

VESTING AMENDED TENTATIVE MAP
SUBDIVISION 9156
PRELIMINARY LAND USE PLAN

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
AUGUST 11, 2020 SCALE: 1"=200'

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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

A.P.N.: 020-140-048-8, 020-150-003

SITE AREA: 350.94 ACRES

EXISTING ZONING: SP-1 (ECCSP) DISTRICT

PROPOSED ZONING: SP-1 (ECCSP) DISTRICT

EXISTING USE: AGRICULTURAL

PROPOSED USE: RESIDENTIAL

SERVICES:
WATER SUPPLY-
SANITARY SEWER-
STORM DRAIN-
GAS & ELECTRIC-
FIRE-
TELEPHONE-
CABLE TV-
LEVEE-

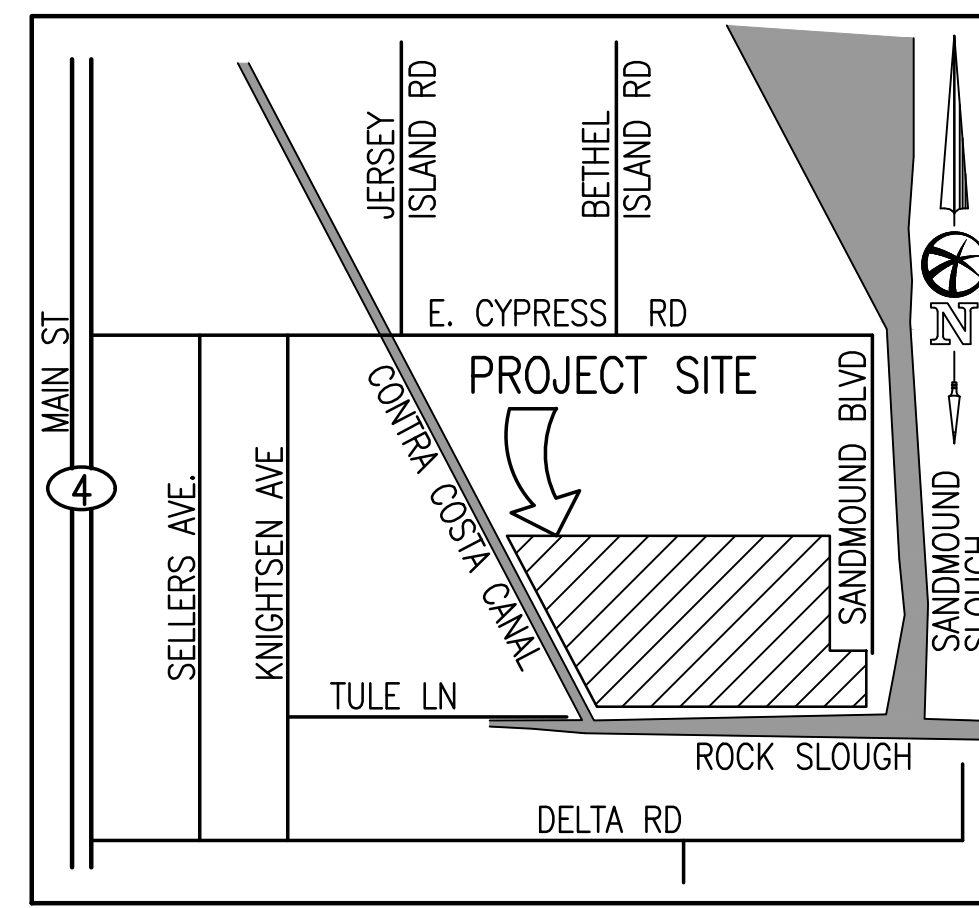
DIABLO WATER DISTRICT
IRONHOUSE SANITARY DISTRICT
CITY OF OAKLEY
PACIFIC GAS & ELECTRIC
EAST CONTRA COSTA FIRE PROTECTION DISTRICT
AT&T
COMCAST
RD 799/CITY OF OAKLEY

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 PLAN.

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).

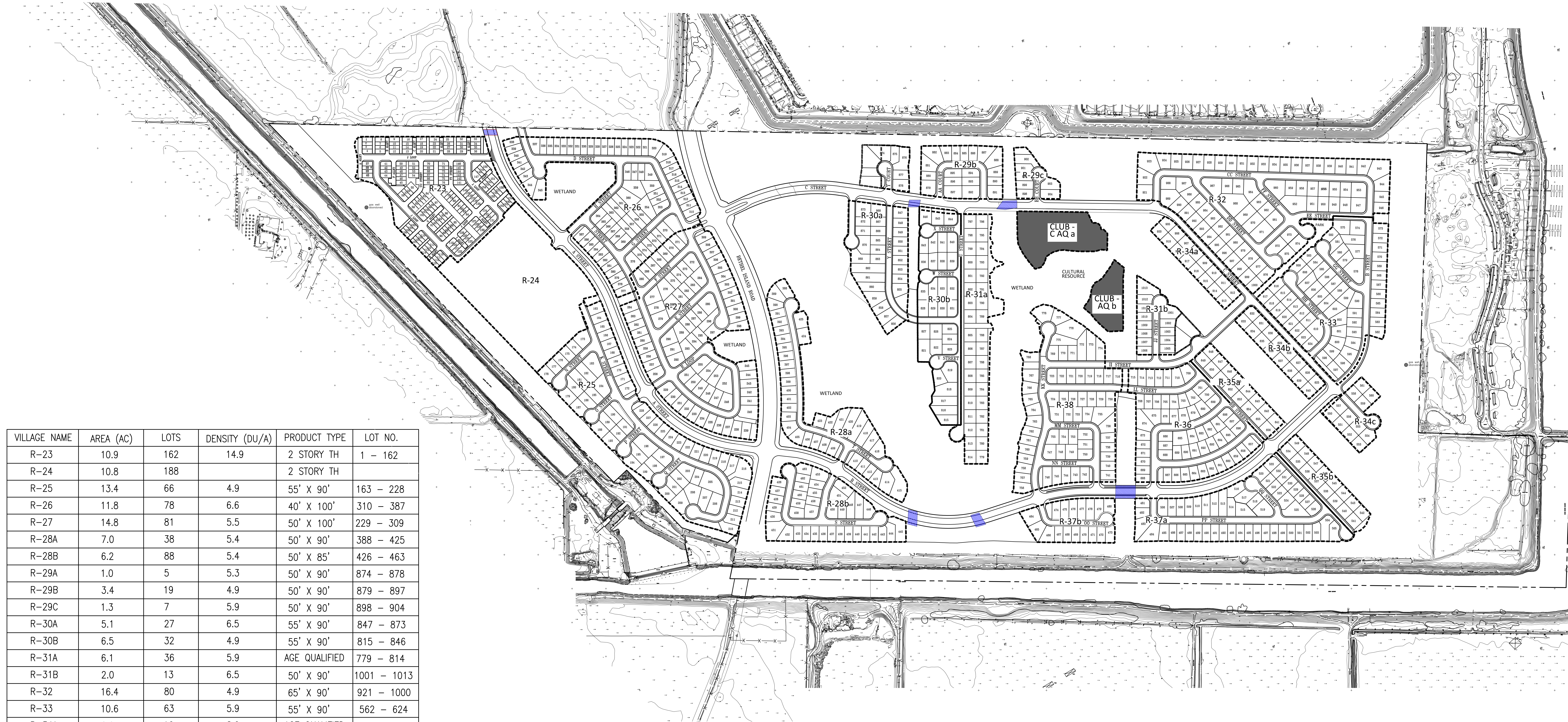


VICINITY MAP

NO SCALE

NOTES:

THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL
MAPS ON THE LANDS SHOWN ON THIS MAP



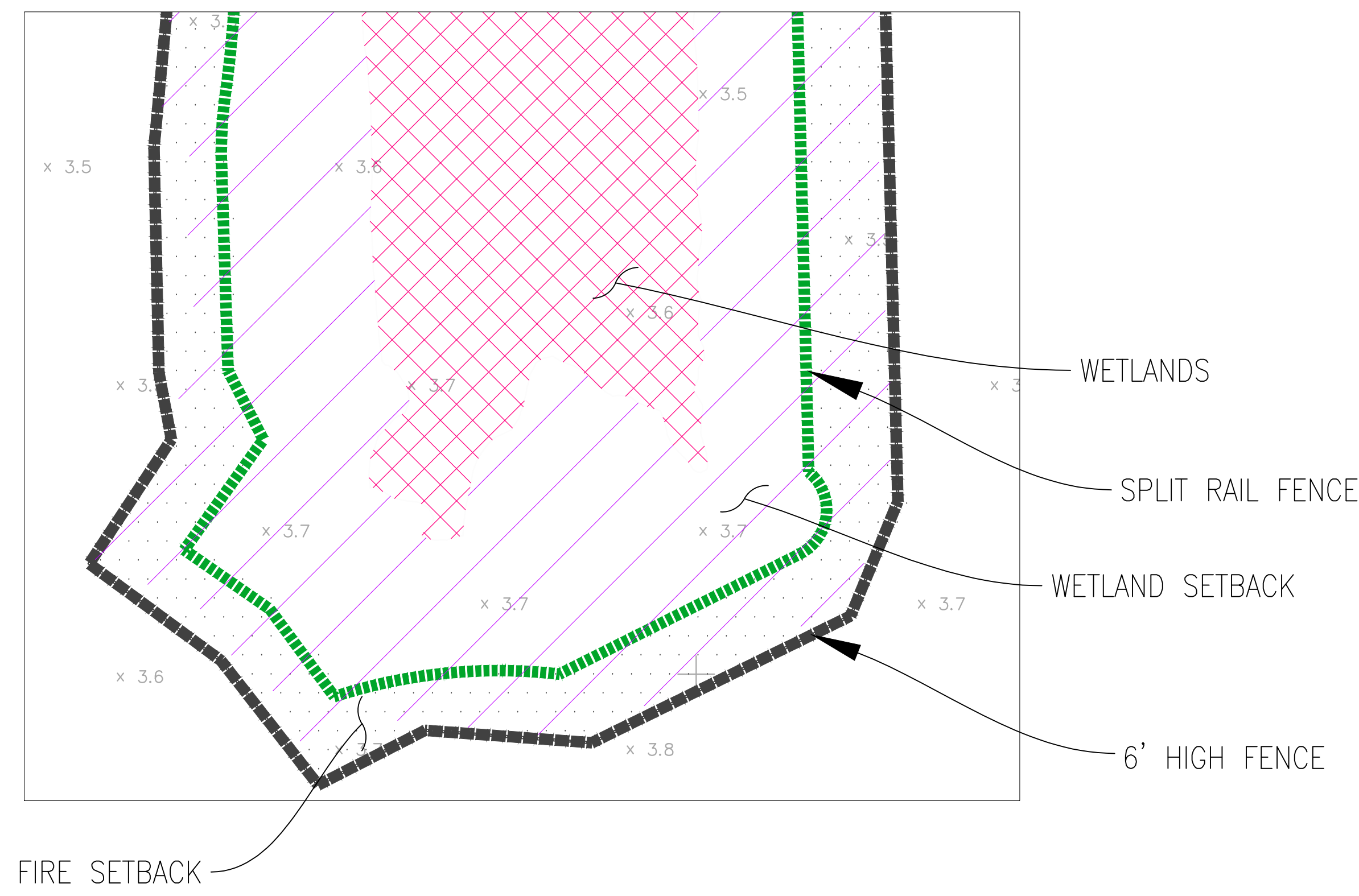
VILLAGE NAME	AREA (AC)	LOTS	DENSITY (DU/A)	PRODUCT TYPE	LOT NO.
R-23	10.9	162	14.9	2 STORY TH	1 - 162
R-24	10.8	188		2 STORY TH	
R-25	13.4	66	4.9	55' X 90'	163 - 228
R-26	11.8	78	6.6	40' X 100'	310 - 387
R-27	14.8	81	5.5	50' X 100'	229 - 309
R-28A	7.0	38	5.4	50' X 90'	388 - 425
R-28B	6.2	88	5.4	50' X 85'	426 - 463
R-29A	1.0	5	5.3	50' X 90'	874 - 878
R-29B	3.4	19	4.9	50' X 90'	879 - 897
R-29C	1.3	7	5.9	50' X 90'	898 - 904
R-30A	5.1	27	6.5	55' X 90'	847 - 873
R-30B	6.5	32	4.9	55' X 90'	815 - 846
R-31A	6.1	36	5.9	AGE QUALIFIED	779 - 814
R-31B	2.0	13	6.5	50' X 90'	1001 - 1013
R-32	16.4	80	4.9	65' X 90'	921 - 1000
R-33	10.6	63	5.9	55' X 90'	562 - 624
R-34A	2.0	16	8.0	AGE QUALIFIED	905 - 920
R-34B	2.0	16	8.0	AGE QUALIFIED	625 - 640
R-34C	1.9	12	6.3	AGE QUALIFIED	550 - 561
R-35A	2.3	16	7.0	AGE QUALIFIED	641 - 656
R-35B	2.4	16	6.7	AGE QUALIFIED	534 - 549
R-36	9.1	59	6.5	50' X 85'	657 - 715
R-37A	9.0	53	5.9	50' X 85'	481 - 533
R-37B	2.9	17	5.9	50' X 90'	464 - 480
R-38	11.8	63	5.3	55' X 90'	716 - 778

VESTING AMENDED TENTATIVE MAP
 SUBDIVISION 9156
 EXISTING CONDITIONS AND CONSTRAINTS MAP

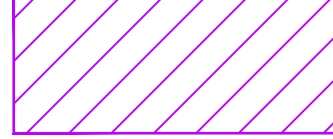




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 CONTRA COSTA COUNTY, CALIFORNIA

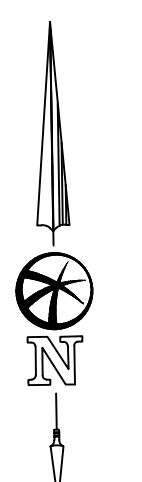
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 CONCORD, CALIFORNIA

AUGUST 11, 2020 SCALE: 1" = 200'



LEGEND

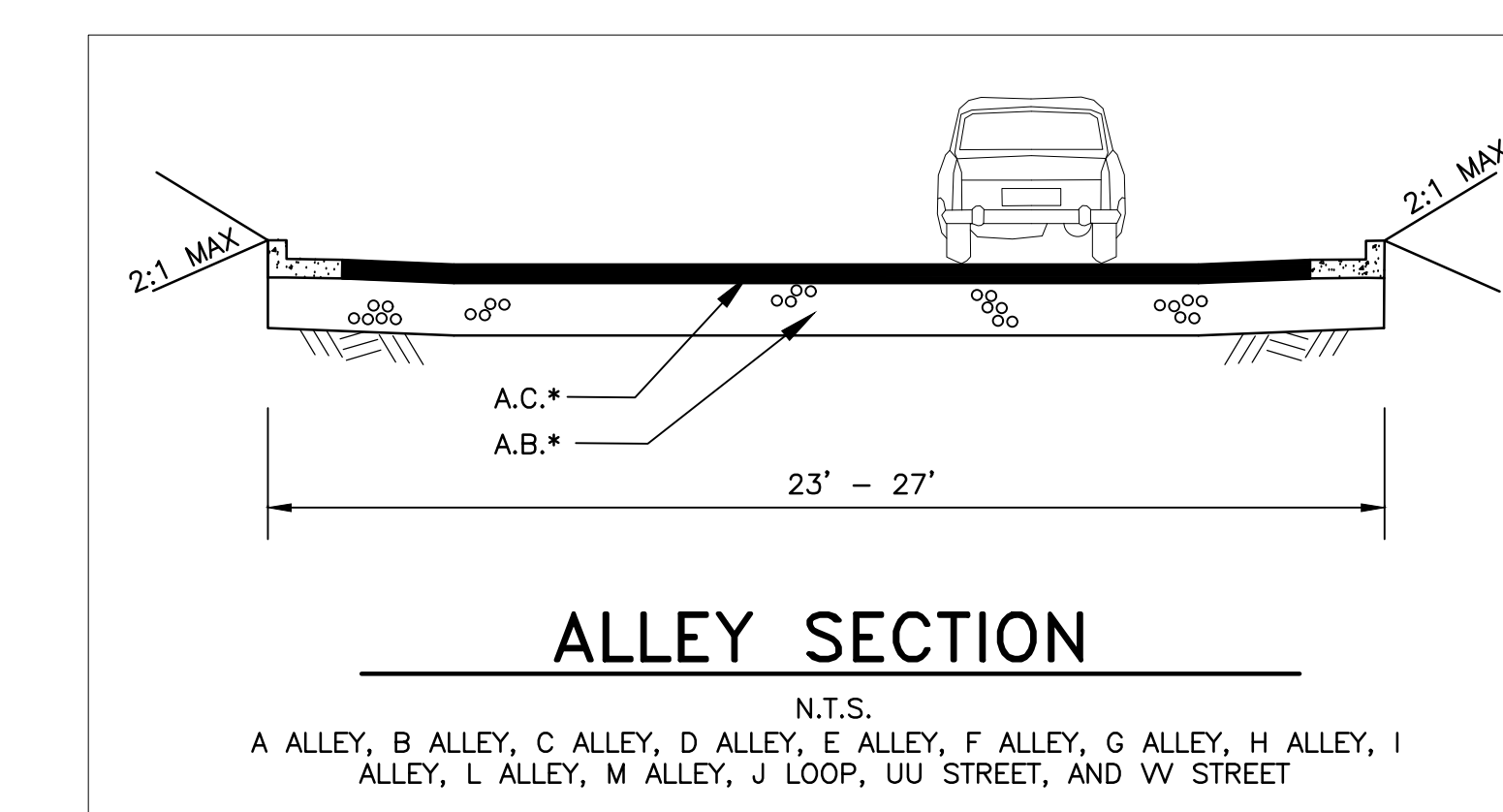
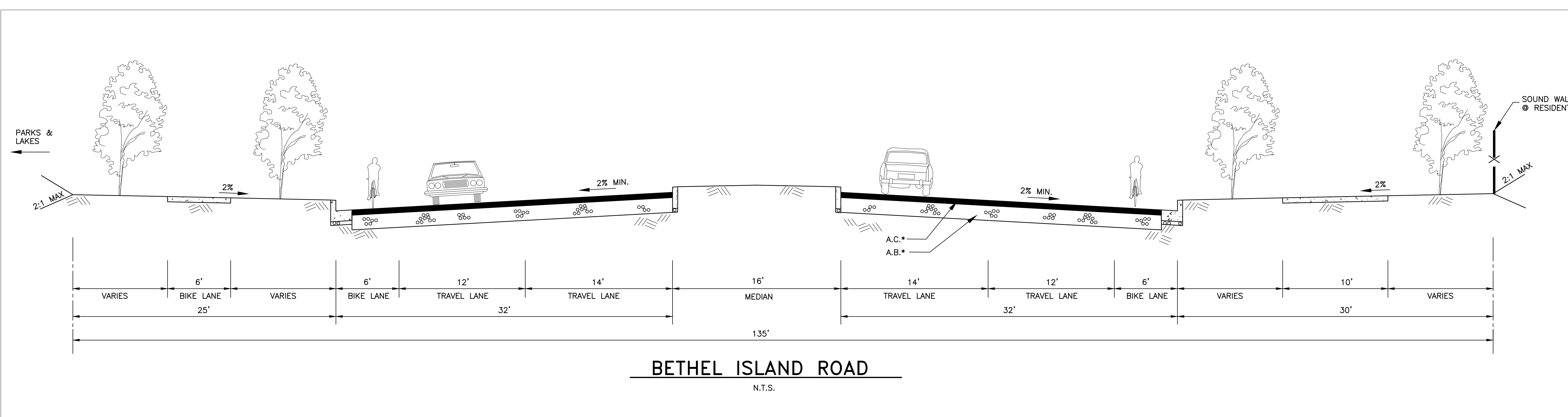
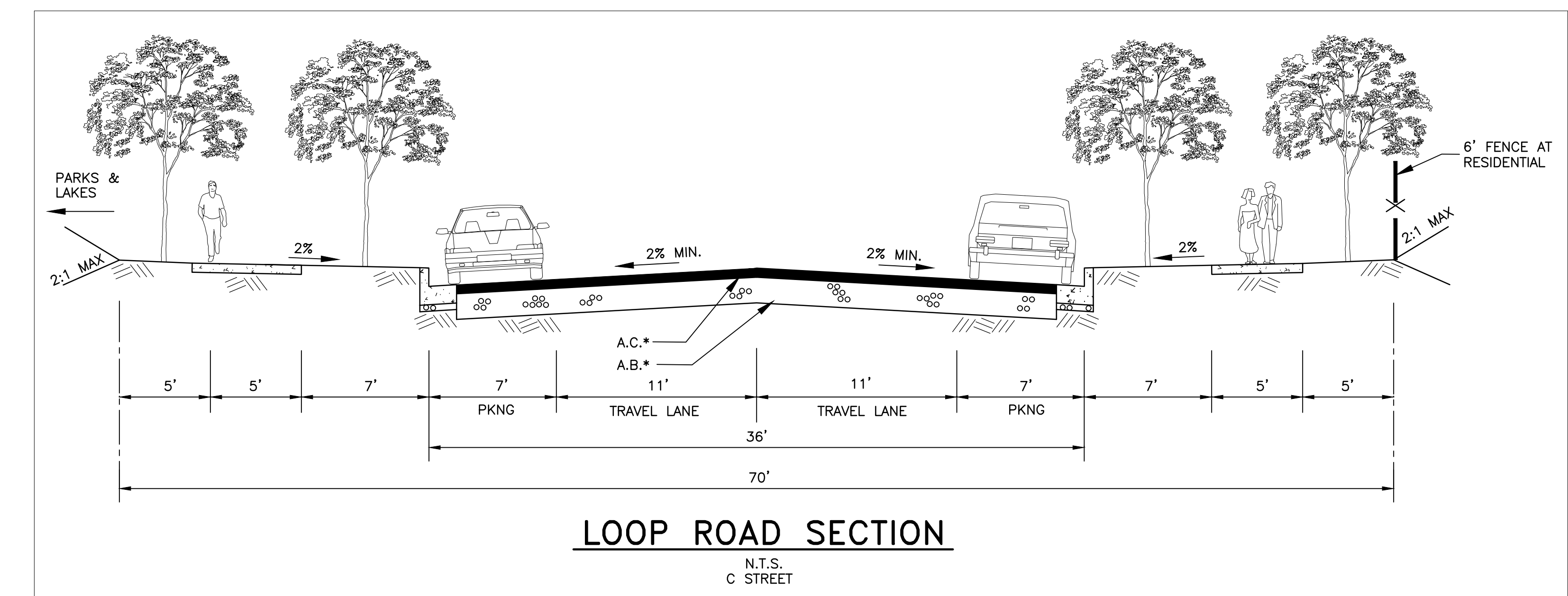
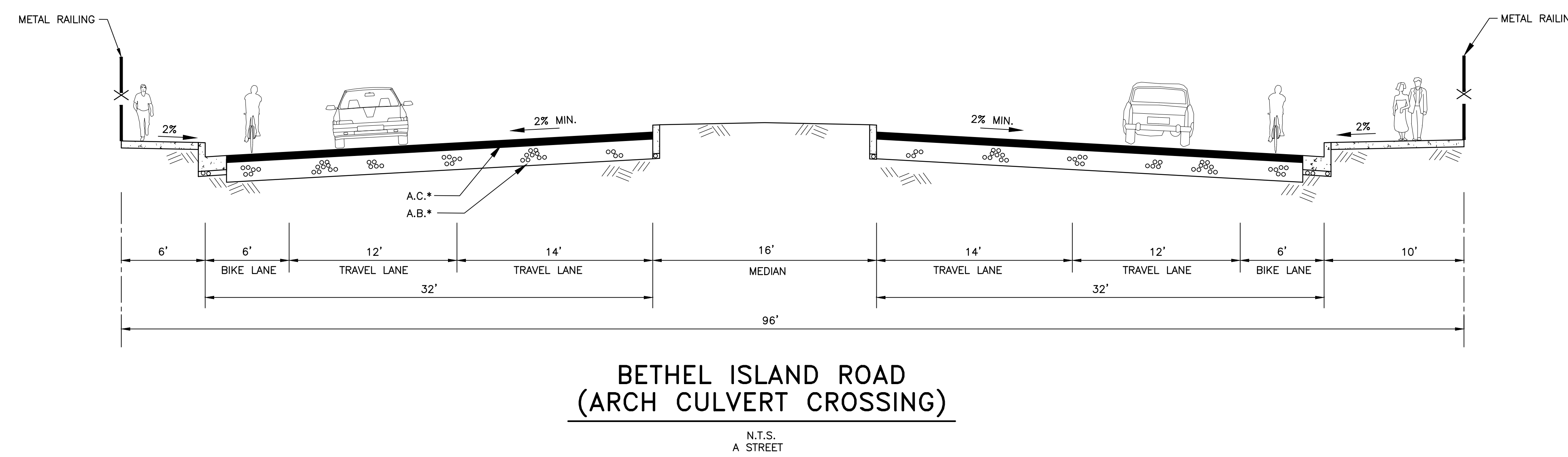
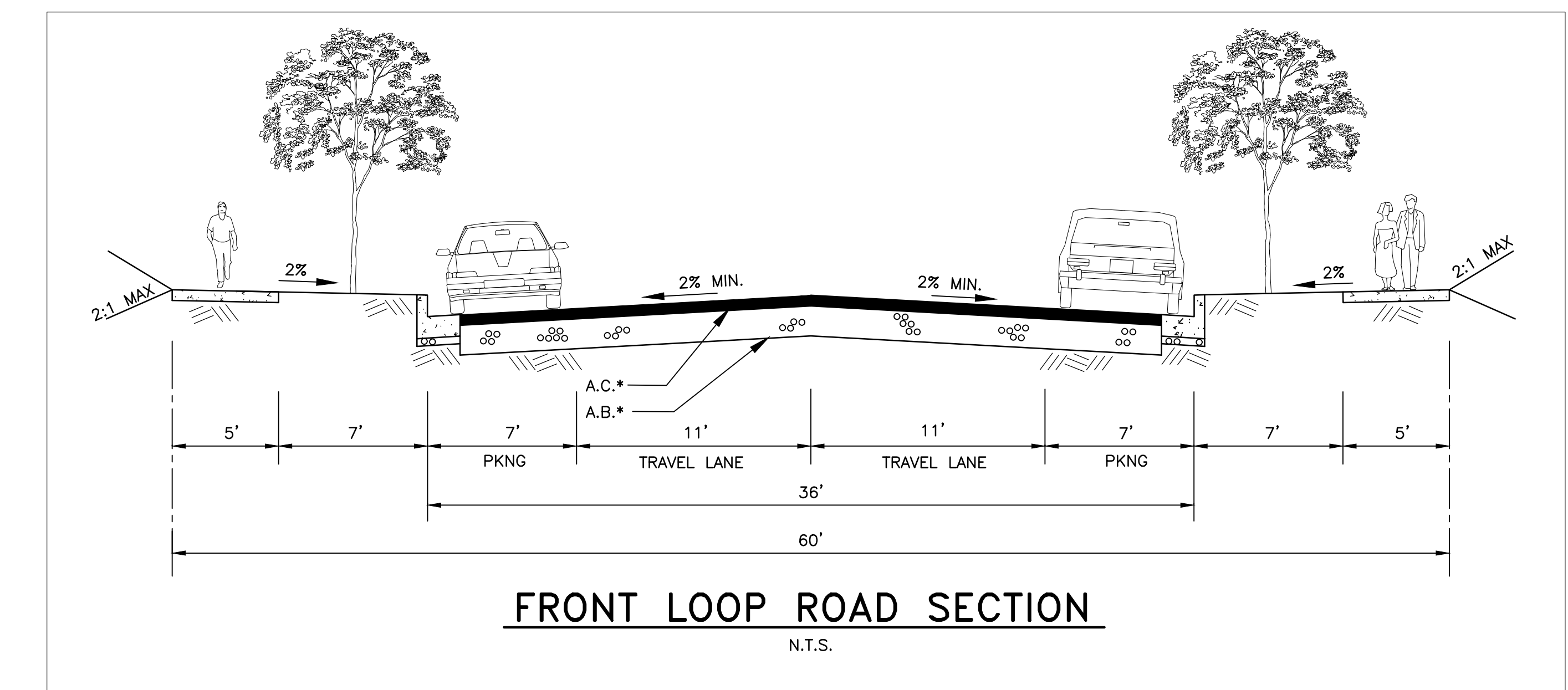
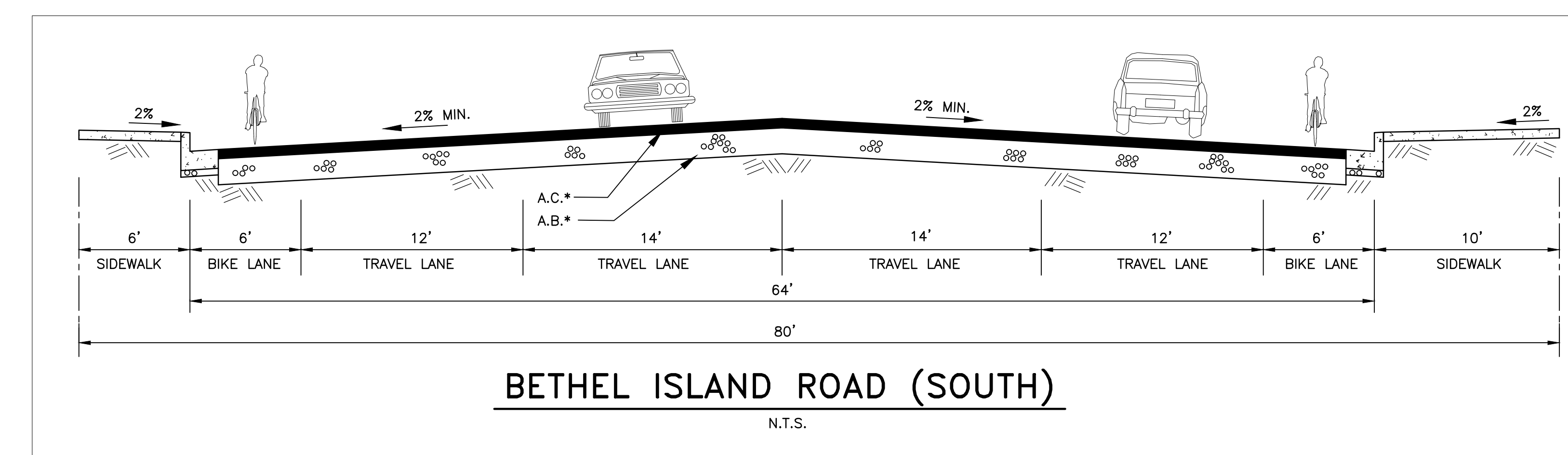
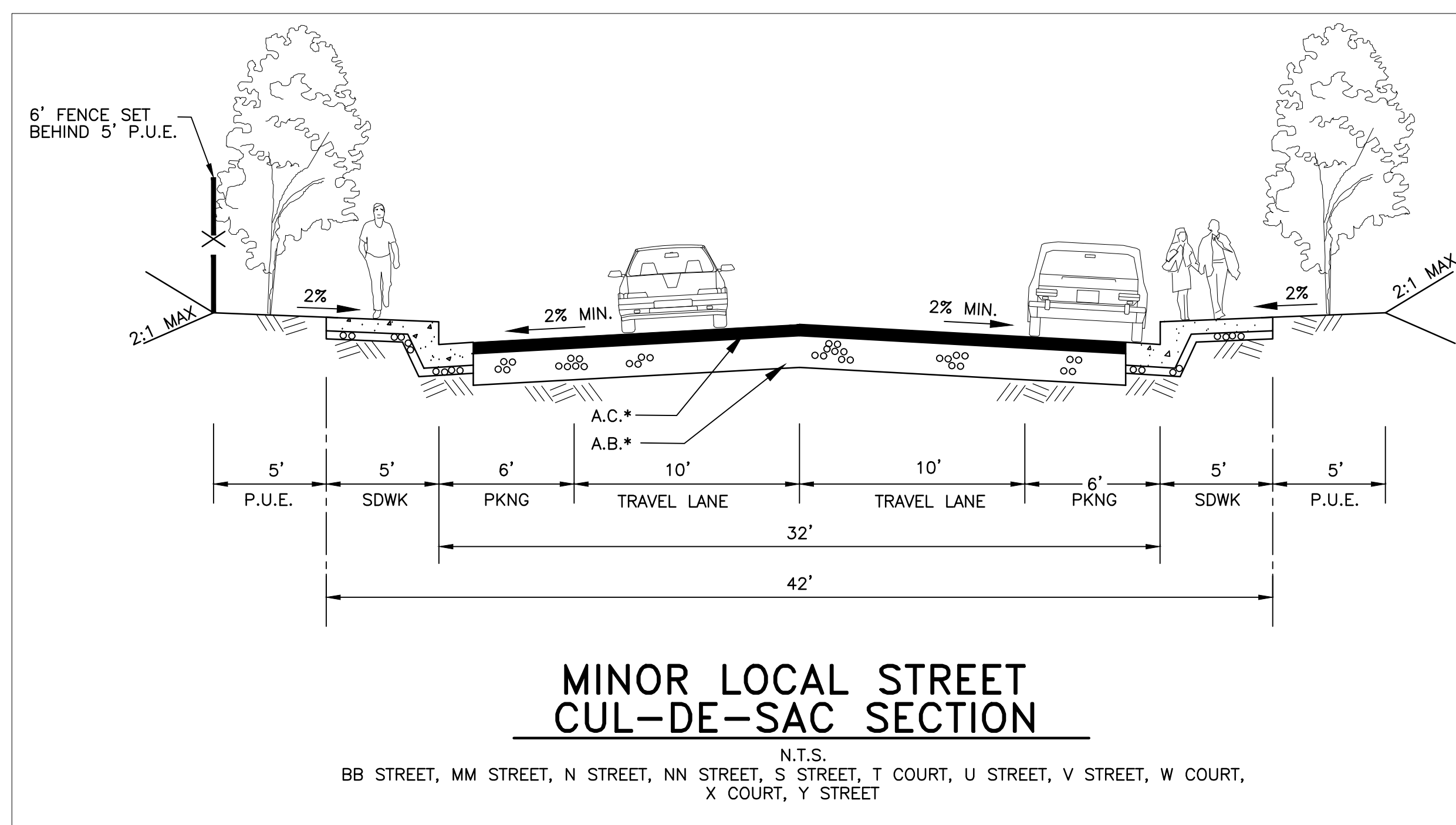
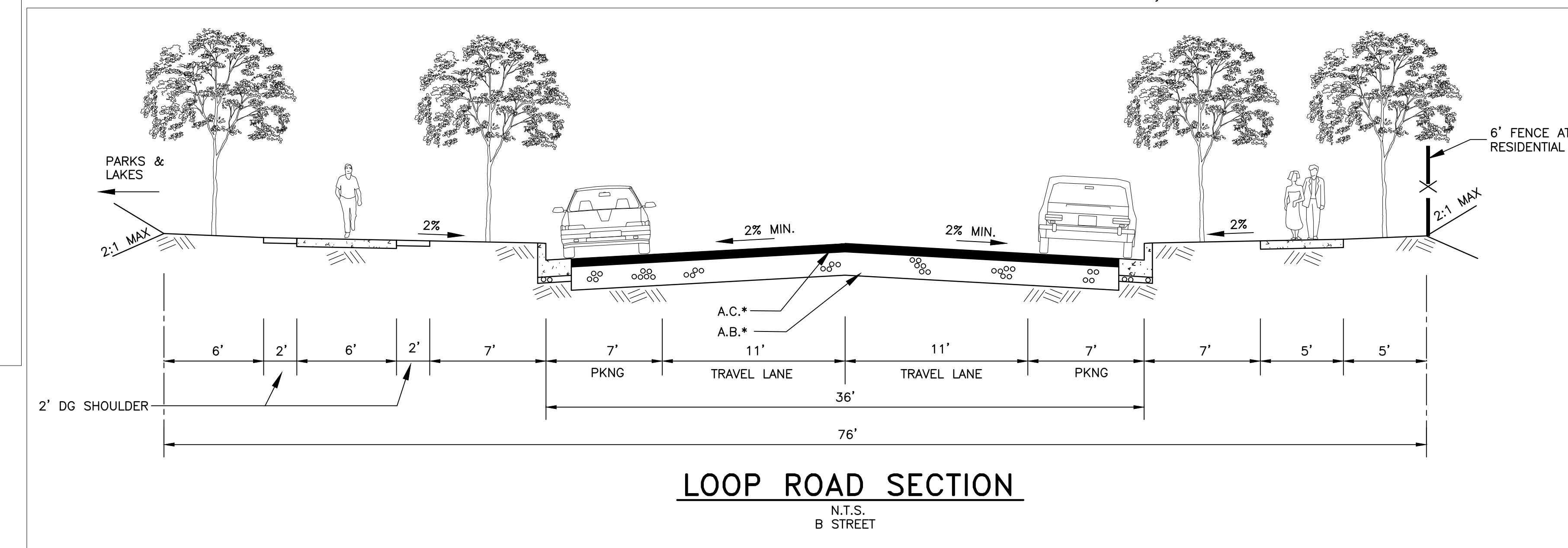
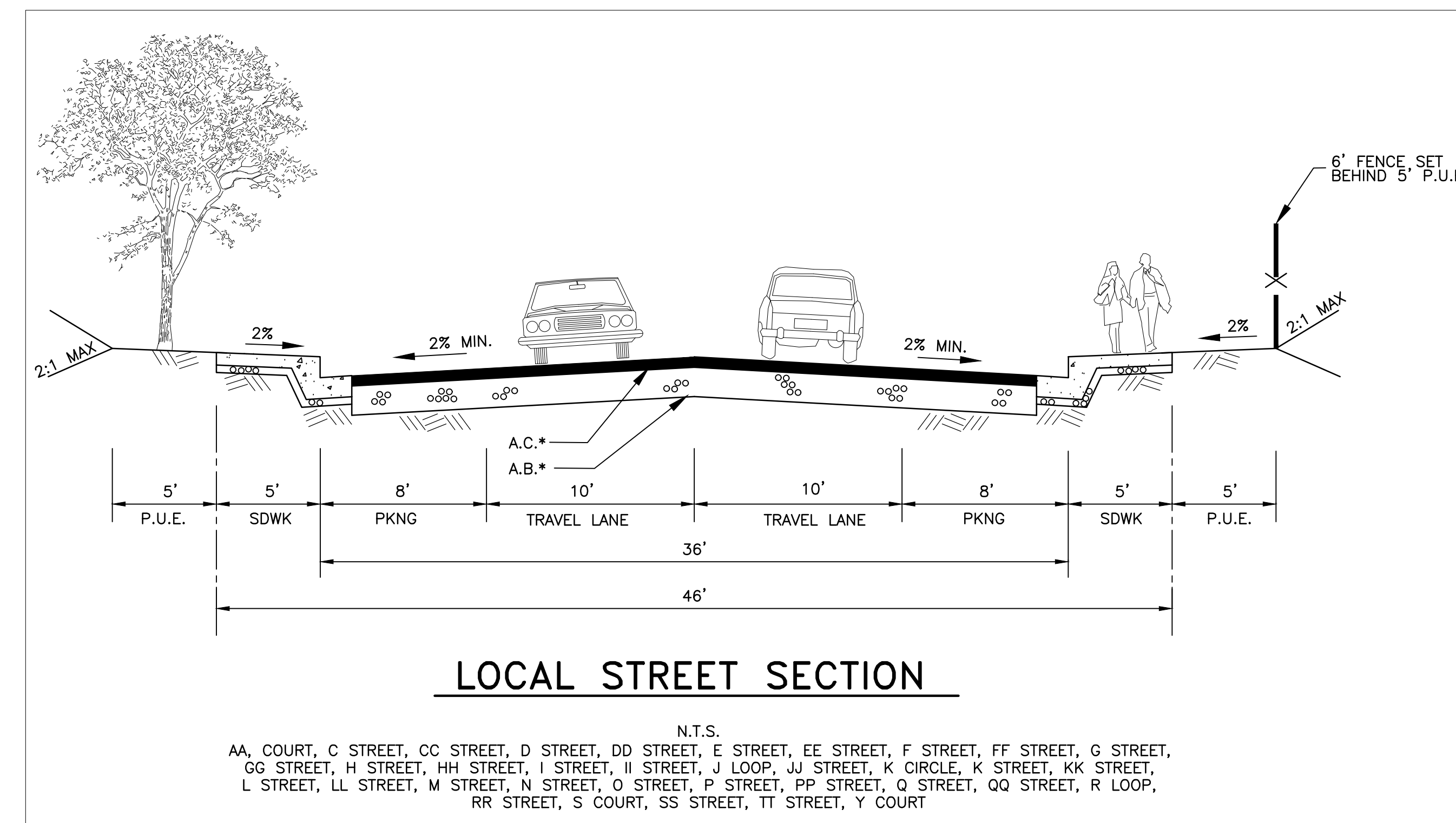
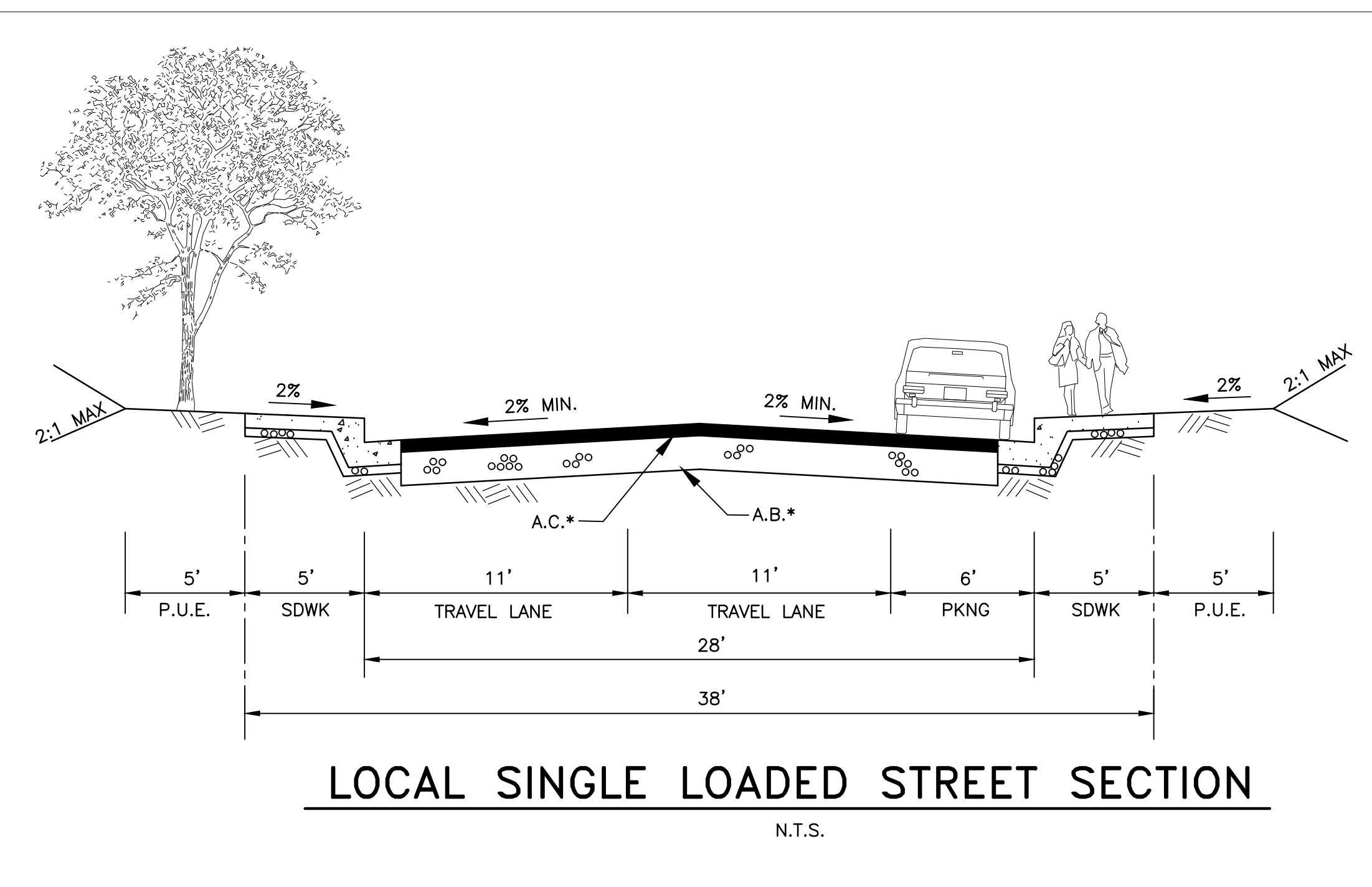
- | | | | |
|---|--------------------------|---|----------------------------|
|  | WETLANDS SETBACK |  | SEASONAL WETLANDS |
|  | FIRE MAINTENANCE SETBACK |  | IMPACTED SEASONAL WETLANDS |
| | |  | ARCHEOLOGICAL MOUND |



VESTING AMENDED TENTATIVE MAP
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TYPICAL STREET SECTIONS

CITY OF OAKLEY
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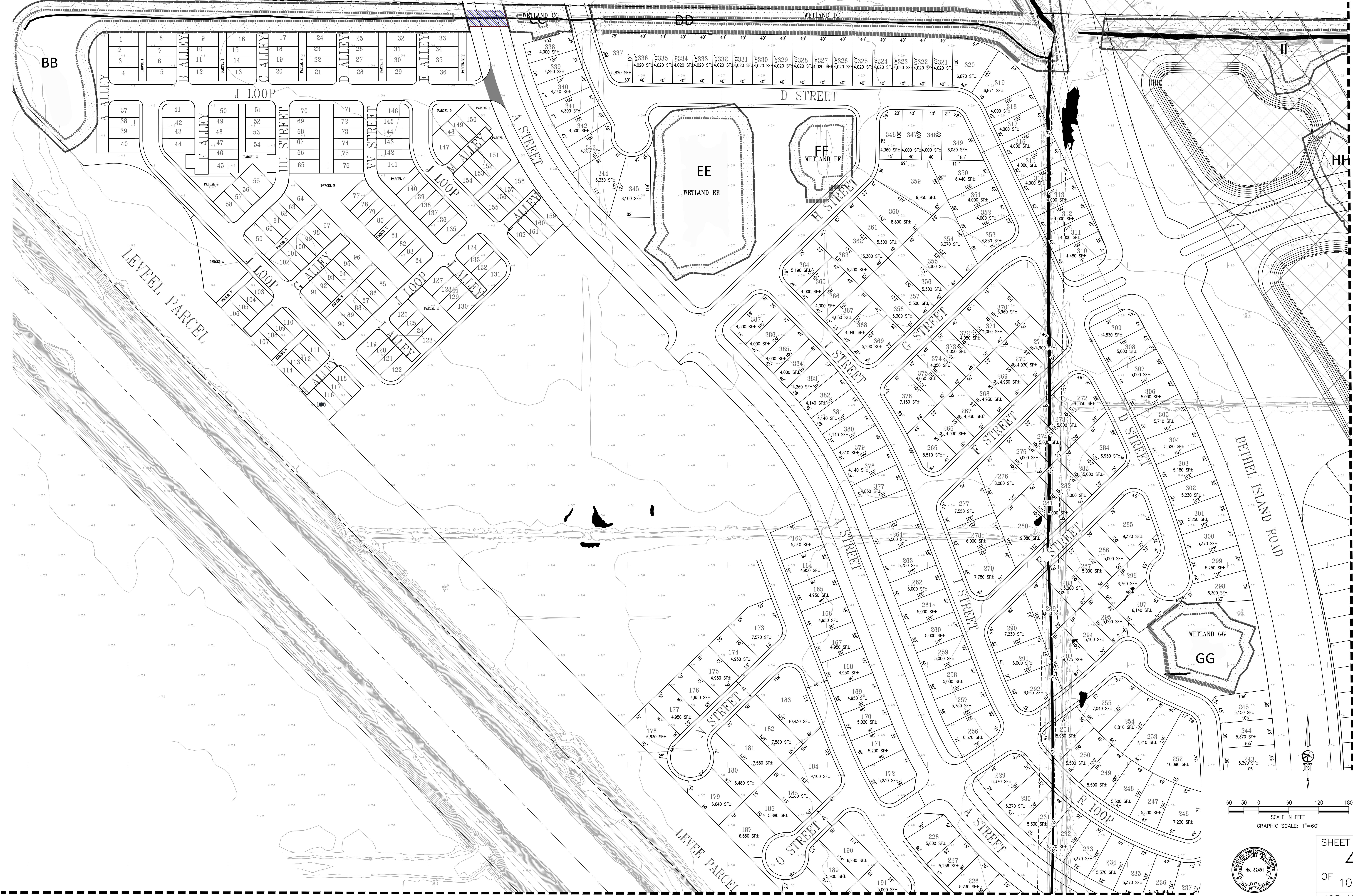
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AUGUST 11, 2020 SCALE: NTS



VESTING AMENDED TENTATIVE MAP
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PRELIMINARY SITE PLAN

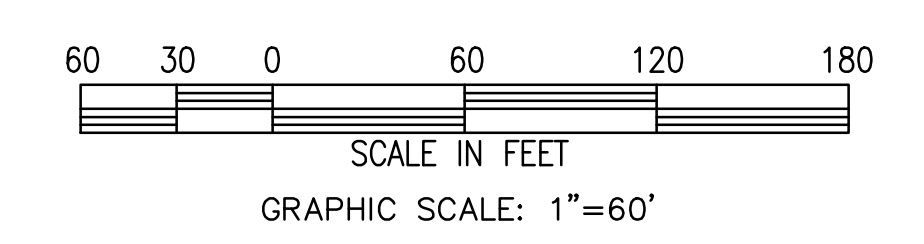
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CONCORD, CALIFORNIA
AUGUST 11, 2020 SCALE: 1"=60'



SEE SHEET 10

SEE SHEET 6



SCALE IN FEET
GRAPHIC SCALE: 1"=60'



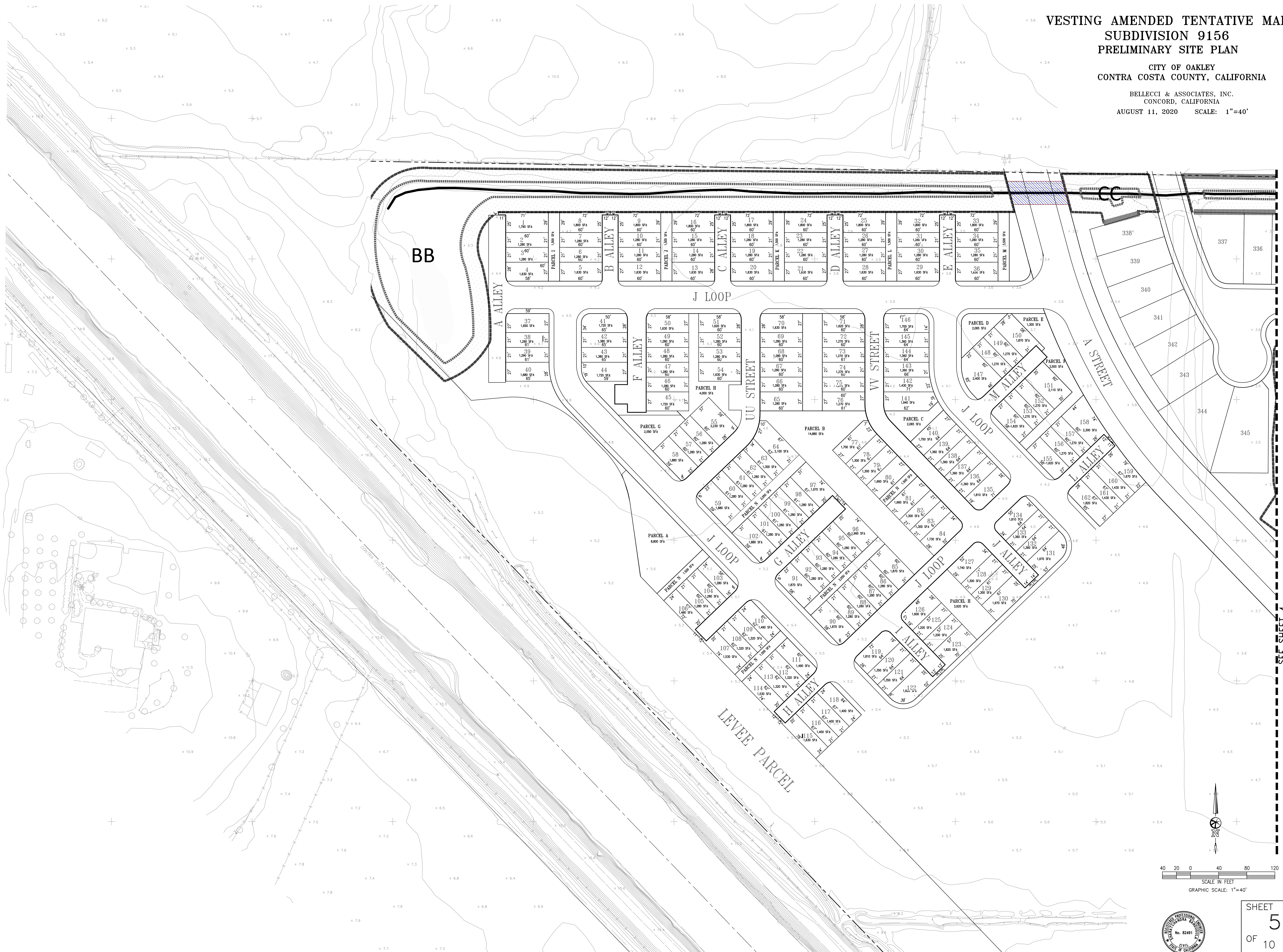
SHEET
4
OF
10
JOB NO.
18180

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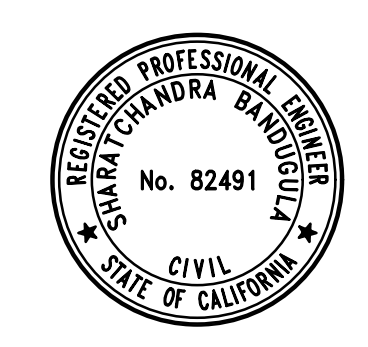
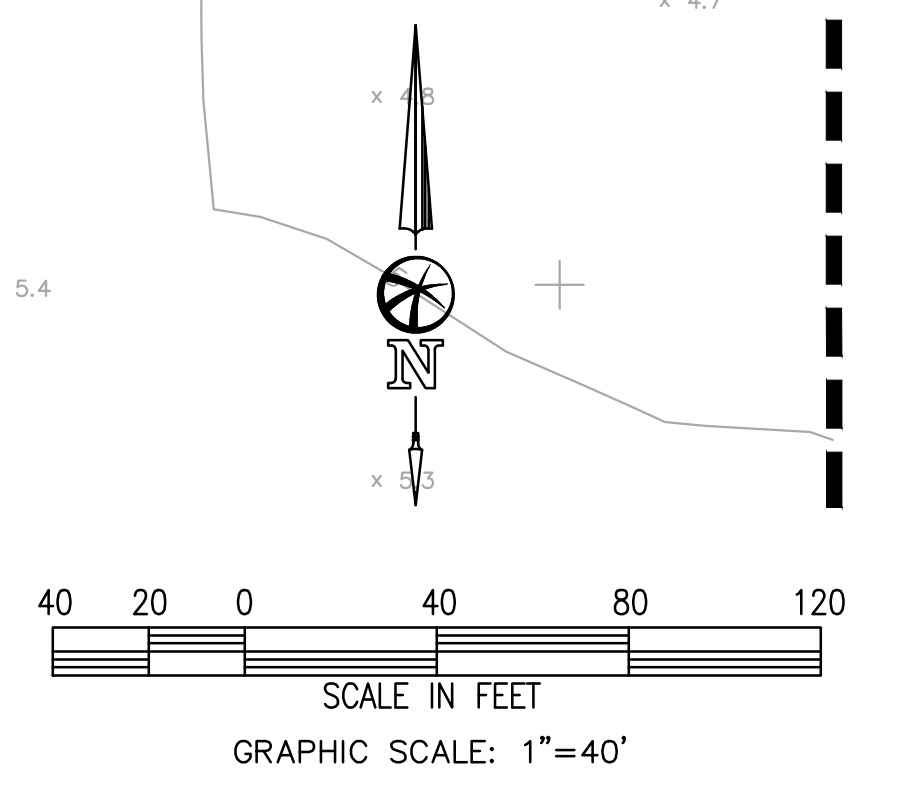
CITY OF OAKLEY
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SEE SHEET 4

SEE SHEET 4



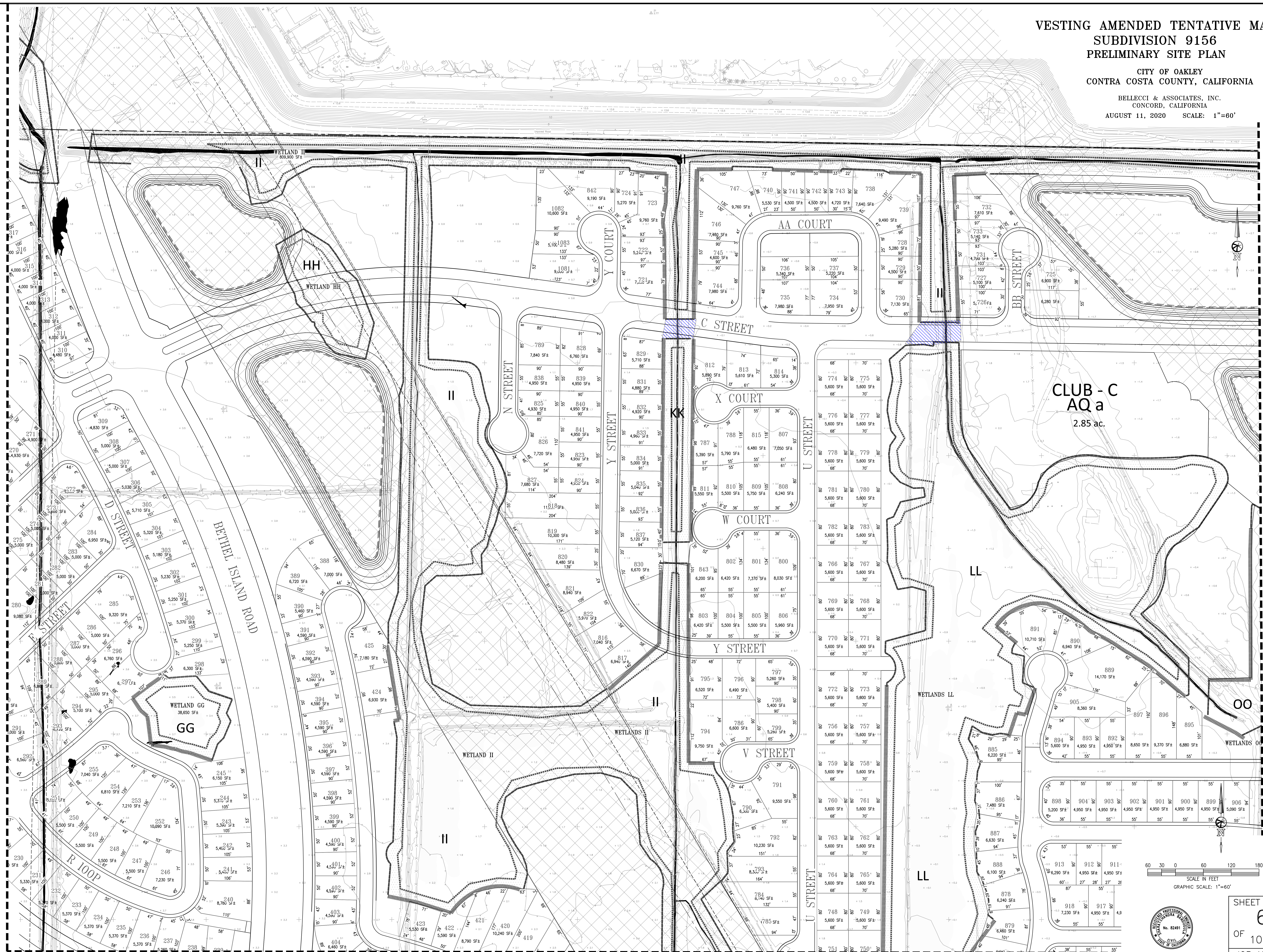
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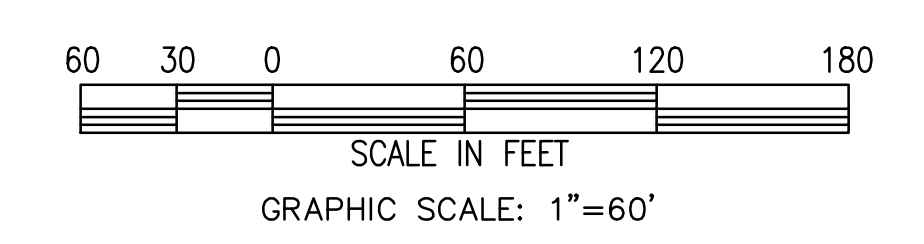
BELLECCI & ASSOCIATES, INC.
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AUGUST 11, 2020 SCALE: 1"=60'



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SEE SHEET 7

SEE SHEET 9



SCALE IN FEET
GRAPHIC SCALE: 1"=60'



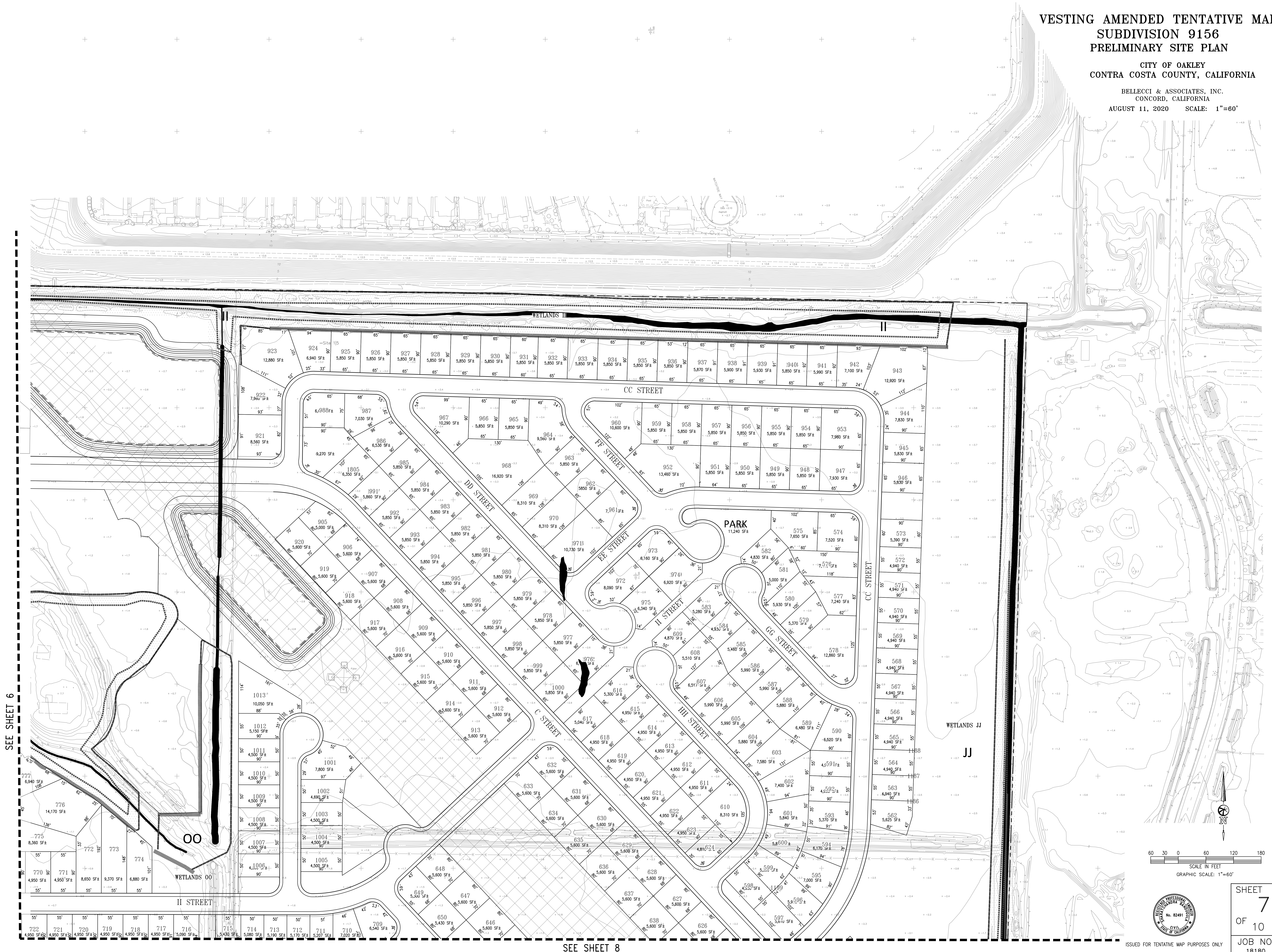
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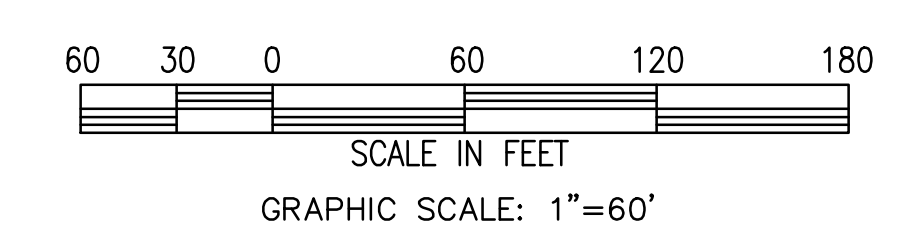
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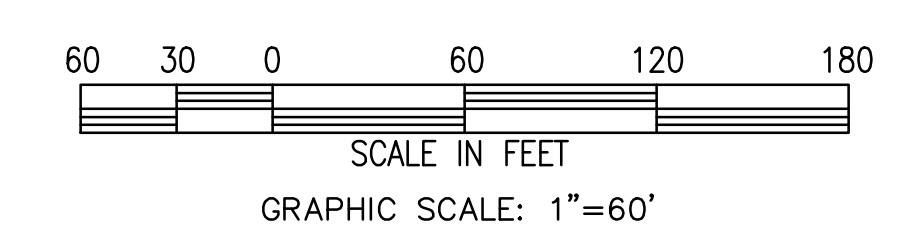
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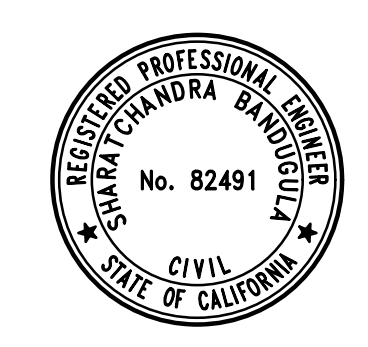
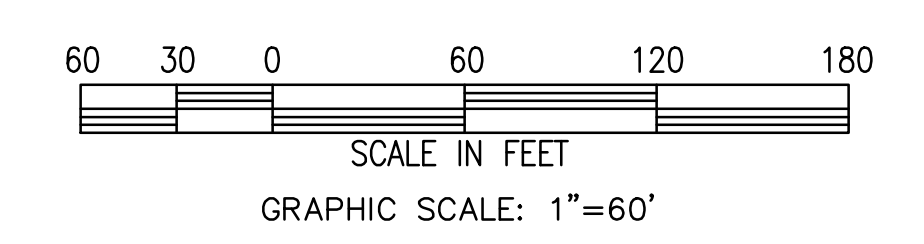
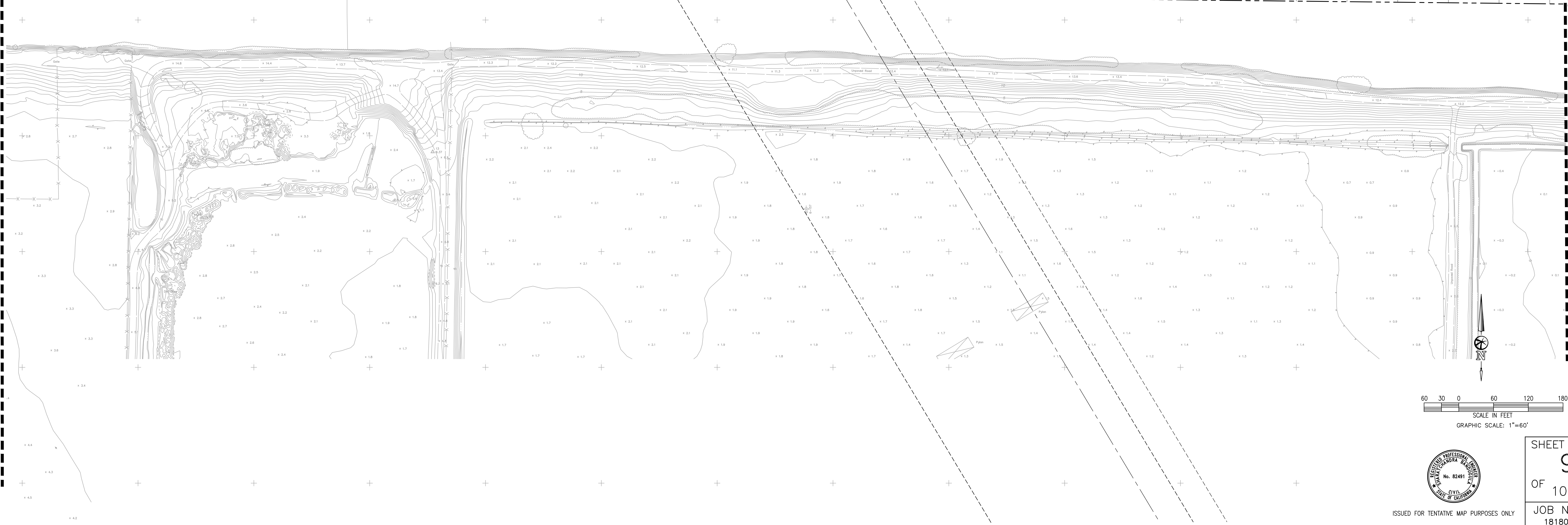
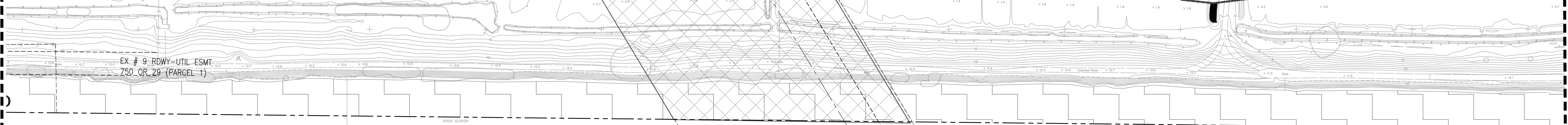
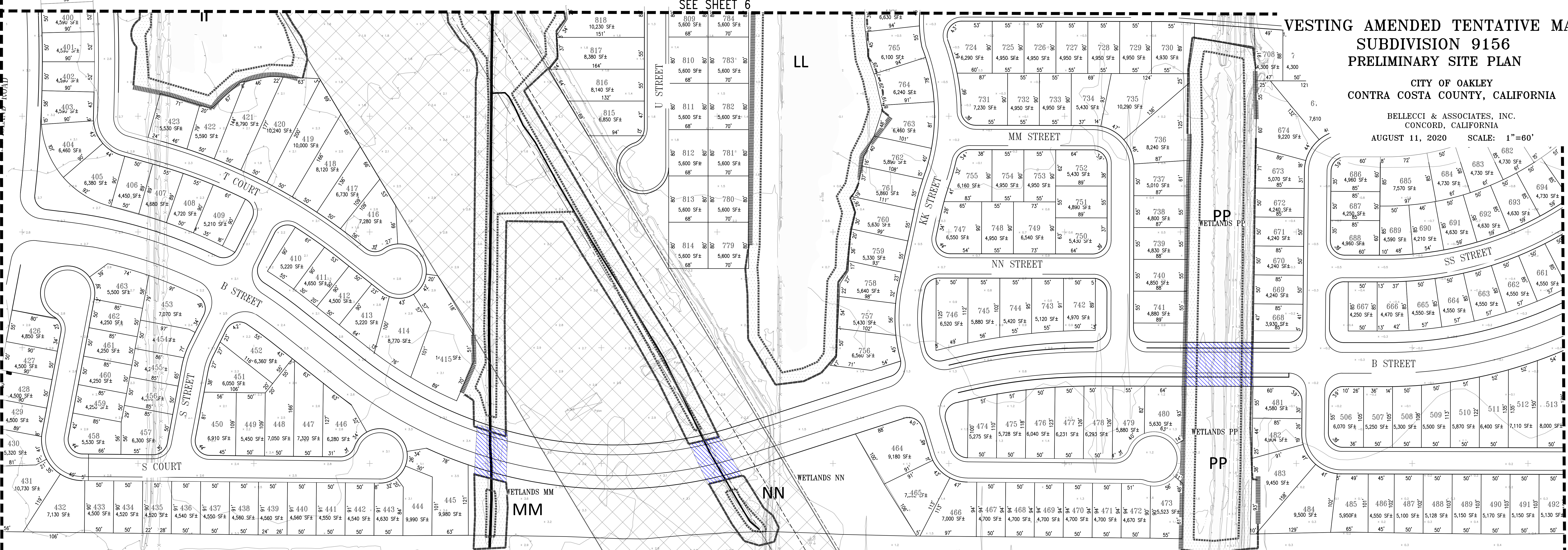
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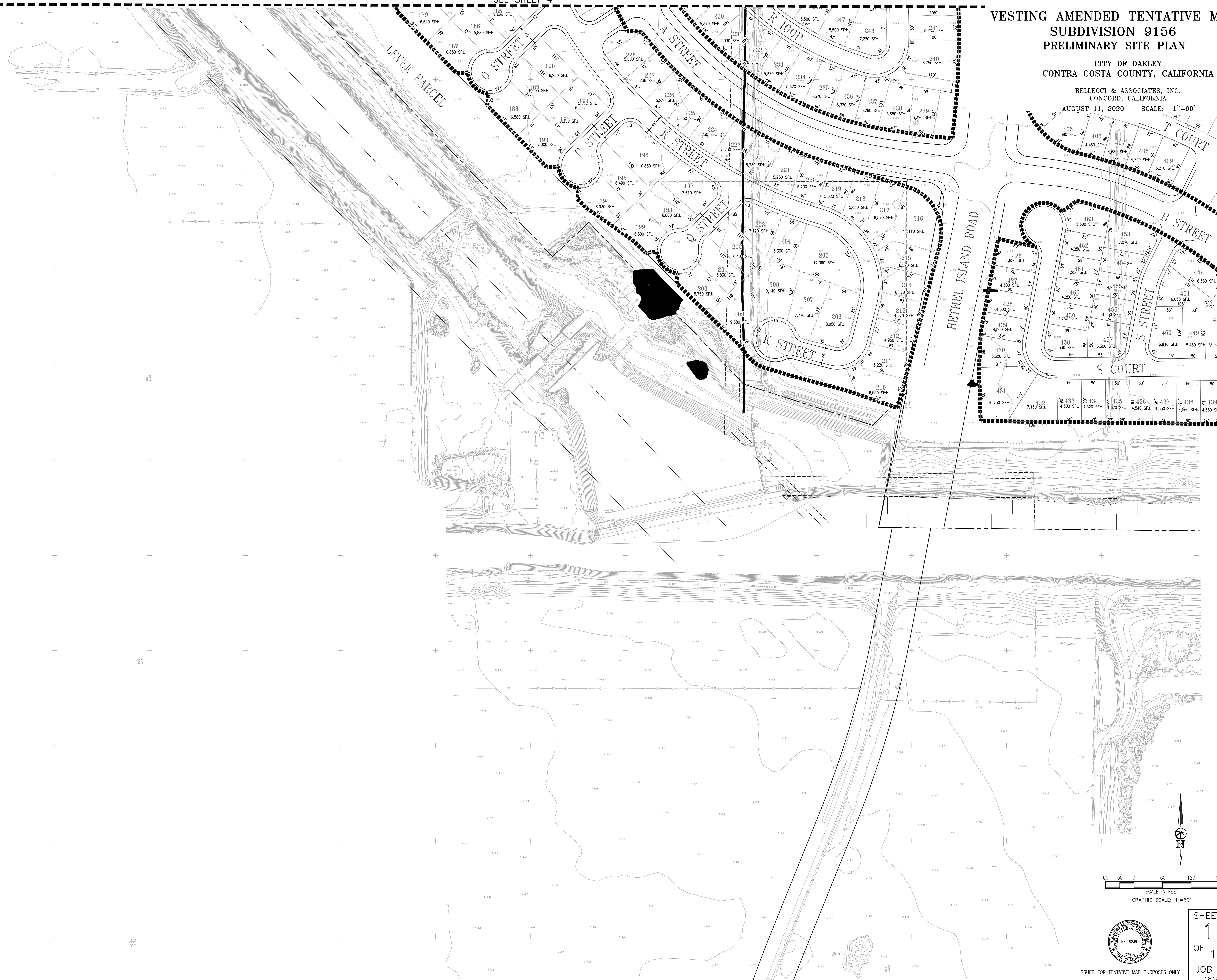
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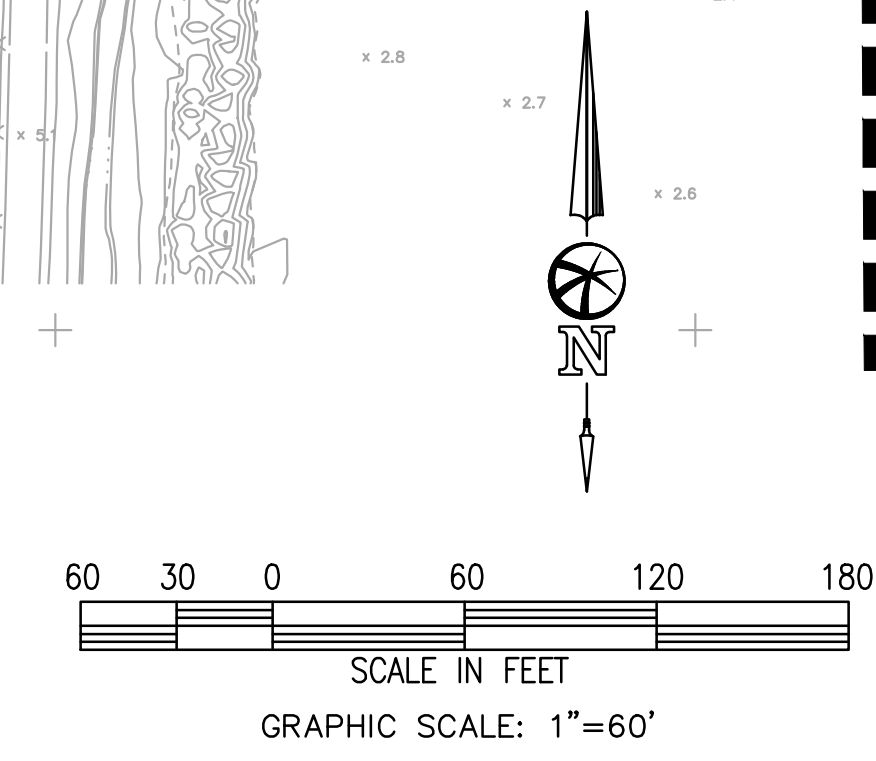
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