

GENERAL INFO

1. APN: 015-110-023
2. EXISTING ZONING: A-3
3. PROPOSED ZONING: A-2
4. EXISTING USE: SINGLE FAMILY
5. PROPOSED USE: SINGLE FAMILY
6. SEWER: SEPTIC SYSTEM PER CONTRA COSTA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (CCCEHD) (DESIGN BY OTHERS). TESTS AND DESIGN WILL BE SUBMITTED FOR APPROVAL PRIOR TO FILING THE PARCEL MAP.
7. WATER: WELL PER CCCEHD (DESIGN BY OTHERS). TESTS AND DESIGN WILL BE SUBMITTED FOR APPROVAL PRIOR TO FILING THE PARCEL MAP.
8. FIRE DEPT: CONTRA COSTA FIRE PROTECTION DISTRICT (CCFPD)
9. GAS & POWER: PG&E UNDERGROUND TO PARCEL "B"
10. TELEPHONE: AT&T UNDERGROUND TO PARCEL "B"
11. TOTAL EX LOT AREA: 11.99± ACRES PER (PARCEL "C" 122 PM 44)
12. TWO (2) LOTS PROPOSED, LOT SIZES AS SHOWN.
13. ANY TREES LOCATED ON THE PROPERTY ARE TO REMAIN.
14. THE BASIS OF ELEVATION IS NAVD 88, 2 FOOT CONTOURS PER CCC LIDAR 2008.

15. PARCEL A LOT DEPTH=583.61±, WIDTH=393.48±
16. PARCEL B LOT DEPTH=743.58±, WIDTH=393.48±
17. THIS MAP IS BASED ON CONTRA COSTA COUNTY (CCC) GIS & RECORD PARCEL MAP (122 PM 44), PHOTO FROM CCC 2014.
18. FEMA FLOOD ZONE X PER (LATEST PANEL MAP)
19. A REZONING APPLICATION IS FILED CONCURRENTLY FOR CHANGING THE CURRENT ZONING OF THE PARCEL FROM A-3 TO A-2. KNIGHTSEN TOWN ADVISORY COUNCIL HAS APPROVED THE REZONING OF THE PROPERTY TO A-2 AND THE DELTA PROTECTION COMMISSION HAS NO COMMENTS ON THE PROJECT.
20. EAGLE LANE IS A NON-EXCLUSIVE ROADWAY.
21. A BOUNDARY SURVEY WILL BE PERFORMED DURING THE PREPARATION OF THE PARCEL MAP.
22. PROPOSED PARCEL "A" IS 5.27± AC.
AFTER THE ROADWAY DEDICATION PARCEL "A" IS 5.0± AC.
23. THERE ARE SEVERAL RECIPROCAL EASEMENT DEEDS CALLED OUT IN THE TITLE REPORT FOR ADJACENT PROPERTIES WHICH RELATE TO THE ACCESS & UTILITY EASEMENT RIGHTS ON EAGLE LANE, WHICH ARE NOT SPECIFICALLY REFERENCED HEREON. THE DEDICATION OF THE 30' RIGHT OF WAY TO CONTRA COSTA COUNTY FOR ROADWAY & UTILITY EASEMENT PURPOSES WILL BLANKET THOSE INDIVIDUAL EASEMENTS.

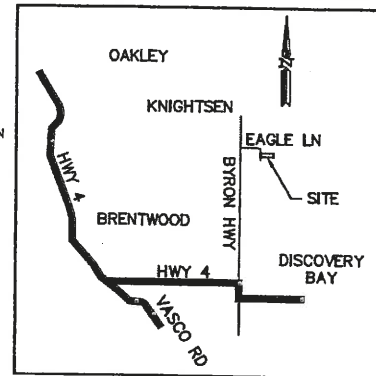
STORMWATER CONTROL INFORMATION

1. PARCEL "B" IMPERVIOUS SURFACE CALCULATION:
EXISTING AG BLDG: 3,200 SF
PROPOSED HOME: 2,400 SF
MISC WALKWAY: 500 SF
DRIVEWAY ENTRY (PARCEL A): 400 SF
TOTAL IMPERVIOUS SURFACE = 6,500 SF
2. A DESIGNATED AREA FOR STORMWATER TREATMENT ON PARCEL "B" HAS BEEN PROPOSED FOR THE USE OF COLLECTING ROOF WATER AND HARDSCAPE IMPERVIOUS SURFACE RUNOFF. A PROJECT DATA FORM AND LETTER REGARDING STORMWATER CONTROL FOR "SMALL LAND DEVELOPMENT" IS SUBMITTED WITH THIS APPLICATION. THIS TENTATIVE MAP SHALL SERVE AS THE SITE PLAN FOR THE STORMWATER CONTROL PLAN SUBMITTAL.
3. ROOF LEADER DOWNSPOUTS SHALL HAVE SPLASH BLOCKS AT EACH OUTLET POINT TO PREVENT SOILS EROSION. FLOW FROM SPLASH BLOCKS SHALL BE DIRECTED TOWARDS TREATMENT AREA.
4. NO CONDUIT DRAINAGE FACILITIES EXIST IN THIS AREA OF EAGLE LANE; HOWEVER, THE PROPERTY SOILS CONSIST OF SANDYSILTS (TYPE A SOILS) AND VERY LITTLE RUN-OFF OCCURS EVEN IN HEAVY RAIN EVENTS. ALL PROPERTIES ON THE EAST SIDE OF EAGLE LANE DRAIN TO AN EXISTING DRAINAGE DITCH WHICH HISTORICALLY CARRIES STORMWATER TO THE NORTH TO "NO NAME SLOUGH".
5. DRAINAGE RELEASE FOR STORMWATER FROM PARCEL "A" OVER PARCEL "B" SHALL BE INDICATED ON THE FILED PARCEL MAP.

DENSITY CALCULATIONS:

TOTAL PARCEL AREA REMOVE ACCESS
EASEMENT AND ROADWAY DEDICATION AREAS.

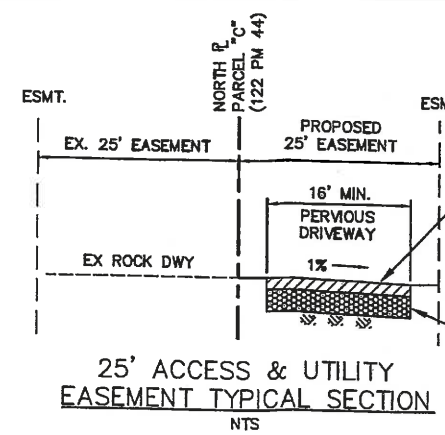
11.99 ACs (TOTAL) - 0.32 ACs (ACCESS)
- 0.27 ACs (DEDICATION) = NET 11.4 AC±.



VICINITY MAP
NTS

OWNER & SUBDIVIDER:

VALI M. & MIHAELA CHELARU
190 EAGLE LANE
BRENTWOOD, CA 94513

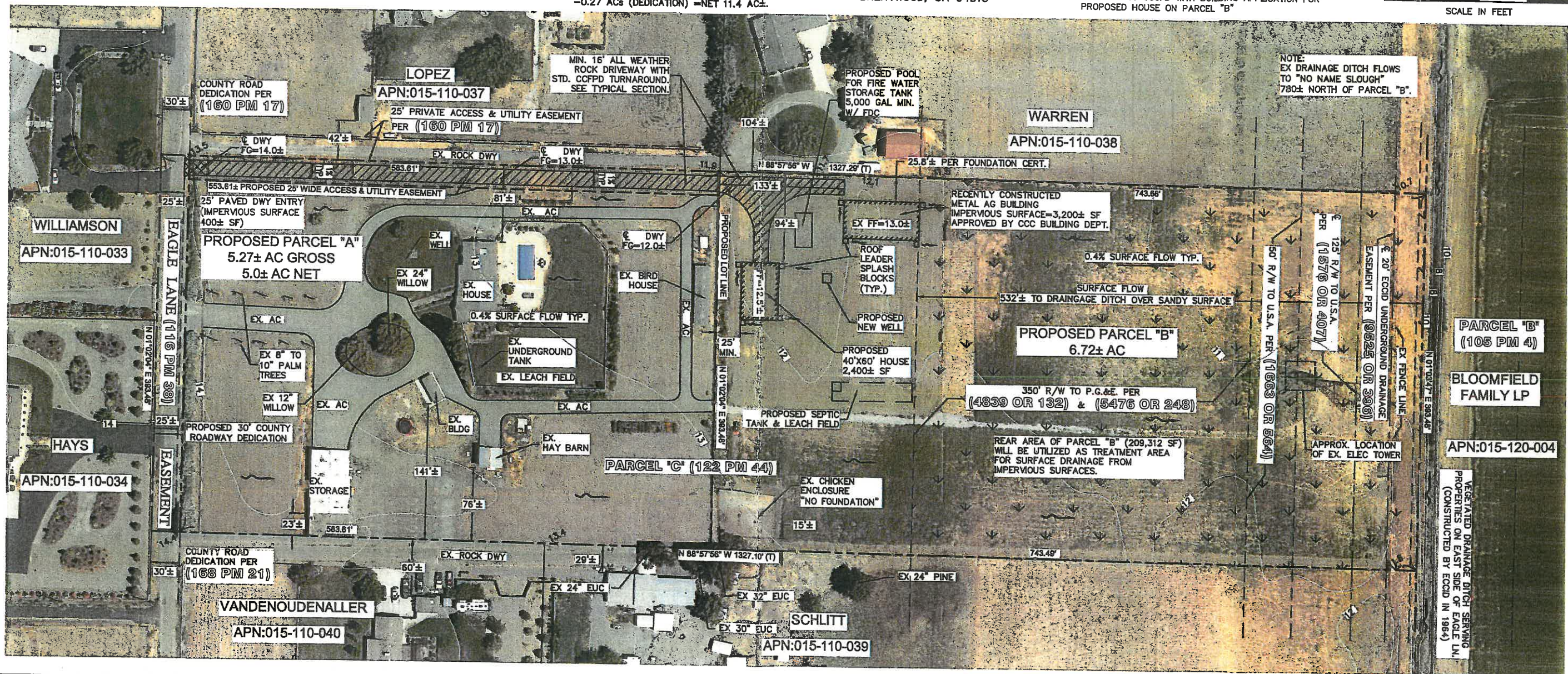
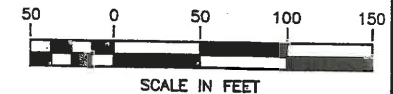


25' ACCESS & UTILITY
EASEMENT TYPICAL SECTION
NTS

DRIVEWAY NOTE:

FIRE DEPT. ACCESS RD. WILL BE CAPABLE OF SUPPORTING FIRE APPARATUS LOADING OF 37 TONS AND WILL MEET THE MIN. OUTSIDE TURNING RADIUS OF 45'. CALCULATIONS AND DETAILS WILL BE SUPPLIED TO CCCFD WITH BUILDING APPLICATION FOR PROPOSED HOUSE ON PARCEL "B"

Revised
FUTURE PAVED DRIVEWAY WILL BE CONSTRUCTED WITH PERMEABLE PAVEMENT WITH GRAVEL STABILIZER PANELS, OR OTHER PERMEABLE SURFACE APPROVED BY CCCFD.
2017 SEP 11 P 2:58
MS17-0001
DEPARTMENT OF
TRANSPORTATION
AND DEVELOPMENT



DATE	MARK	REVISION	INIT.

Designed by:
Drawn by: NBC
Checked by: PJW
Reviewed by: CMP
Date:

LEC ENGINEERING & SURVEYING, INC.
930 Estudillo Street
Martinez, California 94553-1620
(925) 228-4218 Fax (925) 228-4636
www.lec-inc.com

SCALE: 1"=50'

REVIEWED BY:
(if applicable)

Date: _____

190 EAGLE LANE
AP No. 015-110-023
Brentwood, Contra Costa County, California

TENTATIVE MAP
MS #17-0001

File: 2017.018.00 SHEET No. 1 OF 1