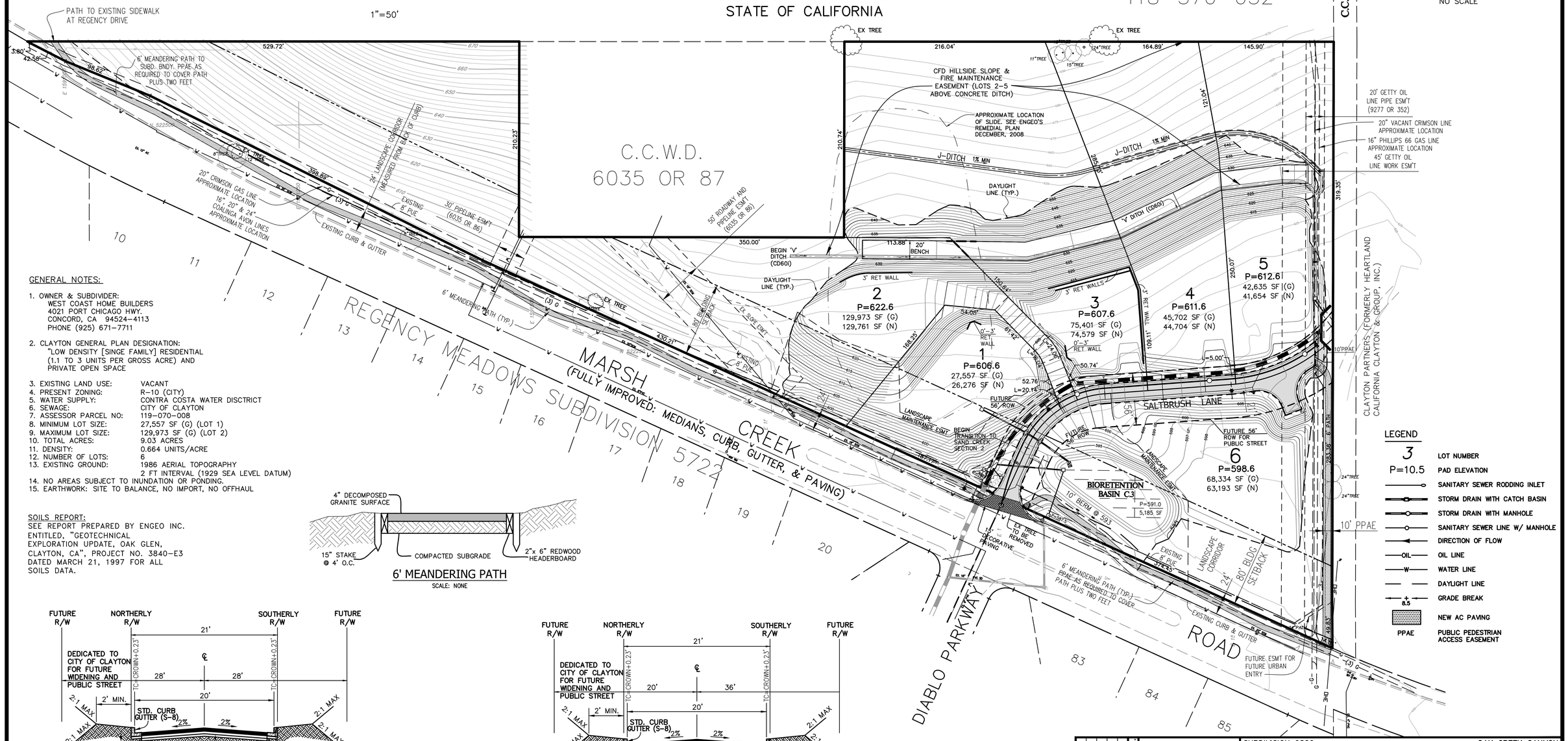
VESTING TENTATIVE MAP

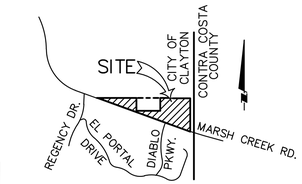
"OAK CREEK CANYON"

SUBDIVISION 6826

CITY OF CLAYTON
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

1"=50'





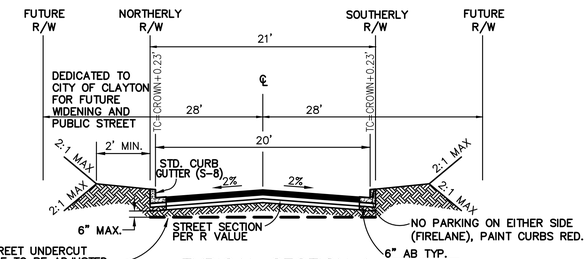
VICINITY MAP
NO SCALE

GENERAL NOTES:

1. OWNER & SUBDIVIDER:
   WEST COAST HOME BUILDERS
   4021 PORT CHICAGO HWY.
   CONCORD, CA 94524-4113
   PHONE (925) 671-7711
2. CLAYTON GENERAL PLAN DESIGNATION:
   "LOW DENSITY [SINGE FAMILY] RESIDENTIAL
   (1.1 TO 3 UNITS PER GROSS ACRE) AND
   PRIVATE OPEN SPACE
3. EXISTING LAND USE: VACANT
4. PRESENT ZONING: R-10 (CITY)
5. WATER SUPPLY: CONTRA COSTA WATER DISCTRICT
6. SEWAGE: CITY OF CLAYTON
7. ASSESSOR PARCEL NO: 119-070-008
8. MINIMUM LOT SIZE: 27,557 SF (G) (LOT 1)
9. MAXIMUM LOT SIZE: 129,973 SF (G) (LOT 2)
10. TOTAL ACRES: 9.03 ACRES
11. DENSITY: 0.664 UNITS/ACRE
12. NUMBER OF LOTS: 6
13. EXISTING GROUND: 1986 AERIAL TOPOGRAPHY
    2 FT INTERVAL (1929 SEA LEVEL DATUM)
14. NO AREAS SUBJECT TO INUNDATION OR PONDING.
15. EARTHWORK: SITE TO BALANCE, NO IMPORT, NO OFFHAUL

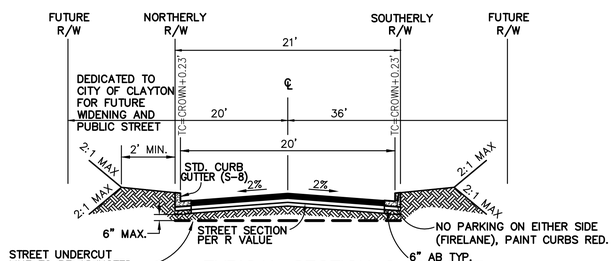
SOILS REPORT:
SEE REPORT PREPARED BY ENGEO INC.
ENTITLED, "GEOTECHNICAL
EXPLORATION UPDATE, OAK GLEN,
CLAYTON, CA", PROJECT NO. 3840-E3
DATED MARCH 21, 1997 FOR ALL
SOILS DATA.

6' MEANDERING PATH
SCALE: NONE



TYPICAL SECTION 1
SALTBRUSH LANE
(PRIVATE)
21' R/W
NOT TO SCALE

NOTE: FIRST 55 FEET OF SALBRUSH USE TYPICAL SECTION 1, THEN TRANSITION TO TYPICAL SECTION 2 FOR REMAINING LENGTH



TYPICAL SECTION 2
SALTBRUSH LANE
(PRIVATE)
21' R/W
NOT TO SCALE

LEGEND

3	LOT NUMBER
P=10.5	PAD ELEVATION
	SANITARY SEWER RODDING INLET
	STORM DRAIN WITH CATCH BASIN
	STORM DRAIN WITH MANHOLE
	SANITARY SEWER LINE W/ MANHOLE
	DIRECTION OF FLOW
OIL	OIL LINE
W	WATER LINE
	DAYLIGHT LINE
8.5	GRADE BREAK
	NEW AC PAVING
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT

DATE	APPR.	
		REGISTERED PROFESSIONAL ENGINEER DAVID Q. ISAKSON NO. 21764 CIVIL STATE OF CALIFORNIA

SUBDIVISION 6826 — OAK CREEK CANYON

VESTING TENTATIVE MAP

CLAYTON — CONTRA COSTA COUNTY — CALIFORNIA

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

DATE: 08-04-2020	DESIGNED BY: DOI	DRAWN BY: RLB	CHECKED BY: DOI	JOB NO. 200514	SHEET 1 OF 1

200514 - OAK CREEK CANYON (SUBD. 6826) TENTATIVE MAP - 08-04-2020