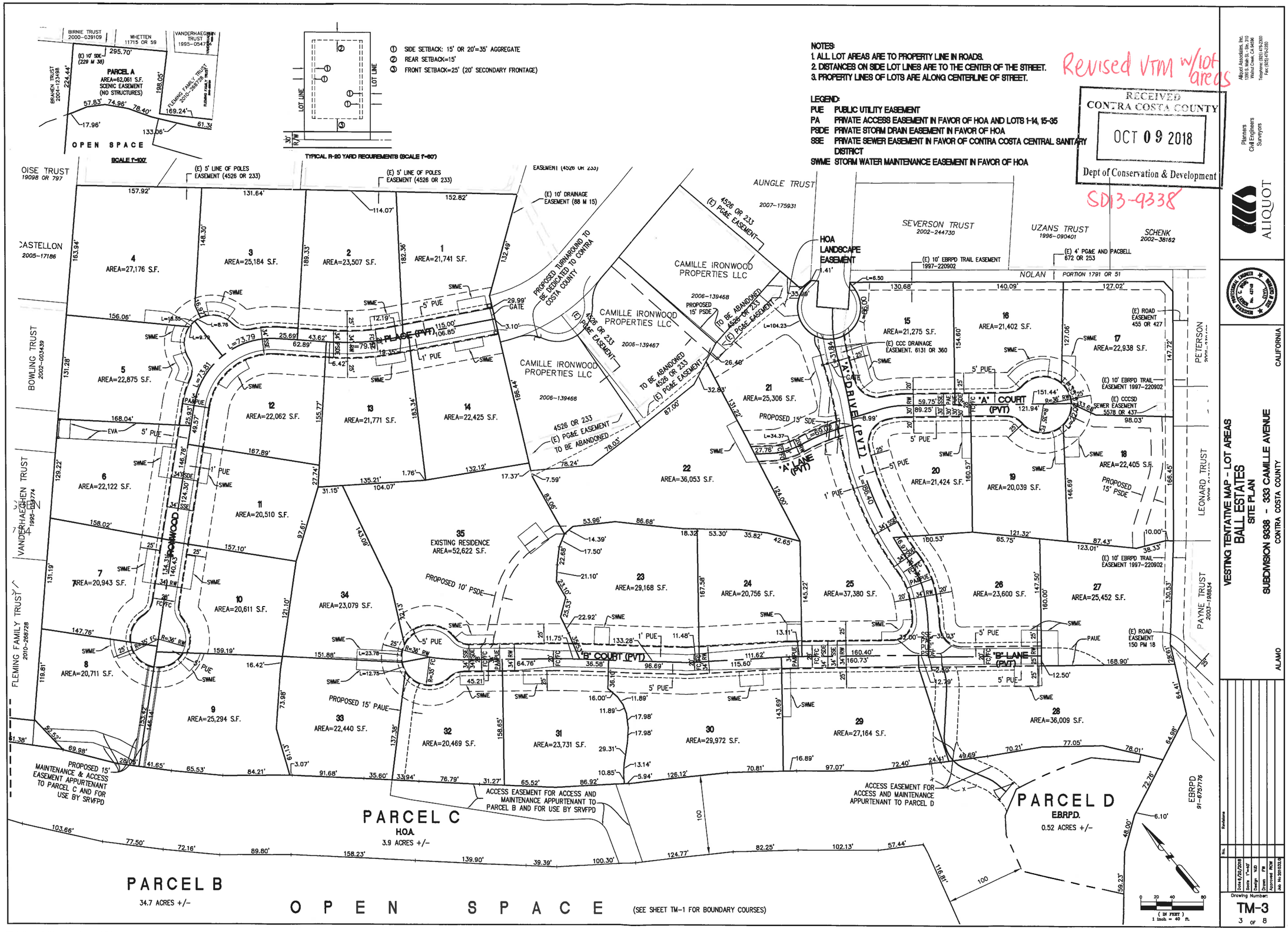
Appendix B: Ball Estates Vesting Tentative Map


NOTES:
1. ALL LOT AREAS ARE TO PROPERTY LINE IN ROADS.
2. DISTANCES ON SIDE LOT LINES ARE TO THE CENTER OF THE STREET.
3. PROPERTY LINES OF LOTS ARE ALONG CENTERLINE OF STREET.
LEGEND:
PUE PUBLIC UTILITY EASEMENT
PA PRIVATE ACCESS EASEMENT IN FAVOR OF HOA AND LOTS 1-14, 15-35
PSDE PRIVATE STORM DRAIN EASEMENT IN FAVOR OF HOA
SSE PRIVATE SEWER EASEMENT IN FAVOR OF CONTRA COSTA CENTRAL SANITARY DISTRICT
SWME STORM WATER MAINTENANCE EASEMENT IN FAVOR OF HOA
Revised VTM w/lot areas
RECEIVED
CONTRA COSTA COUNTY
OCT 09 2018
Dept of Conservation & Development
SD13-9338
① SIDE SETBACK: 15' OR 20'=35' AGGREGATE
② REAR SETBACK=15'
③ FRONT SETBACK=25' (20' SECONDARY FRONTAGE)
TYPICAL R-20 YARD REQUIREMENTS (SCALE 1"=60')
SCALE 1"=100'
PARCEL A
AREA=62,061 S.F.
SCENIC EASEMENT
(NO STRUCTURES)
OPEN SPACE
BIRNIE TRUST 2000-039109
WHETTEN 11715 OR 59
VANDERHAEGHEN TRUST 1995-054774
BRAHEN TRUST 2004-123498
FLEMING FAMILY TRUST 2010-268728
OISE TRUST 19098 OR 797
CASTELLON 2005-17186
BOWLING TRUST 2002-003459
VANDERHAEGHEN TRUST 1995-054774
FLEMING FAMILY TRUST 2010-268728
AUNGLE TRUST 2007-175931
SEVERSON TRUST 2002-244730
UZANS TRUST 1996-090401
SCHENK 2002-38162
PETERSON
LEONARD TRUST
PAYNE TRUST 2003-198834
EBRPD 91-675776
CAMILLE IRONWOOD PROPERTIES LLC 2006-139468
CAMILLE IRONWOOD PROPERTIES LLC 2006-139467
CAMILLE IRONWOOD PROPERTIES LLC 2006-139466
HOA LANDSCAPE EASEMENT
(E) 5' LINE OF POLES EASEMENT (4526 OR 233)
(E) 10' DRAINAGE EASEMENT (88 M 15)
PROPOSED TURNAROUND TO BE DEDICATED TO CONTRA COSTA COUNTY
(E) PG&E EASEMENT 4526 OR 233
TO BE ABANDONED 4526 OR 233 (E) PG&E EASEMENT
(E) 10' EBRPD TRAIL EASEMENT 1997-220902
(E) 4' PG&E AND PACBELL 672 OR 253
NOLAN PORTION 1791 OR 51
(E) ROAD EASEMENT 455 OR 427
(E) CCC DRAINAGE EASEMENT. 6131 OR 360
(E) CCCSD SEWER EASEMENT 5578 OR 437
(E) ROAD EASEMENT 150 PM 18
1 AREA=21,741 S.F.
2 AREA=23,507 S.F.
3 AREA=25,184 S.F.
4 AREA=27,176 S.F.
5 AREA=22,875 S.F.
6 AREA=22,122 S.F.
7 AREA=20,943 S.F.
8 AREA=20,711 S.F.
9 AREA=25,294 S.F.
10 AREA=20,611 S.F.
11 AREA=20,510 S.F.
12 AREA=22,062 S.F.
13 AREA=21,771 S.F.
14 AREA=22,425 S.F.
15 AREA=21,275 S.F.
16 AREA=21,402 S.F.
17 AREA=22,938 S.F.
18 AREA=22,405 S.F.
19 AREA=20,039 S.F.
20 AREA=21,424 S.F.
21 AREA=25,306 S.F.
22 AREA=36,053 S.F.
23 AREA=29,168 S.F.
24 AREA=20,756 S.F.
25 AREA=37,380 S.F.
26 AREA=23,600 S.F.
27 AREA=25,452 S.F.
28 AREA=36,009 S.F.
29 AREA=27,164 S.F.
30 AREA=29,972 S.F.
31 AREA=23,731 S.F.
32 AREA=20,469 S.F.
33 AREA=22,440 S.F.
34 AREA=23,079 S.F.
35 EXISTING RESIDENCE AREA=52,622 S.F.
"A" COURT (PVT)
"A" LANE (PVT)
"B" COURT (PVT)
"B" LANE (PVT)
PROPOSED 15' PSDE
PROPOSED 10' PSDE
PROPOSED 15' PAUE
PROPOSED 15' MAINTENANCE & ACCESS EASEMENT APPURTENANT TO PARCEL C AND FOR USE BY SRVFPD
ACCESS EASEMENT FOR ACCESS AND MAINTENANCE APPURTENANT TO PARCEL B AND FOR USE BY SRVFPD
ACCESS EASEMENT FOR ACCESS AND MAINTENANCE APPURTENANT TO PARCEL D
PARCEL C
H.O.A.
3.9 ACRES +/-
PARCEL D
E.B.R.P.D.
0.52 ACRES +/-
PARCEL B
34.7 ACRES +/-
OPEN SPACE
(SEE SHEET TM-1 FOR BOUNDARY COURSES)
(IN FEET)
1 inch = 40 ft.
Allquot Associates, Inc.
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Fax: (925) 476-2350
Planners
Civil Engineers
Surveyors
ALIQUOT
VESTING TENTATIVE MAP - LOT AREAS
BALL ESTATES
SITE PLAN
SUBDIVISION 9338 - 333 CAMILLE AVENUE
ALAMO CONTRA COSTA COUNTY CALIFORNIA
Revisions
No.
Date 8/20/2018
Scale 1"=40'
Design MD
Drawn FW
Approved RCW
Job No. 2010032.6
Drawing Number:
TM-3
3 OF 8
P:\2010\2010032\Tentative Map\TM-3 Site Plan.dwg, 10/8/2018 3:33:04 PM, ARCH E1