

SUBDIVISION 9557 VESTING TENTATIVE MAP COVER SHEET

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

JANUARY 8, 2021 SCALE: 1"=100'

GENERAL NOTES

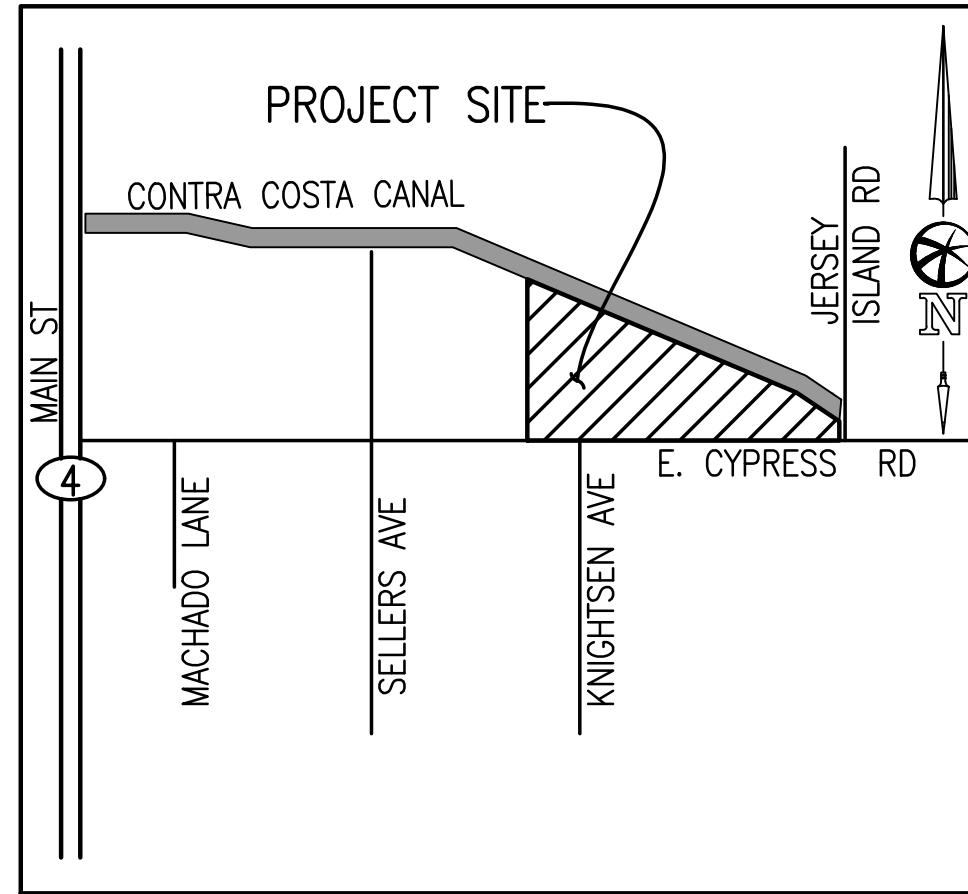
OWNER:	CITY OF OAKLEY 3231 MAIN STREET OAKLEY, CA 94561 (925)-625-7000	ROBERT BURROUGHS ET AL 4803 SISK ROAD #201 SALIDA, CA 95368 (209)-470-4499
DEVELOPER:	WESTGATE VENTURES, LLC 2551 SAN RAMON VALLEY BLVD #224 SAN RAMON, CA 94583 ADAM TENNANT - (650)-400-5076	SERVICES: WATER SUPPLY- SANITARY SEWER- STORM DRAIN- GAS & ELECTRIC- FIRE- TELEPHONE- CABLE TV-
ENGINEER:	BELLECCI & ASSOCIATES, INC. 2290 DIAMOND BLVD #100 CONCORD, CA 94520 (925)-685-4569	DIABLO WATER DISTRICT IRONHOUSE SANITARY DISTRICT CITY OF OAKLEY PACIFIC GAS & ELECTRIC EAST CONTRA COSTA FIRE PROTECTION DISTRICT AT&T COMCAST
A.P.N.:	032-081-025 (CITY OF OAKLEY) 032-081-026 (BURROUGHS)	FLOODING: SITE FALLS WITHIN FIRM PANEL NUMBERS 06013C 0360G, ZONE AE (EL 9, 1988NGVD) - DATED MARCH 21, 2017 100 YEAR FLOOD ELEVATION = 9.3± NOTE: THE ENTIRE SITE FALLS WITHIN THE 100 YEAR FLOOD PLAN
SITE AREA:	43.24 ACRES	TOPOGRAPHY: AERIAL TOPOGRAPHY PROVIDED BY: 360 AERIAL SURVEYS DATED JANUARY 10, 2020
EXISTING ZONING:	A-3	BASIS OF ELEVATION: ELEVATIONS SHOWN ARE BASED 1988 NAVD
PROPOSED ZONING:	P-1	BASIS OF BEARINGS: CALIFORNIA COORDINATE SYSTEM, ZONE III (NAD 83).
EXISTING USE:	VACANT	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	

SHEET INDEX

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2. EXISTING CONDITIONS AND CONSTRAINTS MAP
3. TYPICAL STREET SECTIONS
4. PRELIMINARY SITE PLAN
5. PRELIMINARY SITE PLAN
6. PRELIMINARY SITE PLAN
7. GRADING AND UTILITY PLAN
8. GRADING AND UTILITY PLAN
9. GRADING AND UTILITY PLAN
10. PRELIMINARY GRADING SECTIONS

NOTES:

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

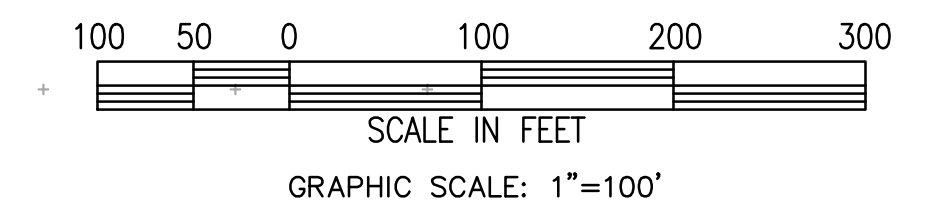
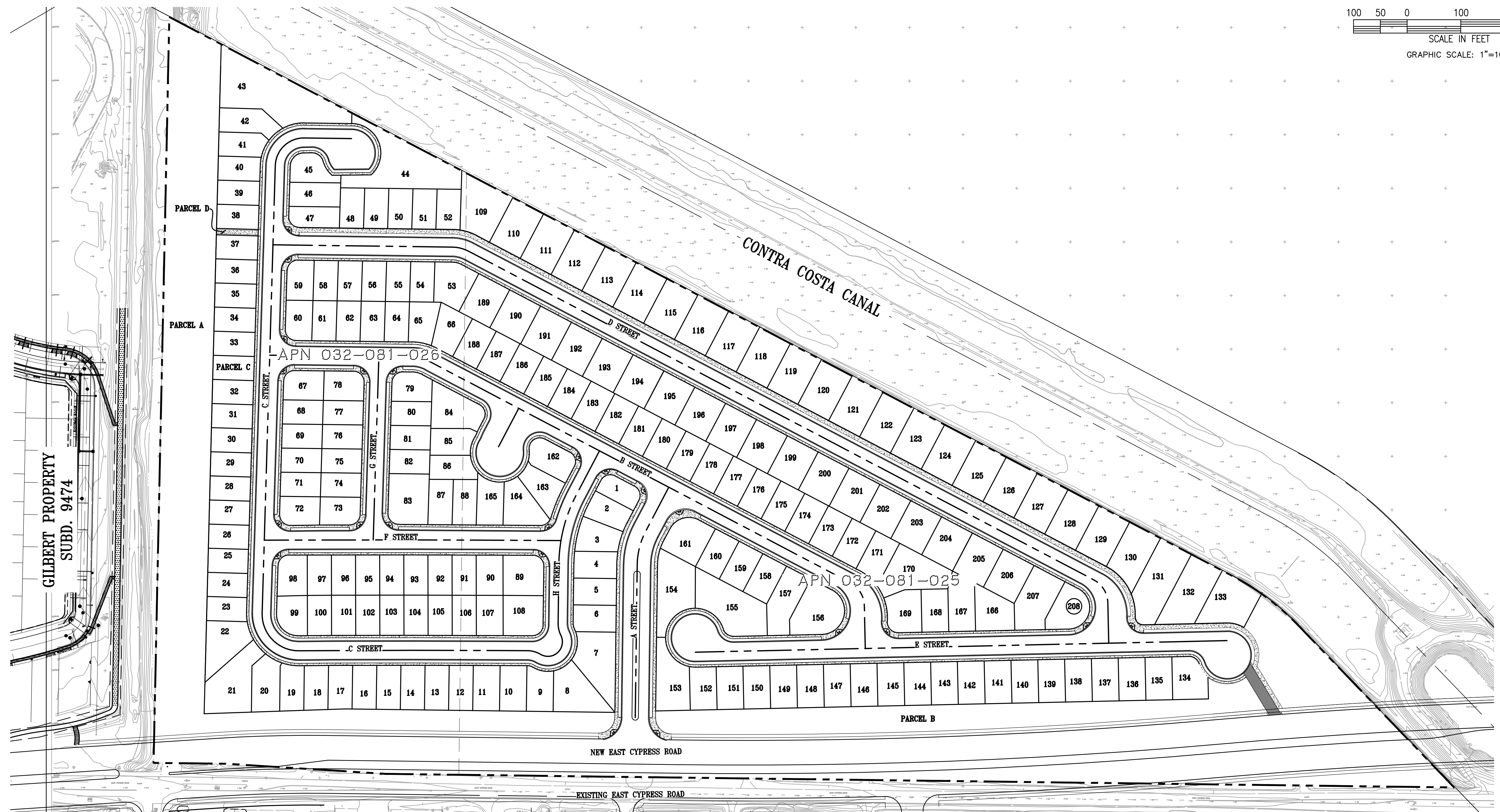


VICINITY MAP

NO SCALE

TOTAL PROPOSED LOTS 208

PARCEL NAME	AREA (AC)	USAGE
A	3.27	OPEN SPACE
B	1.49	OPEN SPACE
C	0.08	OPEN SPACE
D	0.02	OPEN SPACE

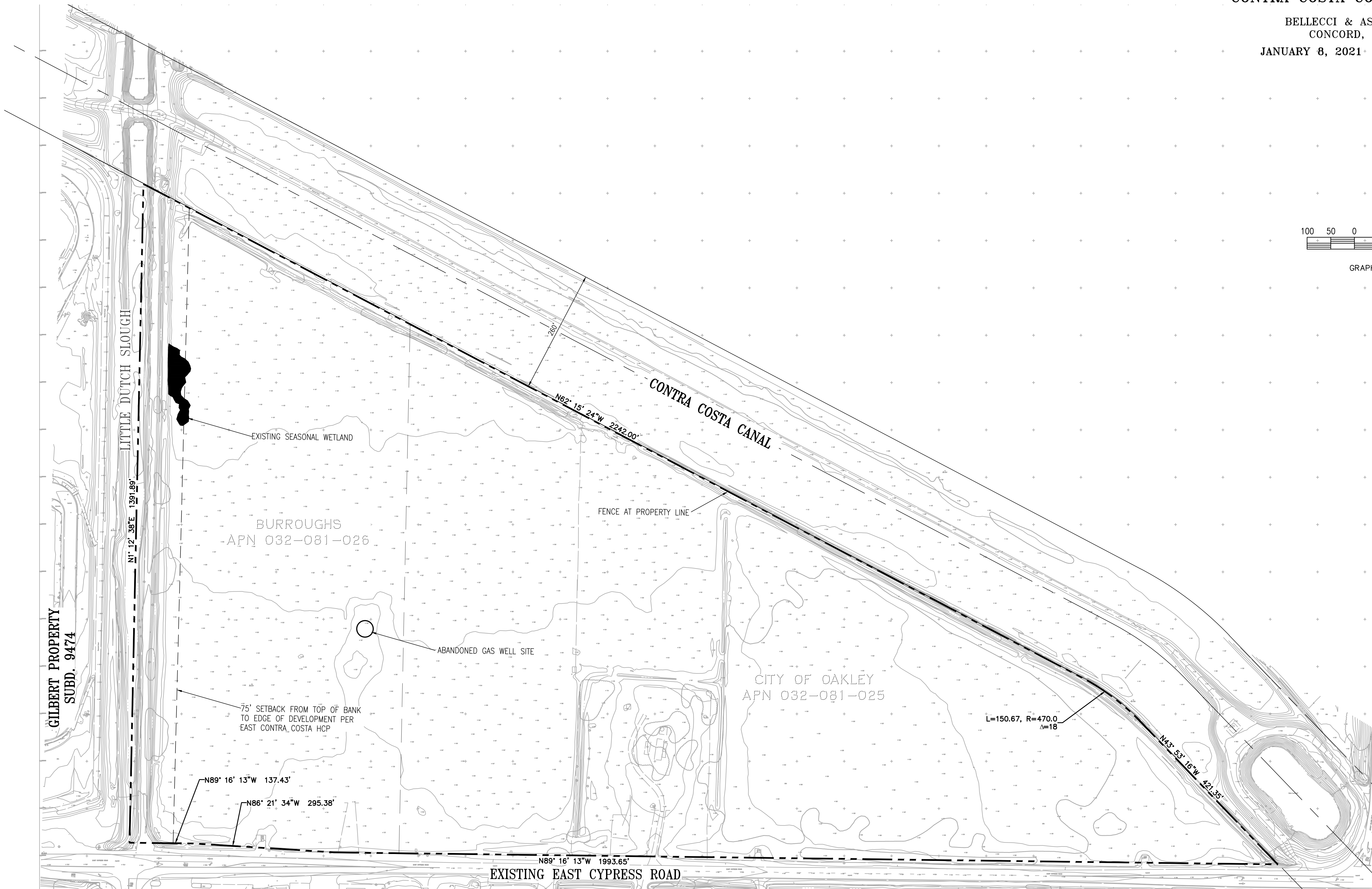
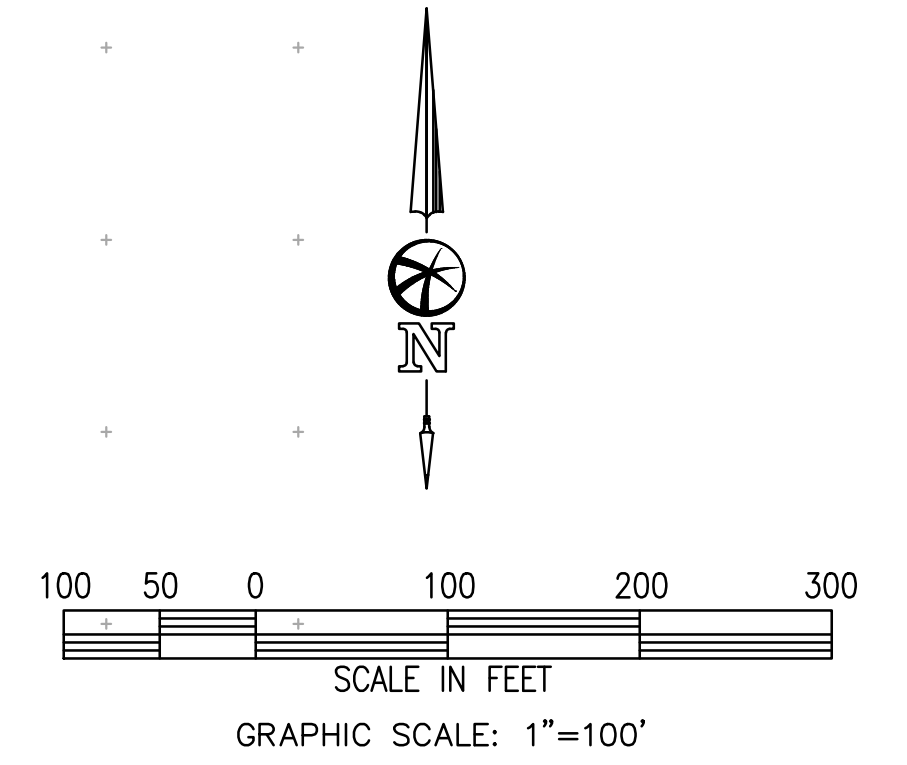


**SUBDIVISION 9557
VESTING TENTATIVE MAP
EXISTING CONDITIONS AND CONSTRAINTS MAP**

CITY OF OAKLEY
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JANUARY 8, 2021 SCALE: 1"=100'



**SUBDIVISION 9557
VESTING TENTATIVE MAP
TYPICAL STREET SECTIONS**

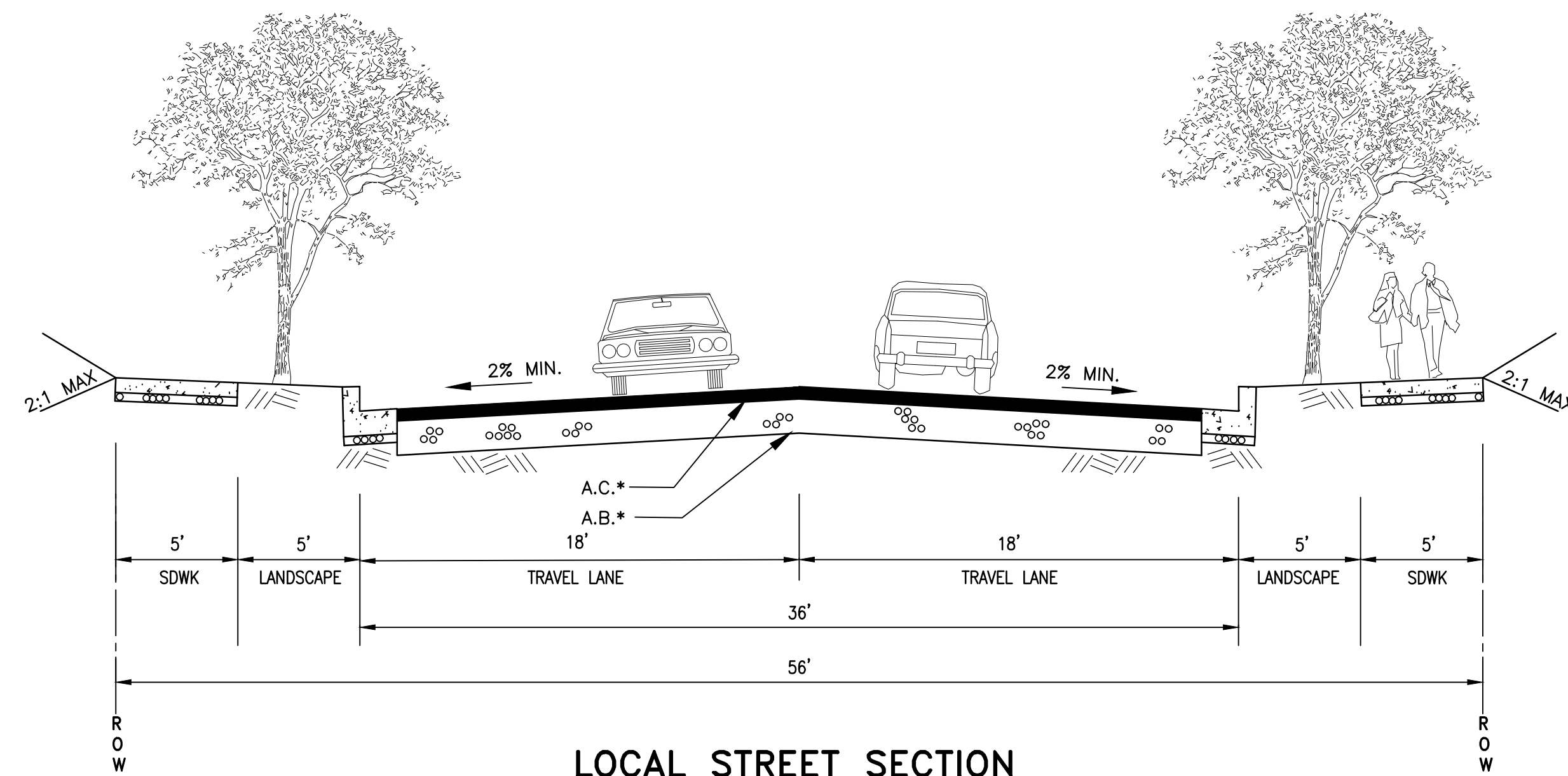
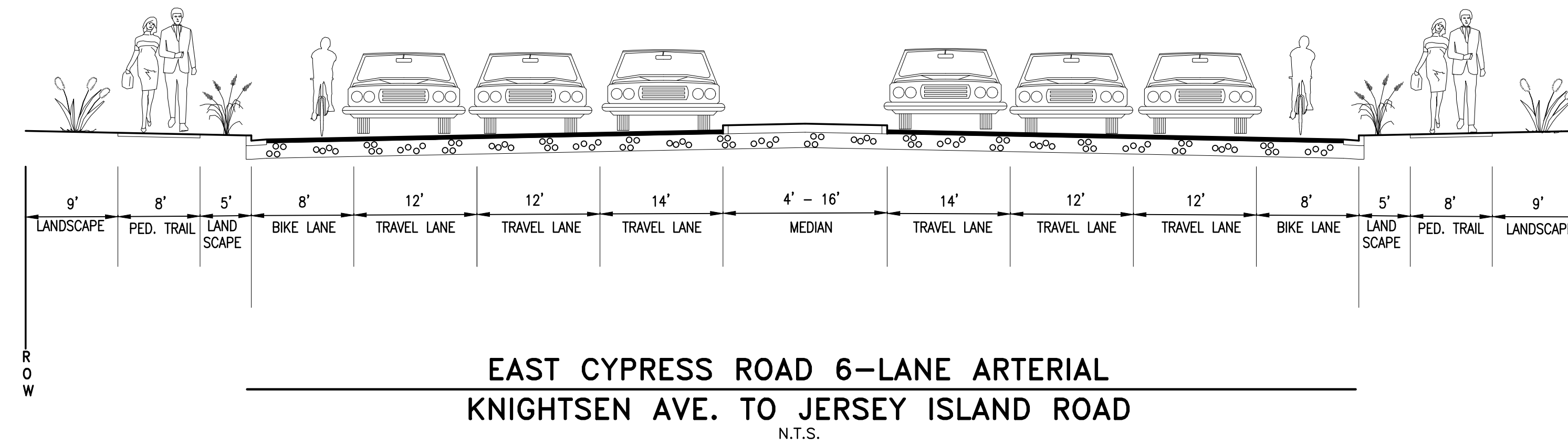
**CITY OF OAKLEY
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JANUARY 8, 2021

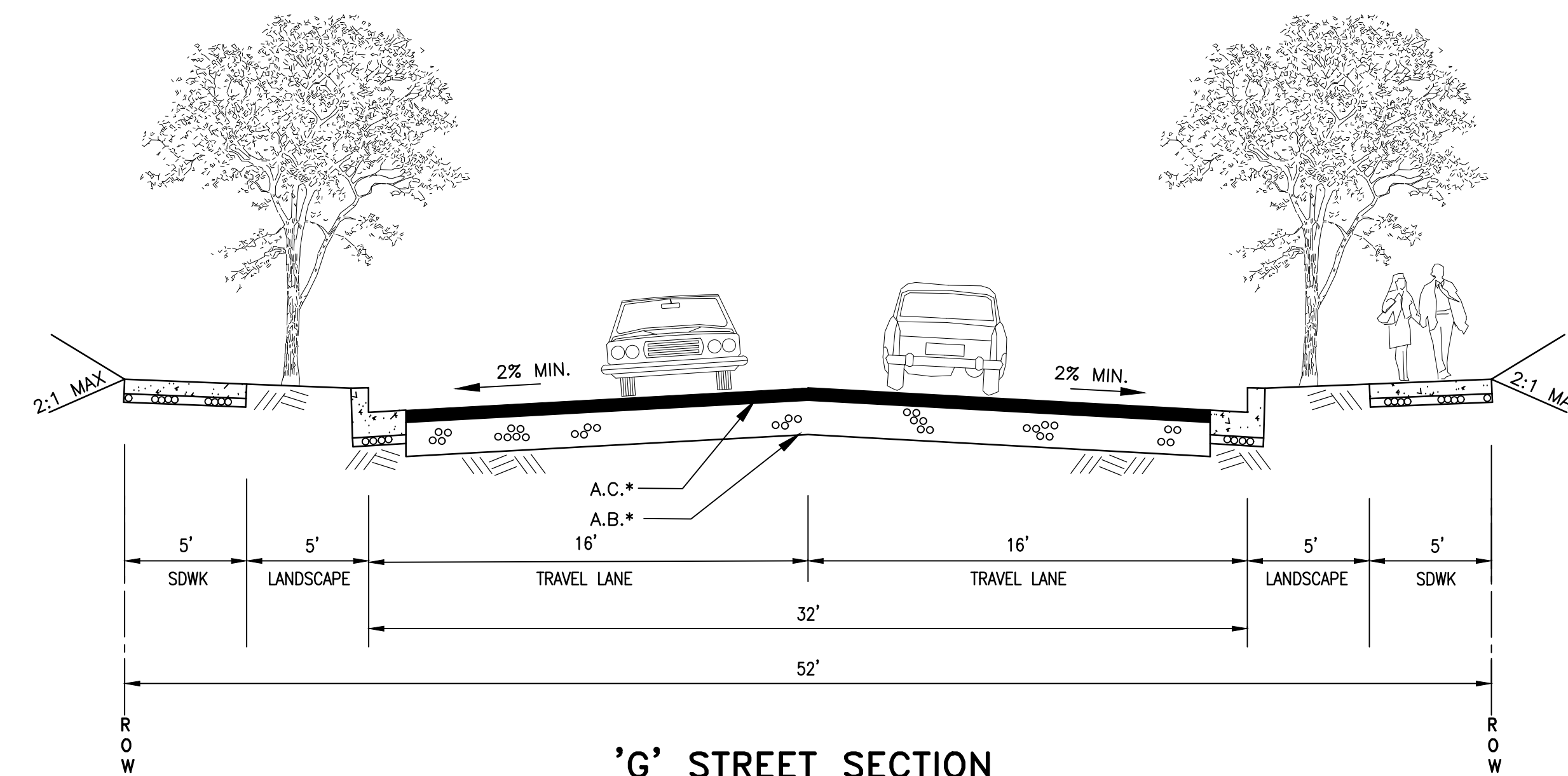
NOTE:

* = AC AND AB SECTIONS TO BE BASED ON ROADWAY AND R VALUES



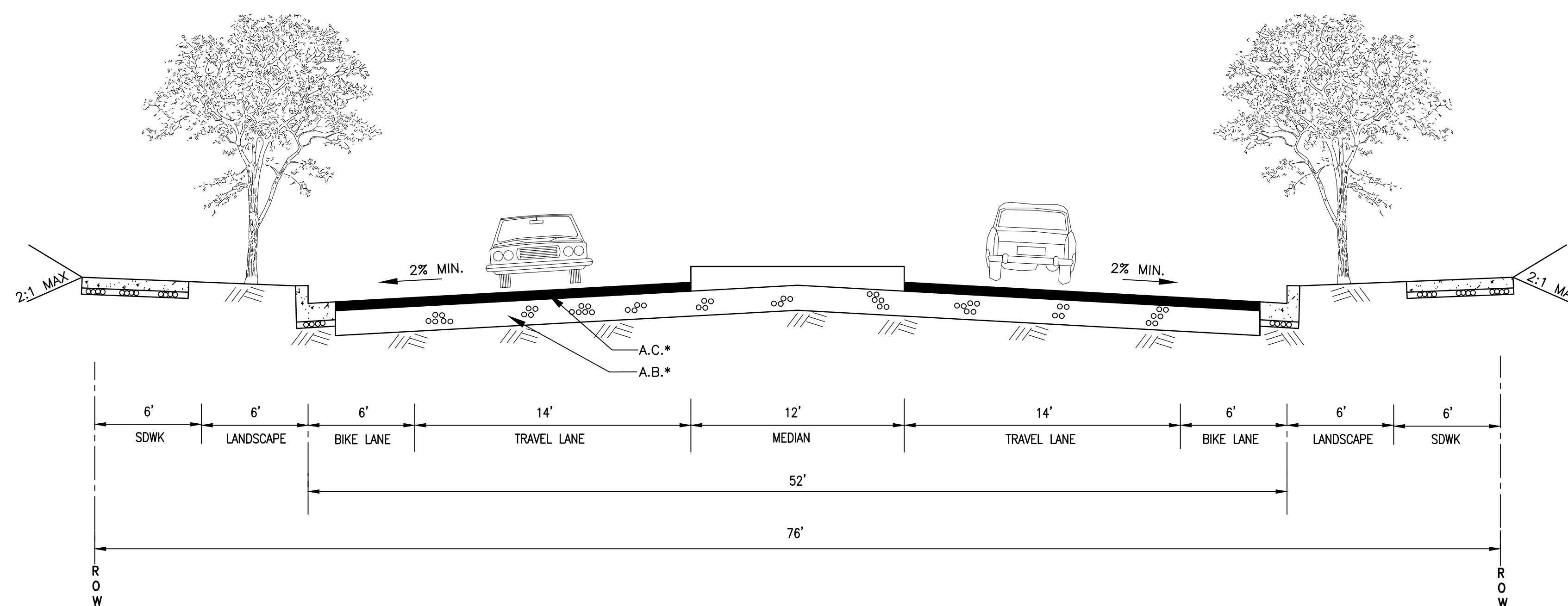
LOCAL STREET SECTION

N.T.S.
B STREET, C STREET, E STREET,
F STREET, H STREET



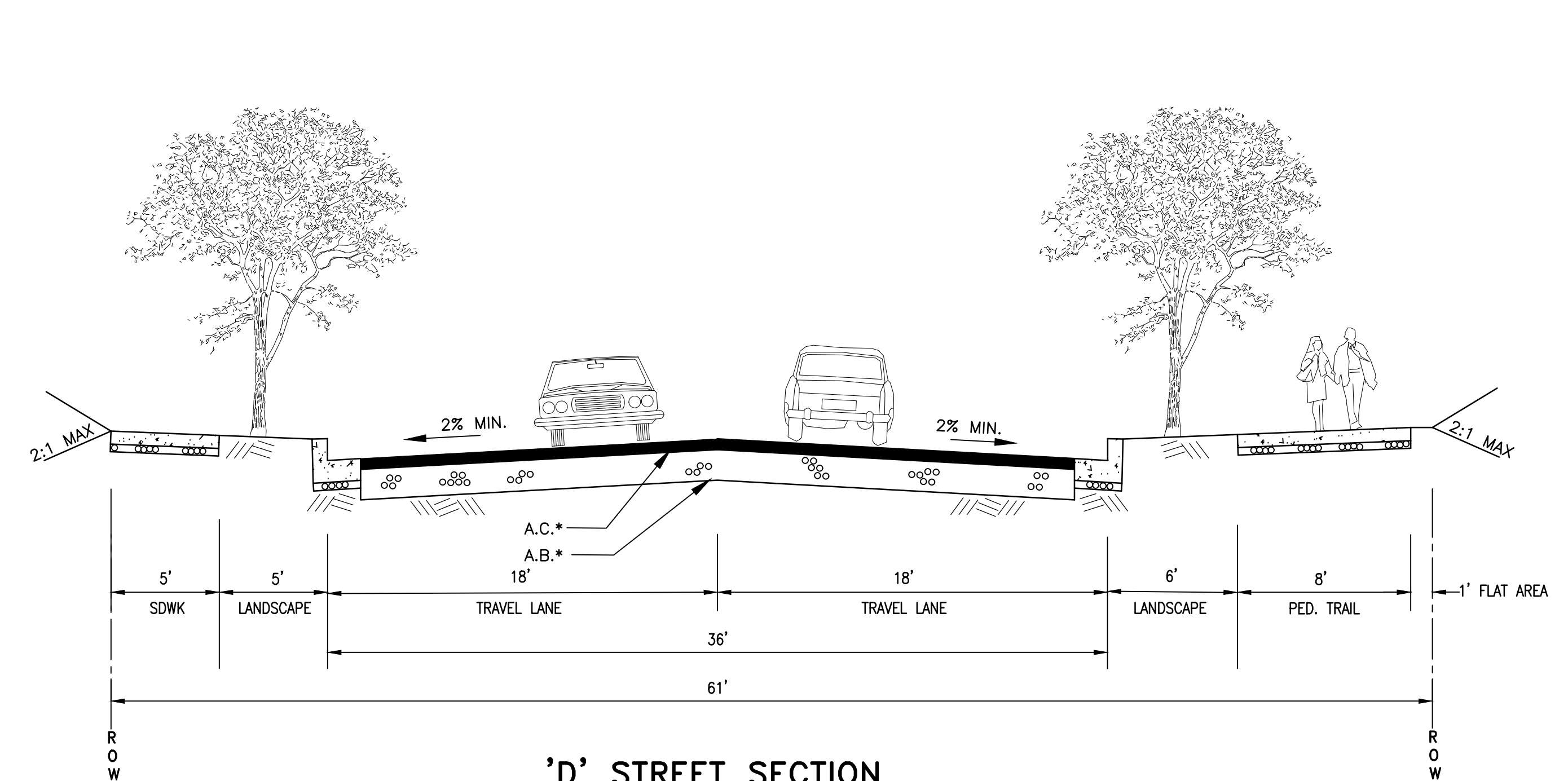
'G' STREET SECTION

N.T.S.



'A STREET' SECTION

N.T.S.



'D' STREET SECTION

N.T.S.

**SUBDIVISION 9557
VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN**

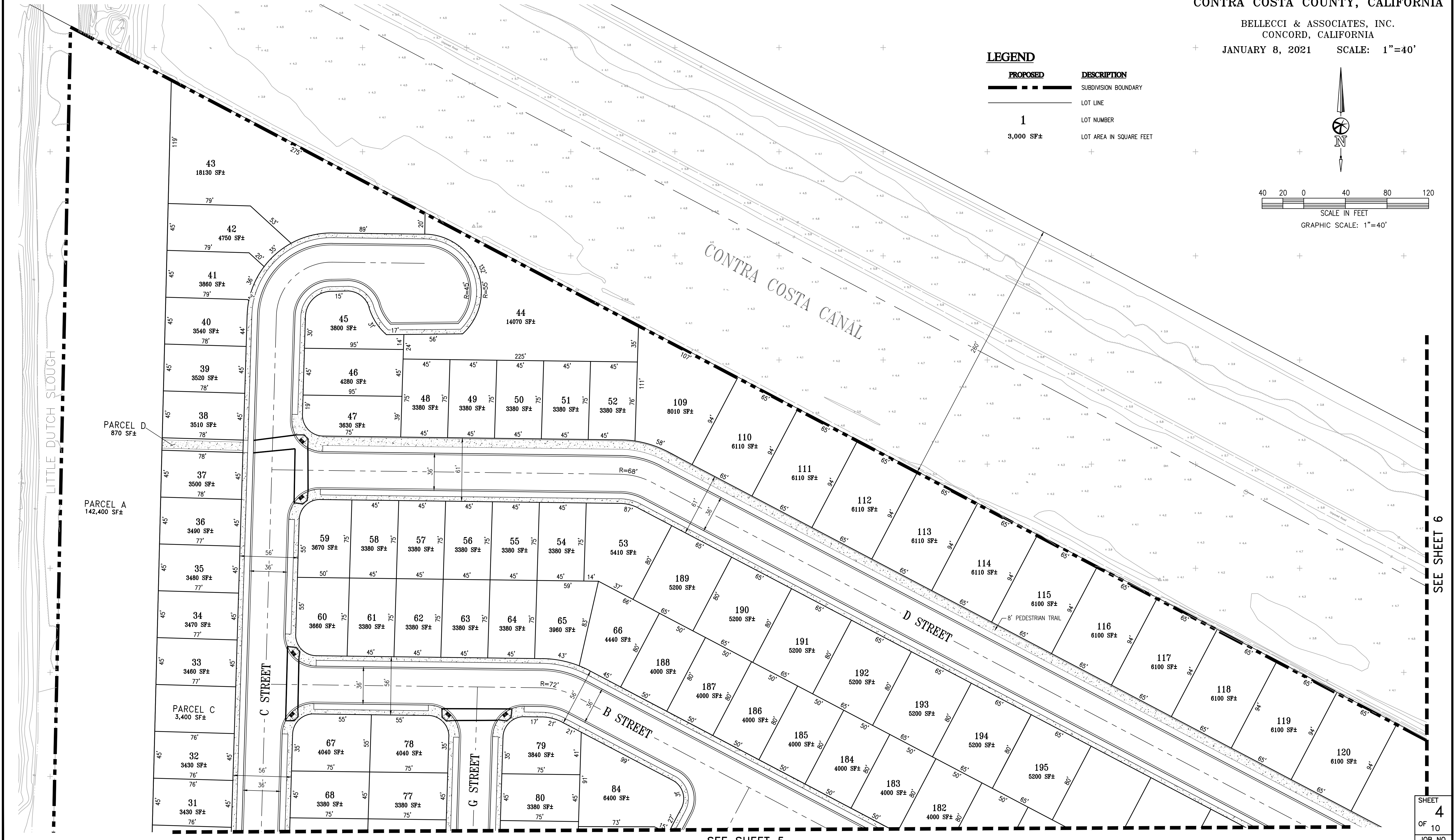
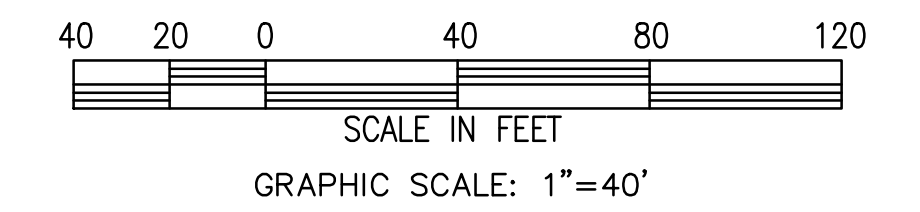
CITY OF OAKLEY
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BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

+ JANUARY 8, 2021 SCALE: 1"=40'

LEGEND

PROPOSED	DESCRIPTION
	SUBDIVISION BOUNDARY
	LOT LINE
1	LOT NUMBER
3,000 SF±	LOT AREA IN SQUARE FEET



PARCEL D
870 SF±

PARCEL A
142,400 SF±

PARCEL C
3,400 SF±

SEE SHEET 5

SEE SHEET 6

**SUBDIVISION 9557
VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN**

CITY OF OAKLEY
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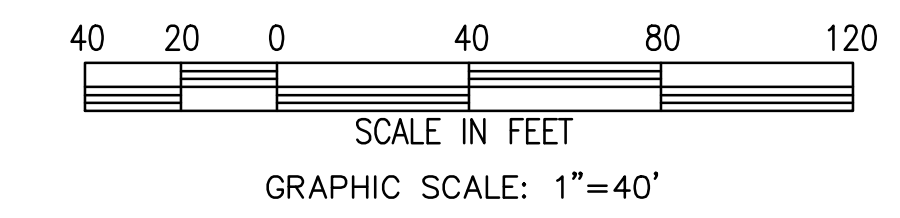
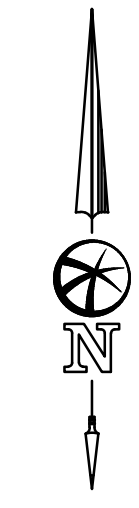
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

JANUARY 8, 2021 SCALE: 1"=40'

NOTE:
* = APPROXIMATE LOCATION OF
ABANDONED GASWELL

1. = NEW EAST CYPRESS ROAD SHOWN
PER CITY OF OAKLEY APPROVED
"EAST CYPRESS ROAD PRECISE PLAN"

LEGEND	
PROPOSED	DESCRIPTION
	SUBDIVISION BOUNDARY
	LOT LINE
1	LOT NUMBER
3,000 SF±	LOT AREA IN SQUARE FEET



SEE SHEET 4



SEE SHEET 6

**SUBDIVISION 9557
VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN**

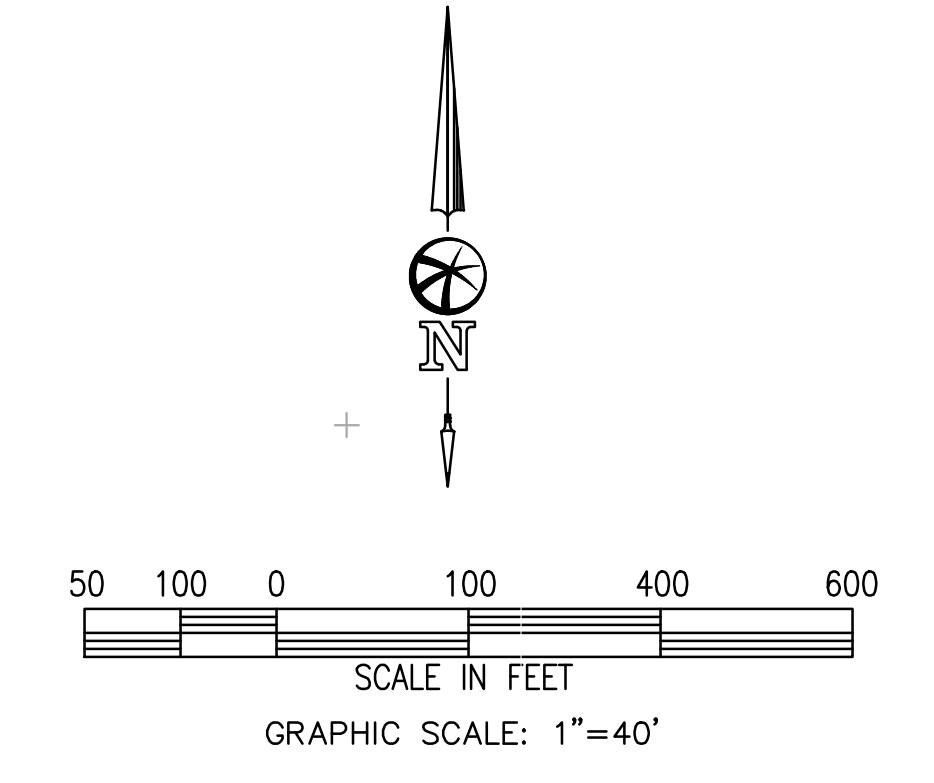
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+ JANUARY 8, 2021+ SCALE: 1"=40'

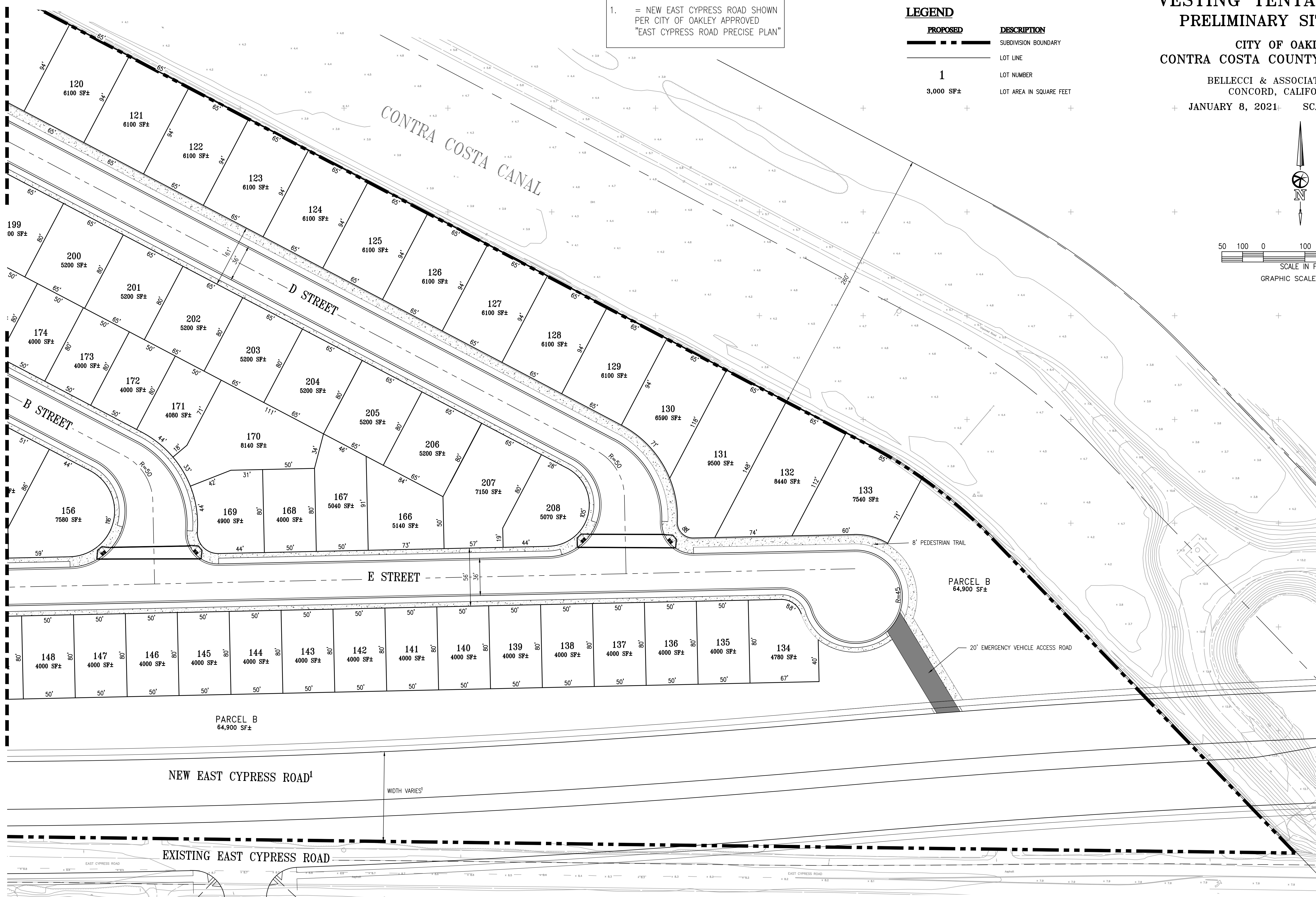
NOTE:
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PER CITY OF OAKLEY APPROVED
"EAST CYPRESS ROAD PRECISE PLAN"

PROPOSED	DESCRIPTION
---	SUBDIVISION BOUNDARY
---	LOT LINE
1	LOT NUMBER
3,000 SF±	LOT AREA IN SQUARE FEET



SEE SHEET 4

SEE SHEET 5



SUBDIVISION 9557 VESTING TENTATIVE MAP GRADING AND UTILITY PLAN

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

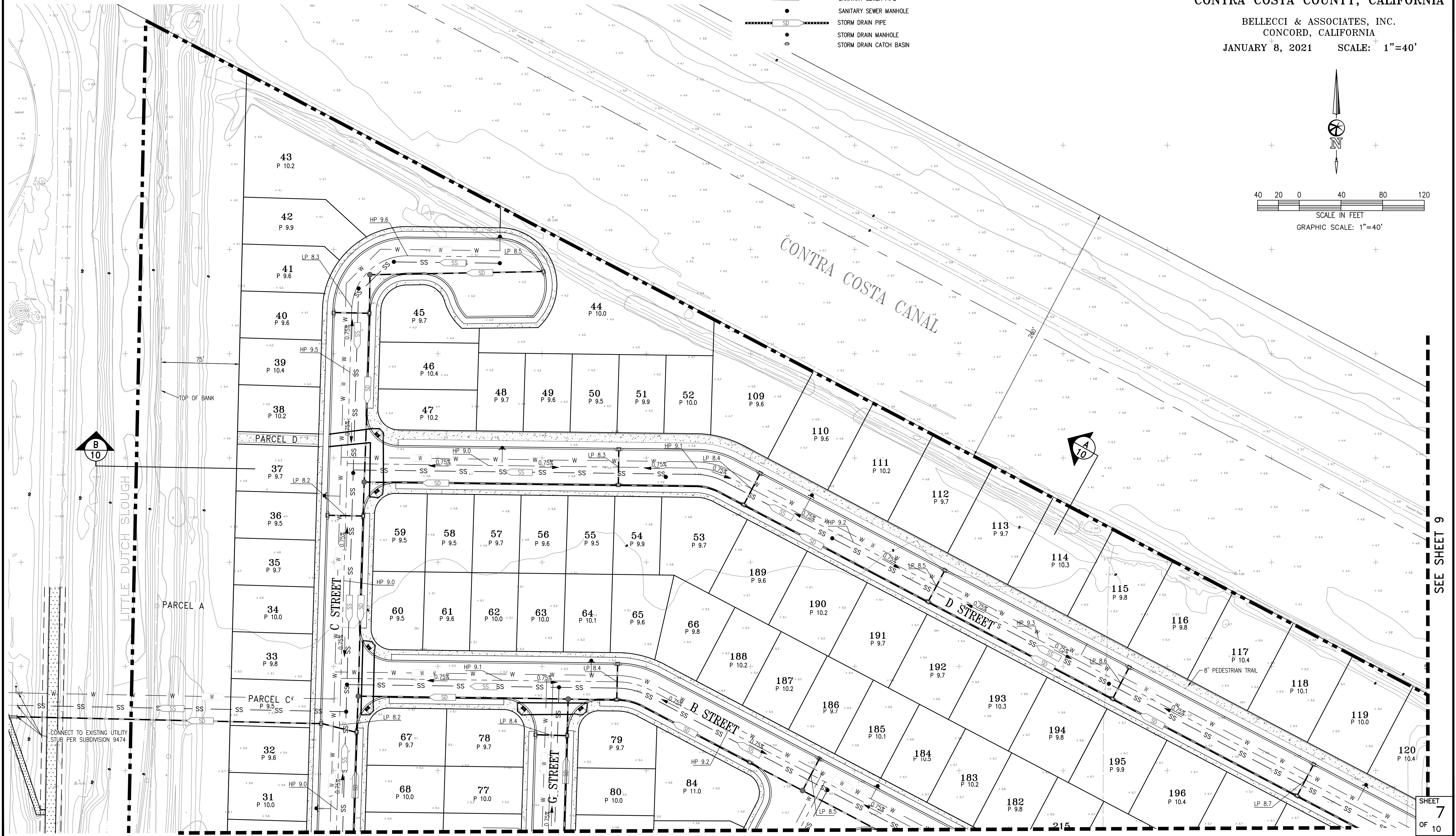
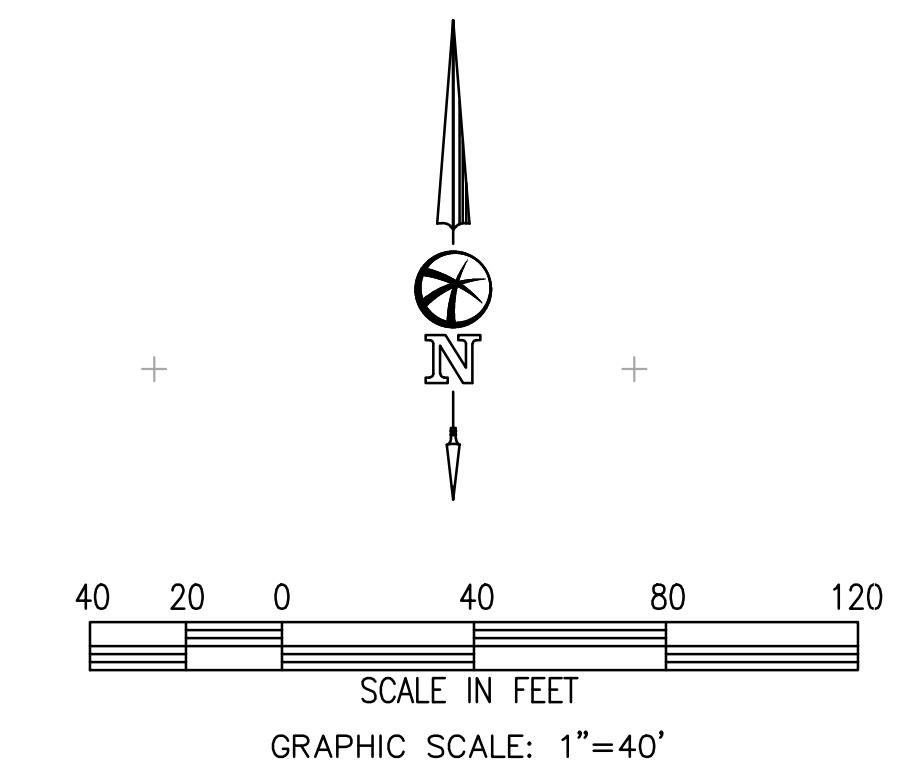
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
JANUARY 8, 2021 SCALE: 1"=40'

LEGEND

PROPOSED	DESCRIPTION
--- ---	SUBDIVISION BOUNDARY
---	CENTERLINE
— W — W —	WATER MAIN
— SS — SS —	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
— SD —	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
⊕	STORM DRAIN CATCH BASIN

NOTES

1. ALL STREET GRADES TO BE 0.75% MINIMUM
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AN AERIAL SURVEY IN 2020
3. ALL ELEVATIONS ARE BASED ON 1988 NAVD



B
10

A
10

CONNECT TO EXISTING UTILITY
STUB PER SUBDIVISION 9474

SEE SHEET 8

SEE SHEET 9

SUBDIVISION 9557 VESTING TENTATIVE MAP GRADING AND UTILITY PLAN

CITY OF OAKLEY
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LEGEND

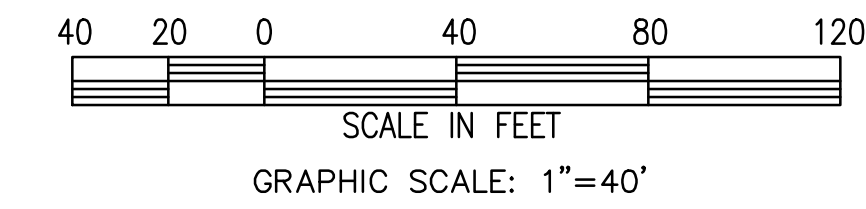
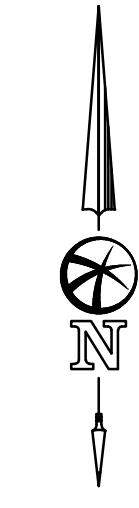
PROPOSED	DESCRIPTION
	PROPERTY LINE
	CENTERLINE
	WATER MAIN
	SANITARY SEWER PIPE
	SANITARY SEWER MANHOLE
	STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN

NOTES

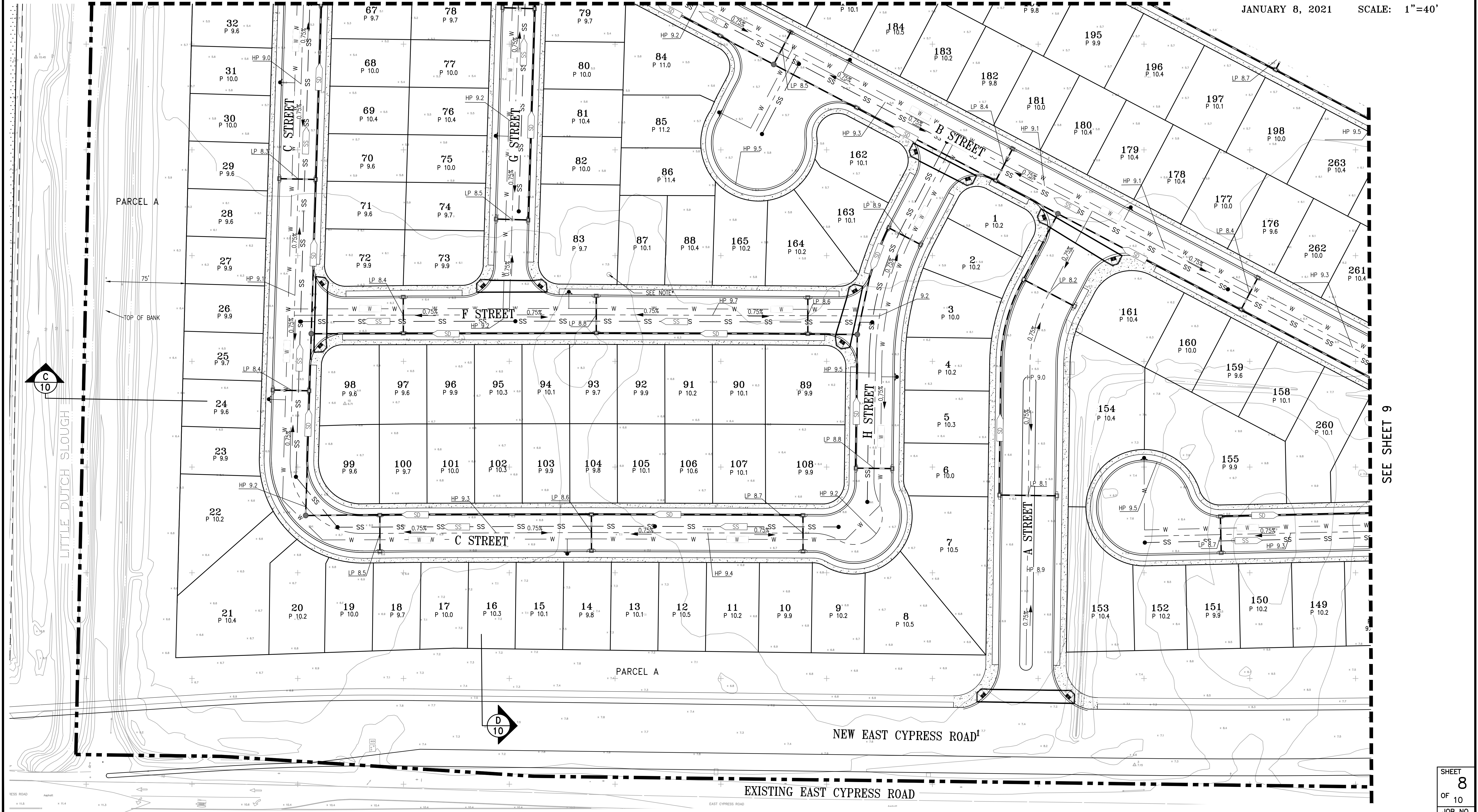
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NOTE

- * = APPROXIMATE LOCATION OF ABANDONED GASWELL
- 1. = NEW EAST CYPRESS ROAD SHOWN PER CITY OF OAKLEY APPROVED "EAST CYPRESS ROAD PRECISE PLAN"



SEE SHEET 7



SEE SHEET 9

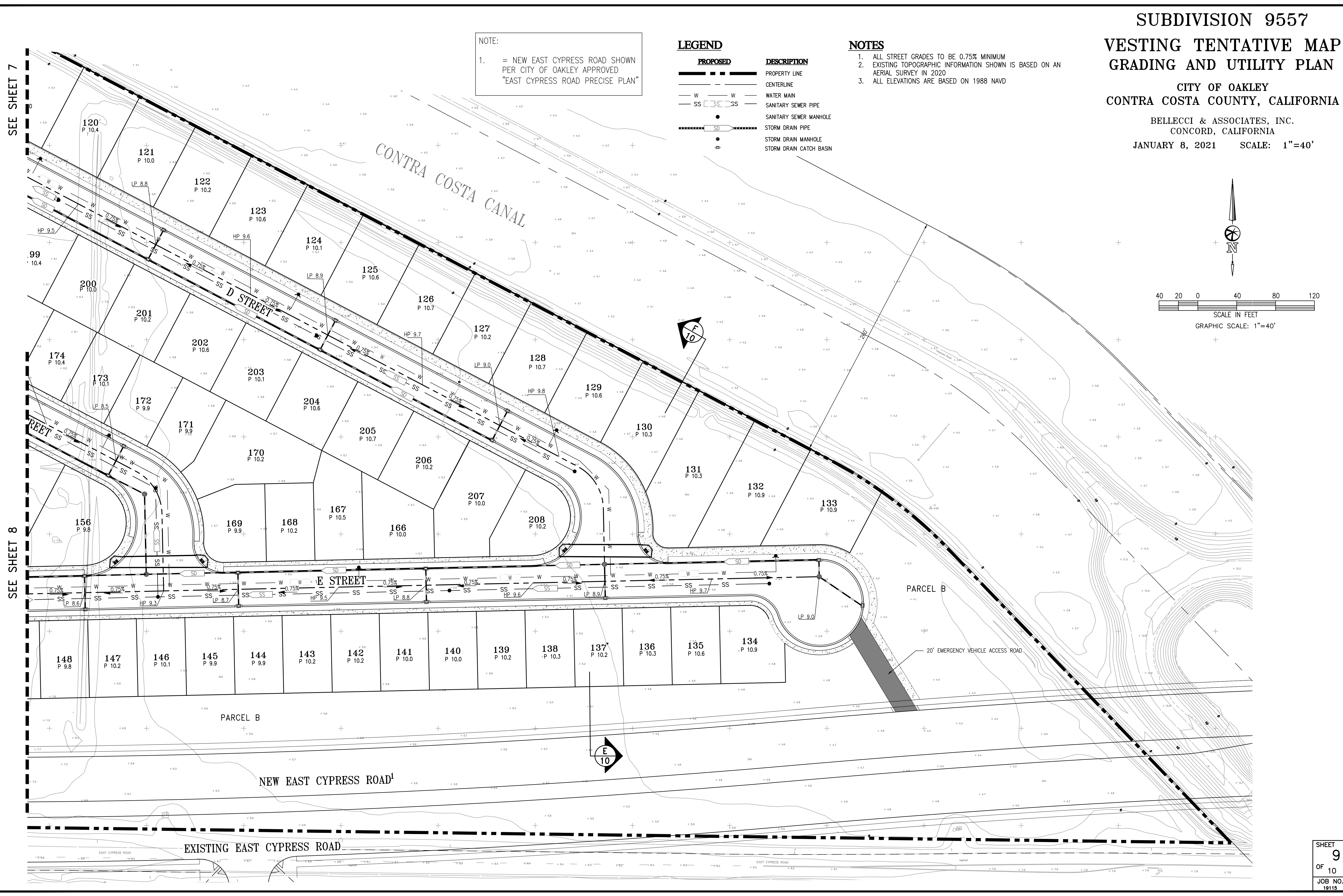
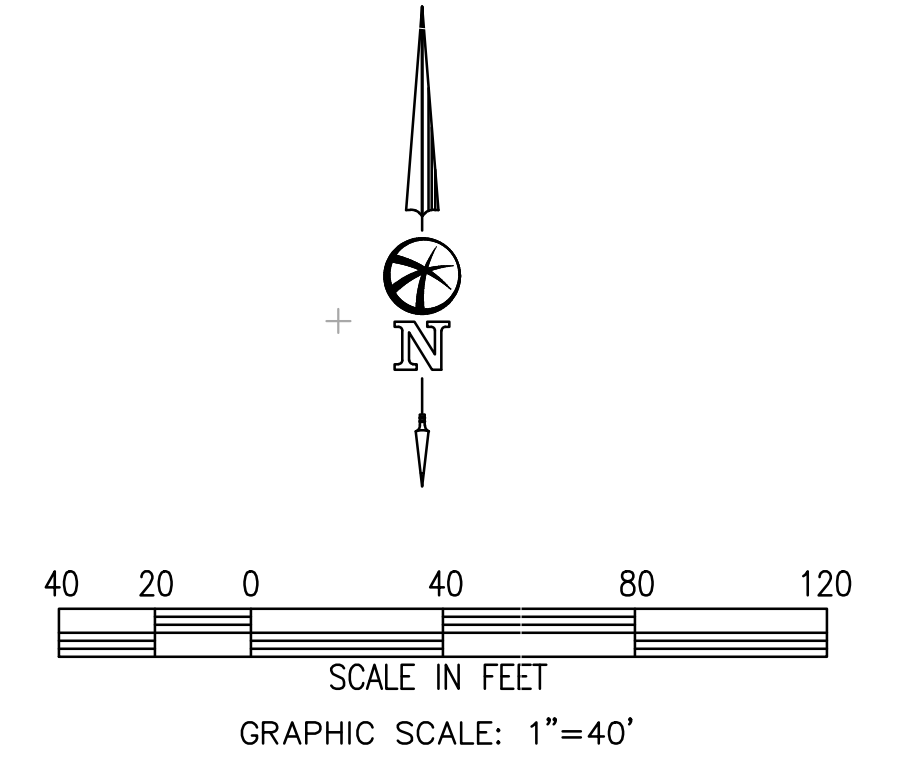
SUBDIVISION 9557
VESTING TENTATIVE MAP
GRADING AND UTILITY PLAN
CITY OF OAKLEY
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PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
W	WATER MAIN
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
□	STORM DRAIN CATCH BASIN

- NOTES**
1. ALL STREET GRADES TO BE 0.75% MINIMUM
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SEE SHEET 7

SEE SHEET 8

**SUBDIVISION 9557
VESTING TENTATIVE MAP
GRADING SECTIONS**

CITY OF OAKLEY
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JANUARY 8, 2021

