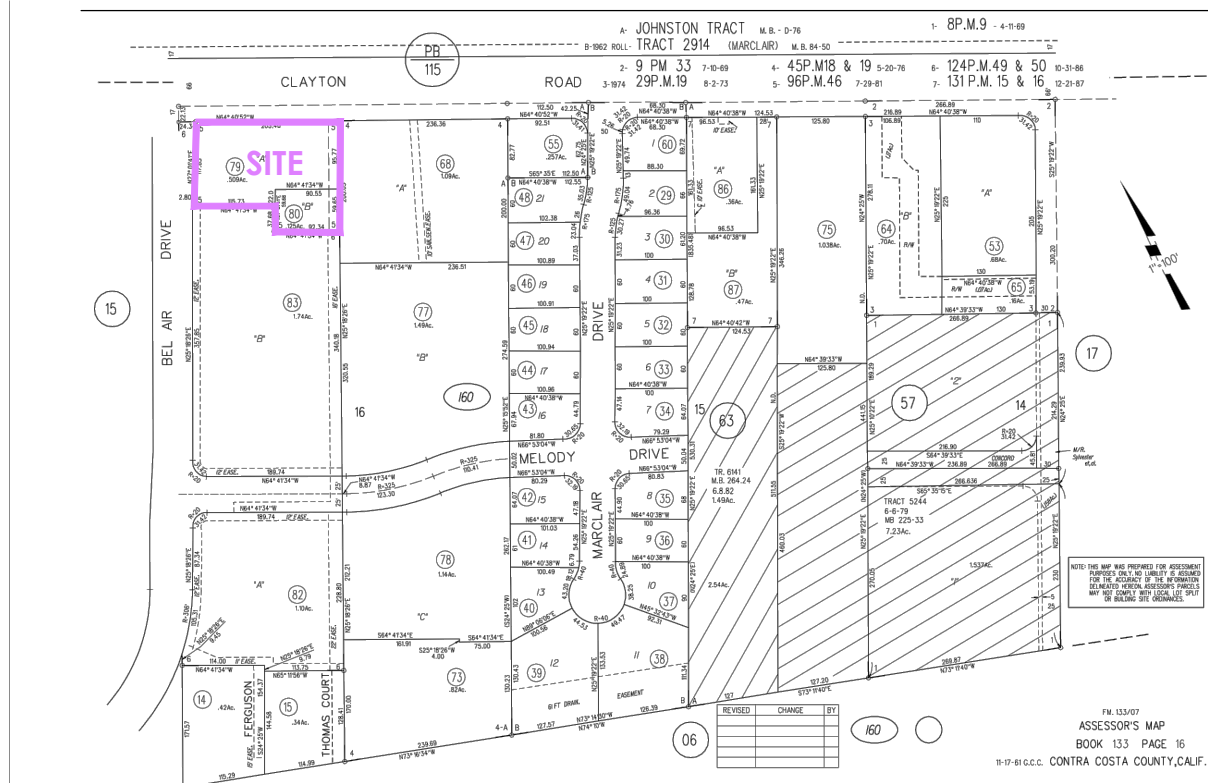


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CONCEPTUAL PLANNING SET

Clayton Road Retail

Assessor's Parcel Map



Project Data

SITE AREA:
 Parcel A
 APN: 133-160-079
 Site Area: 0.52 Acres

Parcel B
 APN: 133-160-080
 Site Area: .125 Acres

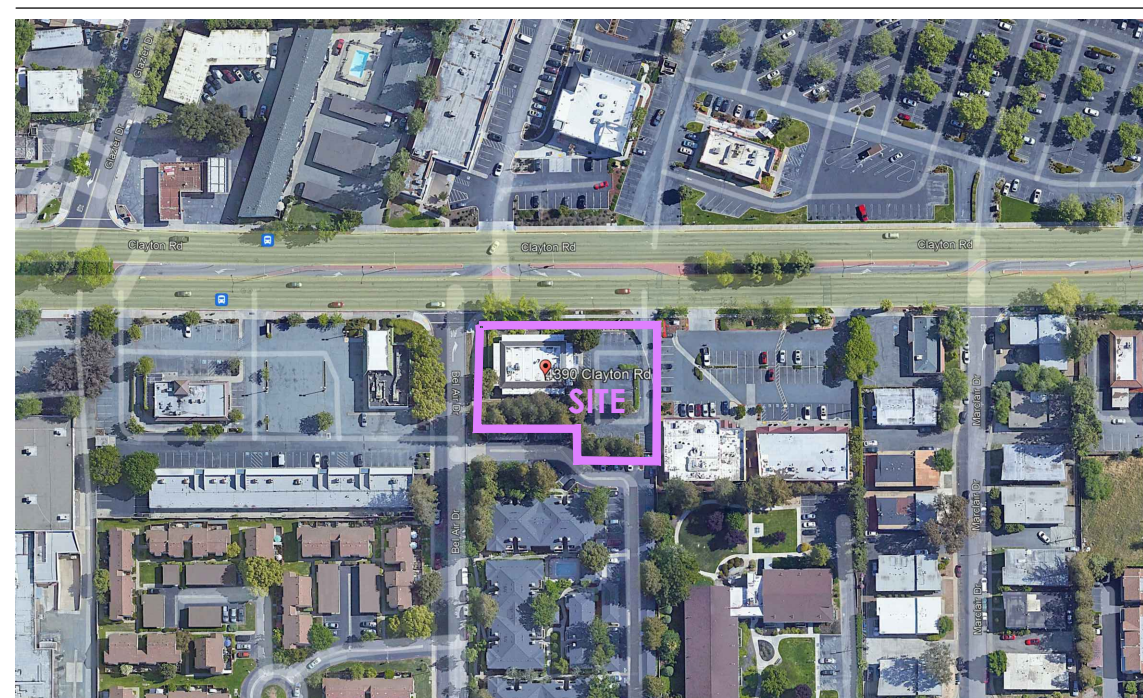
Total Area (A + B) .645 Acres
 (27,617 sf)

ZONING: NC
 GENERAL PLAN: NC
 FAR: .35 Max Non-Residential
 PLANNING SUB AREA: Clayton Valley

Parking Summary

PARKING REQUIRED:
 Restaurant & Bar 1 sp/100 sf
 General Retail 1 sp/250 sf

Aerial View



Project Directory

OWNER
 SKV HOLDINGS LLC
 231 MARKET PL., #127
 SAN RAMON, CA 94583
 CONTACT: SANDY SINGH

ARCHITECT
 BKBC ARCHITECTS INC.
 877 YGNACIO VALLEY ROAD, SUITE 208
 WALNUT CREEK, CA 94596
 925.930.9700
 CONTACT: COURTNEY FOGAL
 COURTNEYF@BKBCARCH.COM

SURVEYOR
 PBLA SURVEYING, INC.
 1481 FORD STREET, SUITE 201
 REDLANDS, CA 92373
 888.714.9642

ARCHITECT

BKBC ARCHITECTS INC.
 877 YGNACIO VALLEY ROAD, SUITE 208
 WALNUT CREEK, CA 94596
 925.930.9700 www.bkbcarch.com

PROJECT

Clayton Road Retail

4390 CLAYTON ROAD, CONCORD, CA 94521



DRAWING TITLE

COVER

PROJECT NO: 2323

DATE: 12/7/2023

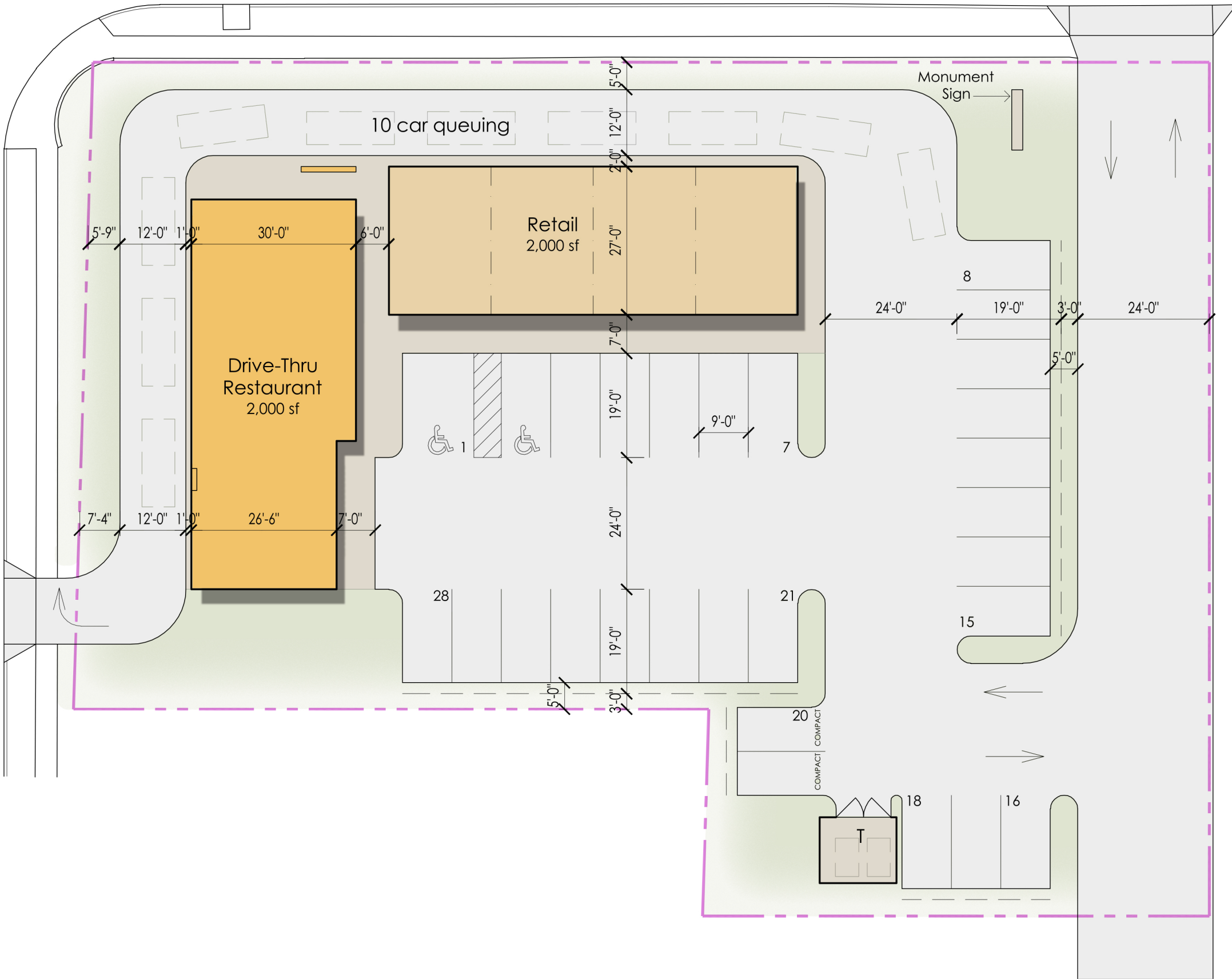
SCALE: NTS

DRAWING NO: **Cr-02a**

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BEL AIR DRIVE

CLAYTON ROAD



Program

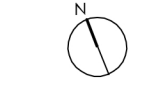
Drive-Thru Restaurant	2,000 sf
Retail	2,000 sf
Total Area	4,000 sf

Parking Summary

PARKING REQUIRED:	
Restaurant (@1 sp/100 sf)	20 sp
Retail (@1 sp/250 sf)	8 sp
Total Parking Required	28 sp
PARKING PROVIDED: 28 sp	

ARCHITECT
BKBC ARCHITECTS INC.
 877 YGNACIO VALLEY ROAD, SUITE 208
 WALNUT CREEK, CA 94596
 925.930.9700 www.bkbcarch.com

PROJECT
Clayton Road Retail
 4390 CLAYTON ROAD, CONCORD, CA 94521



DRAWING TITLE
SITE PLAN

PROJECT NO:
 2323

DATE:
 12/7/2023

SCALE:
 1" = 20'-0"

DRAWING NO:
Cr-02b

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CONCORD, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS A AND B, AS DESIGNATED ON THE PARCEL MAP FILED JULY 29, 1981, IN BOOK 96 OF PARCEL MAPS, PAGE 46, CONTRA COSTA COUNTY RECORDS.

APN: 133-160-079 (AFFECTS PARCEL A); 133-160-080 (AFFECTS PARCEL B)

TITLE REPORT EXCEPTIONS

EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER. EXAMPLE = (2) SCHEDULE B EXCEPTION NUMBER.

A. NOT A SURVEY RELATED MATTER.

- 1. TAX RELATED ITEM.
2. TAX RELATED ITEM.
3. TAX RELATED ITEM.
4. INTENTIONALLY DELETED
5. TAX RELATED ITEM.

6. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS:

FOR: MT. DIABLO MELLO ROOS

THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF CONCORD, COUNTY OF CONTRA COSTA. THE TAX MAY NOT BE PREPAID.

[NO PLOTTABLE EASEMENTS]

(7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: DECEMBER 29, 1950
RECORDING NO: BOOK 1693, PAGE 224, OF OFFICIAL RECORDS
AFFECTS: AN EASTERLY PORTION OF PARCEL A AND B

[EASEMENT C/L IS PLOTTED HEREON; EASEMENT WIDTH CANNOT BE DETERMINED FROM SAID DOCUMENT]

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: WILLIAM L. DUVAL, ET UX
PURPOSE: ROADWAY AND UTILITY
RECORDING DATE: OCTOBER 2, 1951
RECORDING NO: BOOK 1830, PAGE 22, OF OFFICIAL RECORDS
AFFECTS: THE EASTERLY 16 FEET OF PARCELS A AND B

[SAID EASEMENT IS PLOTTED HEREON]

(9) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: WALTER DREMLUK, ET UX
PURPOSE: ROADWAY AND UTILITY
RECORDING DATE: MAY 5, 1952
RECORDING NO: BOOK 1928, PAGE 1, OF OFFICIAL RECORDS
AFFECTS: THE EASTERLY 16 FEET OF PARCELS A AND B

[SAID EASEMENT IS PLOTTED HEREON]

(10) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: ANTHONY THOMAS, ET UX
PURPOSE: ROADWAY AND UTILITY
RECORDING DATE: JUNE 16, 1954
RECORDING NO: BOOK 2333, PAGE 99, OF OFFICIAL RECORDS
AFFECTS: THE EASTERLY 16 FEET OF PARCELS A AND B

[SAID EASEMENT IS PLOTTED HEREON]

(11) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR

PURPOSE(S): STREET AND HIGHWAY
RECORDING DATE: MAY 11, 1981
RECORDING NO: BOOK 10318, PAGE 713, OF OFFICIAL RECORDS
AFFECTS: A NORTHERLY AND NORTHWESTERLY PORTION OF PARCEL A

[SAID EASEMENT IS PLOTTED HEREON]

(12) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

PURPOSE: PROPOSED 20' X 95.77' ACCESS EASEMENT
AFFECTS: THE SOUTHEASTERLY 20 FEET OF PARCEL A

[SAID EASEMENT IS PLOTTED HEREON]

13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: MEMORANDUM OF LEASE
LESSOR: HOME FACILITIES CORPORATION, A CALIFORNIA CORPORATION
LESSEE: HOME SAVINGS OF AMERICA, F.A., A SAVINGS AND LOAN ASSOCIATION
RECORDING DATE: AUGUST 7, 1990
RECORDING NO: 90-160205, BOOK 16033, PAGE 862, OF OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

[NO PLOTTABLE EASEMENTS; SAID DOCUMENT IS A LEASE]

14. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE.

COUNTY: CONTRA COSTA
FISCAL YEAR: 2017-2018
TAXPAYER: METROPOLITAN LIFE INSURANCE CO.
COUNTY IDENTIFICATION NUMBER: T05210S0921
AMOUNT: \$1,004.95
RECORDING DATE: SEPTEMBER 14, 2018
RECORDING NO: 2018-0147527, OF OFFICIAL RECORDS

[NO PLOTTABLE EASEMENTS; SAID DOCUMENT IS A LIEN]

- 15. INTENTIONALLY DELETED
16. NOT A SURVEY RELATED MATTER.
17. NOT A SURVEY RELATED ITEM.
18. NOT A SURVEY RELATED ITEM.
19. NOT A SURVEY RELATED ITEM.
20. NOT A SURVEY RELATED ITEM.
21. INTENTIONALLY DELETED.
22. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY.

JOB NO.: 5001-277
DATED: SEPTEMBER 14, 2020, LAST REVISED, 2021
PREPARED BY: PETER E. WEILBACHER, P.L.S. NO. 8403, OF PBLA SURVEYING, INC.
MATTERS SHOWN: TBD

Table with 5 columns: PREPARED BY, DATE, BY, REVISION, APPD. Includes PBLA SURVEYING, INC. logo and contact information.

A.L.T.A./N.S.P.S. SURVEY

CITY OF CONCORD, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

GENERAL NOTES

- 1. AREA - BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN ON HEREON, SAID LAND CONTAINS 27,627 SQ. FT., 0.634 ACRES (GROSS); 27,373 SQ. FT., 0.628 ACRES (NET).
2. TITLE SEARCH - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PBLA SURVEYING, INC. OR THE SURVEYOR TO DETERMINE OWNERSHIP OF THIS PROPERTY OR TO VERIFY THE DESCRIPTIONS PROVIDED...

3. OCCUPATION LINES, ENCROACHMENTS AND RECOVERED SURVEY MONUMENTS ARE SHOWN AS FOUND DURING A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING SEPTEMBER, 2020.

4. PARCEL AREA SHOWN IS DETERMINED BASED UPON FIELD MEASUREMENTS MADE DURING A FIELD SURVEY PERFORMED IN SEPTEMBER, 2020.

5. THE PROPERTY IS ZONED "NC", FOR NEIGHBORHOOD COMMERCIAL, PER THE CITY OF CONCORD PLANNING DEPT.

SOURCE: PER A ZONING REPORT PROJECT NO. 21-305885.14, PREPARED BY PARTNER ENGINEERING, DATED FEBRUARY 8, 2021.

https://www.cityofconcord.org/164/Planning-Division

- 6. DEVELOPMENT STANDARDS
DENSITY: 24 DU/NET ACRE
FLOOR AREA RATIO: 0.35
LOT AREA: 10,000 SQ. FT. MINIMUM
LOT WIDTH: 100 FEET MINIMUM
LOT DEPTH: 100 FEET MINIMUM
BUILDING HEIGHT: 40 FEET MAXIMUM

- SETBACKS: FRONT: 5; CORNER SIDE: 10 FEET; INTERIOR SIDE: NONE; REAR: 6 FEET; ADJOINS A RESIDENTIAL DISTRICT ON THE SWLY END...

7. LINES, MEASURED FROM THE BUILDING WALL TO THE PROPERTY LINE.
8. THE PROPERTY IS CONTIGUOUS TO BOTH BEL AIR DR. AND CLAYTON RD., BOTH BEING PUBLICLY DEDICATED STREETS WITHIN THE CITY OF CONCORD, CA. THERE IS NO VEHICULAR ACCESS ONTO BEL AIR DR. ACCESS ONTO CLAYTON RD. IS THROUGH A DRIVEWAY ON THE NORTHEASTERLY CORNER OF THE PROPERTY.

9. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING DEMOLITION, OR BUILDING REMOVAL WITHIN RECENT MONTHS, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

10. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. THERE WAS NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT; THERE WERE NO DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

12. THE SURVEY HAS A TOTAL OF 22 PARKING SPACES (21 REGULAR, 1 HANDICAP) WITHIN THE SUBJECT PROPERTY. A PARKING SPACE AT THE

13. PROPERTY IS LOCATED AT 1498 AND 4390 CLAYTON ROAD, CONCORD, CALIFORNIA 94521.

14. THERE ARE NO BUILDINGS ON PARCEL B OF THE PROPERTY DESCRIPTION. SAID PARCEL IS A DESIGNATED PARKING LOT.

BASIS OF BEARINGS

THE BEARING OF NORTH 64°45'33" WEST BEING THE MONUMENT LINE OF CLAYTON ROAD, AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 96 OF PARCEL MAPS, AT PAGE 46, RECORDS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT AND BOUNDARY ESTABLISHMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED.
1. FD. STANDARD WELL MONUMENT PER R1, ACCEPTED AS THE INT. OF THE MONUMENT LINE OF BEL AIR DR. AND THE MONUMENT LINE OF CLAYTON RD.
2. FD. STANDARD WELL MONUMENT PER R1, ACCEPTED AS A POINT ON THE MONUMENT LINE OF CLAYTON RD.
3. FD. STANDARD WELL MONUMENT PER R1 AND R2, ACCEPTED AS THE INT. OF THE MONUMENT LINE OF BEL AIR DR. AND THE MONUMENT LINE OF MELODY DR.

RECORD REFERENCES

- R1 PER PARCEL MAP, BK. 96 P.M. 46
R2 PER PARCEL MAP, BK. 124 P.M. 49-50

FLOOD ZONE

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN TWO VARIATIONS OF ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06013C0303G, BEARING AN EFFECTIVE DATE OF MARCH 21, 2017.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

(NOTE: THE LOCATION OF THE LINE BETWEEN BOTH ZONES WAS APPROXIMATED FROM SAID FLOOD MAP)

SURVEYOR'S CERTIFICATE

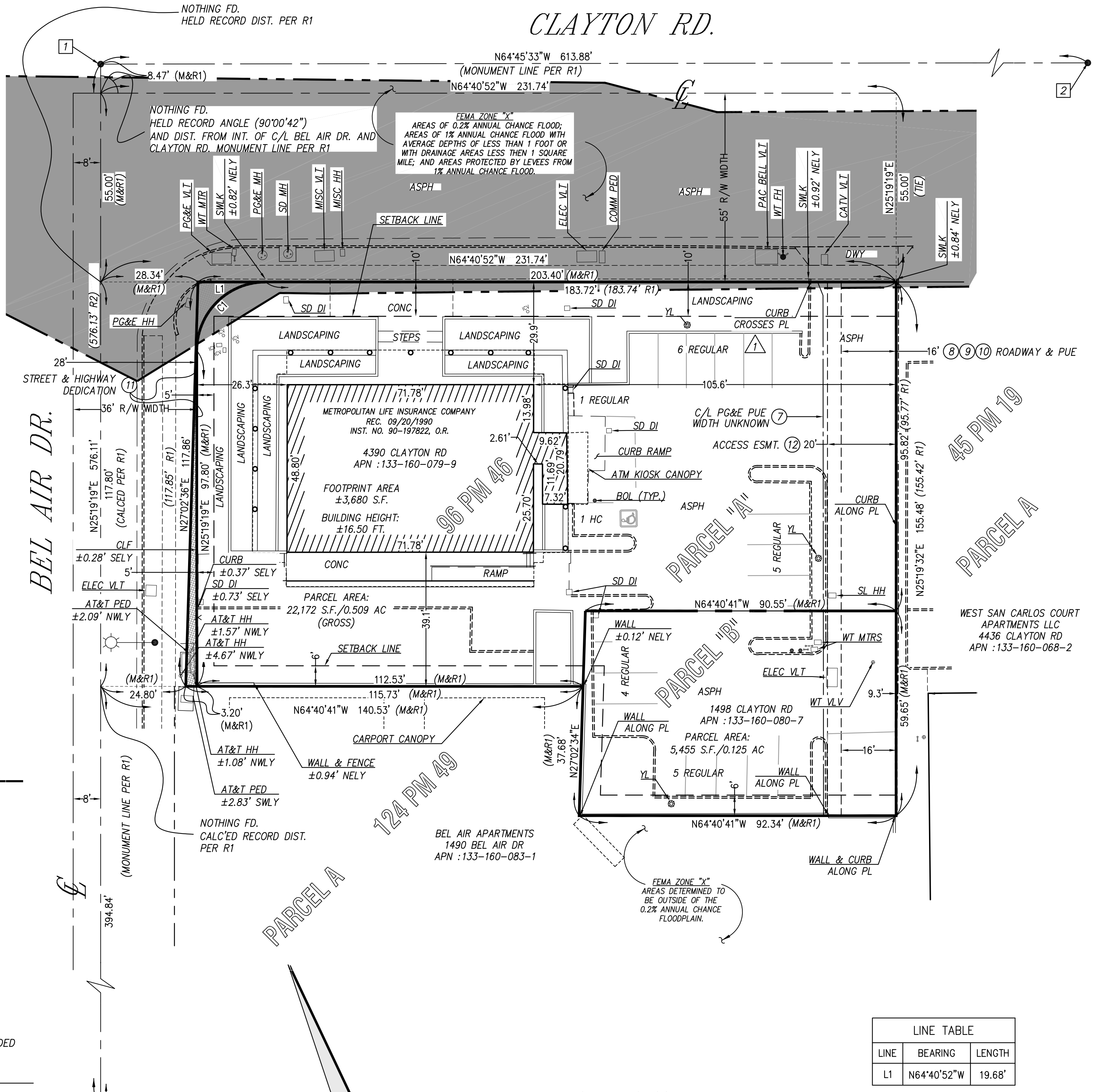
I HEREBY CERTIFY TO METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION, AF-CA FUND 2021, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A)(B), 7(A)(B)(1)(C), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 8, 2020

Surveyor's signature and seal: PETER E. WEILBACHER, LICENSED LAND SURVEYOR, STATE OF CALIFORNIA, NO. 8403, EXPIRES 06-30-22.

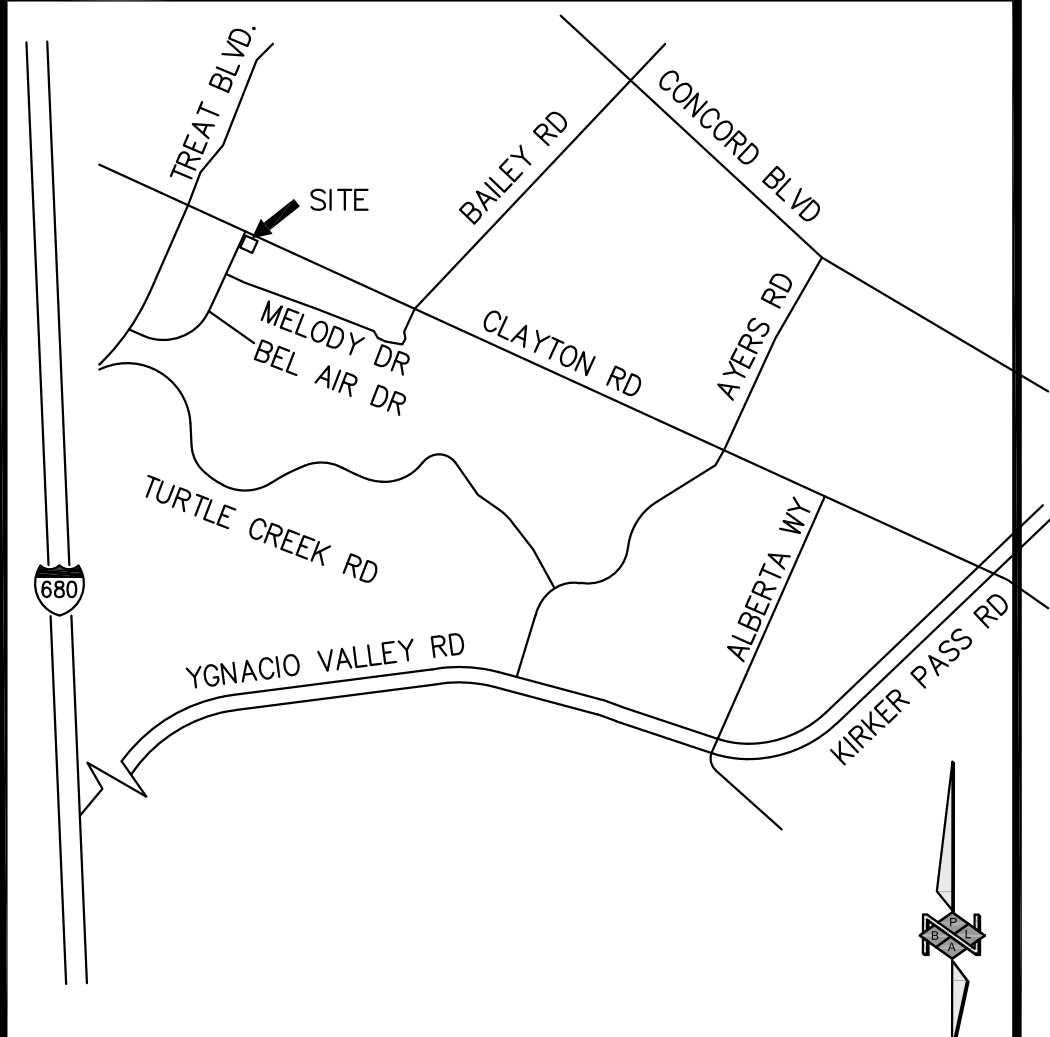
LEGEND

Legend table listing symbols for boundary lines, easements, flood zones, street dedications, and various utility features like manholes, valves, and signs.



ENCROACHMENTS/OVERLAPS

ENCROACHMENTS/OVERLAPS LISTED ON THE SURVEY WILL BE DENOTED WITH THE SYMBOL AND CONTAINING A CORRESPONDING NUMBER. EXAMPLE: (triangle with number) = OBSERVED ENCROACHMENT/OVERLAP.



VICINITY MAP NOT TO SCALE