

VESTING TENTATIVE PARCEL MAP
10 - 30 ROBERTS STREET
BAY POINT, CONTRA COSTA COUNTY, CALIFORNIA
SUBDIVISION CDMS22-0013

LEGEND:

- SANITARY SEWER MANHOLE
WV WATER VALVE
○ FOUND MONUMENT AS NOTED
● STANDARD STREET MONUMENT
--- EASEMENT LINE
--- ADJACENT PROPERTY LINE
--- BOUNDARY LINE
--- NEW LOT LINE
--- CENTERLINE
--- GAS --- EXISTING GAS LINE
--- W --- EXISTING WATER LINE
--- SD --- EXISTING STORM DRAIN PIPE
--- OH --- EXISTING ELECTRIC CABLE
--- SS --- EXISTING SANITARY SEWER LINE
--- EXISTING EDGE OF PAVEMENT
--- EXISTING BUILDING
--- EXISTING CURB AND GUTTER
○ EXISTING TREE

ABBREVIATIONS:

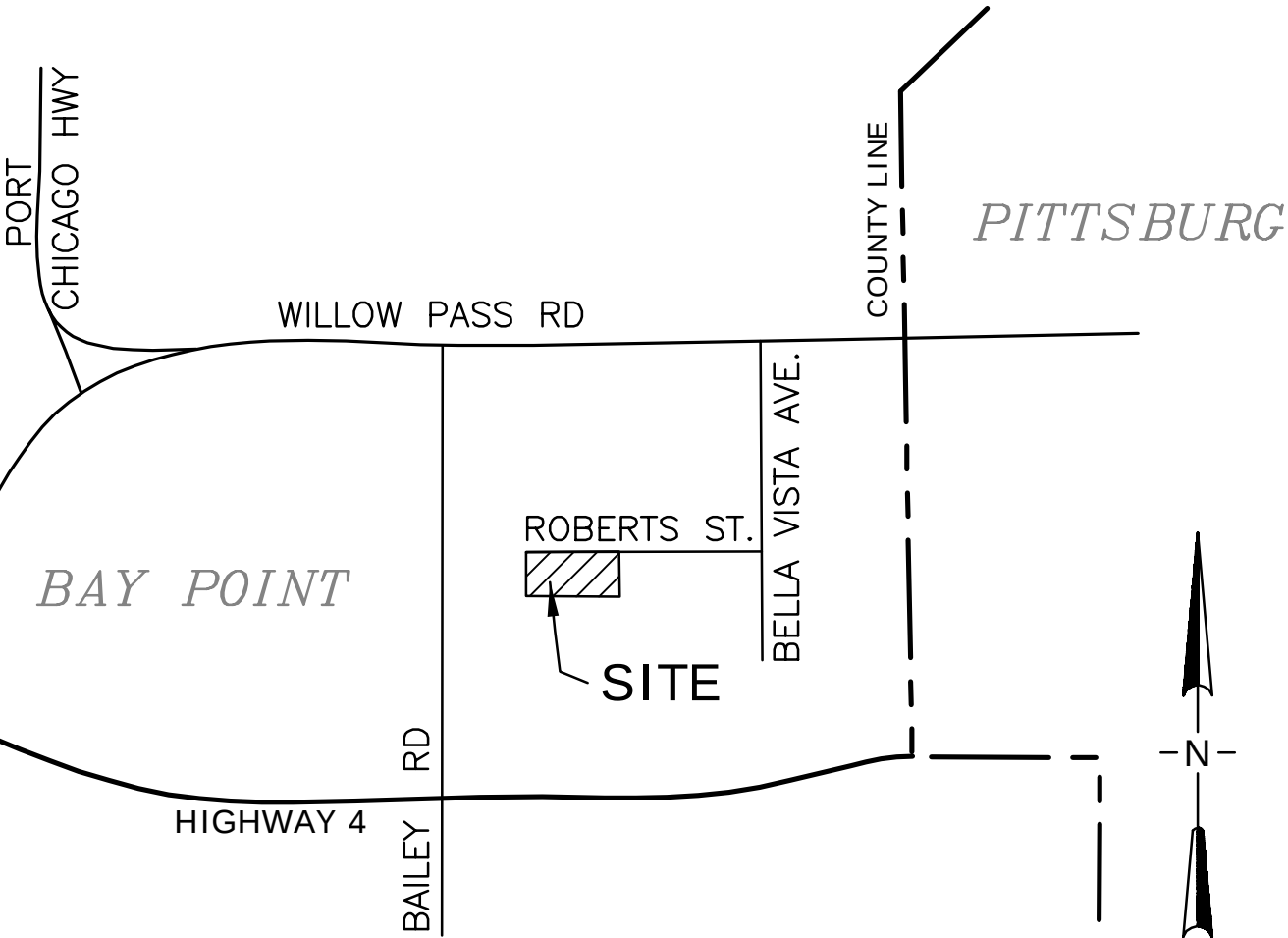
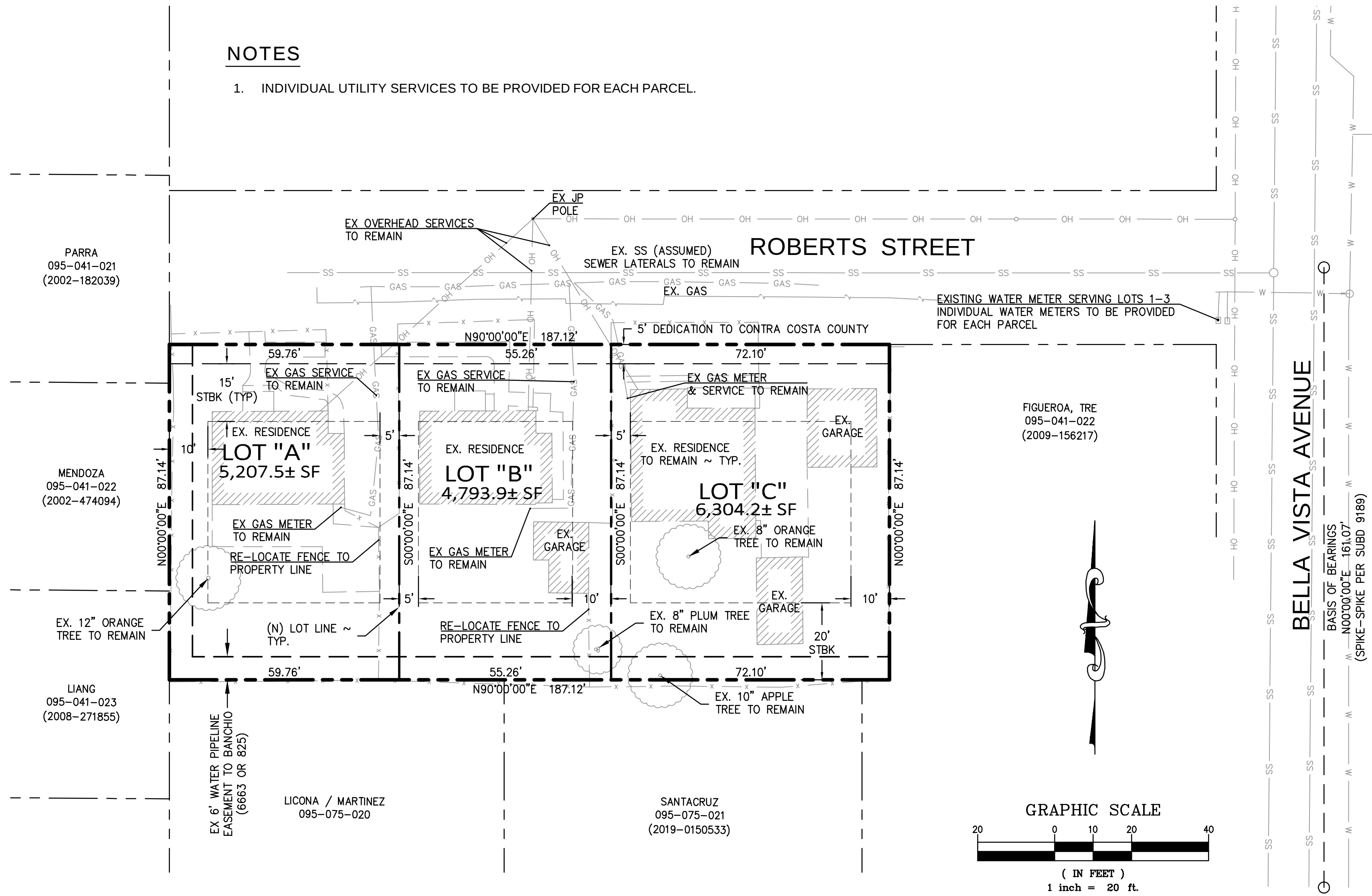
- BLDG BUILDING
CONC CONCRETE
(E)/EX EXISTING
ESMT EASEMENT
EP EDGE OF PAVEMENT
FNC FENCE
INV. INVERT
P.U.E PRIVATE UTILITY EASEMENT
REBAR. REBAR
() RECORD DATA
R/W RIGHT OF WAY
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
SDAD STORM DRAIN AREA DRAIN
(T) TOTAL
WM WATER METER
WV WATER VALVE

BASIS OF BEARINGS

THE LINE BETWEEN TWO FOUND RAILROAD SPIKES
DEFINING THE ORIGINAL CENTERLINE OF 40' WIDE
BELLA VISTA AVENUE (PER SUBDIVISION MAP 9189).
SAID CENTERLINE TAKEN AS NORTH 00°00'00" EAST.
FILED IN BOOK 512 OF MAPS, PAGE 11, CONTRA COSTA
COUNTY RECORDS.

NOTES

1. INDIVIDUAL UTILITY SERVICES TO BE PROVIDED FOR EACH PARCEL.



VICINITY MAP

N.T.S.

PROJECT SUMMARY

- PROPERTY ADDRESS: 10-30 ROBERTS STREET
BAY POINT, CA 94565
OWNER/DEVELOPER: ZAKARIA & SAADIA ISMAIL
10-30 ROBERTS STREET
BAY POINT, CA 94565
CIVIL ENGINEER: DEBOLT CIVIL ENGINEERING, INC.
480 SAN RAMON VALLEY BLVD, UNIT L
DANVILLE, CALIFORNIA 94596
(925) 837-3780
SURVEYOR: DEBOLT CIVIL ENGINEERING, INC.
480 SAN RAMON VALLEY BLVD, UNIT L
DANVILLE, CALIFORNIA 94596
(925) 837-3780
ASSESSOR'S PARCEL NO: 095-075-023
TOTAL AREA: 16,306± SQ.FT. / 0.37± AC
EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL (R-20)
EXISTING LAND USE: RESIDENTIAL
PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL (R-20)
PROPOSED LAND USE: RESIDENTIAL
UTILITIES:
WATER SUPPLY: GOLDEN STATE WATER SUPPLY
FIRE PROTECTION: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
SEWAGE DISPOSAL: DELTA DIABLO SANITATION DISTRICT
STORM DRAIN: CITY OF BAY POINT
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST / XFINITY

ENGINEER'S STATEMENT

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

Easton C. McAllister

EASTON C. MCALLISTER, PE
P.E. #61148 EXP 12/31/24

10/24/25
DATE



VESTING TENTATIVE
PARCEL MAP

10-30 ROBERTS COURT

BAY POINT CONTRA COSTA COUNTY CALIFORNIA

EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/26 (PE) 03/31/27 (PLS)

#	REVISIONS	DATE

DEBOLT
50+ YEARS
CIVIL ENGINEERING
(925) 837-3780 | OFFICE@DEBOLTCIVIL.COM
480 SAN RAMON VALLEY BLVD UNIT L, DANVILLE, CA 94526

Date: 10/24/25
Scale: 1" = 20'
By: EM
Job No.: 23131

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BAY POINT, CONTRA COSTA COUNTY, CALIFORNIA
SUBDIVISION CDMS22-0013

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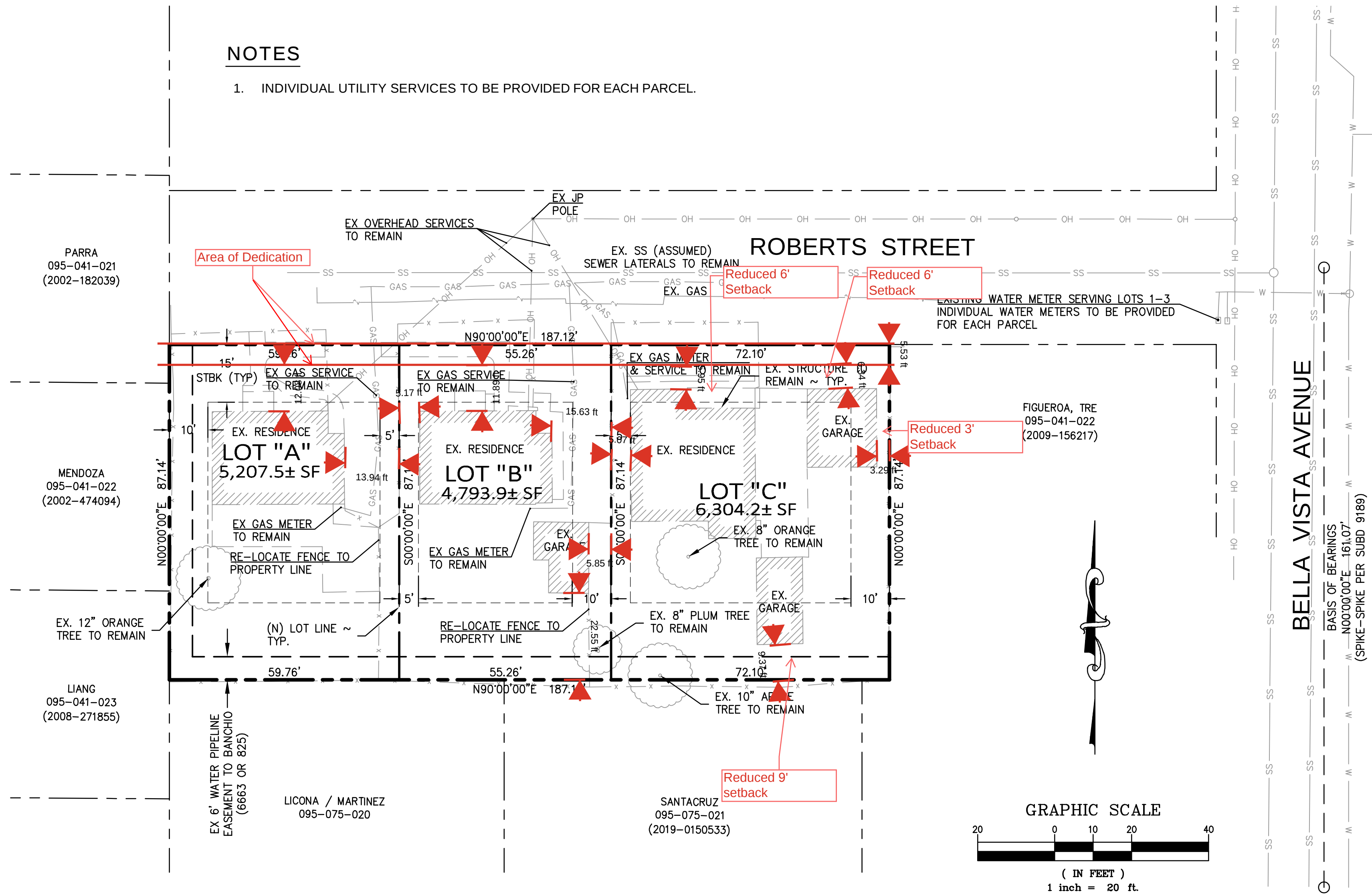
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BASIS OF BEARINGS

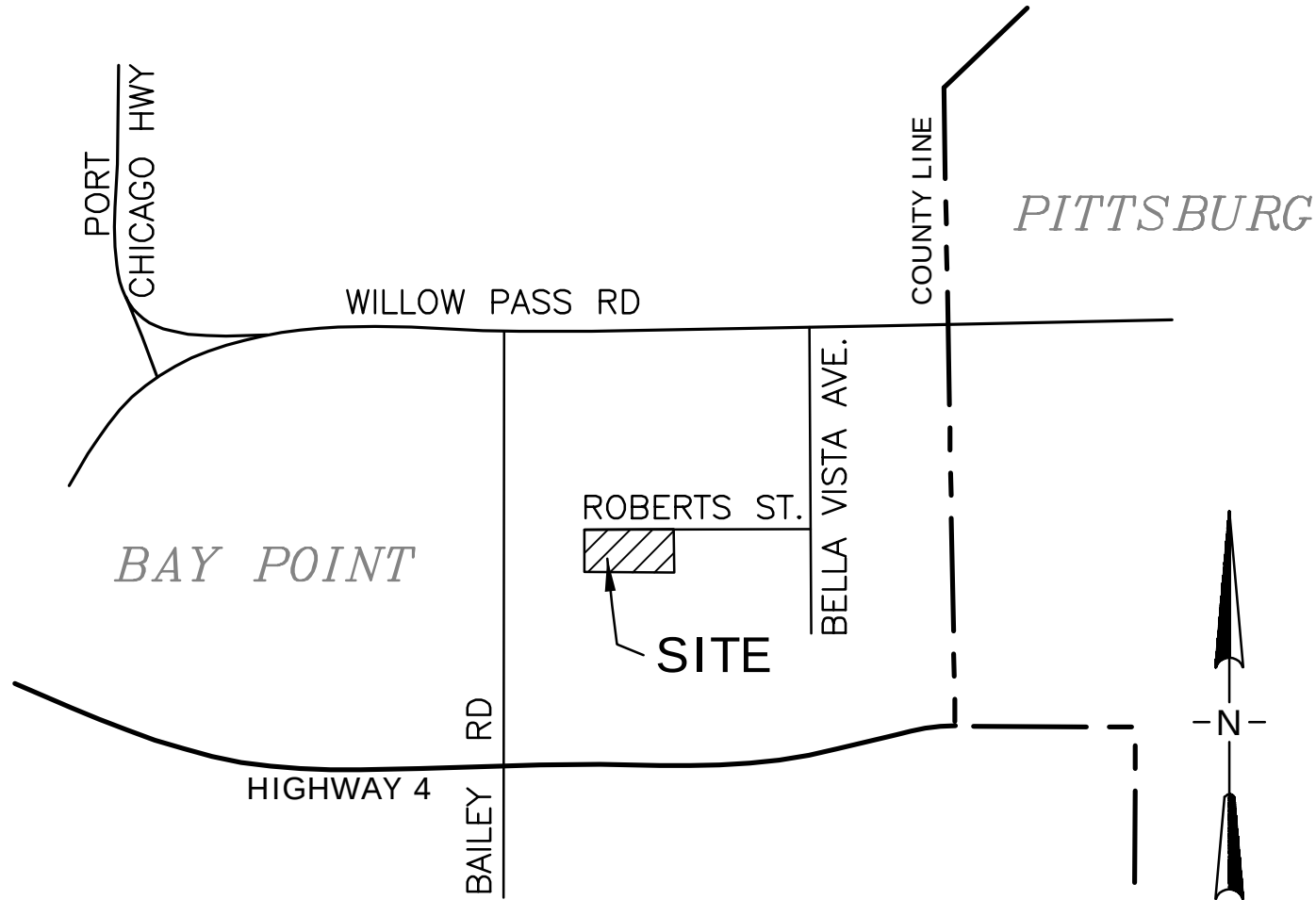
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NOTES

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RECEIVED on 08/06/2024 CDMS23-00009
By Contra Costa County
Department of Conservation and Development



VICINITY MAP

N.T.S.

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GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST / XFINITY

FLOOD ZONE

FEMA FLOOD INSURANCE RATE MAP NFIP COMMUNITY
NAME & NUMBER: CONTRA COSTA COUNTY
UNINCORPORATED AREAS 060025
ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD
COMMUNITY PANEL NO: 06013C0293G
EFFECTIVE DATE: 03/21/2017

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.

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EASTON C. MCALLISTER, PE
P.E. #61148 EXP 12/31/24

05/08/24

DATE



VESTING TENTATIVE
PARCEL MAP

10-30 ROBERTS COURT

BAY POINT

CONTRA COSTA COUNTY

CALIFORNIA

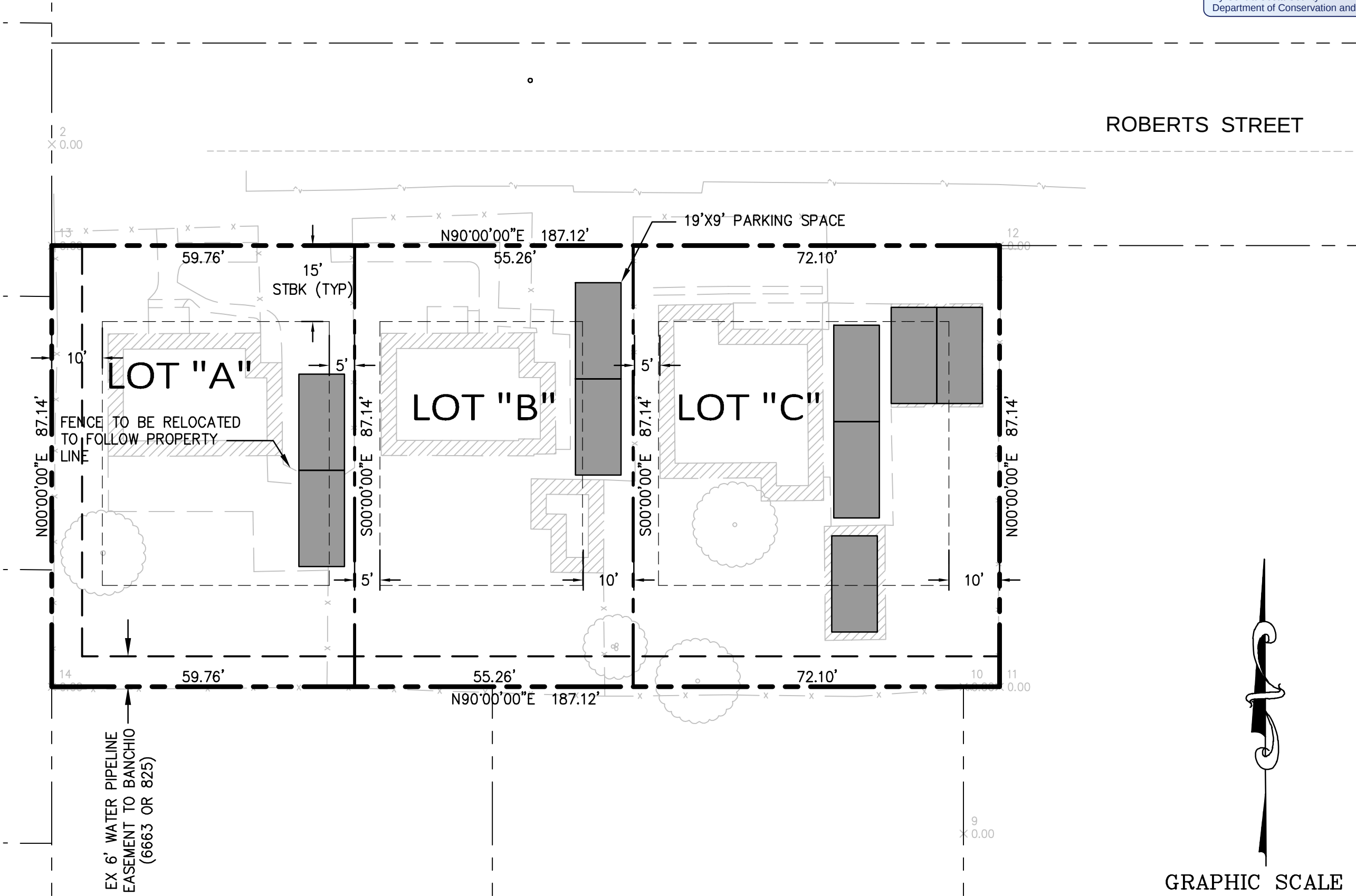
EASTON C MCALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/24 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE

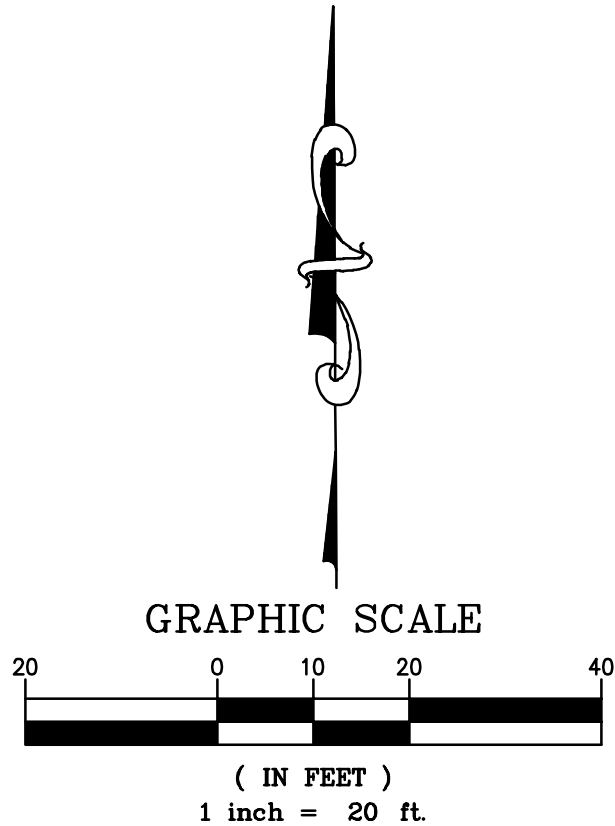


Date:
05/08/24
Scale:
1" = 20'
By:
EM
Job No.:
23131

DRAWING NAME: P:\p23131\EXHIBITS\23_1212 Car Exhibit\23_1212 23131 Parking Exhibit.dwg
PLOT DATE: 05-08-24 PLOTTED BY: emile

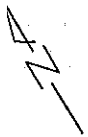


ROBERTS STREET



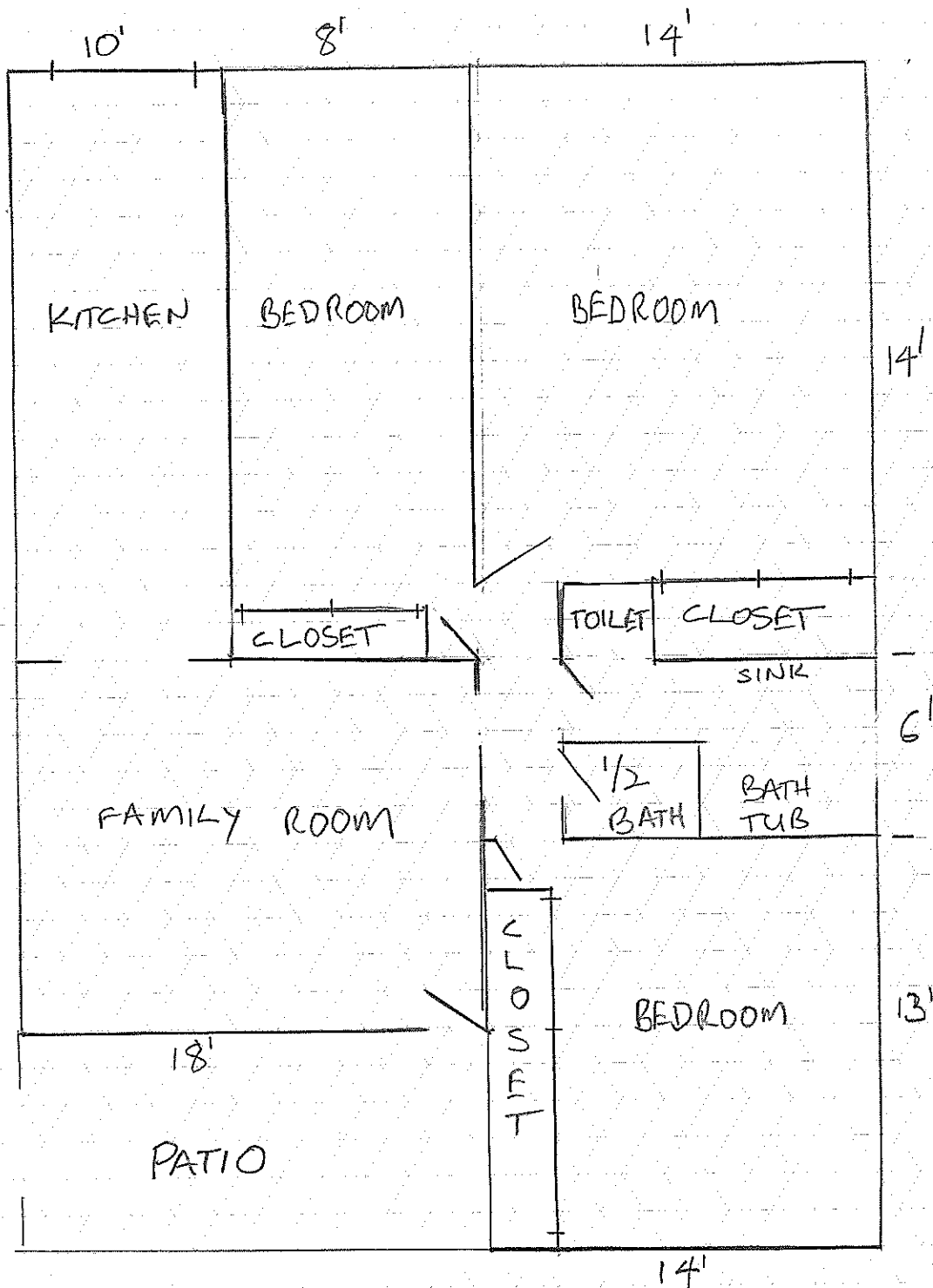
RECEIVED on 08/06/2024 CDMS23-00009
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Revisions	
No.	
Date	05/08/2024
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Drawing Number:	



NOT TO SCALE

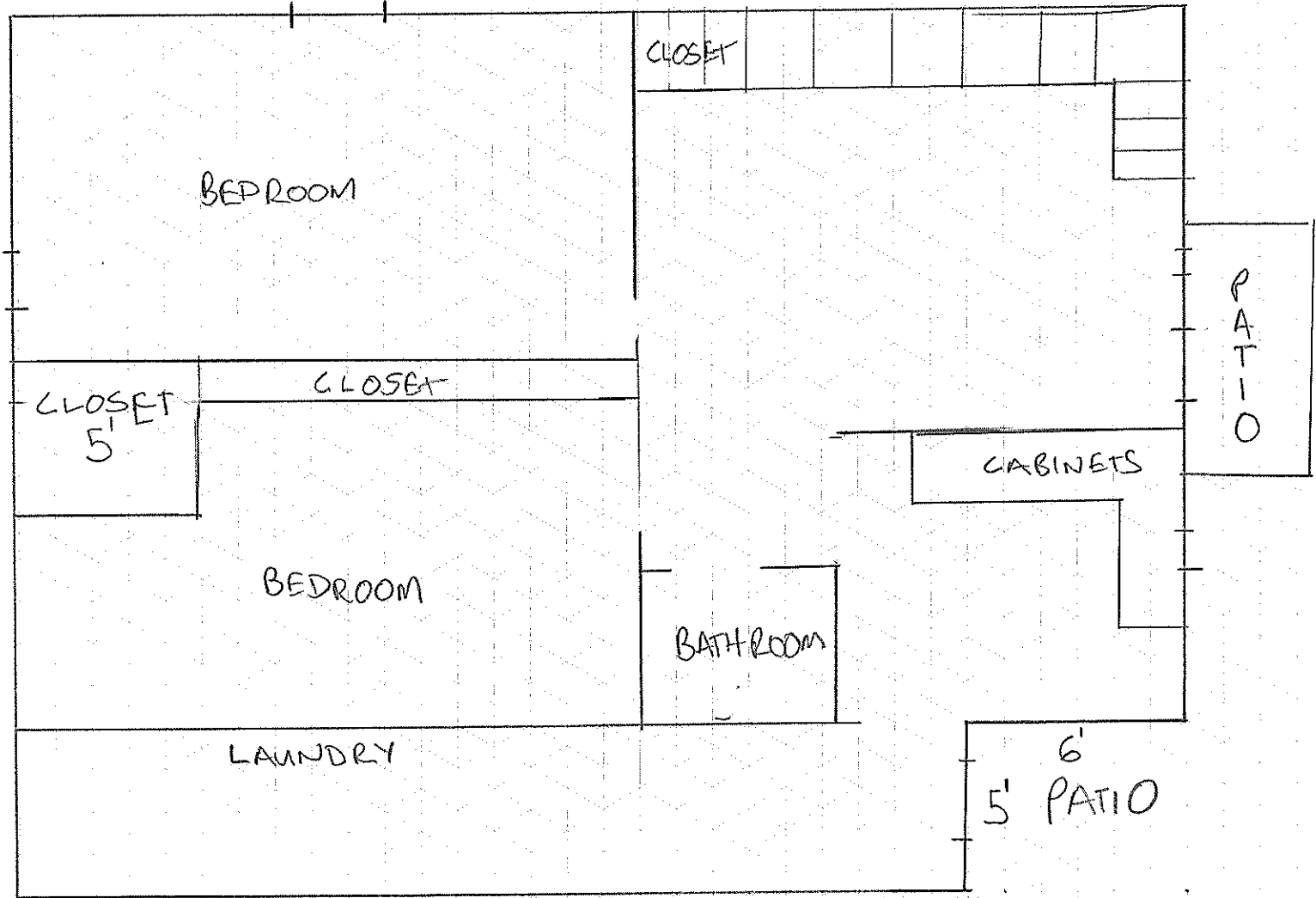
PATIO



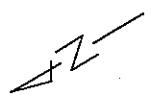
NOT TO SCALE

24'

34'



18



NOT TO SCALE

24'

29'

LOFT

CLOSET

CLOSET

10'

