

TENTATIVE MAP
2216 BLACKWOOD DRIVE

MS 19-0007
CITY OF WALNUT CREEK
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

ms19-0007
CONTRA COSTA
COUNTY

2020 MAR -5 P 3:08

EXISTING LOT:
2216 BLACKWOOD DRIVE
WALNUT CREEK, CA 94596
APN 183-172-001
42,350 SF±

OWNER

CAMPOS DEVELOPMENT
1555 BOTELHO DRIVE
WALNUT CREEK, CA 94596
925-626-3311

CIVIL ENGINEER

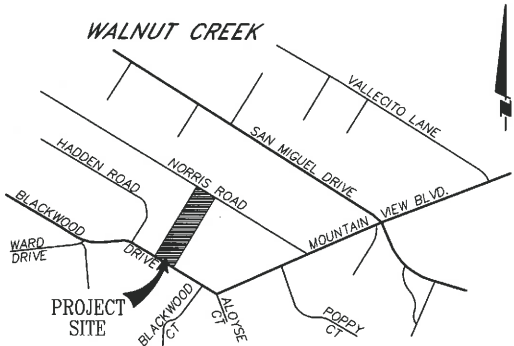
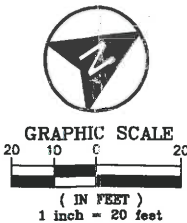
APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
925-476-8499

BENCHMARK

CCCO BM #1578 DISC IN TOP OF CURB AT INTERSECTION OF
SAN MIGUEL DRIVE AND MOUNTAIN VIEW BLVD EL=265.95
(NGVD 29) ELEVATION WAS ADJUSTED TO NAVD 88 USING
CORPSCON 6.1 ELEVATION DIFFERENTIAL=+2.7'. ELEV=268.65

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF NORRIS
ROAD AS SHOWN ON THE MAP OF NORRIS ADDITION (7
M 174)



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

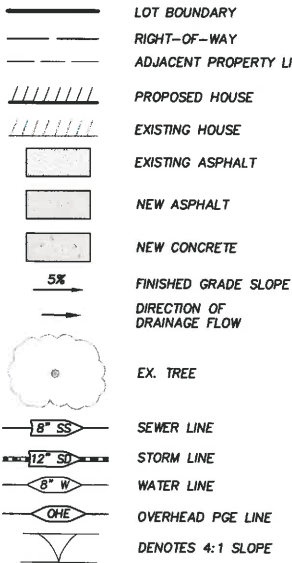
GENERAL

ASSESSORS PARCEL NO(s): 183-172-001
PROJECT ADDRESS: 2216 BLACKWOOD DRIVE, WALNUT CREEK, CA
TOTAL AREA: 43,311 SF±
EXISTING USE: SINGLE FAMILY RESIDENCE
EXISTING ZONING: R-20 (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: R-20 (SINGLE FAMILY RESIDENTIAL)
NUMBER OF UNITS: 2 LOTS
LOT COVERAGE: 13.5%
GROSS FLOOR AREA RATIO: 0.097
DENSITY: 2.17 UNITS/AC
FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0293G,
DATED 03-21-2017)

FACILITIES

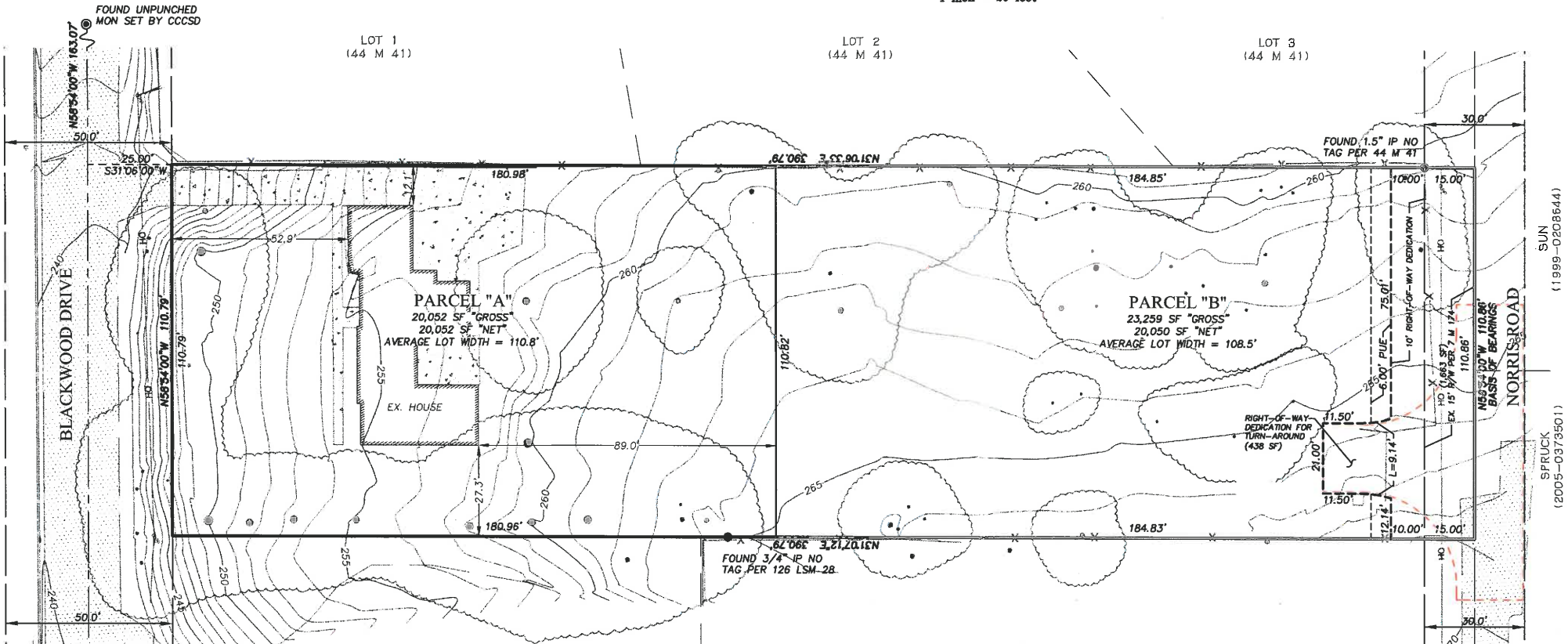
WATER: EASTBAY MUNICIPAL UTILITY DISTRICT
SEWER: CENTRAL CONTRA COSTA SANITARY
STORM DRAIN: CONTRA COSTA COUNTY
FIRE: CCCFPD
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST

LEGEND



ABBREVIATIONS

AB - AGGREGATE BASE
AC - ASPHALT CONCRETE
BDC - BACK OF CURB
BW - BOTTOM OF WALL
CB - CATCH BASIN
CCCO - CONTRA COSTA COUNTY
CL - CLASS
CL - CENTERLINE
COWC - CITY OF WALNUT CREEK
DET - DETAIL
EX - EXISTING
FG - FINISH GRADE
FH - FIRE HYDRANT
GB - GRADE BREAK
GF - GUTTER FLOWLINE
HP - HIGH POINT
P - PAD ELEVATION
PI - POINT OF INTERSECTION
PUE - PUBLIC UTILITY EASEMENT
R/W - RIGHT OF WAY
SD - STORM DRAIN
SF - SQUARE FEET
SS - SANITARY SEWER
STD - STANDARD
TW - TOP OF WALL
TYP - TYPICAL
W - WATER



JONES/KENNEY
(2015-0136485)

WALLACE
(2017-0176046)
(126 LSM 28)

REVISIONS	NO.	BY	DATE	DESIGN: JV
				DRAWN: STAFF
				CHECKED: JV
				PROJECT #: 19038



817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

2216 BLACKWOOD DRIVE

TENTATIVE MAP
TITLE SHEET
MS 19-0007

WALNUT CREEK, CA

SHEET
1 OF 2
DATE
02-25-2020



NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.
CALL USA - 811 AT LEAST 48 HOURS BEFORE DIGGING.
HAND DIG NEAR UNDERGROUND UTILITIES.

NOTES

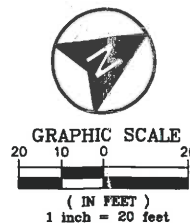
1. FINISHED FLOOR ELEVATION TO FINISHED GRADE ELEVATION AT THE BUILDING FOOTPRINT SHALL BE A MINIMUM OF 8".
2. DISSIPATER PIPE SHALL BE DESIGNED LEVEL TO DRAIN TO ROCK RIP RAP AREA THUS DISCHARGING RUNOFF EVENLY ACROSS SLOPE.
3. FENCING AROUND EXISTING TREES TO REMAIN SHALL BE PER THE DIRECTION OF AN ARBORIST.
4. FINAL HOUSE FOOTPRINT ON PARCEL "B" TO BE DETERMINED AT A LATER DATE.
5. DRIVEWAY DESIGN SHALL SATISFY CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT (CCCFD) STANDARDS.
6. ROOF DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS (TYP) AND SHALL BE DIRECTED TO DRAIN AWAY FROM THE FOUNDATION.
7. SEE TREE INVENTORY REPORT BY TRAVERSO TREE SERVICE, DATED JUNE 19, 2019, FOR INFORMATION ON TREE PROTECTION AND FENCING.

AREA SUMMARY

TOTAL LOT AREA:	43,311 SF
EXISTING IMPERVIOUS AREA:	4,233 SF
EXISTING PERVIOUS AREA:	37,287 SF
NEW IMPERVIOUS AREA:	8,235 SF
POST-PROJECT IMPERVIOUS AREA:	12,427 SF
POST-PROJECT PERVIOUS AREA:	30,884 SF
TOTAL DISTURBED AREA:	17,191 SF

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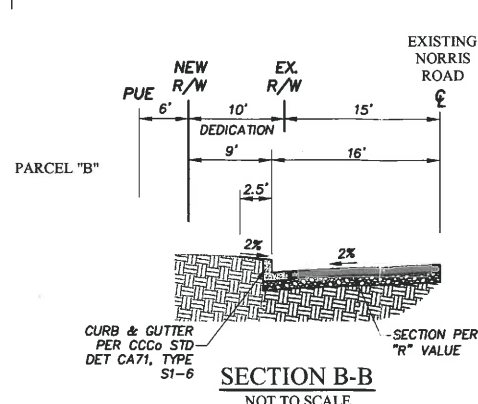
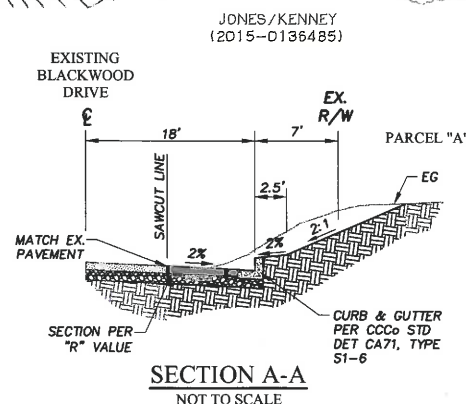
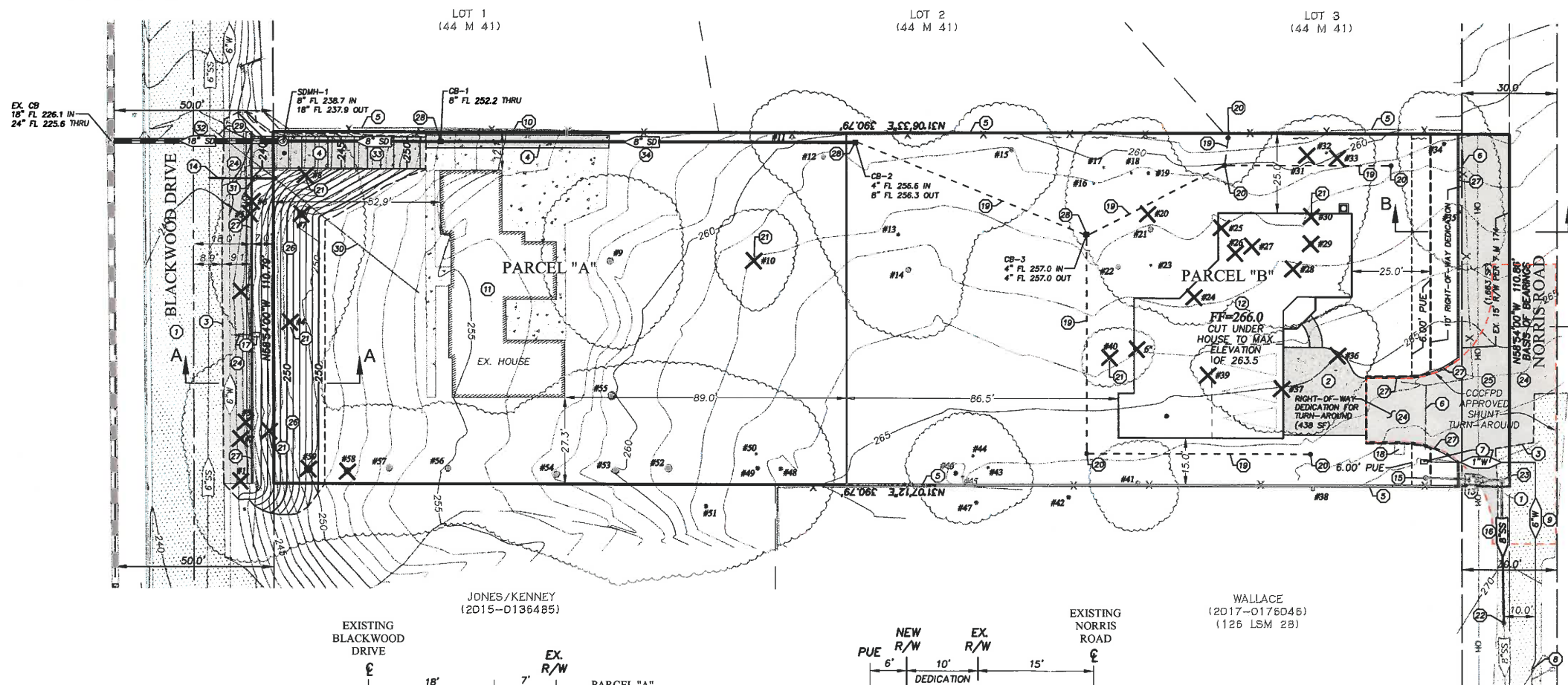


GRADING QUANTITIES

CUT	83 CU. YDS.
FILL	83 CU. YDS.
BALANCED SITE	

KEY LEGEND

1. EXISTING PAVEMENT TO REMAIN
2. NEW CONCRETE DRIVEWAY (SECTION PER SOILS ENGINEER'S RECOMMENDATIONS)
3. SAWCUT LINE (TYP). MATCH EX. ASPHALT WITH CLEAN ABUTMENT
4. REMOVE AND REPLACE PORTION OF EXISTING DRIVEWAY
5. EXISTING FENCE TO REMAIN
6. EXISTING FENCE TO BE REMOVED
7. 1" WATER SERVICE AND METER
8. CONNECT TO EXISTING WATER MAIN
9. INSTALL APPROX. 65' OF 6" WATER MAIN EXTENSION
10. EXISTING CONCRETE RETAINING WALL TO REMAIN
11. EXISTING HOUSE TO REMAIN
12. PROPOSED HOUSE LOCATION. SIZE/SHAPE MAY VARY
13. 4" PVC SEWER LATERAL AT 2% MIN.
14. INSTALL NEW SEWER LATERAL (2% MIN) & CLEANOUT. CONNECT TO EX. SS LATERAL.
15. 4" PVC SS CLEANOUT (TYP)
16. INSTALL APPROX. 45' OF 8" SEWER MAIN EXTENSION @ 1% MIN
17. EX. WATER METER TO BE RELOCATED TO BEHIND PROPOSED CURB
18. EX. WELL TO BE ABANDONED PER CCCO HEALTH DEPARTMENT STANDARDS
19. 4" PVC (SDR-35) SD @ S=0.5% MIN. (TYP)
20. 4" NDS AREA DRAIN (TYP)
21. TREE TO BE REMOVED (TYP)
22. REMOVE EX. RODDING INLET
23. INSTALL NEW RODDING INLET
24. NEW ASPHALT PAVEMENT
25. INSTALL CCCO FIRE DISTRICT APPROVED TURN-AROUND
26. 2:1 CUT SLOPE
27. CURB & GUTTER PER CCCO STD DET CA71, TYPE S1-6
28. CATCH BASIN (CHRISTY V12 OR EQUAL)
29. PORTION OF EXISTING SEWER LATERAL TO BE REMOVED
30. PORTION OF EXISTING SEWER LATERAL TO REMAIN
31. RELOCATE EXISTING MAILBOX
32. 18" HDPE STORM DRAIN @ S=21.7%
33. 8" HDPE STORM DRAIN @ S=21.7%
34. 8" HDPE STORM DRAIN @ S=5.7%



TREE REMOVAL SUMMARY (25)

TAG #	SPECIES	TRUNK DIA.	STATUS
1	VALLEY OAK	9", 4"	TO BE REMOVED
2	VALLEY OAK	7.5"	TO BE REMOVED
3	VALLEY OAK	7", 8"	TO BE REMOVED
4	APRICOT	8.5"	TO BE REMOVED
5	VALLEY OAK	6.5"	TO BE REMOVED
6	VALLEY OAK	6.5"	TO BE REMOVED
7	SIBERIAN ELM	26.5"	TO BE REMOVED
8	SIBERIAN ELM	8", 3", 2"	TO BE REMOVED
10	CA BLACK WALNUT	15.5"	TO BE REMOVED
20	VALLEY OAK	6.5"	TO BE REMOVED
24	MAGNOLIA	10", 8"	TO BE REMOVED
25	HONEY LOCUST	8"	TO BE REMOVED
26	HONEY LOCUST	6.5", 5.5", 5"	TO BE REMOVED
27	VALLEY OAK	9"	TO BE REMOVED
28	VALLEY OAK	9"	TO BE REMOVED
29	VALLEY OAK	7", 13.5"	TO BE REMOVED
30	VALLEY OAK	10"	TO BE REMOVED
31	VALLEY OAK	6.5"	TO BE REMOVED
33	VALLEY OAK	8", 5"	TO BE REMOVED
36	SIBERIAN ELM	9.5", 11", 7", 6"	TO BE REMOVED
37	SIBERIAN ELM	15", 9"	TO BE REMOVED
39	VALLEY OAK	7"	TO BE REMOVED
40	BLACK LOCUST	5", 4", 5"	TO BE REMOVED
58	SIBERIAN ELM	25"	TO BE REMOVED
59	SIBERIAN ELM	30.5"	TO BE REMOVED

SEE TREE INVENTORY REPORT BY TRAVERSO TREE SERVICE, DATED JUNE 19, 2019, FOR ADDITIONAL INFORMATION.

REVISIONS

NO.	BY	DATE

DESIGN:	JV
DRAWN:	STAFF
CHECKED:	JV
PROJECT #:	19038



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2 OF 2
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