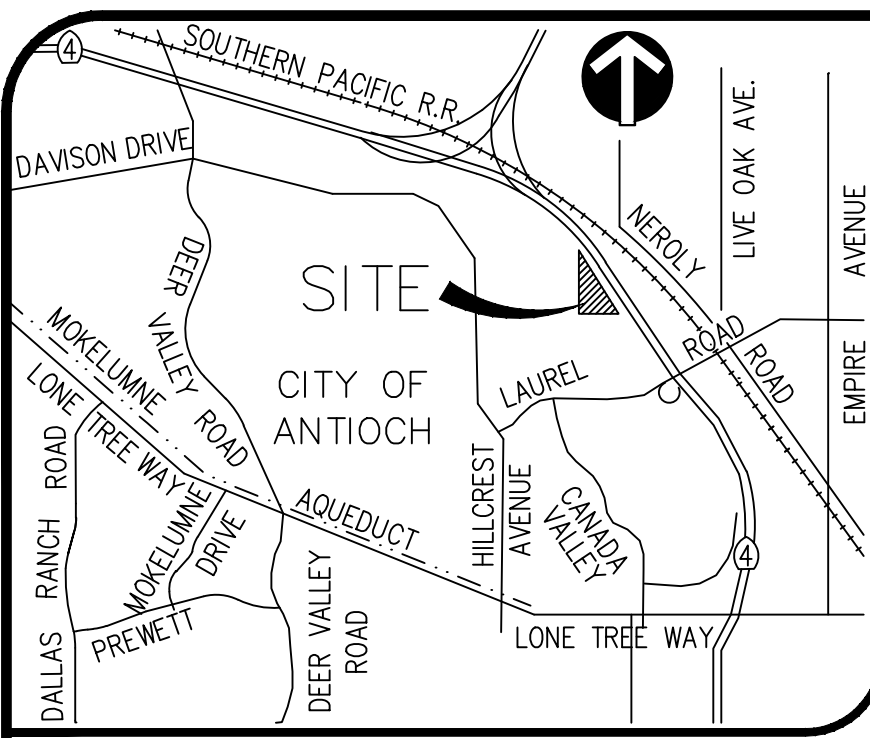


F:\PROJECTS\2013\13-1055-SU\DWG\VTM 01-COVER SHEET-1355.DWG 10/27/2020



**VICINITY MAP**  
NOT TO SCALE

**ABBREVIATIONS**

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BC BEGINNING OF CURVE
- BSW BACK OF SIDEWALK
- BW BOTTOM OF WALL
- C&G CURB & GUTTER
- CB CATCH BASIN
- CCC CONTRA COSTA COUNTY
- CL CENTERLINE
- CONC CONCRETE
- CR CURB RETURN
- EC END OF CURVE
- EG EXISTING GRADE
- EX EXISTING
- FC FACE OF CURB
- FG FINISH GRADE
- FH FIRE HYDRANT
- FI FIELD INLET
- FL FLOW LINE
- GB GRADE BREAK
- LF LINEAL FEET
- LIP LIP OF GUTTER
- LP LOW POINT
- MIN MINIMUM
- PL PROPERTY LINE
- PVI POINT OF VERTICAL INTERSECTION
- R/W RIGHT OF WAY
- S/W SIDEWALK
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TCE TEMPORARY CONSTRUCTION EASEMENT
- TW TOP OF WALL
- TYP TYPICAL
- W WATER MAIN

**PROJECT TEAM**

**OWNER:**  
PHILIP SU  
893 CORPORATE WAY  
FREMONT, CA 94539

**OWNER'S REPRESENTATIVE:**  
MANUEL PRADO  
(510) 301-4355

**CIVIL ENGINEER:**  
dk ENGINEERING  
1931 SAN MIGUEL DRIVE, SUITE 100  
WALNUT CREEK, CA 94596  
(925) 932-6868  
PROJECT MANAGER: SCOTT HARTSTEIN

**GEOTECHNICAL ENGINEER:**  
BERLOGAR STEVENS & ASSOCIATES  
5587 SUNOL BOULEVARD  
PLEASANTON, CA 94566  
PHONE No. (925) 484-0220

**ARCHITECT:**  
SDG ARCHITECTS, INC  
3361 WALNUT BLVD, SUITE 120  
BRENTWOOD, CA 94513  
PHONE No. (925) 634-7000

**LANDSCAPE ARCHITECT:**  
HWA LANDSCAPE ARCHITECTURE  
762 ALTESSA DRIVE  
BRENTWOOD, CA 94513  
PHONE No. (925) 513-3091

**SITE INFORMATION**

**SITE LOCATION:**  
CROSSING OF WILD HORSE ROAD AND STATE ROUTE 4.

**BENCHMARK:**  
CITY OF ANTIOCH BENCH MARK ELEVATION 130.75 MONUMENT DISK IN THE INTERSECTION OF WILD HORSE ROAD AND LE CONTE CIRCLE, BEING IN SUBDIVISION 6893.

**PARCEL NO.:**  
APN 041-022-003

**BASIS OF BEARINGS:**  
TAKEN AS: N 7°41'29" W BETWEEN FOUND STANDARD CITY MONUMENTS IN WILD HORSE ROAD, AS SHOWN ON THE MAP OF SUBDIVISION 6893, FILED IN BOOK 488 OF MAPS AT PAGE 1, CONTRA COSTA COUNTY RECORDS. BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III. TO OBTAIN GRID DISTANCES, MULTIPLY BY 0.99993610.

**EXISTING ZONING:** PLANNED DEVELOPMENT

**PROPOSED ZONING:** PLANNED DEVELOPMENT

**PROPOSED DENSITY:** R-20 HIGH DENSITY RESIDENTIAL

**NUMBER OF UNITS:** 126 UNITS

**SITE ACREAGE:** 11.72

**EXISTING CONTOURS:** 2' INTERVAL

**PROPOSED CONTOURS:** 2' INTERVAL

**UTILITIES & SERVICES:**  
WATER: CITY OF ANTIOCH  
SEWER: CITY OF ANTIOCH  
GAS & ELECTRIC: PG&E

**LAND USE SUMMARY**

BUILDINGS	2.35 AC (20%)
USABLE OPEN SPACE	1.61 AC (14%)
HARDSCAPE	1.59 AC (13%)
UNUSABLE OPEN SPACE (SLOPES GREATER THAN 10%)	3.28 AC (28%)
PRIVATE ROADS	1.25 AC (11%)
WILD HORSE ROAD (10D)	1.64 AC (14%)

**PARKING TABULATIONS**

ON-STREET PARKING REQUIRED	ON-STREET PARKING PROVIDED	
	PULL-IN	TOTAL
26	45	45

**PRELIMINARY EARTHWORK QUANTITIES**

CUT	FILL	IMPORT
11,600	86,000	74,400



**SITE MAP**  
SCALE: 1"=100'

**LEGEND**

EXISTING		PROPOSED
—	PROJECT BOUNDARY	—
---	RIGHT OF WAY LINE	---
---	PRIVATE STORM DRAIN EASEMENT (PSDE)	---
---	DAYLIGHT	---
---	CONTOUR LINE, MAJOR	---
---	CONTOUR LINE, MINOR	---
---	FACE OF CURB	---
---	ROAD CENTER LINE	---
---	CONCRETE V-DITCH	---
---	RETAINING WALL	---
⊙	STORM DRAIN LINE, MANHOLE, FIELD INLET, CATCH BASIN	⊙
⊙	SANITARY SEWER LINE, MANHOLE	⊙
⊙	WATER LINE, METER, VALVE, FIRE HYDRANT	⊙

**SHEET INDEX**

SHEET	DESCRIPTION
1	REGIONAL CONTEXT MAP
2	VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN
3	PRELIMINARY UTILITY PLAN
4	TOPOGRAPHIC SURVEY
5	SITE CROSS SECTIONS
6	SITE CROSS SECTIONS
7	PRELIMINARY STORMWATER CONTROL PLAN
8	SIGNING, STRIPING & PARKING PLAN

VESTING TENTATIVE MAP AND  
PRELIMINARY AND FINAL DEVELOPMENT PLAN  
FOR CONDOMINIUM PURPOSES  
SUBDIVISION #357-302-20  
**SU PROPERTY**  
CITY OF ANTIOCH  
CONTRA COSTA COUNTY, CALIFORNIA  
AUGUST 10, 2020  
REVISED OCTOBER 26, 2020  
REGIONAL CONTEXT MAP



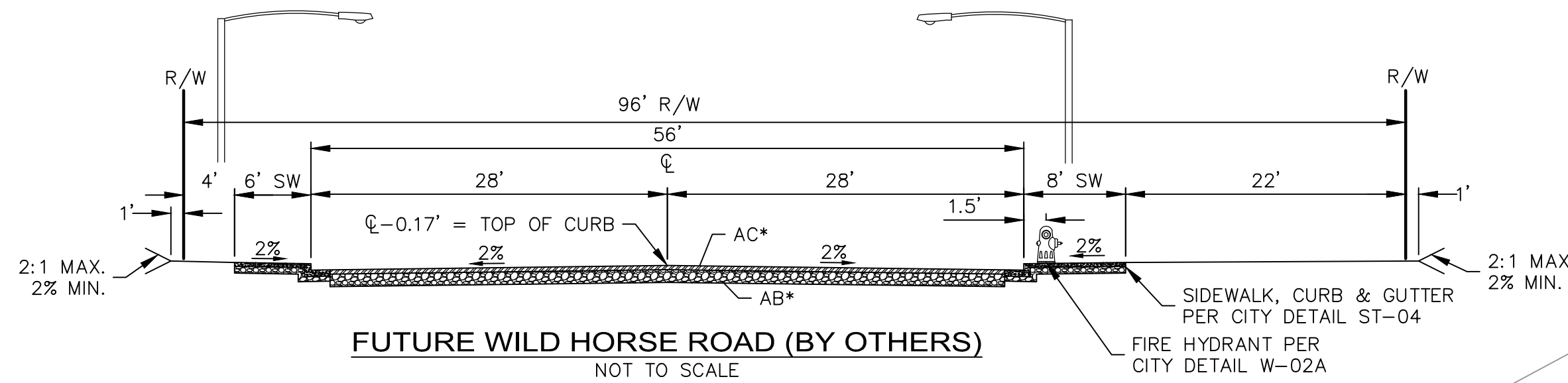
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596  
WWW.DKENG.COM (925) 932-6868



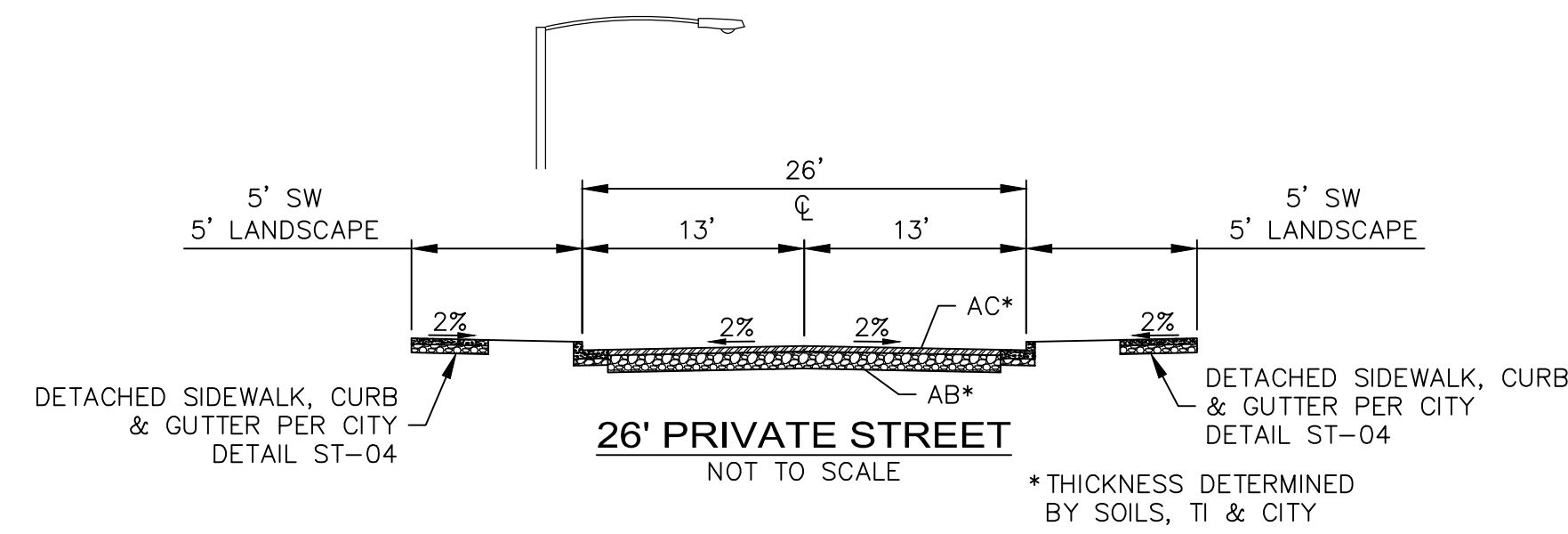
VESTING TENTATIVE MAP AND  
PRELIMINARY AND FINAL DEVELOPMENT PLAN  
FOR CONDOMINIUM PURPOSES  
SUBDIVISON #357-302-20  
**SU PROPERTY**  
CITY OF ANTIOCH  
CONTRA COSTA COUNTY, CALIFORNIA  
AUGUST 10, 2020  
REVISED OCTOBER 26, 2020



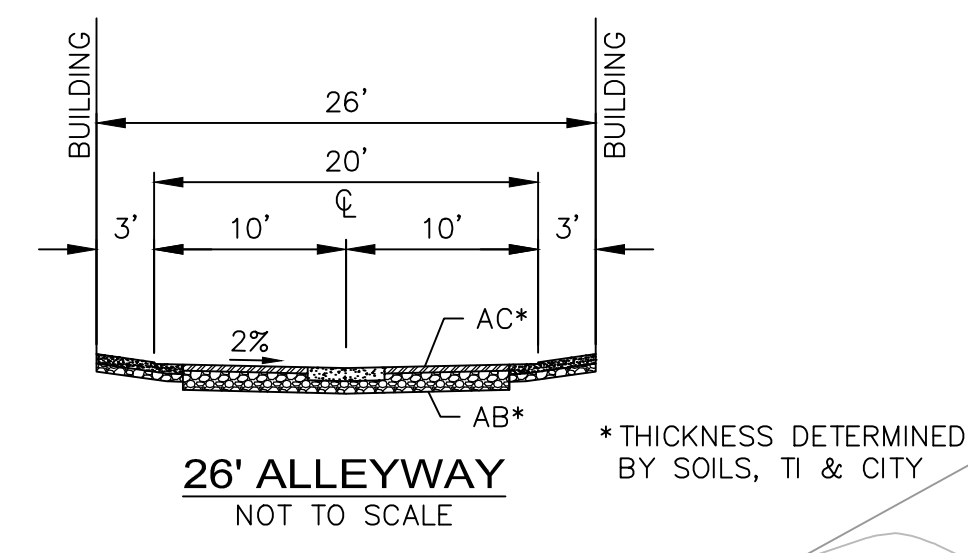
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



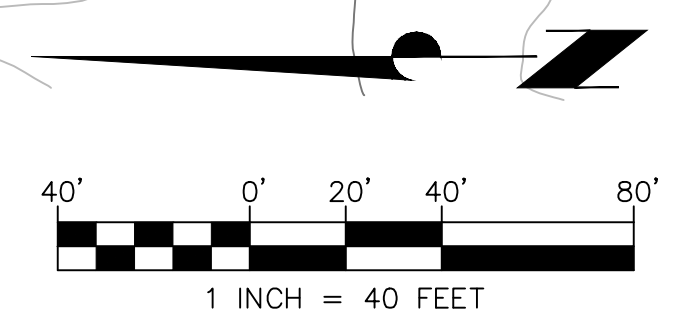
**FUTURE WILD HORSE ROAD (BY OTHERS)**  
NOT TO SCALE  
\*THICKNESS DETERMINED BY SOILS, TI & CITY



**26' PRIVATE STREET**  
NOT TO SCALE  
\*THICKNESS DETERMINED BY SOILS, TI & CITY



**26' ALLEYWAY**  
NOT TO SCALE  
\*THICKNESS DETERMINED BY SOILS, TI & CITY



CITY OF ANTIOCH  
APN 052-490-066

CITY OF ANTIOCH  
APN 052-061-048

CONTRA COSTA WATER DISTRICT  
CONTRA COSTA CANAL  
APN 053-06C-004

VESTING TENTATIVE MAP &  
PRELIMINARY GRADING PLAN

F:\PROJECTS\2013\13-1055-SU\DWG\VTM 02-VESTING TENTATIVE MAP & SECTIONS-1355.DWG 10/27/2020



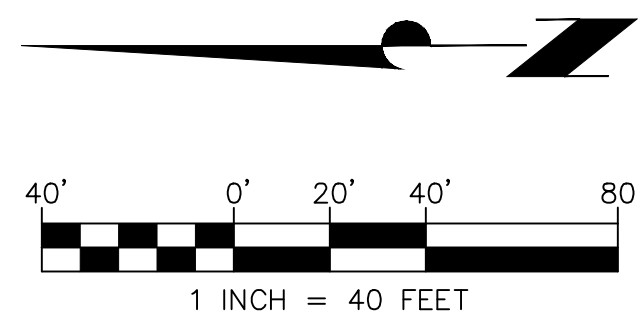
VESTING TENTATIVE MAP AND  
 PRELIMINARY AND FINAL DEVELOPMENT PLAN  
 FOR CONDOMINIUM PURPOSES  
 SUBDIVISION #357-302-20

**SU PROPERTY**

CITY OF ANTIOCH  
 CONTRA COSTA COUNTY, CALIFORNIA  
 AUGUST 10, 2020  
 REVISED OCTOBER 26, 2020



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



STATE ROUTE 4  
 RECORD MAP  
 R-10283.05  
 2009-061801 (1)



WILD HORSE ROAD

CITY OF ANTIOCH  
 APN 052-490-066

CITY OF ANTIOCH  
 APN 052-061-048

CONTRA COSTA WATER DISTRICT  
 CONTRA COSTA CANAL  
 APN 053-06C-004

PRELIMINARY UTILITY PLAN

SHEET 3 OF 8

F:\PROJECTS\2013\13-1055-SU\DWG\VTM\03-PRELIM UTILITY PLAN-1355.DWG 10/27/2020



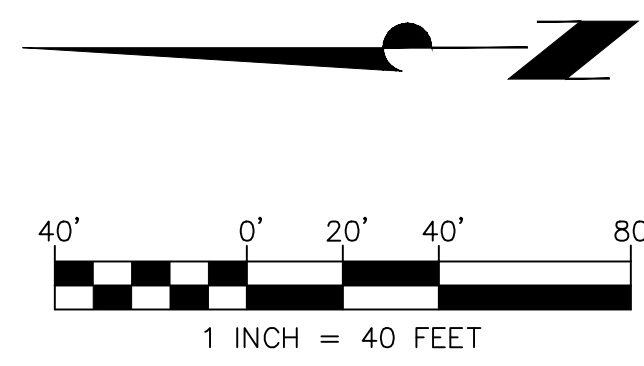
VESTING TENTATIVE MAP AND  
PRELIMINARY AND FINAL DEVELOPMENT PLAN  
FOR CONDOMINIUM PURPOSES  
SUBDIVISON #357-302-20

**SU PROPERTY**

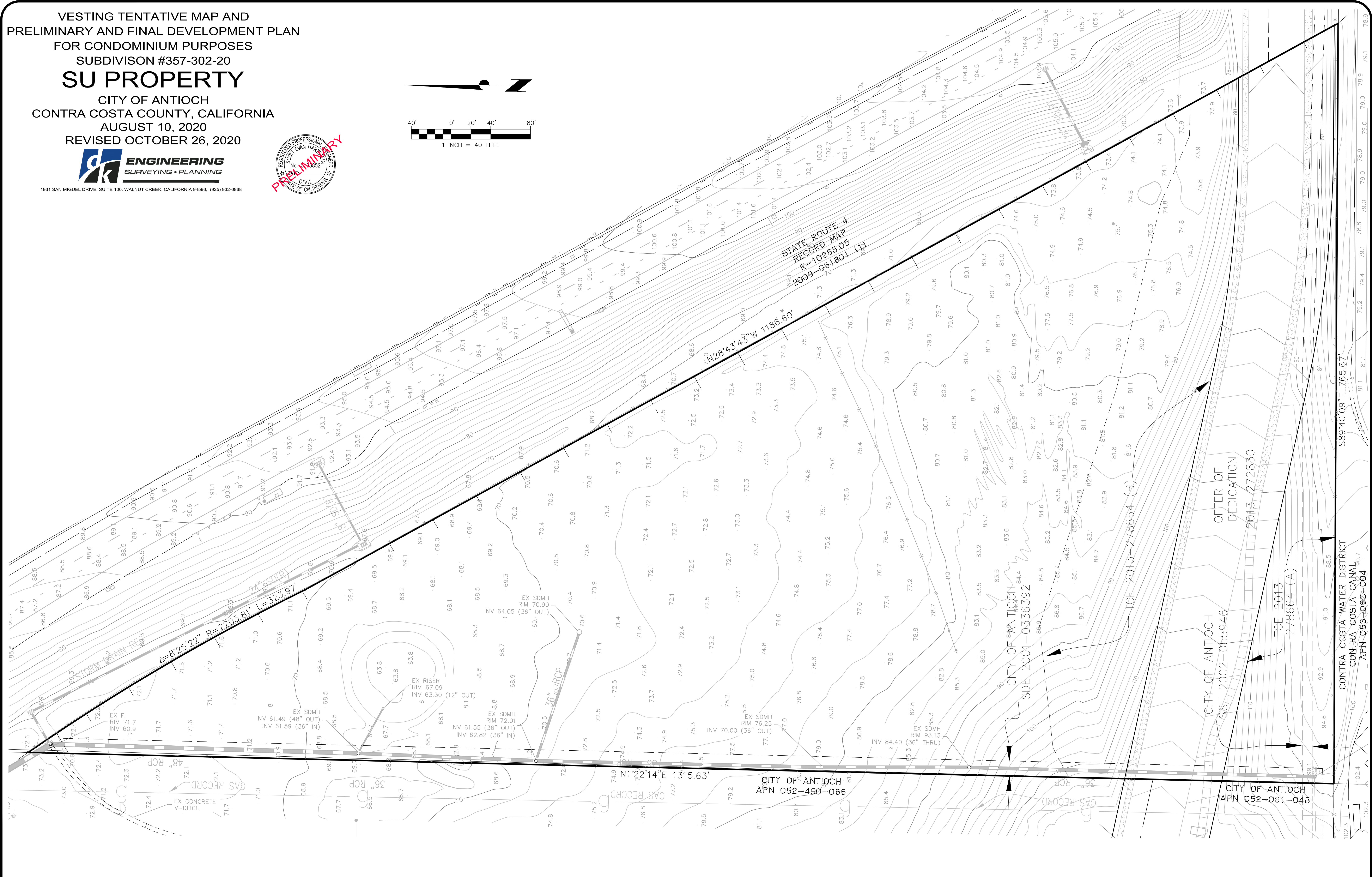
CITY OF ANTIOCH  
CONTRA COSTA COUNTY, CALIFORNIA  
AUGUST 10, 2020  
REVISED OCTOBER 26, 2020



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



F:\PROJECTS\2013\13-1055-SU\DWG\VTM 04-TOPO-1355.DWG 10/27/2020





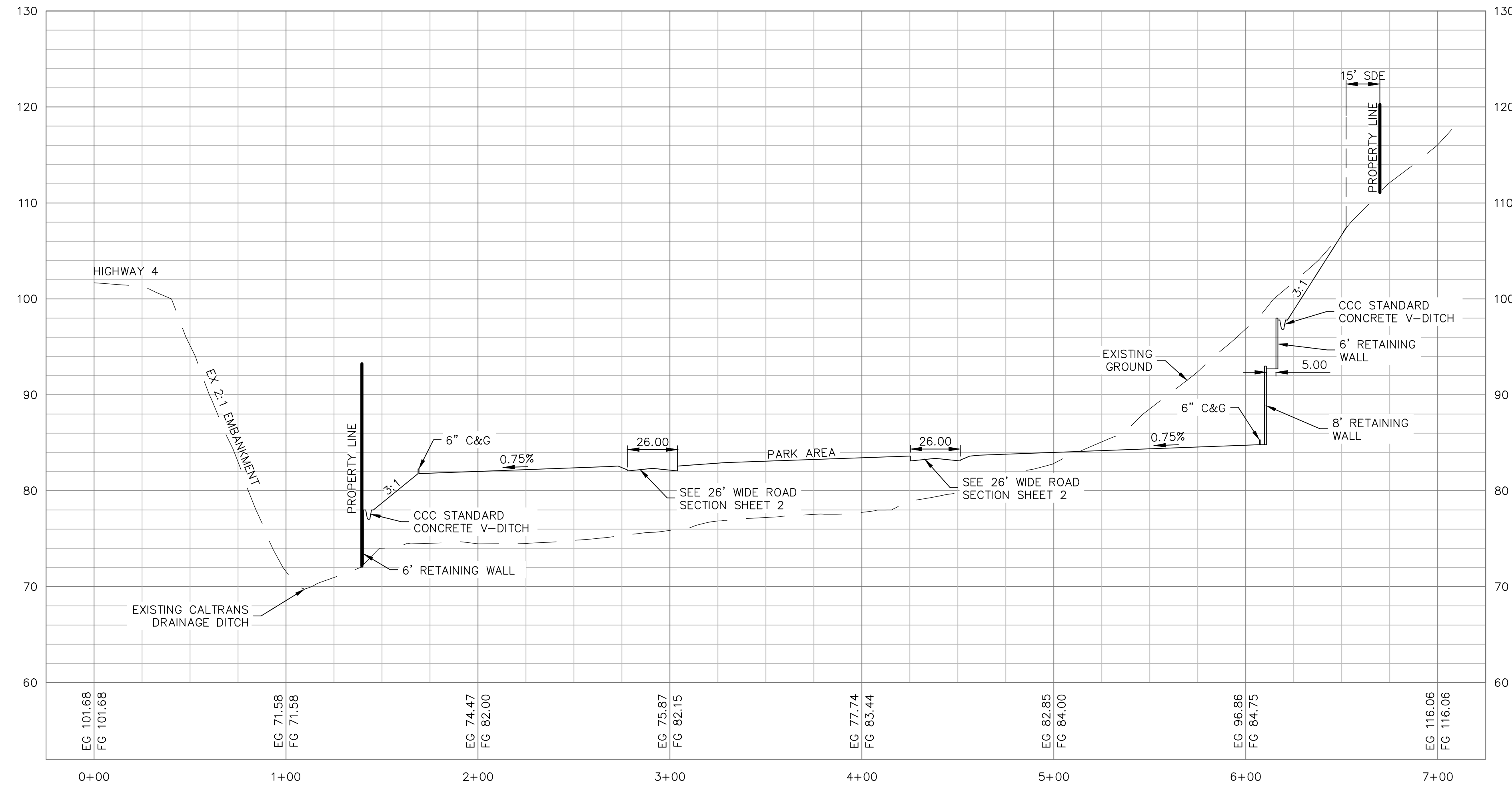
VESTING TENTATIVE MAP AND  
PRELIMINARY AND FINAL DEVELOPMENT PLAN  
FOR CONDOMINIUM PURPOSES  
SUBDIVISION #357-302-20

**SU PROPERTY**

CITY OF ANTIOCH  
CONTRA COSTA COUNTY, CALIFORNIA  
AUGUST 10, 2020  
REVISED OCTOBER 26, 2020

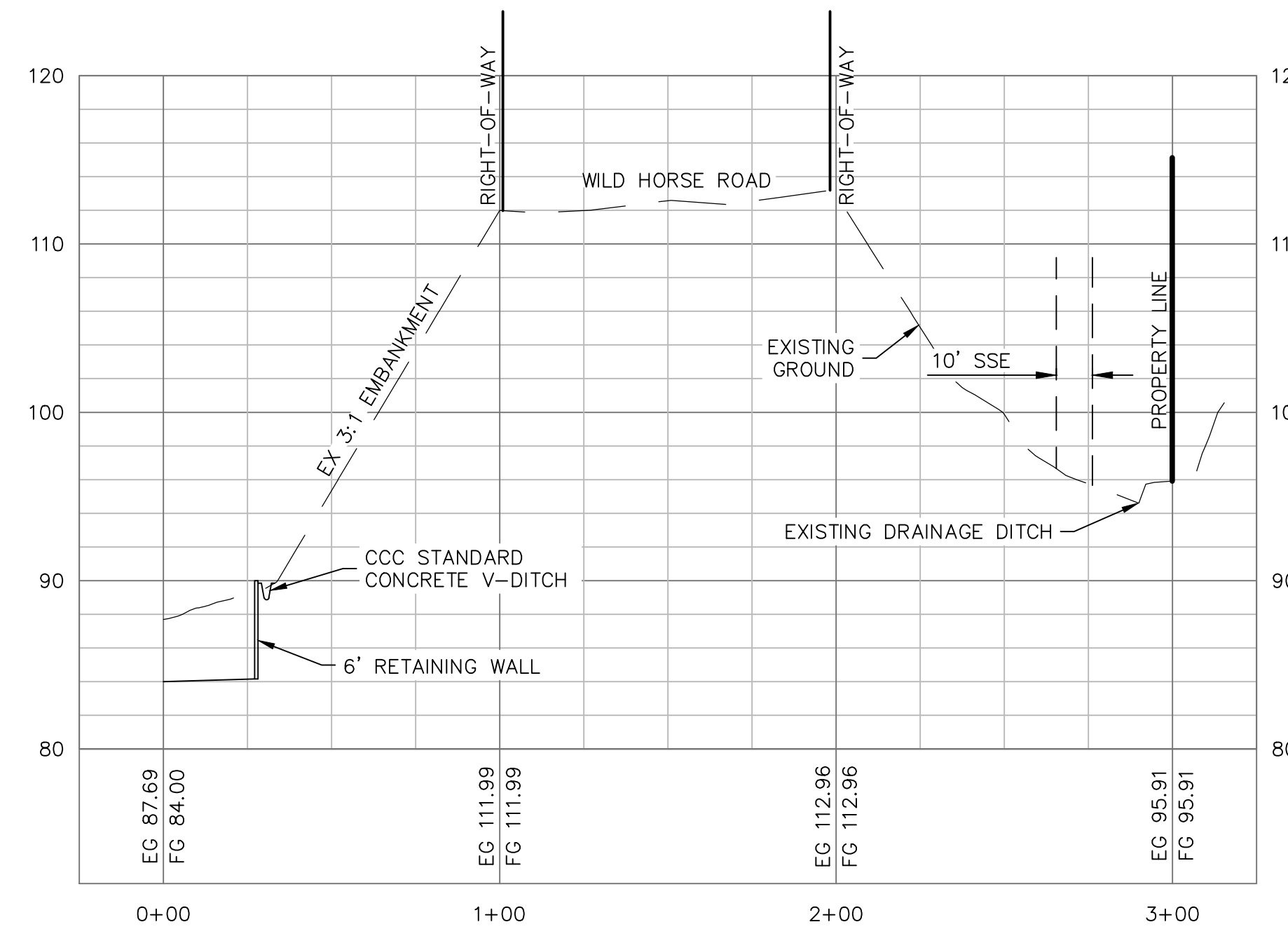


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



**CROSS SECTION A-A**

HORIZ.: 1"=40'  
VERT.: 1"=8'



**CROSS SECTION B-B**

HORIZ.: 1"=40'  
VERT.: 1"=8'



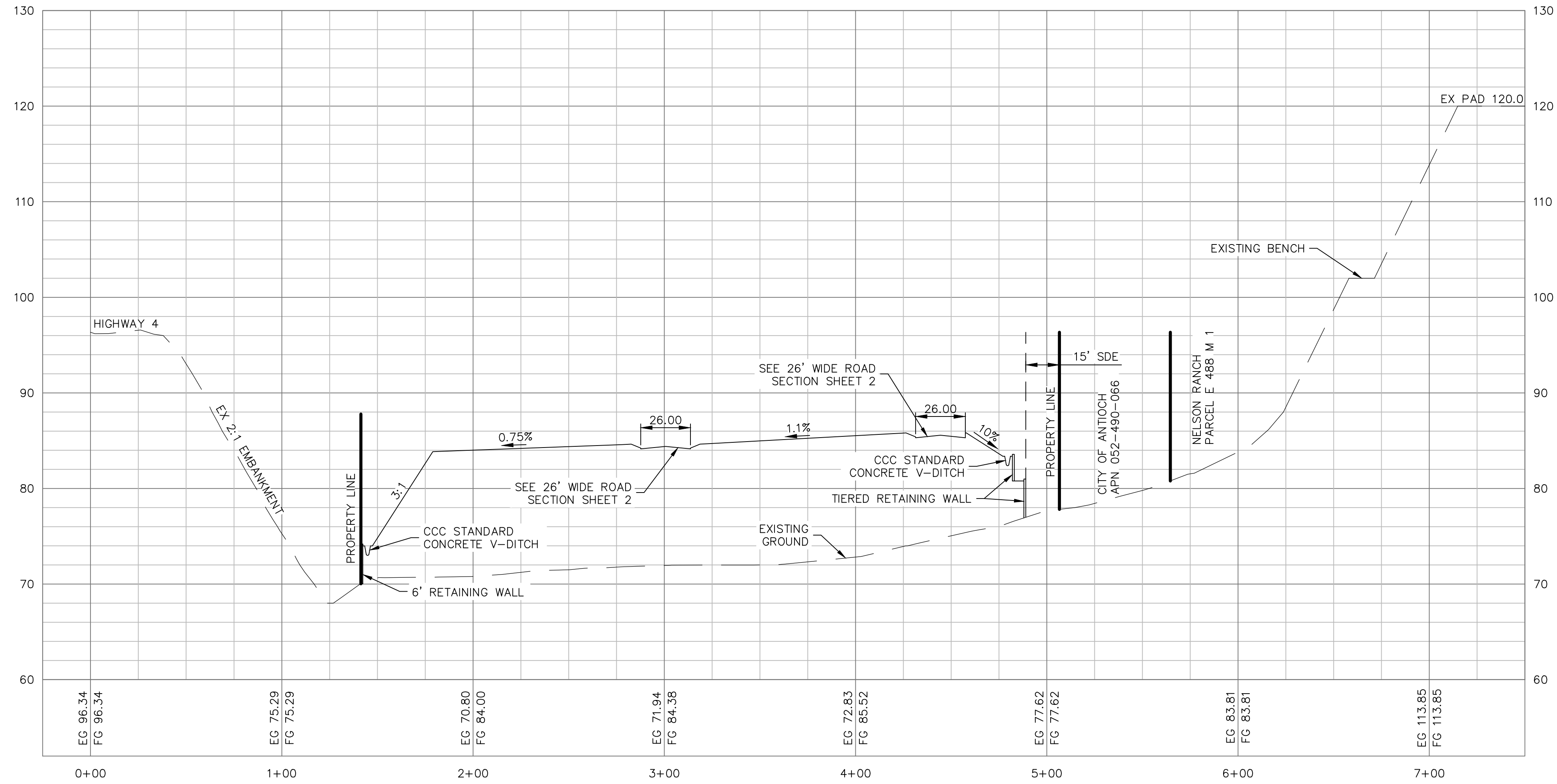
VESTING TENTATIVE MAP AND  
PRELIMINARY AND FINAL DEVELOPMENT PLAN  
FOR CONDOMINIUM PURPOSES  
SUBDIVISION #357-302-20

**SU PROPERTY**

CITY OF ANTIOCH  
CONTRA COSTA COUNTY, CALIFORNIA  
AUGUST 10, 2020  
REVISED OCTOBER 26, 2020

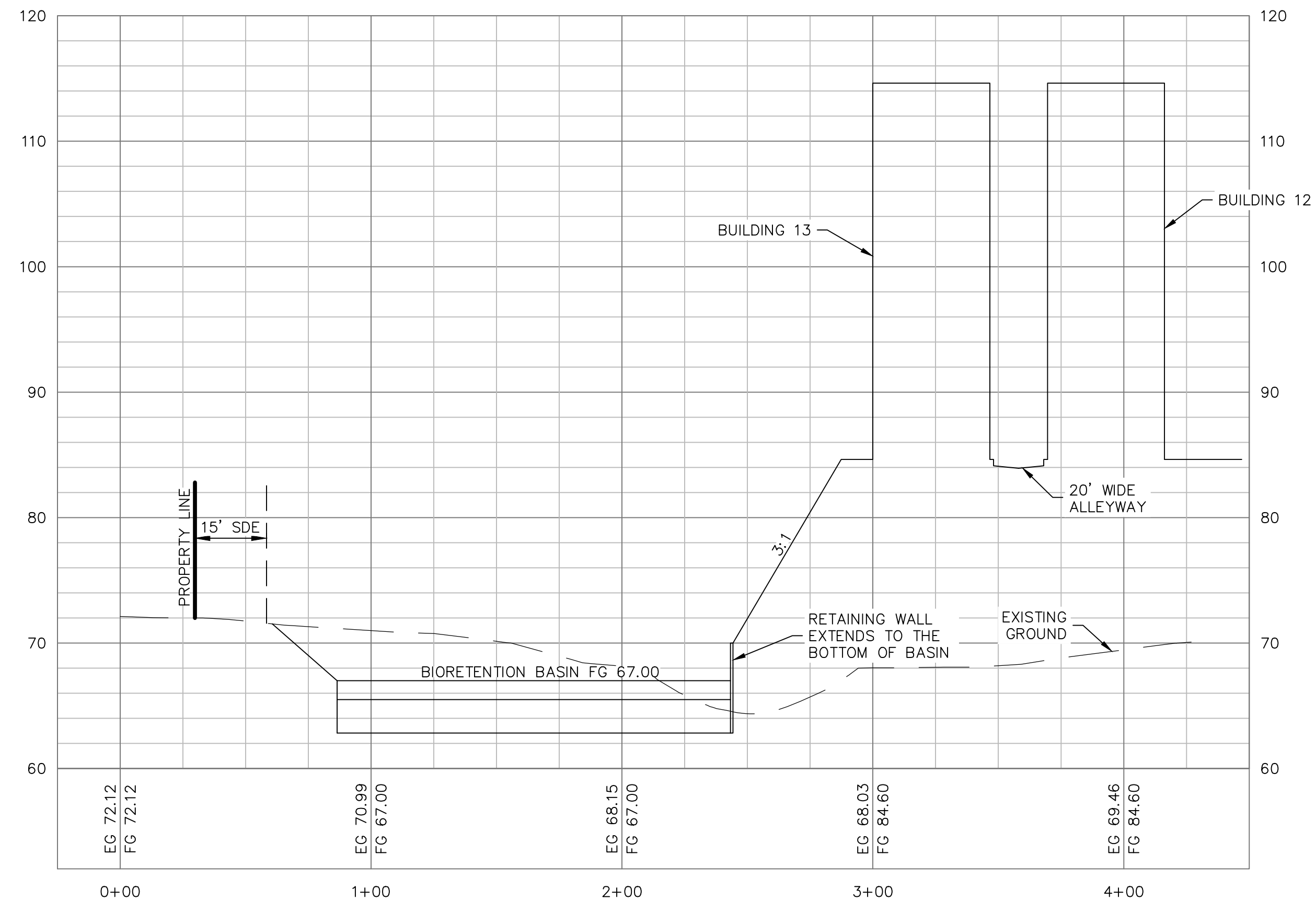


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



**CROSS SECTION C-C**

HORZ: 1"=40'  
VERT: 1"=8'



**CROSS SECTION D-D**

HORZ: 1"=40'  
VERT: 1"=8'

F:\PROJECTS\2013\13-1055-SU\DWG\VTM 02-VESTING TENTATIVE MAP & SECTIONS-1355.DWG 10/27/2020



VESTING TENTATIVE MAP AND  
PRELIMINARY AND FINAL DEVELOPMENT PLAN  
FOR CONDOMINIUM PURPOSES  
SUBDIVISION #357-302-20  
**SU PROPERTY**

CITY OF ANTIOCH  
CONTRA COSTA COUNTY, CALIFORNIA  
AUGUST 10, 2020  
REVISED OCTOBER 26, 2020



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



Contra Costa IMP Calculator Summary Report

Page 1 of 1

**Project Name:** SU PROPERTY  
**Project Type:** Treatment and Flow Control  
**Location:** Antioch  
**APN:**  
**Drainage Area:** 410074 sf  
**Mean Annual Precipitation:** 12.5 in

**IV. Areas Draining to IMPs**

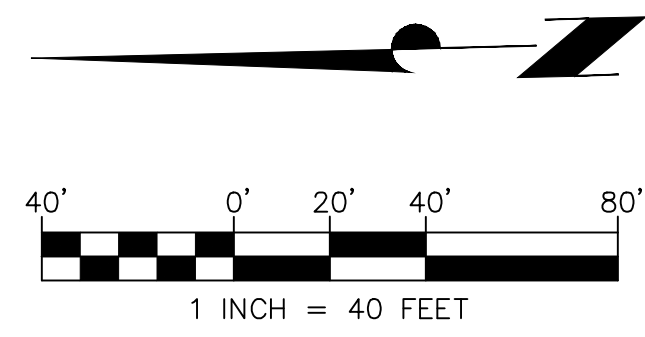
**IMP Name:** IMP1 (Soil Type: C)  
**IMP Type:** Bioretention Facility  
**Soil Type:** C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
L-DMA-1	159,369	Landscape	0.50	79,685	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
R-DMA-1	102,361	Conventional Roof	1.00	102,361				
G-DMA-1	123,660	Concrete or Asphalt	1.00	123,660				
<b>Total</b>	<b>305,706</b>							
		<b>Area</b>	0.060	1,282			23,521	24,687
		<b>Surface Volume</b>	0.050	1,282			19,601	20,572
		<b>Subsurface Volume</b>	0.066	1,282			25,873	26,333
							<b>Maximum Underdrain Flow (cfs)</b>	0.27
							<b>Orifice Diameter (in)</b>	3.36

SURFACE AREAS (SF)			
	EXISTING	CREATED	REPLACED
IMPERVIOUS	0	226,021	0
PERVIOUS	510,515	0	284,494

**LEGEND**

- AREAS DRAINING TO C.3 TREATMENT AREAS
- C.3 TREATMENT AREA (IMP)
- SELF-TREATING AREA
- IMPERVIOUS AREA
- PART OF WILD HORSE ROAD IMPROVEMENTS



STATE ROUTE 4  
RECORD MAP  
R-10283.05  
2009-061801 (1)

CONTRA COSTA WATER DISTRICT  
CONTRA COSTA CANAL  
APN 053-06C-004

CITY OF ANTIOCH  
APN 052-490-066

CITY OF ANTIOCH  
APN 052-061-048

F:\PROJECTS\2013\13-1055-SU\DWG\VTM\07-STORMWATER CONTROL PLAN-1355.DWG 10/27/2020



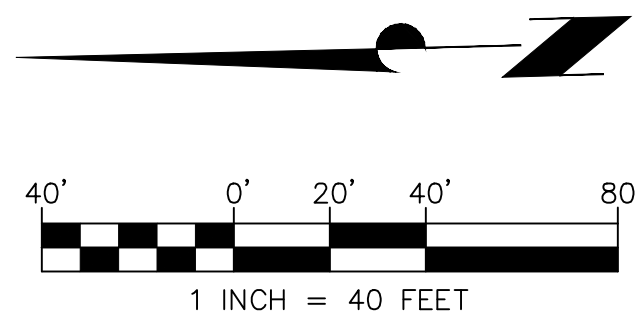
VESTING TENTATIVE MAP AND  
PRELIMINARY AND FINAL DEVELOPMENT PLAN  
FOR CONDOMINIUM PURPOSES  
SUBDIVISION #357-302-20

**SU PROPERTY**

CITY OF ANTIOCH  
CONTRA COSTA COUNTY, CALIFORNIA  
AUGUST 10, 2020  
REVISED OCTOBER 26, 2020



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

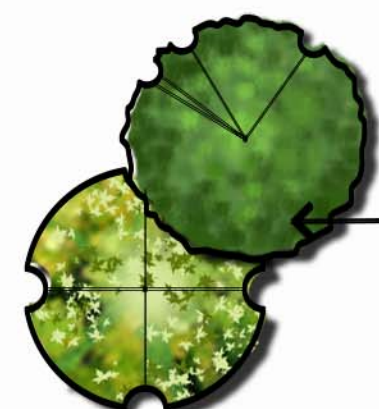


PARKING TABULATIONS		
ON-STREET PARKING REQUIRED	ON-STREET PARKING PROVIDED	
	PULL-IN	TOTAL
26	45	45



F:\PROJECTS\2013\13-1055-SU\DWG\VTM\08-SIGNING STRIPING & PARKING-1355.DWG 10/27/2020



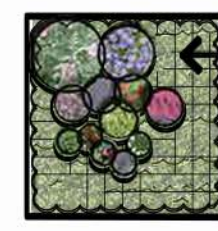


# Planting Legend

**LARGE TREE (Selection Options):**  
 Magnolia s. 'St. Mary'  
 Ulmus parvifolia  
 Olea europaea 'Swan Hill'  
 Pistacia chinensis

**24" Box**  
 ST MARY MAGNOLIA  
 CHINESE ELM  
 OLIVE  
 CHINESE PISTCHE

**WATER USE**  
 Moderate  
 Low  
 Low  
 Low



**HILLSIDE GROUNDCOVER (Selection Options):**  
 Arctostaphylos a. 'Wayside'  
 Baccharis p. 'Twin Peaks'  
 Cotoneaster d. 'Lowfast'  
 Salvia 'Bees Bliss'

**1-Gal**  
 WAYSIDE MANZANITA  
 DWARF COYOTE BUSH  
 BEARBERRY COTONEASTER  
 BEE'S BLISS SAGE

**WATER USE**  
 Low  
 Low  
 Low  
 Low



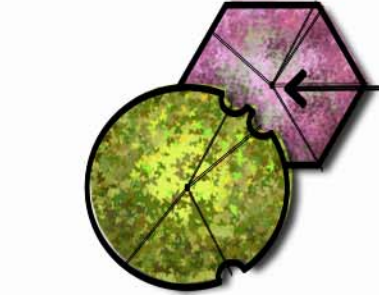
**BIOSWALE PLANTS (Selection Options):**  
 Calycanthus occidentalis  
 Carex divulca  
 Ceanothus 'Anchor Bay'  
 Juncus patens  
 Muhlenbergia rigens  
 Ribes sanguineum  
 Vaccinium ovatum

**1-Gal**  
 WESTERN SPICEBUSH  
 BERKELEY SEDGE  
 ANCHOR BAY CEANOTHUS  
 CALIFORNIA GRAY SEDGE  
 DEER GRASS  
 RED-FLOWERING CURRANT  
 CALIFORNIA HUCKLEBERRY

**WATER USE**  
 Low  
 Low  
 Low  
 Moderate  
 Low  
 Low  
 Moderate

## Notes

- All landscape and irrigation shall conform to the standards of the City wide landscape regulations and guidelines and all other Landscape related City and Regional MWEL standards.
- All plant materials have been selected from the following:
  - WULCOS Project "Water-Use Classification of Landscape Species" California Department of Water Resources



**SMALL TREE (Selection Options):**  
 Arbutus 'Marina'  
 Cercia canadensis  
 Prunus caroliniana  
 Lagerstroemia x.f.

**24" Box**  
 N.C.N.  
 EASTERN REDBUD  
 CAROLINA CHERRY LAUREL  
 GRAPE MYRTLE

**WATER USE**  
 Low  
 Low  
 Low  
 Low



**SHRUB AND GROUND COVER AREAS (Selection Options):**

**LARGE SHRUB (Selection Options):**  
 Ceanothus concha  
 Lavatera assurgentiflora  
 Juniperus s. 'Skyrocket'

**15-Gal & 5 Gal**  
 CALIFORNIA WILD LILAC  
 TREE MALLOW  
 SKYROCKET JUNIPER

**WATER USE**  
 Low  
 Low  
 Low

**MEDIUM SHRUB (Selection Options):**  
 Berberis spp.  
 Buxus spp.  
 Callistemon 'Little John'  
 Coleonema spp.  
 Correa spp.  
 Diets vegeta  
 Lavandula spp.  
 Nandina spp.  
 Phormium spp.  
 Pittosporum spp.  
 Rhamphilepis u. 'Minor'  
 Rosa californica  
 Teucrium fruticans

**5-Gal**  
 BARBERRY  
 BOXWOOD  
 NCN  
 BREATH OF HEAVEN  
 AUSTRALIAN FUCHSIA  
 FORTNIGHT LILY  
 LAVENDER  
 HEAVENLY BAMBOO  
 NEW ZEALAND FLAX  
 PITTOSPORUM  
 YEDDO HAWTHORN  
 CALIFORNIA WILD ROSE  
 BUSH GERMANDER

**WATER USE**  
 Moderate  
 Moderate  
 Low  
 Low  
 Low  
 Low  
 Low  
 Low  
 Moderate  
 Low  
 Low  
 Low

**GRASSES/SUB SHRUB (Selection Options):**  
 Helictotrichon sempervirens  
 Lavandula a. 'Munstead'  
 Muhlenbergia capillaris 'Irvine'  
 Teucrium chamaedrys

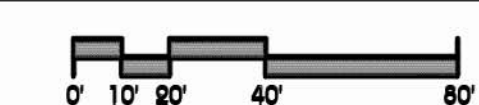
**1-Gal**  
 BLUE OAT GRASS  
 MUNSTEAD LAVENDER  
 PINK MUHLY GRASS  
 GERMANDER

**WATER USE**  
 Low  
 Low  
 Low  
 Low

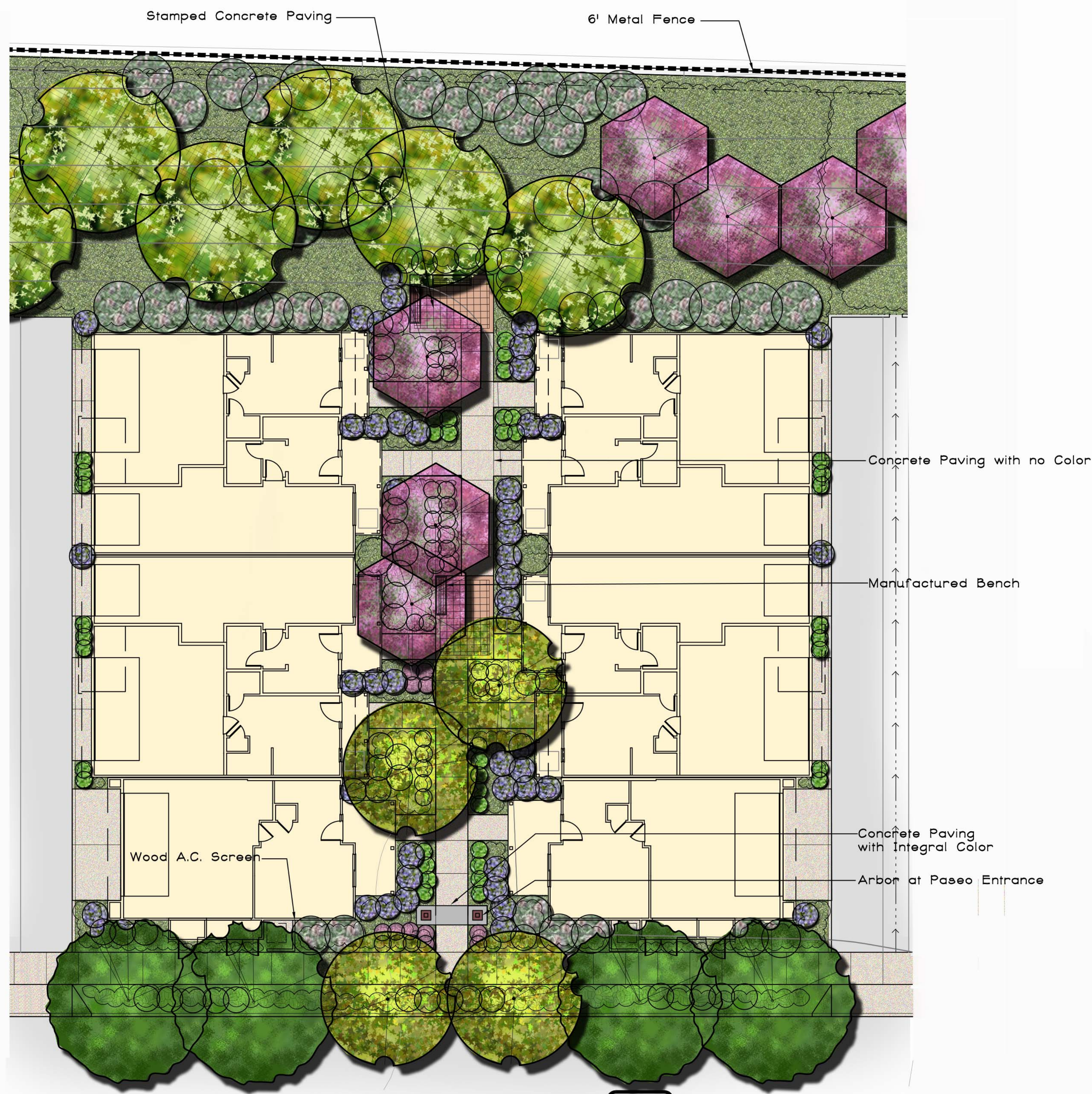
**PASO & PARK GROUND COVERS (Selection Options):**  
 Erigeron karvinkianus  
 Scaevola 'Mauve Clusters'  
 Phyla n.l. 'Kurapia'

**1-Gal**  
 MEXICAN DAISY  
 FAN FLOWER  
 KURAPIA SOD

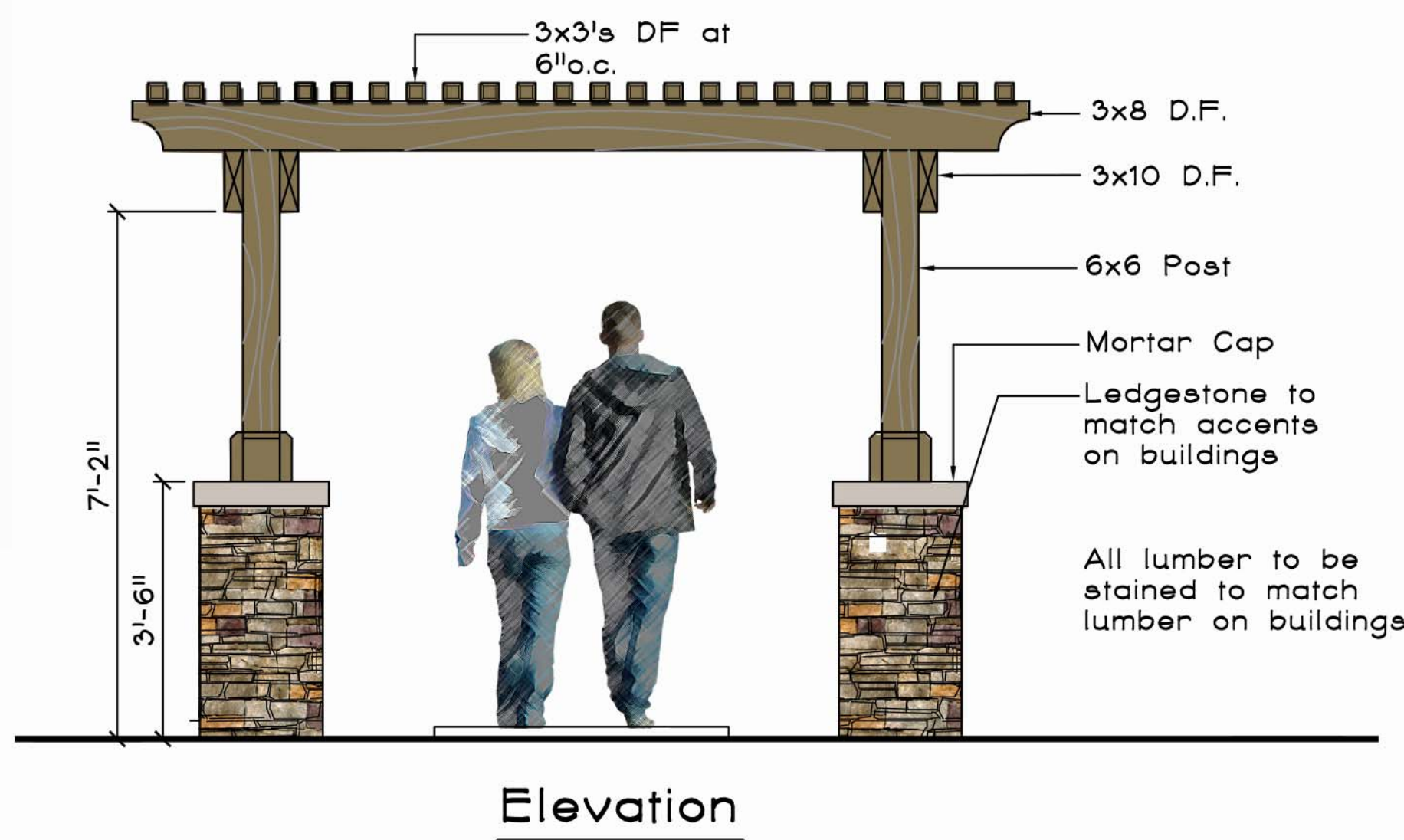
**WATER USE**  
 Low  
 Low  
 Low



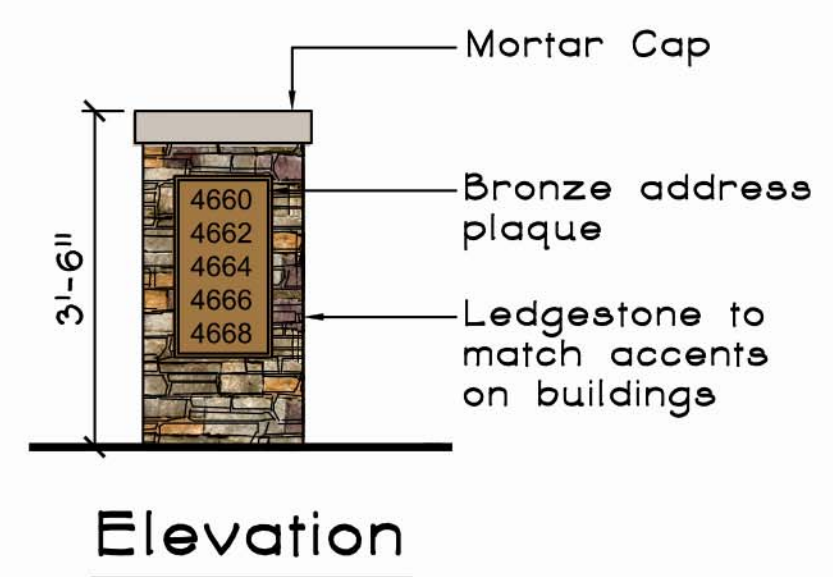




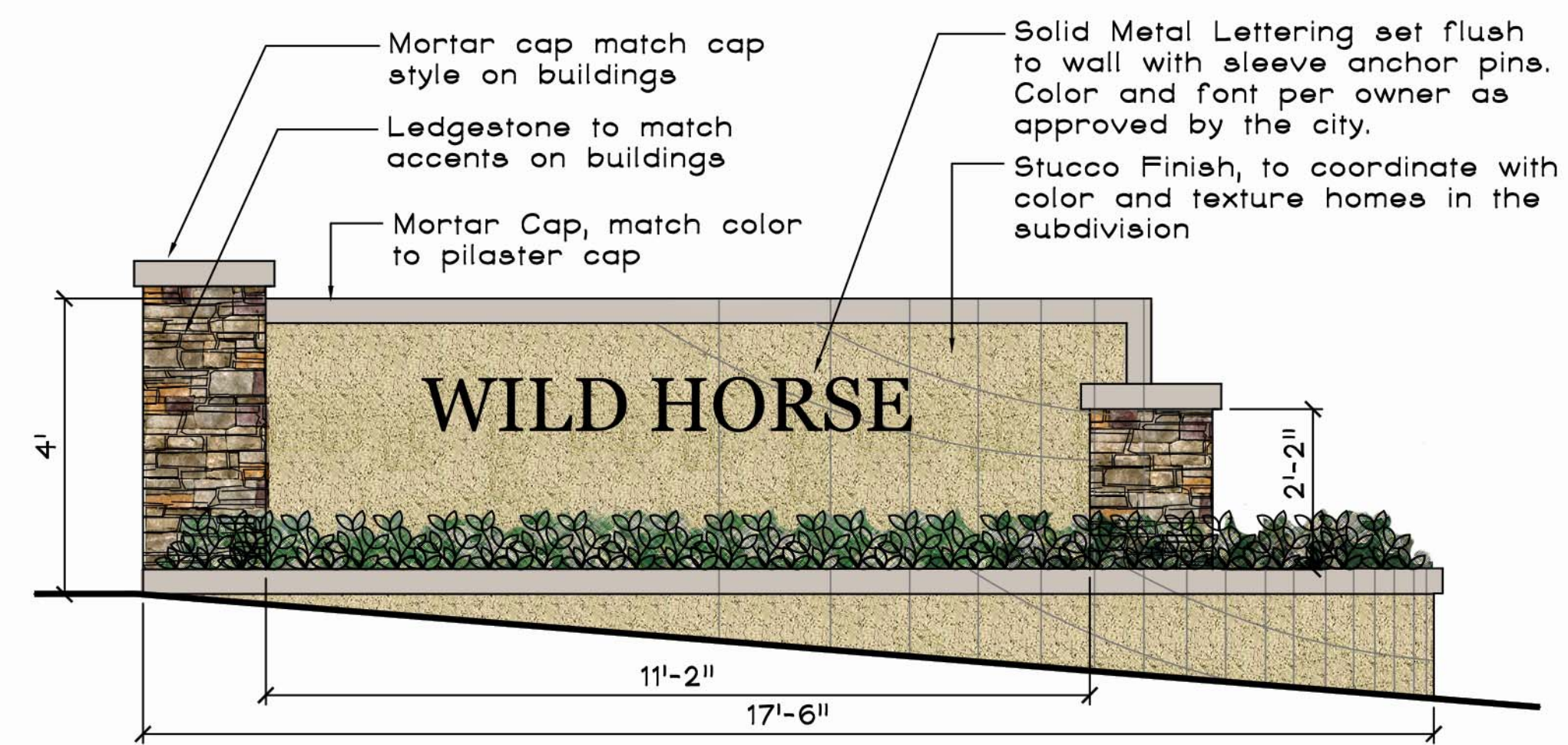
**Paseo Enlargement**  
Scale: 1"=10'-0"



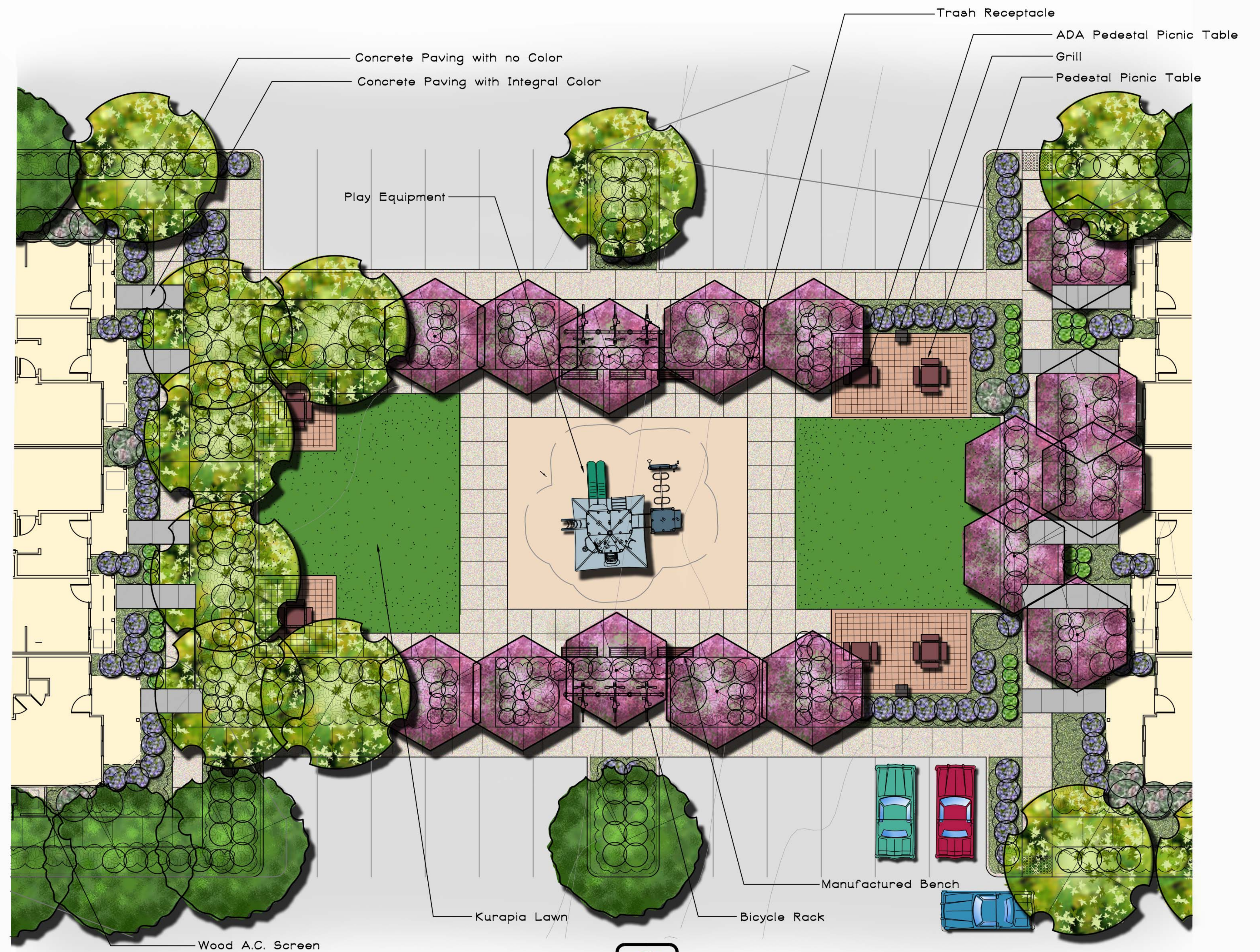
**Paseo Entry Arbor**  
Scale: 1/2"=1'-0"



**Address Monument**  
Scale: 1/2"=1'-0"



**Entry Monument**  
Scale: 1/2"=1'-0"



**2-5 Year Old Play Area Enlargement**  
Scale: 1"=10'-0"





Play Structure



Bench



Bike Rack



BBQ



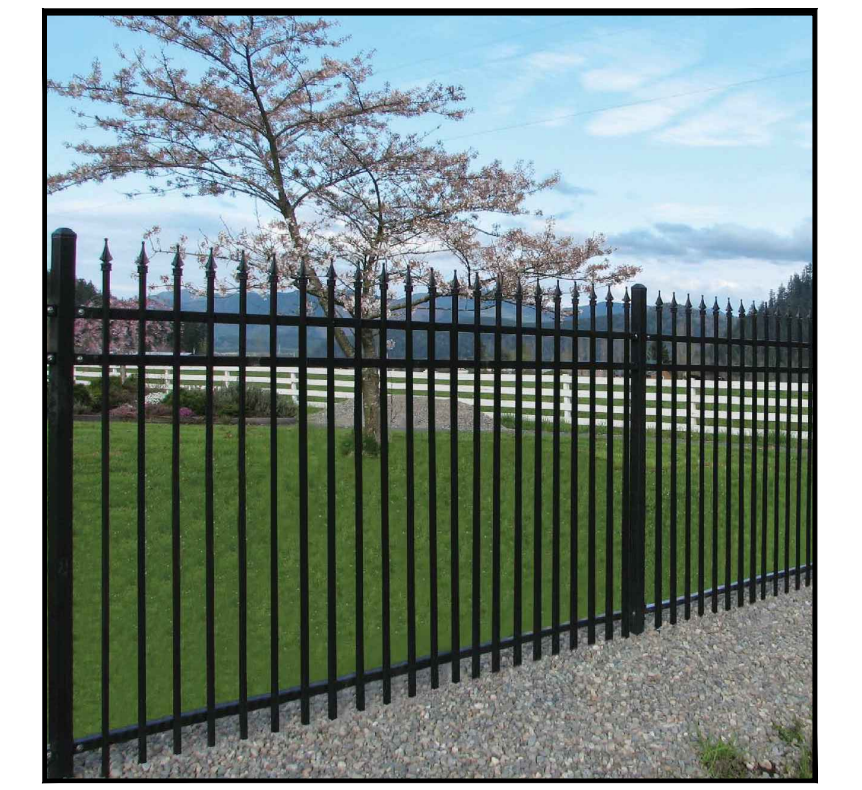
Picnic Table



Trash Receptacle



Cluster Mailbox



6' Metal Fence



Arbutus Marina



Cercis candensis



Lagerstroemia xf 'Muskogee'



Olea e. 'Swan Hill'



Pistacia chinensis



Prunus caroliniana



Ulmus parvifolia



Berberis t. 'Atropurpurea'



Buxus 'Winter Gem'



Callistemon 'Little John'



Ceanothus 'Concha'



Correa 'Dusky Bells'



Diets bicolor



Juniperus 'Skyrocket'



Lavandula a 'Blue Cushion'



Lavatera Marina



Nandina Domestica



Phormium 'Bronze Baby'



Ribes sanguineum



Teucrium chamaedrys



Teucrium fruticans



Teucrium chamaedrys



Helictotrichon sempervirens



Phyla n.l. 'Kurapia'



Arctostaphylos h. 'Wayside'

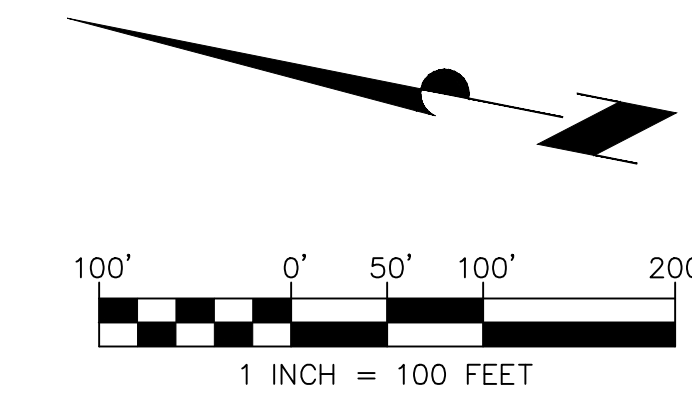
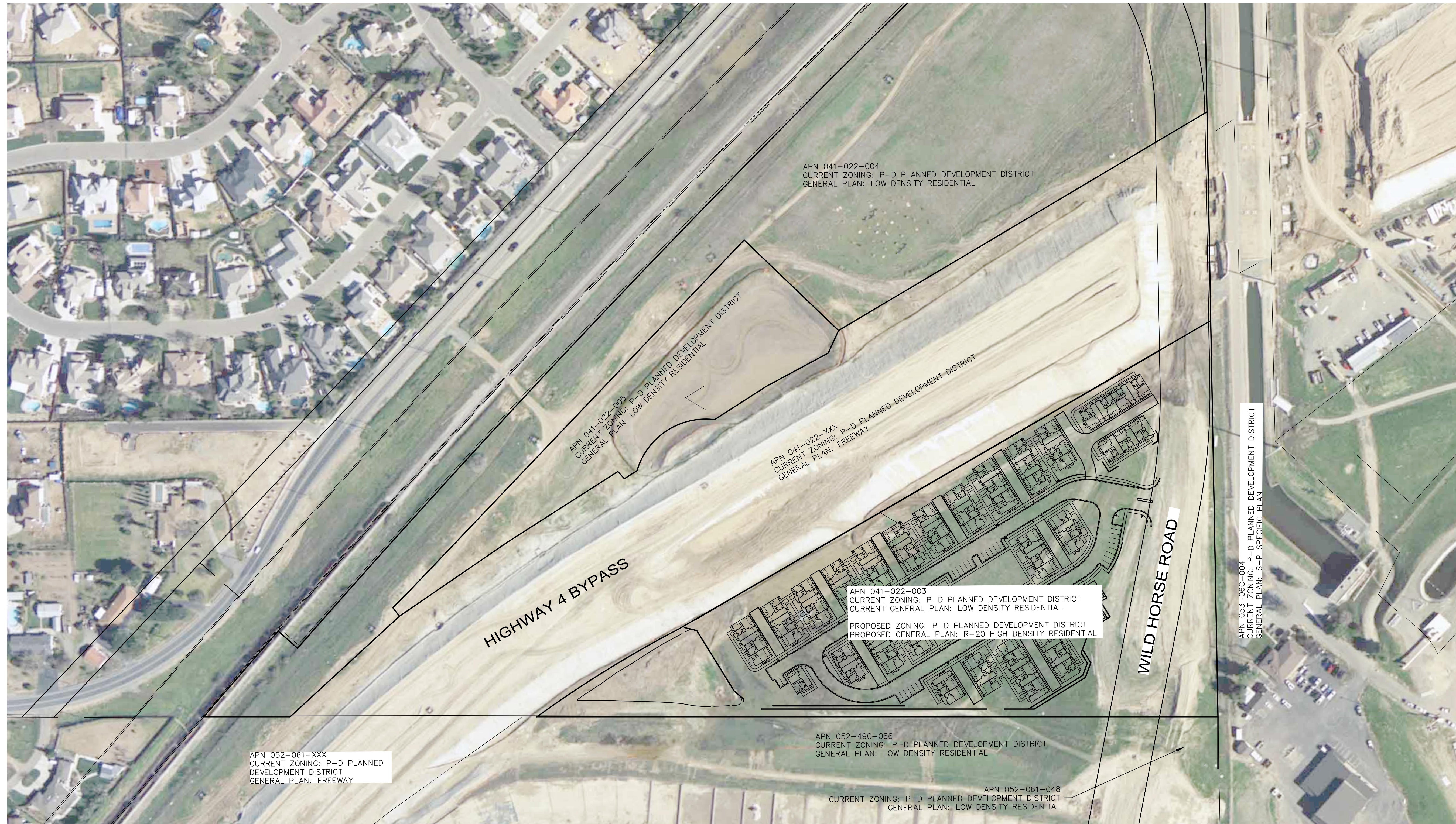


Baccharis p. 'Twin Peaks'



Erigeron karvinskianus





**SU PROPERTY**  
**GENERAL PLAN**  
**AMENDMENT EXHIBIT**  
 AUGUST 10, 2020  
 REVISED OCTOBER 26, 2020



NOTE: THE CURRENT ZONING AND GENERAL PLAN DESIGNATIONS WERE DETERMINED USING THE CITY OF ANTIOCH'S INTERACTIVE ZONING MAP WEBSITE.

F:\PROJECTS\2020\13-1055-SU PROPERTY GENERAL PLAN EXHIBIT-1005.DWG 10/26/2020



## **Project Description**

### **Su Property**

The 11.72 acre project site is located at the eastern end of Wildhorse Road below and between the K Hovnanian's Monterra in Nelson Ranch and adjacent to the Hwy 4 by-pass. The subject site is the last undeveloped property in the original Nelson Ranch Development. The Nelson Ranch development was finalized prior to the approved location and owner's dedication of land for the Hwy 4 by-pass.

The property is presently zoned P-D low density. After meetings with the Planning Department and a working session with the Planning Commission it was agreed that the Owner/Developer would request a GP and zoning change to P-D, R-20 High Density Residential. Market research along with the constraints and location of the property were contributing factors in determining this more appropriate zoning. This zoning will provide a transition from the large lot higher priced homes to smaller lot lower priced homes adjacent to the Hwy 4 by-pass. The Owner/Developer feels that the request for the higher density zoning is reasonable with these concerns. The zoning request will help fill an unmet need in the local market for home ownership of new, small homes for the young professionals with families and empty nesters at a market determined lower price point.

The request will accommodate 25 Buildings consisting of 126 units of for sale Condominiums and related amenities including 4.95 acres of open space, parking and landscaping managed by a Homeowners Association. The units will range in size from approximately 1120 to 1900 square feet, with between 2 and 4 bedrooms and 2 to 3.5 baths. All units will have 2 car-attached garages. The existing Nelson Ranch Park is approximately 400 feet away.