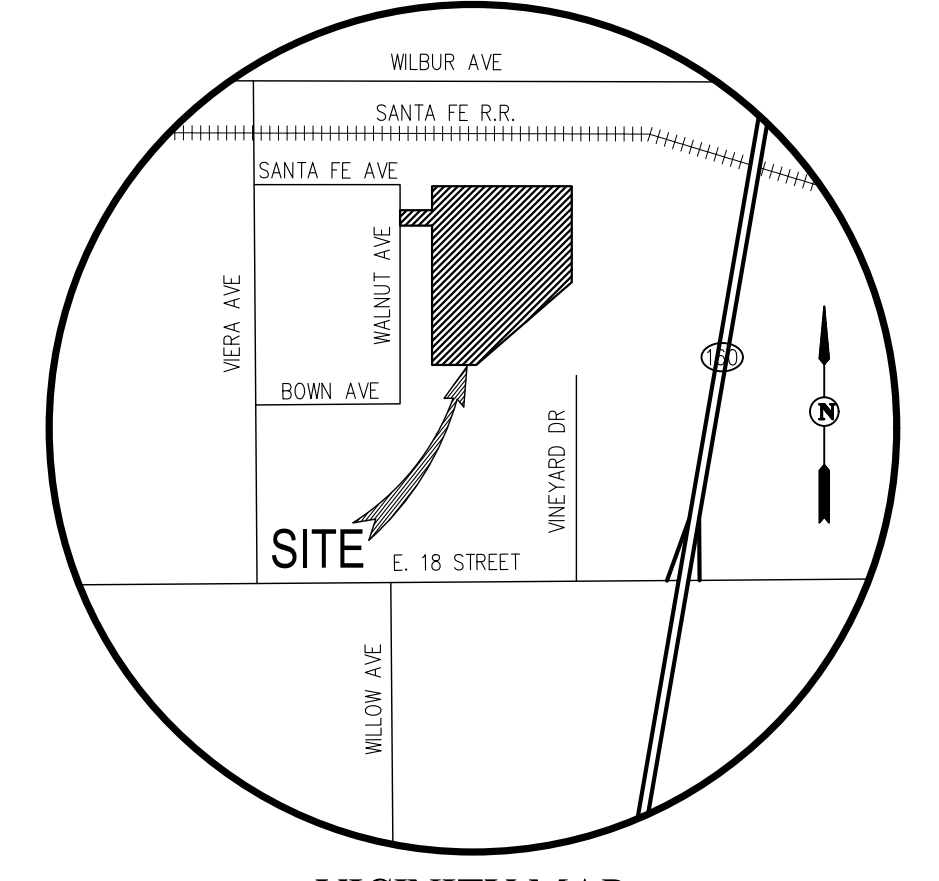
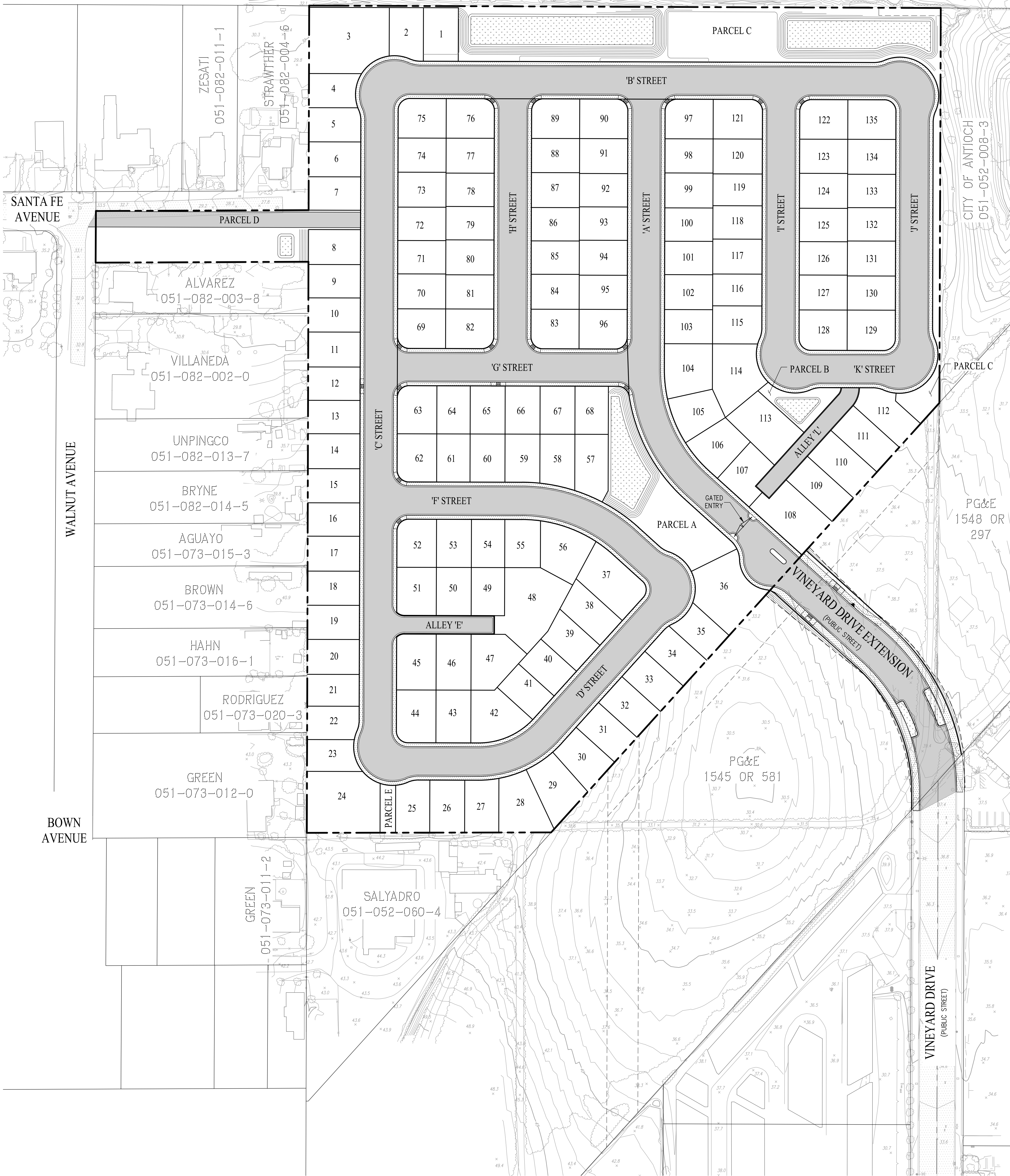


CANDY PROPERTIES  
051-032-009-6



VICINITY MAP  
NOT TO SCALE



**GENERAL NOTES**

1. OWNER/SUBDIVIDER: CIVIC RANCHO MEADOWS, LLC  
1500 WILLOW PASS COURT  
CONCORD, CA 94520  
(925) 291-6828  
ATTN: KERRI WATT
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 150  
SAN RAMON, CA 94583  
(925) 866-0322  
ATTN: ANGELO OBERTELLO, RCE #64345
3. A.P.N.: 051-052-053-9, 051-082-010-3
4. EXISTING USE: AGRICULTURAL
5. SITE AREA: 17.12 AC±
6. LOTS: 135 RESIDENTIAL LOTS, 5 OPEN SPACE PARCELS
7. DENSITY: 7.89 DU/AC
8. EXISTING ZONING: PBC (PLANNED BUSINESS CENTER)
9. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
10. EXISTING GENERAL PLAN OVERLAY: EASTERN WATERFRONT EMPLOYMENT FOCUS AREA
11. PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
12. 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).
13. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, VEGETATION, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
14. 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.
15. 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**

- 1 TITLE SHEET
- 2 SITE PLAN & STREET SECTIONS
- 3 DEVELOPMENT PLAN
- 4 LOTTING PLAN
- 5 PRELIMINARY GRADING PLAN
- 6 PRELIMINARY UTILITY PLAN
- 7 VINEYARD DRIVE EXTENSION
- 8 TRAFFIC SIGNING, STRIPING & PARKING PLAN

**PARCEL SUMMARY**

PARCEL	LAND USE	ACREAGE
PARCEL A	PARK/STORMWATER QUALITY TREATMENT AREA	0.35 AC
PARCEL B	PARK/STORMWATER QUALITY TREATMENT AREA	0.07 AC
PARCEL C	PARK/STORMWATER QUALITY TREATMENT AREA	1.14 AC
PARCEL D	EVA ACCESS AND FUTURE DEVELOPMENT	0.46 AC
PARCEL E	FUTURE STORM DRAIN CONNECTION AREA	0.03 AC
PARCEL F	PRIVATE STREET	0.77 AC
PARCEL G	PRIVATE STREET	1.90 AC
PARCEL H	PRIVATE STREET	2.00 AC
PARCEL I	PRIVATE STREET	0.70 AC

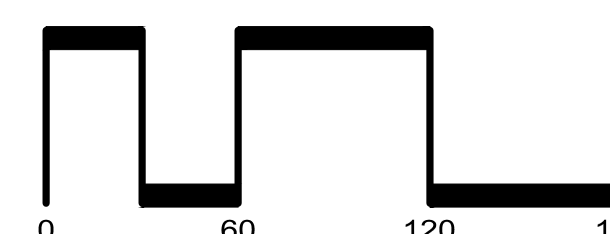
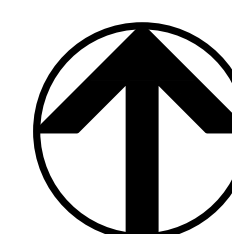
PARCELS A-I TO BE OWNED BY THE HOA

**LEGEND**

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

**TITLE SHEET**  
**RANCHO MEADOWS**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1"=60' DATE: SEPTEMBER 4, 2024



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ROSEVILLE • (916) 788-4456  
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SHEET NO.  
**1**  
OF 8 SHEETS

JOB NO.: 3601-000

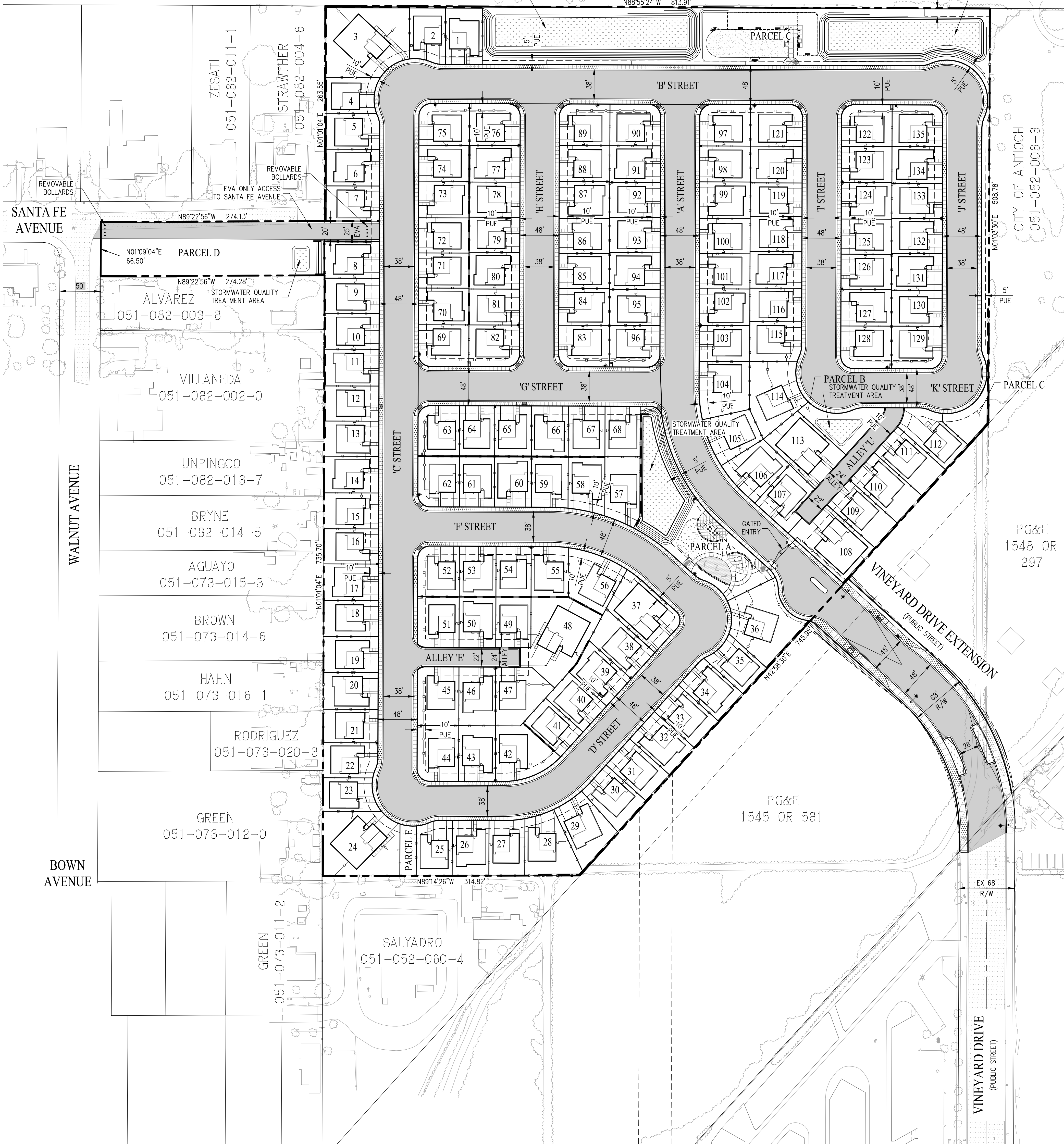
CANDY PROPERTIES  
051-032-009-6

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

STORMWATER QUALITY  
TREATMENT AREA

STORMWATER QUALITY  
TREATMENT AREA



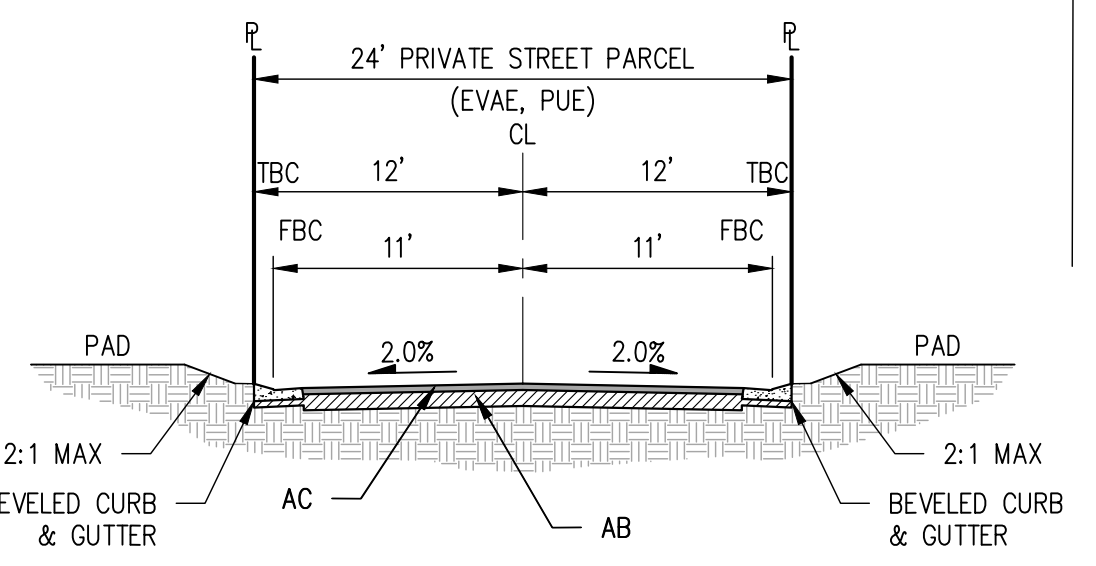
PG&E  
1548 DR  
297

PG&E  
1545 DR 581

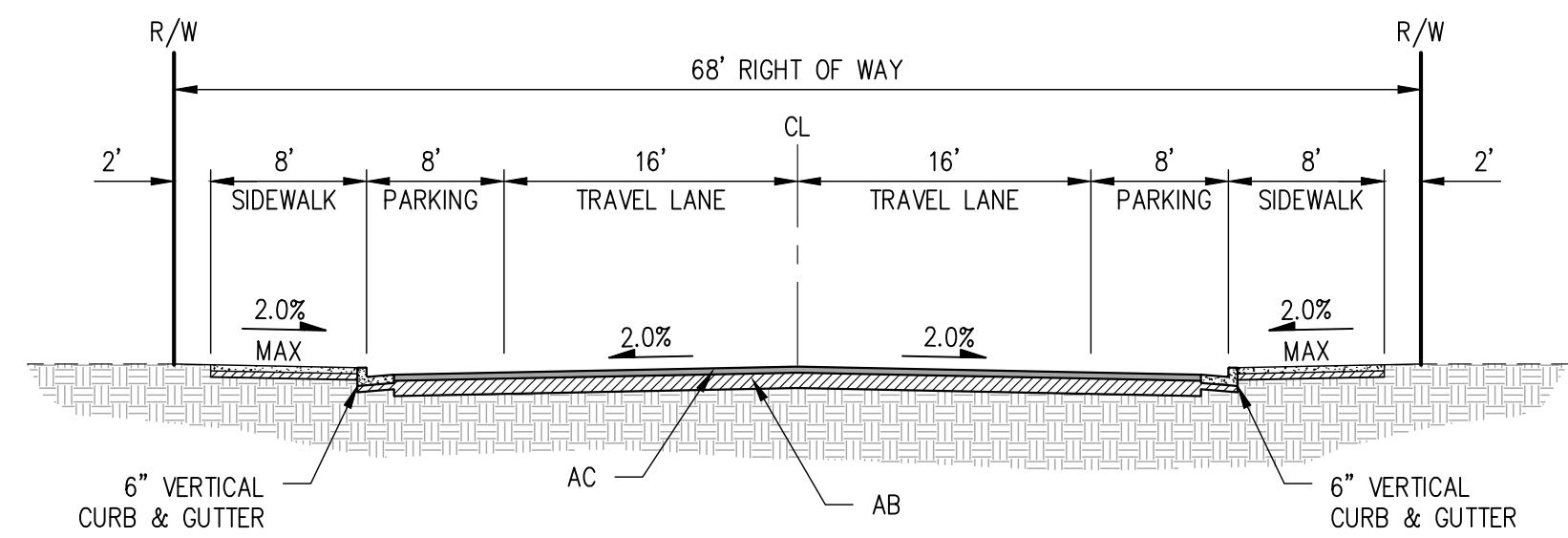
SALYADRO  
051-052-060-4

**LEGEND**

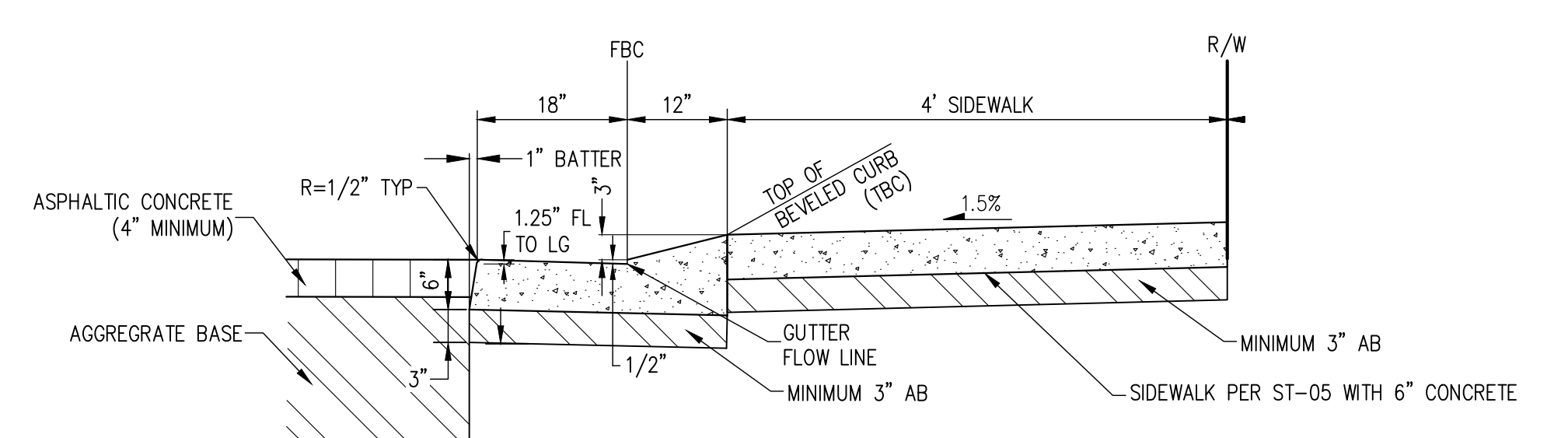
EXISTING	PROPOSED	
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	EASEMENT
---	---	CENTERLINE
---	---	CURB



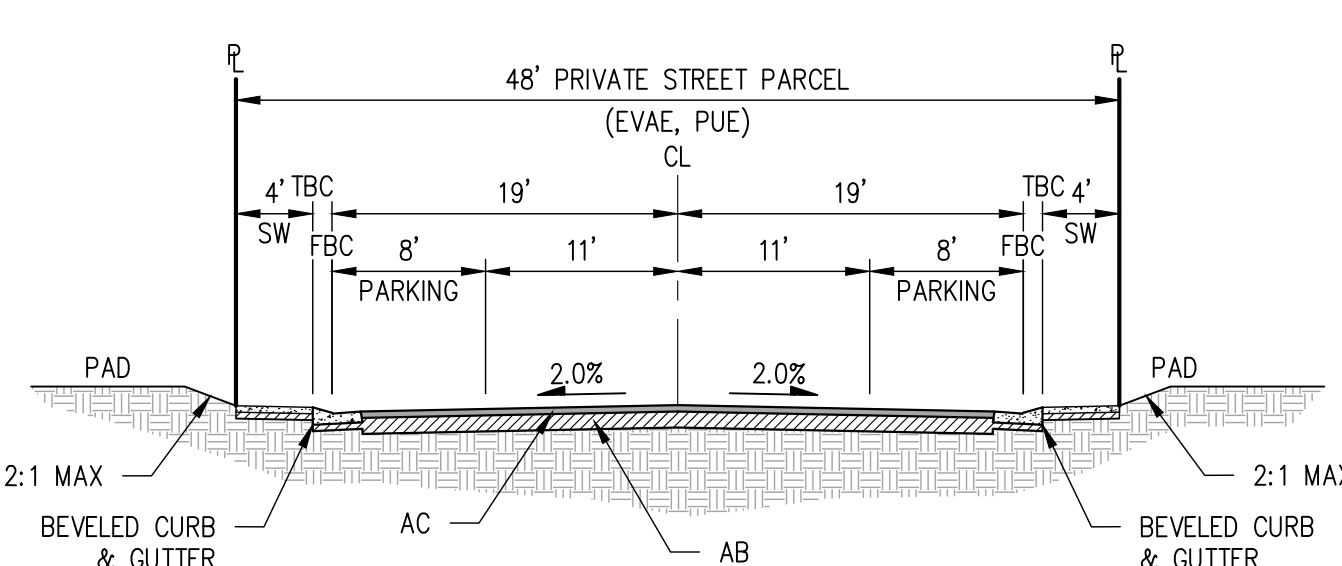
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NOT TO SCALE



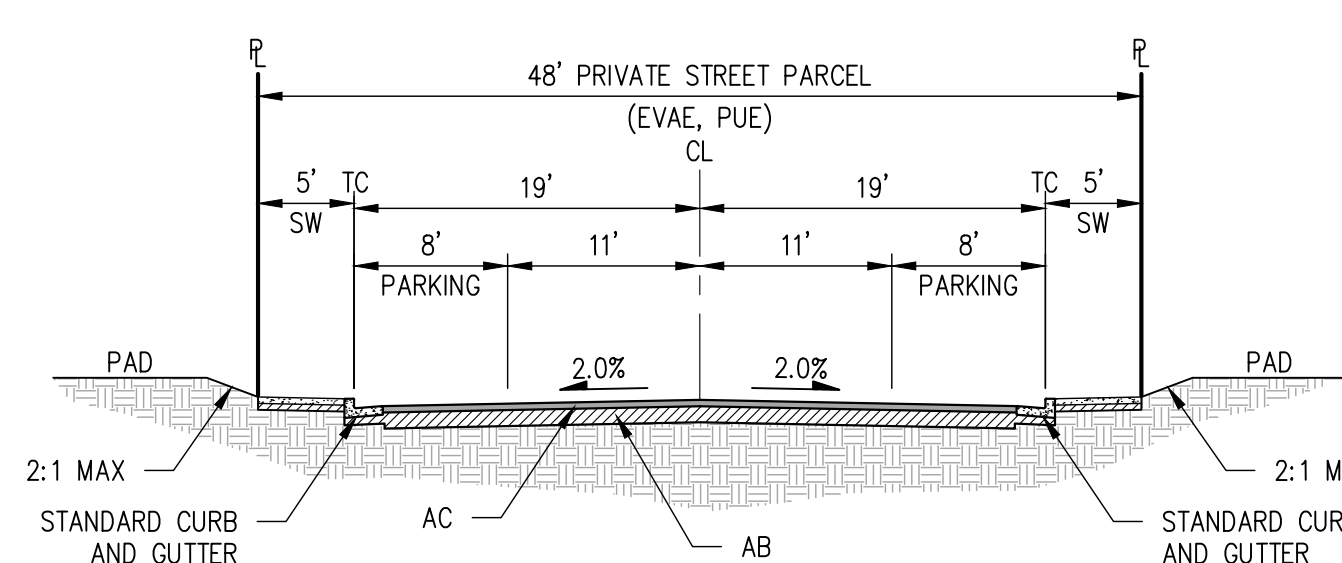
**VINEYARD DRIVE EXTENSION**  
NOT TO SCALE



**BEVELED CURB & GUTTER DETAIL**  
NOT TO SCALE



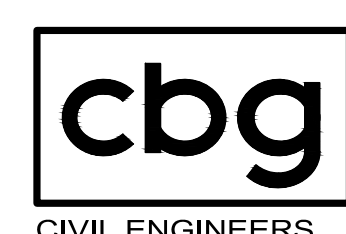
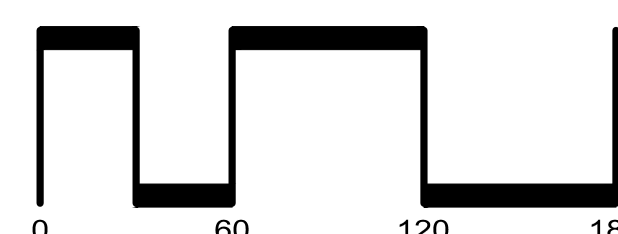
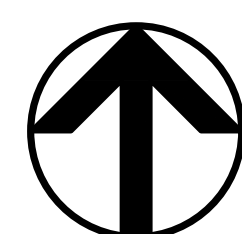
**TYPICAL INTERIOR STREET**  
(AT BEVELED CURB & GUTTER)  
NOT TO SCALE



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

# SITE PLAN AND STREET SECTIONS RANCHO MEADOWS

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1"=60' DATE: SEPTEMBER 4, 2024



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ROSEVILLE • (916) 788-4456  
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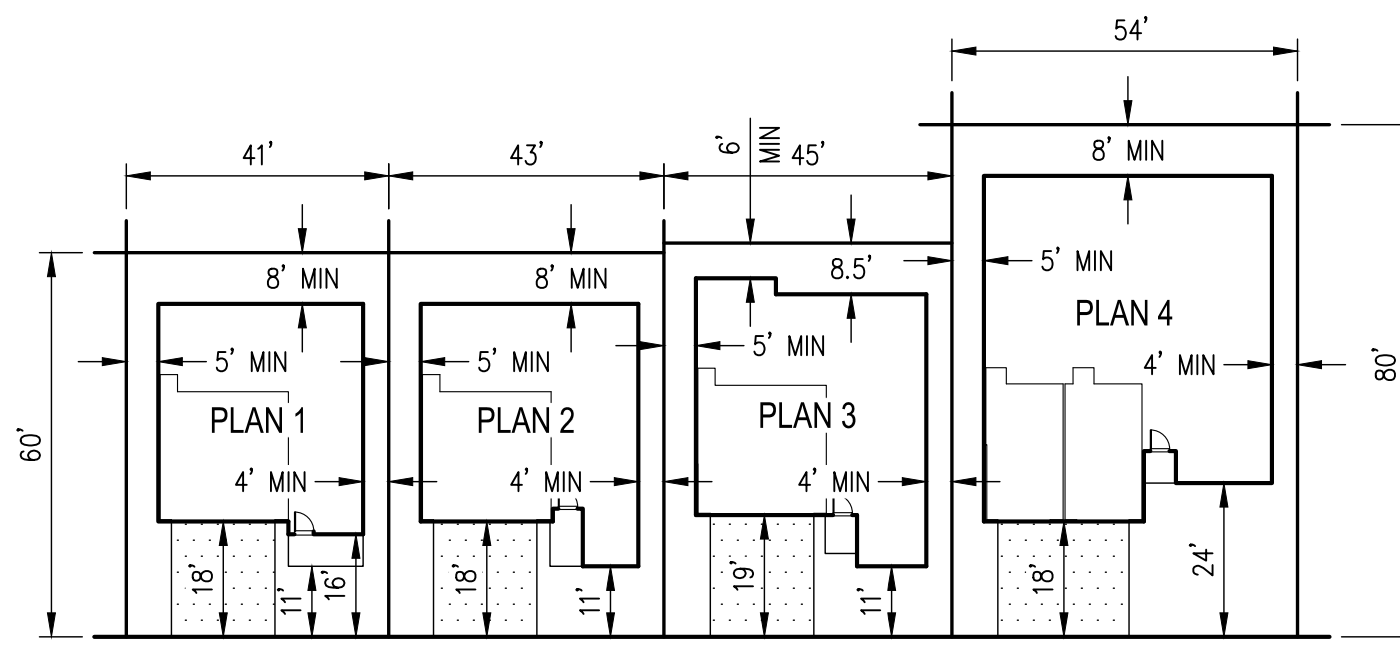
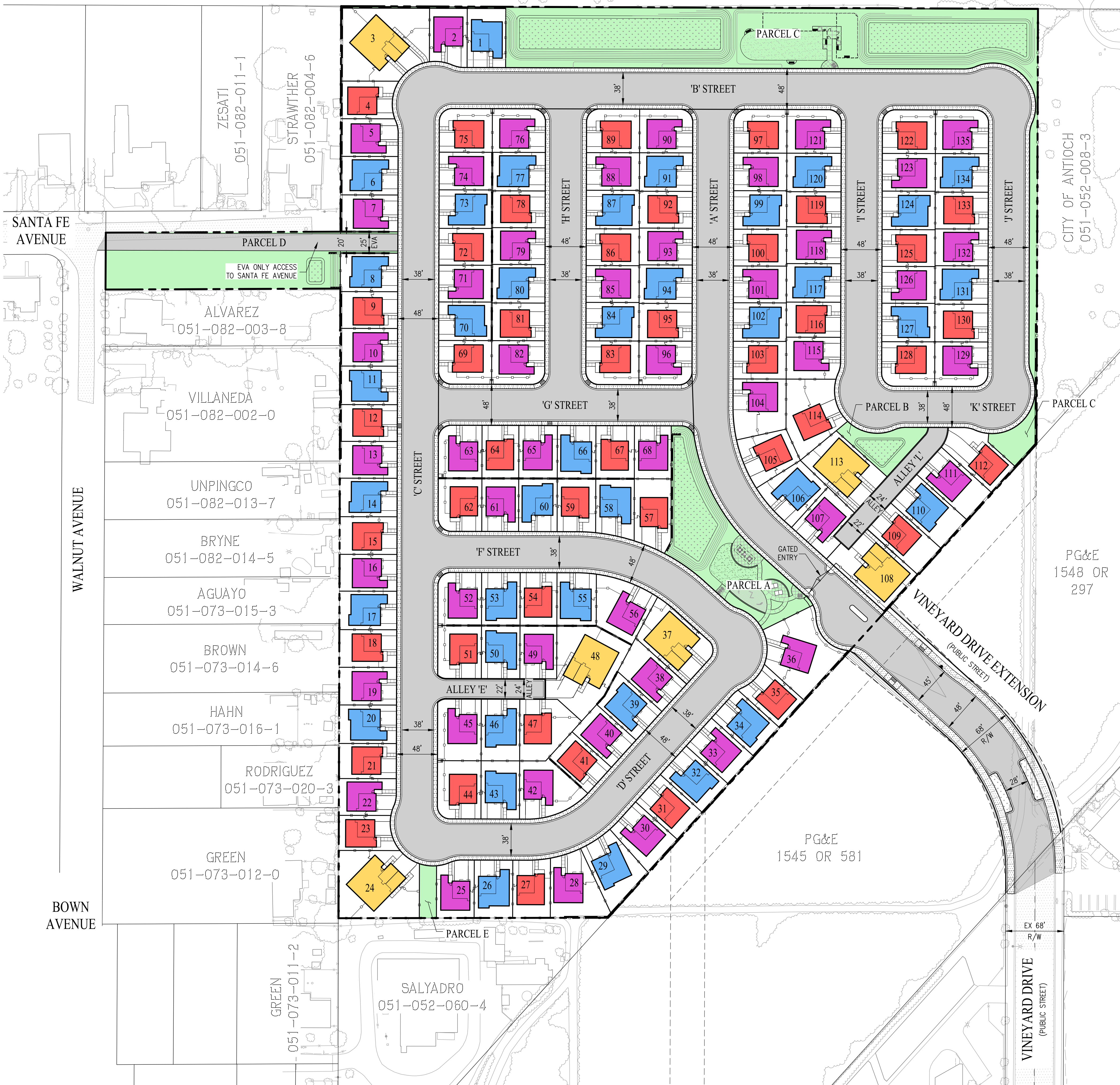
SHEET NO.  
**2**  
OF 8 SHEETS

JOB NO.: 3601-000

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CANDY PROPERTIES  
051-032-009-6

SANTA FE  
RAILROAD

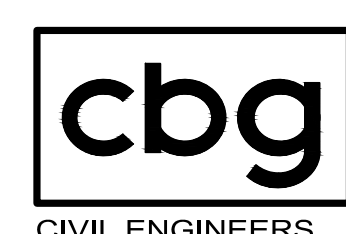
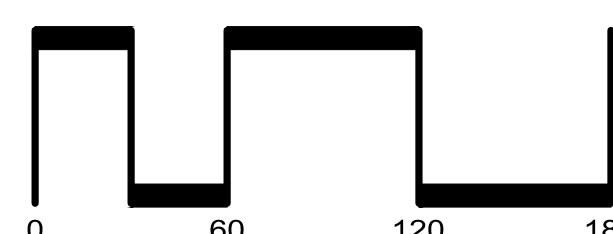
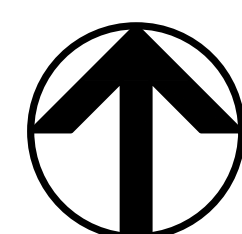


TYPICAL LOT SETBACKS  
NOT TO SCALE

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

# DEVELOPMENT PLAN RANCHO MEADOWS

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1"=60' DATE: SEPTEMBER 4, 2024



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SHEET NO.  
**3**  
OF 8 SHEETS

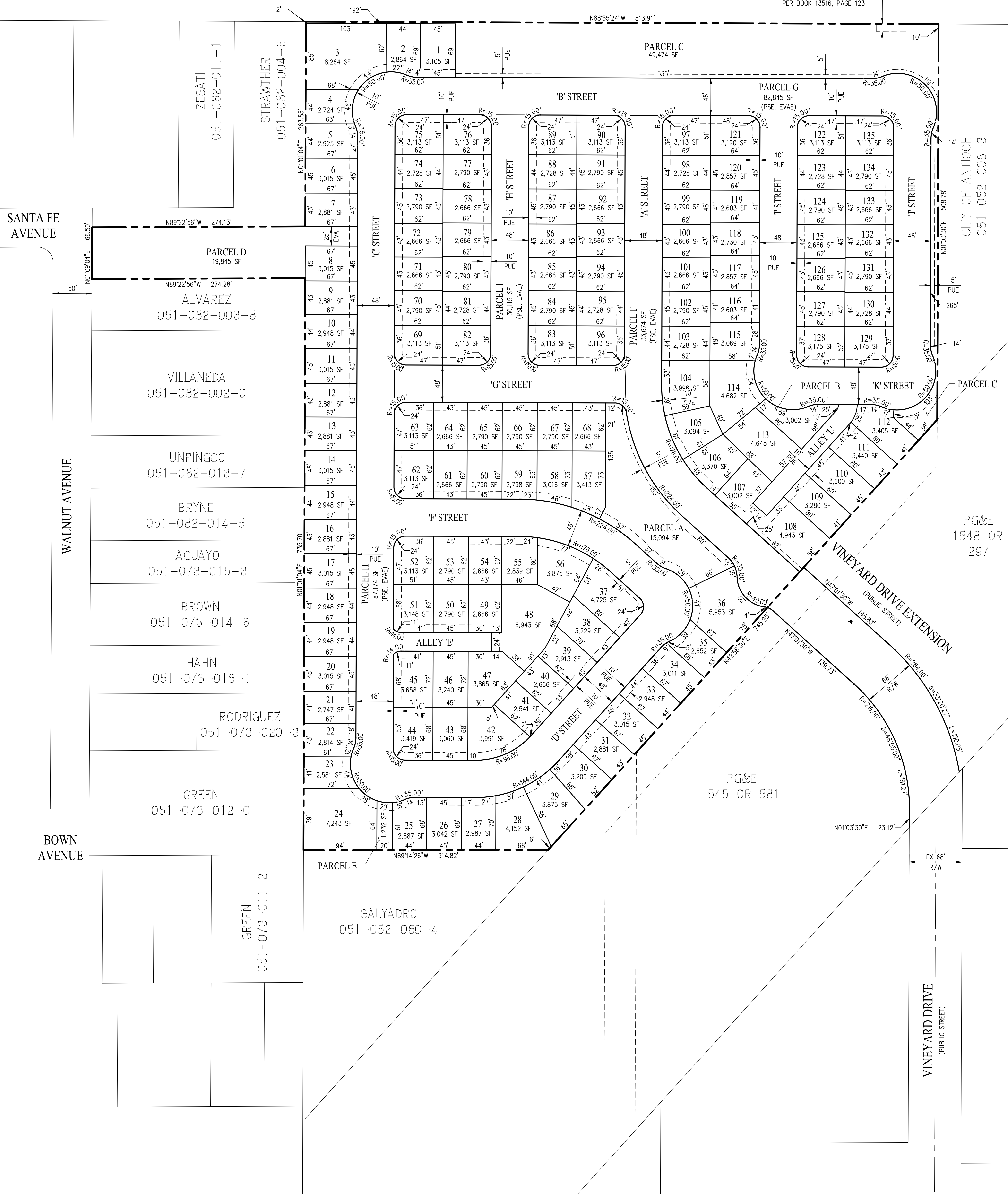
JOB NO.: 3601-000

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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 DR  
297

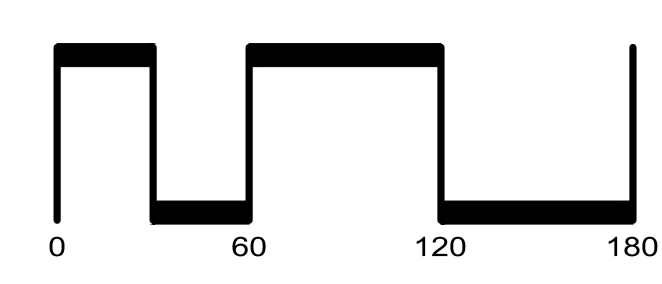
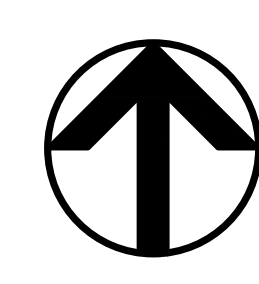
PG&E  
1545 DR 581

**LEGEND**

	EXISTING		PROPOSED
			SUBDIVISION BOUNDARY
			LOT LINE
			RIGHT OF WAY
			EASEMENT
			CENTERLINE

# LOTING PLAN RANCHO MEADOWS

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1"=60' DATE: SEPTEMBER 4, 2024

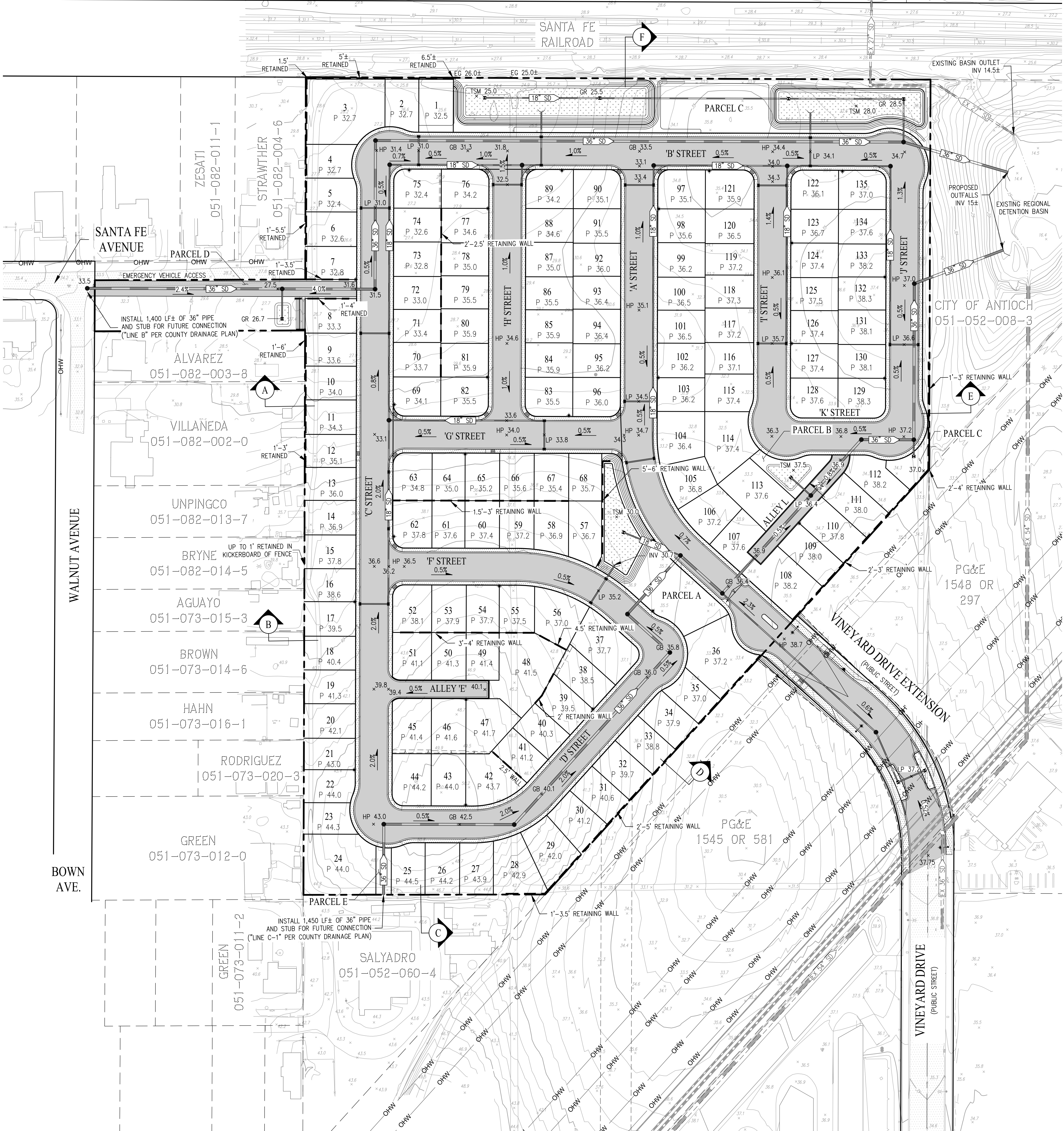


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ROSEVILLE • (916) 788-4466  
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SHEET NO.  
**4**  
OF 8 SHEETS

JOB NO.: 3601-000

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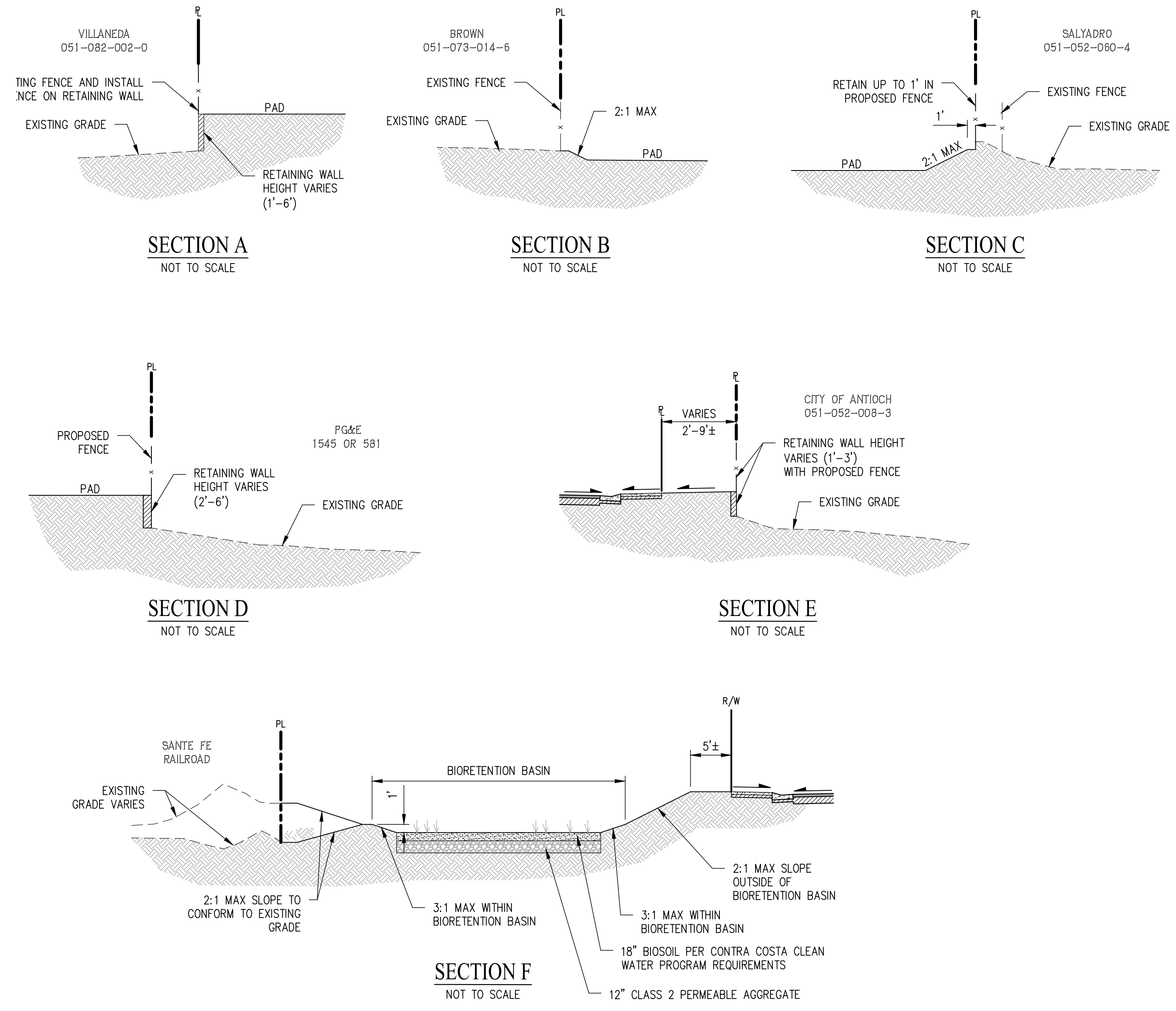
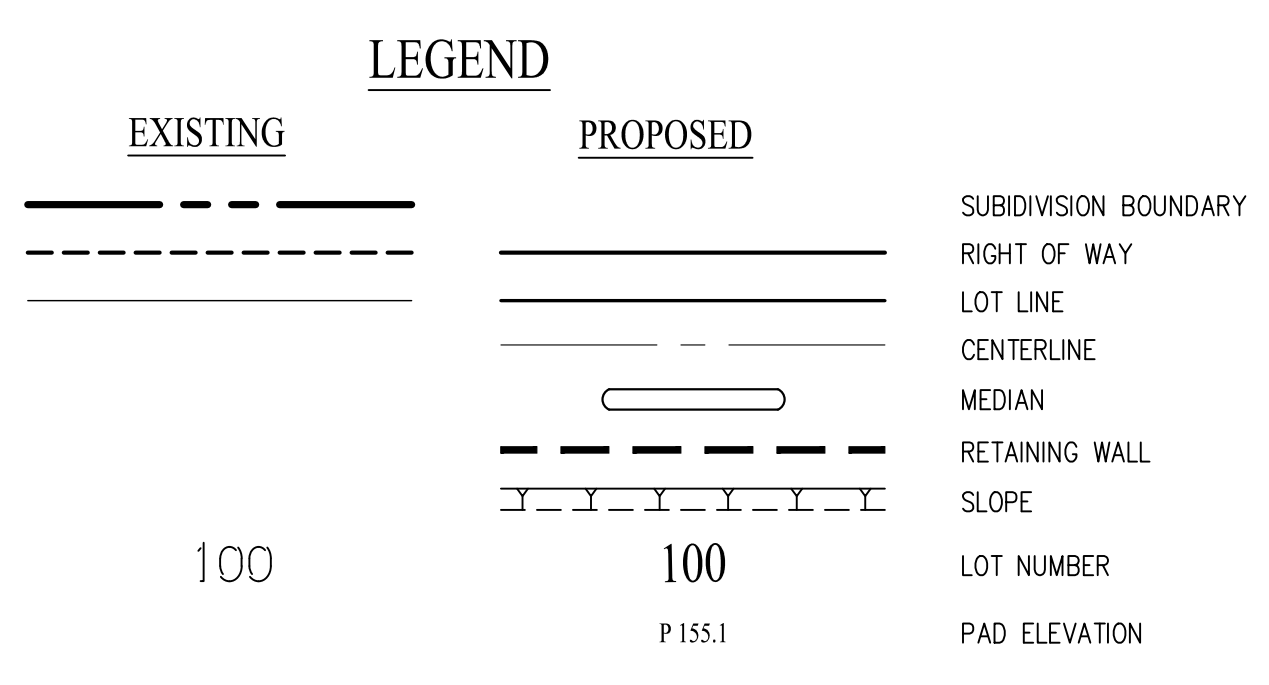
CITY OF ANTIOCH  
051-052-008-3

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.

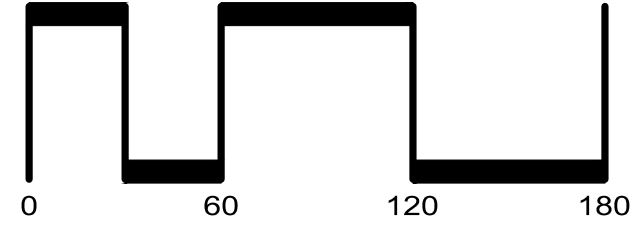
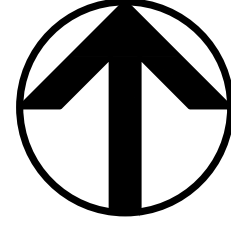


# PRELIMINARY GRADING PLAN

## RANCHO MEADOWS

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

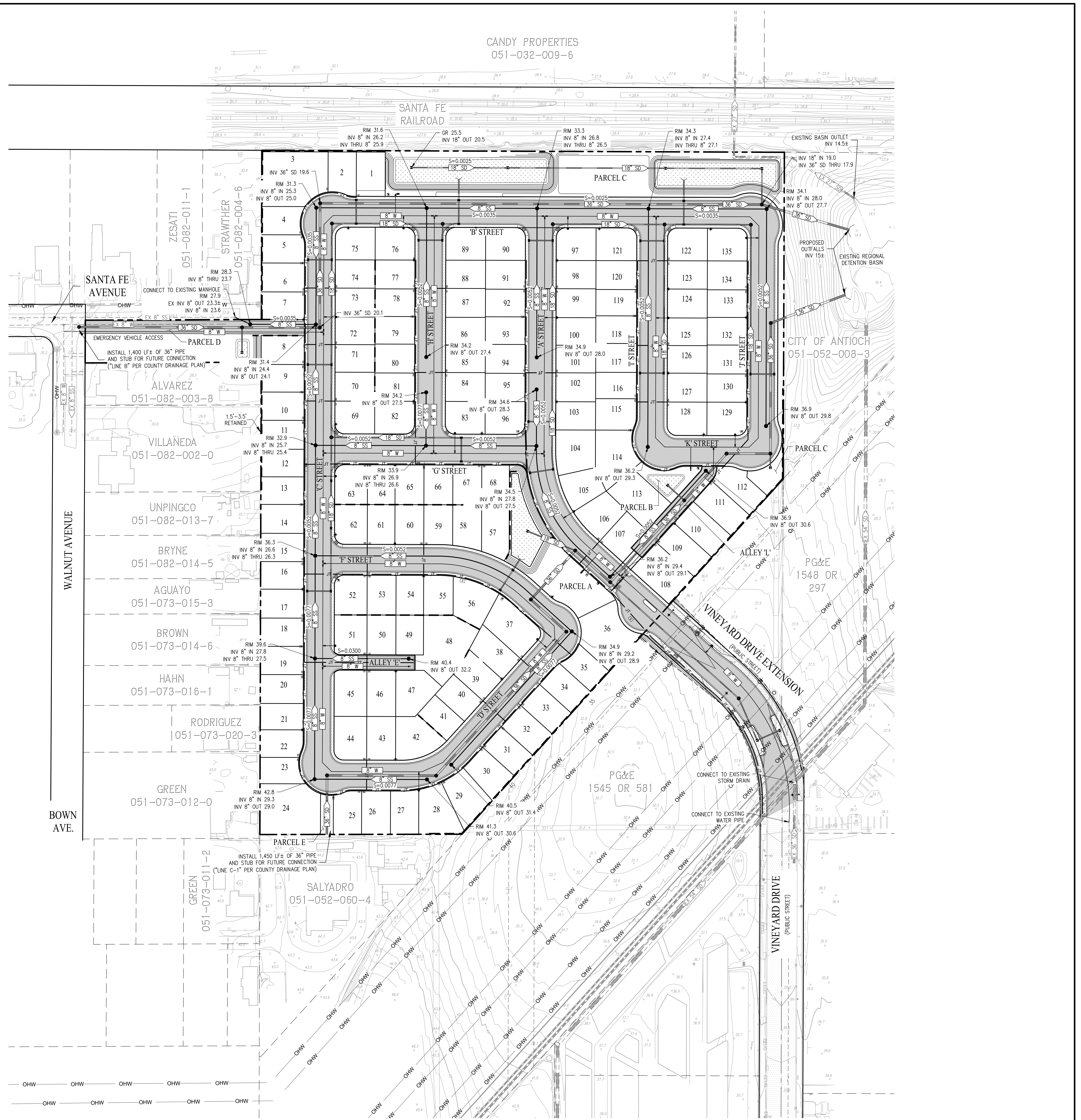
SCALE: 1"=60' DATE: SEPTEMBER 4, 2024



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SHEET NO.  
**5**  
OF 8 SHEETS

JOB NO.: 3601-000



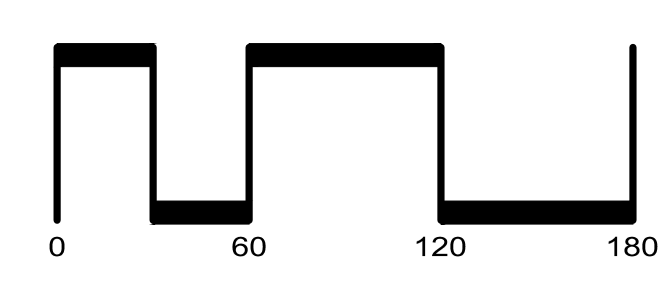
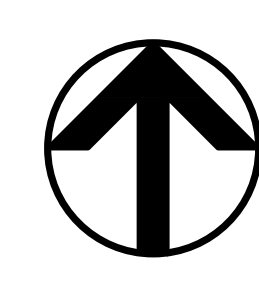
LEGEND

EXISTING	PROPOSED	
		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
100	100	LOT NUMBER

# PRELIMINARY UTILITY PLAN

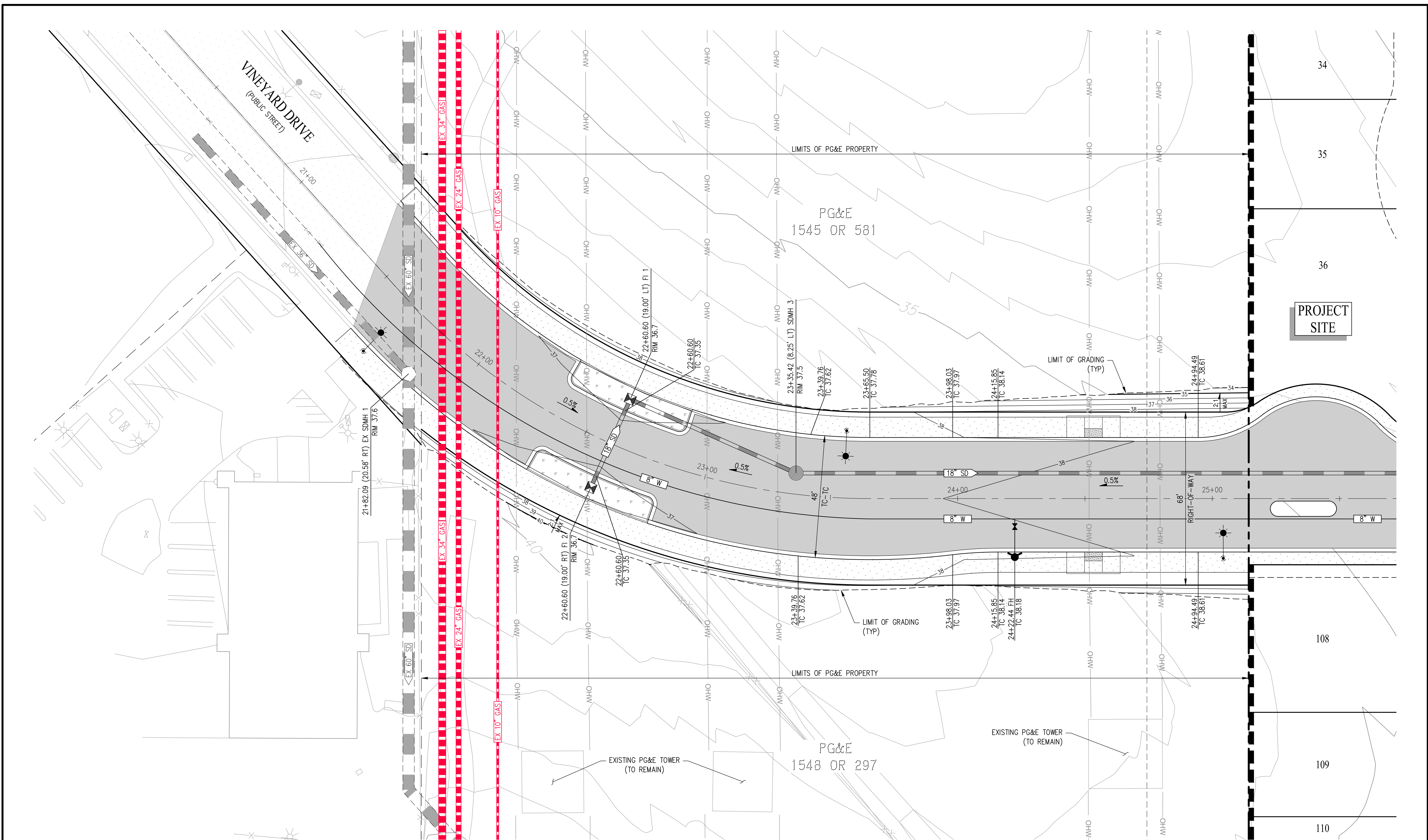
## RANCHO MEADOWS

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1"=60' DATE: SEPTEMBER 4, 2024



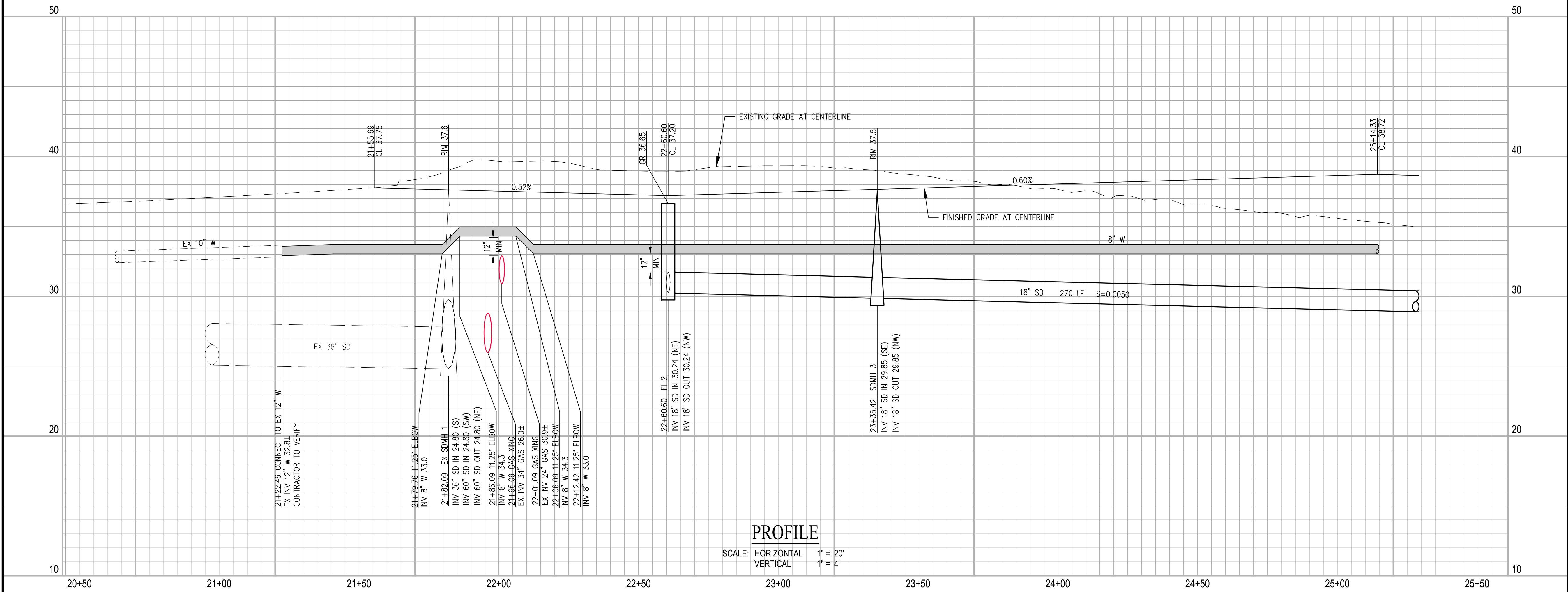
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SHEET NO.  
**6**  
OF 8 SHEETS



VINEYARD DRIVE EXTENSION

SCALE: 1" = 20'



PROFILE

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

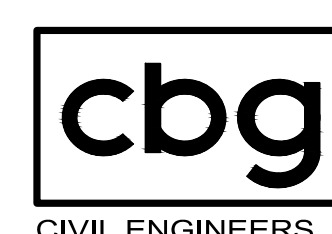
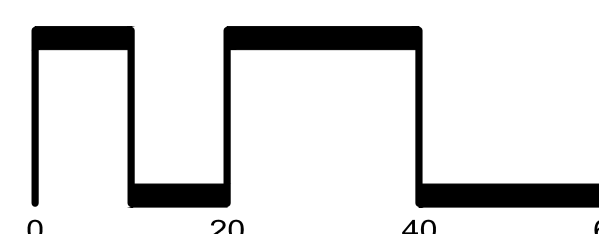
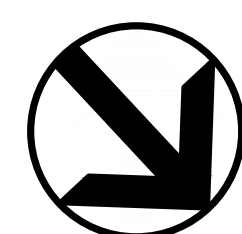
LEGEND

EXISTING	PROPOSED	
EX 10" W	SD	STORM DRAIN LINE
EX 36" SD	SS	SANITARY SEWER LINE
EX 18" W	W	WATER LINE
EX GAS	NPW	NON-POTABLE WATER LINE
OHW		GAS PIPE
○	●	OVERHEAD WIRE
□	■	MANHOLE
△	■	CATCH BASIN
▲	■	FIELD INLET
●	▲	FIRE HYDRANT
○	●	BLOW OFF VALVE
100	100	LOT NUMBER

# VINEYARD DRIVE EXTENSION

## RANCHO MEADOWS

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
S SCALE: 1"=20' DATE: SEPTEMBER 4, 2024



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SHEET NO.  
**7**  
OF 8 SHEETS

JOB NO.: 3601-000

SANTA FE RAILROAD

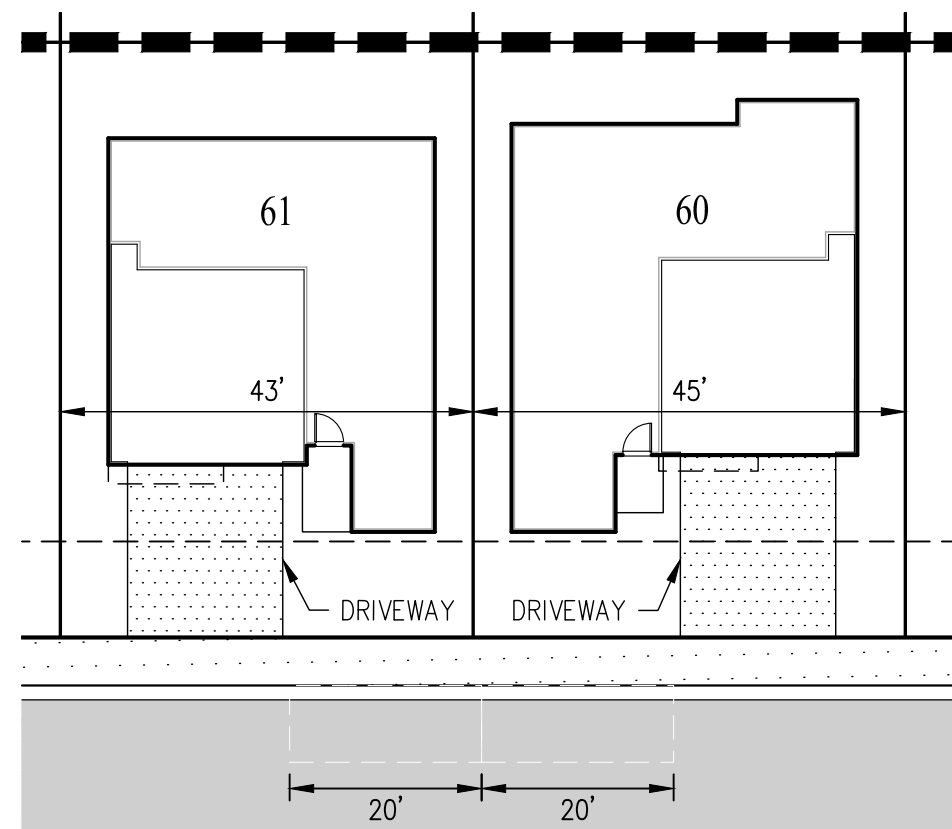
EXISTING 10' EASEMENT FOR FLOOD CONTROL PURPOSES, GRANTED TO CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER BOOK 13516, PAGE 123



**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 CA MUTCD STRIPING DETAILS.
- EXISTING STRIPES TO REMAIN UNLESS NOTED OTHERWISE.

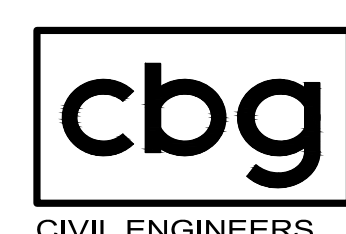
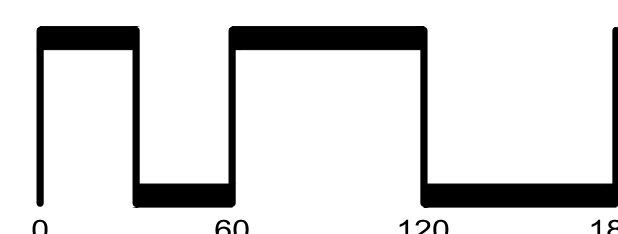
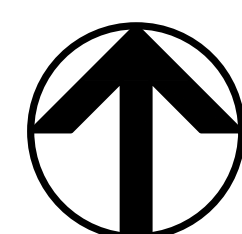
**LEGEND**

FUTURE	EXISTING	PROPOSED	
---	---	---	SUBDIVISION BOUNDARY
---	---	---	LOT LINE
---	---	---	RIGHT OF WAY
---	---	---	CURB
---	---	---	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 BIKE LANE SYMBOL (NOT TO SCALE) (CONSTRUCT PER CALTRANS STANDARD PLAN A24C)
---	---	---	CALTRANS STRIPING DETAIL 22 (THERMOPLASTIC)

# TRAFFIC SIGNING, STRIPING, AND PARKING PLAN

## RANCHO MEADOWS

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1"=60' DATE: SEPTEMBER 4, 2024



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ROSEVILLE • (916) 788-4456  
WWW.CBANDG.COM

SHEET NO.  
**8**  
OF 8 SHEETS