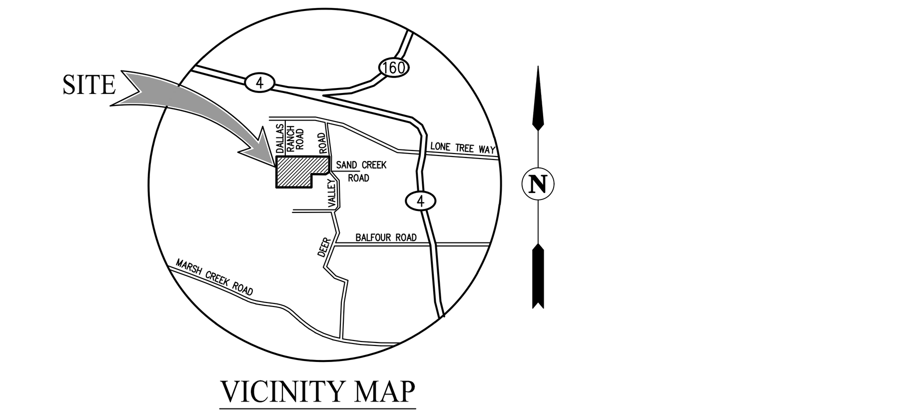

VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. PROPERTY OWNERS: EPC HOLDINGS 820, LLC
   AMERICAN SUPERIOR LAND, LLC
2. APPLICANT/DEVELOPER: RICHLAND PLANNED COMMUNITIES, INC.
   601 UNIVERSITY AVENUE, SUITE 125
   SACRAMENTO, CA 95825
   PHONE: (916) 715–4083
   KYLE MASTERS
3. ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   PHONE: (925) 866–0322
   JUSTIN JOSEPH P.E., RCE 87572
4. USE: EXISTING: AGRICULTURAL
   PROPOSED: SINGLE FAMILY DETACHED RESIDENTIAL
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 – CONVENTIONAL (LD–3)	37.0± ACRES
PARKS (P)	12.3± ACRES
OPEN SPACE (OS)	5.0± ACRES
LANDSCAPE (L)	4.2± ACRES
MAJOR ROADWAY	13.3± ACRES
PHASE 2 DEVELOPED AREA	71.8± ACRES

8. TOTAL NO. OF EXISTING LOTS: 1
9. TOTAL NO. OF PROPOSED LOTS: 213

   MIN LOW DENSITY LOT SIZE: 5,525± SF
   AVERAGE LOW DENSITY LOT SIZE: 7,784± SF
10. RESIDENTIAL LOT BREAKDOWN:

    LOW DENSITY RESIDENTIAL (LD–3) – 213 LOTS
11. LOW DENSITY: 213 DWELLING UNITS/37.0 ACRES = 5.8 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°52'14"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.
15. CONTOUR INTERVALS: EXISTING – 2 FOOT
    PROPOSED – 2 FOOT
16. PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.
17. 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 ENGEO, INC. DATED SEPTEMBER 26, 2018.
18. MAXIMUM CUT OR FILL SLOPE IS 2:1.
19. ALL EXISTING STRUCTURES TO BE REMOVED, UNLESS NOTED OTHERWISE.
20. BOUNDARY IS PER RECORD INFORMATION.
21. PROPOSED DEVELOPED AREA IS NOT SUBJECT TO INUNDATION.
22. ALL INTERIOR STREETS TO BE PUBLIC, EXCEPT AS NOTED.
23. SAND CREEK ROAD SHALL BE A PUBLIC ROADWAY DEDICATED TO THE CITY OF ANTIOCH.
24. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP. A MASTER FINAL MAP MAY BE FILED TO CREATE SELLABLE PARCELS.
25. USE PERMIT AS REQUIRED FOR EACH PHASE OF A PLANNED DEVELOPMENT.

LEGEND

FUTURE | EXISTING | PROPOSED

SUBDIVISION BOUNDARY
LARGE LOT PARCEL BOUNDARY
LOT LINE
RIGHT OF WAY
C/L SAND CREEK
EASEMENT
CENTERLINE
CURB
MEDIAN

PARCEL SUMMARY

PARCEL	LAND USE	ACREAGE	OWNER
PARCEL BB	PARK	0.59 AC	CITY
PARCEL CC	LINEAR PARK	0.58 AC	CITY
PARCEL DD	LANDSCAPING	0.26 AC	HOA
PARCEL EE	PARK	0.32 AC	CITY
PARCEL FF	LINEAR PARK	0.22 AC	HOA
PARCEL GG	LANDSCAPING	0.05 AC	HOA
PARCEL HH	LANDSCAPING	0.03 AC	HOA
PARCEL II	LINEAR PARK	0.02 AC	CITY
PARCEL JJ	LANDSCAPING	0.01 AC	HOA
PARCEL KK	LANDSCAPING	0.70 AC	HOA
PARCEL LL	LANDSCAPING	0.05 AC	HOA
PARCEL MM	LANDSCAPING	0.71 AC	HOA
PARCEL NN	LANDSCAPING	0.84 AC	HOA
PARCEL OO	LANDSCAPING	0.70 AC	HOA
PARCEL PP	PARK	11.42 AC	CITY
PARCEL QQ	OPEN SPACE	5.00 AC	CITY

PARK AREA SUMMARY

DESIGN GUIDELINES	LOCATION		PROPOSED ACREAGE
NORTH NEIGHBORHOOD PARK	PARCEL EE		0.32 AC
	PARCEL PP		11.42 AC
		SUBTOTAL=	11.74 AC
LANDSCAPE PATHWAY & CENTRAL PARK	PARCEL BB		0.59 AC
	PARCEL CC		0.58 AC
	PARCEL FF		0.22 AC
	PARCEL II		0.02 AC
		SUBTOTAL=	1.41 AC
		TOTAL=	13.15 AC

PER ANTIOCH MUNICIPAL CODE:

1 SINGLE FAMILY DWELLING UNIT : 0.015 ACRES OF PARK

213 UNITS IN PHASE 1 X 0.015 = 3.2 ACRES

SHEET INDEX

VESTING TENTATIVE MAP
TITLE SHEET & OVERALL SITE PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: NOVEMBER 30, 2023

0 100 200 300

JOB NO.: 1133-021

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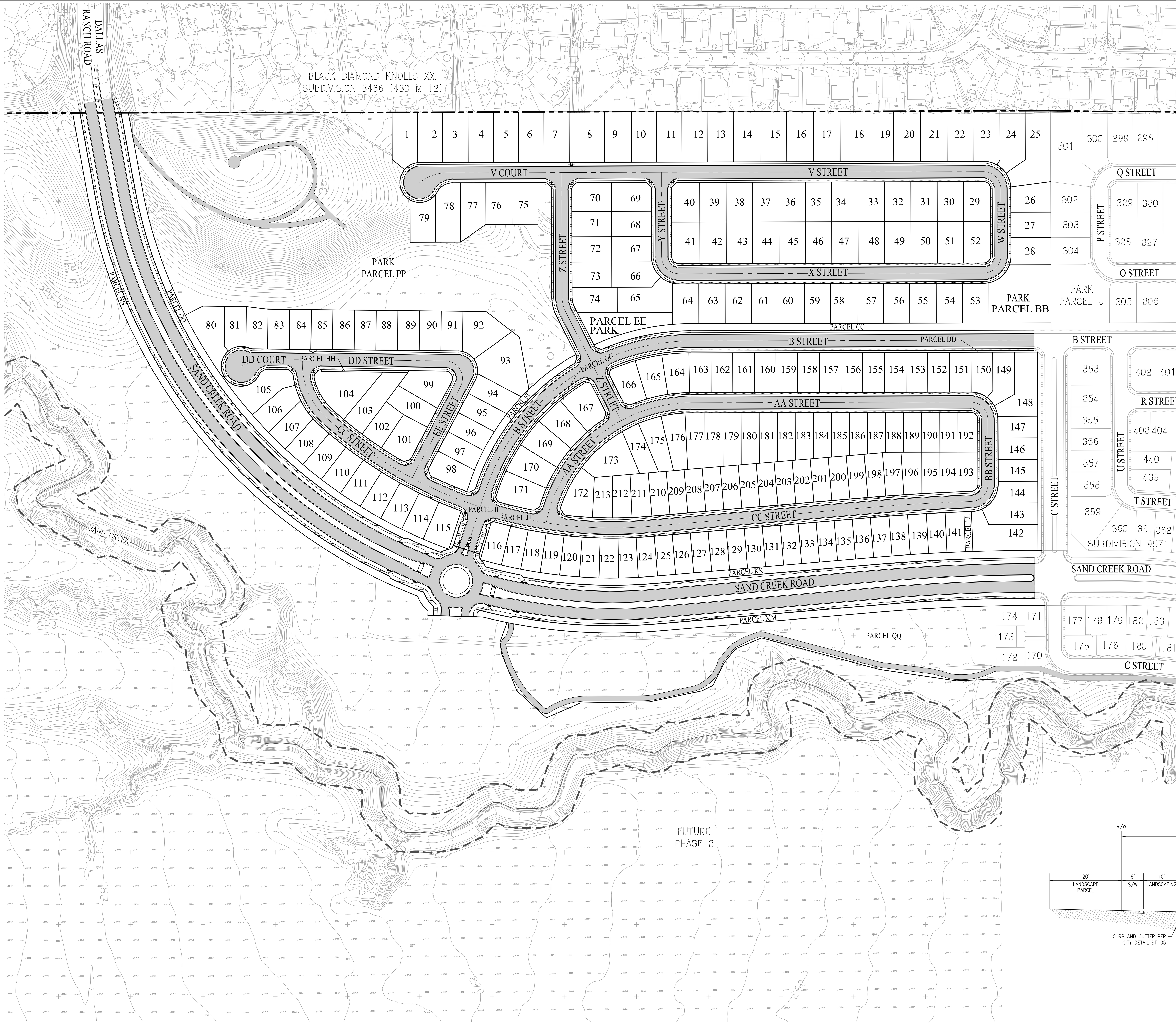
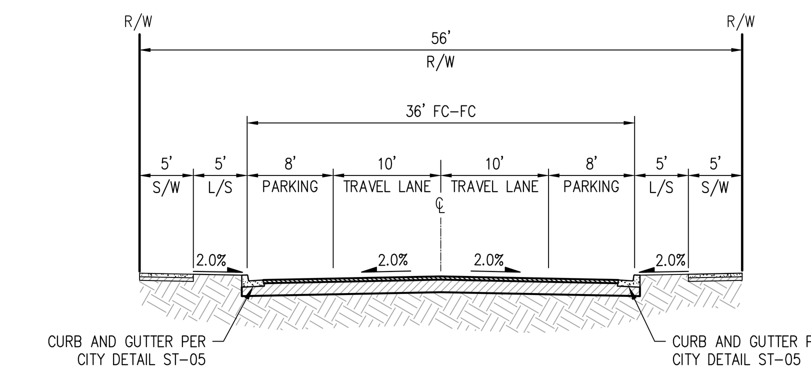
SHEET NO. 1 OF 7 SHEETS

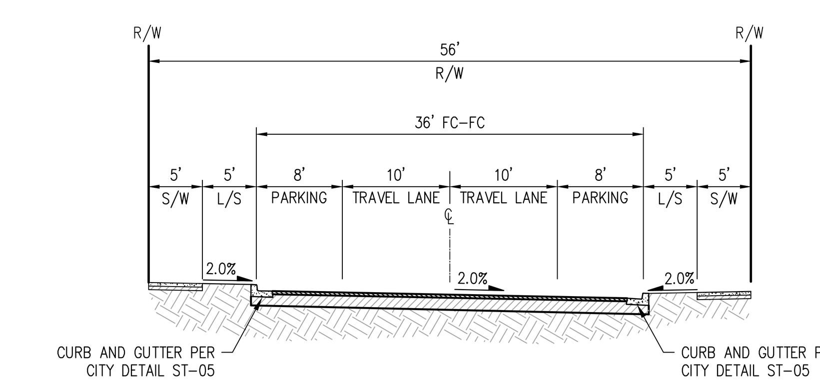




TYPICAL RESIDENTIAL STREET (CROWNED) (56' R/W)

APPLIES TO: B STREET, W STREET, X STREET, Z STREET (SOUTH OF B STREET), AA STREET, BB STREET, CC STREET, DD COURT, DD STREET, & EE STREET

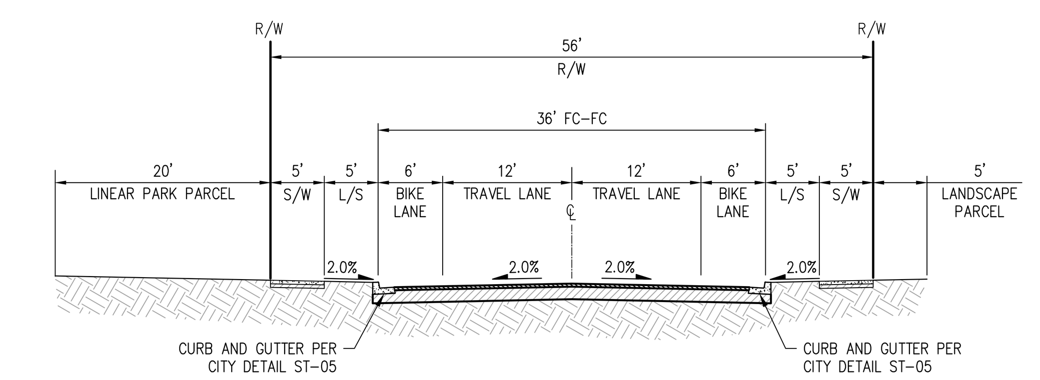
NOT TO SCALE



TYPICAL RESIDENTIAL STREET (CROSS SLOPED) (56' R/W)

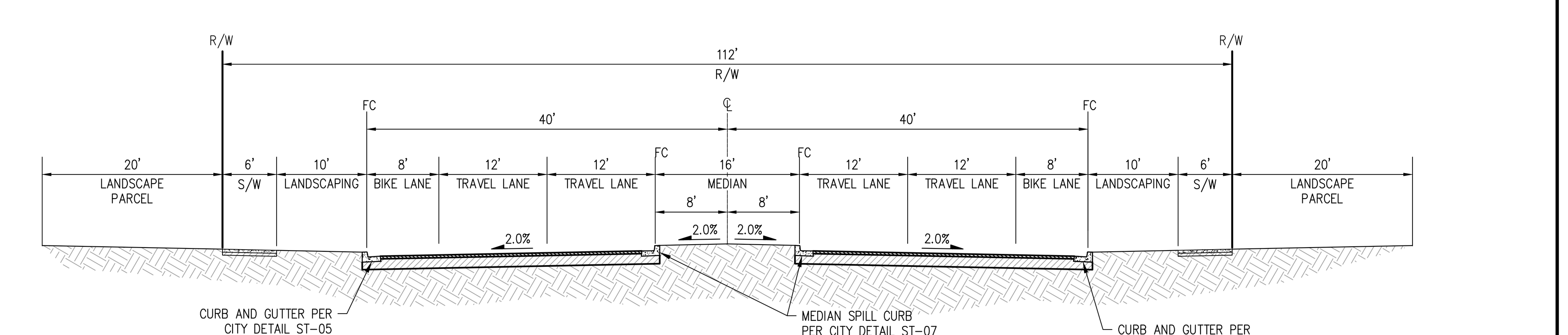
APPLIES TO: V COURT, V STREET, Z STREET (NORTH OF B STREET)

NOT TO SCALE



B STREET (56' R/W)

NOT TO SCALE



SAND CREEK ROAD (112' R/W)

NOT TO SCALE

LEGEND

FUTURE — EXISTING — PROPOSED

SUBDIVISION BOUNDARY

LOT LINE

RIGHT OF WAY

EASEMENT

CENTERLINE

CURB

MEDIAN

VESTING TENTATIVE MAP
STREET SECTIONS
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: NOVEMBER 30, 2023

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SHEET NO. 2 OF 7 SHEETS

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LEGEND

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

VESTING TENTATIVE MAP
DIMENSION PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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SHEET NO.
3
OF 7 SHEETS

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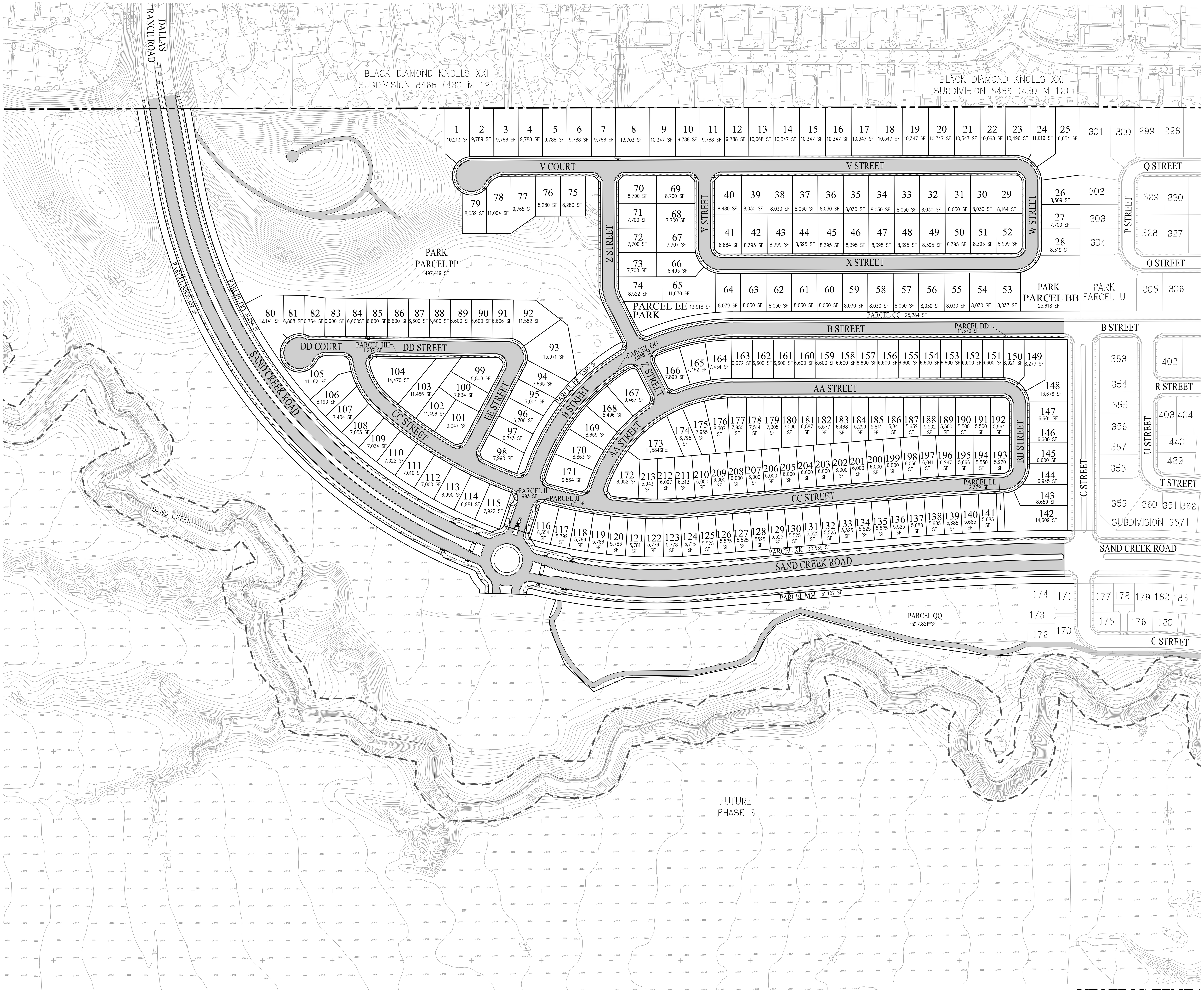

VESTING TENTATIVE MAP
LOT AREA PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: NOVEMBER 30, 2023

LOW DENSITY (LD-3)

MINIMUM LOT SIZE:	5,525 SF±
AVERAGE LOT SIZE:	7,784 SF±
MAX LOT SIZE:	16,654 SF±

LEGEND

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

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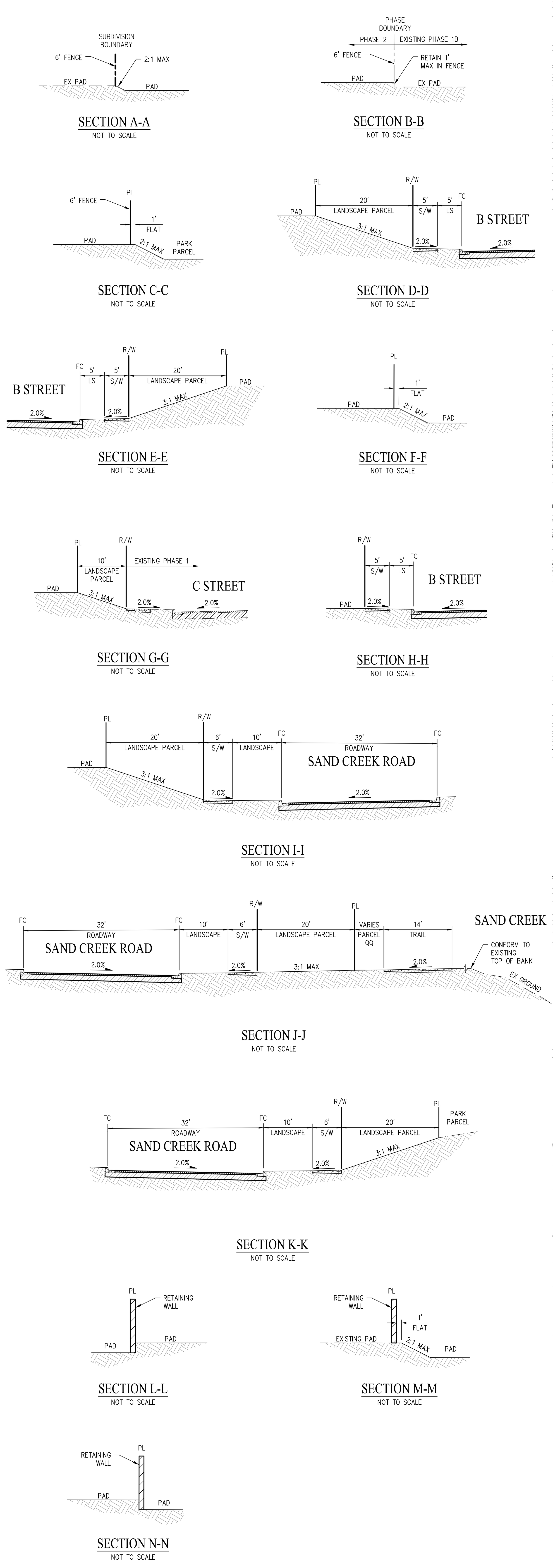

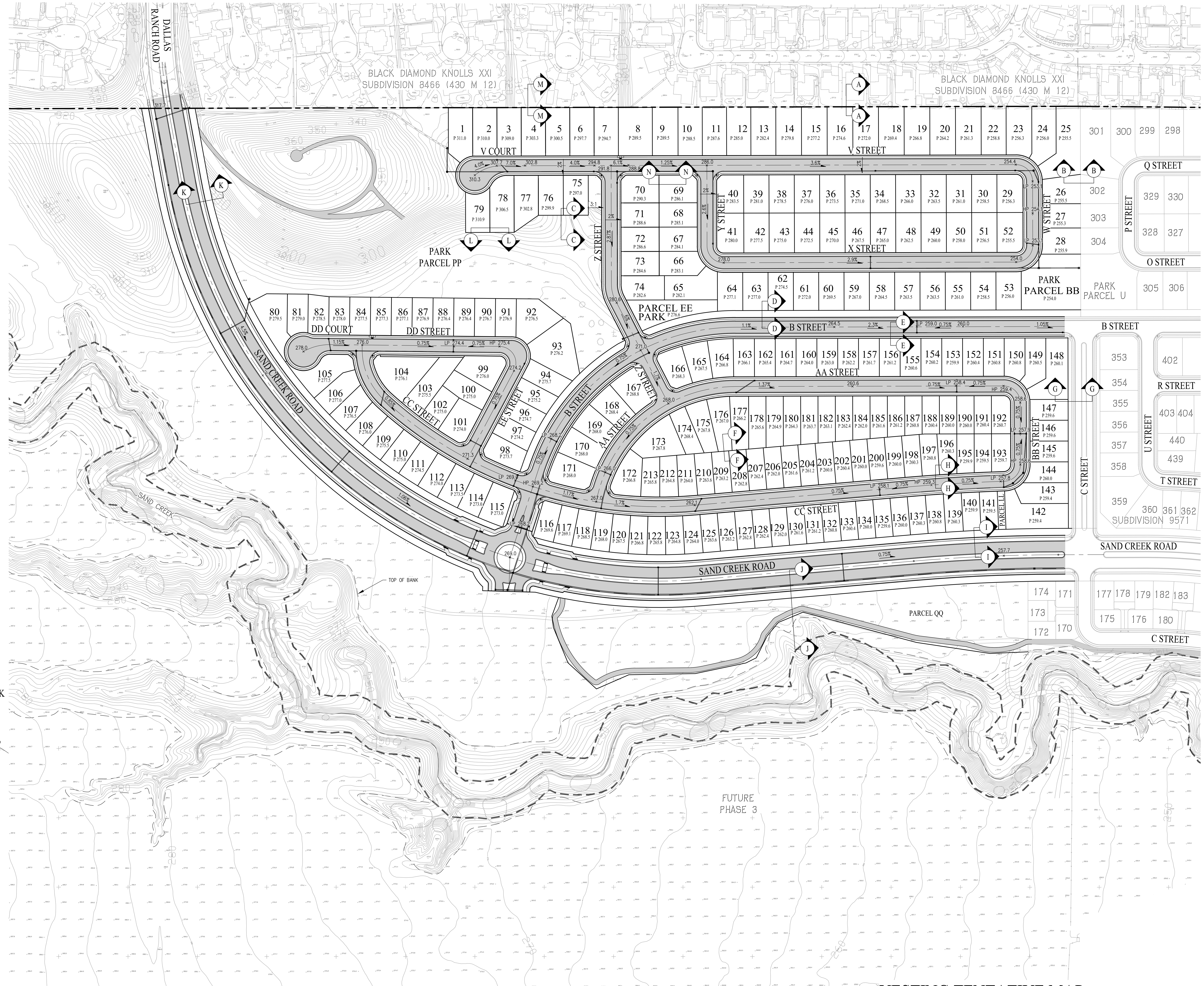

EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING (INCLUDING STREET UNDERCUT FOR UTILITY SPOILS, ASSUME 6")	154,500	182,610
SHRINKAGE OF CUT MATERIALS (10%)	–	15,450
STOCKPILE	43,560	
SUBTOTAL	198,060	198,060
NET	0	

NOTES:
- PADS SET TO NOT BE GREATER THAN MAXIMUM DRIVEWAY SLOPE OF 12%.

LEGEND

EXISTING	PROPOSED	
		SUBIDIVISION BOUNDARY
		RIGHT OF WAY
		LOT LINE
		CENTERLINE
		MEDIAN
		RETAINING WALL
		SLOPE
100	100	LOT NUMBER
	P 155.1	PAD ELEVATION

VESTING TENTATIVE MAP
CONCEPTUAL GRADING PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH   CONTRA COSTA COUNTY   CALIFORNIA

SCALE: 1"=100'   DATE: NOVEMBER 30, 2023

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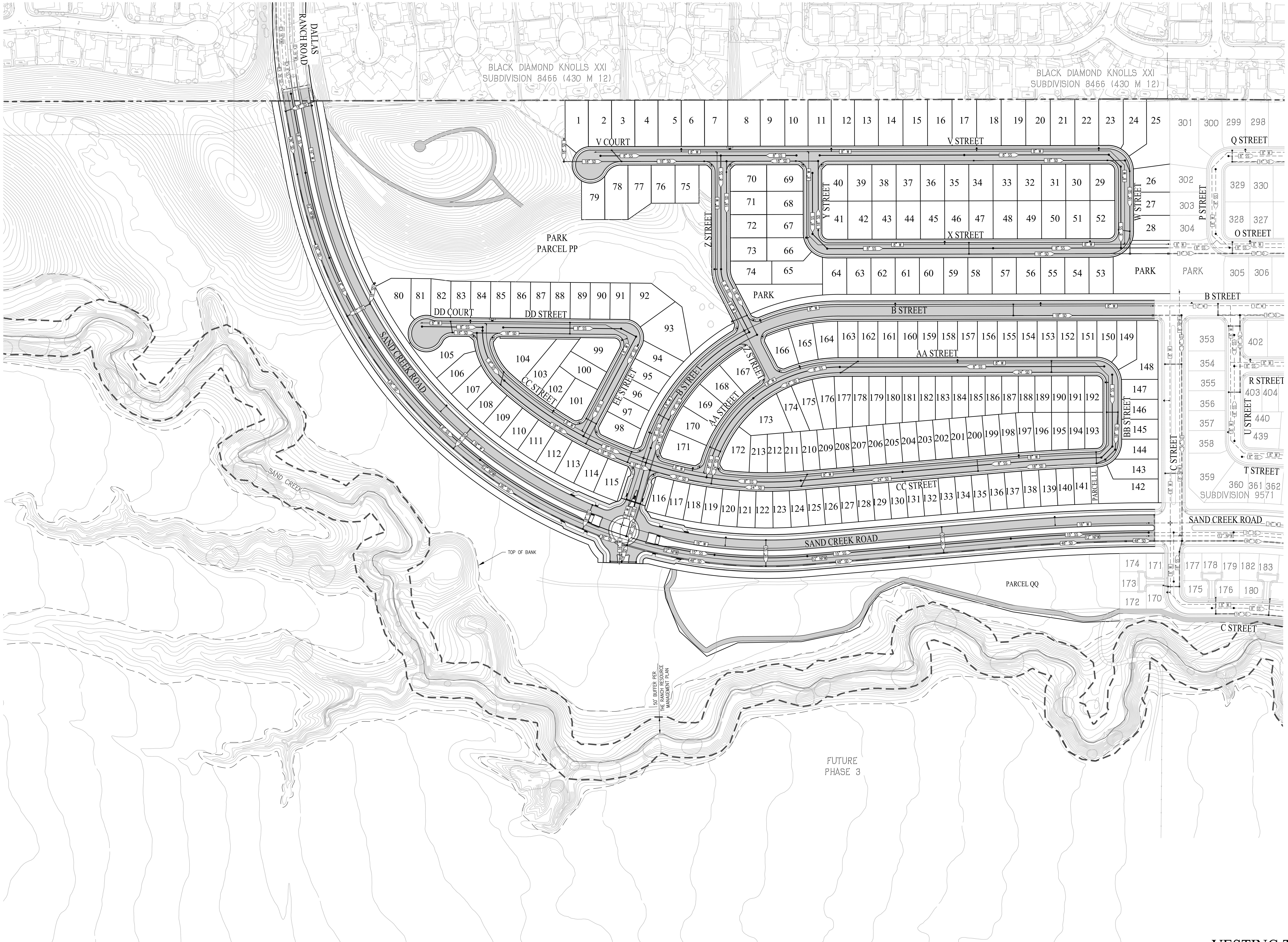

LEGEND

EXISTING	PROPOSED	
EX SD	SD	STORM DRAIN LINE
EX SS	SS	SANITARY SEWER LINE
EX W	W	WATER LINE
NPW	NPW	NON-POTABLE WATER LINE
		MANHOLE
		CATCH BASIN
		FIELD INLET
		FIRE HYDRANT
		BLOW OFF VALVE
100	100	LOT NUMBER

VESTING TENTATIVE MAP
CONCEPTUAL UTILITY PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: NOVEMBER 30, 2023

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OF 7 SHEETS

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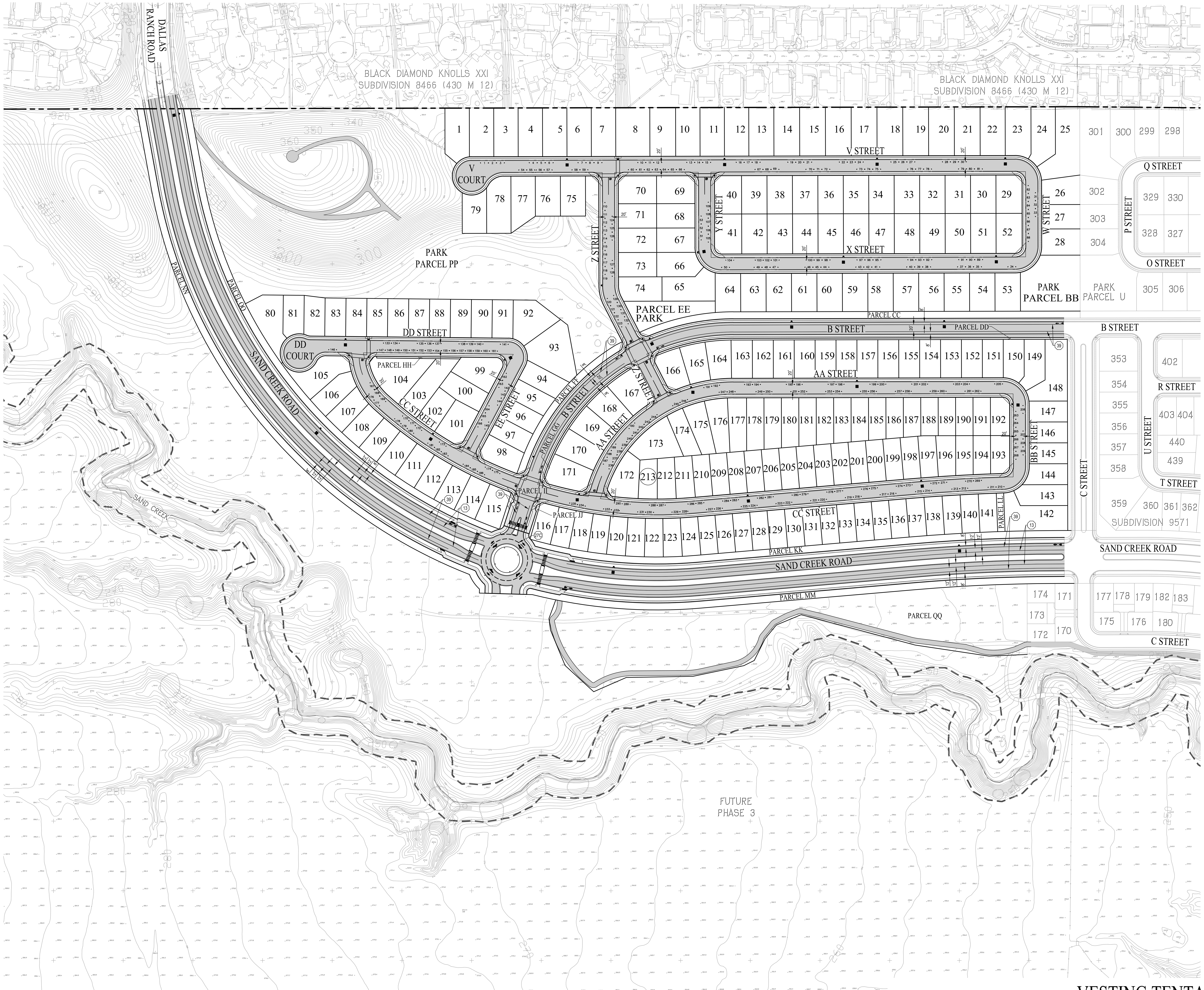
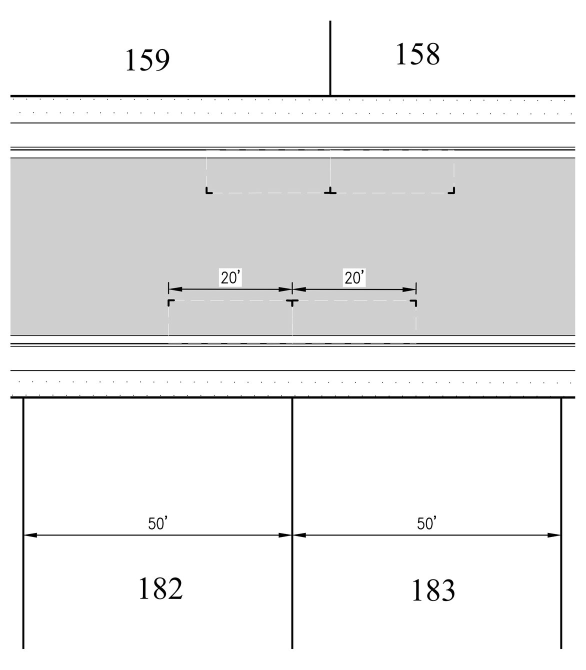
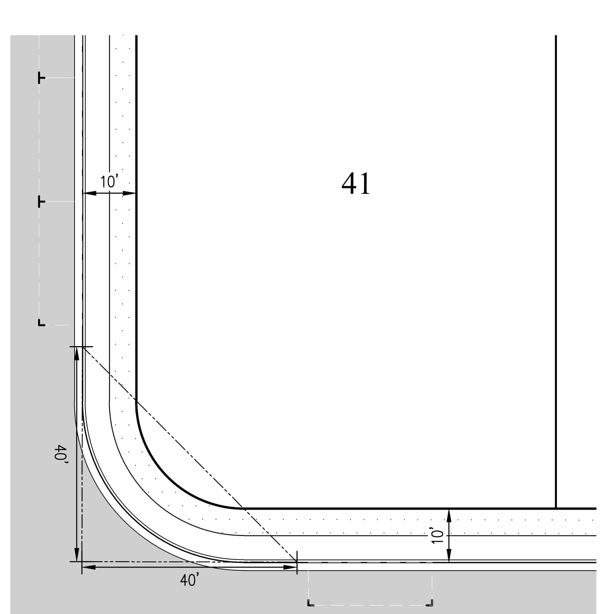




TYPICAL LOW DENSITY PARKING
SCALE 1" = 20'



40' SIGHT TRIANGLE
SCALE 1" = 20'

NOTE:
SIGHT VISIBILITY TRIANGLE DOES NOT APPLY AT ELBOWS AND KNUCKLES

PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	426 SPACES	2 SPACES/DU	426 SPACES
GUEST PARKING (ON-STREET)	1 SPACE/DU	213 SPACES	1 SPACE/DU	213 SPACES
ADDITIONAL ON-STREET PARKING	–	–	–	77 SPACES
TOTAL	–	639 SPACES	–	716 SPACES

GUEST PARKING (PARALLEL SPACES) DIMENSIONS

INTERIOR: 8' X 20'

SIGNING NOTES:

1. ALL SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD) WITH REVISIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR A MINIMUM OF 48 HOURS TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING.
3. CONTRACTOR SHALL GET CITY ENGINEER APPROVAL FOR SIGN INSTALLATION ON ELECTROLIER

STRIPING NOTES:

1. 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.
2. 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.
3. 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.
4. ALL DETAIL NUMBERS REFER TO THE LATEST EDITION OF THE CA MUTCD STRIPING DETAILS.
5. 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
"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)
22
PROPOSED CALIFORNIA MUTCD DETAIL #

VESTING TENTATIVE MAP
TRAFFIC SIGNING, STRIPING, & PARKING PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: NOVEMBER 30, 2023

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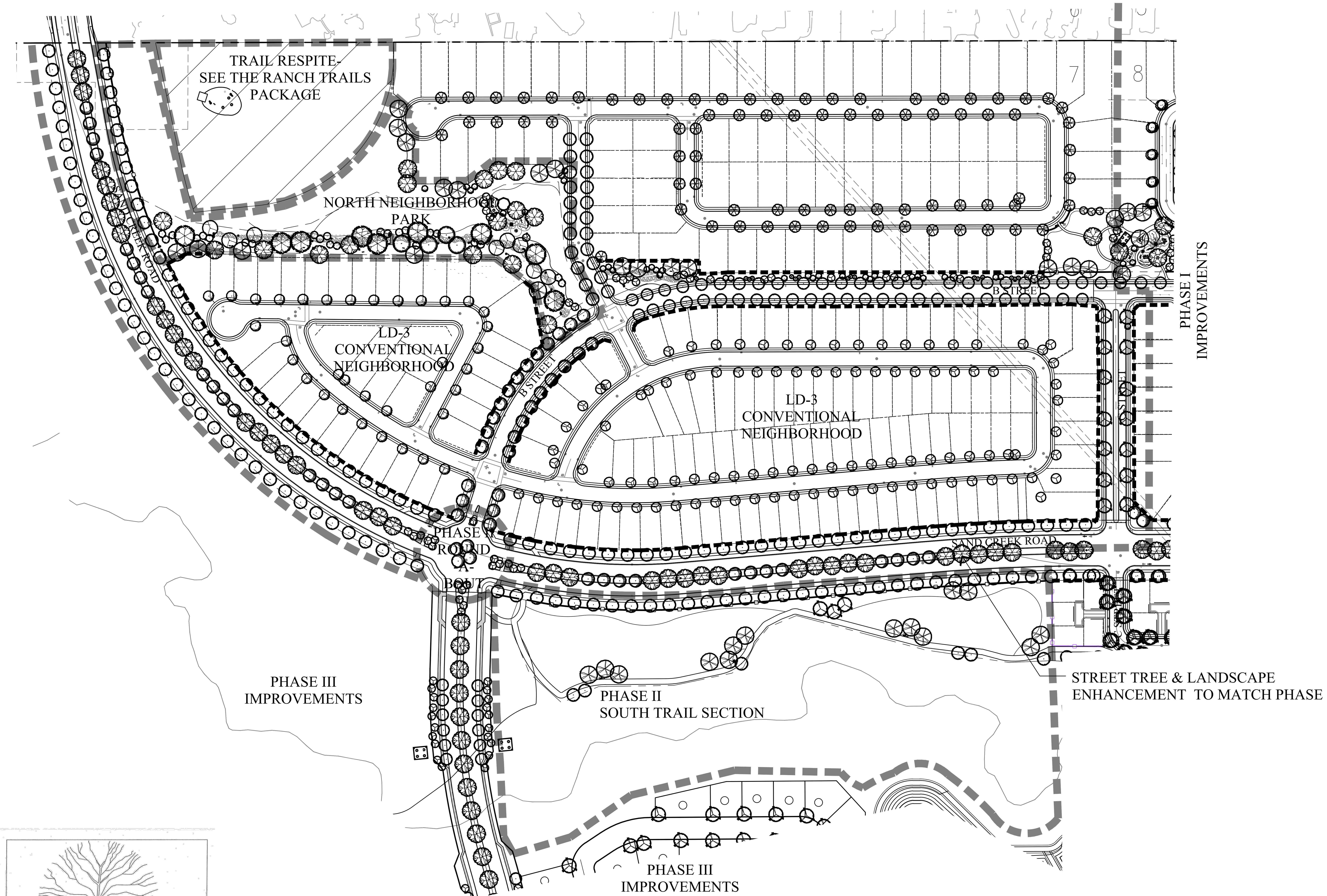


PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
SAND CREEK ROAD TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	40'/40'	MOD
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
"ARROYO", BIO-RETENTION BASINS, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST MASONRY SOUNDWALL
	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE
	6'-0" ENHANCED HIGH WOOD FENCE
	6'-0" OPEN WIRE WOOD VIEW FENCE W/ VINES
	6'-0" TUBULAR STEEL VIEW FENCE W/ VINES

CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

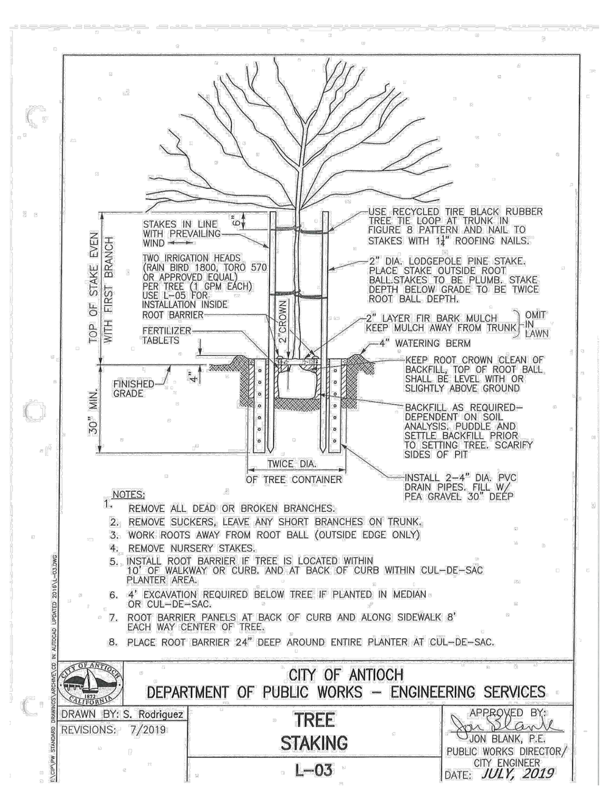
BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.

THE PROJECT FEATURES A COMMON OPEN SPACE, PARK AREAS, WATER QUALITY RENTENTION PONDS AND PEDESTRIAN/BIKE CIRCULATION THAT PROVIDE OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE COMMUNITY. PLAY EQUIPMENT AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS. THE TRAIL SYSTEM LINKS THE OPEN SPACES TOGETHER THROUGHOUT THE COMMUNITY. THE WATER QUALITY RETENTION PONDS PROVIDE A NATURAL HABITAT OPEN SPACE AND OUTDOOR RECREATION.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.



NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

N

GRAPHIC SCALE

0 150 300 450

(IN FEET)
1 inch = 150 ft.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
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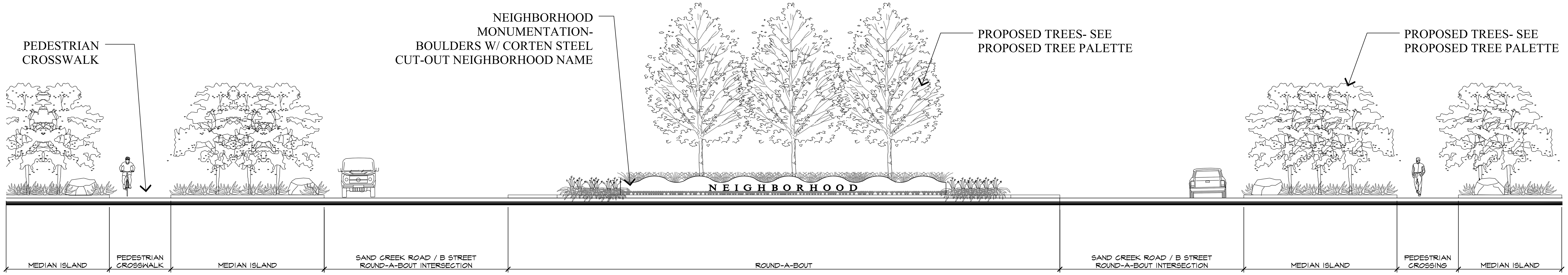
601 UNIVERSITY AVENUE, SUITE 125
SACRAMENTO, CA 95825

DECEMBER 1, 2023

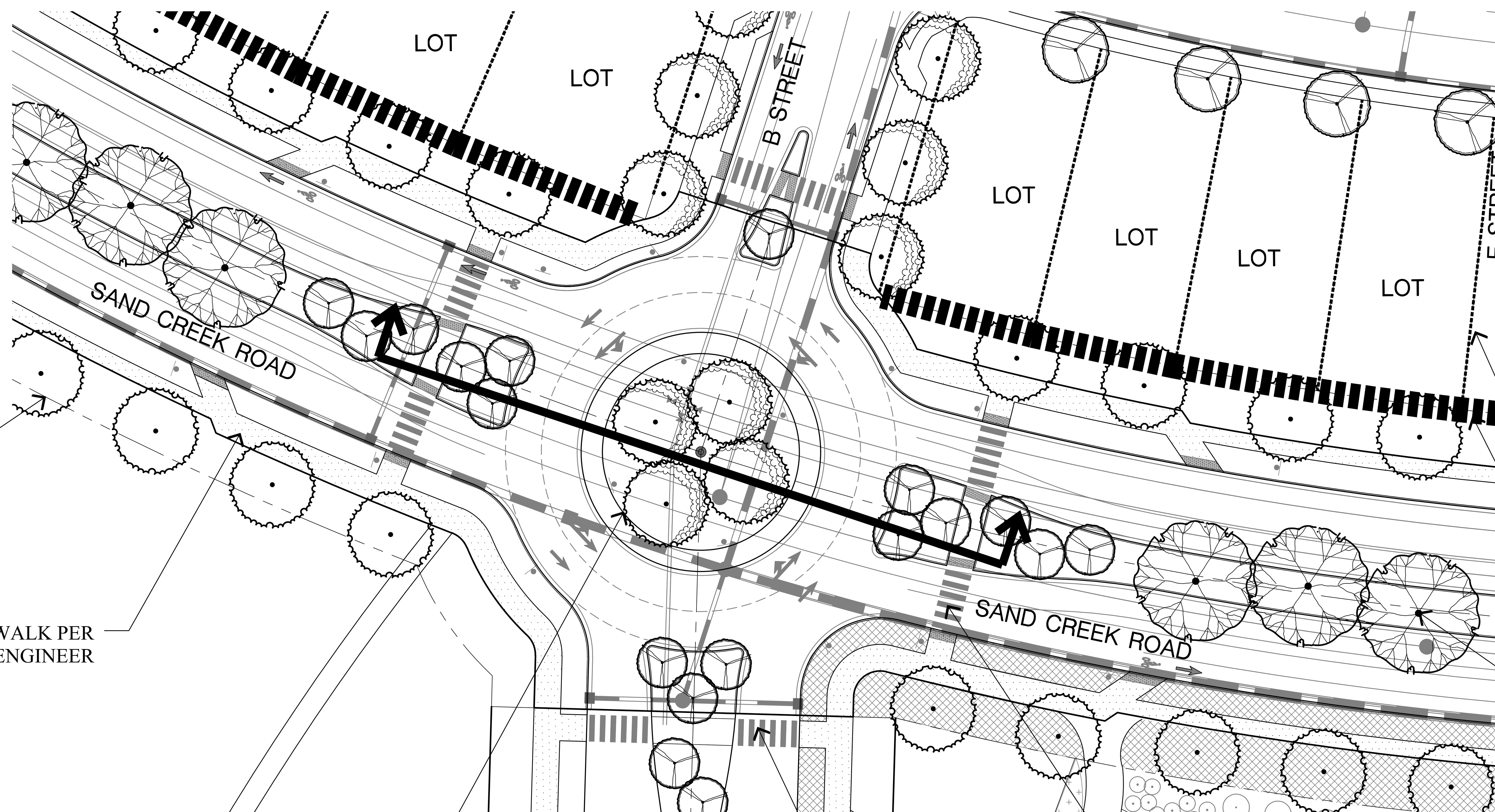
THE RANCH - PHASE II
Antioch, CA

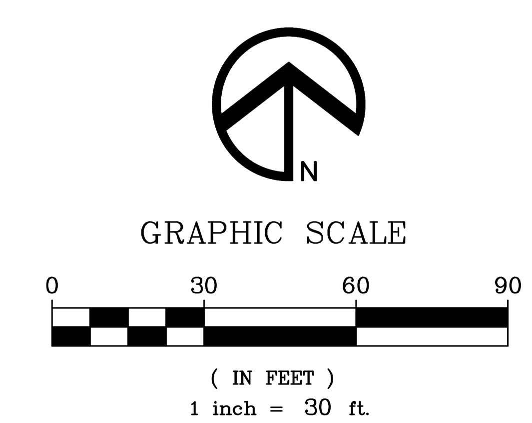
Preliminary Landscape Site Plan

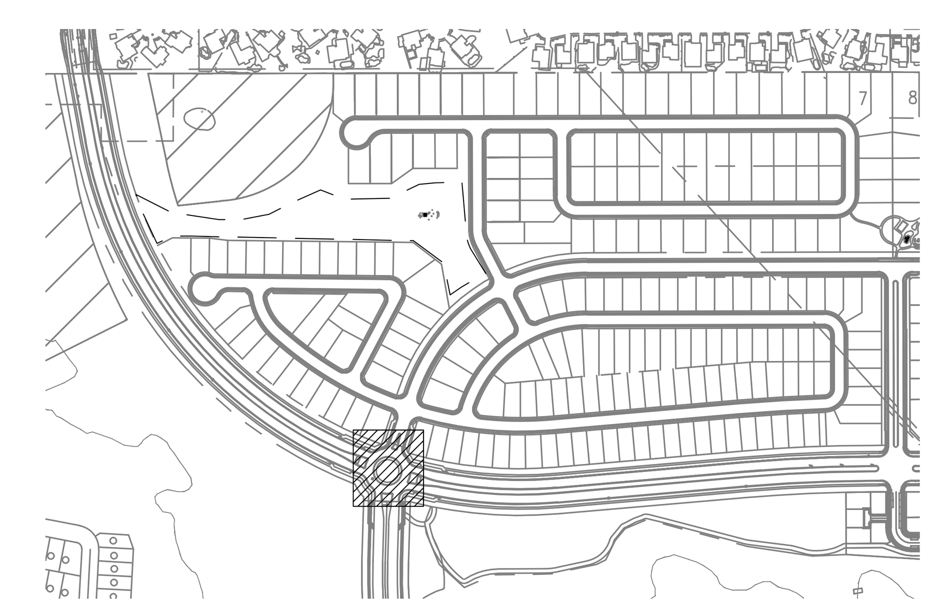


PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
SAND CREEK ROAD TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	40'/40'	MOD
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD







KEYMAP N.T.S

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SACRAMENTO, CA 95825

DECEMBER 1, 2023

THE RANCH - PHASE II
Antioch, CA

Preliminary Landscape
Round-A-Bout at Sand Creek Road

L2

FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST MASONRY SOUNDWALL
	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE
	6'-0" ENHANCED HIGH WOOD FENCE
	6'-0" OPEN WIRE WOOD VIEW FENCE W/ VINES
	6'-0" TUBULAR STEEL VIEW FENCE W/ VINES

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PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
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CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
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LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	LOW
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
BOUTALOUA GRACILIS ' BLONDE AMBITION'	BLUE GRAMA GRASS	5 GALLON	LOW
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
PENNISETUM 'FAIRY TAILS'	FOUNTAIN GRASS	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	5 GALLON	LOW
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	5 GALLON	MEDIUM
LIRIOPE GIGANTEA	GIANT LILY TURF	5 GALLON	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
SHRUBS CONT.			
NANDINA 'HARBOUR DWARF	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NEPETA FAASSENNII	CATMINT	5 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	5 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	MEDIUM
VIBURNUM TINUS	LAURUSTINUS	5 GALLON	MEDIUM

GROUNDCOVERS

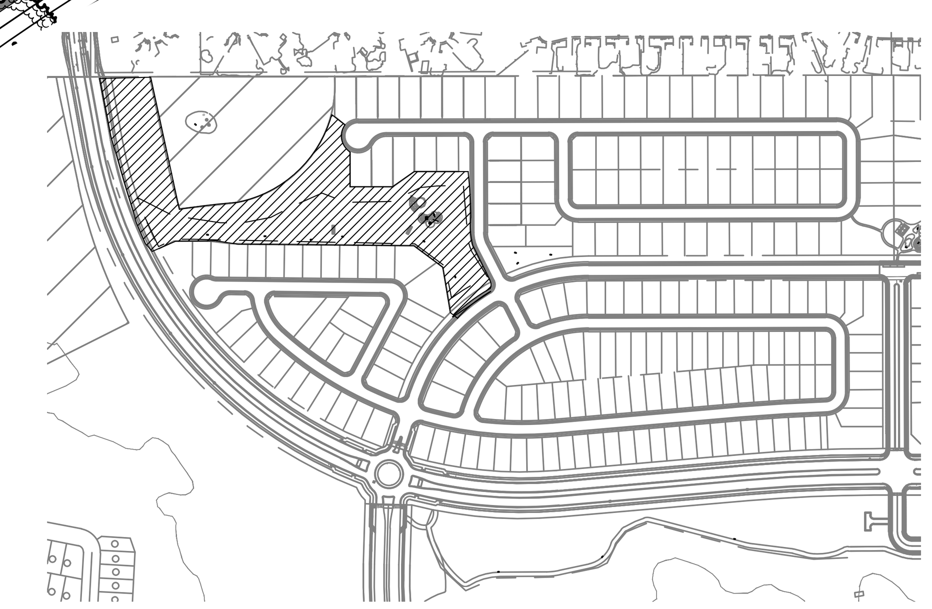
Symbol	Code / Size	Botanical Name	Common Name	Water Use
	ARC 'E.C.' 1 GALLON @ 36" O.C.	ARCTOSTAPHYLOS 'EMERALD CARPET'	BEARBERRY	LOW
	CAR TUM 1 GALLON @ 36" O.C.	CAREX TUMULICOLA	BERKELEY SEDGE	MEDIUM
	MYO PAR 1 GALLON @ 36" O.C.	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
	LAN 'CON' 1 GALLON @ 36" O.C.	LANTANA 'CONFETTI'	LANTANA	LOW
	HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN ON SHEET L5		LOW
TURF	TURF SODDED	NO MOW TURF AVAILABLE AT DELTA BLUEGRASS	NOW MOW RED FESCUE	LOW

N

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.



KEYMAP N.T.S

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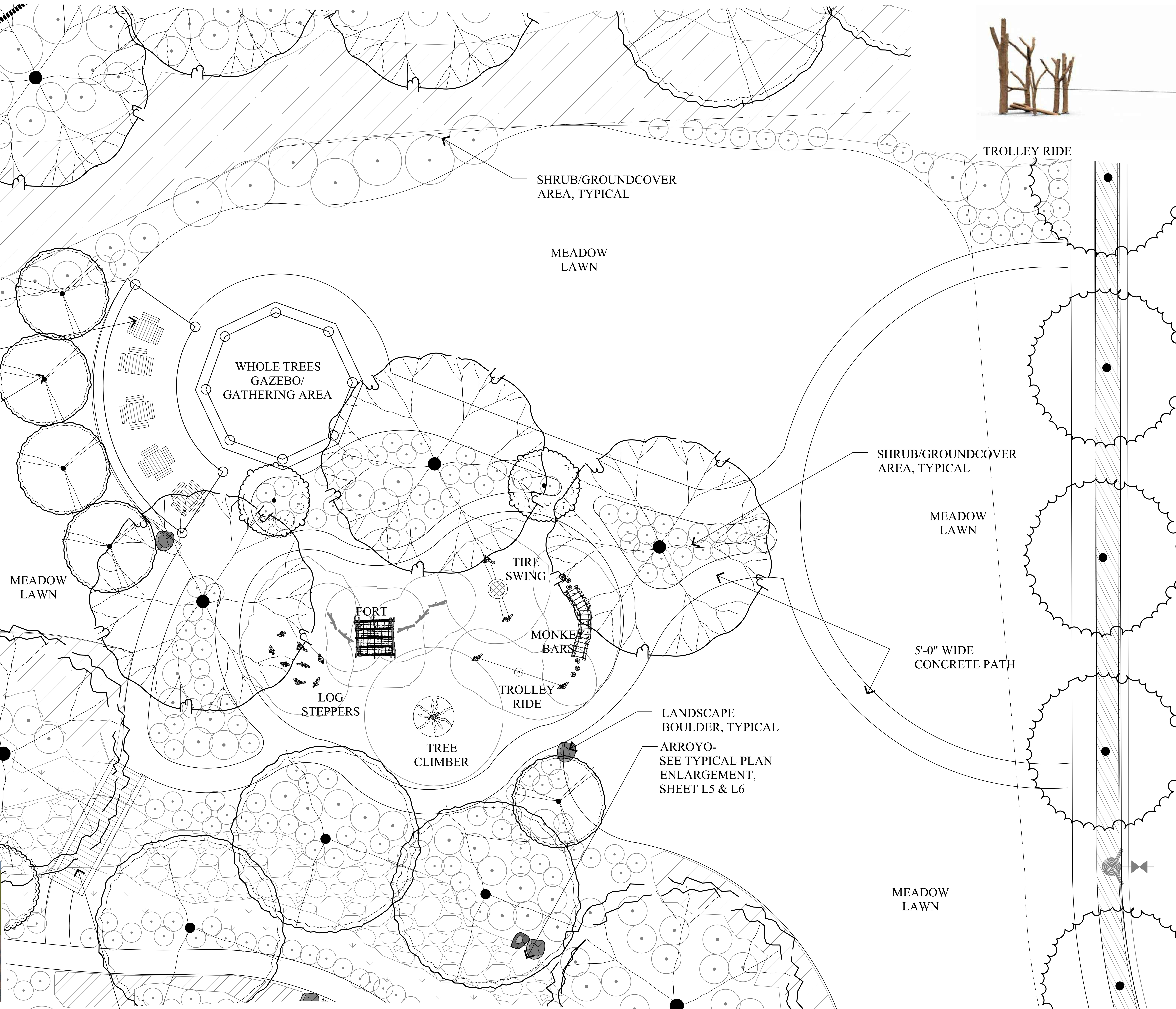
SACRAMENTO, CA 95825

DECEMBER 1, 2023

THE RANCH · PHASE II
Antioch, CA

Preliminary Landscape Enlargement North Neighborhood Park

L3



TROLLEY RIDE

LOG STEPPERS

ARROYO BRIDGE

TIRE SWING

TREE CLIMBER

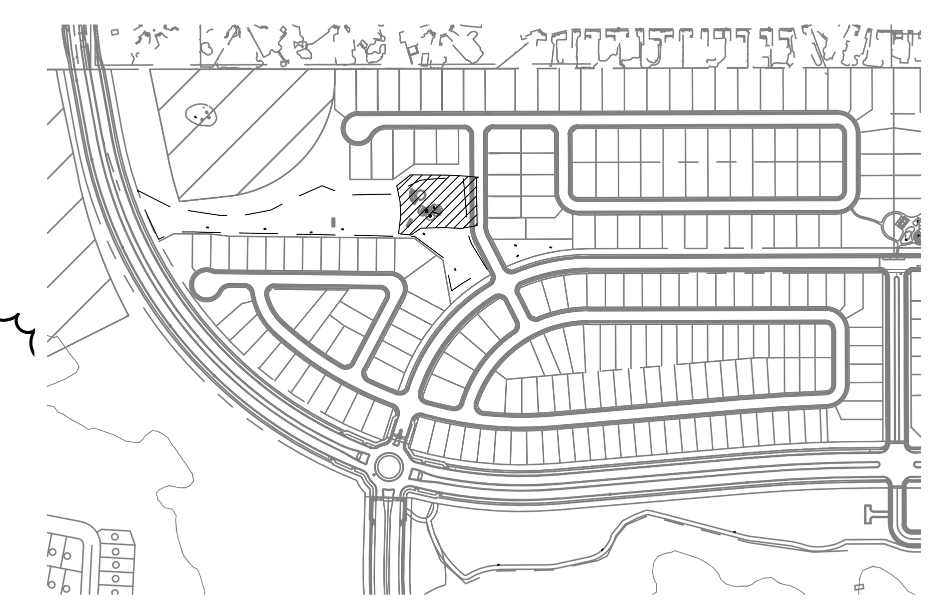
FORT AND MONKEY BARS

N

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.



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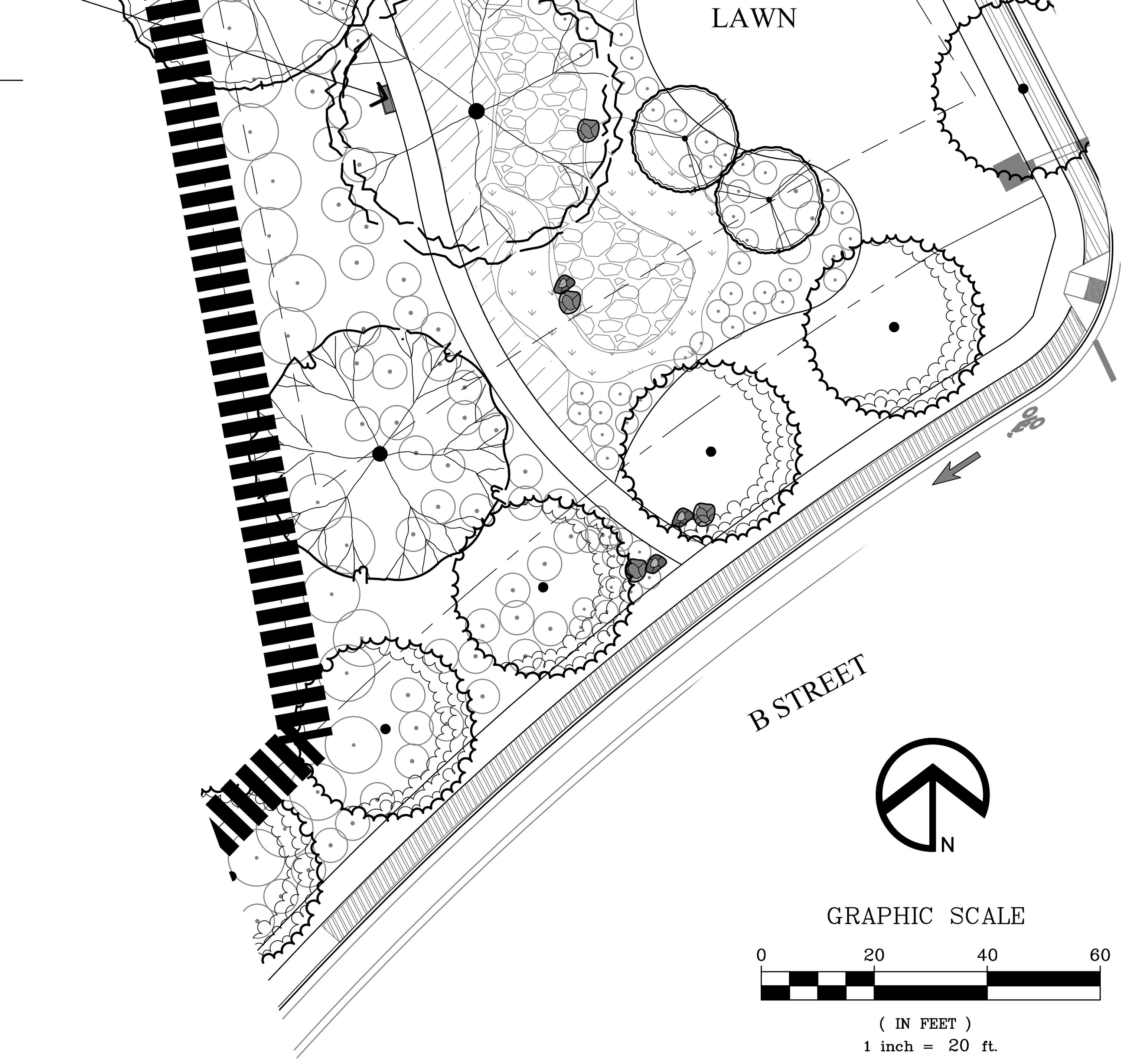

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
ARROYO, BIO-RETENTION BASINS, OPEN AREA & PARK PARCEL TREES				
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GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
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QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
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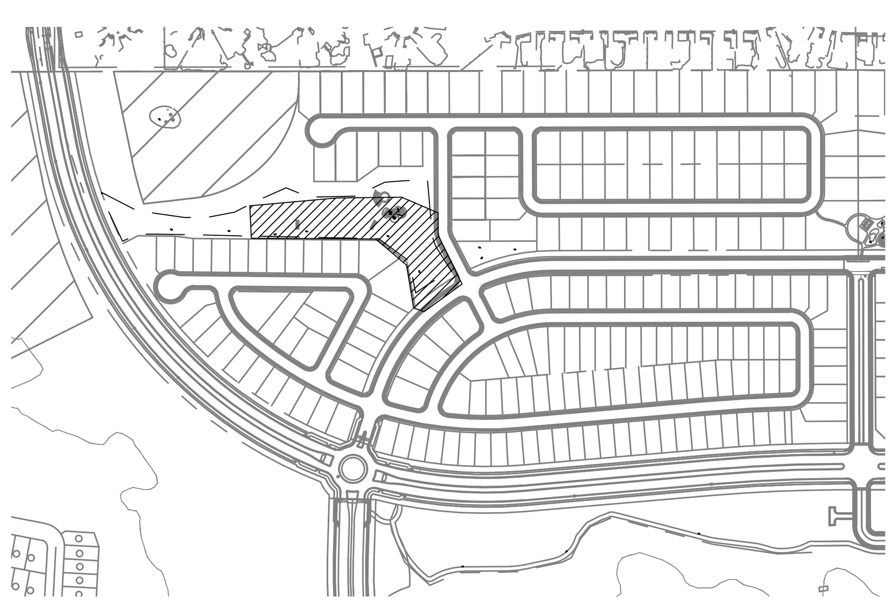
PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
GROUNDCOVERS			
	ARCTOSTAPHYLOS 'EMERALD CARPET' 1 GALLON @ 36" O.C.	BEARBERRY	LOW
	CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE	MEDIUM
	MYOPORUM PARVIFOLIUM 1 GALLON @ 36" O.C.	MYOPORUM	LOW
	LANTANA 'CONFETTI' 1 GALLON @ 36" O.C.	LANTANA	LOW
	HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW
	WETLAND HYDROSEE	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW
TURF	NATIVE FESCUE SODDED	NO MOW TURF AVAILABLE AT DELTA BLUEGRASS NOW MOW RED FESCUE	LOW



KEYMAP N.T.S

HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

SF BAY HABITAT MIX- 2014

LBS./ACRE	SPECIES/COMMON NAME - 48 TOTAL LBS.
10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW
CASTILLEJA EXERTA/PURPLE OWLS CLOVER
CLARKIA PURPUREA/WINE CUP CLARKIA
ERIOGONUM NUDUM/NAKED BUCKWHEAT
ERIOPHYLLUM CONFERTIFLOIUM/GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY
EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD
GRINDELIA CAMPORUM/GUMPLANT
LUPINUS NANUS/SKY LUPINE
PHACELIA CALIFORNICA/PERENNIAL BLUEBELL
RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
SISYRINCHIUM BELLUM/BLUE EYED GRASS
TRIPHYSARIA/YELLOW OWLS CLOVER
WYETHIA ANGUSTIFOLIA/MULE EARS

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6855

RETENTION BASIN HYDROSEEDING SPECIFICATIONS

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ORNAMENTAL BIOSWALE MIX

LBS./AC	SPECIES
45.00	FESTUCA LONGIFOLIA
45.00	FESTUCA OVINA
45.00	FESTUCA GLAUCA GLAUCA
6.00	AGROSTIS PALLENS
4.00	CAREX DIVULSA

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
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THE RANCH - PHASE II
Antioch, CA

Preliminary Landscape Enlargement Arroyo Trail at B Street

ARROYO BRIDGE

FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST MASONRY SOUNDWALL
	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE
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THE RANCH - PHASE II
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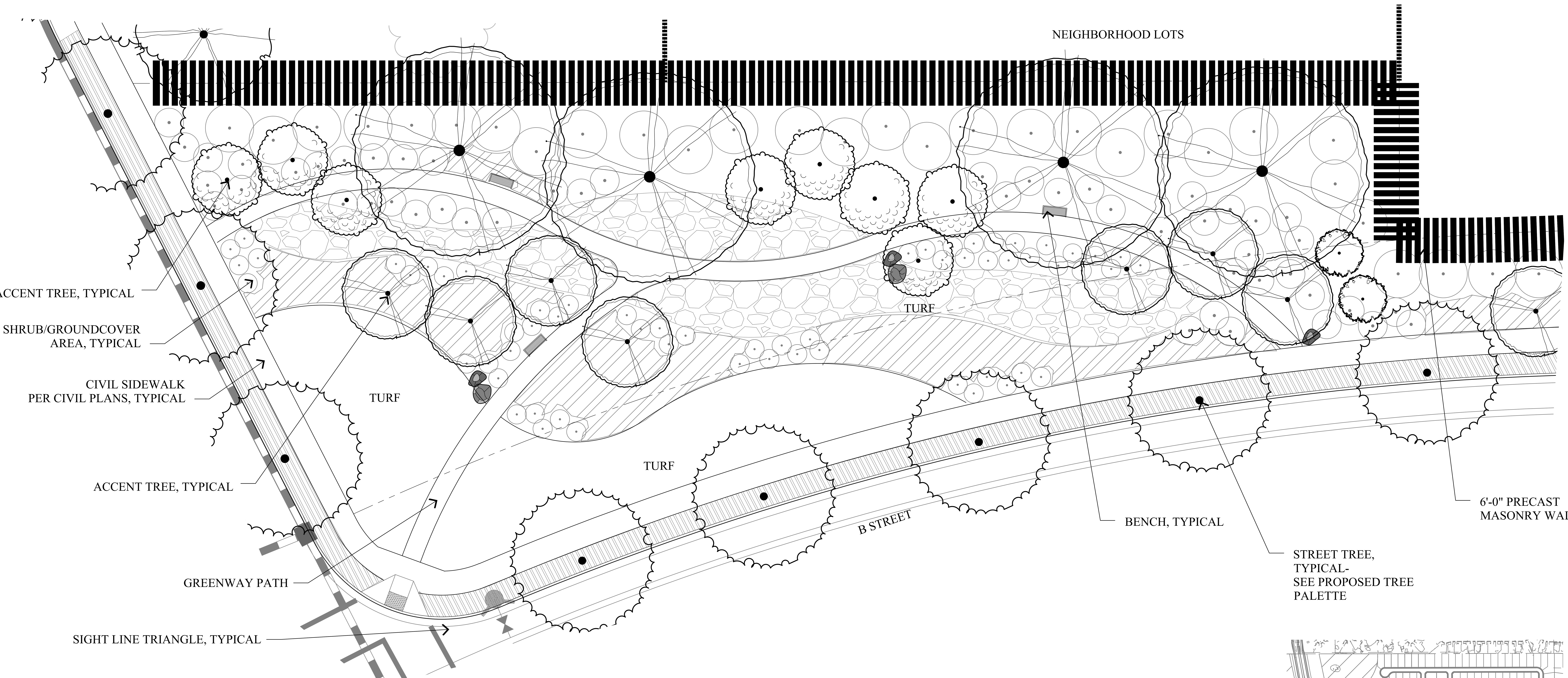
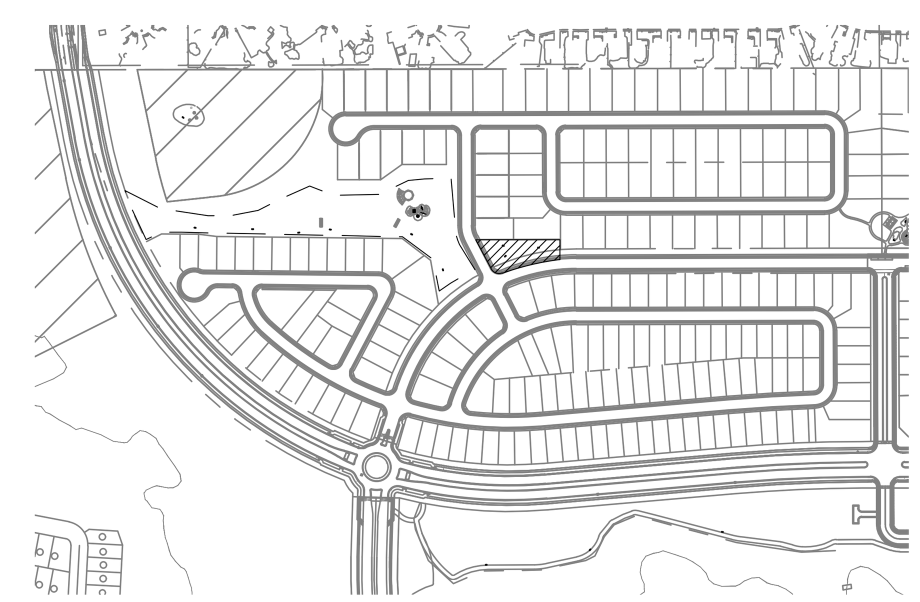
Preliminary Landscape Enlargement Arroyo Trail at Sand Creek Road





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THE RANCH - PHASE II
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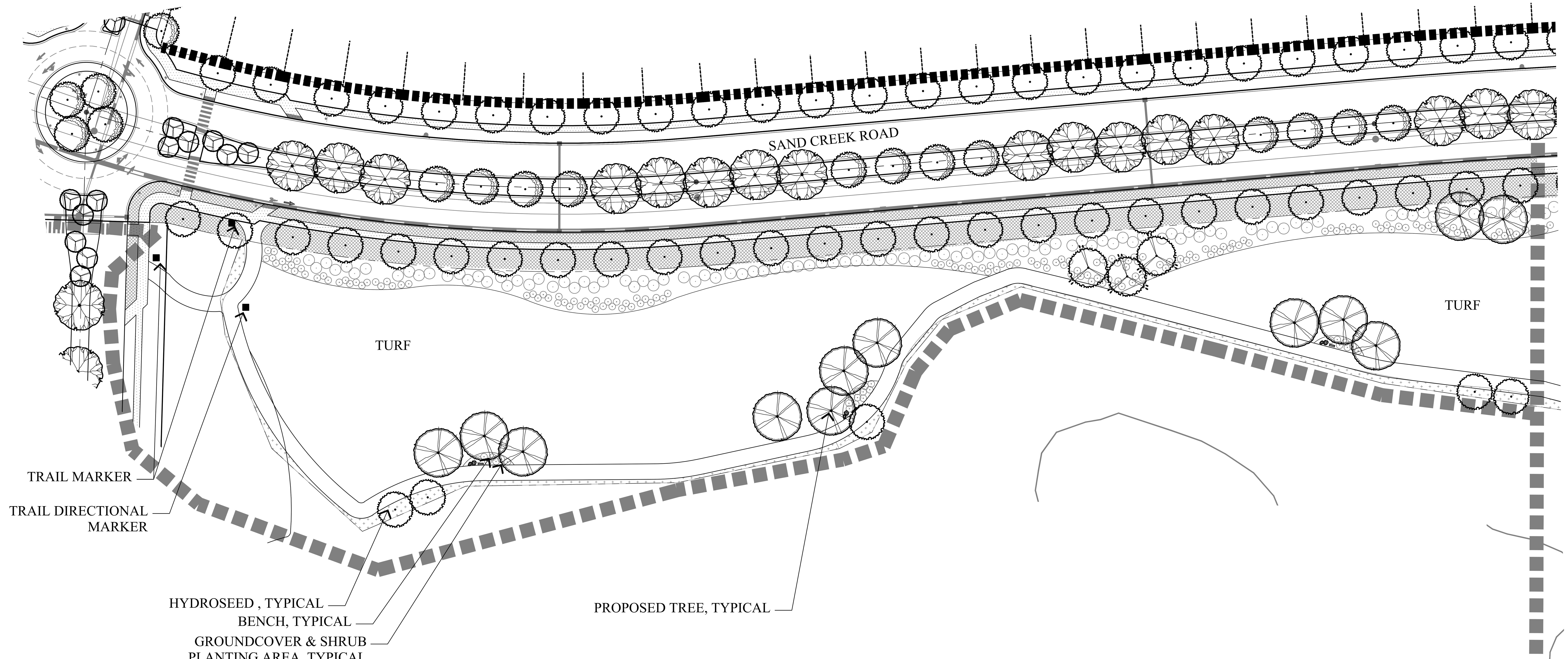
Preliminary Landscape Enlargement Greenway



FENCE LEGEND

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PRELIMINARY PROPOSED TREE PALETTE

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TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
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BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
PENNISETUM 'FAIRY TAILS'	FOUNTAIN GRASS	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	5 GALLON	LOW
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	5 GALLON	MEDIUM
LIRIOPE GIGANTEA	GIANT LILY TURF	5 GALLON	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA 'HARBOUR DWARF	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NEPETA FAASSENNII	CATMINT	5 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	5 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	MEDIUM
VIBURNUM TINUS	LAURUSTINUS	5 GALLON	MEDIUM

GROUNDCOVERS

SYMBOL	CODE / SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
	ARC 'E.C.' 1 GALLON @ 36" O.C.	ARCTOSTAPHYLOS 'EMERALD CARPET'	BEARBERRY	LOW
	CAR TUM 1 GALLON @ 36" O.C.	CAREX TUMULICOLA	BERKELEY SEDGE	MEDIUM
	MYO PAR 1 GALLON @ 36" O.C.	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
	LAN 'CON' 1 GALLON @ 36" O.C.	LANTANA 'CONFETTI'	LANTANA	LOW
	HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET		LOW
TURF	TURF SODDED	NO MOW TURF AVAILABLE AT DELTA BLUEGRASS	NOW MOW RED FESCUE	LOW

HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

SF BAY HABITAT MIX- 2014

LBS./ACRE	SPECIES/COMMON NAME - 48 TOTAL LBS.
10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW
CASTILLEJA EXERTA/PURPLE OWLS CLOVER
CLARKIA PURPUREA/WINE CUP CLARKIA
ERIOGONUM NUDUM/NAKED BUCKWHEAT
ERIOPHYLLUM CONFERTIFLOIUM/GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY
EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD
GRINDELIA CAMPORUM/GUMPLANT
LUPINUS NANUS/SKY LUPINE
PHACELIA CALIFORNICA/PERENNIAL BLUEBELL
RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
SISYRINCHIUM BELLUM/BLUE EYED GRASS
TRIPHYSARIA/YELLOW OWLS CLOVER
WYETHIA ANGUSTIFOLIA/MULE EARS

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6855

"ARROYO" DRAINAGE WAY HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

ORNAMENTAL BIOSWALE MIX

LBS./AC	SPECIES
45.00	FESTUCA LONGIFOLIA
45.00	FESTUCA OVINA
45.00	FESTUCA GLAUCA GLAUCA
6.00	AGROSTIS PALLENS
4.00	CAREX DIVULSA

PACIFIC COAST SEED
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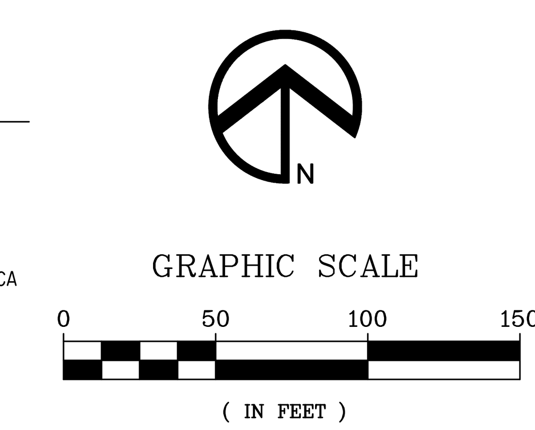

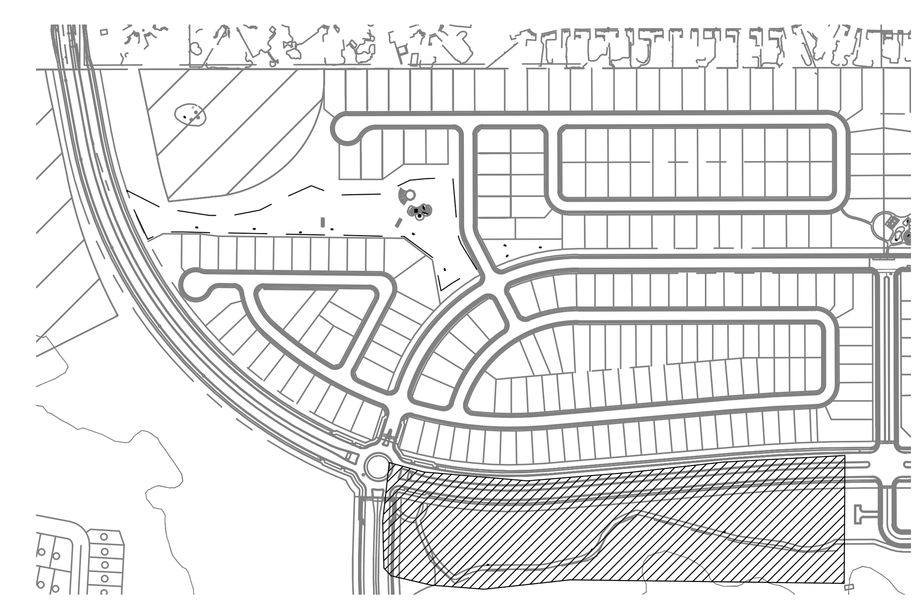

KEYMAP N.T.S

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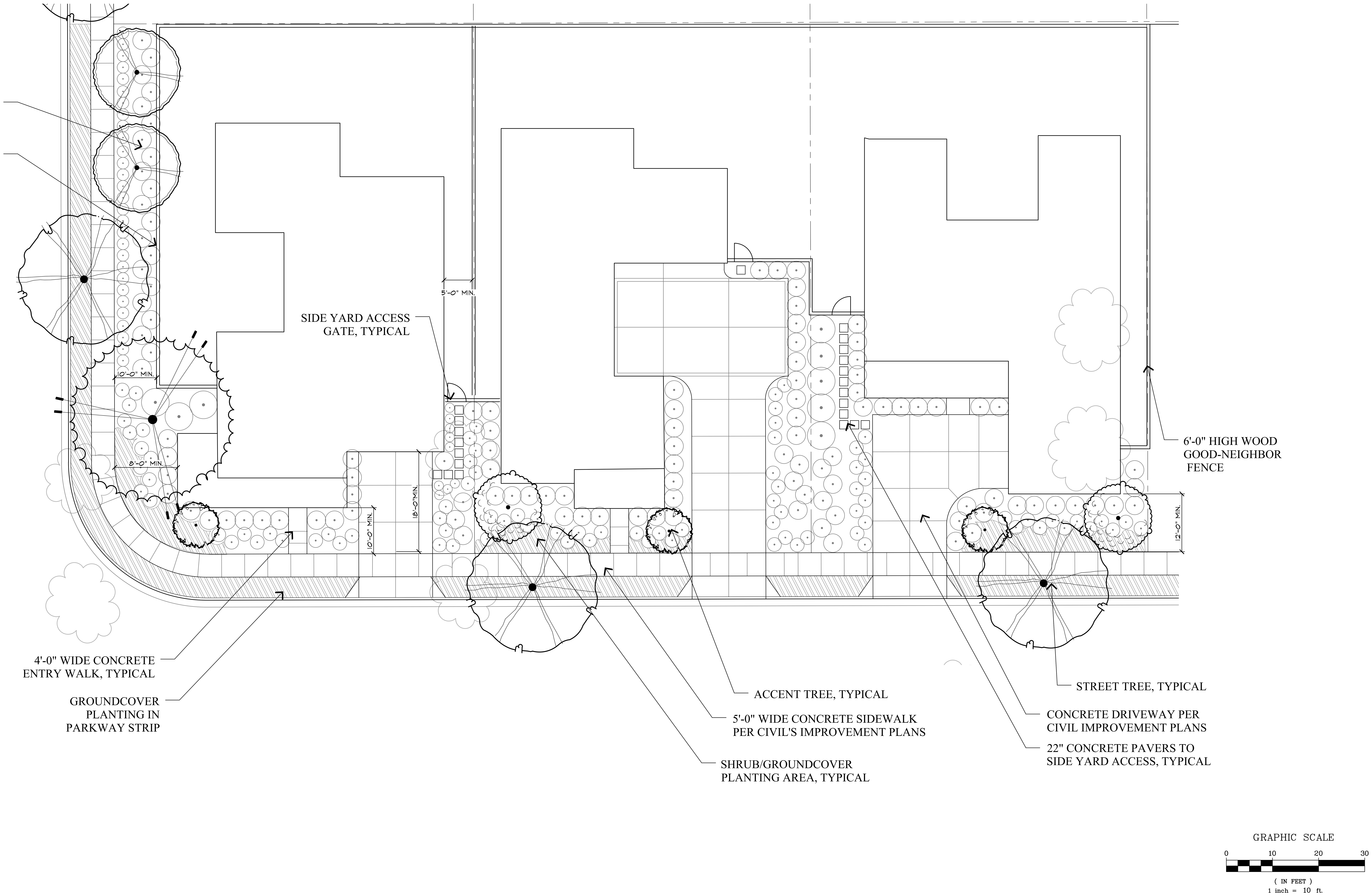
SACRAMENTO, CA 95825

DECEMBER 1, 2023

THE RANCH - PHASE II
Antioch, CA

Preliminary Landscape Enlargement Trail South of Sand Creek Road



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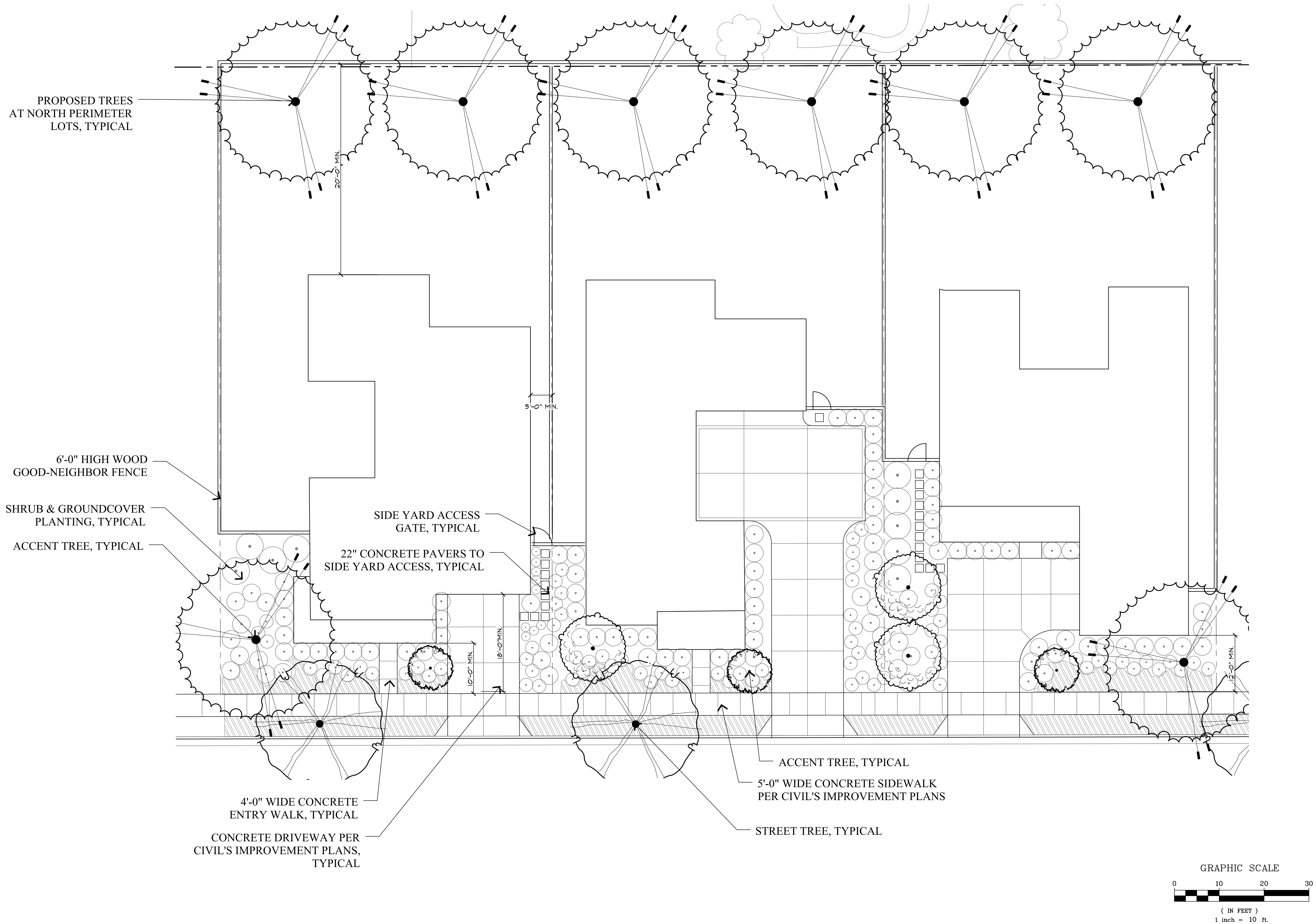
THE RANCH PHASE II
Antioch, CA

Preliminary Landscape
LD 3 Lots Typical Landscape

L9



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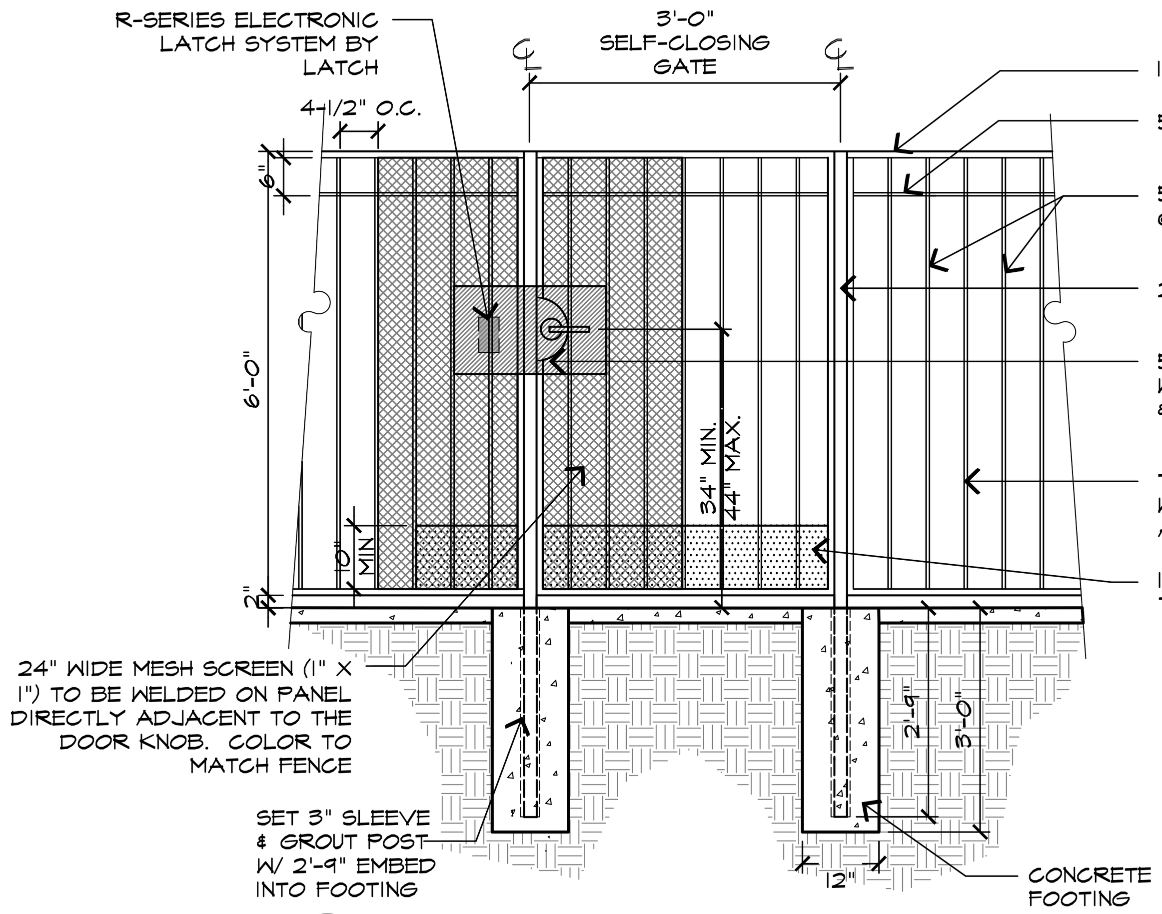
THE RANCH PHASE II
Antioch, CA

Preliminary Landscape
LD 3 N. Edge Lots Landscape

L10

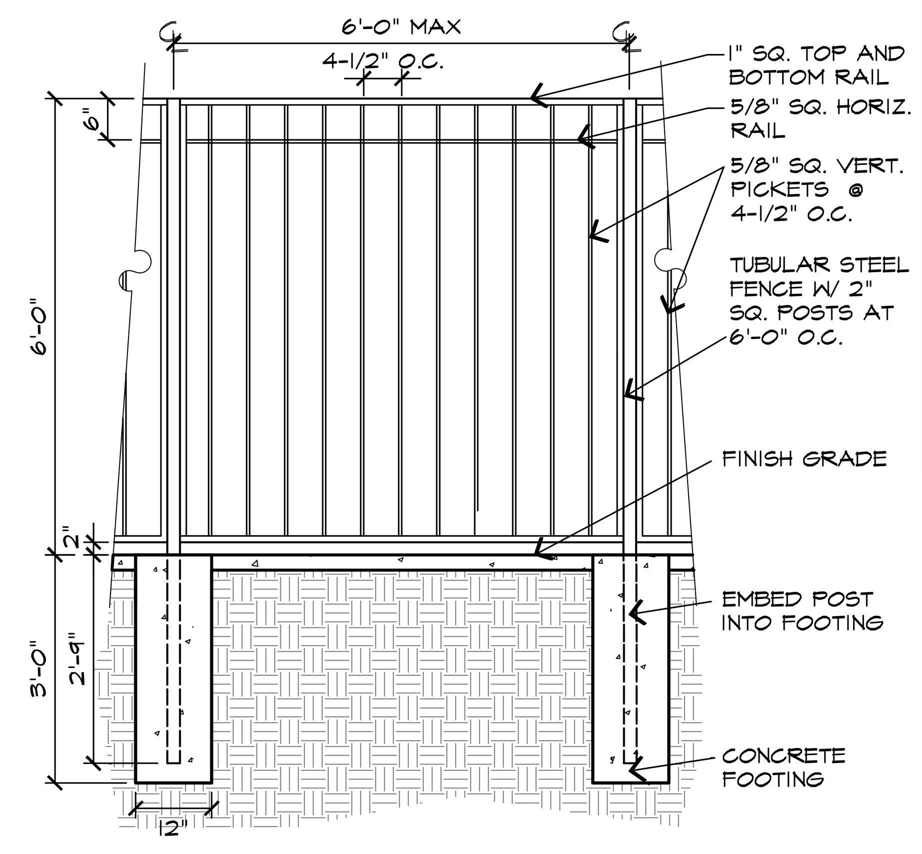


NOTE:
ALL CONNECTIONS TO BE WELDED. FILLET WELD/SMOOTH GRIND ALL JOINTS. ALL METAL TO BE .160" THICK.

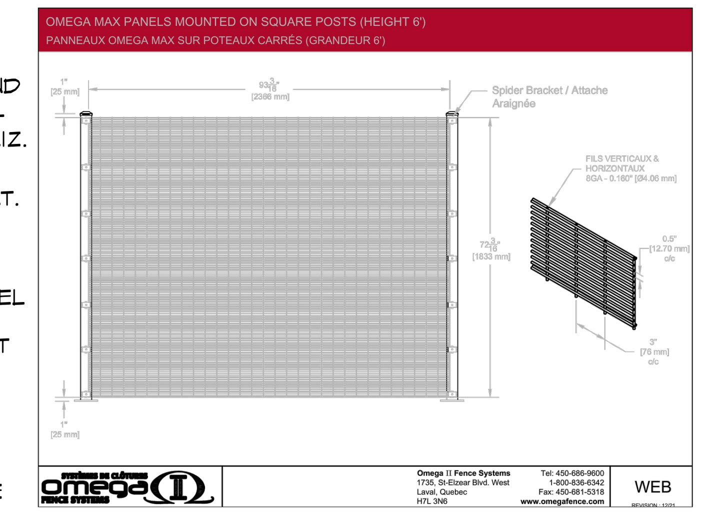
CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BUILDER FOR APPROVAL. INCLUSIVE OF ALL MEMBER SIZES, & STEEL GAUGE. COLOR: (1) COAT PRIMER,(2) COATS SEMI-GLOSS BLACK ENAMEL. GATE SHALL BE ADA ACCESSIBLE

INSTALL ELECTRONIC LATCH SYSTEM PER MANUFACTURER'S RECOMMENDATION

A **TUBULAR STEEL GATE** SCALE : 1/2"=1'-0"

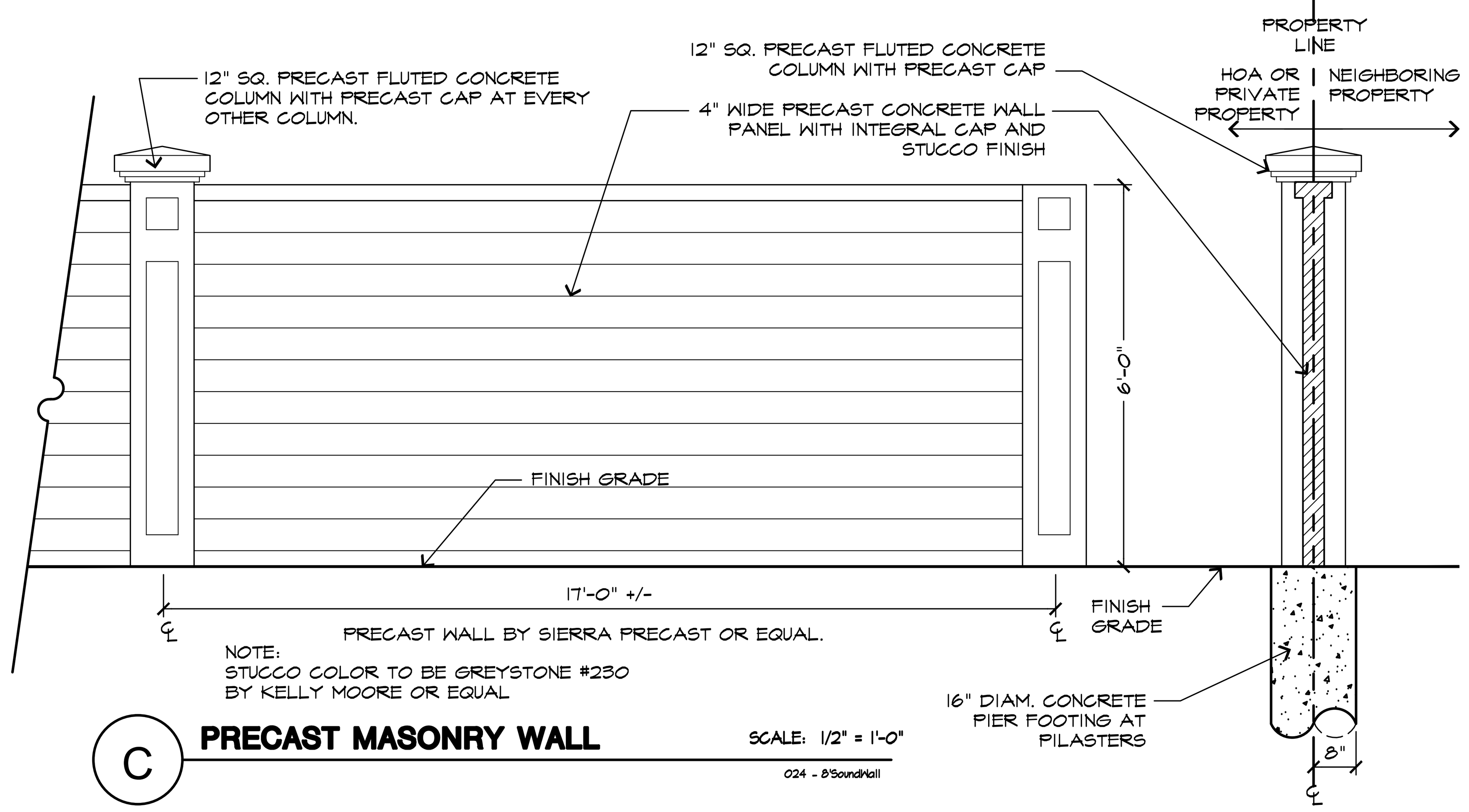


B **TUBULAR STEEL FENCE** SCALE : 1/2"=1'-0"



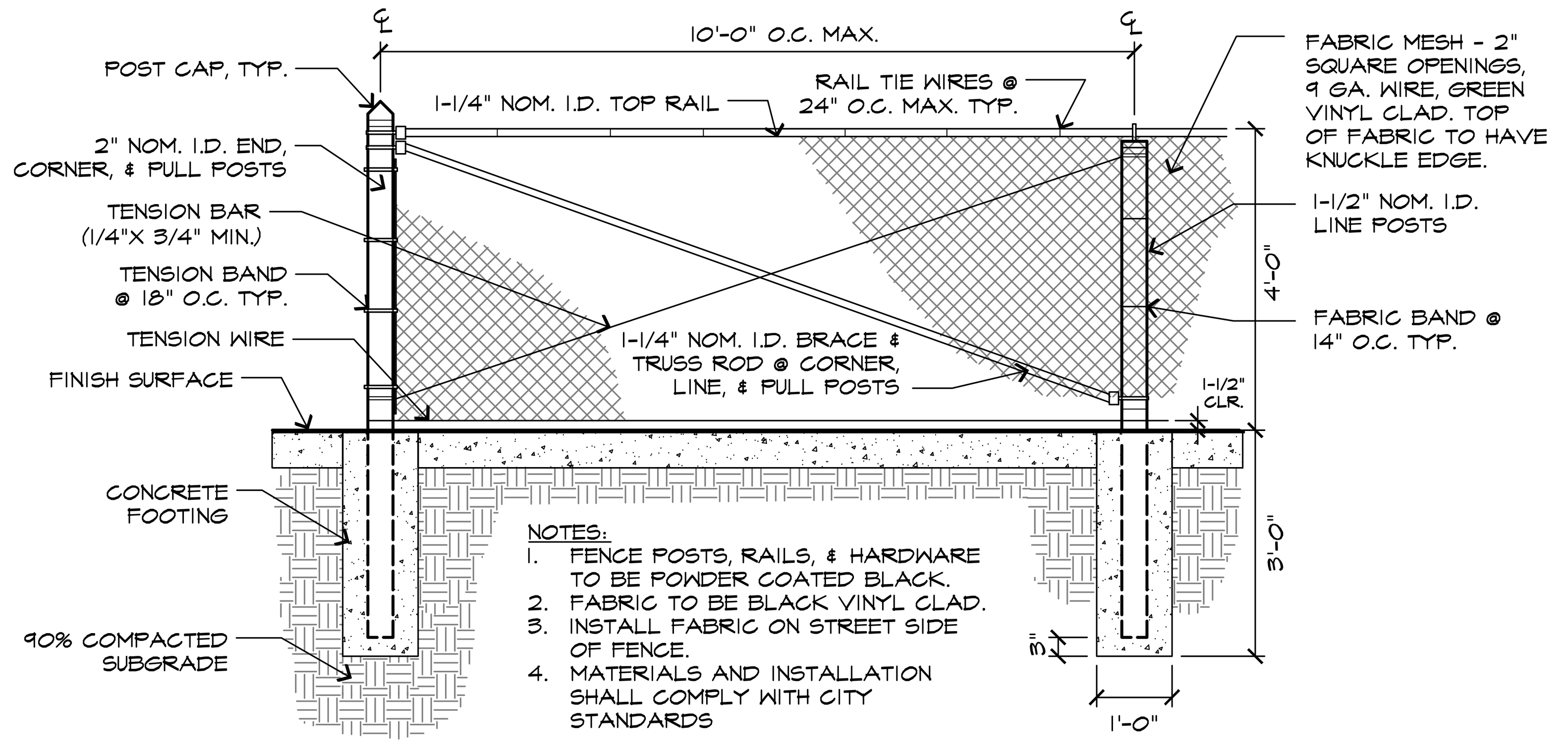
OPTIONAL BID
6'-0" 'OMEGA MAX' FENCE PANEL BY OMEGA FENCING

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BUILDER FOR APPROVAL. INCLUSIVE OF ALL MEMBER SIZES, & STEEL GAUGE. COLOR: (1) COAT PRIMER,(2) COATS SEMI-GLOSS BLACK ENAMEL.



NOTE:
STUCCO COLOR TO BE GREYSTONE #230 BY KELLY MOORE OR EQUAL

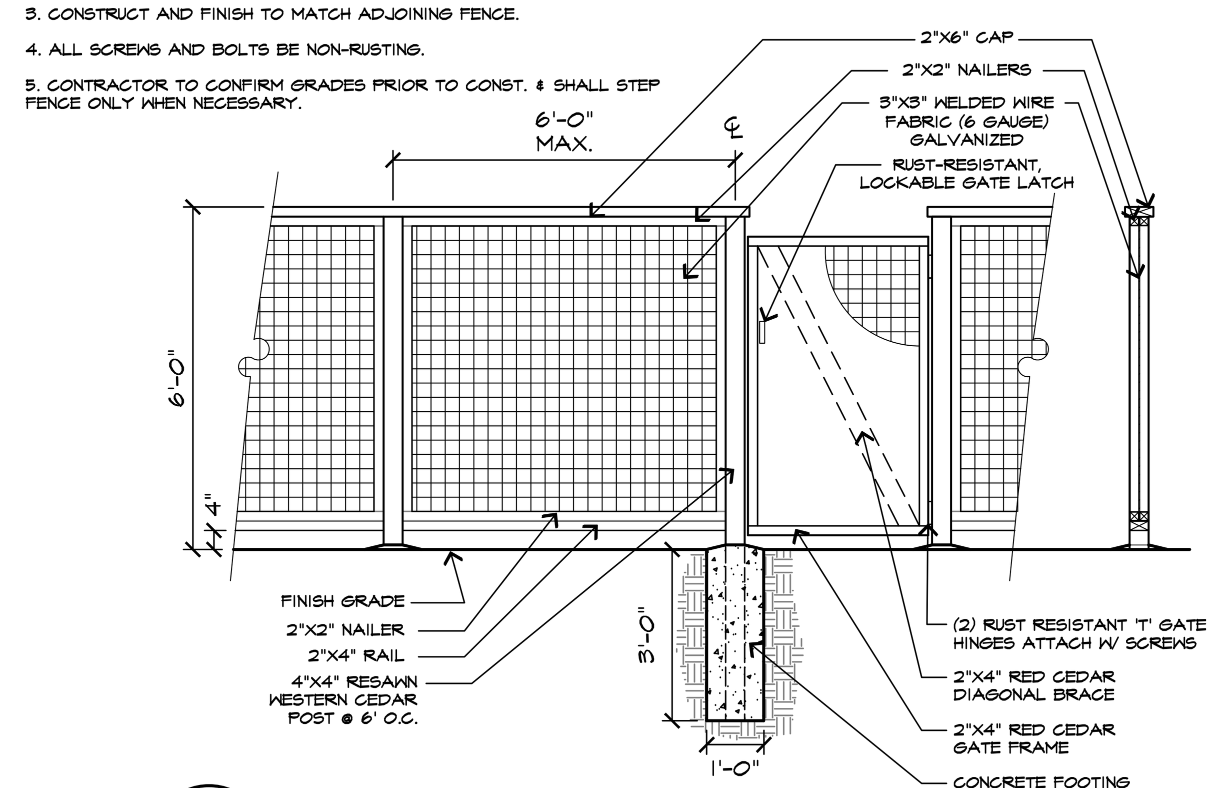
C **PRECAST MASONRY WALL** SCALE: 1/2" = 1'-0"



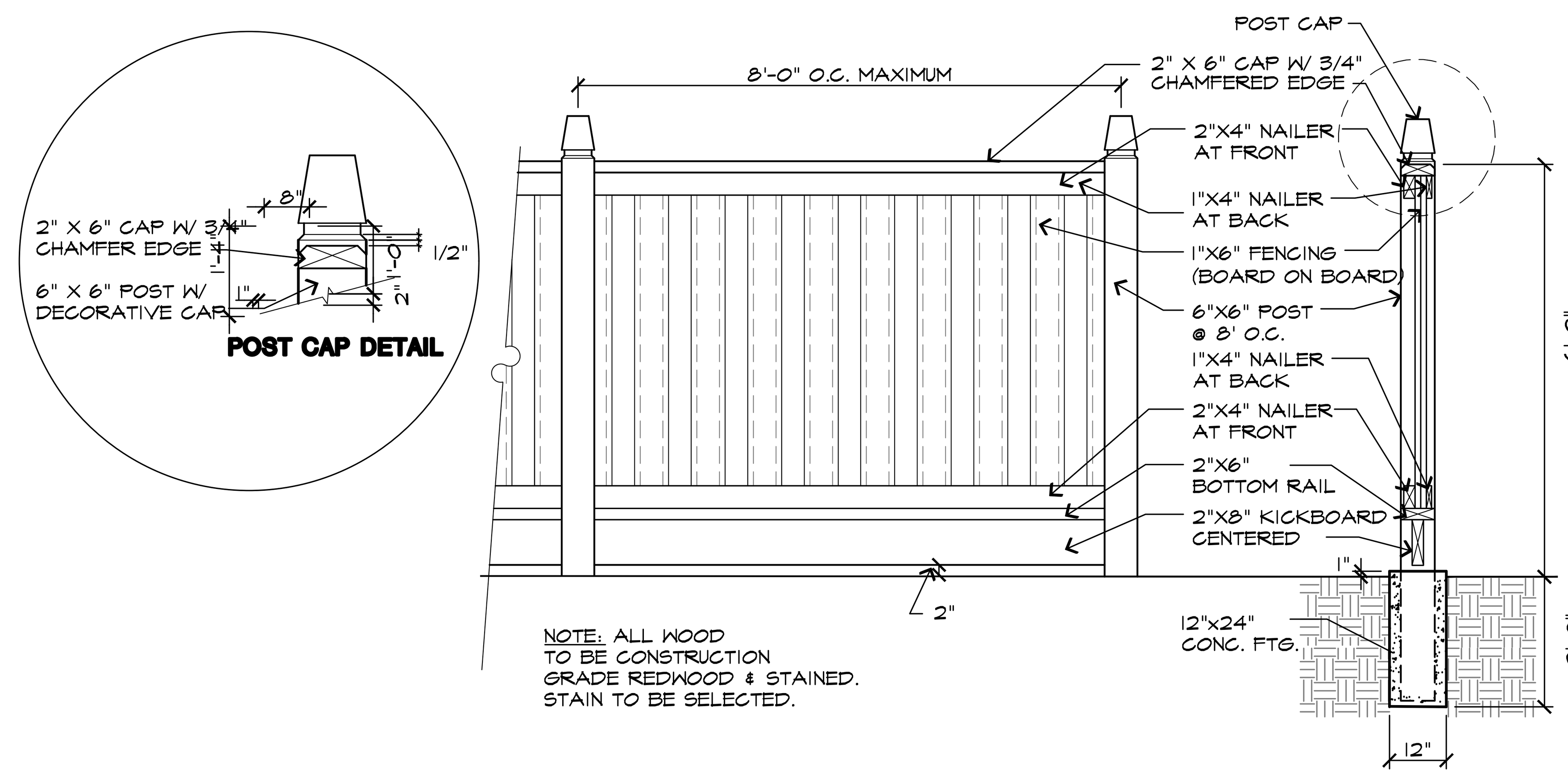
NOTES:
1. FENCE POSTS, RAILS, & HARDWARE TO BE POWDER COATED BLACK.
2. FABRIC TO BE BLACK VINYL CLAD.
3. INSTALL FABRIC ON STREET SIDE OF FENCE.
4. MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY STANDARDS

D **4' VINYL CLAD CHAIN LINK FENCE** SCALE : 1/2"=1'-0"

NOTES:
1. CONCRETE FOOTINGS TO BE A DEPTH OF 3'-0" MINIMUM.
2. WOOD TO BE RESAWN WESTERN RED CEDAR & TREATED WITH CLEAR SEALER.
3. CONSTRUCT AND FINISH TO MATCH ADJOINING FENCE.
4. ALL SCREWS AND BOLTS TO BE NON-RUSTING.
5. CONTRACTOR TO CONFIRM GRADES PRIOR TO CONST. & SHALL STEP FENCE ONLY WHEN NECESSARY.

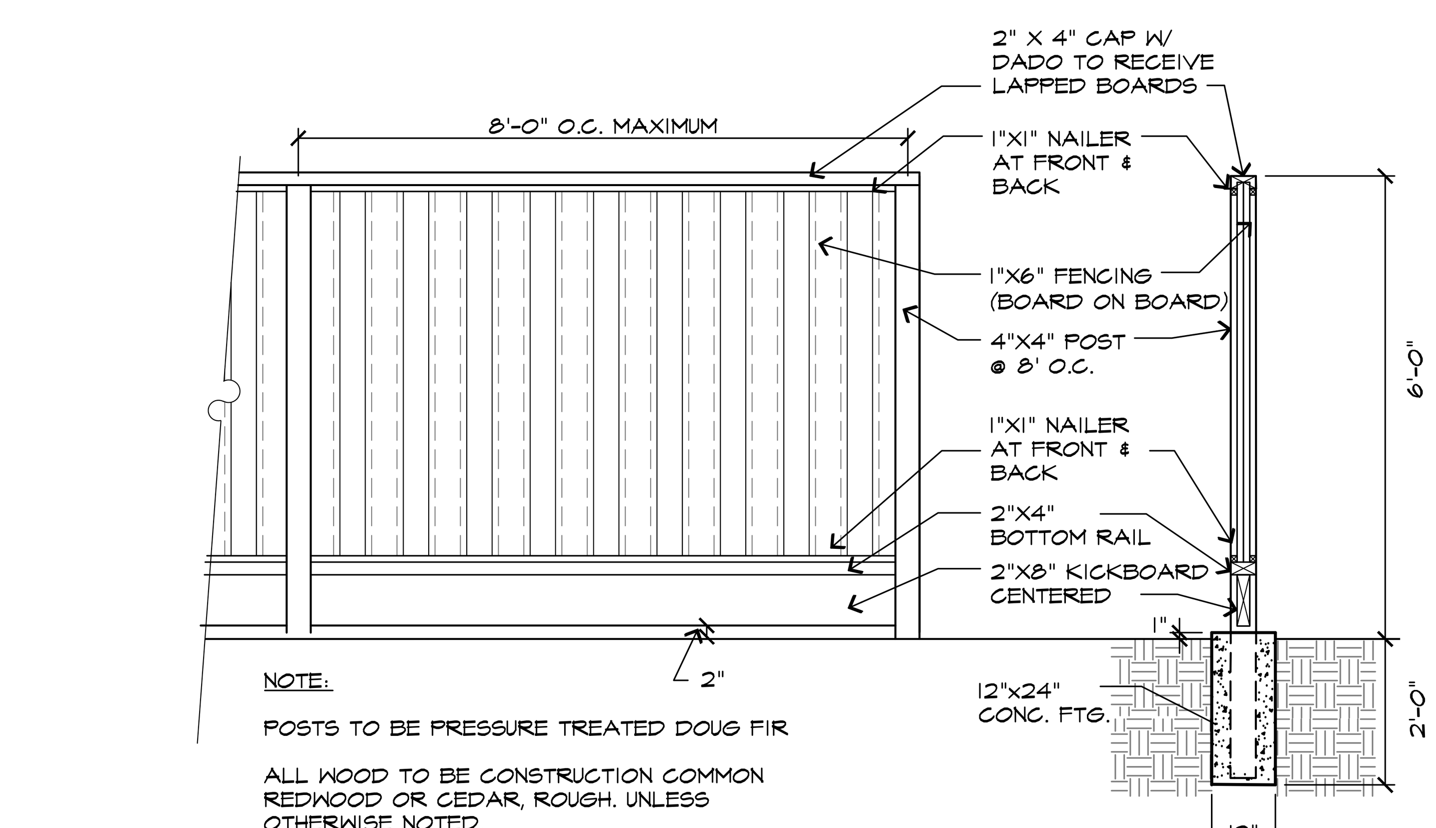


E **6'-0" OPEN WIRE MESH FENCE** SCALE : 3/8"=1'-0"



NOTE: ALL WOOD TO BE CONSTRUCTION GRADE REDWOOD & STAINED. STAIN TO BE SELECTED.

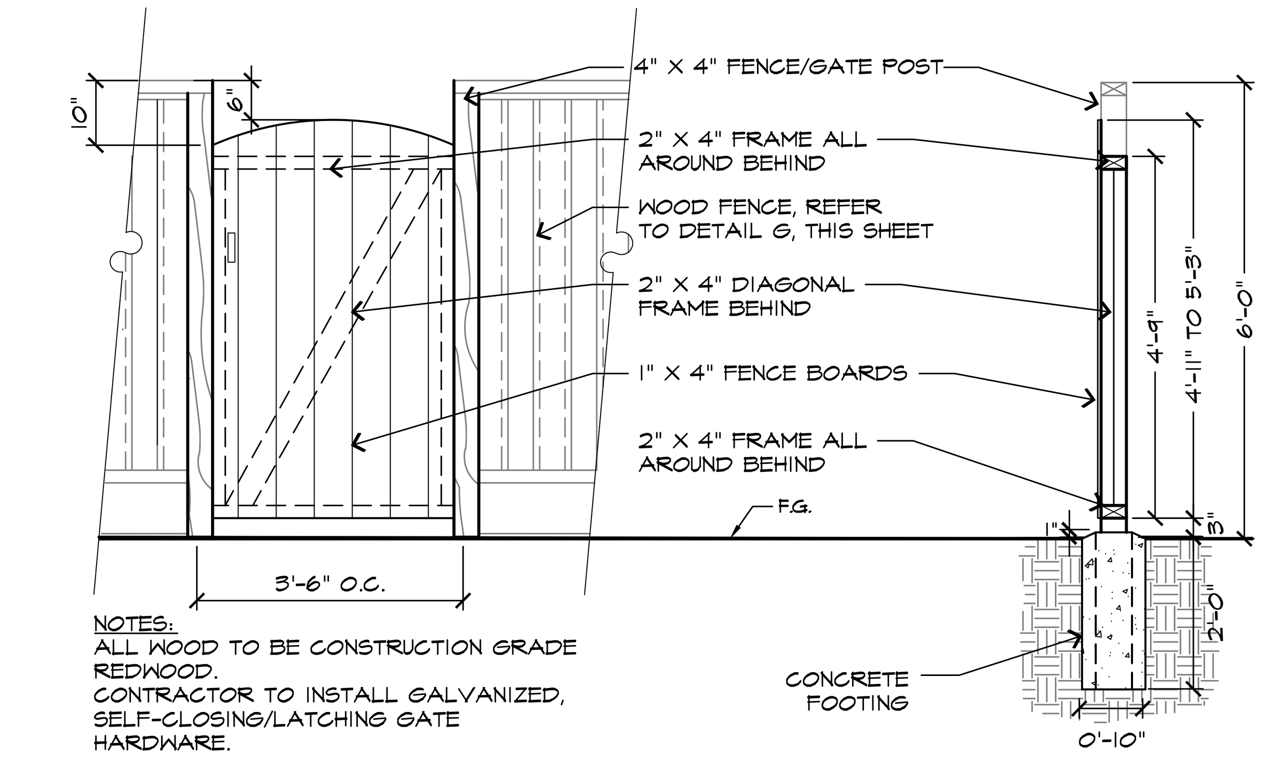
F **6' ENHANCED WOOD FENCE W/ KICKERBOARD AT ENTRY** SCALE: 1/2" = 1'-0"



NOTE:
POSTS TO BE PRESSURE TREATED DOUG FIR

ALL WOOD TO BE CONSTRUCTION COMMON REDWOOD OR CEDAR, ROUGH, UNLESS OTHERWISE NOTED.

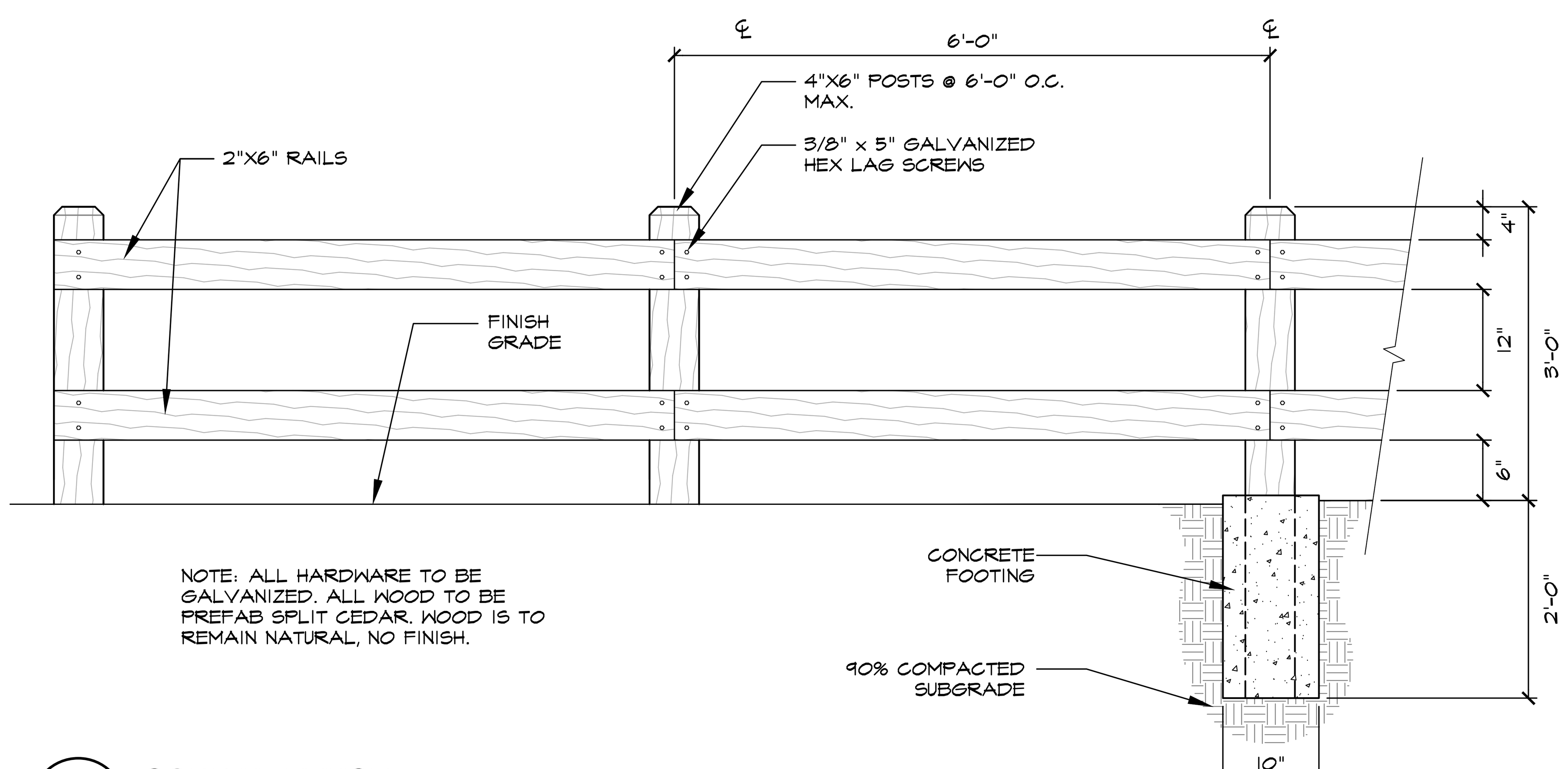
G **6'-0" HIGH WOOD FENCE W/ GATE** SCALE: 1/2" = 1'-0"



NOTES:
ALL WOOD TO BE CONSTRUCTION GRADE REDWOOD.
CONTRACTOR TO INSTALL GALVANIZED, SELF-CLOSING/LATCHING GATE HARDWARE.

CONCRETE FOOTING

H **SIDE YARD GATE** SCALE: 1/2" = 1'-0"



NOTE: ALL HARDWARE TO BE GALVANIZED. ALL WOOD TO BE PREFAB SPLIT CEDAR. WOOD IS TO REMAIN NATURAL, NO FINISH.

I **CORRAL FENCE** SCALE: 3/4" = 1'-0"

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THE RANCH PHASE II
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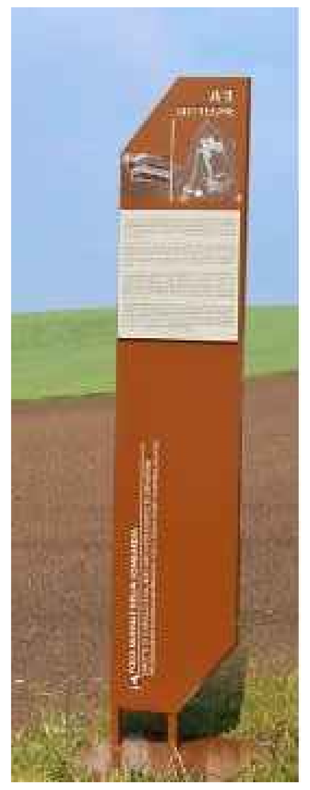
Preliminary Landscape Details Fencing

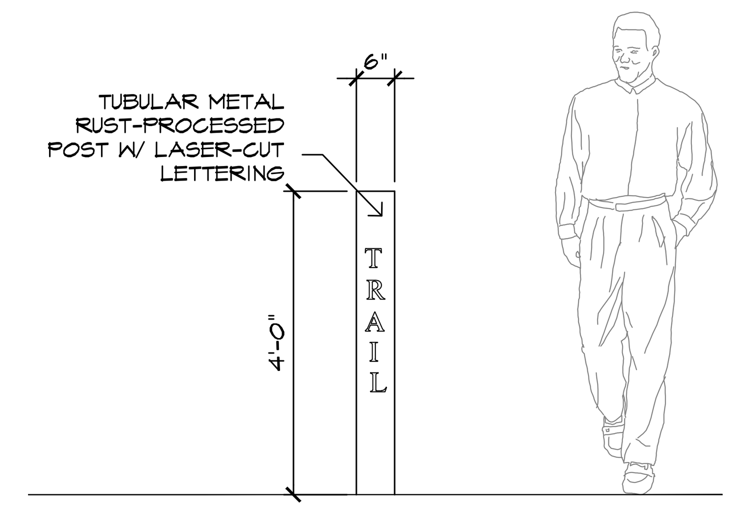


A TRAIL WAYFINDING SIGN SCALE :NTS

024 -

B PLANT / ANIMAL SPECIES HABITAT INFORMATION SIGN SCALE :NTS

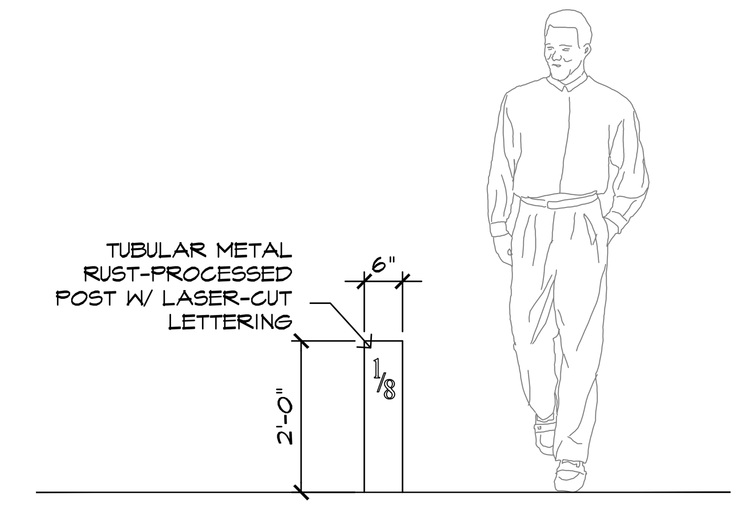
024 -



ELEVATION

C TRAIL MARKER SCALE: 1/2" = 1'-0"

024 -



ELEVATION

D TRAIL MARKER SCALE: 1/2" = 1'-0"

024 -

E PICNIC TABLE BY TREE TOP PRODUCTS SCALE :NTS

024 -

F ADA PICNIC TABLE BY TREE TOP PRODUCTS SCALE :NTS

024 -

G BENCH BY WHOLE TREES SCALE :NTS

024 -

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Preliminary Landscape Details
Site Imagery

L12