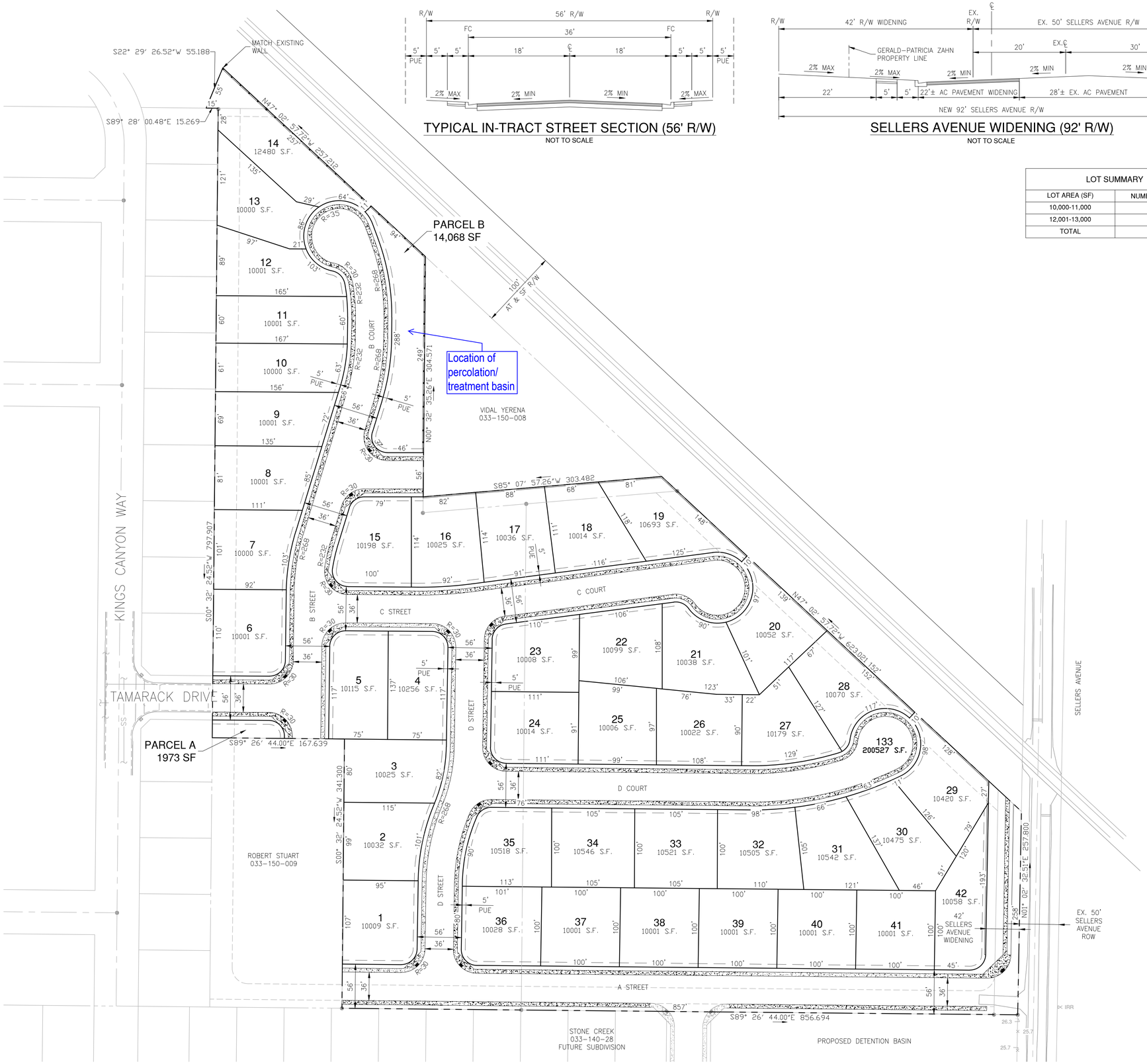
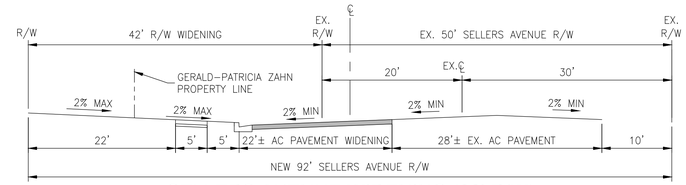


TYPICAL IN-TRACT STREET SECTION (56' R/W)

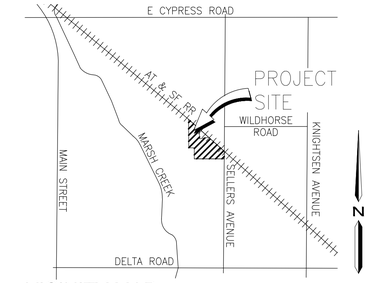
NOT TO SCALE



SELLERS AVENUE WIDENING (92' R/W)

NOT TO SCALE

LOT SUMMARY	
LOT AREA (SF)	NUMBER OF LOTS
10,000-11,000	41
12,001-13,000	1
TOTAL	42



VICINITY MAP

GENERAL NOTES

1. LAND AREA SUMMARY

LOT AREA	9.83 AC
PARCEL A	0.05 AC
PARCEL B	0.32 AC
SELLERS AVENUE	0.27 AC
IN-TRACT STREETS	4.28 AC
TOTAL AREA	14.75 AC

2. TOTAL NUMBER OF LOTS = 42
3. DENSITY: 2.85 LOTS / ACRE
4. LAND USE: EXISTING – 1 EXISTING RESIDENTIAL (TO BE REMOVED) AGRICULTURAL PURPOSED – SINGLE FAMILY RESIDENTAL
5. ZONING: R-10 10,000 SF. MIN. LOT AREA
6. GENERAL PLAN: SINGLE FAMILY MEDIUM (033-150-011 & 033-150-018)
7. UTILITIES:

WATER	DIABLO WATER DISTRICT
SEWER	IRON HOUSE SANITARY DISTRICT
GAS/ELECTRIC	PG&E
TELEPHONE	AT&T CALIFORNIA

8. PROJECT SITE APN'S: 033-150-011 & 033-150-018
9. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP
10. ALL TREES, FENCES AND BUILDINGS WITHIN DEVELOPED AREA TO BE REMOVED
11. FLOOD ZONE INFORMATION ZONE X: ZONE IS OUTSIDE THE 100 YEAR FLOOD PLANE

    FLOOD ZONE INFORMATION FROM FEMA FLOOD MAP COMMUNITY PANEL NUMBER 06013C0360G EFFECTIVE 03/21/2017

City of Oakley
Planning Division

September 14, 2020

RECEIVED

CONTACT INFORMATION

OWNER/APPLICANT: EDGEMONT STATION LLC.
8880 CAL CENTER DRIVE, SUITE 100
SACRAMENTO, CA 95826
CONTACT: SHAHRAIR MONFARED
(916) 276-3861

CIVIL ENGINEER: O'DELL ENGINEERING
1165 SCENIC DRIVE, SUITE A
MODESTO, CA 95350
CONTACT: MIKE PERSAK
(209) 497-4061

N

0 30 60 120
SCALE: 1" = 60'

Know what's below. Call before you dig.

PLAN REVISIONS

NO.	DATE	REVISION

O'DELL ENGINEERING
1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

VESTING TENTATIVE MAP
OAKLEY VILLAGE
OAKLEY, CALIFORNIA

VESTING TENTATIVE MAP

APPROVED:

DESIGNED:	MP
DRAWN:	JJB
CHECKED:	MP
SCALE:	1" = 60'
DATE:	8/21/2020
JOB NO.:	JOB NO.:35750
FILE NO.:	TENATIVE MAP8 35750.DWG

SHEET NO.
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2

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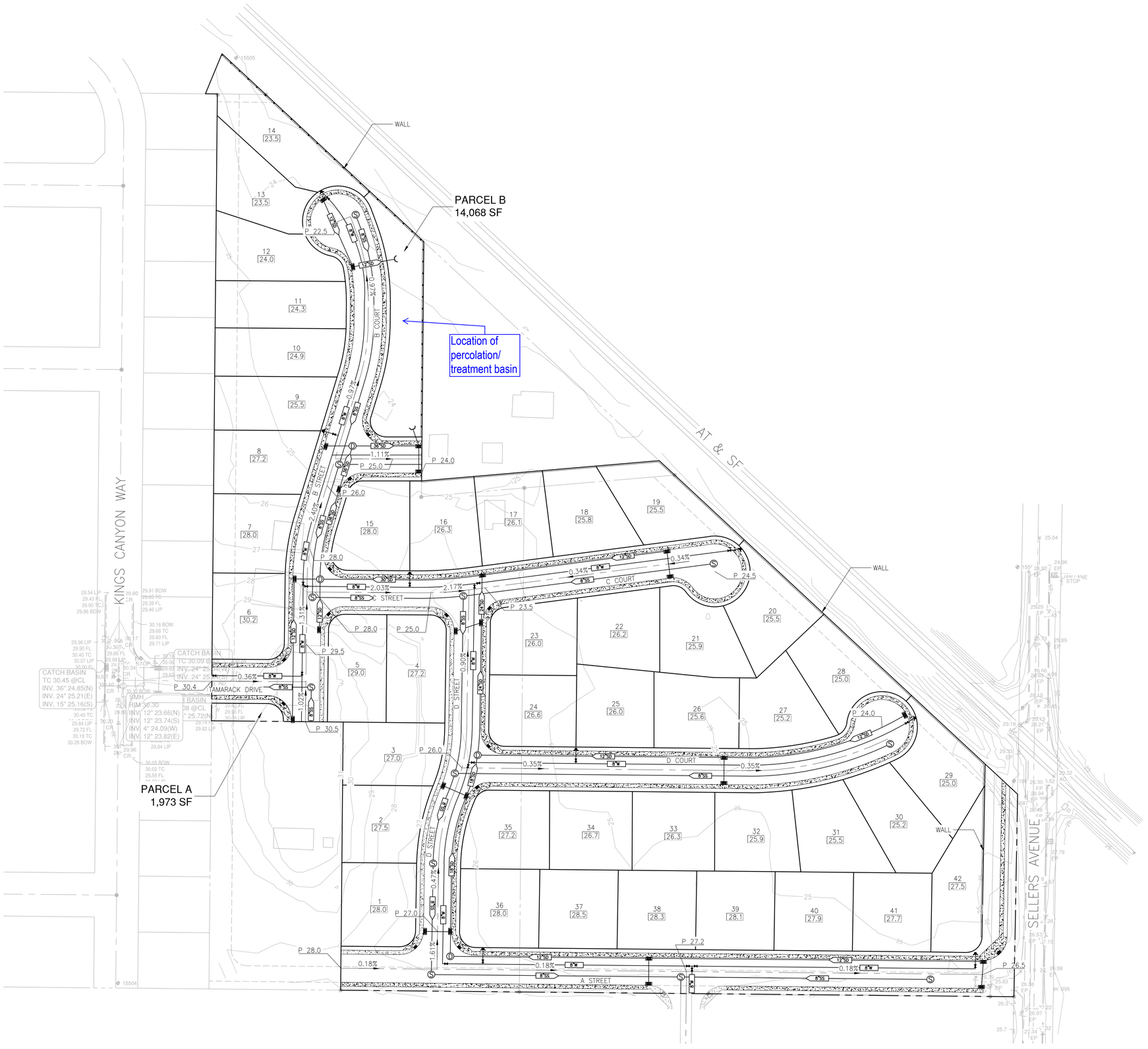

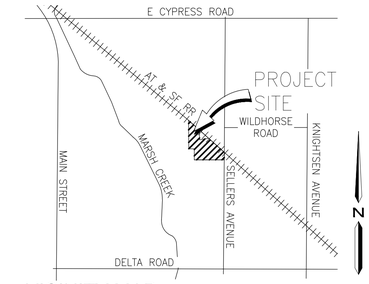

VICINITY MAP

LEGEND

- CATCH BASIN
- FIRE HYDRANT
- SANITARY SEWER MAN HOLE
- WATER VALVE
- XX"UT — UNDERGROUND UTILITY AND DIRECTION
- XX"UT — UNDERGROUND WATER PIPE PIPE AND SIZE
- XX.X — PAD ELEVATION
- MASONRY SOUND WALL

N

0 30 60 120
SCALE: 1" = 60'

Know what's **below.** **Call** before you dig.

PLAN REVISIONS

NO.	DATE	REVISION

O'DELL ENGINEERING
1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

TENTATIVE MAP
OAKLEY VILLAGE
PHASE OF PROJECT
OAKLEY, CALIFORNIA

VESTING TENTATIVE MAP

APPROVED:

DESIGNED:	MP
DRAWN:	JJB
CHECKED:	MP
SCALE:	1" = 60'
DATE:	08/21/2020
JOB NO.:	JOB NO.:35750
FILE NO.:	PRE-GP1 35750.DWG

SHEET NO.
2
OF
2

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