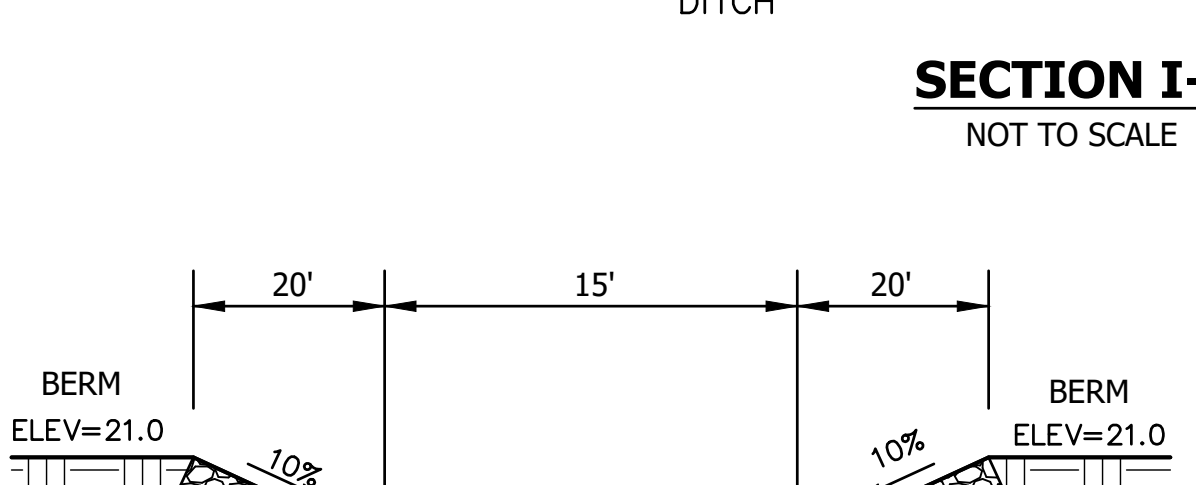
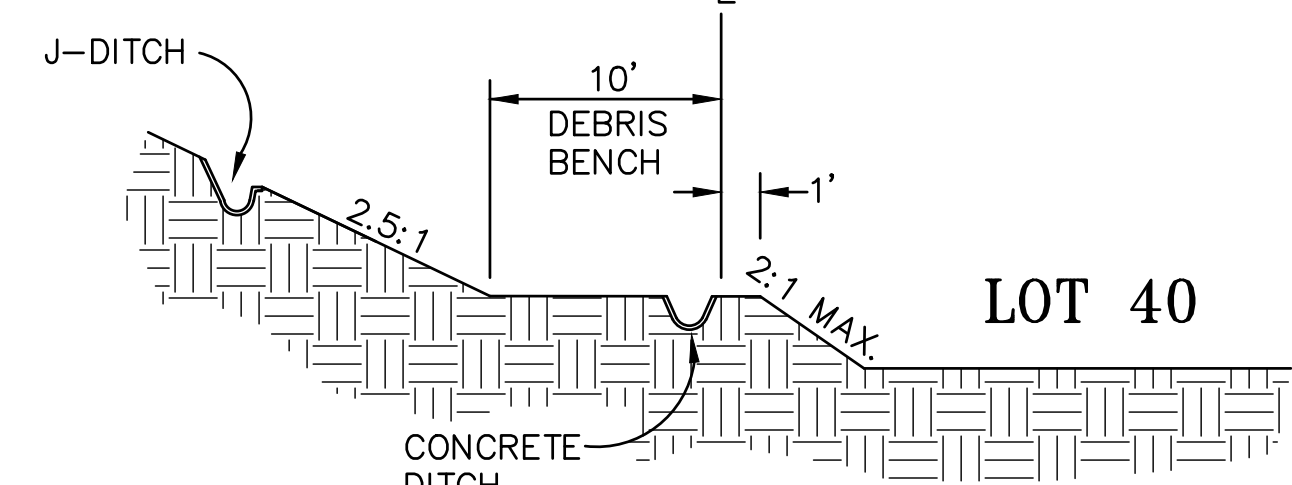
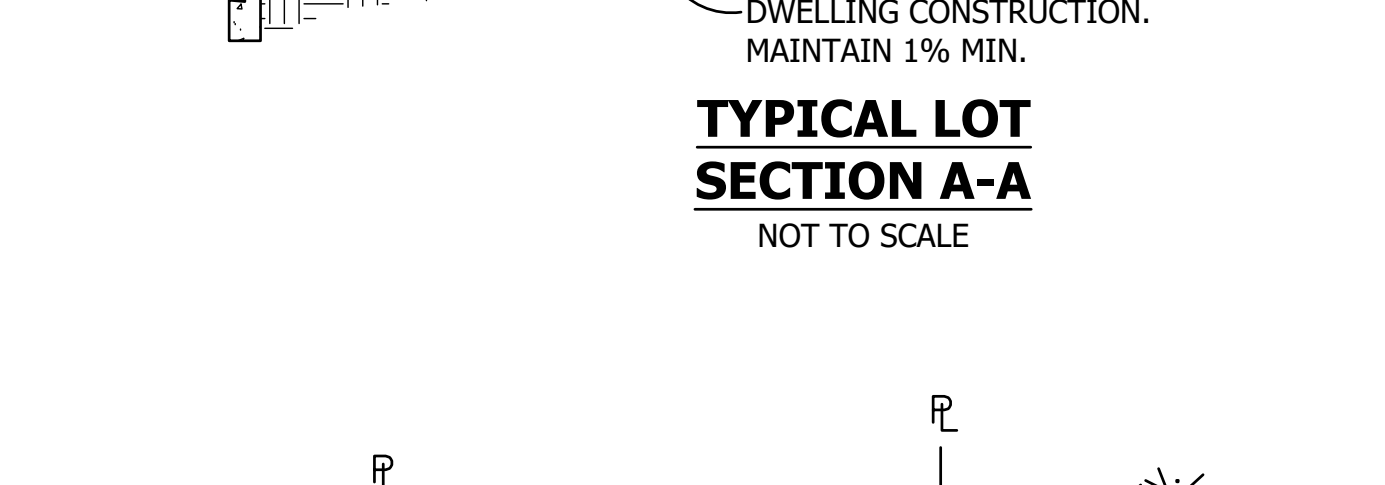
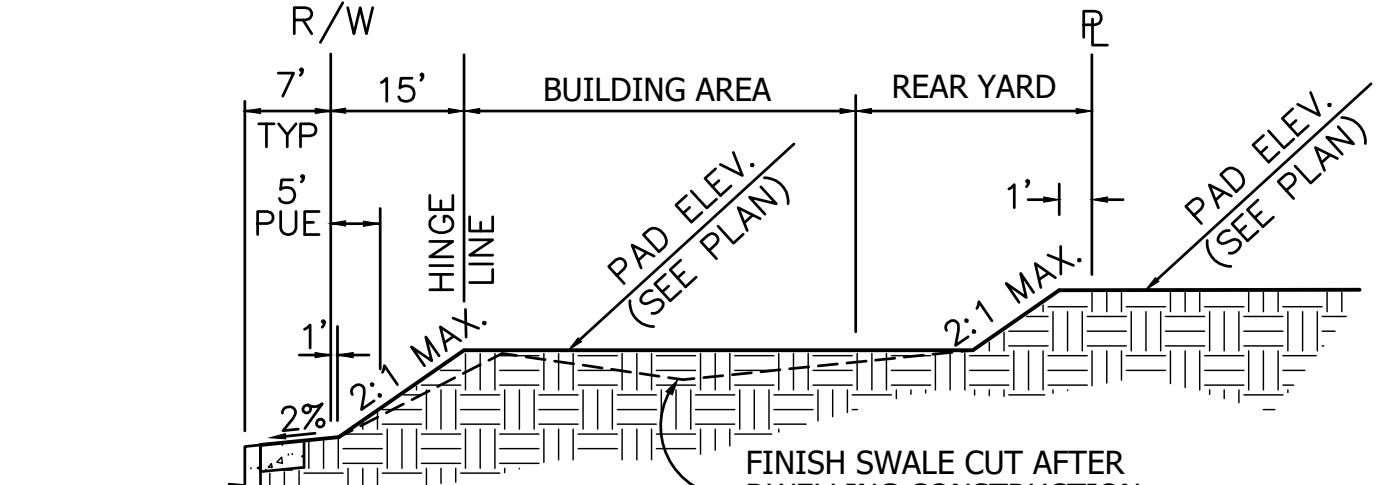
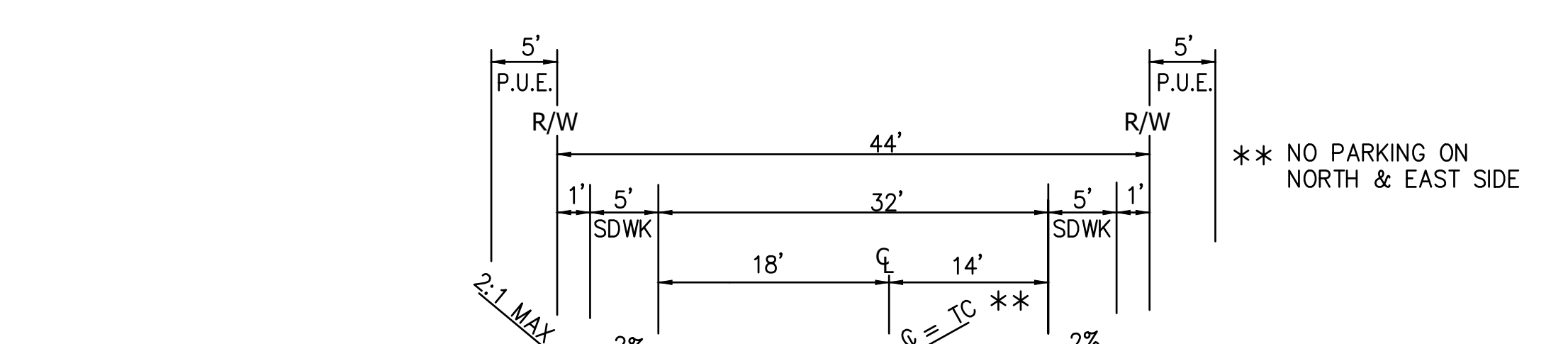
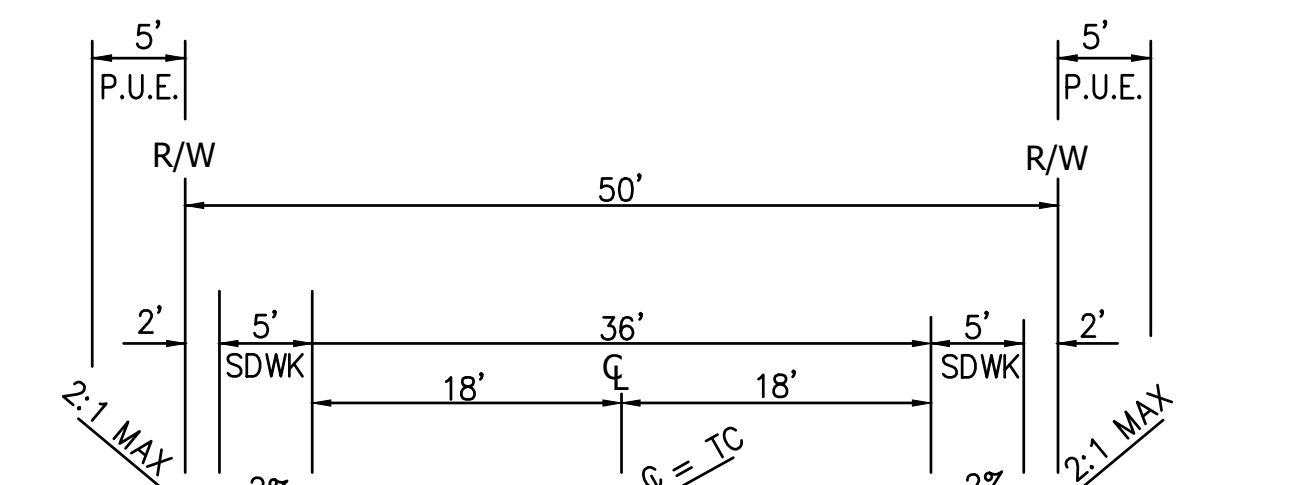
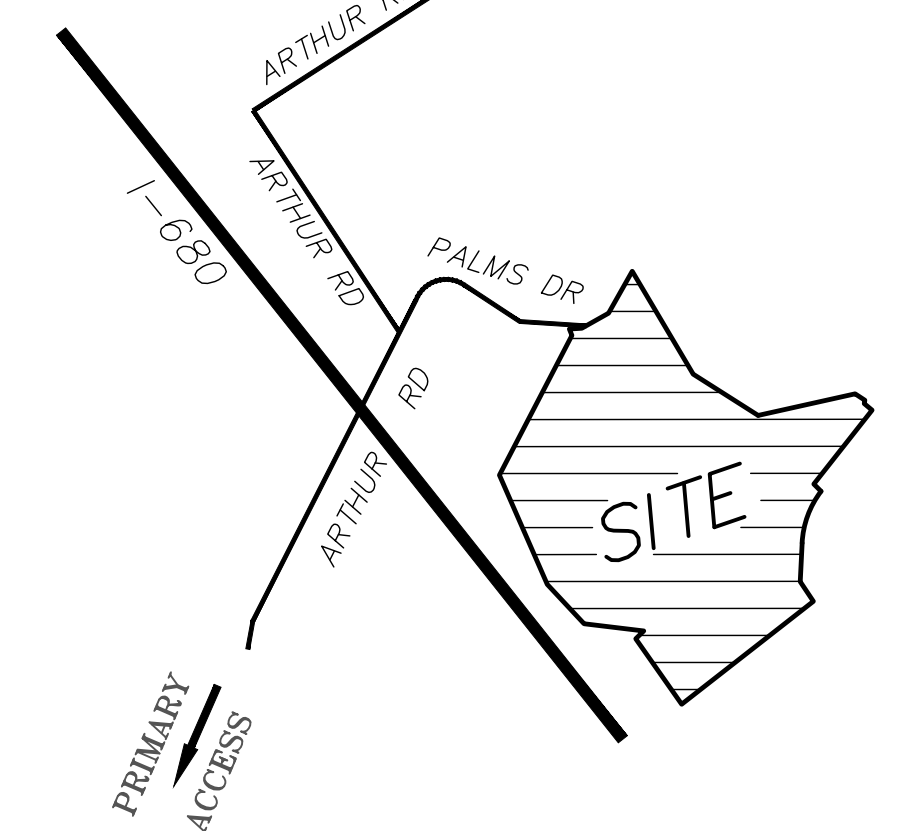
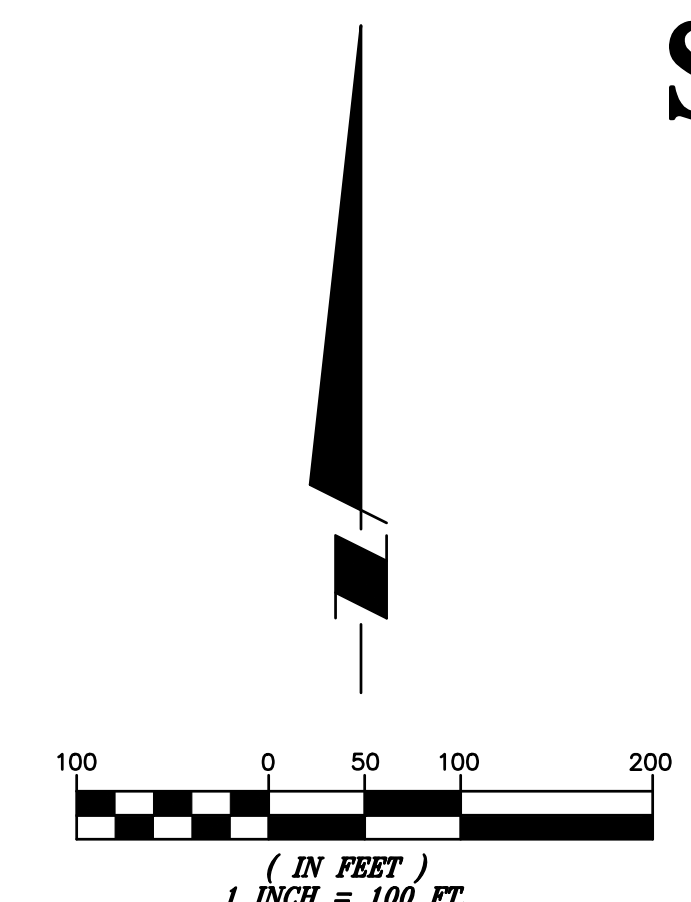
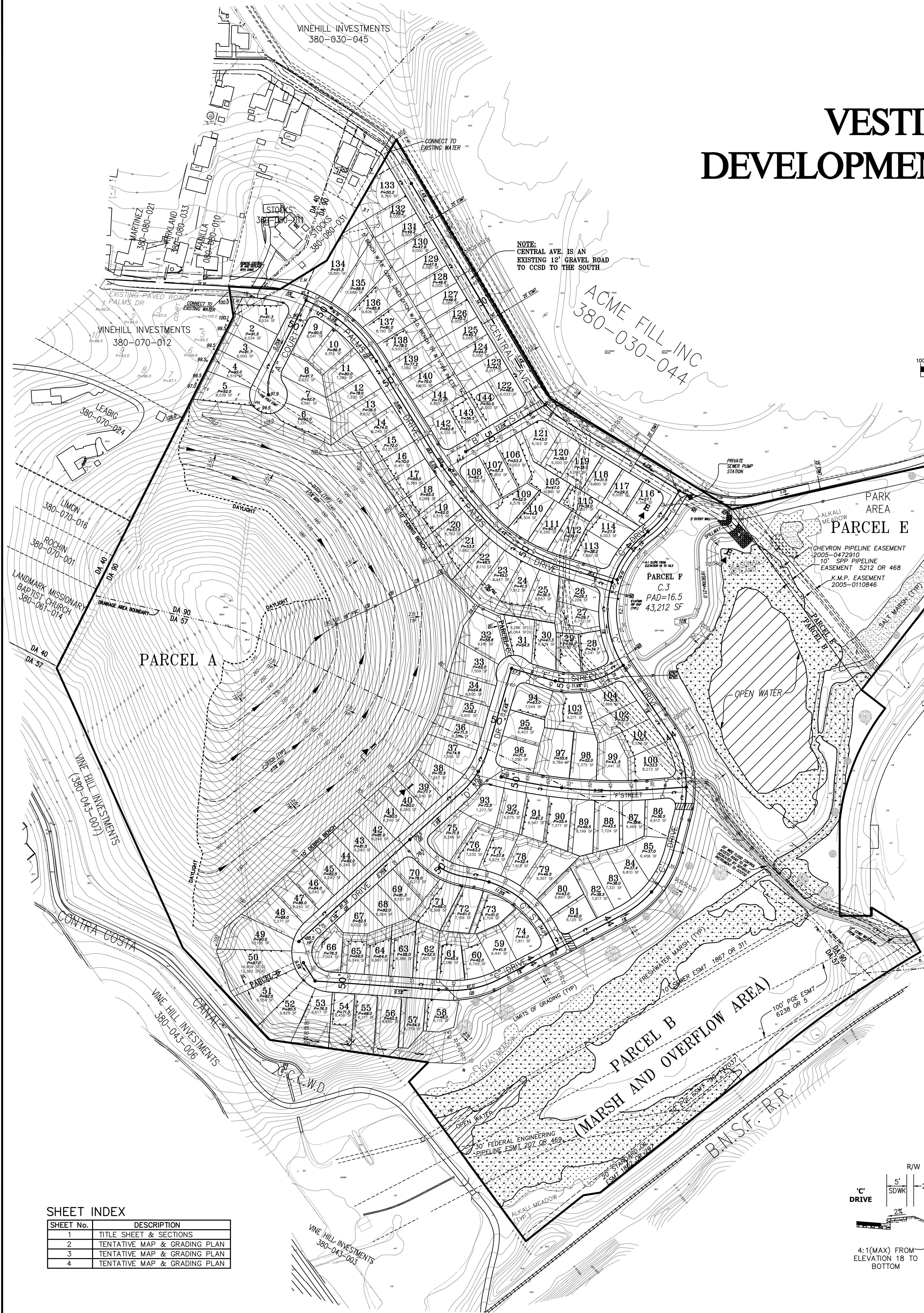


"BAYVIEW"

VESTING TENTATIVE MAP, PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY GRADING PLAN

SUBDIVISION NO. 8809
CONTRA COSTA CO., CALIFORNIA



LEGEND

- SS: SHOWN
- SD: SHOWN
- 6: LOT NO.
- P=95.6: PAD ELEV.
- ▲: FIRE HYDRANT
- ▲: NEW FIRE HYDRANT
- 95: LOT DIMENSION
- RETAINING WALL W/2:1 SLOPE
- WATER (C.C.W.D.)
- TYPE "A" INLET & STORM DRAIN
- E.M.: ENTRY MONUMENT
- DA: DRAINAGE AREA
- : DRAINAGE AREA BOUNDARY
- EG: EXISTING GROUND
- FG: FINISH GRADE
- FF: FINISH FLOOR

GENERAL NOTES

- OWNER/DEVELOPER: DISCOVERY BUILDERS, INC. 4021 FORT CHICAGO HWY CONCORD, CA 94520 (925) 892-6419
- WATER SUPPLY: CONTRA COSTA WATER DIST.
- SEWAGE: MOUNTAIN VIEW SANITARY DIST.
- ASSESSOR'S PARCEL: 380-030-046
- CONTOURS: 5' INTERVALS
- THIS IS A PROPOSED SUBDIVISION OF A PORTION OF LOT 2 DESCRIBED IN THE CORPORATION GRANT DEED RECORDED ON APRIL 12, 2004, AS DOCUMENT NO. 2004-0125819-00 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY RECORDER. SAID LOT 2 IS THE SAME LOT 2 OF THAT CERTAIN LOT LINE ADJUSTMENT APPROVED BY CONTRA COSTA COUNTY FILE #L03-83.
- PORTIONS OF LOT 2 NOT SHOWN WITHIN THE SUBDIVISION BOUNDARY ARE REMAINDER PARCELS.
- MULTIPLE FINAL MAPS MAY BE FILED UNDER THIS VESTING TENTATIVE MAP PER SUBDIVISION MAP ACT SECTION 66456.1

LAND USE NOTES

ALL PARCELS ARE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE INDICATED

1. PRESENT LAND USE:	VACANT
2. PARCEL A (OPEN SPACE)	20.07 ACRES
3. PARCEL B (MARSH & OPEN SPACE)	19.85 ACRES
4. PARCEL C (ACCESS & DRAINAGE ESMT)	3,222 S.F.
5. PARCEL D (ACCESS & DRAINAGE ESMT)	2,548 S.F.
6. PARCEL E (PARK)	4.53 ACRES
7. PARCEL F (C3)	2.04 ACRES
8. MINIMUM LOT SIZE:	6,000 S.F.
9. MAXIMUM LOT SIZE:	15,991 S.F.
10. TYPICAL LOT DIMENSIONS:	AS SHOWN
11. TOTAL DEVELOPABLE ACREAGE:	31.79 ACRES (RESIDENTIAL=23.71 NET AC)
12. TOTAL ACREAGE:	78.28 ACRES
13. BUILDABLE AREA:	40%
14. TOTAL NUMBER OF LOTS:	144
15. GENERAL PLAN DESIGNATION:	HEAVY INDUSTRIAL (HI)
16. EXISTING ZONING:	HEAVY INDUSTRIAL (HI-1)
17. PROPOSED GENERAL PLAN DESIGNATION:	SINGLE FAMILY RESIDENTIAL HIGH DENSITY (SH)
18. PROPOSED ZONING:	PLANNED UNIT DISTRICT (P-1)
19. DWELLING UNITS PER NET A.C.:	6.1 D.U./NET A.C.

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET & SECTIONS
2	TENTATIVE MAP & GRADING PLAN
3	TENTATIVE MAP & GRADING PLAN
4	TENTATIVE MAP & GRADING PLAN

DATE: 09-25-2020 DESIGNED: D.O.I. DRAWN: STAFF CHECKED: D.O.I. JOB NO.: 200313 SHEET 1 OF 5

WET SIGNED SET ON FILE AT THE COUNTY

Isakson & Assoc. Inc.
civil engineering & land surveying
2 Miranga Court, Clayton, CA 94517 Phone: (925) 876-0889

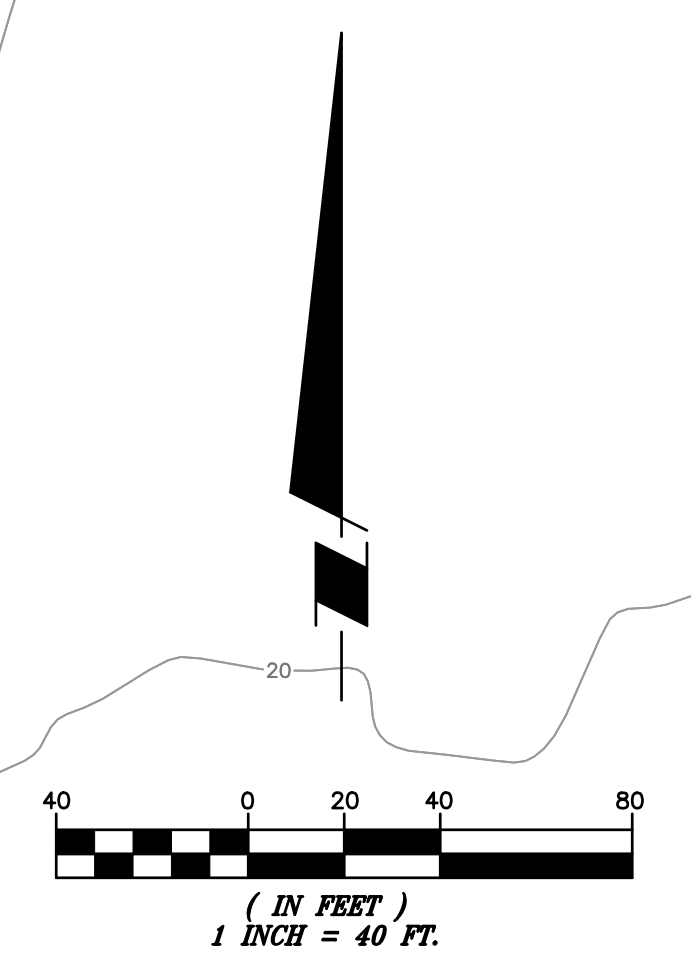
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 21764

SUBDIVISION 8809
VESTING TENTATIVE MAP: PRELIMINARY DEV. PLAN & PRELIMINARY GRADING PLAN
"BAYVIEW"
CONTRA COSTA COUNTY CALIFORNIA

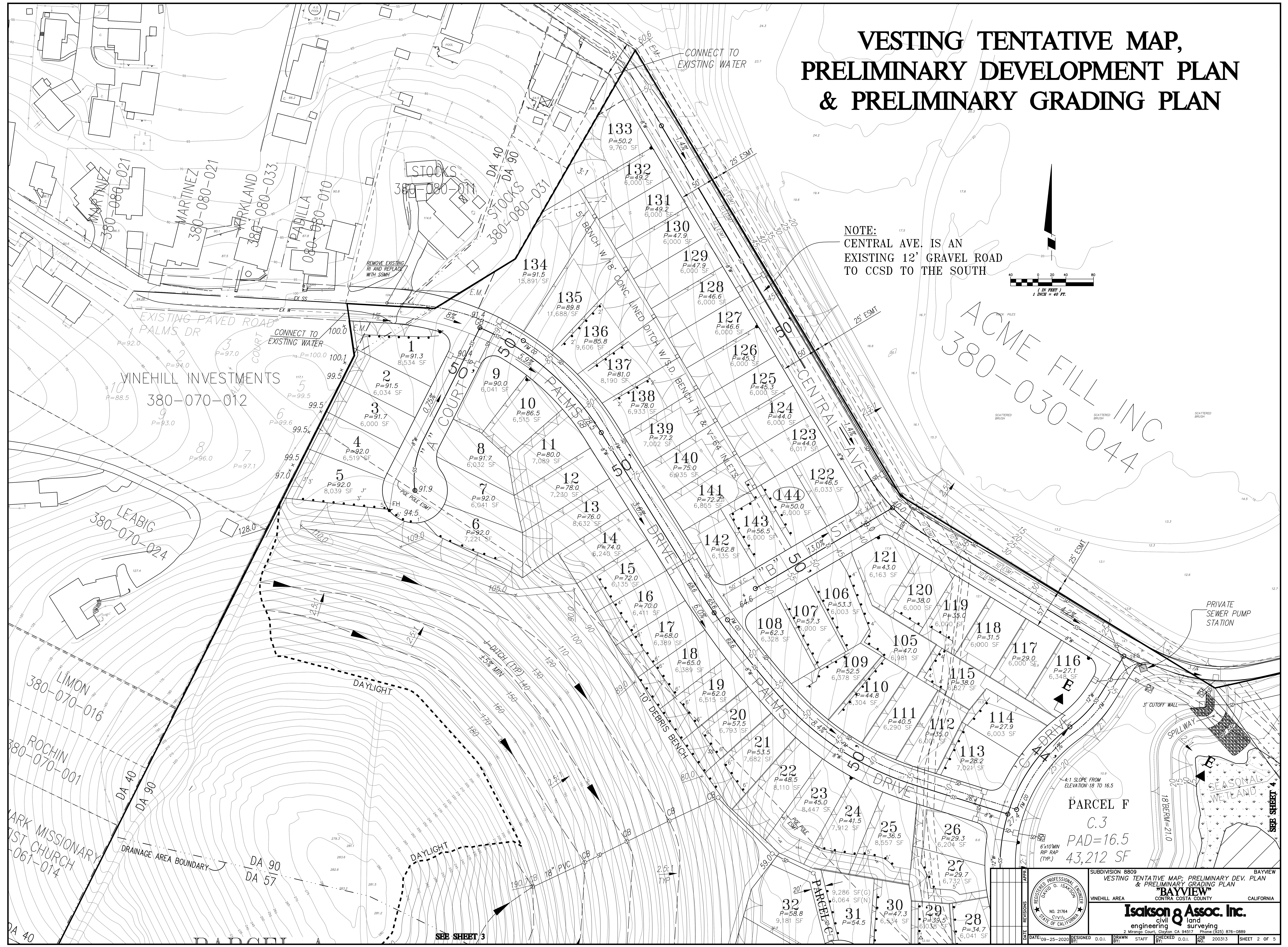
BAYVIEW - C.C. COUNTY - TENTATIVE MAP - SUB 8809 - 09-25-2020

VESTING TENTATIVE MAP, PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY GRADING PLAN

NOTE:
CENTRAL AVE. IS AN
EXISTING 12' GRAVEL ROAD
TO CCSD TO THE SOUTH

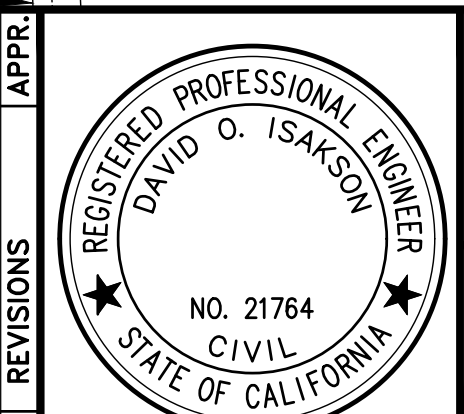


ACME FILL INC
380-030-044



PRIVATE SEWER PUMP STATION

PARCEL F
C.3
PAD=16.5
43,212 SF

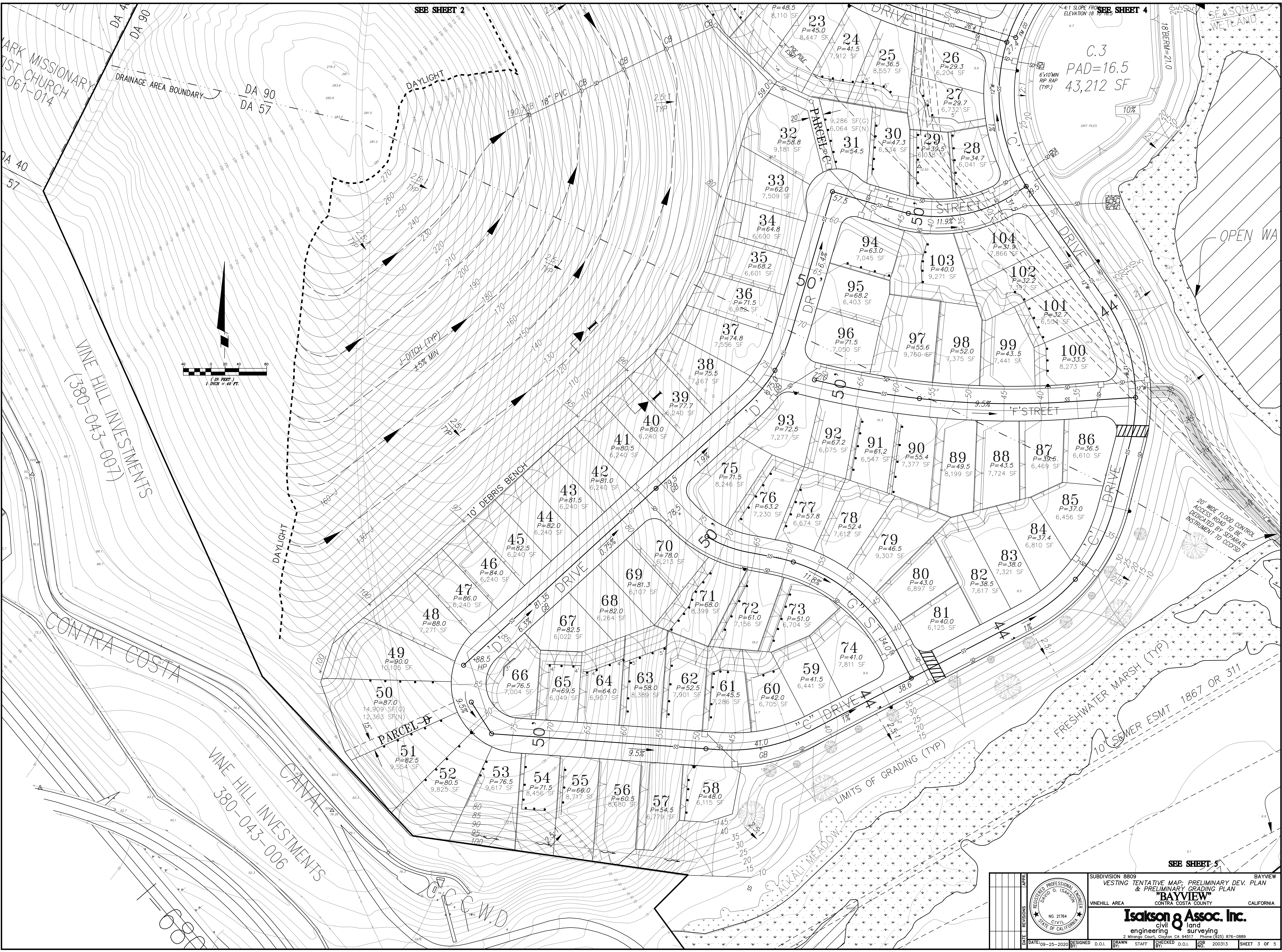


SUBDIVISION 8809
VESTING TENTATIVE MAP, PRELIMINARY DEV. PLAN
& PRELIMINARY GRADING PLAN
"BAYVIEW"
CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering land surveying
2 Miranga Court, Clayton CA 94517 Phone: (925) 876-0889

DATE: 09-25-2020 DESIGNED: D.O.I. DRAWN: STAFF CHECKED: D.O.I. JOB NO.: 200313 SHEET 2 OF 5

WET SIGNED SET ON FILE AT THE COUNTY

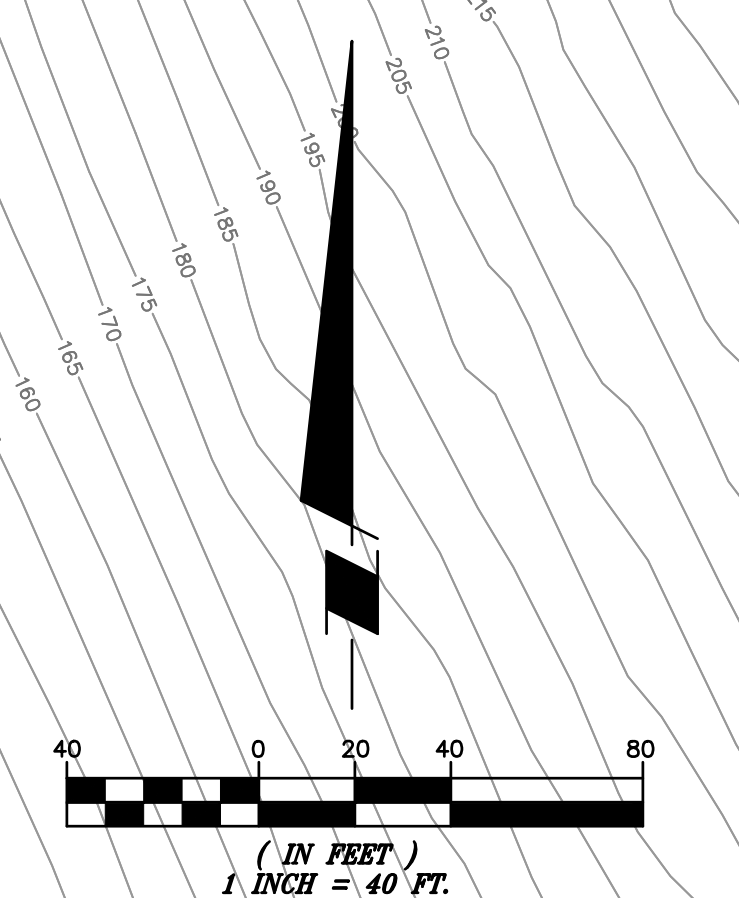


ARK MISSIONARY
ST CHURCH
061-014

VINE HILL INVESTMENTS
(380-043-007)

CONTRA COSTA

VINE HILL INVESTMENTS
380-043-006



SEE SHEET 2 SEE SHEET 4

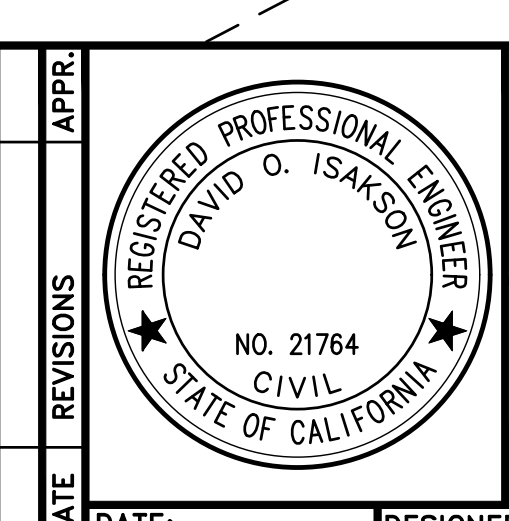
SEASONAL WETLAND
OPEN WA

C.3
PAD=16.5
43,212 SF

20' WIDE FLOOD CONTROL ACCESS ROAD TO BE DECIDED BY SEPARATE INSTRUMENT TO CCCSD

FRESHWATER MARSH (TYP)
10' SEWER ESMT 1867 OR 311

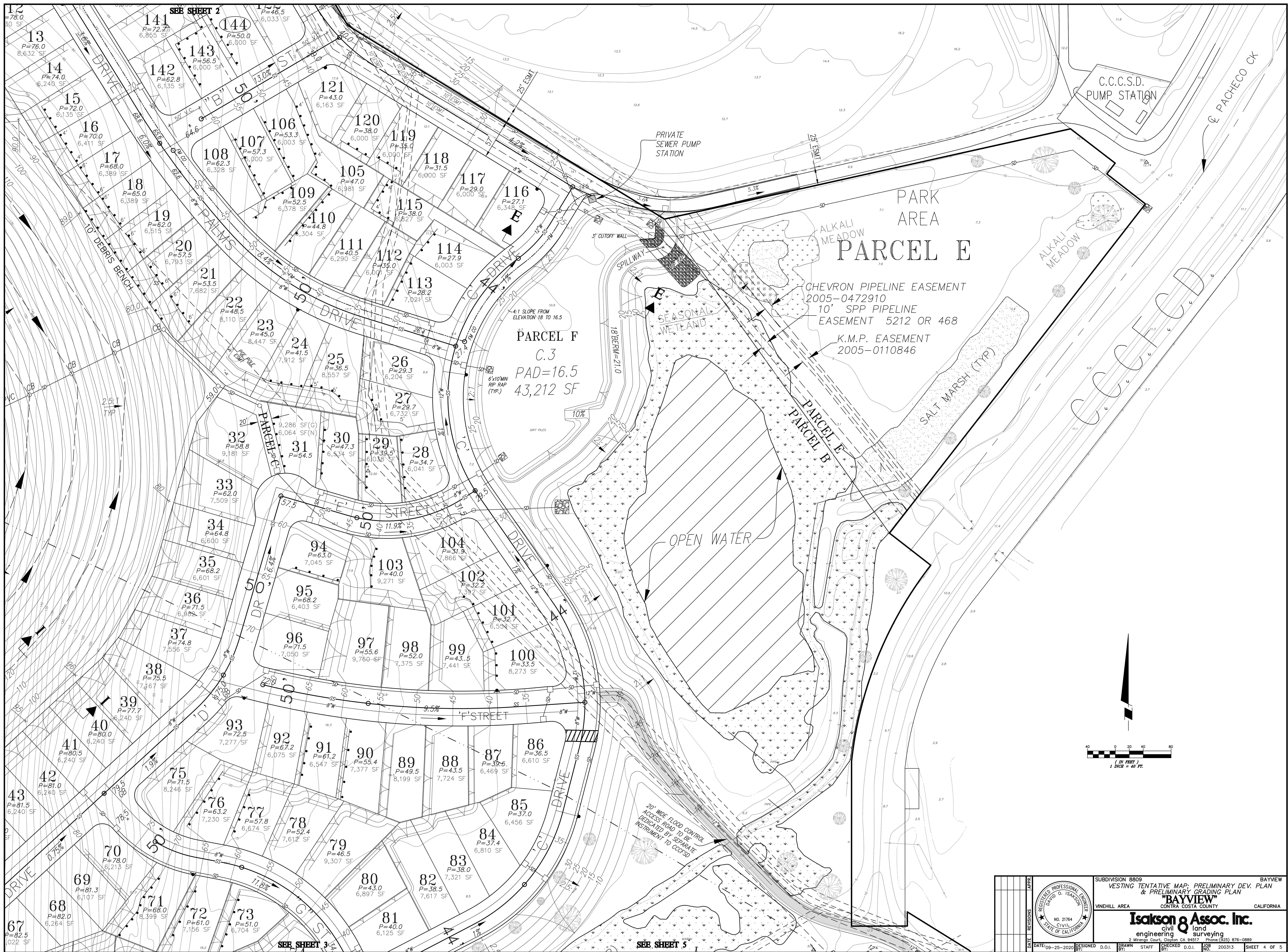
SEE SHEET 5



SUBDIVISION 8809
VESTING TENTATIVE MAP: PRELIMINARY DEV. PLAN
& PRELIMINARY GRADING PLAN
"BAYVIEW"
CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering and surveying
2 Miranga Court, Clayton, CA 94517 Phone: (925) 876-0889

DATE: 09-25-2020	DESIGNED BY: D.O.I.	DRAWN BY: STAFF	CHECKED BY: D.O.I.	JOB NO: 200313	SHEET 3 OF 5
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C.C.C.S.D.
PUMP STATION

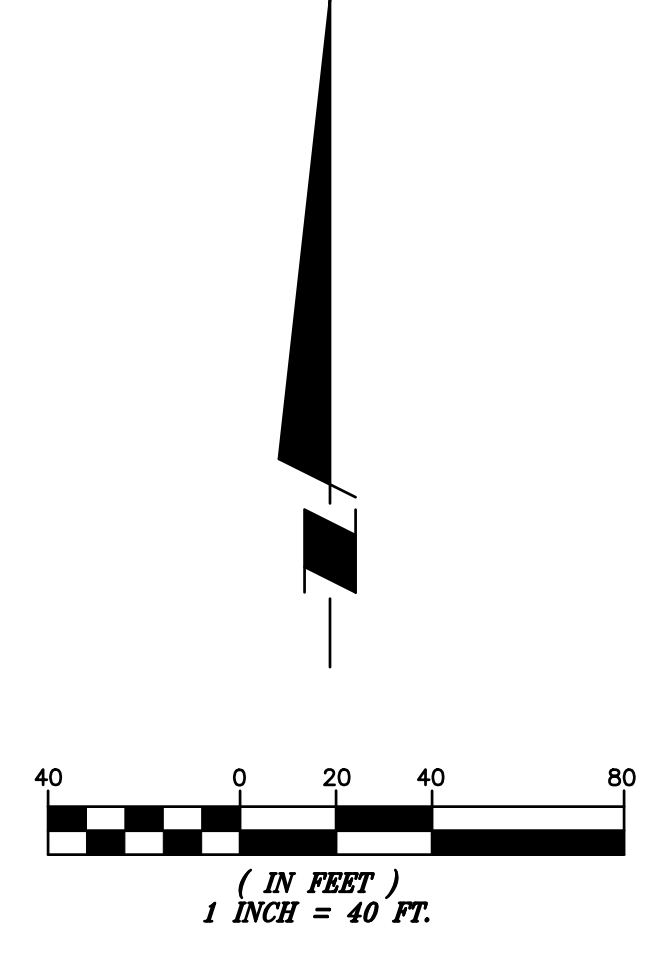
PARK
AREA
PARCEL E

CHEVRON PIPELINE EASEMENT
2005-0472910
10' SPP PIPELINE
EASEMENT 5212 OR 468
K.M.P. EASEMENT
2005-0110846

PARCEL F
C.3
PAD=16.5
43,212 SF

PARCEL G

OPEN WATER



DATE	09-25-2020	DESIGNED	D.O.I.	DRAWN	STAFF	CHECKED	D.O.I.	JOB	200313	SHEET	4 OF 5

WET SIGNED SET ON FILE AT THE COUNTY

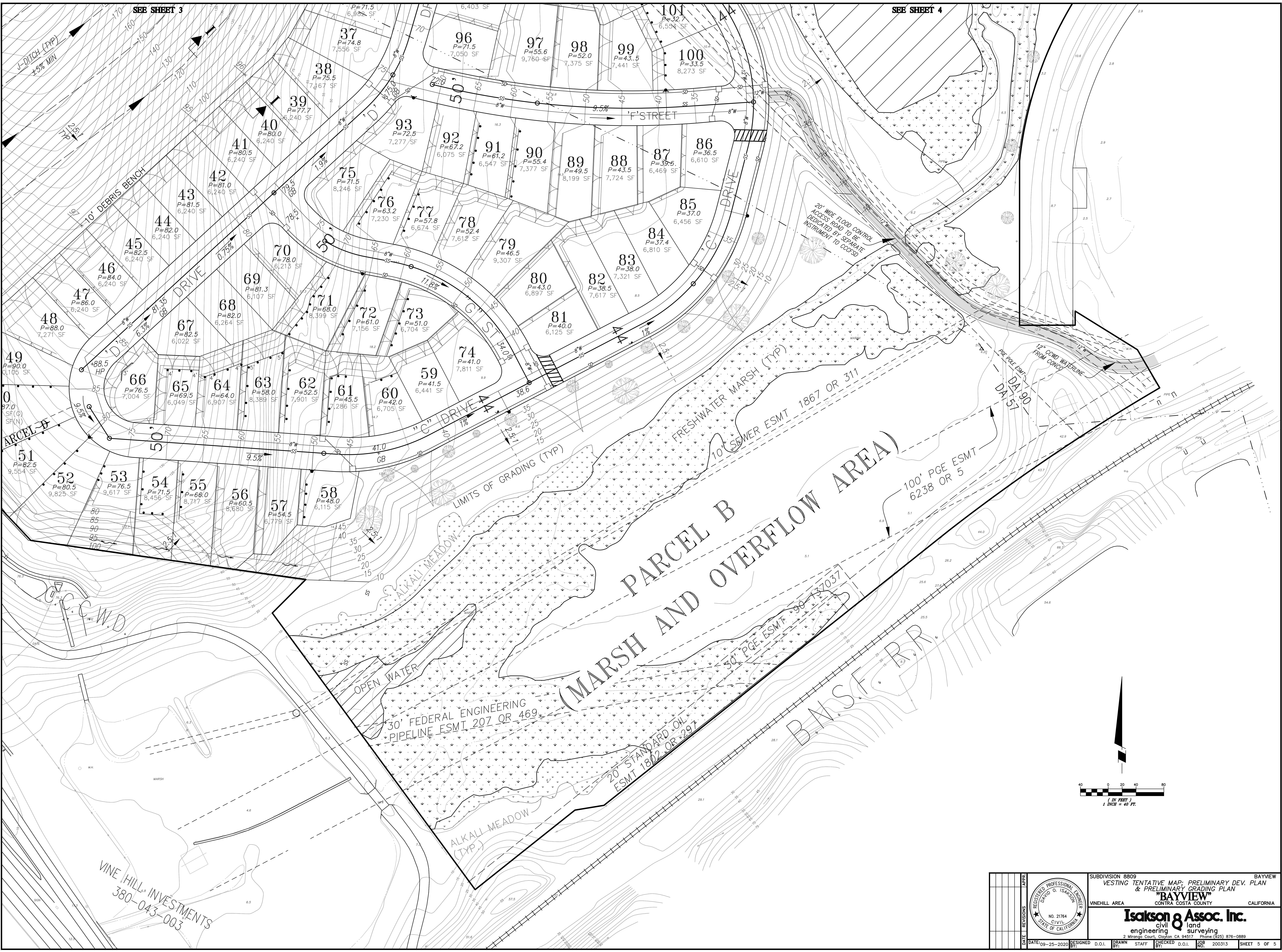
REGISTERED PROFESSIONAL ENGINEER
DAVID O. ISAKSON
NO. 21764
CIVIL
STATE OF CALIFORNIA

SUBDIVISION 8809
VESTING TENTATIVE MAP: PRELIMINARY DEV. PLAN
& PRELIMINARY GRADING PLAN
BAYVIEW
CONTRA COSTA COUNTY CALIFORNIA

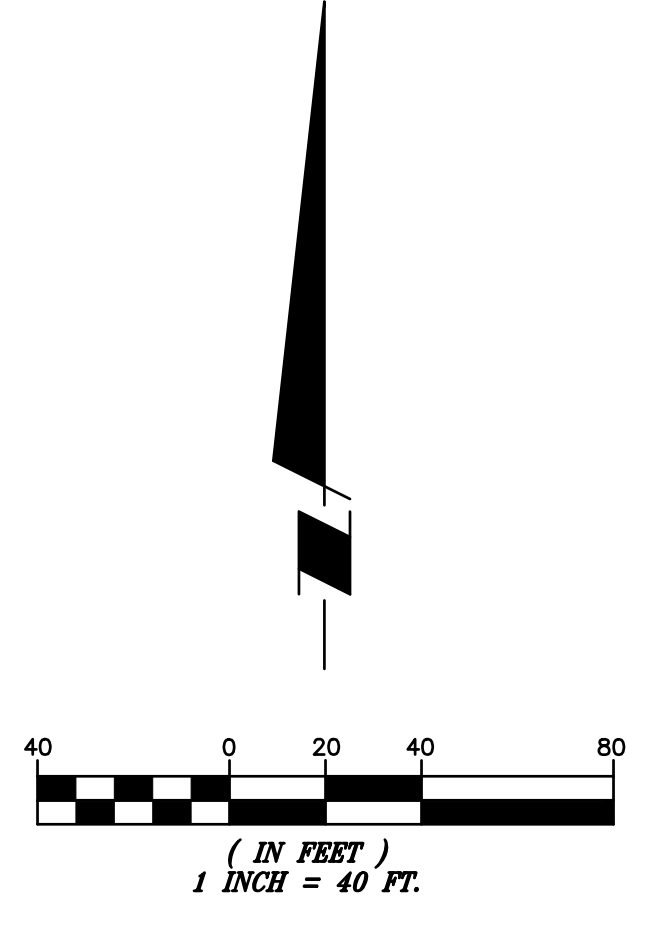
Isakson & Assoc. Inc.
civil engineering & land surveying
2 Miranga Court, Clayton, CA 94517 Phone: (925) 876-0889

SEE SHEET 3

SEE SHEET 4



**PARCEL B
(MARSH AND OVERFLOW AREA)**



DATE	REVISIONS		SUBDIVISION 8809	BAYVIEW					
	<p>VESTING TENTATIVE MAP: PRELIMINARY DEV. PLAN & PRELIMINARY GRADING PLAN</p> <p>BAYVIEW CONTRA COSTA COUNTY CALIFORNIA</p>		<p>Isakson & Assoc. Inc. civil engineering and surveying 2 Miranga Court, Clayton, CA 94517 Phone: (925) 876-0889</p>						
DATE	DESIGNED	D.O.I.	DRAWN	STAFF	CHECKED	D.O.I.	JOB NO.	200313	SHEET 5 OF 5

WET SIGNED SET ON FILE AT THE COUNTY