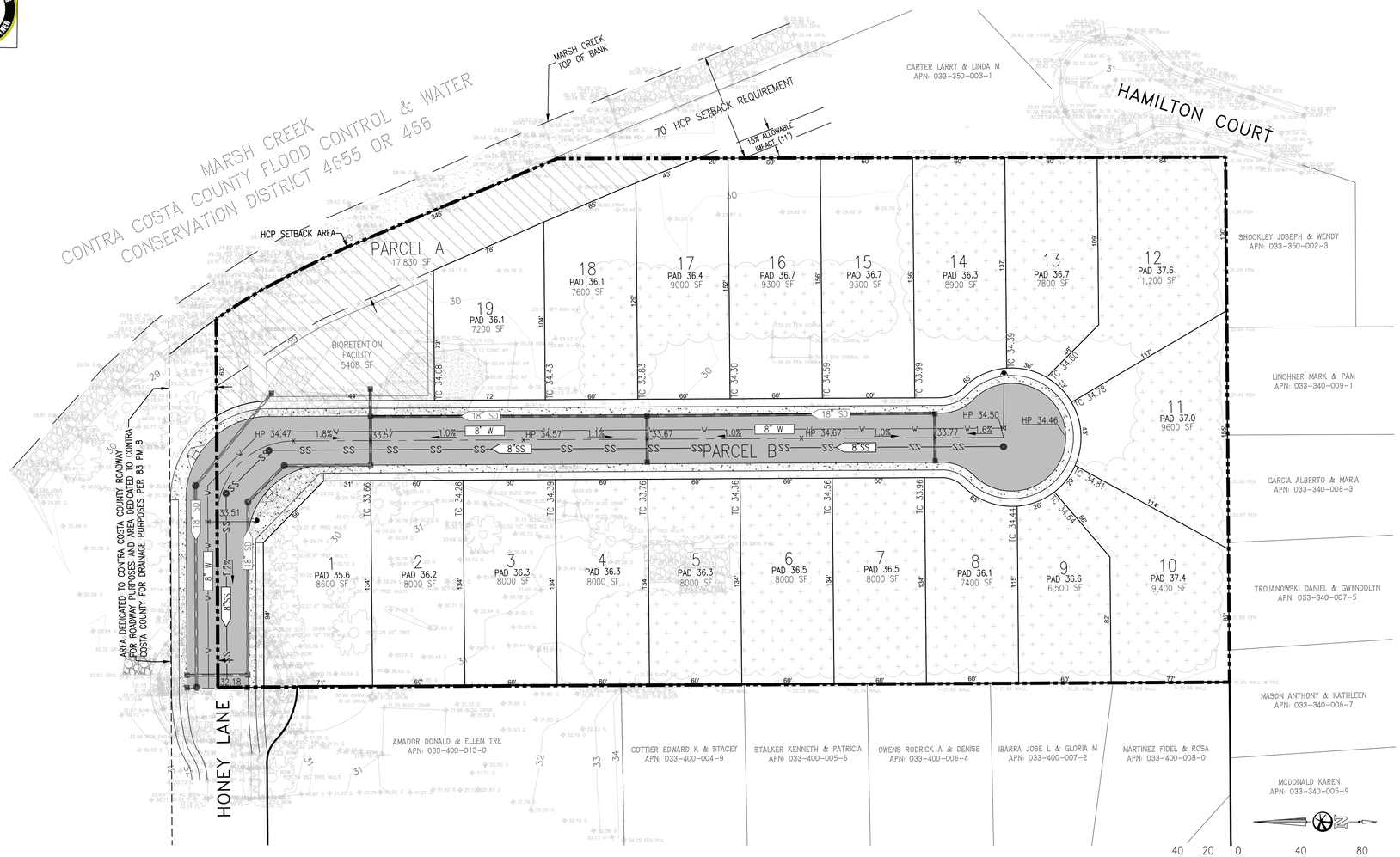
TENTATIVE MAP
&
PRELIMINARY GRADING PLAN
HONEY LANE PROPERTY

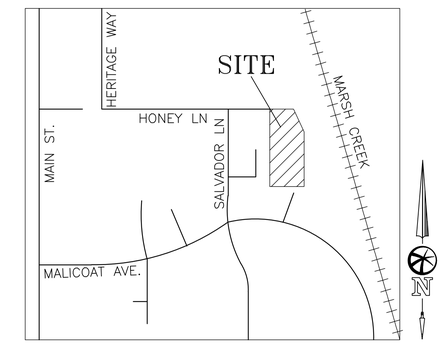
PARCEL D AS SHOWN ON SUBDIVISION MS 62-75 FILED OCTOBER 25, 1977, IN BOOK 58 OF PARCEL MAPS FILED AT PAGE 46, CONTRA COSTA COUNTY RECORDS

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

DECEMBER 20, 2019 SCALE: 1"=40'

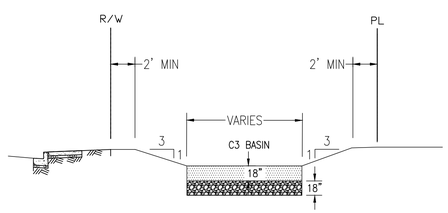




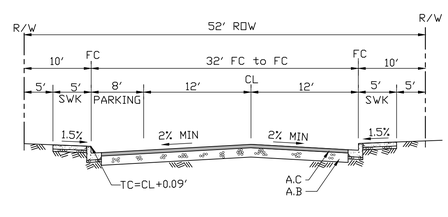
VICINITY MAP
NO SCALE

GENERAL NOTES

OWNER/DEVELOPER:	MOHAMMAD RASULI 117 GOLDEN HILL PLACE WALNUT CREEK, CA 94596 (925)-818-9240
ENGINEER:	BELLECCI & ASSOCIATES, INC. 2290 DIAMOND BLVD., SUITE 100 CONCORD, CALIFORNIA 94520 (925) 685-4569
A.P.N.:	033-030-030
SITE ADDRESS:	637 HONEY LANE, OAKLEY, CA
SITE AREA:	4.7 ACRES
EXISTING ZONING:	R-6
PROPOSED ZONING:	R-6
EXISTING USE:	RESIDENTIAL – 1 SINGLE FAMILY LOT
PROPOSED USE:	RESIDENTIAL – 19 SINGLE FAMILY LOTS
LOT SIZES:	MINIMUM: 6,500 SF MAXIMUM: 11,200 SF AVERAGE: 8,400 SF DENSITY: 4.0 DU/ACRE
SERVICES:	WATER – DIABLO WATER DISTRICT SEWER – IRON HOUSE SANITARY DISTRICT GAS & ELECTRIC – PACIFIC GAS & ELECTRIC CO. TELEPHONE – AT&T
FLOODING:	THIS AREA IS NOT SUBJECT TO 500 YEAR FLOODING PER FIRM PANEL 06013C 0355 G DATED 3/21/2017
TOPOGRAPHY:	TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC., 06/07/2019.
BOUNDARY:	BOUNDARY BASED ON FIELD SURVEY



TYPICAL C3 BASIN
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE

40 20 0 40 80 120
SCALE IN FEET

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (MINOR)
- 105 EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- 105 PROPOSED CONTOUR (MAJOR)
- PROPOSED STORM TRENCH DRAIN
- 18" SD PROPOSED STORM DRAIN LINE
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FIRE HYDRANT
- PROPOSED PARCEL A
- PROPOSED PARCEL B
- EXISTING VEGETATION
- EXISTING GRAVEL
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE

GENERAL NOTES:
1. THIS PLAN WAS PREPARED FOR PROJECT ENTITLEMENT PURPOSES.
2. DESIGN INFORMATION SHOWN IS TENTATIVE AND SUBJECT TO CHANGE BASED ON FINAL DETAILED ENGINEERING DESIGN.
3. EXISTING TOPOGRAPHIC FEATURES ARE SHOWN IN GREYSCALE.
4. PROPOSED BUILDING AND DRIVEWAY FOOTPRINTS TO BE DETERMINED AT A LATER DATE. SETBACKS AND DIMENSIONS TO CONFORM WITH CITY STANDARDS.
5. GOOD NEIGHBOR PRIVACY FENCES FOR RESIDENTIAL SIDE AND REAR YARDS SHALL COMPLY WITH SECTION 9.1.1110.
6. THIS PROJECT MAY BE BUILT IN PHASES. PHASES TO BE DETERMINED AT A LATER DATE.
7. "NO PARKING FIRE LANE" SIGNS TO BE POSTED ALONG THE NORTHERN AND EASTERN PERIMETERS OF "PARCEL B" STREET.
8. STREET TREES TO BE INSTALLED PER RESIDENTIAL DESIGN GUIDELINES.

GRADING NOTES:
1. ALL LOTS TO BE GRADED AT 1.0% MINIMUM SLOPE.
2. PAD GRADES SHOWN REPRESENT LOT ELEVATION AT THE APPROXIMATE LOCATION OF THE PROPOSED RESIDENCE.
3. ALL SIDEWALK GRADES TO BE ADA COMPLIANT.
4. THIS IS A BALANCED SITE.

PRELIMINARY
1ST SUBMITTAL – DEC. 2019

BY	DATE	REVISIONS

Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4938

12/20/2019 DATE
AFH, BH DRAWN BY
FCB CHECKED BY

REGISTERED PROFESSIONAL ENGINEER FRANCISCO MIGUEL BELLECCI No. 33528 CIVIL STATE OF CALIFORNIA

SITE PLAN
637 HONEY LN. DEVELOPMENT
TENTATIVE MAP
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SHEET C-1 OF C2
JOB NO. 19053