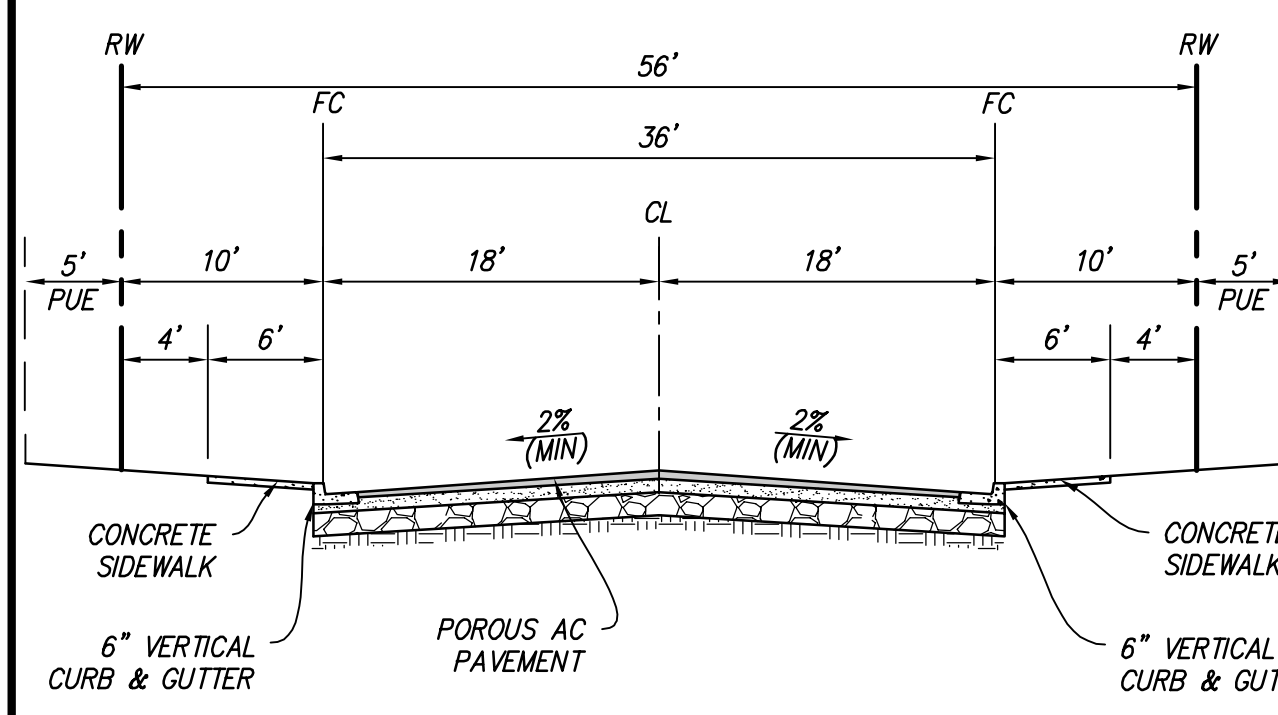
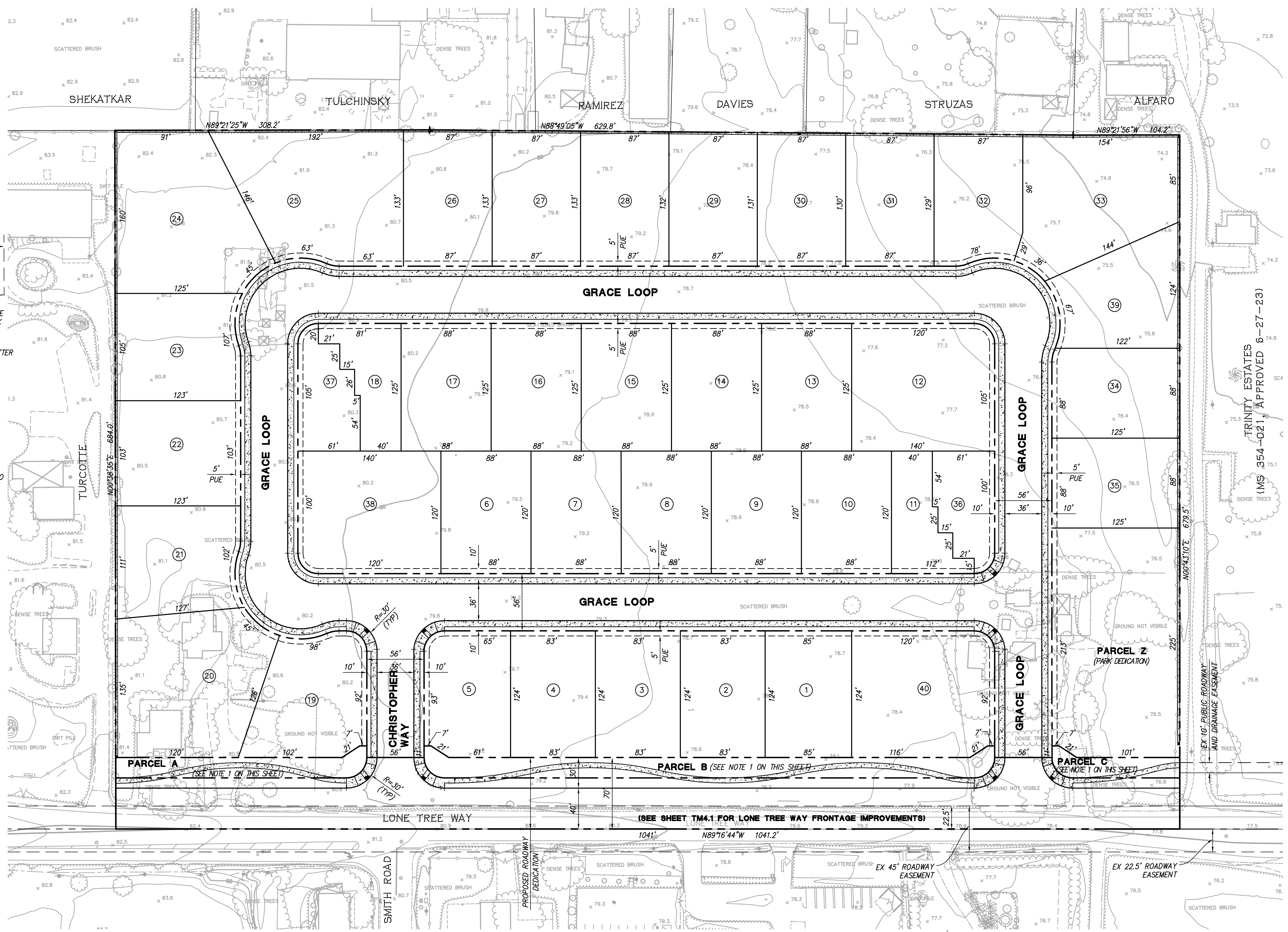


LOT #	AREA (SF)
1	10,513
2	10,292
3	10,292
4	10,292
5	10,251
6	10,584
7	10,584
8	10,584
9	10,584
10	10,584
11	6,055
12	17,414
13	11,025
14	11,025
15	11,025
16	11,025
17	11,025
18	6,460
19	12,433
20	19,846
21	12,729
22	12,638
23	12,703
24	20,179
25	20,691
26	11,558
27	11,467
28	11,407
29	11,346
30	11,285
31	11,225
32	10,730
33	18,058
34	10,986
35	11,001
36	5,979
37	6,079
38	16,714
39	11,770
40	17,098
PCL A	5,005
PCL B	11,351
PCL C	2,591
PCL Z	27,906

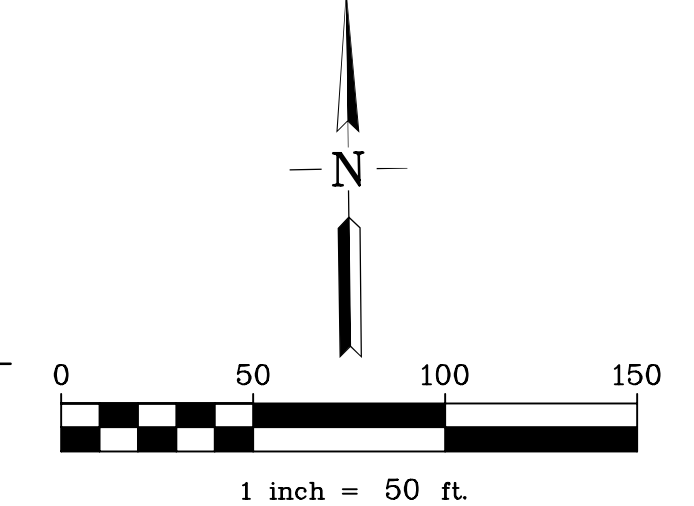


NOTE: RESIDENTIAL DRIVEWAYS PER CITY STANDARD ST-7A  
**GRACE LOOP & CHRISTOPHER WAY**  
 NOT TO SCALE

- NOTE:
1. PARCELS A, B, & C ARE OPEN SPACE PARCELS TO BE OWNED AND MAINTAINED BY THE CITY AS A PART OF THE DEDICATED LONE TREE WAY PUBLIC STREET RIGHT OF WAY.
  2. ALL ON SITE STREETS (GRACE LOOP & CHRISTOPHER WAY) ARE TO BE PUBLIC STREETS TO BE OWNED & MAINTAINED BY THE CITY.

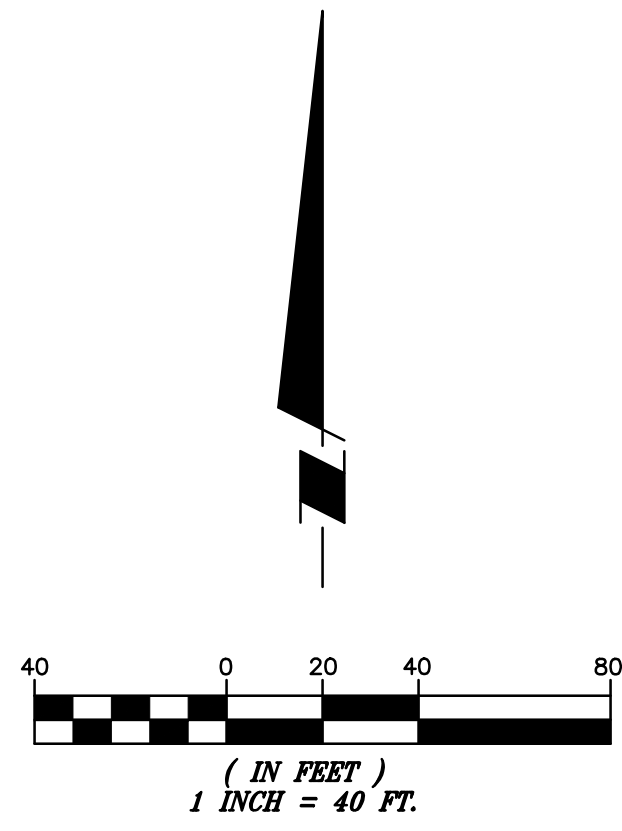
# ALTERNATE PRELIMINARY LOTTING PLAN SUB 9597 - 7590 & 7650 LONE TREE WAY

CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA  
 FOR: SEECON FINANCIAL & CONSTRUCTION CO.



**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300

C:\WORK\2021\101071\101071 CAD FILES\101-EXHIBITS\ALTERNATE PRELIMINARY LOTTING PLAN.DWG 1/24/2024 4:25:07 PM ALAN WILLEN



**APPLICANT'S ALTERNATE TO PC-PREFERRED MPP**

**CITY OF BRENTWOOD**

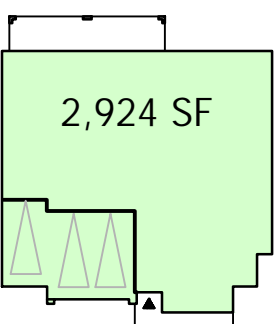
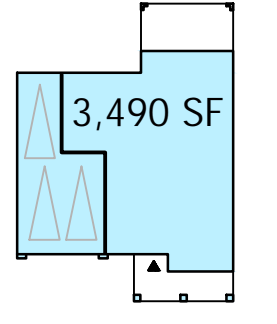
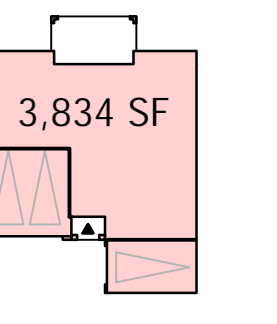
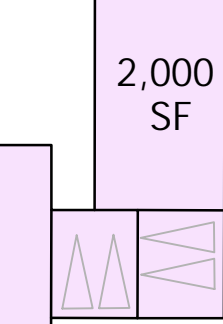
R1-12 ZONING  
GENERAL STANDARDS:

FRONT	20 FEET
REAR	20 FEET
SIDE YARD	12 FEET
MIN AGGREGATE	30 FEET
CORNER SIDE	10 FEET
LOT DEPTH	150' MAX
LOT WIDTH	90 FEET
LOT SIZE	12,000 SF MIN

STANDARDS ARE WAIVED PER SDBL



**DISTRIBUTION TABLE**

PLAN#	1 SINGLE STORY CATCHINGS	2 TWO STORY CATCHINGS	3 TWO STORY CATCHINGS	4 DUETS
	 2,924 SF	 3,490 SF	 3,834 SF	 2,000 SF
COUNT	15	10	11	4
PERCENT	37.5%	25%	27.5%	10%

**AFFORDABLE HOUSING (PRELIMINARY)**

J = JADU (RENT), 5 LOW-INCOME

D = DUET (RENT/SALE)

1 MODERATE, 1 LOW

2 VERY-LOW

GRAND TOTAL HOMES: 40  
TOTAL PERCENT: 100.0%

**7590 & 7650 LONE TREE WAY**  
**MASTER PLOTTING PLAN (ALTERNATE)**  
**BRENTWOOD, CA**