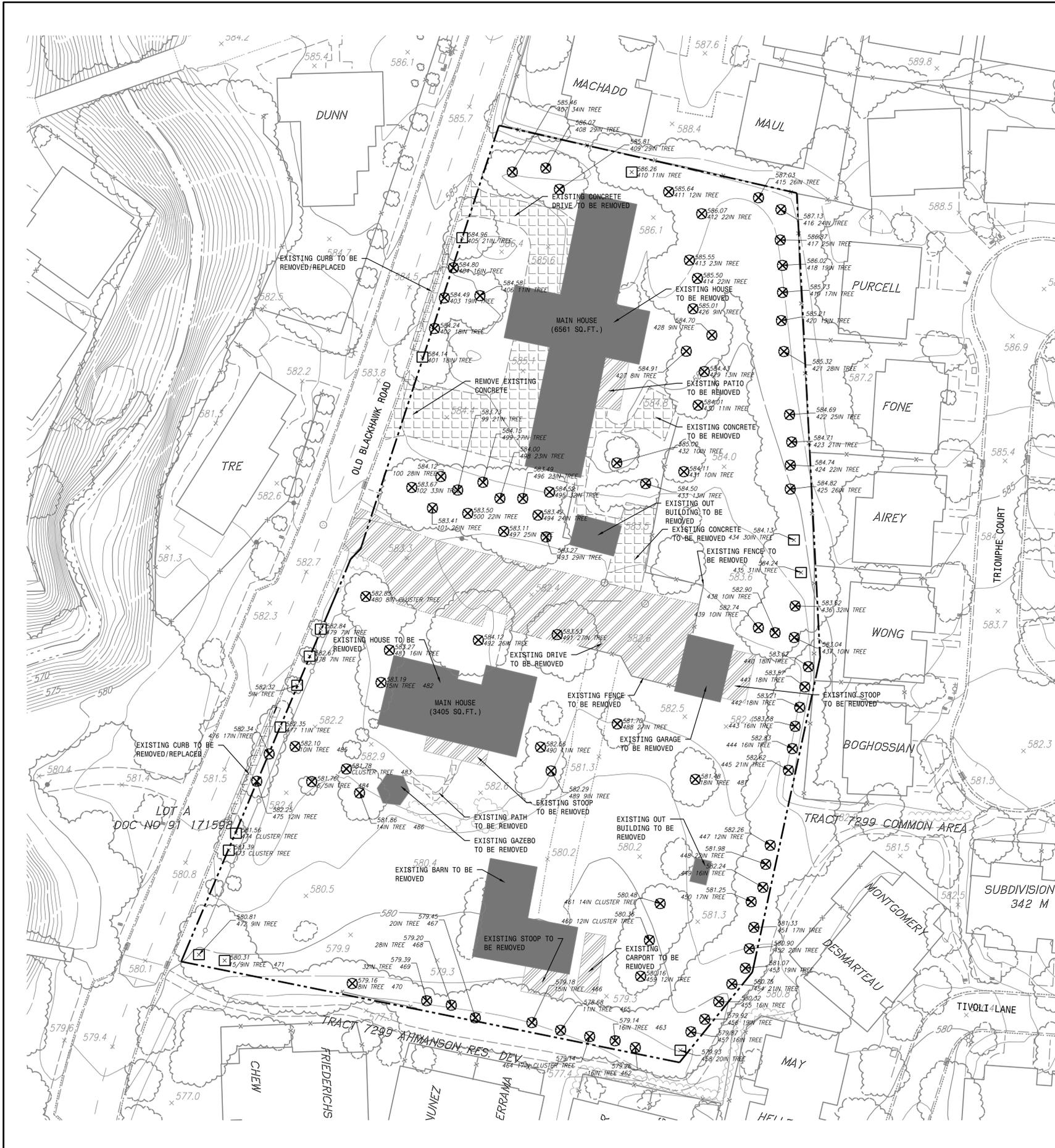


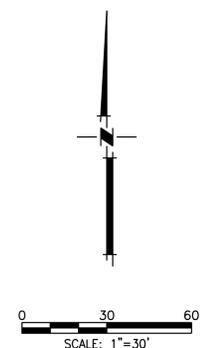
- LEGEND**
- EXISTING IMPERVIOUS AREA / EXISTING STRUCTURES = 31,021 SF
 - EXISTING PERVIOUS AREA = 17,300 SF
 - EXISTING PROPERTY BOUNDARY



<p>DATE: JULY 14, 2016 SCALE: 1" = 30' DRAWN BY: CW DESIGNED BY: TDM CHECKED BY: MDW</p>	<p>DESIGNED UNDER THE SUPERVISION OF: JAMES TEMPLETON, JR., P.E. #43061 EXPIRES: MARCH 31, 2016</p>
<p>MACKAY & SOMPS ARCHITECTS AND ENGINEERS 5100 FRANKLIN DR., PLACENTIA, CA 94688 (925) 222-5000 <small>PROFESSIONAL SEAL OF THE STATE OF CALIFORNIA</small></p>	
<p>OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION VESTING TENTATIVE TRACT MAP NO. 9437 EXISTING CONDITIONS</p>	
<p>PROJECT NO. 19857-000</p>	
<p>SHT 2 OF 8</p>	



- LEGEND**
-  EXISTING BUILDING TO BE REMOVED
 -  EXISTING PAVEMENT TO BE REMOVED
 -  EXISTING CONCRETE TO BE REMOVED
 -  EXISTING TREE TO BE REMOVED
 -  TREE PROTECTION FENCING FOR TREES TO REMAIN
 -  EXISTING PROPERTY BOUNDARY



Tree No.	Species	Size @ 54"	Condition
401	Raywood Ash	18	Keep
402	Fraxinus oxycarpa	18	Remove
403	Fraxinus oxycarpa	19	Remove
404	Fraxinus oxycarpa	16	Remove
405	Fraxinus oxycarpa	21	Keep
406	Southern Magnolia	11	Remove
407	Coast redwood	34	Remove
408	Sequoia sempervirens	29	Remove
409	Sequoia sempervirens	29	Remove
410	Flowering plum	11	Keep
411	Silk Tree	12	Remove
412	Canary Island Pine	22	Remove
413	Canary Island Pine	23	Remove
414	Canary Island Pine	22	Remove
415	Shamel Ash	26	Keep
416	Fraxinus, uhdeli	27	Keep
417	Fraxinus, uhdeli	25	Remove
418	Fraxinus, uhdeli	17	Remove
419	Fraxinus, uhdeli	19	Remove
420	Fraxinus, uhdeli	19	Remove
421	Fraxinus, uhdeli	28	Remove
422	Fraxinus, uhdeli	25	Remove
423	Shamel Ash	21	Remove
424	Fraxinus, uhdeli	22	Remove
425	Fraxinus, uhdeli	26	Remove
426	Sweet gum	9	Remove
427	Liquidambar	8	Remove
428	Chinese Pistache	9	Remove
429	Pistacia chinensis	13	Remove
430	Chinese Pistache	11	Remove
431	Pistacia chinensis	10	Remove
432	Tibetan Cherry	10	Remove
433	Gum Camphor	13	Remove
434	Coast redwood	30	Keep
435	Coast redwood	31	Keep
436	Sequoia sempervirens	32	Remove
437	Chinese Pistache	10	Remove
438	Chinese Pistache	10	Remove
439	Chinese Pistache	10	Remove
440	Incense Cedar	18	Remove
441	Calocedrus decurrens	18	Remove
442	Incense Cedar	18	Remove
443	Calocedrus decurrens	18	Remove
444	Incense Cedar	16	Remove
445	Incense Cedar	21	Remove
446	Calocedrus decurrens	21	Remove
447	Pinus radiata	40	Keep
448	Incense Cedar	12	Remove
449	Incense Cedar	22	Remove
450	Calocedrus decurrens	17	Remove
451	Incense Cedar	17	Remove
452	Incense Cedar	20	Remove

Tree No.	Species	Size @ 54"	Condition	
453	Incense Cedar	19	Remove	
454	Calocedrus decurrens	21	Remove	
455	Incense Cedar	16	Remove	
456	Calocedrus decurrens	19	Remove	
457	Incense Cedar	16	Remove	
458	Incense Cedar	20	Keep	
459	European olive	12	Relocate	
460	Olea europaea	12/14/13	Relocate	
461	European olive	12/14/14/10	Relocate	
462	Incense Cedar	16	Remove	
463	Incense Cedar	16	Remove	
464	Incense Cedar	17	Remove	
465	Live oak	11	Remove	
466	Quercus agrifolia	15	Remove	
467	Quercus flex	20	Remove	
468	Deodar cedar	15	Remove	
469	Coast redwood	28	Remove	
470	Sequoia sempervirens	32	Remove	
471	Sequoia sempervirens	8	Remove	
472	Sequoia sempervirens	15/9	Keep	
473	European olive	9	Keep	
474	Olea europaea	MULTI	Keep	
475	Lagerstroemia indica	MULTI	Keep	
476	Crape myrtle	MULTI	Keep	
477	Lagerstroemia indica	7	Keep	
478	Crape myrtle	7	Keep	
479	Lagerstroemia indica	7	Keep	
480	European olive	8/8/10/13/8	Relocate	
481	Olea europaea	16	Remove	
482	Sweet gum	15	Remove	
483	Liquidambar	15	Remove	
484	Liquidambar	15	Remove	
485	European beech	7/4/4/4	Remove	
486	Fagus sylvatica 'purpurea'	6/5	Remove	
487	Asian Persimmon	Diagonal	10	Remove
488	Blue spruce	10	Remove	
489	Picea pungens	14	Remove	
490	Maidenhair tree	14	Remove	
491	Ginkgo biloba	16	Remove	
492	Almond Sp.	9	Remove	
493	Prunus dulcis	11	Remove	
494	Raywood Ash	27	Remove	
495	Fraxinus oxycarpa raywood	9	Remove	
496	Italian alder	9	Remove	
497	Alnus cordata	21	Remove	
498	Alnus cordata	27	Remove	
499	Deodar cedar	26	Remove	
500	Calocedrus decurrens	26	Remove	
501	Coast redwood	29	Remove	
502	Sequoia sempervirens	24	Remove	
503	Coast redwood	29	Remove	
504	Sequoia sempervirens	32	Remove	
505	Coast redwood	23	Remove	
506	Sequoia sempervirens	23	Remove	
507	Coast redwood	25	Remove	
508	Coast redwood	23	Remove	
509	Coast redwood	27	Remove	
510	Coast redwood	22	Remove	
511	Sequoia sempervirens	21	Remove	
512	Coast redwood	28	Remove	
513	Coast redwood	26	Remove	
514	Sequoia sempervirens	33	Remove	

DATE: JULY 14, 2016
 SCALE: 1" = 30'
 DRAWN BY: CW
 DESIGNED BY: TDM
 CHECKED BY: NDM

MACKAY & SOMPS
 REGISTERED PROFESSIONAL ENGINEER
 JAMES T. TEMPLETON, JR.
 No. 43061
 EXPIRES: MARCH 31, 2016

DESIGNED UNDER THE SUPERVISION OF:
 REGISTERED PROFESSIONAL ENGINEER
 JAMES T. TEMPLETON, JR.
 No. 43061
 EXPIRES: MARCH 31, 2016

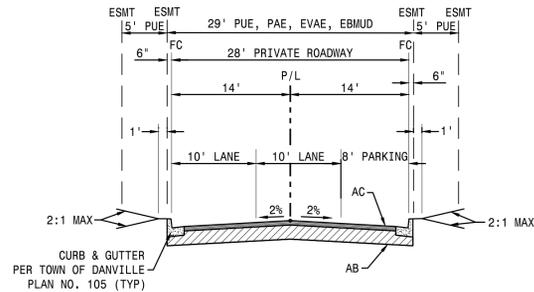
OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION
VESTING TENTATIVE TRACT MAP NO. 9437
DEMOLITION & TREE REMOVAL PLAN

PROJECT NO. 19857-000
 SHEET 3 OF 8

NOTES:

1. SEE SHEET 1 FOR GROSS LOT AREAS.
2. 10 TOTAL ON-SITE COMMON PARKING STALLS (PARALLEL STALLS ARE 8'X22' TYP).
3. HOUSE FOOTPRINTS/PLAN TYPES SHOWN ARE PRELIMINARY ONLY.

LEGEND:



TYPICAL 28' PRIVATE STREET SECTION
NTS

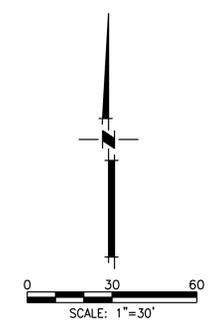


DESIGNED UNDER THE SUPERVISION OF:
 JAMES TEMPLETON, JR., RCE #43061
 EXP. 3/31/16
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 EXP. 3/31/16

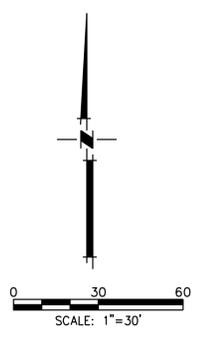
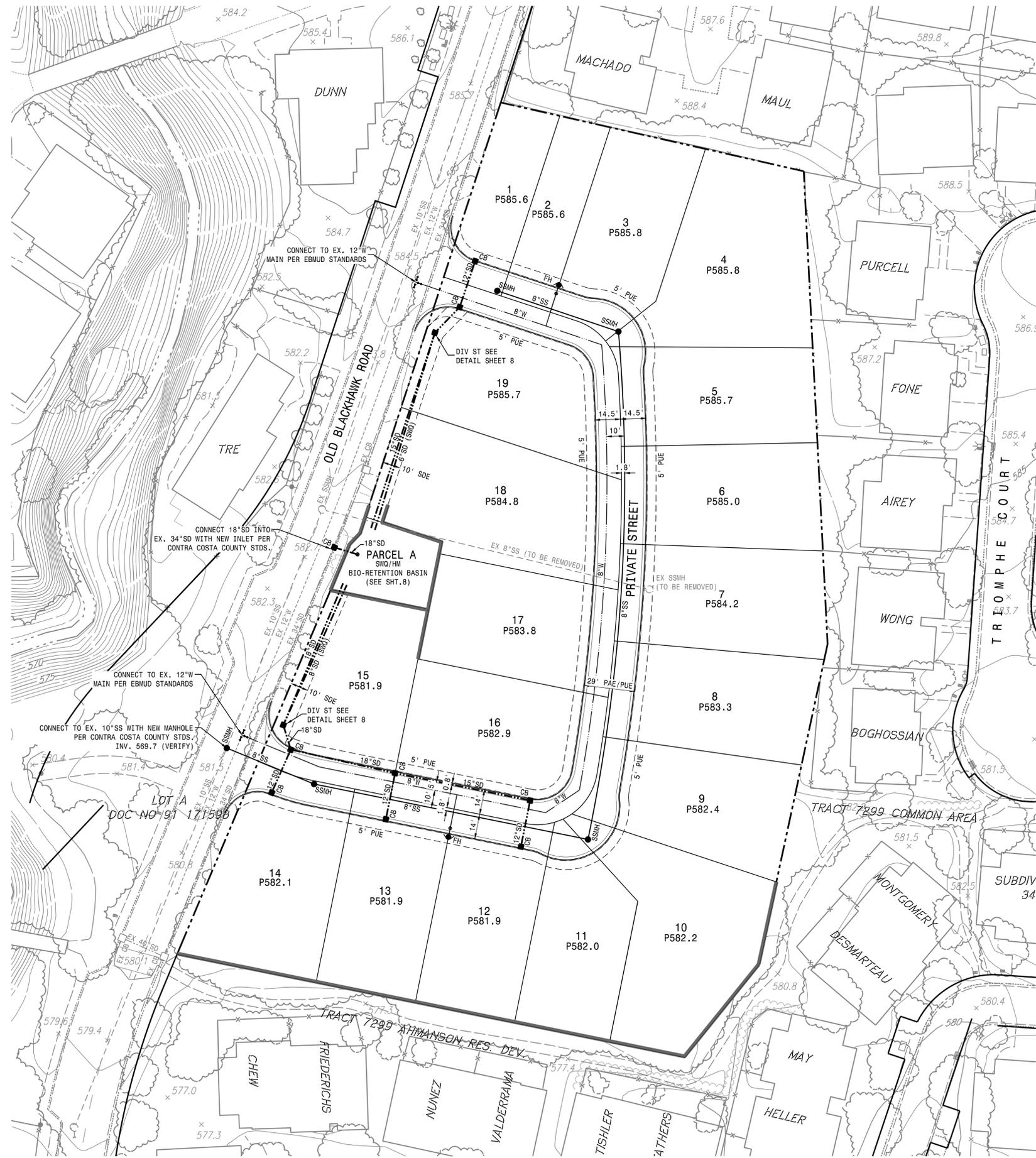
OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION
 VESTING TENTATIVE TRACT MAP NO. 9437
 SITE DEVELOPMENT PLAN AND DETAILS
 DANVILLE, CALIFORNIA

PROJECT NO.
19857-000

SHT
4
OF 8



DATE:	JULY 14, 2016
SCALE:	1" = 30'
DRAWN BY:	TDM
DESIGNED BY:	TDM
CHECKED BY:	NDM
NO.	
REVISION	
DATE	



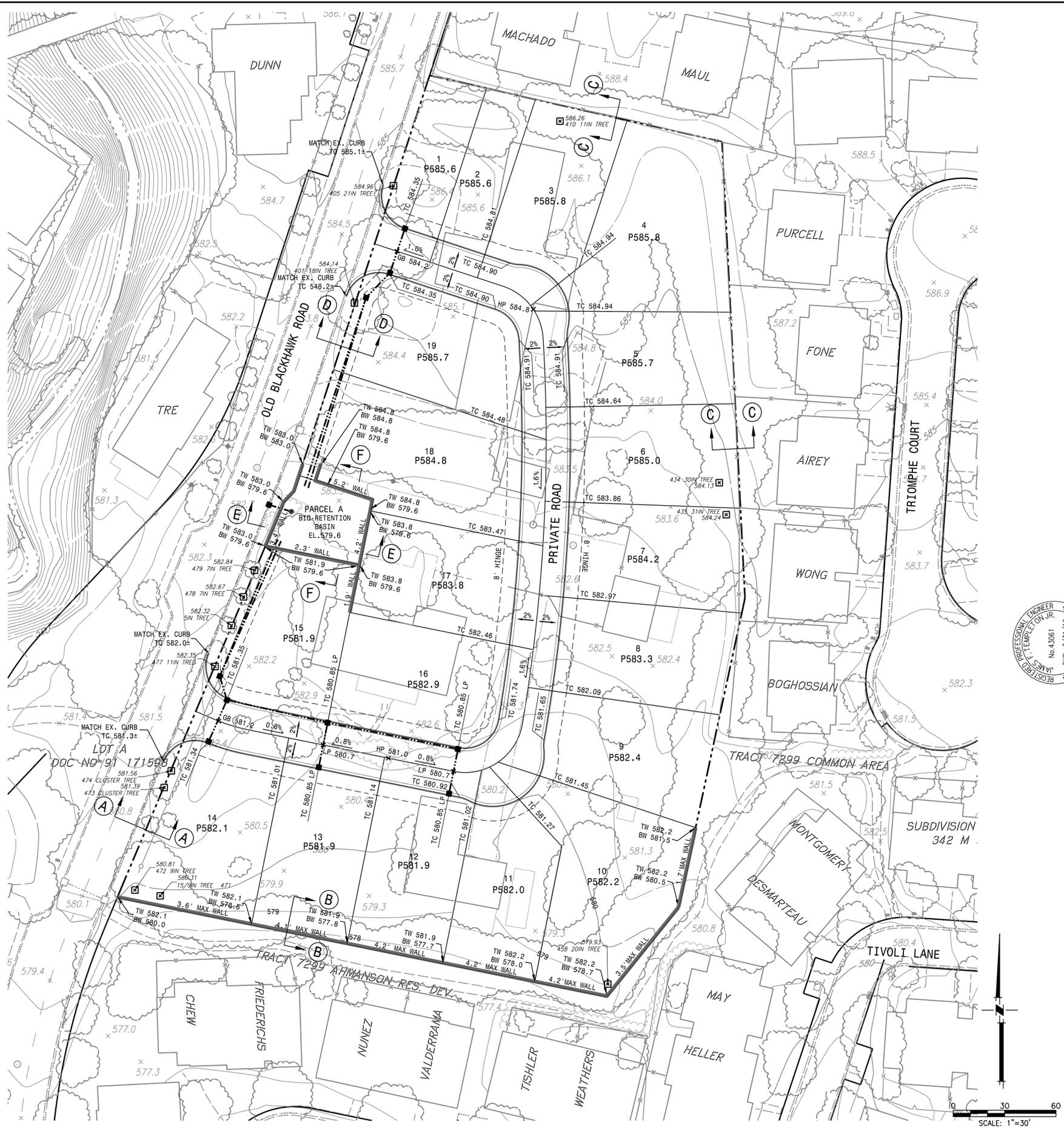
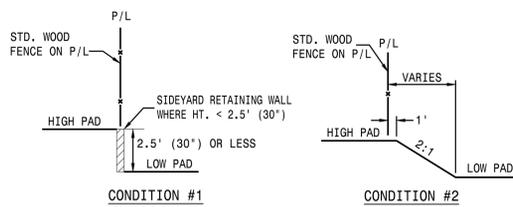
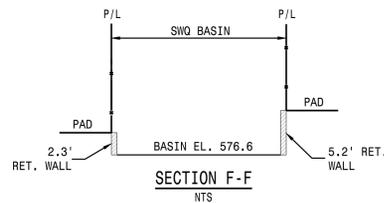
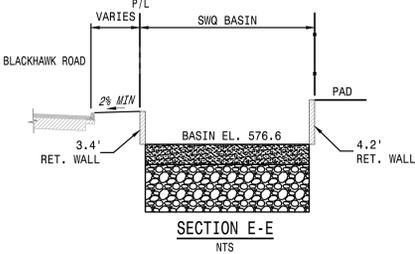
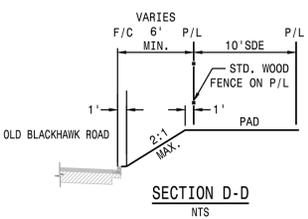
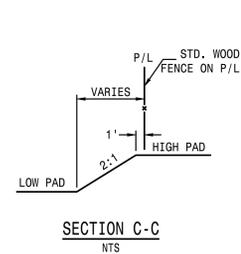
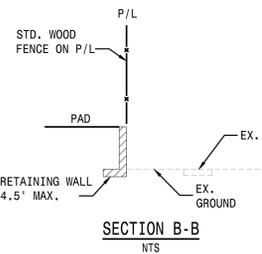
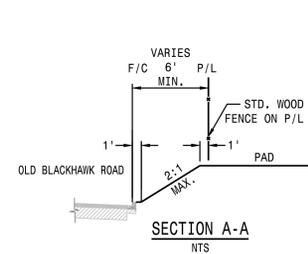
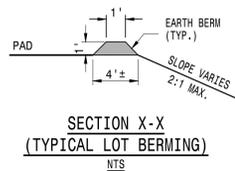
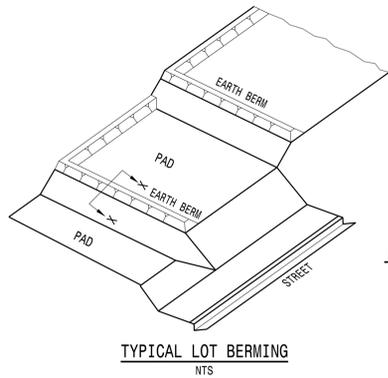
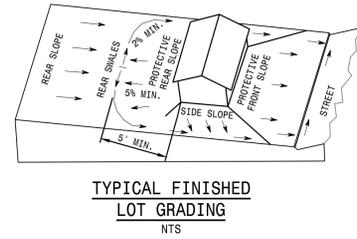
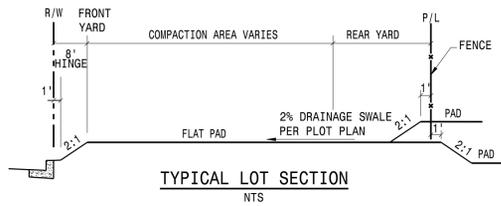
OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION VESTING TENTATIVE TRACT MAP NO. 9437 PRELIMINARY UTILITY PLAN		PROJECT NO. 19857-000
SHT 5 OF 8		CALIFORNIA
DESIGNED UNDER THE SUPERVISION OF: JAMES TEMPLETON, JR., RCE #43061 EXP. 3/31/16		DATE: JULY 14, 2016 SCALE: 1" = 30' DRAWN BY: TDM DESIGNED BY: TDM CHECKED BY: NDM
REGISTERED PROFESSIONAL ENGINEER JAMES TEMPLETON, JR. No. 43061 STATE OF CALIFORNIA		REVISION NO.

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 COUNTY AND A GRADING PERMIT IS ISSUED IN ACCORDANCE WITH THE CONTRA COSTA COUNTY 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.

LEGEND

☒ TREE PROTECTION FENCING FOR TREES TO REMAIN



DATE: JULY 14, 2016	SCALE: 1" = 30'	DESIGNED BY: TDM	CHECKED BY: NDM
DRAWN BY: TDM	PROJECT NO. 19857-000	PROJECT NAME: OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION	DATE: MARCH 31, 2016
DESIGNED UNDER THE SUPERVISION OF: JAMES T. TEMPLETON, JR., REGISTERED PROFESSIONAL ENGINEER, No. 43061, EXP. 3/31/16	PROJECT NO. 19857-000	PROJECT NAME: OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION	DATE: MARCH 31, 2016
DESIGNED BY: TDM	PROJECT NO. 19857-000	PROJECT NAME: OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION	DATE: MARCH 31, 2016
CHECKED BY: NDM	PROJECT NO. 19857-000	PROJECT NAME: OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION	DATE: MARCH 31, 2016

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

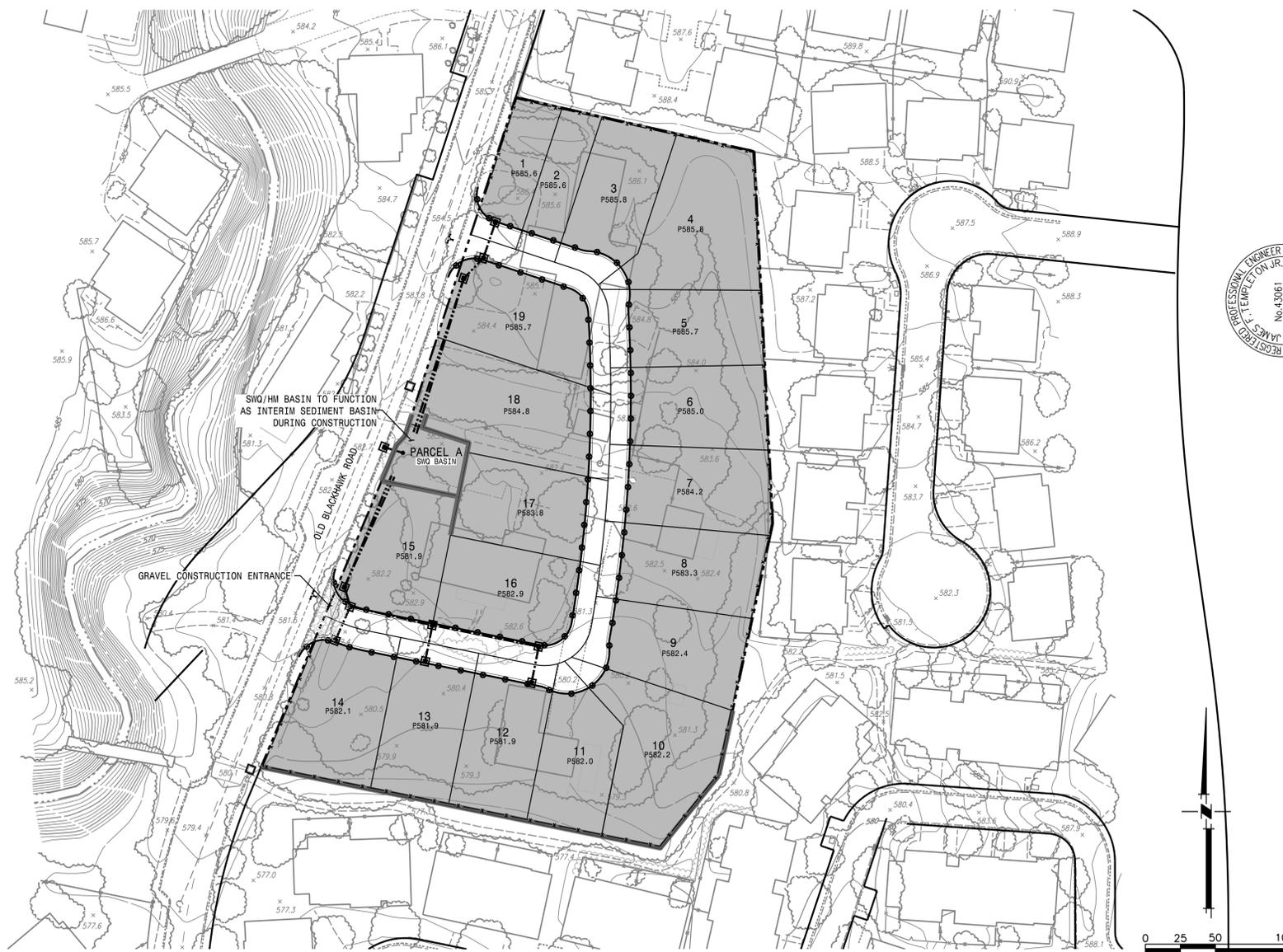
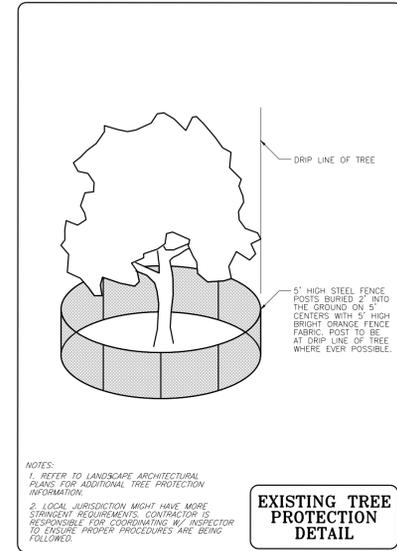
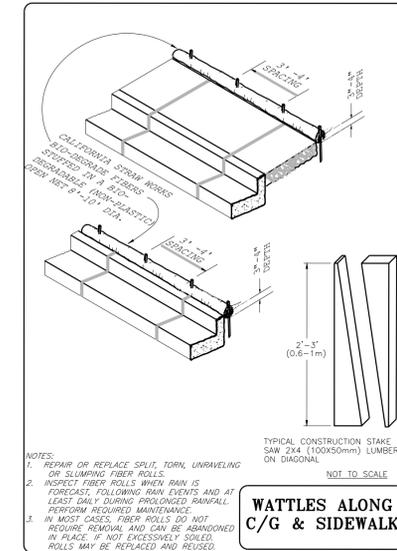
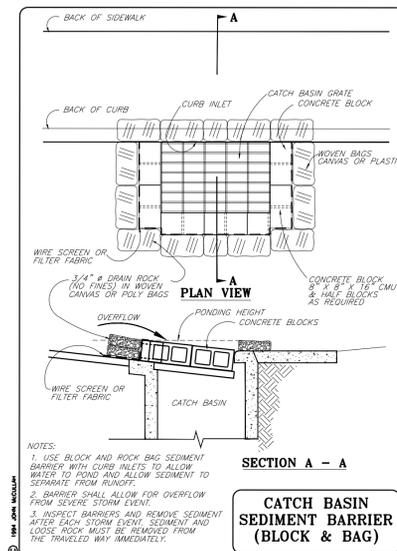
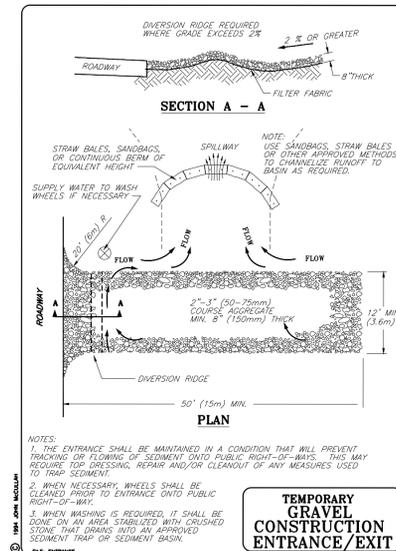
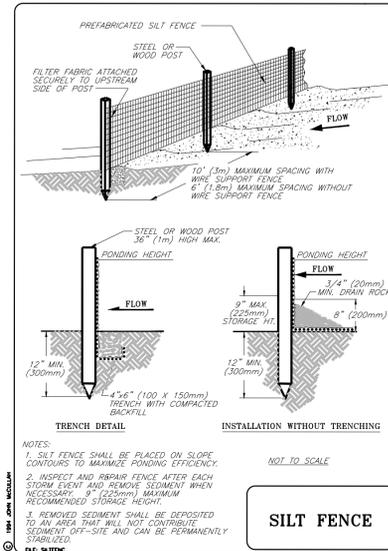
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30, AFTER ROUGH GRADING HAS BEEN COMPLETED. MEASURES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR THAT GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH ABAG STANDARDS.
2. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A.A. REPAIR DAMAGE CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - A.B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS REQUIRED.
 - A.C. STRAW WATTLES, BERMS AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - A.D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO WITHIN ONE FOOT OF THE OUTLET ELEVATION.
 - A.E. SEDIMENT REMOVED FROM TRAPS SHALL BE DEPOSITED IN SUITABLE AREAS AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - A.F. RILLS AND GULLIES MUST BE REPAIRED.
3. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUND 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.
4. 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 LOADED RUNOFF TO ANY STORM DRAIN SYSTEM.
6. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL SHALL BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
7. 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 OR COUNTY'S ENGINEERING DEPARTMENT.
8. SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL.
9. AS STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, ALL STRUCTURES AND INLET PIPES SHALL BE PROTECTED FROM INFLOW OF SILT BY USING EROSION CONTROL MEASURES.
10. 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.
11. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS.
12. 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.
13. THIS PLAN MAY NOT COVER ALL OF THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THIS PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF COUNTY'S ENGINEERING DEPARTMENT.
14. INSTALL STRAW WATTLES PER DETAIL ON THIS SHEET.
15. 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: JULY 14, 2016
 SCALE: 1" = 50'
 DRAWN BY: TDM
 DESIGNED BY: TDM
 CHECKED BY: NDM

RECEIVED PROFESSIONAL ENGINEER JAMES T. TEMPLETON, JR. No. 43061 EXP. 3/31/16
 DESIGNED UNDER THE SUPERVISION OF: JAMES T. TEMPLETON, JR. RCE #43061 EXPRES: MARCH 31, 2016

MACKAY & SOMPS
 1500 FRANKLIN DR., PLEASANTON, CA 94568 (925) 222-2000
 PROJECT NO. 19857-000
 OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION
 VESTING TENTATIVE TRACT MAP NO. 9437
 PRELIMINARY EROSION CONTROL PLAN & DETAILS
 DANVILLE, CALIFORNIA

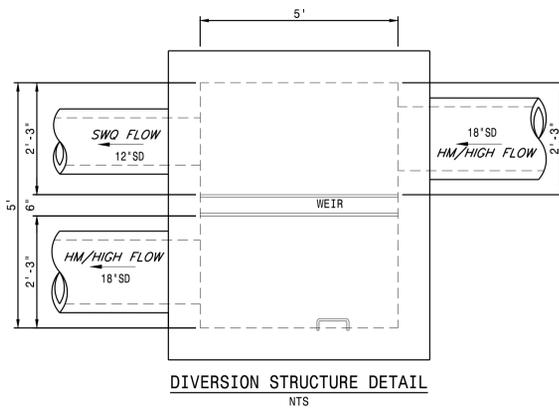
PROJECT NO. 19857-000
 SHT 7 OF 8

LEGEND

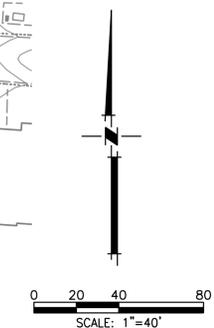
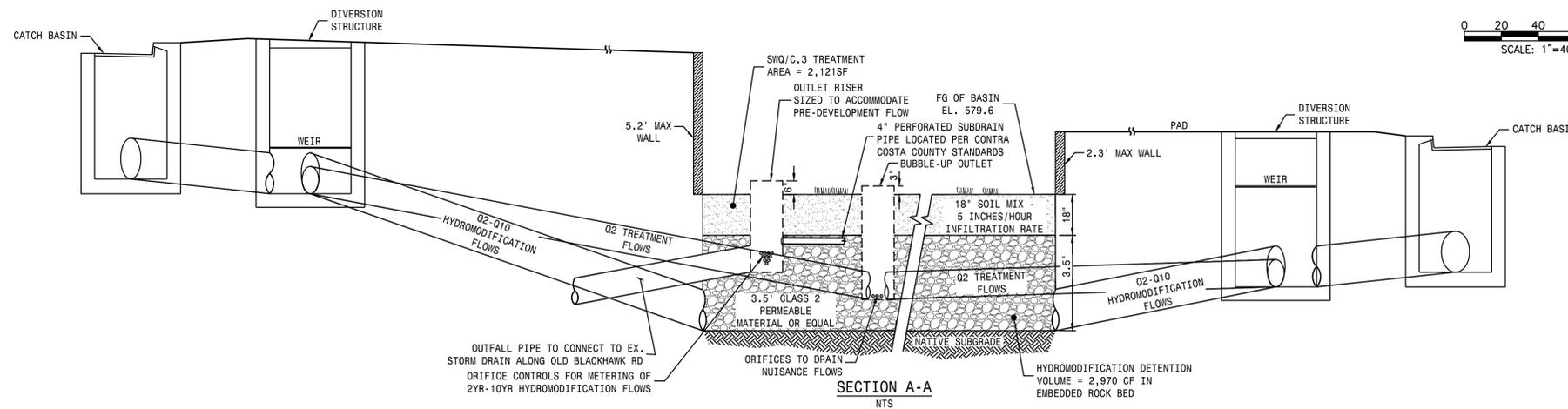
-  PERVIOUS AREA = 17,312 SF
-  IMPERVIOUS ROOF AREA = 23,780 SF
-  IMPERVIOUS STREET AREA = 16,844 SF
-  IMPERVIOUS DRIVEWAY AREA = 7,749 SF
-  BASIN AREA = 2,121 SF
-  SELF-RETAINING BACKYARD AREA = 38,453 SF
-  SELF-RETAINING ROOF AREA = 23,021 SF

--- DMA BOUNDARY

NOTE: IMPERVIOUS WALKWAY AREA ASSUMED TO BE 40 SF PER LOT FOR ALL 18 LOTS (TOTAL OF 720 SF). AMOUNT INCLUDED IN THE DRIVEWAY AREA.



SELF-RETAINING YARD TREATMENT RATIO (MAX 1:1 WITH FLOW CONTROL)			
LOT	ROOF DRAINING TO BACKYARD (SF)	SELF-RETAINING BACKYARD (SF)	RATIO (ROOF:BACKYARD)
1	658.8	782.2	0.84
2	624.0	887.0	0.70
3	1089.1	1870.3	0.58
4	1312.8	3647.0	0.36
5	1270.1	1816.5	0.70
6	1312.8	2187.5	0.60
7	1547.5	2086.7	0.74
8	1547.5	2016.9	0.77
9	1270.0	2074.1	0.61
10	1312.8	2835.3	0.46
11	1089.1	1472.0	0.74
12	1372.5	1645.1	0.83
13	1200.3	1971.0	0.61
14	1372.5	2738.5	0.50
15	1245.3	2151.3	0.58
16	1089.1	1961.1	0.55
17	1245.3	1885.2	0.66
18	1372.5	2983.4	0.46
19	1089.1	1441.9	0.76



MACKAY & SOMPS
REGISTERED PROFESSIONAL ENGINEERS
1500 FRANKLIN ST., FLEMINGTON, CA 94508 (925) 222-2000
PROFESSIONAL ENGINEERING SEAL AND LICENSE NUMBER ARE THE PROPERTY OF MACKAY & SOMPS

DATE: JULY 14, 2016
SCALE: AS NOTED
DRAWN BY: TDM
DESIGNED BY: TDM
CHECKED BY: NDM

DESIGNED UNDER THE SUPERVISION OF:
JAMES TEMPLETON, JR., No. 43061
REGISTERED PROFESSIONAL ENGINEER, STATE OF CALIFORNIA, CIVIL ENGINEERING
EXPIRES: MARCH 31, 2016

OLD BLACKHAWK ROAD - 18 LOT SUBDIVISION
VESTING TENTATIVE TRACT MAP NO. 9437
PRELIMINARY STORMWATER CONTROL PLAN

PROJECT NO. 19857-000

SHT 8 OF 8