

# FOR SALE/LEASE

12 Acres Community Commercial (CC)  
W. Leland Rd, Pittsburg, CA



ROWLAND LAND CO.

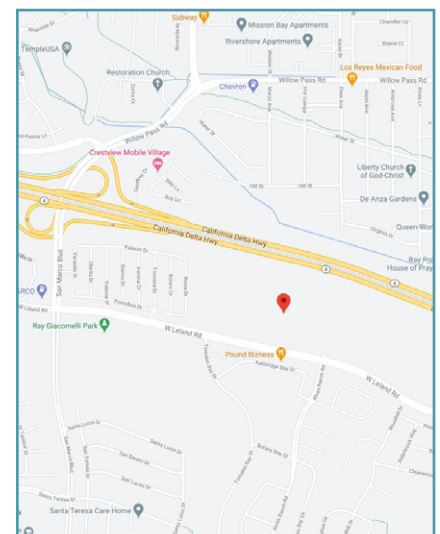


## Contact

Bob Rowland  
Rowland Land Co,  
bob@rowlandlandco.com  
CA License # 00698548  
(925) 984-1409

## Property Detail

- General Planned - CC Community Commercial
- APN 093-460-012
- Average household income in Pittsburg is \$106,819
- VTM 9235 approved July 15, 2019
- 12 acre finished parcel with curb, gutter, and utilities to property
- City wants a food supermarket on a portion of the property
- Easy access of Highway 4. Walk to BART station.
- Residential lots on rendering currently under construction



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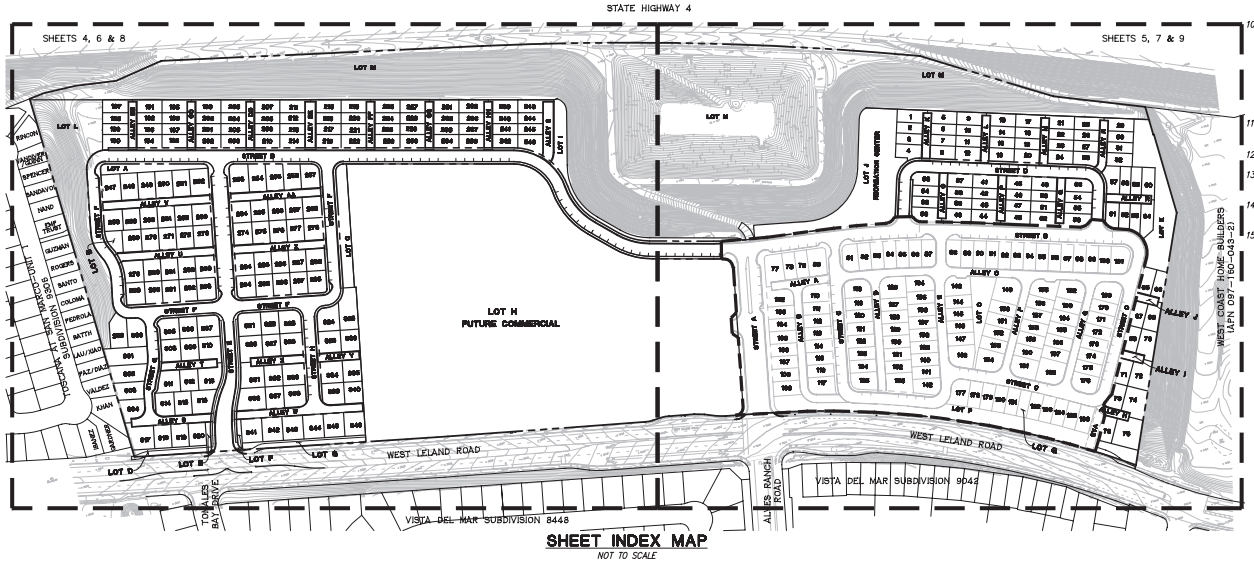
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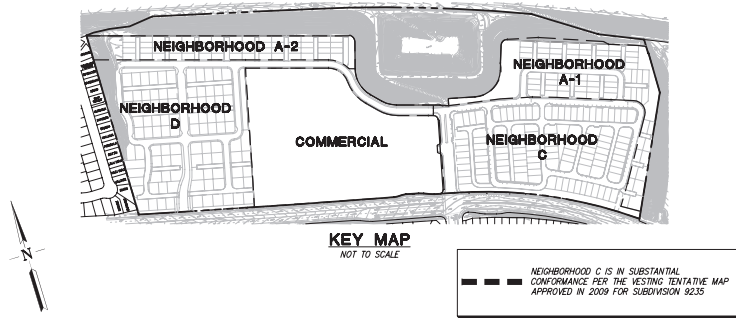
## Vesting Tentative Map



ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BO	BLOW OFF
BRW	BOTTOM OF RETAINING WALL
BVC	BEIGN VERTICAL CURVE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTER LINE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	BUILDING FIRE SERVICE
GB	GRADE BREAK
GE	GARAGE ELEVATION
HMA	HOT MIX ASPHALT
HP	HIGH POINT
HW	INVERT ELEVATION
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
P	PAV ELEVATION
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PSE	PUBLIC SERVICE EASEMENT
PSL	PEDESTRIAN STREET LIGHT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SL	STREET LIGHT
SNS	STREET NAME SIGN
STA	STATION
STD	STANDARD
SWK	SIDEWALK
SSE	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TOG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
TYP	TYPICAL
WLE	WATER LINE EASEMENT
WM	WATER METER
W(R)	RECLAIMED WATER
WS	WATER SERVICE

SHEET INDEX	
SHEET NO.	SHEET TITLE
C-1	COVER SHEET
C-2	TYPICAL SECTIONS AND DETAILS
C-3	TYPICAL SECTIONS AND DETAILS
C-4	EXISTING CONDITIONS
C-5	LOT LING PLAN
C-6	LOT LING PLAN
C-7	GRADING PLAN
C-8	GRADING PLAN
C-9	UTILITY PLAN
C-10	UTILITY PLAN

- GENERAL NOTES**
- OWNER: ALVES RANCH, LLC  
P.O. BOX 548  
CONCORD, CA 94522
  - DEVELOPER: WILLIAM LYON HOMES  
2923 CANNON RANCH, SUITE 450  
SAN RAMON, CA 94583  
(925) 543-5233  
CONTACT: MANDY LEUNG
  - CIVIL ENGINEER: RUGGERI-ERSON-AZAR  
4690 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
(925) 484-9100  
CONTACT: ALEX AZAR
  - GEOTECHNICAL ENGINEER: STEVENS, FERRONE & BAILEY  
ENGINEERING COMPANY, INC.  
1600 WILLOW PASS COURT  
CONCORD, CA 94520  
(925) 688-1001  
CONTACT: KEN FERRONE
  - ASSESSORS PARCEL NUMBERS: APN 097-700-002-5  
APN 097-700-001-7 (PORTION)  
APN 097-700-005-8 (PORTION)
  - EXISTING LAND: VACANT
  - PROPOSED ZONING: RH-P, RESIDENTIAL HIGH DENSITY;  
CO-P, COMMERCIAL
  - LOT SIZE: NEIGHBORHOOD A-1 LOTS 1-76 268,330 SF (6.2 AC)  
NEIGHBORHOOD A-2 LOTS 183-246 144,184 SF (3.3 AC)  
NEIGHBORHOOD C LOTS 77-186 463,478 SF (10.6 AC)  
NEIGHBORHOOD D1/D2 LOTS 247-346 507,038 SF (11.6 AC)  
GRAD/SLOPED AREA/DETENTION BASIN (LOT I AND LOT M) 571,072 SF (13.1 AC)  
COMMERCIAL AREA (LOT H) 522,930 SF (12.0 AC)
  - TOTAL NUMBER OF PROPOSED LOTS: 346 RESIDENTIAL LOTS  
1 COMMERCIAL LOTS  
15 OPEN SPACE LOTS
- UTILITIES:  
A) WATER: CITY OF PITTSBURG  
B) SANITARY SEWER: CITY OF PITTSBURG  
C) STORM DRAIN: CITY OF PITTSBURG  
D) GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC  
E) TELEPHONE: COMCAST  
F) CABLE TV: COMCAST  
G) FIRE PROTECTION: CONTRA COSTA CONSOLIDATED FIRE DISTRICT
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED JULY 2007 BY HUN GEOSPATIAL, INC. (1 FOOT CONTOURS)
- THE PROPERTY DOES NOT LIE WITHIN A FLOOD PLANE.
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF PITTSBURG.
- BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY.
- MULTIPLE MAPS MAY BE FILED.



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## Oak Hills Shopping Center



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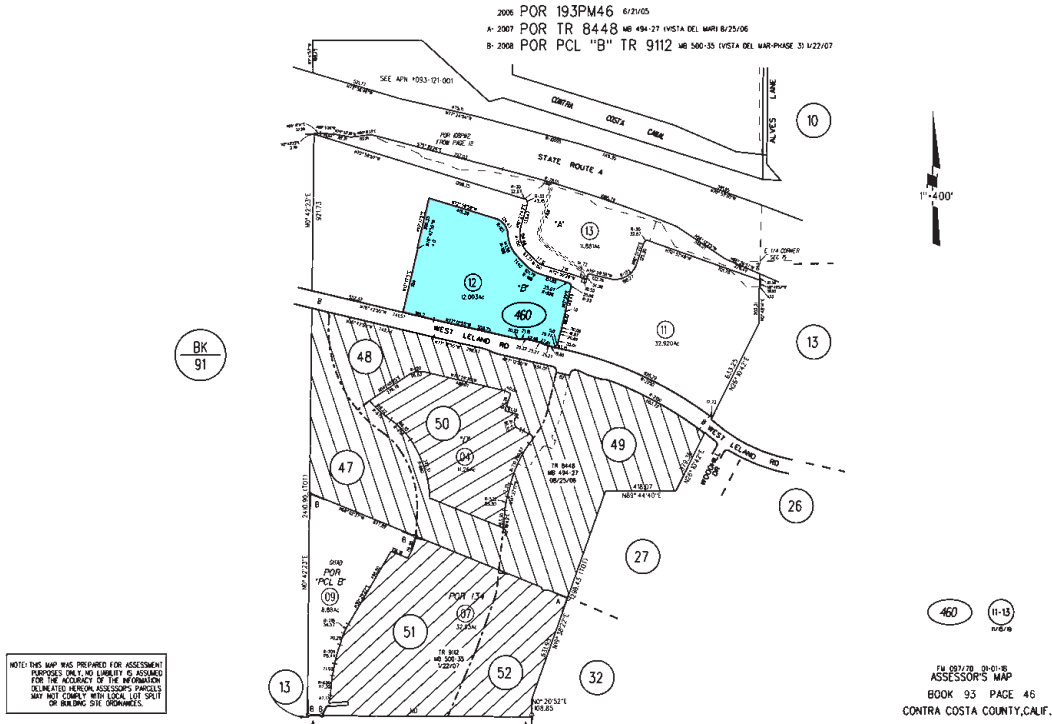
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### Parcel Map: 093-460-012



### General Plan Land Use



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