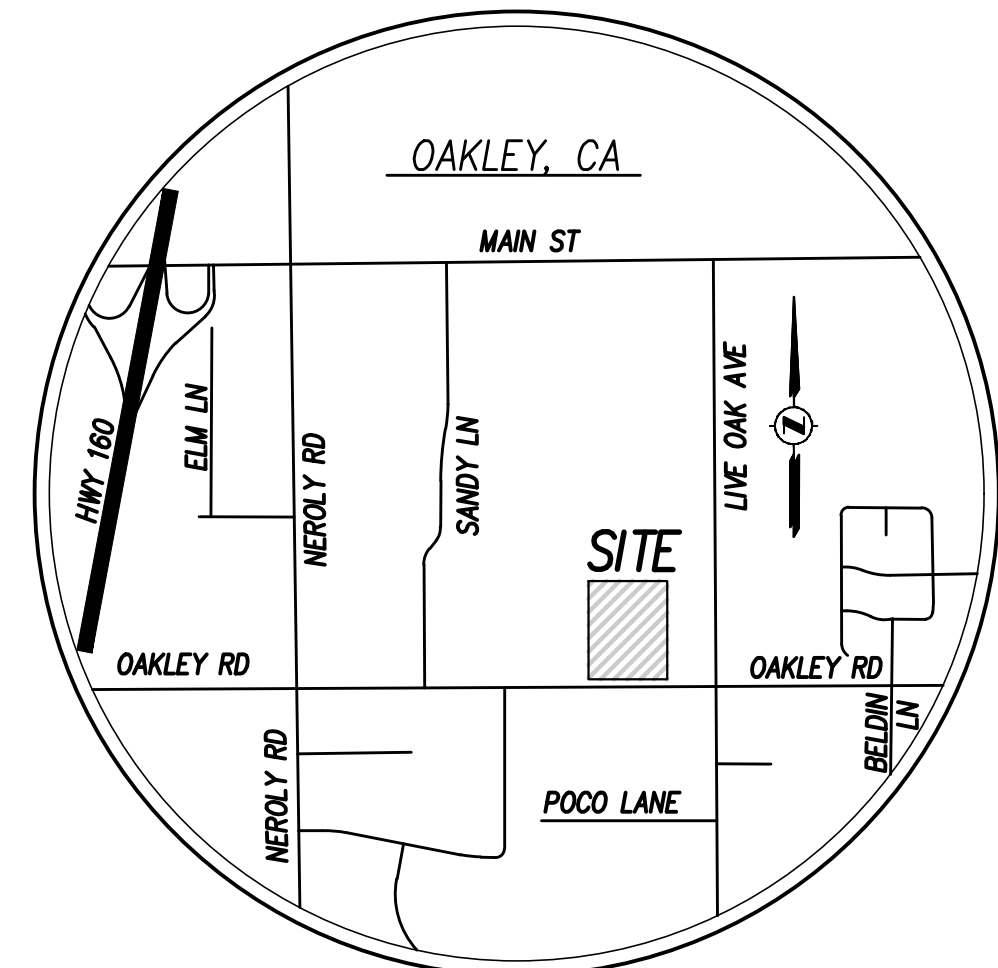


TENTATIVE PARCEL MAP

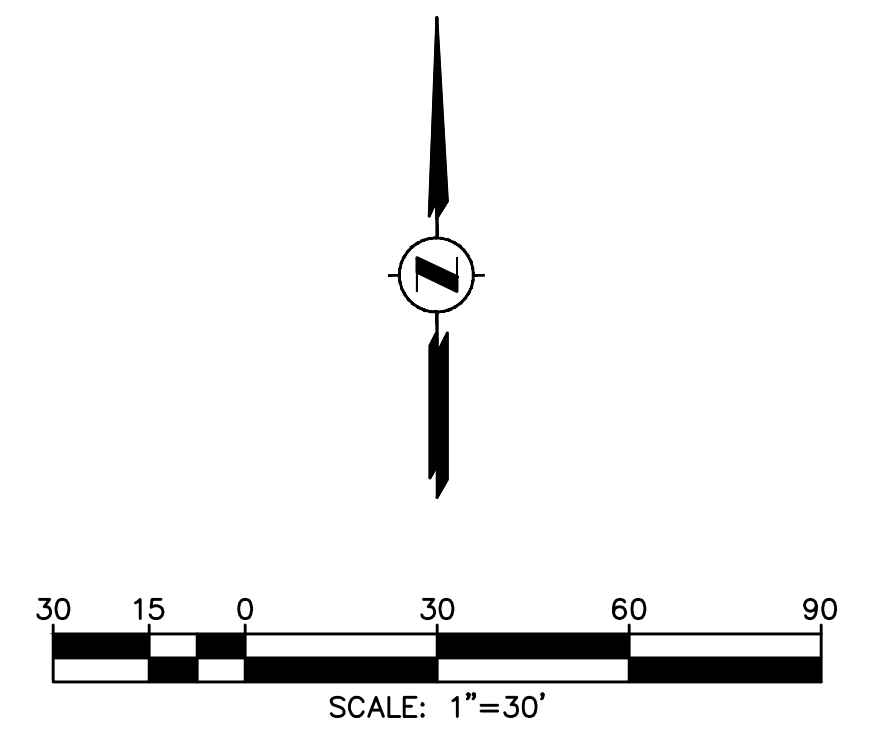
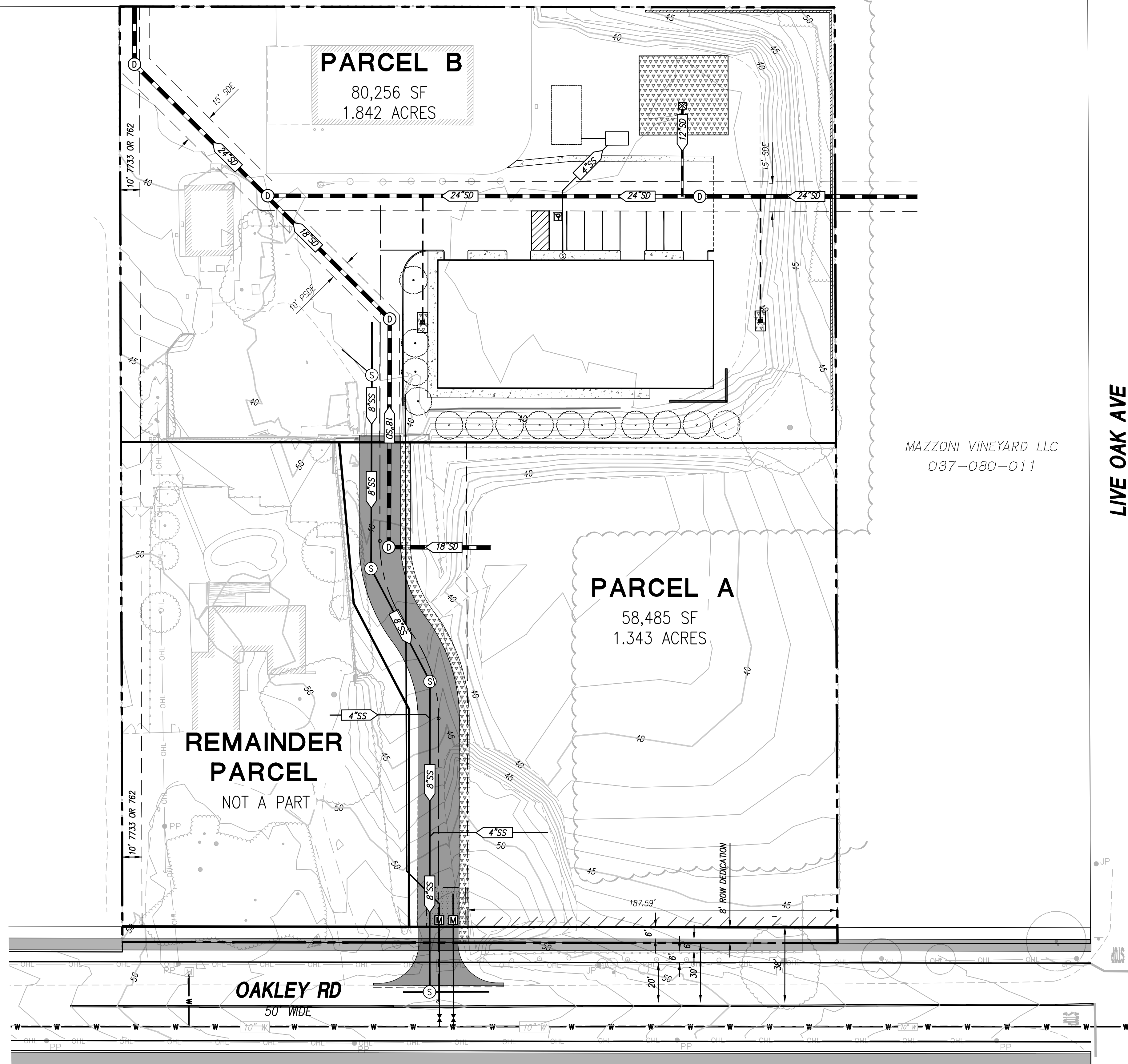


VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- OWNER/DEVELOPER
KENNETH & EVE FERRANTE
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 105
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) - DA 29H
- NO NEW STREET NAMES ARE PROPOSED.
- EXISTING SITE TOPOGRAPHY GENERATED FROM FIELD DATA GENERATED BY MILANI & ASSOCIATES IN NOVEMBER OF 2012.
- THE PROJECT IS WITHIN CCCFC&WCD DRAINAGE ZONE 29H AND IS SUBJECT CURRENT 29H DRAINAGE FEES.
- ULTIMATE FRONTAGE IMPROVEMENTS WILL BE DEFERRED UNTIL DEEMED NECESSARY BY THE CITY ENGINEER. DEFERRMENT OF FRONTAGE IMPROVEMENTS WILL BE SUBJECT TO A DEFERRED IMPROVEMENT AGREEMENT.

CRABAUGH
037-080-013



SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	EXISTING SITE CONDITIONS
SHEET 3	SITE PLAN
SHEET 4	C.3 EXHIBIT
SHEET 5	DRIVEWAY PROFILE

LIVE OAK AVE
40' WIDE

MAZZONI VINEYARD LLC
037-080-011

City of Oakley
Planning Division
AUG 15, 2022
RECEIVED

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Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking



2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 037-080-021

MINOR SUBDIVISION

2540 OAKLEY RD

TENTATIVE PARCEL MAP COVER SHEET

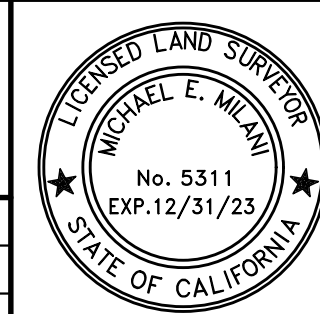
CITY OF OAKLEY

CONTRA COSTA COUNTY

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-23 DATE
L.S. No. 5311 REGISTRATION EXPIRES 12/31/23
DESIGN: MEM / MJM JOB NO: 1953
DRAWN: MJM DATE: AUGUST 2022
CHECKED: MEM SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					1
					5

MAZZONI VINEYARD LLC
037-080-011

CRABAUGH
037-080-013

MAZZONI VINEYARD LLC
037-080-011

LIVE OAK AVE
40' WIDE

OAKLEY RD
50' WIDE

APN: 037-080-021

MINOR SUBDIVISION

2540 OAKLEY RD

TENTATIVE PARCEL MAP
EXISTING CONDITIONS

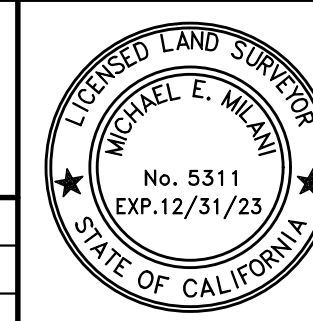
CITY OF OAKLEY

CONTRA COSTA COUNTY

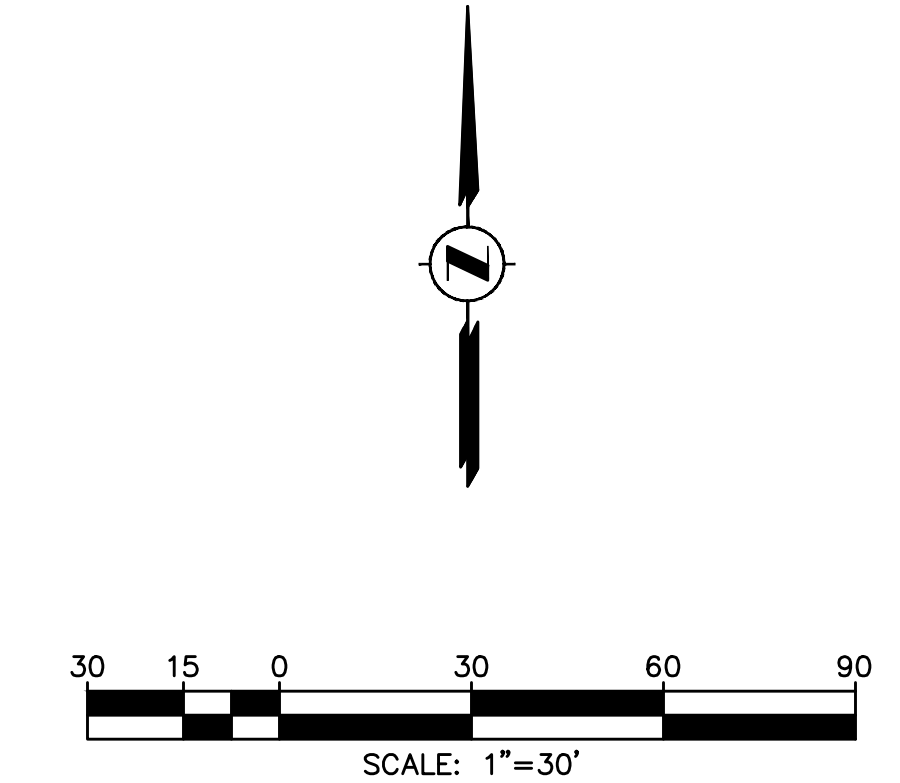
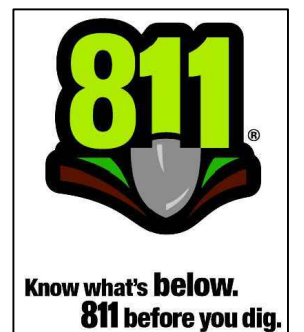
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LEGEND

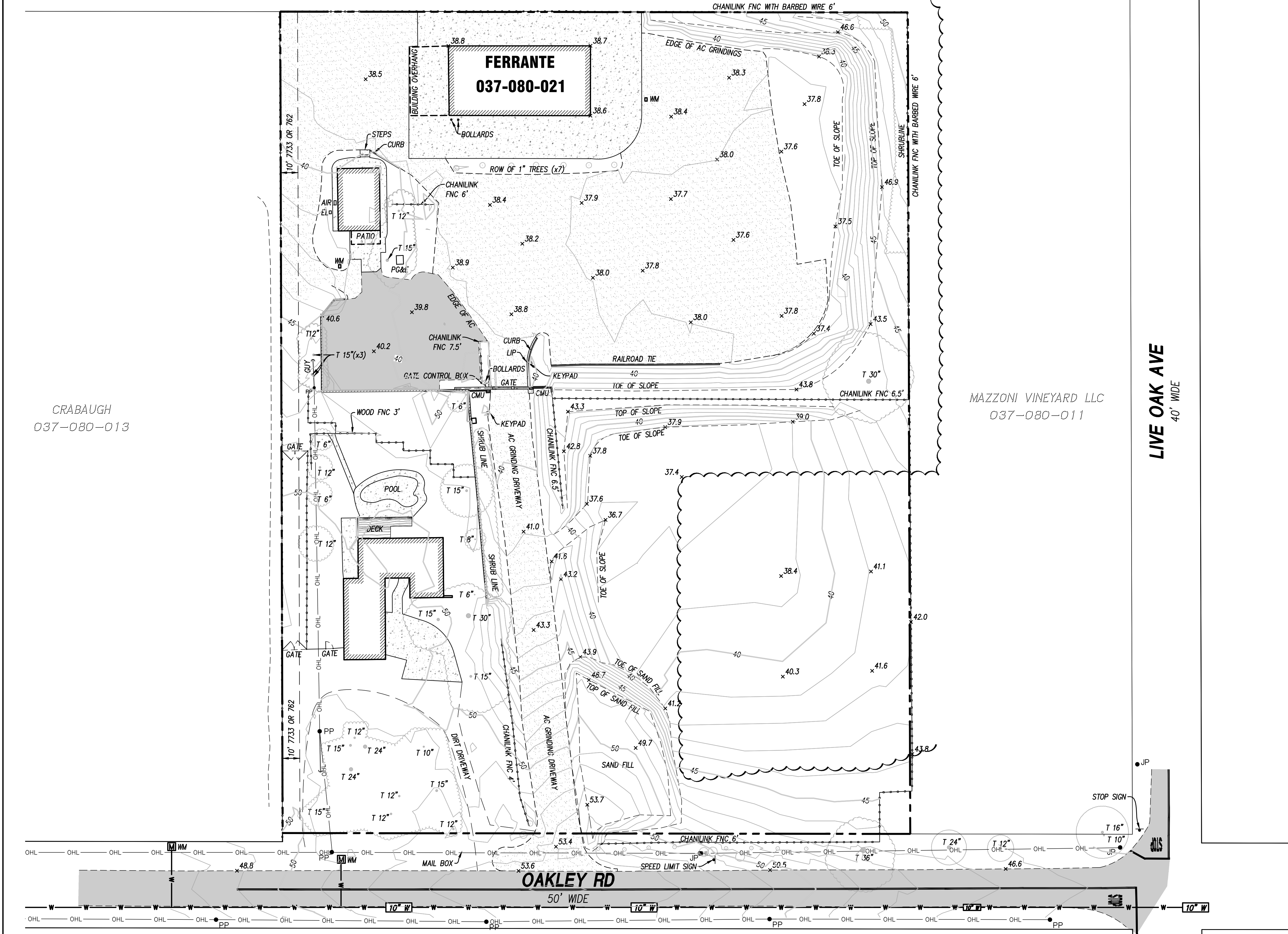
- BUILDING FACE
- EDGE OF PAVEMENT
- FENCE
- JOINT UTILITY POLE
- POWER POLE
- POWER LINE
- WATER LINE

SURFACE LEGEND

- ASPHALTIC CONCRETE
- ASPHALT GRINDINGS
- CONCRETE

ABBREVIATIONS

- AC ASPHALT
- AIR AIR CONDITIONING
- BC BACK OF CURB
- CMU CONCRETE MASONRY UNIT
- EL ELECTRICAL UTILITY
- FNC FENCE
- JP JOINT UTILITY POLE
- LIP LIP OF GUTTER
- T TREE
- WM WATER METER



TENTATIVE MAP

R:\Jobs\1953\Tentative Parcel Map\1953 TM.dwg 2-EX 8-08-22 08:17:37 AM MikeMilani

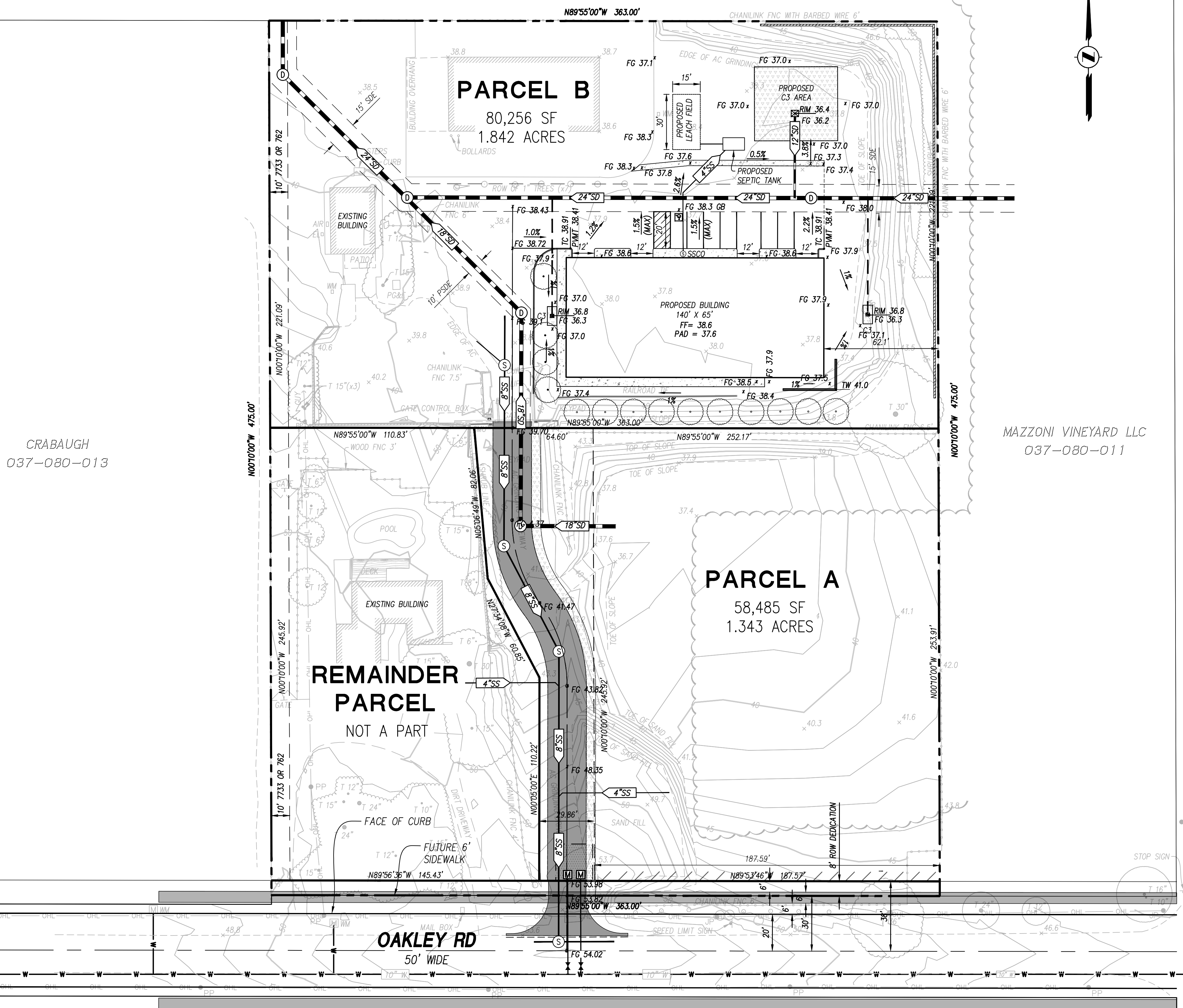
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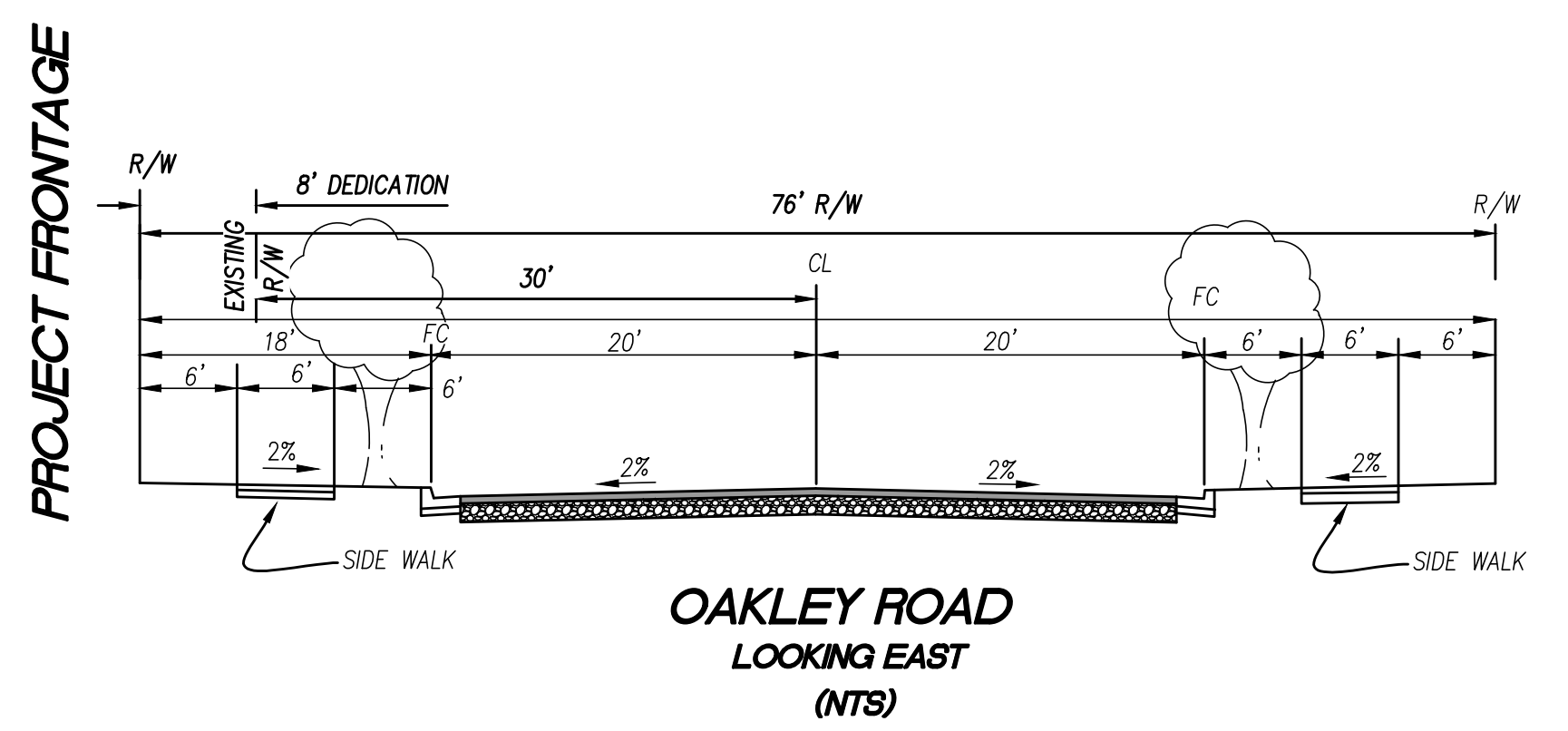
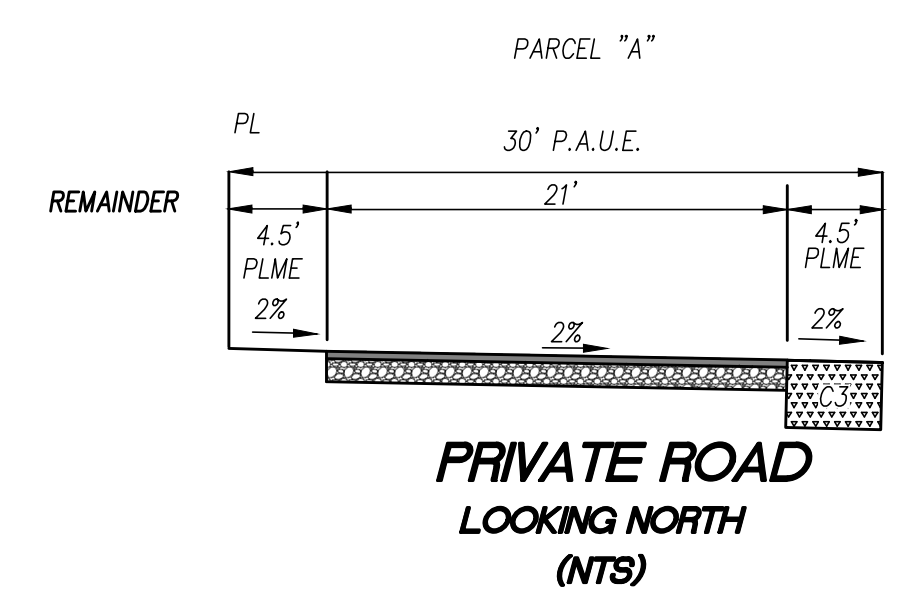
MAZZONI VINEYARD LLC
037-080-011



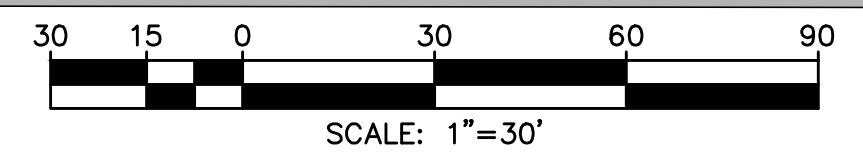
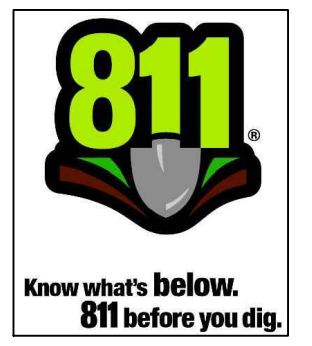
CRABAUGH
037-080-013

MAZZONI VINEYARD LLC
037-080-011

LIVE OAK AVE
40' WIDE



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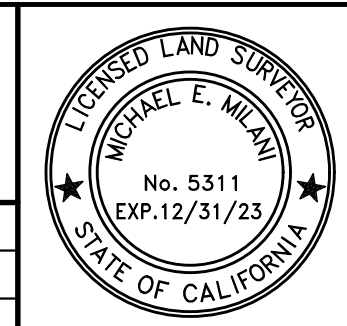
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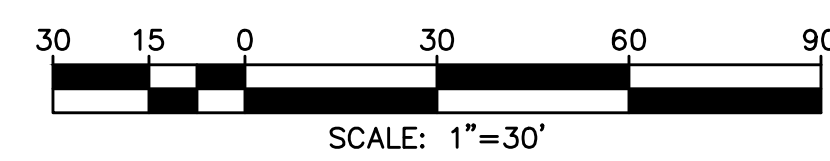
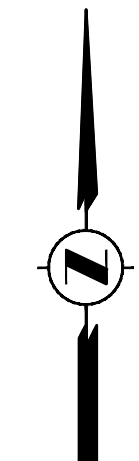
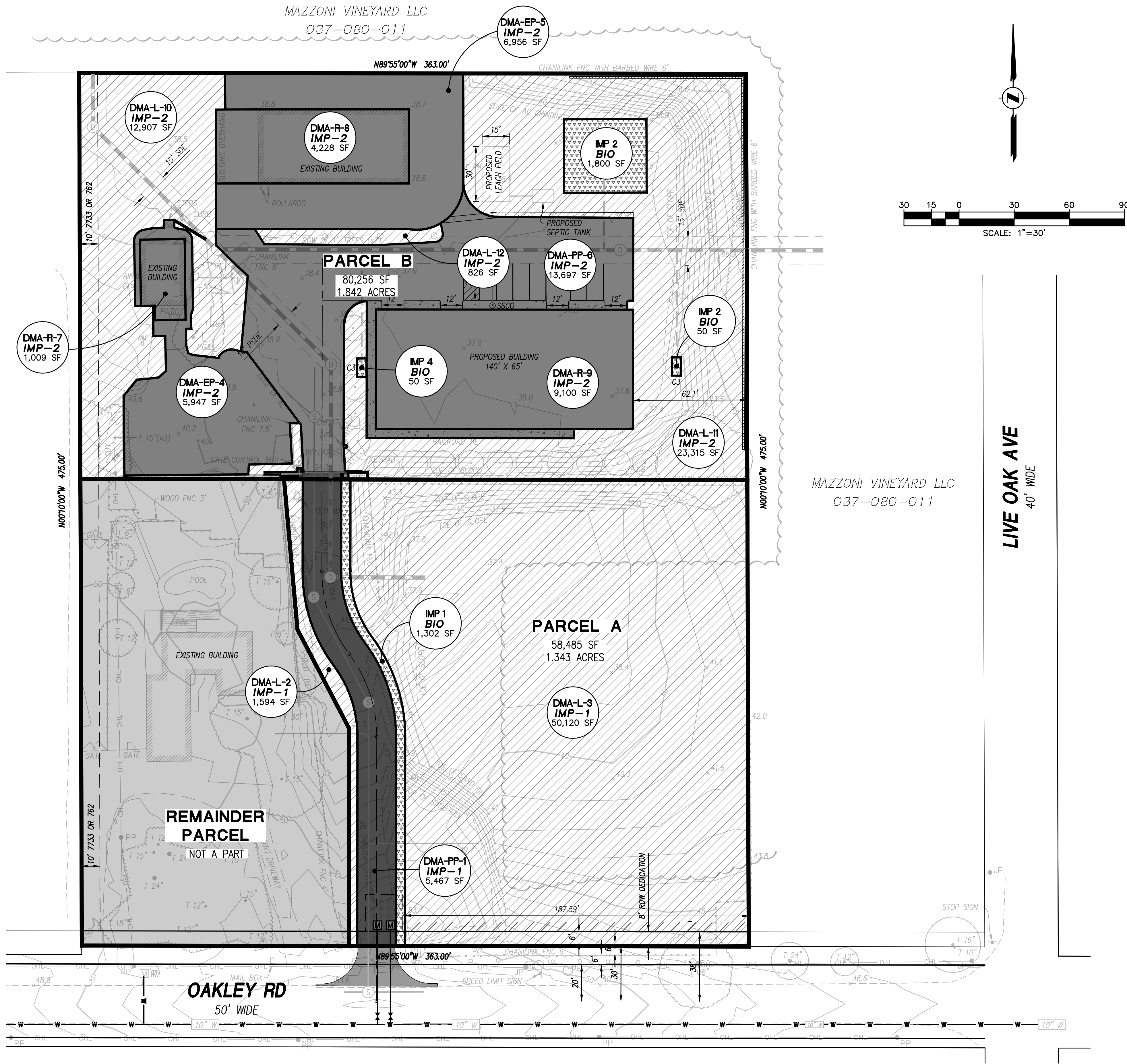
APN: 037-080-021
MINOR SUBDIVISION
2540 OAKLEY RD
TENTATIVE PARCEL MAP
SITE PLAN
CITY OF OAKLEY
CONTRA COSTA COUNTY
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-23 DATE
L.S. No. 5311 REGISTRATION EXPIRES 12/31/23
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DRAWN: MJM DATE: AUGUST 2022
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					5
					OF SHEETS

MAZZONI VINEYARD LLC
037-080-011



LEGEND:

- IMPERVIOUS SURFACE
- BIO-RETENTION AREA
- PERVIOUS SURFACE
- C.3 DMA BOUNDARY
- PARCEL BOUNDARY
- C.3 IMP OR DMA DESIGNATION-TYPE
- IMP DESTINATION OR TYPE
- C.3 DMA AREA SQUARE FEET
- C3 ELEMENT #
- C3 IMP AREA IN SQUARE FEET
- C3 BIORETENTION FACILITY

ABBREVIATIONS:

- BIO BIORETENTION FACILITY
- EP EXISTING PAVEMENT
- DMA DRAINAGE MANAGEMENT AREA
- BIO BIORETENTION
- IMP INTEGRATED MANAGEMENT PRACTICES
- L LANDSCAPE
- PP PROPOSED PAVEMENT
- R ROOF
- SF SQUARE FEET
- ST SELF-TREATING

Project Name: FERRANTE PROPERTY - PARCELS A & B
Project Type: Treatment Only
Location: 2540 OAKLEY RD, OAKLEY, CA 94561
APN: 037-080-021
Drainage Area: 138741 sf
Mean Annual Precipitation: 17 in

IV. Areas Draining to IMPs

IMP Name: IMP1 (Soil Type: D)
 Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
DMA1	5,467	Concrete or Asphalt	1.00	5,467	IMP Sizing
DMA2	1,594	Landscape	0.10	159	
DMA3	50,120	Landscape	0.10	5,012	
Total				10,638	Area: 0.040 1.000 426 1,302

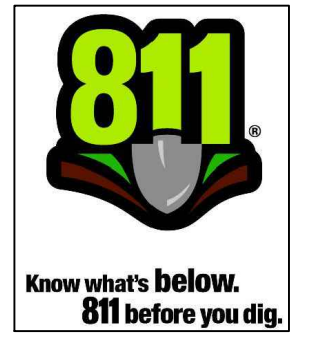
IMP Name: IMP2 (Soil Type: D)
 Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing	
DMA4	5,947	Concrete or Asphalt	1.00	5,947	IMP Sizing	
DMA5	8,956	Concrete or Asphalt	1.00	8,956		
DMA6	13,697	Concrete or Asphalt	1.00	13,697		
DMA7	1,009	Conventional Roof	1.00	1,009		
DMA8	4,228	Conventional Roof	1.00	4,228		
DMA9	9,100	Conventional Roof	1.00	9,100		
DMA10	12,907	Landscape	0.10	1,291		
DMA11	23,315	Landscape	0.10	2,332		
DMA12	826	Landscape	0.10	83		
Total				44,642		Area: 0.040 1.000 1,788 1,600

Software Tool Warnings
 No warnings to report.

Report generated on 8/27/2022 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

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 Concord, CA 94520
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 Fax: (925) 674-9279
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APN: 037-080-021

MINOR SUBDIVISION

2540 OAKLEY RD

TENTATIVE PARCEL MAP
C.3 COMPLIANCE PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

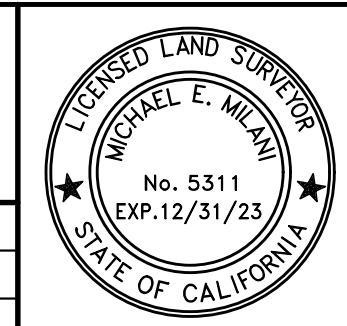
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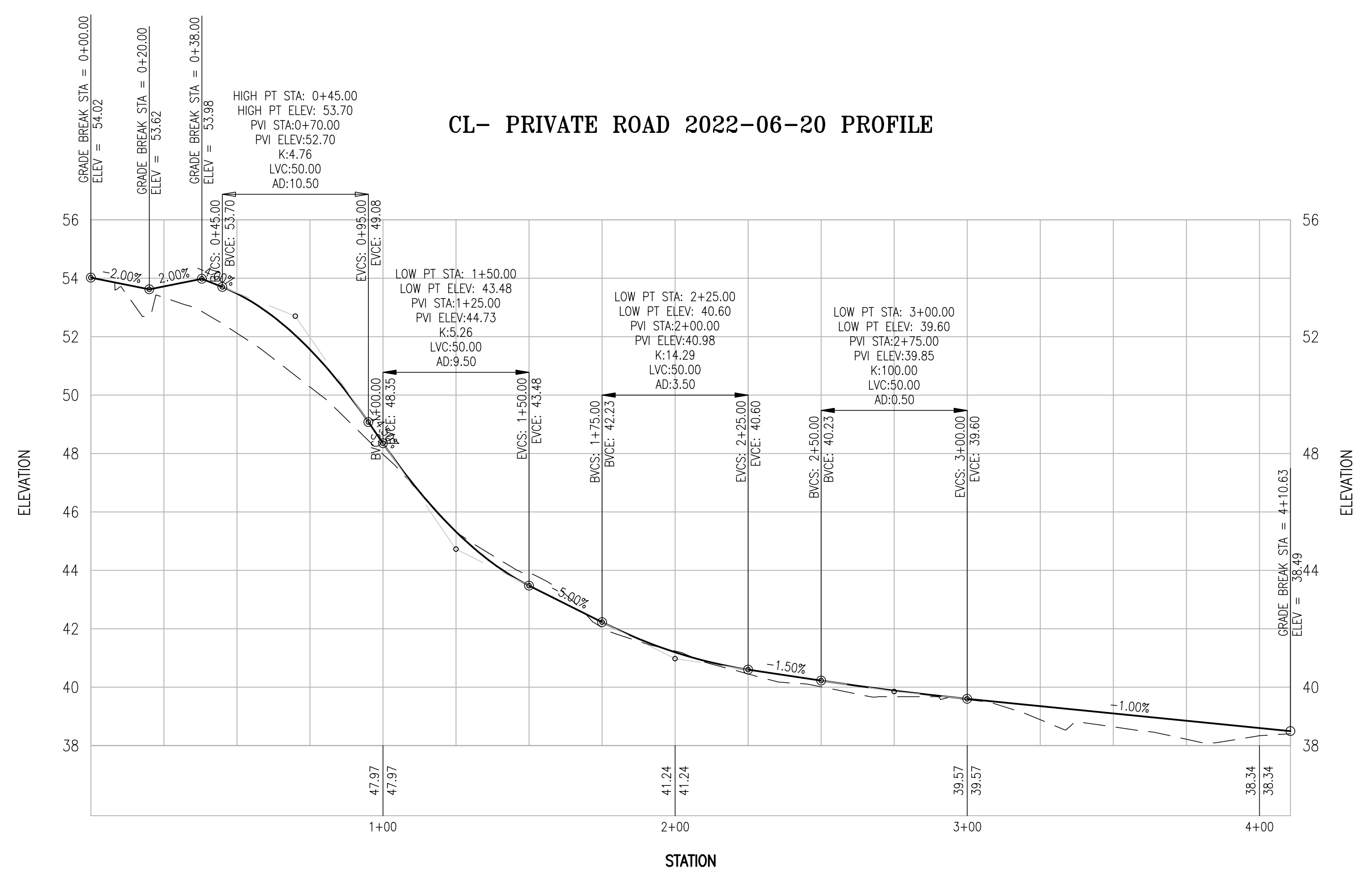
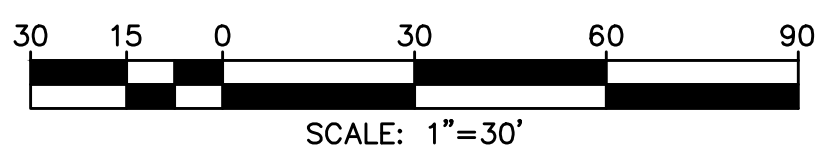
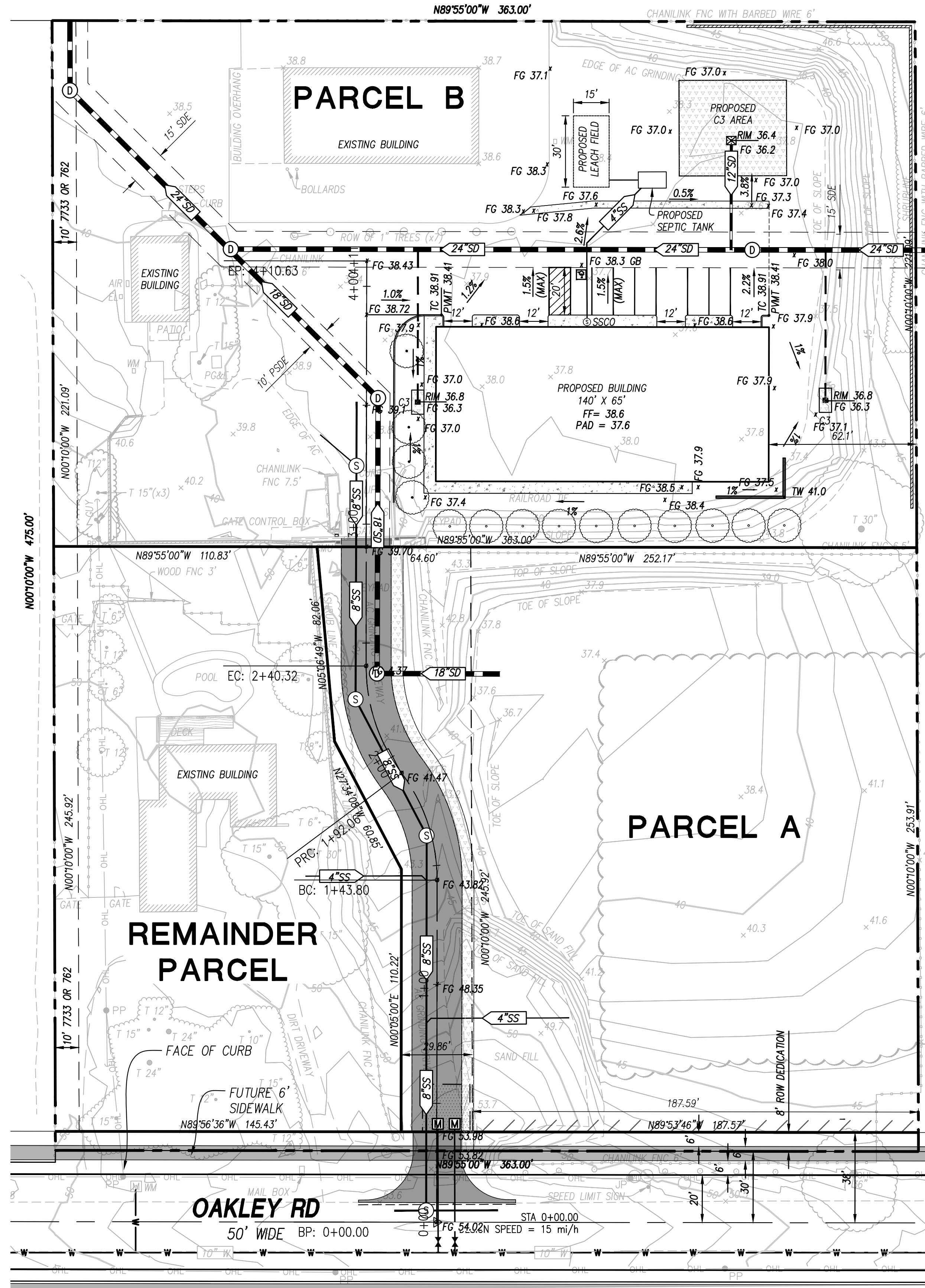
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CL- PRIVATE ROAD 2022-06-20 PROFILE



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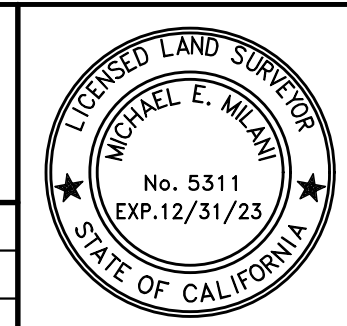
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APN: 037-080-021
MINOR SUBDIVISION
2540 OAKLEY RD
TENTATIVE PARCEL MAP
PRIVATE DRIVEWAY - PLAN/PROFILE
CITY OF OAKLEY
CONTRA COSTA COUNTY
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
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R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-23 L.S. No. 5311 REGISTRATION EXPIRES 12/31/23
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					5
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