

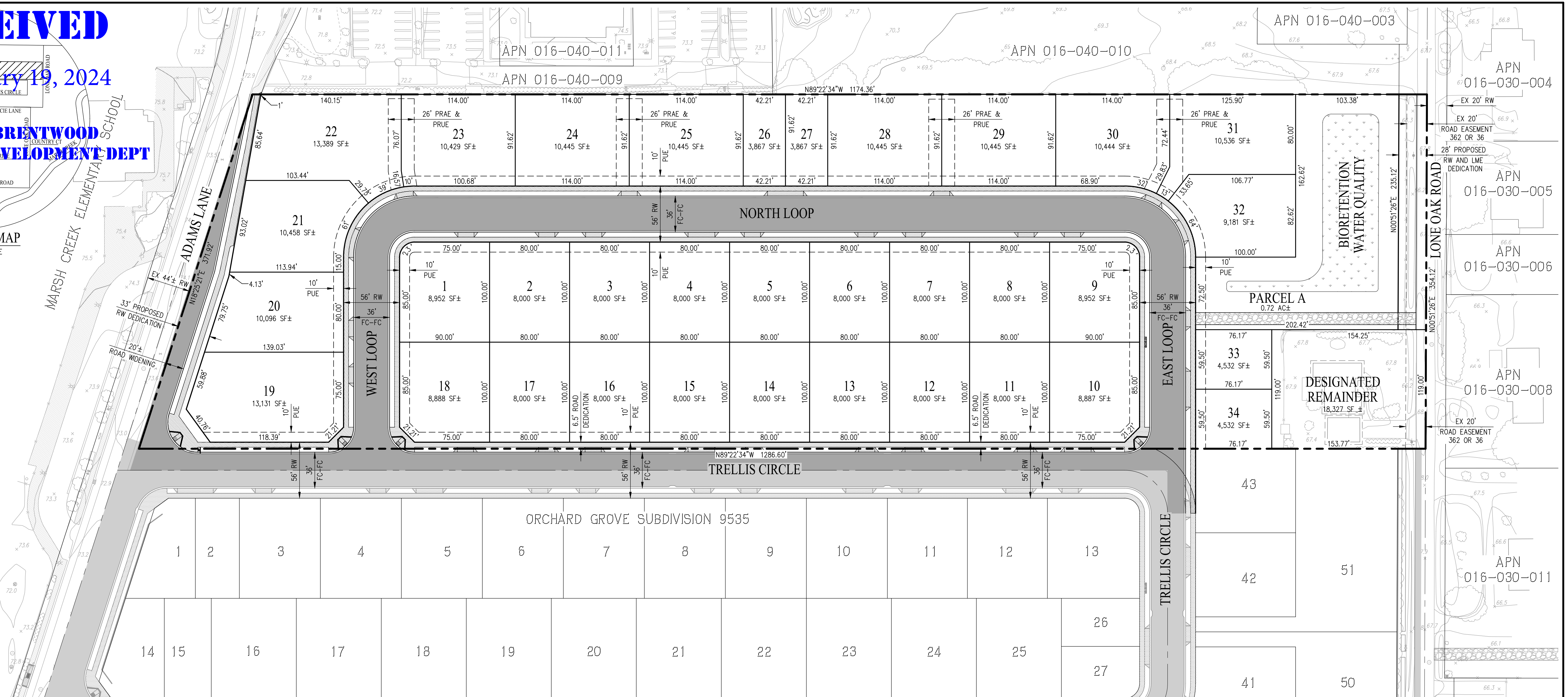
RECEIVED

February 19, 2024

**CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT**

VICINITY MAP
NOT TO SCALE

DRAFT



GENERAL NOTES:

- OWNER: GLORIA McCOY
1901 LONE OAK ROAD
BRENTWOOD, CA 94513
- APPLICANT: SHEA HOMES, NORTHERN CALIFORNIA
2630 SHEA CENTER DRIVE
LIVERMORE, CA 94551
(925) 460-8910
DAVE BEST
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JASON D. VOGAN, RCE 59299
- SOILS ENGINEER: ENGEQ, INC.
17278 GOLDEN VALLEY PARKWAY
LATHROP, CA 95330
(925) 835-0610
STEVE HARRIS, RCE 2804
- TOPOGRAPHIC SOURCE: GEOMAPS INC.
3362 MATHER FIELD ROAD
RANCHO CORDOVA, CA 95670
(916) 361-9133
- CONTOUR INTERVAL: 1 - FOOT BASED ON NAVD88 (EXISTING & PROPOSED)
- BENCHMARK: CITY OF BRENTWOOD BENCHMARK NO. 2052R
EAST BAY MUNICIPAL UTILITY DISTRICT DISK 2954+83.58 RESET
BENCHMARK 2011 IN CONCRETE VAULT, GRANT STREET AT LONE
OAK ROAD AT EDEN PLAINS ROAD, SOUTHWEST ROADWAY
INTERSECTION.
ELEVATION = 69.98 FEET (NAVD 88) ADJUSTED MAY 2013
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING BEING
N89°22'45"W BETWEEN STATION NO. 2130 AND STATION NO. 2112
PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS
SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM ZONE III.
MULTIPLE DISTANCES AS SHOWN BY 0.99993544 TO OBTAIN GRID
DISTANCES.

GENERAL NOTES (CONTINUED):

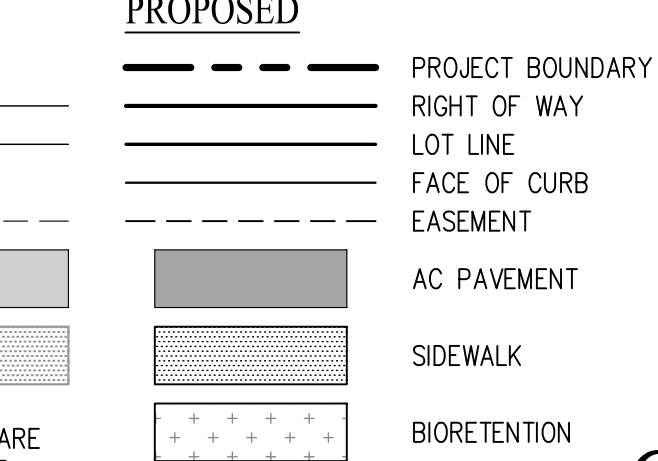
- EXISTING TOPOGRAPHY: AERIAL TOPOGRAPHY IS BASED ON PHOTOGRAPHY TAKEN ON
MARCH 11, 2020 AND PREPARED BY GEOMAPS. THE FLIGHT WAS
SURVEY GROUND CONTROLLED BY CARLSON, BARBEE & GIBSON, INC.
- FLOOD ZONE: ZONE X
REFER TO FLOOD INSURANCE RATE MAP
PANEL 06013C 0354 G (MARCH 21, 2017)
- ADDRESS: 1901 LONE OAK ROAD, BRENTWOOD, CA 94513
- ASSESSORS PARCEL NO: 016-040-004
- PROPOSED SITE AREA: 10.00± AC
- GENERAL PLAN: RESIDENTIAL-VERY LOW DENSITY (R-VLD)
- ZONING: EXISTING & PROPOSED: R-1-E
- PROPOSED LOT SIZES: 80' X 100' - 8,000 SF MIN (MARKET RATE SFR)
42' X 78' - 3,276 SF MIN (AFFORDABLE DUET)
- AVERAGE LOT SIZE: 86.5' X 100' (8,650 SF)
- MAXIMUM LOT SIZE: 90' X 139'
- PROPOSED DENSITY: 34 DU / 10.00± AC = 3.4 DU/AC
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS WITHIN THE PROJECT BOUNDARY TO BE
REMOVED UNLESS OTHERWISE NOTED.
- EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY TO BE
REMOVED UNLESS OTHERWISE NOTED.
- EXISTING TREES: EXISTING TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED
UNLESS OTHERWISE NOTED.
- WALLS AND FENCING: ALL WALLS AND FENCING WILL BE PRIVATELY OWNED AND PRIVATELY
MAINTAINED EXCEPT THE LANDSCAPE PRIVACY WALLS ALONG ADAMS
LANE, LONE OAK ROAD OR ADJACENT TO PARCEL A, WHICH WILL BE
IN THE CITY RIGHT OF WAY OR PARCELS OWNED BY THE CITY.
- PUBLIC UTILITIES: ALL UTILITIES WITHIN THE PUBLIC RIGHT OF WAY OR WITHIN A
PUBLIC UTILITY EASEMENT WILL BE PUBLIC AND WILL BE PUBLICLY
OWNED AND MAINTAINED.

GENERAL NOTES (CONTINUED):

- UTILITY PROVIDER: WATER/SEWER/STORM DRAIN: CITY OF BRENTWOOD
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TV: COMCAST
- STREETS: ALL STREETS WILL BE PER CITY STANDARD AND DEDICATED TO THE
CITY OF BRENTWOOD AS A PUBLICLY OWNED AND MAINTAINED STREETS.
- STREET LIGHTS: ALL STREET LIGHTS WILL BE DECORATIVE PER DETAIL SL-4.
- GRADING: PROPOSED GRADING IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.
- BOUNDARY: THE BOUNDARY IS BASED ON A FIELD RESOLVED SURVEY BOUNDARY AND EASEMENTS SHOWN HEREON ARE
BASED UPON RECORD TITLE INFORMATION AS LISTED AND DESCRIBED IN THE PRELIMINARY TITLE REPORT
PREPARED BY CHICAGO TITLE COMPANY, DATED APRIL 4, 2023, ORDER NUMBER 36303481-363-LB-KD.
NO ADDITIONAL TITLE RESEARCH HAS BEEN PERFORMED TO COMPLETE THIS PACKAGE.
- PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES.
- FINAL MAP: MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL MAP.

LAND AREA SUMMARY		
PARCEL / LOT	LAND USE	AREA
LOTS 1-34	RESIDENTIAL	6.76 AC ±
ADAMS LANE	RIGHT OF WAY DEDICATION	0.23 AC ±
LONE OAK ROAD	RIGHT OF WAY DEDICATION	0.15 AC ±
IN-TRACT STREETS	PUBLIC RIGHT OF WAY	1.72 AC ±
DESIGNATED REMAINDER	EXISTING RESIDENTIAL	0.42 AC ±
PARCEL A	LANDSCAPE OPEN SPACE / WATER QUALITY BIORETENTION	0.72 AC±
TOTAL:		10.00 AC±

LEGEND



Sheet List Table	
Sheet Number	Sheet Title
1	GENERAL NOTES, DIMENSIONED SITE PLAN & SHEET INDEX
2	PRELIMINARY GRADING PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY STORMWATER CONTROL PLAN

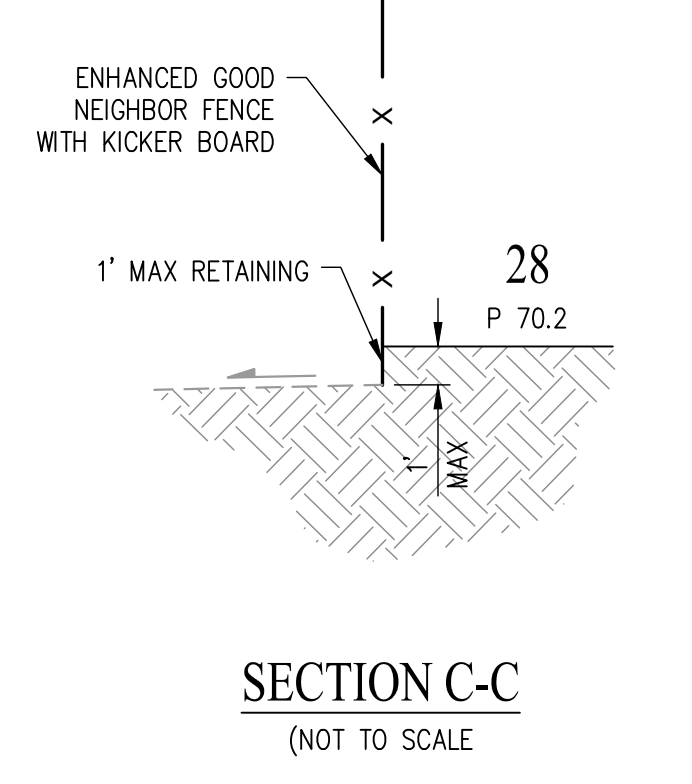
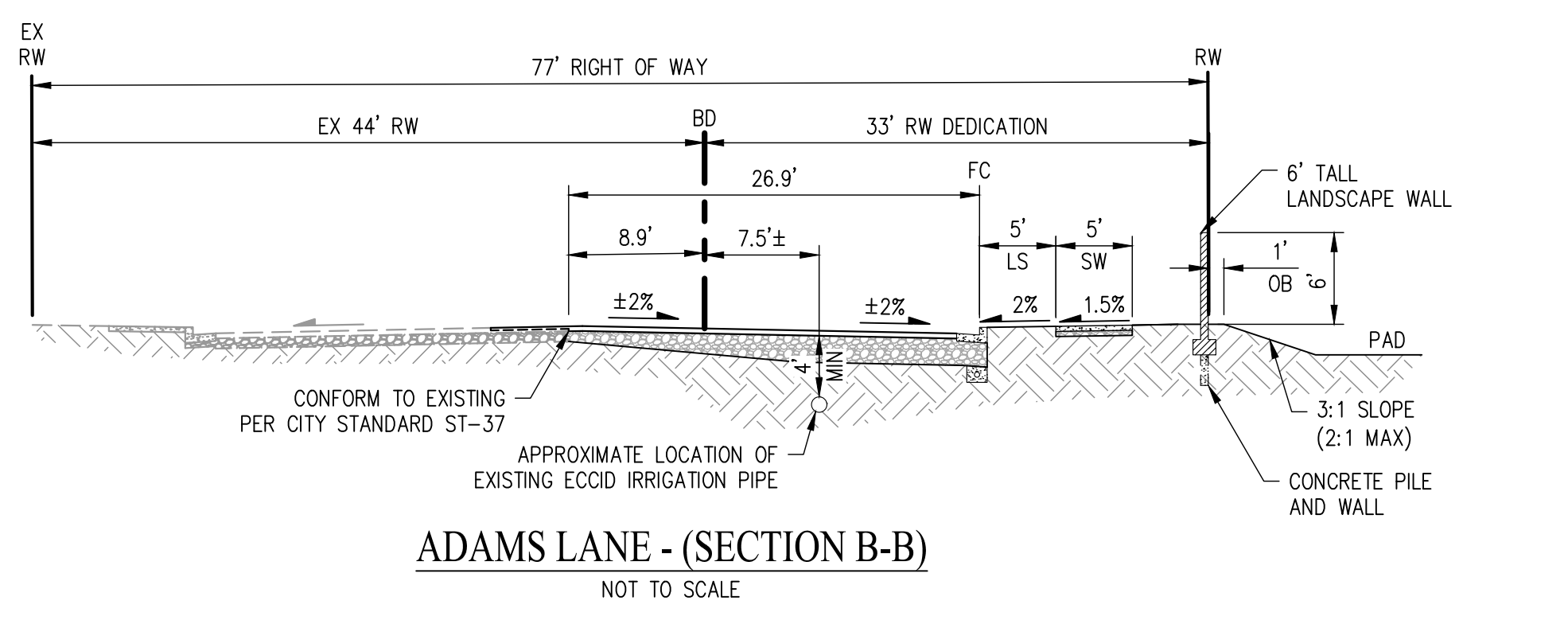
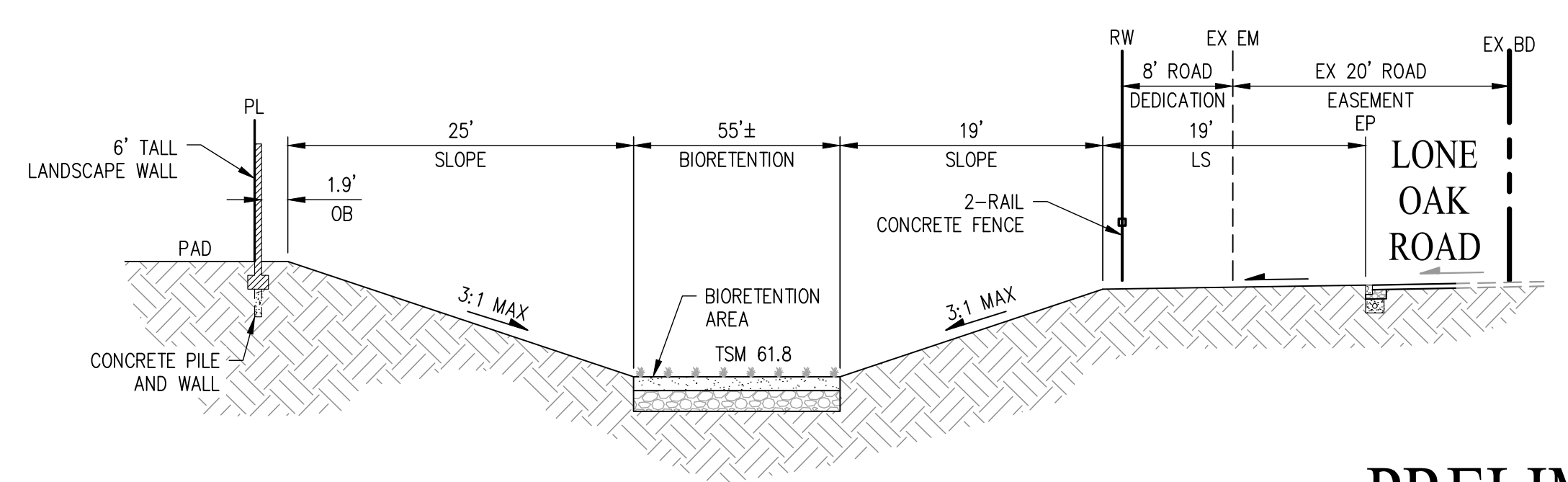
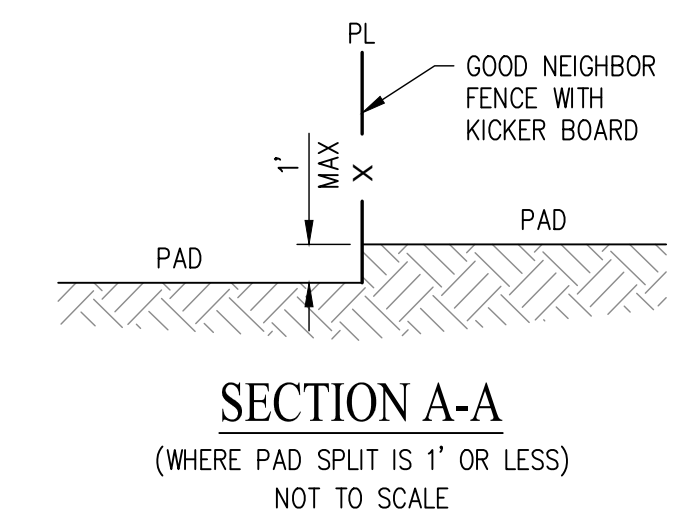
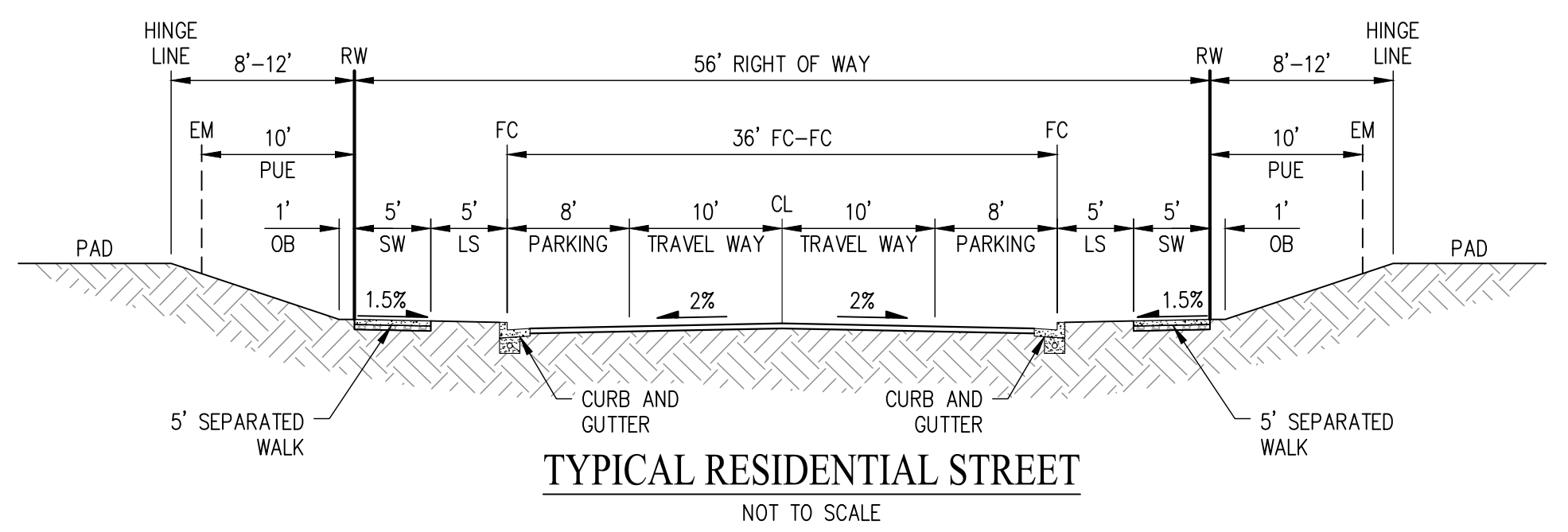
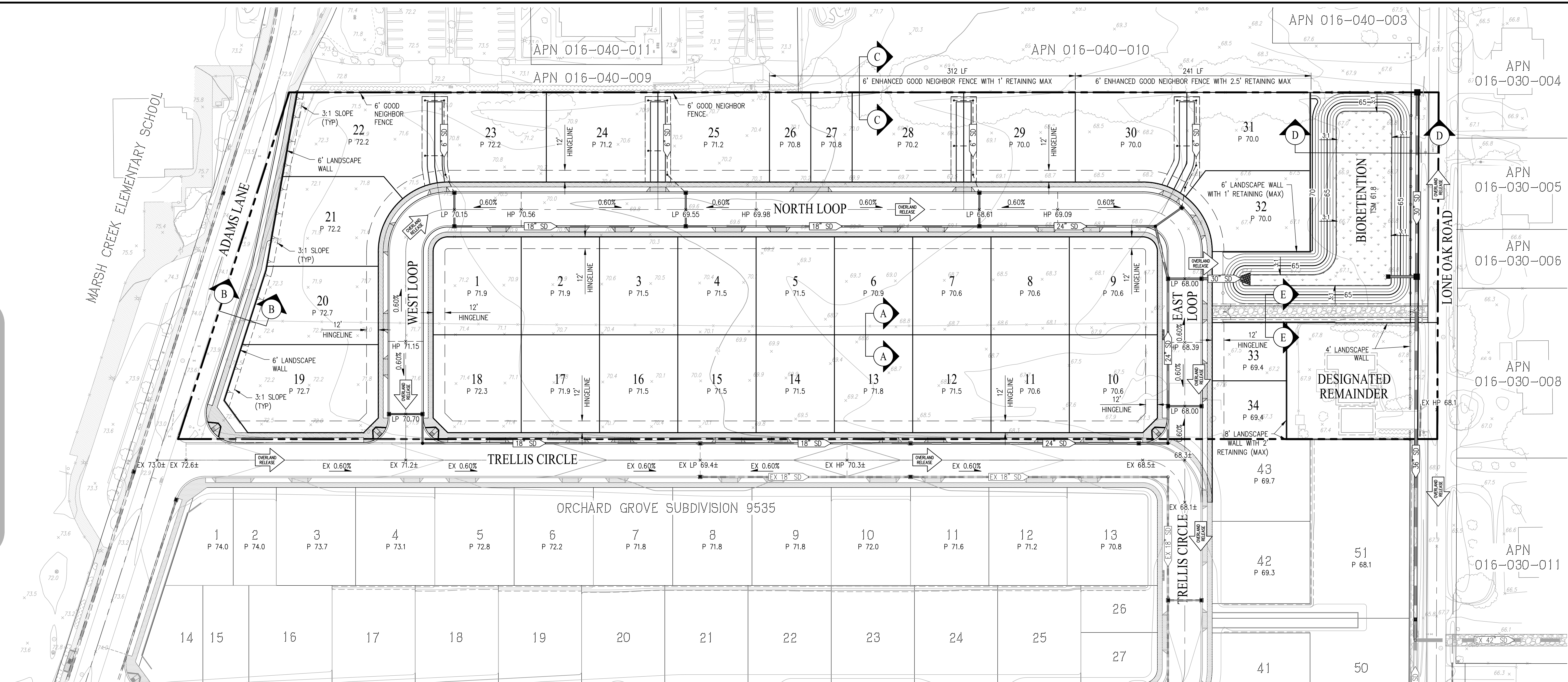
**GENERAL NOTES,
DIMENSIONED SITE PLAN & SHEET INDEX
VESTING TENTATIVE MAP
ORCHARD GROVE NORTH - SUBDIVISION 9649**

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: NOVEMBER 2, 2023 JOB NO.: 3170-010

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

SHEET NO.
1
OF 4 SHEETS

DRAFT



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	RIGHT OF WAY
---	---	LOT LINE
---	---	FACE OF CURB
---	---	EASEMENT
---	---	AC PAVEMENT
---	---	SIDEWALK
---	---	BIOTENTION

ABBREVIATIONS

BD	BOUNDARY
CL	CENTERLINE
EM	EASEMENT
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
LS	LANDSCAPE
LME	LANDSCAPE MAINTENANCE EASEMENT
OB	OVER BUILD
P	PAD
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT OF WAY
SW	SIDEWALK

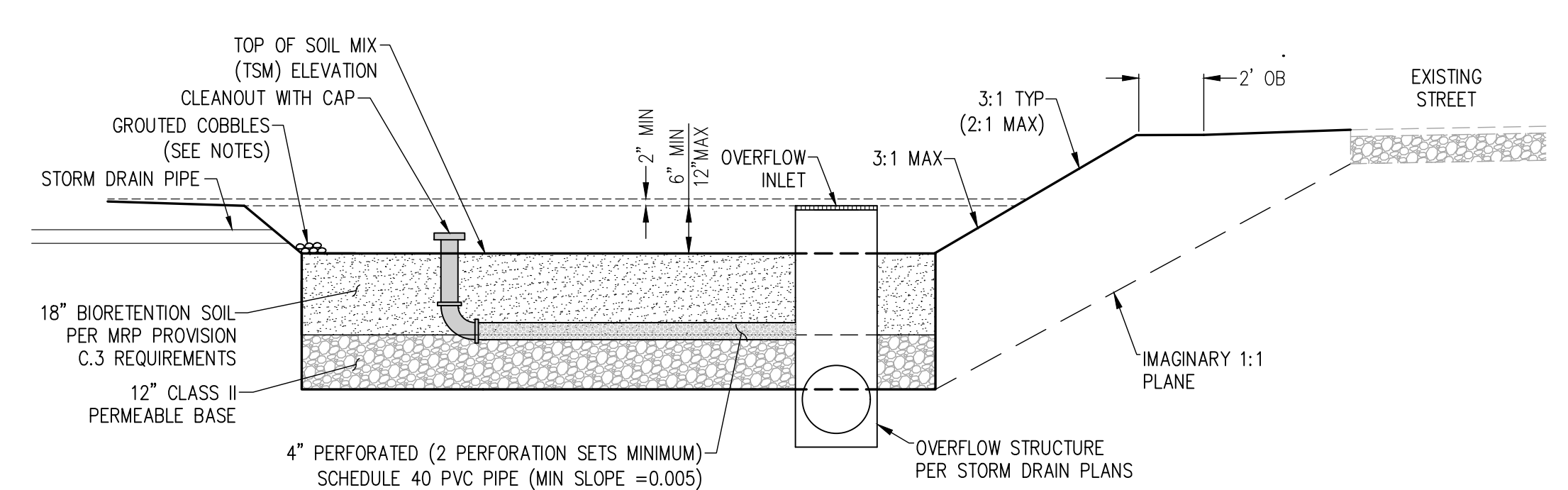
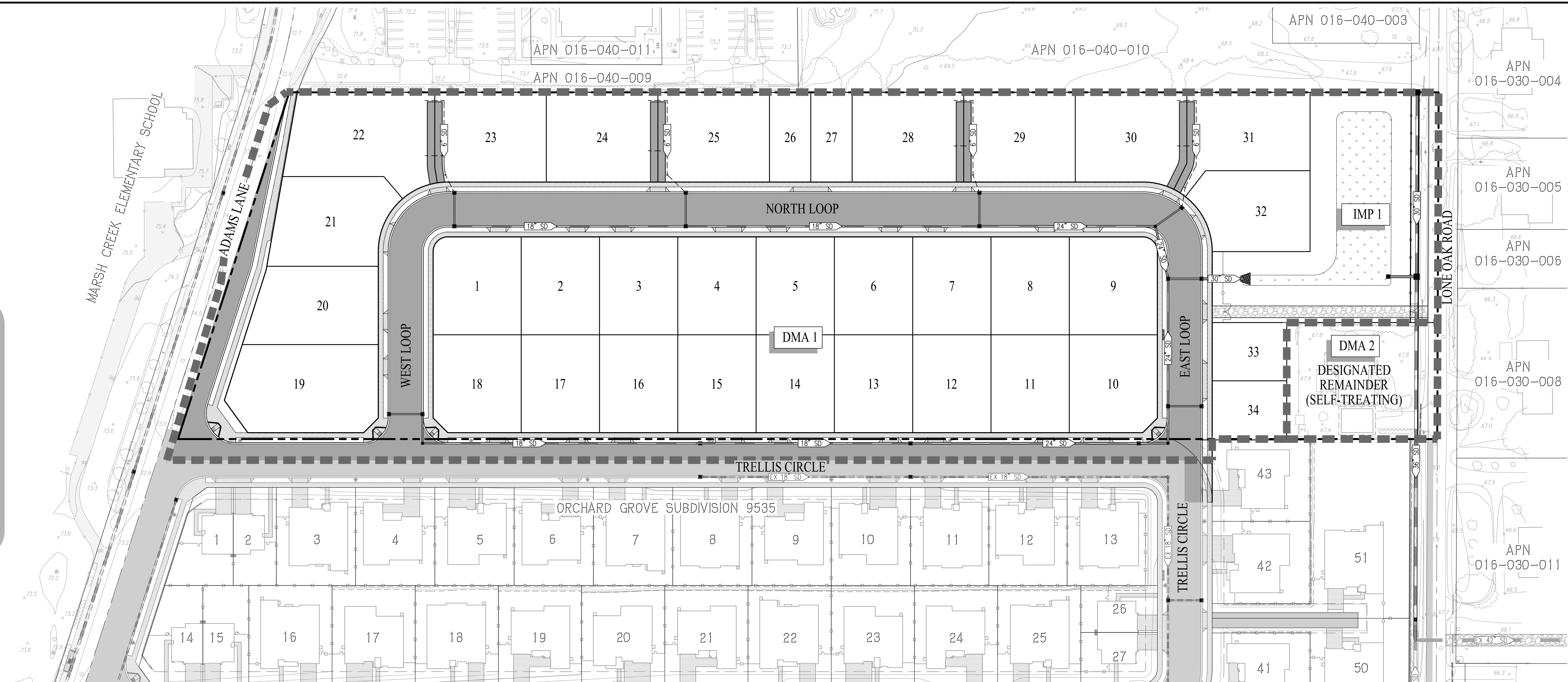
PRELIMINARY GRADING PLAN
VESTING TENTATIVE MAP
ORCHARD GROVE NORTH - SUBDIVISION 9649

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SHEET NO. **2** OF 4 SHEETS

DRAFT



- BIORETENTION AREA NOTES:**
1. INSTALL A 6" DEEP 3"x3" GROUTED COBBLE OUTFALL AT ALL DRAIN OUTLETS AND SWALE CONNECTION LOCATIONS TO BIORETENTION.
 2. ALL COBBLES SHALL BE 3"-6" IN DIAMETER.
 3. MINIMUM SLOPE OF ALL PERFORATED PIPE TO BE 0.005.
 4. ALL PERFORATED DRAIN PIPES TO HAVE 8" MINIMUM OF DRAIN ROCK ABOVE THE PIPE.
 5. CONTRACTOR TO PROVIDE AT LEAST 3 INCHES OF COMPOSTED NON-FLOATING MULCH ON ANY EXPOSED EARTH WITHIN THE BIORETENTION AREA.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	RIGHT OF WAY
---	---	LOT LINE
---	---	FACE OF CURB
---	---	SANITARY SEWER PIPE
---	---	FIELD INLET
---	---	CATCH BASIN
---	---	MANHOLE
---	---	AC PAVEMENT
---	---	SIDEWALK
---	---	BIORETENTION
---	---	DMA BOUNDARY
---	---	DMA 1
---	---	DRAINAGE MANAGEMENT AREA
---	---	IMP 1
---	---	INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA

ABBREVIATIONS

DMA	DRAINAGE MANAGEMENT AREA
IMP	INTEGRATED MANAGEMENT PRACTICE
MRP	MUNICIPAL REGIONAL STORMWATER PERMIT
OB	OVERBUILD
SD	STORM DRAIN
TSM	TOP OF SOIL MIX
TYP	TYPICAL

DRAINAGE MANAGEMENT AREA SUMMARY

AREA ID	PROPOSED IMPROVEMENTS		EFFECTIVE IMPERVIOUS AREA	TREATMENT AREA	
	ROOF AND CONCRETE (SF)	LANDSCAPING (SF)	CALCULATED (SF)	REQUIRED (SF)	PROVIDED (SF)
DMA 1	236,889	196,539	256,543	10,262	11,019
DMA 2	DESIGNATED REMAINDER (SELF-TREATING AREA) = 18,327 SF				

- NOTES:**
1. VALUES IN THE TABLE ABOVE ARE ESTIMATED BASED ON THE AVAILABLE INFORMATION AT THE TIME OF THIS TENTATIVE MAP.
 2. REQUIRED AREAS CALCULATED USING THE 4% RULE WITH A FACTOR OF 1.0 FOR IMPERVIOUS AREAS AND 0.1 FOR PERVIOUS AREAS (CONTRA COSTA COUNTY IMP SIZING TOOL)
 3. SITE IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS

**PRELIMINARY STORMWATER CONTROL PLAN
VESTING TENTATIVE MAP
ORCHARD GROVE NORTH - SUBDIVISION 9649**

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: NOVEMBER 2, 2023 JOB NO.: 3170-010

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SHEET NO. **4** OF 4 SHEETS