

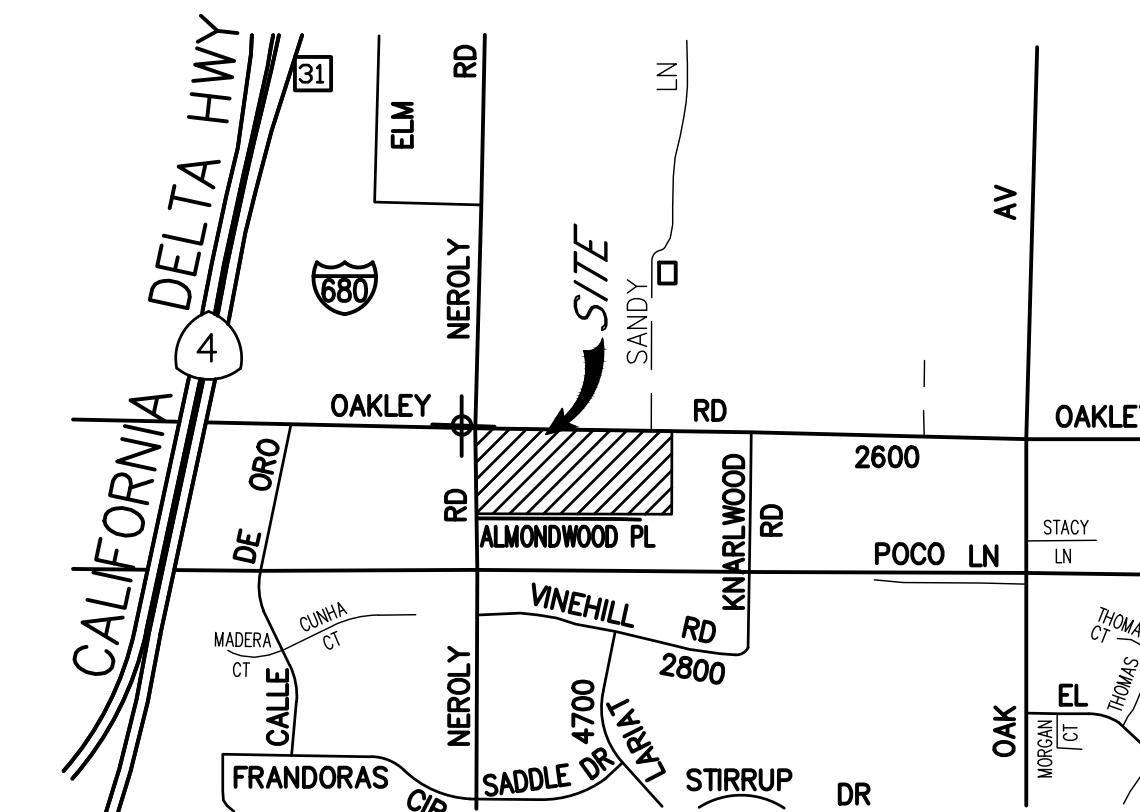
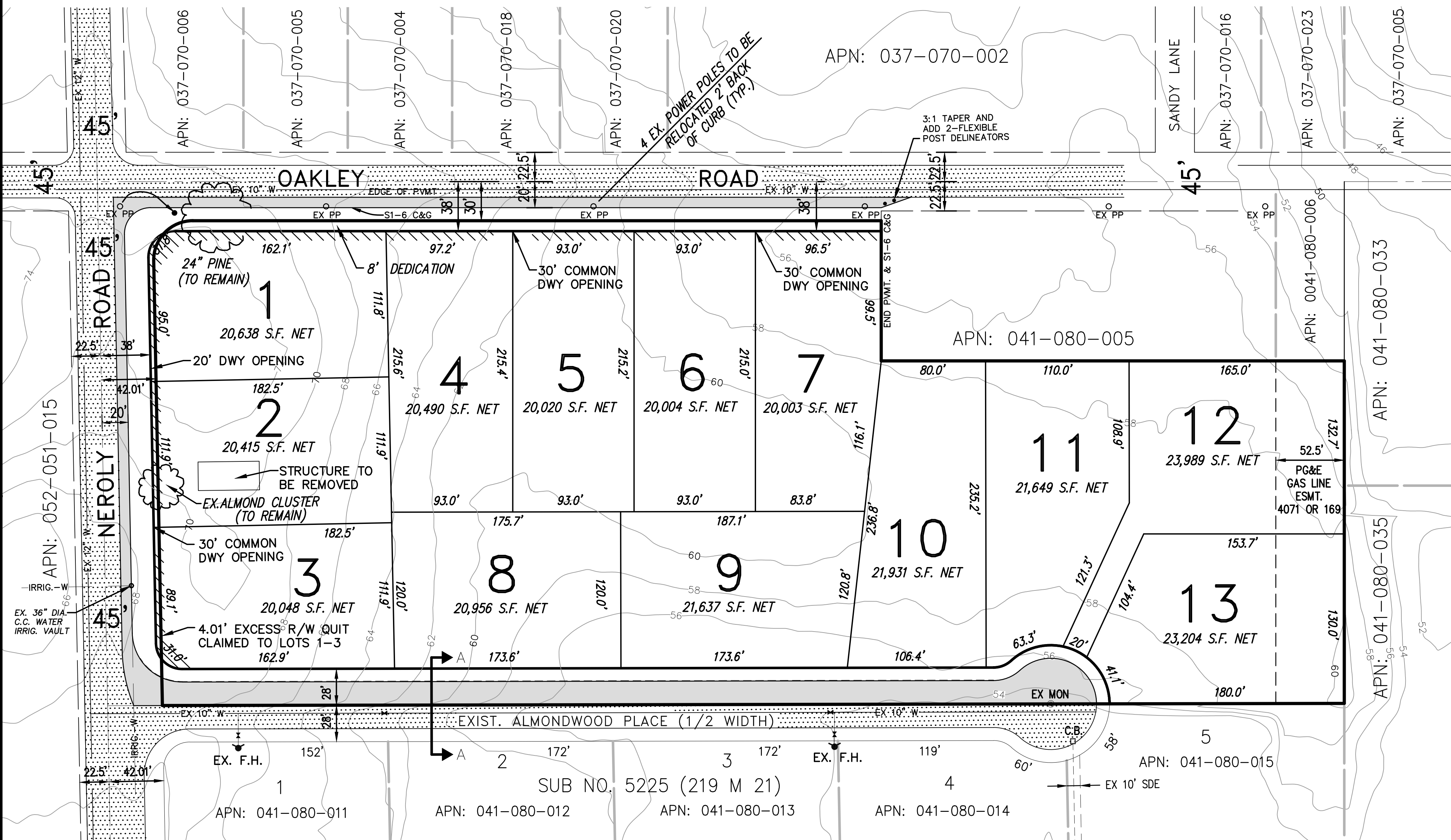
VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN

"THE RANCHETTES @ NEROLY"

SUBDIVISION 9284

CITY OF OAKLEY, STATE OF CALIFORNIA

SCALE: 1"=50' MARCH, 2018



VICINITY MAP
NOT TO SCALE

SCALE: 1"=50'

GENERAL NOTES:

- OWNER: CYRUS LAND INVESTMENTS, LLC
4021 PORT CHICAGO HWY
CONCORD, CA, 94520
(925) 671-7711
- APPLICANT & BUILDER: CYRUS LAND INVESTMENTS, LLC
4021 PORT CHICAGO HWY
CONCORD, CA, 94520
(925) 671-7711
- CIVIL ENGINEER: ISAKSON & ASSOCIATES
2 MIRANGO COURT
CLAYTON, CA 94517
(925) 876-0889
- SOILS ENGINEER: ENGeo
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 855-9000

UTILITIES:

- WATER SUPPLY: DIABLO WATER DISTRICT
- SEWAGE: SEPTIC SYSTEM
- GAS & ELECTRIC: P.G.& E.
- TELEPHONE: PACIFIC BELL
- CABLE: COMCAST CABLE CO.
- FIRE DISTRICT: EAST CONTRA COSTA FIRE DISTRICT

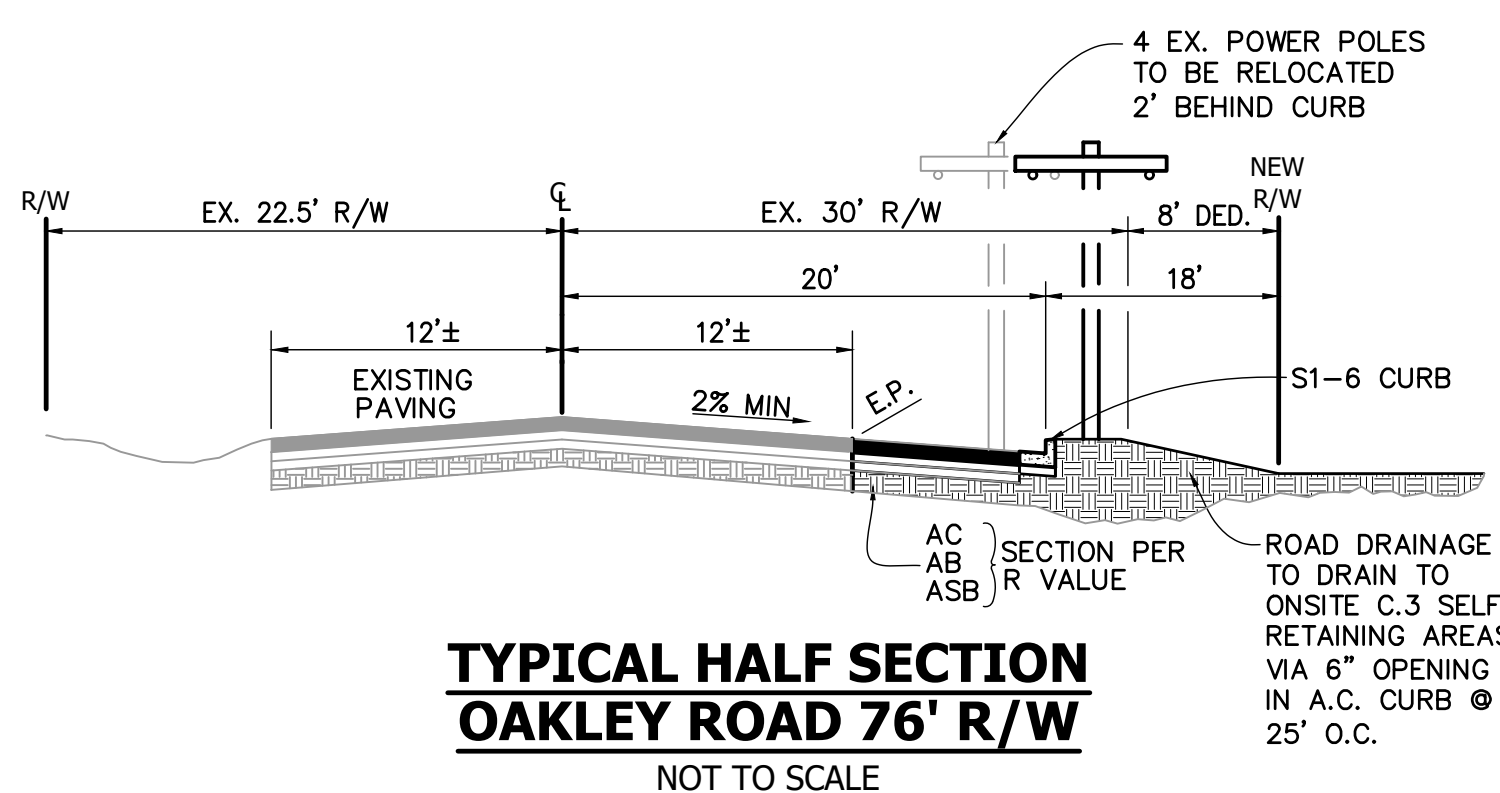
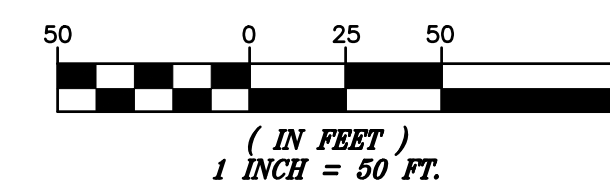
LAND USE NOTES:

- PRESENT LAND USE: VACANT
- ASSESSOR'S PARCEL: 041-080-001&002
- EXISTING GENERAL PLAN: SINGLE FAMILY VERY LOW 0.2 TO 1.0 D.U./GR ACRE
- PROPOSED GENERAL PLAN: SINGLE FAMILY LOW
- PRESENT ZONING: R40
- PROPOSED ZONING: R20
- MINIMUM LOT SIZE (LOT 7): 20,003 S.F. NET
- MAXIMUM LOT SIZE (LOT 12): 23,989 S.F. NET
- TOTAL ACREAGE: 7.14 ACRES
- TOTAL NUMBER OF LOTS: 13 LOTS
- DENSITY: 1.82 D.U./GROSS AC

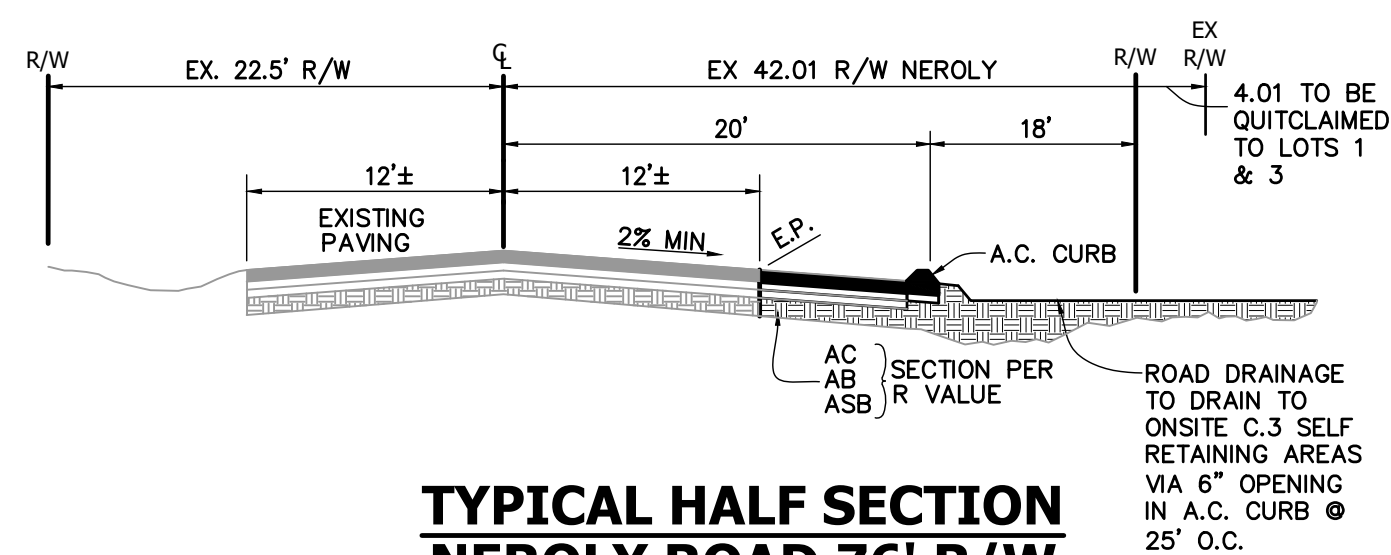
LEGEND:

- EXISTING-SD PIPE, CATCH BASIN & MANHOLE
- NEW-SD PIPE, CATCH BASIN & MANHOLE
- LOT NUMBER
- ELEVATION & CONTOUR LINES
- LOT DIMENSIONS
- EXISTING AC PAVING
- NEW AC PAVING
- HANDICAP RAMP
- RELINQUISHMENT OF ABUTTERS RIGHTS OF ACCESS
- 12" WATER MAIN
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. MONUMENT
- EX. POWER POLE

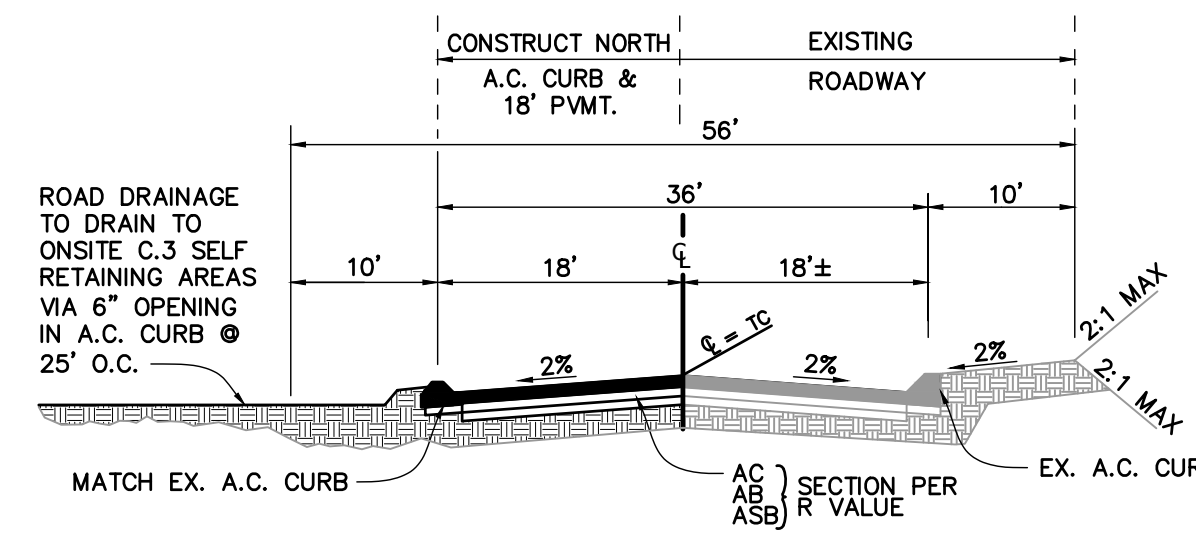
NOTE:
PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS MAP.



TYPICAL HALF SECTION OAKLEY ROAD 76' R/W
NOT TO SCALE



TYPICAL HALF SECTION NEROLY ROAD 76' R/W
NOT TO SCALE



TYPICAL SECTION A-A ALMONDWOOD PLACE-56' R/W
NOT TO SCALE

| | | |
|-----------------|--|--|
| DATE | APPROVED | <p>VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA</p> <p>Isakson & Assoc. Inc. civil engineering land surveying 2 Mirango Court, Clayton, CA 94517 Phone: (925) 876-0889</p> |
| | <p>REGISTERED PROFESSIONAL ENGINEER DAVID O. ISAKSON No. 21764 CIVIL STATE OF CALIFORNIA</p> | |
| DATE: 03-06-18 | DESIGNED BY: DOI | DRAWN BY: RLB |
| CHECKED BY: DOI | JOB NO. 201017 | SHEET 1 OF 1 |