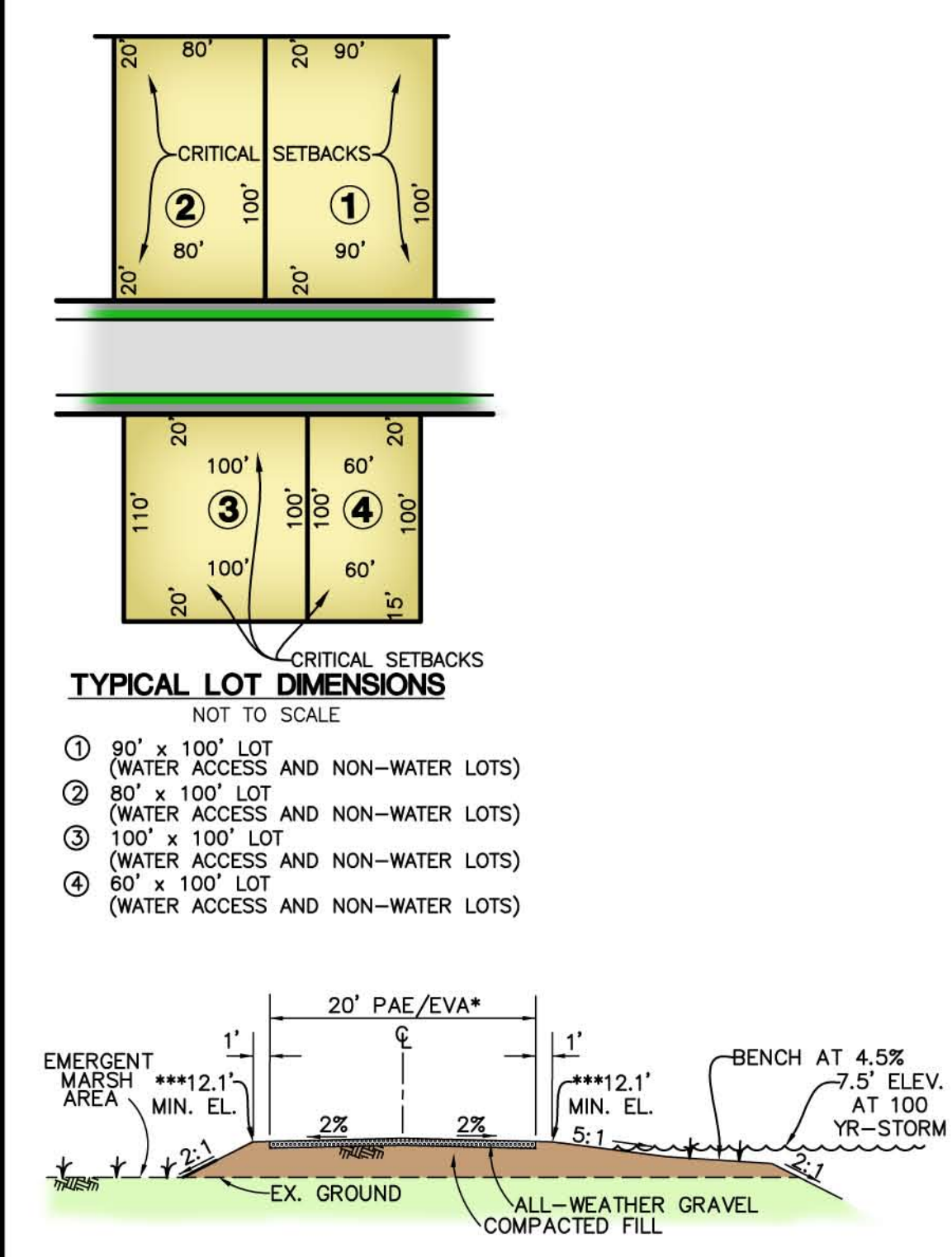
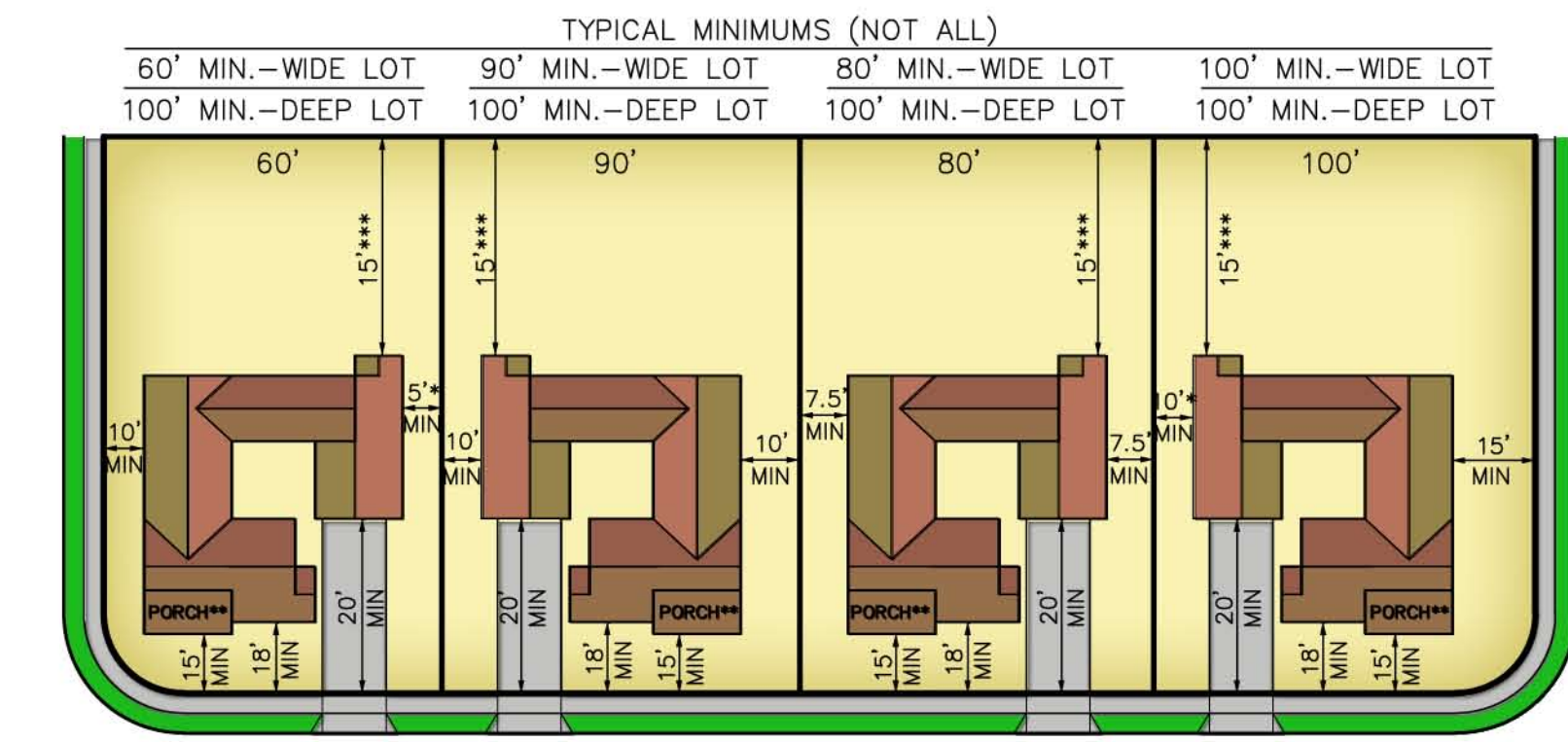
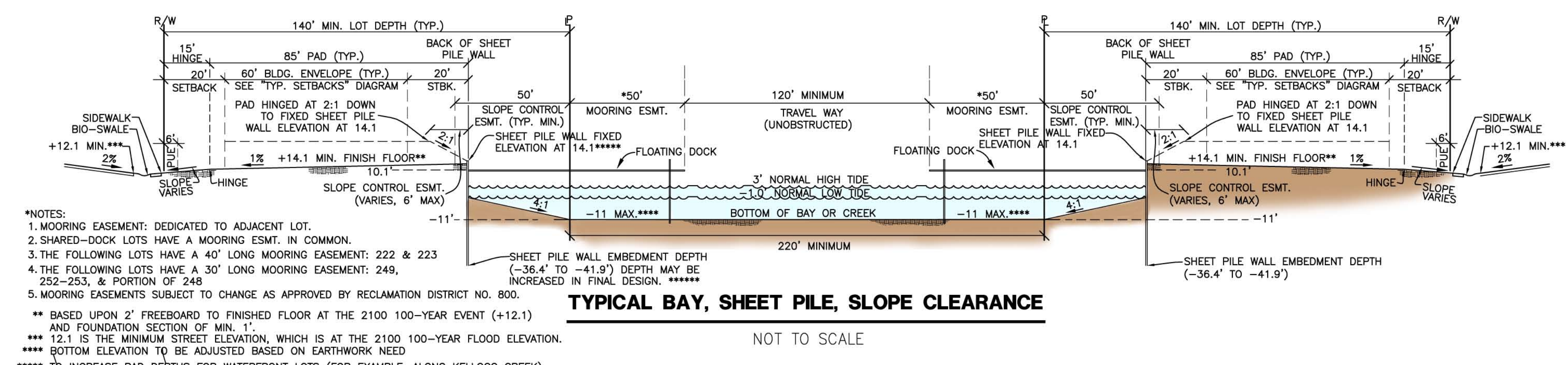
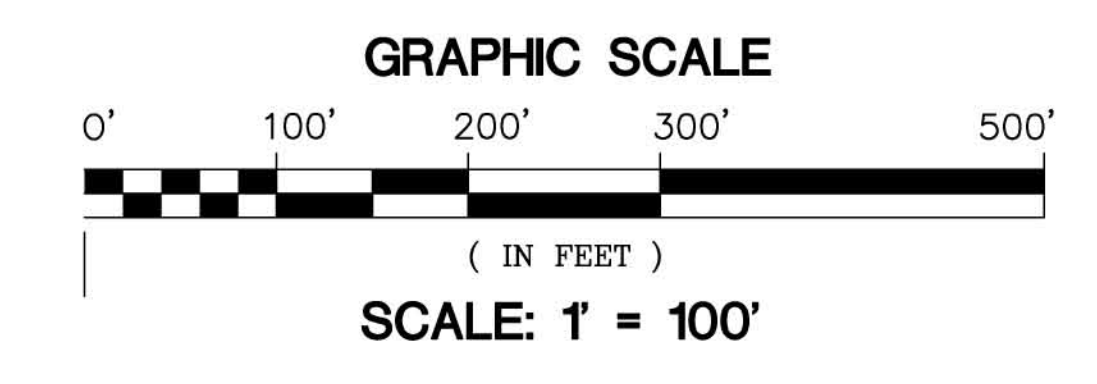


SUBDIVISION 9010 VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN

MODIFICATION TO THE FINAL DEVELOPMENT PLAN AND
VESTING TENTATIVE MAP SUBMITTAL
PANTAGES BAYS
A RESIDENTIAL COMMUNITY WITH
INDIVIDUAL DOCKS AND DEEP WATER ACCESS
CONTRA COSTA COUNTY, CALIFORNIA
BY
PANTAGES AT DISCOVERY BAY, LLC

OCTOBER, 2009
MODIFIED SEPTEMBER, 2014



AVERAGE & MINIMUM LOT SIZE BY TYPE

LOT TYPE	100' LOTS	90' LOTS	80' LOTS	60' LOTS
AVERAGE LOT SIZE	15,473 S.F.	12,572 S.F.	12,935 S.F.	8,402 S.F.
MINIMUM LOT SIZE	9,603 S.F.	7,921 S.F.	7,963 S.F.	6,000 S.F.

LOTS BY TYPE

LOT TYPE	Count
90' X 100' LOTS	18, 28, 58, 63, 66, 80, 119, 122, 130, 141, 167-171, 180, 183, 194, 197, 206-207, 209, 226, 234, 236-237, 242
80' X 100' LOTS	41-43, 56-57, 59, 62, 67-69, 72-75, 78-79, 81-87, 96, 98, 105, 113, 136, 157, 159, 161, 163, 181-182, 186-188, 193, 198-205, 208, 210-217, 221-222, 229-230, 233, 235, 238-241, 243-244, 247-249, 252
100' X 100' LOTS	55, 60, 76-77, 97, 110, 160, 192, 227-228, 231-232, 263
60' X 100' LOTS	1-17, 19-27, 29-40, 44-54, 61, 64-65, 70-71, 88, 99-104, 106-109, 111-112, 114-116, 120-121, 123-129, 131-135, 137-140, 142-156, 158, 162, 164-166, 172-179, 184-185, 189-191, 195-196, 218-220, 223-225, 245-246, 250-251, 254-292

LAND USE SUMMARY

LOTS	69.1 AC. (40.4%)
STREETS*	18.7 AC. (10.9%)
OTHER PARCELS**	83.4 AC. (48.7%)
SITE	171.2 AC. (100%)

LOTS BY ACCESS

WATER ACCESS (W/DOCKS)	105*
NON-WATER ACCESS	187
TOTAL LOTS	292

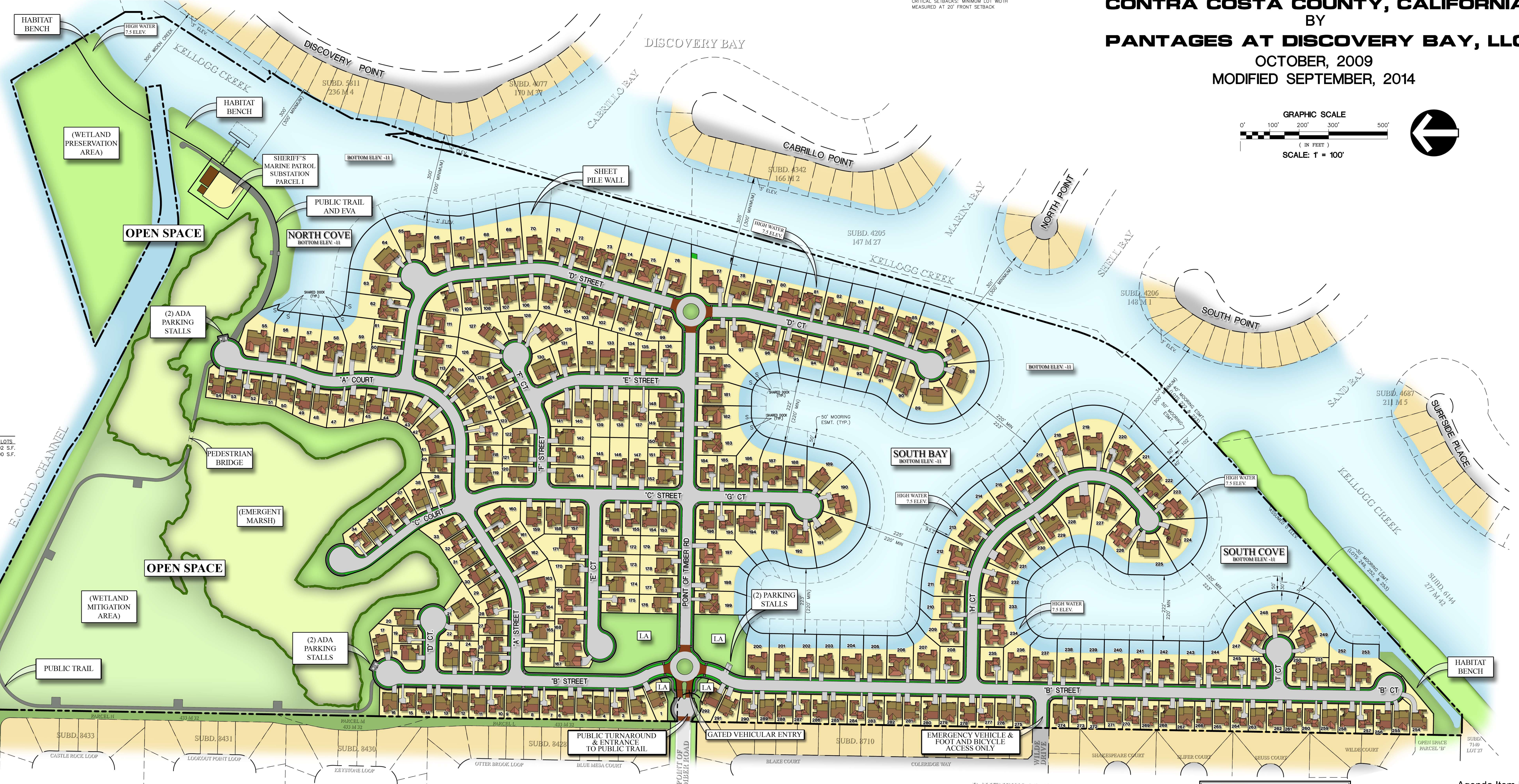
LOT YIELD BY TYPE

90' X 140' LOTS	27
80' X 140' LOTS	78
100' X 110' LOTS	13
60' X 100' LOTS	174
TOTAL LOTS	292

DENSITY TABULATION

SITE ACREAGE	171.2
PARCEL ACREAGE*	83.4
GROSS* ACREAGE	87.8
NET* ACREAGE	55.9
MED. DENS. AREA (NET)	31.7 105 3.3
HIGH DENS. AREA (NET)	34.2 187 5.5

1 OPEN SPACE, WATER, PUBLIC AND LANDSCAPE PARCELS.
2 SITE - PARCELS = GROSS
3 NET = 75% OF GROSS



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