



LOCATION MAP  
(N.T.S.)

ASSESSOR'S PARCEL NUMBER  
403-202-011

PROJECT TEAM

OWNER/DEVELOPER  
JASON BERNSTEIN  
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LANDSCAPE  
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GENERAL NOTES

1. NET OWNERSHIP ACREAGE: 2.78 ACRES  
PARCEL A 2.02 ACRES  
PARCEL B 0.76 ACRES
2. TOTAL UNITS: 33 FOR SALE CONDOMINIUMS
3. ZONING: MONTALVIN MANOR MIXED USE (M-9)
4. EXISTING USE: VACANT
5. UTILITIES  
SEWER: WEST COUNTY WASTEWATER DISTRICT  
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT  
STORM DRAIN: HOME OWNER ASSOCIATION  
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY  
TELEPHONE: AT&T  
FIRE: CONTRA COSTA COUNTY FIRE DISTRICT  
PROTECTION SCHOOL DISTRICT: WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
6. THIS WILL BE A SINGLE PHASE SUBDIVISION.
7. FINAL MAP WILL DEDICATE UTILITY, EASEMENT, AND ACCESS EASEMENTS TO INTERNAL LOTS.
8. ALL SHARED DRIVEWAYS, EASEMENTS, SEWER, AND WATER FACILITIES WILL BE DEDICATED TO THE PUBLIC AGENCY HAVE JURISDICTION OVER THEM.
9. FLOOD ZONE X, ZONE AE, AND ZONE AO PER FEMA MAP 06013C0227F. ALL BUILDING IMPROVEMENTS ARE IN FLOOD ZONE X.
10. ELEVATIONS ARE BASED ON CONTRA COSTA BENCHMARK "F-1198," A BRASS DISK ON THE NORTH SIDE OF STATE HIGHWAY NO. 40 ALONG THE NORTH EDGE OF THE SOUTHWEST END OF A CONCRETE BRIDGE OVER GARRITY CREEK, DIRECTLY OVER A WING WALL. NGVD ELEVATION = 23.00'
11. FEMA FLOOD MAPS USE THE NAVD 88 DATUM. TO CONVERT FROM NAVD 88 TO NGVD 29, SUBTRACT 2.65 FEET FROM THE NAVD 88 ELEVATIONS.
12. PARCEL A IS FOR DEVELOPMENT. PARCEL B IS FOR A PRIVATE PARK AND OPEN SPACE.



TARA CREEK  
VESTING TENTATIVE MAP  
NO. 9491  
FOR CONDOMINIUM PURPOSES  
CONTRA COSTA COUNTY,  
STATE OF CALIFORNIA

TARA CREEK  
PREPARED FOR  
CITY VENTURES

VESTING  
TENTATIVE MAP

SHEET NUMBER  
VTM-1

Kimley»Horn

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NO.	REVISIONS	DATE	BY