

FOR SALE

APPROVED 4 SINGLE FAMILY LOTS

1777 Cordoba Street, Livermore, CA

JIM BRENNAN

925-984-5000 cell

jim@landcastlere.com

Lic. #01310332



PROPERTY SNAPSHOT

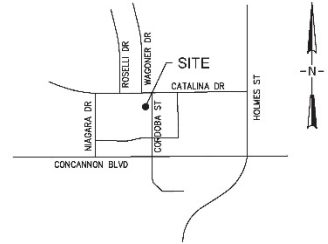
PRICE: \$2,500,000	LOT COUNT: 4 Single Family Lots + 4 ADUs
ADDRESS: 1777 Cordoba Street, Livermore, CA	LOT SIZE: 7,700 SF lot
APN: 99-325-32	LOT DIMENSION: 55' X 140'
ACREAGE: ± 0.71 acres	CONSTRUCTION DRAWINGS: Available upon request
SITE CONDITION: Vacant parcel	HOA: No HOA required
ENTITLEMENT: Final Map ready to record	COMMISSION: Buyer's agent to be paid by Buyer

While the information contained herein has been provided in good faith and in an effort to provide prospective purchasers with relevant property data, it is not binding on the seller, nor Landcastle, and should not be considered a substitute for thorough due diligence by prospective proposers. Verification of the stated information is the responsibility of each prospective purchaser. The Seller nor Landcastle, make no representation or warranty with respect to the truth or accuracy of the information. All prospective proposers must take appropriate measures to verify all of the information set forth herein.

TENTATIVE MAP

VESTING TENTATIVE PARCEL MAP 1777 CORDOBA STREET

TOTAL UNITS: 4 RESIDENTIAL
CITY OF LIVERMORE, ALAMEDA COUNTY, CALIFORNIA
SUBDIVISION MS - - -



VICINITY MAP
N.T.S.

PROJECT SUMMARY

PROPERTY ADDRESS:	1777 CORDOBA STREET LIVERMORE, CA 94550
OWNER / DEVELOPER:	MLZ DEVELOPMENT 23 RALPHS AVENUE DANVILLE, CA 94526
CIVIL ENGINEER:	DEBOLT CIVIL ENGINEERING, INC. 811 SAN RAMON VALLEY BLVD #201 DANVILLE, CALIFORNIA 94596 (925) 837-3780
SURVEYOR:	DEBOLT CIVIL ENGINEERING, INC. 811 SAN RAMON VALLEY BLVD #201 DANVILLE, CALIFORNIA 94596 (925) 837-3780
ASSESSOR'S PARCEL NO.:	99-325-52
TOTAL AREA:	30,800± SQ FT / 0.71± AC
EXISTING ZONING:	RS
EXISTING LAND USE:	ENTERTAINMENT FACILITY
PROPOSED ZONING:	RS
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
UTILITY:	WATER SUPPLY: CITY OF LIVERMORE FIRE PROTECTION: LIVERMORE-PLEASANTON FIRE DEPARTMENT SEWAGE DISPOSAL: CITY OF LIVERMORE STORM DRAIN: CITY OF LIVERMORE GAS & ELECTRIC: PACIFIC GAS & ELECTRIC TELEPHONE: AT&T CABLE TELEVISION: COMCAST

SHEET INDEX

SHEET	DESCRIPTION
VTPM-1	VESTING TENTATIVE PARCEL MAP
VTPM-2	PRELIMINARY GRADING AND DRAINAGE PLAN
VTPM-3	PRELIMINARY STORM WATER CONTROL PLAN

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

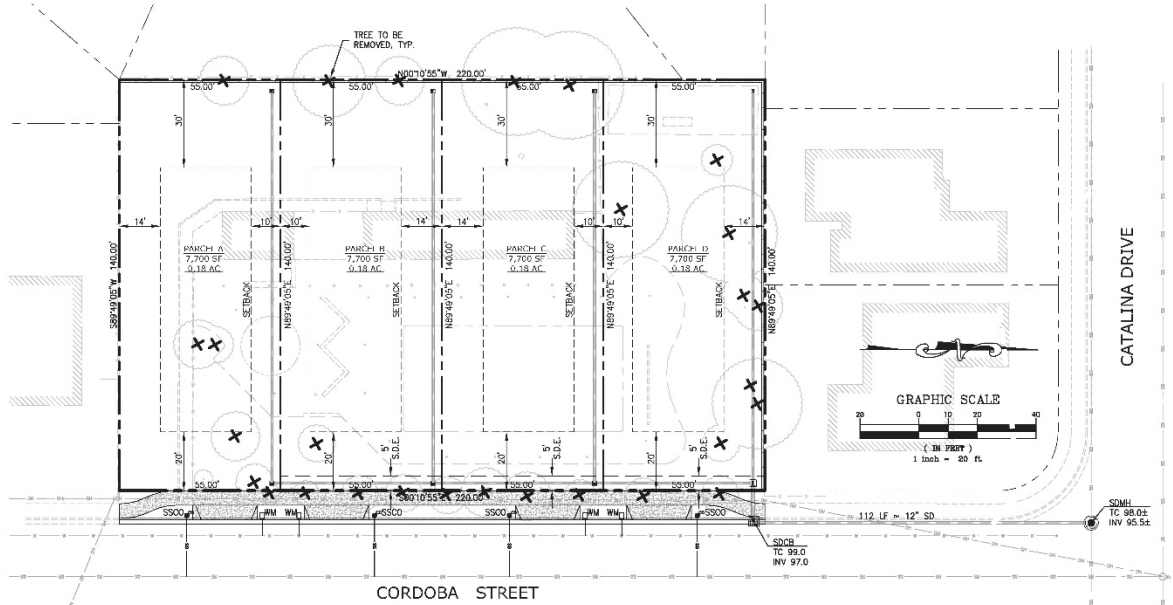
E.C. McAllister 10/29/2021
EASTON C. MCALLISTER, PE DATE
P.E. #01148 EXP 12/31/22

DEBOLT CIVIL ENGINEERING
45+ YEARS
811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLT.CIVIL.COM

Drawn: 10/29/21
Scale: 1" = 20'
By: E.C.
Job No: 17-028

LEGEND:

- BLDG BUILDING
- CONC CONCRETE
- EX/EX EXISTING
- ESMT EASEMENT
- FNC FENCE
- INVT INVERT
- P.U.E PRIVATE UTILITY EASEMENT
- REAR RECORD DATA
- (L) RECORD DATA
- R/W RIGHT OF WAY
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- SDDI STORM DRAIN INLET
- (T) TOTAL
- WM WATER METER
- WV WATER VALVE
- SMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- FM FOUND MONUMENT AS NOTED
- SM STANDARD STREET MONUMENT
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- TIE LINE
- CENTERLINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN PIPE
- EXISTING ELECTRIC CABLE
- EXISTING SANITARY SEWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING CURB AND GUTTER
- EXISTING TREE



EXISTING UTILITY NOTE:
THE UTILITY LINES SHOWN ON THIS DRAWING ARE DERIVED FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS DRAWING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.

BASIS OF BEARINGS
THE MONUMENT LINE ON CORDOBA STREET, TAKEN AS NORTH 00°10'55" WEST, AS SHOWN ON THE MAP OF TRACT 4000' FILED AUGUST 28, 1978 IN BOOK 154 OF MAPS, PAGE 71, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

FLOOD ZONE
FEMA FLOOD INSURANCE RATE MAP PANEL 0341G
NIP COMMUNITY NAME & NUMBER: LIVERMORE, CITY OF / 000008
ZONE X - AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL NO: 08601C0341G
EFFECTIVE DATE: 06/03/2009

VESTING TENTATIVE
PATCEL MAP

1777 CORDOBA STREET

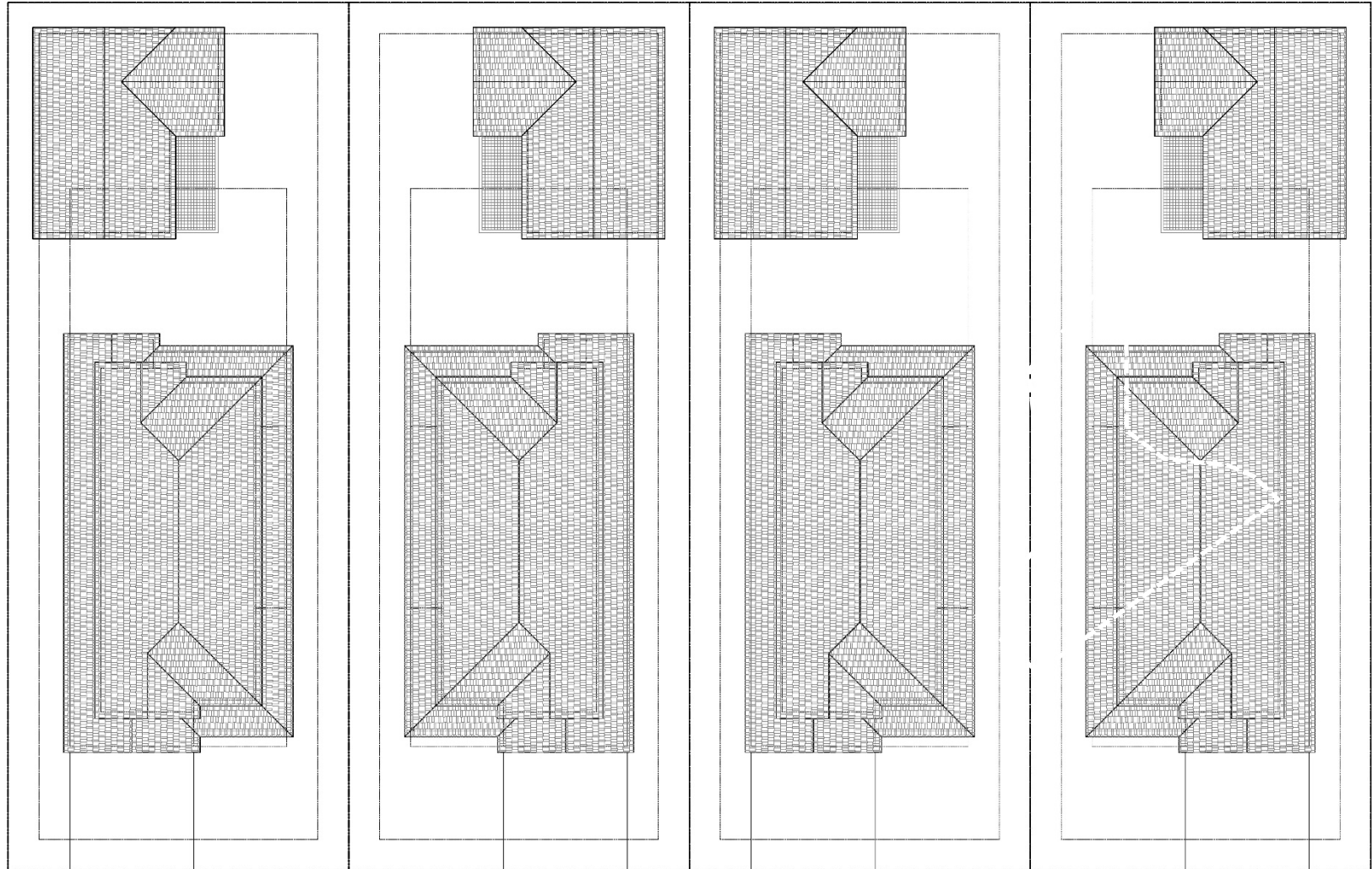
LIVERMORE ALAMEDA COUNTY CALIFORNIA



E.C. McAllister
EASTON C. MCALLISTER, PE S11481 PLS 5083
HE#E.WALDA1 = 251022 (P); C251023 (PLS)

#	REVISIONS	DATE

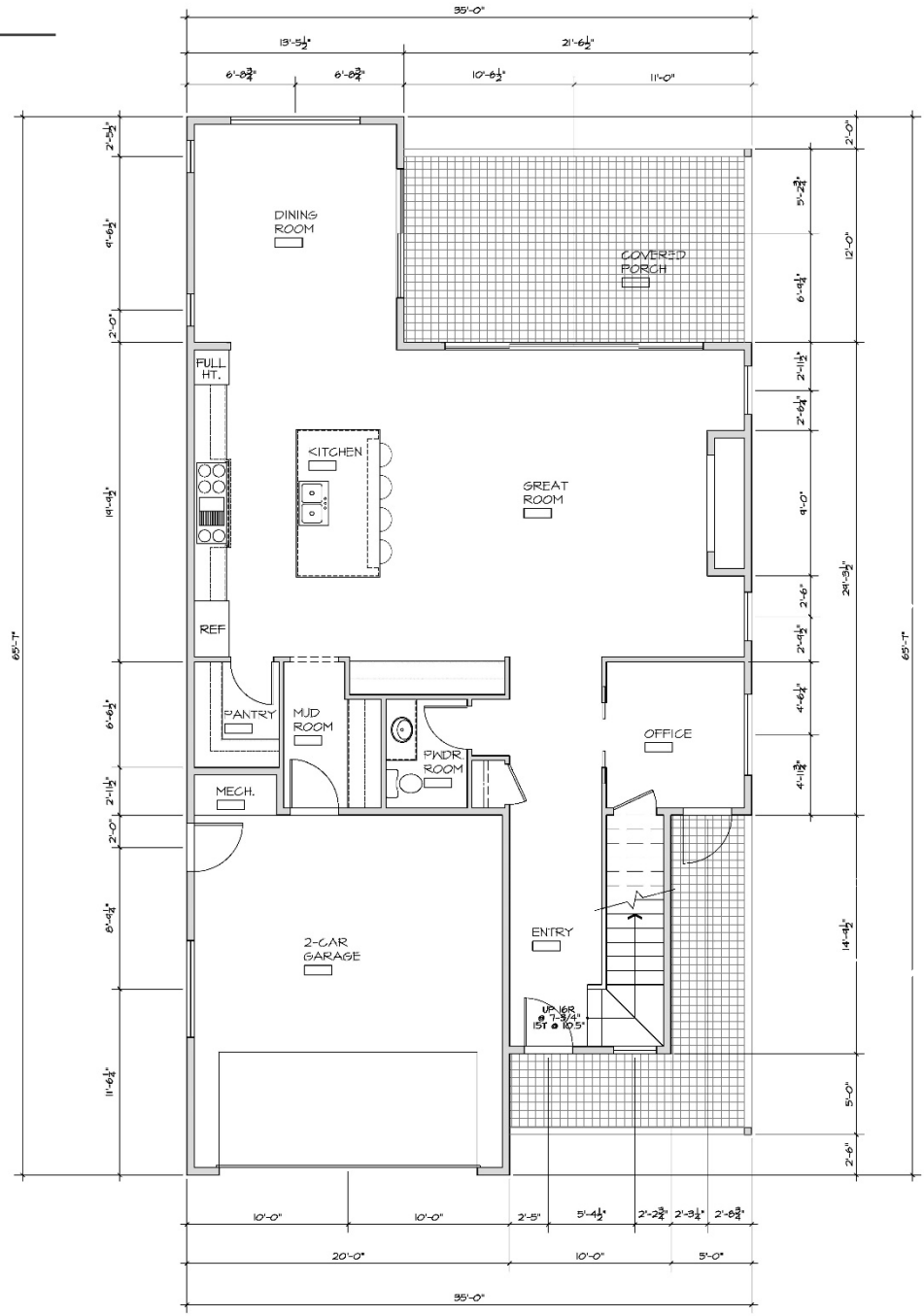
SITE PLAN



PROPOSED SITE PLAN
00 04 08 16 feet



FLOOR PLAN
Main Floor

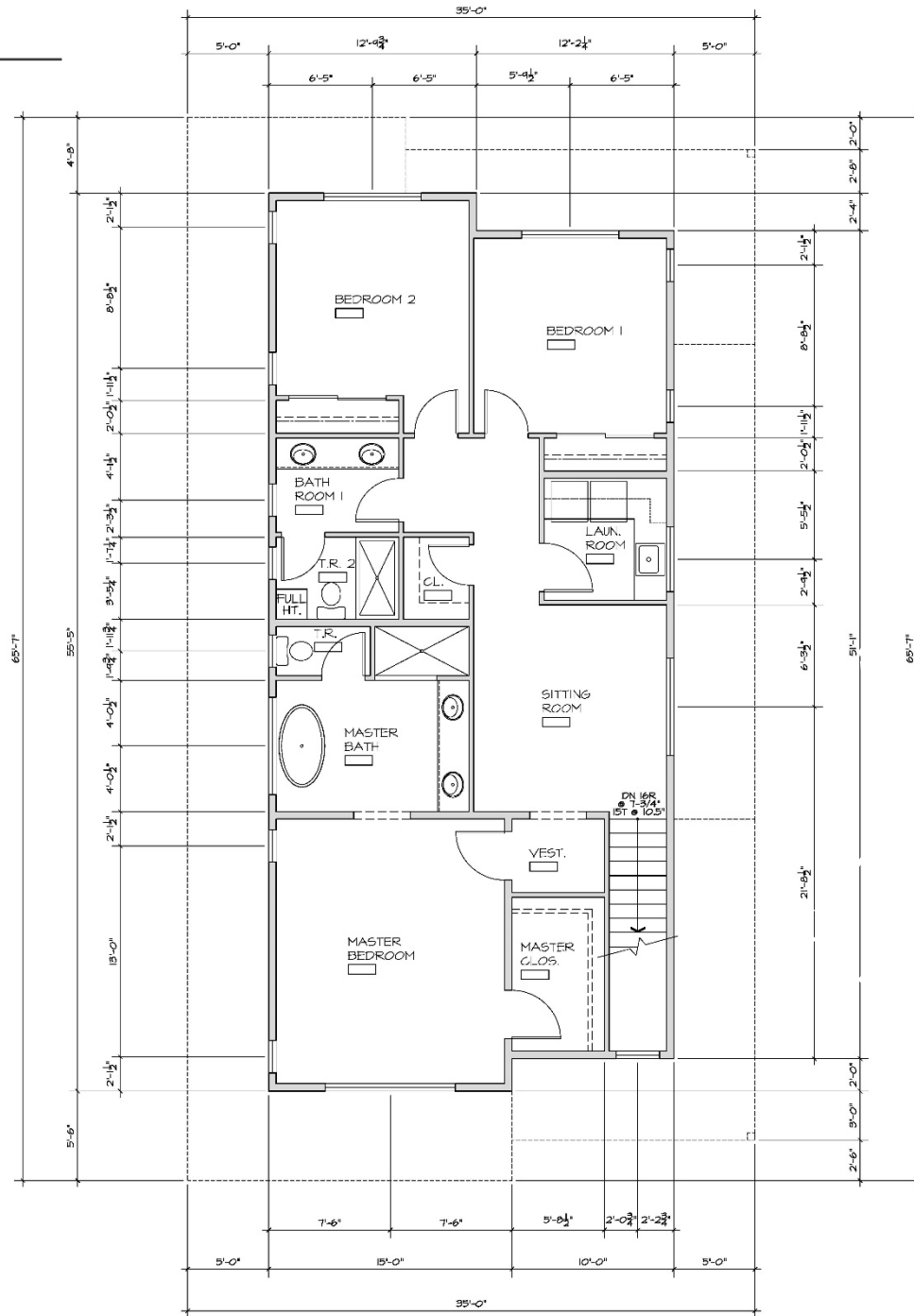


PROPOSED MAIN FLOOR PLAN

00 02 04 06 feet
 MAIN FLOOR- 1,354 S.F.
 GARAGE- 453 S.F.



FLOOR PLAN
Upper Floor

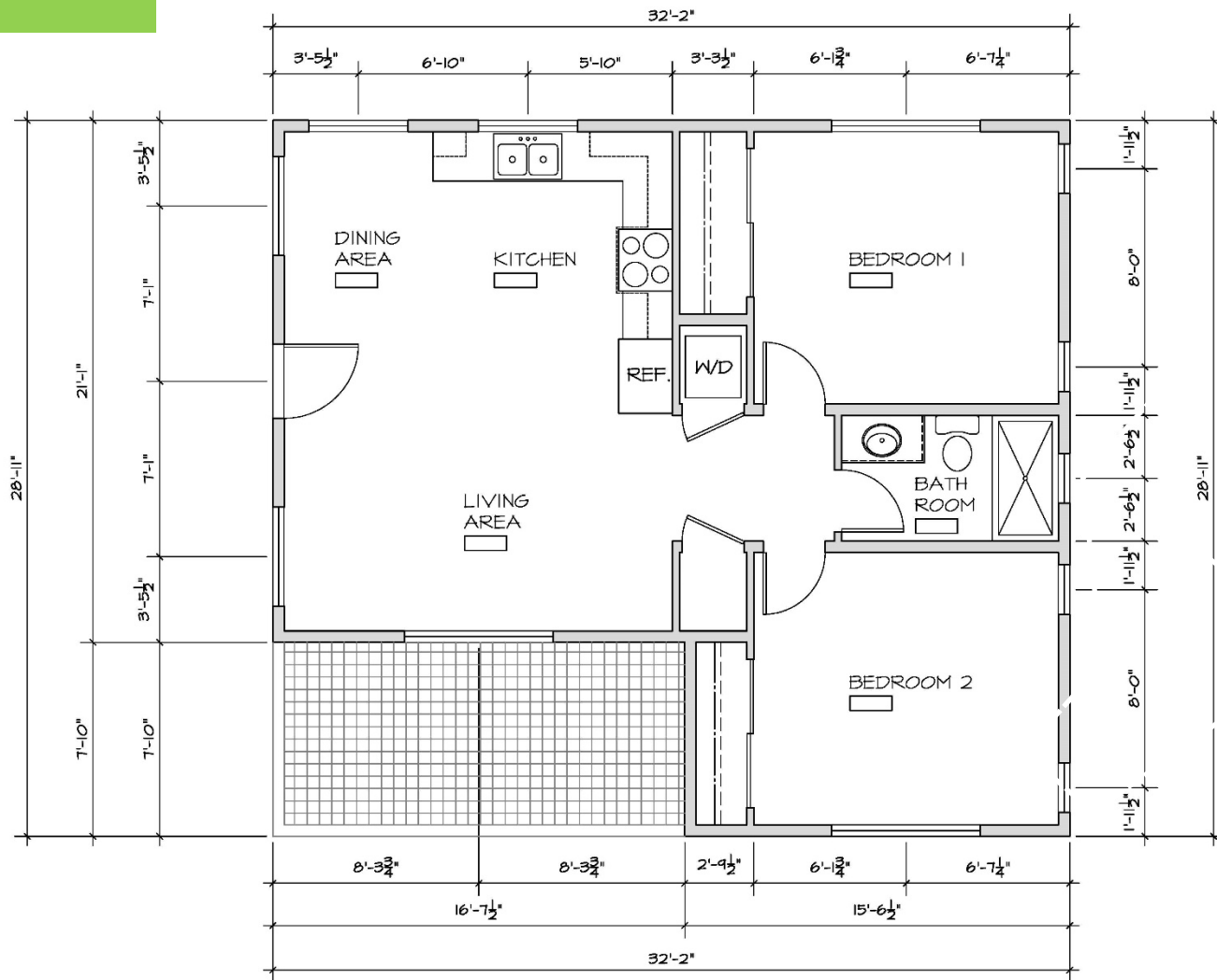


PROPOSED UPPER FLOOR PLAN

00 02 04 20 feet
UPPER FLOOR - 1,278 S.F.



FLOOR PLAN
ADU



PROPOSED ADU FLOOR PLAN

00 02 04 08 feet
ADU FLOOR- 800 S.F.

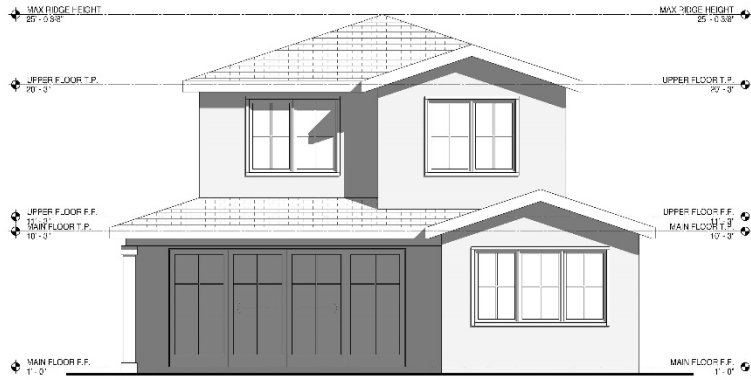


ELEVATIONS



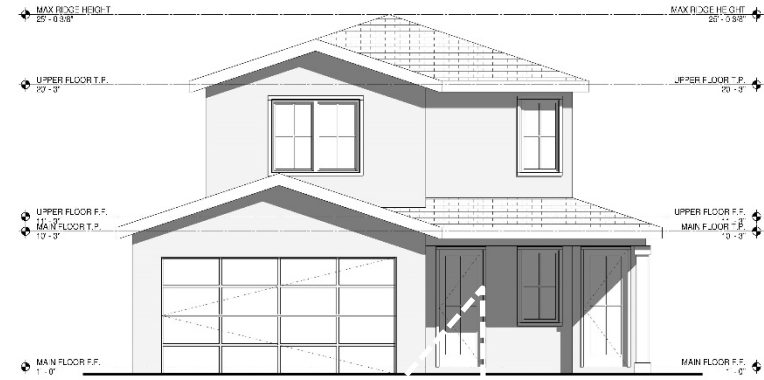
① FRONT PERSPECTIVE

ELEVATIONS



WEST ELEVATION

00 02 04 08 FEET



EAST ELEVATION

00 02 04 08 FEET



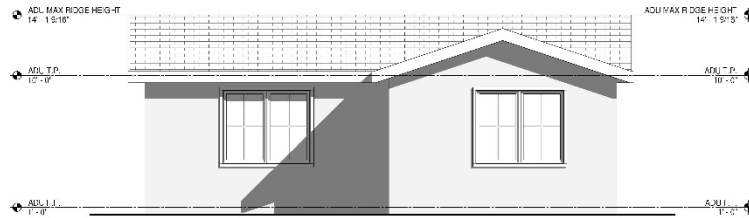
NORTH ELEVATION

00 02 04 08 FEET

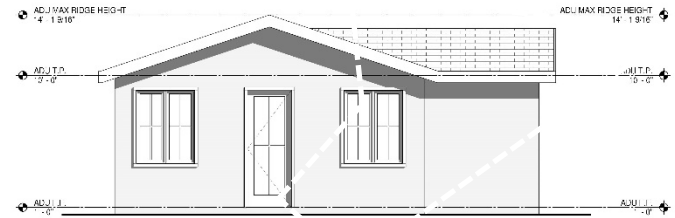
ELEVATIONS



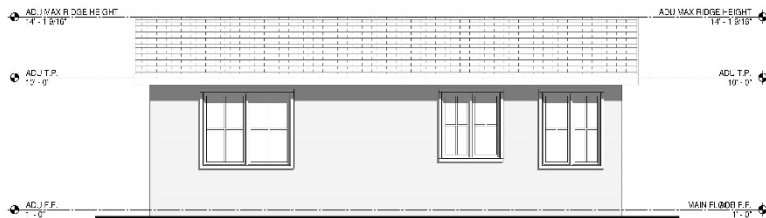
SOUTH ELEVATION
0' 02' 04' 1 FEET



ADU NORTH ELEVATION
00 02 04 08 FEET



ADU EAST ELEVATION
00 02 04 08 FEET



ADU SOUTH ELEVATION
00 02 04 08 FEET



ADU WEST ELEVATION
00 02 04 08 FEET