

VICINITY MAP

NOT TO SCALE

City of Oakley
Planning Division
DEC 11, 2023
RECEIVED

SUBDIVISION TRACT 9636 GREATER CYPRESS PRESERVE PA-6H VESTING TENTATIVE MAP COVER SHEET

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

AUGUST 3, 2023 SCALE: 1"=60'

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS AND CONSTRAINTS MAP
3. PRELIMINARY SITE PLAN
4. PRELIMINARY PARCEL DELINEATION PLAN
5. PRELIMINARY GRADING AND DRAINAGE PLAN
6. PRELIMINARY UTILITY PLAN
7. PRELIMINARY STORMWATER CONTROL PLAN
8. PRELIMINARY FIRE ACCESS TURNING MOVEMENTS

GENERAL NOTES

OWNER/DEVELOPER: ACD-TI OAKLEY, LLC
2716 OCEAN PARK BLVD #1064
SANTA MONICA, CA 90405
(310)-314-2590

ENGINEER: BELLECCI & ASSOCIATES, INC.
2280 DIAMOND BLVD #100
CONCORD, CA 94520
(925)-685-4569

A.P.N.: 032-082-010-3

PROPERTY LIMITS: 16.5 ACRES

DEVELOPMENT LIMITS: 8.3 ACRES - EXCLUDES BETHEL ISLAND ROAD EXPANSION, PHASE 2 LEVEE AND STREET X IMPROVEMENTS

EXISTING ZONING: SINGLE FAMILY RESIDENTIAL LOW DENSITY (SL)

PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL MEDIUM DENSITY (MM)

EXISTING USE: AGRICULTURE

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

MINIMUM LOT SIZE: 2605 SF

AVERAGE LOT SIZE: 3024 SF

MAXIMUM LOT SIZE: 5895 SF

PROJECT DENSITY: 10.7 DU/AC

SERVICES:
WATER SUPPLY- DIABLO WATER DISTRICT
SANITARY SEWER- IRONHOUSE SANITARY DISTRICT
STORM DRAIN- CITY OF OAKLEY
GAS & ELECTRIC- PACIFIC GAS & ELECTRIC
FIRE- CCC FIRE PROTECTION DISTRICT
TELEPHONE- AT&T
CABLE TV- COMCAST
RD 799

FLOODING: SITE FALLS WITHIN FIRM PANEL NUMBERS 060025 0170G AND 060766 0170G, ZONE AE (EL 9) CURRENT FLOOD ZONE AE. SITE TO BE REMOVED FROM HAZARD FLOOD ZONE AFTER CONSTRUCTION OF THE CYPRESS PRESERVE PERIMETER LEVEE.

DATUM NOTE: HORIZONTAL AND VERTICAL CONTROL DATA IS BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III, NAD83, NAVD88 EPOCH 2011 DATUM. UNITS ARE U.S. SURVEY FEET.

THE PROJECT REFERENCE POINTS AND DATUM INFORMATION ARE AS FOLLOWS:

POINT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2185373.47	6232871.85	16.95	MAG NAIL CSLS WASHER
156	2180254.34	6232482.92	13.8	BM HS3769
157	2193565.21	6224466.13	10.11	BM DH6895
158	2175993.44	6227442.82	23.6	BM DB3879

NOTES

1. TO BE CONSTRUCTED UNDER A DIFFERENT PERMIT SET OR BY OTHERS
2. TO BE CONSTRUCTED UNDER APPROVED BETHEL ISLAND RD PRECISE ALIGNMENT

NOTE

STREET X DEDICATED TO AND MAINTAINED BY THE CITY

PARCEL A&B TO BE MAINTAINED BY HOA

PARCEL C TO BE MAINTAINED BY RD 799

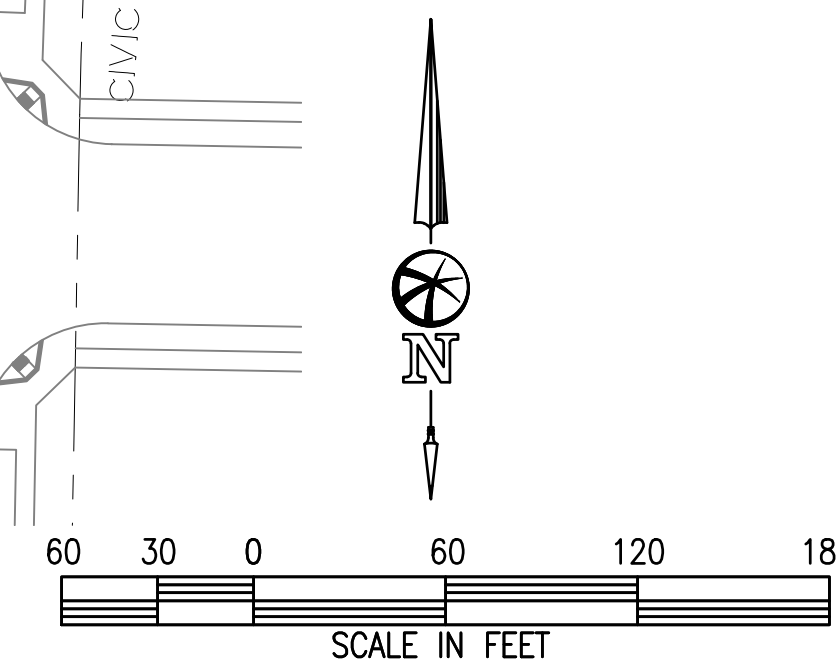
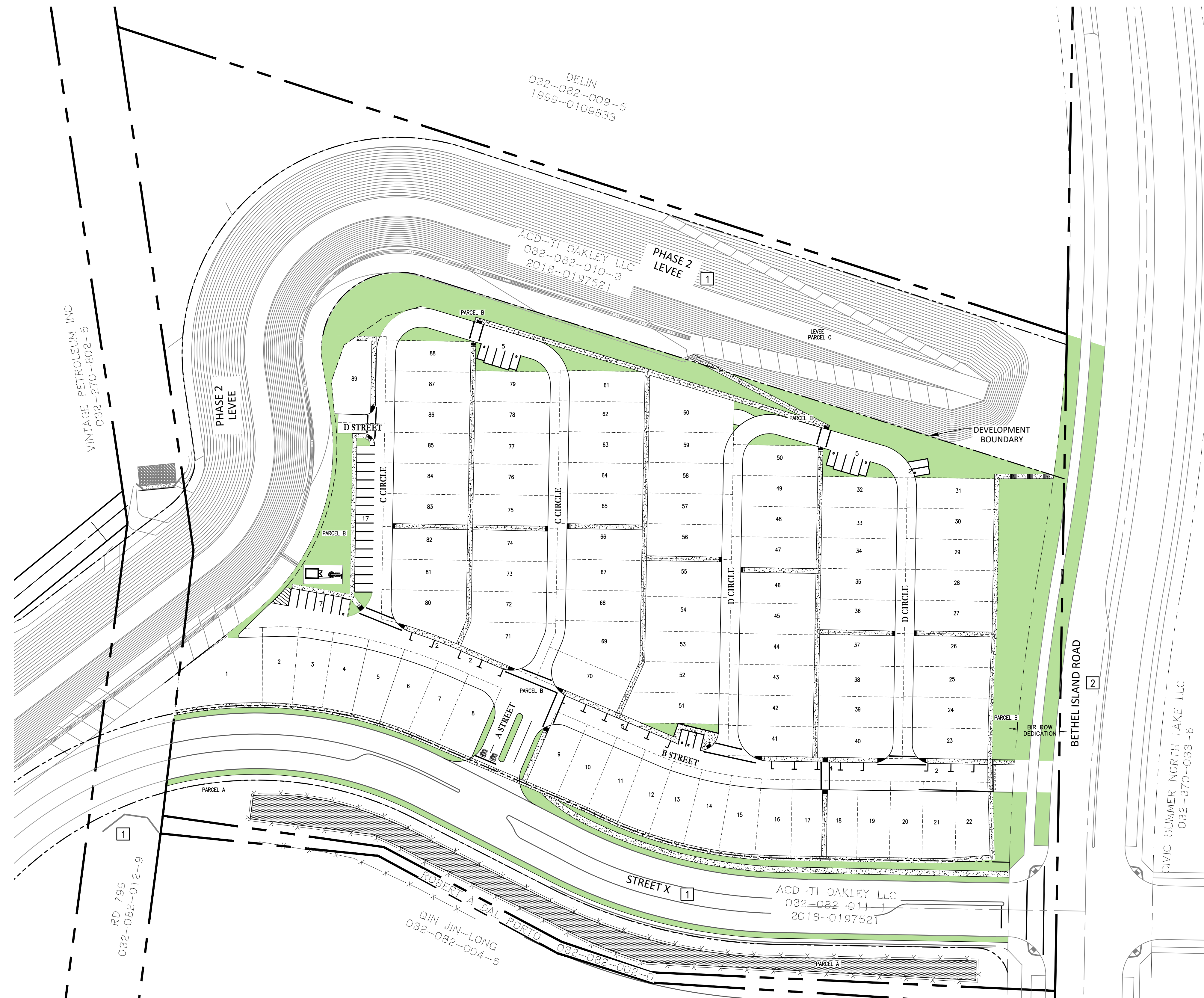
TOTAL PROPOSED LOTS	
NUMBER OF LOTS	89
PARKING COUNT	
REQUIRED*	89
PROVIDED	178
GUEST	54
ADA	0
TOTAL	234
SHORTFALL	145

*REQUIRED NUMBER OF PARKING STALLS IS FOR NON-GARAGE OR DRIVEWAY PARKING

EARTHWORKS QUANTITIES	
RAW FILL	95,420 CY
RAW CUT	0 CY
NET (FILL)	95,420 CY

Bellecci
Intelligent Infrastructure
925 • 685 • 4569 bellecci.com

SHEET:
1
OF
8
JOB NO.
180180



THIS SUBDIVISION MAY BE CONSTRUCTED IN PHASES.

PRELIMINARY



**SUBDIVISION TRACT 9636
GREATER CYPRESS PRESERVE
PA-6H
VESTING TENTATIVE MAP
EXISTING CONDITIONS**

**CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
AUGUST 3 2023 SCALE: 1"=40'

FLOOD ZONE NOTE
CURRENT FLOOD ZONE AE. SITE TO BE
REMOVED FROM HAZARD FLOOD ZONE
AFTER CONSTRUCTION OF THE CYPRESS
PRESERVE PERIMETER LEVEE.



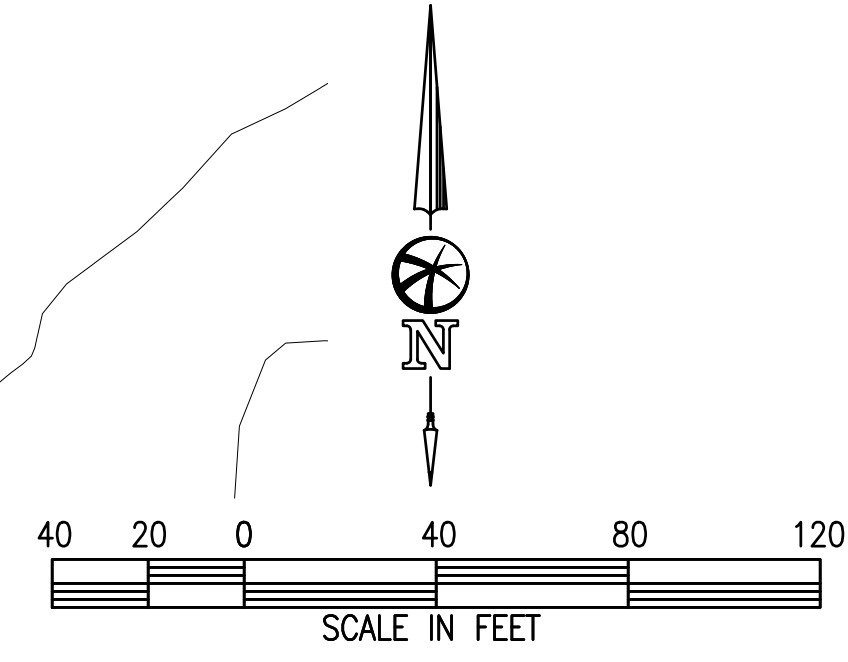
LEGEND

EXISTING:	DESCRIPTION:
-----	RIGHT OF WAY LINE
-----	PROPERTY LINE

NOTES

- 1 TO BE CONSTRUCTED UNDER APPROVED BETHEL ISLAND RD PRECISE ALIGNMENT
- 2 PROPERTY LINE TO BE REMOVED THROUGH LLA
- 3 SEE SHEET 4 FOR DETAILED PARCEL DEDICATION

PRELIMINARY





**SUBDIVISION TRACT 9636
GREATER CYPRESS PRESERVE
PA-6H
VESTING TENTATIVE MAP
SITE PLAN**

**CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA**

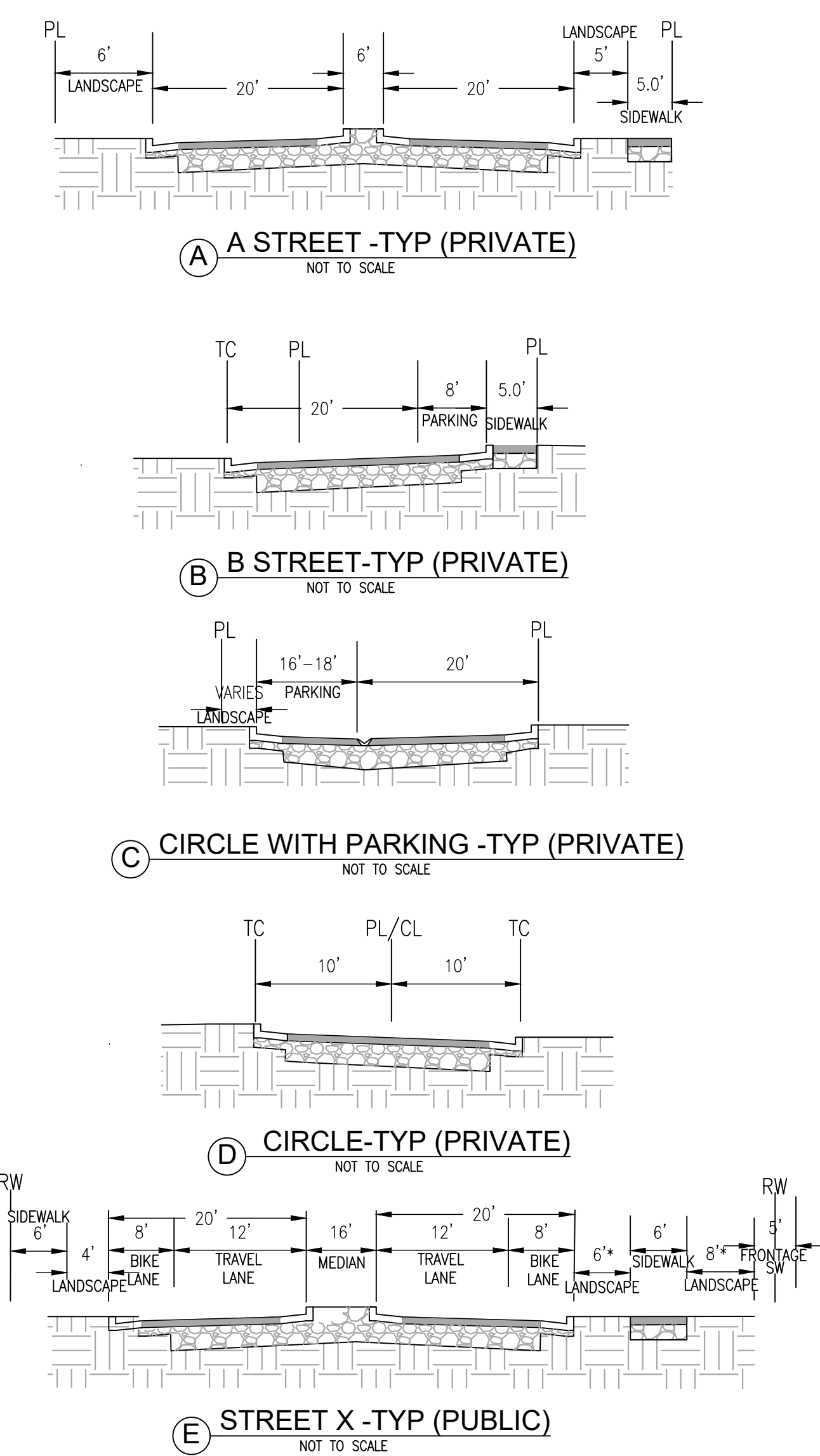
BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

AUGUST 3 2023 SCALE: 1"=40'

LEGEND

PROPOSED:	DESCRIPTION:
	LANDSCAPE
	CONCRETE SIDEWALK
	BIORETENTION FACILITY
	LOT LINE
	LIMITS OF DEVELOPMENT
	RIGHT OF WAY LINE
	CENTERLINE
	FUTURE IMPROVEMENTS BY OTHERS/UNDER A DIFFERENT PERMIT SET
	PROPERTY LINE
	HOA PARCEL BOUNDARY
	ADA RAMP
	12" STRIPING

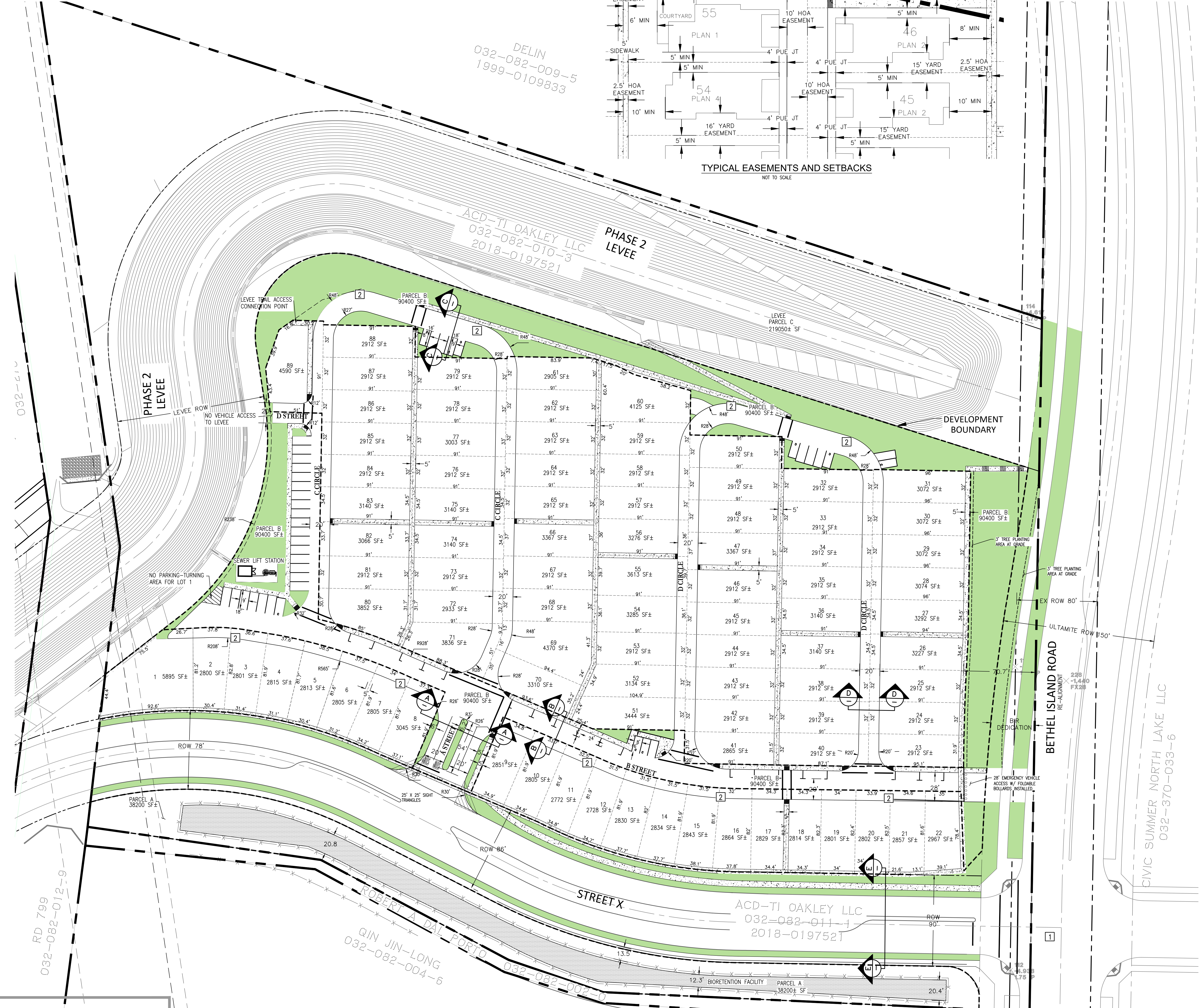
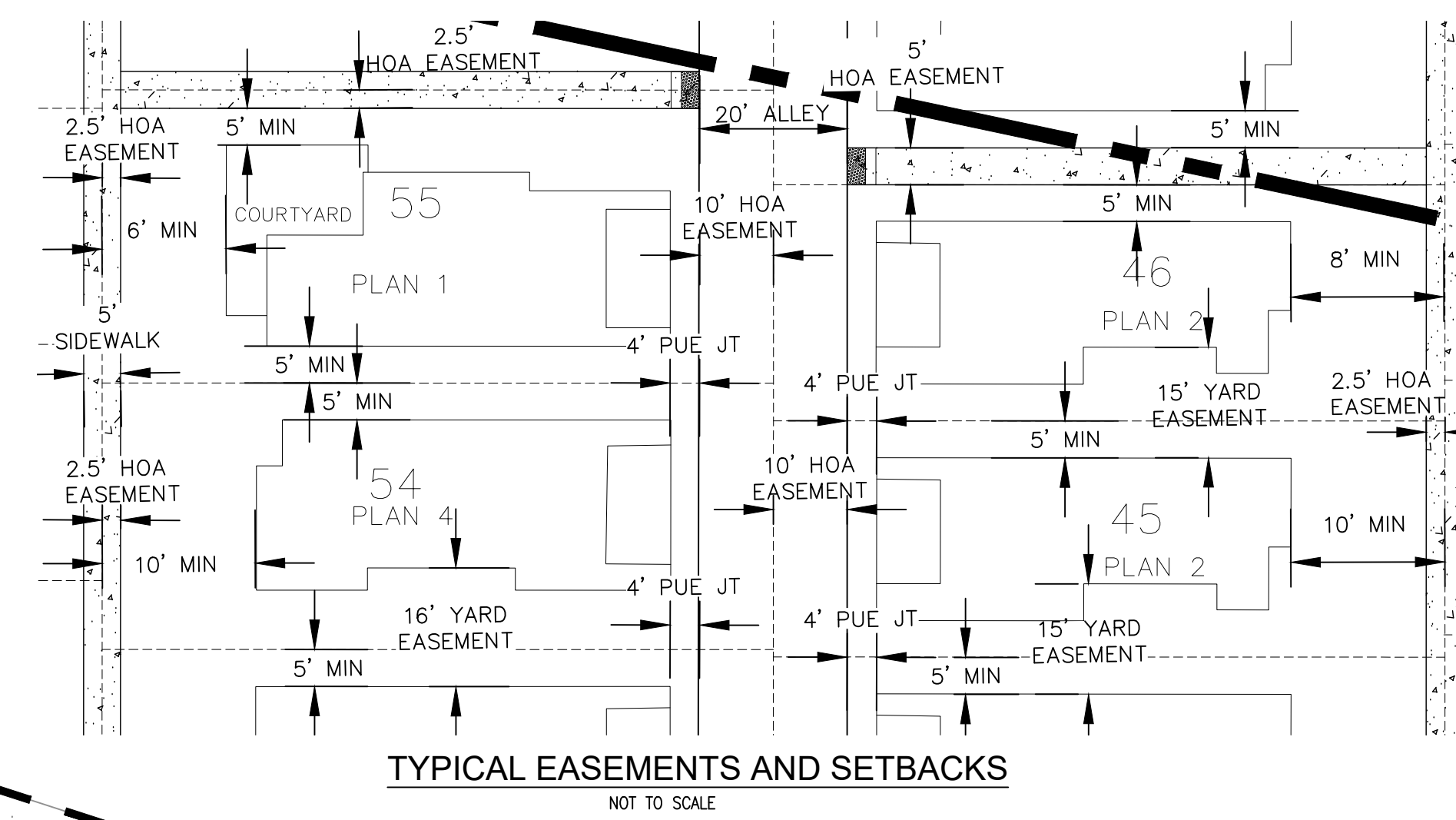
TYPICAL STREET SECTIONS:



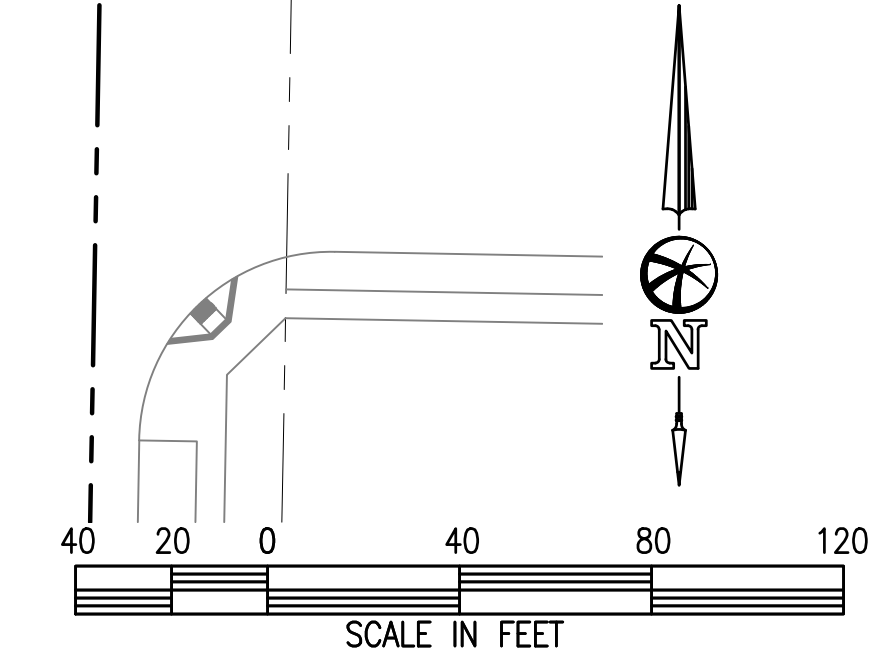
* LANDSCAPE AREAS TO VARY WITHIN RIGHT OF WAY TO FIT COLLECTOR STREET CRITERIA FOR BIKE AND TRAVEL LANES.

NOTES

- BIR AND STREET X INTERSECTION SIGNALIZED PER BIR PRECISE ALIGNMENT PLAN
- INSTALL "NO PARKING" SIGN AND RED CURB



PRELIMINARY





**SUBDIVISION TRACT 9636
GREATER CYPRESS PRESERVE
PA-6H
VESTING TENTATIVE MAP
PARCEL DELINEATION PLAN**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

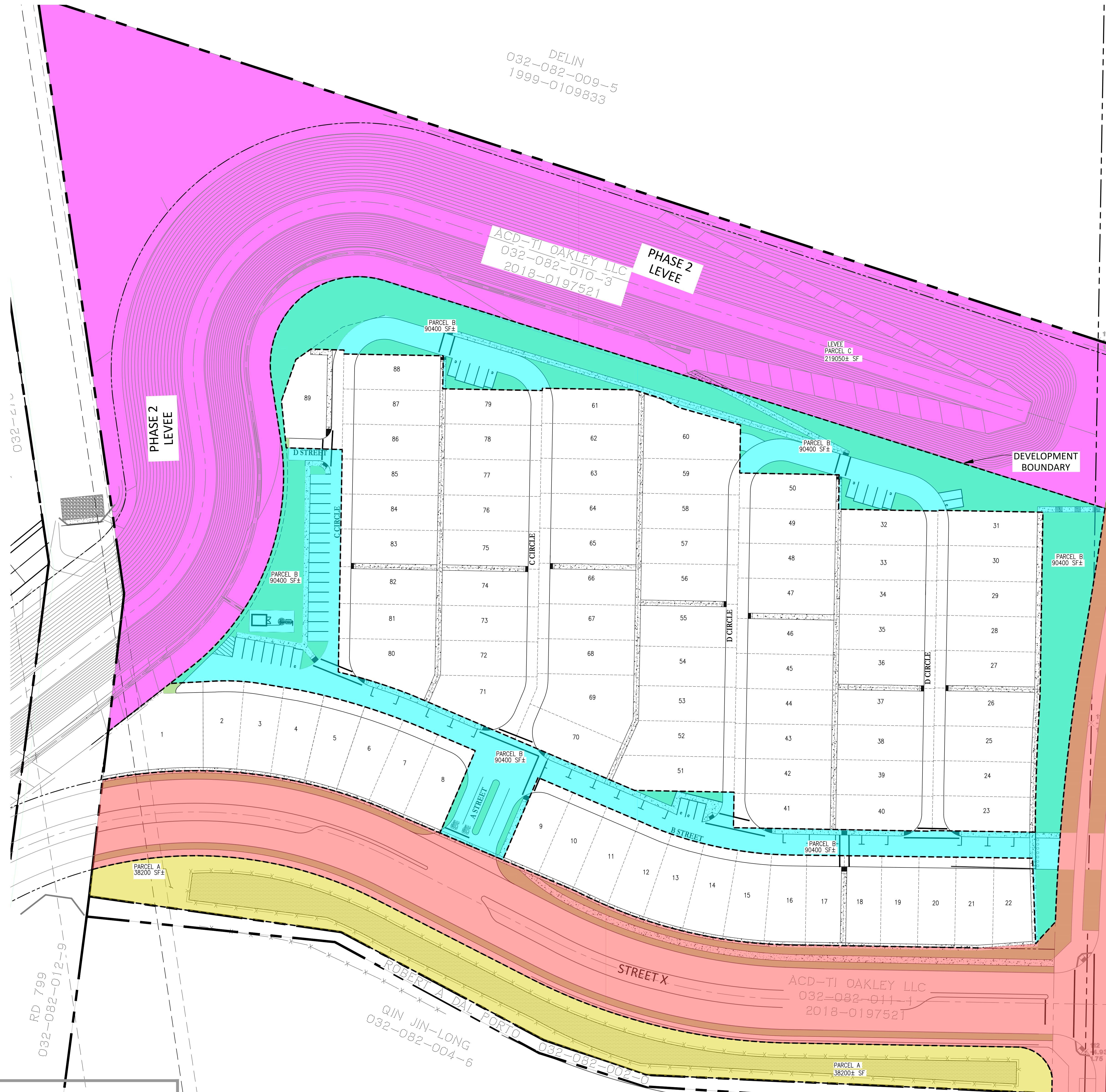
AUGUST 3 2023 SCALE: 1"=40'

LEGEND

PROPOSED:	DESCRIPTION:
	LANDSCAPE
	CONCRETE SIDEWALK
	BIORETENTION FACILITY
	LOT LINE
	LIMITS OF DEVELOPMENT
	RIGHT OF WAY LINE
	CENTERLINE
	FUTURE IMPROVEMENTS BY OTHERS/UNDER A DIFFERENT PERMIT SET
	PROPERTY LINE
	HOA PARCEL BOUNDARY
	ADA RAMP
	12" STRIPING

PARCEL LEGEND

	PARCEL C - TO BE MAINTAINED BY RD799
	PARCEL B - TO BE MAINTAINED BY HOA
	PARCEL A - TO BE MAINTAINED BY HOA
	PUBLIC STREET - TO BE DEDICATED AND MAINTAINED BY THE CITY



BETHEL ISLAND ROAD

CIVIC SUMMER NORTH LAKE LLC
032-370-033-6

RD 799
032-082-012-9

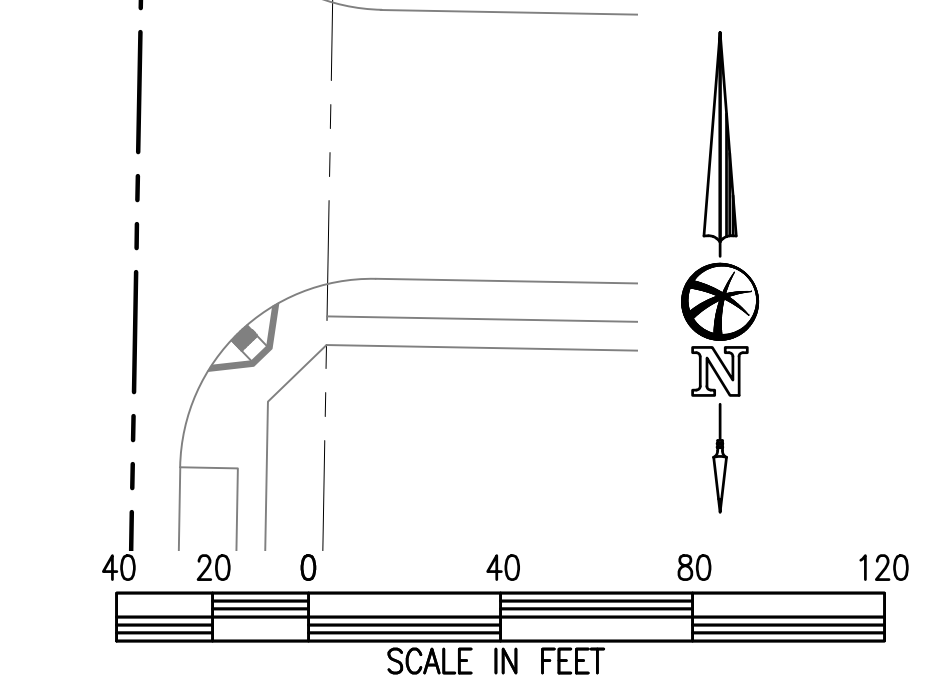
QIN JIN-LONG
032-082-004-6

ACD-TJ OAKLEY LLC
032-082-011-1
2018-0197521

ACD-TJ OAKLEY LLC
032-082-010-3
2018-0197521

DELIN
032-082-009-5
1999-0109833

PRELIMINARY





**SUBDIVISION TRACT 9636
GREATER CYPRESS PRESERVE
PA-6H
VESTING TENTATIVE MAP
GRADING & DRAINAGE PLAN**

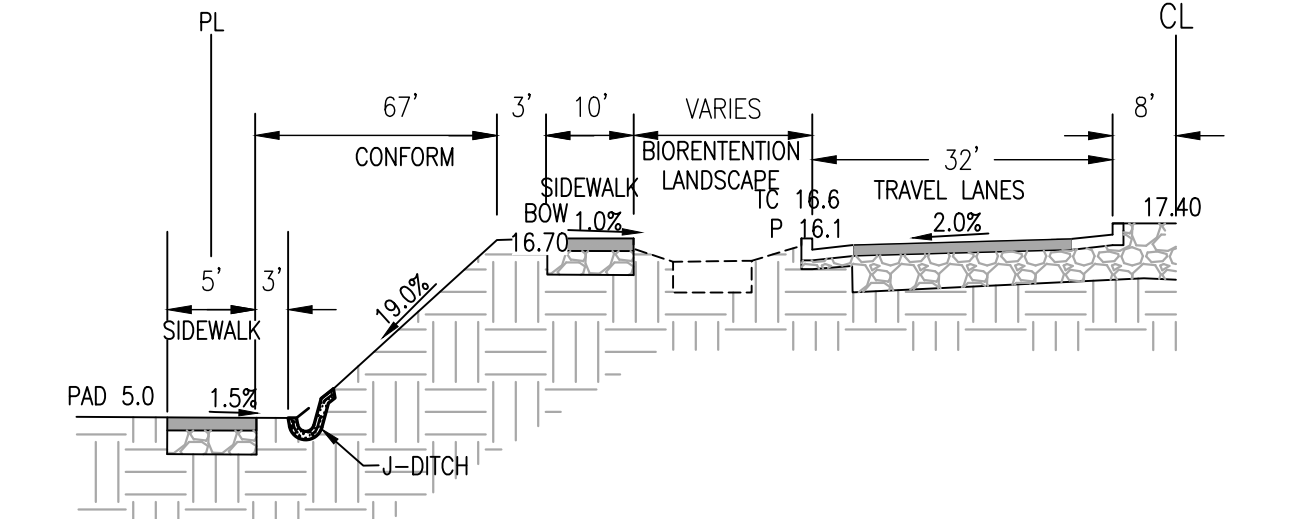
**CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA**

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CONCORD, CALIFORNIA

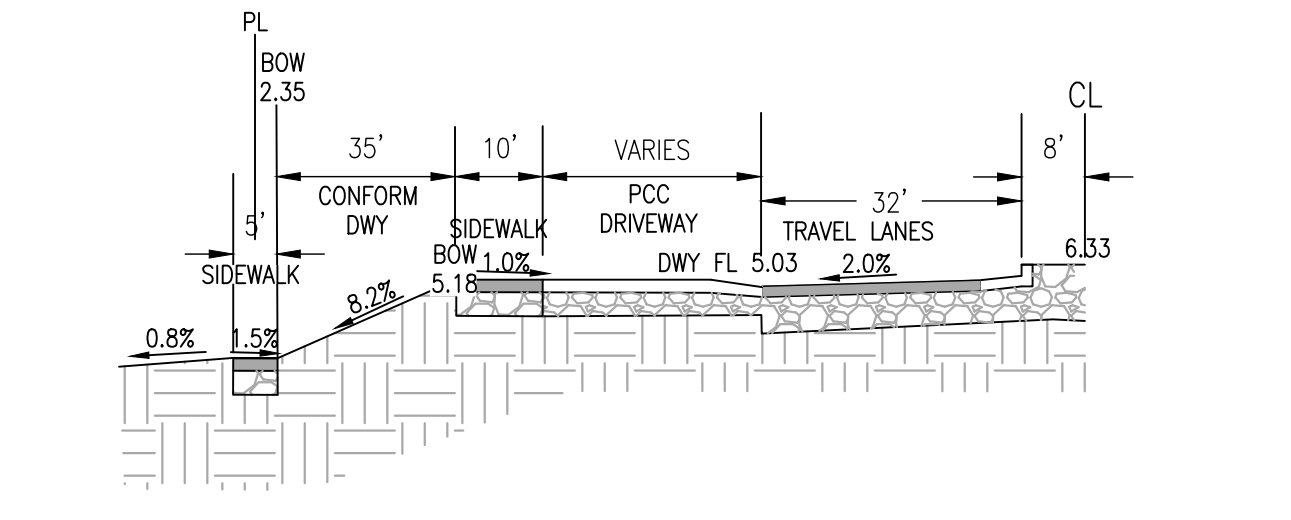
AUGUST 3 2023 SCALE: 1"=40'

LEGEND

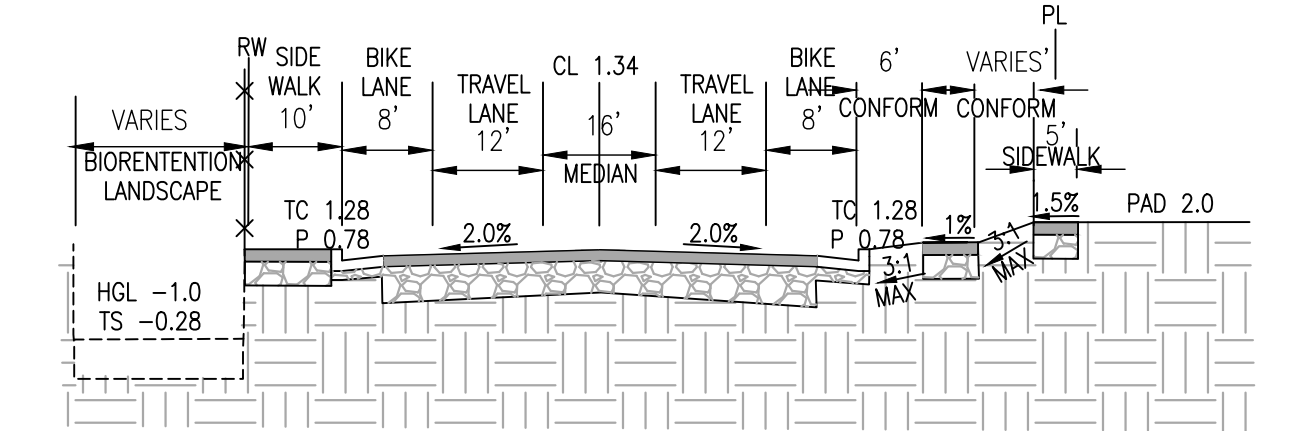
PROPOSED:	DESCRIPTION:
	LANDSCAPE
	CONCRETE SIDEWALK
	BIORETENTION FACILITY
	LOT LINE
	LIMITS OF DEVELOPMENT
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	FUTURE IMPROVEMENTS BY OTHERS/UNDER A DIFFERENT PERMIT SET
	GRADE BREAK
	STORM LINE
	VALLEY GUTTER
	SDMH
	SDCB
	ADA RAMP
	12" STRIPING



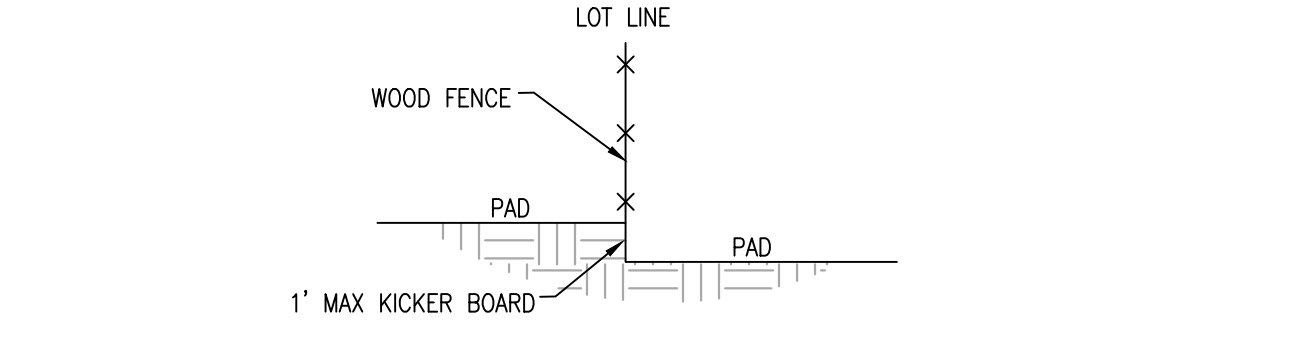
A SITE AT LOT 31 TO BETHEL ISLAND ROAD
NOT TO SCALE



B SECONDARY EVA TO BETHEL ISLAND ROAD
NOT TO SCALE



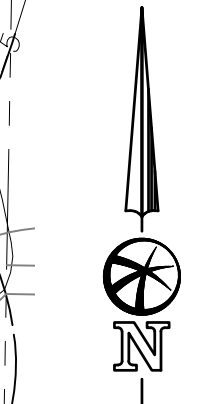
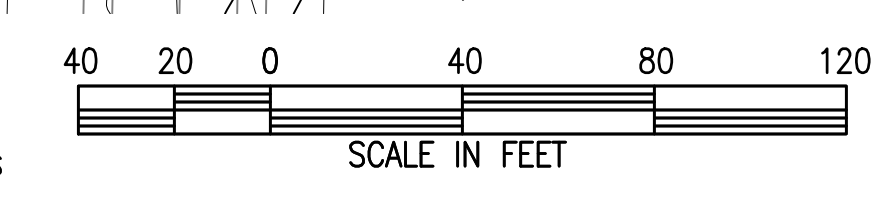
C SITE AT LOT 18 TO STREET X
NOT TO SCALE



D HEADER BOARD DETAIL-TYP
NOT TO SCALE



NOTES
1 ELEVATION FROM CBG BETHEL ISLAND ROAD PRECISE ALIGNMENT SHEET 9 DATED JUNE 2022. CBG ELEVATIONS BASED ON NVD29 DATUM. A CONVERSION OF +2.37 WAS USED TO BRING ELEVATIONS TO NAVD88



PRELIMINARY



**SUBDIVISION TRACT 9636
GREATER CYPRESS PRESERVE
PA-6H
VESTING TENTATIVE MAP
UTILITY PLAN**

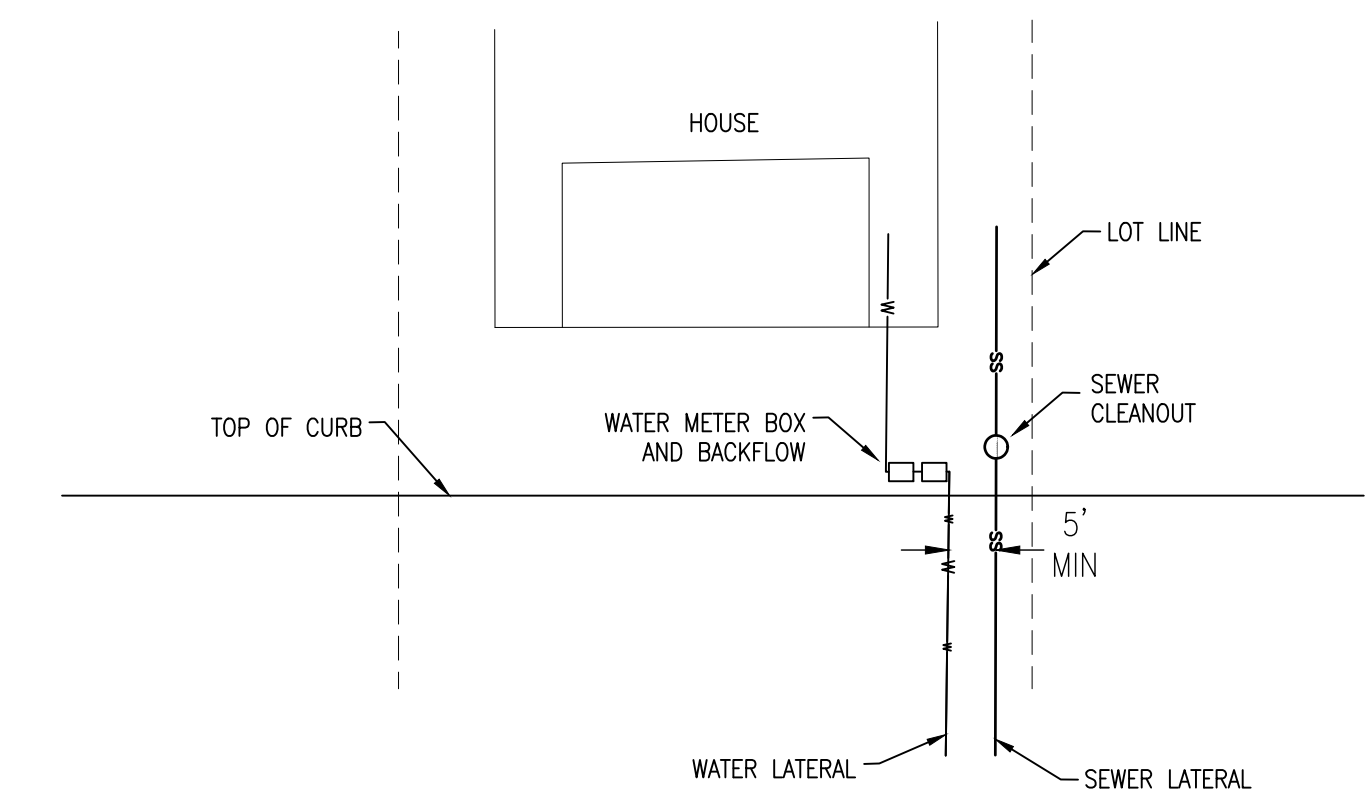
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LEGEND

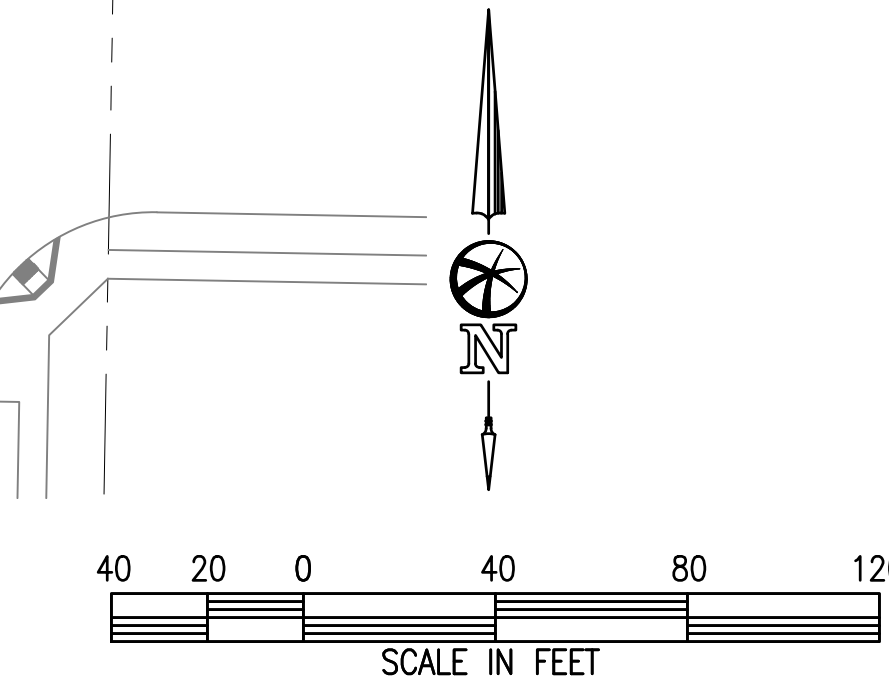
PROPOSED:	DESCRIPTION:
	LANDSCAPE
	CONCRETE SIDEWALK
	BIORETENTION FACILITY
	LOT LINE
	LIMITS OF DEVELOPMENT
	PROPERTY LINE
	STORM LINE
	VALLEY GUTTER
	WATER LINE
	SEWER LINE
	SANITARY SEWER FORCE MAIN LINE
	PROPOSED BETHEL ISLAND ROAD WATER
	PROPOSED BETHEL ISLAND ROAD SEWER
	WATER VALVE
	FIRE HYDRANT
	SSMH
	SDMH
	SDCB
	ADA RAMP
	THRUST BLOCK



TYPICAL UTILITY LATERAL DETAIL
NOT TO SCALE

NOTES

- THE USE OF GRAVITY AND A HIGH HGL WILL CAUSE A BUBBLE-UP EFFECT WITH THE STORMWATER RUNOFF RELEASE INTO THE BIORETENTION FACILITY. ONCE THE HGL IS NO LONGER SUFFICIENT ENOUGH TO PUSH THE RUNOFF OUT OF THE STORM DRAIN PIPE, A PUMP WILL KICK-IN TO RELEASE THE REMAINING AMOUNT OF RUNOFF TO BE TREATED



PRELIMINARY

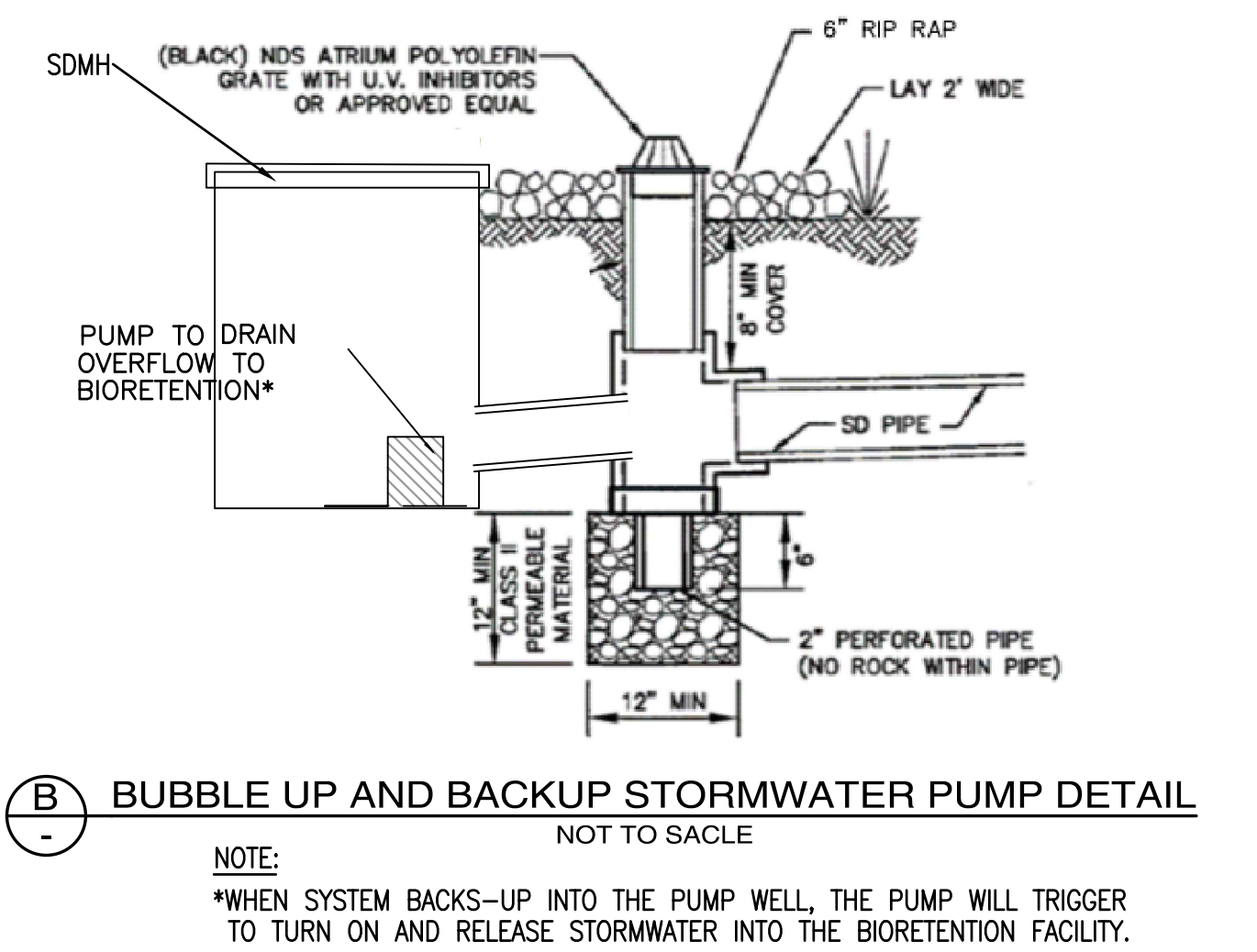
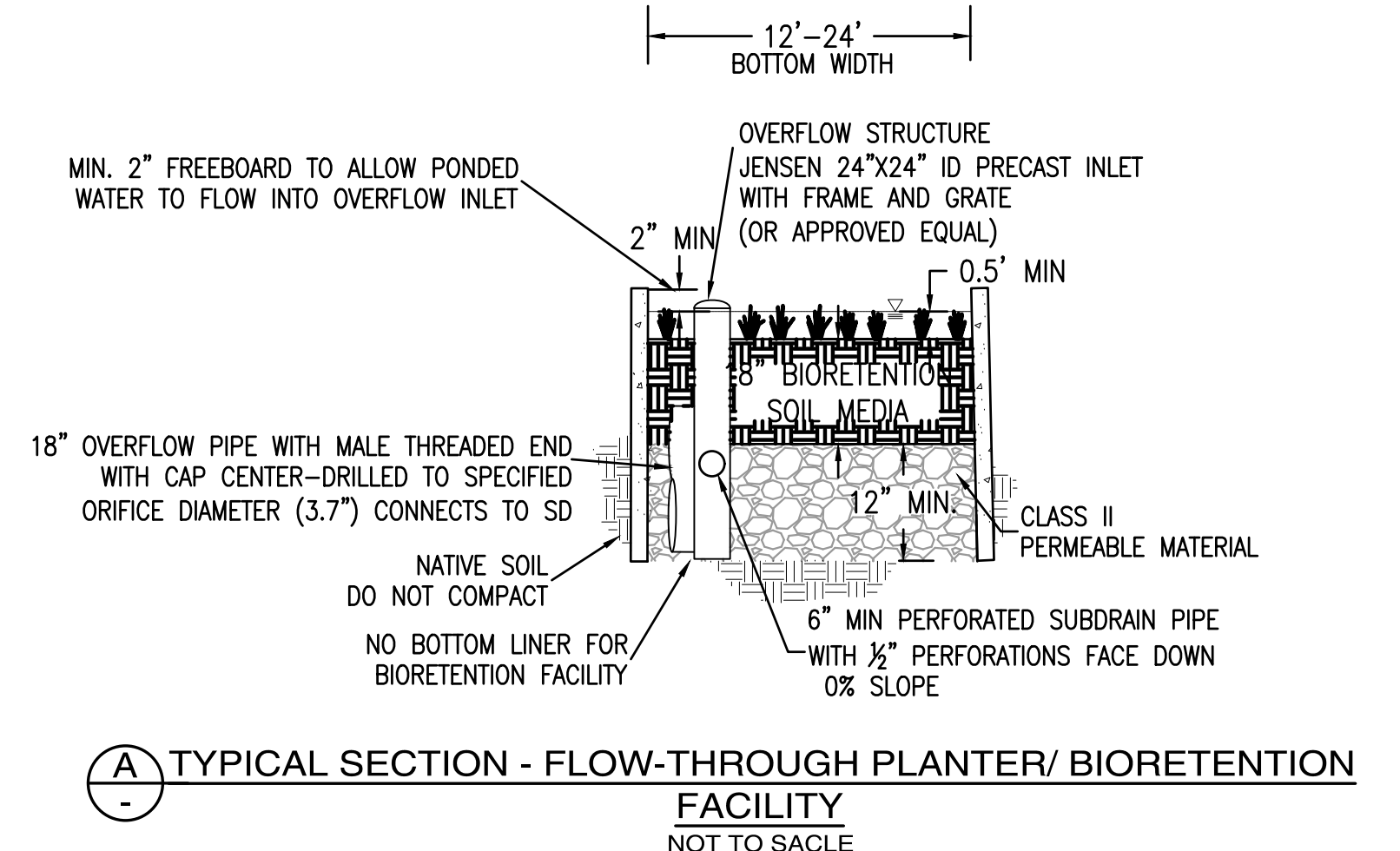
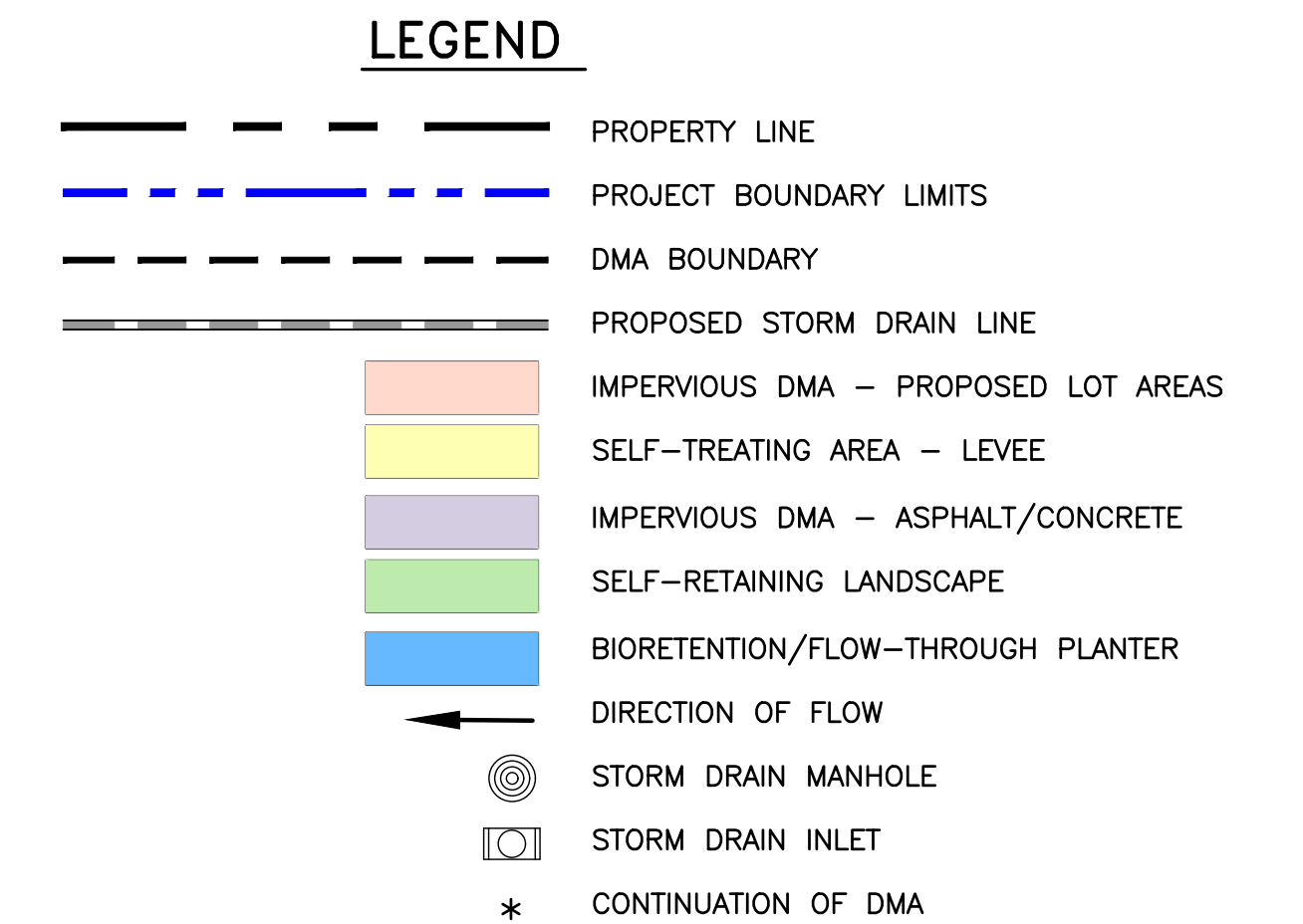
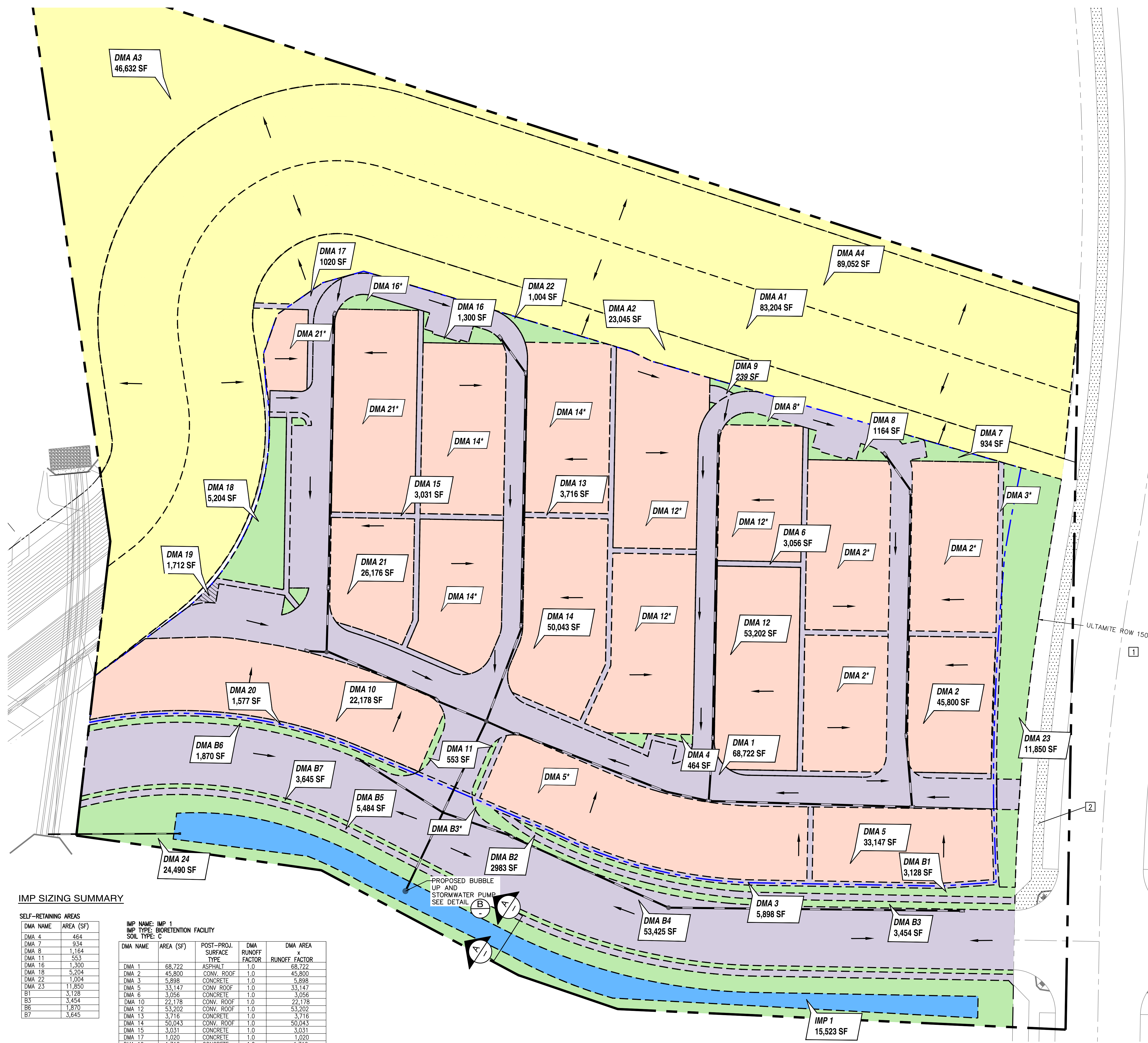


**SUBDIVISION TRACT 9636
GREATER CYPRESS PRESERVE
PA-6H
VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN**

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

AUGUST 3 2023 SCALE: 1"=40'



IMP SIZING SUMMARY

SELF-RETAINING AREAS

DMA NAME	AREA (SF)
DMA 4	464
DMA 7	314
DMA 8	1,164
DMA 11	553
DMA 16	1,300
DMA 18	5,204
DMA 22	1,004
DMA 23	11,850
B1	3,128
B3	3,454
B6	1,870
B7	3,645

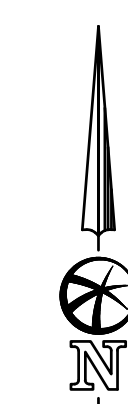
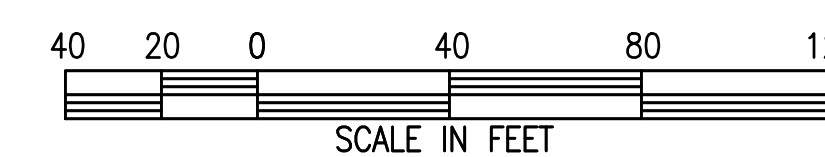
IMP NAME: IMP 1
IMP TYPE: BIORETENTION FACILITY
SOIL TYPE: C

DMA NAME	AREA (SF)	POST-PROJ. SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR
DMA 1	68,722	ASPHALT	1.0	68,722
DMA 2	45,800	CONV. ROOF	1.0	45,800
DMA 3	5,898	CONCRETE	1.0	5,898
DMA 5	33,147	CONV. ROOF	1.0	33,147
DMA 6	3,056	CONCRETE	1.0	3,056
DMA 10	22,178	CONV. ROOF	1.0	22,178
DMA 12	53,202	CONV. ROOF	1.0	53,202
DMA 13	3,716	CONCRETE	1.0	3,716
DMA 14	50,043	CONV. ROOF	1.0	50,043
DMA 15	3,031	CONCRETE	1.0	3,031
DMA 17	1,020	CONCRETE	1.0	1,020
DMA 19	1,712	CONCRETE	1.0	1,712
DMA 21	26,176	CONV. ROOF	1.0	26,176
DMA 20	1,577	CONCRETE	1.0	1,577
DMA 24	24,490	LANDSCAPE	0.1	2,449
DMA B2	2,983	CONCRETE	1.0	2,983
DMA B4	53,425	ASPHALT	1.0	53,425
DMA B5	5,484	CONCRETE	1.0	5,484
TOTAL	383,819			

IMP SIZING			
IMP SIZING FACTOR	RAIN ADJUSTMENT FACTOR	MINIMUM AREA OR VOLUME	PROPOSED AREA OR VOLUME
0.040	1.000	15,344	15,523

NOTES

1. APPROVED BETHEL ISLAND RD PRECISE ALIGNMENT TO BE CONSTRUCTED BY OTHERS.
2. BIR ROW DEDICATION AREA TO BE TREATED BY PROPOSED BIR PRECISE ALIGNMENT PLANS' BIORETENTION FACILITIES.



PRELIMINARY



**SUBDIVISION TRACT 9636
GREATER CYPRESS PRESERVE
PA-6H
VESTING TENTATIVE MAP
FIRE ACCESS TURNING MOVEMENTS**

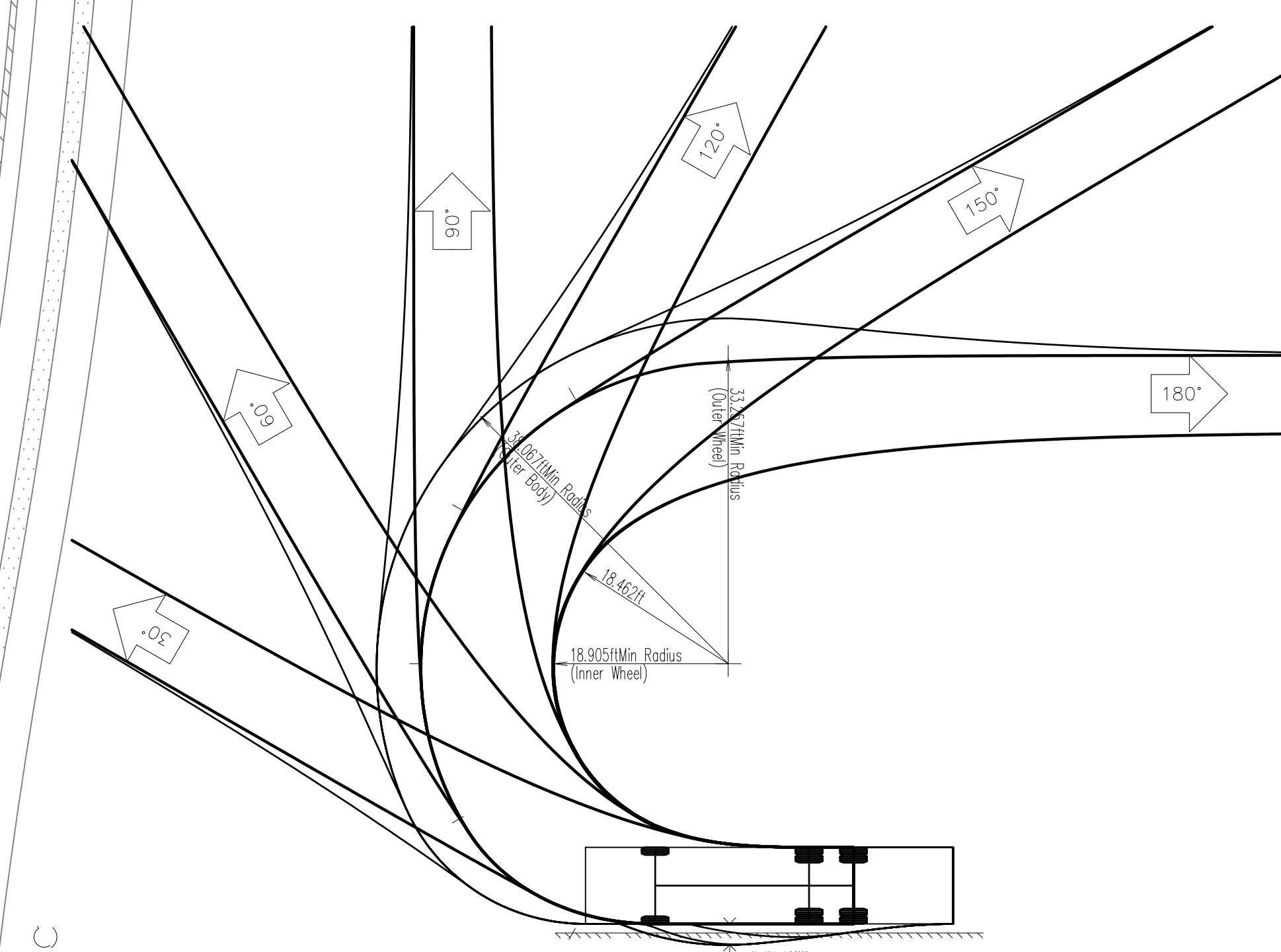
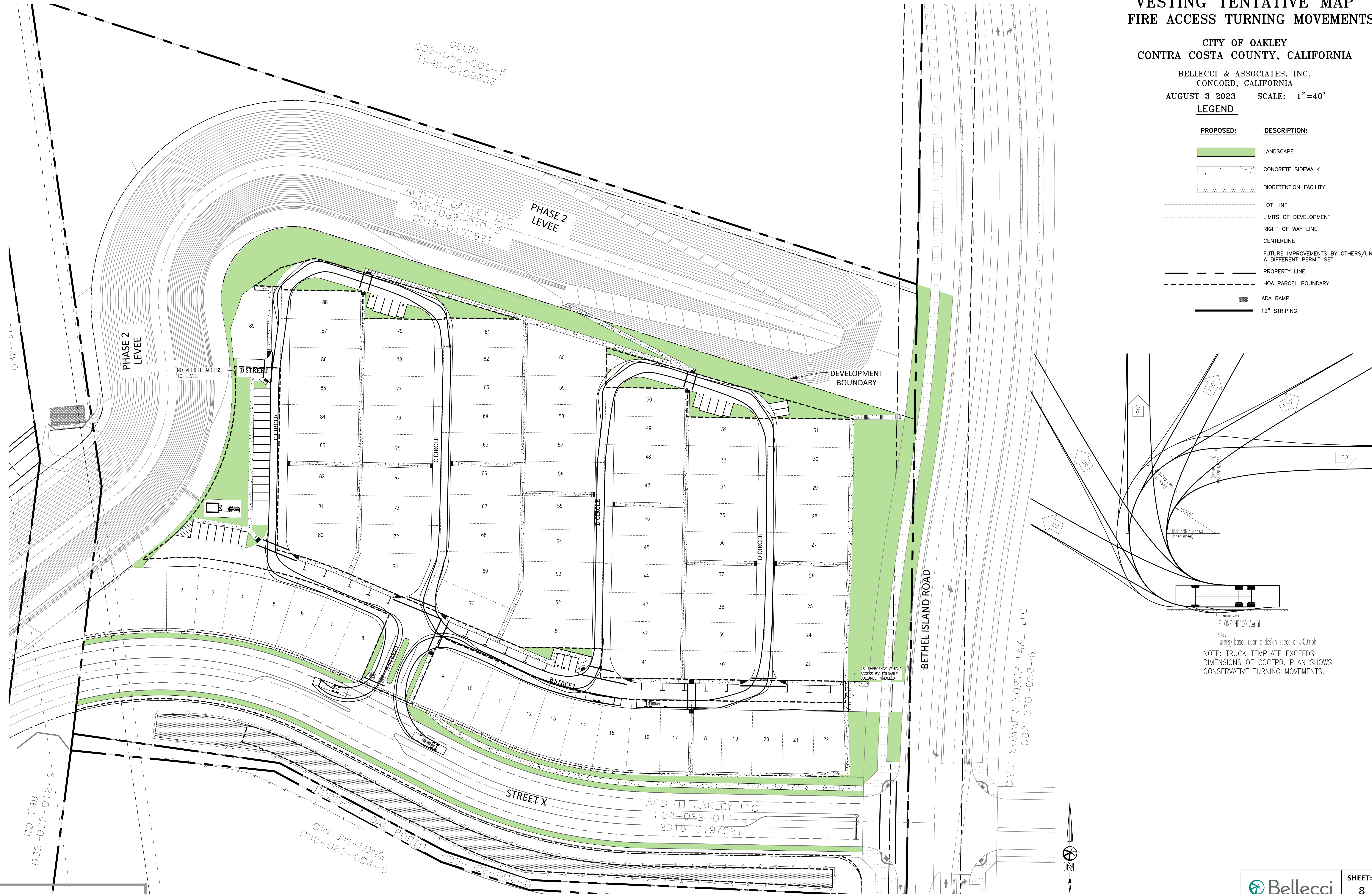
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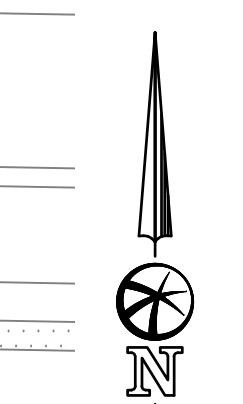
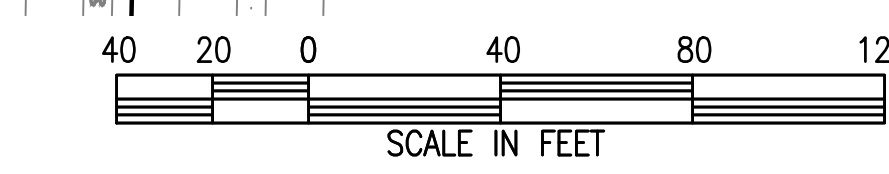
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LEGEND

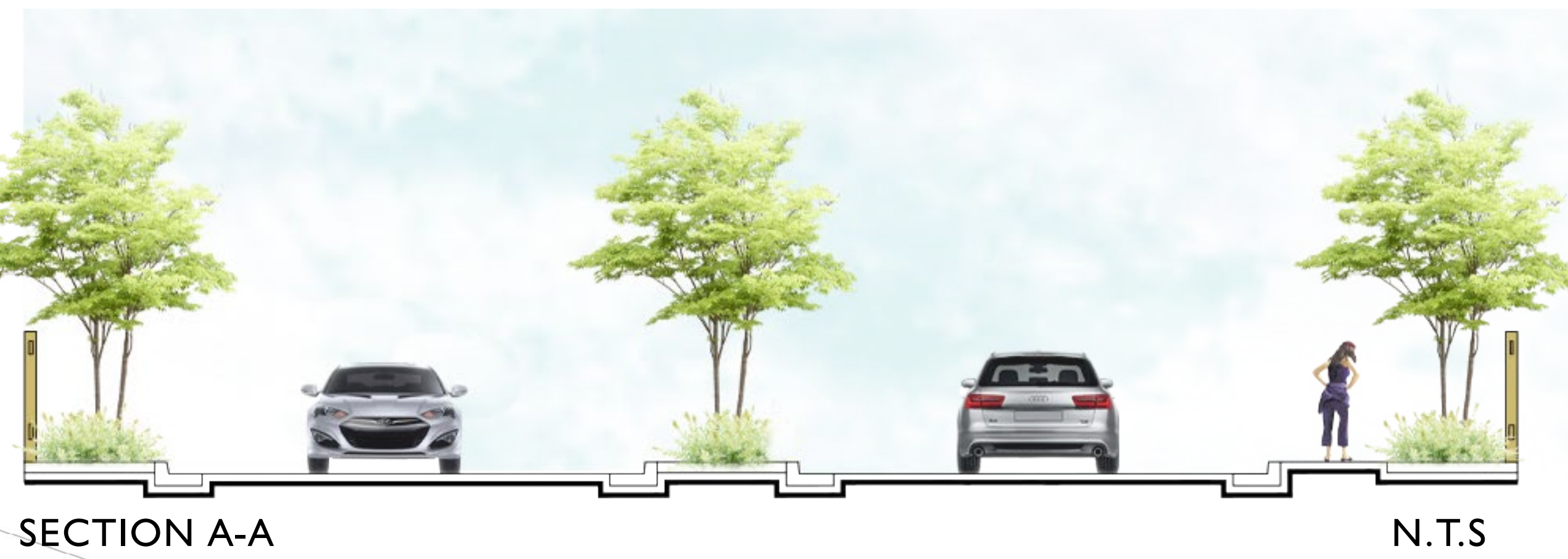
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	LOT LINE
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	PROPERTY LINE
	HOA PARCEL BOUNDARY
	ADA RAMP
	12" STRIPING



E-ONE HP100 Aerial
Notes:
Turn(s) based upon a design speed of 5.00mph.
NOTE: TRUCK TEMPLATE EXCEEDS DIMENSIONS OF CCCFPD. PLAN SHOWS CONSERVATIVE TURNING MOVEMENTS.

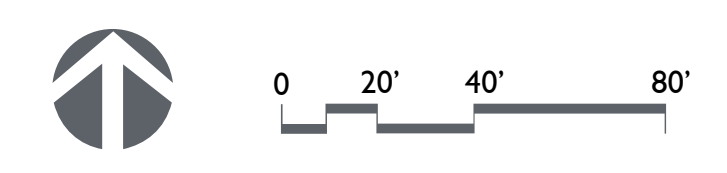


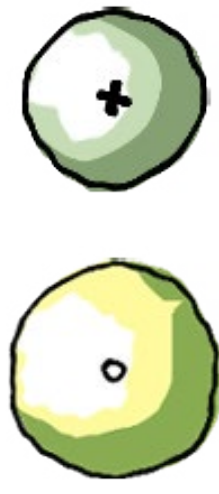
PRELIMINARY



- 1 Main Entry
- 2 City Standard Light Post
- 3 Decomposed Granite Picnic Area (Impervious)
- 4 Grade Resilient Planting
- 5 Seating Nodes with Skate Blocks
- 6 Concrete Pedestrian Pathways (Impervious)
- 7 Shade Trees
- 8 Planting Areas
- 9 EVA to Bethel Island Road
- 10 Levee Conformance Area (By Others)
- 11 Bio Retention Area
- 12 Site Triangles per Civil Drawings. Planting within designated areas is to not exceed <math>< 2'-6''</math>
- 13 Street Trees
- 14 Removable Bollards in compliance with Contra Costa County Fire. 5' Max clearance Between Bollards
- 15 Entry Signage
- 16 3' Planting Buffer
- 17 Sewer Lift Station
- 18 Levee Network Path
- 19 Fire Hydrants, S.C.D.

NOTES:
 1. ROOT BARRIER REQUIRED FOR ALL TREES LES THAN 6 FEET FROM PAVING OR UNDERGROUND UTILITY LINE.
 2. PLANTING IS REQUIRED TO SCREEN ABOVE GROUND UTILITIES AND BACKFLOW PREVENTION DEVICES
 3. ALL PLANTING MUST BE DRESSED WITH A 3" LAYER OF MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREA, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. (MWEO)
 4. JUTE NETTING FOR SLOPES 2.5:1 AND GREATER AS APPLICABLE
 5. THERE IS NO EXISTING TREES ON SITE TO BE REMOVED OR REMAIN.





TREES



Arbutus x 'Marina'
Arbutus Standard
Mature Size: 25'-40'
24" Box



Ginkgo biloba 'Princeton Sentry'
Princeton Sentry Ginkgo
Mature Size: 25'-40'
24" Box



Pistacia chinensis
Chinese Pistache
Mature Size: 30'-30'
24" Box



Platanus x acerifolia
London Plane Tree
Mature Size: 30'-50'
24" Box



Quercus agrifolia
Coast Live Oak
Mature Size: 30'-50'
24" Box



Zelkova serrata 'Village Green'
Sawleaf Zelkova
Mature Size: 25'-40'
24" Box

SHRUBS



Calamagrostis x acutiflora
'Karl Foerster'
Mature Size: 2.5'-6'
5 Gal



Epilobium canum 'Hurricane Point'
Hummingbird Trumpet
Mature Size: 2.5'-3'
5 Gal



Eriogonum grande rubescens
Red Buckwheat
Mature Size: 1'-3'
5 Gal



Euonymus fortunei 'Golden Prince'
Golden Prince Euonymus
Mature Size: 2'-4'
5 Gal



Festuca mairei
Atlas Fescue
Mature Size: 2'-3'
5 Gal



Iris douglasiana
Douglas Iris
Mature Size: 2'-3'
5 Gal



Lavandula x Intermedia 'Provence'
Provence Lavandin
Mature Size: 2'-3'
5 Gal



Lomandra longifolia 'Breeze'
Breeze Mat Rush
Mature Size: 4'-5'
5 Gal



Muhlenbergia rigens
Deer Grass
Mature Size: 4'-5'
5 Gal



Myrtus communis 'Compacta'
Dwarf Myrtle
Mature Size: 2'-3'
1 Gal



Nepeta racemosa 'Walker's Low'
Catmint
Mature Size: 1'-1.5'
1 Gal



Osteospermum fruticosum
African Daisy
Mature Size: 1'-3'
1 Gal



Pennisetum orientale
Oriental Fountain Grass
Mature Size: 2'-2'
1 Gal



Rosa floribunda
Rose
Mature Size: 3'-3'
1 Gal



Salvia microphylla 'Hot Lips'
Hot Lips Sage
Mature Size: 2'-2'
1 Gal

BIO TREATMENT



Juncus patens 'Elk Blue'
Spreading Rush
Mature Size: 2'-4'
1 Gal



Leymus condensatus 'Canyon Prince'
Native Blue Rye
Mature Size: 2'-3'
1 Gal

PLANTING NOTES:

1. SOILS REPORT TO BE PREPARED BY A QUALIFIED SOIL, AND PLANT LABORATORY TO INCLUDE SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT OF ORGANIC MATTER AND RECOMMENDATIONS. RECOMMENDATIONS FOR SOIL AMENDMENT AND FERTILIZERS SHALL BE INDICATED ON PLANTING PLAN (SOIL TESTS REQUIREMENT MAY BE INCLUDED AS PART OF SPECIFICATION)
2. PLANTING HAS COMPLIED WITH THE CRITERIA OF THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
3. LANDSCAPE & IRRIGATION MAINTENANCE SCHEDULE, IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION IN COMPLIANCE WITH THE STATE OF CALIFORNIA MODEL OF WATER EFFICIENT LANDSCAPE ORDINANCE.
4. IRRIGATION SCHEDULE WILL BE INCLUDED FOR PLANT ESTABLISHMENT, ESTABLISHED LANDSCAPE AND TEMPORARY IRRIGATION AREAS. (MWEO)