

033-180-001

033-170-021

033-170-020

MACHADO LANE

DETENTION

BIORETENTION

MINIMUM SETBACKS

FRONT	10'
GARAGE	18'
SIDE	5'
REAR	10'

E. CYPRESS ROAD

033-160-042

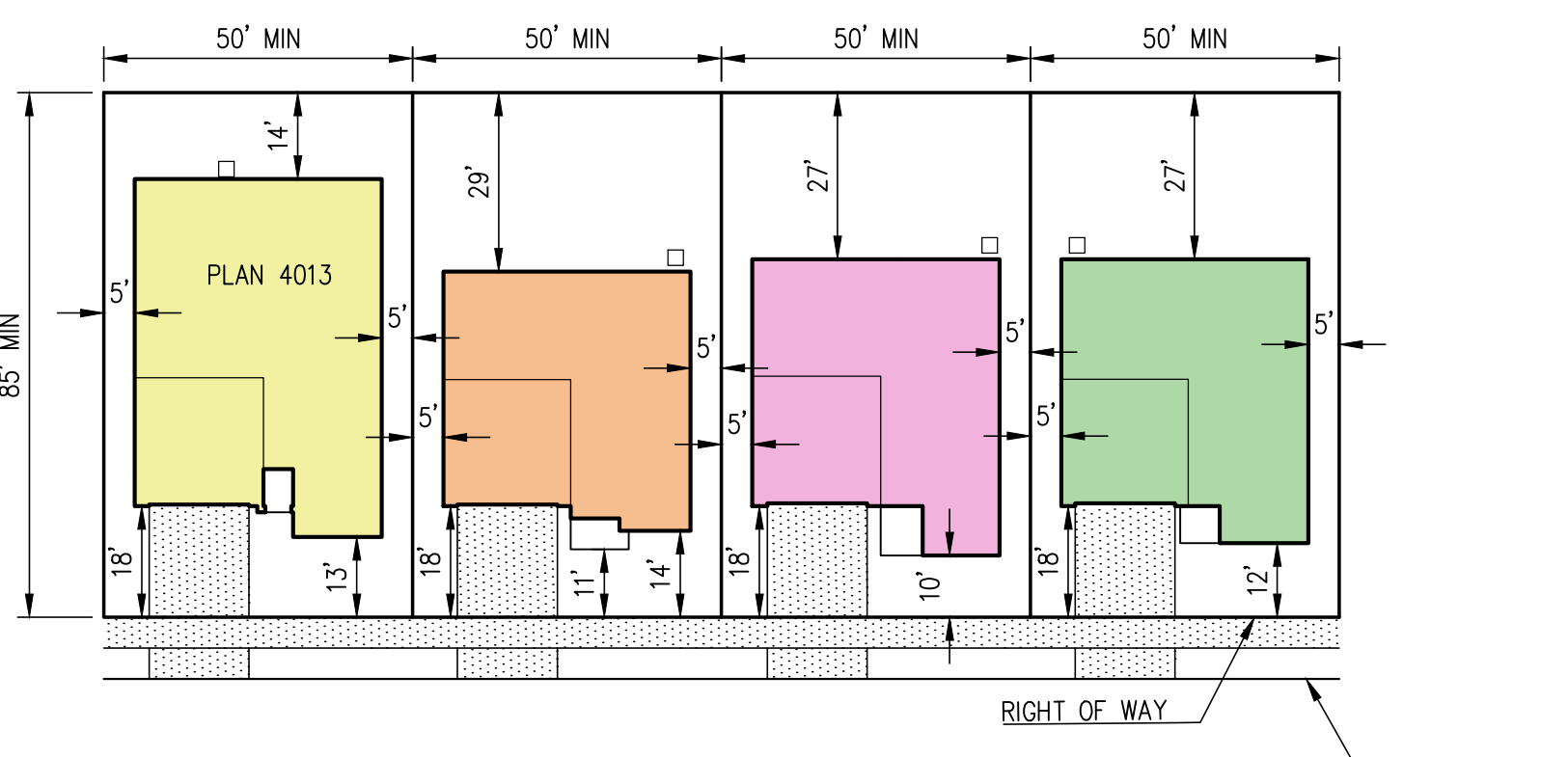
033-160-041

033-190-001

GENERAL NOTES

- SUBDIVIDER: MLC HOLDINGS, INC.
2603 CAMINO RAMON, SUITE 140
SAN RAMON, CA 94583
PHONE: (925) 543-4012
CONTACT: PAUL MANYISHA
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
CONTACT: COLT ALVERNAZ
- ACREAGE: GROSS: 20.1 AC±
NET: 17.7 AC±
- LAND USE: EXISTING - VACANT LAND
PROPOSED - SINGLE FAMILY RESIDENTIAL
- ZONING: P-1Y (PLANNED DEVELOPMENT)
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT
- SITE DENSITY: GROSS: 5.3 DU/AC
NET: 6.0 DU/AC
- MINIMUM LOT AREA: 4,000 SF

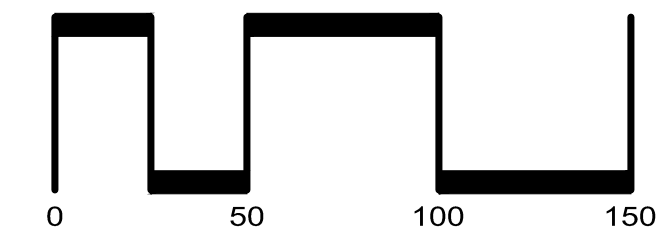
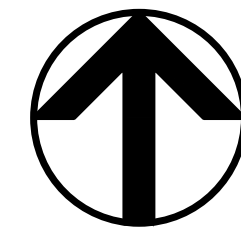
PLAN	UNIT COUNT	% MIX
PLAN 4013	32	30%
PLAN 4022	25	24%
PLAN 4026	24	22%
PLAN 4028	25	24%
TOTAL	106	100%



TYPICAL 50' X 85' LOT SETBACKS

PRELIMINARY DEVELOPMENT PLAN
MACHADO PROPERTY

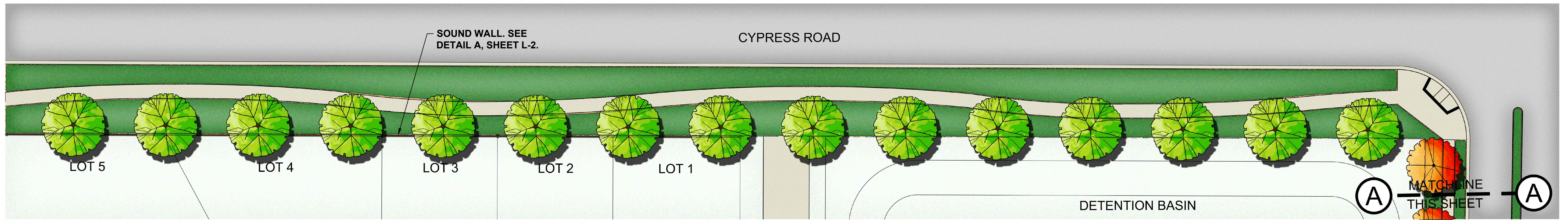
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



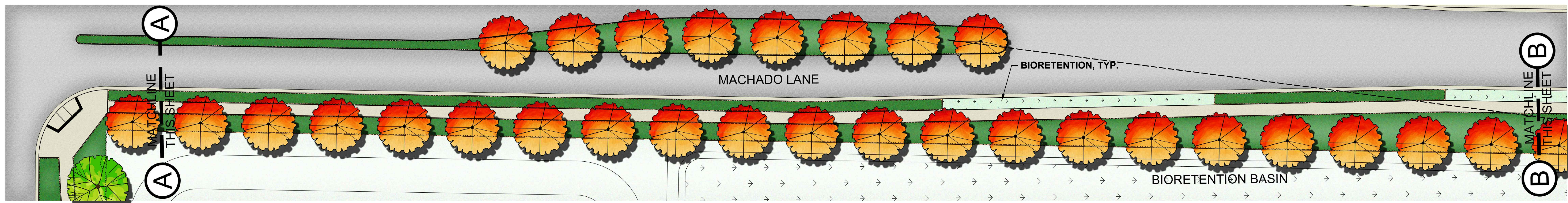
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
P-1

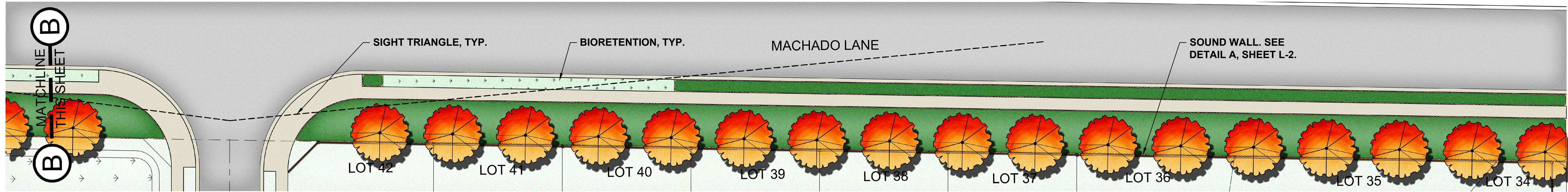
DATE: FEBRUARY 2021



CYPRESS ROAD FRONTAGE





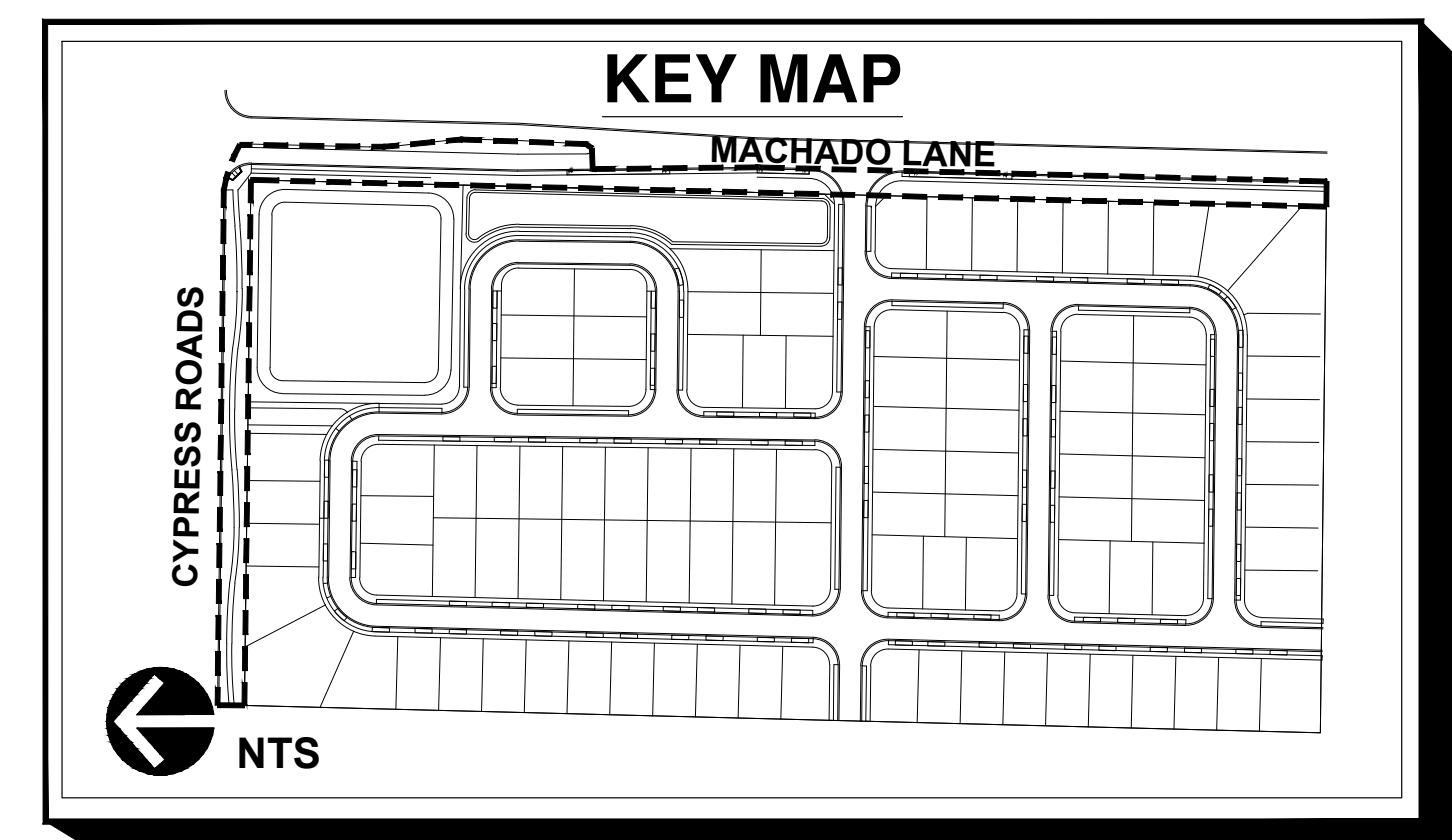
MACHADO LANE FRONTAGE



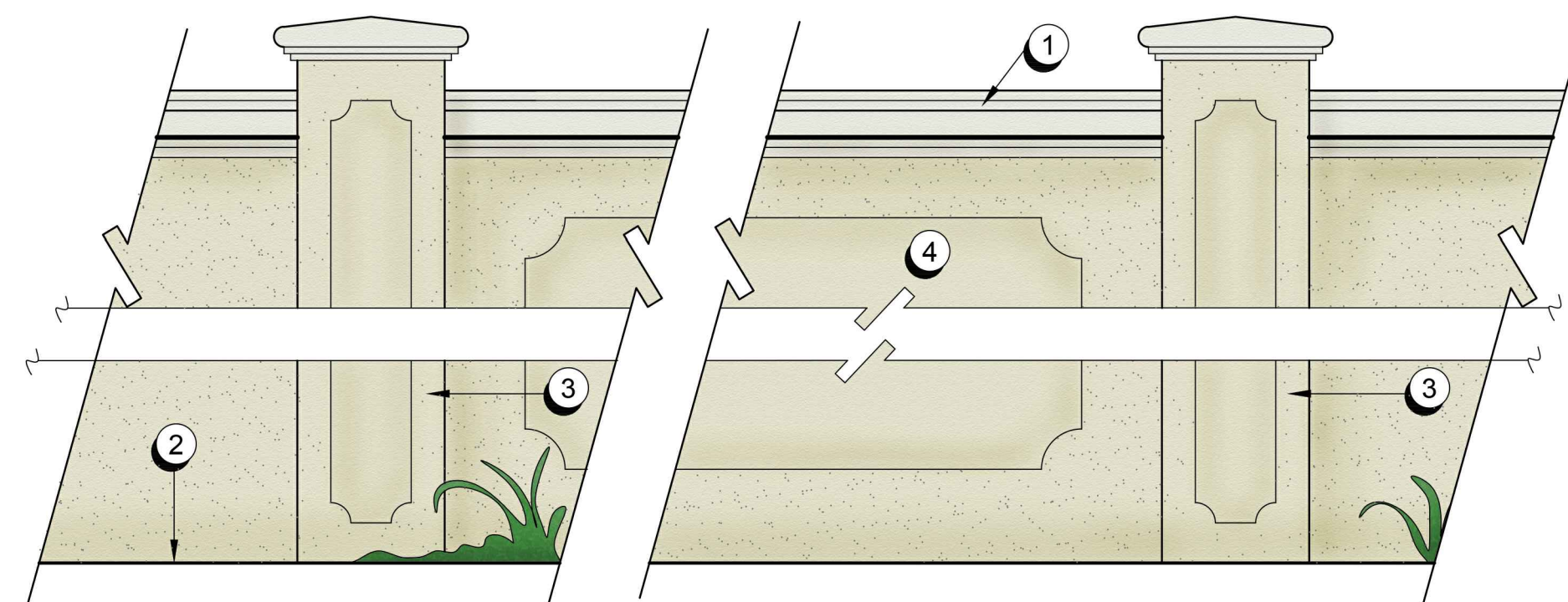
GENERAL NOTES:

- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.
- ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES.

PROPOSED TREE PALLETTE				
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	
TREES				
 PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	LOW	
 ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	24"BOX	MOD	
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				



- ① SOUNDWALL TO BE 'MARINA' STYLE AS MANUFACTURED BY SIERRA PRECAST INC. (408)-779-1000.
- ② FINISH GRADE
- ③ PILASTERS AT CORNERS AND EVERY 25'-10 1/4" O.C. MAX.
- ④ 2" RAISED HALO.



A PRE-CAST BOUNDARY WALL
SCALE: 1/2" = 1'-0"

PROPOSED PLANT PALLETTE				
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	
TREES				
PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	L	
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	24"BOX	M	
SHRUBS				
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	L	
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	L	
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L	
CEANOTHUS SPP.	WILD LILAC	5 GAL	L	
CISTUS SPP.	ROCK ROSE	5 GAL	L	
DIETES SPP.	FORTNIGHT LILY	1 GAL	L	
GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	5 GAL	L	
GREVILLEA SPP.	GREVILLEA	5 GAL	L	
LOROPETALUM SPP.	CHINESE FRINGE FLOWER	5 GAL	M	
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	M	
PITIOSPORUM SPP.	PITIOSPORUM	5 GAL	M	
RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL	L	
RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	M	
ROSA SPP.	LANDSCAPE ROSES	2 GAL	M	
SALVIA SPP.	SAGE	1 GAL	L	
SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L	
TEUCRIUM SPP.	GERMANDER	5 GAL	L	
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	
ACCENTS				
ACACIA C. 'COUSIN ITT'	LITTLE RIVER WATTLE	1 GAL	L	
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	L	
AGAVE SPP.	AGAVE	1 GAL	L	
ALOE SPP.	ALOE	1 GAL	L	
ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL	L	
BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA GRASS	1 GAL	L	
CALAMGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	L	
CALANDRINA GRANDIFLORA	ROCK PURSLANE	1 GAL	L	
ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	1 GAL	L	
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L	
LOMANDRA SPP.	DWARF MAT RUSH	1 GAL	L	
NANDINA D. 'LEMON LIME'	HEAVENLY BAMBOO	1 GAL	L	
NEPETA X FAASSENII	CATMINT	1 GAL	L	
PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL	L	
VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	1 GAL	L	
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL	L	
GROUNDCOVERS				
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	L	
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L	
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M	
HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL	M	
MYOPORUM P. 'PROSTRATUM'	CREEPING MYOPORUM	1 GAL	L	
SCAEVOLA 'MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L	
STACHYS BYZANTINA	LAMBS' EARS	1 GAL	L	
WESTRINGIA FRUTICOSA 'MUNDI'™	LOW COAST ROSEMARY	1 GAL	L	
BIO-RETENTION BASINS & SWALES				
DESCHAMPSIA CESPITOSA	TUFFED HAIRGRASS	PLUGS	L	
FESTUCA IDAHOENSIS	IDAHO FESCUE	PLUGS	L	
JUNCUS PATENS	BLUE RUSH	PLUGS	M	
LEYMUS TRITICOIDES 'GREY DAWN'	CREEPING WILD RYE	PLUGS	L	
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	L	
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	L	
PRUNELLA VULGARIS	SELFHEAL	1 GAL	M	
ROSA CALIFORNICA	CALIFORNIA ROSE	2 GAL	L	
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	L	

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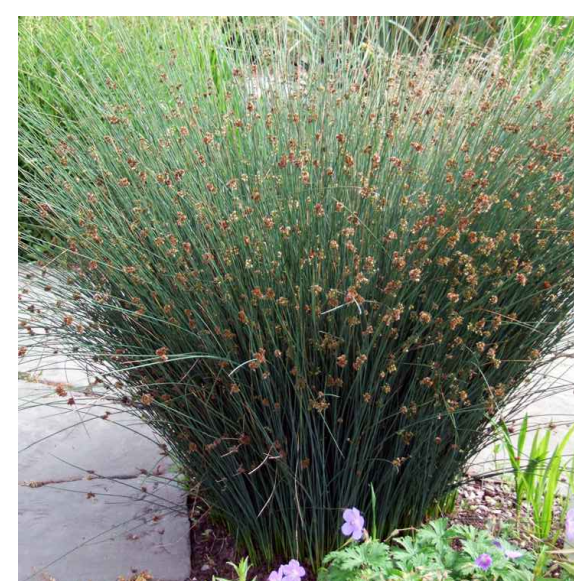
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