

**SUBDIVISION 9557  
VESTING TENTATIVE MAP  
COVER SHEET**

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

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

APRIL 12, 2021 SCALE: 1"=100'

**GENERAL NOTES**

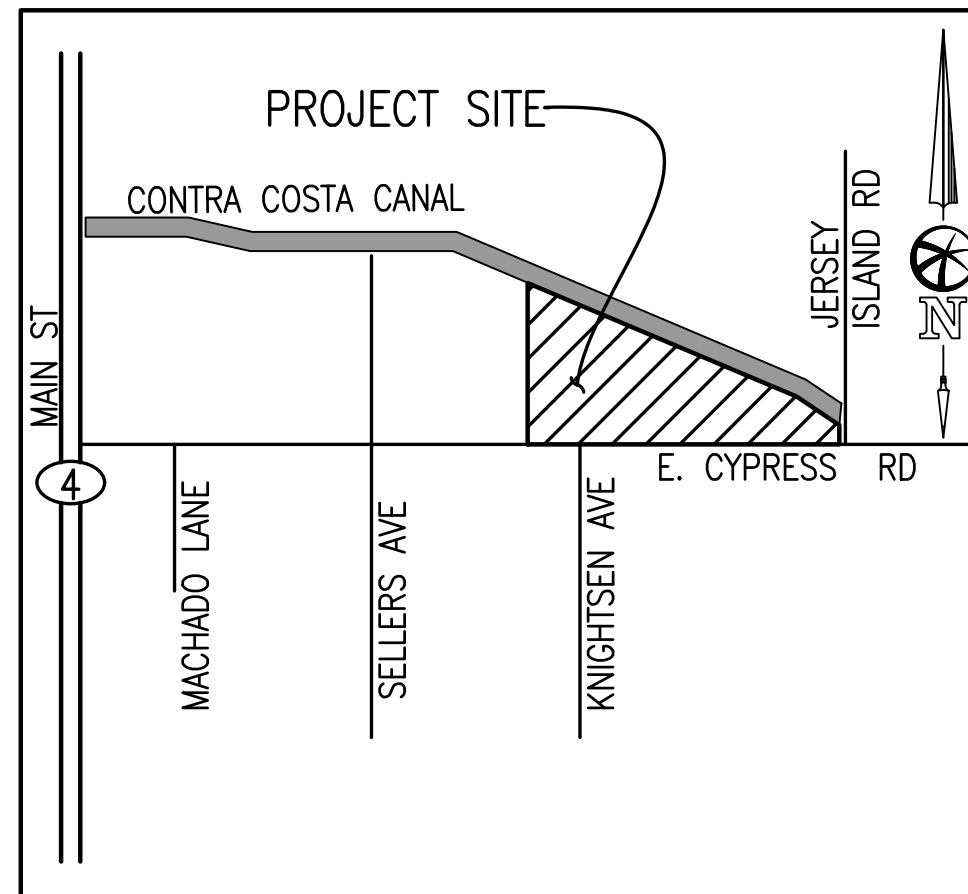
OWNER:	CITY OF OAKLEY 3231 MAIN STREET OAKLEY, CA 94561 (925)-625-7000	ROBERT BURROUGHS ET AL 4803 SISK ROAD #201 SALIDA, CA 95368 (209)-470-4499	SERVICES: WATER SUPPLY- SANITARY SEWER- STORM DRAIN- GAS & ELECTRIC- FIRE- TELEPHONE- CABLE TV-	DIABLO WATER DISTRICT IRONHOUSE SANITARY DISTRICT CITY OF OAKLEY PACIFIC GAS & ELECTRIC EAST CONTRA COSTA FIRE PROTECTION DISTRICT AT&T COMCAST
DEVELOPER:	WESTGATE VENTURES, LLC 2551 SAN RAMON VALLEY BLVD #224 SAN RAMON, CA 94583 ADAM TENNANT - (650)-400-5076		FLOODING:	SITE FALLS WITHIN FIRM PANEL NUMBERS 06013C 0360G, ZONE AE (EL 9, 1988NAVD) - DATED MARCH 21, 2017 100 YEAR FLOOD ELEVATION = 9.3± NOTE: THE ENTIRE SITE FALLS WITHIN THE 100 YEAR FLOOD PLAN
ENGINEER:	BELLECCI & ASSOCIATES, INC. 2290 DIAMOND BLVD #100 CONCORD, CA 94520 (925)-685-4569		TOPOGRAPHY:	AERIAL TOPOGRAPHY PROVIDED BY: 360 AERIAL SURVEYS DATED JANUARY 10, 2020
A.P.N.:	032-081-025 (CITY OF OAKLEY) 032-081-026 (BURROUGHS)		BASIS OF ELEVATION:	ELEVATIONS SHOWN ARE BASED 1988 NAVD
SITE AREA:	43.24 ACRES		BASIS OF BEARINGS:	CALIFORNIA COORDINATE SYSTEM, ZONE III (NAD 83).
EXISTING ZONING:	A-3		BENCHMARK:	USCS DESIGNATION - 11.19 USBR, HS3769 ELEVATION 13.8. BENCHMARK LOCATED AT THE CONTRA COSTA CANAL FISH SCREEN, IN THE TOP OF THE SOUTHEAST END OF THE NORTHEAST CONCRETE ABUTMENT FOR THE HEADGATE STRUCTURE, 68-1 FEET SOUTHWEST OF THE DIRT ROAD ON THE NORTHEAST LEVEE, 3.6 FEET SOUTHWEST OF THE SOUTHEAST END OF A GATE ACROSS THE NORTHEAST END OF THE SOUTHEAST WALKWAY.
PROPOSED ZONING:	P-1			
EXISTING USE:	VACANT			
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL			

**SHEET INDEX**

- COVER SHEET
- EXISTING CONDITIONS AND CONSTRAINTS MAP
- TYPICAL STREET SECTIONS
- PRELIMINARY SITE PLAN
- PRELIMINARY SITE PLAN
- PRELIMINARY SITE PLAN
- GRADING AND UTILITY PLAN
- GRADING AND UTILITY PLAN
- GRADING AND UTILITY PLAN
- PRELIMINARY GRADING SECTIONS

**NOTES:**

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



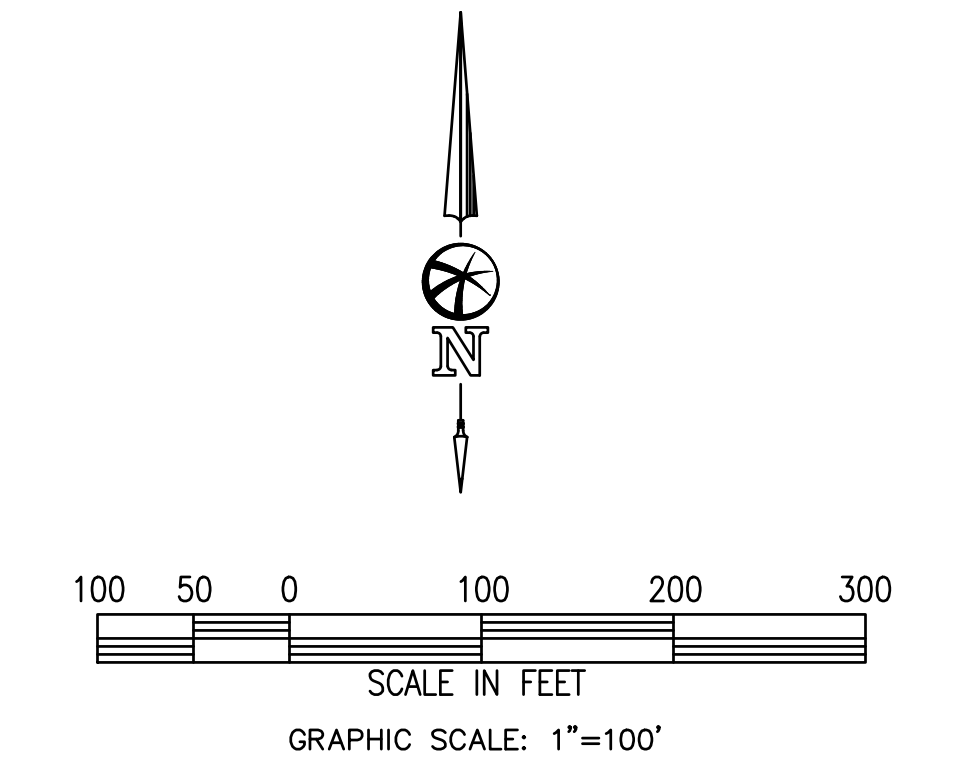
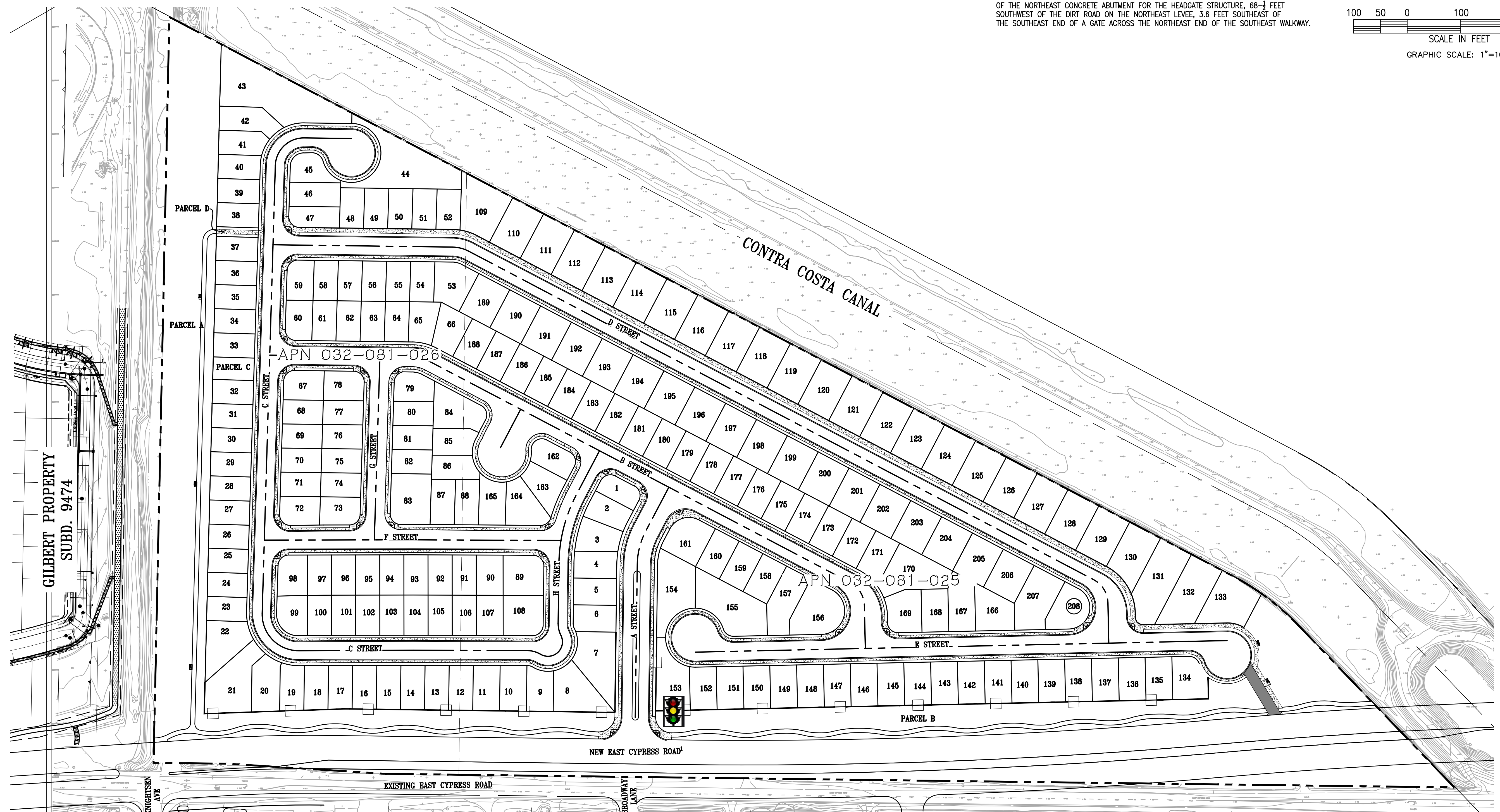
**VICINITY MAP**

NO SCALE

TOTAL PROPOSED LOTS	208
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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

GRADING SUMMARY QUANTITIES	
CUT	5,800 CY
FILL	176,100 CY
TOTAL IMPORT	170,300 CY



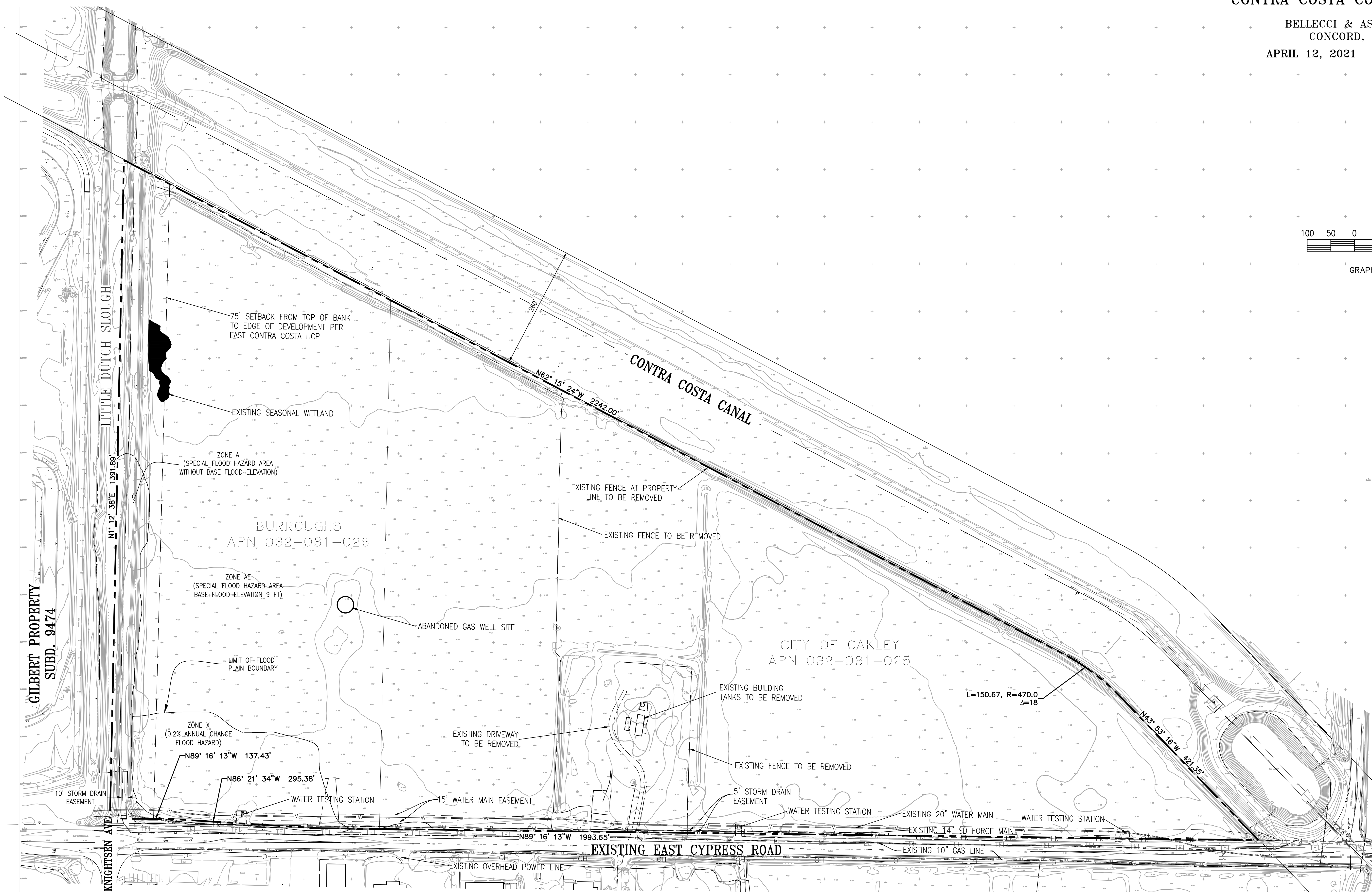
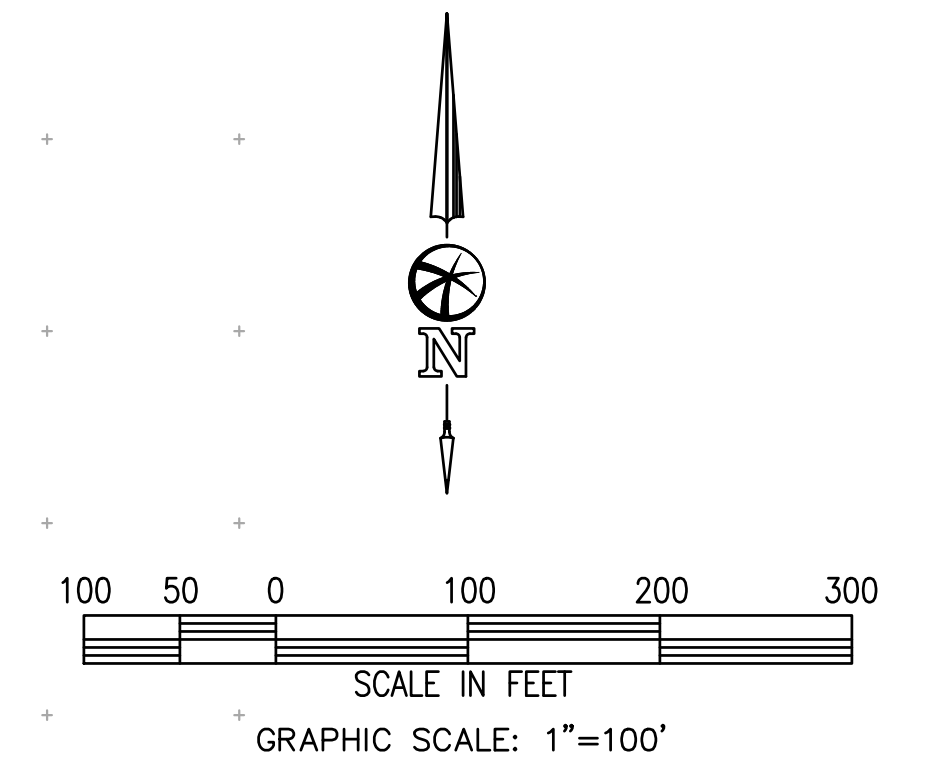
1. = NEW EAST CYPRESS ROAD SHOWN PER CITY OF OAKLEY APPROVED "EAST CYPRESS ROAD PRECISE PLAN". NEW ECR TO BE DESIGNED AND CONSTRUCTED BY THE CITY OF OAKLEY THROUGH THE CITY'S CIP PROGRAM.

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

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

APRIL 12, 2021    SCALE: 1"=100'



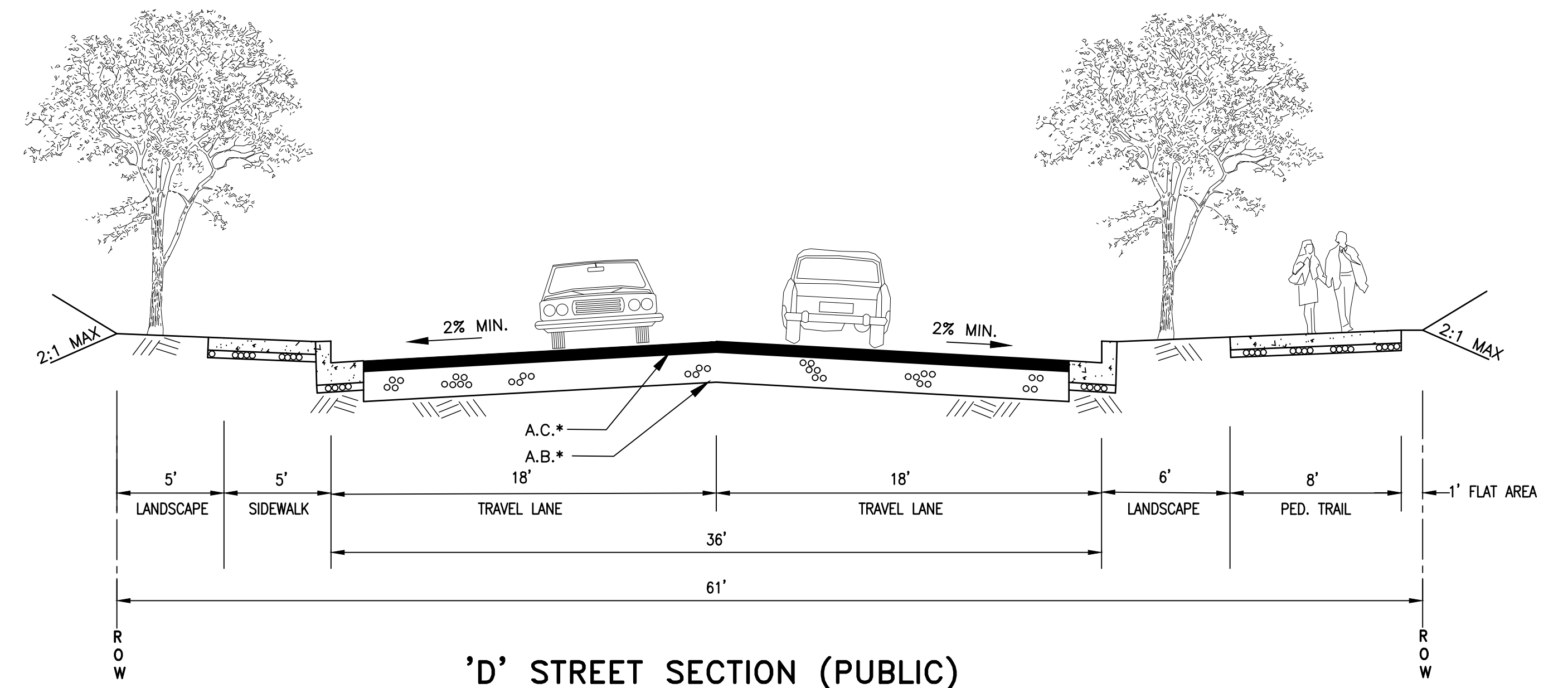
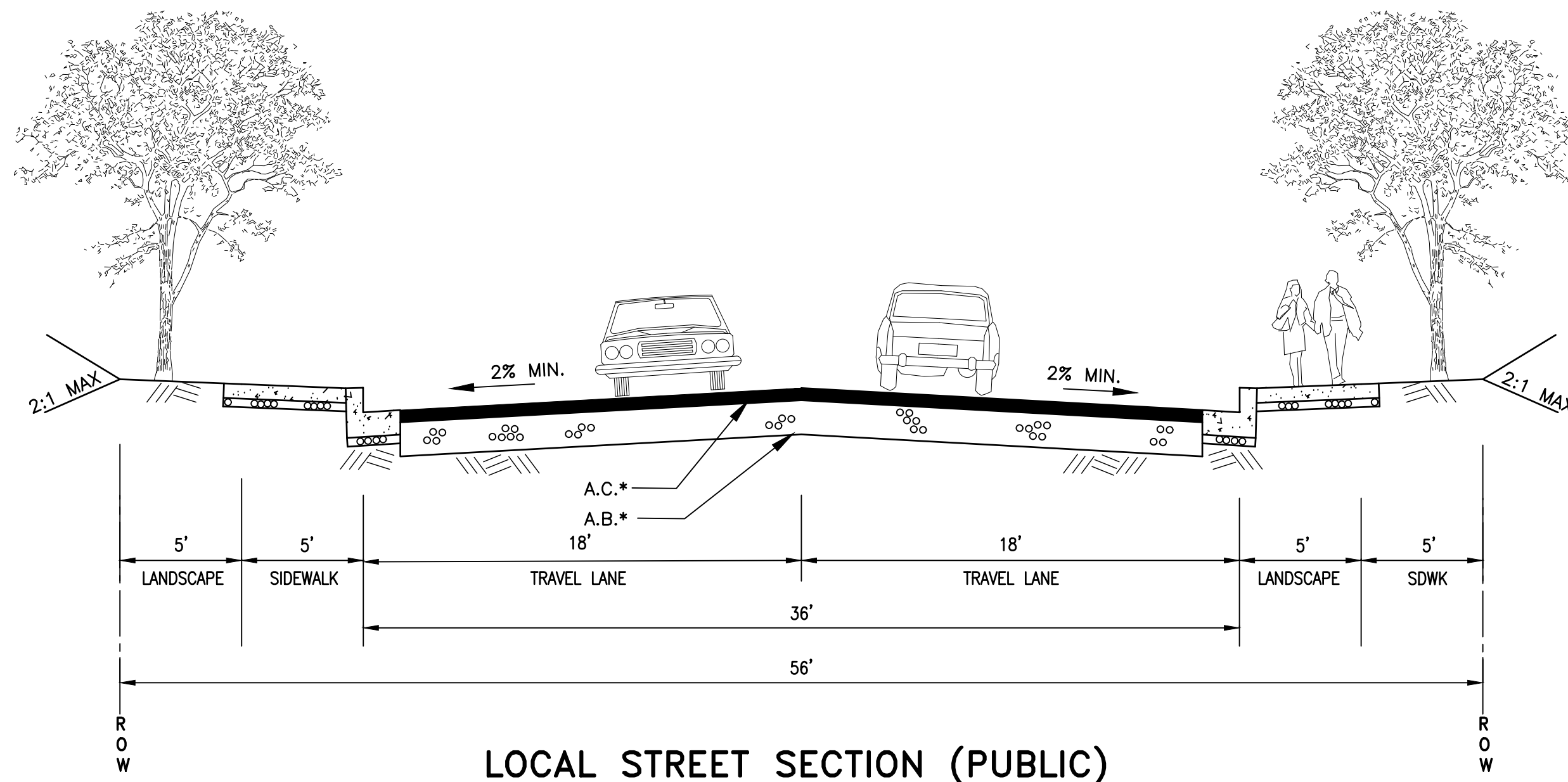
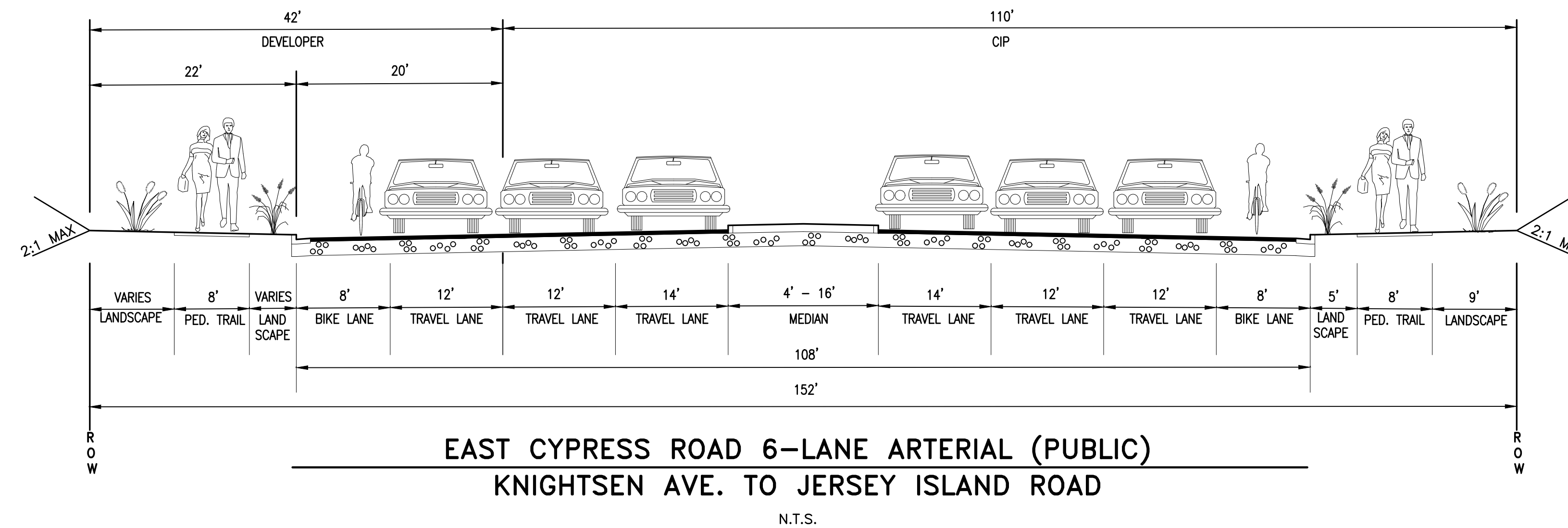
**SUBDIVISION 9557  
VESTING TENTATIVE MAP  
TYPICAL STREET SECTIONS**

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

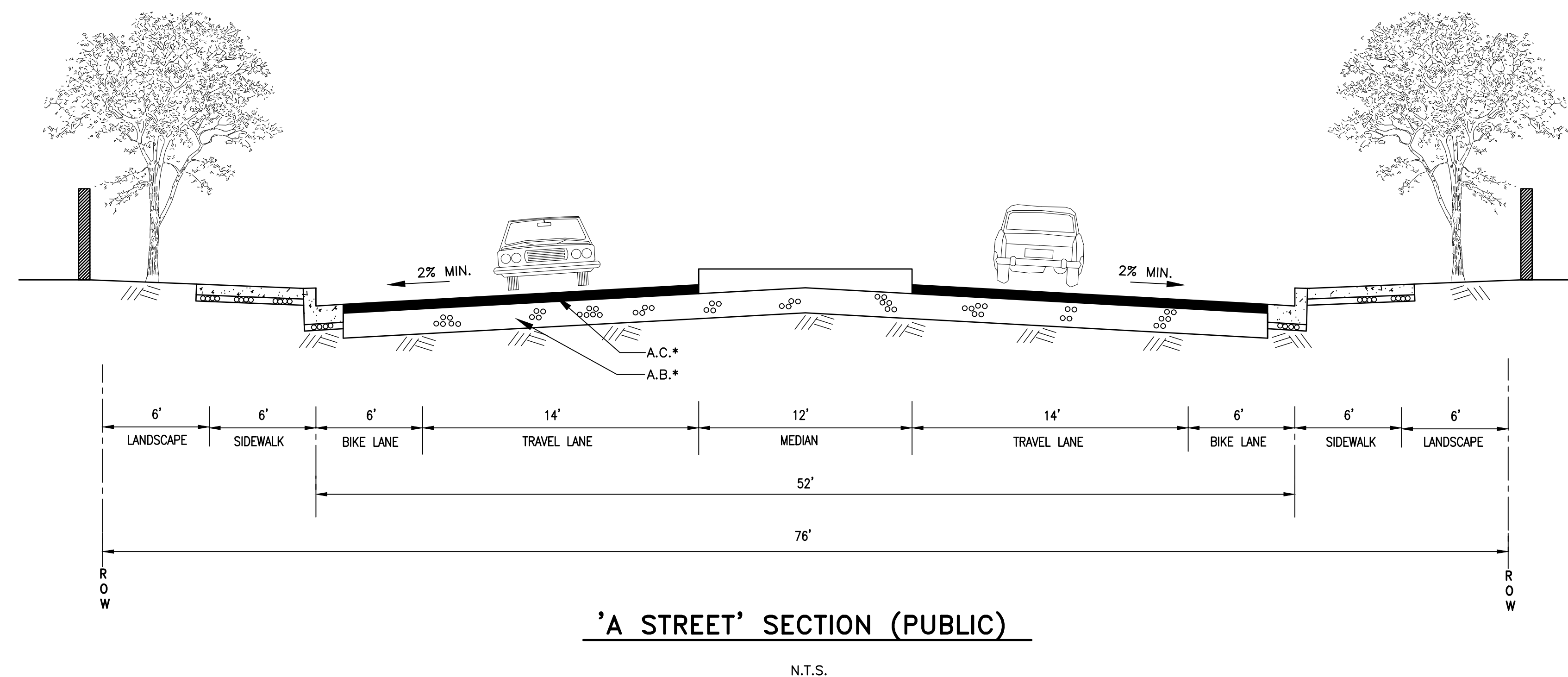
BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

APRIL 12, 2021

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



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



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

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

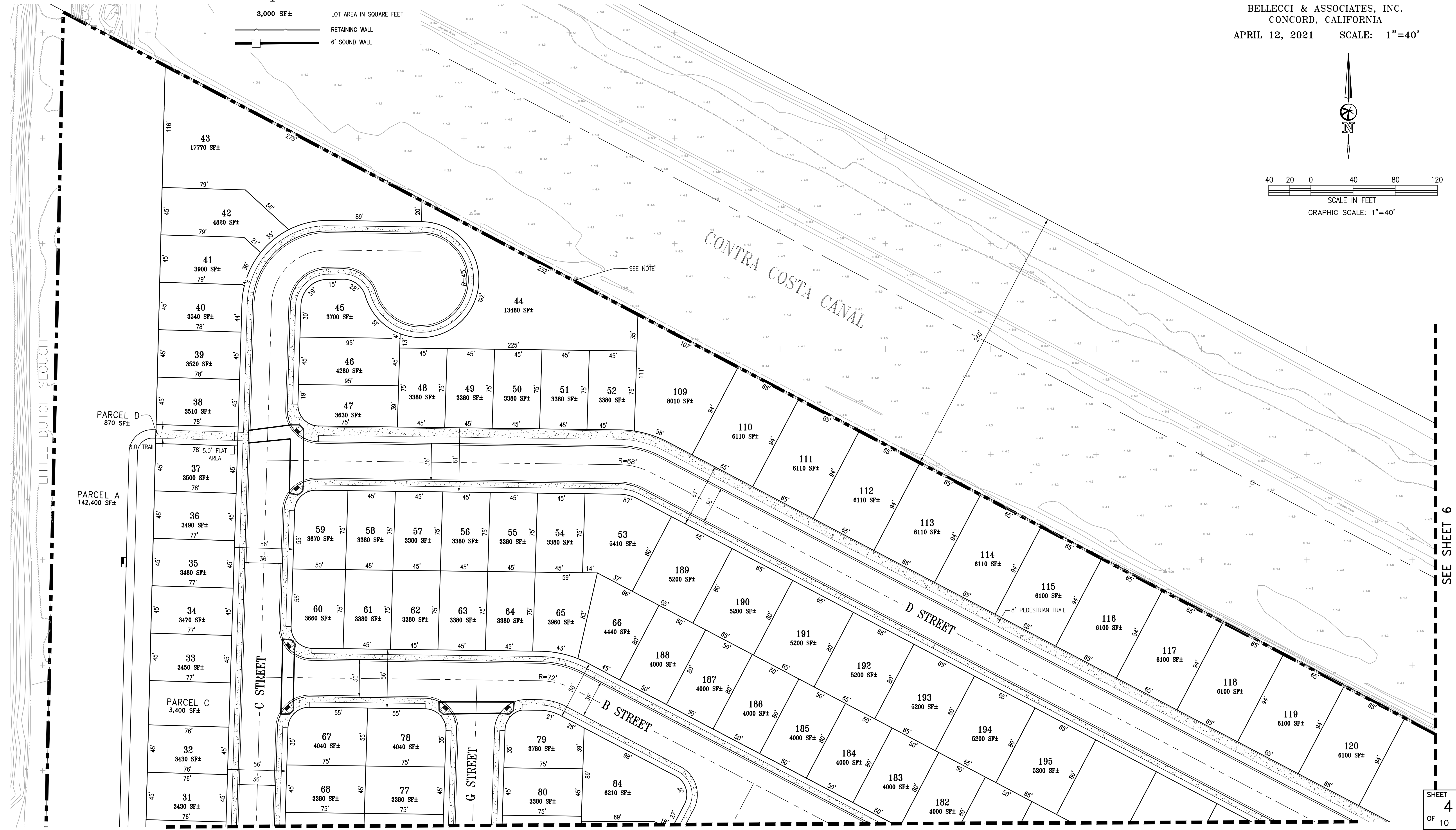
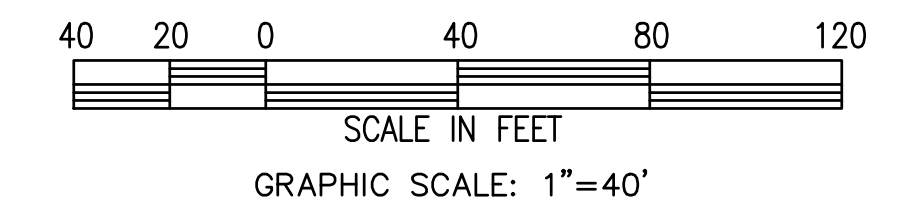
APRIL 12, 2021 SCALE: 1"=40'

**LEGEND**

PROPOSED	DESCRIPTION
	SUBDIVISION BOUNDARY
	LOT LINE
<b>1</b>	LOT NUMBER
<b>3,000 SF±</b>	LOT AREA IN SQUARE FEET
	RETAINING WALL
	6' SOUND WALL

**NOTE:**

1. = THE WALL ALONG CONTRA COSTA CANAL MUST BE DESIGNED AS FLOOD WALL AS THE PROJECT SITE IS BEING ELEVATED TO ACHIEVE FLOOD PROTECTION



SEE SHEET 5

SEE SHEET 6

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

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

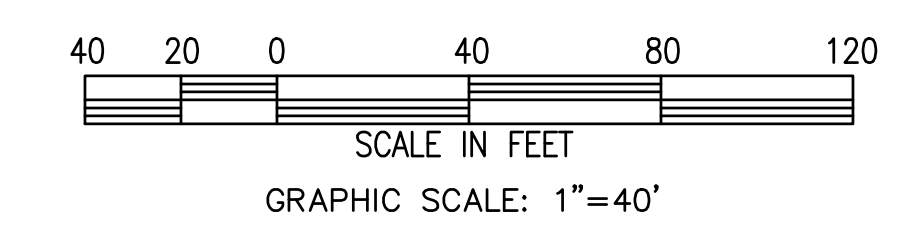
BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

APRIL 12, 2021 SCALE: 1"=40'

LEGEND	
PROPOSED	DESCRIPTION
	SUBDIVISION BOUNDARY
	LOT LINE
<b>1</b>	LOT NUMBER
<b>3,000 SF±</b>	LOT AREA IN SQUARE FEET
	RETAINING WALL
	6" SOUND WALL

NOTE

- = NEW EAST CYPRESS ROAD SHOWN PER CITY OF OAKLEY APPROVED "EAST CYPRESS ROAD PRECISE PLAN". NEW ECR TO BE DESIGNED AND CONSTRUCTED BY THE CITY OF OAKLEY THROUGH THE CITY'S CIP PROGRAM.
- = APPROXIMATE LOCATION OF ABANDONED GASWELL



SEE SHEET 4



SEE SHEET 6

# SUBDIVISION 9557 VESTING TENTATIVE MAP PRELIMINARY SITE PLAN

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

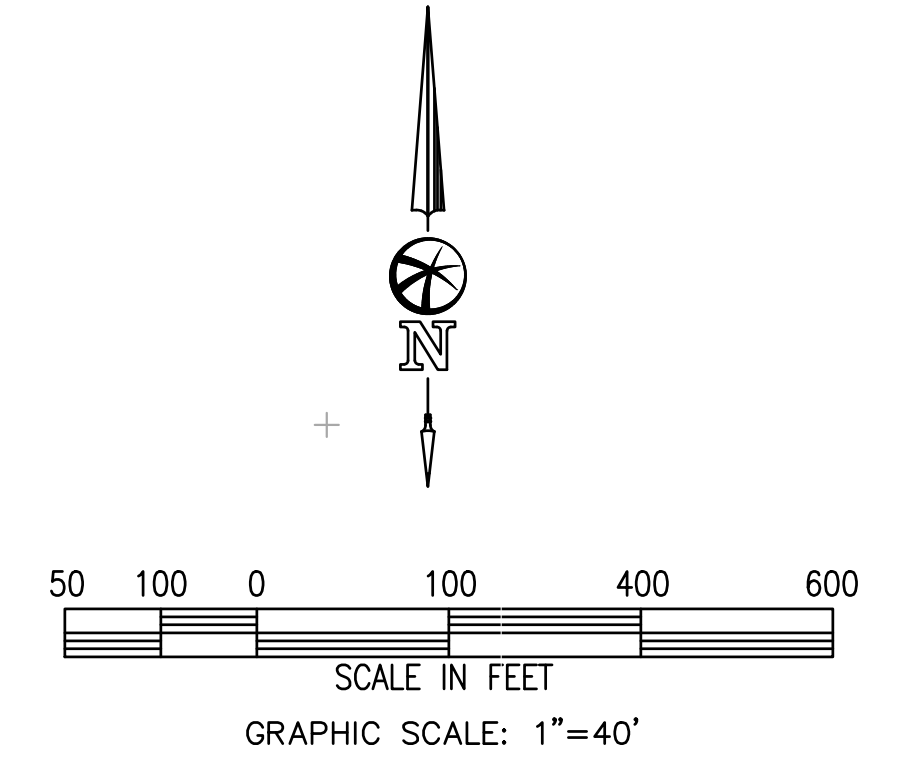
+ APRIL 12, 2021 + SCALE: 1"=40'

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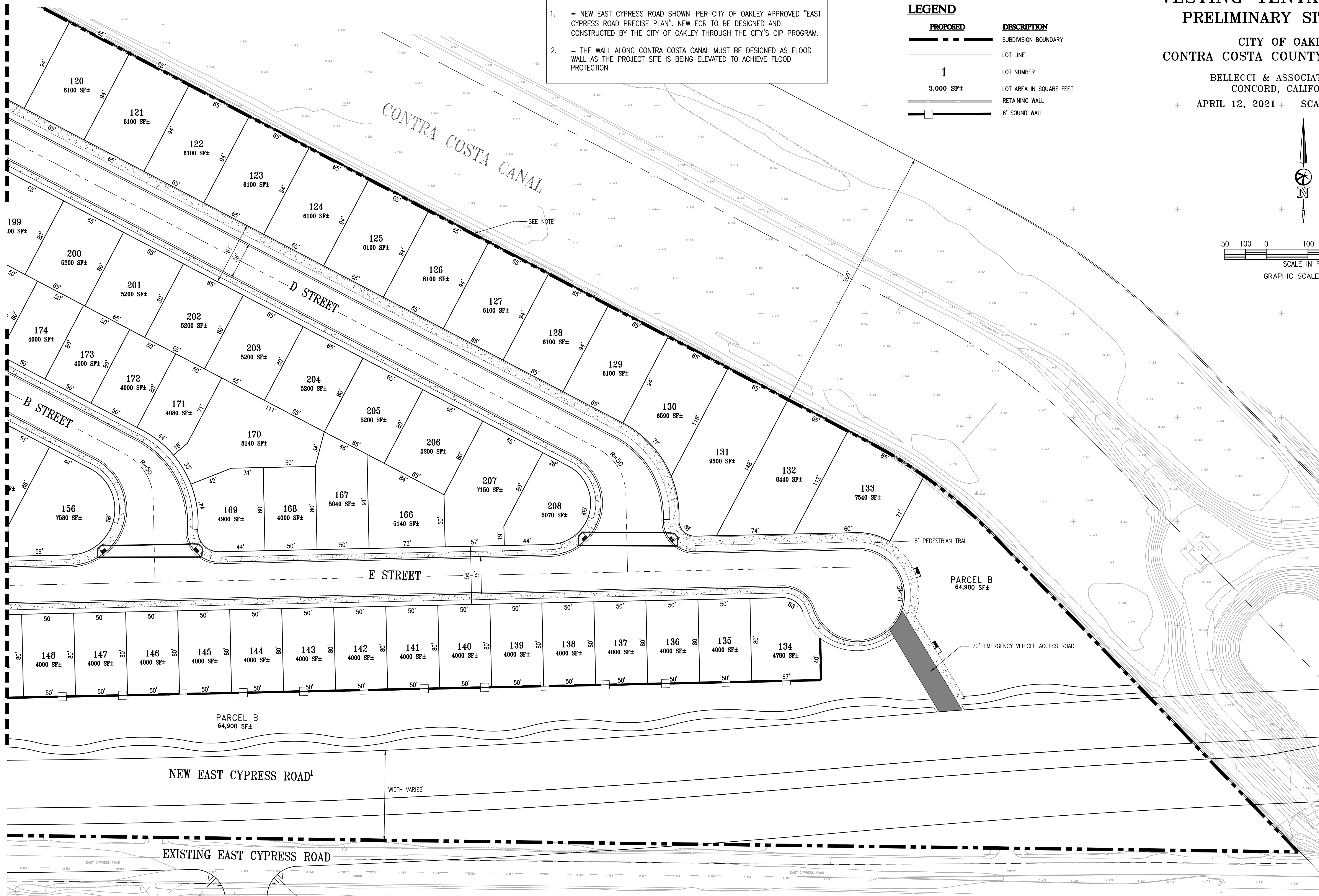
### LEGEND

PROPOSED	DESCRIPTION
	SUBDIVISION BOUNDARY
	LOT LINE
<b>1</b>	LOT NUMBER
<b>3,000 SF±</b>	LOT AREA IN SQUARE FEET
	RETAINING WALL
	6' SOUND WALL



SEE SHEET 4

SEE SHEET 5

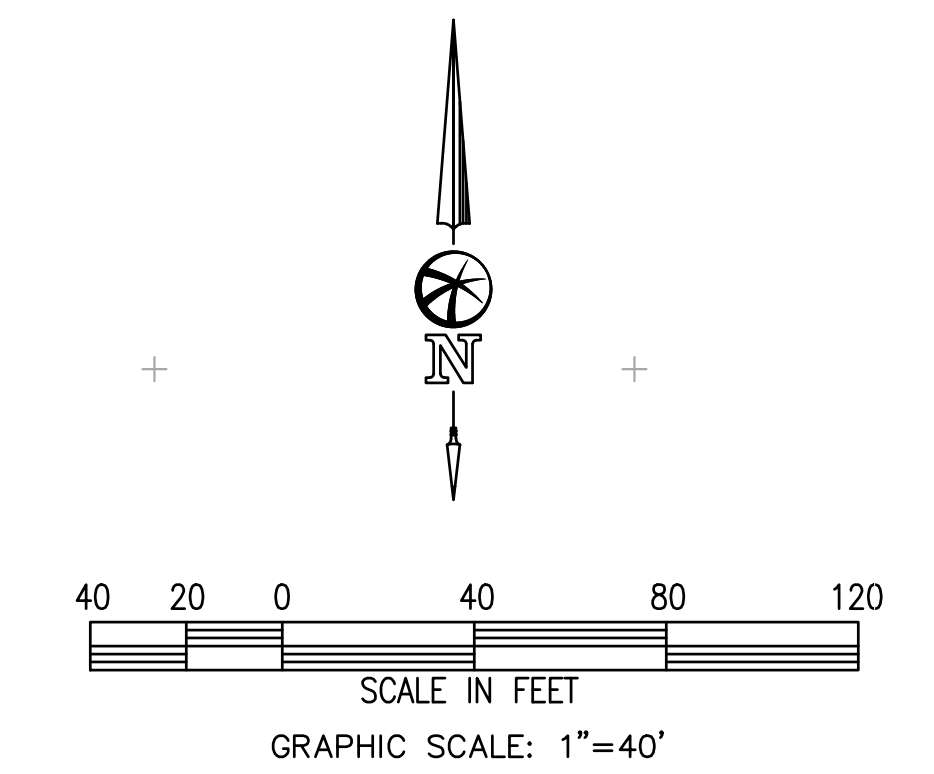


# SUBDIVISION 9557 VESTING TENTATIVE MAP GRADING AND UTILITY PLAN

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

APRIL 12, 2021 SCALE: 1"=40'

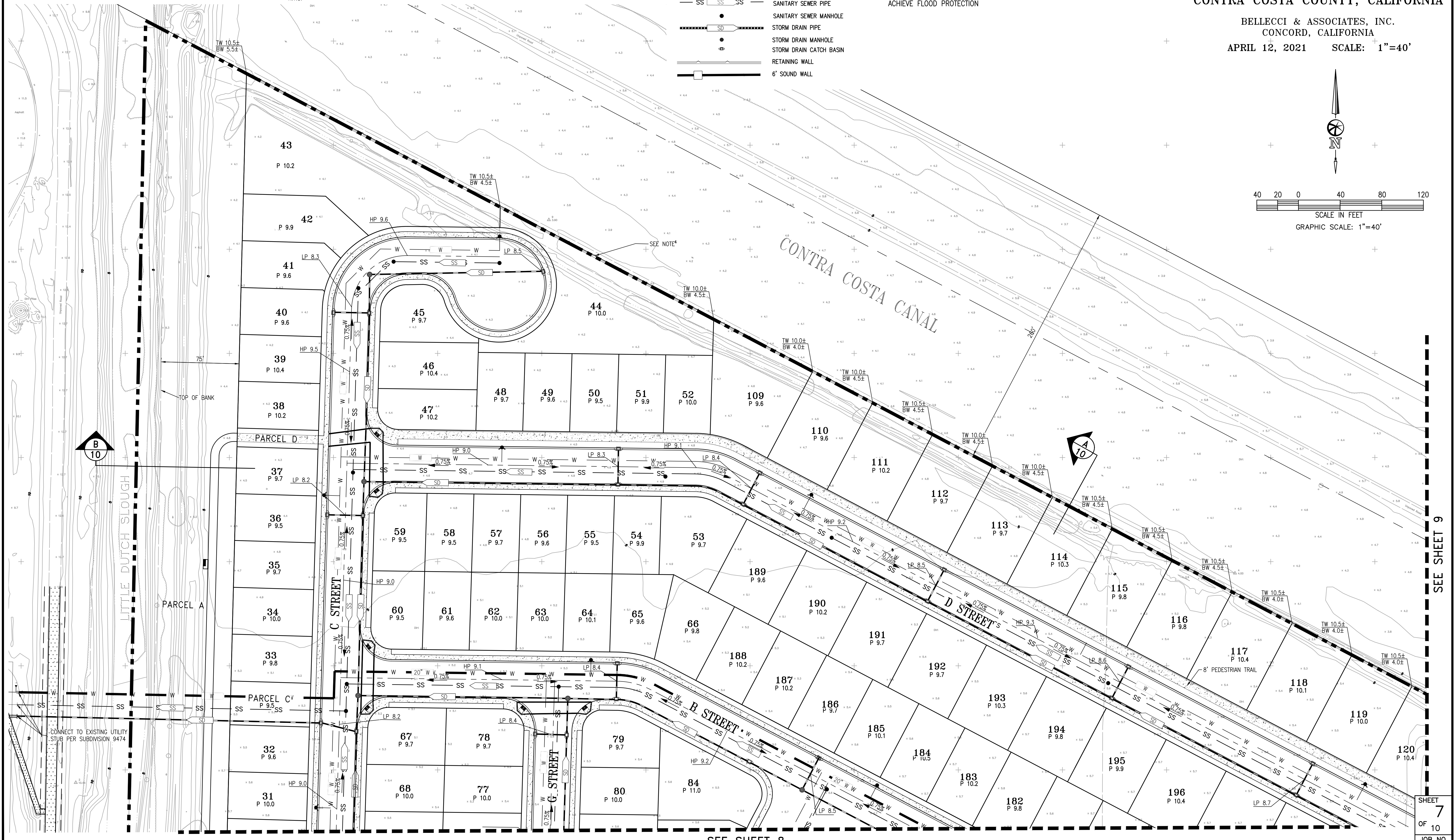
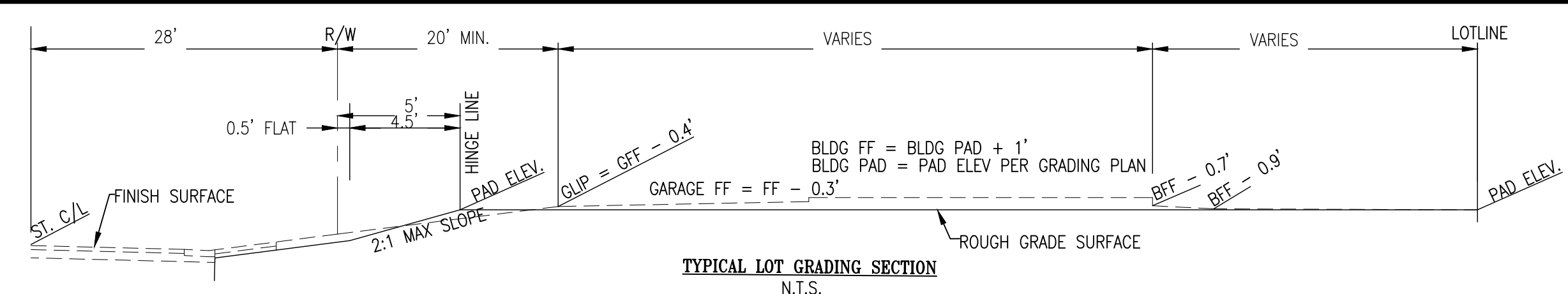


### LEGEND

PROPOSED	DESCRIPTION
--- --- ---	SUBDIVISION BOUNDARY
---	CENTERLINE
W	WATER MAIN
SS	SANITARY SEWER PIPE
●	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
●	STORM DRAIN MANHOLE
□	STORM DRAIN CATCH BASIN
— —	RETAINING WALL
□	6' SOUND WALL

### NOTES

- ALL STREET GRADES TO BE 0.75% MINIMUM
- EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AN AERIAL SURVEY IN 2020
- ALL ELEVATIONS ARE BASED ON 1988 NAVD
- THE WALL ALONG CONTRA COSTA CANAL MUST BE DESIGNED AS FLOOD WALL AS THE PROJECT SITE IS BEING ELEVATED TO ACHIEVE FLOOD PROTECTION



SEE SHEET 8

SEE SHEET 9

# SUBDIVISION 9557 VESTING TENTATIVE MAP GRADING AND UTILITY PLAN

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

APRIL 12, 2021 SCALE: 1"=40'

### LEGEND

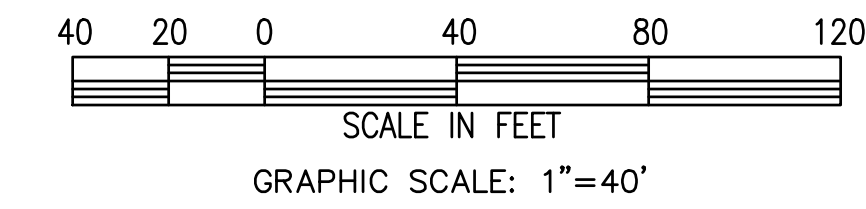
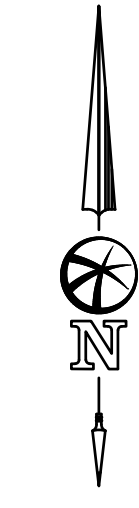
PROPOSED	DESCRIPTION
	PROPERTY LINE
	CENTERLINE
	WATER MAIN
	SANITARY SEWER PIPE
	SANITARY SEWER MANHOLE
	STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN

### NOTES

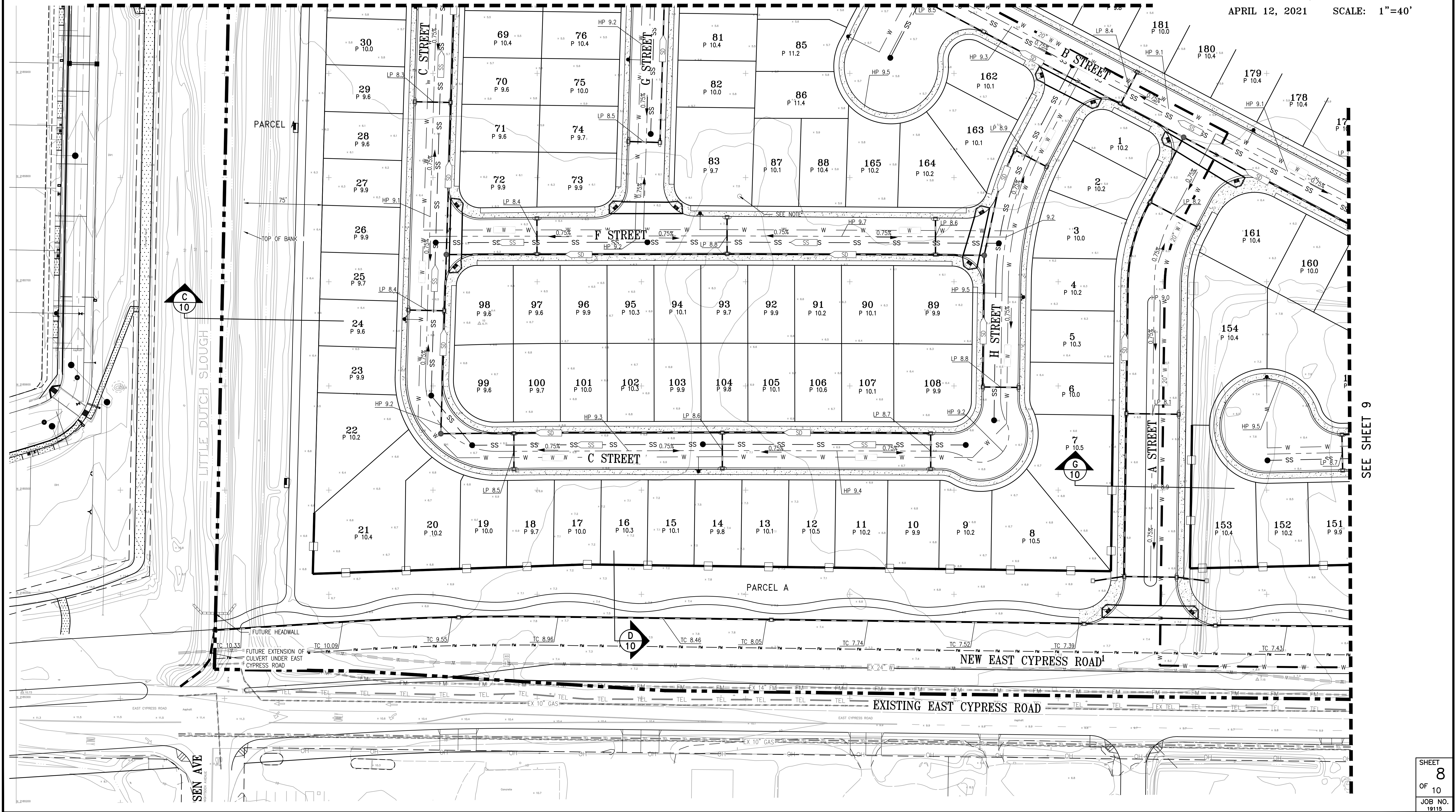
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SEE SHEET 7



SEE SHEET 9



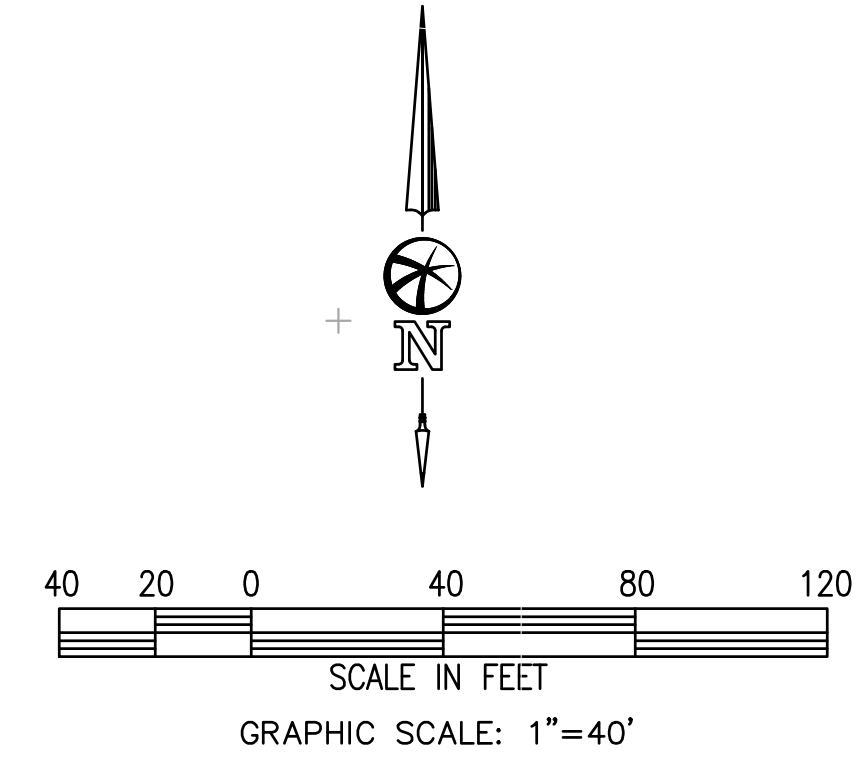
**SUBDIVISION 9557**  
**VESTING TENTATIVE MAP**  
**GRADING AND UTILITY PLAN**  
 CITY OF OAKLEY  
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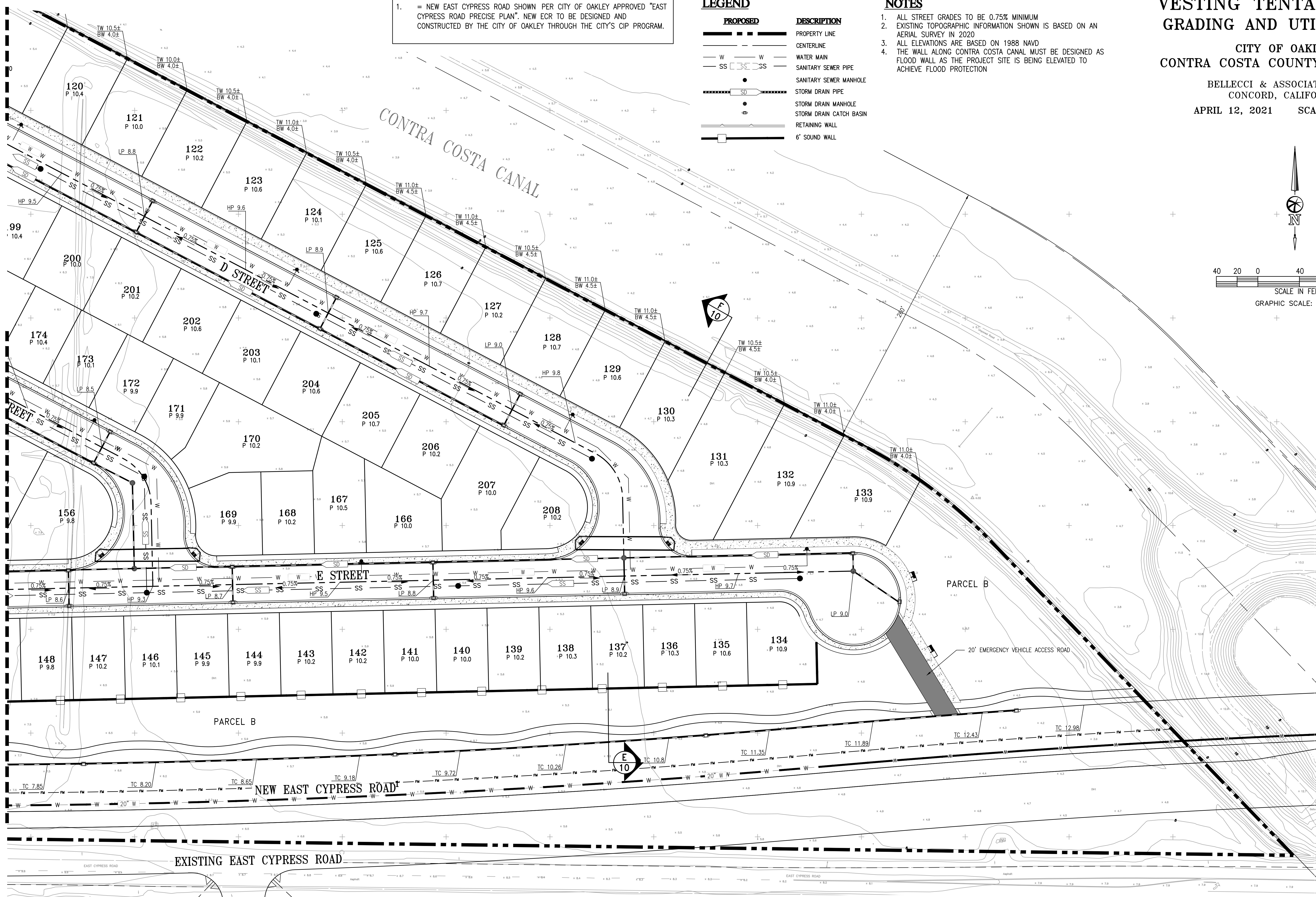
PROPOSED	DESCRIPTION
---	PROPERTY LINE
---	CENTERLINE
W	WATER MAIN
SS	SANITARY SEWER PIPE
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SEE SHEET 7

SEE SHEET 8

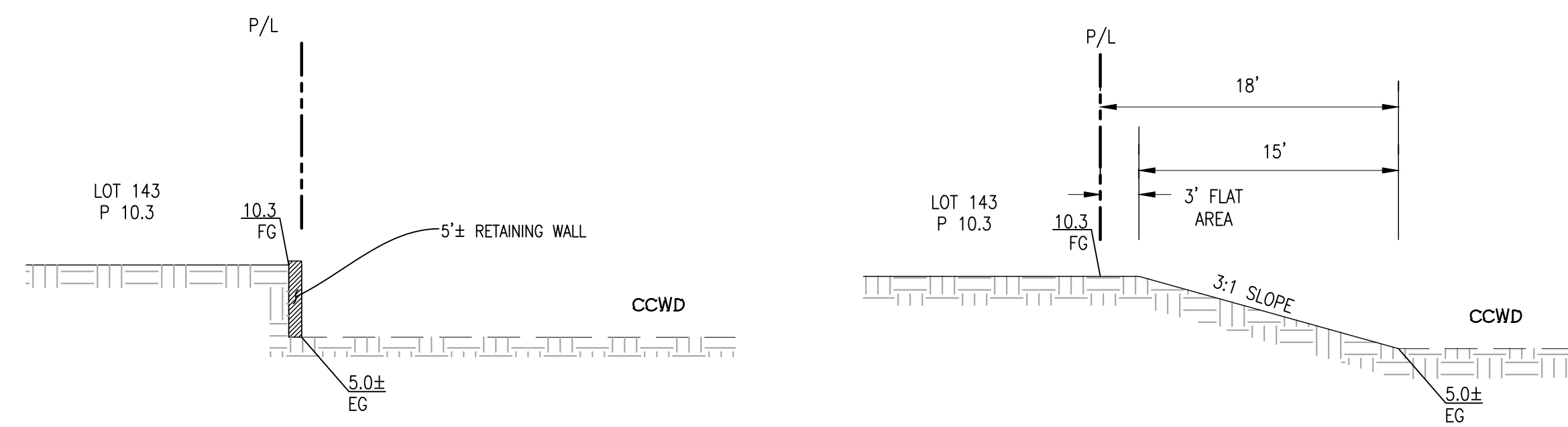


# SUBDIVISION 9557 VESTING TENTATIVE MAP GRADING SECTIONS

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA

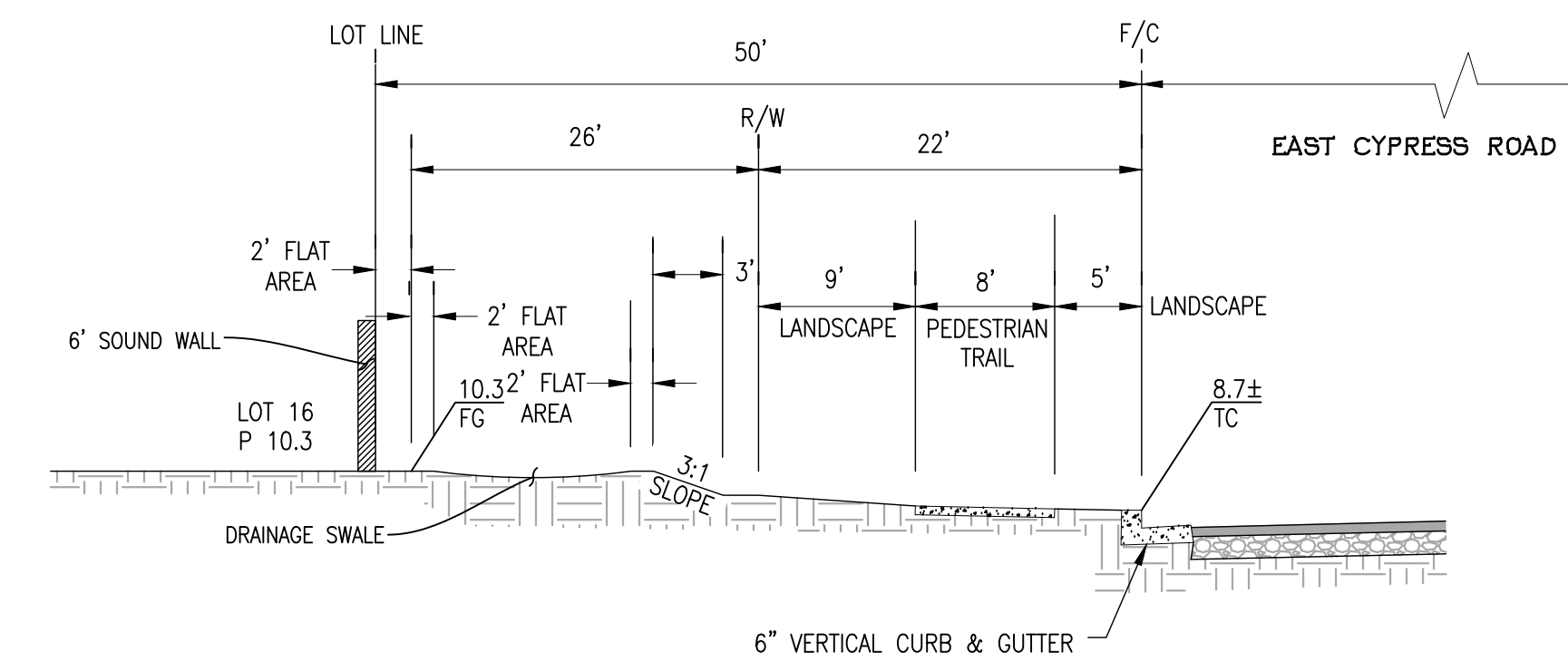
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APRIL 12, 2021

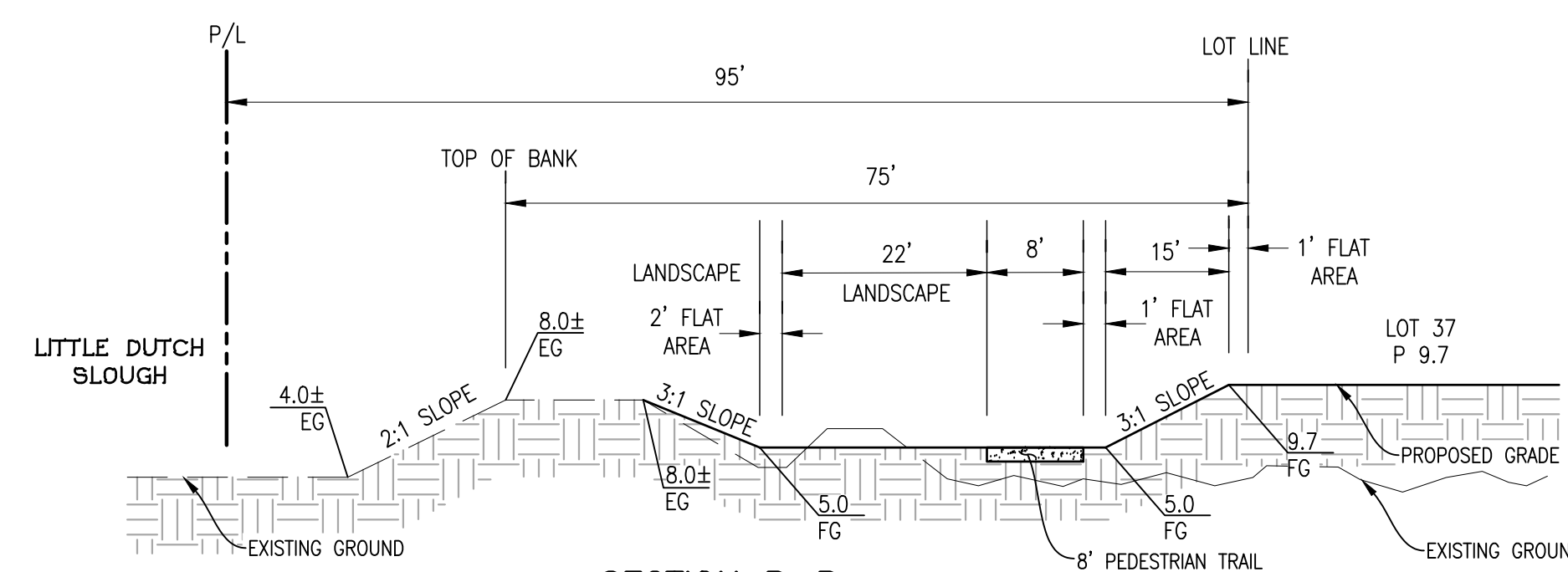


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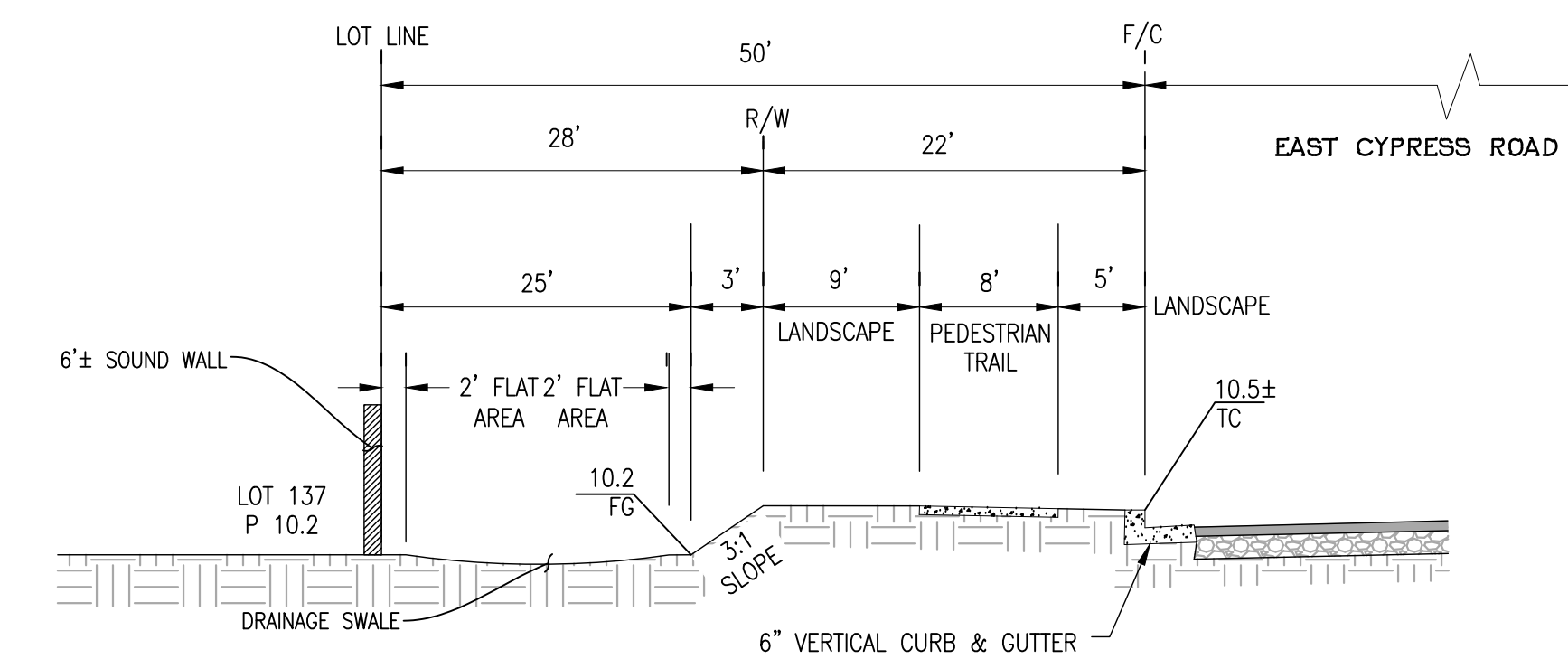
**SECTION A-A (IF ALLOWED BY CCWD)**  
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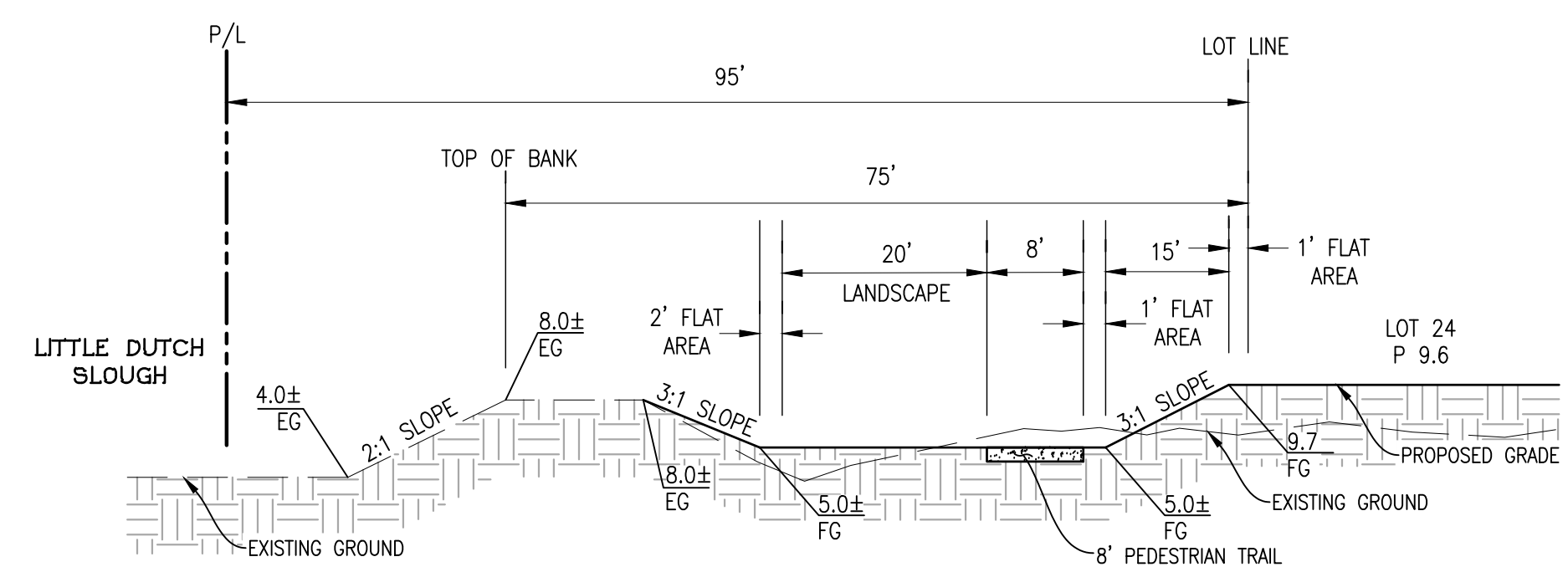
**SECTION D-D**  
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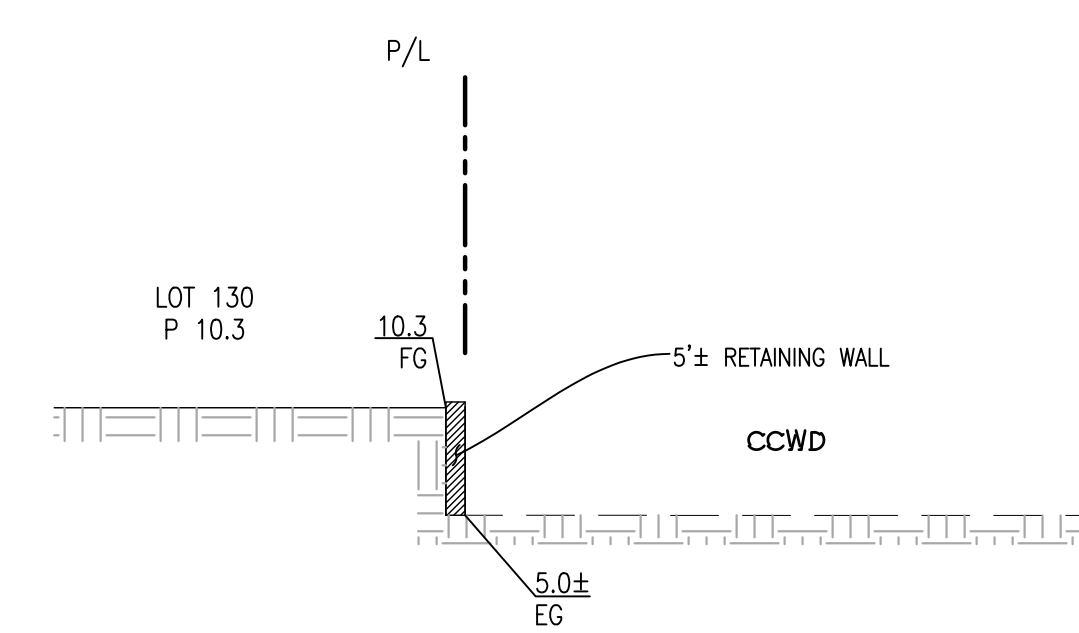
**SECTION B-B**  
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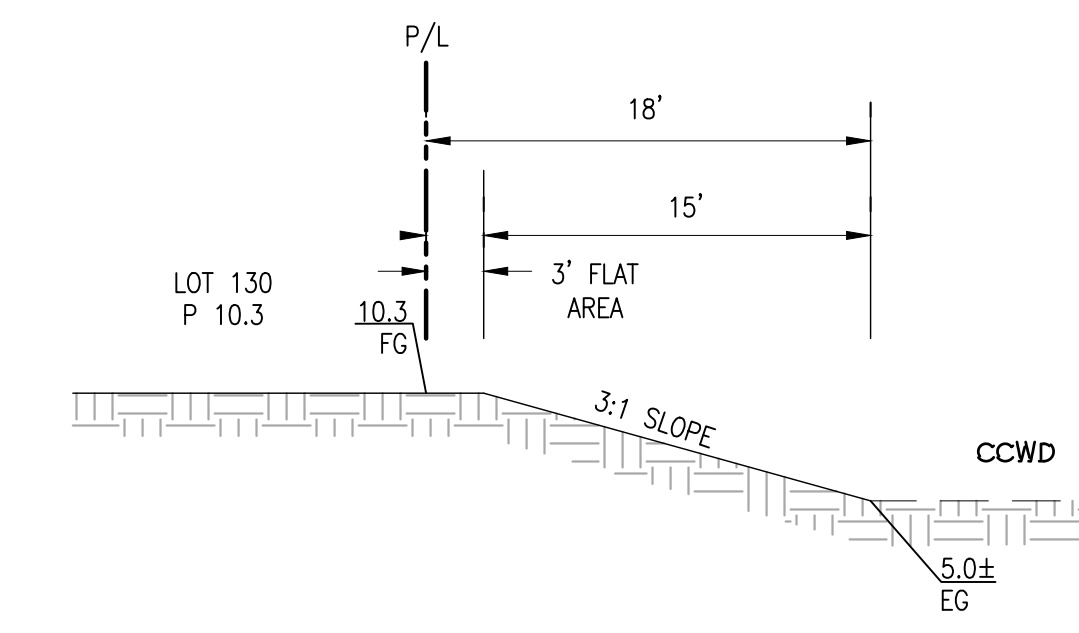
**SECTION E-E**  
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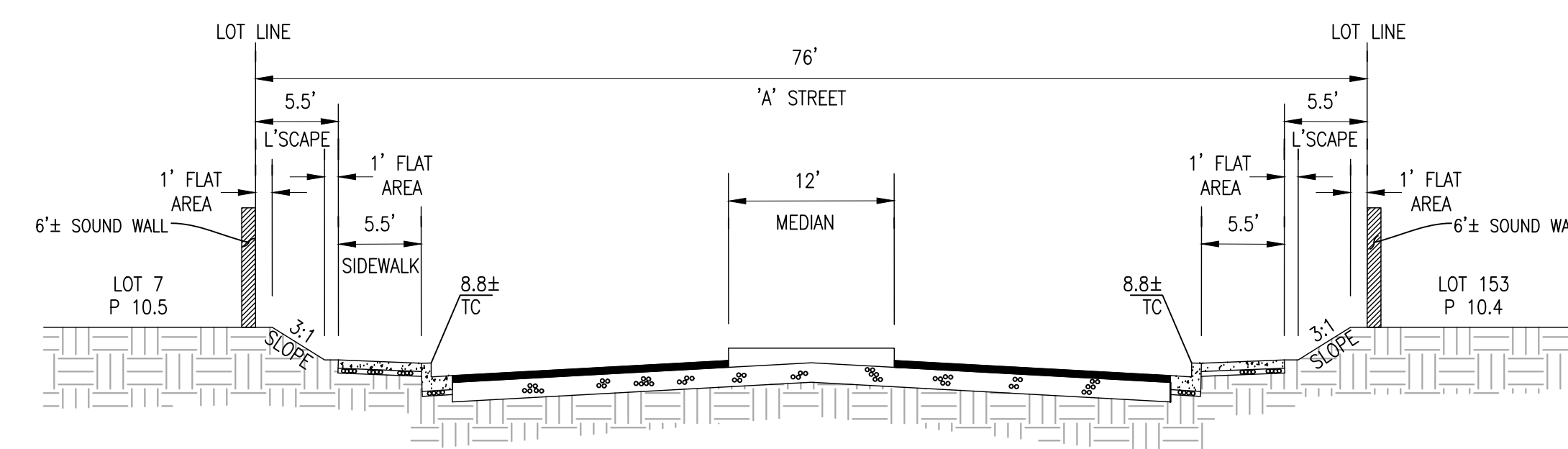
**SECTION C-C**  
N.T.S.



**SECTION F-F**  
N.T.S.



**SECTION F-F (IF ALLOWED BY CCWD)**  
N.T.S.



**SECTION G-G**  
N.T.S.