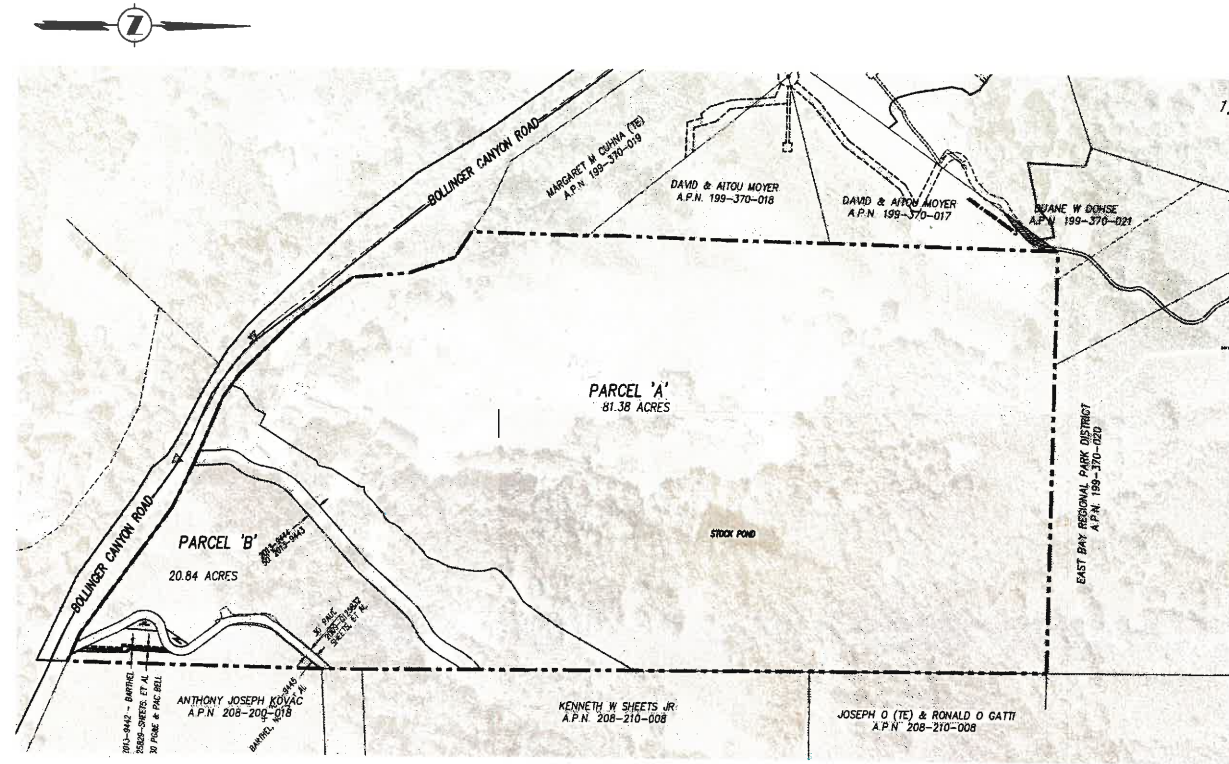


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SAN RAMON, CONTRA COSTA COUNTY CA.

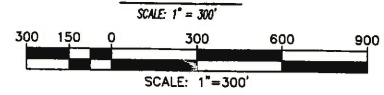
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REZONE 16-3234
TENTATIVE PARCEL MAP & REZONE EXHIBIT

GENERAL NOTES:

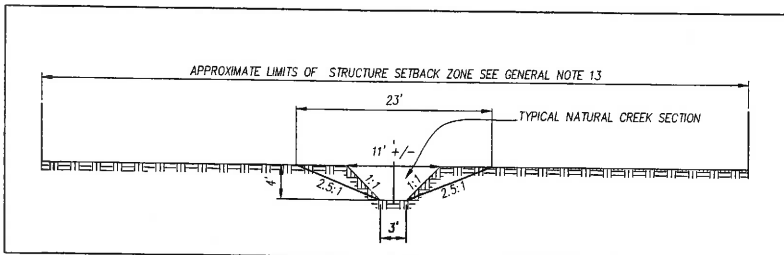
- OWNER:
FRANCES FARR (E)
13645 RANDOM RIDGE VIEW
COLORADO SPRINGS, CO. 80921
PHONE: (541) 219-2713 (M)
- OWNER REPRESENTATIVE CONTACT:
JERRY A. JACOBSON
P.O. BOX 4587
MEDFORD, OR 97501
PHONE: (541) 773-2727
- APPLICANT:
LAUREN LOCEY C/O
AARON LOCEY
18303 BOLLINGER CANYON ROAD
SAN RAMON, CALIFORNIA 94583
PHONE (925) 820-4072
- CIVIL ENGINEER:
MILANI & ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
PHONE (925) 674-9082 X 103
FAX (925) 674-9279
E-MAIL mmilani@milani-eng.com
- ATTN: MICHAEL E. MILANI
RCE 35121 EXP 09-30-2019
PLS 5311 EXP 12-31-2019
QSD 351 EXP 02-16-2019
- LEGAL DESCRIPTION:
ALL OF PARCEL "B" AS DESIGNATED ON THE MINOR SUBDIVISION MAP ENTITLED,
"PARCEL MAP - SUBDIVISION MS 72-76, CONTRA COSTA COUNTY,
CALIFORNIA", WHICH MAP WAS FILED AUGUST 31, 1976 IN BOOK 47 OF PARCEL MAPS AT PAGE 33.
FOR A MORE COMPLETE DESCRIPTION REFER TO THE PRELIMINARY TITLE REPORT
PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0147018975, DATED
AUGUST 16, 2016 SUBMITTED TO THE COUNTY WITH THIS MINOR SUBDIVISION APPLICATION.
- GENERAL PLAN LAND USE DESIGNATION:
AL
- EXISTING ZONING:
A-4
- PROPOSED ZONING:
A-2
- TOTAL PROPOSED NUMBER OF PARCELS:
PARCEL "A" 81.38 ACRES
PARCEL "B" 20.84 ACRES
- ASSESSOR PARCEL NUMBER:
199-370-004 FEE PARCEL
- SITE ADDRESS:
18320 BOLLINGER CANYON ROAD, SAN RAMON, CA 94583
- SITE ACREAGE:
102.223 ACRES
- SITE UTILITIES
WATER - PRIVATE - ONSITE WELLS - CONTRA COSTA COUNTY DEPARTMENT OF PUBLIC HEALTH
STORM DRAIN - PRIVATE WITH CONNECTION TO PUBLIC MAIN - CONTRA COSTA COUNTY PUBLIC
WORKS
SANITARY SEWER - PRIVATE - SEPTIC TANK AND LEACH FIELDS - CONTRA COSTA COUNTY
DEPARTMENT OF PUBLIC HEALTH
POLICE - CONTRA COSTA COUNTY SHERIFF
FIRE - SAN RAMON VALLEY FIRE PROTECTION DISTRICT
GAS & ELECTRIC - PACIFIC GAS & ELECTRIC
PHONE - AT&T
CABLE - COMCAST
- SITE STRUCTURES:
PROPOSED PARCEL "A"
FOUR (4) EXISTING RESIDENTIAL STRUCTURES, 1 COVERED ARENA, 1 WORKING ARENA AND
SUPPORT STRUCTURE, 1 COVERED BARN, 1 COVERED HAY STORAGE STRUCTURE, 1 WORKSHOP
AND TWELVE (12) RURAL FIRE/DOMESTIC STORAGE TANKS.
PROPOSED PARCEL "B":
1 EXISTING SINGLE FAMILY RESIDENCE, 1 WORK SHOP AND TWO (2) RURAL FIRE/DOMESTIC STORAGE TANKS.
- FEMA:
FLOOD ZONE DESIGNATION: THE SITE IS NOT INCLUDED IN ANY SPECIAL FLOOD ZONE.
- STRUCTURE SETBACK LIMITS:
AREAS NOTED AS "APPROXIMATE LIMITS OF STRUCTURE SETBACK ZONE" WILL BE SUBJECT TO SUPPLEMENTAL FIELD
MAPPING AND DETERMINATION OF STRUCTURE SETBACK LIMITS PURSUANT TO CHAPTER 914-14 - RIGHT OF WAY AND SETBACKS
OF THE COUNTY MUNICIPAL CODE. FINAL SETBACK LIMITS SHALL BE REVIEWED AND APPROVED BY COUNTY PUBLIC WORKS
AND WILL BE REQUIRED TO BE REFLECTED ON THE FINAL PARCEL MAP PRIOR TO RECORDATION.
- C3 COMPLIANCE:
PARCELS "A" AND "B" ARE PROVIDED WITH CONCEPTUAL C3 TREATMENT AREAS SIZED TO ACCOMMODATE UP TO 10,000 SF
OF NEW IMPERVIOUS DEVELOPMENT. THE PROPOSED LOCATIONS ARE SUBJECT TO RELOCATION AND RESIZING UNDER FUTURE
DEVELOPMENT OPTIONS.



SITE PLAN

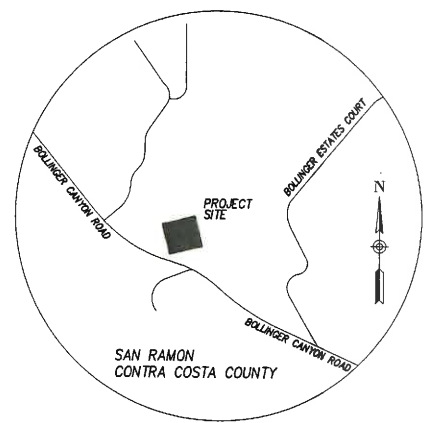


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET, GENERAL NOTES
2	BOUNDARY & EASEMENTS
2A	EXISTING CONDITIONS - COLLECT & CONVEY
2B	EXISTING CONDITIONS - COLLECT & CONVEY WITH AERIAL
3	LOTING AND EASEMENT PLAN
3A	LOTING AND EASEMENT PLAN W/O AERIAL BACKGROUND
4	ENHANCED LOTING & ACCESS EXHIBIT - PCLs "A" & "B"
5	NET UTILITIES - WATER & SEWER
6	C3 COMPLIANCE EXHIBIT (SEE GN #14)



TYPICAL CREEK STRUCTURAL SETBACK (SEE GENERAL NOTE 13)

SCALE: 1" = 10'



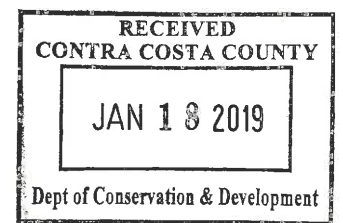
VICINITY MAP
N.T.S.

LEGEND

- EASEMENT LINE
- OR PARCEL LOT LINE BOUNDARY LINE
- PRIVATE ACCESS, UTILITY & MAINTENANCE ESMT.
- DOMINANT TENEMENT
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- RECIPROCAL ACCESS AND MAINTENANCE EASEMENT.
- EXISTING AC PAVING
- EXISTING ROCK ROAD LIMITS

ABBREVIATIONS

- ESMT EASEMENT
- EX EXISTING
- PAUE PRIVATE ACCESS AND UTILITY EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- SDE STORM DRAIN EASEMENT
- TYP TYPICAL
- SF SQUARE FEET



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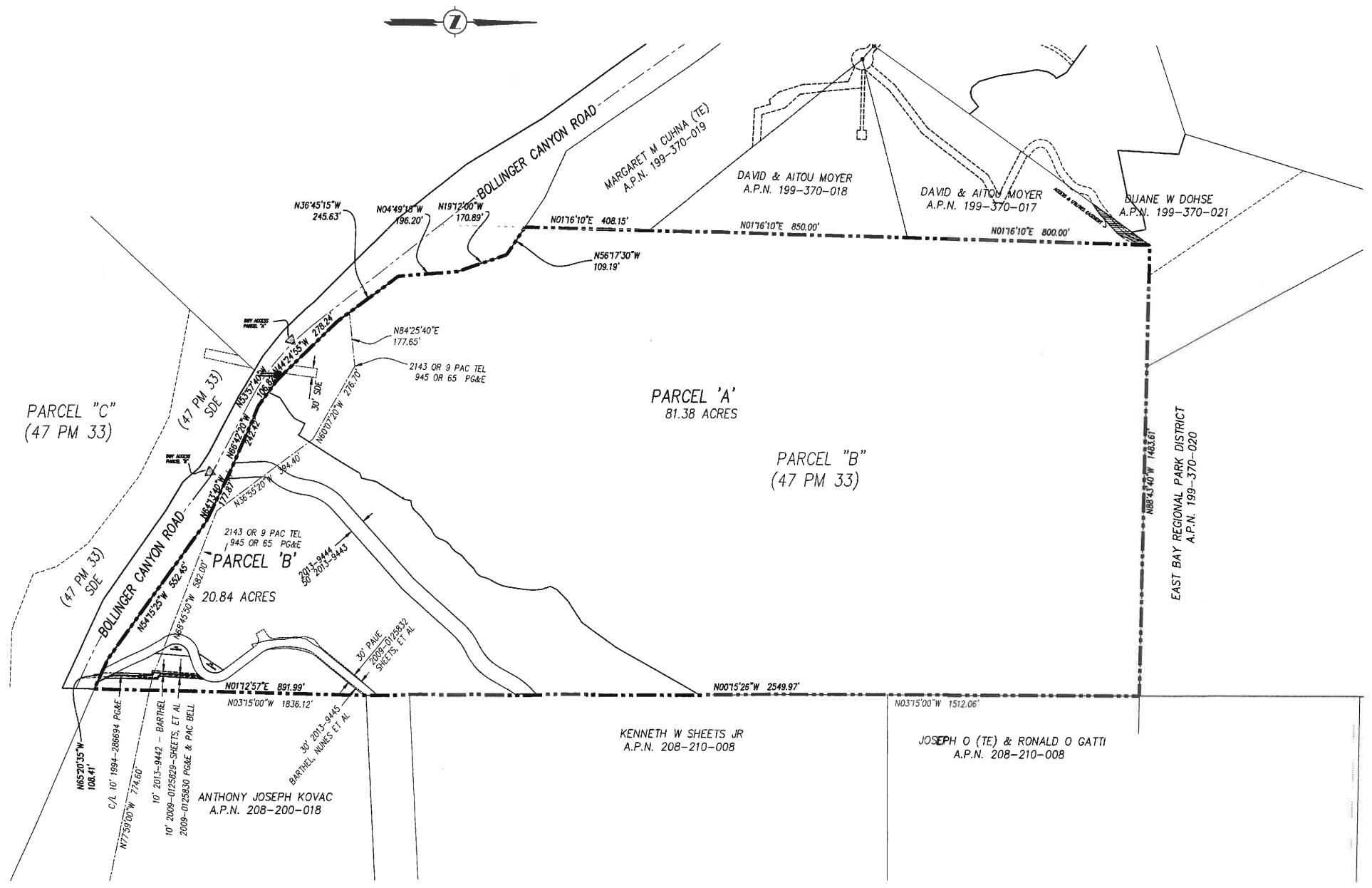
APN 199-370-004
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P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-19
DESIGN: MEM JOB NO: 915
DRAWN: MEM JANUARY 2019
CHECKED: KRA SCALE: AS SHOWN

**TENTATIVE PARCEL MAP & REZONE
MS16- 0014**

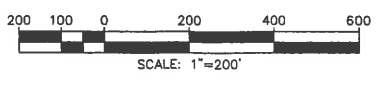
UNINCORPORATED SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. MILANI
No. 35121
Exp. 09/30/19
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE	SHEET
	UPDATED TPM RESUBMITTAL TO CCC- ADDED TOPO	MEM		01/17/2019	1 6 OF SHEETS
	UPDATED TPM RESUBMITTAL TO CCC	MEM		11/29/2018	
	UPDATED TPM RESUBMITTAL TO CCC	MEM		11/15/2017	
	UPDATED TPM RESUBMITTAL TO CCC	MEM		07/31/2017	
	INITIAL TPM SUBMITTAL TO CCC	MEM		11/08/2016	



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 - ▩ EXISTING ROCK ROAD LIMITS



BOUNDARY & EASEMENTS

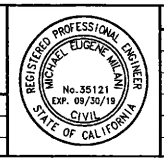
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Municipal Engineering
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SWPPP Monitoring & Reporting



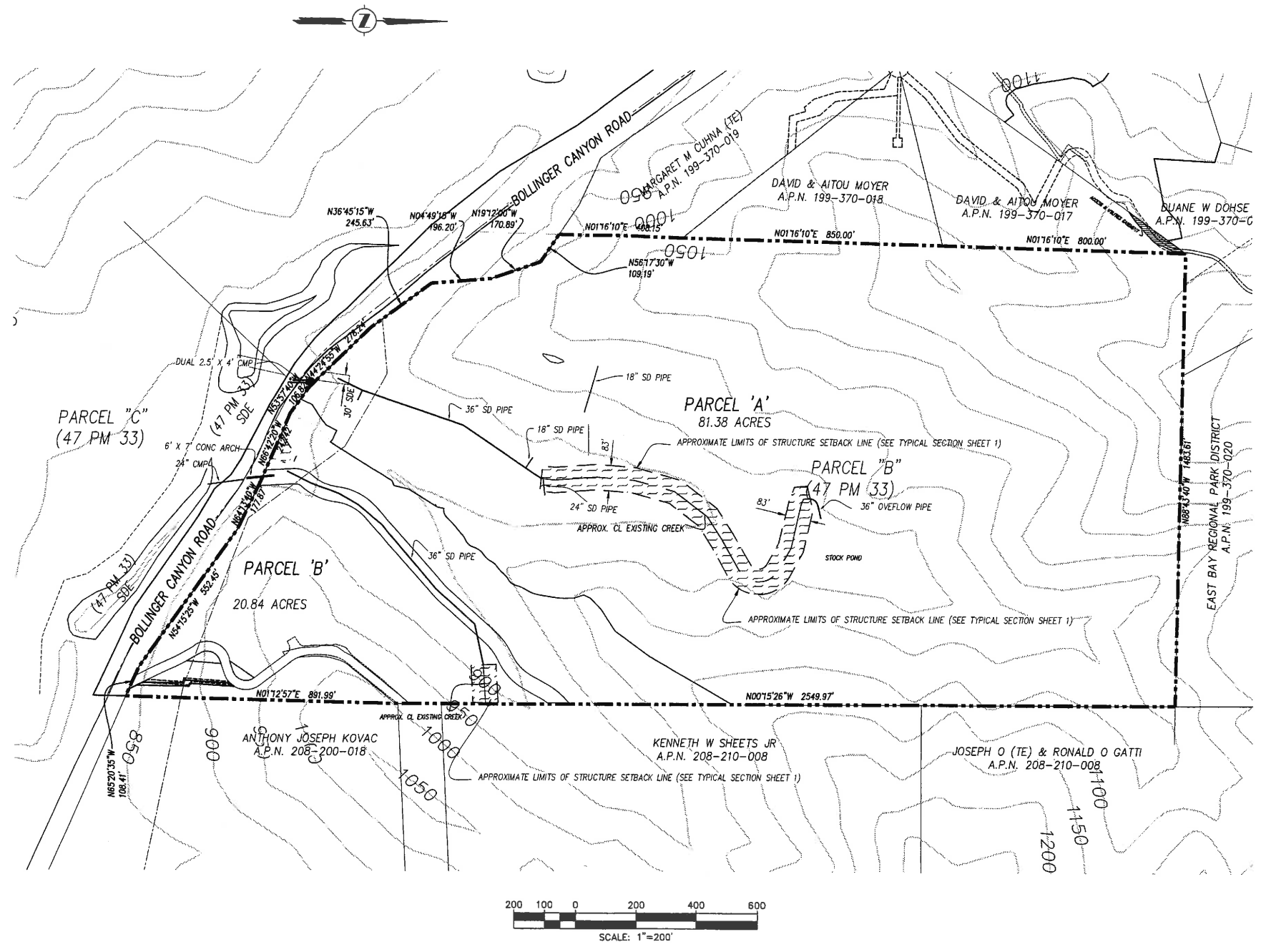
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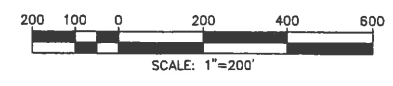
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					6
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EXISTING CONDITIONS EXHIBIT - STORM DRAINAGE - COLLECT AND CONVEY

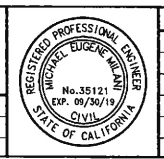
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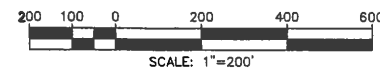
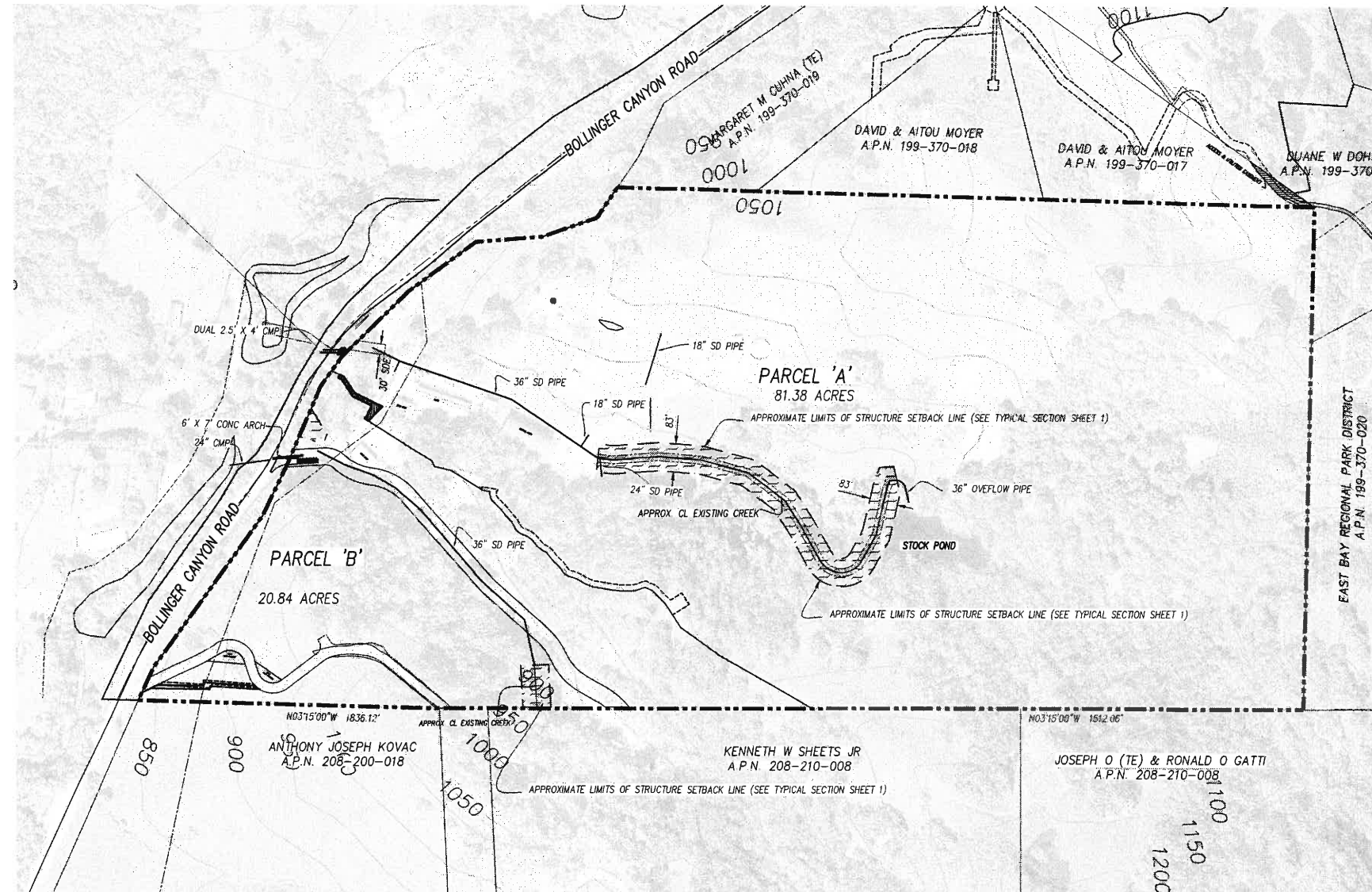
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UNINCORPORATED SAN RAMON
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**TENTATIVE PARCEL MAP & REZONE
MS16- 0014**

UNINCORPORATED SAN RAMON

CONTRA COSTA COUNTY

CALIFORNIA

18320 BOLLINGER CANYON ROAD

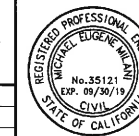
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01/17/2019

DATE

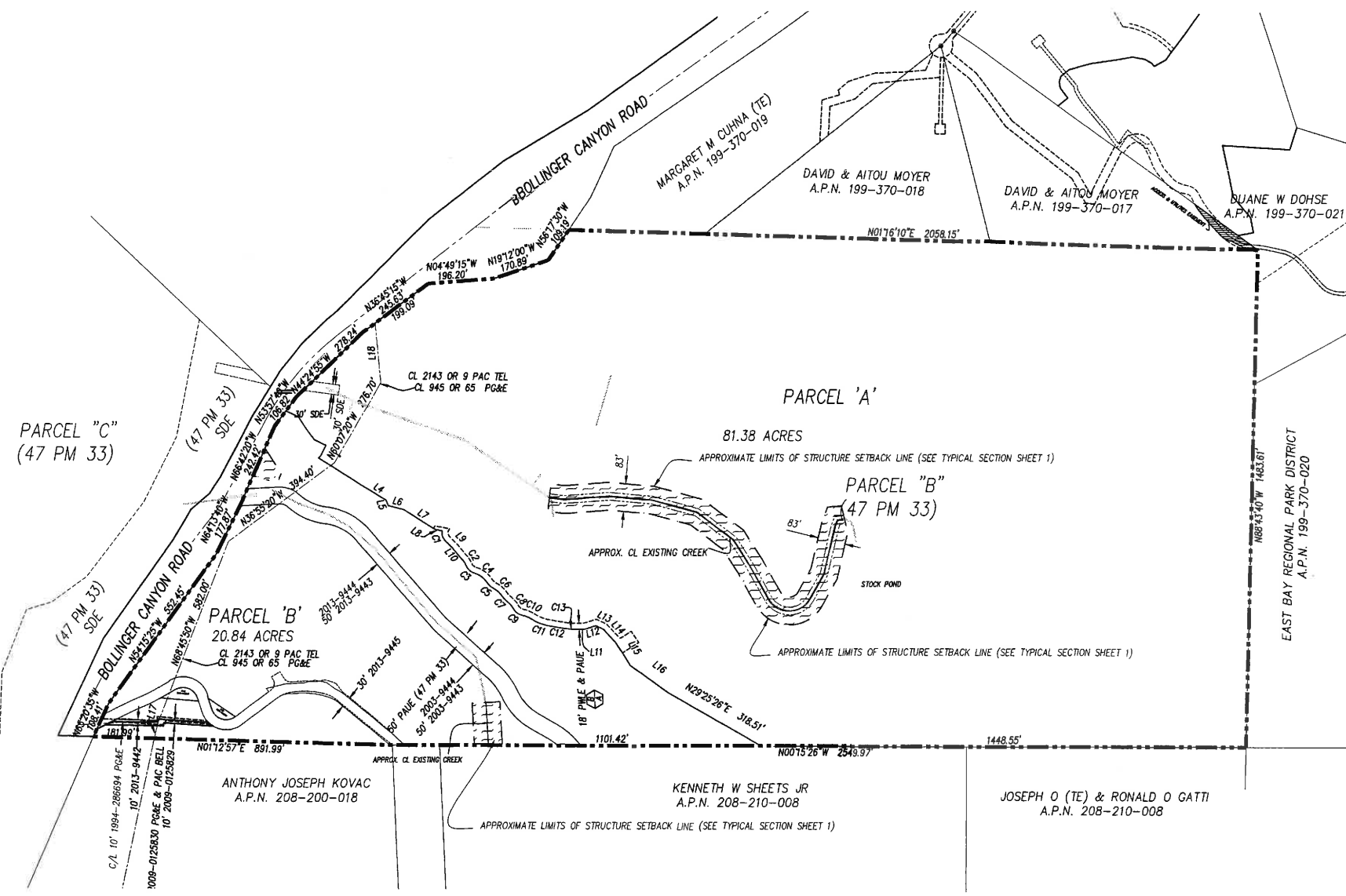


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LINE TABLE

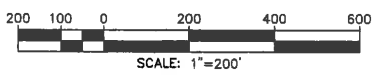
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L2	N52°23'28"E	51.97
L3	N32°16'11"E	161.65
L4	N31°01'21"E	74.90
L5	N69°00'42"E	17.59
L6	N1°29'15"E	48.31
L7	N32°07'08"E	110.18
L8	N10°06'58"E	22.08
L9	N44°39'22"E	29.80
L10	N50°37'39"E	39.40
L11	N02°56'31"W	18.77
L12	N18°48'54"W	31.89
L13	N25°13'02"E	24.17
L14	N45°42'00"E	53.46
L15	N57°12'24"E	82.30
L16	N35°26'05"E	139.31
L17	N76°14'20"W	47.80
L18	N84°25'40"E	177.65

ABBREVIATIONS

ESMT	EASEMENT
EX	EXISTING
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
SDE	STORM DRAIN EASEMENT
TYP	TYPICAL
SF	SQUARE FEET

CURVE DATA TABLE

NO.	RADIUS	LENGTH	DELTA
C1	34.30	33.20	55°27'36"
C2	60.21	26.04	24°46'47"
C3	41.23	36.59	50°51'05"
C4	61.46	43.61	40°38'52"
C5	61.04	32.69	30°40'58"
C6	46.63	23.70	29°07'02"
C7	124.39	34.68	15°58'25"
C8	55.68	22.13	22°46'23"
C9	38.95	34.01	50°01'51"
C10	86.22	31.40	20°51'51"
C11	133.76	57.18	24°29'42"
C12	1968.02	41.53	01°12'37"
C13	221.78	47.89	12°22'16"



LOTING AND EASEMENT PLAN

Planning
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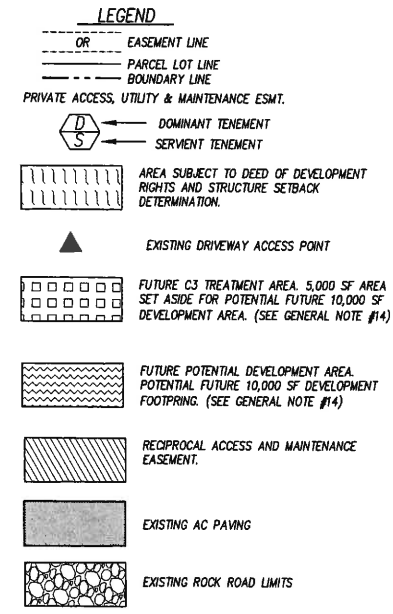
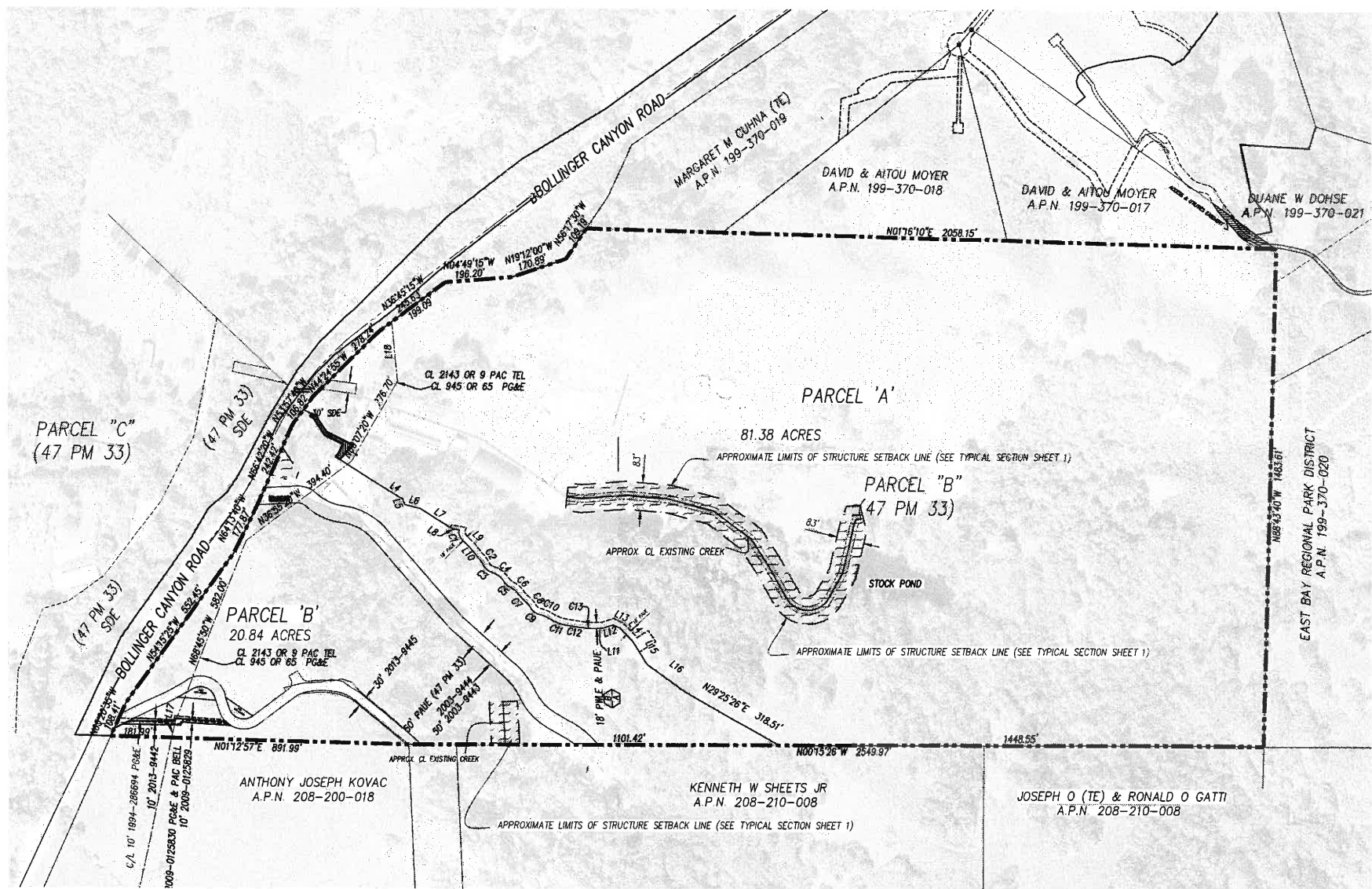
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APN 199-370-004
TENTATIVE PARCEL MAP & REZONE
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NO.	REVISIONS	BY	APP	DATE	SHEET
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					6



LINE TABLE

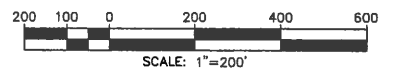
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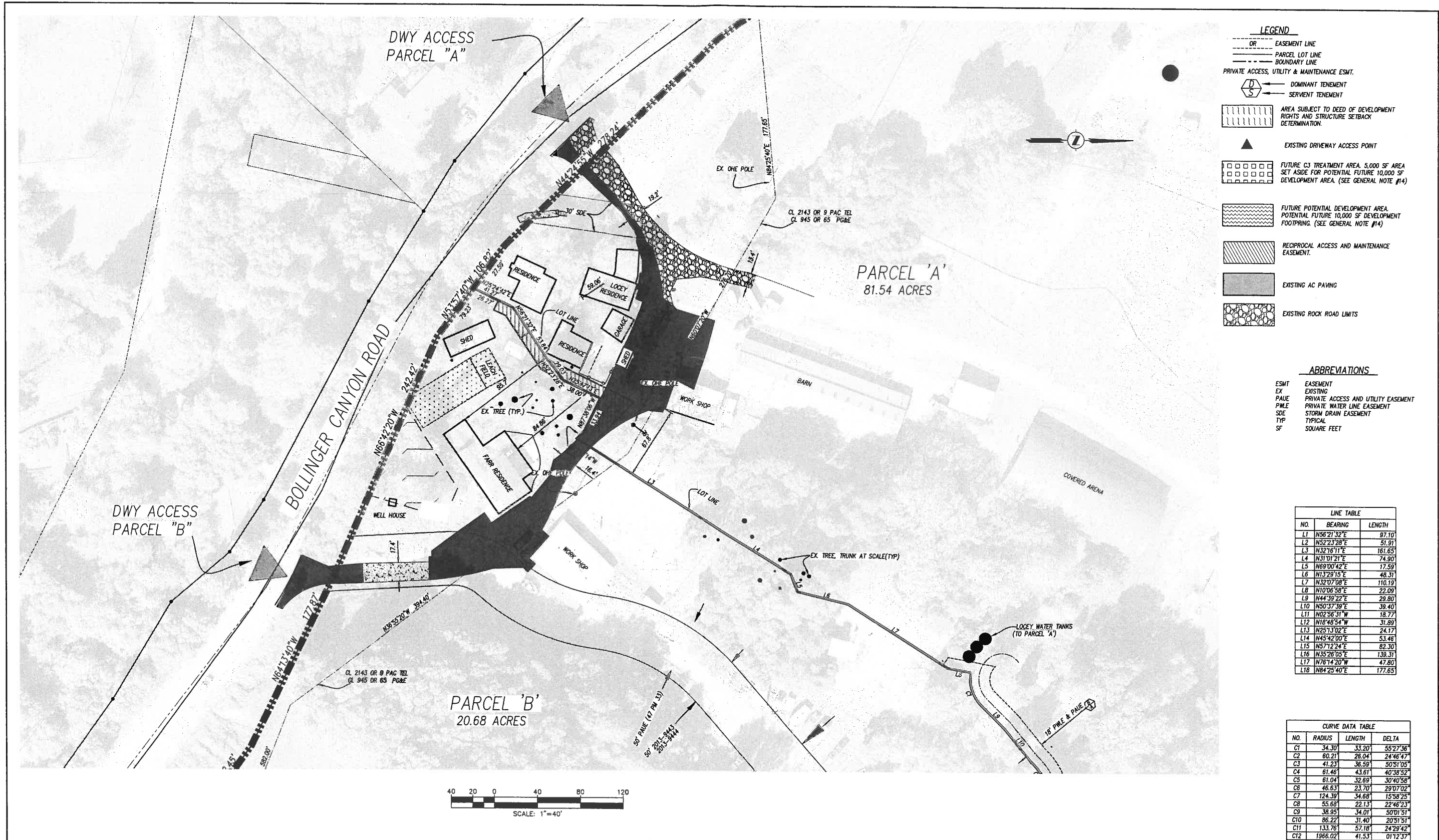
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					3A
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- EXISTING DRIVEWAY ACCESS POINT
- FUTURE C3 TREATMENT AREA, 5,000 SF AREA SET ASIDE FOR POTENTIAL FUTURE 10,000 SF DEVELOPMENT AREA. (SEE GENERAL NOTE #14)
- FUTURE POTENTIAL DEVELOPMENT AREA, POTENTIAL FUTURE 10,000 SF DEVELOPMENT FOOTPRINT. (SEE GENERAL NOTE #14)
- RECIPROCAL ACCESS AND MAINTENANCE EASEMENT.
- EXISTING AC PAVING
- EXISTING ROCK ROAD LIMITS

ABBREVIATIONS

- ESMT EASEMENT
- EX EXISTING
- PAUE PRIVATE ACCESS AND UTILITY EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- SDE STORM DRAIN EASEMENT
- TYP TYPICAL
- SF SQUARE FEET

LINE TABLE

NO.	BEARING	LENGTH
L1	N56°21'32"E	97.10
L2	N52°23'28"E	51.91
L3	N32°16'11"E	161.65
L4	N31°01'21"E	74.90
L5	N69°00'42"E	17.59
L6	N13°29'15"E	48.31
L7	N32°07'08"E	110.19
L8	N10°06'58"E	22.08
L9	N44°39'22"E	29.80
L10	N50°37'39"E	39.40
L11	N02°56'31"W	18.77
L12	N18°48'54"W	31.89
L13	N25°13'02"E	24.17
L14	N45°42'00"E	53.46
L15	N57°12'24"E	82.30
L16	N35°26'05"E	139.31
L17	N76°14'20"W	47.80
L18	N84°25'40"E	177.65

CURVE DATA TABLE

NO.	RADIUS	LENGTH	DELTA
C1	34.30	33.20	55°27'36"
C2	60.21	26.04	24°46'47"
C3	41.23	36.59	50°51'05"
C4	61.46	43.61	40°38'52"
C5	61.04	32.69	30°40'58"
C6	46.63	23.70	29°07'02"
C7	124.39	34.68	15°58'25"
C8	55.68	22.13	22°46'23"
C9	38.95	34.01	50°01'51"
C10	86.22	31.40	20°51'51"
C11	133.76	57.18	24°29'42"
C12	1966.02	41.53	01°12'37"
C13	221.78	47.89	12°22'16"

LOTING DETAIL & LOTTING ACCESS FROM BOLLINGER CANYON ROAD

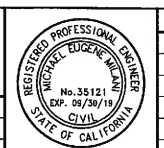
Planning
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management
SWPPP Monitoring & Reporting

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APN 199-370-004
TENTATIVE PARCEL MAP & REZONE
MS16- 0014
UNINCORPORATED SAN RAMON
CONTRA COSTA COUNTY
CALIFORNIA

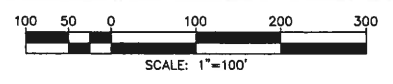
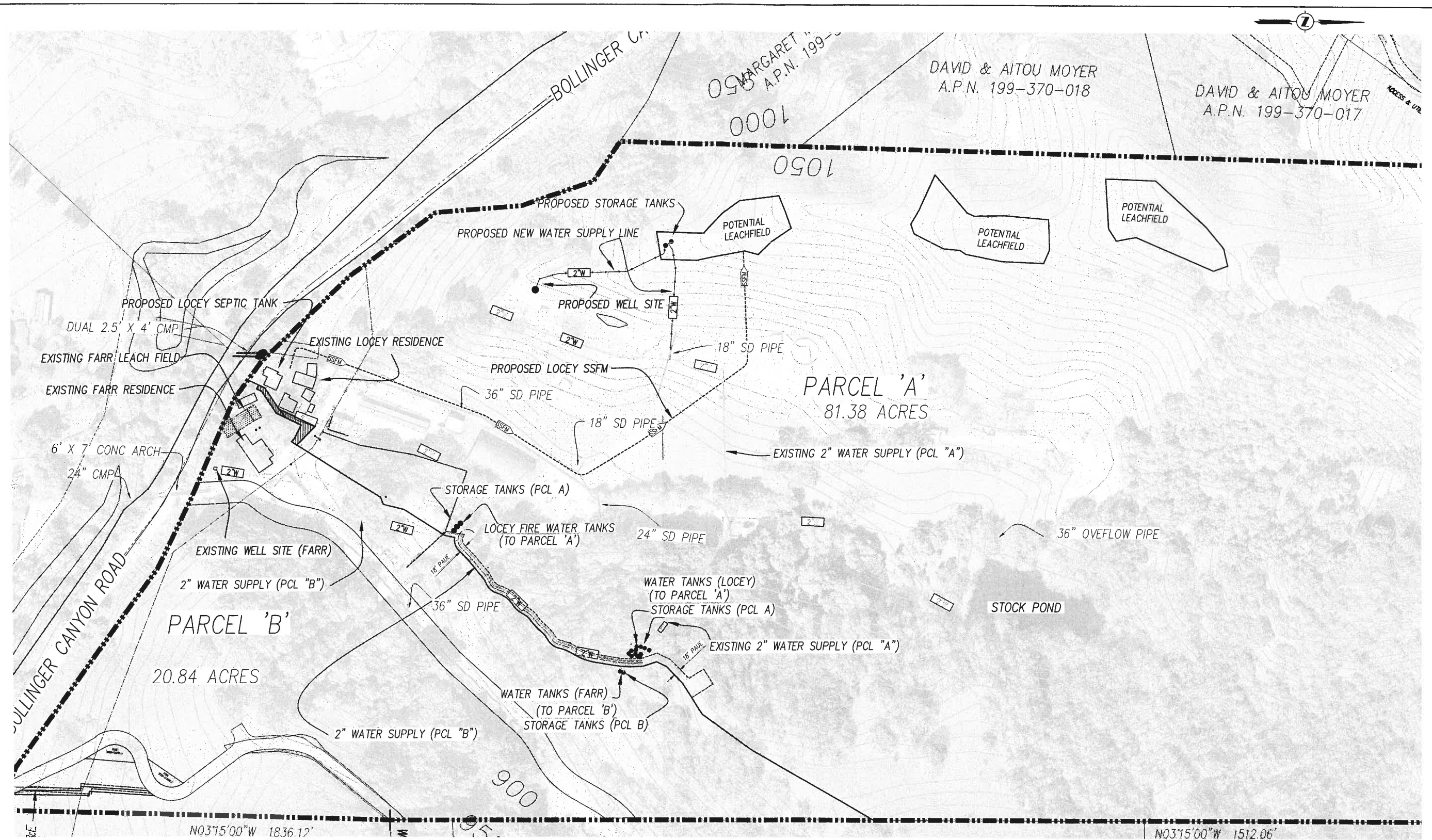
DESIGNED UNDER THE DIRECTION OF:
Michael E. Milani
MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-19
P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-19
DATE 01/17/2019

DESIGN: MEM JOB NO: 915
DRAWN: MEM JANUARY 2019
CHECKED: KRA SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					4
					6

OF SHEETS



SITE WET UTILITIES - SEWER, WATER AND FIRE WATER

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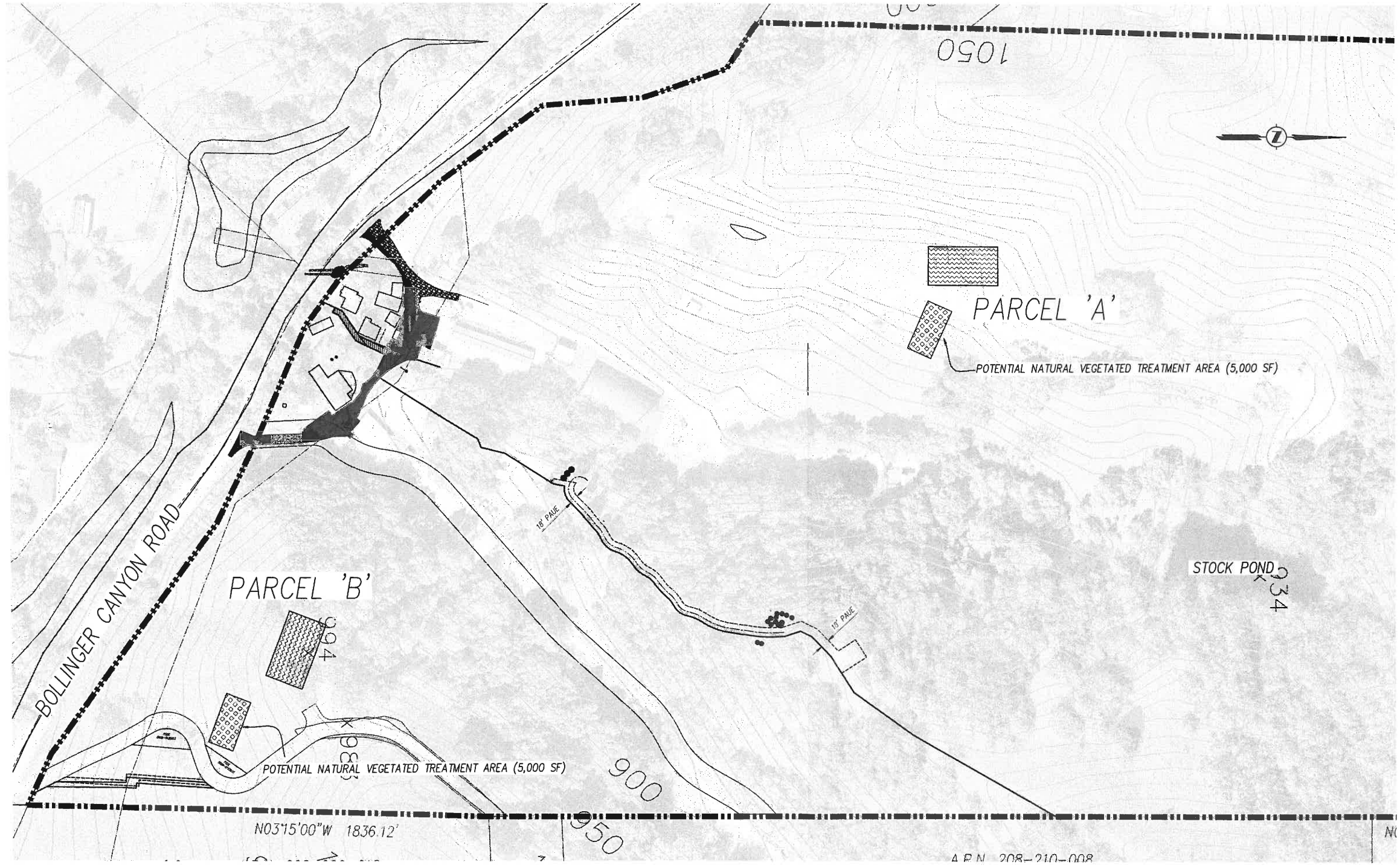
18320 BOLLINGER CANYON ROAD

DESIGNED UNDER THE DIRECTION OF:
Michael E. Milani
MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-19
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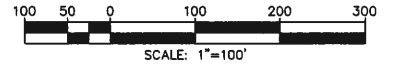
NO.	REVISIONS	BY	APP	DATE	SHEET
					5
					6

OF SHEETS



- LEGEND**
- EASEMENT LINE
 - OR --- PARCEL LOT LINE
 - BOUNDARY LINE
 - PRIVATE ACCESS, UTILITY & MAINTENANCE ESMT.
 - DS DOMINANT TENEMENT
 - SRV SERVIENT TENEMENT
 - [Hatched Box] AREA SUBJECT TO DEED OF DEVELOPMENT RIGHTS AND STRUCTURE SETBACK DETERMINATION.
 - ▲ EXISTING DRIVEWAY ACCESS POINT
 - [Grid Box] FUTURE C3 TREATMENT AREA, 5,000 SF AREA SET ASIDE FOR POTENTIAL FUTURE 10,000 SF DEVELOPMENT AREA. (SEE GENERAL NOTE #14)
 - [Wavy Box] FUTURE POTENTIAL DEVELOPMENT AREA, POTENTIAL FUTURE 10,000 SF DEVELOPMENT FOOTPRINT. (SEE GENERAL NOTE #14)
 - [Diagonal Lines Box] RECIPROCAL ACCESS AND MAINTENANCE EASEMENT.
 - [Solid Grey Box] EXISTING AC PAVING
 - [Rock Pattern Box] EXISTING ROCK ROAD LIMITS

- ABBREVIATIONS**
- ESMT EASEMENT
 - EX EXISTING
 - PAUE PRIVATE ACCESS AND UTILITY EASEMENT
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 - SDE STORM DRAIN EASEMENT
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C3 COMPLIANCE EXHIBIT

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