

GENERAL NOTES

- PROPERTY OWNERS:
EPIC HOLDINGS 601, LLC
AMERICAN SUPERIOR LAND, LLC
- APPLICANT/DEVELOPER:
RICHLAND PLANNED COMMUNITIES, INC.
601 UNIVERSITY AVENUE, SUITE 125
SACRAMENTO, CA 95825
PHONE: (916) 715-4083
KYLE MASTERS
- ENGINEER:
CARLSON, BARBER, & GIBSON, INC.
2833 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
JUSTIN JOSEPH P.E., RCE #75272
- USE:
EXISTING: AGRICULTURAL
PROPOSED: SINGLE FAMILY DETACHED RESIDENTIAL
- GENERAL PLAN:
EXISTING: LIMITED DEVELOPMENT AREA
LIMITED DEVELOPMENT AREA
PROPOSED: PLANNED DEVELOPMENT (PD)
- ZONING:
EXISTING: PLANNED DEVELOPMENT (PD)
PROPOSED: PLANNED DEVELOPMENT (PD)
- LAND AREA SUMMARY:
LOW DENSITY - CONVENTIONAL (LD-1, LD-2) 23.8± ACRES
AGE RESTRICTED (AR) 51.1± ACRES
PARKS (P) 6.1± ACRES
OPEN SPACE (OS) 225.3± ACRES
LANDSCAPE (L) 40.4± ACRES
MAJOR ROADWAY 25.1± ACRES
PHASE 3 DEVELOPED AREA 351.8± ACRES
- TOTAL NO. OF EXISTING LOTS: 1
- TOTAL NO. OF PROPOSED LOTS: 524 TOTAL = 120 (LOW DENSITY) & 404 (AGE RESTRICTED)
MIN LOW DENSITY LOT SIZE: 6,000± SF
AVERAGE LOW DENSITY LOT SIZE: 6,414± SF
MAXIMUM LOW DENSITY LOT SIZE: 19,348± SF
MIN AGE RESTRICTED LOT SIZE: 4,750± SF
AVERAGE AGE RESTRICTED LOT SIZE: 5,471± SF
MAXIMUM AGE RESTRICTED LOT SIZE: 11,803± SF
- RESIDENTIAL LOT BREAKDOWN:
LOW DENSITY RESIDENTIAL (LD-1, LD-2) - 120 LOTS
AGE RESTRICTED (AR) - 404 LOTS
- LOW DENSITY: 120 DWELLING UNITS/23.8 ACRES = 5.0 DWELLING UNITS/AC (NET)
- AGE RESTRICTED: 404 DWELLING UNITS/51.1 ACRES = 7.9 DWELLING UNITS/AC (NET)
- 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.
- BOUNDARY IS PER RECORD INFORMATION, SEE SHEET 2.
- PROPOSED DEVELOPED AREA IS NOT SUBJECT TO INUNDATION.
- ALL INTERIOR STREETS TO BE PUBLIC, EXCEPT AS NOTED.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP. A MASTER FINAL MAP MAY BE FILED TO CREATE SELLABLE PARCELS.
- USE PERMIT AS REQUIRED FOR EACH PHASE OF A PLANNED DEVELOPMENT.
- PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.
- 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 ENGEI, INC. DATED SEPTEMBER 26, 2016.
- MAXIMUM CUT OR FILL SLOPE IS 2:1.
- ALL EXISTING STRUCTURES TO BE REMOVED, UNLESS NOTED OTHERWISE.

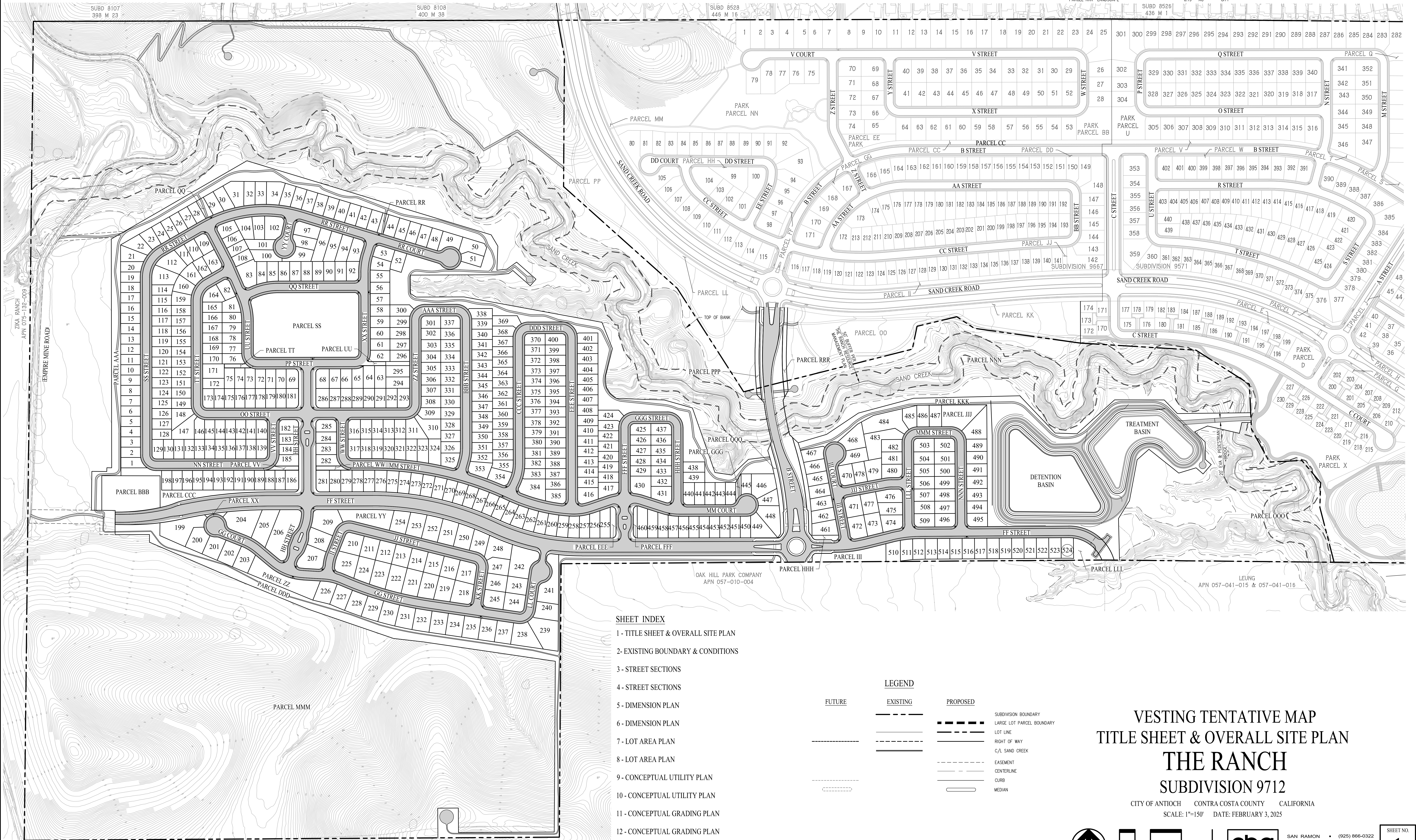
PARCEL SUMMARY

PARCEL	LAND USE	ACREAGE	OWNER
PARCEL QQ	LANDSCAPE/TRAIL	0.07 AC	HOA
PARCEL RR	LANDSCAPE/TRAIL	0.07 AC	HOA
PARCEL SS	PARK	3.67 AC	HOA
PARCEL TT	ALLEY	0.05 AC	HOA
PARCEL UU	ALLEY	0.10 AC	HOA
PARCEL VV	ALLEY	0.01 AC	HOA
PARCEL WW	ALLEY	0.07 AC	HOA
PARCEL XX	LANDSCAPE	0.01 AC	HOA
PARCEL YY	PARK	0.43 AC	HOA
PARCEL ZZ	PARK	0.57 AC	HOA
PARCEL AAA	OPEN SPACE/TRAIL	8.28 AC	CITY
PARCEL BBB	TRAIL STAGING AREA	1.07 AC	HOA
PARCEL CCC	PARK	0.60 AC	HOA
PARCEL DDD	OPEN SPACE/TRAIL	4.76 AC	CITY
PARCEL EEE	PARK	0.09 AC	CITY
PARCEL FFF	PARK	0.06 AC	HOA
PARCEL GGG	LANDSCAPE/TRAIL	0.06 AC	HOA
PARCEL HHH	LANDSCAPE	0.07 AC	HOA
PARCEL III	PARK	0.45 AC	HOA
PARCEL JJJ	PARK	0.42 AC	HOA
PARCEL KKK	OPEN SPACE/TRAIL	13.22 AC	CITY
PARCEL LLL	LANDSCAPE	0.42 AC	HOA
PARCEL MMM	OPEN SPACE	151.75 AC	CITY
PARCEL NNN	OPEN SPACE	15.70 AC	CITY
PARCEL OOO	OPEN SPACE	11.53 AC	CITY
PARCEL PPP	LANDSCAPE	0.20 AC	CITY
PARCEL QQQ	LANDSCAPE	0.19 AC	CITY
PARCEL RRR	LANDSCAPE	0.19 AC	CITY

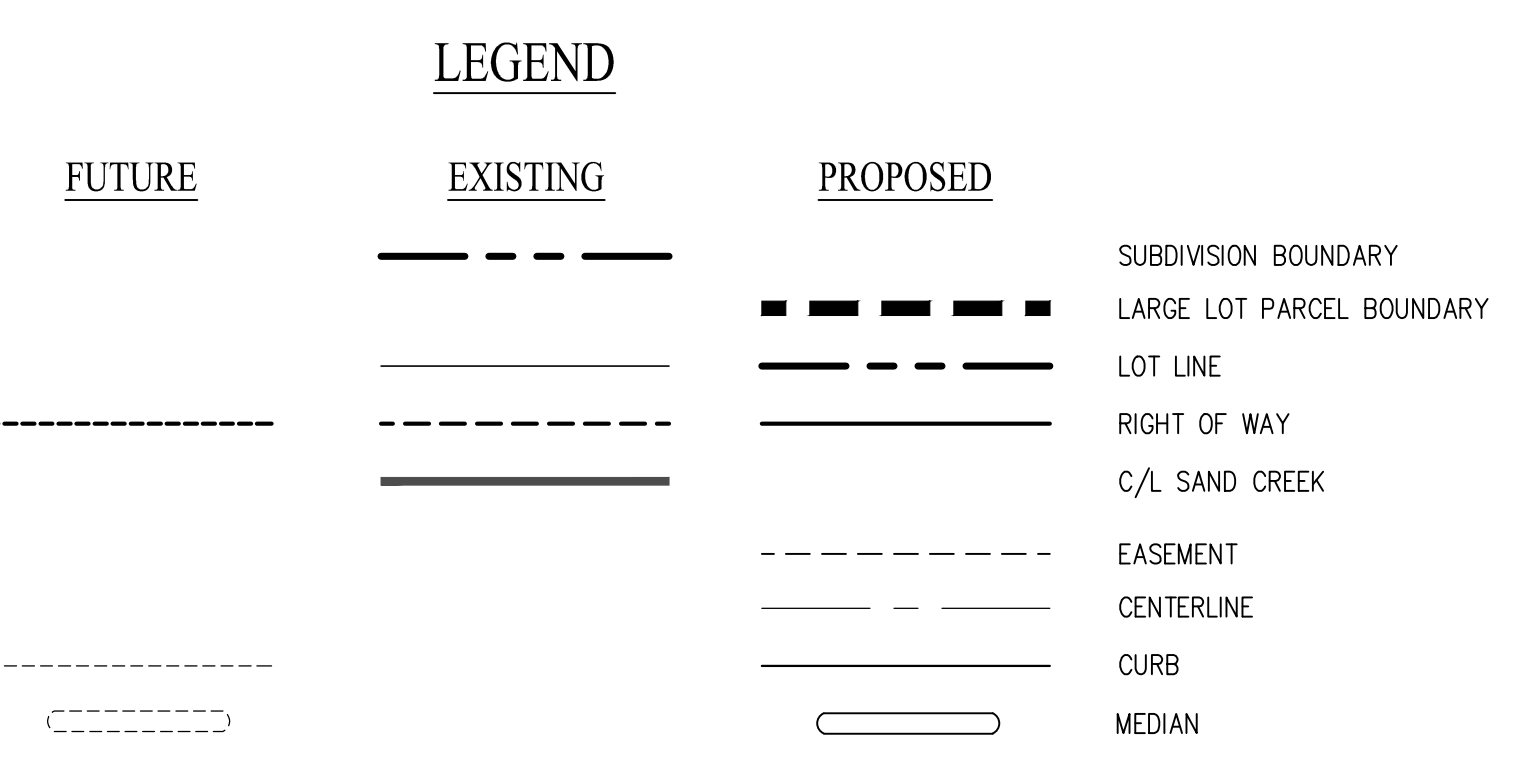
PARK AREA SUMMARY

DESIGN GUIDELINES	LOCATION	PROPOSED ACREAGE
NEIGHBORHOOD PARK	PARCEL SS	3.67 AC
	PARCEL ZZ	0.57 AC
	PARCEL CCC	0.60 AC
	PARCEL III	0.45 AC
	PARCEL JJJ	0.42 AC
		0.52 AC
TOTAL=		6.14 AC

PER ANTIPOCH MUNICIPAL CODE:
1 SINGLE FAMILY DWELLING UNIT : 0.015 ACRES OF PARK
1 AGE RESTRICTED : 0.0075 ACRES OF PARK
120 SINGLE FAMILY DWELLING UNITS X 0.015 = 1.8 ACRES
404 AGE RESTRICTED X 0.0075 = 3.03 ACRES
TOTAL PARK ACREAGE REQUIREMENT : 1.8 ACRES + 3.03 ACRES = 4.83 ACRES
TOTAL PARK ACREAGE PROVIDED : 6.14 ACRES



- SHEET INDEX**
- 1 - TITLE SHEET & OVERALL SITE PLAN
 - 2 - EXISTING BOUNDARY & CONDITIONS
 - 3 - STREET SECTIONS
 - 4 - STREET SECTIONS
 - 5 - DIMENSION PLAN
 - 6 - DIMENSION PLAN
 - 7 - LOT AREA PLAN
 - 8 - LOT AREA PLAN
 - 9 - CONCEPTUAL UTILITY PLAN
 - 10 - CONCEPTUAL UTILITY PLAN
 - 11 - CONCEPTUAL GRADING PLAN
 - 12 - CONCEPTUAL GRADING PLAN
 - 13 - SIGNING, STRIPING, & PARKING PLAN
 - 14 - SIGNING, STRIPING, & PARKING PLAN



**VESTING TENTATIVE MAP
TITLE SHEET & OVERALL SITE PLAN
THE RANCH
SUBDIVISION 9712**

CITY OF ANTIPOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=150' DATE: FEBRUARY 3, 2025

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

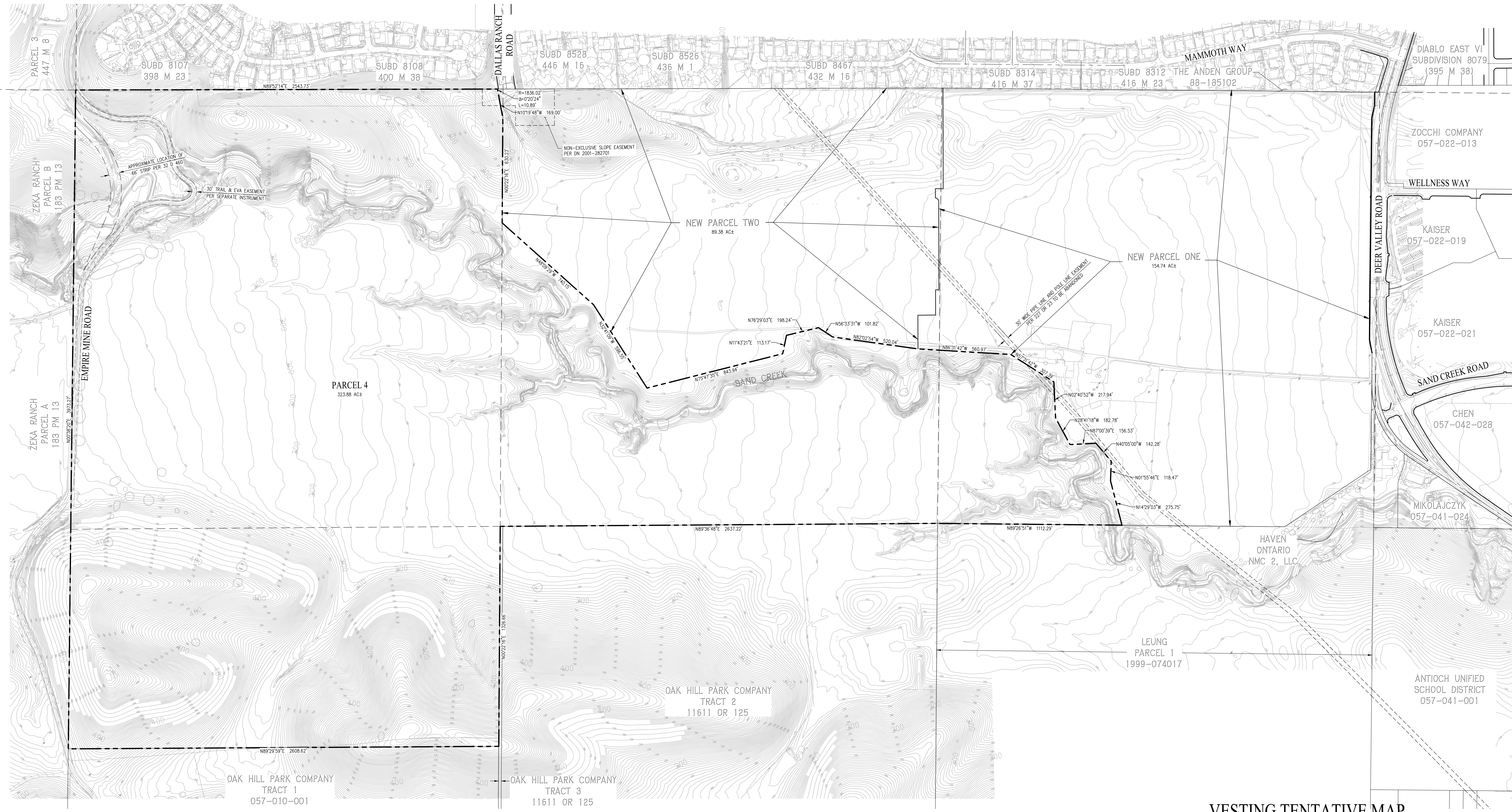
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SHEET NO. 1 OF 14 SHEETS

JOB NO.: 1133-021

OAK HILL PARK COMPANY
APN 057-010-001

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LEGEND

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

VESTING TENTATIVE MAP
EXISTING BOUNDARY & CONDITIONS
THE RANCH
SUBDIVISION 9712
 CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=200' DATE: FEBRUARY 3, 2025

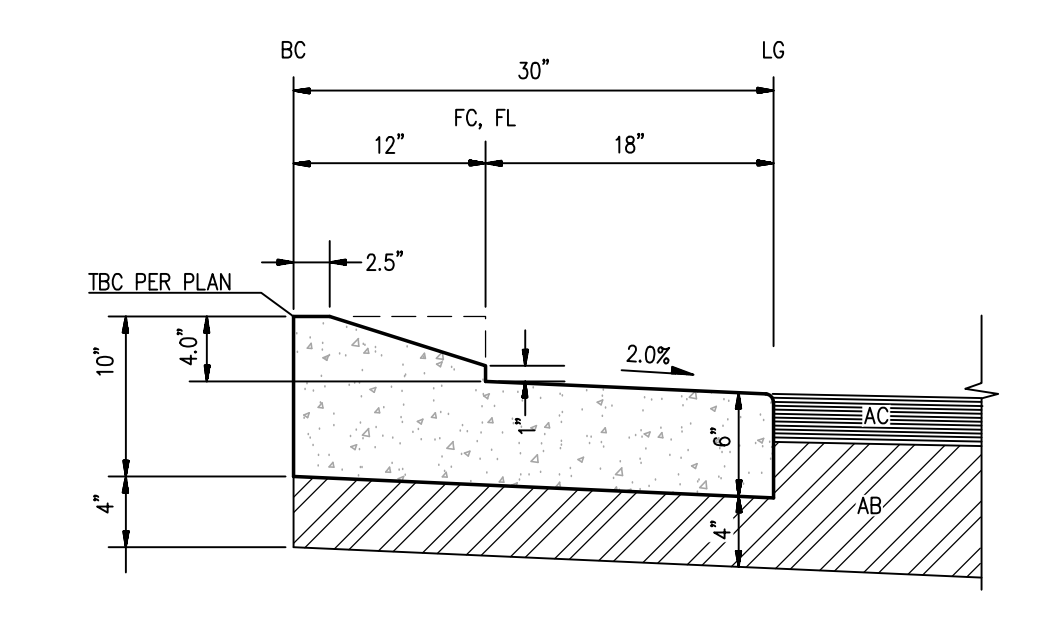
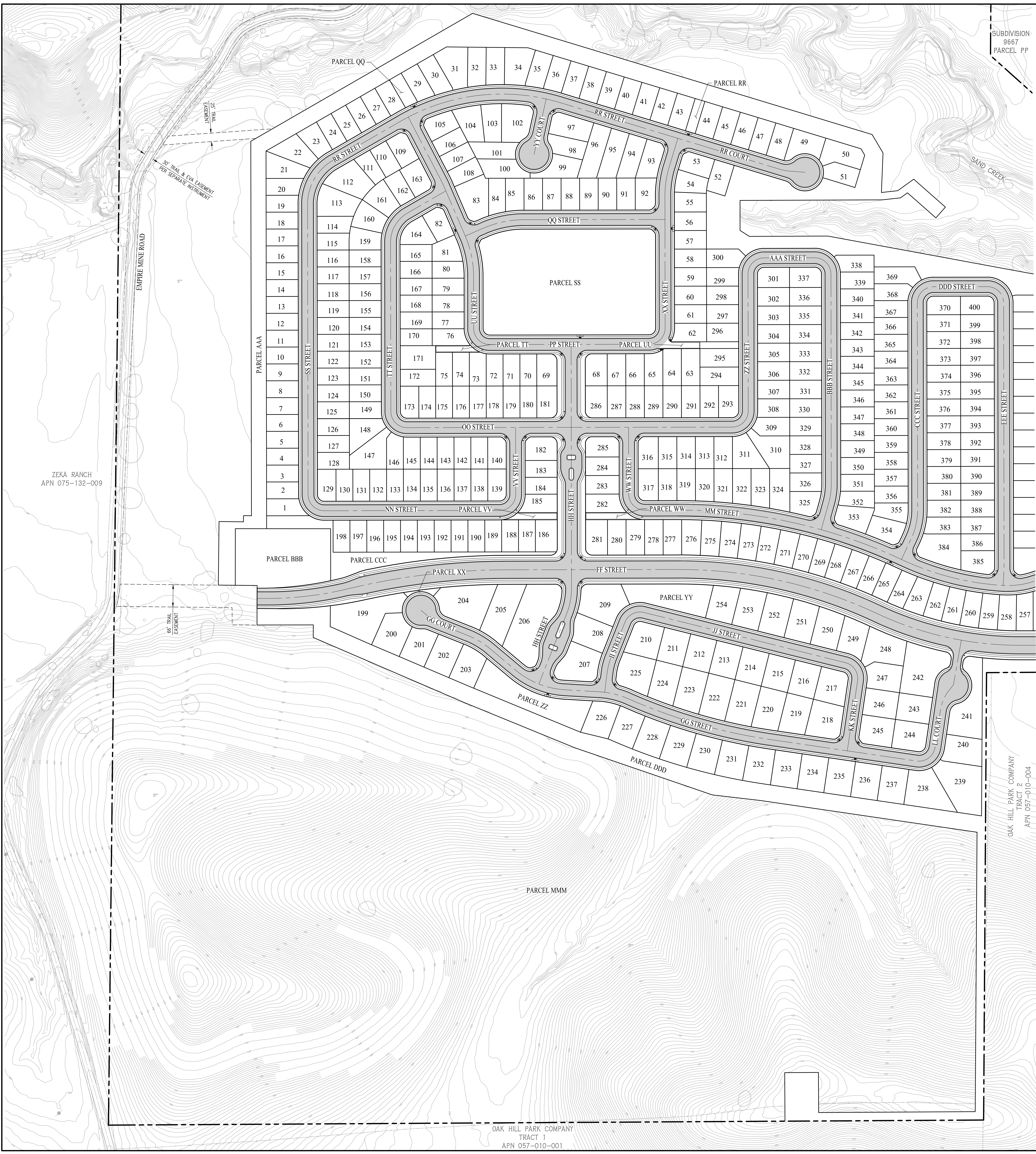
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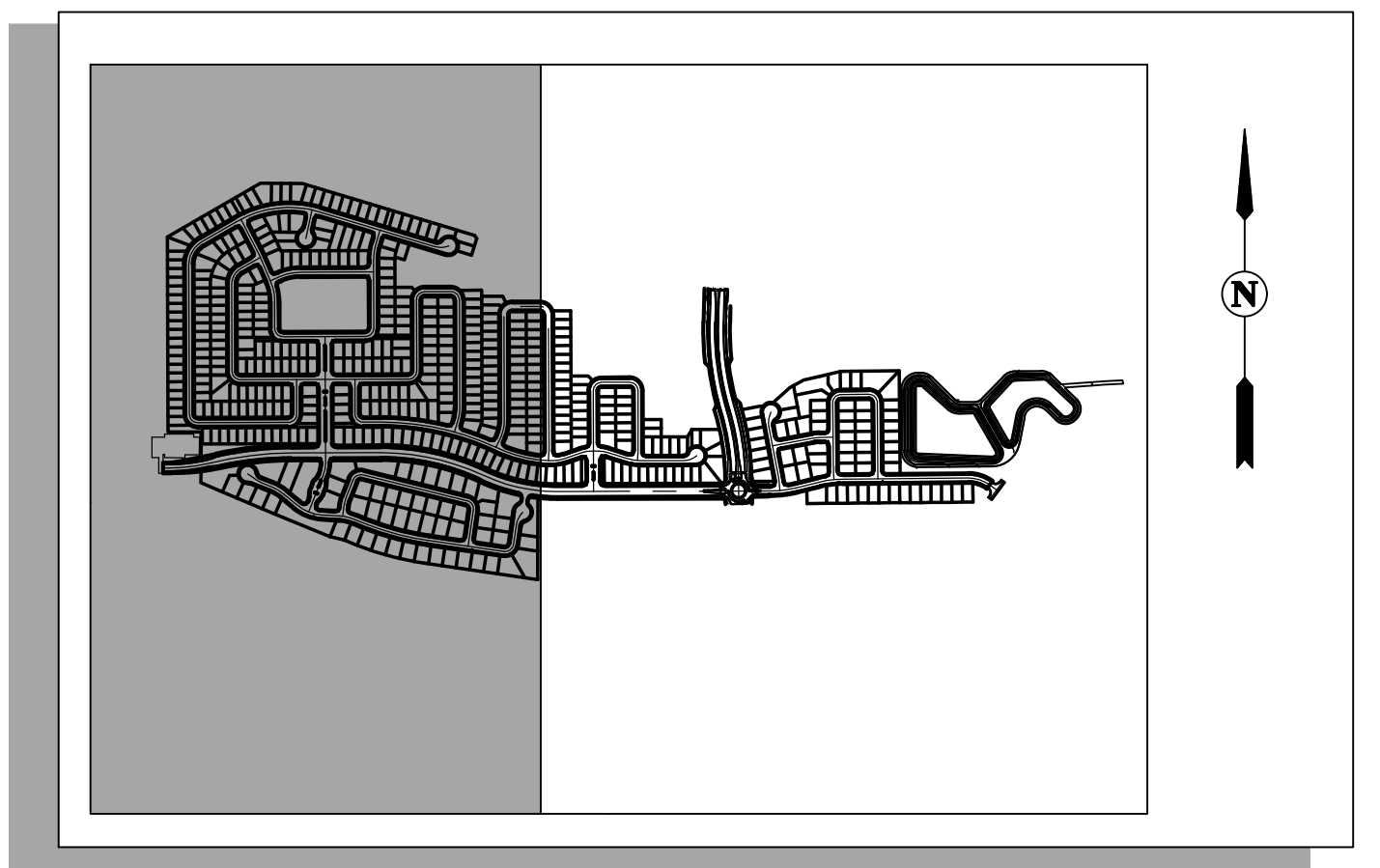
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SHEET NO.
2
 OF 14 SHEETS

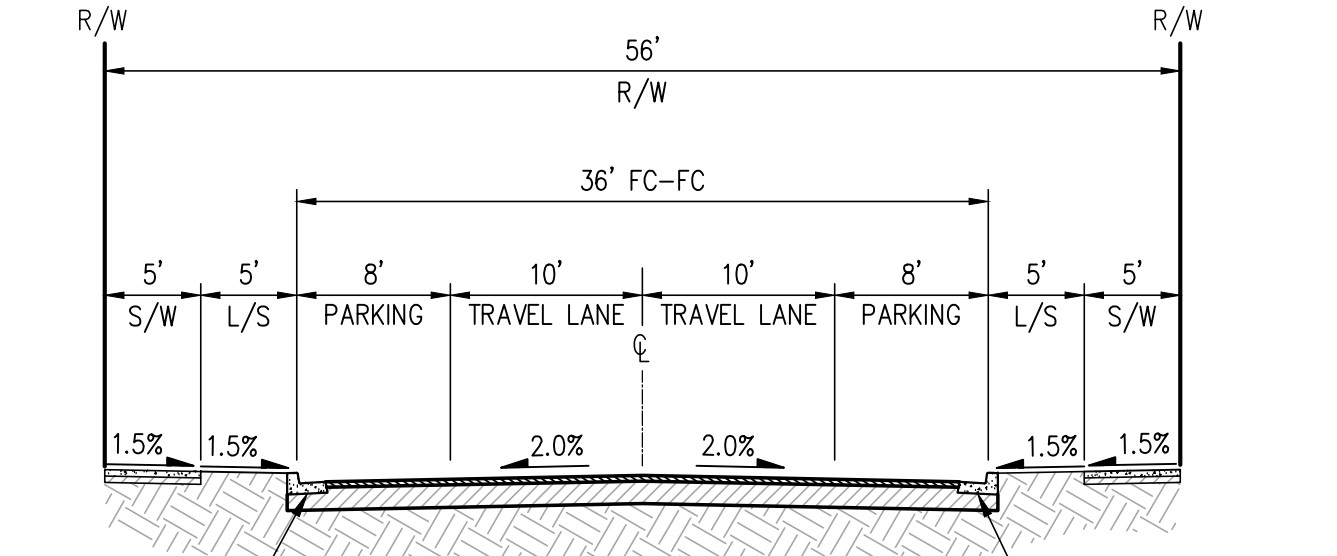
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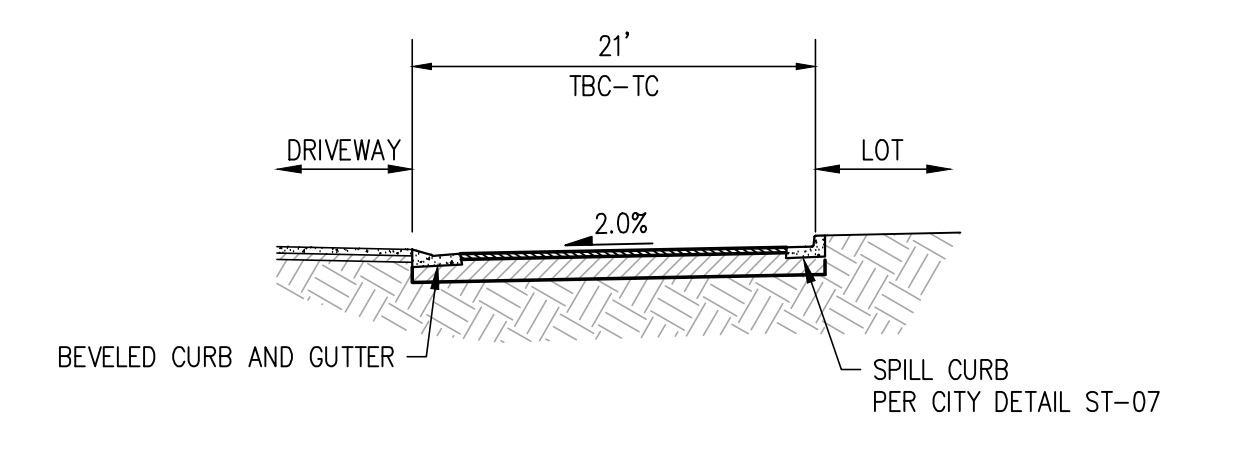
4" BEVELED SPILL CURB & GUTTER
NOT TO SCALE



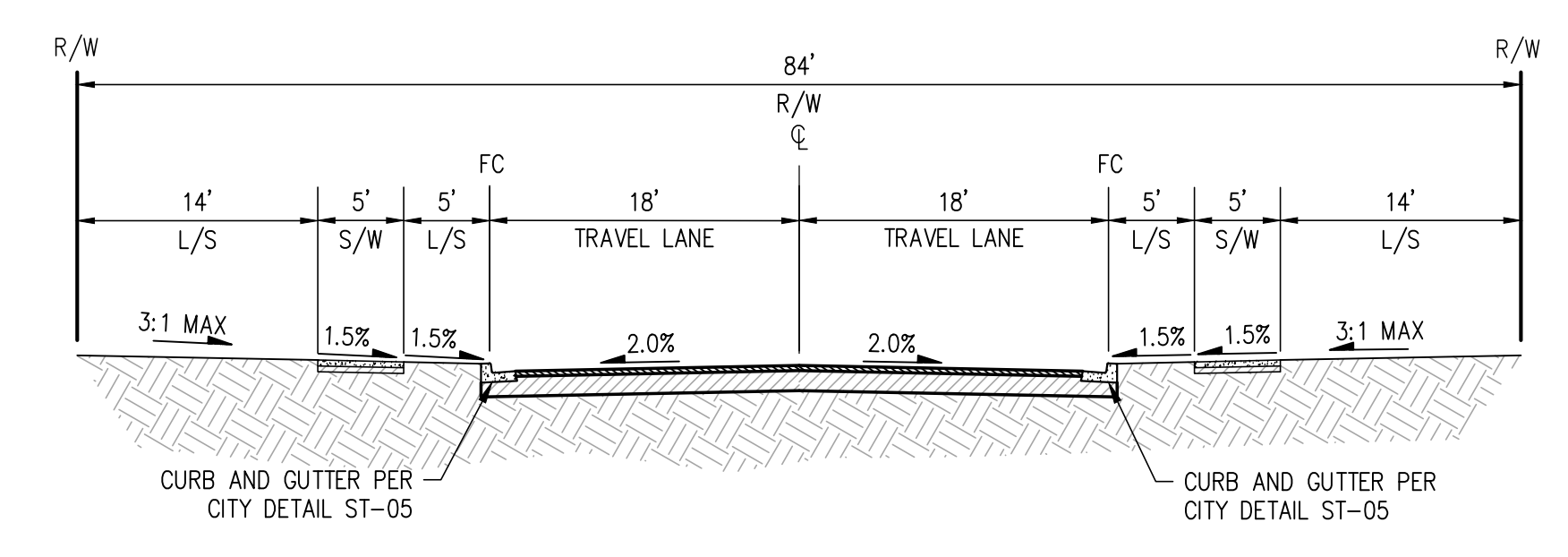
KEY MAP
NOT TO SCALE



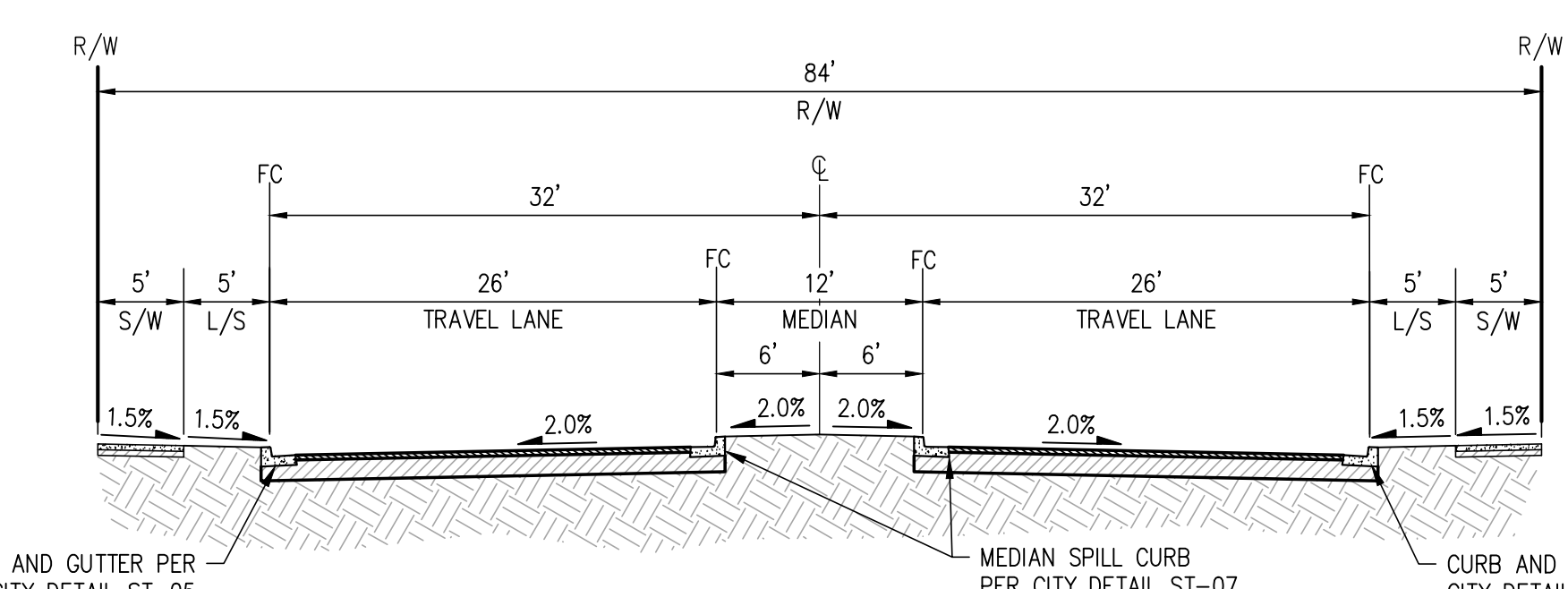
TYPICAL RESIDENTIAL STREET (CROWNED) (56' R/W)
APPLIES TO: GG STREET, GG COURT, I STREET, FF STREET, KK STREET, LL COURT, MM STREET, NN STREET, OO STREET, PP STREET, RR STREET, RR COURT, SS STREET, TT STREET, UU STREET, VV STREET, WW STREET, XX STREET, YY COURT, ZZ STREET, AAA STREET, BBB STREET, CCC STREET, DDD STREET, EEE STREET
NOT TO SCALE



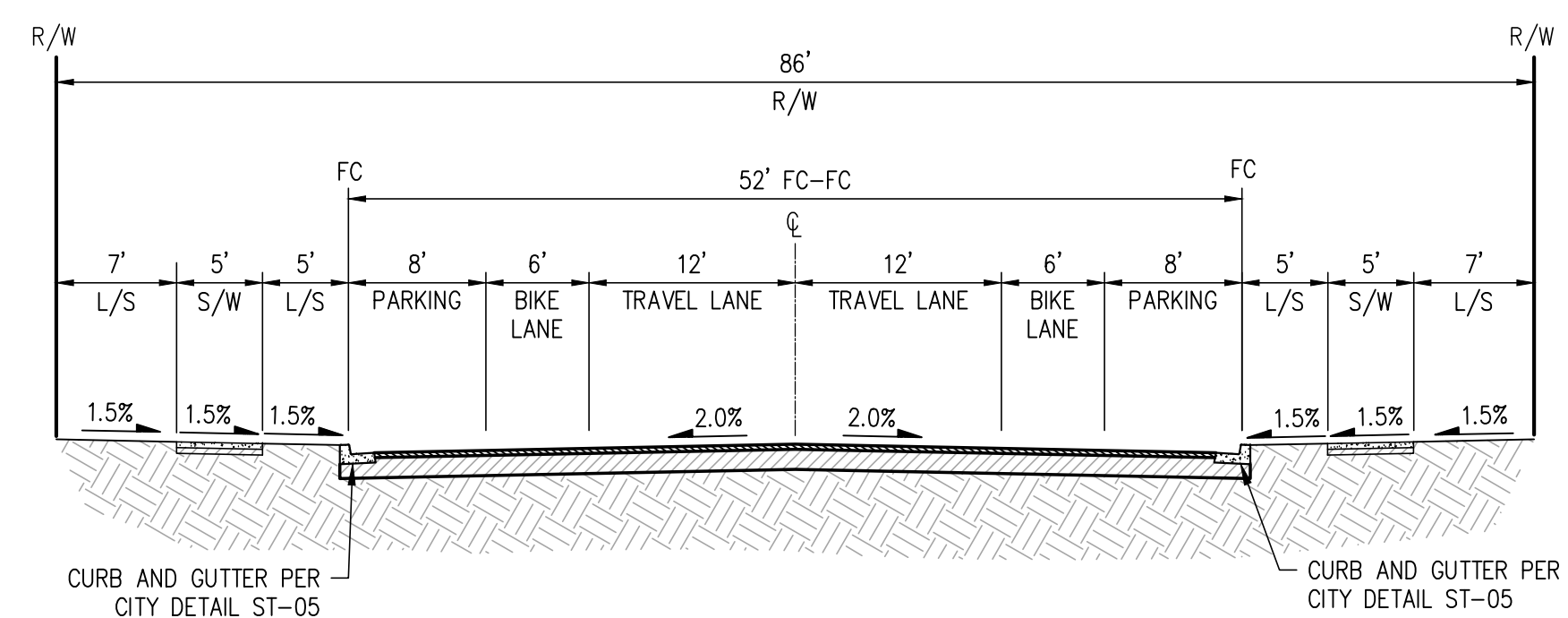
TYPICAL PRIVATE DRIVE AISLE (21' TBC-TBC)
APPLIES TO: PARCEL TT, PARCEL UU, PARCEL VV, & PARCEL WW
NOT TO SCALE



HH STREET (CROWNED) (84' R/W)
NOT TO SCALE



HH STREET W/ MEDIAN (CROWNED) (84' R/W)
NOT TO SCALE



FF STREET (CROWNED) (86' R/W)
NOT TO SCALE

LEGEND

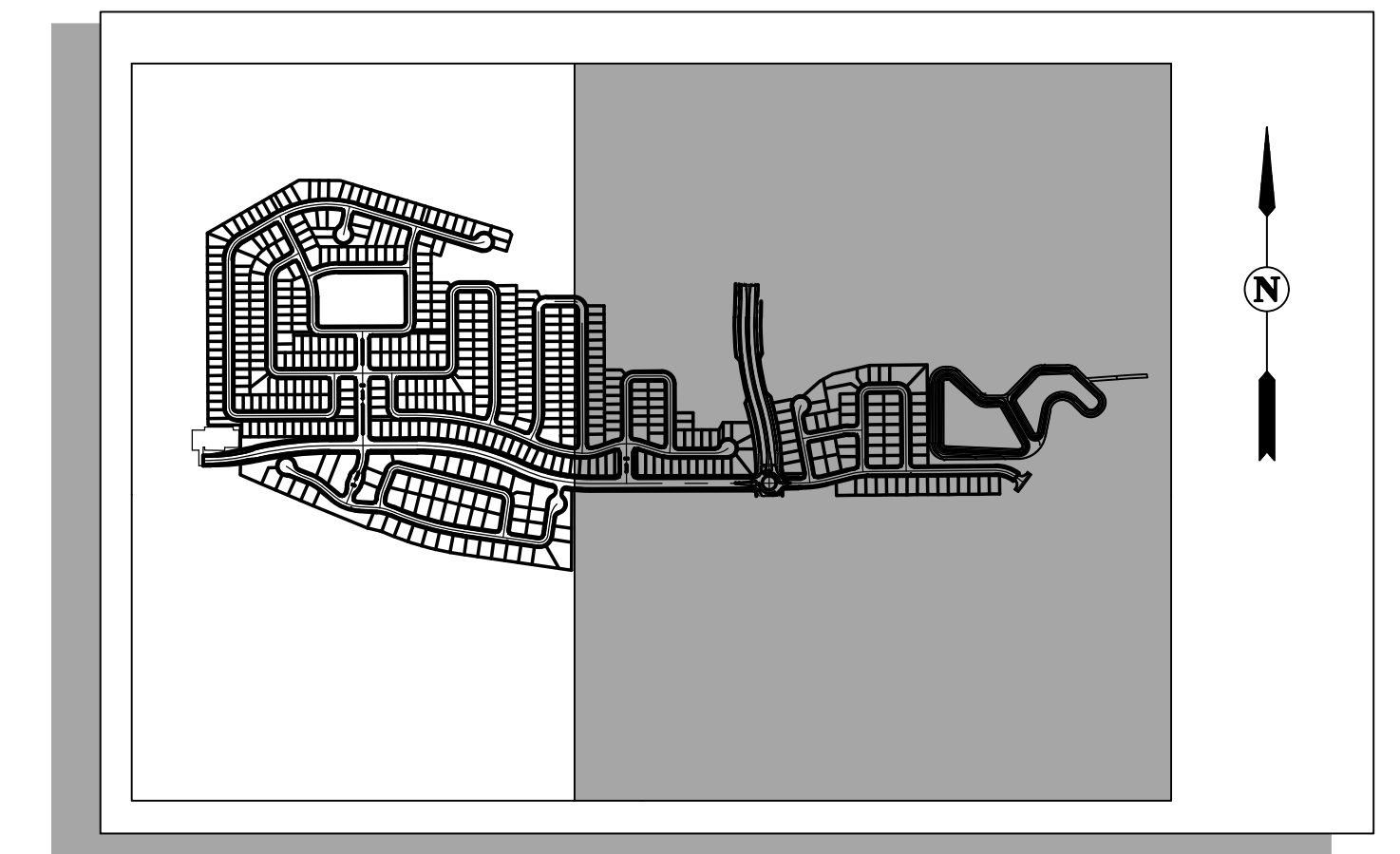
- | | | | |
|--|----------------------|--|----------|
| | EXISTING | | PROPOSED |
| | SUBDIVISION BOUNDARY | | LOT LINE |
| | RIGHT OF WAY | | EASEMENT |
| | CENTERLINE | | CURB |
| | MEDIAN | | |

VESTING TENTATIVE MAP
STREET SECTIONS
THE RANCH
SUBDIVISION 9712

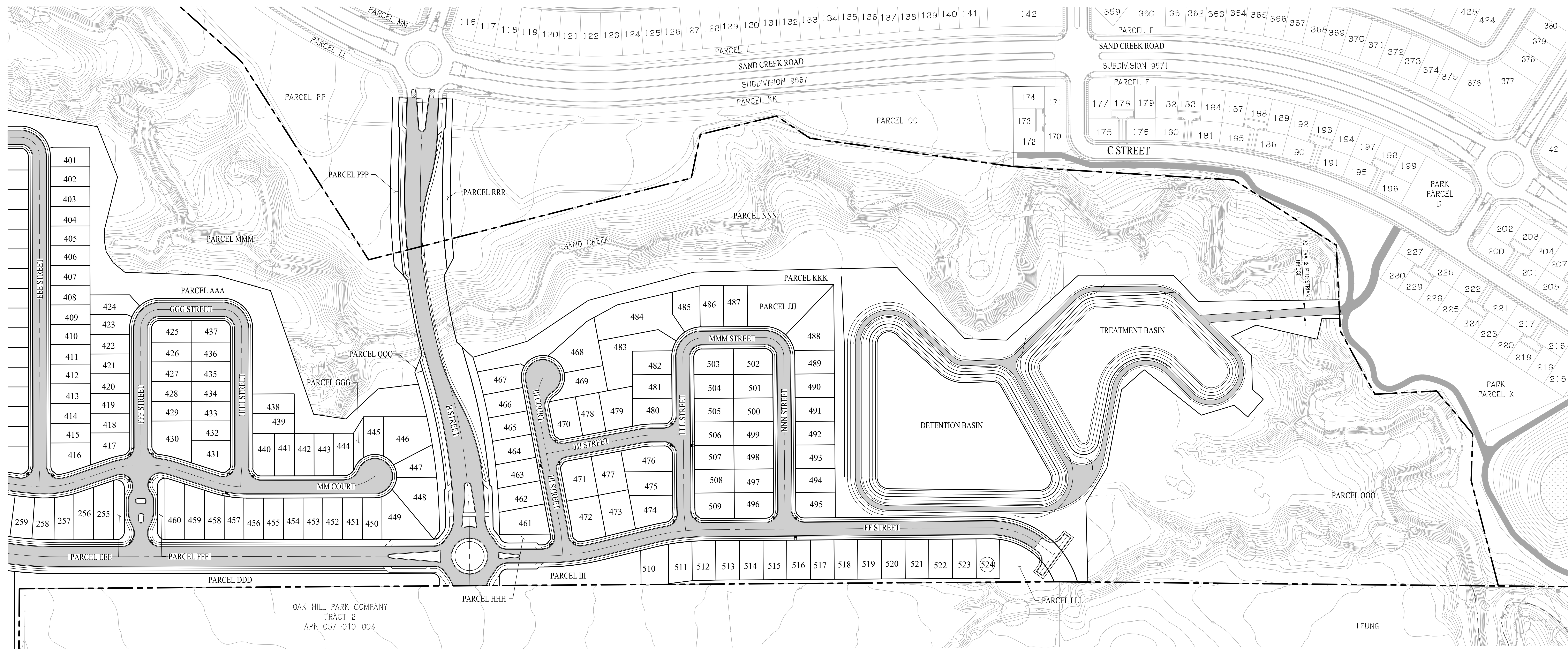
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: FEBRUARY 3, 2025

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SHEET NO. **3**
 OF 14 SHEETS

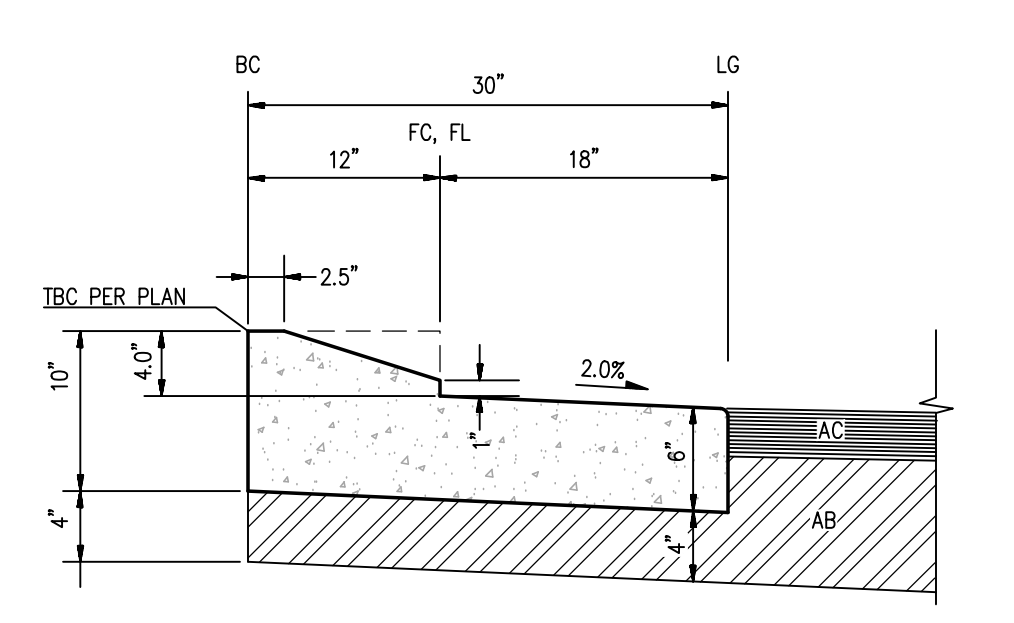


KEY MAP
NOT TO SCALE

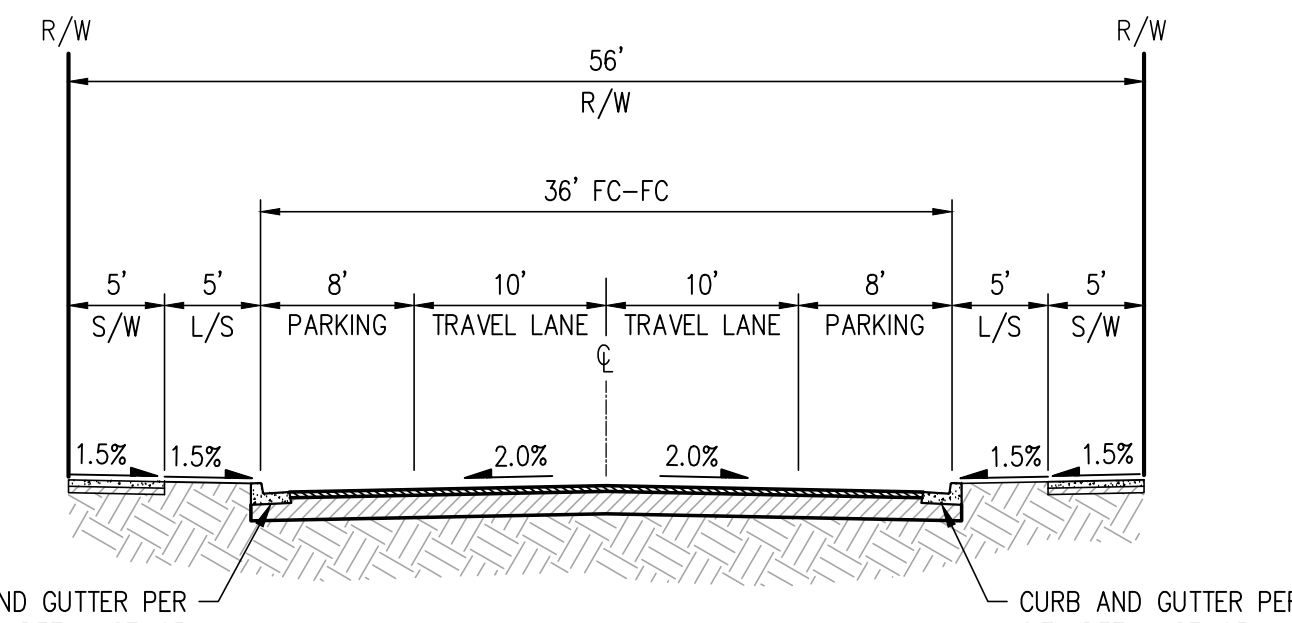


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TRACT 2
APN 057-010-004

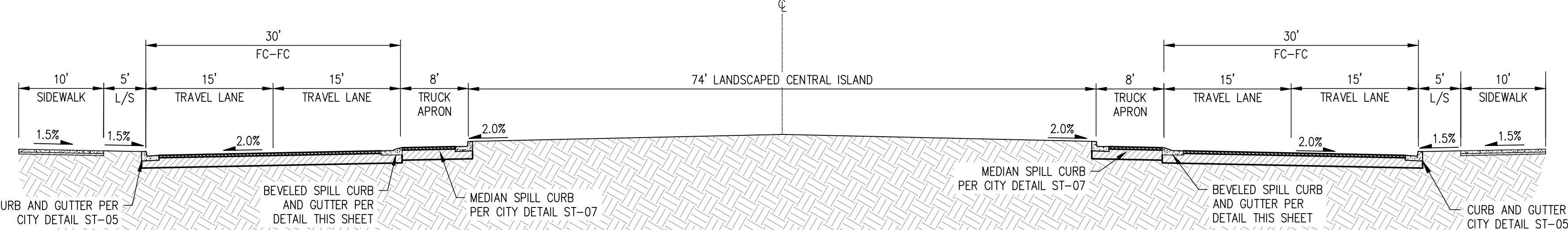
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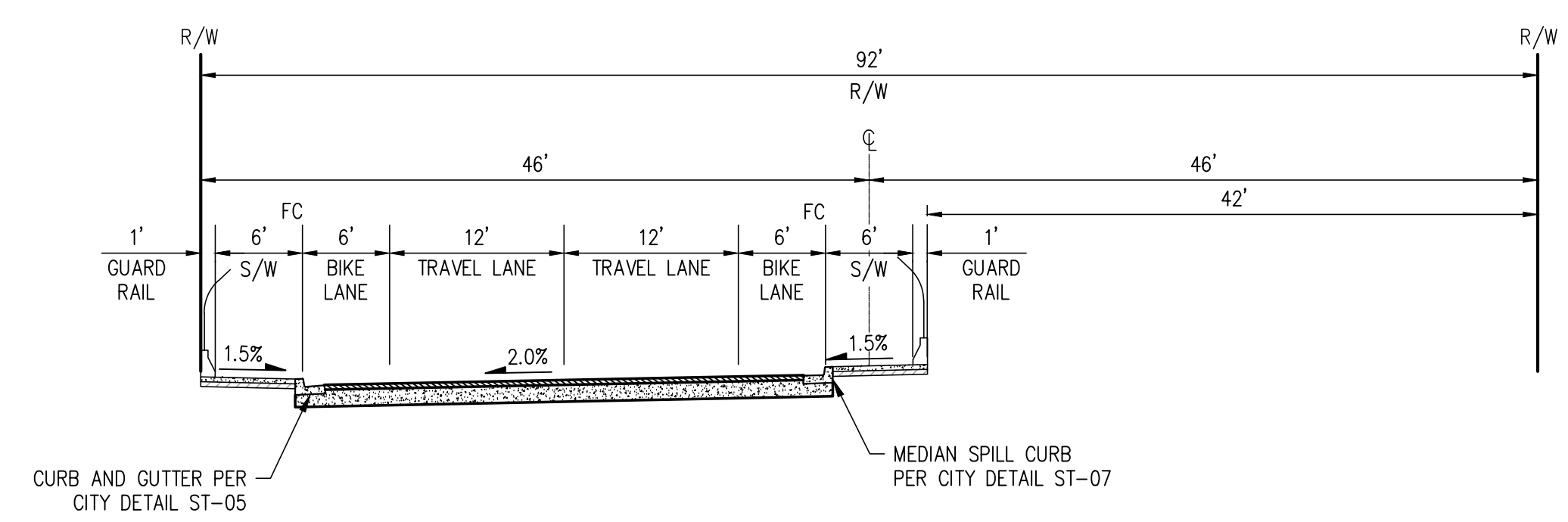
4" BEVELED SPILL CURB & GUTTER
NOT TO SCALE



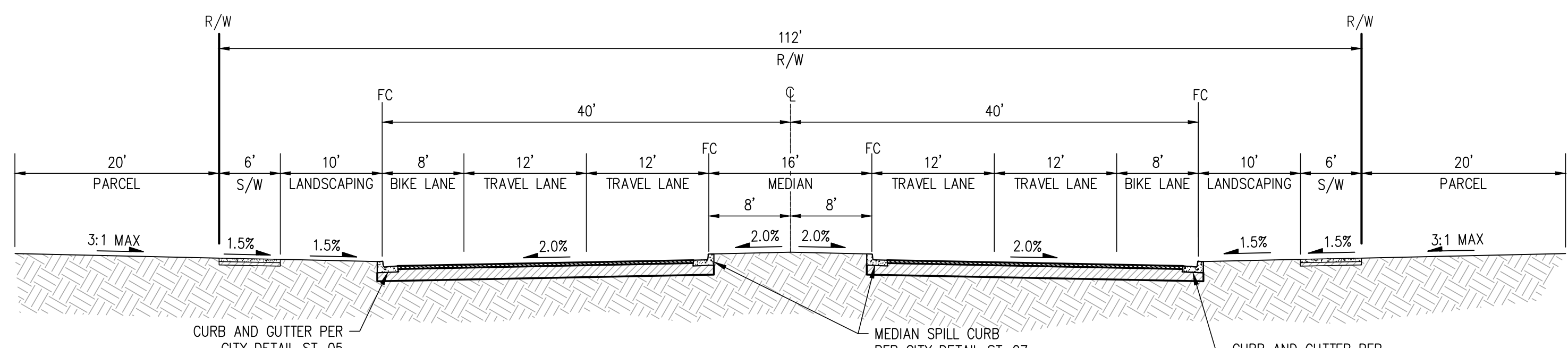
TYPICAL RESIDENTIAL STREET (CROWNED) (56' R/W)
APPLIES TO: FF STREET (EAST OF B STREET), MM STREET, MM COURT, EEE STREET, FFF STREET, GGG STREET, HHH STREET, III STREET, JJJ STREET, LLL STREET, MMM STREET, MMM COURT, & NNN STREET
NOT TO SCALE



ROUNDABOUT
NOT TO SCALE



B STREET BRIDGE (92' R/W)
NOT TO SCALE



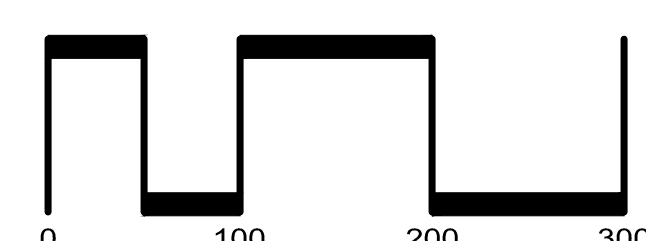
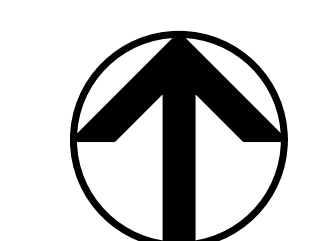
B STREET (CROWNED) (112' R/W)
NOT TO SCALE

LEGEND

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

**VESTING TENTATIVE MAP
STREET SECTIONS
THE RANCH
SUBDIVISION 9712**

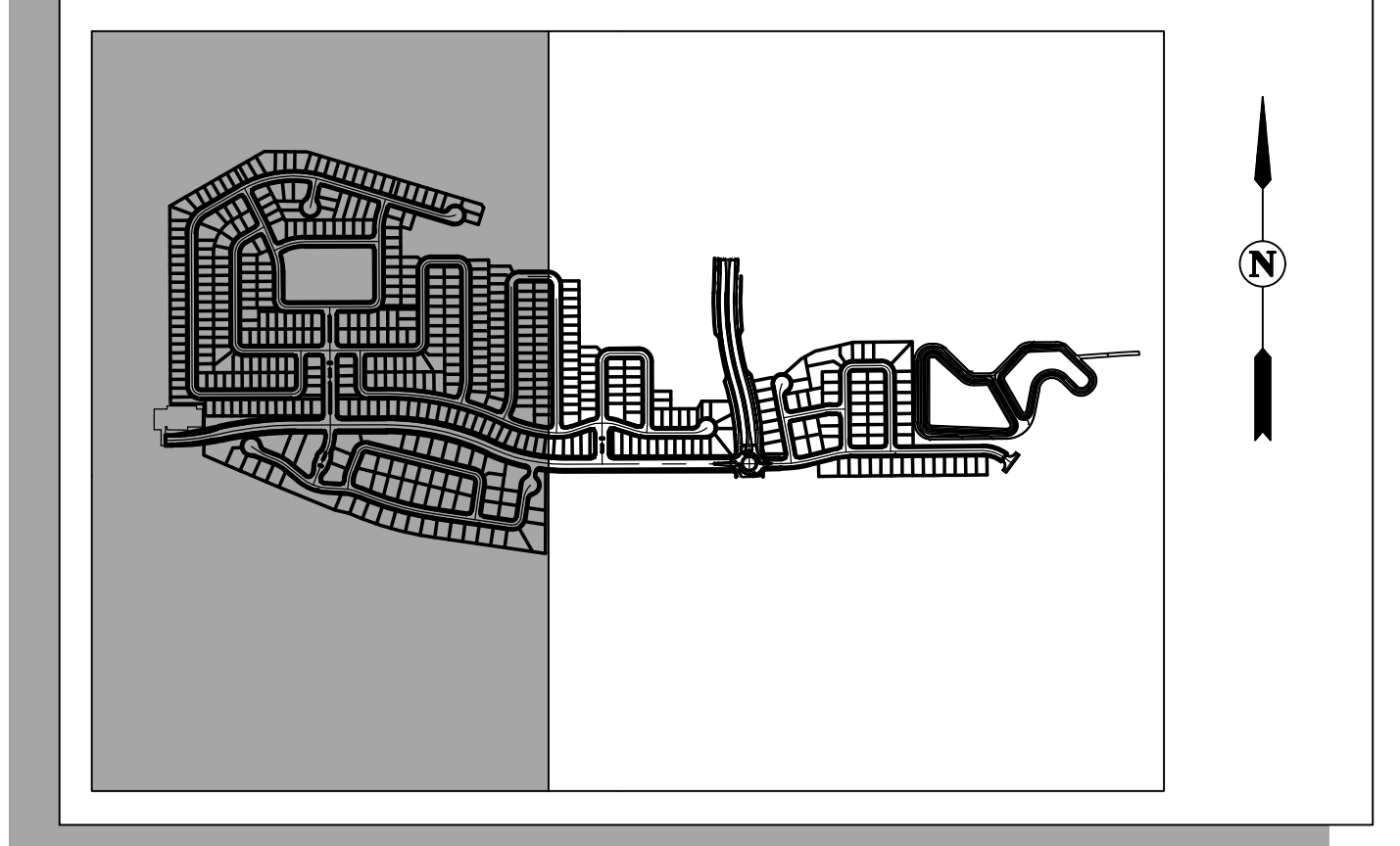
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: FEBRUARY 3, 2025



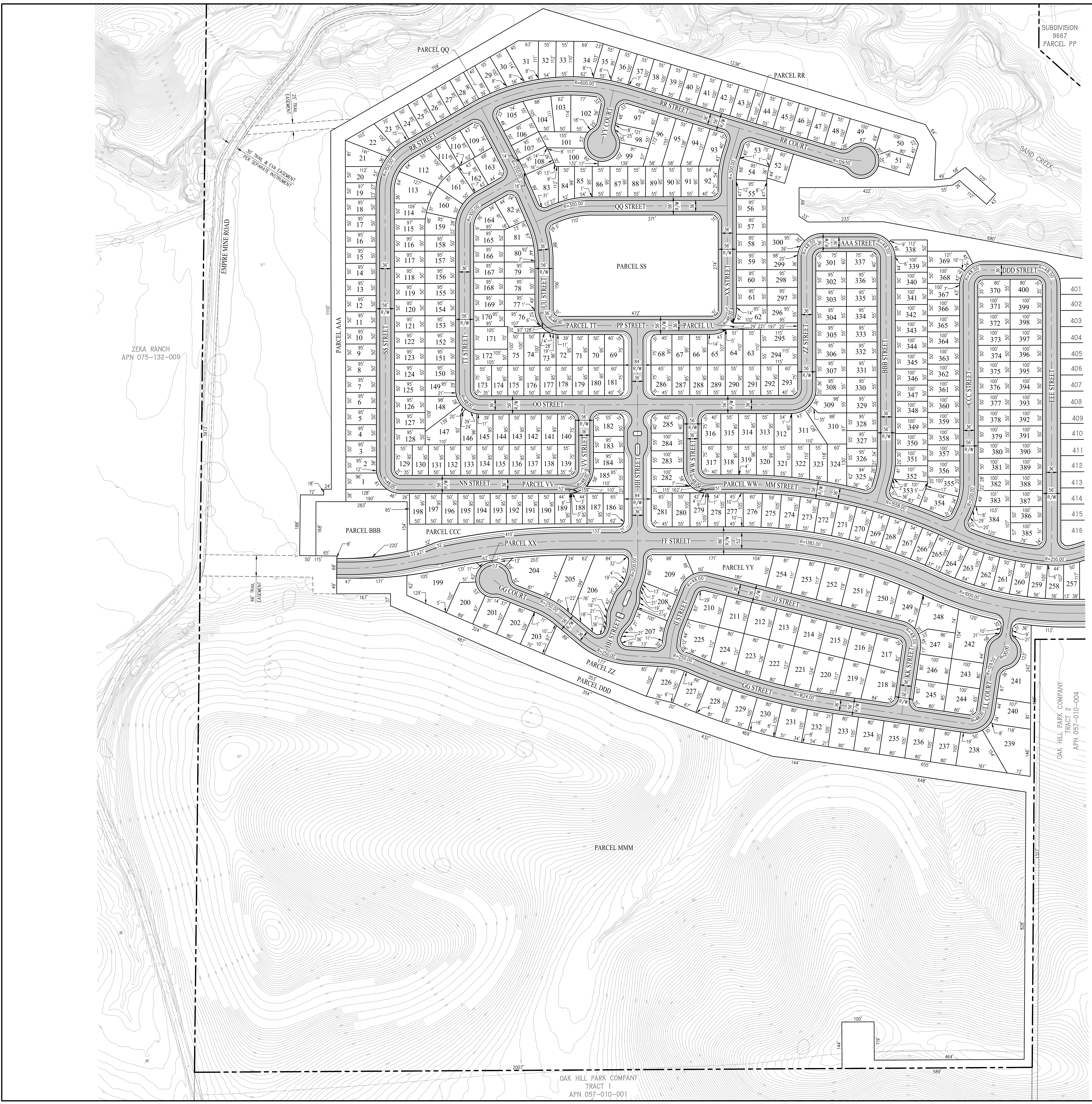
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SHEET NO.
4
OF 14 SHEETS

JOB NO.: 1133-021



KEY MAP
NOT TO SCALE



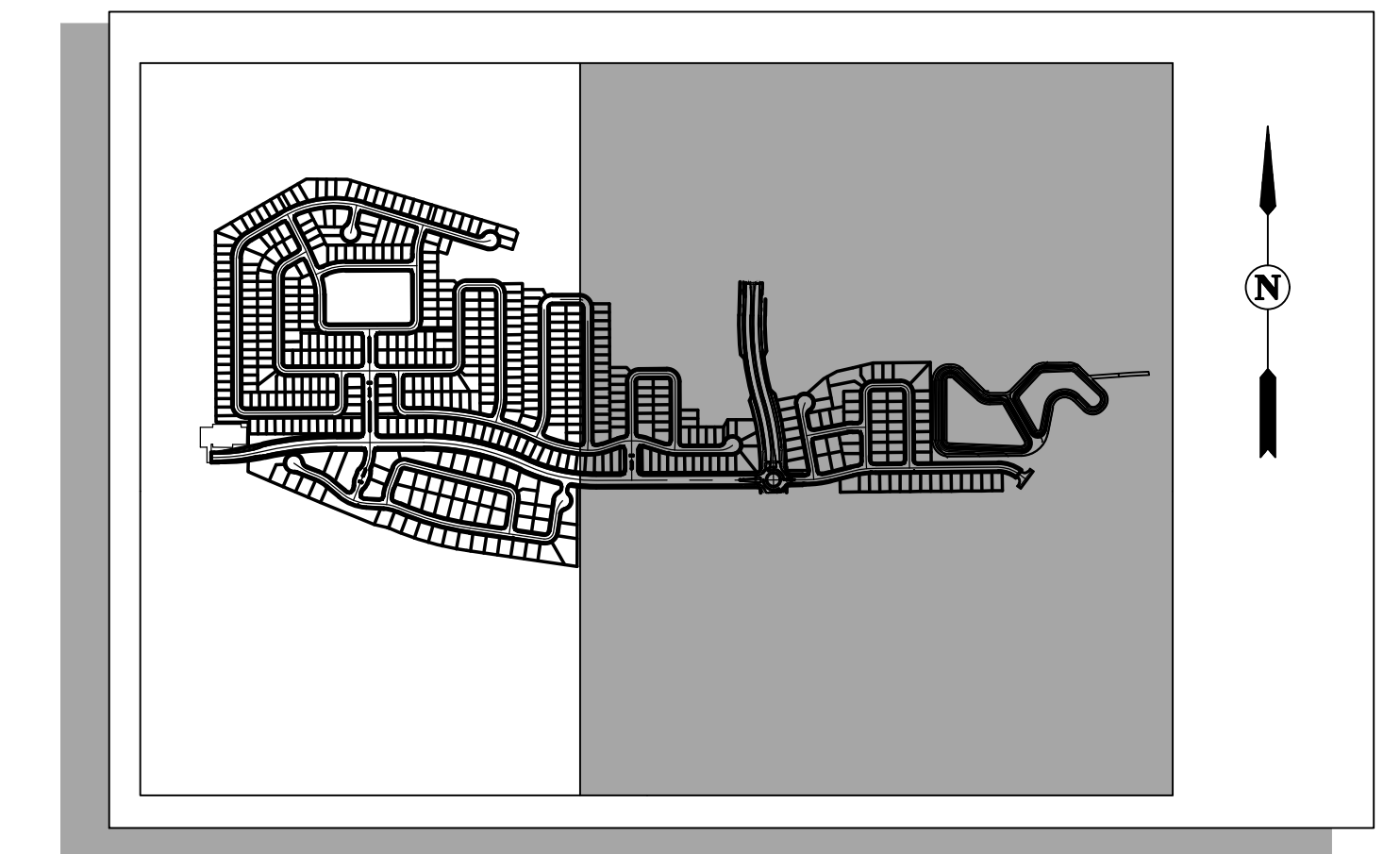
LEGEND

FUTURE	EXISTING	PROPOSED	
---	---	---	SUBDIVISION BOUNDARY
---	---	---	LOT LINE
---	---	---	RIGHT OF WAY
---	---	---	EASEMENT
---	---	---	CENTERLINE
---	---	---	CURB
---	---	---	MEDIAN
---	---	---	TRAIL/PATHWAY

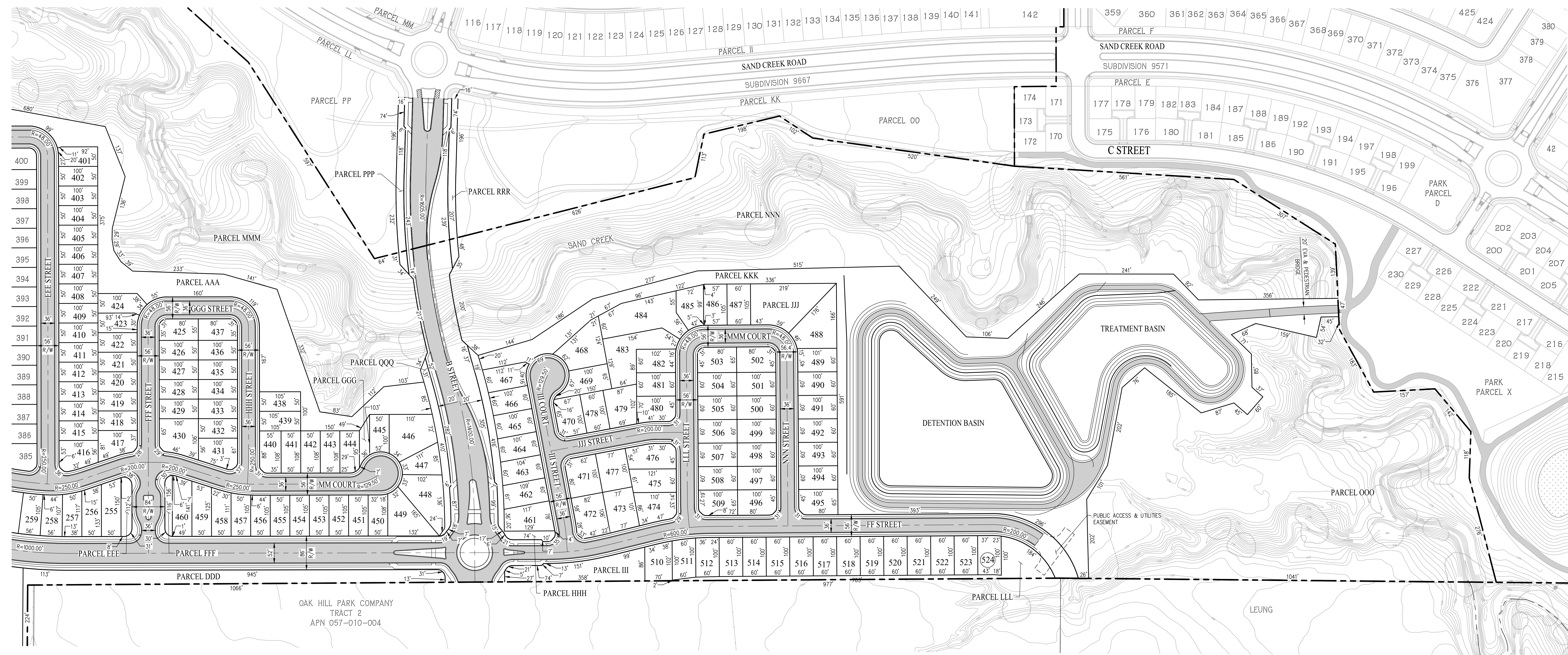
VESTING TENTATIVE MAP
DIMENSION PLAN
THE RANCH
SUBDIVISION 9712
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: FEBRUARY 3, 2025

			San Ramon	(925) 866-0322	SHEET NO. 5 OF 14 SHEETS
			Roseville	(916) 788-4456	
JOB NO: 1133-021			CIVIL ENGINEERS • SURVEYORS • PLANNERS WWW.CBANDG.COM		

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KEY MAP
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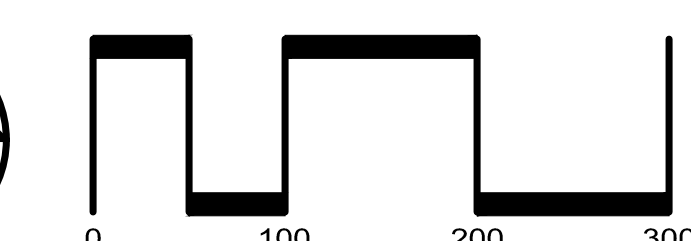
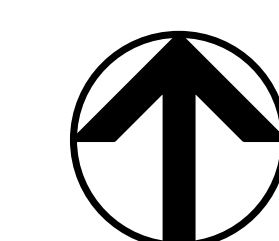
OAK HILL PARK COMPANY
TRACT 2
APN 057-010-004

LEGEND

- | | | | | | | | |
|--|--------|--|----------|--|----------|--|----------------------|
| | FUTURE | | EXISTING | | PROPOSED | | SUBDIVISION BOUNDARY |
| | | | | | | | LOT LINE |
| | | | | | | | RIGHT OF WAY |
| | | | | | | | EASEMENT |
| | | | | | | | CENTERLINE |
| | | | | | | | CURB |
| | | | | | | | MEDIAN |
| | | | | | | | TRAIL/PATHWAY |

VESTING TENTATIVE MAP
DIMENSION PLAN
THE RANCH
SUBDIVISION 9712

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: FEBRUARY 3, 2025

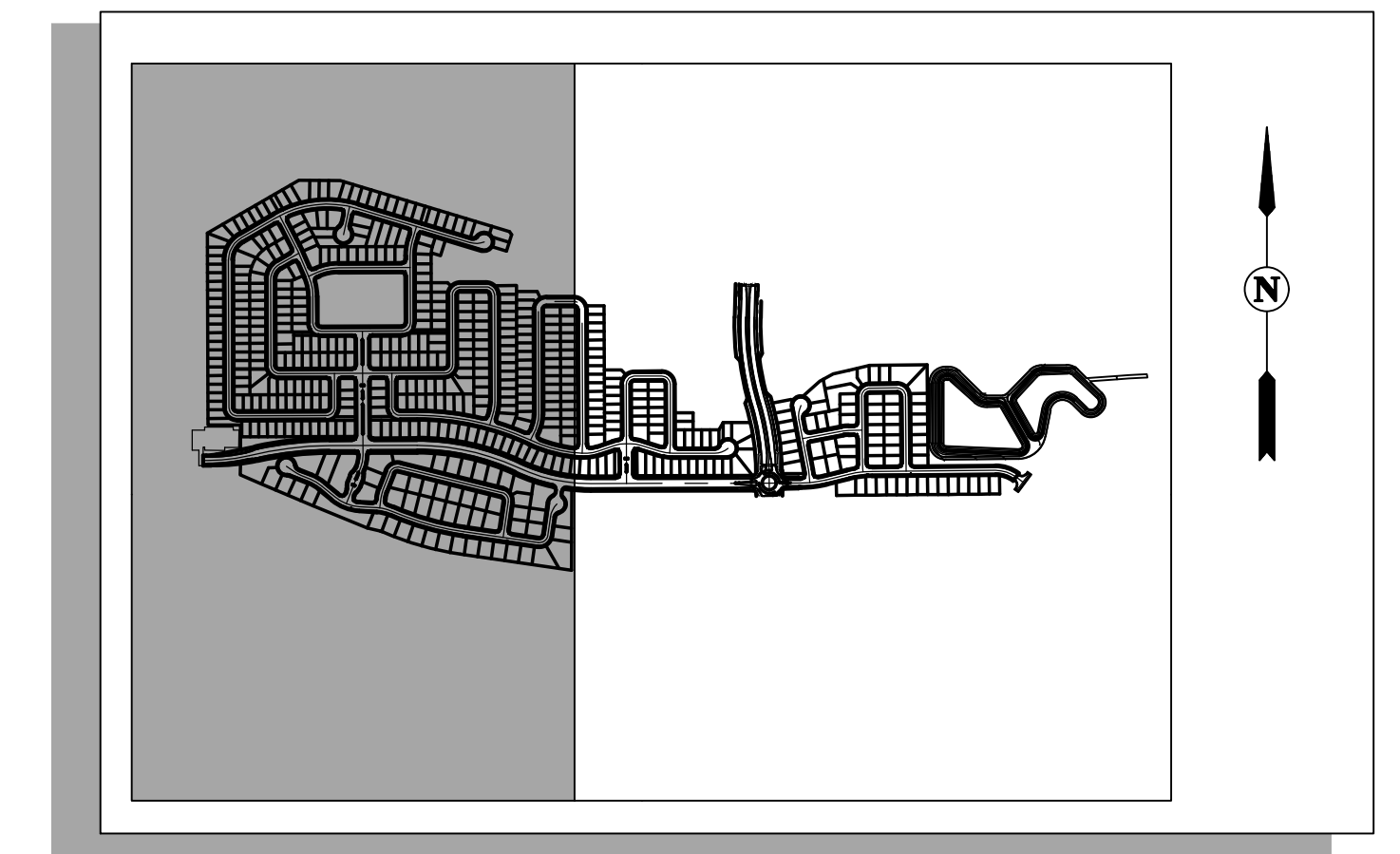


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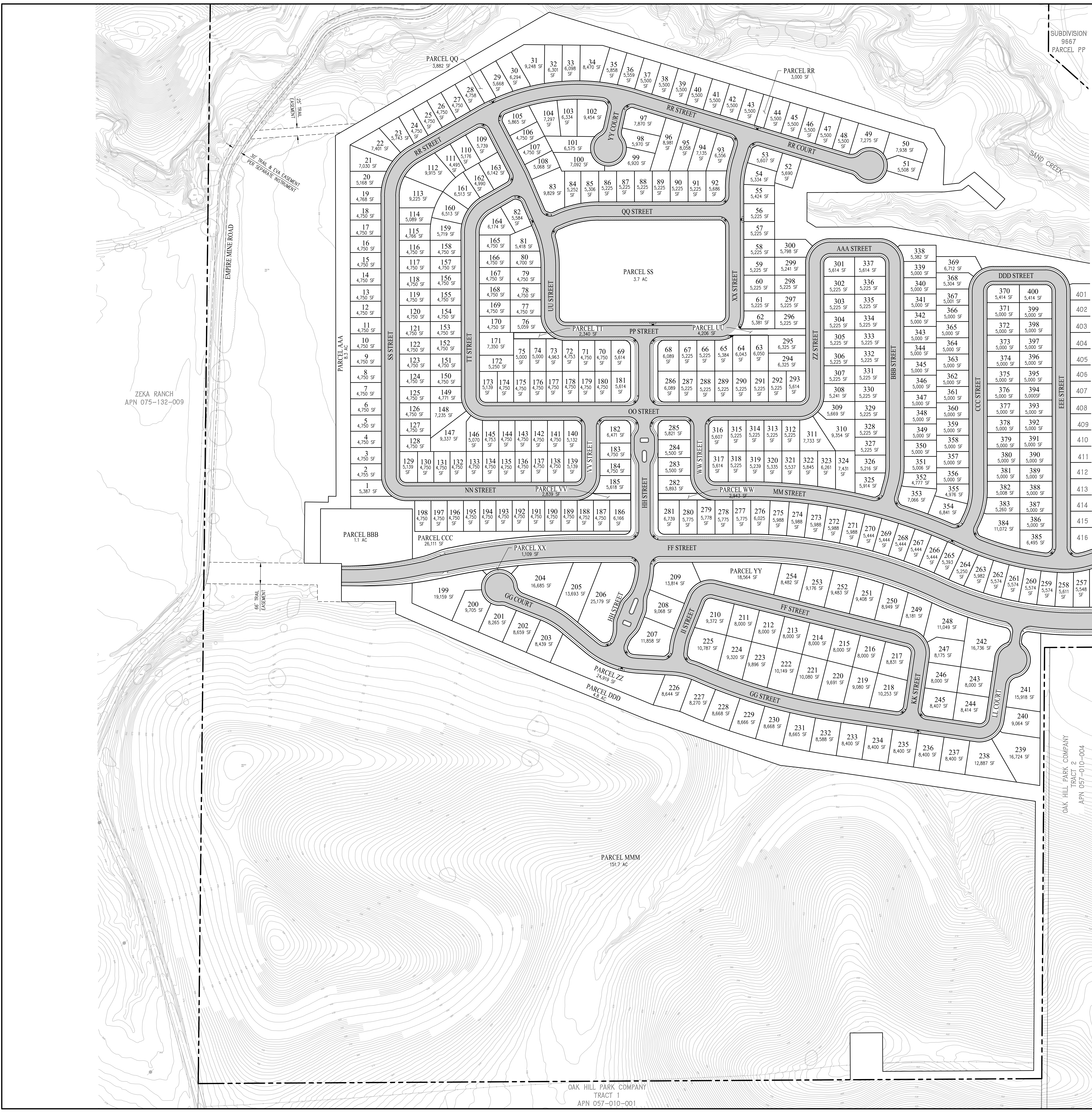
SHEET NO.
6
OF 14 SHEETS

JOB NO.: 1133-021

01131321ACAD/TMP/PHASE 3/TMA/DWG



KEY MAP
NOT TO SCALE



LOW DENSITY (LD-3)	AGE RESTRICTED
MINIMUM LOT SIZE: 6,000 SF±	MINIMUM LOT SIZE: 4,750 SF±
AVERAGE LOT SIZE: 8,414 SF±	AVERAGE LOT SIZE: 5,471 SF±
MAX LOT SIZE: 19,348 SF±	MAX LOT SIZE: 11,803 SF±

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

VESTING TENTATIVE MAP
 LOT AREA PLAN
THE RANCH
 SUBDIVISION 9712
 CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=100' DATE: FEBRUARY 3, 2025

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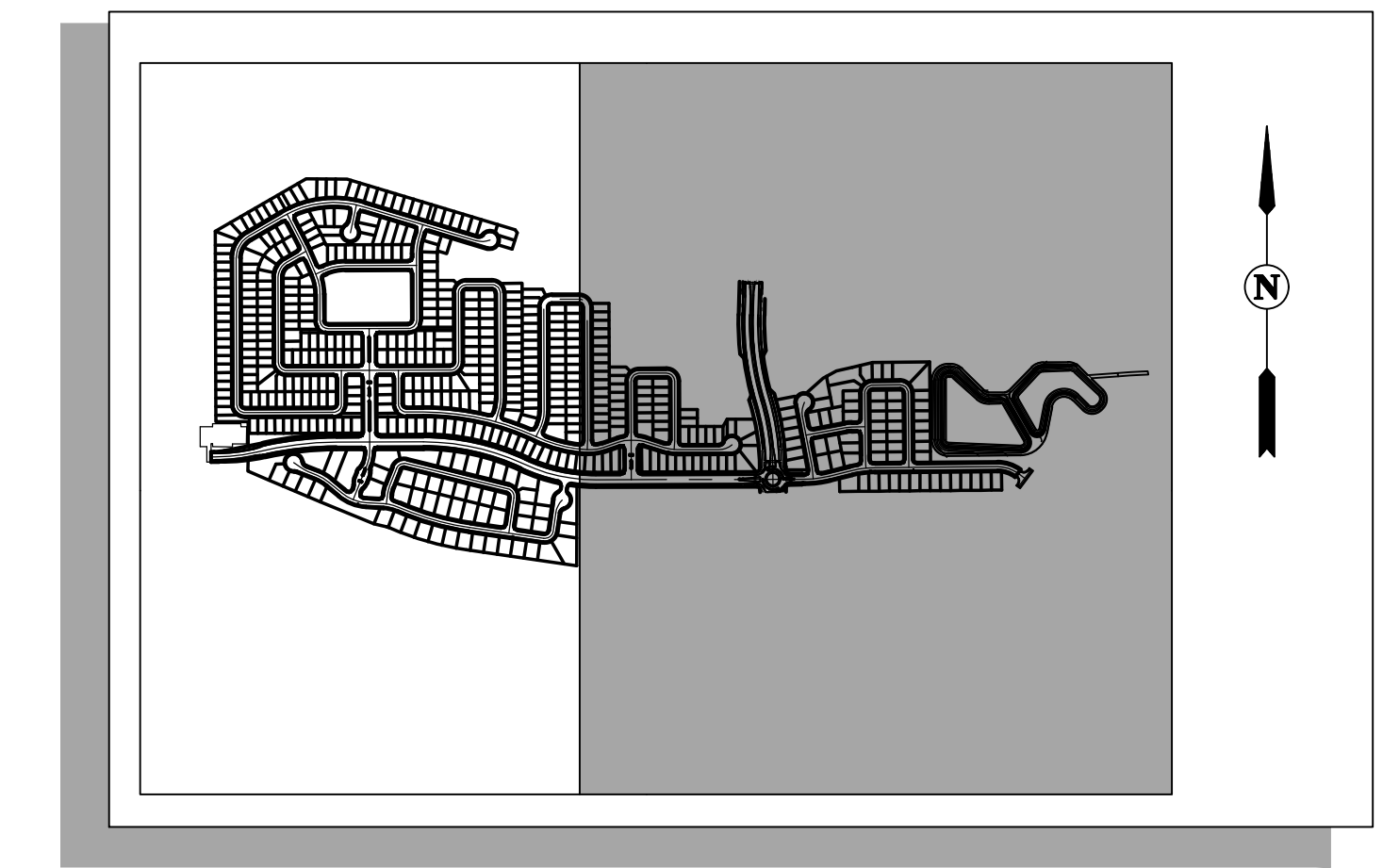
SHEET NO.
7
OF 14 SHEETS

JOB NO.: 1133-021

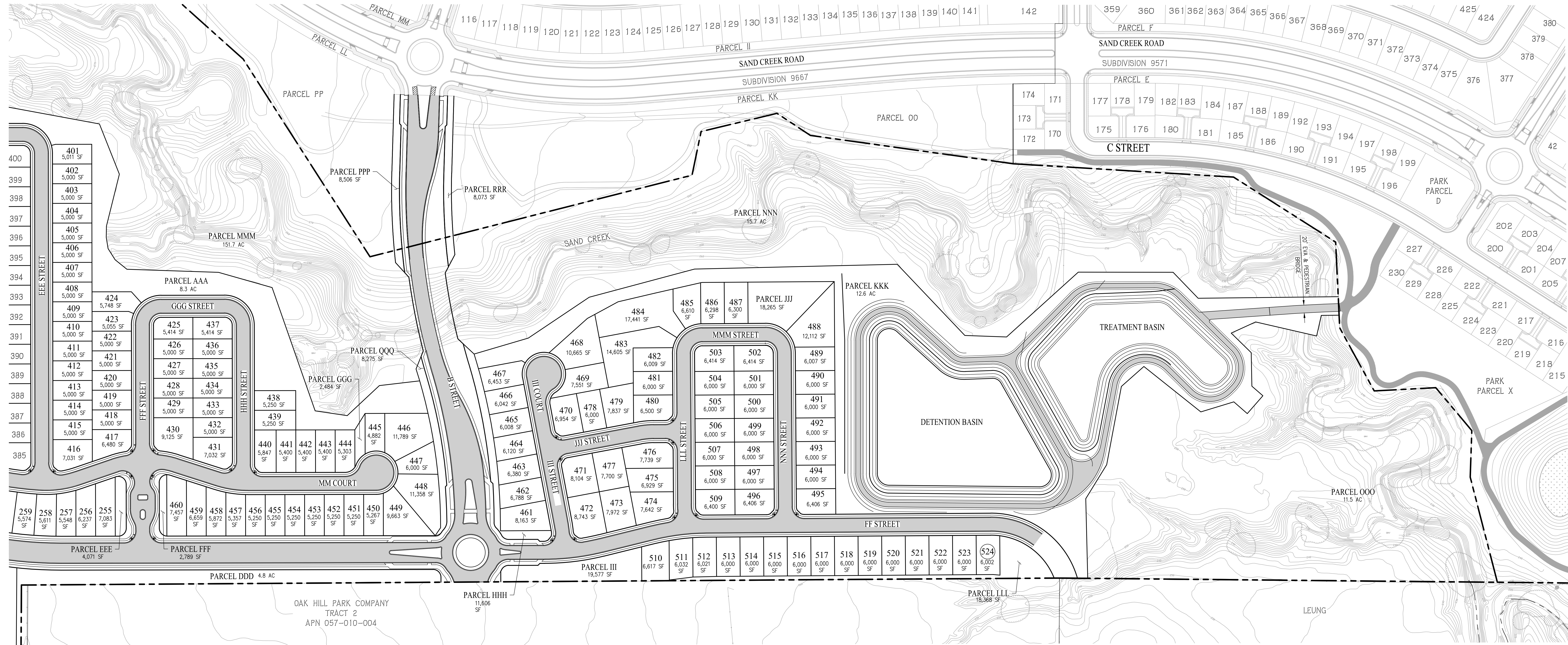
OAK HILL PARK COMPANY
 TRACT 1
 APN 057-010-001

OAK HILL PARK COMPANY
 TRACT 2
 APN 057-010-004

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KEY MAP
NOT TO SCALE



LOW DENSITY (LD-3)

MINIMUM LOT SIZE: 6,000 SF±
 AVERAGE LOT SIZE: 8,414 SF±
 MAX LOT SIZE: 19,348 SF±

AGE RESTRICTED

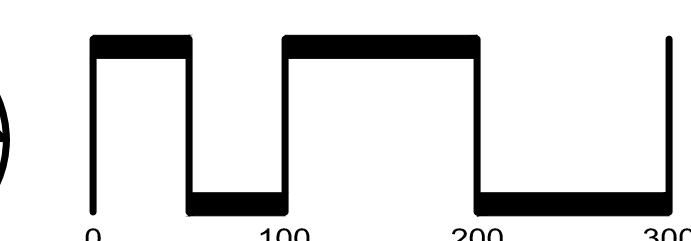
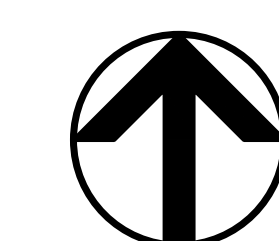
MINIMUM LOT SIZE: 4,750 SF±
 AVERAGE LOT SIZE: 5,471 SF±
 MAX LOT SIZE: 11,803 SF±

LEGEND

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

**VESTING TENTATIVE MAP
 LOT AREA PLAN
 THE RANCH
 SUBDIVISION 9712**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=100' DATE: FEBRUARY 3, 2025

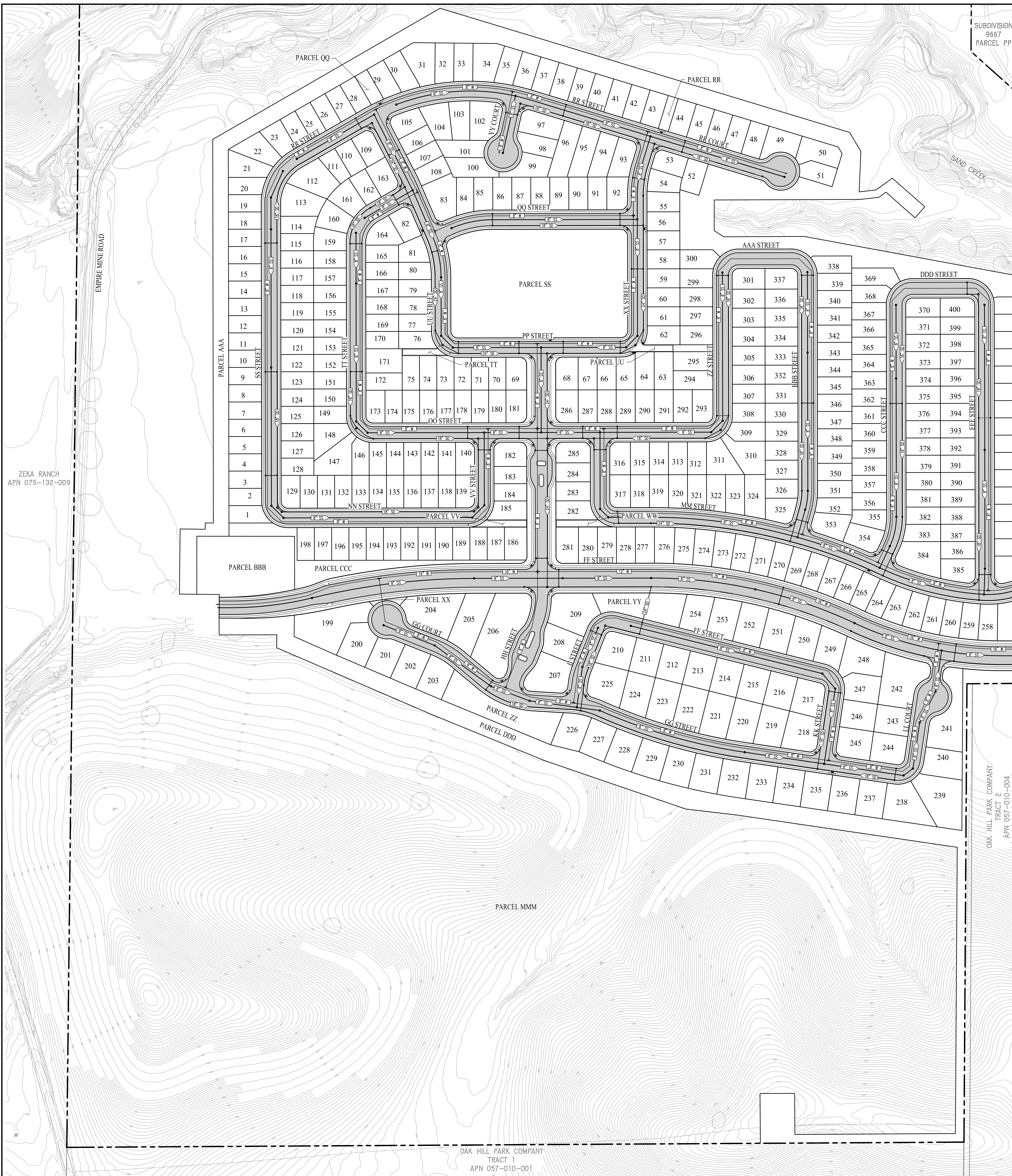


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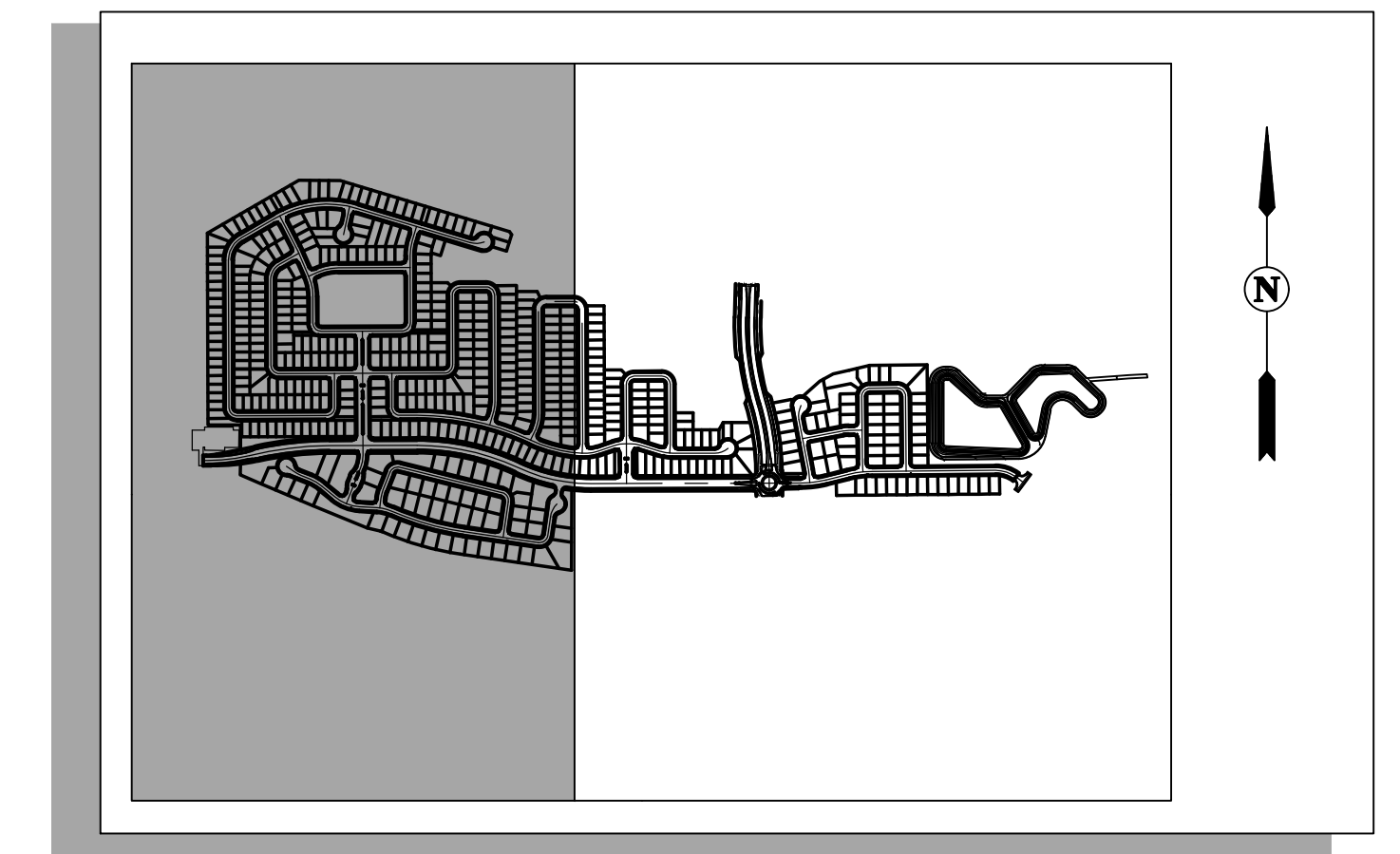
SHEET NO.
8
OF 14 SHEETS

JOB NO.: 1133-021

01133021CAGD-TMP-PHASE 317MAY.DWG



SUBDIVISION
9667
PARCEL PP



KEY MAP
NOT TO SCALE

ZEKA RANCH
APN 075-132-009

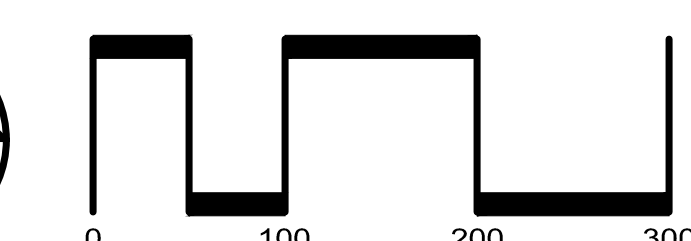
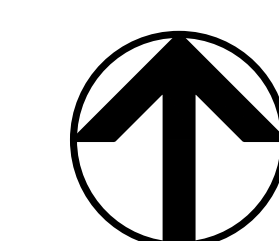
OAK HILL PARK COMPANY
TRACT 2
APN 057-010-004

LEGEND

EXISTING	PROPOSED	
		STORM DRAIN LINE
		SANITARY SEWER LINE
		WATER LINE
		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 9712
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: FEBRUARY 3, 2025

OAK HILL PARK COMPANY
TRACT 1
APN 057-010-001

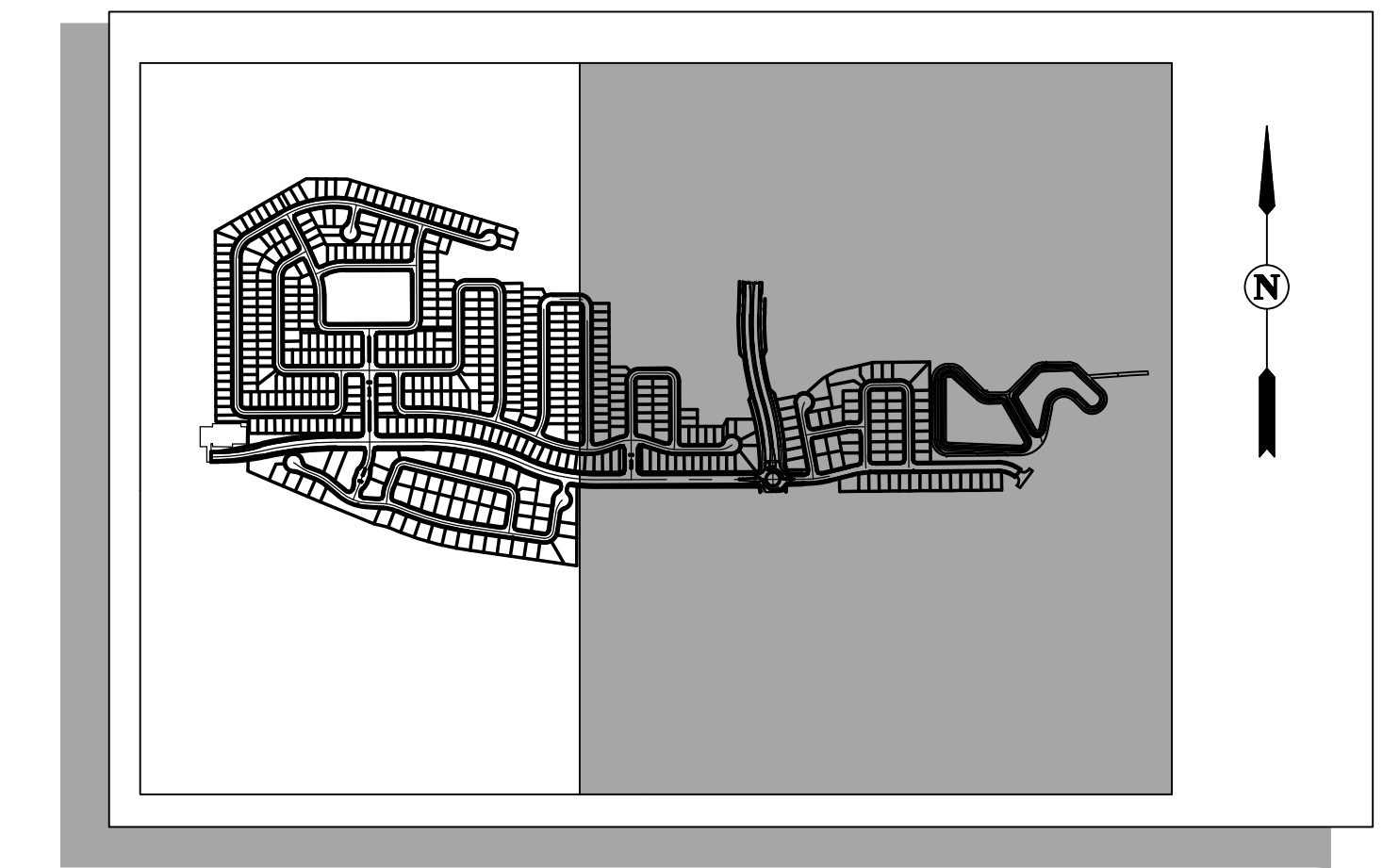


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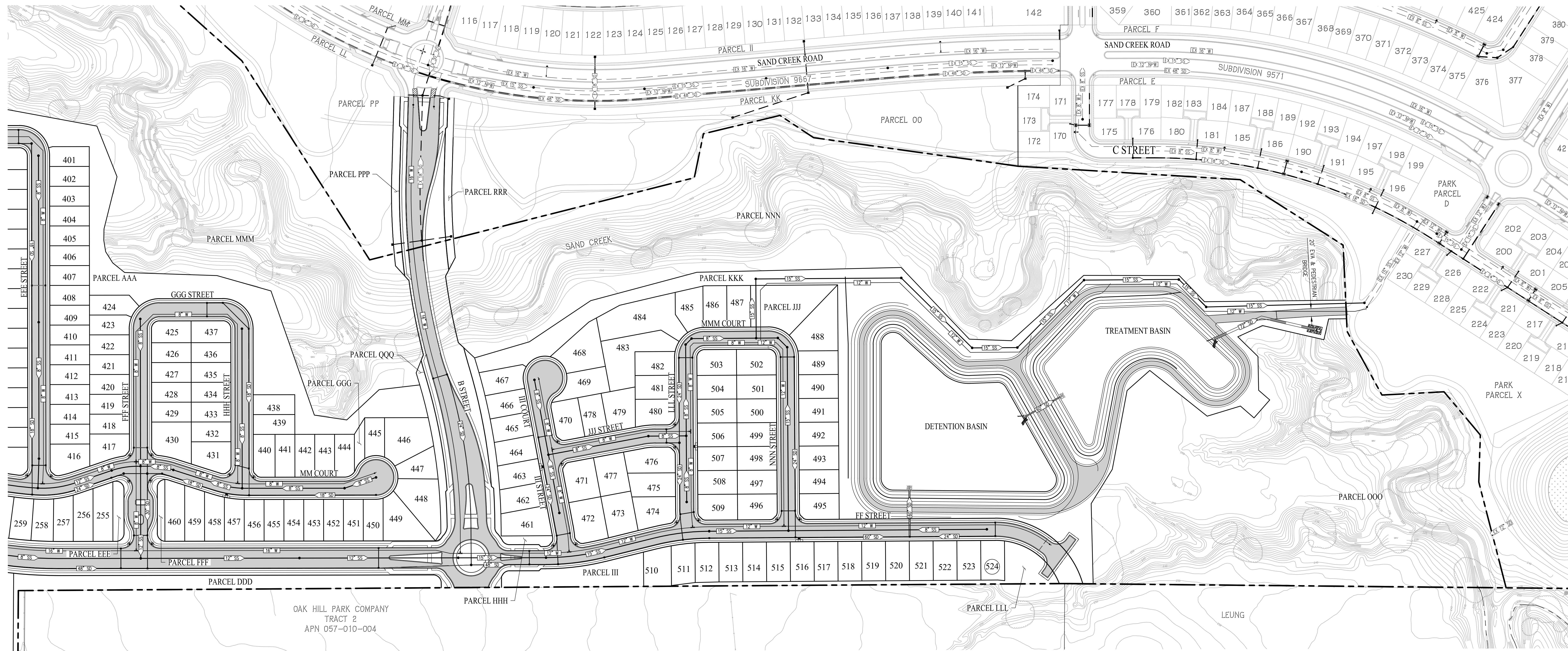
SHEET NO.
9
OF 14 SHEETS

JOB NO.: 1133-021

01131321ACAD10PHASE 31TMA.DWG



KEY MAP
NOT TO SCALE



LEGEND		
EXISTING	PROPOSED	
		STORM DRAIN LINE
		SANITARY SEWER LINE
		WATER LINE
		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 9712
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: FEBRUARY 3, 2025

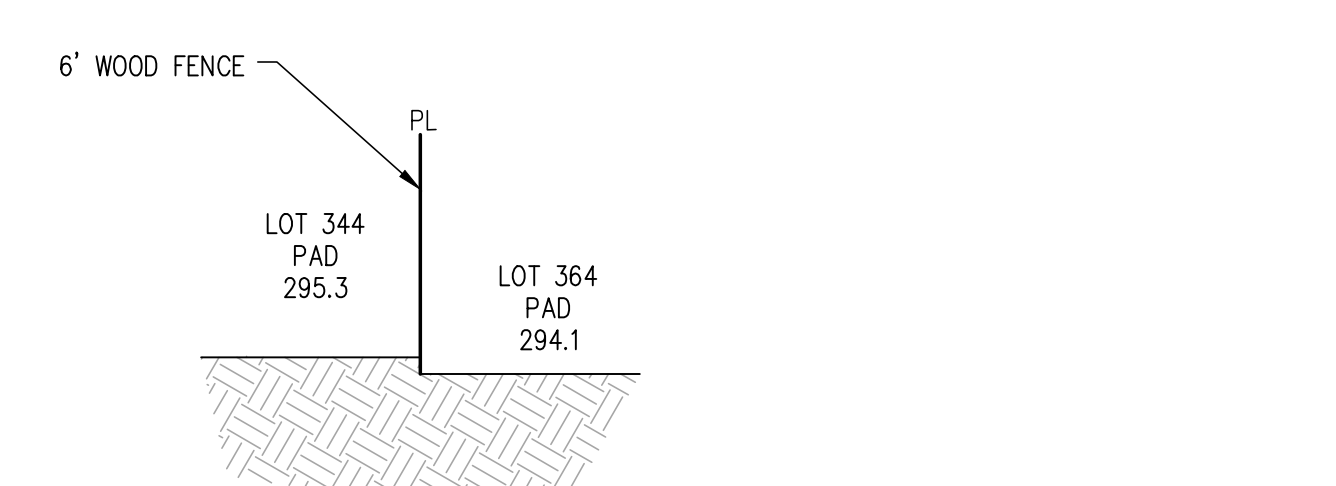
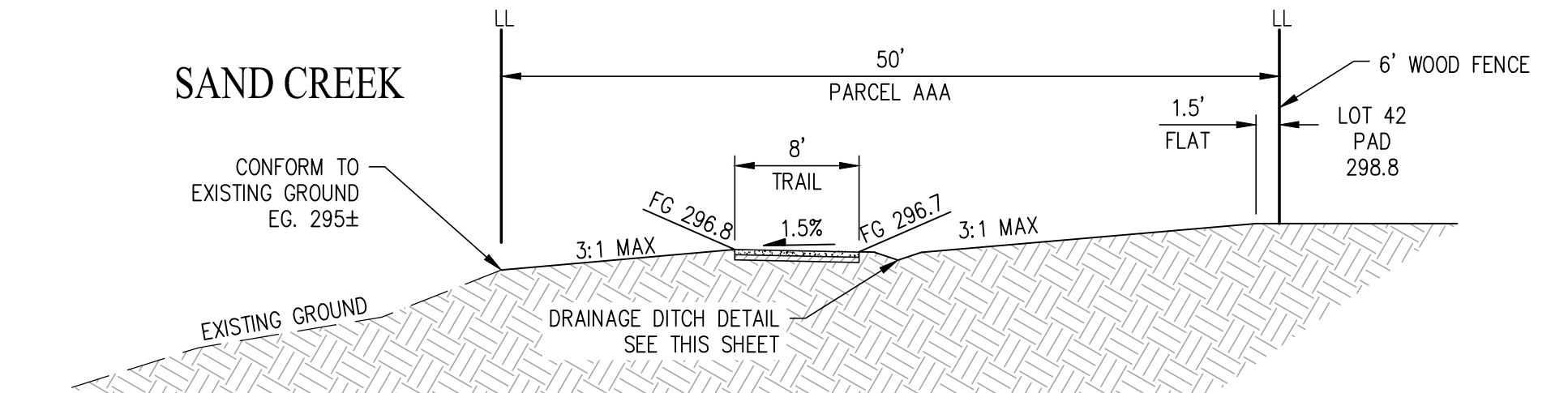
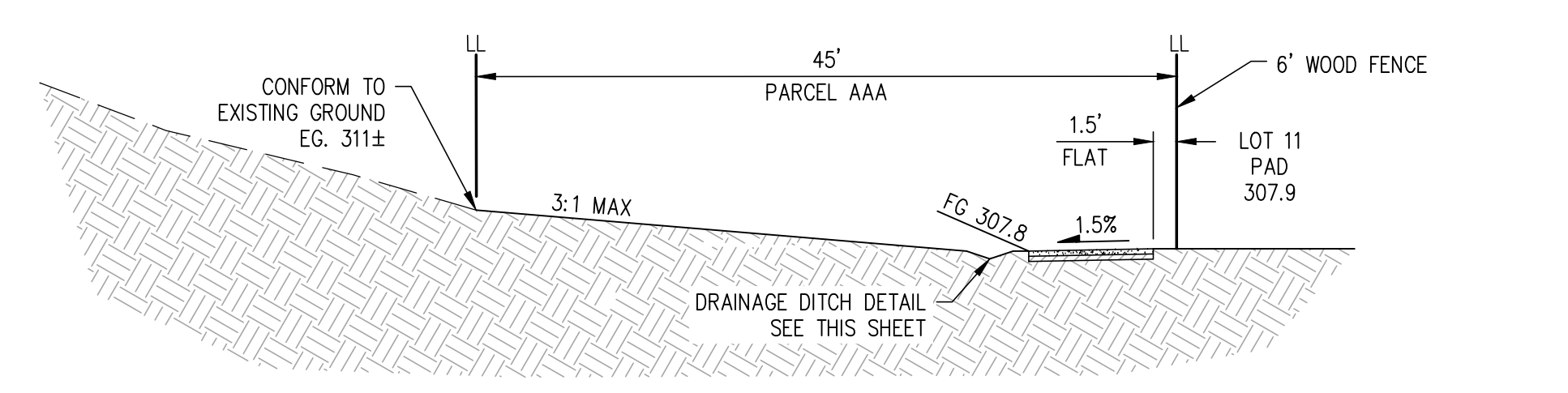
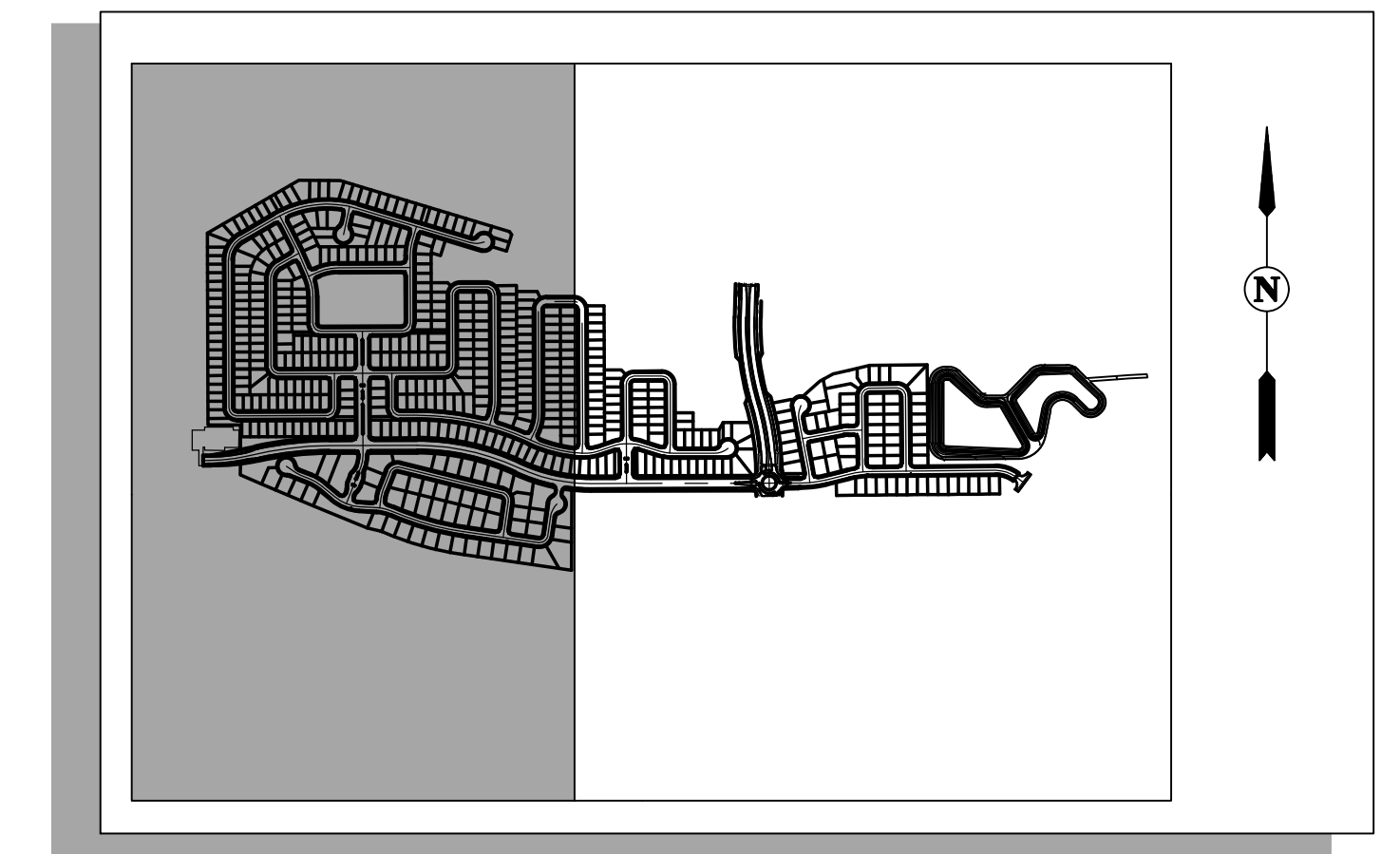
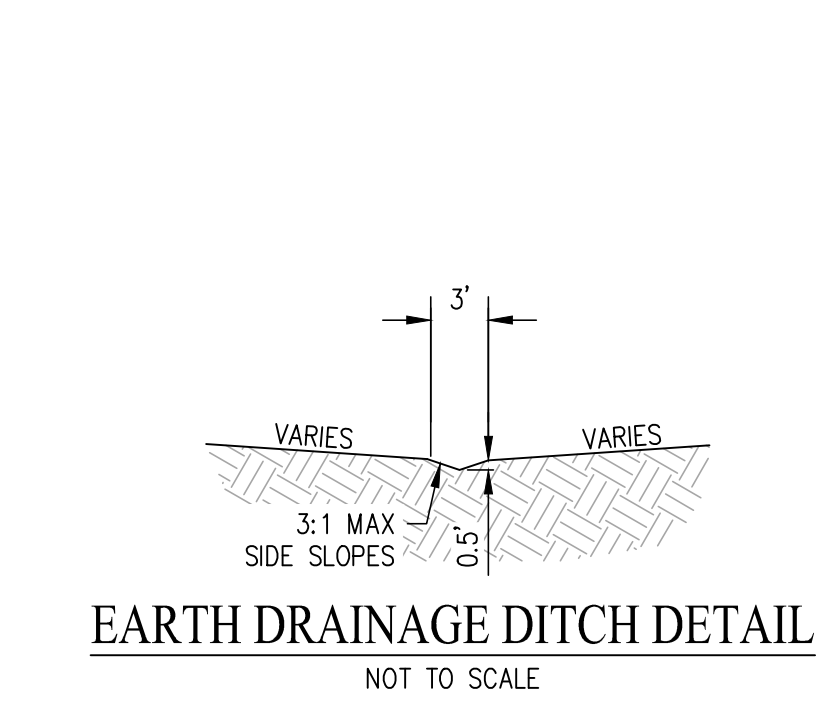
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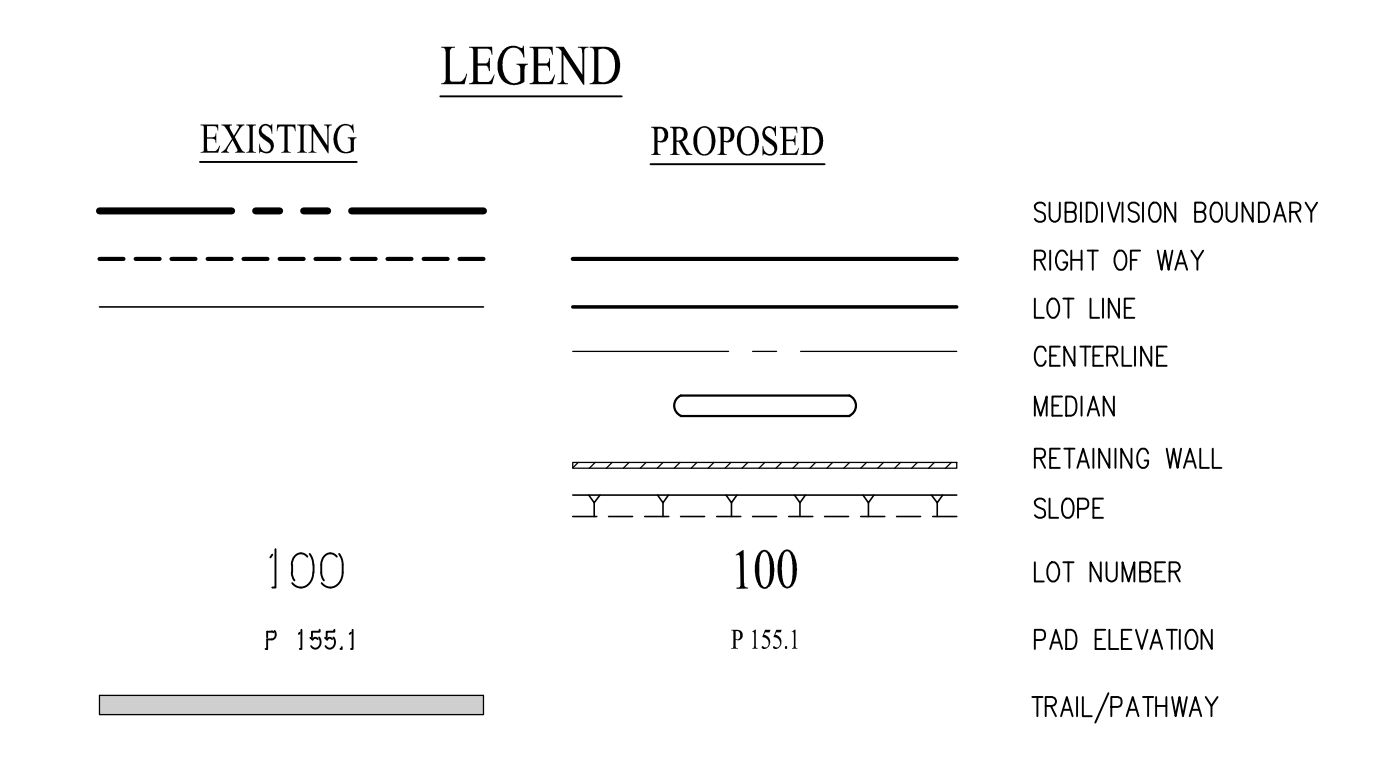
SHEET NO.
10
OF 14 SHEETS

JOB NO.: 1133-021

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EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING (NO UNDERCUT ASSUMED)	454,704	351,096
UTILITY SPOILS	31,815	-
TRAIL SPOILS (ASSUMES 8')	4,209	-
HOUSE SPOILS (ASSUMED 25 CY/UNIT)	13,100	-
BIORETENTION SPOILS (ASSUMED 2.5' SECTION)	6,050	-
SHRINKAGE OF CUT MATERIALS (10%)	-	50,988
SUBTOTAL	509,878	402,084
NET	107,794 (CUT)	

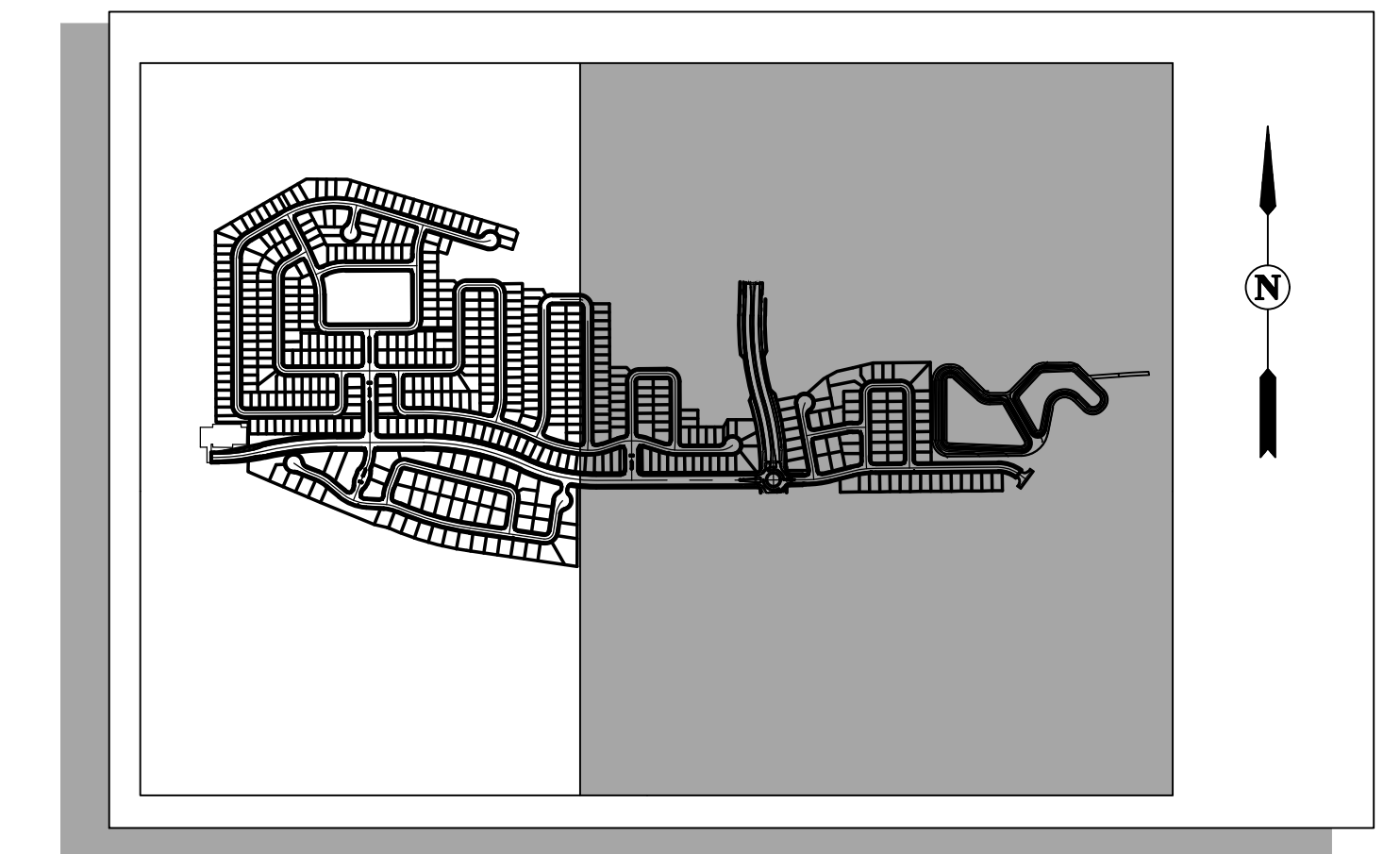


VESTING TENTATIVE MAP
CONCEPTUAL GRADING PLAN
THE RANCH
SUBDIVISION 9712
 CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=100' DATE: FEBRUARY 3, 2025

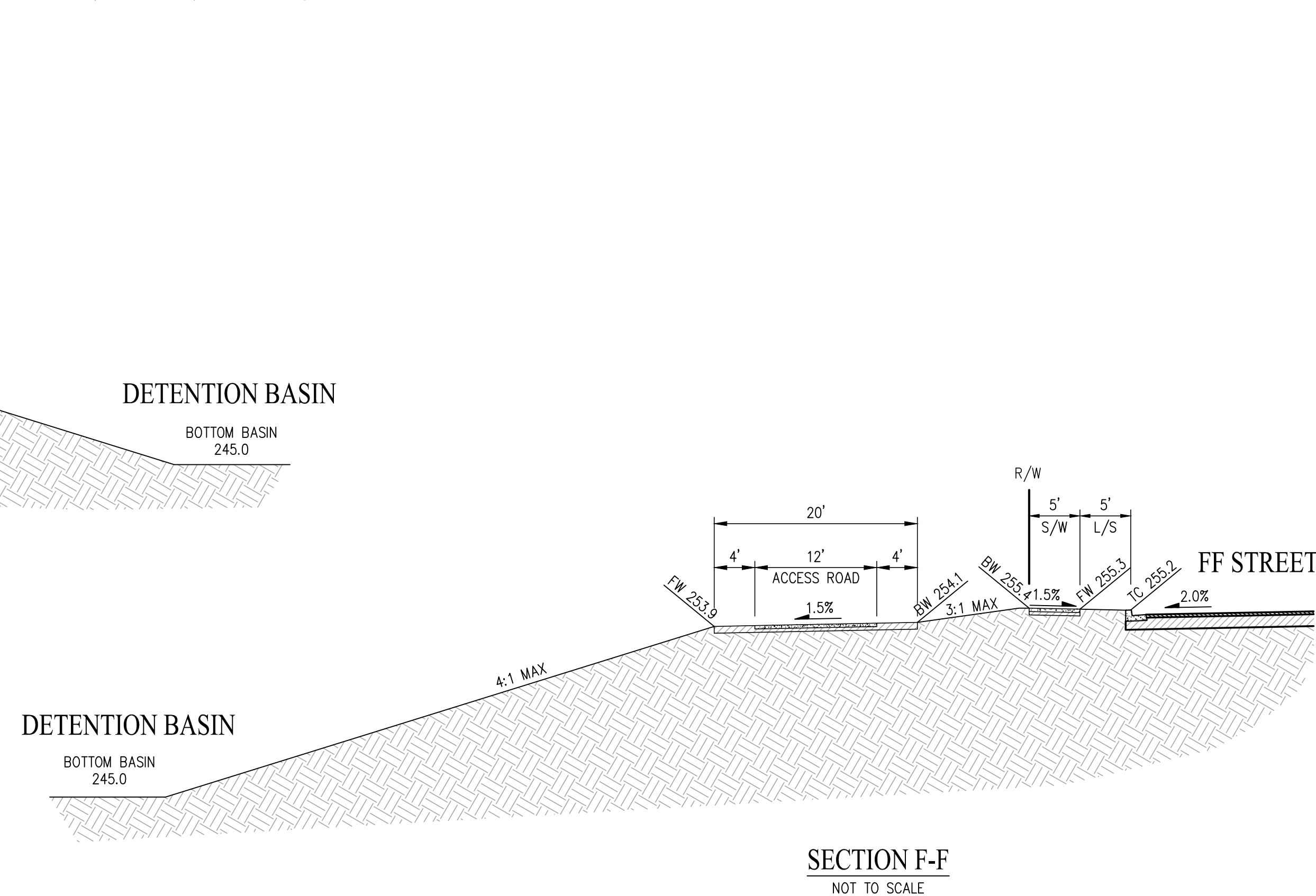
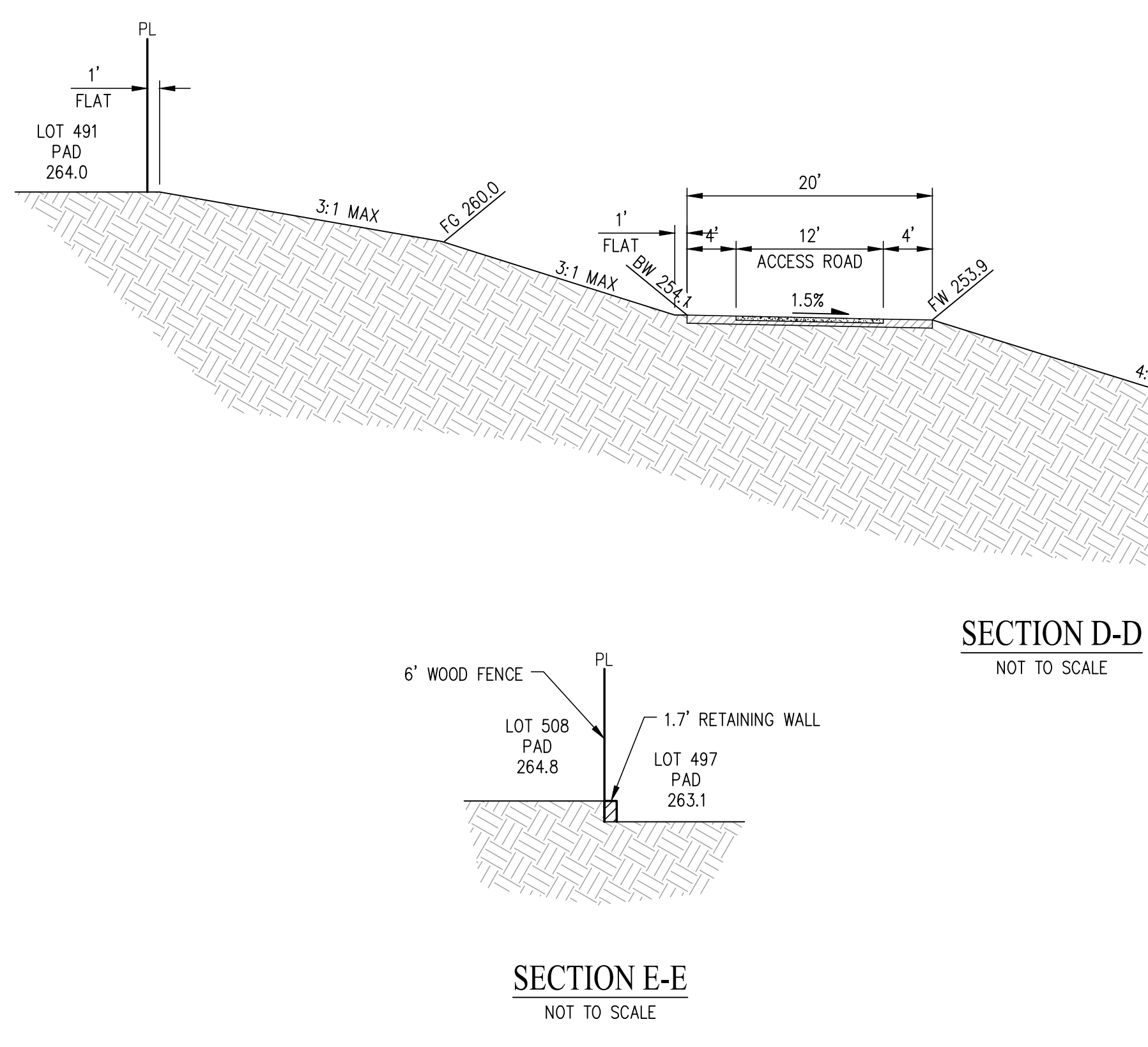
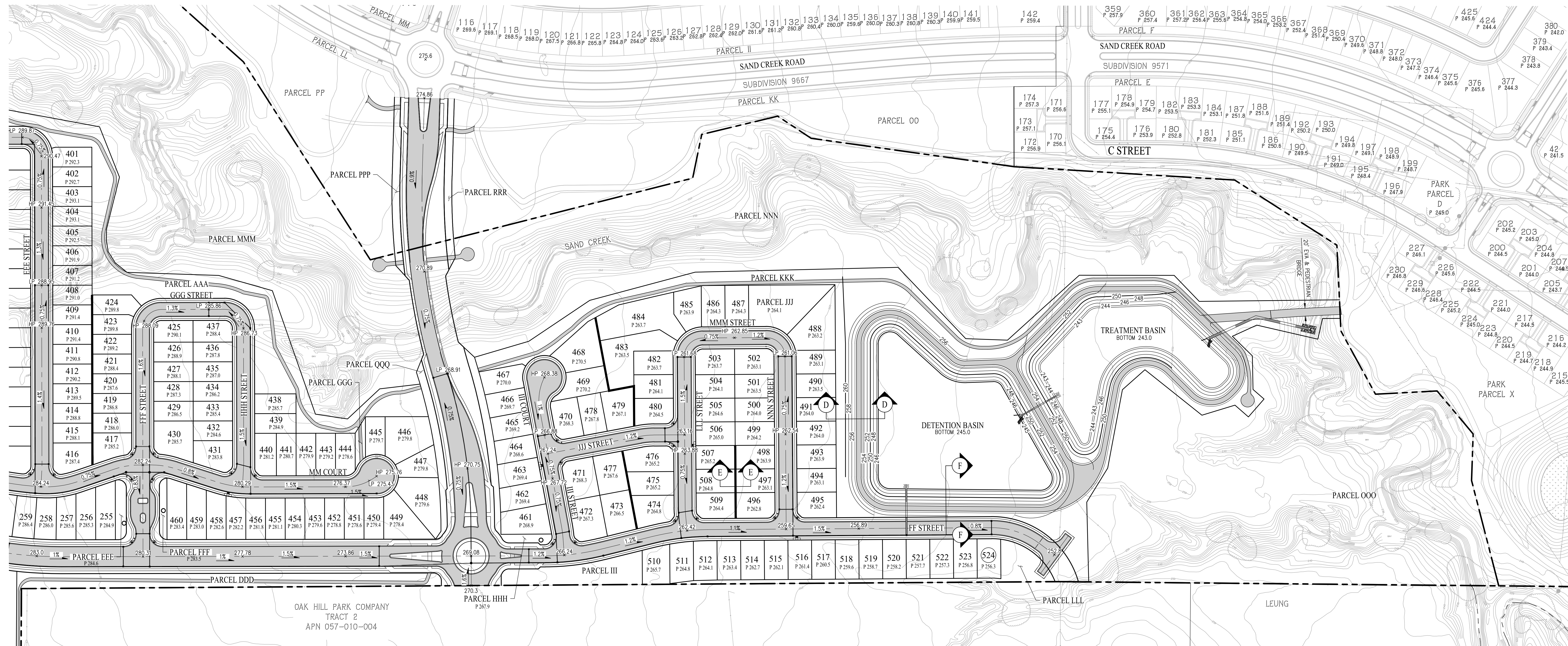
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SHEET NO. 11
 OF 14 SHEETS

JOB NO.: 1133-021



KEY MAP
NOT TO SCALE



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT OF WAY
---	---	LOT LINE
---	---	CENTERLINE
---	---	MEDIAN
---	---	RETAINING WALL
---	---	SLOPE
---	---	LOT NUMBER
---	---	PAD ELEVATION
---	---	TRAIL/PATHWAY

VESTING TENTATIVE MAP
CONCEPTUAL GRADING PLAN
THE RANCH
SUBDIVISION 9712
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: FEBRUARY 3, 2025

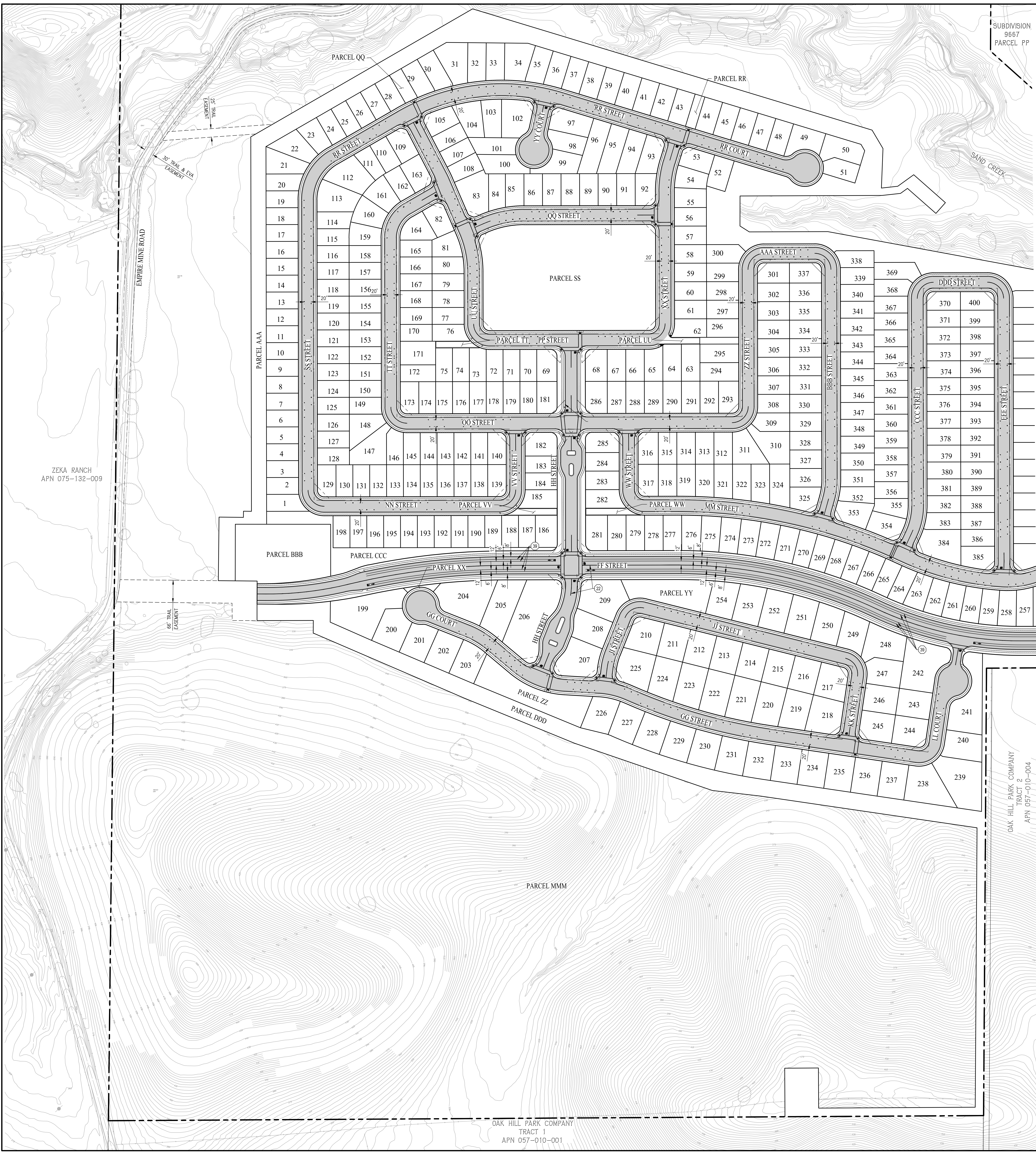
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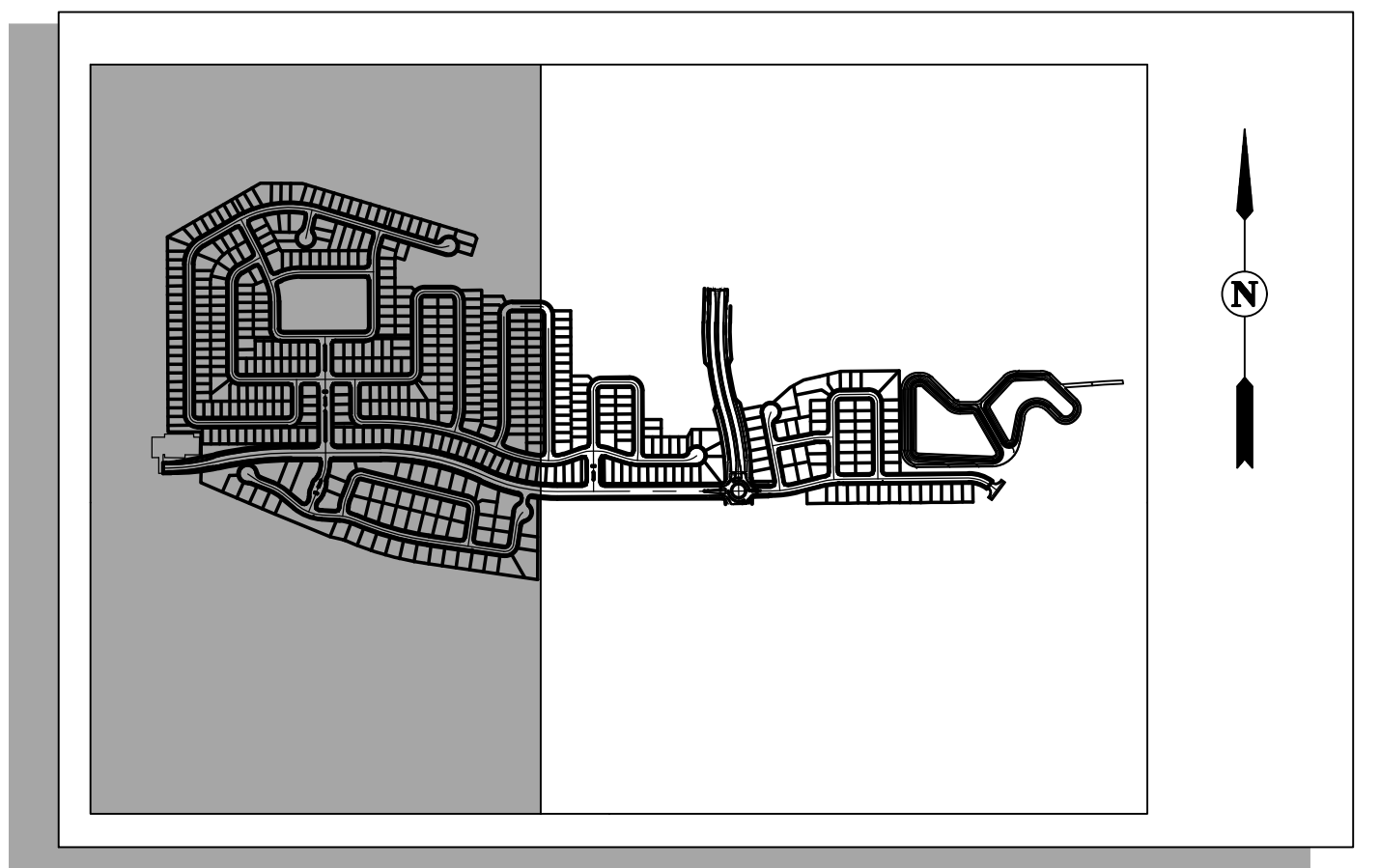
JOB NO.: 1133-021

SHEET NO. **12** OF 14 SHEETS

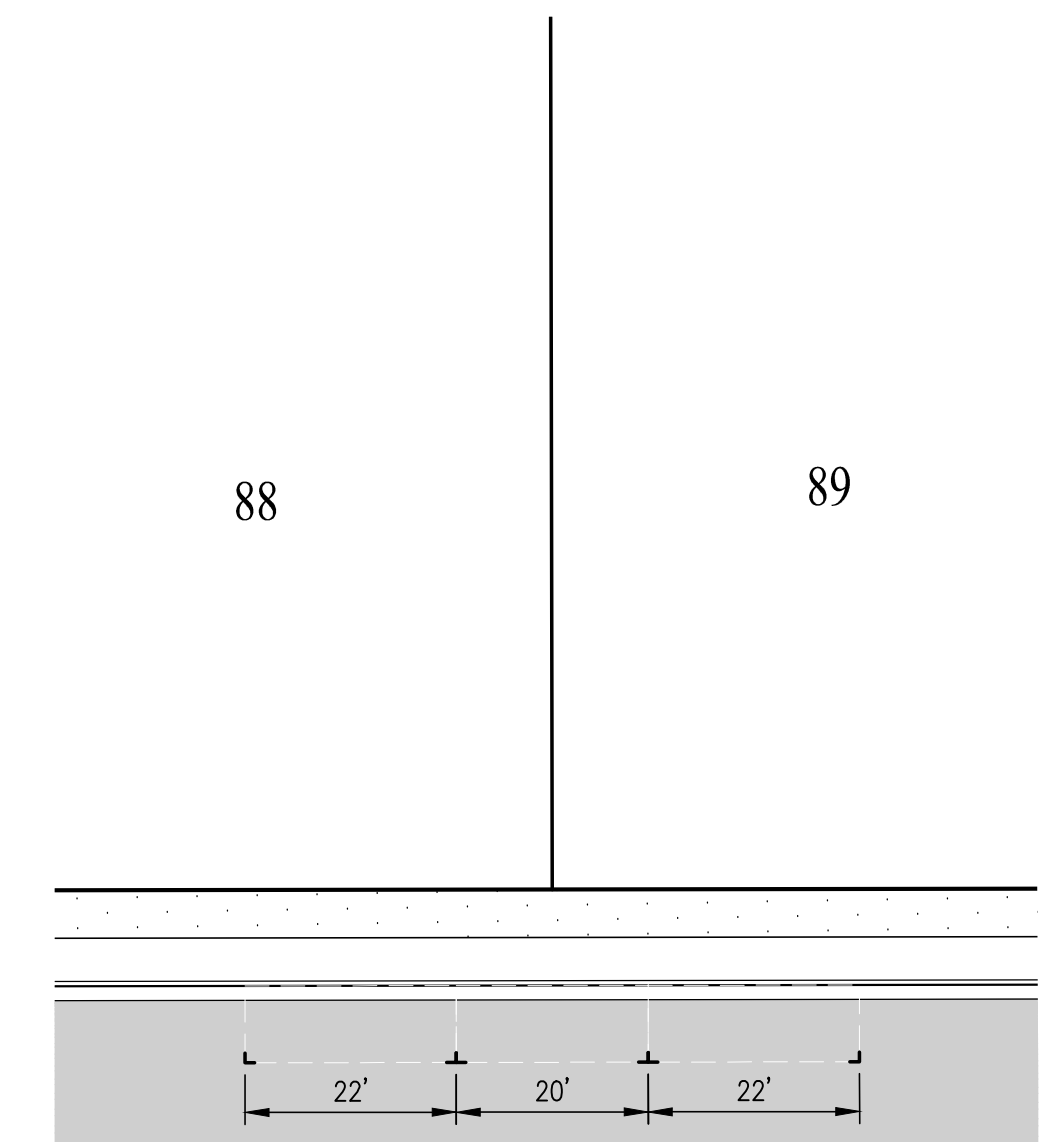
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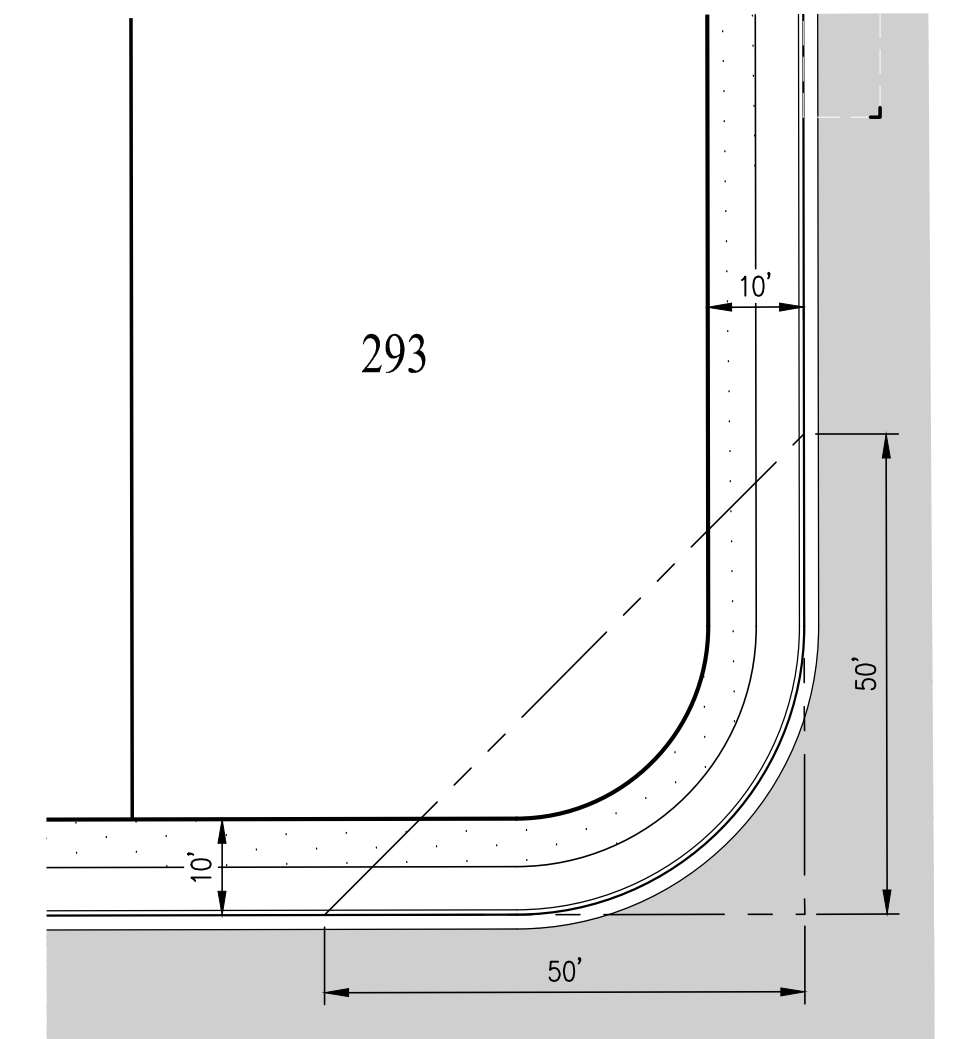
SUBDIVISION
9667
PARCEL PP



KEY MAP
NOT TO SCALE



TYPICAL LOW DENSITY PARKING
SCALE: 1"=20'



50' SIGHT TRIANGLE
SCALE: 1"=20'

PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	1,048 SPACES	2 SPACES/DU	1,048 SPACES
GUEST PARKING (ON-STREET)	1 SPACE/DU	524 SPACES	1 SPACE/DU	524 SPACES
ADDITIONAL ON-STREET PARKING	-	-	-	306 SPACES
TOTAL	-	1,572 SPACES	-	1,878 SPACES

GUEST PARKING (PARALLEL SPACES) DIMENSIONS
INTERIOR: 8' x 20'
EXTERIOR: 8' x 22'

SIGNING NOTES:

1. ALL SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CMUTCD) 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 ELECTROLER.

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.

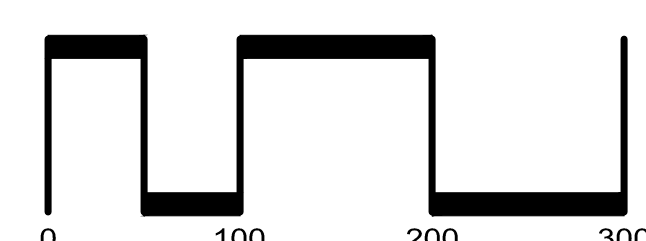
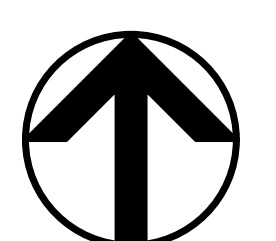
LEGEND

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" PAVEMENT MARKING - CENTER OF LEGEND 6-FEET OFF OF CENTERLINE OF STREET OR MEDIAN CURB.
---	---	---	CALTRANS BIKELANE SYMBOL (NOT TO SCALE) (CONSTRUCT PER CALTRANS STANDARD PLAN 424C)
---	---	---	PROPOSED CALIFORNIA MUTCD DETAIL #

**VESTING TENTATIVE MAP
TRAFFIC SIGNING, STRIPING, & PARKING**

**THE RANCH
SUBDIVISION 9712**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: FEBRUARY 3, 2025



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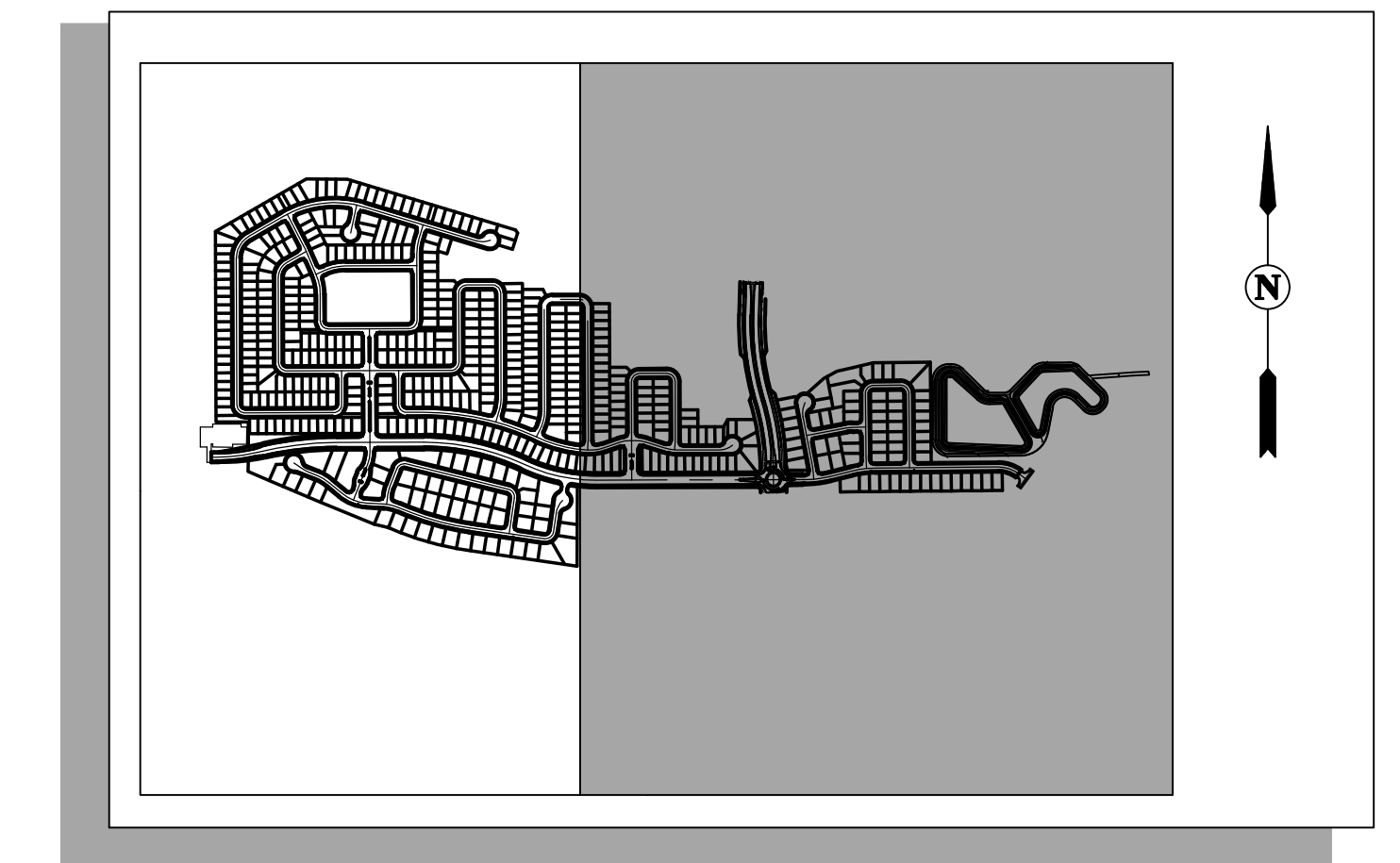
SHEET NO.
13
OF 14 SHEETS

JOB NO.: 1133-021

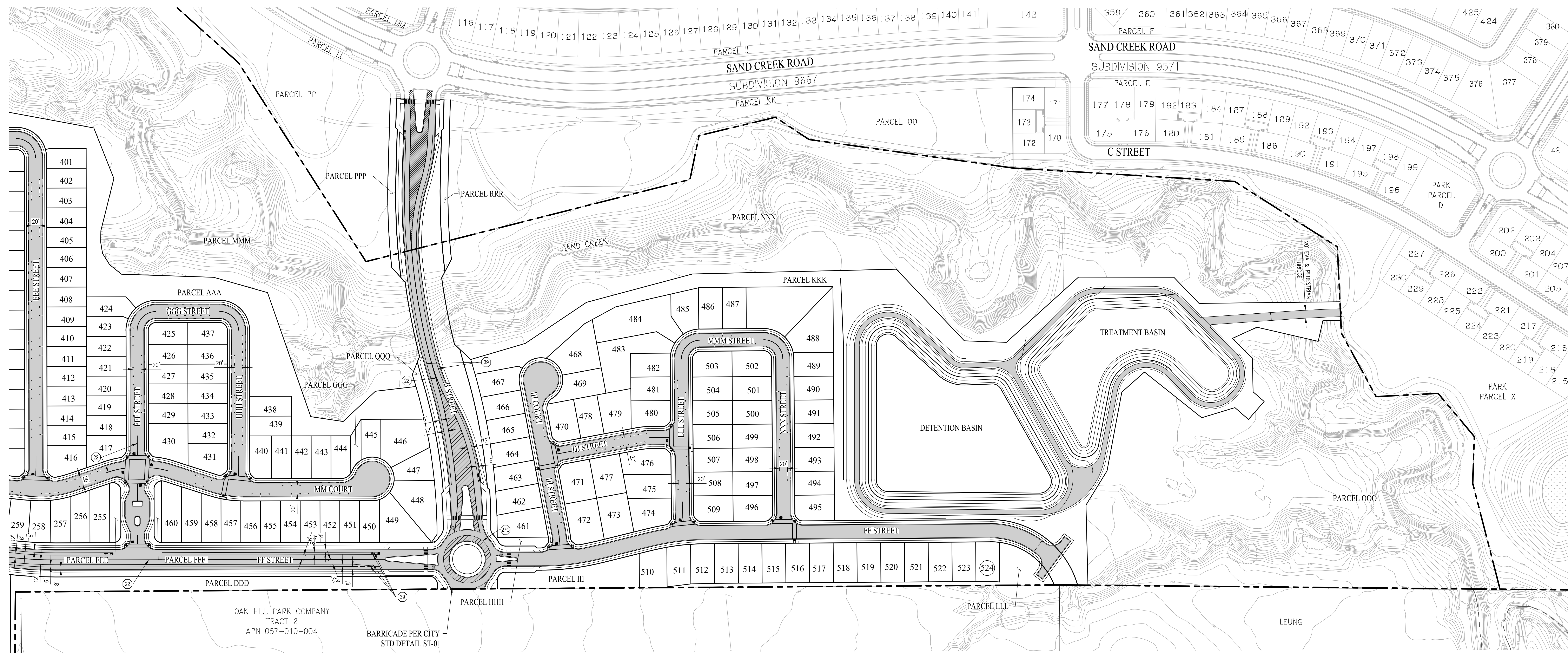
OAK HILL PARK COMPANY
TRACT 1
APN 057-010-001

OAK HILL PARK COMPANY
TRACT 2
APN 057-010-004

ZEKE RANCH
APN 075-192-009



KEY MAP
NOT TO SCALE



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 BIKE LANE SYMBOL (NOT TO SCALE) (CONSTRUCT PER CALTRANS STANDARD PLAN A24C)
---	---	---	PROPOSED CALIFORNIA MUTCD DETAIL #

VESTING TENTATIVE MAP
TRAFFIC SIGNING, STRIPING, & PARKING
THE RANCH
SUBDIVISION 9712
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: FEBRUARY 3, 2025

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SHEET NO. **14**
 OF 14 SHEETS
 JOB NO.: 1133-021

01133021CADTEMPHASE 317M4LW0