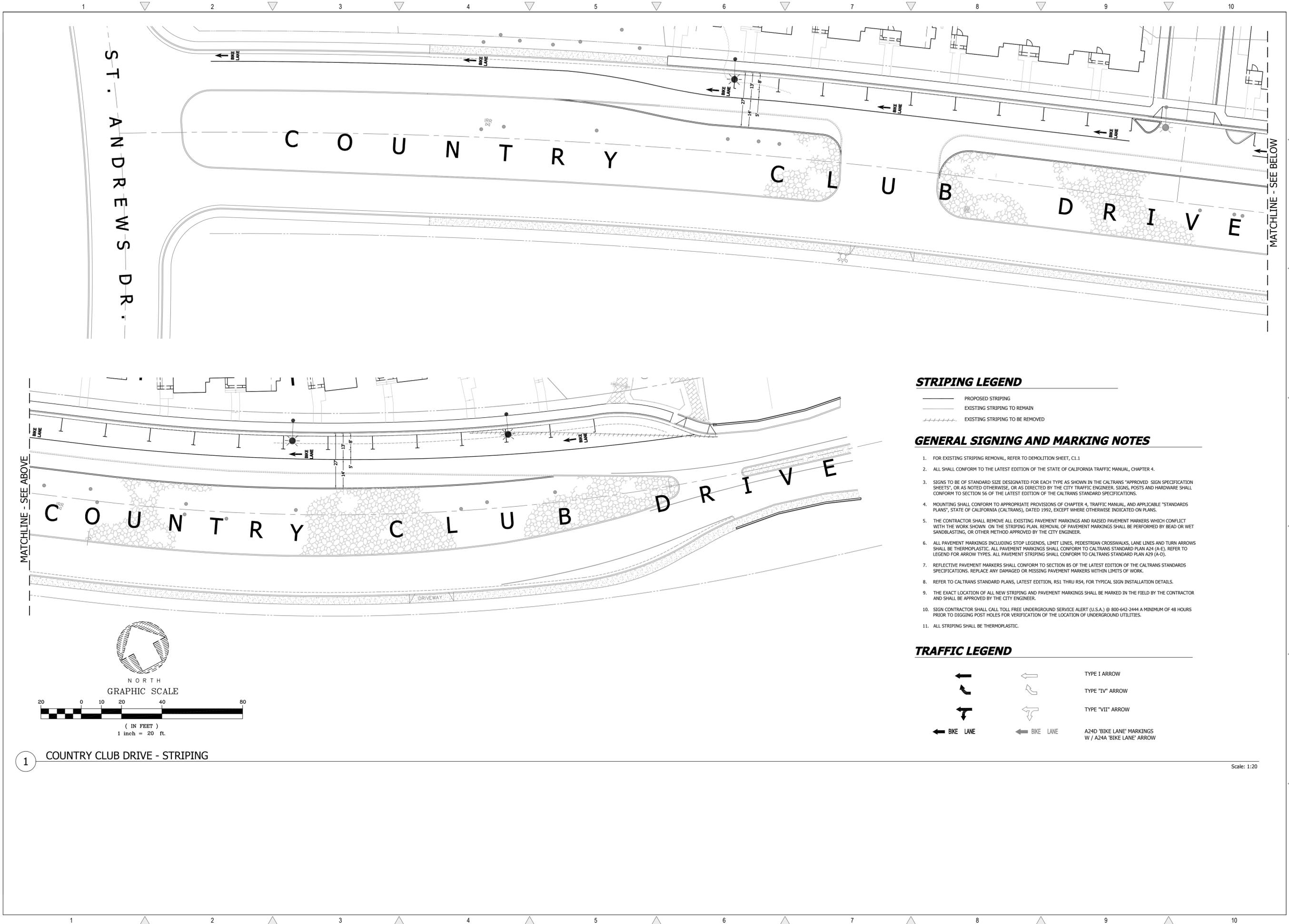
STREET SECTIONS



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| Date: | 05.26.16 |
| Scale: | 1" = 30' |
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| Of 10 Sheets | |



STRIPING LEGEND

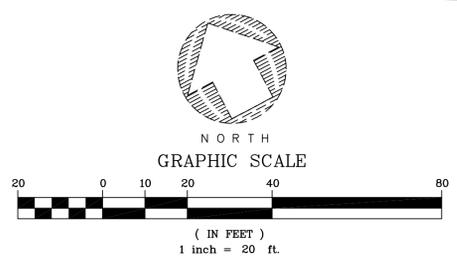
- PROPOSED STRIPING
- EXISTING STRIPING TO REMAIN
- EXISTING STRIPING TO BE REMOVED

GENERAL SIGNING AND MARKING NOTES

1. FOR EXISTING STRIPING REMOVAL, REFER TO DEMOLITION SHEET, C1.1
2. ALL SHALL CONFORM TO THE LATEST EDITION OF THE STATE OF CALIFORNIA TRAFFIC MANUAL, CHAPTER 4.
3. SIGNS TO BE OF STANDARD SIZE DESIGNATED FOR EACH TYPE AS SHOWN IN THE CALTRANS "APPROVED SIGN SPECIFICATION SHEETS", OR AS NOTED OTHERWISE, OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER. SIGNS, POSTS AND HARDWARE SHALL CONFORM TO SECTION 56 OF THE LATEST EDITION OF THE CALTRANS STANDARD SPECIFICATIONS.
4. MOUNTING SHALL CONFORM TO APPROPRIATE PROVISIONS OF CHAPTER 4, TRAFFIC MANUAL, AND APPLICABLE "STANDARDS PLANS", STATE OF CALIFORNIA (CALTRANS), DATED 1992, EXCEPT WHERE OTHERWISE INDICATED ON PLANS.
5. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS WHICH CONFLICT WITH THE WORK SHOWN ON THE STRIPING PLAN. REMOVAL OF PAVEMENT MARKINGS SHALL BE PERFORMED BY BEAD OR WET SANDBLASTING, OR OTHER METHOD APPROVED BY THE CITY ENGINEER.
6. ALL PAVEMENT MARKINGS INCLUDING STOP LEGENDS, LIMIT LINES, PEDESTRIAN CROSSWALKS, LANE LINES AND TURN ARROWS SHALL BE THERMOPLASTIC. ALL PAVEMENT MARKINGS SHALL CONFORM TO CALTRANS STANDARD PLAN A24 (A-E). REFER TO LEGEND FOR ARROW TYPES. ALL PAVEMENT STRIPING SHALL CONFORM TO CALTRANS STANDARD PLAN A29 (A-D).
7. REFLECTIVE PAVEMENT MARKERS SHALL CONFORM TO SECTION 85 OF THE LATEST EDITION OF THE CALTRANS STANDARDS SPECIFICATIONS. REPLACE ANY DAMAGED OR MISSING PAVEMENT MARKERS WITHIN LIMITS OF WORK.
8. REFER TO CALTRANS STANDARD PLANS, LATEST EDITION, RS1 THRU RS4, FOR TYPICAL SIGN INSTALLATION DETAILS.
9. THE EXACT LOCATION OF ALL NEW STRIPING AND PAVEMENT MARKINGS SHALL BE MARKED IN THE FIELD BY THE CONTRACTOR AND SHALL BE APPROVED BY THE CITY ENGINEER.
10. SIGN CONTRACTOR SHALL CALL TOLL FREE UNDERGROUND SERVICE ALERT (U.S.A.) @ 800-642-2444 A MINIMUM OF 48 HOURS PRIOR TO DIGGING POST HOLES FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
11. ALL STRIPING SHALL BE THERMOPLASTIC.

TRAFFIC LEGEND

- TYPE I ARROW
- TYPE "IV" ARROW
- TYPE "VII" ARROW
- BIKE LANE
- BIKE LANE
- A24D 'BIKE LANE' MARKINGS
W / A24A 'BIKE LANE' ARROW



1 COUNTRY CLUB DRIVE - STRIPING

Scale: 1:20

| REVISIONS | BY |
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| TOWN COMMENTS RESUBMITTED 04.11.14 | DD |
| TOWN COMMENTS RESUBMITTED 06.16.14 | DD |
| TOWN COMMENTS RESUBMITTED 08.01.14 | DD |
| TOWN COMMENTS RESUBMITTED 04.10.16 | DD |
| TOWN COMMENTS RESUBMITTED 05.03.16 | DD |

OFFSITE STRIPING PLAN
COUNTRY CLUB DRIVE

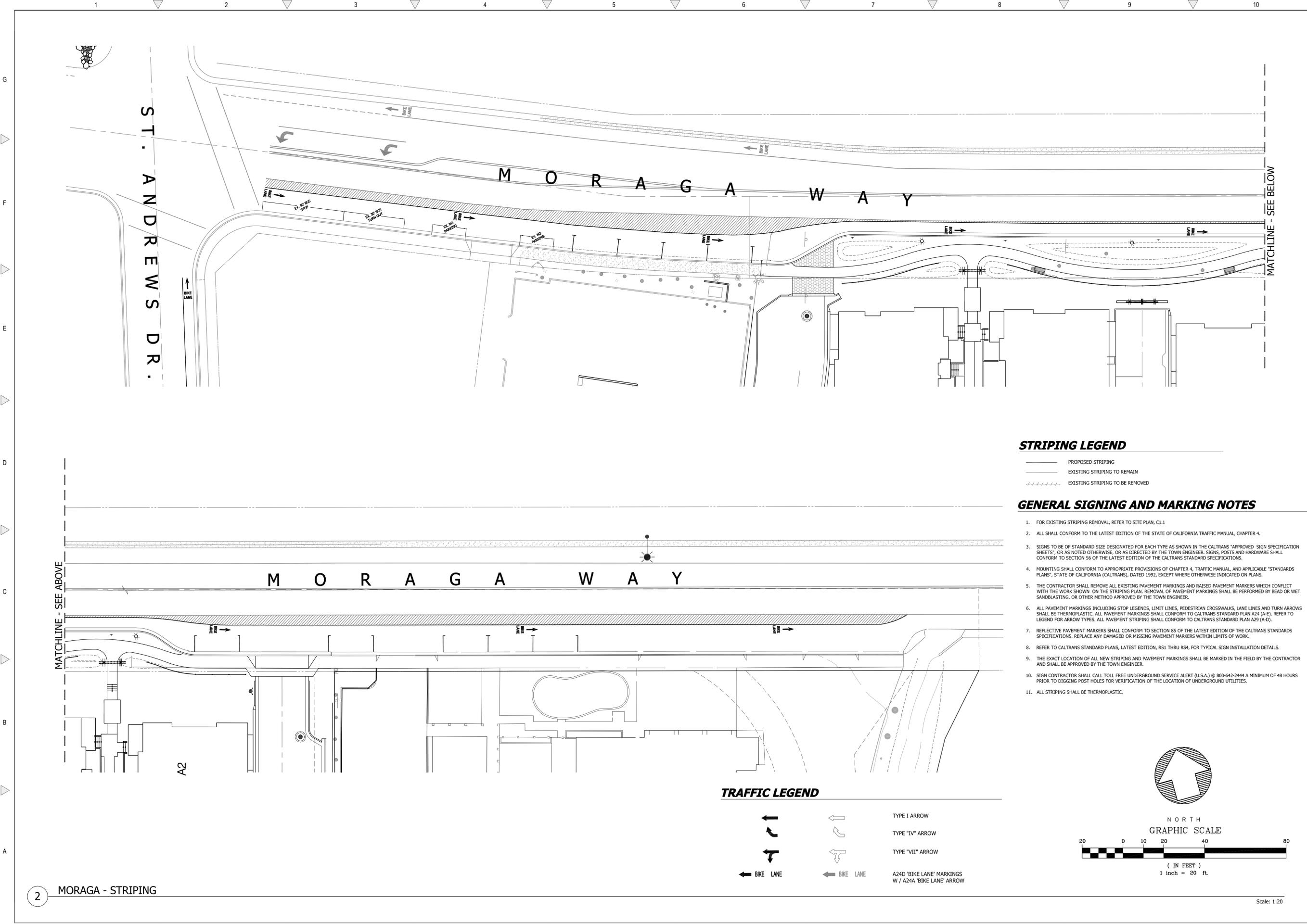


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MORAGA TOWN CENTER HOMES
MORAGA, CA
TRACT. 9381

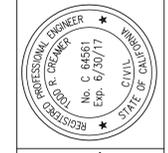
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| Job: | 388-40 |
| Sheet: | C6.1 |
| | Of 10 Sheets |

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 Time: 10:20:00 AM
 User: dd
 Job: 388-40



| REVISIONS | BY |
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| TOWN COMMENTS RESUBMITTED 04.11.14 | DD |
| TOWN COMMENTS RESUBMITTED 06.16.14 | DD |
| TOWN COMMENTS RESUBMITTED 08.01.14 | DD |
| TOWN COMMENTS RESUBMITTED 04.10.16 | DD |
| TOWN COMMENTS RESUBMITTED 05.03.16 | DD |

OFFSITE STRIPING PLAN
MORAGA WAY



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MORAGA, CA
TRACT. 9381

Date: 05.26.16
 Scale: 1" = 20'
 Drawn: DD/JB
 Job: 388-40
 Sheet: **C6.2**
 Of 10 Sheets

STRIPING LEGEND

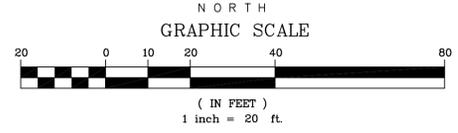
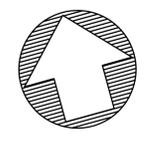
- PROPOSED STRIPING
- - - - - EXISTING STRIPING TO REMAIN
- +++++ EXISTING STRIPING TO BE REMOVED

GENERAL SIGNING AND MARKING NOTES

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11. ALL STRIPING SHALL BE THERMOPLASTIC.

TRAFFIC LEGEND

- TYPE I ARROW
- TYPE "IV" ARROW
- TYPE "VII" ARROW
- A24D 'BIKE LANE' MARKINGS W / A24A 'BIKE LANE' ARROW



Scale: 1:20

2 MORAGA - STRIPING