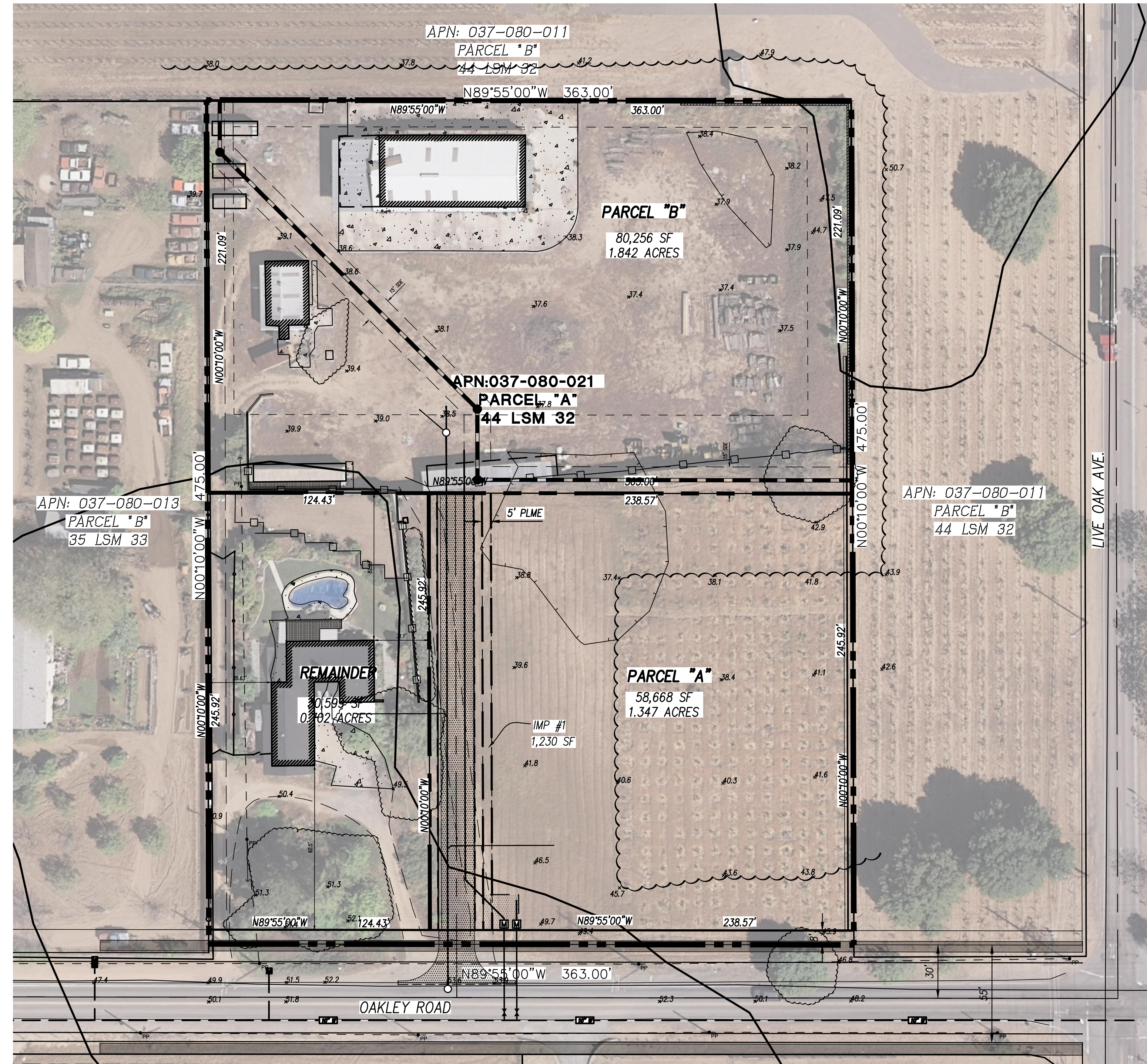
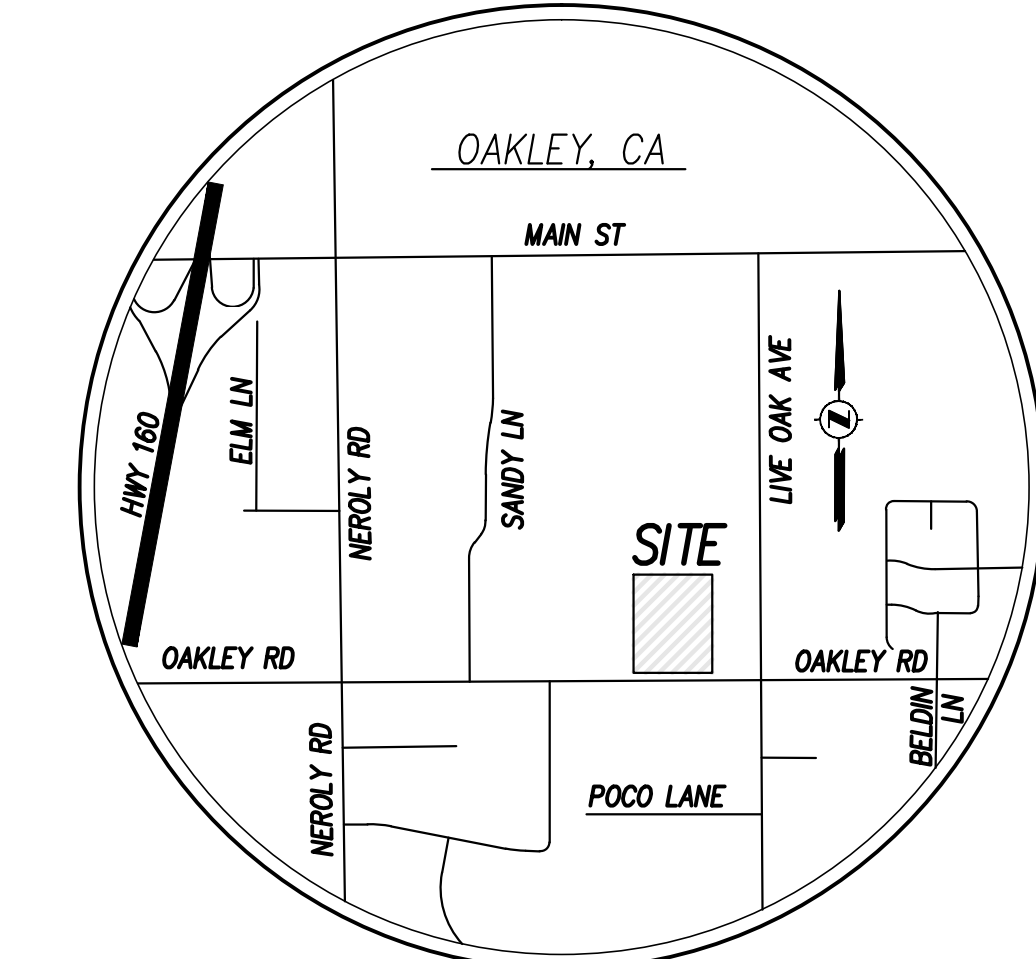


GENERAL NOTES

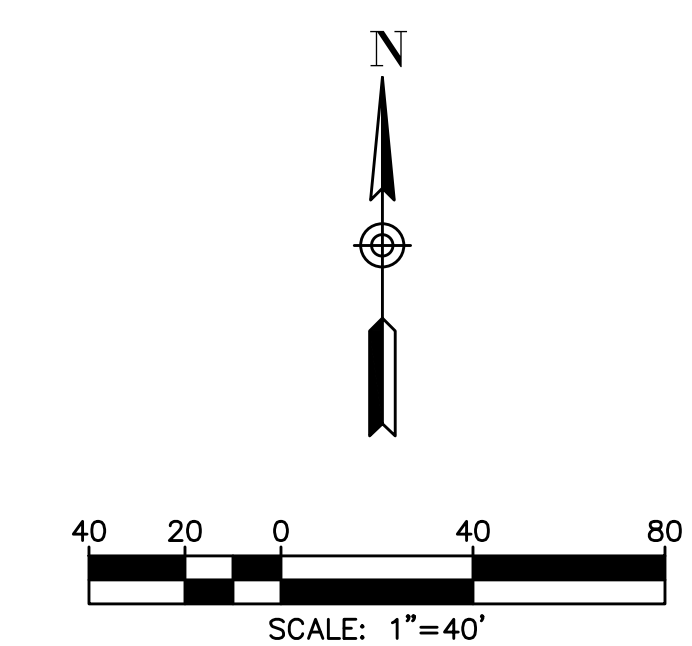
- OWNER/DEVELOPER
SONIA HAMMAN
2540 OAKLEY ROAD
OAKLEY, CA 94561
- SOILS ENGINEER:
STEVENS FERRONE & BAILEY
1600 WILLOW PASS COURT
CONCORD, CA 94520
PHONE: (925) 688-1001
ATTN: KENNETH FERRONE
- CIVIL ENGINEER:
MILANI & ASSOCIATES
2520 STANWELL DRIVE, SUITE 250
CONCORD, CA 94520
PHONE: (925) 674-9082
ATTN: KEN ALCOCK
- ADDRESS: 2540 OAKLEY ROAD, OAKLEY, CA 94561
- ASSESSOR PARCEL NUMBER: 037-080-021
- LEGAL DESCRIPTION: SEE PRELIMINARY TITLE REPORT FOR PROPERTY DESCRIPTION.
- TOTAL SITE ACREAGE 3.96 AC. (172,427 SF)
- LOT SIZE:
MIN-30,500 SF
MAX-80,500 SF
AVERAGE-56,500 SF
AVERAGE(EXCLUDING REMAINDER)-69,500 SF
- TOTAL NUMBER OF LOTS: 2 PARCELS WITH REMAINDER
- G.P. DESIGNATION - SH (SINGLE FAMILY, HIGH DENSITY-5.5 UNITS PER ACRE)
- EXISTING ZONING: LI - LIGHT INDUSTRIAL
- PROPOSED ZONING: R-20 (MIN. LOT AREA=20,000 SF., MIN. FRONT YARD SET BACK=25 FT., MIN. REAR YARD SET BACK=15 FT., MIN. AGGREGATE WIDTH OF SIDE YARD=35 FT., WITH ONE SIDE=15 FT.)
- EXISTING USE: SINGLE FAMILY RESIDENTIAL, LIGHT INDUSTRIAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL, LIGHT INDUSTRIAL
- FLOOD ZONE: "X" (OUTSIDE THE 100 AND 500 YEAR FLOODPLAINS) (PANEL 0607660355A)
- UTILITIES & SERVICES:
WATER: DIABLO WATER DISTRICT
SEWAGE: IRONHOUSE SANITARY DISTRICT
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
POLICE: CITY OF OAKLEY
DRAINAGE: CONTRA COSTA COUNTY FLOOD CONTROL & CONSERVATION DISTRICT (CCFC&WCD)
- NO NEW STREET NAMES ARE PROPOSED.
- EXISTING SITE TOPOGRAPHY GENERATED FROM FIELD DATA GENERATED BY MILANI & ASSOCIATES IN NOVEMBER OF 2012.



SITE PLAN
SCALE: 1" = 40'

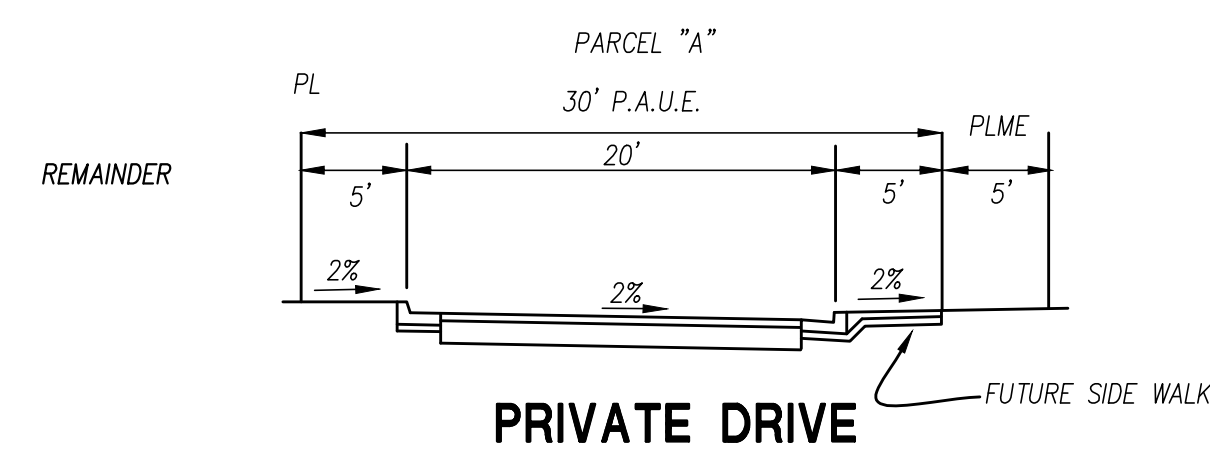


VICINITY MAP
NOT TO SCALE

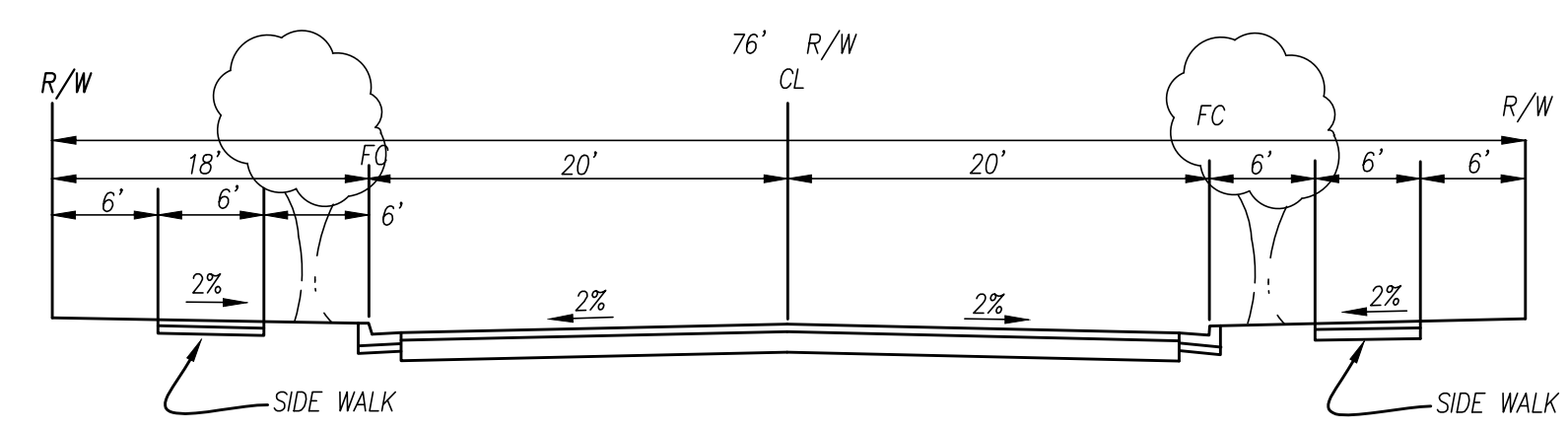


SHEET INDEX

- SHEET 1 COVER SHEET & LEGEND
- SHEET 2 EXISTING SITE CONDITIONS
- SHEET 3 SITE PLAN
- SHEET 4 C.3 EXHIBIT



PRIVATE DRIVE



OAKLEY ROAD

LEGEND AND ABBREVIATIONS:

—	BOUNDARY LINE	BFF	BASEMENT FINISH FLOOR	PAUE	PRIVATE ACCESS & UTILITY EASEMENT	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
- - -	LOT LINE	BSBL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY		
—	FACE OF CURB (FC)	EX	EXISTING	SDE	STORM DRAIN EASEMENT		
—	CENTERLINE (CL)	FC	FACE OF CURB	SF	SQUARE FEET		
—	PROPOSED UTILITY EASEMENT	FF	FINISH FLOOR	SSE	SANITARY SEWER EASEMENT		
—	EXISTING UTILITY EASEMENT	FG	FINISH GRADE ELEV.	TOG	TOP OF GRATE		
—	EXISTING CHAINLINK FENCE	FL	FLOW LINE ELEV.	TYP	TYPICAL		
—	EXISTING WOOD FENCE	INV.	INVERT ELEVATION	WLE	WATER LINE EASEMENT		
—	EX. STORM DRAIN LINE	LF	LINEAR FEET	—	DIRECTIONAL DRAINAGE FLOW		
—	EX. SANITARY SEWER LINE	ℓ	PROPERTY LINE	PLME	PRIVATE LANDSCAPE AND MAINTENANCE EASEMENT		
—	EXISTING WATER LINE						
—	EX. OVERHEAD ELECTRIC LINES						
—	VEGETATION DRIP LINE						
←	DOMINANT TENEMENT						
→	SERVIENT TENEMENT						

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Planning
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management

MILANI & Associates

2520 Stanwell Drive, Suite 250
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

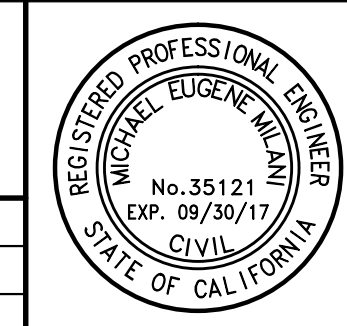
2540 OAKLEY ROAD
MINOR SUBDIVISION
HAMMAN PROPERTY - TENTATIVE MAP
COVER SHEET
CITY OF OAKLEY
CONTRA COSTA COUNTY
CALIFORNIA

A.P.N. 037-080-021

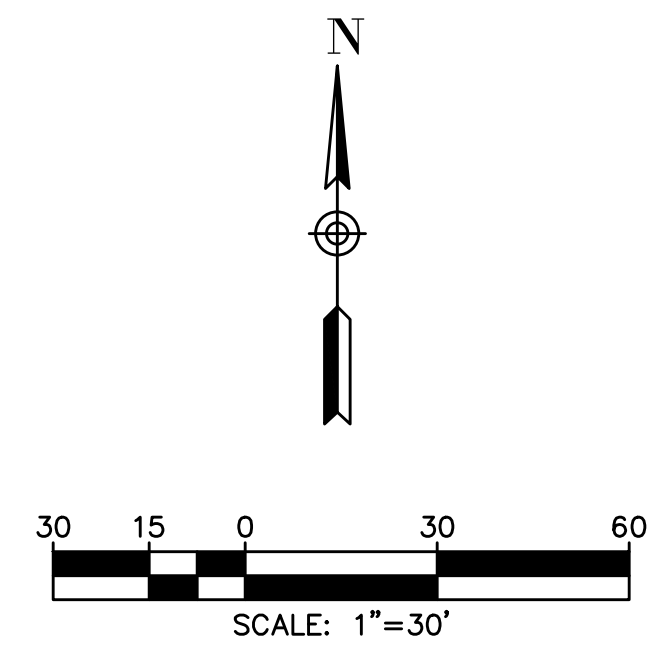
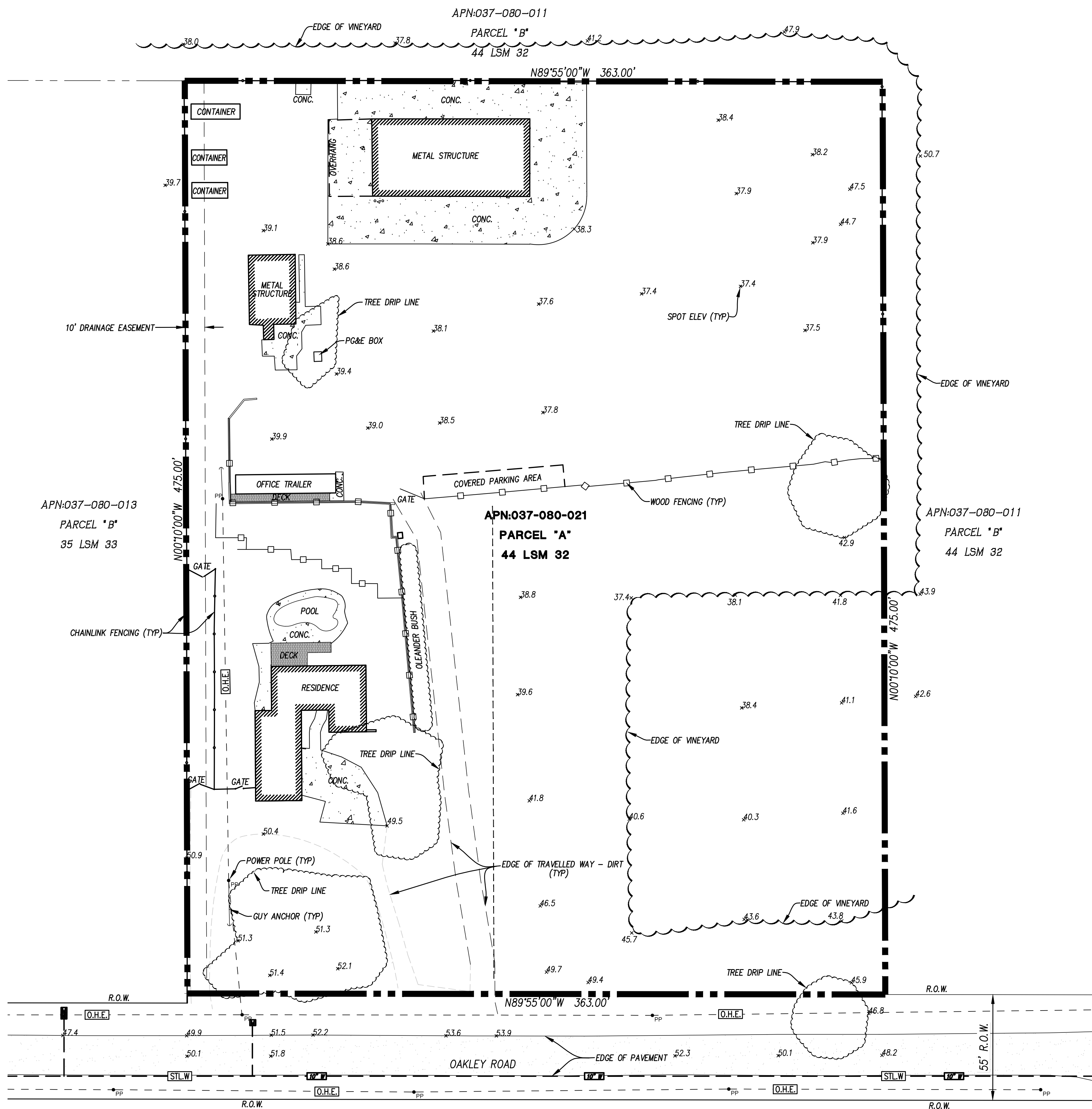
DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-17
P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-17

DESIGN: KA	JOB NO: 689
DRAWN: KA	DATE: FEBRUARY 2016
CHECKED: KA	SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					1
					4



LEGEND AND ABBREVIATIONS:

---	BOUNDARY LINE	BFF	BASEMENT FINISH FLOOR	PAE	PRIVATE ACCESS EASEMENT	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
- - - -	LOT LINE	BSBL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY		
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---	EXISTING WATER LINE						
---	EX. OVERHEAD ELECTRIC LINES						
---	VEGETATION DRIP LINE						

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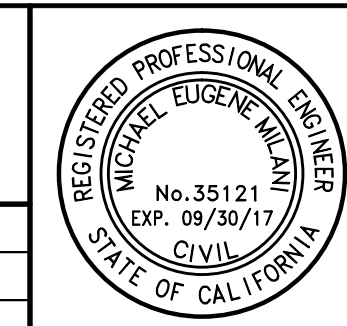
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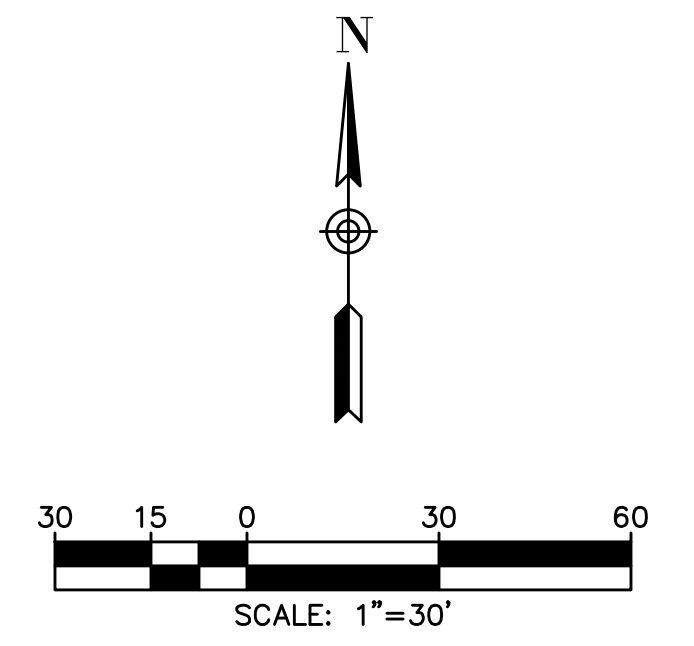
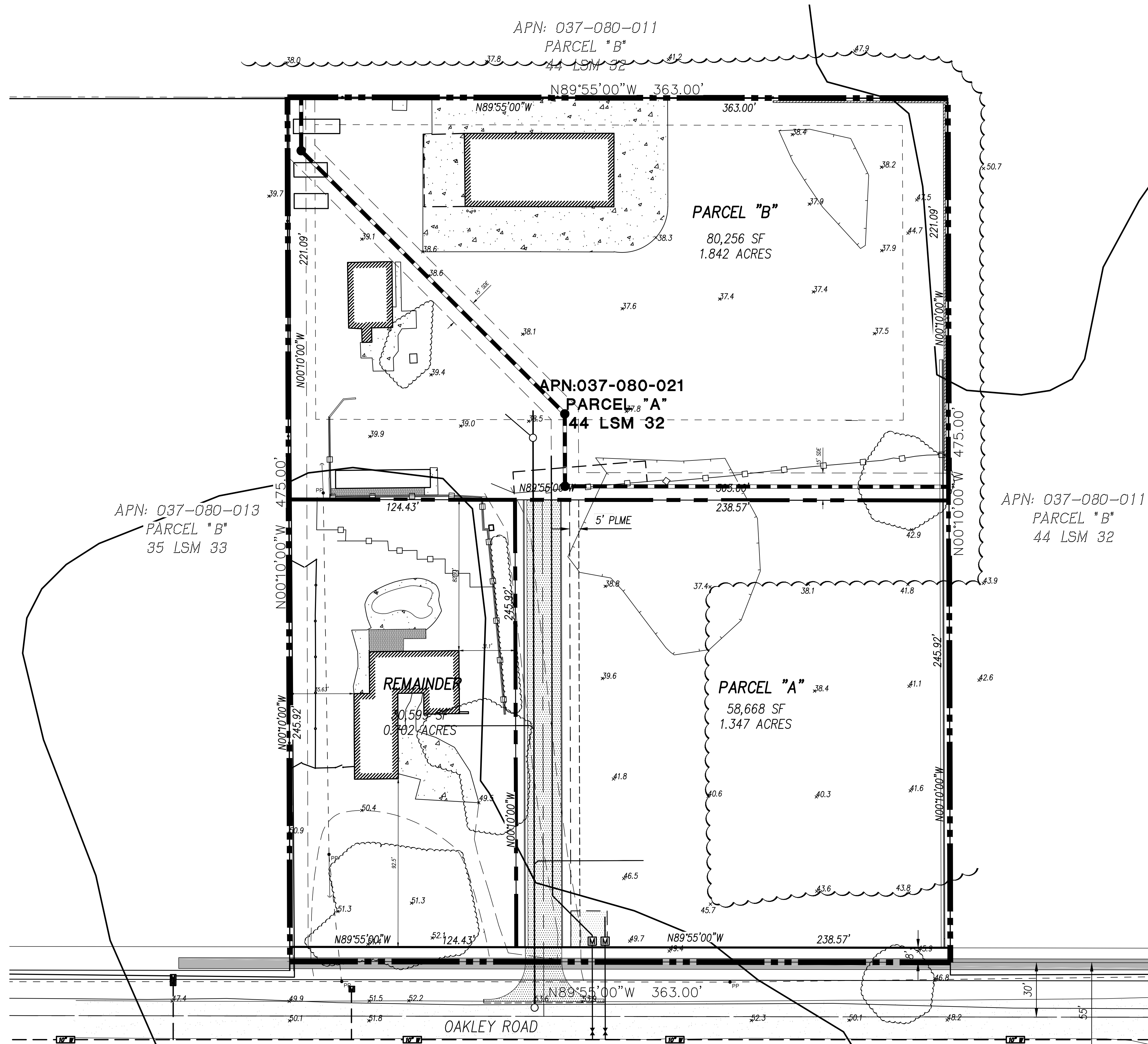
2520 Stanwell Drive, Suite 250
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279
 Web: www.milaniassociates.com

2540 OAKLEY ROAD
 MINOR SUBSIVION - - -
HAMMAN PROPERTY - TENTATIVE MAP
EXISTING SITE CONDITIONS
 CITY OF OAKLEY
 CONTRA COSTA COUNTY
 CALIFORNIA
 A.P.N. 037-080-021

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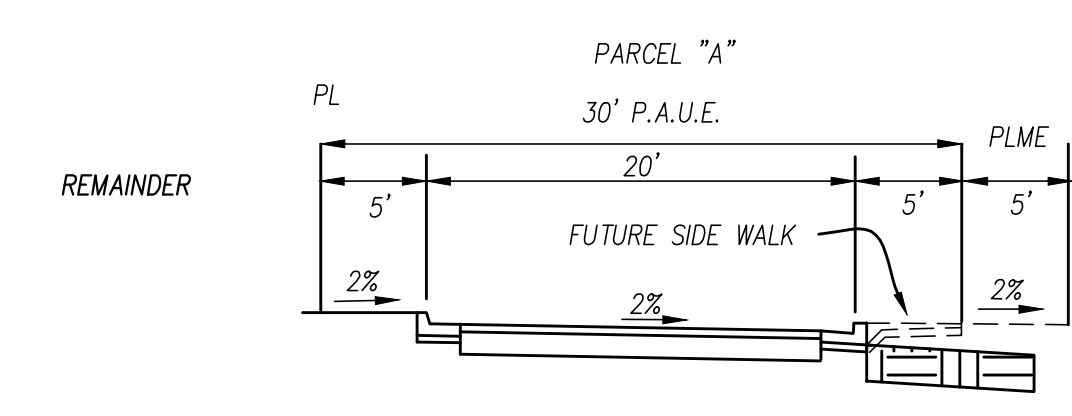
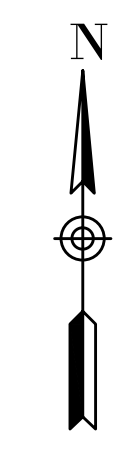
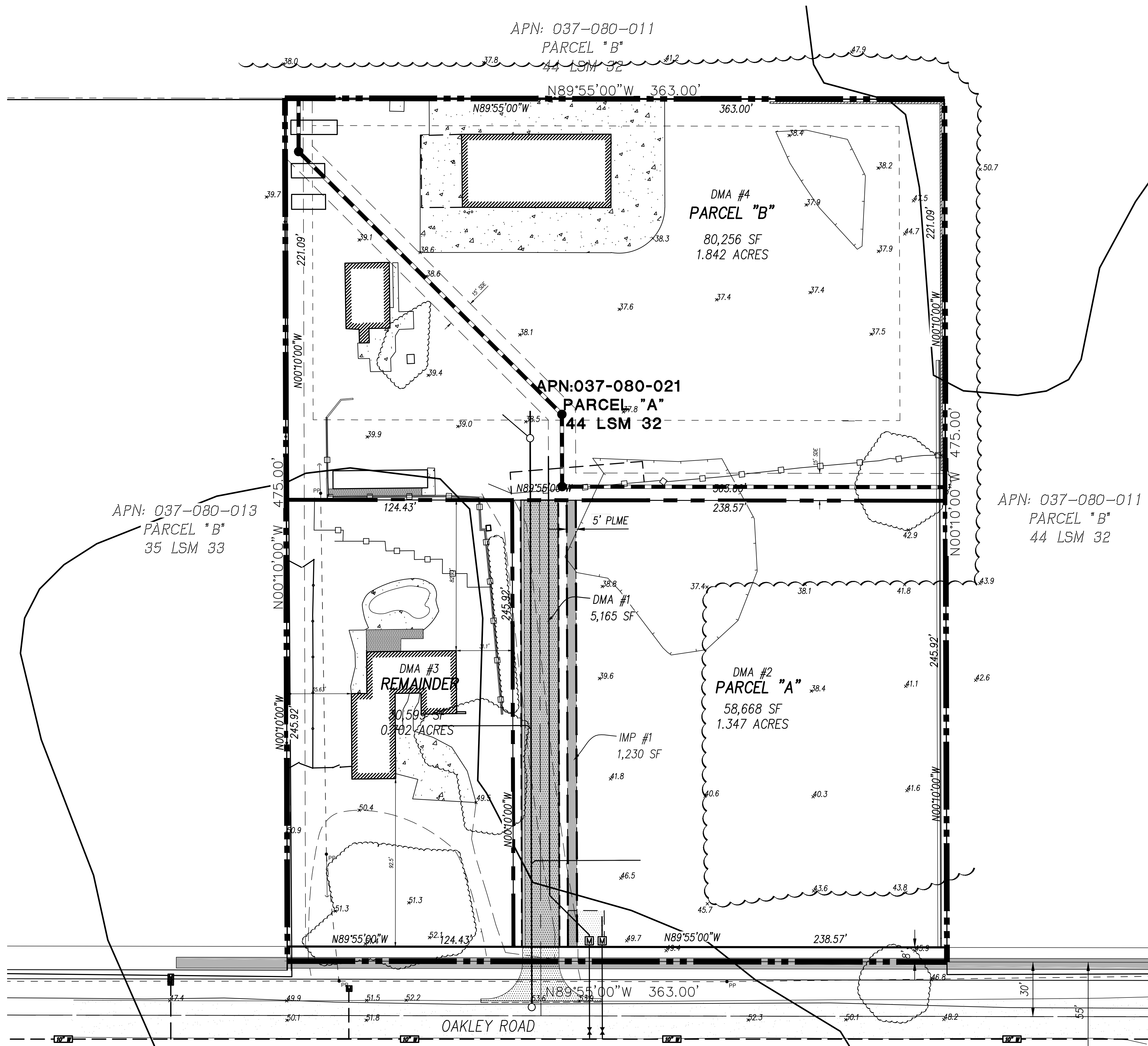
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 R.O.E. No. 35121 REGISTRATION EXPIRES 9-30-17
 PLS No. 53111 REGISTRATION EXPIRES 12-31-17
 DATE _____
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SHEET
3
 OF
4
 SHEETS



**PRIVATE DRIVE
INTERIM C.3 COMPLIANCE**

C.3 COMPLIANCE NOTES:
THE INTERIM ACCESS DRIVEWAY TO PARCEL "B" WILL DRAIN TO PARCEL "A" THROUGH CURB CUTS SET FIFTY FEET ON CENTER. WHEN SIDEWALK AND ULTIMATE STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED TO SERVICE PARCEL "B" THE PROPOSED 5' PLME WILL BE CONSTRUCTED AS A LID TREATMENT FACILITY SERVING THE PRIVATE DRIVEWAY THROUGH PARCEL "A".

Project Name: Job No. 589 - Hamman - 2540 Oakley Road
Project Type: Treatment Only
APN: 037-080-021
Drainage Area: 172.427
Mean Annual Precipitation: 12.5

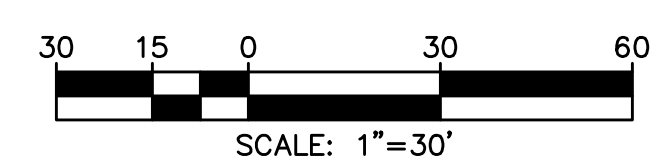
Self-Treating DMAs

DMA Name	Area (sq ft)
DMA2	58,668.0
DMA3	30,599.0
DMA4	80,256.0

IV. Areas Draining to IMPs
IMP Name: IMP1
IMP Type: Bioretention Facility
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA1	5,165	Concrete or Asphalt	1.00	5,165	0.040	1.000	207	1,230
Total	5,165				Area			

Report generated on 5/14/2015 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).



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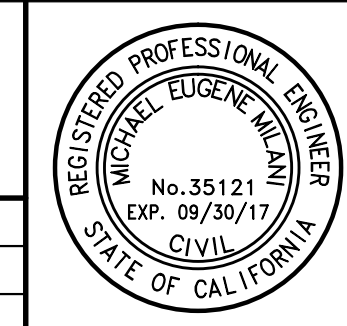
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					4

HAMMAN PROPERTY ~ TENTATIVE MAP

E:\Dropbox (MEM) \cadd\ygs89\Tentative Parcel Map\TMBASE.dwg TM-04 - C.3 EXHIBIT 2-11-16 10:04:20 AM Mike Milani