

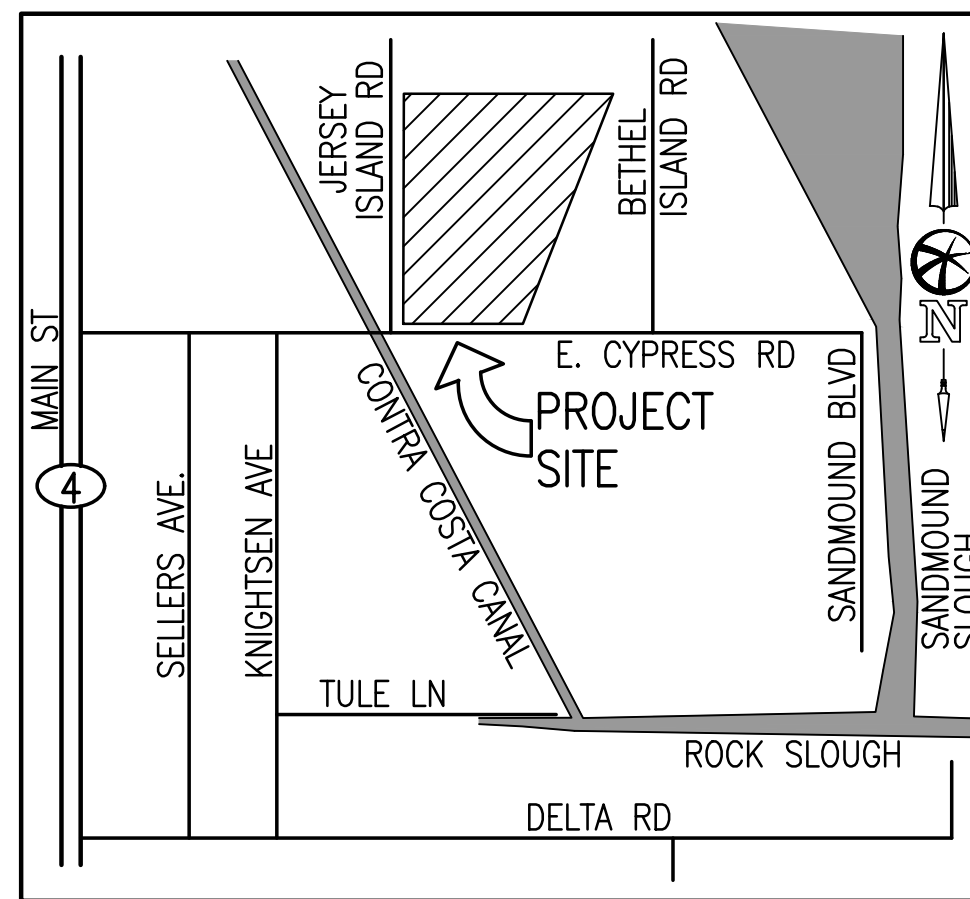
VESTING AMENDED TENTATIVE MAP
SUBDIVISION 9404

PRELIMINARY LAND USE PLAN

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

AUGUST 11, 2020 SCALE: 1"=150'



VICINITY MAP

NO SCALE

SHEET INDEX

1. PRELIMINARY LAND USE PLAN
2. EXISTING CONDITION AND CONSTRAINTS MAP
3. TYPICAL SECTIONS
4. PRELIMINARY SITE PLAN (R-2,R-3,R-4,R-5)
5. PRELIMINARY SITE PLAN (R-6,R-7,R-8,R-9,R-10)
6. PRELIMINARY SITE PLAN (R-14,R-15a,R-15b,R-16)
7. PRELIMINARY SITE PLAN (R-17a)
8. PRELIMINARY SITE PLAN (R-17b Part 1)
9. PRELIMINARY SITE PLAN (R-17b Part 2)

NOTES:

THE OWNER RESERVES THE RIGHTS TO FILE MULTIPLE FINAL MAPS ON THE LAND SHOWN ON THIS MAP

GENERAL NOTES

OWNER: ACD-TI OAKLEY, LLC - A DELAWARE LIMITED LIABILITY COMPANY
11611 SAN VINCENTE BLVD., STE. 610
LOS ANGELES, CA 91149
310-594-5334

DEVELOPER: ACD-TI OAKLEY, LLC - A DELAWARE LIMITED LIABILITY COMPANY
11611 SAN VINCENTE BLVD., STE. 610
LOS ANGELES, CA 91149
310-594-5334

CIVIL ENGINEER: BELLECCI & ASSOCIATES, INC.
2230 DIAMOND BLVD., SUITE 100
CONCORD, CALIFORNIA 94520
925.685.4569

A.P.N.: 032-082-005-3 & 032-082-013-7

SITE AREA: 350.5 ACRES

EXISTING ZONING: SP-1 (ECCSP) DISTRICT

PROPOSED ZONING: SP-1 (ECCSP) DISTRICT

EXISTING USE: AGRICULTURAL

PROPOSED USE: RESIDENTIAL

SERVICES:
WATER SUPPLY- DIABLO WATER DISTRICT
SANITARY SEWER- IRONHOUSE SANITARY DISTRICT
STORM DRAIN- CITY OF OAKLEY
GAS & ELECTRIC- PACIFIC GAS & ELECTRIC
FIRE- EAST CONTRA COSTA FIRE PROTECTION DISTRICT
TELEPHONE- AT&T
CABLE TV- COMCAST
LEVEE- RD 799/CITY OF OAKLEY

FLOODING: SITE FALLS WITHIN FIRM PANEL NUMBERS
06013L 0360F, ZONE AE
(EL. 9, 1988NGVD) - DATED JULY 16, 2009
NOTE: THE ENTIRE SITE FALLS WITHIN THE
100 YEAR FLOOD PLAIN.

TOPOGRAPHY: AERIAL TOPOGRAPHY PROVIDED
BY KING & ASSOCIATES
DATED OCTOBER 13, 2014

BASIS OF ELEVATION: ELEVATIONS SHOWN ARE BASED 1988 NAVD

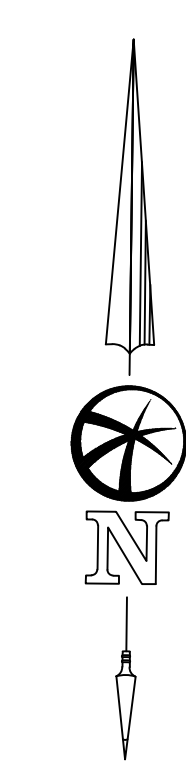
BASIS OF BEARINGS: CALIFORNIA COORDINATE SYSTEM, ZONE III (NAD 83).

	AREA (AC)	LOTS	DENSITY (DU/A)	PRODUCT TYPE	LOT NO.
R-2	12.9	57	4.3	65 X 100	1-57
R-3	14.2	70	4.9	60 X 100	58-127
R-4	15.6	77	4.9	55 X 100	128-204
R-5	23.9	172	6.6	40 X 100	205-376
R-6	10.4	60	5.5	50 X 100	377-436
R-7	9.6	45	5.4	60 X 100	437-481
R-8	13.5	56	5.4	65 X 100	482-537
R-9	17.3	84	5.3	55 X 100	538-621
R-10	10.1	53	4.9	50 X 100	622-674
R-14	12.6	95	5.9	40 X 100	675-769
R-15A	12.5	74	6.5	55 X 90	770-843
R-15B	12.3	100	4.9	CLUSTER	844-942
R-16	6.0	40	5.9	42 X 90	943-982
R-17A	9.0	67	6.5	47.5 X 70	983-1049
R-17B	14.7	234	4.9	2 STORY TH	1049-1283



LAND USE PLAN

SCALE: 1"=150'



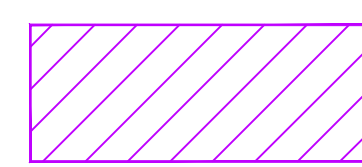
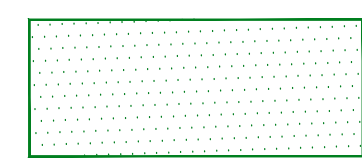
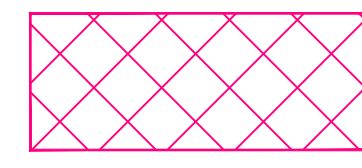


VESTING AMENDED TENTATIVE MAP
SUBDIVISION 9404
EXISTING CONDITIONS AND CONSTRAINTS MAP

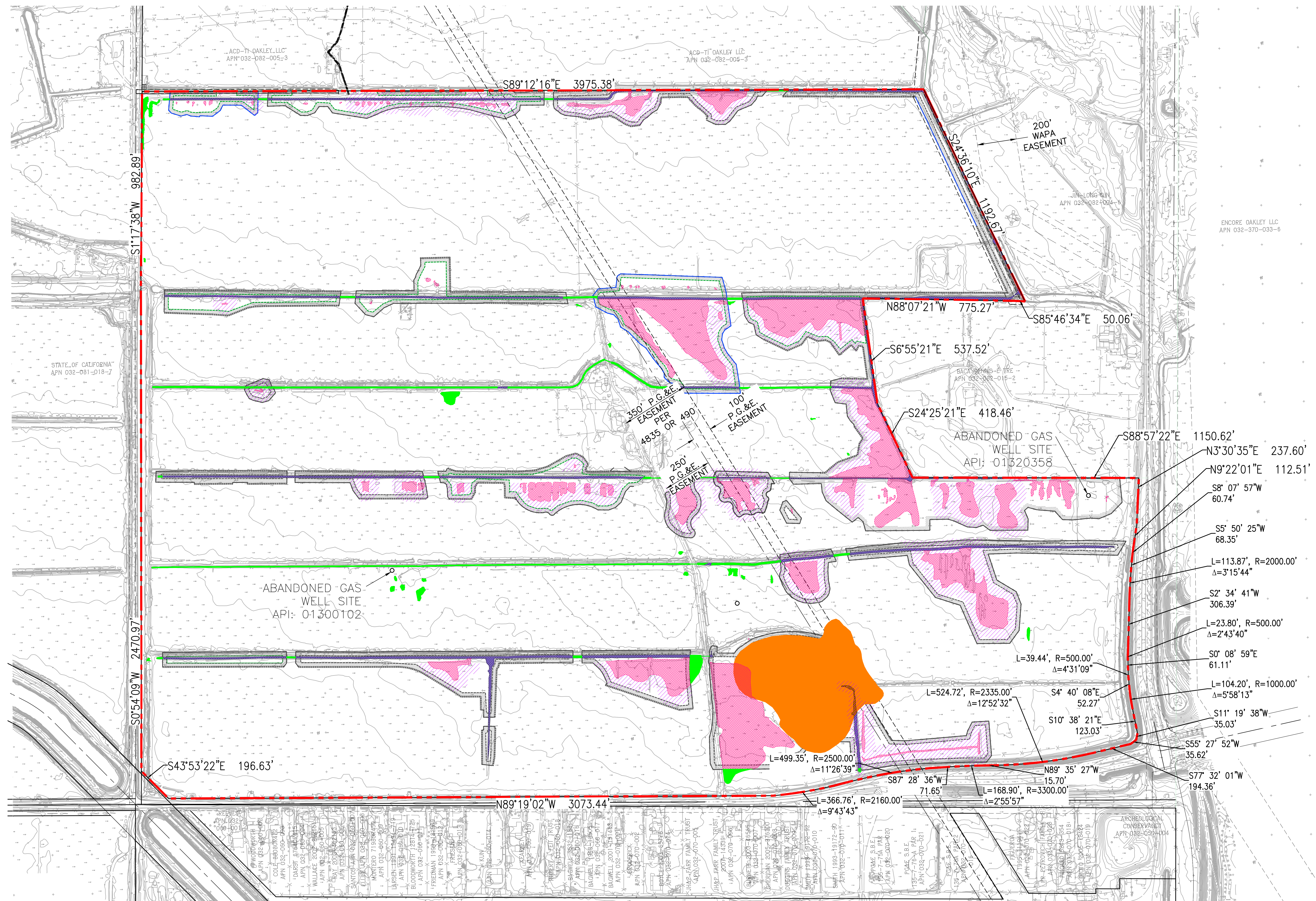
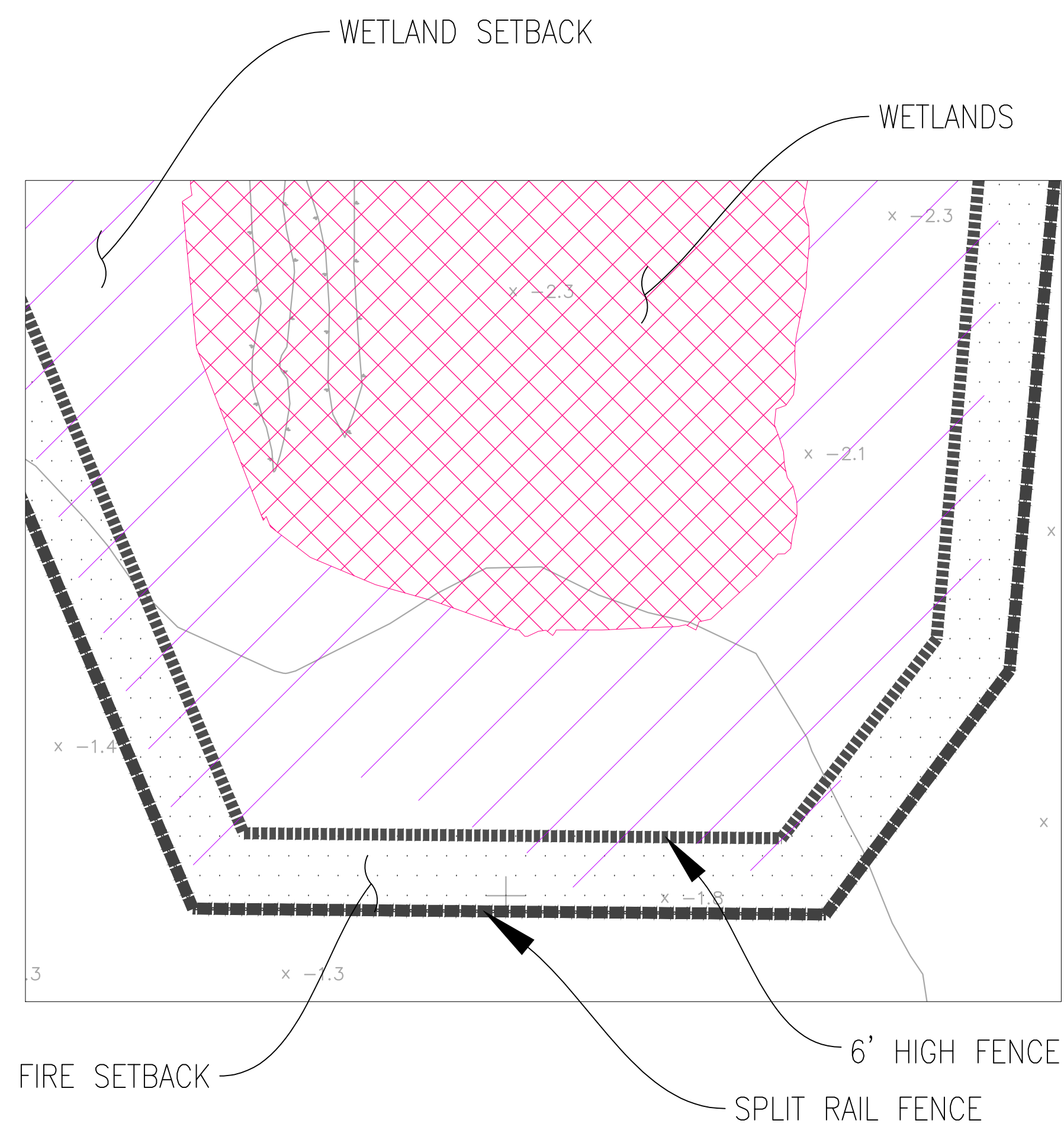
CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

AUGUST 12, 2020 SCALE: 1"=200'

LEGEND

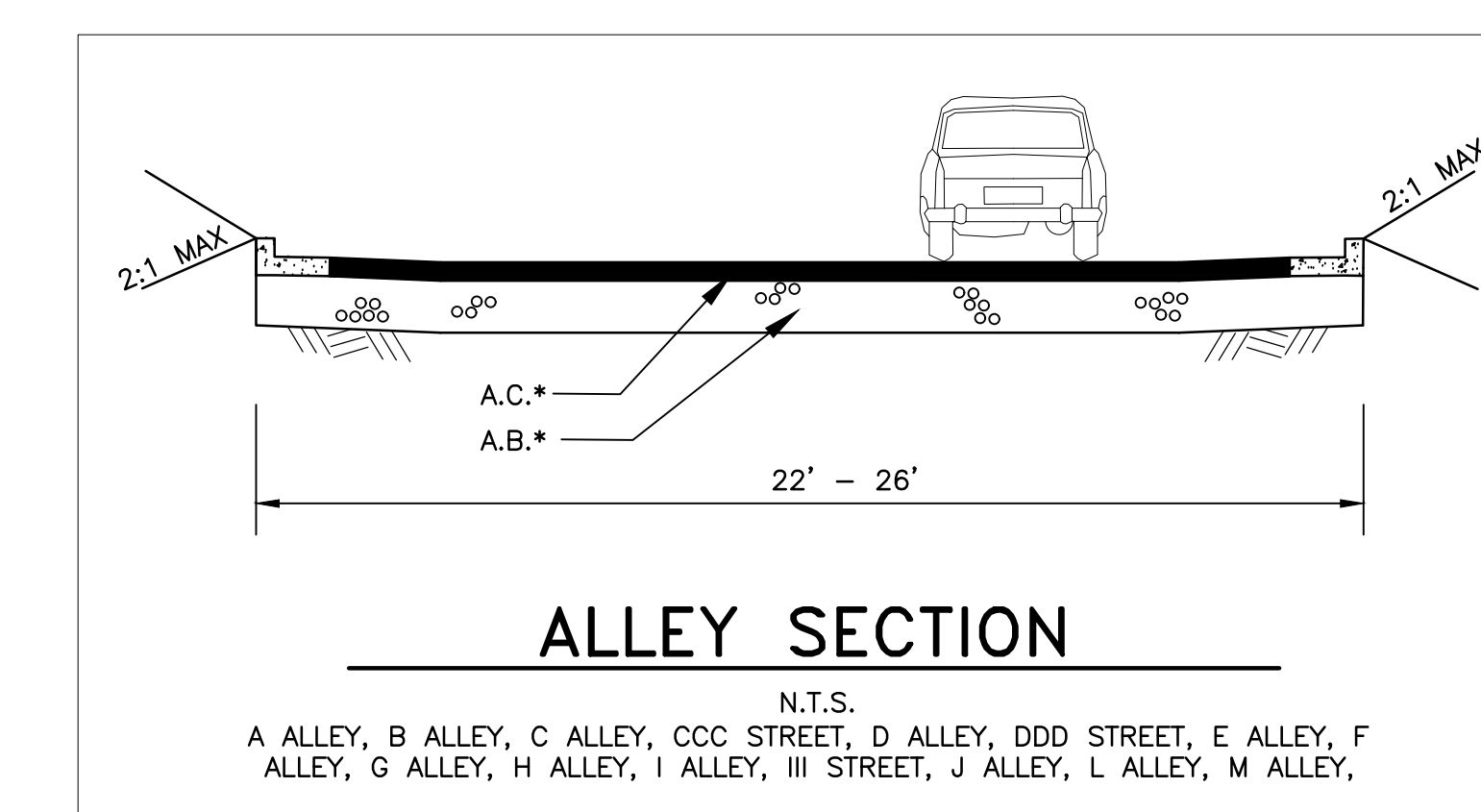
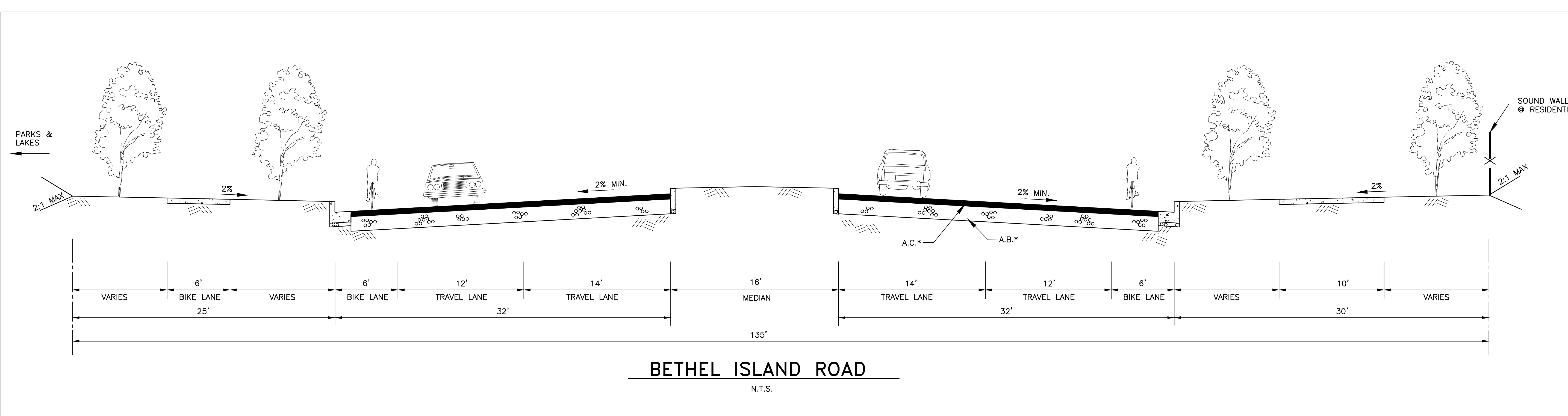
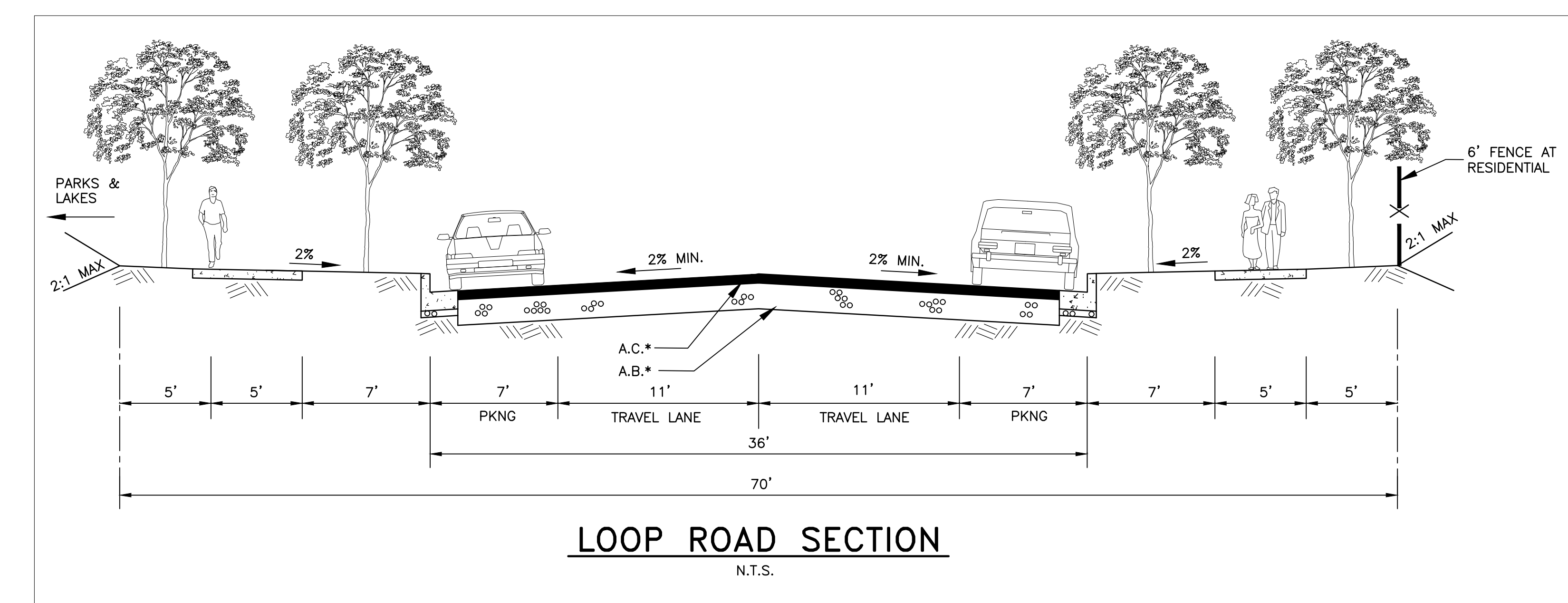
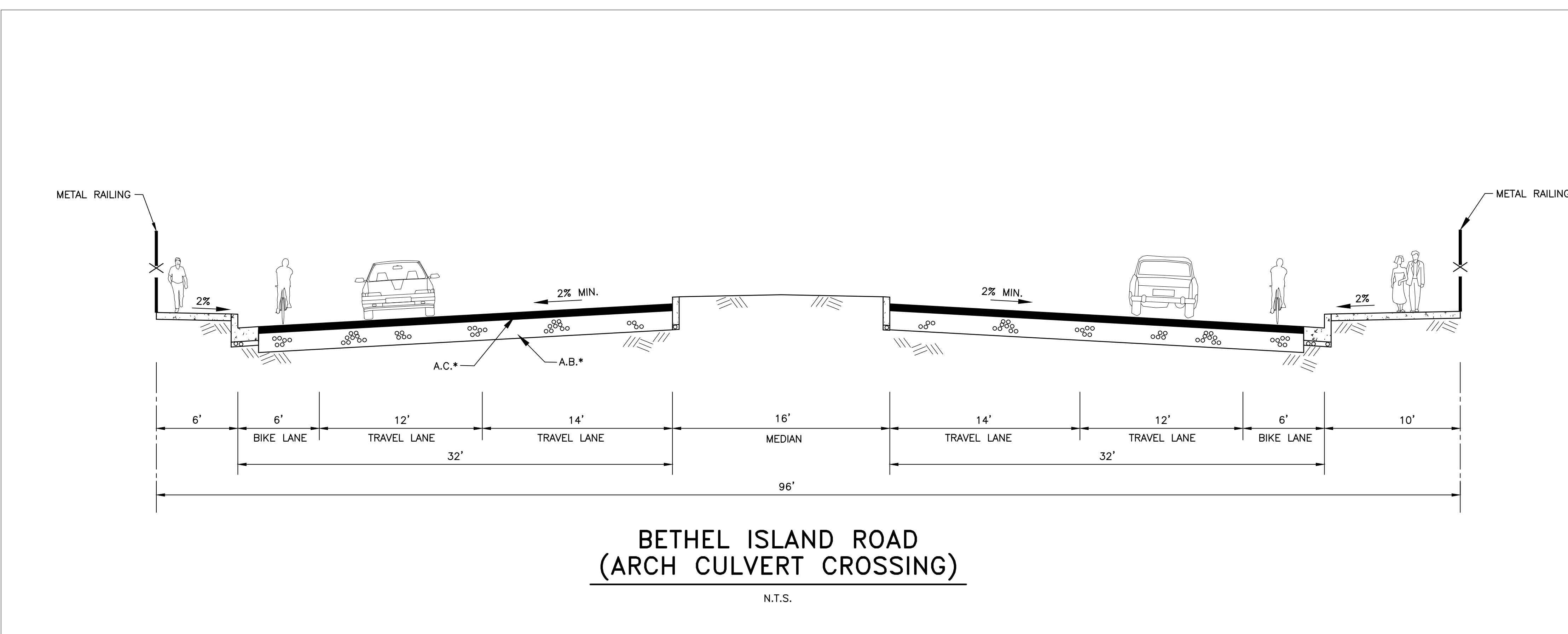
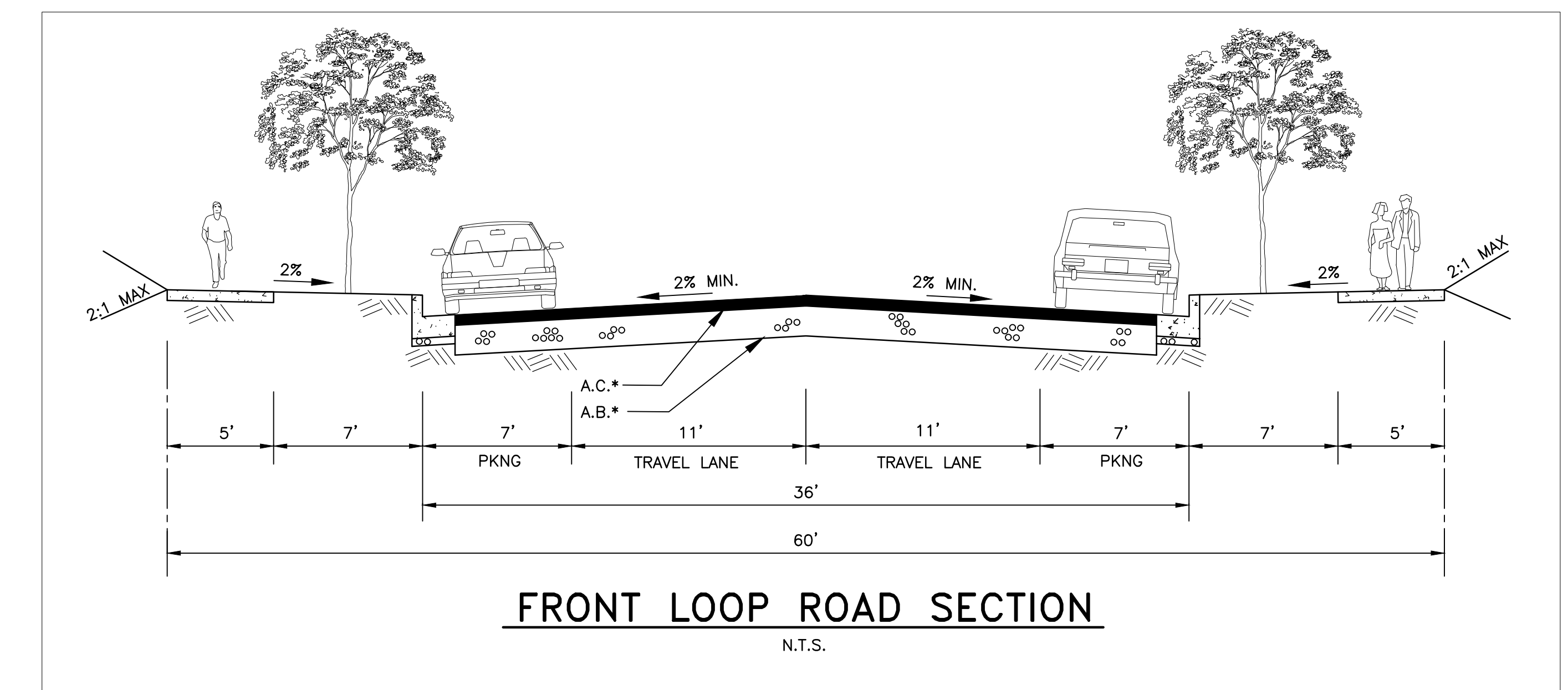
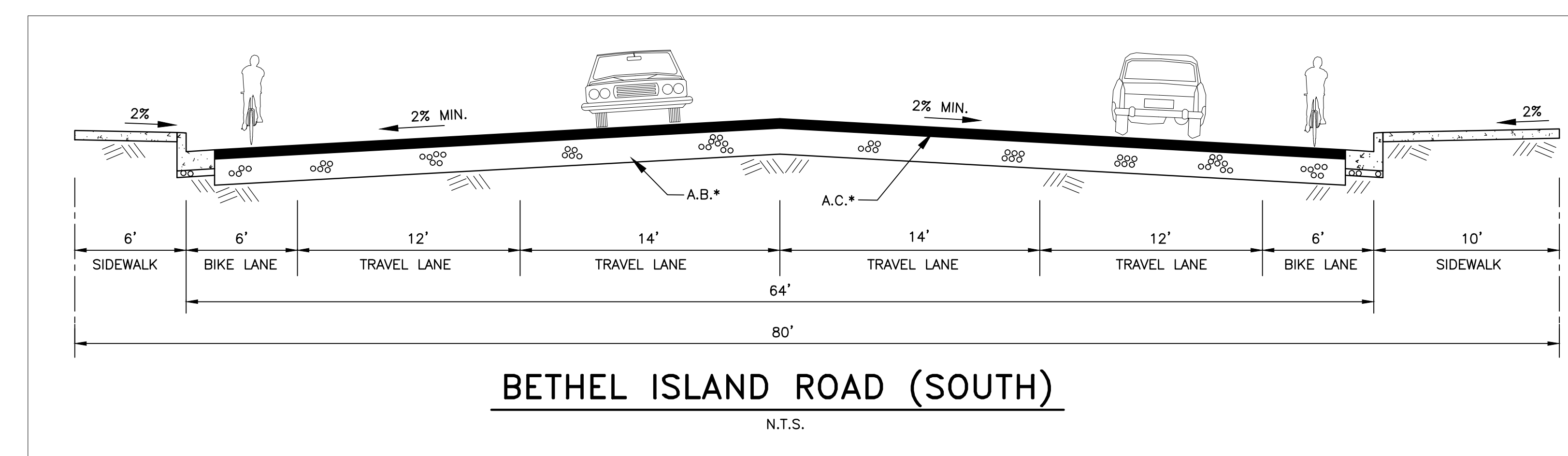
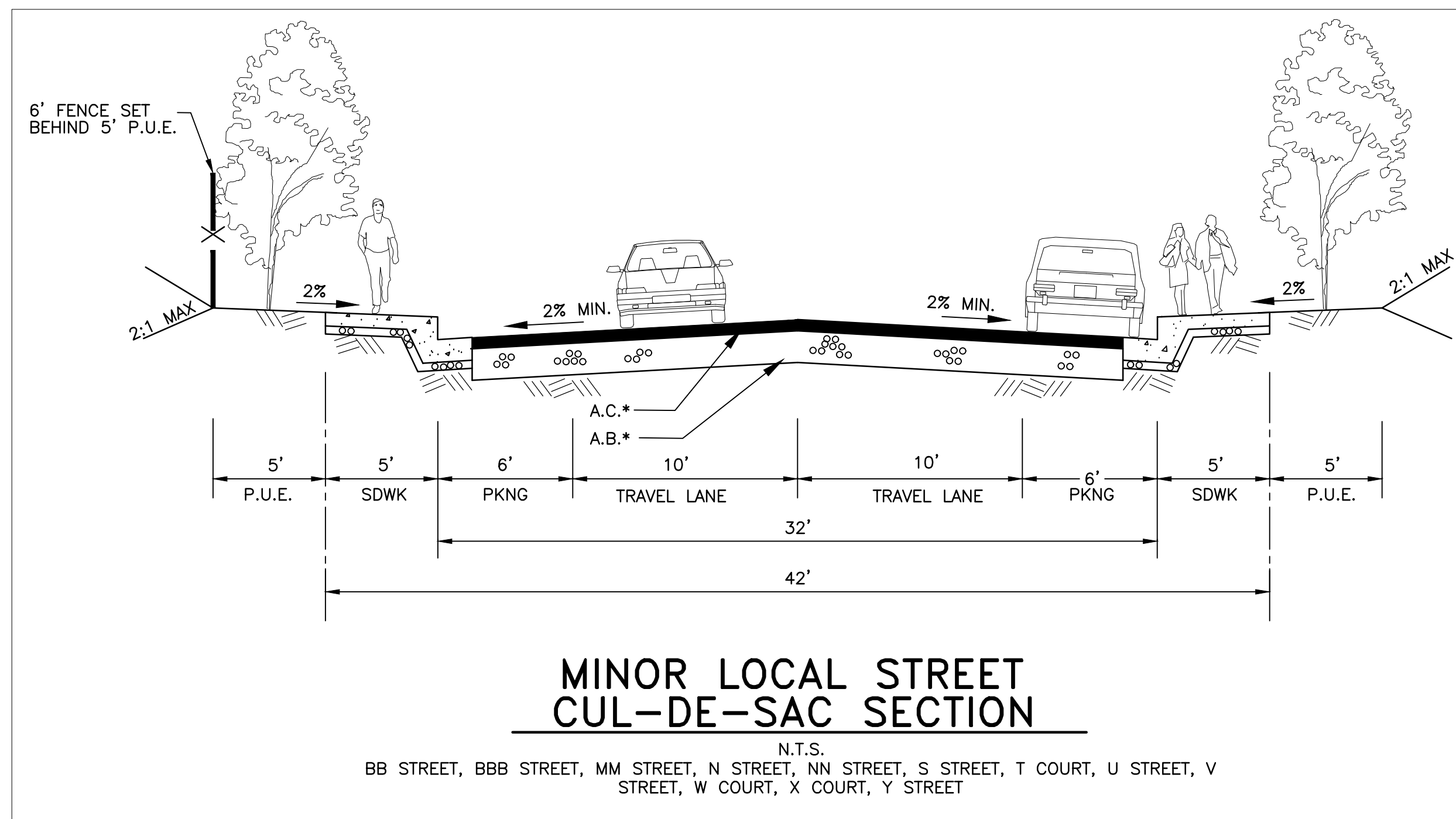
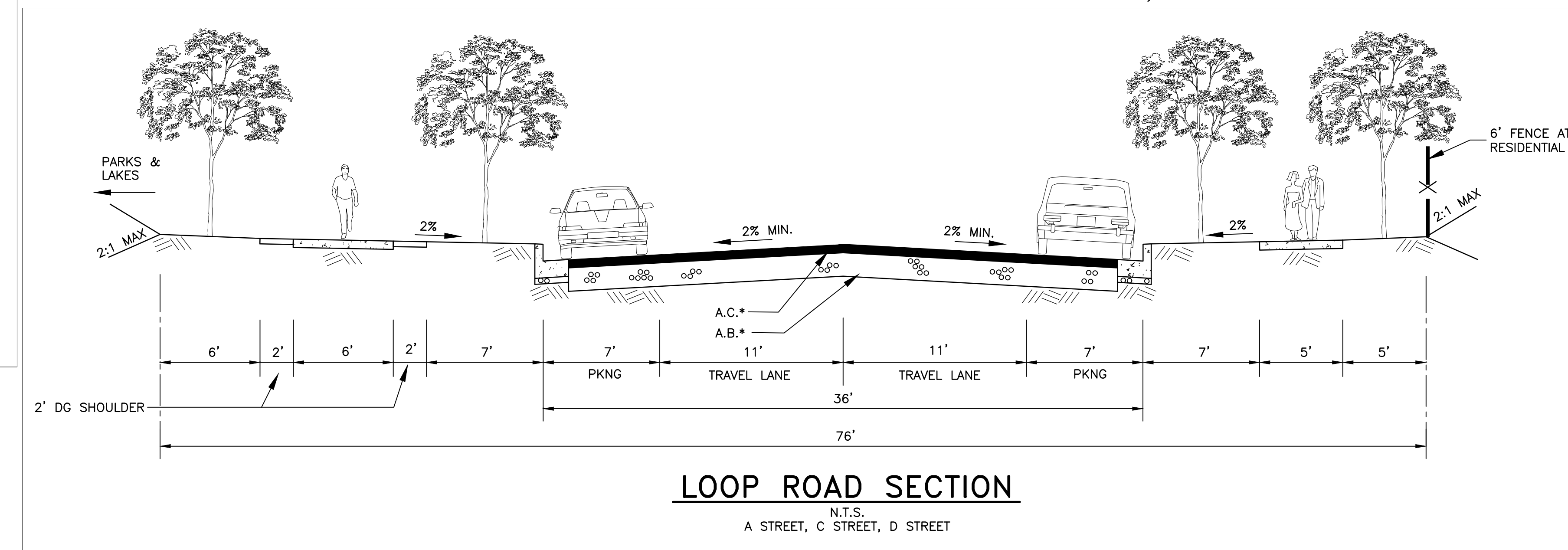
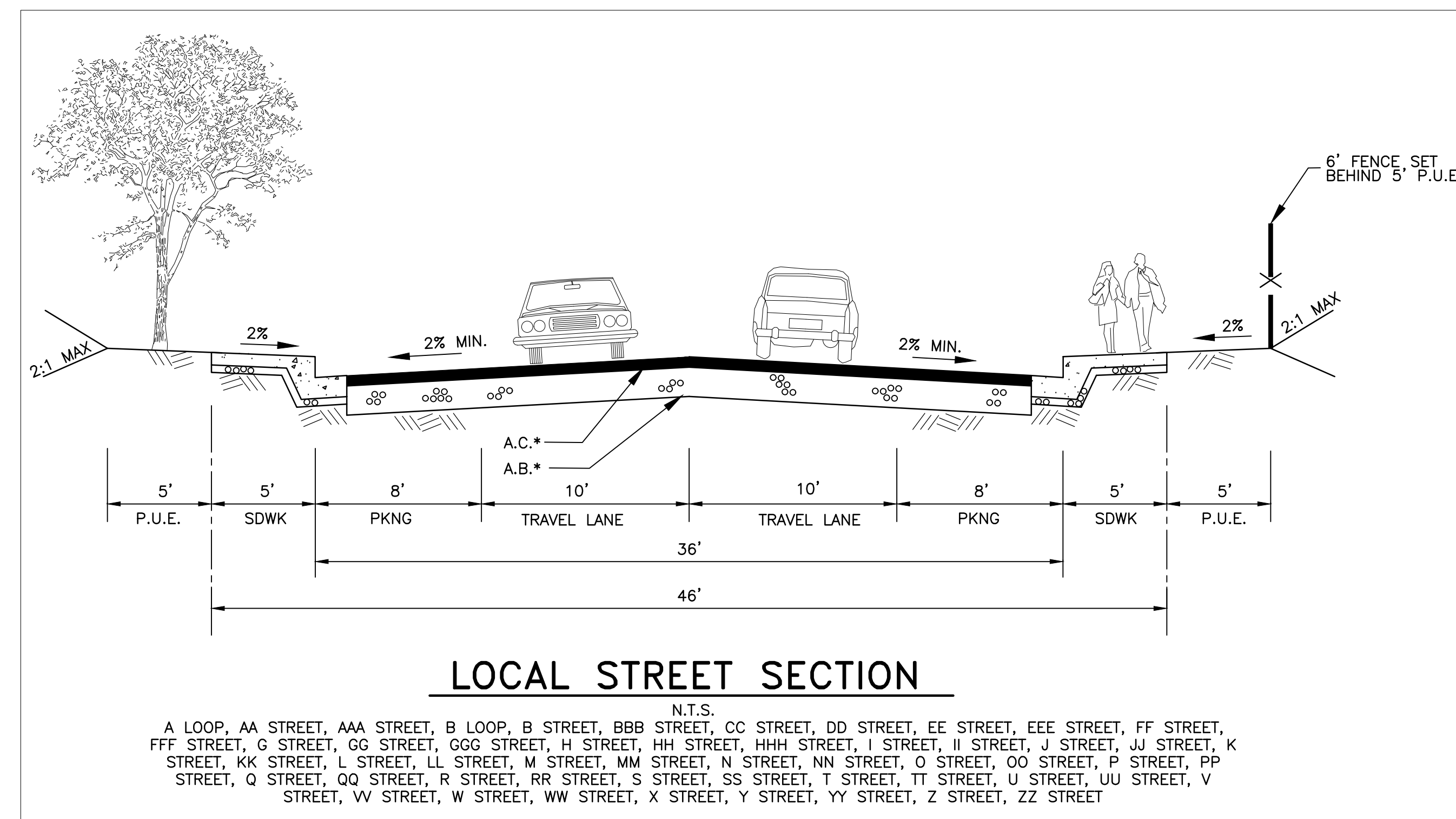
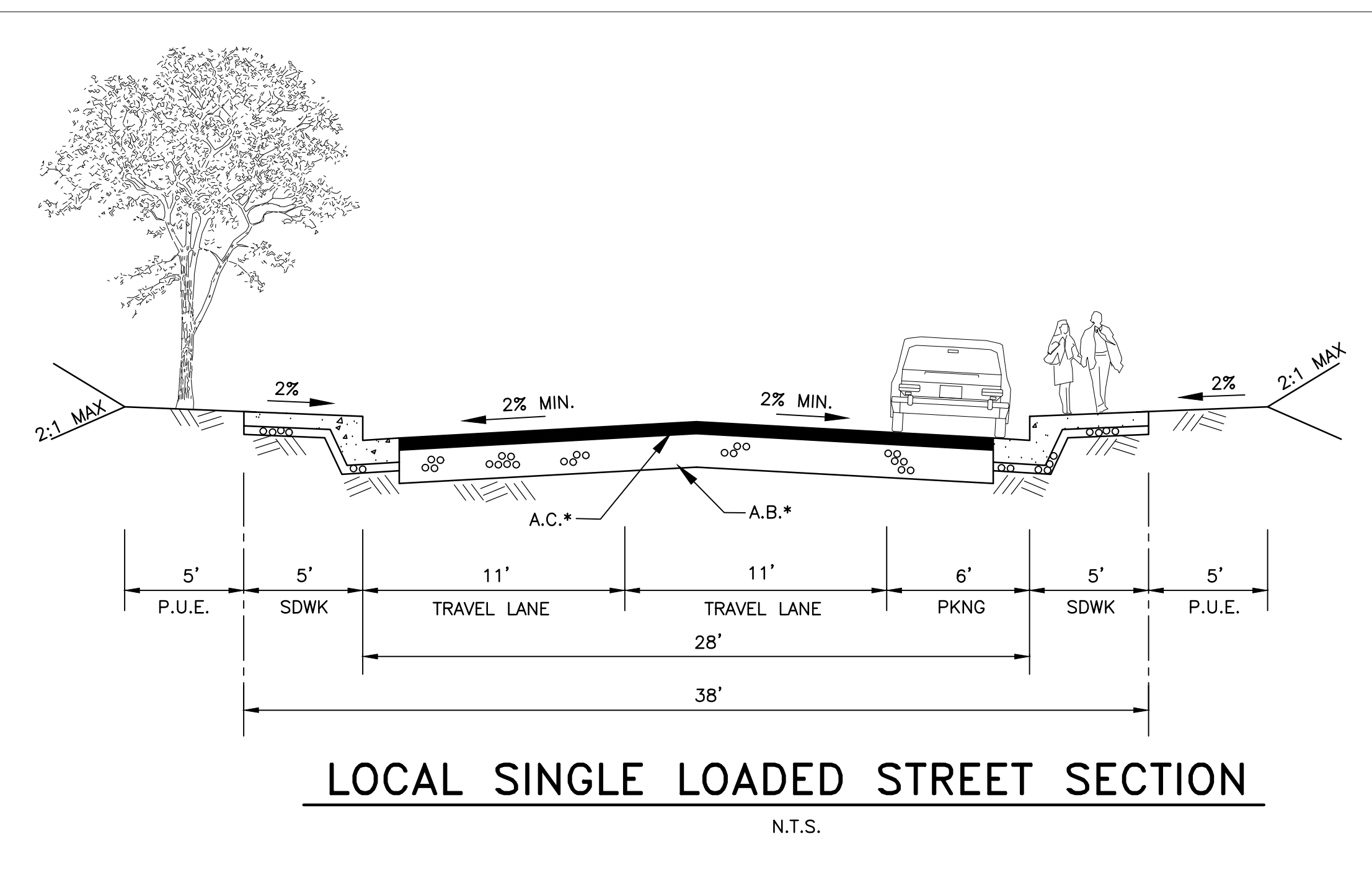
-  WETLANDS SETBACK
-  FIRE MAINTENANCE SETBACK
-  SEASONAL WETLANDS
-  IMPACTED SEASONAL WETLANDS
-  ARCHEOLOGICAL MOUND



VESTING AMENDED TENTATIVE MAP
SUBDIVISION 9404
TYPICAL STREET SECTIONS

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

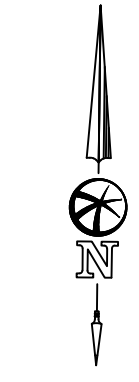
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
AUGUST 11, 2020 SCALE: NTS



VESTING AMENDED TENTATIVE MAP
SUBDIVISION 9404
PRELIMINARY SITE PLAN

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
AUGUST 11, 2020 SCALE: 1"=60'



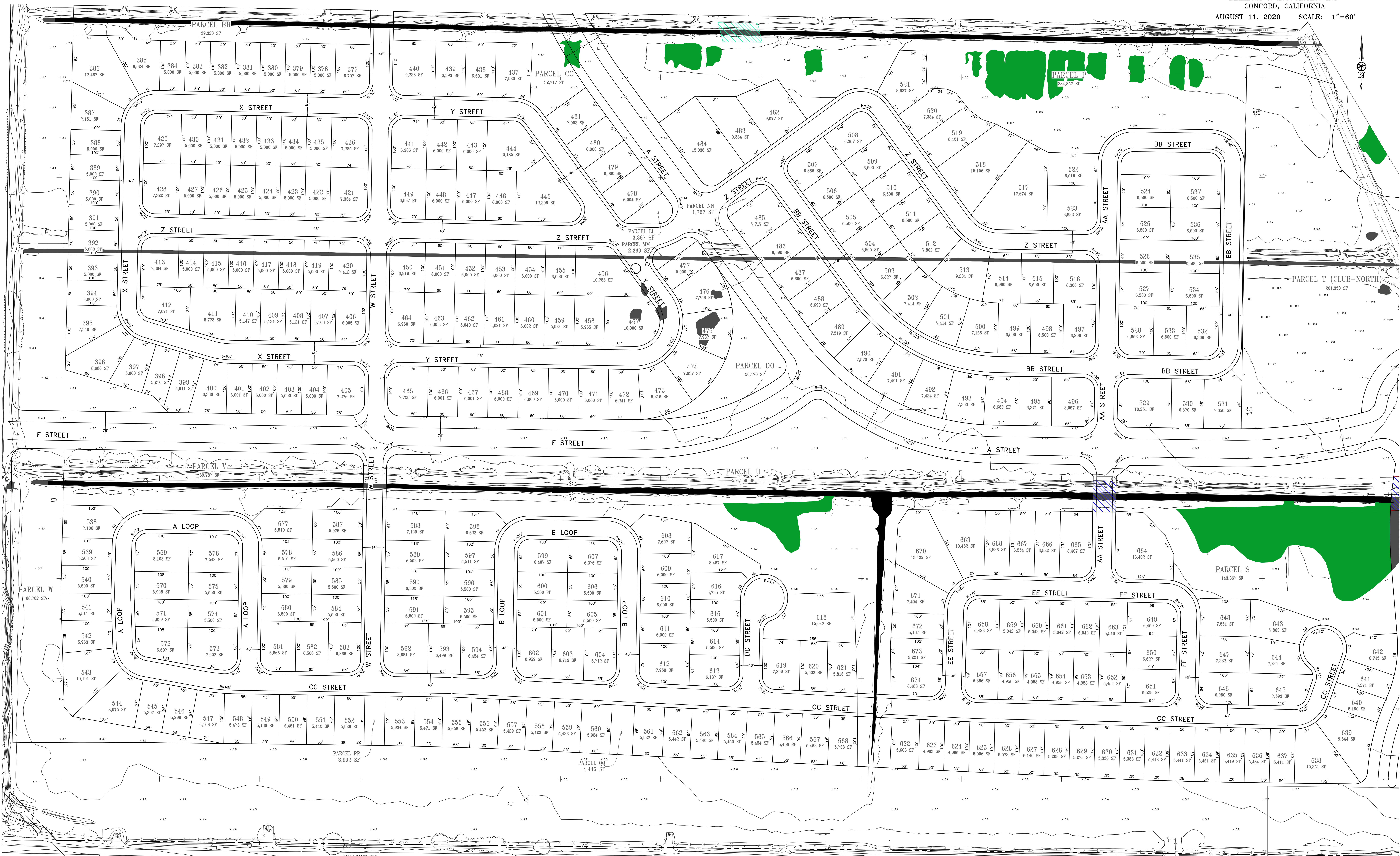
R-2 R-3 R-4 R-5
SCALE: 1"=60'

VESTING AMENDED TENTATIVE MAP
SUBDIVISION 9404
PRELIMINARY SITE PLAN

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

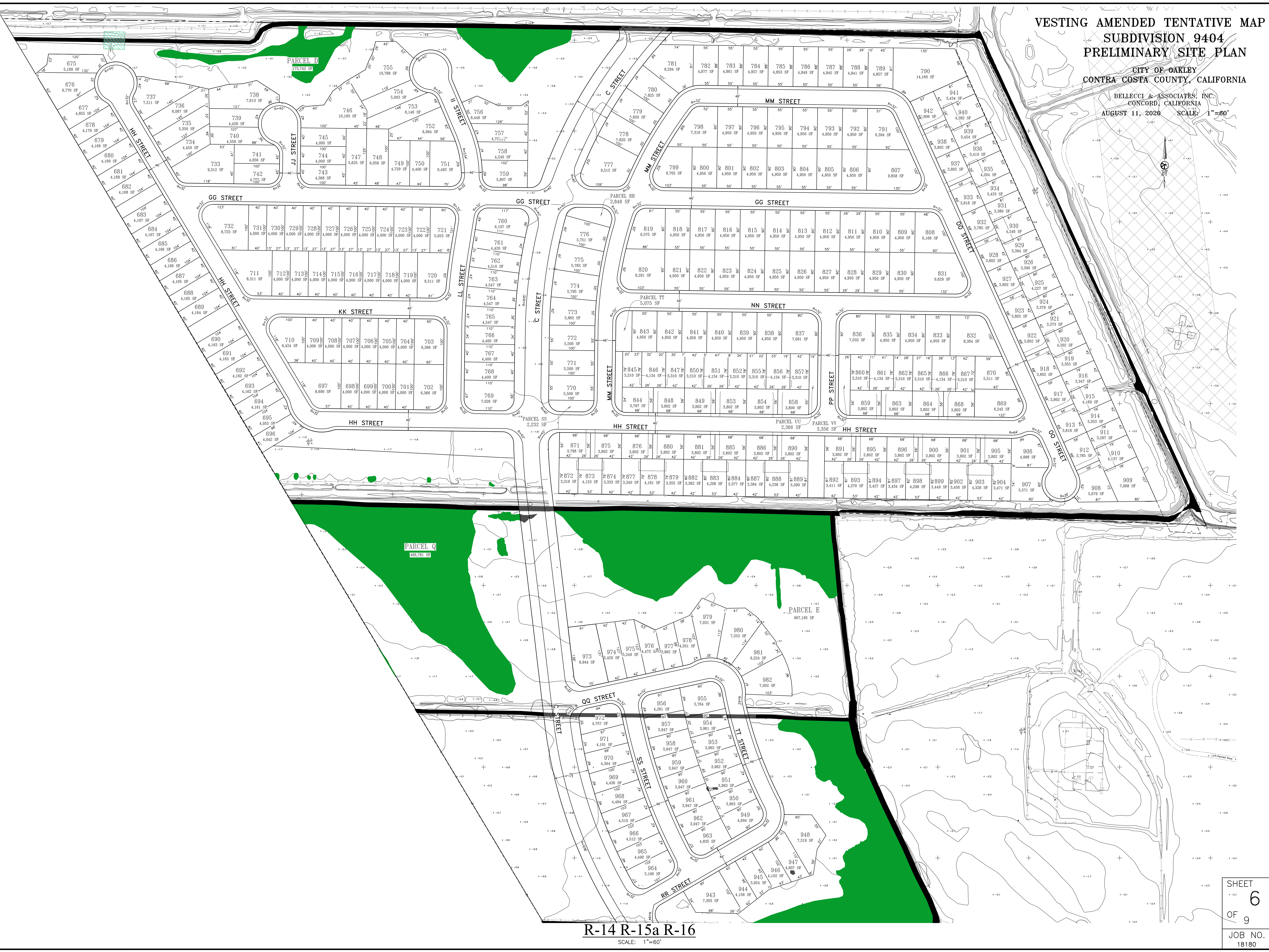
AUGUST 11, 2020 SCALE: 1"=60'



R-6 R-7 R-8 R-9 R-10
SCALE: 1"=60'

VESTING AMENDED TENTATIVE MAP
 SUBDIVISION 9404
 PRELIMINARY SITE PLAN
 CITY OF OAKLEY
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
 CONCORD, CALIFORNIA
 AUGUST 11, 2020 SCALE: 1"=60'



R-14 R-15a R-16
 SCALE: 1"=60'

VESTING AMENDED TENTATIVE MAP
SUBDIVISION 9404
PRELIMINARY SITE PLAN

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
AUGUST 11, 2020 SCALE: 1"=60'



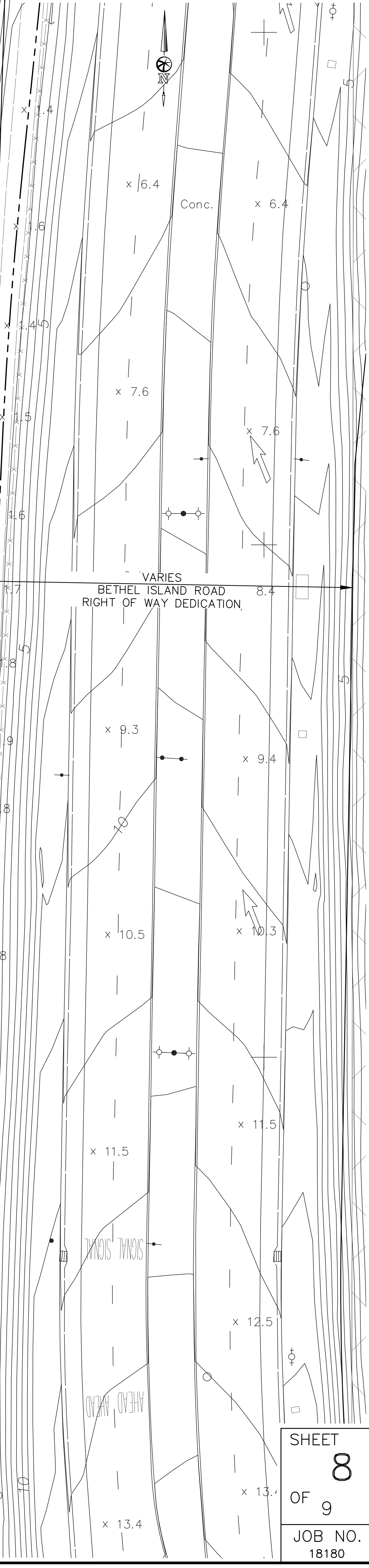
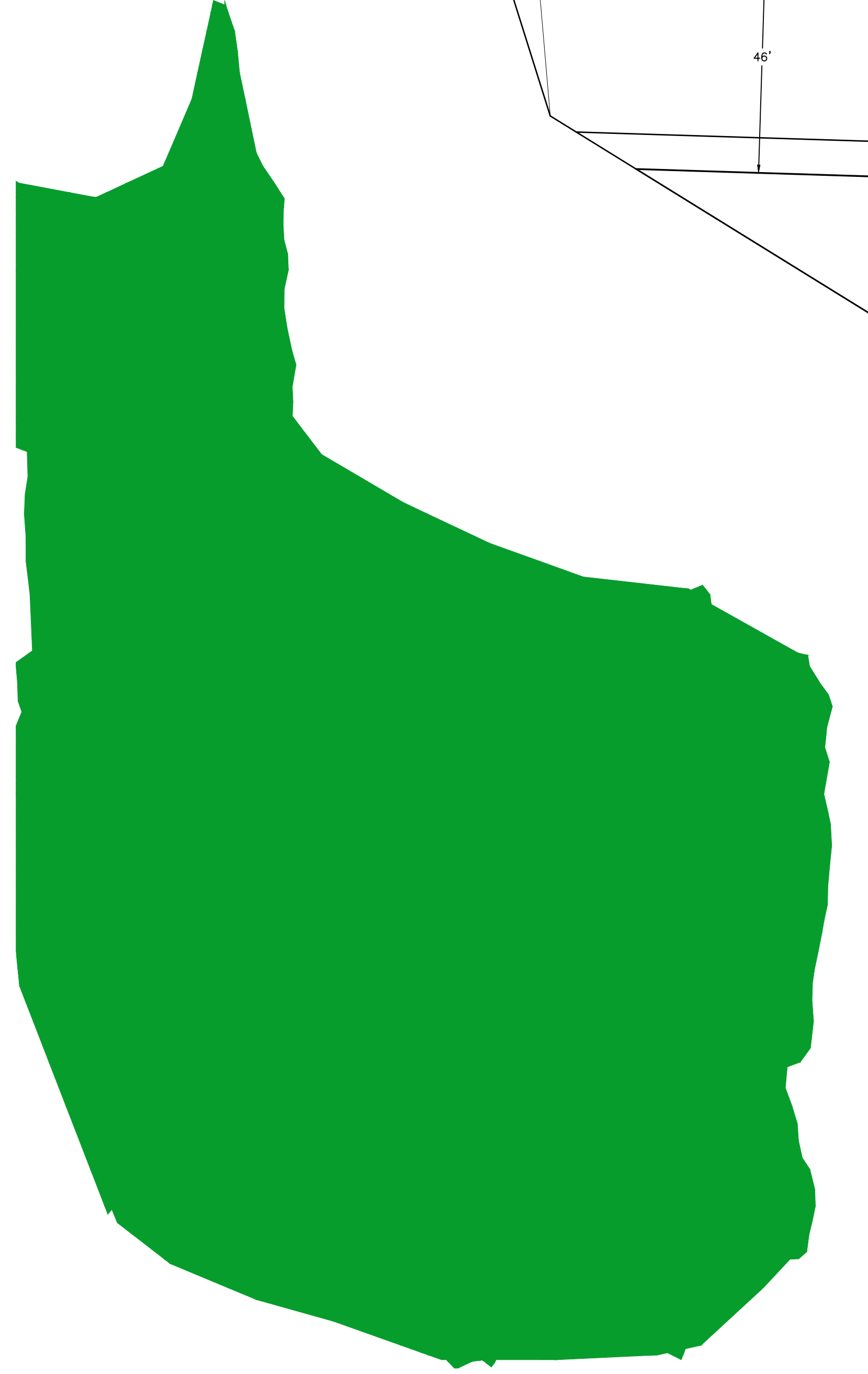
R-17a
SCALE: 1" = 60'

SUBDIVISION 9404
PRELIMINARY SITE PLAN

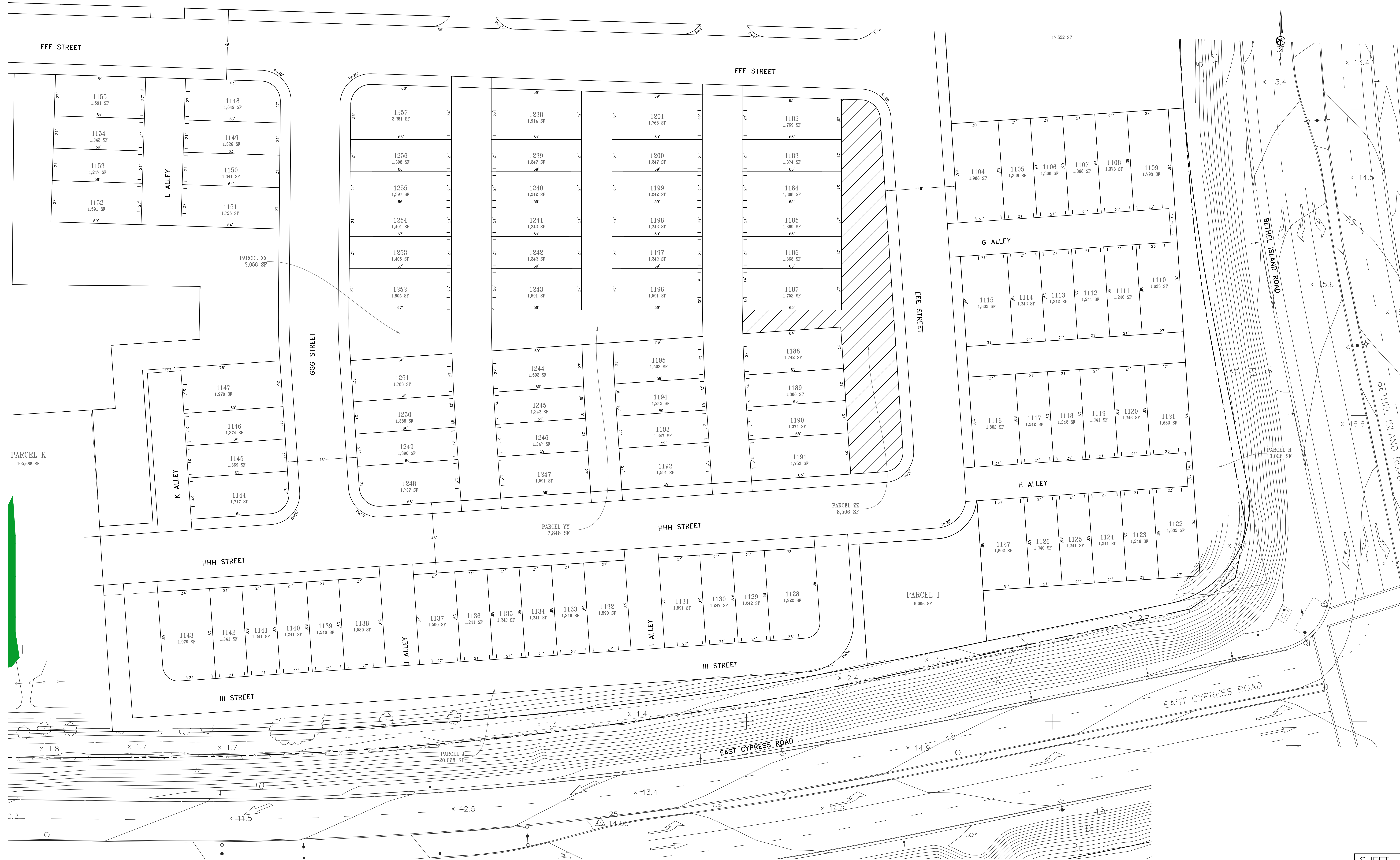
CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

AUGUST 11, 2020 SCALE: 1"=20'



R-17b (Part 1)
SCALE: 1"=20'



R-17b (Part 2)
SCALE: 1"=20'