

GENERAL NOTES

- PROPERTY OWNERS: EPC HOLDINGS 820, LLC
AMERICAN SUPERIOR LAND, LLC
- APPLICANT/DEVELOPER: RICHLAND PLANNED COMMUNITIES
3000 LAVA RIDGE COURT, SUITE 115
ROSELILLE, CA 95661
PHONE: (916) 785-3330
KYLE MASTERS
- ENGINEER: CARLSON, BARBER, & GIBSON, INC.
2633 CANNON RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
ANDREA BELLANCA P.E., RCE 61806
- USE: EXISTING: AGRICULTURAL
PROPOSED: SINGLE FAMILY DETACHED RESIDENTIAL/MIXED-USE
- GENERAL PLAN: EXISTING: LIMITED DEVELOPMENT AREA
PROPOSED: LIMITED DEVELOPMENT AREA
- ZONING: EXISTING: PLANNED DEVELOPMENT (PD)
PROPOSED: PLANNED DEVELOPMENT (PD)
- LAND AREA SUMMARY:

| | |
|-----------------------------------|---------------|
| LOW DENSITY - CONVENTIONAL (LD-3) | 53.34 ACRES |
| MEDIUM DENSITY (MD) | 38.74 ACRES |
| VILLAGE CENTER (VC) | 4.81 ACRES |
| PUBLIC USE - FIRE STATION (PO-F) | 2.44 ACRES |
| PARKS (P) | 6.94 ACRES |
| LANDSCAPE (L) | 4.14 ACRES |
| MAJOR ROADWAY | 18.64 ACRES |
| WATER QUALITY/RETENTION BASIN | 16.94 ACRES |
| PHASE 1 DEVELOPED AREA | 136.74 ACRES |
| PHASE 2 | 89.234 ACRES |
| PHASE 3 | 328.204 ACRES |
| TOTAL AREA | 551.54 ACRES |

- TOTAL NO. OF EXISTING LOTS: 3
- TOTAL NO. OF PROPOSED LOTS: 440
- MIN LOW DENSITY LOT SIZE: 5,000± SF
AVERAGE LOW DENSITY LOT SIZE: 8,140± SF
- MIN MEDIUM DENSITY LOT SIZE: 4,000± SF
AVERAGE MEDIUM DENSITY LOT SIZE: 4,845± SF
- RESIDENTIAL LOT BREAKDOWN:

| | |
|--|---|
| MEDIUM DENSITY RESIDENTIAL (MD) - 230 LOTS | 210 DWELLING UNITS/53.3 ACRES = 3.9 DWELLING UNITS/AC (NET) |
| LOW DENSITY RESIDENTIAL (LD-3) - 210 LOTS | 230 DWELLING UNITS/38.7 ACRES = 5.9 DWELLING UNITS/AC (NET) |
- APN: 057-010-002, 057-010-003, 057-021-003
- BENCHMARK: CONTRA COSTA COUNTY BENCHMARK #3063 IS A DISK SET IN A CONCRETE POST 1.2 MILES SOUTH ON DEER VALLEY ROAD FROM INTERSECTION OF LONE TREE WAY AT SOUTH CORNER OF INTERSECTION OF DEER VALLEY ROAD, 20 FEET EAST OF THE CENTERLINE OF SNOODGRASS LANE, 1-1/2 FEET NORTHWEST OF A 4"x4" MARKER POST HAVING AN ELEVATION OF 228.280.
- BASIS OF BEARINGS: N89°52'4"E ALONG THE NORTH LINE OF SECTION 7 AS SHOWN ON THE RECORDED OF SURVEY FILED IN BOOK 90 LICENSED SURVEY MAPS AT PAGE 4, CONTRA COSTA COUNTY RECORDS.

- CONTOUR INTERVALS: EXISTING - 2 FOOT
PROPOSED - 2 FOOT
- PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.
- ALL GRADING WILL BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND REPORT REGARDING THIS PROJECT NO. 4371.000.001, PREPARED BY ENGEL, INC. DATED SEPTEMBER 26, 2016.
- MAXIMUM CUT OR FILL SLOPE IS 2:1.
- ALL EXISTING STRUCTURES TO BE REMOVED, UNLESS NOTED OTHERWISE.
- BOUNDARY IS PER RECORD INFORMATION.
- PROPOSED DEVELOPED AREA IS NOT SUBJECT TO INUNDATION.
- ALL INTERIOR STREETS TO BE PUBLIC, EXCEPT AS NOTED.
- SAND CREEK ROAD SHALL BE A PUBLIC ROADWAY DEDICATED TO THE CITY OF ANTIOCH.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP. A MASTER FINAL MAP MAY BE FILED TO CREATE SELLABLE PARCELS.
- USE PERMIT AS REQUIRED FOR EACH PHASE OF A PLANNED DEVELOPMENT.

PARCEL SUMMARY

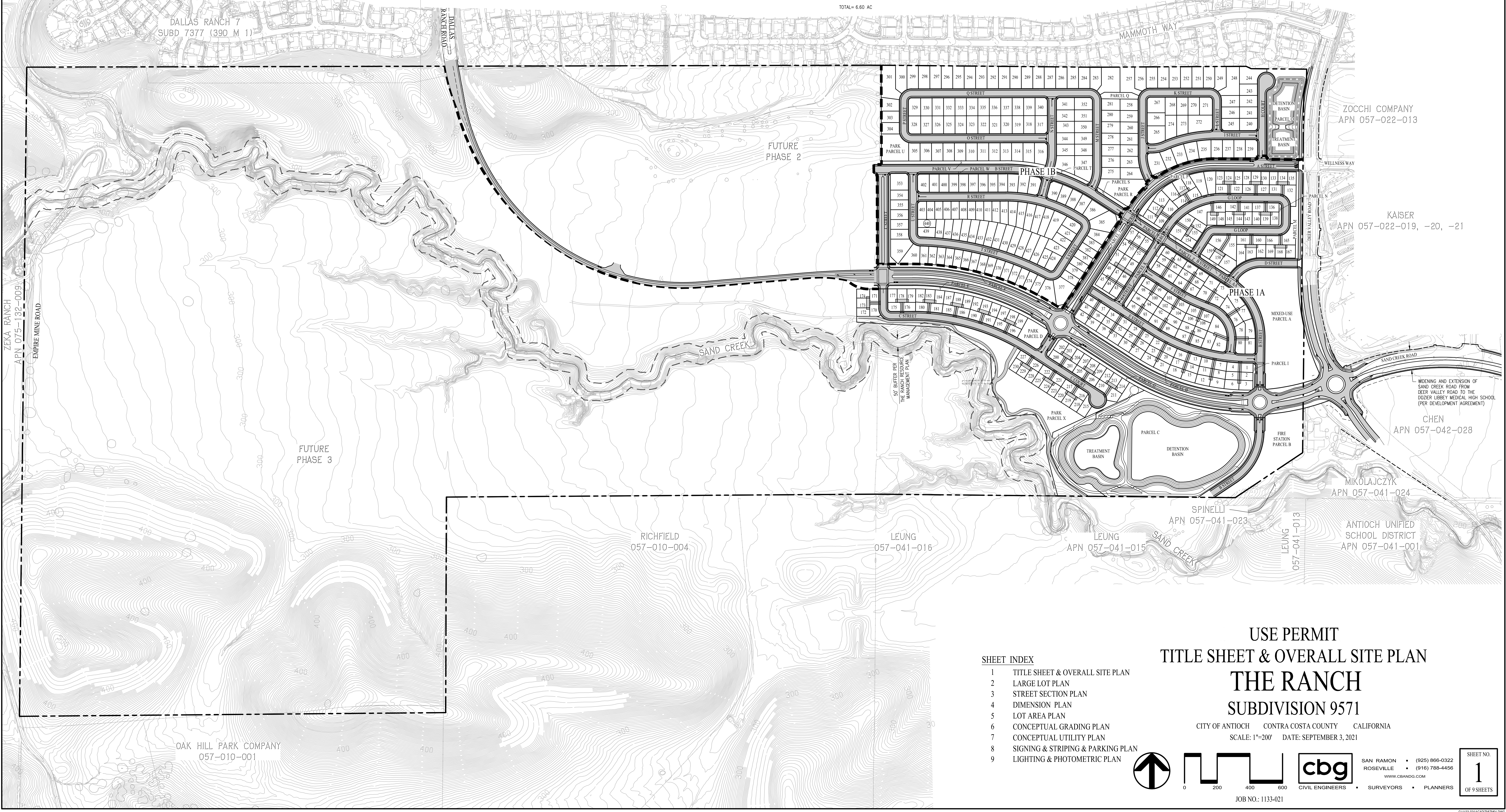
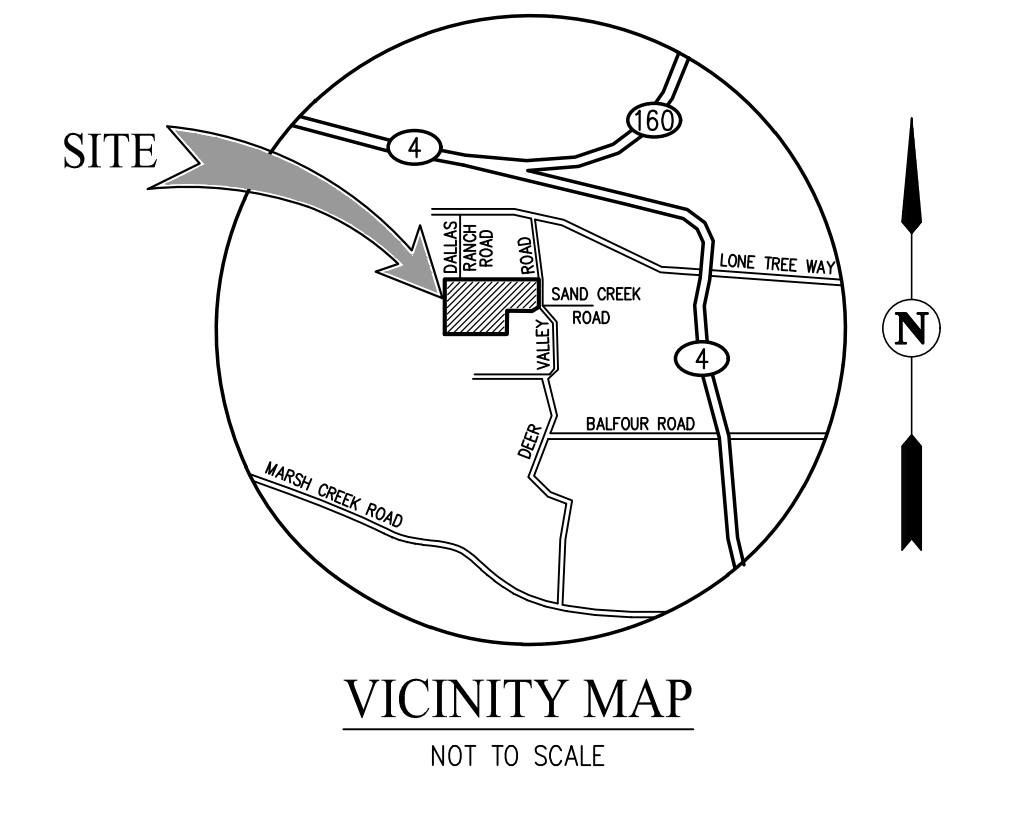
| PARCEL | LAND USE | ACREAGE | OWNER |
|-----------|---|----------|-------|
| PARCEL A | MIXED USE | 4.77 AC | CITY |
| PARCEL B | FIRE STATION | 2.39 AC | CITY |
| PARCEL C | WATER QUALITY/RETENTION BASIN/LANDSCAPING | 14.31 AC | CITY |
| PARCEL D | PARK | 0.47 AC | CITY |
| PARCEL E | LANDSCAPING | 0.46 AC | HOA |
| PARCEL F | LANDSCAPING | 0.85 AC | HOA |
| PARCEL G | LANDSCAPING | 0.61 AC | HOA |
| PARCEL H | LANDSCAPING | 0.55 AC | HOA |
| PARCEL I | LANDSCAPING | 0.04 AC | HOA |
| PARCEL J | LANDSCAPING | 0.23 AC | HOA |
| PARCEL K | LANDSCAPING | 0.12 AC | HOA |
| PARCEL L | LANDSCAPING | 0.20 AC | HOA |
| PARCEL M | LANDSCAPING | 0.71 AC | HOA |
| PARCEL N | LANDSCAPING | 0.15 AC | HOA |
| PARCEL O | WATER QUALITY/RETENTION BASIN/LANDSCAPING | 2.60 AC | CITY |
| PARCEL P | LANDSCAPING | 0.10 AC | HOA |
| PARCEL Q | LANDSCAPING | 0.11 AC | HOA |
| PARCEL R | PARK | 0.72 AC | CITY |
| PARCEL S | LINEAR PARK | 0.10 AC | CITY |
| PARCEL T | LINEAR PARK | 0.10 AC | CITY |
| PARCEL U | PARK | 0.59 AC | CITY |
| PARCEL V | LINEAR PARK | 0.46 AC | CITY |
| PARCEL W | LANDSCAPING | 0.09 AC | HOA |
| PARCEL X | PARK | 4.20 AC | CITY |
| PARCEL Y | LINEAR PARK | 0.07 AC | CITY |
| PARCEL Z | LINEAR PARK | 0.08 AC | CITY |
| PARCEL AA | LINEAR PARK | 0.10 AC | CITY |

LEGEND

| FUTURE | EXISTING | PROPOSED | |
|--------|----------|----------|---------------------------|
| --- | --- | --- | SUBDIVISION BOUNDARY |
| --- | --- | --- | LARGE LOT PARCEL BOUNDARY |
| --- | --- | --- | LOT LINE |
| --- | --- | --- | RIGHT OF WAY |
| --- | --- | --- | C/L SAND CREEK |
| --- | --- | --- | EASEMENT |
| --- | --- | --- | CENTERLINE |
| --- | --- | --- | CURB |
| --- | --- | --- | MEDIAN |

PARK AREA SUMMARY

| DESIGN GUIDELINES | LOCATION | PROPOSED ACREAGE | PER ANTIOCH MUNICIPAL CODE: |
|----------------------------------|----------|------------------|---|
| HOMESTEAD PARK | PARCEL D | 0.47 AC | 1 SINGLE FAMILY DWELLING UNIT = 0.015 ACRES OF PARK |
| | PARCEL X | 4.72 AC | |
| | | SUBTOTAL=5.19 AC | 440 UNITS IN PHASE 1 X 0.015 = 6.6 ACRES |
| LANDSCAPE PATHWAY & CENTRAL PARK | PARCEL U | 0.59 AC | |
| | PARCEL S | 0.10 AC | |
| | PARCEL R | 0.22 AC | |
| | | SUBTOTAL=1.41 AC | |
| | | TOTAL=6.60 AC | |



- SHEET INDEX**
- TITLE SHEET & OVERALL SITE PLAN
 - LARGE LOT PLAN
 - STREET SECTION PLAN
 - DIMENSION PLAN
 - LOT AREA PLAN
 - CONCEPTUAL GRADING PLAN
 - CONCEPTUAL UTILITY PLAN
 - SIGNING & STRIPING & PARKING PLAN
 - LIGHTING & PHOTOMETRIC PLAN

**USE PERMIT
TITLE SHEET & OVERALL SITE PLAN
THE RANCH
SUBDIVISION 9571**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=200' DATE: SEPTEMBER 3, 2021

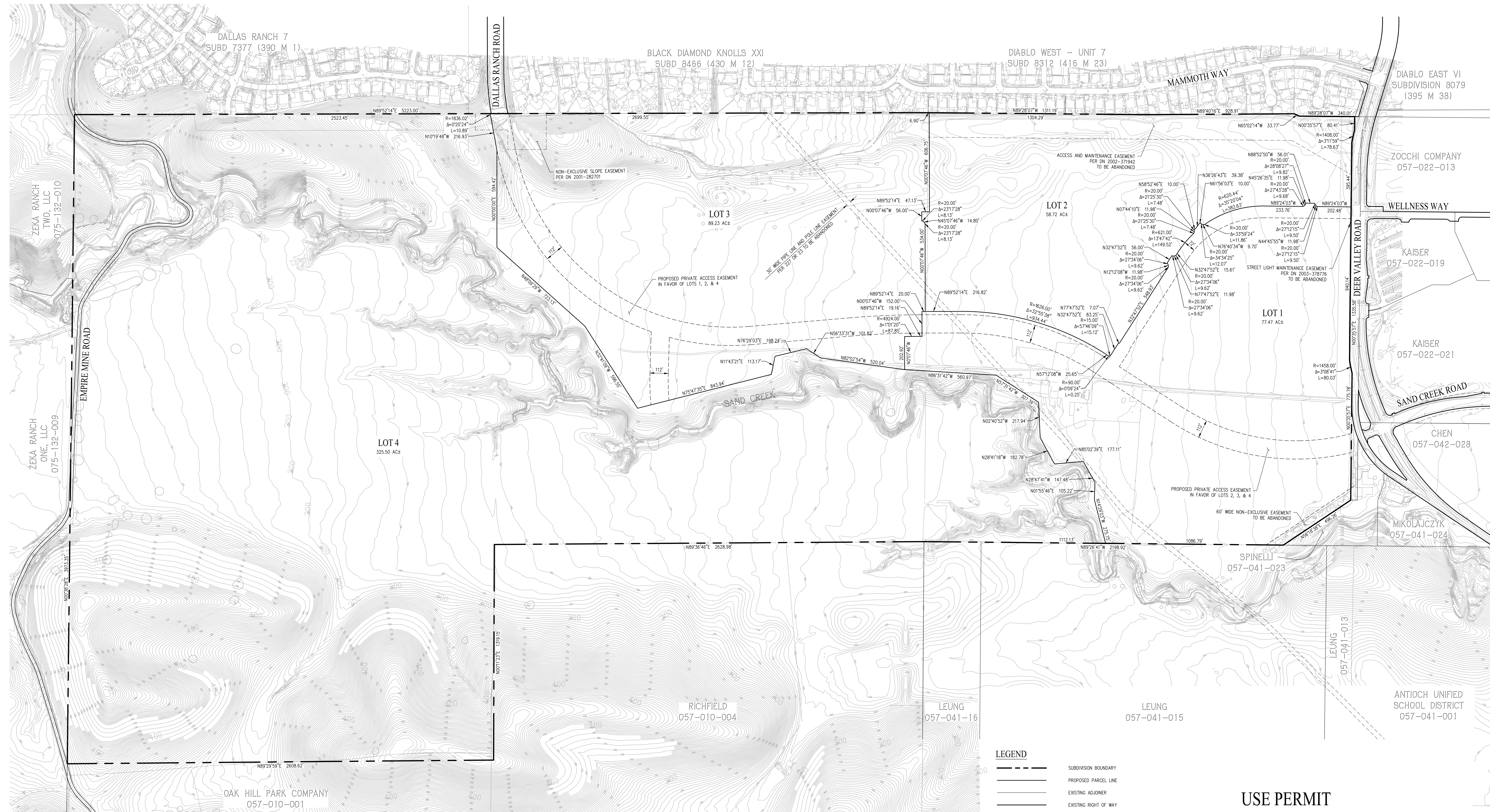
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ROSELILLE • (916) 788-4456
WWW.CBANDG.COM

1
OF 9 SHEETS

JOB NO.: 1133-021

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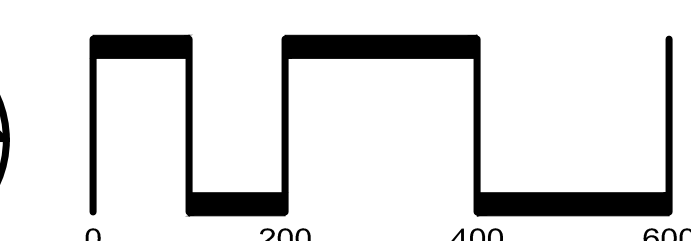
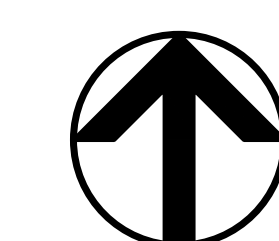


LEGEND

| | |
|-----|-----------------------|
| --- | SUBDIVISION BOUNDARY |
| --- | PROPOSED PARCEL LINE |
| --- | EXISTING ADJOINER |
| --- | EXISTING RIGHT OF WAY |
| --- | PROPOSED EASEMENT |
| --- | EXISTING EASEMENT |

**USE PERMIT
LARGE LOT PLAN
THE RANCH
SUBDIVISION 9571**

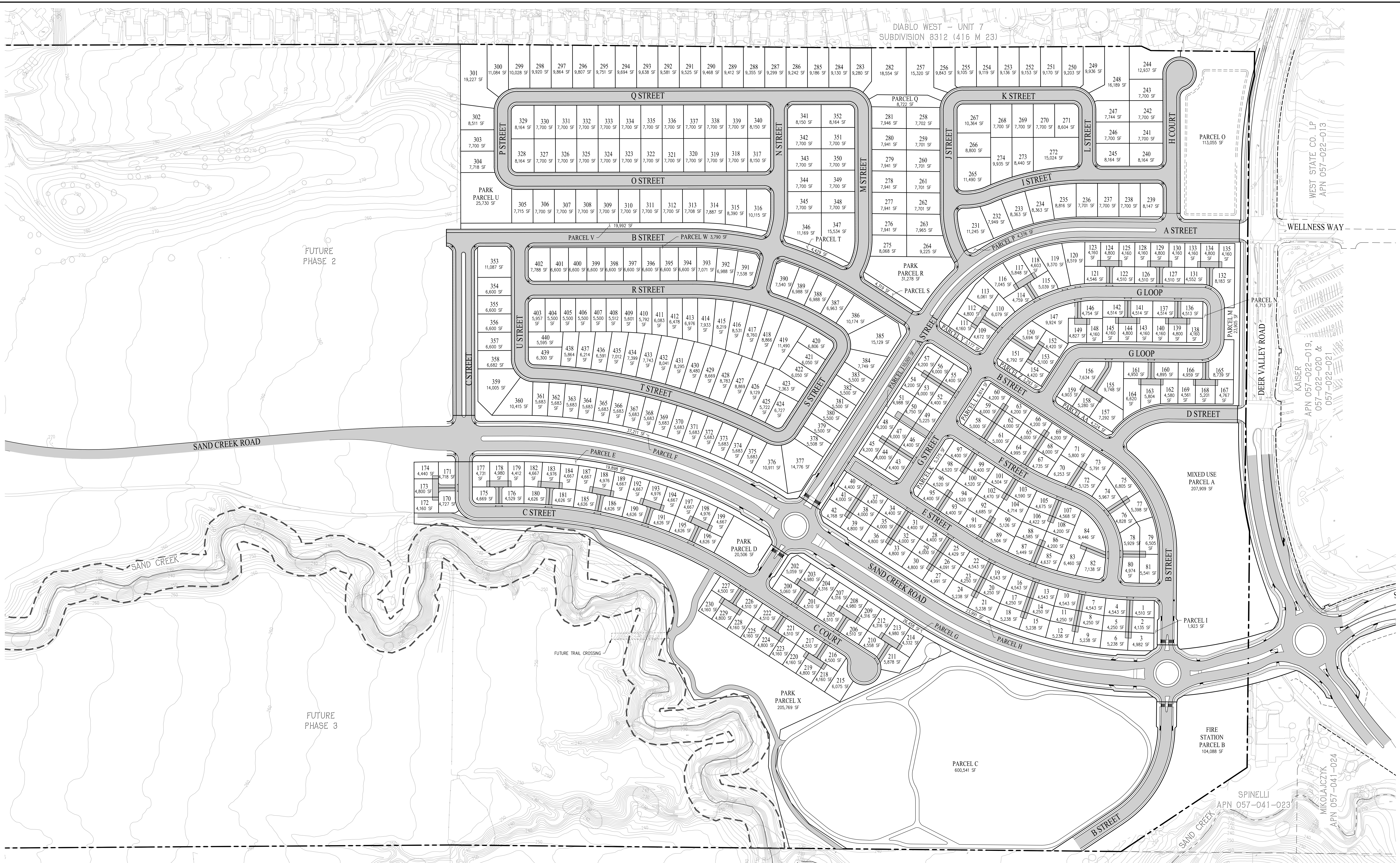
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=200' DATE: SEPTEMBER 3, 2021



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SHEET NO.
2
OF 9 SHEETS

JOB NO.: 1133-021



LOW DENSITY (LD-3)

| | |
|-------------------|------------|
| MINIMUM LOT SIZE: | 5,500 SF± |
| AVERAGE LOT SIZE: | 8,140 SF± |
| MAX LOT SIZE: | 20,797 SF± |

MEDIUM DENSITY (MD)

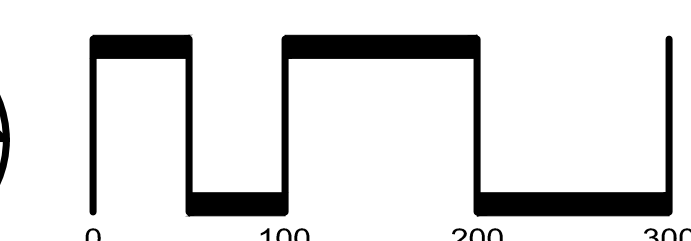
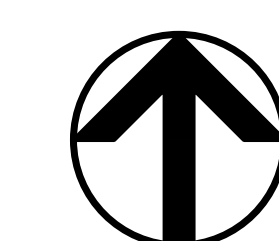
| | |
|-------------------|-----------|
| MINIMUM LOT SIZE: | 4,000 SF± |
| AVERAGE LOT SIZE: | 4,845 SF± |
| MAX LOT SIZE: | 9,924 SF± |

LEGEND

| | | | | | |
|--|----------------------|--|------------|--|--------------|
| | FUTURE | | EXISTING | | PROPOSED |
| | SUBDIVISION BOUNDARY | | LOT LINE | | RIGHT OF WAY |
| | EASEMENT | | CENTERLINE | | CURB |
| | MEDIAN | | | | |

USE PERMIT
LOT AREA PLAN
THE RANCH
SUBDIVISION 9571

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: SEPTEMBER 3, 2021



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SHEET NO.
5
OF 9 SHEETS

JOB NO.: 1133-021

WEST STATE CO. LP
APN 057-022-013

KAISER
APN 057-022-019
057-022-020 &
057-022-021

SPINELLI
APN 057-041-023
MIKOLAJCZYK
APN 057-041-024

FUTURE PHASE 2

FUTURE PHASE 3

WELLNESS WAY

DEER VALLEY ROAD

SAND CREEK ROAD

SAND CREEK

SAND CREEK

APN 057-041-023

APN 057-041-024

PARK PARCEL X
205,769 SF

PARCEL C
600,541 SF

FIRE STATION
PARCEL B
104,088 SF

PARCEL I
1,823 SF

MIXED USE
PARCEL A
207,909 SF

PARK
PARCEL R
31,278 SF

PARCEL T
11,169 SF

PARCEL S
4,112 SF

PARCEL Q
8,722 SF

PARCEL V
19,992 SF

PARCEL W
3,790 SF

PARCEL U
25,730 SF

PARCEL O
113,050 SF

PARCEL N
6,213 SF

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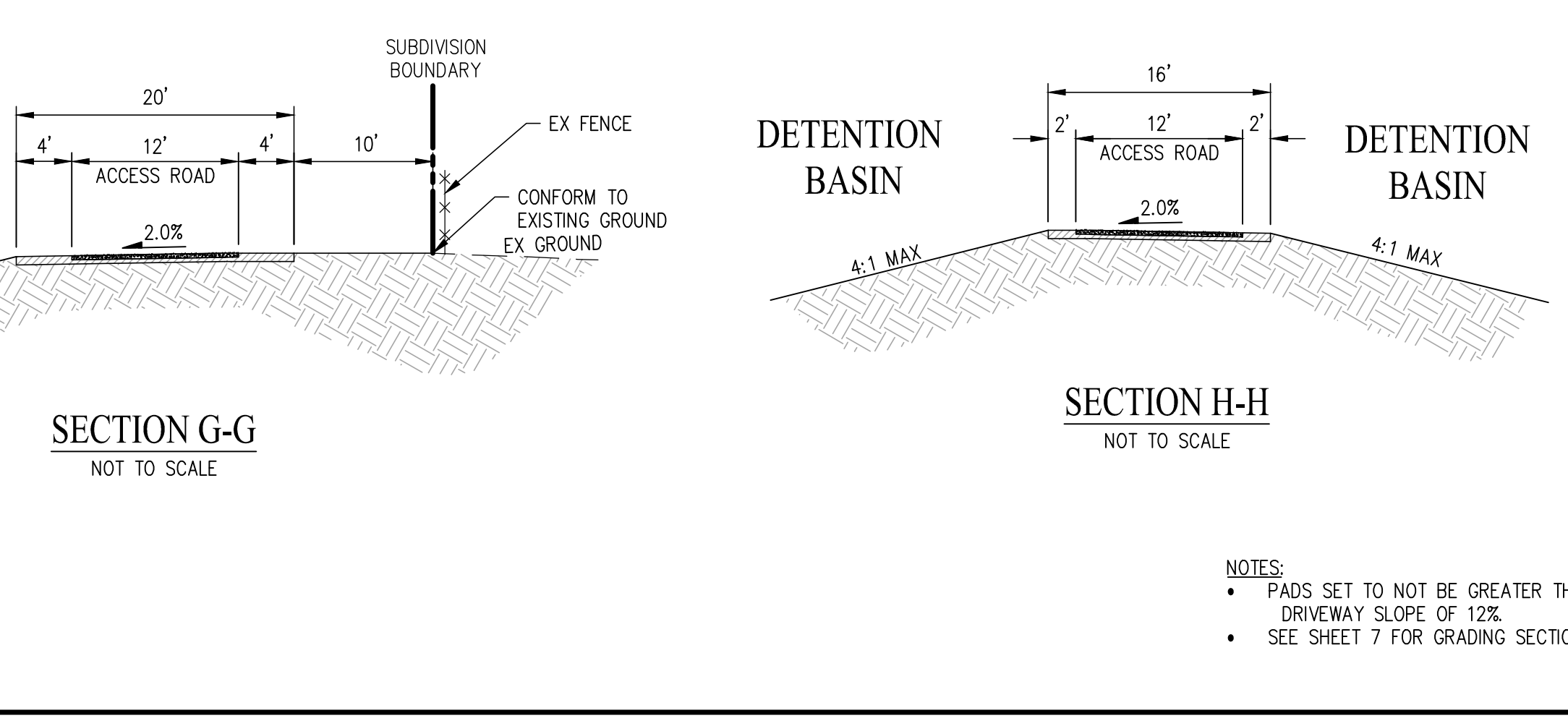
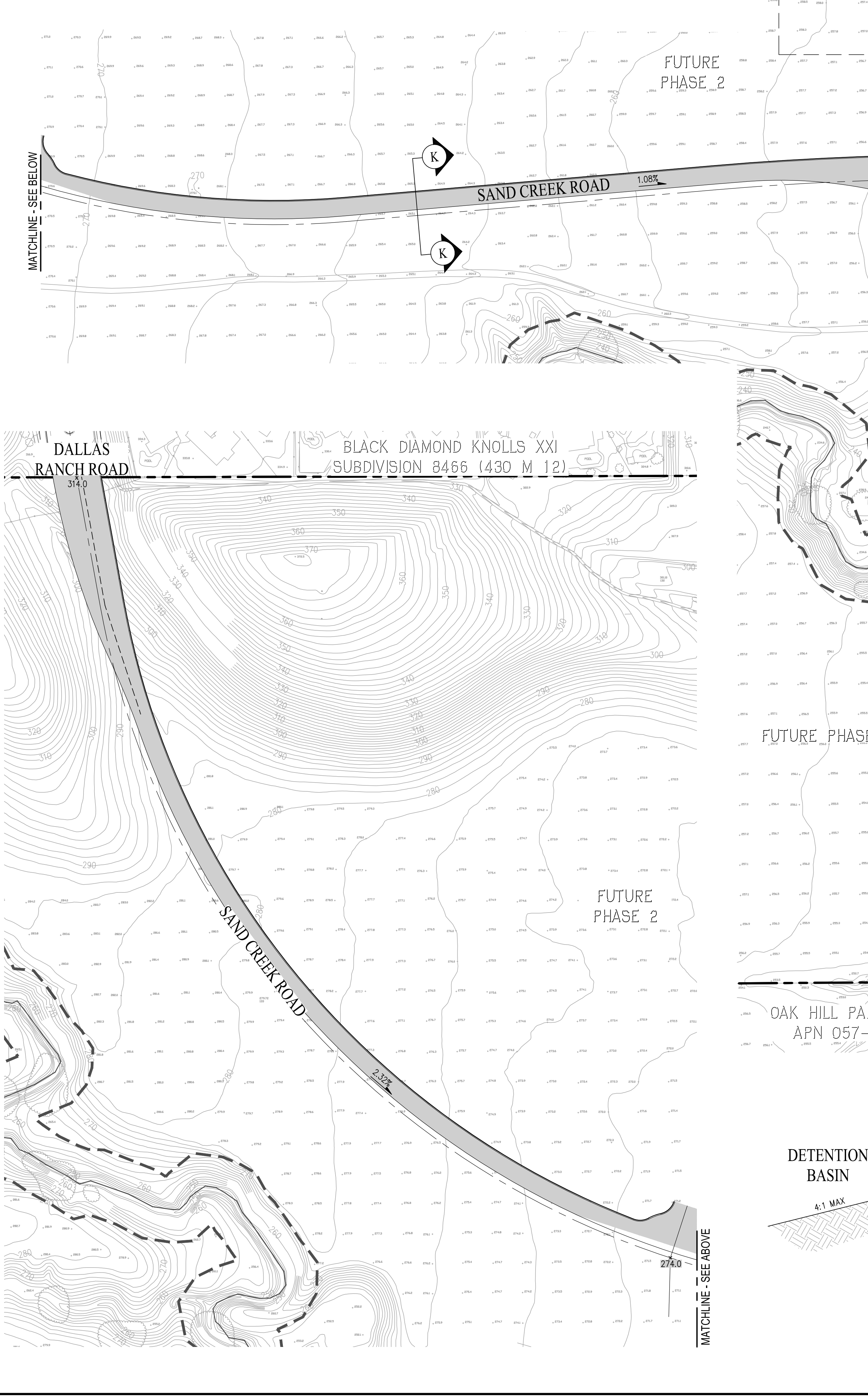
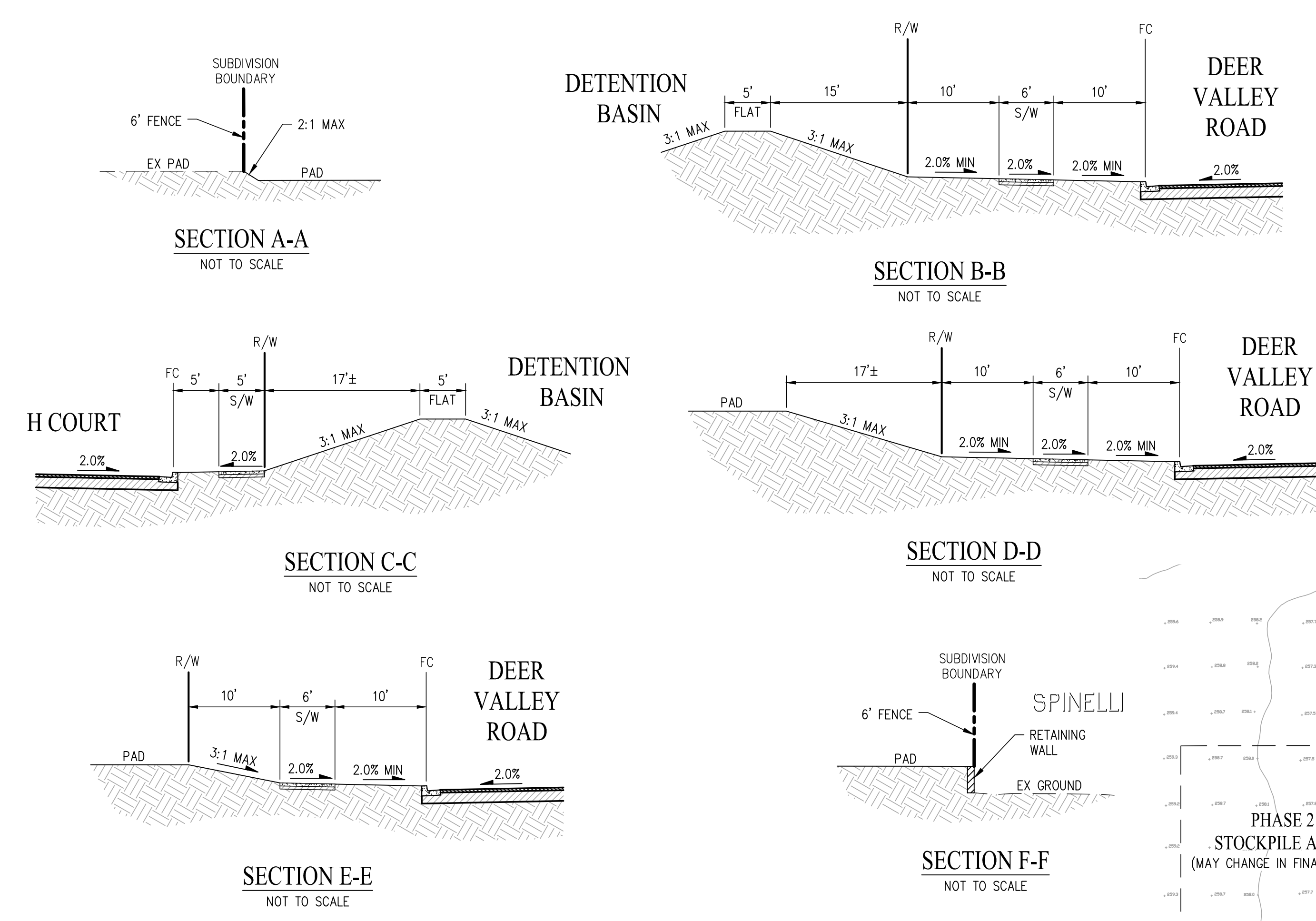
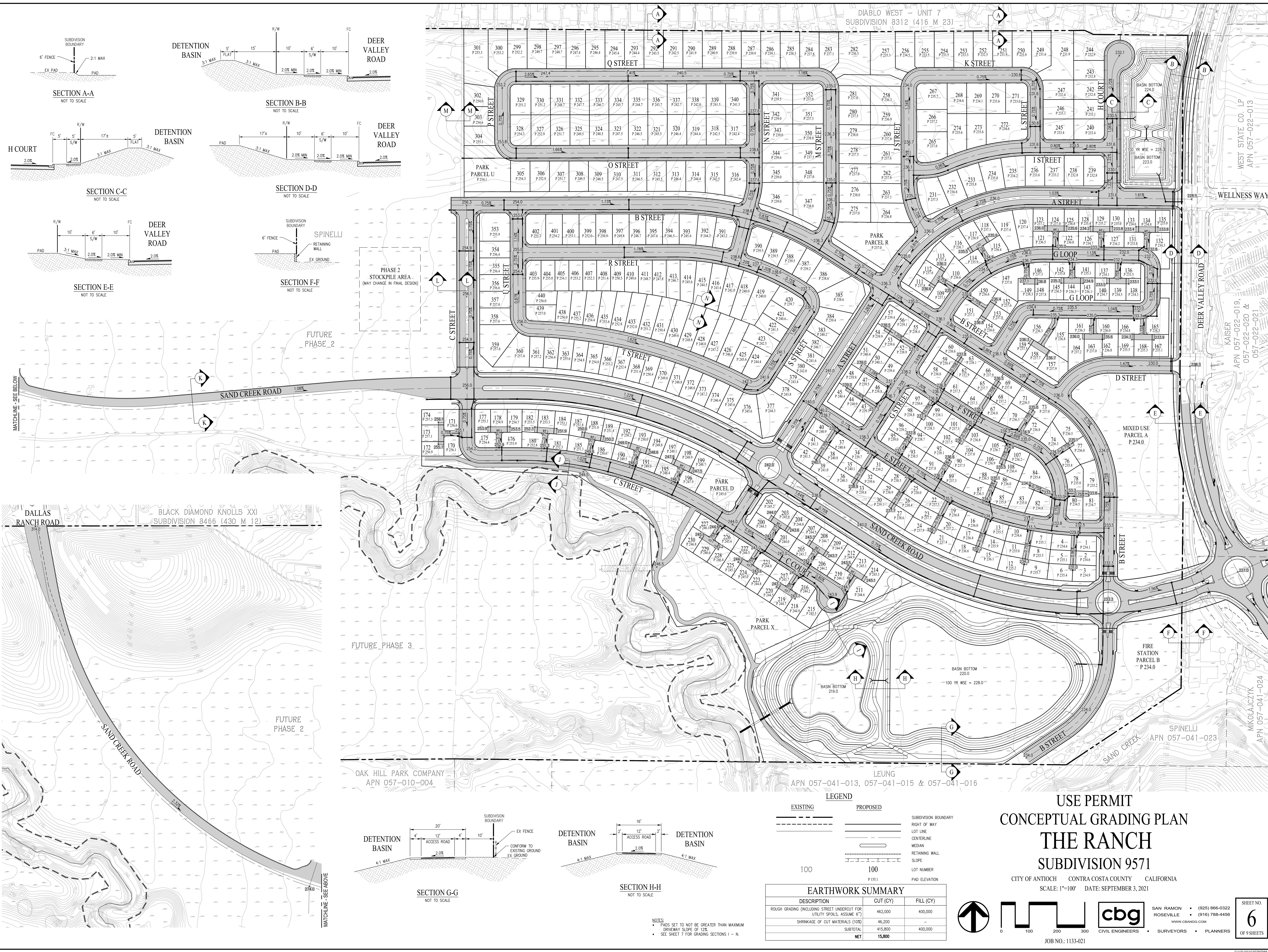
PARCEL U
4,316 SF

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4,316 SF

PARCEL Q
4



LEGEND

EXISTING PROPOSED

100 100

EARTHWORK SUMMARY

| DESCRIPTION | CUT (CY) | FILL (CY) |
|---|----------|-----------|
| ROUGH GRADING (INCLUDING STREET UNDERCUT FOR UTILITY SPOOLS, ASSUME 6") | 462,000 | 400,000 |
| SHRINKAGE OF CUT MATERIALS (10%) | 46,200 | - |
| SUBTOTAL | 415,800 | 400,000 |
| NET | 15,800 | - |

USE PERMIT
CONCEPTUAL GRADING PLAN
THE RANCH
SUBDIVISION 9571

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=100' DATE: SEPTEMBER 3, 2021

cbg
 CIVIL ENGINEERS SURVEYORS PLANNERS

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

SHEET NO. **6**
 OF 9 SHEETS

JOB NO: 1133-021

NOTES:
 * PADS SET TO NOT BE GREATER THAN MAXIMUM DRIVEWAY SLOPE OF 12%.
 * SEE SHEET 7 FOR GRADING SECTIONS I - N.

WEST STATE CO. LP
 APN 057-022-019

KABER
 APN 057-022-019,
 057-022-020 &
 057-022-021

SPINELLI
 APN 057-041-023

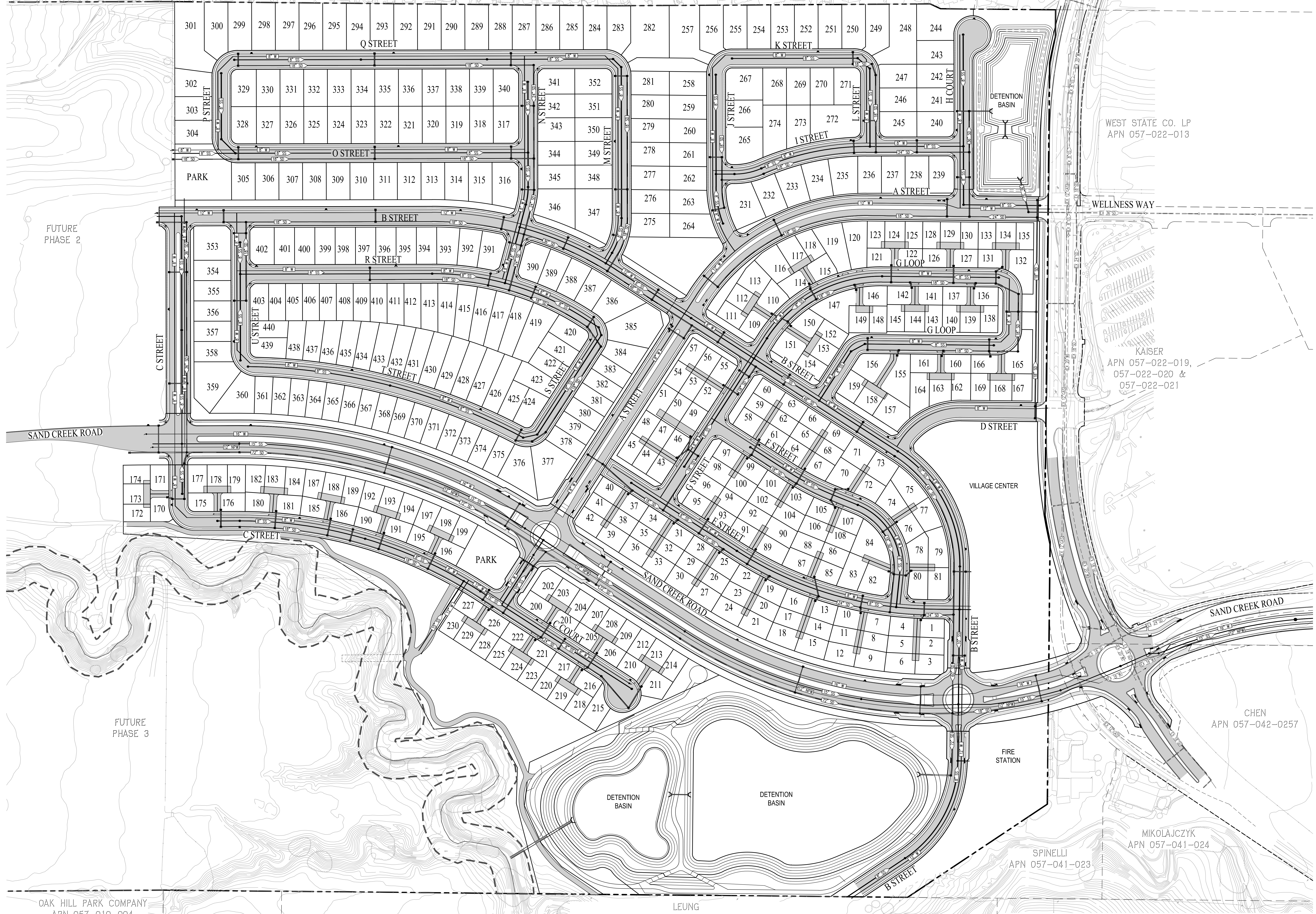
MIKOLAJCZYK
 APN 057-041-024

LEUNG
 APN 057-041-013, 057-041-015 & 057-041-016

APN 057-010-004

BLACK DIAMOND KNOLLS XXI
SUBDIVISION 8466 (430 M 12)

DIABLO WEST - UNIT 7
SUBDIVISION 8312 (416 M 23)



WEST STATE CO. LP
APN 057-022-013

WELLNESS WAY

KAISER
APN 057-022-019,
057-022-020 &
057-022-021

CHEN
APN 057-042-0257

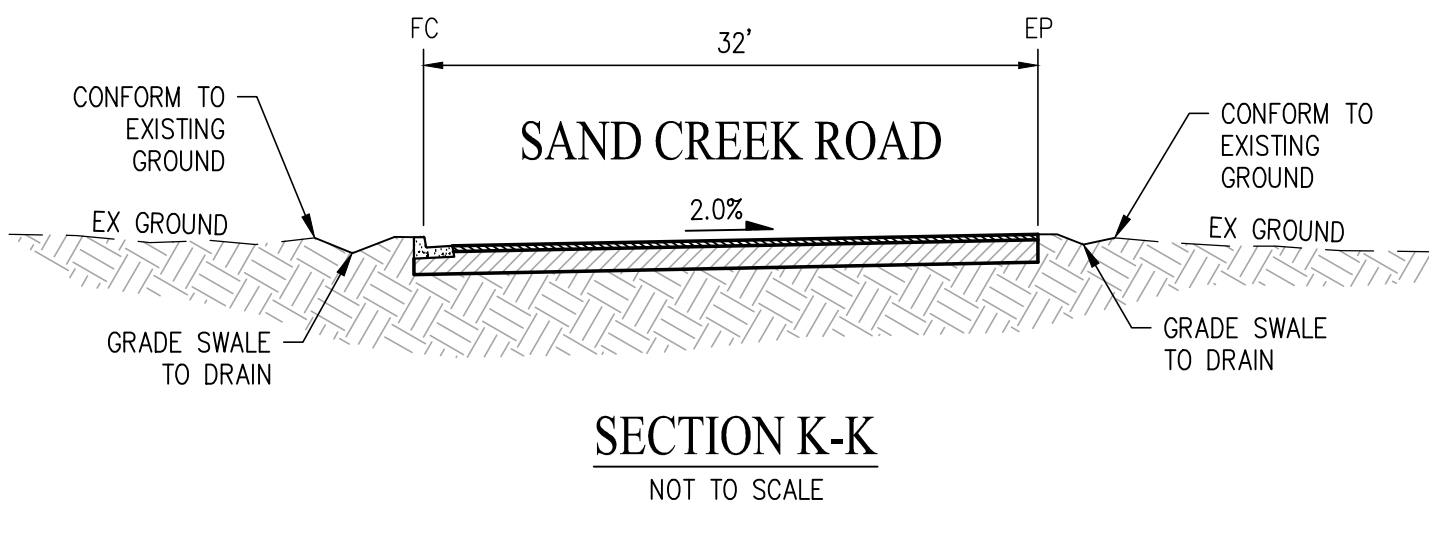
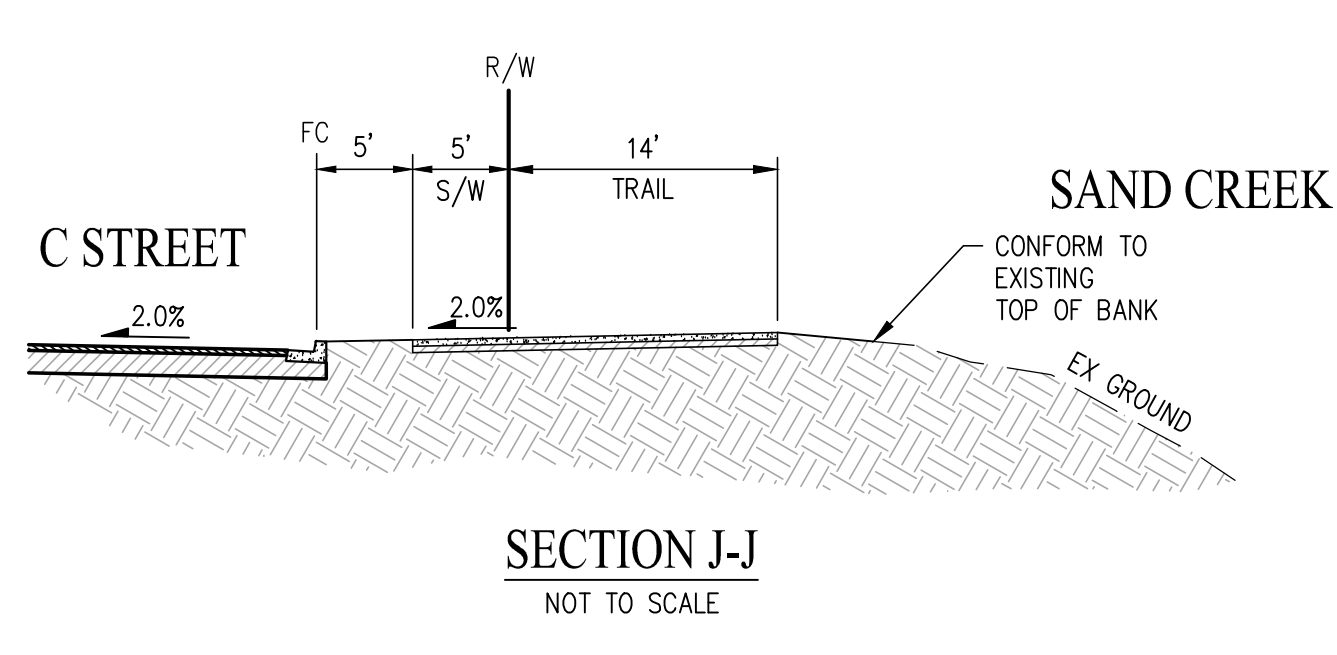
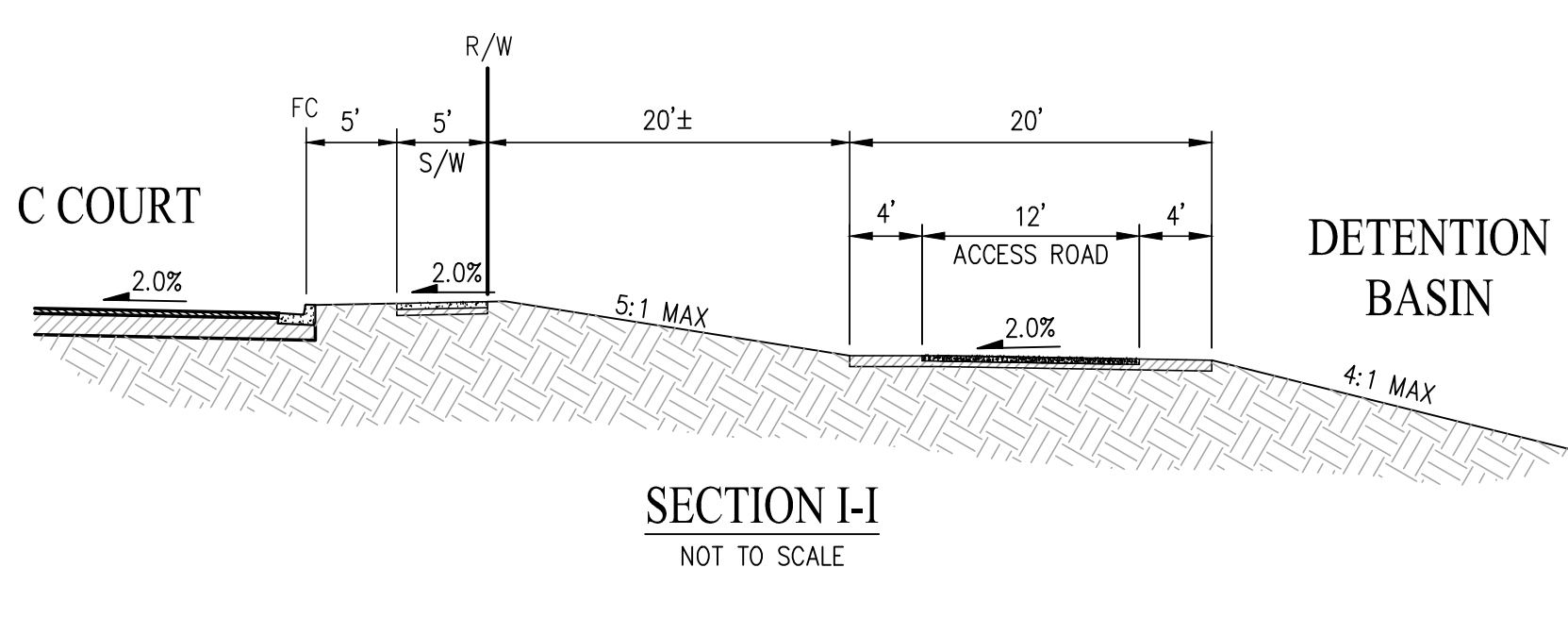
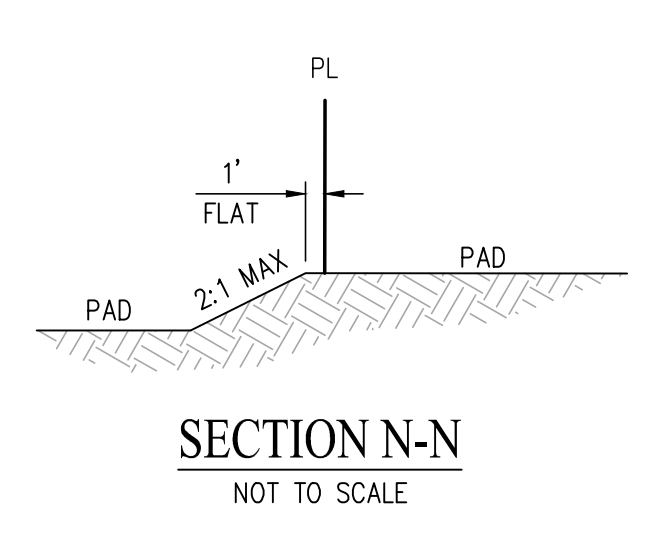
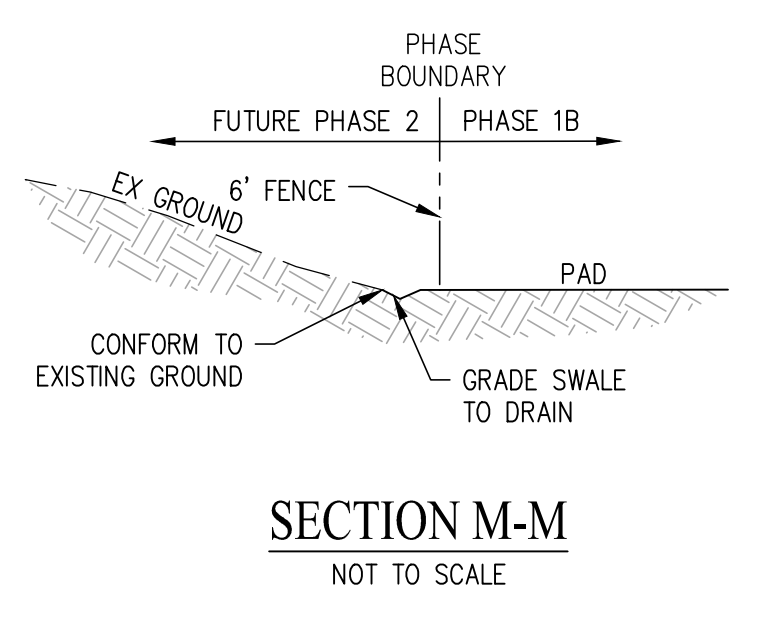
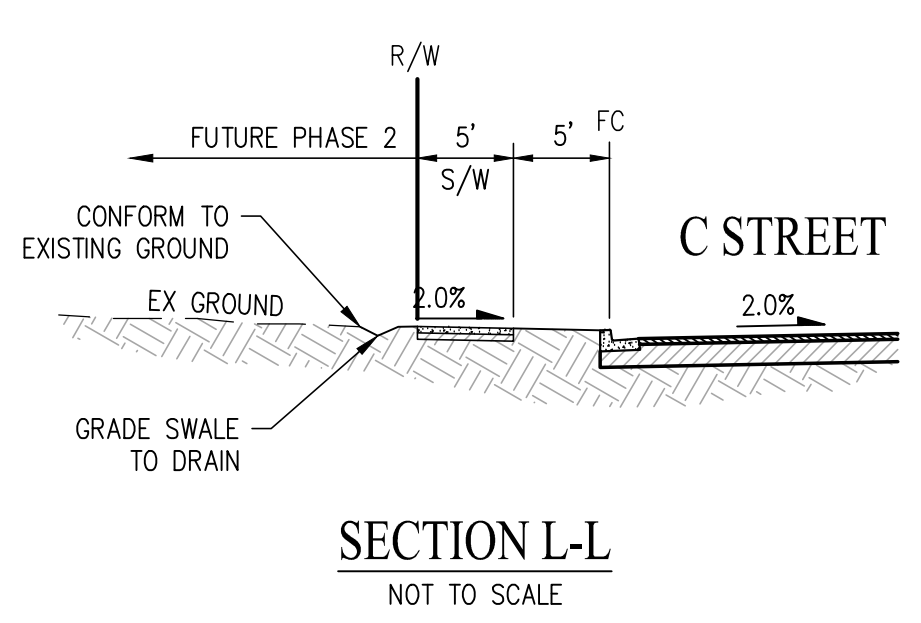
MIKOLAJCZYK
APN 057-041-024

SPINELLI
APN 057-041-023

OAK HILL PARK COMPANY
APN 057-010-004

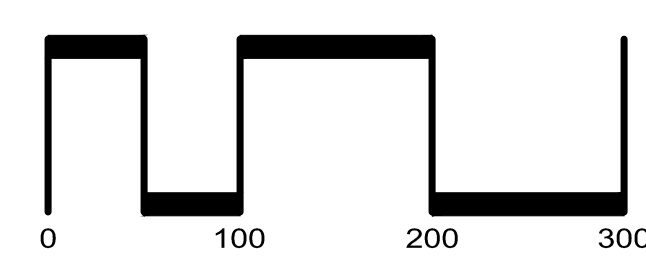
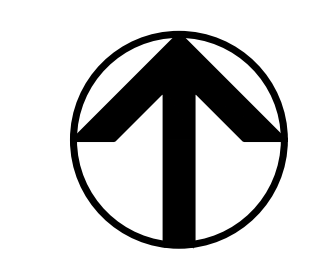
LEUNG
APN 057-041-013, 057-041-015 & 057-041-016

USE PERMIT
CONCEPTUAL UTILITY PLAN
THE RANCH
SUBDIVISION 9571
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: SEPTEMBER 3, 2021



LEGEND

- | EXISTING | PROPOSED |
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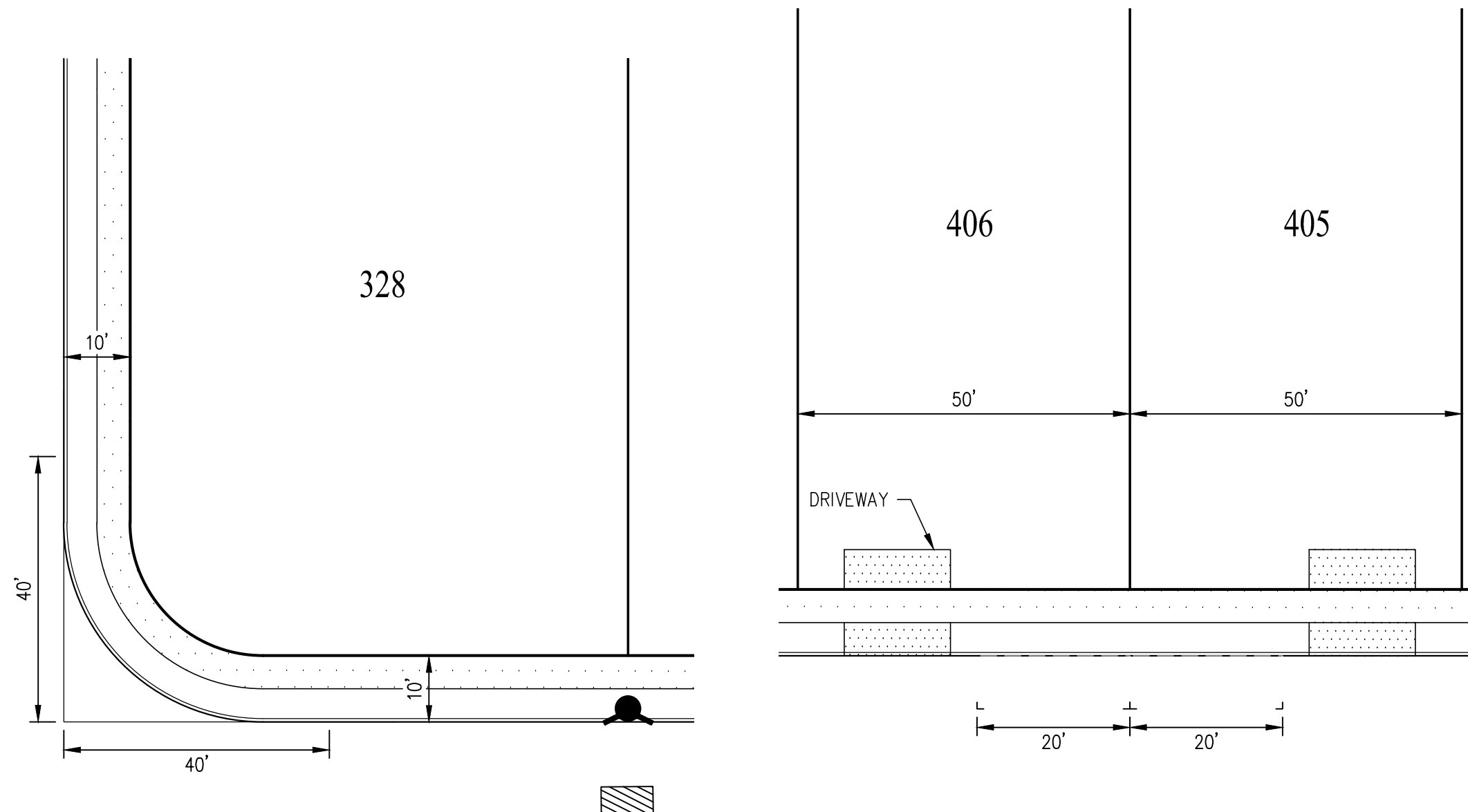
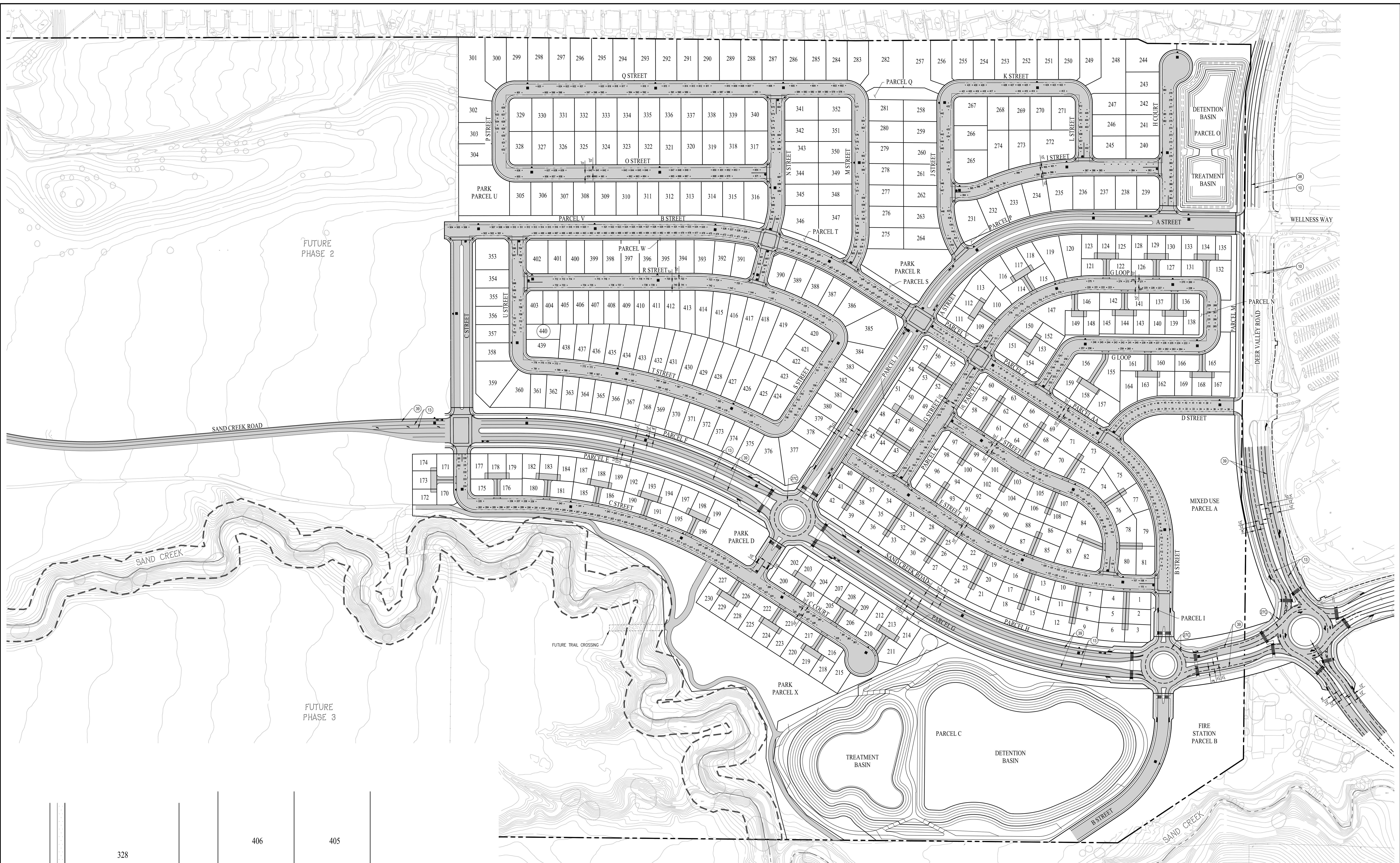


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SHEET NO.
7
OF 9 SHEETS

JOB NO.: 1133-021

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PARKING SUMMARY

| PARKING TYPE | PARKING REQUIRED | | PARKING PROVIDED | |
|------------------------------|------------------|------------------|------------------|------------------|
| | RATIO | NUMBER OF SPACES | RATIO | NUMBER OF SPACES |
| GARAGE (COVERED) | 2 SPACES/DU | 880 SPACES | 2 SPACES/DU | 880 SPACES |
| GUEST PARKING (ON-STREET) | 1 SPACE/DU | 440 SPACES | 1 SPACE/DU | 440 SPACES |
| ADDITIONAL ON-STREET PARKING | - | - | - | 351 SPACES |
| TOTAL | - | 1,320 SPACES | - | 1,671 SPACES |

GUEST PARKING (PARALLEL SPACES) DIMENSIONS
INTERIOR: 8' X 20'

SIGNING NOTES:

- ALL SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD) WITH REVISIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF 48 HOURS TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING.
- CONTRACTOR SHALL GET CITY ENGINEER APPROVAL FOR SIGN INSTALLATION ON ELECTROLER.
- ALL STRIPING, PAVEMENT MARKING, AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) WITH REVISIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF TWO WORKING DAYS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND STRIPING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND CAT TRACKING OF ALL PROPOSED STRIPING AND MARKING. NO PERMANENT STRIPING OR MARKING SHALL BE PLACED UNTIL CAT TRACKING IS APPROVED BY THE CITY TRAFFIC ENGINEER.
- ALL DETAIL NUMBERS REFER TO THE LATEST EDITION OF THE CA MUTCD STRIPING DETAILS.
- EXISTING STRIPES TO REMAIN UNLESS NOTED OTHERWISE.

LEGEND

- | | | | | | |
|--|---------------------------------------|--|--|--|---|
| | FUTURE | | EXISTING | | PROPOSED |
| | SUBDIVISION BOUNDARY | | LOT LINE | | RIGHT OF WAY |
| | CURB | | TRAFFIC SIGN ON METAL POST PER CITY DETAIL ST-16 AND ST-17 | | REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER INSTALLED ADJACENT TO THE HYDRANT 5- FEET FROM STREET CENTERLINE PER CITY DETAIL W-02 |
| | 12" WIDE WHITE LINE (MUTCD DETAIL 22) | | "STOP" PAVEMENT MARKING - CENTER OF LEGEND 6- FEET OFF OF CENTERLINE OF STREET OR MEDIAN CURB. | | CALTRANS BIKE LANE SYMBOL (NOT TO SCALE) (CONSTRUCT PER CALTRANS STANDARD PLAN A24C) |
| | PROPOSED CALIFORNIA MUTCD DETAIL # | | | | |

USE PERMIT
TRAFFIC SIGNING, STRIPING, & PARKING PLAN
THE RANCH
SUBDIVISION 9571

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=100' DATE: SEPTEMBER 3, 2021

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
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8
 OF 9 SHEETS

JOB NO.: 1133-021

