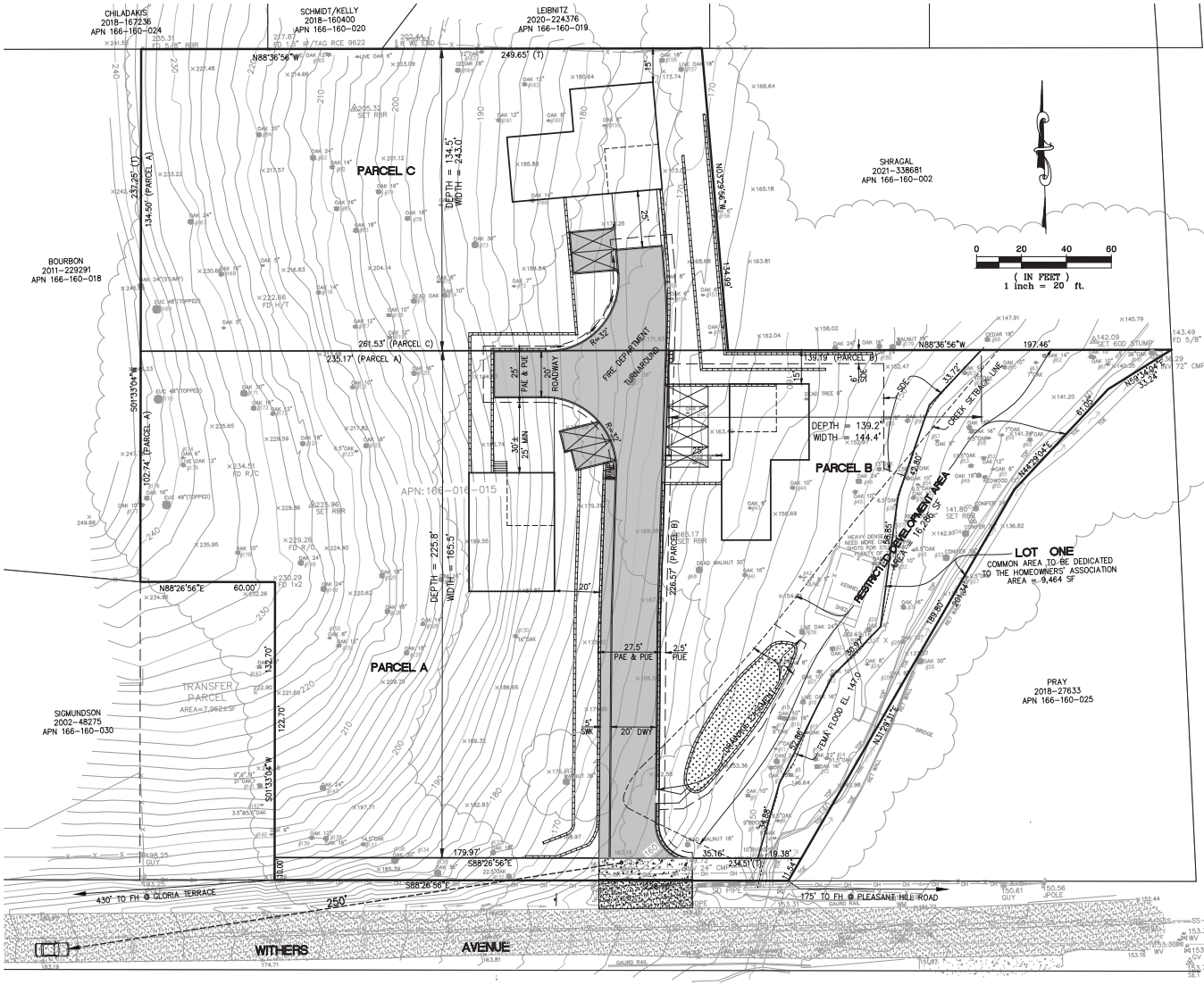
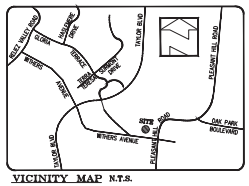




VICINITY MAP N.T.S.

OWNER
APN: 166-160-015
ROBERTA S. MCCOY
WITHERS AVENUE
CONTRA COSTA COUNTY, CA 94806
PH:
FAX:

CIVIL ENGINEER
HUMANN COMPANY, INC.
1021 BROWN AVENUE
LAFAYETTE, CA 94549
PH: (925) 283-5000
FAX: (925) 283-3578

DEVELOPER
PROJECT 1, LLC
1560 VENICE CIRCLE
STOCKTON, CA 95206
PH: (925) 209-0329
email: cpallav@gmail.com

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING FOUND BETWEEN STANDARD STREET MONUMENTS ON WHITFIELD COURT AS SHOWN UPON THE MAP ENTITLED "RECORD OF SURVEY" FILED FOR RECORD IN BOOK 45 OF LSM AT PAGE 23, CONTRA COSTA COUNTY RECORDS, TAKEN AS S88°36'56"E.

BENCHMARK:

ELEVATIONS SHOWN ARE 1988 NAVD DATUM ACQUIRED VIA GPS OBSERVATION ON APRIL 11, 2022 ON STANDARD STREET MONUMENT DISC ON WHITFIELD COURT CUL-DE-SAC AND CONFIRMED BY NGS OPUS SOLUTION REPORT RINEX FILE 2022098r.22o.

US NATIONAL GRID DESIGNATOR: 10SEG8016998812(NAD83)

ELEVATION: 178.368 FEET

EXISTING TREES NOTE:

THE TREE NUMBERS SHOWN ARE BASED ON A TREE REPORT ENTITLED "ASSESSING TREES AT WITHER AVENUE IN PLEASANT HILL, CA 94523" PREPARED BY TONY WAYNE WOLCOTT CONSULTING, DATED AUGUST 7, 2022. REFER TO THE TREE REPORT FOR A DETAILED DESCRIPTION OF THE EXISTING TREES, THEIR TYPE AND SIZE, AND THEIR CONDITION.

AREA SUMMARY:

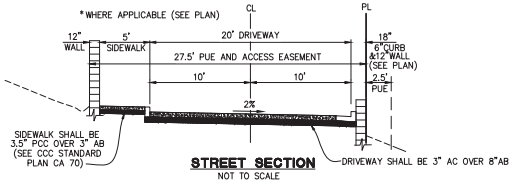
LOT	GROSS AREA (SQUARE FEET)	NET AREA (SQUARE FEET)
PARCEL A	45,153	37,381
PARCEL B	20,101	20,101
PARCEL C	34,378	32,683
LOT ONE	9,464	
(RESTRICTED DEVELOPMENT AREA)	16,286	
R/W DEDICATION	2,315	

NOTES

1. ASSESSOR'S PARCEL NUMBER: 166-160-015
2. TOTAL AREA: 111,411± SQUARE FEET
3. TOTAL PARCELS: 3
4. SERVICES:
   WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT
   SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT
   STORM DRAIN: CONTRA COSTA COUNTY
   ELECTRIC: PACIFIC GAS & ELECTRIC
5. ZONING: R20
   EXISTING: R20
   PROPOSED: R20

INFORMATIONAL NOTES:

1. OUTLINE OF HOUSES SHOWN IS SCHEMATIC ONLY
2. SEE SHEET C-2 FOR GRADING AND DRAINAGE
3. SEE SHEET C-3 FOR UTILITIES
4. NO PARKING ALLOWED ON THE DRIVEWAY AND FIRE DEPARTMENT TURNAROUND.



STREET SECTION
NOT TO SCALE

LOT DEPTH AND WIDTH SUMMARY

LOT	NET AREA (SQUARE FEET)	DEPTH (FEET)	WIDTH (FEET)
PARCEL A	37,381	225.8	165.5
PARCEL B	20,101	139.2	144.4
PARCEL C	32,683	134.5	243.0

REGISTERED PROFESSIONAL ENGINEER No. 29528 CIVIL STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

REVISIONS

SCALE	1" = 20'
DATE	10/12/23
DRAWN	KM/PS
CHECKED	IN
JOB NO.	21-197

VESTING TENTATIVE PARCEL MAP MS 22-0001
TITLE PAGE AND HORIZONTAL CONTROL PLAN
PARCEL A (39 LSM 6)
WITHERS AVENUE (APN 166-160-015)
CONTRA COSTA COUNTY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING • SURVEYING
1021 BROWN AVENUE LAFAYETTE, CA 94549
PH (510)283-5000 FAX (510)283-3578

SHEET C-1 OF 3 SHEETS

JOB NO. 21-197

Z:\PROJ\21-197\21-197LDRD SAVE DATE: Friday, October 13, 2023 1:36:33 PM PLOT DATE: Friday, October 13, 2023 1:40:03 PM LAYOUT: HC-VTM-20042