

# ZEKA RANCH PRELIMINARY DEVELOPMENT PLAN

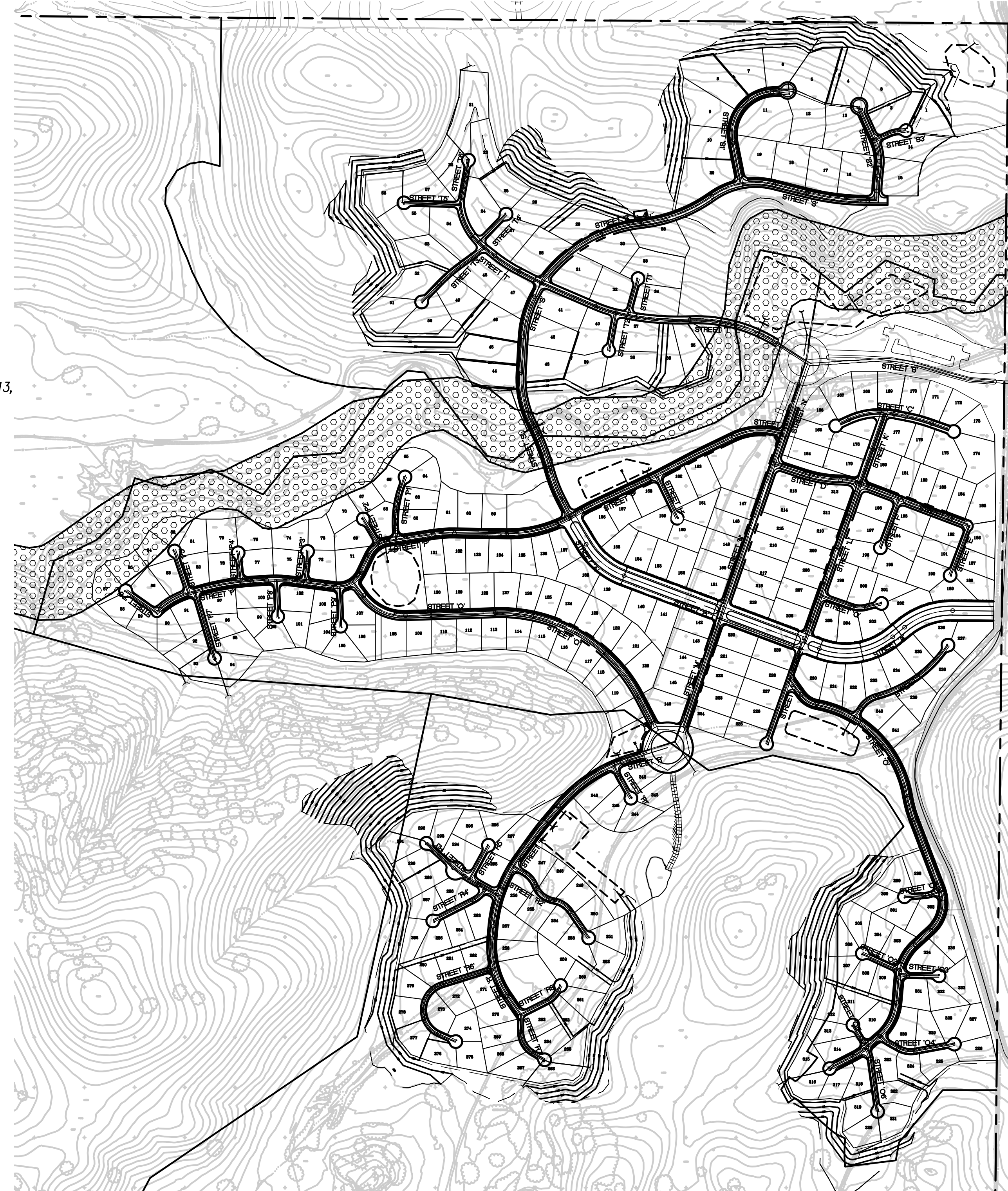
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

**GENERAL NOTES:**

1. **OWNER:**  
ZEKA RANCH ONE, LLC  
1110 BURLINGAME AVENUE, SUITE 211  
BURLINGAME, CA 94010  
PHONE (650) 557-2240  
FAX (650) 344-1110  
ATTN: LOUISA ZEE KAO
2. **ARCHITECT:**  
DAHLIN GROUP  
5865 OWENS DRIVE  
PLEASANTON, CA 94588  
PHONE (925) 251-7297  
ATTN: RITU RAJ SHARMA  
RITURAJ.SHARMA@DAHLINGROUP.COM
3. **CIVIL ENGINEER:**  
MILANI & ASSOCIATES  
2655 STANWELL DRIVE, SUITE #105  
CONCORD, CA 94520  
PHONE (925) 674-9082  
ATTN: MICHAEL E MILANI  
RCE 35121 EXP 09-30-2021  
PLS 5311 EXP 12-31-2021  
mmilani@milani-eng.com
4. **LEGAL DESCRIPTION:**  
ALL OF PARCELS "A", "B", "C", "D" & "E" AS SHOWN AND DESIGNATED THAT CERTAIN PARCEL MAP ENTITLED "ZEKA RANCH" MS 303-01 FILED FEBRUARY 27, 2002 IN BOOK 183 OF PARCEL MAPS AT PAGE 13, CONTRA COSTA COUNTY, STATE OF CALIFORNIA RECORDS.  
  
FOR A MORE COMPLETE DESCRIPTION REFER TO THE PRELIMINARY TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY SUBMITTED TO THE CITY WITH THIS MINOR SUBDIVISION APPLICATION.
5. **GENERAL PLAN DESIGNATION:**  
VLD VLD-H & OS-H
6. **PROPOSED ZONING:**  
PD - PLANNED DEVELOPMENT
7. **TOTAL PROPOSED NUMBER OF PARCELS & NET COVERAGE :**  
UP TO 335 RESIDENTIAL UNITS  
10,000 SF LOTS - UNIT SIZE 2,800 SF TO 3,500 SF  
12,000 SF LOTS - UNIT SIZE 3,200 SF TO 4,200 SF  
20,000 SF LOTS - UNIT SIZE 3,800 SF TO 5,200 SF  
ESTATE CLUSTER - UNIT SIZE 3,500 SF
8. **ASSESSOR PARCEL NUMBER:**  
175-132-009 THRU 016
9. **SITE ADDRESS:**  
EMPIRE MINE ROAD
10. **SITE ACREAGE:**  
639 ACRES +/-
11. **SITE UTILITIES**  
WATER - PUBLIC - CITY OF ANTIOCH  
STORM DRAIN - PRIVATE WITH CONNECTION TO CITY OF ANTIOCH PUBLIC MAIN  
SANITARY SEWER - CITY OF ANTIOCH/DELTA DIABLO SANITARY DISTRICT  
POLICE - CITY OF ANTIOCH  
FIRE - CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT  
GAS & ELECTRIC - PACIFIC GAS & ELECTRIC  
PHONE - AT&T  
CABLE - COMCAST
12. **SITE STRUCTURES:**  
ONE EXISTING RESIDENTIAL STRUCTURE & ACCESSORY STRUCTURES, 2 ONSITE WELLS.
13. **FEMA:**  
FLOOD ZONE DESIGNATION: THE SITE IS INCLUDED IN FLOOD ZONE 'A' PER FEMA PANEL 335 OF 602 AND MAP NUMBER 06013C0335F

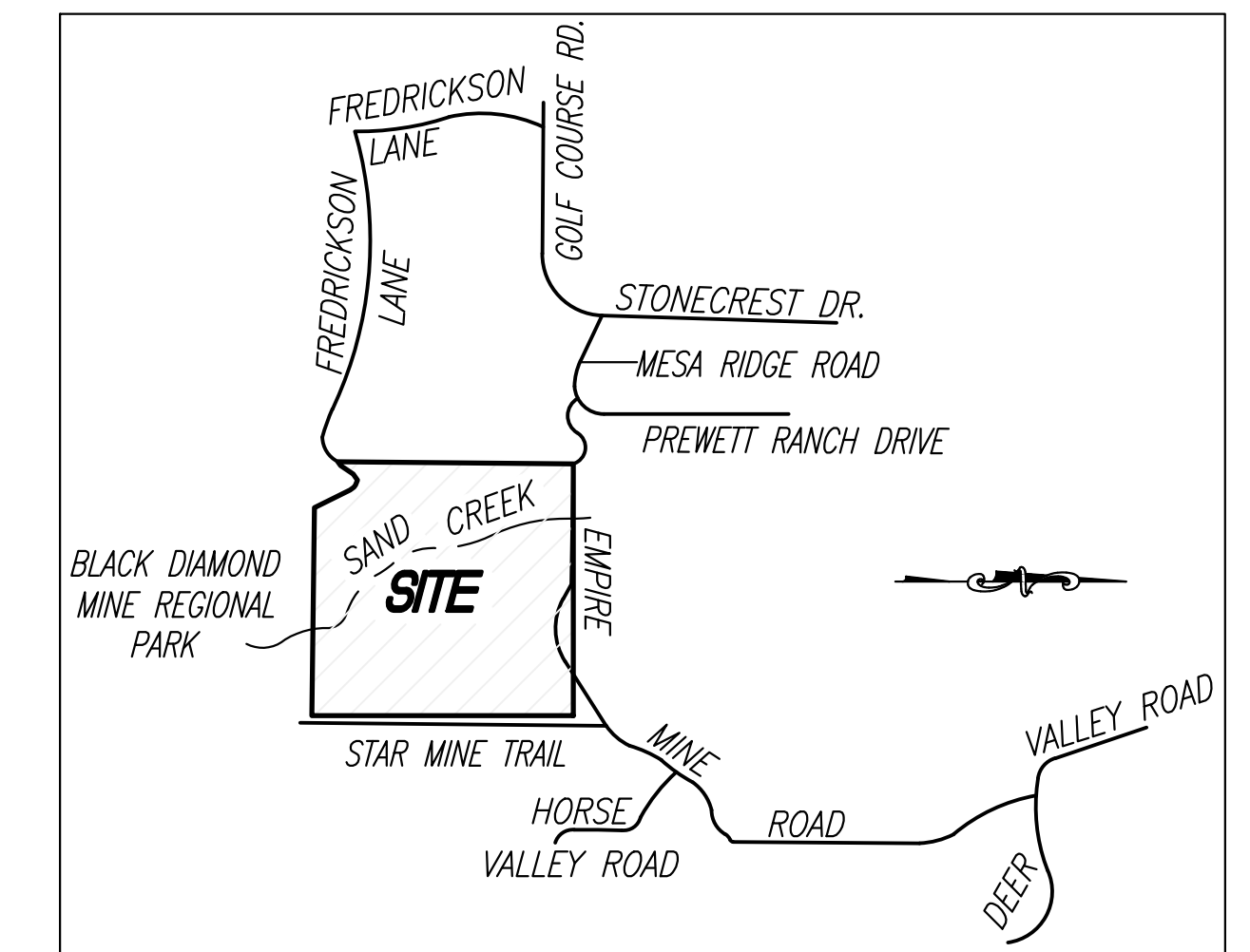
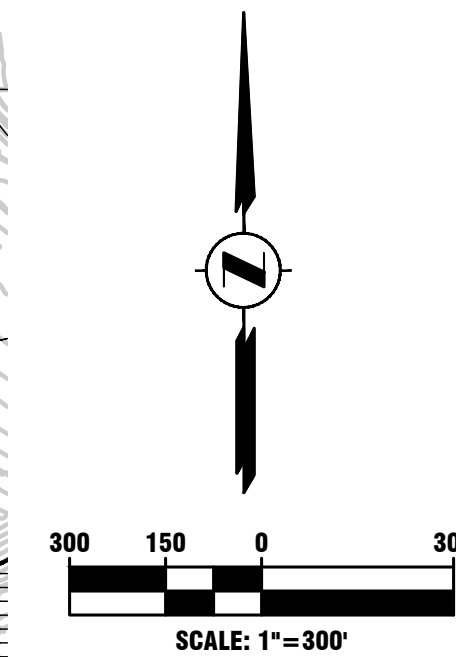
**LEGEND**

FEMA FLOOD ZONE



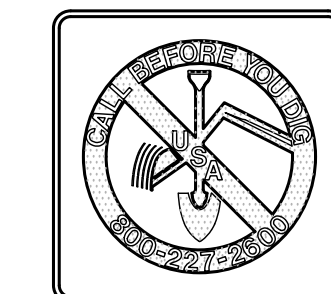
**OVERALL PROJECT SITE PLAN**

SCALE: 1" = 300'



**VICINITY MAP**

N.T.S.



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**BENCHMARK**

- ELEVATIONS SHOWN HEREON ARE BASED UPON TWO BENCHMARKS: TWO BENCHMARKS WERE USED TO PROVIDE A REASONABLE CHECK.
1. CCOO BM 3063: CCOO BM DISC SET IN 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 AND SNODGRASS LANE, 22' WEST OF CENTERLINE OF DEER VALLEY ROAD, 20' EAST OF CENTERLINE OF SNODGRASS LANE, 1.5' NORTH OF 4x4 MARKER POST, ELEVATION = 228.28 FEET.
  2. CCOO BM 3064: CCOO BM DISC SET IN CONCRETE POST 1.9 MILES ON DEER VALLEY ROAD FROM INTERSECTION OF LONE TREE WAY, 20' WEST OF CENTERLINE OF ROAD, 1' EAST OF FENCE, 1.5' NORTH OF 4x4 MARKER POST, ELEVATION = 199.84 FEET.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED UPON THE LINE BETWEEN FOUND MONUMENTS SHOWN ON CORNER RECORD DOCUMENT NO. CR0490 (31 CR 31) AS N89°58'52"W, DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY DISTANCES SHOWN BY 0.999934563 TO OBTAIN GRID DISTANCES. CALIFORNIA COORDINATE SYSTEM, ZONE III, NAD 83.

| SHEET INDEX  |                                     |
|--------------|-------------------------------------|
| SHEET NUMBER | DESCRIPTION                         |
| C1           | TITLE SHEET, NOTES, VICINITY MAP    |
| C2-C5        | PROJECT SITE PLAN                   |
| C6           | PROJECT INDEX MAP AND ROAD SECTIONS |
| C7-C25       | CONCEPTUAL GRADING AND UTILITY PLAN |
| C26          | BOUNDARY AND TOPOGRAPHIC SURVEY     |

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Surveying & Mapping  
Land Development Engineering  
Municipal Engineering  
Construction Staking  
Construction Management  
SWPPP & SWPPP Monitoring



2655 Stanwell Drive, Suite 105  
Concord, CA 94520  
P.O. BOX 5966  
Concord, CA 94524  
Phone: (925) 674-9082  
Fax: (925) 674-9279

APN 075-132-009 THRU 016

ZEKA RANCH

**PRELIMINARY DEVELOPMENT PLAN**

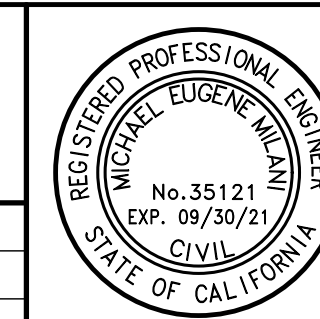
**CITY OF ANTIOCH      CONTRA COSTA COUNTY      CALIFORNIA**

DESIGNED UNDER THE DIRECTION OF:

MARCH 2021

MICHAEL E. MILANI  
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21  
P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21

DESIGN: RK      JOB NO: 20032-13  
DRAWN: RK      DATE: 03/31/2021  
CHECKED: MEM      SCALE: AS SHOWN



| NO. | REVISIONS | BY | APP | DATE | SHEET     |
|-----|-----------|----|-----|------|-----------|
|     |           |    |     |      | <b>C1</b> |
|     |           |    |     |      | <b>26</b> |
|     |           |    |     |      | OF SHEETS |

**SUBMITTAL TO CITY OF ANTIOCH**



SEE SHEET C5

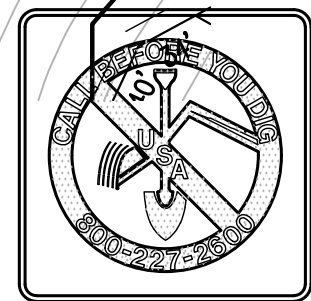
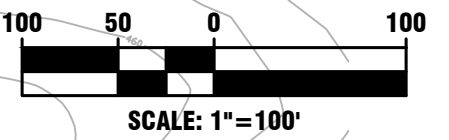
SEE SHEET C3

**SITE PLAN**

SCALE: 1" = 100'

SEE SHEET 4

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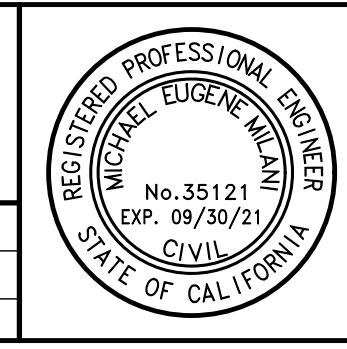
**PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH

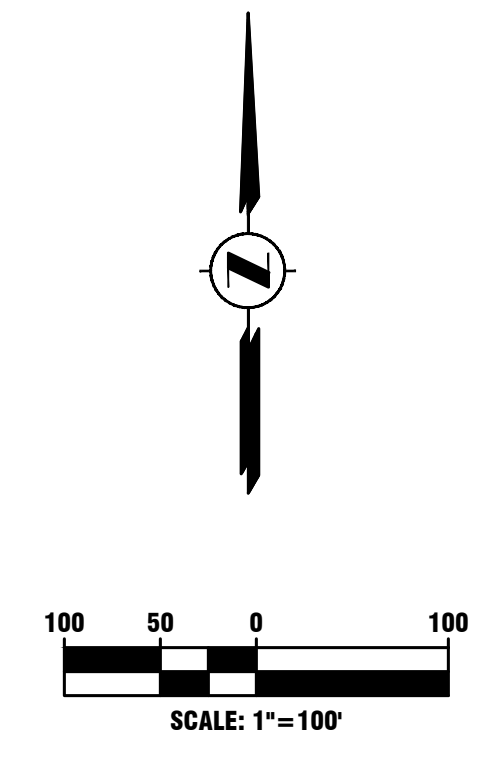
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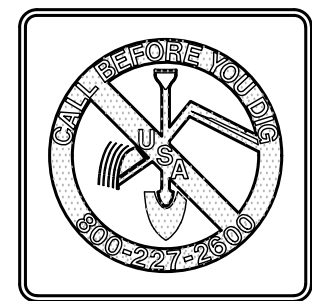
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|                              |           |    |     |      | <b>C2</b> |
|                              |           |    |     |      | <b>26</b> |
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**SEE SHEET C4** **SITE PLAN** **SEE SHEET C5**

SCALE: 1" = 100'

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ZEKA RANCH

**PRELIMINARY DEVELOPMENT PLAN**

**CITY OF ANTIOCH** **CONTRA COSTA COUNTY** **CALIFORNIA**

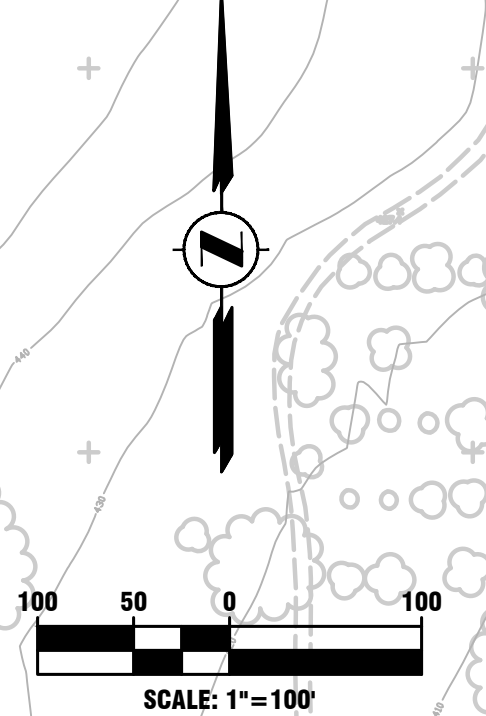
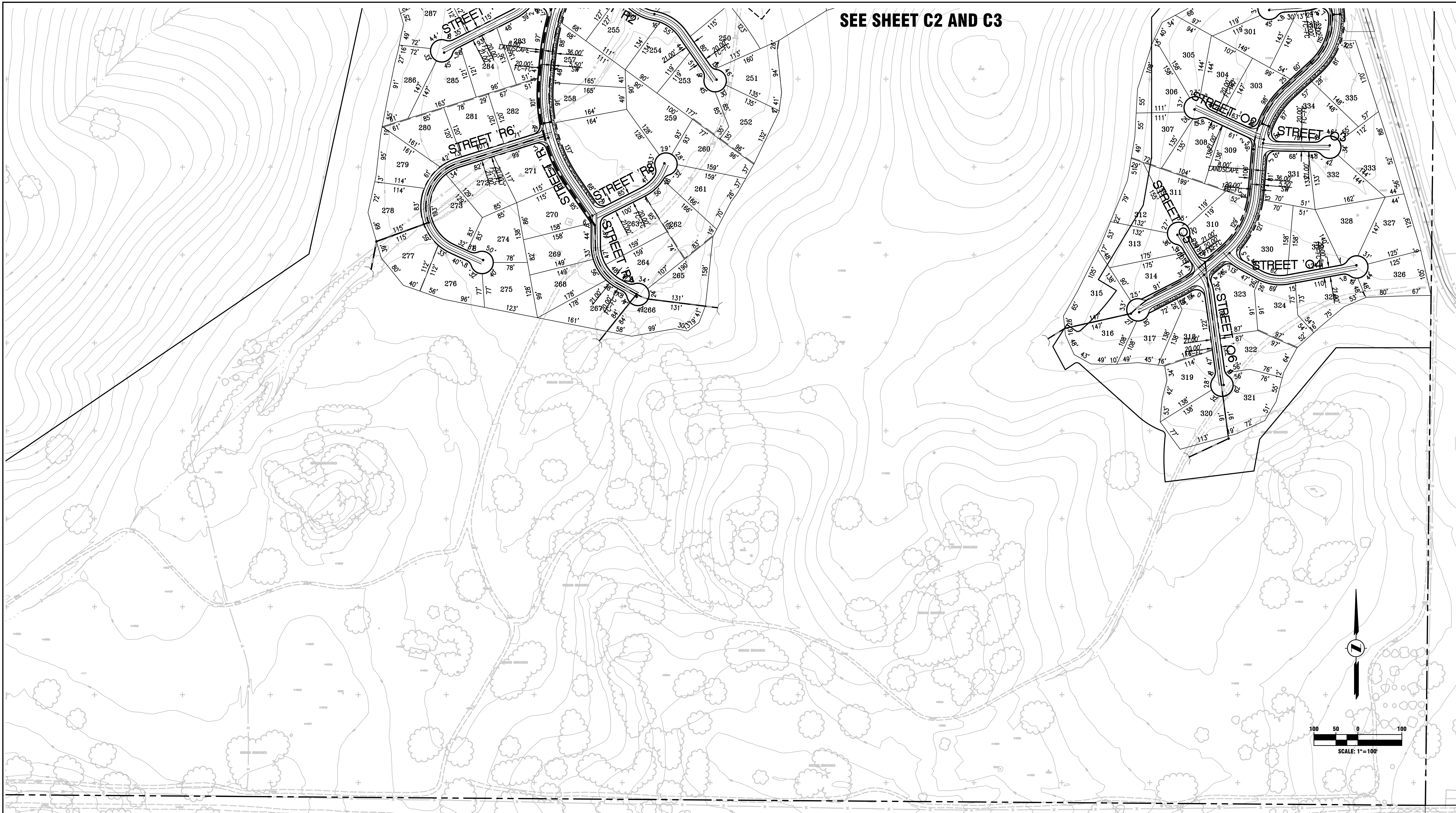
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 DATE

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|              |                  |
|--------------|------------------|
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| CHECKED: MEM | SCALE: AS SHOWN  |

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|                                     |           |    |     |      | <b>C3</b> |
|                                     |           |    |     |      |           |
| <b>SUBMITTAL TO CITY OF ANTIOCH</b> |           |    |     |      | <b>26</b> |
|                                     |           |    |     |      |           |

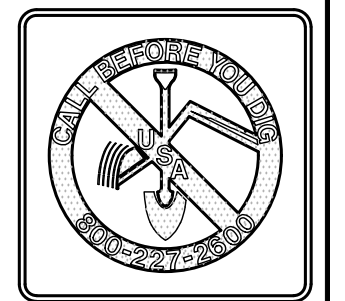
SEE SHEET C2 AND C3



**SITE PLAN**

SCALE: 1" = 100'

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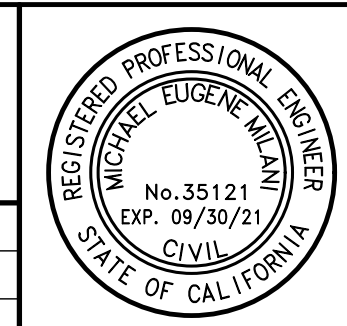
**PRELIMINARY DEVELOPMENT PLAN**

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SUBMITTAL TO CITY OF ANTIOCH

**C4**  
**26**  
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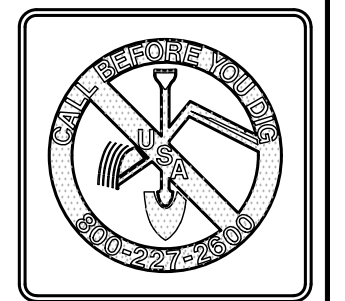


SEE SHEET C2 AND C3

**SITE PLAN**

SCALE: 1" = 250'

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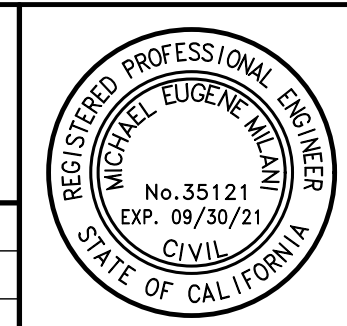
**PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH

CONTRA COSTA COUNTY

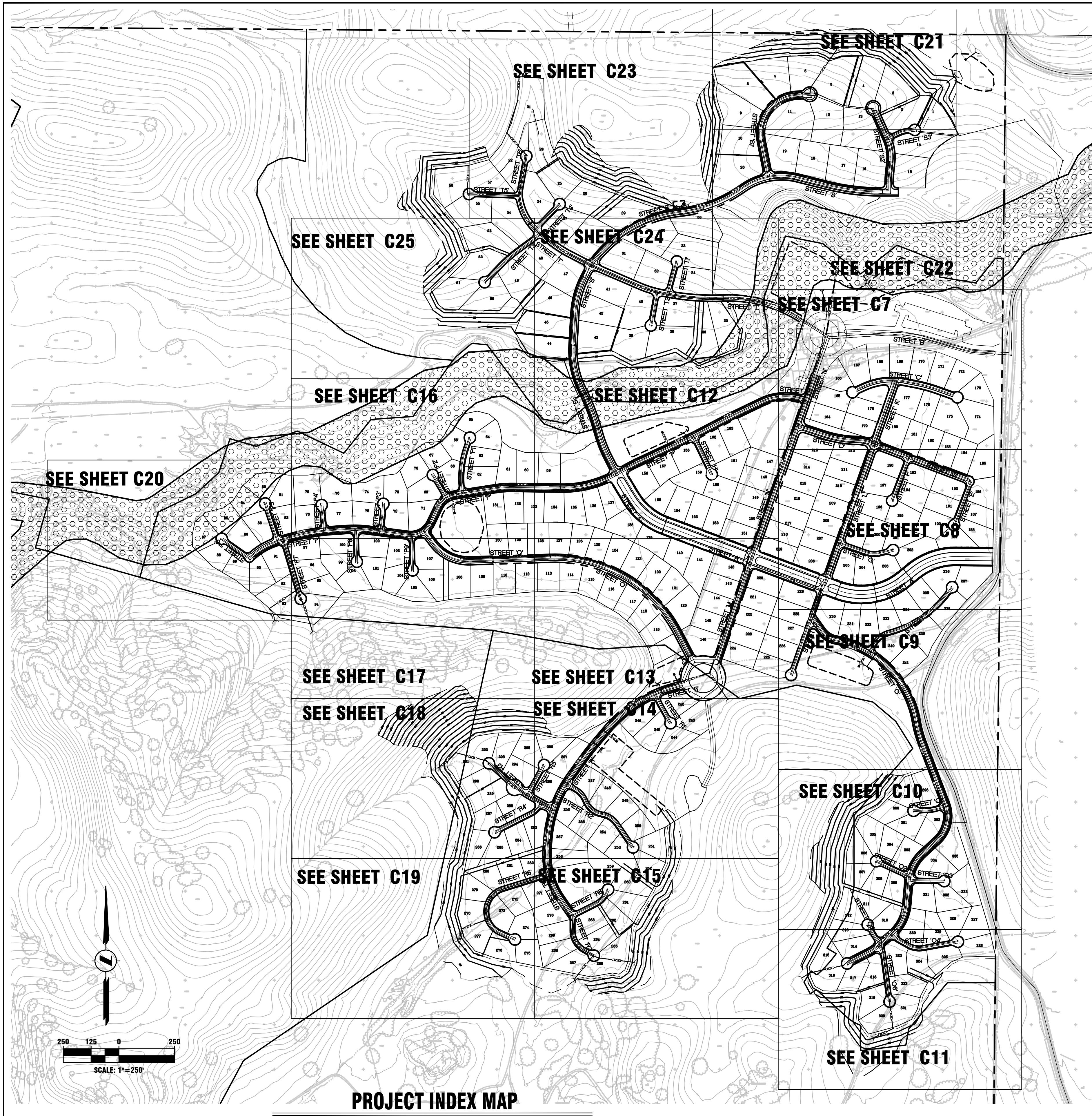
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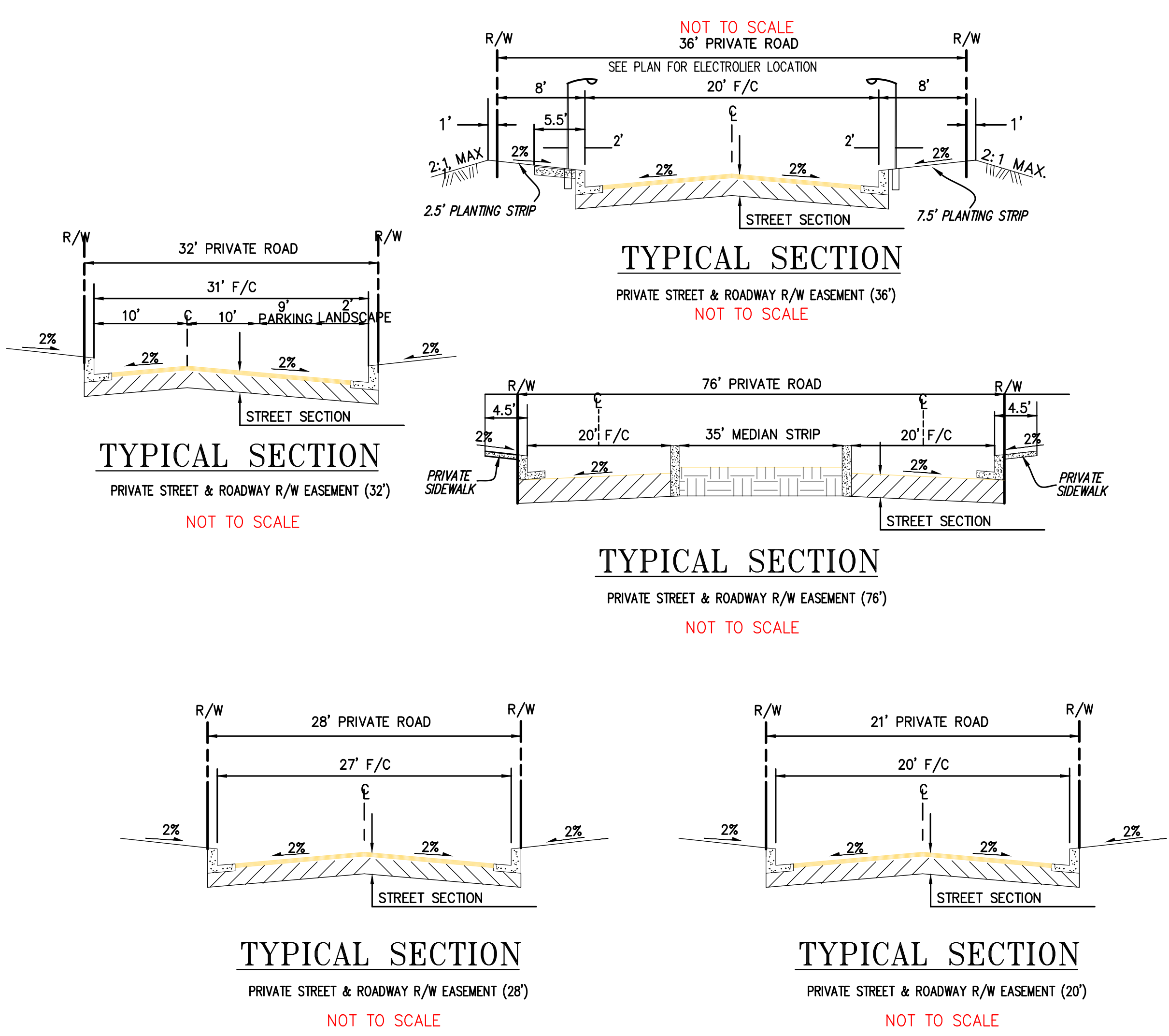


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|     |           |    |     |      | <b>C5</b> |
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SUBMITTAL TO CITY OF ANTIOCH

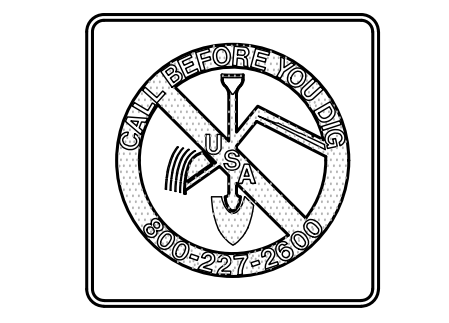


**PROJECT INDEX MAP**  
SCALE: 1" = 250'



| EASEMENT TABLE |     |       |
|----------------|-----|-------|
| STREET         | R/W | FC-FC |
| A              | 76' | 20'   |
| C              | 32' | 31'   |
| D              | 36' | 20'   |
| E              | 21' | 20'   |
| F              | 21' | 20'   |
| G              | 21' | 20'   |
| H              | 21' | 20'   |
| I              | 21' | 20'   |
| J              | 21' | 20'   |
| K              | 32' | 31'   |
| L              | 36' | 20'   |
| M              | 36' | 20'   |
| N              | 36' | 20'   |
| O              | 36' | 20'   |
| O1             | 21' | 20'   |
| O2             | 21' | 20'   |
| O3             | 21' | 20'   |
| O4             | 21' | 20'   |
| O5             | 21' | 20'   |
| O6             | 21' | 20'   |
| P              | 36' | 20'   |
| P1             | 21' | 20'   |
| P2             | 21' | 20'   |
| P3             | 21' | 20'   |
| P4             | 21' | 20'   |
| P5             | 21' | 20'   |
| P6             | 21' | 20'   |
| P7             | 21' | 20'   |
| P8             | 21' | 20'   |

| EASEMENT TABLE |     |       |
|----------------|-----|-------|
| STREET         | R/W | FC-FC |
| P9             | 21' | 20'   |
| Q              | 36' | 20'   |
| R              | 36' | 20'   |
| R1             | 21' | 20'   |
| R2             | 21' | 20'   |
| R3             | 21' | 20'   |
| R4             | 21' | 20'   |
| R5             | 21' | 20'   |
| R6             | 21' | 20'   |
| R7             | 21' | 20'   |
| R8             | 21' | 20'   |
| R9             | 21' | 20'   |
| R10            | 21' | 20'   |
| R11            | 21' | 20'   |
| S              | 36' | 20'   |
| S1             | 36' | 20'   |
| S2             | 36' | 20'   |
| S3             | 21' | 20'   |
| T              | 28' | 27'   |
| T1             | 21' | 20'   |
| T2             | 21' | 20'   |
| T3             | 21' | 20'   |
| T4             | 21' | 20'   |
| T5             | 21' | 20'   |
| T6             | 21' | 20'   |



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**MILANI & Associates**

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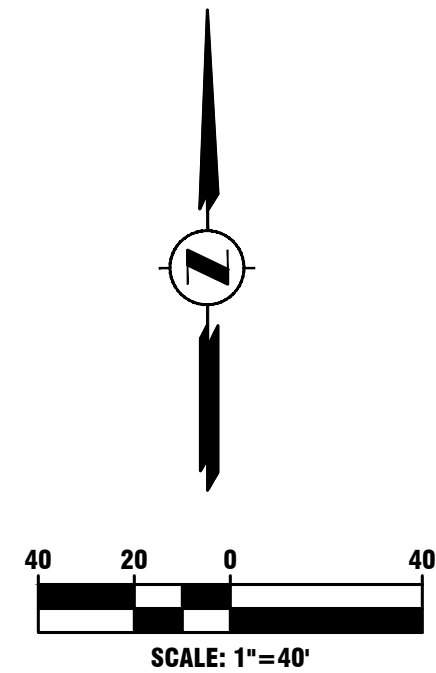
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|     |           |    |     |      | <b>C6</b> |
|     |           |    |     |      | <b>26</b> |
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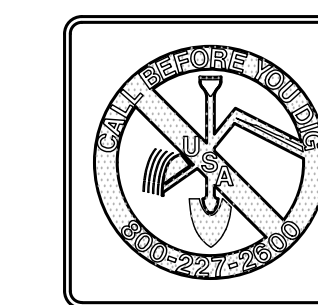
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SEE SHEET C12 & C13



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**CONCEPTUAL GRADING AND UTILITY PLAN**

SEE SHEET C8

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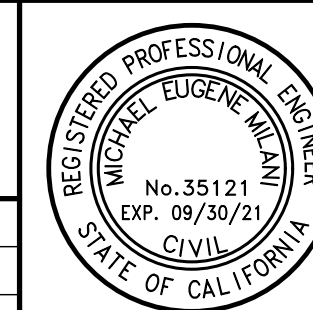
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|     |           |    |     |      | <b>C7</b> |
|     |           |    |     |      | <b>26</b> |
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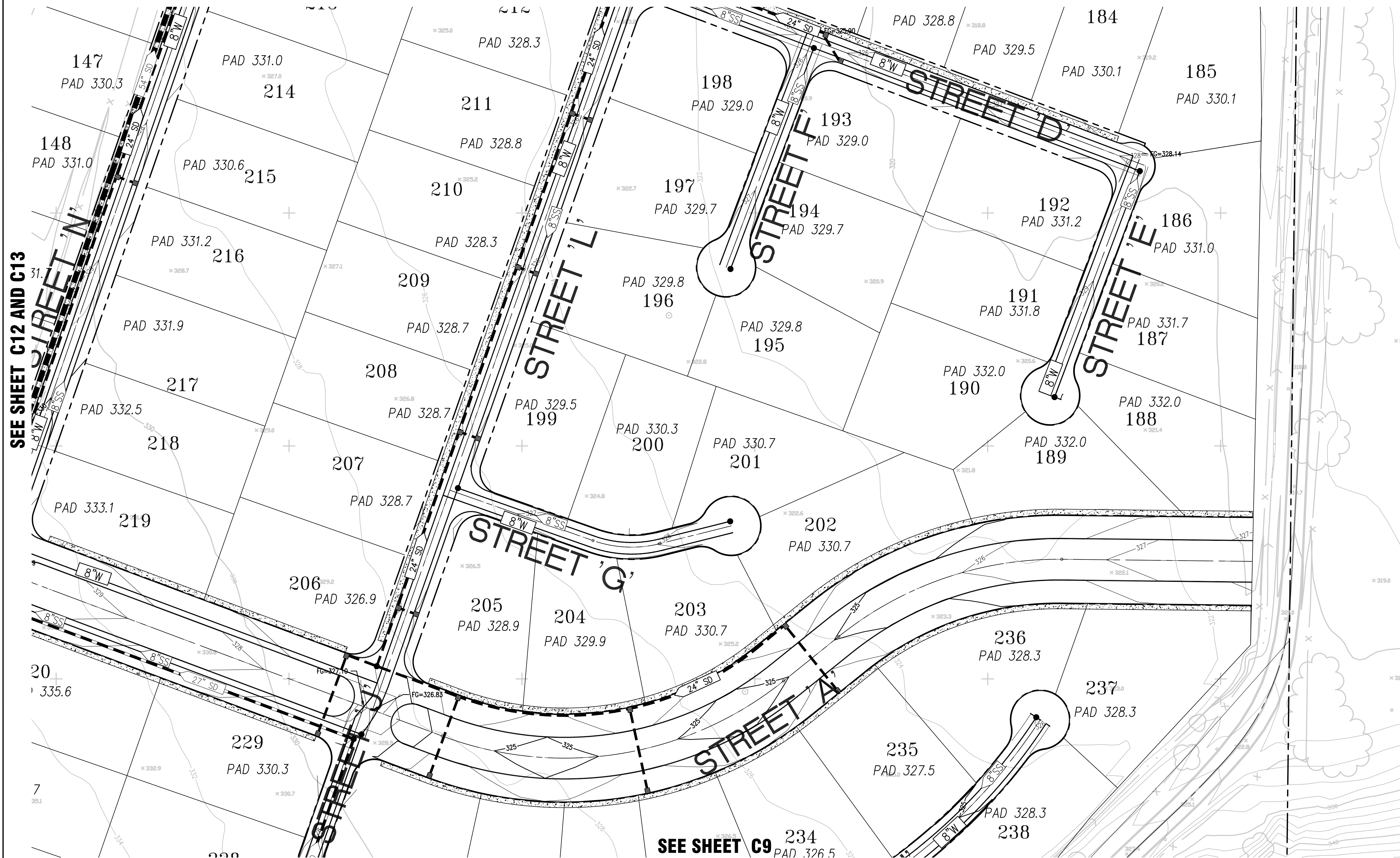
**C7**

**26**

OF SHEETS

SUBMITTAL TO CITY OF ANTIOCH

SEE SHEET C7

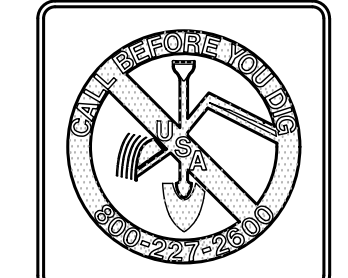


SEE SHEET C12 AND C13

SEE SHEET C9

**CONCEPTUAL GRADING AND UTILITY PLAN**

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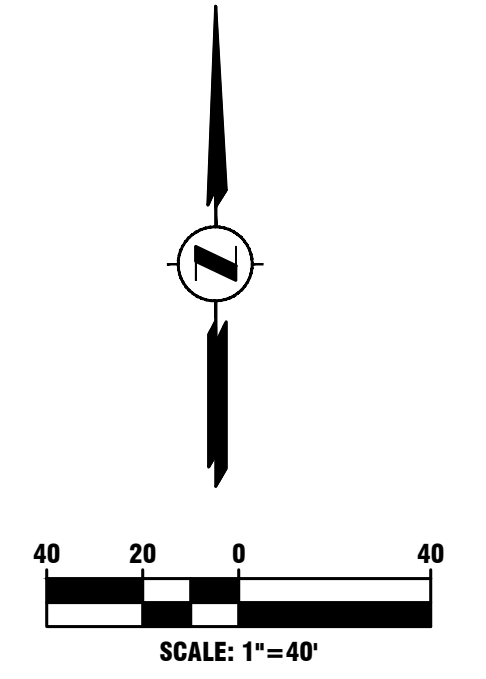


|   |                                |   |   |            |   |            |  |
|---|--------------------------------|---|---|------------|---|------------|--|
| Planning<br>Surveying & Mapping<br>Land Development Engineering<br>Municipal Engineering<br>Construction Staking<br>Construction Management<br>SWPPP & SWPPP Monitoring | <br><b>MILANI</b> & Associates | 2655 Stanwell Drive, Suite 105<br>Concord, CA 94520<br>P.O. BOX 5966<br>Concord, CA 94524<br>Phone: (925) 674-9082<br>Fax: (925) 674-9279 | APN 075-132-009 THRU 016<br><br><b>PRELIMINARY DEVELOPMENT PLAN</b><br>CITY OF ANTIOCH      CONTRA COSTA COUNTY      CALIFORNIA | ZEKA RANCH | DESIGNED UNDER THE DIRECTION OF:  | MARCH 2021 | NO.      REVISIONS      BY      APP      DATE      SHEET |
|   |                                |   |   |            | MICHAEL E. MILANI<br>R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21<br>P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21 | DATE       |  |
|   |                                |   |   |            | DESIGN: RK      JOB NO: 20032-13<br>DRAWN: RK      DATE: 03/31/2021<br>CHECKED: MEM      SCALE: AS SHOWN            |            | SUBMITTAL TO CITY OF ANTIOCH                             |

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SEE SHEET C8



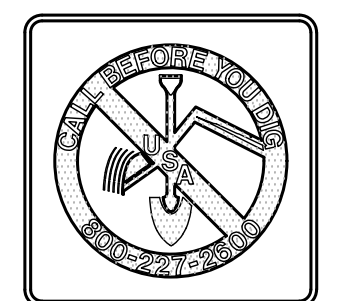
SEE SHEET C13 AND C14



SEE SHEET C10

**CONCEPTUAL GRADING AND UTILITY PLAN**

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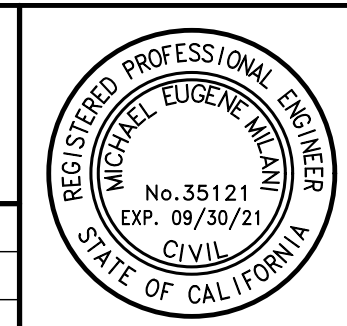
APN 075-132-009 THRU 016

ZEKA RANCH

**PRELIMINARY DEVELOPMENT PLAN**

**CITY OF ANTIOCH      CONTRA COSTA COUNTY      CALIFORNIA**

DESIGNED UNDER THE DIRECTION OF: \_\_\_\_\_ MARCH 2021  
DATE  
MICHAEL E. MILANI  
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21  
P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21  
DESIGN: RK      JOB NO: 20032-13  
DRAWN: RK      DATE: 03/31/2021  
CHECKED: MEM      SCALE: AS SHOWN



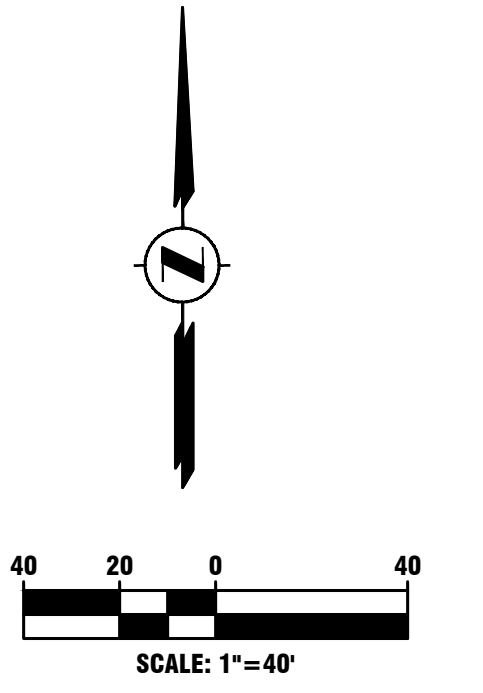
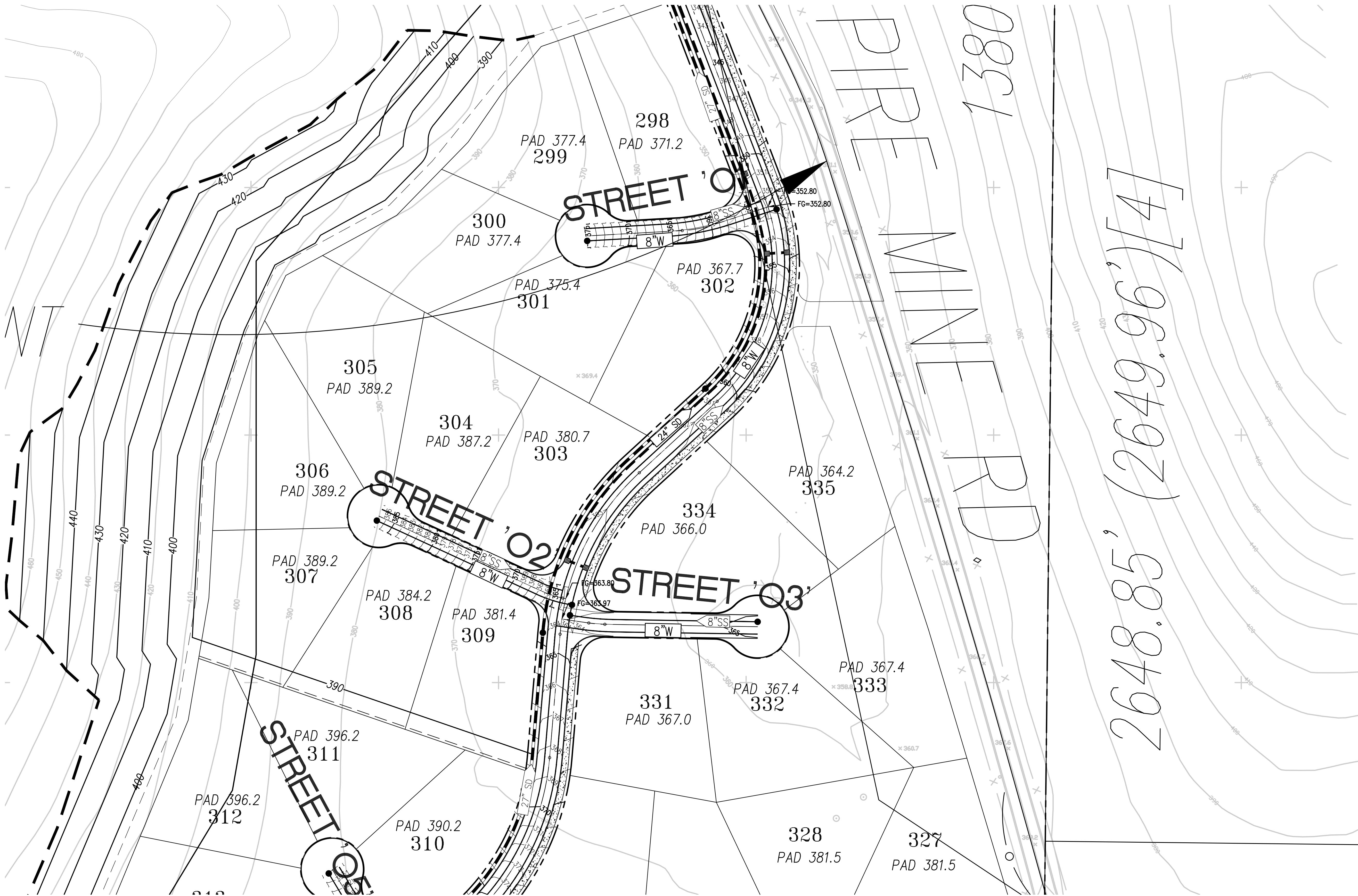
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|     |           |    |     |      | OF SHEETS |

NO. \_\_\_\_\_ REVISIONS \_\_\_\_\_ BY \_\_\_\_\_ APP \_\_\_\_\_ DATE \_\_\_\_\_ SHEET \_\_\_\_\_

**SUBMITTAL TO CITY OF ANTIOCH**

SEE SHEET C9

SEE SHEET C14 AND C15

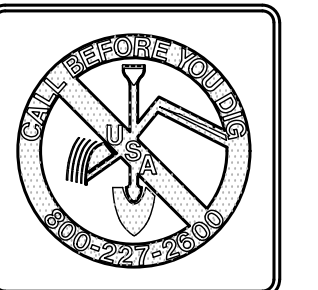


2648.85' (2649.96') [A]

SEE SHEET C11

**CONCEPTUAL GRADING AND UTILITY PLAN**

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ZEKA RANCH

**PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH

CONTRA COSTA COUNTY

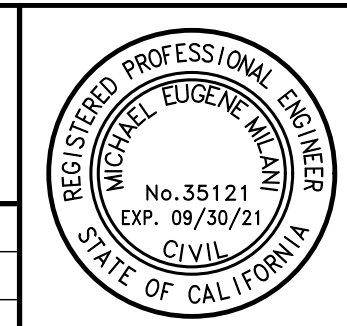
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MARCH 2021

MICHAEL E. MILANI  
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21  
P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21

DESIGN: RK  
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JOB NO: 20032-13  
DATE: 03/31/2021  
SCALE: AS SHOWN



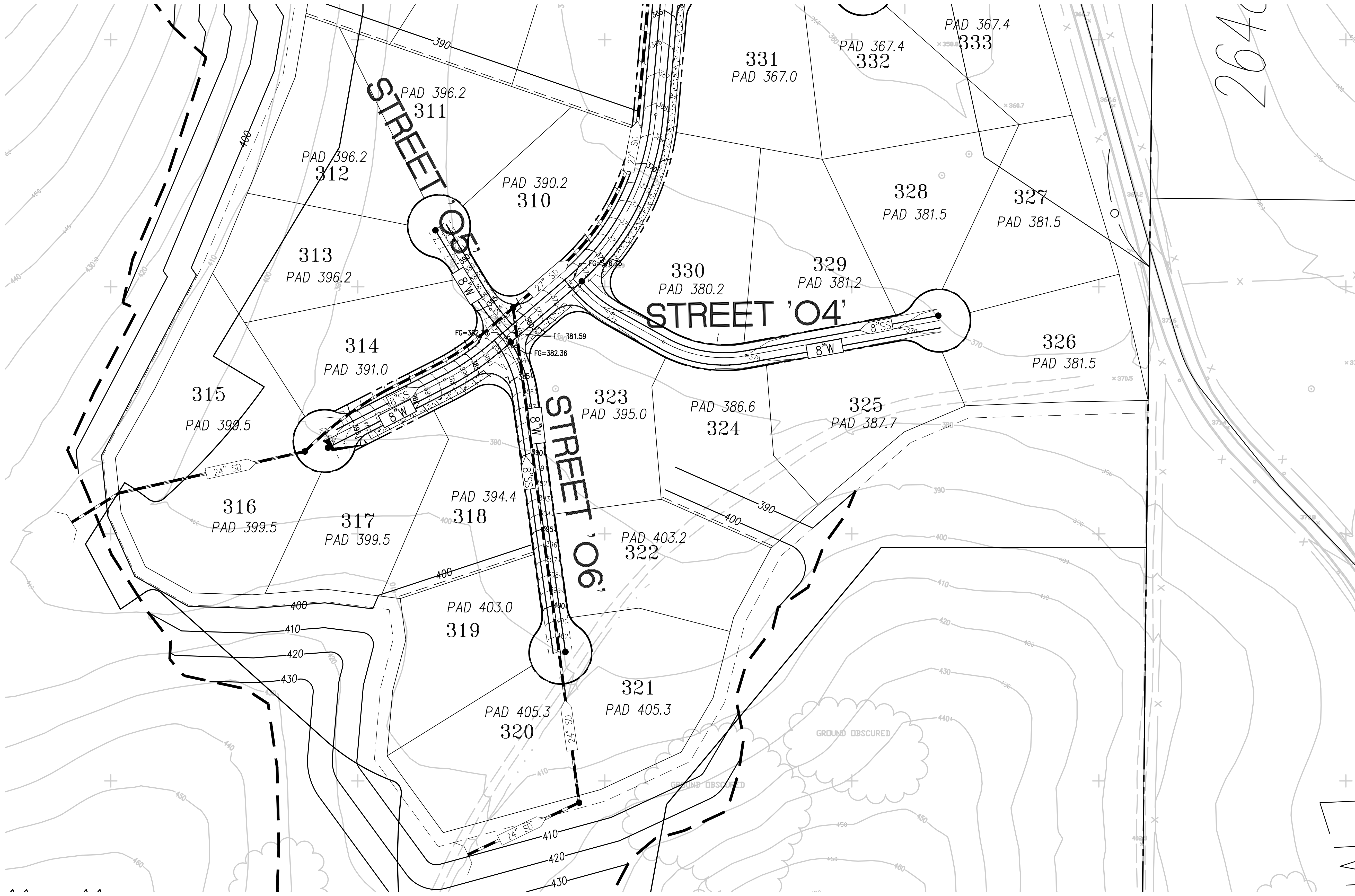
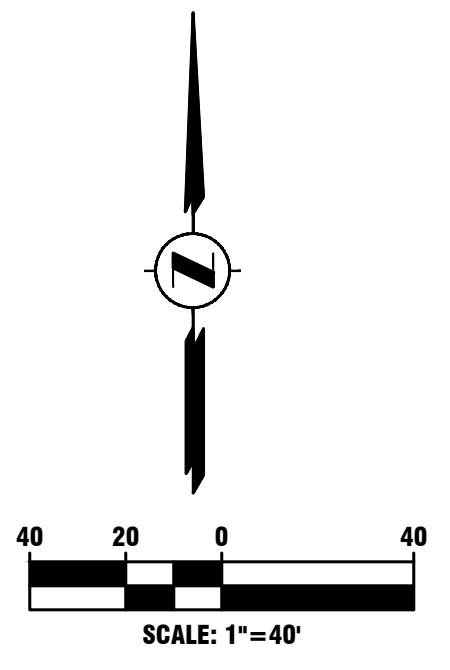
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SUBMITTAL TO CITY OF ANTIOCH

SEE SHEET C10

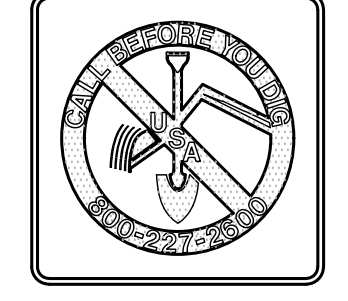
SEE SHEET C14 AND C15

264c



CONCEPTUAL GRADING AND UTILITY PLAN

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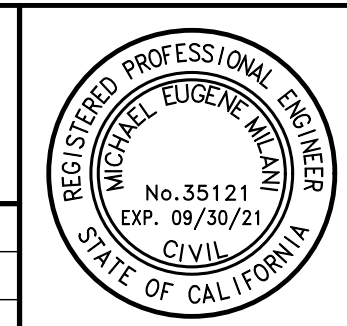
APN 075-132-009 THRU 016

ZEKA RANCH

PRELIMINARY DEVELOPMENT PLAN

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:  
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DRAWN: RK DATE: 03/31/2021  
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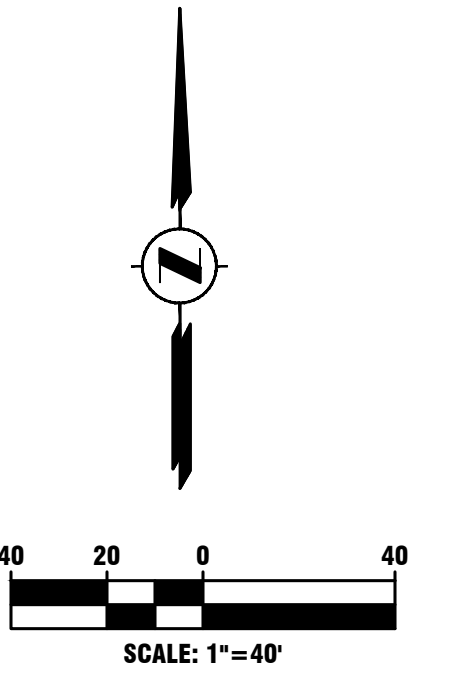


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SUBMITTAL TO CITY OF ANTIOCH

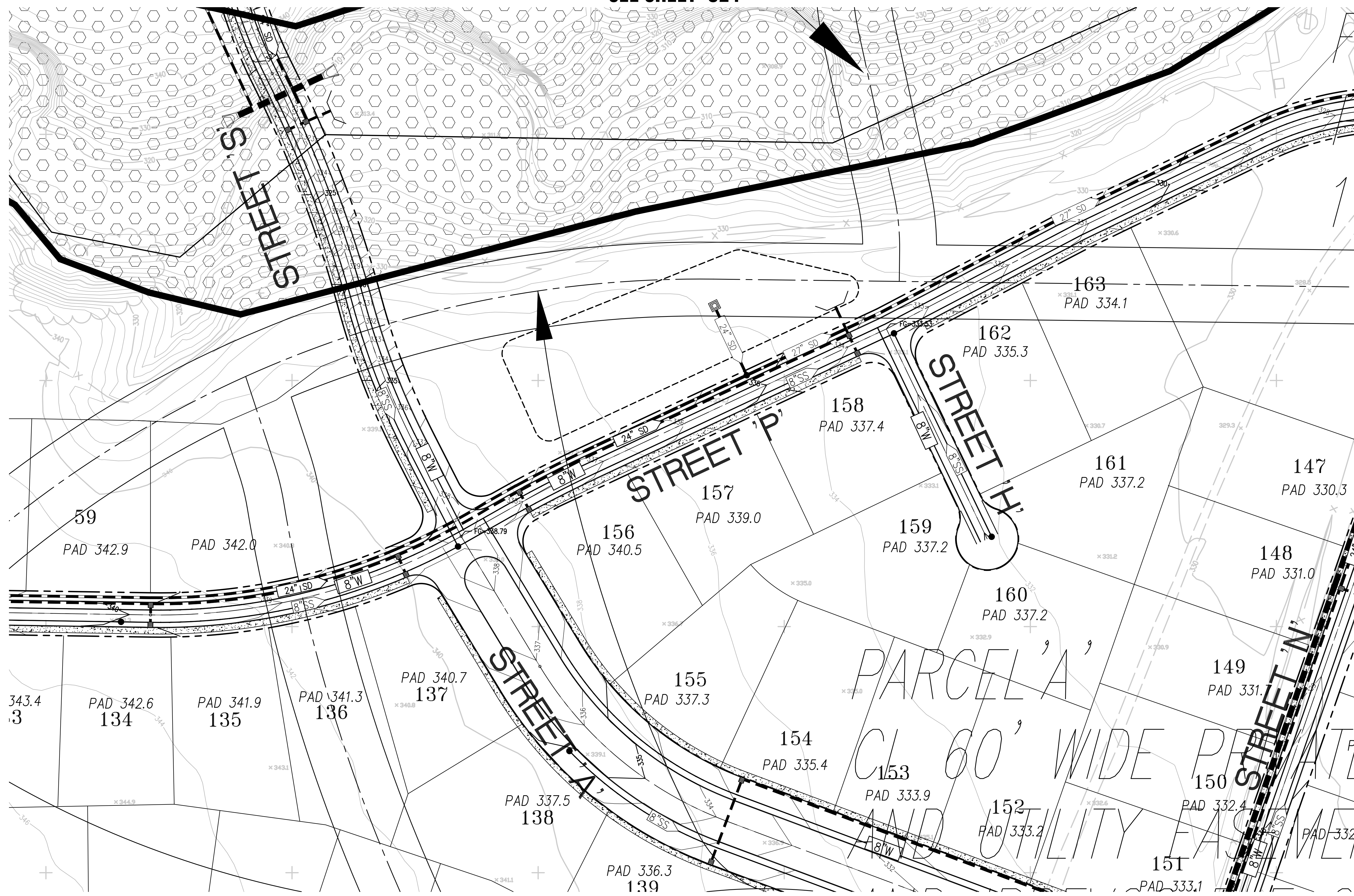
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SEE SHEET C24



SEE SHEET C16

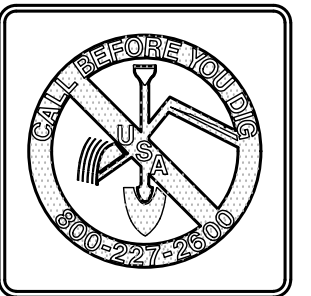
SEE SHEET C7 AND C8



SEE SHEET C13

CONCEPTUAL GRADING AND UTILITY PLAN

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ZEKA RANCH

PRELIMINARY DEVELOPMENT PLAN

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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MICHAEL E. MILANI R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21 P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21

DESIGN: RK JOB NO: 20032-13 DRAWN: RK DATE: 03/31/2021 CHECKED: MEM SCALE: AS SHOWN

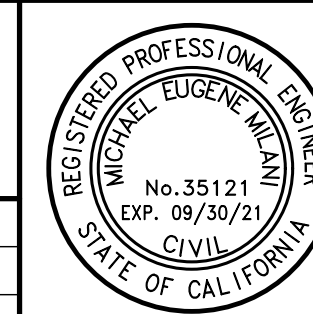
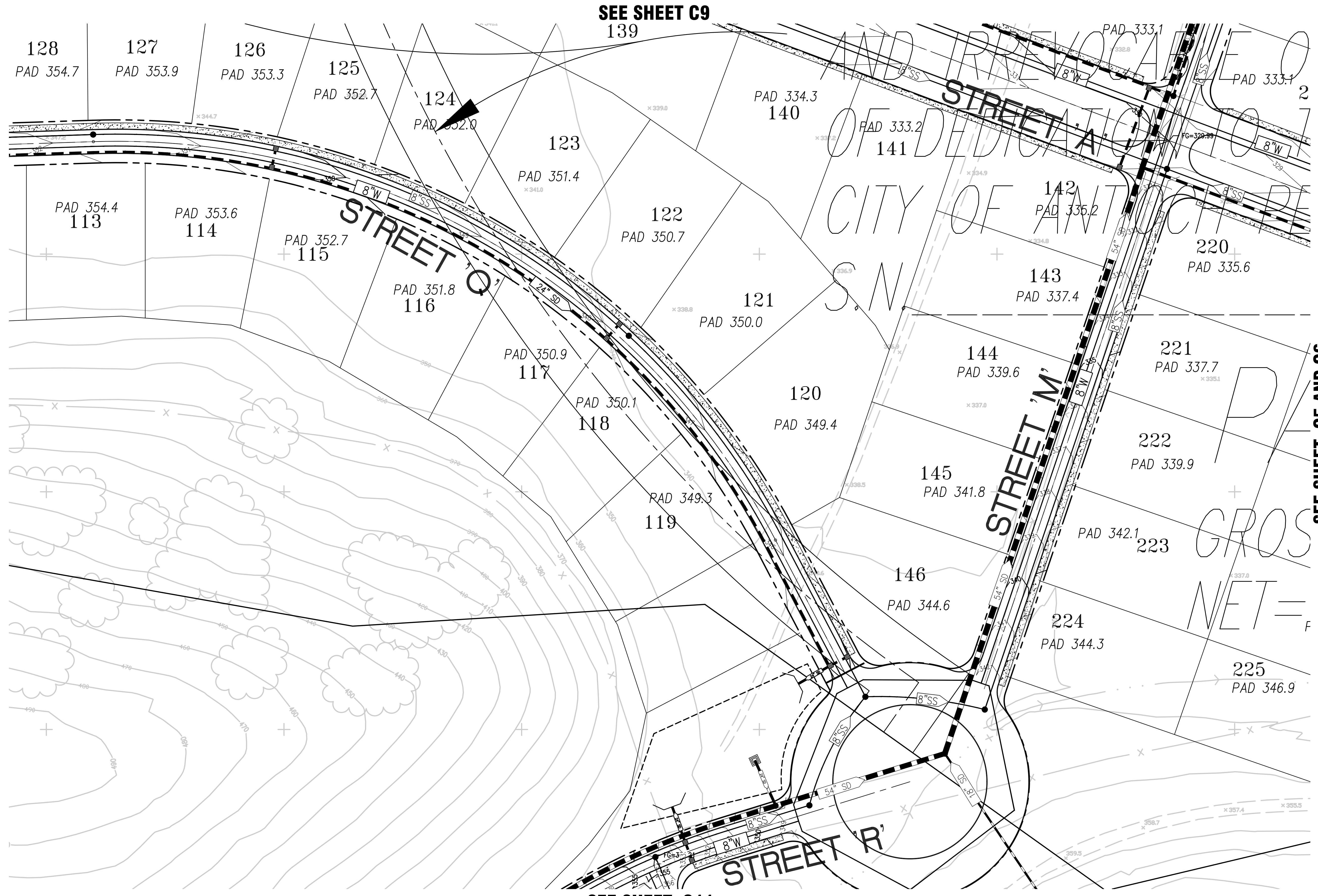


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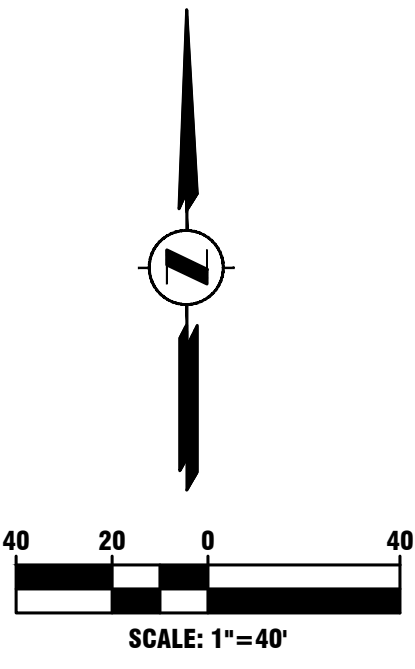
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SEE SHEET C9

SEE SHEET C13 AND C14

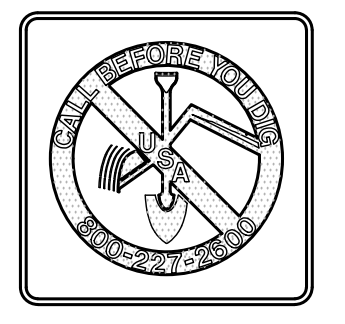
SEE SHEET C5 AND C6



SEE SHEET C11

**CONCEPTUAL GRADING AND UTILITY PLAN**

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**PRELIMINARY DEVELOPMENT PLAN**

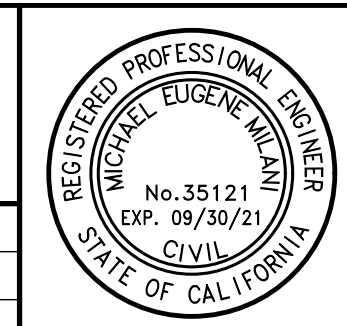
CITY OF ANTIOCH

CONTRA COSTA COUNTY

ZEKA RANCH

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:  
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 DESIGN: RK  
 JOB NO: 20032-13  
 DRAWN: RK  
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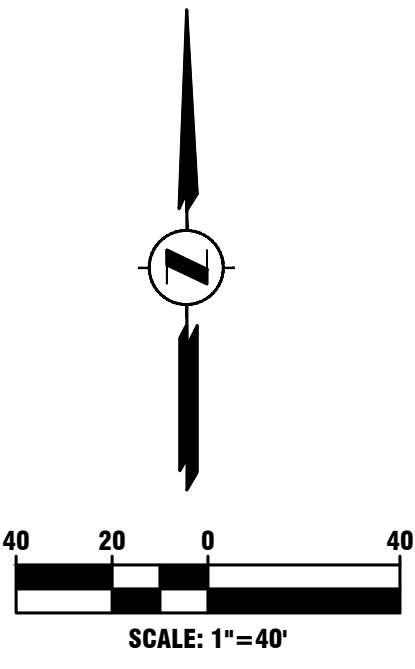
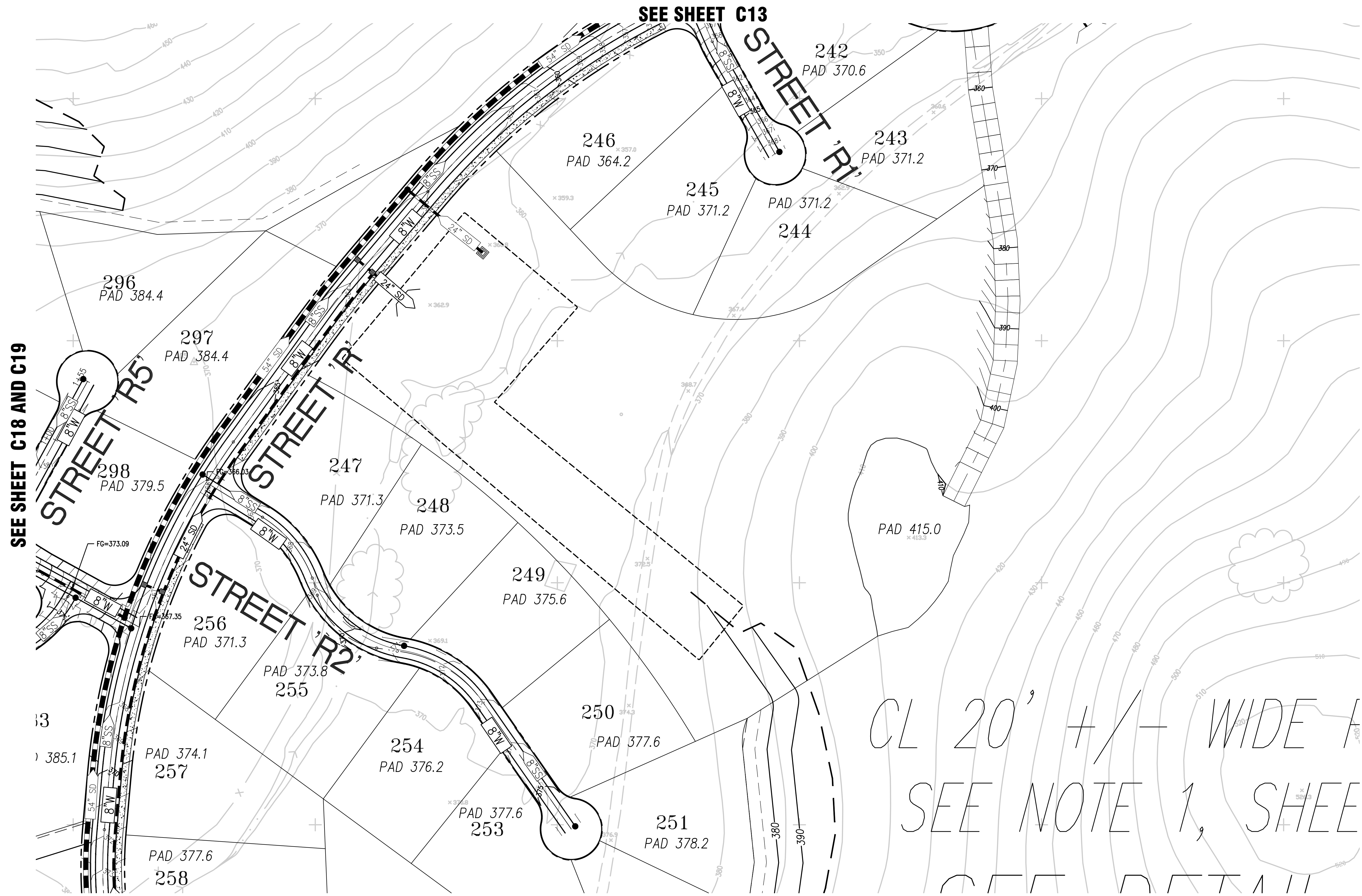


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|     |           |    |     |      | OF SHEETS  |

NO. \_\_\_\_\_ REVISIONS \_\_\_\_\_ BY \_\_\_\_\_ APP \_\_\_\_\_ DATE \_\_\_\_\_ SHEET \_\_\_\_\_

SUBMITTAL TO CITY OF ANTIOCH

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SEE SHEET C18 AND C19

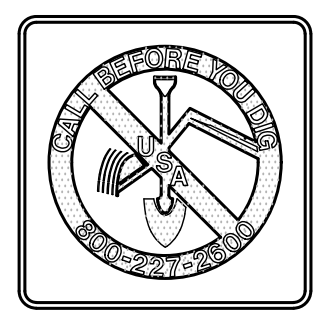
SEE SHEET C9 AND C10

SEE SHEET C13

SEE SHEET C15

CL 20' +/- WIDE  
SEE NOTE 1, SHEET  
C14

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**CONCEPTUAL GRADING AND UTILITY PLAN**

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**PRELIMINARY DEVELOPMENT PLAN**

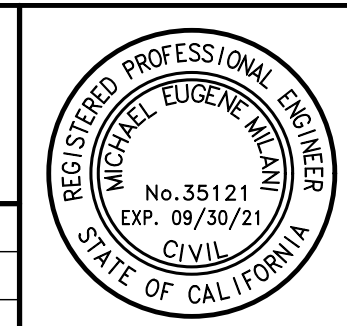
CITY OF ANTIOCH

CONTRA COSTA COUNTY

ZEKA RANCH

CALIFORNIA

|   |                  |
|---|------------------|
| DESIGNED UNDER THE DIRECTION OF:              |                  |
| MICHAEL E. MILANI                             | MARCH 2021       |
| R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21 | DATE             |
| P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21 |                  |
| DESIGN: RK                                    | JOB NO: 20032-13 |
| DRAWN: RK                                     | DATE: 03/31/2021 |
| CHECKED: MEM                                  | SCALE: AS SHOWN  |

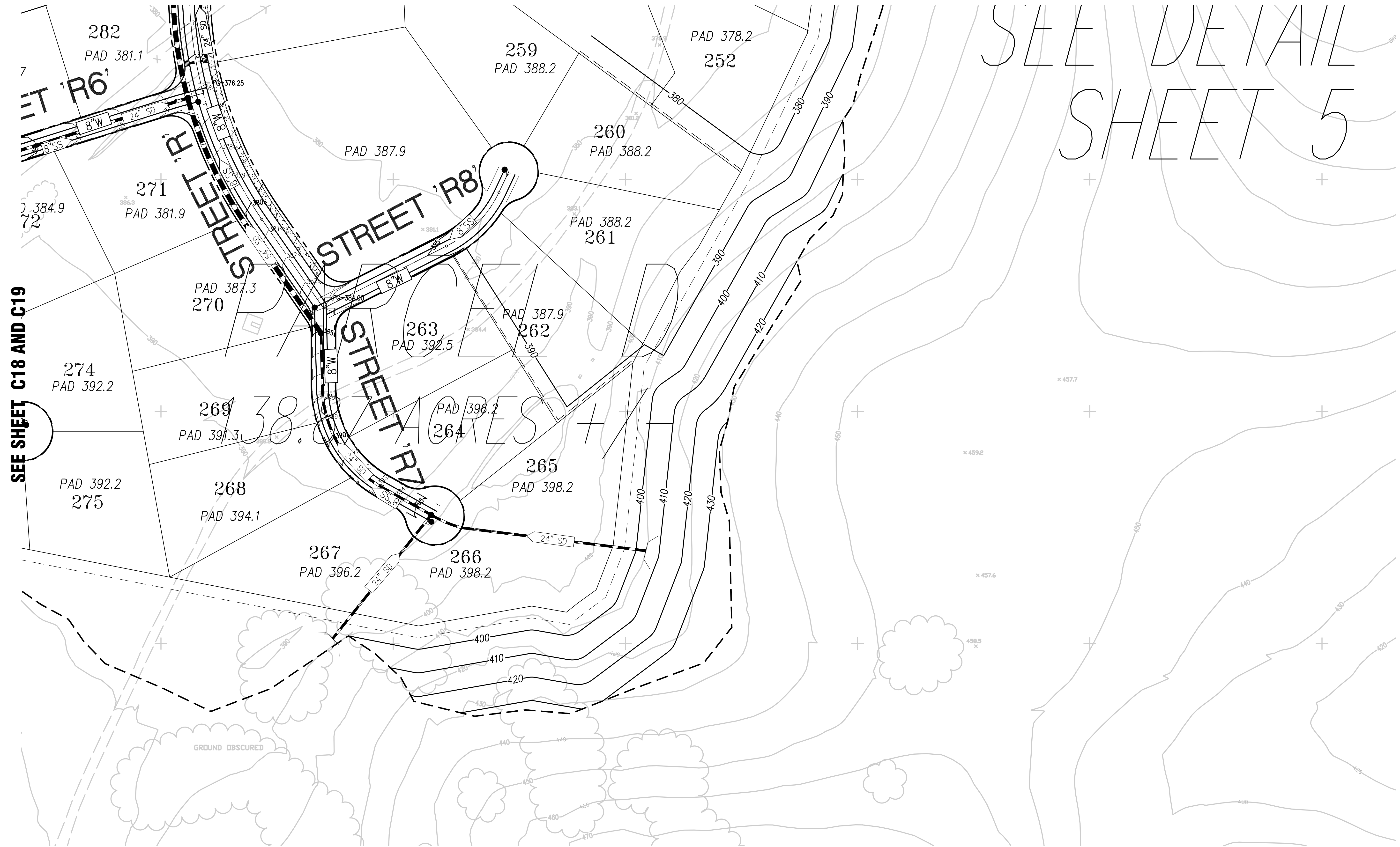
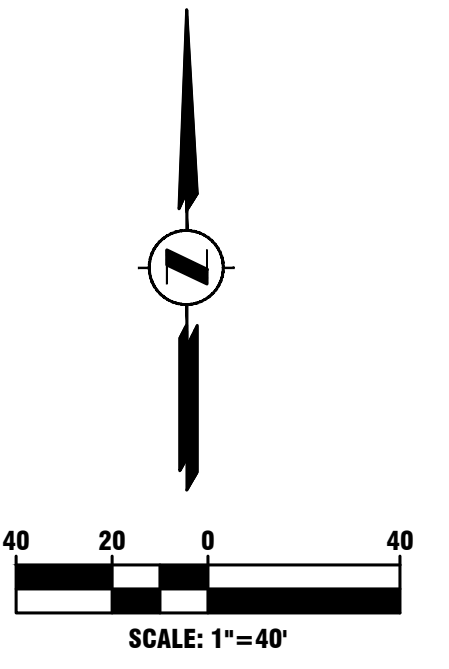


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SUBMITTAL TO CITY OF ANTIOCH

SEE SHEET C14

SEE DETAIL SHEET 5

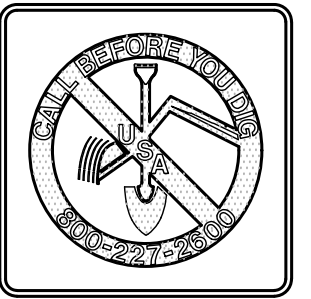


SEE SHEET C18 AND C19

SEE SHEET C10 AND C11

CONCEPTUAL GRADING AND UTILITY PLAN

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PRELIMINARY DEVELOPMENT PLAN

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF: MARCH 2021 MICHAEL E. MILANI R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21 P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21 DESIGN: RK JOB NO: 20032-13 DRAWN: RK DATE: 03/31/2021 CHECKED: MEM SCALE: AS SHOWN

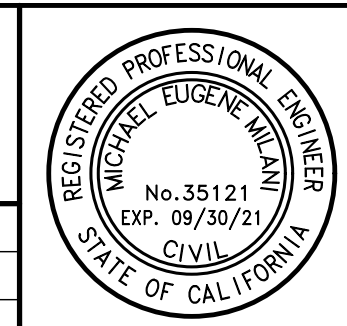
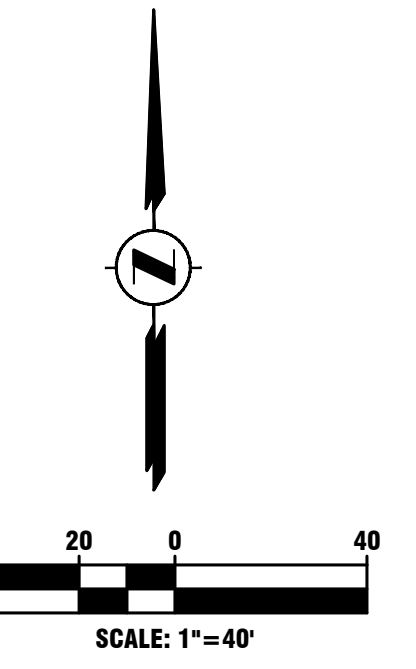


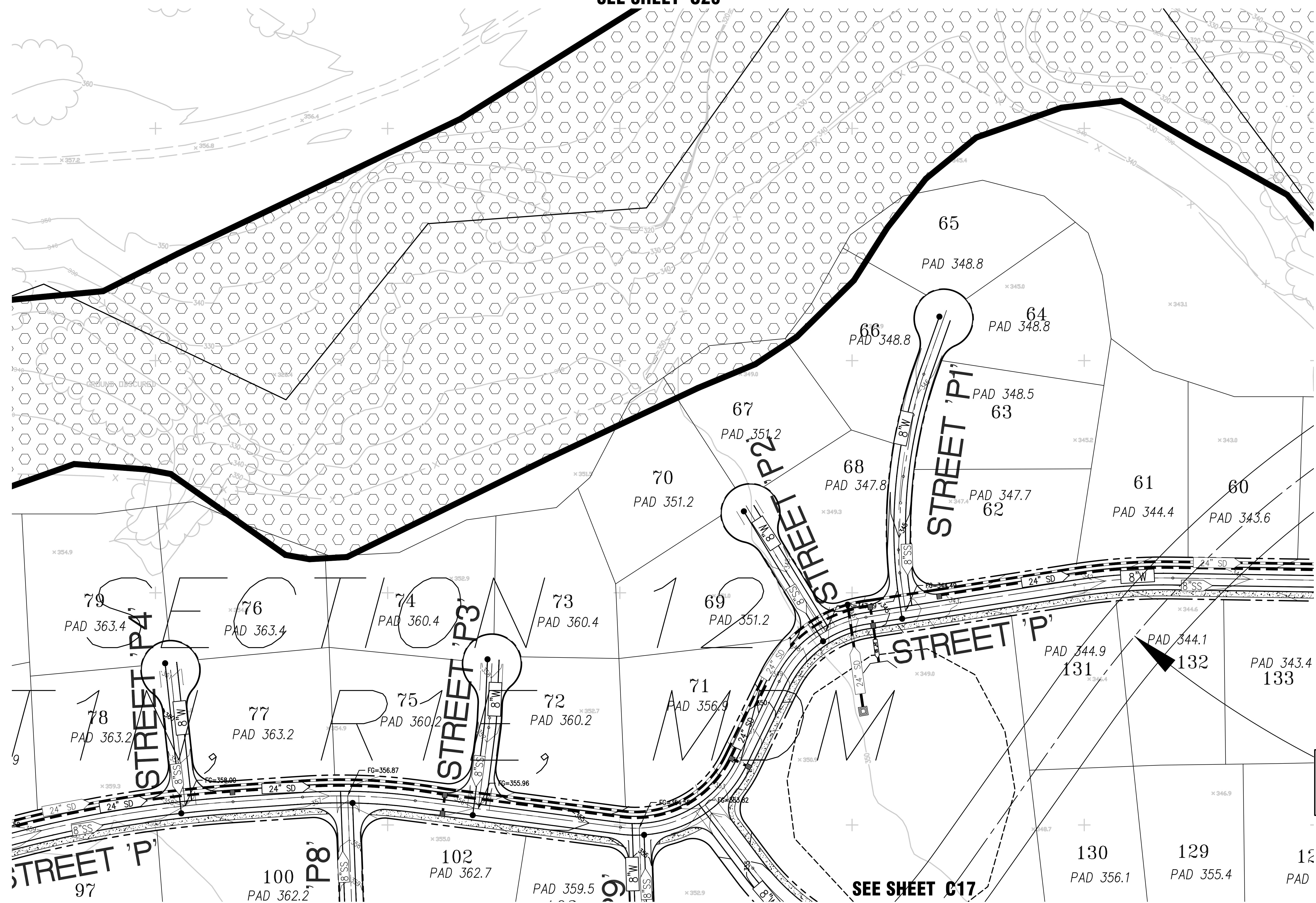
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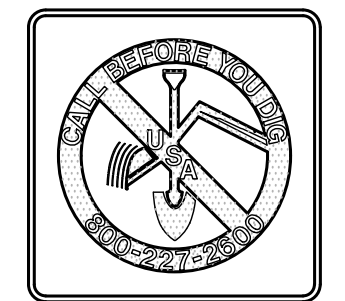
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SEE SHEET C12 AND C13



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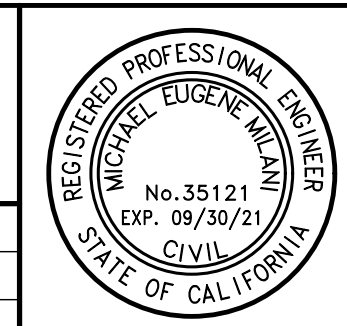
**PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH

CONTRA COSTA COUNTY

CALIFORNIA

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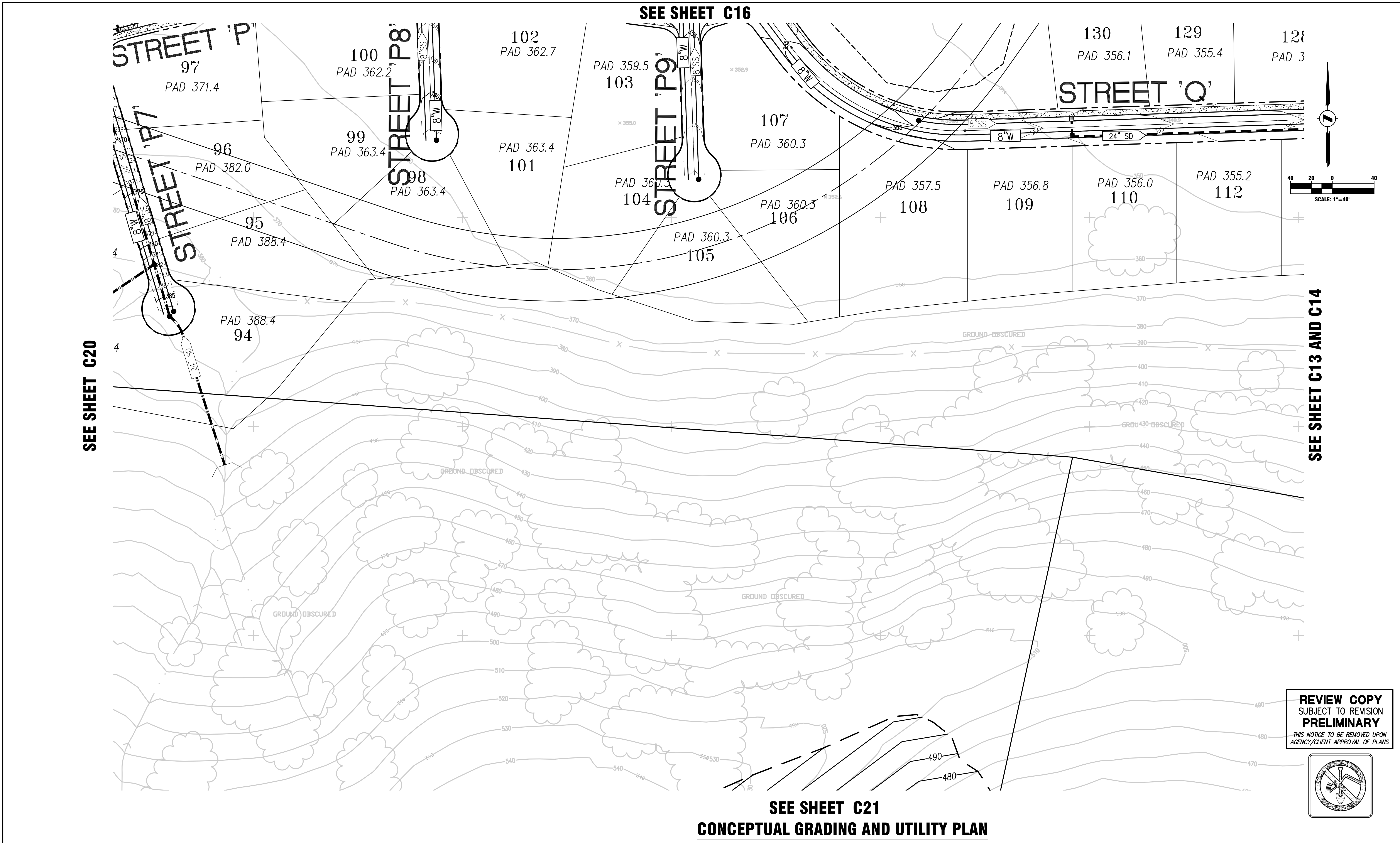


| NO. | REVISIONS | BY | APP | DATE | SHEET      |
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SUBMITTAL TO CITY OF ANTIOCH

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**MILANI** & Associates

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**PRELIMINARY DEVELOPMENT PLAN**

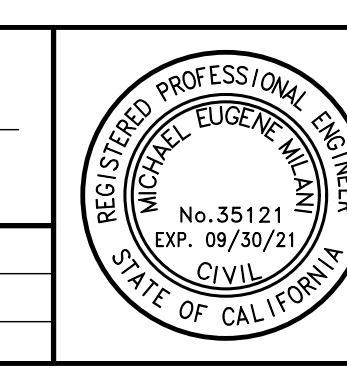
CITY OF ANTIOCH      CONTRA COSTA COUNTY      CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MARCH 2021

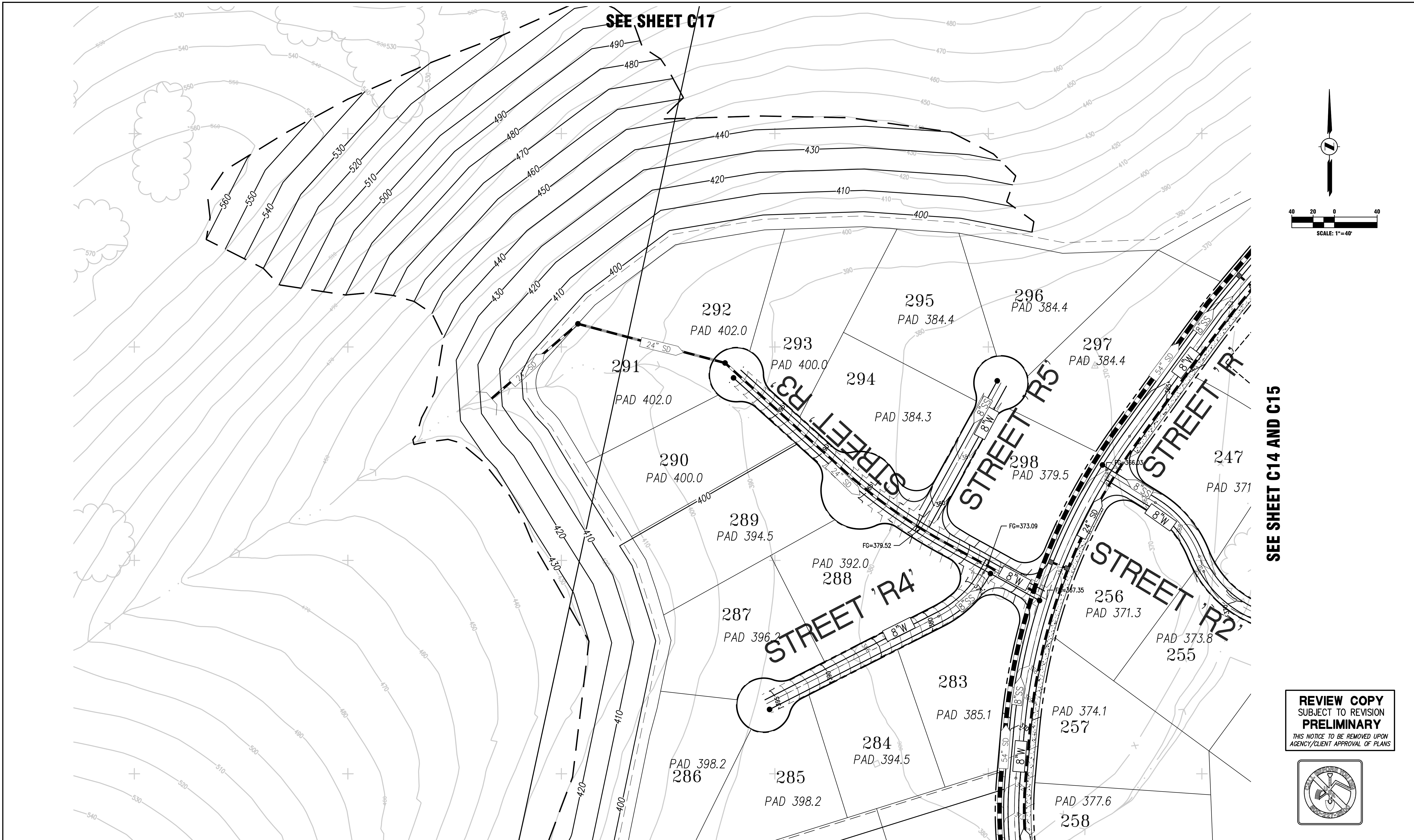
MICHAEL E. MILANI  
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21  
P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21

DESIGN: RK      JOB NO: 20032-13  
DRAWN: RK      DATE: 03/31/2021  
CHECKED: MEM      SCALE: AS SHOWN



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SUBMITTAL TO CITY OF ANTIOCH

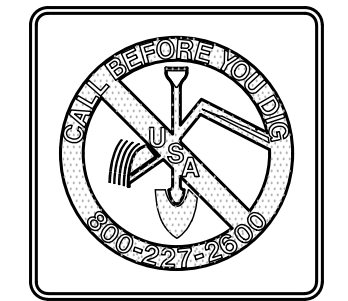


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SEE SHEET C19

SEE SHEET C14 AND C15

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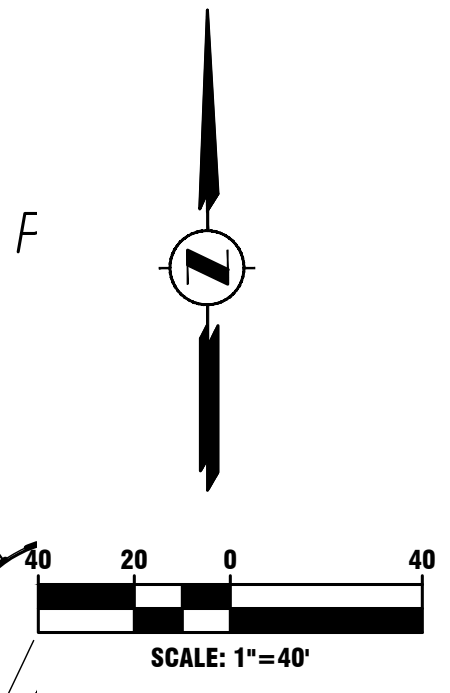
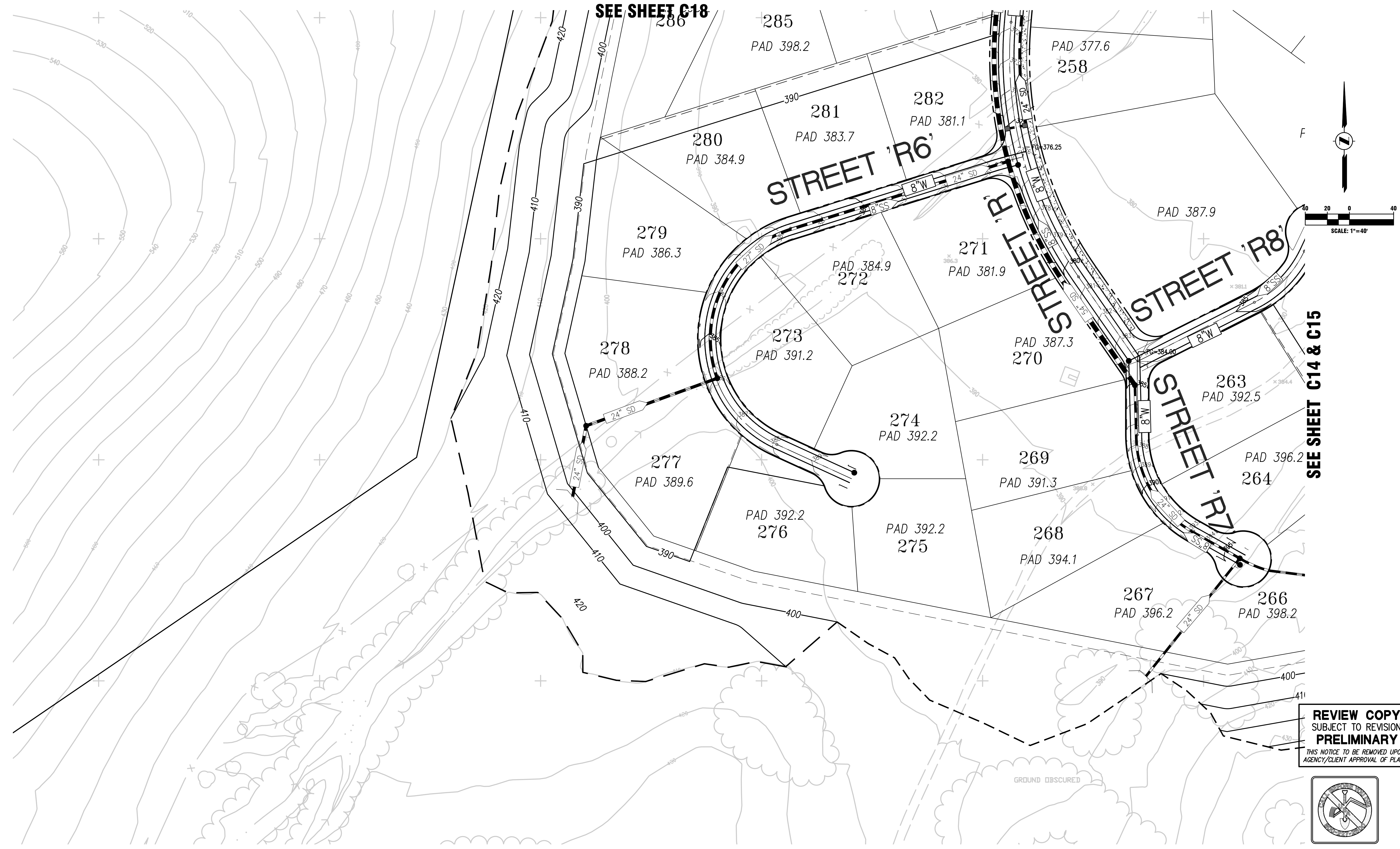


**CONCEPTUAL GRADING AND UTILITY PLAN**

|   |  |   |   |            |   |            |  |
|---|--|---|---|------------|---|------------|--|
| Planning<br>Surveying & Mapping<br>Land Development Engineering<br>Municipal Engineering<br>Construction Staking<br>Construction Management<br>SWPPP & SWPPP Monitoring |  | 2655 Stanwell Drive, Suite 105<br>Concord, CA 94520<br>P.O. BOX 5966<br>Concord, CA 94524<br>Phone: (925) 674-9082<br>Fax: (925) 674-9279 | APN 075-132-009 THRU 016<br><b>PRELIMINARY DEVELOPMENT PLAN</b><br>CITY OF ANTIOCH      CONTRA COSTA COUNTY      CALIFORNIA | ZEKI RANCH | DESIGNED UNDER THE DIRECTION OF:  | MARCH 2021 | NO.      REVISIONS      BY      APP      DATE      SHEET |
|   |  |   |   |            | MICHAEL E. MILANI<br>R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21<br>P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21 | DATE       |  |
| <b>DESIGN: RK</b> JOB NO: 20032-13  |  |   |   |            | CHECKED: MEM      SCALE: AS SHOWN   |            | SUBMITTAL TO CITY OF ANTIOCH                             |
| <b>DRAWN: RK</b> DATE: 03/31/2021   |  |   |   |            | NO.      REVISIONS      BY      APP      DATE      SHEET  |            |  |
| <b>CITY OF ANTIOCH      CONTRA COSTA COUNTY      CALIFORNIA</b>   |  |   |   |            | NO.      REVISIONS      BY      APP      DATE      SHEET  |            | C18<br>26<br>OF SHEETS                                   |

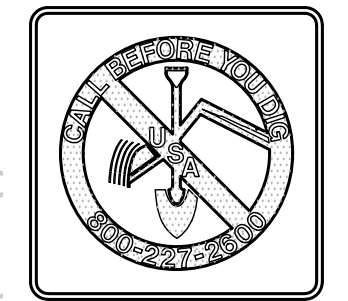
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SEE SHEET C18



SEE SHEET C14 & C15

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**CONCEPTUAL GRADING AND UTILITY PLAN**

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APN 075-132-009 THRU 016

ZEKA RANCH

**PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH

CONTRA COSTA COUNTY

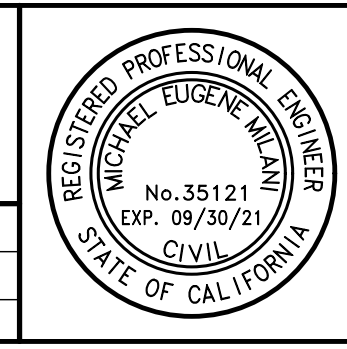
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF: MARCH 2021

MICHAEL E. MILANI  
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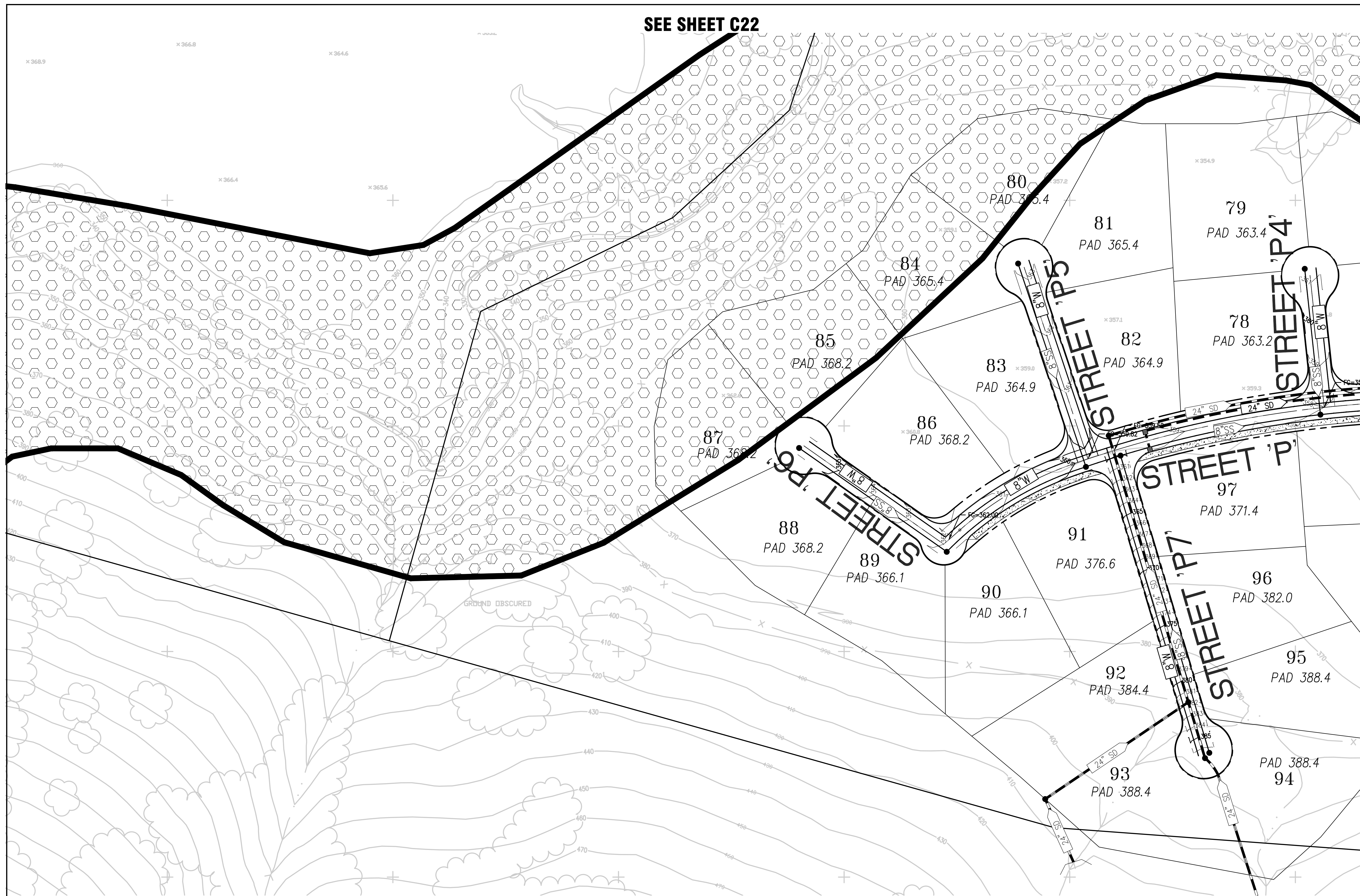
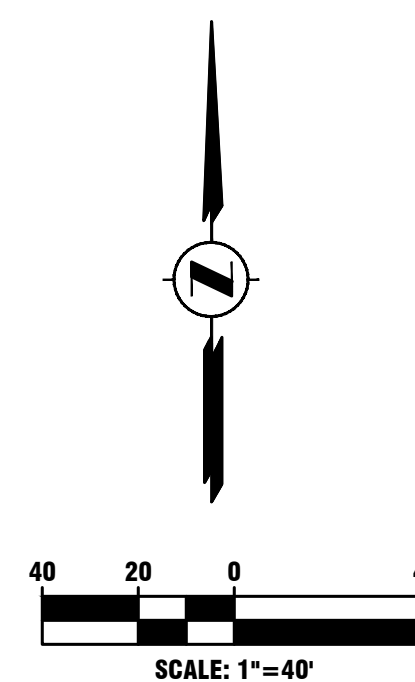
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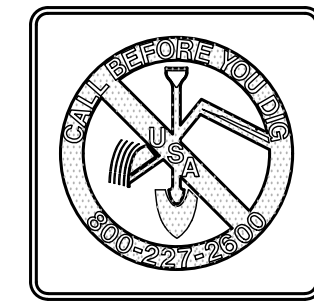
SUBMITTAL TO CITY OF ANTIOCH

SEE SHEET C22



SEE SHEET C16 AND C17

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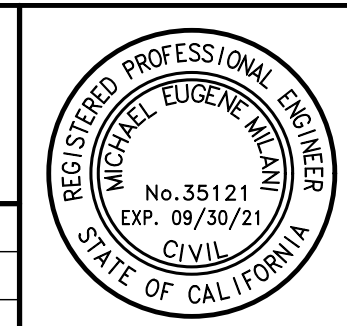
**PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH

CONTRA COSTA COUNTY

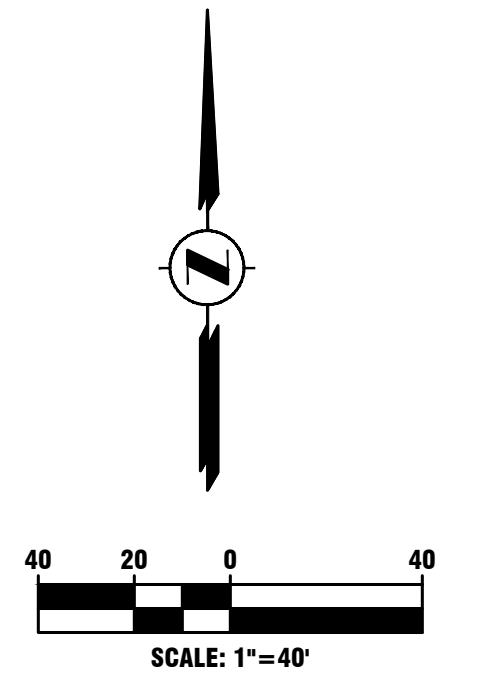
CALIFORNIA

|   |                  |
|---|------------------|
| DESIGNED UNDER THE DIRECTION OF:              |                  |
| MICHAEL E. MILANI                             | MARCH 2021       |
| R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21 | DATE             |
| P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21 |                  |
| DESIGN: RK                                    | JOB NO: 20032-13 |
| DRAWN: RK                                     | DATE: 03/31/2021 |
| CHECKED: MEM                                  | SCALE: AS SHOWN  |

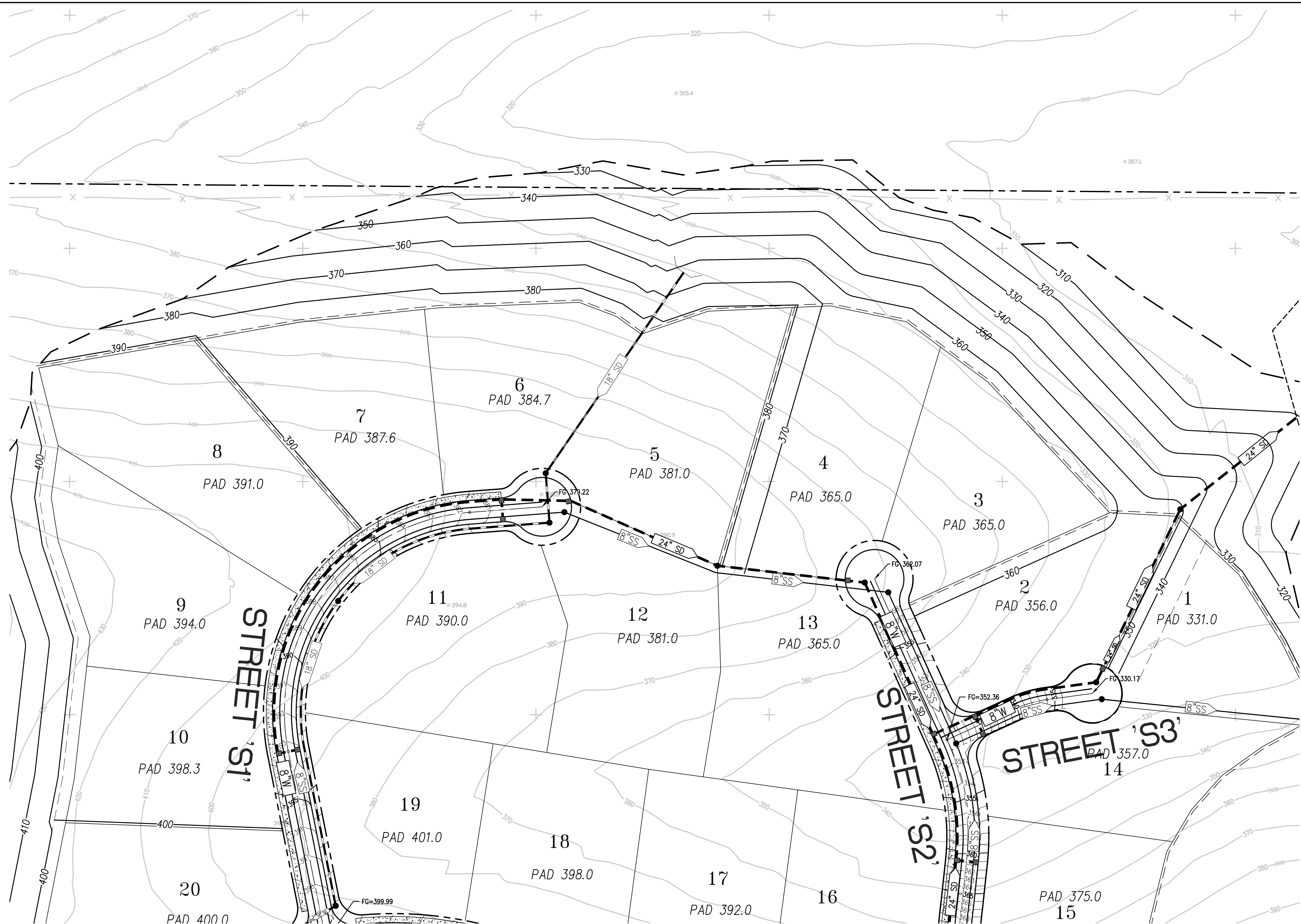


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SUBMITTAL TO CITY OF ANTIOCH



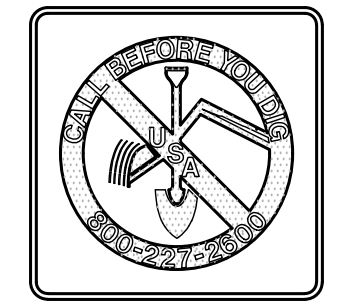
SEE SHEET C23 & C24



SEE SHEET C22

**CONCEPTUAL GRADING AND UTILITY PLAN**

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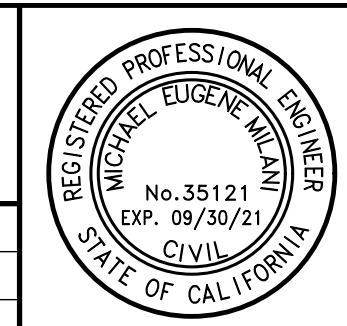
APN 075-132-009 THRU 016

ZEKA RANCH

**PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH      CONTRA COSTA COUNTY      CALIFORNIA

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|     |           |    |     |      | <b>26</b>  |
|     |           |    |     |      | OF SHEETS  |

SUBMITTAL TO CITY OF ANTIOCH

SEE SHEET C21

PAD 381.0

PAD 365.0

10

PAD 398.3

19

PAD 401.0

18

PAD 398.0

17

PAD 392.0

16

PAD 380.0

STREET 'S3'

PAD 357.0

14

20

PAD 400.0

PAD 375.0

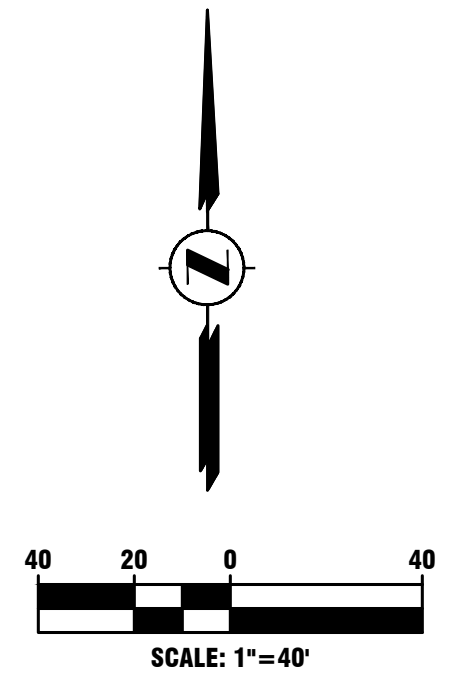
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STREET 'S'

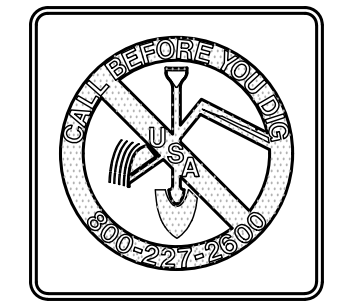
STREET 'S2'

SEE SHEET C24 & C12

SEE SHEET 7



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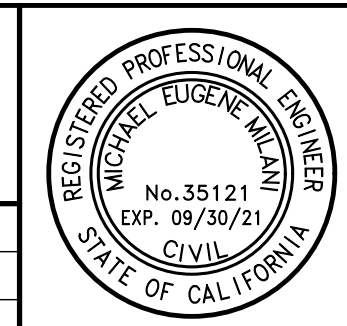
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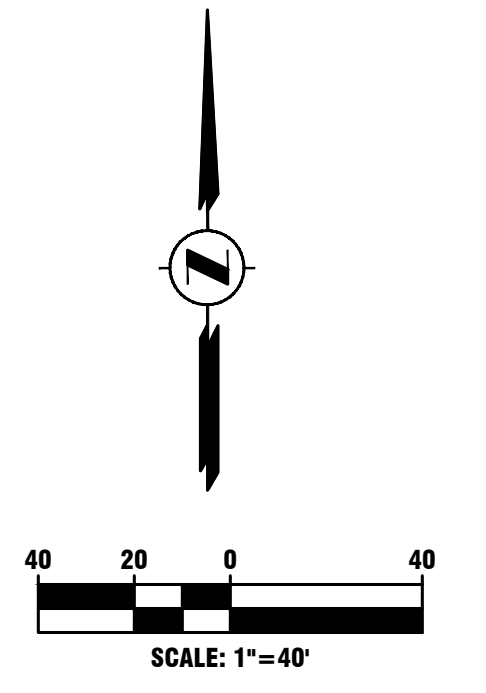
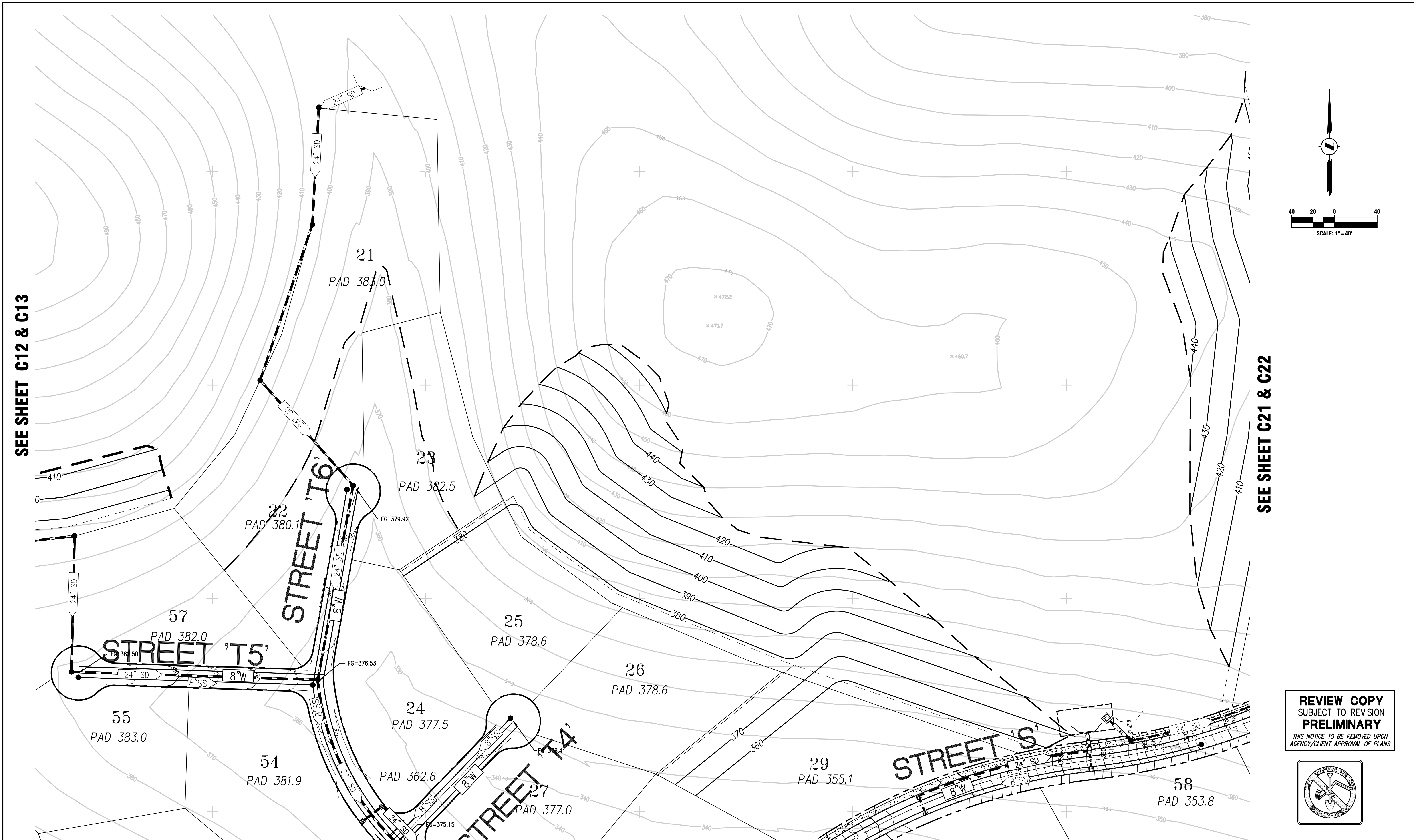
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| NO. | REVISIONS | BY | APP | DATE | SHEET      |
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|     |           |    |     |      | <b>C22</b> |
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SUBMITTAL TO CITY OF ANTIOCH



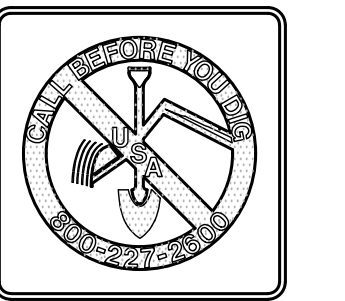
SEE SHEET C12 & C13

SEE SHEET C21 & C22

SEE SHEET C24 & C25

**CONCEPTUAL GRADING PLAN**

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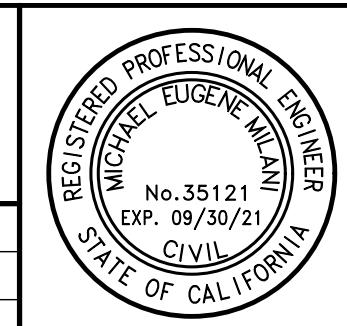
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**ZEKA RANCH**  
**PRELIMINARY DEVELOPMENT PLAN**  
 CITY OF ANTIOCH      CONTRA COSTA COUNTY      CALIFORNIA

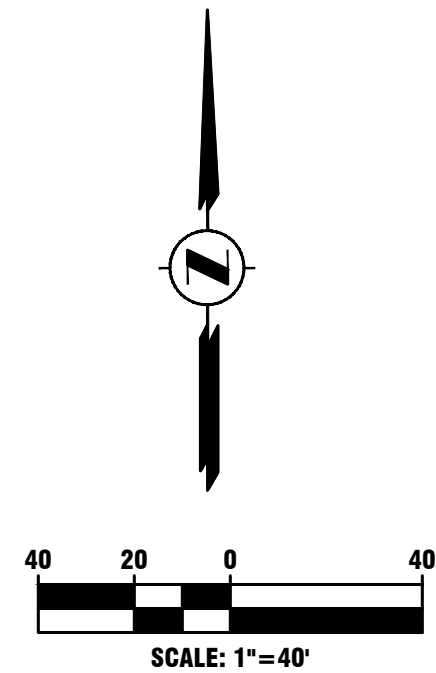
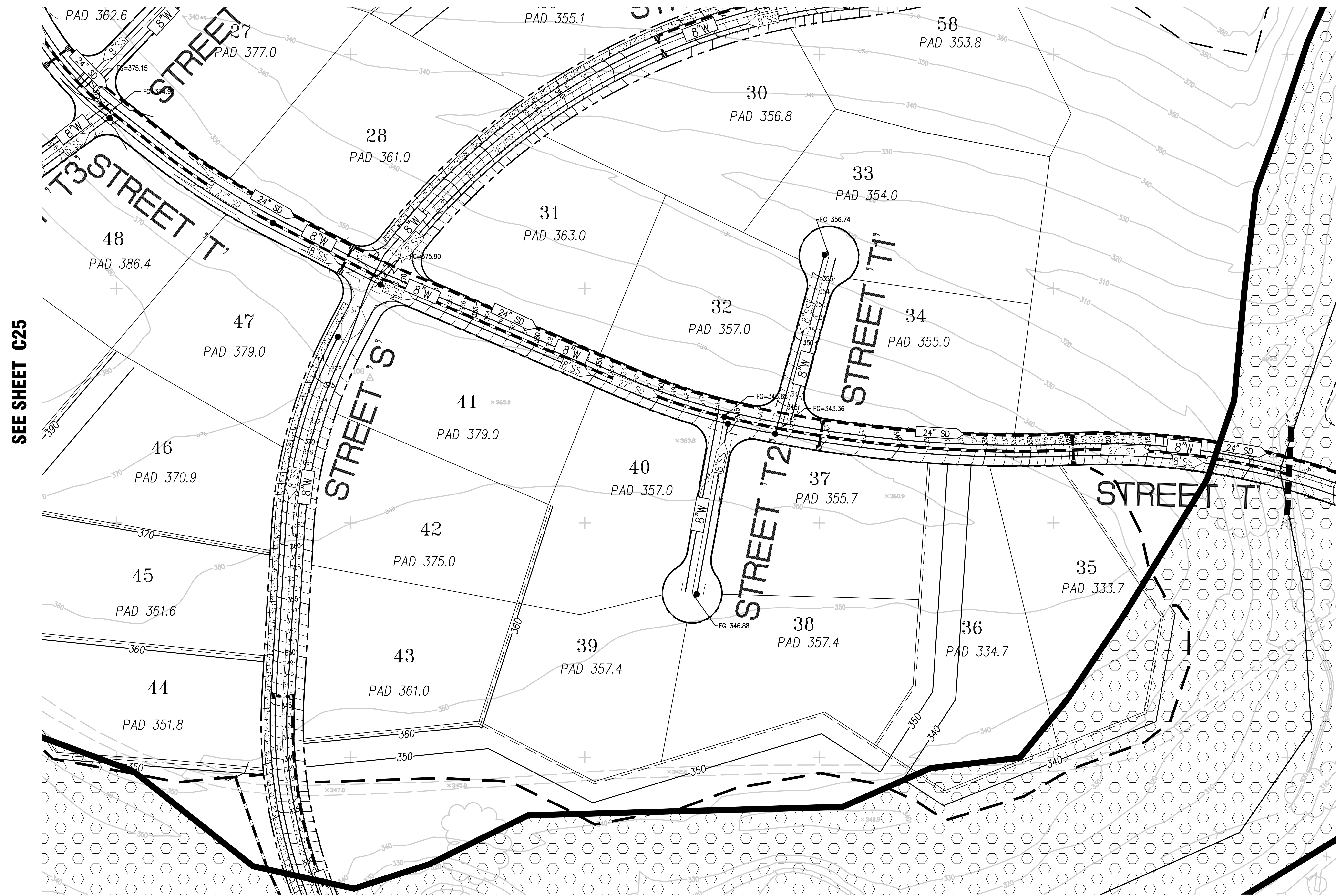
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SUBMITTAL TO CITY OF ANTIOCH

SEE SHEET C21 AND C22



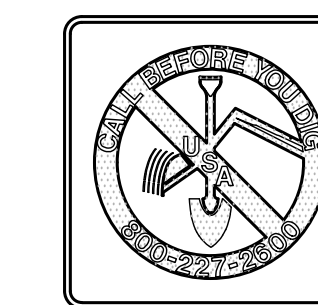
SEE SHEET C25

SEE SHEET C21, C22 & C7

SEE SHEET C6 & C15

CONCEPTUAL GRADING AND UTILITY PLAN

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**PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH

CONTRA COSTA COUNTY

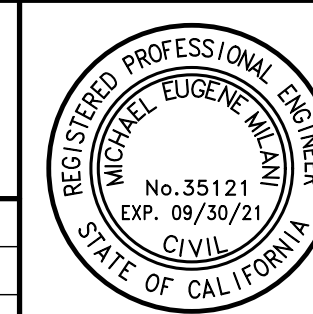
CALIFORNIA

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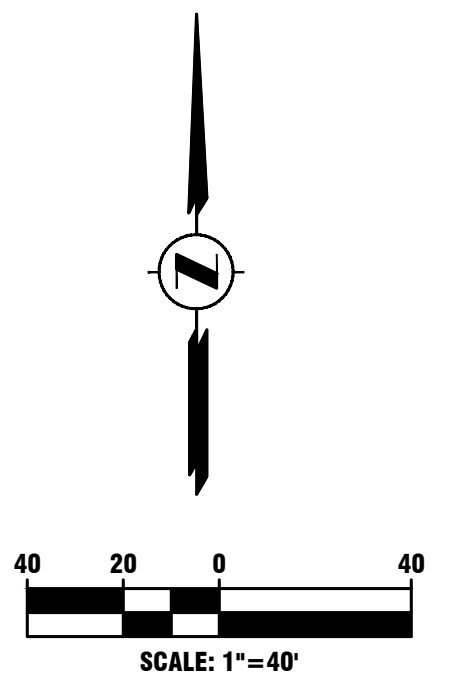
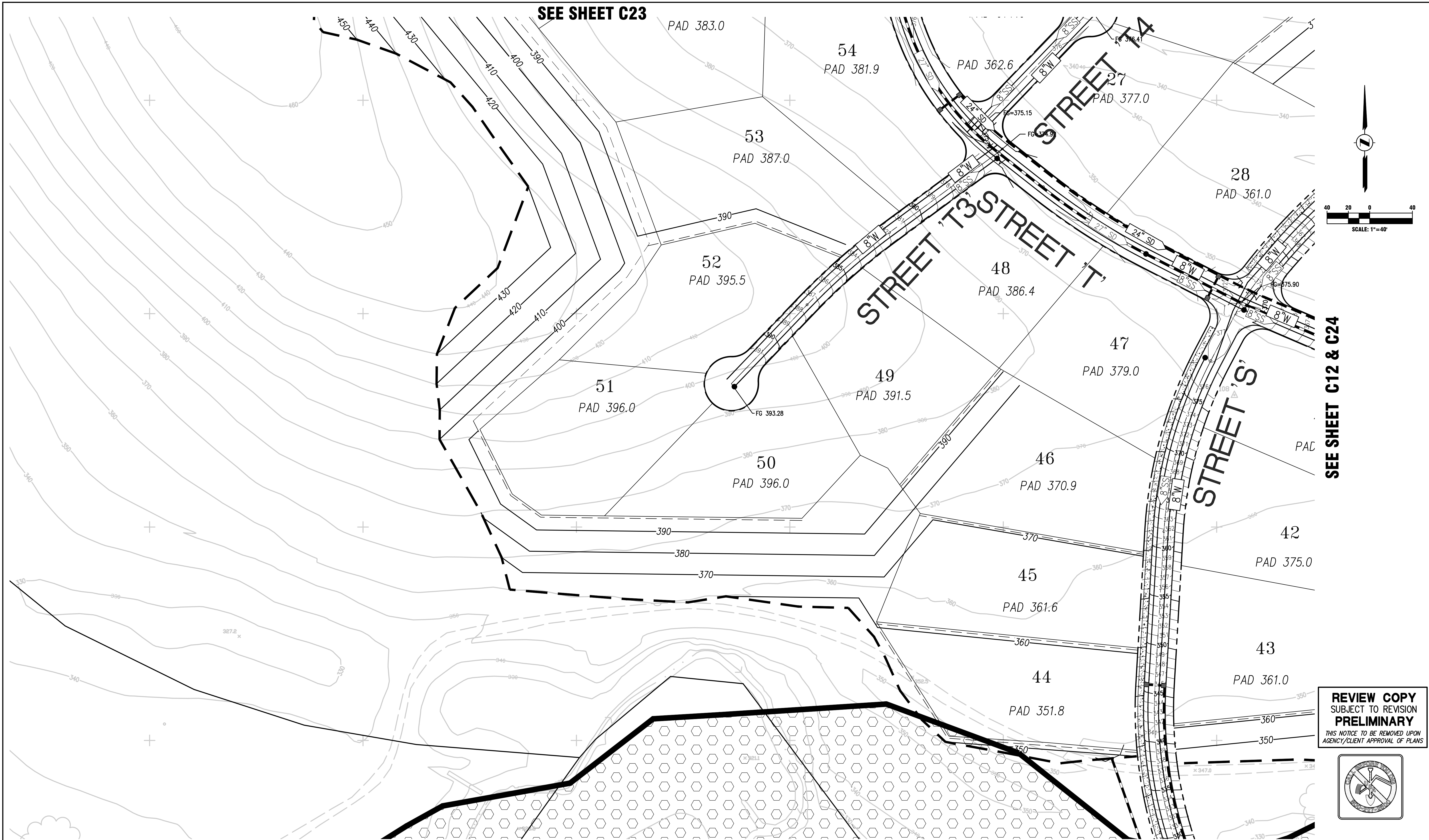


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SUBMITTAL TO CITY OF ANTIOCH

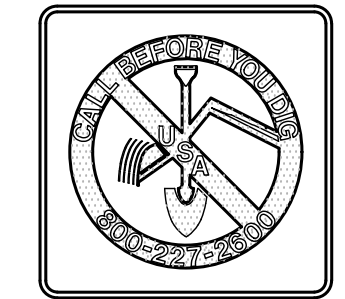
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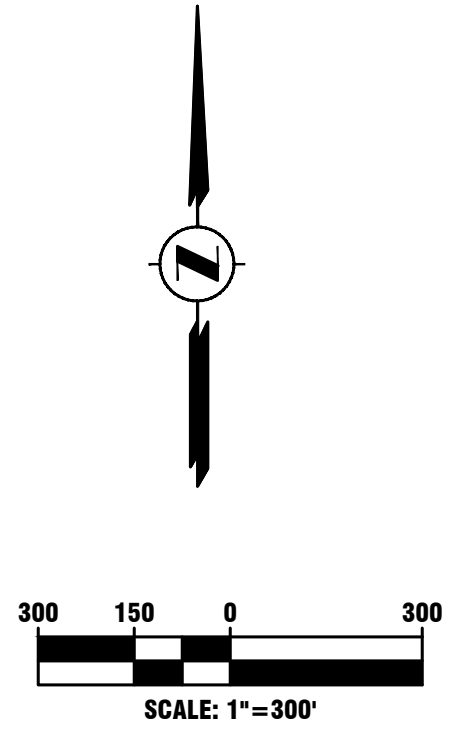
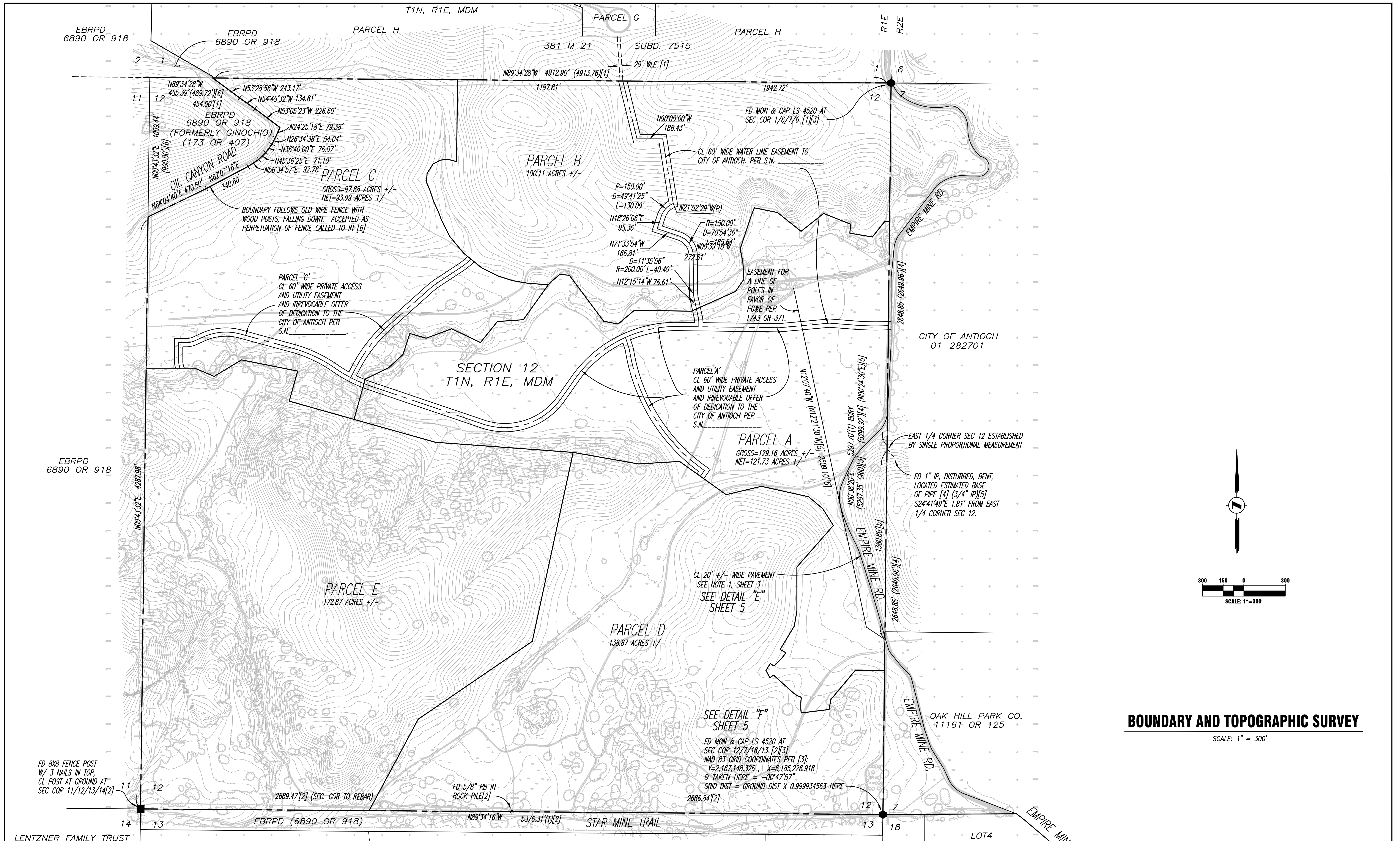
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|   |  |   |   |             | NO.                              | REVISIONS  |   | BY  | APP       | DATE |     |      |  |  |  |  |  |   |
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**BOUNDARY AND TOPOGRAPHIC SURVEY**  
SCALE: 1" = 300'

| Planning<br>Surveying & Mapping<br>Land Development Engineering<br>Municipal Engineering<br>Construction Staking<br>Construction Management<br>SWPPP & SWPPP Monitoring | <br><b>MILANI</b><br>& Associates | 2655 Stanwell Drive, Suite 105<br>Concord, CA 94520<br>P.O. BOX 5966<br>Concord, CA 94524<br>Phone: (925) 674-9082<br>Fax: (925) 674-9279 | APN 075-132-009 THRU 016<br><b>ZEKA RANCH</b><br><b>PRELIMINARY DEVELOPMENT PLAN</b><br>CITY OF ANTIOCH      CONTRA COSTA COUNTY      CALIFORNIA | DESIGNED UNDER THE DIRECTION OF:<br>MARCH 2021<br>DATE<br>MICHAEL E. MILANI<br>R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21<br>P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-21<br>DESIGN: RK      JOB NO: 20032-13<br>DRAWN: RK      DATE: 03/31/2021<br>CHECKED: MEM      SCALE: AS SHOWN |  | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">NO.</th> <th style="width:45%;">REVISIONS</th> <th style="width:5%;">BY</th> <th style="width:5%;">APP</th> <th style="width:5%;">DATE</th> <th style="width:10%;">SHEET</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td align="center"><b>26</b></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td align="center"><b>26</b></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td align="center">OF SHEETS</td> </tr> </tbody> </table> | NO. | REVISIONS | BY | APP | DATE | SHEET |  |  |  |  |  | <b>26</b> |  |  |  |  |  | <b>26</b> |  |  |  |  |  | OF SHEETS |
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