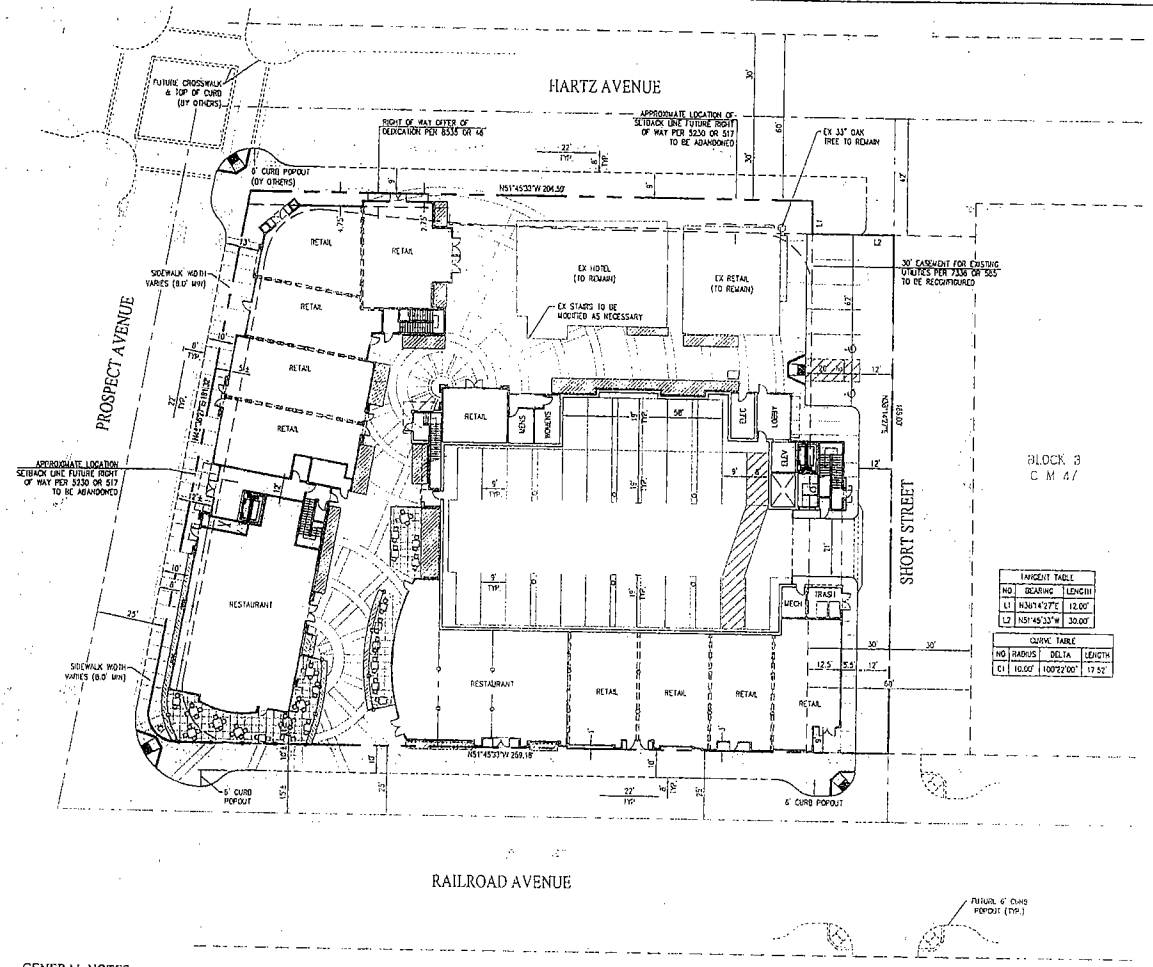
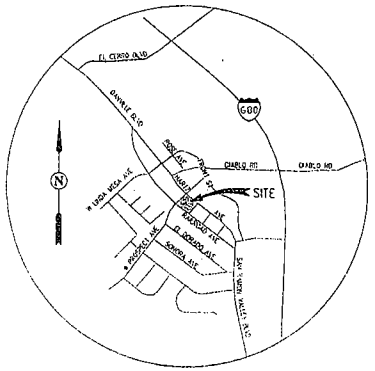




VICINITY MAP
NOT TO SCALE

TANGENT TABLE		
NO	BEARING	LENGTH
L1	N36°14'27"E	12.00'
L2	N51°45'33"W	30.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	10.00'	100°22'00"	17.52'

LAND AREA SUMMARY

TYPE	PROPOSED	EXISTING
BUILDING AREA 3,470 SF± EXISTING TO REMAIN	32,600 SF	20,320 SF
SIDEWALK/HARDSCAPE	14,084 SF	12,164 SF
PAVING/STREET AREA	3,500 SF	17,700 SF
TOTAL SITE AREA	50,184 SF	50,184 SF
IMPERVIOUS LAND USE	80%	100%

BUILDING AREA IS REFLECTIVE OF ROOF TOP AREA AND MAY NOT COINCIDE WITH AREAS SHOWN ON THE ARCHITECTURAL SITE PLANS.

LEGEND

- PROPOSED LOT LINE
- PROJECT BOUNDARY
- EXISTING EASEMENT
- ROAD CENTERLINE
- EX STORM DRAIN INLET
- EX UTILITY POLE
- EX ELECTROLIER
- EX PARKING LOT/SITE LIGHTING
- EX FIRE HYDRANT

GENERAL NOTES:

1. PROPERTY OWNERS: DANVILLE HOTEL HOLDINGS, LLC
2. DEVELOPER/APPLICANT: CASTILE COMPANIES, INC. 12885 ALCOSTA BOULEVARD, SUITE A SAN RAMON, CA 94583 (925) 328-1000
3. ENGINEER: CARLSON, BARBEE & GIBSON, INC. 6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CA 94583 (925) 866-0322
4. USE: EXISTING - RETAIL / OFFICE / RESTAURANT PROPOSED - MIXED USE REDEVELOPMENT
5. ZONING: EXISTING - DISTRICT 11
6. GENERAL PLAN: EXISTING - DISTRICT 11
7. UTILITIES:
   - WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT
   - SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT
   - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
   - TELEPHONE: AT&T
8. FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE OF FLOODPLAIN SOURCE: COMMUNITY PANEL NUMBERS 06013C0453F & 06013C0434F DATED: JUNE 16, 2009
9. BENCHMARK: CONTRA COSTA COUNTY BENCHMARK #3653 EL: 360.720 FEET
10. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN THE CENTERLINE OF HARTZ AVENUE, THE BEARING BEING N51°45'33"W PER 126 LSM 19.
11. APNS: 208-023-003, 004, 008, 009 & 024
12. CONDOMINIUM MAP: ONE OR MORE CONDOMINIUM MAPS WILL BE RECORDED FOR THIS ONE LOT SUBDIVISION. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
13. SEE ARCHITECTURAL SITE PLAN FOR DETAILS & DIMENSIONS OF GROUND FLOOR AND SECOND FLOOR PLANS.

DRAFT

DANVILLE HOTEL SITE - SUBD 9292
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES

TOWN OF DANVILLE CONTRA COSTA COUNTY CALIFORNIA

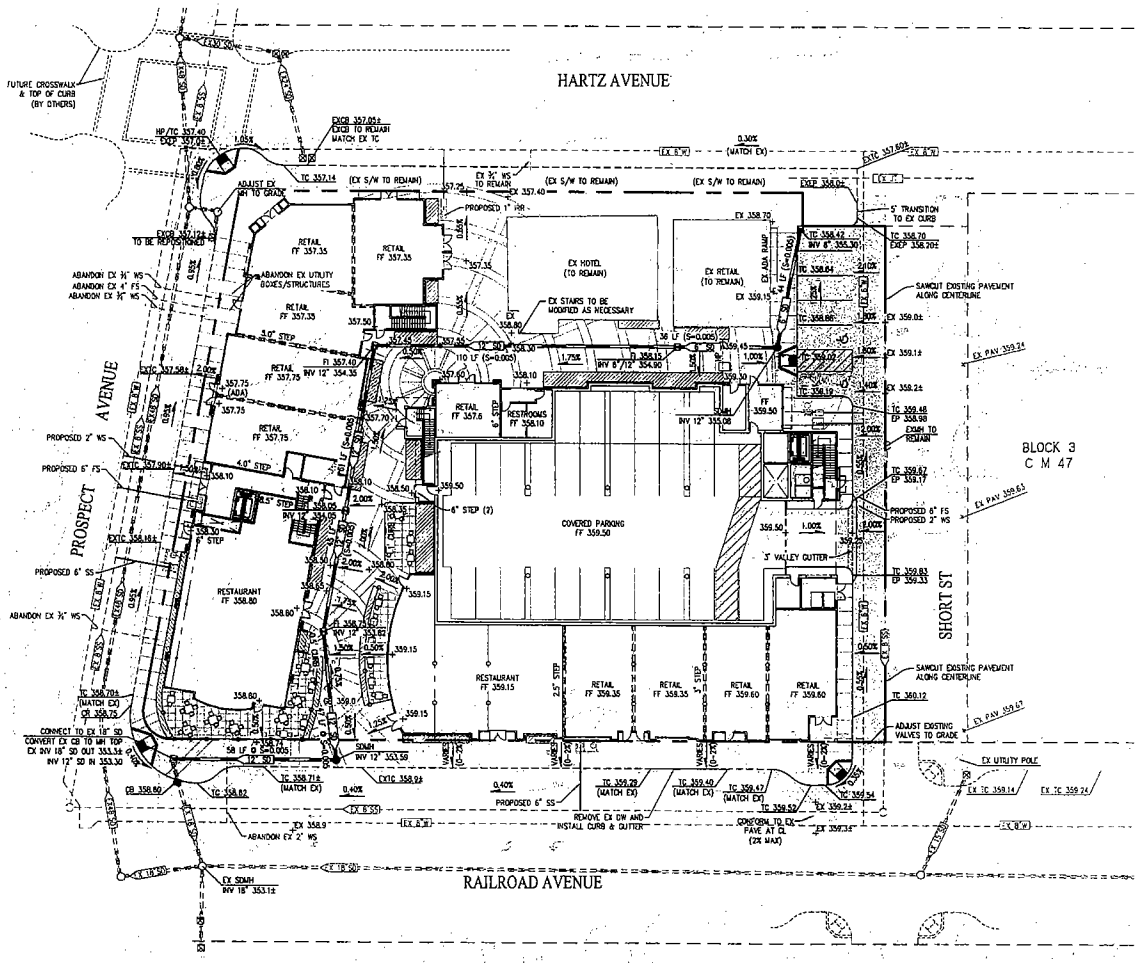
Exhibit T

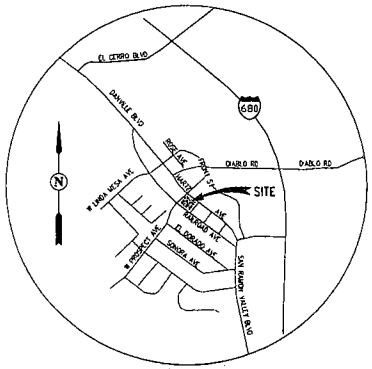
0' 20' 60' 80'
SCALE: 1" = 20' DATE: NOVEMBER 11, 2010

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-0616
SAN RAMON HEADQUARTERS

SHEET NO.
TM-1

G:\BCB\DANVILLE\DANVILLE.DWG





VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- ROAD CENTERLINE
- EX STORM DRAIN INLET
- EX UTILITY POLE
- EX ELECTROLIER
- EX PARKING LOT/SITE LIGHTING
- EX FIRE HYDRANT
- PVC STORM DRAIN PIPE
- STORM DRAIN PIPE
- EX SANITARY SEWER PIPE
- EX WATER PIPE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- AREA DRAIN INLET
- 1.75% SLOPE
- 359.50 SPOT ELEVATION

GENERAL NOTES:

1. PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
2. ALL GRADING WILL BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEERING AND THEIR REPORT REGARDING THE DEVELOPMENT.
3. FINAL WATER METER, BACKFLOW PREVENTOR, DOUBLE CHECK DETECTOR/FIRE PROTECTION ASSEMBLY, GREASE TRAP, TRANSFORMER & FIRE HYDRANT LOCATIONS TO BE DETERMINED.

PAVEMENT LEGEND

- EXISTING PARKING LOT TO REMAIN
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH SIDEWALK
- GRIND AND CONFORM TO EXISTING PAVEMENT

DRAFT

DANVILLE HOTEL SITE - SUBD 9292

TENTATIVE MAP

PRELIMINARY GRADING AND UTILITY PLAN

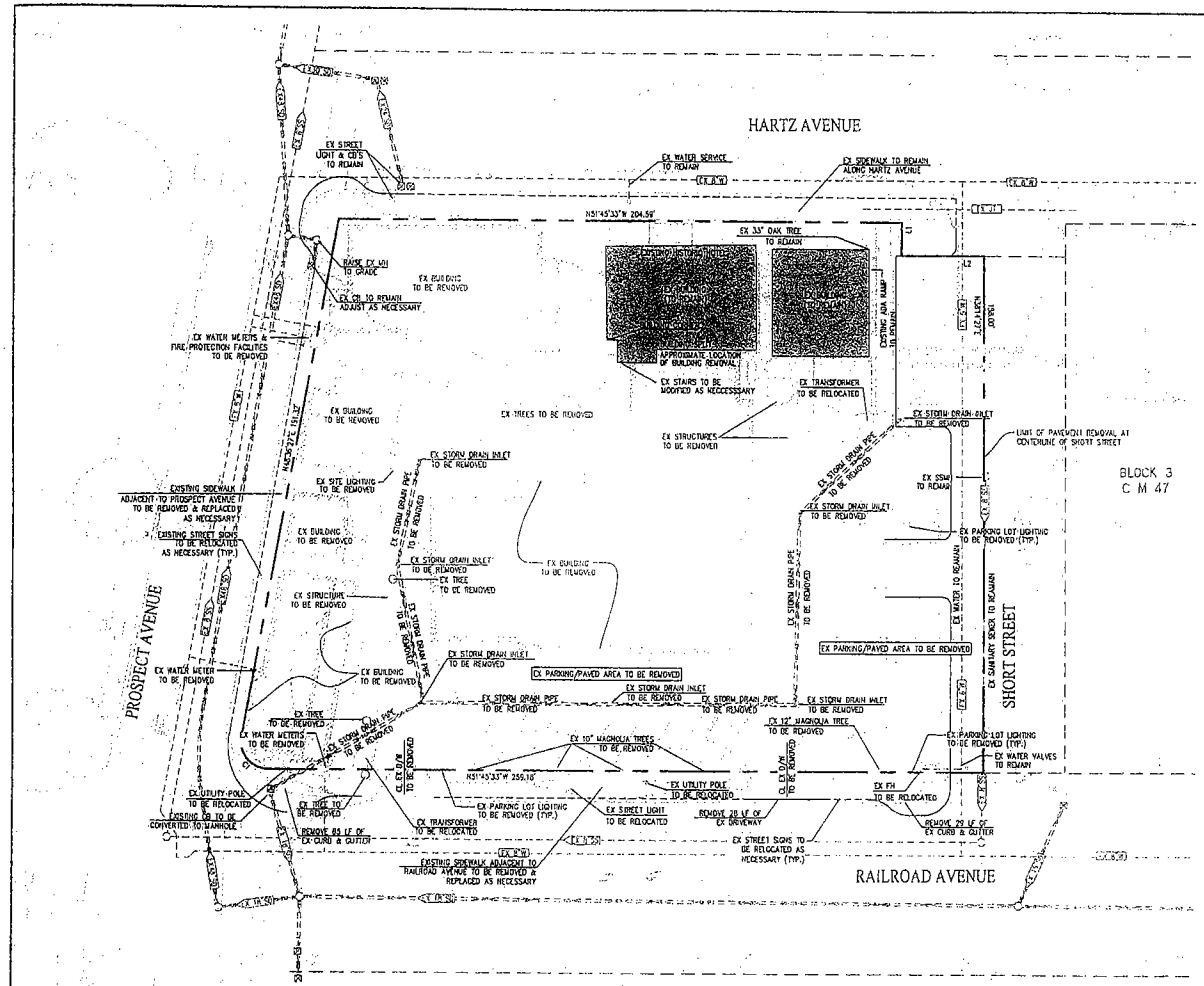
TOWN OF DANVILLE CONTRA COSTA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: NOVEMBER 11, 2010

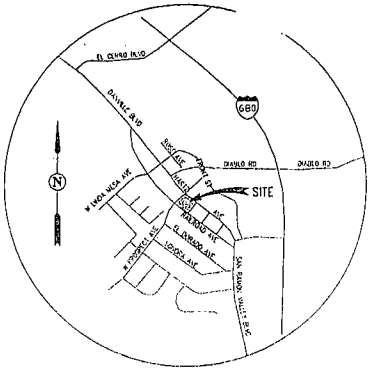
cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 100
SAN RAMON, CALIFORNIA 94583
SAN RAMON • LATHROP

SHEET NO.
TM-2



GENERAL NOTES

1. DEMOLITION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED DEMOLITION PRACTICES, DEMOLITION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF DEMOLITION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS AT THE JOB SITE FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
3. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT ARE TO REMAIN, AND BECOME DAMAGED DURING THE DEMOLITION WORK SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER.
4. ALL SURVEY MONUMENTATIONS SHALL BE PROTECTED AND PERPETUATED IN PLACE. ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR AT THE DIRECTION OF THE CITY ENGINEER.
5. ALL STRUCTURES AND FOUNDATIONS TO BE DEMOLISHED MUST BE DISPOSED OF OUTSIDE THE PROJECT AREA
6. A TREE REMOVAL PERMIT MAY BE REQUIRED. CONTRACTOR TO CONTACT THE TOWN OF DANVILLE FOR VERIFICATION.
7. ALL TREES AND LANDSCAPING TO BE REMOVED UNLESS OTHERWISE NOTED.
8. ALL EXISTING STRUCTURES AND PAVEMENT TO BE DEMOLISHED AND REMOVED FROM SITE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO THE REMOVAL OF ANY EXISTING UTILITY TO REQUEST EXACT UTILITY LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL EXISTING UTILITIES, INCLUDING ANY NOT SHOWN, WHICH CONFLICT WITH PROPOSED SITE IMPROVEMENTS.
10. THE LOCATION AND DEPTHS OF EXISTING UNDERGROUND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER. IT DOES NOT SHOW ALL ITEMS THAT WILL NEED TO BE REMOVED. OTHER ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND PIPELINES OR TANKS, WELLS, AND UNDERGROUND ELECTRICAL OR TELEPHONE CONDUIT.
11. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 642-2444, 48 HOURS PRIOR TO DEMOLITION.
12. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT FROM THE TOWN OF DANVILLE FOR ANY WORK OR ENCROACHMENT IN THE PUBLIC RIGHT OF WAY.
13. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY.
14. ALL EXISTING STREETS SHALL REMAIN OPEN TO TWO-WAY TRAFFIC AT ALL TIMES.
15. A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMITS (DISCHARGE PERMIT, CONSTRUCTION PERMIT, IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN) ARE REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY RELATED TO THIS SITE AND WILL BE OBTAINED BY THE OWNER AND/OR OWNER'S CONTRACTOR AS APPROPRIATE. ANY DISCHARGE, DURING CONSTRUCTION, OF GROUNDWATER INTO THE DOWNSTREAM STORM SYSTEM MUST BE UNCONTAMINATED WATER. THE CONTRACTOR MUST MAKE THIS DETERMINATION PRIOR TO ANY DISCHARGE.
16. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WITHIN 100 FEET OF THIS AREA, WORK SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGIST (SCA) OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGIST (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
17. THE FOLLOWING CONTROL MEASURES FOR DEMOLITION SHALL BE ADHERED TO.
    a. DEMOLITION EQUIPMENT SHALL BE PROPERLY MUFFLED, AND UNNECESSARY IDLING SHALL BE PROHIBITED.
    b. PROVIDE FOR DAILY CLEAN UP OF TRASH AND DEBRIS ON TOWN ROADWAYS AFFECTED BY DEMOLITION ACTIVITIES.
    c. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT DEMOLITION SITE.
    d. SWEEP ADJACENT STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT STREETS.
18. WORK FOR THIS DEMOLITION IS LIMITED TO THE CONFINES OF THE PROPERTY.



VICINITY MAP
NOT TO SCALE

TANGENT TABLE		
NO	BEARING	LENGTH
L1	N38°14'27"E	12.00'
L2	N51°45'33"W	30.00'

CURVE TABLE			
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LEGEND

- PROJECT BOUNDARY
- ROAD CENTERLINE
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- EX UTILITY POLE
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- EX FIRE HYDRANT
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- STORM DRAIN PIPE
- EX SANITARY SEWER PIPE
- EX WATER PIPE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- AREA DRAIN INLET
- SLOPE
- SPOT ELEVATION

DRAFT

DANVILLE HOTEL SITE - SUBD 9292

DEMOLITION PLAN

TOWN OF DANVILLE CONTRA COSTA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: NOVEMBER 11, 2010

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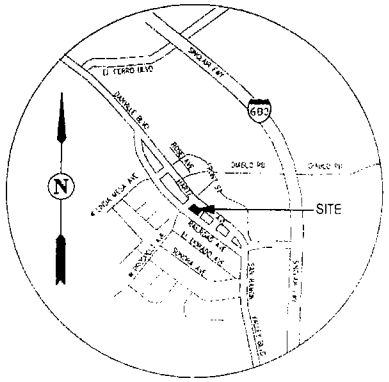
SAN RAMON • LATHROP

SHEET NO.
TM-3



VICINITY MAP
NOT TO SCALE

DRAFT

DANVILLE HOTEL SITE - SUBD 9292
AERIAL PHOTO

TOWN OF DANVILLE CONTRA COSTA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: NOVEMBER 11, 2010

Carlson, Barbee & Gibson, Inc.
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(925) 866-8674
SAN RAMON • LATHROP

SHEET NO.
TM-4