

CONTACTS

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JASON NERI, PE

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

LEGEND

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

VILLAGE 17
(SUBD 9659)

VILLAGE 16
(9.64 AC±)

VILLAGE 15
(5.01 AC±)

VILLAGE 14
(SUBD 9657)

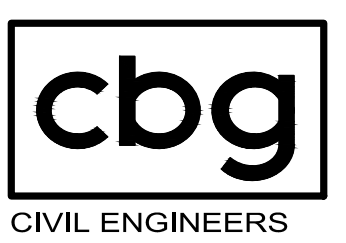
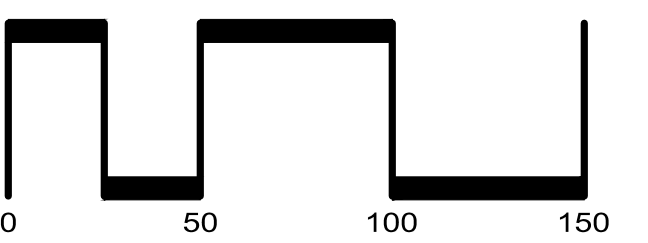
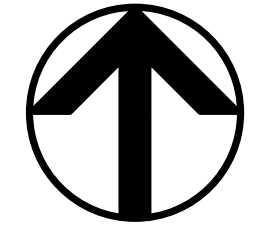
VILLAGE 12
(SUBD 9656)

GENERAL NOTES

- ASSESSORS PARCEL NO.: 032-370-033 (PORTION)
- SITE AREA: 14.65± ACRES
- DWELLING UNITS: 85 UNITS
- DENSITY: 85 DWELLING UNITS / 14.65 AC = 5.8 DU/AC
- EXISTING ZONING: P-1 PLANNED UNIT DISTRICT PLANNED DEVELOPMENT
- EXISTING USE: VACANT SINGLE FAMILY RESIDENTIAL
- BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING BEING NORTH 10°22'26" EAST PER SUBDIVISION 7562 (462 M 46). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III (CCS 27).
- 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 (NGVD 29).
- FLOOD ZONE: ZONE AE AND X REFER TO FLOOD INSURANCE RATE MAPS 060130010F & 0601300360F (JUNE 16, 2009) NOTE: A LETTER OF MAP REVISION (LMDR) 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: CCC 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.

**SUBDIVISION 9658 - VILLAGE 15 & 16
SUMMER LAKE NORTH
VESTING TENTATIVE MAP**

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



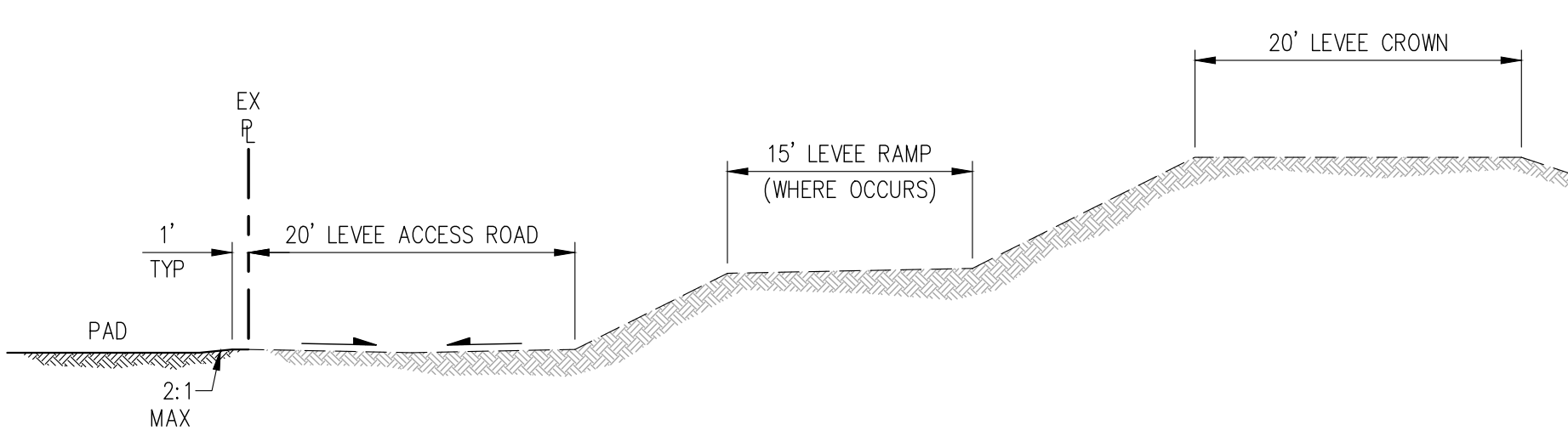
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SHEET NO.
TM-1
OF 3 SHEETS

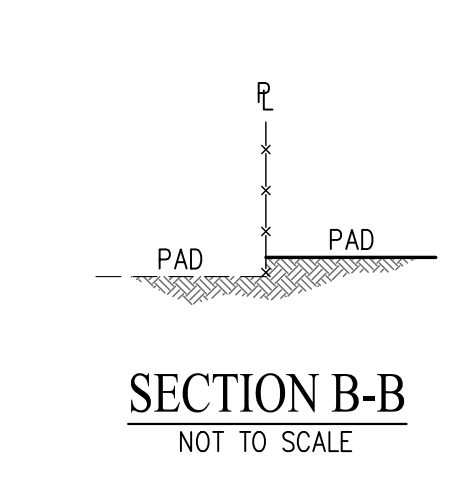


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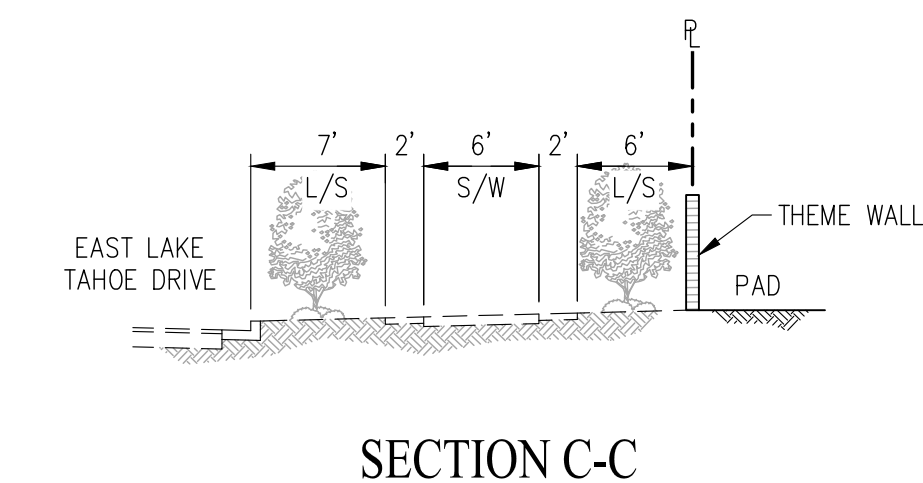
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- EXISTING EASEMENT
- STORM DRAIN
- MANHOLE
- CATCH BASIN
- FIELD INLET



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

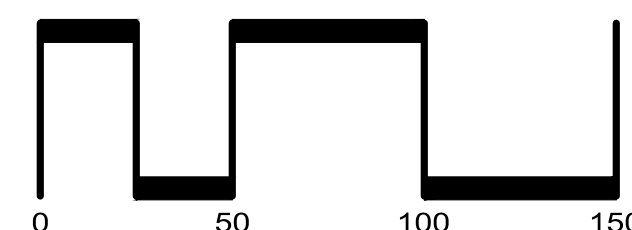
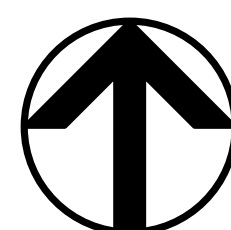


SECTION C-C
NOT TO SCALE

SUBDIVISION 9658 - VILLAGE 15/16 SUMMER LAKE NORTH PRELIMINARY GRADING PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

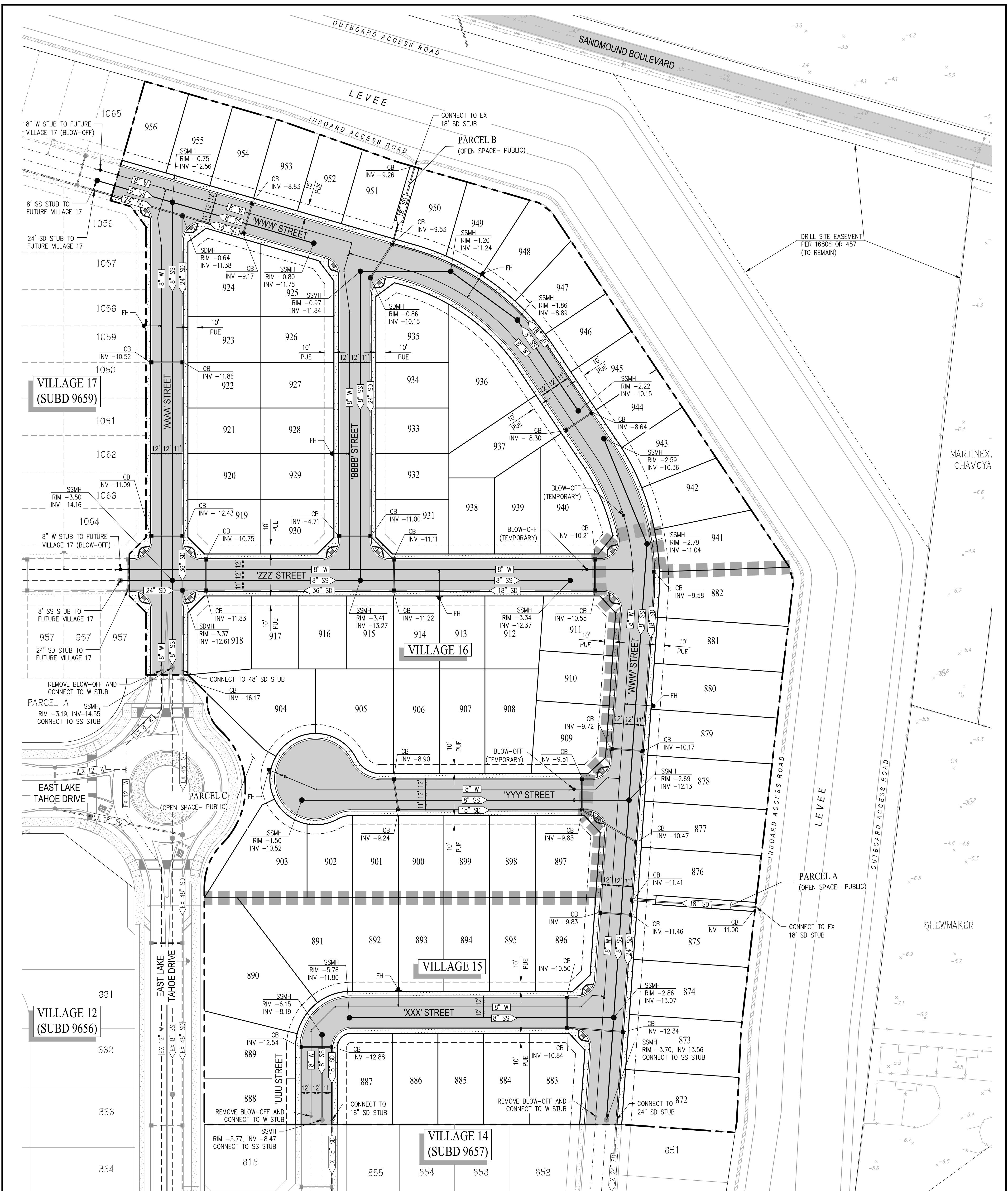
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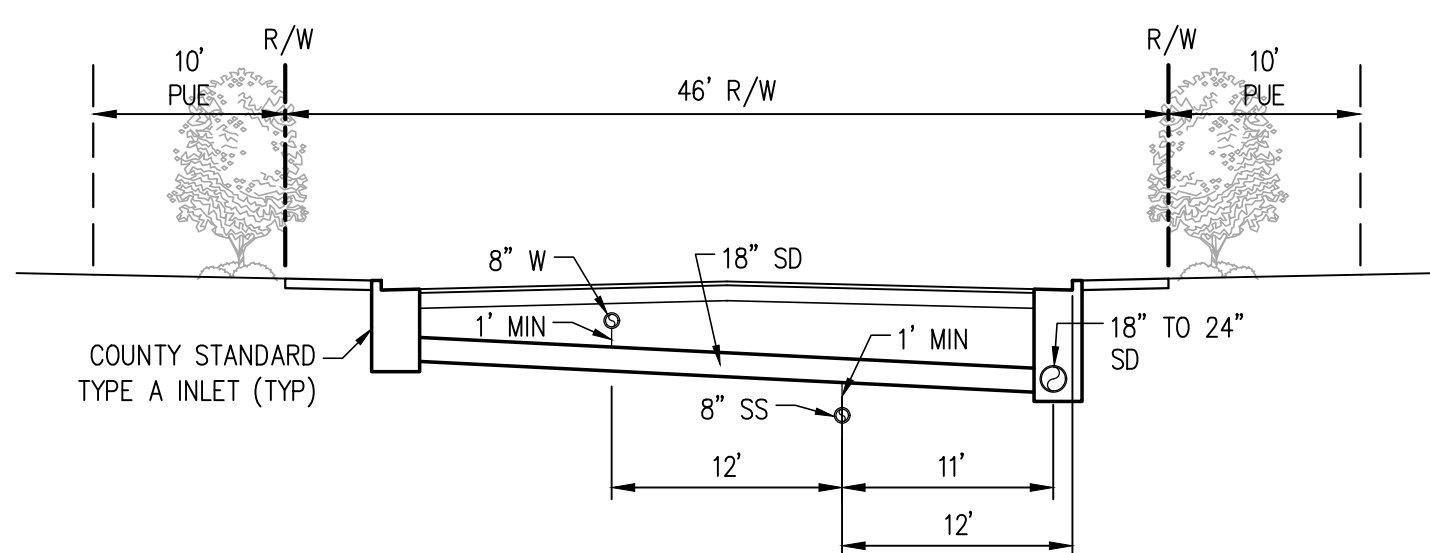
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OF 3 SHEETS

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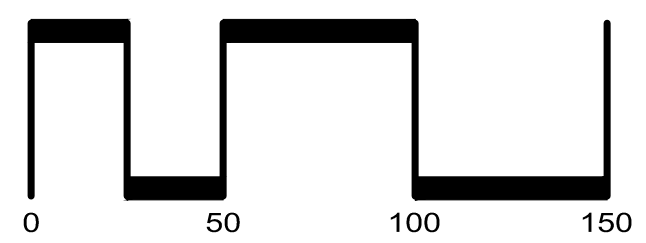
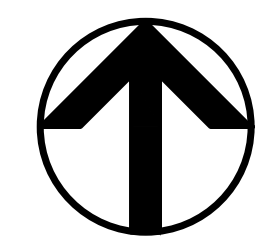
- PROJECT BOUNDARY
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- CATCH BASIN
- FIELD INLET



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

SUBDIVISION 9658 - VILLAGE 15/16 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.
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