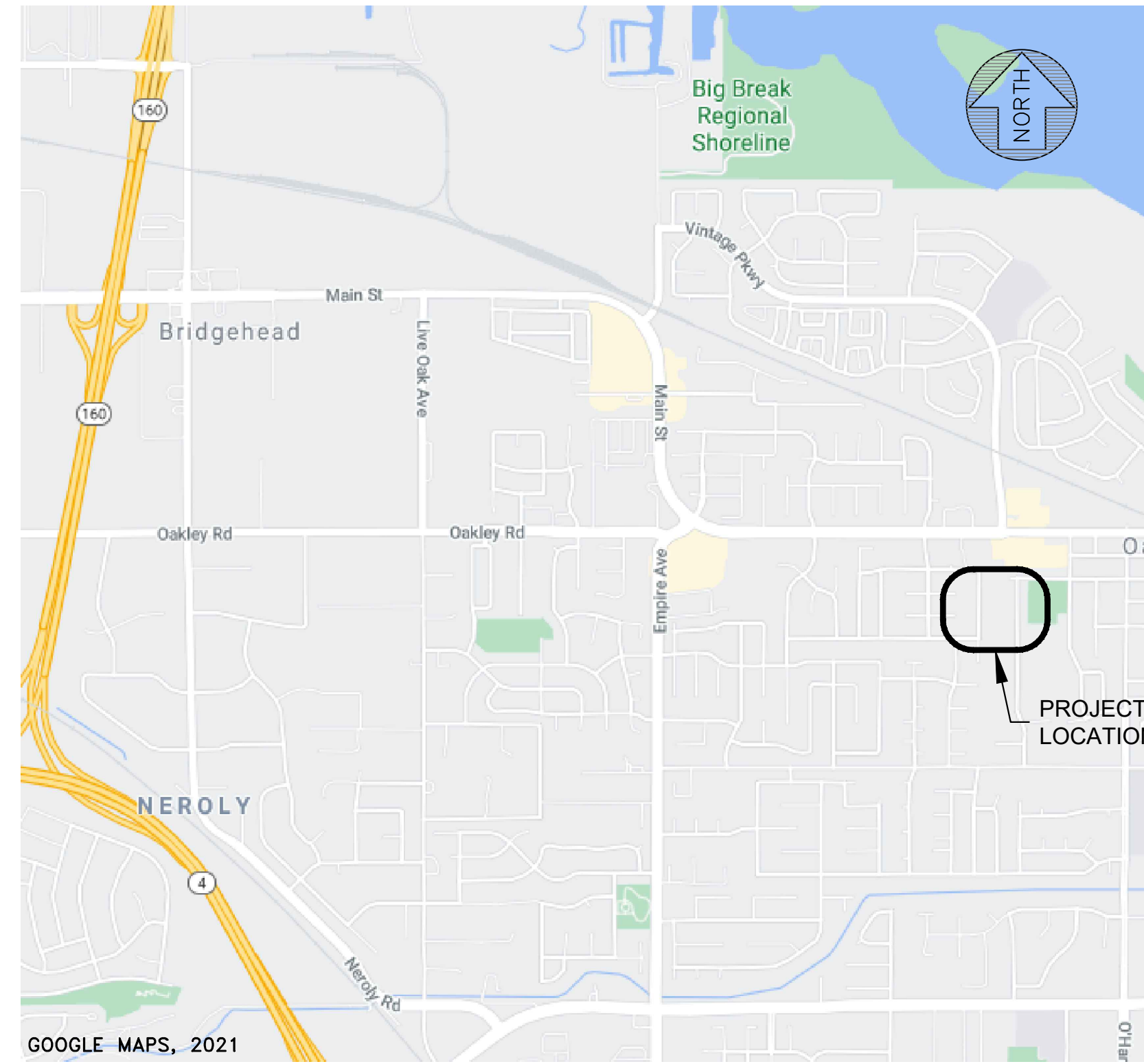


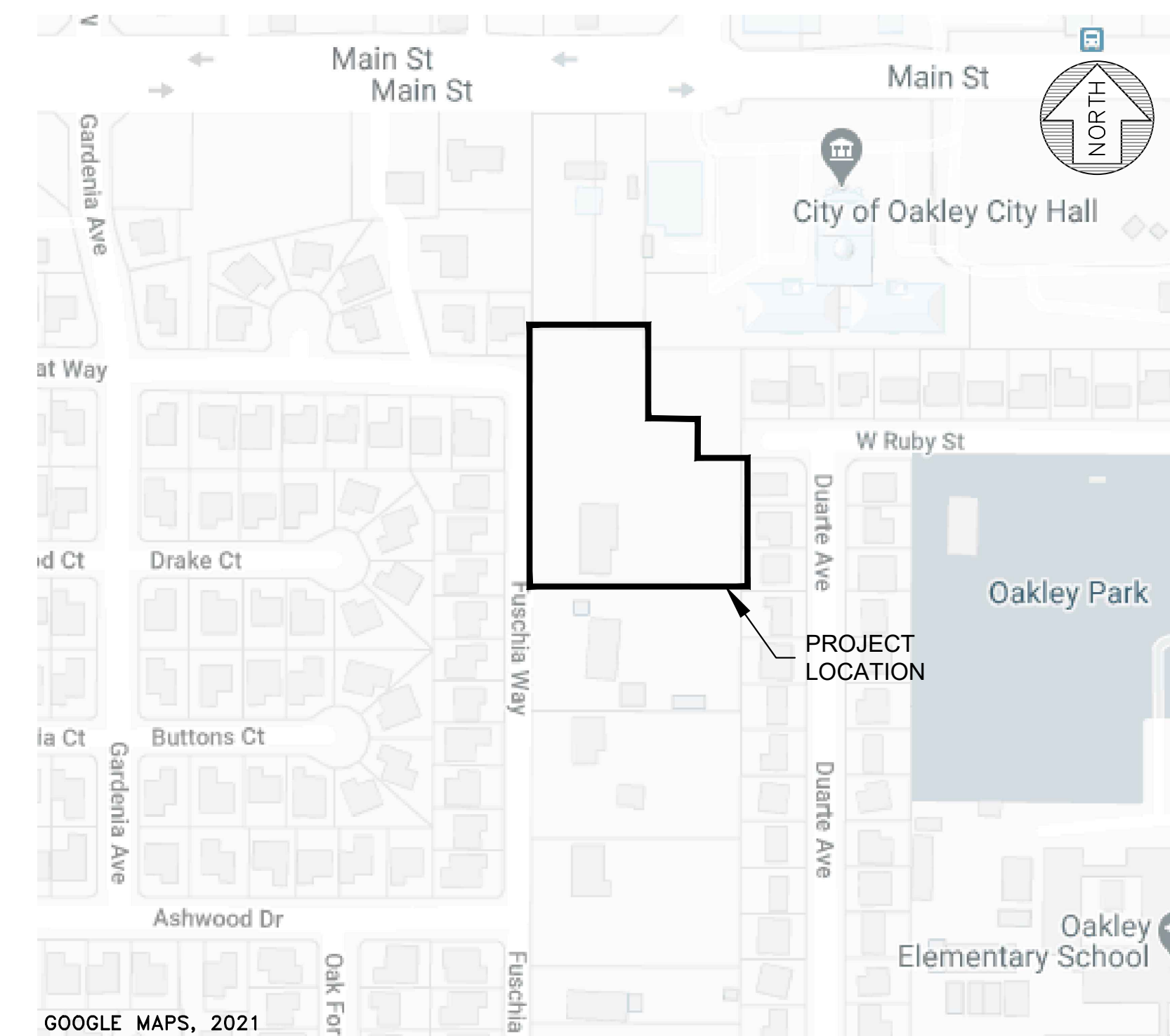
TENTATIVE PARCEL MAP NO.9580 GOLDEN OAK SUBDIVISION OAKLEY, CALIFORNIA

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/COMMTLE --- FIRE WATER LINE
- CATV --- RECLAIMED WATER LINE
- TELE --- GAS LINE
- FENCE --- FENCE
- CURB AND GUTTER --- CURB AND GUTTER
- SIDEWALK --- SIDEWALK
- STRIPING --- STRIPING
- WALL --- WALL
- CONTOUR LINE --- CONTOUR LINE
- BUILDING FOOTPRINT --- BUILDING FOOTPRINT
- CONCRETE --- CONCRETE
- CONCRETE GRADE BREAK --- CONCRETE GRADE BREAK

EXISTING

- SS --- SS --- SANITARY SEWER LINE
- W --- DOMESTIC WATER LINE
- GAS --- GAS LINE
- ELEC --- ELEC LINE
- COMM --- COMMUNICATIONS LINE
- OH - E/COMMTLE --- FIRE WATER LINE
- CATV --- RECLAIMED WATER LINE
- TELE --- GAS LINE
- FENCE --- FENCE
- CURB AND GUTTER --- CURB AND GUTTER
- SIDEWALK --- SIDEWALK
- STRIPING --- STRIPING
- WALL --- WALL
- CONTOUR LINE --- CONTOUR LINE
- BUILDING FOOTPRINT --- BUILDING FOOTPRINT
- CONCRETE --- CONCRETE
- CONCRETE GRADE BREAK --- CONCRETE GRADE BREAK

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

- (ICV) IRRIGATION CONTROL BOX
- (M) MONITORING WELL
- (B) BENCHMARK
- (EB) ELECTRICAL BOX
- (FH) FIRE HYDRANT
- (S) SEWER MANHOLE
- (D) STORM DRAIN MANHOLE
- (WM) WATER METER
- (S) STREET SIGN
- (S) AREA LIGHT
- (S) BACK FLOW PREVENTOR
- (S) STORM DRAIN INLET
- (S) SURVEY POINT W/ DESCRIPTION AND GRADE
- (S) SURVEY CONTROL POINT
- (S) TREE WITH DRIPLINE
- (S) SEWER CLEANOUT
- (S) WATER VALVE
- (S) JOINT UTILITY POLE
- (S) DRIVEWAY
- (S) BIORETENTION
- (S) UTILITY BOX
- (S) SUBSURFACE TRANSFORMER

EXISTING

- (ICV) IRRIGATION CONTROL BOX
- (M) MONITORING WELL
- (B) BENCHMARK
- (EB) ELECTRICAL BOX
- (FH) FIRE HYDRANT
- (S) SEWER MANHOLE
- (D) STORM DRAIN MANHOLE
- (WM) WATER METER
- (S) STREET SIGN
- (S) AREA LIGHT
- (S) BACK FLOW PREVENTOR
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- (S) SURVEY POINT W/ DESCRIPTION AND GRADE
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- (S) SEWER CLEANOUT
- (S) WATER VALVE
- (S) JOINT UTILITY POLE
- (S) DRIVEWAY
- (S) BIORETENTION
- (S) UTILITY BOX
- (S) SUBSURFACE TRANSFORMER

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 |

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.

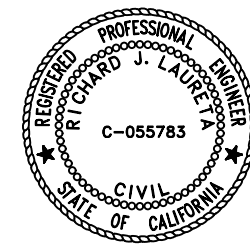
BENCHMARK AND DATUM

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



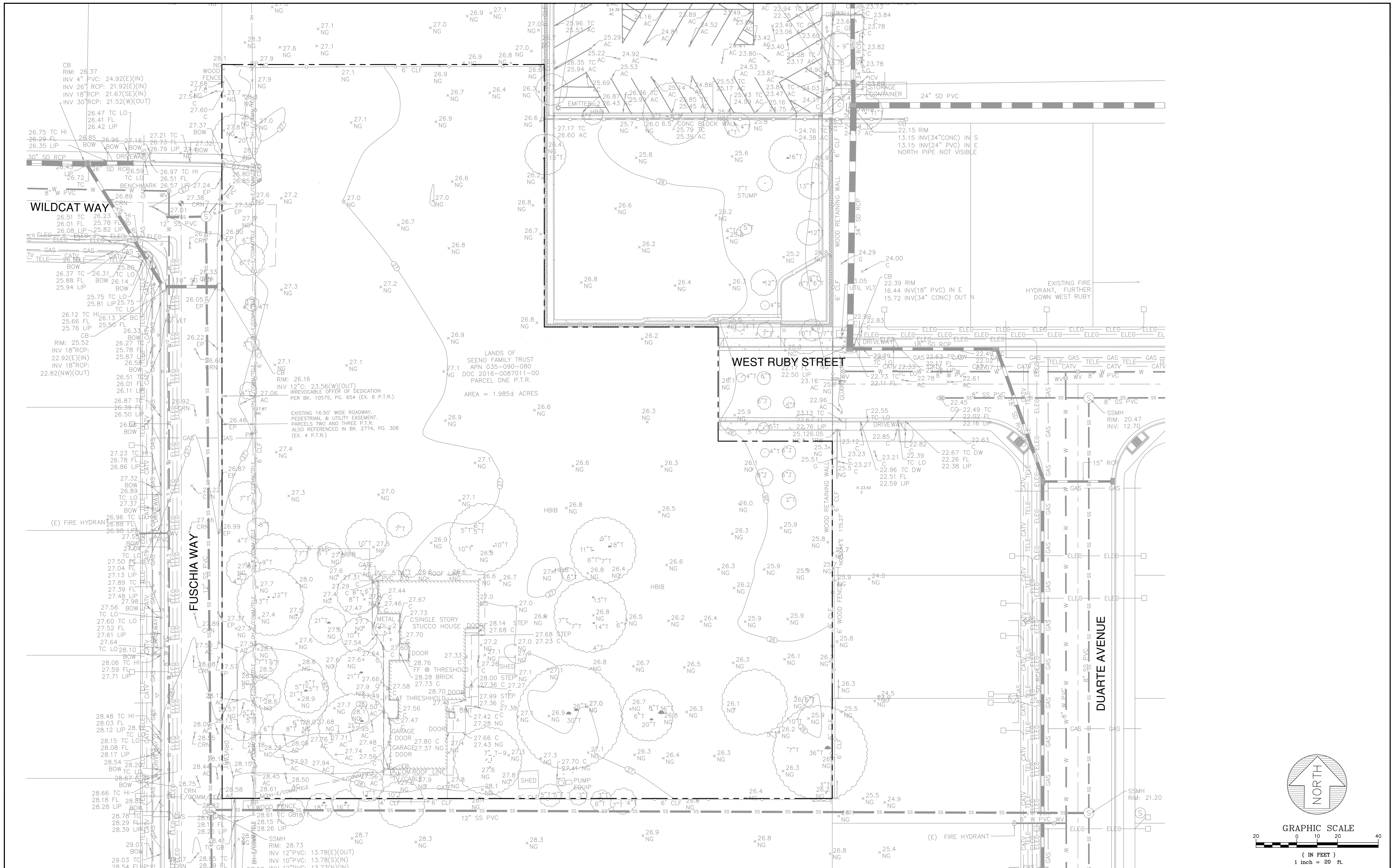
SURVEYOR'S STATEMENT

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

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



DATE: 5/24/2022				SUBCONSULTANT:		TITLE SHEET & GENERAL NOTES TENTATIVE PARCEL MAP NO. 9580 GOLDEN OAK SUBDIVISION OAKLEY, CALIFORNIA	SHEET 1 OF 12 SHEETS	
SCALE: AS SHOWN								JOB NO. 316002
DESIGNED: CSM								
DRAWN: CSM								
CHECKED: RJL								
PROJ. ENGR: LFH								
825 Washington Street • Oakland, CA 94607 (510) 937-2310 • www.freyerlaureta.com								
		DATE	DESCRIPTION OF REVISIONS	APPD				



DATE: 5/24/2022
 SCALE: AS SHOWN
 DESIGNED: CSM
 DRAWN: CSM
 CHECKED: RJL
 PROJ. ENGR: LFH



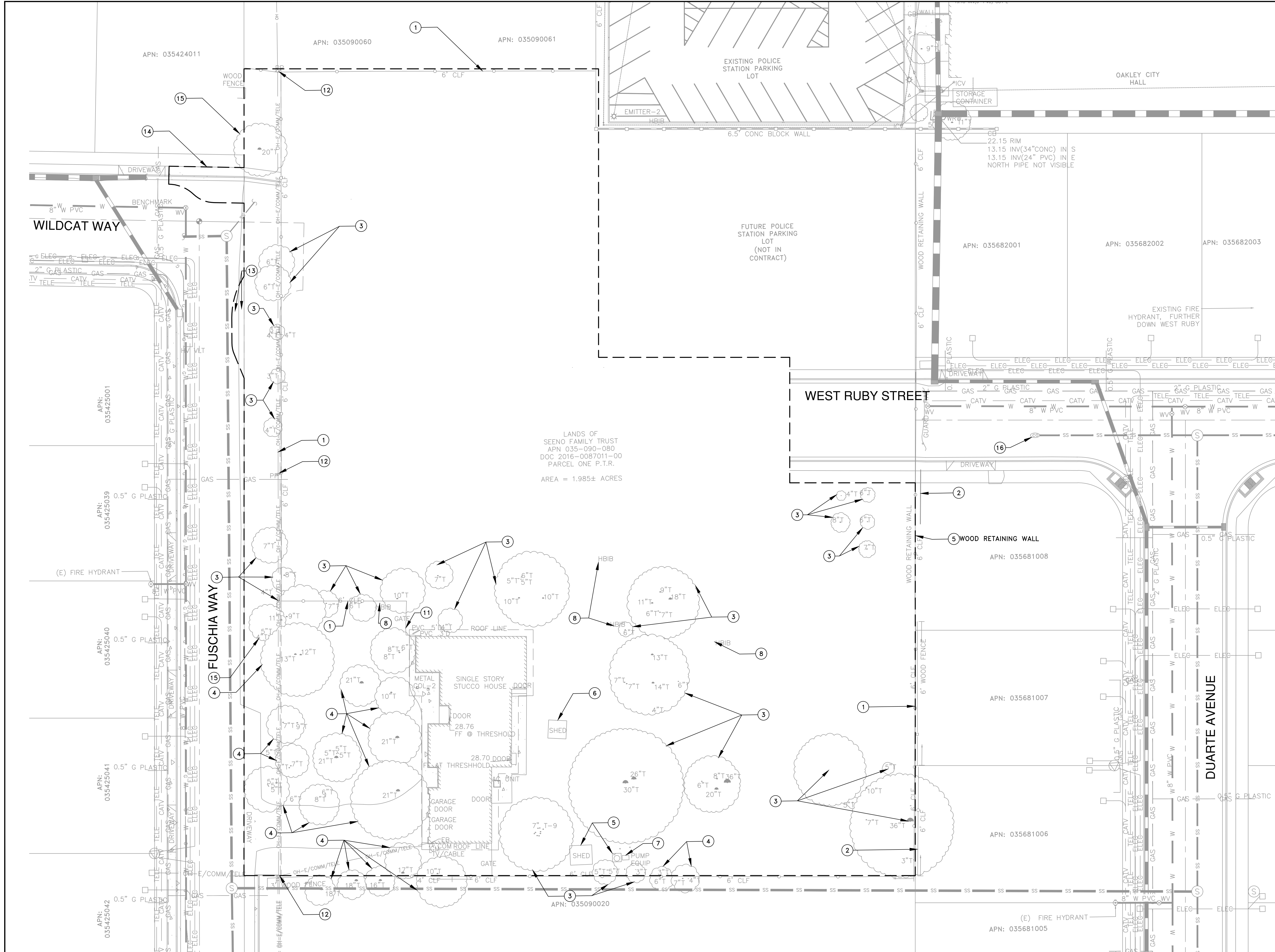
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DATE	DESCRIPTION OF REVISIONS	APPD

SUBCONSULTANT:

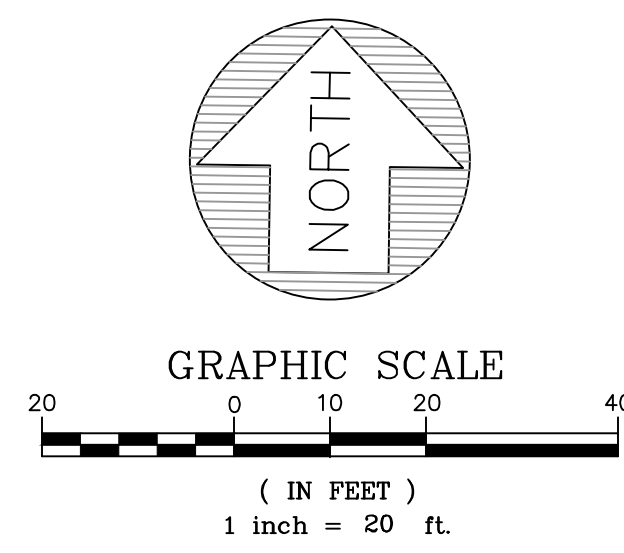
EXISTING CONDITIONS
 TENTATIVE PARCEL MAP NO. 9580
 GOLDEN OAK SUBDIVISION
 OAKLEY, CALIFORNIA

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.

LANDS OF SEENO FAMILY TRUST
 APN 035-090-080
 DOC 2016-0087011-00
 PARCEL ONE P.T.R.
 AREA = 1.985± ACRES



DATE: 5/24/2022
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 PROJ. ENGR: LFH



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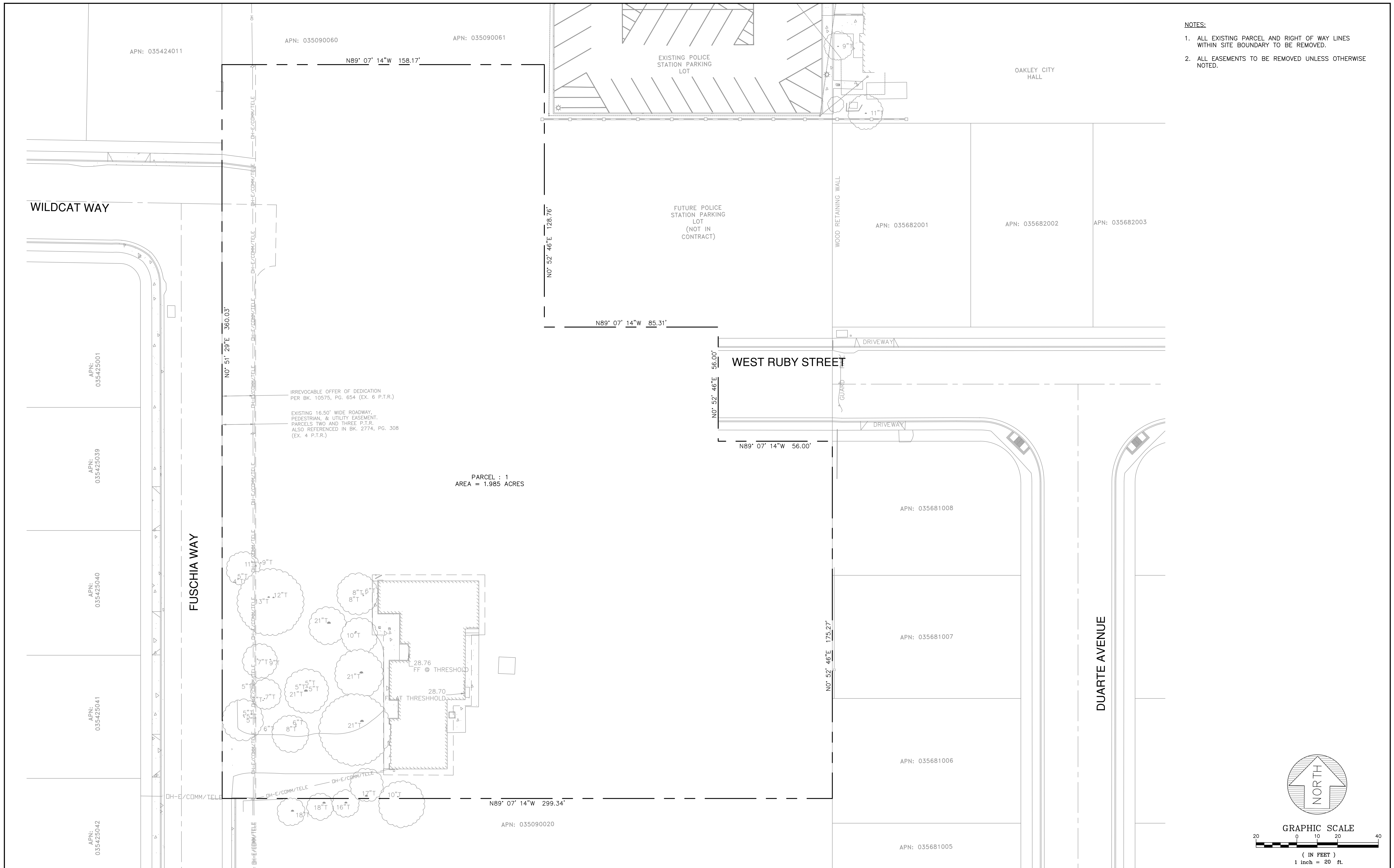
SUBCONSULTANT:

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.



DATE:	5/24/2022
SCALE:	AS SHOWN
DESIGNED:	CSM
DRAWN:	CSM
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PROJ. ENGR:	LFH

FREYER & LAURETA, INC.
 CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS

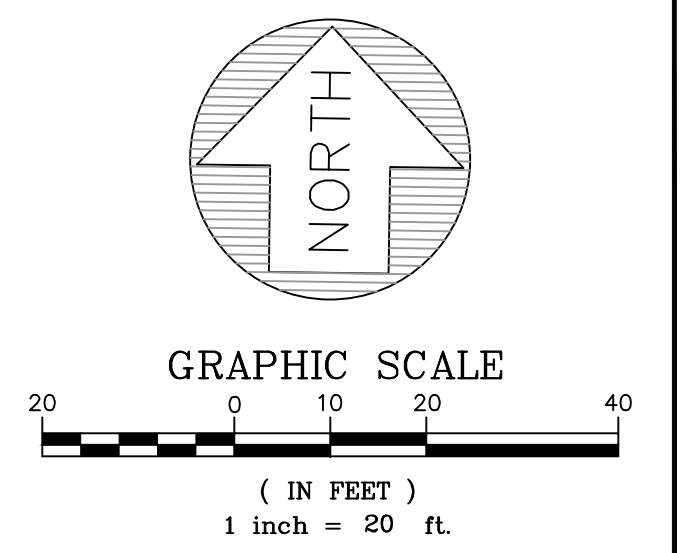
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DATE	DESCRIPTION OF REVISIONS	APPD

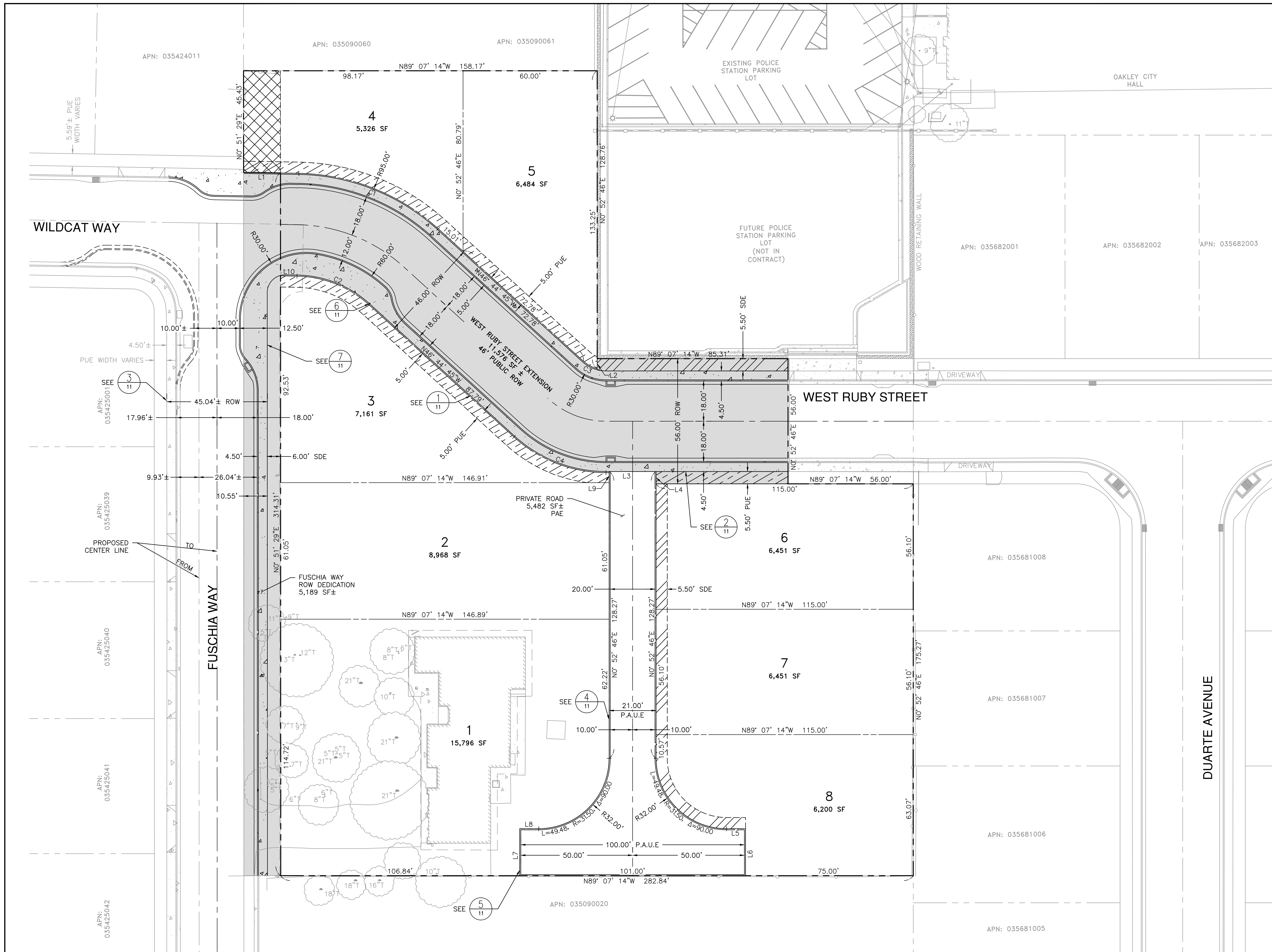
SUBCONSULTANT:

EXISTING PARCELS AND EASEMENTS

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



SHEET
4
 OF 12 SHEETS
 JOB NO.
 316002



LEGEND

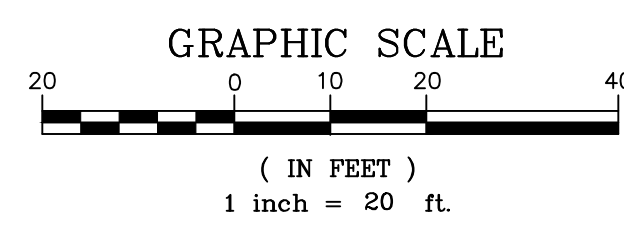
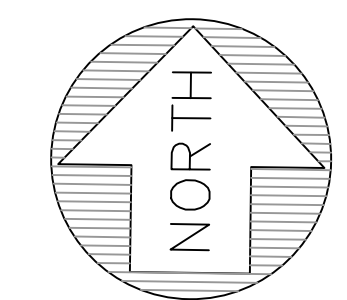
- PUBLIC RIGHT OF WAY (ROW)
- PUBLIC UTILITY EASEMENT (PUE)
- STORM DRAINAGE EASEMENT (SDE)
- EXISTING IRREVOCABLE OFFER OF DEDICATION PER BK 10575, PG 654 (TO REMAIN)

LINE TABLE

NO.	BEARING	LENGTH
L1	N88°06'45"W	16.50'
L2	N00°52'46"E	4.49'
L3	N89°07'14"W	21.00'
L4	N00°52'46"E	5.50'
L5	N89°07'14"W	8.50'
L6	N00°52'46"E	21.00'
L7	N00°52'46"E	21.00'
L8	N89°07'14"W	8.50'
L9	N00°52'46"E	4.50'
L10	N88°06'45"W	7.38'

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	95.00'	68.59'	41° 22' 00"
C2	49.00'	35.38'	41° 22' 00"
C3	15.00'	7.17'	27° 23' 55"
C4	61.00'	45.11'	42° 22' 29"



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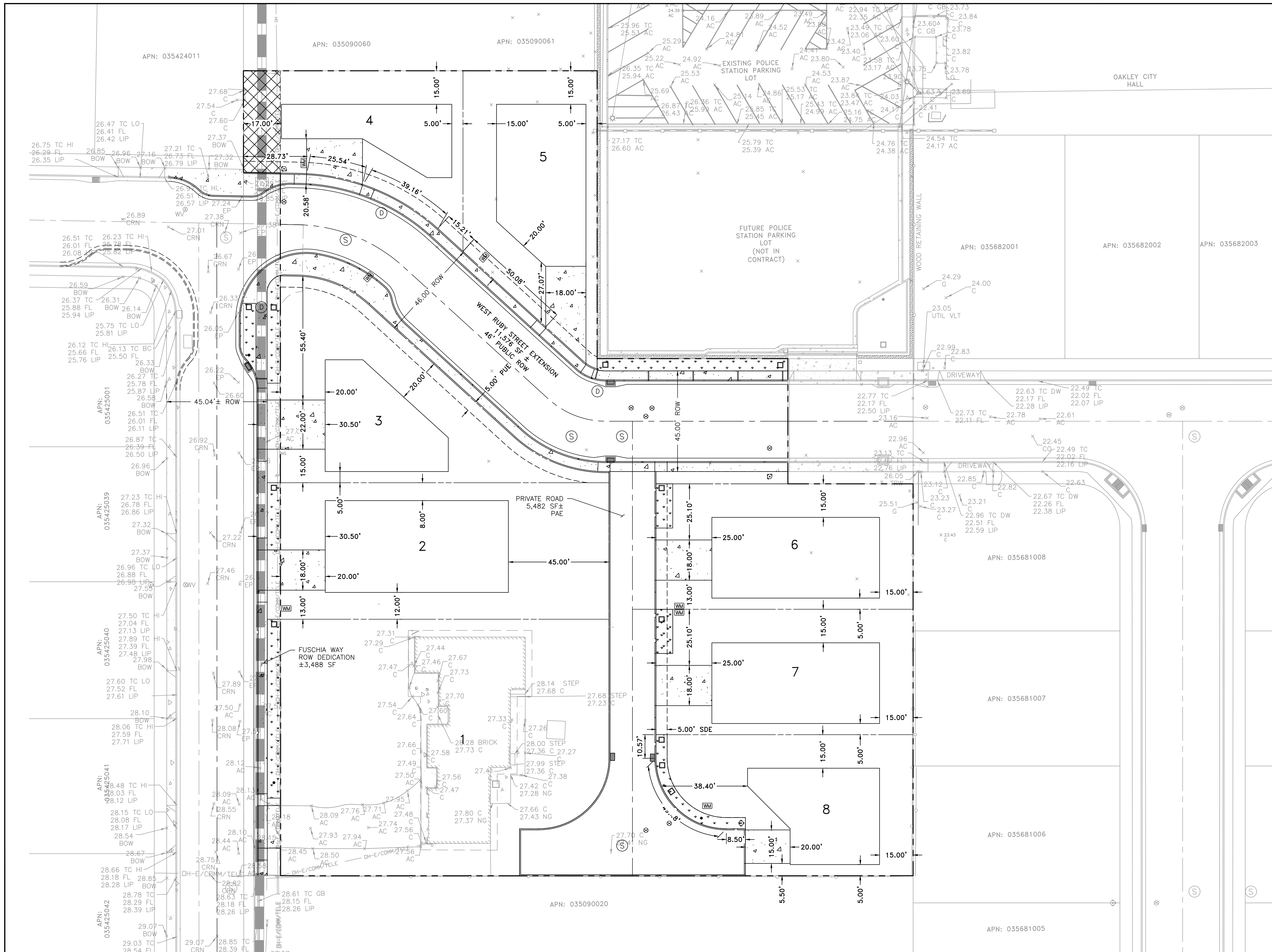
DATE	DESCRIPTION OF REVISIONS	APPD

SUBCONSULTANT:

PROPOSED PARCELS AND EASEMENTS

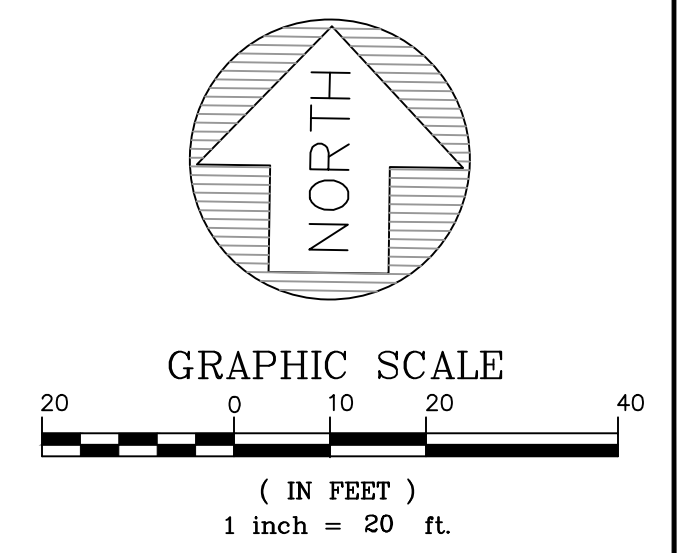
TENTATIVE PARCEL MAP NO. 9580
 GOLDEN OAK SUBDIVISION
 OAKLEY, CALIFORNIA

SHEET
5
 OF 12 SHEETS
 JOB NO.
 316002



LOT BREAKDOWN			
PARCEL	ACREAGE (AC)	BUILDING (SF)	LANDSCAPE (%)
1	0.362	4,502	63
2	0.206	3,362	58
3	0.164	2,085	65
4	0.122	1,616	61
5	0.149	2,678	49
6	0.148	2,707	51
7	0.148	2,707	51
8	0.142	2,056	62

- NOTES:
- BUILDING FOOTPRINTS ARE CONCEPTUAL AND APPROXIMATED PER CITY REQUIRED SETBACKS AND DISTANCES.
 - EXISTING HOME ON PARCEL 1 TO REMAIN.



DATE: 5/24/2022
 SCALE: AS SHOWN
 DESIGNED: CSM
 DRAWN: CSM
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 PROJ. ENGR: LFH



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DATE	DESCRIPTION OF REVISIONS	APPD

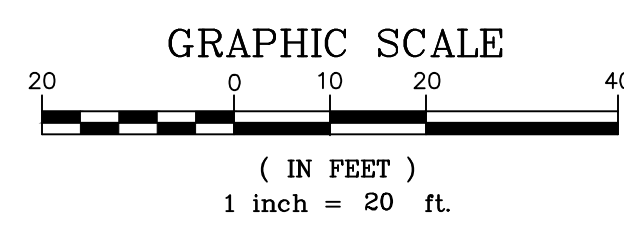
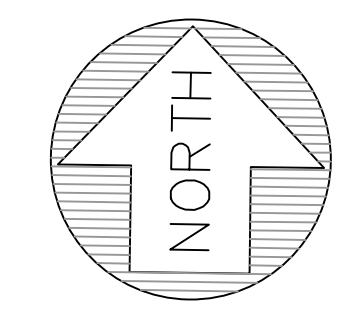
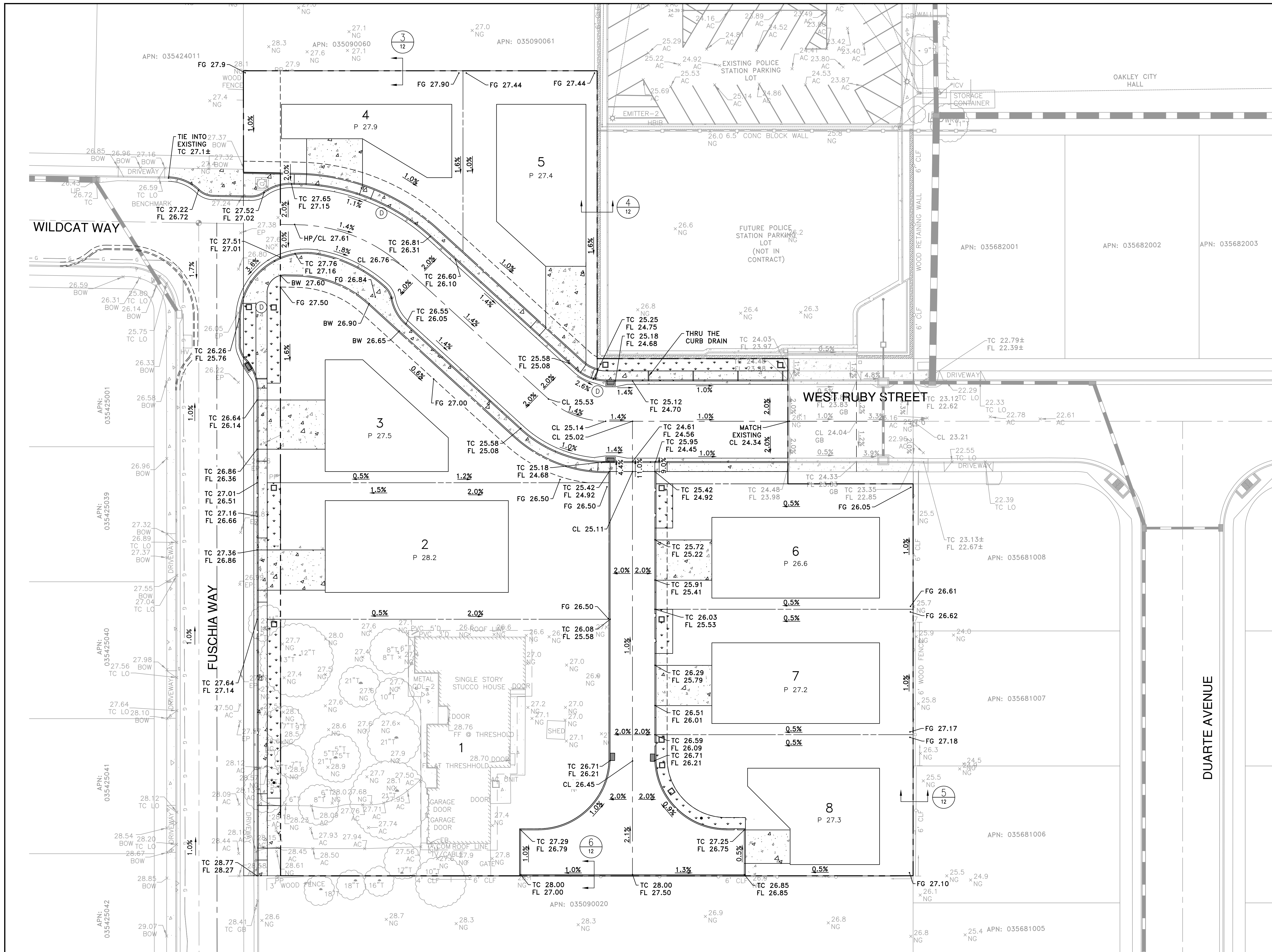
SUBCONSULTANT:

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

SHEET
6
 OF 12 SHEETS
 JOB NO.
 316002

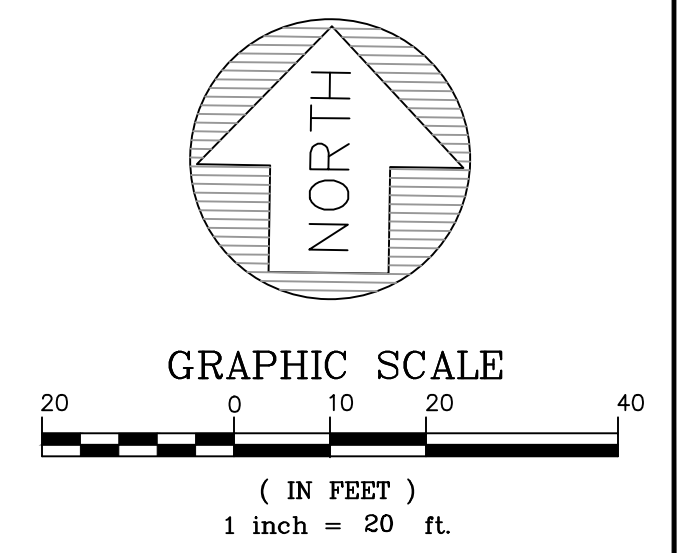
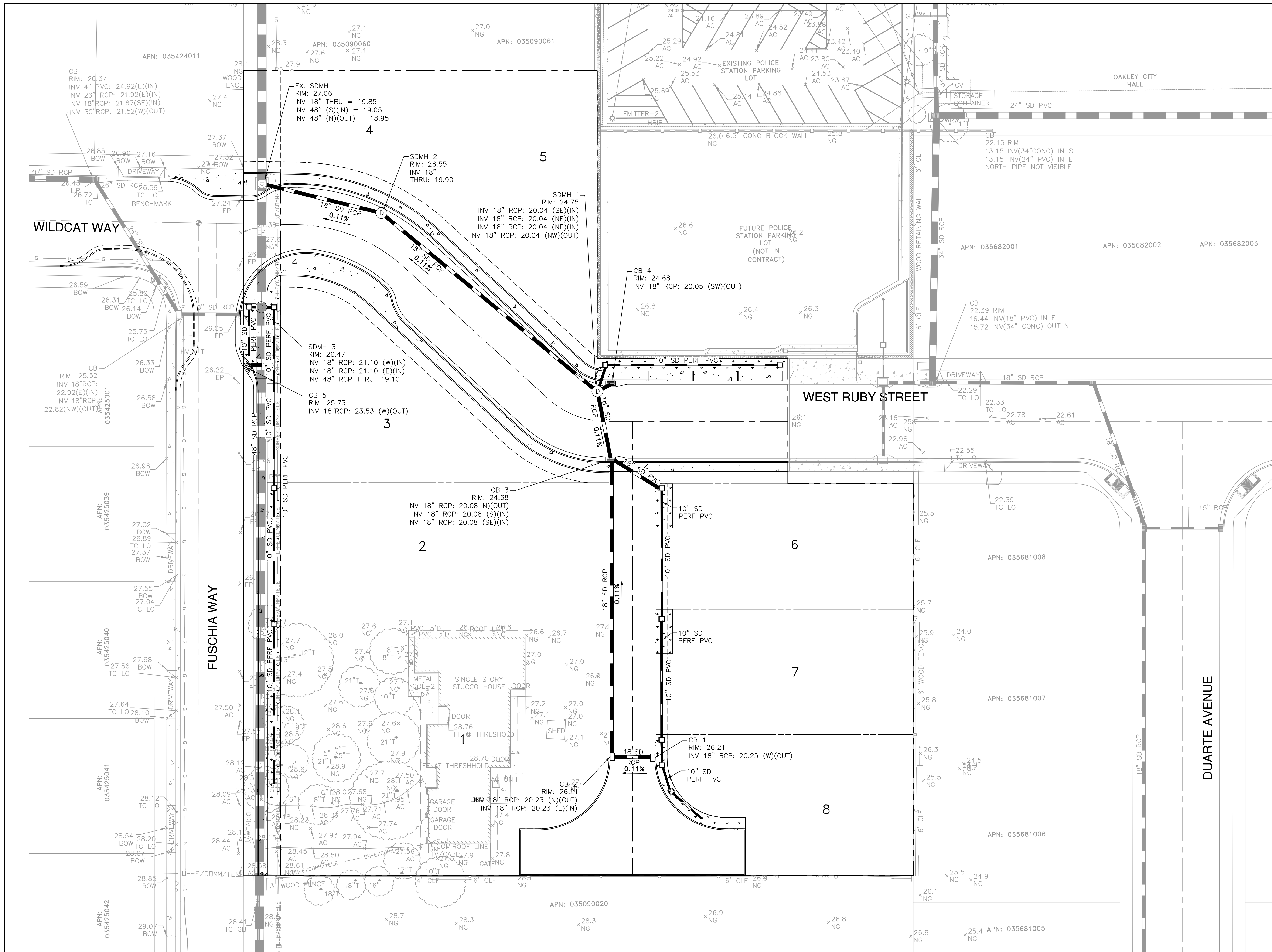
EARTHWORK SUMMARY		
CUT (CY±)	FILL (CY±)	NET CUT (CY±)
2,053	141	712

- NOTES:
- LOTS HAVE BEEN CONCEPTUALLY GRADED TO DRAIN.
 - PAD ELEVATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.



DATE: 5/24/2022		SUBCONSULTANT: DATE DESCRIPTION OF REVISIONS APPD	PRELIMINARY GRADING PLAN TENTATIVE PARCEL MAP NO. 9580 GOLDEN OAK SUBDIVISION OAKLEY, CALIFORNIA	SHEET 7 OF 12 SHEETS JOB NO. 316002
SCALE: AS SHOWN				
DESIGNED: CSM				
DRAWN: CSM				
CHECKED: RJL				
PROJ. ENGR: LFH	CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS			

- 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.



DATE: 5/24/2022
 SCALE: AS SHOWN
 DESIGNED: CSM
 DRAWN: CSM
 CHECKED: RJL
 PROJ. ENGR: LFH



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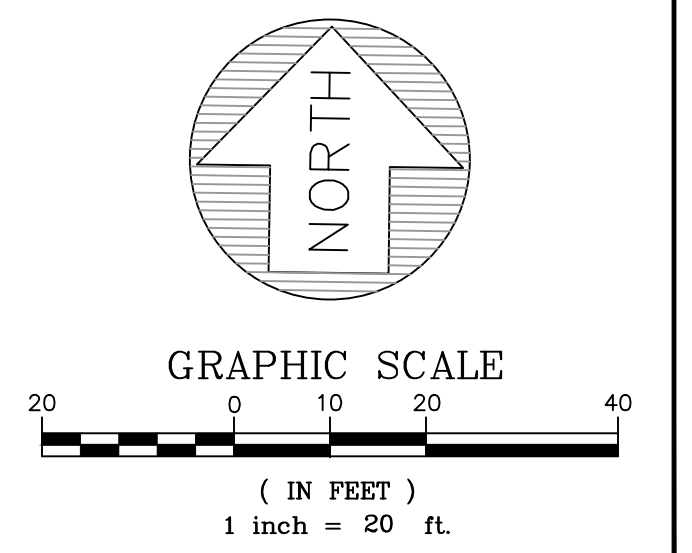
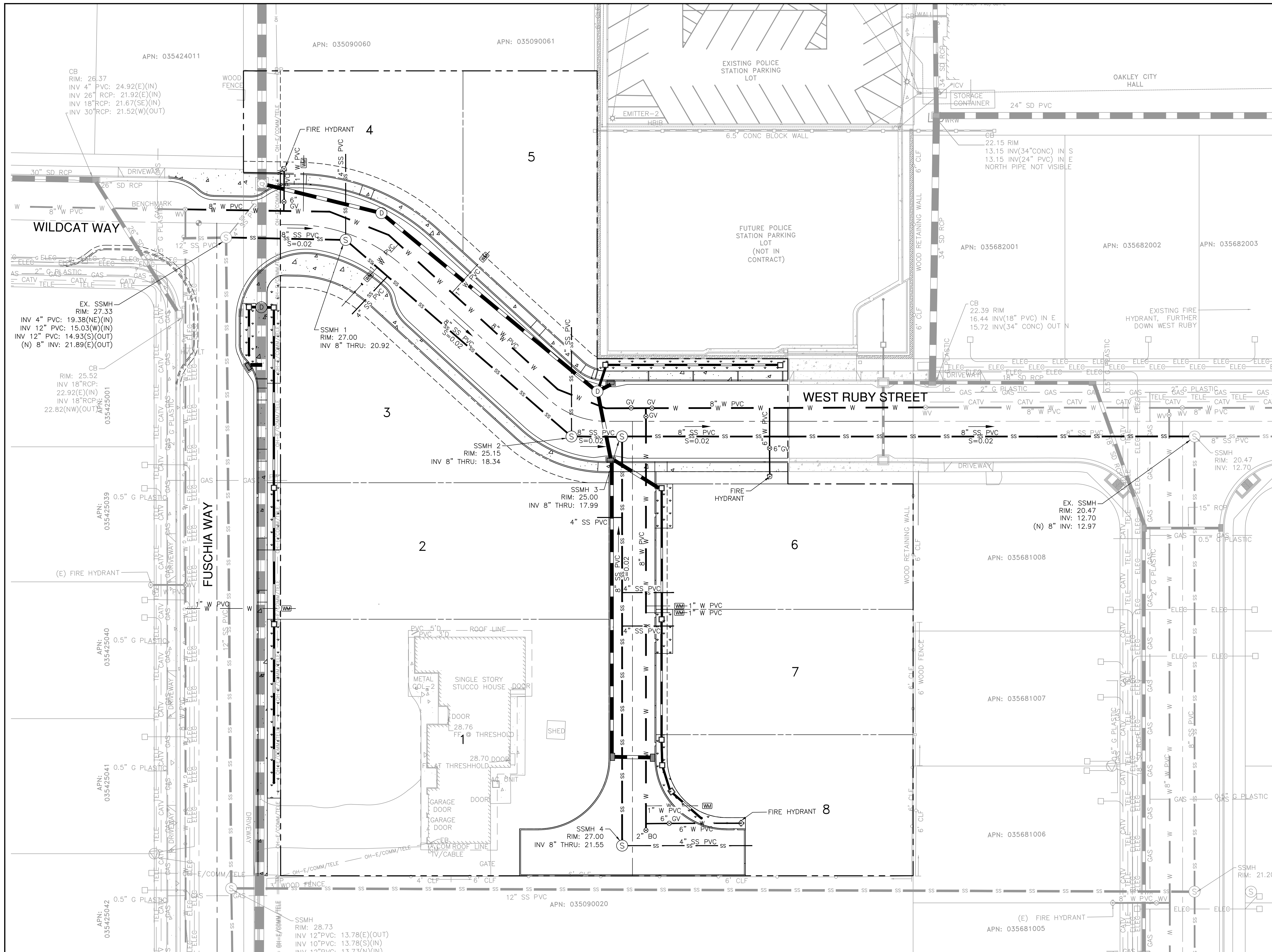
SUBCONSULTANT:
 DATE: DESCRIPTION OF REVISIONS APPD

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.



DATE:	5/24/2022
SCALE:	AS SHOWN
DESIGNED:	CSM
DRAWN:	CSM
CHECKED:	RJL
PROJ. ENGR:	LFH



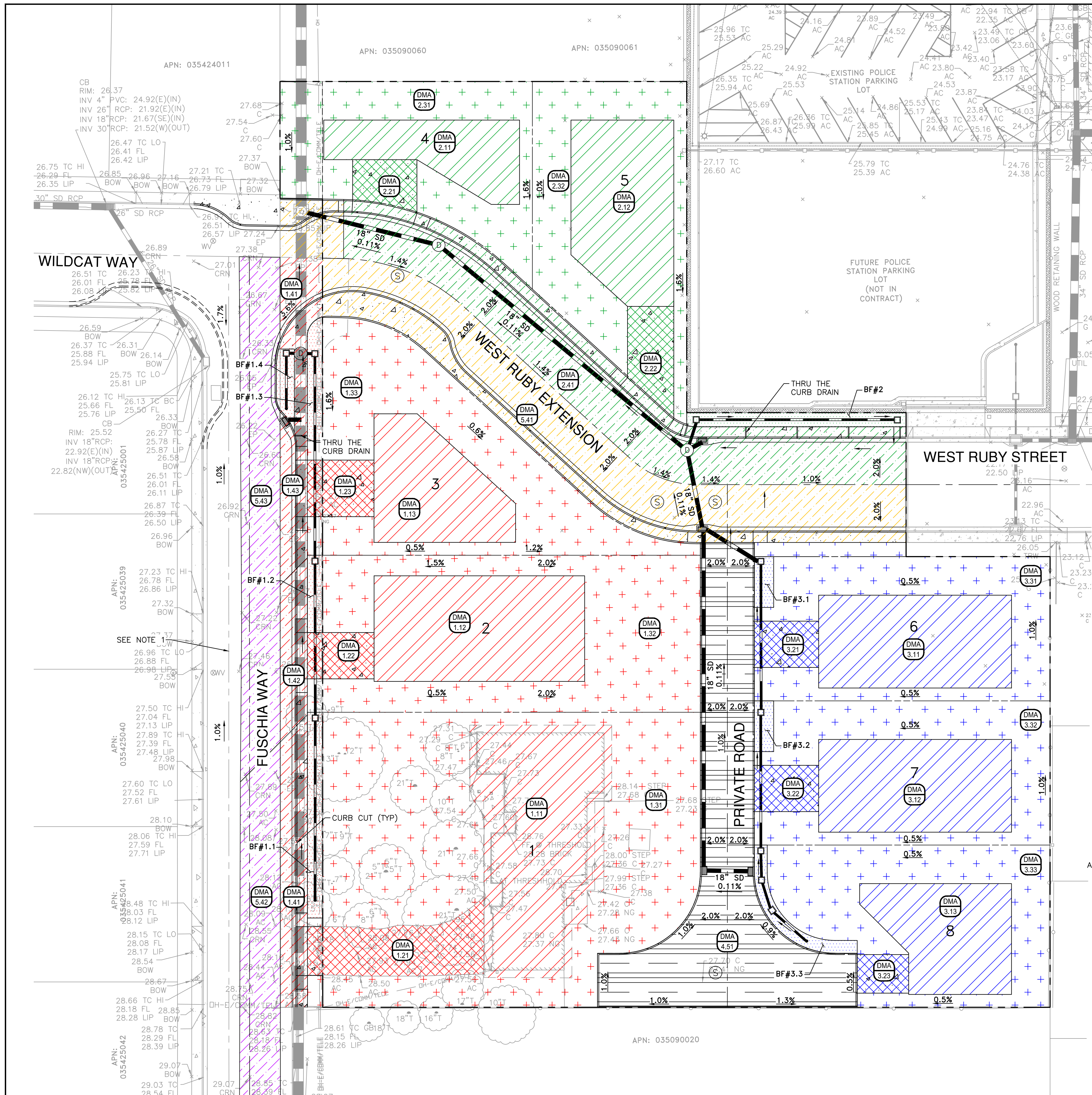
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DATE	DESCRIPTION OF REVISIONS	APPD

SUBCONSULTANT:

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

SHEET
9
OF 12 SHEETS
JOB NO.
316002



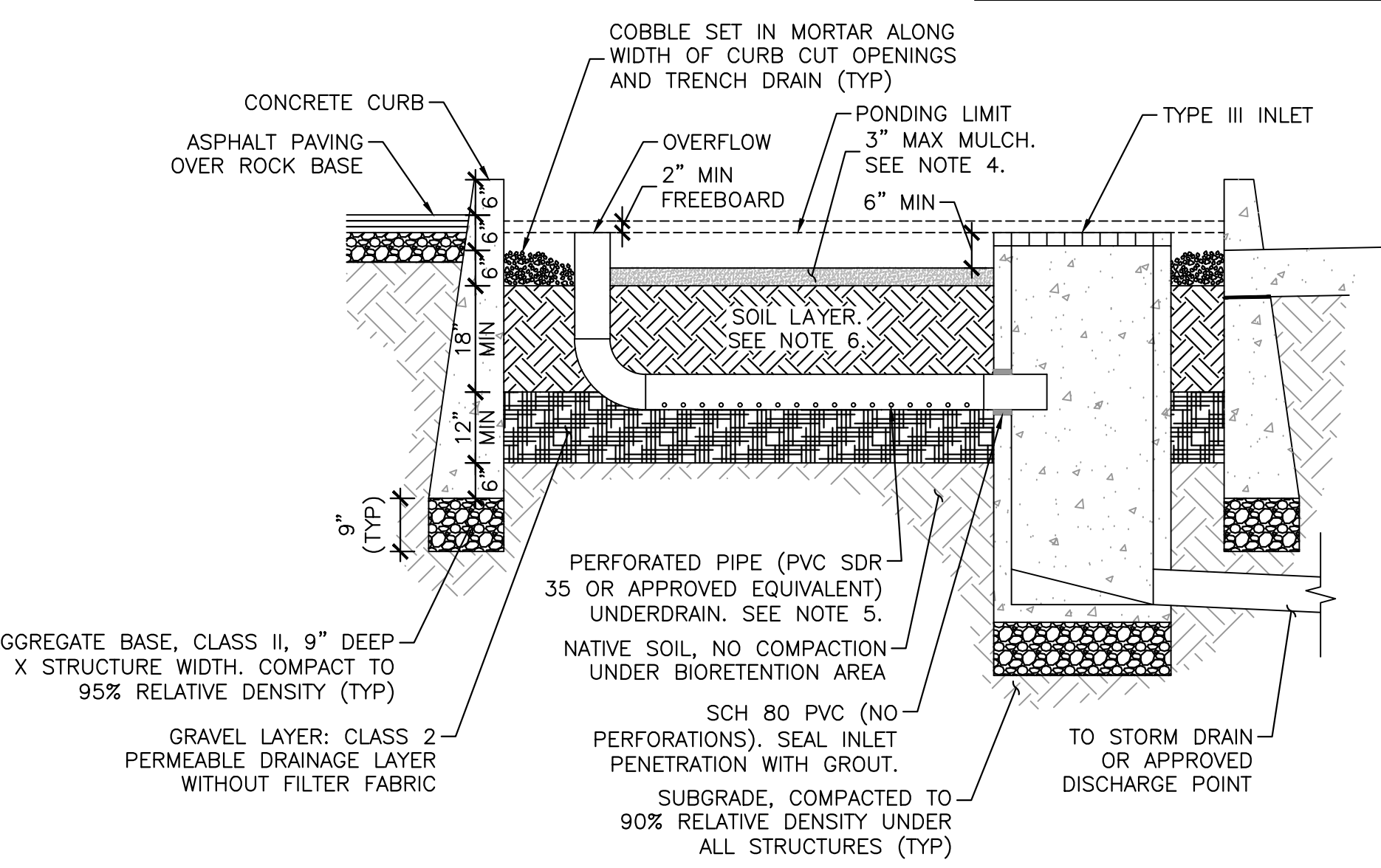
LEGEND

- 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
- DMA 1.11 - DRAINAGE MANAGEMENT ID
- X.XXZ - SURFACE ID
- X.XXZ - SURFACE TYPE
- X.XXZ - BIORETENTION FACILITY ID
- X.XXZ - DIRECTION AND SLOPE OF PIPE FLOW
- X.XXZ - DIRECTION OF OVERLAND FLOW

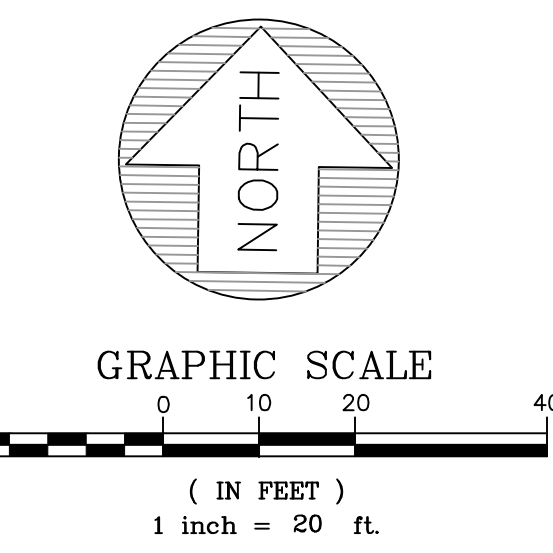
NOTE:

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 AREAS IN DMA 5.42 AND DMA 5.43.

PARCEL	DMA ID	AREA (SF)	DESCRIPTION	DMA TYPE/DRAINS TO
1	1.11	4,502	ROOF	BF#1.1
1	1.21	1,392	DRIVEWAY	BF#1.1
1	1.31	10,109	LANDSCAPE	BF#1.1
2	1.12	3,362	ROOF	BF#1.2
2	1.22	468	DRIVEWAY	BF#1.2
2	1.32	5,323	LANDSCAPE	BF#1.2
3	1.13	2,085	ROOF	BF#1.3
3	1.23	571	DRIVEWAY	BF#1.3
3	1.33	4,858	LANDSCAPE	BF#1.3
4	2.11	1,616	ROOF	BF#2
4	2.21	448	DRIVEWAY	BF#2
4	2.31	3,317	LANDSCAPE	BF#2
5	2.12	2,678	ROOF	BF#2
5	2.22	646	DRIVEWAY	BF#2
5	2.32	3,199	LANDSCAPE	BF#2
6	3.11	2,708	ROOF	BF#3.1
6	3.21	450	DRIVEWAY	BF#3.1
6	3.31	3,471	LANDSCAPE	BF#3.1
7	3.12	2,707	ROOF	BF#3.2
7	3.22	450	DRIVEWAY	BF#3.2
7	3.32	3,146	LANDSCAPE	BF#3.2
8	3.13	2,057	ROOF	BF#3.3
8	3.23	300	DRIVEWAY	BF#3.3
8	3.33	3,521	LANDSCAPE	BF#3.3
FUSCHIA WAY	1.41	1,145	SIDEWALK, FUSCHIA WAY	BF#1.1
FUSCHIA WAY	1.42	644	SIDEWALK, FUSCHIA WAY	BF#1.3
FUSCHIA WAY	1.43	1,285	SIDEWALK, FUSCHIA WAY	BF#1.3
WEST RUBY EXTENSION	2.41	5,596	SIDEWALKS, FUSCHIA, AND W RUBY EXTENSION	BF#2
PRIVATE ROAD	4.51	5,903	PERMEABLE PAVEMENT	SELF-RETAINING
WEST RUBY EXTENSION	5.41	6,345	TRADEOFF AREA	SEE NOTE 1
FUSCHIA WAY	5.42	3,374	EQUIVALENT SPACE	BF#1.1
FUSCHIA WAY	5.43	2,971	EQUIVALENT SPACE	BF#1.3,1.4



- NOTES:**
- NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
 - ELEVATION OF PERFORATED PIPE UNDERDRAIN IS ATOP GRAVEL LAYER.
 - ALL CONCRETE STRUCTURES (VERTICAL, CURB, INLET) SHALL BE CONSTRUCTED ATOP 9" DEEP CLASS II AB AND COMPACTED SUBGRADE.
 - ALL MULCH WITHIN STORMWATER PLANTING AREAS SHALL BE 3" OF WASHED PEA GRAVEL. CONTRACTOR SHALL SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
 - UNDERDRAIN SHALL HAVE OUTLET LOCATED FLUSH OR NEARLY FLUSH WITH PLANTER BOTTOM, WITH CLEANOUT PORT CONSISTING OF A VERTICAL, RIGID, NON-PERFORATED PVC PIPE. IT SHALL BE CONNECTED TO THE UNDERDRAIN VIA A SWEEP BEND, WITH A MINIMUM DIAMETER OF 4" AND A WATERTIGHT CAP.
 - SOIL LAYER SHALL CONSIST OF SOIL MIX WITH MINIMUM LONG-TERM INFILTRATION RATE OF 5"/HOUR.



DATE:	5/24/2022
SCALE:	AS SHOWN
DESIGNED:	CSM
DRAWN:	CSM
CHECKED:	RJL
PROJ. ENGR:	LFH

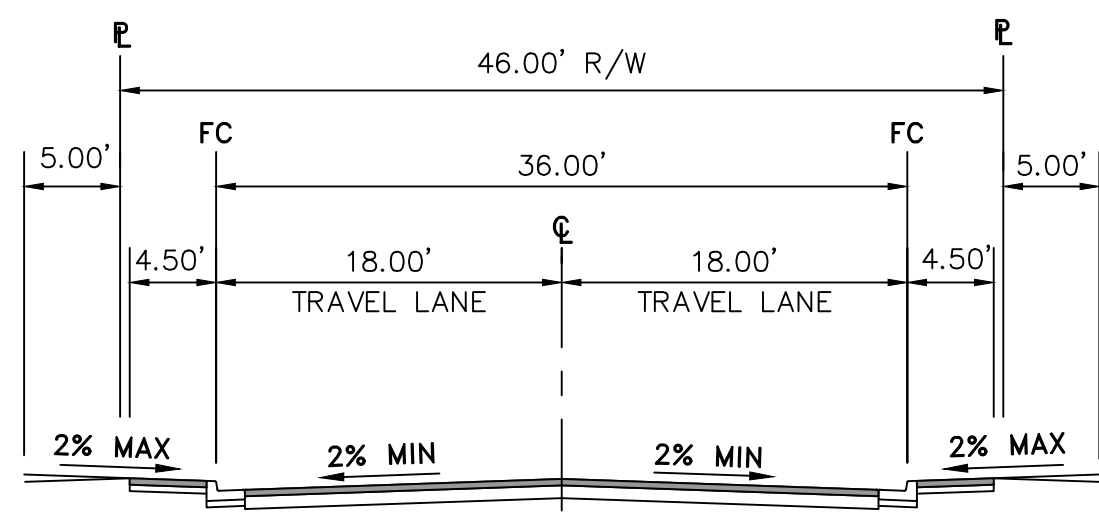
FREYER & LAURETA, INC.
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DATE	DESCRIPTION OF REVISIONS	APPD

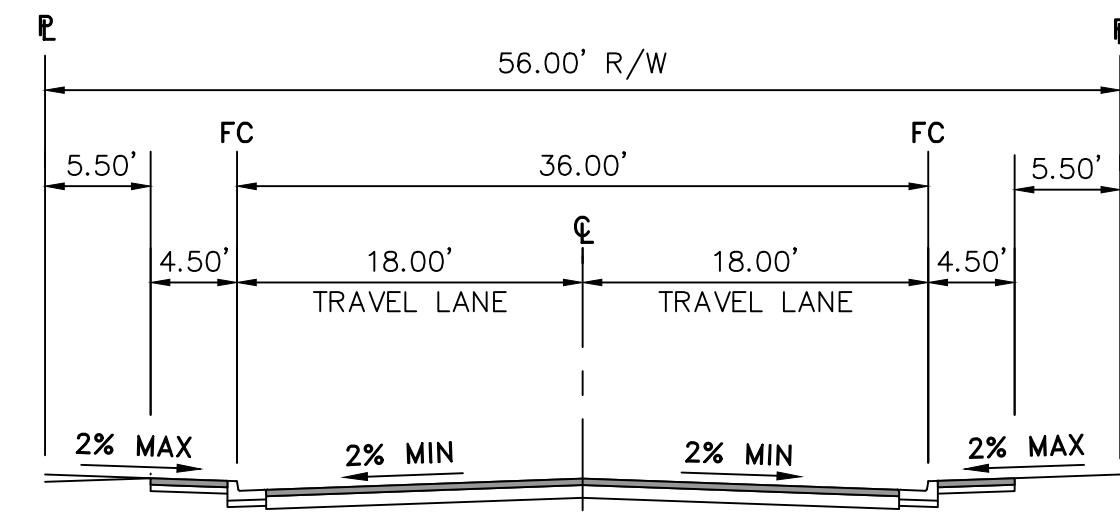
SUBCONSULTANT:

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

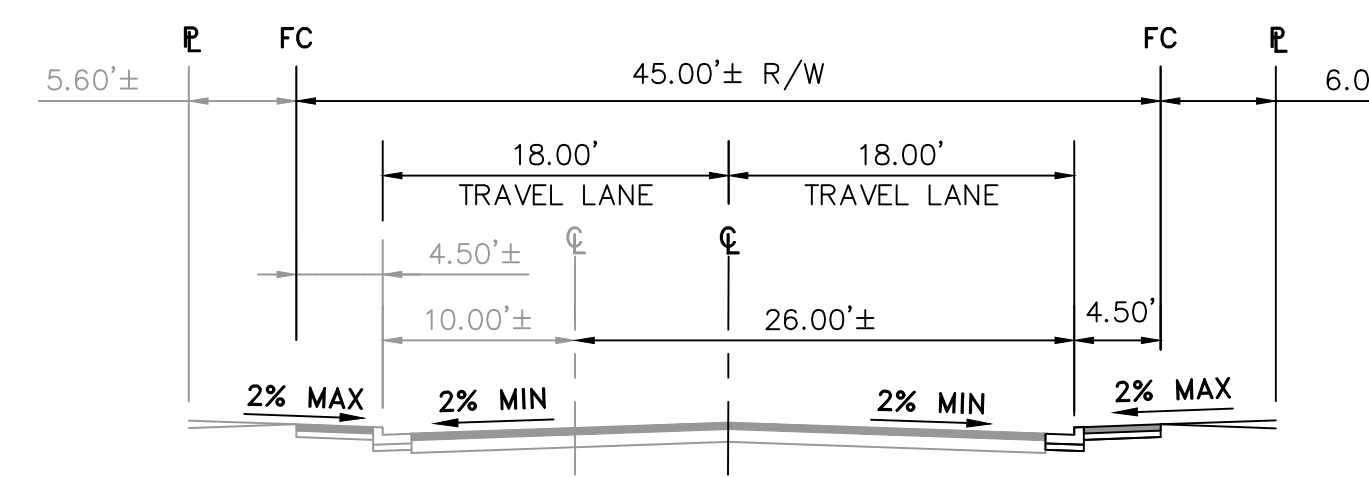
SHEET	10
OF 12 SHEETS	
JOB NO.	316002



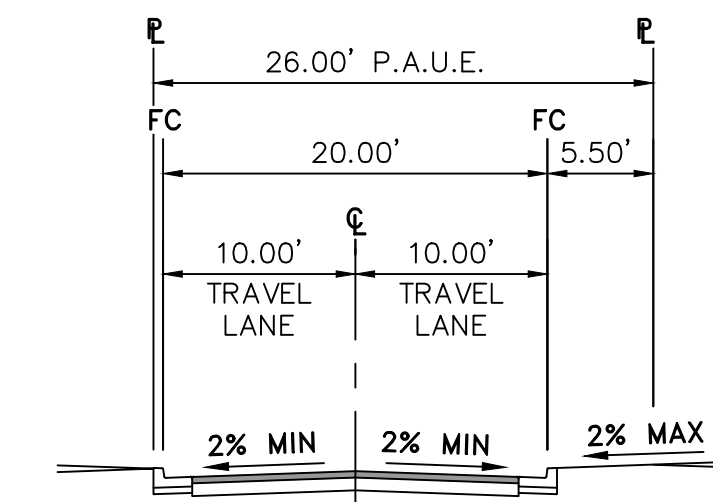
1 WEST RUBY EXTENSION WITHOUT STORM TREATMENT
SCALE: 1" = 10'



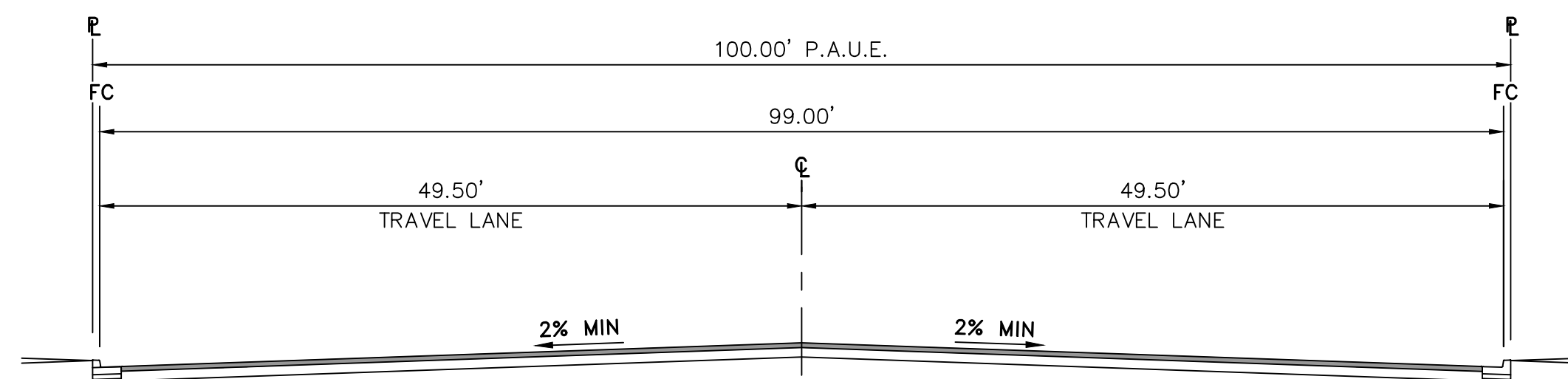
2 WEST RUBY EXTENSION WITH STORM TREATMENT
SCALE: 1" = 10'



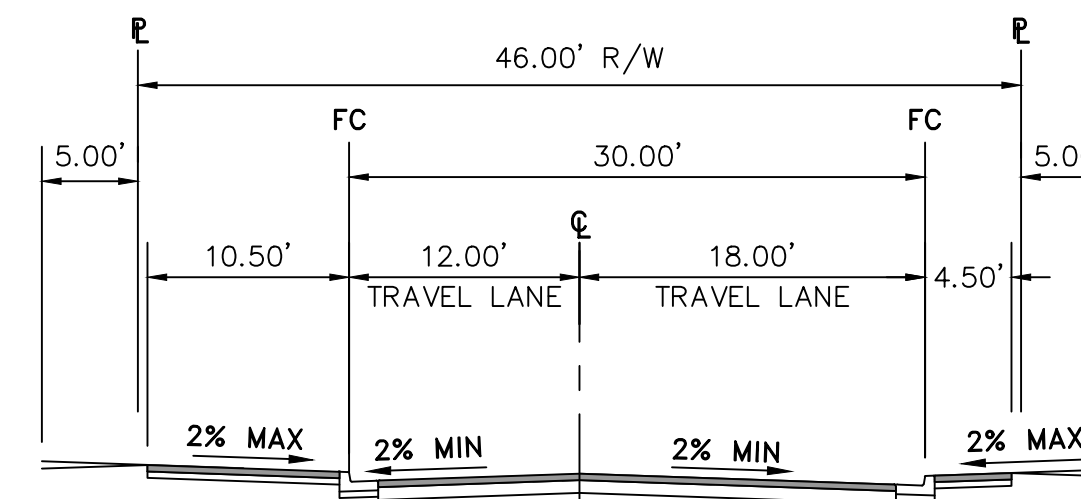
3 FUSCHIA WAY EAST SIDE WITH SIDEWALK
SCALE: 1" = 10'



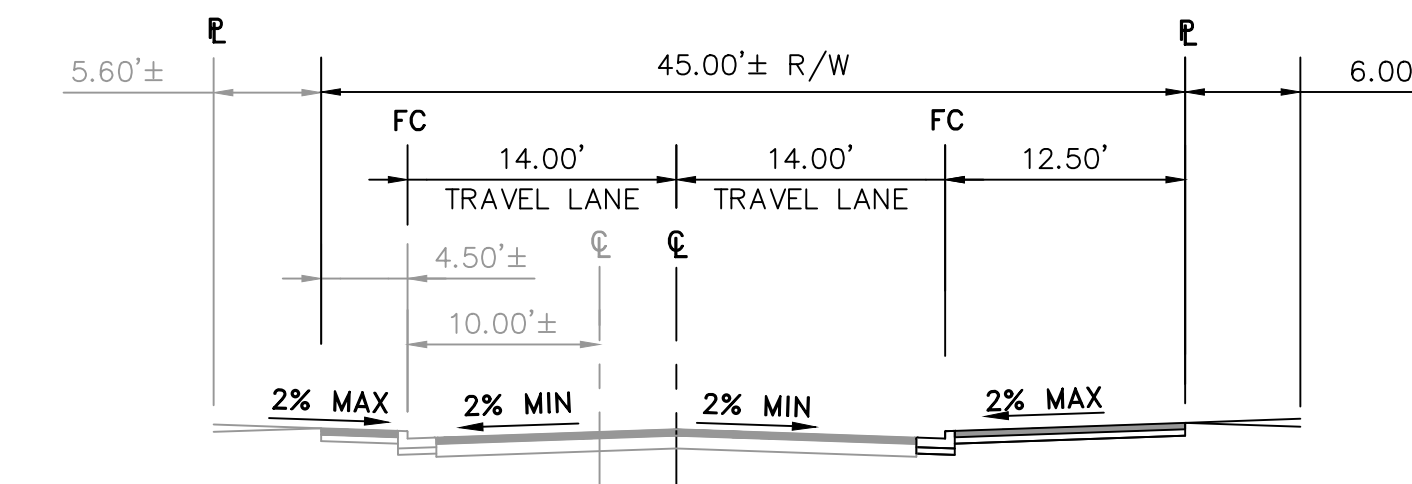
4 PRIVATE ROAD
SCALE: 1" = 10'



5 PRIVATE ROAD
SCALE: 1" = 10'



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



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

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SCALE:	AS SHOWN
DESIGNED:	CSM
DRAWN:	CSM
CHECKED:	RJL
PROJ. ENGR:	LFH



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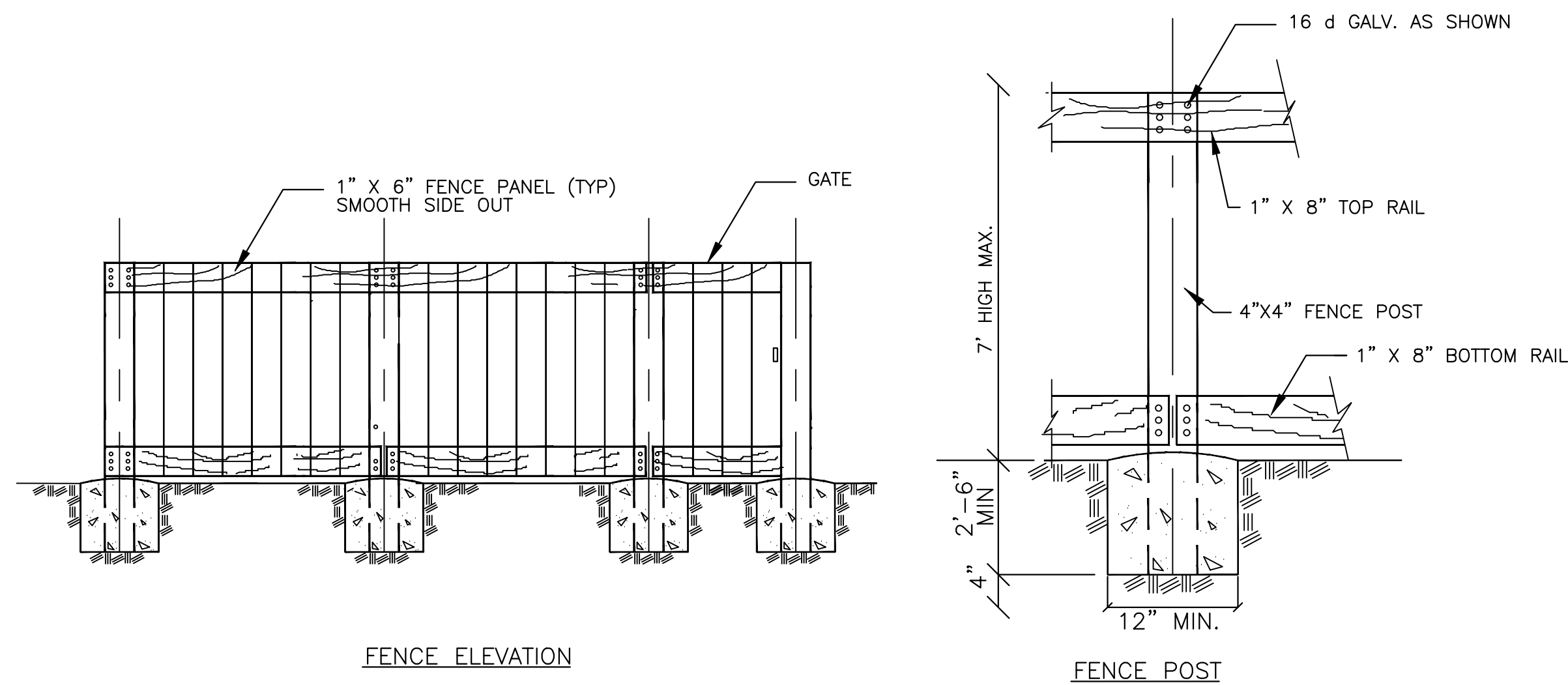
DATE	DESCRIPTION OF REVISIONS	APP'D

SUBCONSULTANT:

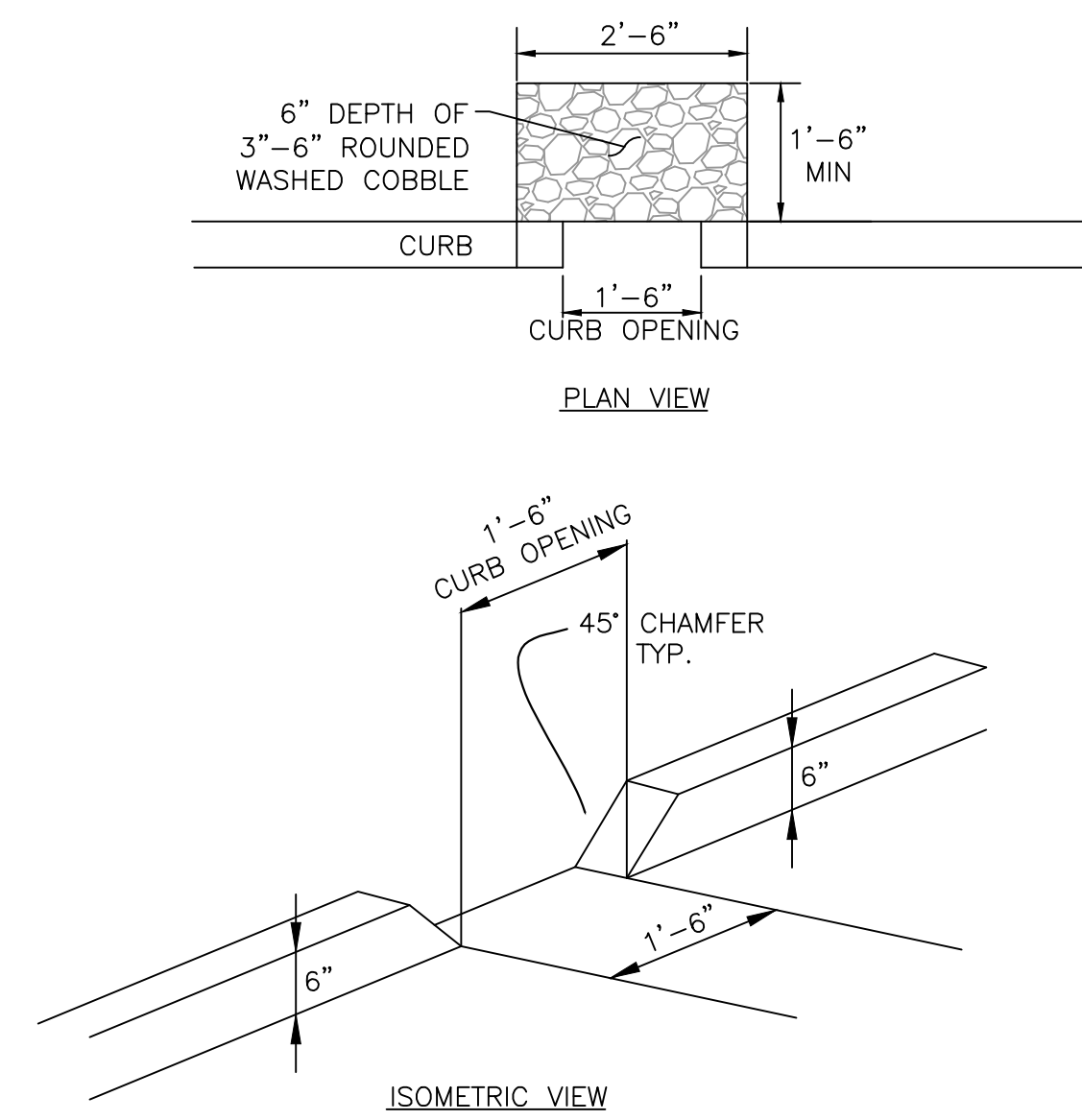
TYPICAL STREET SECTIONS

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

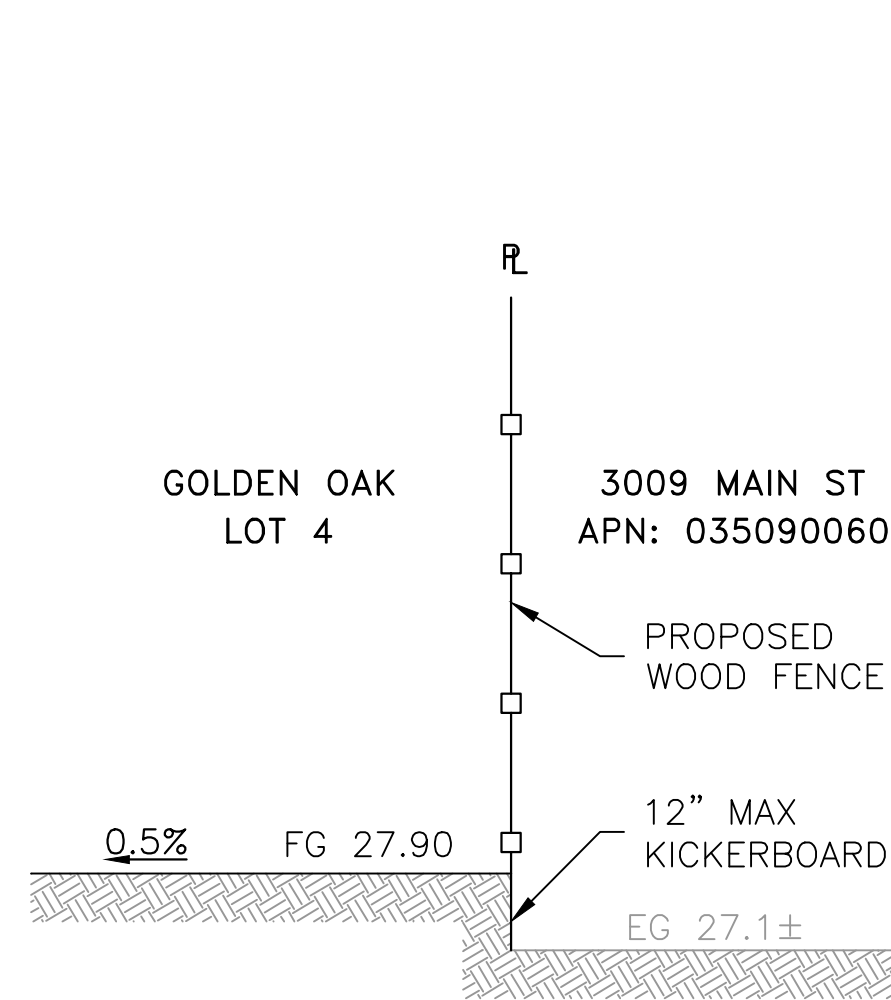
SHEET
11
OF 12 SHEETS
JOB NO.
316002



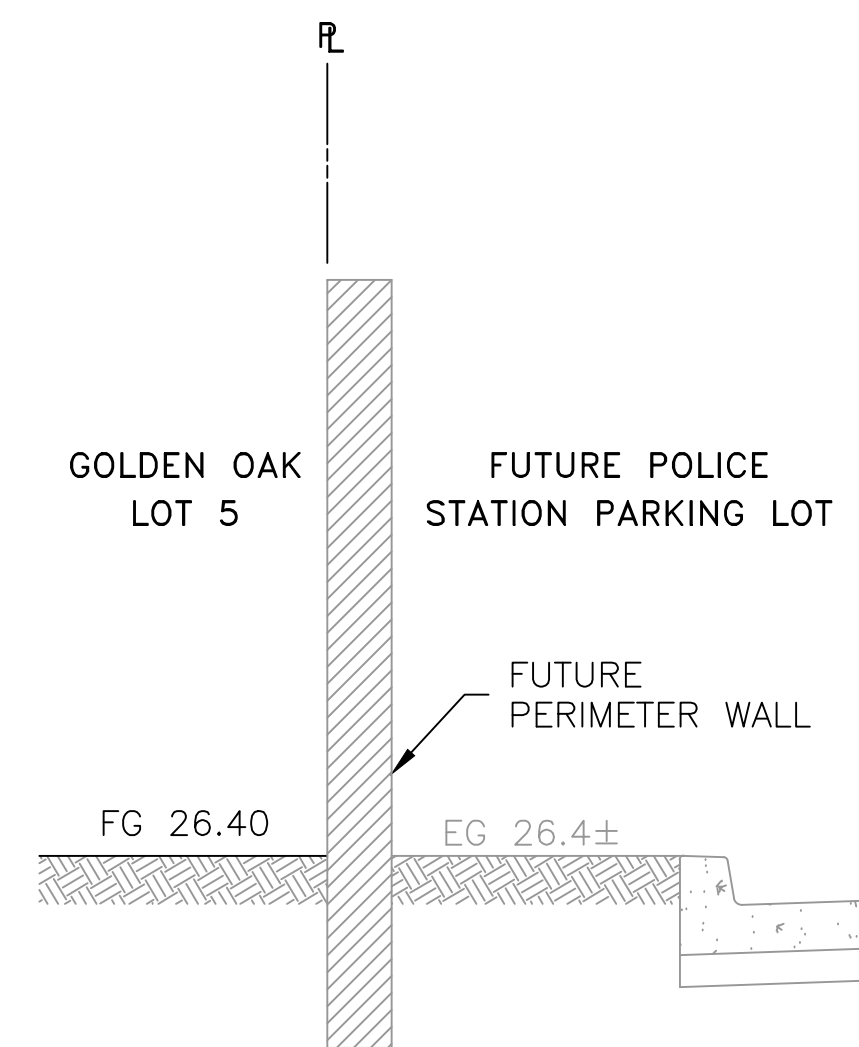
1 TYPICAL WOOD FENCE AND GATE
SCALE: NTS



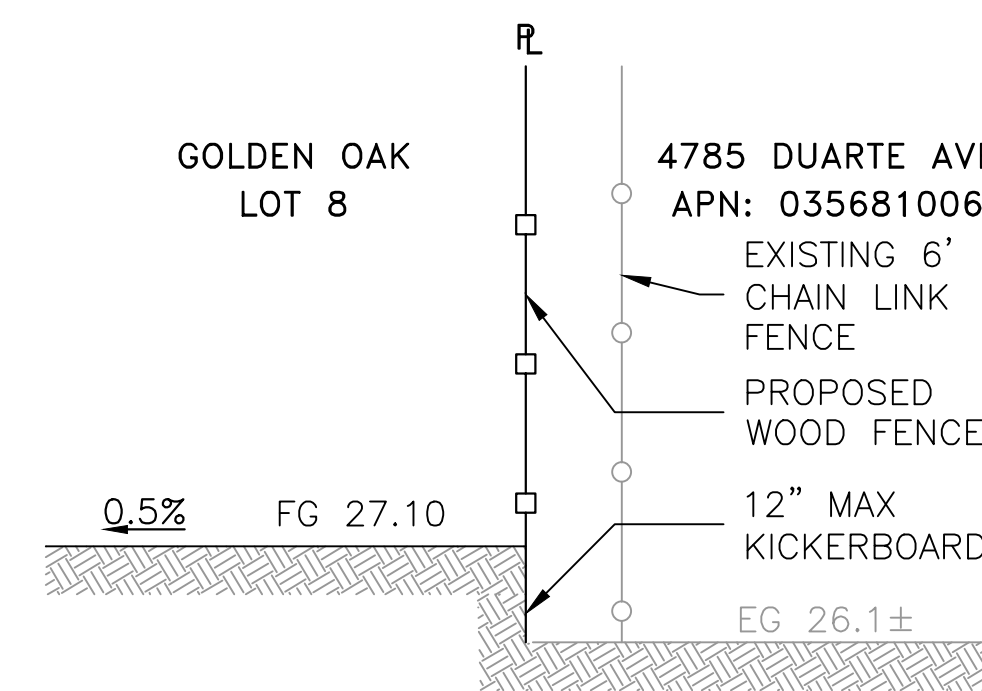
2 CURB CUT
SCALE: NTS



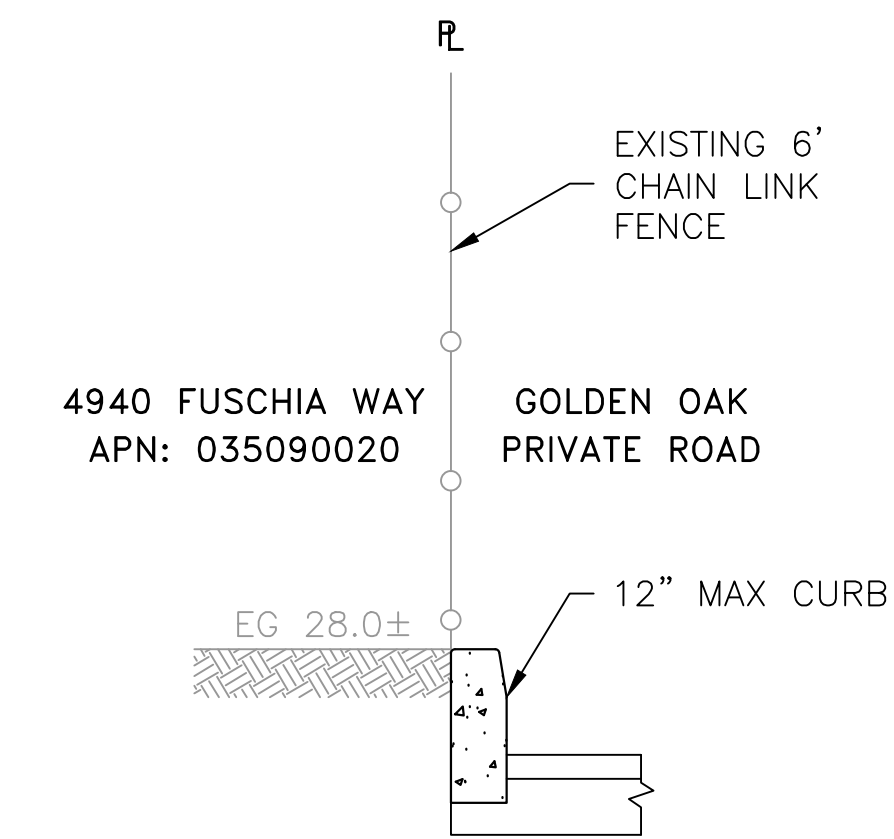
3 TYPICAL ADJOINER - LOT 4
SCALE: NTS



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:	5/24/2022
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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
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316002