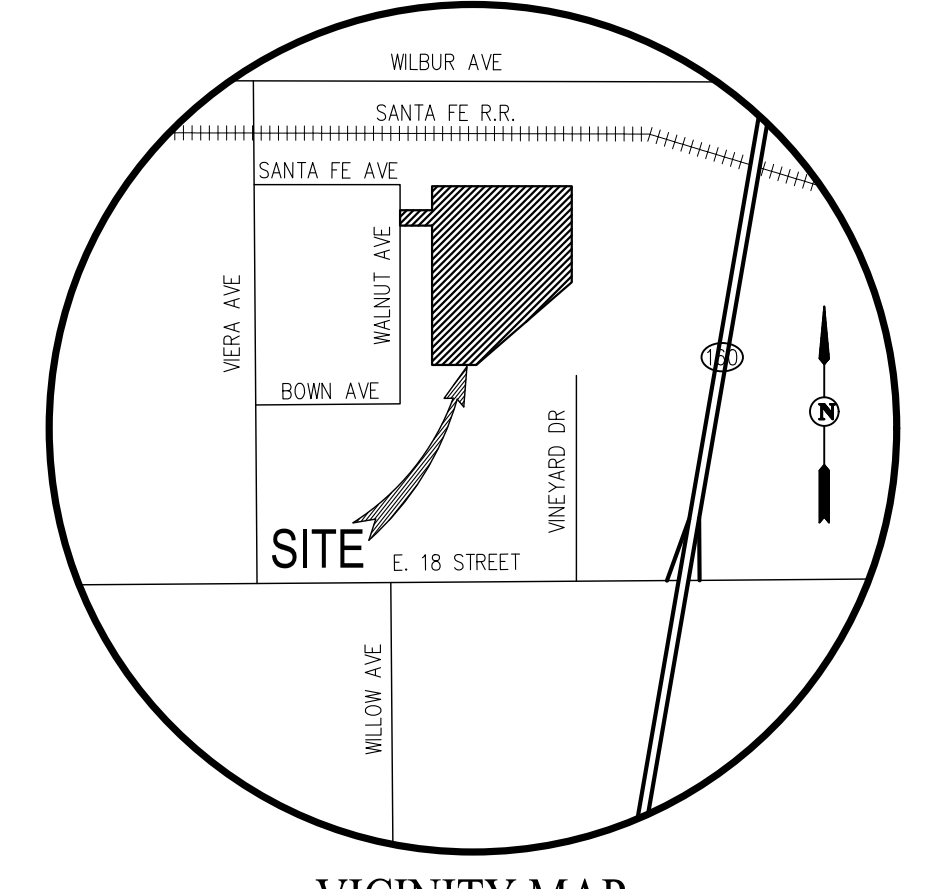
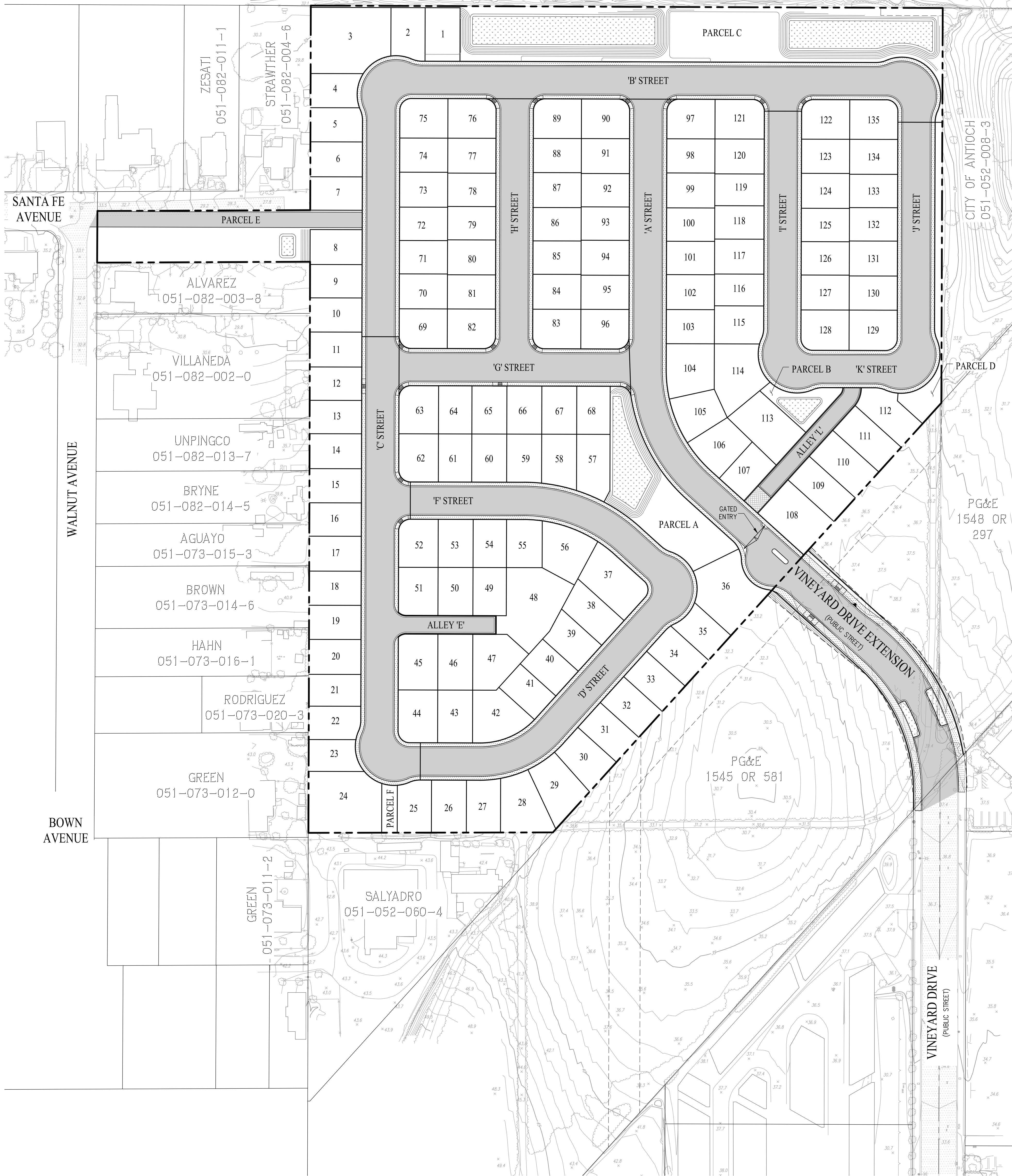


CANDY PROPERTIES
051-032-009-6



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- OWNER/SUBDIVIDER: CIVIC RANCHO MEADOWS, LLC
1500 WILLOW PASS COURT
CONCORD, CA 94520
(925) 291-6828
ATTN: KERRI WATT
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322
ATTN: ANGELO OBERTELLO, RCE #64345
- A.P.N.: 051-052-053-9, 051-082-010-3
- EXISTING USE: AGRICULTURAL
- SITE AREA: 17.12 AC±
- LOTS: 135 RESIDENTIAL LOTS, 5 OPEN SPACE PARCELS
- DENSITY: 7.89 DU/AC
- EXISTING ZONING: PBC (PLANNED BUSINESS CENTER)
- PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
- EXISTING GENERAL PLAN OVERLAY: EASTERN WATERFRONT EMPLOYMENT FOCUS AREA
- PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND NGS MONUMENTS, HAVING PID NO. AA3821 AND JS4835, EPOCH 2010, THE BEARING BEING N70°45'54"E (CALCULATED AND MEASURED).
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, VEGETATION, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- FLOOD ZONE: ZONE X: AREAS OF MINIMAL FLOOD HAZARD.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP. MAP NUMBER 06013C0144G.
DATED: SEPTEMBER 30, 2015.
- STREETS: ALL INTERIOR STREETS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOA. VINEYARD AVENUE EXTENSION IS TO BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF ANTIOCH.

SHEET INDEX

- TITLE SHEET
- SITE PLAN & STREET SECTIONS
- DEVELOPMENT PLAN
- LOTING PLAN
- PRELIMINARY GRADING PLAN
- SITE GRADING SECTIONS
- PRELIMINARY UTILITY PLAN
- VINEYARD DRIVE EXTENSION
- SOLID WASTE MANAGEMENT PLAN
- TRAFFIC SIGNING, STRIPING & PARKING PLAN

PARCEL SUMMARY

PARCEL	LAND USE	ACREAGE
PARCEL A	PARK/STORMWATER QUALITY TREATMENT AREA	0.35 AC±
PARCEL B	OPEN SPACE/STORMWATER QUALITY TREATMENT AREA	0.07 AC±
PARCEL C	PARK/STORMWATER QUALITY TREATMENT AREA	1.03 AC±
PARCEL D	OPEN SPACE	0.11 AC±
PARCEL E	EVA ACCESS AND FUTURE DEVELOPMENT	0.46 AC±
PARCEL F	FUTURE STORM DRAIN CONNECTION AREA	0.03 AC±
PARCEL G	PRIVATE STREET	0.77 AC±
PARCEL H	PRIVATE STREET	1.22 AC±
PARCEL I	PRIVATE STREET	0.76 AC±
PARCEL J	PRIVATE STREET	0.80 AC±
PARCEL K	PRIVATE STREET	0.69 AC±
PARCEL L	PRIVATE STREET	0.93 AC±
PARCEL M	PRIVATE STREET	0.11 AC±

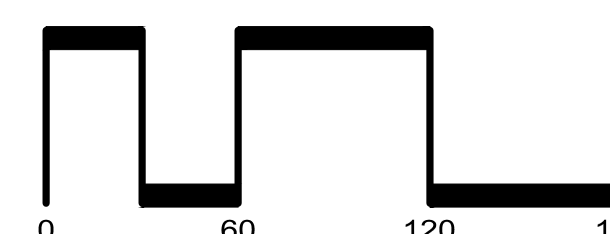
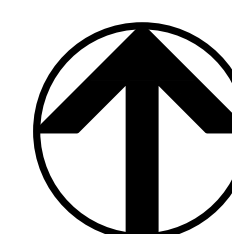
PARCELS A-M TO BE OWNED AND MAINTAINED BY THE HOA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	EASEMENT
---	---	CENTERLINE

**VESTING TENTATIVE MAP
TITLE SHEET
RANCHO MEADOWS
SUBDIVISION 9709**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2024



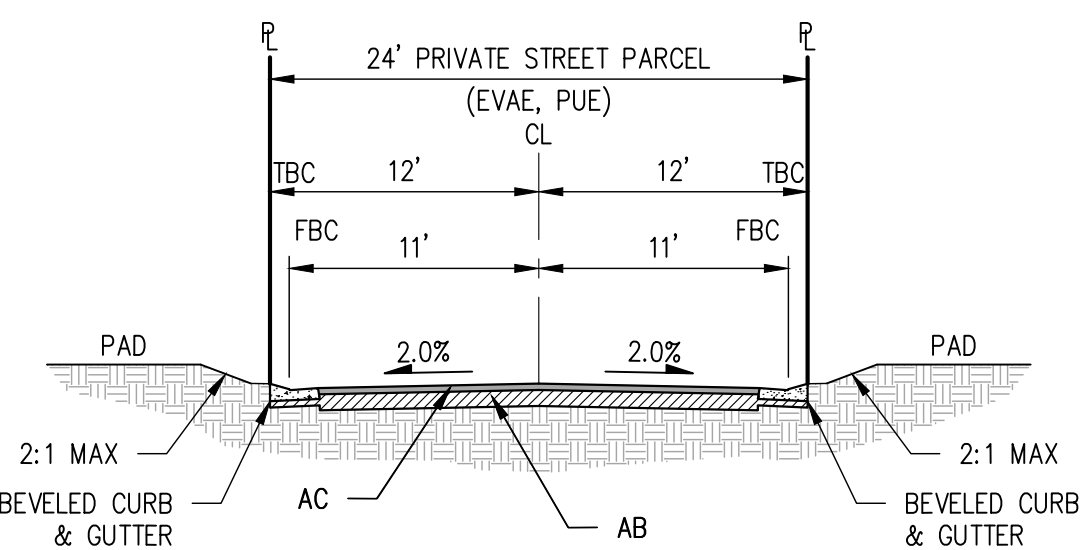
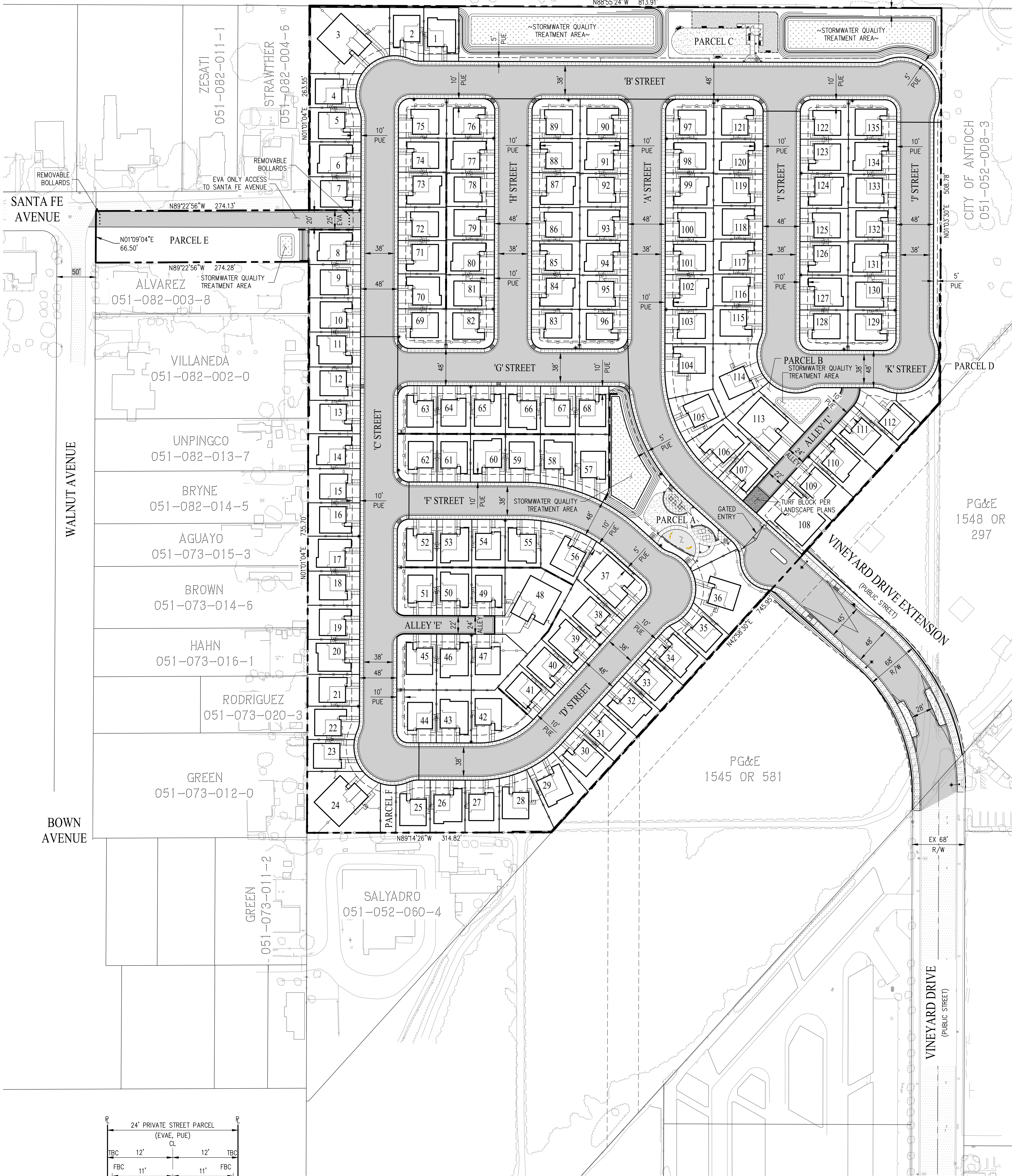
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
1
OF 10 SHEETS

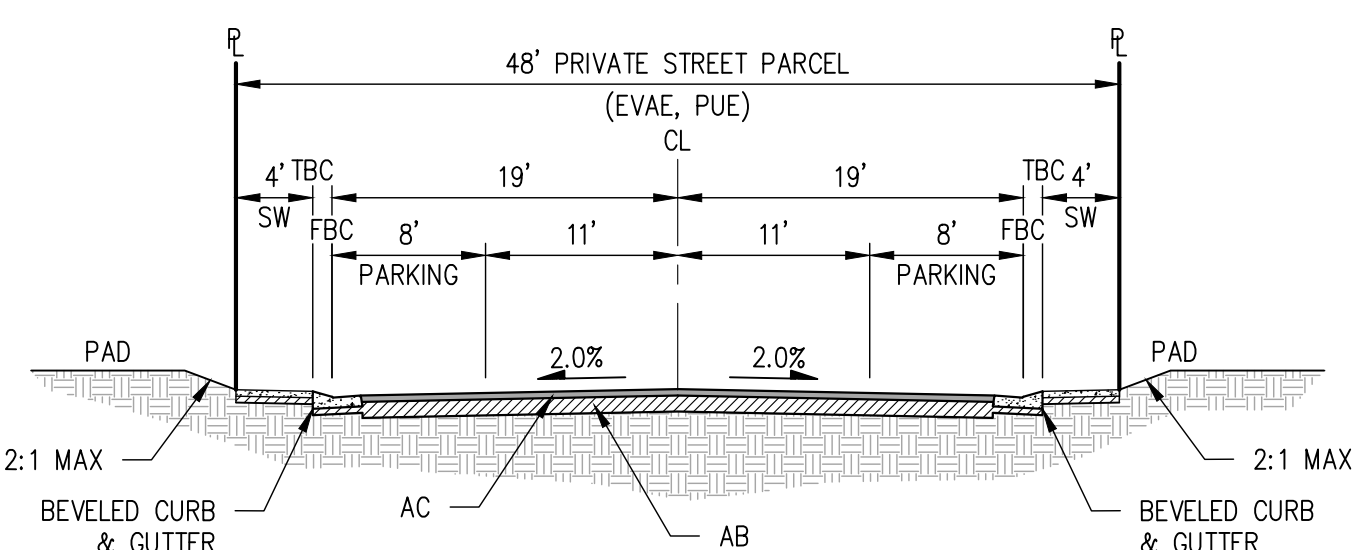
JOB NO.: 3601-000

SANTA FE
RAILROAD

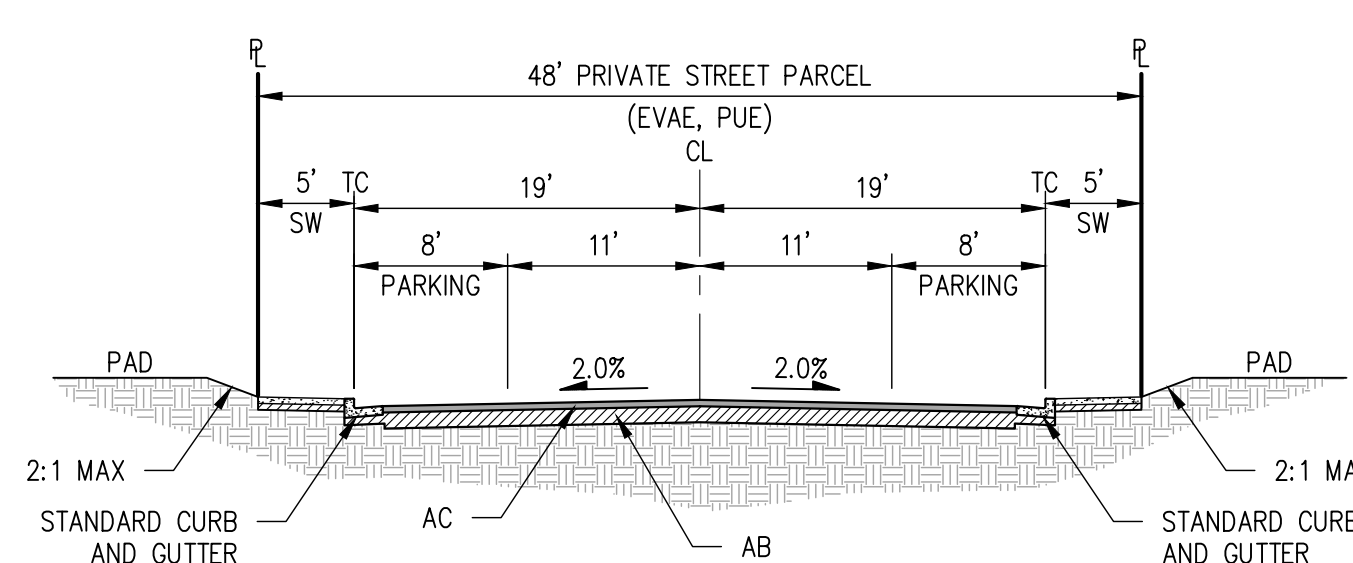
EXISTING 10' EASEMENT FOR FLOOD CONTROL
PURPOSES, GRANTED TO CONTRA
COSTA COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
PER BOOK 13516, PAGE 123



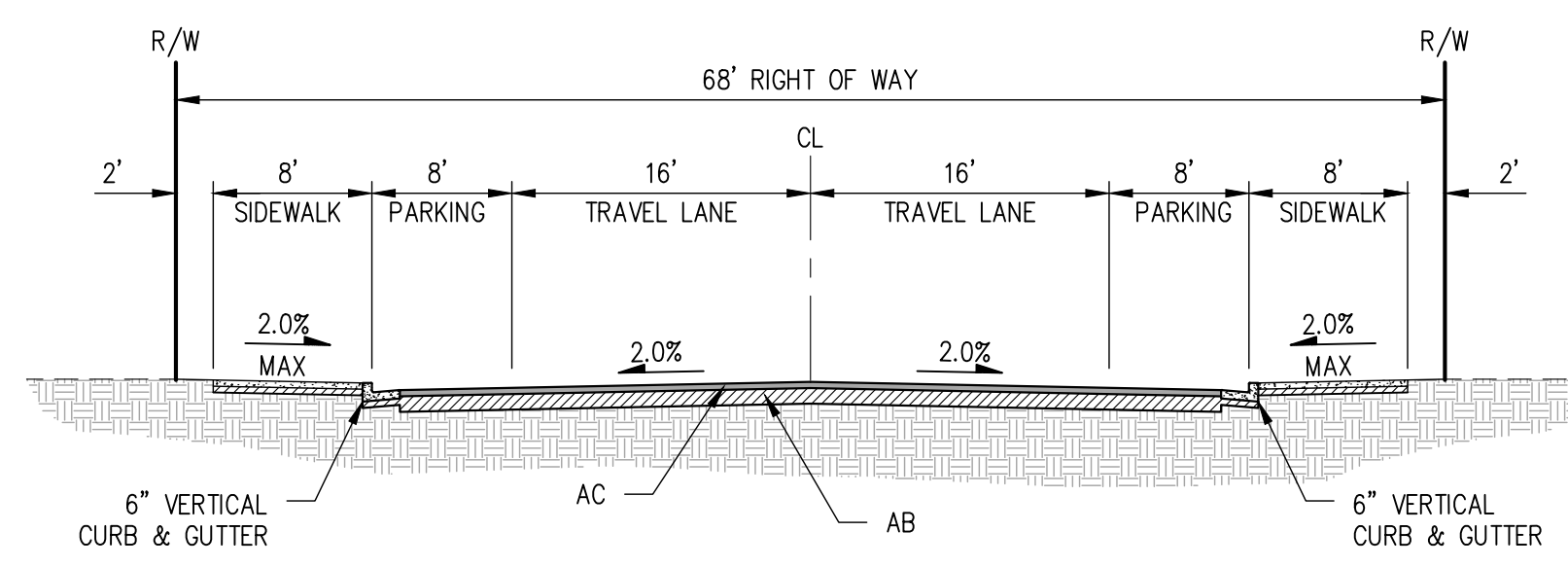
TYPICAL ALLEY
NOT TO SCALE



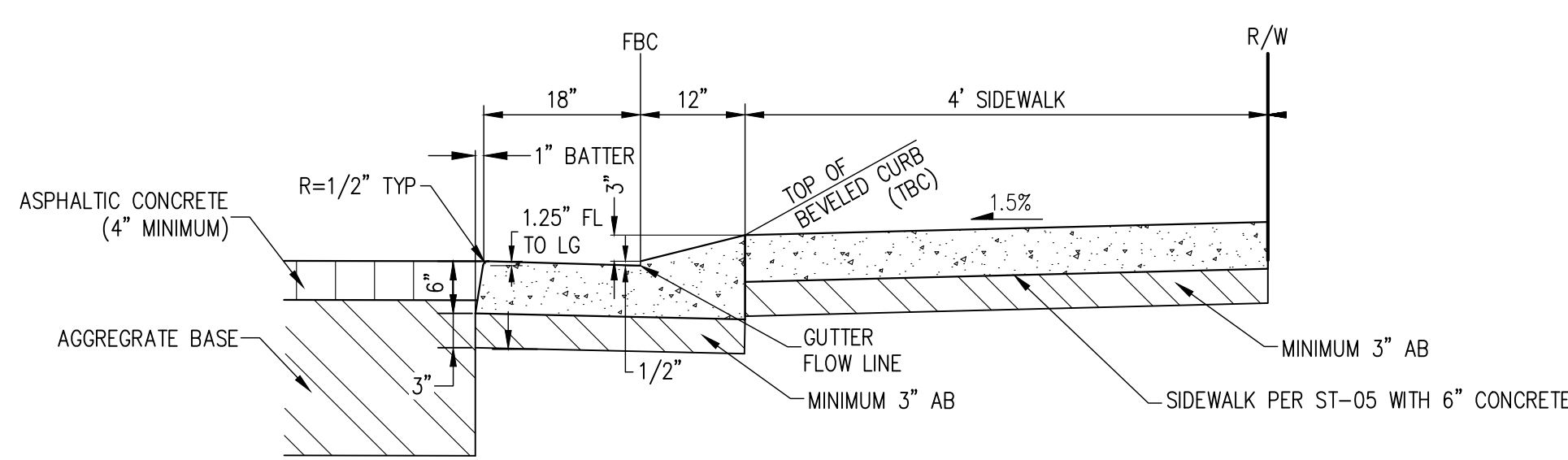
TYPICAL INTERIOR STREET
(AT BEVELED CURB & GUTTER)
NOT TO SCALE



TYPICAL INTERIOR STREET
(AT VERTICAL CURB & GUTTER)
NOT TO SCALE



VINEYARD DRIVE EXTENSION
NOT TO SCALE



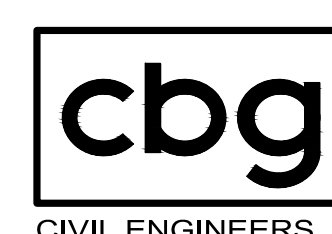
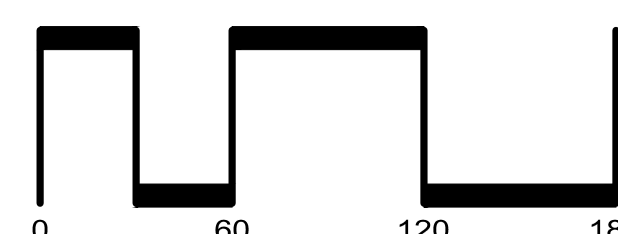
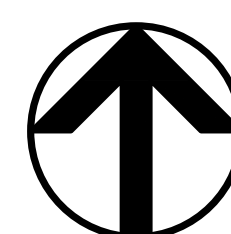
BEVELED CURB & GUTTER DETAIL
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	EASEMENT
---	---	CENTERLINE

VESTING TENTATIVE MAP
SITE PLAN AND
STREET SECTIONS
RANCHO MEADOWS
SUBDIVISION 9709

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2024

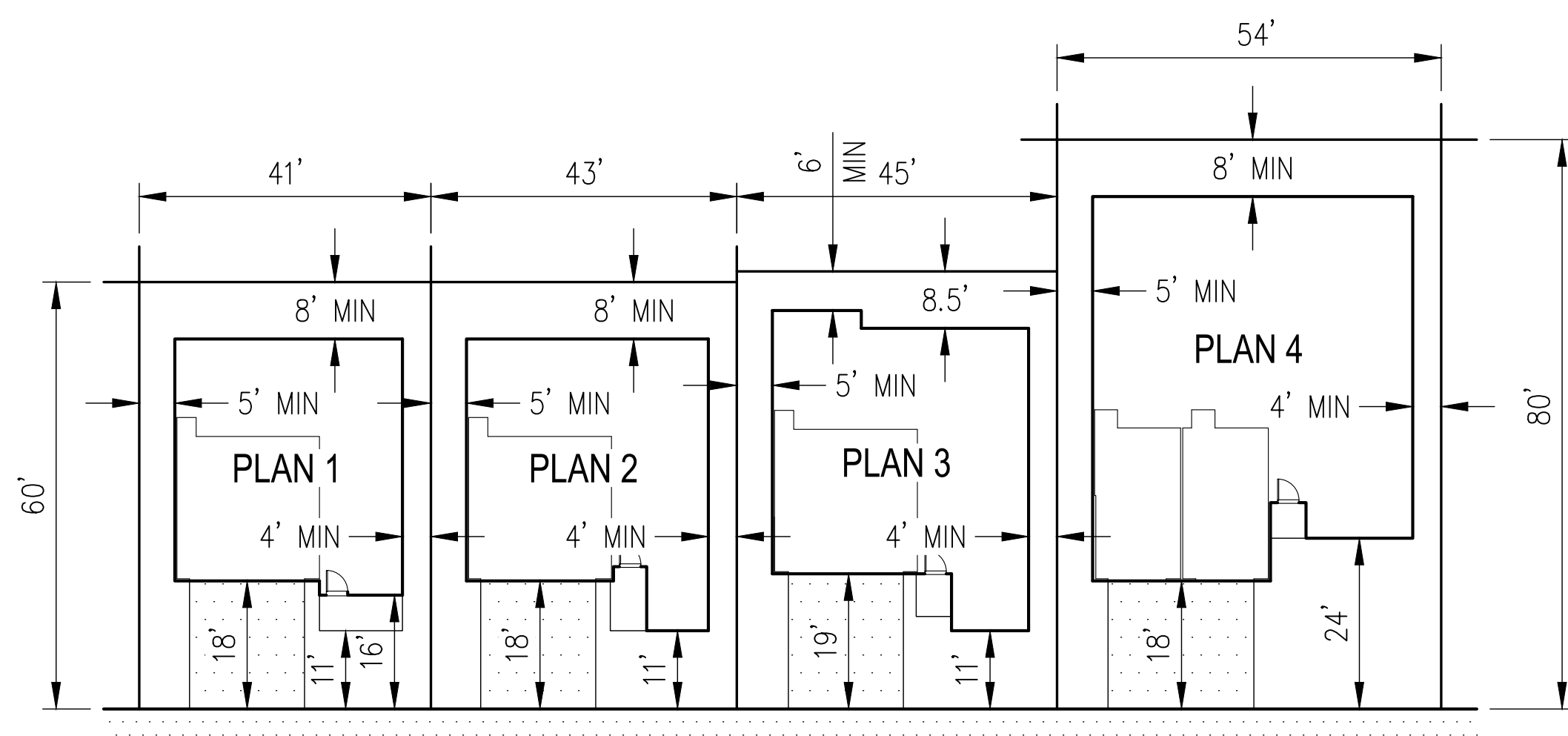


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SHEET NO.
2
OF 10 SHEETS

CANDY PROPERTIES
051-032-009-6

SANTA FE
RAILROAD

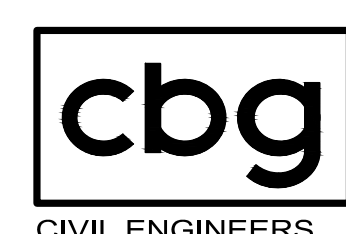
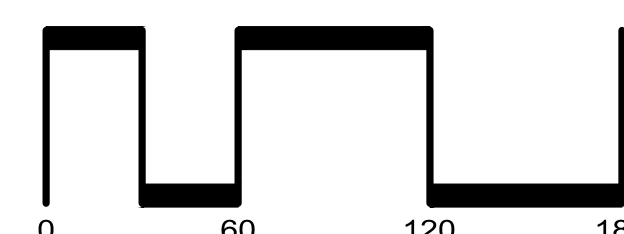
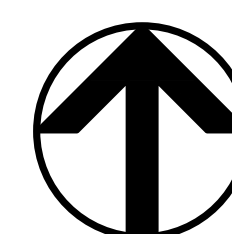


TYPICAL LOT SETBACKS
NOT TO SCALE

PRODUCT MIX	
PLAN	QUANTITY
PLAN 1	44
PLAN 2	47
PLAN 3	38
PLAN 4	6
TOTAL	135

VESTING TENTATIVE MAP DEVELOPMENT PLAN RANCHO MEADOWS SUBDIVISION 9709

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2024



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ROSEVILLE • (916) 788-4456
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SHEET NO.
3
OF 10 SHEETS

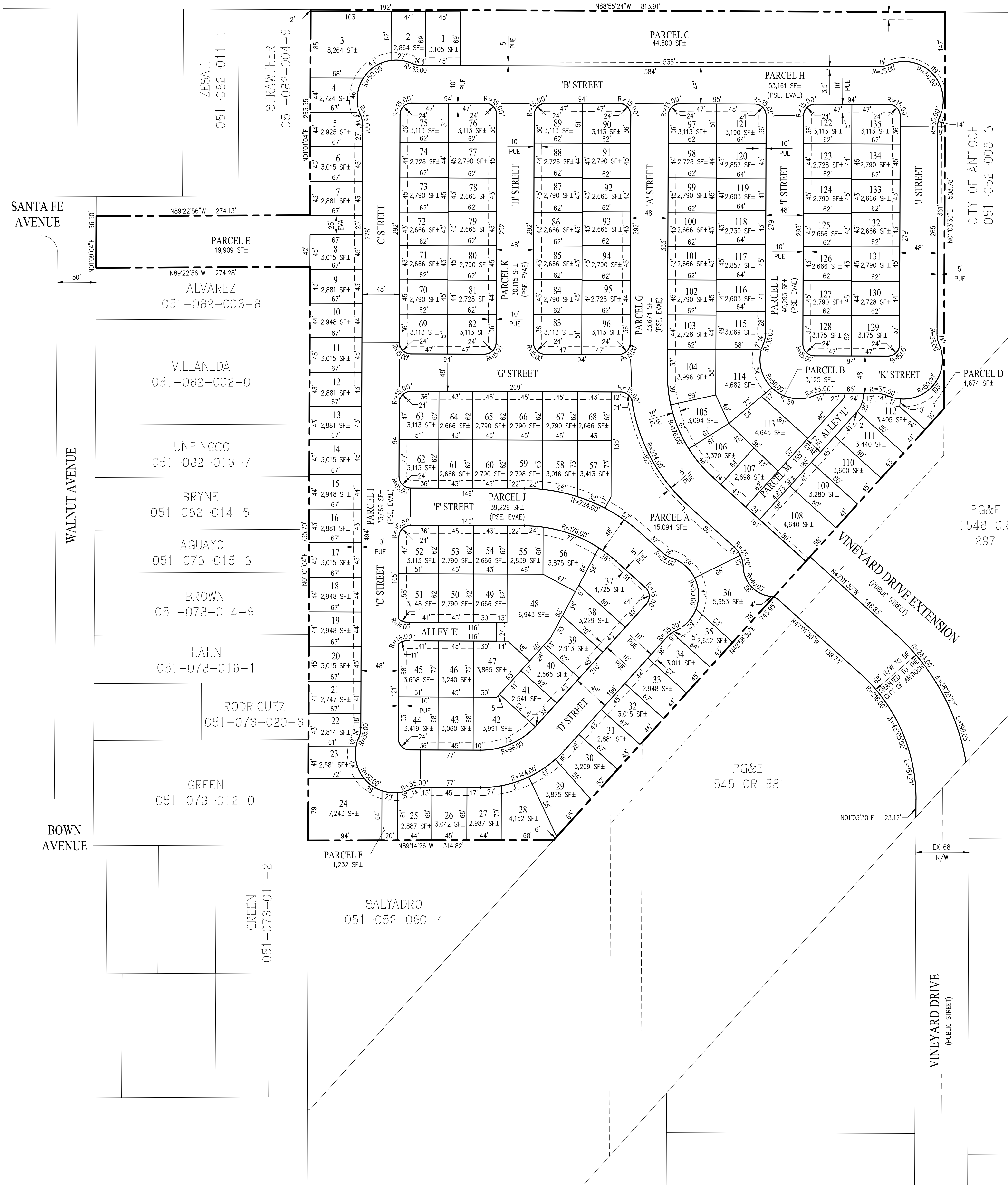
JOB NO.: 3601-000

H3801-000A07M13.DWG

CANDY PROPERTIES
051-032-009-6

SANTA FE
RAILROAD

10' EASEMENT FOR FLOOD CONTROL
PURPOSES, GRANTED TO CONTRA
COSTA COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
PER BOOK 13516, PAGE 123



PG&E
1548 OR
297

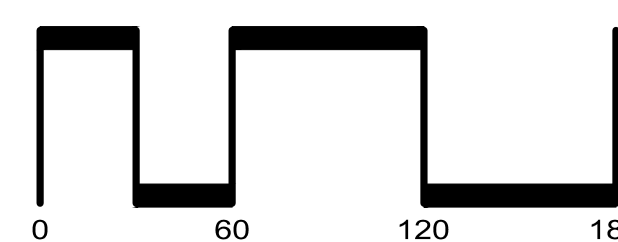
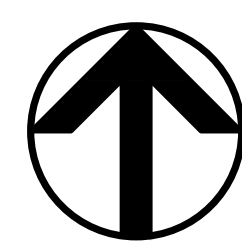
PG&E
1545 OR 581

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		LOT LINE
		RIGHT OF WAY
		EASEMENT
		CENTERLINE

VESTING TENTATIVE MAP
VESTING TENTATIVE MAP
 RANCHO MEADOWS
 SUBDIVISION 9709

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=60' DATE: NOVEMBER 2024



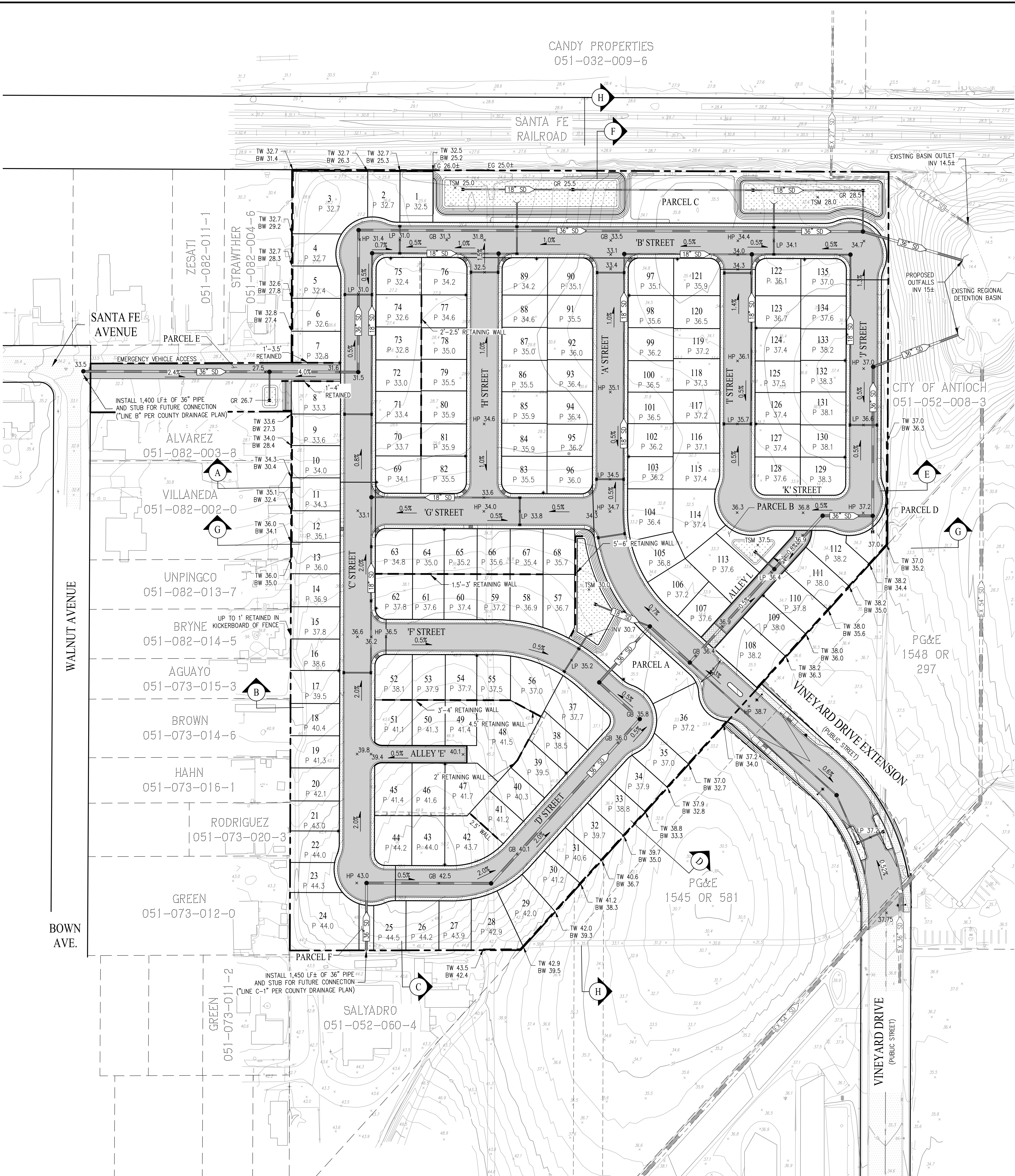
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SHEET NO.
4
 OF 10 SHEETS

JOB NO.: 3601-000

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SANTA FE RAILROAD



CITY OF ANTIOCH
051-052-008-3

PG&E
1548 DR
297

PG&E
1545 DR 581

EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
RAW EARTHWORK	38,700	51,300
UTILITY SPOILS	5,900	-
C.3 SPOILS	2,000	-
BUILDING FOUNDATION/ PLUMBING SPOILS	4,700	-
TOTAL	51,300	51,300
NET (BALANCED)	-	-

- NOTES:
- EARTHWORK CALCULATIONS EXCLUDE ADJUSTMENTS FOR CLEARING, GRUBBING, AND STRIPPING THE SITE OF ANY VEGETATION.
 - NO ADJUSTMENTS WERE MADE FOR SOIL SHRINKAGE OR EXPANSION.
 - EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH THE FINAL DESIGN.

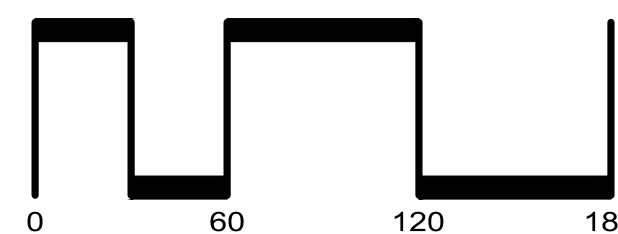
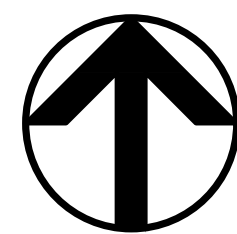
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	EASEMENT
---	---	CENTERLINE
---	---	RETAINING WALL
---	---	SLOPE

**VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
RANCHO MEADOWS
SUBDIVISION 9709**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2024

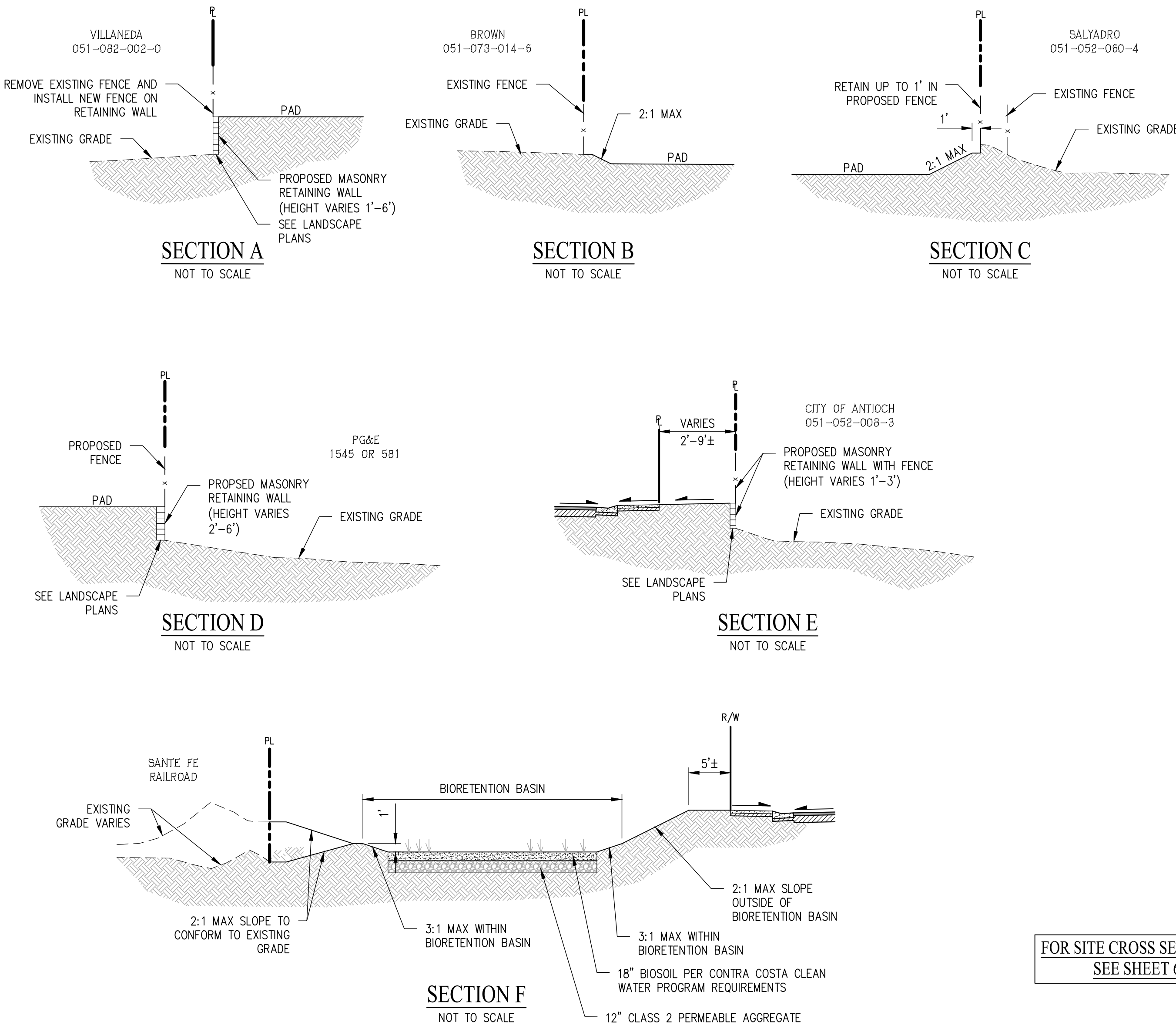
FOR SITE CROSS SECTIONS,
SEE SHEET 6

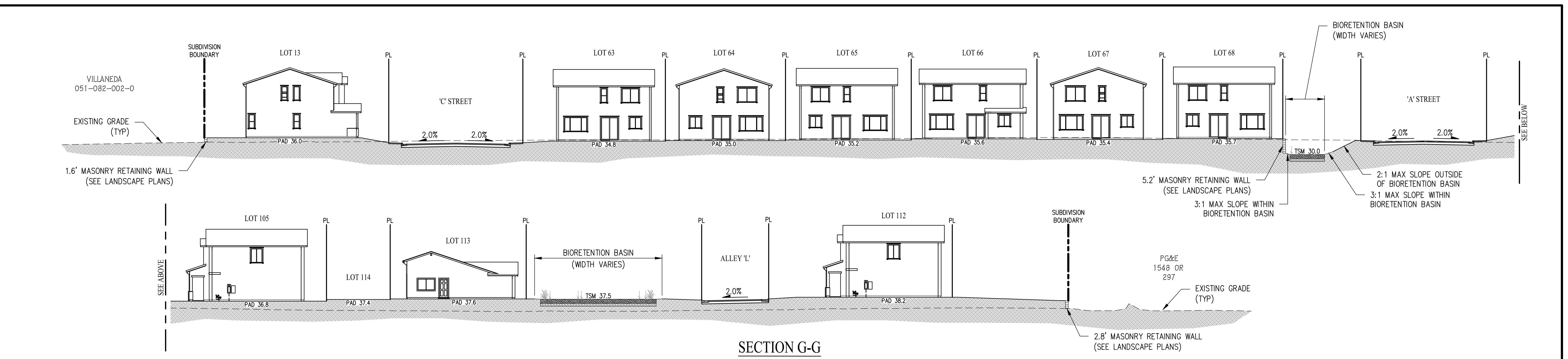


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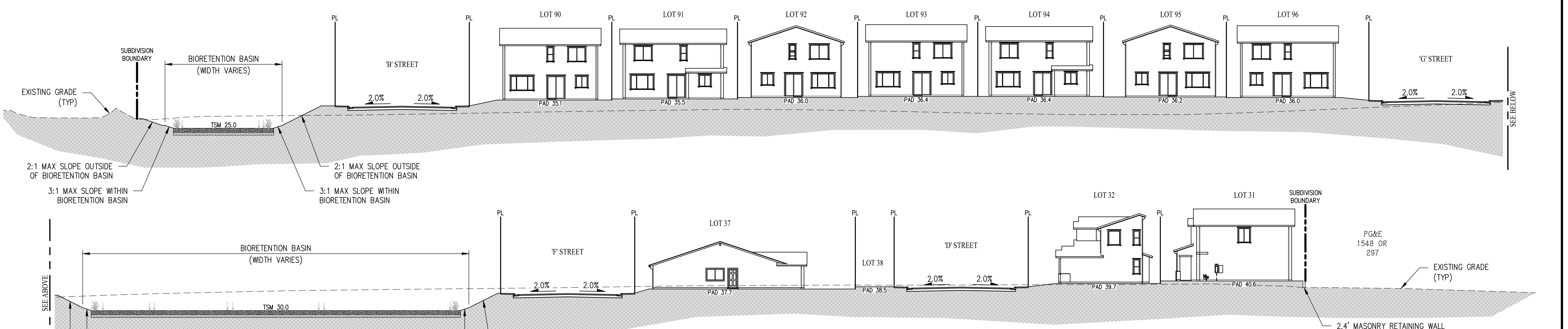
SHEET NO.
5
OF 10 SHEETS

JOB NO.: 3601-000





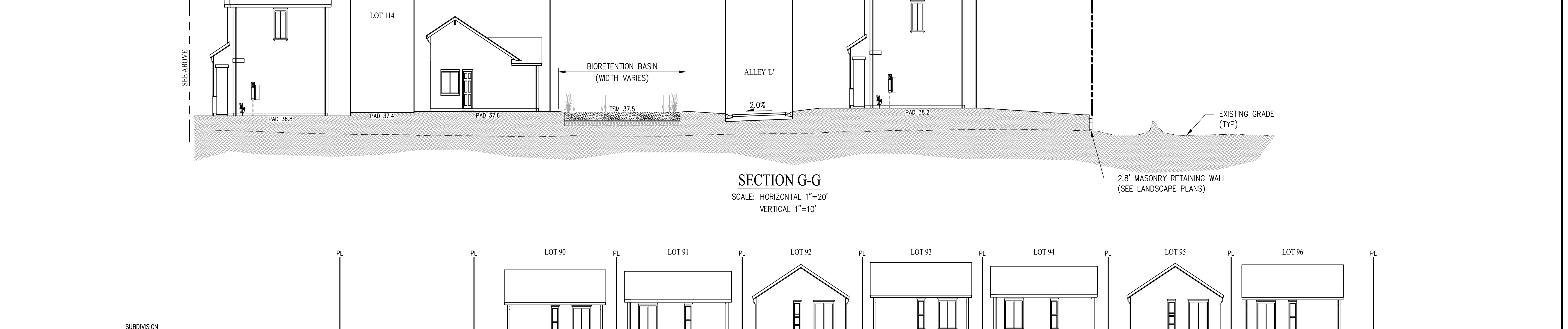
SECTION G-G
1"=20'



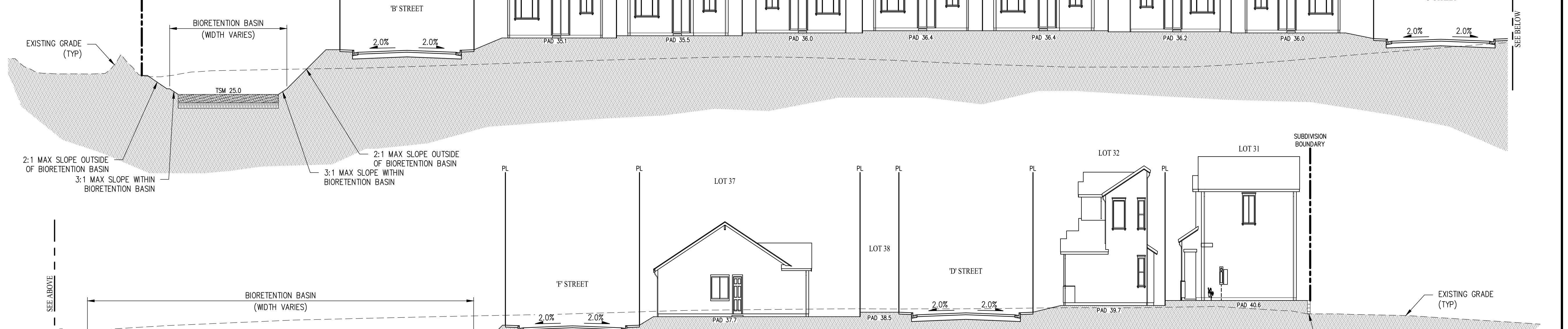
SECTION H-H
1"=20'



SECTION G-G
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=10'



SECTION H-H
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=10'



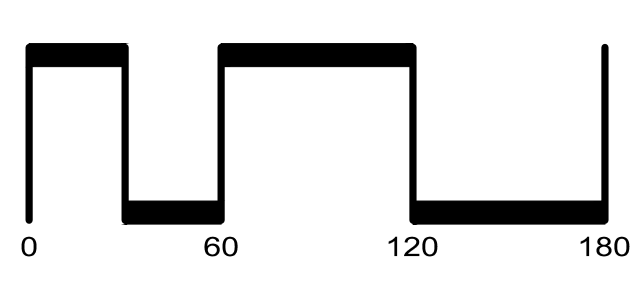
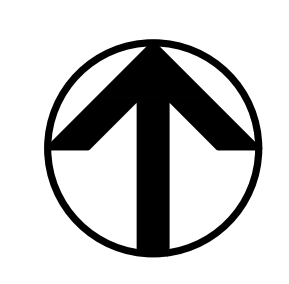
SECTION G-G
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=10'



SECTION H-H
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=10'

VESTING TENTATIVE MAP
SITE CROSS SECTIONS
RANCHO MEADOWS
SUBDIVISION 9709

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2024

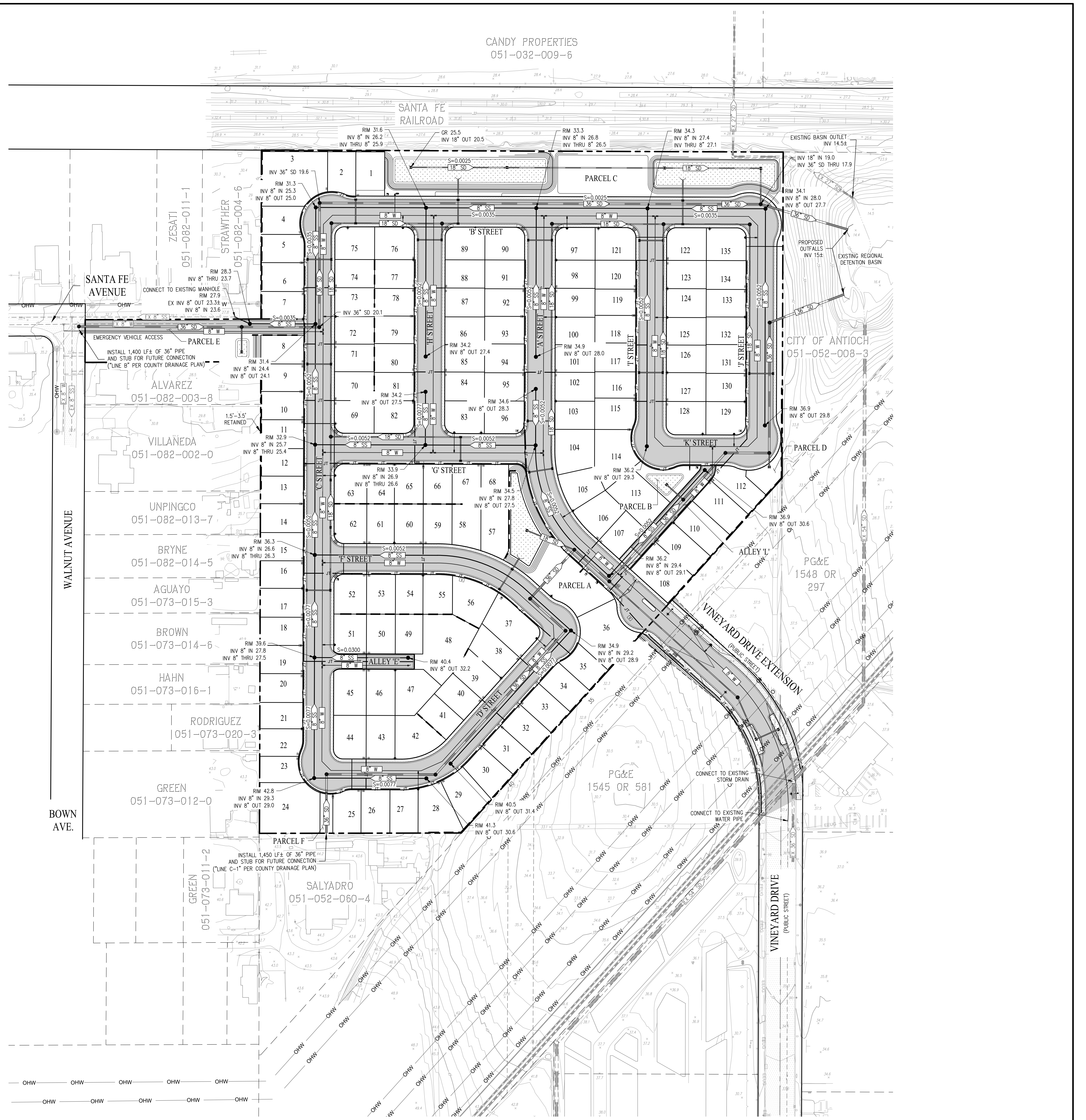


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SHEET NO.
6
OF 10 SHEETS

JOB NO.: 3601-000

H:\9709\9709\CD\TENTATIVE.DWG

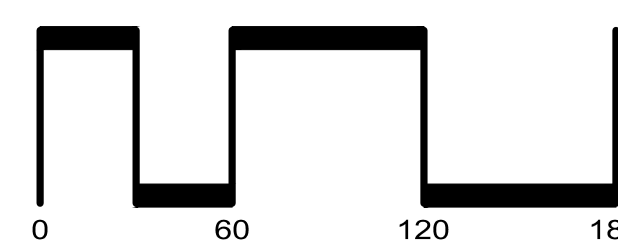
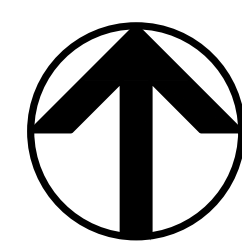


LEGEND

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

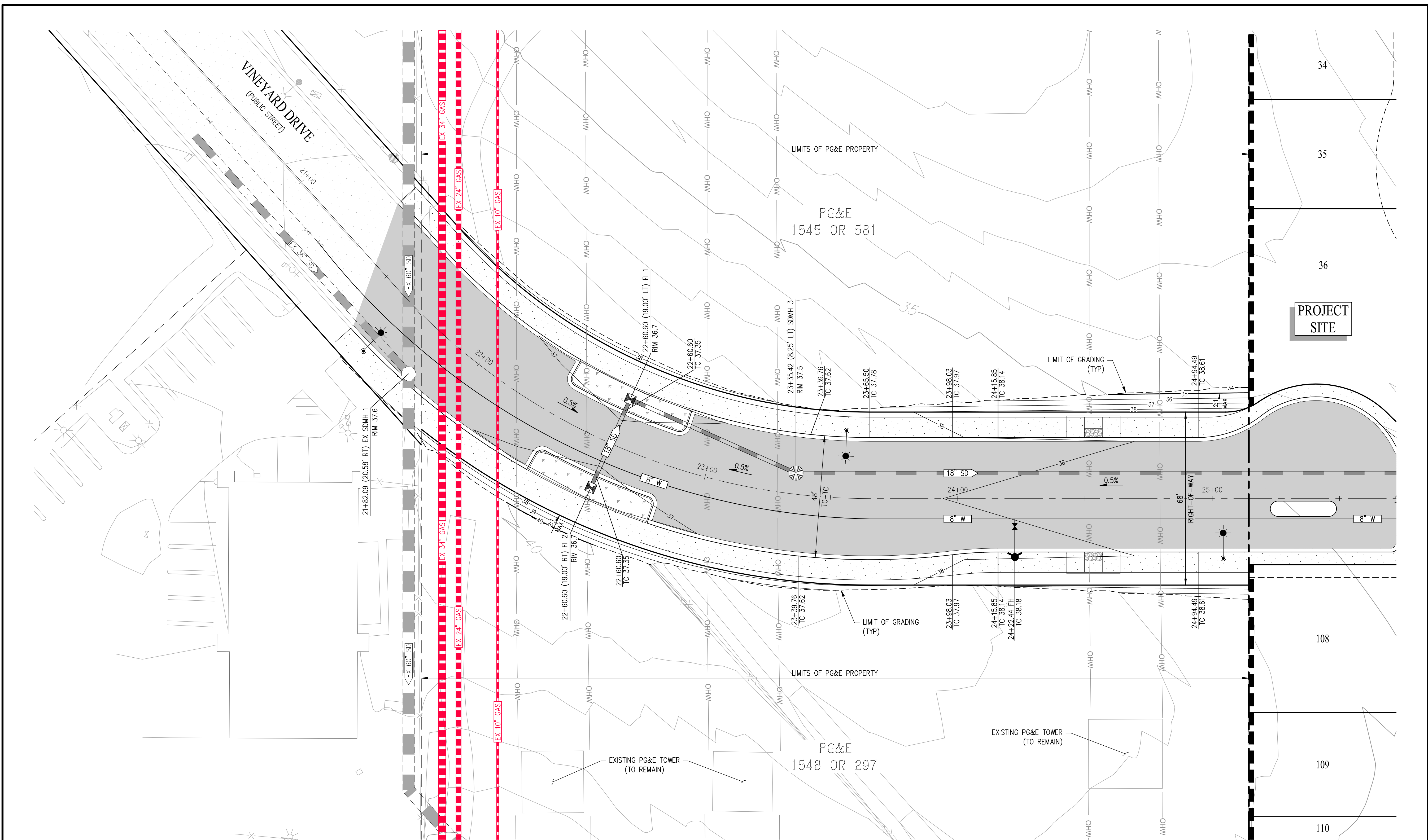
VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
RANCHO MEADOWS
SUBDIVISION 9709

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2024



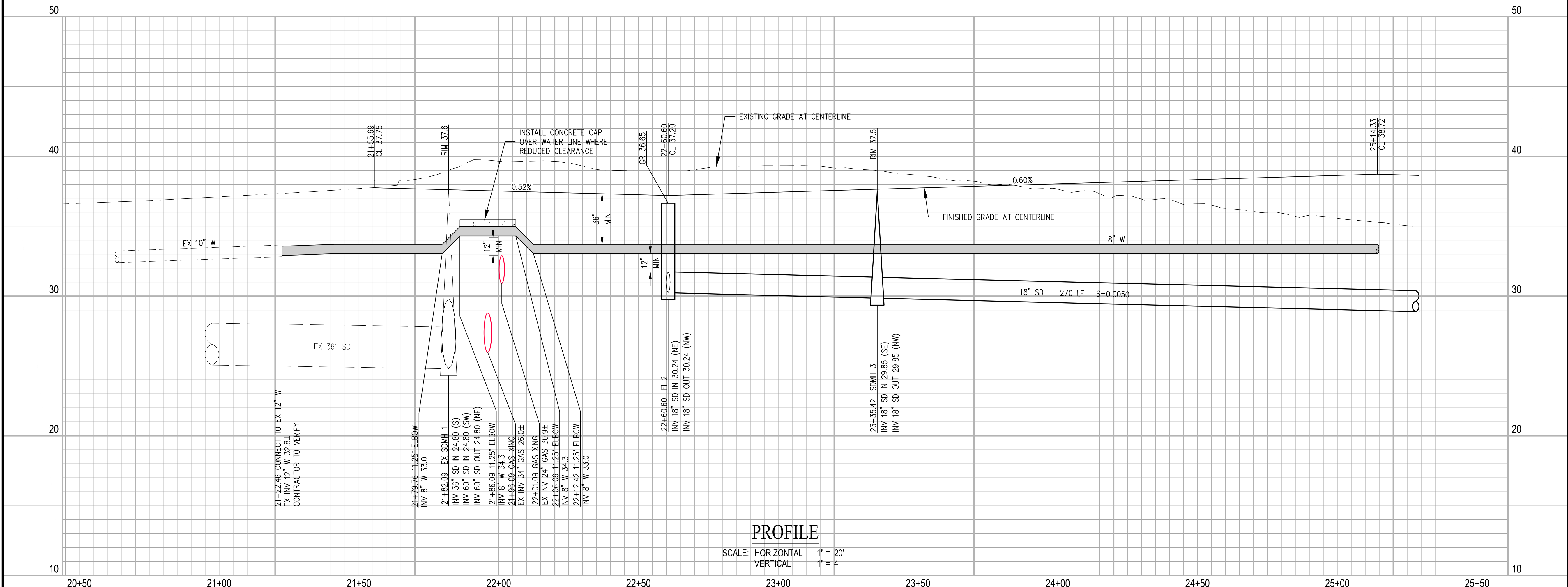
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SHEET NO.
7
OF 10 SHEETS



VINEYARD DRIVE EXTENSION

SCALE: 1" = 20'



PROFILE

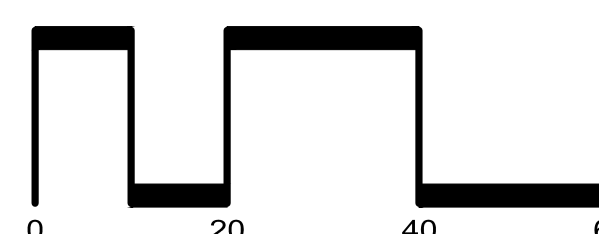
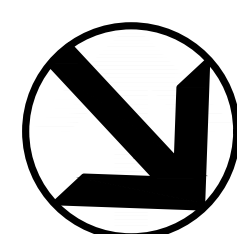
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

LEGEND

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

VESTING TENTATIVE MAP
VINEYARD DRIVE EXTENSION
RANCHO MEADOWS
SUBDIVISION 9709

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=20' DATE: NOVEMBER 2024

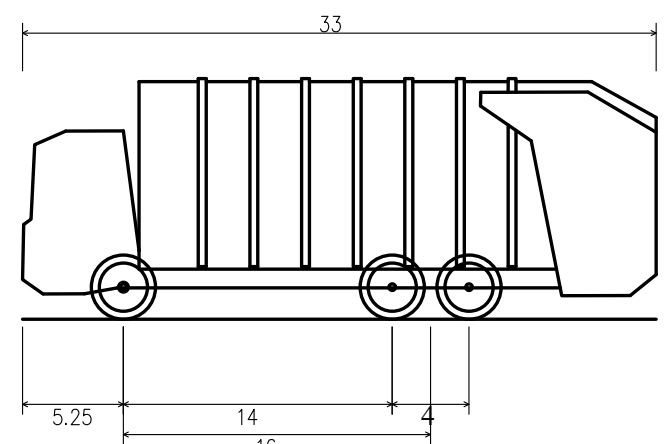
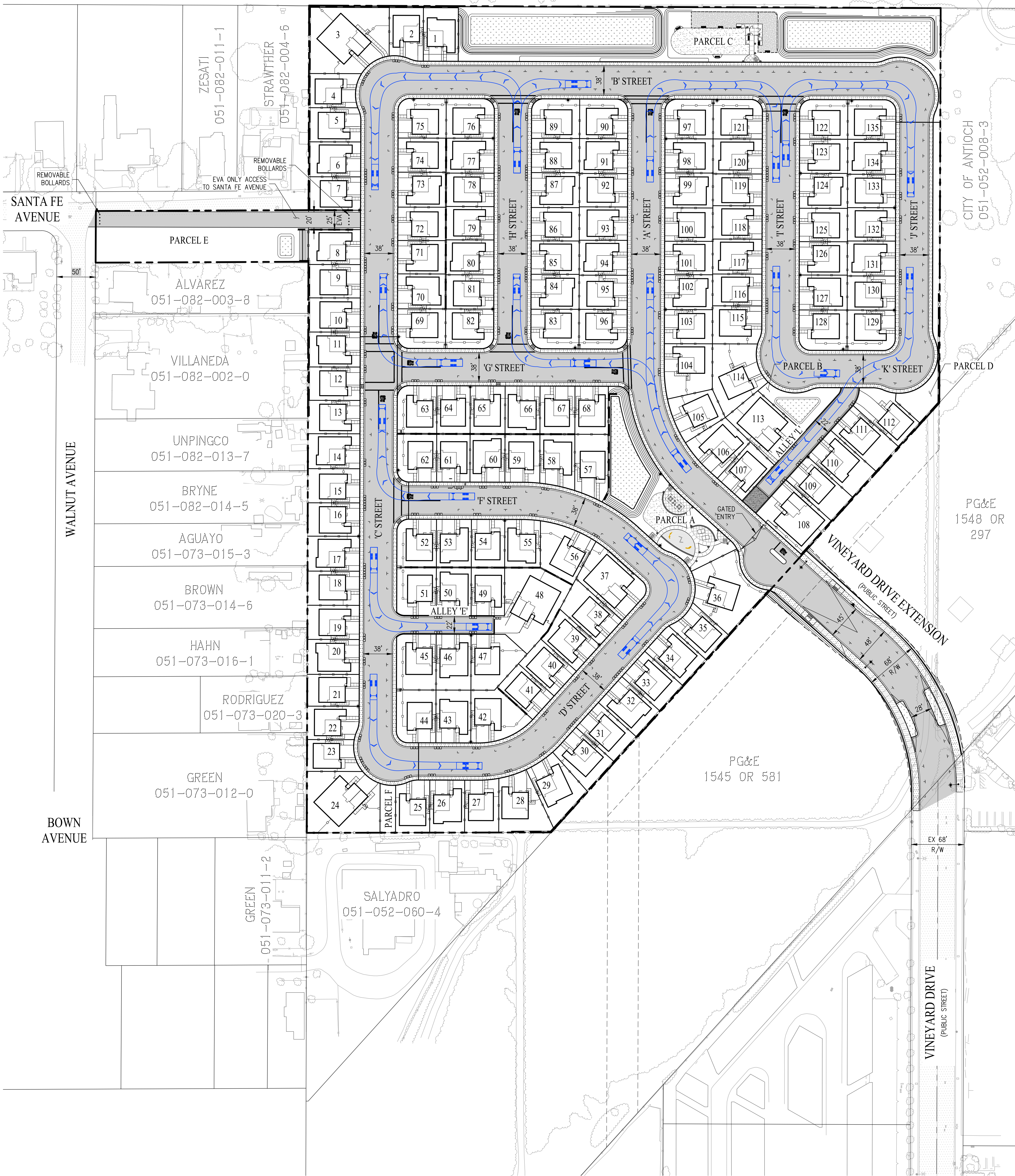


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SHEET NO.
8
OF 10 SHEETS

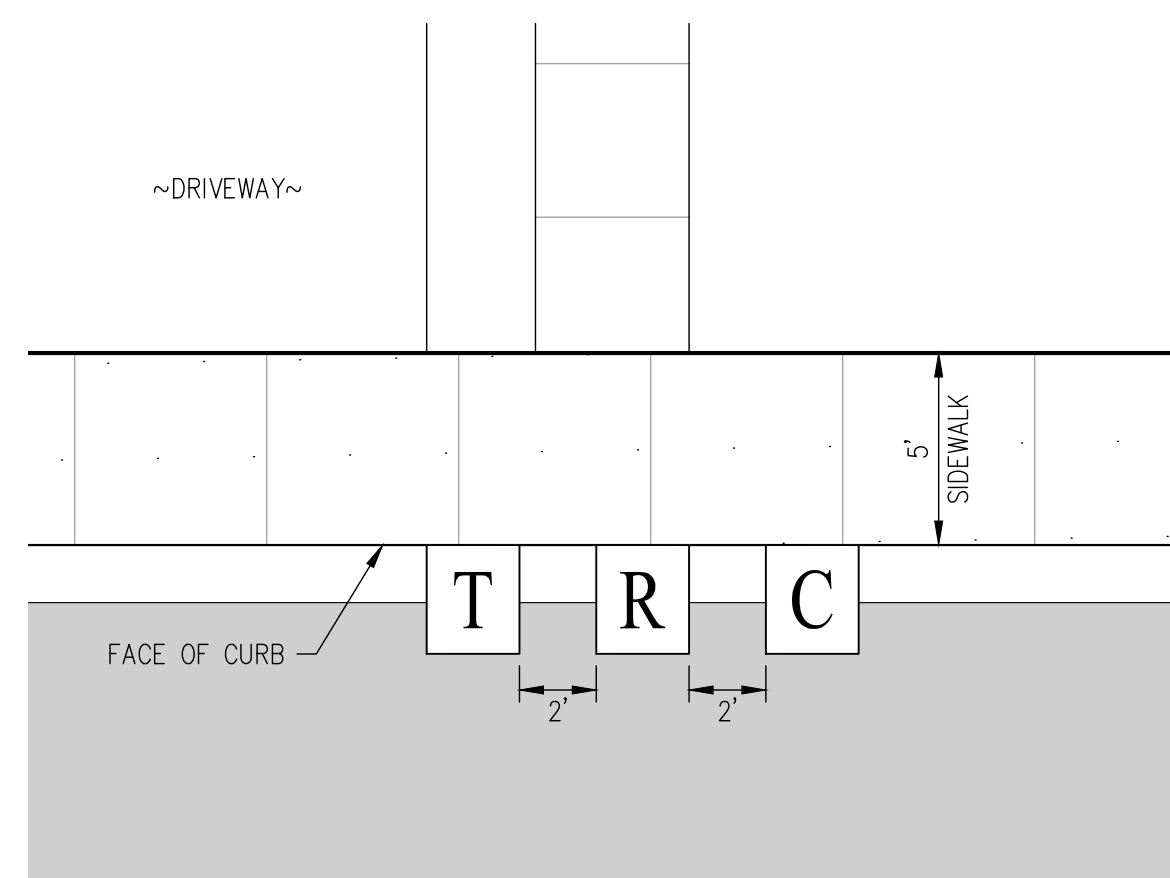
JOB NO.: 3601-000

SANTA FE
RAILROAD



REPUBLIC SERVICES GARBAGE TRUCK
Overall Length 33.000ft
Overall Width 16.000ft
Overall Body Height 12.538ft
Min Body Ground Clearance 1.227ft
Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 37.500ft

ANTIOCH GARBAGE TRUCK
NOT TO SCALE



TYPICAL WASTE BIN CONFIGURATION
NOT TO SCALE

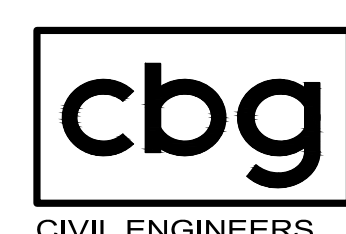
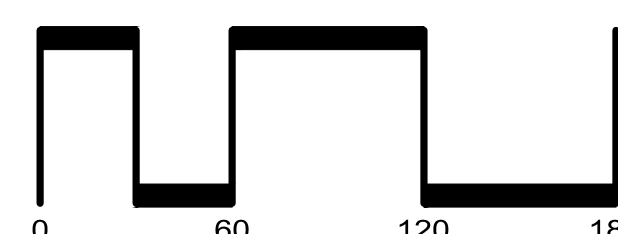
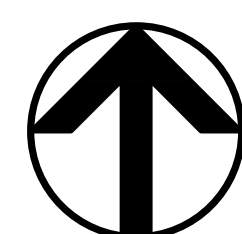
TRASH COLLECTION PROCESS:

1. HOMEOWNERS TO STORE BINS IN GARAGES UNTIL COLLECTION DAY. ON COLLECTION DAY (WEEKLY), HOMEOWNERS TO STAGE BINS NEXT TO OR IN FRONT OF DRIVEWAY.
2. SOLID WASTE COLLECTION TO BE DONE BY REPUBLIC SERVICES.

LEGEND		DESCRIPTION
EXISTING	PROPOSED	
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
	T	TRASH BIN
	R	RECYCLING BIN
	C	COMPOST WASTE BIN
	→	DIRECTION OF TRAVEL

VESTING TENTATIVE MAP SOLID WASTE MANAGEMENT PLAN RANCHO MEADOWS SUBDIVISION 9709

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2024



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SHEET NO.
9
OF 10 SHEETS

SANTA FE
RAILROAD

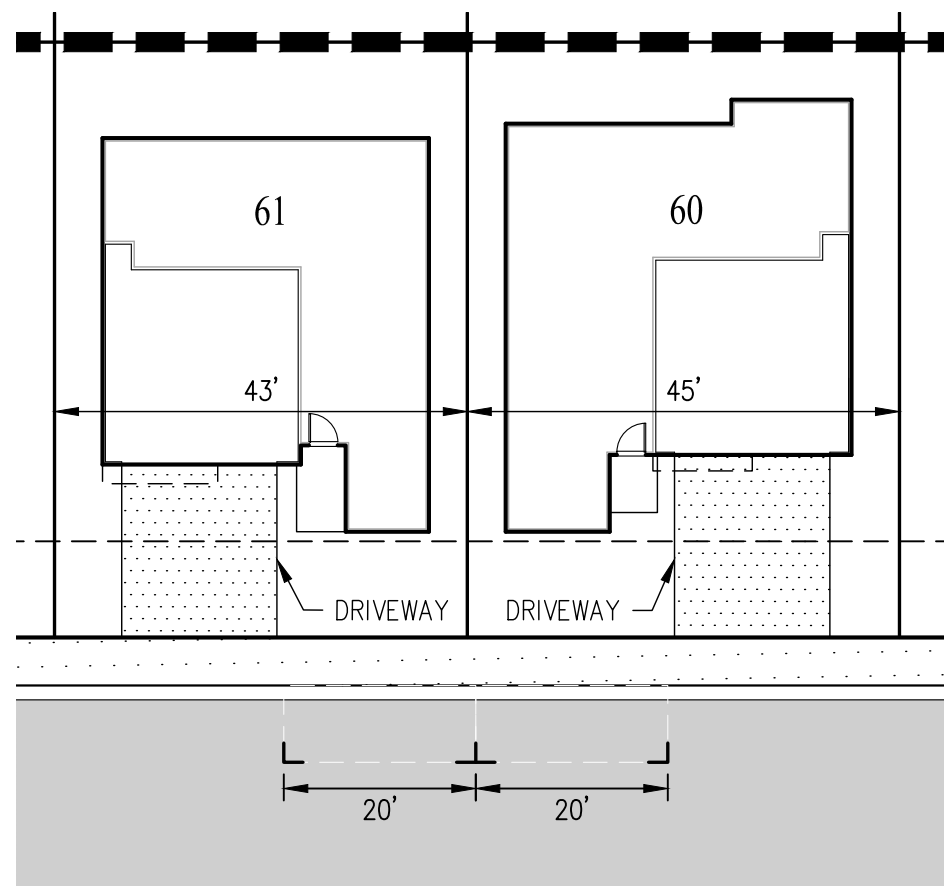
EXISTING 10' EASEMENT FOR FLOOD CONTROL
PURPOSES, GRANTED TO CONTRA
COSTA COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
PER BOOK 13516, PAGE 123



PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	270 SPACES	2 SPACES/DU	270 SPACES
DRIVEWAY	-	-	2 SPACES/DU	270 SPACES
GUEST PARKING (ON-STREET)	1 SPACE/DU	135 SPACES	1.41 SPACE/DU	190 SPACES
VINEYARD AVE. PARKING	-	-	-	21 SPACES
TOTAL	-	405 SPACES	-	751 SPACES

NOTES:
1. GUEST PARKING (ON-STREET) DIMENSIONS TO BE 8' x 20' (TYP).



TYPICAL PARKING DIMENSIONS
SCALE 1" = 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 ELECTROFLUOR.

STRIPING NOTES:

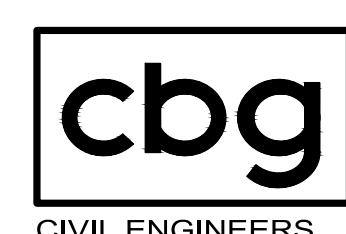
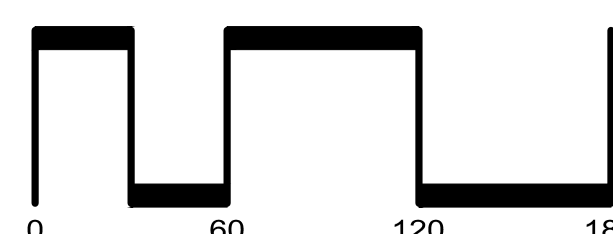
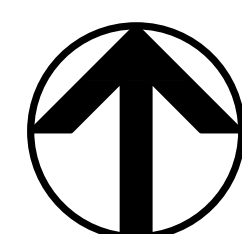
- ALL STRIPING, PAVEMENT MARKING, AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD) WITH REVISIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF TWO WORKING DAYS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND 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 CAMUTCD STRIPING DETAILS.
- EXISTING STRIPES TO REMAIN UNLESS NOTED OTHERWISE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
▲	▲	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	"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)	(22)	CALTRANS STRIPING DETAIL 22 (THERMOPLASTIC)

VESTING TENTATIVE MAP
TRAFFIC SIGNING, STRIPING,
AND PARKING PLAN
RANCHO MEADOWS
SUBDIVISION 9709

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2024



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
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CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
10
OF 10 SHEETS