FARIA PRESERVE

FARIA PRESERVE

SAN RAMON, CA
Planning Commission

JANUARY 7, 2014

OUR TEAM

GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE | LAND PLANNING | URBAN DESIGN
2671 Crow Canyon Rd., San Ramon, CA 94583 | 925 736-8176

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0322

LAFFERTY COMMUNITIES
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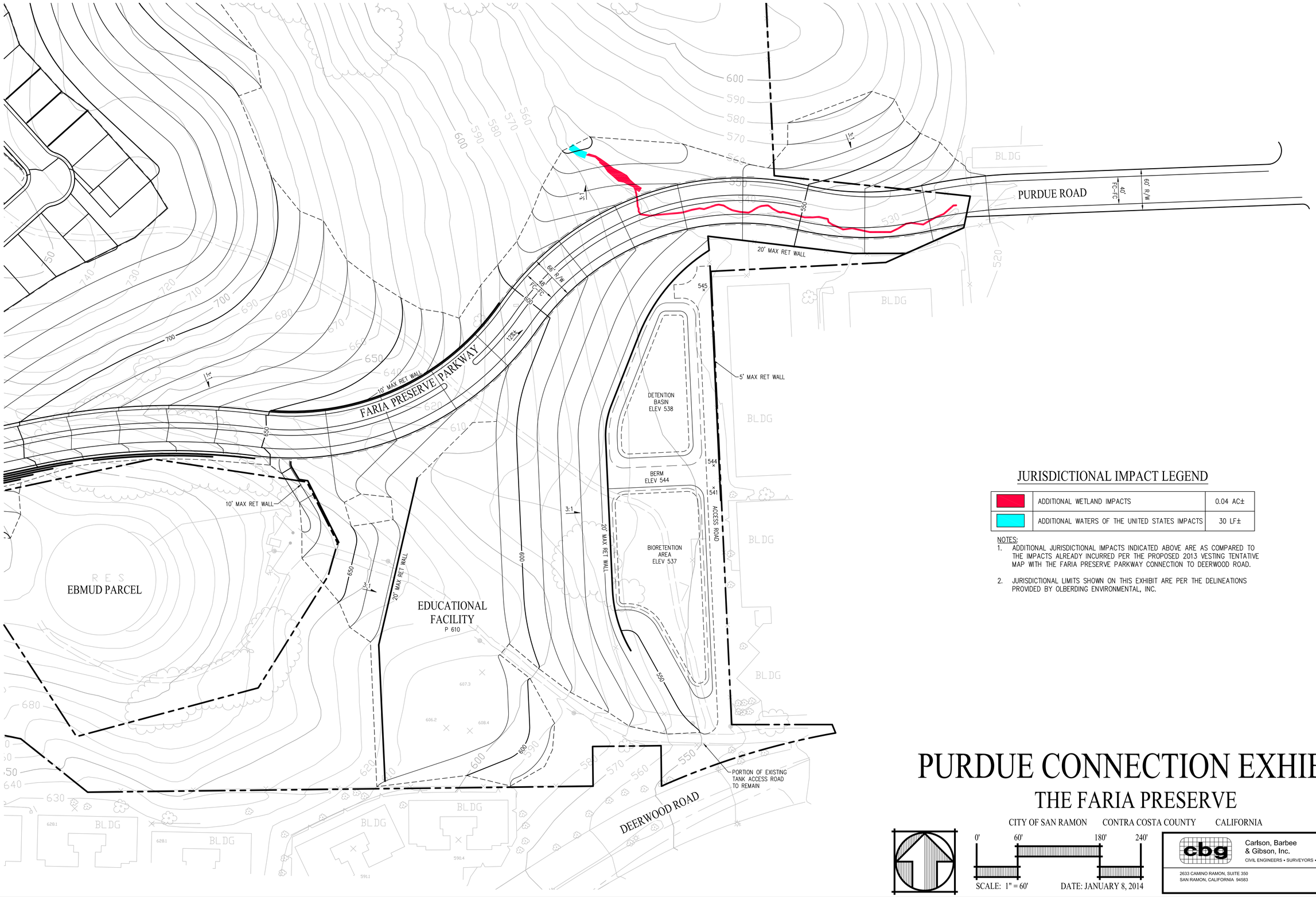
WILLIAM HEZMALHALCH ARCHITECTS
5000 Executive Parkway, Suite 375 | San Ramon, CA 94583 | 925 463-1700
2850 Redhill Ave. Suite 200 | Santa Ana, CA 92705 | 949 250-0607

CURRENT PLAN

FARIA PRESERVE

DEERWOOD ENTRY

FARIA PRESERVE



JURISDICTIONAL IMPACT LEGEND

	ADDITIONAL WETLAND IMPACTS	0.04 AC±
	ADDITIONAL WATERS OF THE UNITED STATES IMPACTS	30 LF±

NOTES:

1. ADDITIONAL JURISDICTIONAL IMPACTS INDICATED ABOVE ARE AS COMPARED TO THE IMPACTS ALREADY INCURRED PER THE PROPOSED 2013 VESTING TENTATIVE MAP WITH THE FARIA PRESERVE PARKWAY CONNECTION TO DEERWOOD ROAD.
2. JURISDICTIONAL LIMITS SHOWN ON THIS EXHIBIT ARE PER THE DELINEATIONS PROVIDED BY OLBERDING ENVIRONMENTAL, INC.

PURDUE CONNECTION EXHIBIT

THE FARIA PRESERVE

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: JANUARY 8, 2014

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PARCEL D
85 PM 39
APN 208-260-055
(PORTION)

PARCEL A
85 PM 39

MERRITT FOUR, LP
PARCEL A
92 PM 23
APN 208-260-055
(PORTION)

MERRITT FOUR, LP
PARCEL B
72 LSM 5
(92 PM 23)
APN 208-260-055
(PORTION)

VERIDIAN, L.P.
PARCEL C
72 LSM 5
(PROBABLE LLA PRE LSM)
(92 PM 23)
APN 208-260-050

OMEGA ROAD
ACCEPTED BY THE CITY OF SAN RAMON PER 11583 OR 102

SAN RAMON VALLEY BLVD

EXCHANGE AGREEMENT AND FORM OF DEFERRED IMPROVEMENT AGREEMENT BETWEEN FARIA AND MERRITT FOUR PER 2000-194389

30' TEMPORARY CONSTRUCTION EASEMENT PER 2000-194389

30' ROADWAY AND UTILITY EASEMENT IN FAVOR OF O'BRIAN CLAUSSEN V, LP PER 10484 OR 154

30' ROADWAY AND UTILITY EASEMENT IN FAVOR OF FILPER CORPORATION PER 5196 OR 376

30' ROADWAY AND UTILITY EASEMENT IN FAVOR OF ANNIE SILVERIA PER 3341 OR 129

DEFERRED IMPROVEMENT AGREEMENT PER 10193 OR 468 **NOT IN TITLE REPORT**
FARIA TOOK OBLIGATION PER 2000-194389
- 490 LF CURB, GUTTER, & SIDEWALK
- STREET PAVING
- DRAINAGE AND CONFORMS
- **IMPROVEMENT PLANS**

30' SEWER EASEMENT IN FAVOR OF CONTRA COSTA SANITARY DISTRICT PER 1999-45466

FORM OF DEFERRED IMPROVEMENT AGREEMENT BETWEEN FARIA AND MERRITT FOUR PER 2000-194389
FARIA TOOK OBLIGATION PER 2000-194389

OFFER OF DEDICATION TO CONTRA COSTA COUNTY PER 10601 OR 223

OFFER OF DEDICATION TO CONTRA COSTA COUNTY PER 10601 OR 227 AND ACCEPTED BY THE CITY OF SAN RAMON PER 11583 OR 102

60'
40'

FARIA PRESERVE PARKWAY

30' OFFER OF DEDICATION TO CONTRA COSTA COUNTY PER PARCEL MAP MS 122-80 & 10601 OR 223

30' OFFER OF DEDICATION TO CONTRA COSTA COUNTY PER 8813 OR 664

30' OFFER OF DEDICATION TO CONTRA COSTA COUNTY PER 8685 OR 739

30' OFFER OF DEDICATION TO CONTRA COSTA COUNTY PER PARCEL MAP MS 122-80 & 10601 OR 223

OFFER OF DEDICATION TO CONTRA COSTA COUNTY PER 9087 OR 340

30' DEDICATED TO CONTRA COSTA COUNTY FOR ROADWAY PURPOSES PER 8340 OR 575 AND ACCEPTED BY CONTRA COSTA COUNTY PER 9005 OR 294

PROPOSED CURB
PROPOSED RIGHT OF WAY

30' ROADWAY AND UTILITY EASEMENT IN FAVOR OF ENOS J. SOUZA, ET UX. PER 3341 OR 129

PURDUE ROAD

30' OFFER OF DEDICATION PER SUBDIVISION 4631 AND ACCEPTED BY CONTRA COSTA COUNTY PER 9005 OR 294

30' ROADWAY AND UTILITY EASEMENT IN FAVOR OF MB ASSOCIATES PER 8345 OR 31

30' ROADWAY AND UTILITY EASEMENT IN FAVOR OF DLH PROPERTIES PER 1994-269639

ELDAM
PARCEL B
175 PM 9
APN 208-451-018

CONSTAS
PARCEL C
189 PM 9
APN 208-451-022

DEFERRED IMPROVEMENT AGREEMENT PER 8869 OR 153 **NOT IN TITLE REPORT**
- 139 LF CURB, GUTTER, & SIDEWALK
- STREET PAVING
- DRAINAGE AND CONFORMS

CONSTAS
PARCEL D
189 PM 9
APN 208-451-023

30' ROADWAY AND UTILITY EASEMENT IN FAVOR OF ENOS J. SOUZA, ET UX. PER 3341 OR 129

30' ROADWAY AND UTILITY EASEMENT IN FAVOR OF MB ASSOCIATES PER 8345 OR 31

30' ROADWAY AND UTILITY EASEMENT IN FAVOR OF DLH PROPERTIES PER 1994-269639

DEFERRED IMPROVEMENT AGREEMENT PER 8693 OR 919
- 163 LF CURB, GUTTER, & SIDEWALK
- STREET PAVING
- DRAINAGE AND CONFORMS

JOSLEVIN REALTY CORP.
11
195 M 20
APN 208-451-012
(PORTION)

DEFERRED IMPROVEMENT AGREEMENT PER 9088 OR 762 **NOT IN TITLE REPORT**
ERROR IN DESCRIPTION ON DEFERRED IMPROVEMENT AGREEMENT
- 200 LF CURB, GUTTER, & SIDEWALK
- STREET PAVING
- DRAINAGE AND CONFORMS

OMEGA ROAD
OFFER OF DEDICATION PER SUBDIVISION 4631 AND ACCEPTED BY CONTRA COSTA COUNTY PER 9005 OR 294

SRS INVESTORS, L.P.
12
195 M 20
APN 208-452-005
(PORTION)

SRS INVESTORS, L.P.
15
195 M 20
APN 208-452-005
(PORTION)

7
195 M 20
APN 208-451-016

PARCEL A
175 PM 9
APN 208-451-017

PARCEL A
189 PM 9
APN 208-451-020

PARCEL B
189 PM 9
APN 208-451-021

10
195 M 20
APN 208-451-012
(PORTION)

13
195 M 20
APN 208-452-005
(PORTION)

14
195 M 20
APN 208-452-005
(PORTION)

BETA COURT

3
195 M 20
APN 208-451-003

4
195 M 20
APN 208-451-004

6
195 M 20
APN 208-451-019

5
195 M 20
APN 208-451-005

LEGEND

- EXISTING ACCEPTED PUBLIC RIGHT-OF-WAY
- EXCHANGE PROPERTY TO FARIA
- PUBLIC RIGHT-OF-WAY OFFER OF DEDICATION WITH DEFERRED IMPROVEMENT AGREEMENT
- PUBLIC RIGHT-OF-WAY OFFER OF DEDICATION WITHOUT DEFERRED IMPROVEMENT AGREEMENT

PURDUE ROAD EXHIBIT
FARIA PRESERVE

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: MARCH 8, 2010

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FAX (925) 866-8575
SAN RAMON • LATHROP

PURDUE ROAD AT ALTERNATE PROJECT ENTRY

PURDUE ROAD AT OMEGA ROAD

PURDUE ROAD AT SAN RAMON VALLEY BOULEVARD

PURDUE ROAD

PURDUE ROAD EXISTING CONDITIONS

THE FARIA PRESERVE

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

DATE: JANUARY 7, 2014

NOT TO SCALE

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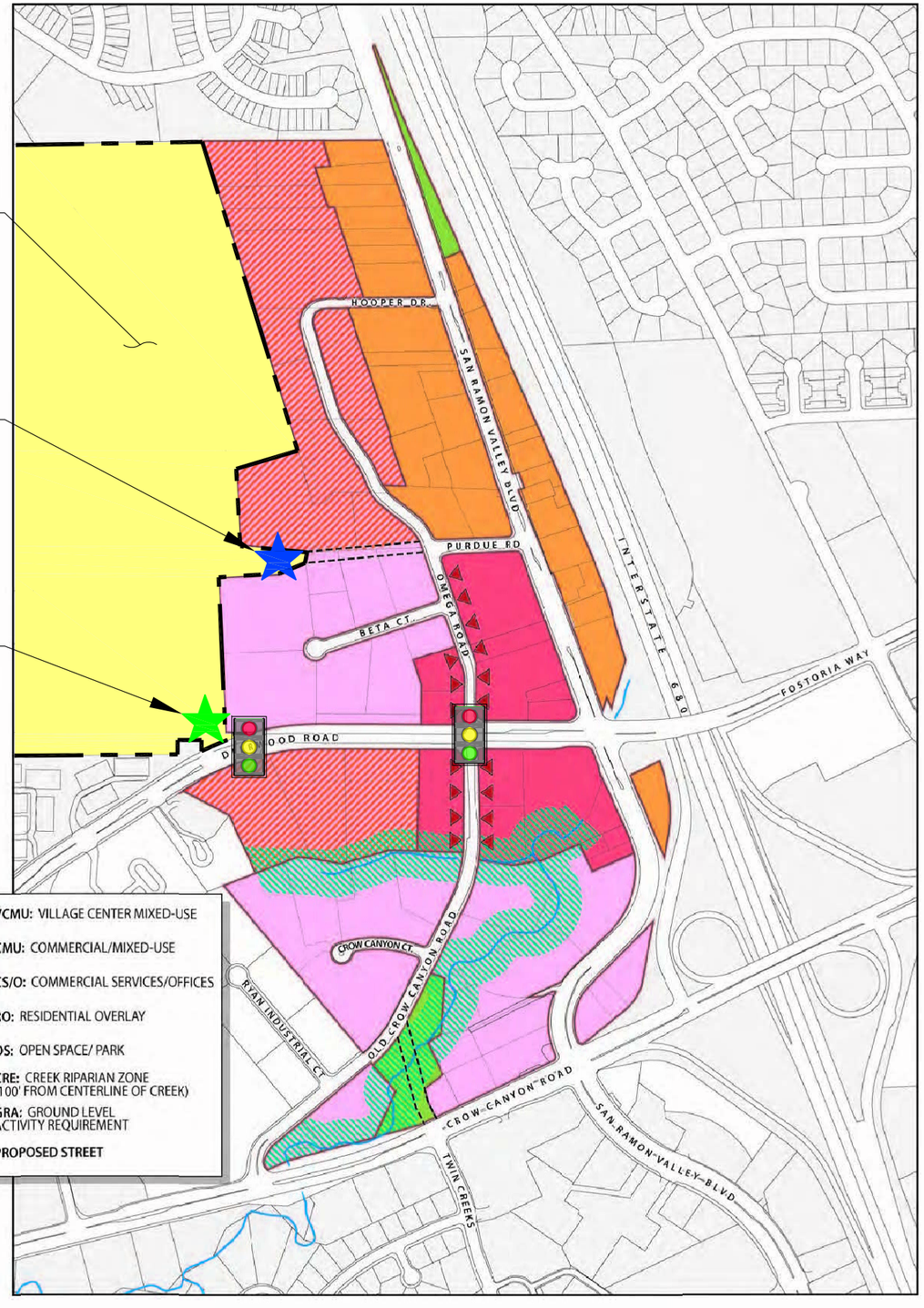
THE FARIA PRESERVE
(NORTHWEST SPECIFIC PLAN)

ALTERNATE PURDUE ROAD
PROJECT ENTRY

PROPOSED DEERWOOD
ROAD PROJECT ENTRY



LEGEND

PROPOSED TRAFFIC SIGNAL

LAND USE MAP

CROW CANYON SPECIFIC PLAN

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

DATE: JANUARY 7, 2014

NOT TO SCALE

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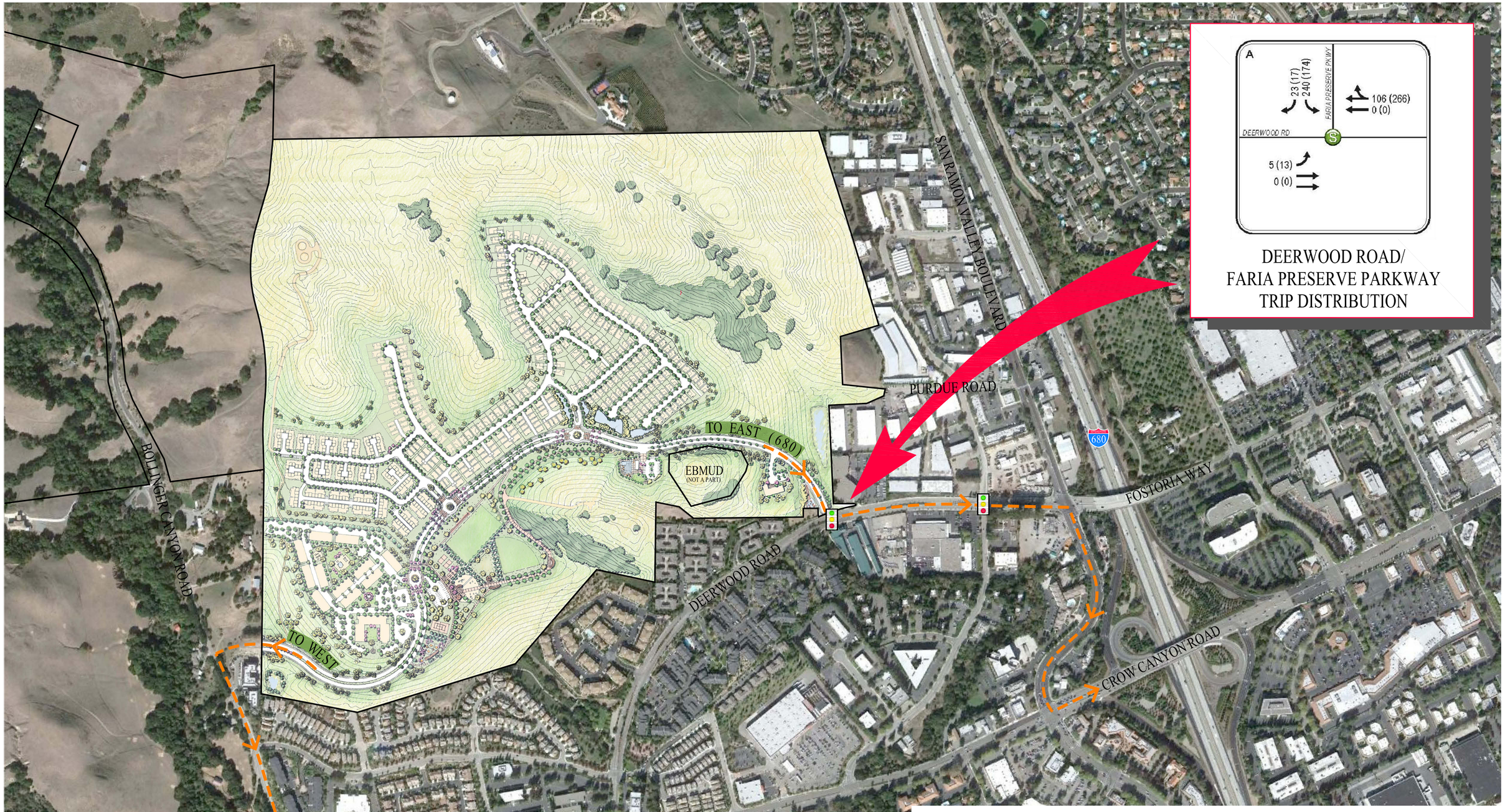

CIRCULATION EXHIBIT

THE FARIA PRESERVE

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 300' 900' 1,200'

SCALE: 1" = 300' DATE: JANUARY 7, 2014

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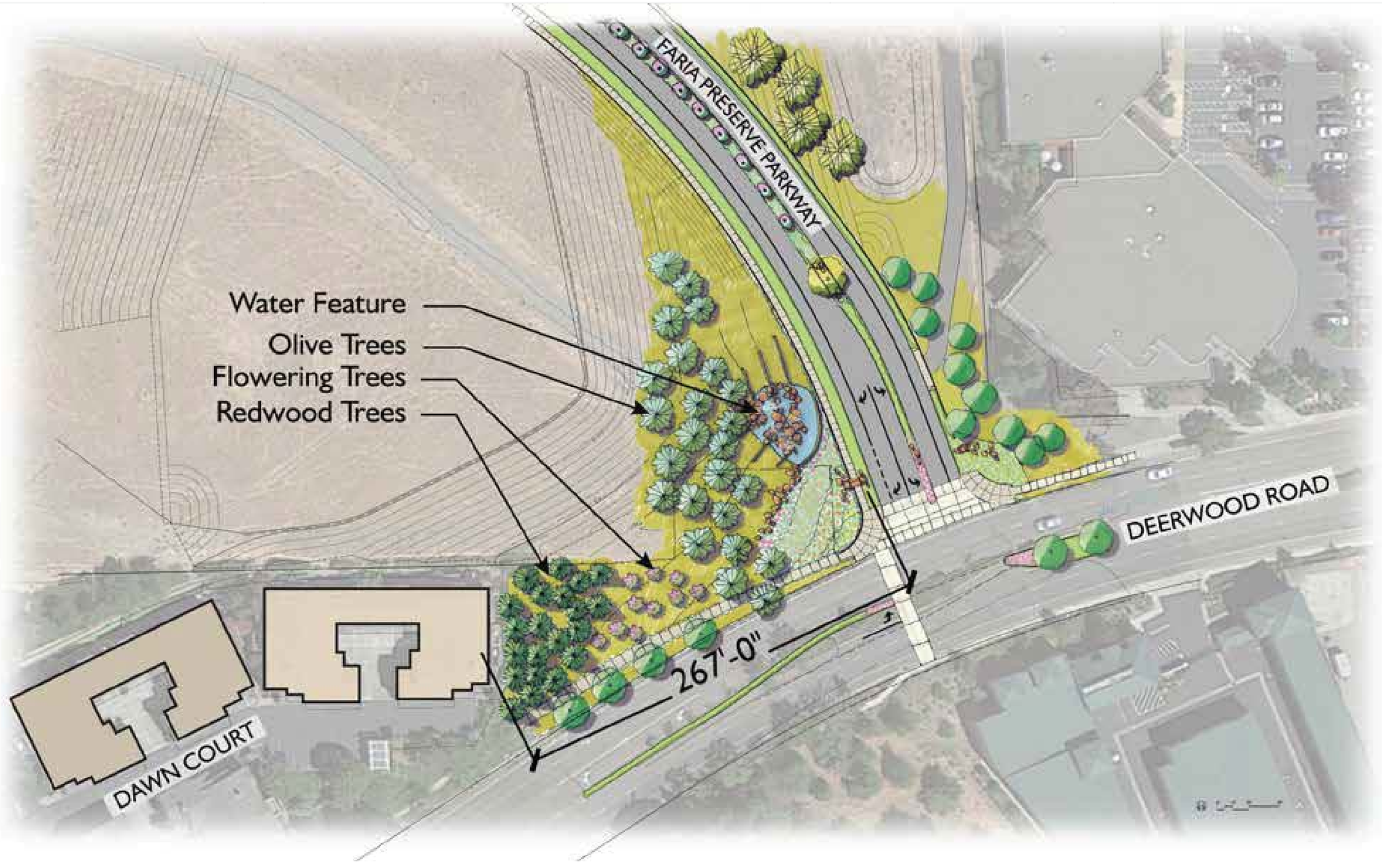
DEERWOOD ENTRY



DEERWOOD ENTRY

DEERWOOD ENTRY

FARIA PRESERVE