

- LEGEND**
- FOUND STANDARD STREET MONUMENT PER 464 M 14
 - FOUND MONUMENT AS NOTED
 - WM WATER METER
 - GM GAS METER
 - JP JOINT POLE
 - GUY
 - SS SANITARY SEWER RODDING INLET
 - SMH SANITARY SEWER MANHOLE
 - SS SANITARY SEWER
 - CD CLEANOUT
 - AD AREA DRAIN
 - BM BENCHMARK
 - EG EXISTING GRADE
 - TL TO BE TREATED
 - CL CLEAN WATER

NOTES:

APN: 159-170-028 / 4500 BLUM RD

EXISTING USE: VACANT / R7

TYPE OF SUBDIVISION: RESIDENTIAL

PROPOSED USE: SINGLE FAMILY LOTS / R7

ACREAGE: TOTAL GROSS: 2.00 ACRES (87,118 S.F.)

ROADWAY EASEMENT: 0.226 ACRES (9,839 S.F.)

NUMBER OF LOTS: 6 AND REMAINDER

AVERAGE NET LOT SIZE: 8,319 SF

TOTAL NET AREA: 49,914 SF

NUMBER OF LOTS PER NET ACRE: 5.3 LOTS

UTILITIES:

POWER: PG&E

WATER: C.C.W.D.

SEWER: MT. VIEW SANITARY DISTRICT

STORMDRAIN: C.C.CO.

DEVELOPER AND OWNER:

FREEDOM PROPERTIES OF NORCAL SANRAY PROPERTIES INC.

4500 BLUM RD

MARTINEZ, CA 94553

PH. (510) 843-4449

CONTACT:

WEB JORDAN

1435 MONTROSE DRIVE

SAN LEANDRO, CA 94577

CIVIL ENGINEER:

HUMANN COMPANY INC.

1021 BROWN AVE.

LAFAYETTE, CA 94549

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE FOUND TWO 1 1/4" IRON PIPES AS SHOWN ON THE PARCEL MAP OF "SUBDIVISION MS 135-80" RECORDED AUGUST 5, 1982 IN BOOK 102 OF PARCEL MAPS, AT PAGE 15, IN THE CONTRA COSTA COUNTY RECORDERS OFFICE. TAKEN AS S89°23'14"W.

BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THE MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.

THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.

LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.

BENCHMARK

BASIS OF ELEVATION DATUM: GRADES AND CONTOURS SHOWN ARE BASED UPON CONTRA COSTA COUNTY BENCHMARK #3472, ELEVATION RECORDED AS 46.04 FEET.

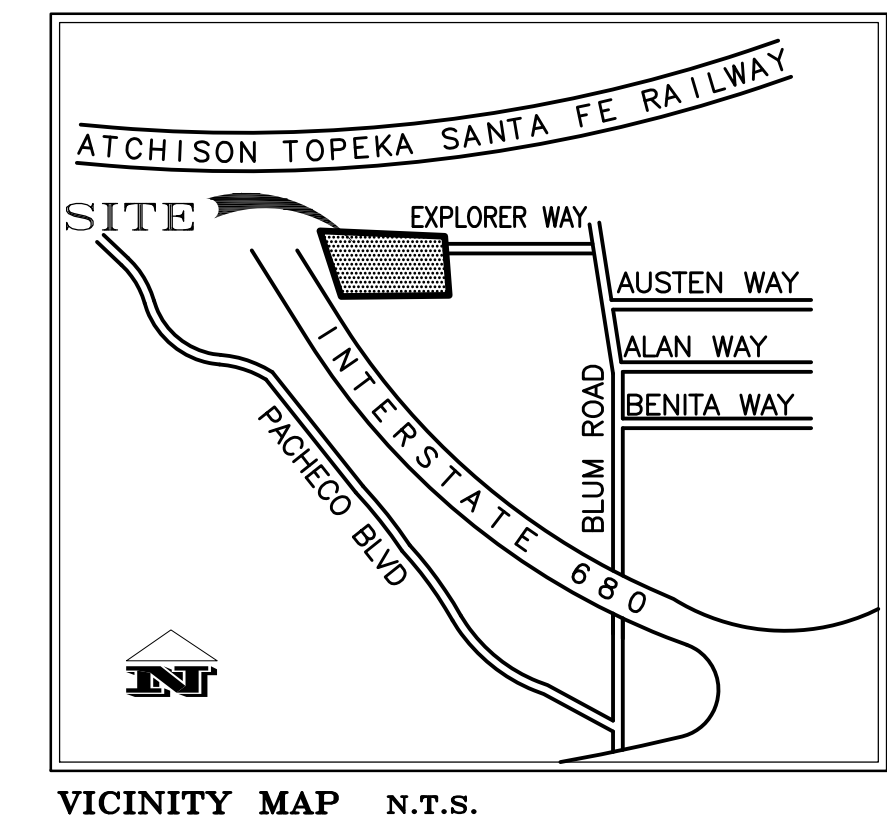
EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

CUT 2000 ± CU. YDS.

FILL 2000 ± CU. YDS.

NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.

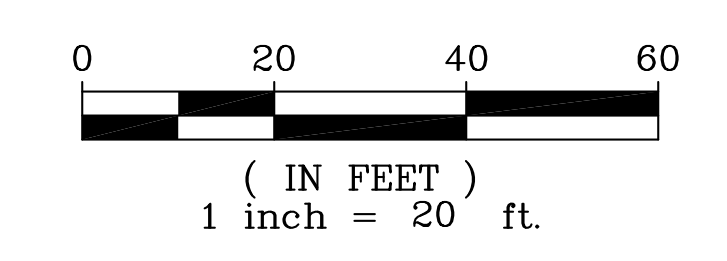
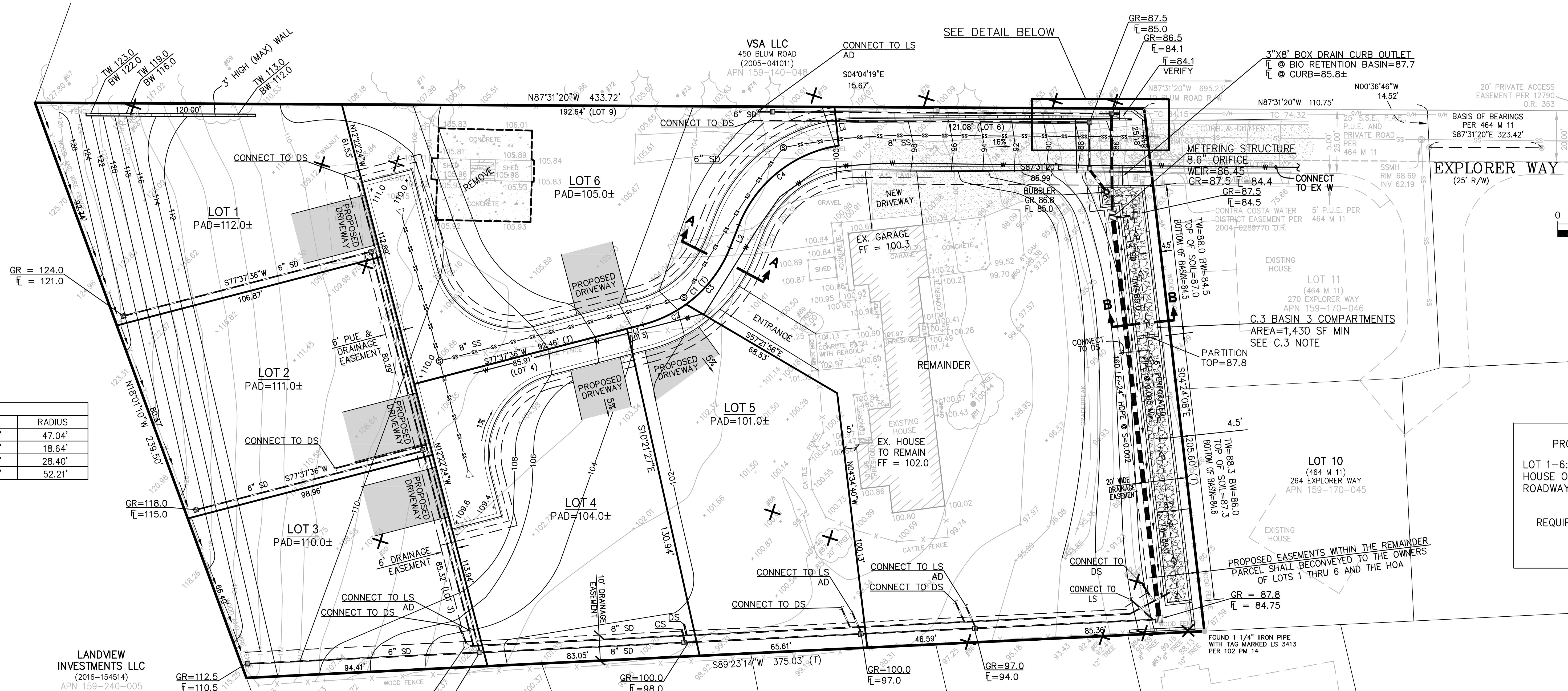


LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N77°37'36"E	6.55'
L2	N23°43'22"E	9.47'
L3	N04°04'19"W	15.20'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	RADIUS
C1	50.00'	53°54'13"	47.04'
C2	50.00'	21°21'45"	18.64'
C3	50.00'	32°32'28"	28.40'
C4	50.00'	59°50'01"	52.21'



PROPOSED C.3 NOTE

PROPOSED IMPERVIOUS SURFACES

LOT 1-6: 3,500X6=21,000 SF

HOUSE ON REMAINDER: 4,610 SF

ROADWAY: 9,280 SF

34,890 SF

REQUIRED AREA OF C.3 BASIN=34,890 SF

X 0.04

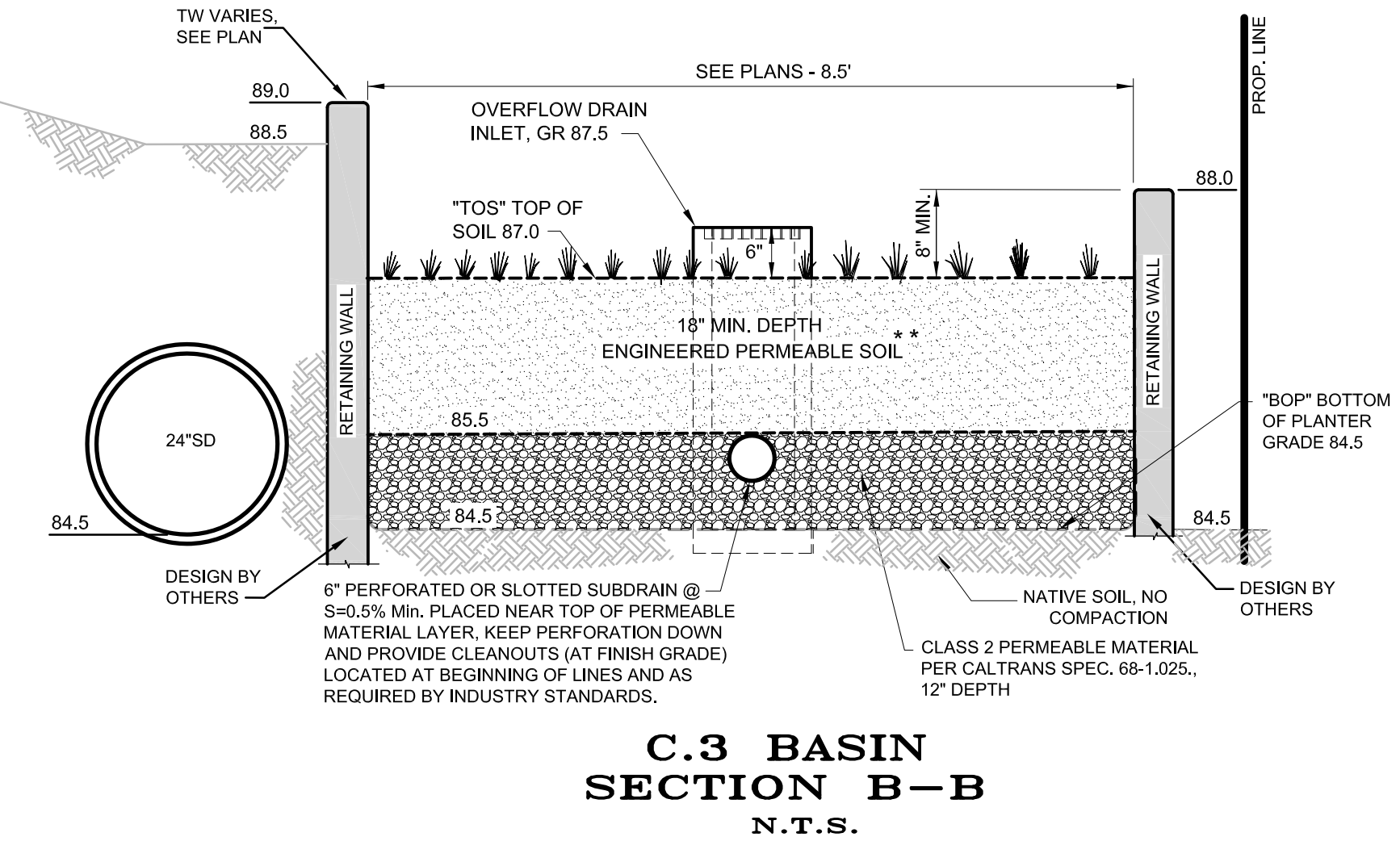
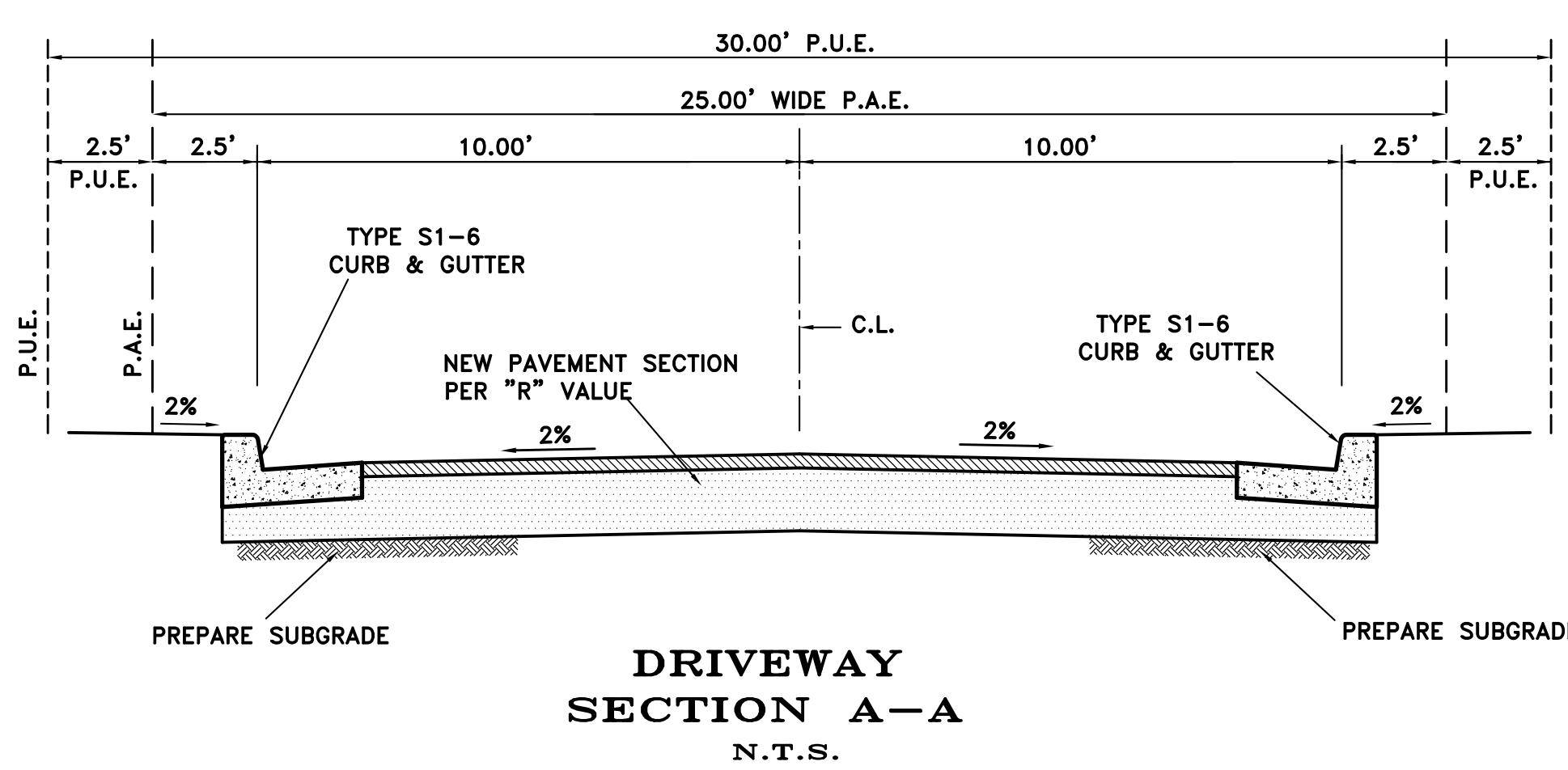
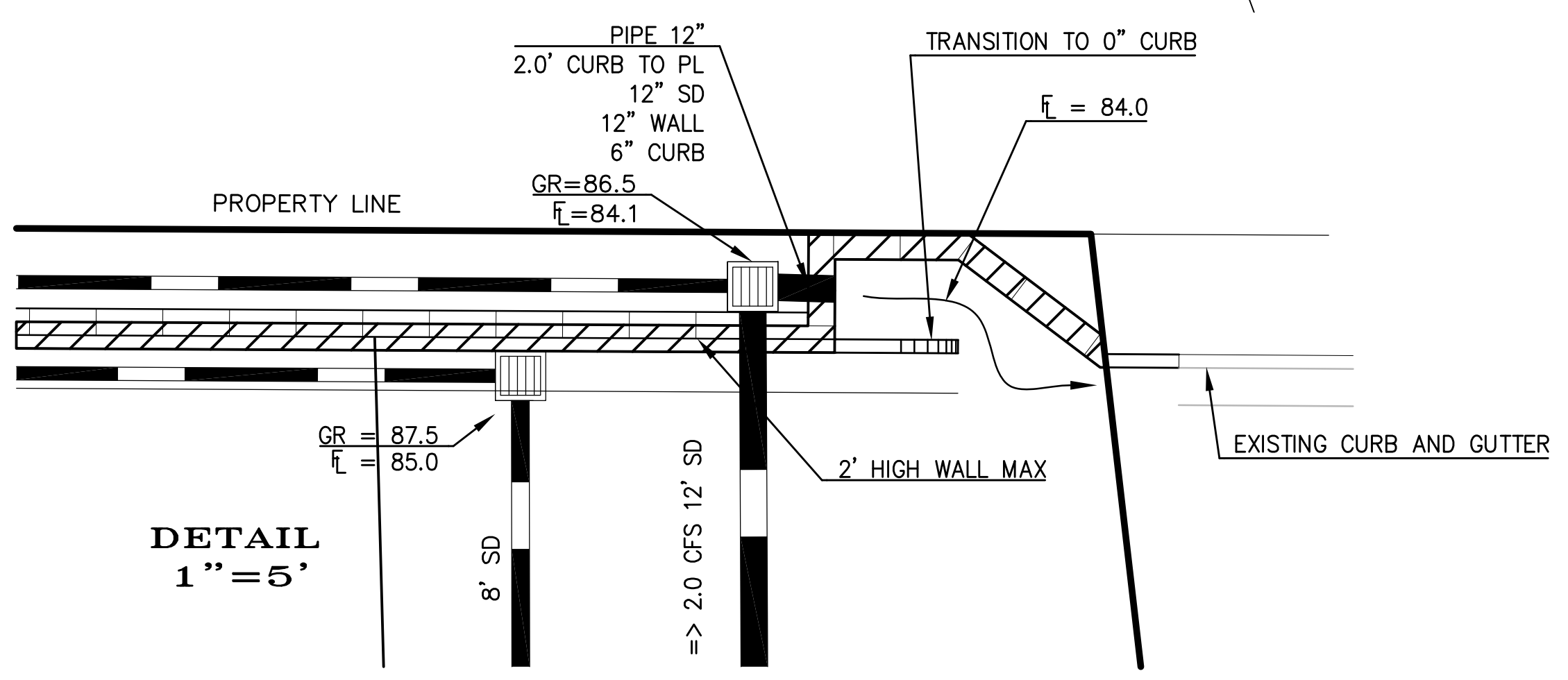
1,395 SF

ACTUAL BASIN=1,430 SF

LOT STATS

	NET (sqft)	GROSS (sqft)	AVG. WIDTH	DEPTH
LOT 1	8,500	8,500	73.28	115.99
LOT 2	8,231	8,231	77.05	106.82
LOT 3	7,212	7,212	72.86	98.99
LOT 4	7,894	10,253	78.35	130.86
LOT 5	8,452	8,833	55.23	159.93
LOT 6	9,625	13,944	72.86	191.38
REMAINDER	25,256	30,146		

LOT 5: VARIANCE REQUIRED FOR WIDTH



REVISIONS

SCALE	DATE	BY	REVISION
1" = 20'	02/05/20	CS/PE	
		DRAWN	
		CHECKED	
		IN	
		JOB NO.	18034

VESTING TENTATIVE MAP SD18-9500

PARCEL A AS SHOWN ON THE MAP FILED FOR RECORD IN BOOK 102 OF PARCEL MAPS, PAGES 14 AND 15

WEB JORDAN - - 4500 BLUM ROAD

MARTINEZ CALIFORNIA

HUMANN COMPANY INC.

REGISTERED PROFESSIONAL ENGINEER

ENGINEERING - SURVEYING - CIVIL

1021 BROWN AVE. MARTINEZ, CA 94549

PH. (925) 982-5000 FAX (925) 982-5070

STATE OF CALIFORNIA

No. 29528

Yazan S. NASHASHIBI R.C.E. 29528

SHEET 1 OF 1 SHEETS

JOB NO. 18034