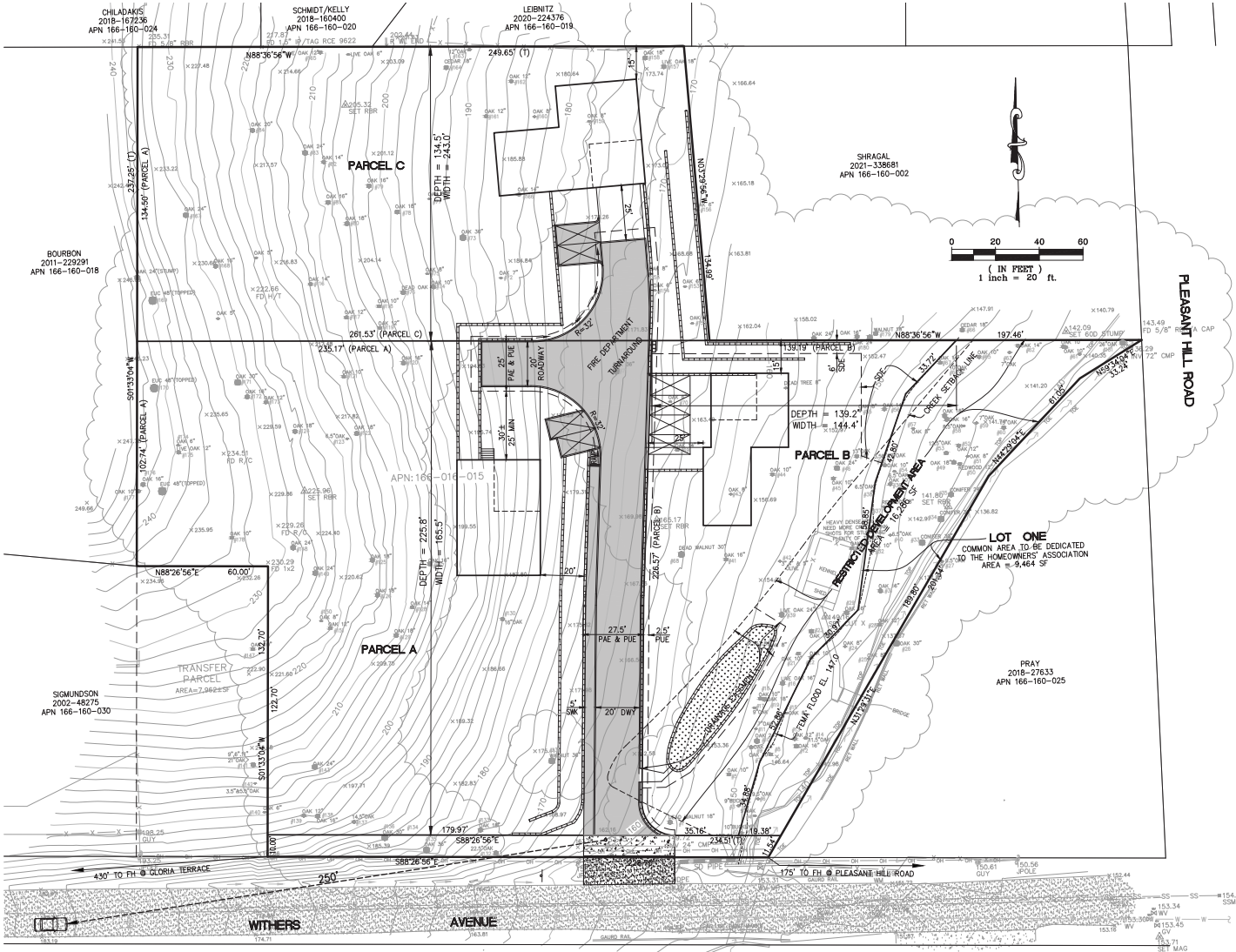
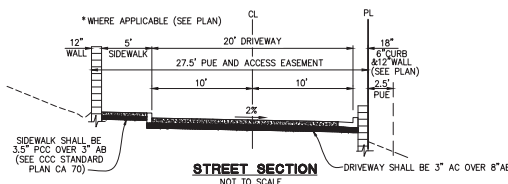


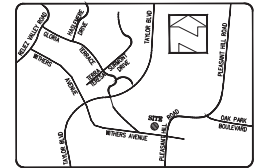
2/17/2023 12:21:10 PM DATE: 2/17/2023 12:21:10 PM PLT DATE: 2/17/2023 12:21:10 PM PLT DATE: 2/17/2023 12:21:10 PM PLT DATE: 2/17/2023 12:21:10 PM



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.



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



OWNER
APN: 166-160-015
ROBERTA S. MCCOY
WITHERS AVENUE
CONTRA COSTA COUNTY, CA 94608
PH: FAX:

CIVIL ENGINEER
HUMANN COMPANY, INC.
1021 BROWN AVENUE
LAFAYETTE, CA 94540
PH: (925) 285-0000
FAX: (925) 285-0078

DEVELOPER
PROJECT 1, LLC
1560 VENICE CIRCLE
STOCKTON, CA 95206
PH: (925) 508-0359
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 CU-DE-SAC AND CONFIRMED BY NGS OPUS SOLUTION REPORT RINEX FILE 20220985.220.

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

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



12/21/2023 NASHASHIBI R.C.E. 20208

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