

CONTACTS

1. OWNER/SUBOWNER: ENSURE DANGLEY
770 TAMPALS DRIVE, #4018
CORTE MARINA, CA
PHONE: (415) 561-0600
2. ENGINEER: CARLSON, BARRETT & GIBSON, INC.
2533 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322

GENERAL NOTES

1. ASSESSORS PARCEL NO.: 032-370-033
032-370-035
032-370-036
032-340-002
032-340-006
032-340-013
2. SITE ADDRESS: EAST OF THE INTERSECTION OF BETHEL ISLAND ROAD AND CYPRESS ROAD
3. SITE AREA: 394,274 ACRES (EXCLUDES PORTIONS OF EXISTING LEVEL PARCELS NORTH OF CYPRESS ROAD)
4. ENCLAVING UNITS: 1,026 UNITS
5. EXISTING ZONING: P-1 PLANNED UNIT DISTRICT
6. PROPOSED ZONING: PLANNED DEVELOPMENT
7. NET DENSITY: 4.5 DU/AC (RESIDENTIAL AND ROADWAYS)
8. EXISTING USE: VACANT
9. PROPOSED USE: PLANNED DEVELOPMENT INCLUDING RESIDENTIAL, AGRICULTURE, COMMERCIAL, WETLANDS, PARKS, SCHOOLS AND OPEN SPACE.
10. MINIMUM LOT SIZE: LOTS = 0.094 AC (4,000 SF)
PARCELS = 0.038 AC (1,666 SF)
11. MAXIMUM LOT SIZE: LOTS = 1.254 AC (54,575 SF)
PARCELS = 31.94 AC
12. AVERAGE LOT SIZE: LOTS (1-1022) = 0.154 AC (6,336 SF)
LOTS (1023-1026) = 0.982 AC (43,254 SF)
13. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING BEING NORTH 01°22'28" EAST PER SUBDIVISION 7502 (402 W 40'). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 10 (CGS 27).
14. DATUM: CGC MONUMENT #208, 4" BRASS DISC LOCATED AT THE INTERSECTION OF CYPRESS ROAD AND BETHEL ISLAND ROAD. ELEVATION ESTIMATE BY 1987 USGS SURVEY OF BETHEL ISLAND AND MONUMENT FOR DETERMINATION OF BENCHMARK ELEVATIONS. ELEVATION: -1193 FEET (ROAD 29).
15. EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN THE BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED.
16. FLOOD ZONE: ZONE AE AND X
REFER TO:
FLOOD INSURANCE RATE MAPS
060130207P & 0601303007 (JUNE 16, 2009)
NOTE: A LETTER OF MAP REVISION (LOMR), REMOVING THE AREA FROM THE SPECIAL FLOOD HAZARD AREA, WILL BE PROCESSED WITH FEMA PRIOR TO OCCUPANCY.
17. WELLS ONSITE: PRIVATE
18. WATER: DABLO WATER DISTRICT (DWD)
19. STORM: CITY OF OAKLEY
20. SANITARY SEWER: IRONHOUSE SANITARY DISTRICT (ISD)
21. GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
22. TELEPHONE: AT&T
23. CABLE TV: COMCAST
24. FIRE: COC FIRE PROTECTION DISTRICT
25. LEVELS: LEVEE OWNERSHIP AND MAINTENANCE SUBJECT TO THE CITY OF OAKLEY AND RD799
26. PHASING: THE PROJECT WILL BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66.8541 OF THE SUBDIVISION MAP ACT.
27. DESIGN: REFER TO PREVIOUSLY-APPROVED VESTING TENTATIVE MAP FOR ALL GENERAL UTILITY LOCATIONS, PAD ELEVATIONS AND STREET GRADES. ALL PROPOSED IMPROVEMENTS TO BE SIMILAR AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL.

LAND USE SUMMARY

LAND USE	AREA (AC)
RESIDENTIAL	152.6
SCHOOL	12.1
(INC. PORTIONS OF EX LEVELS NORTH OF CYPRESS RD)	54.6
ROADWAYS	73.0
LAKE	14.6
AGRICULTURE	11.1
WETLANDS (INC. BUFFER)	8.9
PARKS	63.2
LIGHT INDUSTRIAL	6.5
LIGHT INDUSTRIAL (80-700 SQ FT)	1.3
COMMERCIAL	5.4
WELL SITE	0.2
SS AND SD LIFT / PUMP STATIONS	0.6
TOTAL	404.1

ABBREVIATIONS

- BD BOUNDARY
- CL CENTERLINE
- RET RETURN
- ESMT EASEMENT
- EVA EMERGENCY VEHICLE
- R/W RIGHT-OF-WAY
- EX EXISTING
- LS LANDSCAPE
- SSE SANITARY SEWER EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- TYP TYPICAL
- PUE PUBLIC UTILITY EASEMENT
- W WATER
- WE WATER LINE EASEMENT
- PR PROPOSED

LEGEND

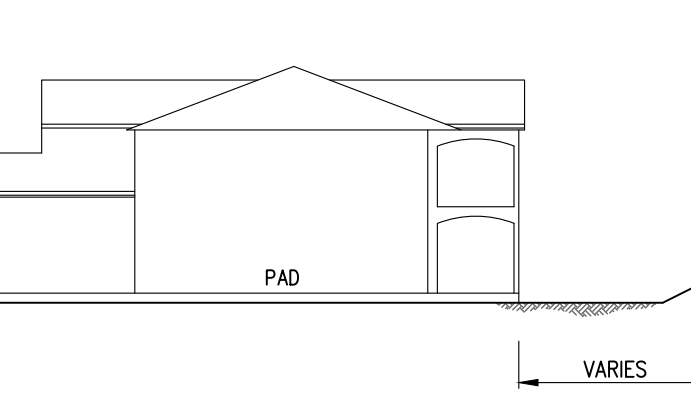
- | | | |
|----------|----------|------------------|
| EXISTING | PROPOSED | PROJECT BOUNDARY |
| --- | --- | RIGHT-OF-WAY |
| --- | --- | LOT LINE |
| --- | --- | FACE OF CURB |
| --- | --- | EASEMENT LINE |
| --- | --- | LOT NUMBER |
| --- | --- | LOT DIMENSION |

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	AMENDED SITE PLAN
2	AMENDED VESTING TENTATIVE MAP
3	AMENDED VESTING TENTATIVE MAP
4	AMENDED VESTING TENTATIVE MAP
5	AMENDED VESTING TENTATIVE MAP
6	AMENDED FINAL DEVELOPMENT PLAN



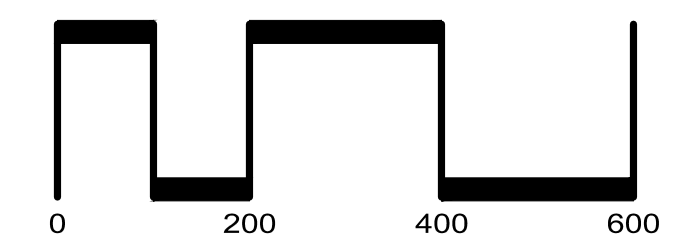
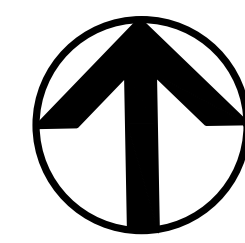
TYPICAL PARK / LAKE SECTION
NOT TO SCALE



TYPICAL LEVEE SECTION
NOT TO SCALE

**SUBDIVISION 9307
SUMMER LAKE NORTH
AMENDED VESTING TENTATIVE MAP
SITE PLAN**

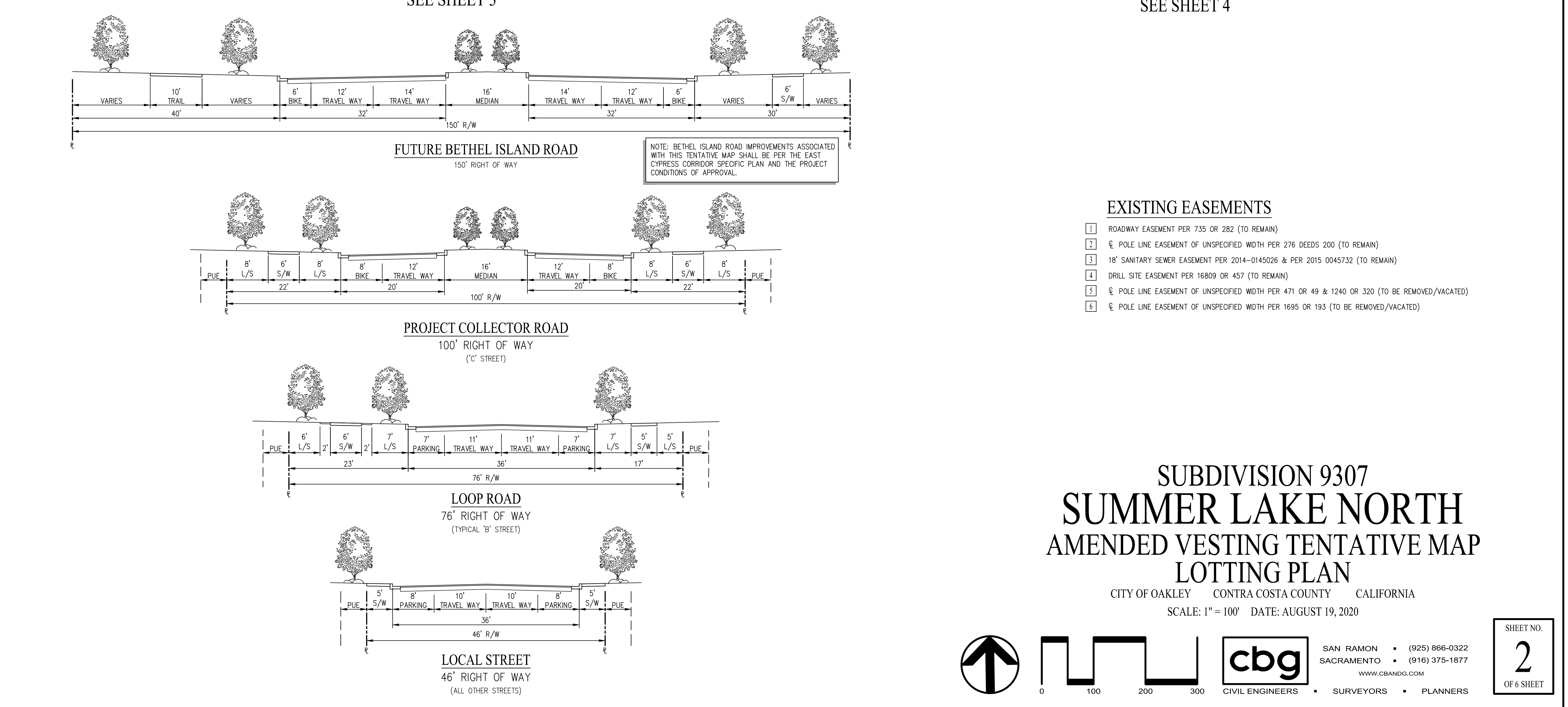
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 200' DATE: AUGUST 19, 2020



SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBGANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
1
OF 6 SHEET

01129-232/AC/DMT_AMENDED/DMT1



- EXISTING EASEMENTS**
- 1 ROADWAY EASEMENT PER 735 OR 282 (TO REMAIN)
 - 2 POLE LINE EASEMENT OF UNSPECIFIED WIDTH PER 276 DEEDS 200 (TO REMAIN)
 - 3 18" SANITARY SEWER EASEMENT PER 2014-0145026 & PER 2015 0045732 (TO REMAIN)
 - 4 DRILL SITE EASEMENT PER 16809 OR 457 (TO REMAIN)
 - 5 POLE LINE EASEMENT OF UNSPECIFIED WIDTH PER 471 OR 49 & 1240 OR 320 (TO BE REMOVED/VACATED)
 - 6 POLE LINE EASEMENT OF UNSPECIFIED WIDTH PER 1695 OR 193 (TO BE REMOVED/VACATED)

SUBDIVISION 9307
SUMMER LAKE NORTH
AMENDED VESTING TENTATIVE MAP
LOTING PLAN
 CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1" = 100' DATE: AUGUST 19, 2020

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
 SACRAMENTO • (916) 375-1877
 WWW.CBANG.COM

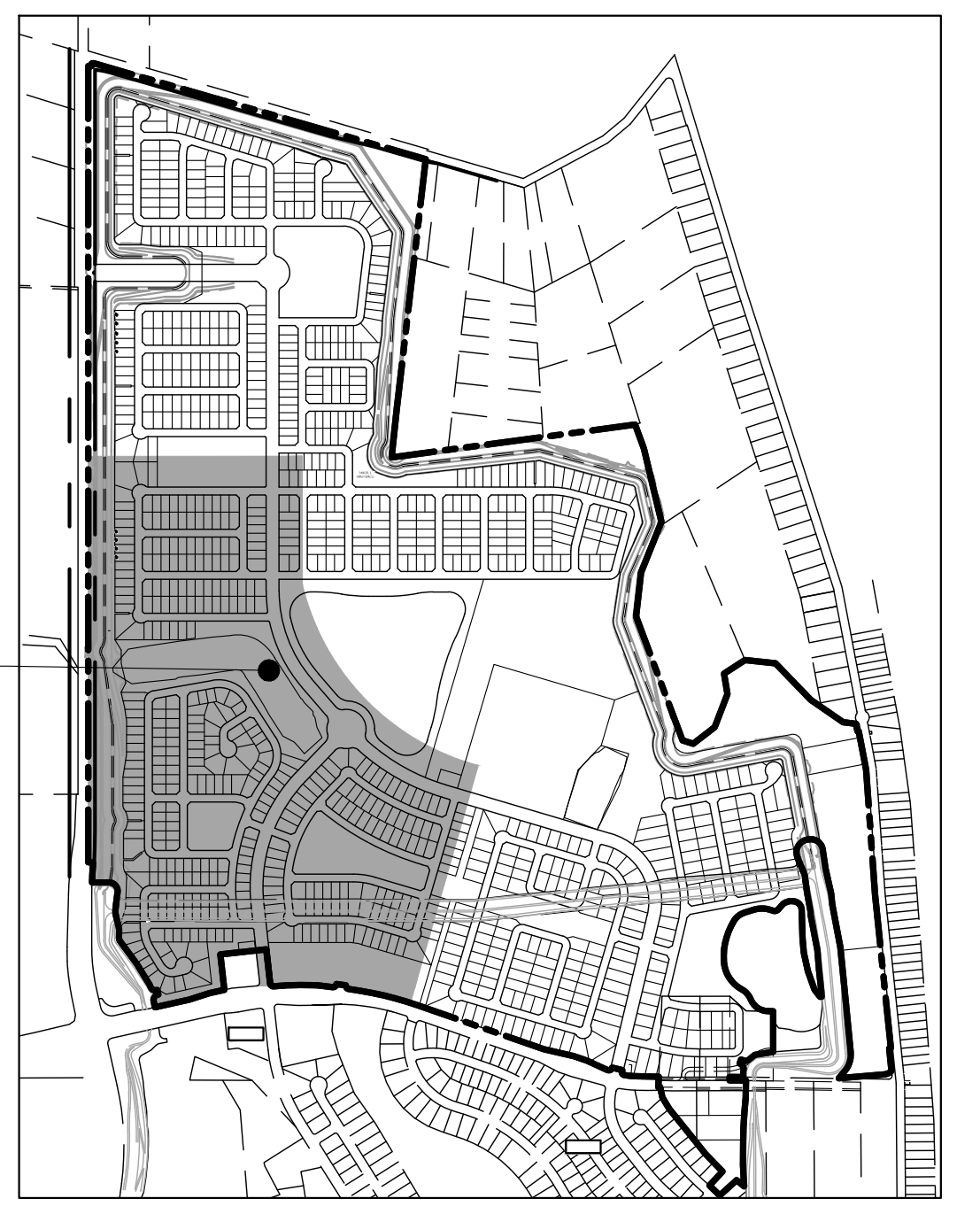
SHEET NO.
2
 OF 6 SHEET

G:\1320.02\ACAD\TM_AMENDED\TM2-50.DWG

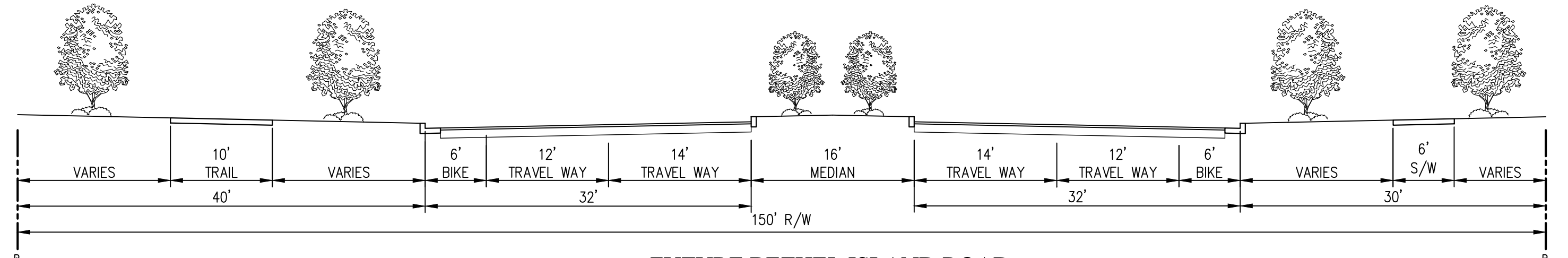
SEE SHEET 2

PARCEL F (PARK)

SEE SHEET 4

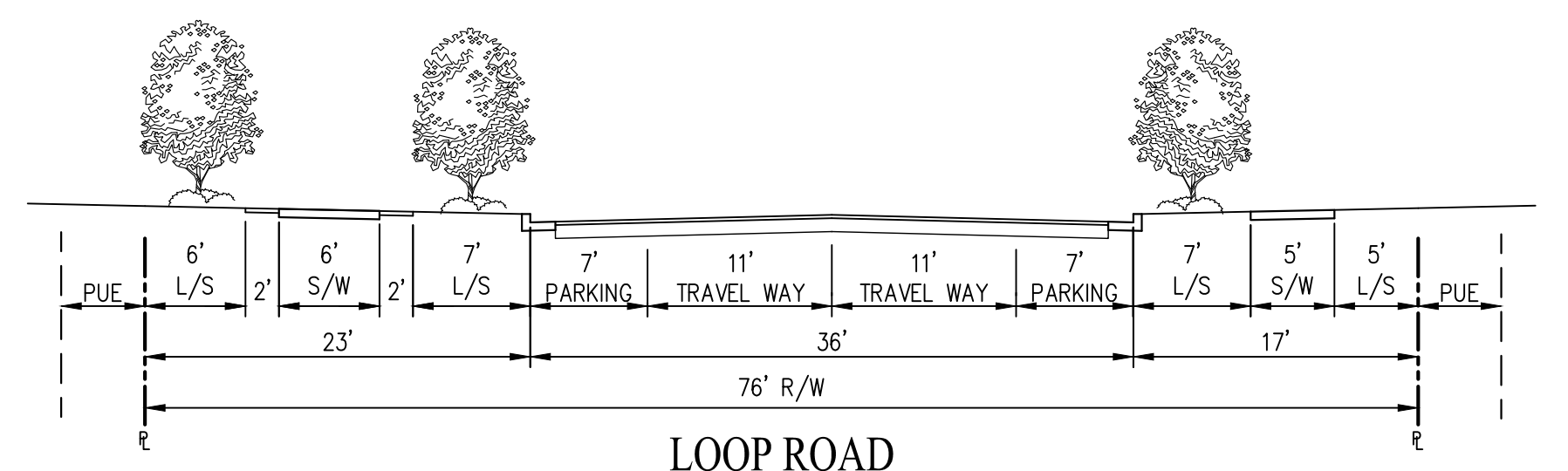


KEY MAP NOT TO SCALE

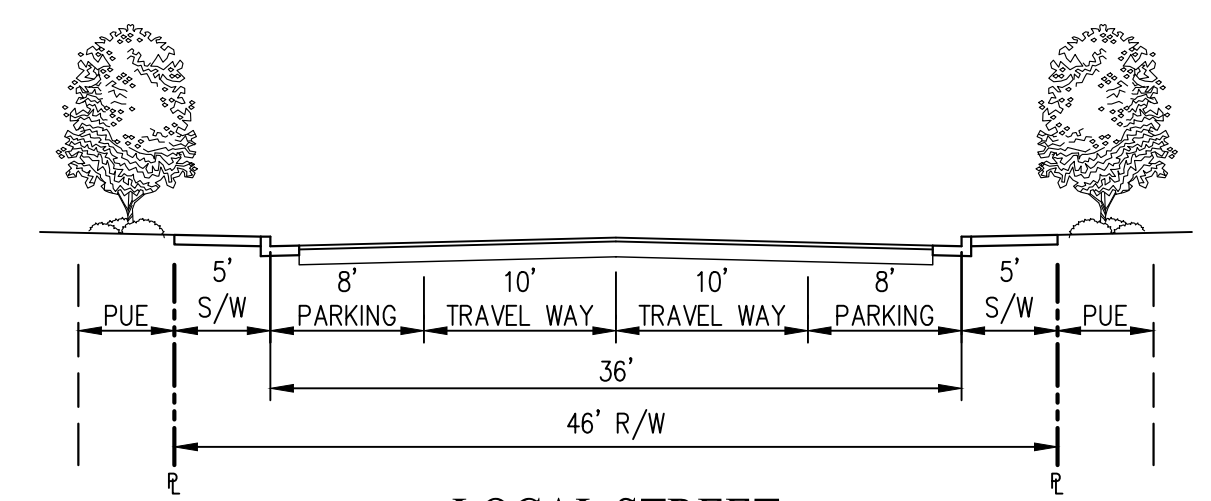


FUTURE BETHEL ISLAND ROAD 150' RIGHT OF WAY

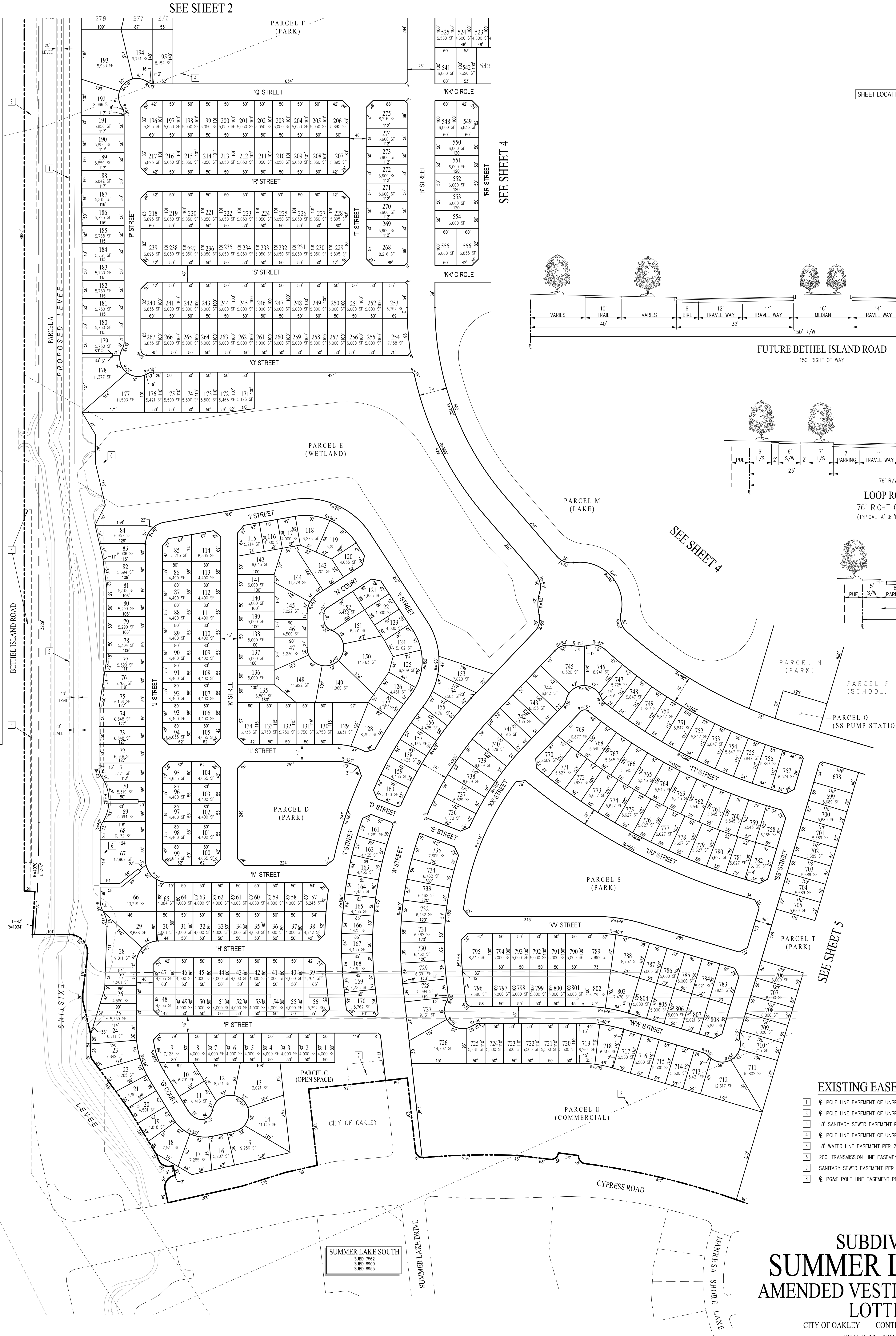
NOTE: BETHEL ISLAND ROAD IMPROVEMENTS ASSOCIATED WITH THIS TENTATIVE MAP SHALL BE PER THE EAST CYPRESS CORRIDOR SPECIFIC PLAN AND THE PROJECT CONDITIONS OF APPROVAL.



LOOP ROAD 76' RIGHT OF WAY (TYPICAL 'A' & 'B' STREET)



LOCAL STREET 46' RIGHT OF WAY (ALL OTHER STREETS)

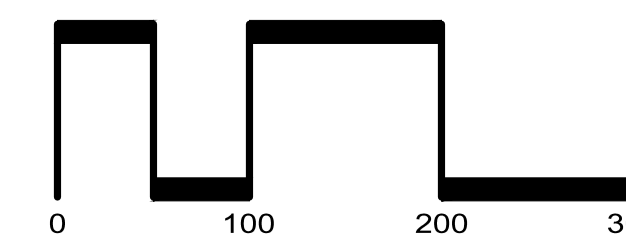
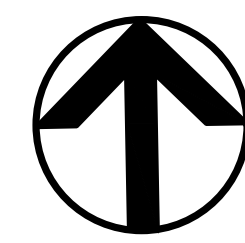


EXISTING EASEMENTS

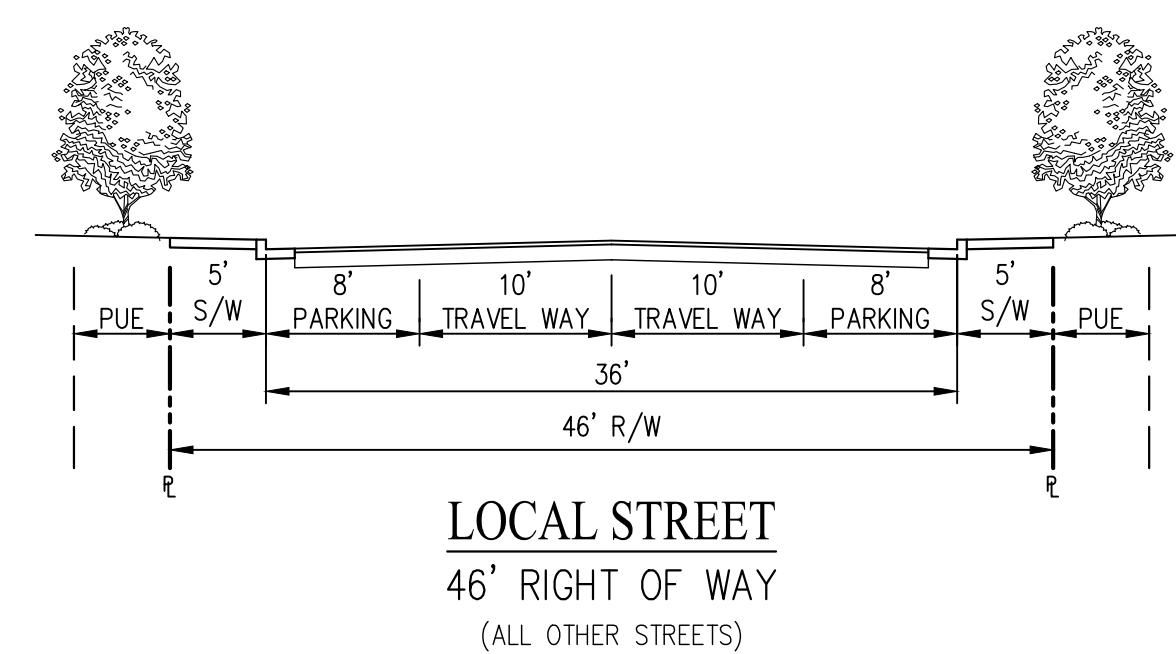
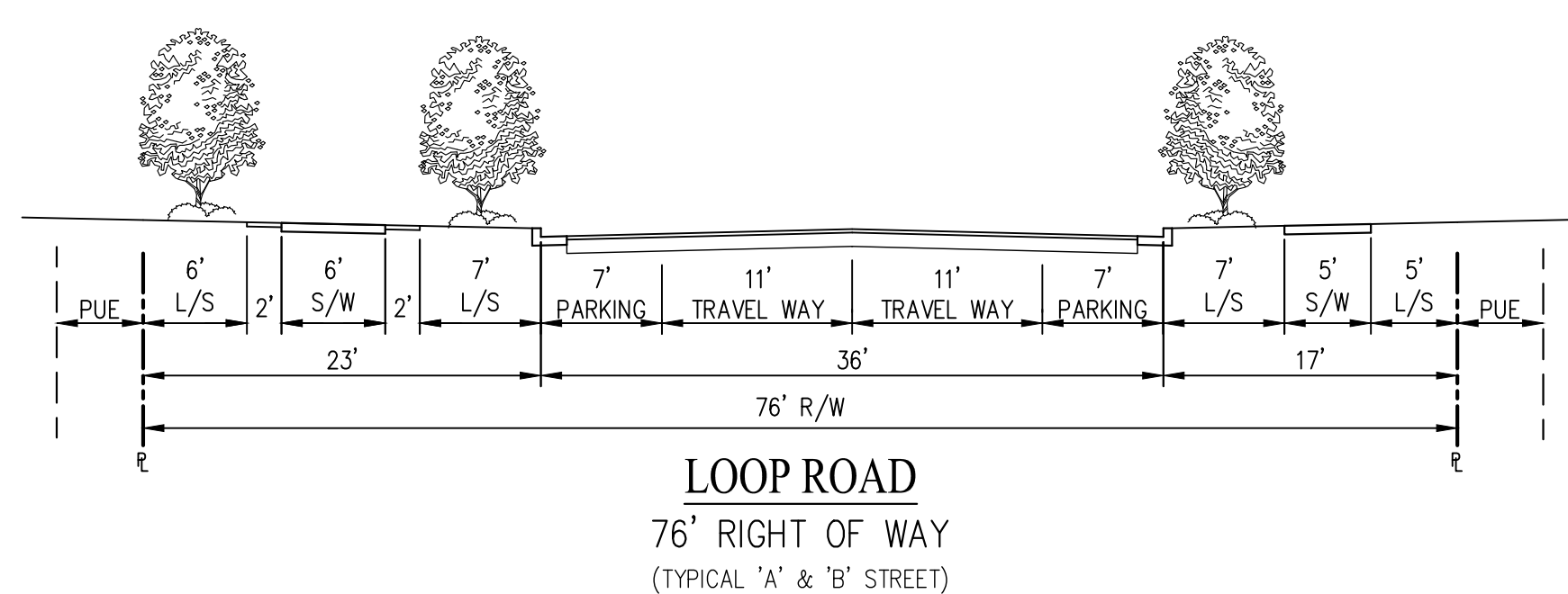
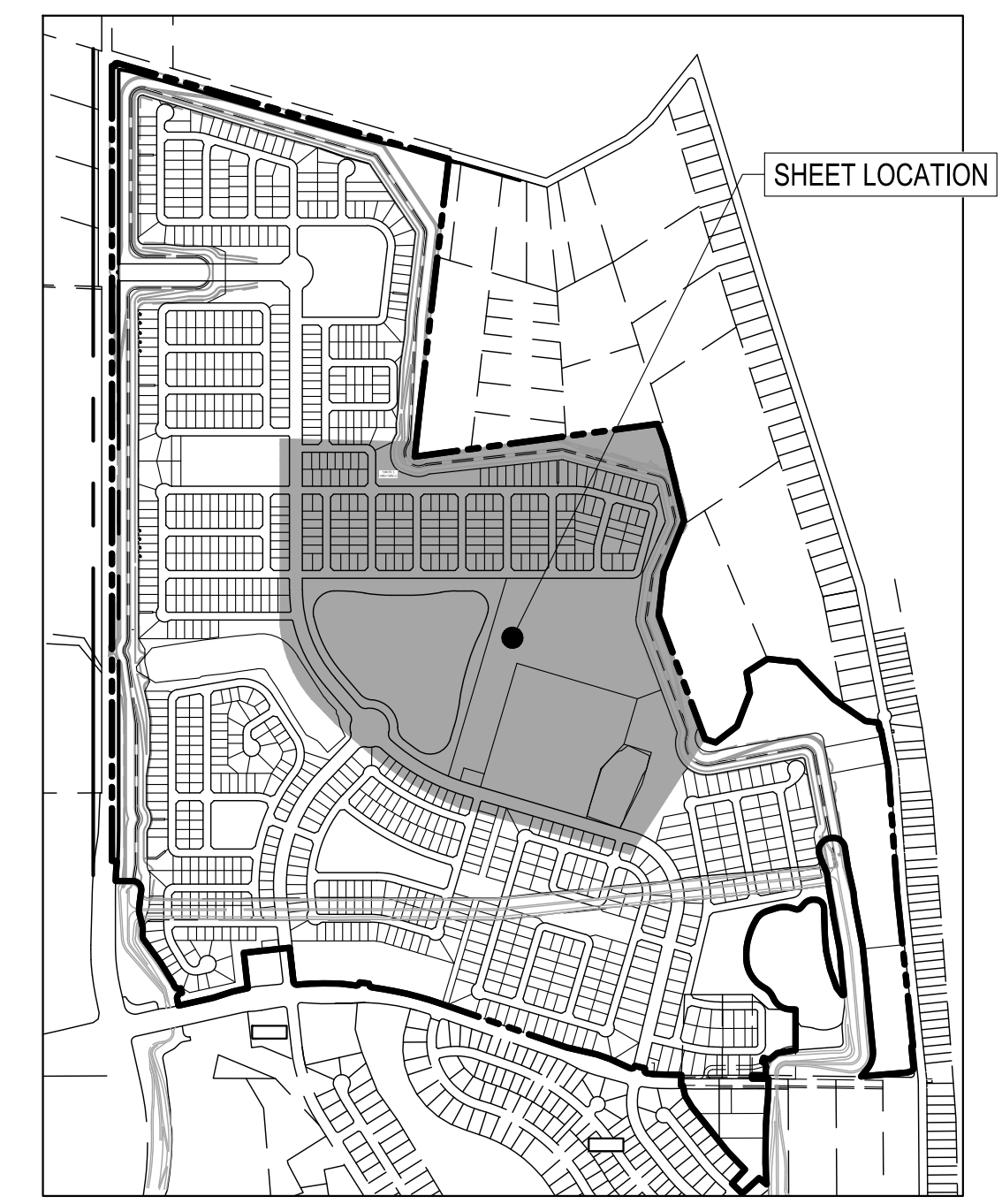
- 1 POLE LINE EASEMENT OF UNSPECIFIED WIDTH PER 276 DEEDS 200 (TO REMAIN)
2 POLE LINE EASEMENT OF UNSPECIFIED WIDTH PER 276 DEEDS 201 (TO REMAIN)
3 18" SANITARY SEWER EASEMENT PER 2014-0145026 (TO REMAIN)
4 POLE LINE EASEMENT OF UNSPECIFIED WIDTH PER 471 OR 49 & 1240 OR 320 (TO BE REMOVED/VACATED)
5 18" WATER LINE EASEMENT PER 2015-0045732 (TO REMAIN)
6 200' TRANSMISSION LINE EASEMENT PER 16974 OR 266 (TO REMAIN)
7 SANITARY SEWER EASEMENT PER 2017-0041272 (TO REMAIN)
8 PG&E POLE LINE EASEMENT PER 457 OR 404 (TO BE REMOVED/VACATED)

SUBDIVISION 9307 SUMMER LAKE NORTH AMENDED VESTING TENTATIVE MAP LOTTING PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA SCALE: 1" = 100' DATE: AUGUST 19, 2020



SAN RAMON (925) 866-0322 SACRAMENTO (916) 375-1877 WWW.CBANDG.COM CIVIL ENGINEERS SURVEYORS PLANNERS

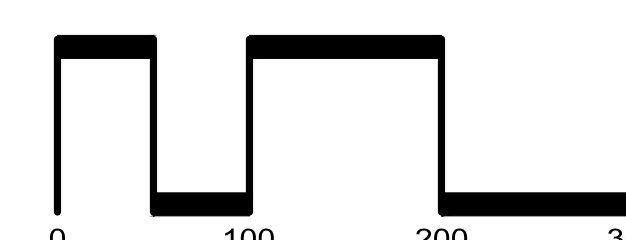
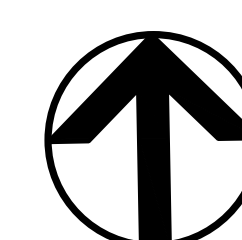


EXISTING EASEMENTS

- 1. ☐ POLE LINE EASEMENT OF UNSPECIFIED WIDTH PER 471 OR 49 & 1240 OR 320 (TO BE REMOVED/VACATED)
- 2. ☐ POLE LINE EASEMENT OF UNSPECIFIED WIDTH PER 1695 OR 193 (TO BE REMOVED/VACATED)
- 3. ☐ DRILL SITE EASEMENT PER 16809 OR 457 (TO REMAIN)

**SUBDIVISION 9307
SUMMER LAKE NORTH
AMENDED VESTING TENTATIVE MAP
LOTING PLAN**

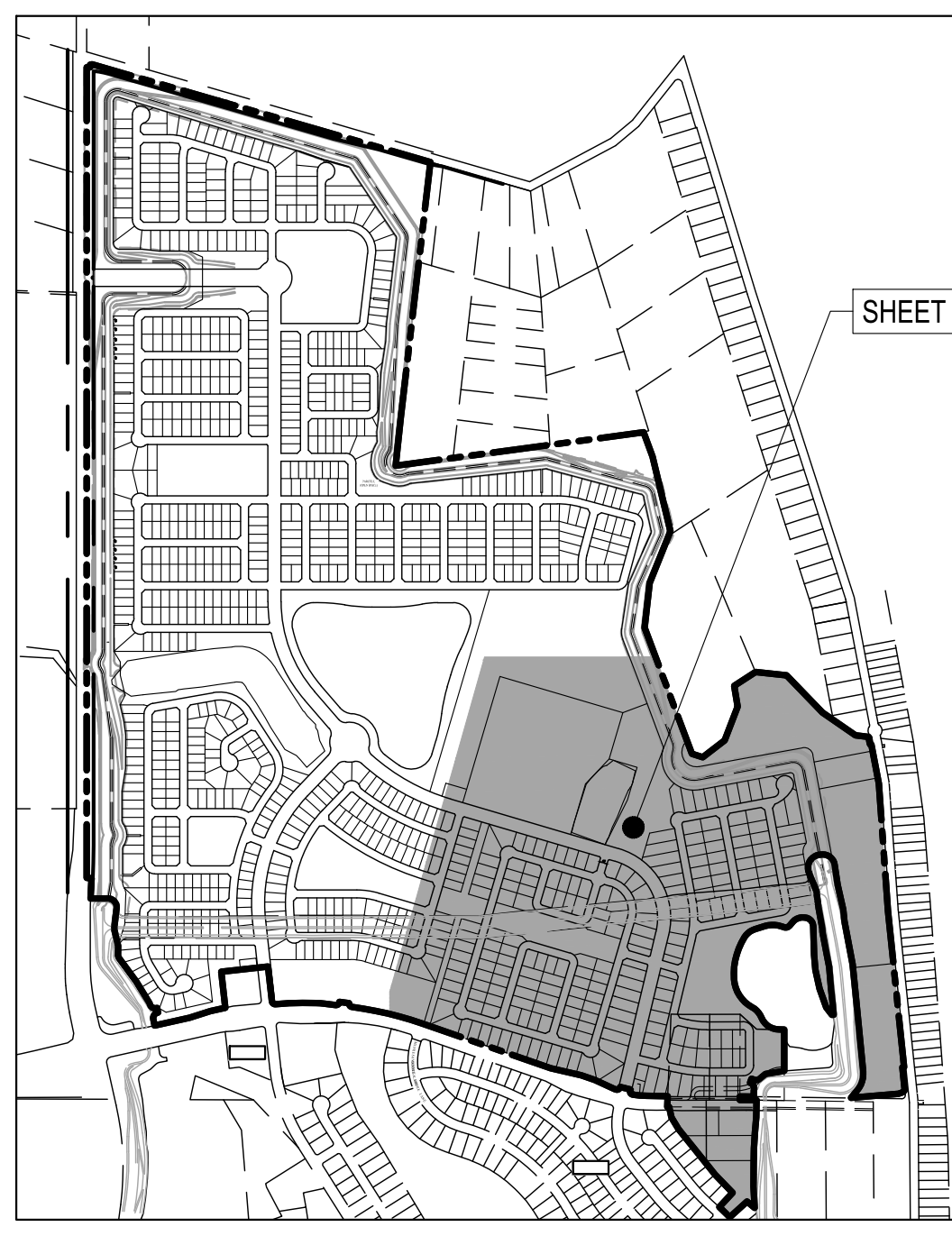
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: AUGUST 19, 2020



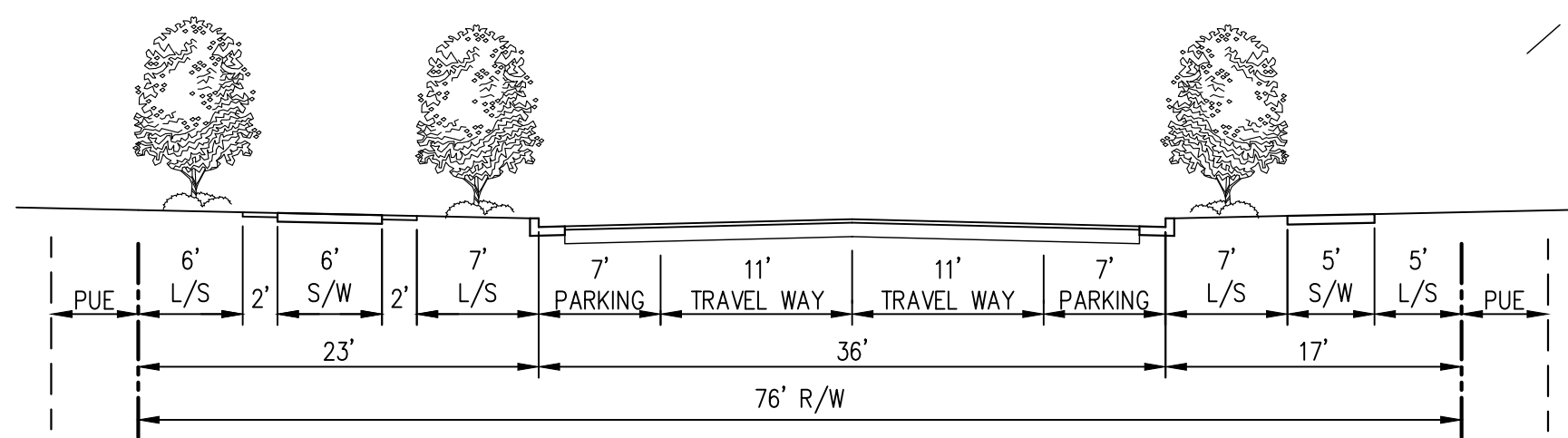
SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
4
OF 6 SHEET

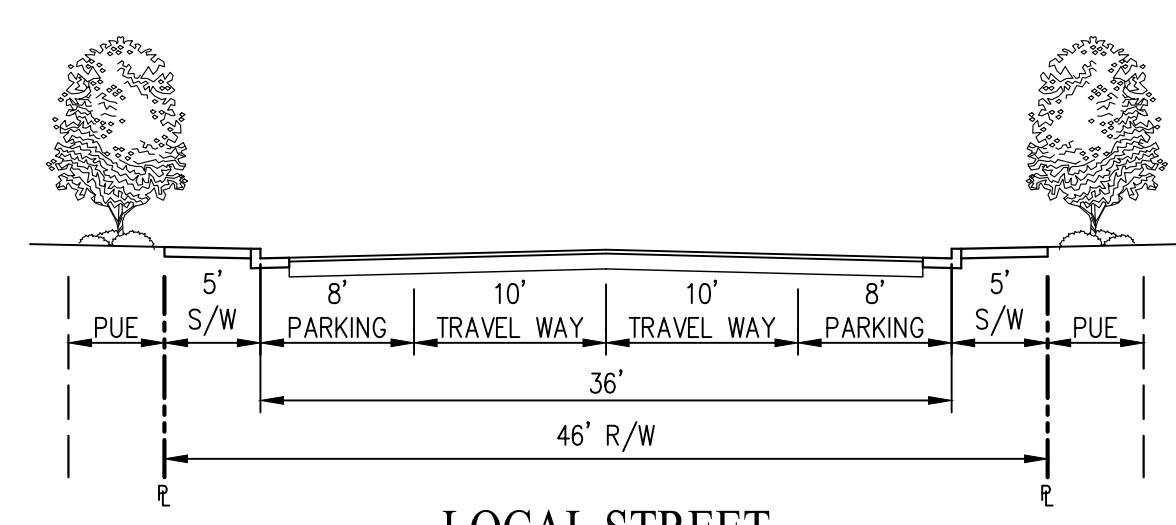
SEE SHEET 4



KEY MAP NOT TO SCALE



LOOP ROAD 76' RIGHT OF WAY (TYPICAL 'B' STREET)



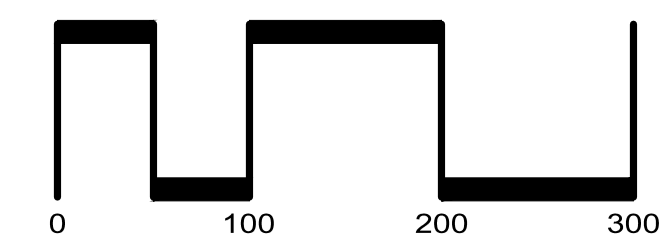
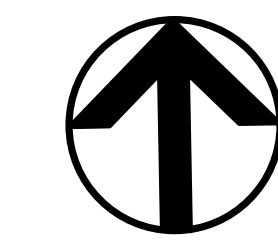
LOCAL STREET 46' RIGHT OF WAY (ALL OTHER STREETS)

EXISTING EASEMENTS

- List of 16 existing easements including PG&E pole line, sanitary sewer, water line, temporary access, levee and trail, and various utility easements.

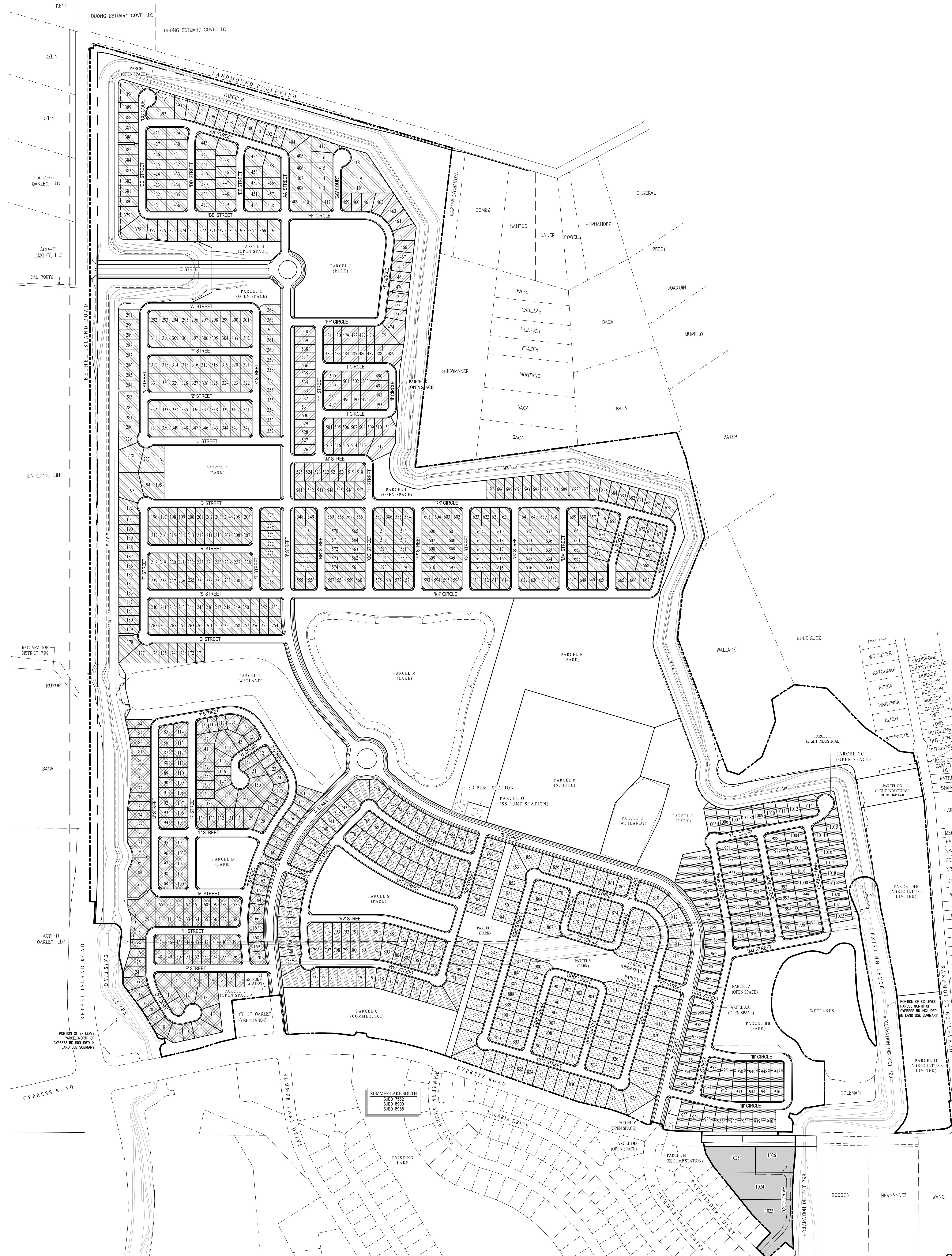
SUBDIVISION 9307 SUMMER LAKE NORTH AMENDED VESTING TENTATIVE MAP LOTTING PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA SCALE: 1" = 100' DATE: AUGUST 19, 2020

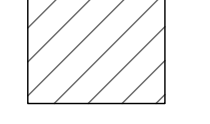
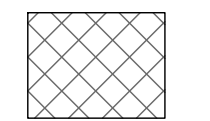

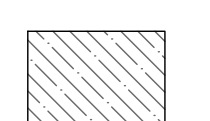
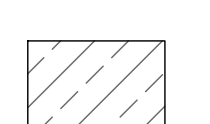
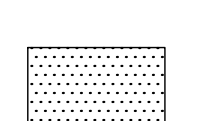



SAN RAMON (925) 866-0322 SACRAMENTO (916) 375-1877 WWW.CBANDG.COM

G:\1920\02\CAD\TMV_AMENDED\TMV-05.DWG



LOT SIZE LEGEND

-  45' x 100' - 82 LOTS
 -  50' x 80' - 178 LOTS
 -  50' x 100' - 181 LOTS
 -  55' x 100' - 181 LOTS
 -  60' x 100' - 124 LOTS
 -  65' x 110' - 90 LOTS
 -  CUSTOM - 4 LOTS
- TOTAL = 1026 LOTS

- MINIMUM RESIDENTIAL LOT SIZE (LOTS 1 - 1022) = 4,000+ SF (LOTS 1-8, 31-37, 40-46, 49-55, 58-64, 116-117, 122 AND 123)
 - MAXIMUM RESIDENTIAL LOT SIZE (LOTS 1 - 1022) = 18,954 SF (LOT 193)
 - AVERAGE RESIDENTIAL LOT SIZE (LOTS 1 - 1022) = 6,497+ SF
 - CUSTOM LOTS (LOTS 1023 - 1026):
 AVERAGE LOT SIZE = 43,054 SF

LAND USE SUMMARY

LAND USE	AREA (AC±)
RESIDENTIAL	152.6
SCHOOL	12.1
LEVEE	54.6
(MC PORTIONS OF EX-LEVEE PARCELS NORTH OF CYPRESS RD)	
ROADWAYS	73.0
LAKE	14.6
AGRICULTURE	11.1
WETLANDS (MC BUFFER)	8.9
PARKS	63.2
LIGHT INDUSTRIAL	6.5
LIGHT INDUSTRIAL (RD 700 CORP 7000)	1.3
COMMERCIAL SITE	5.4
WELL SITE	0.2
SS AND SD LIFT / PUMP STATIONS	0.6
TOTAL	404.1

SUBDIVISION 9307
SUMMER LAKE NORTH
AMENDED VESTING TENTATIVE MAP
FINAL DEVELOPMENT PLAN
 CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1" = 200' DATE: AUGUST 19, 2020






CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
 SACRAMENTO • (916) 375-1877
 WWW.CBANDG.COM

SHEET NO.
6
 OF 6 SHEET

01280-232/ACAD/TM_AMENDED/TM.DWG