

GENERAL NOTES

1. PROPERTY OWNERS:

P.C. & SUSAN LEUNG FAMILY LIMITED PARTNERSHIP
2. APPLICANT/DEVELOPER:

RICHLAND PLANNED COMMUNITIES
601 UNIVERSITY AVENUE, SUITE 125
SACRAMENTO, CA 95825
PHONE: (916) 715-4083
KYLE MASTERS
3. ENGINEER:

CARLSON, BARBER, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
JUSTIN JOSEPH P.E., RCE #75752
4. USE:

EXISTING: AGRICULTURAL
PROPOSED: SINGLE FAMILY DETACHED RESIDENTIAL/MULTI-FAMILY
5. GENERAL PLAN:

EXISTING: LIMITED DEVELOPMENT AREA
PROPOSED: LIMITED DEVELOPMENT AREA
6. ZONING:

EXISTING: PLANNED DEVELOPMENT (PD)
PROPOSED: PLANNED DEVELOPMENT (PD)
7. LAND AREA SUMMARY:

LOW DENSITY	5.60±	ACRES
MEDIUM DENSITY (MD)	28.0±	ACRES
PARKS (P)	9.47±	ACRES
OPEN SPACE (OS)	102.51±	ACRES
ROADWAY	18.28±	ACRES
COMMERCIAL/ FIRE STATION	0.99±	ACRES
WATER QUALITY/ DETENTION BASIN DEVELOPED AREA	4.82±	ACRES
	167.7±	ACRES
8. TOTAL NO. OF EXISTING LOTS:

4
9. RESIDENTIAL LOT BREAKDOWN:

MEDIUM DENSITY RESIDENTIAL (MD) - 257 LOTS (383 UNITS)	
LOW DENSITY RESIDENTIAL (LD-3) - 51 LOTS	

10. LOW DENSITY:

51 DWELLING UNITS/17.62 ACRES = 2.9 DWELLING UNITS/AC (DEVELOPABLE)

11. APN:

057-041-015, 057-041-016

12. 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 SANDCREEK LANE, 1-1/2 FEET NORTHWEST OF A 4"x4" MARKER POST HAVING AN ELEVATION OF 228.280 (NGVD83).

13. BASIS OF BEARINGS:

N89°52'14"E ALONG THE NORTH LINE OF SECTION 7 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 90 LICENSED SURVEY MAPS AT PAGE 4, CONTRA COSTA COUNTY RECORDS.

14. CONTOUR INTERVALS:

EXISTING - 2 FOOT
PROPOSED - 2 FOOT

15. PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.

16. 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 AFTERSHOCK GEOTECHNICAL, DATED SEPTEMBER 17, 2024.

17. MAXIMUM CUT OR FILL SLOPE IS 2:1.

18. ALL EXISTING STRUCTURES TO BE REMOVED, UNLESS NOTED OTHERWISE.

19. BOUNDARY IS PER RECORD INFORMATION.

20. PROPOSED DEVELOPED AREA IS NOT SUBJECT TO INUNDATION.

21. ALL INTERIOR STREETS TO BE PUBLIC, EXCEPT AS NOTED.

22. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP. A MASTER FINAL MAP MAY BE FILED TO CREATE SELLABLE PARCELS.

23. USE PERMIT AS REQUIRED FOR EACH PHASE OF A PLANNED DEVELOPMENT.

PARCEL SUMMARY

PARCEL	LAND USE	ACREAGE	OWNER
PARCEL A	ALLEY	0.07 AC	HOA
PARCEL B	ALLEY	0.07 AC	HOA
PARCEL C	ALLEY	0.07 AC	HOA
PARCEL D	ALLEY	0.07 AC	HOA
PARCEL E	ALLEY	0.06 AC	HOA
PARCEL F	ALLEY	0.06 AC	HOA
PARCEL G	ALLEY	0.03 AC	HOA
PARCEL H	ALLEY	0.05 AC	HOA
PARCEL I	ALLEY	0.07 AC	HOA
PARCEL J	ALLEY	0.07 AC	HOA
PARCEL K	ALLEY	0.07 AC	HOA
PARCEL L	ALLEY	0.07 AC	HOA
PARCEL M	ALLEY	0.06 AC	HOA
PARCEL N	ALLEY	0.07 AC	HOA
PARCEL O	ALLEY	0.07 AC	HOA
PARCEL P	ALLEY	0.07 AC	HOA
PARCEL Q	ALLEY	0.07 AC	HOA
PARCEL R	ALLEY	0.07 AC	HOA
PARCEL S	ALLEY	0.07 AC	HOA
PARCEL T	ALLEY	0.05 AC	HOA
PARCEL U	ALLEY	0.08 AC	HOA
PARCEL V	ALLEY	0.08 AC	HOA
PARCEL W	ALLEY	0.08 AC	HOA
PARCEL X	ALLEY	0.08 AC	HOA
PARCEL Y	ALLEY	0.08 AC	HOA
PARCEL Z	ALLEY	0.08 AC	HOA
PARCEL AA	ALLEY	0.08 AC	HOA
PARCEL BB	ALLEY	0.08 AC	HOA
PARCEL CC	ALLEY	0.08 AC	HOA
PARCEL DD	ALLEY	0.07 AC	HOA
PARCEL EE	ALLEY	0.08 AC	HOA
PARCEL FF	ALLEY	0.08 AC	HOA
PARCEL GG	RECREATION CENTER	1.33 AC	HOA
PARCEL HH	PARK	4.96 AC	CITY
PARCEL II	PARK	0.24 AC	CITY
PARCEL JJ	PARK/OPEN SPACE SAND CREEK	7.47 AC	CITY
PARCEL KK	OPEN SPACE/ BIORETENTION	16.6 AC	CITY
PARCEL LL	OPEN SPACE/ HILLSIDE	84.7 AC	CITY
PARCEL MM	COMMERCIAL/ FIRE STATION	0.99 AC	HOA

LEGEND

FUTURE

EXISTING

PROPOSED

PARK AREA SUMMARY

DESIGN GUIDELINES

LOCATION

PROPOSED ACREAGE

PARK	PARCEL HH	4.96 AC	PER ANTIOCH MUNICIPAL CODE:
PARK (TOT LOT)	PARCEL II	0.24 AC	1 SINGLE FAMILY DWELLING UNIT : 0.015 ACRES OF PARK
PARK	PARCEL JJ	2.94 AC	1 MULTI-FAMILY DWELLING UNIT : 0.0095 ACRES OF PARK
RECREATIONAL CENTER	PARCEL GG	1.33 AC	278 UNITS X 0.015 = 4.2 ACRES
	SUBTOTAL=	9.47 AC	156 UNITS X 0.0095 = 1.5 ACRES
			TOTAL = 5.7 ACRES OF PARK

VICINITY MAP
NOT TO SCALE

SHEET INDEX

- TITLE SHEET & OVERALL SITE PLAN
 - EXISTING CONDITIONS
 - STREET SECTION PLAN
 - DIMENSION PLAN
 - LOT AREA PLAN
 - CONCEPTUAL GRADING PLAN
 - CONCEPTUAL UTILITY PLAN
 - SIGNING & STRIPING & PARKING PLAN

VESTING TENTATIVE MAP
TITLE SHEET & OVERALL SITE PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=120' DATE: JUNE 12, 2025

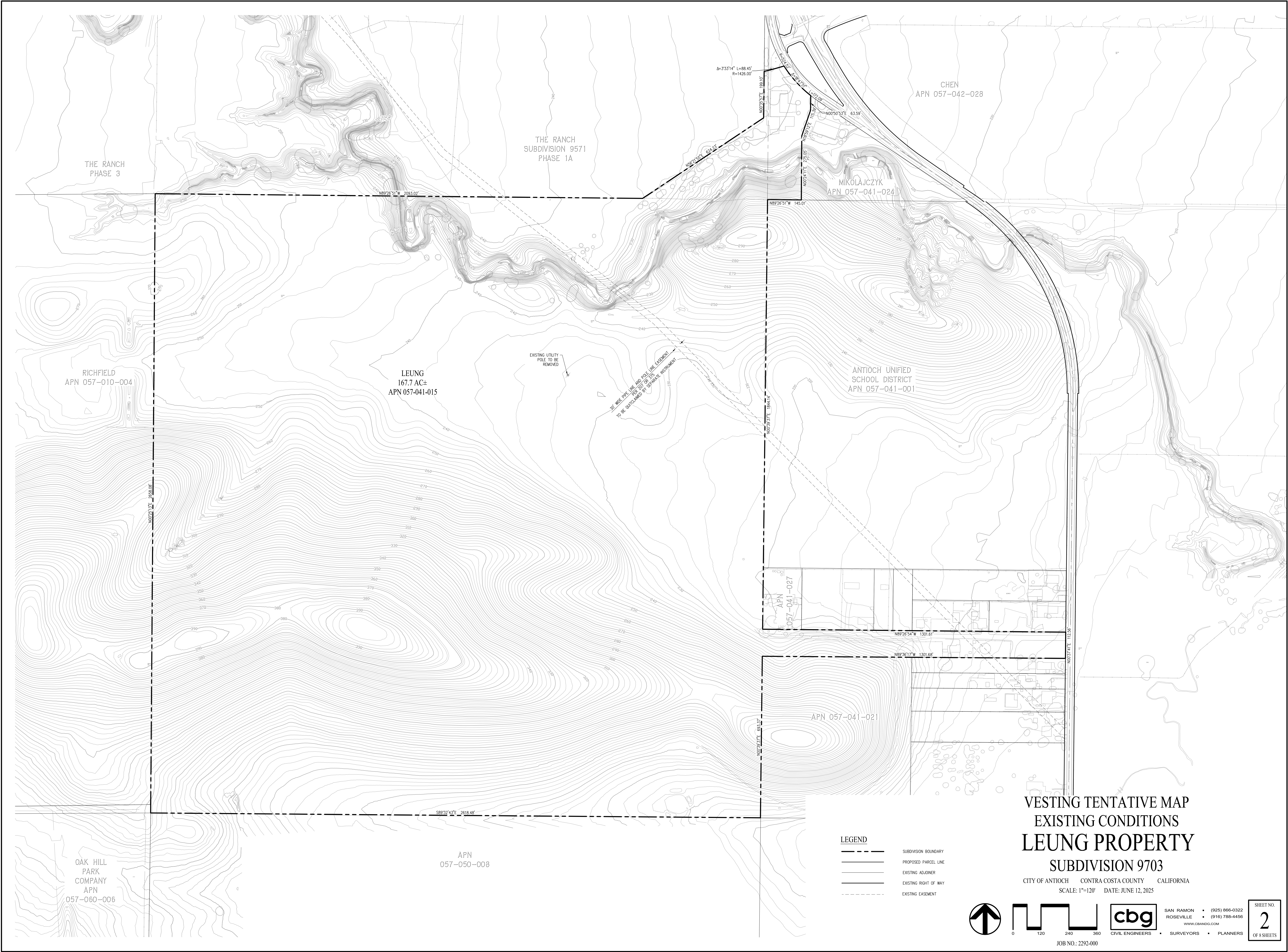
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1
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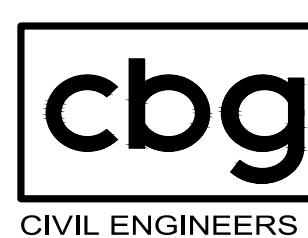
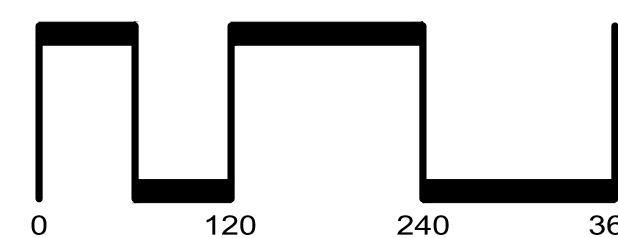
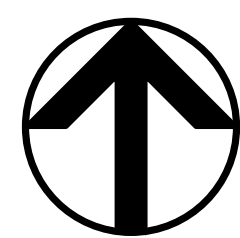
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VESTING TENTATIVE MAP
EXISTING CONDITIONS
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=120' DATE: JUNE 12, 2025

- LEGEND
- SUBDIVISION BOUNDARY
 - PROPOSED PARCEL LINE
 - EXISTING ADJUNCTION
 - EXISTING RIGHT OF WAY
 - EXISTING EASEMENT



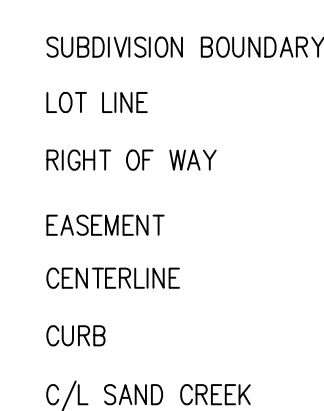
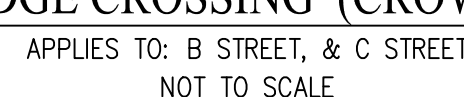
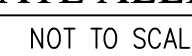
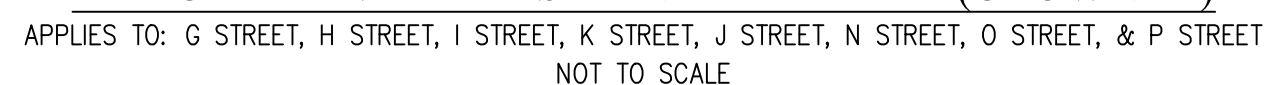
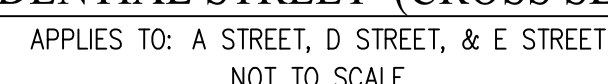
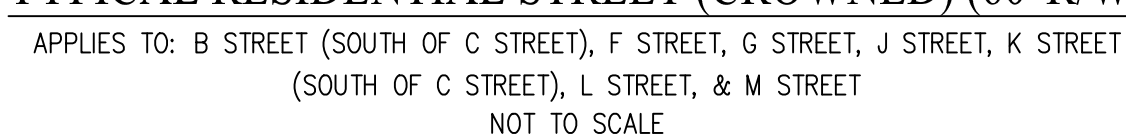
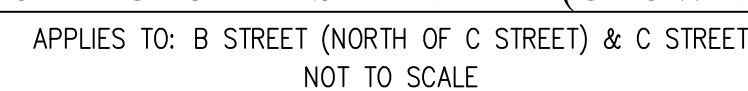
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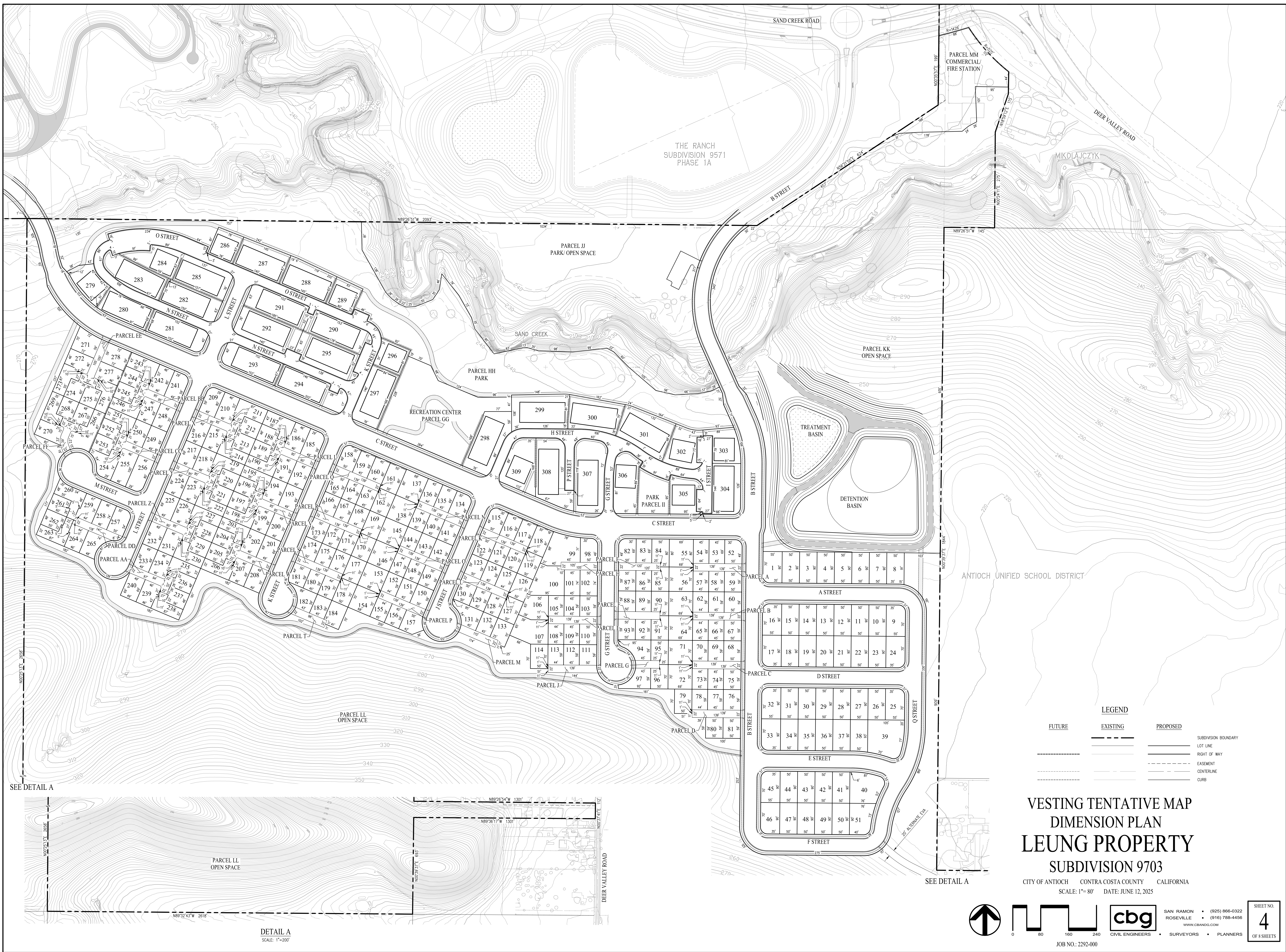
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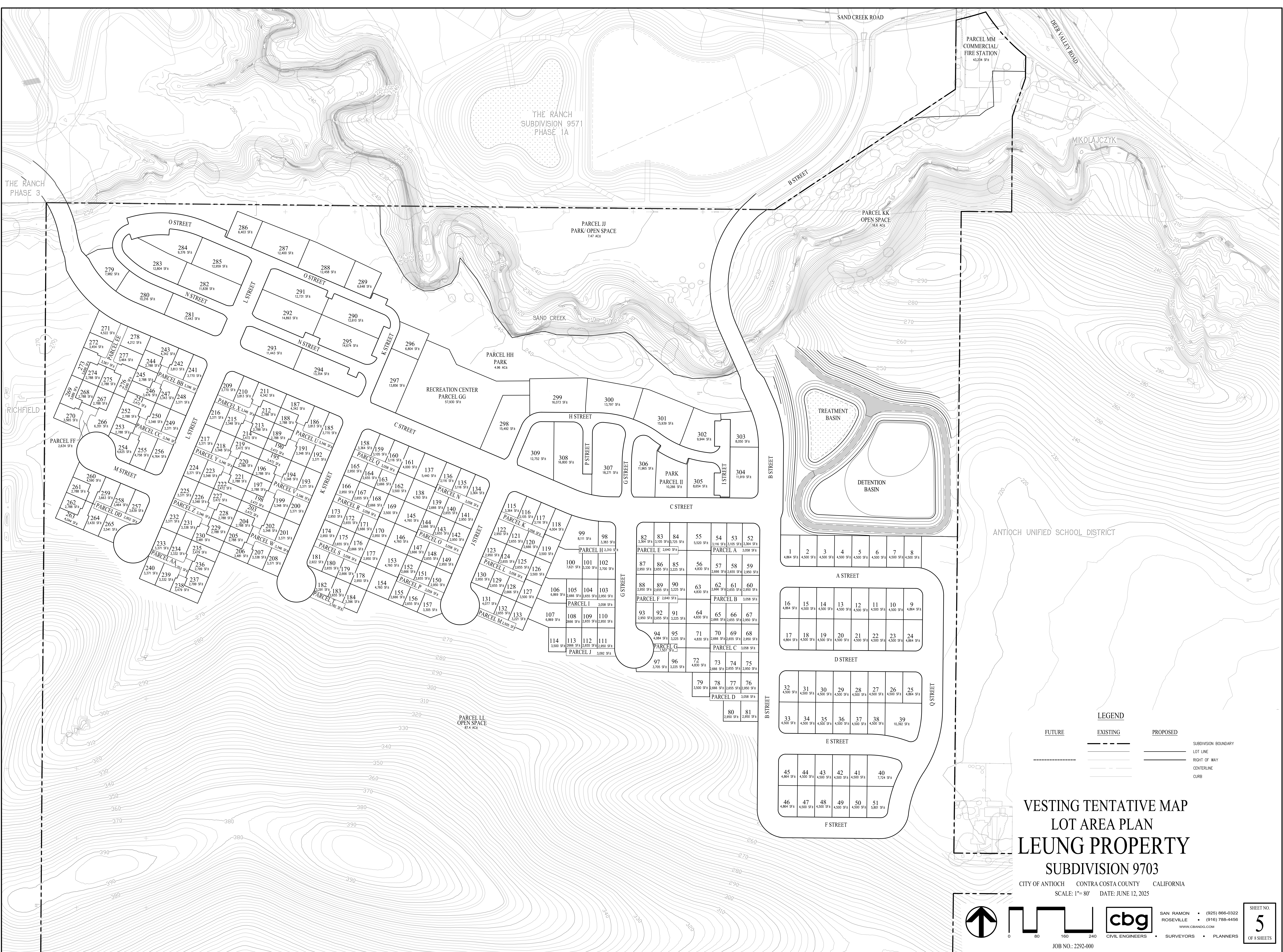
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LEGEND

FUTURE	EXISTING	PROPOSED
SUBDIVISION BOUNDARY		
LOT LINE		
RIGHT OF WAY		
CENTERLINE		
CURB		

**VESTING TENTATIVE MAP
LOT AREA PLAN
LEUNG PROPERTY
SUBDIVISION 9703**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"= 80' DATE: JUNE 12, 2025

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<u>LEGEND</u>		
<u>EXISTING</u>	<u>PROPOSED</u>	
		SUBMISSION BOUNDARY
		RIGHT OF WAY
		LOT LINE
		CENTERLINE
		RETAINING WALL
		DAYLIGHT
100	100	LOT NUMBER
	P 155.1	PAD ELEVATION

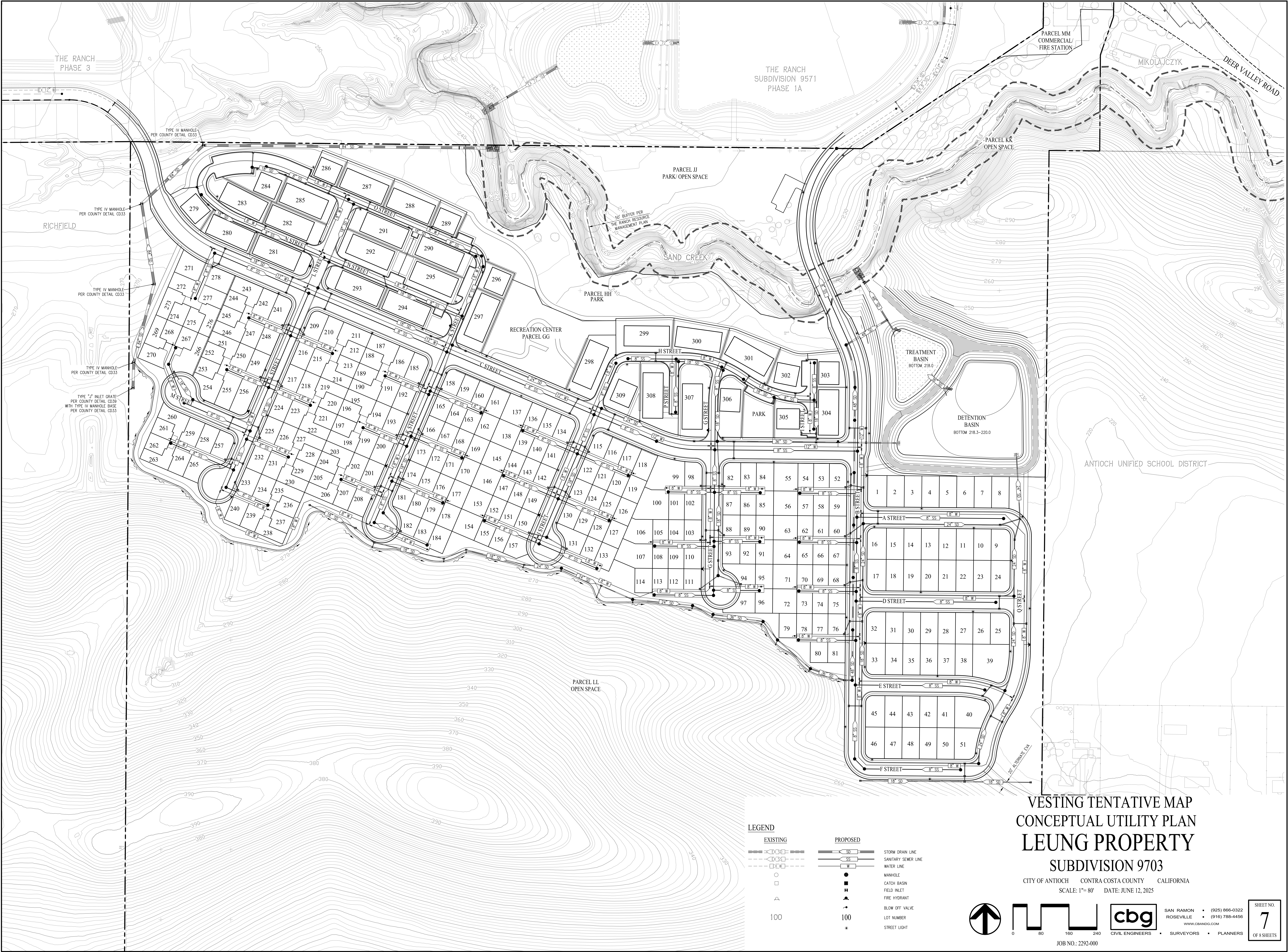
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6
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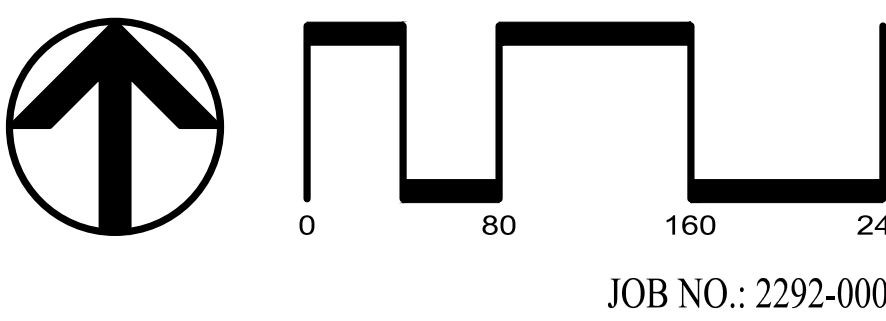
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VESTING TENTATIVE MAP
CONCEPTUAL UTILITY PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"= 80' DATE: JUNE 12, 2025

- LEGEND**
- | EXISTING | PROPOSED | |
|----------|----------|---------------------|
| | | STORM DRAIN LINE |
| | | SANITARY SEWER LINE |
| | | WATER LINE |
| | | MANHOLE |
| | | CATCH BASIN |
| | | FIELD INLET |
| | | FIRE HYDRANT |
| | | BLOW OFF VALVE |
| | | LOT NUMBER |
| | | STREET LIGHT |



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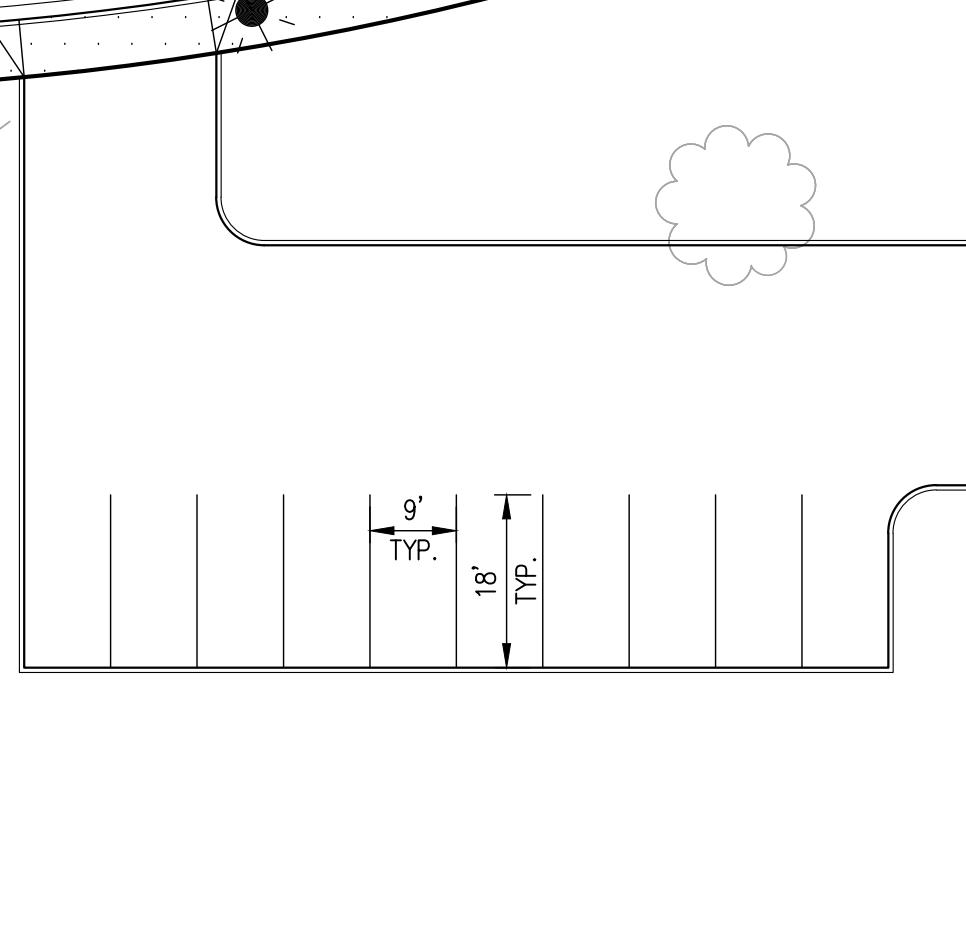
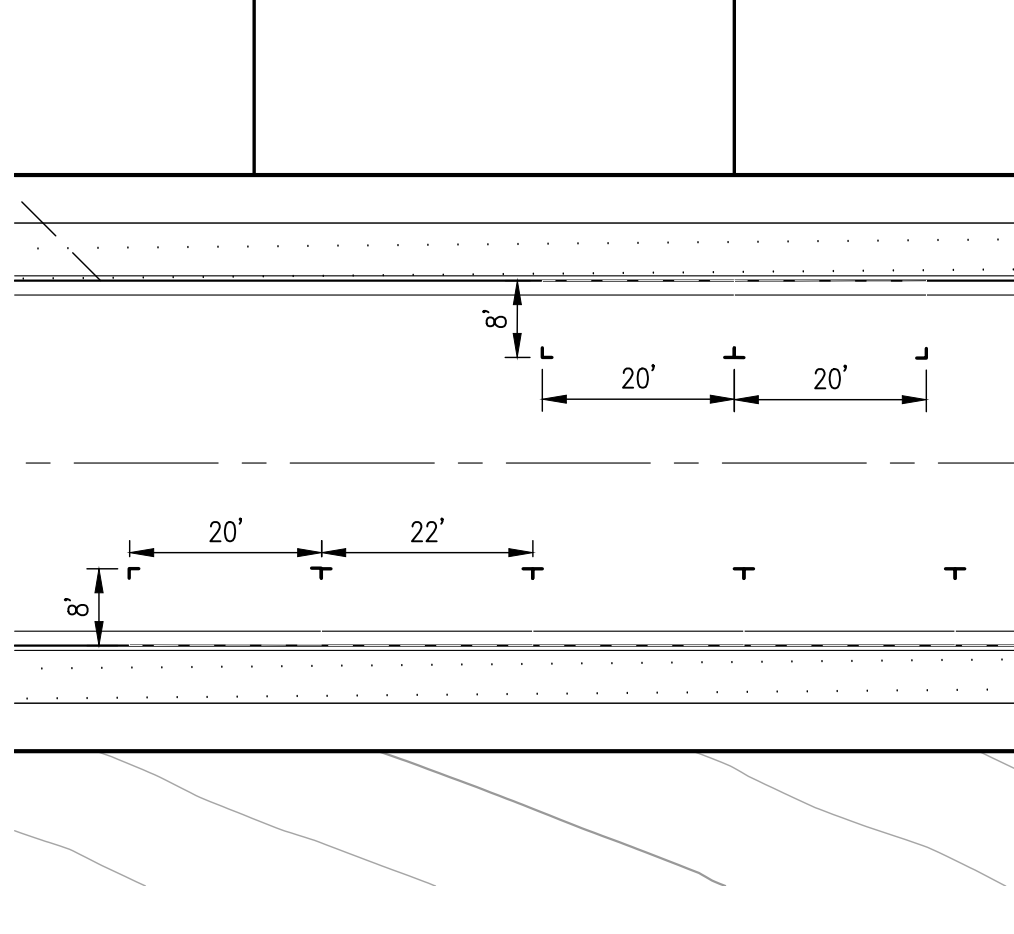
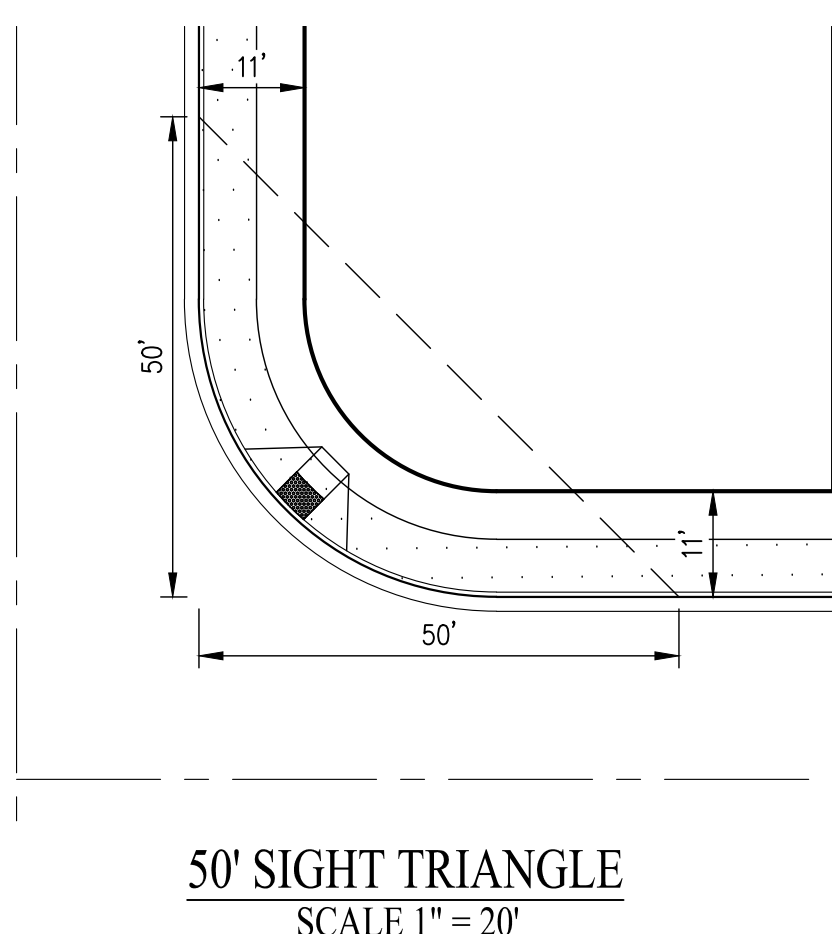
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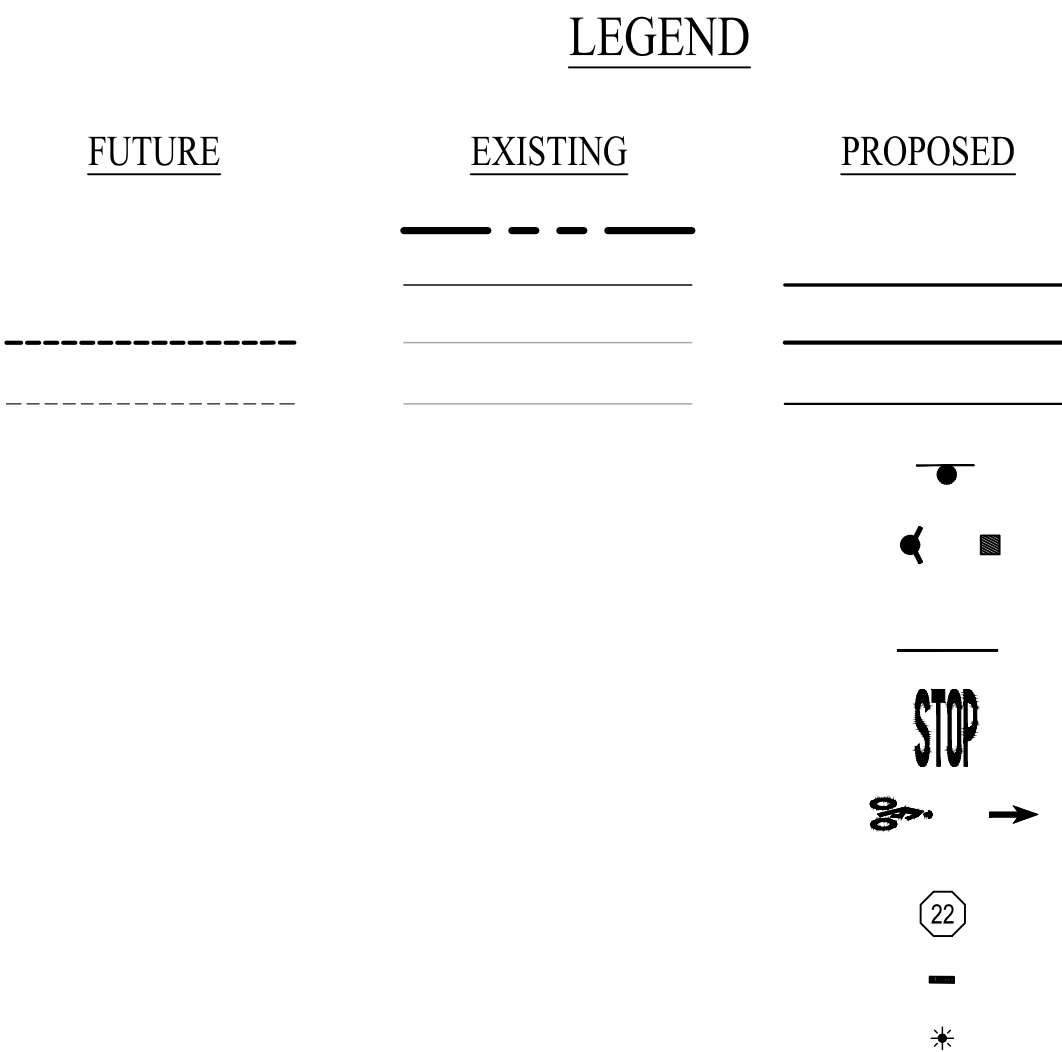
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- NOTES:**
- STREET LIGHT LOCATIONS ARE PRELIMINARY AND BASED OFF A 180' SPACING PER CITY STANDARDS ST-18, SHEET 3 FOR RESIDENTIAL STREET.
 - PHOTOMETRIC ANALYSIS TO MEET CITY STANDARD LIGHTING REQUIREMENTS PER CITY STANDARD ST-18, SHEET 3 FOR RESIDENTIAL STREETS
- STRIPING NOTES:**
- ALL STRIPING, PAYMENT 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.
- SIGNING NOTES:**
- ALL 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 INSPECTOR A MINIMUM OF 48 HOURS TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING.
 - CONTRACTOR SHALL GET CITY ENGINEER APPROVAL FOR SIGN INSTALLATION ON ELECTROLIER

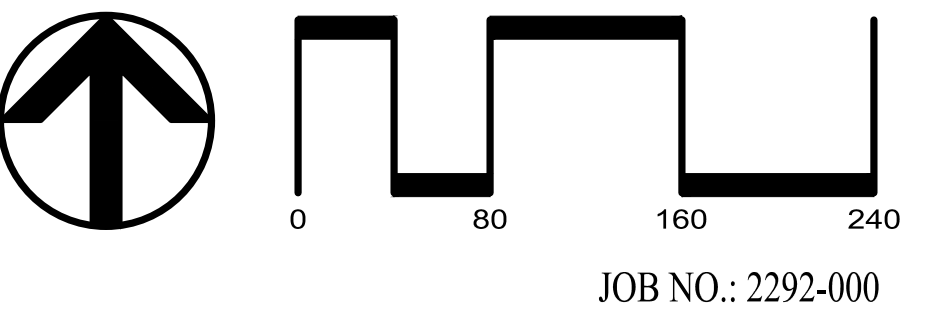


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VESTING TENTATIVE MAP
SIGNING & STRIPING & PARKING PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"= 80' DATE: JUNE 12, 2025



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