

**BENCHMARK**

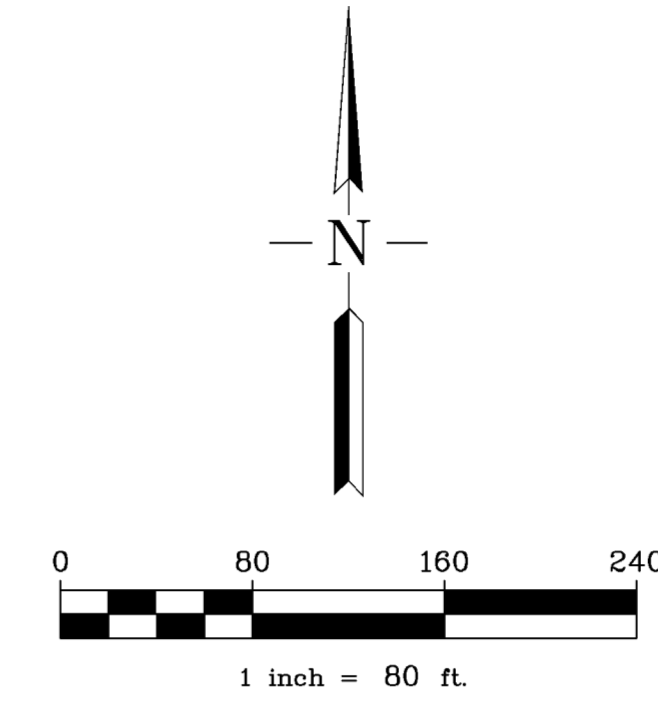
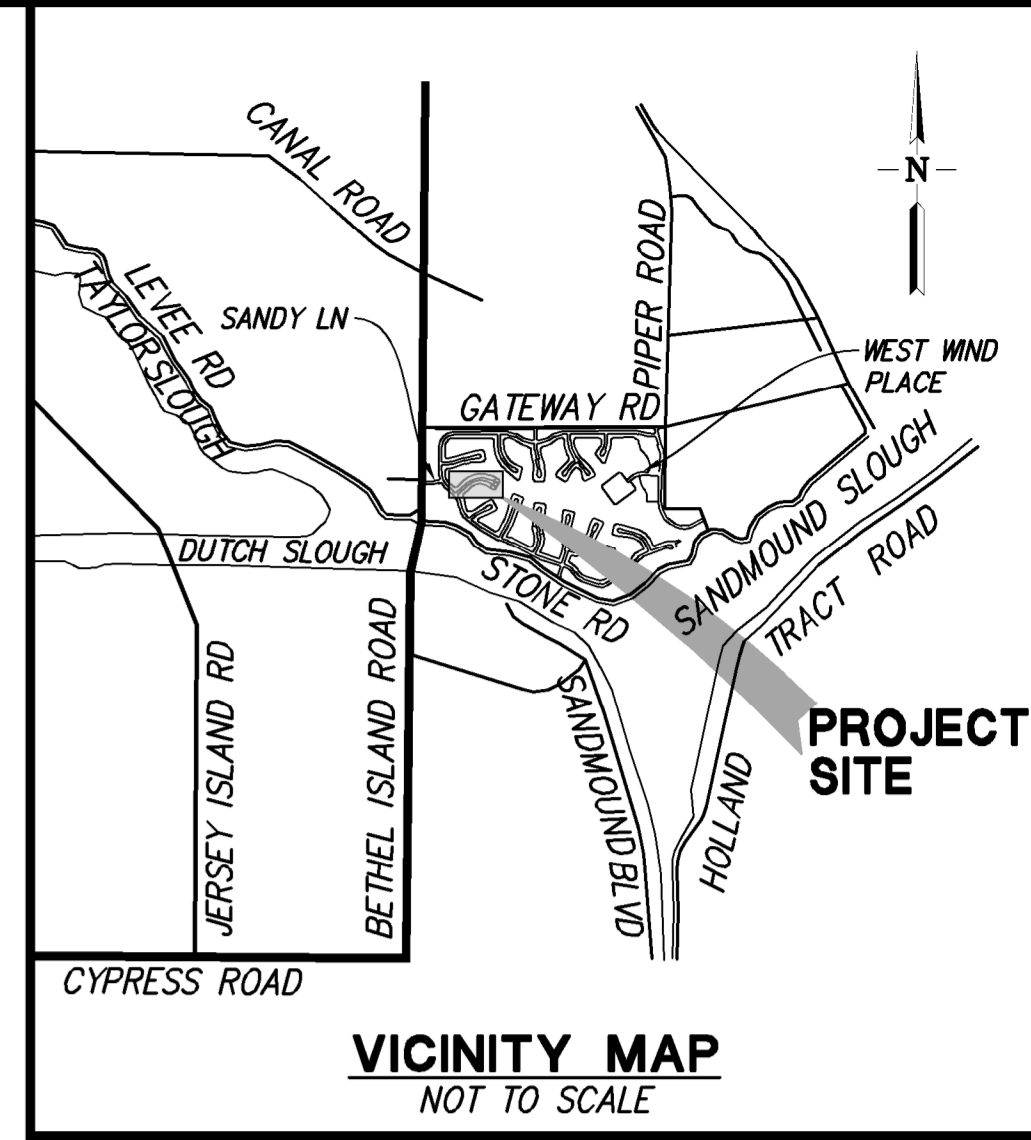
CONTRA COSTA COUNTY BENCHMARK #3215  
SET BRASS TAG IN TOP CENTER OF CONCRETE D.I. S.E. CORNER INTERSECTION  
BETHEL ISLAND ROAD AND GATEWAY ROAD.

ELEVATION = MINUS 4.621 FEET

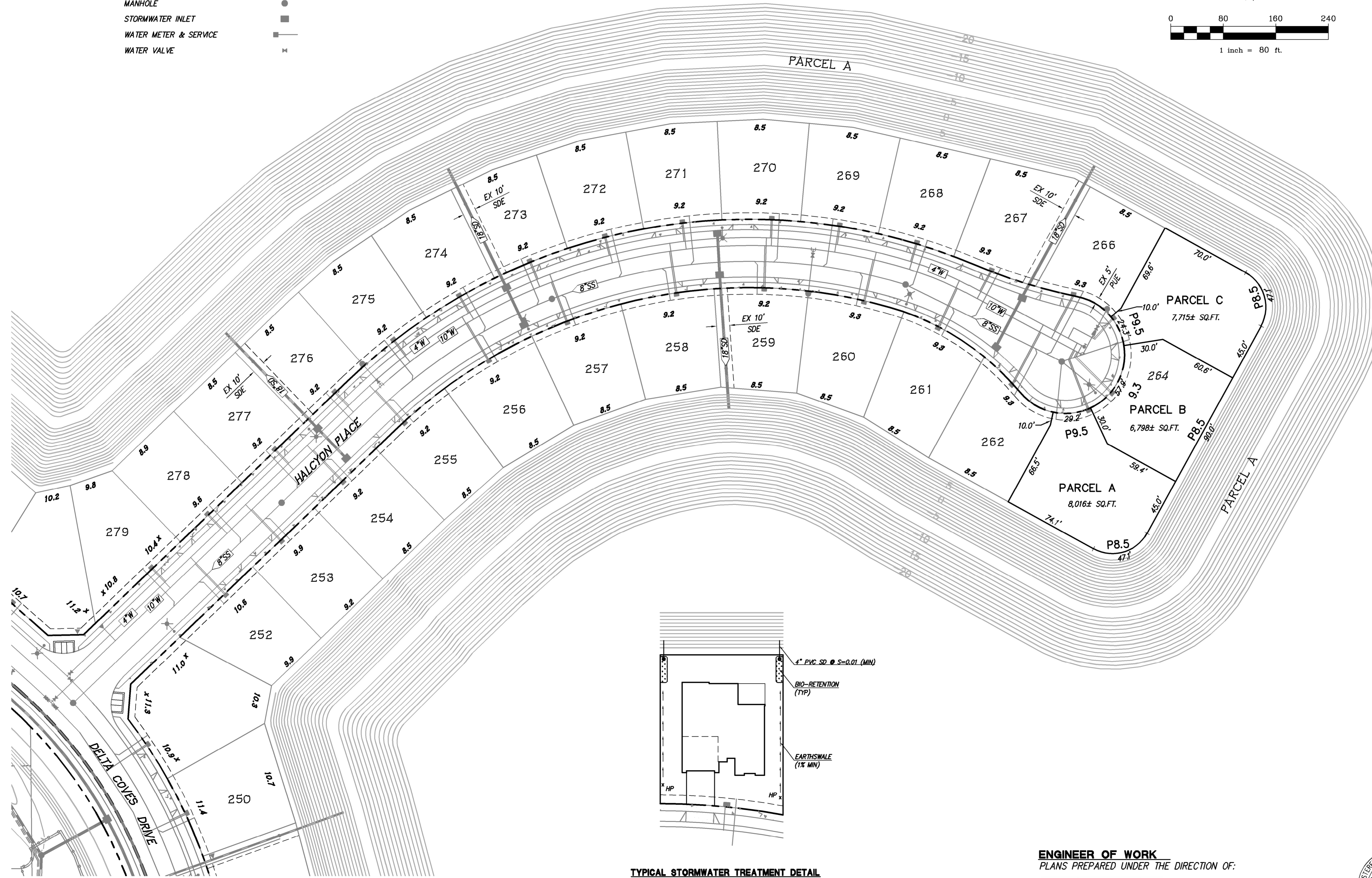
# TENTATIVE PARCEL MAP DELTA COVES

BETHEL ISLAND, CONTRA COSTA COUNTY, CALIFORNIA  
PLANNING SUBDIVISION NUMBER: CDMS24-00015

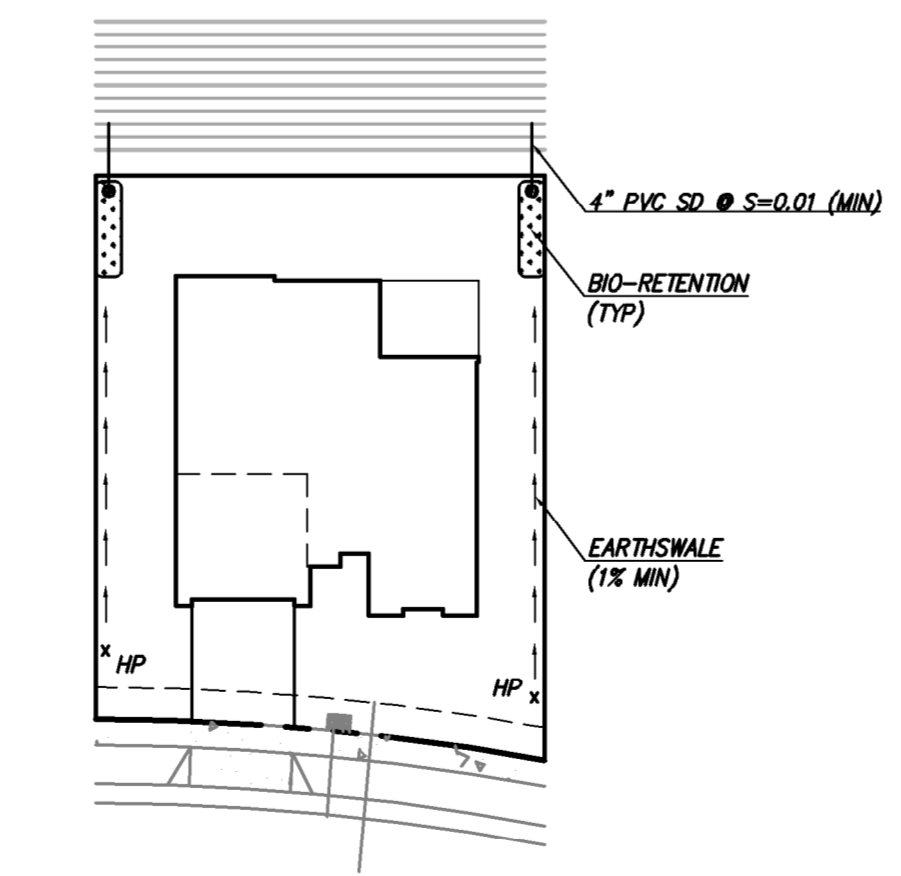
RECEIVED on 10/30/2024 CDMS24-00015  
By Contra Costa County  
Department of Conservation and Development



PROPOSED	DESCRIPTION	EXISTING
---	LOT LINE	---
---	RIGHT OF WAY	---
---	EASEMENT LINE	---
---	CURB & GUTTER	EX FC
---	SIDEWALK	---
▲	FIRE HYDRANT	▲
---	RIGHT OF WAY	---
---	STREET LIGHT	---
○	MANHOLE	○
■	STORMWATER INLET	■
■	WATER METER & SERVICE	■
■	WATER VALVE	■



- GENERAL NOTES:**
- OWNER/DEVELOPER: SDC DELTA COVES  
C/O REAL ESTATE SERVICES  
151 SKYROCK COURT  
WALNUT CREEK, CA 94595  
(925) 980-6444  
CONTACT: OWEN POOLE
  - CIVIL ENGINEER: RUGGERI-JENSEN-AZAR  
4690 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
(925) 227-9100  
CONTACT: DOMINIC R. CARUCCI, RCE# 85585
  - ASSESSOR'S PARCEL NUMBER: 031-210-060
  - PROPERTY DESCRIPTION: A SUBDIVISION OF NEW LOT 264 AS SHOWN ON THAT RESULTANT LOT MERGER AS DESCRIBED IN THE DEED RECORDED AS DOCUMENT NO. 2021-015962, CONTRA COSTA COUNTY RECORDS
  - EXISTING USE: VACANT SINGLE FAMILY RESIDENTIAL
  - PROPOSED USE: VACANT SINGLE FAMILY RESIDENTIAL
  - GENERAL PLAN LAND USE: SL (SINGLE FAMILY RESIDENTIAL-LOW)
  - EXISTING ZONING: P-1 (PLANNED UNIT)
  - PROPOSED ZONING: P-1 (PLANNED UNIT)
  - GROSS AREA: 0.52± ACRES (22,529± SF)
  - TOTAL NUMBER OF PROPOSED LOTS: 3
  - UTILITIES:
    - a. WATER: DIABLO WATER DISTRICT
    - b. SANITARY SEWER: IRONHOUSE SANITARY DISTRICT
    - c. STORM DRAIN: CONTRA COSTA COUNTY
    - d. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
    - e. TELEPHONE: AT&T
    - f. CABLE TV: COMCAST
  - ALL STREET, ABOVE AND UNDERGROUND UTILITY IMPROVEMENTS WERE INSTALLED PREVIOUSLY AND ARE OPERATIONAL. FINISHED PAD ELEVATIONS WILL MATCH THE PAD ELEVATIONS PER THE PREVIOUSLY 2005 GRADING PLANS. SANITARY SEWER & WATER SERVICES WILL BE CONNECTED TO THE EXISTING SEWER LATERALS AND WATER SERVICES PREVIOUSLY INSTALLED. NO OFFSITE STREET AND/OR UTILITY IMPROVEMENTS ARE REQUIRED.
  - IN COMPLIANCE WITH THE LATEST MUNICIPAL REGIONAL PERMIT (MRP) C.3 STORMWATER TREATMENT REQUIREMENTS, ONSITE BIO-RETENTION TREATMENT WILL BE IMPLEMENTED FOR EACH LOT IN ACCORDANCE WITH THE TYPICAL STORMWATER TREATMENT DETAIL ON THIS SHEET. THE ON-LOT BIO-RETENTION TREATMENT WILL BE SHOWN ON THE INDIVIDUAL PLOT PLANS WHEN SUBMITTING FOR BUILDING PERMITS REVIEW AND APPROVAL.



TYPICAL STORMWATER TREATMENT DETAIL  
NOT TO SCALE

ENGINEER OF WORK  
PLANS PREPARED UNDER THE DIRECTION OF:  
*[Signature]*  
DOMINIC CARUCCI, RCELIN: 85585  
RUGGERI-JENSEN-AZAR  
DATE: 10-30-2024



**RJA**  
RUGGERI-JENSEN-AZAR  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300










**NOTE:**

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

**BASIS OF BEARINGS**

THE BEARING N64°19'22"W OF THE LINE BETWEEN MONUMENTS AT HALCYON PLACE, AS SHOWN ON SUBDIVISION MAP 6013 FILED MARCH 22, 2005 IN BOOK 476 OF MAPS AT PAGES 37-88, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

**LEGEND**

-  SUBDIVISION BOUNDARY
-  LOT LINE
-  EASEMENT AS NOTED
-  MONUMENT LINE
-  MONUMENT TIE LINE
-  EXISTING LOT LINE
-  FOUND STANDARD CITY WELL MONUMENT AS NOTED
- EX. EXISTING
- LVME PUBLIC LEVEE MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- ( DATA )(1) RECORD DATA & REFERENCE

**REFERENCES:**

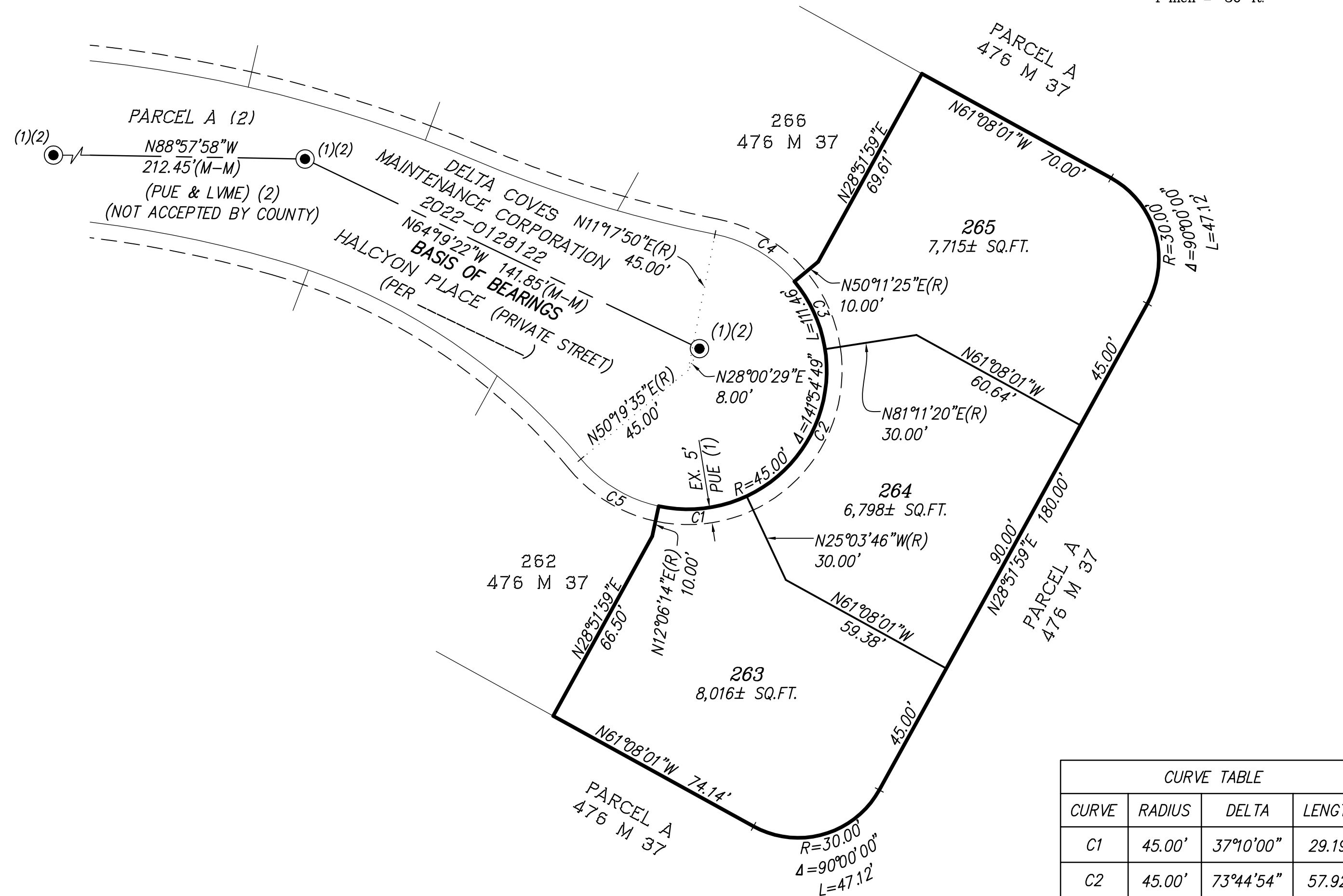
- (1) SUBDIVISION 6013 - 476 M 37
- (2) SUBDIVISION 9582 - 550 M 9

**SUBDIVISION \_\_\_\_\_  
 DELTA COVES PARCEL MAP**

BEING A SUBDIVISION OF NEW LOT 264 AS SHOWN ON THAT RESULTANT LOT MERGER AS DESCRIBED IN THE DEED RECORDED AS DOCUMENT NO. 2021-0105962 CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY  
 CALIFORNIA  
 RUGGERI-JENSEN-AZAR & ASSOCIATES  
 CIVIL ENGINEERS, PLANNERS, SURVEYORS  
 PLEASANTON, CALIFORNIA  
 JULY 2024  
 SCALE: 1"=30'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	45.00'	37°10'00"	29.19'
C2	45.00'	73°44'54"	57.92'
C3	45.00'	30°59'56"	24.35'
C4	45.00'	38°53'35"	30.55'
C5	45.00'	38°13'21"	30.02'



SCALE 1"=10'  
DATE 2024-06-27

