

GENERAL NOTES

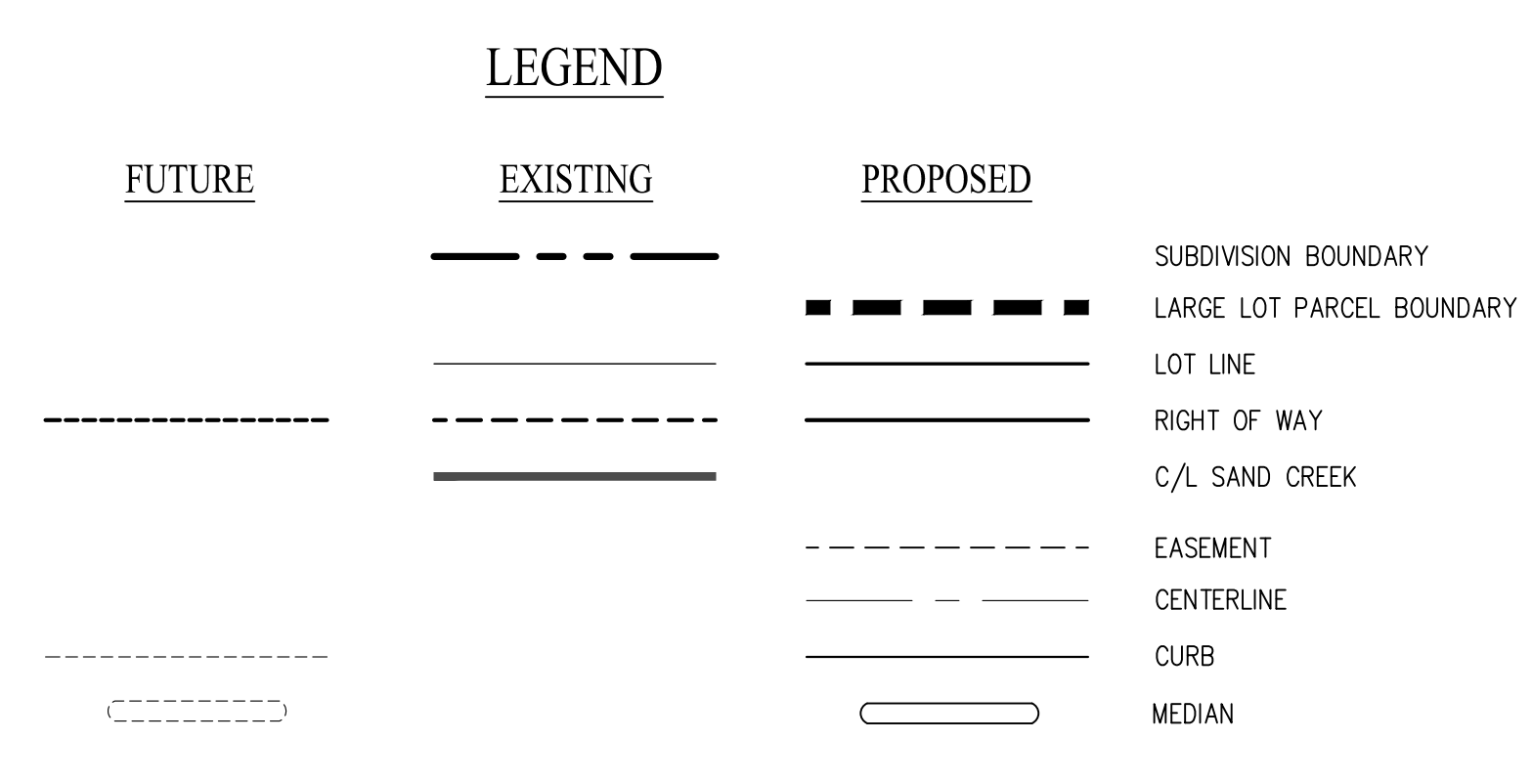
- PROPERTY OWNERS: EPC HOLDINGS 820, LLC
AMERICAN SUPERIOR LAND, LLC
- APPLICANT/DEVELOPER: RICHLAND PLANNED COMMUNITIES
3000 LAVA RIDGE COURT, SUITE 115
ROSEVILLE, CA 95661
PHONE: (916) 785-3330
KYLE MASTERS
- ENGINEER: CARLSON, BARBER, & GIBSON, INC.
2633 CANNON RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
ANDREA BELLANCA P.E., ROE 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	10.64 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	551.52 ACRES

8. TOTAL NO. OF EXISTING LOTS: 3
9. 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
10. RESIDENTIAL LOT BREAKDOWN:
 - MEDIUM DENSITY RESIDENTIAL (MD) - 230 LOTS
 - LOW DENSITY RESIDENTIAL (LD-3) - 210 LOTS
11. LOW DENSITY: 210 DWELLING UNITS/53.3 ACRES = 3.9 DWELLING UNITS/AC (NET)
- MEDIUM DENSITY: 230 DWELLING UNITS/38.7 ACRES = 5.9 DWELLING UNITS/AC (NET)
12. APN: 057-010-002, 057-010-003, 057-021-003
13. 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 SNODGRASS LANE, 1-1/2 FEET NORTHWEST OF A 4"x4" MARKER POST HAVING AN ELEVATION OF 228.280.
14. BASIS OF BEARINGS: N89°52'47"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.

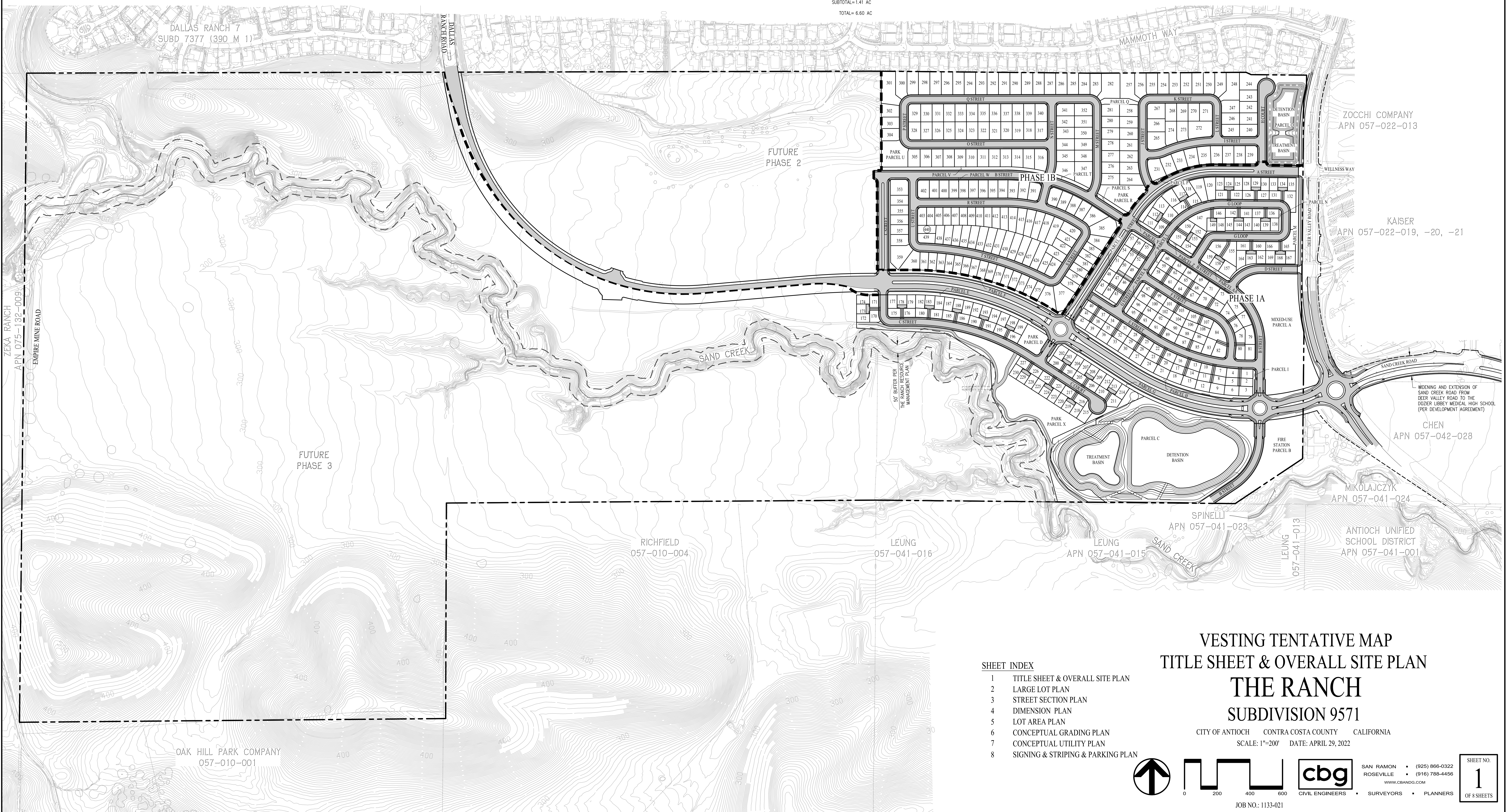
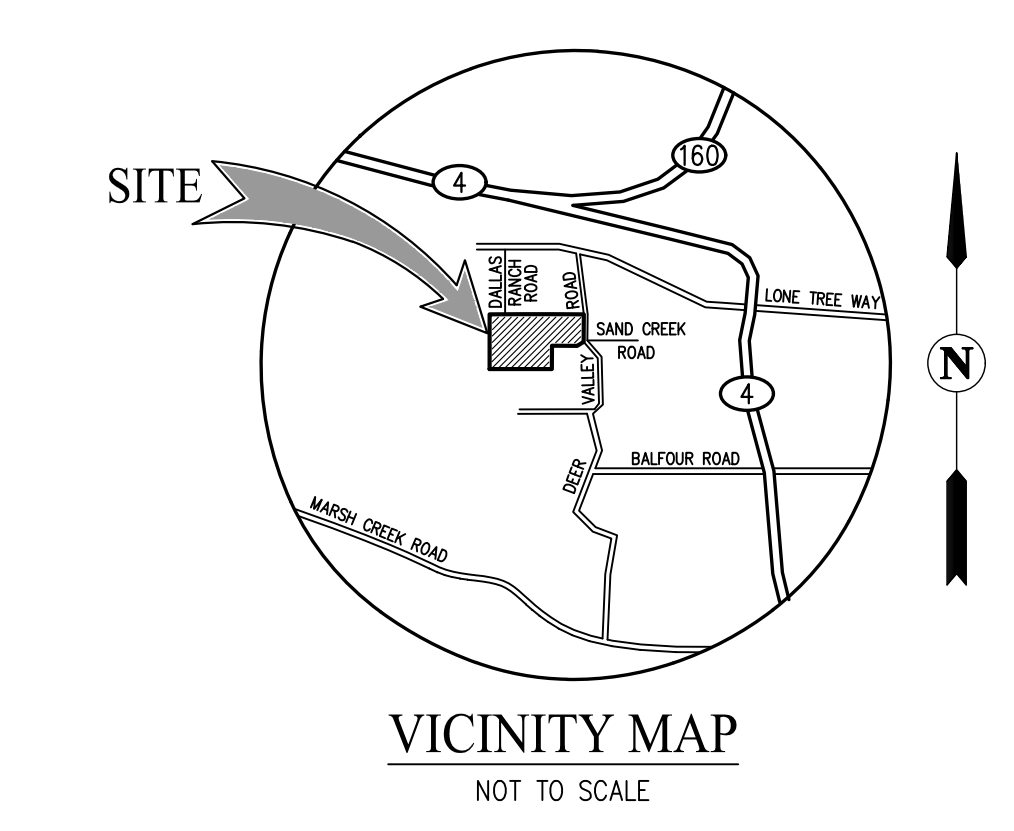
PARCEL SUMMARY

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



PARK AREA SUMMARY

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



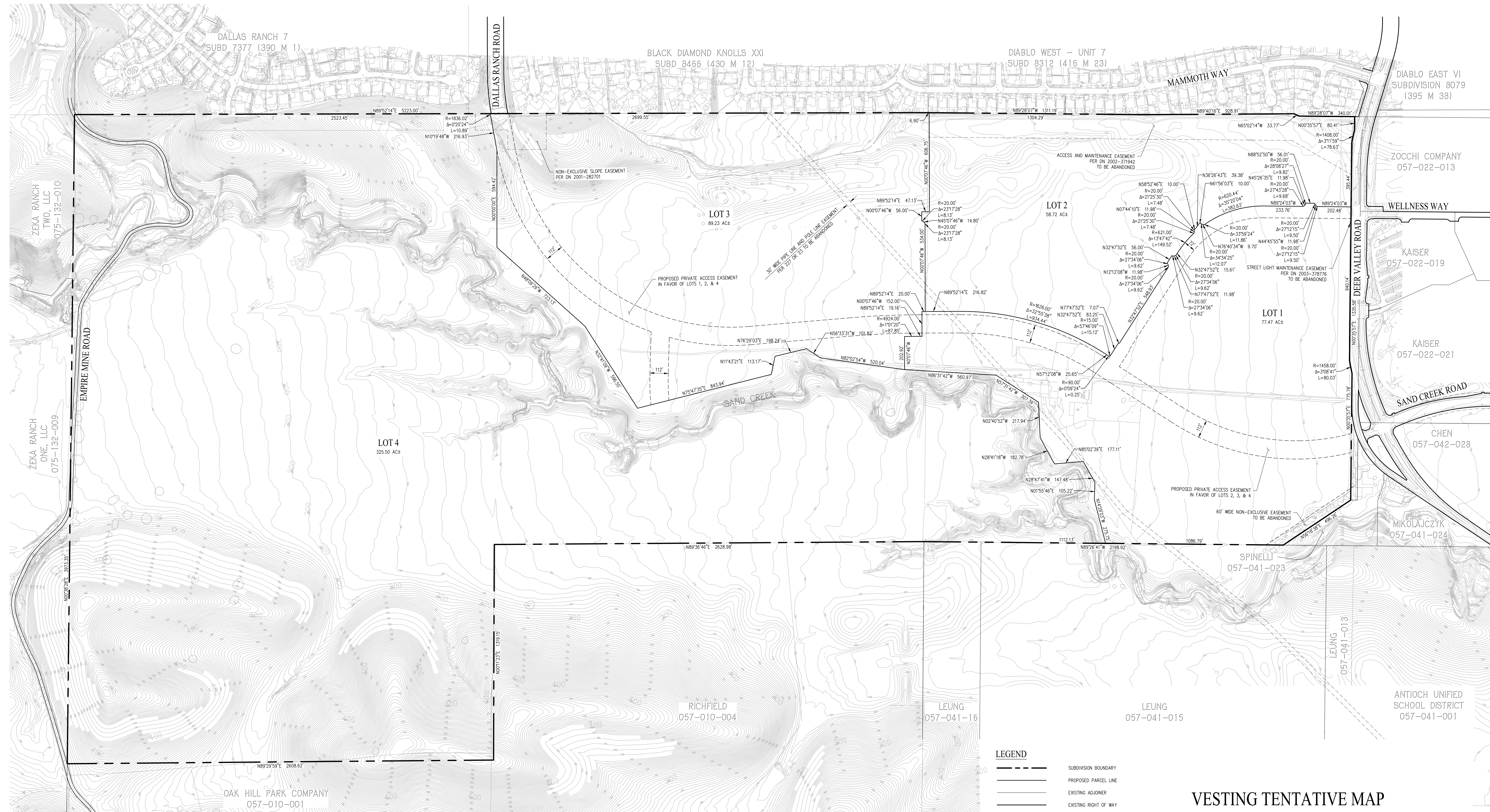
- SHEET INDEX**
- TITLE SHEET & OVERALL SITE PLAN
 - LARGE LOT PLAN
 - STREET SECTION PLAN
 - DIMENSION PLAN
 - LOT AREA PLAN
 - CONCEPTUAL GRADING PLAN
 - CONCEPTUAL UTILITY PLAN
 - SIGNING & STRIPING & PARKING PLAN

VESTING TENTATIVE MAP
TITLE SHEET & OVERALL SITE PLAN
THE RANCH
SUBDIVISION 9571
CITY OF ANTIPOH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=200' DATE: APRIL 29, 2022

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SHEET NO. **1** OF 8 SHEETS

JOB NO.: 1133-021

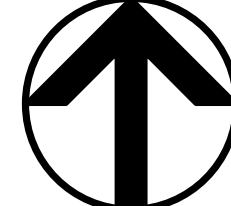
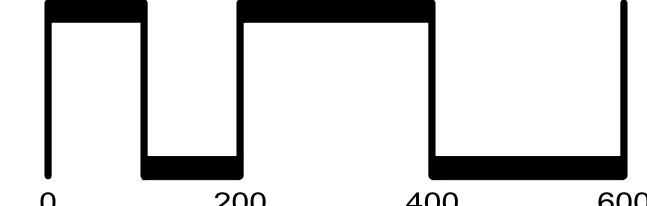



LEGEND

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

**VESTING TENTATIVE MAP
LARGE LOT PLAN
THE RANCH
SUBDIVISION 9571**

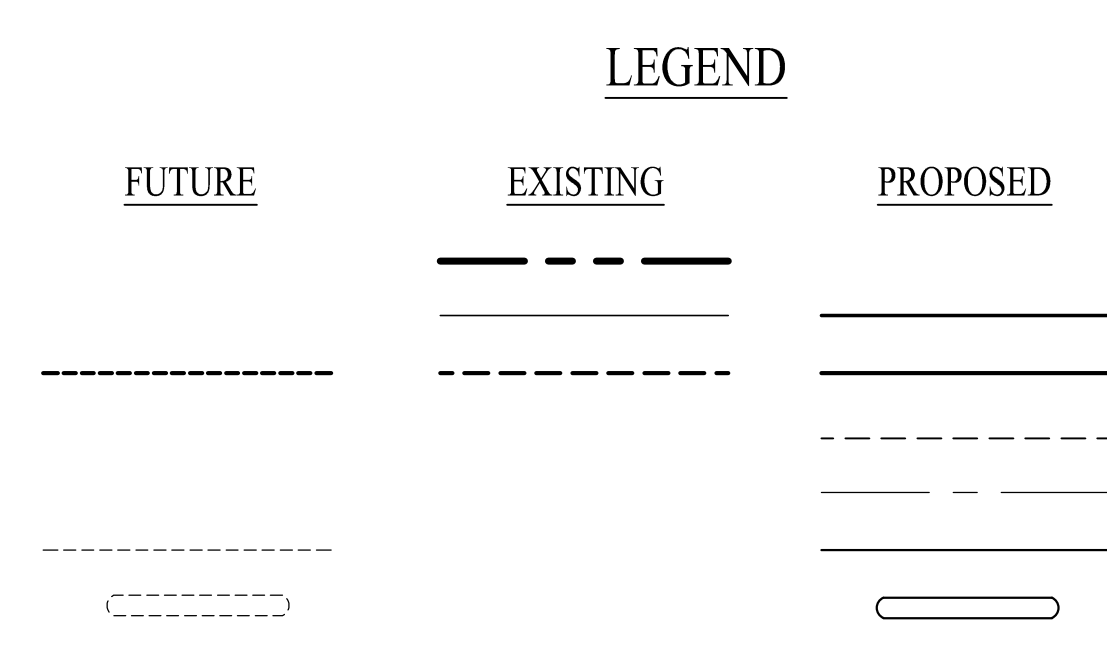
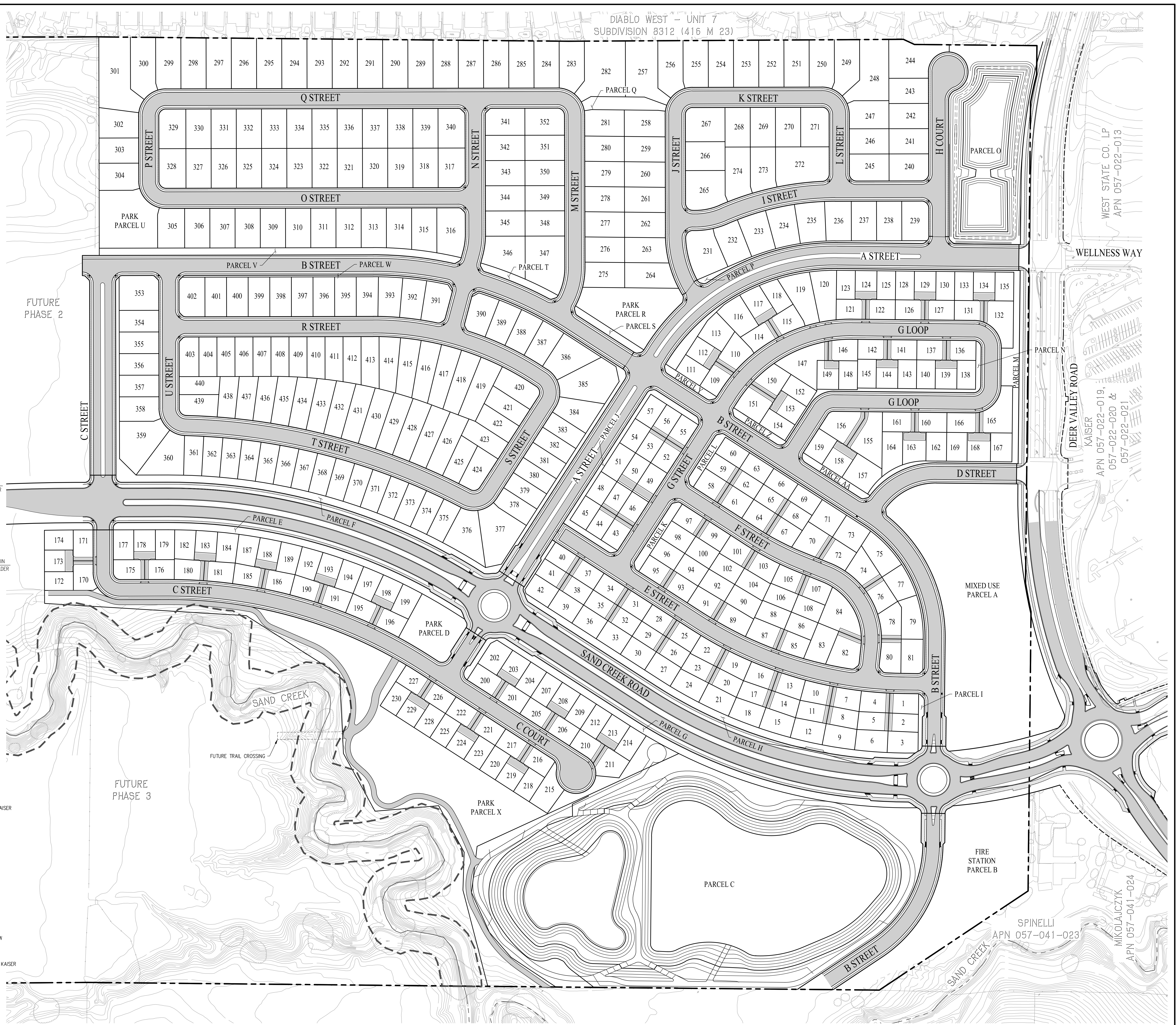
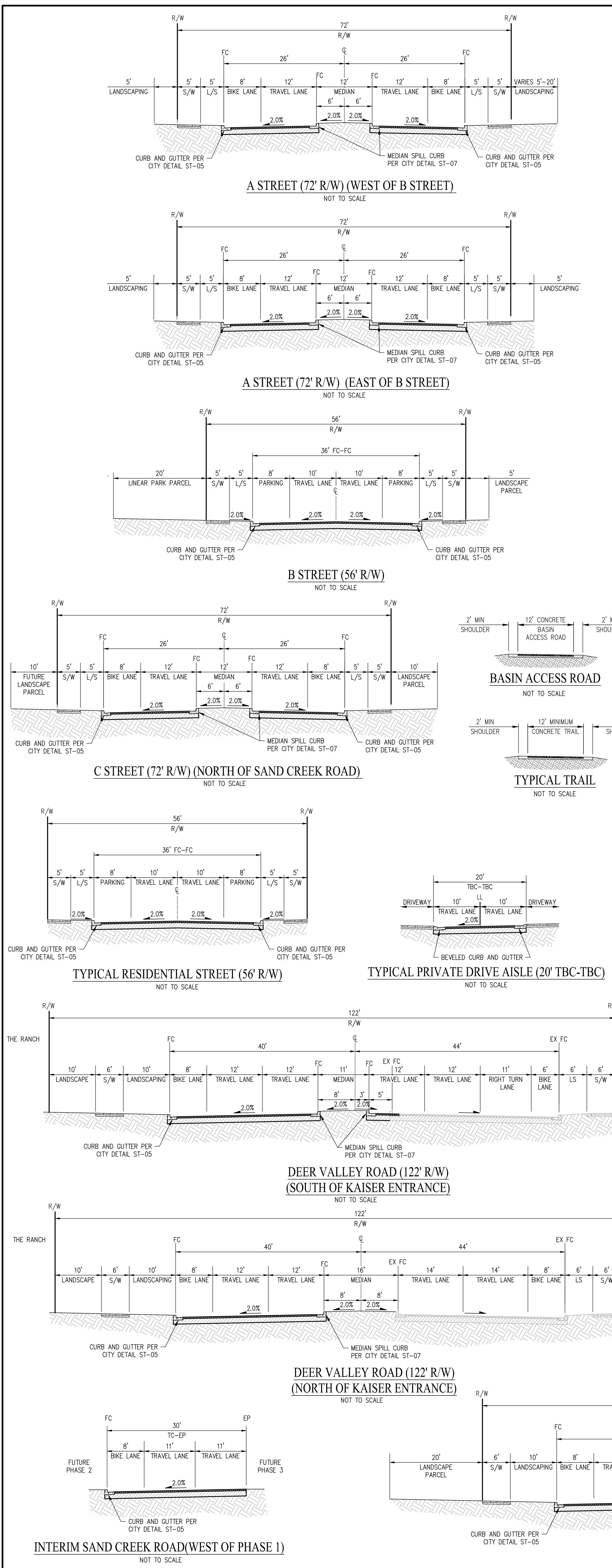
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=200' DATE: APRIL 29, 2022




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SHEET NO.
2
OF 8 SHEETS

JOB NO.: 1133-021

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VESTING TENTATIVE MAP
STREET SECTIONS
THE RANCH
SUBDIVISION 9571
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: APRIL 29, 2022

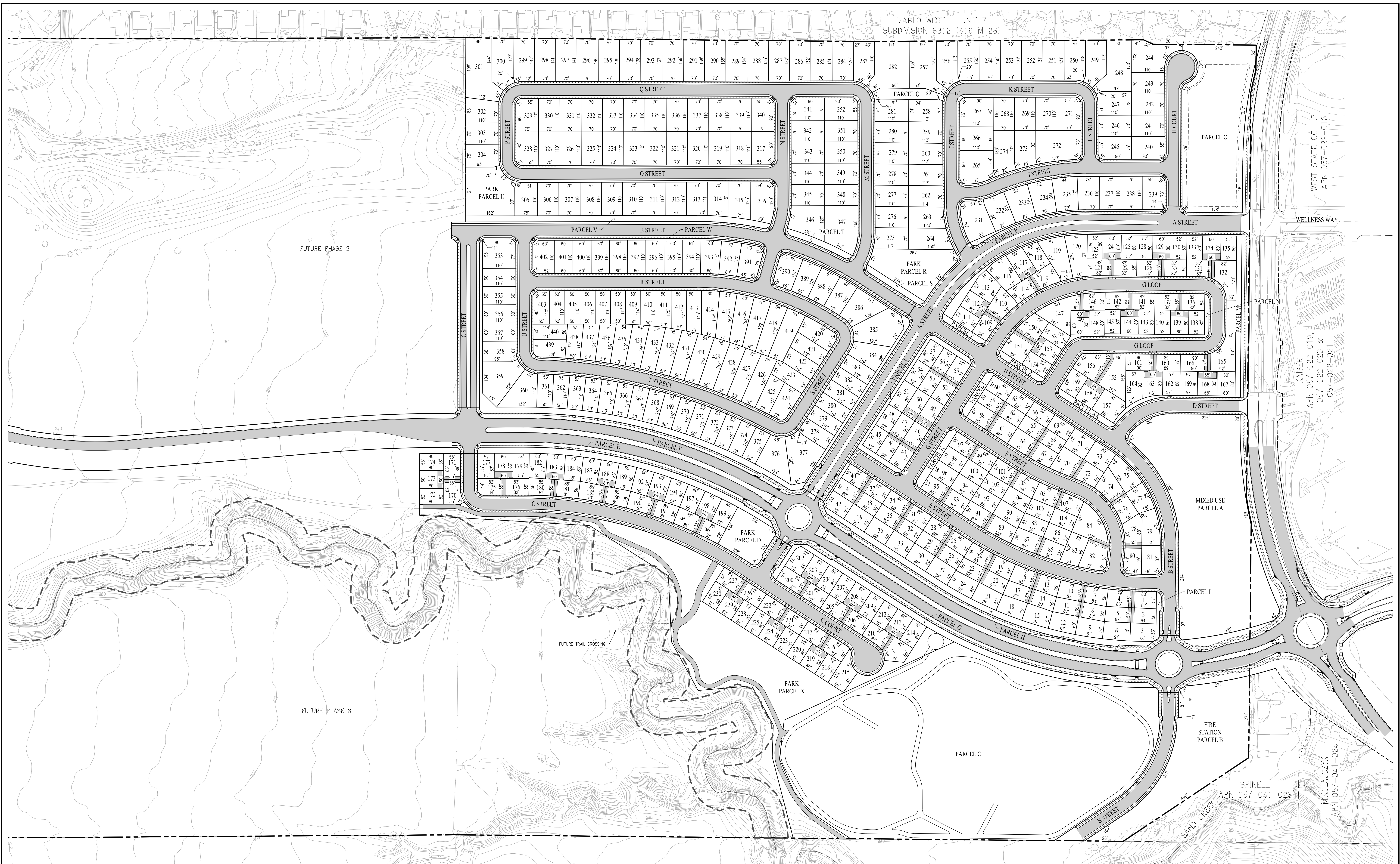
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JOB NO.: 1133-021

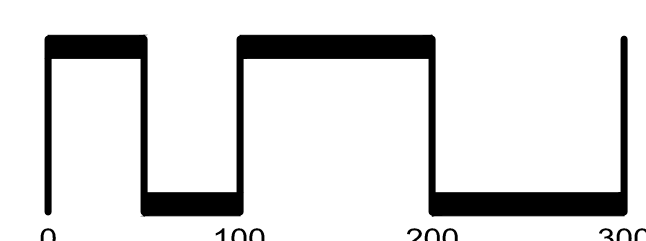
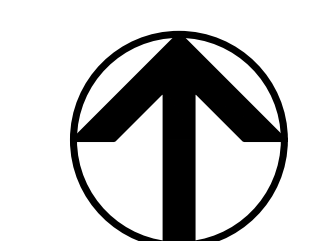
DIABLO WEST - UNIT 7
SUBDIVISION 8312 (416 M 23)



VESTING TENTATIVE MAP
DIMENSION PLAN
THE RANCH
SUBDIVISION 9571

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: APRIL 29, 2022

LEGEND		
FUTURE	EXISTING	PROPOSED
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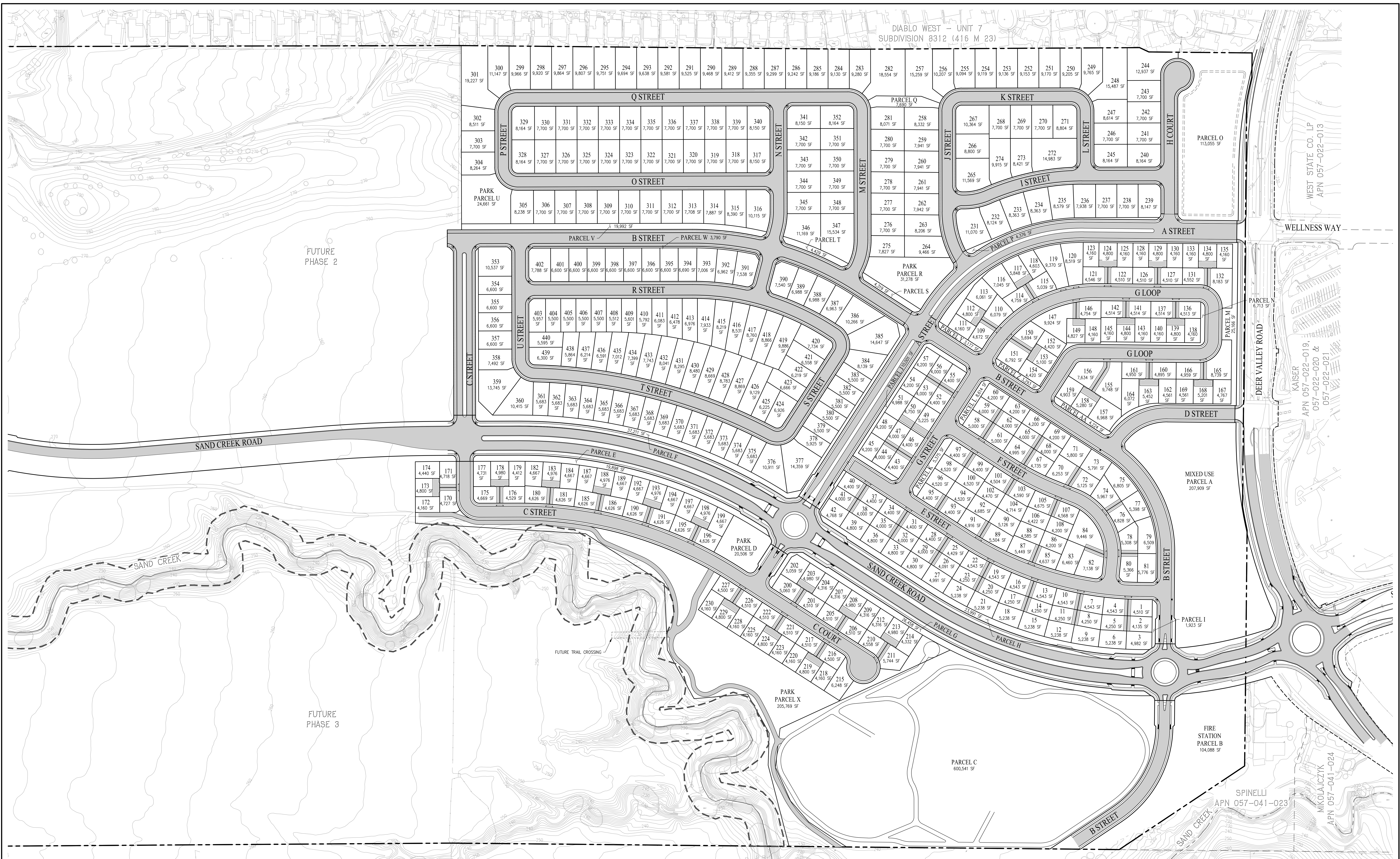


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SHEET NO.
4
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JOB NO.: 1133-021

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VESTING TENTATIVE MAP
LOT AREA PLAN
THE RANCH
SUBDIVISION 9571

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: APRIL 29, 2022

LOW DENSITY (LD-3)

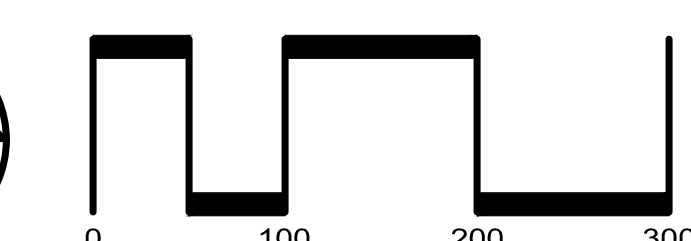
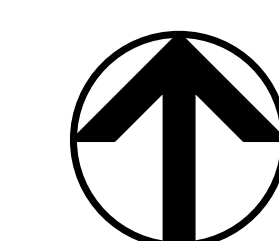
MINIMUM LOT SIZE:	5,500 SF±
AVERAGE LOT SIZE:	8,140 SF±
MAX LOT SIZE:	20,797 SF±

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		CURB		MEDIAN



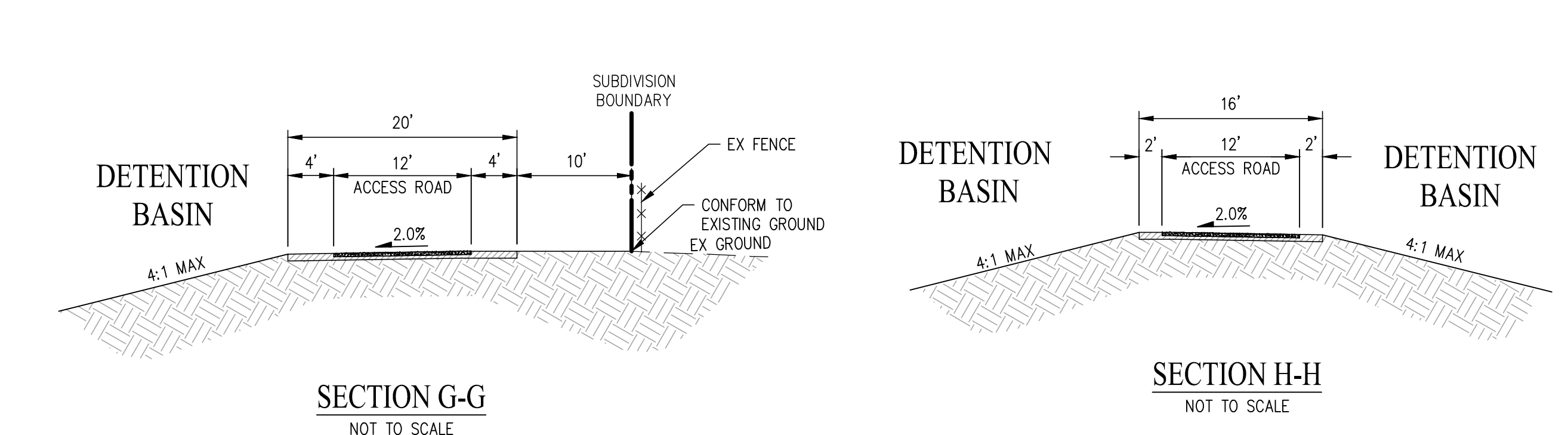
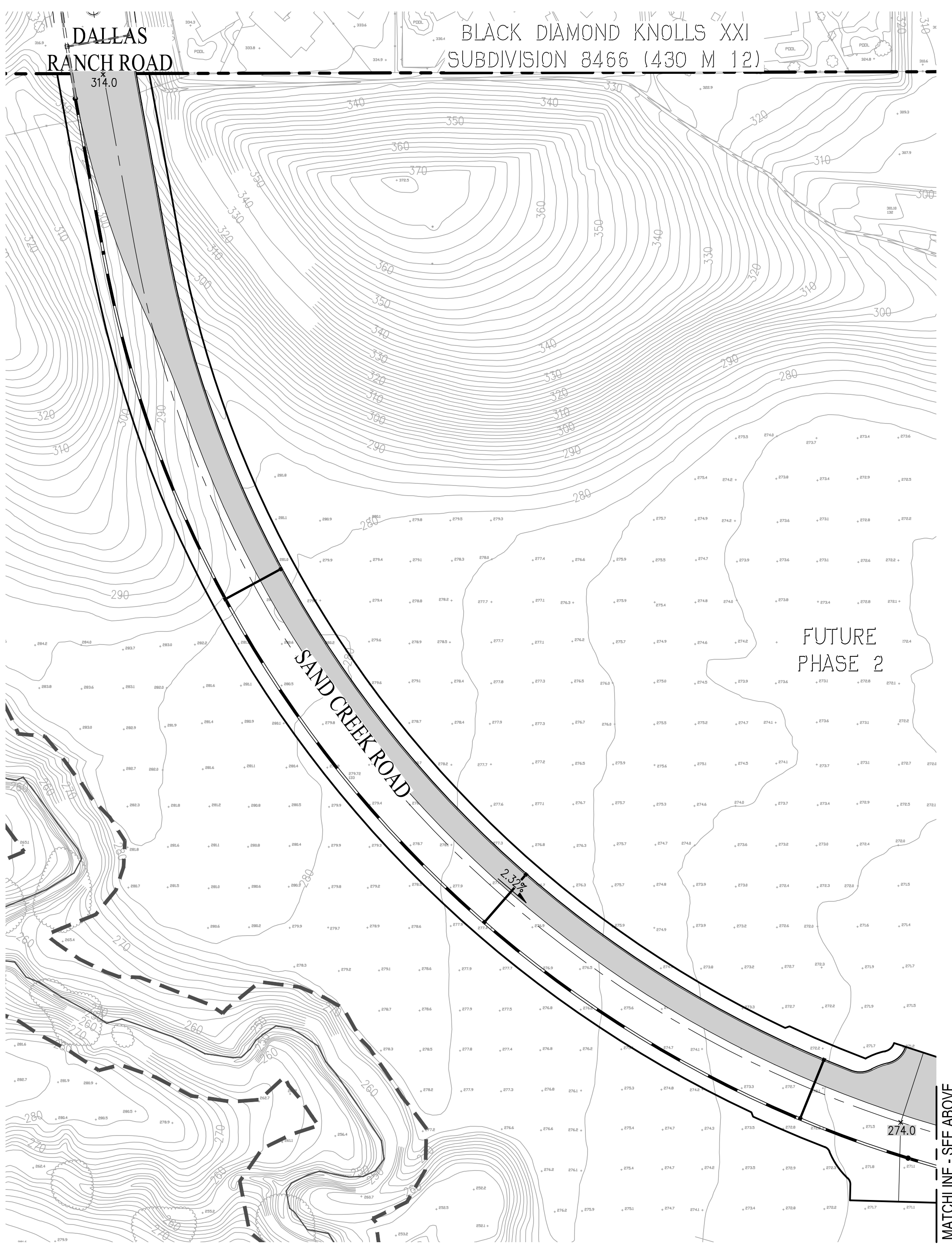
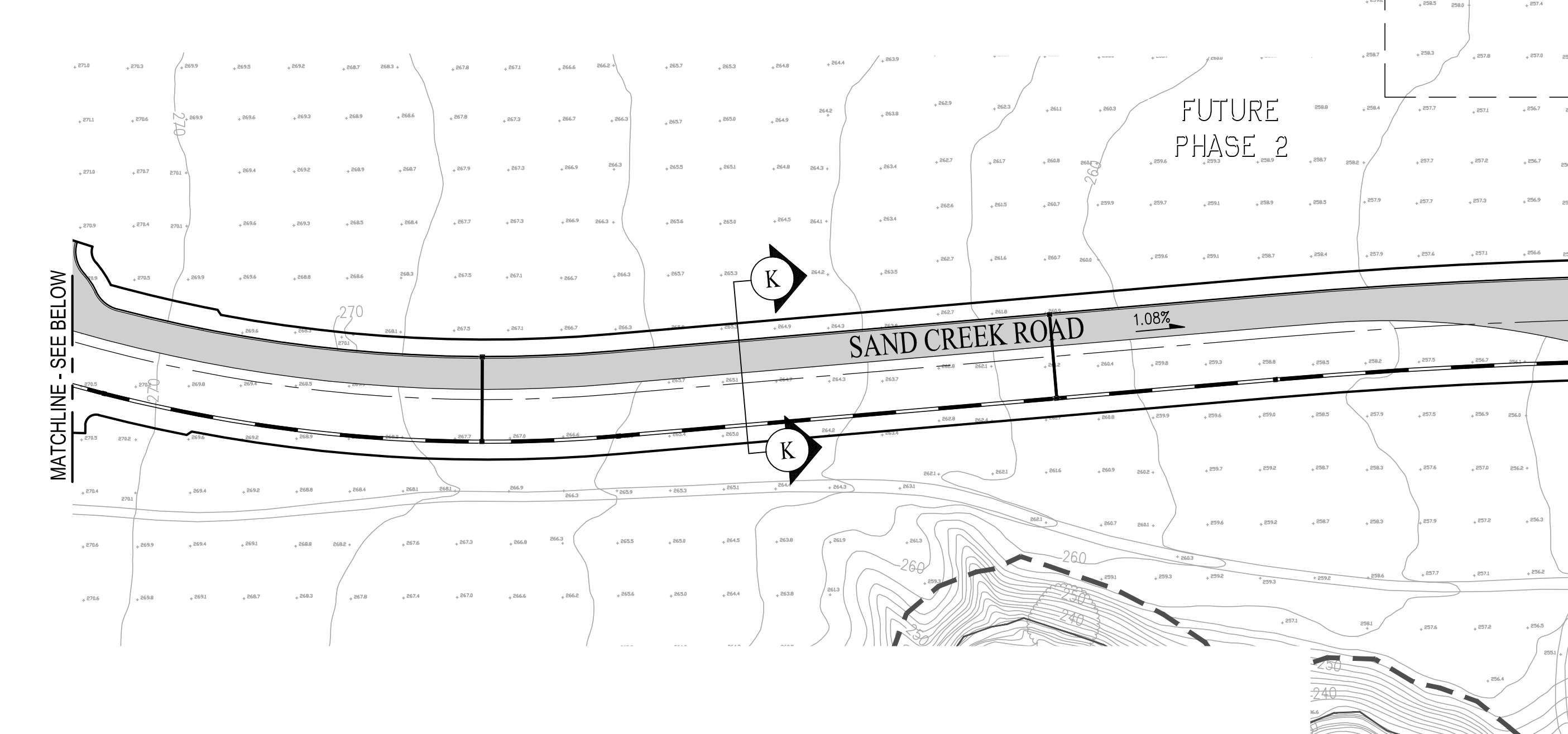
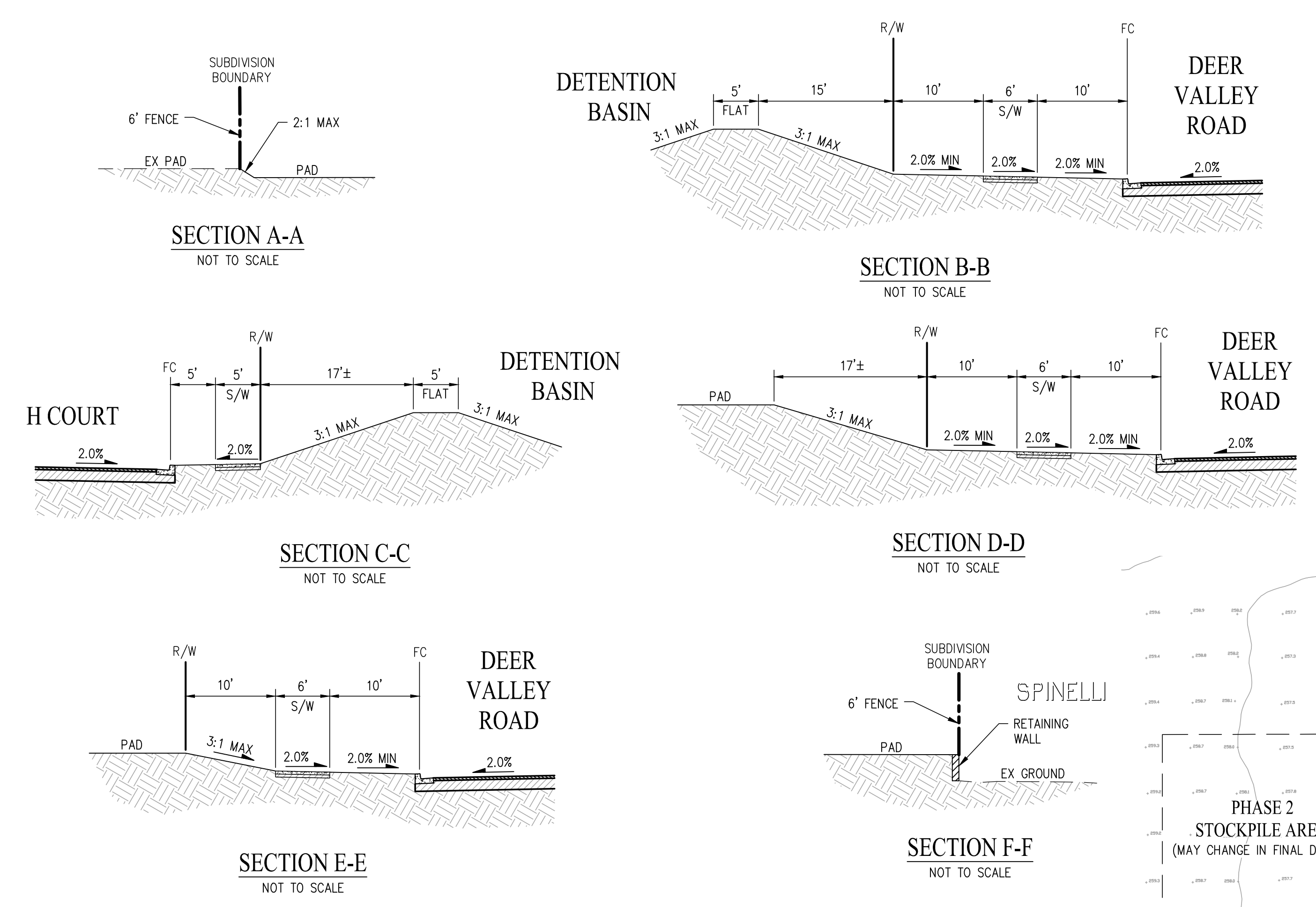
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JOB NO.: 1133-021

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	SUBDIVISION BOUNDARY
(Symbol)	(Symbol)	RIGHT OF WAY
(Symbol)	(Symbol)	LOT LINE
(Symbol)	(Symbol)	CENTERLINE
(Symbol)	(Symbol)	MEDIAN
(Symbol)	(Symbol)	RETAINING WALL
(Symbol)	(Symbol)	SLOPE
(Symbol)	(Symbol)	LOT NUMBER
(Symbol)	(Symbol)	PAD ELEVATION

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	

**VESTING TENTATIVE MAP
CONCEPTUAL GRADING PLAN
THE RANCH
SUBDIVISION 9571**

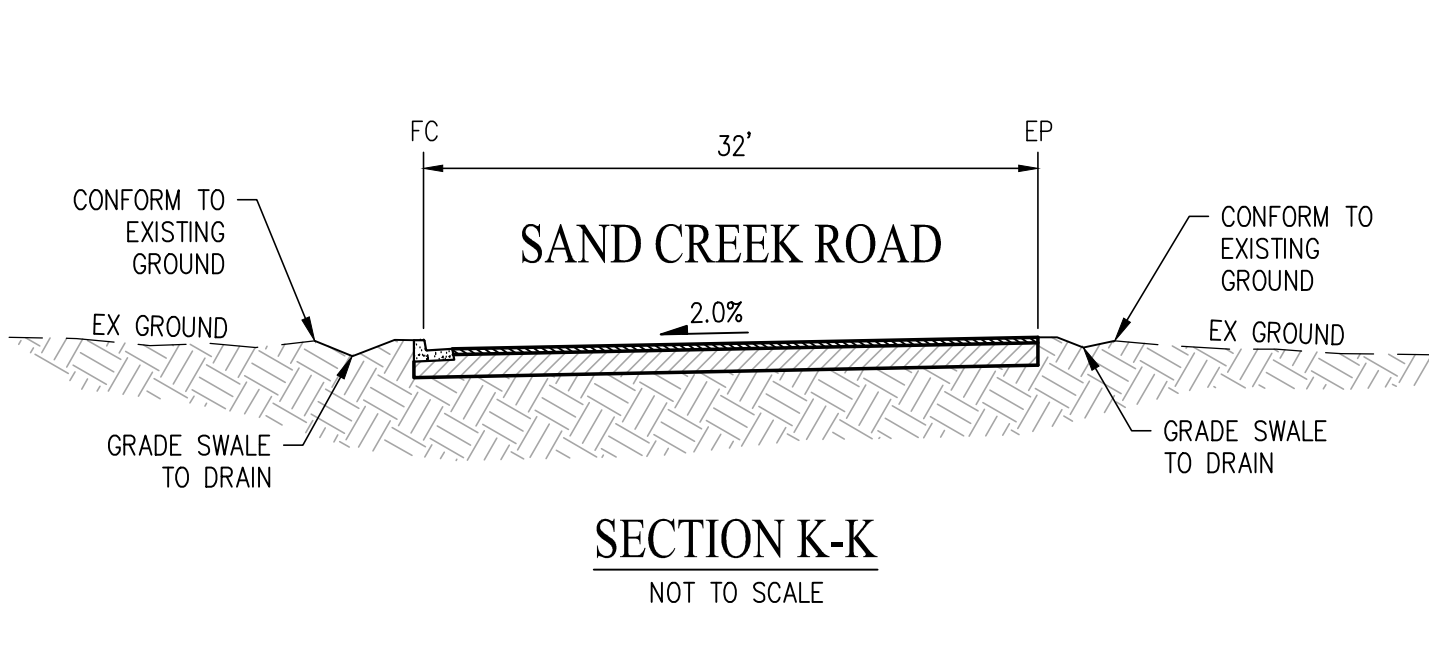
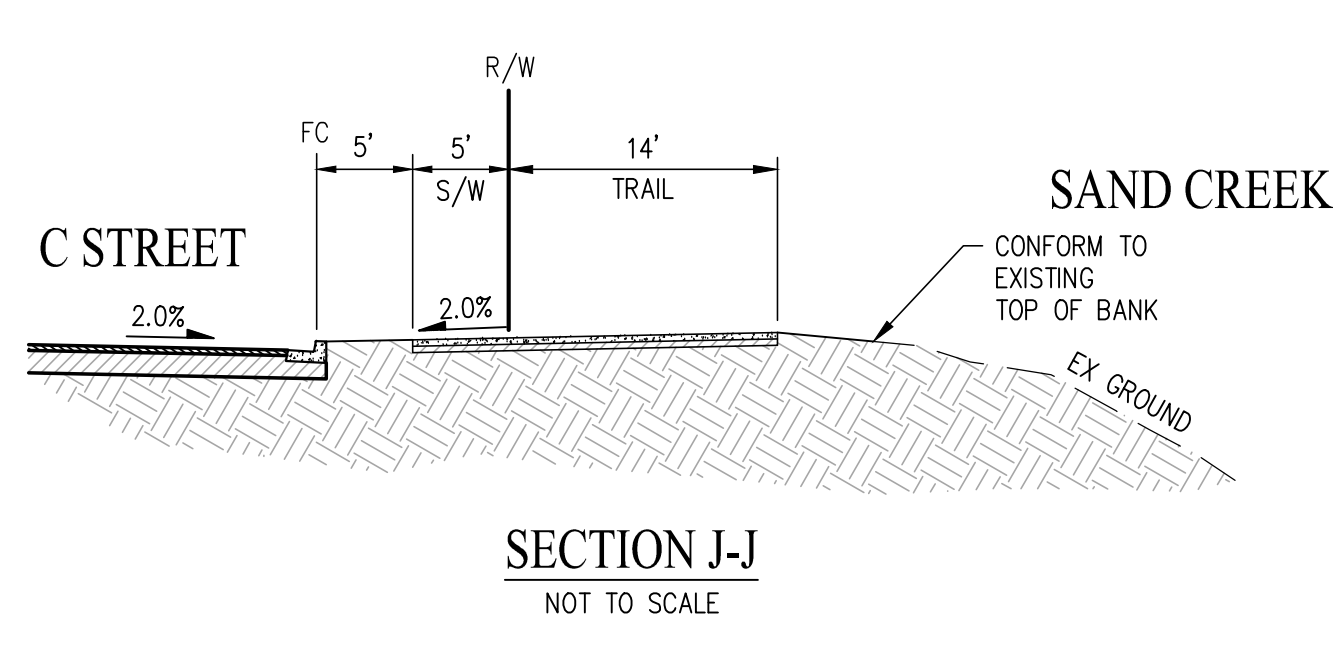
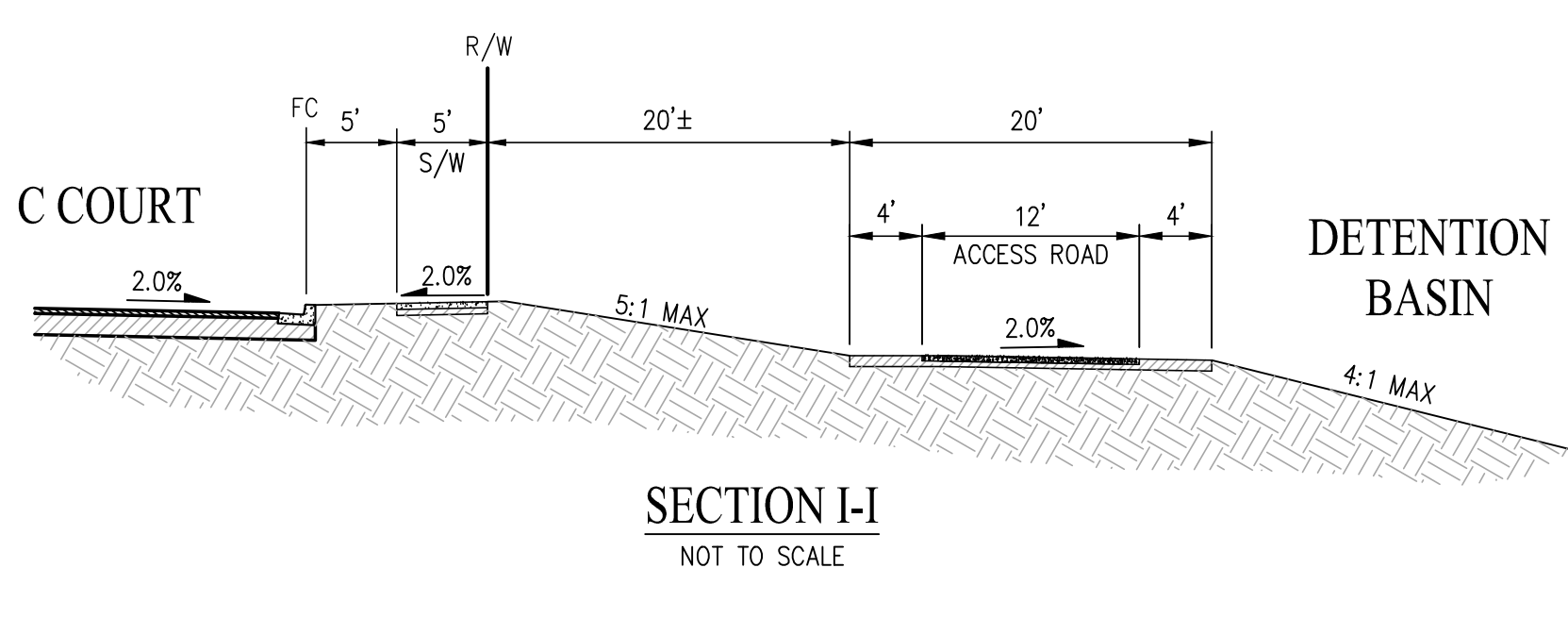
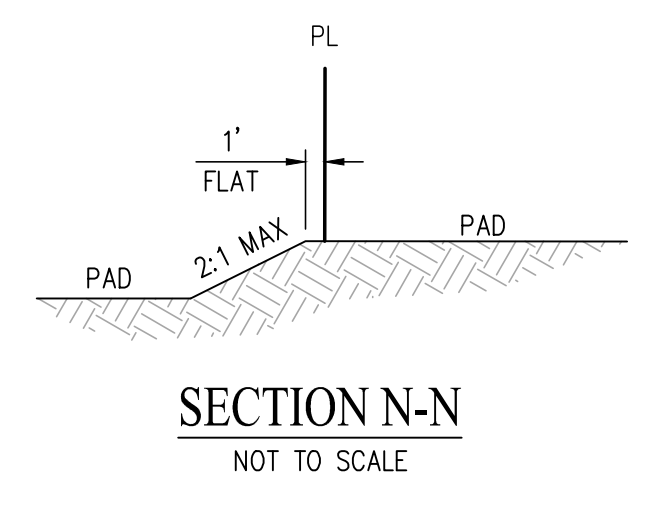
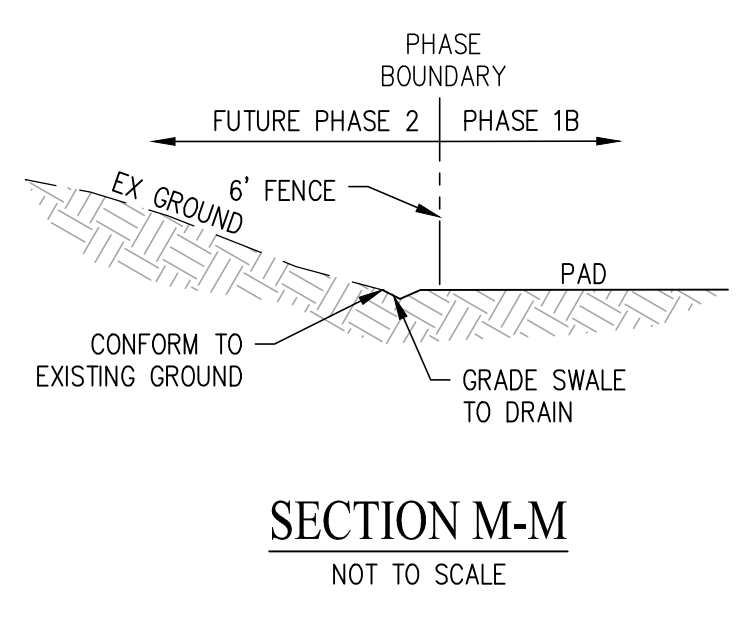
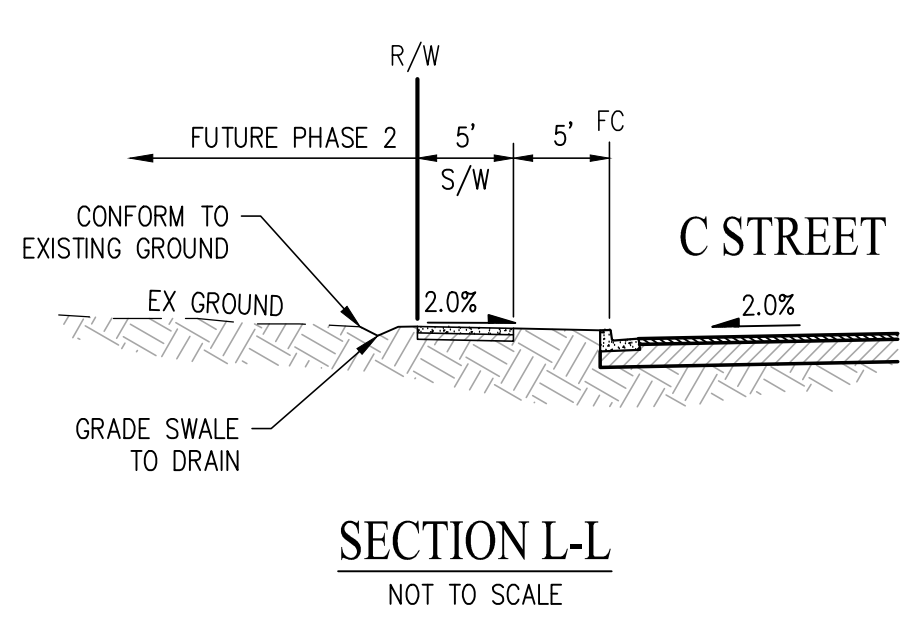
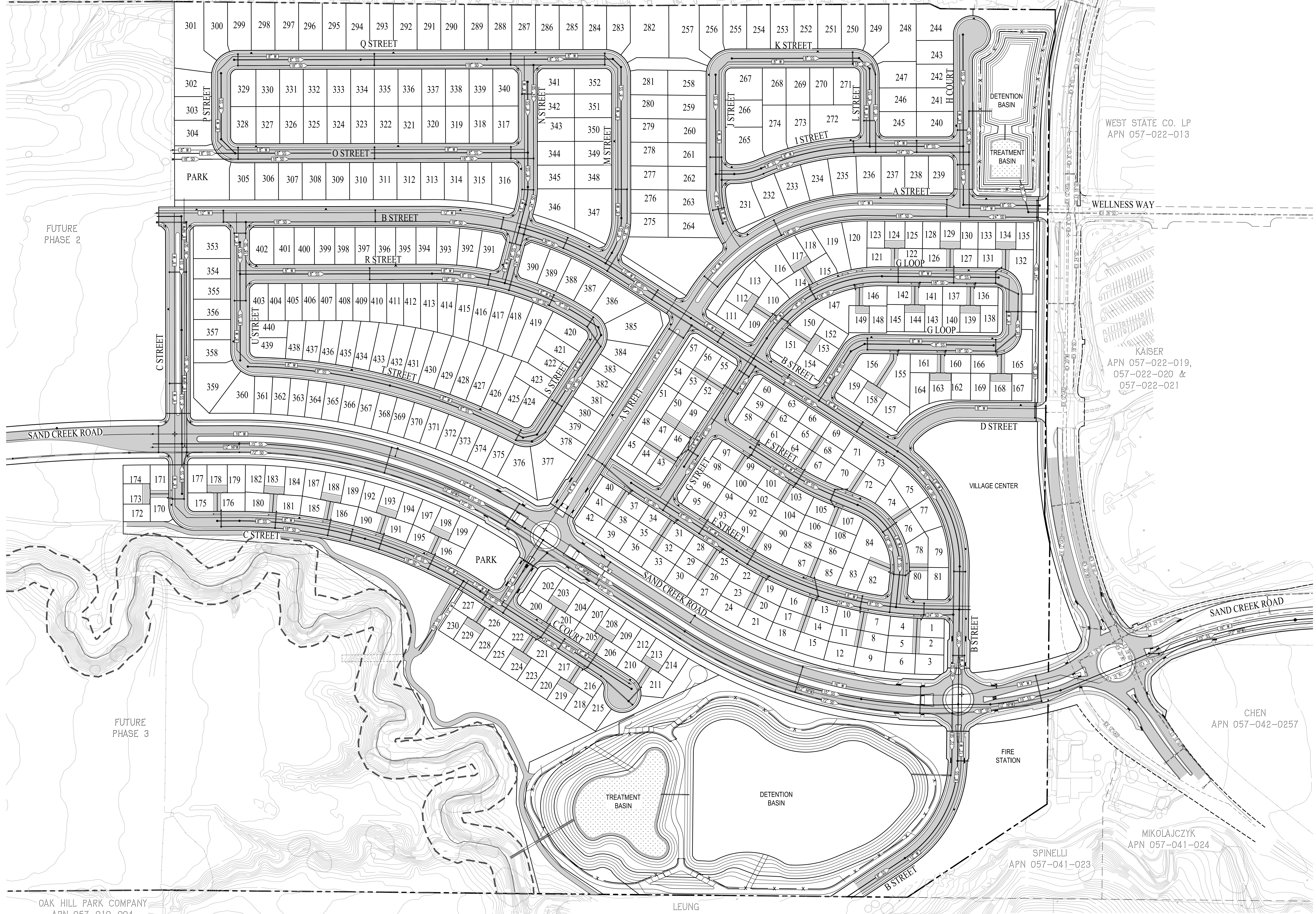
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: APRIL 29, 2022

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

BLACK DIAMOND KNOLLS XXI
SUBDIVISION 8466 (430 M 12)

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



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN LINE
		SANITARY SEWER LINE
		WATER LINE
		NON-POTABLE WATER LINE
		GAS PIPE
		MANHOLE
		CATCH BASIN
		FIELD INLET
		FIRE HYDRANT
		BLOW OFF VALVE
		LOT NUMBER

**VESTING TENTATIVE MAP
CONCEPTUAL UTILITY PLAN
THE RANCH
SUBDIVISION 9571**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
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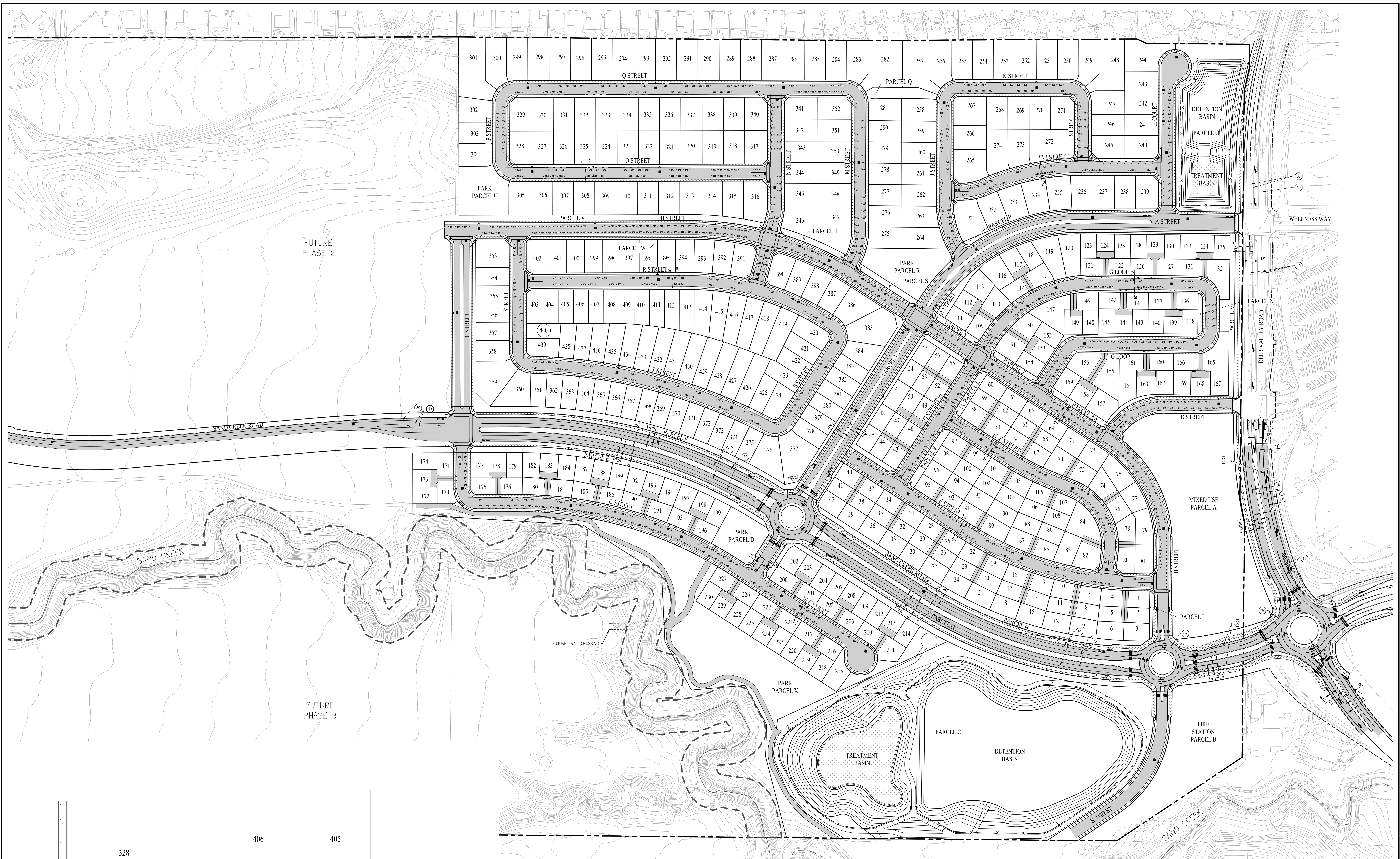
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7
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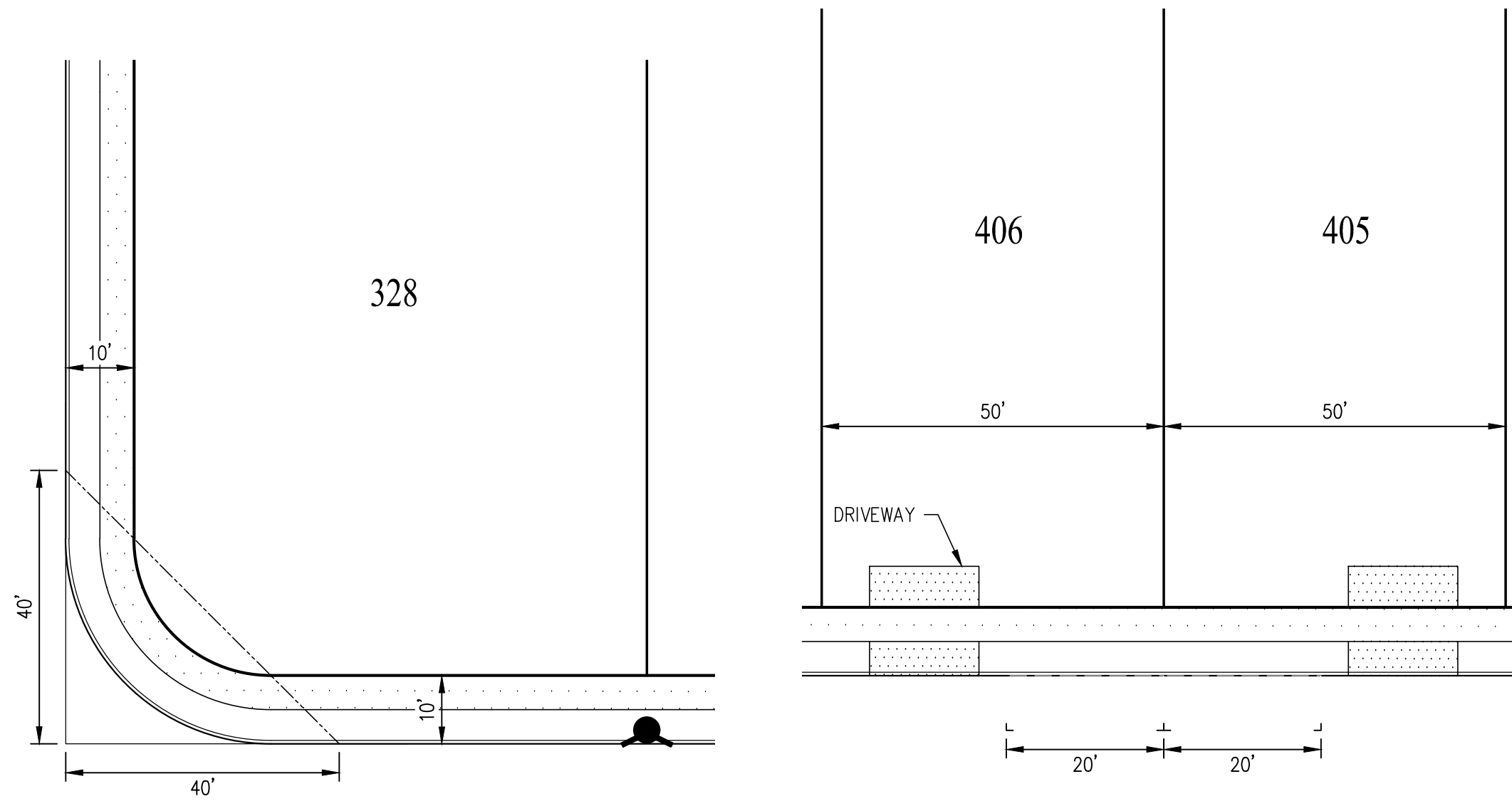
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FUTURE PHASE 2

FUTURE PHASE 3



40' SIGHT TRIANGLE
SCALE 1" = 20'

TYPICAL LOW DENSITY PARKING
SCALE 1" = 20'

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 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 ELECTROLER.
- ALL STRIPING, PAVEMENT MARKING, AND 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 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 SWE LINE SYMBOL (NOT TO SCALE) (CONSTRUCT PER CALTRANS STANDARD PLAN A24C) |
| | PROPOSED CALIFORNIA MUTCD DETAIL # | | | | |

VESTING TENTATIVE MAP
TRAFFIC SIGNING, STRIPING, & PARKING PLAN
THE RANCH
SUBDIVISION 9571

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
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