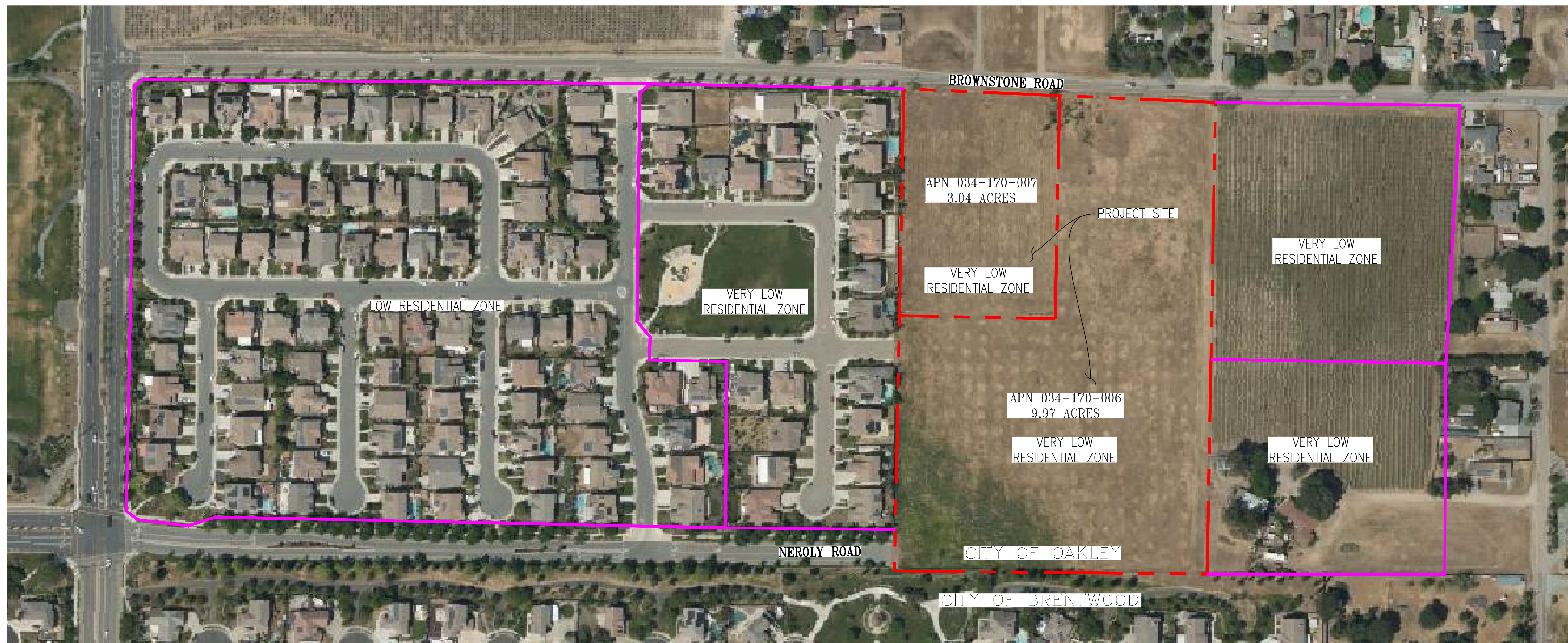
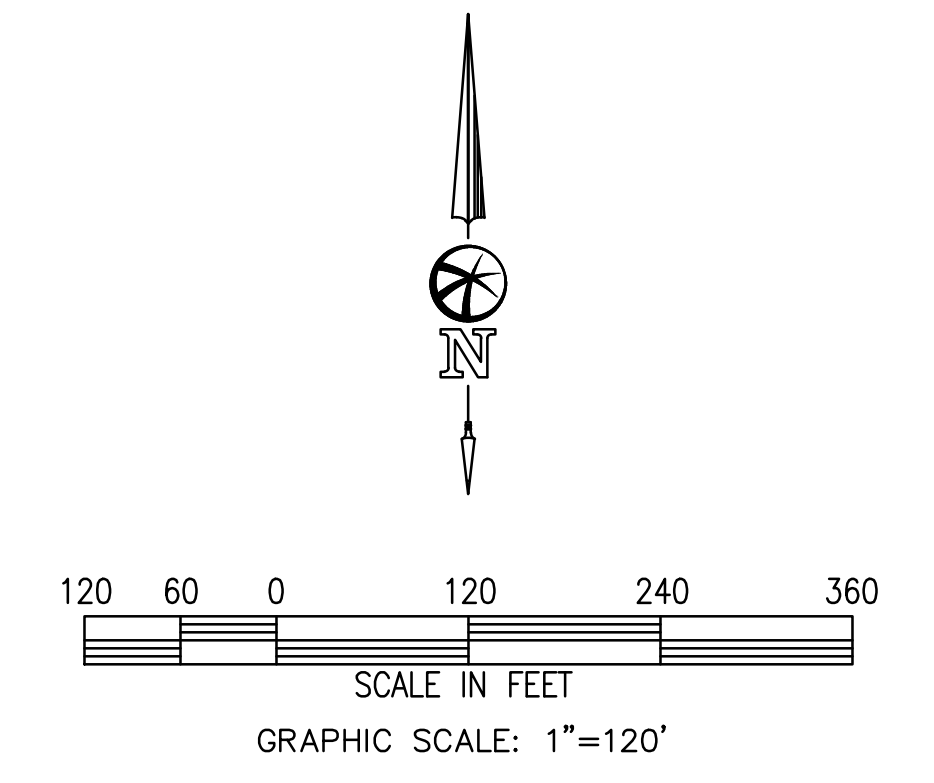


**SUBDIVISION 9612
ROSE LANE
GENERAL PLAN DESIGNATION UPDATE**

**CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA**

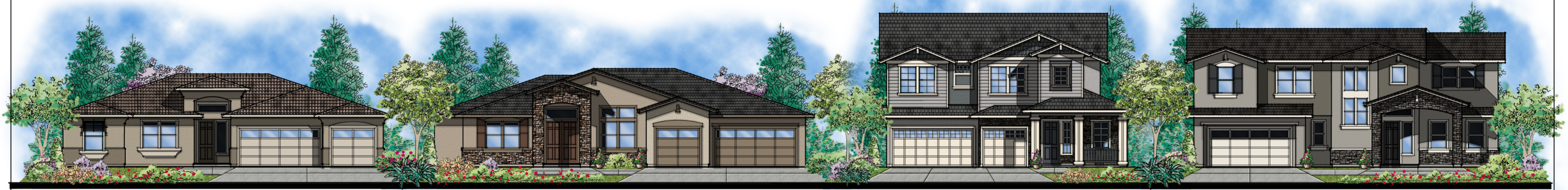
BELECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
AUGUST 1, 2022 SCALE: 1"=120'



EXISTING GENERAL PLAN DESIGNATION

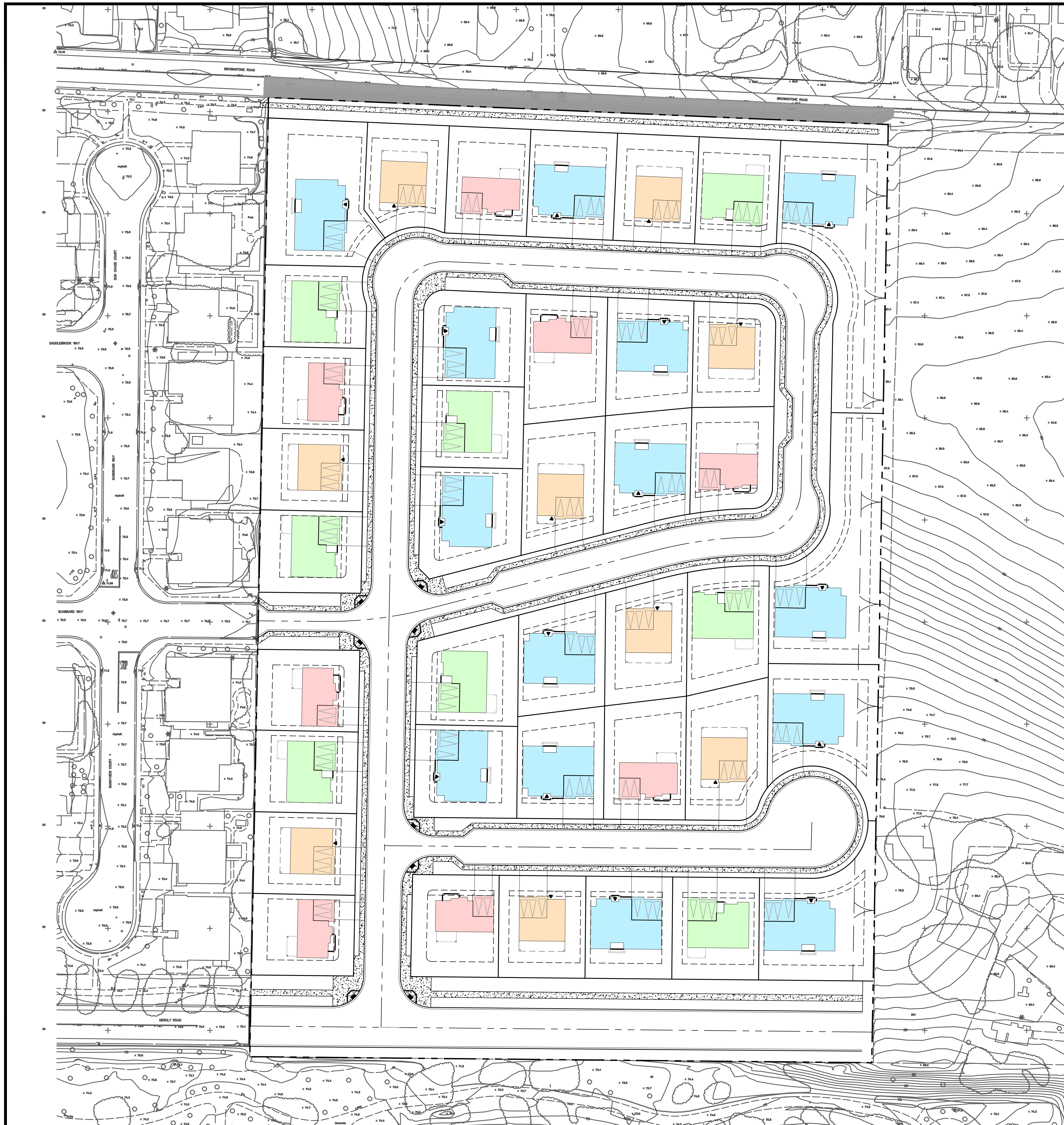


PROPOSED GENERAL PLAN DESIGNATION



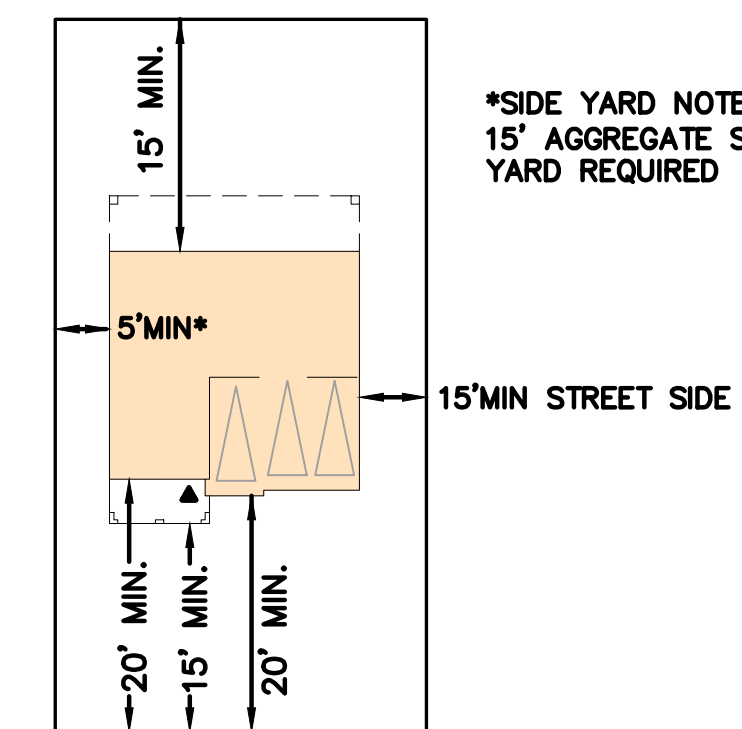
PRELIMINARY STREETScape

ROSE LANE - SUBDIVISION 9612
CITY OF OAKLEY, CONTRA COSTA, CA



DISTRIBUTION TABLE

PLAN#	1 SINGLE STORY PHEASANT MEADOWS 2,071 SF	2 SINGLE STORY PHEASANT MEADOWS 2,665 SF	3 TWO STORY STONEWOOD 2,980 SF	4 TWO STORY PHEASANT MEADOWS 3,085 SF	
COUNT	8	14	9	8	GRAND TOTAL HOMES: 39
PERCENT	20.5%	35.9%	23.1%	20.5%	TOTAL PERCENT: 100.0%



TYPICAL MINIMUM
LOT SETBACKS
ZONING R-7

ZONING REQUIREMENT NOTES:

SETBACK BETWEEN ADJACENT TWO STORY ELEMENTS SHALL BE 15FT

DRIVEWAY SHALL BE 25FT FROM GARAGE DOOR TO BACK OF SDWK.

DESIGN GUIDELINE NOTES:

VARY FRONT SETBACKS. NOT MORE THAN TWO ADJACENT HOMES SHALL HAVE THE SAME FRONT SETBACK. FOR EACH GROUP OF THREE ADJACENT HOMES, AT LEAST ONE SHOULD CONTAIN A HOME WHOSE FRONT YARD SETBACK VARIES FROM NEIGHBORS BY AT LEAST 5FT.

ONE STORY PORCHES MAY PROTRUDE UP TO 5FT INTO FRONT SETBACK

VARY REAR YARD SETBACKS BY 5FT WHERE VISIBLE FROM MAJOR ROADWAYS OR PUBLIC AREAS.

20% OF HOMES SHALL BE SINGLE STORY

50% OF CORNER LOTS SHALL BE SINGLE STORY

ROSE LANE - LOT STUDY

OAKLEY, CA



JULY 11, 2022

