VESTING TENTATIVE MAP
SUBDIVISION 9291 - MAGEE PRESERVE
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

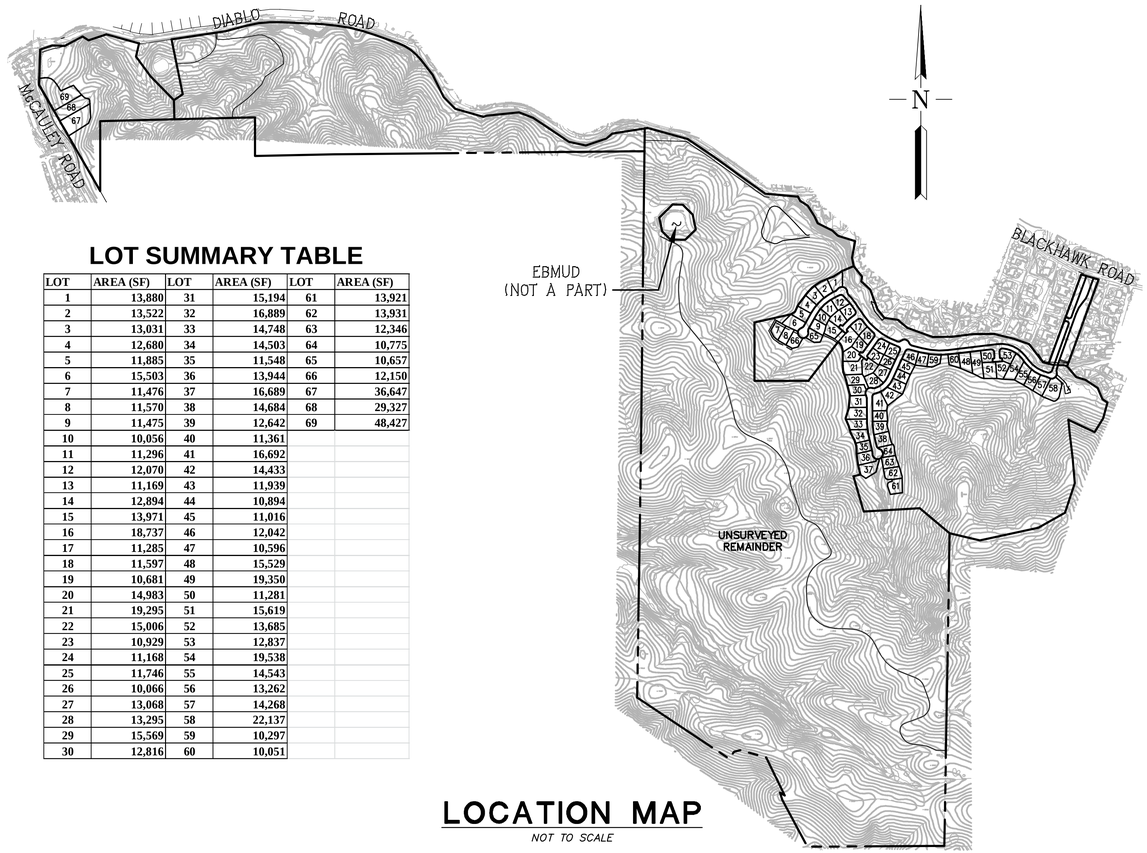
BENCHMARK

CONTRA COSTA COUNTY BENCHMARK # 1560
STANDARD CONTRA COSTA COUNTY BENCHMARK PLATE SET IN TOP OF CONCRETE HEADWALL OF DOUBLE BOX CULVERT, EAST SIDE OF GREEN VALLEY ROAD AT THE INTERSECTION OF DIABLO ROAD AND GREEN VALLEY ROAD.

ELEVATION = 429.118 1964 ADJ.

LEGEND

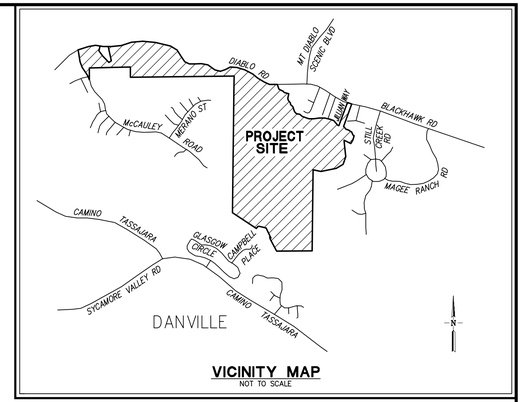
PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 8"SS
8"W	WATER	EX 8"W
	CURB & GUTTER	EX FC
	SIDEWALK	
	CONCRETE DITCH	
	SCENIC HILLSIDE LINE	
	RIDGE LINE	
	BUILDABLE AREA	
	STORM WATER INLET	
	FIELD INLET	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	WATER VALVE	
	WATER LATERAL WITH METER	
	STREET LIGHT	
x x	FENCE	x x
	SLOPE	
	HANDICAP RAMP	
	SAVE TREE	20" OAK (S)
	REMOVE TREE	10" OLIVE (R)
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	x525.2



LOCATION MAP
NOT TO SCALE

LOT SUMMARY TABLE

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	13,880	31	15,194	61	13,921
2	13,522	32	16,889	62	13,931
3	13,031	33	14,748	63	12,346
4	12,680	34	14,503	64	10,775
5	11,885	35	11,548	65	10,657
6	15,503	36	13,944	66	12,150
7	11,476	37	16,689	67	36,647
8	11,570	38	14,684	68	29,327
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13	11,169	43	11,939		
14	12,894	44	10,894		
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23	10,929	53	12,837		
24	11,168	54	19,538		
25	11,746	55	14,543		
26	10,066	56	13,262		
27	13,068	57	14,268		
28	13,295	58	22,137		
29	15,569	59	10,297		
30	12,816	60	10,051		



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: TEARDROP PARTNERS, L.P. AND MAGEE INVESTMENT COMPANY, 3189 DANVILLE BOULEVARD #240, ALAMO, CA 94507–1956, CONTACT: STEVE ABBS (925) 945–8000
2. DEVELOPER: DAVIDON HOMES, 1600 S. MAIN STREET, SUITE 150, WALNUT CREEK, CA 94596, CONTACT: STEVE ABBS (925) 945–8000
3. CIVIL ENGINEER: RUGGERI–JENSEN–AZAR, 4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588, CONTACT: KIRK MYERS (925) 227–9100
4. SOILS ENGINEER: ENGEO, INCORPORATED, 2010 CROW CANYON PLACE, SUITE 250, SAN RAMON, CA 94583, CONTACT: PHILIP STUCCHELI (925) 866–9000
5. ASSESSOR'S PARCEL NUMBERS: 202–050–071–2, 202–050–073–8, 202–050–074–6, 202–050–078–7, 202–050–079–5, 202–050–080–3, 202–100–017–5, 202–100–019–1, 202–100–038–1, 202–100–040–7, 215–040–002–2
6. CURRENT USE: AGRICULTURE
7. CURRENT ZONING: A–2 AGRICULTURAL, A–4 AGRICULTURAL, P–1 PLANNED UNIT DISTRICT
8. PROPOSED USE: RESIDENTIAL
9. PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND NEW LOT 3 AS SHOWN ON LOT LINE ADJUSTMENT LLA 2005–02 RECORDED OCTOBER 20, 2005 AS INSTURMENT NO. 2005–406420 O.R., AND THE PARCEL DESCRIBED IN PARCEL MERGER 00–01, RECORDED MAY 15 2000 AS SERIES NO. 2000–0098839 O.R., AND LOT 2 AS SHOWN ON THE LOT LINE ADJUSTMENT LLA 91–6, RECORDED OCTOBER 15, 1991, AS SERIES NO. 91–216873 O.R.,
10. GROSS AREA: 410.1± ACRES
11. TOTAL NO. OF PROPOSED RESIDENTIAL LOTS: 69
12. UTILITIES:
    - WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
    - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
    - SANITARY SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT
    - STORM DRAIN: CITY OF SAN RAMON, CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
    - FIRE: SAN RAMON VALLEY FIRE PROTECTION DISTRICT
    - TELEPHONE: AT&T
    - CABLE TV: COMCAST
13. BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.
14. ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE TOWN OF DANVILLE.
15. AERIAL TOPOGRAPHY WAS FLOWN IN APRIL 2010.
16. THE PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 06013C 0455F, DATED JUNE 16, 2009.
17. MULTIPLE FINAL MAPS TO BE FILED AT THE DISCRETION OF THE OWNER/DEVELOPER.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BO	BLOW OFF
BW	BOTTOM OF WALL
CCCSD	CENTRAL CONTRA COSTA SANITARY DISTRICT
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CP	CENTER POINT
CS	CURB STATION
DWY	DRIVEWAY
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GHAD	GEOLOGIC HAZARD ABATEMENT DISTRICT
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MH	MANHOLE
PAE	PRIVATE ACCESS EASEMENT
PCC	POINT OF COMPOUND CURVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SNS	STREET NAME SIGN
SO	SIDE OPENING INVERT
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER

SHEET INDEX

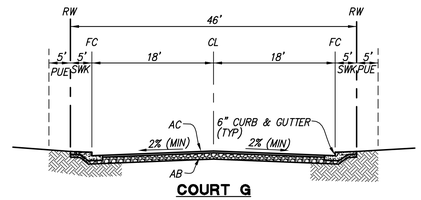
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	GRADING PLAN
6	GRADING PLAN
7	GRADING PLAN
8	UTILITY PLAN
9	UTILITY PLAN
10	UTILITY PLAN
11	STORM WATER TREATMENT
12	STORM WATER TREATMENT
13	STORM WATER TREATMENT

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227–9100 FAX: (925) 227–9300

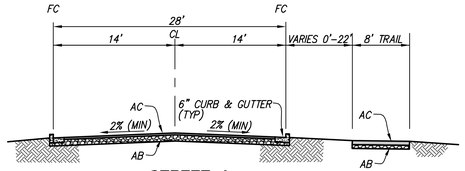
C:\JOBS\2009\091015\TENT MAP\2017 VTM REVISION\R-091015-TM01-TDMC 11/6/2017 8:04:04 AM ALAN MULLEN

MATCH LINE - SEE SHEET 3

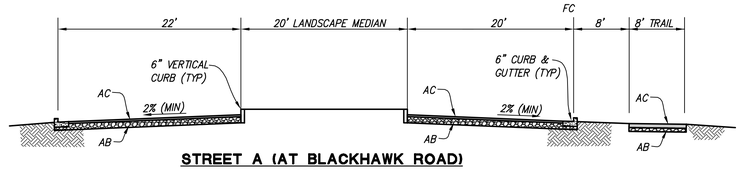




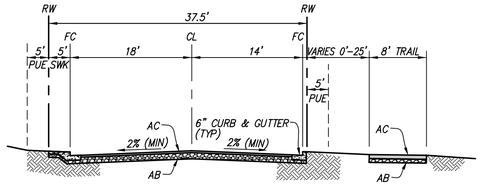
COURT G
NOT TO SCALE



STREET A
NOT TO SCALE



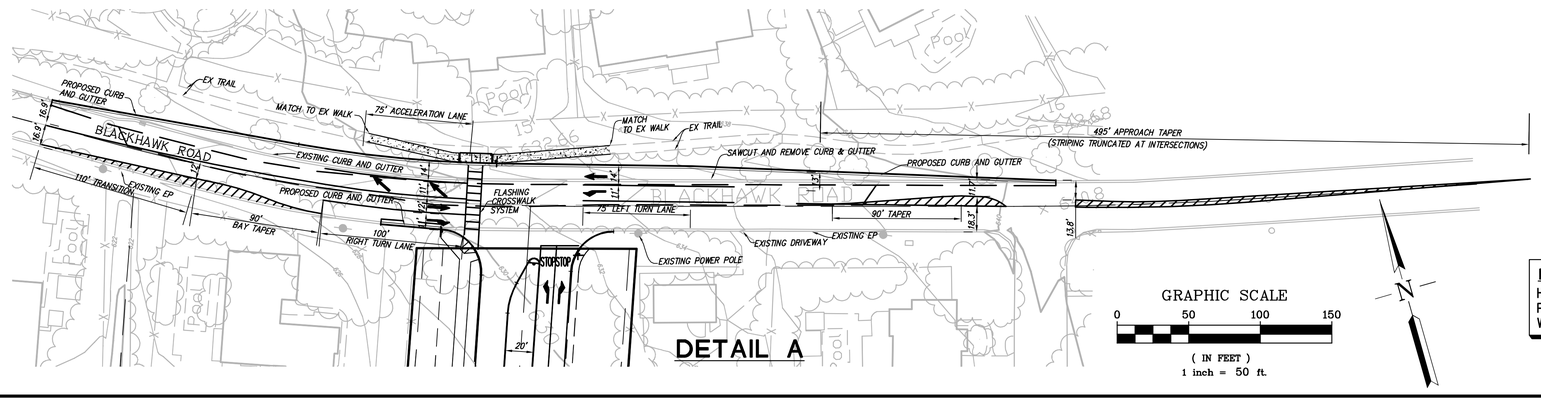
STREET A (AT BLACKHAWK ROAD)
NOT TO SCALE



STREET B
NOT TO SCALE

LOT SUMMARY TABLE

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
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29	15,569	59	10,297		
30	12,816	60	10,051		



DETAIL A

GRAPHIC SCALE
0 50 100 150
(IN FEET)
1 inch = 50 ft.

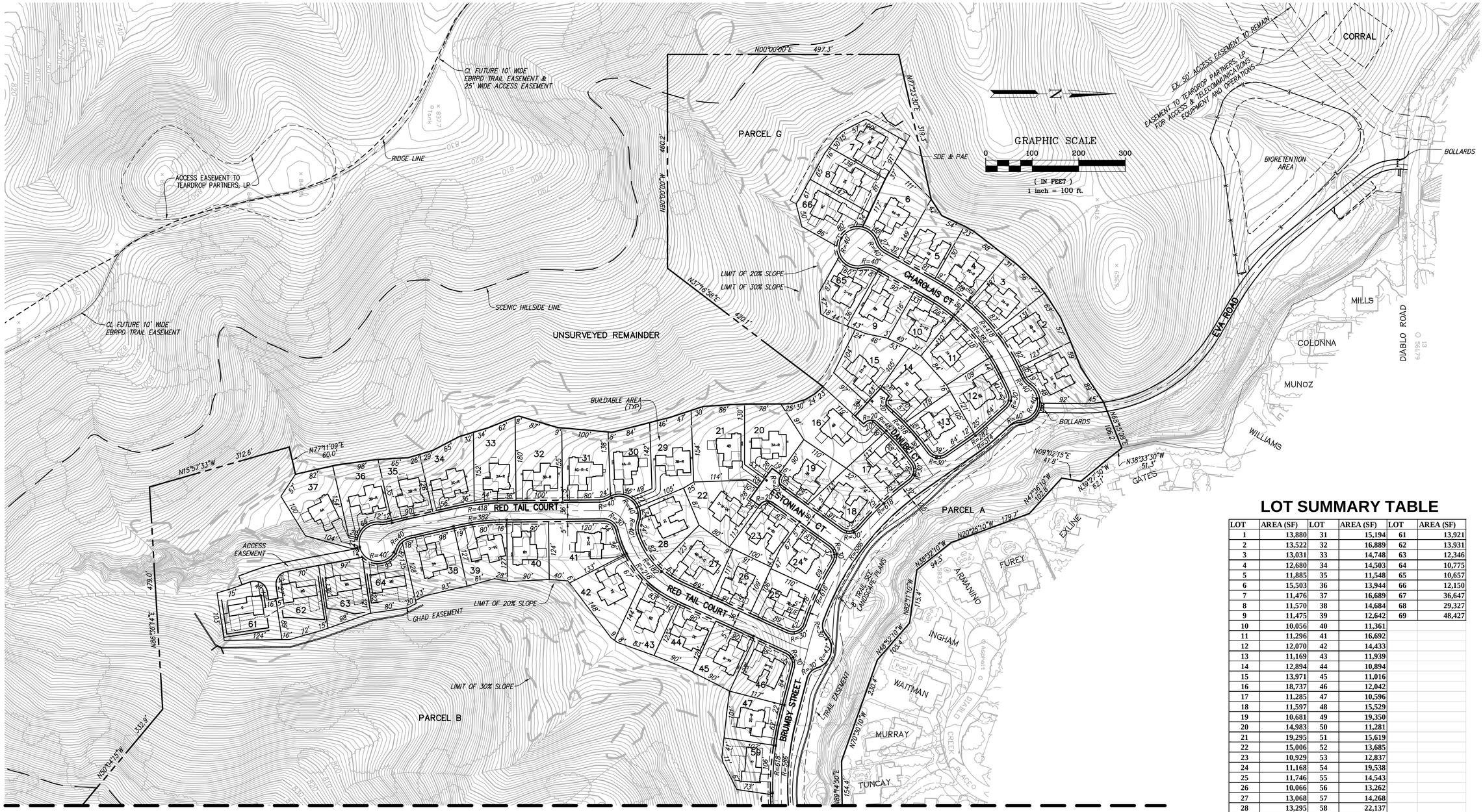
SITE PLAN
SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

NOTE:
HOUSE FOOTPRINTS WITH OPTIONS ARE SHOWN FOR PLANNING PURPOSES. FINAL FOOTPRINT CONFIGURATION WILL BE DETERMINED WITH CONSTRUCTION DOCUMENTS.

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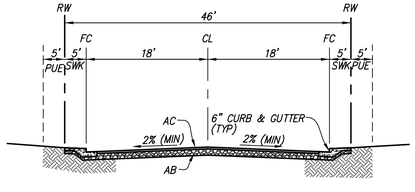
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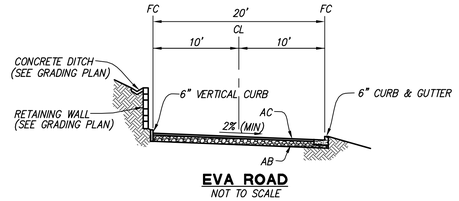
MATCH LINE - SEE SHEET 2

LOT SUMMARY TABLE

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	13,880	31	15,194	61	13,921
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29	15,569	59	10,297		
30	12,816	60	10,051		



COURT C,D,E,F
NOT TO SCALE



EVA ROAD
NOT TO SCALE

NOTE:
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SITE PLAN
SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

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DIABLO ROAD

MATCH LINE - SEE BELOW

MATCH LINE - SEE ABOVE

PARCEL H

UNSURVEYED REMAINDER

EBMUD

McCAULEY ROAD

CINCH COURT

PURCELL

LIMIT OF 20% SLOPE

LIMIT OF 30% SLOPE

SCENIC HILLSIDE LINE

RIDGE LINE

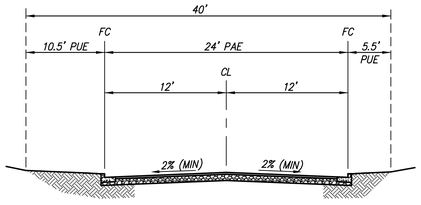
EASEMENT TO TEARDROP PARTNERS, LP FOR ACCESS & TELECOMMUNICATIONS EQUIPMENT AND OPERATIONS

EASEMENT TO TEARDROP PARTNERS, LP FOR ACCESS

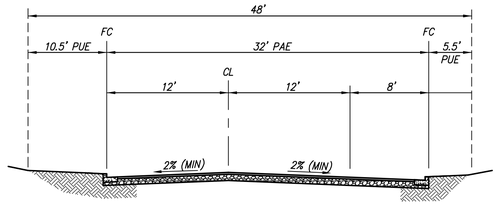
EX. GRADING & DRAINAGE EASEMENT TO REMAIN

EX. 5' R/W EASEMENT TO REMAIN

EX. C/L P.G. & E. UNDERGROUND EASEMENT AND EX. PACIFIC BELL EASEMENT TO REMAIN



COURT H
NOT TO SCALE



COURT H (AT PARKING BAY)
NOT TO SCALE

N

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 inch = 100 ft.

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SITE PLAN

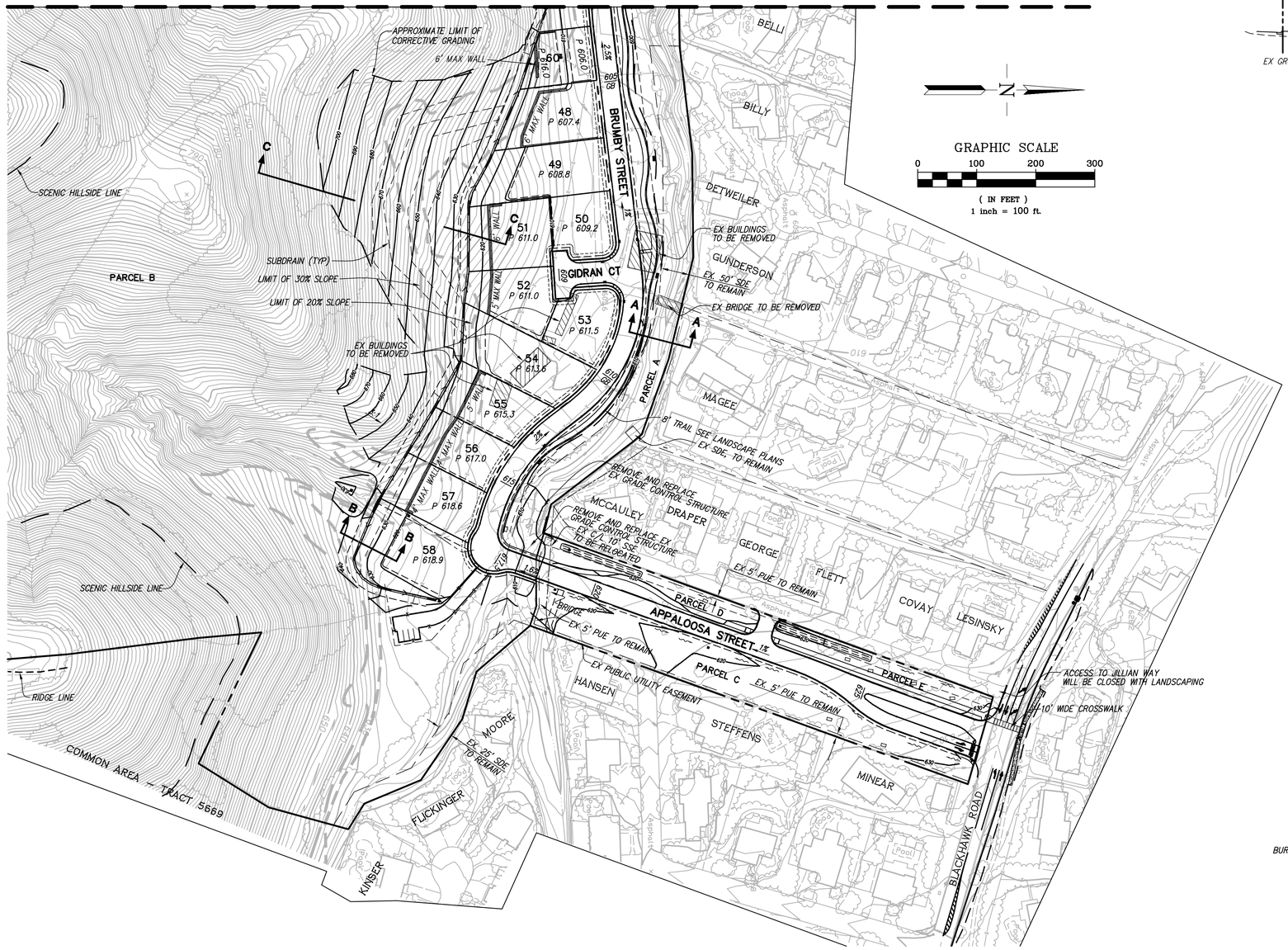
SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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MATCH LINE - SEE SHEET 6



GRAPHIC SCALE

0 100 200 300

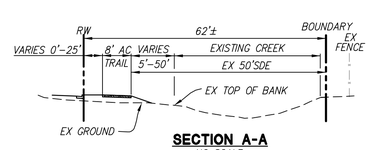
(IN FEET)

1 inch = 100 ft.

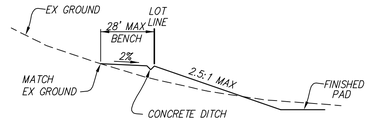
LEGEND:

BANK LAYBACK

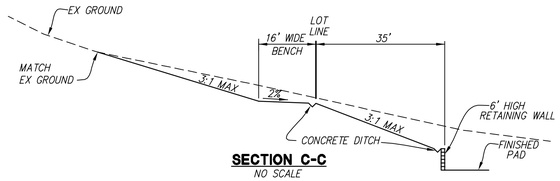
GRADE CONTROL STRUCTURE



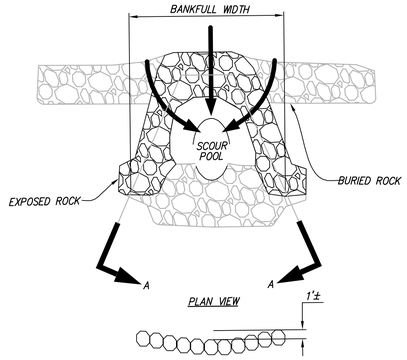
SECTION A-A
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SECTION B-B
NO SCALE

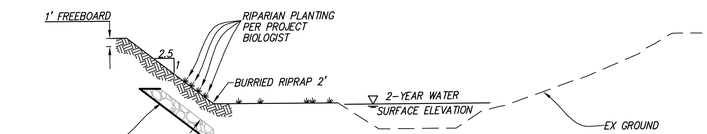


SECTION C-C
NO SCALE



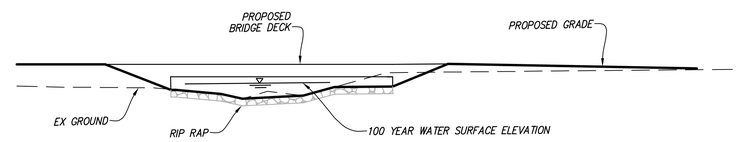
TYPICAL GRADE CONTROL STRUCTURE

NO SCALE



BANK LAYBACK

NO SCALE



SECTION NEAR BRIDGE

NO SCALE

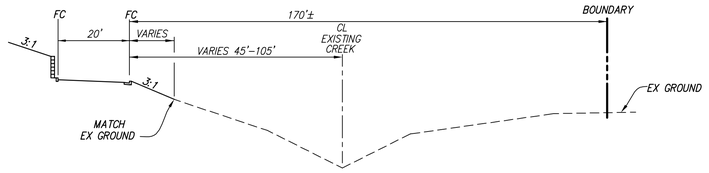
GRADING PLAN

SUBDIVISION 9291 - MAGEE PRESERVE

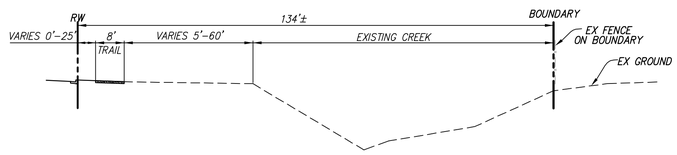
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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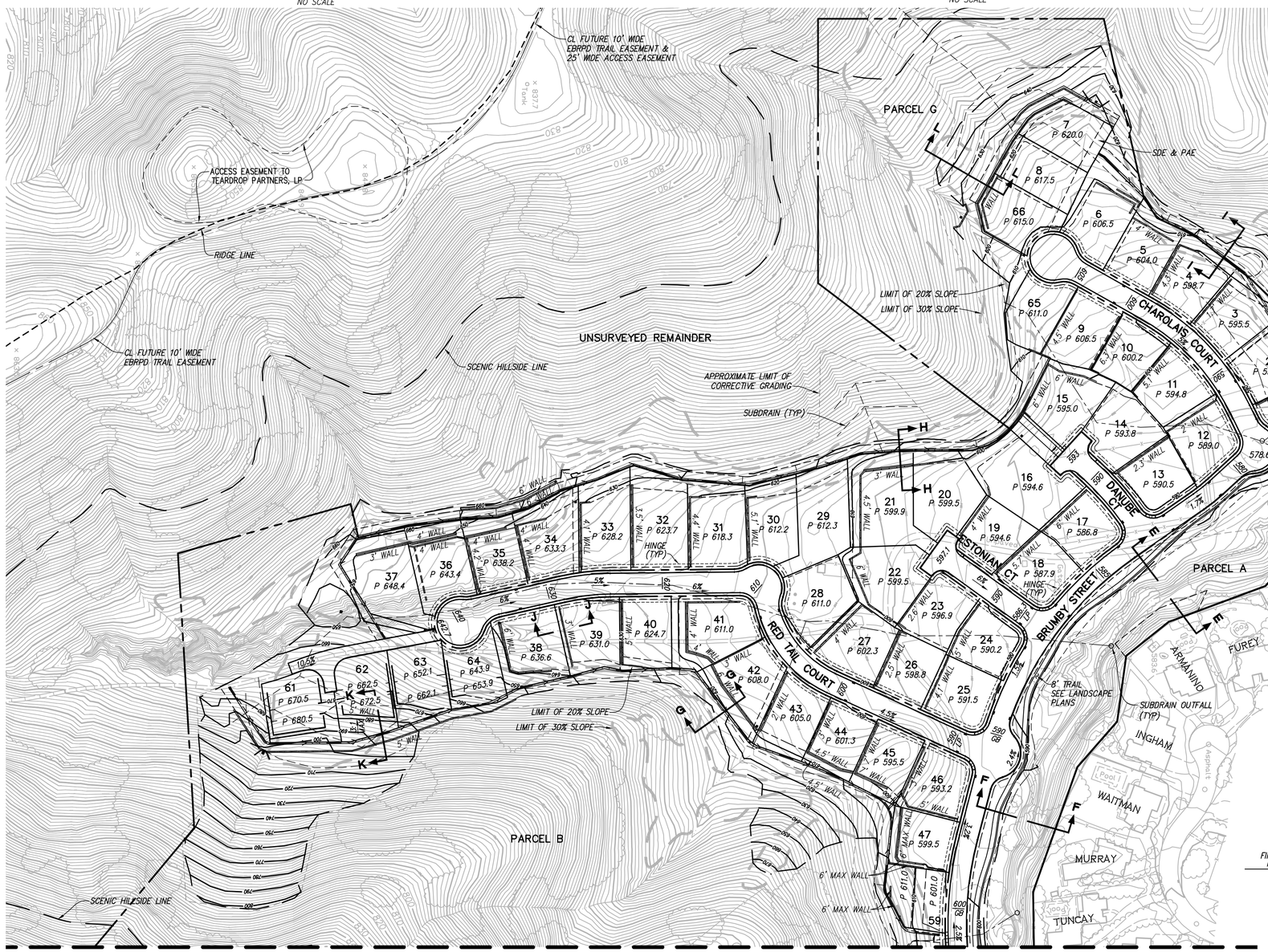
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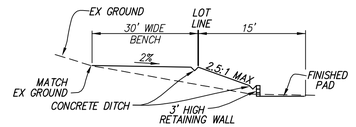


SECTION D-D
NO SCALE



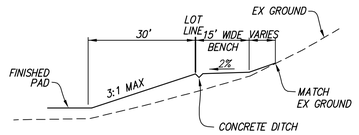
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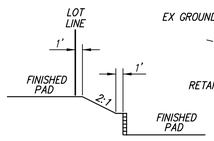


SECTION H-H
NO SCALE

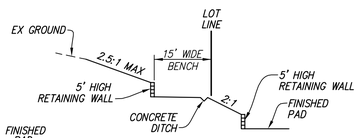
GRAPHIC SCALE
0 100 200 300
(IN FEET)
1 inch = 100 ft.



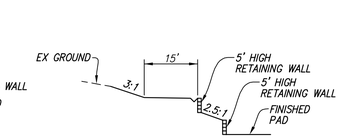
SECTION I-I
NO SCALE



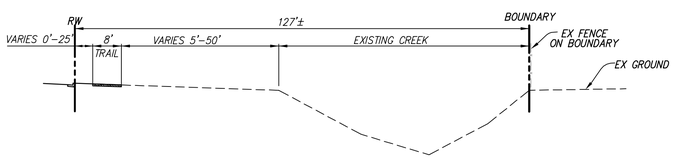
SECTION J-J
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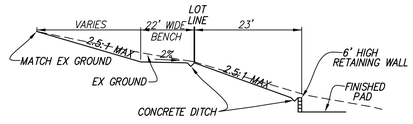
SECTION K-K
NO SCALE



SECTION L-L
NO SCALE



SECTION F-F
NO SCALE



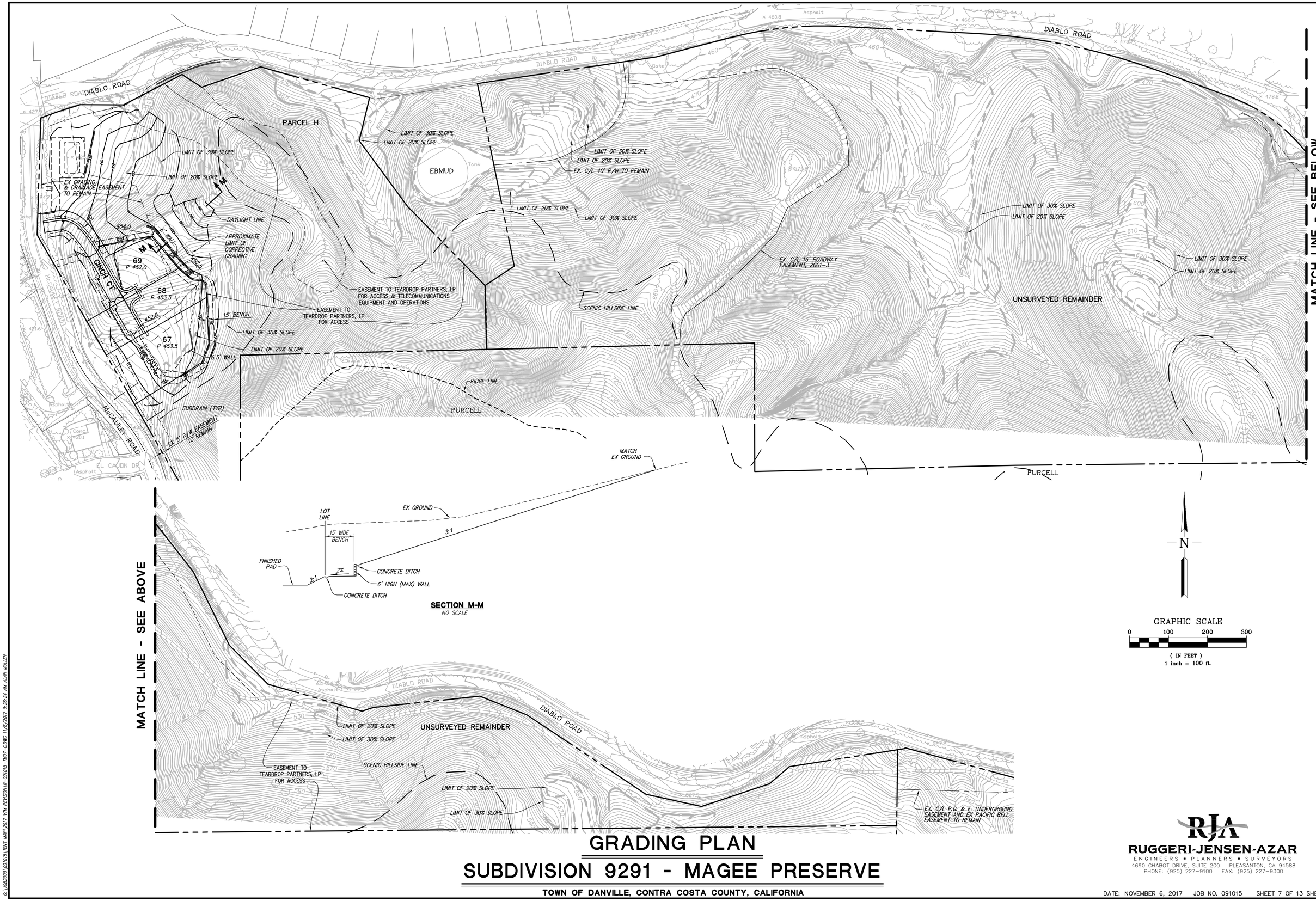
SECTION G-G
NO SCALE

GRADING PLAN
SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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SECTION M-M
NO SCALE

GRADING PLAN

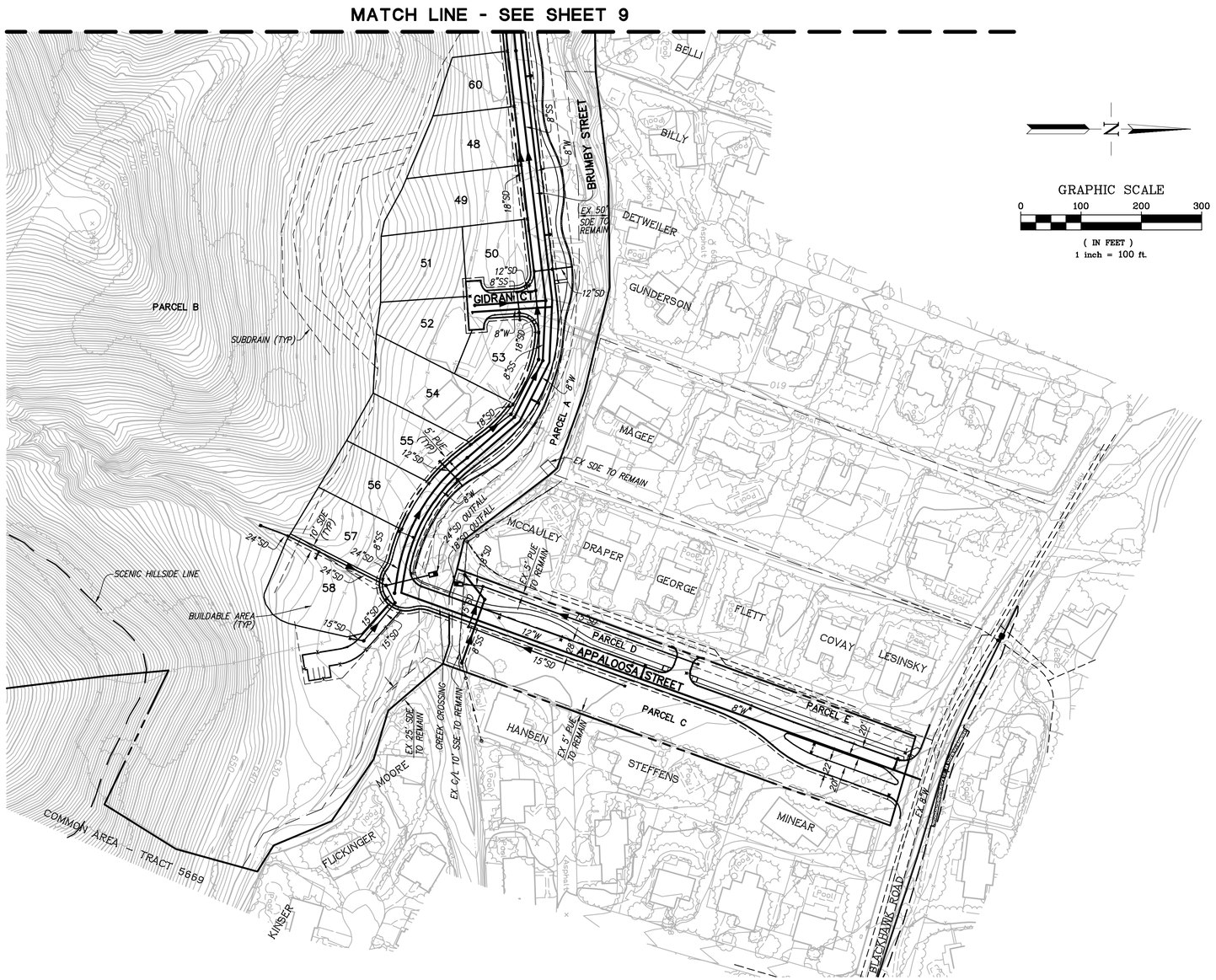
SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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DATE: NOVEMBER 6, 2017 JOB NO. 091015 SHEET 7 OF 13 SHEETS

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NOTES:

1. *PROJECT SHALL HAVE A "PUBLIC" DUAL STORM DRAIN SYSTEM AS SHOWN ON THE UTILITY PLANS. STORM DRAIN SYSTEM CONSISTS OF A "CLEAN WATER PIPE" TO COLLECT AND CONVEY STORM WATER RUNOFF FROM THE HILLSIDE TO THE CREEK, AND A STORM DRAIN PIPE TO COLLECT AND CONVEY STORM WATER RUNOFF FROM IMPERVIOUS SURFACES TO STORM WATER TREATMENT AREAS "BIORETENTION AREAS".*

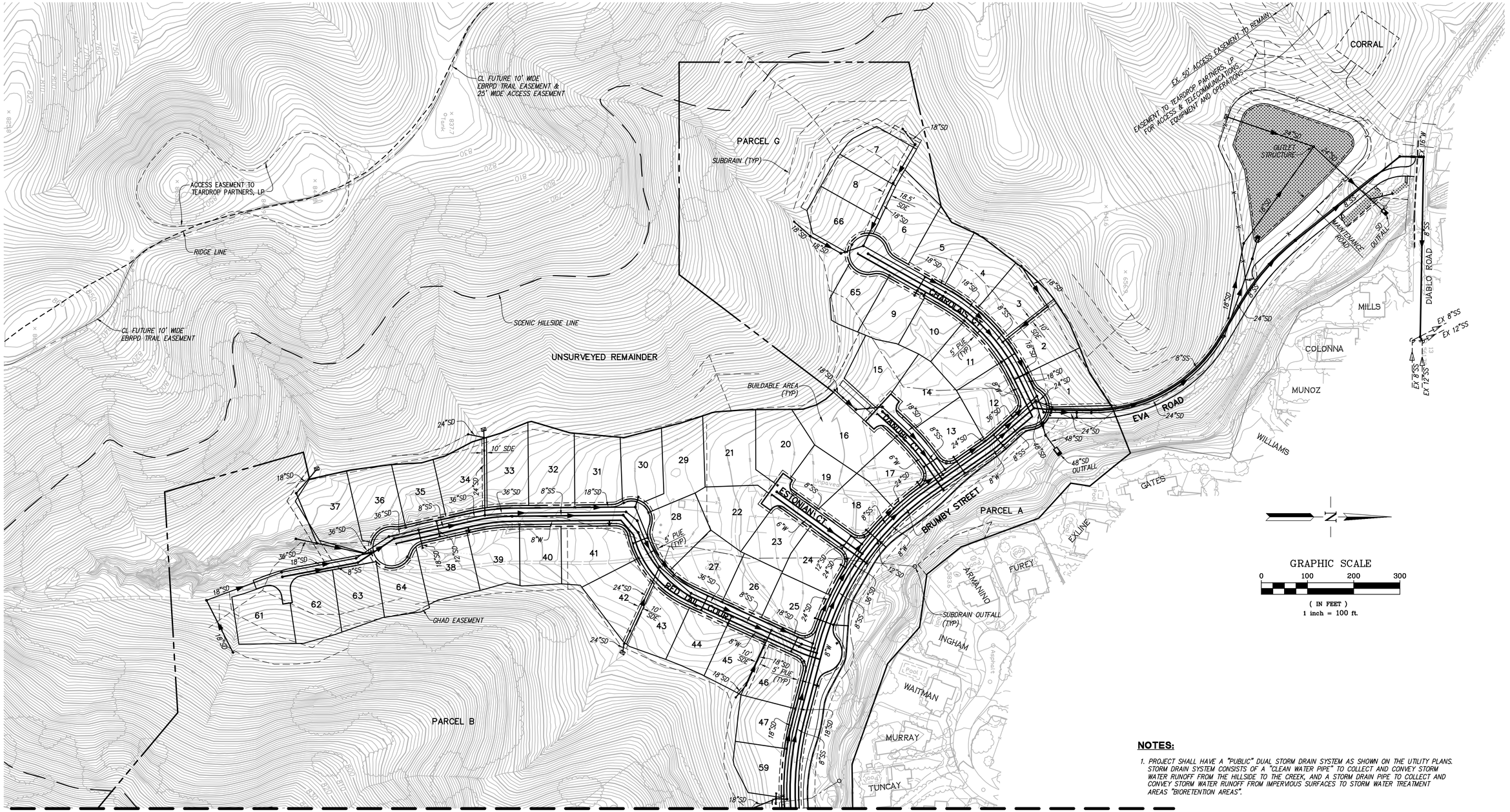
UTILITY PLAN

SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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GRAPHIC SCALE

0 100 200 300

(IN FEET)

1 inch = 100 ft.

NOTES:

1. PROJECT SHALL HAVE A "PUBLIC" DUAL STORM DRAIN SYSTEM AS SHOWN ON THE UTILITY PLANS. STORM DRAIN SYSTEM CONSISTS OF A "CLEAN WATER PIPE" TO COLLECT AND CONVEY STORM WATER RUNOFF FROM THE HILLSIDE TO THE CREEK, AND A STORM DRAIN PIPE TO COLLECT AND CONVEY STORM WATER RUNOFF FROM IMPERVIOUS SURFACES TO STORM WATER TREATMENT AREAS "BIORETENTION AREAS".

UTILITY PLAN

SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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DATE: NOVEMBER 6, 2017 JOB NO. 091015 SHEET 9 OF 13 SHEETS

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DIABLO ROAD

EX. GRADING & DRAINAGE EASEMENT TO REMAIN

EX 15"SD

15"SD

PARCEL H

SUBDRAIN (TYP)

8"SS

8"W

ONIGH CT

69

68

67

12"SD

8"W

EASEMENT TO TEARDROP PARTNERS, LP FOR ACCESS & TELECOMMUNICATIONS EQUIPMENT AND OPERATIONS

EASEMENT TO TEARDROP PARTNERS, LP FOR ACCESS

EBMUD

Tank

EX. C/L 40' R/W TO REMAIN

SCENIC HILLSIDE LINE

EX. C/L 16' ROADWAY EASEMENT TO REMAIN

UNSURVEYED REMAINDER

RIDGE LINE

PURCELL

EX. 5' R/W EASEMENT PM 63/33

EL CAJON DR

Asphalt

Conc

MATCH LINE - SEE BELOW

MATCH LINE - SEE ABOVE

UNSURVEYED REMAINDER

EASEMENT TO TEARDROP PARTNERS, LP FOR ACCESS

SCENIC HILLSIDE LINE

EX. C/L P.G. & E. UNDERGROUND EASEMENT AND EX. PACIFIC BELL TO REMAIN

NOTES:

1. PROJECT SHALL HAVE A "PUBLIC" DUAL STORM DRAIN SYSTEM AS SHOWN ON THE UTILITY PLANS. STORM DRAIN SYSTEM CONSISTS OF A "CLEAN WATER PIPE" TO COLLECT AND CONVEY STORM WATER RUNOFF FROM THE HILLSIDE TO THE CREEK, AND A STORM DRAIN PIPE COLLECT AND CONVEY STORM WATER RUNOFF FROM IMPERVIOUS SURFACES TO STORM WATER TREATMENT AREAS "BIORETENTION AREAS".

N

GRAPHIC SCALE

0 100 200 300

(IN FEET)

1 inch = 100 ft.

UTILITY PLAN

SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

RJA

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DATE: NOVEMBER 6, 2017 JOB NO. 091015 SHEET 10 OF 13 SHEETS

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LEGEND/ABBREVIATIONS

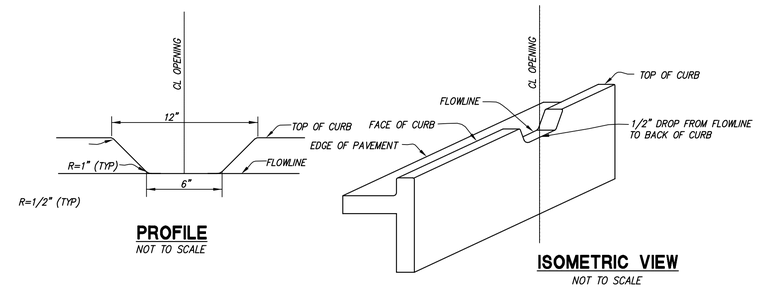
- STORM WATER TREATMENT AREA
- TRACT BOUNDARY
- FLOW DIRECTION
- BIORETENTION
- DMA — DRAINAGE MANAGEMENT AREAS

STORM WATER TREATMENT CALCULATION

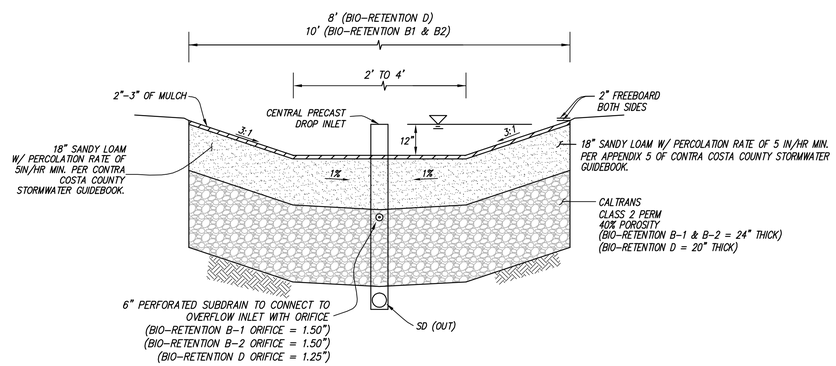
AREA ID	SURFACE	AREA (SF)	BMP USED	AREA REQUIRED (SF)	AREA PROVIDED (SF)
DMA 1	PAVING	167,065	BIO-RETENTION AREA "A" WITH VAULT	37,247	44,650
	ROOF	264,000			
	LANDSCAPING	649,476			
	SIDEWALK	28,665			
	TRAIL	16,800			
DMA 2A	PAVING	8,697	BIO-RETENTION AREA "B-1"	1,152	1,690
	LANDSCAPING	14,600			
	TRAIL	3,242			
DMA 2B	PAVING	6,832	BIO-RETENTION AREA "B-2"	979	1,450
	LANDSCAPING	13,120			
	TRAIL	2,823			
DMA 3	PAVING	19,445	SELF RETAINING AREA "C"	19,445	22,000
	LANDSCAPING	54,291			
DMA 4	NATIVE/LANDSCAPE	298,000	SELF TREATING - NONE REQUIRED	---	---

NOTES:

1. THE VOLUMES ARE BASED ON THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, 6TH EDITION, DATED FEBRUARY 2012 FOR TREATMENT+FLOW CONTROL.
2. ASSUME EACH LOT = 4,000 SF IMPERVIOUS SURFACE.



CURB OPENING FOR BIO-RETENTION ADJACENT TO CURB
NOT TO SCALE



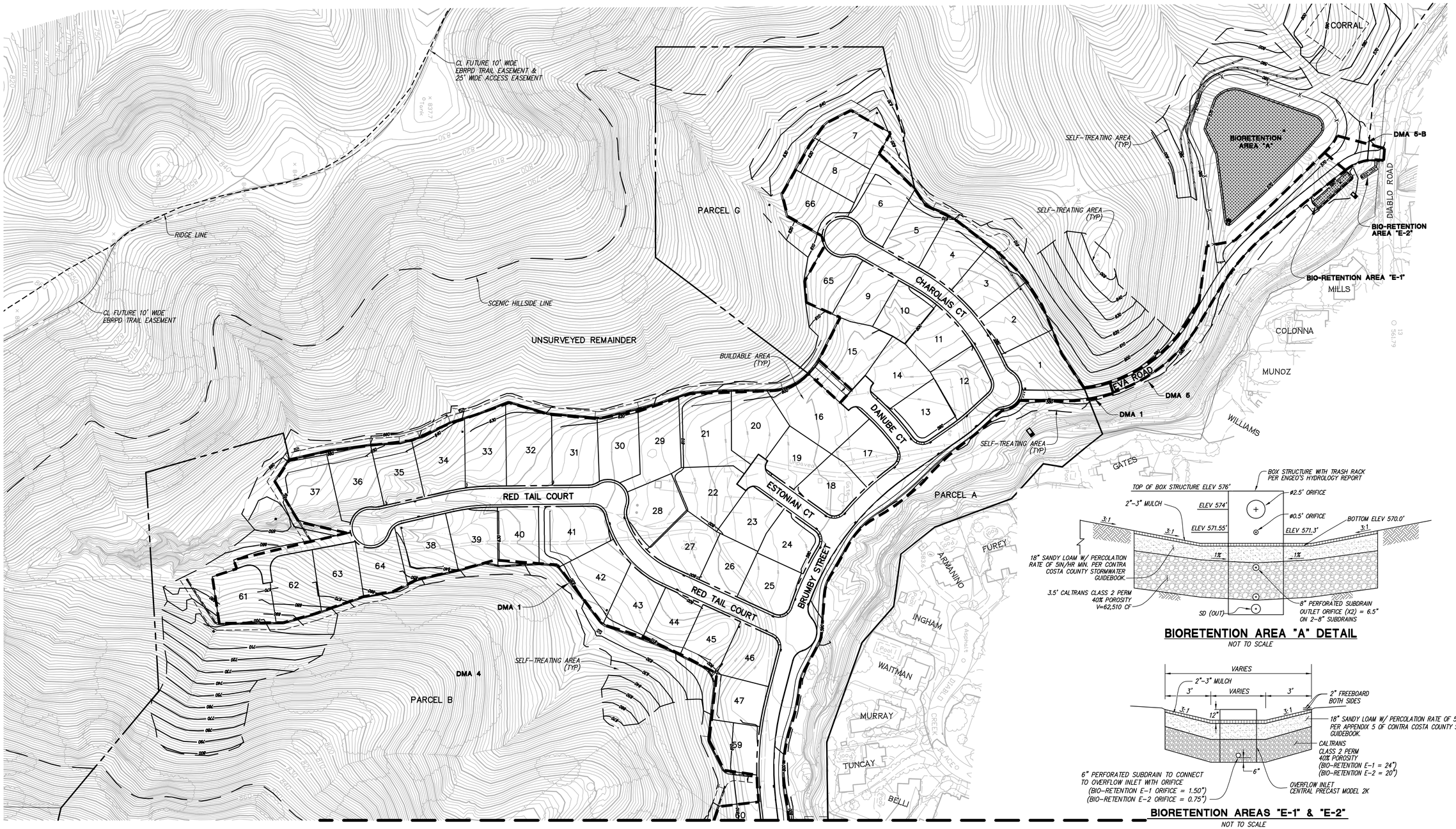
BIORETENTION AREAS "B-1", "B-2" & "D"
NOT TO SCALE

STORM WATER TREATMENT
SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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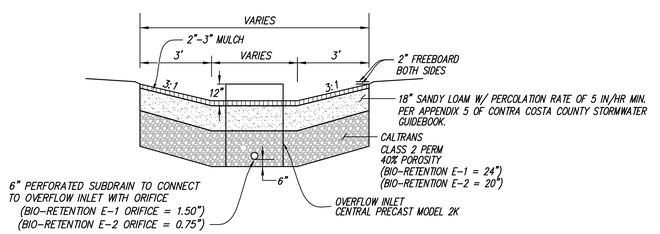
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MATCH LINE - SEE SHEET 11

BIORETENTION AREA "A" DETAIL

NOT TO SCALE



BIORETENTION AREAS "E-1" & "E-2"

NOT TO SCALE

STORM WATER TREATMENT CALCULATION

AREA ID	SURFACE	AREA (SF)	BMP USED	AREA REQUIRED (SF)	AREA PROVIDED (SF)
DMA 1	PAVING	167,065	BIO-RETENTION AREA "A" WITH VAULT	37,247	44,650
	ROOF	264,000			
	LANDSCAPING	649,476			
	SIDEWALK	28,665			
	TRAIL	16,800			
DMA 5	PAVING	16,990	BIO-RETENTION AREA "E-1"	1,247	1,746
	LANDSCAPING	10,005			
DMA 5-B	PAVING	2,140	BIO-RETENTION AREA "E-2"	233	406
	LANDSCAPING	3,334			

NOTES:

1. THE VOLUMES ARE BASED ON THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, 6TH EDITION, DATED FEBRUARY 2012 FOR TREATMENT+FLOW CONTROL.
2. ASSUME EACH LOT = 4,000 SF IMPERVIOUS SURFACE.

LEGEND

- STORM WATER TREATMENT AREA
- TRACT BOUNDARY
- BIORETENTION
- DMA — DRAINAGE MANAGEMENT AREAS

GRAPHIC SCALE

0 100 200 300

(IN FEET)

1 inch = 100 ft.

STORM WATER TREATMENT

SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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LEGEND

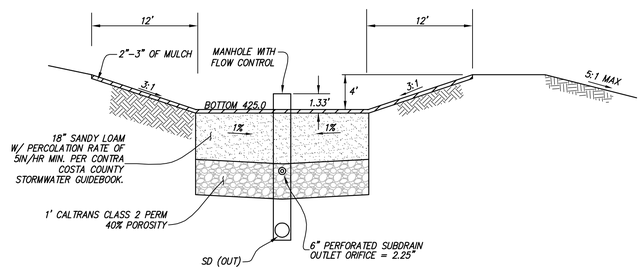
- STORM WATER TREATMENT AREA
- TRACT BOUNDARY
- BIORETENTION
- DMA — DRAINAGE MANAGEMENT AREAS

STORM WATER TREATMENT CALCULATION

AREA ID	SURFACE	AREA (SF)	BMP USED	AREA REQUIRED (SF)	AREA PROVIDED (SF)
DMA 6	PAVING	12,117	BIO-RETENTION AREA "F"	2,770	3,178
	ROOF	15,000			
	LANDSCAPING	37,376			
	SELF-TREATING	145,122	SELF TREATING AREA	---	---

NOTES:

1. THE VOLUMES ARE BASED ON THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, 6TH EDITION, DATED FEBRUARY 2012 FOR TREATMENT+FLOW CONTROL.
2. ASSUME EACH LOT = 4,000 SF IMPERVIOUS SURFACE.



BIORETENTION AREA "F" DETAIL

NOT TO SCALE

N

GRAPHIC SCALE

0 100 200 300

(IN FEET)

1 inch = 100 ft.

STORM WATER TREATMENT

SUBDIVISION 9291 - MAGEE PRESERVE

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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DATE: NOVEMBER 6, 2017 JOB NO. 091015 SHEET 13 OF 13 SHEETS

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