

CONTACTS

1. OWNER/SUBDIVIDER: DENOVA HOMES
1500 MELLOW PASS COURT
CONCORD, CA 94520
PHONE: (925) 885-0110
CONTACT: ALCO TAPPAN
2. ENGINEER: CARLSON, BARBER & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322

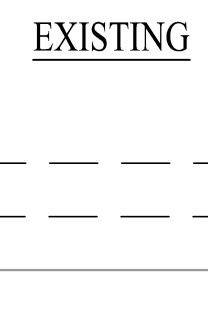
GENERAL NOTES

- ASSESSORS PARCEL NO.: 032-370-033 (PORTION)
- SITE AREA: 4.37± ACRES
- DWELLING UNITS: 51 UNITS
- DENSITY: 51 DWELLING UNITS / 4.37 AC = 11.7 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 (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: -1193 FEET (NGVD 29).
- FLOOD ZONE: ZONE AE AND X REFER TO: FLOOD INSURANCE RATE MAPS 060130010F & 060130030F (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 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.

ABBREVIATIONS

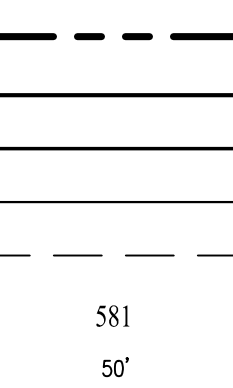
- BD BOUNDARY
- CB CATCH BASIN
- CL CENTERLINE
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- FI FIELD INLET
- L/S LANDSCAPE
- MIN MINIMUM
- MAX MAXIMUM
- PUE PUBLIC UTILITY EASEMENT
- R PROPERTY LINE
- R RADIUS
- R/W RIGHT-OF-WAY
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- S/W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

EXISTING



LEGEND

PROPOSED

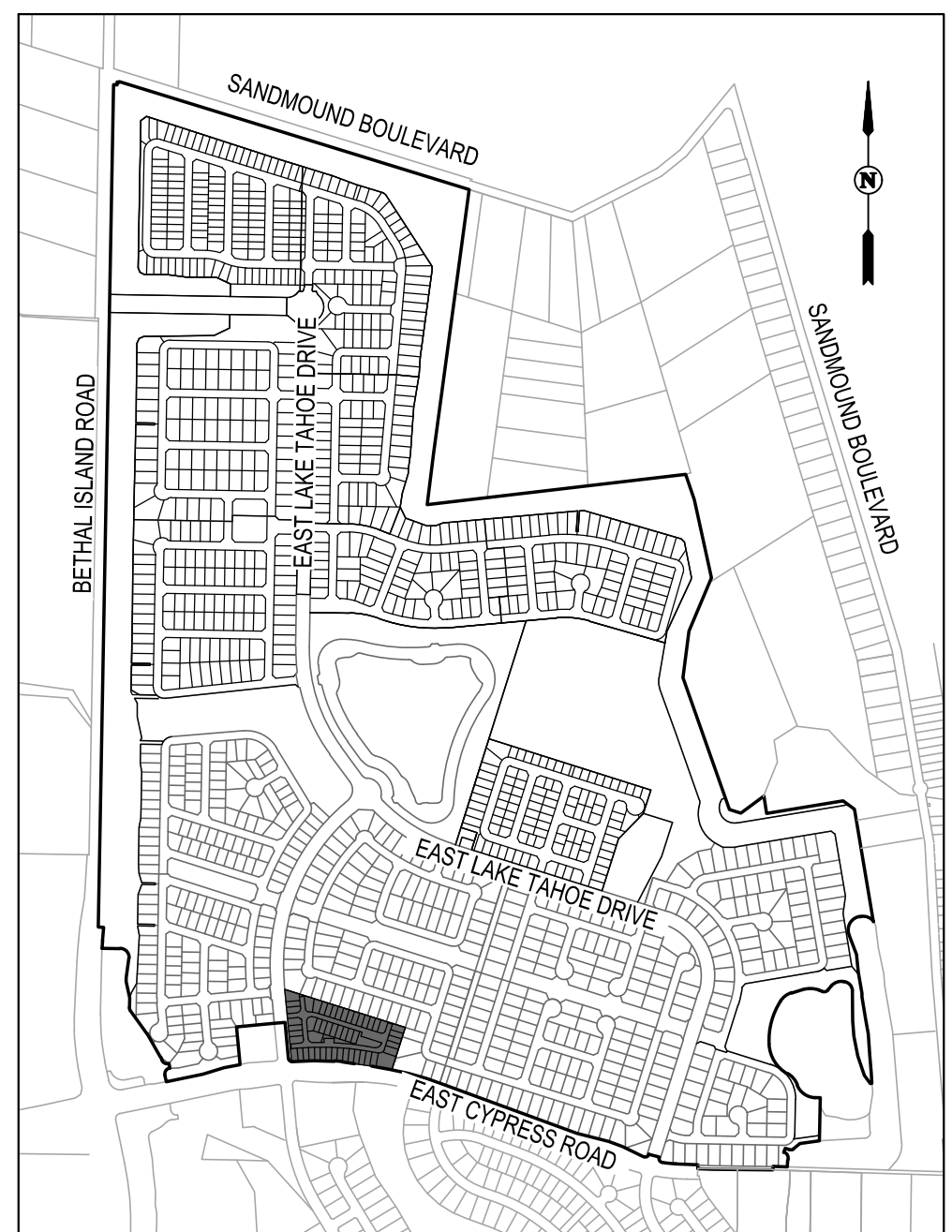
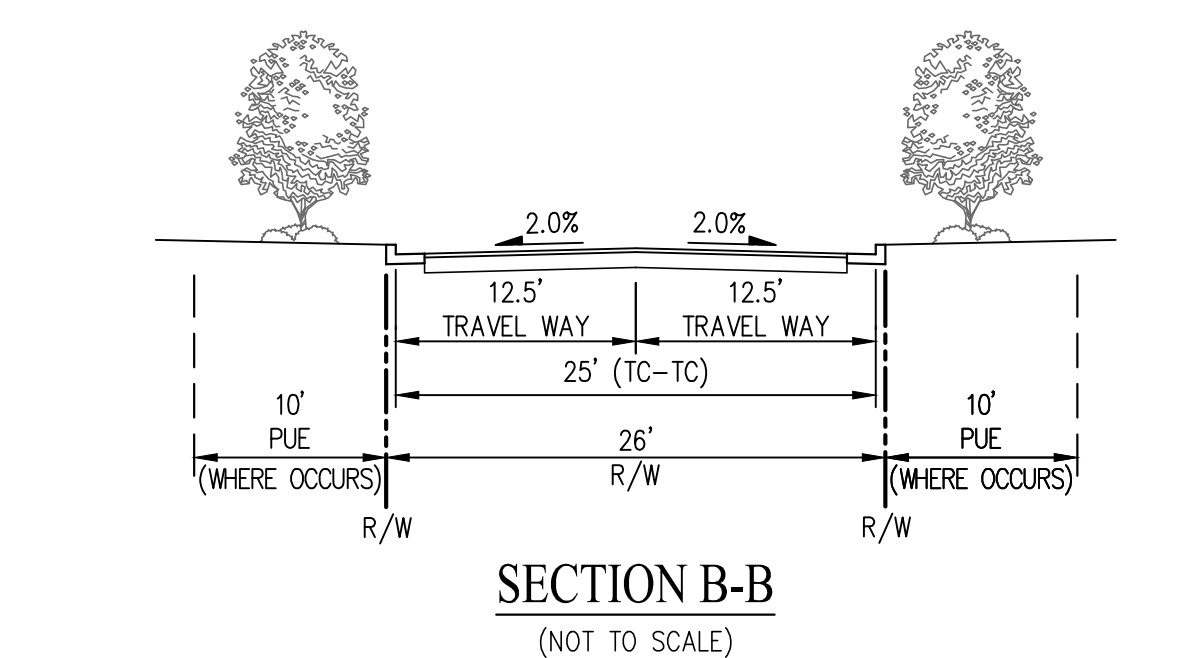
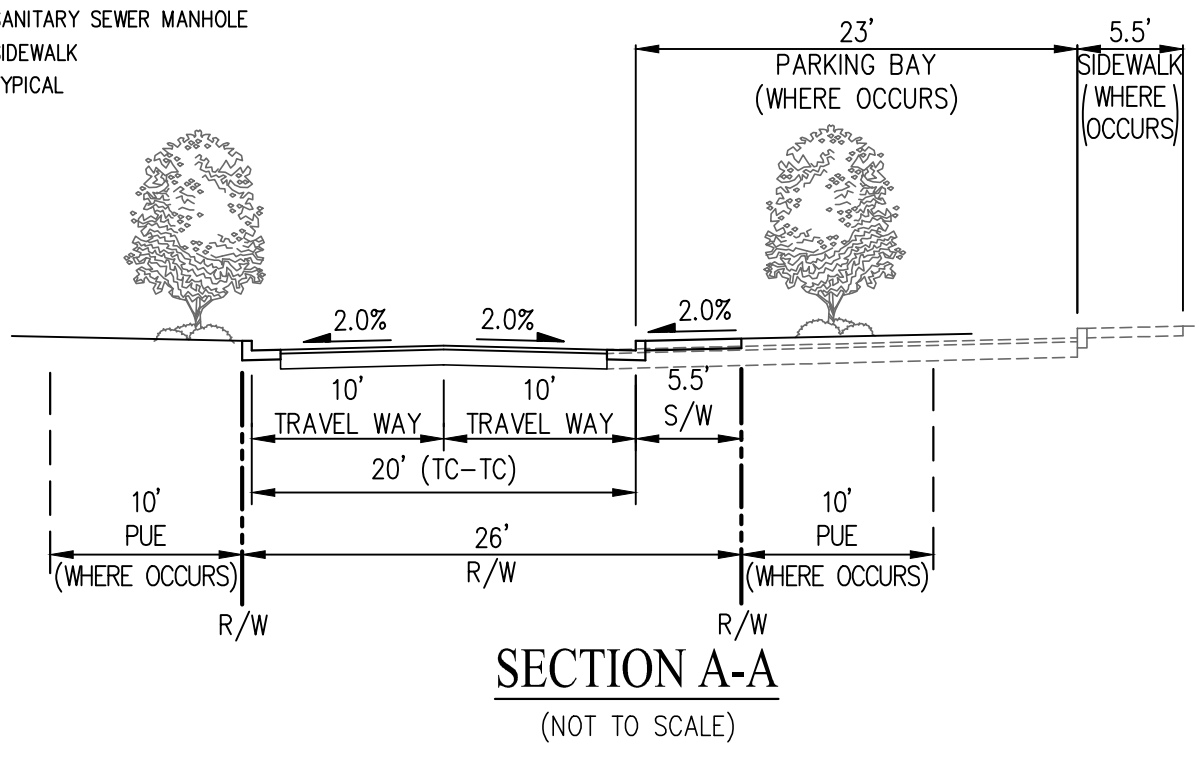


DESCRIPTION

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

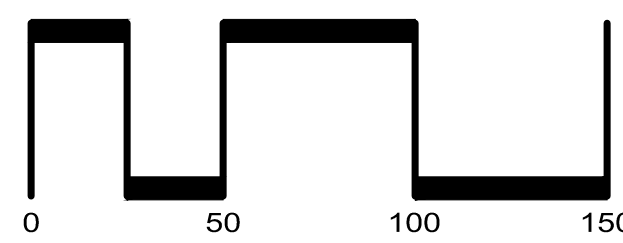
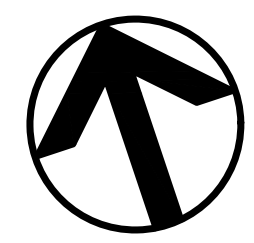
SHEET INDEX

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



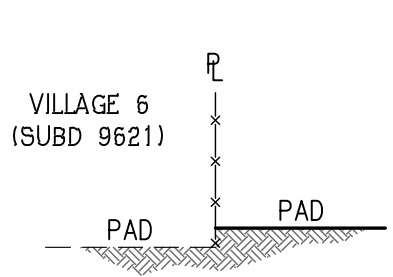
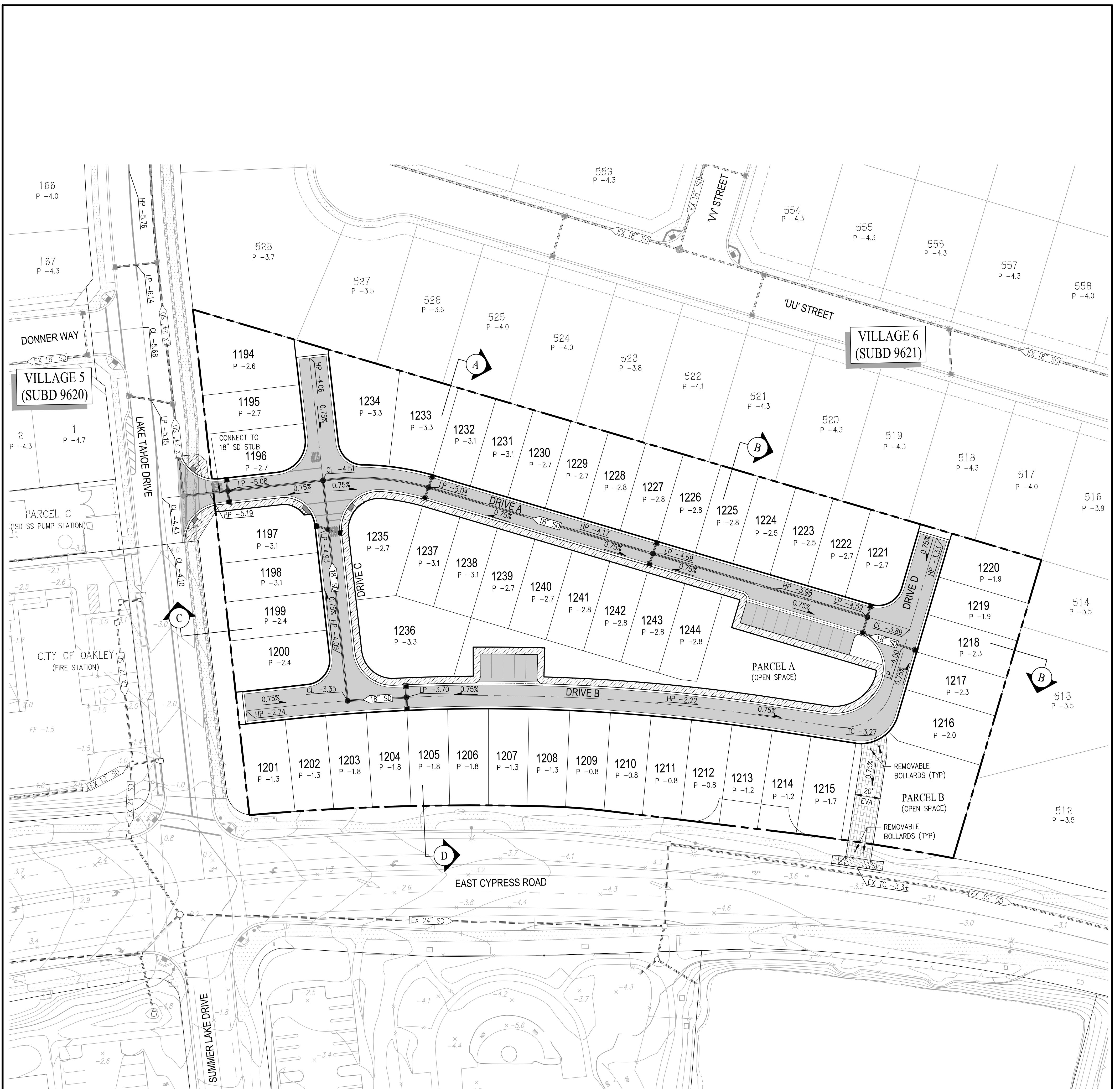
**SUBDIVISION 9661 - VILLAGE 19
SUMMER LAKE NORTH
VESTING TENTATIVE MAP**

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

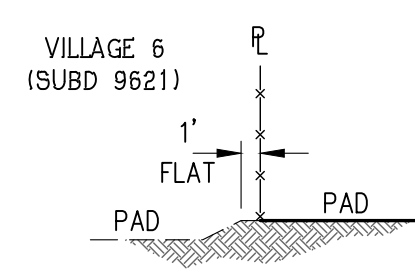


SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

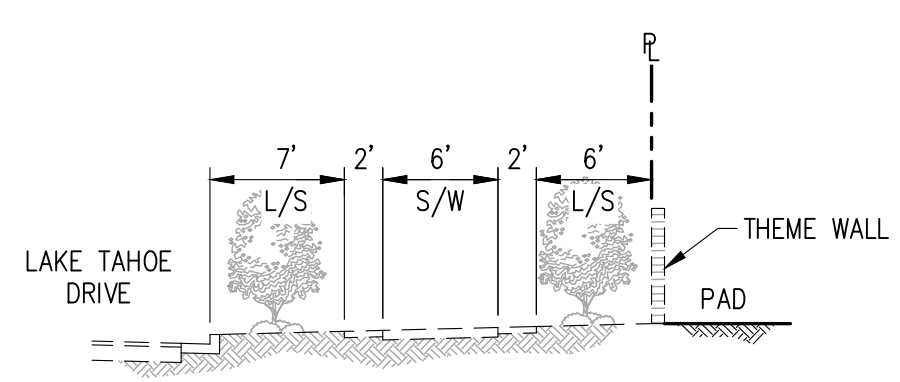
SHEET NO.
TM-1
OF 3 SHEETS



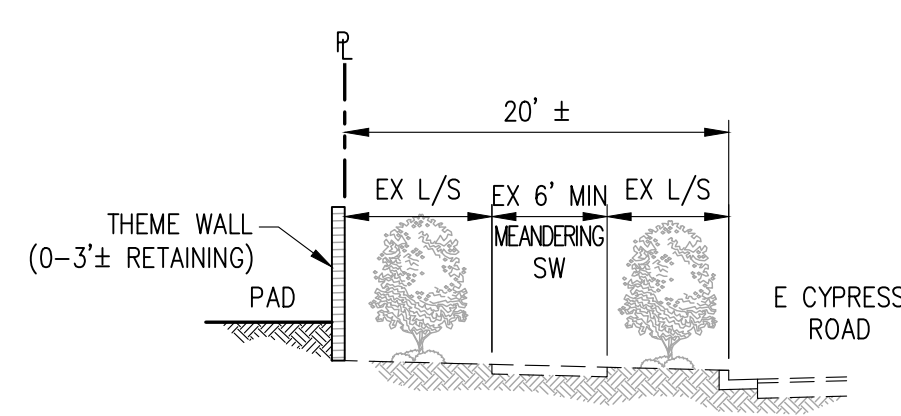
SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE



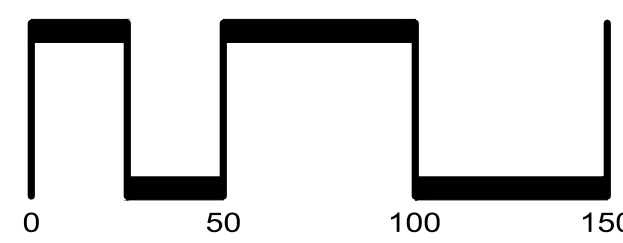
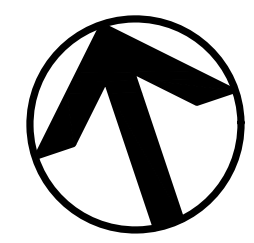
SECTION D
NOT TO SCALE

LEGEND

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

SUBDIVISION 9661 - VILLAGE 19 SUMMER LAKE NORTH PRELIMINARY GRADING PLAN

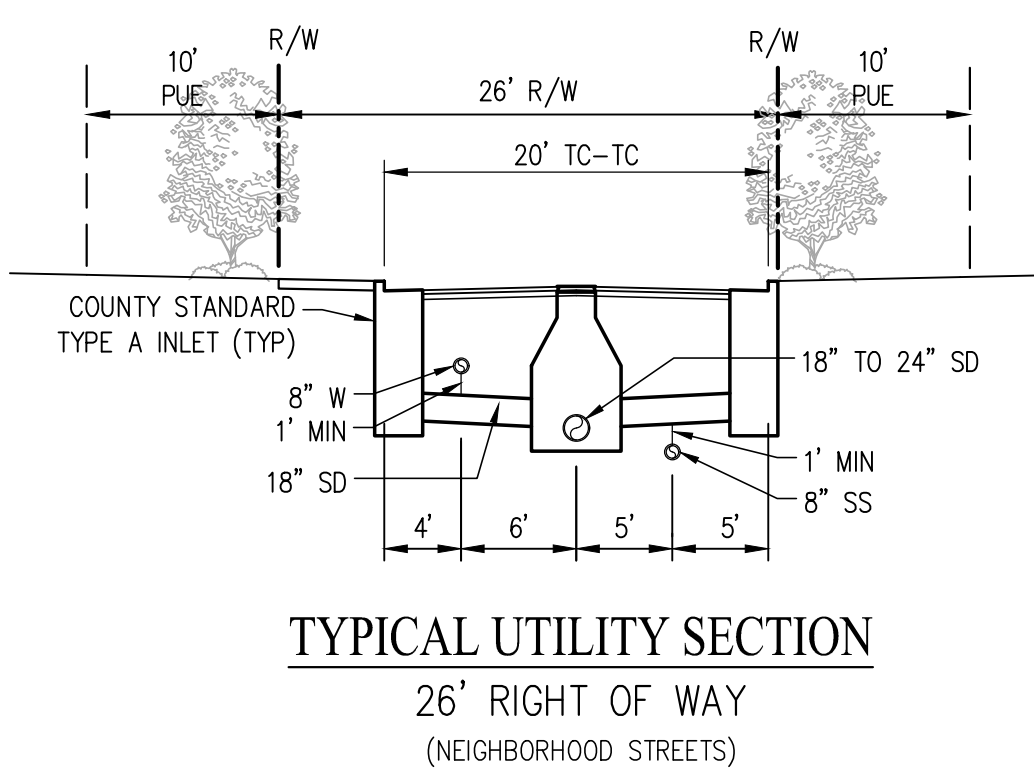
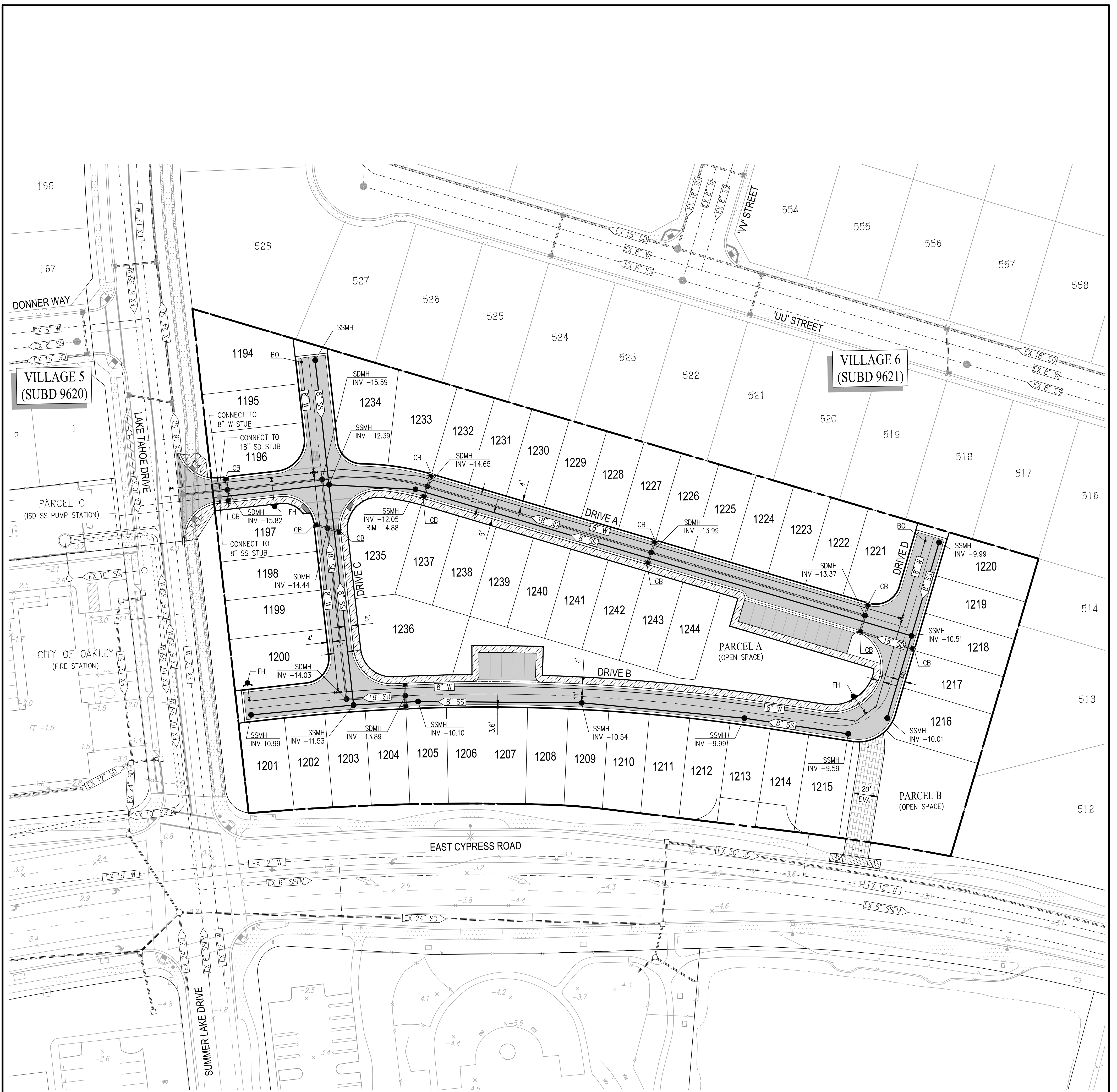
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: JUNE 30, 2023



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
TM-2
OF 3 SHEETS

G:\1282-119\ACAD\TM\TM02.DWG

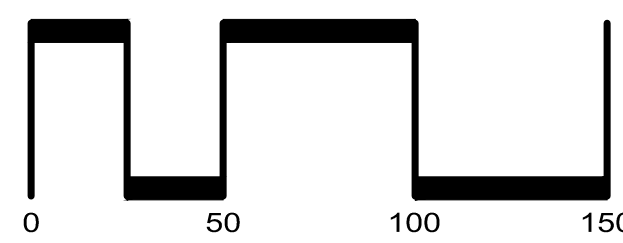
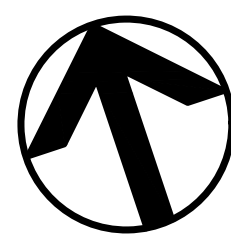


LEGEND

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

**SUBDIVISION 9661 - VILLAGE 19
SUMMER LAKE NORTH
PRELIMINARY UTILITY PLAN**

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



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
TM-3
OF 3 SHEETS

G:\1282-119\CAD\TM\TM03.DWG