

LOT SUMMARY

LOT AREA (SF)	NUMBER OF LOTS
10,000-10,500	35
10,501-11,000	7
TOTAL	42

LEGEND



GENERAL NOTES

- LAND AREA SUMMARY

LOT AREA	11.04 AC
BIORETENTION FACILITY	0.42 AC
PARCEL A	0.11 AC
PARCEL B	0.15 AC
PARCEL C	0.14 AC
SELLERS AVENUE	0.34 AC
IN-TRACT STREETS	2.62 AC
TOTAL AREA	14.82 AC
- TOTAL NUMBER OF LOTS = 42
- DENSITY: 2.83 LOTS / ACRE
- ZONING: R-10 10,000 SF. MIN. LOT AREA
- GENERAL PLAN DESIGNATION: SINGLE FAMILY MEDIUM (033-150-011 & 033-150-018)
- UTILITIES:

WATER	DIABLO WATER DISTRICT
SEWER	IRON HOUSE SANITARY DISTRICT
GAS/ELECTRIC	PG&E
TELEPHONE	AT&T CALIFORNIA
- PROJECT SITE APN'S: 033-150-011 & 033-150-018
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LAND SHOWN ON THIS MAP
- ALL TREES, FENCES AND BUILDINGS WITHIN DEVELOPED AREA TO BE REMOVED
- FLOOD ZONE INFORMATION: ZONE X₁ ZONE IS OUTSIDE THE 100 YEAR FLOOD PLANE
FLOOD ZONE INFORMATION FROM FEMA FLOOD MAP COMMUNITY PANEL NUMBER 060130C360G EFFECTIVE 03/21/2017

ABBREVIATION LIST

- AL AGRICULTURAL LANDS
- AT & SF ATCHISON, TOPEKA & SANTA FE
- CL CENTERLINE
- EX EXISTING
- FC FACE OF CURB
- FM FORCE MAIN
- MAX MAXIMUM
- MIN MINIMUM
- PG&E PACIFIC GAS AND ELECTRIC
- PUE PUBLIC UTILITY EASEMENT
- RR RAILROAD
- R/W RIGHT OF WAY
- S.D.E. STORM DRAIN EASEMENT
- S.F. SQUARE FEET
- SFH SINGLE FAMILY HIGH
- SFM SINGLE FAMILY MEDIUM
- SFVL SINGLE FAMILY VERY LOW
- SD STORMDRAIN
- SS SANITARY SEWER
- W WATER

CONTACT INFORMATION

OWNER/APPLICANT: EDMONT STATION LLC
8880 CAL CENTER DRIVE, SUITE 100
SACRAMENTO, CA 95826
CONTACT: SHAHRAIR MONFARED
(916) 267-3861

CIVIL ENGINEER: O'DELL ENGINEERING
1165 SCENIC DRIVE, SUITE A
MODESTO, CA 95350
CONTACT: MIKE PERSAK
(209) 497-4061

City of Oakley
Planning Division

APR 20, 2021

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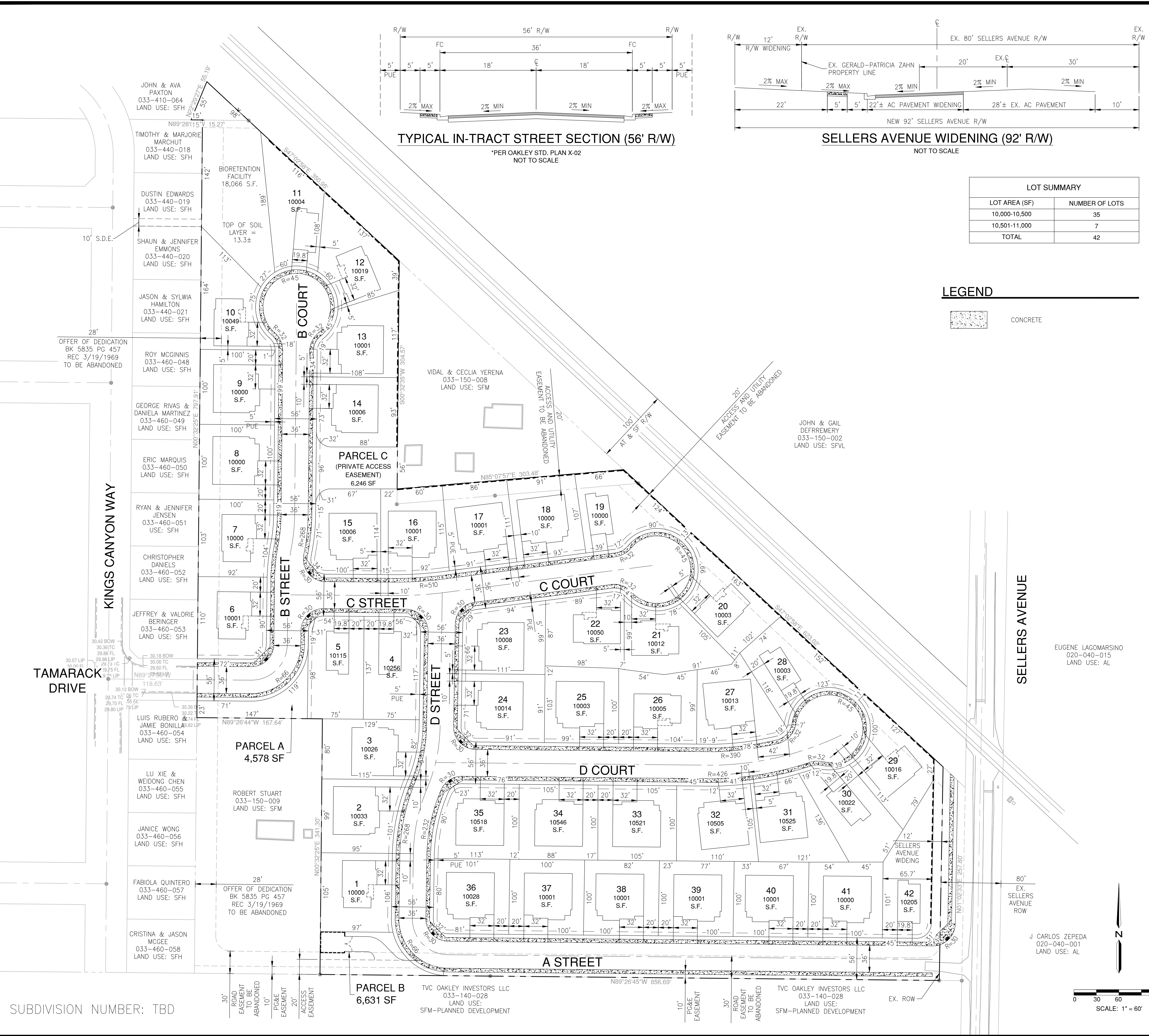
VESTING TENTATIVE MAP
OAKLEY VILLAGE
 OAKLEY, CALIFORNIA

TENTATIVE MAP

APPROVED:

DESIGNED: MP
DRAWN: JJB
CHECKED: MP
SCALE: 1" = 60'
DATE: 4/16/2021
JOB NO.: JOB NO.:35750
FILE NO.: TENTATIVE MAP8-1 35750.DWG

SHEET NO.
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OF
2



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SUBDIVISION NUMBER: TBD

PLAN REVISIONS		
NO.	DATE	REVISION



1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

**VESTING TENTATIVE MAP
OAKLEY VILLAGE**
OAKLEY, CALIFORNIA

**PRELIMINARY
GRADING &
DRAINAGE**

APPROVED: _____

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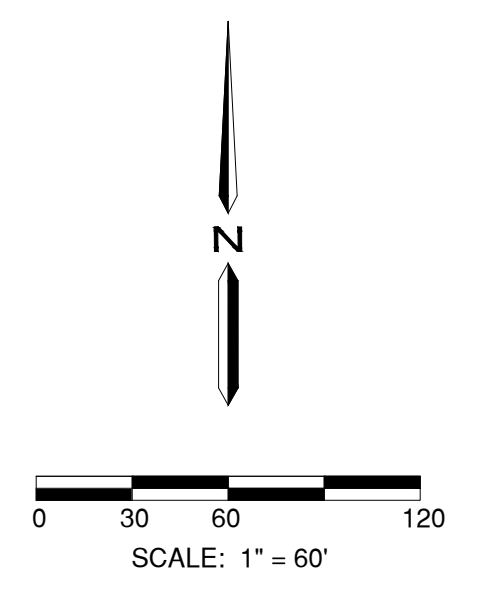
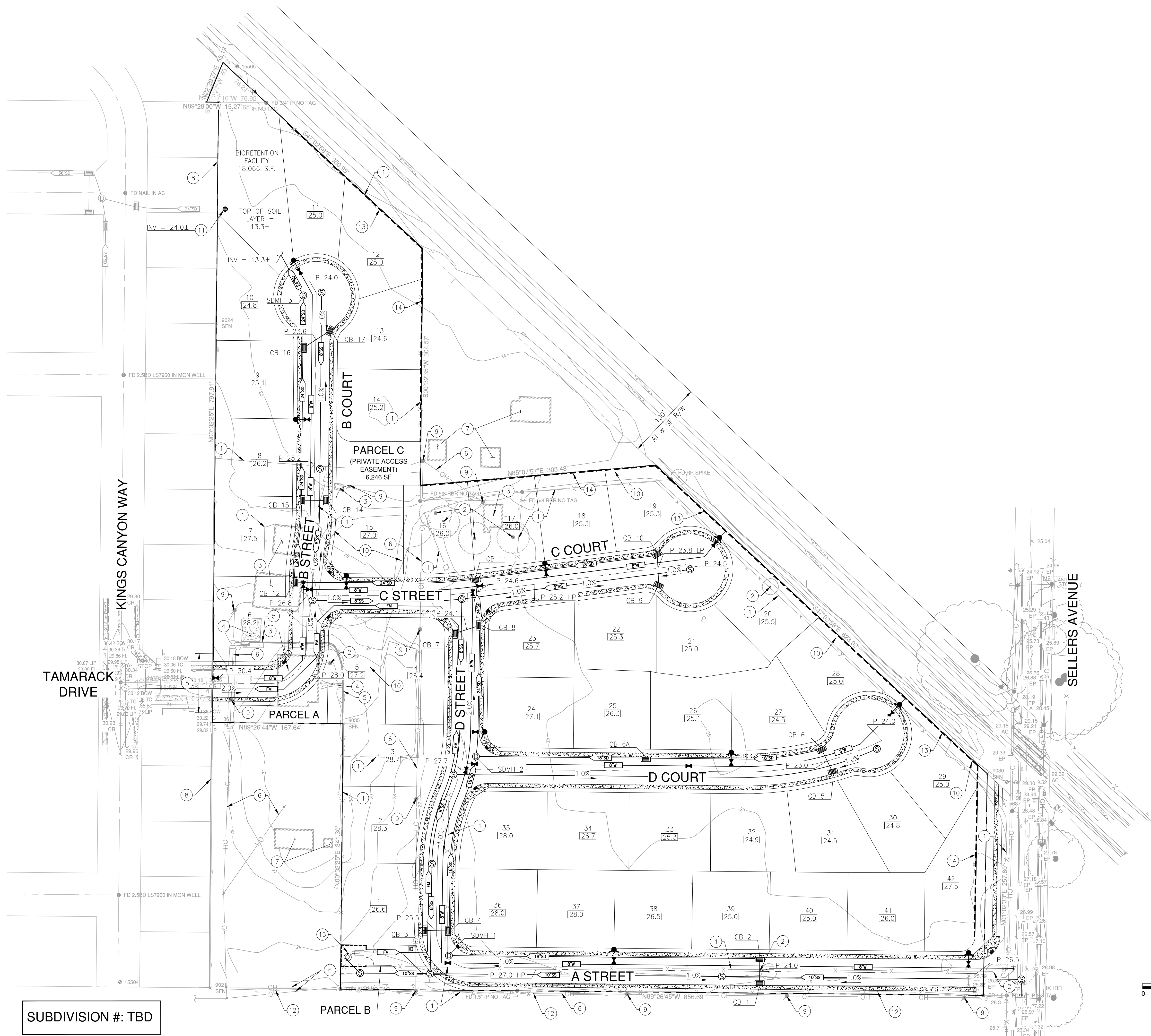
SHEET NO.
2
OF
2

LEGEND

- CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- WATER VALVE
- UNDERGROUND UTILITY AND DIRECTION
- UNDERGROUND WATER PIPE PIPE AND SIZE
- FORCE MAIN
- PAD ELEVATION
- MASONRY SOUND WALL
- PAVEMENT ELEVATION
- 6' CHAIN LINK FENCE

SHEET NOTES

- 1 EX. FENCE TO BE REMOVED
- 2 EX. TREE TO BE REMOVED
- 3 EX. STRUCTURE TO BE REMOVED
- 4 EX. CONCRETE TO BE REMOVED
- 5 76 LF OF EX. WALL TO BE REMOVED
- 6 EX. OVERHEAD UTILITY TO BE REMOVED/UNDERGROUNDED
- 7 EX. STRUCTURE TO REMAIN
- 8 EX. WALL TO REMAIN
- 9 EX. UTILITY POLE TO BE REMOVED/RELOCATED
- 10 EX. ASPHALT TO BE REMOVED
- 11 BASIN OVERFLOW RELEASE
- 12 EX. FENCE TO BE PROTECTED IN PLACE
- 13 10' MASONRY SOUND WALL
- 14 6' MASONRY SOUND WALL
- 15 SEWER LIFT STATION



SUBDIVISION #: TBD



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