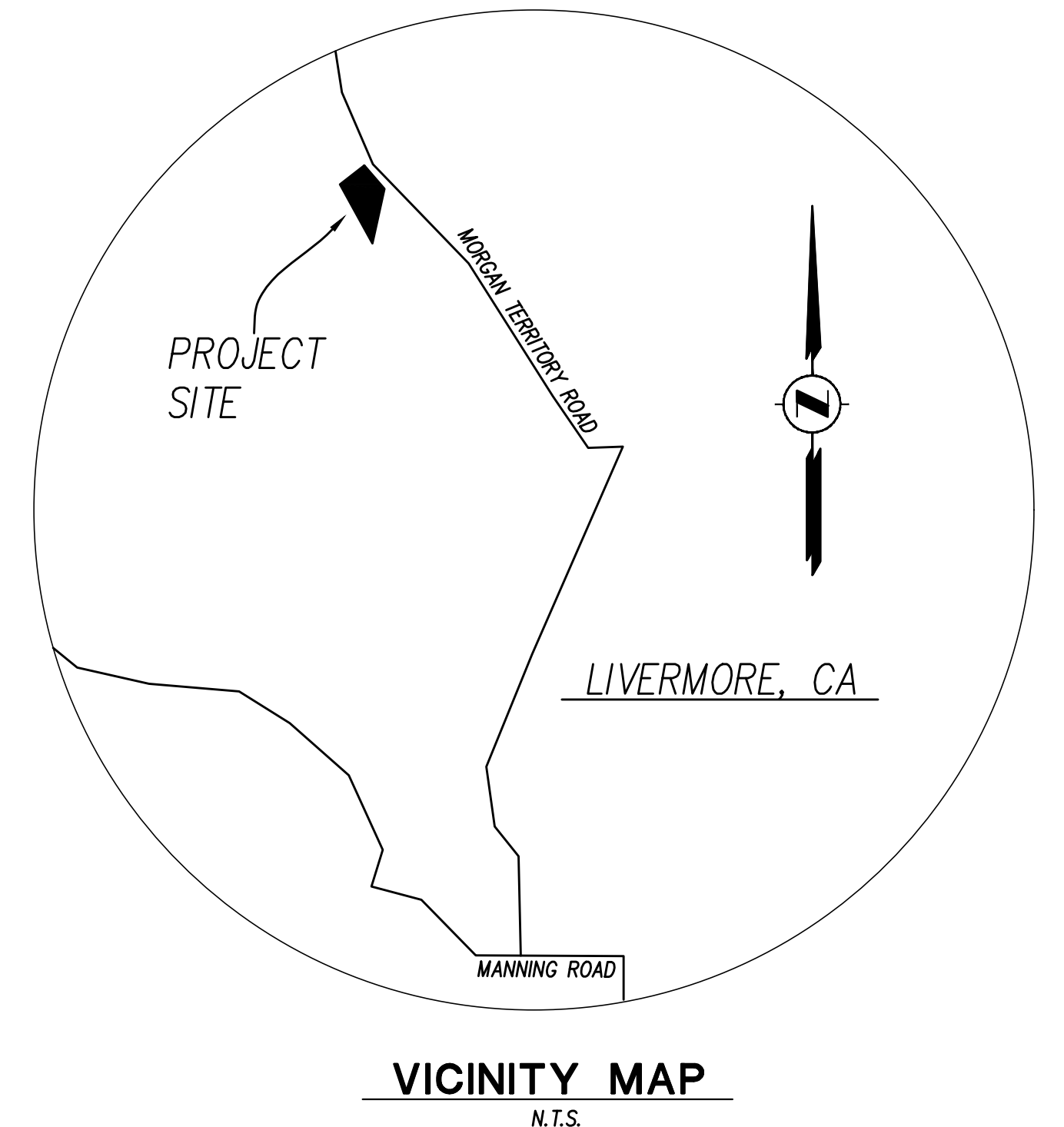


RECEIVED on 9/04/2024 CDLP23-02055
By Contra Costa County
Department of Conservation and Development

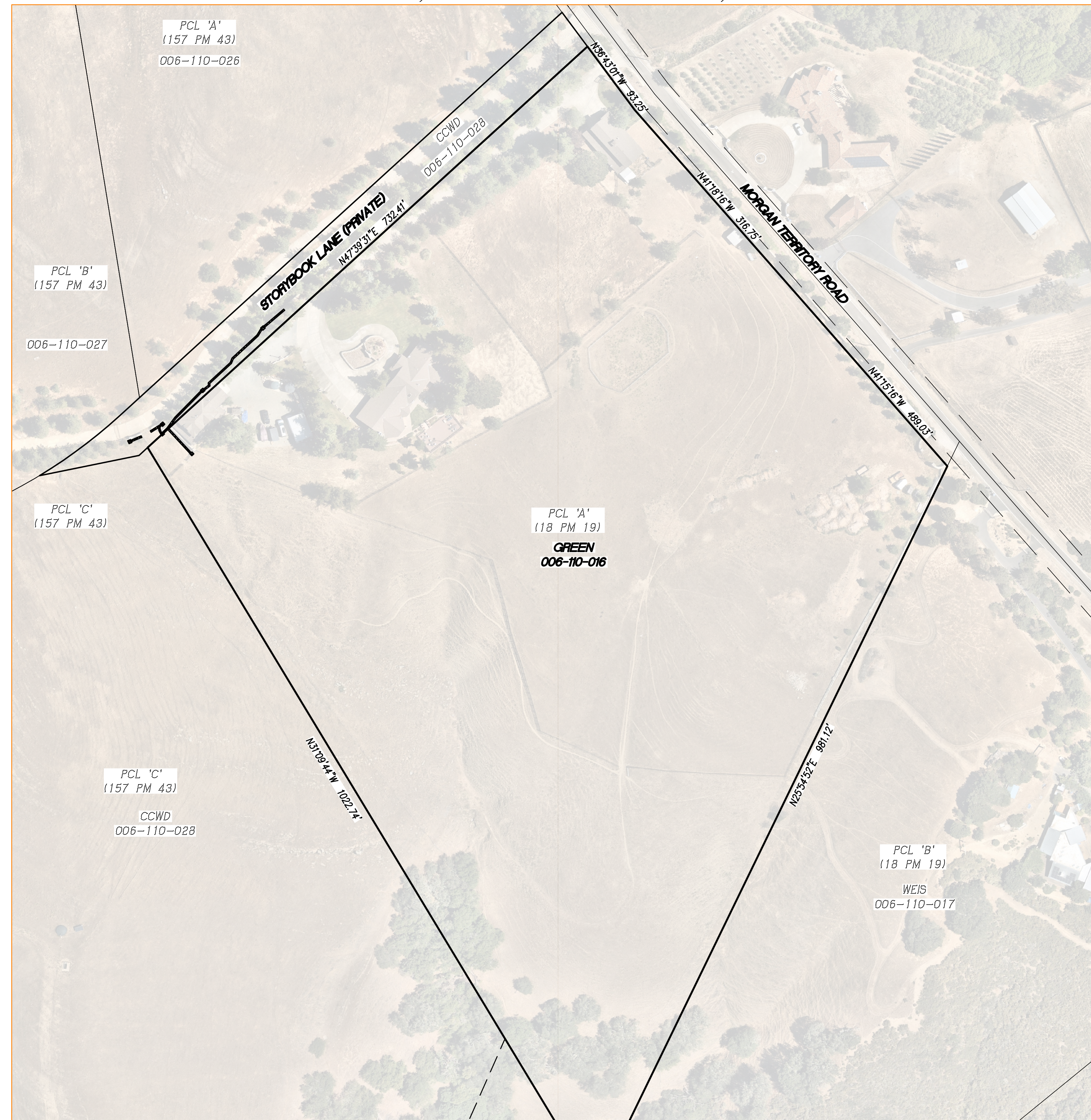
USE PERMIT EXHIBIT GREEN PROPERTY

CITY OF LIVERMORE, CONTRA COSTA COUNTY, CALIFORNIA



GENERAL NOTES:

- OWNER: CHERYL R GREEN
10000 MORGAN TERRITORY ROAD
LIVERMORE, CA 94551
PHONE: (925) 216-3355
- CIVIL ENGINEER: MILANI AND ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
PHONE: (925) 465-2033
CONTACT: MIKE MILANI
RCE 35121 EXP 09-30-25
PLS 5311 EXP 12-31-25
- ENVIRONMENTAL ENGINEER: MILANI AND ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
PHONE: (925) 465-5144
CONTACT: MARK MILANI
- PROPERTY ADDRESS: 10000 MORGAN TERRITORY ROAD
LIVERMORE, CA 94551
- ASSESSOR PARCEL NUMBER: 006-110-016
- AREA: 14.55 ACRES
- EXISTING USE: AGRICULTURAL
- GENERAL PLAN DESIGNATION: PS (PUBLIC, SEMI-PUBLIC)
- EXISTING ZONING: A-40 (EXCLUSIVE AGRICULTURE DISTRICT)
- STRUCTURE SETBACKS: FRONT - 25
SIDE - 50'
REAR - NOT APPLICABLE
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT IS CALIFORNIA COORDINATE SYSTEM NAD83, ZONE 3. BEARING CALCULATED AS NORTH 40° 14' 36" WEST BETWEEN TWO FOUND RAILROAD SPIKES ALONG MORGAN TERRITORY ROAD, AS SHOWN ON PARCEL MAP MS 64-71, FILED SEPTEMBER 13, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGE 19, CONTRA COSTA COUNTY RECORDS.
- LEGAL DESCRIPTION: PARCEL A, AS SHOWN ON THE PARCEL MAP, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, FILED SEPTEMBER 13, 1971, IN BOOK 18 OF PARCEL MAPS, AT PAGE 19, CONTRA COSTA COUNTY RECORDS.
- BASIS OF ELEVATION: THE BASIS OF ELEVATION FOR THIS PROJECT IS A DISC IN A CONCRETE MONUMENT ON EAST SIDE OF MORGAN TERRITORY ROAD, APPROXIMATELY 10.55 MILES SOUTH OF ITS INTERSECTION WITH MARSH CREEK ROAD, BEING CONTRA COSTA COUNTY BENCHMARK #3606. ELEVATION TAKEN AS 2031.071 FEET.
- CCWD TO GREEN TRANSFER: CCWD WILL TRANSFER ALL OF STORYBOOK LANE TO CHERYL GREEN IN CONFORMANCE WITH THE PRIOR PURCHASE AGREEMENT BETWEEN CCWD AND CHERYL GREEN. THE CCWD TRANSFER PARCEL IS REFLECTED ON SHEET 4 OF THIS PLAN SET.



SHEET INDEX	
SHEET NUMBER	DESCRIPTION
C-1	COVER SHEET, SITE NOTES
C-2	OVERALL SITE CONDITIONS
C-3	DETAILS SITE CONDITIONS AT SECOND UNIT
C-4	CCWD TRANSFER PARCEL TO GREEN
C-5	FLOOR PLANS - EXISTING 2ND SINGLE FAMILY HOUSE
C-6	FLOOR PLANS - HOUSE ELEVATIONS

LEGEND AND ABBREVIATIONS:

- PROPOSED LOT LINE ADJUSTMENT AREA
- BUILDING FACE
- FENCE
- FIRE HYDRANT
- CONCRETE
- TREE AND DRIP LINE
- BOX
- CONC
- ELEC
- FF
- SSCO
- TYP

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COMPLETION OF MAP AND UPON
AGENCY/CLIENT APPROVAL OF MAP



Storm Water Monitoring & Reporting
Land Development Engineering
Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking

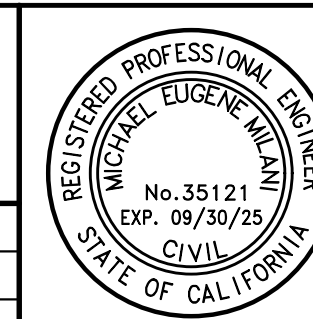


2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

GREEN PROPERTY A.P. No. 006-110-016 **10000 MORGAN TERRITORY ROAD**
USE PERMIT EXHIBIT
COVER SHEET AND NOTES
CITY OF LIVERMORE CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 L.S. No. 5311 REGISTRATION EXPIRES 12/31/25
DESIGN: SMS JOB NO: 1186
DRAWN: TKA/SMS DATE: SEPTEMBER 2024
CHECKED: KRA/JMJ SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					1
					6

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS CALIFORNIA COORDINATE SYSTEM NAD83, ZONE 3. BEARING CALCULATED AS NORTH 40° 14' 36" WEST BETWEEN TWO FOUND RAILROAD SPIKES ALONG MORGAN TERRITORY ROAD, AS SHOWN ON PARCEL MAP MS 64-71, FILED SEPTEMBER 13, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGE 19, CONTRA COSTA COUNTY RECORDS.

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THE BASIS OF ELEVATION FOR THIS PROJECT IS A DISC IN A CONCRETE MONUMENT ON EAST SIDE OF MORGAN TERRITORY ROAD, APPROXIMATELY 10.55 MILES SOUTH OF ITS INTERSECTION WITH MARSH CREEK ROAD, BEING CONTRA COSTA COUNTY BENCHMARK #3606. ELEVATION TAKEN AS 2031.071 FEET.

LEGAL DESCRIPTION:

PARCEL A, AS SHOWN ON THE PARCEL MAP, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, FILED SEPTEMBER 13, 1971, IN BOOK 18 OF PARCEL MAPS, AT PAGE 19, CONTRA COSTA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF CHERYL GREEN IN MARCH OF 2022.

MICHAEL E. MILANI
L.S. NO. 5311, EXP. 12/31/2025

(157 PM 44)

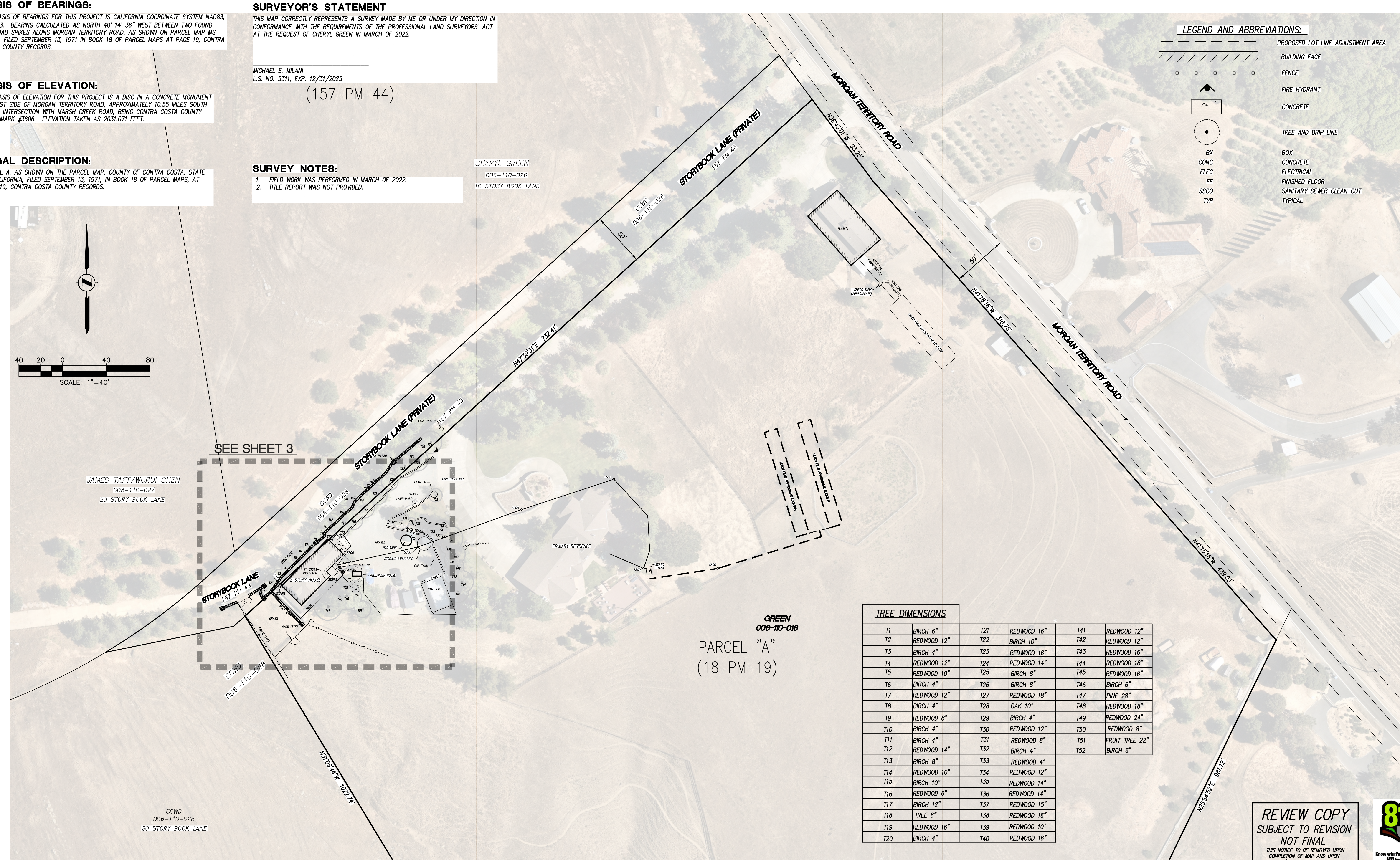
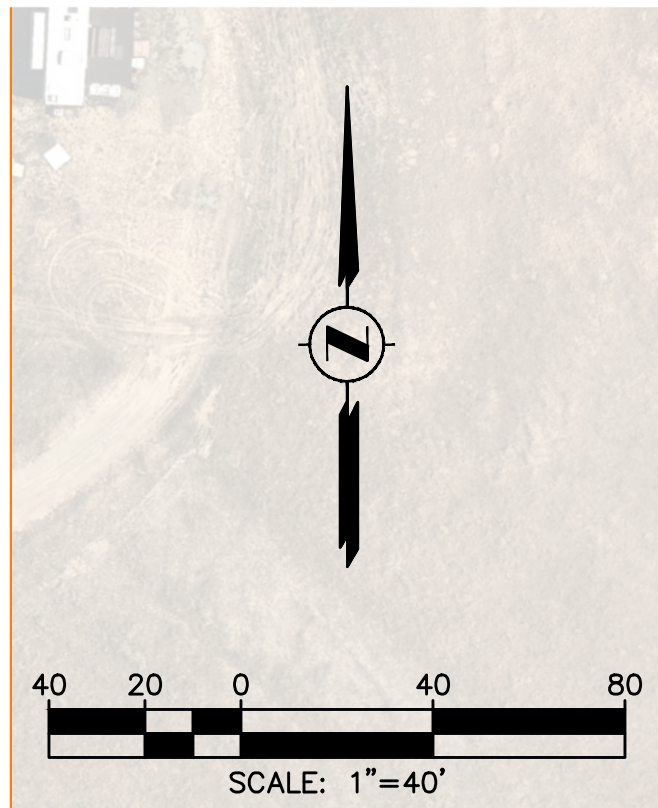
SURVEY NOTES:

1. FIELD WORK WAS PERFORMED IN MARCH OF 2022.
2. TITLE REPORT WAS NOT PROVIDED.

CHERYL GREEN
006-110-026
10 STORY BOOK LANE

LEGEND AND ABBREVIATIONS:

- PROPOSED LOT LINE ADJUSTMENT AREA
- ▬ BUILDING FACE
- ▬ FENCE
- ▲ FIRE HYDRANT
- ▬ CONCRETE
- TREE AND DRIP LINE
- BX BOX
- CONC CONCRETE
- ELEC ELECTRICAL
- FF FINISHED FLOOR
- SSCO SANITARY SEWER CLEAN OUT
- TYP TYPICAL



TREE DIMENSIONS

T1	BIRCH 6"	T21	REDWOOD 16"	T41	REDWOOD 12"
T2	REDWOOD 12"	T22	BIRCH 10"	T42	REDWOOD 12"
T3	BIRCH 4"	T23	REDWOOD 16"	T43	REDWOOD 16"
T4	REDWOOD 12"	T24	REDWOOD 14"	T44	REDWOOD 18"
T5	REDWOOD 10"	T25	BIRCH 8"	T45	REDWOOD 16"
T6	BIRCH 4"	T26	BIRCH 8"	T46	BIRCH 6"
T7	REDWOOD 12"	T27	REDWOOD 18"	T47	PINE 28"
T8	BIRCH 4"	T28	OAK 10"	T48	REDWOOD 18"
T9	REDWOOD 8"	T29	BIRCH 4"	T49	REDWOOD 24"
T10	BIRCH 4"	T30	REDWOOD 12"	T50	REDWOOD 8"
T11	BIRCH 4"	T31	REDWOOD 8"	T51	FRUIT TREE 22"
T12	REDWOOD 14"	T32	BIRCH 4"	T52	BIRCH 6"
T13	BIRCH 8"	T33	REDWOOD 4"		
T14	REDWOOD 10"	T34	REDWOOD 12"		
T15	BIRCH 10"	T35	REDWOOD 14"		
T16	REDWOOD 6"	T36	REDWOOD 14"		
T17	BIRCH 12"	T37	REDWOOD 15"		
T18	TREE 6"	T38	REDWOOD 16"		
T19	REDWOOD 16"	T39	REDWOOD 10"		
T20	BIRCH 4"	T40	REDWOOD 16"		

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Fax: (925) 674-9279
Web: www.milaniassociates.com

GREEN PROPERTY A.P.N. 006-110-016 10000 MORGAN TERRITORY ROAD

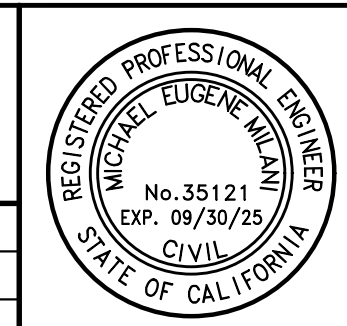
USE PERMIT EXHIBIT
OVERALL SITE CONDITIONS

CITY OF LIVERMORE CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

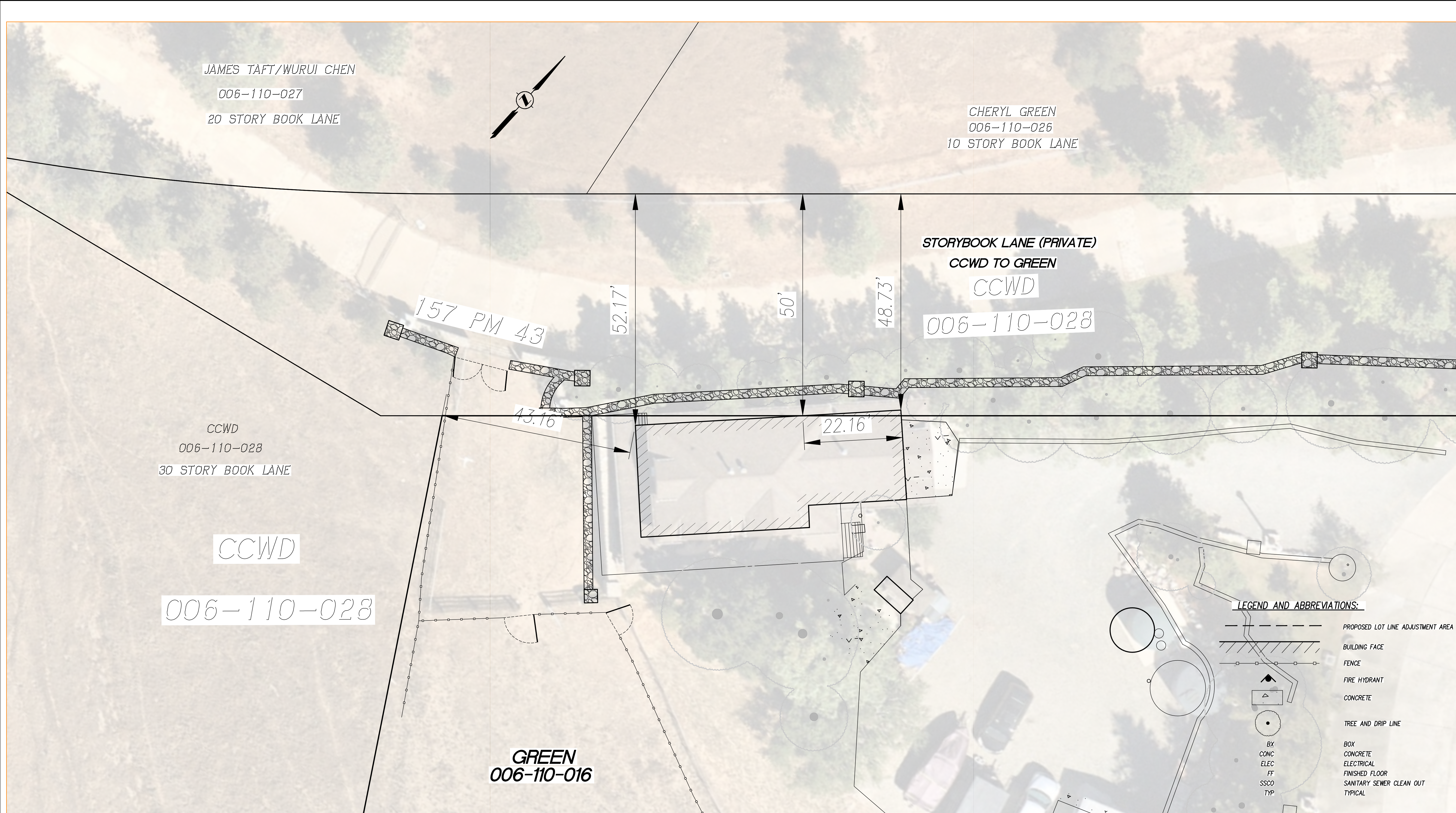
MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 L.S. No. 5311 REGISTRATION EXPIRES 12/31/25

DESIGN: SMS JOB NO: 1186
DRAWN: TKA/SMS DATE: SEPTEMBER 2024
CHECKED: KRA/JMJ SCALE: AS SHOWN



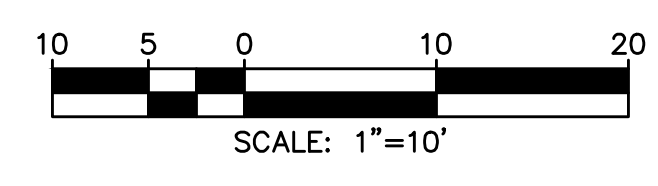
NO.	REVISIONS	BY	APP	DATE

SHEET
2
OF
6
SHEETS



LEGEND AND ABBREVIATIONS:

	PROPOSED LOT LINE ADJUSTMENT AREA
	BUILDING FACE
	FENCE
	FIRE HYDRANT
	CONCRETE
	TREE AND DRIP LINE
	BOX
	CONCRETE
	ELECTRICAL
	FINISHED FLOOR
	SANITARY SEWER CLEAN OUT
	TYPICAL



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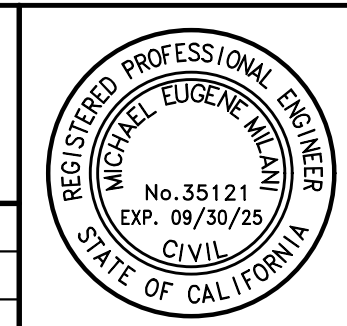
GREEN PROPERTY A.P.N. 006-110-016 **10000 MORGAN TERRITORY ROAD**

USE PERMIT EXHIBIT
POST CCWD TRANSFER TO GREEN

CITY OF LIVERMORE **CONTRA COSTA COUNTY** **CALIFORNIA**

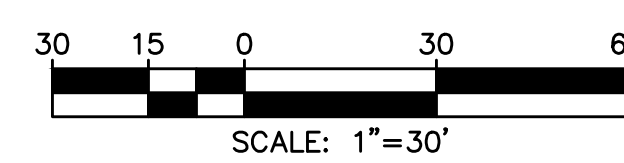
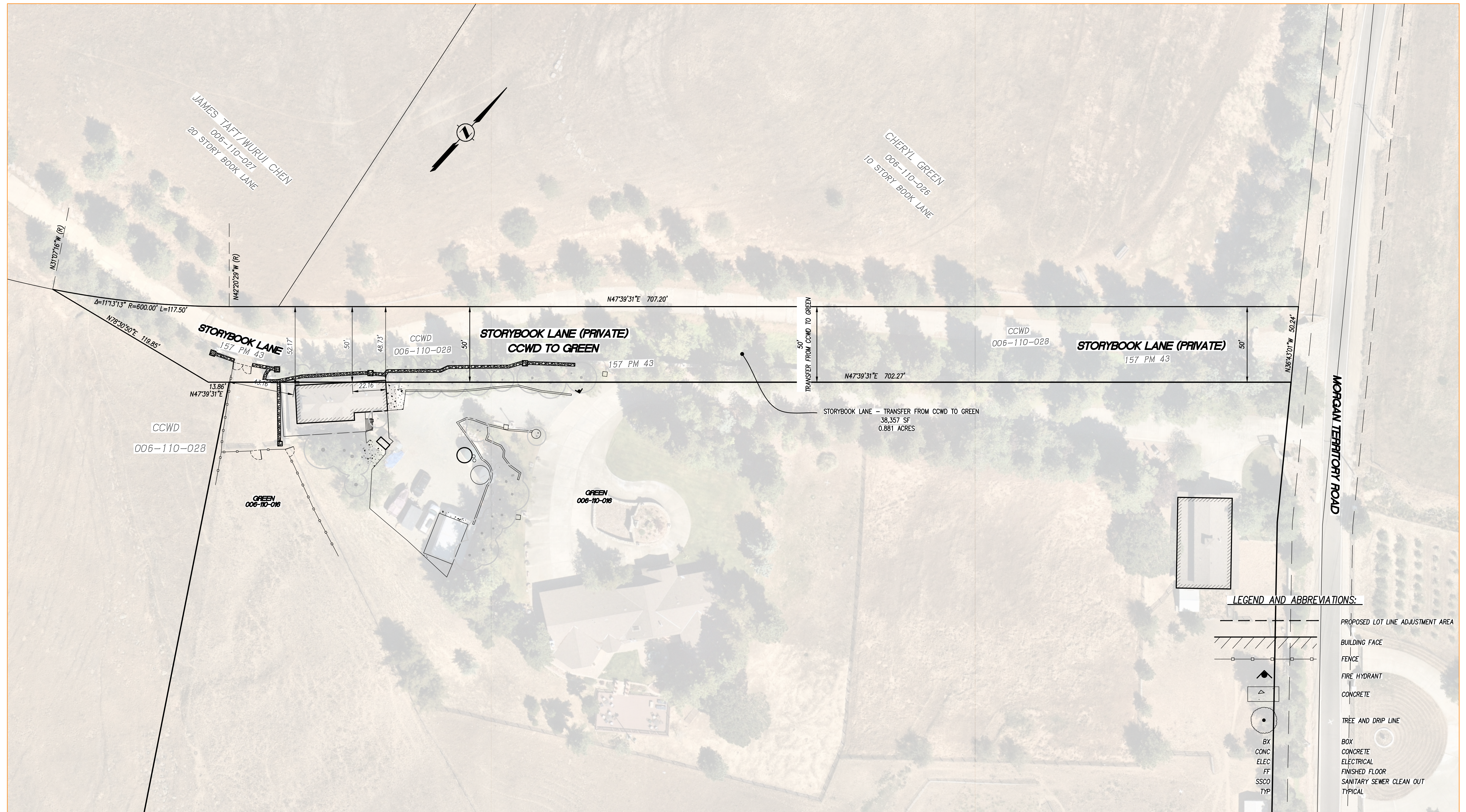
DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25	DATE
DESIGN: SMS	JOB NO: 1186
DRAWN: TKA/SMS	DATE: SEPTEMBER 2024
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GREEN PROPERTY **A.P.N. 006-110-016** **10000 MORGAN TERRITORY ROAD**

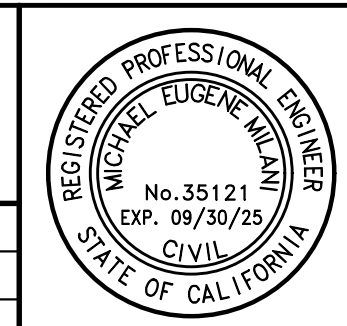
USE PERMIT EXHIBIT
POST CCWD TRANSFER TO GREEN

CITY OF LIVERMORE **CONTRA COSTA COUNTY** **CALIFORNIA**

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI DATE: _____
 R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 L.S. No. 5311 REGISTRATION EXPIRES 12/31/25

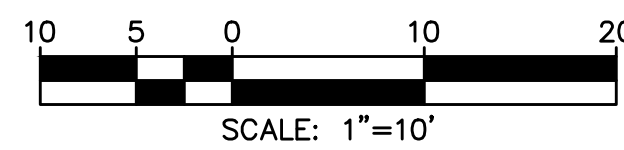
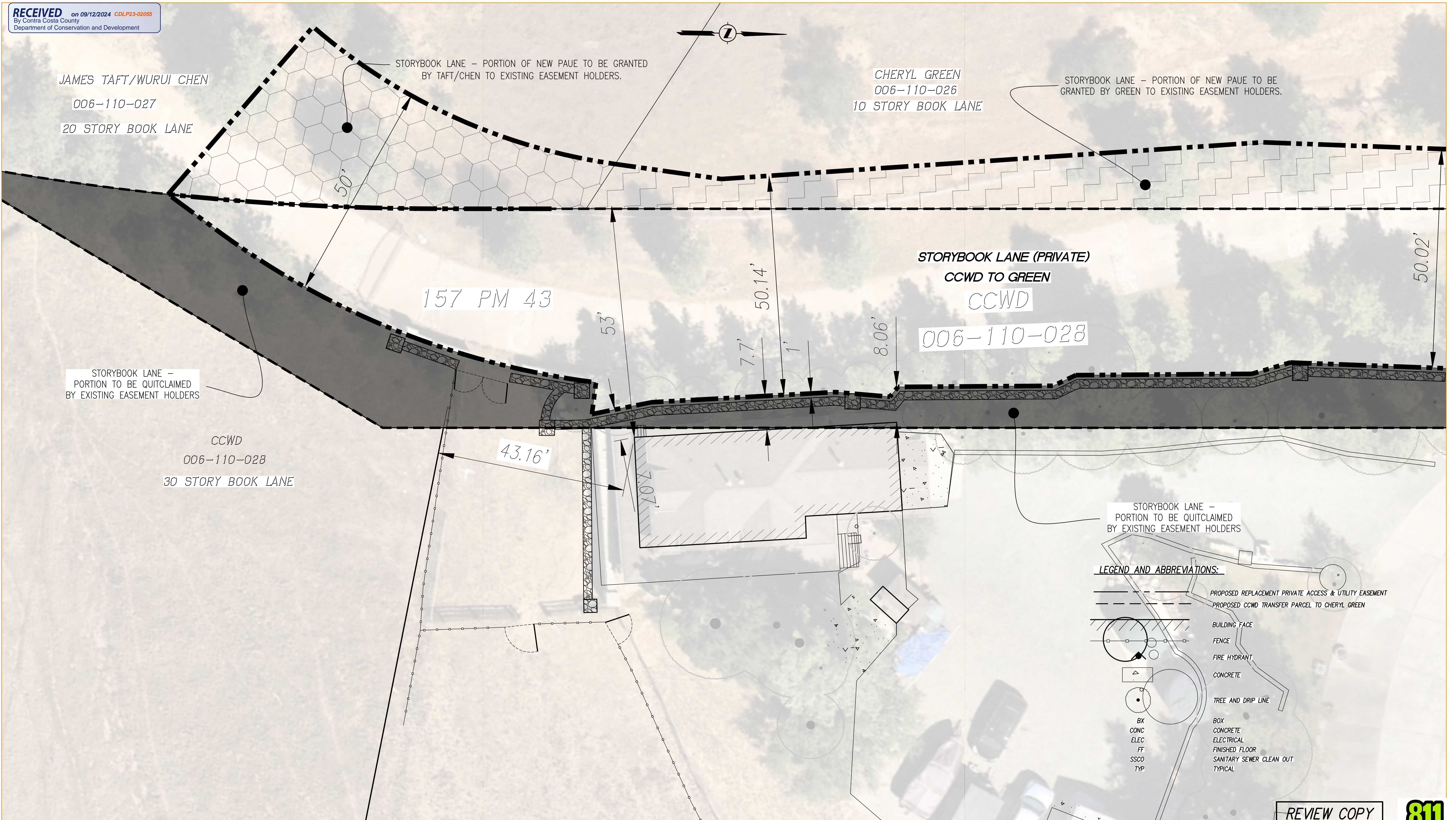
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By Contra Costa County
Department of Conservation and Development



LEGEND AND ABBREVIATIONS:

- PROPOSED REPLACEMENT PRIVATE ACCESS & UTILITY EASEMENT
- PROPOSED CCWD TRANSFER PARCEL TO CHERYL GREEN
- BUILDING FACE
- FENCE
- FIRE HYDRANT
- CONCRETE
- TREE AND DRIP LINE
- BX BOX
- CONC CONCRETE
- ELEC ELECTRICAL
- FF FINISHED FLOOR
- SSCO SANITARY SEWER CLEAN OUT
- TYP TYPICAL

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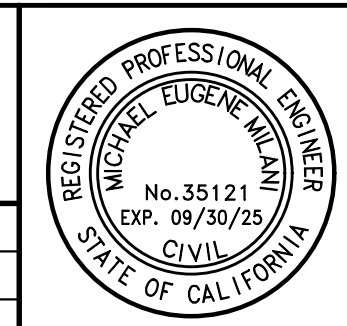
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Municipal Engineering
Surveying & Mapping
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GREEN PROPERTY A.P.N. 006-110-016 10000 MORGAN TERRITORY ROAD
USE PERMIT EXHIBIT
POST CCWD TRANSFER TO GREEN
CITY OF LIVERMORE CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI DATE
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R:\Jobs\1186\Use Permit & Variance Exhibit\1186UP.dwg Sht. 3 - EXIT CONDITIONS -ENLARGED 9-12-24 11:30:57 AM USE PERMIT AND VARIANCE EXHIBIT ~ GREEN PROPERTY

RECEIVED on 09/12/2024 CDLP23-02055
 By Contra Costa County
 Department of Conservation and Development

44)

PARCEL "B"
 (157 PM 44)
 JAMES TAFT/WURUI CHEN
 006-110-027
 20 STORY BOOK LANE

PARCEL "A"
 (157 PM 44)
 CHERYL GREEN
 006-110-026
 10 STORY BOOK LANE

PARCEL "C"
 (157 PM 44)
 CCWD
 006-110-028
 30 STORY BOOK LANE

STORYBOOK LANE - PORTION OF NEW PAUE TO BE GRANTED BY TAFT/CHEN TO EXISTING EASEMENT HOLDERS.
 2,147 SF
 0.049 ACRES

STORYBOOK LANE - PORTION OF NEW PAUE TO BE GRANTED BY GREEN TO EXISTING EASEMENT HOLDERS.
 4,391 SF
 0.100 ACRES



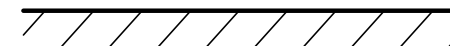
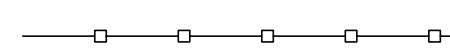

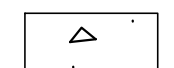
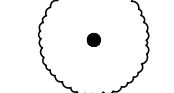

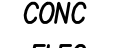
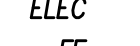
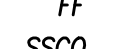




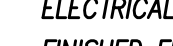



STORYBOOK LANE - PORTION TO BE QUITCLAIMED BY EXISTING EASEMENT HOLDERS
 6,623 SF
 0.152 ACRES

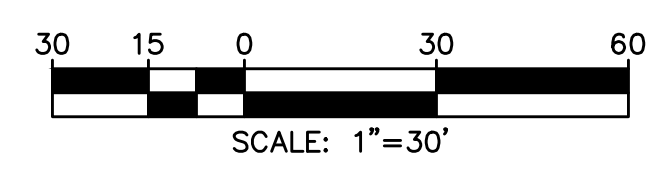
STORYBOOK LANE - TRANSFER FROM CCWD TO GREEN
 38,859 SF
 0.892 ACRES

GREEN
 006-110-016

GREEN
 006-110-016

LEGEND AND ABBREVIATIONS:

-  PROPOSED REPLACEMENT PRIVATE ACCESS & UTILITY EASEMENT
-  PROPOSED CCWD TRANSFER PARCEL TO CHERYL GREEN
-  BUILDING FACE
-  FENCE
-  FIRE HYDRANT
-  CONCRETE
-  TREE AND DRIP LINE
-  BX
-  CONC
-  ELEC
-  FF
-  SSCO
-  TYP
-  BOX
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-  ELECTRICAL
-  FINISHED FLOOR
-  SANITARY SEWER CLEAN OUT
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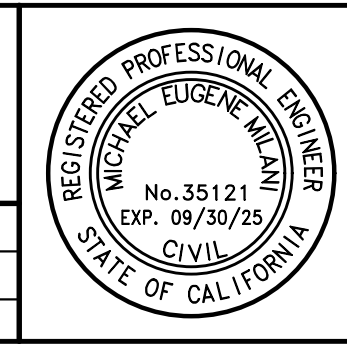
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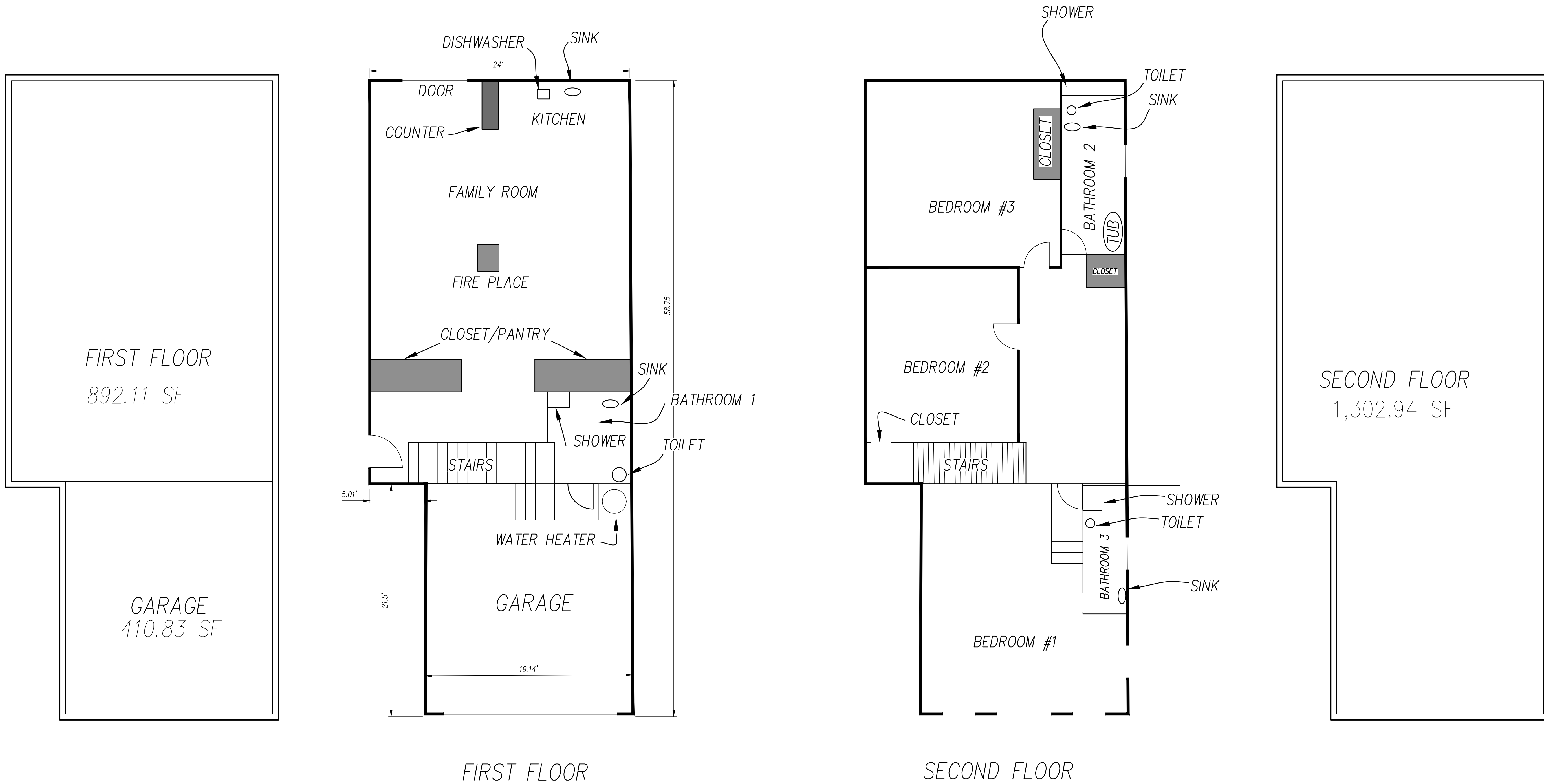
GREEN PROPERTY A.P.N. 006-110-016 10000 MORGAN TERRITORY ROAD
USE PERMIT EXHIBIT
 STORY BOOK LANE PAUE MODIFICATIONS - POST CCWD TRANSFER
 CITY OF LIVERMORE CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI DATE
 R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 L.S. No. 5311 REGISTRATION EXPIRES 12/31/25
 DESIGN: SMS JOB NO: 1186
 DRAWN: TKA/SMS DATE: SEPTEMBER 2024
 CHECKED: KRA/JMJ SCALE: AS SHOWN



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SHEET
8
 OF
8
 SHEETS



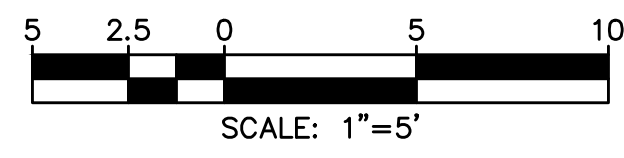
FIRST FLOOR
892.11 SF

GARAGE
410.83 SF

FIRST FLOOR

SECOND FLOOR

SECOND FLOOR
1,302.94 SF



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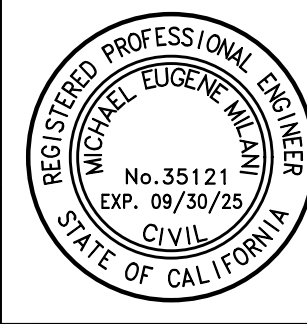
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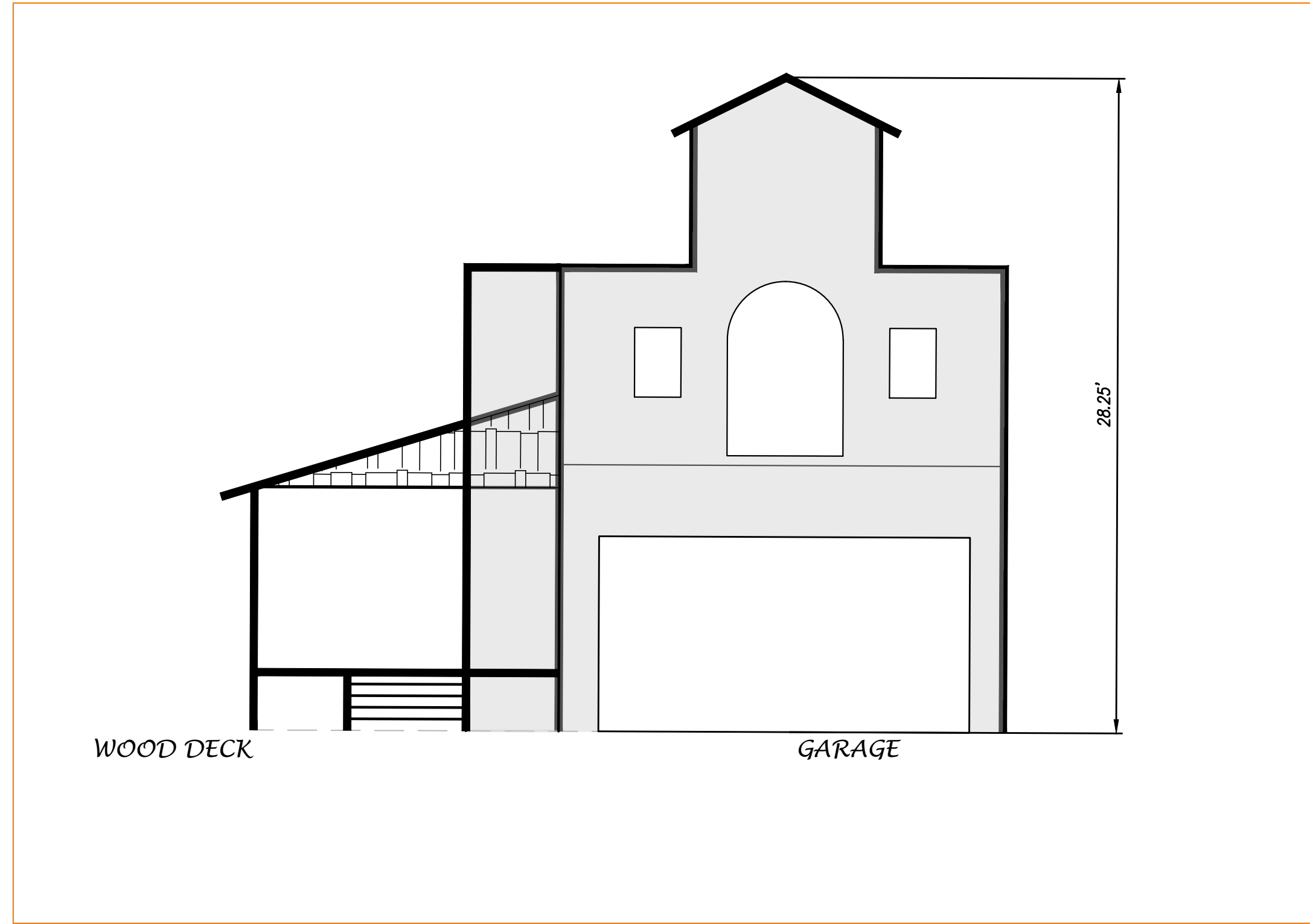
GREEN PROPERTY A.P.N. 006-110-016 **10000 MORGAN TERRITORY ROAD**
USE PERMIT EXHIBIT
EXISTING SECOND SINGLE FAMILY RESIDENCE
CITY OF LIVERMORE CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 L.S. No. 5311 REGISTRATION EXPIRES 12/31/25
DESIGN: SMS JOB NO: 1186
DRAWN: TKA/SMS DATE: SEPTEMBER 2024
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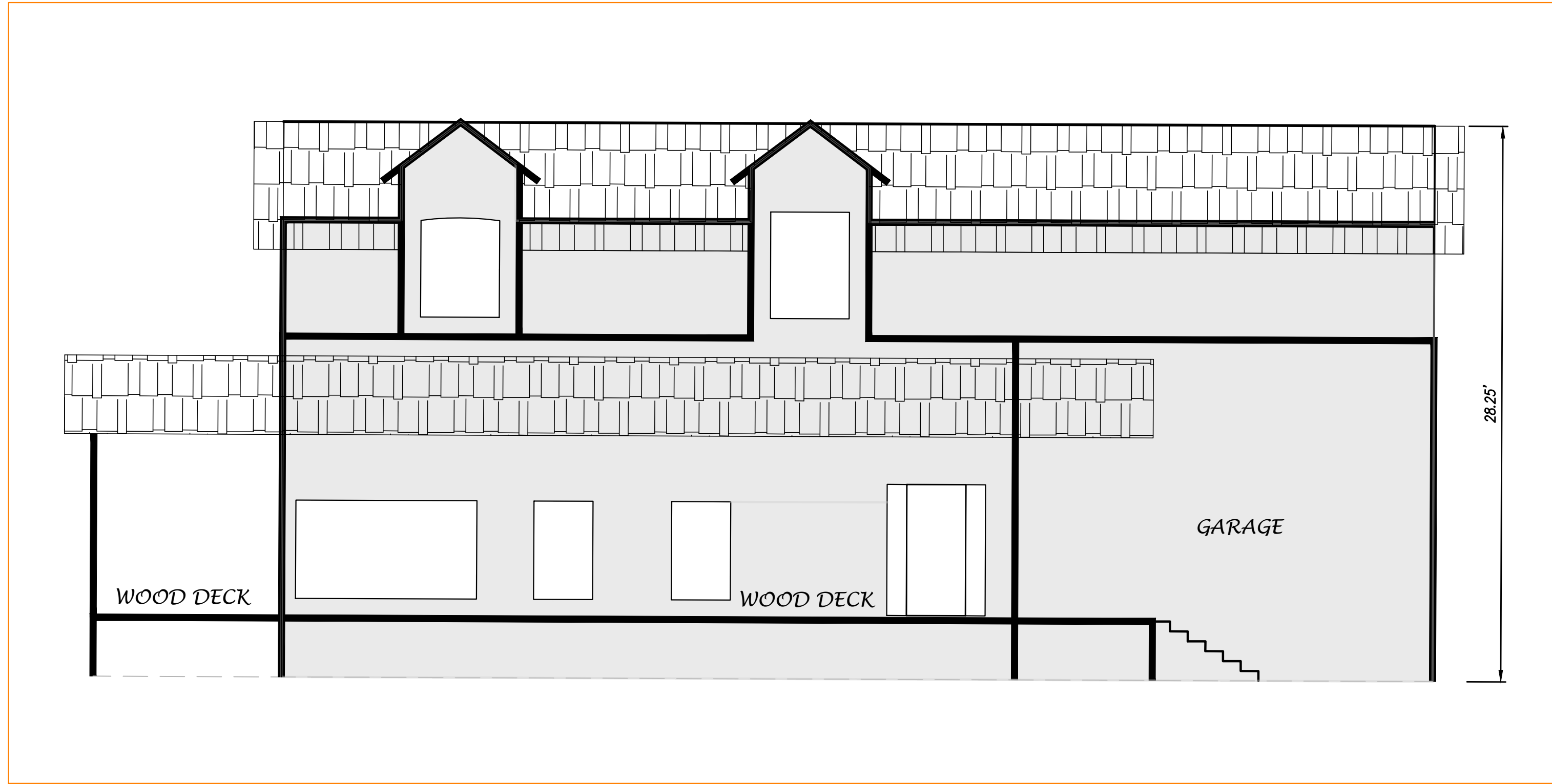


NO.	REVISIONS	BY	APP	DATE

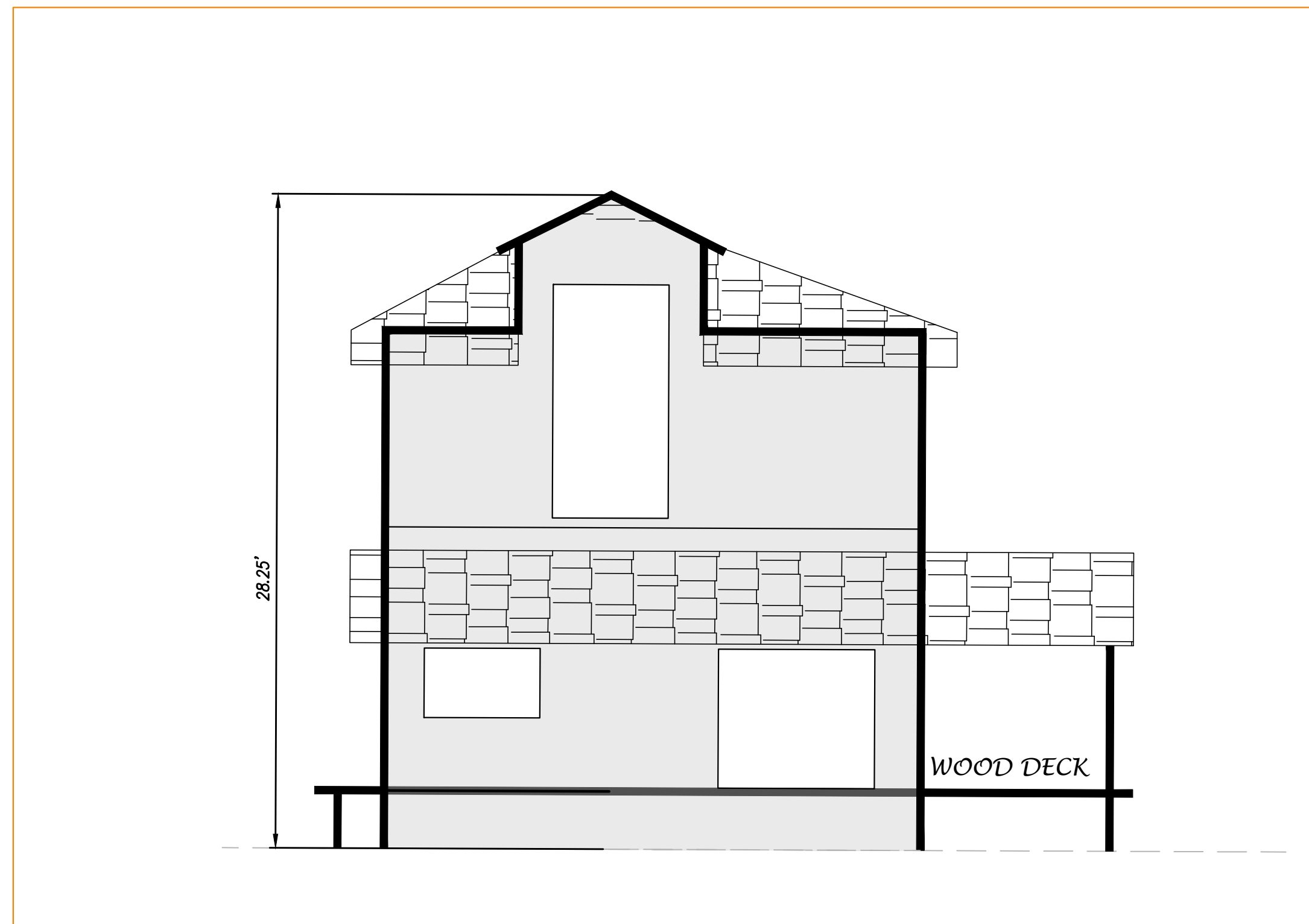
SHEET
5
OF
6
SHEETS



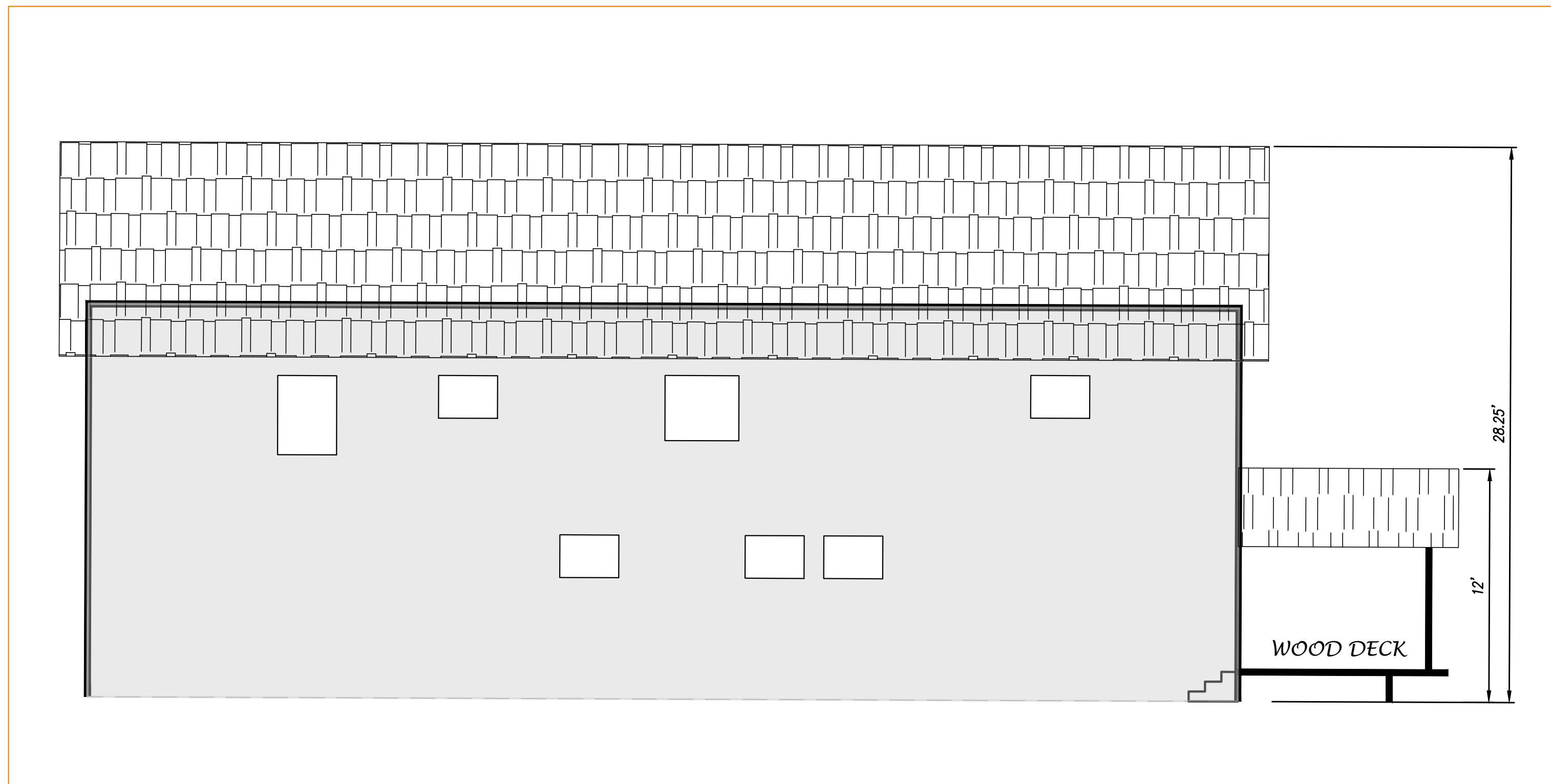
NORTH ELEVATION



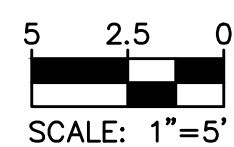
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON
 COMPLETION OF MAP AND UPON
 AGENCY/CLIENT APPROVAL OF MAP



Storm Water Monitoring & Reporting
 Land Development Engineering
 Environmental Engineering
 Municipal Engineering
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2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279
 Web: www.milaniassociates.com

GREEN PROPERTY

A.P.N. 006-110-016

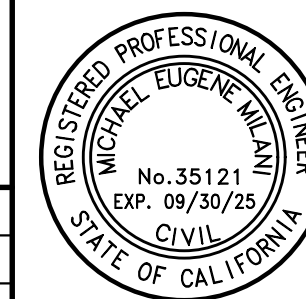
10000 MORGAN TERRITORY ROAD

USE PERMIT EXHIBIT

EXISTING SECOND SINGLE FAMILY RESIDENCE - HOUSE ELEVATIONS
CITY OF LIVERMORE CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI DATE
 R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 L.S. No. 5311 REGISTRATION EXPIRES 12/31/25
 DESIGN: SMS JOB NO: 1186
 DRAWN: TKA/SMS DATE: SEPTEMBER 2024
 CHECKED: KRA/JMJ SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE

SHEET
6
 OF
6
 SHEETS