PLANNING COMMISSION
RESOLUTION NO. 2025-09

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE PROPOSED VESTING TENTATIVE SUBDIVISION MAP (TM-02) AND DESIGN REVIEW (AR-23-05) FOR THE DEVELOPMENT OF THE WILDFLOWER STATION 2 TOWNHOMES MULTIFAMILY RESIDENTIAL PROJECT

WHEREAS, the City of Antioch ("City") received an application from DeNova Homes, Inc. ("Applicant") seeking City approval of a Vesting Tentative Subdivision Map and Design Review for the development of the Wildflower Townhomes Project ("Project"); and

WHEREAS, the Project site is in the northeastern section of the City of Antioch, on the eastern side of Hillcrest Avenue and west of Wildflower Station Place (APNs 052-140-013, -014, -015, and -016); and

WHEREAS, the Project consists of a multi-family project on approximately 10.35 acres consisting of 19 three-story buildings totaling 159 residential units; and

WHEREAS, in February 2023, the City of Antioch adopted the 6th Cycle Housing Element Update (2023-2031), which identified the project site as multi-family development; and

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), certified the Antioch Housing, Environmental Hazards, and Environmental Justice Elements Project Final Environmental Impact Report (SCH No. 2021110146); and

WHEREAS, the City, as lead agency pursuant to CEQA, has prepared a Section 15183 Consistency Memorandum (attached hereto as Exhibit A) to demonstrate that the proposed project has been adequately analyzed in the previous environmental review under CEQA and that further evaluation is not required; and

WHEREAS, the proposed project requires approval of a Vesting Tentative Subdivision Map (attached hereto as Exhibit B) for condominium purposes and would; and

WHEREAS, the proposed project requires approval of Design Review for the development of the proposed 19 three-story buildings totaling 159 residential units; and

WHEREAS, the Planning Commission duly gave notice of a public hearing as required by law; and

WHEREAS, On July 16, 2025, the Antioch Planning Commission continued the public hearing to a date certain, August 20, 2025; and

WHEREAS, on August 20, 2025, the Antioch Planning Commission duly held a public hearing on the matter, received presentation by City staff, and considered evidence, both oral and documentary, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Antioch Planning Commission does hereby make the following findings for recommending City Council approval of the Vesting Tentative Subdivision Map, as conditioned:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a General Plan Land Use Designation of High Density Residential (HDR) and is zoned High Density Residential (R-25) and the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,

2. That the subdivision proposed by the Vesting Tentative Subdivision Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the Vesting Tentative Subdivision Map and evaluated the effects of the subdivision proposed and have determined that the Vesting Tentative Subdivision Map, as conditioned, complies with and conform to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.

3. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission has determined the proposed project is in compliance with the City's adopted Multi-Family Residential Objective Design Standards relating to all aspects of multi-family residential and mixed-use development.

NOW THEREFORE BE IT FURTHER RESOLVED that the Antioch Planning Commission does hereby recommend the Antioch City Council APPROVE the proposed Vesting Tentative Subdivision Map (TM-02) and Design Review (AR-23-05), for the Wildflower Townhomes Project, subject to the conditions of approval attached hereto as Exhibit C.

* * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 20th day of August 2025, by the following vote:

AYES: Commissioners Jones, Martin, Riley, Spijker, Suman and Webber

NOES: None

ABSTAIN: None

ABSENT: Commissioner Perez

DAVID A. STORER, AICP
SECRETARY TO THE PLANNING COMMISSION

EXHIBIT A

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT DEPARTMENT

ANTIOCH
CALIFORNIA

Wildflower Townhomes

Section 15183 Consistency Memorandum

March 2024

Prepared by

RANEY PLANNING & MANAGEMENT, INC. | 25 years
1501 Sports Drive, Suite A, Sacramento, CA 95834

A. INTRODUCTION AND SUMMARY

The purpose of this Memorandum is to demonstrate that the Wildflower Townhomes Project (proposed project) has been adequately analyzed in the previous environmental review under the California Environmental Quality Act (CEQA) and that further evaluation is not required. As will be demonstrated below, consistent with CEQA Guidelines Section 15183, additional environmental review is not required.

B. PROJECT BACKGROUND

In February 2023, the City of Antioch adopted the Antioch Housing, Environmental Hazards, and Environmental Justice Draft Environmental Impact Report (SCH# 2021110146), hereafter referred to as the "Housing Element EIR." The Housing Element EIR was prepared pursuant to Title 14, Section 15070 of the California Code of Regulations.

The Housing Element EIR analyzed adoption and implementation of the City's 6th Cycle Housing Element Update (2023-2031), including the adoption and implementation of rezoning and General Plan amendments to accommodate the City's Regional Housing Needs Allocation (RHNA). An RHNA obligation represents the total number of housing units that must accommodate the housing needs of all residents during the eight-year planning period. RHNA obligation numbers are determined by a methodology established by the State of California's Department of Finance (DOF) and Housing and Community Development (HCD) Department. RHNA obligation numbers are ascribed to each region of the State and further allocated to local communities by the designated regional planning entity for each region.

The City of Antioch's "fair share" of this RHNA obligation is 3,016 units, as determined by the Association of Bay Area Governments (ABAG). The Housing Element demonstrates that the City has capacity to accommodate 1,559 housing units beyond its RHNA obligation of 3,016 housing units, for a total of 4,575 units. The Housing Element also includes a compilation of sites suitable for residential development, which are comprised of 182 sites totaling 230 acres. Of these 182 sites, 125 (69 percent) are non-vacant and under-utilized, and 57 (31 percent) are vacant. The aforementioned sites are anticipated to accommodate the potential future development of up to 4,575 residential units.

The Housing Element EIR also analyzed the City's updates to the Environmental Hazards Element of its General Plan, as well as the development and adoption of an Environmental Justice Element. The Environmental Hazards Element is meant to implement policies that minimize the negative impacts and risks of natural and man-made hazards such as fires, floods, droughts, earthquakes, landslides, climate change vulnerability, adaptation, and resiliency. Pursuant to Senate Bill (SB) 1000, an Environmental Justice Element is intended to reduce the unique or compounded health risks experienced by disadvantaged communities, to encourage civic engagement in the public decision-making process within disadvantaged populations, and to prioritize improvements and programs that benefit disadvantaged populations. "Disadvantaged communities" are defined as a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. Additionally, "low-income area" is defined as an area with household incomes at or below 80 percent of the statewide median income ($109,600 for a household of 4) or with household incomes at or below the threshold designated as low income by HCD's list of State-adopted income limits.

C. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

Project Location and Setting

The project site is located east of Hillcrest Avenue and west of Wildflower Station Place in the City of Antioch, California (see Figure 1). The 10.35-acre project site, identified by Assessor's Parcel Numbers (APN) 052-140-013, -014, -015, and -016, is undeveloped (see Figure 2). The project site is comprised of ruderal grasses that are regularly mowed. Surrounding existing uses include commercial uses to the north; townhomes to the east across the Wildflower Station Place roadway; commercial uses within a shopping center to the south, beyond Hillcrest Avenue; and single-family residences to the west, across Hillcrest Avenue. A portion of Wildflower Drive borders the southern boundary of the project site. The project site is designated as High Density Residential by the Antioch General Plan, and the site is zoned High Density Residential (R-25).

It should be noted that the Wildflower Station Place drive aisle, as well as parking spaces and bio-retention facilities, are located within the project site boundaries. An Emergency Vehicle Access (EVA) and shared parking easement allow all current residents of the townhomes east of the project site to traverse Wildflower Station Place and use the parking spaces. The joint usable area of 1.90 acres has been netted out of the overall 10.35 gross acres of the site, given that the easement precludes any development of the private street and parking areas. Without the 1.90-acre area, the acreage of the project site totals 8.45 acres.

The site is traversed by several utility easements within the northern portion of A Street (see Figure 3) and are intended to be used for the benefit of the proposed project. The easements (storm drain, sanitary sewer, water, and fire service water) dictate the placement of buildings, certain amenities, and trees because such development may not be constructed or placed within the easement. The primary 100-foot-wide easement, located between Lots 12 and 13 and extending north through the site, includes one large water distribution line and one large irrigation distribution line owned and maintained by Contra Costa Water District (CCWD). Given that structures or trees may not be placed within the easement, the 0.5-acre portion of the easement area not located in a street could also be subtracted from the site's gross acreage, bringing the new total to 7.95 acres.

Project Components

The project includes approval of a Vesting Tentative Subdivision Map for condominium purposes and Design Review. The project components are discussed in further detail below.

Vesting Tentative Subdivision Map

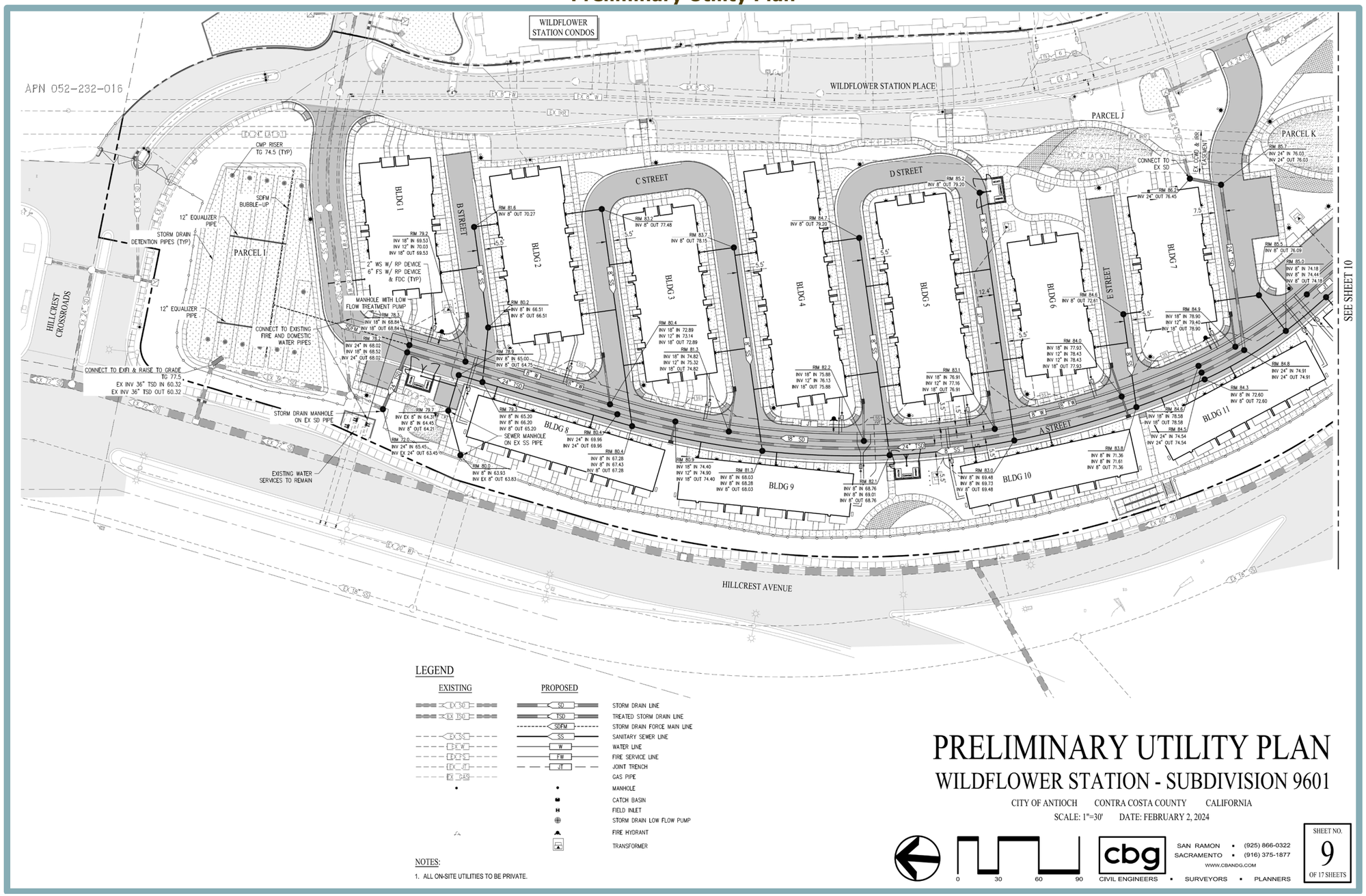
The proposed Vesting Tentative Subdivision Map would divide the project site into 19 lots for condominium purposes (see Figure 4). Each lot would contain one townhome building, and associated sidewalks and landscaping, for a total of 159 units and a density of approximately 20.05 dwelling units per acre (du/ac). Separate parcels are proposed for the internal roadway network (Parcels A-K, M-Q) and private common areas (Parcels J-L). Finally, Parcel I would be located along the northern project site boundary and contain a bio-retention area.

Primary access to the project site would be provided by two new entrances: one from Wildflower Drive at the southern end of the project site onto Wildflower Station Place, and one from Hillcrest Avenue at the northeast corner of the site to the private street Hillcrest Commons.

Figure 1
Regional Vicinity

Figure 2
Project Site Boundaries

Figure 3
Preliminary Utility Plan



LEGEND

EXISTING	PROPOSED	
EX SD	SD	STORM DRAIN LINE
EX TSD	TSD	TREATED STORM DRAIN LINE
	SDFM	STORM DRAIN FORCE MAIN LINE
EX SS	SS	SANITARY SEWER LINE
EX W	W	WATER LINE
EX FS	FW	FIRE SERVICE LINE
EX JT	JT	JOINT TRENCH
EX GAS		GAS PIPE
		MANHOLE
		CATCH BASIN
		FIELD INLET
		STORM DRAIN LOW FLOW PUMP
		FIRE HYDRANT
		TRANSFORMER

NOTES:
1. ALL ON-SITE UTILITIES TO BE PRIVATE.

PRELIMINARY UTILITY PLAN
WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: FEBRUARY 2, 2024

0 30 60 90

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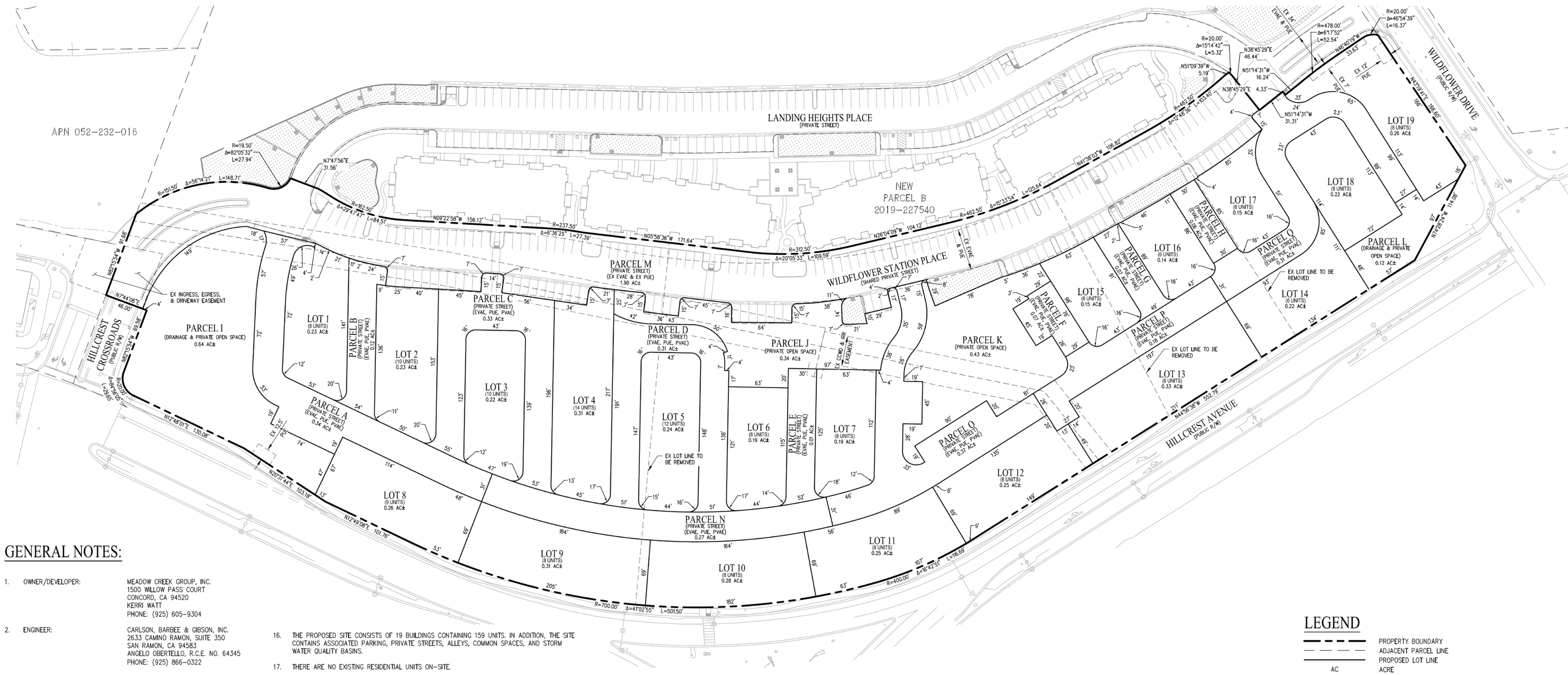
SHEET NO. 9 OF 17 SHEETS

Figure 4
Vesting Tentative Map



GENERAL NOTES:

1. OWNER/DEVELOPER: MEADOW CREEK GROUP, INC.
   1500 WILLOW PASS COURT
   CONCORD, CA 94520
   KERRI WATT
   PHONE: (925) 605-9304
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   ANGELO OBERTELLO, R.C.E. NO. 64345
   PHONE: (925) 866-0322
3. APN: 052-140-013, 052-140-014, 052-140-015, & 052-140-016
4. EXISTING ZONING: PD
5. PROPOSED ZONING: R-25
6. EXISTING GENERAL PLAN LAND USE: MIXED USE
7. PROPOSED GENERAL PLAN: HIGH DENSITY RESIDENTIAL
8. EXISTING USE: VACANT
9. FEMA FLOOD ZONE:
   ZONE X: AREA OF MINIMAL FLOOD HAZARD.
   FLOOD INSURANCE RATE MAP NO. 06013C0351F & 06013C0332F BOTH DATED JUNE 16, 2009.
10. NUMBER OF PARCELS: 17
11. NUMBER OF LOTS: 19
    159 TOTAL RESIDENTIAL CONDOMINIUM UNITS
12. NET & GROSS SITE AREA: 7.93 AC (NET), 10.35 AC (GROSS)
13. LOT COVERAGE: 26.9% (TOTAL FOOTPRINT/NET LOT AREA)
14. PROPOSED DENSITY: 20.05 DWELLING UNITS/ACRE (NET)
15. ALL ON-SITE UTILITIES TO BE PRIVATELY OWNED & MAINTAINED.
16. UTILITY PROVIDERS:
    SEWER: CITY OF ANTIOCH
    WATER: CITY OF ANTIOCH
    ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
    TELEPHONE: AT&T
    CABLE TV: COMCAST
    GARBAGE: ALLIED WASTE
17. FIRE PROTECTION DISTRICT: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

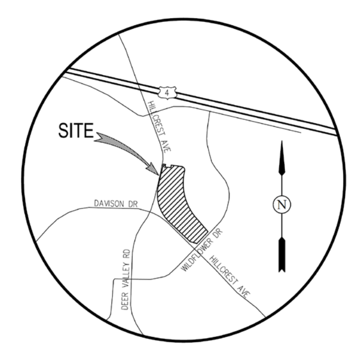
16. THE PROPOSED SITE CONSISTS OF 19 BUILDINGS CONTAINING 159 UNITS. IN ADDITION, THE SITE CONTAINS ASSOCIATED PARKING, PRIVATE STREETS, ALLEYS, COMMON SPACES, AND STORM WATER QUALITY BASINS.
17. THERE ARE NO EXISTING RESIDENTIAL UNITS ON-SITE.
18. THE SITE IS NOT LOCATED IN A VERY HIGH FIRE HAZARD ZONE, DOES NOT CONTAIN WETLANDS, IS NOT LISTED AS A HAZARD WASTE SITE OR A SPECIAL FLOOD HAZARD AREA, DOES NOT CONTAIN A DELINEATED EARTHQUAKE FAULT ZONE, NOR CONTAIN A STREAM OR OTHER RESOURCE THAT MAY BE SUBJECT TO A STREAMBED ALTERATION AGREEMENT.
19. THE SITE DOES NOT CONTAIN HISTORIC AND/OR CULTURAL RESOURCES.
20. THE SITE DOES NOT CONTAIN ANY SPECIES OF SPECIAL CONCERN.
21. ALL ON-SITE STREETS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
22. ALL ON-SITE COMMON AREAS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
23. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
24. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
25. THE SITE CONTAINS THE FOLLOWING RECORDED EASEMENTS:
    - WATERLINE EASEMENT IN FAVOR OF U.S.A. PER 2135 OR 114
    - WATERLINE EASEMENT IN FAVOR OF U.S.A. PER 2574 OR 137
    - WATERLINE EASEMENT IN FAVOR OF CROWN-ZELLERBACH CORPORATION PER 2579 OR 222
    - WATERLINE EASEMENT IN FAVOR OF CROWN-ZELLERBACH CORPORATION PER 2574 OR 428
    - INGRESS, EGRESS, & DRIVEWAY EASEMENT PER 99-25529
    - EMERGENCY VEHICLE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT PER SUBDIVISION 9427 FINAL MAP
26. BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON HILLCREST AVENUE, THE BEARING BEING N12°48'01"E PER PARCEL MAP SUBDIVISION MS 357-301-20 (216 PM 28).
27. BENCHMARK: CONTRA COSTA COUNTY BENCHMARK: BM # 3220 SET BRASS TAG AND CONCRETE FASTENER IN THE CONCRETE FOOTING OF THE MOST SOUTHERLY LEG OF PG&E TOWER, 120 FEET NORTHEAST OF THE CENTERLINE OF HILLCREST AVENUE 0.8 MILE SOUTHEAST ALONG HILLCREST AVENUE FROM THE INTERSECTION OF TREGALLAS ROAD.
    EL: 92.995 FEET (NGVD 29)

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
2	EXISTING CONDITIONS
3	PRELIMINARY SITE PLAN
4	PRELIMINARY SITE PLAN
5	STREET SECTIONS & DETAILS
6	PRELIMINARY GRADING PLAN
7	PRELIMINARY GRADING PLAN
8	GRADING SECTIONS
9	PRELIMINARY UTILITY PLAN
10	PRELIMINARY UTILITY PLAN
11	PRELIMINARY STORMWATER CONTROL PLAN
12	STORMWATER DETAILS
13	FIRE ACCESS PLAN
14	SIGNING & STRIPING PLAN
15	WASTE COLLECTION PLAN
16	WASTE COLLECTION PLAN
17	BIKE CIRCULATION PLAN

LEGEND

(heavy dashed line)	PROPERTY BOUNDARY
(light dashed line)	ADJACENT PARCEL LINE
(solid line)	PROPOSED LOT LINE
AC	ACRE
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
R/W	RIGHT OF WAY



VICINITY MAP
NOT TO SCALE

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: FEBRUARY 2, 2024

0 50 100 150

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SHEET NO.
1
OF 17 SHEETS

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Automatic gates are proposed as an option at both entrances, pending approval from the current homeowners on Wildflower Station Place, and their homeowner's association (HOA). Similarly, the internal roadway network would be privately owned and maintained by the HOA. The entire site would be fenced with tubular steel, non-climb fencing located at the top of slope along Hillcrest Avenue and Wildflower Drive. A pedestrian/resident-access-only gate in the fencing would be provided between Buildings 10 and 11, with stairs and an accessible ramp to lead to the public sidewalk and the crosswalk on Hillcrest Avenue.

Existing utilities located in Hillcrest Avenue, Wildflower Station Place, and Wildflower Drive are adequately sized to serve the proposed development. As required by the City, all in-tract utilities (domestic water, water for fire service, sanitary sewer, storm drain, and bio-retention facilities) would be privately owned and maintained by the HOA. Eight-inch water and fire water lines would extend westward into the project site from Wildflower Station Place and eastward from Hillcrest Avenue. Similarly, eight-inch sanitary sewer lines would extend from the same connections to existing utility lines in the Wildflower Station Place and Hillcrest Avenue roadways. Finally, eight-inch stormwater connections would be extended into the project site from the surrounding roadways and would lead to the bio-retention facilities located at the northern area of the project site (see Figure 3).

Design Review

Pursuant to the Antioch Municipal Code Section 9-5.2607(A)(1), proposed development of any new building or construction in the R-25 zoning district is subject to Design Review.

Each proposed townhome building would be three stories (approximately 37 to 40 feet tall), as measured to the roof ridge, consisting of "Row Townhomes" (63 units) and "Back to Back" (B2B) (96 units). All units would have at least one private deck, a storage area of at least 250 cubic feet, and an attached garage. Both styles would have living areas primarily on the second and third levels above parking.

The Row townhome buildings are designed with garages at the rear of the building and entry doors on the front façade of the building. Each building would have between six to nine units. Five floorplans are offered, ranging in size from 1,135 square feet (sf) to 1,238 sf. All five floorplans feature two bedrooms (en suite) and 2.5 bathrooms.

The B2B townhome buildings are designed with garages at the front and back of the building and front doors adjacent to the garages, in addition to front doors and covered porches on the short sides of each building. Each building would have between six to 14 units. Two floorplan types are offered: a two-bedroom (en suite) plan that is 1,293 sf, and a three-bedroom plan that is 1,381 sf. Both floorplans include 2.5 bathrooms.

The architectural style of the proposed residential buildings would be contemporary in design and would make use of stucco and siding finishes in several different colors on each building. The front façades of all buildings would be articulated to emphasize front entries and decks, while the sides and rears would include varying vertical and horizontal planes, and different finishes to provide articulation and interest.

Common open space of 0.43-acre is located at the center of the proposed development, at the main entry from Wildflower Station Place. Two buildings face the common area (Buildings 7 and 15) and portions of Buildings 12 and 13 have windows facing the common area. The central common area would include amenities with seating, picnic tables, a large shade structure, a play area for children, and a multi-purpose turf area. Such amenities would serve as recreation areas

for future residents, while making use of the otherwise unbuildable areas within the CCWD pipelines easement. Mailboxes and areas for bicycle parking would be located to the west of the common open space.

Street trees in the parkway strips would be located along all streets in addition to shrubs for privacy. All totaled, including the bio-retention area in the northern portion of the site, the private and common open space exceed the 25 percent landscaping requirement.

Requested/Required Entitlements

The proposed project would require the following approvals from the City of Antioch:

- Vesting Tentative Subdivision Map; and
- Design Review.

D. DISCUSSION

Pursuant to Public Resources Code (PRC) Section 21083.3 and Section 15183(b) of the CEQA Guidelines, a project that is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except when it is necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. More specifically, Section 15183(b) states the following:

> (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
>
> (1) Are peculiar to the project or the parcel on which the project would be located,
> (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
> (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
> (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

It should be noted that, according to Section 15183(f), an effect of a project on the environment shall not be considered peculiar to the project or the parcel if uniformly applied development policies or standards have been previously adopted by the City or County with a finding that the development policies or standards would substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards would not substantially mitigate the environmental effect.

As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's Housing Element EIR, serves as a basis for this 15183 Consistency Memorandum to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR. To the extent that the Housing Element policies and/or actions substantially mitigate

a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review.

This 15183 Consistency Memorandum indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the Housing Element EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Housing Element EIR was certified, are determined to have a more severe adverse impact than discussed in the Housing Element EIR.

The Housing Element EIR anticipated the project site would be developed in accordance with the standards established for the R-25 zoning district, which allows for a density of 20 to 25 dwelling units per acre (du/ac). The proposed project would result in a density of approximately 20.05 du/ac, and therefore, would be consistent with the development anticipated for the project site within the Housing Element EIR.

The applicability of the Section 15183(b) criteria to the proposed project is described in the following sections.

Criterion 15183(b)(1)

The proposed project would include approval of a Vesting Tentative Subdivision Map that would subdivide the project site into 19 lots for residential uses and condominium air space. The area proposed for development and the land uses proposed in the Vesting Tentative Subdivision Map are consistent with the City's updated Housing Element, and therefore consistent with what was analyzed in the Housing Element EIR. Design Review is also required in order to authorize the proposed building architecture, landscaping, and site design, which would ensure consistency with the City of Antioch General Plan, Zoning Ordinance, and Citywide Design Guidelines. The Design Review process would not alter the analysis or conclusions of the previously approved Housing Element EIR.

Additionally, the project site is comprised of ruderal grasses that are regularly mowed. Trees are not located on-site. Pursuant to the California Department of Conservation (DOC) California Important Farmland Finder, the project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[1] Pursuant to the Federal Emergency Management Agency (FEMA), the project site is located in Zone X, designated as an Area of Minimal Flood Hazard.[2] Based on the above, the project site does not contain any peculiar characteristics that could result in environmental effects through development of the proposed project. Thus, the proposed project would not result in any environmental effects peculiar to the project or the project site, and therefore would not result in environmental impacts beyond what was previously anticipated, analyzed, and mitigated by the Housing Element EIR.

Criterion 15183(b)(2)

As discussed above, an EIR that assessed the full buildout of the City's updated Housing Element, including residential development of the project site, was certified in 2023. Because significant updates to local, State, and federal regulations have not been adopted since the certification of the previous EIR, and, as demonstrated in further detail in the Environmental Impact Analysis

[1] California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed October 2023.

[2] Federal Emergency Management Agency. *FEMA's National Flood Hazard Layer (NFHL) Viewer*. Available at: https://www.fema.gov/flood-maps/national-flood-hazard-layer. Accessed October 2023.

section below, the proposed project would not result in any new environmental effects that were not analyzed as significant effects in the Housing Element EIR. As such, substantial changes would not occur with respect to the circumstances under which the project is undertaken.

Criterion 15183(b)(3)

The proposed project does not include off-site improvements, and, therefore, would not result in any impacts associated with off-site construction or operational activities. In addition, the proposed project is consistent with the City's updated Housing Element, and, therefore, development of the project site with the proposed uses was generally evaluated as part of the associated Housing Element EIR. Furthermore, given that the Housing Element EIR serves as a cumulative analysis, cumulative impacts related to development of the site with residential uses have already been anticipated and analyzed in the Housing Element EIR. Thus, the proposed project would not result in any off-site and/or cumulative impacts that were not evaluated in the prior EIR.

Criterion 15183(b)(4)

The question of "substantial new information" relates to the current CEQA requirements to assess impacts that were not required at the time the Housing Element EIR was certified. Because the Housing Element EIR was completed in accordance with the most recent version of the CEQA Appendix G Checklist, all required environmental impact areas were addressed in the Housing Element EIR. As previously discussed, changes would not occur with respect to development of the project site as a result of the proposed project, relative to what was anticipated for the site by the Housing Element EIR. Thus, the proposed project would not result in new significant impacts or substantially more severe significant impacts beyond what was anticipated in the Housing Element EIR. Therefore, the proposed project would not result in any more severe impacts than what was discussed in the prior EIR.

E. ENVIRONMENTAL IMPACT ANALYSIS

The following discussion briefly evaluates each CEQA Appendix G environmental resource area. As noted above, the analysis below indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the Housing Element EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Housing Element EIR was certified, are determined to have a more severe adverse impact than discussed in the Housing Element EIR.

Air Quality

The proposed project would be consistent with the Housing Element and, thus, was anticipated by the City and considered under the Housing Element EIR analysis. Accordingly, the proposed project would not result in any new significant effects related to air quality. However, the Housing Element EIR requires mitigation measures related to construction emissions of criteria air pollutant emissions from future housing developments (AIR-1), operational emissions of criteria air pollutant emissions from future housing developments (AIR-2), and health risks related to the generation of toxic air contaminants (TACs) and particulate matter (PM) 2.5 microns in diameter ($PM_{2.5}$) during construction and operation of future housing developments (AIR-3a and AIR-3b).

Pursuant to Mitigation Measure AIR-1, construction of residential projects involving more than 114 single-family units or 240 multi-family units requires a quantitative air quality analysis to be conducted and measures identified to reduce the project's construction-related criteria air pollutant emission to below the applicable BAAQMD thresholds of significance. Given that the

proposed project consists of 159 multi-family residential units, Mitigation Measure AIR-1 as set forth in the Housing Element EIR is not applicable to the proposed project. Similarly, because the proposed project would not involve more than 325 single-family units or 451 multi-family units and would not include emergency generators, Mitigation Measures AIR-2 and AIR-3b would not apply to the project. In addition, the proposed project would be subject to the same regulations governing criteria air pollutants and emissions as identified for the projects evaluated in the Housing Element EIR.

However, a portion of the project site is located within a Bay Area Air Quality Management District (BAAQMD) Planning Healthy Place Map area defined as needing "Best Practices."[3] Because project construction is anticipated to take longer than six months, the proposed project would be subject to Mitigation Measure AIR-3a. Given that the mitigation measure is structured so that development projects choose one option or the other, only part of the mitigation measure is applicable to the proposed project. Pursuant to Mitigation Measure AIR-3a, the proposed project shall equip all off-road diesel equipment with the most effective engine type as certified by the California Air Resources Board (CARB). Tier 4 engines would automatically meet the requirement. In addition, the project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified reduction measures. The Emissions Plan shall be submitted to the City (and BAAQMD upon request) for review and approval prior to the issuance of building permits. The City shall require compliance with mitigation measure AIR-3a as a Condition of Approval. Implementation of Mitigation Measure AIR-3a would ensure the proposed project would not result in a significant impact that is peculiar to the project or the project site, would not be identified as a significant effect in the Housing Element EIR, and would not result in a more severe adverse impact than the significant effects previously identified within the Housing Element EIR.

Overall, based on the above, the proposed project would not result in a significant impact that is peculiar to the project or the project site, was not identified as a significant effect in the Housing Element EIR, and would not result in a more severe adverse impact than the significant effects previously identified within the Housing Element EIR.

Greenhouse Gas Emissions

Pursuant to the Housing Element EIR, the BAAQMD's recommended plan-level thresholds of significance for GHG emissions include two options: Option A, to meet the State's emission reduction goals, and Option B, to be consistent with a local GHG reduction strategy that meets the State criteria under CEQA Guidelines Section 15183.5(b). To demonstrate compliance with Option A of the plan-level thresholds, BAAQMD recommends implementing various design elements for typical residential, commercial, and retail land use projects. Such design elements would include, but are not limited to, a lack of natural gas appliances or plumbing, and a demonstrated reduction in project-generated vehicle miles traveled (VMT).

According to the Housing Element EIR, implementation of General Plan policies, such as Policy 11.7.2(c) and 11.7.2(d) (which were updated as part of the Housing Element Update), would comply with Options A and B of the BAAQMD's recommend plan-level thresholds of significance and ensure that future development would not result in a cumulatively considerable contribution to global climate change. Furthermore, implementation of existing General Plan Policies 7.4.2, 10.6.2, 10.7.2, 10.8.2, and Housing Element Policy 4.1 would help to reduce GHG emissions from transportation, energy use, and water use.

[3] Bay Area Air Quality Management District. *Planning Healthy Places.* Available at: https://www.baaqmd.gov/plans-and-climate/planning-healthy-places. Accessed October 2023.

Overall, the Housing Element EIR concluded that implementation of the existing and updated General Plan Policies related to GHG emissions would comply with the BAAQMD's recommended thresholds, and future development under the updated Housing Element would have a less-than-significant impact related to GHG emissions. Given that the project site was considered for residential development in the Housing Element, the proposed project would be consistent with the Housing Element and therefore evaluated within the Housing Element EIR. Thus, the proposed project would be required to comply with all of the applicable General Plan policies, and would not result in a significant impact that is peculiar to the project or project site, a significant effect that was not previously identified in the Housing Element EIR, or a substantially more severe significant effect related to GHG emissions during construction or operation.

Transportation

Pursuant to Mitigation Measure TRANS-1 as set forth in the Housing Element EIR, individual housing project development proposals that do not screen out from a VMT impact analysis are required to provide a quantitative VMT analysis; however, the Housing Element EIR provides that any project that is exempt from CEQA is not required to conduct a VMT analysis. As demonstrated through this 15183 Consistency Memorandum, the proposed project would not result in a significant impact that is peculiar to the project or project site, a significant effect that was not previously identified in the Housing Element EIR, or a substantially more severe significant effect related to transportation beyond what was identified in the Housing Element EIR. Therefore, pursuant to Section 15183 of the CEQA Guidelines, the proposed project qualifies for exemption from further environmental review under CEQA. Because the proposed project would be considered exempt, Mitigation Measure TRANS-1 is not applicable. Thus, the proposed project would not result in a significant impact that is peculiar to the project or the project site, was not identified as a significant effect in the Housing Element EIR, and would not result in a more severe adverse impact than the significant effects previously identified within the Housing Element EIR.

Remaining Impact Areas

In addition to the CEQA topics discussed in the previous sections of this 15183 Consistency Memorandum, the Housing Element EIR included analysis of the following issue areas:

- Aesthetics;
- Agriculture and Forestry Resources;
- Biological Resources;
- Cultural Resources;
- Energy;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Tribal Cultural Resources;
- Utilities and Service Systems; and
- Wildfire.

As discussed previously, construction and operation activities associated with the proposed project would occur within a site previously analyzed as part of the Housing Element EIR and would not result in any increase to the area of disturbance previously anticipated by the Housing Element EIR. For these reasons, and given that site conditions, as well as conditions in the project vicinity, have remained the same since adoption of the Housing Element EIR, the proposed project would not result in new significant impacts or substantially more significant impacts related to the following environmental issue areas: aesthetics, agriculture and forestry resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, public services, recreation, tribal cultural resources, and wildfire. For example, new scenic vistas have not appeared within the project vicinity subsequent to the adoption of the Housing Element EIR, and project design would be required to comply with applicable General Plan policies and City of Antioch regulations related to building height, setback, and neighborhood character. Similarly, the project site has not undergone changes related to farmland, subsurface conditions, or hydrology since adoption of the Housing Element EIR. The existing uses within the project vicinity are the same or similar to those that existed during preparation of the Housing Element EIR. As such, project construction would not be anticipated to result in substantial increases in impacts to existing sensitive receptors beyond the levels anticipated by the Housing Element EIR. Therefore, the proposed project would not result in new or substantially more significant impacts beyond what was identified in the Housing Element EIR.

Similarly, the biological resources in the project vicinity and at the project site have remained the same since adoption of the Housing Element EIR. The Housing Element EIR identified the project site as a Housing Site outside of any occurrences of special-status species protected under State and/or federal regulations. As such, the potential for adverse impacts to biological resources as part of the proposed project is low. Consistency with the General Plan policies identified in the Housing Element EIR would ensure that new or substantially more significant impacts beyond what was identified in the Housing Element EIR would not occur.

With respect to energy, the proposed project would be subject to the currently adopted 2022 California Green Building Standards Code (CALGreen Code) and the Building Energy Efficiency Standards (Title 24, Part 6 of the California Code of Regulations), which include more stringent requirements related to energy efficiency than previous iterations of the aforementioned regulations to move the State closer to its net-zero energy goals. The 2022 Building Energy Efficiency Standards are designed to move the State closer to its net-zero energy goals for new residential development by requiring all new residences to install enough renewable energy to offset all the electricity needs of each residential unit, as well as battery storage to maximize on-site use of solar energy and avoid electricity demand during peak consumption periods on the grid. Energy reductions relative to previous Building Energy Efficiency Standards are achieved through various regulations, including requirements for the use of high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. Additionally, all construction equipment and operation thereof would be regulated per the CARB In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction. Thus, the proposed project would not result in new significant impacts or

substantially more significant impacts related to energy beyond what were identified in the Housing Element EIR. Thus, the proposed project would not result in new significant impacts or substantially more significant impacts related to energy beyond what were identified in the Housing Element EIR.

Finally, with respect to land use and planning and population and housing, the proposed project would not physically divide an established community, and would be consistent with the uses anticipated in the updated Housing Element. New utility lines installed as part of the proposed project would be extended from existing lines in the adjacent roadway network and would be constructed consistent with the City's applicable engineering design standards. Additionally, any new utility lines associated with the proposed project would be sized to accommodate only the project, thereby ensuring the project does not induce substantial unplanned population growth. Furthermore, the proposed project would be subject to applicable development impact fees, ensuring the project's fair-share contribution for any improvements to various public services and utilities. Thus, the proposed project would not result in new significant impacts or substantially more significant impacts related to the aforementioned environmental issue areas beyond what were identified in the Housing Element EIR.

It should be noted that the Housing Element EIR did not identify any significant impacts and associated mitigation measures beyond those discussed above related to air quality and transportation. Therefore, the Housing Element EIR does not include any additional mitigation measures that would be applicable to the proposed project.

Thus, with respect to the foregoing issue areas, the proposed project would result in similar impacts as those identified within the Housing Element EIR. Compliance with applicable federal, State, and local policies, regulations, and standards would ensure impacts related to the aforementioned issue areas would be reduced to a less-than-significant level.

F. CONCLUSION

As demonstrated by the discussions above, pursuant to CEQA Guidelines Section 15183, additional environmental review under CEQA would not be required for the proposed project.

G. APPLICABLE MITIGATION MEASURES

The mitigation measures from the Housing Element EIR, as presented below, would be required to be implemented with approval of the proposed project.

Mitigation Measure AIR-3a: Residential Construction Controls for Diesel Particulate Matter. For construction of residential projects with a construction duration greater than 6 months that are located in an area defined as needing "Best Practices" or "Further Study" on the BAAQMD's Planning Healthy Places Map (https://www.baaqmd.gov/plans-and-climate/planning-healthy-places), the project applicant shall apply one of the following two measures:

1. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the Office of Environmental Health Hazard Assessment to determine the health risks to sensitive receptors exposed to diesel particulate matter (DPM) from project construction emissions. The HRA shall be submitted to the City (and BAAQMD if specifically requested) for review and approval. If the HRA concludes that the health risks are at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risks exceed acceptable levels, DPM reduction measures shall be identified to reduce the health risks to acceptable

levels. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction.

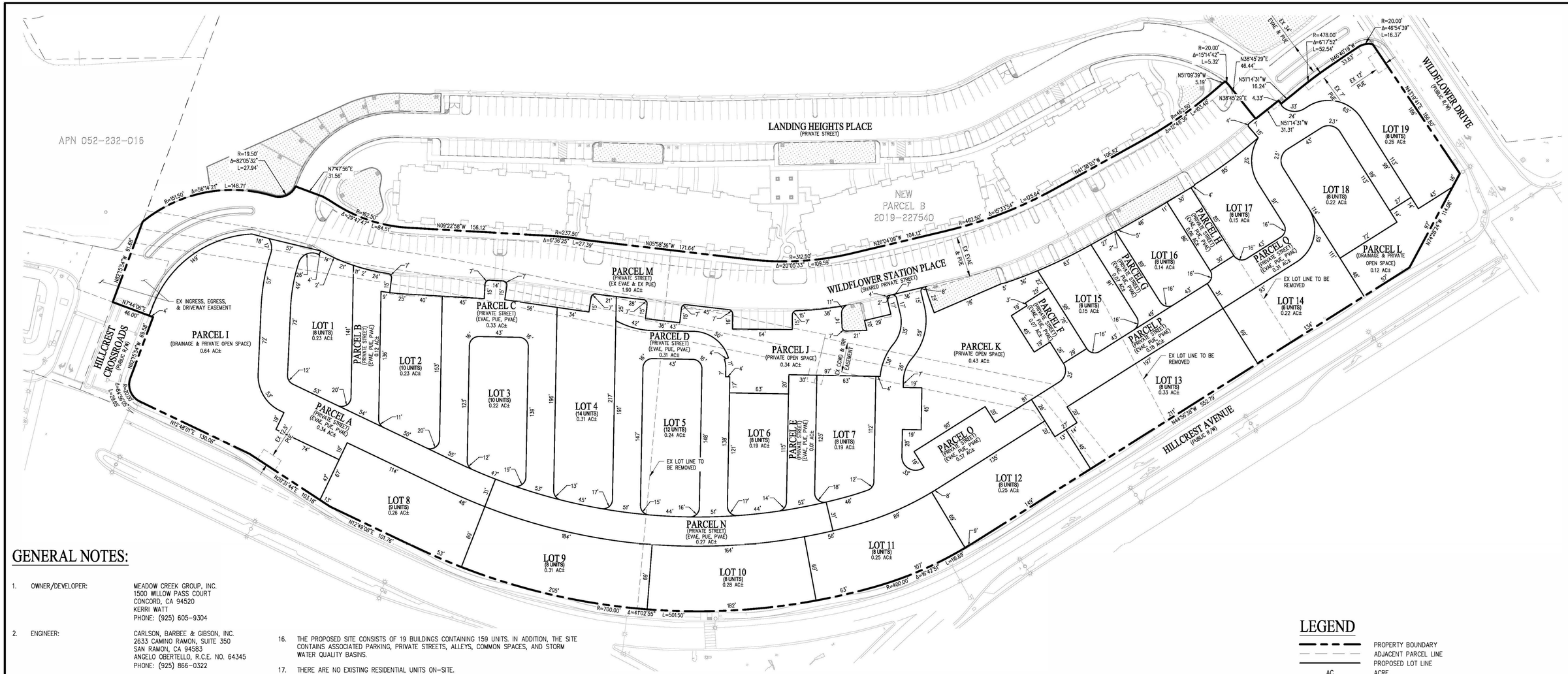
OR

2. All off-road diesel equipment shall be equipped with the most effective VDECS available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. In addition, the project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and BAAQMD if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:

- An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.

- A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.

EXHIBIT B



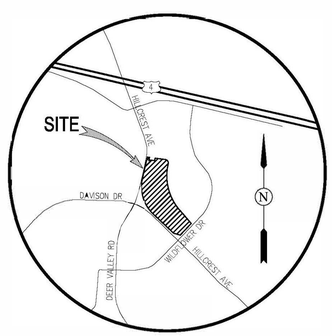
GENERAL NOTES:

1. OWNER/DEVELOPER: MEADOW CREEK GROUP, INC.
   1500 WILLOW PASS COURT
   CONCORD, CA 94520
   KERRI WATT
   PHONE: (925) 605-9304
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   ANGELO OBERTELLO, R.C.E. NO. 64345
   PHONE: (925) 866-0322
3. APN: 052-140-013, 052-140-014,
   052-140-015, & 052-140-016
4. EXISTING ZONING: PD
5. PROPOSED ZONING: R-25
6. EXISTING GENERAL PLAN LAND USE: MIXED USE
7. PROPOSED GENERAL PLAN: HIGH DENSITY RESIDENTIAL
8. EXISTING USE: VACANT
9. FEMA FLOOD ZONE:
   ZONE X: AREA OF MINIMAL FLOOD HAZARD.
   FLOOD INSURANCE RATE MAP NO.
   06013C0351F & 06013C0332F BOTH
   DATED JUNE 16, 2009.
10. NUMBER OF PARCELS: 17
11. NUMBER OF LOTS: 19
    159 TOTAL RESIDENTIAL CONDOMINIUM UNITS
12. NET & GROSS SITE AREA: 7.93 AC (NET), 10.35 AC (GROSS)
13. LOT COVERAGE: 26.9% (TOTAL FOOTPRINT/NET LOT AREA)
14. PROPOSED DENSITY: 20.05 DWELLING UNITS/ACRE (NET)
15. ALL ON-SITE UTILITIES TO BE PRIVATELY OWNED & MAINTAINED.
16. UTILITY PROVIDERS:
    SEWER: CITY OF ANTIOCH
    WATER: CITY OF ANTIOCH
    ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
    TELEPHONE: AT&T
    CABLE TV: COMCAST
    GARBAGE: ALLIED WASTE
17. FIRE PROTECTION DISTRICT: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
16. THE PROPOSED SITE CONSISTS OF 19 BUILDINGS CONTAINING 159 UNITS. IN ADDITION, THE SITE CONTAINS ASSOCIATED PARKING, PRIVATE STREETS, ALLEYS, COMMON SPACES, AND STORM WATER QUALITY BASINS.
17. THERE ARE NO EXISTING RESIDENTIAL UNITS ON-SITE.
18. THE SITE IS NOT LOCATED IN A VERY HIGH FIRE HAZARD ZONE, DOES NOT CONTAIN WETLANDS, IS NOT LISTED AS A HAZARD WASTE SITE OR A SPECIAL FLOOD HAZARD AREA, DOES NOT CONTAIN A DELINEATED EARTHQUAKE FAULT ZONE, NOR CONTAIN A STREAM OR OTHER RESOURCE THAT MAY BE SUBJECT TO A STREAMBED ALTERATION AGREEMENT.
19. THE SITE DOES NOT CONTAIN HISTORIC AND/OR CULTURAL RESOURCES.
20. THE SITE DOES NOT CONTAIN ANY SPECIES OF SPECIAL CONCERN.
21. ALL ON-SITE STREETS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
22. ALL ON-SITE COMMON AREAS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
23. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
24. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
25. THE SITE CONTAINS THE FOLLOWING RECORDED EASEMENTS:
    - WATERLINE EASEMENT IN FAVOR OF U.S.A. PER 2135 OR 114
    - WATERLINE EASEMENT IN FAVOR OF U.S.A. PER 2574 OR 137
    - WATERLINE EASEMENT IN FAVOR OF CROWN-ZELLERBACH CORPORATION PER 2579 OR 222
    - WATERLINE EASEMENT IN FAVOR OF CROWN-ZELLERBACH CORPORATION PER 2574 OR 428
    - INGRESS, EGRESS, & DRIVEWAY EASEMENT PER 99-25529
    - EMERGENCY VEHICLE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT PER SUBDIVISION 9427 FINAL MAP
26. BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON HILLCREST AVENUE, THE BEARING BEING N12°48'01"E PER PARCEL MAP SUBDIVISION MS 357-301-20 (216 PM 28).
27. BENCHMARK: CONTRA COSTA COUNTY BENCHMARK: BM # 3220 SET BRASS TAG AND CONCRETE FASTENER IN THE CONCRETE FOOTING OF THE MOST SOUTHERLY LEG OF PG&E TOWER, 120 FEET NORTHEAST OF THE CENTERLINE OF HILLCREST AVENUE 0.8 MILE SOUTHEAST ALONG HILLCREST AVENUE FROM THE INTERSECTION OF TREGALLAS ROAD.
    EL: 92.995 FEET (NGVD 29)

SHEET INDEX

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PARCEL LINE
	PROPOSED LOT LINE
AC	ACRE
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
R/W	RIGHT OF WAY



VICINITY MAP
NOT TO SCALE

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: FEBRUARY 2, 2024

0 50 100 150

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SACRAMENTO • (916) 375-1877
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SHEET NO. 1 OF 17 SHEETS

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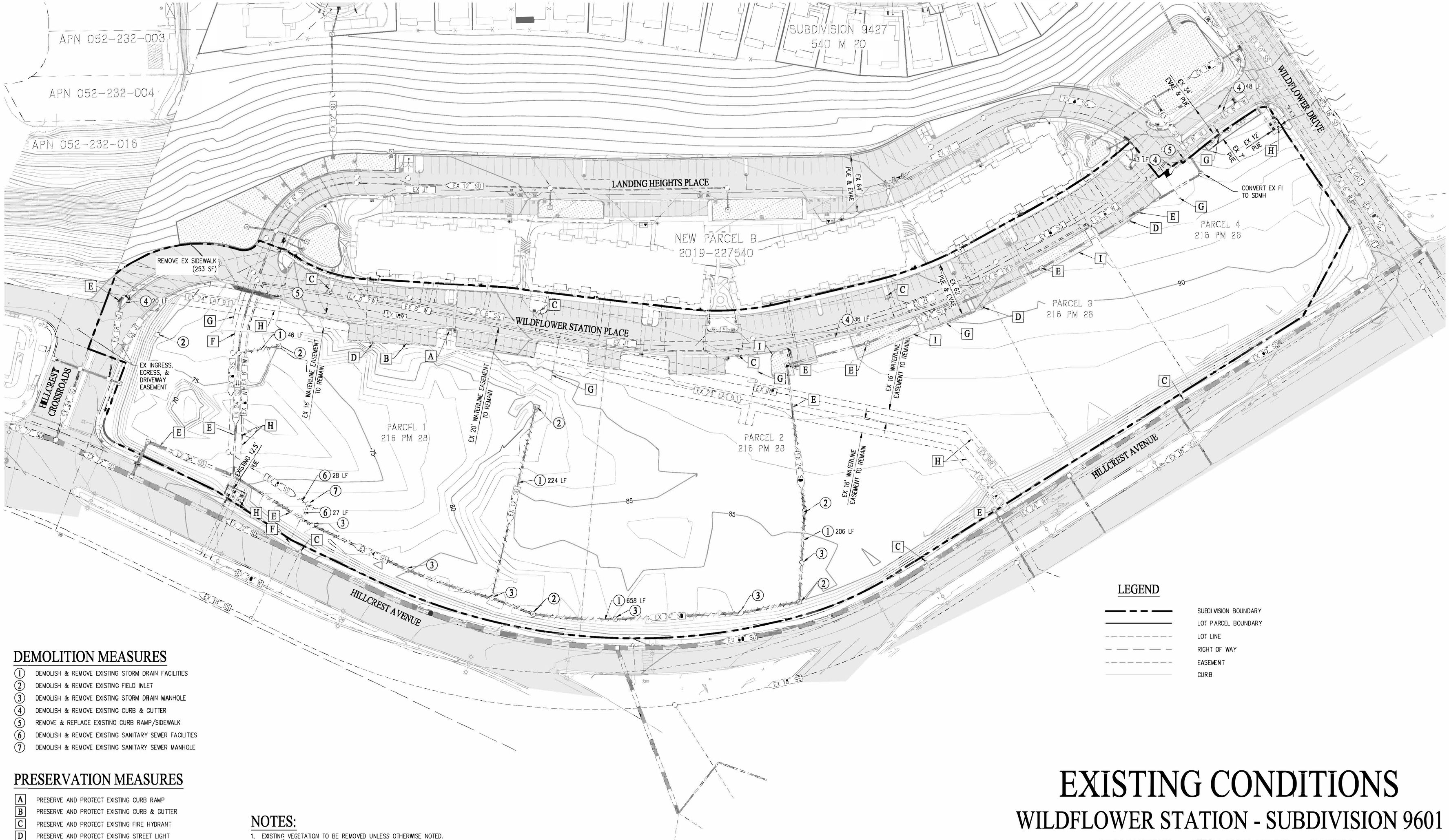

DEMOLITION MEASURES

1. DEMOLISH & REMOVE EXISTING STORM DRAIN FACILITIES
2. DEMOLISH & REMOVE EXISTING FIELD INLET
3. DEMOLISH & REMOVE EXISTING STORM DRAIN MANHOLE
4. DEMOLISH & REMOVE EXISTING CURB & GUTTER
5. REMOVE & REPLACE EXISTING CURB RAMP/SIDEWALK
6. DEMOLISH & REMOVE EXISTING SANITARY SEWER FACILITIES
7. DEMOLISH & REMOVE EXISTING SANITARY SEWER MANHOLE

PRESERVATION MEASURES

- A PRESERVE AND PROTECT EXISTING CURB RAMP
- B PRESERVE AND PROTECT EXISTING CURB & GUTTER
- C PRESERVE AND PROTECT EXISTING FIRE HYDRANT
- D PRESERVE AND PROTECT EXISTING STREET LIGHT
- E PRESERVE AND PROTECT IN PLACE EXISTING STORM DRAIN FACILITIES
- F PRESERVE AND PROTECT IN PLACE EXISTING SANITARY SEWER FACILITIES
- G PRESERVE AND PROTECT EXISTING JOINT TRENCH FACILITIES
- H PRESERVE AND PROTECT EXISTING WATER FACILITIES
- I PRESERVE AND PROTECT EXISTING STORMWATER BASIN

NOTES:

1. EXISTING VEGETATION TO BE REMOVED UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES TO REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
3. REFER TO JOINT TRENCH PLAN AND STREET LIGHT PLANS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL SEQUENCE THE DEMOLITION ACTIVITIES AS NECESSARY TO MAINTAIN ROADS OPEN AND UTILITY SERVICE TO EXISTING CONDOS.

LEGEND

- SUBDIVISION BOUNDARY
- LOT PARCEL BOUNDARY
- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CURB

EXISTING CONDITIONS

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: FEBRUARY 2, 202

0 50 100 150

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SHEET NO. 2 OF 17 SHEETS

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LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PARCEL LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- BUILDING OVERHANG
- BIORETENTION AREA
- PROPOSED SIDEWALK/PATHWAY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- TRASH ENCLOSURE SEE SHEET 15 FOR DETAIL

ABBREVIATIONS

AC	ACRES
BLDG	BUILDING
CL	CENTERLINE
D/W	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FS	FIRE SERVICE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JT	JOINT TRENCH
LF	LINEAR FEET
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
PAD	BUILDING PAD ELEVATION
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
RP	REDUCED PRESSURE ASSEMBLY
R/W	RIGHT OF WAY
SF	SQUARE FEET
S/W	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TSM	TOP OF SOIL MIX
TVC	TOP OF VERTICAL CURB
TYP	TYPICAL
WS	WATER SERVICE

UNIT COUNT

	TOTAL
BACK-TO-BACK BUILDINGS	96
TOWNHOMES	63
TOTAL	159

OPEN SPACE SUMMARY

	REQUIRED	PROVIDED
OPEN SPACE (AMC 9-5.708)	200 SF/UNIT	385 SF/UNIT
*TOTAL SF	31,800 SF	61,276 SF
PRIVATE (60 SF/UNIT MIN)	9,540 SF	16,022 SF
COMMON:		
CENTRAL OPEN AREA – PARCEL K		18,239 SF
PASSIVE PARK		3,312 SF
OPEN PLAY AREA – PARCEL J		15,694 SF
COMMON BETWEEN BLDG 9 & 10		4,297 SF
COMMON BETWEEN BLDG 13 & 14		3,712 SF
TOTAL SF		45,254 SF
**LANDSCAPING (AMC 9-5.708)	25% OF SITE (1.6 AC)	32% OF SITE (2.8 AC)

NOTES:
1. *OPEN SPACE TOTAL DOES NOT INCLUDE BIORETENTION AREA
2. **LANDSCAPING TOTAL INCLUDES BIORETENTION AREA

PARKING SUMMARY

	PROVIDED
GUEST PARKING	20
SURPLUS SHARED PARKING *(SEE NOTE 3)*	57
ACCESSIBLE PARKING	2
ELECTRIC VEHICLE PARKING	3

NOTES:

1. EV PARKING STALLS ARE CALCULATED PER CALIFORNIA GREEN BUILDING CODE 2022 SECTION 4.106.4.2 (10% OF TOTAL PARKING SPACES).
2. ACCESSIBLE PARKING STALLS ARE CALCULATED PER 2022 CALIFORNIA BUILDING CODE SECTION 1109A.5 (5% OF TOTAL PARKING SPACES).
3. THE PARKING SPACES ON THE WEST SIDE OF WILDFLOWER STATION PLACE ARE TO BE SHARED AMONGST THE TOWNHOMES.

PRELIMINARY SITE PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: FEBRUARY 2, 2024

0 30 60 90

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SHEET NO. 3 OF 17 SHEETS

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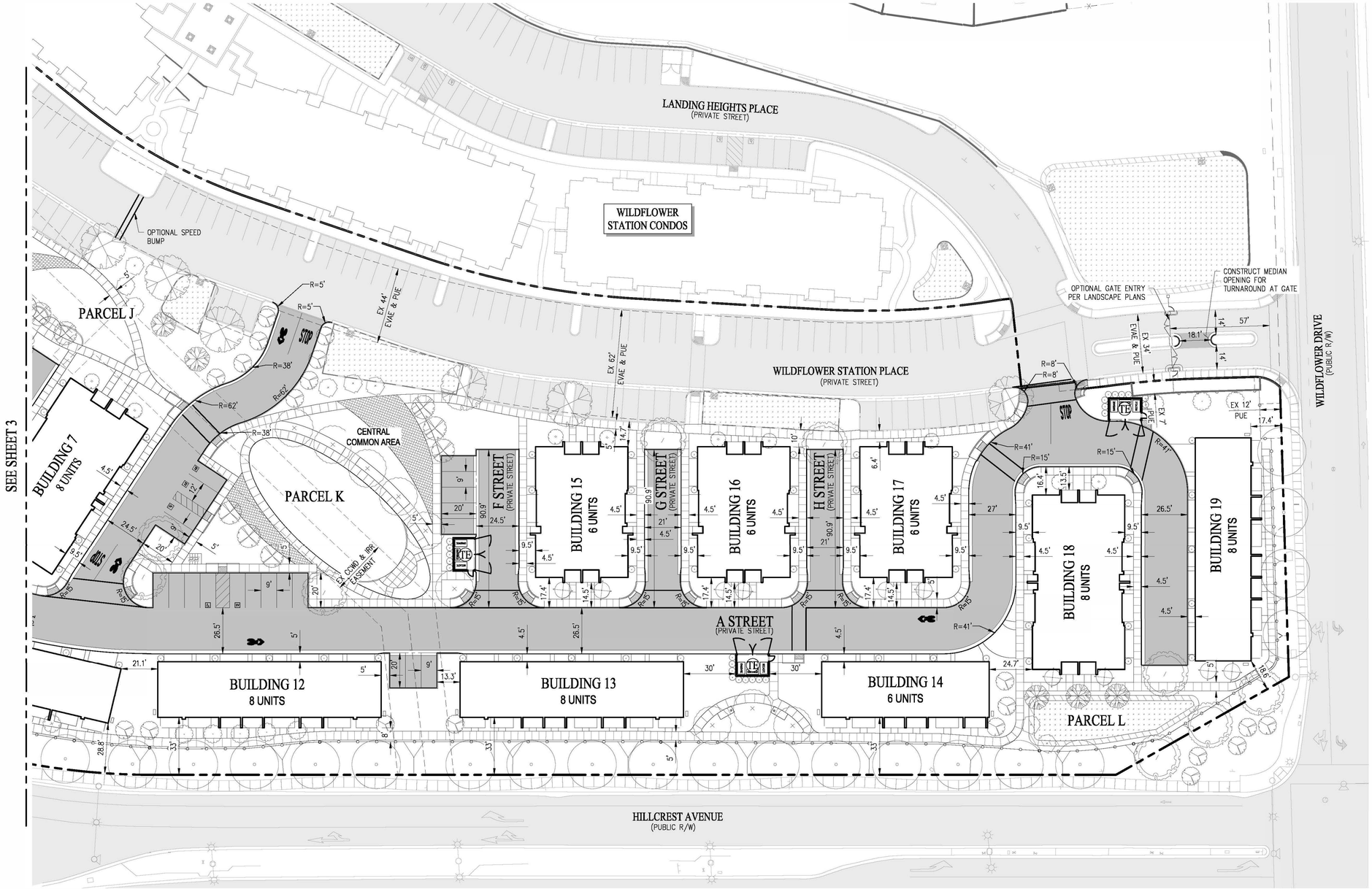

PRELIMINARY SITE PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: FEBRUARY 2, 2024

0 30 60 90

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SHEET NO. 4 OF 17 SHEETS

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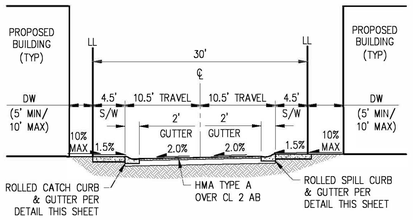
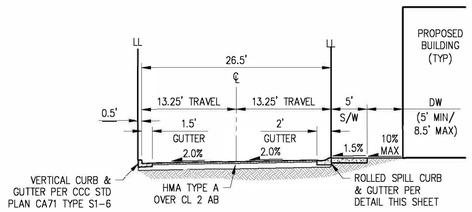
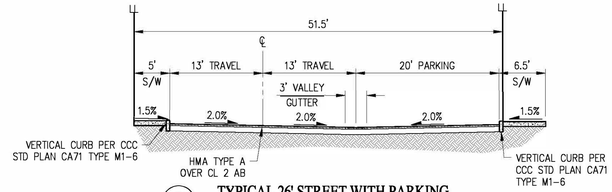


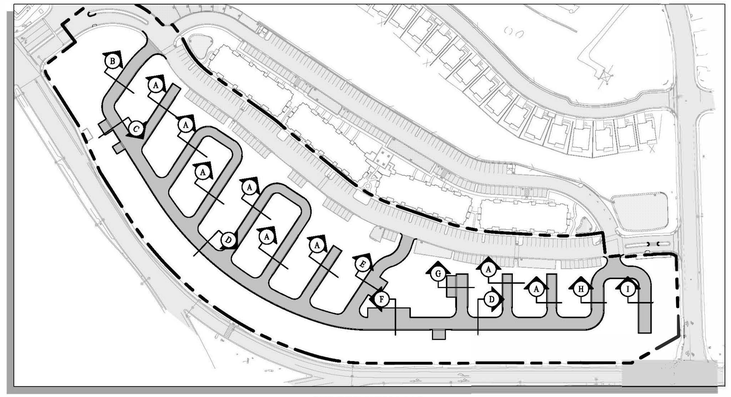
A **TYPICAL 21' ALLEY**
(ROLLED CURB & GUTTER AND ROLLED CURB & GUTTER)



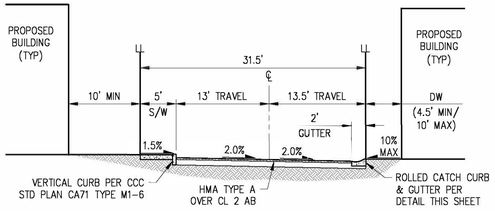
B **TYPICAL 26.5' STREET**
(VERTICAL CURB & GUTTER AND ROLLED CURB & GUTTER)



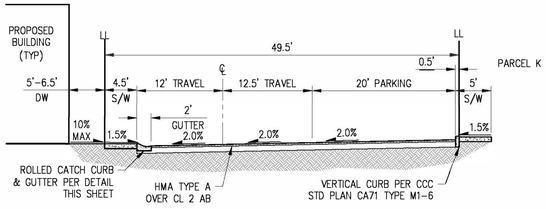
C **TYPICAL 26' STREET WITH PARKING**
(VERTICAL CURB AND VALLEY GUTTER)



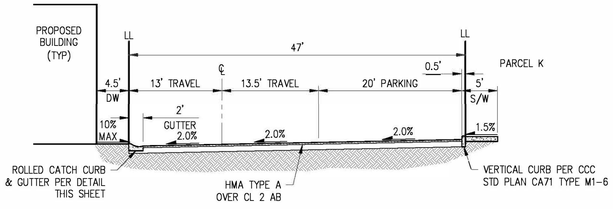
STREET KEY MAP
NOT TO SCALE



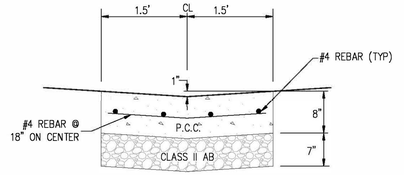
D **TYPICAL 26.5' STREET**
(ROLLED CURB & GUTTER AND VERTICAL CURB)



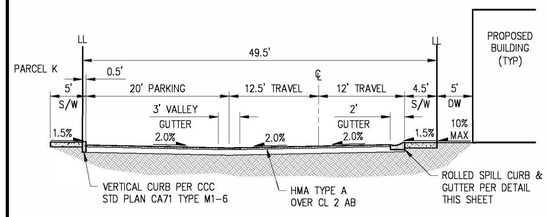
E **TYPICAL 24.5' STREET WITH PARKING**
(ROLLED CURB & GUTTER AND VERTICAL CURB)



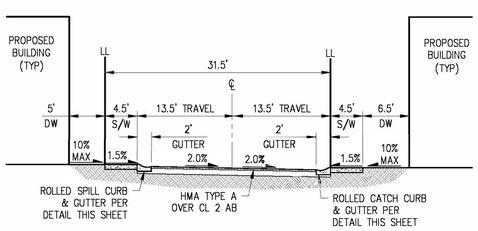
F **TYPICAL 26.5' STREET WITH PARKING**
(ROLLED CURB & GUTTER AND VERTICAL CURB)



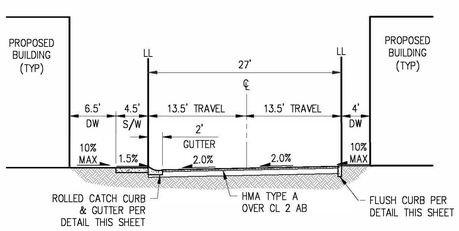
3' VALLEY GUTTER DETAIL
NOT TO SCALE



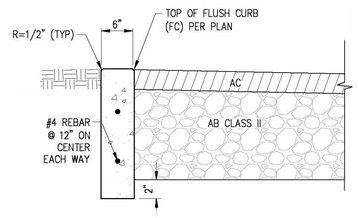
G **TYPICAL 24.5' STREET WITH PARKING**
(ROLLED CURB & GUTTER AND VERTICAL CURB)



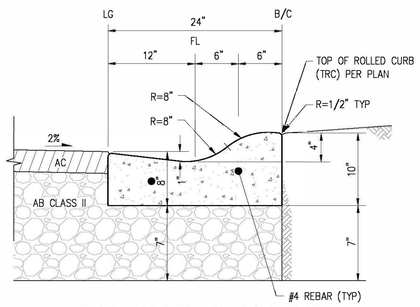
H **TYPICAL 27' STREET**
(ROLLED CURB & GUTTER AND ROLLED CURB & GUTTER)



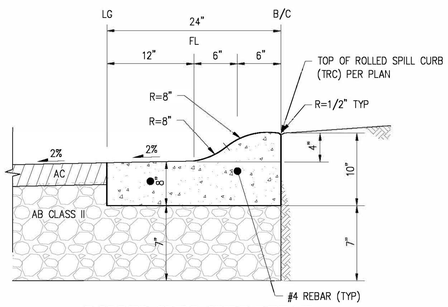
I **TYPICAL 26.5' STREET**
(ROLLED CURB & GUTTER AND FLUSH CURB)



FLUSH CURB DETAIL
NOT TO SCALE



ROLLED CATCH CURB DETAIL
NOT TO SCALE



ROLLED SPILL CURB DETAIL
NOT TO SCALE

STREET SECTIONS & DETAILS

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: FEBRUARY 2, 2024

0 30 60 90

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SHEET NO. 5 OF 17 SHEETS

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LEGEND

- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROJECT BOUNDARY
- 15" SD — PROPOSED STORM DRAIN
- 4" SDFM — STORM DRAIN FORCE MAIN
- EX 24"SD — EXISTING STORM DRAIN
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK/DRIVEWAY
- * — ACCESSIBLE UNIT
- ADA PATH OF TRAVEL
- BW — BOTTOM OF WALL
- EG — EXISTING GROUND
- FG — FINISHED GROUND
- TW — TOP OF WALL

EARTHWORK SUMMARY

CUT	3,650 CY±
FILL	11,150 CY±
NET (FILL)	7,500 CY±

NOTES:

1. DRIVEWAY APRON SLOPES ASSUMED TO BE 2–10%
2. GARAGE SLOPES ASSUMED TO BE 1–2%
3. FINISHED FLOOR TO BACK OF GARAGE STEP ASSUMED TO BE 0–12"
4. FINISHED FLOOR TO PORCH STEP ASSUMED TO BE 0–6"
5. PORCH SLOPE ASSUMED TO BE 2%
6. HANDRAIL NEEDED AT ALL EXTERIOR STEPS EXCEEDING 1 RISER
7. HANDRAIL EXTENSION ASSUMED 1' BEYOND TOP AND BOTTOM RISER
8. PATHWAY GRADING ASSUMED NOT TO EXCEED 4.5%

PRELIMINARY GRADING PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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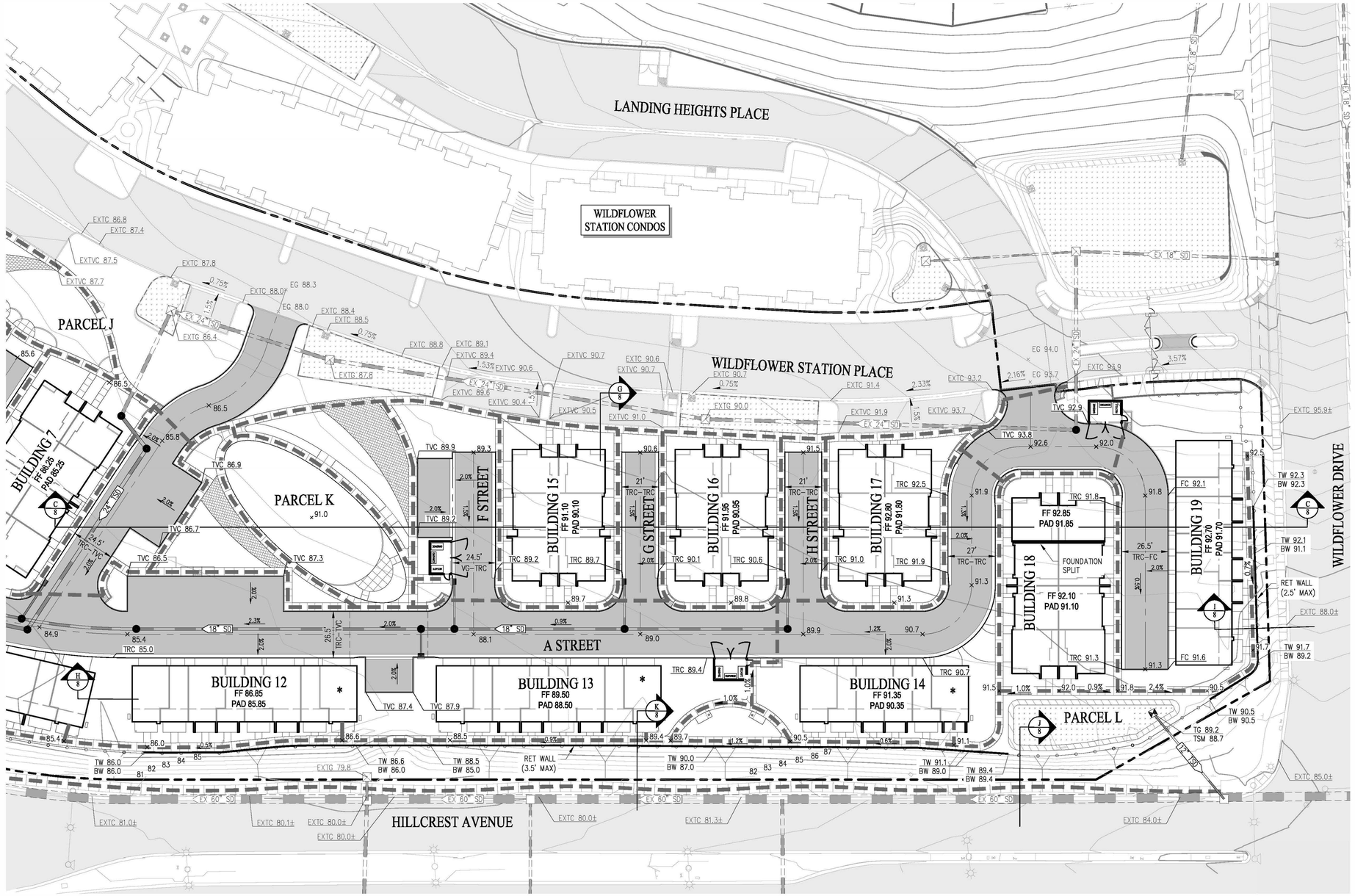
SEE SHEET 6



PRELIMINARY GRADING PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: FEBRUARY 2, 2024

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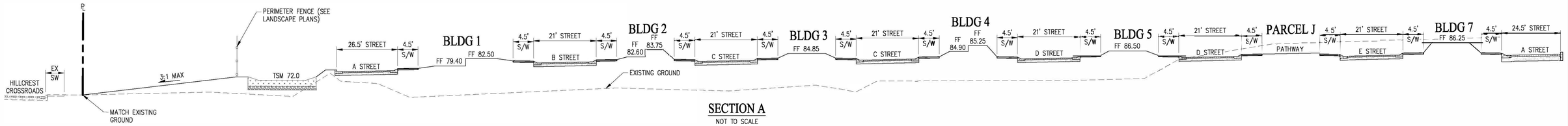

SECTION A
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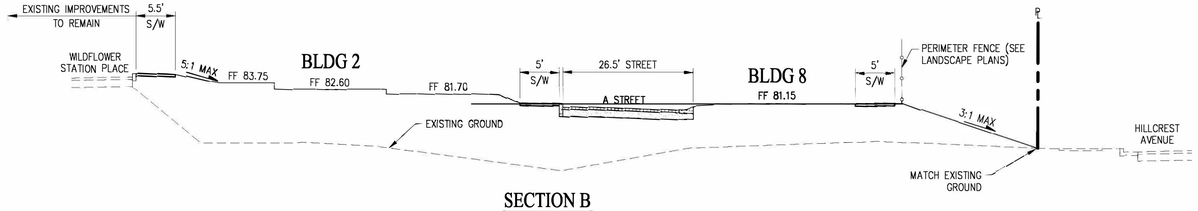

SECTION B
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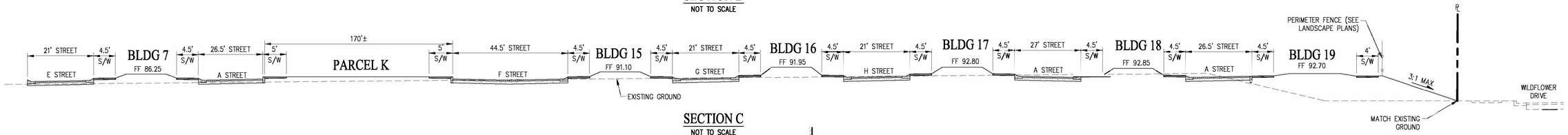

SECTION C
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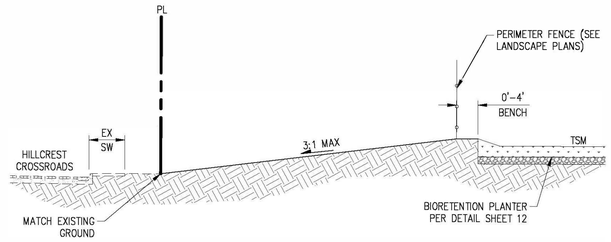

SECTION D
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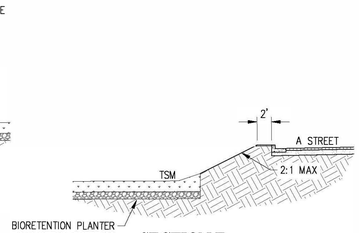

SECTION E
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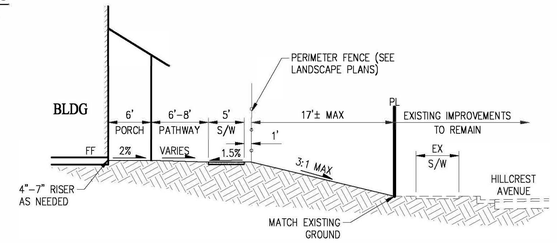

SECTION F
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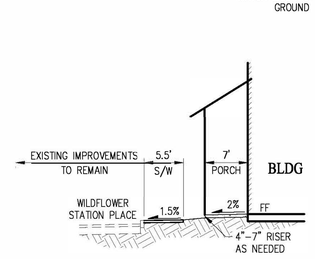

SECTION G
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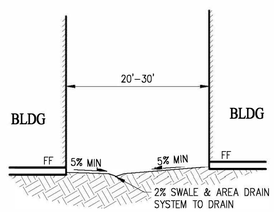

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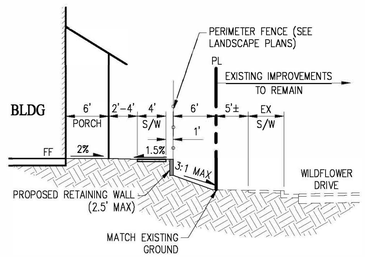

SECTION I
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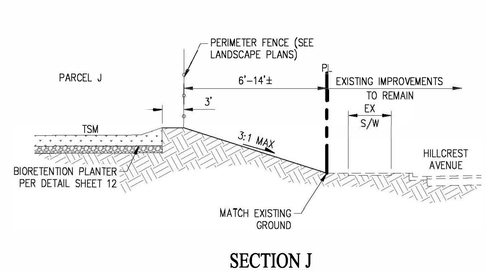

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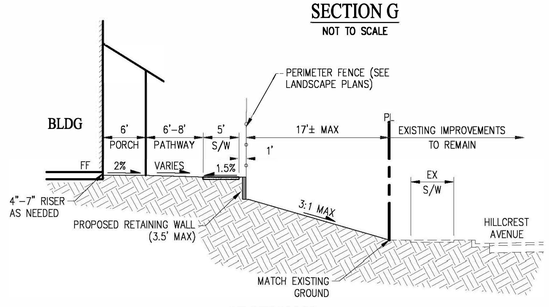

SECTION K
NOT TO SCALE

GRADING SECTIONS

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: NTS DATE: JUNE 27, 2025

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SHEET NO. 8 OF 17 SHEETS

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LEGEND

EXISTING	PROPOSED	
EX SD	SD	STORM DRAIN LINE
EX TSD	TSD	TREATED STORM DRAIN LINE
	SDFM	STORM DRAIN FORCE MAIN LINE
EX SS	SS	SANITARY SEWER LINE
EX W	W	WATER LINE
EX FS	FW	FIRE SERVICE LINE
EX JT	JT	JOINT TRENCH
EX GAS		GAS PIPE
		MANHOLE
		CATCH BASIN
		FIELD INLET
		STORM DRAIN LOW FLOW PUMP
		FIRE HYDRANT
		TRANSFORMER

NOTES:

1. ALL ON-SITE UTILITIES TO BE PRIVATE.

PRELIMINARY UTILITY PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: JUNE 27, 2025

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SHEET NO. 9 OF 17 SHEETS

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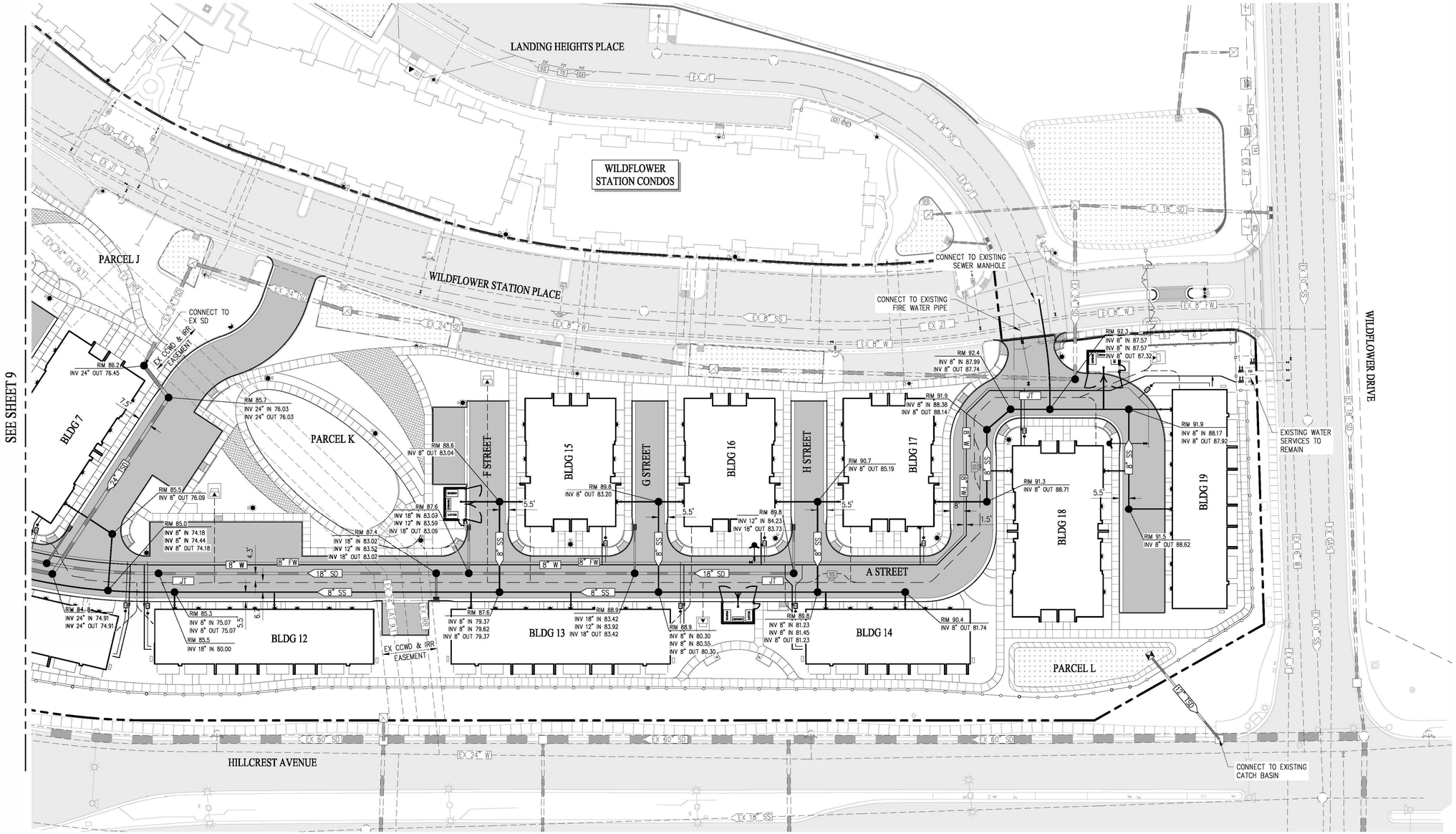

PRELIMINARY UTILITY PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: FEBRUARY 2, 2024

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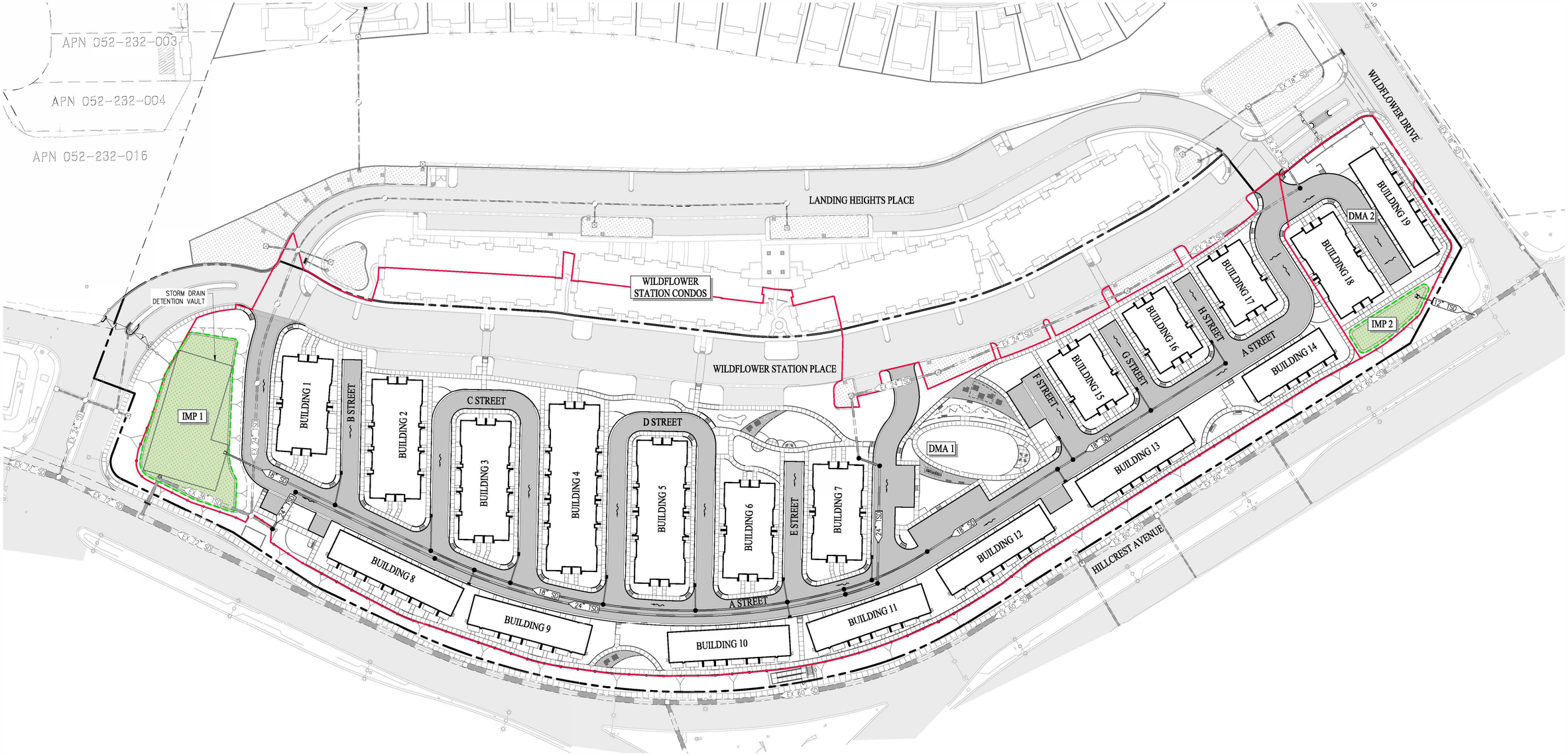

LEGEND

- DMA BOUNDARY
- PROPOSED BIORETENTION
- SD — PROPOSED STORM DRAIN LINE
- TSD — PROPOSED TREATED STORM DRAIN LINE
- EX SD — EXISTING STORM DRAIN LINE

PRELIMINARY STORMWATER CONTROL PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: JUNE 27, 2025

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SHEET NO. 11 OF 17 SHEETS

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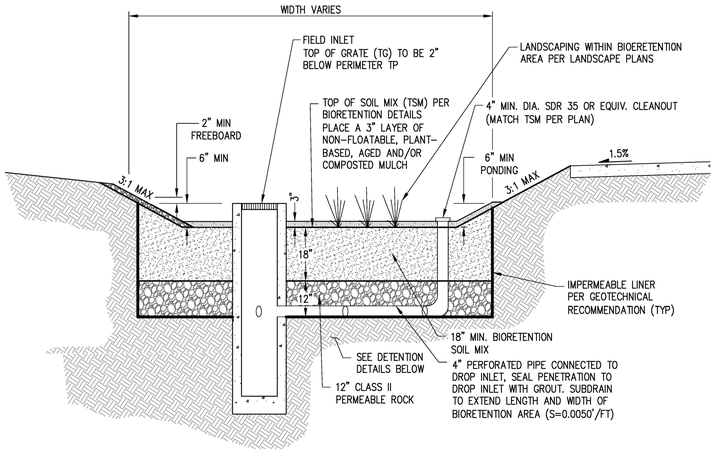
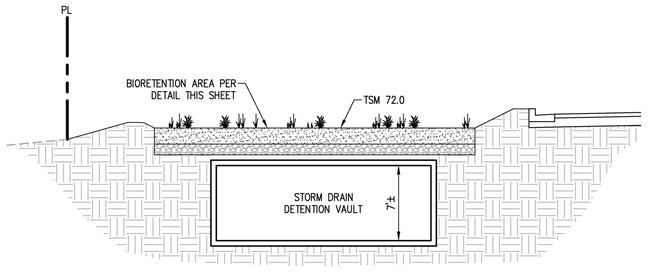
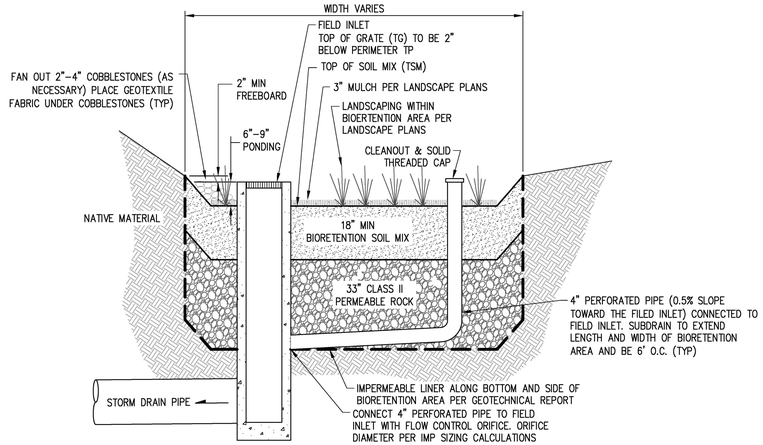


BIORETENTION AREA
(IMP 1)
NOT TO SCALE



DETENTION BELOW BIORETENTION AREA
(IMP 1)
NOT TO SCALE



BIORETENTION AREA IN LANDSCAPE AREA
(IMP 2)
NOT TO SCALE

Project Name: Wildflower Townhomes
Project Type: Treatment and Flow Control
APN: 052-0140-013 Thru 16
Drainage Area: 398,146
Mean Annual Precipitation: 13.6

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bioretention + Vault
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA 1A	112,910	Conventional Roof	1.00	112,910
DMA 1B	168,268	Concrete or Asphalt	1.00	168,268
DMA 1C	76,168	Landscape	0.50	38,084
			Total	319,262

IMP Sizing	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.040	1.000	12,770	12,826
Volume	0.152	1.242	60,272	60,868
Maximum Underdrain Flow (cfs)				0.29
Orifice Diameter (in)				2.48

IMP Name: IMP2
IMP Type: Bioretention Facility
Soil Group: IMP2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA 2A	10,950	Conventional Roof	1.00	10,950
DMA 2B	8,100	Concrete or Asphalt	1.00	8,100
DMA 2C	7,233	Landscape	0.50	3,617
			Total	22,667

IMP Sizing	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.060	1.242	1,689	1,691
Surface Volume	0.050	1.242	1,408	1,410
Subsurface Volume	0.066	1.242	1,858	1,861
Maximum Underdrain Flow (cfs)				0.02
Orifice Diameter (in)				0.94

IMP CALCULATOR OUTPUT
NOT TO SCALE

STORMWATER DETAILS

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: NTS DATE: JUNE 27, 2025

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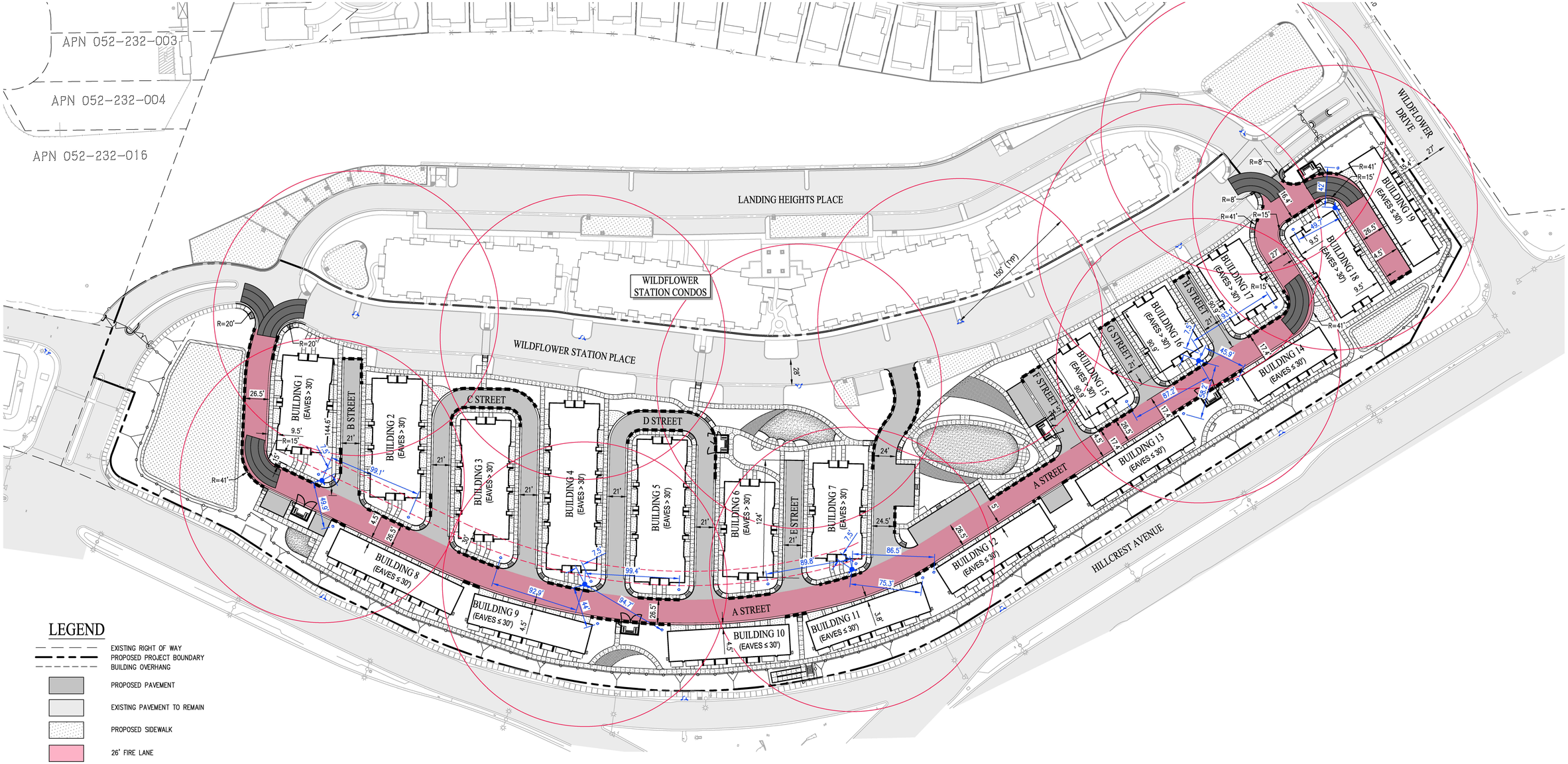
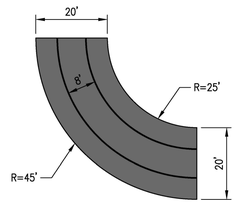


LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED PROJECT BOUNDARY
- BUILDING OVERHANG
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK
- 26' FIRE LANE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- RED CURB PAINTED WITH THE WORDS "NO PARKING – FIRE LANE"

NOTES:

1. BUILDING EAVE HEIGHT IS PER THE ARCHITECTURAL DRAWINGS AND NOTED HERE IN. FOR BUILDINGS WITH THE EAVE HEIGHT GREATER THAT 30', AN AERIAL FIRE APPARATUS ACCESS ROAD IS LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM EACH BUILDING AND IS POSITIONED PARALLEL TO ONE SIDE OF EACH BUILDING PER THE CA FIRE CODE. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILED INFORMATION.
2. ACCESS ROADWAYS OF LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR RED CURBS PAINTED WITH THE WORDS "NO PARKING – FIRE LANE" CLEARLY MARKED.
3. LADDER PADS ARE TO BE CLEAR OF OBSTRUCTIONS AND LOCATED WITH FINAL BUILDING PERMIT PLANS AND SITE CONSTRUCTION DOCUMENTS.



CCCFPD FIRE ACCESS TURNING TEMPLATE

NOT TO SCALE

FIRE ACCESS PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: FEBRUARY 2, 2024

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SHEET NO. 13 OF 17 SHEETS

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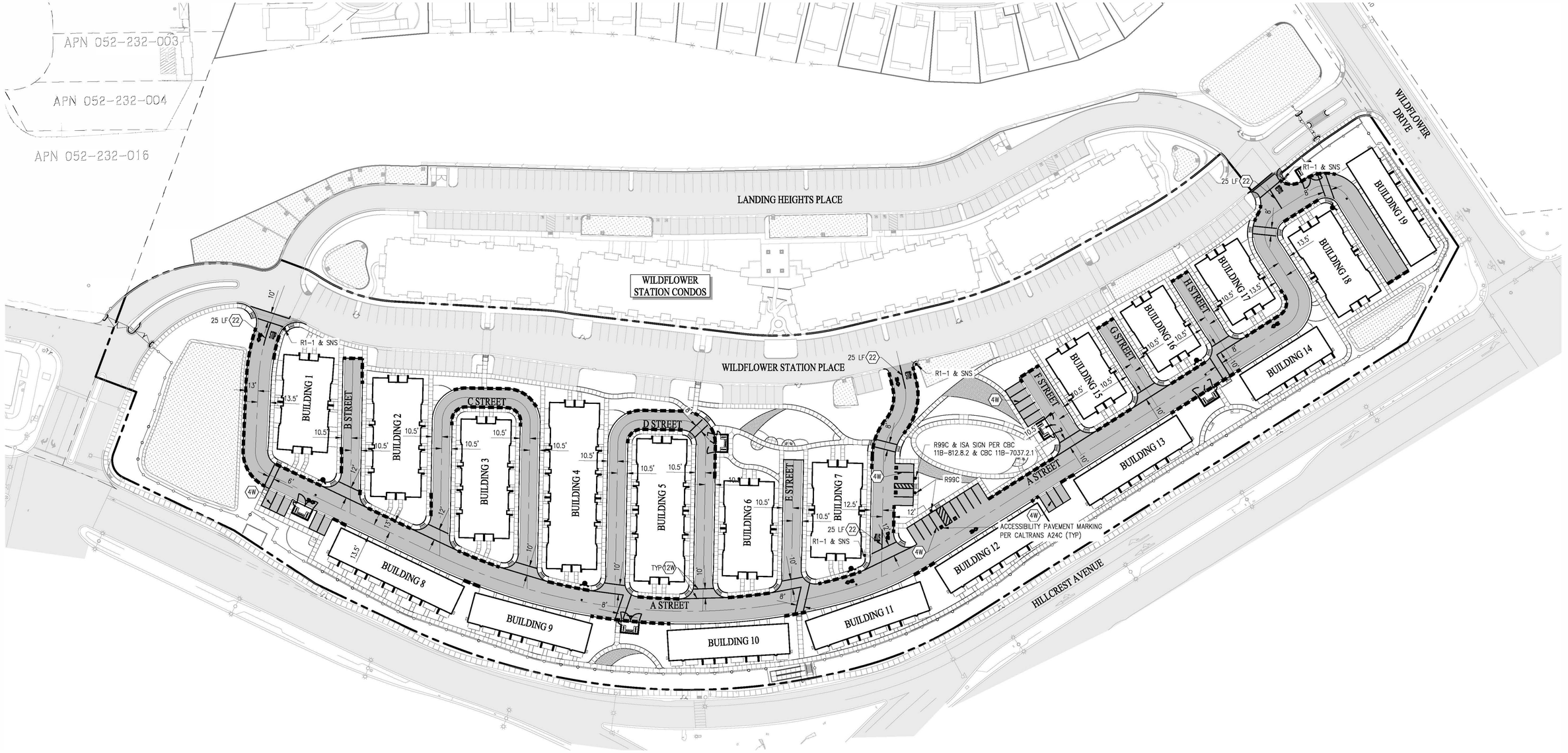
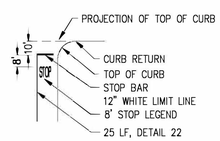


LEGEND

R1-1	STOP SIGN
R26 (CA)	NO PARKING ANYTIME SIGN
R99C (CA)	ACCESSIBLE PARKING ONLY – MINIMUM FINE $250 SIGN
SNS	STREET NAME SIGN PER COUNTY STANDARD.
22	DETAIL 22 – DOUBLE YELLOW STRIPE PER CALTRANS STD. PLANS
4W	4" WHITE STRIPE
2W	12" WHITE STRIPE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	RED CURB PAINTED WITH THE WORDS "NO PARKING – FIRE LANE"
	FIRE HYDRANT MARKER
	BIKE LANE SHARROW PAVEMENT MARKINGS PER CALIFORNIA MUTCD

STRIPING NOTES

1. ALL STRIPING, PAVEMENT MARKING, AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALTRANS CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND MOST CURRENT STANDARD DETAILS AND SPECIFICATIONS.
2. ALL DETAIL NUMBERS REFER TO CALTRANS STANDARD PLANS STRIPING DETAILS.



STRIPING DETAIL

SIGNING & STRIPING PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: FEBRUARY 2, 2024

0 50 100 150

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SACRAMENTO • (916) 375-1877
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SHEET NO. 14 OF 17 SHEETS

F:\2659-000\ACAD\TM\TM14.DWG

WILDFLOWER STATION CONDOS

APN 052-232-016

WILDFLOWER STATION PLACE
(PRIVATE STREET)

PARCEL I

PARCEL J
NORTHERN COMMON AREA

HILLCREST CROSSROADS
(PUBLIC R/W)

B STREET
(PRIVATE STREET)

C STREET
(PRIVATE STREET)

D STREET
(PRIVATE STREET)

E STREET
(PRIVATE STREET)

A STREET
(PRIVATE STREET)

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11

PASSIVE PARK

STOP

30' TYP

30'

30'

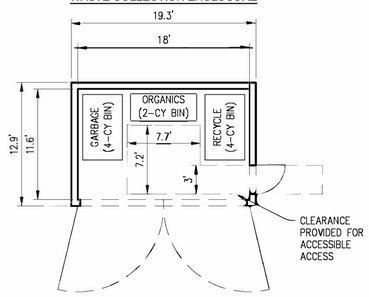
HILLCREST AVENUE
(PUBLIC R/W)

SEE SHEET 16

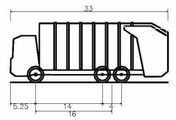
LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PARCEL LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- BUILDING OVERHANG
- 30' TRASH ENCLOSURE OFFSET
- BIORETENTION AREA
- PROPOSED SIDEWALK/PATHWAY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN

REFUSE, RECYCLABLES, & GREEN WASTE COLLECTION ENCLOSURE



1. ASSUME 6 NEEDED FOR SITE
2. UNITS WILL **NOT** HAVE INDIVIDUAL TOTES WITHIN PRIVATE GARAGES



REPUBLIC SERVICES GARBAGE TRUCK	
Overall Length	33.000ft
Overall Width	9.000ft
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

NOTE

THE TRUCK TURNING MOVEMENTS ON THE PLAN SHOW THE TRUCK WHEEL MAY BE WITHIN THE GUTTER (REPRESENTED BY THE LINE NEXT TO THE GREY HATCH), BUT THE TRUCK WILL NOT BE DRIVING OVER THE CURB.

WASTE COLLECTION PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: FEBRUARY 2, 2024

0 30 60 90

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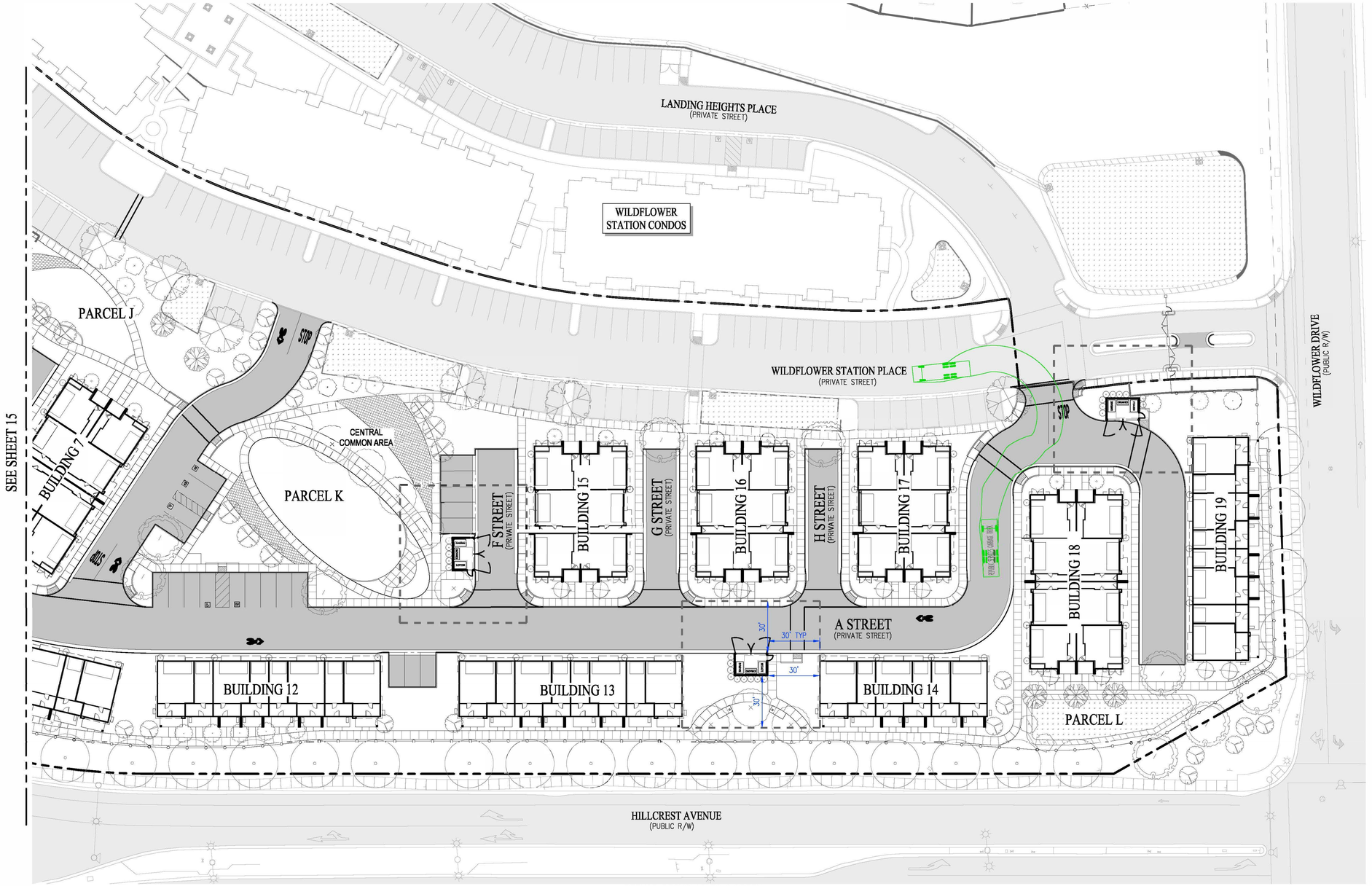
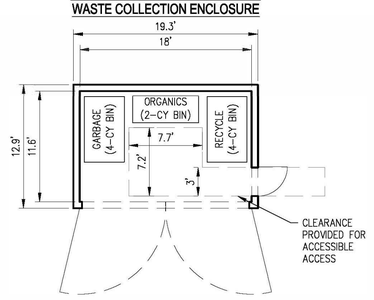


REFUSE, RECYCLABLES, & GREEN WASTE COLLECTION ENCLOSURE



1. ASSUME 6 NEEDED FOR SITE
2. UNITS WILL **NOT** HAVE INDIVIDUAL TOTES WITHIN PRIVATE GARAGES

WASTE COLLECTION PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: FEBRUARY 2, 2024

0 30 60 90

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SHEET NO. 16 OF 17 SHEETS

F:\2655-000\ACAD\TM\TM15\TM15.DWG

APN 052-232-003

APN 052-232-004

APN 052-232-016

LANDING HEIGHTS PLACE

WILDFLOWER STATION CONDOS

WILDFLOWER STATION PLACE

WILDFLOWER DRIVE

GUEST BICYCLE PARKING

GUEST BICYCLE PARKING

GUEST BICYCLE PARKING

BUILDING 1

B STREET

BUILDING 2

C STREET

BUILDING 3

BUILDING 4

D STREET

BUILDING 5

BUILDING 6

E STREET

BUILDING 7

BUILDING 8

BUILDING 9

A STREET

BUILDING 10

BUILDING 11

BUILDING 12

HILLCREST AVENUE

F STREET

BUILDING 15

G STREET

BUILDING 16

H STREET

BUILDING 17

BUILDING 18

BUILDING 19

BUILDING 14

BUILDING 13

A STREET

GUEST BICYCLE PARKING

LEGEND

CLASS III SHARED BIKE LANE

GUEST BICYCLE PARKING
(SEE LANDSCAPE PLANS FOR TYPE & QUANTITY)

BIKE CIRCULATION PLAN

WILDFLOWER STATION - SUBDIVISION 9601

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=50' DATE: FEBRUARY 2, 2024

0 50 100 150

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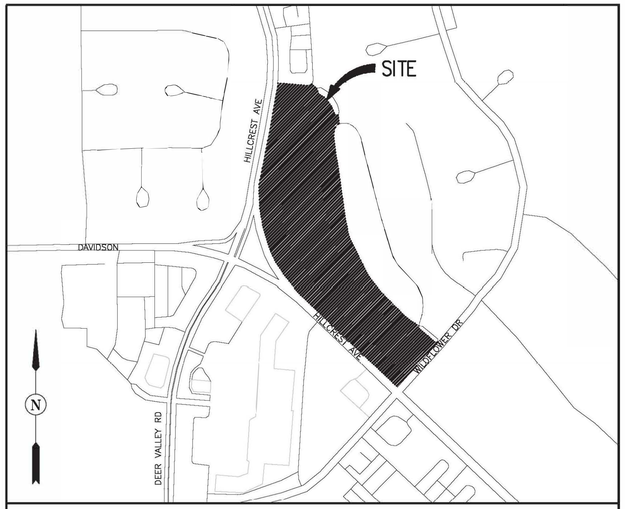
SHEET NO. 17 OF 17 SHEETS

F:\2659-000\ACAD\TM\TM17.DWG

DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CONTRA COSTA COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE

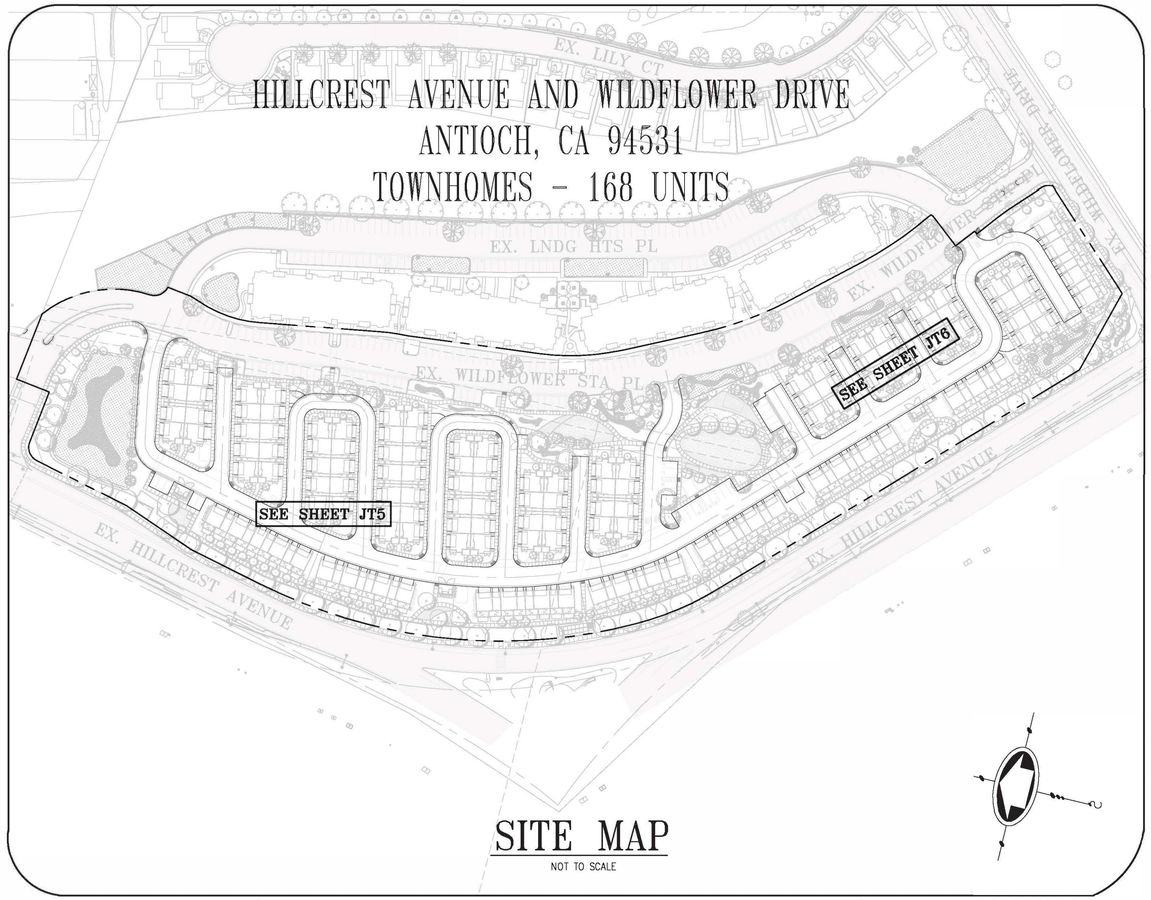
SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5 - JT6	JOINT TRENCH COMPOSITE PLAN
SL1-SL2	STREET LIGHTING GENERAL NOTES AND DETAILS
SL3 - SL4	STREET LIGHTING SITE PLAN
P1 - P6	PHOTO EXHIBIT SHEET

X L.F. OF JOINT TRENCH AND X STREET LIGHTS
SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

19 NEW TOWNHOME BUILDINGS (168 UNITS)

1 NEW SERVICE COMPLETION (ELECTRIC, TELEPHONE, AND CATV)



SITE MAP
NOT TO SCALE

LEGEND

JT	PROPOSED JOINT TRENCH
JTX	PROPOSED JOINT TRENCH CROSSING
SVC	PROPOSED JOINT TRENCH SERVICE
EX JT	EXISTING JOINT TRENCH
EX GAS	EXISTING GAS
EX FO	EXISTING FIBER OPTIC
ESL	EXISTING STREET LIGHT CONDUIT
ECUG	EXISTING UNDERGROUND CATV LINES
EEUG	EXISTING UNDERGROUND ELECTRIC LINES
EUUG	EXISTING UNDERGROUND UTILITY LINES
ETUG	EXISTING UNDERGROUND TELEPHONE LINES
EUOH	EXISTING OVERHEAD UTILITY LINES
ECOH	EXISTING OVERHEAD CATV LINES
ETOH	EXISTING OVERHEAD TELEPHONE LINES
EEOH	EXISTING OVERHEAD ELECTRIC LINES
CUG	PROPOSED UNDERGROUND CATV LINES
EUG	PROPOSED UNDERGROUND ELECTRIC LINES
TUG	PROPOSED UNDERGROUND TELEPHONE LINES
	EXISTING PRIMARY SPLICE BOX
	EXISTING SECONDARY SPLICE BOX
	PG&E 3Ø, PAD MOUNT TRANSFORMER CONCRETE PAD SIZE: 90" x 106"
5S	PG&E SECONDARY SPLICE BOX, 3' x 5' x 3'6"
	EXISTING ELECTROLIER, SINGLE ARM
	EXISTING ELECTROLIER, DOUBLE ARM

TARRAR UTILITY REP.:	KARA PEDERSEN	JOB NO.	223027	PHONE NO.	(925) 240-2595
DEVELOPER:	DENOVA HOMES	JOB NO.	223027	PHONE NO.	(925) 605-9304
PG&E ELECTRIC COORDINATOR:	JASON BARRETT	JOB NO.	-	PHONE NO.	(925)459-2177
PG&E GAS COORDINATOR:	-	JOB NO.		PHONE NO.	
TELEPHONE REP.:	KEVIN BLUTH	JOB NO.	-	PHONE NO.	(925) 271-1510
CABLE T.V. REP.:	KURTIS FAULTNER	JOB NO.	-	PHONE NO.	(925) 337-2853

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	CBG	02-08-2023	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	SDG	02-08-2023	R
LANDSCAPE PLANS (ELECTRONIC FILE)	VANDERTOOLEN ASSOCIATES	02-08-2023	R
GAS DESIGN	-	-	-
ELECTRIC DESIGN	BROWN ELECTRIC ESTIMATING	XX-XX-XXXX	XXXX
TELEPHONE INTENT REPLY	AT&T	XX-XX-XXXX	XXXX
CATV INTENT REPLY	COMCAST	XX-XX-XXXX	XXXX
STREET LIGHT PLANS – PUBLIC	-	-	-
STREET LIGHT PLANS – PRIVATE	TARRAR UTILITY CONSULTANT	-	-
SOILS REPORT	XXXX	XX-XX-XXXX	XXXX

A = APPROVED • ANS = APPROVED NOT SIGNED • NA = NOT APPROVED • F = FIRST SUBMITTAL • SS = SECOND SUBMITTAL • R = RECEIVED

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
KARA PEDERSEN
QUALIFIED APPLICANT DESIGN ENGINEER

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY
-
PG&E GAS ADE

COMPOSITE DRAWING BY DEVELOPER
Estimate # _____
Approved _____ Gas ADE _____ Date
Approved _____ Electric ADE _____ Date
PG & E is not responsible for the accuracy of the specifications shown on this drawing.

SUBSTRUCTURE VERIFICATION STAMP
DEVELOPER NOTE AND SIGN
ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING.
THANK YOU
SIGNED _____
DATE: _____

COMPOSITE DRAWING BY DEVELOPER
Approved _____ Telephone representative _____ Date
Approved _____ CATV representative _____ Date

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE TITLE SHEET
DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: FEBRUARY 2024 | DATE LAST WORKED ON: 2/5/2024
SCALE: NOT TO SCALE | DRAWN: KK | CHECKED: KT
JOB NO.: 223027
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZAKA C 59346 Exp. 06/30/23 CIVIL STATE OF CALIFORNIA

SHEET JT1 OF JT6 SHEETS

PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET **JT3** (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM R-PN1 (R-PN2).

ABBREVIATION LIST

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	℄	PROPERTY LINE	TYP.	TYPICAL
EX.	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAW	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	PWE	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PWR	POWER	W/O	WITHOUT
GRD.	GROUND	PUE	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			XFMR	TRANSFORMER

JOINT TRENCH AND UTILITY BOX LOCATION

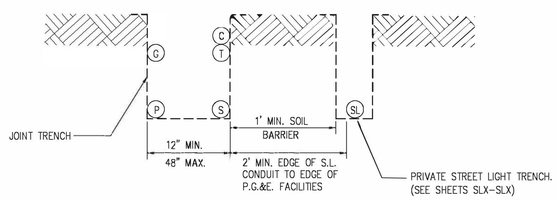
THIS AREA RESERVED FOR STREET SECTION TO BE PLACED AT A LATER TIME

JOINT TRENCH STREET SECTIONS

NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6"
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH



DETAIL X
N.T.S. JTX

PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH

NOT TO SCALE

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.**
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY, AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE **CITY OF ANTIOCH** REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A **CITY OF ANTIOCH** ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE **CITY OF ANTIOCH** AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

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JOINT TRENCH GENERAL NOTES AND DETAILS

DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: FEBRUARY 2024 | DATE LAST WORKED ON: 2/5/2024
SCALE: NOT TO SCALE | DRAWN: KK | CHECKED: KT
JOB NO.: 223027

PRELIMINARY
NOT FOR CONSTRUCTION

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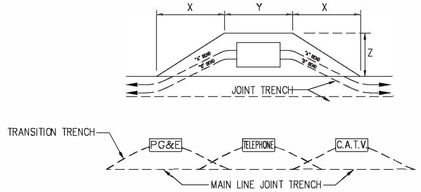
811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZACHARY M. AH TARR C 59346 Exp. 06/30/23 CIVIL STATE OF CALIFORNIA

SHEET JT2 OF JT6 SHEETS

JOINT TRENCH TRANSITION

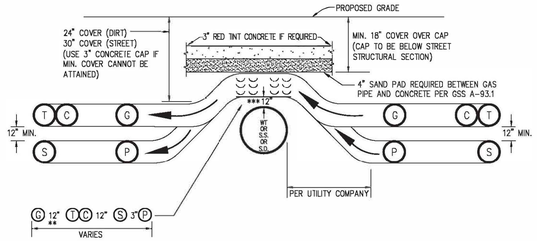


BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters box) "X"	"Y"	"Z"	NOTES
"A"	3' x 5'	24'	7'	5'	BEND IS 60° RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	24'	11'	7'	
"B"	3' x 5'	32'	7'	5'	BEND IS 30° RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	32'	11'	7'	

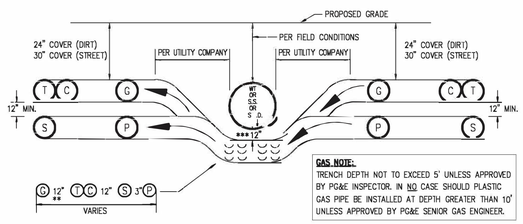
NOTE:

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL 1 N.T.S. JT3 — **TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT**



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)



JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE & CATV).

*** 6" MINIMUM REQUIRED BY PG&E--ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL 2 N.T.S. JT3 — **OVER UNDER DETAILS**

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH)

	P.G.&E. ELECTRIC	P.G.&E. GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING:					
EXCAVATE, BACKFILL AND COMPACT.					●
GAS MATERIAL:					
FURNISH.		○			
INSTALL.		○			
ELECTRIC CABLE:					
FURNISH.	○				
INSTALL.	○				●
ELECTRIC CONDUIT:					
FURNISH.	○				
INSTALL.	○				●
ELECTRIC SPLICE BOXES:					
EXCAVATE.					●
FURNISH.	○				
INSTALL.	○				●
ELECTRIC TPMR ENCLS.:					
EXCAVATE.					●
FURNISH.	○				
INSTALL.	○				●
ELECTRIC EQUIP. ENCLS.:					
EXCAVATE.					●
FURNISH.	○				
INSTALL.	○				●
ELECTRIC TPMR. PADS:					
GRADE.					●
FURNISH.	○				
INSTALL.	○				●
ELECTRIC SWITCH PADS:					
GRADE.					●
FURNISH.	○				
INSTALL.	○				●
TELEPHONE CONDUIT:					
FURNISH.			○		
INSTALL.			○		●
TELEPHONE CABLE:					
FURNISH.			○		
INSTALL.			○		●
TELEPHONE SPLICE BOX:					
EXCAVATE.					●
FURNISH.			○		
INSTALL.			○		●
TELEPHONE INTER. PADS:					
GRADE.					●
FURNISH.			○		
INSTALL.			○		●
C.A.T.V. CONDUITS:					
FURNISH.				○	
INSTALL.				○	●
C.A.T.V. SPLICE BOXES:					
EXCAVATE.					●
FURNISH.				○	
INSTALL.				○	●

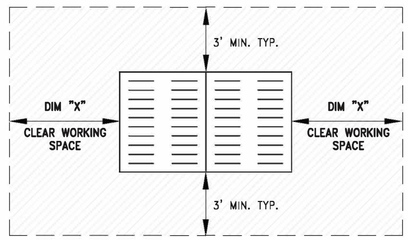
STREET LIGHTING SYSTEM

	P.G.&E.	CONTRACTOR
WIRE:		
FURNISH.	○	
INSTALL.		●
CONDUIT:		
FURNISH.	○	
INSTALL.		●
BASES:		
FURNISH.	○	
INSTALL.		●
LUMINAIRES:		
FURNISH.	○	
INSTALL.		●
SPLICE BOXES:		
FURNISH.	○	
INSTALL.		●
EXCAVATE.		●
POLES & ARMS:		
FURNISH.	○	
INSTALL.		●

SCHEDULE-: LS2A
INSTALL IN JOINT TRENCH: NO/YES
INSTALL IN SEPARATE TRENCH: YES/NO
CONDUIT SIZE:: 1 1/2"
CONDUIT TYPE:: SCH. 40
WIRE SIZE: #6 TYPE: CU

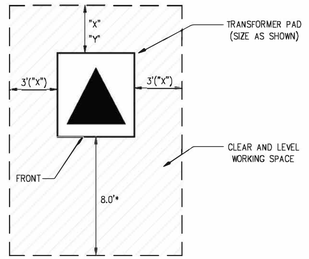
ADDITIONAL NOTES:
DEVELOPER TO SUPPLY AND INSTALL GAS & ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20.

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.



DIM "X"
3' MIN. 3'0" x 5'0" ENCLOSURES
4' MIN. 4' x 6'6" x 5'0" ENCLOSURES
5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES
(OR EASEMENT REQUIRED)

DETAIL 3 N.T.S. JT3 — **PG&E ENCLOSURE CLEARANCES**



"X"= 3' MIN. CLEARANCE FROM COMBUSTIBLE WALL

"Y"= 2' MIN. CLEARANCE FROM NON-COMBUSTIBLE WALL

* MINIMUM 9' (COMMERCIAL/HIGH DENSITY) FROM FACE OF CURB

* MINIMUM 3' (RESIDENTIAL/LOW DENSITY) FROM FACE OF CURB

** MINIMUM 4' FROM ANY DOORWAY

DETAIL 4 N.T.S. JT3 — **PG&E PAD MOUNT TRANSFORMER DETAIL**

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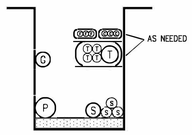
REGISTERED PROFESSIONAL ENGINEER — ZABIHULLAH ZAKA — C 59346 Exp. 06/30/23 — CIVIL — STATE OF CALIFORNIA

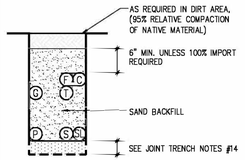
SHEET JT3 OF JT6 SHEETS

JOINT TRENCH MINIMUM COVER AND CLEARANCES
MINIMUM SEPARATION FROM

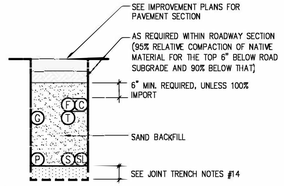
	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	–	12"	12"	12"	6"	12"	12"	6"	12"	12"	24"; 30" IN STREET
T	(TELEPHONE) DUCT	12"	–	1"	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	–	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	3"	12"	1.5"	12"	12"	24"; 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	3"	3"	3"	3"	12"	12"	36"; 36" IN STREET
SL	(PUBLIC AND PRIVATE-STREET LIGHT)**	12"	12"	12"	12"	12"	12"	–	12"	12"	12"	24"; 30" IN STREET
SLP	(P.G.E.-STREET LIGHT)	6"	12"	12"	12"	1.5"	3"	12"	1.5"	12"	12"	24"; 30" IN STREET
FE	(FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	–	12"	24"; 30" IN STREET
F	(FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	12"	–	12"	24"; 30" IN STREET



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH



TRENCH IN DIRT AREA



TRENCH IN STREET AREA

LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- (G) GAS
- (P) ELECTRIC PRIMARY
- (S) ELECTRIC SECONDARY
- (T) TELEPHONE (DUCT OR DIRECT BURY)
- (C) CATV
- (SL) STREET LIGHT (PUBLIC OR PRIVATE)
- (SLP) STREET LIGHT (PG&E)
- (FE) FOREIGN ELECTRIC
- (F) FIBER OPTIC

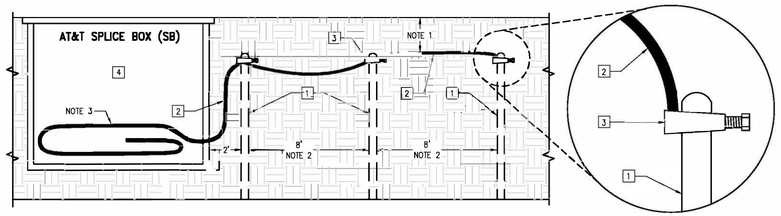
JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE **CITY OF ANTIOCH** ENGINEERING STANDARDS AND SPECIFICATIONS.
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															
FIBER OPTICS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL 1 N.T.S. JT4 — **AT&T AERIAL AND BURIED GROUND BED DESIGN**

THIS AREA RESERVED FOR JOINT TRENCH SECTIONS TO BE PLACED AT A LATER TIME

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JOINT TRENCH SECTIONS AND DETAILS
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INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZARHULLAH KHATA C 59346 Exp. 06/30/23 CIVIL STATE OF CALIFORNIA

SHEET JT4 OF JT6 SHEETS

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
KARA PEDERSEN
QUALIFIED APPLICANT DESIGN ENGINEER

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X			X			X	
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X					X
ELECTRIC P R	X	X	X	X	X	X	X	X															

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

PROJECT BOUNDARY
EX. WILDFLOWER STA PL
EX. P.U.E.
EX. F/C
HILLCREST AVENUE AND WILDFLOWER DRIVE
ANTIOCH, CA 94531
TOWNHOMES - 168 UNITS
BUILDING x
PROPOSED EXTERIOR LIGHT, WALL MOUNTED,TO BE INSTALLED BY OTHERS (TYP.)
PROPOSED POST TOP STREET LIGHT & PULL BOX (TYP.)
PROPOSED PG&E 36" PAD MOUNT TRANSFORMER PAD SIZE- 90" x 108", CABINET SIZE- 68"w x 90"d x 96"h, SEE PROJ. NOTES #12, 14, 28 & 30 (TYP.) IF 9' CLEARANCE FROM PAD EDGE TO F/C CANNOT BE MET, BARRIER POSTS MAY BE REQUIRED, AT THE DIRECTION OF THE PG&E INSPECTOR. (TYP.)
xxxA MAIN xxx/xxxV xφ x WIRE x METERS
E,T,C
STA. XX+XX±
PROPOSED 3'x5'x4'6" PG&E SUBSURFACE SPLICE BOX. SEE PROJECT NOTES #3, 5, & 25 ON SHEET JT2. MAINTAIN 3' LONG SIDE AND 3' SHORT SIDE CLEAR LEVEL WORK SPACE AROUND BOX.
SEE JT3 DETAIL
EUG
JT
JTX
SVC
5S
R/W
EX. HILLCREST AVENUE
SEE JT6

KEY MAP

0 10 20 40
SCALE: 1" = 20'

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE PLAN
DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: FEBRUARY 2024 | DATE LAST WORKED ON: 2/5/2024
SCALE: 1" = 20' | DRAWN: KK | CHECKED: KP
JOB NO.: 223027
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET JT5 OF JT6 SHEETS

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X			X
ELECTRIC PRI.	X	X	X	X	X	X	X	X	X														

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

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SEE JT5

EX. 2700 WILDFLOWER STA PL

PROJECT BOUNDARY

EX. WILDFLOWER STA PL

MATCHLINE

F/C

EX. F/C

PROPOSED POST TOP STREET LIGHT & PULL BOX (TYP.)

EX. PUE

PROPOSED PG&E 3ø PAD MOUNT TRANSFORMER (X) 4 JT3 SEE DETAIL
PAD SIZE–90" x 106", CABINET SIZE–89"w x 90"d x 96"h
SEE PROJ. NOTES #12, 14, 28 & 30 (TYP.) IF 9' CLEARANCE FROM PAD EDGE TO F/C CANNOT BE MET, BARRIER POSTS MAY BE REQUIRED, AT THE DIRECTION OF THE PG&E INSPECTOR. (TYP.)

PROPOSED EXTERIOR LIGHT, WALL MOUNTED, TO BE INSTALLED BY OTHERS (TYP.)

EUG

BUILDING x

HILLCREST AVENUE AND WILDFLOWER DRIVE
ANTIOCH, CA 94531
TOWNHOMES - 168 UNITS

xxxA MAIN
xxx/xxxV xφ
x WIRE
x METERS
E,T,C

SVC

JT

SEE 3 DETAIL JT5 1 JT5 (X) STA. XX+XX.X
PROPOSED 3'x5'x4'6" F.V.T. PG&E SUBSURFACE SPLICE BOX. SEE PROJECT NOTES #3, 5, & 25 ON SHEET JT2. MAINTAIN 3' LONG SIDE AND 3' SHORT SIDE CLEAR LEVEL WORK SPACE AROUND BOX.

SS

FVT

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PAD SIZE–90" x 106", CABINET SIZE–89"w x 90"d x 96"h
SEE PROJ. NOTES #12, 14, 28 & 30 (TYP.) IF 9' CLEARANCE FROM PAD EDGE TO F/C CANNOT BE MET, BARRIER POSTS MAY BE REQUIRED, AT THE DIRECTION OF THE PG&E INSPECTOR. (TYP.)

EX. F/C
R/W
RETAINING WALL

JTX

EX. HILLCREST AVENUE

R/W

EX. F/C

JT6

KEY MAP

TARRAR UTILITY CONSULTANTS
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KARA PEDERSEN
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0 10 20 40
SCALE: 1" = 20'

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DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CALIFORNIA

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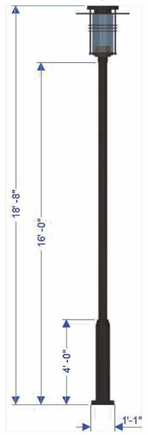
SHEET JT6 OF JT6 SHEETS

DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED
GENESIS Product Configurator

Catalog Number:
Type: 16' pole ground mount
Customer Approval:
Signature Date

Conceptual assembly drawing, subject to Engineering verification by factory.



CENTER POST TOP FIXTURE: 1750.ED
The 1750 Chateau fixture is a large scale, dramatic design. It features a tall, cylindrical body with a decorative finial, a large clear acrylic lens, round lens and round flat roof shade. A shaft mounted ball lens adapts for ease of mounting.

POLE: 2918PS/
The 13' square cast 356 aluminum alloy base and round aluminum shaft shall be a one-piece construction. The pole is be U.L. or E.T.L. listed in U.S. and Canada.

Model:	2400 (26)
Height:	15 Ft (15)
Shaft Type:	Smooth Straight 5 Inch, 6061-T6 Aluminum Alloy (PS)

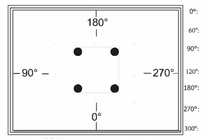
DRIVER: MDL03/
Driver: Multi-Volt Dimmable Low-Range Dr ver - 120-277V, 350 mA (MDL03)

OPTIONS: CA/
Lens: Clear Acrylic (CA)

FINISH: BKT
Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

1.1 SL1 STERNBERG 1750LED-1L40T3-MDL06-CA-HSS (REDUCED 40%) 36.3W
QUANTITY: 15

1.2 SL1 STERNBERG 1750LED-1L40T4-MDL06-CA-HSS (REDUCED 40%) 36.3W
QUANTITY: 4



Bolt Info: (4) 3/4"-1" Anchor Bolts, 13" Bolt Circle, Square pattern

Access Door Orientation: 0°
Street Side Otientation: 180°

Rev	Description	By	Date
A			
B			
C			
D			
E			

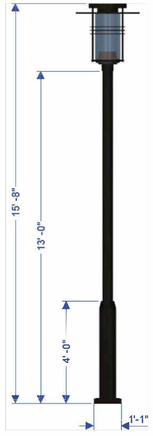
Job Name: Wildflower Station
Job Location: Hillcrest
Drawing No.: 11052
Drawn By: John Benson
Drawn Date:
Checked By:
Checked Date:

1 SL1 PRIVATE POST TOP ELECTROLIER DETAIL
NOT TO SCALE

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED
GENESIS Product Configurator

Catalog Number:
Type: 13' Single (raised footing mt.)
Customer Approval:
Signature Date

Conceptual assembly drawing, subject to Engineering verification by factory.



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Driver: Multi-Volt Dimmable Low-Range Dr ver - 120-277V, 350 mA (MDL03)

OPTIONS: CA/
Lens: Clear Acrylic (CA)

FINISH: BKT
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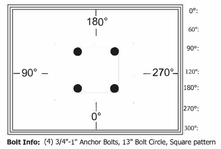
2.1 SL1 STERNBERG 1750LED-1L40T3-MDL06-CA-HSS (REDUCED 40%) 36.3W
QUANTITY: 6

2.2 SL1 STERNBERG 1750LED-1L40T4-MDL06-CA-HSS (REDUCED 40%) 36.3W
QUANTITY: 2



Bolt Info: (4) 3/4"-1" Anchor Bolts, 13" Bolt Circle, Square pattern

Access Door Orientation: 0°
Street Side Otientation: 180°

Rev	Description	By	Date
A			
B			
C			
D			
E			

Job Name: Wildflower Station
Job Location: Hillcrest, CA
Drawing No.: 11050
Drawn By: John Benson
Drawn Date: 3/16/2016
Checked By:
Checked Date:

2 SL1 PRIVATE POST TOP ELECTROLIER DETAIL
NOT TO SCALE

LEGEND

ESL	EXISTING STREET LIGHT CONDUIT
SL	PROPOSED STREET LIGHT CONDUIT
X'(XX"S.L. COND.)	STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX"S.L. COND.) INDICATES CONDUIT SIZE
X'(XX)	STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE.
(2W)	2-#8 CU. WIRE (SEE NOTE 15)
(3W)	3-#8 CU. WIRE (SEE NOTE 15)
(3WG)	2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
(4WG)	3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
	EXISTING TRAFFIC SIGNAL
	STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
	STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12"
	PROPOSED PRIVATE STREET LIGHT, SINGLE POST TOP
	PROPOSED EXTERIOR LIGHT, WALL MOUNT (BY OTHERS)
	EXISTING PRIVATE STREET LIGHT, SINGLE POST TOP
	EXISTING PRIVATE STREET LIGHT, TWIN POST TOP
	EXISTING STREET LIGHT, SINGLE ARM
X	CIRCUIT NUMBER/PHASE (SEE ELECTRIC SOURCE DETAILS)
(XXXX)	POLE NUMBER
POS	STREET LIGHT POINT OF SERVICE
F/C	FACE OF CURB

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

STREET LIGHTING SYSTEM (PRIVATE)

	P.G.&E.	CONTRACTOR
WIRE:		
FURNISH		●
INSTALL		●
CONDUIT:		
FURNISH		●
INSTALL		●
BASES:		
FURNISH		●
INSTALL		●
LUMINAIRES:		
FURNISH		●
INSTALL		●
SPLICE BOXES:		
FURNISH		●
INSTALL		●
EXCAVATE		●
POLES & ARMS:		
FURNISH		●
INSTALL		●

SCHED U/E: LS3
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
COND U/T SIZE: 2"
COND U/T TYPE: SCH. 40
WIRE SIZE: VARIES TYPE: CU

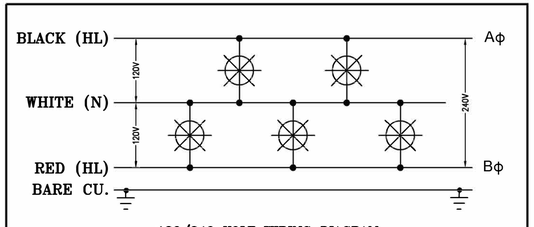
ADDITIONAL NOTES:
-PRIVATE LIGHTS TO BE MAINTAINED BY H.O.A (HOMEOWNER ASSOCIATION) UPON TRACT ACCEPTANCE.

STREET LIGHTING NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF ANTIOCH.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO H.O.A. SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY THE CITY.
3. KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM), UNLESS OTHERWISE NOTED.
5. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C., USE MINIMUM 2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE, UNLESS OTHERWISE NOTED OR REQUIRED. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
6. CONDUIT DEPTH: 24" UNDER SIDEWALK: 24" UNDER PLANTER STRIP: 30" UNDER PAVEMENT.
7. CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8, 7-STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 3/64" (40 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
8. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED 'STREET LIGHTING'. SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
9. FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
10. SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK -ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
11. POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
12. TRENCH: CONDUIT CANNOT BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
14. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
15. CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
16. LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER THE CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
17. CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
18. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
19. SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SIGNING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB. BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
20. CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
21. STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 18" RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
22. ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.

VOLTAGE DROP CALCULATIONS

LOCATION	DISTANCE	LOAD		VOLTAGE 120/240	WIRE SIZE	% VOLTAGE DROP	CIRCUIT #
		WATT	VOLT/AMP				



120/240 VOLT WIRING DIAGRAM
SEE GENERAL NOTE #4
NOT TO SCALE

FOR REVIEW ONLY

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STREET LIGHTING GENERAL NOTES AND DETAILS
DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: FEBRUARY 2024
DATE LAST WORKED ON: 4/11/2023
SCALE: NOT TO SCALE
DRAWN: SM
CHECKED: KT
JOB NO.: 223027
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INTENT TO CONSTRUCT

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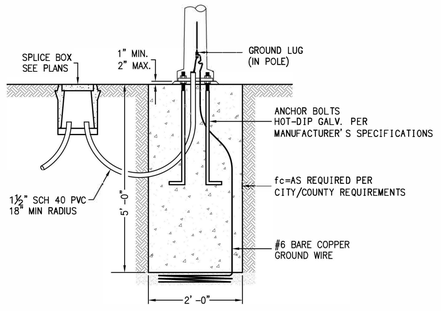
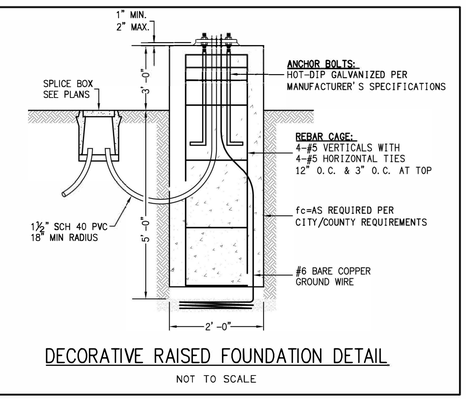
SHEET SL1 OF SL4 SHEETS



FOUNDATION DETAIL

NOT TO SCALE

1	**FOUNDATION DETAIL**
SL2	NOT TO SCALE



DECORATIVE RAISED FOUNDATION DETAIL

NOT TO SCALE

2	**DECORATIVE RAISED FOUNDATION DETAIL**
SL2	NOT TO SCALE

VOLTAIRE MINI ARCHITECTURAL WALL PACK — VWM

CATALOG #: | TYPE:

PROJECT: | NOTES:

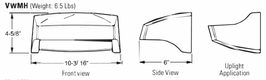
EXAMPLE: VWM H - L20/740 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV

(SERIES · TYPE · LUMEN PACKAGE · CRI & CCT · DISTRIBUTION · FINISH · SHIELDING · OPTIONS/ACCESSORIES · DRIVER · VOLTAGE)

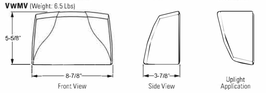
LED

CROSS SECTIONS

VWMH (Weight: 6.5 Lbs)



VWMV (Weight: 6.5 Lbs)



ORDERING INFORMATION

SERIES
- **VWM** — Voltaire Mini Architectural Wall Pack

TYPE
- **H** — Horizontal
- **V** — Vertical

LED PACKAGE

See back for fixture performance data.

Example: L17/740			
LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE SYSTEM WATTAGE
L10	1,000	**830** = 80 CRI, 3000K **840** = 80 CRI, 4000K **750** = 70 CRI, 5000K	13
L17	1,700		16
L20	2000	**730** = 70 CRI, 3000K **740** = 70 CRI, 4000K **750** = 70 CRI, 5000K	25

DISTRIBUTION
- **TL** — Lambertian distribution (L10 & L17 only)
- **T3** — Type III (L20 only)

FINISH OPTIONS

For customcolor, visit the VWM at hew.com.[1]
- **BLK** — Black (RAL #9004)
- **DBZ** — Dark bronze
- **DBR** — Medium bronze
- **GRAY** — Standard gray
- **SLV** — Satin aluminum (RAL #9006)
- **WHT** — White (RAL #9003)

SHIELDING
- **SDGL** — Solite® diffused textured tempered glass lens
- **CGL** — Clear tempered glass lens

OPTIONS

See back for option details.
- **PC** — Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)
- **SP10** — 10kA/10kV surge protection

DRIVER
- **DIM** — Dimming driver prewired for 0-10V controls

VOLTAGE
- **120** — 120V
- **208** — 208V
- **277** — 277V
- **UNV** — 120-277V

[1] For custom colors other than RAL, manufacturers' code plus two swatches (minimum 3" square) required.

FEATURES

GENERAL
- Engineered with the highest quality materials to ensure reliability, performance, and quality.
- Provides security and accent lighting for walkways, entries, perimeters, and facades.
- Intended for use in both uplight and downlight applications.
- Aesthetically designed horizontal and vertical housings blend seamlessly with a variety of architectural styles.
- Purposefully modeled to allow runoff of dirt and water for an always clean appearance.
- Optional energy-saving photocell available.
- Rated ≥50,000 hours at 70% lumen maintenance (L70).
- ANSI 3000K, 4000K, or 5000K CCT.
- Minimum 70 CRI.
- Available in six standard finish options.
- This fixture is proudly made in the USA.

THERMAL
- Integral die-cast aluminum heatsink provides optimal passive thermal management.
- Concealed heatsink design preserves architectural appearance.
- Rated ambient operating temperature -30°C to 50°C (L10, L17); -30°C to 45°C (L20).

OPTICAL
- Full cutoff, dark sky compliant optics (downlight applications only) place light where it's needed with minimal glare.

ELECTRICAL
- 0-10V dimming standard.
- 10kA/10kV surge protection optional.

VWM — VOLTAIRE MINI ARCHITECTURAL WALL PACK

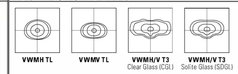
LED

SPECIFICATIONS

Housing – Die-cast aluminum enclosure.
Thermal Management – Integral die-cast aluminum heatsink and LED source provide passive thermal management. Rated ambient operating temperature -30°C to 50°C (L10, L17); -30°C to 45°C (L20).
Optical System – General output provides full cutoff.
LED Source – ANSI 3000K, 4000K, or 5000K CCT, 70 or 80 CRI LEDs. L20: circuit board design. L10 & L17: Chip on board.
LED Driver – 0-10V dimming.
Electrical – 120-277 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. Quick-disconnect wiring provided.
Finish – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability. Available in six standard colors. Custom colors available.
Mounting – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (6.5 Lbs).
Listings –
- cCSAus certified as luminaire suitable for wet locations.
- DesignLights Consortium qualified product. Not all versions of this product may be DLC qualified, see the DLC Qualified Products List at www.designlights.org/QPL.
- Calculated L70 >50,000 hours per IES TM-21.
- Tested to IES LM-79-08 standards.
- Lighting Facts listed.
- IDA Dark-Sky approved (downlight applications only).
- RoHS compliant.
- IP65 rated.
- Title 24 compliant with 'FC' option.
- BUG classified per IES TM-15-11.

Warranty – 5-year limited warranty, see hew.com/warranty.

DISTRIBUTION DETAILS



FIXTURE PERFORMANCE DATA

Series	Distribution	Lumen Package	Average System Wattage[1]	CCT	Clear Glass (CGL)		Solite Glass (SDGL)		BUG Ratings
					Delivered Lumens[2,3]	Efficacy (lm/W)[2,3]	Delivered Lumens[2,3]	Efficacy (lm/W)[2,3]	
VWMH	TL	L10	13	3000	1188	91.3	1104	85.0	B1-U0-G0
				4000	1250	96.2	1163	89.4	
				5000	1349	103.8	1255	96.5	
		L17	16	3000	1644	102.8	1529	95.6	
				4000	1731	108.2	1610	100.6	
				5000	1840	115.0	1711	107.0	
	T3	L20	25	3000	2387	95.5	2197	87.9	B1-U0-G1
				4000	2390	95.6	2229	89.2	
				5000	2510	100.4	2341	93.6	
VWMV	TL	L10	13	3000	1006	77.4	936	72.0	B1-U0-G0
				4000	1059	81.5	985	75.8	
				5000	1201	92.4	1117	85.9	
		L17	16	3000	1520	95.0	1414	88.4	
				4000	1600	100.0	1488	93.0	
				5000	1704	106.5	1585	99.0	
	T3	L20	25	3000	2139	85.6	2022	80.9	B1-U0-G1
				4000	2280	91.6	2136	85.4	
				5000	2301	92.0	2146	85.8	

[1] Wattage shown is average for 120V through 277V input.
[2] Efficacy/lumen output shown is average based on voltage input of 120V through 277V.
[3] Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

LUMEN MAINTENANCE

Lumen Package	Ambient Temp.	Reported L70 Hours (TM-21)
L20	25°C	>60,000
	35°C	>60,000
	45°C	>60,000
L10/L17	25°C	>55,000
	35°C	>55,000
	45°C	>55,000

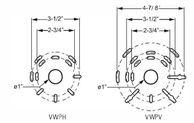
- Predicted lumen maintenance calculated from LED manufacturer IES LM-80 data and in-situ temperature measurement.
- Reported L70 hours in accordance with IES TM-21

OPTIONS

PC
Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)

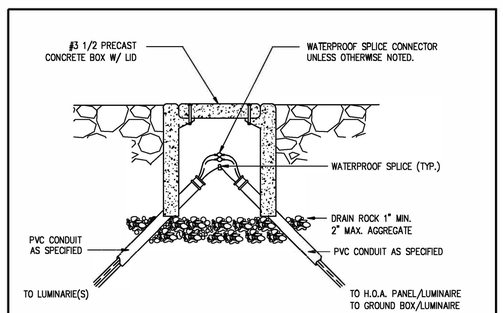
MOUNTING DETAILS

BOLT PATTERN DETAIL

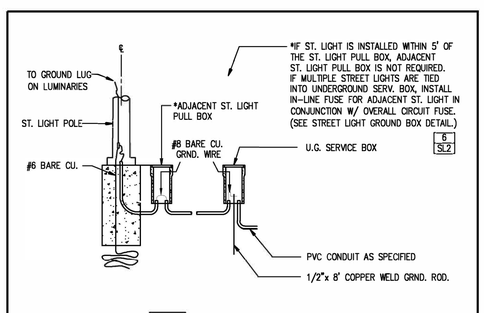


QUANTITY: 171

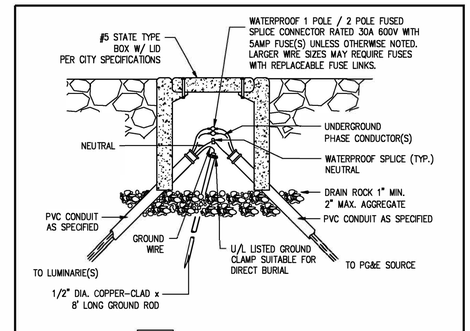
3	**EXTERIOR LIGHT, WALL MOUNT DETAIL**
SL2	NOT TO SCALE



4	**STREET LIGHTING PULL BOX DETAIL**
SL2	NOT TO SCALE



5	**STREET LIGHTING**
SL2	**GROUNDING DETAIL**
	NOT TO SCALE



6	**STREET LIGHT**
SL2	**GROUND BOX DETAIL**
	NOT TO SCALE

FOR REVIEW ONLY

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

STREET LIGHTING GENERAL NOTES AND DETAILS

DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CALIFORNIA

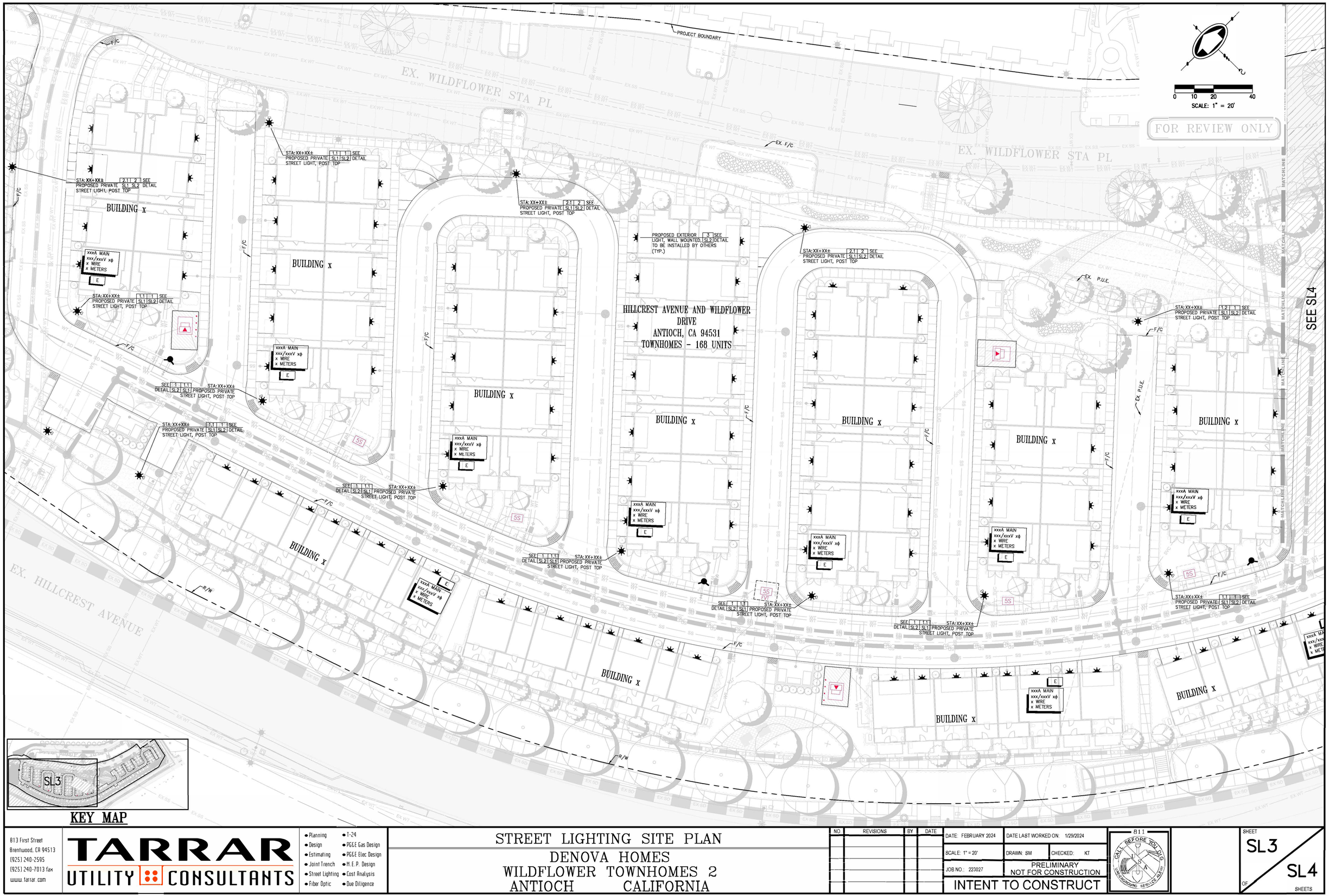
NO.	REVISIONS	BY	DATE

DATE: FEBRUARY 2024 | DATE LAST WORKED ON: 4/11/2023
SCALE: NOT TO SCALE | DRAWN: SM | CHECKED: KT
JOB NO.: 223027 | PRELIMINARY NOT FOR CONSTRUCTION

INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL2 OF SL4 SHEETS



KEY MAP

813 First Street
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TARRAR UTILITY CONSULTANTS

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STREET LIGHTING SITE PLAN

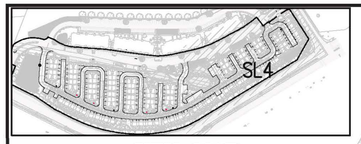
DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: FEBRUARY 2024 | DATE LAST WORKED ON: 1/29/2024
SCALE: 1" = 20' | DRAWN: SM | CHECKED: KT
JOB NO.: 223027
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL3 OF SL4 SHEETS



KEY MAP

SEE SL3

SCALE: 1" = 20'

FOR REVIEW ONLY

PROJECT BOUNDARY

EX. 2700 WILDFLOWER STA PL

EX. WILDFLOWER STA PL

HILLCREST AVENUE AND WILDFLOWER DRIVE
ANTIOCH, CA 94531
TOWNHOMES - 168 UNITS

BUILDING x

RETAINING WALL

EX. F/C

F/C

STA: XX+XX± PROPOSED PRIVATE STREET LIGHT, POST TOP SEE DETAIL SL2 SL1

SEE 1 DETAIL SL2 PROPOSED EXTERIOR LIGHT, WALL MOUNTED, TO BE INSTALLED BY OTHERS (TYP.)

xxxA MAIN xxx/xxxV xϕ x WIRE x METERS

E

5S FVT

R/W

EX. HILLCREST AVENUE

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STREET LIGHTING SITE PLAN

DENOVA HOMES
WILDFLOWER TOWNHOMES 2
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: FEBRUARY 2024 | DATE LAST WORKED ON: 1/29/2024

SCALE: 1" = 20' | DRAWN: SM | CHECKED: KT

JOB NO.: 223027

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INTENT TO CONSTRUCT

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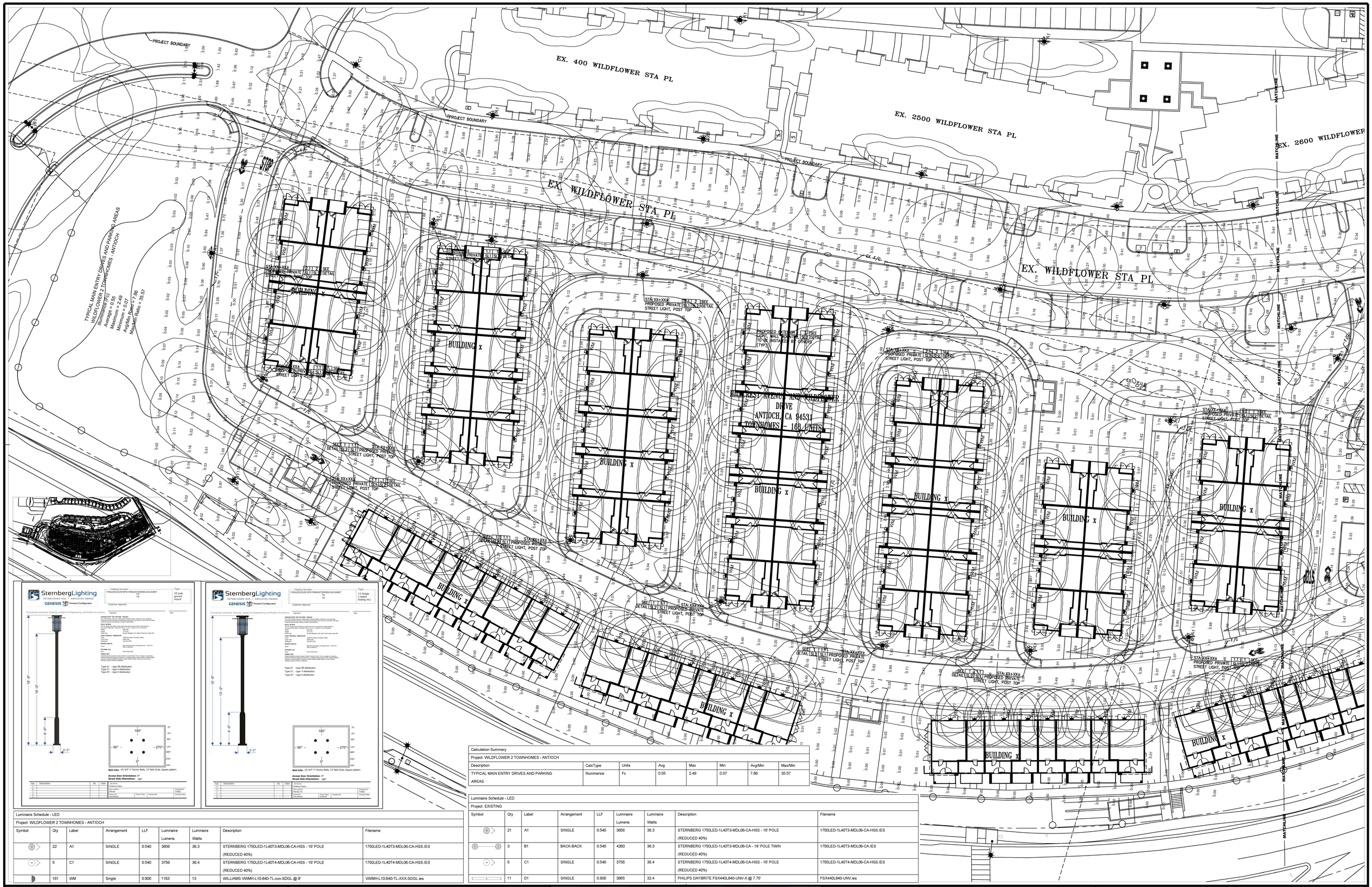
SHEET SL4 OF SL4 SHEETS



Calculation Summary

Project: WILDFLOWER 2 TOWNHOMES - ANTIOCH

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
TYPICAL MAIN ENTRY DRIVES AND PARKING AREAS	Illuminance	Fc	0.55	2.49	0.07	7.86	35.57

Luminaire Schedule - LED

Project: WILDFLOWER 2 TOWNHOMES - ANTIOCH

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	22	A1	SINGLE	0.540	3656	36.3	STERNBERG 1750LED-1L40T3-MDL06-CA-HSS - 16' POLE (REDUCED 40%)	1750LED-1L40T3-MDL06-CA-HSS.IES
	5	C1	SINGLE	0.540	3756	36.4	STERNBERG 1750LED-1L40T4-MDL06-CA-HSS - 16' POLE (REDUCED 40%)	1750LED-1L40T4-MDL06-CA-HSS.IES
	161	WM	Single	0.900	1163	13	WILLIAMS WWMH-L10-840-TL-xxx-SDGL @ 8'	WWMH-L10-840-TL-XXX-SDGL.ies

Luminaire Schedule - LED

Project: EXISTING

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	21	A1	SINGLE	0.540	3656	36.3	STERNBERG 1750LED-1L40T3-MDL06-CA-HSS - 16' POLE (REDUCED 40%)	1750LED-1L40T3-MDL06-CA-HSS.IES
	3	B1	BACK-BACK	0.540	4260	36.3	STERNBERG 1750LED-1L40T3-MDL06-CA - 16' POLE TWIN (REDUCED 40%)	1750LED-1L40T3-MDL06-CA.IES
	5	C1	SINGLE	0.540	3756	36.4	STERNBERG 1750LED-1L40T4-MDL06-CA-HSS - 16' POLE (REDUCED 40%)	1750LED-1L40T4-MDL06-CA-HSS.IES
	11	D1	SINGLE	0.900	3955	32.4	PHILIPS DAYBRITE FSX440L840-UNV-X @ 7.75'	FSX440L840-UNV.ies

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: TARRAR UTILITY CONSULTANTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; TIM HALEY

AGI32 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

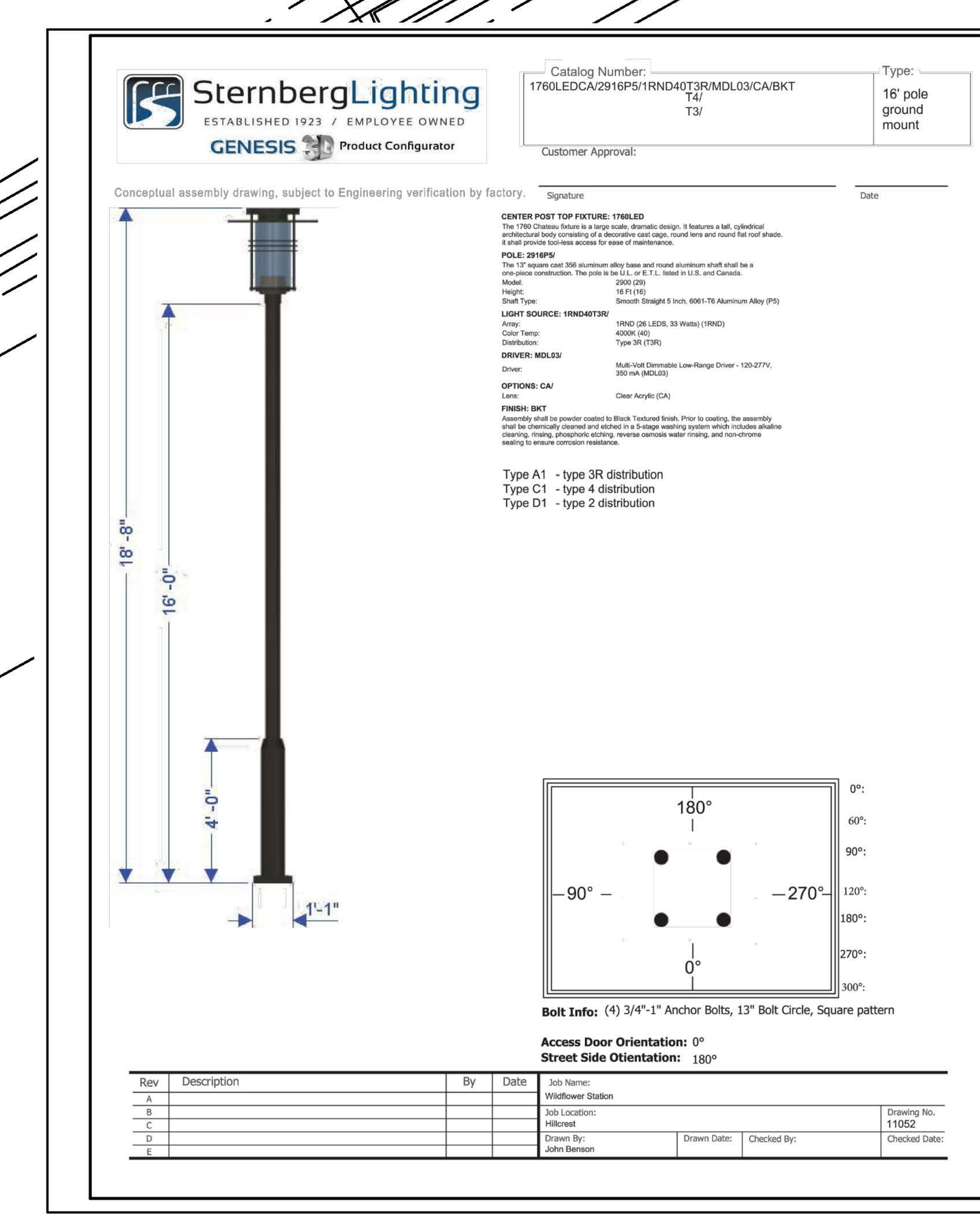
WILDFLOWER 2 TOWNHOMES

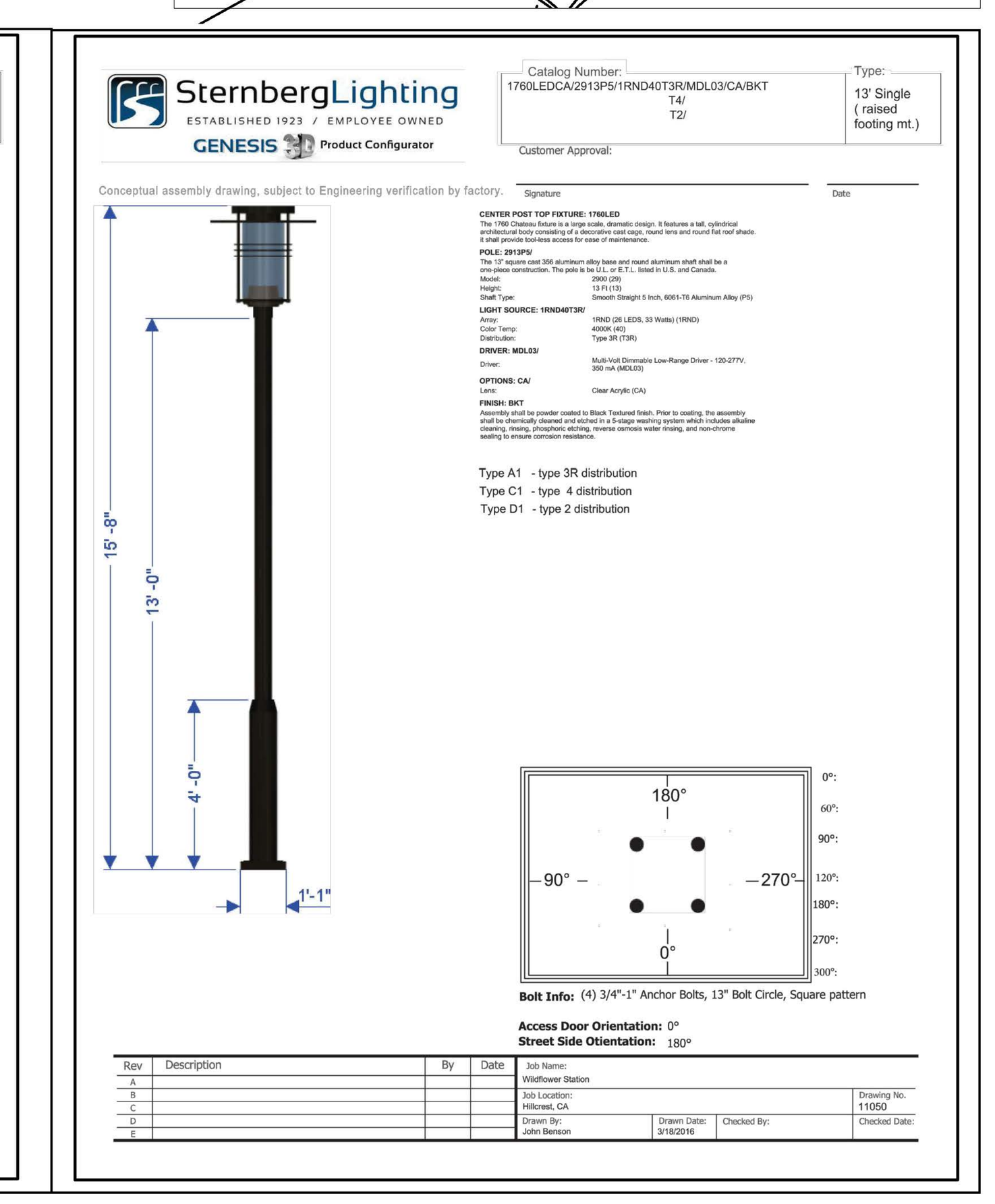
.

DRAWING NO. / INPUT FILE

21801HAL-R2.DWG / 21801HAL-R2.A32

SCALE	SHEET	DATE	REV
1" = 30'	1 OF 2	02.01.2024	2





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Luminaire Schedule - LED

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	5	C1	SINGLE	0.540	3756	36.4	STERNBERG 1750LED-1L40T4-MDL06-CA-HSS - 16' POLE (REDUCED 40%)	1750LED-1L40T4-MDL06-CA-HSS.IES
	11	D1	SINGLE	0.900	3955	32.4	PHILIPS DAYBRITE FSX440L840-UNV-X @ 7.75'	FSX440L840-UNV.ies

Luminaire Schedule - LED

Project: WILDFLOWER 2 TOWNHOMES - ANTIOCH

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	22	A1	SINGLE	0.540	3656	36.3	STERNBERG 1750LED-1L40T3-MDL06-CA-HSS - 16' POLE (REDUCED 40%)	1750LED-1L40T3-MDL06-CA-HSS.IES
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P.O. BOX 2265
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PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: TARRAR UTILITY CONSULTANTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; TIM HALEY

AGI32 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127
www.agi32.com

PROJECT DESCRIPTION

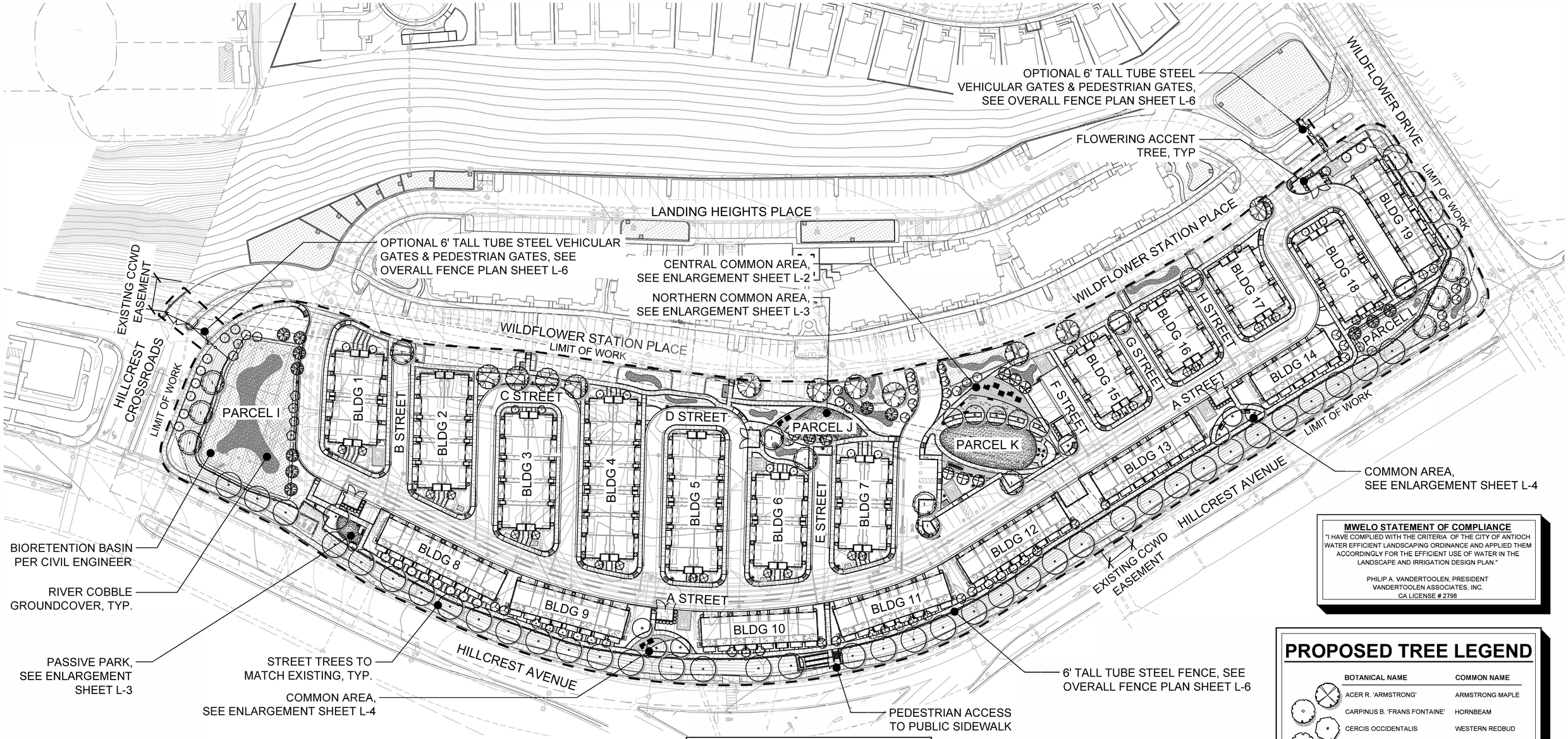
WILDFLOWER 2 TOWNHOMES

.

DRAWING NO. / INPUT FILE

21801HAL-R2.DWG / 21801HAL-R2.A32

SCALE	SHEET	DATE	REV
1" = 30'	2 OF 2	02.01.2024	2



MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE
CARPINUS B. 'FRANS FONTAINE'	HORNBEAM
CERCIS OCCIDENTALIS	WESTERN REDBUD
CORNUS KOUSA 'SATOMI'	DOGWOOD
GINKGO B. 'AUTUMN GOLD'	MAIDENHAIR TREE
LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE
LAURUS 'SARATOGA'	SARATOGA SWEET BAY
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE
PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
QUERCUS ILEX	HOLLY OAK
ZELKOVA S. 'MUSASHINO'	SAWLEAF ZELKOVA

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
4. TREES, SHRUBS AND GROUNDCOVERS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBS PER CITY ODS 3.3.1.G.
5. PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY ODS 3.3.1.I.
6. TREES, SHRUBS AND GROUNDCOVERS SHALL NOT INTERFERE WITH SITE LIGHTING OR RESTRICT EMERGENCY ACCESS TO FIRE HYDRANTS OR FIRE ALARM BOXES PER CITY ODS 3.3.1.H.
7. UTILITY METERS, TRANSFORMERS AND OTHER SERVICES ELEMENTS SHALL BE SCREENED WITH PLANT MATERIAL WHERE POSSIBLE PER EAST LONE OAK SPECIFIC PLAN.
8. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
9. TREES AND LARGE SHRUBS SHALL NOT BE LOCATED UNDER OVERHEAD LINES OR ON UNDERGROUND UTILITIES. TREES AND LARGE SHRUBS SHALL BE LOCATED:
   a. 6' MINIMUM FROM EDGE OF DRIVEWAY, WATER METER, GAS METER AND SEWER LATERALS.
   b. 20' MINIMUM FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS.
   c. 15' MINIMUM FROM UTILITY POLES AND STREETLIGHTS.
   d. 8' MINIMUM FROM FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS. PER CITY ODS 3.3.1.H
10. TREES PLANTED WITHIN 10' OF PAVEMENT SHALL HAVE ROOT BARRIER INSTALLED PER CITY ODS 3.3.1.I.

OPEN SPACE CHART

	REQUIRED	PROVIDED
OPEN SPACE (AMC 9-5.706):	200 SF/UNIT	385 SF/UNIT
*TOTAL SF	31,800 SF	61,276 SF
PRIVATE (60 SF/UNIT MIN.)	9,540 SF	16,022 SF
COMMON:		
CENTRAL OPEN AREA - PARCEL K		18,239 SF
PASSIVE PARK		3,312 SF
OPEN PLAY AREA - PARCEL J		15,694 SF
COMMON BETWEEN BLDG 9 & 10		4,297 SF
COMMON BETWEEN BLDG 13 & 14		3,712 SF
TOTAL SF		45,254 SF
**LANDSCAPING (AMC 9-5.708):	25% OF SITE (1.6 AC)	32% OF SITE (2.8 AC)

*OPEN SPACE TOTAL DOES NOT INCLUDE BIORETENTION AREA.
**LANDSCAPING TOTAL INCLUDES BIORETENTION AREA.

NOTES:

- SEE SHEET L-9 FOR COMPLETE PLANT PALETTE INCLUDING PROPOSED TREES, SHRUBS, GROUNDCOVERS, GRASSES, BIORETENTION PLANTING, AND TURF. COMPLETE PLANT PALETTE IDENTIFIES BOTANICAL NAME, COMMON NAME, WATER USE, SPECIES NATIVE OR ADAPTIVE, CONTAINER SIZE, AND HEIGHT AND WIDTH OF PROPOSED PLANT MATERIAL.
- LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

WILDFLOWER STATION

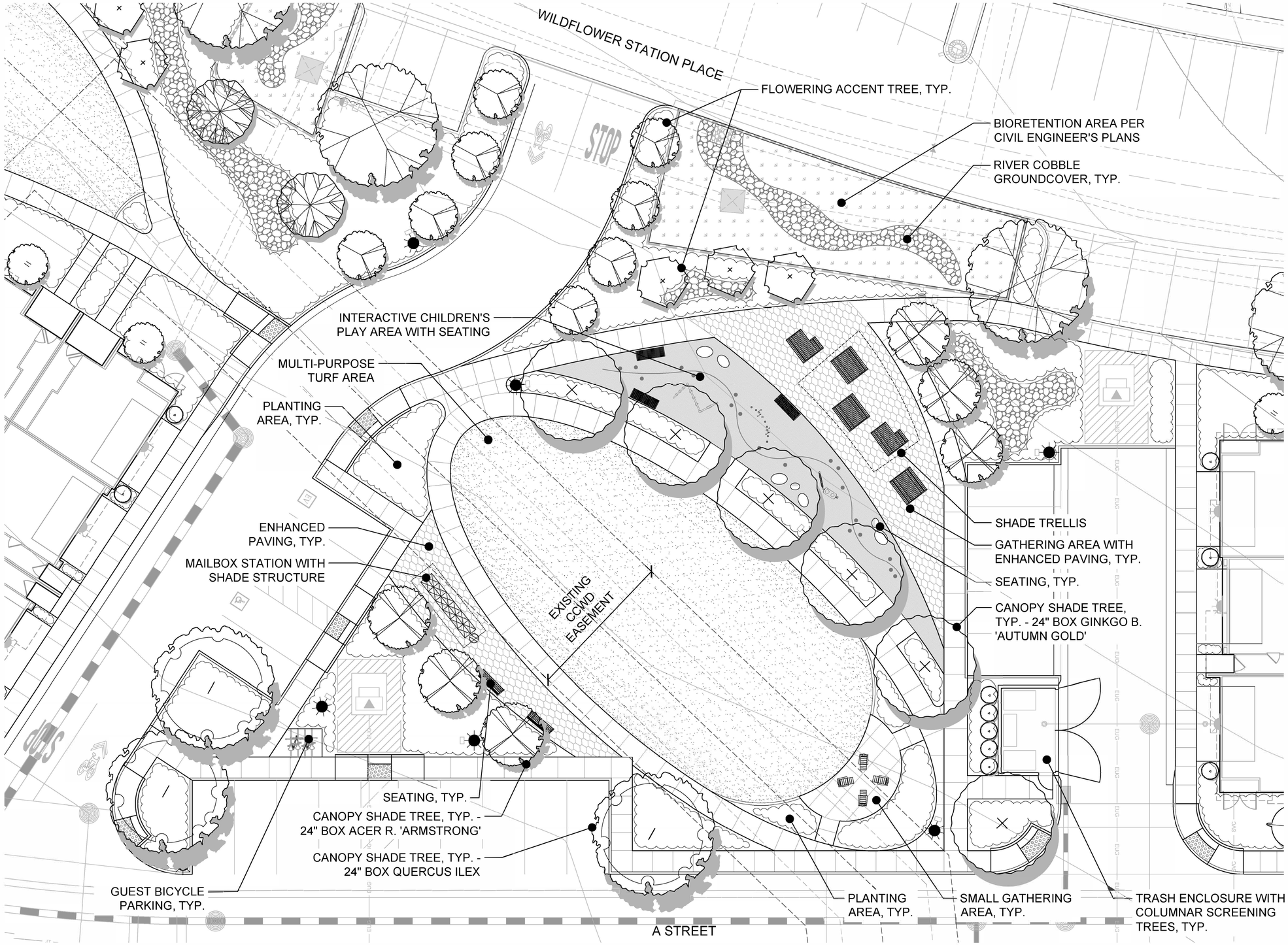
Antioch, California

OVERALL LANDSCAPE PLAN
CONCEPTUAL LANDSCAPE PLAN
FEBRUARY 2024

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com

0' 25' 50' 100'
SCALE: 1" = 50'-0"
NORTH

L-1
Project No. 00523



PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE
CARPINUS B. 'FRANS FONTAINE'	HORNBEAM
CERCIS OCCIDENTALIS	WESTERN REDBUD
CORNUS KOUSA 'SATOMI'	DOGWOOD
GINKGO B. 'AUTUMN GOLD'	MAIDENHAIR TREE
LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE
LAURUS 'SARATOGA'	SARATOGA SWEET BAY
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE
PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
QUERCUS ILEX	HOLLY OAK
ZELKOVA S. 'MUSASHINO'	SAWLEAF ZELKOVA

NOTES:

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WILDFLOWER STATION

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ENLARGEMENT - CENTRAL COMMON AREA (PARCEL K)

CONCEPTUAL LANDSCAPE PLAN
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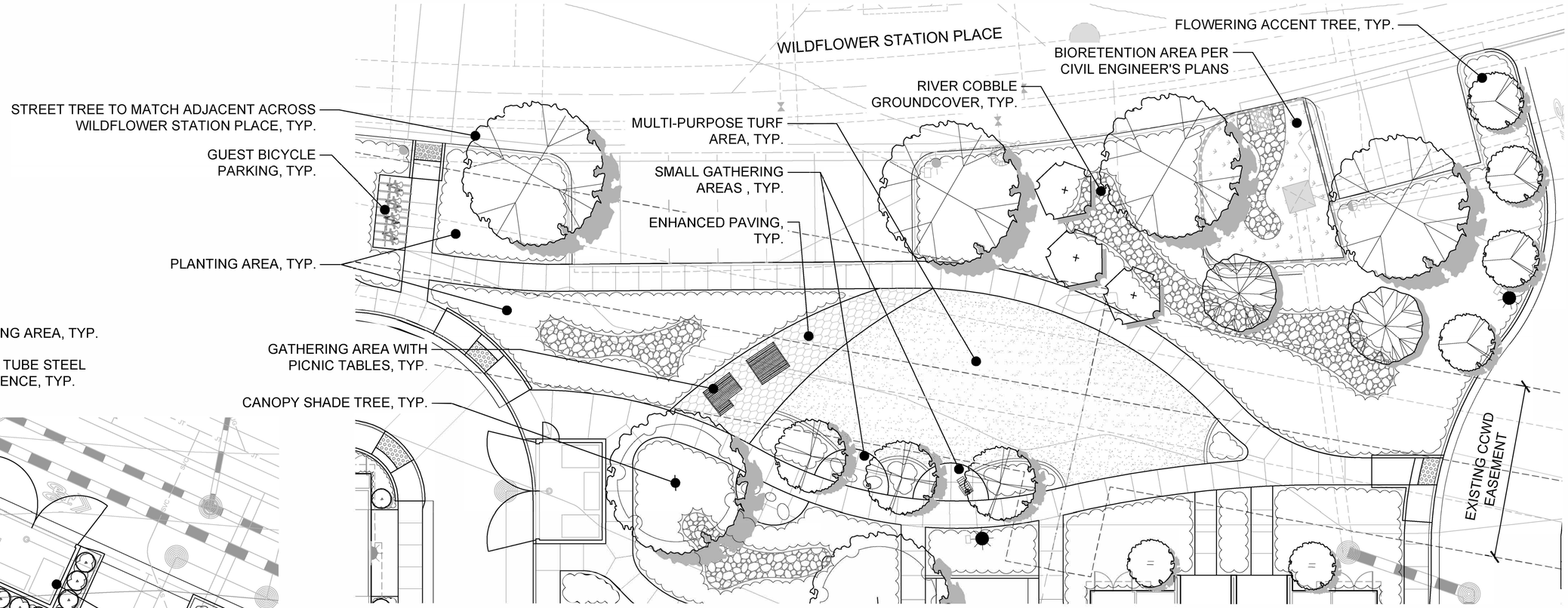
SCALE: 1" = 10'-0"

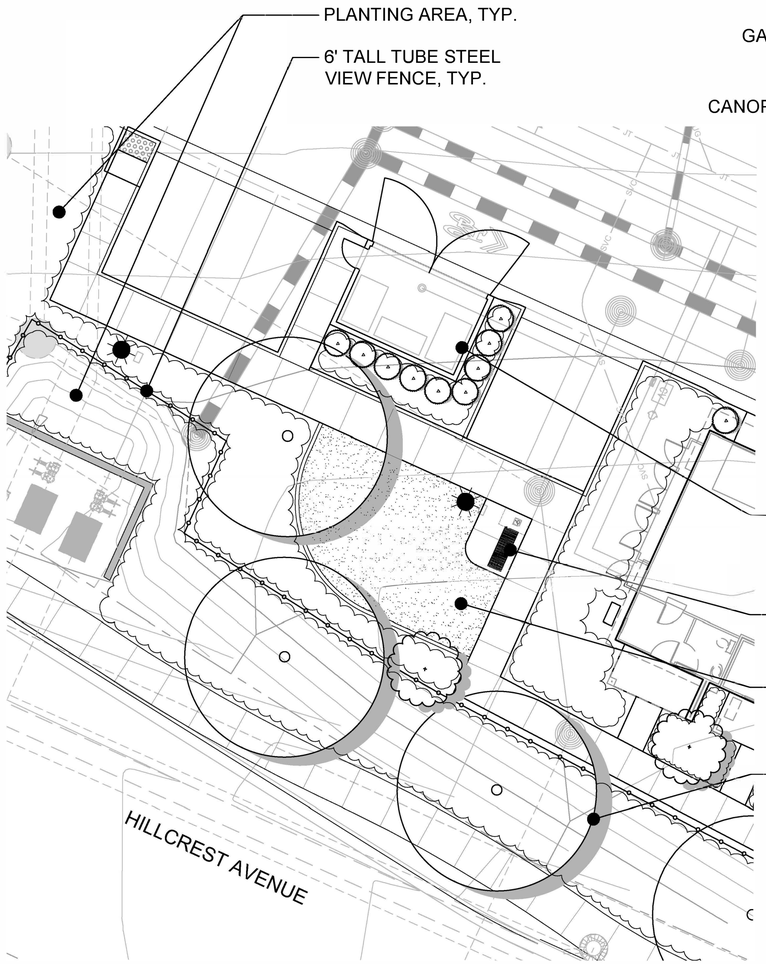
NORTH

L-2

Project No. 00523



NORTHERN COMMON AREA - PARCEL J



PASSIVE PARK

NOTES:

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WILDFLOWER STATION

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ENLARGEMENT - COMMON AREAS
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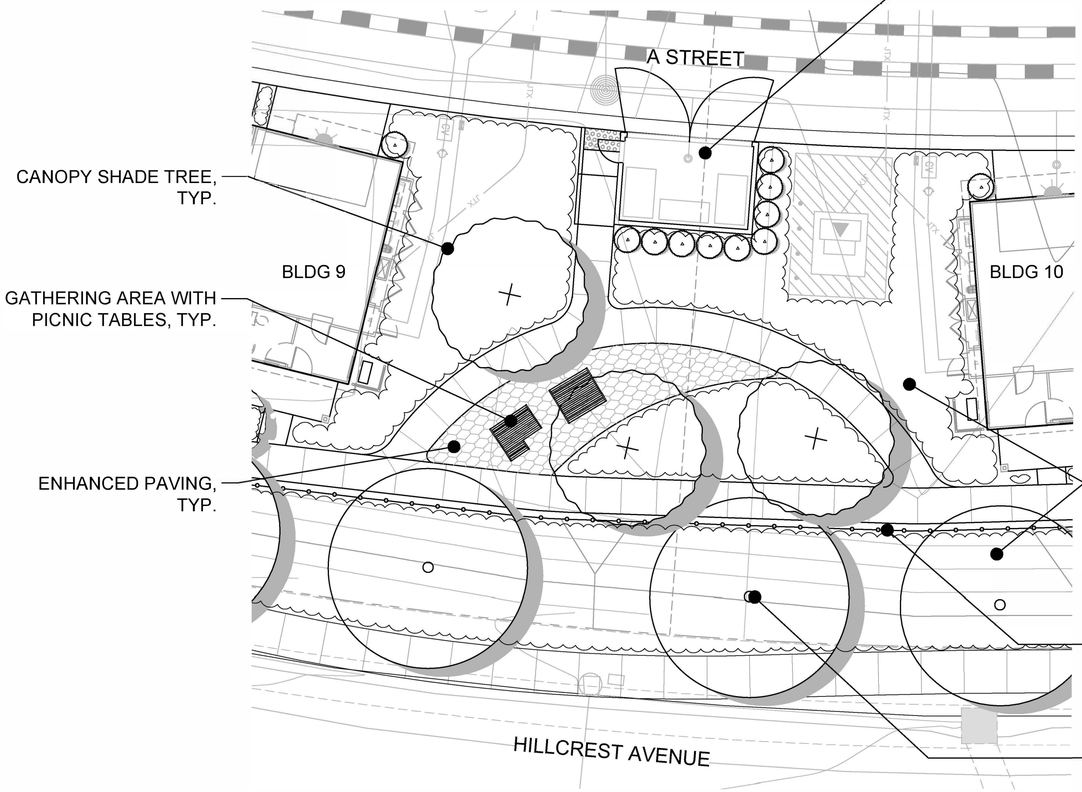
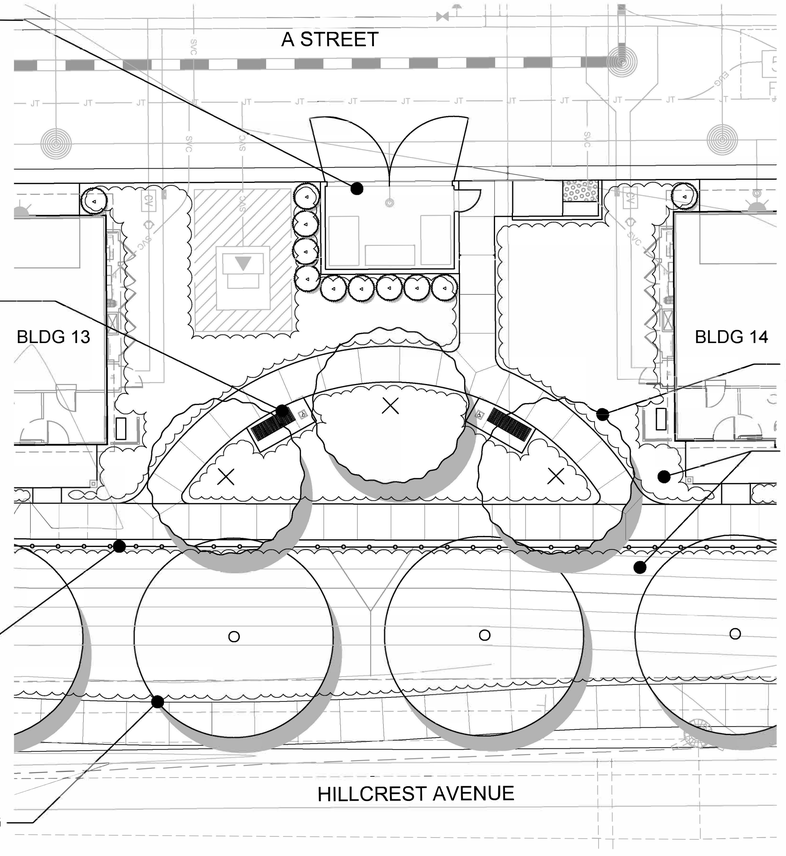
SCALE: 1" = 10'-0" (0', 5', 10', 20') NORTH

L-3

Project No. 00523



COMMON AREA BETWEEN BUILDING 9 & 10



COMMON AREA BETWEEN BUILDING 13 & 14

TRASH ENCLOSURE WITH COLUMNAR SCREENING TREES, TYP.

CANOPY SHADE TREE, TYP.

GATHERING AREA WITH PICNIC TABLES, TYP.

ENHANCED PAVING, TYP.

PLANTING AREA, TYP.

6' TALL TUBE STEEL VIEW FENCE, TYP.

STREET TREE TO MATCH EXISTING ACROSS HILLCREST AVE, TYP.

SEATING, TYP.

CANOPY SHADE TREE, TYP.

PLANTING AREA, TYP.

PROPOSED TREE LEGEND

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WILDFLOWER STATION

Antioch, California

ENLARGEMENT - COMMON AREAS
CONCEPTUAL LANDSCAPE PLAN
FEBRUARY 2024

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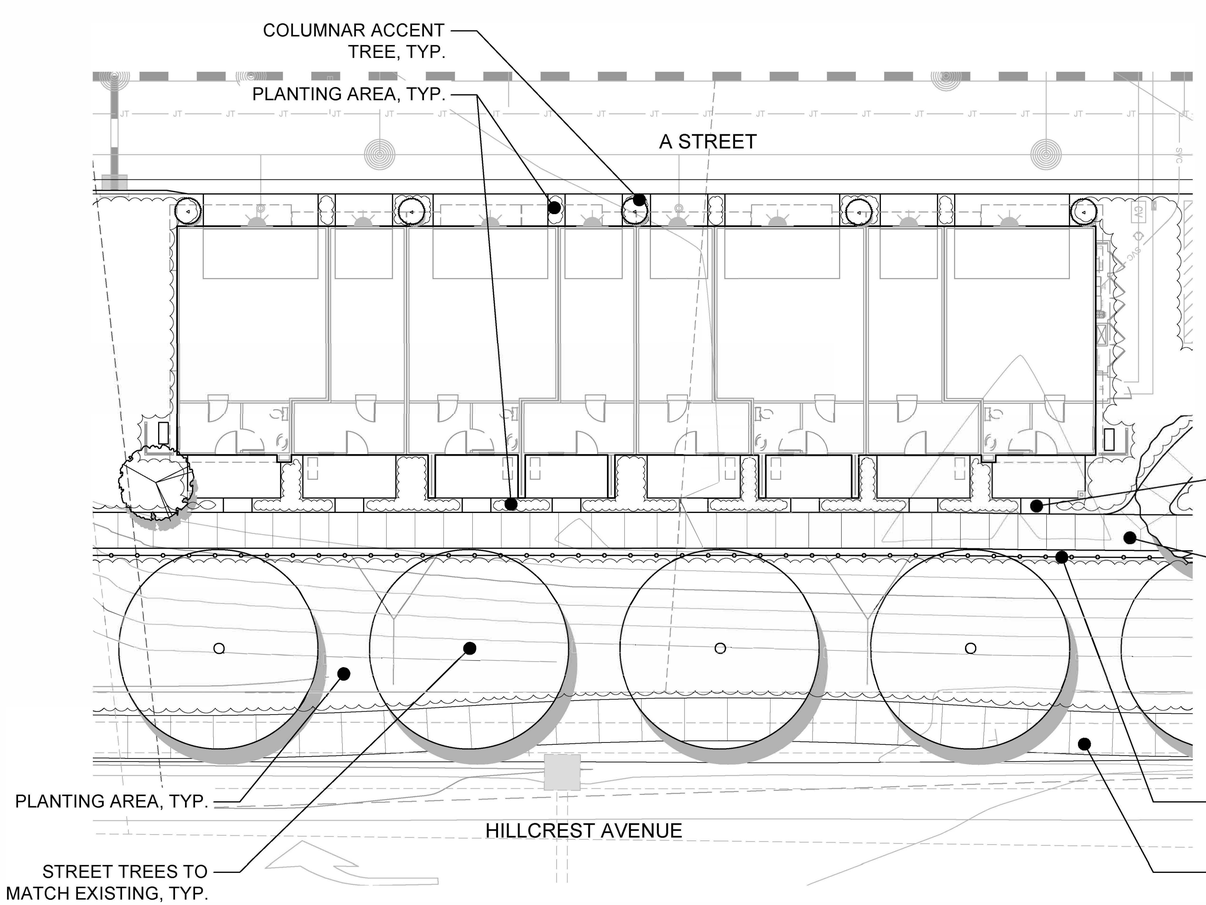
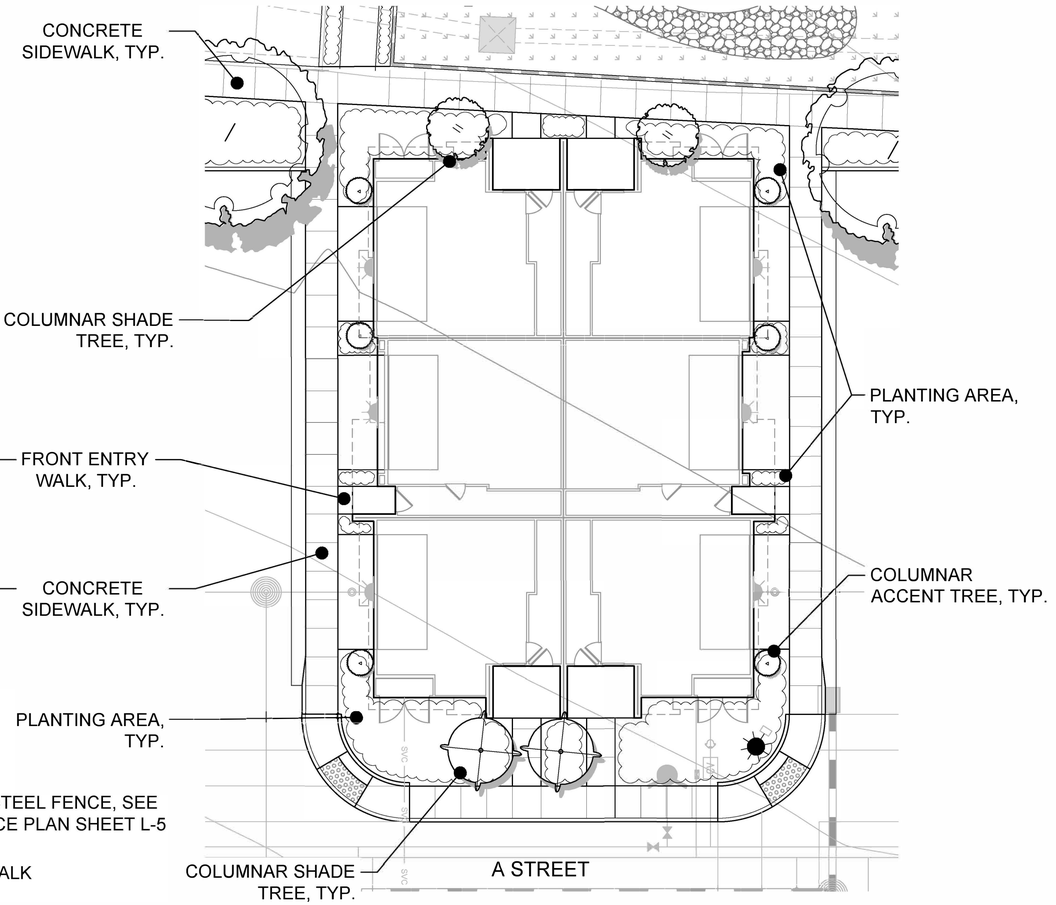
SCALE: 1" = 10'-0"

L-4

Project No. 00523



TYPICAL TOWNHOMES



TYPICAL BACK-TO-BACK

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE
CARPINUS B. 'FRANS FONTAINE'	HORNBEAM
CERCIS OCCIDENTALIS	WESTERN REDBUD
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WILDFLOWER STATION
Antioch, California

ENLARGEMENTS - TOWNHOMES & BACK-TO-BACK
CONCEPTUAL LANDSCAPE PLAN
FEBRUARY 2024

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SCALE: 1" = 10'-0" (0' 5' 10' 20')
NORTH

L-5
Project No. 00523

TUBE STEEL FENCE ON RETAINING WALL

OPTIONAL 6' TALL TUBE STEEL VIEW FENCE, TYP.

OPTIONAL 6' TALL TUBE STEEL VEHICULAR GATES, TYP.

OPTIONAL 6' TALL TUBE STEEL VEHICULAR GATES, TYP.

WILDFLOWER DRIVE

LANDING HEIGHTS PLACE

WILDFLOWER STATION PLACE

WILDFLOWER STATION PLACE

HILLCREST CROSSROADS

PARCEL I

BLDG 1

B STREET

BLDG 2

C STREET

BLDG 3

BLDG 4

D STREET

BLDG 5

PARCEL J

BLDG 6

E STREET

BLDG 7

PARCEL K

F STREET

BLDG 15

G STREET

BLDG 16

H STREET

BLDG 17

BLDG 18

BLDG 19

PARCEL L

BLDG 14

A STREET

BLDG 13

HILLCREST AVENUE

BLDG 12

BLDG 8

BLDG 9

A STREET

BLDG 10

BLDG 11

HILLCREST AVENUE

6' TALL TUBE STEEL PEDESTRIAN GATE, TYP.

6' TALL TUBE STEEL VIEW FENCE, TYP.

6' TUBE STEEL VIEW FENCE

6' TUBE STEEL PEDESTRIAN GATE

6' TUBE STEEL VEHICULAR GATES

TUBE STEEL FENCE ON CMU BLOCK RETAINING WALL.
REFER TO CIVIL ENGINEER'S PLANS FOR WALL HEIGHT.

FENCE LEGEND

6' TALL TUBE STEEL VIEW FENCE

TUBE STEEL FENCE ON RETAINING WALL

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1500 WILLOW PASS COURT
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WILDFLOWER STATION

Antioch, California

OVERALL FENCE PLAN

CONCEPTUAL LANDSCAPE PLAN
FEBRUARY 2024

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VTA

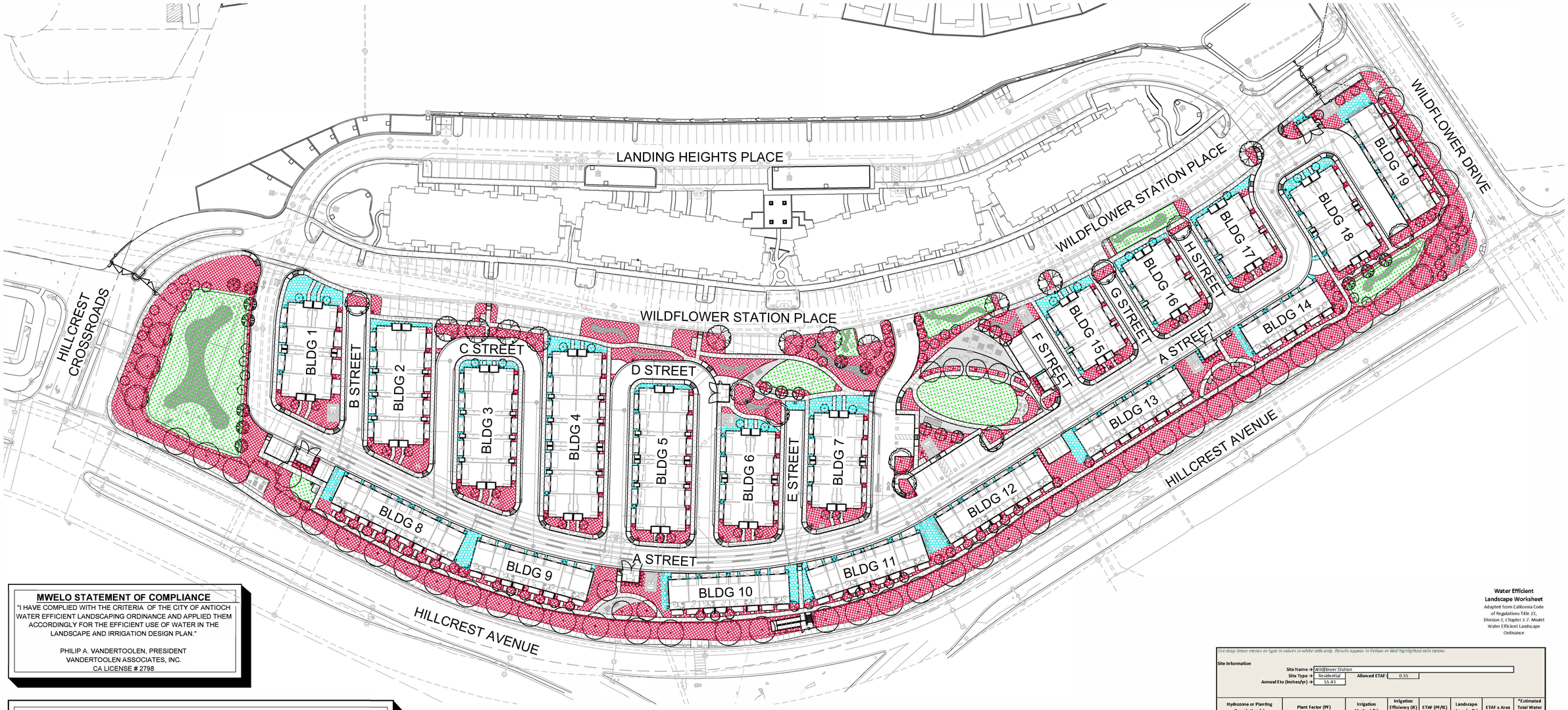
0' 25' 50' 100'

SCALE: 1" = 50'-0"

NORTH

L-6

Project No. 00523



MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES' OR 'TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE PVC 315 FOR DIAMETERS 2" OR LARGER & PVC SCHEDULE 40 FOR DIAMETERS LESS THAN 2". ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- TURF & BIO DETENTION AREAS - MP ROTATOR SPRAY

Water Efficient Landscape Worksheet
Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Site Name → Wildflower Station
Site Type → Residential — Allowed ETAF: 0.55
Annual Eto (inches/yr) → 55.43

Hydrozone or Planting Description (a)	Plant Factor (PF)		Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
Low/Mod. Water Use Shrubs	0.4	Mod./Ave.	Drip	0.81	0.5	95,427	47,124	1,619,507
Low/Mod. Water Use Trees	0.4	Mod./Ave.	Bubbler	0.81	0.5	2,662	1,317	45,263
Turf	0.7	High	Overhead Spray	0.75	0.9	6,821	6,166	211,787
Bioretention	0.4	Mod./Ave.	Overhead Spray	0.75	0.5	20,376	10,867	373,465
					SUBTOTAL →	125,291	65,675	2,257,025
Special Landscape Areas								
1					1		0	0
2					1	0	0	0
3					1	0	0	0
					SUBTOTAL →	0	0	0
					Estimated Total Water Use (ETWU) →			2,257,025
					Maximum Allowed Water Allowance (MAWA) →			2,368,204

(a) Hydrozone #/Planting Description
1.) Front Lawn
2.) low water use planting
3.) medium water use

(b) Irrigation Method
Overhead Spray
Drip
Bubbler

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(*) ETWU (Annual Gallons Required)=
Eto x 0.62 x ETAF x Area where
0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

(**) MAWA (Annual Gallons Allowed)=
(Eto) x (0.62) x [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas
Total ETAF x Area 65,675
Total Area 125,291
Average ETAF 0.52

All Landscape Areas
Total ETAF x Area 65,675
Total Area 125,291
Sitewide ETAF 0.52

Notes:
Average ETAF (ET adjustment Factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

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WILDFLOWER STATION
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HYDROZONE PLAN
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FEBRUARY 2024

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0' 25' 50' 100'
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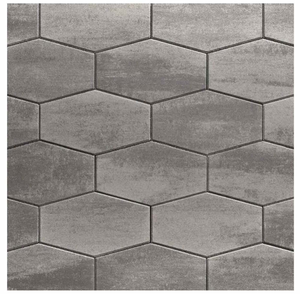
NORTH

L-7
Project No. 00523

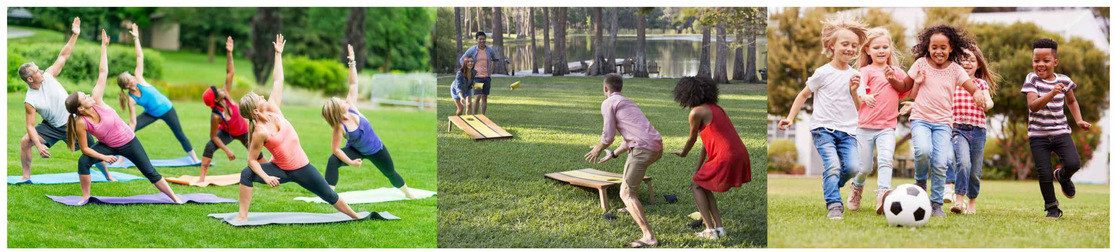


A DECORATIVE PAVING

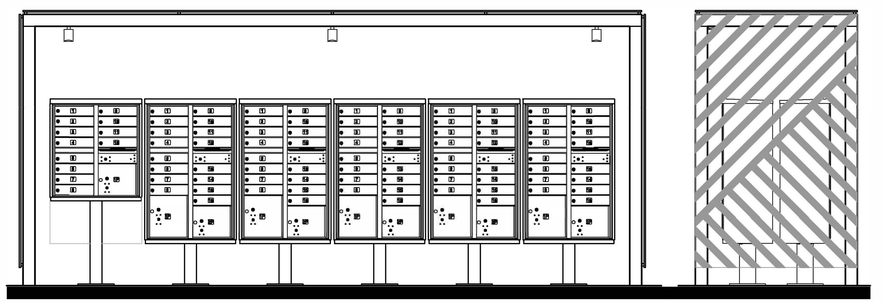
B SHADE TRELLIS

C CHILDREN'S PLAY AREA

NOTE: NO CLIMBING STRUCTURES



D MULTIPURPOSE TURF AREA



FRONT/BACK ELEVATION

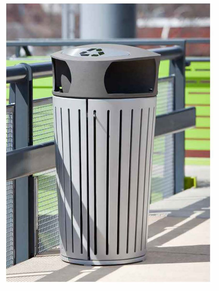
SIDE ELEVATION

E CLUSTER MAILBOX

F BIKE RACK

G SEATING

H PICNIC TABLE



I TRASH & RECYCLING RECEPTACLE

NOTE: THE PROPOSED SITE AMENITY DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.

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(925)685-0110

WILDFLOWER STATION
Antioch, California

HARDSCAPE AND SITE FURNISHINGS IMAGERY
CONCEPTUAL PHASE
FEBRUARY 2024

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com

L-8
Project No. 00523

TREES

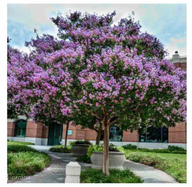

ACER R. 'ARMSTRONG'


CARPINUS B. 'FRANS FONTAINE'


CERCIS OCCIDENTALIS


CORNUS KOUSA 'SATOMI'


GINKGO B. 'AUTUMN GOLD'


LAGERSTROEMIA I. 'MUSKOGEE'


LAURUS 'SARATOGA'


PISTACIA C. 'KEITH DAVEY'


PLATANUS A. 'COLUMBIA'


PRUNUS C. 'KRAUTER VESUVIUS'


QUERCUS ILEX


ZELKOVA S. 'MUSASHINO'

SHRUBS


CALLISTEMON V. 'LITTLE JOHN'


CISTUS SPP.


DIETES SPP.


DODONAEA V. 'PURPUREA'


GALVEZIA S. 'FIRECRACKER'


LOROPETALUM C. 'RAZZLEBERRI'


NANDINA DOMESTICA


PHORMIUM SPP.

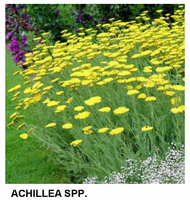

PITTOSPORUM TOBIRA


RHAPHIOLEPIS INDICA


SALVIA SPP.


TEUCRIUM F. 'COMPACTUM'

ACCENT SHRUBS & GROUNDCOVERS

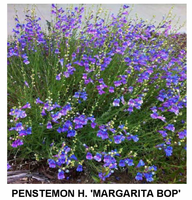

ACHILLEA SPP.


ANIGOZANTHOS 'KANGA RED'


ERIGERON KARVINSKIANUS


LIRIOPE SPICATA


MYOPORUM PARVIFOLIUM


PENSTEMON H. 'MARGARITA BOP'

GRASSES/BIORETENTION

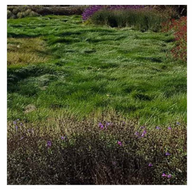

BOUTELOUA G. 'BLONDE AMBITION'


CALAMAGROSTIS X A. 'KARL FOERSTER'


CHONDROPETALUM TECTORUM


ELYMUS C. 'CANYON PRINCE'


MUHLENBERGIA RIGENS

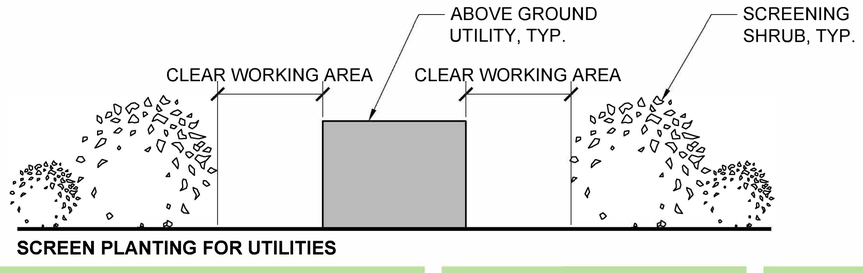

BIORETENTION SOD

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	H X W
	TREES (TIER 3)					
	ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE	M	A	24" BOX	45' X 15'
	CARPINUS B. 'FRANS FONTAINE'	HORNBEAM	M	A	15 GAL	35' X 12'
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	N	15 GAL	15' X 15'
	CORNUS KOUSA 'SATOMI'	DOGWOOD	M	A	15 GAL	20' X 15'
	GINKGO B. 'AUTUMN GOLD'	MAIDENHAIR TREE	L	A	15 GAL	30' X 30'
	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	L	A	24" BOX	20' X 12'
	LAURUS 'SARATOGA'	SARATOGA SWEET BAY	L	A	15 GAL	30' X 25'
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	L	A	24" BOX	50' X 50'
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	M	A	24" BOX	75' X 35'
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	M	A	15 GAL	10' X 3'
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	M	A	15 GAL	18' X 12'
	QUERCUS ILEX	HOLLY OAK	L	A	24" BOX	50' X 50'
	ZELKOVA S. 'MUSASHINO'	SAWLEAF ZELKOVA	M	A	15 GAL	40' X 15'
	SHRUBS (TIER 2)					
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' X 3'
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' X 4'
	DIETES SPP.	FORTNIGHT LILY	L	A	5 GAL	3' X 3'
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	L	A	5 GAL	12' X 10'
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	L	N	5 GAL	2' X 3'
	GREVILLEA X 'NOELLI'	GREVILLEA	L	A	5 GAL	4' X 4'
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	L	A	5 GAL	9' X 5'
	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER	M	A	5 GAL	5' X 4'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	A	5 GAL	6' X 3'
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' X 3'
	PITTOSPORUM TOBIRA	TOBIRA	L	A	5 GAL	5' X 5'
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	L	N	5 GAL	6' X 6'
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	M	A	5 GAL	4' X 4'
	SALVIA SPP.	SAGE	L	A	5 GAL	3' X 3'
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	5 GAL	4' X 4'
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	L	A	5 GAL	2' X 2'
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	L	A	5 GAL	2' X 3'
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	L	A	5 GAL	5' X 8'
	ACCENT SHRUBS & GROUNDCOVERS (TIER 1)					
	ACHILLEA SPP.	YARROW	L	N	5 GAL	24" X 24"
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	L	A	5 GAL	24" X 24"
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	5 GAL	12" X 36"
	LIRIOPE SPICATA	CREEPING LILY TURF	M	A	5 GAL	12" X 12"
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	5 GAL	12" X 96"
	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	L	A	5 GAL	12" X 24"
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	L	N	5 GAL	24" X 24"
	SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	L	A	5 GAL	6" X 48"
	GRASSES (TIER 1)					
	BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	L	N	5 GAL	2' X 2'
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	L	A	5 GAL	3' X 2'
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L	A	5 GAL	3' X 3'
	FESTUCA MAIREI	ATLAS FESCUE	L	A	5 GAL	2' X 3'
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	L	A	5 GAL	2' X 3'
	BIORETENTION (TIER 1)					
	CAREX TUMULICOLA	BERKELEY SEDGE	I	N	5 GAL	1' X 2'
	ELYMUS C. 'CANYON PRINCE'	WILD RYE GRASS	L	N	5 GAL	2' X 3'
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L	N	5 GAL	2' X 2'
	MUHLENBERGIA RIGENS	DEER GRASS	L	N	5 GAL	4' X 4'
	BIOFILTRATION SOD	AVAILABLE AT DELTA BLUEGRASS (800) 637-8873	L	N	SOD	N/A
	TURF (TIER 1)					
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD	N/A

NOTES:

1. LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-7 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS.
2. LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.
3. NOT ALL PLANT MATERIAL MAY BE AVAILABLE IN 5 GALLON CONTAINER SIZE. IF PROPOSED PLANT IS UNAVAILABLE IN 5 GALLON CONTAINER SIZE, 1 GALLON, 2 GALLON, OR 3 GALLON SUBSTITUTION MAY BE ACCEPTED. ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER.



SCREEN PLANTING FOR UTILITIES

DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

WILDFLOWER STATION
Antioch, California

PLANT IMAGERY AND PROPOSED PLANT PALETTE
CONCEPTUAL PHASE
FEBRUARY 2024

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L-9
Project No. 00523

WILDFLOWER TOWNHOMES

ANTIOCH, CA | FEBRUARY 2, 2024

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

COVER SHEET
A000

DeNova Homes
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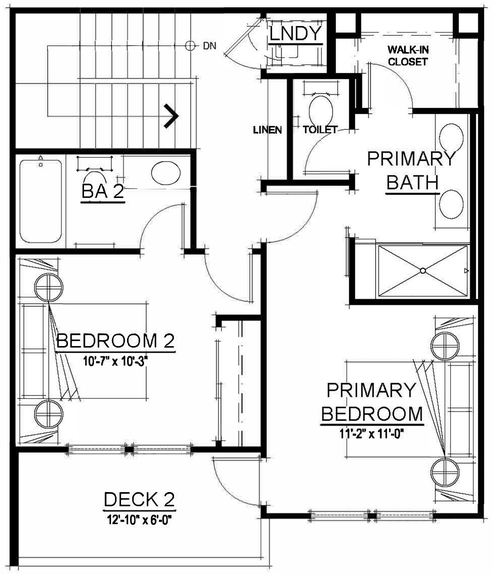
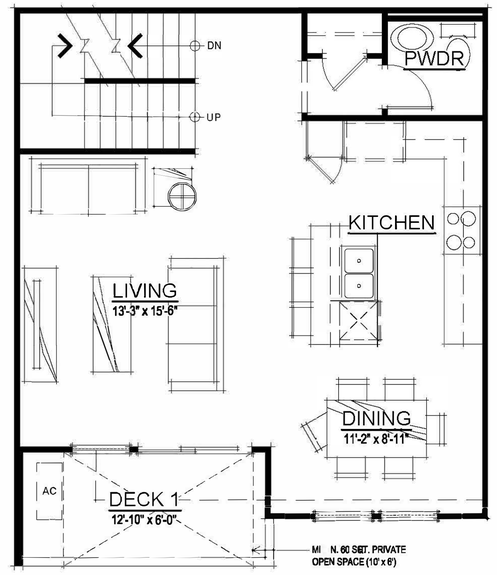
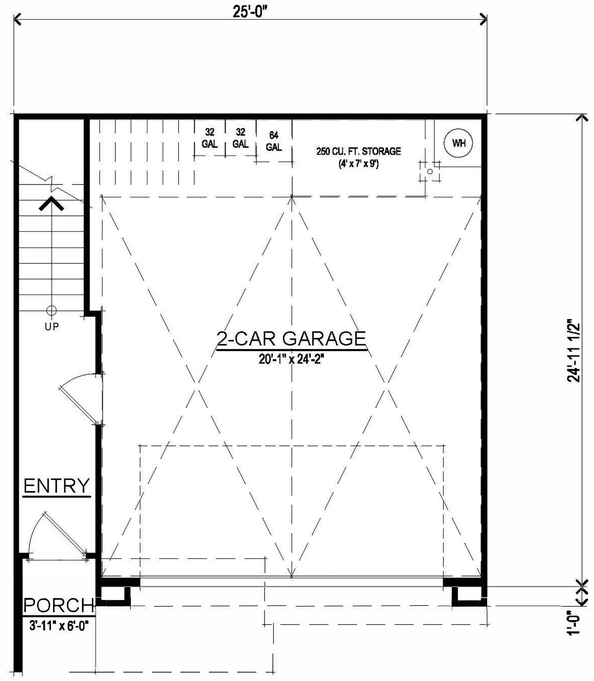


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	103 SQ. FT.
SECOND FLOOR	631 SQ. FT.
THIRD FLOOR	559 SQ. FT.
TOTAL LIVING	1293 SQ. FT.
2-CAR GARAGE	517 SQ. FT.
DECK 1	81 SQ. FT.
DECK 2	81 SQ. FT.

BACK TO BACK TOWNHOMES

307.071 **Wildflower Townhomes**
Antioch, CA
February 02, 2024

0 1' 2' 3' 4' 8'

UNIT BB1 FLOOR PLANS
A001

DeNova Homes
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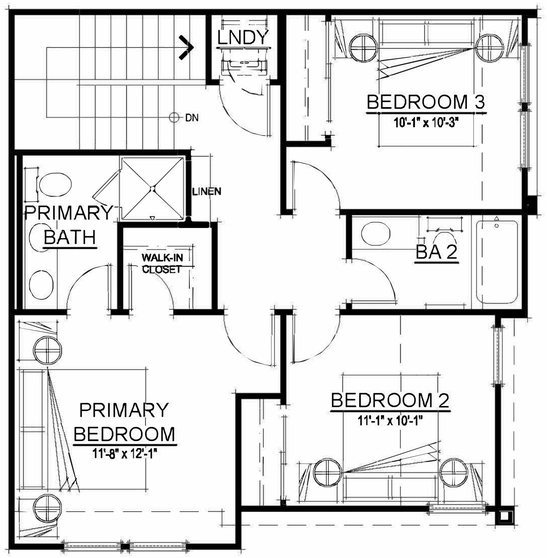
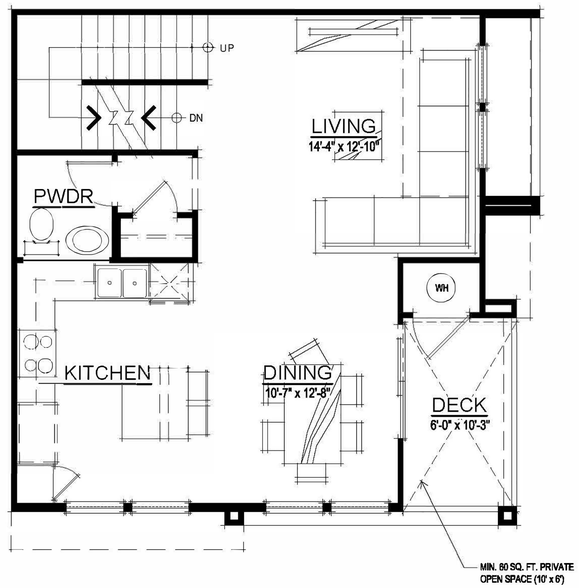
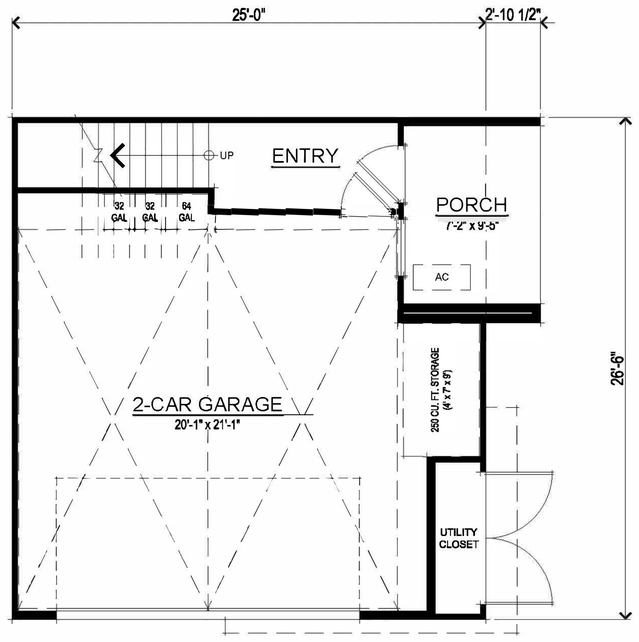


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	95 SQ. FT.
SECOND FLOOR	620 SQ. FT.
THIRD FLOOR	666 SQ. FT.
TOTAL LIVING	1381 SQ. FT.
2-CAR GARAGE	502 SQ. FT.
DECK	61 SQ. FT.

BACK TO BACK TOWNHOMES

0 1' 2' 3' 4' 8'

UNIT BB2 FLOOR PLANS

A002

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

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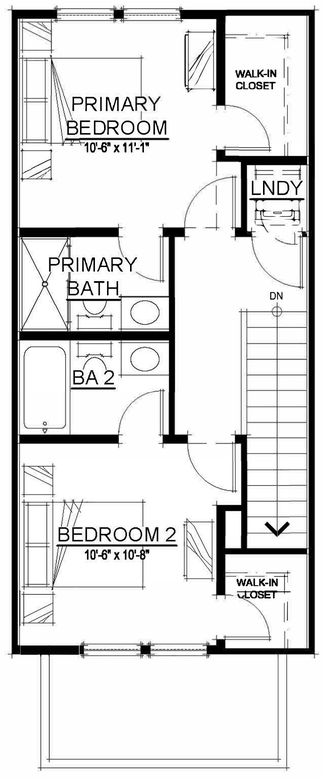
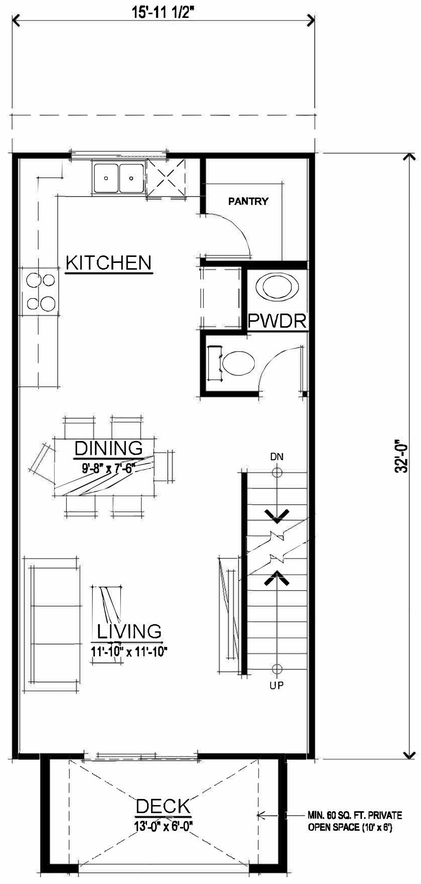
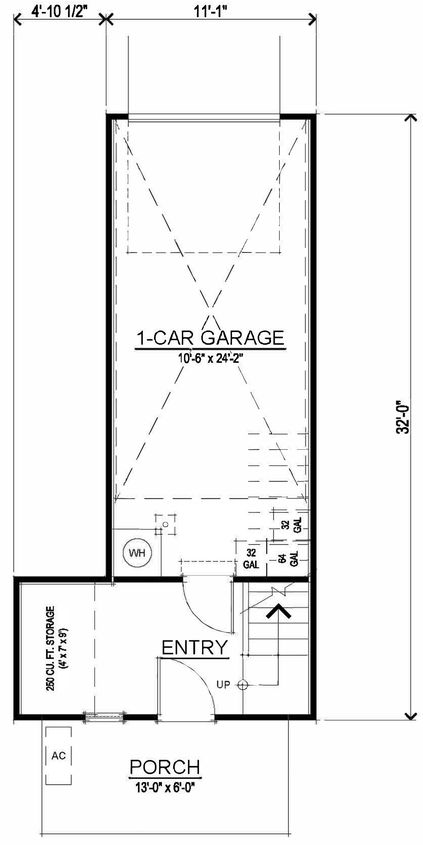


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN
w/ 1-CAR GARAGE

SQUARE FOOTAGES	
FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	513 SQ. FT.
THIRD FLOOR	500 SQ. FT.
TOTAL LIVING	1135 SQ. FT.
DECK	78 SQ. FT.

GARAGE SQUARE FOOTAGES	
1-CAR GARAGE	273 SQ. FT.

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

0 1' 2' 3' 4' 8'

UNIT RT1 FLOOR PLANS
A003

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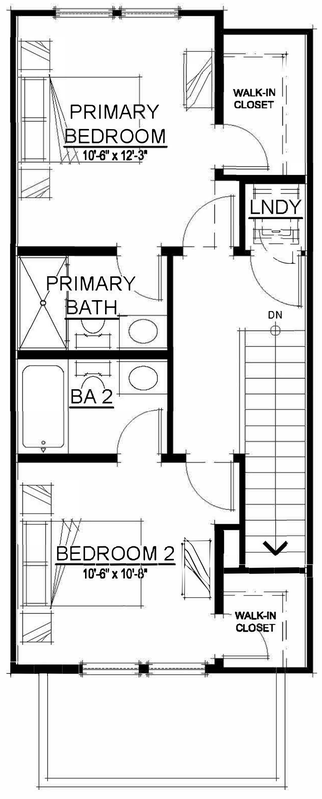
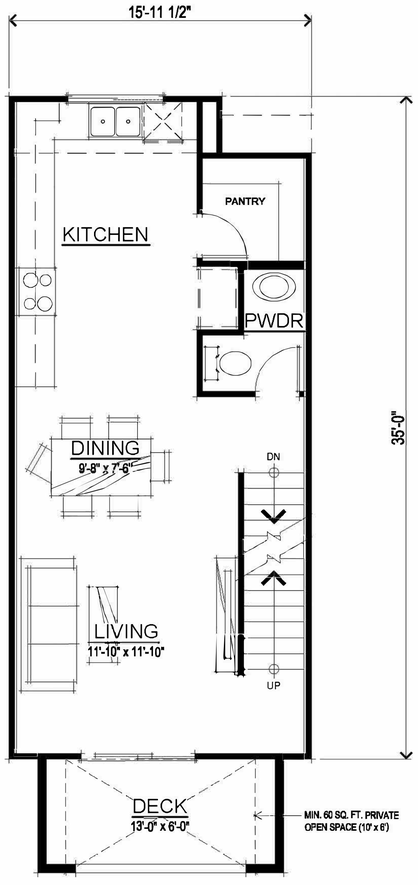
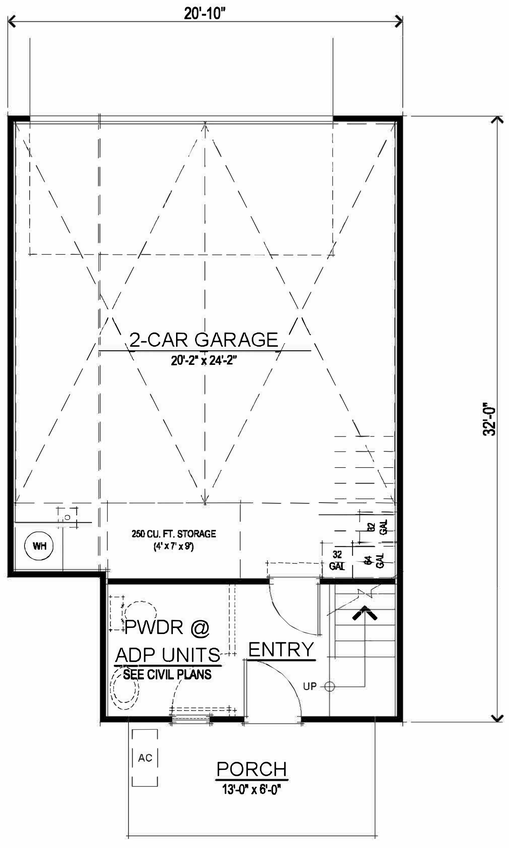


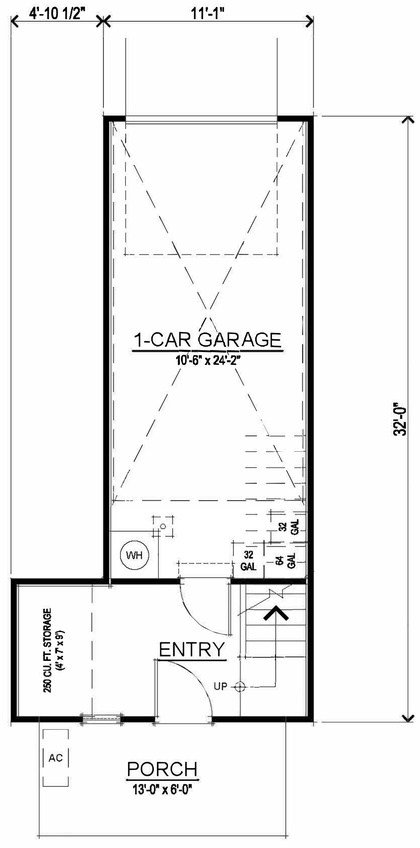
THIRD FLOOR PLAN



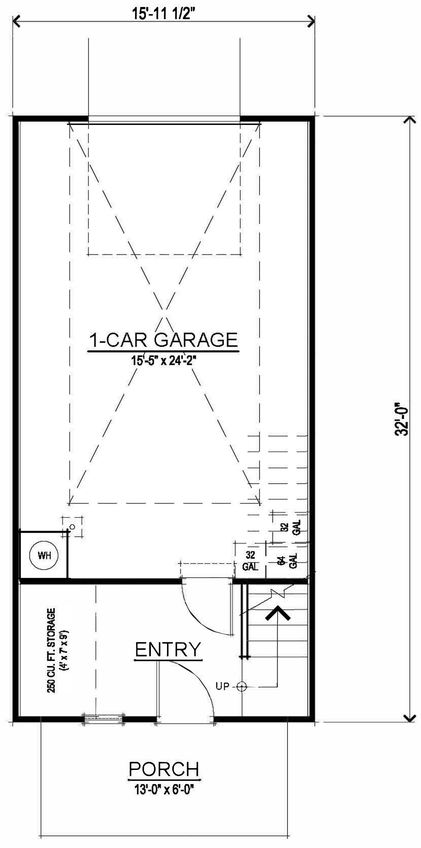
SECOND FLOOR PLAN



FIRST FLOOR PLAN
w/ 2-CAR GARAGE



FIRST FLOOR PLAN
w/ 1-CAR GARAGE



FIRST FLOOR PLAN
w/ 1-CAR PLUS GARAGE

SQUARE FOOTAGES		GARAGE SQUARE FOOTAGES	
FIRST FLOOR	122 SQ. FT.	1-CAR PLUS GARAGE	392 SQ. FT.
SECOND FLOOR	544 SQ. FT.	1-CAR GARAGE	273 SQ. FT.
THIRD FLOOR	512 SQ. FT.	2-CAR GARAGE	511 SQ. FT.
TOTAL LIVING	1178 SQ. FT.		
DECK	78 SQ. FT.		

0 1' 2' 3' 4' 8'

307.071 **Wildflower Townhomes**
Antioch, CA
February 02, 2024

ROW TOWNHOMES

UNIT RT2 FLOOR PLANS
A004

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
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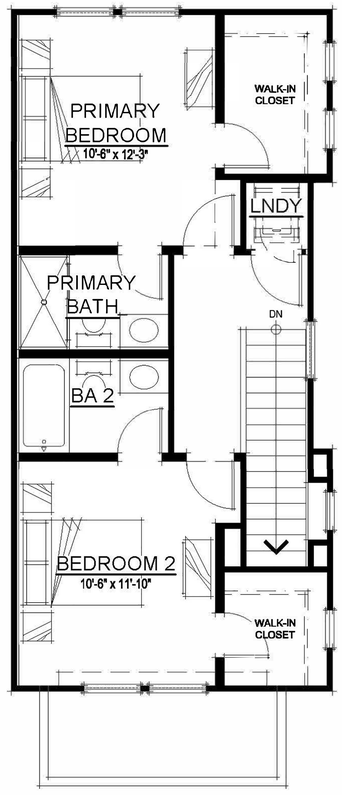
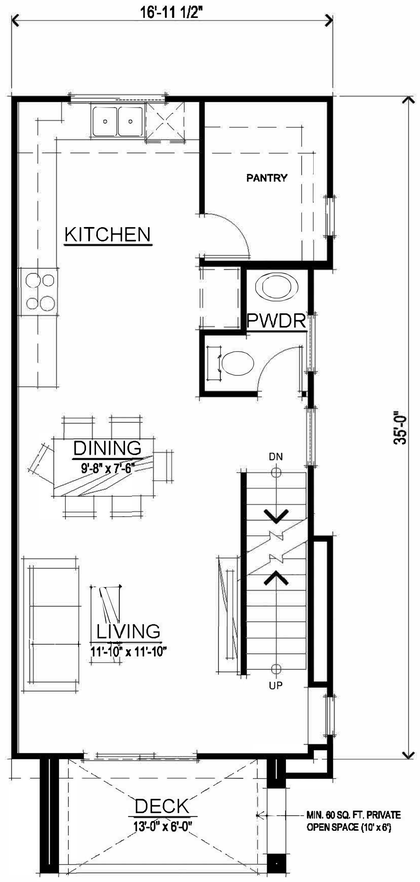
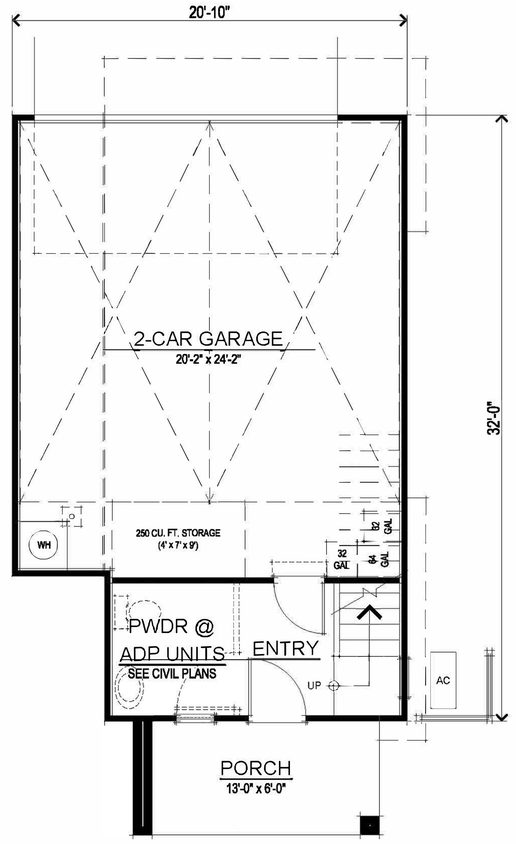


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES		GARAGE SQUARE FOOTAGES	
FIRST FLOOR	122 SQ. FT.	1-CAR PLUS GARAGE	392 SQ. FT.
SECOND FLOOR	569 SQ. FT.	2-CAR GARAGE	511 SQ. FT.
THIRD FLOOR	547 SQ. FT.		
TOTAL LIVING	1238 SQ. FT.		
DECK	78 SQ. FT.		

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

0 1' 2' 3' 4' 8'

UNIT RT3 FLOOR PLANS
A005

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1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

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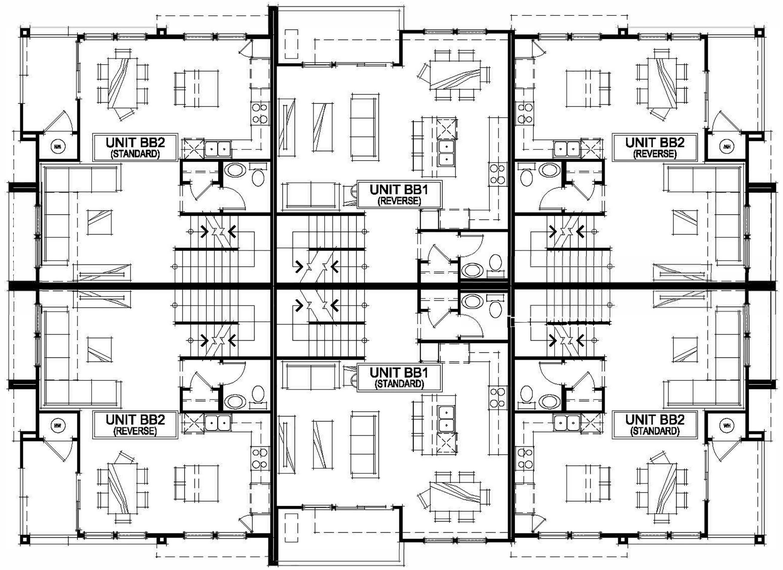
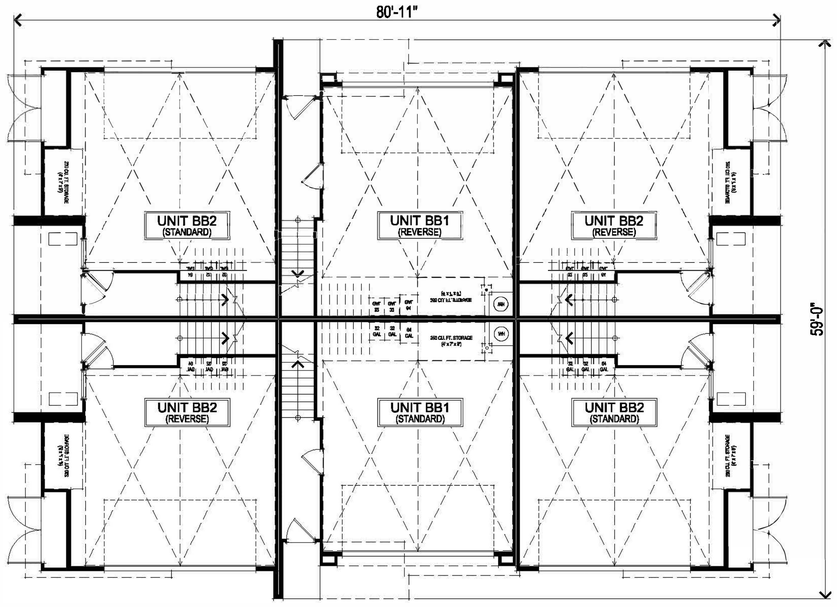


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

6 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
A006

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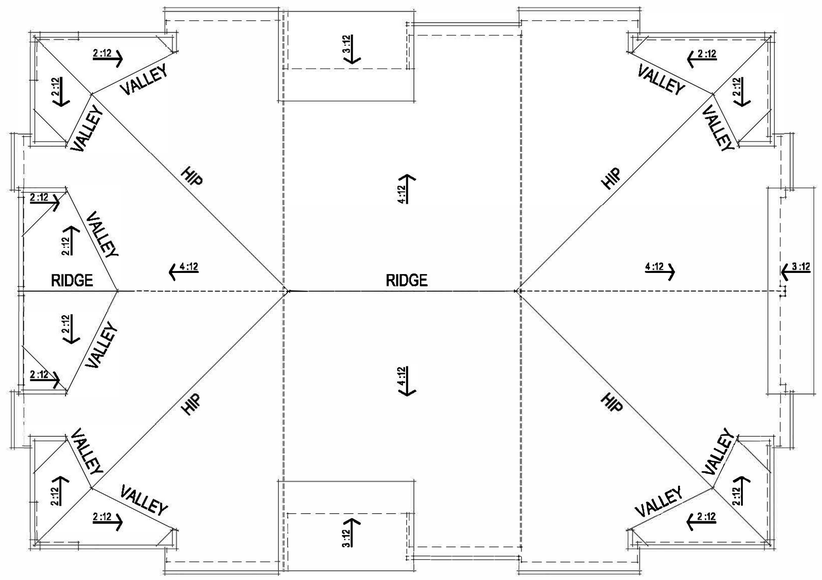
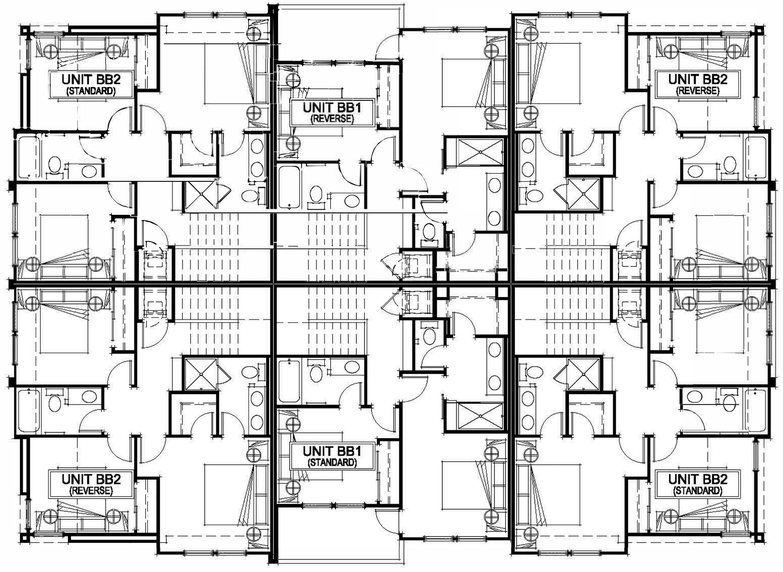


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

6 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
A007

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
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LIGHTING PER
PHOTOMETRICS

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

COMP. SHINGLE
ROOFING

STUCCO FINISH

HARDI LAP SIDING

STUCCO FINISH

FRONT ELEVATION

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

6 UNIT B2B BLDG ELEVATIONS
A008

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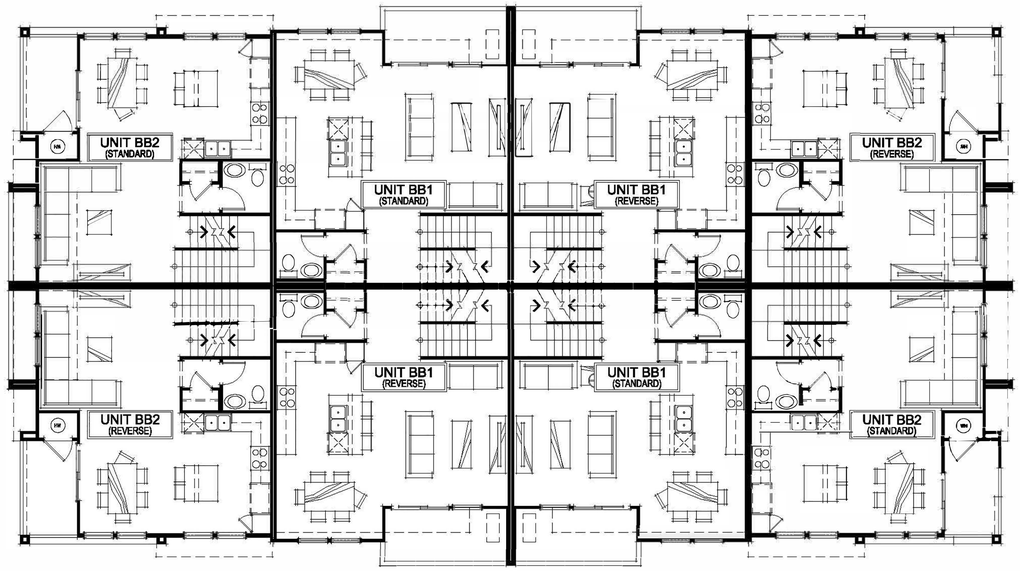
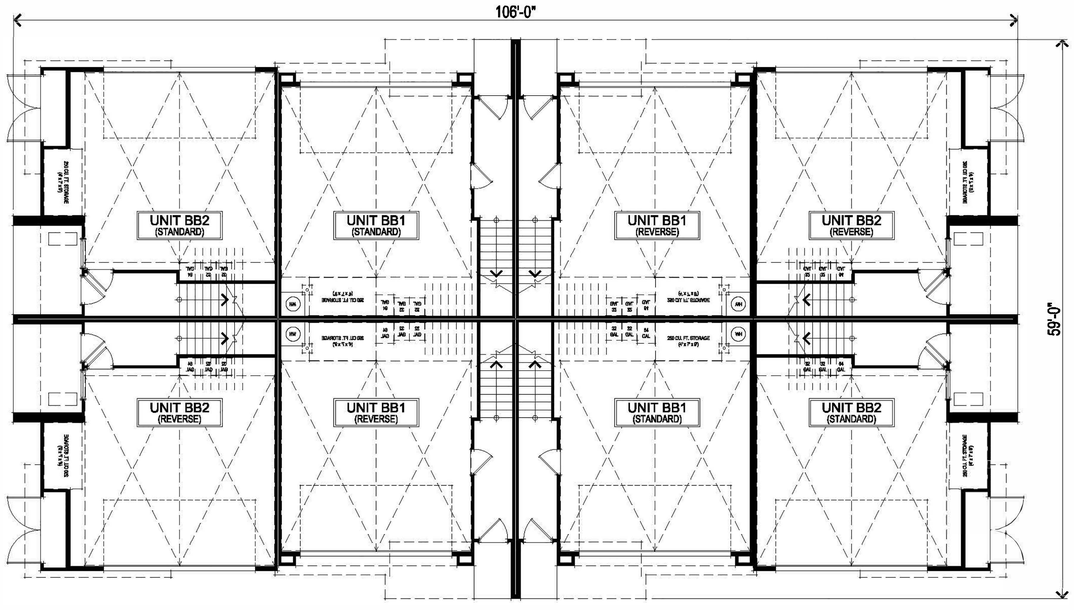


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

8 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
A009

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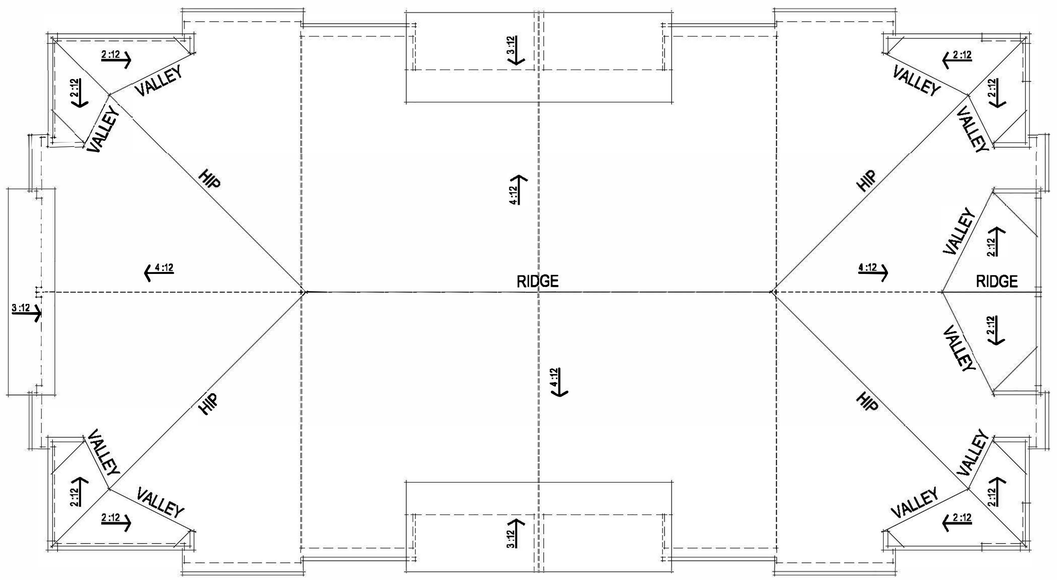
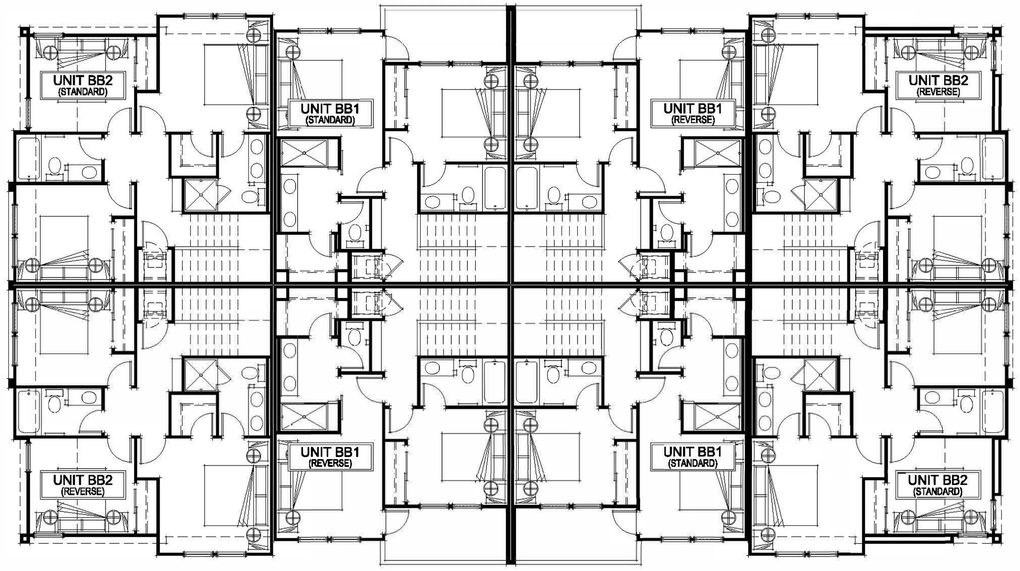


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

8 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
A010

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REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

8 UNIT B2B BLDG ELEVATIONS
A011

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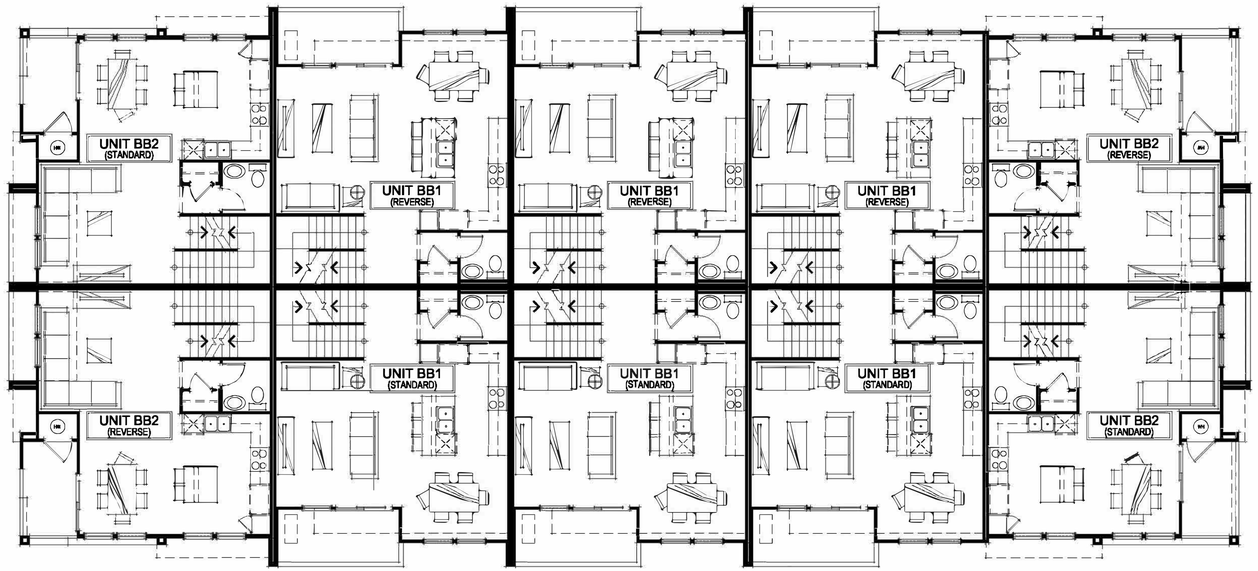
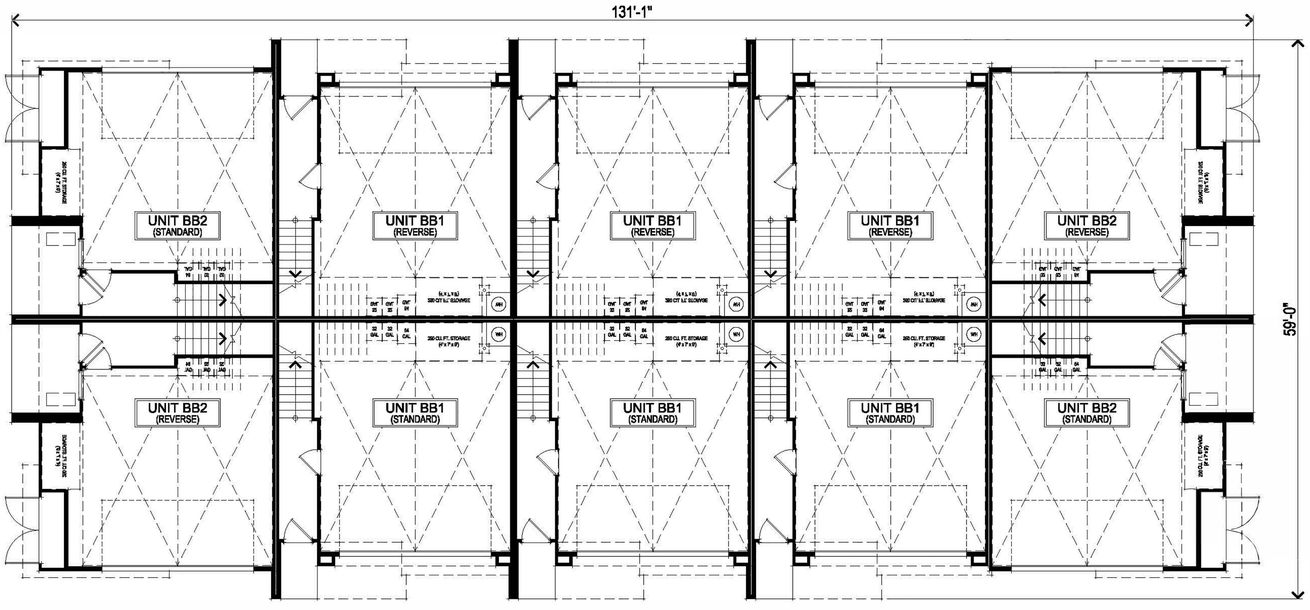


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

10 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
A012

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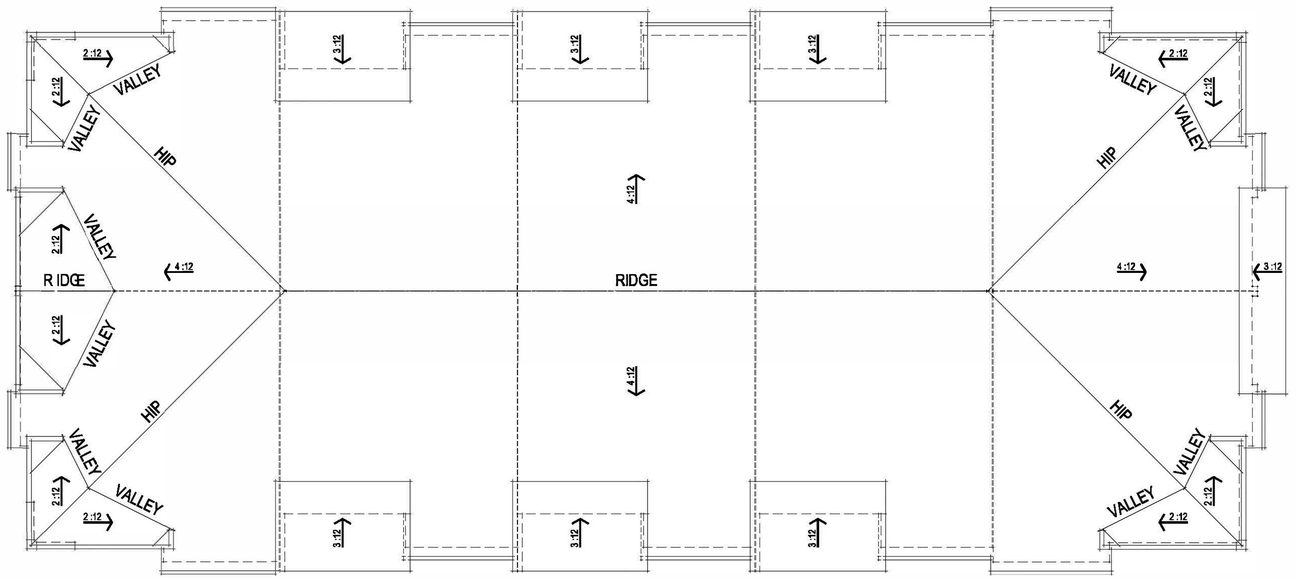
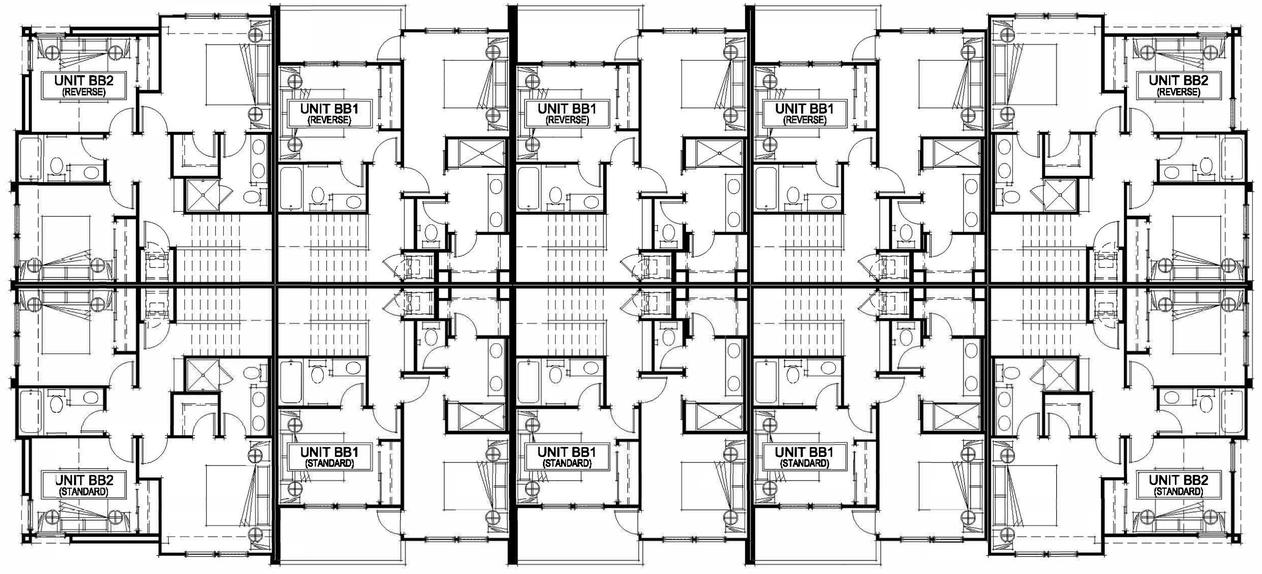


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

10 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
A013

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LIGHTING PER PHOTOMETRICS

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

COMP. SHINGLE ROOFING

STUCCO FINISH

HARDI LAP SIDING

STUCCO FINISH

FRONT ELEVATION

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

10 UNIT B2B BLDG ELEVATIONS
A014

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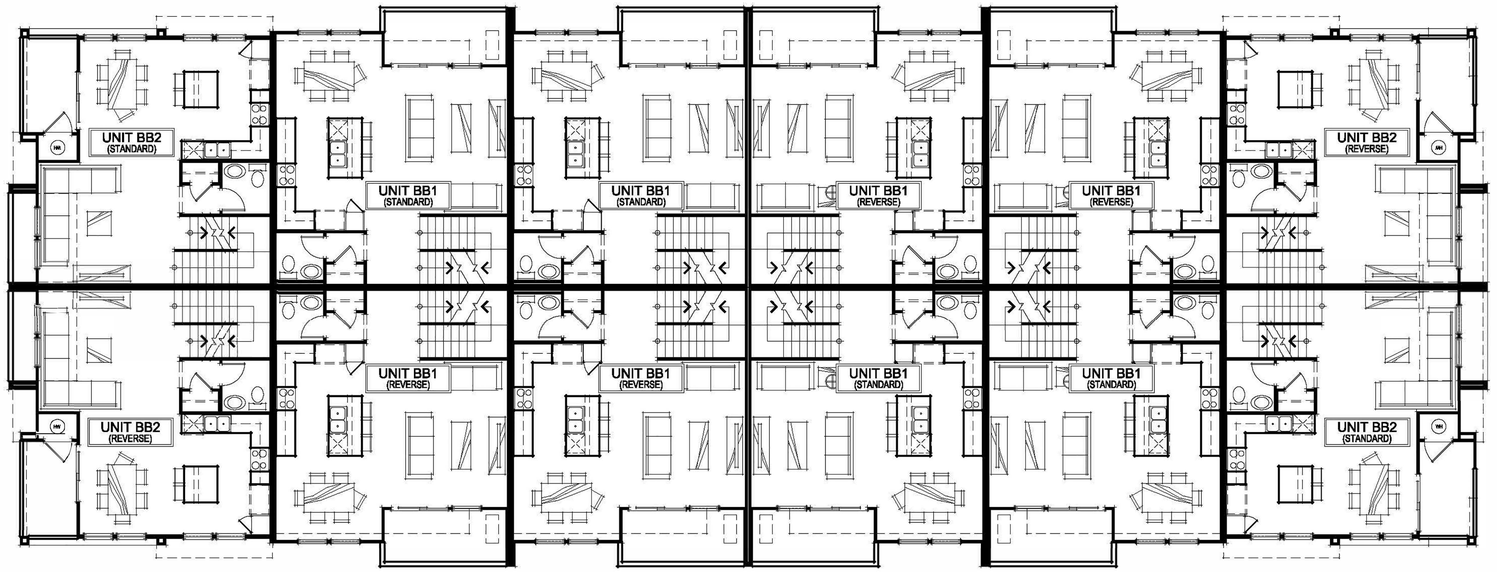
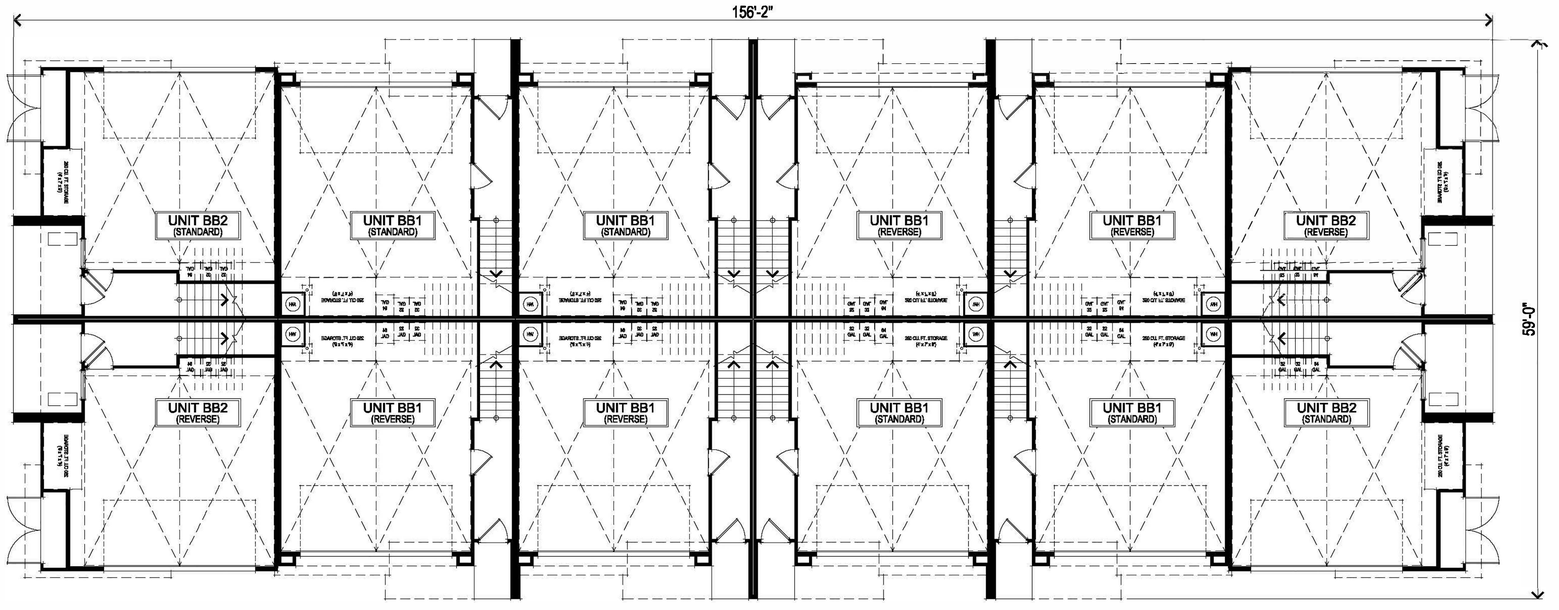


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

12 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
A015

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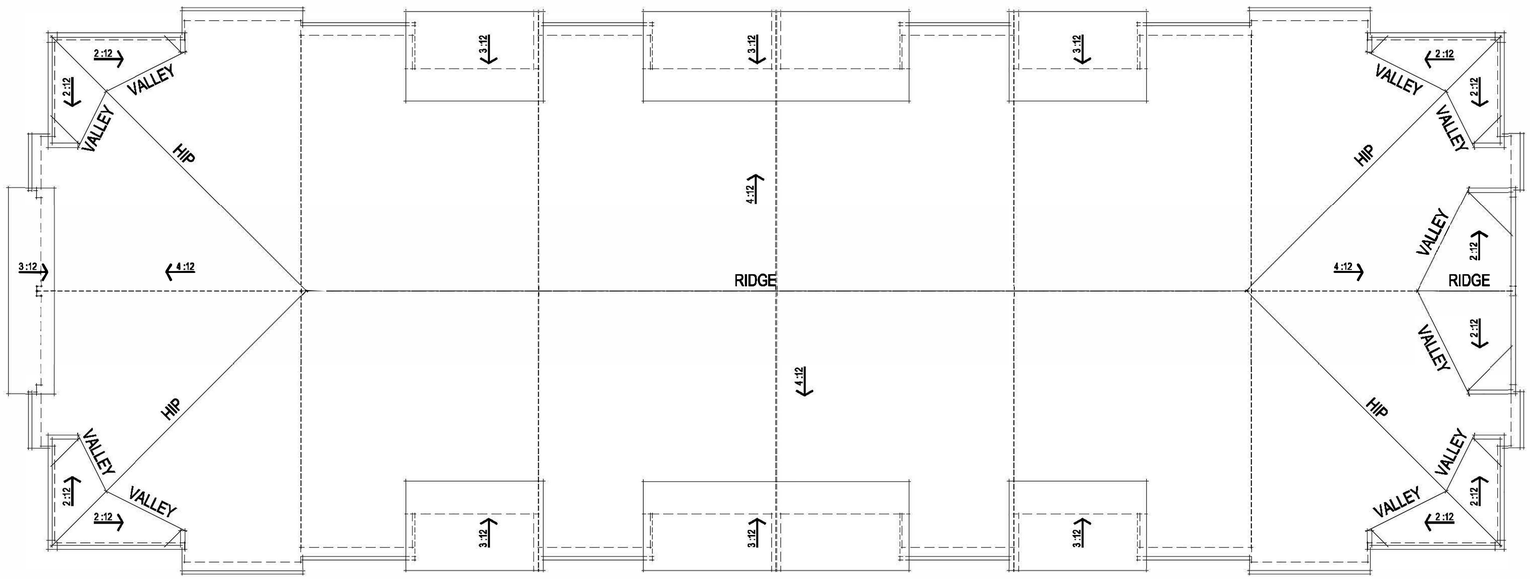
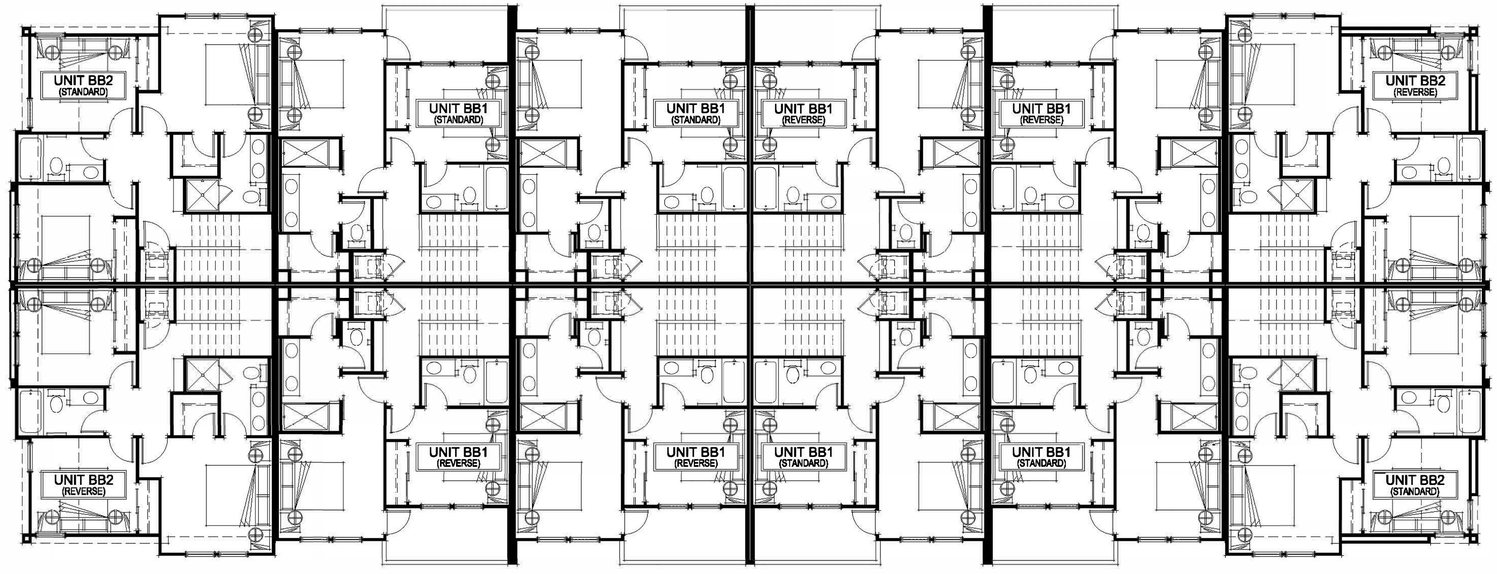


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

12 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
A016

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REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

12 UNIT B2B BLDG ELEVATIONS
A017

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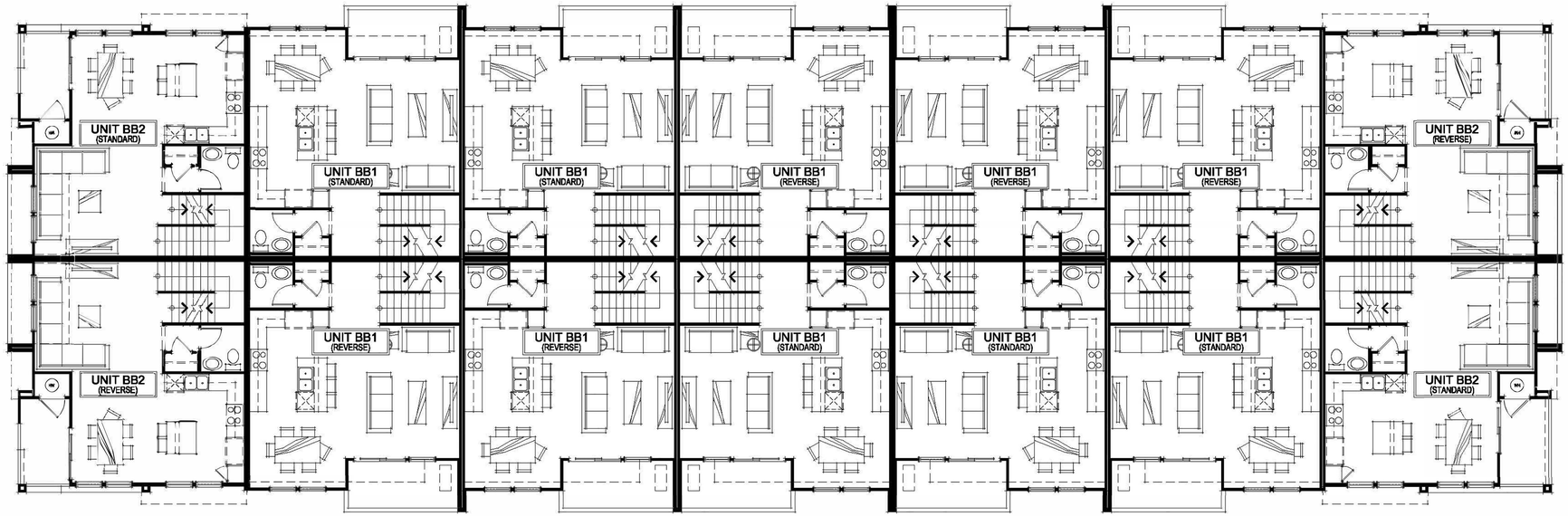
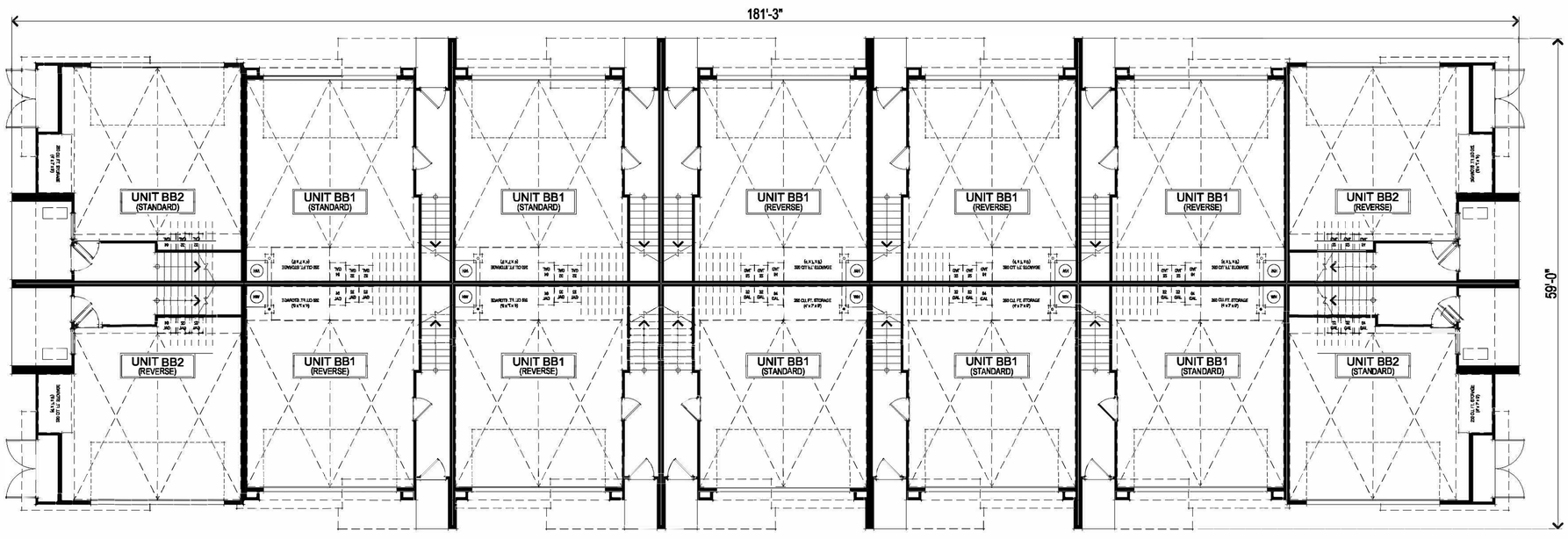


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

14 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
A018

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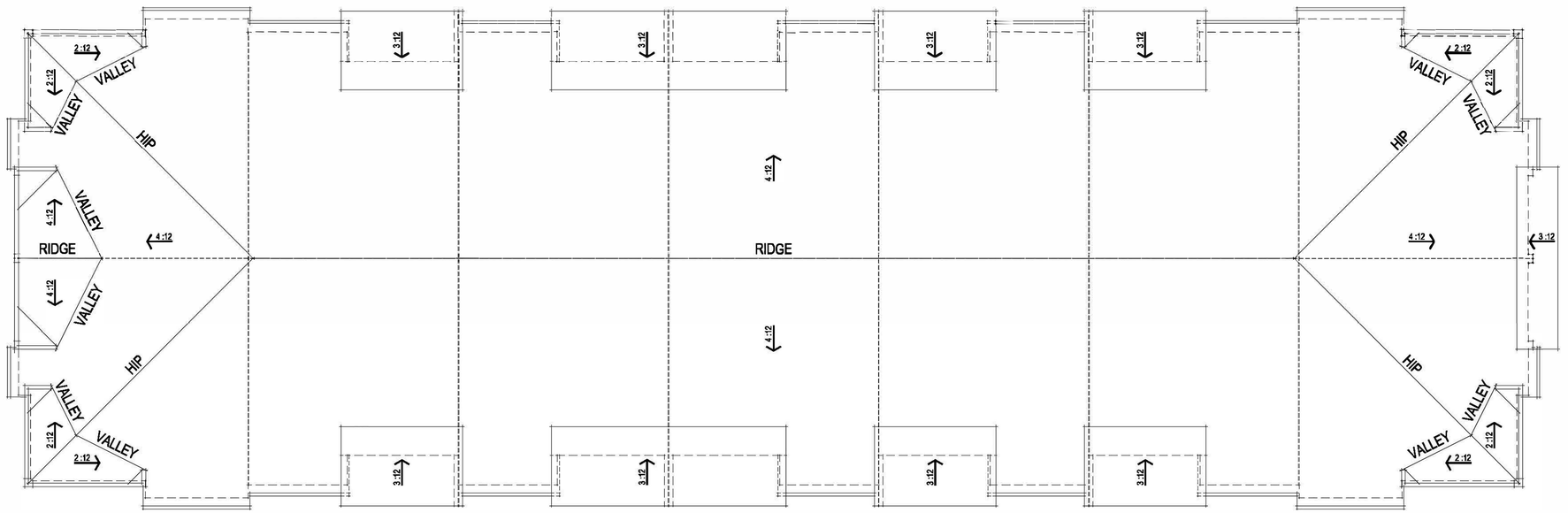
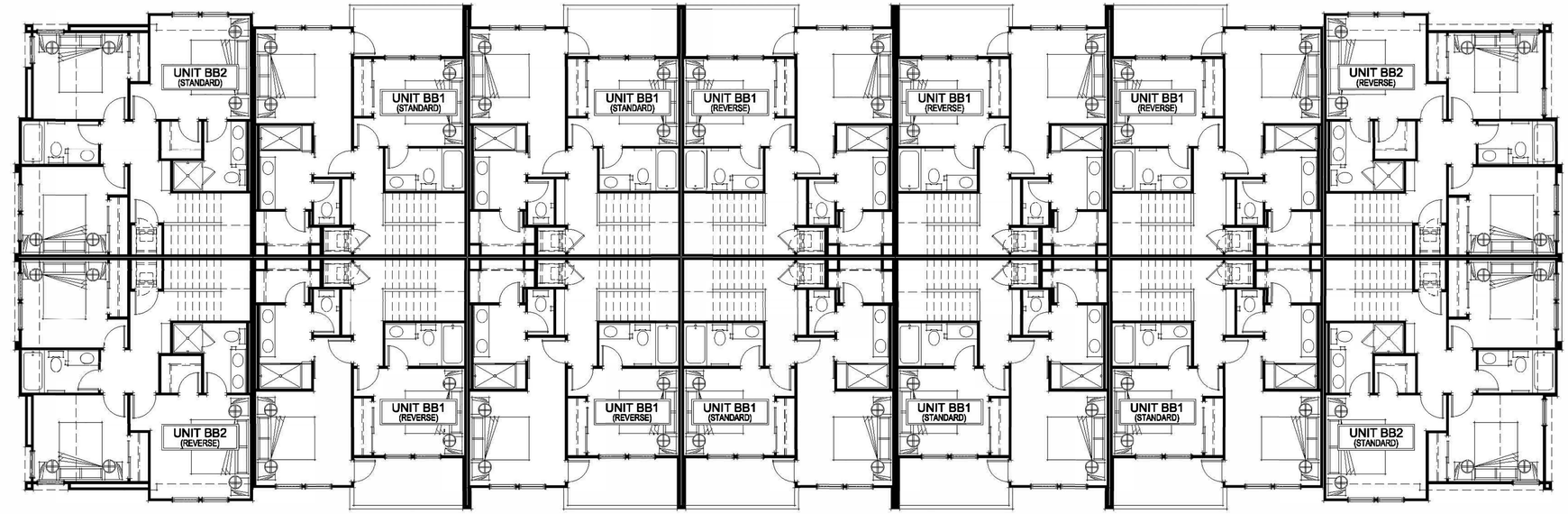


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

14 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
A019

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REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

14 UNIT B2B BLDG ELEVATIONS
A020

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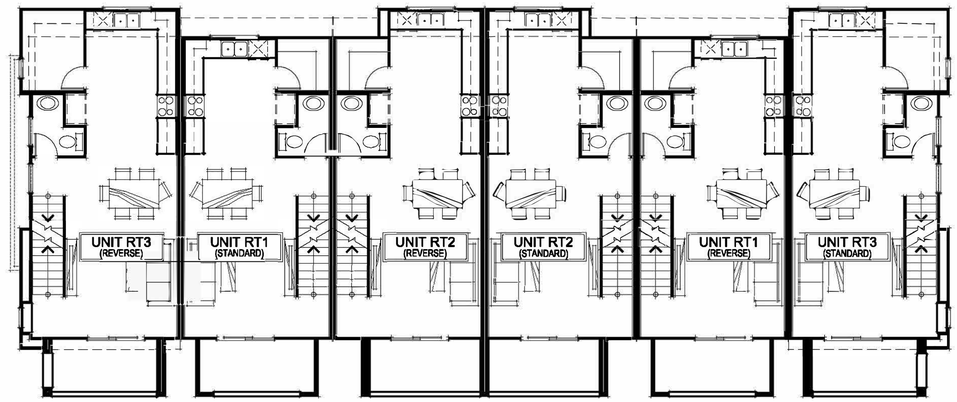
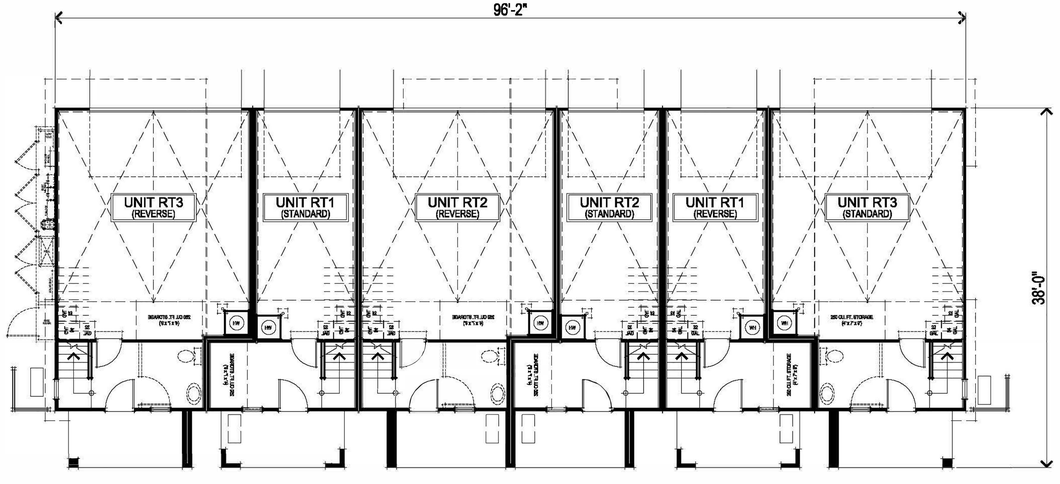


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

6 UNIT RT BLDG FIRST & SECOND FLOOR PLANS
A021

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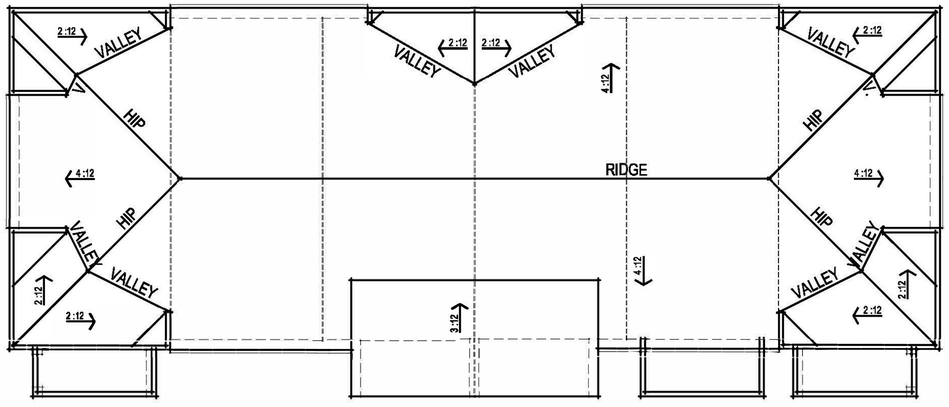
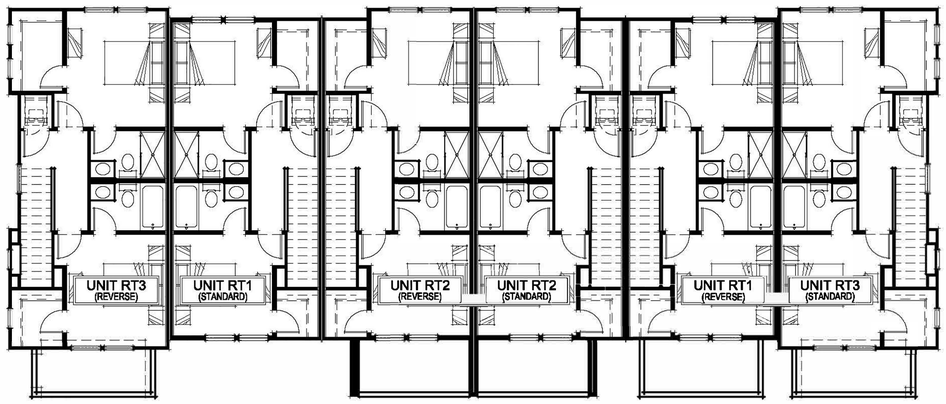


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

6 UNIT RT BLDG THIRD FLOOR & ROOF PLANS
A022

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LIGHTING PER
PHOTOMETRICS

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

COMP. SHINGLE
ROOFING

HARDI LAP SIDING

STUCCO FINISH

FRONT ELEVATION

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

6 UNIT RT BLDG ELEVATIONS
A023

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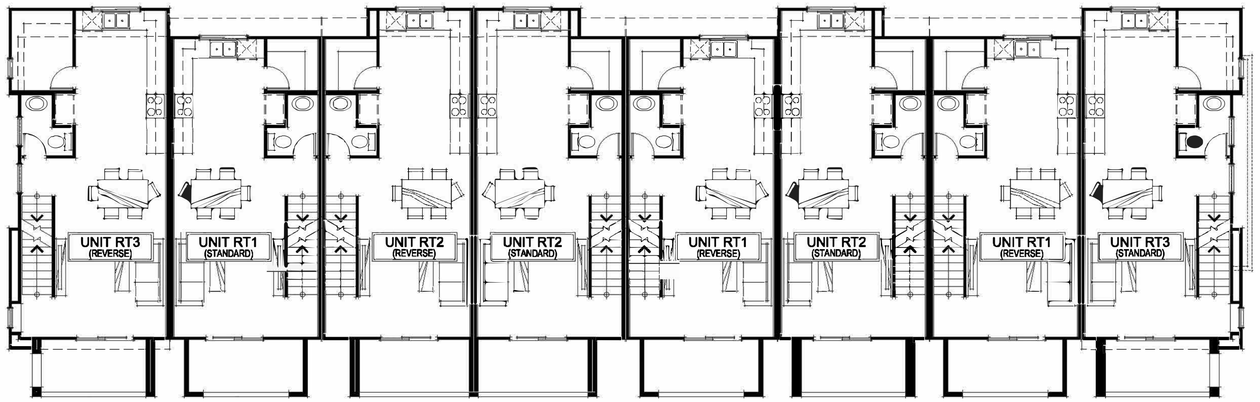
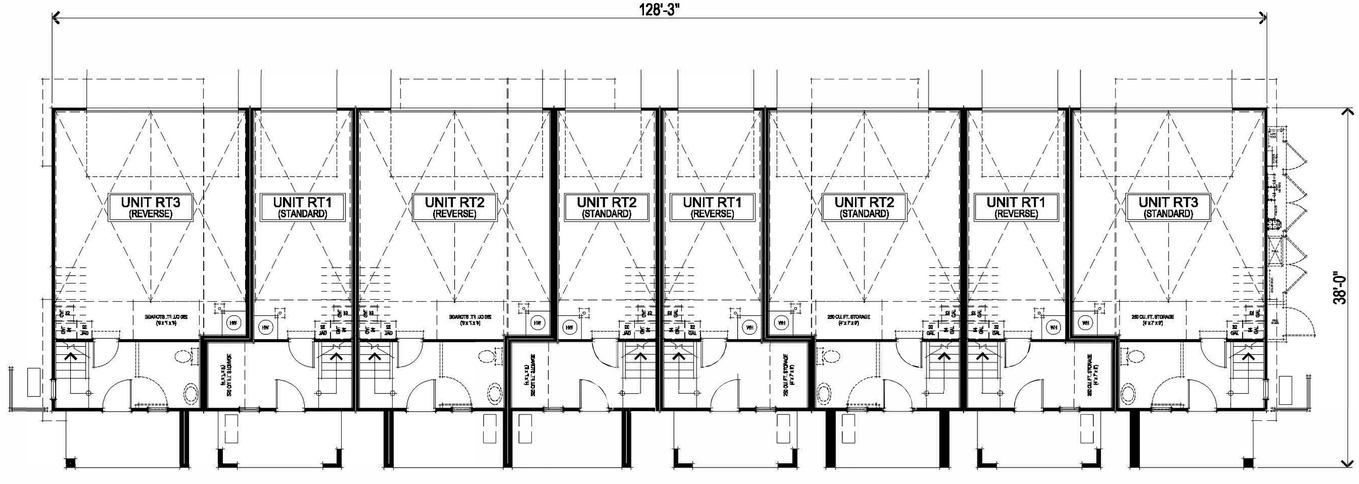


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

8 UNIT RT BLDG FIRST & SECOND FLOOR PLANS
A024

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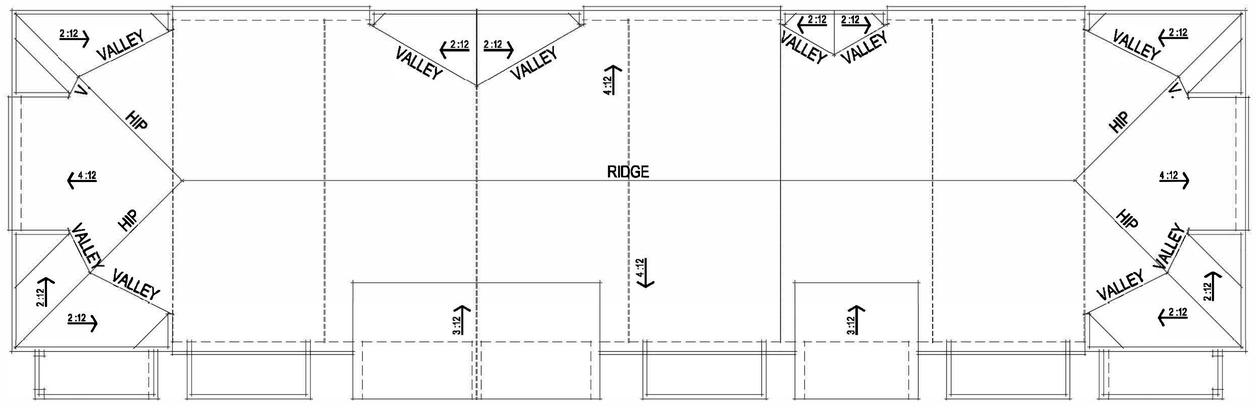
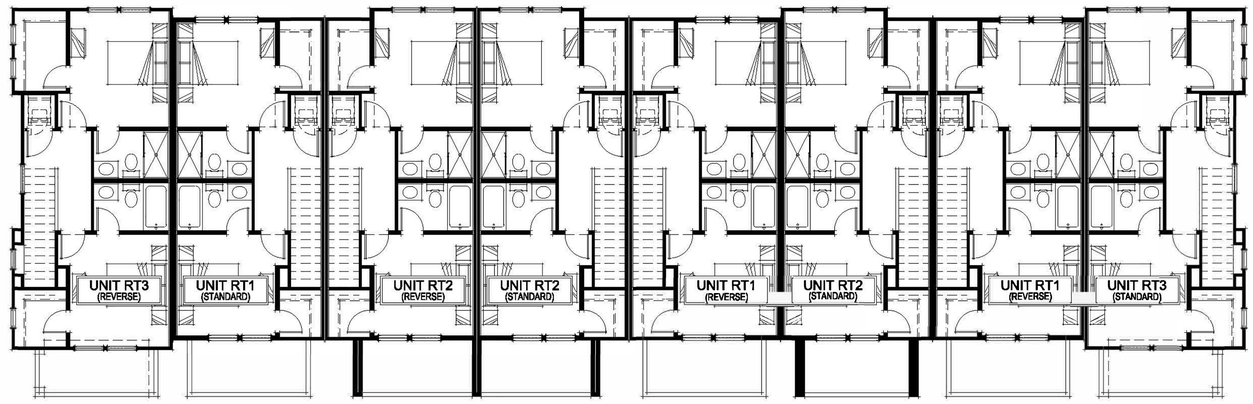


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

8 UNIT RT BLDG THIRD FLOOR & ROOF PLANS
A025

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LIGHTING PER
PHOTOMETRICS

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

COMP. SHINGLE
ROOFING

HARDI LAP SIDING

STUCCO FINISH

FRONT ELEVATION

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

8 UNIT RT BLDG ELEVATIONS
A026

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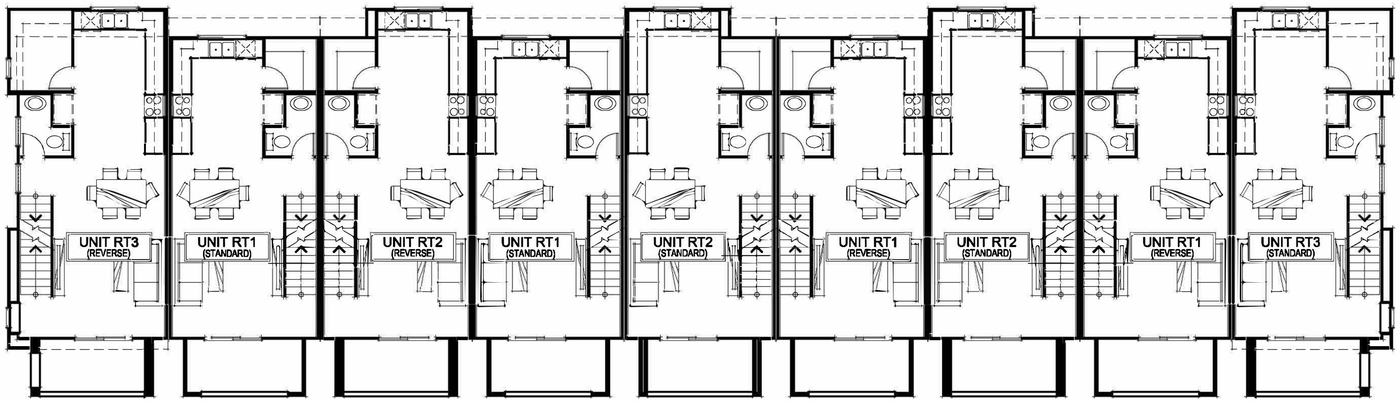
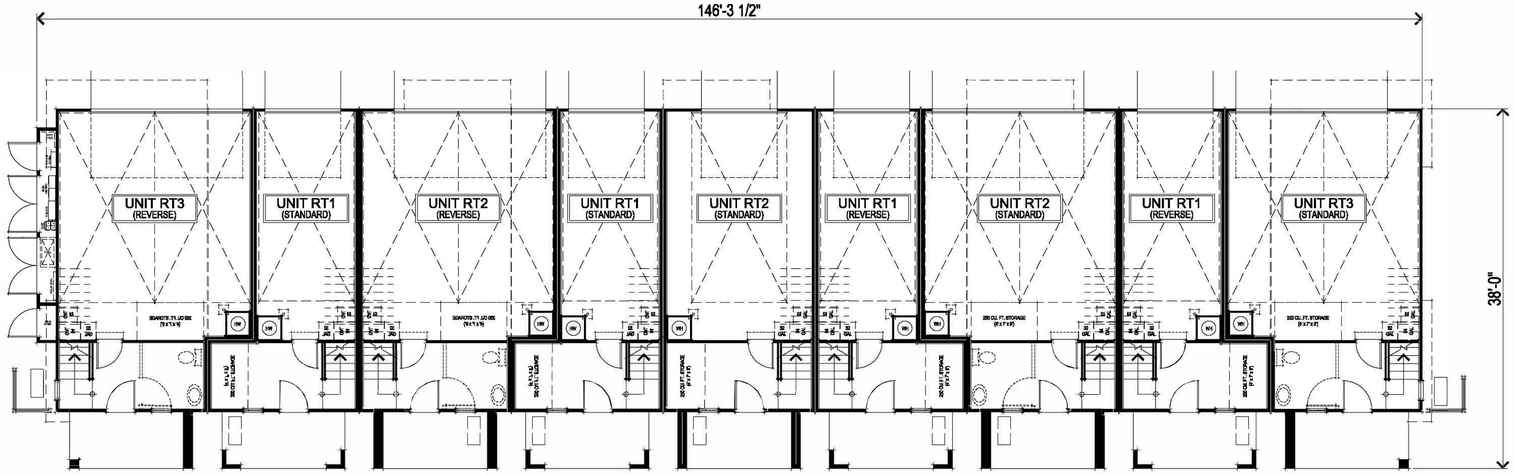


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

9 UNIT RT BLDG FIRST & SECOND FLOOR PLANS
A027

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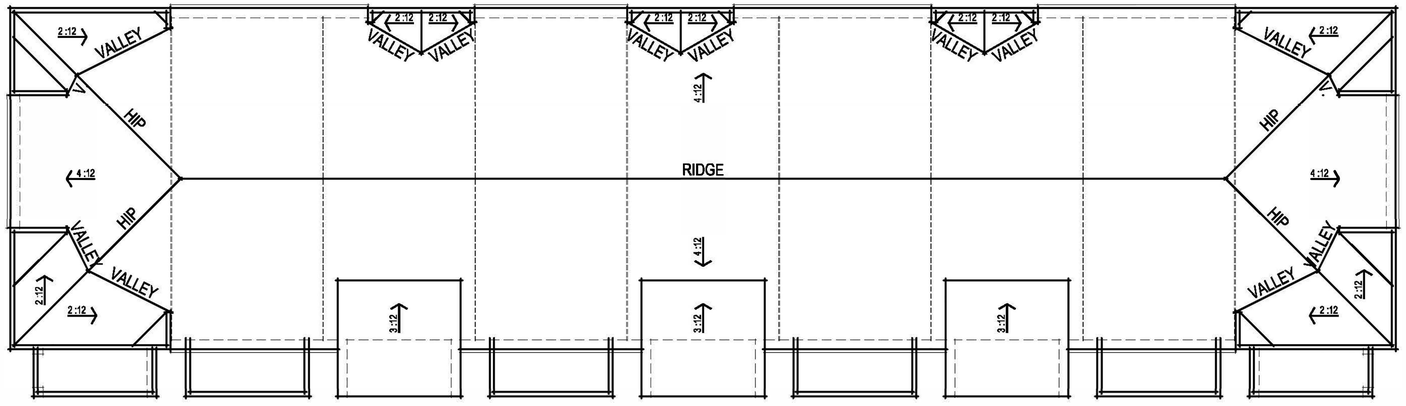
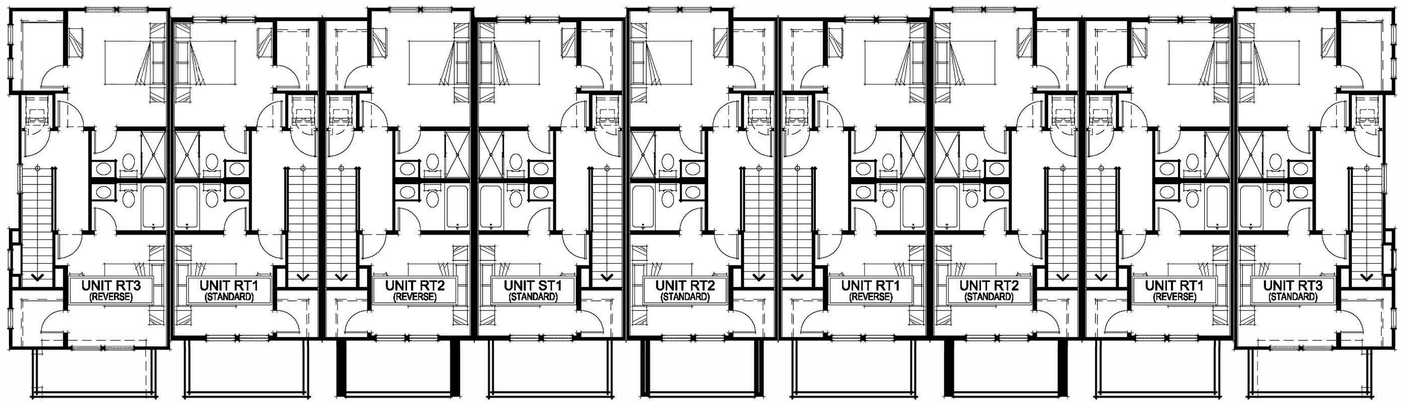


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

9 UNIT RT BLDG THIRD FLOOR & ROOF PLANS
A028

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LIGHTING PER PHOTOMETRICS

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

COMP. SHINGLE ROOFING

HARDI LAP SIDING

STUCCO FINISH

FRONT ELEVATION

0 2' 4' 6 8' 16'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

ROW TOWNHOMES

9 UNIT RT BLDG ELEVATIONS
A029

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COLOR SCHEME 1

Roofing
CertainTeed - Weathered Wood

Stucco 1
SW 7632 Modern Gray (283-C1)

Stucco 2
SW 7008 Alabaster (255-C2)

Siding 1
SW 7075 Web Grey (235-C5)

Siding 2
SW 7593 Rustic Red (275-C6)

Entry Door
SW 7069 Iron Ore (251-C7)

Accent Stucco
SW 7026 Griffin (241-C6)

Garage Door
SW 7026 Griffin (241-C6)

COLOR SCHEME 2

Roofing
CertainTeed - Weathered Wood

Stucco 1
SW 7632 Modern Gray (283-C1)

Stucco 2
SW 7008 Alabaster (255-C2)

Siding 1
SW 7075 Web Grey (235-C5)

Siding 2
SW 7728 Green Sprout (298-C4)

Entry Door / Accent
SW 7069 Iron Ore (251-C7)

Accent Stucco
SW 6400 Lucent Yellow (143-C1)

Garage Door
SW 7026 Griffin (241-C6)

Note: *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

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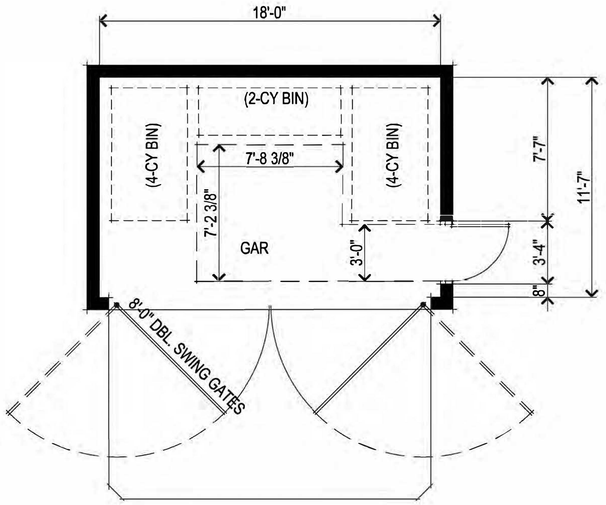
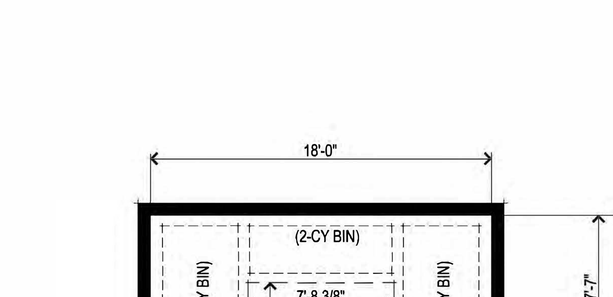


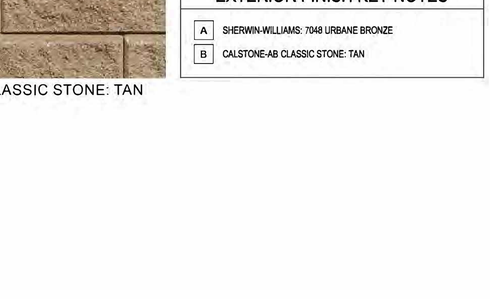
TRASH ENCLOSURE
FLOOR PLAN



TYPICAL
FRONT ELEVATION

TYPICAL
RIGHT ELEVATION

TYPICAL
REAR ELEVATION



TYPICAL
LEFT ELEVATION

SW 7048 URBANE BRONZE

CALSTONE - AB CLASSIC STONE: TAN

EXTERIOR FINISH KEY NOTES

- A SHERWIN-WILLIAMS: 7048 URBANE BRONZE
- B CALSTONE-AB CLASSIC STONE: TAN

0 1' 2' 3' 4' 8'

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

BACK TO BACK TOWNHOMES

TRASH ENCLOSURE PLAN & ELEVATIONS
A031

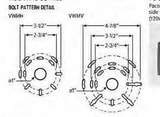
DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

VWM LED Voltaire Mini Architectural Wall Pack

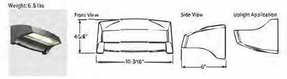
FIXTURE DETAILS

MOUNTING DETAILS
BOLT PATTERN DETAIL

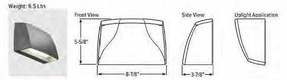


PC OPTION
Factory-installed button-style photocell, left side when viewed from behind fixture. (120V, 208V, or 277V only- must specify voltage)

VWMH
Weight: 6.5 lbs



VWMV
Weight: 6.5 lbs



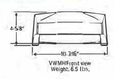
FINISH OPTIONS

WHITE | BLACK | GREEN | MEDIUM BRONZE | DARK BRONZE | SATIN ALUMINUM GRAY

For custom color, please specify RAL code or a manufacturer code with description. All custom colors, other than RAL, require two sample swatches, minimum 3" square.

VWM LED Voltaire Mini Architectural Wall Pack

Williams



VWMH fixture view
Weighs: 6.5 lbs.

CAMBIG #:
TYPE:
PROJECT:

FEATURES

- Designed to illuminate: sidewalks, stairways, pavements or fascias
- Mounted for use in both uplight and downlight applications
- Savings of up to 80% in energy compared to HID systems
- Blends seamlessly with a variety of architectural styles
- Available in Quik-Ship
- Made Right Here® in the USA

ORDERING EXAMPLE: VWM H - L20/840 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	TYPE [1]	LUMENS [2]	CRI/CCT	DISTRIBUTION [3]
VWM	H Horizontal	70 CRI	70CRI	TL Lambertian distribution [7b]
	V Vertical	L17 1,700lm [4]	730 3,000K	T3 Type III [4,5]
		L20 2,000lm	740 4000K	
		80CRI	750 5000K	
		L10 1,000lm	80CRI	
		L17 1,700lm	830 3000K	
			840 4000K	

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast heat sink fins and LED board are in close thermal contact to promote optimal performance and long life. Rated ambient operating temperature: -30°C to 50°C (-10°F to 122°F) for 4000K, 5000K and 3000K CCT. Rated ambient operating temperature: -30°C to 40°C (-10°F to 104°F) for 2700K CCT.
- OPTICAL SYSTEM – General output, provides full cutoff.
- LED SOURCE – 4000K, 5000K, or 3000K CCT, 70 or 80 CRI LEDs; L20, circuit board designation; L10 & L17: Chip on board.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277 VAC input range; 50-60Hz; power factor >90; THD <20% at full load. FCC Class A compliant; Quick-disconnect wiring provided. Calculated L70 >50,000 hours per IES TM-21.
- FINISH – Super durable polyester powder coat blended to phosphate free, seven-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure (not can safely support fixture weight (5.5 Lbs).
- LISTINGS –
  - cULus Listed for bathtub & suitable for wet locations
  - ISO: Dark-Sky approved (downlight applications only).
  - RoHS compliant.
  - IP65 rated.
  - Title 24 compliant with PC option.
  - Complies with the Buy American Act and other federal regulations. Request certification at www.hew.com/baa.
- WARRANTY – 5-year limited warranty, see terms online or by request.

FINISH OPTIONS [6]

BLK Black (RAL #9004)
DBZ Dark bronze
DBM Medium bronze
GRAY Standard gray
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING

SDGL Micro-prismatic tempered glass lens
CGL Clear tempered glass lens

OPTIONS

PC Button-style photocell [8,9]
SP10 10kA/10kV surge protection
TP Tamper-resistant Torx head screws [10]

CONTROL

DIM Dimming driver provided for 0-10V low voltage applications

VOLTAGE

120 120V
208 208V
277 277V
UNV 120-277V

ACCESSORIES

TPTX-25 TOOL Tamper-resistant tool for Torx head screws. [10]

QUICKSHIP [11]

VWMH-L10-T0-TL-DBZ-CGL-05-DIM-UNV
VWMH-L17/840-T-DBZ-CGL-25-DIM-UNV

NOTES

1. See page 2 for FIXTURE DETAILS.
2. Lumen output based on 5000 CCT. Adjustment may vary +/-5%. See page 2 for FIXTURE PERFORMANCE DATA.
3. See page 2 for DISTRIBUTION DETAILS.
4. Available with 700 CRI/CCT only.
5. L10 & L17 only.
6. L20 only.
7. See page 3 for FINISH OPTIONS.
8. Factory-installed, 120V, 208V, or 277V only; must specify voltage. See page 3 for FIXTURE DETAILS. Left side when viewed from behind fixture.
9. TPSI reverts bare silver finish only. Safety screws grounding added instead to the lens (as not tamper-resistant (Torx)), leave in the fixture as supplied. Requires a tamper-resistant tool. See Accessories.
10. Tamper-resistant tool must be ordered separately. Please specify quantity required per project.

VWM LED Voltaire Mini Architectural Wall Pack

FIXTURE PERFORMANCE DATA

	LED PACKAGE	DISTRIBUTION	CRI	CCT	WATTAGE	CLEAR GLASS (CGL) DELIVERED LUMENS	CLEAR GLASS (CGL) EFFICACY (lm/W)	SOLITE GLASS (SDGL) DELIVERED LUMENS	SOLITE GLASS (SDGL) EFFICACY (lm/W)	BUG RATINGS
VWMH	L10	TL	80	3000	13	1307	101	1297	100	B1-U0-G0
			80	4000		1376	106	1365	105	
			70	5000		1484	114	1473	113	
	L17		80	3000	16	1825	114	1811	113	
			80	4000		1921	120	1907	119	
			70	5000		2037	127	2022	126	
	L20	T3	70	3000	27	2664	99	2821	105	B1-U0-G1
			70	4000		2868	106	2834	106	
			70	5000		3050	113	3014	112	
VWMV	L10	TL	80	3000	13	1107	85	1095	85	B1-U0-G0
			80	4000		1165	90	1154	90	
			70	5000		1321	102	1309	102	
	L17		80	3000	16	1672	105	1630	104	
			80	4000		1760	110	1758	110	
			70	5000		1864	117	1852	116	
	L20	T3	70	3000	26	2524	97	2486	96	B1-U0-G1
			70	4000		2702	104	2651	102	
			70	5000		2771	105	2685	103	

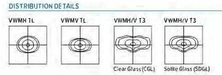
- Wattage shown is average for 120V through 277V input.
- Efficacy/lumen output shown is average based on voltage input of 120V through 277V.
- Photometrics recorded in accordance with IESNA LM-79. Results obtained per ZVI Luminaire Orientation.

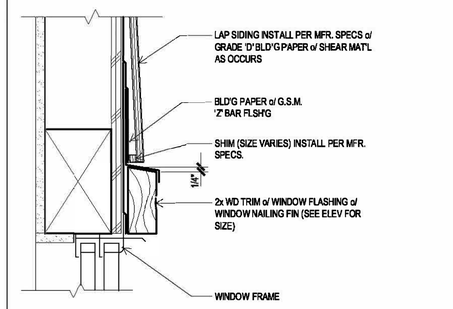
LUMEN MAINTENANCE

	AMBIENT TEMP.	REPORTED L70 HOURS (TM-21)
L20	25°C	>60,000
	35°C	>60,000
	45°C	>60,000
L10 & L17	25°C	>55,000
	35°C	>55,000
	45°C	>55,000

- Predicted lumen maintenance calculated from LED manufacturer IESNA 80 data and in-situ temperature measurement.
- Reported L70 hours in accordance with IES TM-21.

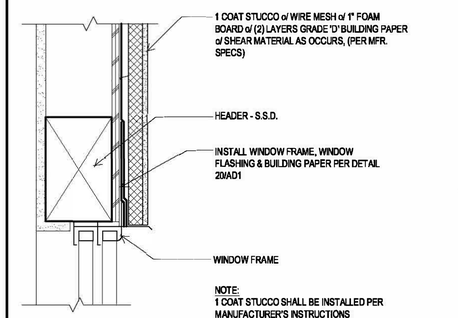
DISTRIBUTION DETAILS





SCALE: 3"=1'-0"
WH_SD_01
PSU 02/03/2023

WINDOW HEAD w/ WD TRIM



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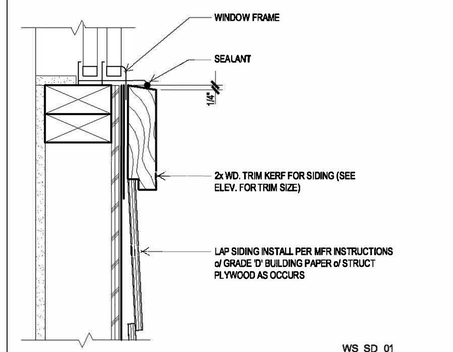
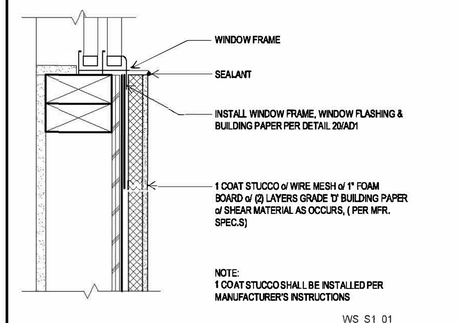
WH_S1_01
JSC 12/16/2022

WINDOW HEAD w/o TRIM



SCALE: 3" = 1'-0"
WS_SD_01
PSU 02/06/2023

WINDOW SILL w/ WD TRIM



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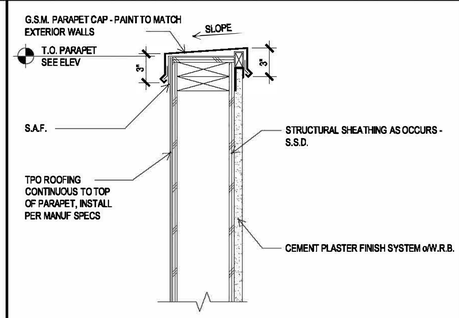
WS_S1_01
PSU 02/06/2023

WINDOW SILL w/o TRIM



SCALE: 1 1/2"=1'-0"
REV_399039_05
JKI 07/17/2020

PARAPET

307.071 Wildflower Townhomes
Antioch, CA
February 02, 2024

TYPICAL DETAILS
A032

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

EXHIBIT C
CONDITIONS OF APPROVAL
WILDFLOWER STATION TOWNHOMES 2 - TM-02 | AR-23-05

GENERAL CONDITIONS

1. **Project Approval.** This Vesting Tentative Subdivision Map and Design Review approval is for the Wildflower Station 2 Townhome Subdivision 9601 Project located south of Hillcrest Crossroads and directly east of Hillcrest Avenue (APN: 052-140-013, 052-140-014, 052-140-015, 052-140-016), as substantially shown and described on the project plans, except as required to be modified by conditions. Plans date received February 5, 2024, and Civil plans dated received June 20, 2025 as presented to the Planning Commission on July 16, 2025 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.

2. **Project Approval Expiration**. This approval expires on July 16, 2027 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.

3. **Appeals**. Pursuant to Antioch Municipal Code Section 9-5.2509, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.

4. **Requirement for Building Permit**. Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolition of an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the city.

5. **Modification of Approved Plans.** The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator, Planning Commission, or City Council's Conditions of Approval. Planning staff may approve minor modifications in the project design as outlined in Antioch Municipal Code Section 9-5.2708.

6. **Hold Harmless Agreement/Indemnification**. The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul

the City's approvalconcerning this application. The city will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.

7. **Final Approval.** A final and unchallenged approval of this project supersedes previous approvals that have been granted for this site.

8. **Compliance Matrix.** With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.

FEES

9. **City Fees.** The applicant shall pay all City and other related fees applicable to the property, as may be modified by the conditions herein. Fees shall be limited to those applicable when the related SB 330 application was submitted and shall be based on the current fee structure in effect at the time provided that any increase since submittal of the project's SB 330 application reflects only the annual adjustments based on a published cost index. Fees shall be paid before issuance of said permit. Notice shall be taken specifically of Plan Check, Engineering, Fire, and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.

   Neither discretionary nor ministerial permits/approvals will be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.

10. **Pass-Through Fees.** The developer shall pay all pass-through fees. Fees include but are not limited to:
    - **a.** East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
    - **b.** Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
    - **c.** Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).
    - **d.** Contra Costa County Flood Control District Drainage Area fee.
    - **e.** School Impact Fees.
    - **f.** Delta Diablo Sanitation Sewer Fees.
    - **g.** Contra Costa Water District Fees.

11. **Proof of CFD Annexation.** Concurrent with, or prior to, submittal of the Final Map, the developer shall submit evidence of annexation into all required districts, including:
    a. The applicant shall annex into the existing Community Facilities District (CFD) 2018-02 (Police Protection).

    b. Public Services District (Public Services) CFD 2018-01 and accept a level of annual assessments sufficient to maintain public facilities in the vicinity of the project area at no cost to the City. The annual assessment shall cover the actual annual cost of public services as described in the Engineer's Report.

    c. Fire Services CFD**.** The applicant shall annex into CFD 2022-1 (Antioch Fire Protection and Emergency Response Services). This CFD is administered by the Contra Costa County Fire Protection District. To comply with this condition, the applicant must provide the City proof of annexation by furnishing a copy of the resolution passed by the County Board of Supervisors.

VESTING TENTATIVE MAP

12. **Subdivision Map Act Compliance.** The Vesting Tentative Map approval is subject to the timelines established in the State of California Subdivision Map Act or as extended by a Development Agreement.

13. **Map Approval.** Map approval is granted based on substantial conformance with the Vesting Tentative Map prepared on February 2, 2024 and June 27, 2025, and received by the Community Development Department on June 30, 2025

    Approval of the Vesting Tentative Map shall not constitute the approval of any improvements on the Vesting Tentative Map and shall not be construed as a guarantee of future extension or reapprovals of this or similar maps.

PUBLIC WORKS' STANDARD CONDITIONS

14. **City Standards**. All proposed public improvements shall be designed and constructed to City standards or as otherwise approved by the City Engineer in writing or on approved plans. The developer shall file for a City Encroachment permit for all improvements within the public right of way, a grading permit for grading of the site, and a building permit for all buildings and utilities to be installed on the site.

15. **Required Easements and Rights-of-Way.** If necessary, all required easements or rights-of-way for improvements shall be obtained by the

developer at no cost to the City of Antioch prior to or concurrently with the recordation of the final map or subsequent final maps or separate recorded documents as approved by the City Engineer. Advance permission shall be obtained from any property or, if required from easement holders, for any work done within such property or easements.

16. **Removal of Vacated Easements.** If necessary, all existing easements of record that are no longer required and will affect parcels within this project shall be removed prior to or concurrently with the recordation of the final map or subsequent final maps or separate recorded documents as approved by the City Engineer.

17. **Utility Construction.** Relocation of Public utilities and construction of new private utilities shall be constructed to their ultimate size and configuration, as shown on the preliminary entitlement plan documents submitted to the City and improvement plans approved by the City Engineer and constructed prior to occupancy of the first building;

18. **Utility Undergrounding.** To the extent possible all existing and proposed utilities shall be undergrounded (e.g., transformers and PMH boxes) and subsurface pursuant to Section 7-3 “Underground Utility Districts” of the Antioch Municipal Code prior to the final occupancy permit. Where utilities cannot be installed underground, they should be screened with landscaping, per City standards.

19. **Utility Mapping.** Prior to acceptance of public utilities, the developer shall provide GPS coordinates of all below ground and above ground utilities. This includes all Water Distribution Utility features, sewer collection Utility features, Storm Water Utility features, and inverts, locations of pipes, manholes, cleanouts and utility meters associated with these features. Developer shall include GPS coordinates of water meters, irrigation meters, sewer cleanouts, sewer manholes, subdivision entryway signs, street signs, light poles, storm drain manholes, drainage inlets and transformers and gas meters needed for recording the location of all proposed utilities in the project as defined by the City Engineer. These GPS coordinates must be taken on a survey-grade GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information). Submittal of as-built drawings in AutoCAD drawing format in NAVD 88 coordinates shall satisfy this condition prior to the final occupancy permit.

20. **Sewer**. All sewage shall flow by gravity to the sewer main located in the closest public street. The sewer connection shall comply with City standard plans and specifications. All sewer lines and utility connections to the City sewer system shall be in accordance with city and local sewer district

specifications. Proper backfill, compaction and road repair shall also be in accordance with City specifications and standard plans. The Developer shall install all sewage laterals from the lot to flow by gravity to the public sewer main which will drain by gravity to existing City sewer trunk mains located close to the project per City standards.

21. **Requirement for Looped System.** Water systems shall be designed as a looped distribution system. The developer shall be responsible for installing any off-site water mains to create a looped system in accordance with City and Fire District requirements at no cost to the City.

22. **Water Pressure**. The developer shall provide adequate water pressure and volume for fire flow and domestic use to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest sprinkler unit point in the building and at water service and a minimum static pressure of 20 psi at the water service or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.

23. **Retaining Walls**

- **a.** **Public Right of Way.** Retaining walls shall not be constructed in City right-of-way or other City maintained parcels, unless otherwise approved by the City Engineer.
- **b.** **Materials.** All retaining walls shall be of concrete or masonry unit construction.
- **c.** **Height**. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the frontage setback and sight distance triangles as required by the City Engineer.
- **d.** **Slope.** The 2:1 maximum slope above the retaining wall shall be landscaped with trees, ground cover, grass or erosion control vegetation as shown on the preliminary landscape plans to control erosion.

24. **Fences.** All perimeter fences shall be located in substantial conformance with the preliminary landscape plan approved by the Planning Commission / City Council as shown on the landscape improvement plans approved by the City Engineer.

- **a.** In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code Section 9-5.1603, or as otherwise approved by the City Engineer in writing.
- **b.** All fencing shall be in substantial conformance with the fencing shown in the preliminary landscape plan approved by the Planning Commission/City Council or as shown on the landscape improvement

plans approved by the City Engineer or as otherwise proposed by Applicant and approved by the City Engineer in writing at the time of improvement plan approval.

25. **Storm Drain Design/Construction**. The developer shall design and construct all needed storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.

- **a.** All public utilities, including storm drainpipes and ditches, shall be installed in all streets avoiding one lot draining over or between other lots. All proposed drainage facilities, including open ditches and detention basins shall be constructed of Portland Concrete Cement or as approved by the City Engineer. These public utilities shall be designed prior to building permit and constructed prior to occupancy.
- **b.** Storm drains system shall flow to the Detention Basins shown within the project drainage study and as shown on the project grading and improvement plans with no diversion out of existing watershed(s).
- **c.** The detention basin(s) and associated improvements shall be constructed and operational prior to occupancy of the first residential building permit.
- **d.** Detention basins shall be designed in substantial conformance with the Planning Commission/City Council-approved Preliminary Stormwater Control Plan within the Vesting Tentative Map for Condominium Purposes. All storm drain and storm water improvements are subject to final review and approval. An Operations and Maintenance Manual shall be submitted for basins prior to the issuance of the first building permit.

26. **Hydrology Analysis**. The developer shall submit hydrology and hydraulic analyses as part of the storm water control plan. The analysis shall demonstrate adequacy of the in-tract drainage system and downstream drainage system. The analysis shall be reviewed and approved by Contra Costa County Flood Control.

CONSERVATION / NPDES

27. **C.3 Compliance**. Per State Regulations, all onsite and offsite impervious surfaces including off-site roadways to be designed and constructed as part of the project are subject to State C.3 requirements. The design shall be approved prior to the first building permit and construction of the various facilities completed prior to occupancy of the first residential unit.

28. **NPDES.** The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect

at the time of the Final Discretional Approval.) Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."

a. **Requirements.** Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.

b. **Storm Water Control Plan.** C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates plan compliance. The SWCP shall be submitted to the Building and City Engineering Department concurrently with site improvement plans.

c. **Operation and Maintenance Plan.** For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal and approved by the City Engineer.

d. **CC&Rs**. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. The design shall be approved prior to the first building permit and construction of the various facilities completed prior to occupancy of the first residential unit. The developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

29. **NPDES Plan Submittal Requirements**. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:

a. **Application.** Prior to issuance of permits for building, site improvements, and/or landscaping, the developer shall submit a permit application consistent with the developer's approved C3 Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious areas, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.

b. **Certified Professional.** The Storm Water Control Plan shall be stamped and signed by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water

Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

c. **Final Operation & Maintenance Plan.** Prior to building permit final and issuance of a Certificate of Occupancy, the Developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project if the project has CC&Rs.

d. **Long Term Management.** Prior to building permit final and issuance of a Certificate of Occupancy, the Developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of all storm water treatment facility and maintenance of the underground detention facility to the satisfaction of the City Engineer**.**

i. The project shall prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drainpipes within or under the sidewalks per city details.

ii. Install on all catch basins “No Dumping, Drains to River” decal buttons in curb at all new site curb inlets and drainage inlets.

e. **C3 Hydrology Calculations.** The developer shall prepare a C3 storm water report with calculations of anticipated conveyance all C3 storm water entering and originating from the site to an adequate downstream drainage facility without diversion of the watershed prior to building permit. The developer shall submit C3 hydrologic and hydraulic calculations with the Improvement Plans to the City Engineering Department for review and approval by the City Engineer and to Contra Costa County Flood Control District.

f. **Regional Water Quality Control.** Prior to issuance of the grading permit, the developer shall submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.

g. **SWPPP**. The developer shall submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP’s. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.

h. **BMP.** The developer shall **i**nstall all appropriate clean water devices at all storm drain locations immediately prior to entering the public storm

drain system and Implement Best Management Practices (BMP's) at all times to the project before, during and after construction.

i. **Erosion Control.** Include erosion control/storm water quality measures in the grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences or other measures that are subject to review and approval of the City Engineer. A grading plan will be required with the necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.

   i. The Developer or his assignee shall sweep and/or vacuum the paved parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter, and debris on the site. Corners and hard to reach areas shall be swept manually.

   ii. If any sidewalks are to be pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.

   iii. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from the project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All loads in dump trucks shall be covered per City requirements.

   iv. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

OUTSIDE AGENCIES

30. **Contra Costa County Fire Protection District**. The applicant shall comply with the conditions provided by the Contra Costa County Fire Protection District in the letter dated March 20, 2024, and attached in the staff report.

GRADING

31. **Requirement for Grading Permit.** Grading plans shall be submitted, processed, and issued prior to commencement of any grading operations within the project. The permit shall be obtained through the City's Engineering and Building Divisions, subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval, and applicable building codes.

32. **Grading Plans**. Locations of building exterior walls, fences and retaining walls, drainage swales, side slopes, top and bottom of slopes, parking lot drainage to catch basins with underground pipe drainage systems and pipe out falls shall be shown on the grading plans for review and approval. All the above features shall have proposed elevations shown on the grading plan and the grading of project will adequately drain to an above and underground drainage system in substantial conformance with the approved entitlement plans and improvement plans.

33. **Elevations on Grading Plans.** All elevations shown on the grading plans and plot plans shall be based on actual surveyed NAVD 88 survey control vertical datum, and, if needed, with conversion information, as approved by the City Engineer.

34. **Soils.** Prior to the approval of the grading plan(s), the City Engineer requires a registered soils engineer to review the grading plans, improvement plans, building permit plans, project specifications submitted for this project. The soil engineers field inspections will be required to verify compliance with the approved plans and soils reports prior to final occupancy permit. Costs for these consulting services shall be incurred by the developer.

35. **Off-Site Grading**. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of permit and shall have permission from the property owner to performing any and all work prior to issuance of the first building permit of each phase of the subdivision.

36. **Grading Easements.** Any sale of a portion (or portions) of this project to another developer shall include the necessary CCR's, and/or grading and drainage easements, to assure that project-wide grading conforms to the approved development conditions of approval.

AT BUILDING PERMIT SUBMITTAL

37. **Requirement for Phasing Plan.** The Developer shall continuously build all improvements of this project in one phase. If the project becomes a phased project, then the developer shall provide a phasing plan to the Community Development Department and Engineering Department for review and approval..

38. **Final Landscape Plans.** The applicant shall submit final landscape plans that identify specific plant materials to be constructed, including all trees, shrubs and groundcover, and landscape features providing both common and botanical names, sizes, and quantities at the time of building permit submittal that are in substantial conformance with the Preliminary Landscape Plan approved by the Planning Commission/City Council and the approved improvement plans. See City approved plant list for installing approved plants in the public right of way.

39. **Water Efficient Landscape Ordinance**. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

40. **Site Landscaping** All site landscaping within the project site, including on all slopes, medians, C.3 drainage basins, retaining walls, bioretention basins, common areas, open space and park landscape areas, and any other areas that are to be landscaped shall be installed prior to issuance of final certificate of occupancy.

41. **Site Drainage.** All buildings in the site shall contain rain gutters and downspouts that catch rainwater from the roof and direct water into the underground storm drainpipe system and away from the foundation towards the closest drainage inlet structure or detention facility of the site in accordance with the applicable codes and as approved by the City Engineer. A detailed site grading drainage plan shall be prepared to drain water away from all proposed buildings into an acceptable drainage system. Temporary and permanent soil erosion control measures shall be designed and installed to prevent control soil erosion on the site

42. **Utility Location on Private Property**. All existing improvements (water meters, sewer cleanouts, etc.) that are disturbed shall be relocated as necessary within the immediate area of site as defined by the Planning Commission/City Council and approved by the City Engineer.

43. **Construction Traffic Control Plan.** A Construction Traffic Control Plan shall be submitted for review and approval with the improvement plans for approval by the City Engineer.

44. **Noise Mitigation Plan.** Prior to the issuance of any grading permits, the applicant shall submit a noise mitigation plan in compliance with General Plan Policy 11.8.2(o).

45. **Residential Construction Controls for Diesel Particulate Matter.** Pursuant to Housing Element EIR Mitigation Measure AIR-3a, prior to the issuance of building permits, the applicant shall submit for review and approval by the Community Development Director documentation detailing how the mitigation measure will be met.

AT BUILDING PERMIT ISSUANCE

46. **Encroachment Permit**. The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any existing or proposed public right- of-ways or easements.

MODEL HOMES AND SALES TRAILERS

47. **Model Homes.** If the developer requests model homes or sales trailers be installed, prior to the placement of any sales trailers, the building and improvement plans shall be submitted to the Engineering Department for review and approval. All trailers shall be placed out of the public right-of-way. and shall have its own parking lot.

48. **Parking Lot** The model home complex parking lot location and design shall be subject to the City Engineer's approval.

DURING CONSTRUCTION

49. **Collection of Construction Debris**. During construction, the Developer shall place onsite dumpsters or other containers to contain all construction debris. The dumpster or other container shall be emptied on a regular basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground tocollect fallen debris or splatters that could contribute to stormwater pollution.

50. **Construction Hours**. Construction activity shall be as outlined in the Antioch Municipal Code Section 5-17.04 and .05(B). Construction activity is limited to 7:00 AM to 6:00 PM Monday-Friday except that activity within 300 feet of occupied dwelling space is limited to the hours of 8:00 AM to 5:00 PM on

weekdays. On weekends and holidays, construction activity is allowed 9:00 AM to 5:00 PM, irrespective of the distance from an occupied dwelling. Extended hours may be approved in writing by the City Manager or designee. These hours also ensure compliance with General Plan policy 11.8.2(o).

51. **Demolition, Debris, Recycling.** All debris, garbage spoils, unwanted materials and vegetation shall be removed from the project site in accordance with City requirements. All materials that can be recycled shall be taken to an approved recycling facility. The project shall be kept clean and in compliance with and supply all the necessary documentation for Antioch Municipal Code Section 6-3.2: Construction and Demolition Debris Recycling.

52. **Filter Materials at Storm Drain Inlet.** The developer shall Install filter materials (such as sandbags, filter fabric, etc.) at each storm drain inlet nearest the downstream side of the project site prior to:
    - **a.** start of the rainy season (October 1).
    - **b.** site dewatering activities.
    - **c.** street washing activities.
    - **d.** saw cutting asphalt or concrete; and
    - **e.** order to retain any debris or dirt flowing into the city stormdrain system.

    Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness, prevent street flooding and further erosion of soil on City streets and draining into storm drain system. Dispose of used filter particles in the trash or at local approved landfill facility.

53. **Archeological Remains.** In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all construction work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

54. **Erosion Control Measures.** The grading operation of the development shall take place at one time, and in a manner, to prevent soil erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all phases of construction in accordance with an approved erosion and sedimentation control plan.

55. **Dust Control.** Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.

56. **Debris Removal During Construction.** The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

FINAL MAP

57. **Requirements for Final Map.** The Final Subdivision Map submittal shall include all of the following required information described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code, including, but not limited to:
    - **a.** Improvement security in one of the following forms:
        - **i.** Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials.
        - **ii.** A deposit, in an amount equal to 100% of the total estimated costs of the improvements, either with the city or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.
    - **b.** An original, signed subdivision agreement, to be executed by the subdivider or his agent, guaranteeing the construction costs, completion of the construction of the improvements required by the governing body within a specified time and payment, satisfactory to the City Attorney and the City Engineer.
    - **c.** A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes, a lien on the property but not yet payable, as required by the Subdivision Map Act.
    - **d.** A cash payment, or receipt therefore, of all the fees required for the checking and filing of the maps and the inspections of the construction; payment for the street signs to be furnished and installed by the city, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the fire districts or water company or district having jurisdiction; and any other applicable fees or deposits.

e. Deeds for all right of way dedications, easements for access and utility purposes as shown on the tentative and final maps.

f. Written evidence acceptable to the city, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility.

g. Agreements acceptable to the city, executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the city for the purpose use and convenience of the roads.

h. A surety bond acceptable to the city, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable.

i. Payment of map maintenance fee.

j. Payment of the assessment district apportionment fee, if applicable.

k. Evidence of annexation into Police Services Fee CFD

l. Evidence of payment of Contra Costa County Flood Control District fees.

m. A final soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Cal. Gov't Code §§ 66490 and 66491. The final soil report may be waived if the City Engineer shall determine that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.

58. **Postal Service**. Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the USPS and approved by the City Engineer prior to the first occupancy..

PRIOR TO ISSUANCE OF OCCUPANCY PERMIT

59. **Planning Inspection**. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required).All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.

60. **Debris Removal.** All mud, dirt, and construction debris shall be removed from the construction site prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.

61. **Damage to Street Improvements**. Any damage occurring during construction to existing streets and site improvements or adjacent property improvements in the

immediate area of the project, shall be repaired and/or rebuilt to the satisfaction of the City Engineer at the full expense of the developer. This shall include sidewalks, asphalt and concrete pavement, slurry seal existing AC pavements, parking lot curb and gutter, landscaping, street reconstruction along the project frontage, as may be required by the City Engineer to make the developed area to be looking like it is new.

62. **Right-of-Way Construction Standards**. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed inaccordance with the City approved improvement plans, standard plans and/or city specifications as directed by the City Engineer.

63. **Double Detector Check Valve Assembly.** The developer shall install the required sprinkler Double Detector Check Valve assemblies, and fire department connections in an enclosed area that is screened by landscaping or small 3.5' high masonry walls or placed within the building or in an underground vault so it is not visible from public view as approved by City Engineer and Fire Marshal prior to building permit and installed prior occupancy.

64. **Trash Receptacles.** Trash receptacles located in common area trash enclosures shall use City Park type three-sort trash receptables. All Trash receptacles shall be in place prior to issuance of the first building certificate of occupancy.

SPECIAL CONDITIONS OF APPROVAL

65. All bioretention basins for the site and associated storm drain improvements shall be designed per details shown on the preliminary plans and approved prior to building permit and constructed and operational prior to issuance of the first occupancy permit of the residential complex.

66. **Open Space Construction.** The Central Common Area (Parcel K) shall be constructed prior to occupancy of the fourth (4^{th}) residential building.

67. **Open Space Construction.** Prior to the issuance of the building permit for the construction of the first multifamily unit show, the preliminary site plans, a Northern Common Area (Parcel J) shall be constructed prior to occupancy of the fourth (4^{th}) residential building.

68. **Private Park Construction.** The private park shall meet all the City's Park design standards current at the time of park construction and shall include a color scheme soothing for children with visual sensitivities.

69. **Park In-Lieu Fee.** As recommended by the Parks and Recreation Commission

on October 24, 2024, the following condition shall apply:

Prior to the issuance of the first building permit, the project shall pay the required in-lieu fee of $151,050 as required in Antioch Municipal Code Section Title 9, Chapter 4, Article 10: Regulations for the Dedication of Land, the Payment of Fees, or Both, for Park and Recreation Lands.

70. The maximum backslopes, side slopes, natural grade transitions shall be a maximum grade slope of 3:1, and shall have proper drainage swales, benching and drainage ditches to adequately drain the residential site so no ponding occurs. All slopes shall be graded with proper erosion control measures in place so not cause slope failures or erosion of the soil as approved by the City Engineer and soil engineer. A 2:1 slope may be used for slopes less than 10' high if approved by the project soil engineer for small grading transitions, and the slope is vegetated with erosion control measures.

71. The minimum longitudinal slope of concrete gutters and pavement slopes shall be 0.35% unless approved by the City Engineer. The minimum slope of asphalt pavement is 1.5% and the minimum slope of concrete surface is 0.5% unless approved by the City Engineer.

72. The Developer shall implement project-specific geotechnical recommendations Prior to issuance of any grading permits, all recommendations and specifications set forth in the project specific Geotechnical Exploration Report prepared for the proposed project by the project Soils Engineers, shall be reflected on the project grading and foundation plans (inclusive of seismic design parameters), subject to review and approval by the City Engineer.

73. Grading and Foundation Plan Review and Construction inspection and Monitoring shall be provided by the Developer The Developer shall retain a geotechnical engineering firm to review the final grading and foundation plans and specifications to evaluate whether recommendations have been implemented from the project-specific Geotechnical Exploration Report, and to provide additional or modified recommendations, as needed. Construction monitoring shall be performed by a California Registered Geologist and/or Engineer to check the validity of the assumptions made in the geotechnical investigation. Earthwork operations shall be performed under the observation of a California Registered Geologist and/or Soils Engineer to check that the site is properly prepared, the selected fill materials are satisfactory, and that placement and compaction of the fills has been performed in accordance with recommendations and the project specifications.

74. The Developer shall dedicate the following easements on the Final Map in substantial conformance with the approved Vesting Tentative Map Sheets 1 & 2:

a) Public utility easements (PUE) shown on all private streets and accessways as shown on the vesting tentative map and preliminary site plan 13 and these conditions including all the locations of water meters, water services sanitary sewer cleanout to all buildings to the satisfaction of the City Engineer.
b) Emergency vehicle access easements (EVAE) shall be over all private streets, alleys and walkways as shown on the preliminary site plan 3 and 4.
c) All new bioretention basins and underground detention basins shall be in a PUE or a separate storm drain easement.
d) Public utility easements all be over all roadways, alleys, and access for underground utilities.
e) All easements shall be dedicated on the first final map of the proposed development prior to the first building permit for the first unit.

75. In substantial conformance with the City-approved Traffic Impact Analysis (Abrams, Dec 4, 2024) and the approved Preliminary Signing and Striping Plan (Sheet 14) the Developer shall install stop legends and stop bars at all intersections with street A, and at existing Wildflower Station Place submitted prior to occupancy of the first building unit.

76. As part of the project acceptance and prior to release of warranty bonds of the sewer and storm drain lines one year after installation of the project, the Developer shall video all sewer and storm drain lines installed to document the condition of pipe one year after construction to see if there has been any settlement of the pipe or if there anything that will restrict the flow or capacity of the pipes. Any settlement in the pipes shall be repaired and any restriction in the flow or pipe capacity shall be removed prior to acceptance to the satisfaction of the City Engineer.

77. **Street Names**. The street names in the development shall be as follows. Changes to the street names shall require Planning Commission review and approval:

- Parcels A, N-Q – Meadowfoam Lane
- Parcels B – Clarkia Place
- Parcels C – Ceanothus Lane
- Parcels D – Lewisia Lane
- Parcels E – Fuchsia Place
- Parcels F – Yarrow Place
- Parcels G – Snowberry Place
- Parcels H – Artemesia Place
- Between Lots 7 and K – Salvia Lane