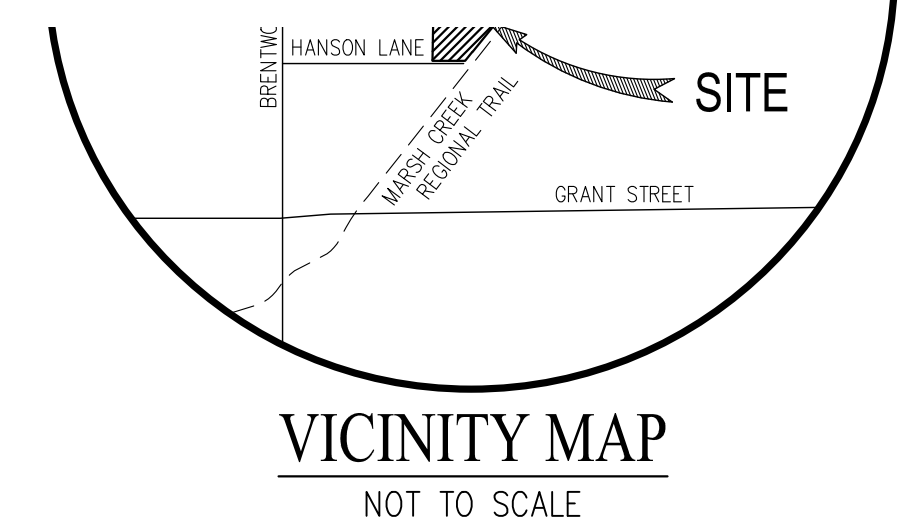


RECEIVED  
 October 16, 2023  
 CITY OF BRENTWOOD  
 COMMUNITY DEVELOPMENT DEPT

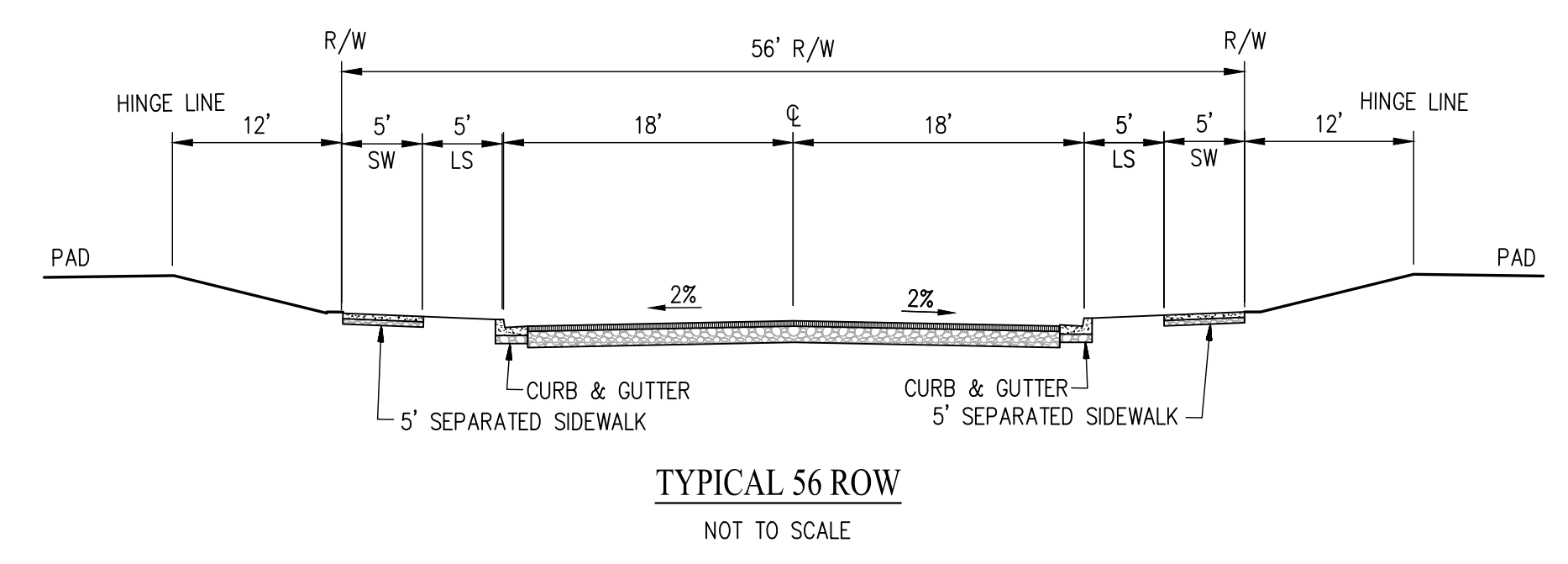


- GENERAL NOTES**
- ASSESSORS PARCEL NO. 018-230-034-3
  - ADDRESS: 251 HANSON LANE, BRENTWOOD, CA 94513
  - SITE AREA: 19.8± ACRES
  - EXISTING GENERAL PLAN: R-LD - RESIDENTIAL LOW DENSITY (1.1 - 5.0 DU/AC)  
 PROPOSED GENERAL PLAN: R-LD - RESIDENTIAL LOW DENSITY (1.1 - 5.0 DU/AC)
  - EXISTING ZONING: PD-71  
 PROPOSED ZONING: PD
  - EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL/OPEN SPACE
  - DWELLING UNITS: 94
  - SITE DENSITY: 4.7 DU/AC  
 (LDR GP DESIGNATED AREA)
  - BENCHMARK: CITY OF BRENTWOOD BENCHMARK NO. 7013 STANDARD STREET MONUMENT STAMPED LS 5311 AT THE INTERSECTION OF HANSON LANE AND HOMECOMING WAY. ELEVATION: 60.25 FEET (NAVD88)
  - BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N89°22'45"W BETWEEN STATION 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.
  - FLOOD ZONE: ZONE AE: SPECIAL FLOOD HAZARD AREA WITH BFE OR DEPTH.  
 ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), LETTER OF MAP REVISION DETERMINATION DOCUMENT  
 DATE: FEBRUARY 24, 2020
  - UTILITIES:  
 WATER: CITY OF BRENTWOOD  
 SEWER: CITY OF BRENTWOOD  
 STORM DRAIN: CITY OF BRENTWOOD  
 GAS & ELECTRIC: PG&E  
 TELEPHONE: AT&T

VESTING TENTATIVE MAP  
**LOTING PLAN**  
 HANSON LANE

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA  
 SCALE: 1" = 60' DATE: OCTOBER 2023

- CONTACTS**
- OWNER: THE HENRY HANSON FAMILY TRUST  
 251 HANSON LANE  
 BRENTWOOD, CA 94513  
 EDWARD J. HANSON
  - SUBDIVIDER: MLC HOLDINGS, INC.  
 2603 CAMINO RAMON, SUITE 140  
 SAN RAMON, CA 94583  
 (925) 543-4004  
 PAUL MANYISHA
  - ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
 2633 CAMINO RAMON, SUITE 350  
 SAN RAMON, CALIFORNIA 94583  
 (925) 866-0322  
 COLT ALVERNAZ, RCE 75740
  - SOIL ENGINEER: ENGeo INC.  
 CROW CANYON PLACE, SUITE 250  
 SAN RAMON, CA 94583  
 (925) 866-9000
  - ARCHITECT: KEVIN L. CROOK ARCHITECT, INC.  
 1360 REYNOLDS AVENUE, SUITE 110  
 IRVINE, CA 92614  
 (949) 660-1587  
 KEVIN L. CROOK

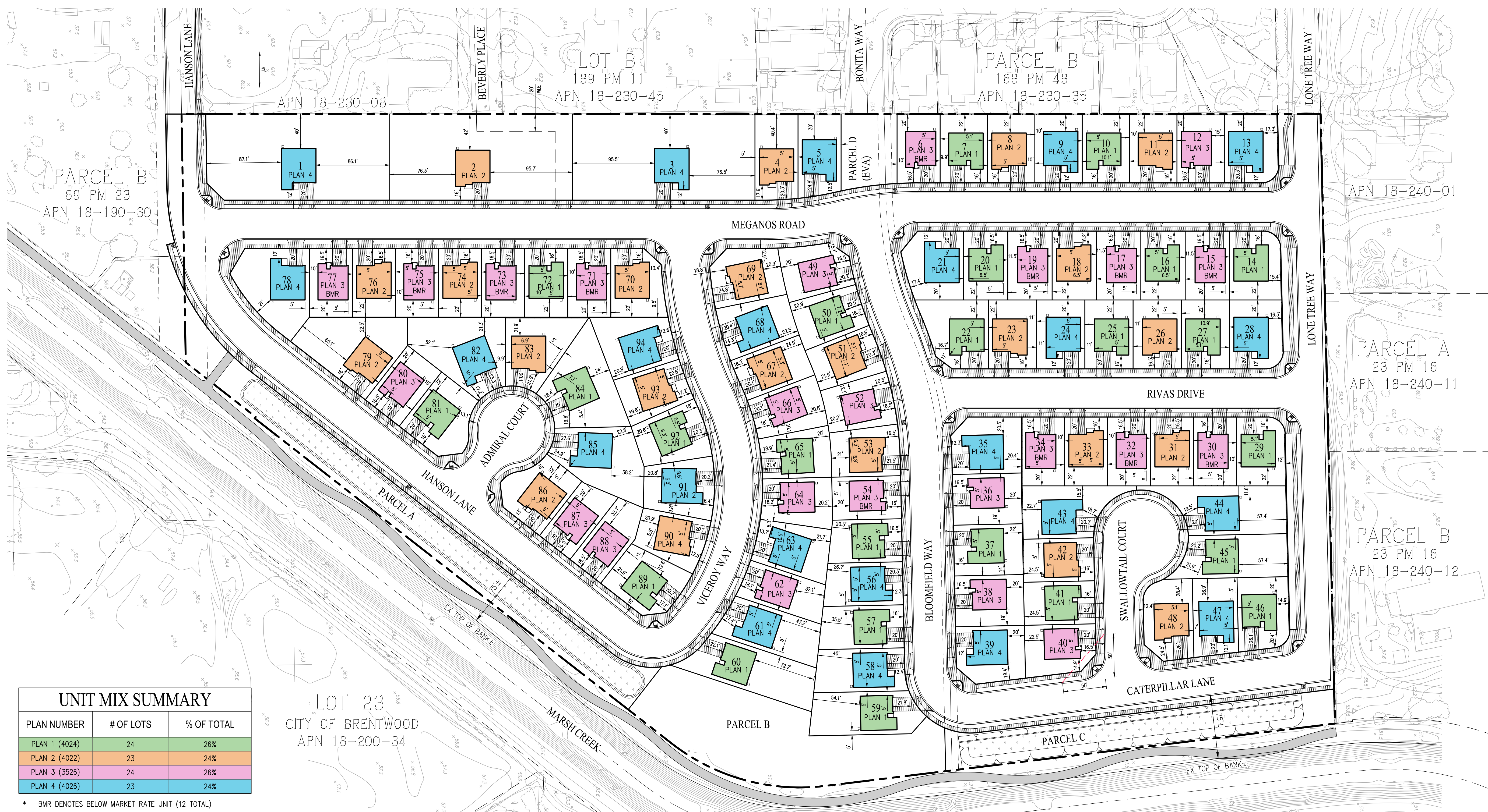


SAN RAMON (925) 866-0322  
 ROSEVILLE (916) 788-4456  
 WWW.CBANDG.COM

SHEET NO.  
**C1.0**  
 OF 37 SHEETS

JOB NO.: 2462-030

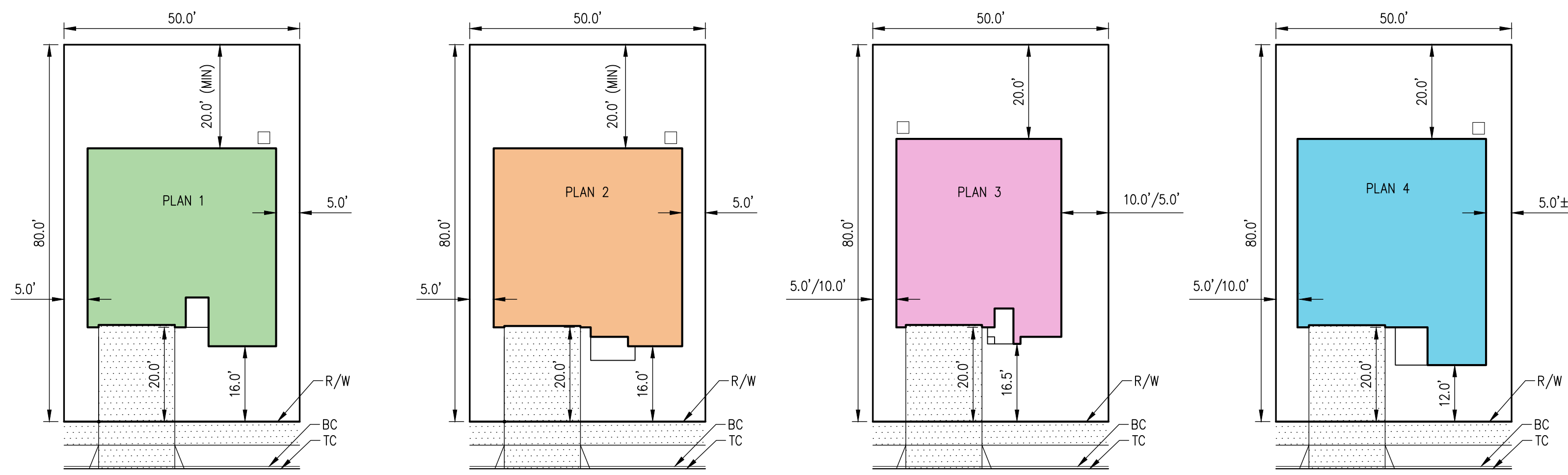
LOT #	LOT AREA	PLAN TYPE	LOT COVERAGE
1	21101	PLAN 4	8%
2	21200	PLAN 2	7%
3	21200	PLAN 4	8%
4	4974	PLAN 2	32%
5	4710	PLAN 4	36%
6	4005	PLAN 3	35%
7	4400	PLAN 1	35%
8	4400	PLAN 2	36%
9	4400	PLAN 4	38%
10	4400	PLAN 1	35%
11	4400	PLAN 2	36%
12	4400	PLAN 3	32%
13	4928	PLAN 4	34%
14	4713	PLAN 1	33%
15	4120	PLAN 3	34%
16	4120	PLAN 1	37%
17	4120	PLAN 3	34%
18	4120	PLAN 2	38%
19	4120	PLAN 3	34%
20	4120	PLAN 1	37%
21	5167	PLAN 4	33%
22	5516	PLAN 1	28%
23	4480	PLAN 2	35%
24	4480	PLAN 4	38%
25	4480	PLAN 1	34%
26	4480	PLAN 2	35%
27	4480	PLAN 1	34%
28	4855	PLAN 4	35%
29	4453	PLAN 1	35%
30	4000	PLAN 3	35%
31	4000	PLAN 2	39%
32	4000	PLAN 3	35%
33	4000	PLAN 2	39%
34	4000	PLAN 3	35%
35	5141	PLAN 4	33%
36	4722	PLAN 3	30%
37	4720	PLAN 1	33%
38	4720	PLAN 3	30%
39	4995	PLAN 4	34%
40	4564	PLAN 3	31%
41	4125	PLAN 1	37%
42	4125	PLAN 2	38%
43	5975	PLAN 4	28%
44	7432	PLAN 4	23%
45	6188	PLAN 1	25%
46	4929	PLAN 1	31%
47	4631	PLAN 4	37%
48	5043	PLAN 2	31%
49	4440	PLAN 3	32%
50	4354	PLAN 1	35%
51	4276	PLAN 2	37%
52	4513	PLAN 3	31%
53	4467	PLAN 2	35%
54	4000	PLAN 3	35%
55	4164	PLAN 1	37%
56	4492	PLAN 4	38%
57	4820	PLAN 1	32%
58	5184	PLAN 4	33%
59	6156	PLAN 1	25%
60	7320	PLAN 1	21%
61	5797	PLAN 4	29%
62	4395	PLAN 3	32%
63	4394	PLAN 4	38%
64	4416	PLAN 3	32%
65	4357	PLAN 1	35%
66	4479	PLAN 3	31%
67	4217	PLAN 2	37%
68	4766	PLAN 4	35%
69	4955	PLAN 2	32%
70	4684	PLAN 2	34%
71	4000	PLAN 3	35%
72	4000	PLAN 1	38%
73	4000	PLAN 3	35%
74	4000	PLAN 2	39%
75	4000	PLAN 3	35%
76	4000	PLAN 2	39%
77	4000	PLAN 3	35%
78	7076	PLAN 4	24%
79	8242	PLAN 2	19%
80	4000	PLAN 3	35%
81	5240	PLAN 1	29%
82	8050	PLAN 4	21%
83	5678	PLAN 2	28%
84	7701	PLAN 1	20%
85	7039	PLAN 4	24%
86	4981	PLAN 2	32%
87	3836	PLAN 3	36%
88	4101	PLAN 3	34%
89	5150	PLAN 1	30%
90	4353	PLAN 4	39%
91	5023	PLAN 2	31%
92	4836	PLAN 1	32%
93	4231	PLAN 2	37%
94	5344	PLAN 4	32%



**UNIT MIX SUMMARY**

PLAN NUMBER	# OF LOTS	% OF TOTAL
PLAN 1 (4024)	24	26%
PLAN 2 (4022)	23	24%
PLAN 3 (3526)	24	26%
PLAN 4 (4026)	23	24%

\* BMR DENOTES BELOW MARKET RATE UNIT (12 TOTAL)



TYPICAL LOT SETBACKS

**BMR UNIT SUMMARY**

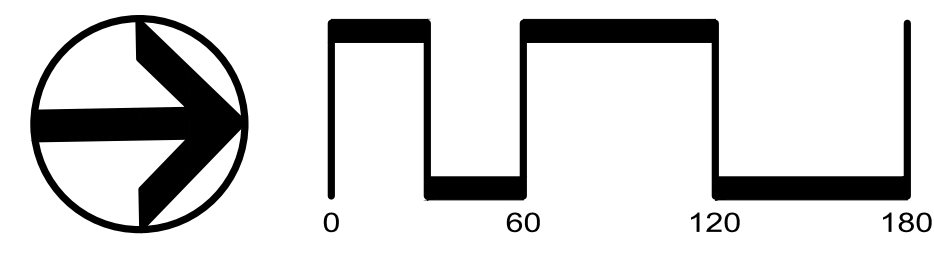
LOT NUMBER	PLAN TYPE
LOT 6	PLAN 3
LOT 15	PLAN 3
LOT 17	PLAN 3
LOT 19	PLAN 3
LOT 30	PLAN 3
LOT 32	PLAN 3
LOT 34	PLAN 3
LOT 54	PLAN 3
LOT 71	PLAN 3
LOT 73	PLAN 3
LOT 75	PLAN 3
LOT 77	PLAN 3

**MINIMUM SETBACKS**

GARAGE	20'
FRONT	12'
SIDE	5'
REAR	20'

# HANSON LANE PRELIMINARY DEVELOPMENT PLAN

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA  
 SCALE: 1" = 60' DATE: OCTOBER 2023



SAN RAMON (925) 866-0322  
 ROSEVILLE (916) 788-4456  
 WWW.CBANOGS.COM  
 CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**P1.0**  
 OF 37 SHEETS



**FENCE & WALL LEGEND**

- 6" HIGH GOOD NEIGHBOR FENCE
- VIEW FENCE
- MASONRY WALL AT OPEN SPACE
- 6" HIGH GOOD NEIGHBOR FENCE ON RETAINING WALL
- SOUND WALL

**PROPOSED TREE PALLETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
<b>STREET TREES</b>				
	ACER RUBRUM	RED MAPLE	24" BOX	M
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	L
	PISTACIA C. 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	L
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	M
	ZELKOVA S. 'GREEN VASE'	GREEN VASE ZELKOVA	24" BOX	M
<b>ACCENT TREES</b>				
	DODONAEA V. 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	L
	LAGERSTROEMIA I. 'ZUNI' STD.	GRAPE MYRTLE	15 GAL	L
	RHAPHIOLEPIS I. 'MAGNIFICENT'	INDIAN HAWTHORN	15 GAL	M
<b>CREEK / OPEN SPACE TREES</b>				
	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	24" BOX	L
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	24" BOX	M
	QUERCUS LOBATA	VALLEY OAK	24" BOX	L

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

- GENERAL NOTES:**
- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.
  - ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES.

**MLC Holdings, Inc.**  
 12657 AICOSTA BLVD., STE. 175  
 SAN RAMON, CA 94583  
 (925) 543-4004

**HANSON LANE**  
 Brentwood, California

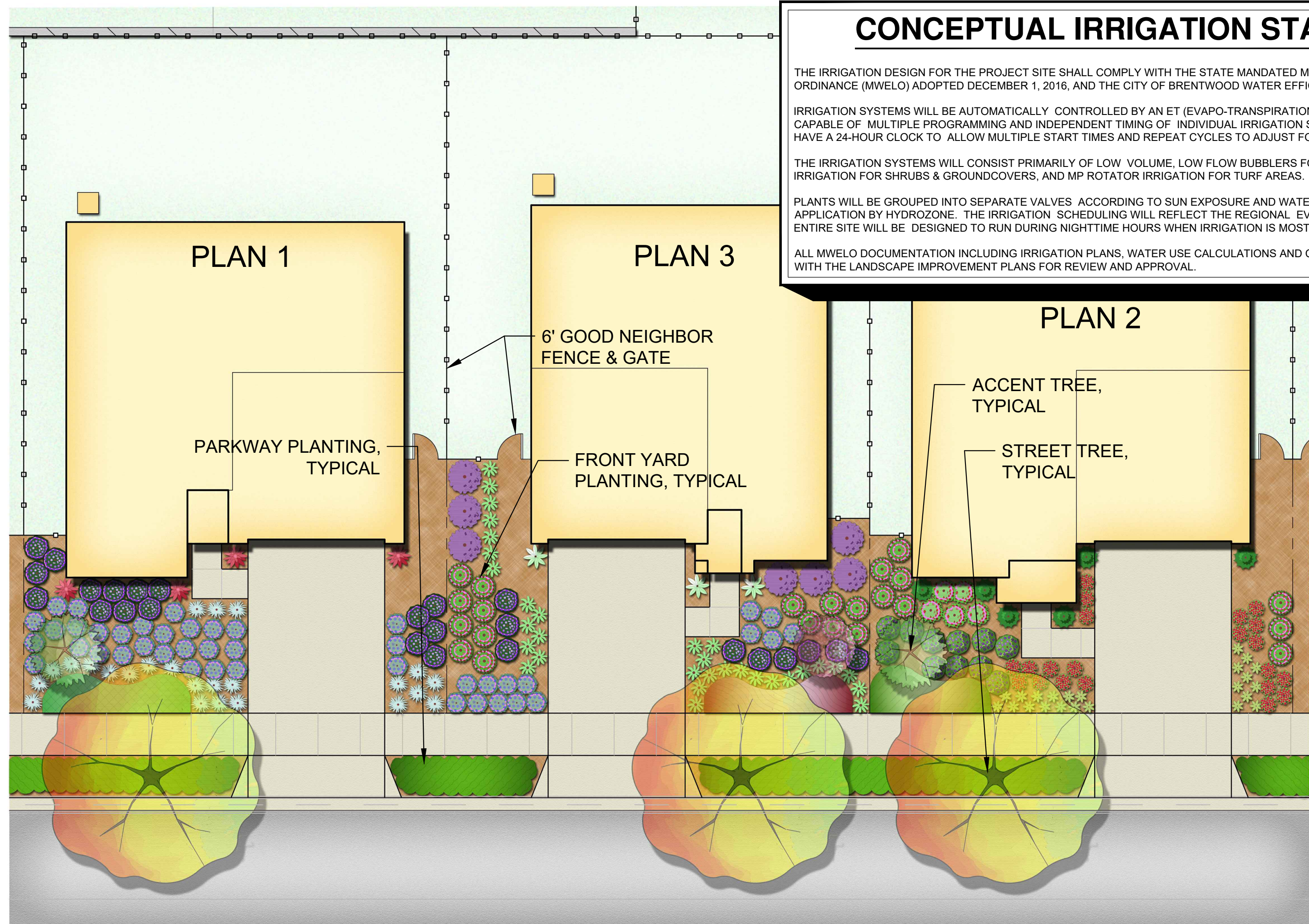
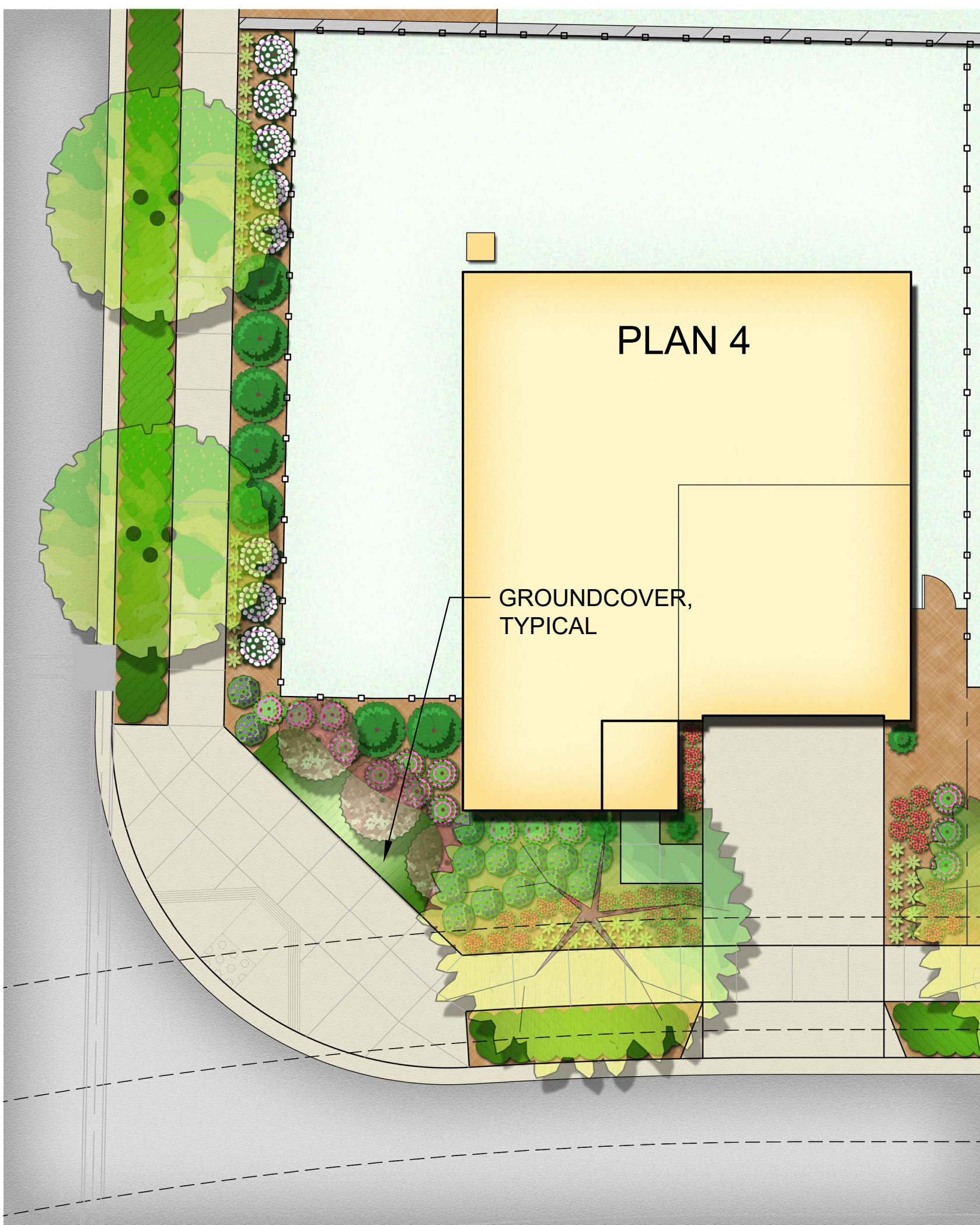
**OVERALL PLAN**  
 CONCEPTUAL LANDSCAPE PLAN  
 OCTOBER 17, 2023

vanderToolen Associates  
 700 Ygnacio Valley Rd.  
 Suite 100  
 Walnut Creek, CA 94596  
 tel: 707.224.2299  
 www.vandertoolen.com

0' 40' 80' 160'  
 SCALE: 1" = 40'-0"

NORTH

**L-1.1**  
 Project No. 06520



**CONCEPTUAL IRRIGATION STATEMENT**

THE IRRIGATION DESIGN FOR THE PROJECT SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) ADOPTED DECEMBER 1, 2016, AND THE CITY OF BRENTWOOD WATER EFFICIENT LANDSCAPE REQUIREMENTS.

IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET (EVAPO-TRANSPIRATION) SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS & GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF AREAS.

PLANTS WILL BE GROUPED INTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

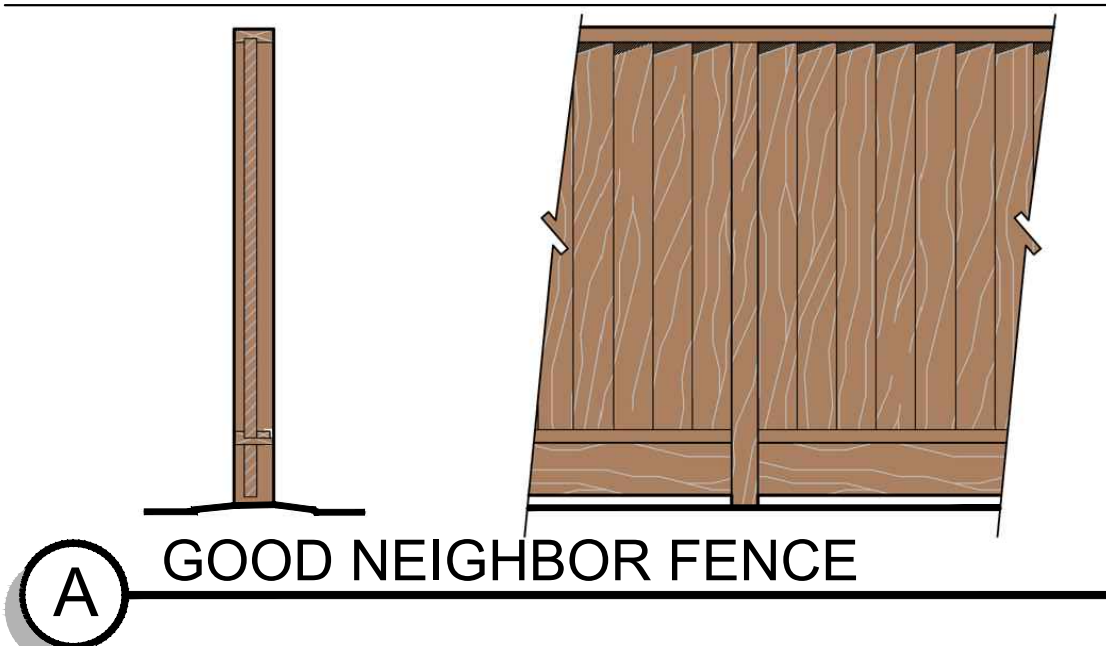
ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

**PROPOSED PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
<b>SHRUBS</b>			
ABELIA SPP.	ABELIA	5 GAL	M
ACHILLEA SPP.	YARROW	1 GAL	L
AGAPANTHUS SPP.	LILY OF THE NILE	1 GAL	M
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	L
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	1 GAL	L
CEANOTHUS SPP.	CALIFORNIA LILAC	1 GAL	L
CISTUS SPP.	ROCKROSE	1 GAL	L
CORDYLINE SPP.	CORDYLINE	1 GAL	M
DODONAEA V. 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	L
ESCALLONIA SPP.	ESCALLONIA	1 GAL	M
GAURA LINDHEIMERI	GAURA	1 GAL	M
GREVILLEA SPP.	GREVILLEA	1 GAL	L
LIGUSTRUM SPP.	WAX LEAF PRIVET	5 GAL	L
LOROPETALUM SPP.	FRINGE FLOWER	1 GAL	M
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	1 GAL	L
NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL	L
NEPETA X FAASSENII	CATMINT	1 GAL	L
PENSTEMON SPP.	BEARDTONGUE	1 GAL	M
PITTIOSPORUM SPP.	MOCK ORANGE	5 GAL	M
PODOCARPUS M. 'MAKI'	PODOCARPUS	5 GAL	M
PRUNUS C. 'COMPACTA'	CAROLINA CHERRY	5 GAL	L
RHAMNUS CALIFORNICA	COFFEE BERRY	1 GAL	L
RHAPHIOLEPIS SPP.	INDIAN HAWTHORN	1 GAL	M
ROSA SPP.	ROSE	1 GAL	M
SALVIA SPP.	SAGE	1 GAL	L
VERBENA SPP.	VERBENA	1 GAL	L
VIBURNUM SPP.	VIBURNUM	5 GAL	M
WESTRINGIA SPP.	COAST ROSEMARY	1 GAL	L
<b>GROUNDCOVERS</b>			
ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL	M
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	L
SCAVEOLA A. 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	1 GAL	L
RHAPHIOLEPIS I. 'PINK DANCER'	INDIAN HAWTHORN	1 GAL	M
<b>GRASSES</b>			
BOUPELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	L
CALAMAGROSTIS SPP.	REED GRASS	1 GAL	M
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	L
CHONDROPELATUM TECTORUM	CAPE RUSH	1 GAL	L
DIETES SPP.	AFRICAN IRIS	1 GAL	L
HELICOTRICHON SEMPVIRENS	BLUE OAT GRASS	1 GAL	L
HESPERALOW PARVIFOLIA	RED YUCCA	1 GAL	L
JUNCUS PATENS	SPREADING RUSH	1 GAL	M
LOMANDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL	L
MUHLENBERGIA SPP.	MUHLI GRASS	1 GAL	L
YUCCA FILAMENTOSA	ADAM'S NEEDLE	1 GAL	M
<b>TURF</b>			
RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF		SOD/HYDROSEED

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

**TYPICAL LOT AND CORNER FRONTYARDS**

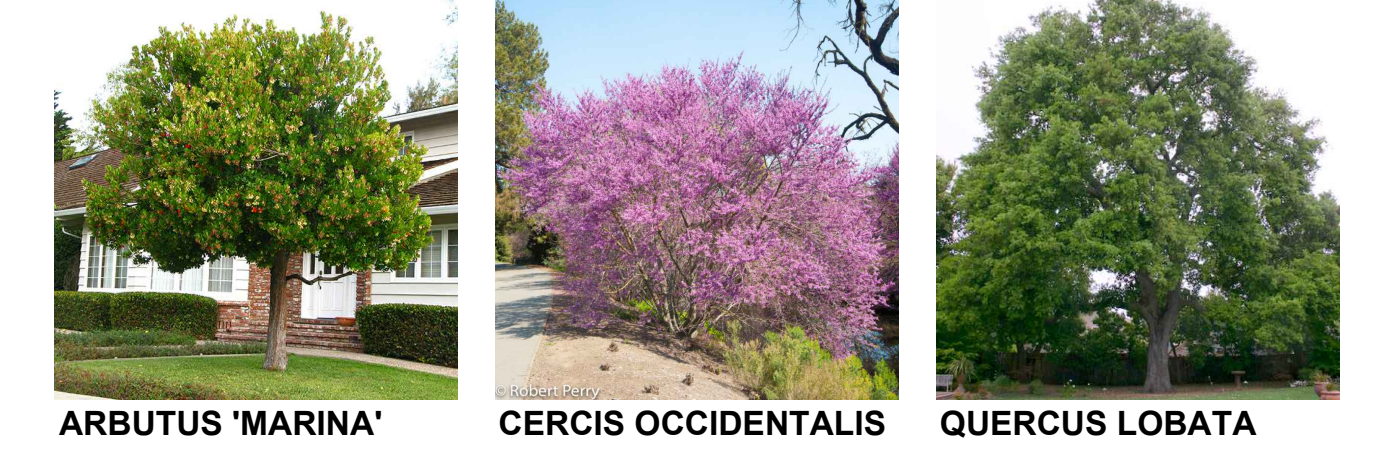


**PROPOSED TREE PALLETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
<b>STREET TREES</b>				
	ACER RUBRUM	RED MAPLE	24" BOX	M
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	L
	PISTACIA C. 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	L
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	M
	ZELKOVA S. 'GREEN VASE'	GREEN VASE ZELKOVA	24" BOX	M
<b>ACCENT TREES</b>				
	DODONAEA V. 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	L
	LAGERSTROEMIA L. 'ZUNI' STD.	CRAPE MYRTLE	15 GAL	L
	RHAPHIOLEPIS I. 'MAGNIFICENT'	INDIAN HAWTHORN	15 GAL	M
<b>CREEK / OPEN SPACE TREES</b>				
	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	24" BOX	L
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	24" BOX	M
	QUERCUS LOBATA	VALLEY OAK	24" BOX	L

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

**STREETS TREES**



**SHRUBS AND GRASSES**



**GROUNDCOVERS**



**MLC Holdings, Inc.**  
 12657 AICOSTA BLVD., STE. 175  
 SAN RAMON, CA 94583  
 (925) 543-4004

**HANSON LANE**  
 Brentwood, California

**TYPICAL LOTS AND PLANT IMAGERY**  
 CONCEPTUAL LANDSCAPE PLAN  
 OCTOBER 17, 2023

vanderToolen Associates  
 700 Ygnacio Valley Rd.  
 Suite 100  
 Walnut Creek, CA 94596  
 tel: 707.224.2299  
 www.vandertoolen.com

SCALE: 1" = 10'-0"

**L-1.2**  
 Project No. 06520