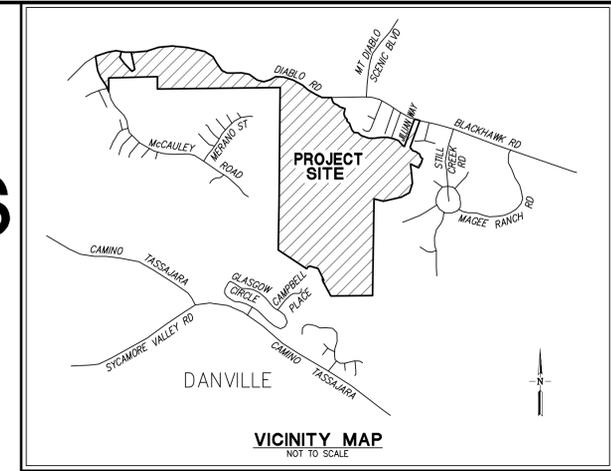


BENCHMARK

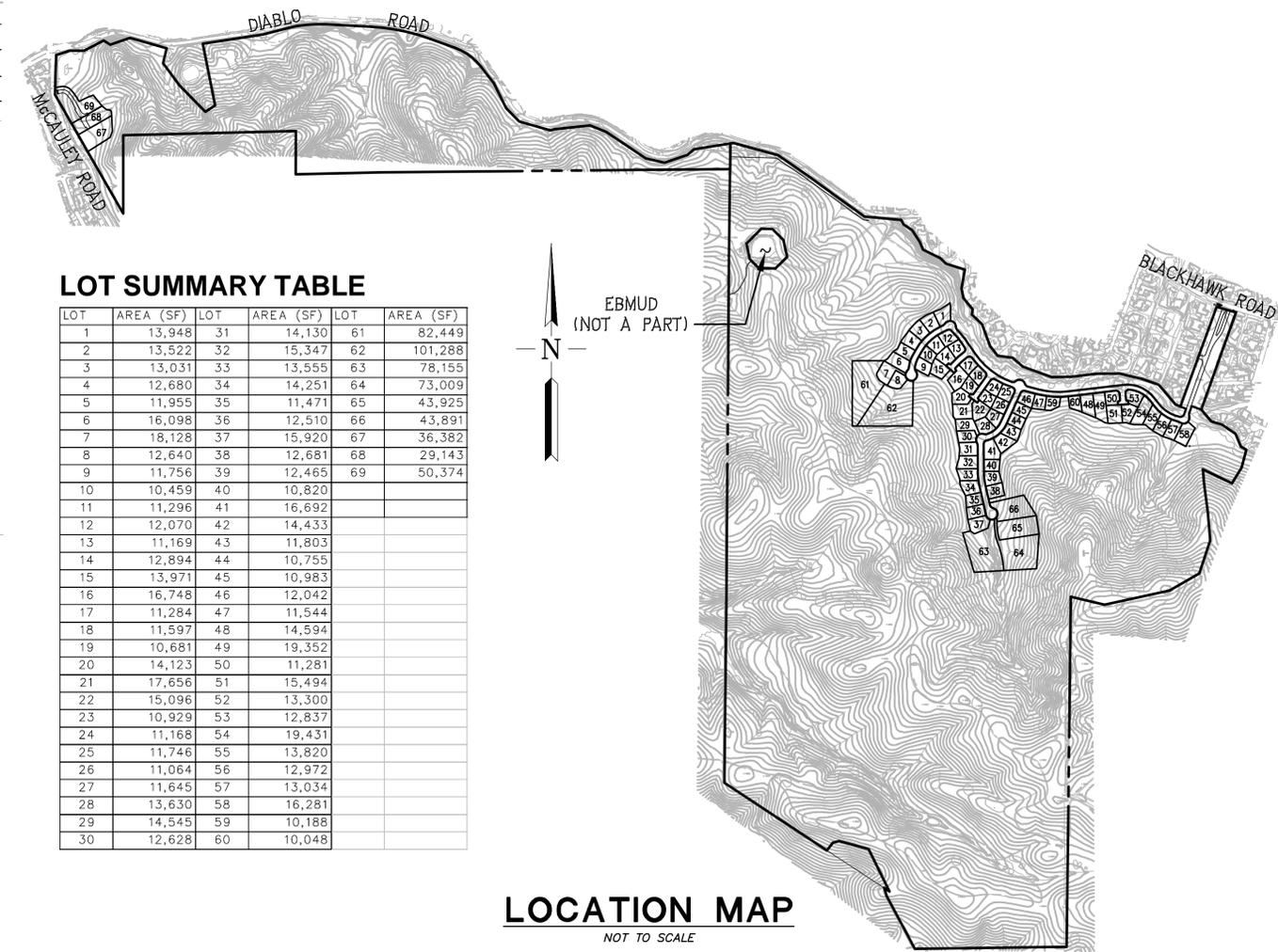
CONTRA COSTA COUNTY BENCHMARK # 1560
 STANDARD CONTRA COSTA COUNTY BENCHMARK PLATE SET IN TOP OF CONCRETE
 HEADWALL OF DOUBLE BOX CULVERT, EAST SIDE OF GREEN VALLEY ROAD AT THE
 INTERSECTION OF DIABLO ROAD AND GREEN VALLEY ROAD.
 ELEVATION = 429.118 1964 ADJ.

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



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	FENCE	x
---	SLOPE	---
---	HANDICAP RAMP	---
+	SAVE TREE	20" OAK (S)
×	REMOVE TREE	10" OLIVE (R)
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	x 525.2



LOT SUMMARY TABLE

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	13,948	31	14,130	61	82,449
2	13,522	32	15,347	62	101,288
3	13,031	33	13,555	63	78,155
4	12,680	34	14,251	64	73,009
5	11,955	35	11,471	65	43,925
6	16,098	36	12,510	66	43,891
7	18,128	37	15,920	67	36,382
8	12,640	38	12,681	68	29,143
9	11,756	39	12,465	69	50,374
10	10,459	40	10,820		
11	11,296	41	16,692		
12	12,070	42	14,433		
13	11,169	43	11,803		
14	12,894	44	10,755		
15	13,971	45	10,983		
16	16,748	46	12,042		
17	11,284	47	11,544		
18	11,597	48	14,594		
19	10,681	49	19,352		
20	14,123	50	11,281		
21	17,656	51	15,494		
22	15,096	52	13,300		
23	10,929	53	12,837		
24	11,168	54	19,431		
25	11,746	55	13,820		
26	11,064	56	12,972		
27	11,645	57	13,034		
28	13,630	58	16,281		
29	14,545	59	10,188		
30	12,628	60	10,048		

LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

- OWNER: TEARDROP PARTNERS, L.P. AND MAGEE INVESTMENT COMPANY
3189 DANVILLE BOULEVARD #240
ALAMO, CA 94507-1956
CONTACT: C/O WENDI BAKER (925) 244-7534
- DEVELOPER: SUMMERHILL HOMES
5000 EXECUTIVE PARKWAY, SUITE 150
SAN RAMON, CA 94583
CONTACT: WENDI BAKER (925) 244-7534
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
CONTACT: MARK FALGOUT (925) 227-9100
- SOILS ENGINEER: ENCEO, INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
CONTACT: PHILIP STUCCHELI (925) 866-9000
- 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
- CURRENT USE: AGRICULTURE
- CURRENT ZONING: A-2 AGRICULTURAL, A-4 AGRICULTURAL, P-1 PLANNED UNIT DISTRICT
- PROPOSED USE: RESIDENTIAL
- 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.,
- GROSS AREA: 410.1± ACRES
- TOTAL NO. OF PROPOSED RESIDENTIAL LOTS: 69
- 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
- BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE TOWN OF DANVILLE.
- AERIAL TOPOGRAPHY WAS FLOWN IN APRIL 2010.
- 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.
- MULTIPLE FINAL MAPS TO BE FILED AT THE DISCRETION OF THE OWNER/DEVELOPER.

ABBREVIATIONS

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

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