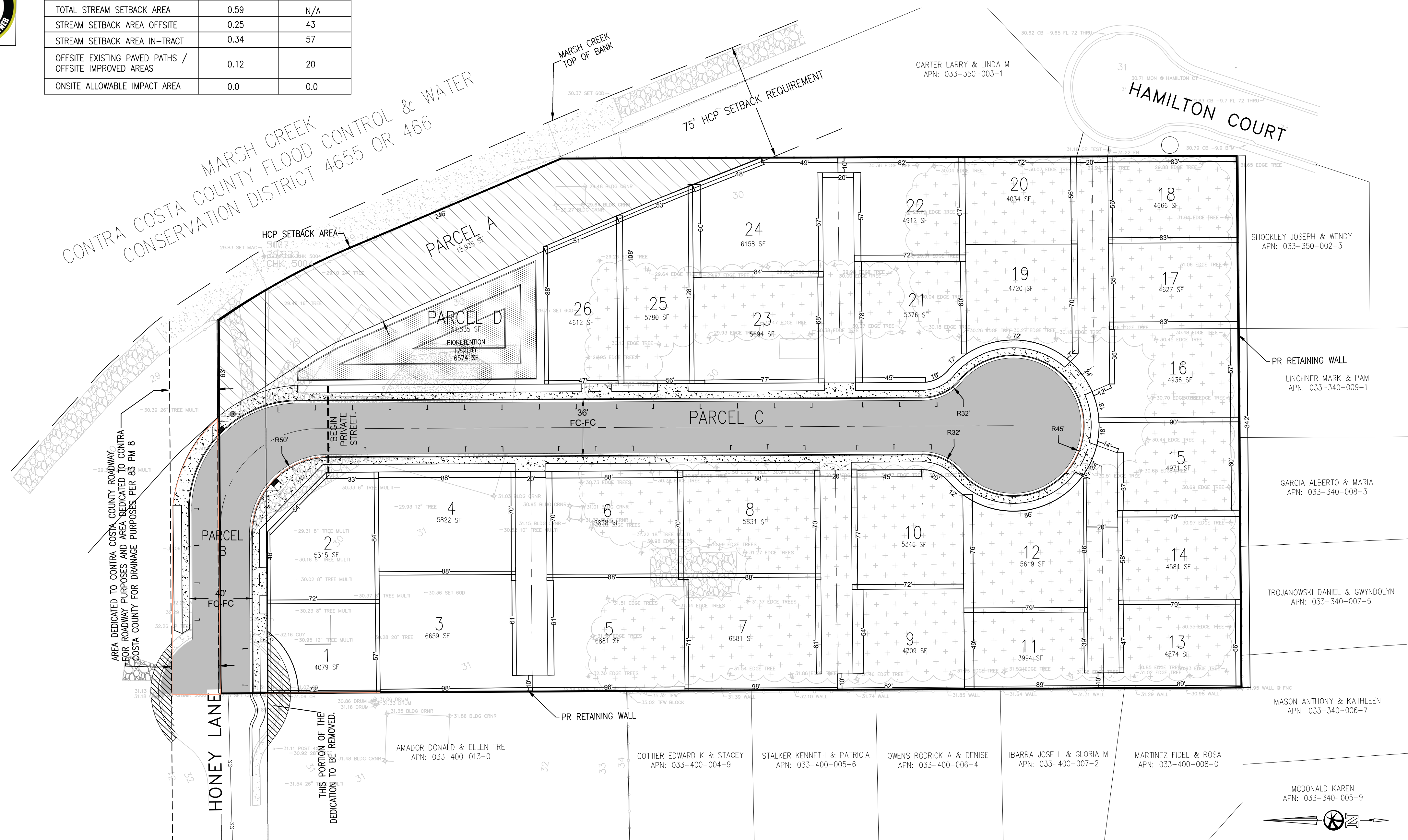




	AREA (AC)	% OF TOTAL
TOTAL STREAM SETBACK AREA	0.59	N/A
STREAM SETBACK AREA OFFSITE	0.25	43
STREAM SETBACK AREA IN-TRACT	0.34	57
OFFSITE EXISTING PAVED PATHS / OFFSITE IMPROVED AREAS	0.12	20
ONSITE ALLOWABLE IMPACT AREA	0.0	0.0



# VESTING TENTATIVE MAP

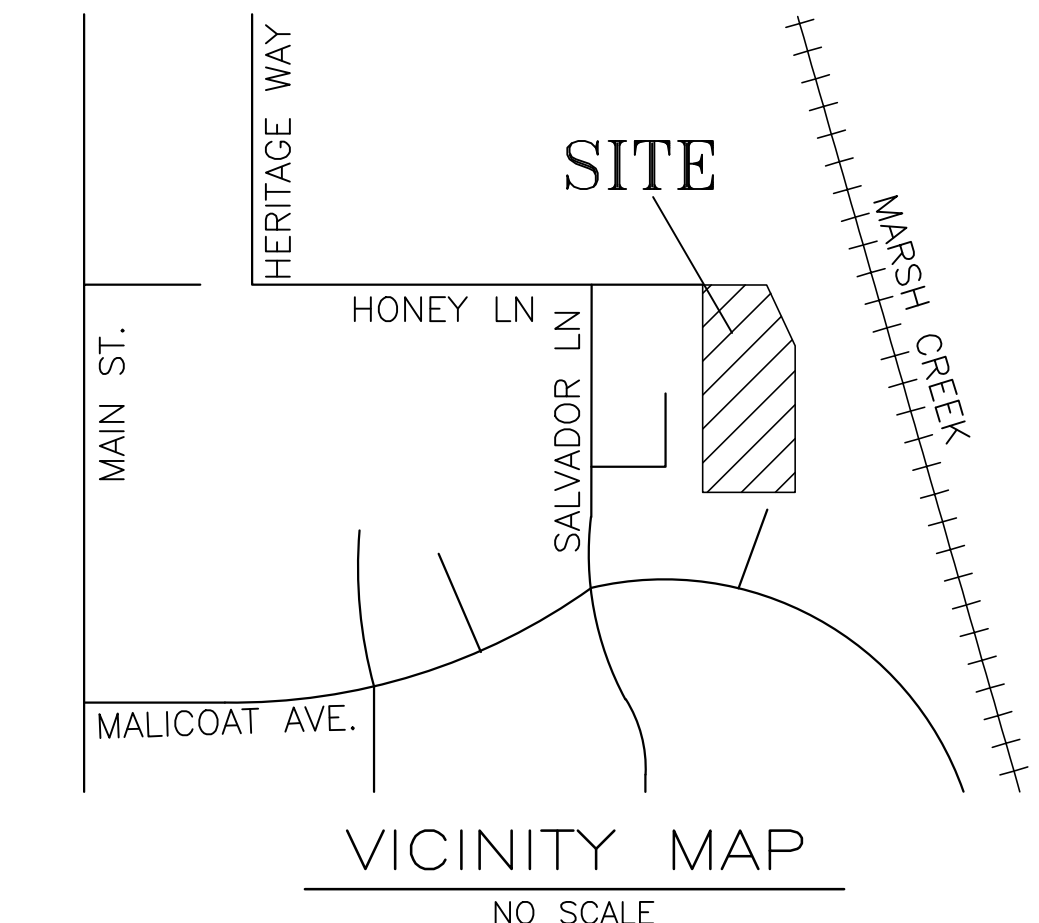
## HONEY LANE PROPERTY

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  
SUBDIVISION #9565

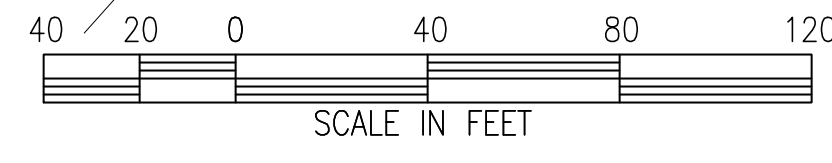
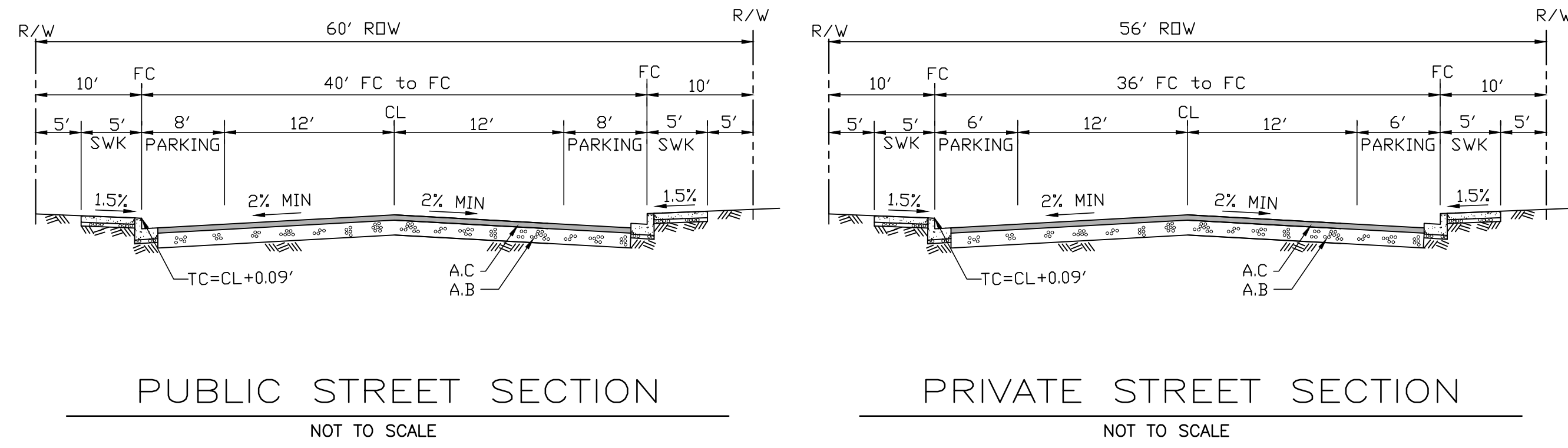
BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

DECEMBER 20, 2019 SCALE: 1"=40'  
UPDATED: FEBRUARY 2023



### 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: P-1
- EXISTING USE: RESIDENTIAL - 1 SINGLE FAMILY LOT
- PROPOSED USE: RESIDENTIAL - 26 SINGLE FAMILY LOTS
- LOT SIZES: MINIMUM: 3,994 SF  
MAXIMUM: 6,881 SF  
AVERAGE: 5,254 SF  
DENSITY: 5.5 DU/ACRE
- STREET PARKING: 27 PARALLEL PARKING SPACES
- SERVICES: WATER - DIABLO WATER DISTRICT  
SEWER - IRON HOUSE SANITARY DISTRICT  
GAS & ELECTRIC - PACIFIC GAS & ELECTRIC CO.  
TELEPHONE - AT&T
- FLOODING: ZONE X: THIS AREA IS NOT SUBJECT TO 500 YEAR FLOODING PER FIRM PANEL 06013C0355G DATED 3/21/2017
- TOPOGRAPHY: TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC., 06/07/2019.
- BOUNDARY: BOUNDARY BASED ON FIELD SURVEY
- BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN HONEY LN. SHOWN HEREON, THE BEARING BEING N89°19'35"E PER SUBDIVISION 9498 (543 M 44)
- BENCHMARK: CONTRA COSTA BENCHMARK NO. 5083\* BRASS DISC IN STAMPED "W484 RESET 1956" LOCATED AS THE NORTHWEST CORNER OF WEST BOLTON AND MAIN STREET ELEVATION: 43.14 FEET (NGVD 29)



- ### LEGEND
- PROPERTY LINE
  - PROPOSED RETAINING WALL
  - EXISTING CONTOUR (MINOR)
  - EXISTING CONTOUR (MAJOR)
  - PROPOSED CONTOUR (MINOR)
  - PROPOSED CONTOUR (MAJOR)
  - PROPOSED STORM DRAIN LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER LINE
  - STORM DRAIN MANHOLE
  - STORM DRAIN INLET
  - FIRE HYDRANT
  - PROPOSED ASPHALT
  - PROPOSED BIORETENTION FACILITY
  - PROPOSED CONCRETE
  - PROPOSED LANDSCAPE
  - OVERLAND RELEASE PATH

**PRELIMINARY**  
2ND SUBMITTAL - MAR. 2023

- ### GENERAL NOTES:
- THIS PLAN WAS PREPARED FOR PROJECT ENTITLEMENT PURPOSES.
  - DESIGN INFORMATION SHOWN IS TENTATIVE AND SUBJECT TO CHANGE BASED ON FINAL DETAILED ENGINEERING DESIGN.
  - EXISTING TOPOGRAPHIC FEATURES ARE SHOWN IN GREYSCALE.
  - PROPOSED BUILDING AND DRIVEWAY FOOTPRINTS TO BE SHOWN ON THE PLANNED DEVELOPMENT PLAN. SETBACKS AND DIMENSIONS TO CONFORM WITH CITY AND P-1 DESIGN STANDARDS.
  - GOOD NEIGHBOR PRIVACY FENCES FOR RESIDENTIAL SIDE AND REAR YARDS SHALL COMPLY WITH SECTION 9.1.1110.
  - THIS PROJECT MAY BE BUILT IN PHASES, PHASES TO BE DETERMINED AT A LATER DATE.
  - STREET TREES TO BE INSTALLED PER RESIDENTIAL DESIGN GUIDELINES.
  - PARCEL C TO BE MAINTAINED BY HOA.
  - PARCEL B TO BE A PUBLIC STREET UP TO THE LIMIT LINE. PRIVATE STREET TO BEGIN AFTER THE LIMIT LINE. EASEMENTS TO BE CREATED FOR UTILITIES AND INGRESS/EGRESS DURING FINAL DESIGN.
  - ALL ONSITE TREES TO BE REMOVED. LARGE OFFSITE TREE IN THE SOUTHEAST CORNER TO REMAIN.
  - BIORETENTION FACILITY TO BE FENCED IN. FENCE DETAILS TO BE PROVIDED DURING FINAL DESIGN.
  - BIORETENTION FACILITY REQUIRES A SMALL PUMP TO DIRECT TREATED STORMWATER TO THE CITY'S STORM DRAIN SYSTEM.

811 QUALITY BEFORE YOU DIG. SAFE DIGGING PARTNER.

**Bellecci & Associates, inc.**  
Civil Engineering • Land Surveying  
2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
Phone (925) 685-4569 Fax (925) 685-4838

6/20/2022 DATE  
AFH  
DRAWN BY  
FCB  
CHECKED BY

NO. 34335 REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA

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

SHEET C1 OF 6  
JOB NO. 19053



NTRA COSTA COUNTY MARSH CREEK  
CONSERVATION DISTRICT 4655 OR 466  
FLOOD CONTROL & WATER

CARTER LARRY & LINDA M  
APN: 033-350-003-1

HAMILTON COURT

PARCEL D  
033-030-030

LARGE EX TREE TO REMAIN

SHOCKLEY JOSEPH & WENDY  
APN: 033-350-002-3

LINCHNER MARK & PAM  
APN: 033-340-009-1

GARCIA ALBERTO & MARIA  
APN: 033-340-008-3

TROJANOWSKI DANIEL & GWYNDOLYN  
APN: 033-340-007-5

AMADOR DONALD & ELLEN TRE APN: 033-400-013-0  
COTTIER EDWARD K & STACEY APN: 033-400-004-9  
STALKER KENNETH & PATRICIA APN: 033-400-005-6  
OWENS RODRICK A & DENISE APN: 033-400-006-4  
IBARRA JOSE L & GLORIA M APN: 033-400-007-2  
MARTINEZ FIDEL & ROSA APN: 033-400-008-0

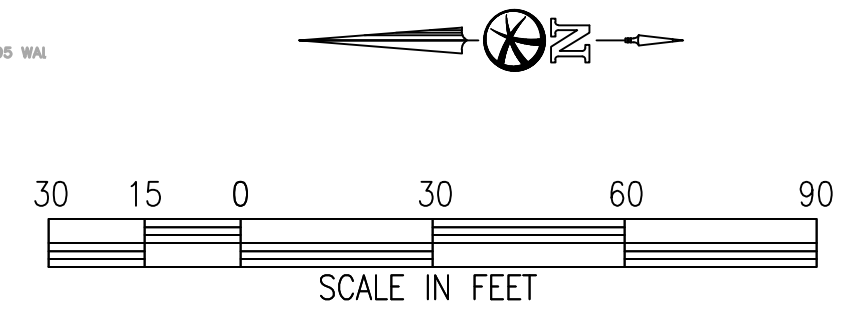
AREA DEDICATED TO CONTRA COSTA COUNTY ROADWAY FOR ROADWAY PURPOSES AND AREA DEDICATED TO CONTRA COSTA COUNTY FOR DRAINAGE PURPOSES PER 83 PM 8

EX FH TO BE RELOCATED

EX CB TO BE REMOVED  
16" INV 28.15

EX SDCB  
16" INV 28.32

EX SDMH  
TG 31.89  
INV 27.69



LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR (MINOR)
- - - EXISTING CONTOUR (MAJOR)
- - - EXISTING STORM DRAIN LINE
- SS- EXISTING SANITARY SEWER
- W- EXISTING WATER LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- ⬮ EXISTING FIRE HYDRANT

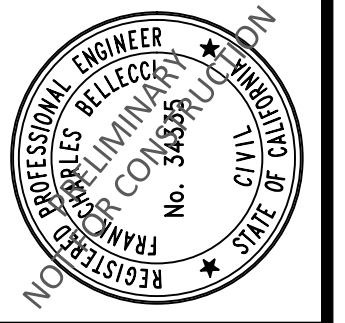
- DEMO NOTES:
1. ALL TREES ONSITE TO BE REMOVED.
  2. LARGE TREE BEHIND PROPERTY LINE, NEAR HAMILTON COURT TO REMAIN.
  3. ALL BUILDINGS TO BE REMOVED.
  4. ALL ONSITE PAVEMENT TO BE REMOVED.

FLOOD ZONE:  
ZONE X: AREAS OF MINIMUM FLOOD HAZARD.  
SOURCE: FLOOD INSURANCE RATE MAP PANEL 06013C0355G  
DATED: MARCH 21, 2017

NO.	DATE	BY	REVISIONS

**Bellecci & Associates, inc.**  
Civil Engineering • Land Surveying  
2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
Phone (925) 685-4569 Fax (925) 685-4838

6/20/2022	DATE	AFH	DRAWN BY	FCB	CHECKED BY
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SITE PLAN  
637 HONEY LN. DEVELOPMENT  
**EXISTING CONDITIONS**  
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

PRELIMINARY  
3RD SUBMITTAL - FEB 2023

SHEET C2  
OF 6  
JOB NO. 19053

**811**  
CALL BEFORE YOU DIG  
SAFE DIGGING PRACTICES

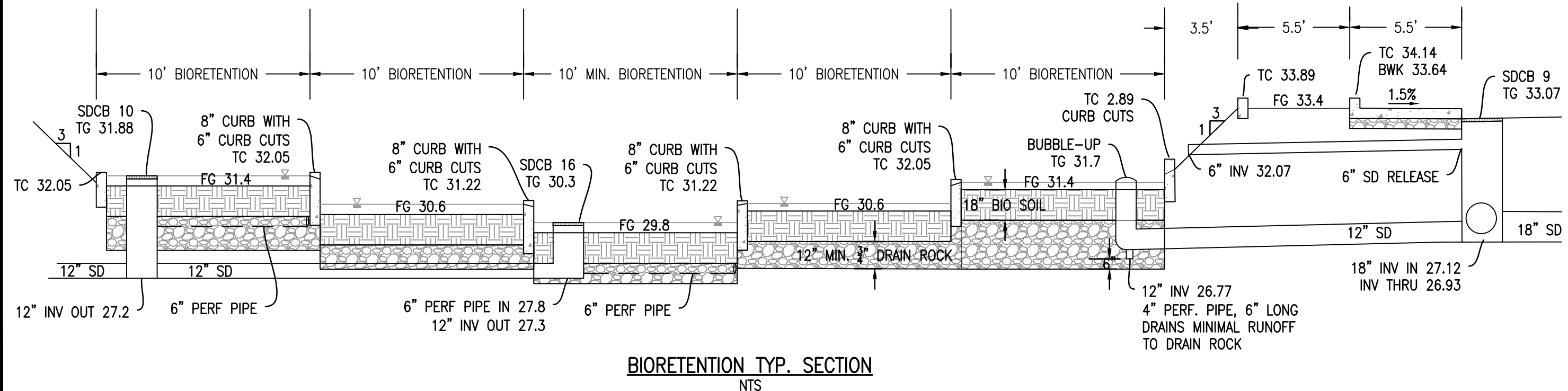
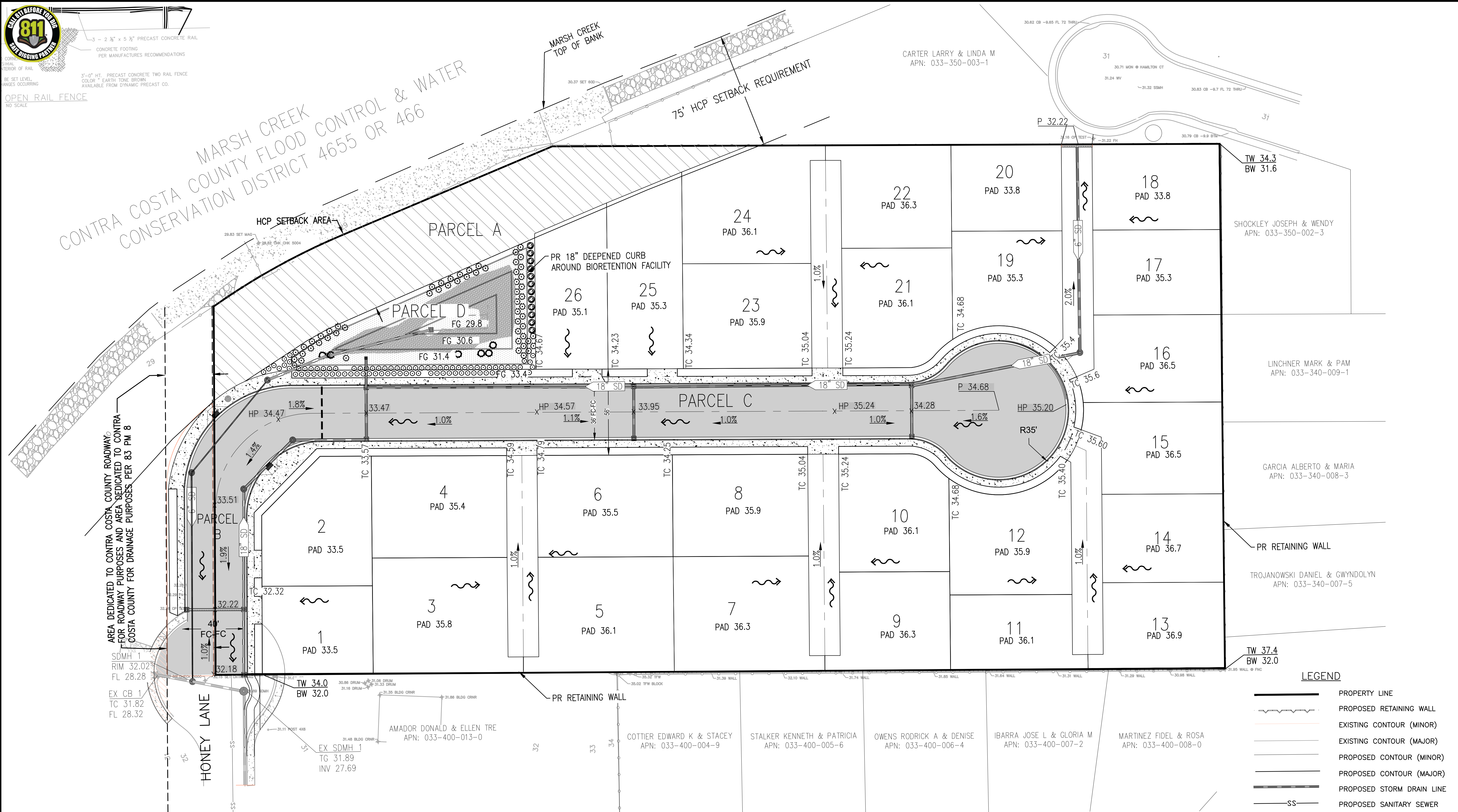
CONCRETE FOOTING PER MANUFACTURER'S RECOMMENDATIONS

3" - 2 1/2" x 5 1/2" PRECAST CONCRETE RAIL

3" - 0" HT. PRECAST CONCRETE TWO RAIL FENCE  
COLOR: EARTH TONE, BROWN  
AVAILABLE FROM DYNAMIC PRECAST CO.

OPEN RAIL FENCE  
NO SCALE

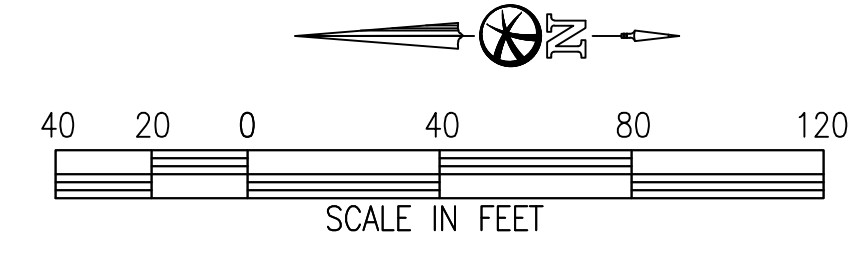
CONTRA COSTA COUNTY FLOOD CONTROL & WATER  
CONSERVATION DISTRICT 4655 OR 466



- 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. MAX. 1" KICKER BOARD TO BE ADDED BETWEEN LOTS WITH PAD DIFFERENTIAL OF 1' OR LESS.
  4. LOTS WITH MORE THAN 12" DIFFERENTIAL REQUIRES A RETAINING WALL.
  5. ALL SIDEWALK GRADES TO BE ADA COMPLIANT.
  6. THIS IS A BALANCED SITE.

**LEGEND**

- PROPERTY LINE
- PROPOSED RETAINING WALL
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FIRE HYDRANT
- PROPOSED ASPHALT
- PROPOSED BIORETENTION FACILITY
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- OVERLAND RELEASE PATH



**PRELIMINARY**  
2ND SUBMITTAL - SEPT. 2022

**Bellecci & Associates, inc.**  
Civil Engineering • Land Surveying  
2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
Phone (925) 685-4569 Fax (925) 685-4838

6/20/2022 DATE  
AFH  
DRAWN BY  
FCB  
CHECKED BY

NO. 34395 REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING STATE OF CALIFORNIA

SITE PLAN  
637 HONEY LN. DEVELOPMENT  
**PRELIMINARY GARDING PLAN**  
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SHEET C3 OF 6  
JOB NO. 19053

NO.	DATE	BY	REVISIONS



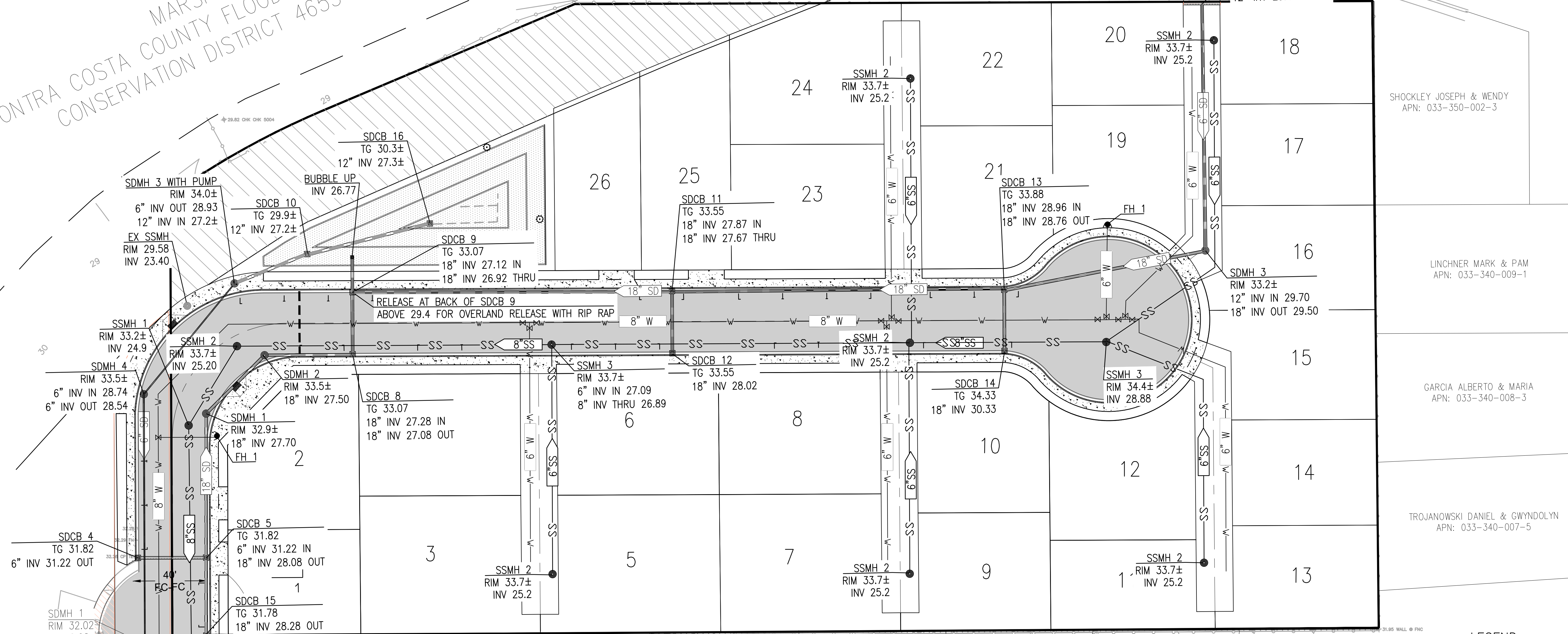
CONTRA COSTA COUNTY FLOOD CONTROL & WATER  
 CONSERVATION DISTRICT 4655 OR 466

MARSH CREEK  
 TOP OF BANK

75' HCP SETBACK REQUIREMENT

CARTER LARRY & LINDA M  
 APN: 033-350-003-1

6" SD TRENCH DRAIN  
 TG 32.22  
 12" INV 29.46 OUT



SHOCKLEY JOSEPH & WENDY  
 APN: 033-350-002-3

LINCHNER MARK & PAM  
 APN: 033-340-009-1

GARCIA ALBERTO & MARIA  
 APN: 033-340-008-3

TROJANOWSKI DANIEL & GWYNOLYN  
 APN: 033-340-007-5

AMADOR DONALD & ELLEN TRE  
 APN: 033-400-013-0

COTTIER EDWARD K & STACEY  
 APN: 033-400-004-9

STALKER KENNETH & PATRICIA  
 APN: 033-400-005-6

OWENS RODRICK A & DENISE  
 APN: 033-400-006-4

IBARRA JOSE L & GLORIA M  
 APN: 033-400-007-2

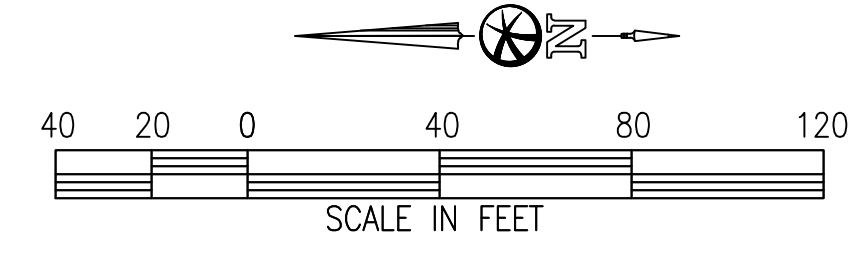
MARTINEZ FIDEL & ROSA  
 APN: 033-400-008-0

EX SSMH  
 DOWNSTREAM TIE-IN  
 214± LF FROM THIS POINT

EX CB TO BE REMOVED  
 16" INV 28.15

EX CB 1  
 TC 31.82  
 FL 28.32

- LEGEND**
- PROPERTY LINE
  - PROPOSED RETAINING WALL
  - EXISTING CONTOUR (MINOR)
  - EXISTING CONTOUR (MAJOR)
  - PROPOSED CONTOUR (MINOR)
  - PROPOSED CONTOUR (MAJOR)
  - PROPOSED STORM DRAIN LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER LINE
  - STORM DRAIN MANHOLE
  - STORM DRAIN INLET
  - FIRE HYDRANT
  - PROPOSED ASPHALT
  - PROPOSED BIORETENTION FACILITY
  - PROPOSED CONCRETE
  - PROPOSED LANDSCAPE
  - OVERLAND RELEASE PATH



PRELIMINARY  
 2ND SUBMITTAL - MAR. 2022

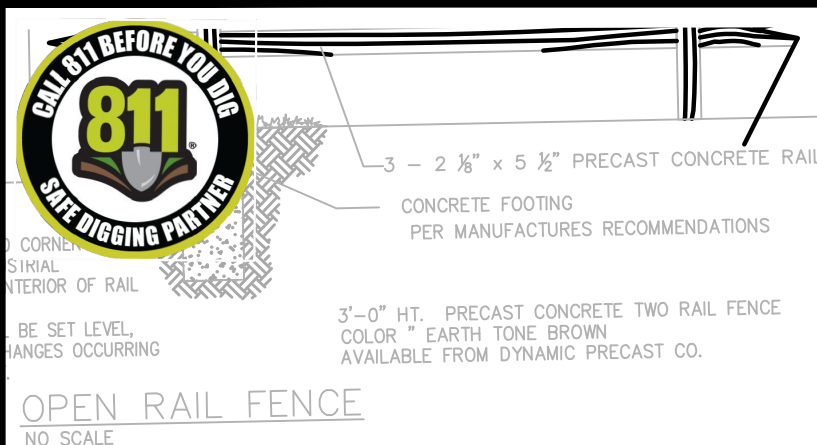
**Bellecci & Associates, inc.**  
 Civil Engineering • Land Surveying  
 2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
 Phone (925) 685-4569 Fax (925) 685-4838

6/20/2022  
 DATE  
 AFH  
 DRAWN BY  
 FCB  
 CHECKED BY

SITE PLAN  
 HONEY LN. DEVELOPMENT  
**PRELIMINARY UTILITY PLAN**  
 CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

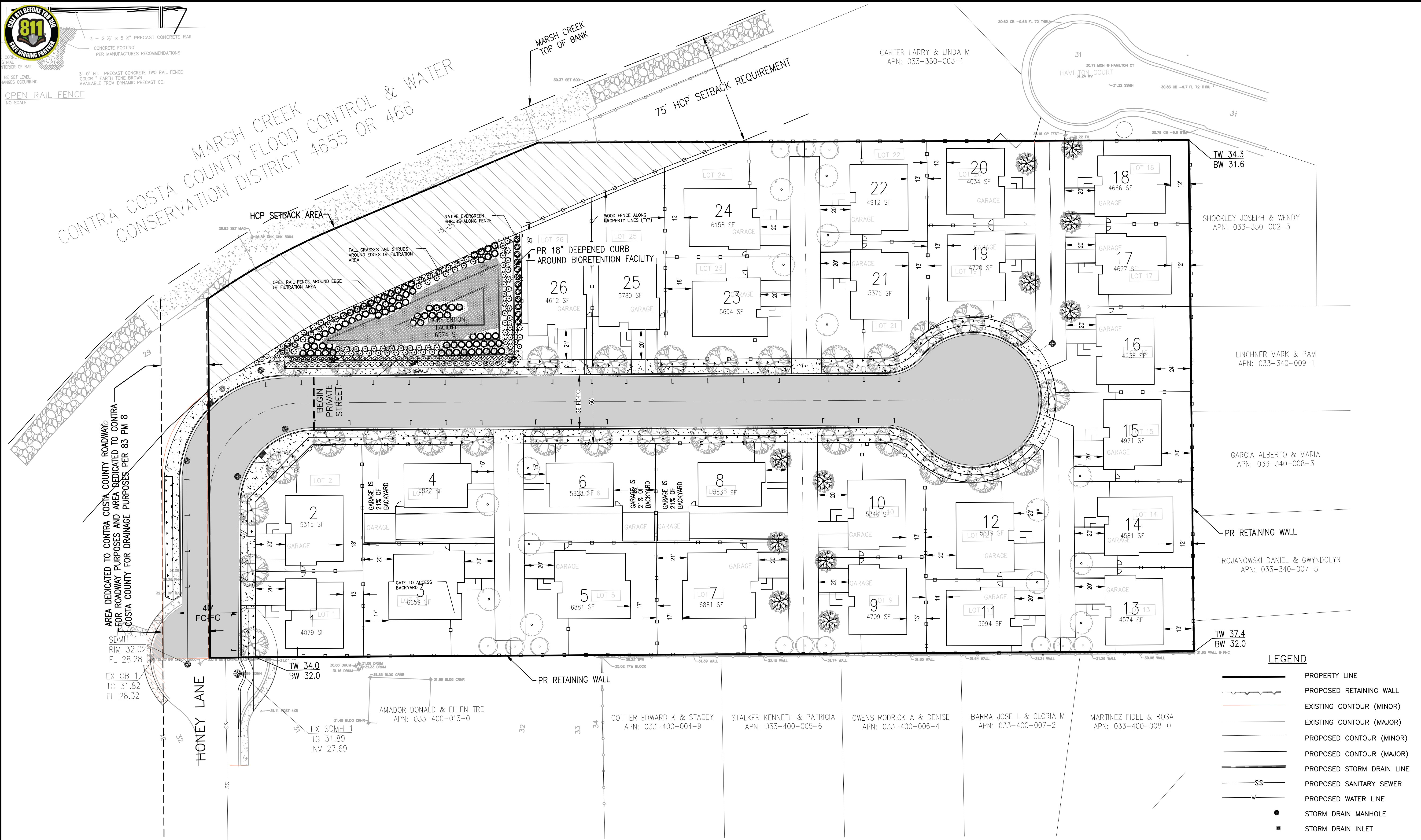
SHEET  
**C4**  
 OF  
 6  
 JOB NO.  
 19053

NO.	DATE	REVISIONS



CONTRA COSTA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT 4655 OR 466

OPEN RAIL FENCE  
NO SCALE



AREA DEDICATED TO CONTRA COSTA COUNTY ROADWAY FOR ROADWAY PURPOSES AND AREA DEDICATED TO CONTRA COSTA COUNTY FOR DRAINAGE PURPOSES PER 83 PM 8

SDMH 1  
RIM 32.02  
FL 28.28

HONEY LANE

TW 34.0  
BW 32.0

EX SDMH 1  
TG 31.89  
INV 27.69

AMADOR DONALD & ELLEN TRE  
APN: 033-400-013-0

COTTIER EDWARD K & STACEY  
APN: 033-400-004-9

STALKER KENNETH & PATRICIA  
APN: 033-400-005-6

OWENS RODRICK A & DENISE  
APN: 033-400-006-4

IBARRA JOSE L & GLORIA M  
APN: 033-400-007-2

MARTINEZ FIDEL & ROSA  
APN: 033-400-008-0

SHOCKLEY JOSEPH & WENDY  
APN: 033-350-002-3

LINCHNER MARK & PAM  
APN: 033-340-009-1

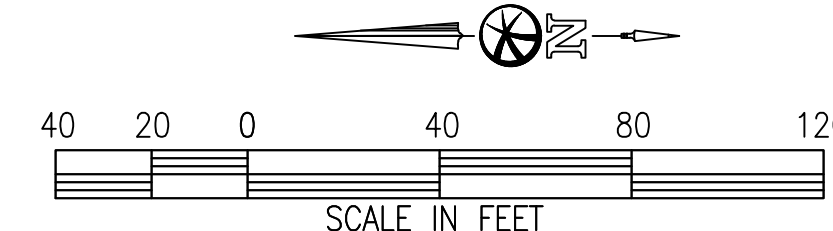
GARCIA ALBERTO & MARIA  
APN: 033-340-008-3

TROJANOWSKI DANIEL & GWYNDOLYN  
APN: 033-340-007-5

LEGEND

- PROPERTY LINE
- - - PROPOSED RETAINING WALL
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED STORM DRAIN LINE
- SS PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FIRE HYDRANT
- PROPOSED ASPHALT
- PROPOSED BIORETENTION FACILITY
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- OVERLAND RELEASE PATH

- DEVELOPMENT NOTES:
- ALL DRIVEWAYS ARE 20'.
  - ALL WALKWAYS TO HOUSE ARE 4' MIN.
  - OWNER RESERVES THE RIGHT TO DEVELOP IN PHASES.



PRELIMINARY  
2ND SUBMITTAL - SEPT. 2022

SHEET	C5	OF	6	JOB NO. 19053	REVISIONS
<p>637 HONEY LN. DEVELOPMENT</p> <p><b>DEVELOPMENT PLAN</b></p> <p>CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA</p>					
<p><b>Bellecci &amp; Associates, inc.</b></p> <p>Civil Engineering • Land Surveying</p> <p>2290 Diamond Boulevard, Suite 100 Concord, CA 94520</p> <p>Phone (925) 685-4569 Fax (925) 685-4838</p>					
6/20/2022	DATE	AFF	DRAWN BY	FCB	CHECKED BY

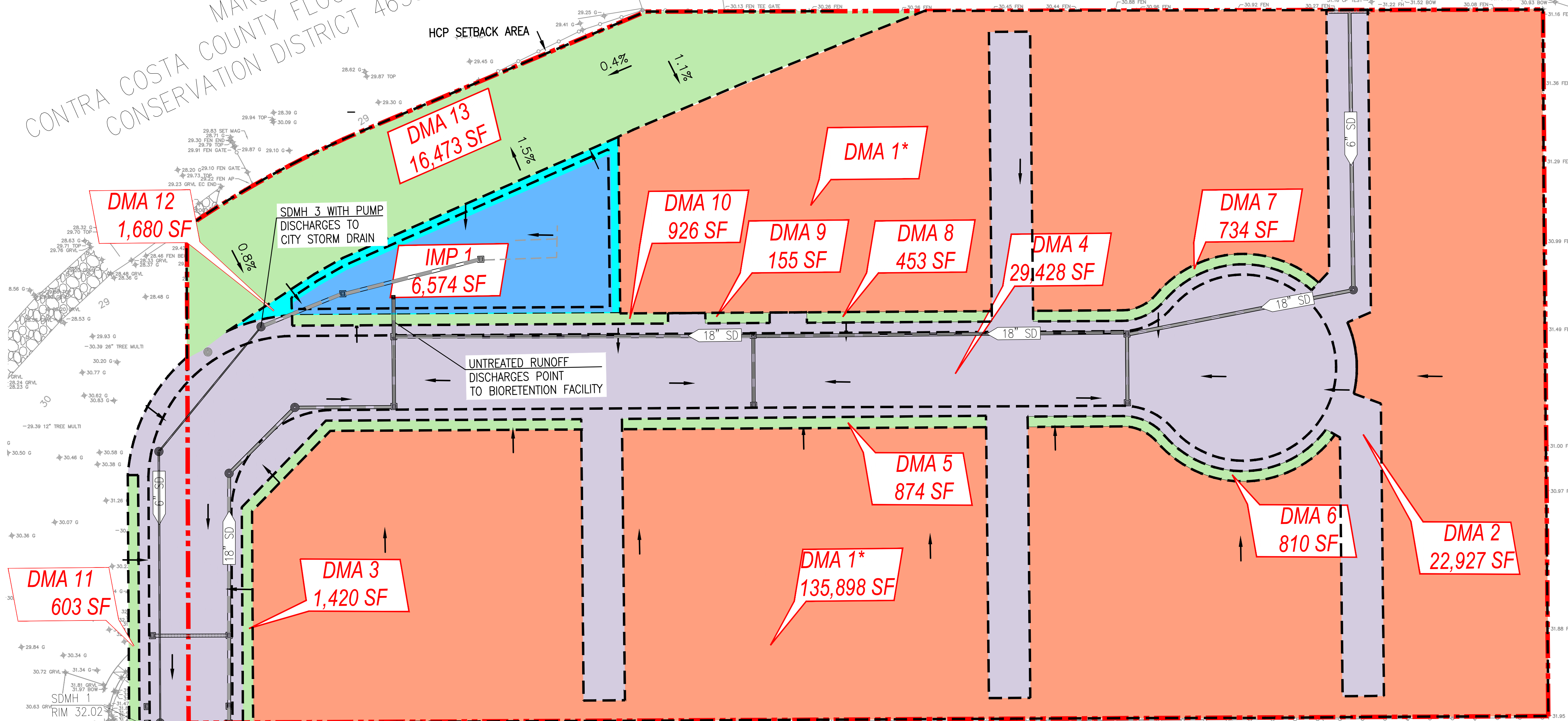


CONTRA COSTA COUNTY MARSH CREEK FLOOD CONTROL & WATER CONSERVATION DISTRICT 4655 OR 466

SUBD 7689  
425 M 42

SUBD 7689  
425 M 42

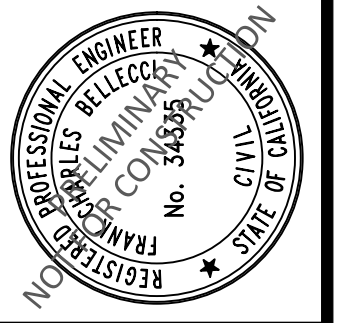
AMADOR ESTATES  
SUBD 8504



BY	DATE	REVISIONS

**Bellecci & Associates, inc.**  
Civil Engineering • Land Surveying  
2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
Phone (925) 685-4569 Fax (925) 685-4836

6/20/2022	DATE
AFH	DRAWN BY
FCB	CHECKED BY

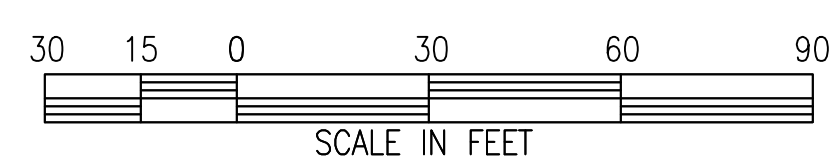


SITE PLAN  
637 HONEY LN. DEVELOPMENT  
**STORM WATER CONTROL PLAN**  
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SHEET C6 OF 6  
JOB NO. 19053

**LEGEND**

- PROJECT BOUNDARY
- DMA BOUNDARY
- PROPOSED STORM DRAIN LINE
- 4" PERFORATED PIPE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED LOT AREA
- IMPERVIOUS DMA - ASPHALT CONCRETE
- IMPERVIOUS DMA - LANDSCAPE
- SELF-TREATING DMA - LANDSCAPE
- BIORETENTION - C.3 BASIN
- DIRECTION OF FLOW
- STORM DRAIN MANHOLE
- STORM DRAIN INLET



**IMP SIZING SUMMARY**

**SELF-TREATING AREAS**

DMA NAME	AREA (SF)
DMA 13	16,473

IMP NAME: IMP 1  
IMP TYPE: BIORETENTION FACILITY  
SOIL TYPE: C

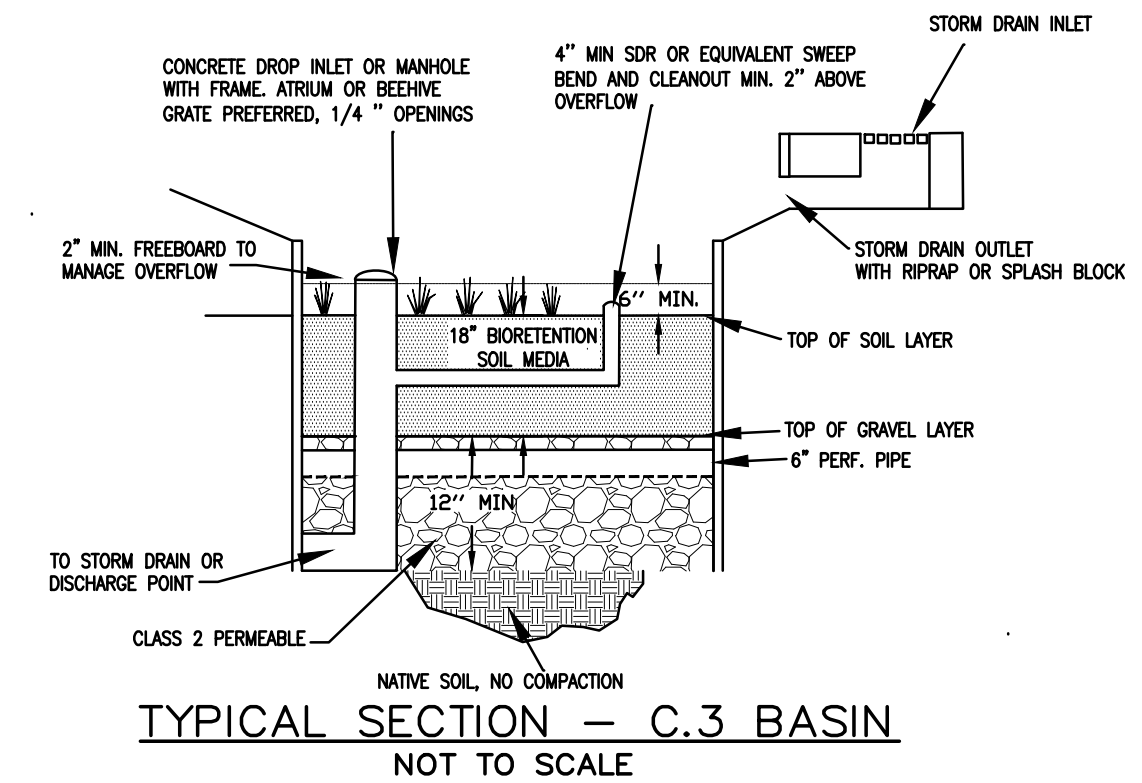
DMA NAME	AREA (SF)	POST-PROJ. SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR
DMA 1A	95,095	CONV. ROOF	1.0	81,911
DMA 1B	40,803	LANDSCAPE	0.1	4,080
DMA 2	22,927	CONCRETE	1.0	22,927
DMA 3	1,420	LANDSCAPE	0.1	142
DMA 4	29,428	ASPHALT	1.0	29,428
DMA 5	874	LANDSCAPE	0.1	87
DMA 6	810	LANDSCAPE	0.1	81
DMA 7	734	LANDSCAPE	0.1	73
DMA 8	453	LANDSCAPE	0.1	45
DMA 9	155	LANDSCAPE	0.1	16
DMA 10	926	LANDSCAPE	0.1	93
DMA 11	603	LANDSCAPE	0.1	60
DMA 12	1,680	LANDSCAPE	0.1	168
TOTAL				152,296

**IMP SIZING**

IMP SIZING FACTOR	RAIN ADJUSTMENT FACTOR	MINIMUM AREA OR VOLUME	PROPOSED AREA OR VOLUME
0.040	1.000	6,092	6,574

\* DMA 1 TOTAL AREA INCLUDES THE FOLLOWING ,

- 95,095 SF OF ROOF AND DRIVEWAY AREA (IMPERVIOUS). ASSUMES 70% COVERAGE PER LOT.
- 40,803 SF OF LANDSCAPE (PERVIOUS). ASSUMES 30% COVERAGE PER LOT.



NOTE:  
BIORETENTION FACILITY SHOULD BE CONSTRUCTED PER CITY STANDARD.  
SEE GRADING PLAN FOR ACTUAL BIORETENTION FACILITY CROSS-SECTION.

- SWCP NOTES:
- ALL PROJECT DEVELOPED IMPERVIOUS AREAS TO DRAIN TO THE IMP.
  - THE IMP TO BE A BIO-RETENTION FACILITY.
  - A TOTAL OF 6,568 SF OF IMP BIO-RETENTION AREA IS PROVIDED WHICH EQUALS APPROXIMATELY 4.8% OF THE EQUIVALENT IMPERVIOUS AREA BEING CREATED.
  - IMP SIZING DETERMINED PER THE CONTRA COSTA COUNTY IMP SIZING TOOL SOFTWARE. ASSUMES FLOW-CONTROL, ONLY.

**PRELIMINARY**  
2ND SUBMITTAL - MAR. 2023