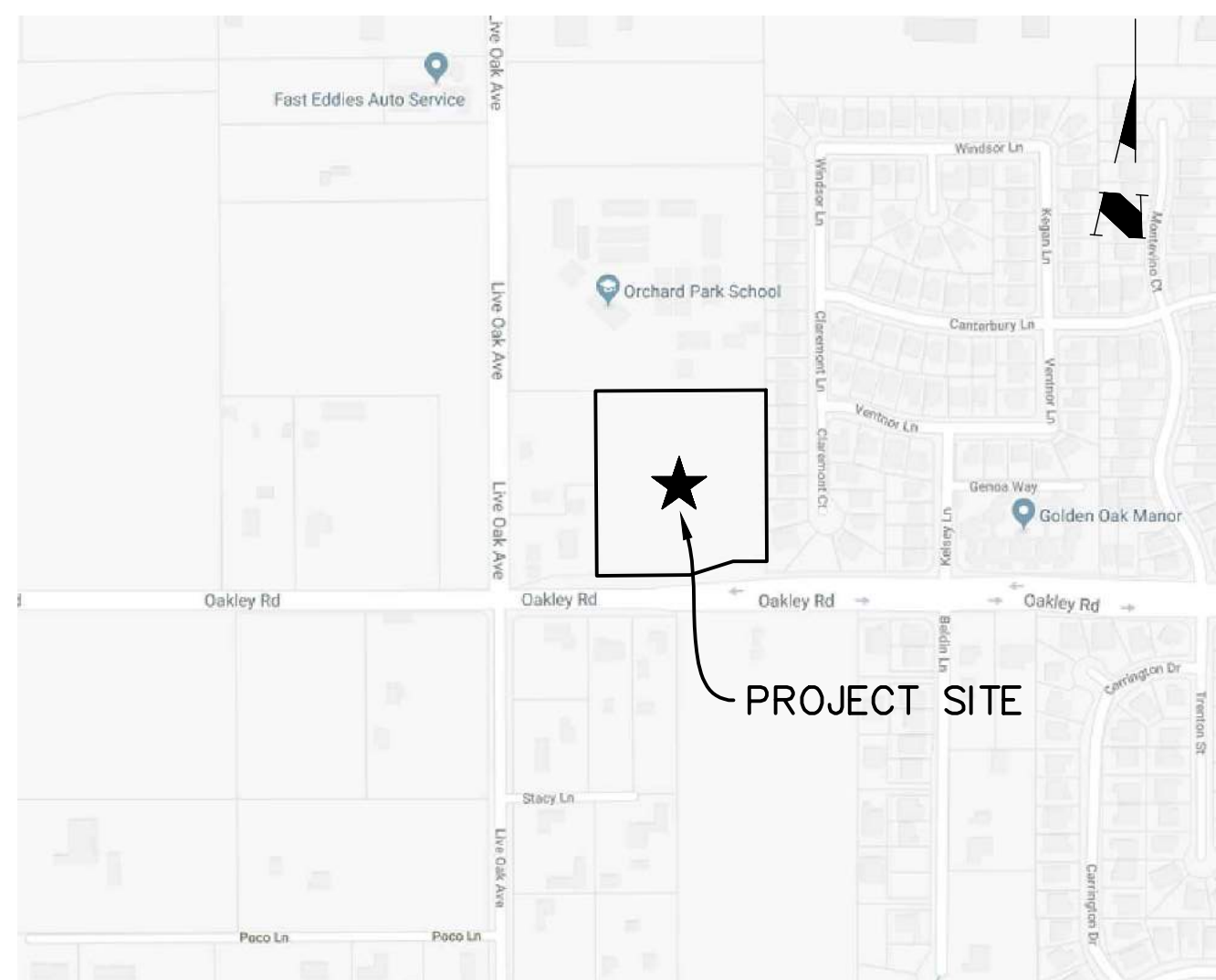


TENTATIVE MAP

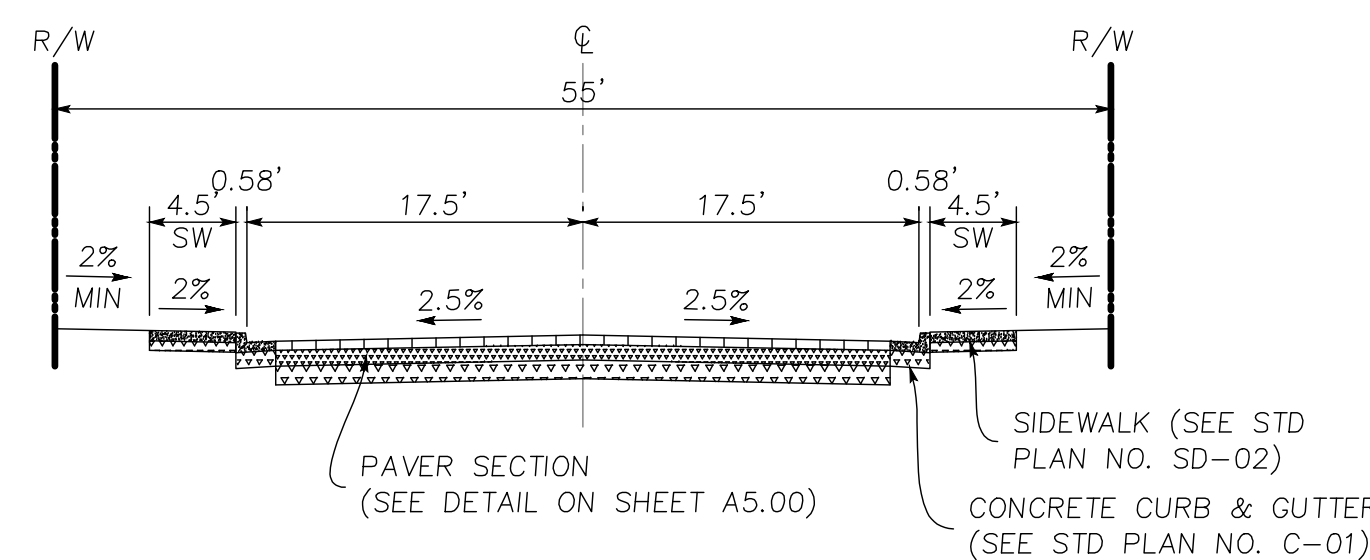
SUBDIVIDE ONE (1) LOT INTO TWENTY-THREE (23) LOTS

2480 OAKLEY ROAD, OAKLEY, CA 94561

APN 037-100-043-1

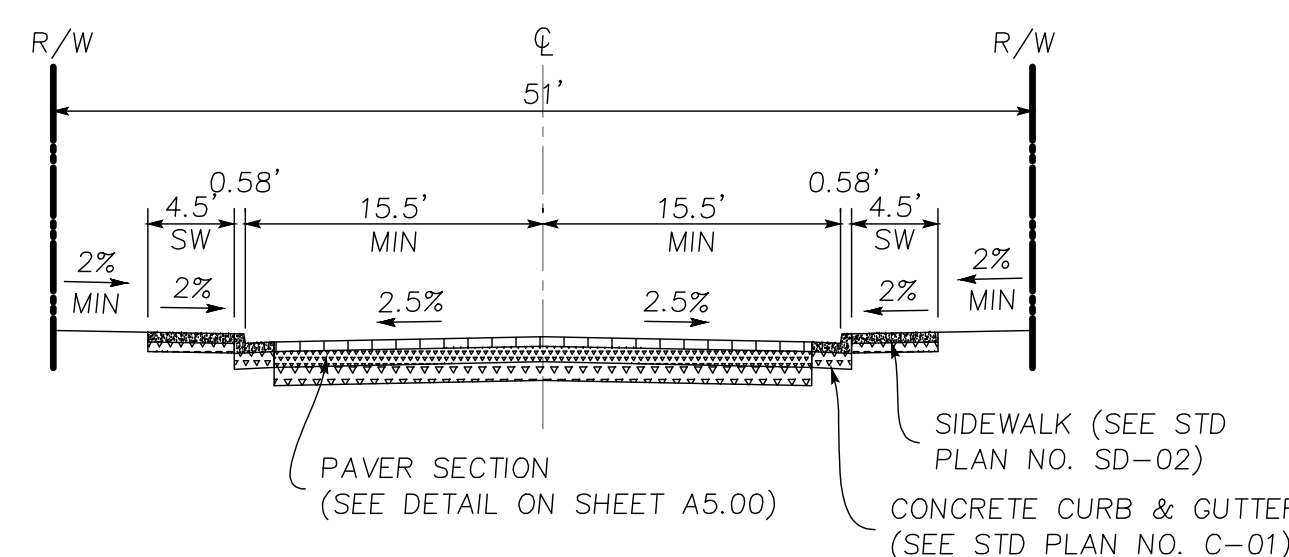


VICINITY MAP
NTS



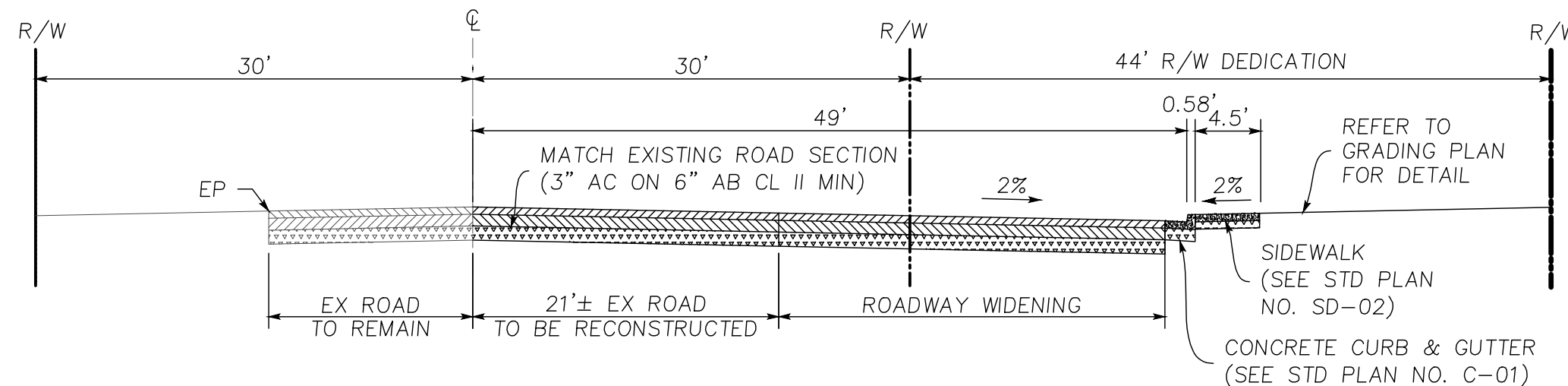
TYPICAL ORCHARD COURT SECTION

FROM STA 10+50.50 TO 13+62.15
NTS



TYPICAL ORCHARD COURT SECTION

FROM STA 10+50.50 TO 13+62.15
FROM STA 16+41.75 TO 19+53.77
NTS



TYPICAL OAKLEY ROAD SECTION

NTS

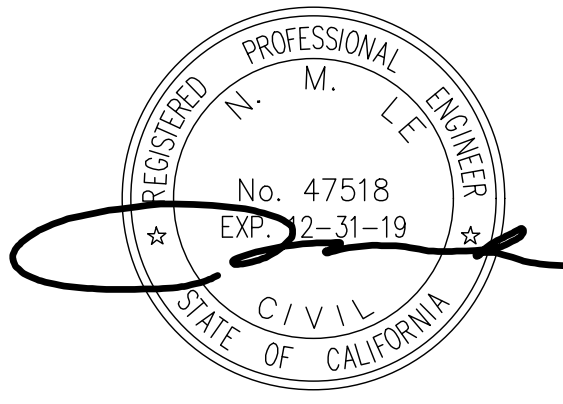
	EXISTING	PROPOSED	TO BE REMOVED
SIDEWALK	---	---	---
CURB AND GUTTER	---	---	---
CENTER LINE	---	---	---
PROPERTY LINE	---	---	---
LOT LINE	---	---	---
EASEMENT LINE	---	---	---
EDGE OF PAVEMENT	---	---	---
DRIVEWAY	---	---	---
PCC OR AC	---	---	---
STANDARD CITY MONUMENT	⊠	⊠	⊠
BENCH MARK	⊙	⊙	⊙
MANHOLE	⊠	⊠	⊠
STORM DRAIN INLET	⊠	⊠	⊠
WATER METER	⊠	⊠	⊠
VALVE	⊠	⊠	⊠
FIRE HYDRANT	⊠	⊠	⊠
STREET LIGHT	⊠	⊠	⊠
POWER POLE	⊠	⊠	⊠
PULL BOX	⊠	⊠	⊠
CABLE TELEVISION LINE	TV	TV	TV
ELECTRICAL LINE	E	E	E
IRRIGATION LINE	IR	IR	IR
NATURAL GAS LINE	G	G	G
OVERHEAD LINE	OH	OH	OH
SANITARY SEWER LINE	SS	SS	SS
STORM DRAIN LINE	SD	SD	SD
TELEPHONE LINE	T	T	T
WATER LINE	W	W	W
TRAFFIC SIGNAL CONDUIT	TS	TS	TS
LIGHTING CONDUIT	L	L	L
ROADSIDE SIGN & SIGN CODE	R1	R1	R1
FENCE	---	---	---
TREE/SHRUB	⊙	⊙	⊙

PROJECT DATA

- SITE ADDRESS: OAKLEY ROAD, OAKLEY
 - ASSESSORS PARCEL NO: 037-100-043
 - OWNER: OAKLEY ROAD PARTNERS, LLC
ADDRESS: 2480 OAKLEY ROAD, OAKLEY, CA 94561
PHONE:
EMAIL:
 - ARCHITECT: GKW ARCHITECT, INC
GORDON K WONG, ARCHITECT AIA, LEED GA
ADDRESS: 710 E MCGILVER LN #109, CAMPBELL, CA 95008
PHONE: (408) 796-1845
EMAIL: GORDONKWONG@GKWARCHITECTS.COM
 - LANDSCAPE ARCHITECT: HEID LANDSCAPE, JEFFREY HEID ARCHITECT
ADDRESS: 6179 ONEIDA DRIVE, SAN JOSE, CA 95123
PHONE: (408) 691-5207
EMAIL: WJHEID@ASLA@GMAIL.COM
 - CIVIL ENGINEER: LC ENGINEERING/ NINH LE
ADDRESS: 598 E SANTA CLARA ST, #270, SAN JOSE, CA 95112
PHONE: (408)806-7187
EMAIL: NLE@LCENGINEERING.NET
 - SOIL ENGINEER: GEO-ENGINEERING SOLUTIONS, INC
ADDRESS: 2570 SAN RAMON VALLEY BLVD, SUITE #A102
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 433-0450
EMAIL: ESWENSON@GEO-ENG.NET
- EXISTING: LI (LIGHT INDUSTRIAL)
PROPOSED: R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT
- EXISTING USE: VACANT
 - PROPOSED USE: 22 SINGLE FAMILY RESIDENTIAL
 - MINIMUM UNIT SIZE: 6,000 SF
 - ALL DIMENSIONS AND PROPOSED GRADING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 - STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY.
 - PROPOSED WATER, SANITARY SEWER, AND STORM DRAIN SHALL BE CONSTRUCTED AS PER DIABLO WATER DISTRICT, IRON HOUSE SANITARY DISTRICT, AND CITY OAKLEY STANDARDS.
 - STREET LIGHTS WILL BE INSTALLED PER THE CITY OF OALEY STANDARDS AND DEDICATED TO THE CITY.
 - WATER: DIABLO WATER DISTRICT
 - SEWER: IRON HOUSE SANITARY DISTRICT
 - GAS & ELECTRIC: PG&E
 - TELEPHONE: AT&T
 - CABLE TV: COMCAST
 - WELLS: NONE
 - THE SIZE, MATERIAL, AND LOCATION OF THE PROPOSED UTILITIES IS SUBJECT TO CHANGE, BASED ON DEMANDS, HYDRAULIC CALCULATIONS, AND/ OR CITY STANDARD GUIDELINES.

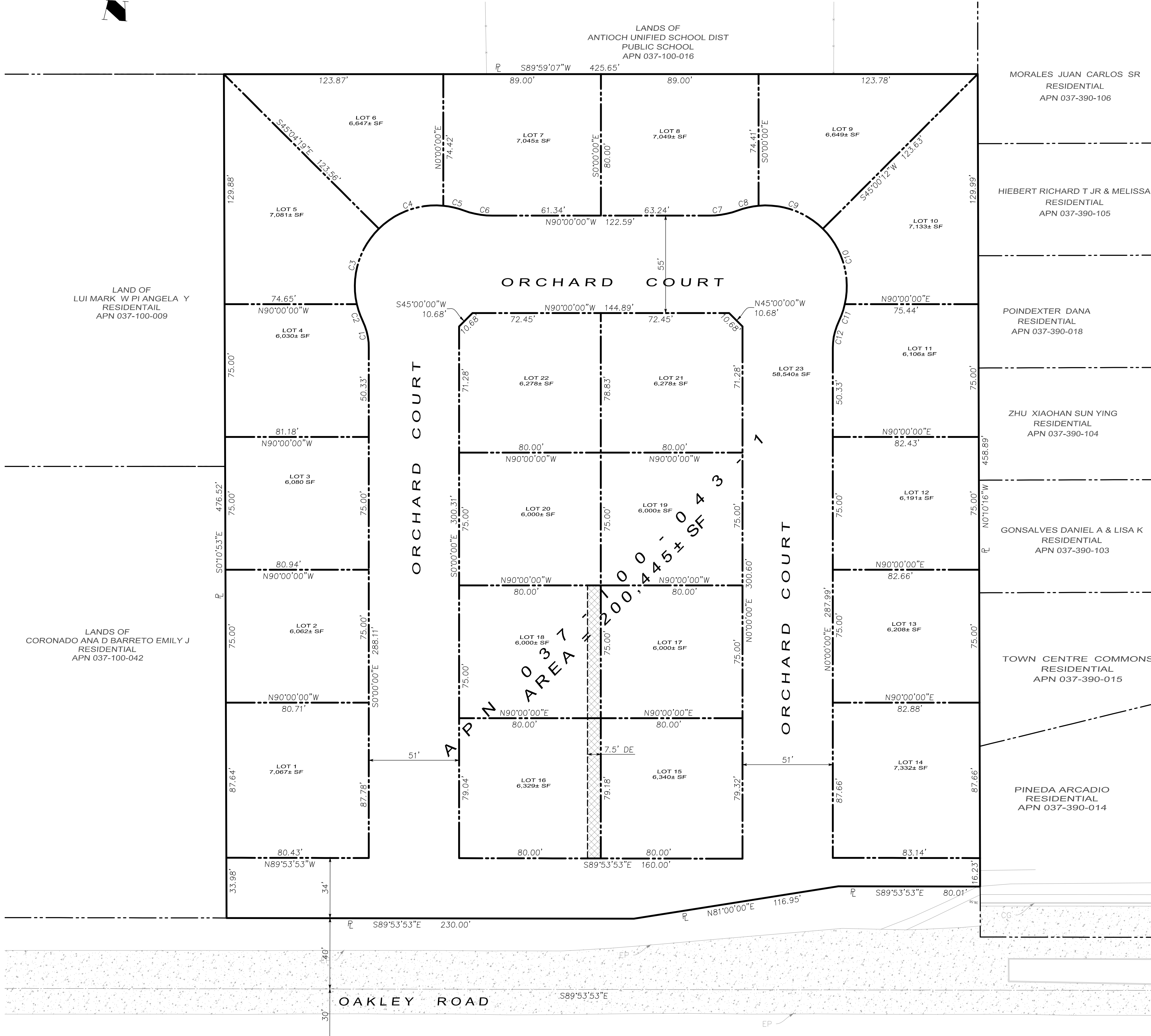
SHEET INDEX

- SHEET TM-1: TITLE SHEET & GENERAL NOTE
- SHEET TM-2: TENTATIVE MAP
- SHEET C3.1: OVERALL SITE PLAN



<p>ENGINEERING 598 E Santa Clara St. #270 San Jose, CA 95112 Phone: (408) 806-7187 Fax: (408) 383-4006</p>	<p>DESIGNED: _____ DATE: _____ DRAWN: _____ DATE: _____ NTS: _____ SCALE: _____ CHECKED: _____ DATE: _____ BY: _____ DATE: _____ APP'D: _____ DATE: _____</p>
<p>TITLE SHEET AND GENERAL NOTE LANDS OF OAKLEY ROAD PARTNERS, LLC OAKLEY ROAD APN 037-100-043-1</p>	
<p>California PROJECT NO. _____ CONTRACT NO. _____</p>	
<p>FILE NO. _____</p>	<p>DATE: _____</p>

DRAWING NO. **TM-1**
SHEET NO. **1** OF **3**
FILE NO. _____



CURVE#	LENGTH	RADIUS	DELTA	TANGENT
C1	15.63'	35.00	25°35'26"	7.95'
C2	10.14'	45.63	12°43'57"	5.09'
C3	46.36'	45.63	58°12'26"	25.40'
C4	39.89'	45.63	50°05'11"	21.32'
C5	12.01'	45.63	15°04'39"	6.04'
C6	16.34'	45.63	20°30'47"	8.26'
C7	16.34'	45.63	20°30'46"	8.26'
C8	12.10'	45.63	15°11'25"	6.08'
C9	39.86'	45.63	50°03'12"	21.30'
C10	46.29'	45.63	58°07'38"	25.36'
C11	10.14'	45.63	12°43'57"	5.09'
C12	15.63'	35.00	25°35'26"	7.95'

LOT #	LOT SIZE	BUILDING	DRIVEWAY & PARKING	LANDSCAPE AREA	PERCENT OF LANDSCAPE COVERAGE
1	7,057 SF	2,239 SF	905 SF	3,923 SF	55.51%
2	6,062 SF	1,999 SF	710 SF	3,353 SF	55.31%
3	6,080 SF	1,906 SF	1,053 SF	3,121 SF	51.33%
4	6,030 SF	1,474 SF	745 SF	3,811 SF	63.20%
5	7,081 SF	1,883 SF	756 SF	4,442 SF	62.73%
6	6,647 SF	1,474 SF	728 SF	4,445 SF	66.87%
7	7,045 SF	2,239 SF	800 SF	4,006 SF	56.86%
8	7,049 SF	2,239 SF	912 SF	3,898 SF	55.30%
9	6,649 SF	1,474 SF	827 SF	4,348 SF	65.39%
10	7,133 SF	1,999 SF	664 SF	4,470 SF	62.67%
11	6,106 SF	1,474 SF	859 SF	3,773 SF	61.79%
12	6,191 SF	1,906 SF	1,020 SF	3,265 SF	52.74%
13	6,208 SF	1,906 SF	710 SF	3,498 SF	56.36%
14	7,332 SF	2,239 SF	896 SF	4,197 SF	57.24%
15	6,340 SF	1,474 SF	682 SF	4,184 SF	65.99%
16	6,329 SF	1,474 SF	714 SF	4,141 SF	65.43%
17	6,000 SF	1,999 SF	764 SF	3,237 SF	53.95%
18	6,000 SF	1,906 SF	1,020 SF	3,074 SF	51.23%
19	6,000 SF	1,906 SF	1,150 SF	2,934 SF	48.90%
20	6,000 SF	1,474 SF	748 SF	3,778 SF	62.97%
21	6,278 SF	1,474 SF	748 SF	4,056 SF	64.61%
22	6,278 SF	1,474 SF	795 SF	4,069 SF	64.81%
23	58,540 SF		46,768 SF	11,772 SF	20.11%

DESIGNED	DATE	02/02/19	BY	DATE	02/02/19
DRAWN	DATE	02/02/19	BY	DATE	02/02/19
CHECKED	DATE	02/02/19	BY	DATE	02/02/19
PROJECT NO.	OAKLEY ROAD				
CONTRACT NO.	OAKLEY ROAD				
FILE NO.	OAKLEY ROAD				

ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95128
 Phone: (408) 806-7187
 Fax: (408) 583-4006

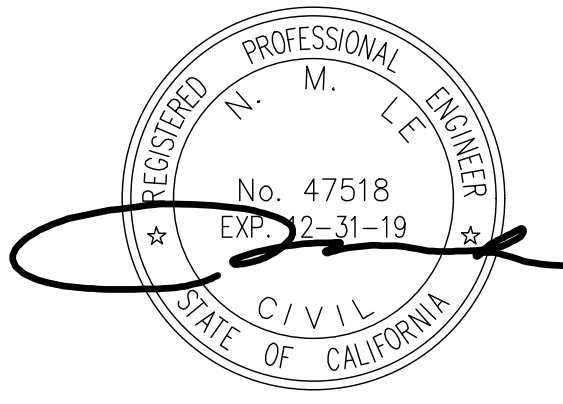
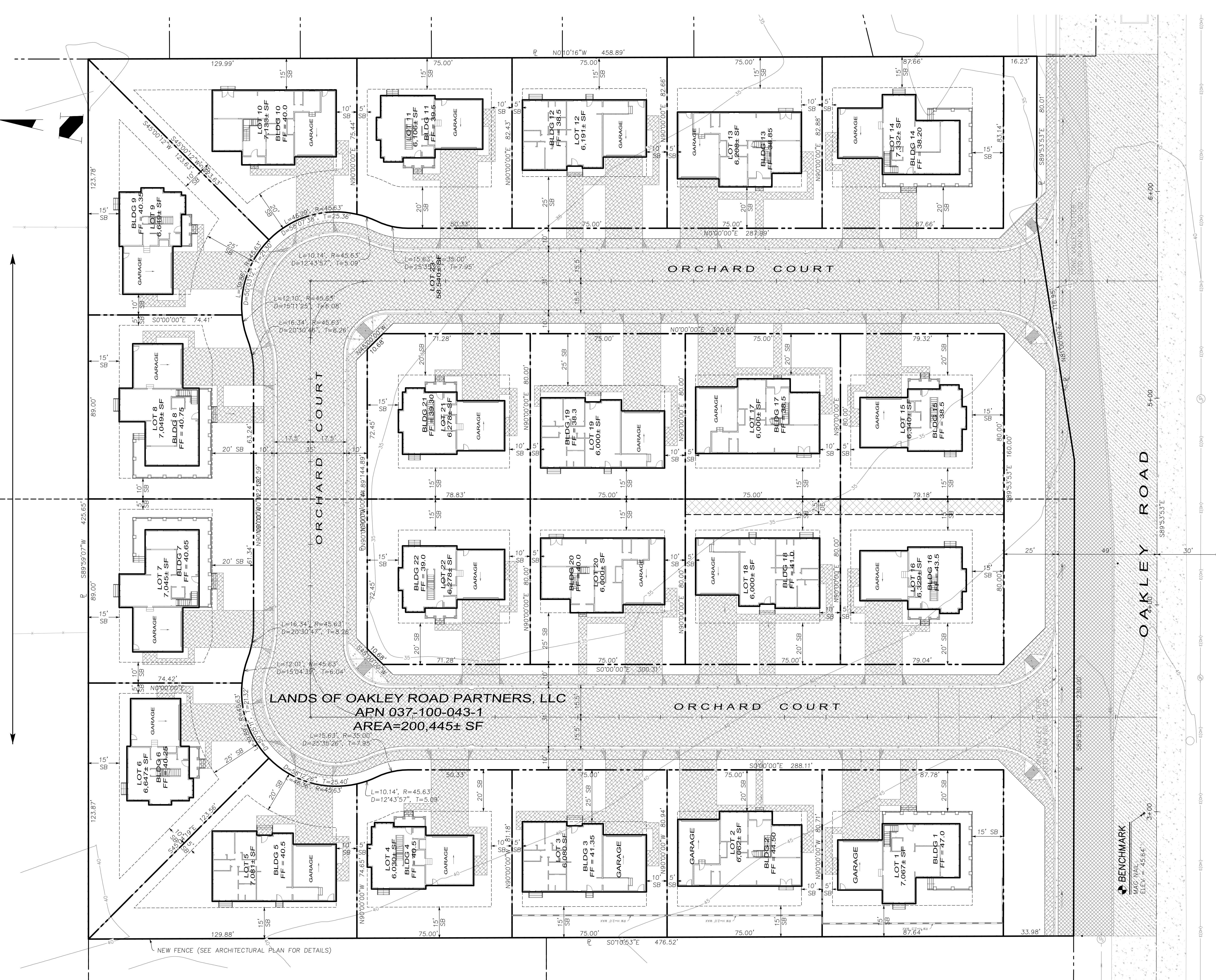
TENTATIVE MAP
 LANDS OF OAKLEY ROAD PARTNERS, LLC
 OAKLEY ROAD
 APN 037-100-043-1

California

Professional Engineer Seal: N. M., No. 47518, EXPIRES 12-31-19, CIVIL ENGINEER, STATE OF CALIFORNIA

TM-2
 SHEET NO. 2 OF 3
 DRAWING NO. 02/02/19

PHASE 1 (11 RESIDENTIAL UNITS)
 PHASE 2 (11 RESIDENTIAL UNITS)



DRAWING NO. C3.1	SHEET NO. 3	OF 3	FILE NO. Oakley	CONTRACT NO.	PROJECT NO.	DATE	BY	DATE	APP'D	REVISIONS	NO.
OVERALL SITE PLAN LANDS OF OAKLEY ROAD PARTNERS, LLC OAKLEY ROAD APN 037-100-043-1			 598 E Santa Clara St. #270 San Jose, CA 95128 Phone: (408) 806-7187 Fax: (408) 583-4006			DESIGNED PT	DATE 02/02/19	DRAWN PT	DATE 02/02/19	CHECKED NL	DATE 02/02/19

GENERAL NOTES:

1. THE CITY OF OAKLEY MUST INSPECT AND APPROVE ALL STORM WATER TREATMENT MEASURES PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY.
2. SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SOIL SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT.
3. ALL STORMWATER TREATMENT MEASURES MUST BE MAINTAINED REGULARLY BY THE PROPERTY OWNERS, MANAGERS, AND HOA.
4. FLOODING ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 9607010286G, EFFECTIVE DATE AUGUST 3, 2009.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING UTILITY ENTRANCE LOCATIONS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY SEWER, WATER, AND STORM DRAIN CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION, SIZE, AND ELEVATION OF THE EXISTING SERVICES AT THE POINT OF CONNECTION AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING. ALL NON STORM DRAIN UTILITIES ARE NOT COVERED UNDER THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY. SEPARATE BUILDING PERMITS ARE REQUIRED.
- 7.

MULCHING:

MULCHING SHALL BE REQUIRED OVER ALL AREAS WITH DISTURBED SOILS CREATED FROM EITHER DEMOLITION OR GRADING OPERATIONS.

PREPARATION METHODS AND EQUIPMENT:

STRAW MULCH: SHOULD BE APPLIED IN AN EVEN, UNIFORM MANNER, EITHER BY HAND OR BY MULCH BLOWING EQUIPMENT. STRAW MULCHES MUST BE ANCHORED TO PREVENT THE MULCH FROM BEING BLOWN OR WASHED OFF THE SITE. ANCHORING IS ACHIEVED IN TWO WAYS:

CRIMPING: THE MULCH IS ANCHORED BY RUNNING A HEAVY DISK WITH FLAT, DULL, SERRATED, CLOSELY SPACED BLADES OVER THE MULCHED SOIL. EFFECTIVE CRIMPING EMBEDS THE MULCH ABOUT 2 INCHES INTO THE SOIL WITHOUT COMPLETELY COVERING IT. THE DISK SHOULD BE RUN ONCE OR TWICE ACROSS THE SOIL. ABOUT 2 1/2 TON OF STRAW MULCH PER ACRE SHOULD BE APPLIED IF THE MULCH IS ANCHORED BY CRIMPING.

TACKING: ACHIEVED USING A EMULSIFIED ASPHALT OR BINDER EITHER INDEPENDENTLY OR FOLLOWED BY CRIMPING. IF TACKED, STRAW MULCH MAY BE APPLIED AT A RATE OF 1 3/4 TON PER ACRE, AND TACKED WITH EMULSIFIED ASPHALT AT A RATE OF 500 GALLONS PER ACRE.

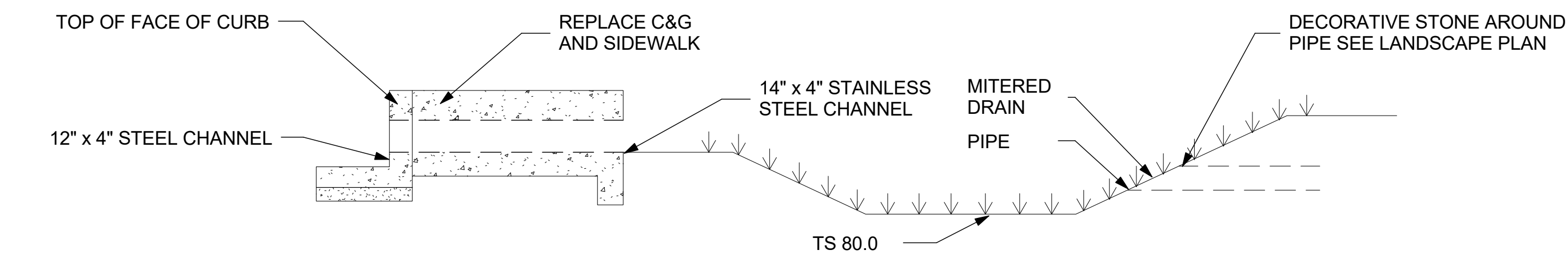
WOOD FIBER MULCH: TYPICALLY APPLIED WITH A HYDROSEEDER AT A RATE OF 1000 TO 1500 POUNDS PER ACRE, OR AS A SLURRY CONSISTING OF AT LEAST 150 POUNDS OF BINDER, 400 POUNDS OF WOOD FIBER MULCH, AND 200 GALLONS OF WATER PER ACRE.

REQUIREMENTS:

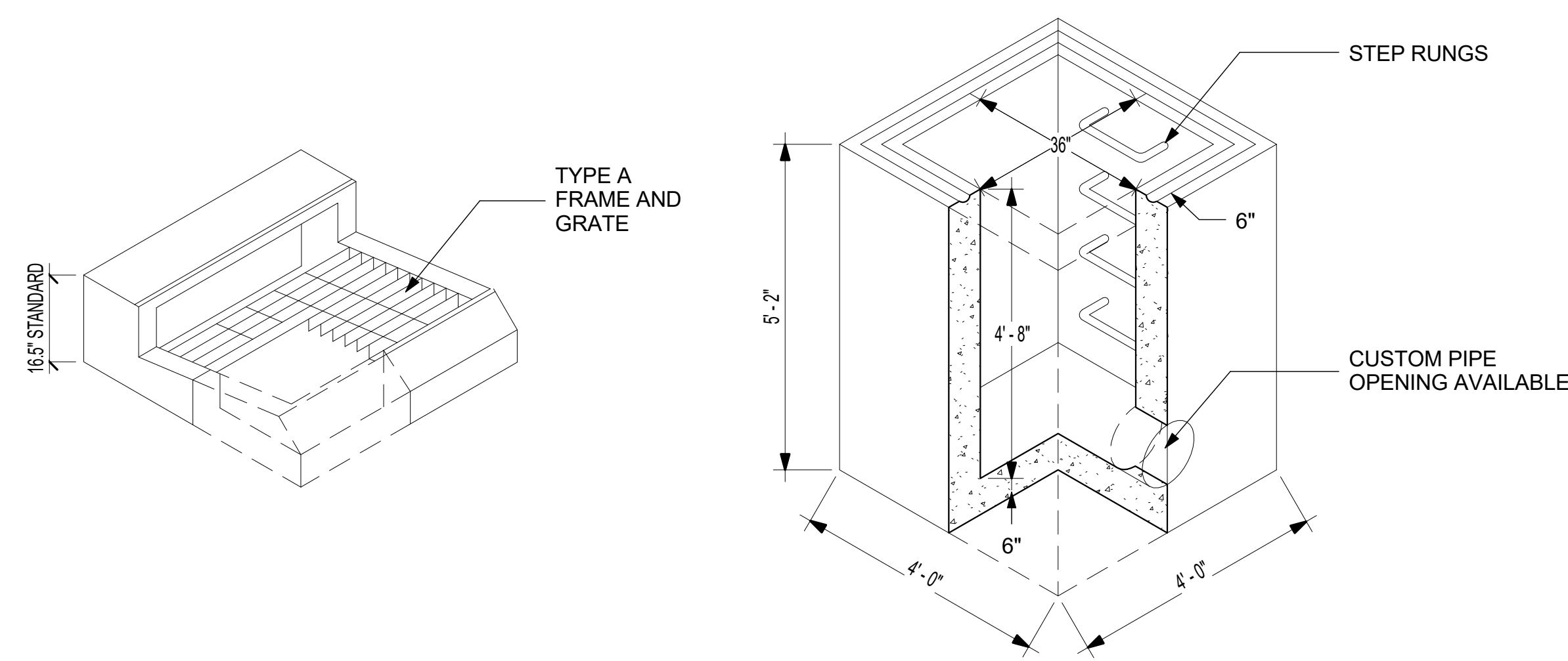
MAINTENANCE MULCHED AREAS REQUIRE FREQUENT INSPECTION FOR DAMAGE AND DETERIORATION. REQUIREMENTS WILL VARY GREATLY BASED ON TYPE OF MULCH USED AND THE TYPE OF VEGETATION ESTABLISHED.

EROSION CONTROL NOTES:

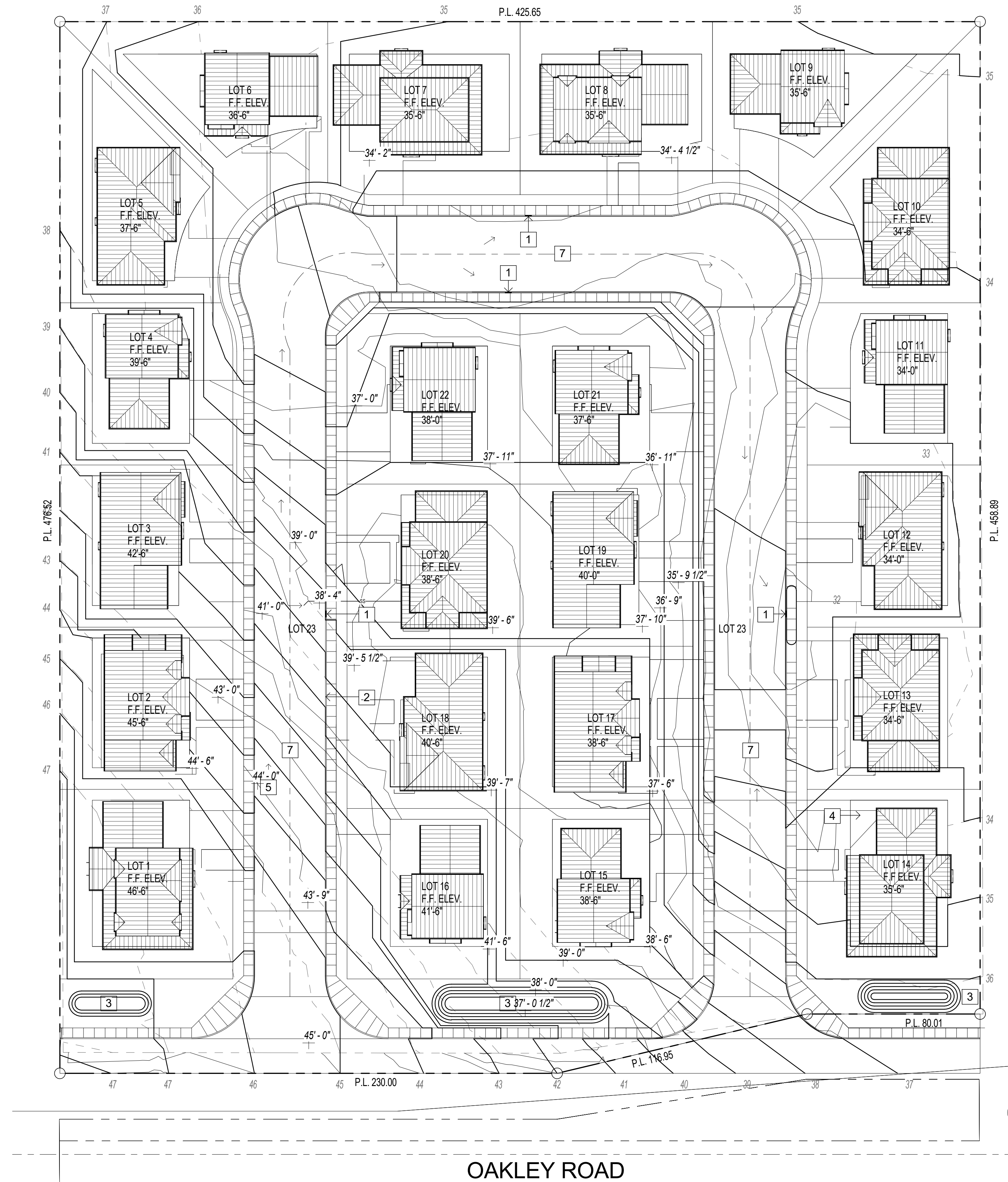
1. PORTABLE TOILET MUST BE KEPT A MINIMUM OF 50 FEET AWAY FROM ALL STORM DRAIN INLETS.
2. FOR MINOR EQUIPMENT MAINTENANCE, DRIP PANS AND DRIP CLOTHS WILL BE USED AND PROPERLY DISPOSED OF IF IT IS NECESSARY TO DRAIN AND REPLACE FLUIDS ON SITE.
3. ON SITE VEHICLES AND EQUIPMENT WILL BE INSPECTED REGULARLY FOR LEAKS, AND, IF NECESSARY, WILL BE REPAIRED IMMEDIATELY.
4. IF THERE ARE ANY CONFLICTS BETWEEN CASQA BMPs AND PROJECT CONTRACT DOCUMENT REQUIREMENTS, FOLLOW PROJECT CONTRACT DOCUMENT REQUIREMENTS.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. CONSTRUCTION TRAFFIC IS TO BE KEPT CLEAR OF THE STORMWATER TREATMENT AREAS AFTER THEY HAVE BEEN BACKFILLED AND GRADED IN ORDER TO AVOID CONTAMINATION AND COMPACTION OF EXISTING SOILS.
10. STORMWATER TREATMENT FACILITIES SHALL BE PROTECTED FROM CONSTRUCTION SITE RUNOFF. ONCE IMPORTED MATERIALS ARE INSTALLED IN THOSE FACILITIES, RUNOFF FROM UNSTABLE AREAS MUST BE DIVERTED FROM SUCH FACILITIES.



② Infiltration Basin Area
NTS



③ Type A Curb Inlet
1/2" = 1'-0"



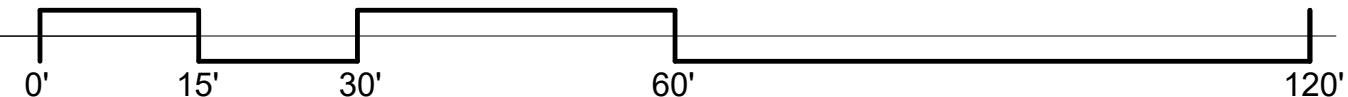
GRADING & DRAINAGE PLAN KEYNOTES:

- 1 CURB DRAIN
- 2 6" CONCRETE CURB & GUTTER
- 3 BIO-INFILTRATION BASIN / DMA
- 4 BUILDING PAD
- 5 FLOW LINE
- 6 FIRE HYDRANT
- 7 STREET CROWN

LINE LEGEND

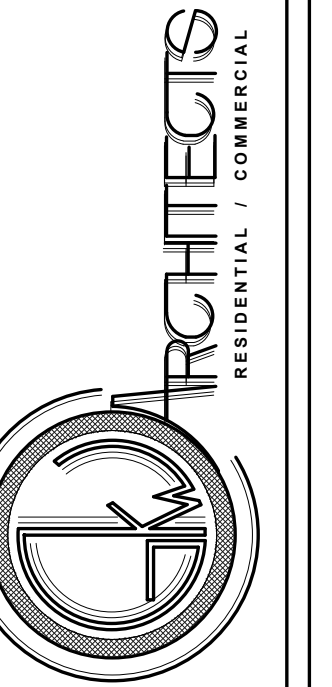
- 6" TALL FENCE
- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES

Preliminary Grading & Drainage Plan,
Proposed
1" = 30'-0"



LONG NGUYEN, PROJECT REP
710E MCGILVERY LANE SUITE 109
CAMPBELL, CA 95008
Tel: 925.885.1045
GKW Architects.com

GORDON K WONG AIA, LEED GA
710E MCGILVERY LANE SUITE 109
CAMPBELL, CA 95008
Tel: 925.885.1045
GKW ARCHITECTS.COM



Civil Title Sheet

Oakley Development
2480 Oakley Road
Oakley, CA

Project Schedule
Revision

Civil Title Sheet

C1

SCALE As indicated
8/9/2019 5:18:07 PM

SEWER NOTES

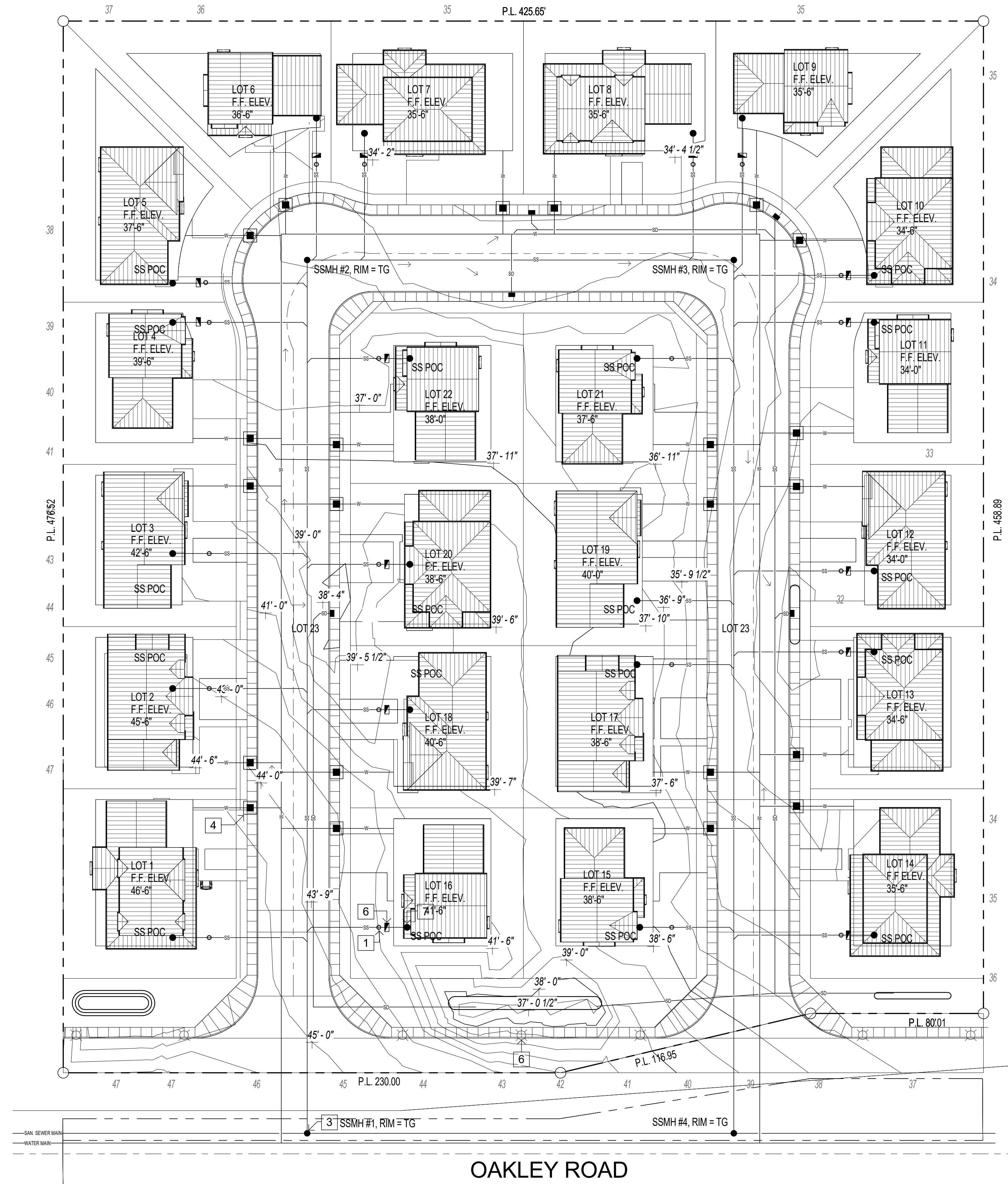
1. THE DEVELOPMENT'S SANITARY SEWER MAINS AND MANHOLES SHALL BE PRIVATE, OWNED AND MAINTAINED A HOMEOWNER'S ASSOCIATION OR SIMILAR MAINTENANCE RESPONSIBILITY AGREEMENT.
2. ALL SEWER MAIN AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY'S "SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER MAINS AND APPURTENANCES (12" DIAMETER OR LESS)," LATEST REVISION AT THE TIME OF PERMIT APPROVAL.
3. SEWER CONNECTION FEES ARE DUE AND PAYABLE PRIOR TO FINAL INSPECTION.

UTILITIES NOTES

1. ALL EXISTING OVERHEAD LINES ALONG PROPERTY FRONTAGE ON OAKLEY ROAD SHALL BE UNDERGROUND.

WATER NOTES

1. THE DEVELOPMENT'S WATER SYSTEM SHALL BE PRIVATE, OWNED AND MAINTAINED A HOMEOWNER'S ASSOCIATION OR SIMILAR MAINTENANCE RESPONSIBILITY AGREEMENT.
2. THE APPLICANT/DEVELOPER SHALL INSTALL AN ABOVE-GROUND REDUCE PRESSURE BACKFLOW PREVENTION ASSEMBLY ON EACH IRRIGATION WATER METER, PER CITY STANDARD. PROVIDE SUFFICIENT AREA BEHIND THE PROPERTY LINE FOR THE BACKFLOW DEVICE PAD AND REQUIRED LANDSCAPE SCREENING. THE SIZE OF THE PAD WILL BE DEPENDENT UPON TYPE, SIZE, AND MODEL OF THE BACKFLOW DEVICE SELECTED.



UTILITY NOTES:

- | | |
|---|------------------------|
| 1 | CLEAN OUT BOX |
| 2 | STORM DRAIN |
| 3 | SANITARY SEWER MANHOLE |
| 4 | WATER SERVICE |
| 5 | BACK FLOW PREVENTOR |
| 6 | STREET LIGHT |
| 7 | INVERT |

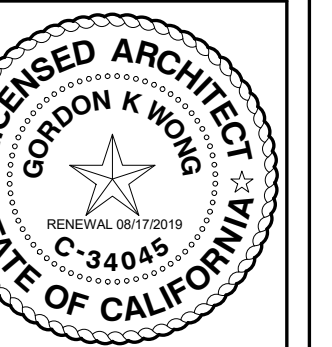
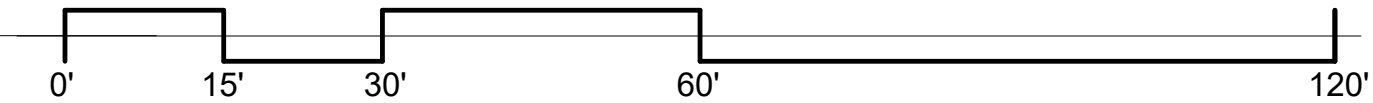
LINE LEGEND

- | | |
|--|-------------------|
| | 6' TALL FENCE |
| | PROPERTY LINE |
| | SETBACK LINE |
| | SANITARY SEWER |
| | STORM DRAIN |
| | WATER |
| | SURFACE FLOW PATH |

ABBREVIATIONS & LEGEND

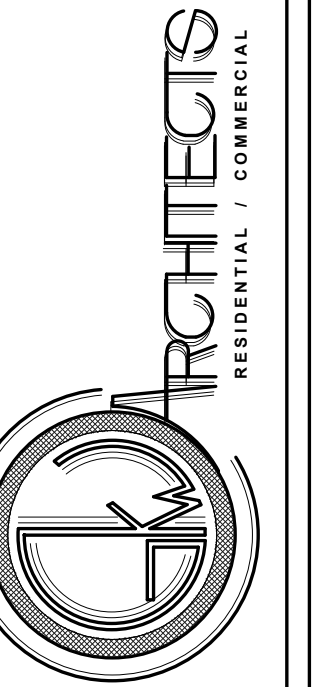
- | | |
|------|--------------------------------|
| CD | CURB DRAIN |
| C&G | CURB AND GUTTER |
| DMA | DRAINAGE MANAGEMENT AREA |
| EX | EXISTING |
| FF | FINISH FLOOR |
| IB | INFILTRATION BASIN |
| IMP | INTEGRATED MANAGEMENT PRACTICE |
| INV | INVERT |
| FL | FLOW LINE |
| G | GRATE |
| POC | POINT OF CONNECTION |
| RB | RAIN BARREL |
| SD | STORM DRAIN |
| SDR | STANDARD DIMENSION RATIO |
| SF | SQUARE FEET |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| TC | TOP OF CURB |
| TS | TOP OF SOIL |
| TW | TOP OF WALL |
| PVC | POLYVINYL CHLORIDE |
| W | WATER |

1 Preliminary Utilities Plan, Proposed
1" = 30'-0"



YOUNG HO OH, PROJECT REP
710E MCGILVERY LANE SUITE 109
CAMPBELL, CA 95008
TEL: 925.885.1045
GKW ARCHITECTS.COM

GORDON K WONG AIA, LEED GA
710E MCGILVERY LANE SUITE 109
CAMPBELL, CA 95008
TEL: 925.885.1045
GKW ARCHITECTS.COM



Demolition Plan

Oakley Residential Development

2480 Oakley Road
Oakley, CA

Project Schedule
Revision

Demolition Plan

C2

SCALE 1" = 30'-0"

8/9/2019 5:18:10 PM