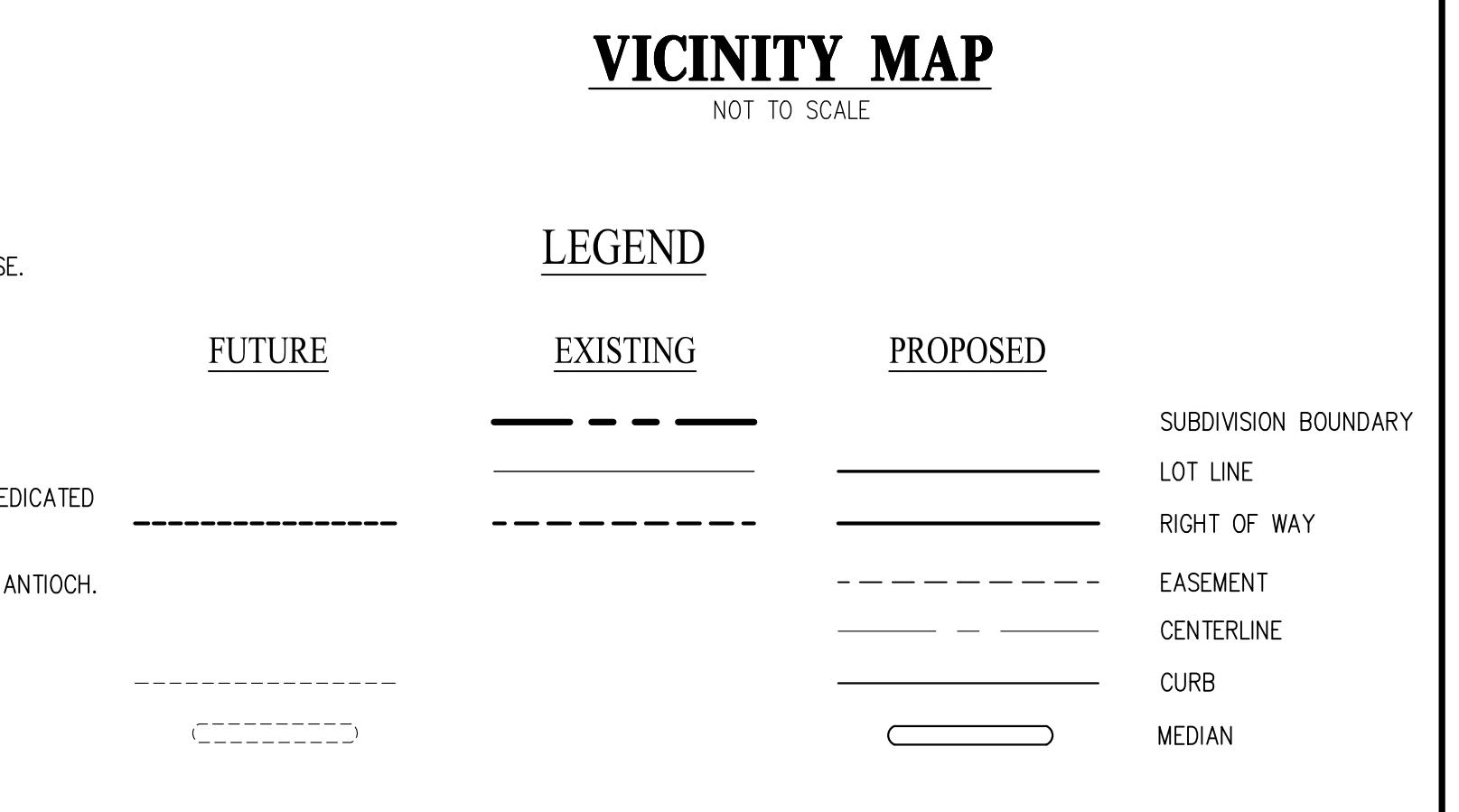
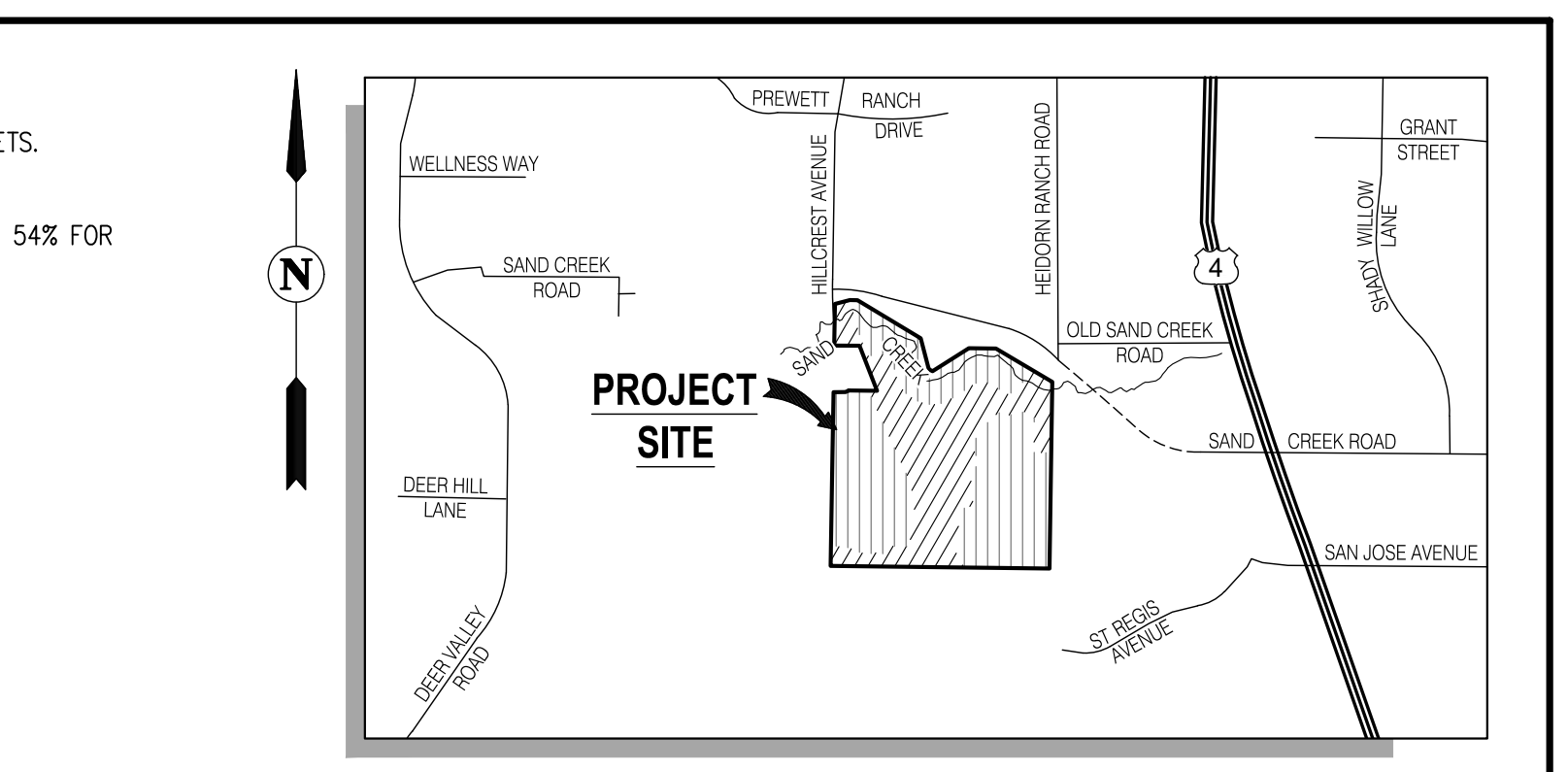


**GENERAL NOTES**

1. PROPERTY OWNERS: PETER EUGENE GINDCHIO, ET AL.
2. APPLICANT/DEVELOPER: TR POINT HOMES  
2700 CAMINO RAMON, SUITE 130  
SAN RAMON, CA 94583  
PHONE: (925) 921-7374  
JOHN SENGHABHA
3. ENGINEER: CARLSON, BARRETT & GIBSON, INC.  
2833 CAMINO RAMON, SUITE 500  
SAN RAMON, CA 94583  
PHONE: (925) 866-0322  
ANDREA BELLANCA P.E., RCE #1806
4. USE: EXISTING: AGRICULTURAL  
PROPOSED: SINGLE FAMILY DETACHED RESIDENTIAL
5. GENERAL PLAN: EXISTING: SAND CREEK FOCUS AREA WITH SUBDESIGNATIONS OF "OPEN SPACE/SENIOR HOUSING"  
PROPOSED: SAND CREEK FOCUS AREA WITH SUBDESIGNATIONS OF "MEDIUM LOW DENSITY RESIDENTIAL" AND "OPEN SPACE"  
PROPOSED: PLANNED DEVELOPMENT (PD)
6. ZONING: EXISTING: STUDY AREA  
PROPOSED: PLANNED DEVELOPMENT (PD)
7. LAND AREA SUMMARY:  
RESIDENTIAL LOT AREA 27,204 ACRES  
PRIVATE PARK (PARCEL B, C, G, J) 3,824 ACRES  
PRIVATE OPEN SPACE (PARCEL E, K, M) 4,224 ACRES  
PRIVATE LANDS (PARCEL A, F, L, N, Q) 99,024 ACRES  
PUBLIC STREET (HILLCREST AVENUE, I STREET) 9,124 ACRES  
PRIVATE STREET 8,808 ACRES  
WATER QUALITY/RETENTION BASIN 4,048 ACRES  
LANDSCAPING (PARCEL H, I) 1,994 ACRES  
TOTAL PROPERTY AREA 158,274 ACRES  
ADDITIONAL AREA OUTSIDE OF PROPERTY BOUNDARY 1,488 ACRES  
TOTAL DEVELOPED AREA 56,454 ACRES
8. TOTAL NO. OF EX LOTS: 1
9. TOTAL NO. OF PR. LOTS: 220  
MIN LOT SIZE: 4,5024 SF  
AVG LOT SIZE: 5,3764 SF

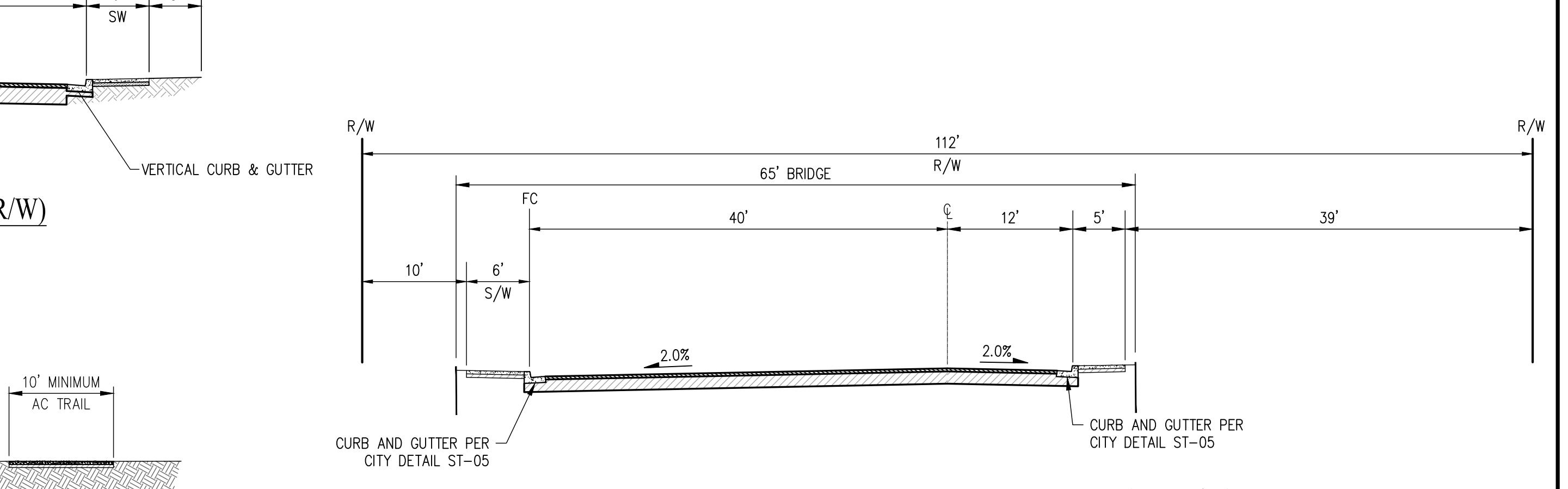
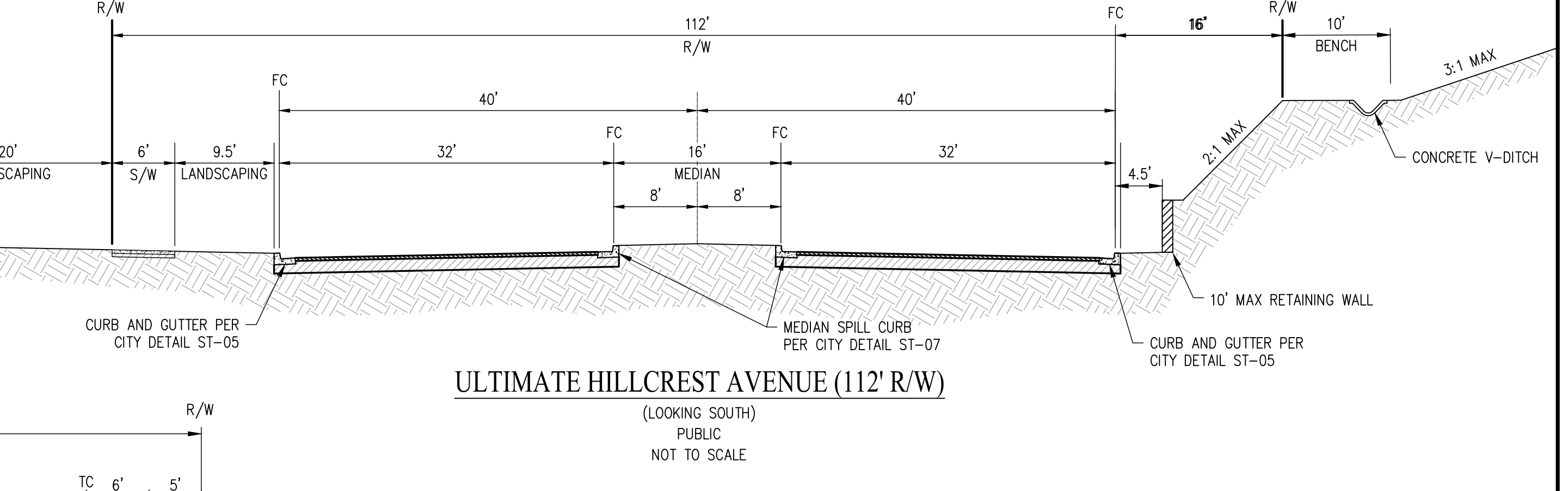
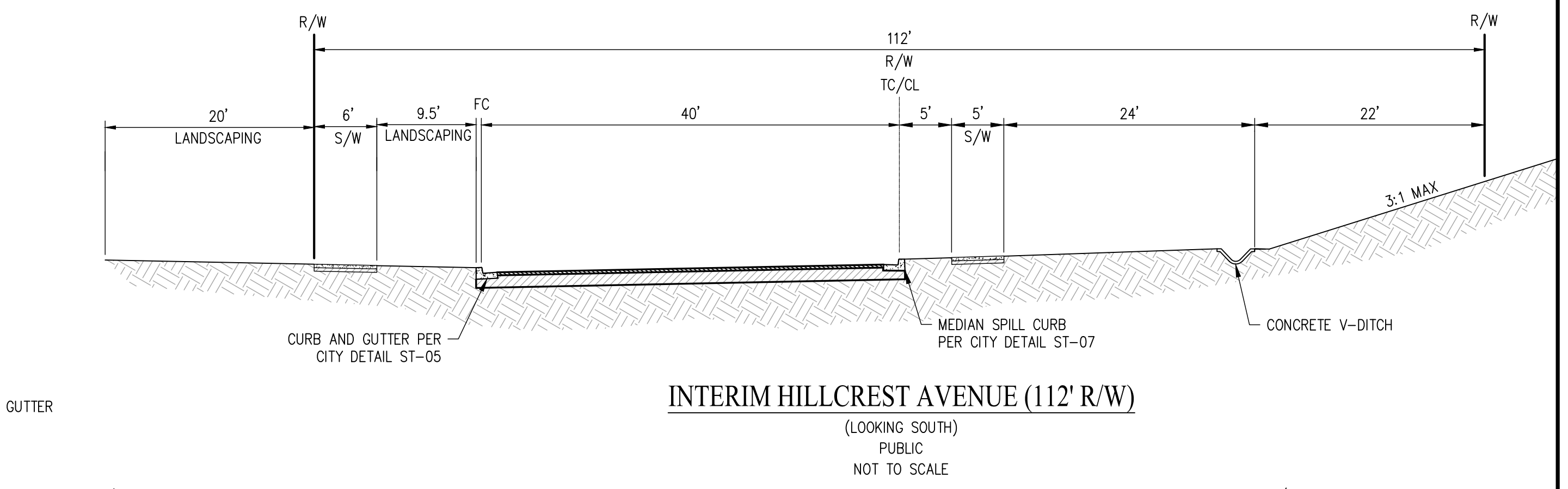
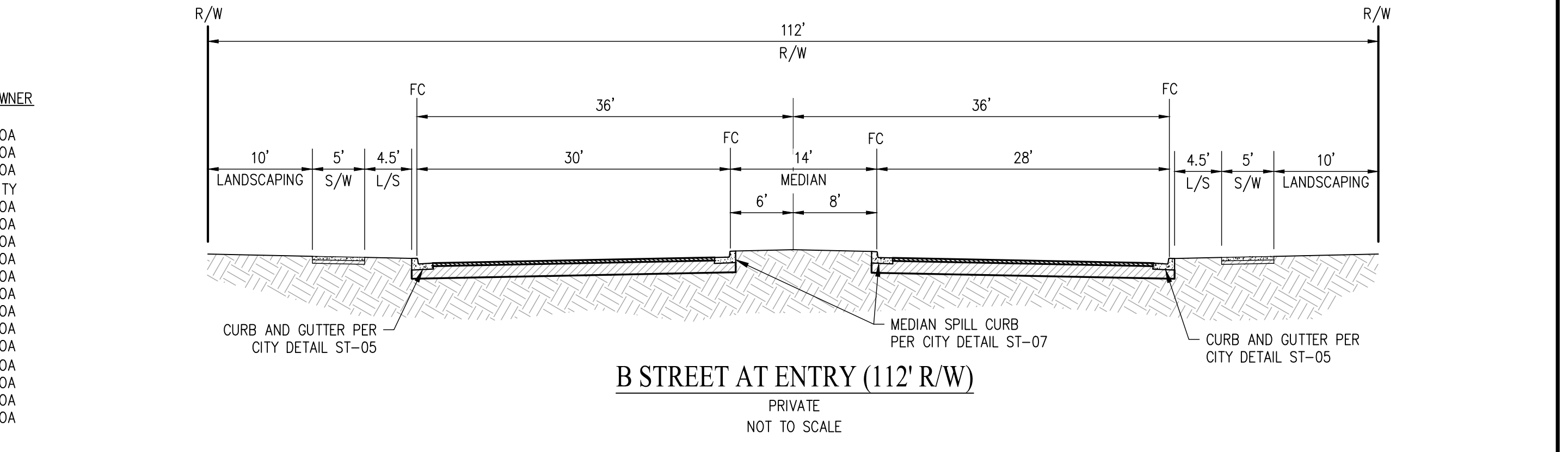
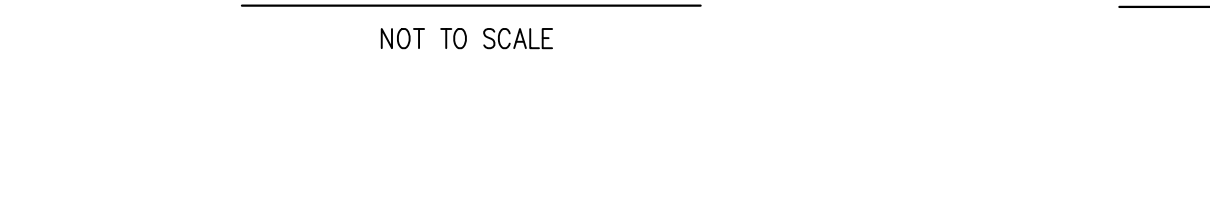
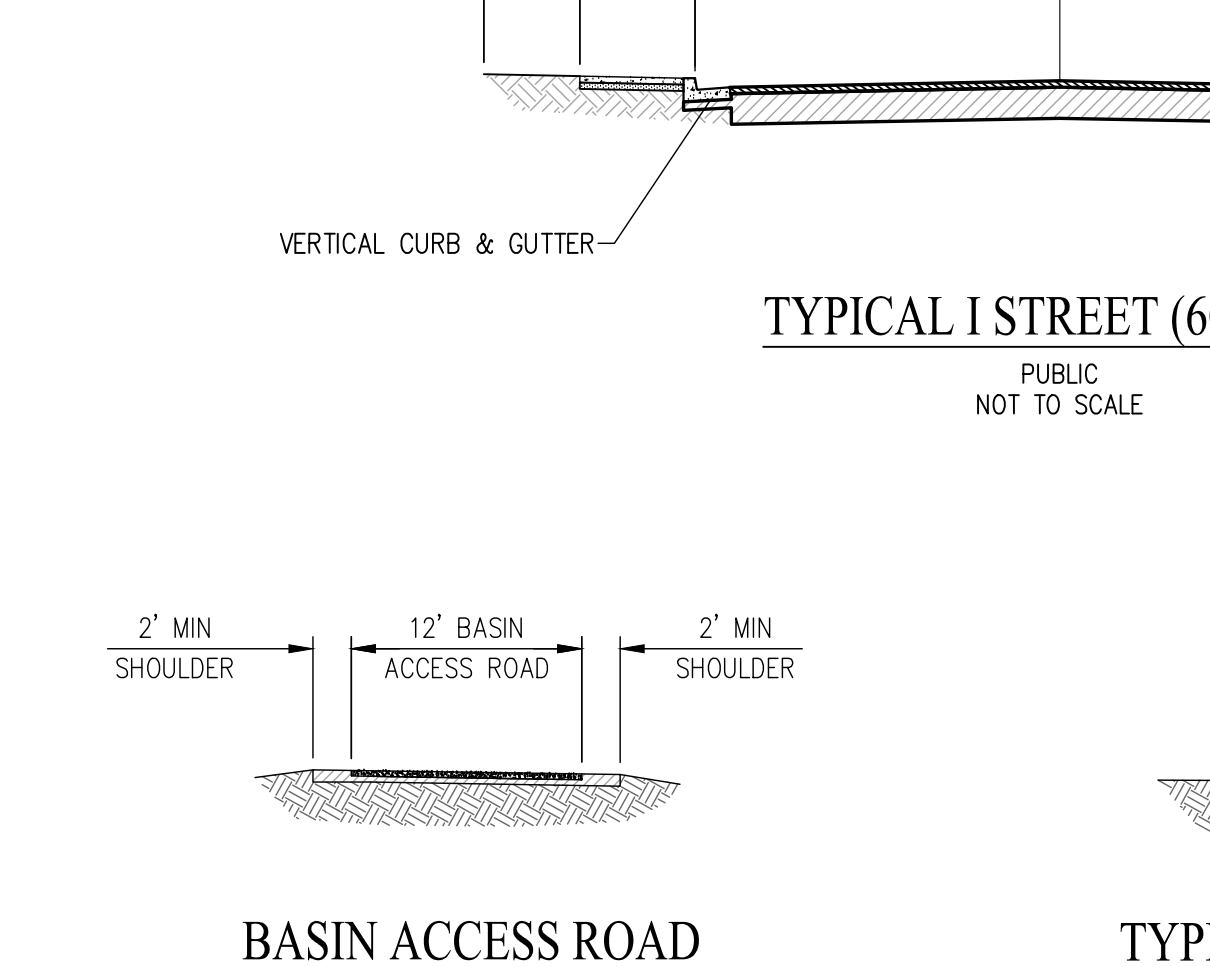
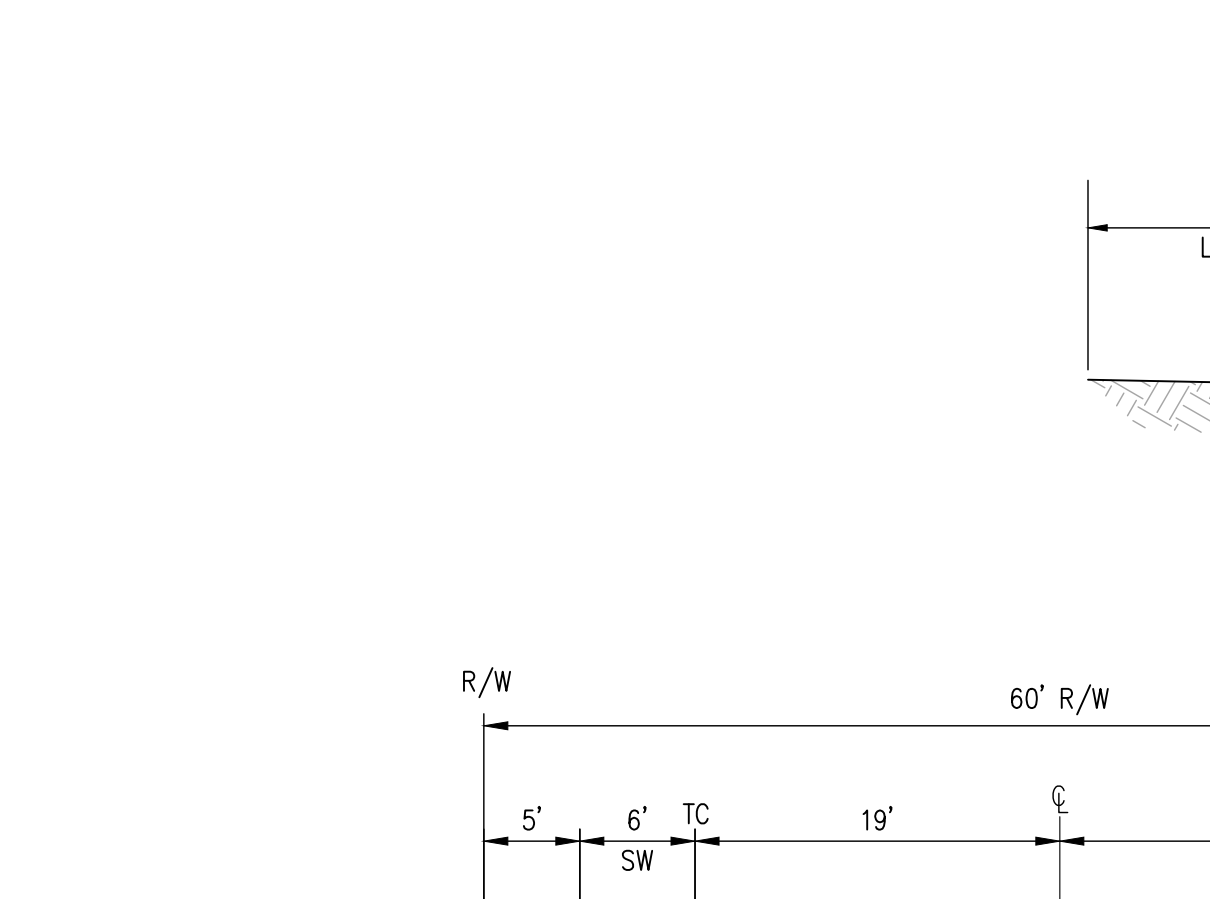
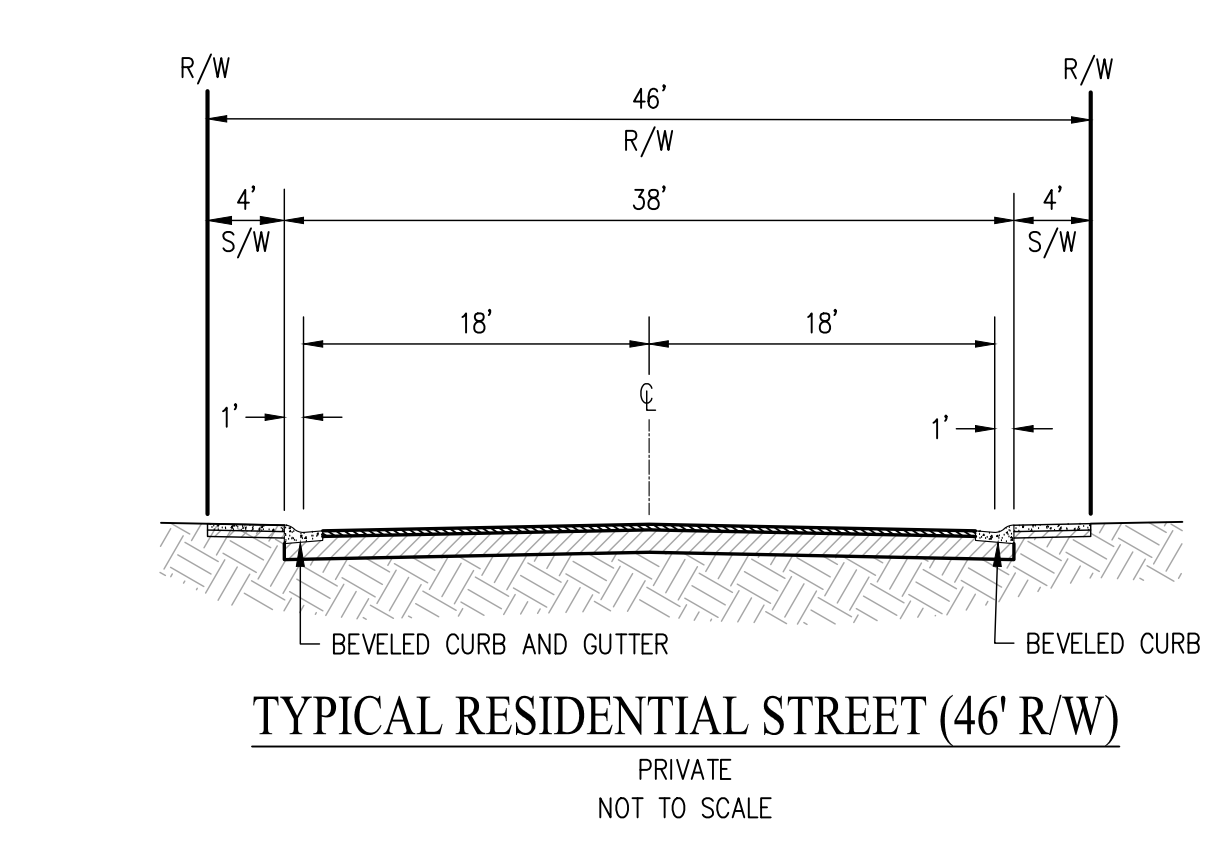
**GENERAL NOTES (CONTD)**

10. LOT MIX MAY BE "MARKET RATE" AND/OR "ACTIVE ADULT". ACTIVE ADULT MAY INCLUDE DUETS.
11. MAXIMUM LOT COVERAGE FOR MEDIUM LOW DENSITY RESIDENTIAL IS 60% FOR SINGLE STORY, 54% FOR TWO-STORY.
12. RESIDENTIAL LOT BREAKDOWN:  
133 LOTS (50' x 90' MIN)  
87 LOTS (55' x 90' MIN)  
220 RESIDENTIAL LOTS TOTAL
13. DENSITY: 220 DWELLING UNITS/158.2 ACRES = 1.4 DWELLING UNITS/AC (GROSS)  
220 DWELLING UNITS/158.5 ACRES = 1.39 DWELLING UNITS/AC (NET)
14. APN: 057-050-024
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. 4884.002.001
18. MAXIMUM CUT OR FILL SLOPE IS 2:1.
19. ALL TREES AND FENCES WITHIN DEVELOPED AREA TO BE REMOVED, UNLESS NOTED OTHERWISE.
20. ALL EXISTING STRUCTURES TO BE REMOVED, UNLESS NOTED OTHERWISE.
21. BOUNDARY IS PER RECORD INFORMATION.
22. PROPOSED DEVELOPED AREA IS NOT SUBJECT TO FEMA SPECIAL FLOOD HAZARD.
23. ALL INTERIOR STREETS ARE PRIVATE TO BE MAINTAINED BY HOA WITH UTILITY EASEMENTS DEDICATED TO THE CITY OF ANTIOCH.
24. HILLCREST AVENUE AND I STREET SHALL BE PUBLIC ROADWAYS DEDICATED TO THE CITY OF ANTIOCH.
25. MULTIPLE FINAL MAPS MAY FILED ON THE LANDS SHOWN ON THIS MAP. A MASTER FINAL MAP MAY BE FILED TO CREATE SELLABLE PARCELS.



**PARCEL SUMMARY**

PARCEL	LAND USE	ACREAGE	OWNER
PARCEL A	PRIVATE LANDS (DEED RESTRICTED AREA)	23.66 AC	HOA
PARCEL B	PRIVATE PARK	0.41 AC	HOA
PARCEL C	PRIVATE PARK	2.85 AC	HOA
PARCEL D	WATER QUALITY/RETENTION BASIN	3.91 AC	CITY
PARCEL E	PRIVATE OPEN SPACE	2.25 AC	HOA
PARCEL F	PRIVATE LANDS	39.33 AC	HOA
PARCEL G	PRIVATE PARK	0.17 AC	HOA
PARCEL H	LANDSCAPING	1.42 AC	HOA
PARCEL I	LANDSCAPING	0.57 AC	HOA
PARCEL J	PRIVATE PARK	0.39 AC	HOA
PARCEL K	PRIVATE OPEN SPACE	0.83 AC	HOA
PARCEL L	PRIVATE LANDS	28.75 AC	HOA
PARCEL M	PRIVATE OPEN SPACE	1.34 AC	HOA
PARCEL N	PRIVATE LANDS (DEED RESTRICTED AREA)	8.03 AC	HOA
PARCEL O	WATER QUALITY	0.13 AC	HOA
PARCEL P	PRIVATE LANDS	1.25 AC	HOA
PARCEL Q	PRIVATE STREET	8.80 AC	HOA
TOTAL		123.89 AC	



**SHEET INDEX**

1	DIMENSION PLAN
2	LOT AREA PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL UTILITY PLAN
5	PARKING PLAN
6	LARGE LOT FINAL MAP

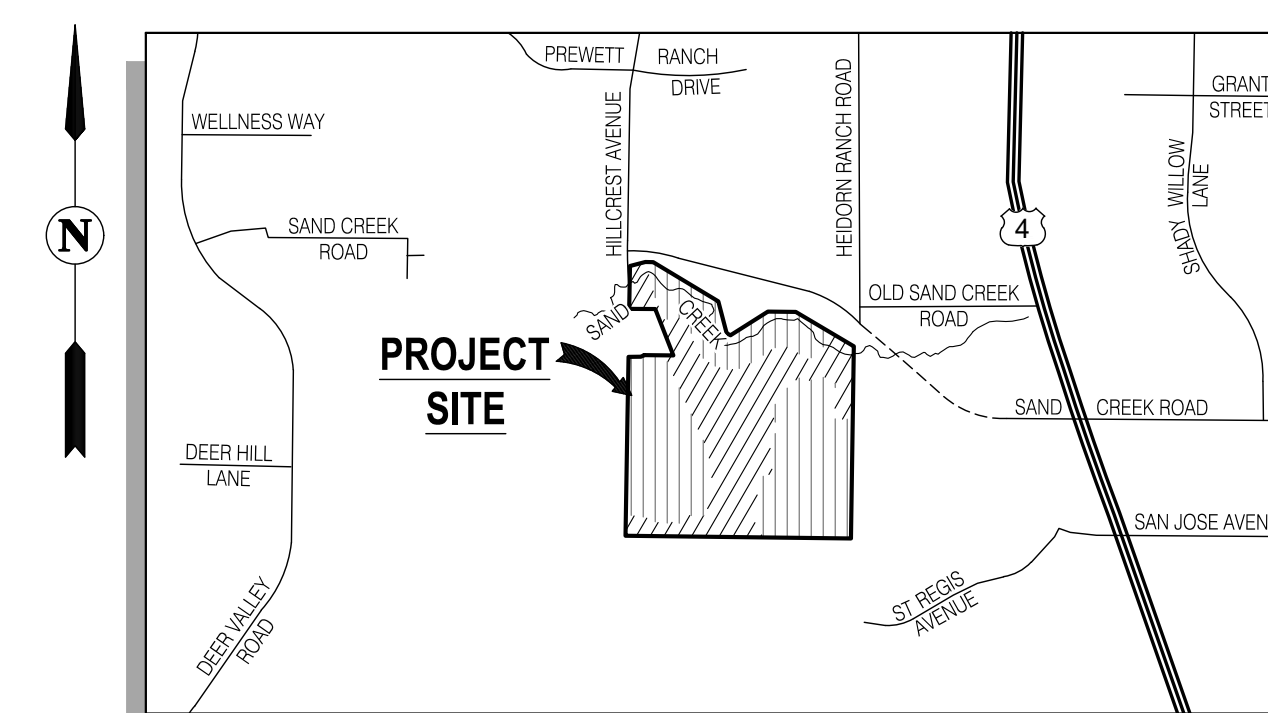
**VESTING TENTATIVE MAP AND DIMENSION PLAN CREEKSIDE SUBDIVISION 9501**  
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: JULY 24, 2024

VERTICAL DATUM: NAVD 88

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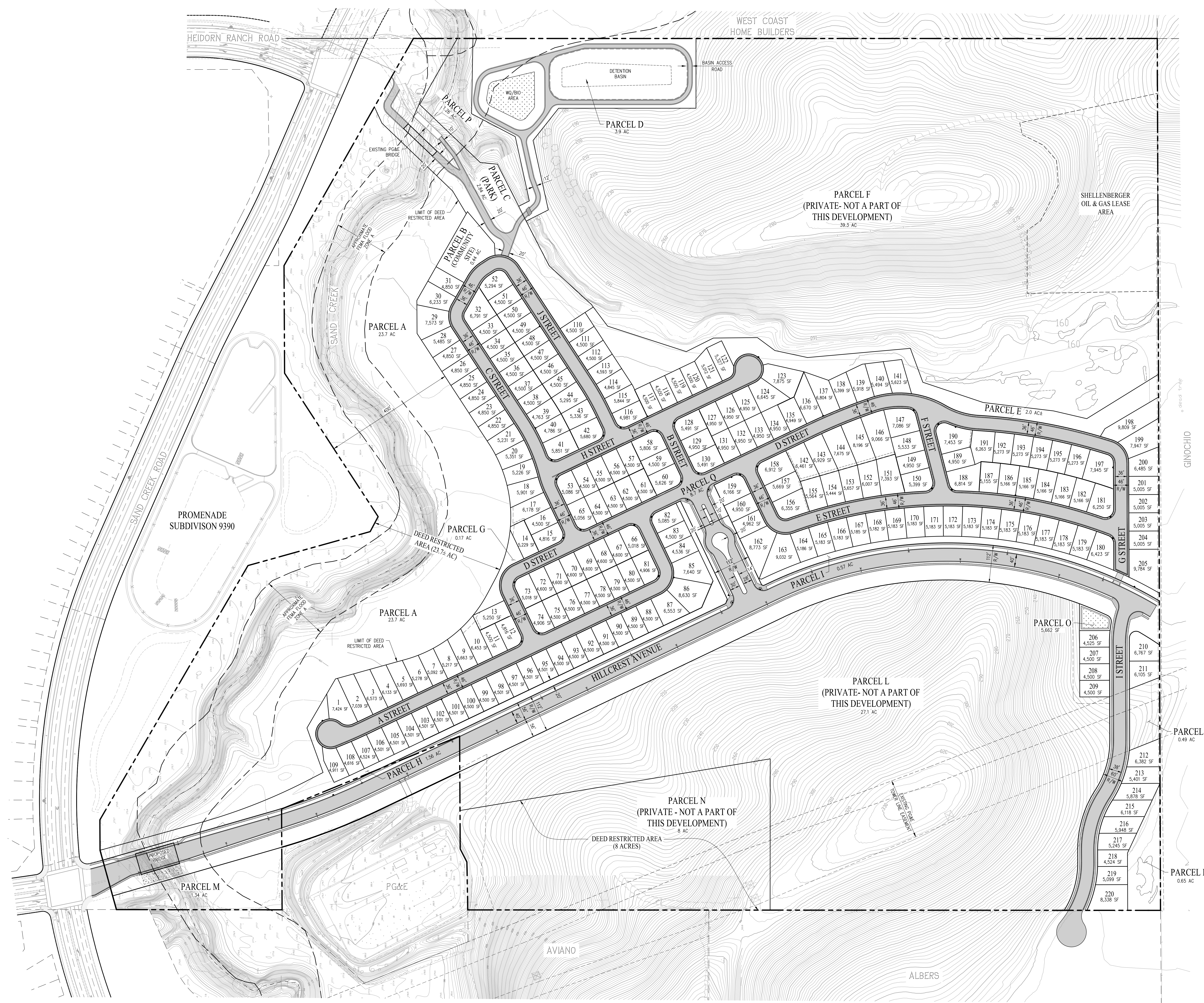
SHEET NO. 1 OF 6 SHEETS



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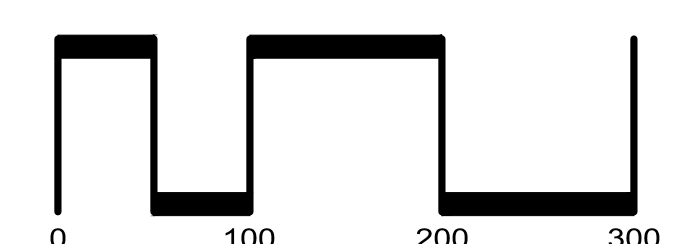
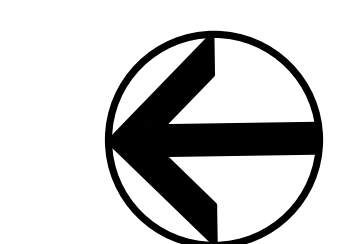
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FUTURE	EXISTING	PROPOSED	
- - - - -	— — — — —	— — — — —	SUBDIVISION BOUNDARY
- - - - -	— — — — —	— — — — —	LOT LINE
- - - - -	— — — — —	— — — — —	RIGHT OF WAY
- - - - -	— — — — —	— — — — —	EASEMENT
- - - - -	— — — — —	— — — — —	CENTERLINE
- - - - -	— — — — —	— — — — —	CLSR
- - - - -	— — — — —	— — — — —	MEAN



VESTING TENTATIVE MAP  
AND LOT AREA PLAN  
CREEKSIDE  
SUBDIVISION 9501

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 100 DATE: JULY 24, 2024

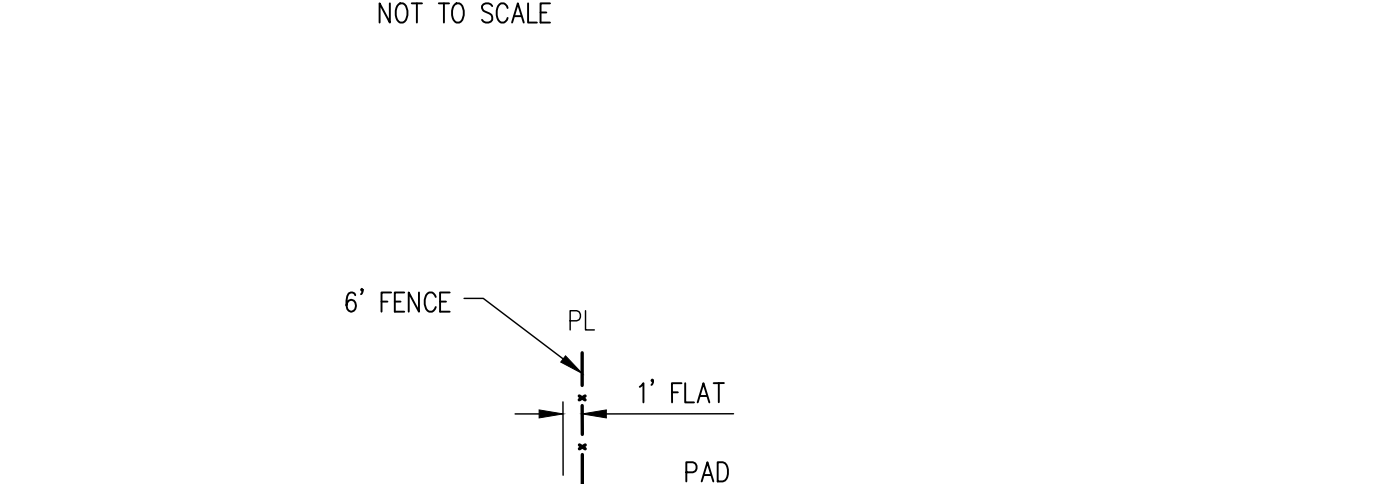
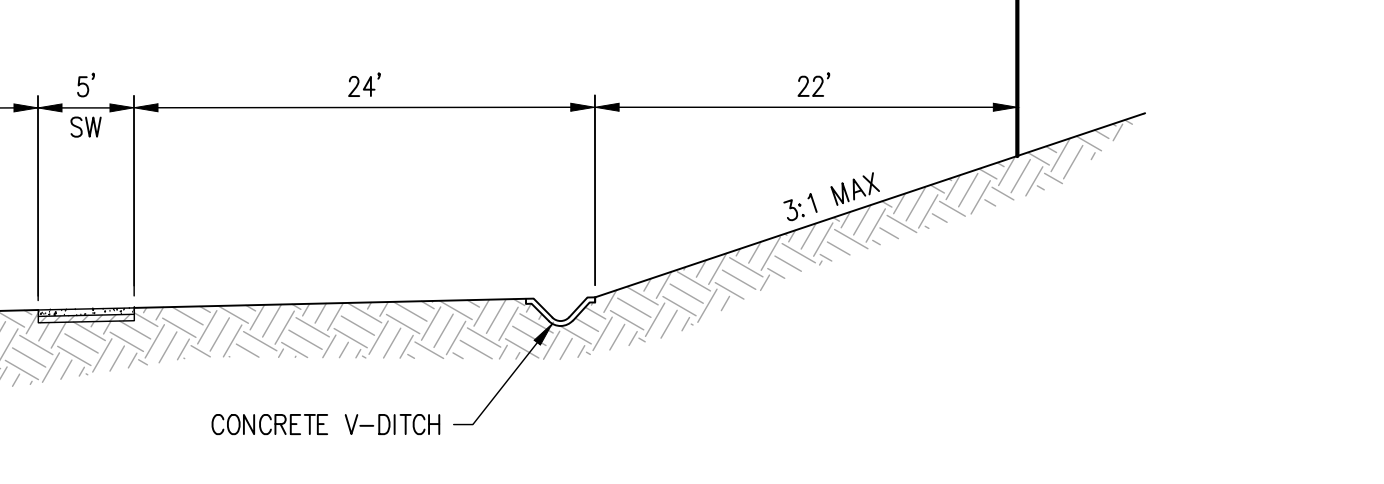
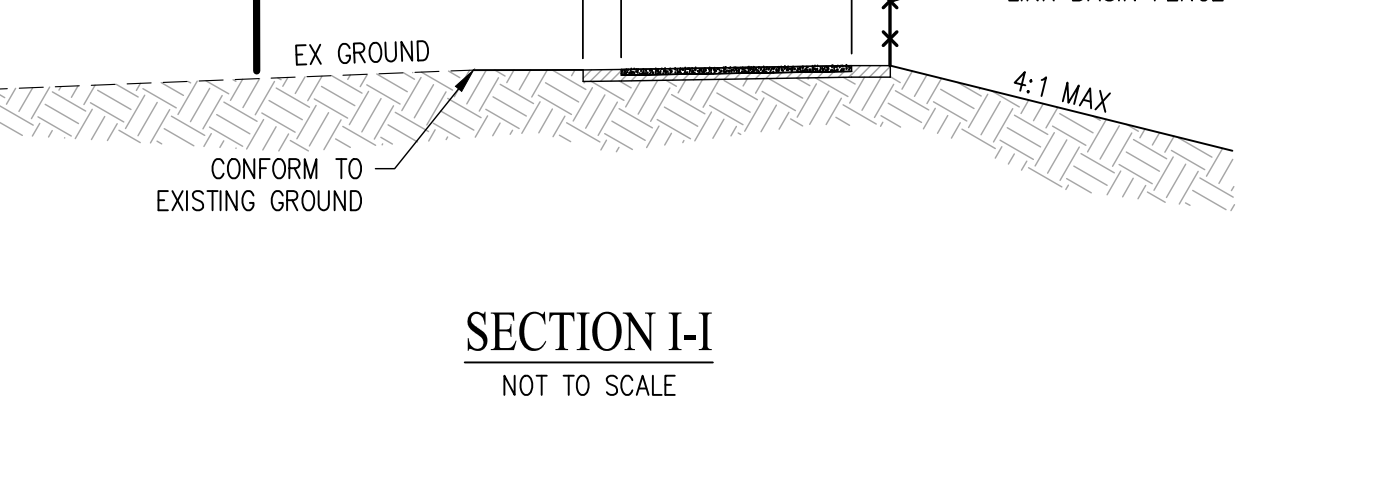
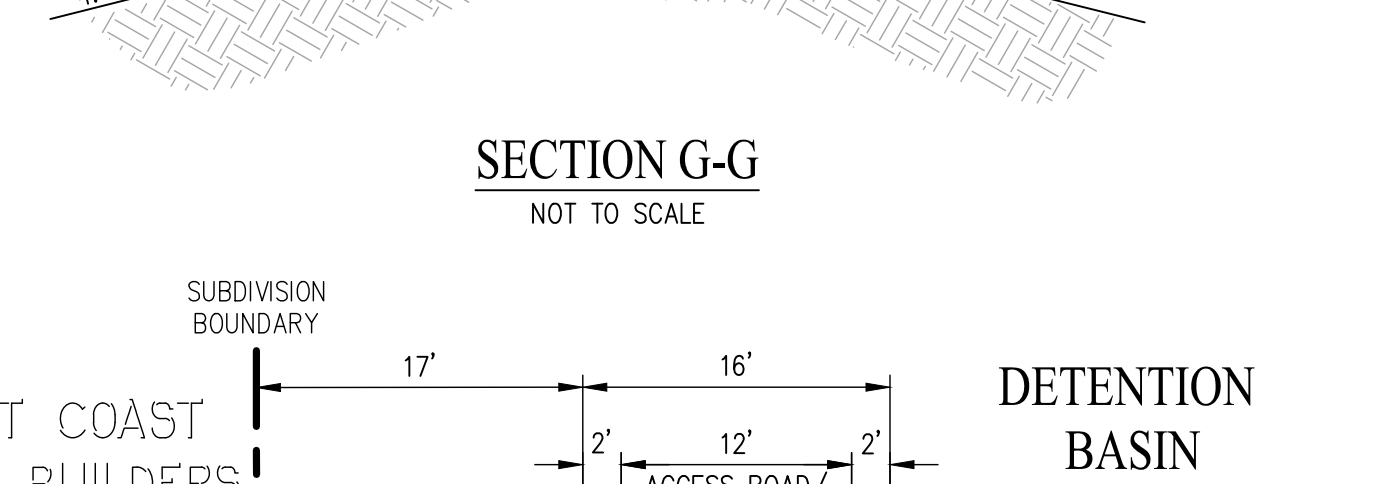
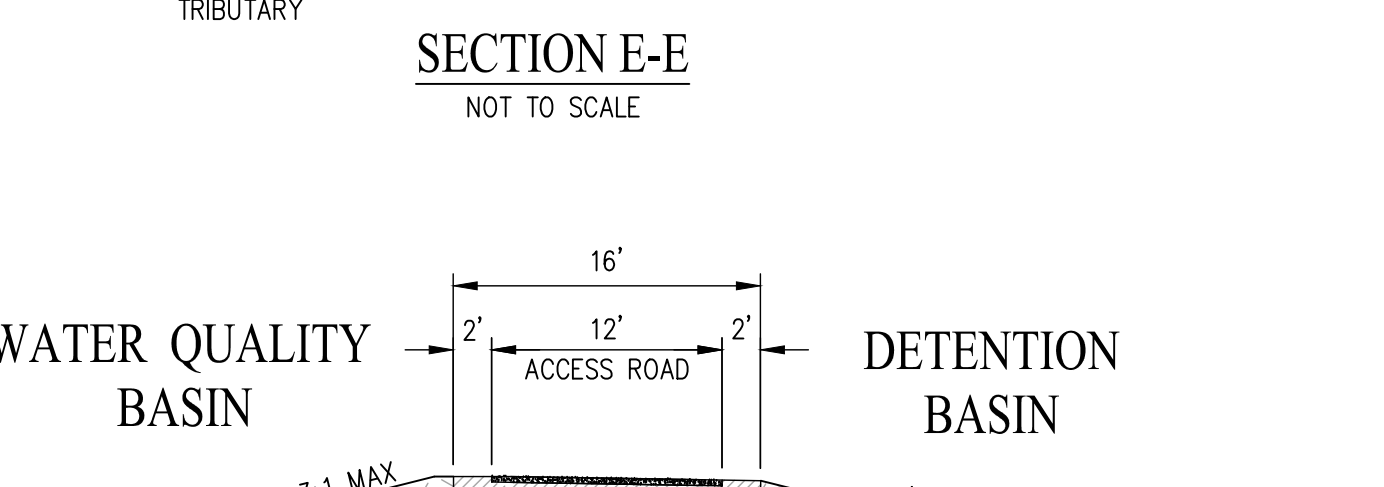
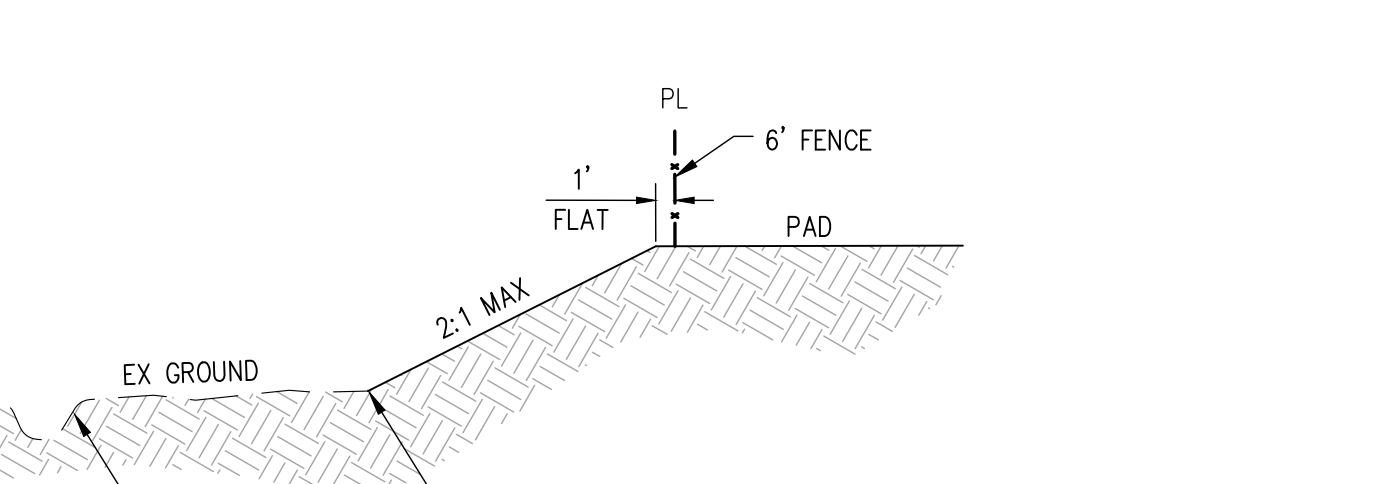
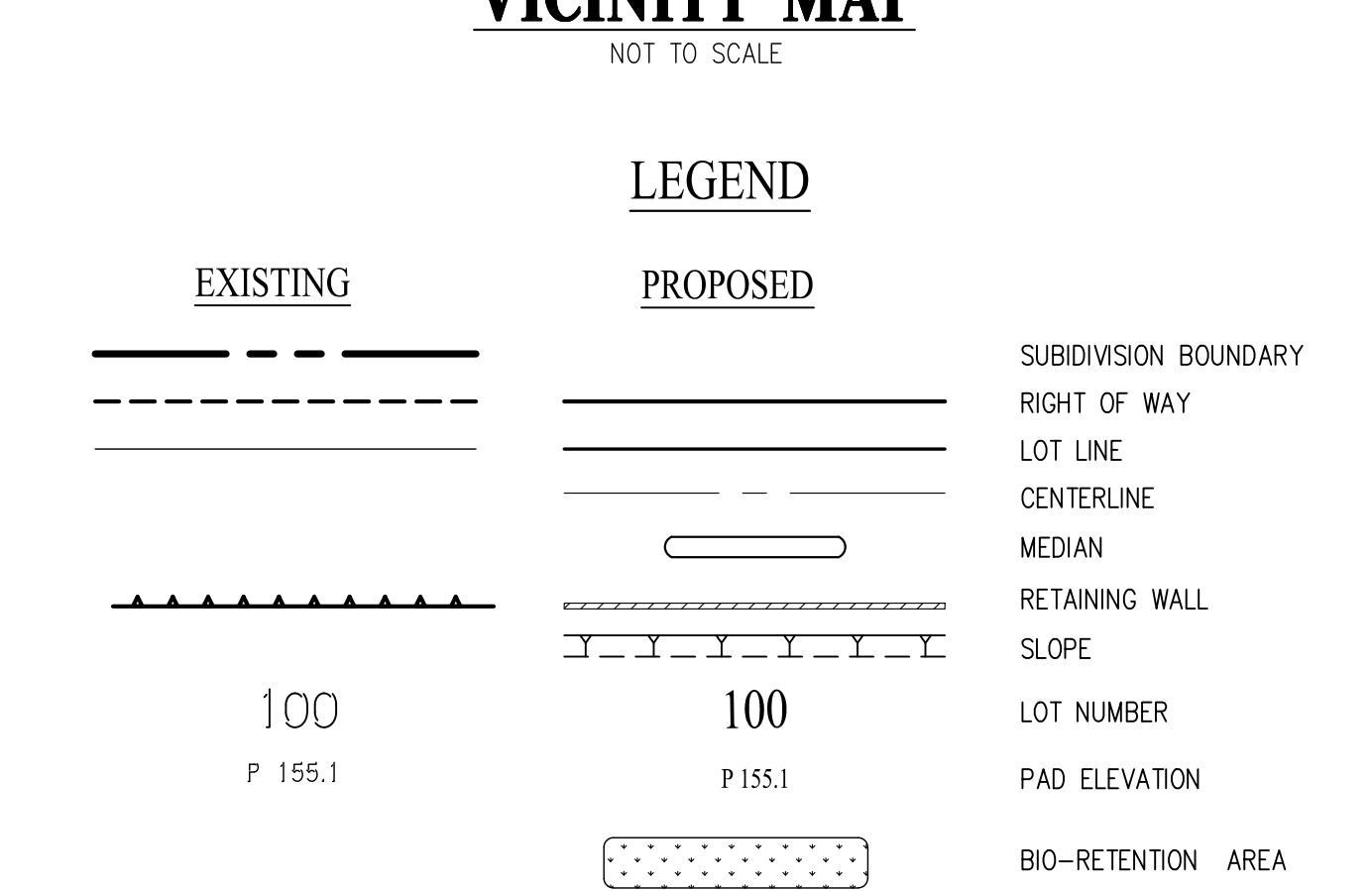
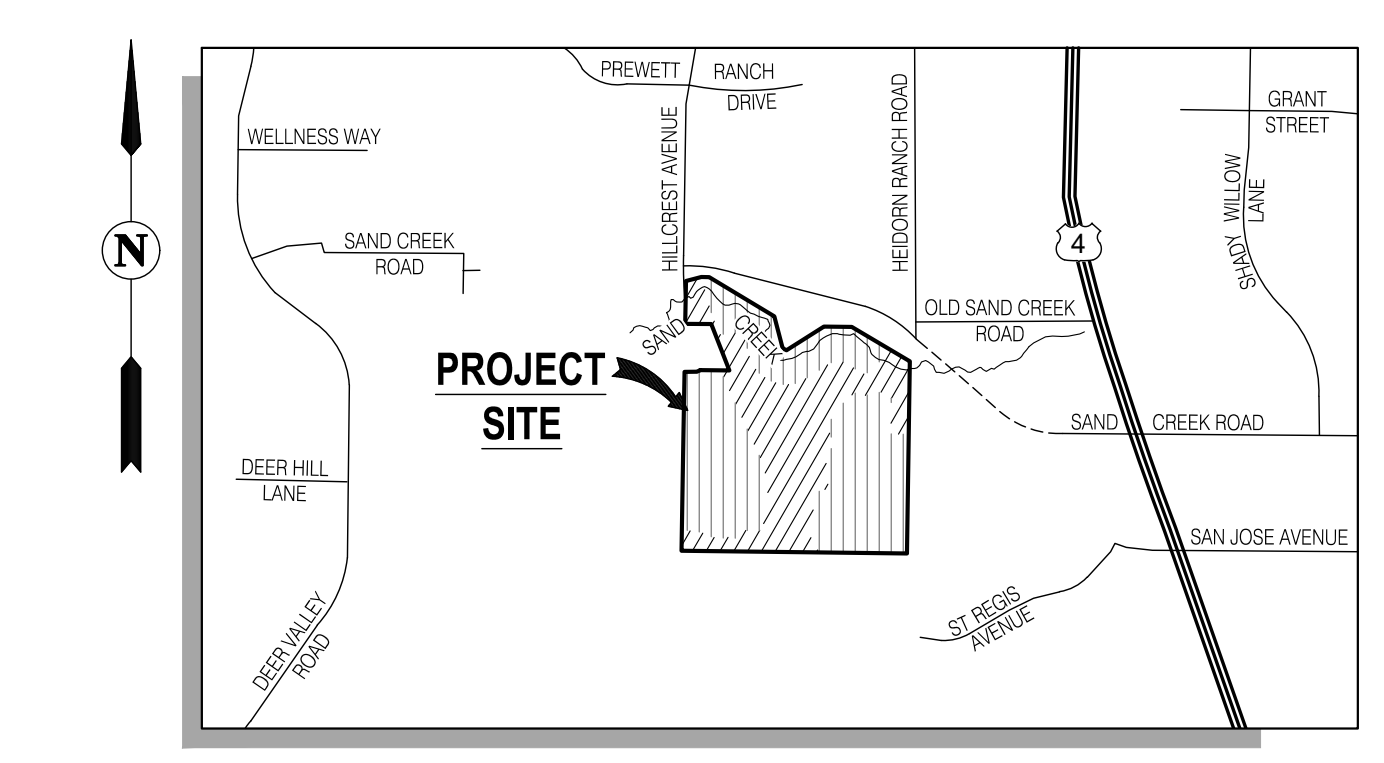
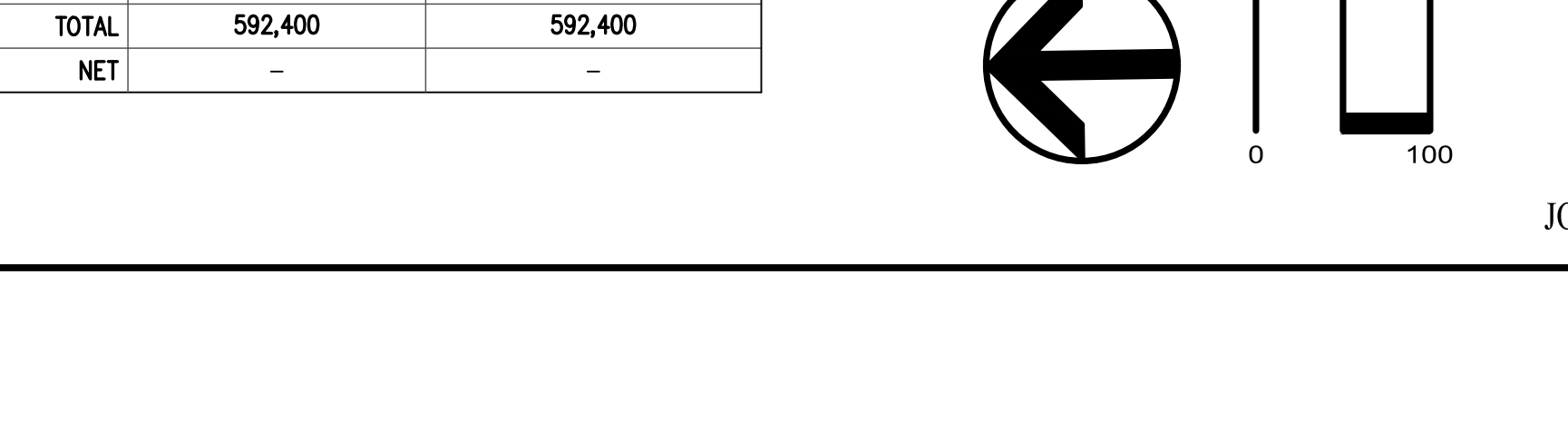
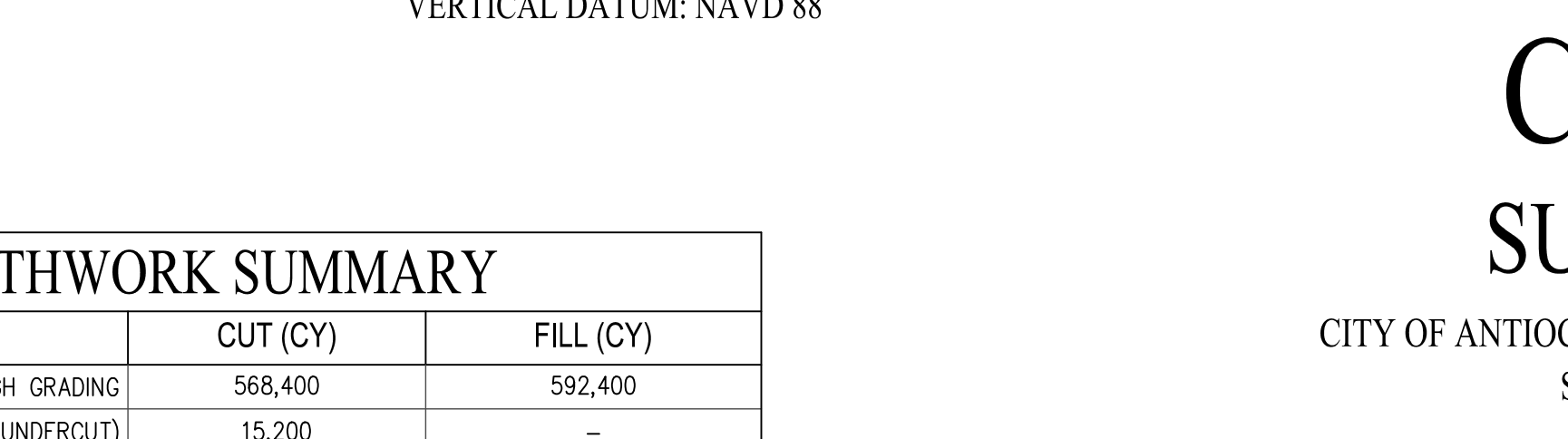
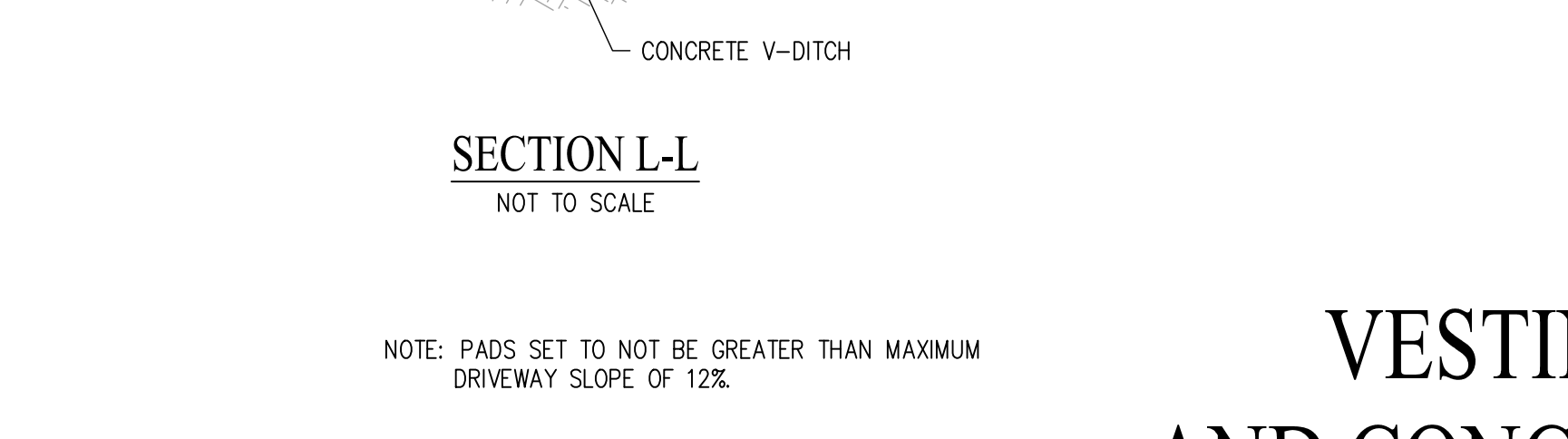
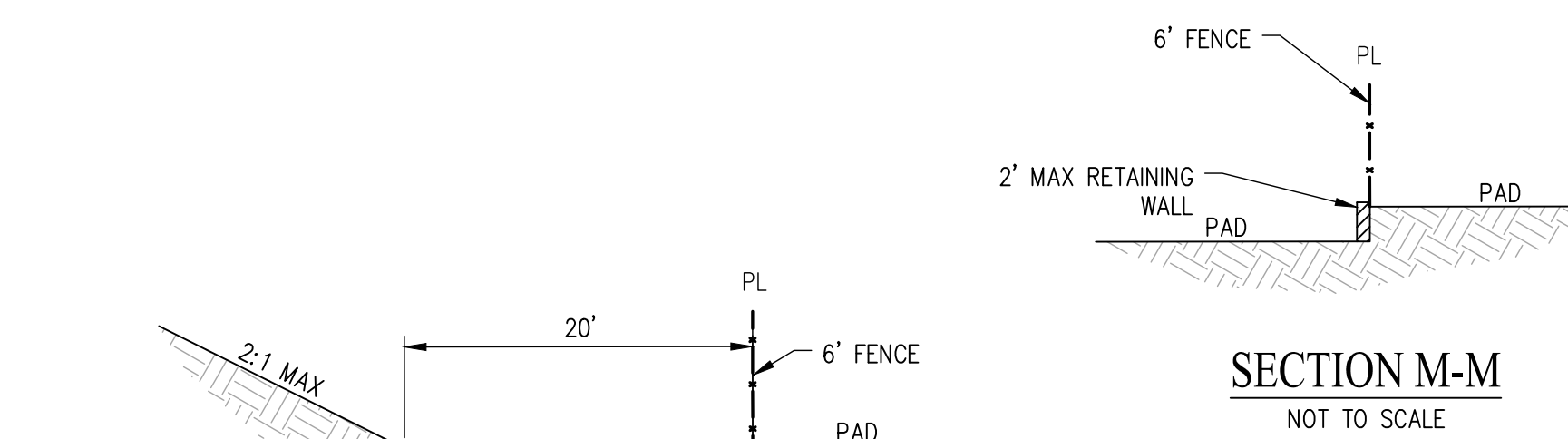
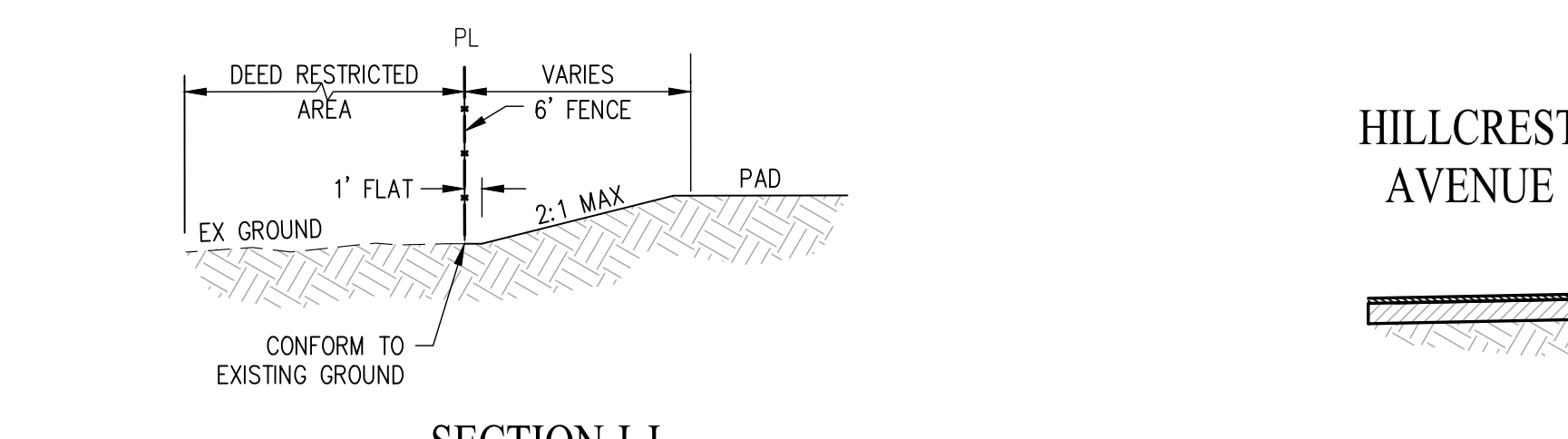
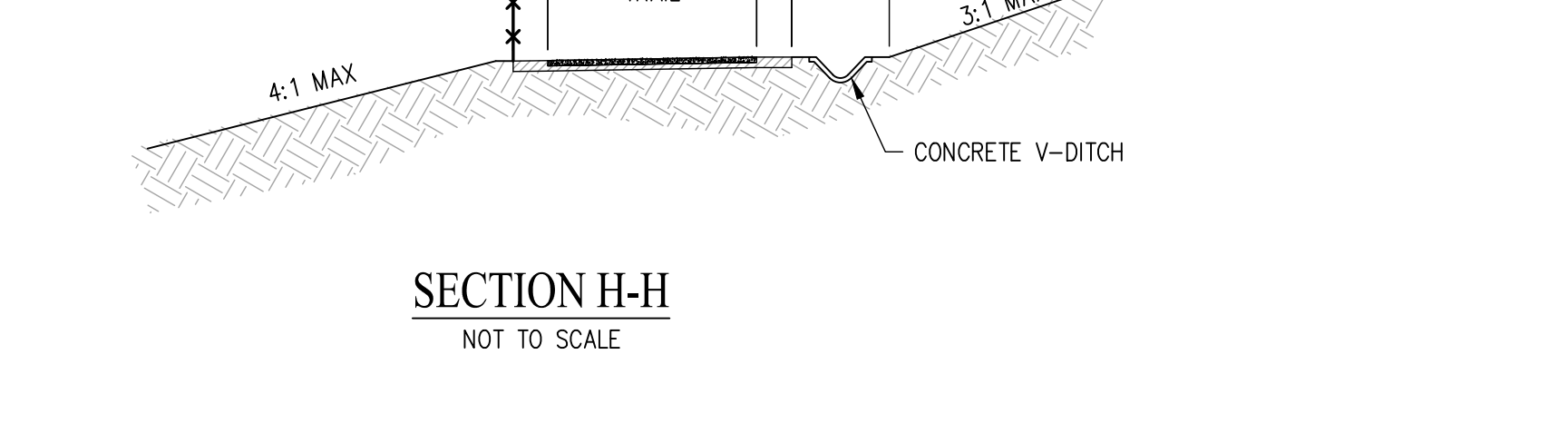
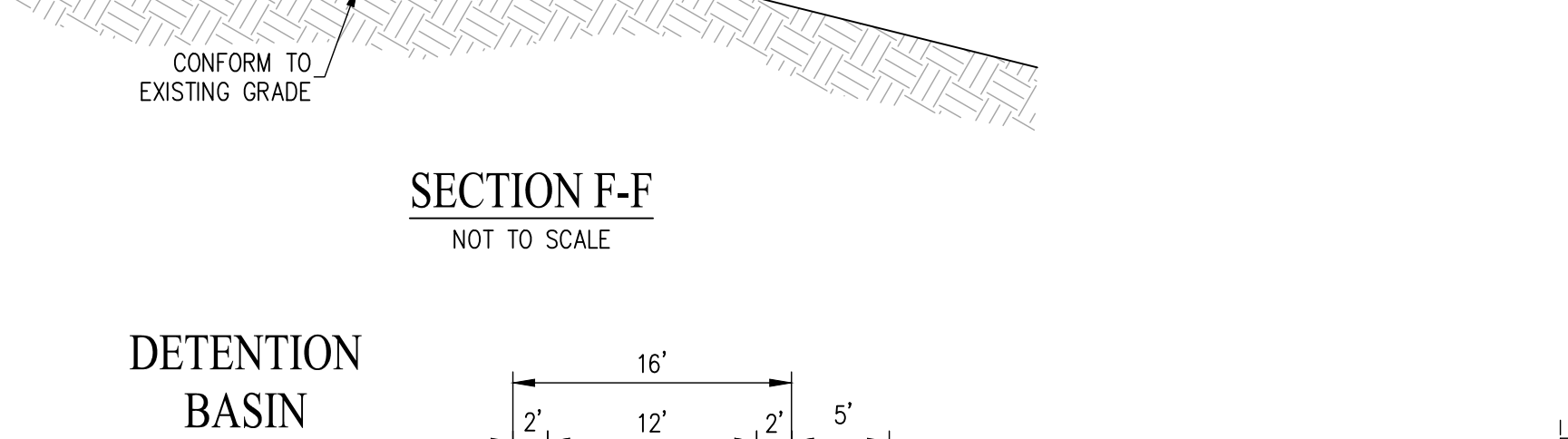
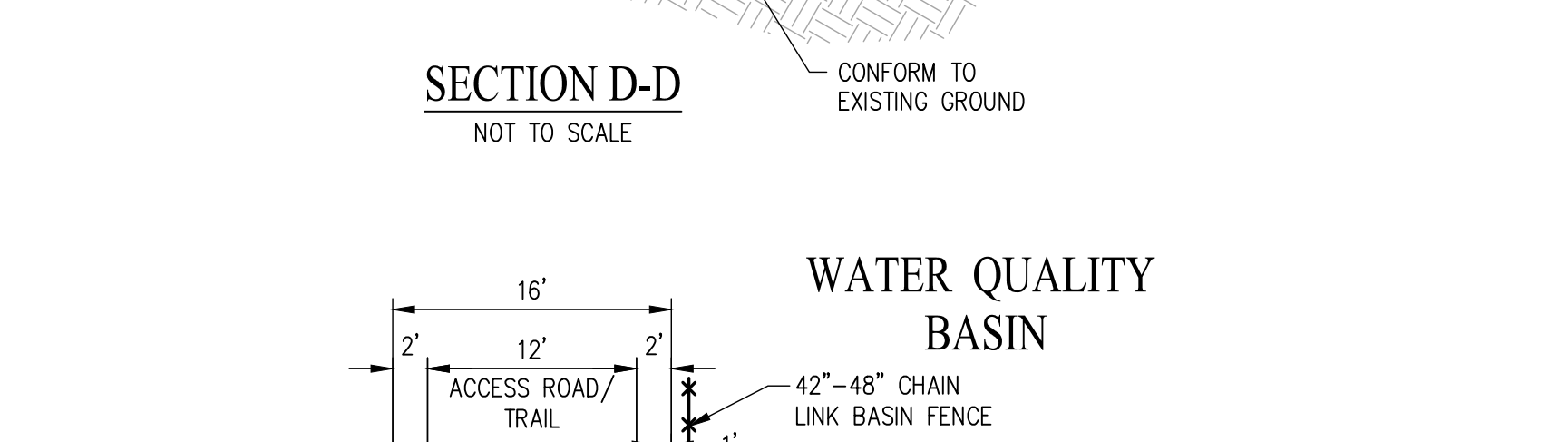
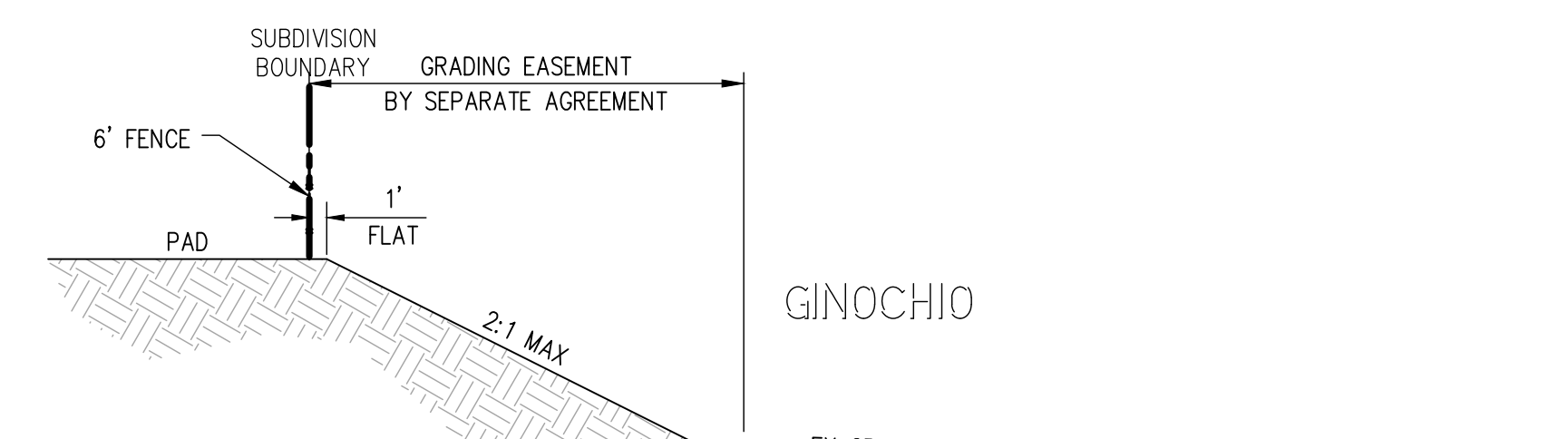
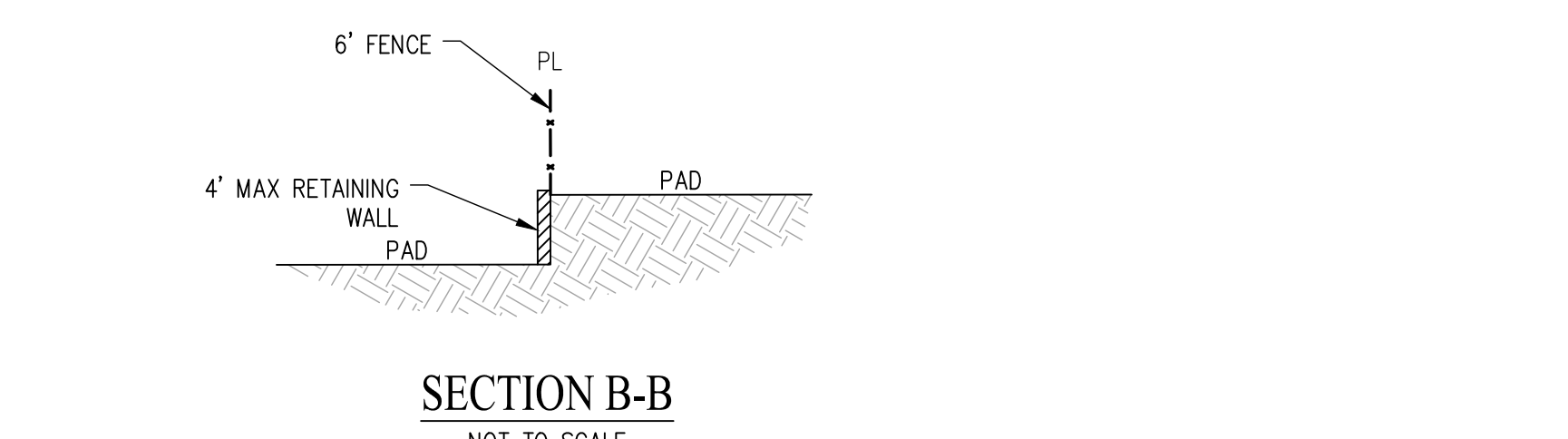
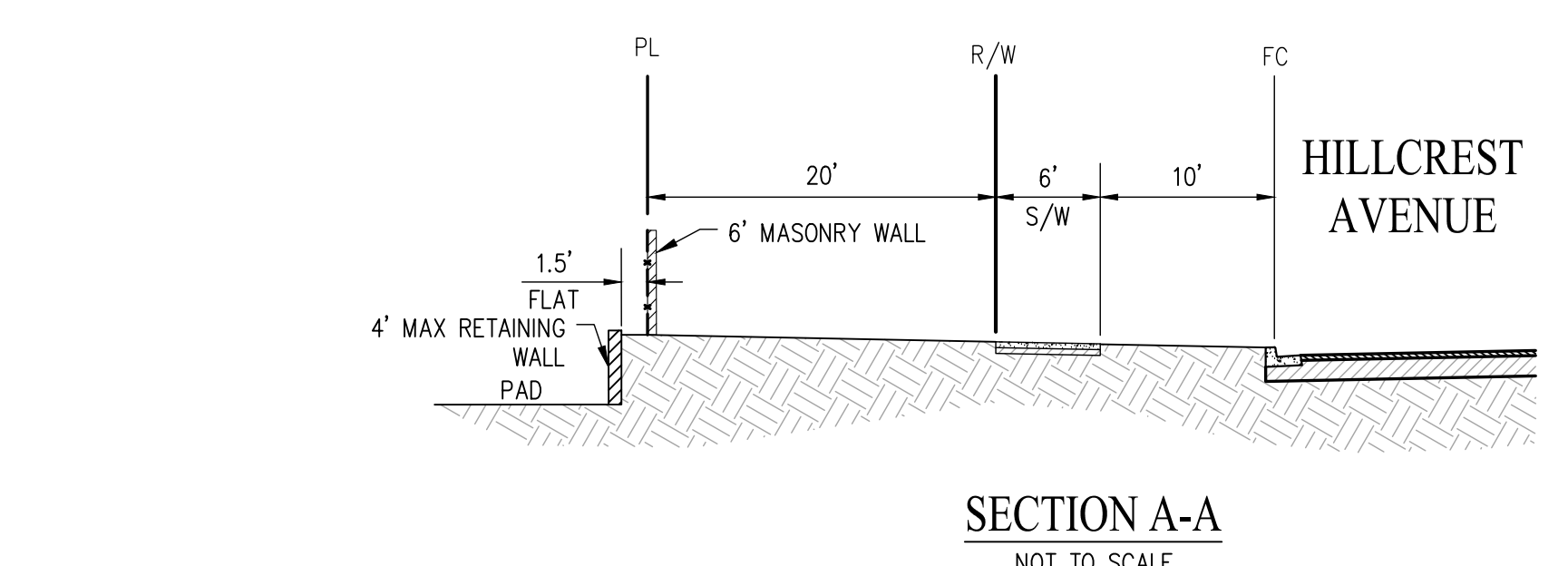
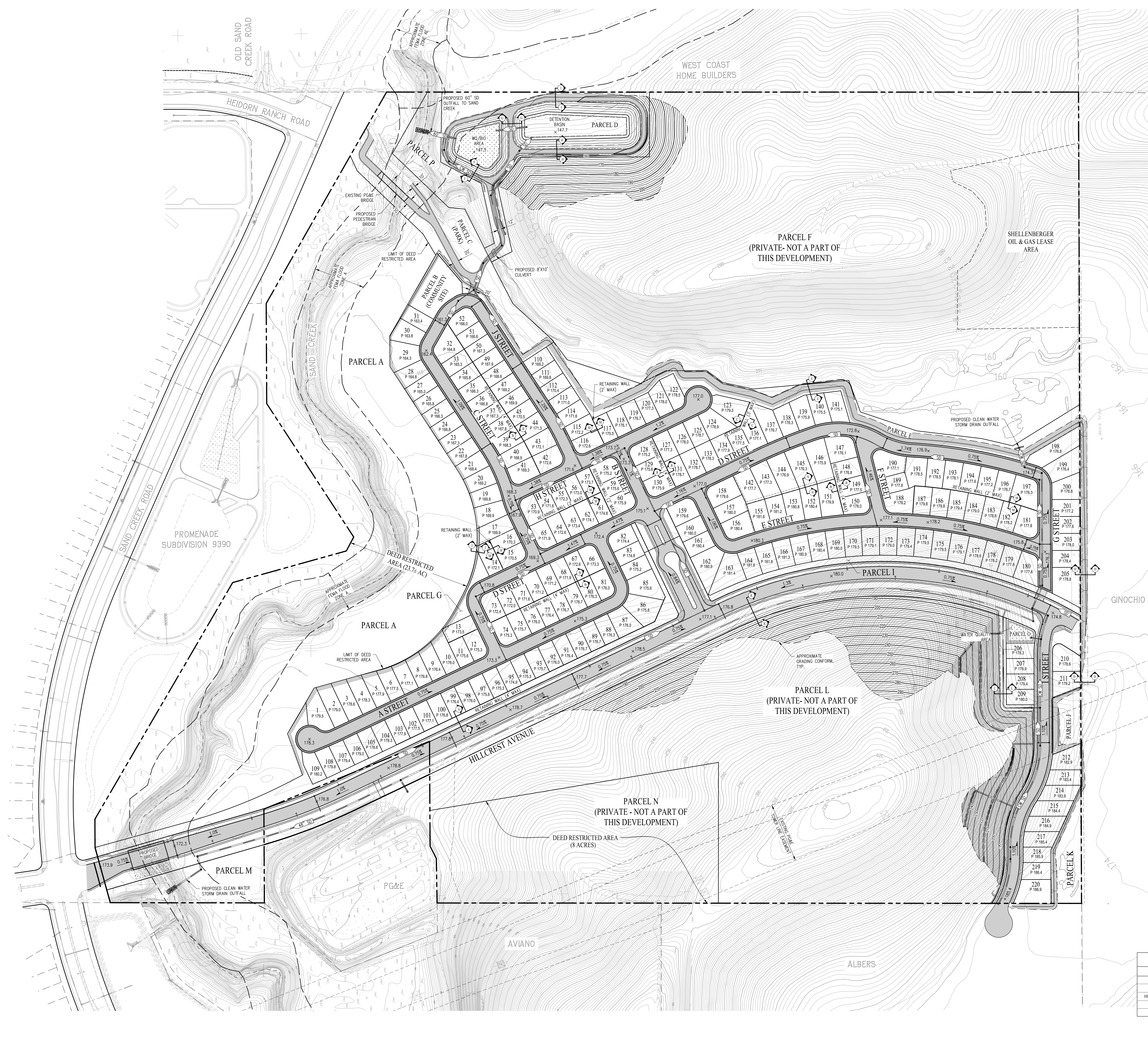


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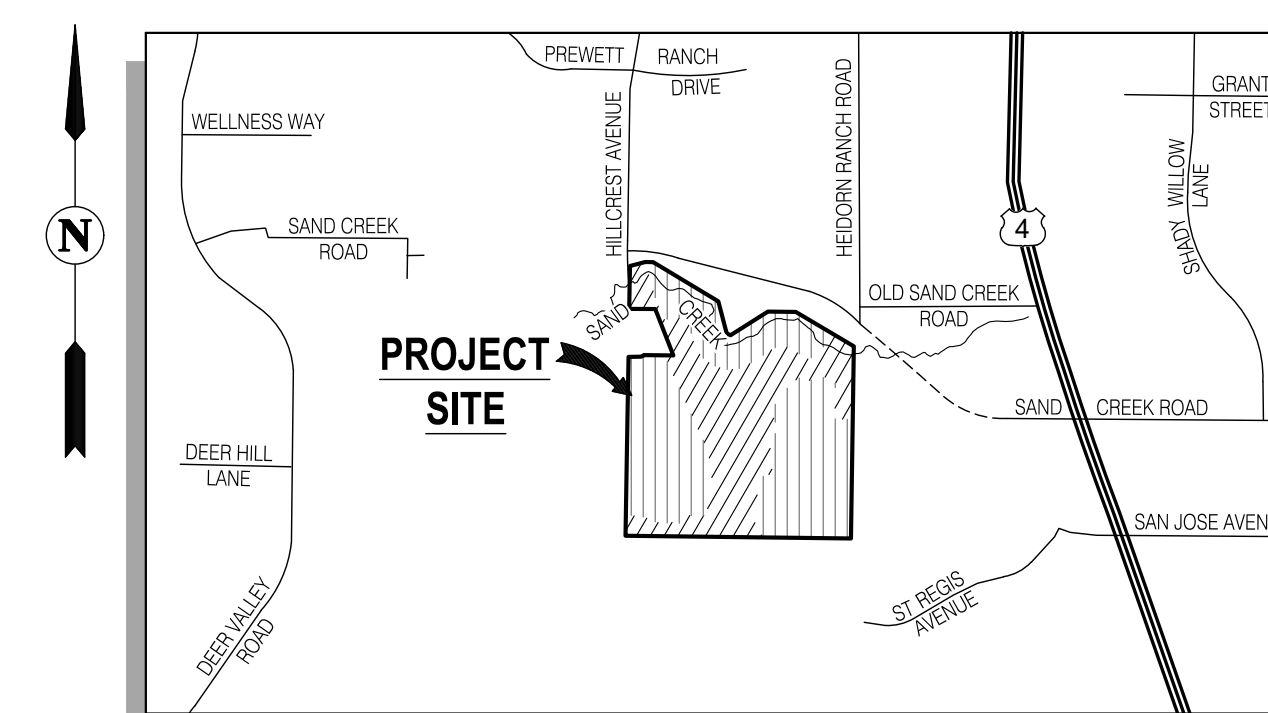


EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	568,400	592,400
UTILITY SPOILS (ASSUME 1' UNDERCUT)	15,200	-
HOUSE SPOILS (ASSUME 40 CY PER LOT)	8,800	-
TOTAL	592,400	592,400
NET		

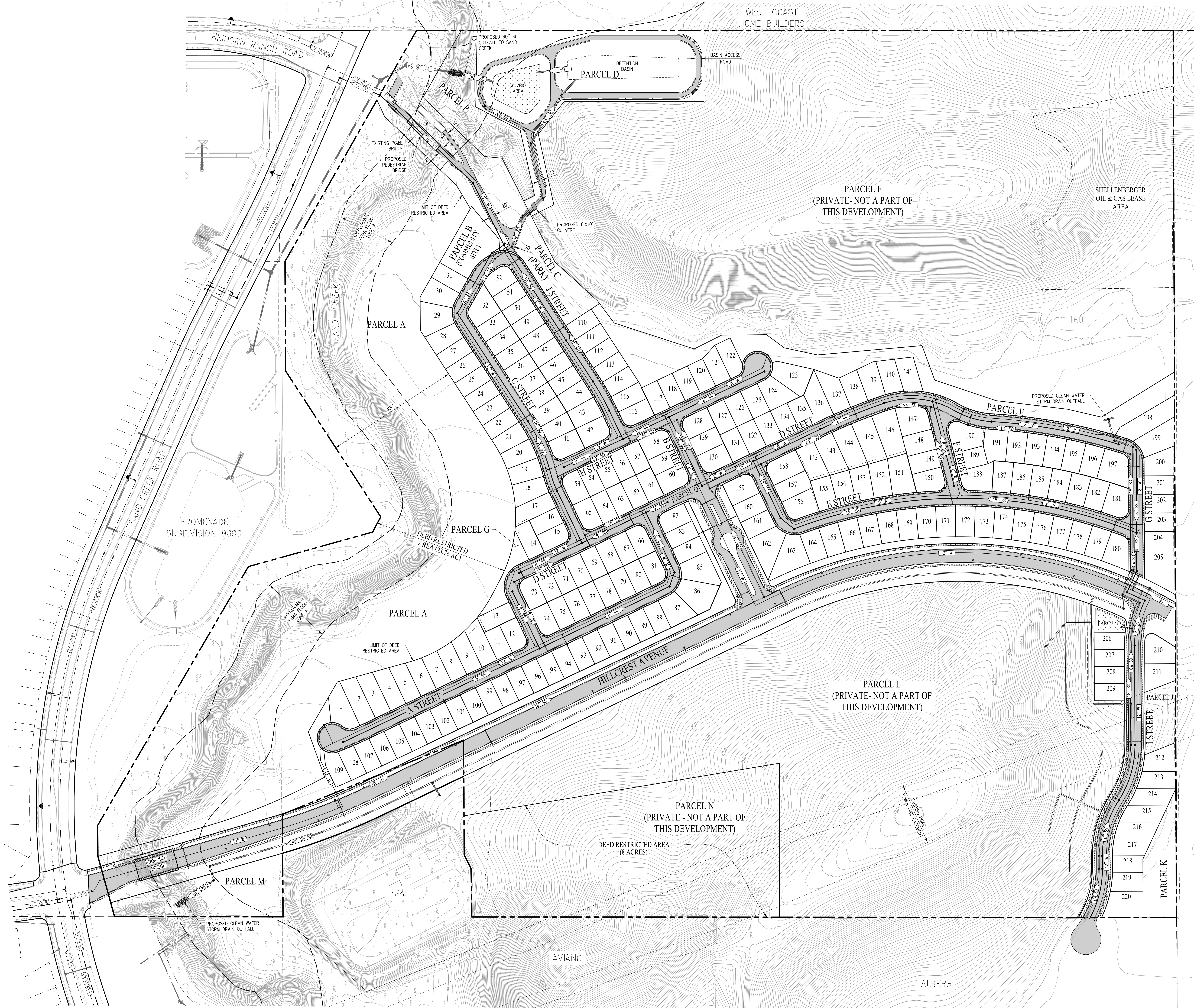
VESTING TENTATIVE MAP  
AND CONCEPTUAL GRADING PLAN  
**CREEKSIDE**  
SUBDIVISION 9501

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
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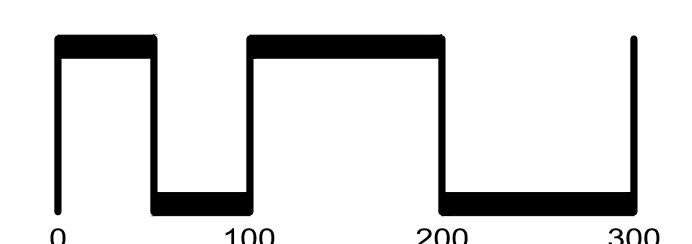
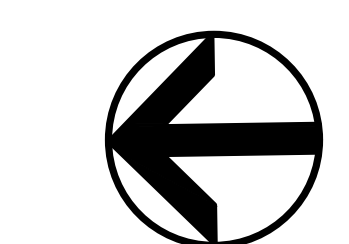


**LEGEND**

EXISTING	PROPOSED	FUTURE	
			STORM DRAIN LINE
			CLEAN WATER STORM DRAIN LINE
			SANITARY SEWER LINE
			WATER LINE
			GAS PIPE
			SANITARY SEWER MANHOLE
			STORM DRAIN MANHOLE
			CATCH BASIN
			FIELD INLET
			WATER VALVE
			AIR RELEASE VALVE
			FIRE HYDRANT
			BLOW OFF VALVE
			LOT NUMBER
			BO-RETENTION AREA

**VESTING TENTATIVE MAP  
AND CONCEPTUAL UTILITY PLAN  
CREEKSIDE  
SUBDIVISION 9501**

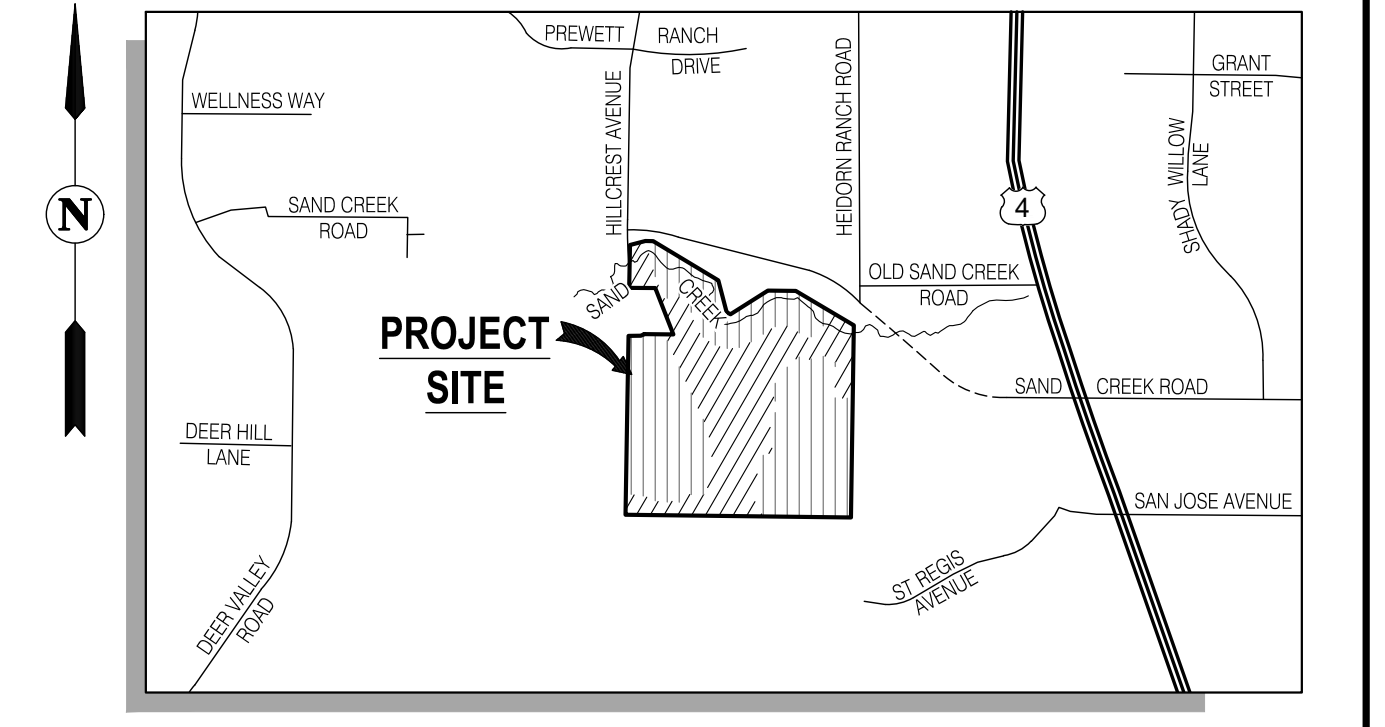
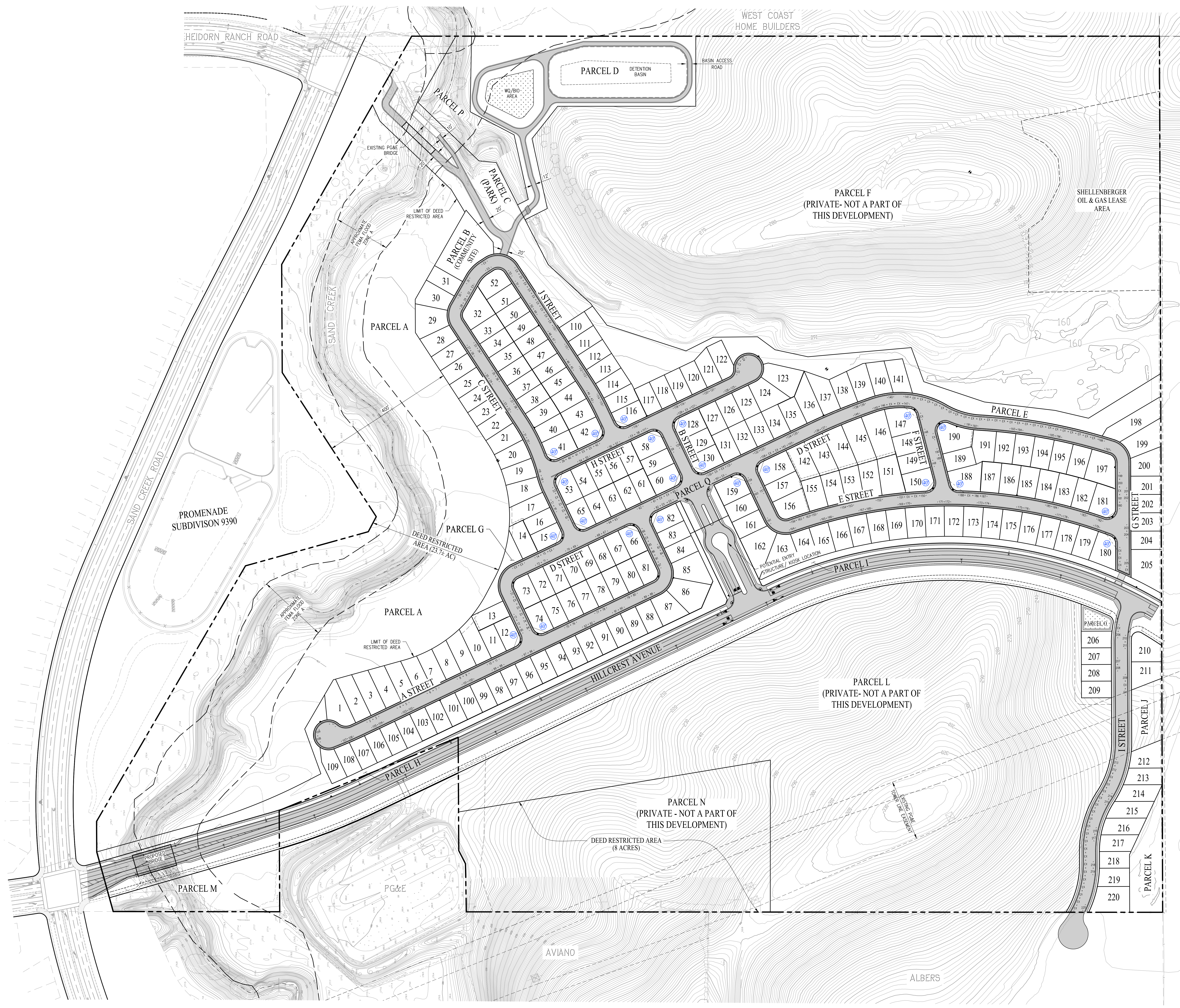
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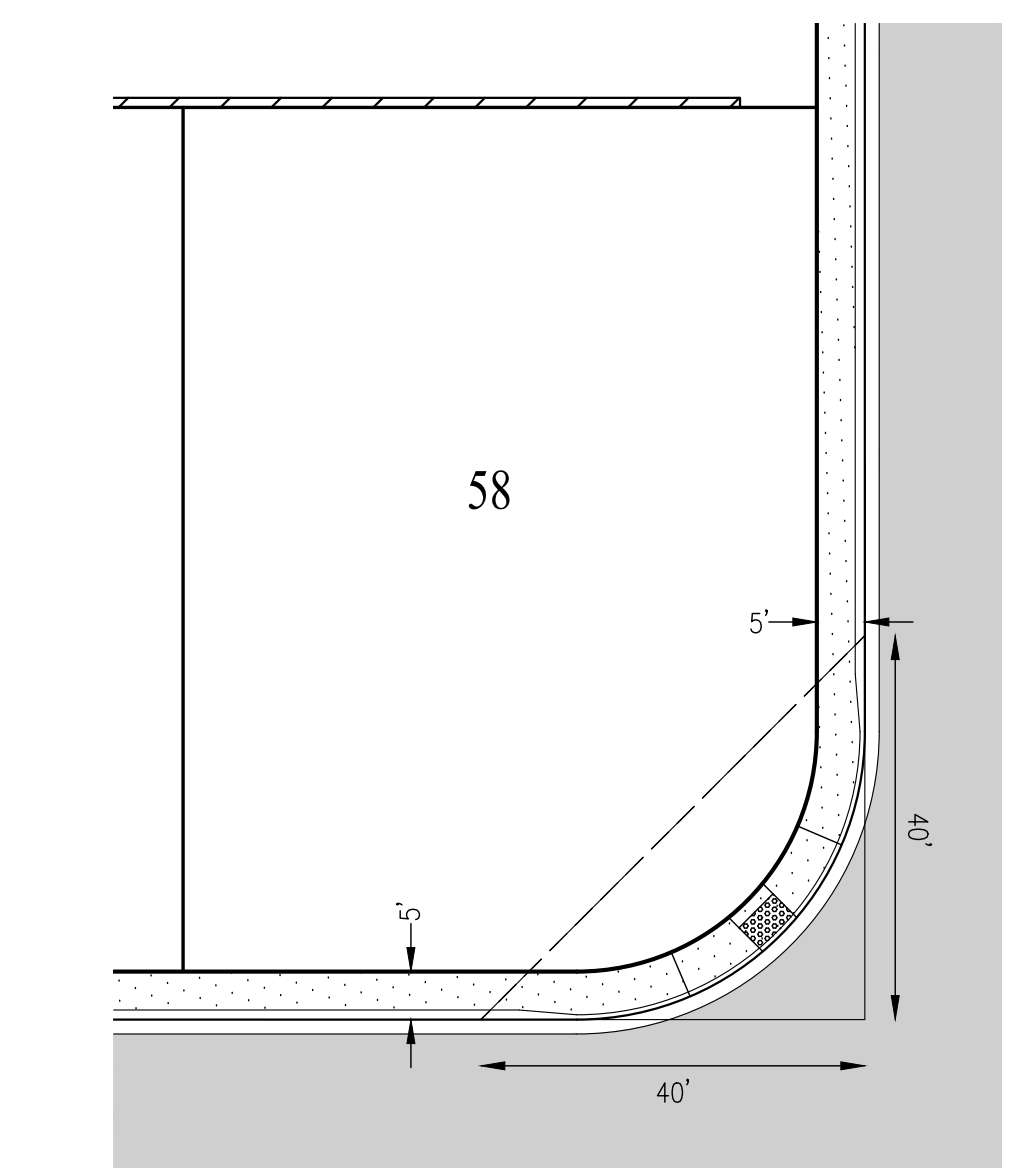
**LEGEND**

FUTURE	EXISTING	PROPOSED	
---	---	---	SUBDIVISION BOUNDARY
---	---	---	LOT LINE
---	---	---	RIGHT OF WAY
---	---	---	EASEMENT
---	---	---	CENTERLINE
---	---	---	CLB
---	---	---	MEDIAN
---	---	---	FIRE HYDRANT
---	---	---	40' SIGHT VISIBILITY TRIANGLE

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

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	440 SPACES	2 SPACES/DU	440 SPACES
GUEST PARKING (ON-STREET)	1 SPACE/DU	220 SPACES	-	220 SPACES
ADDITIONAL ON-STREET PARKING	-	-	-	84 SPACES
<b>TOTAL</b>	-	<b>660 SPACES</b>	-	<b>744 SPACES</b>

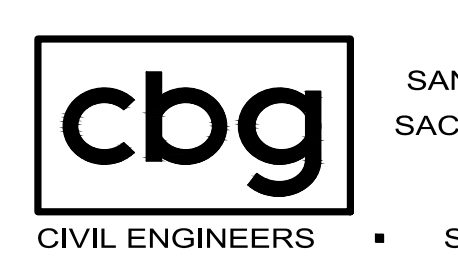
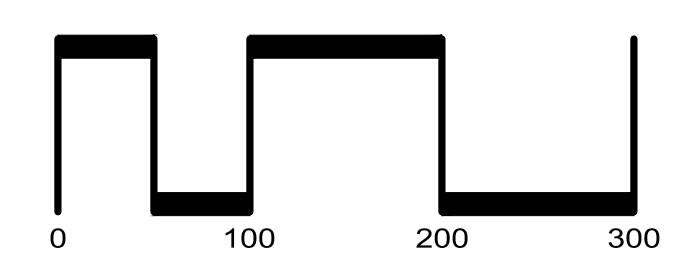
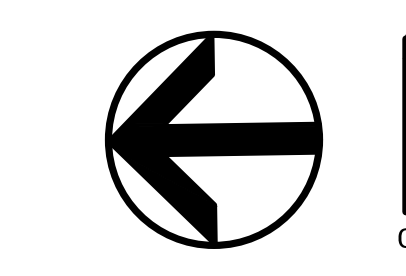
GUEST PARKING (PARALLEL SPACES) DIMENSIONS  
 INTERIOR: 8' x 23'  
 END OF ROW: 8' x 20'



**40' SIGHT TRIANGLE**  
SCALE 1" = 20'

**VESTING TENTATIVE MAP  
AND PARKING PLAN  
CREEKSIDE  
SUBDIVISION 9501**

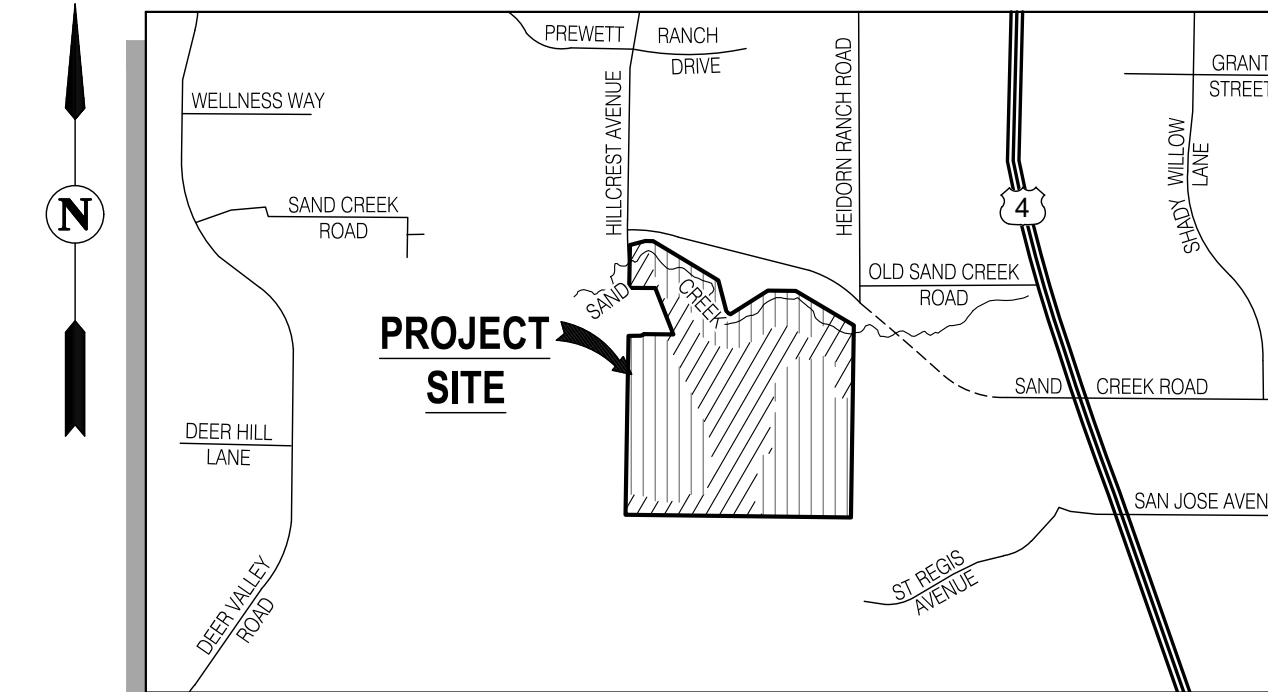
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
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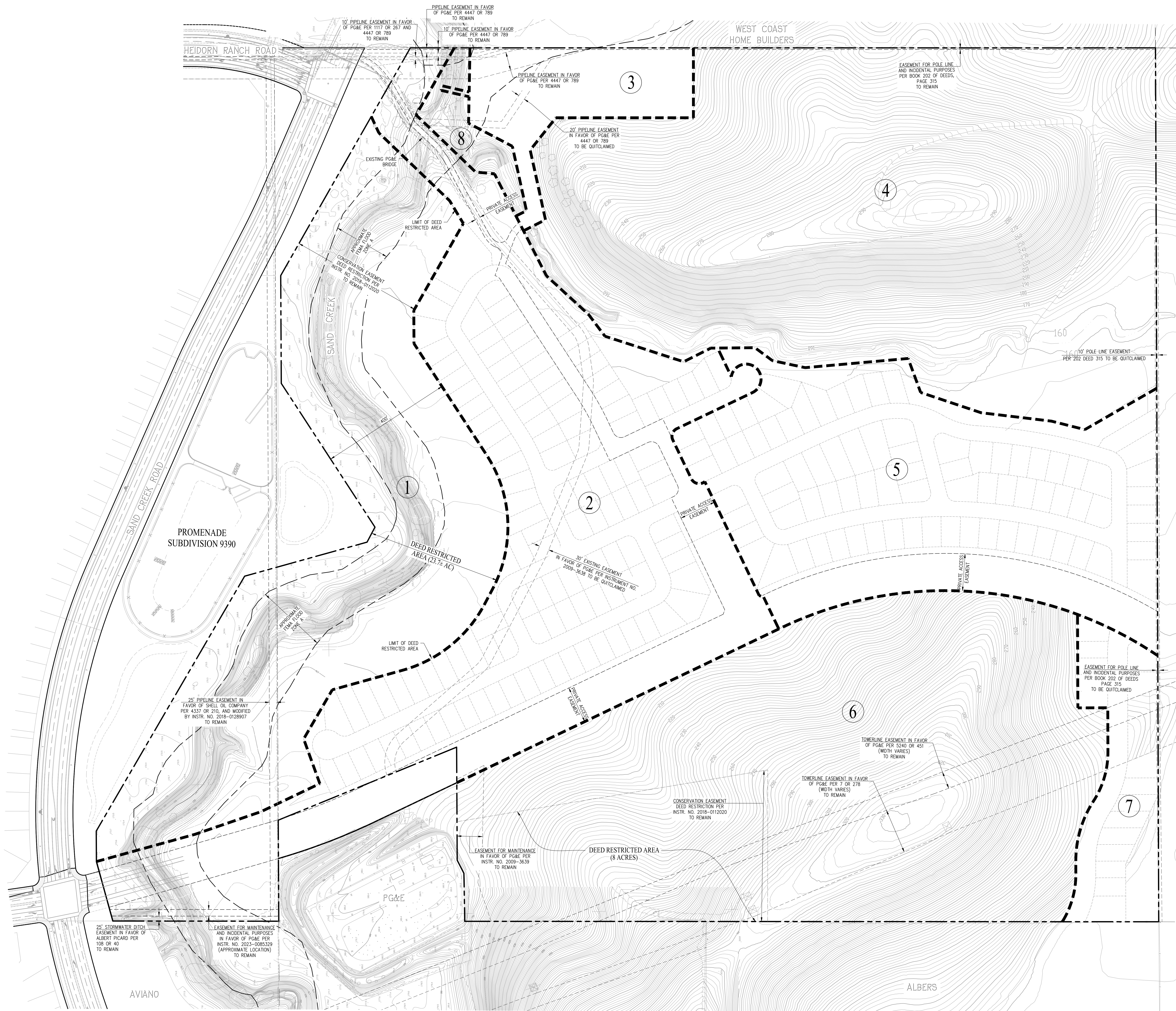
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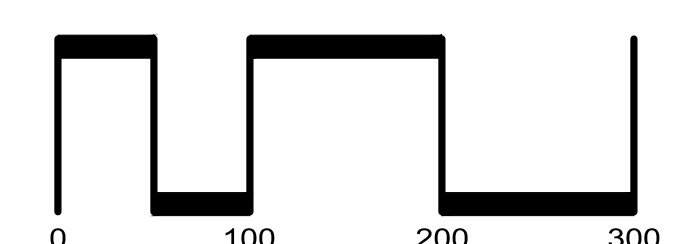
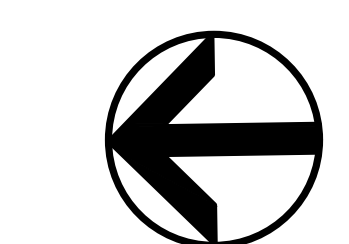


**LEGEND**

- LARGE LOT PARCEL BOUNDARY
- PROPOSED EASEMENT
- SUBDIVISION BOUNDARY
- EXISTING ADJONER
- PARCEL NUMBER

**VESTING TENTATIVE MAP  
AND LARGE LOT FINAL MAP  
CREEKSIDE  
SUBDIVISION 9501**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: JULY 24, 2024

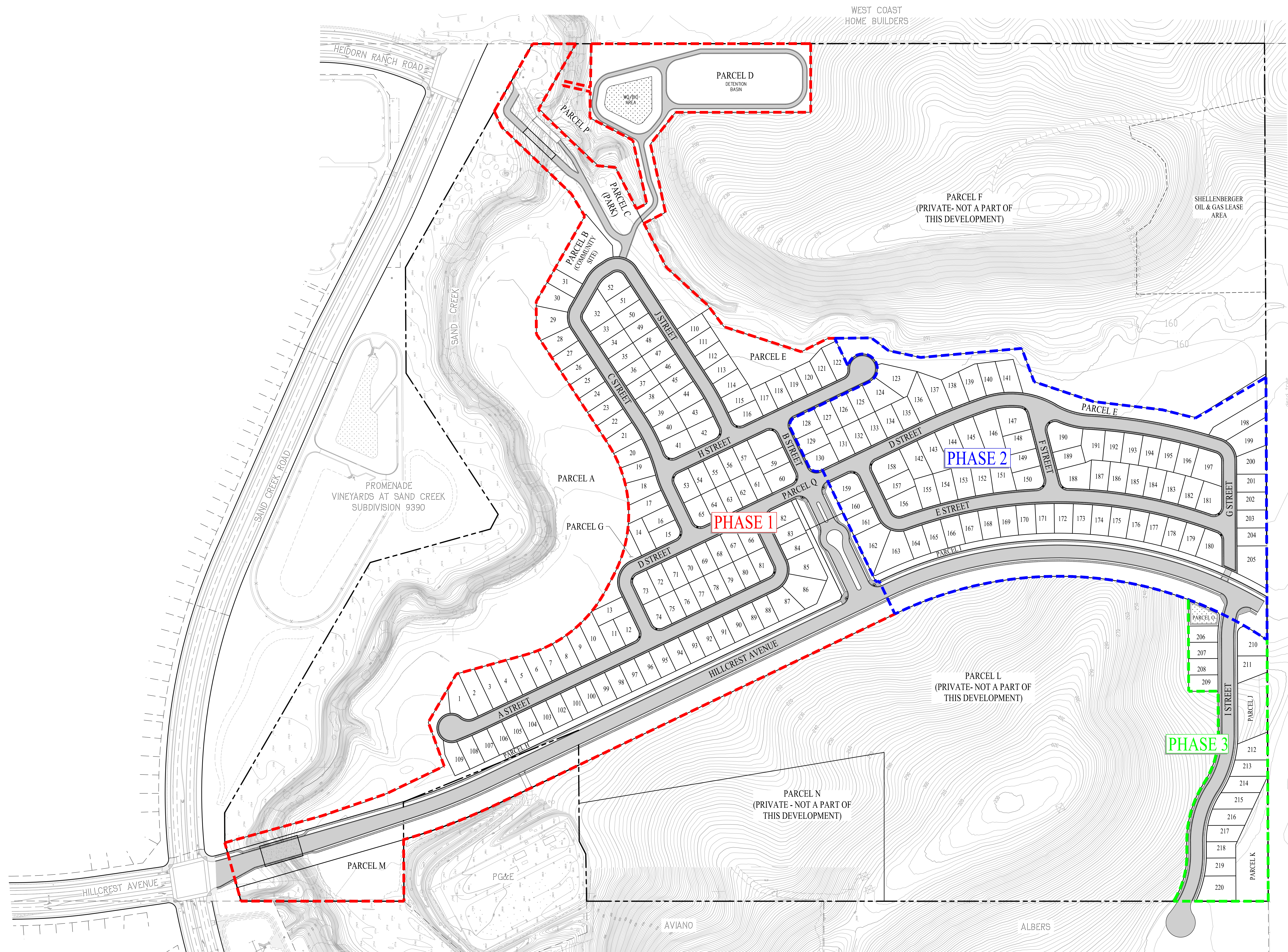


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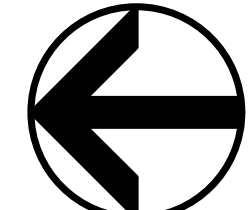
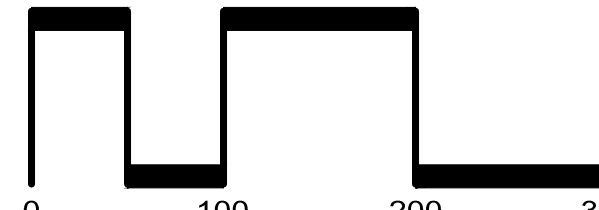
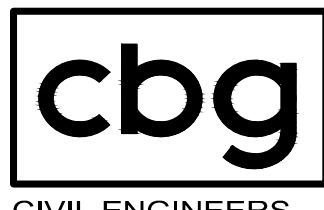
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# CREEKSIDE PHASING MAP

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