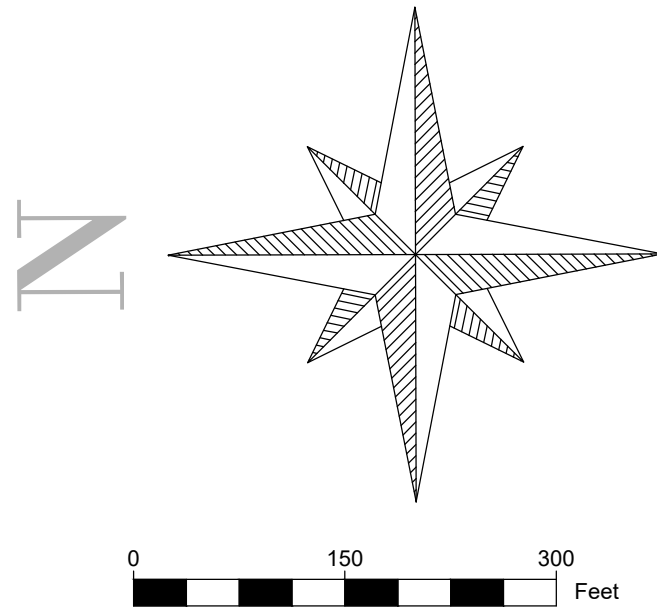


1. EXISTING PROPERTY FALLS WITHIN AR-5 AND AR-40 ZONING.
2. LAYOUT IS DEPICTED BASED ON UNDERSTANDING THAT PARCELS OT-74 AND OTBV-248 HAVE A VESTED TOTAL DENSITY OF 6 LOTS COMBINED.
3. LAYOUT IS DEPICTED BASED ON UNDERSTANDING THAT OT-78 AND OTBV-256 HAVE AN ALLOWABLE DENSITY OF 6 LOTS TOTAL.
4. LAYOUT ASSUMES FIRE, PLANNING AND ENGINEERING WILL APPROVE DEVIATION FROM TYPICAL CODE.



SHEET NOTES

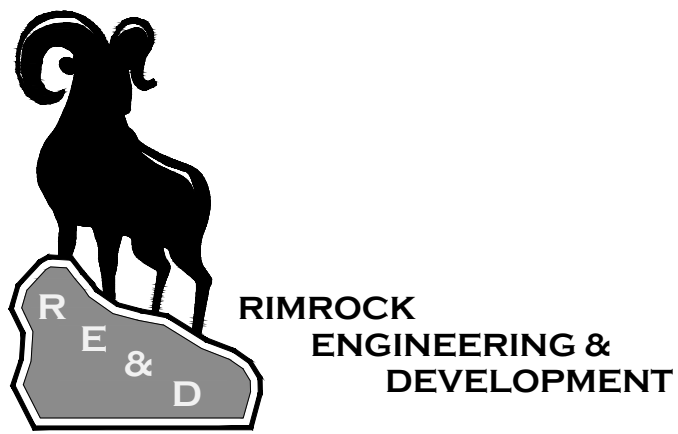
1. CONCEPTUAL PRIVATE DEAD END DRIVEWAY IS 12240' IN LENGTH, WILL FIRE/ENGINEERING ALLOW SUCH A LENGTH.
2. TO REDUCE HARDSCAPE IN THE COMMUNITY, IT IS PROPOSED THAT 12 RESIDENCES ACCESS FROM THE PRIVATE DEAD-END DRIVEWAY.

SHEET LEGEND

— PWR —	EXIST POWER
— G —	EXIST GAS
—	EXIST WATER
— IRR —	EXIST IRRIGATION
— SS —	EXIST SEWER
— TEL —	EXIST TELEPHONE
— FO —	EXIST STORM DRAIN
— X —	EXIST FIBER OPTIC
—	EXIST FENCE
—	EXIST EDGE OF ROAD
—	EXIST MAJOR CONTOUR
—	EXIST MINOR CONTOUR
—	EXIST DITCH FLOW LINE
—	NEW EDGE OF ROAD
—	NEW MAJOR CONTOUR
—	NEW MINOR CONTOUR
—	NEW DITCH FLOW LINE
—	NEW PROPERTY LINE
—	PROPERTY BOUNDARY
—	UTILITY EASEMENT

PLAN REVISIONS

A.	



CAD TECH: XXX	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER: XXX	
Q&A: XXX	

PROJECT NAME

**OAKLEY
SUBDIVISION**

SHEET NAME

CONCEPT SKETCH

PLAN SUBMITTAL: CONCEPTUAL

**REVIEW SET
8/1/24**

SHEET NUMBER

1.1