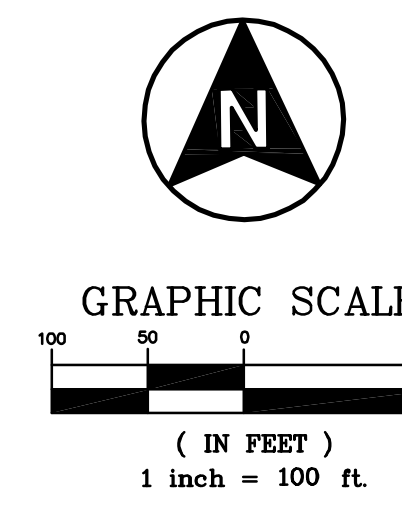


VESTING TENTATIVE MAP

"BRIDLE GATE" SUBDIVISION 9586

CITY OF BRENTWOOD
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



OWNER/DEVELOPER

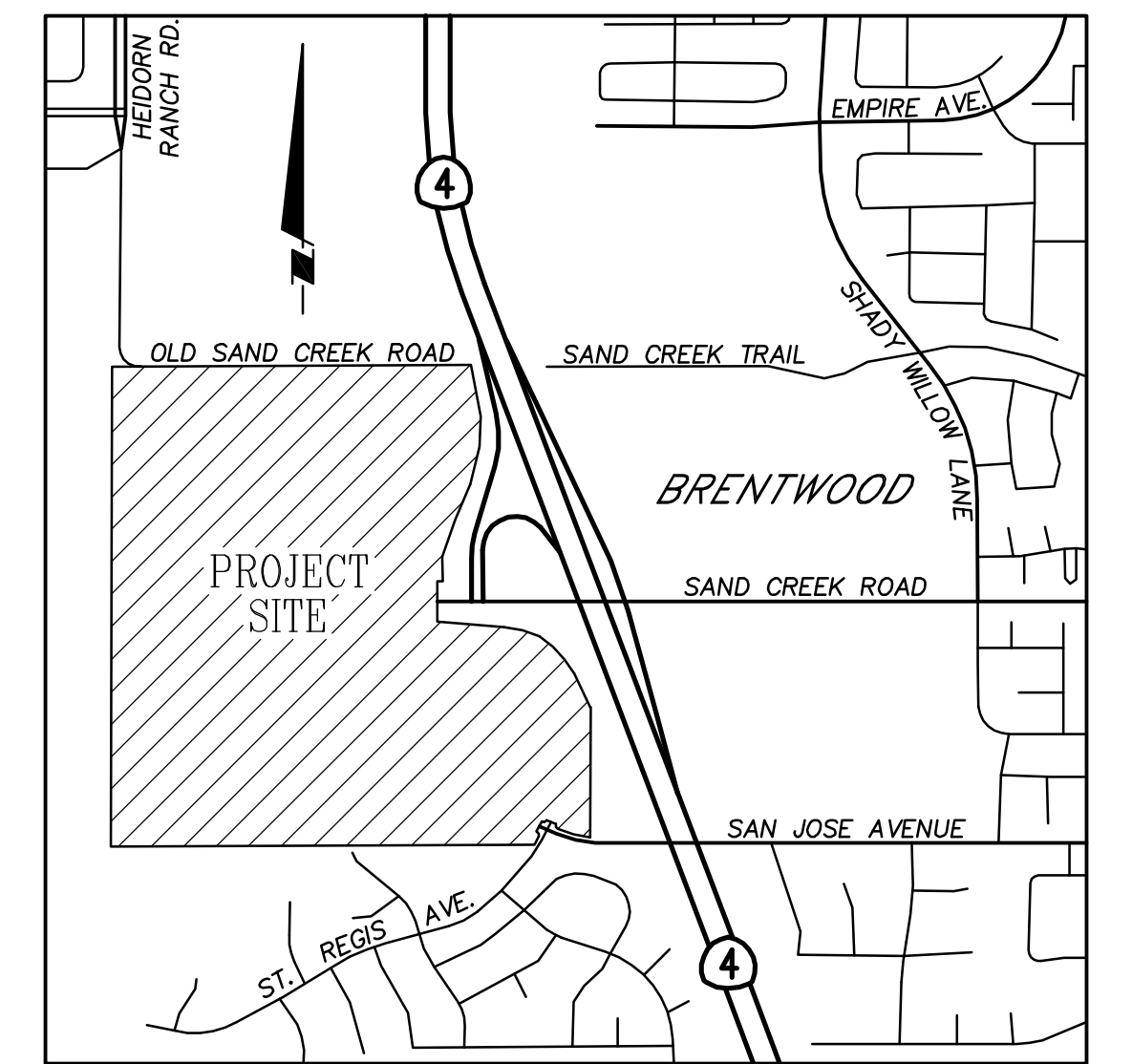
WCHB DEVELOPMENT, LLC
4021 PORT CHICAGO HIGHWAY
CONCORD, CA 94520
(925) 671-7711

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499
ION VIZCAYA, PE (R.C.E. #78203)

SOILS ENGINEER

ENGEQ INC
2401 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583
(925) 838-1600



VICINITY MAP
NOT TO SCALE

GENERAL

ASSESSORS PARCEL NO(S): 019-082-009 & 010
PROJECT ADDRESS: WEST TERMINUS OF SAN JOSE AVENUE & SAND CREEK ROAD IN BRENTWOOD, CA 135.31 ACRES
TOTAL GROSS: 135.31 ACRES
EXISTING ZONING: PD-36: PLANNED DEVELOPMENT
GENERAL PLAN: R-LD: RESIDENTIAL-LOW DENSITY
P: PARK
P-OS: PERMANENT OPEN SPACE
EXISTING USE: VACANT LAND-CATTLE GRAZING
PROPOSED USE: 272 SINGLE FAMILY RESIDENTIAL LOTS (5,000 SF MIN.)
PARCEL A: 6.00 AC (PARK) (1.94 AC < 3% SLOPE)
PARCEL B: 1.97 AC (STORM, C.3, SEWER)
PARCEL C: 0.20 AC (LANDSCAPING)
PARCEL D: 0.48 AC (LANDSCAPING)
PARCEL E: 2.48 AC (STORM, C.3)
PARCEL F: 0.14 AC (LANDSCAPING)
PARCEL G: 2.49 AC (PARK) (2.41 AC < 3% SLOPE)
PARCEL H: 0.04 AC (PEDESTRIAN ACCESS)
PARCEL I: 25.00 AC (OPEN SPACE)
PROPOSED DENSITY: 4.0 DU/AC (SOUTH OF SAND CREEK ROAD)
FEMA FLOOD DESIGNATION: ZONES "X", "AE" & "X" (FIRM MAPS 06013C0335F & 06013C0335F, DATED 06-16-2009)
EXISTING TOPOGRAPHY DATE: 05-23-2017

FACILITIES

WATER: CITY OF BRENTWOOD
SEWER: CITY OF BRENTWOOD
STORM DRAIN: CITY OF BRENTWOOD
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST
FIRE PROTECTION: CONTRA COSTA COUNTY

NOTE

PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE MAPS ON THE LANDS SHOWN ON THIS MAP.
THIS VESTING TENTATIVE MAP HAS BEEN PREPARED TO PROVIDE INFORMATION REQUIRED UNDER THE SUBDIVISION MAP ACT, DEEDS, EASEMENTS, AND OTHER TITLE INFORMATION ARE PER PRELIMINARY TITLE REPORT DATED 6/14/2024 FROM OLD REPUBLIC TITLE COMPANY. APEX DOES NOT WARRANT THE VALIDITY OF THE PTR. SURVEY DATA SHOWN ON THE VTM ARE PER RECORD. FINAL MAPS WILL REQUIRE FIELD SURVEY PER THE SUBDIVISION MAP ACT.
TOTAL GROSS ACRES OF 135.31 IS EXCLUSIVE OF ANY ADJUSTMENTS TO BE MADE FOR SAND CREEK ROAD GRANT DEED AND RIGHT-OF-WAY OUTCLAIMS AS LISTED IN THE PTR.

BENCHMARK

CONTRA COSTA COUNTY BM. NO. 982, A P.K. NAIL SET IN SOUTHWEST LEG OF P.O. & TOWER 200 FEET EAST OF BRIDGE CROSSING SAND CREEK ON OLD SAND CREEK ROAD 40 FEET NORTH OF CENTERLINE OF ROAD. ELEV.=135.43

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON; THE BEARING BEING N89°28'41"W BETWEEN STATION 2129 AND STATION 2120 PER RECORD OF SURVEY NO. 2496 (118 LSW 40). THE BEARING SHOWN ARE ON CALIFORNIA COORDINATE SYSTEM ZONE III (NAD 83). MULTIPLY DISTANCES AS SHOWN BY 0.99993501 TO OBTAIN GRID DISTANCES.

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY GRADING & UTILITY PLAN

LEGEND

EXISTING	PROPOSED	ITEM
[Symbol]	[Symbol]	PAVEMENT
[Symbol]	[Symbol]	SIDEWALK
[Symbol]	[Symbol]	CURB & GUTTER
[Symbol]	[Symbol]	SANITARY SEWER MAIN
[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	STORM DRAIN LINE
[Symbol]	[Symbol]	STORM DRAIN MH
[Symbol]	[Symbol]	INLET OR CATCH BASIN
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WATER LINE & VALVE
[Symbol]	[Symbol]	WATER METER & BACKFLOW DEVICE
[Symbol]	[Symbol]	AIR RELEASE VALVE
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	STREET LIGHT
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	STREET MONUMENTS
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	RIGHT-OF-WAY
[Symbol]	[Symbol]	LOT BOUNDARY
[Symbol]	[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	[Symbol]	DIRECTION OF DRAINAGE FLOW
[Symbol]	[Symbol]	RETAINING WALL
[Symbol]	[Symbol]	ABANDONED OIL WELL



THE CITY OF BRENTWOOD
PUBLIC WORKS DEPARTMENT
700 Third Street, Brentwood, CA 94511
PH: (925) 316-6500 • FAX: (925) 316-6421
www.cityofbrentwood.ca.us

APEX
CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

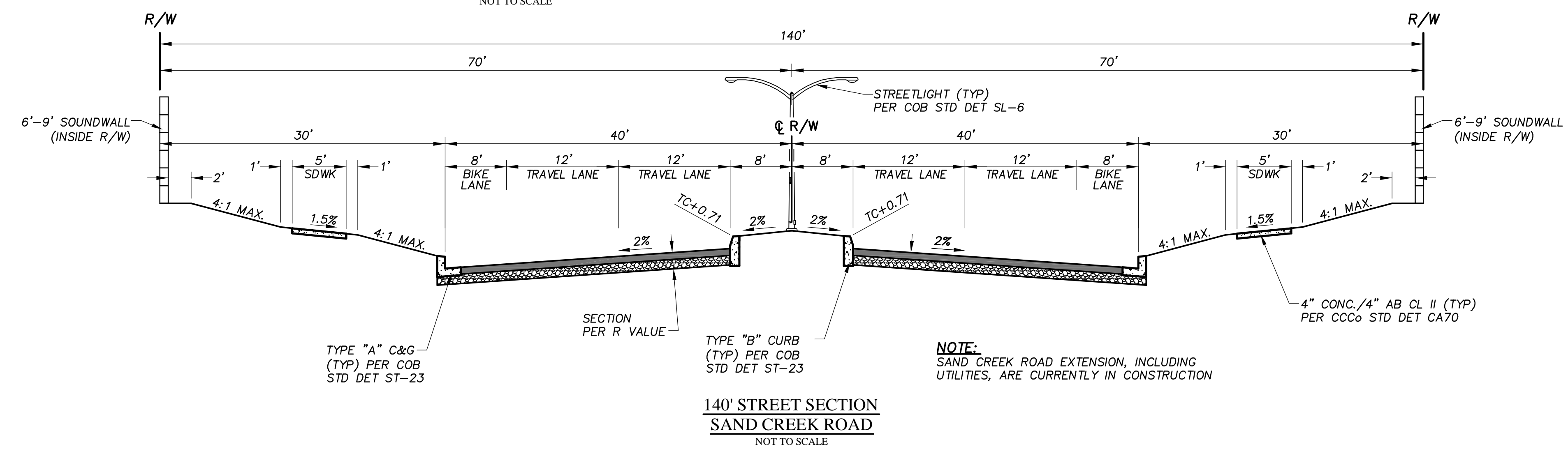
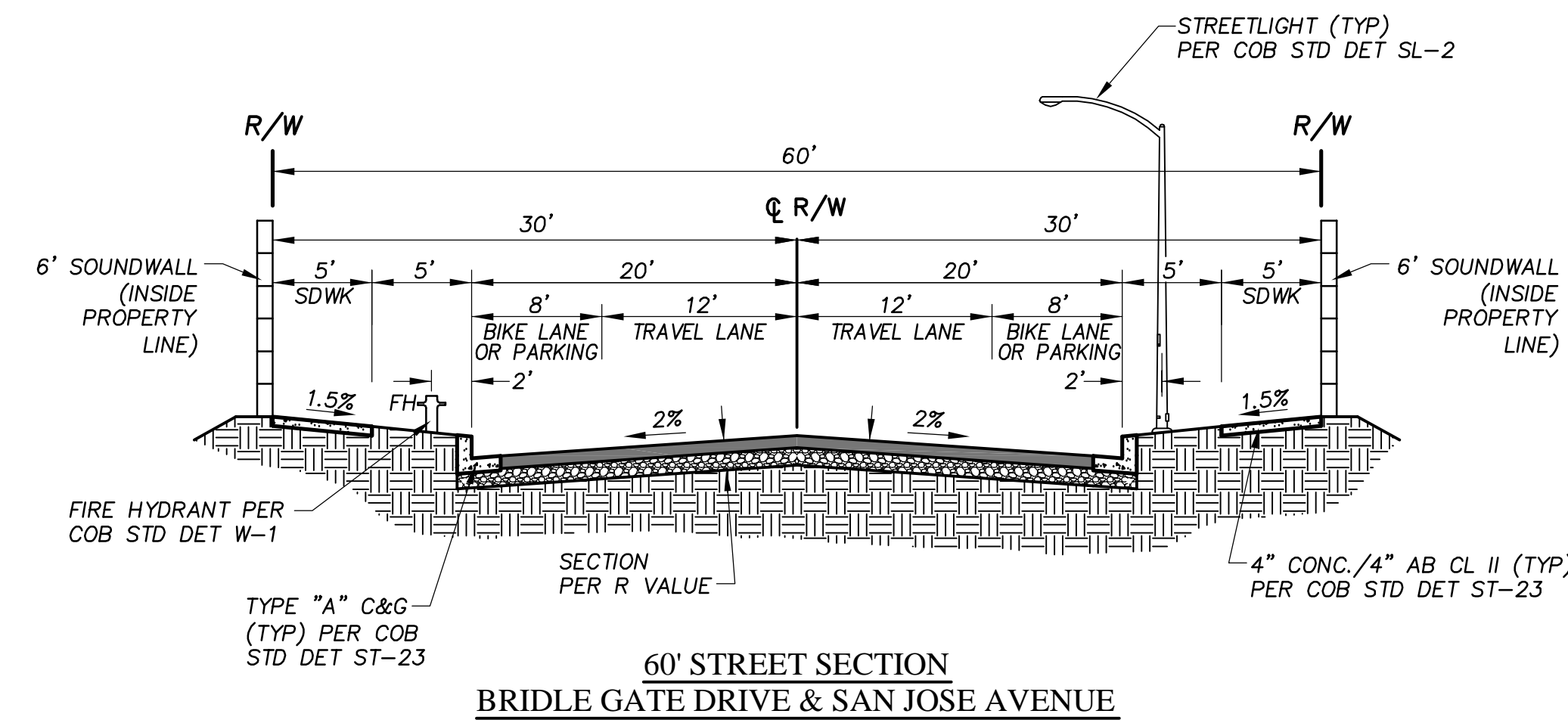
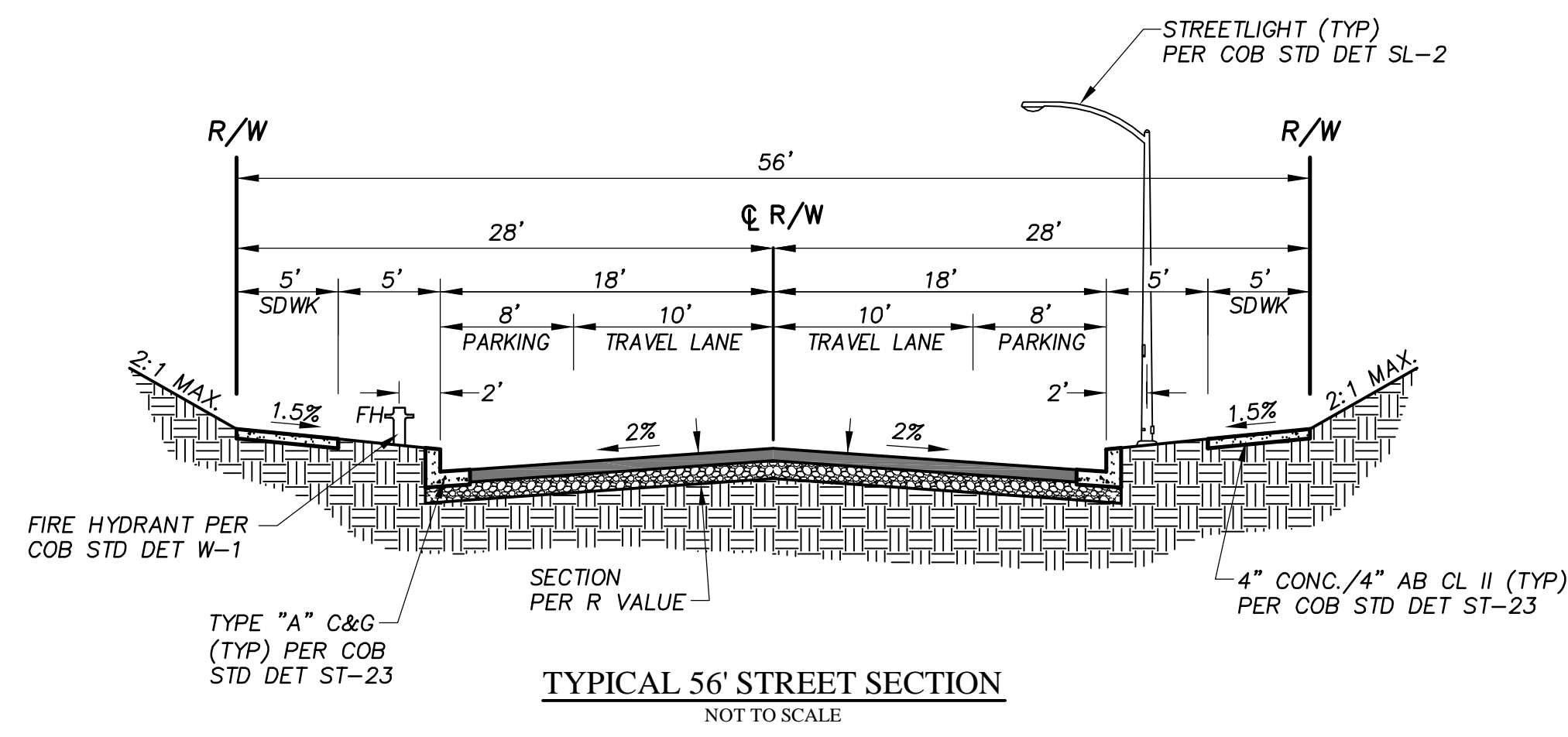
NO.	REVISIONS	NO	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 20066

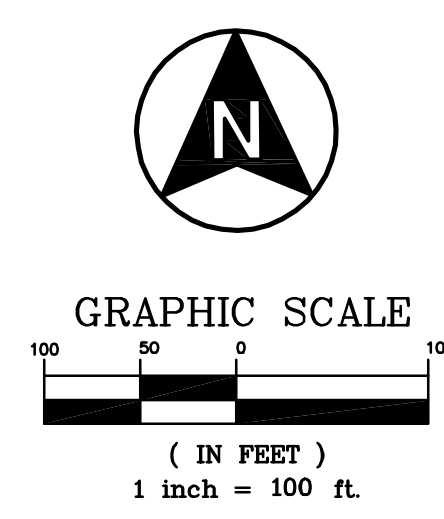
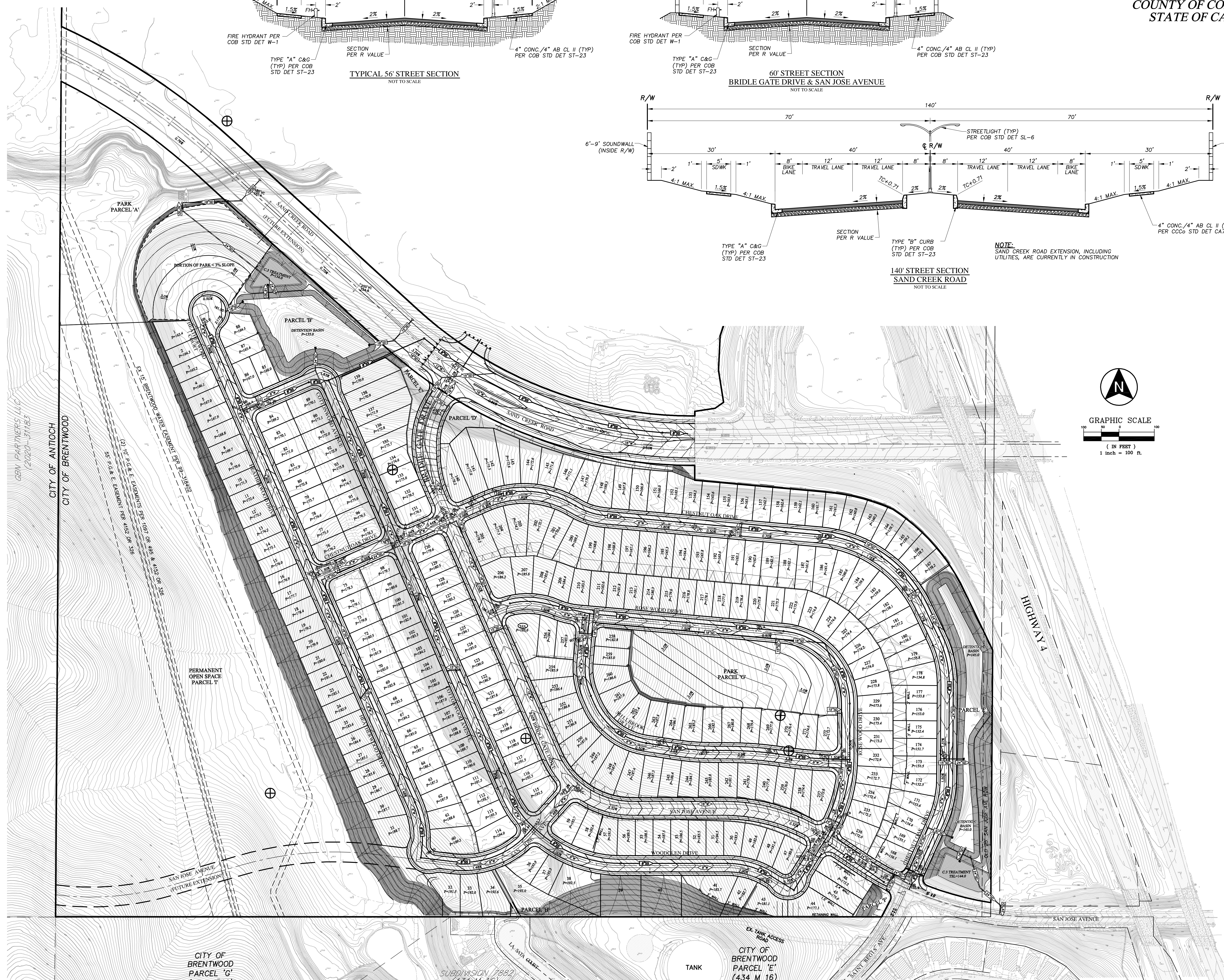
VESTING TENTATIVE MAP
"BRIDLE GATE" SUB # 9586 BRENTWOOD, CA
SHEET 1 OF 2
DATE 07-02-2024

BRIDLE GATE - VESTING TENTATIVE MAP - 07-02-2024

PRELIMINARY GRADING & UTILITY PLAN "BRIDLE GATE" SUBDIVISION 9586 CITY OF BRENTWOOD COUNTY OF CONTRA COSTA STATE OF CALIFORNIA



NOTE:
SAND CREEK ROAD EXTENSION, INCLUDING UTILITIES, ARE CURRENTLY IN CONSTRUCTION



- ABBREVIATIONS**
- AB - AGGREGATE BASE
 - AC - ACRE
 - AD - AREA DRAIN
 - BW - BOTTOM OF WALL
 - CB - CATCH BASIN
 - CCWD - CITY OF BRENTWOOD
 - COB - CITY OF BRENTWOOD
 - CONC - CONCRETE
 - DET - DETAIL
 - DU - DWELLING UNITS
 - EX - EXISTING
 - FC - FACE OF CURB
 - FF - FINISH FLOOR
 - FG - FINISH GRADE
 - FL - FLOW LINE ELEVATION
 - G - GRATE ELEVATION
 - GL - GARAGE LIP ELEVATION
 - HP - HIGH POINT
 - LF - LINEAR FEET
 - P - PAD
 - PL - PROPERTY LINE
 - PVC - POLYVINYL CHLORIDE
 - R/W - RIGHT OF WAY
 - SD - STORM DRAIN
 - SDWK - SIDEWALK
 - SF - SQUARE FEET
 - SO - SIDE OPENING
 - SS - SANITARY SEWER
 - SSCO - SANITARY SEWER CLEANOUT
 - SSE - SANITARY SEWER EASEMENT
 - STD - STANDARD
 - TC - TOP OF CURB
 - TW - TOP OF WALL
 - TYP - TYPICAL
 - WTRNCH - WATER SERVICES TRENCH



NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

NO.	REVISIONS	NO	BY	DATE

DESIGN:	JV
DRAWN:	STAFF
CHECKED:	JV
PROJECT #:	20066

