



LEGEND

EX MASONRY WALL	---
EX EASEMENT LINE	---
EX STORM DRAIN	---
EX SANITARY SEWER	---
EX WATER	---
EX STORM WATER INLET	○
EX MANHOLE	○
EX SANITARY SEWER LATERAL	---
EX FIRE HYDRANT	○
EX WATER VALVE	○
EX STREET LIGHT	○
EX TRAFFIC SIGNAL	○
EX OVERHEAD POLE	○

ABBREVIATIONS

EX	EXISTING
IRR	IRRIGATION
JT	JOINT TRENCH
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SOE	STORM DRAIN EASEMENT
SE	SIPHON EASEMENT
SS	SANITARY SEWER
TYP	TYPICAL
W	WATER LINE

BUILDING REQUIREMENTS

ZONING LAND USE	HE-C MIXED MEDIUM
DENSITY RANGE	17-35 UNITS/ACRE
FRONT SETBACK	10'
SIDE SETBACK	5'
REAR SETBACK	15'
MAX HEIGHT	50'
CORNER SIGHT DISTANCE	25'
MAX LOT COVERAGE	50%

LAND USE FOR HE-C ZONING

ALLOWED USES	USES WITH LAND USE PERMIT
RESIDENTIAL BUILDINGS WITH DENSITY 17-35 UNITS/ACRE*	CHARITY ORGANIZATION
MIXED-USE*	CHURCH
ELDERLY CARE FACILITY (FOR MAXIMUM 6 PERSONS)	COMMUNITY CENTER
FAMILY CHILD CARE HOME	PARKS & PLAYGROUNDS
ACCESSORY DWELLING UNITS (FOR MAXIMUM 6 PERSONS)	CHILD CARE CENTER
SUPPORTIVE HOUSING (FOR MAXIMUM 6 PERSONS)	SUPPORTIVE HOUSING (FOR 7+ PERSONS)
TRANSITIONAL HOUSING (FOR MAXIMUM 6 PERSONS)	TRANSITIONAL HOUSING (FOR 7+ PERSONS)
RESTAURANT	GAS STATION
BAKERY	ANIMAL HOSPITAL
BEAUTY SHOP	AUTO GARAGE
DRUGSTORE	RETAIL IN UNENCLOSED SPACE
GROCERY STORE	
LAUNDRY	
PROFESSIONAL OFFICE	
MEDICAL-RELATED OFFICE	
RETAIL BUSINESS	
HOTEL & MOTEL	

\*MULTI-USE ONLY ALLOWED WITH MINIMUM RESIDENTIAL REQUIREMENTS MET

- NOTES:
- PER FEMA FIRM PANEL 388 OF 602 FOR CONTRA COSTA COUNTY, THE SITE IS LOCATED IN "OTHER AREA OF FLOOD HAZARD" - AREA WITH REDUCED FLOOD RISK DUE TO "LEVEE" DEFINED AS "ZONE X".
  - PER 2023 HYDROMODIFICATION MANAGEMENT APPLICABILITY MAP FOR CONTRA COSTA CLEAN WATER PROGRAM, THE SITE LIES IN A HM EXEMPT CATEGORY CATEGORIZED AS "BAY LANDS".



#	PURPOSE	DOCUMENT #
7	SIPHON EASEMENT	291M39
8	PG&E PUE	BK 12784, PG 449, O.R.
9	STORM DRAIN EASEMENT	RE 13185, PG 160, O.R.

EXISTING CONSTRAINTS MAP  
DISCOVERY BAY (PORTION) LOT 184, TRACT 6561  
CITY OF DISCOVERY BAY, CONTRA COSTA COUNTY, CALIFORNIA  
FOR: DUCHENEY CONSTRUCTION, INC.