

PROJECT MESHKI
CONCEPTUAL PLAN STUDY

136 RESIDENTIAL UNITS
MARKET RATE

03/05/2024

#24009



APN	152-010-004	
Site Area	142,435 SF+/-	3.27 Acres+/-
Proposed Unit Count	136 Units	
Zoning	MRH High Density Multi-Family Residential Destrict	
Density Range	30 minimum	40 maximum
Proposed Density	41.59 Units Per Acre	
Proposed Parking	220 Stalls	1.62 Stalls per Unit

Affordable Units		
Base Density at 40 Units per Acre	130.79 Units	
Low-Income Units	28 Units	21.41% of Base Density 20.59% of Total Units
Eligible for Density Bonus Incentives, Waivers, and Concessions with Density Bonus Law		

Exempt from HPUD Residential Hillside Planned Unit Development Standards
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	Development Regulation
Minimum Site Area per Dwelling Unit	1150 SF
Minimum Lot Area	8000 SF
Minimum Lot Width	80 Feet
Minimum Lot Depth	90 Feet
Front Setback	10 Feet
Rear Setback	15 Feet
Corner Side Setback	10 Feet
Side Setback	5 Feet
Aggregate Side Setback	10 Feet
Maximum Building Height	50 Feet
Maximum Number of Stories	-----
Maximum Lot Coverage	60%
Maximum Floor Area Ratio	-----
Open Space	200 SF per Unit
Scenic Route	50 Feet
Minimum Site Landscaping	25%
Stepbacks or Additional side and rear yard area	See Ordinance no. 967

Proposed
1,047 SF
142,435 SF+/-
807'-7"
216'-11"
10' Min.
18'-4" Min.
Not Applicable
10' Min.
Conforms
85 Feet
Not Applicable
Conforms
Not Applicable
Conforms
Waiver
Conforms
Waiver

136 TOTAL UNITS

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DENSITY BONUS WAIVER	
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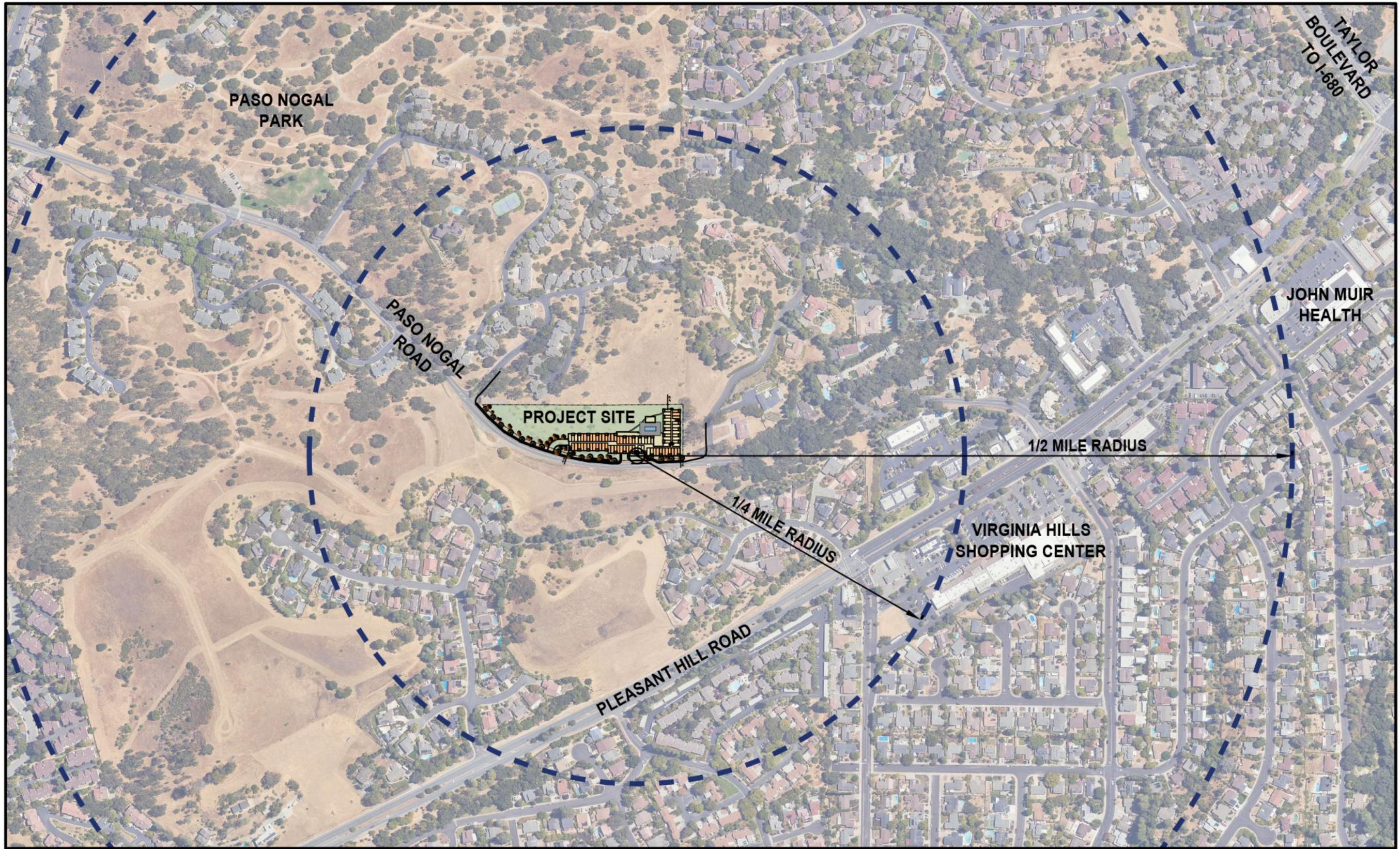
PROJECT DATA

SCALE AS SHOWN

DATE 03 / 05 / 2024

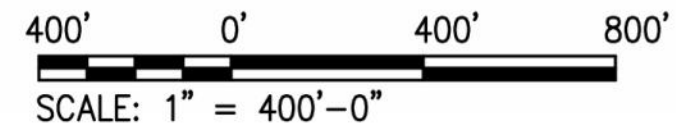
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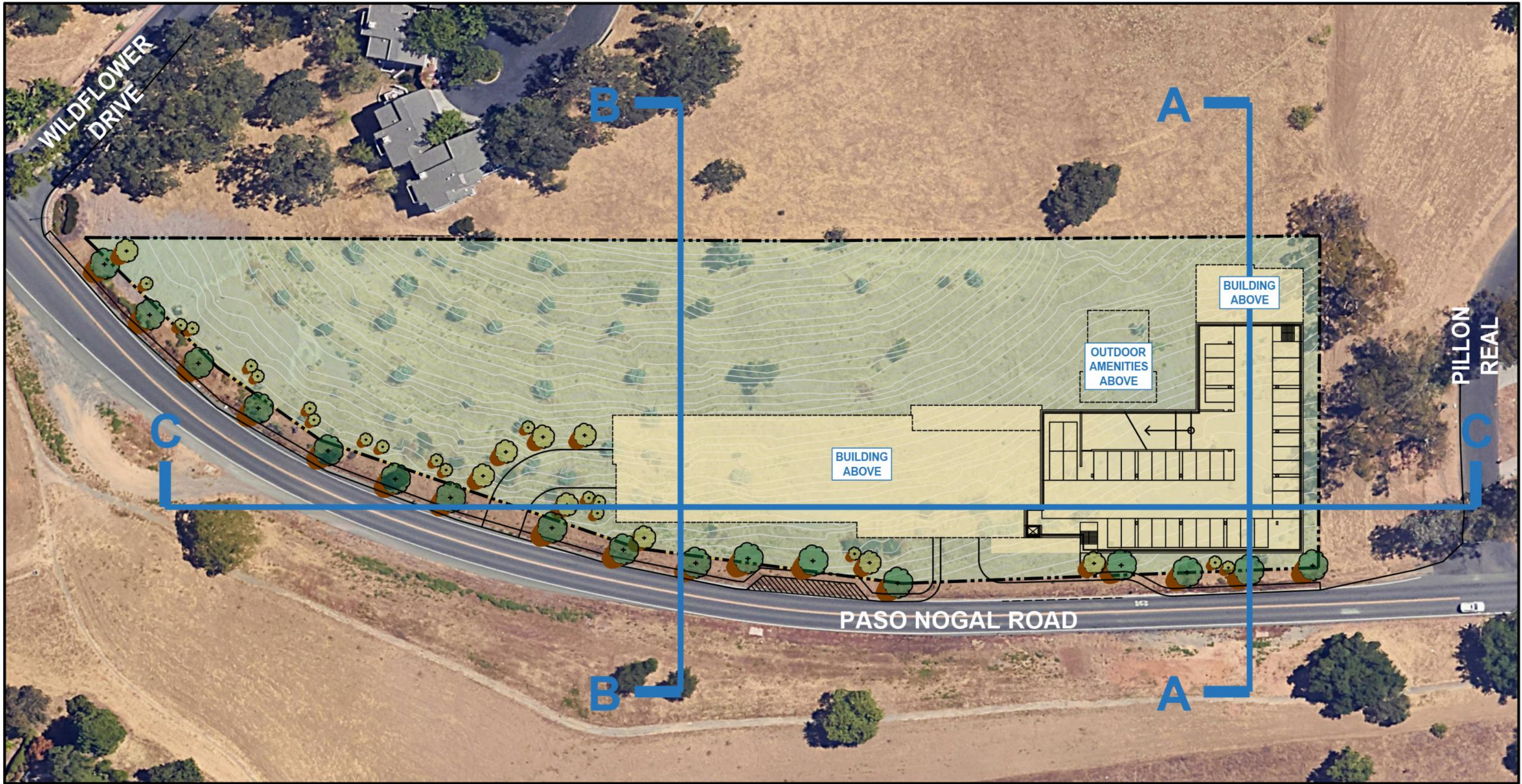


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VICINITY MAP

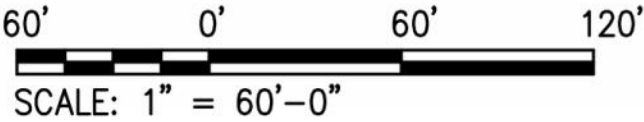
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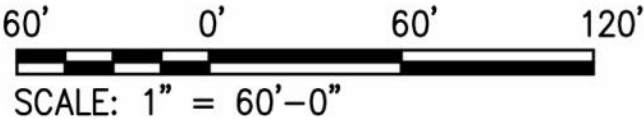
GARAGE LEVEL 1

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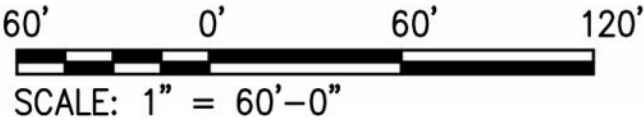
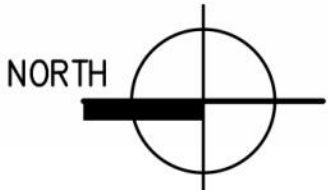
GARAGE LEVEL 2

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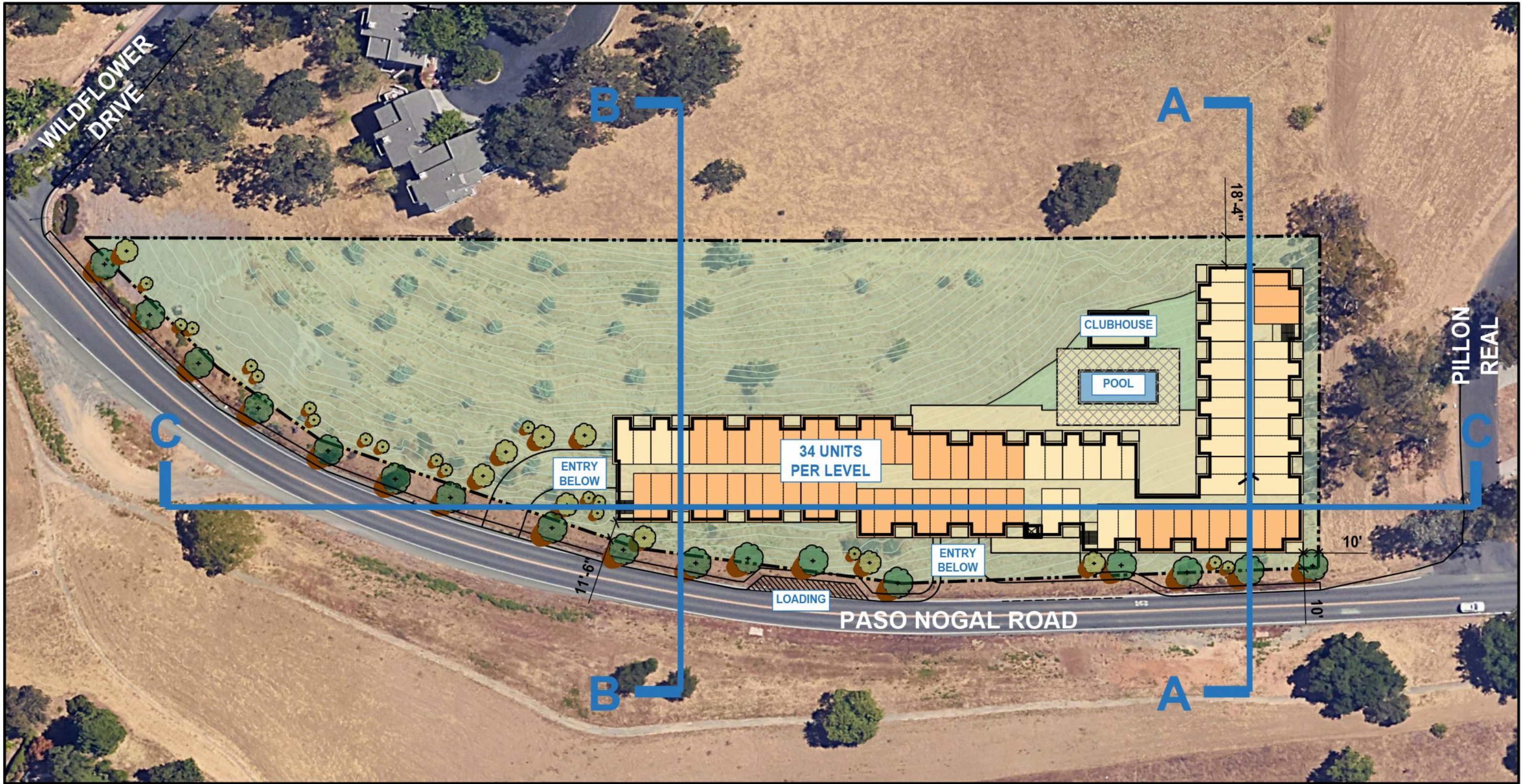


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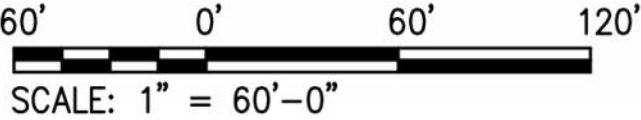
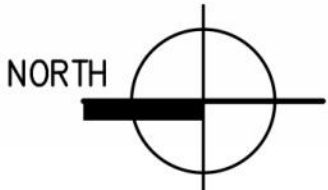
GARAGE LEVEL 3

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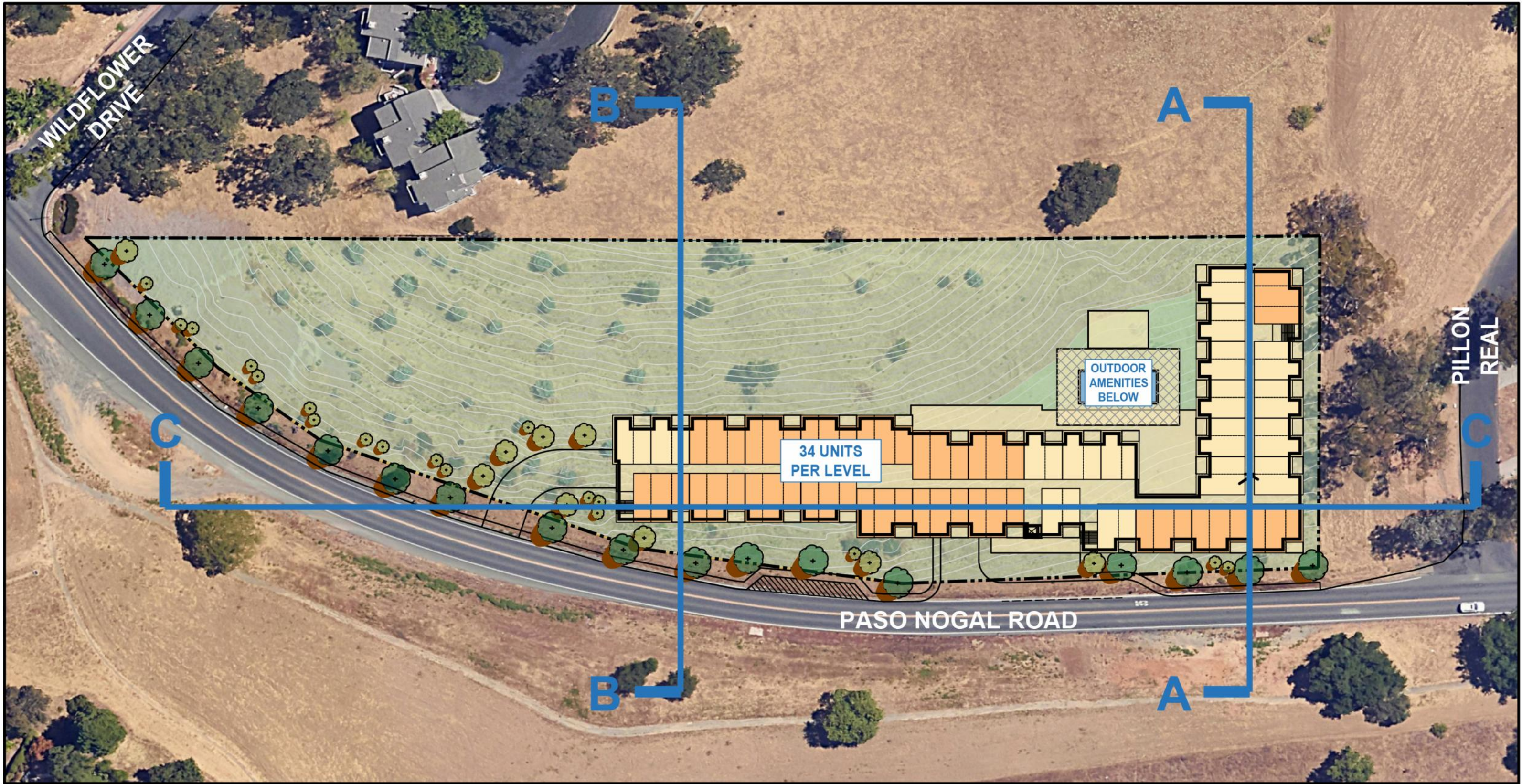


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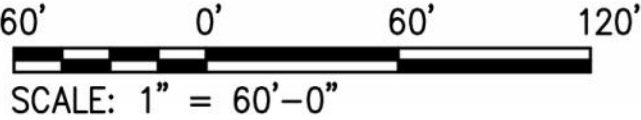
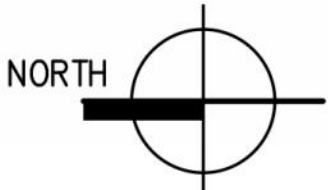
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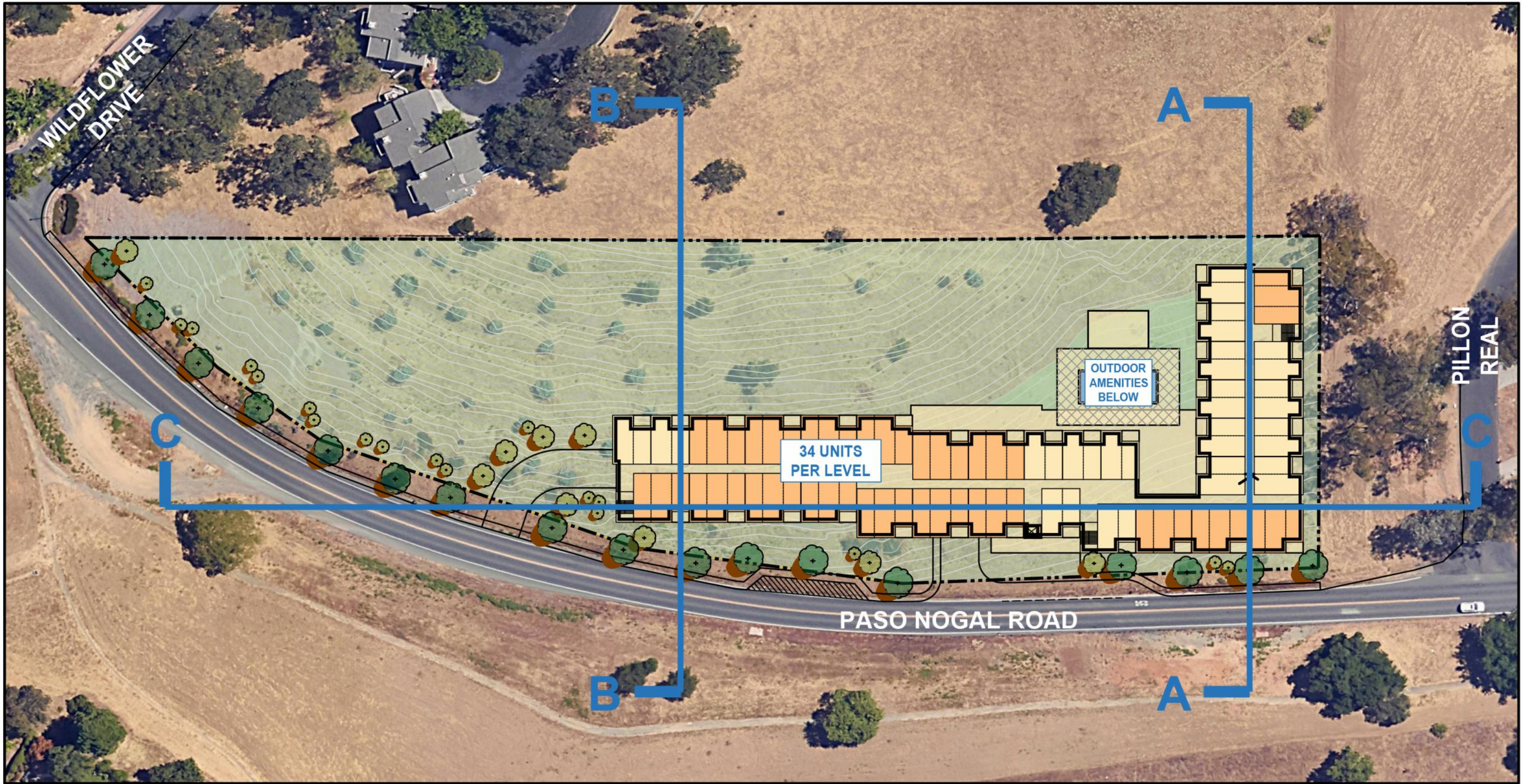


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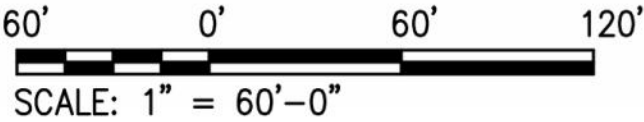
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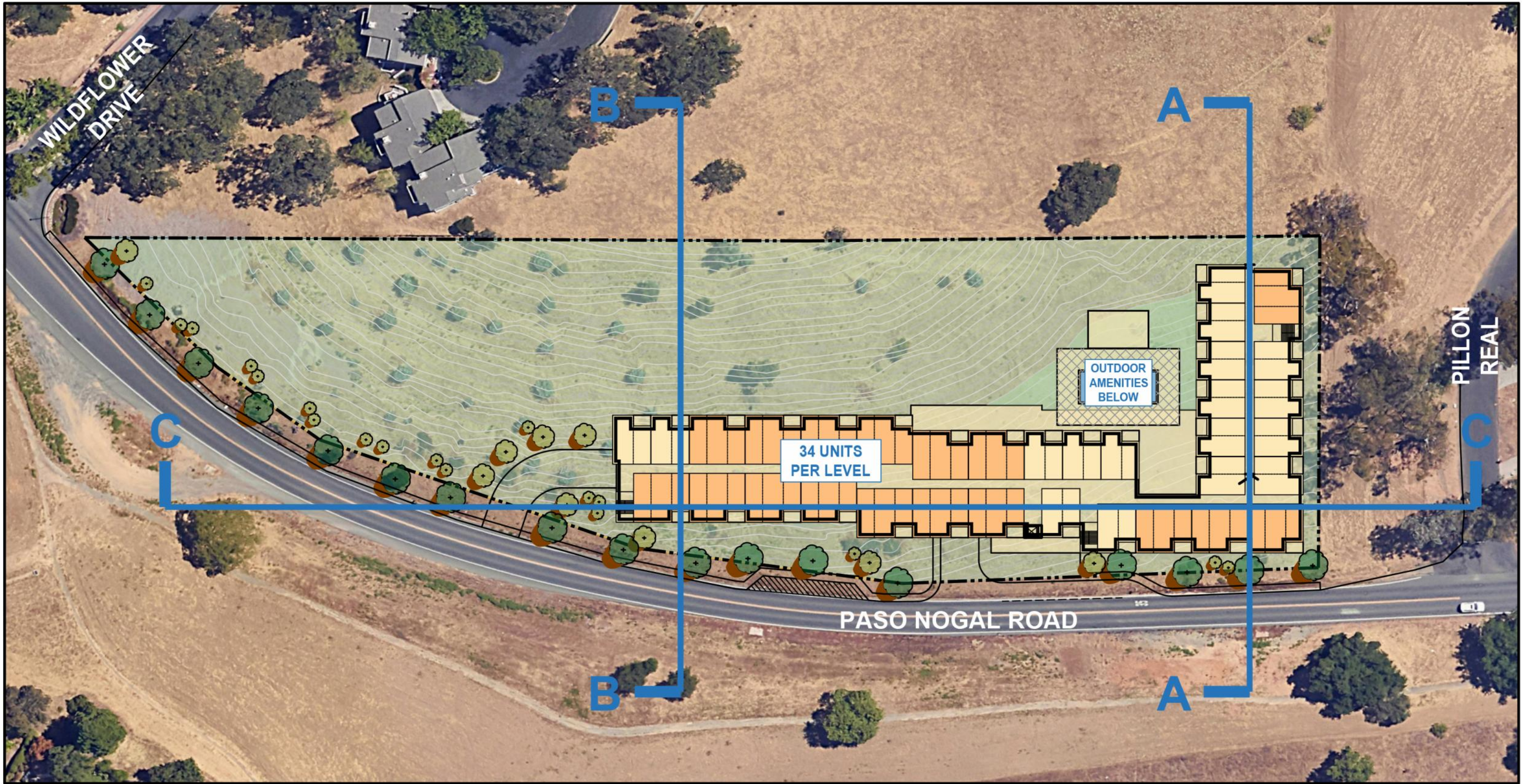
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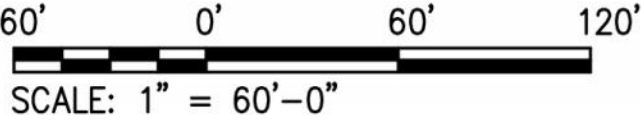
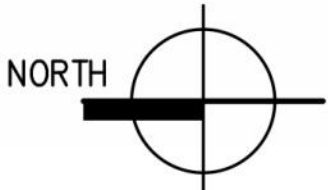
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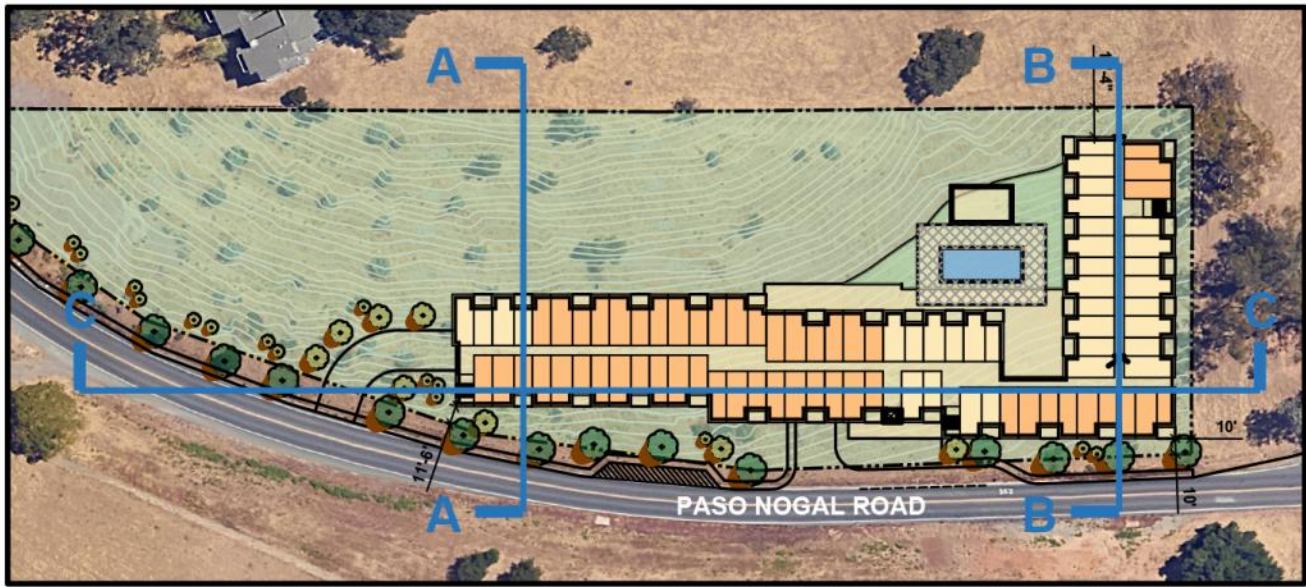
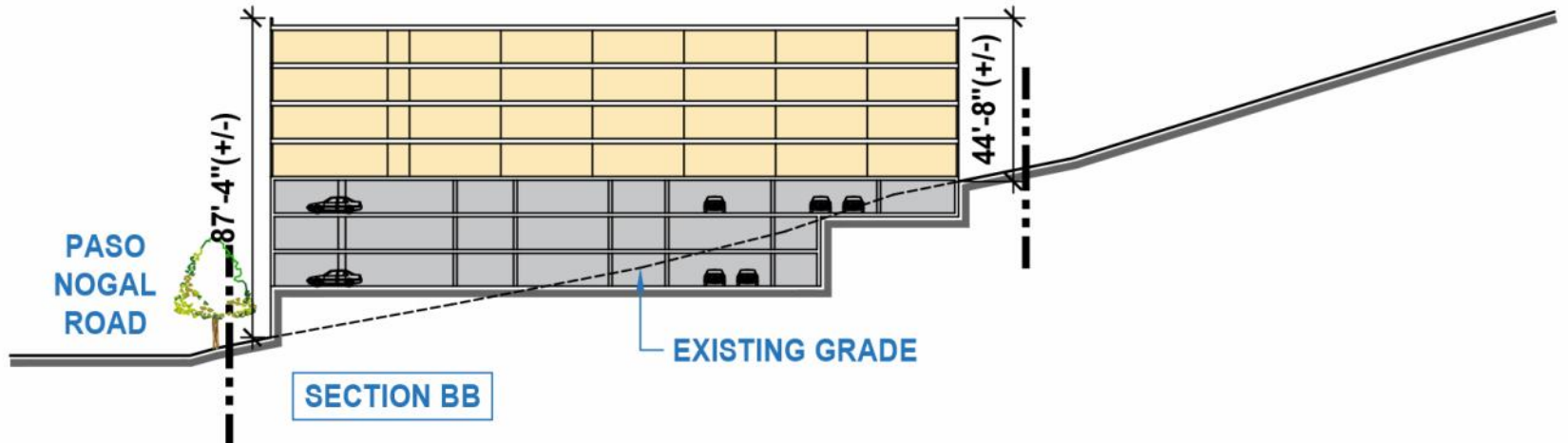
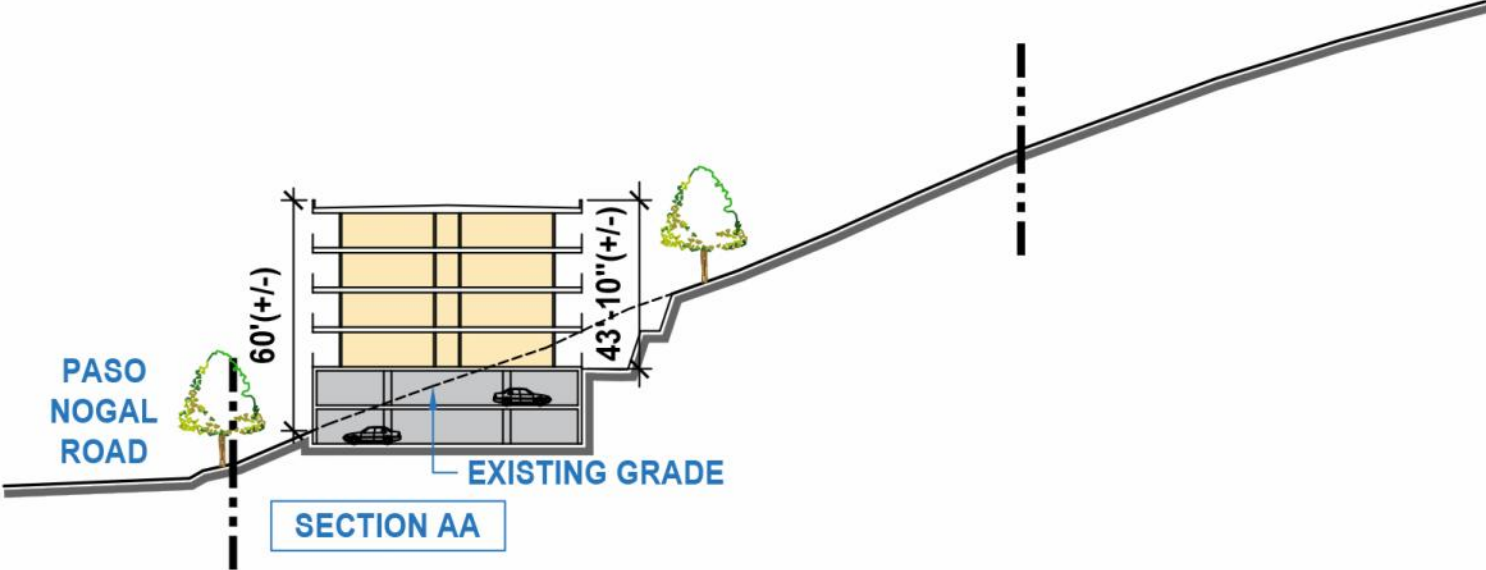


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RESIDENTIAL 4

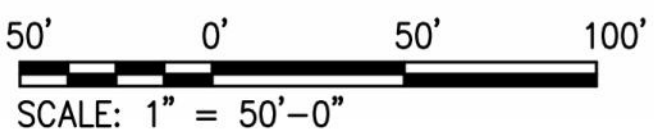
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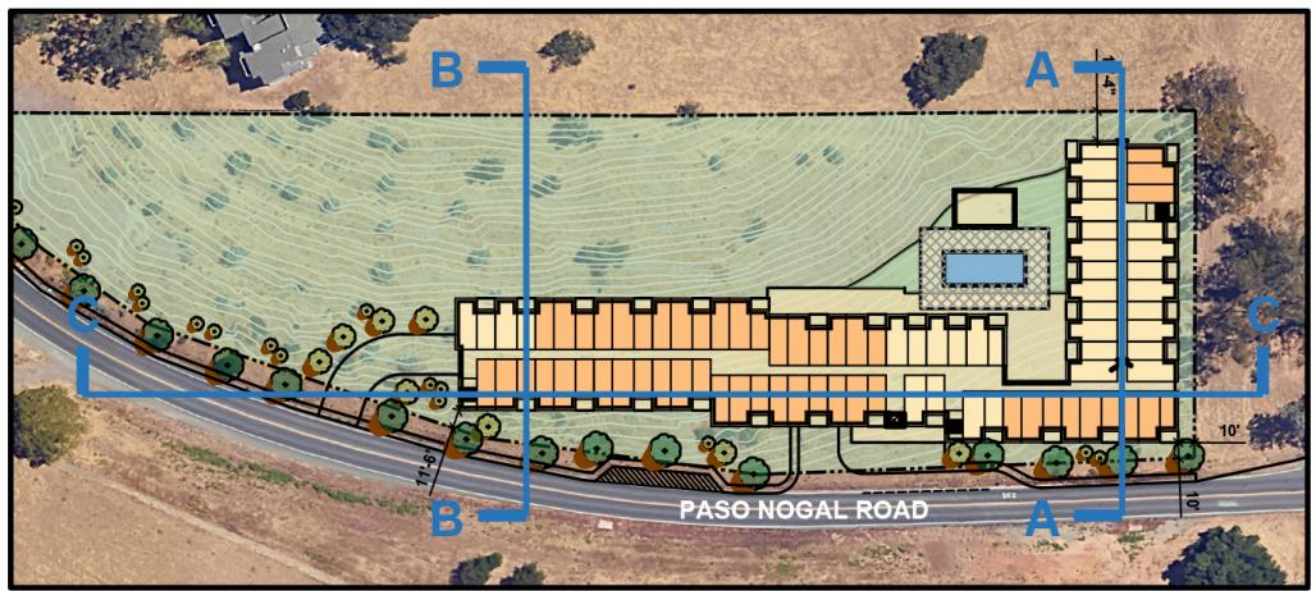
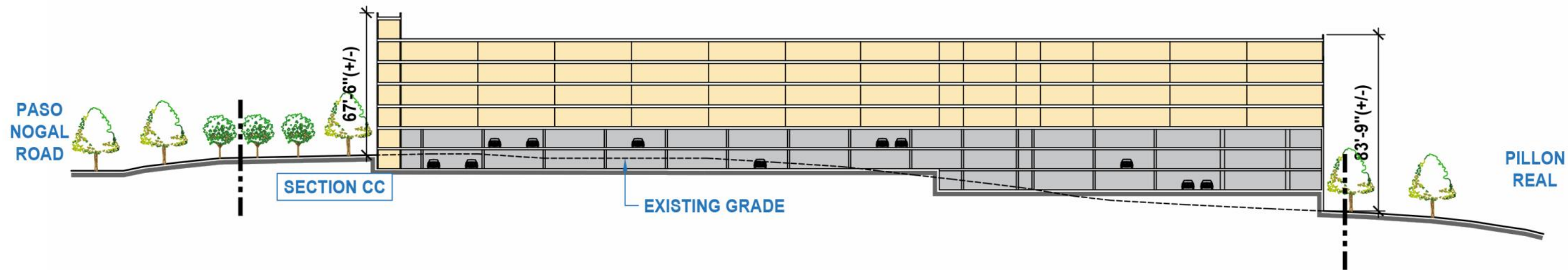
CONCEPT SECTIONS

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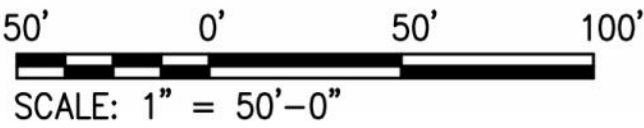
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CONCEPT SECTIONS

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ABBREVIATIONS

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CL	CENTERLINE
CONC	CONCRETE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
ER	EDGE OF ROAD
EUC	EUCALYPTUS TREE
FL	FLOW LINE
FL AC	FLOW LINE AC BERM
FOG	FOG LINE STRIPE
GB	GRADE BREAK
GND	GROUND SHOT
HDR	WOOD HEADER BOARD
INV	INVERT
JP	JOINT POLE
POS	POINT ON SLOPE
SW	SIDEWALK
SS	SANITARY SEWER
TC / TFOC	TOP OF CURB AT FACE
TOW	TOP OF WALL
WM	WATER METER

LEGEND

---	BOUNDRY LINE
- - - - -	GRADE BREAK LINE
x - x -	FENCE LINE
- - - - -	EASEMENT LINE
- w -	WATER LINE
⚡	FIRE HYDRANT
o	WATER VALVE
⊙	WATER METER
⊙	FOUND TRACT MONUMENT

TREE LOCATION W/
APPROXIMATE
LIMIT OF CANOPY

A TREE WITH A 72" BASE WITH
3 15", A 20" AND 30" TRUNKS

72°/3X15-20-30° EUC

SCALE 1" = 40'

NOTES:

BOUNDARY: THIS SURVEY IS NOT A BOUNDARY SURVEY. PROPERTY BOUNDARY LINE LOCATIONS AND DIMENSIONS SHOWN ARE COMPILED OR CALCULATED BASED ON RECORD INFORMATION AND ARE NOT INTENDED TO REPRESENT SURVEYED VALUES.

BENCHMARK: ELEVATIONS ARE BASED ON NGVD 1929 DATUM . THE BENCHMARK IS A CUT "T" ON A BOLT OF A SIGN BASE AT THE NORTHEAST CORNER OF PLEASANT HILL ROAD AND PASO NOGAL ROAD AS PER THE CONTRA COSTA COUNTY MONUMENT RECORD SHEET FOR BM#3177, PROVIDED BY THE CITY OF PLEASANT HILL AS A CITY BENCH MARK.

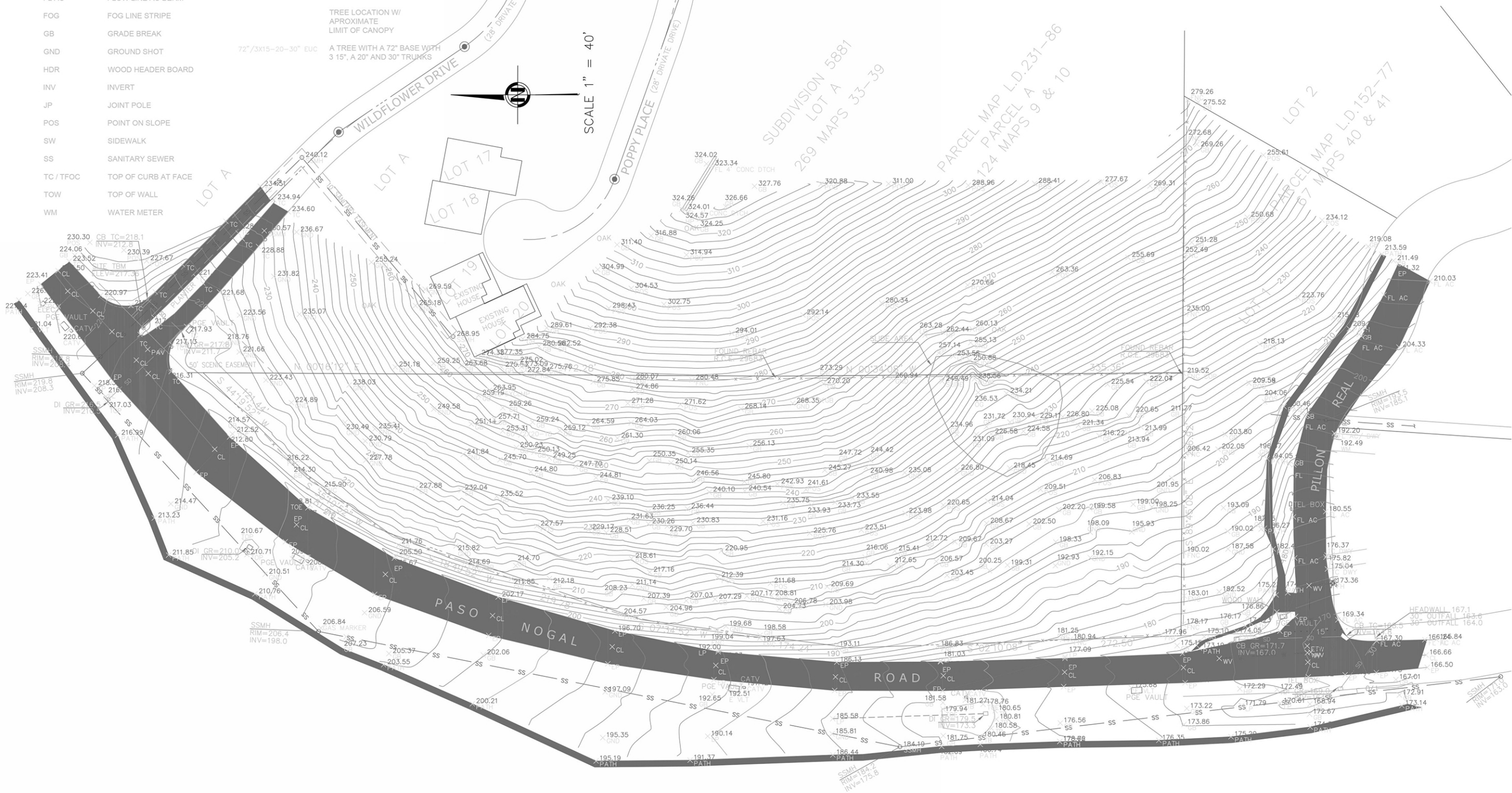
ELEVATION = 126.63 FEET

A SITE BENCH MARK (TBM) WAS TRANSFERED USING RTK-GPS WITH A STANDARD ERROR OF 3CM (0.1'), THE TOP OF A DISC IN A MONUMENT WELL AT THE INTERSECTION OF PASO NOGAL AND WILDFLOWER DRIVE.
ELEVATION=217.36

UTILITY: THE LOCATIONS, SIZES, TYPES AND EXTENT OF EXISTING UTILITIES SHOWN ON THIS SURVEY ARE APPROXIMATE. THEY ARE BASED ON VISUAL OBSERVATION, AND HAVE NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. ACCURATE LAND SOLUTIONS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

TREES: THE SIZE, CONFIGURATION AND CANOPY OF THE TREES ARE ONLY AN ESTIMATE. AN ARBORIST SHOULD BE CONSULTED TO DETERMINE THE HEALTH, SIZE AND SHAPE OF THE TREES NEAR AND ON THE SITE.

SITE ELEVATIONS: THE SITE HAS BEEN DISCED FOR MANY YEARS (PROBABLY FOR WEED CONTROL) AND IS VERY ROUGH. ON SITE GROUND ELEVATIONS ARE ONLY ESTIMATES AND CAN VARY UP TO 0.4' DEPENDING ON WHERE A SHOT MAY HAVE BEEN TAKEN.



ACCURATE LAND SOLUTIONS
1271 WASHINGTON AVE, #533, SAN LEANDRO, CA 94577
(510) 553-9700 FAX 1-866-231-6537

MAJID AZAD
1380 RUDGEAR ROAD
WALNUT CREEK, CALIFORNIA 94596

TOPOGRAPHIC SURVEY
PROPERTY ON PASO NOGAL ROAD
PLEASANT HILL, CALIFORNIA
APN 152-010-004

FILENAME:	TOPO
CHECKED BY:	
DRAWN BY:	RAK
SCALE:	1" = 40'
DATE	03/12/2007
PROJECT NO	2007.008
SHEET NO.	1 of 1

DATE OF FIELD SURVEY - MARCH 8,2007