

PROPERTY INFORMATION

OWNER/APPLICANT: BRIAN COCKMAN
 3351 DOYLE ROAD
 OAKLEY, CA 94561

SURVEYOR: RONALD R. ARCHER, JR., PLS
 WOOD RODGERS ENGINEERING
 4301 HACIENDA BLVD. SUITE 100
 PLEASANTON, CA 94588
 (925) 398-7911

SITE ADDRESS: 3351 DOYLE ROAD
 OAKLEY, CA 94561
 A.P.N. 033-080-017

SITE AREA: 54,496 +/- S.F. (1.38 +/- ACRES)

EXISTING GENERAL LAND USE DESIGNATION: SINGLE FAMILY VERY LOW

EXISTING ZONING: R-40

SETBACKS: FRONT: 25 FEET
 SIDE: 20 FEET
 REAR: 15 FEET MINIMUM

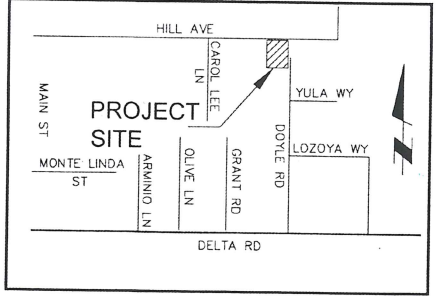
LEGEND

- PROPERTY LINE
- PARCEL LINE
- CENTER LINE/MONUMENT LINE
- EASEMENT LINE
- FENCE
- SANITARY SEWER
- MANHOLE (AS LABELED)
- UTILITY POLE
- WATER VALVE
- STORM DRAIN CATCH BASIN

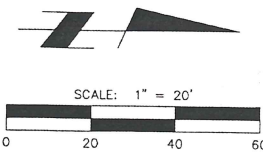
DATUM
 ELEVATIONS ARE NAVD88 BASED ON GPS CORS DATA FROM GPS OBSERVATIONS

PROJECT BENCHMARK
 TOP OF CURB AT CATCH BASIN AT THE NORTHEAST EDGE OF CUL-DE-SAC TAKEN AS 33.27 FROM GPS OBSERVATIONS

BASIS OF BEARINGS
 PARCEL MAP (MS 14-977)



VICINITY MAP
 NOT TO SCALE



CITY OF OAKLEY
 Planning Department

 APR 05 2017

RECEIVED

SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION ON MARCH 29, 2017 IN CONFORMANCE WITH THE STATE OF CALIFORNIA LAND SURVEYOR'S ACT.
David A. Hieb
 DAVID A. HIEB
 PLS 5448
 EXP. SEP 30, 2018



VESTING TENTATIVE PARCEL MAP PARCEL B PARCEL MAP (MS-14-977) 3351 DOYLE ROAD OAKLEY CONTRA COSTA COUNTY CALIFORNIA	DAVE HIEB SURVEYING DAVID A. HIEB 4325 DRIFTWOOD PLACE DISCOVERY BAY, CA, 94505
JOB# 2017-50 DATE: 03/29/17 SCALE: 1" = 20' DRAWN BY: DAH SHEET: 1 OF 1 SHEET	