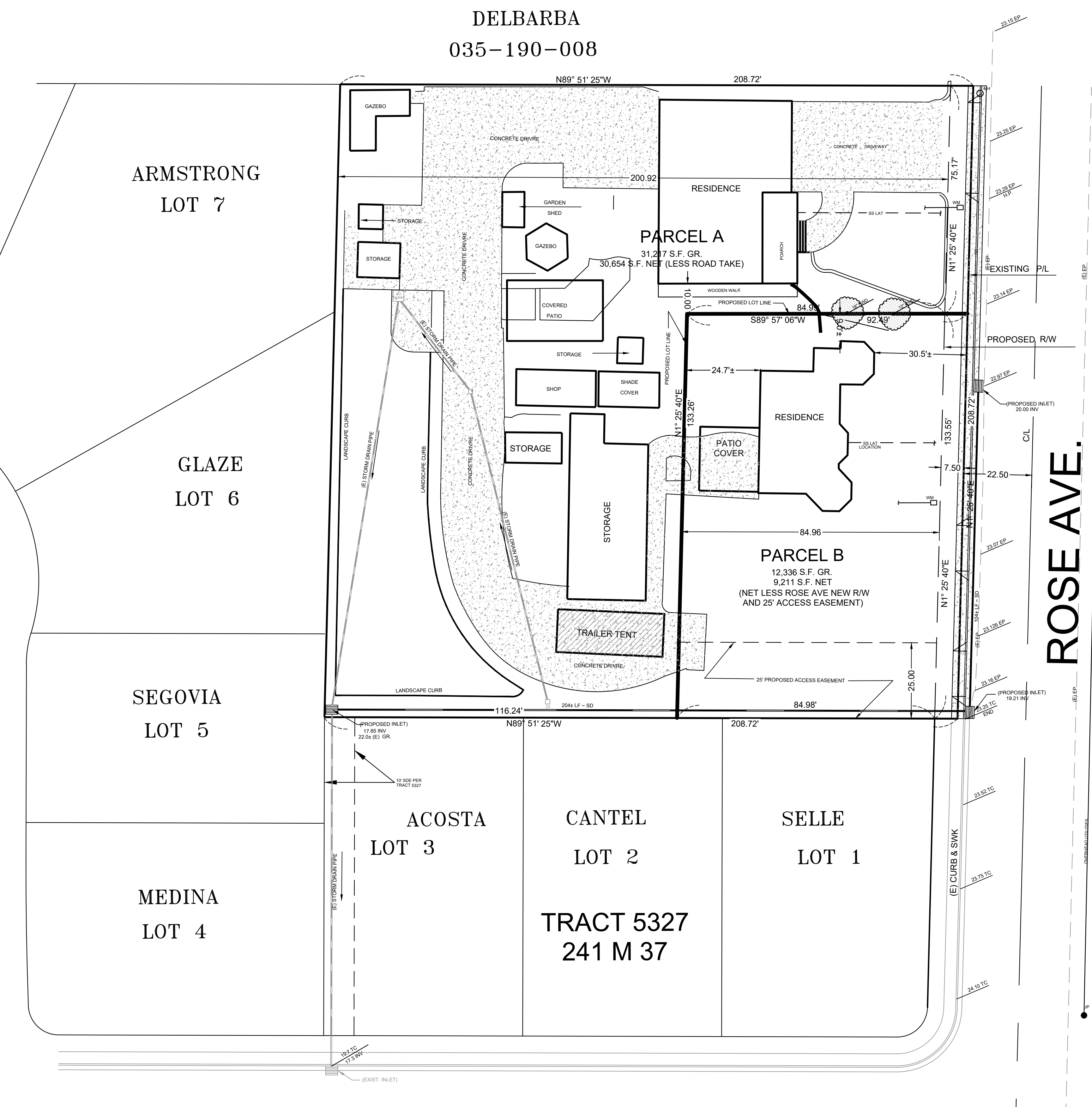


SCALE: 1"=10'

WALNUT DRIVE

ALMOND DRIVE
CUNHA SURVEYING INC.



DELBARBA
035-190-008

ARMSTRONG
LOT 7

GLAZE
LOT 6

SEGOVIA
LOT 5

MEDINA
LOT 4

ACOSTA
LOT 3

CANTEL
LOT 2

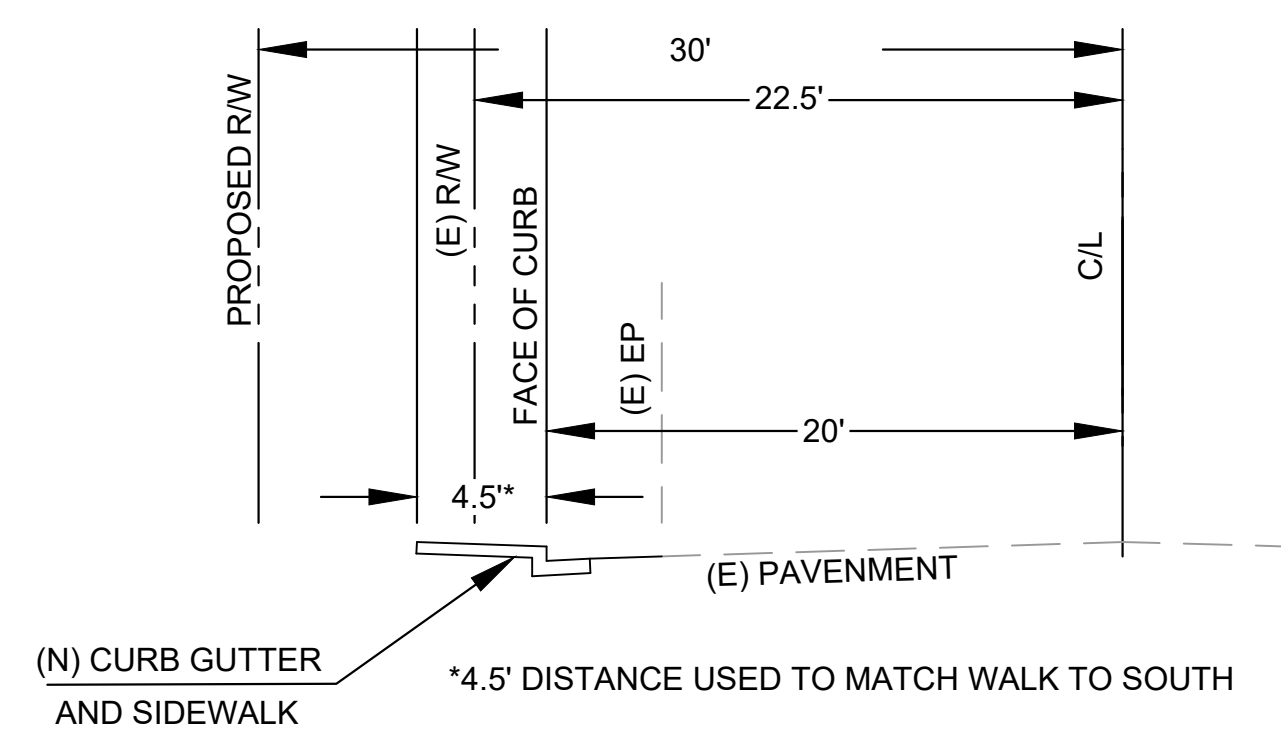
SELLE
LOT 1

TRACT 5327
241 M 37

TENTATIVE MAP

4601 / 4605 ROSE AVE.

APN 035-190-017



TYPICAL SECTION
N.T.S.

FLOOD ZONE

THE SUBJECT IS LOCATED IN ZONE X (UNSHADED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE MANAGEMENT AGENCY MAP NUMBER 06013C0355G WITH AN EFFECTIVE DATE OF MARCH 21, 2017.

APPLICANT INFORMATION

APPLICANT: LYNNDAM MORI
ADDRESS: 4601 / 4605 ROSE AVE.
PHONE: (925) 642-1698
e-mail: Lynndam@msn.com

UTILITY INFORMATION

WATER	DIABLO WATER DIST.
SEWER	IRON HOUSE SEWER DIST.
PHONE	PUBLIC
ELECTRIC	PUBLIC

COVERAGE SUMMARY

LOT	GR. AREA	RESIDENCE	% COVERAGE
A	31,217 S.F.	2700 S.F.	8.6 %
B	12,336 S.F.	1392 S.F.	11.3 %

PROJECT INFORMATION

APN	035-190-017
ADDRESS	4601 / 4605 ROSE AVE.
ZONING	R-6

LOT SUMMARY

LOT	GR. AREA	NET AREA	WIDTH	DEPTH
TOTAL	43,553 S.F.	41,988 S.F.*		
A	31,217 S.F.	30,654 S.F.**	75.0'± (208'± REAR)	208'±
B	12,336 S.F.	9,211 S.F.**	133'±	85.0'±

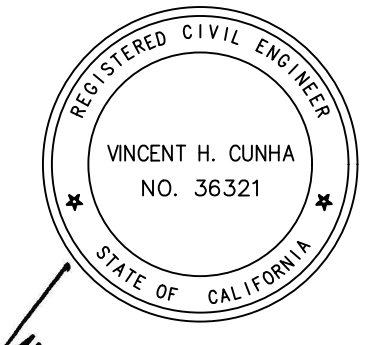
* LESS ROSE AVE. DEDICATION
** LESS ROSE AVE. DEDICATION, AND ACCESS EASEMENT

PROJECT NOTE

THIS MINOR SUBDIVISION IS PRESENTED FOR THE PURPOSE OF ESTATE PLANNING. THE TWO (2) EXISTING RESIDENCES ARE REMAINING AND NO NEW STRUCTURES ARE PLANNED.

THIS DRAWING WAS PREPARED BY:

Vincent H. Cunha
VINCENT H. CUNHA R.C.E. 36321
MARCH 22, 2023



DESIGNED BY: V.H.C.
DRAWN BY: C.K.M.
CHECKED BY: V.H.C.
SCALE: 1" = 20'

CUNHA SURVEYING INC.
701 BELMONT WAY, SUITE A
PINOLE, CA 94564
(510) 334-8560

APPROVED BY: [Signature]

R.C.E. No. DATE

CALIFORNIA

TENTATIVE MAP
4601 / 4605 ROSE AVE
APN 035-190-017

SHEET NUMBER 1
OF 1 SHEETS
DRAWING NO.

BY: DATE: DESCRIPTION: APPR. BY: CITY: DATE: