

FAST
Water
FUN





The best part of life at Delta Coves is the opportunity to have a boat in your own backyard, where you can launch on the Delta's famed waters on a whim. On your boat, you can cruise over 1000-plus miles of waterways, sloughs and inlets, rich with rare flora and fauna while exploring the 57 islands that make up the Delta. Tackle prime fishing year-round for big-game bluegill, bullhead and bass—even the prehistoric sturgeon. Explore hundreds of lively waterfront bars, restaurants, secluded beaches and recreation areas. And relish water sports galore.

.....

With so many Delta boating opportunities so close to home, here are all the details you'll need to know about owning a boat at Delta Coves.



WHERE DO I LAUNCH MY BOAT?

There are several launching facilities that also sell gasoline throughout Bethel Island.

SUNSET HARBOR

1 Mile

SUGAR BARGE

2 Miles

BETHEL HARBOR

2.5 Miles

RUSSO'S MARINA

2.5 Miles

HOW MANY BOATS CAN I HAVE?

As many as will fit on your dock and within your lagoon zone. Lagoon zone boundaries are available upon request.

WHERE DO I STORE MY BOAT IN THE WINTER?

Dry-dock storage is available on Bethel Island. You are also permitted to install a HydroHoist® or boat lift if you prefer to store on your dock.*

*After approval from the Delta Coves' design review committee.

ARE THERE EXTRA BOAT SLIPS AVAILABLE

IF I CAN'T FIT MY BOATS ON MY DOCK?

Yes, additional dock space will be available in the future at the Island Camp for a fee, the largest being 16x45 feet depending on availability.

Island Camp may also have side tie berths available for larger vessels in the future.

WHERE WILL MY FRIENDS PARK THEIR BOATS?


At your dock or at one of several visitor's slips at the Island Camp.

WHAT SIZE BOAT CAN MY DOCK ACCOMMODATE?

Dock and slip sizes vary from lot to lot. Each lot will have its own lagoon zone and it's up to the homeowner to determine maximum boat size. Single Finger Dock at Homesites can accommodate up to 32 ft vessel as long as it is within mooring and setback limitations. *(Lagoon zone site plans can be obtained from your builder.)*

HOW BIG CAN MY DOCK BE?

Dock upgrades are available based on the residential design guidelines in different sizes depending on lot, location and mooring limits.



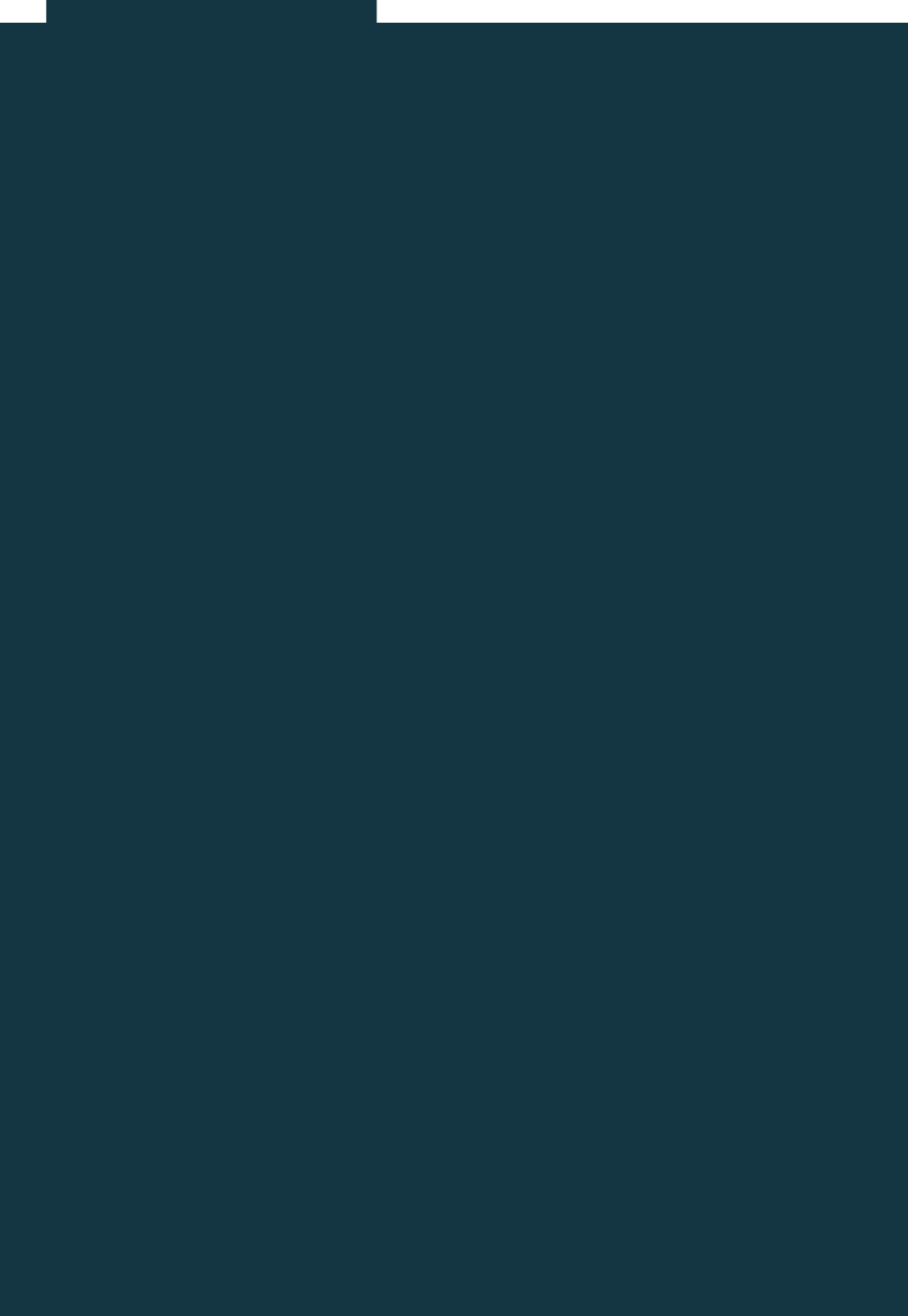
WHERE CAN I GET A MAP OF THE DELTA?

Delta Maps are available at many of the local businesses, including the Sugar Barge, and online.

Customizing

YOUR

DOCK



Most homes at Delta Coves come with their own railed gangway with a t-shaped floating dock ranging in size from 24' – 40'. **Residents are able to customize their docks, up to 1,000 sq ft, and the possibilities are endless.**

If you've never had a private dock before, here are some helpful tips for customizing and upgrading your dock. However, in some cases the geometric constraints create a need for shared dock systems.



STEP 1

DESIGN A DOCK LAYOUT

First you need to take into consideration your homesite's physical layout, lagoon zone (see your site plan obtained from your builder) and community residential design guidelines.

- How much space do you have available and how far out into the water can my dock go? (See your site plan.)

THEN THINK ABOUT FUNCTIONALITY

- How will you be using your dock?
- How many and what type of boat or watercraft do you have?
- Are you planning to add any more boats or watercraft in the future?
- Will you be doing a lot of swimming or fishing dockside?
- Will you be using your dock at night?
- Will children, seniors or anyone with special needs be using the dock?
- Will you use your dock for lounging or sunning?

After answering these questions, sit down and draw a layout that fits your needs. Many companies offer dock sections in various shapes and sizes, making it easy for you to get creative and come up with something unique.



GET CREATIVE

STEP 2

ACCESSORIZE

Perhaps the most enjoyable part of the dock selection process is picking out accessories that make your dock more functional and aesthetically pleasing.

START WITH PRACTICAL ITEMS LIKE:

- HydroHoist® or boat lifts
- Canopies and awnings
- Furniture
- Grills
- Lighting & marina mate (power/water supply)
- Jet ski port
- Etc.

Then take a look at those accessories that improve the overall use, looks and convenience of your dock area, such as benches, tables, BBQs, and lighting fixtures.

Whatever accessories you choose, be sure they are easy to install or remove so you can rearrange them from time to time. You will also need to submit your full dock layout and plan first to the community's design review committee and then to Contra Costa county for permitting.

STEP 3

**BUILD YOUR
DOCK &
ENJOY THE
DELTA**

It's important to select the right contractor to do the job to complete your proposed plan. You'll work with your contractor to establish price and develop a construction schedule.

Before you know it, you'll be soaking up the California sun and a lifetime of adventures on the Delta.

21 Seaward Court, Bethel Island, CA 94511
info@DeltaCoves.com | DeltaCoves.com



©2022 SDC Delta Coves LLC. All rights reserved. Not an offer or solicitation to sell property. Offers to sell property may only be accepted following issuance of a California Subdivision Public Report. Obtain the subdivision public report and read before signing anything. Community Association fees will be required. All information is subject to change. Void where prohibited.