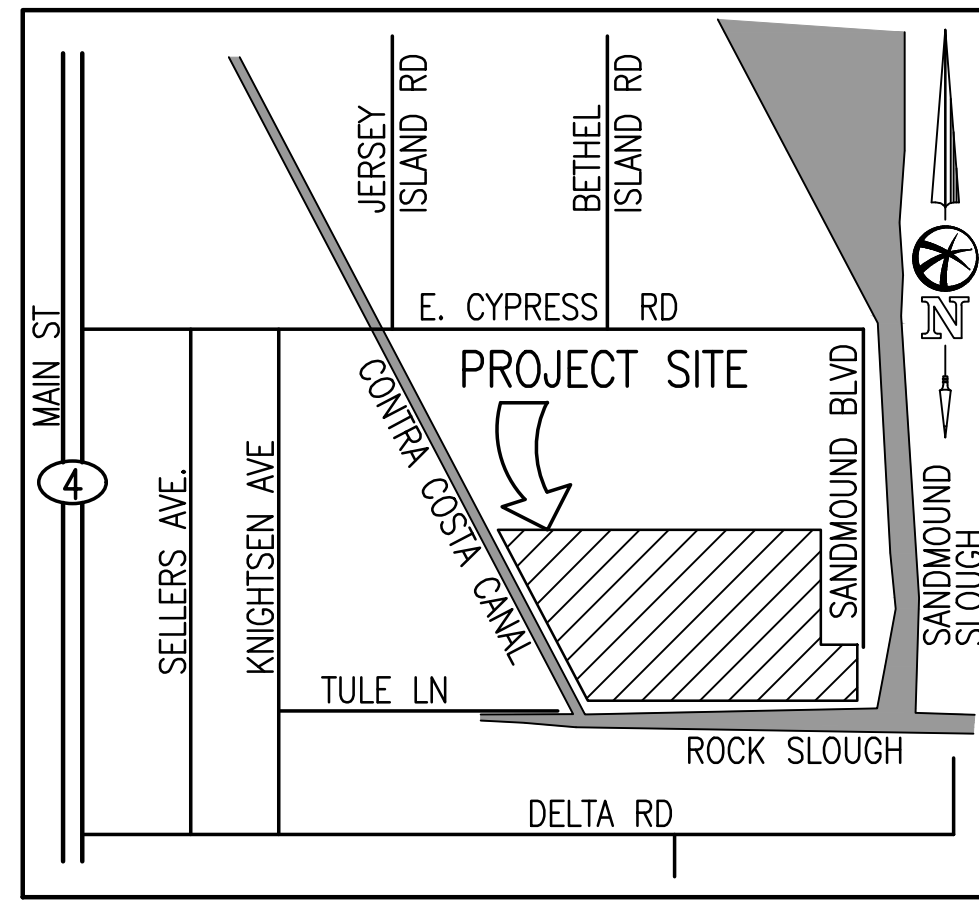


**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
COVER SHEET
ECCSP - PLANNING AREA 4
CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
OCTOBER 1, 2020 SCALE: 1"=200'**



VICINITY MAP
NO SCALE

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS AND CONSTRAINTS MAP
3. TYPICAL STREET SECTIONS
4. PRELIMINARY SITE PLAN
5. PRELIMINARY SITE PLAN
6. PRELIMINARY SITE PLAN
7. PRELIMINARY SITE PLAN
8. PRELIMINARY SITE PLAN
9. PRELIMINARY SITE PLAN
10. PRELIMINARY SITE PLAN
11. PRELIMINARY SITE PLAN
12. GRADING AND UTILITY PLAN
13. GRADING AND UTILITY PLAN
14. GRADING AND UTILITY PLAN
15. GRADING AND UTILITY PLAN
16. GRADING AND UTILITY PLAN
17. GRADING AND UTILITY PLAN
18. GRADING AND UTILITY PLAN
19. GRADING AND UTILITY PLAN
20. PRELIMINARY GRADING SECTIONS

NOTES:

THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE LANDS 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

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

SITE AREA: 350± 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-

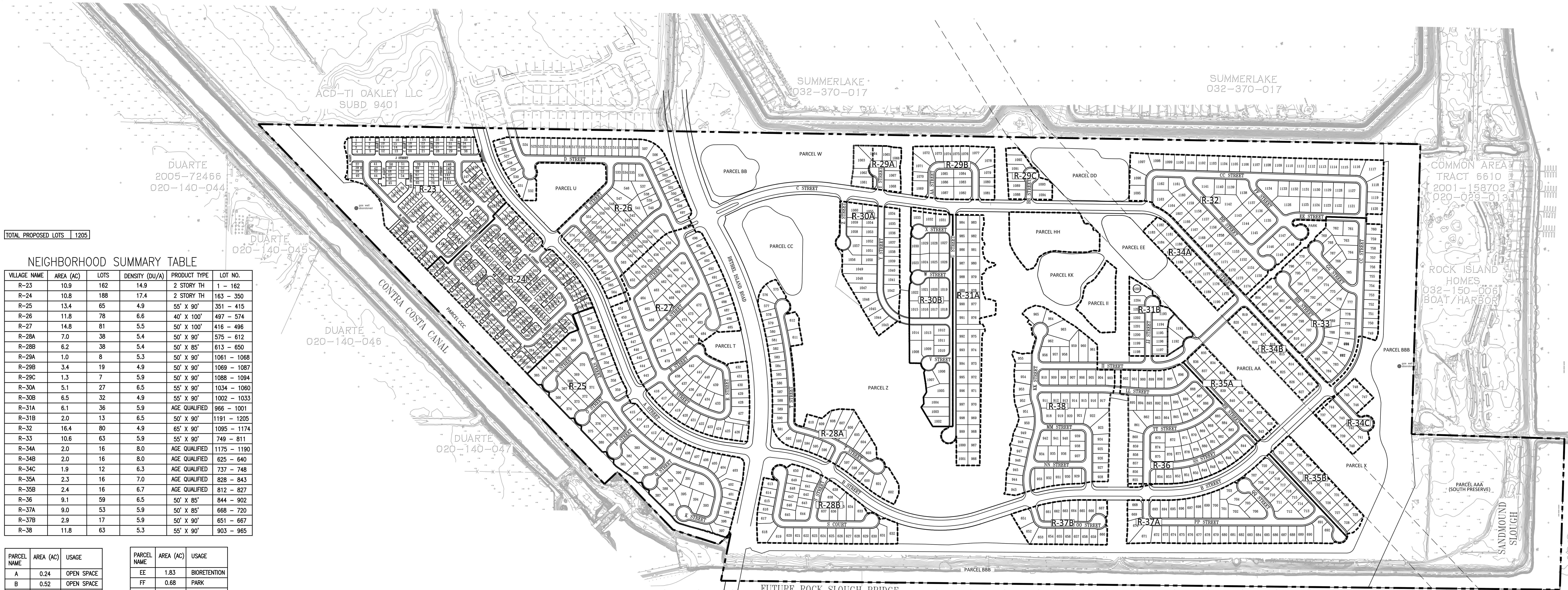
DIABLO WATER DISTRICT
IRONHOUSE SANITARY DISTRICT
CITY OF OAKLEY
PACIFIC GAS & ELECTRIC
EAST CONTRA COSTA FIRE PROTECTION DISTRICT
AT&T
COMCAST
RD 799/CITY OF OAKLEY

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).

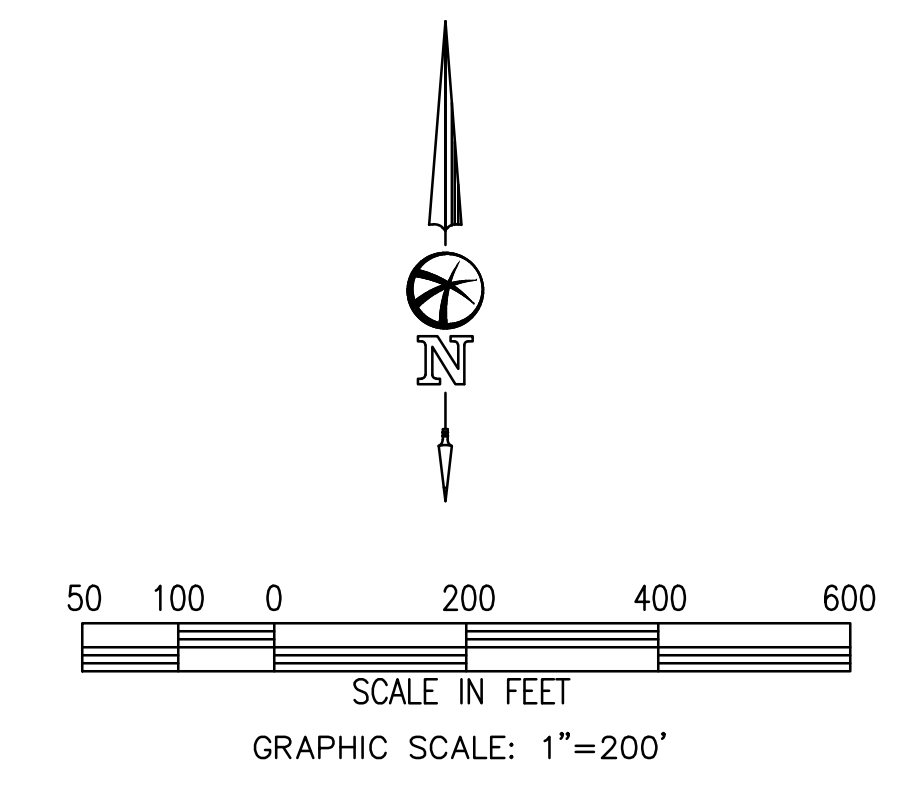


TOTAL PROPOSED LOTS | 1205

NEIGHBORHOOD SUMMARY TABLE

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	17.4	2 STORY TH	163 - 350
R-25	13.4	65	4.9	55' X 90'	351 - 415
R-26	11.8	78	6.6	40' X 100'	497 - 574
R-27	14.8	81	5.5	50' X 100'	416 - 496
R-28A	7.0	38	5.4	50' X 90'	575 - 612
R-28B	6.2	38	5.4	50' X 85'	613 - 650
R-29A	1.0	8	5.3	50' X 90'	1061 - 1068
R-29B	3.4	19	4.9	50' X 90'	1069 - 1087
R-29C	1.3	7	5.9	50' X 90'	1088 - 1094
R-30A	5.1	27	6.5	55' X 90'	1034 - 1060
R-30B	6.5	32	4.9	55' X 90'	1002 - 1033
R-31A	6.1	36	5.9	AGE QUALIFIED	966 - 1001
R-31B	2.0	13	6.5	50' X 90'	1191 - 1205
R-32	16.4	80	4.9	65' X 90'	1095 - 1174
R-33	10.6	63	5.9	55' X 90'	749 - 811
R-34A	2.0	16	8.0	AGE QUALIFIED	1175 - 1190
R-34B	2.0	16	8.0	AGE QUALIFIED	625 - 640
R-34C	1.9	12	6.3	AGE QUALIFIED	737 - 748
R-35A	2.3	16	7.0	AGE QUALIFIED	828 - 843
R-35B	2.4	16	6.7	AGE QUALIFIED	812 - 827
R-36	9.1	59	6.5	50' X 85'	844 - 902
R-37A	9.0	53	5.9	50' X 85'	668 - 720
R-37B	2.9	17	5.9	50' X 90'	651 - 667
R-38	11.8	63	5.3	55' X 90'	903 - 965

PARCEL NAME	AREA (AC)	USAGE
A	0.24	OPEN SPACE
B	0.52	OPEN SPACE
C	0.05	OPEN SPACE
D	0.05	OPEN SPACE
E	0.05	OPEN SPACE
F	0.11	OPEN SPACE
G	0.06	OPEN SPACE
H	0.09	OPEN SPACE
I	0.03	OPEN SPACE
J	0.03	OPEN SPACE
K	0.03	OPEN SPACE
L	0.03	OPEN SPACE
M	0.07	OPEN SPACE
N	0.03	OPEN SPACE
O	0.60	OPEN SPACE
P	0.08	OPEN SPACE
Q	0.04	OPEN SPACE
R	0.06	OPEN SPACE
S	0.12	PARK
T	0.89	PARK
U	2.79	OPEN SPACE
V	0.17	OPEN SPACE
W	11.90	OPEN SPACE
X	9.70	OPEN SPACE
Y	1.42	OPEN SPACE
Z	36.27	OPEN SPACE
AA	2.98	OPEN SPACE
BB	1.82	BIORETENTION
CC	2.68	BIORETENTION
DD	3.24	BIORETENTION
EE	1.83	BIORETENTION
FF	0.68	PARK
GG	0.12	OPEN SPACE
HH	2.86	CLUB-C AQ
II	1.47	CLUB-B AQ
JJ	0.08	OPEN SPACE
KK	1.92	CULTURAL R.
LL	5758	OPEN SPACE
MM	0.90	OPEN SPACE
NN	0.11	OPEN SPACE
OO	0.12	OPEN SPACE
PP	0.09	OPEN SPACE
QQ	0.07	OPEN SPACE
RR	0.18	OPEN SPACE
SS	1.85	OPEN SPACE
TT	0.24	OPEN SPACE
UU	0.22	OPEN SPACE
VV	0.42	OPEN SPACE
WW	0.70	OPEN SPACE
XX	0.11	OPEN SPACE
YY	0.09	OPEN SPACE
ZZ	2.61	OPEN SPACE
AAA	19.79	OPEN SPACE
BBB	26.70	LEVEE
CCC	9.31	LEVEE

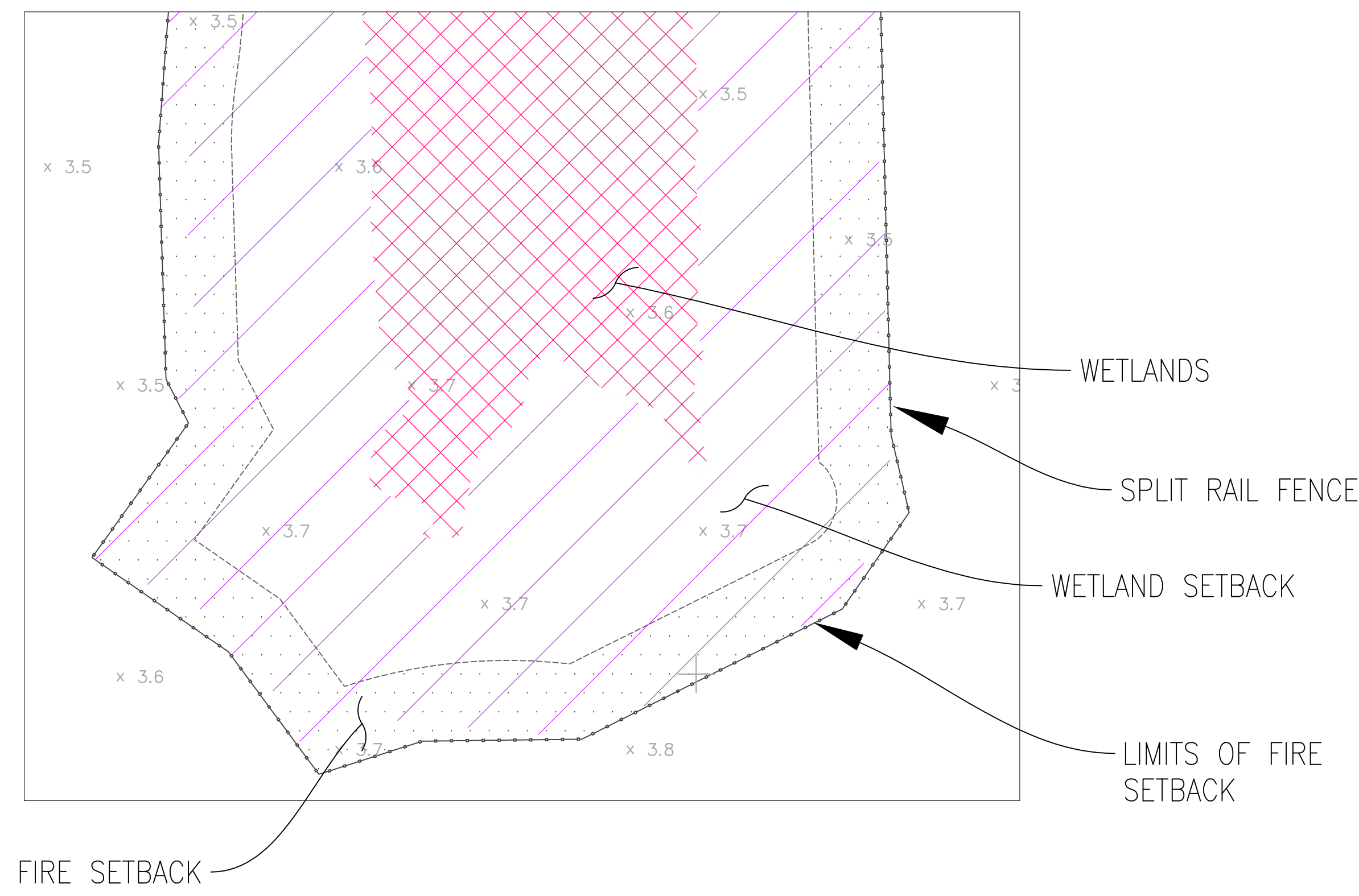


**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
EXISTING CONDITIONS AND CONSTRAINTS MAP**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1" = 200'

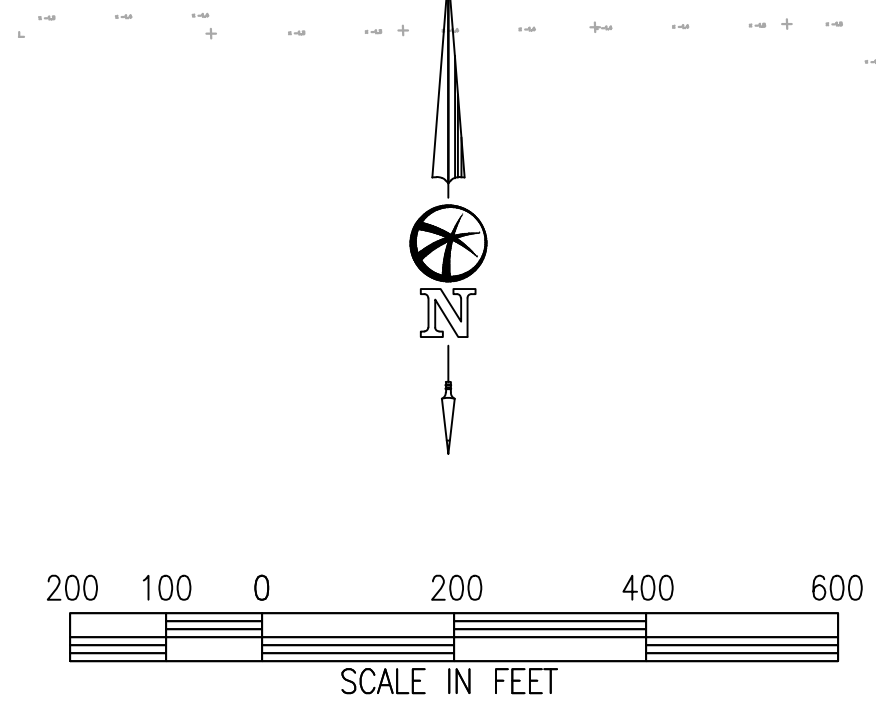


WETLAND SETBACK & FIRE SETBACK DETAIL

N.T.S.

LEGEND

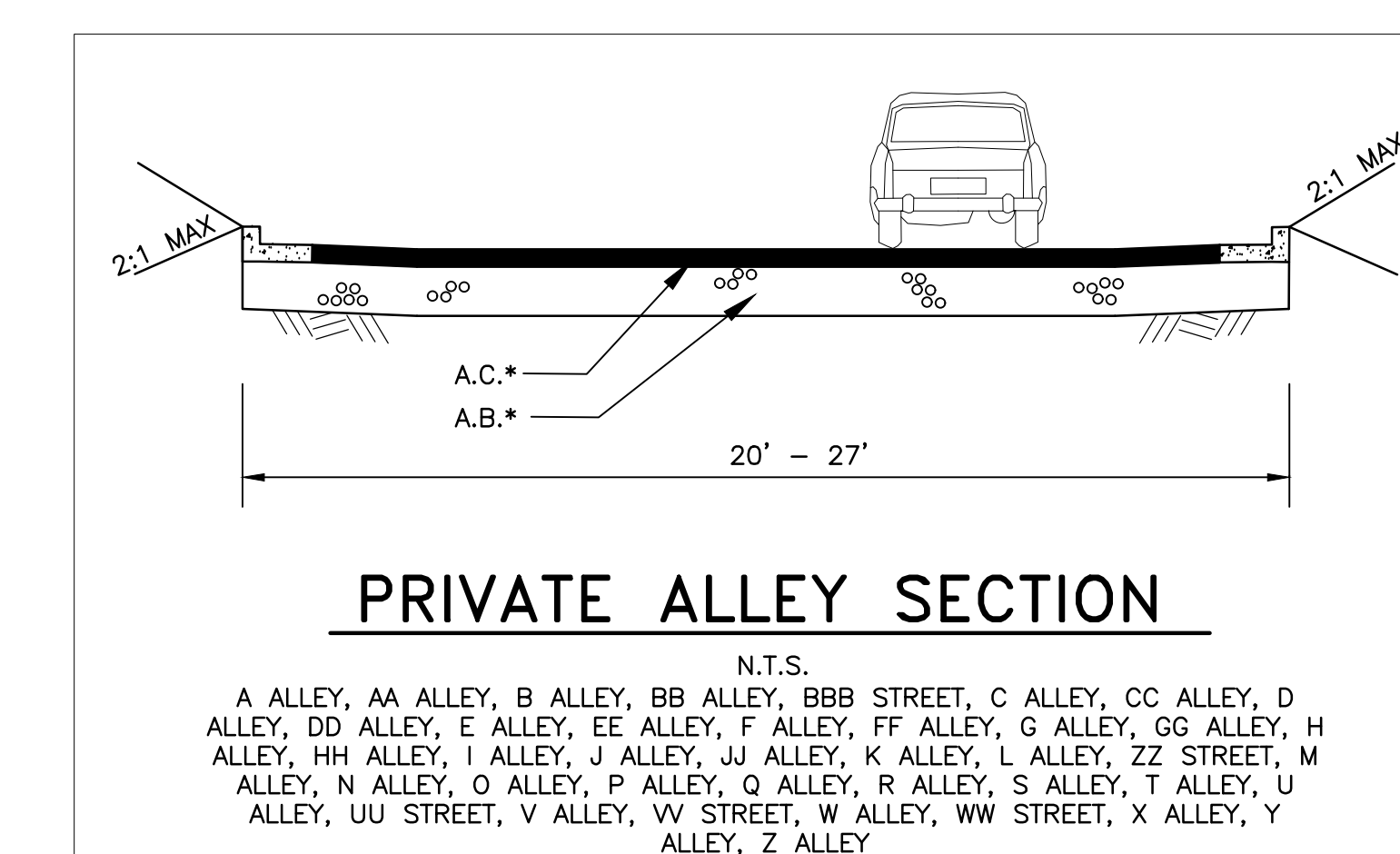
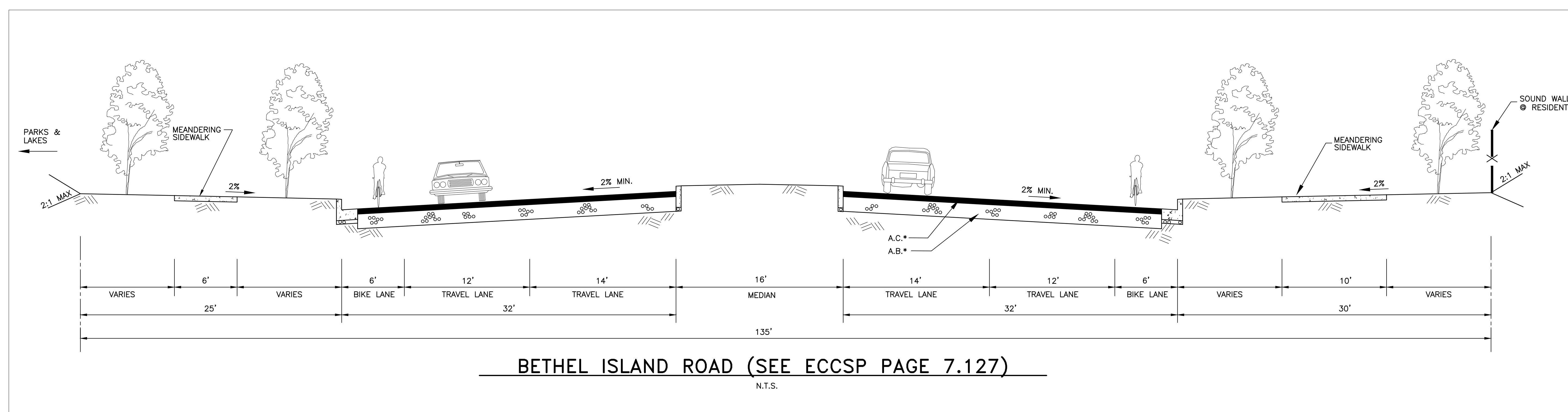
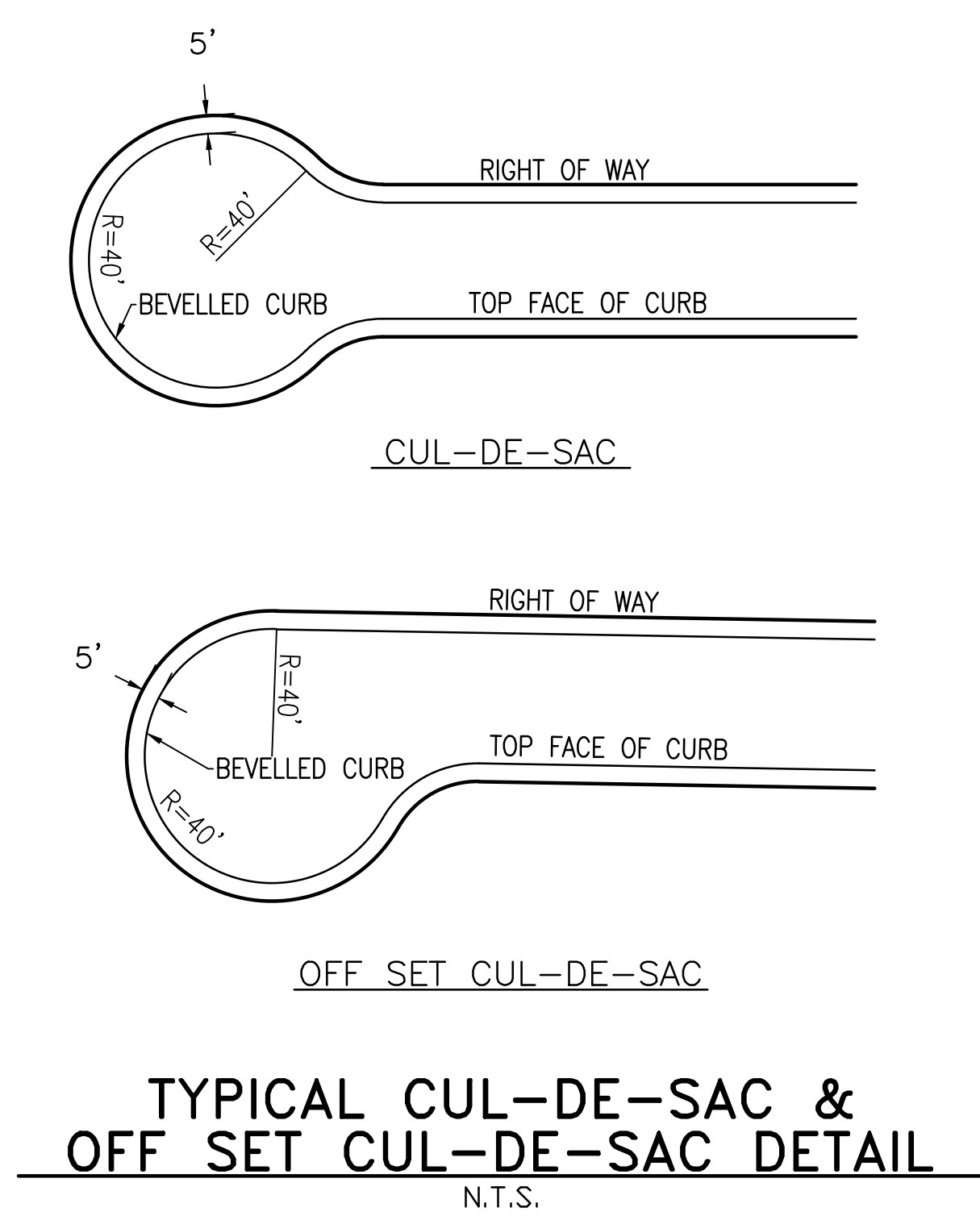
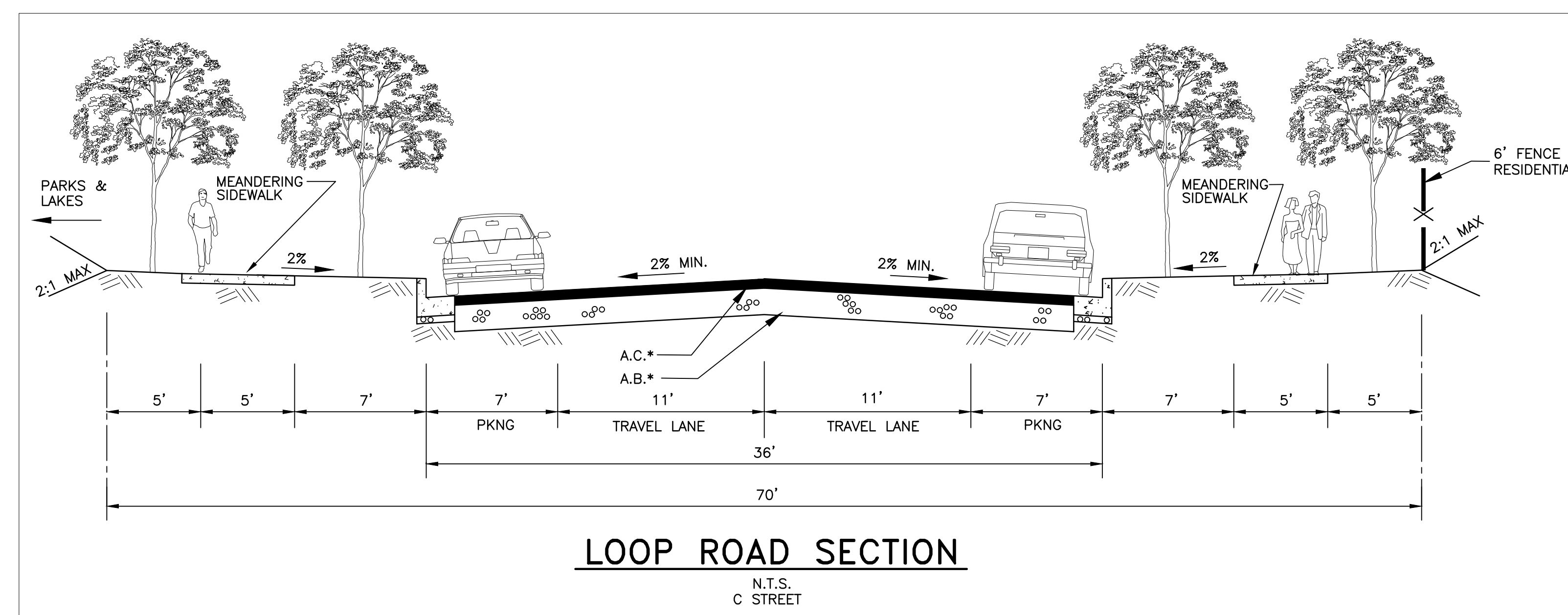
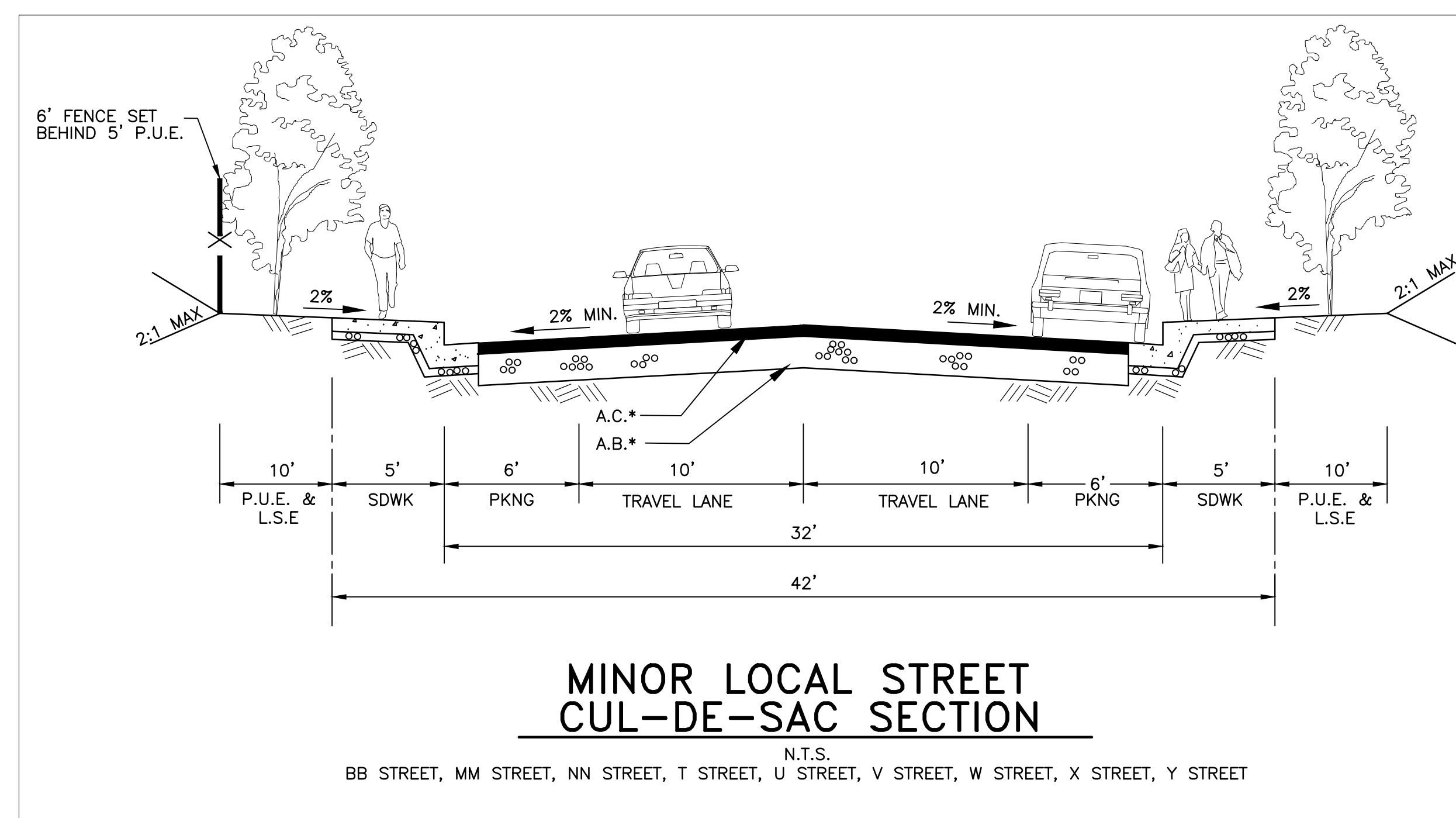
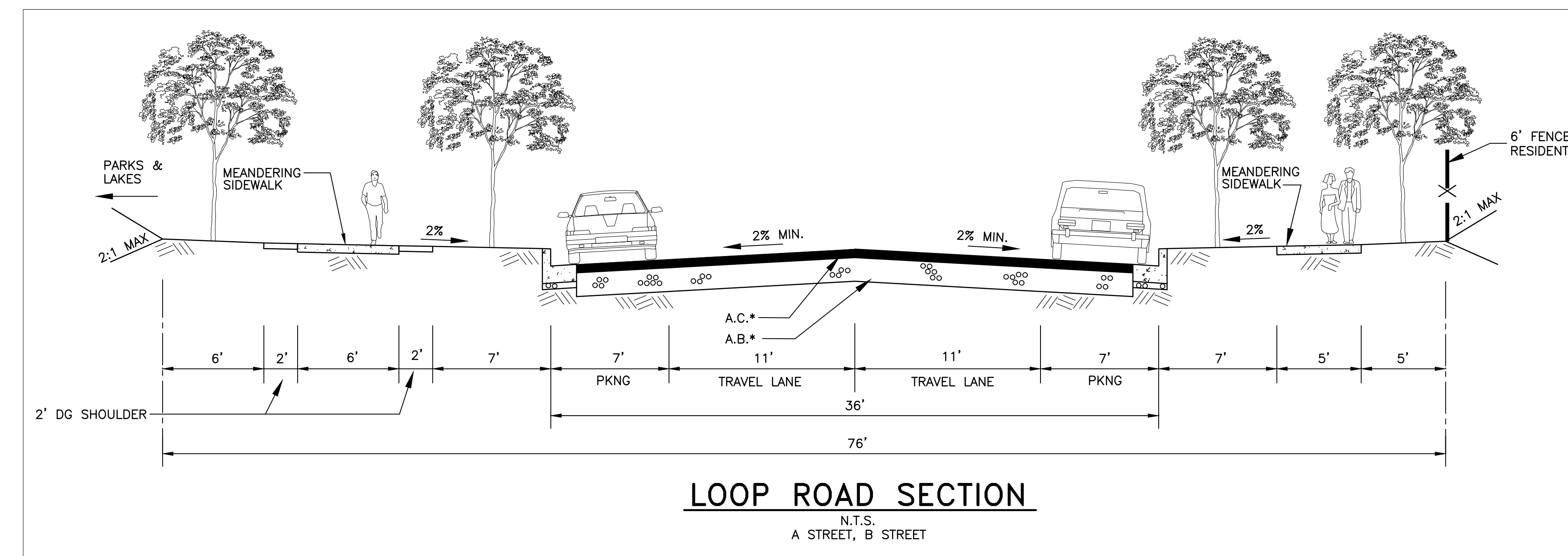
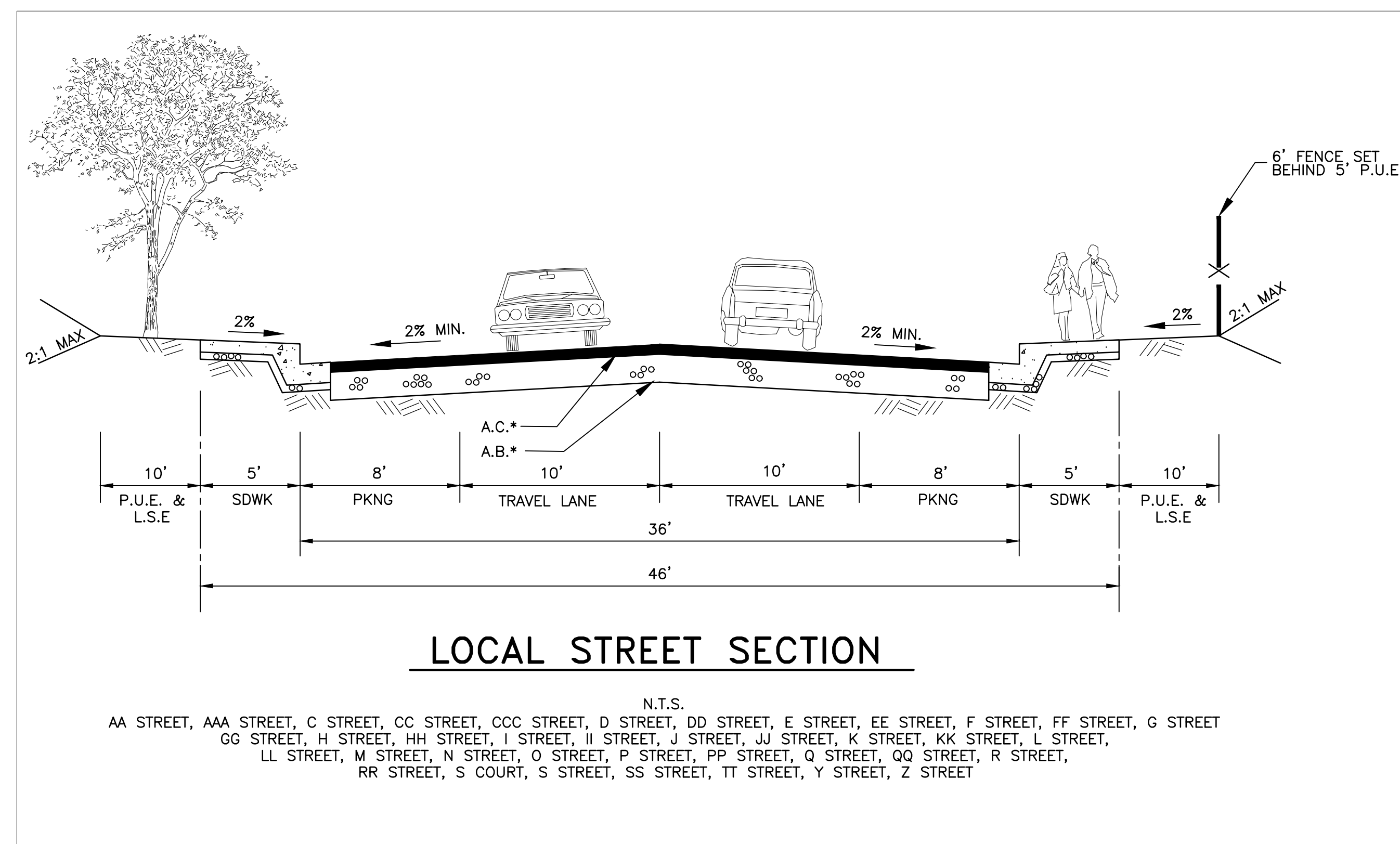
- | | | | |
|--|--------------------------|--|----------------------------|
| | WETLANDS SETBACK | | SEASONAL WETLANDS |
| | FIRE MAINTENANCE SETBACK | | IMPACTED SEASONAL WETLANDS |
| | CONNECTED DRAINAGE DITCH | | ARCHEOLOGICAL MOUND |



**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
TYPICAL STREET SECTIONS**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
OCTOBER 1, 2020



- NOTES:**
1. ALL ROAD WAY SECTIONS ARE PER EAST CYPRESS CORRIDOR SPECIFIC PLAN
 2. ALL STREET SLOPES TO BE A MINIMUM OF 0.75% SLOPE

SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
 CITY OF OAKLEY
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
 CONCORD, CALIFORNIA
 SEPTEMBER 17, 2020 SCALE: 1"=60'

ACD-TI OAKLEY LLC
 SUBDIVISION 9401



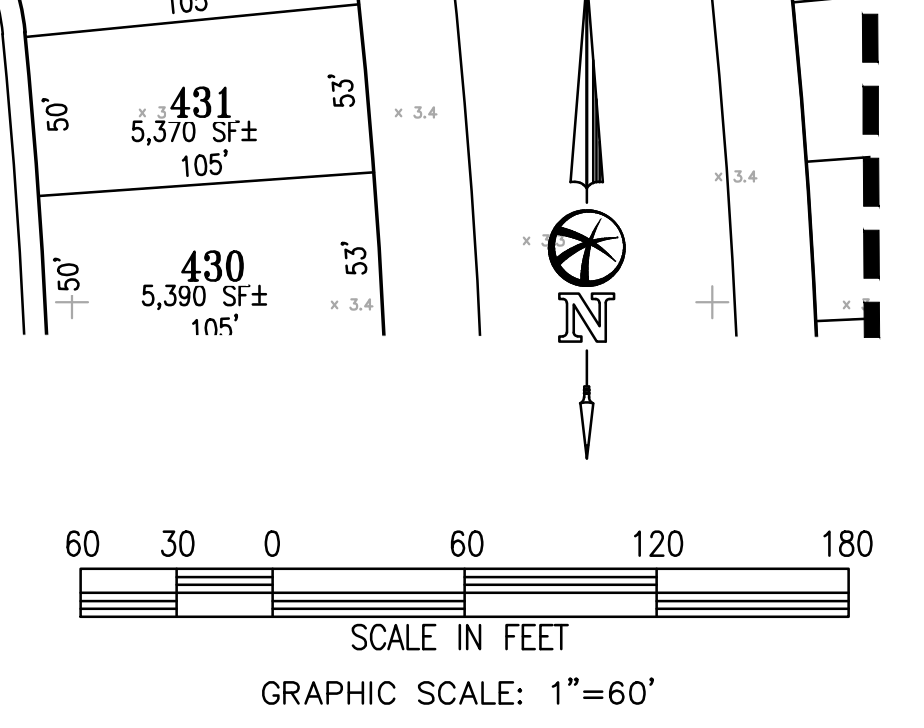
R-23
 SEE SHEET 5
 (LOTS 1-162)

R-24
 SEE SHEET 6
 (LOTS 163-350)

— PUBLIC STREET
 — PRIVATE STREET

NOTE:

1. THE INTENT OF THIS SHEET IS TO SHOW LOT DIMENSIONS AND LOT SQUARE FOOTAGES. SEE SHEET 3 FOR TYPICAL STREET SECTIONS.
2. ALL STREET SECTIONS AND WIDTHS PER EAST CYPRESS CORRIDOR SPECIFIC PLAN GUIDE LINES. IF THERE IS ANY DISCREPANCIES BETWEEN THE SITE PLAN STREET DIMENSIONS, STREET SECTIONS AND WIDTHS WITH EAST CYPRESS CORRIDOR SPECIFIC PLAN, THE EAST CYPRESS CORRIDOR SPECIFIC PLAN STREET STANDARDS SHALL GOVERN.
3. ALL CUL-DE-SAC FACE OF CURB RADI TO BE 40'
4. SEE DETAIL ON SHEET 2 FOR WETLAND HATCH DESIGNATION, WETLANDS AND WETLAND SETBACKS ARE SHOWN ON THE PRELIMINARY GRADING AND UTILITY PLAN SHEETS 12 THROUGH 19 AND ARE SHOWN IN ACCORDANCE WITH THE APPROVED 404 PERMIT NUMBER SPK-2014-01048



SEE SHEET 11

SEE SHEET 7

SHEET
4
 OF
 20
 JOB NO.
 18180

**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA**

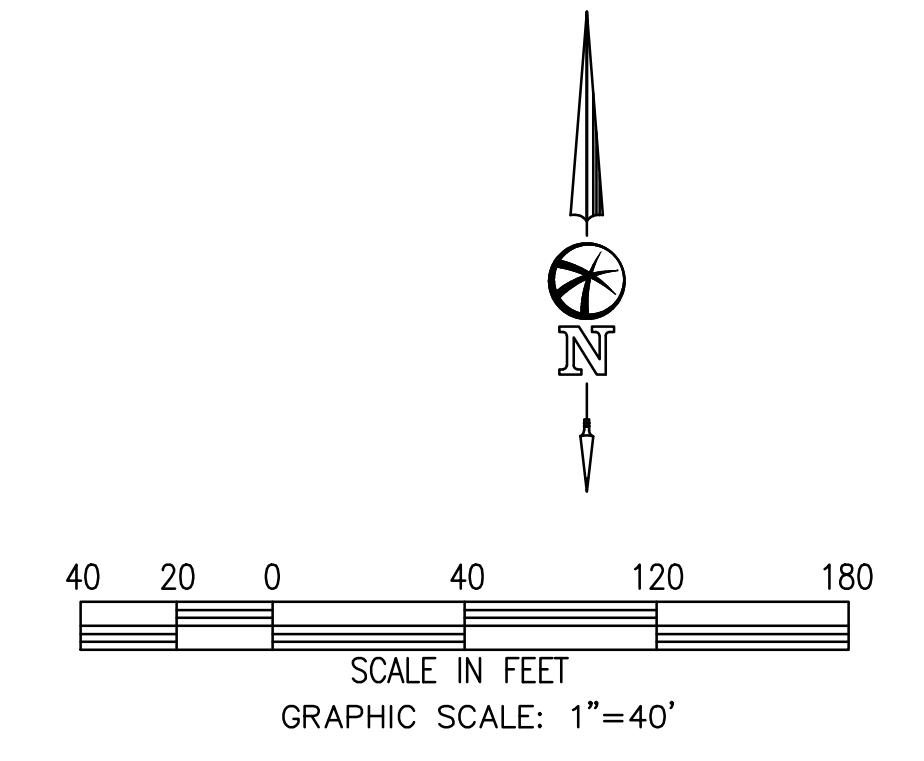
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
SEPTEMBER 17, 2020 SCALE: 1"=40'



— PUBLIC STREET
-- PRIVATE STREET

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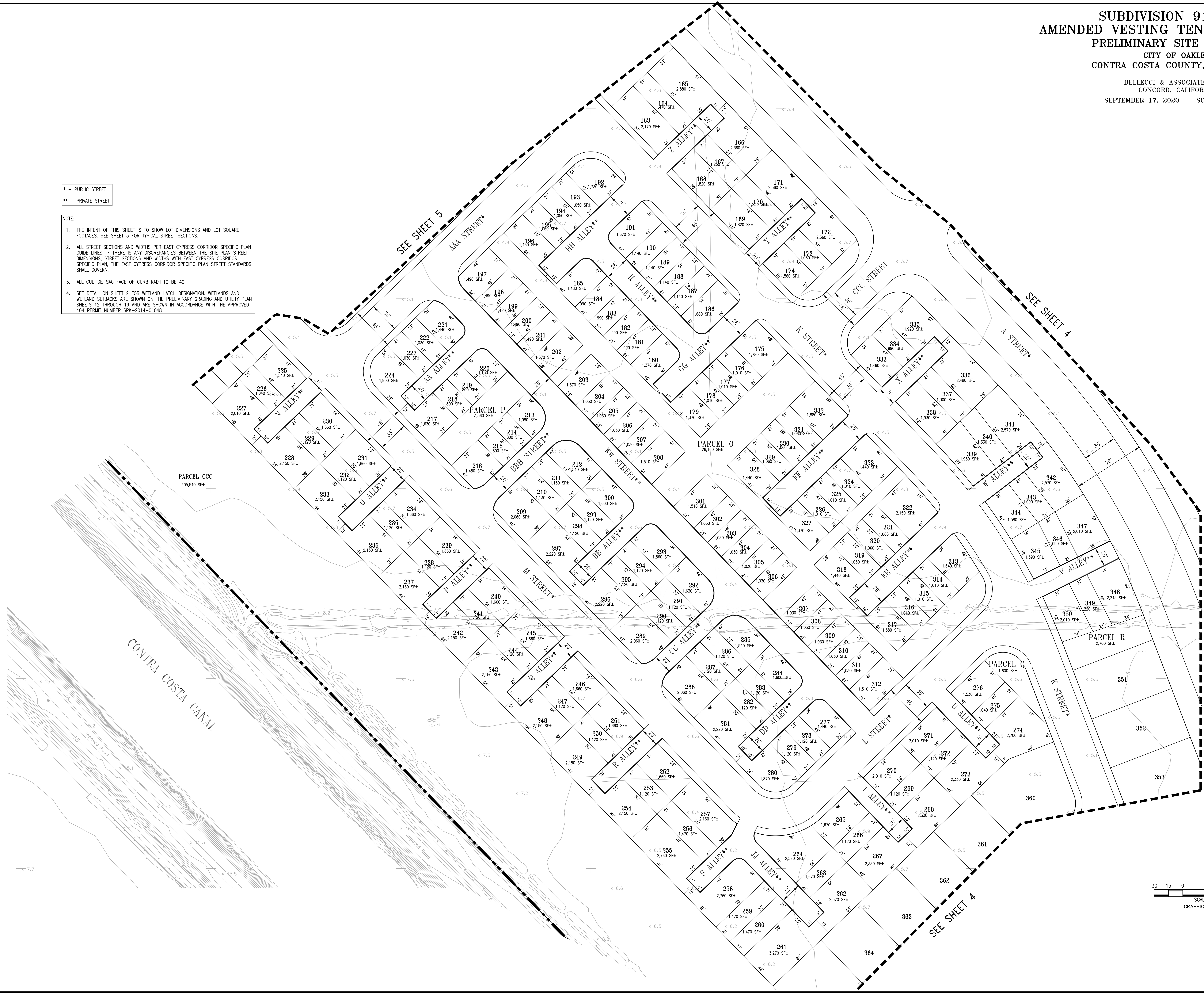


**SUBDIVISION 9156
 AMENDED VESTING TENTATIVE MAP
 PRELIMINARY SITE PLAN
 CITY OF OAKLEY
 CONTRA COSTA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.
 CONCORD, CALIFORNIA
 SEPTEMBER 17, 2020 SCALE: 1"=30'

— PUBLIC STREET
 ** PRIVATE STREET

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**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

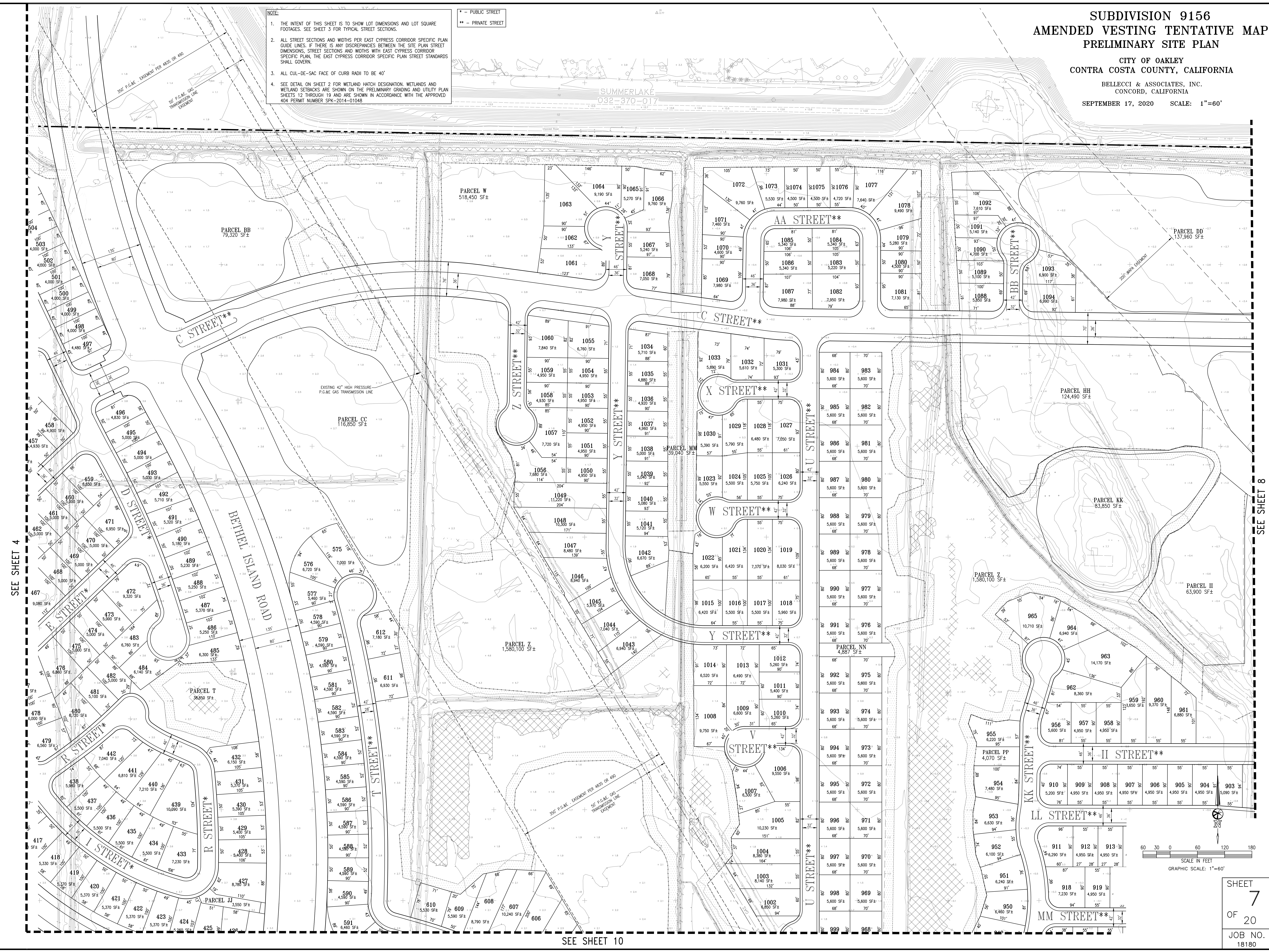
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1"=60'

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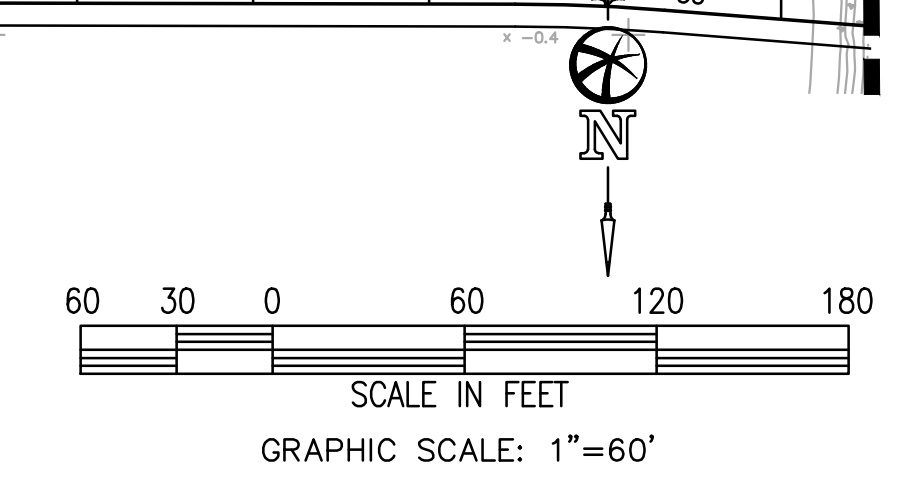
— PUBLIC STREET
— PRIVATE STREET

SUMMERLAKE
032-370-017



SEE SHEET 4

SEE SHEET 8



SHEET
7
OF 20
JOB NO.
18180

SEE SHEET 10

**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
SEPTEMBER 17, 2020 SCALE: 1"=60'

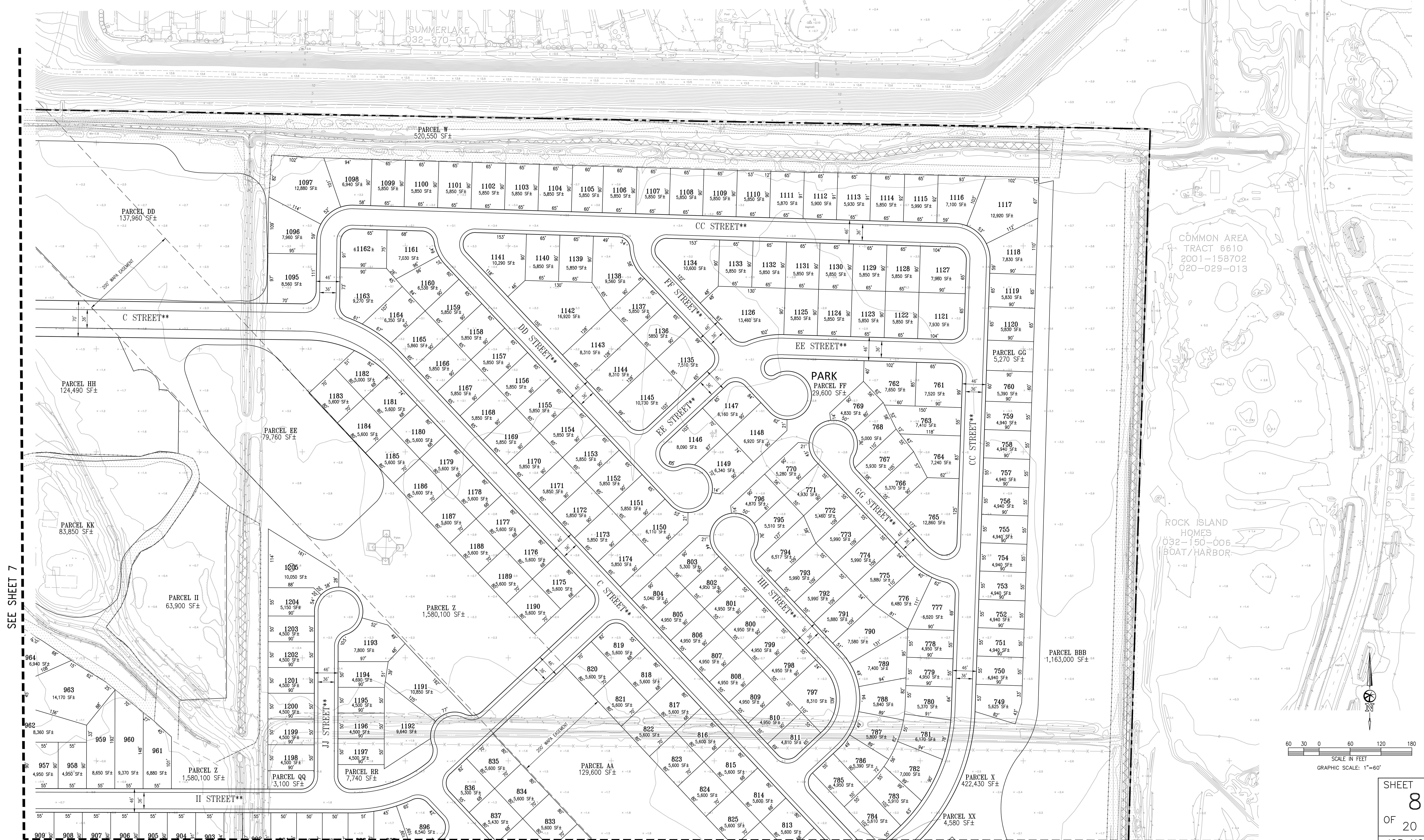
— PUBLIC STREET
** PRIVATE STREET

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SUMMERLAKE
032-370-017

COMMON AREA
TRACT 6610
2001-158702
020-029-013

ROCK ISLAND
HOMES
032-150-006
BOAT/HARBOR



SEE SHEET 7

SEE SHEET 9

SEE SHEET 8

SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

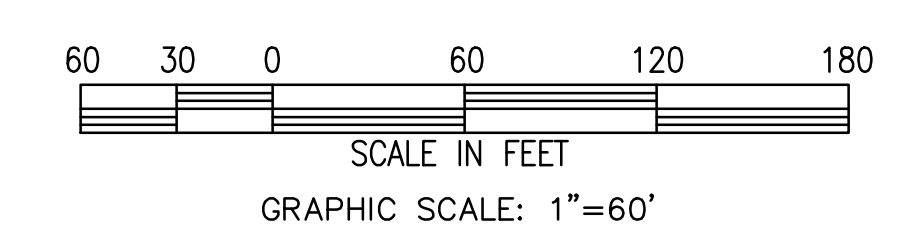
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
SEPTEMBER 17, 2020 SCALE: 1"=60'



SEE SHEET 10

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— PUBLIC STREET
— PRIVATE STREET

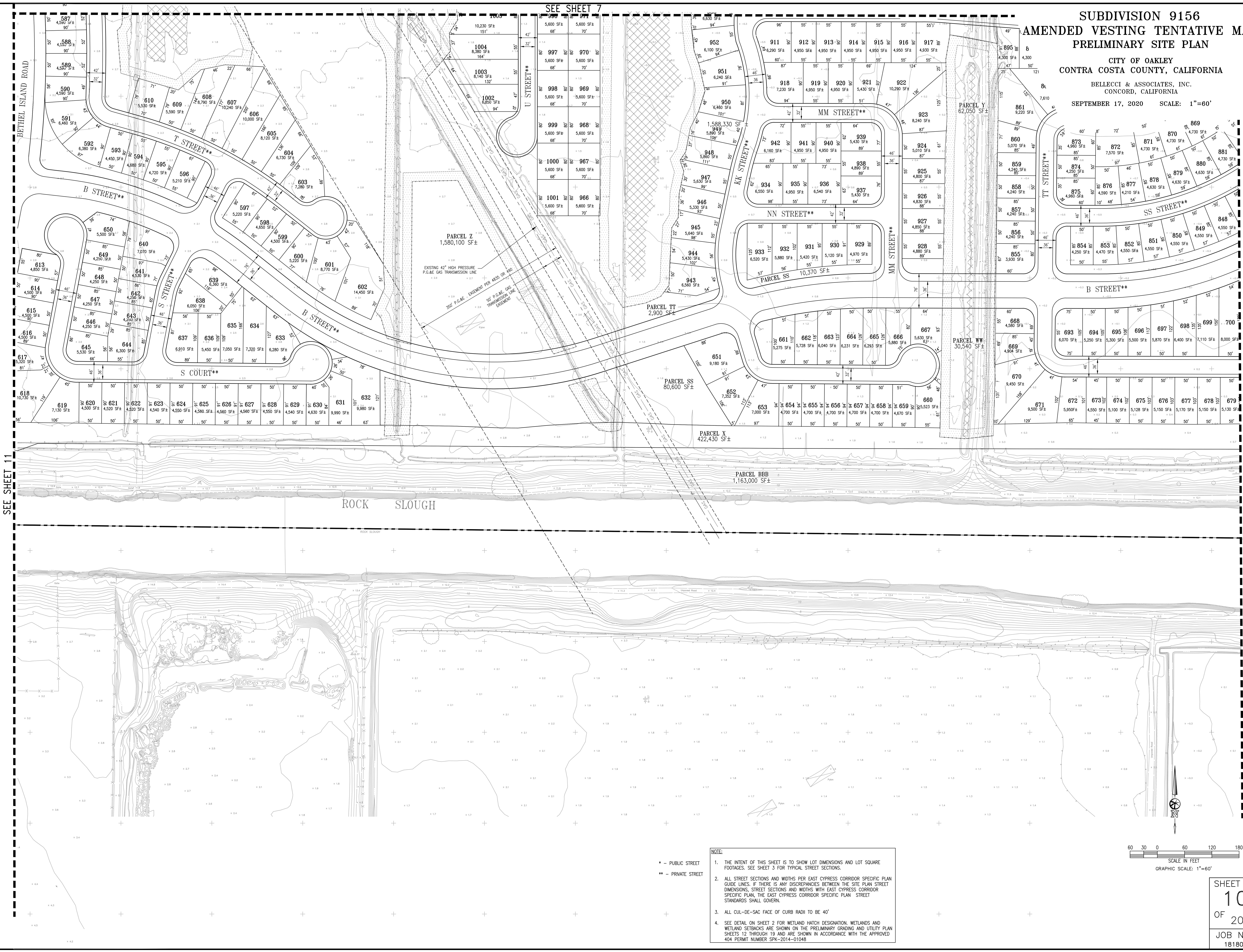


SHEET
9
OF
20
JOB NO.
18180

**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1"=60'



SEE SHEET 11

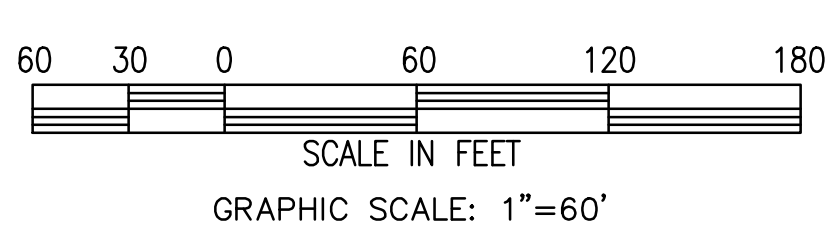
SEE SHEET 7

SEE SHEET 9

- * - PUBLIC STREET
- ** - PRIVATE STREET

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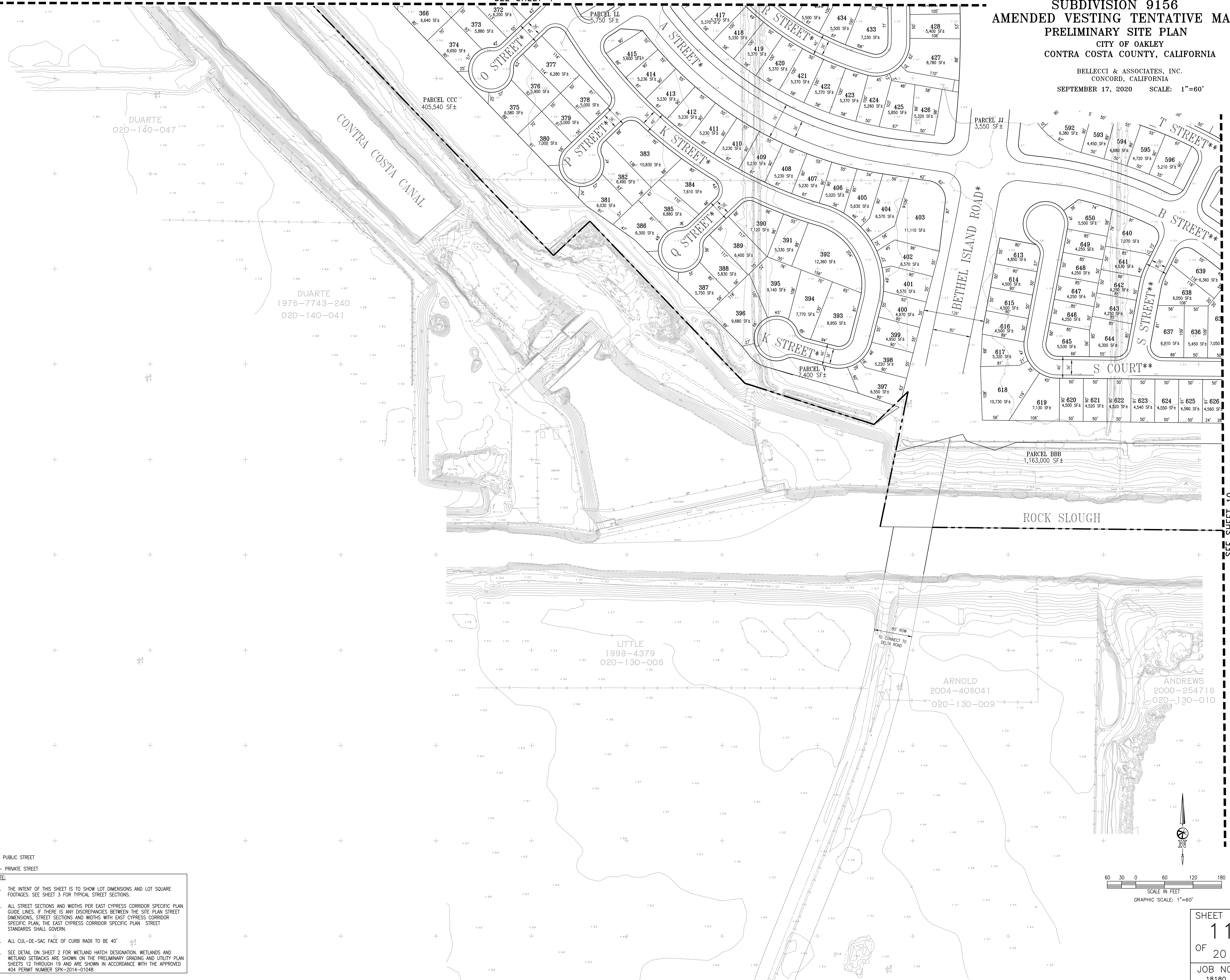


SHEET
10
OF
20
JOB NO.
18180

SEE SHEET 4

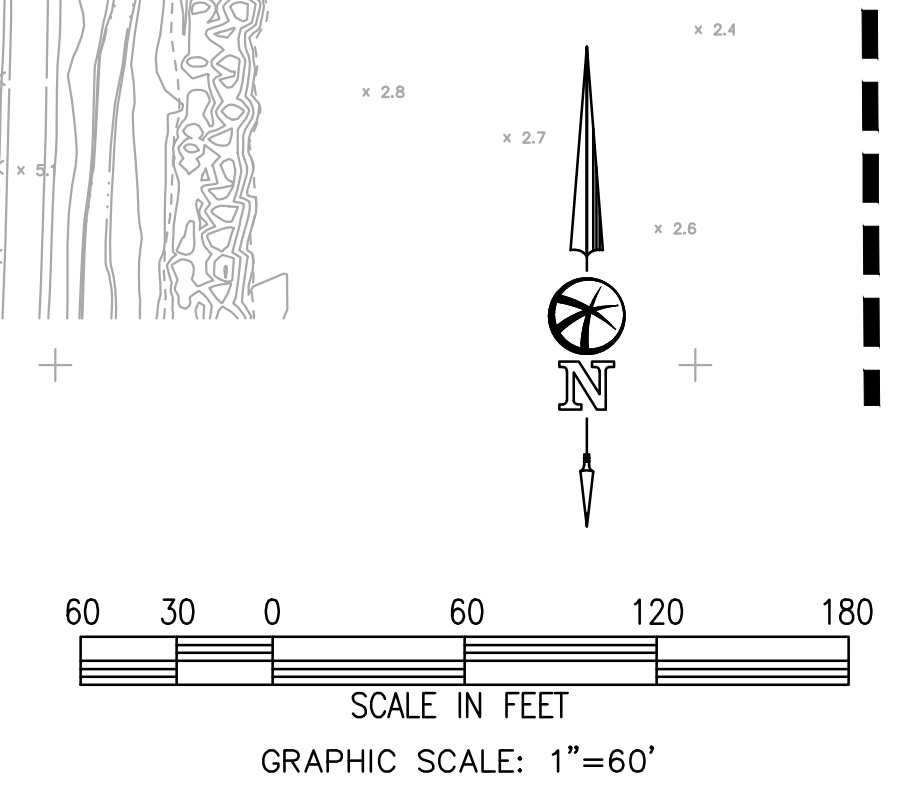
SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
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SEE SHEET 10

**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1"=60'

LEGEND

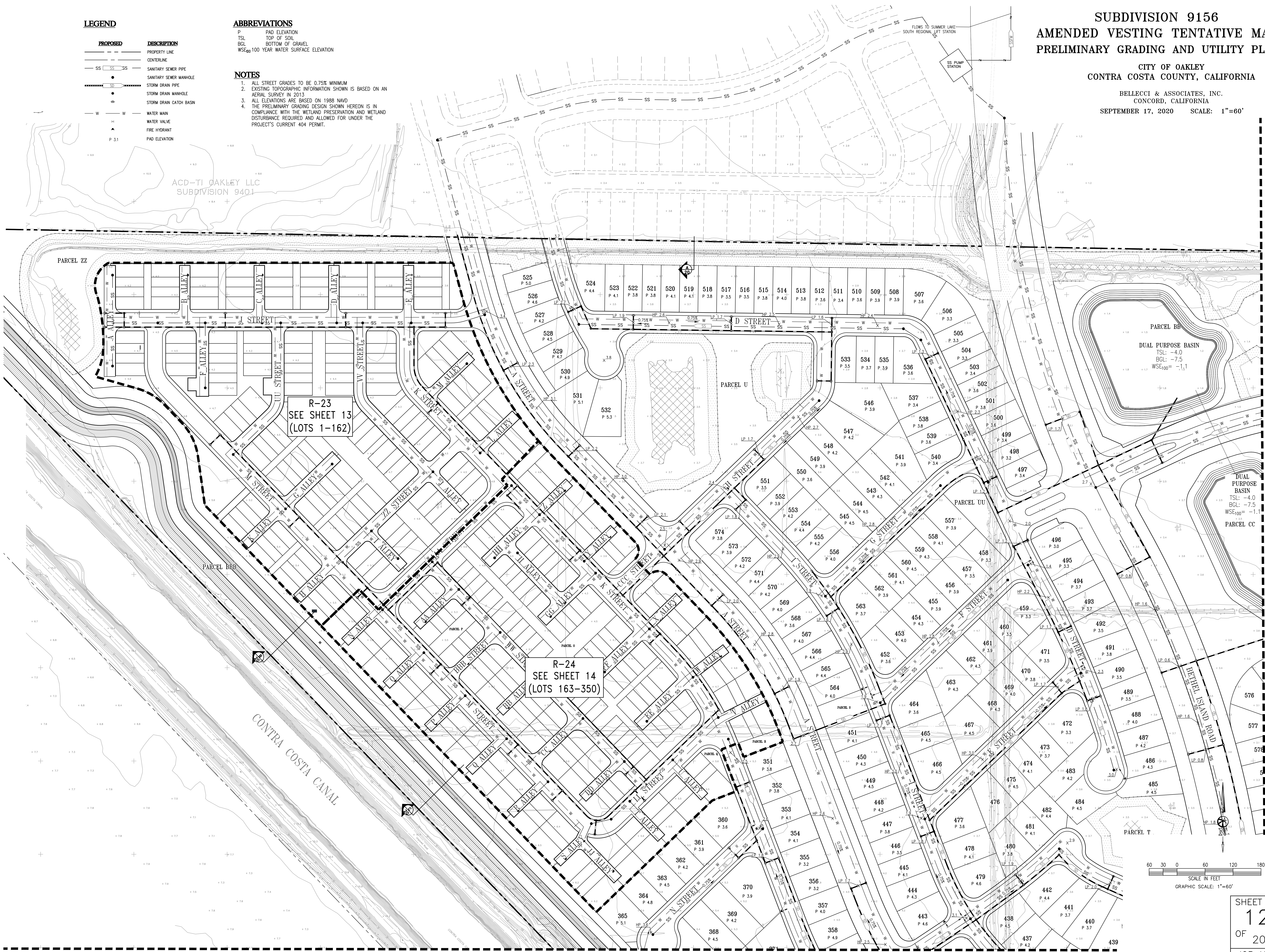
PROPOSED	DESCRIPTION
—	PROPERTY LINE
—	CENTERLINE
— SS — SS —	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
—	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
—	STORM DRAIN CATCH BASIN
— W — W —	WATER MAIN
▲	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

ABBREVIATIONS

P	PAD ELEVATION
TSL	TOP OF SOIL
BGL	BOTTOM OF GRAVEL
WSE ₁₀₀	100 YEAR WATER SURFACE ELEVATION

NOTES

1. ALL STREET GRADES TO BE 0.75% MINIMUM
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AN AERIAL SURVEY IN 2013
3. ALL ELEVATIONS ARE BASED ON 1988 NAVD
4. THE PRELIMINARY GRADING DESIGN SHOWN HEREON IS IN COMPLIANCE WITH THE WETLAND PRESERVATION AND WETLAND DISTURBANCE REQUIRED AND ALLOWED FOR UNDER THE PROJECT'S CURRENT 404 PERMIT.

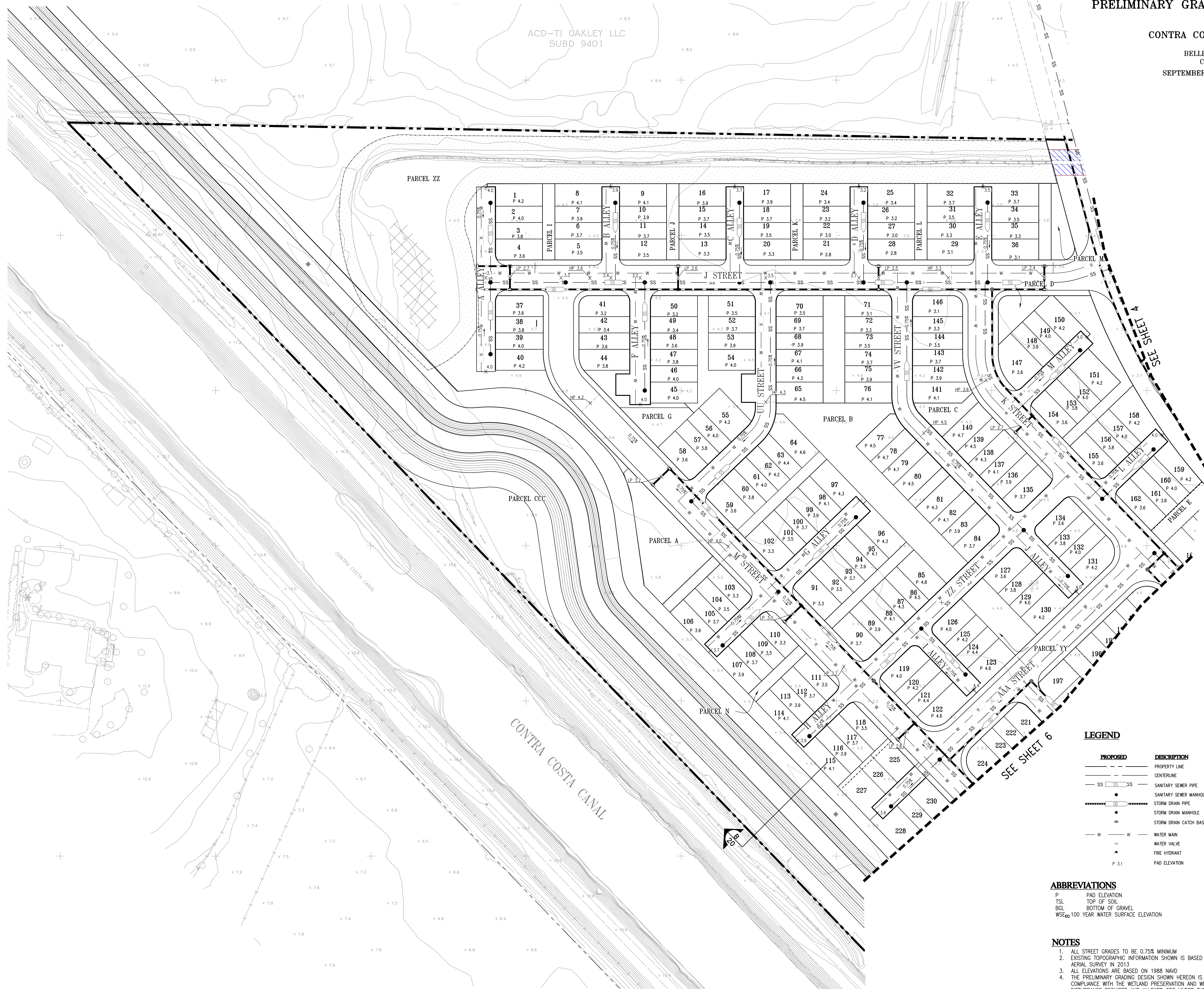


SEE SHEET 15

**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
SEPTEMBER 17, 2020 SCALE: 1"=40'



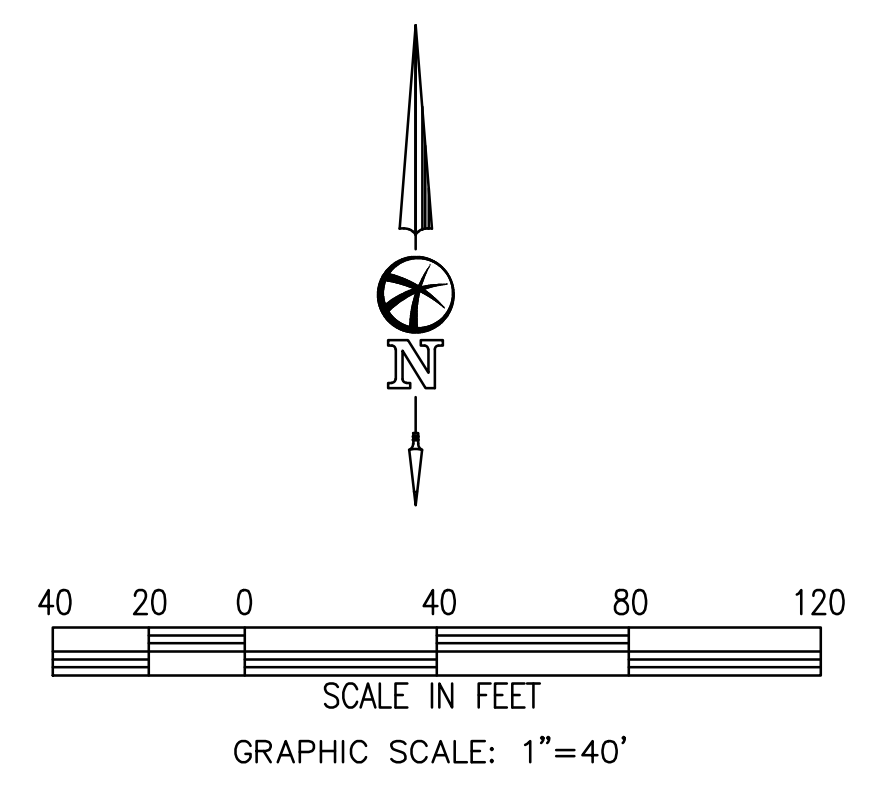
LEGEND

PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
---	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
⊕	STORM DRAIN CATCH BASIN
W	WATER MAIN
⊕	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

ABBREVIATIONS

P	PAD ELEVATION
TSL	TOP OF SOIL
BGL	BOTTOM OF GRAVEL
WS ₁₀₀	100 YEAR WATER SURFACE ELEVATION

- NOTES**
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SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN

CITY OF OAKLEY
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
 CONCORD, CALIFORNIA
 SEPTEMBER 17, 2020 SCALE: 1"=30'

LEGEND

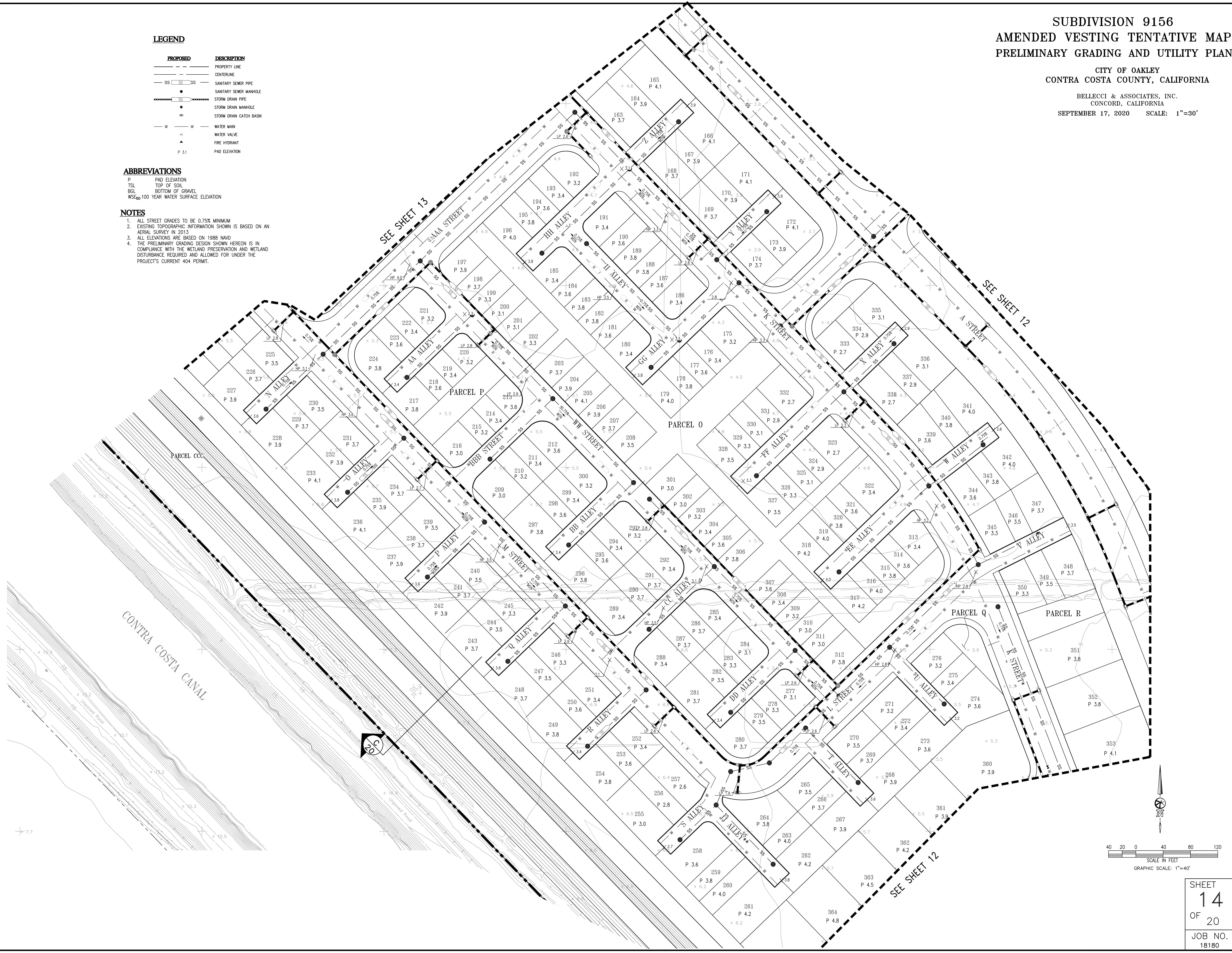
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
⊕	STORM DRAIN CATCH BASIN
W	WATER MAIN
⊕	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

ABBREVIATIONS

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**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1"=60'

SUMMERLAKE
032-370-017

LEGEND

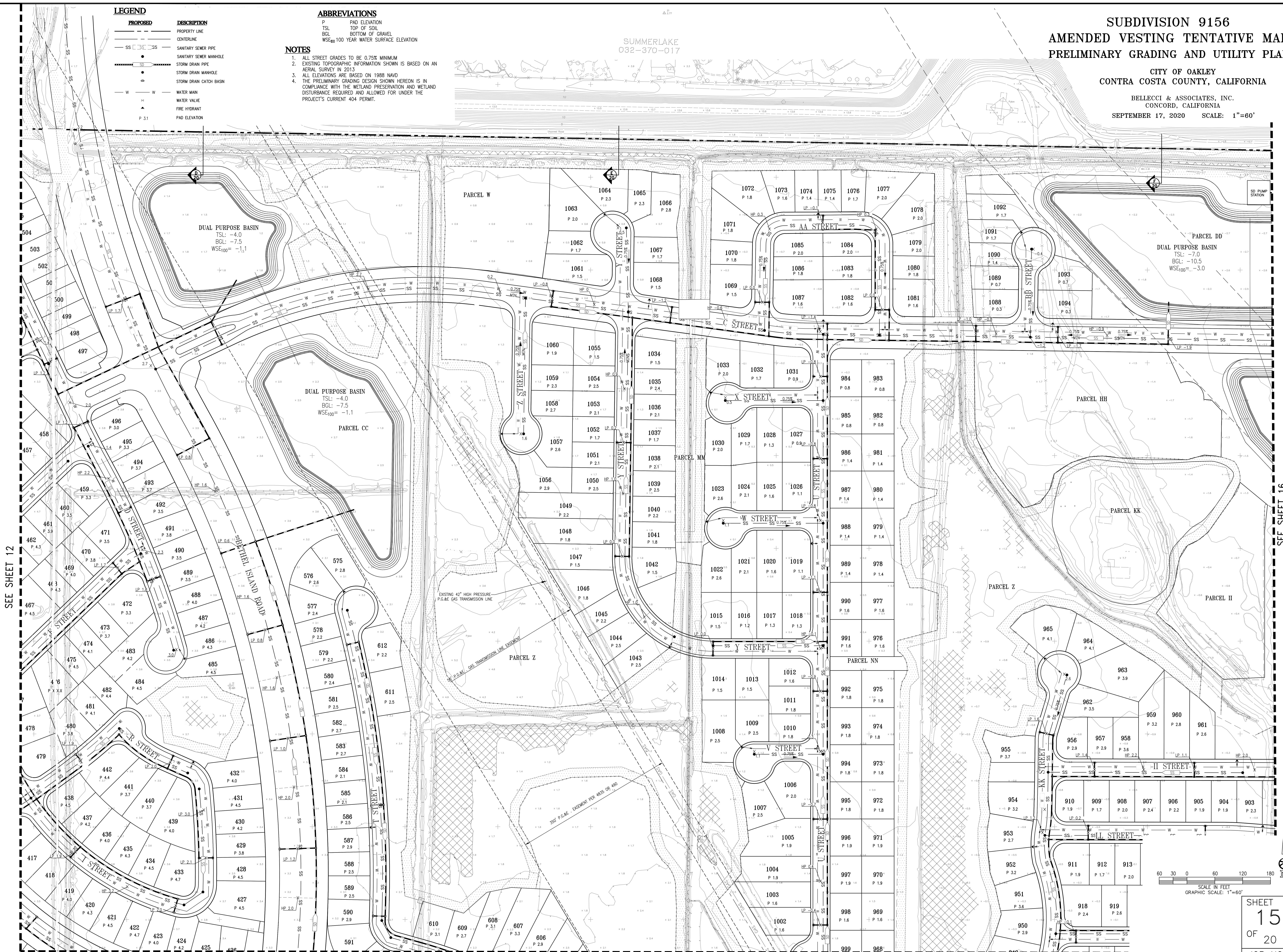
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
---	STORM DRAIN PIPE
○	STORM DRAIN MANHOLE
○	STORM DRAIN CATCH BASIN
W	WATER MAIN
⊕	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

ABBREVIATIONS

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TSL	TOP OF SOIL
BGL	BOTTOM OF GRAVEL
WSE ₁₀₀	100 YEAR WATER SURFACE ELEVATION

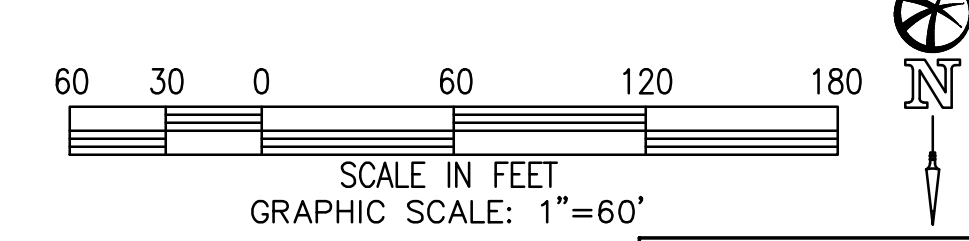
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SEE SHEET 12

SEE SHEET 16



SEE SHEET 18

**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

SEPTEMBER 17, 2020 SCALE: 1"=60'

LEGEND

PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
⊕	STORM DRAIN CATCH BASIN
W	WATER MAIN
▲	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

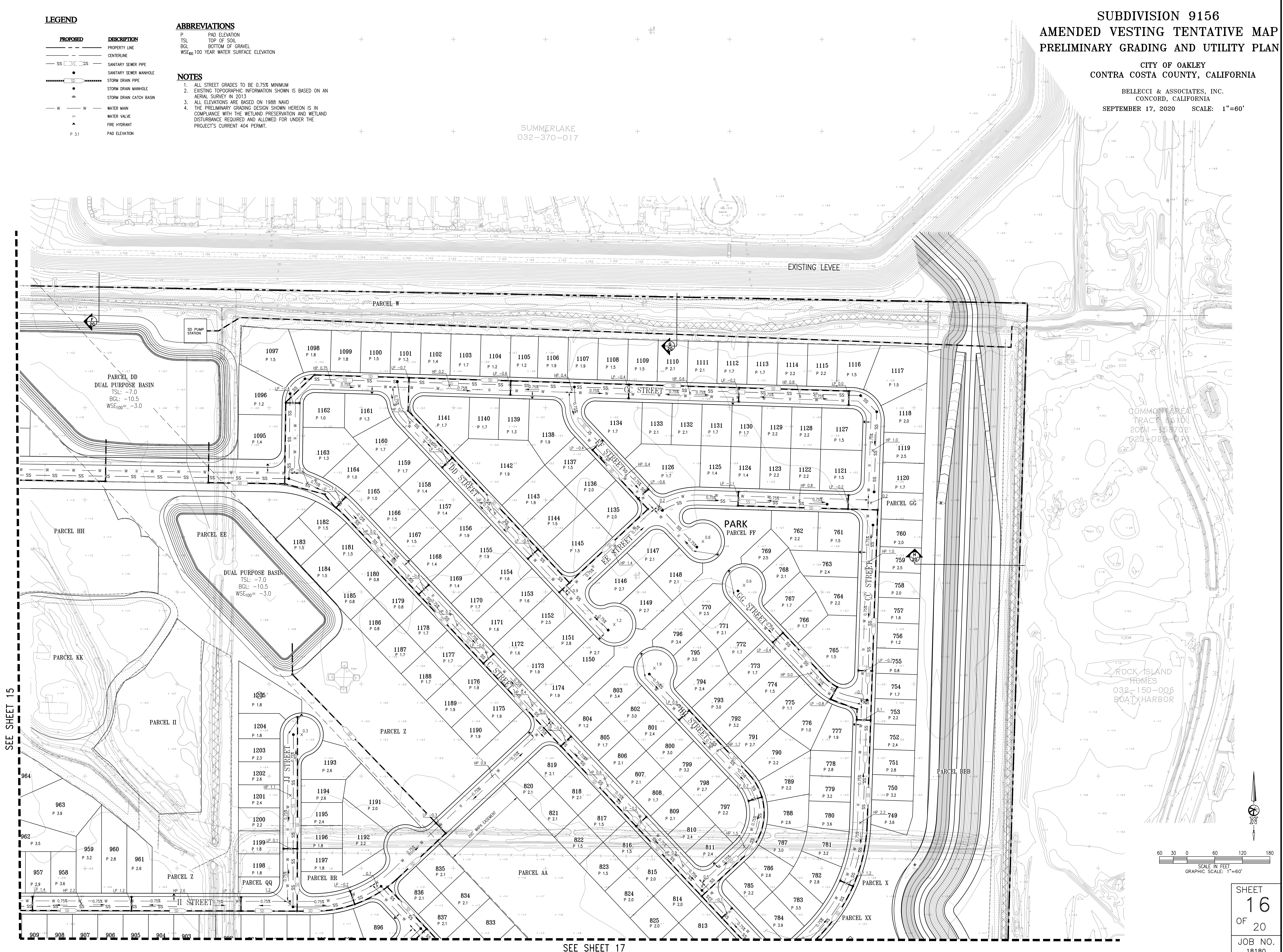
ABBREVIATIONS

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SUMMERLAKE
032-370-017

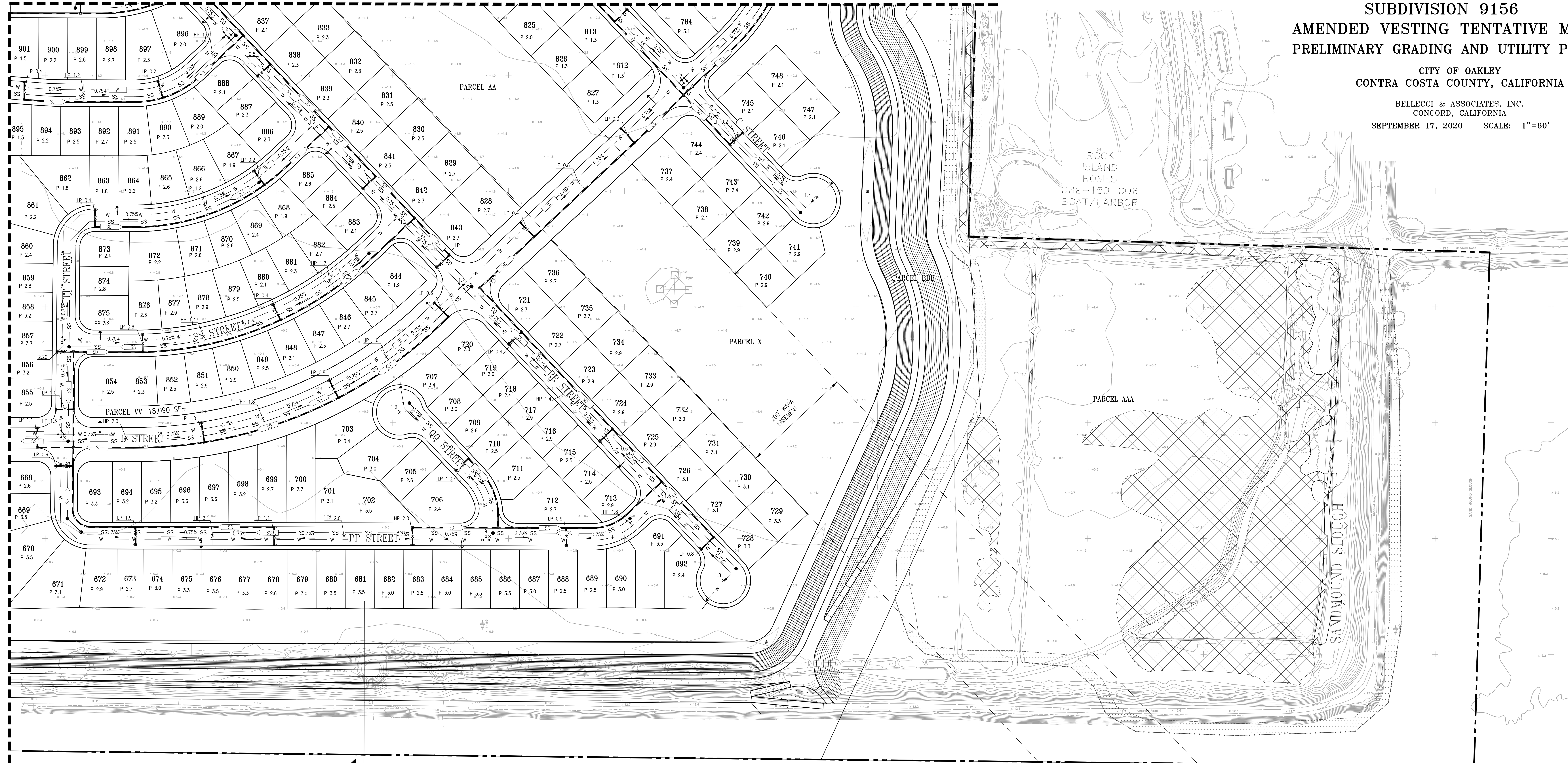


SEE SHEET 16

SUBDIVISION 9156 AMENDED VESTING TENTATIVE MAP PRELIMINARY GRADING AND UTILITY PLAN

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
SEPTEMBER 17, 2020 SCALE: 1"=60'



SEE SHEET 18



LEGEND

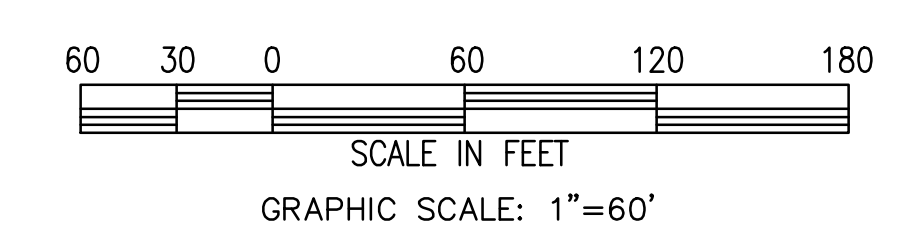
PROPOSED	DESCRIPTION
—	PROPERTY LINE
—	CENTERLINE
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
□	STORM DRAIN CATCH BASIN
W	WATER MAIN
HV	WATER VALVE
▲	FIRE HYDRANT
P 3.1	PAD ELEVATION

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TSL	TOP OF SOIL
BGL	BOTTOM OF GRAVEL
WSE ₁₀₀	100 YEAR WATER SURFACE ELEVATION

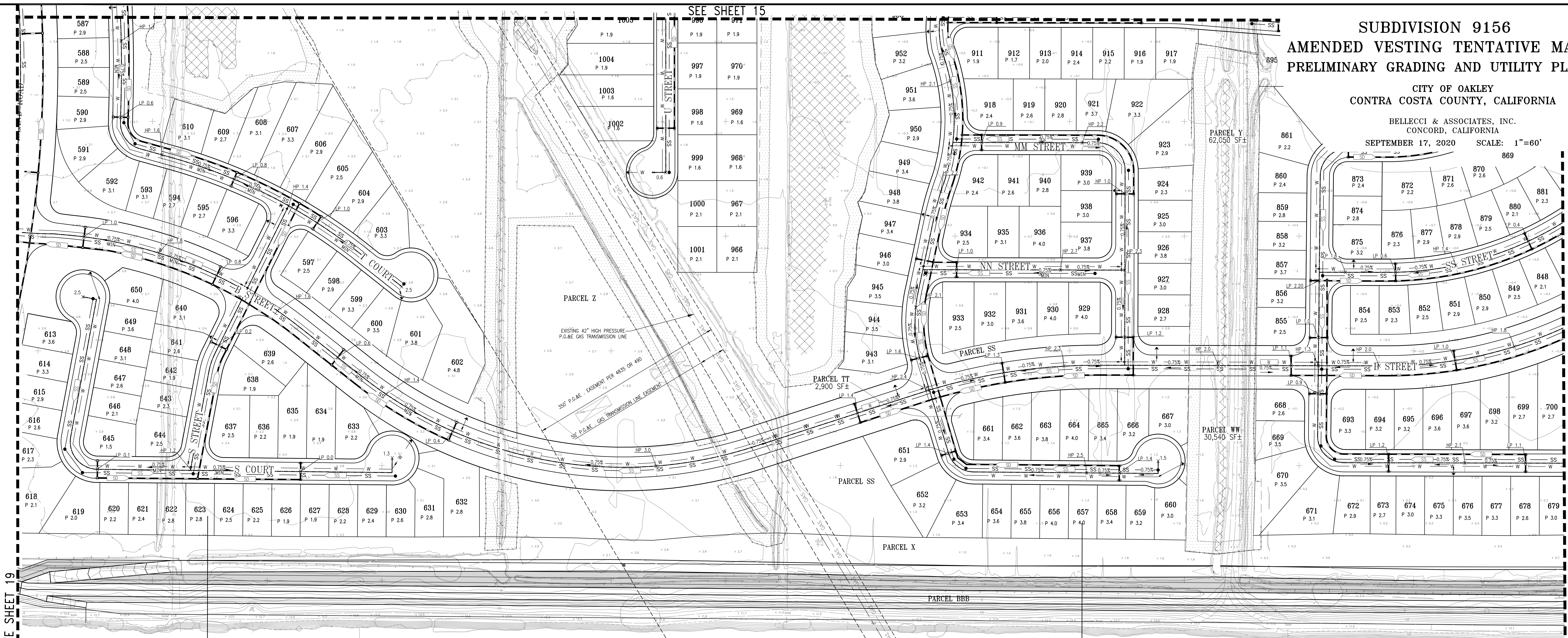


**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN**

**CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA**

**BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA**

SEPTEMBER 17, 2020 SCALE: 1"=60'



SEE SHEET 19

SEE SHEET 17

ROCK SLOUGH

ANDREWS
2000-254716
020-130-010

FOLEY COLEMAN
2005-193712
020-160-015

LEGEND

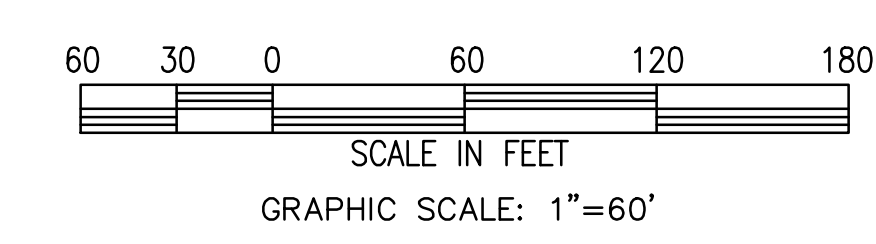
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS SS SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SS SS SS	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
●	STORM DRAIN CATCH BASIN
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○	WATER VALVE
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SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN

CITY OF OAKLEY
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
 CONCORD, CALIFORNIA
 SEPTEMBER 17, 2020 SCALE: 1"=60'

SEE SHEET 12

SEE SHEET 18

LEGEND

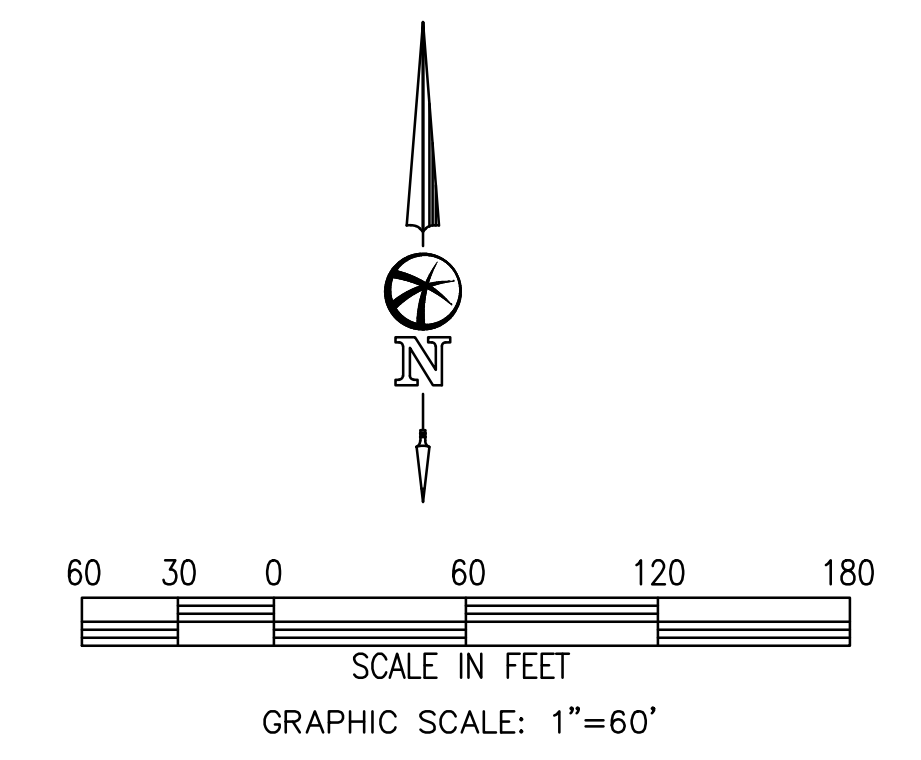
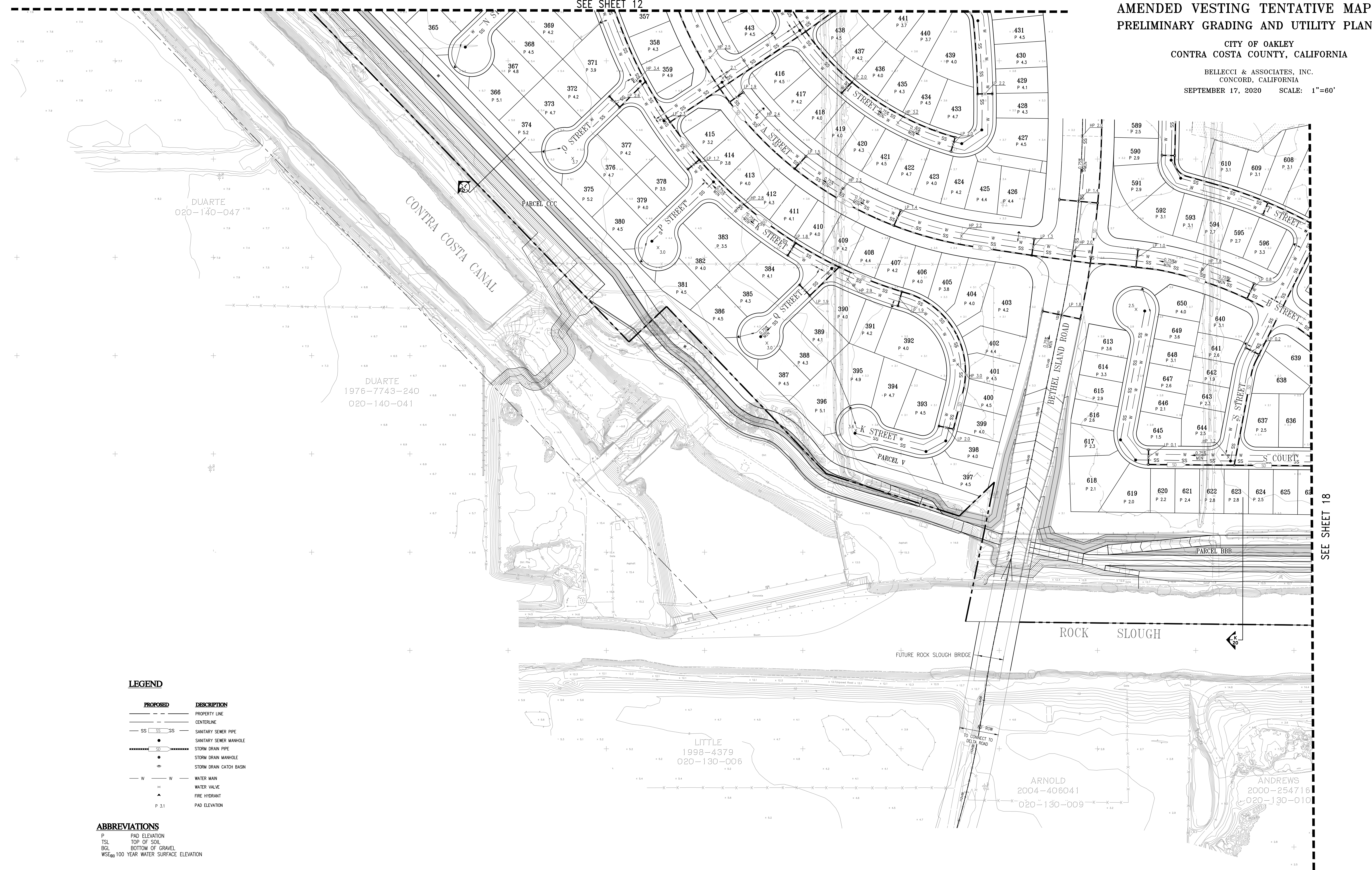
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
SS SS SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SS SS SS	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
⊕	STORM DRAIN CATCH BASIN
W W W	WATER MAIN
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- APPROVAL FROM THE CONTRA COSTA WATER DISTRICT IS REQUIRED BEFORE ANY WORK WITHIN THE CANAL RIGHT OF WAY CAN BEGIN.



**SUBDIVISION 9156
AMENDED VESTING TENTATIVE MAP
PRELIMINARY GRADING SECTIONS**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
SEPTEMBER 17, 2020

