

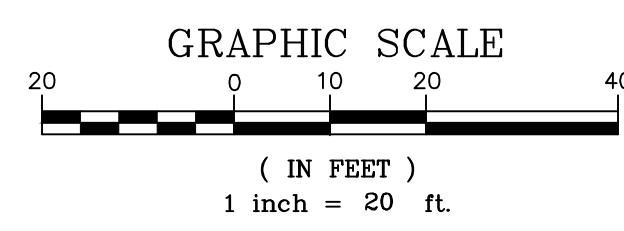
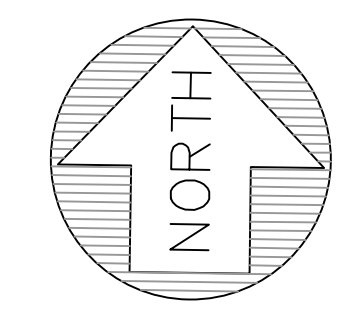
**LEGEND**

--- 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.
- ⑰ EXISTING VAULT TO BE RELOCATED.

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



DATE:	7/22/2022
SCALE:	AS SHOWN
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

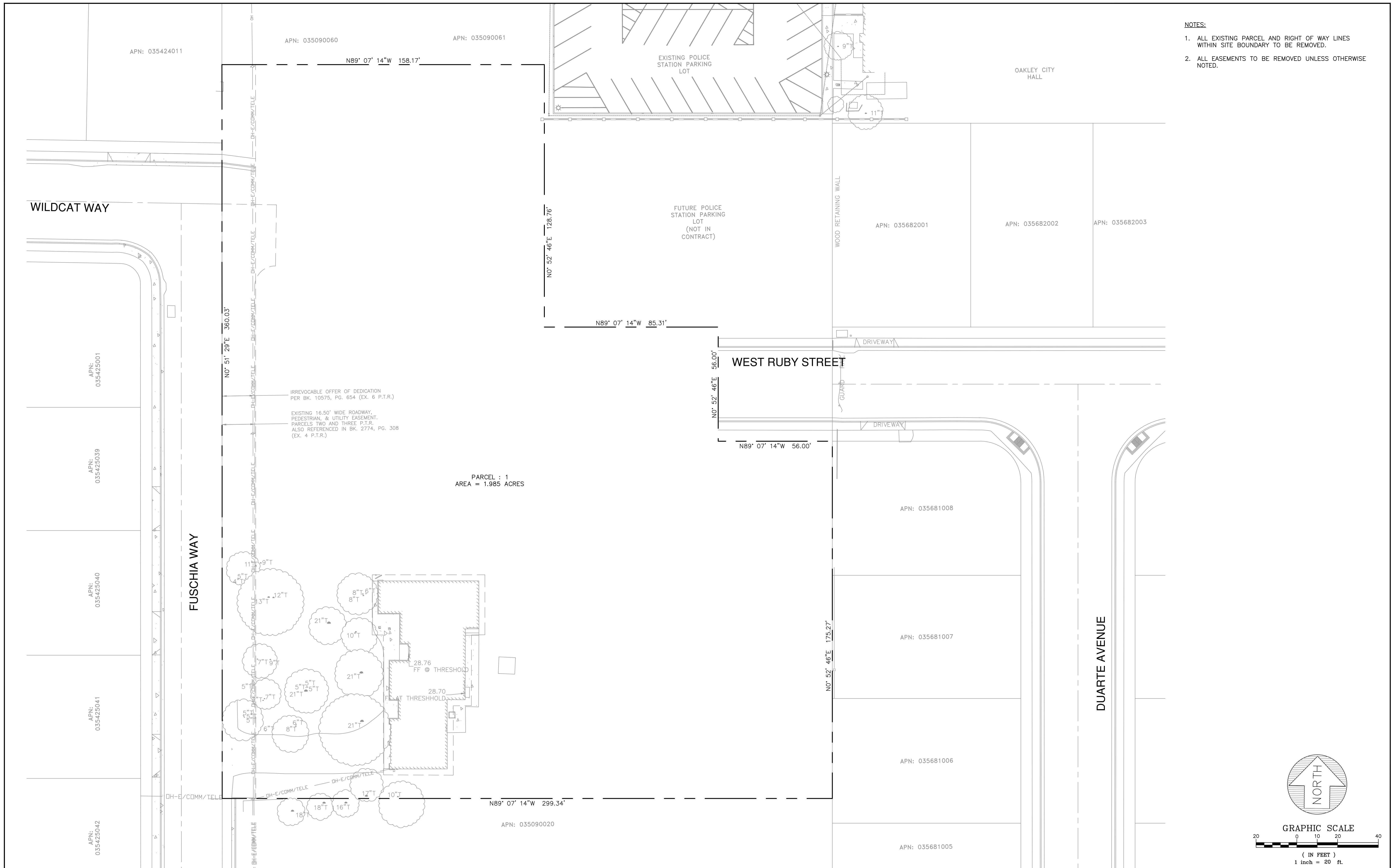
SUBCONSULTANT:

**DEMOLITION PLAN**  
 TENTATIVE 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:	7/22/2022
SCALE:	AS SHOWN
DESIGNED:	CSM
DRAWN:	CSM
CHECKED:	RJL
PROJ. ENGR:	LFH

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

825 Washington Street • Oakland, CA 94607  
 (510) 937-2310 • www.freyerlaureta.com

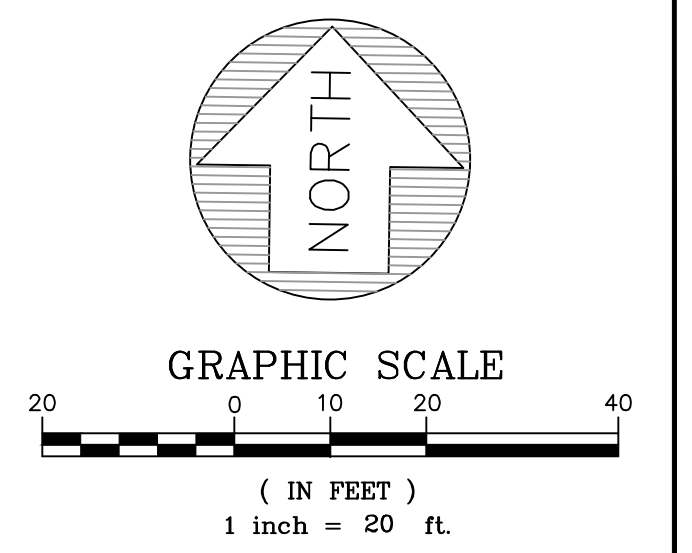
DATE	DESCRIPTION OF REVISIONS	APPD

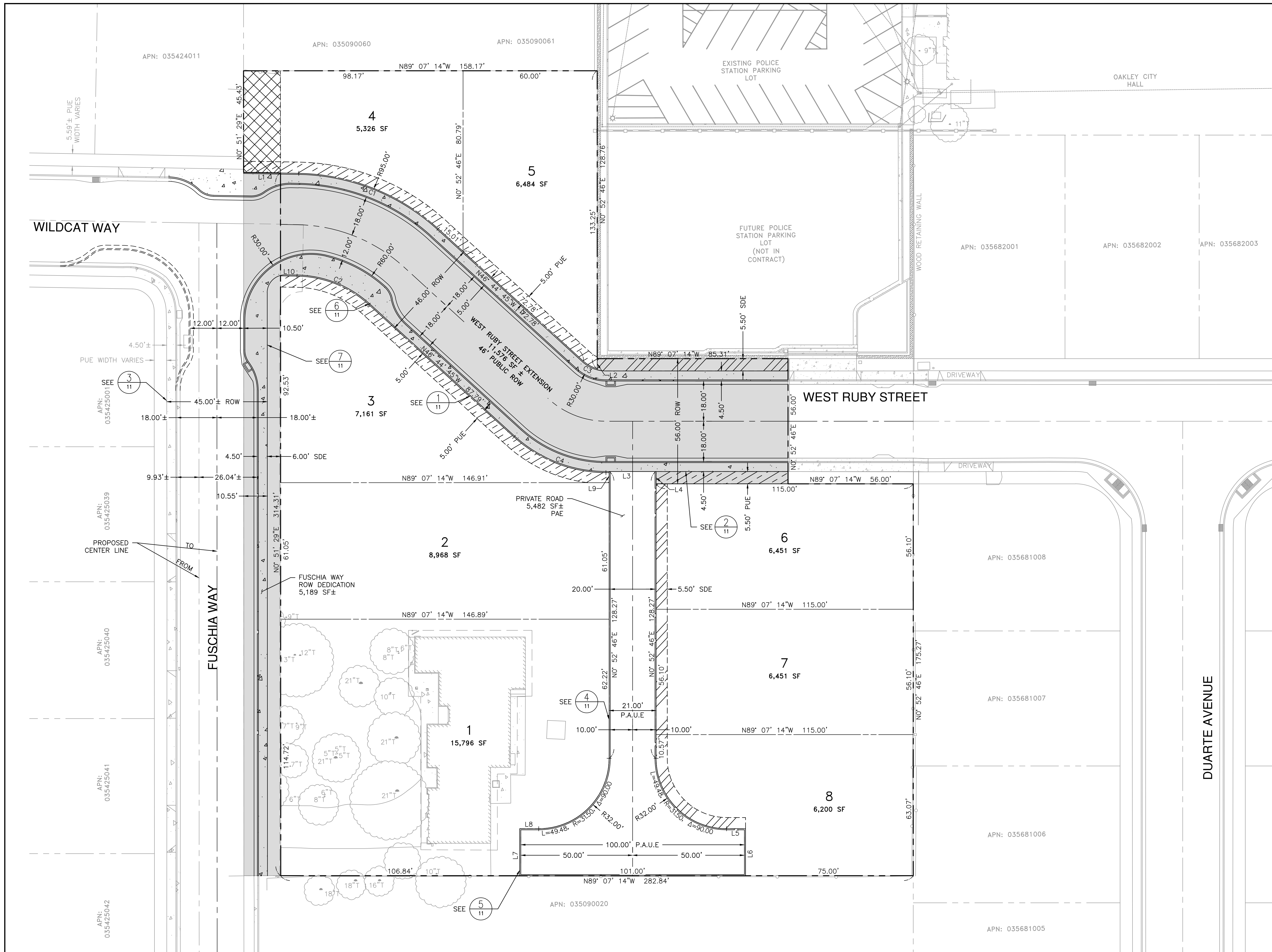
SUBCONSULTANT:

**EXISTING PARCELS AND EASEMENTS**

TENTATIVE MAP NO. 9580  
 GOLDEN OAK SUBDIVISION  
 OAKLEY, CALIFORNIA

SHEET  
**4**  
 OF 12 SHEETS  
 JOB NO.  
 316002





**LEGEND**

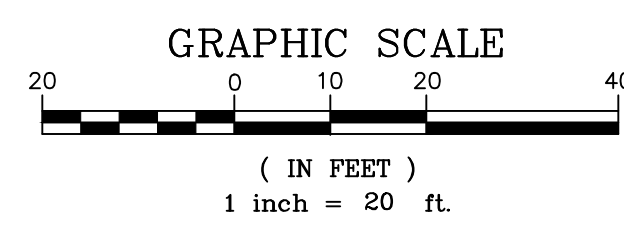
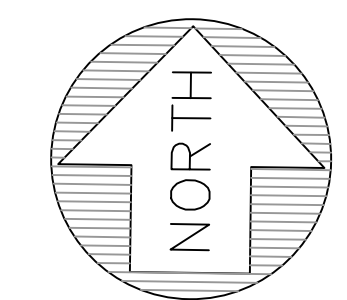
- PUBLIC RIGHT OF WAY (ROW)
- PUBLIC UTILITY EASEMENT (PUE)
- STORM DRAINAGE EASEMENT (SDE)
- EXISTING IRREVOCABLE OFFER OF DEDICATION PER BK 10575, PG 654 (TO REMAIN)

**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"



DATE: 7/22/2022  
 SCALE: AS SHOWN  
 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

SUBCONSULTANT:  
 DATE

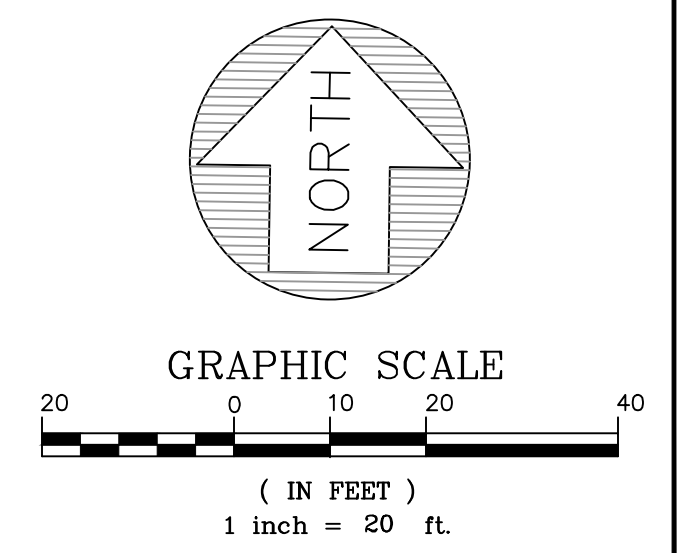
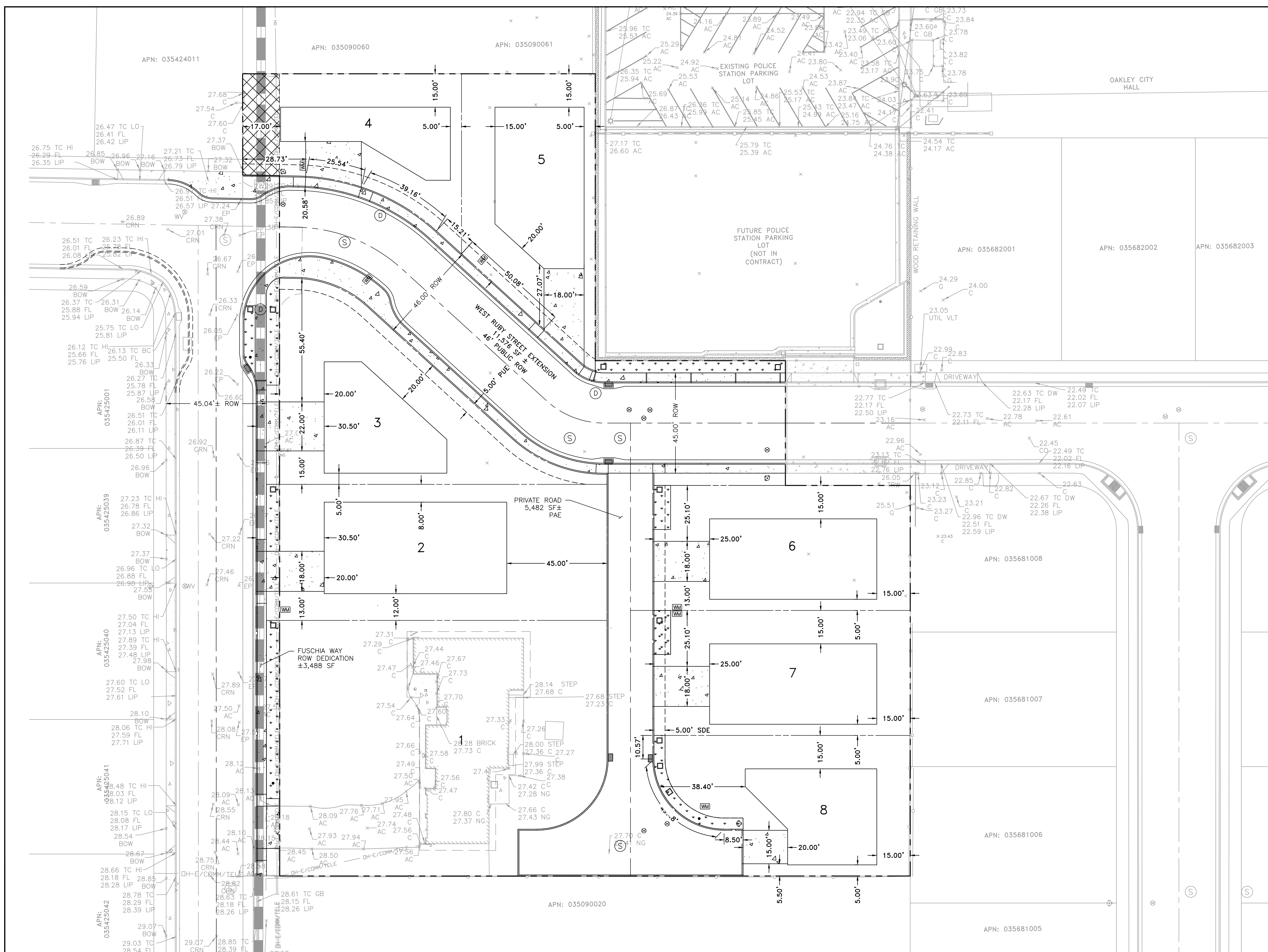
**PROPOSED PARCELS AND EASEMENTS**

TENTATIVE 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: 7/22/2022  
 SCALE: AS SHOWN  
 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

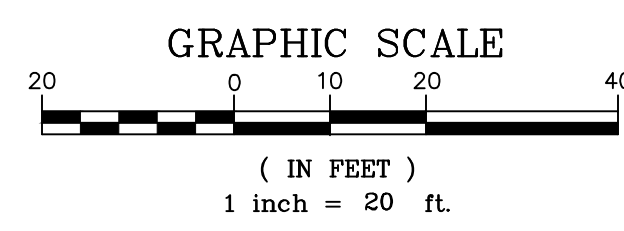
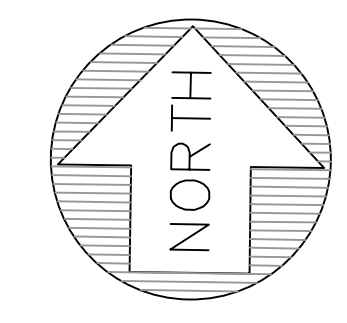
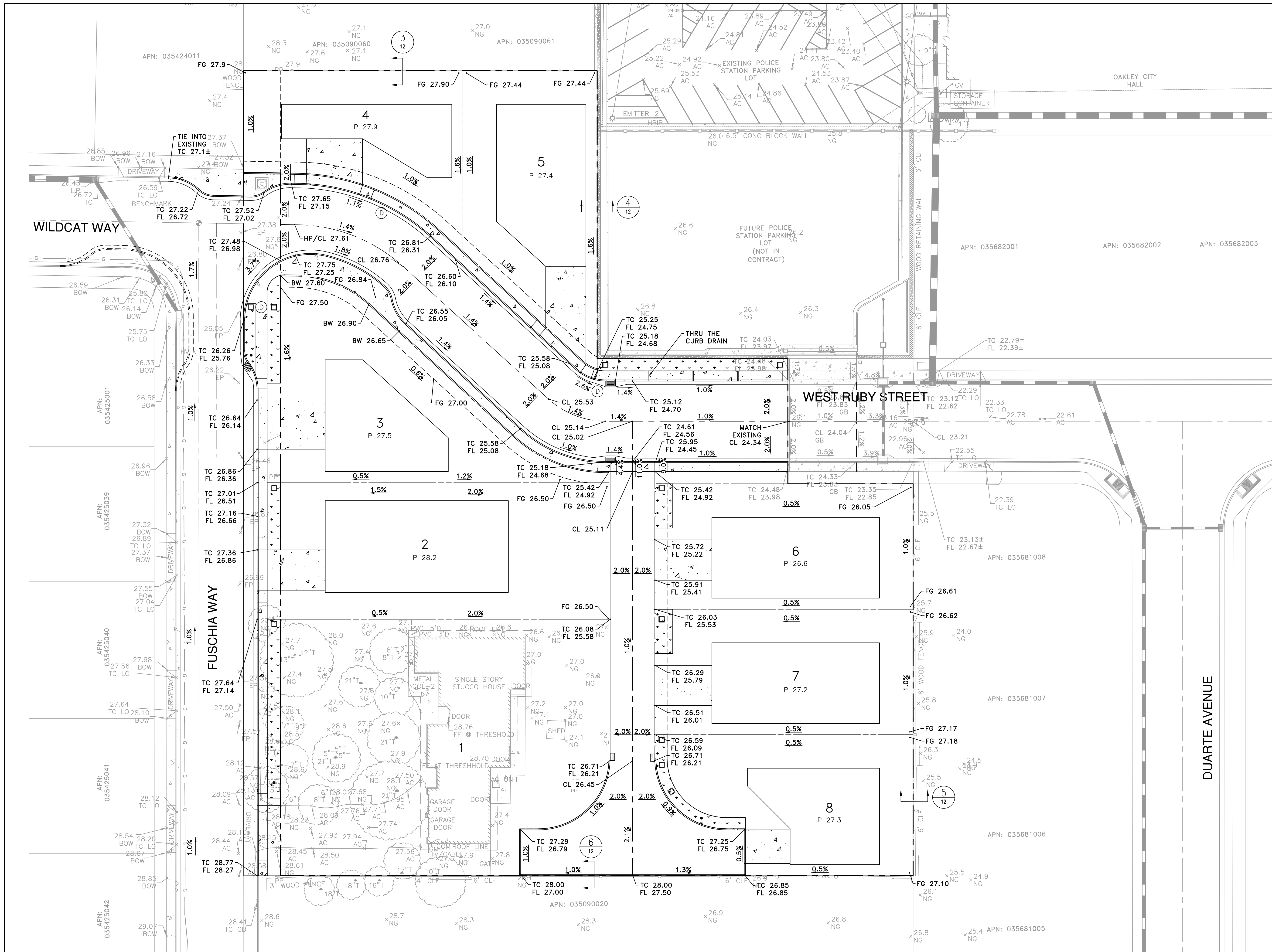
SUBCONSULTANT:  
 DATE: \_\_\_\_\_

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

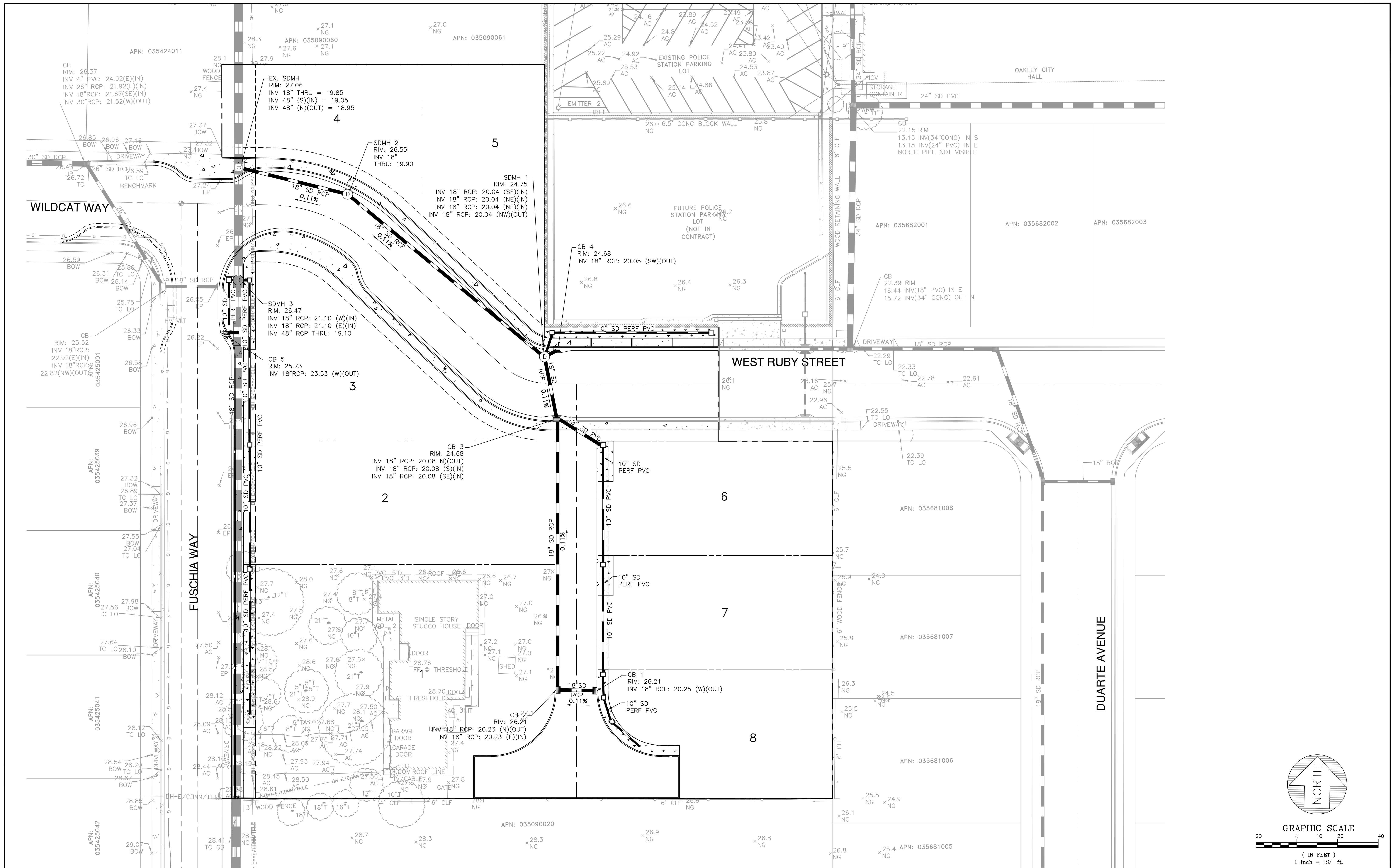
SHEET  
**6**  
 OF 12 SHEETS  
 JOB NO.  
 316002

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: 7/22/2022		DATE	DESCRIPTION OF REVISIONS	APPD	<p>PRELIMINARY GRADING PLAN</p> <p>TENTATIVE MAP NO. 9580 GOLDEN OAK SUBDIVISION OAKLEY, CALIFORNIA</p>	<p>SHEET <b>7</b> OF 12 SHEETS</p> <p>JOB NO. 316002</p>
SCALE: AS SHOWN						
DESIGNED: CSM						
DRAWN: CSM						
CHECKED: RJL						
PROJ. ENGR: LFH						

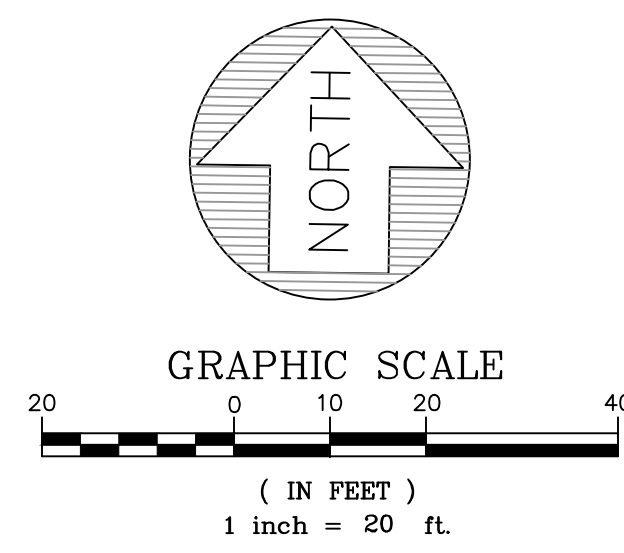
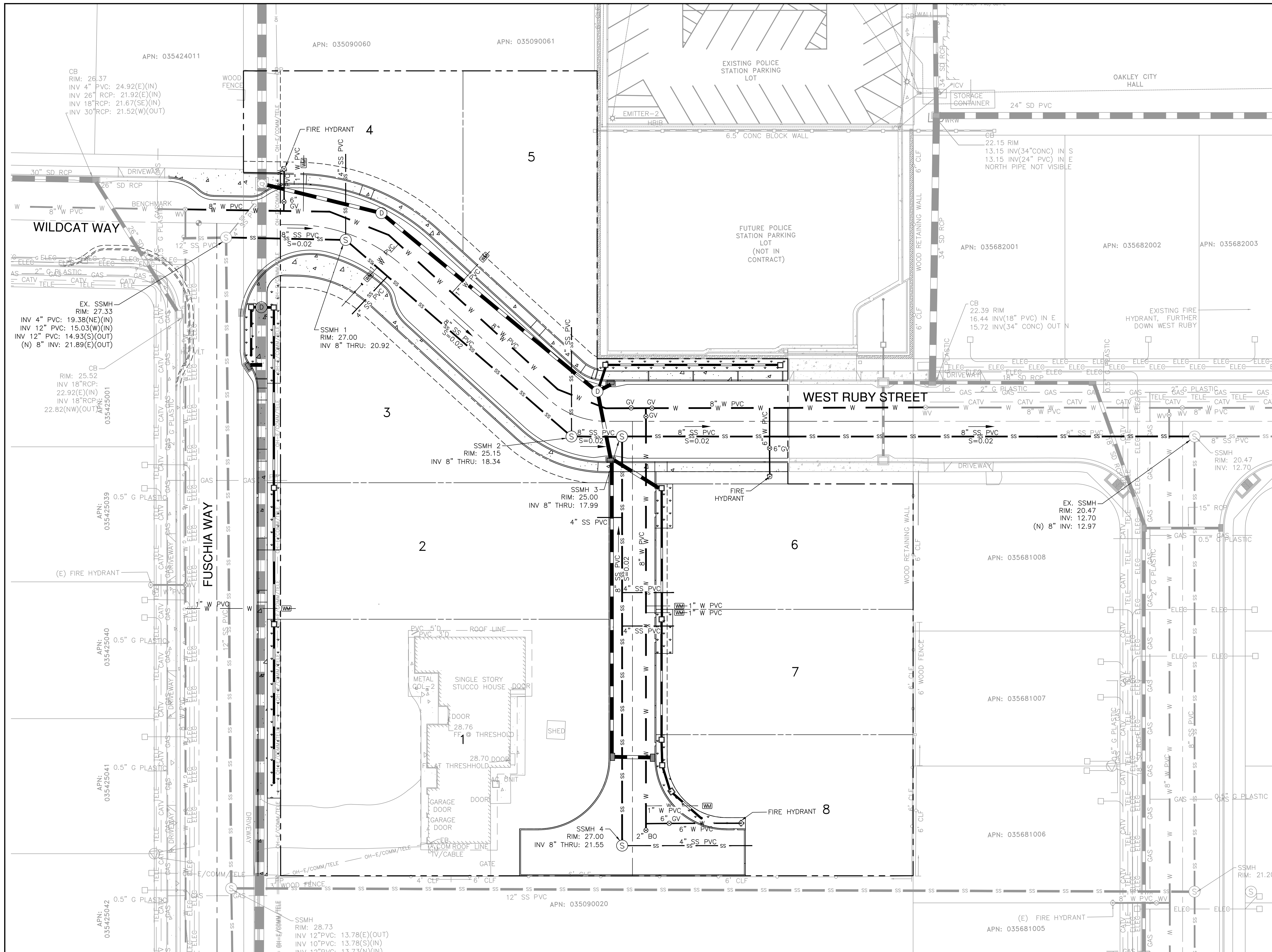


DATE: 7/22/2022					<p><b>PRELIMINARY DRAINAGE PLAN</b></p> <p>TENTATIVE MAP NO. 9580 GOLDEN OAK SUBDIVISION OAKLEY, CALIFORNIA</p>	SHEET <b>8</b> OF 12 SHEETS JOB NO. 316002
SCALE: AS SHOWN						
DESIGNED: CSM						
DRAWN: CSM						
CHECKED: RJL						
PROJ. ENGR: LFH						
		DATE	DESCRIPTION OF REVISIONS	APPD		



**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:	7/22/2022
SCALE:	AS SHOWN
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

SUBCONSULTANT:

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

SHEET  
**9**  
OF 12 SHEETS  
JOB NO.  
316002



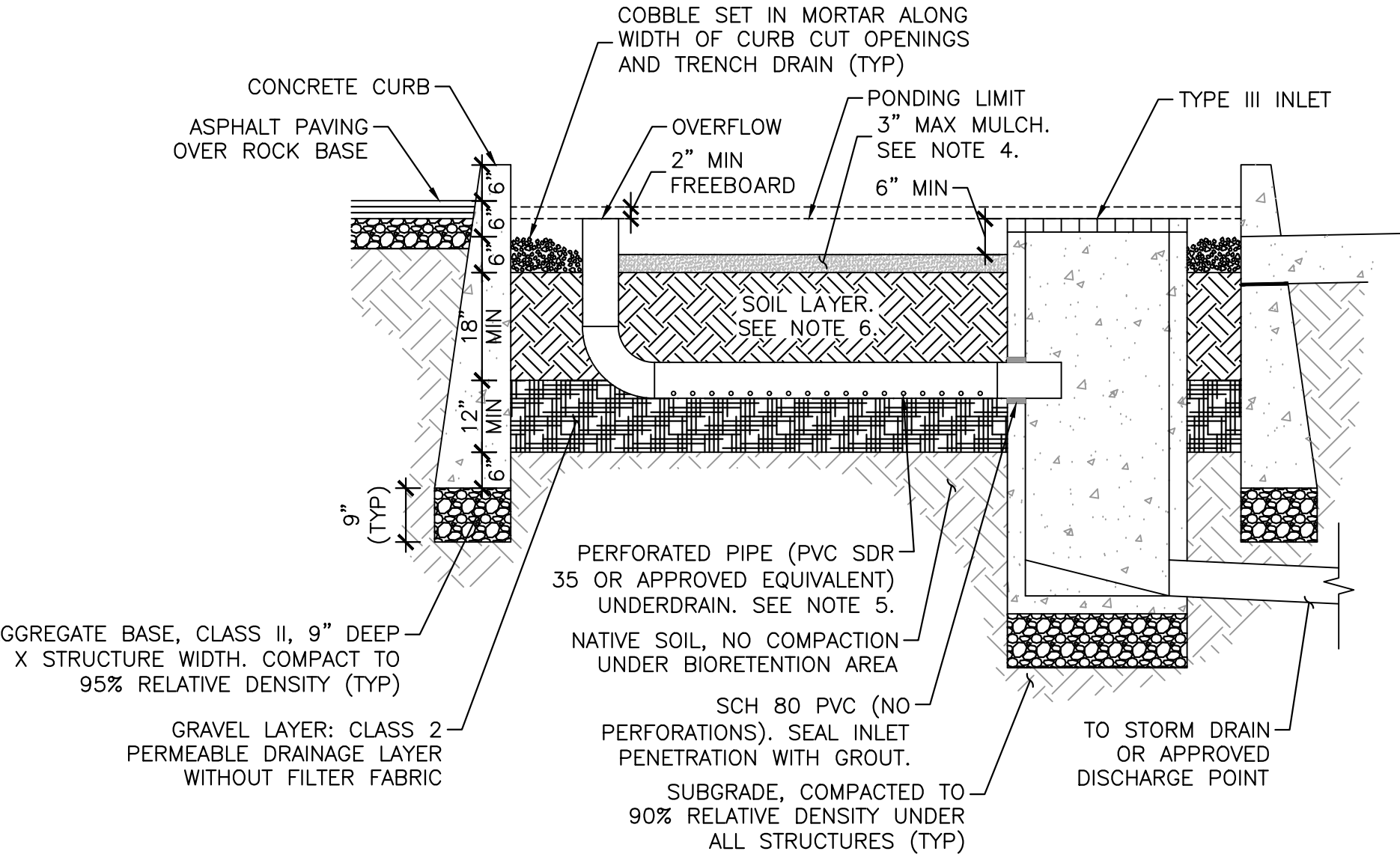
**LEGEND**

- 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 AND SLOPE OF PIPE FLOW
- DIRECTION OF OVERLAND FLOW

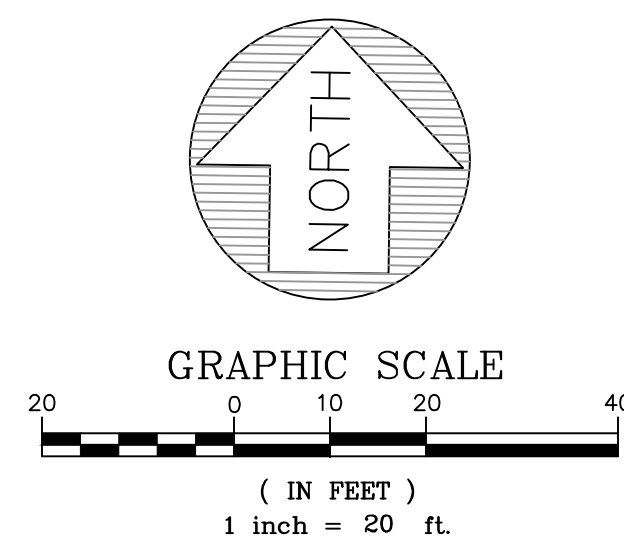
**NOTE:**

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: 7/22/2022  
SCALE: AS SHOWN  
DESIGNED: CSM  
DRAWN: CSM  
CHECKED: RJL  
PROJ. ENGR: LFH



825 Washington Street • Oakland, CA 94607  
(510) 937-2310 • www.freyerlaureta.com

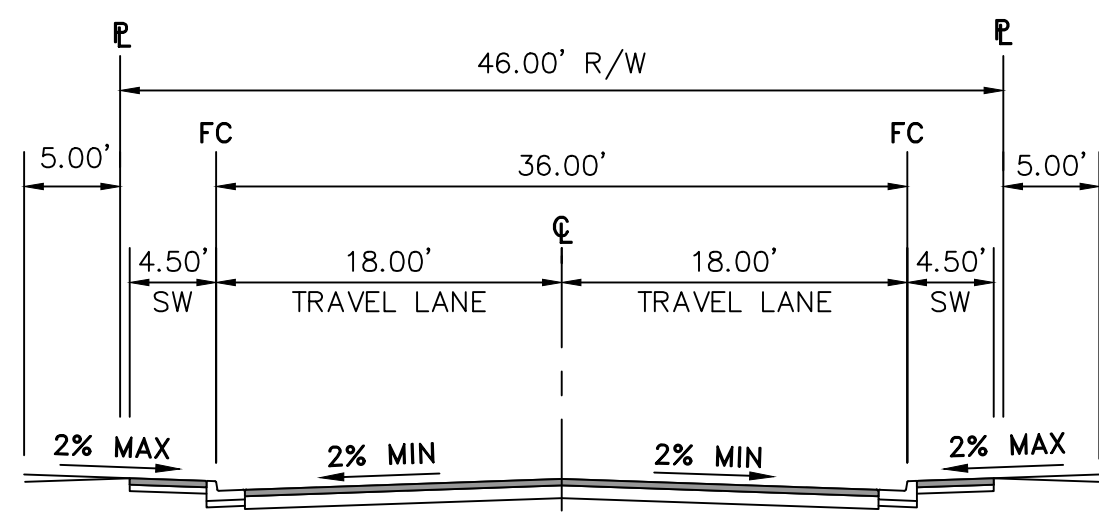
DATE	DESCRIPTION OF REVISIONS	APPD

SUBCONSULTANT:

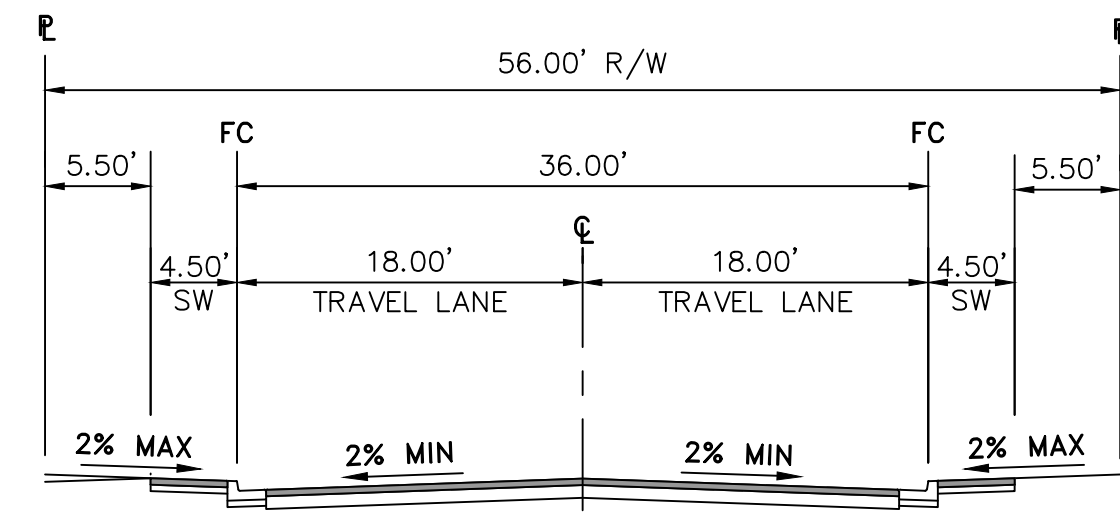
**PRELIMINARY STORMWATER CONTROL PLAN**

TENTATIVE MAP NO. 9580  
GOLDEN OAK SUBDIVISION  
OAKLEY, CALIFORNIA

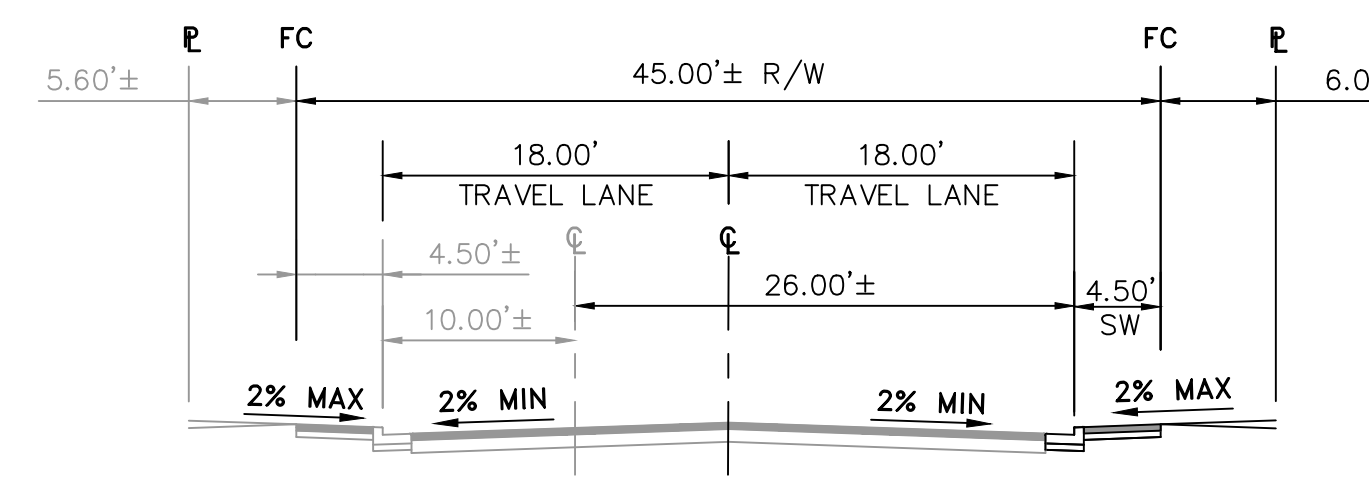
SHEET  
**10**  
OF 12 SHEETS  
JOB NO.  
316002



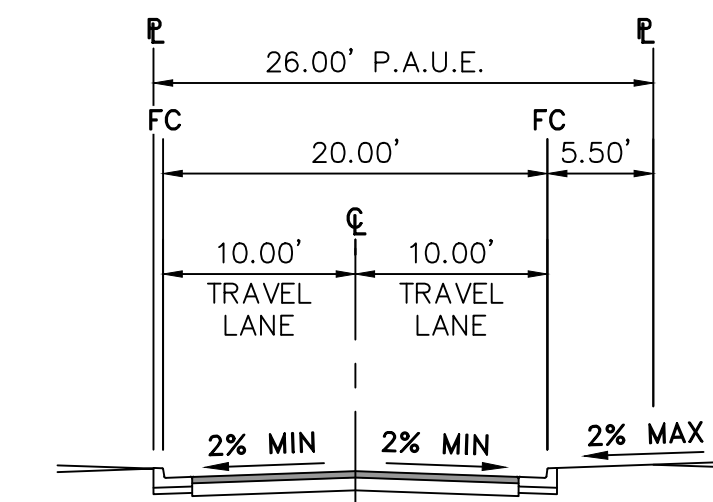
1 WEST RUBY EXTENSION WITHOUT STORM TREATMENT  
SCALE: 1" = 10'



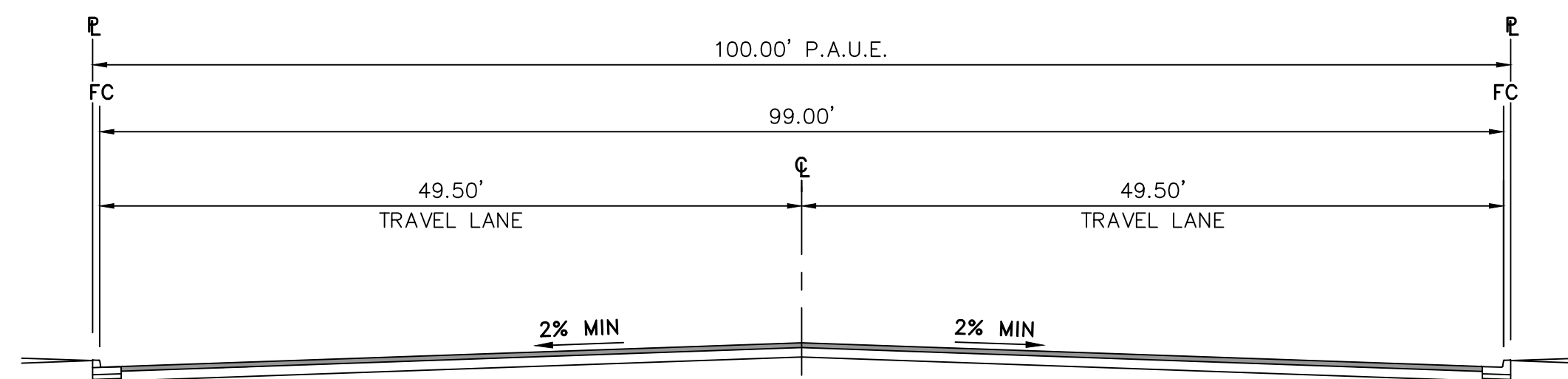
2 WEST RUBY EXTENSION WITH STORM TREATMENT  
SCALE: 1" = 10'



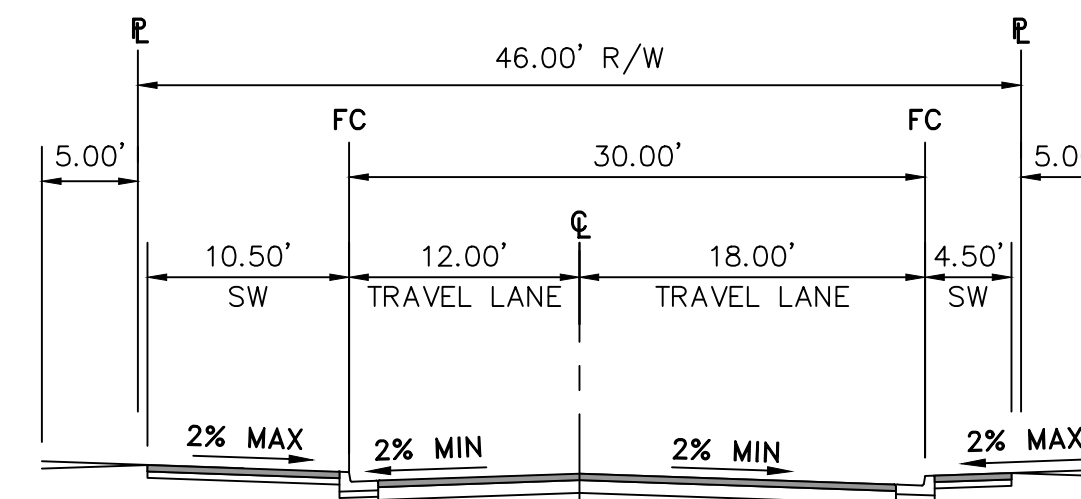
3 FUSCHIA WAY EAST SIDE WITH SIDEWALK  
SCALE: 1" = 10'



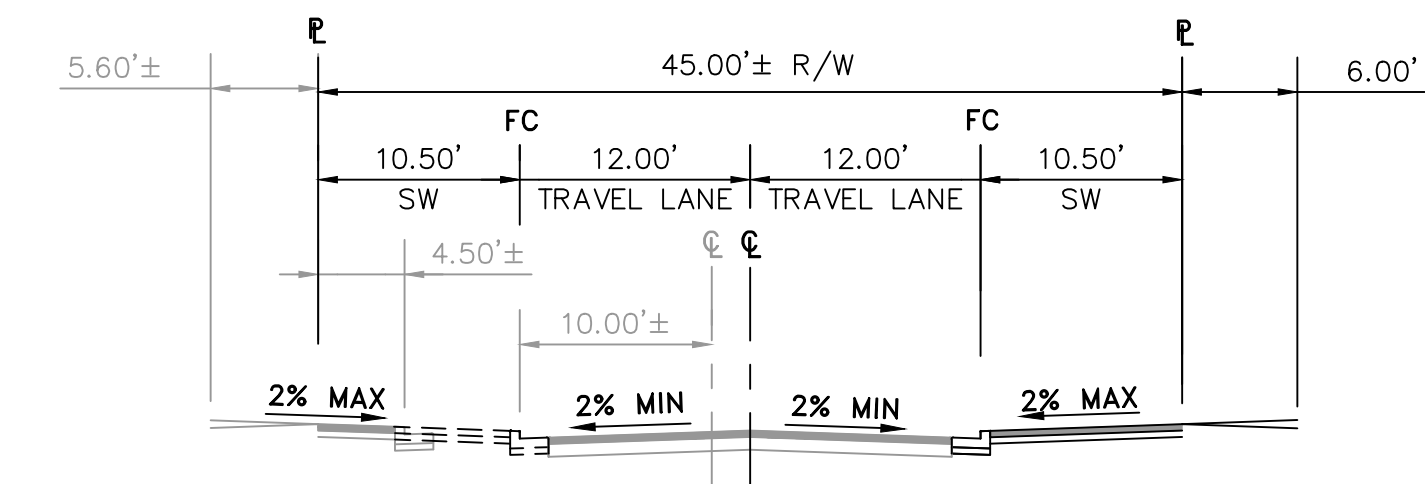
4 PRIVATE ROAD  
SCALE: 1" = 10'



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'

DATE:	7/22/2022
SCALE:	AS SHOWN
DESIGNED:	CSM
DRAWN:	CSM
CHECKED:	RJL
PROJ. ENGR:	LFH



825 Washington Street • Oakland, CA 94607  
(510) 937-2310 • www.freyerlaureta.com

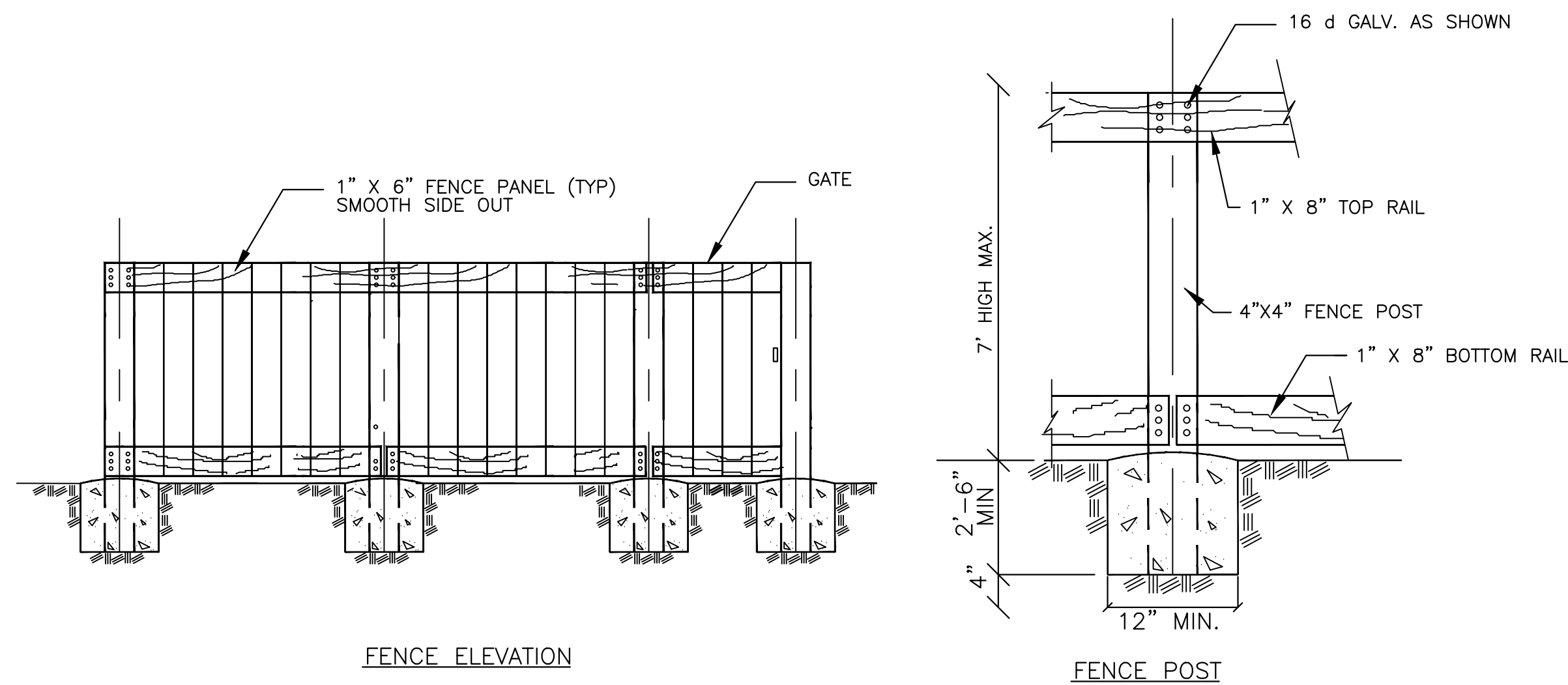
DATE	DESCRIPTION OF REVISIONS	APP'D

SUBCONSULTANT:

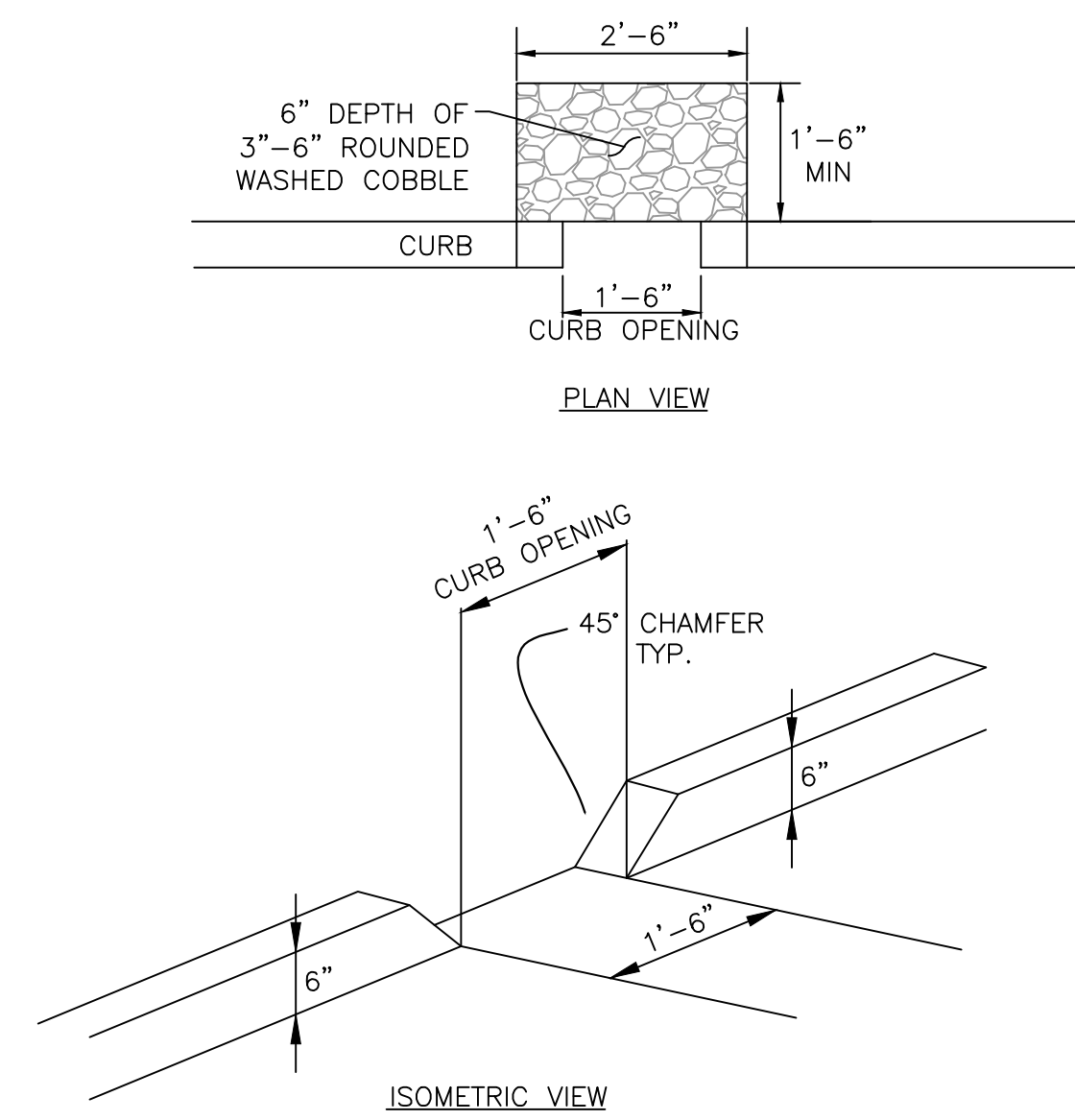
**TYPICAL STREET SECTIONS**

TENTATIVE MAP NO. 9580  
GOLDEN OAK SUBDIVISION  
OAKLEY, CALIFORNIA

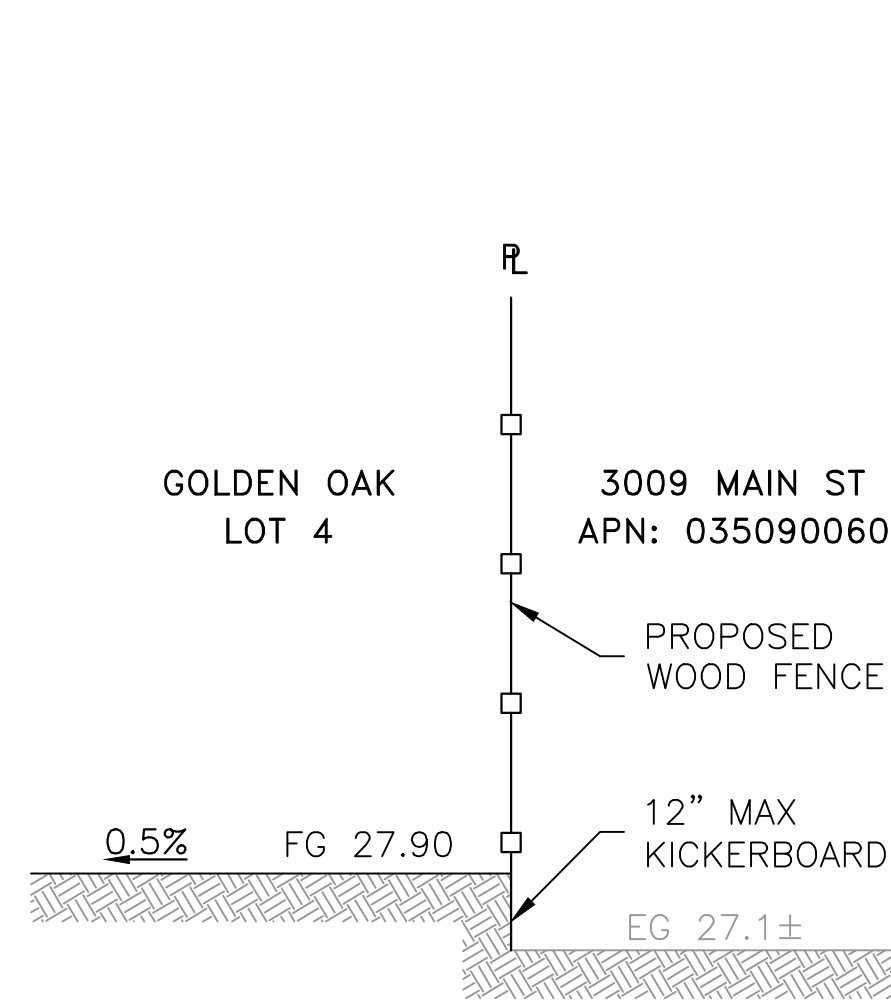
SHEET  
**11**  
OF 12 SHEETS  
JOB NO.  
316002



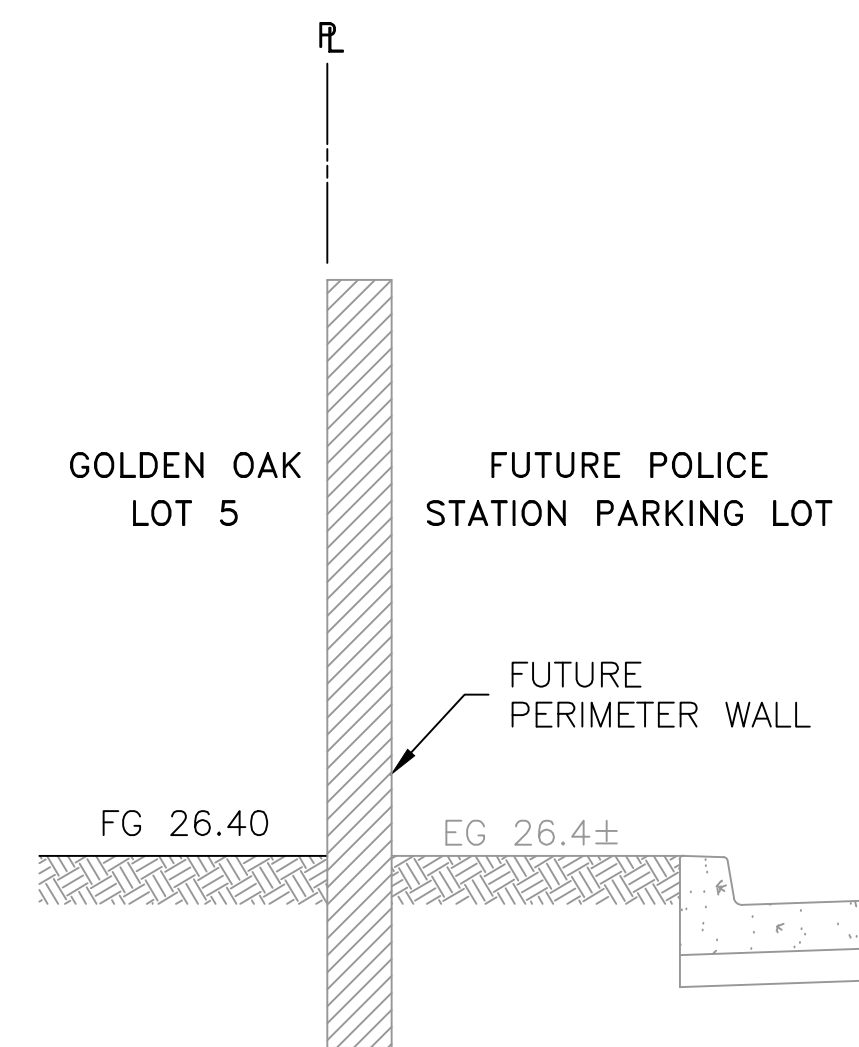
1 TYPICAL WOOD FENCE AND GATE  
SCALE: NTS



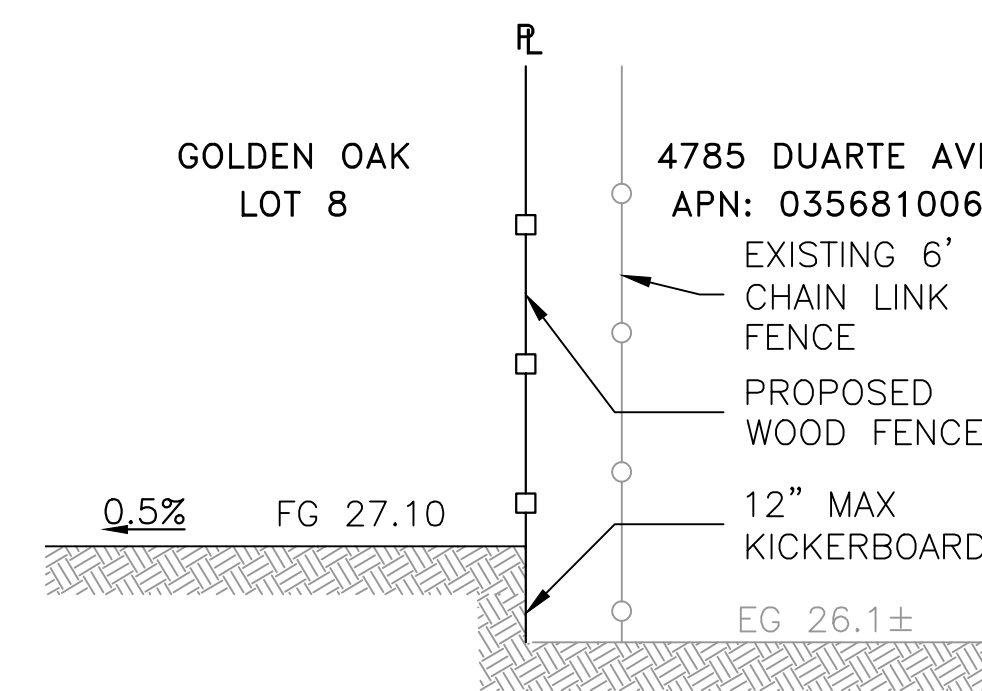
2 CURB CUT  
SCALE: NTS



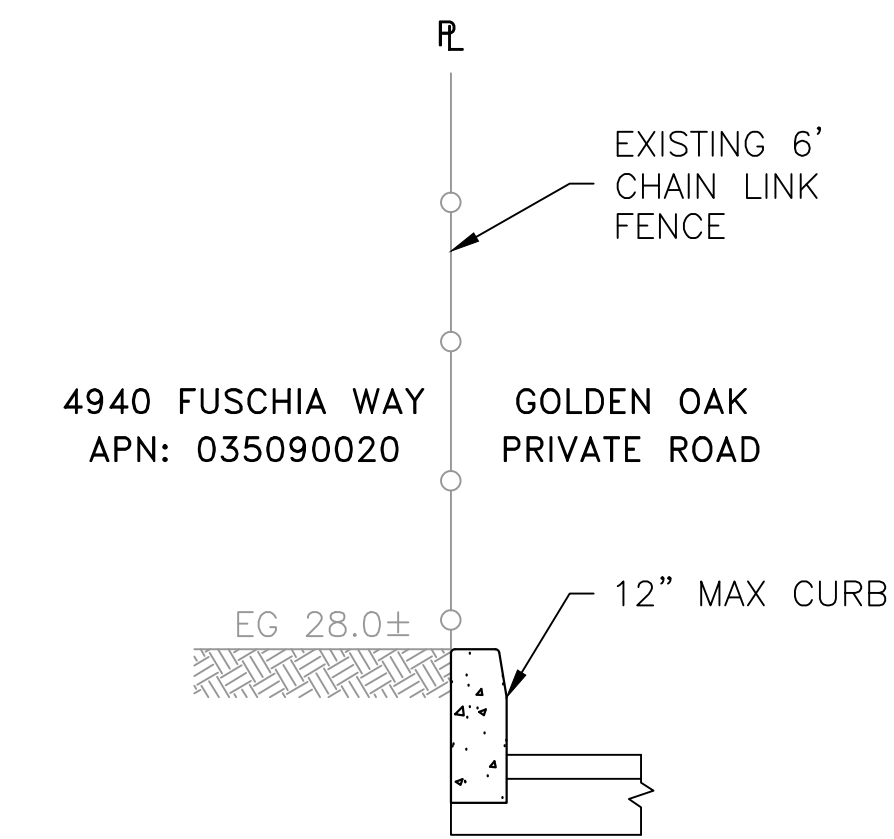
3 TYPICAL ADJOINER - LOT 4  
SCALE: NTS



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:	7/22/2022
SCALE:	AS SHOWN
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	APP'D

SUBCONSULTANT:	

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

SHEET  
**12**  
OF 12 SHEETS  
JOB NO.  
316002