

ATTACHMENTS

ATTACHMENT 1: VICINITY MAP

ATTACHMENT 2: TENTATIVE PARCEL MAP

ATTACHMENT 1

VICINITY MAP

30-32 Century Oaks Court Vicinity Map



Legend

- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Maintained Roads
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels
- Aerials 2019
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations

Notes

Contra Costa County -DOIT GIS

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

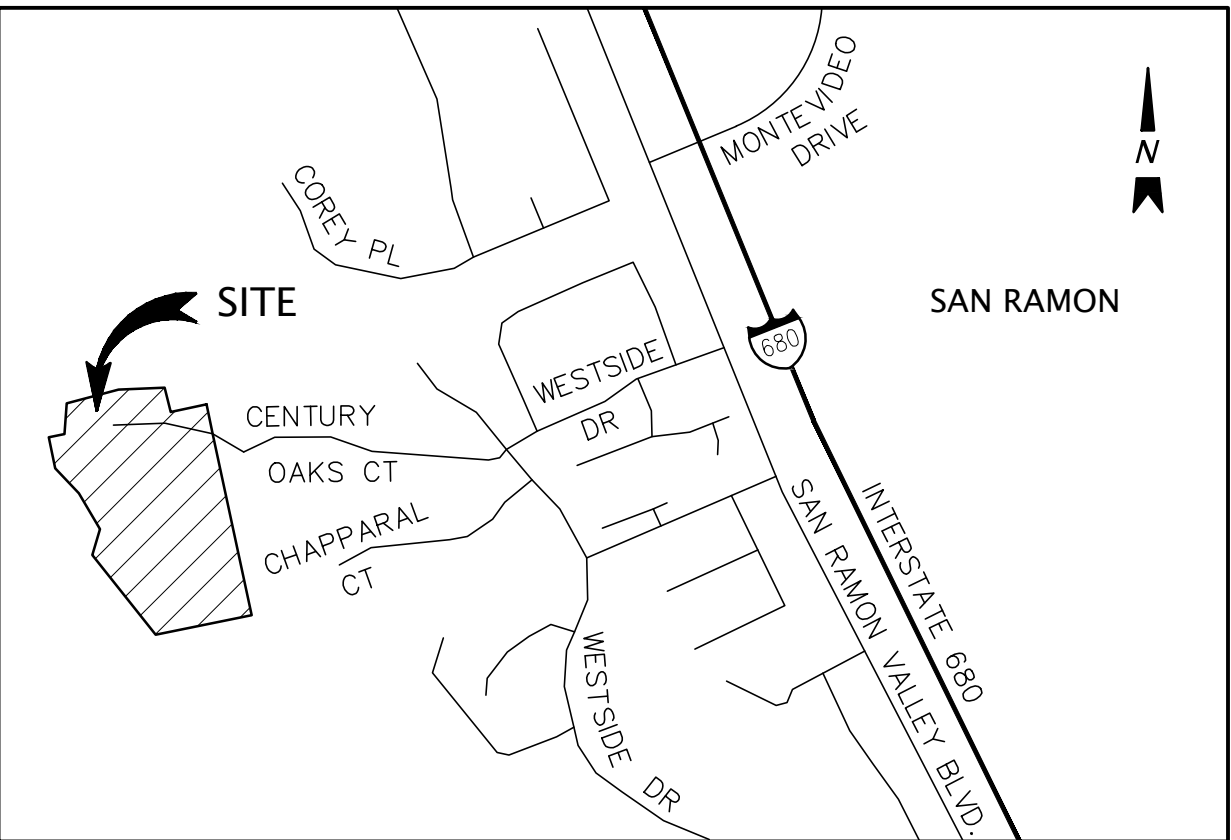
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT 2

TENTATIVE PARCEL MAP

TENTATIVE PARCEL MAP #
30-32 CENTURY OAKS COURT
SAN RAMON UNIFIED
CONTRA COSTA COUNTY, CALIFORNIA

RECEIVED on 03/09/2023 CDMS21-00014
By Contra Costa County
Department of Conservation and Development



VICINITY MAP
NOT TO SCALE

PROJECT DATA

- OWNER/SUBDIVIDERS NAME: JOHN SATHRI
2402 MERLOT LANE
LIVERMORE, CA 94550
PH. (925) 895-6364
- CIVIL ENGINEER: KIER + WRIGHT CIVIL ENGINEERING & SURVEYING, INC
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
PH. (925) 245-8788
CONTACT: CHUCK MCCALLUM, PE
- GEOTECHNICAL ENGINEER: ENCO
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
PH. (925) 866-9000
CONTACT:
- PURPOSE OF TENTATIVE MAP: TO SUBDIVIDE ONE EXISTING PARCEL INTO THREE SINGLE FAMILY PARCELS
- ASSESSOR'S PARCEL NUMBER: APN 211-010-035
- CURRENT USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: A-2 (GENERAL AGRICULTURAL DISTRICT)
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- TOTAL SITE AREA: 20.07± ACRES
- BENCHMARK: CITY OF SAN RAMON BM #44, BRASS DISC IN STANDARD MONUMENT AT THE INTERSECTION OF SAN RAMON VALLEY BOULEVARD AND MOTEVDO DRIVE.
ELEVATION= 437.083. DATUM (MEAN SEA LEVEL)
- BASIS OF BEARINGS: THE BEARING OF NORTH 74° 29' 45" EAST TAKEN ON THE MONUMENT LINE OF CENTURY OAKS COURT AS SHOWN ON THAT CERTAIN SUBDIVISION MAP, FILED FOR RECORD ON SEPTEMBER 21, 1995, IN BOOK 382 OF MAPS AT PAGE 19, OFFICIAL RECORDS OF CONTRA COSTA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- UTILITIES:
 - GAS: PACIFIC GAS & ELECTRIC
 - ELECTRIC: PACIFIC GAS & ELECTRIC
 - TELEPHONE: AT&T
 - CABLE: COMCAST
 - SANITARY SEWER: PRIVATE SEPTIC
 - STORM DRAIN: HISTORIC SURFACE DRAINAGE
 - WATER: PRIVATE WELL
 - FIRE: PRIVATE WELL / WATER TANK

CUT/FILL	
CUT	3,400 CY
FILL	3,400 CY
NET	0 CY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

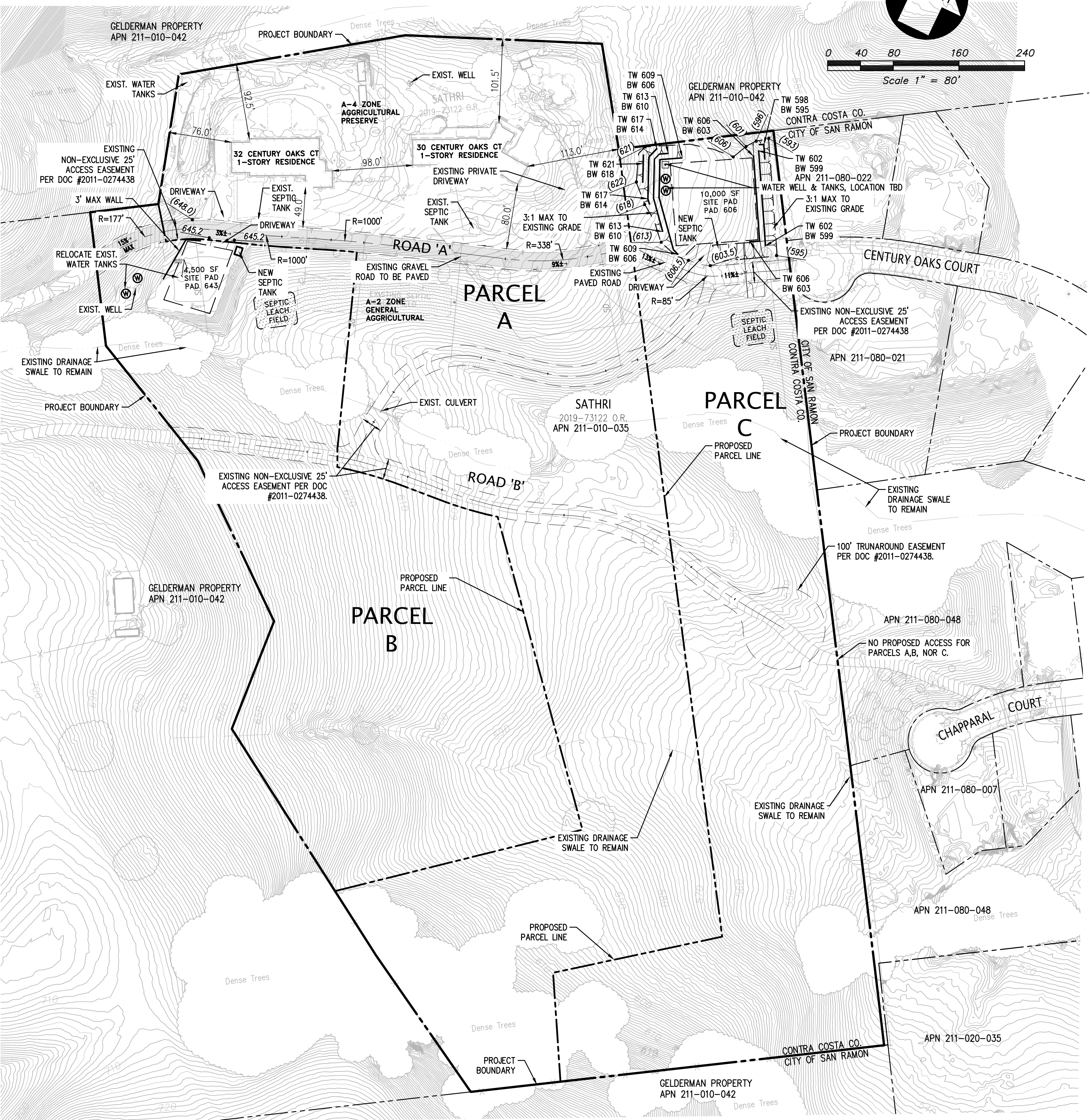
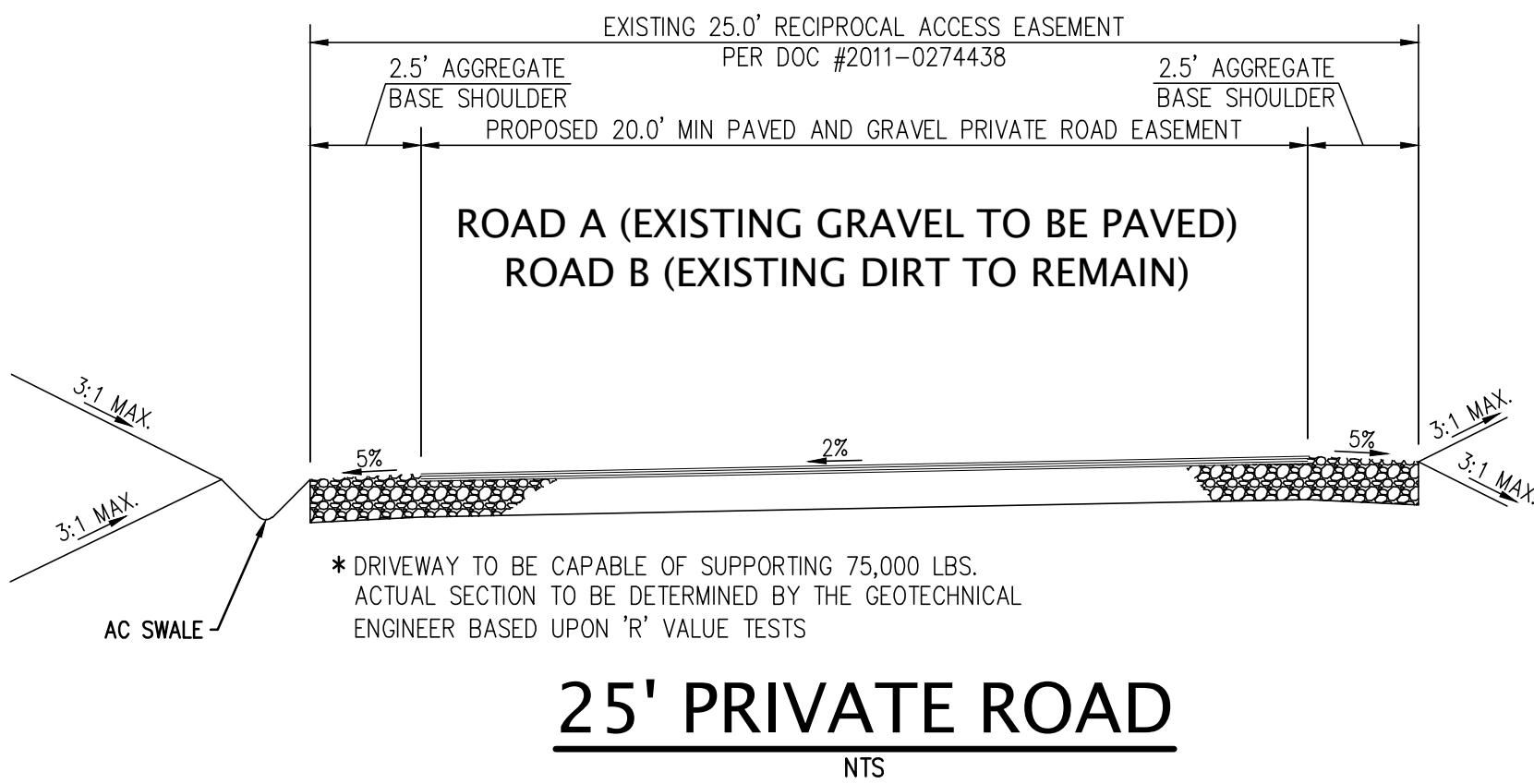
PORTION OF THE 'DESIGNATED REMAINDER', AS SHOWN ON PARCEL MAP MS. 901-95, FILED JUNE 22, 1995 IN BOOK 166 OF PARCEL MAPS, PAGE 40, CONTRA COSTA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEAST CORNER OF THE 'DESIGNATED REMAINDER' (166 PM 40); THENCE ALONG THE NORTHERLY LINE OF SAID 'DESIGNATED REMAINDER' (166 PM 40), THE FOLLOWING COURSES: SOUTH 64° 13' 27" WEST, 189.84 FEET, NORTH 28° 00' 00" WEST, 130.00 FEET, SOUTH 73° 30' 58" WEST, 240.00 FEET, SOUTH 61° 13' 05" WEST, 279.99 FEET, SOUTH 100° 00' 00" EAST, 160.00 FEET AND SOUTH 64° 13' 27" WEST, 83.81 FEET; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 25° 46' 33" EAST, 163.95 FEET; THENCE SOUTH 57° 30' 57" EAST, 179.33 FEET; THENCE SOUTH 44° 22' 23" EAST, 216.50 FEET; THENCE SOUTH 02° 27' 54" WEST, 140.73 FEET; THENCE SOUTH 51° 25' 25" EAST, 328.02 FEET; THENCE SOUTH 53° 46' 22" EAST, 201.76 FEET TO A POINT IN THE SOUTH LINE OF THE SAID 'DESIGNATED REMAINDER' (166 PM 40); THENCE ALONG THE SAID SOUTH LINE, NORTH 64° 36' 10" EAST, 506.87 FEET TO THE EASTERLY LINE OF SAID 'DESIGNATED REMAINDER' (166 PM 40); THENCE ALONG SAID EASTERLY LINE (166 PM 40), NORTH 25° 51' 45" WEST, 1122.84 FEET TO THE POINT OF BEGINNING.

LEGEND	
PROPOSED	EXISTING
FEMA FLOOD ZONE BOUNDARY EASEMENT AS NOTED ADJOINING BOUNDARY BLOCK/RETAINING WALL BUILDING LINE CONCRETE CURB CONCRETE CURB & GUTTER CONTOUR LINE DRIVEWAY EDGE OF PAVEMENT FENCE LINE LOT LINE MONUMENT/MONUMENT LINE BOUNDARY OF PROJECT FIBER OPTIC LINE GAS LINE OVERHEAD ELECTRIC LINE UNDERGROUND ELECTRIC LINE SANITARY SEWER-MANHOLE STORM DRAIN-MANHOLE & CATCH BASIN WATER LINE & VALVE JOINT TRENCH ELECTROLYSE POWER POLE/Joint POLE Spot ELEVATION TRAFFIC SIGN TREES OR BUSHES UTILITY BOX PROPOSED PAVED ROAD	

LAND USE SUMMARY

PARCEL	ACREAGE			ZONING	LAND USE
	GROSS	ROAD	NET		
A	1.93± AC	0.83± AC	1.10± AC	A-4 (AG PRESERVE)	SINGLE FAMILY RESIDENTIAL
	7.27± AC	1.01± AC	6.26± AC	A-2 (GENERAL AG)	SINGLE FAMILY RESIDENTIAL
B	5.42± AC	0.16± AC	5.26± AC	A-2 (GENERAL AG)	SINGLE FAMILY RESIDENTIAL
C	5.45± AC	0.43± AC	5.02± AC	A-2 (GENERAL AG)	SINGLE FAMILY RESIDENTIAL
TOTAL	20.07± AC				



DATE	REVISIONS	DATE	ISSUED FOR



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TENTATIVE PARCEL MAP #
30-32 CENTURY OAKS COURT
SAN RAMON UNIFIED
CONTRA COSTA COUNTY,
CALIFORNIA

DATE	JAN. 2023
ENGINEER	CRM
DRAWN BY	CH
JOB NO.	A21501
SHEET	TM-1
OF	1 SHEETS