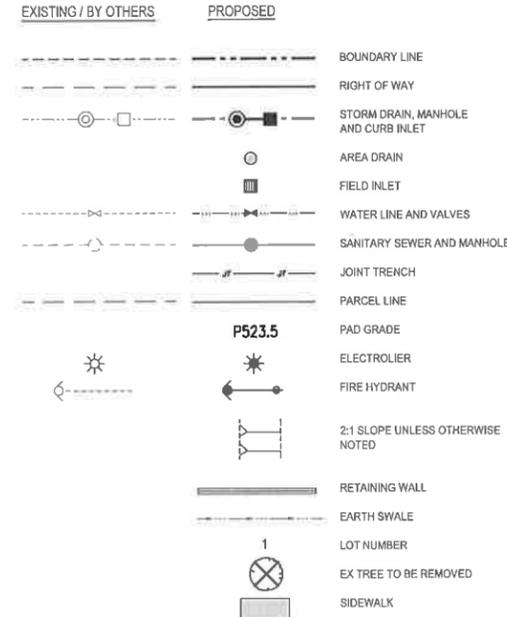


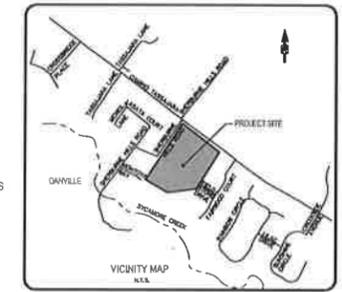
VESTING TENTATIVE MAP NO. 9479 THE COLLECTION 18 LOT SUBDIVISION DANVILLE, CALIFORNIA JANUARY 2019



SHEET	DESCRIPTION
1.	COVER SHEET AND NOTES
2.	EXISTING CONDITIONS
3.	DEMOLITION PLAN
4.	TREE REMOVAL PLAN
5.	SITE DEVELOPMENT PLAN AND SECTIONS
6.	DETAILS AND SECTIONS
7.	PRELIMINARY GRADING PLAN
8.	PRELIMINARY UTILITY PLAN
9.	PRELIMINARY EROSION CONTROL PLAN & DETAILS
10.	PRELIMINARY STORMWATER CONTROL PLAN
11.	PRELIMINARY SIGNING AND STRIPING PLAN

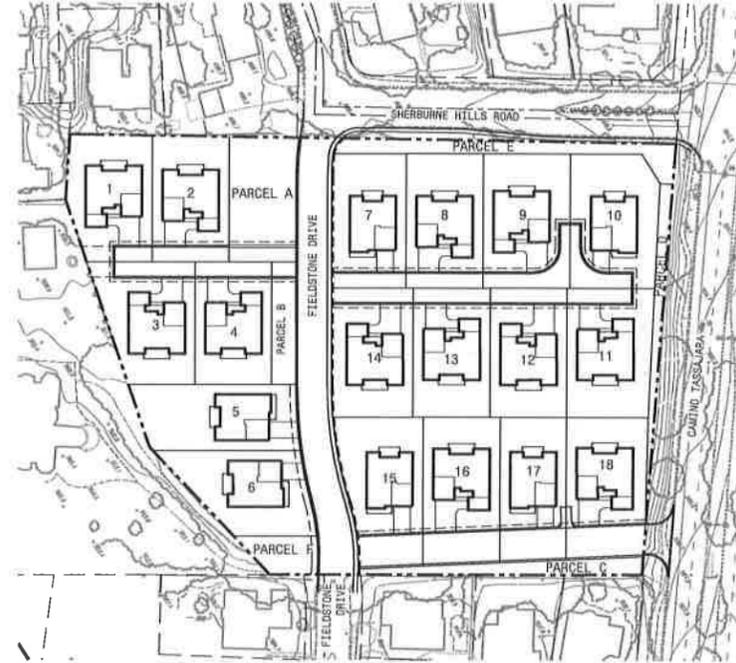
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BNDY	BOUNDARY
BW	BOTTOM OF WALL
CL	CENTERLINE
DW	DRIVEWAY
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT
ESMT	EASEMENT
EG	EXISTING GROUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
F/C	FACE OF CURB
GB	GRADE BREAK
HM	HYDROMODIFICATION
HP	HIGH POINT
LP	LOW POINT
L/S	LANDSCAPE
NAP	NOT A PART OF THIS SUBDIVISION
PL	PROPERTY LINE
PAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSE	PUBLIC SIDEWALK EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STFE	STORM TREATMENT FACILITY EASEMENT
SW	SIDEWALK
SWQ	STORM WATER QUALITY
TC	TOP OF CURB
T/CB	TOP OF CURB BAND
T/R	TOP OF ROLLED CURB
TW	TOP OF WALL
W	WATER LINE (DOMESTIC)
WLE	WATER LINE EASEMENT



TOWN OF DANVILLE DESIGN GUIDELINES

SP-105	TYPICAL CONCRETE CURBS
SP-107	TYPICAL DRIVEWAY
SP-114	TRENCH BACKFILL
SP-115	SURVEY MONUMENT
SP-120	FIRE HYDRANT LOCATION
SP-201	STORM DRAIN TYPE "A" INLET
SP-204	STORM DRAIN PRECAST MANHOLE & TYPE "T" BASE
SP-207	MANHOLE FRAME AND COVER



TENTATIVE MAP NOTES:

- OWNER: MASAKO AKABANE, TRUSTEE OF THE KUNITOSHI & MASAKO AKABANE TRUST
- APPLICANT: THE DANVILLE INVESTORS LLC
3001 BISHOP DRIVE, #100
SAN RAMON, CA 94583
CONTACT: HEIDE ANTONESCU
(925) 999-3950
- ENGINEER/PLANNER: MACKAY & SOMPS
5142 FRANKLIN DR, SUITE B
PLEASANTON, CA 94588-3355
CONTACT: KIM REED/CARRIE WALLACE
(925) 225-0690
- GEOTECHNICAL CONSULTANTS: CORNERSTONE EARTH GROUP
1270 SPRINGBROOK ROAD, SUITE 101
WALNUT CREEK, 94597
CONTACT: JOHN R. DYE
(925) 988-9500
- AREA SUBJECT TO INUNDATION: NONE PER FIRM 06013C0462F
- SUBDIVIDED AREA: 5.05 ± ACRES
- ASSESSOR'S/TRACT PARCEL NUMBER: 217-010-006-1
- FIRE PROTECTION: SAN RAMON VALLEY FIRE DEPARTMENT
- SEWER SYSTEM: TO BE INSTALLED IN CONFORMANCE WITH CENTRAL CONTRA COSTA SANITARY DISTRICT STANDARDS.
- WATER SYSTEM: TO BE INSTALLED IN CONFORMANCE WITH EAST BAY MUNICIPAL UTILITY DISTRICT STANDARDS.
- DRAINAGE: TO BE INSTALLED IN CONFORMANCE WITH TOWN OF DANVILLE STANDARDS.
- GAS & ELECTRICITY: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF PACIFIC GAS AND ELECTRIC CO.
- TELEPHONE: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF AT&T.
- CABLE: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF COMCAST.
- STREET IMPROVEMENTS: FIELDSTONE DRIVE TO BE PUBLIC
- EXISTING/PROPOSED ZONING: P-1
- EXISTING LAND USE: NURSERY
- PROPOSED LAND USE: RESIDENTIAL
- SITE BENCHMARK: GPS CONTROL PT 18, NGS PID D68488, FROM CONTRA COSTA COUNTY GPS CONTROL MAP, NAVD88 ELEV. = 436.0
- UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONDITIONS OF APPROVAL, LOCAL AGENCY APPROVAL OF THIS MAP SHALL CONSTITUTE AN EXPRESS FINDING THAT THE PROPOSED DIVISION AND DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT UNREASONABLY INTERFERE WITH THE FEE AND COMPLETE EXERCISE OF RIGHTS DESCRIBED IN GOVERNMENT CODE SECTION 66436(a)(3)(A)(i).
- UTILITY SIZES AND LOCATION, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
- ALL SEWER AND POTABLE WATER MAINS ARE 8" UNLESS NOTED. ALL PUBLIC STORM DRAINS ARE 15" (MIN), OR AS NOTED.
- EASEMENTS ARE SHOWN ON SHEET 2 FOR EXISTING AND SHEET 5 FOR PROPOSED.
- APPLICANT RESERVES THE RIGHT TO FILE MULTIPLE / PHASED FINAL MAPS TO SUBDIVIDE THE PROPERTY, IN COMPLIANCE WITH THIS VESTING TENTATIVE MAP.

GRADING NOTES/EROSION CONTROL NOTES:

- FACILITIES TO BE SHOWN ON THE FINAL GRADING PLAN TO CONTROL SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30 AFTER ROUGH GRADING HAS BEEN COMPLETED. MEASURES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS REQUIRED.
 - WATLES, BERMS AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO WITHIN ONE FOOT OF OUTLET ELEVATION.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- ROCK CONSTRUCTION ENTRANCE WILL BE PROVIDED AT SHERBURNE HILLS ROAD.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- PAD AND STREET GRADES ARE SHOWN ON GRADING PLAN SHEET 7. PADS WILL BE BERMED TO PREVENT RUNOFF.
- THE GRADING PLAN ANTICIPATES A BALANCE BETWEEN CUT AND FILL. NO EXPORT OR IMPORT IS ANTICIPATED.
- THE GRADING SHALL BE IN CONFORMANCE WITH TOWN OF DANVILLE GRADING ORDINANCE UNLESS OTHERWISE APPROVED AND THE RECOMMENDATIONS OF THE SOILS REPORT.
- PROPOSED GRADES SHOWN ON THE PRELIMINARY GRADING PLAN ARE SUBJECT TO FINAL ENGINEERING DESIGN AND TOWN REVIEW AND APPROVAL. ALL GRADING IS TO BE UNDERTAKEN PER THE RECOMMENDATIONS OF A SOILS REPORT AND UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- ALL LOTS SHALL DRAIN TO ADJACENT STREET OR DRAINAGE SWALES.
- SLOPES WITHIN LOT AREAS AND ADJACENT LANDSCAPE/OPEN SPACE AREAS ARE TO BE GRADED AT A GRADIENT NOT TO EXCEED 2:1 (HORIZONTAL TO VERTICAL).

FIRE DEPARTMENT NOTES:

- PROPOSED 30' PRIVATE DRIVEWAYS WILL BE FIRE LANES. PARKING IS ONLY ALLOWED ON ONE SIDE OF THE STREET. SEE SHEET 5 FOR LOCATION OF PARKING STALLS. PROPER SIGNAGE AND STRIPING WILL BE PART OF THE PROJECT IMPROVEMENT PLANS.
- A FIRE SPRINKLER SYSTEM MEETING NFPA 13D WILL BE REQUIRED FOR ALL RESIDENTIAL HOMES REGARDLESS OF SIZE BEGINNING JANUARY 1, 2011.

SOILS REPORT:

PROVIDED BY: CORNERSTONE EARTH GROUP
DATED: SEPTEMBER 18, 2017
ENTITLED: GEOTECHNICAL FEASIBILITY REVIEW
PROJECT #: 206-61-2



LOT	GROSS LOT AREA (SF)	NET LOT AREA (SF)	PROPOSED LAND USE
1	9,755	9,120	RESIDENTIAL LOT/PRIVATE DRIVE
2	9,232	7,995	RESIDENTIAL LOT/PRIVATE DRIVE
3	10,285	8,958	RESIDENTIAL LOT/PRIVATE DRIVE
4	9,000	7,763	RESIDENTIAL LOT/PRIVATE DRIVE
5	10,054	10,054	RESIDENTIAL LOT/PRIVATE DRIVE
6	9,491	9,491	RESIDENTIAL LOT/PRIVATE DRIVE
7	9,592	8,387	RESIDENTIAL LOT/PRIVATE DRIVE
8	9,862	8,625	RESIDENTIAL LOT/PRIVATE DRIVE
9	11,178	8,989	RESIDENTIAL LOT/PRIVATE DRIVE
10	11,026	9,410	RESIDENTIAL LOT/PRIVATE DRIVE
11	10,466	9,552	RESIDENTIAL LOT/PRIVATE DRIVE
12	9,487	8,250	RESIDENTIAL LOT/PRIVATE DRIVE
13	9,488	8,250	RESIDENTIAL LOT/PRIVATE DRIVE
14	10,128	8,806	RESIDENTIAL LOT/PRIVATE DRIVE
15	11,106	8,957	RESIDENTIAL LOT/PRIVATE DRIVE
16	10,826	8,311	RESIDENTIAL LOT/PRIVATE DRIVE
17	9,184	6,895	RESIDENTIAL LOT/PRIVATE DRIVE
18	10,803	8,122	RESIDENTIAL LOT/PRIVATE DRIVE
AVERAGE	10,054	8,669	
PARCELS	OWNED & MAINTAINED		PROPOSED LAND USE
A	HOA		BASIN/LANDSCAPE COMMON AREA
B	HOA		BASIN/LANDSCAPE COMMON AREA
C	HOA		BASIN/LANDSCAPE COMMON AREA
D	HOA		LANDSCAPE COMMON AREA
E	HOA		LANDSCAPE COMMON AREA
F	HOA		LANDSCAPE COMMON AREA

DATE: JANUARY 2019
SCALE: AS NOTED
DRAWN BY: CAW
DESIGNED BY: CAW
CHECKED BY: JT
CREATED BY: JT

MACKAY & SOMPS
REGISTERED PROFESSIONAL ENGINEER
5142 FRANKLIN DR., PLEASANTON, CA 94588
(925) 225-0690

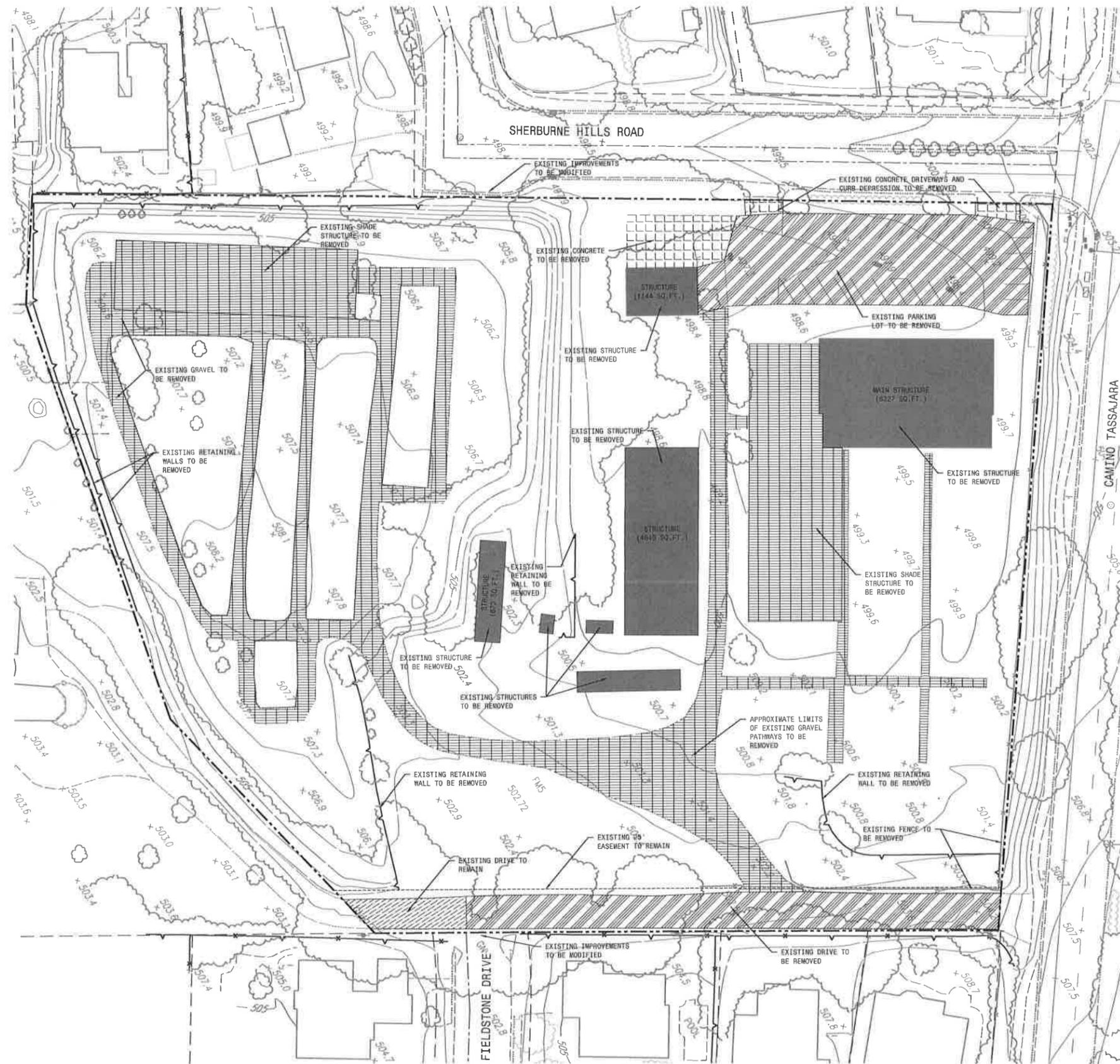
PLANS PREPARED UNDER THE DIRECTION OF:
JAMES F. TOMPLETON JR.
REGISTERED PROFESSIONAL ENGINEER
No. 42061
BY: JAMES F. TOMPLETON JR., RCE No. 42061

THE COLLECTION - 18 LOT SUBDIVISION
VESTING TENTATIVE TRACT MAP NO. 9479
COVER SHEET AND NOTES

CALIFORNIA
DANVILLE

PROJECT NO.
19929-000

SHT
1
OF 11



LEGEND

	EXISTING BUILDING TO BE REMOVED
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING PAVEMENT TO REMAIN
	EXISTING CONCRETE TO BE REMOVED
	EXISTING GRAVEL TO BE REMOVED
	EXISTING PROPERTY BOUNDARY
	EXISTING ONSITE RETAINING WALLS TO BE REMOVED

DATE: JANUARY, 2019	SCALE: 1" = 30'
DRAWN BY: CAW	DESIGNED BY: CAW
CHECKED BY: JT	PROJECT NO. 19929-000
PROJECT NO. 19929-000	SHT 3
OF 11	

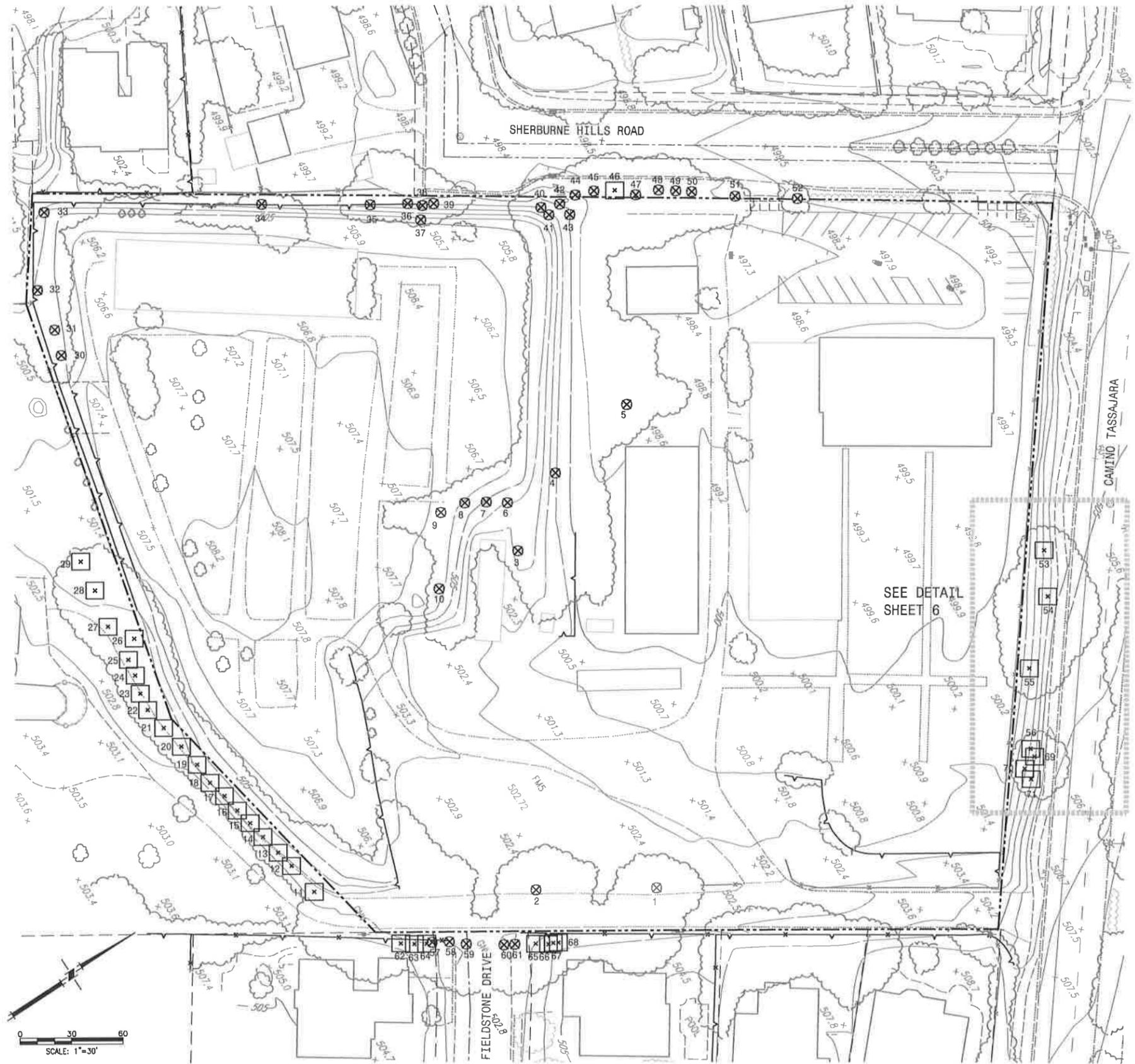
MACKAY & SOMPS
 11420 FARMLEY JR. PLAZA, SUITE 100, SAN DIEGO, CA 92121
 (619) 521-1800
 www.mackayandsomps.com

PLANS PREPARED UNDER THE DIRECTION OF:
 JAMES F. TEMPLETON JR., REGISTERED PROFESSIONAL ENGINEER
 No. 43061
 STATE OF CALIFORNIA

BY: JAMES F. TEMPLETON JR., RCE No. 43061
 CALIFORNIA

THE COLLECTION - 18 LOT SUBDIVISION
 VESTING TENTATIVE TRACT MAP NO. 8478
 DEMOLITION PLAN

DRANVILLE



LEGEND

- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING FOR TREES TO REMAIN PER DETAIL ON SHEET 6
- EXISTING PROPERTY BOUNDARY

TABLE 1. Results of Tree Surveys, 2550 Camino Tassajara, Danville, CA, September 22, 2017, July 2, 2018 and November 20, 2018

Tree #	Species	Trunk diameter @ 54" above ground (inches)	Approx. Canopy Spread (feet)	Approx. Height (feet)	General Condition*	Protected Tree	Retain/Remove
1	Valley oak	28	50	50	Good	Yes	Remove
2	Valley oak	24	48	48	Good	Yes	Remove
3	Coast redwood	18	25	38	Fair	-	Remove
4	Coast redwood	23	21	38	Fair	-	Remove
5	Glossy privet	9	18	26	Fair	-	Remove
6	Sawtooth zelkova	17	30	28	Good	-	Remove
7	Sawtooth zelkova	14	26	31	Fair	-	Remove
8	Sawtooth zelkova	15	24	31	Fair	-	Remove
9	Sawtooth zelkova	23	28	38	Poor	-	Remove
10	Coast live oak	7	14	18	Good	-	Remove
11 ¹	Valley oak	28 ¹	48	36	Fair	Yes	Remove
12 ¹	Coast redwood	16 ²	24	40	Fair	-	Retain
13 ¹	Coast redwood	20 ⁴	36	50	Good	-	Retain
14 ¹	Coast redwood	24 ⁴	28	55	Good	-	Retain
15 ¹	Coast redwood	16 ⁴	32	50	Fair	-	Retain
16 ¹	Coast redwood	18 ⁴	32	50	Good	-	Retain
17 ¹	Coast redwood	18 ⁴	38	50	Good	-	Retain
18 ¹	Coast redwood	20 ⁴	32	55	Good	-	Retain
19 ¹	Coast redwood	18 ⁴	28	50	Fair	-	Retain
20 ¹	Coast redwood	26 ⁴	32	60	Good	-	Retain
21 ¹	Coast redwood	20 ⁴	32	45	Good	-	Retain
22 ¹	Coast redwood	16 ⁴	18	50	Fair	-	Retain
23 ¹	Coast redwood	16 ⁴	18	45	Fair	-	Retain
24 ¹	Coast redwood	18 ⁴	30	55	Good	-	Retain
25 ¹	Coast redwood	18 ⁴	22	50	Fair	-	Retain
26 ¹	Valley oak	11 ¹	50	35	Fair	Yes	Retain
27 ¹	Coast redwood	24 ⁴	30	65	Good	-	Retain
28 ¹	Valley oak	28+8 ¹	36	25	Fair	Yes	Retain
29 ¹	Valley oak	22 ²	38	45	Good	Yes	Retain
30	Tree-of-heaven	6+4+3	14	30	Fair	-	Remove
31	Tree-of-heaven	5+5+4+4+3	20	30	Fair	-	Remove
32	Tree-of-heaven	6	12	32	Fair	-	Remove
33	Tree-of-heaven	7+4	16	28	Fair	-	Remove
34	Coast redwood	24+23	26	50	Good	-	Remove
35	Coast redwood	30+26	30	60	Good	-	Remove
36	Coast redwood	23	18	45	Good	-	Remove
37	Coast redwood	21	18	45	Good	-	Remove
38	Coast redwood	19	15	50	Fair	-	Remove
39	Coast redwood	24	18	50	Good	-	Remove
40	Coast redwood	24	20	65	Good	-	Remove
41	Coast redwood	31	30	60	Good	-	Remove
42	Coast redwood	27	16	65	Good	-	Remove
43	Coast redwood	20+17	20	69	Fair	-	Remove
44 ¹	Glossy privet	14	18	32	Fair	-	Remove
45 ¹	Deodar cedar	21	18	50	Fair	-	Remove
46 ¹	Valley oak	16	33	50	Fair	Yes	Retain
47 ¹	Coast redwood	24	18	70	Good	-	Remove
48 ¹	Coast redwood	34	22	75	Good	-	Remove
49 ¹	Coast redwood	17+20	16	70	Fair	-	Remove
50 ¹	Coast redwood	26+14	20	65	Good	-	Remove
51 ¹	Queen palm	12	20	30	Fair	-	Remove
52 ¹	Queen palm	15	20	35	Good	-	Remove
53 ¹	Valley oak	15	22	30	Fair	Yes	Retain
54 ¹	Valley oak	50	60	60	Good	Yes	Retain
55 ¹	Valley oak	18	26	45	Good	Yes	Retain
56 ¹	California buckeye	21+11	25	35	Fair	Yes	Retain
57 ¹	Valley oak	14	25	35	Good	Yes	Remove
58 ¹	Coast live oak	16	38	40	Good	Yes	Remove
59 ¹	Coast live oak	14	25	38	Good	Yes	Remove
60 ¹	Coast live oak	14	30	30	Good	Yes	Remove
61 ¹	Coast live oak	13	15	20	Good	Yes	Remove
62 ¹	Coast redwood	18	20	100	Good	-	Retain
63 ¹	Coast redwood	20	20	120	Good	-	Retain
64 ¹	Coast redwood	28	20	120	Good	-	Retain
65 ¹	Coast live oak	16	35	40	Good	Yes	Retain
66 ¹	Coast live oak	10	15	45	Good	Yes	Retain
67 ¹	Coast live oak	14	20	40	Good	Yes	Retain
68 ¹	Coast live oak	13	20	35	Fair	Yes	Retain
69 ¹	Coast live oak	12+17	32	30	Good	Yes	Retain
70 ¹	California buckeye	5+10	20	22	Fair	-	Retain
71 ¹	California buckeye	7+7	16	20	Fair	-	Retain

* Tree outside project boundary, but immediately adjacent and may be affected by project development.
¹ Trunk diameter estimated. Access to tree to measure trunk was not available at time of survey.
² Condition: Good = 80-100% healthy foliage and no significant defects; Fair = 50-79% healthy foliage and/or minor defects; Poor = 5-49% healthy foliage and/or other significant defects; Dead = less than 5% healthy foliage

DATE: JANUARY 2019
 SCALE: 1" = 30'
 DRAWN BY: C.J.W.
 CHECKED BY: J.T.
 DESIGNED BY: J.T.

MACKAY & SOMPS
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 102125-0000
 102125-0000
 102125-0000
 102125-0000

PLANS PREPARED UNDER THE DIRECTION OF:
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 No. 43061

BY: JAMES F. TEMPLETON, JR., REC. No. 43061
 CALIFORNIA

**THE COLLECTION - 18 LOT SUBDIVISION
 VESTING TENTATIVE TRACT MAP NO. 0470
 TREE REMOVAL PLAN**

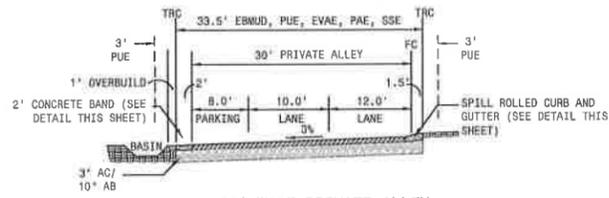
PROJECT NO.
 19929-000

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 OF 11

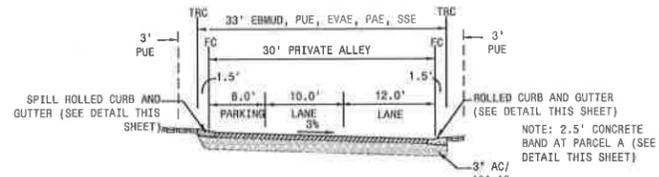
DANVILLE

SETBACK TABLE		
FRONT:	DRIVEWAY	20' MIN.
	AVERAGE FRONT YARD	20'
REAR:	TO LOT LINE	25' MIN.
SIDE:	TO LOT LINE	10' MIN.
	HOUSE TO HOUSE	20' MIN.

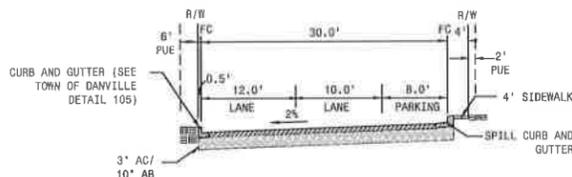
- NOTES:
- FIRE LANE. CURB TO BE PAINTED RED. EITHER SIGN OR STENCIL IN WHITE "NO STOPPING FIRE LANE CVC 22500.1"
 - SEE SHEET 3 FOR ALL EXISTING EASEMENTS TO REMAIN



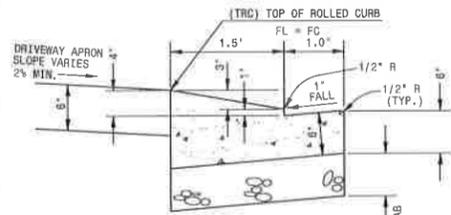
30' WIDE PRIVATE ALLEY WITH 2' CONCRETE BAND
NTS



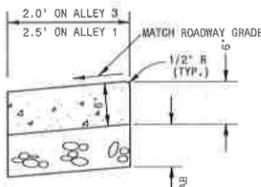
30' WIDE PRIVATE ALLEY
NTS



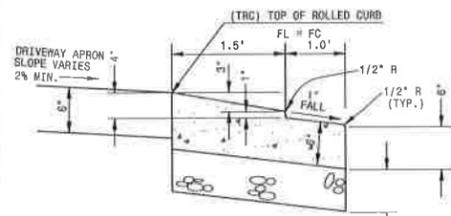
30' PUBLIC STREET SECTION
NTS



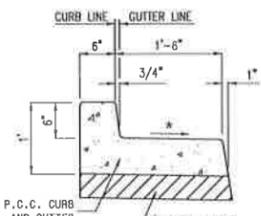
ROLLED CURB AND GUTTER
NTS



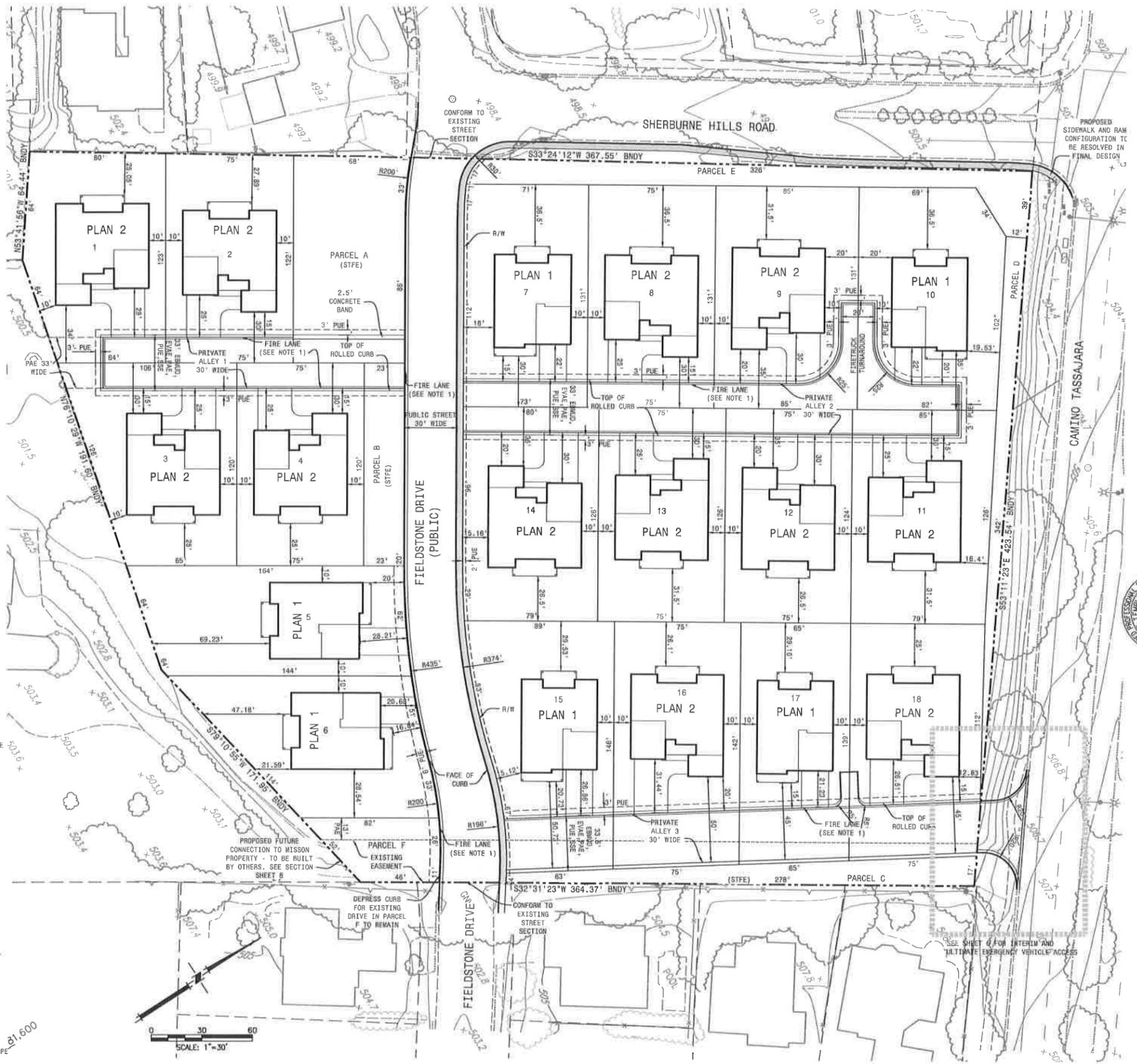
CONCRETE BAND
NTS



SPILL ROLLED CURB AND GUTTER
NTS



SPILL CURB AND GUTTER
NTS



DATE: JANUARY 2019
SCALE: 1" = 30'
DRAWN BY: C/W
CHECKED BY: J/T
DESIGNED BY: J/T
REVISION

MACKAY & SOMPS
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 43061
BY: JAMES F. TEMPLETON JR.
CALIFORNIA

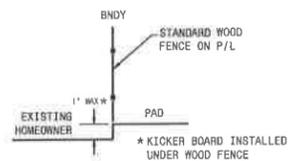
PLANS PREPARED UNDER THE DIRECTION OF
THE COLLECTION - 18 LOT SUBDIVISION
VESTING TENTATIVE TRACT MAP NO. 9479
SITE DEVELOPMENT PLAN AND SECTIONS

PROJECT NO.
19929-000

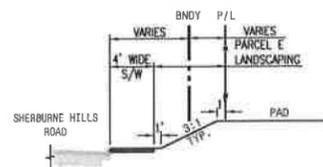
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OF 11

DANVILLE

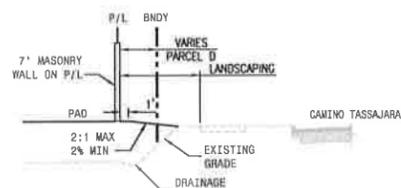
NOTES:
 1. SEE SHEET 7 FOR GRADING PLAN AND SECTION CALLOUTS.



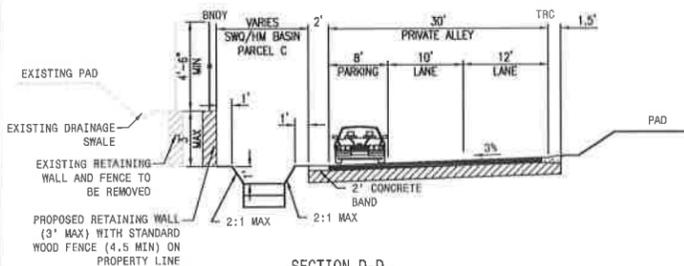
SECTION A-A
NTS



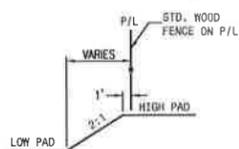
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NTS



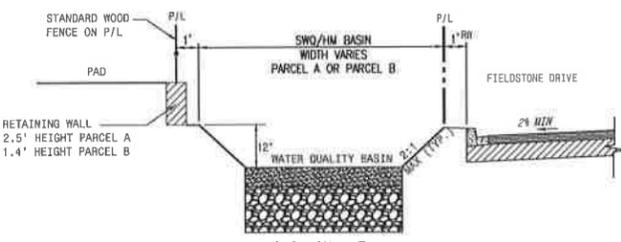
SECTION C-C
NTS



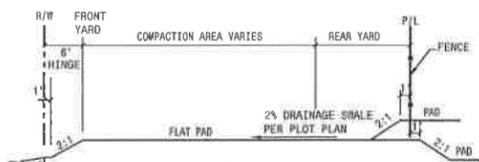
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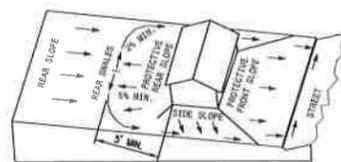
SECTION E-E
NTS



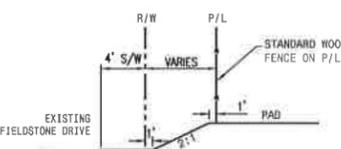
SECTION F-F
NTS



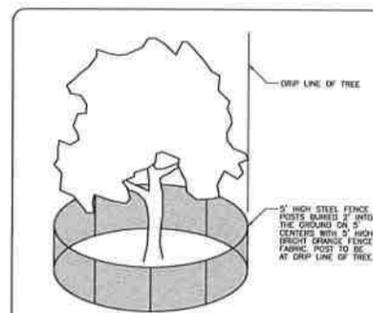
TYPICAL LOT SECTION
NTS



TYPICAL FINISHED LOT GRADING
NTS

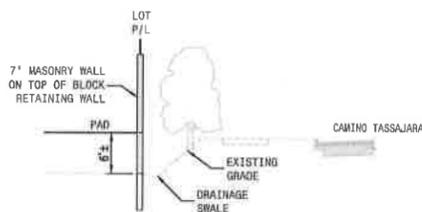


SECTION G-G
NTS

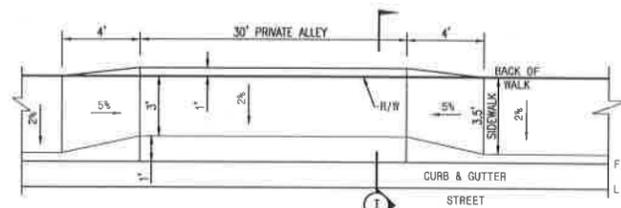


EXISTING TREE PROTECTION DETAIL

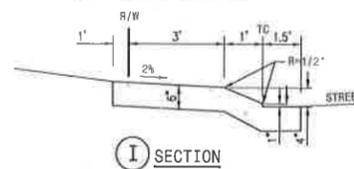
NOTES:
 1. REFER TO THE ARBORIST'S TREE & ROOT ZONE PROTECTION GUIDELINES PROVIDED IN THE TREE SURVEY FOR THIS PROJECT.
 2. LOCAL JURISDICTION WHICH HAVE MORE STRINGENT REQUIREMENTS GOVERNING IS RESPONSIBLE FOR COORDINATING WITH INSPECTORS TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST.



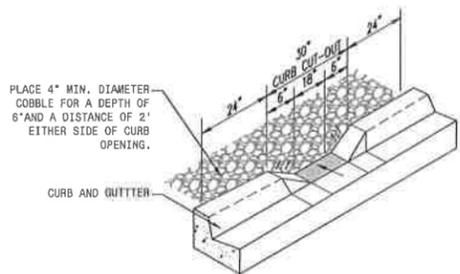
SECTION H-H
NTS



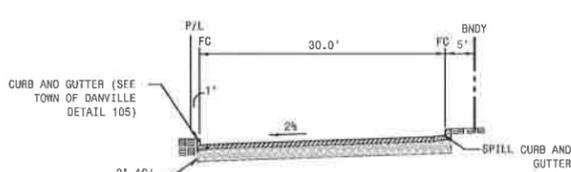
DRIVEWAY PLAN VIEW



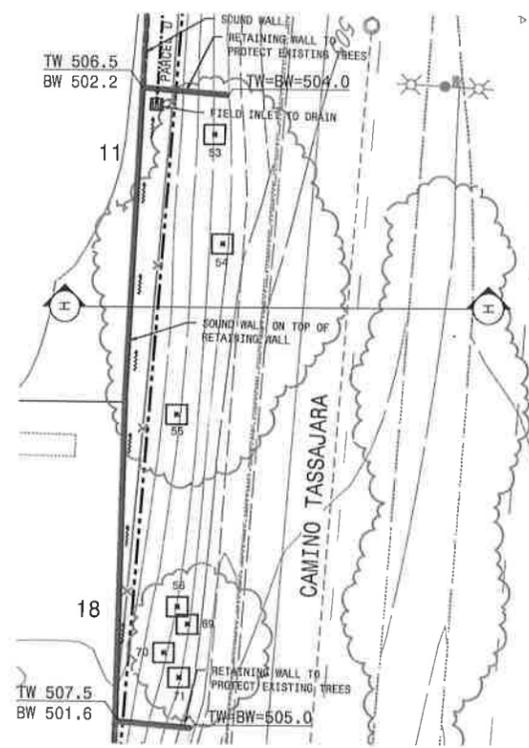
ALLEYS 2 & 3 DRIVEWAY DETAIL
NTS



VERTICAL CURB CUT DETAIL
NTS



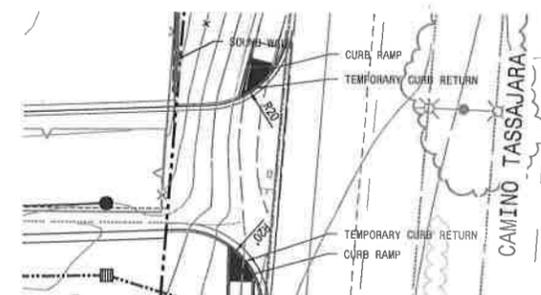
PARCEL F FUTURE CONNECTION SECTION
NTS



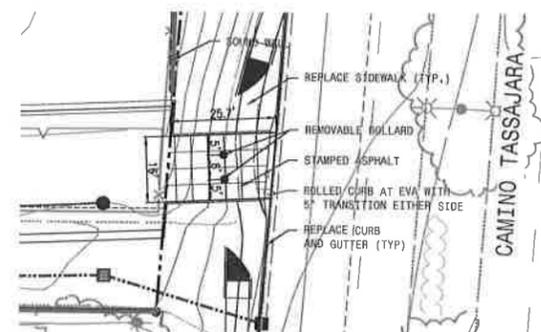
TREE PRESERVATION DETAIL
SCALE 1"=20'

LEGEND

- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING FOR TREES TO REMAIN PER DETAIL ON SHEET 8
- EXISTING PROPERTY BOUNDARY



INTERIM EVA DETAIL
SCALE 1"=20'



ULTIMATE EVA DETAIL*
SCALE 1"=20'

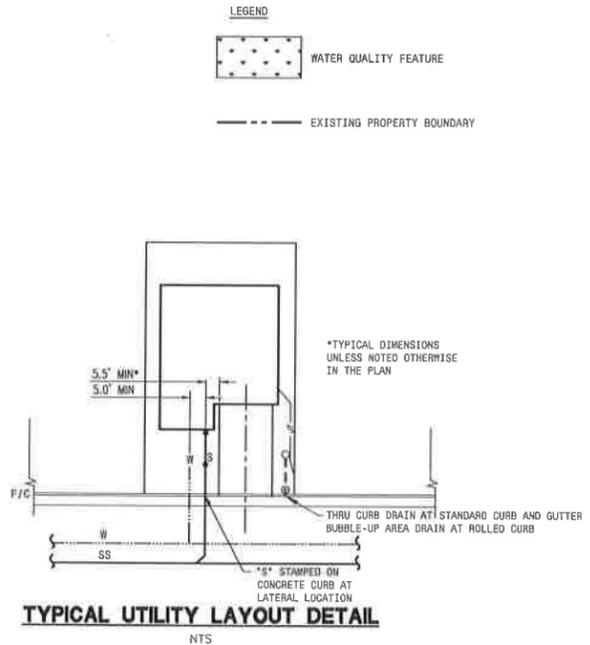
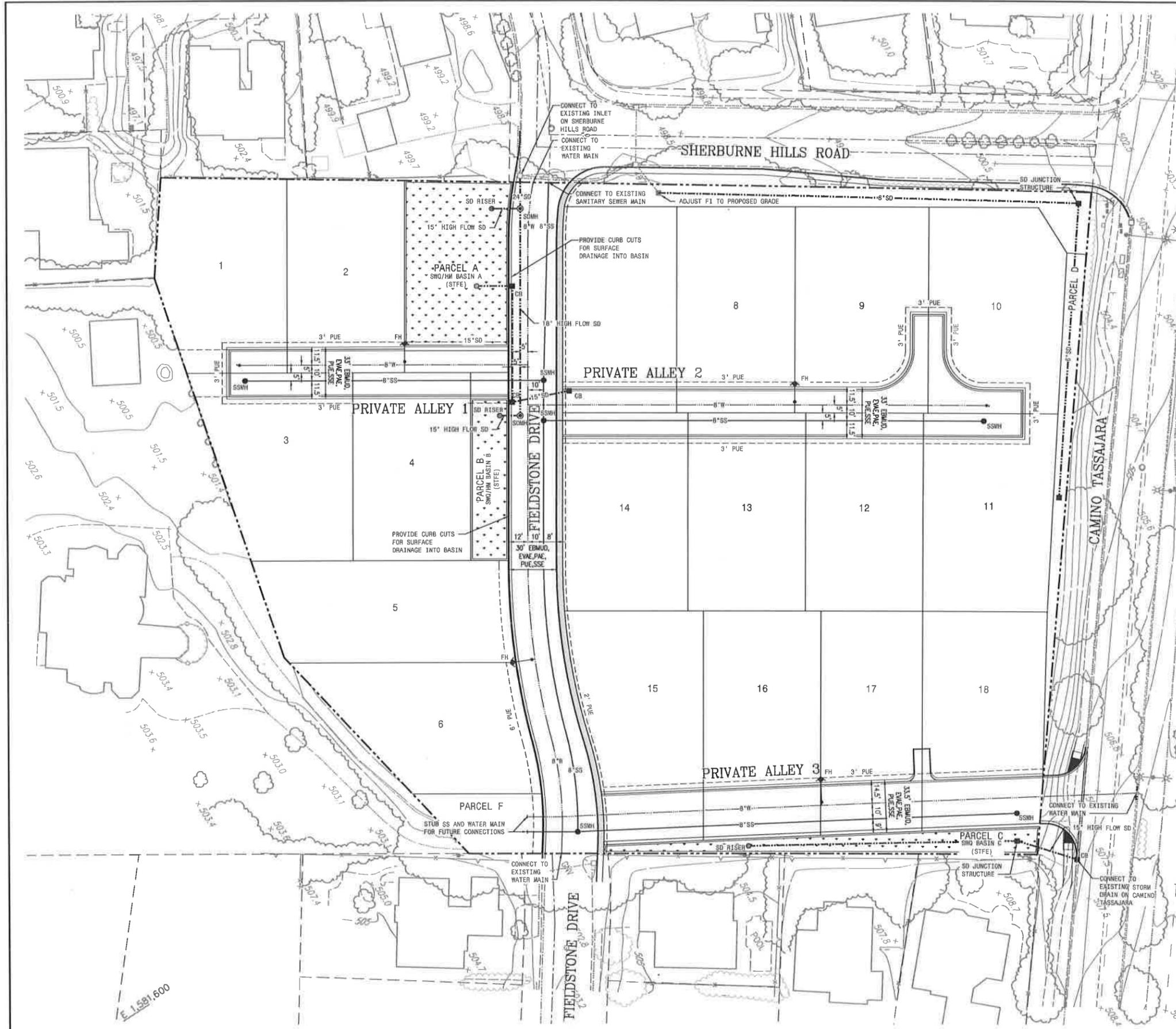
* ULTIMATE EVA TO BE INSTALLED WITH/BY THE DEVELOPMENT OF THE PROPERTY TO THE SOUTH

DATE: JANUARY 2018	SCALE: AS SHOWN	DESIGNED BY: CJW	REVISION
DRAWN BY: CJW	CJW	UT	NO.
MACKAY & SOMPS			
REGISTERED PROFESSIONAL ENGINEER 11400 FARMHILL RD., PASADENA, CA 91104 (626) 792-1000 PROFESSIONAL SEAL NO. 43061			
PLANS PREPARED UNDER THE SUPERVISION OF JAMES F. TEMPLETON JR., RCE No. 43061 BY: JAMES F. TEMPLETON JR., RCE No. 43061			
THE COLLECTION - 18 LOT SUBDIVISION			
VESTING TENTATIVE TRACT MAP NO. 8478			
DETAILS AND SECTIONS			
DANVILLE, CALIFORNIA			
PROJECT NO.	19929-000		
SHT	6		
OF	11		

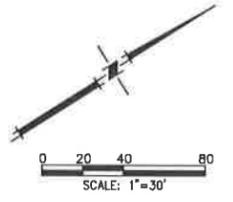


- NOTES:
1. NO GRADING SHALL BE PERMITTED ON THIS SITE UNTIL A FINAL GRADING PLAN AND AN EROSION AND SEDIMENTATION CONTROL PLAN HAVE BEEN REVIEWED AND APPROVED BY THE TOWN OF DANVILLE AND A GRADING PERMIT IS ISSUED IN ACCORDANCE WITH THE TOWN OF DANVILLE GRADING ORDINANCE.
 2. NO GRADING WORK WILL BE ALLOWED DURING THE RAINY SEASON, FROM OCTOBER 1 TO APRIL 30, EXCEPT UPON A CLEAR DEMONSTRATION, TO THE SATISFACTION OF THE DIRECTOR OF THE PUBLIC WORKS, THAT AT NO STAGE OF THE WORK WILL THERE BE ANY SUBSTANTIAL RISK OF INCREASED SEDIMENT DISCHARGE FROM THE SITE.
 3. A BUILDING PERMIT MUST BE SECURED FOR THE PROPOSED RETAINING WALLS FROM THE BUILDING INSPECTION DEPARTMENT PRIOR TO CONSTRUCTION OF THE RETAINING WALLS.
 4. SEE SHEET 6 FOR SECTIONS.

DATE: JANUARY, 2019	SCALE: 1" = 30'	DATE: JANUARY, 2019	SCALE: 1" = 30'
DRAWN BY: EMP	DESIGNED BY: KMR	DRAWN BY: EMP	DESIGNED BY: KMR
CHECKED BY: JFT		CHECKED BY: JFT	
MACKAY & SOMPS REGISTERED PROFESSIONAL ENGINEER STATE LICENSE NO. 43061 1000 S. MAIN ST., SUITE 100, PLACEMONT, CA 94646 (925) 252-5000 FAX: (925) 252-5001 WWW.MACKAYANDSOMPS.COM		REGISTERED PROFESSIONAL ENGINEER JAMES F. TEMPLETON JR. No. 43061 STATE OF CALIFORNIA	
PLANS PREPARED UNDER THE DIRECTION OF: BY: JAMES F. TEMPLETON JR., P.E. No. 43061 CALIFORNIA			
THE COLLECTION - 18 LOT SUBDIVISION VESTING TENTATIVE TRACT MAP NO. 0470 PRELIMINARY GRADING PLAN			
PROJECT NO. 19929-000	SHT 7	DATE	
OF 11			



- NOTES:**
1. A. ON PUBLIC STREET WITH STANDARD CURB AND GUTTER:
THRU CURB DRAIN SHALL BE LOCATED AT THE TOP FLARE OF THE DRIVEWAY AND 2' OFF THE LOW SIDE PROPERTY LINE (B THE NEAREST SCORE LINE). LAST AREA DRAIN BEFORE THRU CURB DRAIN TO SERVE AS A "CLEAN OUT."
B. ON PRIVATE DRIVEWAYS WITH ROLLED CURB:
BUBBLE-UP AREA DRAIN SHALL BE PROVIDED AT BACK OF ROLLED CURB AT THE TOP FLARE OF THE DRIVEWAY AND 2' OFF THE LOW SIDE PROPERTY LINE (AT THE NEAREST SCORE LINE)
 2. LOCATE WATER METER PER EBMUD STANDARDS.
 3. LOCATE SS LATERAL STUB PER CCCSD STANDARDS.



DATE	REVISION
DATE: JANUARY 2019	NO.
SCALE: 1" = 30'	NO.
DRAWN BY: EMP	NO.
DESIGNED BY: KMR	NO.
CHECKED BY:	NO.
MACKAY & SOMPS	
REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA, LICENSE NO. 43061	
PLANS PREPARED UNDER THE DIRECTION OF BY: JAMES F. TEMPLETON JR., RCE No. 43061	
CALIFORNIA	
THE COLLECTION - 18 LOT SUBDIVISION	
VESTING TENTATIVE TRACT MAP NO. 6479	
PRELIMINARY UTILITY PLAN	
PROJECT NO.	DAWVILLE
19929-000	
SHT	
OF 11	

LEGEND

- STRAW WATTLES
- PERIMETER SILT FENCE
- HYDROSEED (APPROXIMATE LIMITS)
- GRAVEL CONSTRUCTION ENTRANCE
- CATCH BASIN SEDIMENT BARRIER

EROSION CONTROL NOTES:

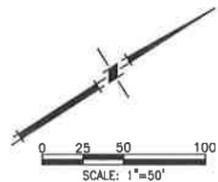
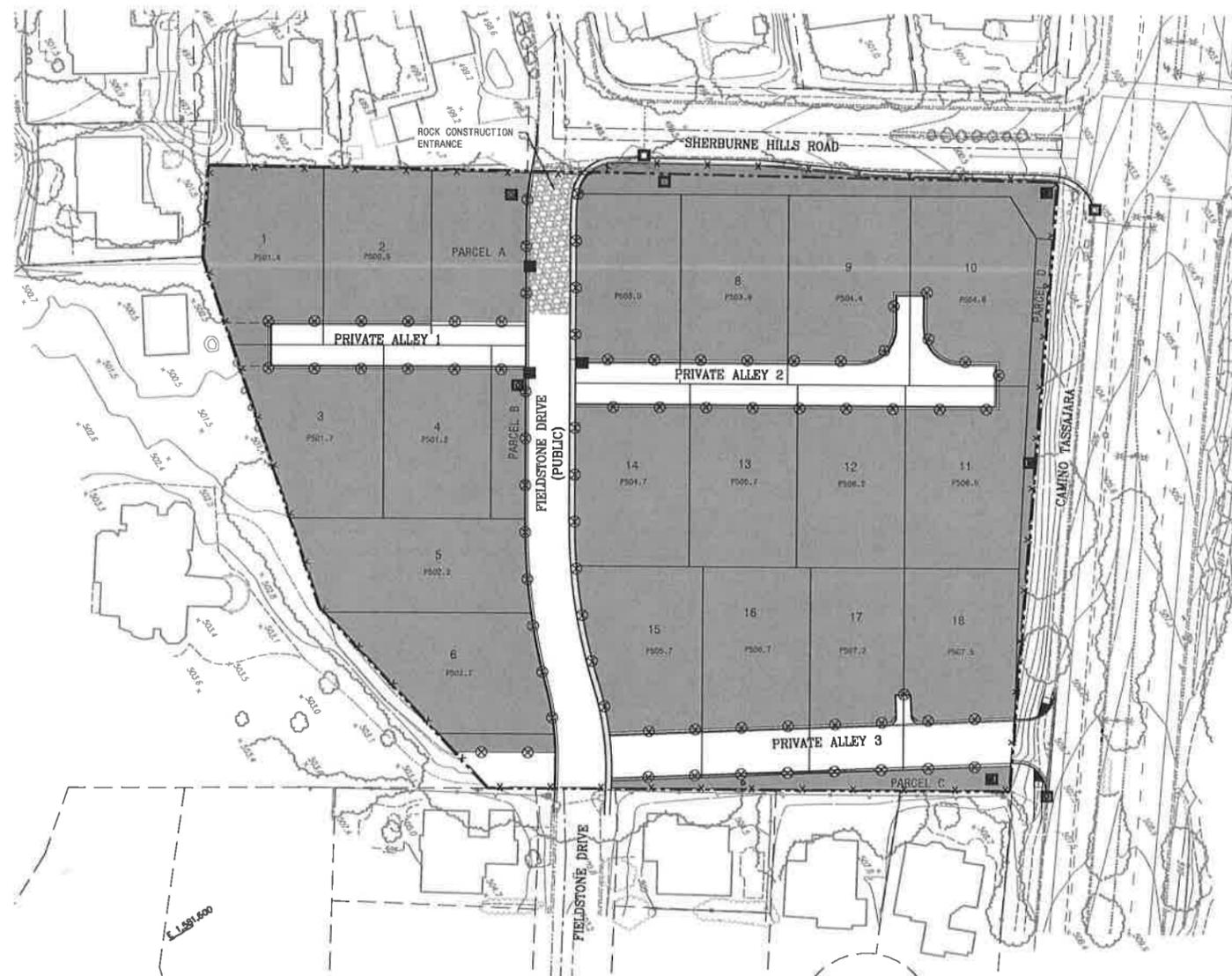
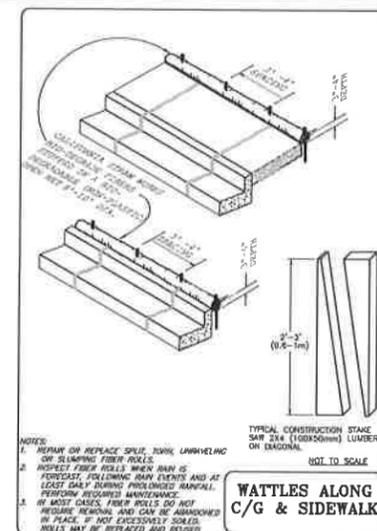
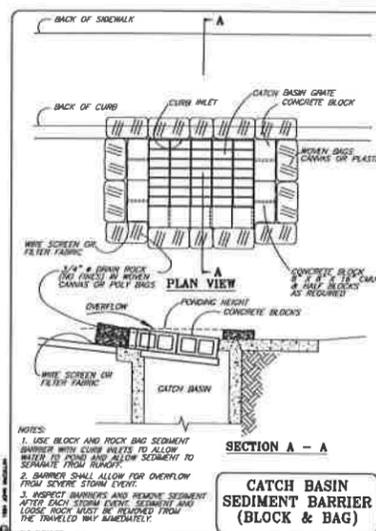
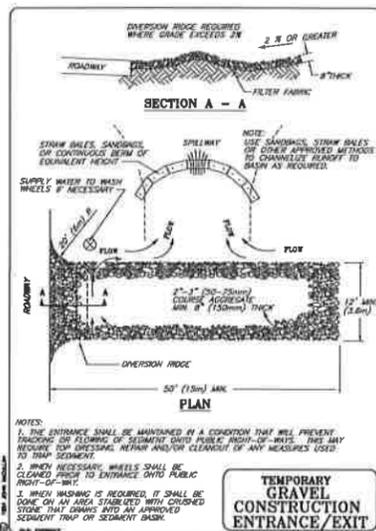
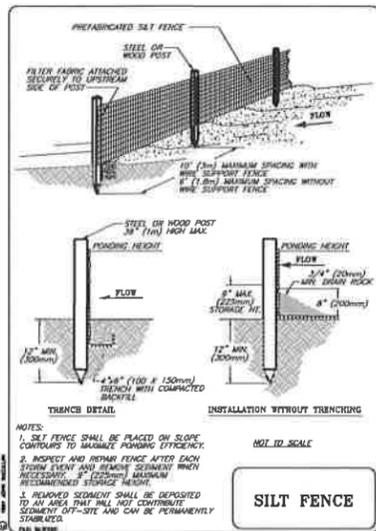
- 24-HOUR CONTACT PERSON: TO BE DETERMINED ONCE A CONTRACTOR IS CHOSEN
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30, AFTER ROUGH GRADING HAS BEEN COMPLETED. MEASURES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR THAT GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH ABAG STANDARDS.
 - MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGE CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS REQUIRED.
 - STRAW WATTLES, BERMS AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO WITHIN ONE FOOT OF THE OUTLET ELEVATION.
 - SEDIMENT REMOVED FROM TRAPS SHALL BE DEPOSITED IN SUITABLE AREAS AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
 - AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS-FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
 - HYDROSEED ALL DISTURBED AREAS. AFTER HYDROSEEDING HAS BEEN COMPLETED, SPRAY ALL AREAS WITH TACKIFIER AND STRAW. REFER TO THIS SHEET FOR MIX.
 - DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
 - INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL SHALL BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
 - ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE TOWN'S ENGINEERING DEPARTMENT.
 - SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL.
 - AS STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, ALL STRUCTURES AND INLET PIPES SHALL BE PROTECTED FROM INFLOW OF SILT BY USING EROSION CONTROL MEASURES.
 - CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
 - ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS.
 - A CONSTRUCTION ENTRANCE CONSISTING OF MIN. 8" THICK 2" - 3" COARSE DRAINROCK FOR A DISTANCE OF 50' IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS, PER ABAG STANDARDS.
 - THIS PLAN MAY NOT COVER ALL OF THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE TOWN'S ENGINEERING DEPARTMENT.
 - INSTALL STRAW WATTLES PER DETAIL ON THIS SHEET.
 - CONTRACTOR TO INSTALL TEMPORARY BERM AND TEMPORARY SWALE TO DIVERT DRAINAGE FROM SUBGRADE DURING CONSTRUCTION.

RECOMMENDED HYDROSEED MIX:

SEED VARIETY	LBS. PER ACRE
REGREEN	36
ZORRO	6
BLANDO	15
ROSE CLOVER	8
CAL POPPY	4
BLUE LUPINE	6
TOTAL	75

THE EROSION CONTROL MATERIALS SHALL BE MIXED AND APPLIED IN APPROXIMATELY THE FOLLOWING PROPORTIONS:

MATERIAL	LBS/AC. (SLOPE MEASURE.)
SEED	75 LBS
WOOD FIBER MULCH	2,000 LBS
R BINDER	60 LBS
FERTILIZER (20-20-10)	400 LBS
WATER	AS NEEDED FOR APPLICATION



DATE: JANUARY 2019
 SCALE: 1" = 50'
 DRAWN BY: C/JW
 DESIGNED BY: C/JW
 CHECKED BY: JT

MACKAY & SOMPS
 PLANNERS ARCHITECTS ENGINEERS
 5109 FARMERS DR., PLACENTIA, CA 95866 (951) 222-0900
 PROFESSIONAL ENGINEER No. 43961

PLANS PREPARED UNDER THE DIRECTION OF:
 JAMES F. TEMPLETON JR., CIVIL ENGINEER No. 43961

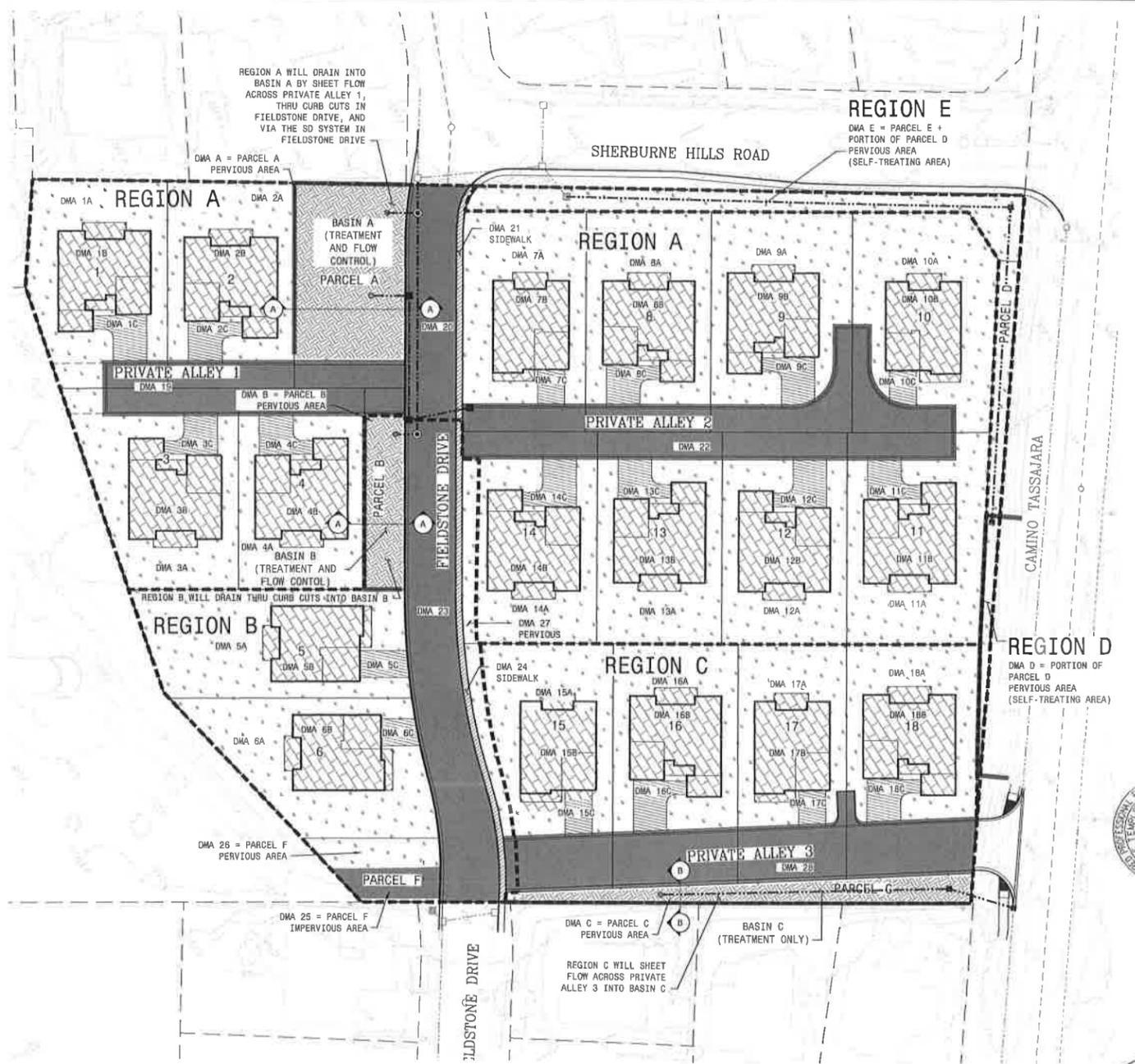
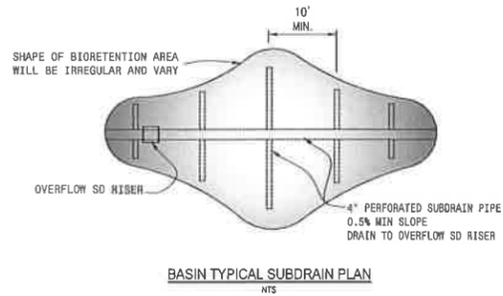
THE COLLECTION - 18 LOT SUBDIVISION
 VESTING TENTATIVE TRACT MAP NO. 9479
 PRELIMINARY EROSION CONTROL PLAN & DETAILS
 DANVILLE, CALIFORNIA

PROJECT NO. 19929-000
 SHT 9
 OF 11

DMA SUMMARY TABLE		
DMA	SURFACE TYPE	AREA, SF
REGION A		
BASIN A	PERVIOUS	6518
A	PERVIOUS	466
1A	PERVIOUS	5420
1B	ROOF	3050
1C	DRIVEWAY	649
2A	PERVIOUS	4975
2B	ROOF	3050
2C	DRIVEWAY	569
3A	PERVIOUS	5339
3B	ROOF	3050
3C	DRIVEWAY	569
4A	PERVIOUS	4143
4B	ROOF	3050
4C	DRIVEWAY	569
7A	PERVIOUS	5397
7B	ROOF	2662
7C	DRIVEWAY	328
8A	PERVIOUS	5006
8B	ROOF	3050
8C	DRIVEWAY	569
9A	PERVIOUS	5401
9B	ROOF	3050
9C	DRIVEWAY	653
10A	PERVIOUS	6356
10B	ROOF	2662
10C	DRIVEWAY	312
11A	PERVIOUS	5776
11B	ROOF	3050
11C	DRIVEWAY	569
12A	PERVIOUS	4531
12B	ROOF	3050
12C	DRIVEWAY	669
13A	PERVIOUS	4631
13B	ROOF	3050
13C	DRIVEWAY	569
14A	PERVIOUS	4109
14B	ROOF	3050
14C	DRIVEWAY	669
19	STREET	5918
20	STREET	4367
21	SIDEWALK	495
22	STREET	11076
TOTAL AREA REGION A		131844
REGION B		
BASIN B	PERVIOUS	2129
B	PERVIOUS	343
5A	PERVIOUS	6937
5C	ROOF	2662
5B	DRIVEWAY	457
6A	PERVIOUS	6482
6B	ROOF	2662
6C	DRIVEWAY	347
23	STREET	9526
24	SIDEWALK	1016
25	STREET	1028
26	PERVIOUS	1441
27	PERVIOUS	1946
TOTAL AREA REGION B		36976
REGION C		
BASIN C	PERVIOUS	2460
C	PERVIOUS	789
15A	PERVIOUS	5012
15B	ROOF	2662
15C	DRIVEWAY	321
16A	PERVIOUS	4555
16B	ROOF	3050
16C	DRIVEWAY	706
17A	PERVIOUS	3912
17B	ROOF	2662
17C	DRIVEWAY	321
18A	PERVIOUS	4466
18B	ROOF	3050
18C	DRIVEWAY	606
28	STREET	9405
TOTAL AREA REGION C		43977
REGION D		
D	PERVIOUS	888
REGION E		
E	PERVIOUS	6393
TOTAL AREA REGIONS A, B, C, D AND E		220078
PROJECT BOUNDARY AREA		220078

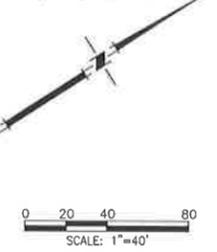
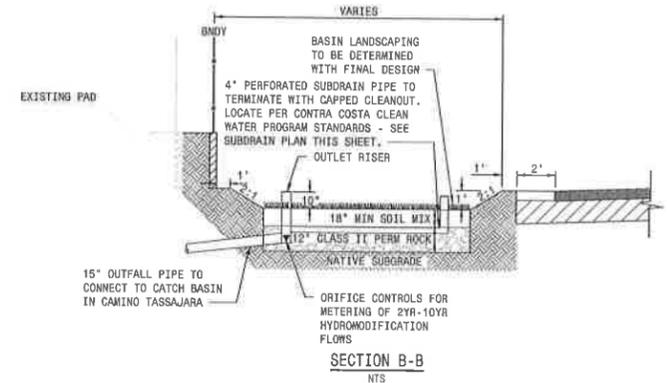
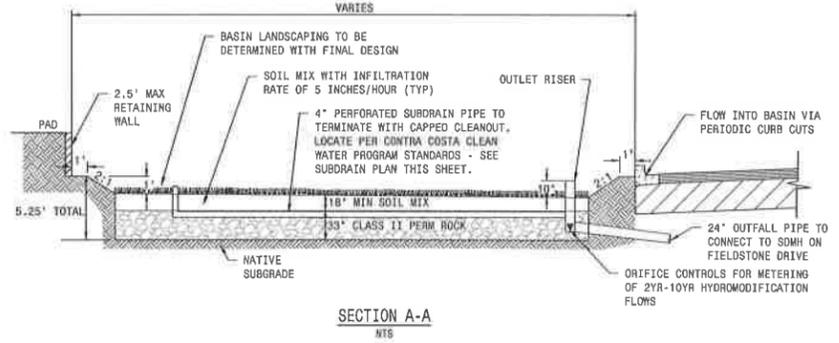
LEGEND

	PERVIOUS AREA
	IMPERVIOUS ROOF AREA
	IMPERVIOUS STREET AREA
	IMPERVIOUS DRIVEWAY OR SIDEWALK AREA
	BASIN AREA
	REGION BOUNDARY



DMA AREA SUMMARY TABLE FOR IMP CALCULATOR INPUT

REGION A	
AREA TYPE	SF
PERVIOUS	60952
ROOF	35824
DRIVEWAY	6694
SIDEWALK	495
STREET	21361
BASIN A	6518
SUM OF REGION A AREAS	
131844	
REGION B	
PERVIOUS	17149
ROOF	5324
DRIVEWAY	864
SIDEWALK	1016
STREET	10554
BASIN B	2129
SUM OF REGION B AREAS	
36976	
REGION C	
PERVIOUS	18734
ROOF	11424
DRIVEWAY	1954
STREET	9405
BASIN C	2460
SUM OF REGION C AREAS	
43977	
REGION D*	
PERVIOUS AREA	888
REGION E*	
PERVIOUS AREA	6393
SUM OF REGIONS A, B, C, D, AND E	
220078	
PROJECT BOUNDARY AREA	
220078	



DATE: JANUARY 2019
SCALE: AS NOTED
DRAWN BY: EMP
DESIGNED BY: KMR
CHECKED BY: JTT

MACKAY & SOMPS
REGISTERED PROFESSIONAL ENGINEERS
3100 FARMER BL., PLACENTIA, CA 91768
(951) 255-5000

PLANS PREPARED UNDER THE DIRECTION OF
JAMES F. TEMPLETON, JR., CIVIL ENGINEER, No. 43061
STATE OF CALIFORNIA

THE COLLECTION - 18 LOT SUBDIVISION
VESTING TENTATIVE TRACT MAP NO. 9479
PRELIMINARY STORMWATER CONTROL PLAN

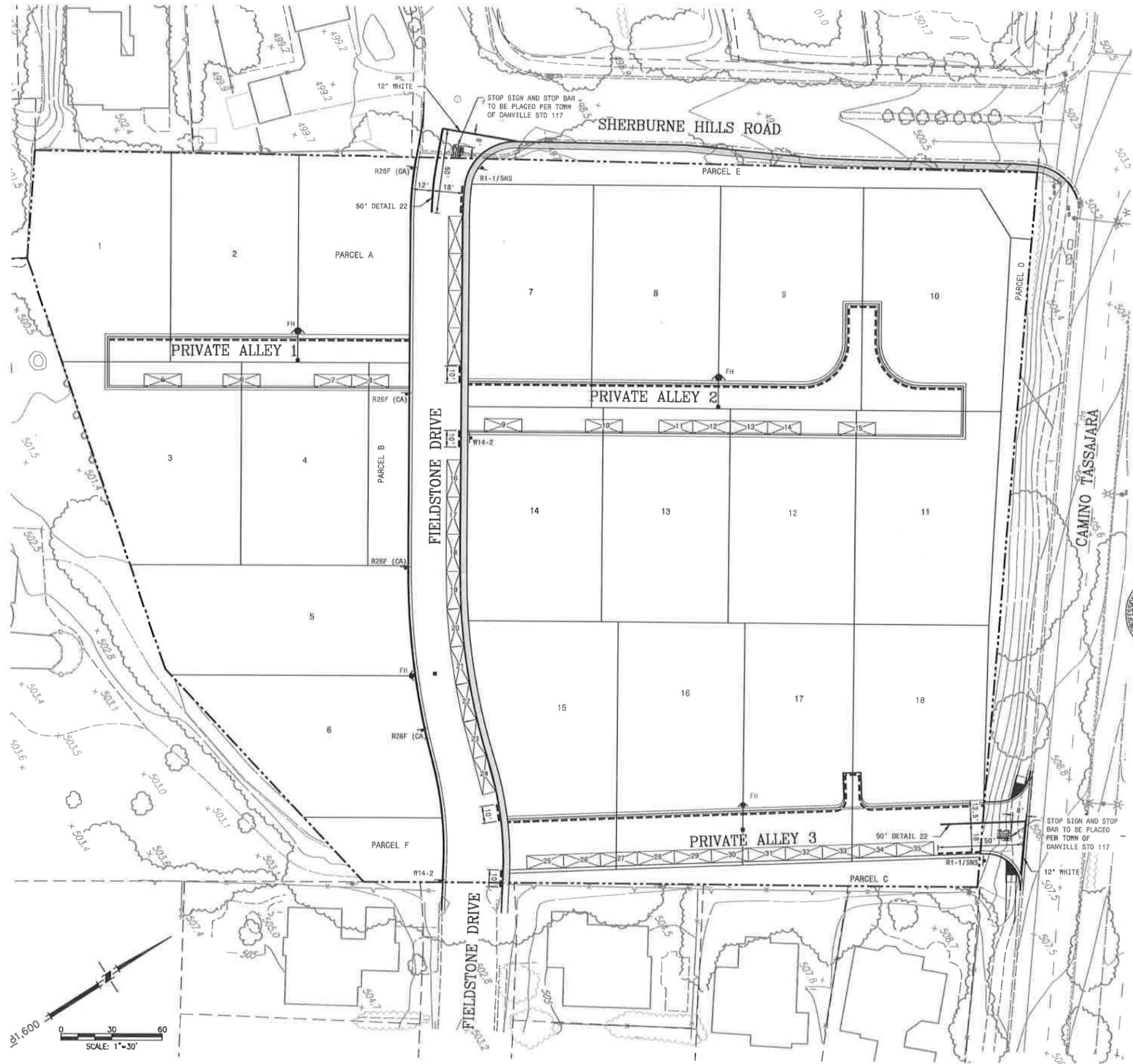
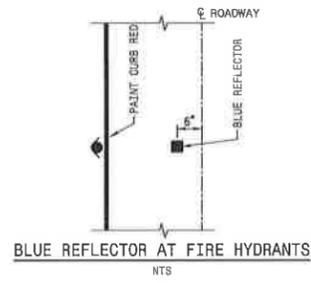
DANVILLE, CALIFORNIA

PROJECT NO. 19929-000
SHT 10
OF 11

LEGEND:

-  PARKING SPACE
-  INSTALL NEW SIGN AND POST PER NOTED DESIGNATION
-  STREET NAME SIGN PER TOWN OF DANVILLE STANDARD PLAN NO. 121 WITH UPPER AND LOWER CASE LETTERING. "PVT" LOGO TO BE ADDED TO LOWER RIGHTHAND CORNER OF SIGN IN PRIVATE ALLEYS.
-  INSTALL NEW STRIPING PER NOTED DESIGNATIONS
-  RED CURB (FIRE LANE NO PARKING)
-  BLUE REFLECTIVE MARKER AT FIRE HYDRANT
-  STOP SIGN
-  NO PARKING FIRE LANE
-  NO OUTLET
-  PER CALTRANS A24D

- NOTES:**
1. SIGNING, STRIPING AND PAVEMENT MARKERS SHALL CONFORM TO THE APPLICABLE DETAILS OF THE TOWN OF DANVILLE DESIGN GUIDELINES, THE LATEST CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS, STANDARD SPECIFICATIONS, AND THE APRIL 2017 CALIFORNIA MUTCD SIGN SPECIFICATION SHEETS.
 2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE APPLIED AT A THICKNESS OF 0.15 INCH.
 3. INSTALL BLUE PAVEMENT MARKERS AT EVERY FIRE HYDRANT PER DETAIL THIS SHEET.
 4. ALL SIGNS SHALL HAVE 7 FOOT CLEARANCE FROM GROUND TO SIGN PANEL.
 5. SIGNS SHALL BE LOCATED 2' FROM THE FACE OF CURB IF THERE IS NO ADJACENT S/W.



DATE: JANUARY 2018	SCALE: 1" = 30'	DRAWN BY: EMP	CHECKED BY: JFT	PROJECT NO. 19929-000	SHEET 11 OF 11		
Mackay & Somp's				PROFESSIONAL ENGINEER JAMES F. TEMPLETON JR. No. 43061 CIVIL STATE OF CALIFORNIA			
PLANS PREPARED UNDER THE DIRECTION OF JAMES F. TEMPLETON JR. CIVIL STATE OF CALIFORNIA				BY: JAMES F. TEMPLETON JR., RCE No. 43061 CALIFORNIA			
THE COLLECTION - 18 LOT SUBDIVISION VESTING TENTATIVE TRACT MAP NO. 8479 SIGNING AND STRIPING PLAN							
DANVILLE							