

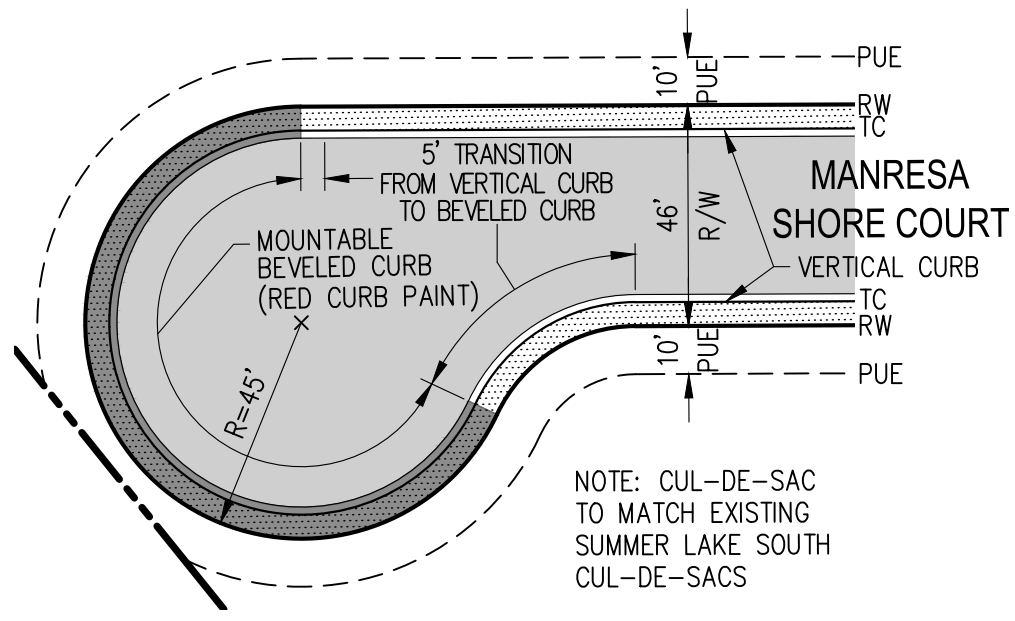
CONTACTS

- OWNER/SUBDIVIDER: DENOVA HOMES
1500 WILLOW PASS COURT
CONCORD, CA 94520
PHONE: (925) 865-0110
CONTACT: ALEC TAPPIN
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
JASON NERI, PE

SUMMER LAKE SOUTH
SUBD 7562
SUBD 8900
SUBD 8955

GENERAL NOTES

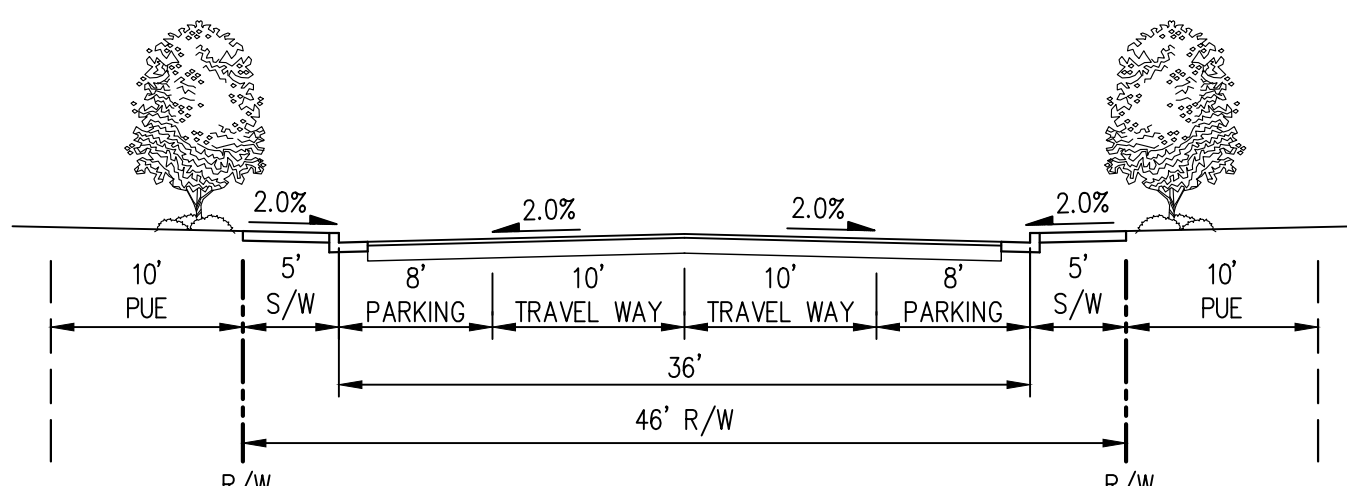
- ASSESSORS PARCEL NO: 032-470-038-4, 032-340-015-0 (PORTION) & 032-340-017-6 (PORTION)
- SITE AREA: 3.95 ± ACRES
- DWELLING UNITS: 16 UNITS
- DENSITY: 16 DWELLING UNITS / 3.95 AC = 4.05 DU/AC
- EXISTING ZONING: P-1 PLANNED UNIT DISTRICT
- PROPOSED ZONING: PLANNED DEVELOPMENT
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON; THE BEARING BEING NORTH 01°02'26" EAST PER SUBDIVISION 7562 (462 M 46). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III (CCS27).
- BENCHMARK: DATUM = CCC MONUMENT #3280, 4" BRASS DISC LOCATED AT THE INTERSECTION OF CYPRESS ROAD AND BETHEL ISLAND ROAD. ELEVATION ESTIMATE BY 1987 USGS RESURVEY OF BETHEL ISLAND AND VICINITY FOR DETERMINATION OF BENCHMARK ELEVATIONS: ELEVATION: -1.193 FEET (NGVD29).
- FLOOD ZONE: ZONE AE AND X
REFER TO:
FLOOD INSURANCE RATE MAPS
0601300170F & 0601300360F (JUNE 16, 2009)
NOTE: A LETTER OF MAP REVISION (LDMR) REMOVING THE AREA FROM THE SPECIAL FLOOD HAZARD AREA, WILL BE PROCESSED WITH FEMA PRIOR TO OCCUPANCY.
- WATER: DIABLO WATER DISTRICT (DWD)
- STORM: CITY OF OAKLEY
- SANITARY SEWER: IRONHOUSE SANITARY DISTRICT (ISD)
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- FIRE: OCC FIRE PROTECTION DISTRICT
- LEVEE: LEVEE OWNERSHIP AND MAINTENANCE SUBJECT TO THE CITY OF OAKLEY AND RECLAMATION DISTRICT 799.
- PHASING: THIS PROJECT MAY BE PHASED. MULTIPLE GRADING PLANS AND FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- GRADING: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL CONSTRUCTION DOCUMENTS.



CUL-DE-SAC DETAIL
(NOT TO SCALE)

ABBREVIATIONS

- BD BOUNDARY
- CB CATCH BASIN
- CL CENTERLINE
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- FI FIELD INLET
- L/S LANDSCAPE
- MIN MINIMUM
- MAX MAXIMUM
- PUE PUBLIC UTILITY EASEMENT
- PL PROPERTY LINE
- R RADIUS
- R/W RIGHT-OF-WAY
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- S/W SIDEWALK
- TYP TYPICAL

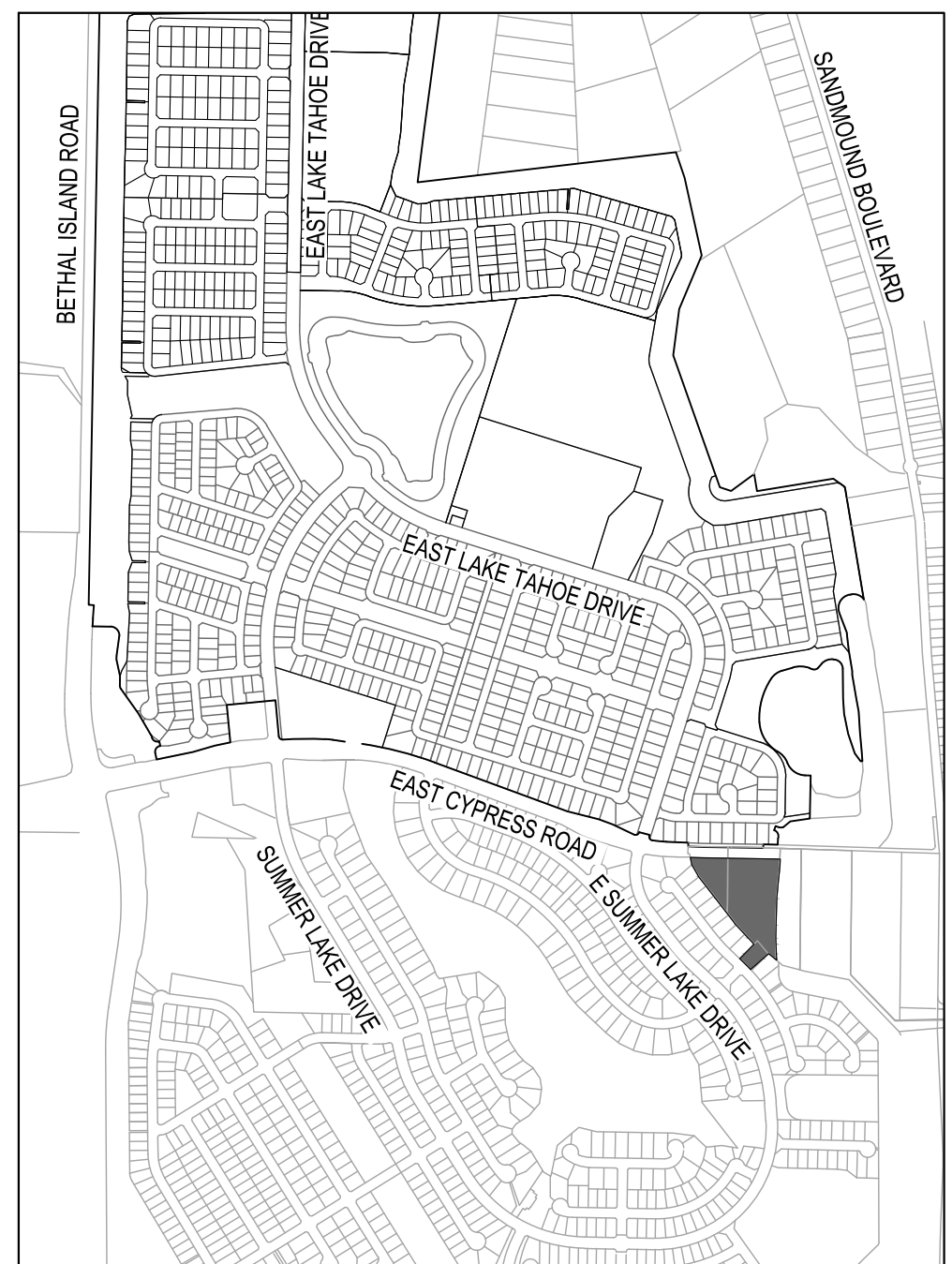


LOCAL STREET
46' RIGHT OF WAY
(NOT TO SCALE)

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	RIGHT OF WAY
---	---	LOT LINE
---	---	FACE OF CURB
---	---	EASEMENT LINE
581	581	LOT NUMBER
	50'	LOT DIMENSION

SHEET INDEX

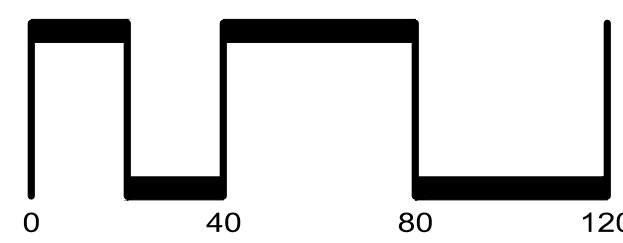
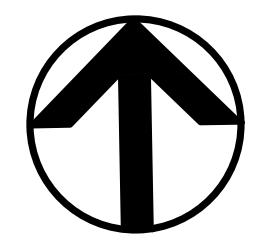
SHEET NO.	SHEET DESCRIPTION
TM-1	VESTING TENTATIVE MAP
TM-2	PRELIMINARY GRADING PLAN
TM-3	PRELIMINARY UTILITY PLAN



VICINITY MAP
NOT TO SCALE

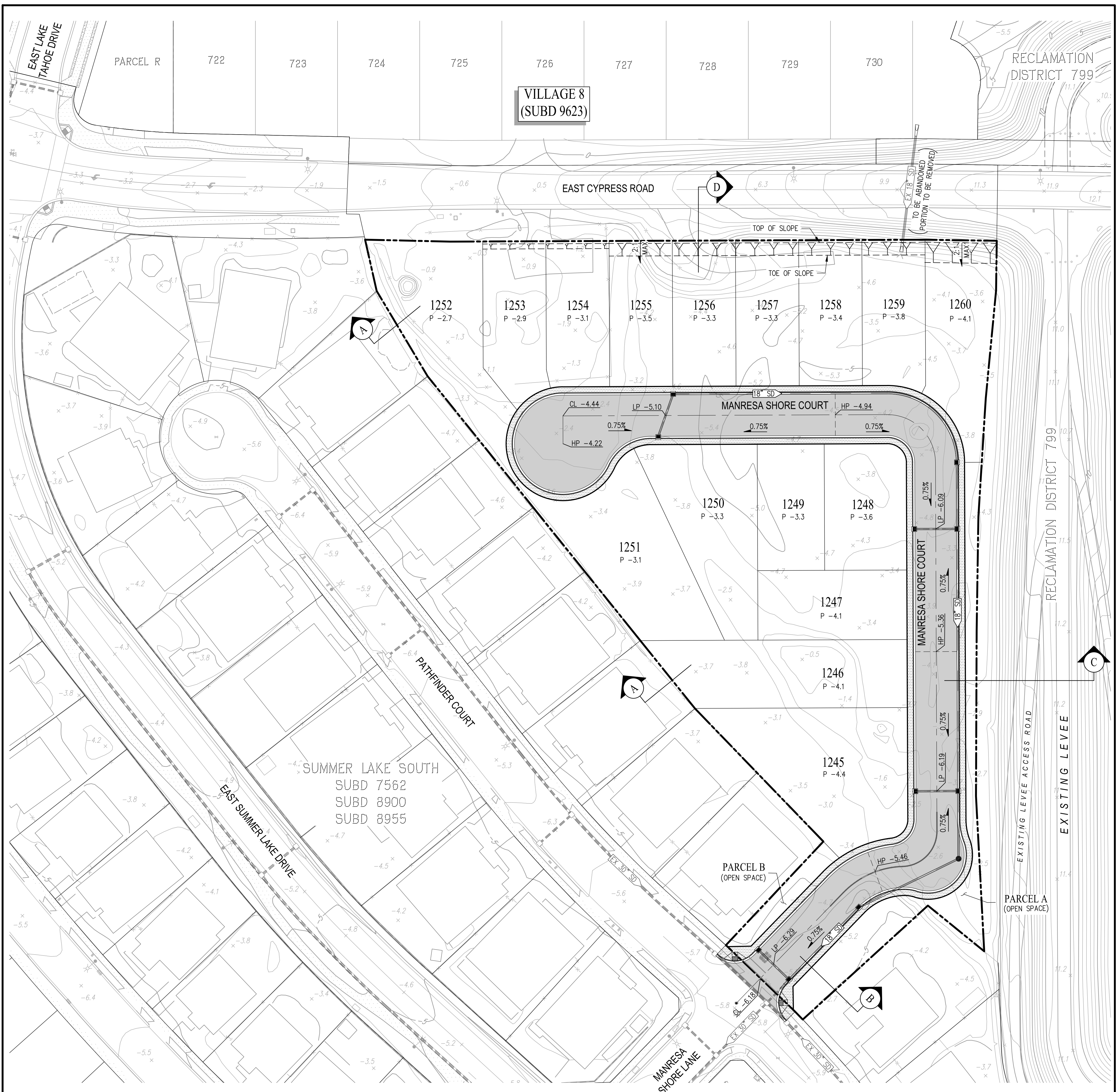
**SUBDIVISION 9662 - VILLAGE 13
SUMMER LAKE NORTH
VESTING TENTATIVE MAP**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: JUNE 30, 2023



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SHEET NO.
TM-1
OF 3 SHEET



VILLAGE 8
(SUBD 9623)

RECLAMATION
DISTRICT 799

EAST CYPRESS ROAD

D

TOP OF SLOPE

TOE OF SLOPE

TO BE ABANDONED
(PORTION TO BE REMOVED)

1252
P -2.7

1253
P -2.9

1254
P -3.1

1255
P -3.5

1256
P -3.3

1257
P -3.3

1258
P -3.4

1259
P -3.8

1260
P -4.1

MANRESA SHORE COURT

HP -4.94

1250
P -3.3

1249
P -3.3

1248
P -3.6

1251
P -3.1

1247
P -4.1

1246
P -4.1

1245
P -4.4

SUMMER LAKE SOUTH
SUBD 7562
SUBD 8900
SUBD 8955

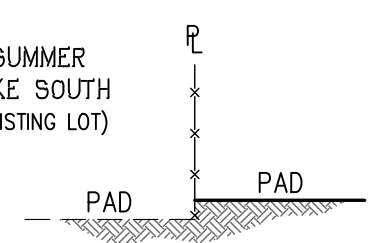
PARCEL B
(OPEN SPACE)

PARCEL A
(OPEN SPACE)

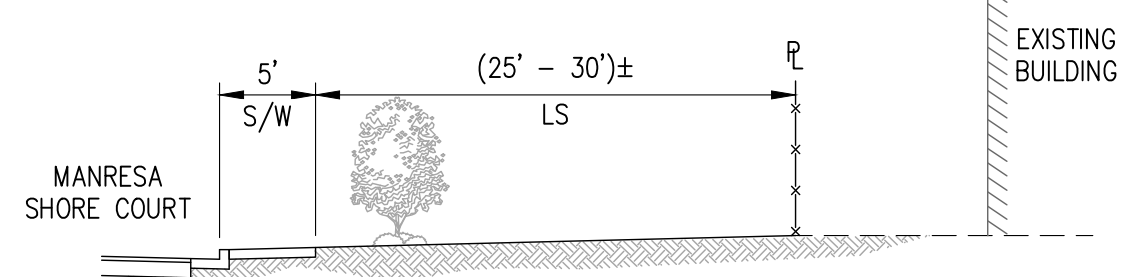
EXISTING LEVEE ACCESS ROAD

EXISTING LEVEE

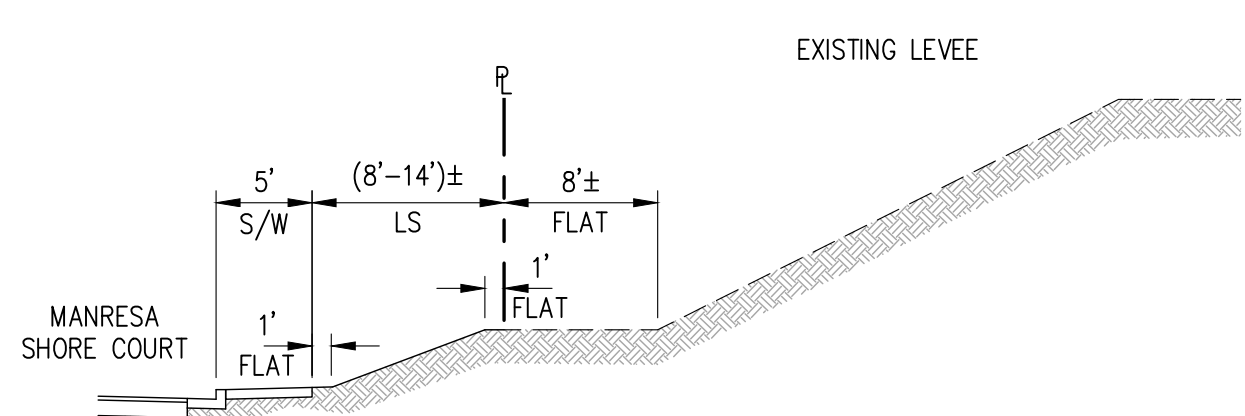
C



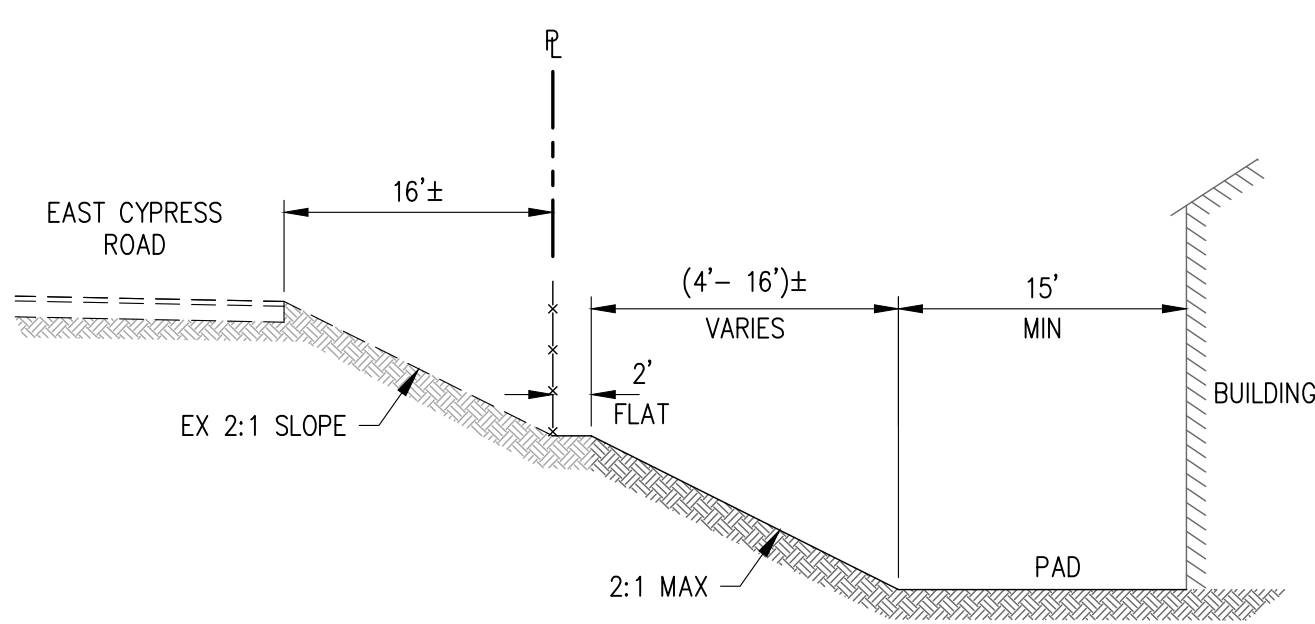
SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE



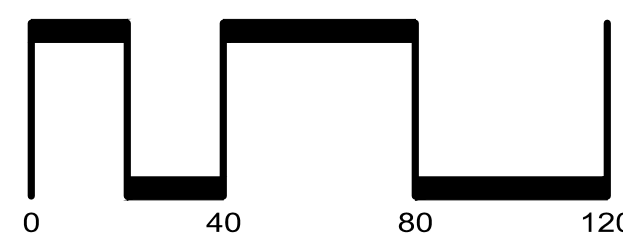
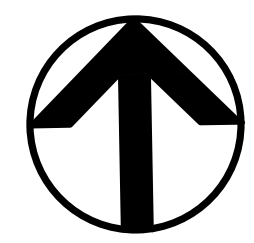
SECTION D
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- EXISTING EASEMENT
- 18" SD STORM DRAIN
- MANHOLE
- CATCH BASIN
- FIELD INLET

SUBDIVISION 9662 - VILLAGE 13
SUMMER LAKE NORTH
PRELIMINARY GRADING PLAN

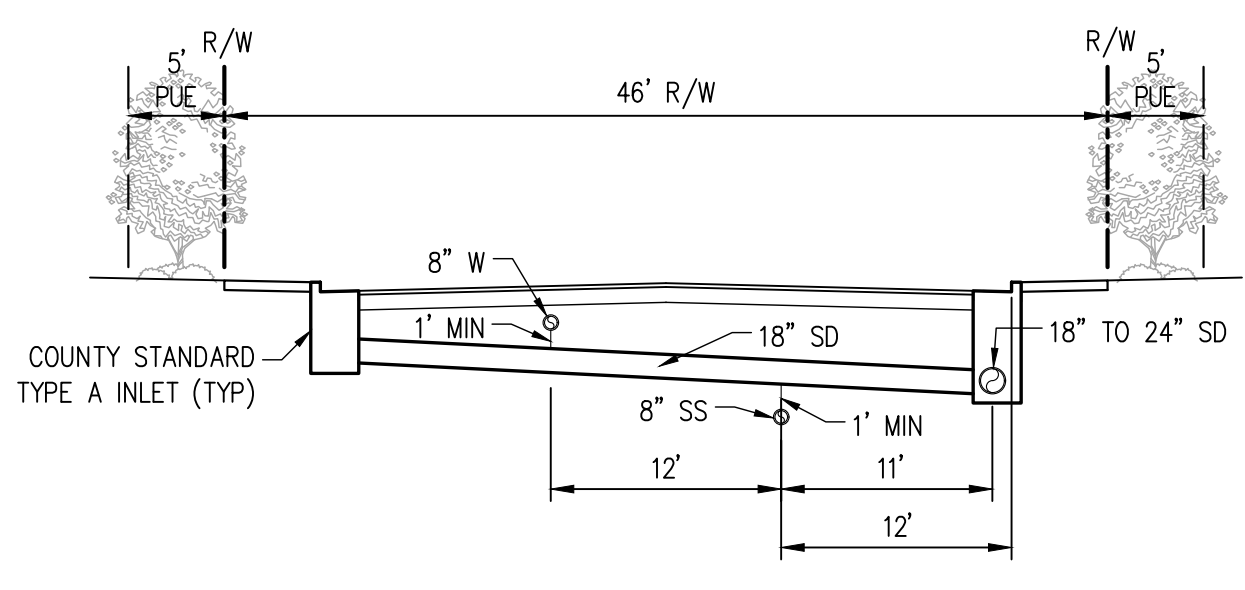
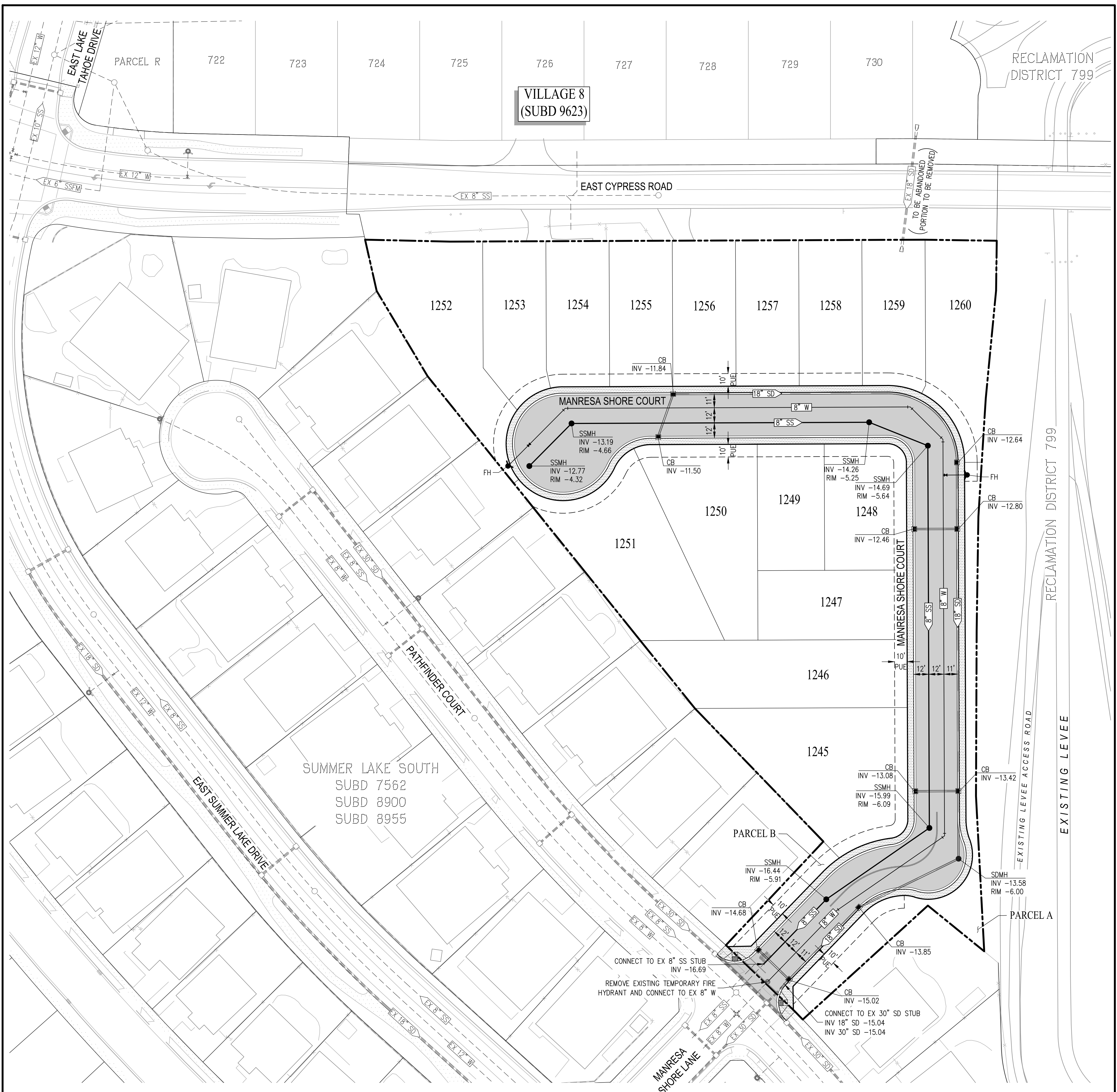
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: JUNE 30, 2023



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM-2
OF 3 SHEET

G:\1282-113\ACAD\TM\TM02.DWG



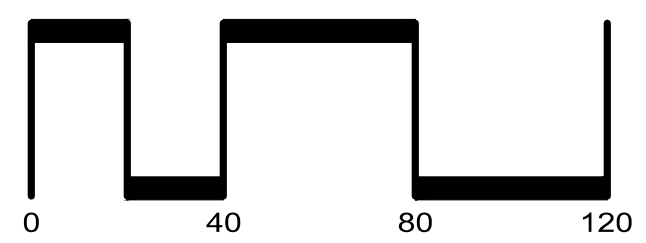
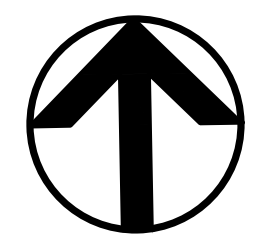
TYPICAL UTILITY SECTION
46' RIGHT OF WAY
(NEIGHBORHOOD STREETS)

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- EXISTING EASEMENT
- STORM DRAIN
- MANHOLE
- CATCH BASIN
- FIELD INLET

SUBDIVISION 9662 - VILLAGE 13
SUMMER LAKE NORTH
PRELIMINARY UTILITY PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: JUNE 30, 2023



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SHEET NO.
TM-3
OF 3 SHEET

G:\1282-113\ACAD\TM\TM03.DWG