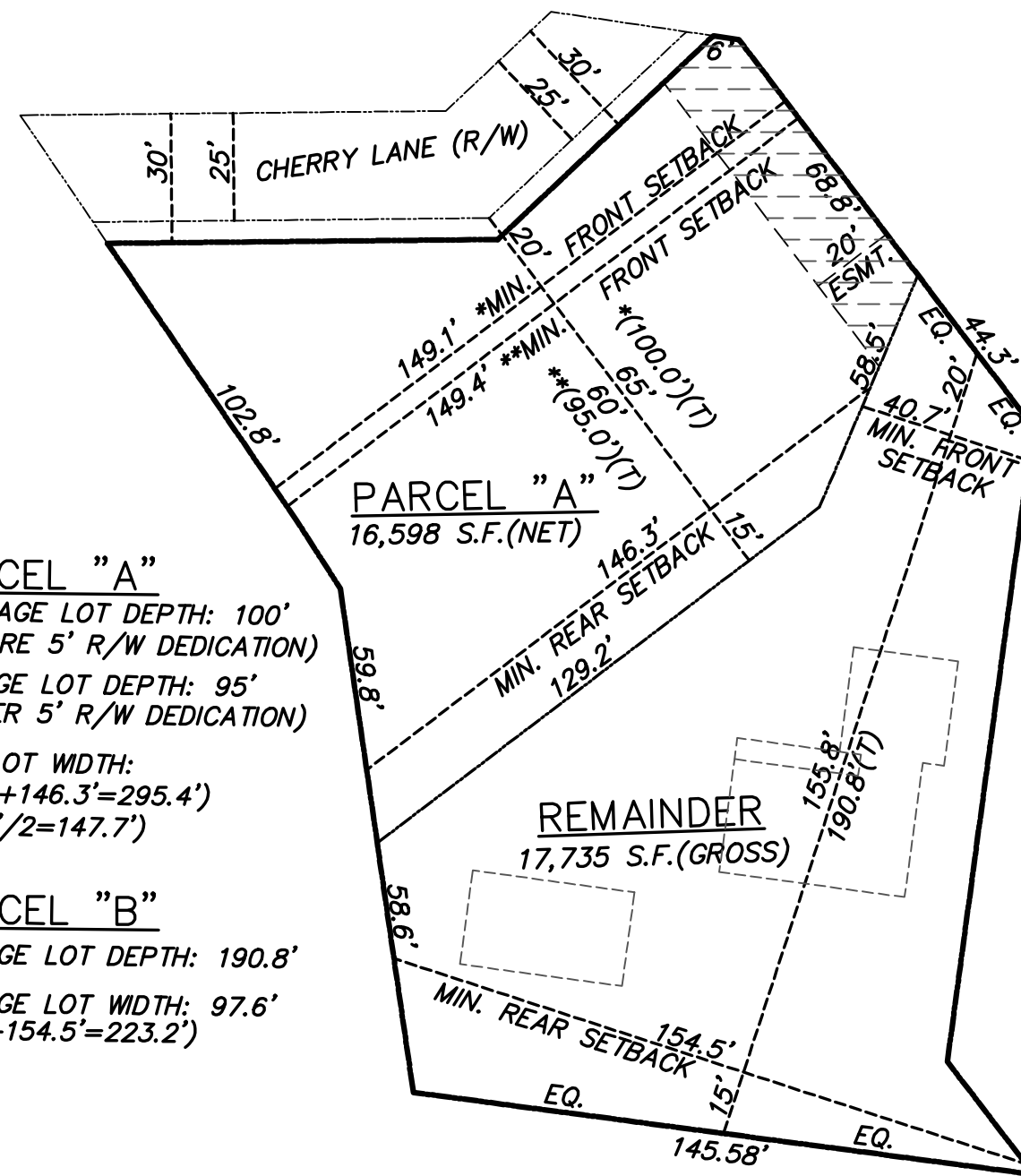
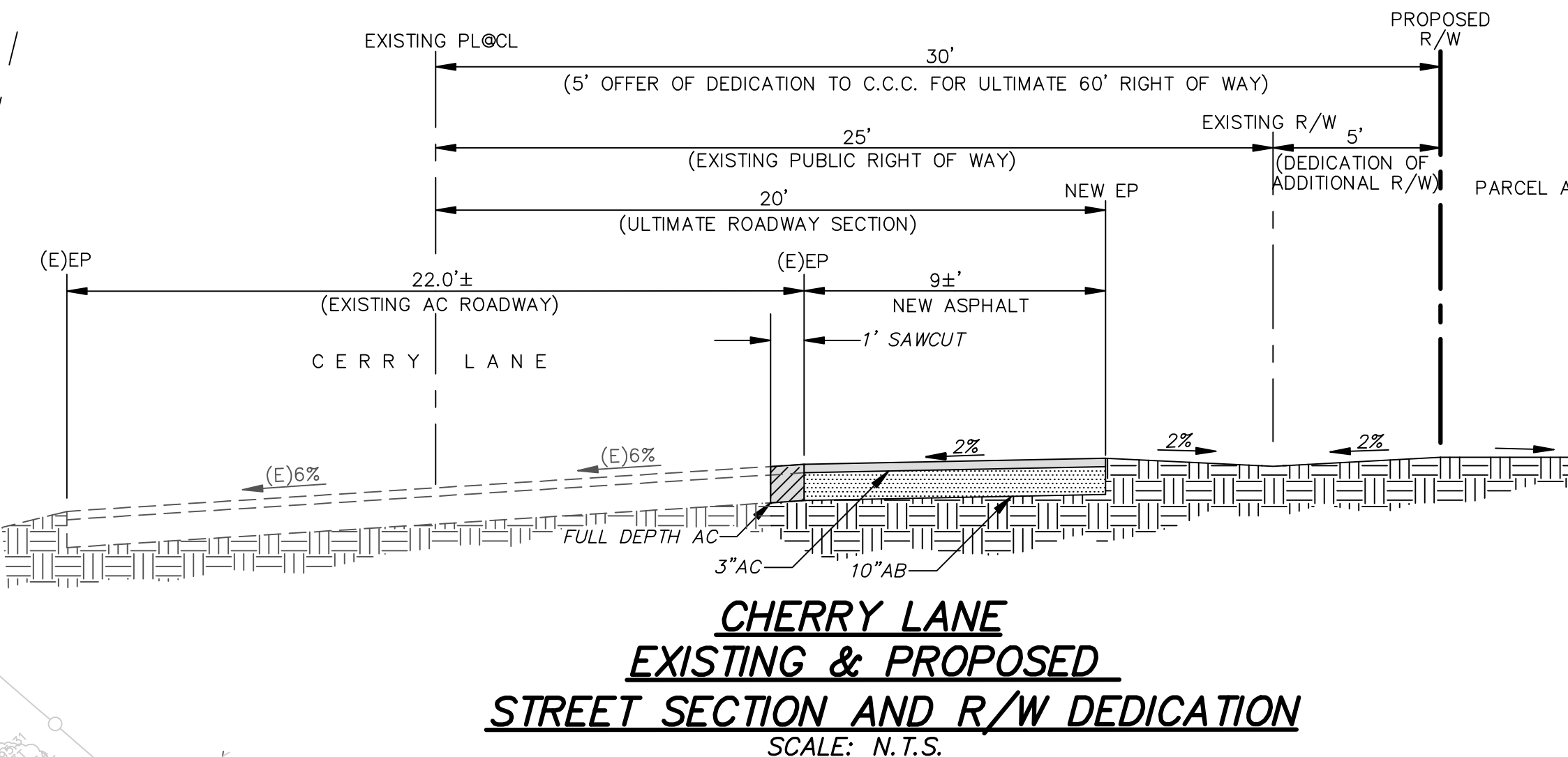
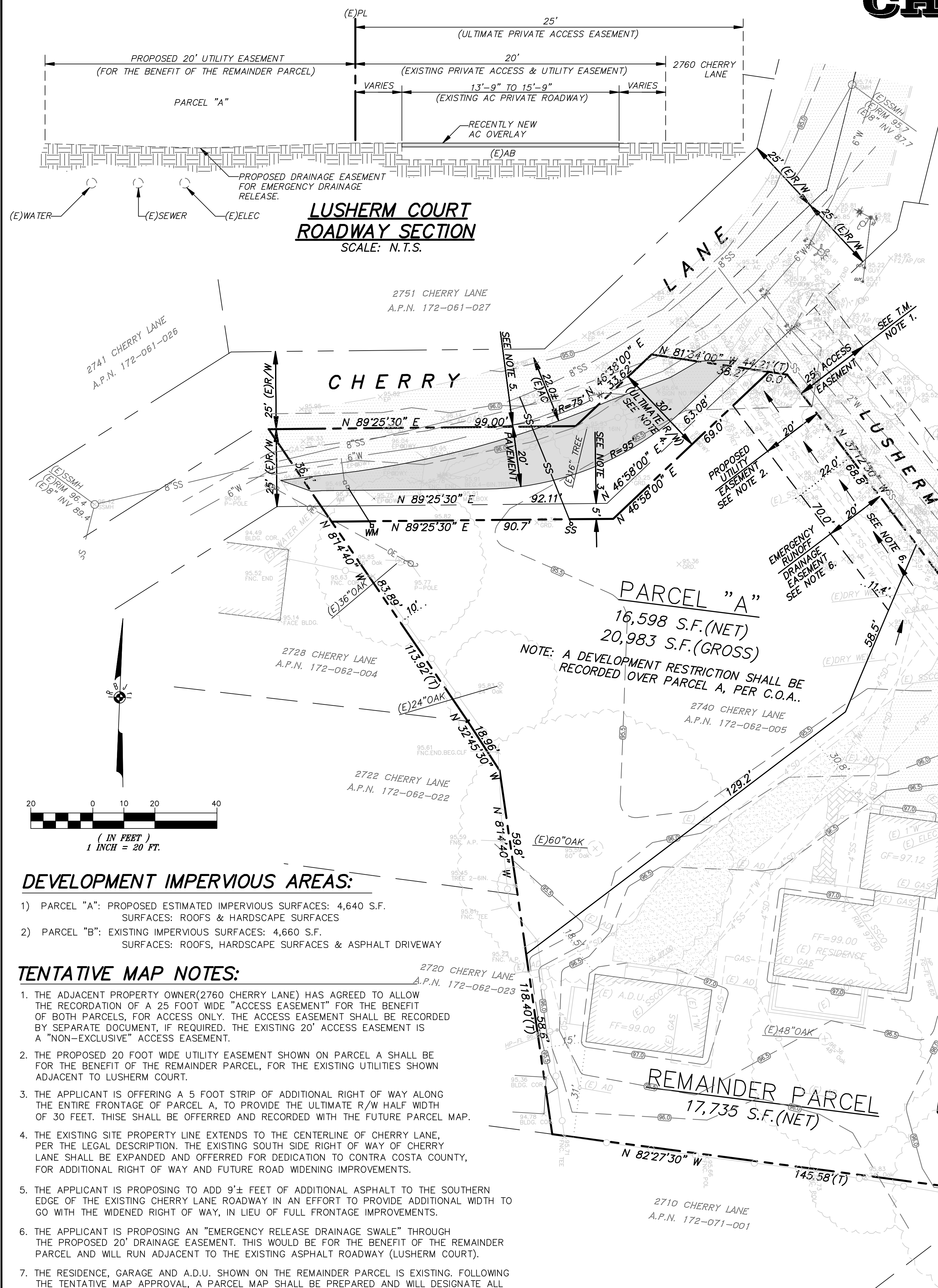
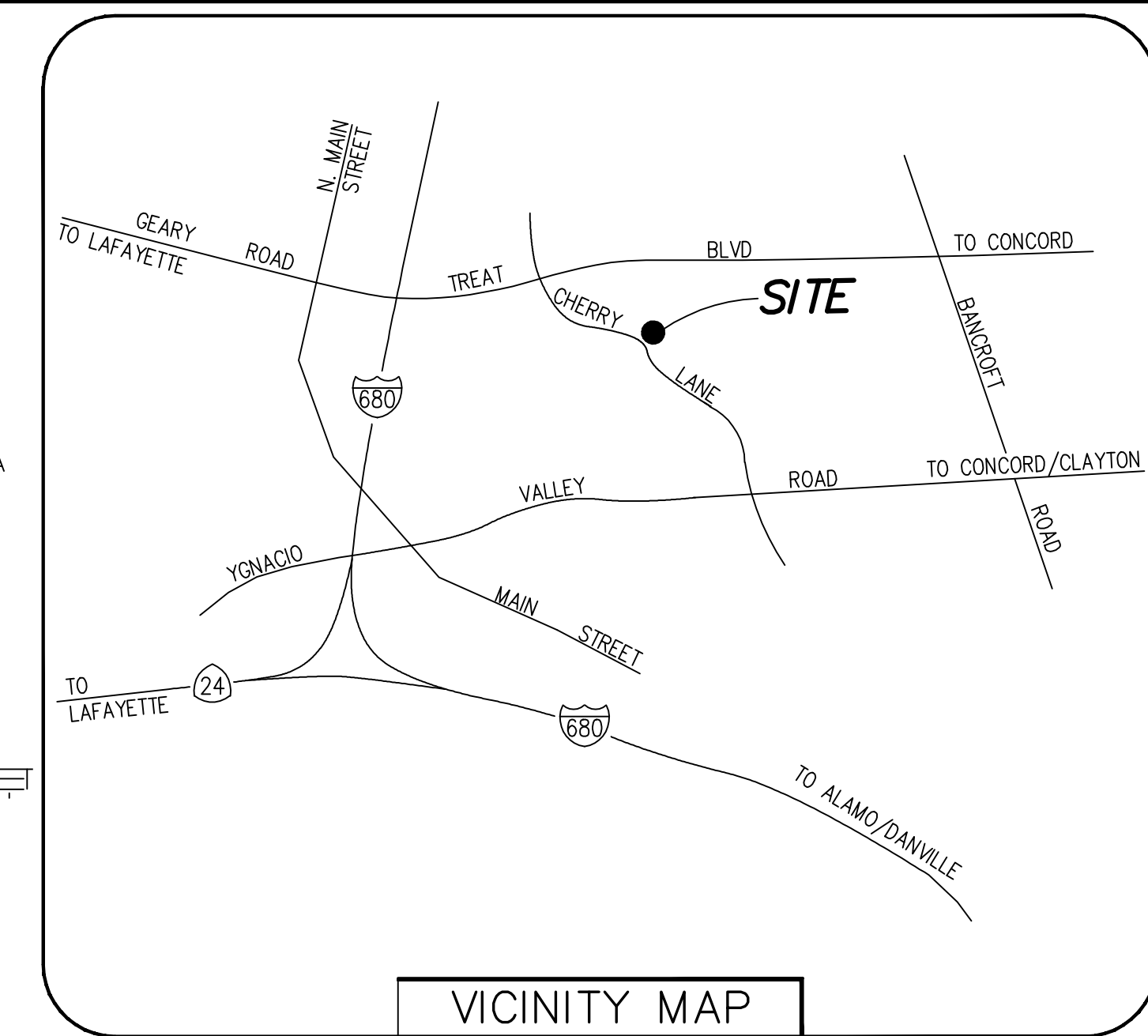


"CHERRY OAKS"

MS-21-0004

RECEIVED on 07/08/2022 CDM21-00004
By Contra Costa County
Department of Conservation and Development



PARCEL "A"
AVERAGE LOT DEPTH: 100'
*(BEFORE 5' R/W DEDICATION)
AVERAGE LOT DEPTH: 95'
***(AFTER 5' R/W DEDICATION)
AVG. LOT WIDTH:
(149.1'+146.3'=295.4')
(295.4'/2=147.7')

PARCEL "B"
AVERAGE LOT DEPTH: 190.8'
AVERAGE LOT WIDTH: 97.6'
(40.7'+154.5'=223.2')

- EXISTING SITE NOTES**
- 1) SITE AREA: 0.89 ACRES (LEGAL DESCRIPTION)
 - 2) EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL (EXISTING RESIDENCE & A.D.U.)
 - 3) PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - 4) ASSESSOR'S PARCEL NO.: 172-062-005
 - 5) FLOOD ZONE DESIGNATION: ZONE X (AREA OF MINIMAL FLOOD HAZARD)
FLOOD MAP 06013C0291F (6/16/2009)

- PLANNING GENERAL NOTES**
- 1) NUMBER OF PROPOSED PARCELS: 2 PARCELS
 - 2) PROPOSED DENSITY: 4.49 D.U. / ACRE (INCLUDING EXISTING & PROPOSED A.D.U.)
 - 3) EXISTING ZONING: R-15 (15,000 SF MINIMUM)
 - 4) PROPOSED ZONING: R-15 (15,000 SF-[NET] MINIMUM)
 - 5) EXISTING GENERAL PLAN DESIGNATION: SM (SINGLE FAMILY RESIDENTIAL-MEDIUM)
(3.0-4.9 UNITS / NET ACRE)
 - 6) ZONING MINIMUM PARCEL WIDTHS & DEPTHS (R-15): 100' (MINIMUM WIDTH)
100' (MINIMUM DEPTH)
 - 7) ZONING MINIMUM PARCEL SETBACKS (R-15): 20' (MINIMUM FRONT YARD)
15' (MINIMUM REAR YARD)
3' (MINIMUM REAR YARD-A.D.U.)
10' (MINIMUM SIDE YARD)
25' (MINIMUM SIDE YARD AGGREGATE)

- PUBLIC SERVICE NOTES**
- 1) FIRE SERVICE: CONTRA COSTA COUNTY FIRE PROTECTION
 - 2) POLICE SERVICE: CONTRA COSTA SHERIFF
 - 3) SCHOOL DISTRICT: MT DIABLO UNIFIED SCHOOL DISTRICT

- UTILITY NOTES**
- 1) EXISTING SEWER: PRIVATE SEPTIC SYSTEM
 - 2) PROPOSED SEWER: CENTRAL CONTRA COSTA COUNTY SANITARY
 - 3) EXISTING STORM DRAINAGE: CONTRA COSTA COUNTY PUBLIC WORKS DEPT.
 - 4) EXISTING DOMESTIC WATER: CONTRA COSTA WATER DISTRICT
 - 5) TELEPHONE: S.B.C.
 - 6) GAS & ELECTRIC: P.G.&E.

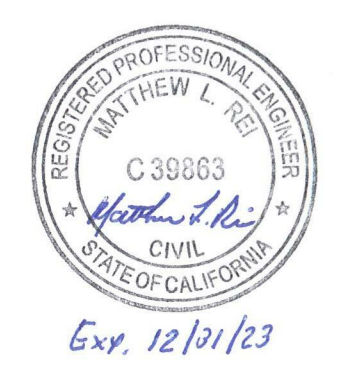
ABBREVIATIONS

AC	ASPHALT CONCRETE	PROP.	PROPOSED
BNDRY	BOUNDARY	P.U.E.	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	R/W	RIGHT-OF-WAY
CL	CENTERLINE	SD	STORM DRAIN
DWY	DRIVEWAY	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	ST.	STREET
ESMT.	EASEMENT	STD.	STANDARD
(E)	EXISTING	(T)	TOTAL
F/C	FACE-OF-CURB	TC	TOP-OF-CURB
FG	FINISH GRADE	TW	TOP OF WALL
FH	FIRE HYDRANT	TYP.	TYPICAL
MH	MANHOLE	W	WATER

- DEVELOPMENT IMPERVIOUS AREAS:**
- 1) PARCEL "A": PROPOSED ESTIMATED IMPERVIOUS SURFACES: 4,640 S.F.
SURFACES: ROOFS & HARDSCAPE SURFACES
 - 2) PARCEL "B": EXISTING IMPERVIOUS SURFACES: 4,660 S.F.
SURFACES: ROOFS, HARDSCAPE SURFACES & ASPHALT DRIVEWAY
- TENTATIVE MAP NOTES:**
1. THE ADJACENT PROPERTY OWNER (2760 CHERRY LANE) HAS AGREED TO ALLOW THE RECORDATION OF A 25 FOOT WIDE "ACCESS EASEMENT" FOR THE BENEFIT OF BOTH PARCELS, FOR ACCESS ONLY. THE ACCESS EASEMENT SHALL BE RECORDED BY SEPARATE DOCUMENT, IF REQUIRED. THE EXISTING 20' ACCESS EASEMENT IS A "NON-EXCLUSIVE" ACCESS EASEMENT.
 2. THE PROPOSED 20 FOOT WIDE UTILITY EASEMENT SHOWN ON PARCEL A SHALL BE FOR THE BENEFIT OF THE REMAINDER PARCEL, FOR THE EXISTING UTILITIES SHOWN ADJACENT TO LUSHERM COURT.
 3. THE APPLICANT IS OFFERING A 5 FOOT STRIP OF ADDITIONAL RIGHT OF WAY ALONG THE ENTIRE FRONTAGE OF PARCEL A, TO PROVIDE THE ULTIMATE R/W HALF WIDTH OF 30 FEET. THIS SHALL BE OFFERED AND RECORDED WITH THE FUTURE PARCEL MAP.
 4. THE EXISTING SITE PROPERTY LINE EXTENDS TO THE CENTERLINE OF CHERRY LANE, PER THE LEGAL DESCRIPTION. THE EXISTING SOUTH SIDE RIGHT OF WAY OF CHERRY LANE SHALL BE EXPANDED AND OFFERED FOR DEDICATION TO CONTRA COSTA COUNTY, FOR ADDITIONAL RIGHT OF WAY AND FUTURE ROAD WIDENING IMPROVEMENTS.
 5. THE APPLICANT IS PROPOSING TO ADD 9± FEET OF ADDITIONAL ASPHALT TO THE SOUTHERN EDGE OF THE EXISTING CHERRY LANE ROADWAY IN AN EFFORT TO PROVIDE ADDITIONAL WIDTH TO GO WITH THE WIDENED RIGHT OF WAY, IN LIEU OF FULL FRONTAGE IMPROVEMENTS.
 6. THE APPLICANT IS PROPOSING AN "EMERGENCY RELEASE DRAINAGE SWALE" THROUGH THE PROPOSED 20' DRAINAGE EASEMENT. THIS WOULD BE FOR THE BENEFIT OF THE REMAINDER PARCEL AND WILL RUN ADJACENT TO THE EXISTING ASPHALT ROADWAY (LUSHERM COURT).
 7. THE RESIDENCE, GARAGE AND A.D.U. SHOWN ON THE REMAINDER PARCEL IS EXISTING. FOLLOWING THE TENTATIVE MAP APPROVAL, A PARCEL MAP SHALL BE PREPARED AND WILL DESIGNATE ALL OF THE PROPOSED UTILITY EASEMENTS FOR THE BENEFIT OF THE REMAINDER PARCEL, ALONG WITH ANY ADDITIONAL CONDITIONS OF APPROVAL REQUIRED TO BE SHOWN ON THE FUTURE PARCEL MAP.
 8. THE APPLICANT HAS AGREED TO RECORD A DEED RESTRICTION OVER "PARCEL A" THAT WILL PROHIBIT ANY FUTURE DEVELOPMENT ON THE PROPOSED PARCEL A UNTIL THE APPLICANT CAN PROVIDE A SATISFACTORY DRAINAGE DESIGN WITH ACCOMPANYING HYDROLOGY AND HYDRAULIC CALCULATIONS TO THE PUBLIC WORKS DEPT. UPON OBTAINING PUBLIC WORKS APPROVAL, THIS DEVELOPMENT RESTRICTION SHALL BE REMOVED BY SEPARATE INSTRUMENT.

PROPOSED DEVELOPMENT
SCALE: 1"=20'

ENGINEER'S STATEMENT:
I, MATTHEW L. REI, CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL THE INFORMATION INDICATED HEREON.



DATE	REVISIONS
2-7-22	1. UPDATE PARCEL AREAS.
7-8-22	1. REMOVE "PARCEL B" LABEL & REVISE TO "REMAINDER". 2. EXPAND CHERRY LN. ROADWAY. MISC. NOTES & LABELS.

KISTER, SAVIO & REI, INC.
LAND SURVEYORS - CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL: info@ksrinc.net

FOR: GREAVES-FAMILY--TRUST
SCALE: 1"=20'
JOB No. 20012
DATE: 11-12-21
DWG No. X-4251

TENTATIVE MAP MS21-0004
"CHERRY OAKS"
2740 CHERRY LANE
WALNUT CREEK CONTRA COSTA COUNTY CALIFORNIA