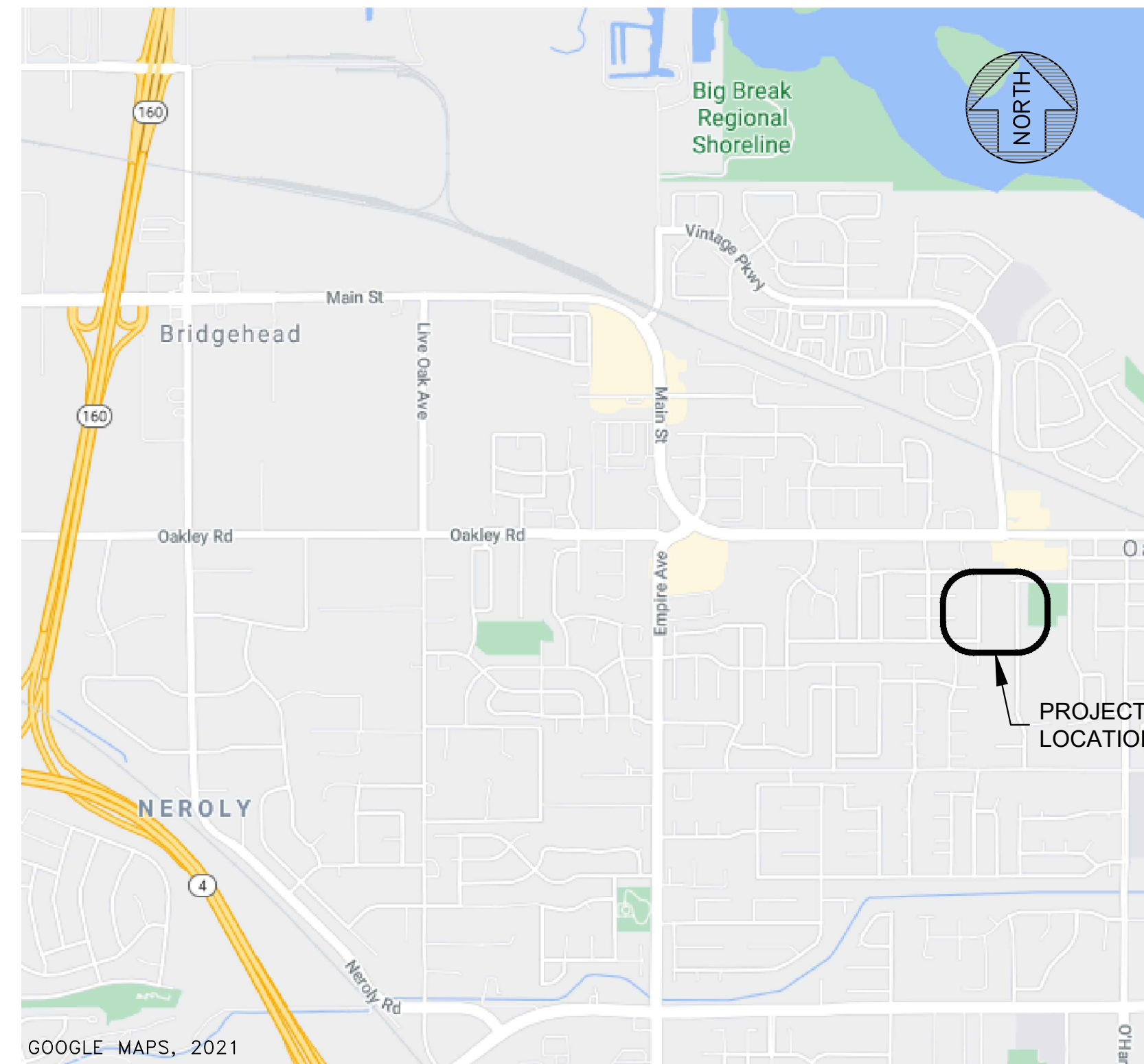


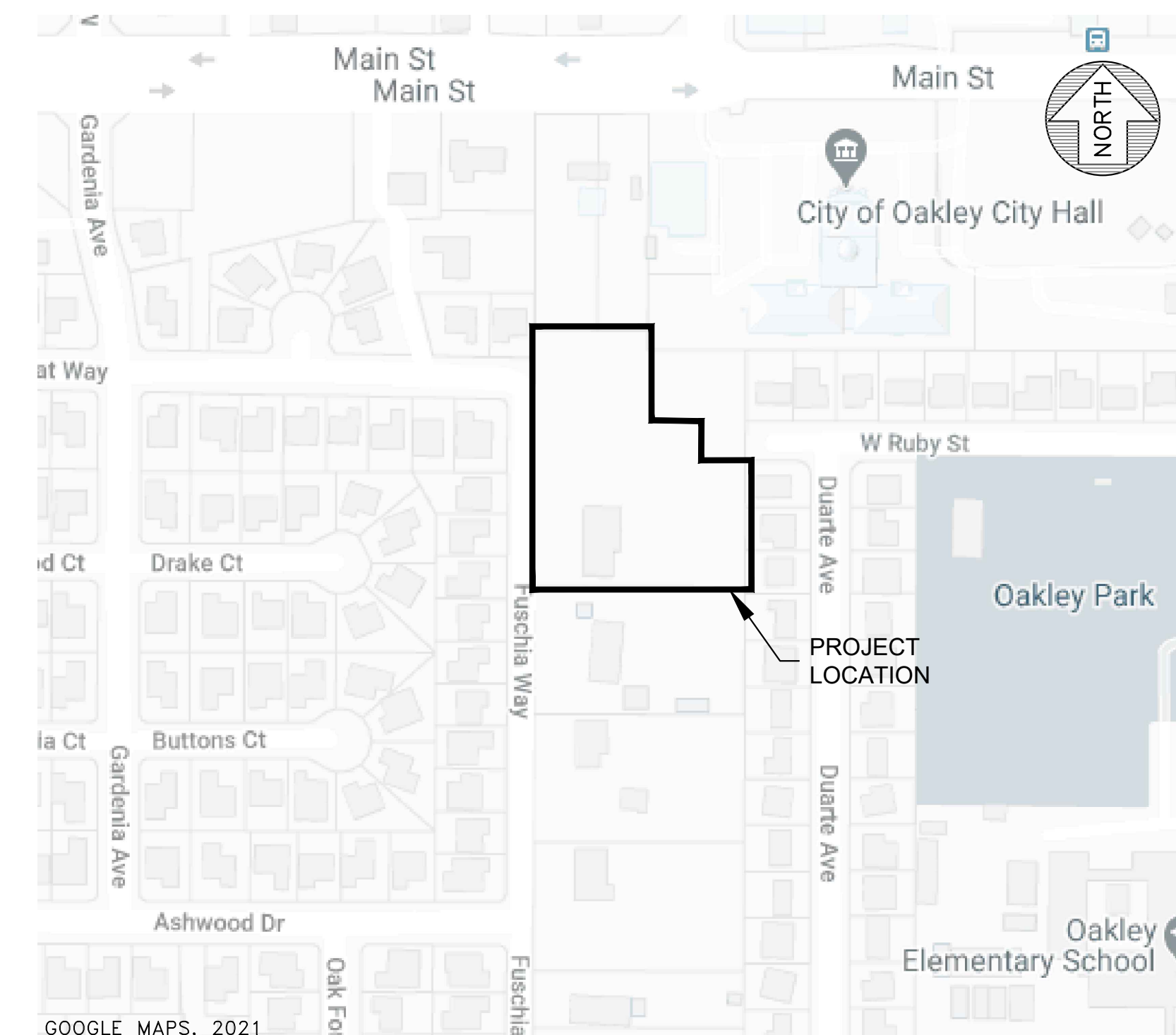
TENTATIVE PARCEL MAP NO.9580 GOLDEN OAK SUBDIVISION OAKLEY, CALIFORNIA

GENERAL NOTES:

1. OWNER: S&Y PROPERTIES, LLC.
4960 FUSCHIA WAY
OAKLEY, CA 94561
2. APPLICANT: PAM YOUNG
S&Y PROPERTIES, LLC.
4960 FUSCHIA WAY
OAKLEY, CA 94561
3. ENGINEER: FREYER & LAURETA, INC.
825 WASHINGTON ST. #237
OAKLAND, CA 94607
4. SUBDIVIDED AREA: PARCEL 1 FILED JANUARY 1, 1989 IN MAP BOOK 35 AT PAGE 9.
5. ASSESSOR'S PARCEL NUMBERS: 035-090-080
6. SANITARY SEWER/RECYCLED WATER: IRON HOUSE SANITARY DISTRICT
7. STORM DRAINAGE: CITY OF OAKLEY
8. POTABLE WATER: DIABLO WATER DISTRICT
9. GAS/ELECTRIC: PG&E
10. TELECOMMUNICATIONS: AT&T
11. CABLE T.V.: COMCAST
12. FIRE DISTRICT: EAST CONTRA COSTA FIRE PROTECTION DISTRICT
13. FLOOD ZONE: AREA OF MINIMAL FLOOD HAZARD, PER PANEL
06013C0355G DATED 3/21/2017
14. STREET IMPROVEMENTS: CITY OF OAKLEY
15. EXISTING ZONING: RESIDENTIAL
16. EXISTING LAND USE: RESIDENTIAL
17. PROPOSED LAND USE: RESIDENTIAL



LOCATION MAP - NTS



VICINITY MAP - NTS

LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE
- EXISTING OFFSITE PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE

PROPOSED

- SS --- SS --- SANITARY SEWER LINE
- W --- DOMESTIC WATER LINE
- GAS --- GAS LINE
- ELEC --- ELEC LINE
- COMM --- COMMUNICATIONS LINE
- OH - E/COMMITTEE --- FIRE WATER LINE
- CATV --- RECLAIMED WATER LINE
- TELE --- GAS LINE

EXISTING

- STORM DRAIN LINE
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- FIRE WATER LINE
- RECLAIMED WATER LINE
- GAS LINE
- FENCE
- CURB AND GUTTER
- STRIPING
- WALL
- CONTOUR LINE
- BUILDING FOOTPRINT
- CONCRETE
- CONCRETE GRADE BREAK

ABBREVIATIONS

- | | | | |
|---------|--------------------------|------|-------------------------|
| APN | ASSESSOR'S PARCEL NUMBER | G | GAS |
| ARV | AIR RELEASE VALVE | GV | GATE VALVE |
| ASPH | ASPHALT PAVEMENT | INV | INVERT OF PIPE |
| BCR | BEGINNING OF CURB RETURN | IRR | IRRIGATION |
| BF | BLIND FLANGE | LT. | LEFT |
| BFP | BACK FLOW PREVENTER | M-M | MONUMENT TO MONUMENT |
| BFV | BUTTERFLY VALVE | MH | MANHOLE |
| BLDG | BUILDING | P | PAD |
| BM | BENCHMARK | PVC | POLYVINYL CHLORIDE PIPE |
| BO | BLOWOFF | R | RADIUS |
| BW | BACK OF SIDEWALK | (R) | RADIAL BEARING |
| CB | CATCH BASIN | RIM | RIM OF MANHOLE |
| CO | SANITARY SEWER CLEANOUT | ROW | RIGHT OF WAY |
| CONC | CONCRETE PAVEMENT | RT. | RIGHT |
| CS | COMBINED SEWER | S | SLOPE |
| DI | DRAINAGE INLET | SDMH | STORM DRAIN MANHOLE |
| DIP | DUCTILE IRON PIPE | SF | SQUARE FEET |
| DW | DOMESTIC WATER | SSMH | SANITARY SEWER MANHOLE |
| ESMT | EASEMENT | STA. | STATION |
| E/ELEC | ELECTRICAL | (T) | TOTAL |
| (E)/EX. | EXISTING | TBO | TEMPORARY BLOWOFF |
| FFE | FINISHED FLOOR ELEVATION | TC | TOP OF CURB |
| FG | FINISHED GRADE | TYP | TYPICAL |
| FH | FIRE HYDRANT | W | WATER MAIN |
| FM | FORCE MAIN | WS | WATER SERVICE |
| FW | FIRE WATER | WV | WATER VALVE |

SHEET INDEX

- SHEET 1 TITLE SHEET & GENERAL NOTES
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 DEMOLITION PLAN
- SHEET 4 EXISTING PARCELS AND EASEMENTS
- SHEET 5 PROPOSED PARCELS AND EASEMENTS
- SHEET 6 SITE PLAN
- SHEET 7 PRELIMINARY GRADING PLAN
- SHEET 8 PRELIMINARY DRAINAGE PLAN
- SHEET 9 PRELIMINARY UTILITY PLAN
- SHEET 10 PRELIMINARY STORMWATER CONTROL PLAN
- SHEET 11 TYPICAL STREET SECTIONS
- SHEET 12 DETAILS

PROPOSED EXISTING

- | | |
|--|--|
| | IRRIGATION CONTROL BOX |
| | MONITORING WELL |
| | BENCHMARK |
| | ELECTRICAL BOX |
| | FIRE HYDRANT |
| | SEWER MANHOLE |
| | STORM DRAIN MANHOLE |
| | WATER METER |
| | STREET SIGN |
| | AREA LIGHT |
| | BACK FLOW PREVENTOR |
| | STORM DRAIN INLET |
| | SURVEY POINT W/
DESCRIPTION AND GRADE |
| | SURVEY CONTROL POINT |
| | TREE WITH DRIPLINE |
| | SEWER CLEANOUT |
| | WATER VALVE |
| | JOINT UTILITY POLE |
| | DRIVEWAY |
| | UTILITY BOX |
| | SUBSURFACE TRANSFORMER |

BASIS OF BEARINGS

THE BEARING OF NORTH 00° 51' 29" EAST (NORTH 00° 53' 27" EAST RECORD), BEING THE CENTERLINE OF FUSCHIA WAY, AS SHOWN ON SUBDIVISION MAP NO. 5500 ENTITLED, "ORCHARD PARK UNIT 3", FILED FOR RECORD ON NOVEMBER 12, 1980 IN BOOK 247 OF MAPS AT PAGE 28 IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF CONTRA COSTA, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

BENCHMARK AND DATUM

THE COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, EPOCH 2011.00 (CALIFORNIA COORDINATE SYSTEM-ZONE 3) AND WERE ESTABLISHED USING THE CALIFORNIA SURVEYING AND DRAFTING REAL-TIME NETWORK (CSDS RTN).
WWW.CSDSINC.COM/GPS-NETWORK-SERVICES/
ELEVATION = 26.69 (NAVD88).
FD BDM IN WELL.
CENTERLINE-CENTERLINE INTERSECTION OF FUSCHIA WAY AND WILDCAT WAY AS SHOWN HEREON.

ENGINEER'S STATEMENT

THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

RICHARD J. LAURETA, PRESIDENT DATE
P.E. C-055783



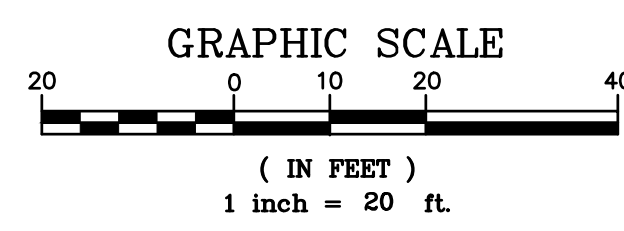
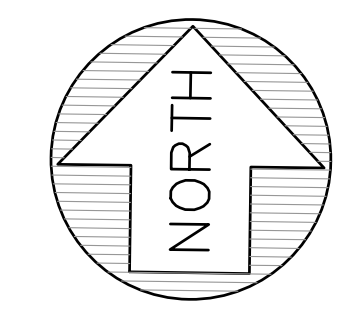
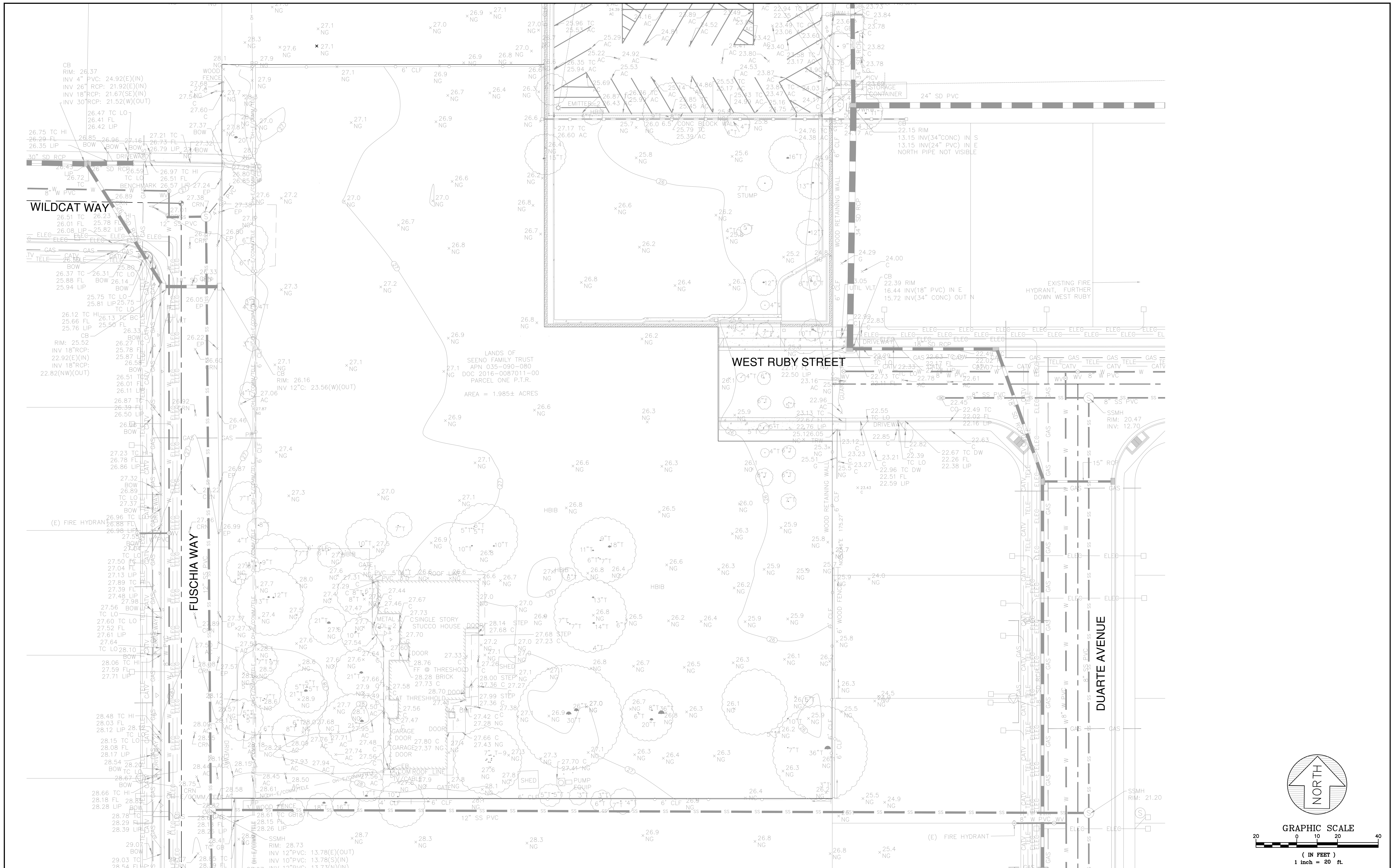
SURVEYOR'S STATEMENT

THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

CURTIS C. CHAPPELL, P.L.S. DATE
LICENSE NO. 7992



DATE:	12/20/2021	 CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS	825 Washington Street • Oakland, CA 94607 (510) 937-2310 • www.freyerlaureta.com	SUBCONSULTANT:	TITLE SHEET & GENERAL NOTES TENTATIVE PARCEL MAP NO. 9580 GOLDEN OAK SUBDIVISION OAKLEY, CALIFORNIA	SHEET 1 OF 12 SHEETS JOB NO. 316002	
SCALE:	AS SHOWN						
DESIGNED:	CSM						
DRAWN:	CSM						
CHECKED:	RJL						
PROJ. ENGR:	LFH						
				DATE	DESCRIPTION OF REVISIONS	APPD	



DATE:	12/20/2021
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CHECKED:	RJL
PROJ. ENGR:	LFH



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SUBCONSULTANT:

EXISTING CONDITIONS
TENTATIVE PARCEL MAP NO. 9580
GOLDEN OAK SUBDIVISION
OAKLEY, CALIFORNIA

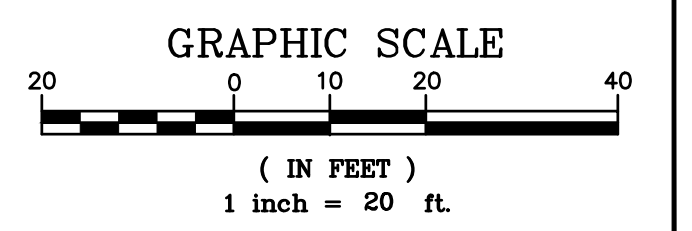
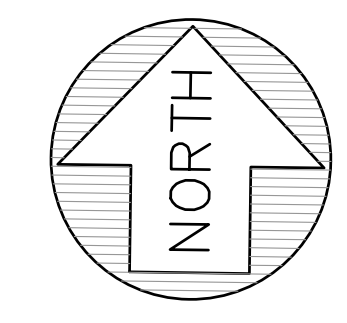
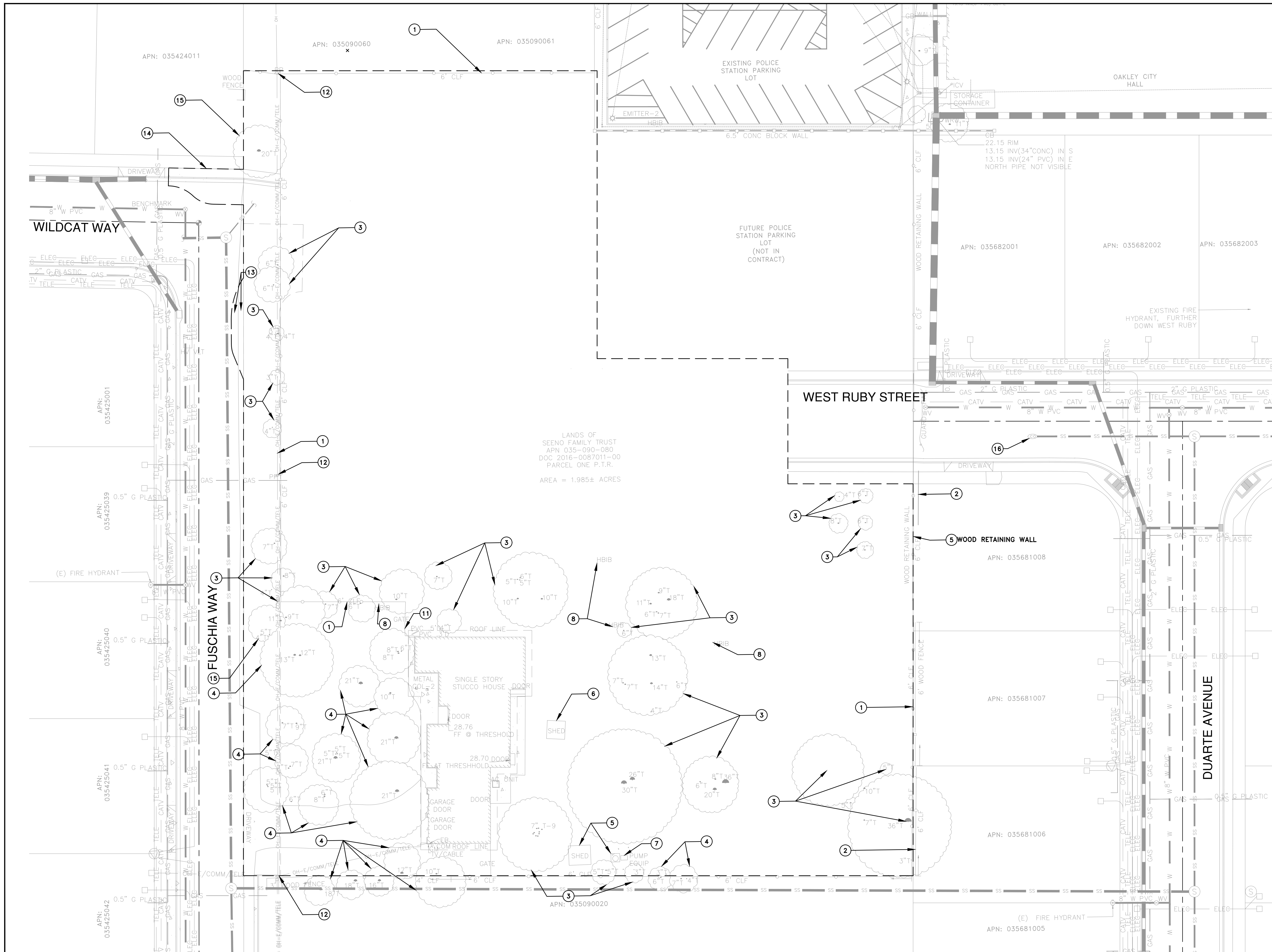
SHEET
2
OF 12 SHEETS
JOB NO.
316002

LEGEND

--- LIMIT OF WORK

KEY NOTES:

- ① REMOVE FENCING.
- ② FENCING TO REMAIN.
- ③ TREES TO BE REMOVED BY ARBORIST (52).
- ④ TREES TO REMAIN.
- ⑤ REMOVE EXISTING STRUCTURE.
- ⑥ STRUCTURE TO REMAIN.
- ⑦ REMOVE AND SALVAGE EXISTING EQUIPMENT.
- ⑧ REMOVE HOSE BIB.
- ⑨ REMOVE AND SALVAGE EXISTING SIGN.
- ⑩ REMOVE AND SALVAGE RAILING.
- ⑪ REMOVE AND SALVAGE GATE.
- ⑫ REMOVE EXISTING UTILITY AFTER INSTALLATION OF NEW SERVICE.
- ⑬ REMOVE AND REPLACE EXISTING STORM DRAIN AND CATCH BASIN.
- ⑭ SIDEWALK TO BE REMOVED AND REPLACED WITH BULB OUTS.
- ⑮ TREES TO BE REMOVED BY OTHERS (3).
- ⑯ REMOVE CLEAN OUT.



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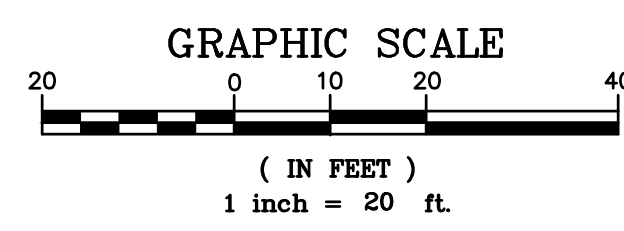
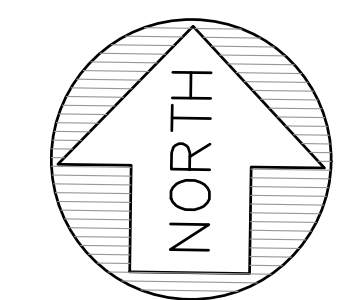
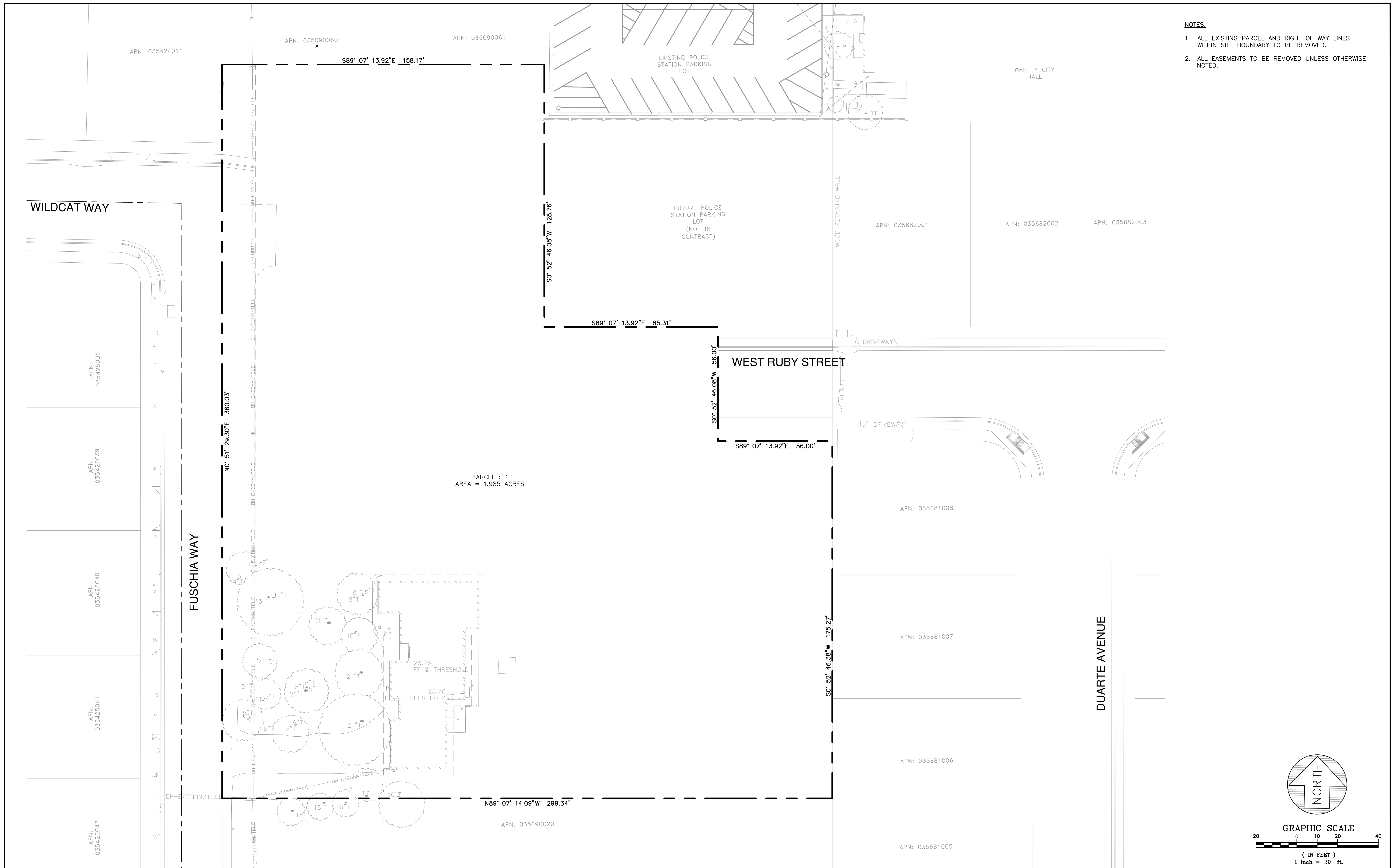
DEMOLITION PLAN

TENTATIVE PARCEL MAP NO. 9580
GOLDEN OAK SUBDIVISION
OAKLEY, CALIFORNIA

SHEET 3 OF 12 SHEETS
JOB NO. 316002

NOTES:

1. ALL EXISTING PARCEL AND RIGHT OF WAY LINES WITHIN SITE BOUNDARY TO BE REMOVED.
2. ALL EASEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED.



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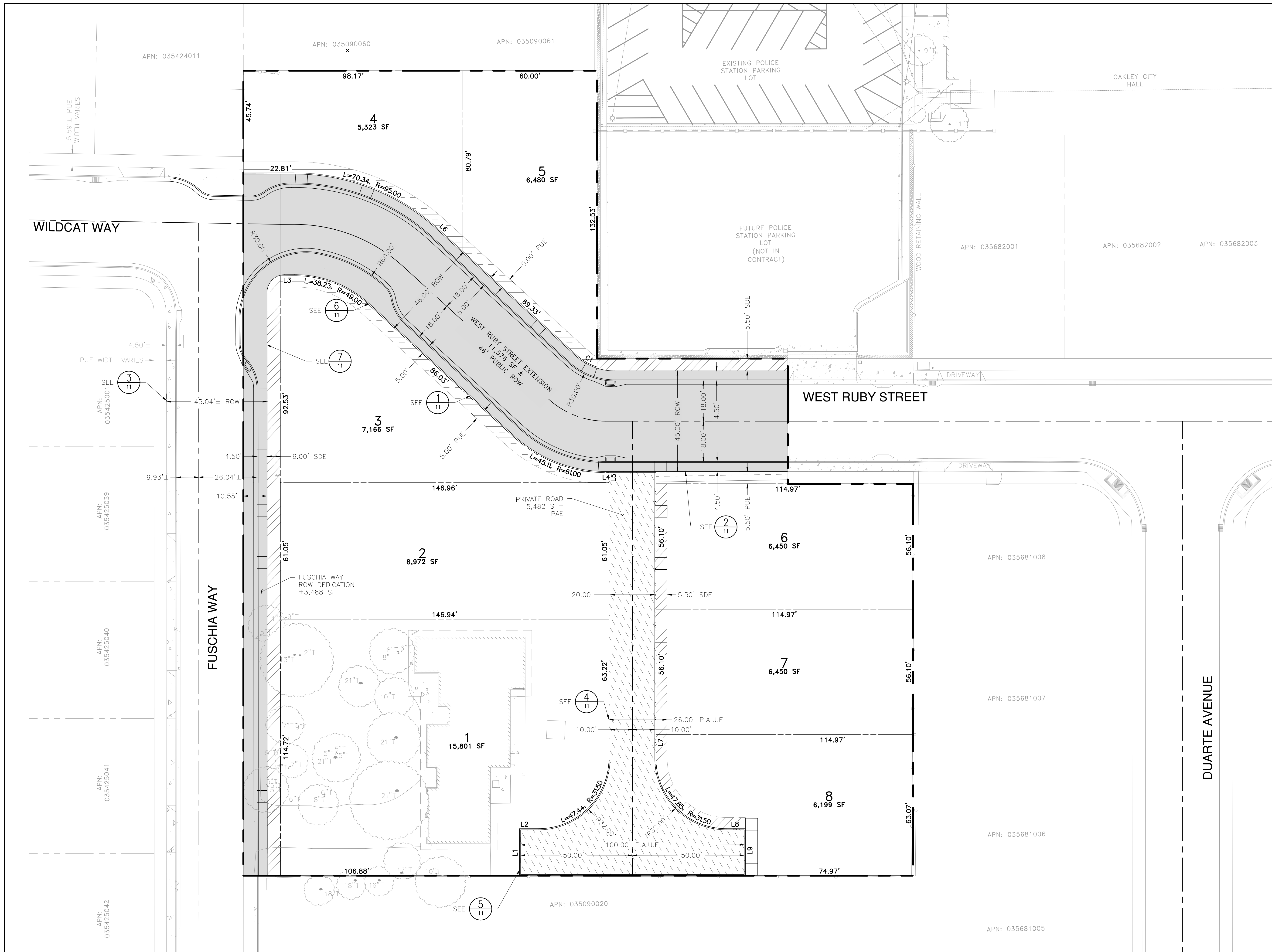
DATE	DESCRIPTION OF REVISIONS	APPD

SUBCONSULTANT:

EXISTING PARCELS AND EASEMENTS

TENTATIVE PARCEL MAP NO. 9580
GOLDEN OAK SUBDIVISION
OAKLEY, CALIFORNIA

SHEET
4
OF 12 SHEETS
JOB NO.
316002



LEGEND

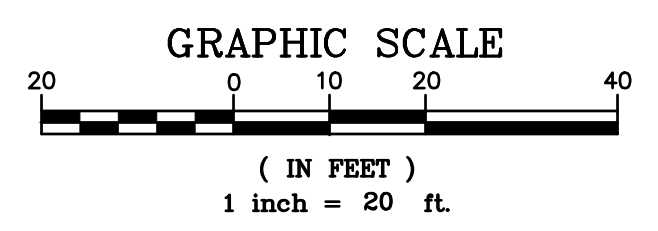
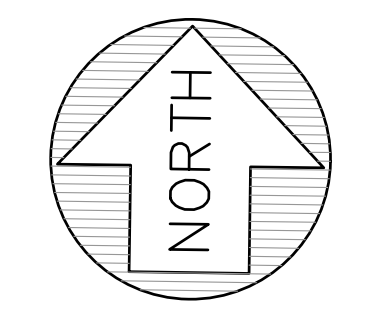
- PUBLIC RIGHT OF WAY (ROW)
- PUBLIC UTILITY EASEMENT (PUE)
- PUBLIC ACCESS EASEMENT (PAE)
- STORM DRAINAGE EASEMENT (SDE)

LINE TABLE

NO.	BEARING	LENGTH
L1	S00°52'46"W	21.00'
L2	N89°13'37"W	9.56'
L3	S89°08'31"E	6.37'
L4	S89°07'14"E	1.47'
L5	S00°52'46"W	4.50'
L6	N46°44'45"W	15.21'
L7	N00°52'46"E	11.57'
L8	N89°04'39"W	9.15'
L9	N00°53'37"E	21.00'

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	25.00'	10.18'	23° 19' 48"



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 SCALE: AS SHOWN
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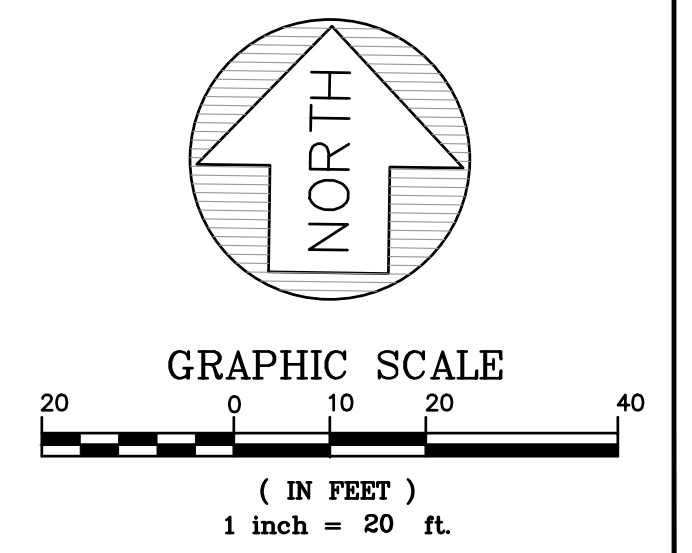
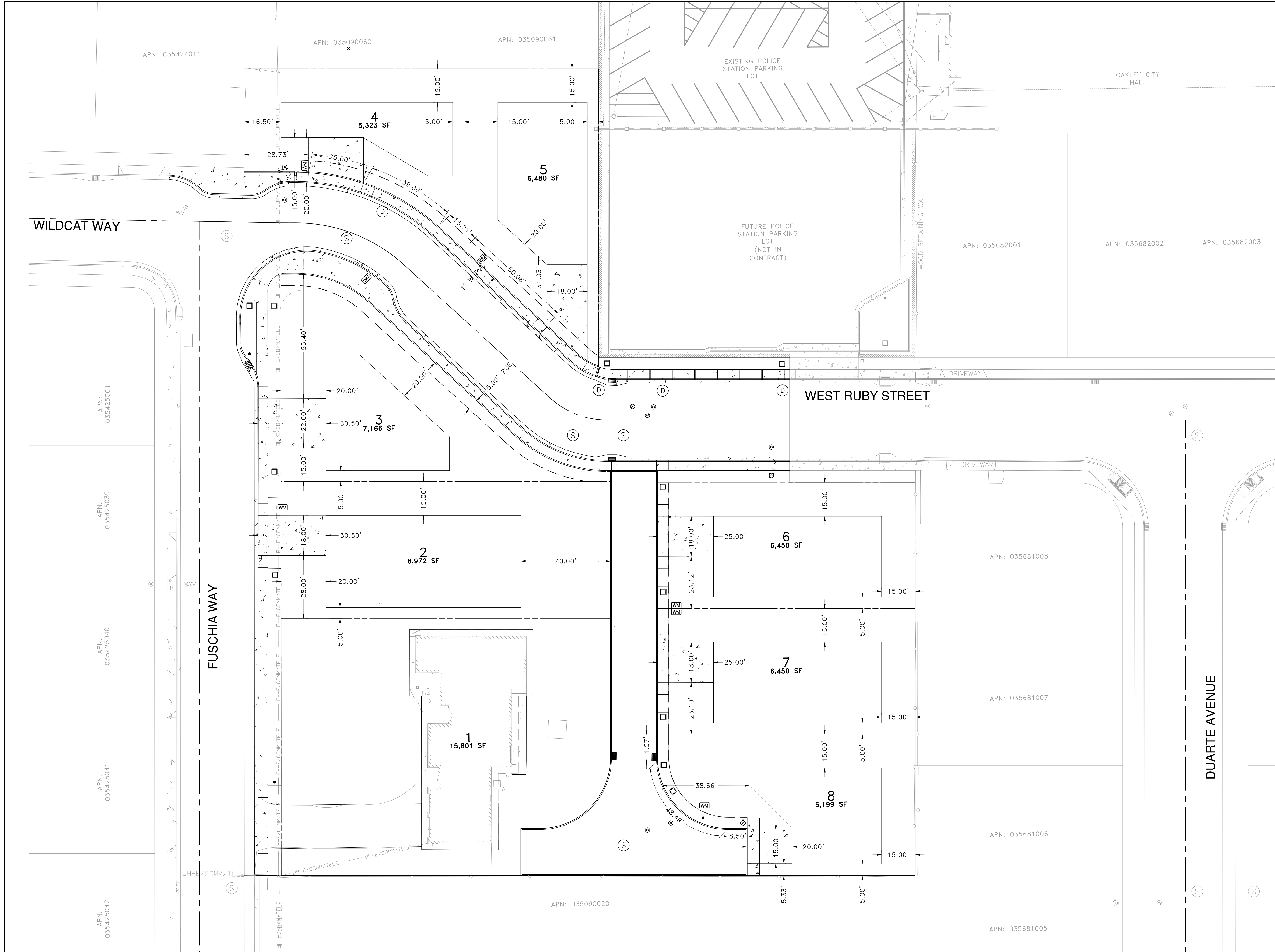
PROPOSED PARCELS AND EASEMENTS

TENTATIVE PARCEL MAP NO. 9580
 GOLDEN OAK SUBDIVISION
 OAKLEY, CALIFORNIA

SHEET
5
 OF 12 SHEETS
 JOB NO.
 316002

LOT BREAKDOWN			
PARCEL	ACREAGE (AC)	BUILDING (SF)	LANDSCAPE (%)
1	0.371	4,502	63
2	0.210	3,568	56
3	0.170	2,111	64
4	0.122	1,640	61
5	0.149	2,676	49
6	0.153	2,706	52
7	0.146	2,706	49
8	0.135	2,056	59

- NOTES:
- BUILDING FOOTPRINTS ARE CONCEPTUAL AND APPROXIMATED PER CITY REQUIRED SETBACKS AND DISTANCES.
 - EXISTING HOME TO REMAIN.



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SCALE:	AS SHOWN
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SUBCONSULTANT:

SITE PLAN

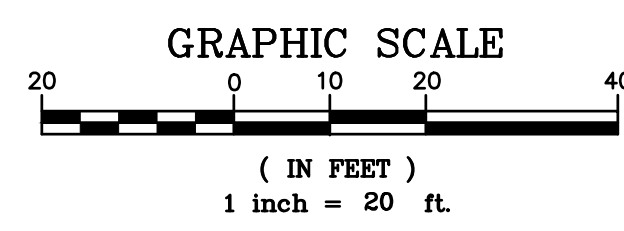
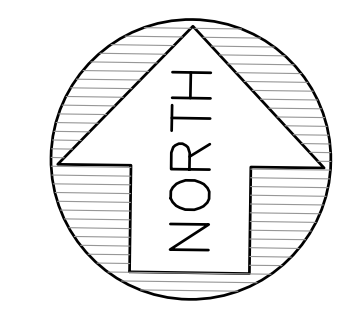
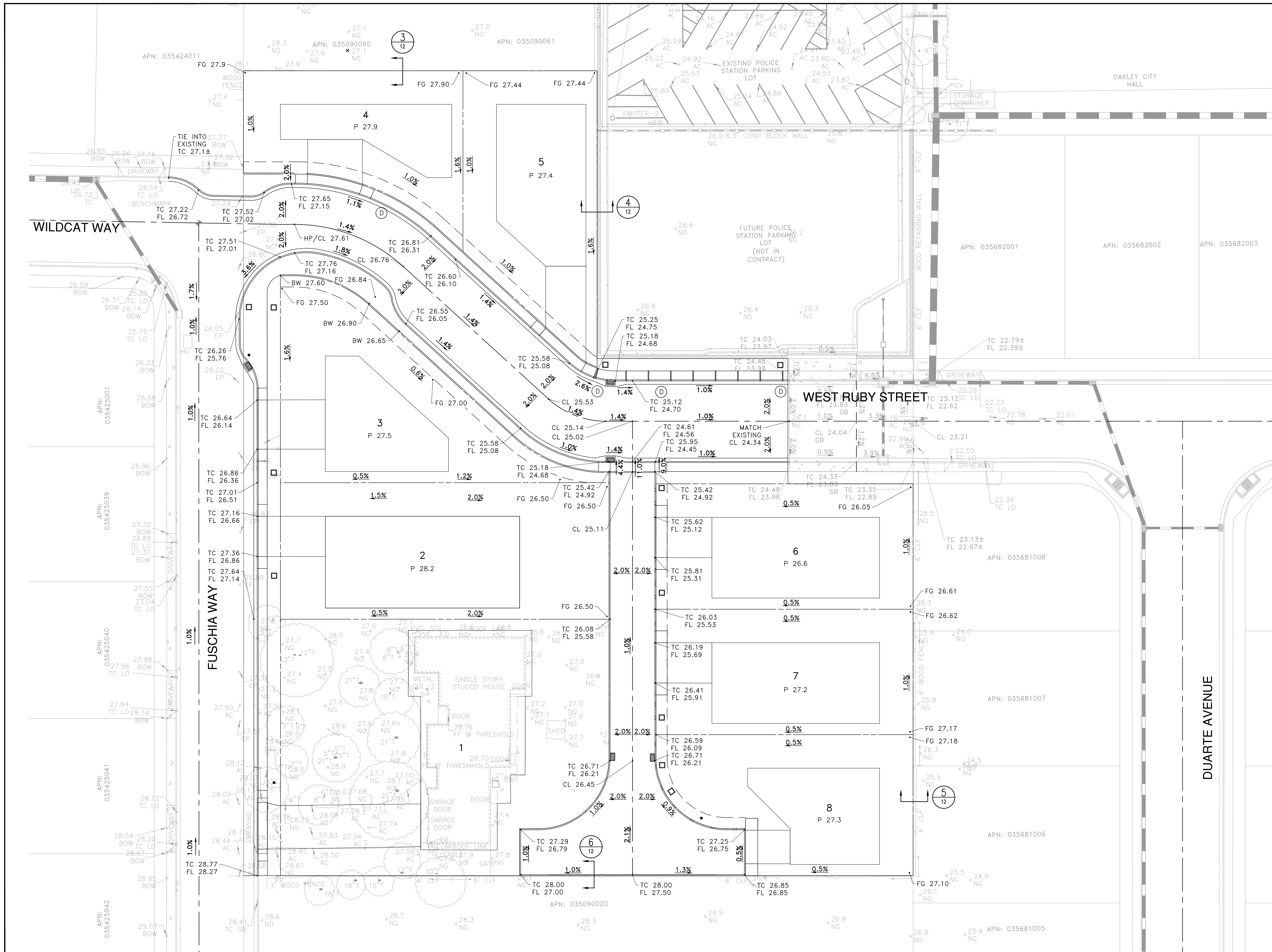
TENTATIVE PARCEL MAP NO. 9580
 GOLDEN OAK SUBDIVISION
 OAKLEY, CALIFORNIA

SHEET
6
 OF 12 SHEETS
 JOB NO.
 316002

EARTHWORK SUMMARY		
CUT (CY±)	FILL (CY±)	NET CUT (CY±)
2053	141	712

NOTES:

1. LOTS HAVE BEEN CONCEPTUALLY GRADED TO DRAIN.
2. PAD ELEVATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.



DATE:	12/20/2021
SCALE:	AS SHOWN
DESIGNED:	CSM
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PROJ. ENGR:	LFH

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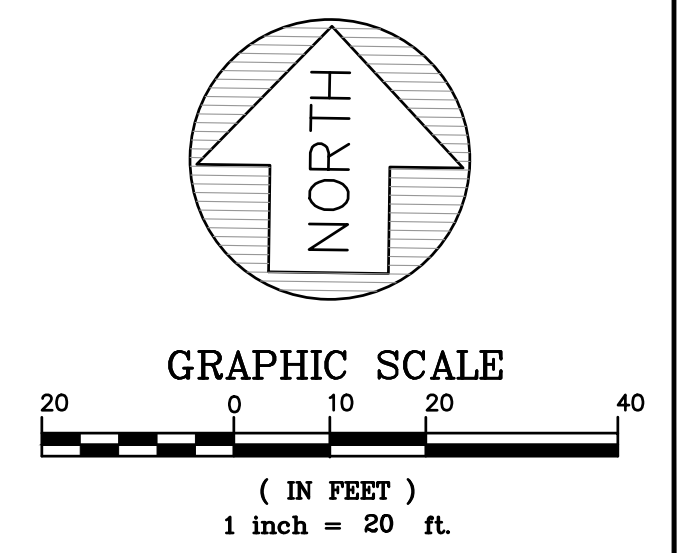
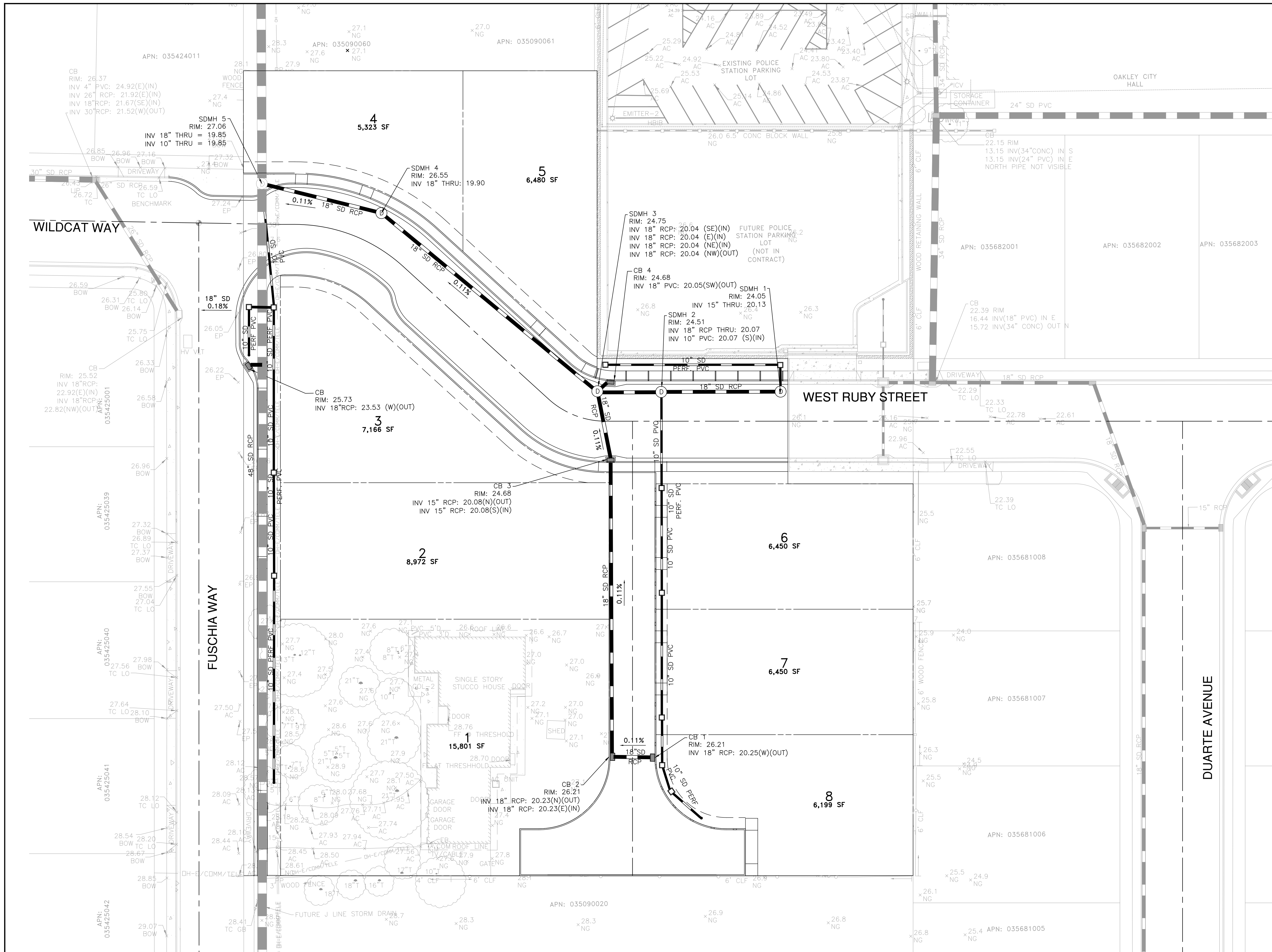
PRELIMINARY GRADING PLAN

TENTATIVE PARCEL MAP NO. 9580
 GOLDEN OAK SUBDIVISION
 OAKLEY, CALIFORNIA

SHEET 7 OF 12 SHEETS
JOB NO. 316002

NOTES:

1. LOTS HAVE BEEN CONCEPTUALLY GRADED TO DRAIN.
2. FINISHED FLOOR ELEVATIONS (FFE) ARE APPROXIMATED. FFE TO BE PROVIDED BY ARCHITECT.
3. PROPOSED PAD ELEVATIONS (P) ASSUME 18" BELOW PROPOSED FFE.



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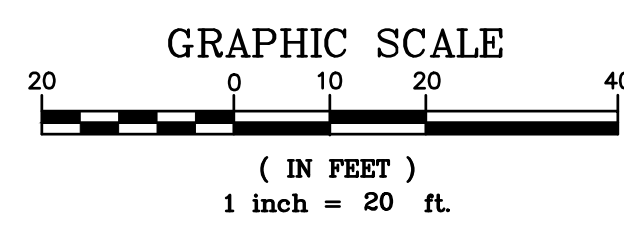
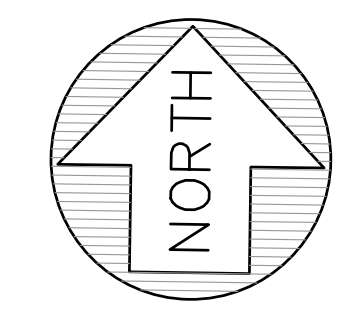
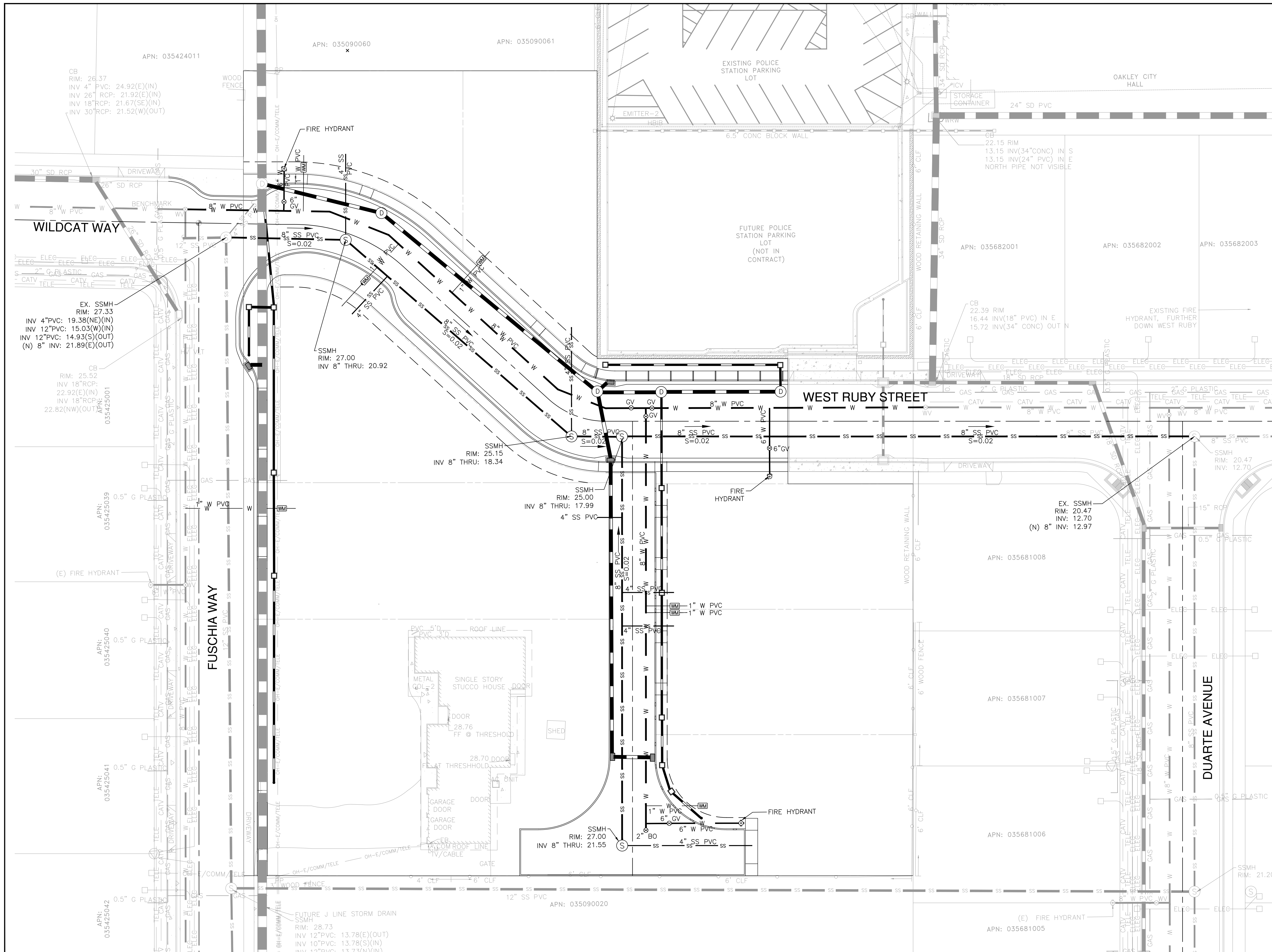
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DATE	DESCRIPTION OF REVISIONS	APPD

SUBCONSULTANT:	
PRELIMINARY DRAINAGE PLAN	
TENTATIVE PARCEL MAP NO. 9580 GOLDEN OAK SUBDIVISION OAKLEY, CALIFORNIA	
SHEET	8
OF 12 SHEETS	
JOB NO.	316002

NOTES:

1. GAS, ELECTRICITY, AND COMMUNICATION LINES TO BE COORDINATED WITH PG&E AND COMMUNICATION COMPANIES.
2. SEE SHEET 8 "PRELIMINARY DRAINAGE PLAN" FOR THE PROPOSED STORM DRAIN SYSTEM.



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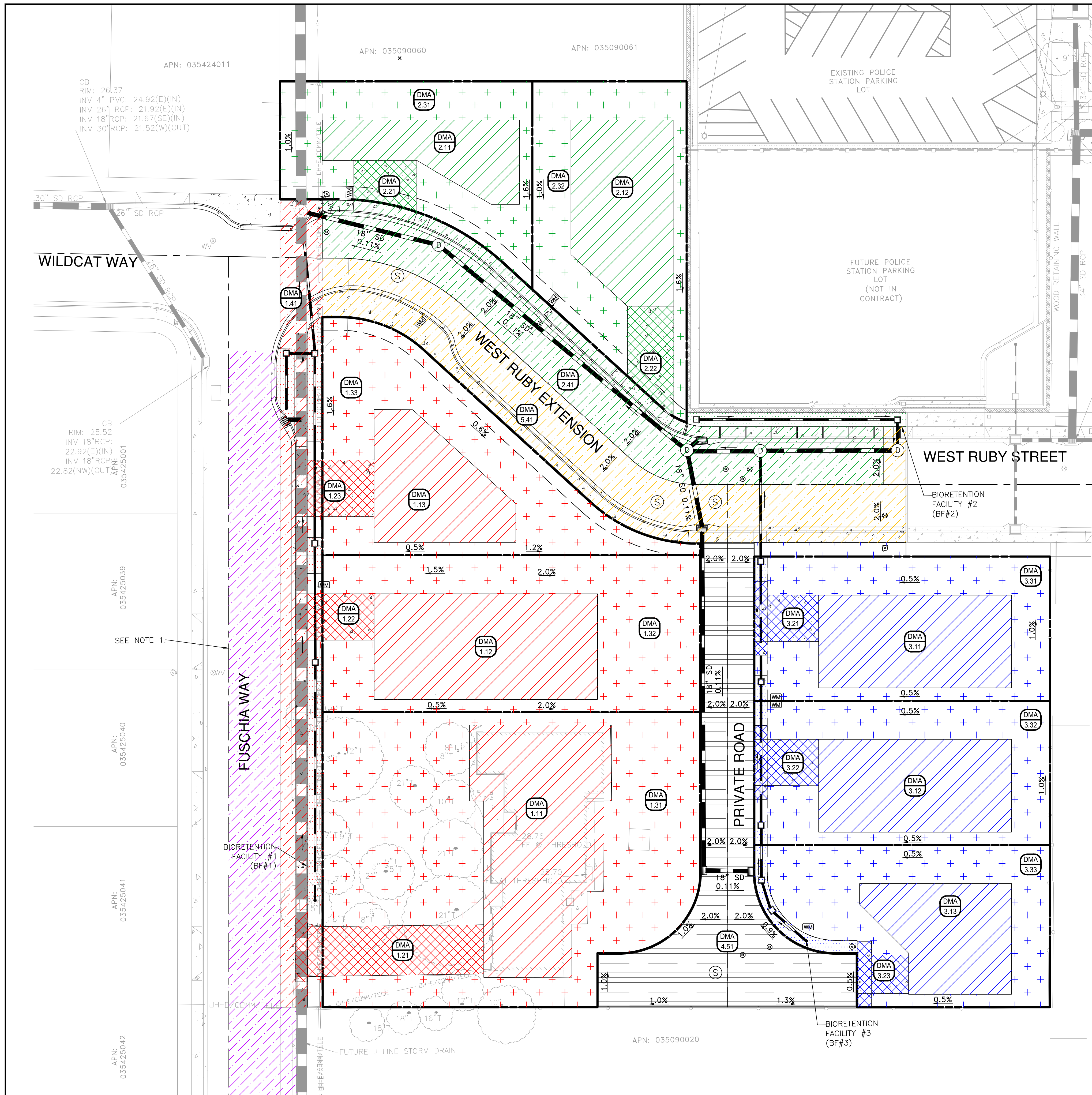
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DATE	DESCRIPTION OF REVISIONS	APPD

SUBCONSULTANT:

PRELIMINARY UTILITY PLAN
 TENTATIVE PARCEL MAP NO. 9580
 GOLDEN OAK SUBDIVISION
 OAKLEY, CALIFORNIA

SHEET
9
 OF 12 SHEETS
 JOB NO.
 316002



LEGEND

- BF#1 - BIORETENTION AREA
- BF#1 - SURFACE TYPE: 1 - ROOF
- BF#1 - SURFACE TYPE: 2 - DRIVEWAY
- BF#1 - SURFACE TYPE: 3 - LANDSCAPE
- BF#1 - SURFACE TYPE: 4 - ROADWAY

- BF#2 - BIORETENTION AREA
- BF#2 - SURFACE TYPE: 1 - ROOF
- BF#2 - SURFACE TYPE: 2 - DRIVEWAY
- BF#2 - SURFACE TYPE: 3 - LANDSCAPE
- BF#2 - SURFACE TYPE: 4 - ROADWAY

- BF#3 - BIORETENTION AREA
- BF#3 - SURFACE TYPE: 1 - ROOF
- BF#3 - SURFACE TYPE: 2 - DRIVEWAY
- BF#3 - SURFACE TYPE: 3 - LANDSCAPE
- BF#3 - SURFACE TYPE: 4 - ROADWAY

- TRADE OFF AREA - SURFACE TYPE: 4 - ROADWAY
- EQUIVALENT SPACE - SURFACE TYPE: 4 - ROADWAY
- SURFACE TYPE: 5 - PERMEABLE PAVEMENT

- DRAINAGE MANAGEMENT ID
- SURFACE ID
- SURFACE TYPE
- BIORETENTION FACILITY ID
- DIRECTION OF PIPE FLOW

NOTE:

1. EQUIVALENT RUNOFF FROM FUSCHIA WAY TO BE TREATED IN BIORETENTION FACILITY #1 IN EXCHANGE FOR RUNOFF FROM DMA 5.41, AS REPRESENTED BY THE PURPLE AREA IN DMA 5.41B.

PARCEL #	DMA ID	AREA (SF)	DESCRIPTION	DMA TYPE/DRAINS TO
1	1.11	4502	ROOFS	BF#1
1	1.21	1438	DRIVEWAYS	BF#1
1	1.31	10225	LANDSCAPE	BF#1
2	1.12	3568	ROOFS	BF#1
2	1.22	468	DRIVEWAYS	BF#1
2	1.32	5122	LANDSCAPE	BF#1
3	1.13	2111	ROOFS	BF#1
3	1.23	573	DRIVEWAYS	BF#1
3	1.33	4704	LANDSCAPE	BF#1
4	2.11	1640	ROOFS	BF#2
4	2.21	430	DRIVEWAYS	BF#2
4	2.31	3267	LANDSCAPE	BF#2
5	2.12	2676	ROOFS	BF#2
5	2.22	647	DRIVEWAYS	BF#2
5	2.32	3172	LANDSCAPE	BF#2
6	3.11	2706	ROOFS	BF#3
6	3.21	504	DRIVEWAYS	BF#3
6	3.31	3464	LANDSCAPE	BF#3
7	3.12	2706	ROOFS	BF#3
7	3.22	504	DRIVEWAYS	BF#3
7	3.32	3142	LANDSCAPE	BF#3
8	3.13	2056	ROOFS	BF#3
8	3.23	359	DRIVEWAYS	BF#3
8	3.33	3461	LANDSCAPE	BF#3
FUSCHIA WAY	1.41	3497	SIDEWALKS, FUSCHIA, AND W RUBY EXTENSION	BF#1
WEST RUBY EXTENSION	2.41	5600	SIDEWALKS, FUSCHIA, AND W RUBY EXTENSION	BF#2
WEST RUBY EXTENSION	4.51	5892	PERMEABLE PAVEMENT	SELF-TREATING
WEST RUBY EXTENSION	5.41	5986	TRADEOFF AREA	TO-BF#1
FUSCHIA WAY	5.41B	5986	EQUIVALENT SPACE	BF#1

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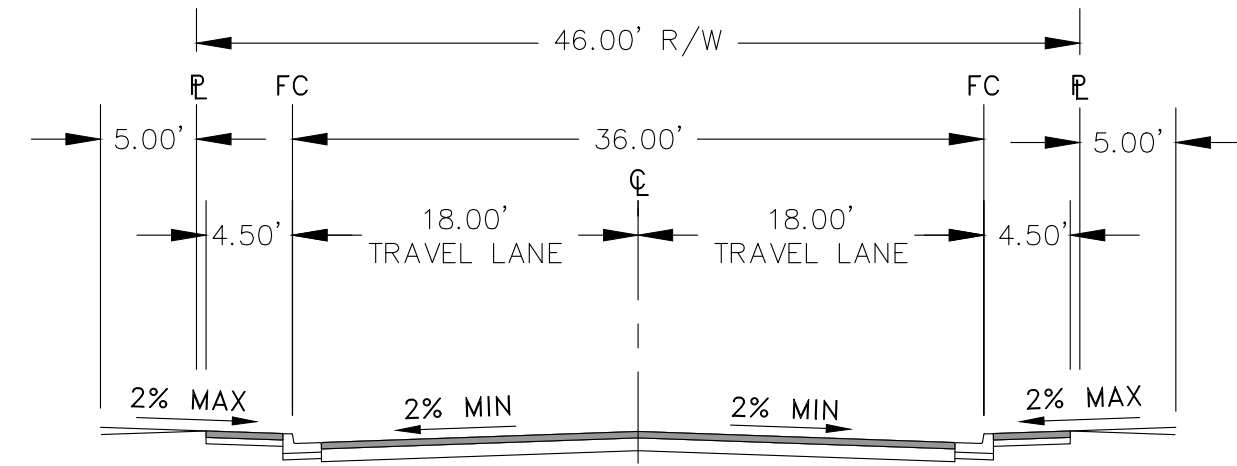
DATE	DESCRIPTION OF REVISIONS	APPD

SUBCONSULTANT:

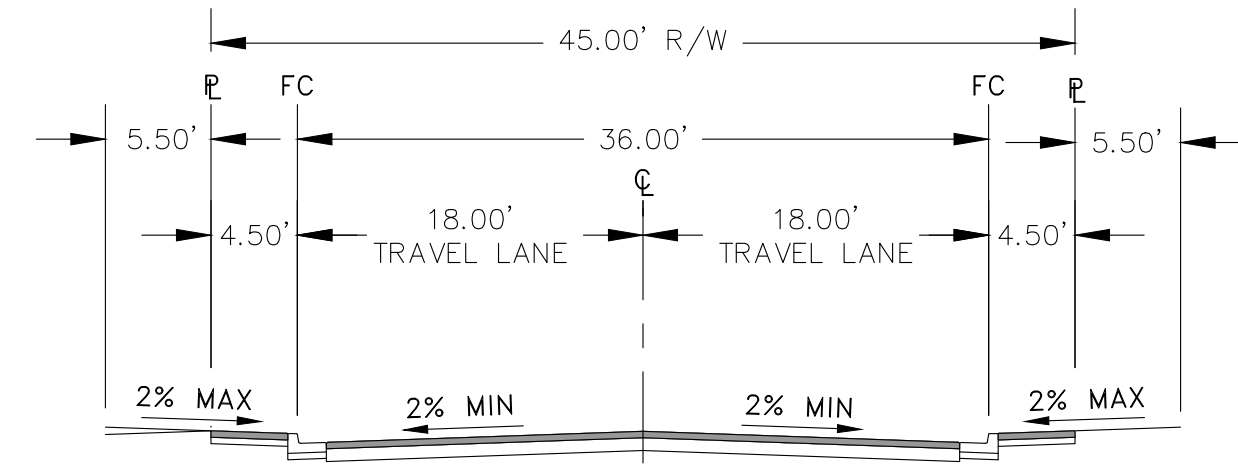
PRELIMINARY STORMWATER CONTROL PLAN

TENTATIVE PARCEL MAP NO. 9580
GOLDEN OAK SUBDIVISION
OAKLEY, CALIFORNIA

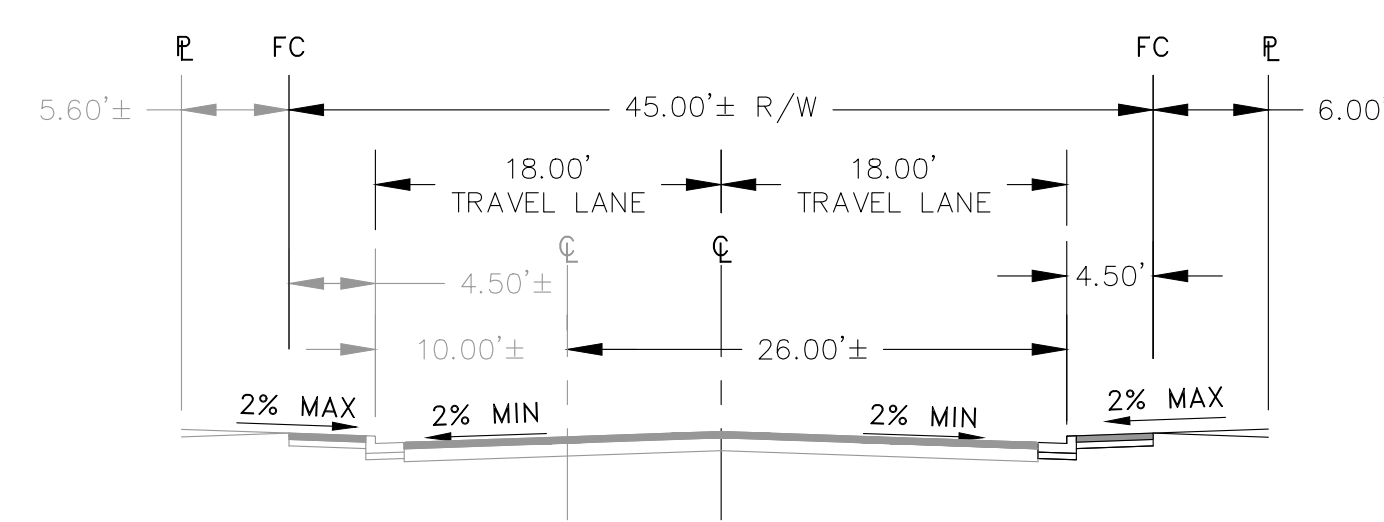
SHEET
10
OF 12 SHEETS
JOB NO.
316002



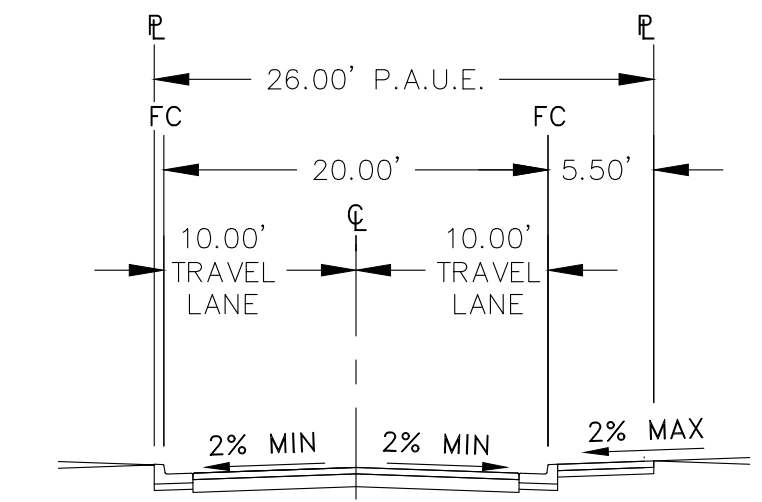
1 WEST RUBY EXTENSION CROSS SECTION - WITHOUT STORM TREATMENT



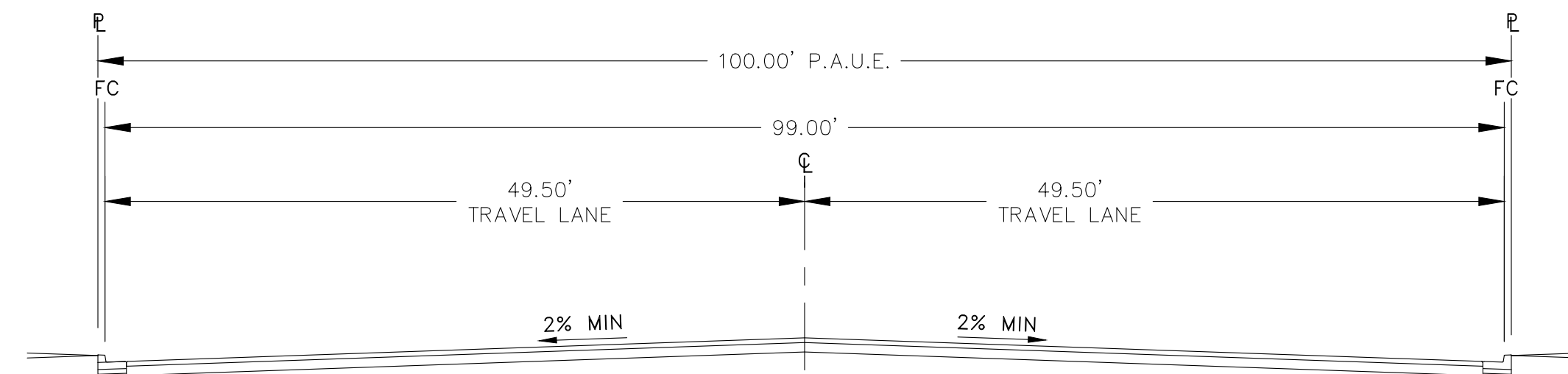
2 WEST RUBY EXTENSION CROSS SECTION - WITH STORM TREATMENT



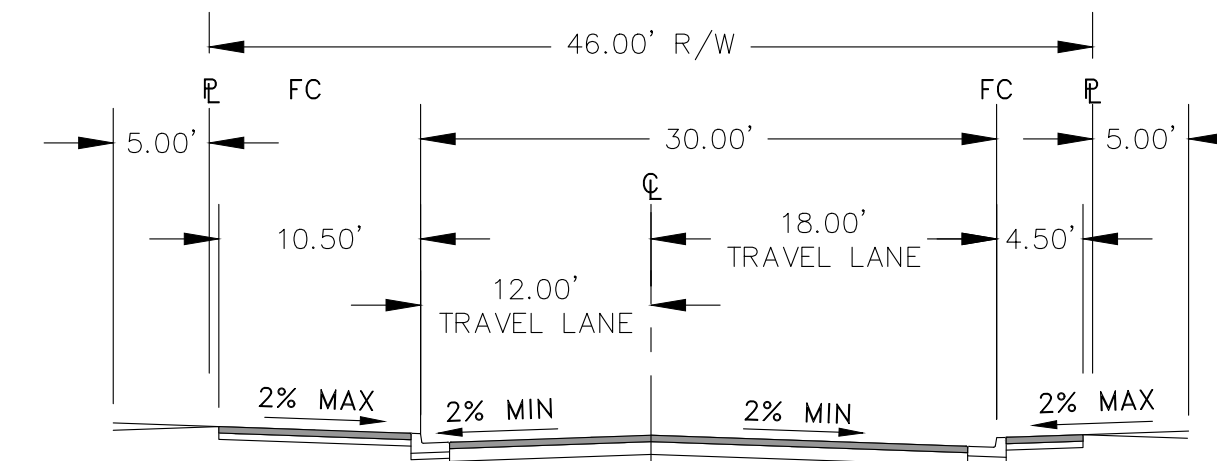
3 FUSCHIA WAY EAST SIDE - SIDEWALK
SCALE: 1" = 10'



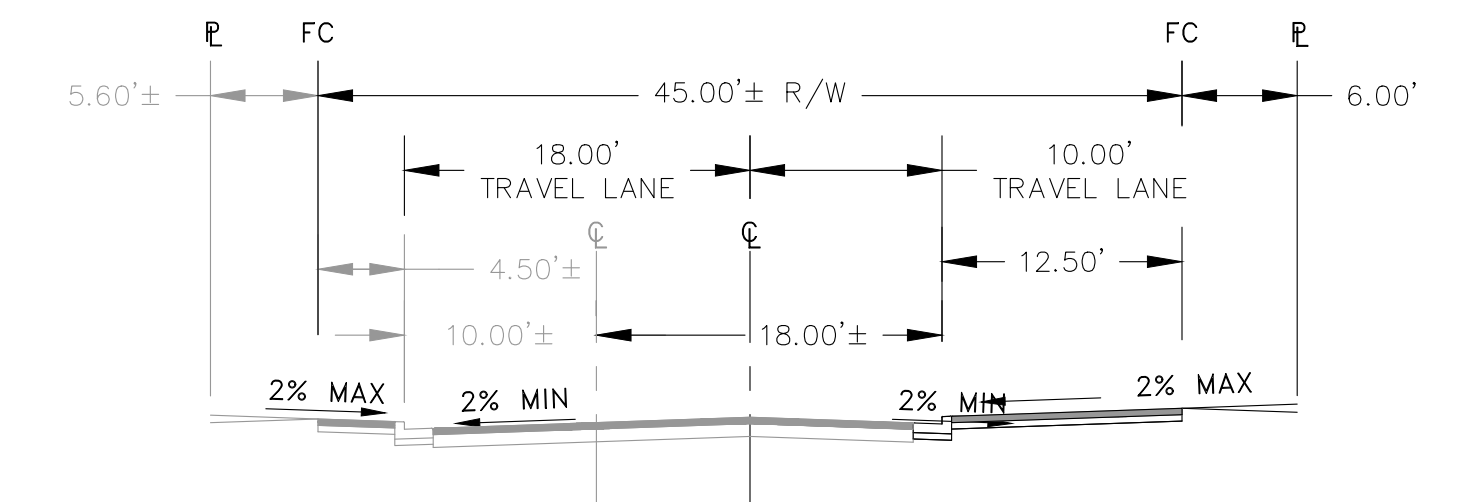
4 PRIVATE ROAD
SCALE: 1" = 10'



5 PRIVATE ROAD
SCALE: 1" = 10'



6 WEST RUBY EXTENSION CROSS SECTION - WITH BULB OUT
SCALE: 1" = 10'



7 FUSCHIA WAY EAST SIDE - SIDEWALK WITH BULB OUT
SCALE: 1" = 10'

DATE:	12/20/2021
SCALE:	AS SHOWN
DESIGNED:	CSM
DRAWN:	CSM
CHECKED:	RJL
PROJ. ENGR:	LFH



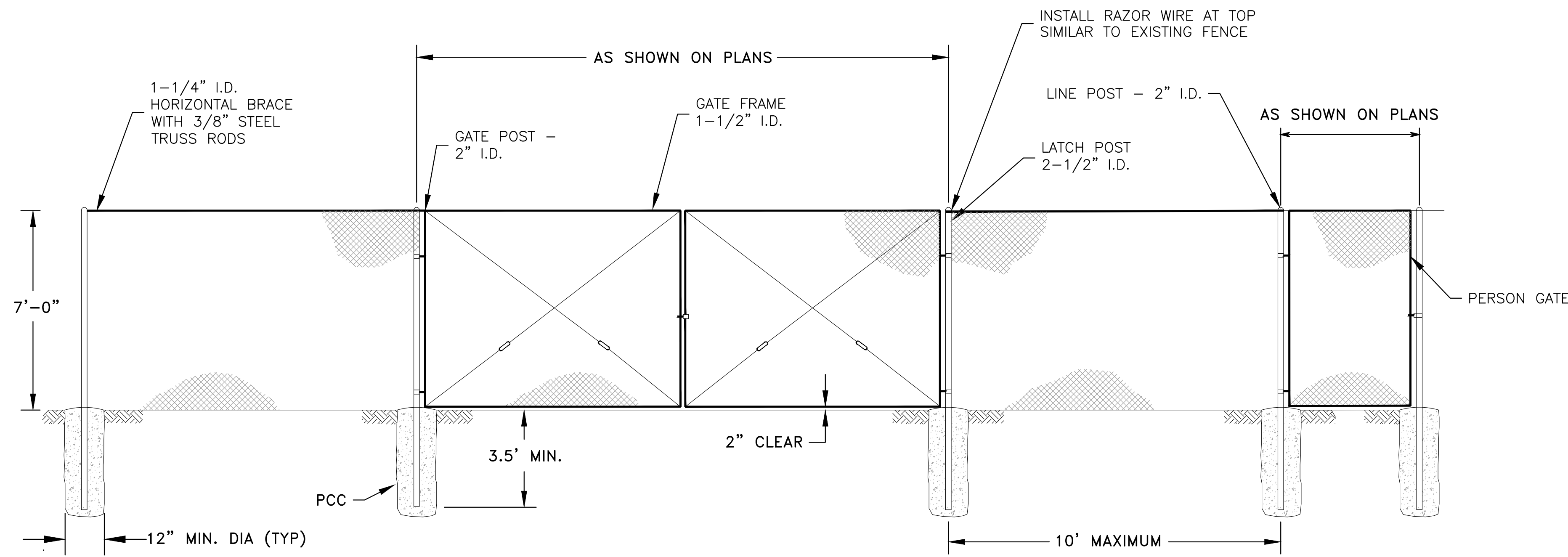
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DATE	DESCRIPTION OF REVISIONS	APP'D

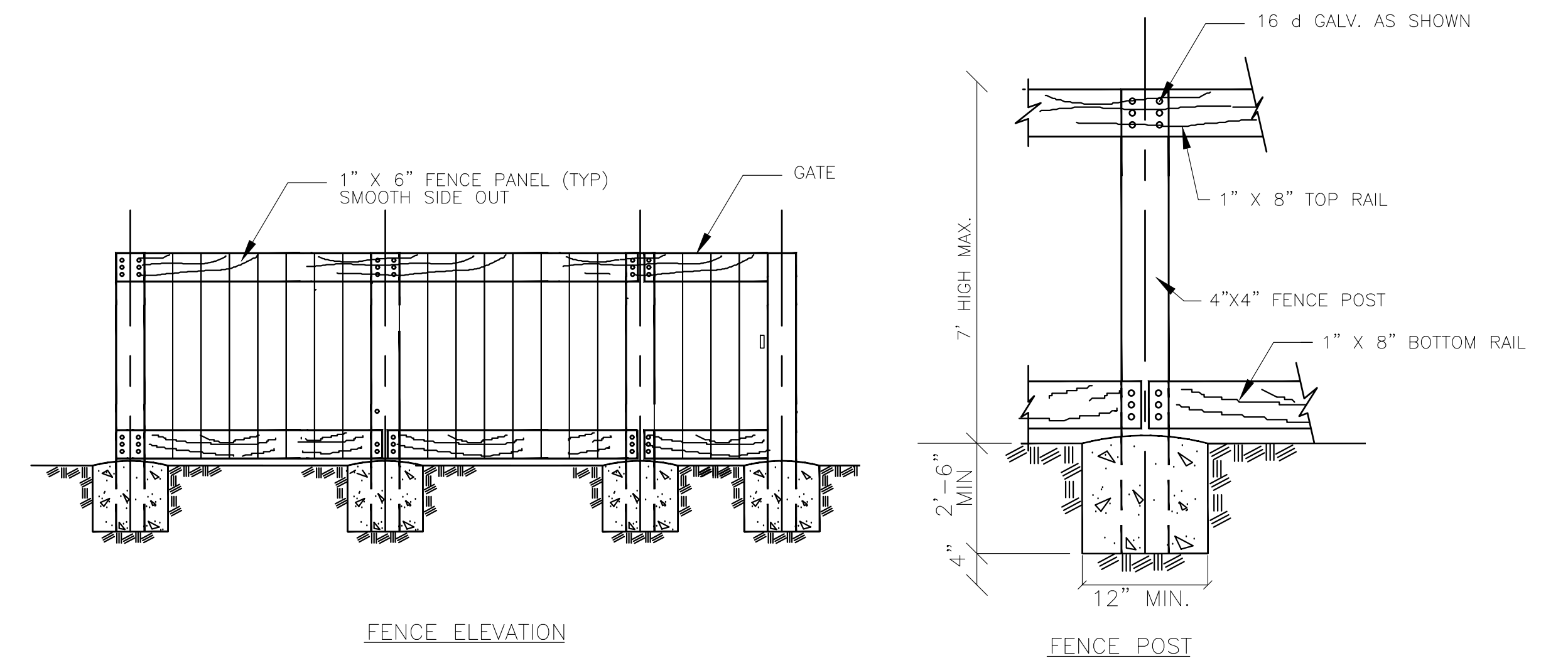
SUBCONSULTANT:

TYPICAL STREET SECTIONS
TENTATIVE PARCEL MAP NO. 9580
GOLDEN OAK SUBDIVISION
OAKLEY, CALIFORNIA

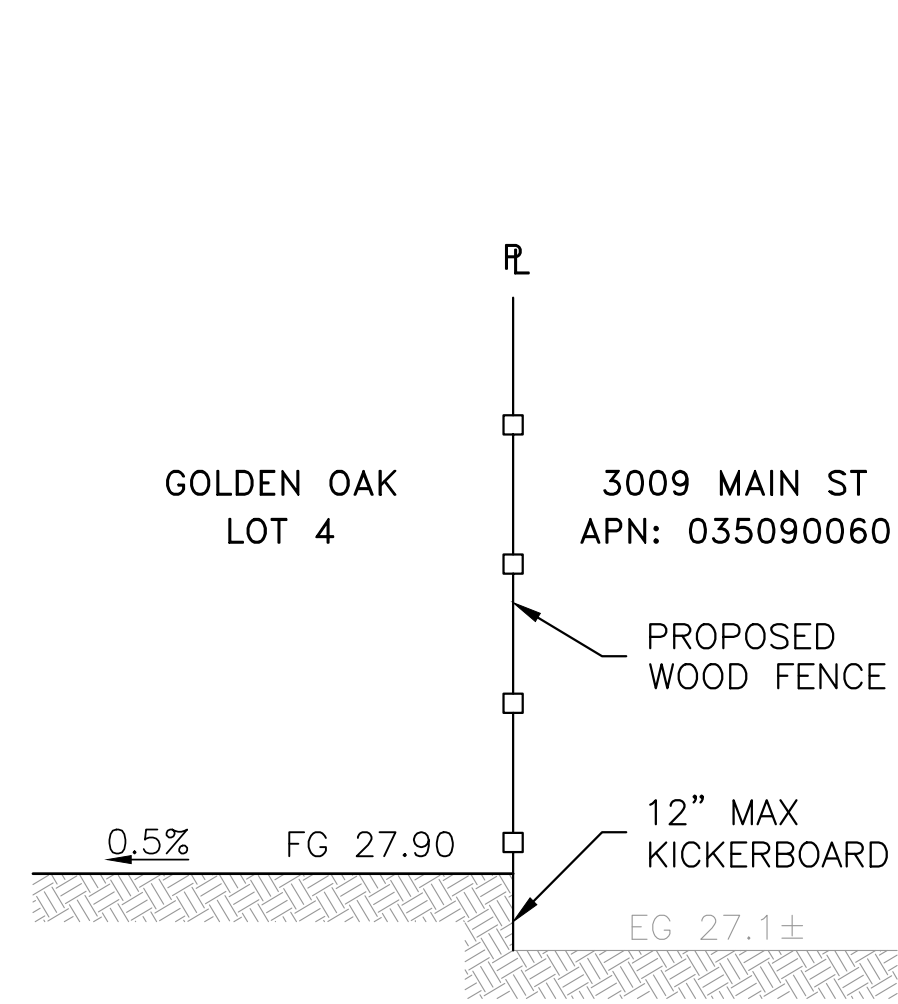
SHEET
11
OF 12 SHEETS
JOB NO.
316002



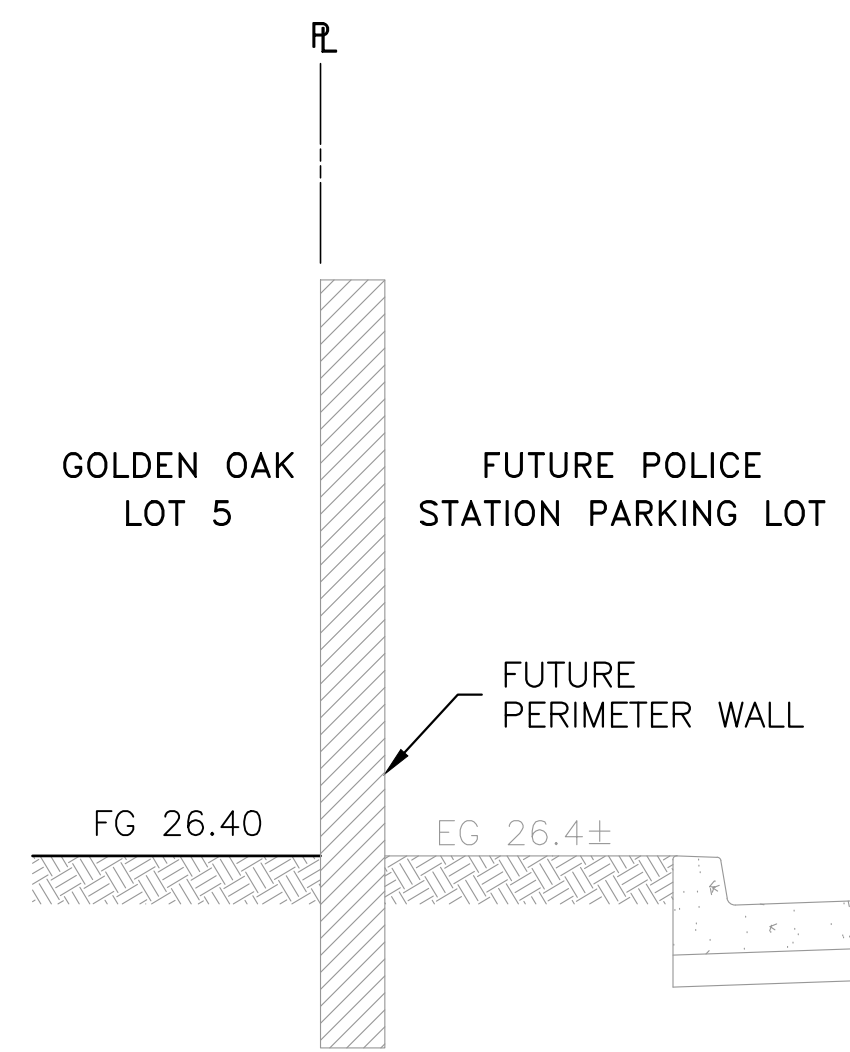
1 TYPICAL GALVANIZED CHAIN LINK FENCE AND GATE
SCALE: NTS



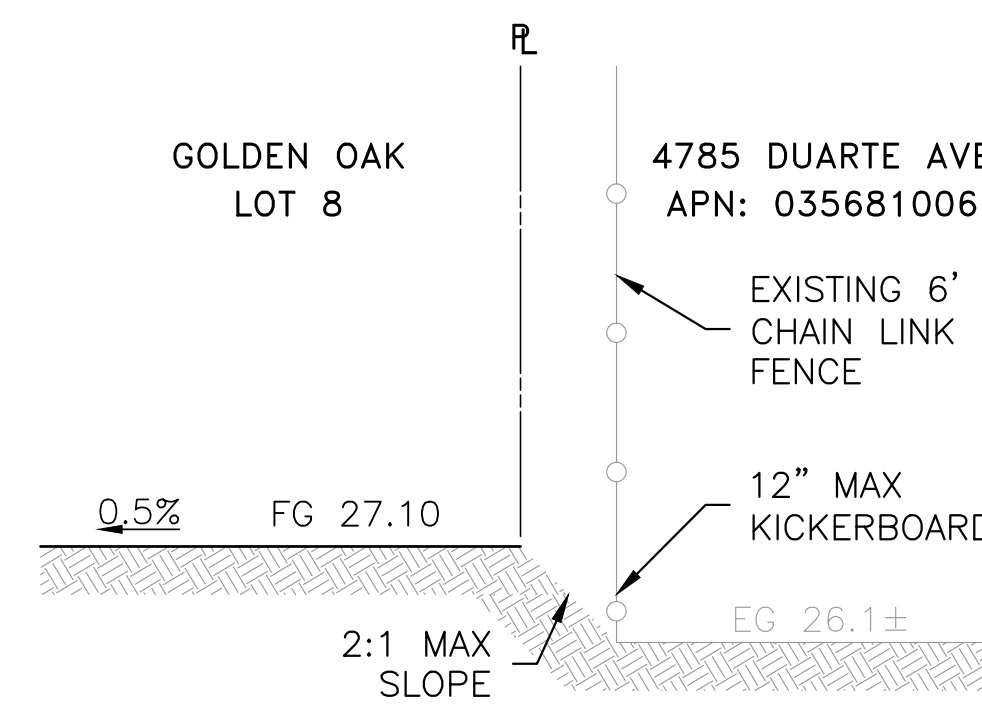
2 TYPICAL WOOD FENCE AND GATE
SCALE: NTS



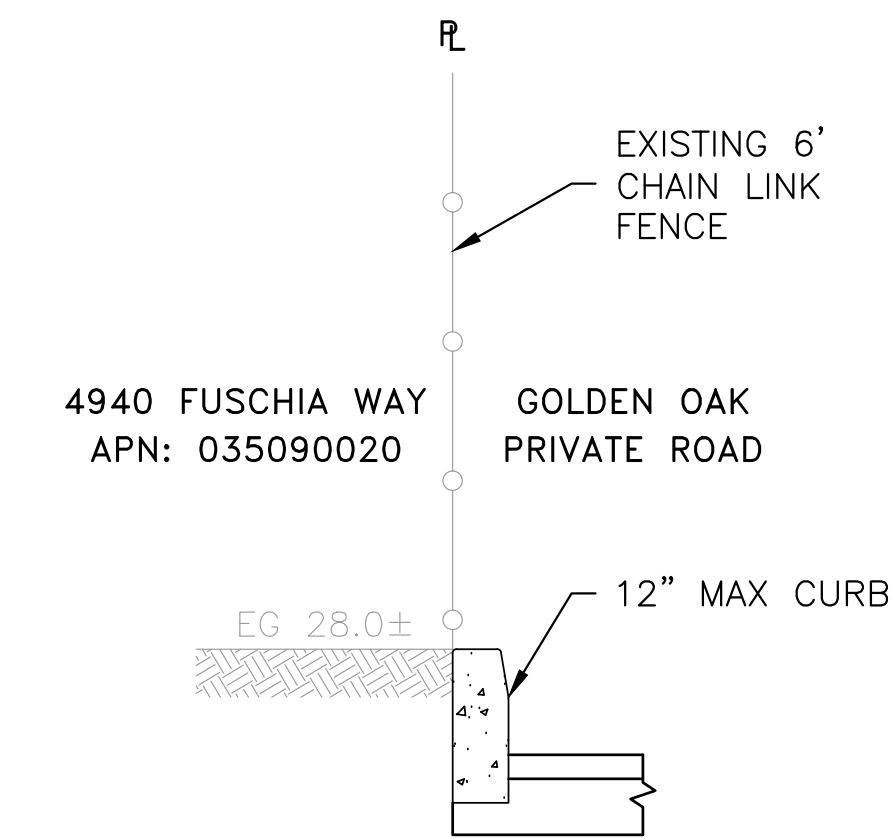
3 TYPICAL ADJOINER - LOT 4
SCALE: NTS



4 TYPICAL ADJOINER - LOT 5
SCALE: NTS



5 TYPICAL ADJOINER - LOT 8
SCALE: NTS



6 TYPICAL ADJOINER - HAMMERHEAD
SCALE: NTS

NOTE:
1. FENCE DETAILS AS PROVIDED ARE TYPICAL AND SUBJECT TO CHANGE AS THE DESIGN PROGRESSES.

DATE:	12/20/2021
SCALE:	AS SHOWN
DESIGNED:	CSM
DRAWN:	CSM
CHECKED:	RJL
PROJ. ENGR:	LFH



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DATE	DESCRIPTION OF REVISIONS	APP'D

SUBCONSULTANT:

DETAILS
TENTATIVE PARCEL MAP NO. 9580
GOLDEN OAK SUBDIVISION
OAKLEY, CALIFORNIA

SHEET
12
OF 12 SHEETS
JOB NO.
316002