



VICINITY MAP
NOT TO SCALE

SHEET INDEX

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

CONTACTS

- OWNER/SUBDIVIDER: DENOVA HOMES
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CONCORD, CA 94520
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- CIVIL ENGINEER: CARLSON, BARBEZ & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
JASON NERI, PE

GENERAL NOTES

- ASSESSORS PARCEL NO.: 032-370-033 (PORTION)
- SITE AREA: 10.29± ACRES
- DWELLING UNITS: 54 UNITS
- DENSITY: 54 DWELLING UNITS / 10.29 AC = 5.2 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 (4452 M 46). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III (CCS 27).
- BENCHMARK: DATUM = CGC 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 (NGVD 29).
- FLOOD ZONE: ZONE AE AND X
REFER TO:
FLOOD INSURANCE RATE MAPS
06013C0170F & 06013C0360F (JUNE 16, 2009)
NOTE: A LETTER OF MAP REVISION (LOMR), 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 06456.1 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. ESTIMATE BY 1987 USGS RESURVEY OF BETHEL ISLAND AND VICINITY FOR DETERMINATION OF BENCHMARK ELEVATIONS. ELEVATION: -1.193 FEET (NGVD 29).
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL CONSTRUCTION DOCUMENTS.

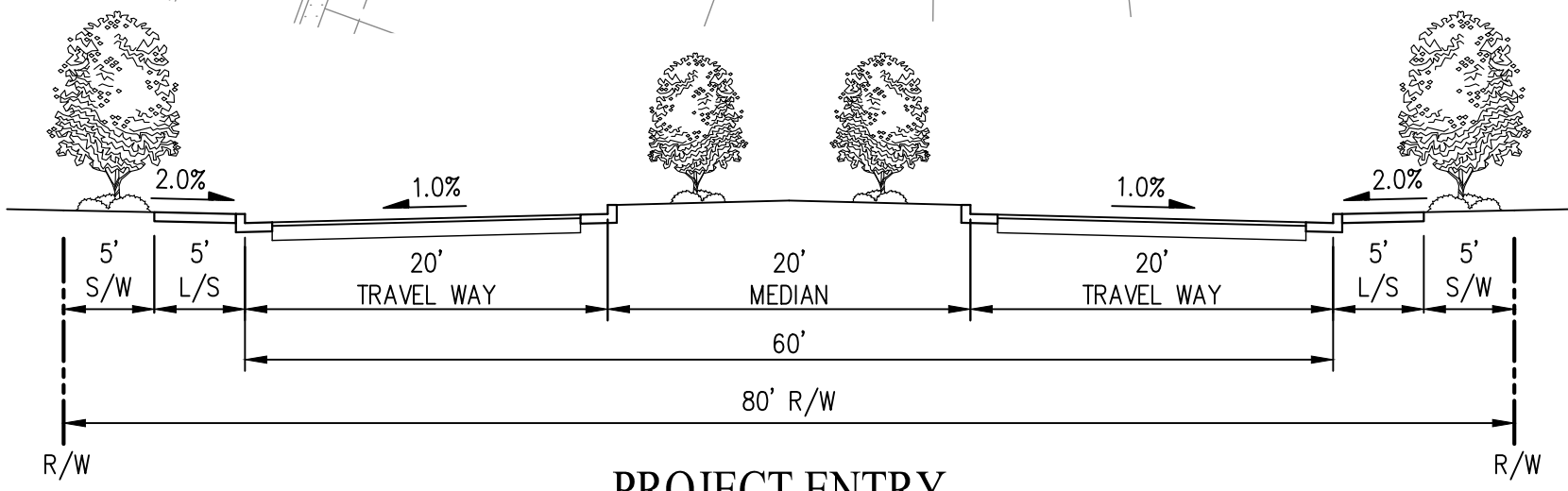
ABBREVIATIONS

ABBREVIATION	DESCRIPTION
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
R	PROPERTY LINE
R	RADIUS
R/W	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TYP	TYPICAL

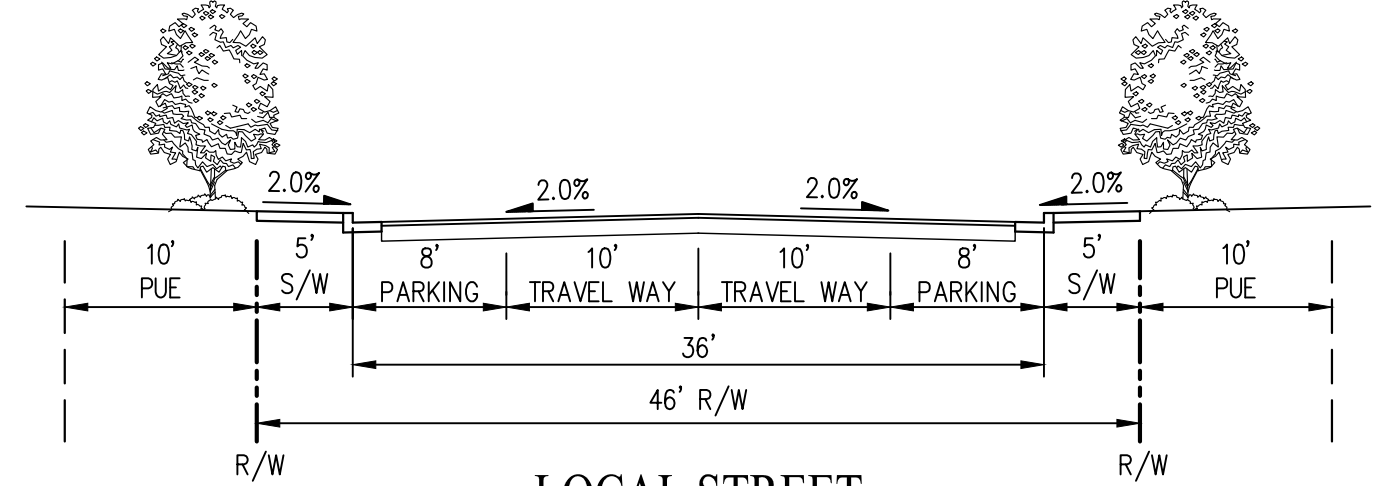
LEGEND

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

DESCRIPTION
PROJECT BOUNDARY
RIGHT OF WAY
LOT LINE
FACE OF CURB
EASEMENT LINE
LOT NUMBER
LOT DIMENSION



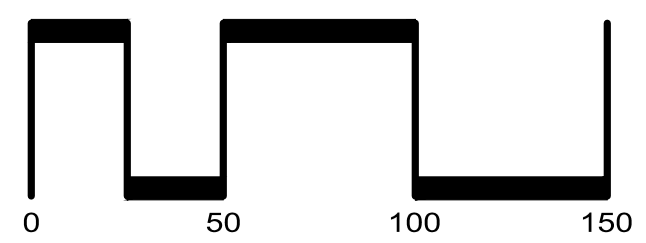
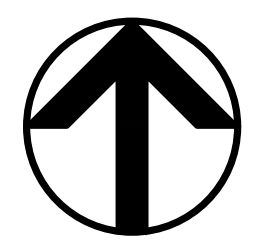
PROJECT ENTRY
80' RIGHT OF WAY
(NOT TO SCALE)



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

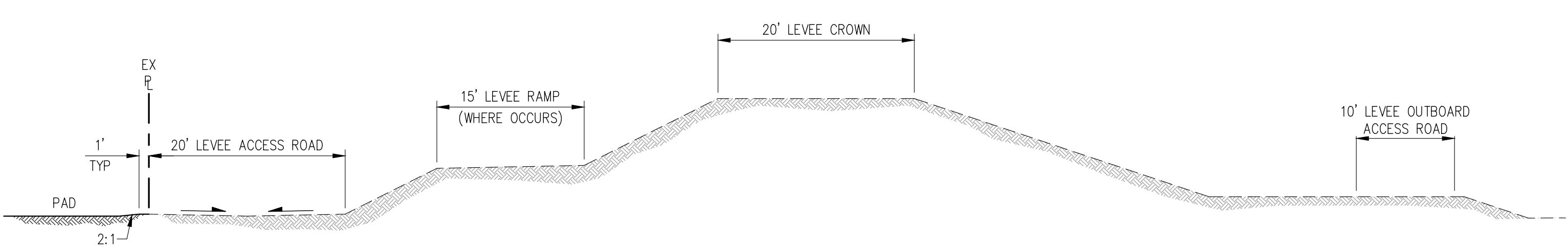
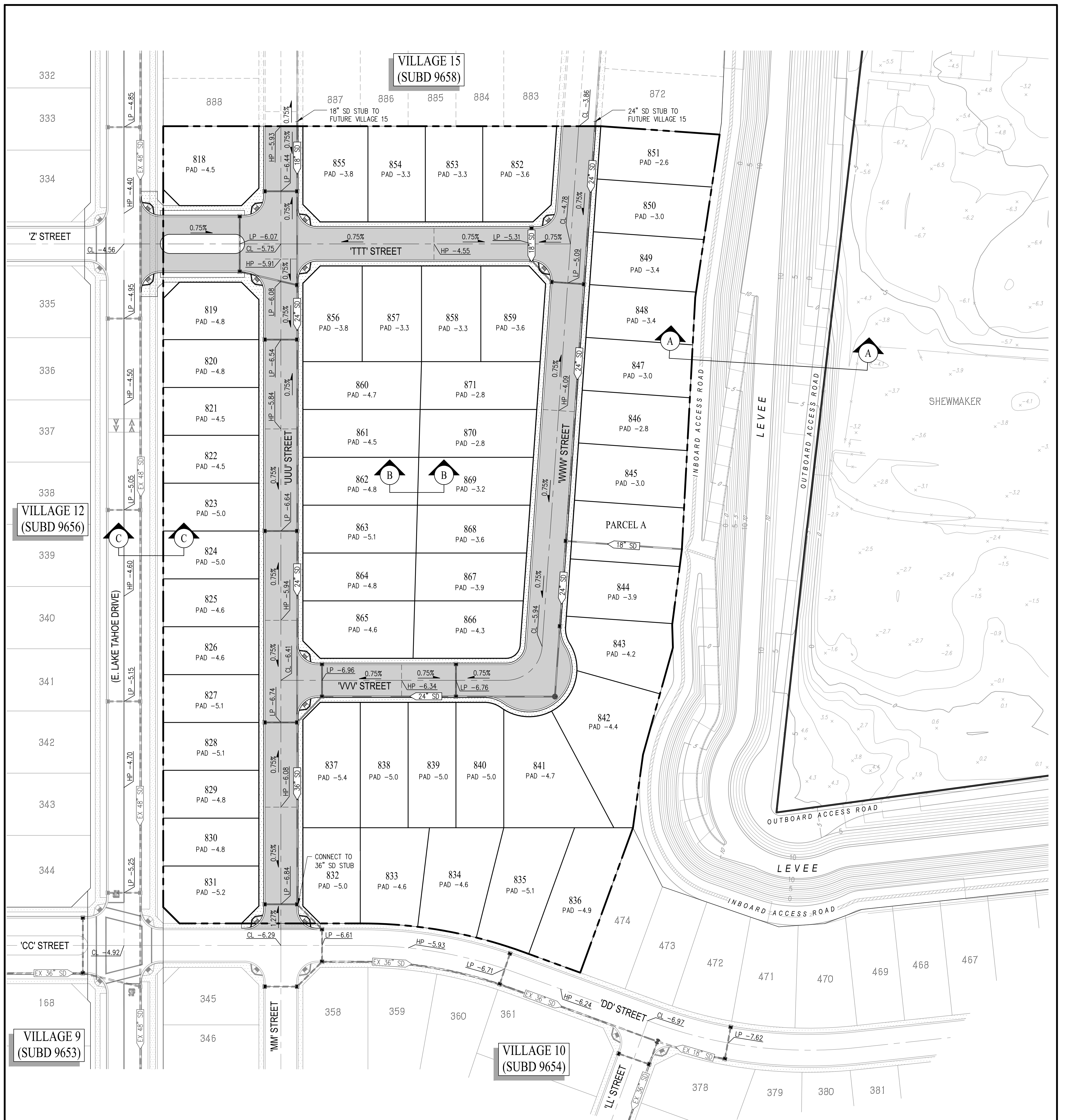
**SUBDIVISION 9657 - VILLAGE 14
SUMMER LAKE NORTH
VESTING TENTATIVE MAP**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: JUNE 30, 2023

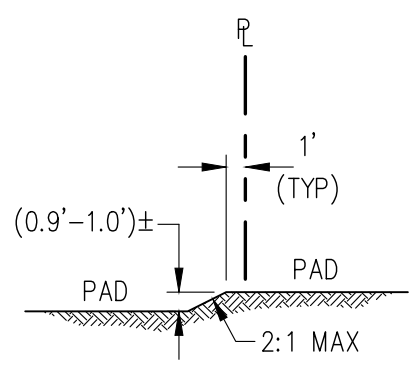


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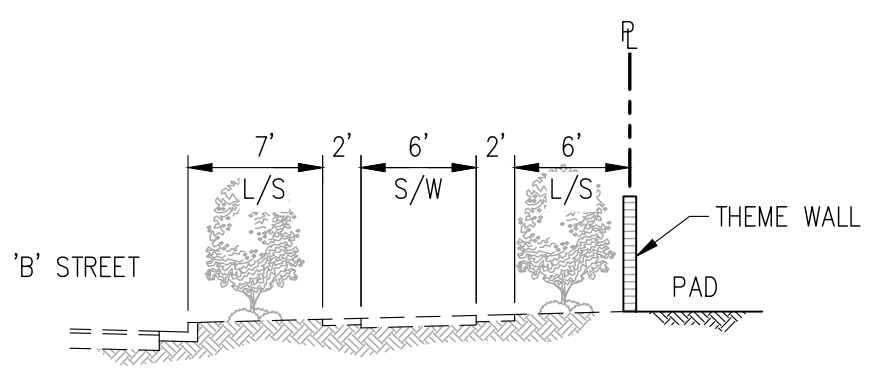
SHEET NO.
TM-1
OF 3 SHEETS



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



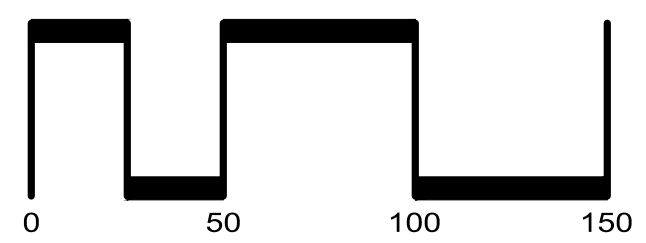
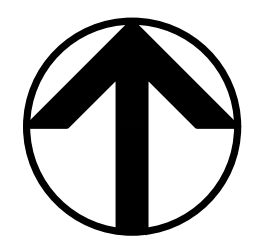
SECTION C-C
NOT TO SCALE

LEGEND

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

SUBDIVISION 9657 - VILLAGE 14 SUMMER LAKE NORTH PRELIMINARY GRADING PLAN

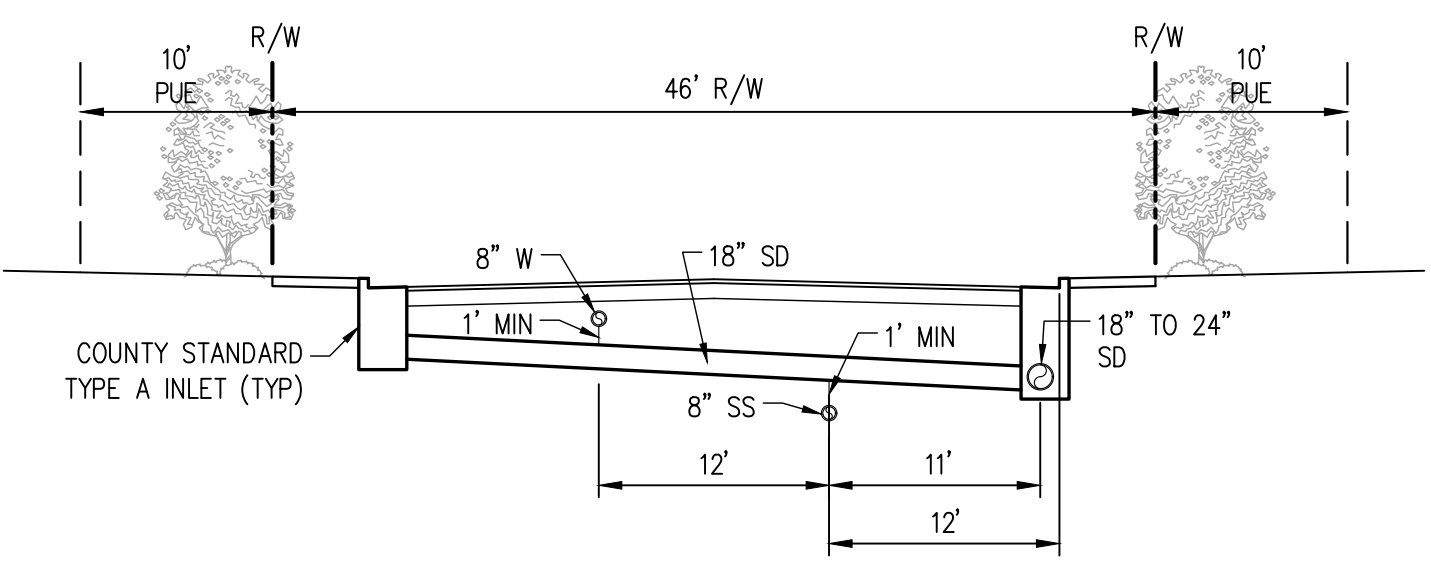
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: JUNE 30, 2023



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SHEET NO.
TM-2
OF 3 SHEETS

G:\1282-14\ACAD\TM\TM02.DWG



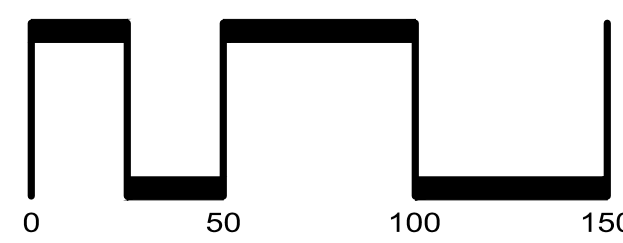
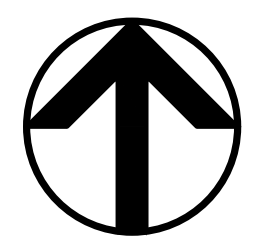
TYPICAL UTILITY SECTION
 46' RIGHT OF WAY
 (NEIGHBORHOOD STREETS)

LEGEND

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

**SUBDIVISION 9657 - VILLAGE 14
 SUMMER LAKE NORTH
 PRELIMINARY UTILITY PLAN**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=50' DATE: JUNE 30, 2023



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SHEET NO.
TM-3
 OF 3 SHEETS

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