

# SUBDIVISION 9527

## SECOND MODIFICATION TO THE 2013 FINAL DEVELOPMENT PLAN AND VESTING TENTATIVE MAP (SUBDIVISION 9010), APPROVED SUBMITTAL SHEETS FOR THE PANTAGES BAYS RESIDENTIAL DEVELOPMENT PROJECT

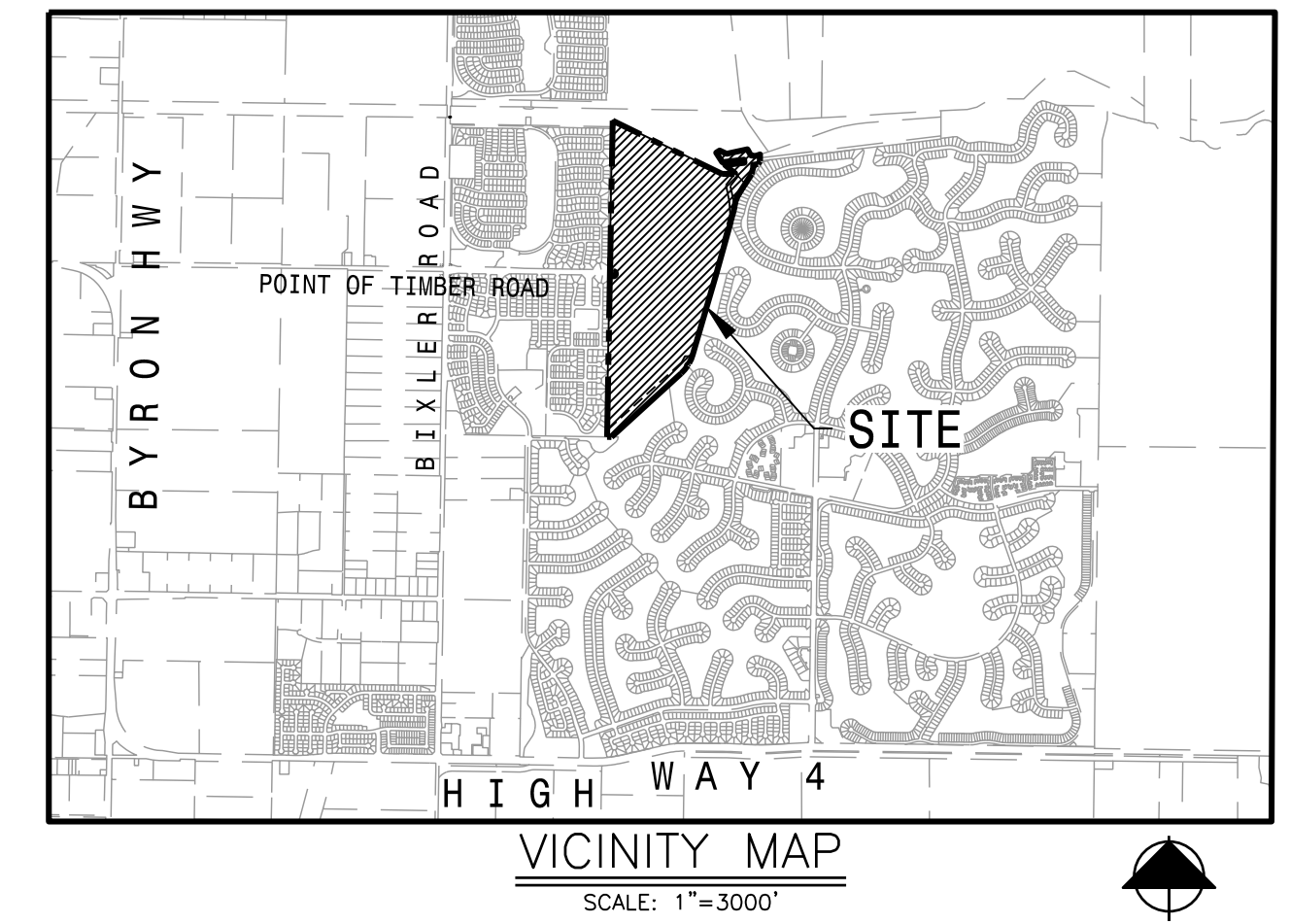
SE 1/4 SECTION 22, T.1 N., R. 3E., &  
NE 1/4 SECTION 26, T. 1 N., R. 3E., M.D.B. & M

CONTRA COSTA COUNTY AT  
DISCOVERY BAY, CALIFORNIA

FEBRUARY 2020

**RECEIVED** on 02/25/2020 SD19-9527  
By Contra Costa County  
Department of Conservation and Development

Revised VTM



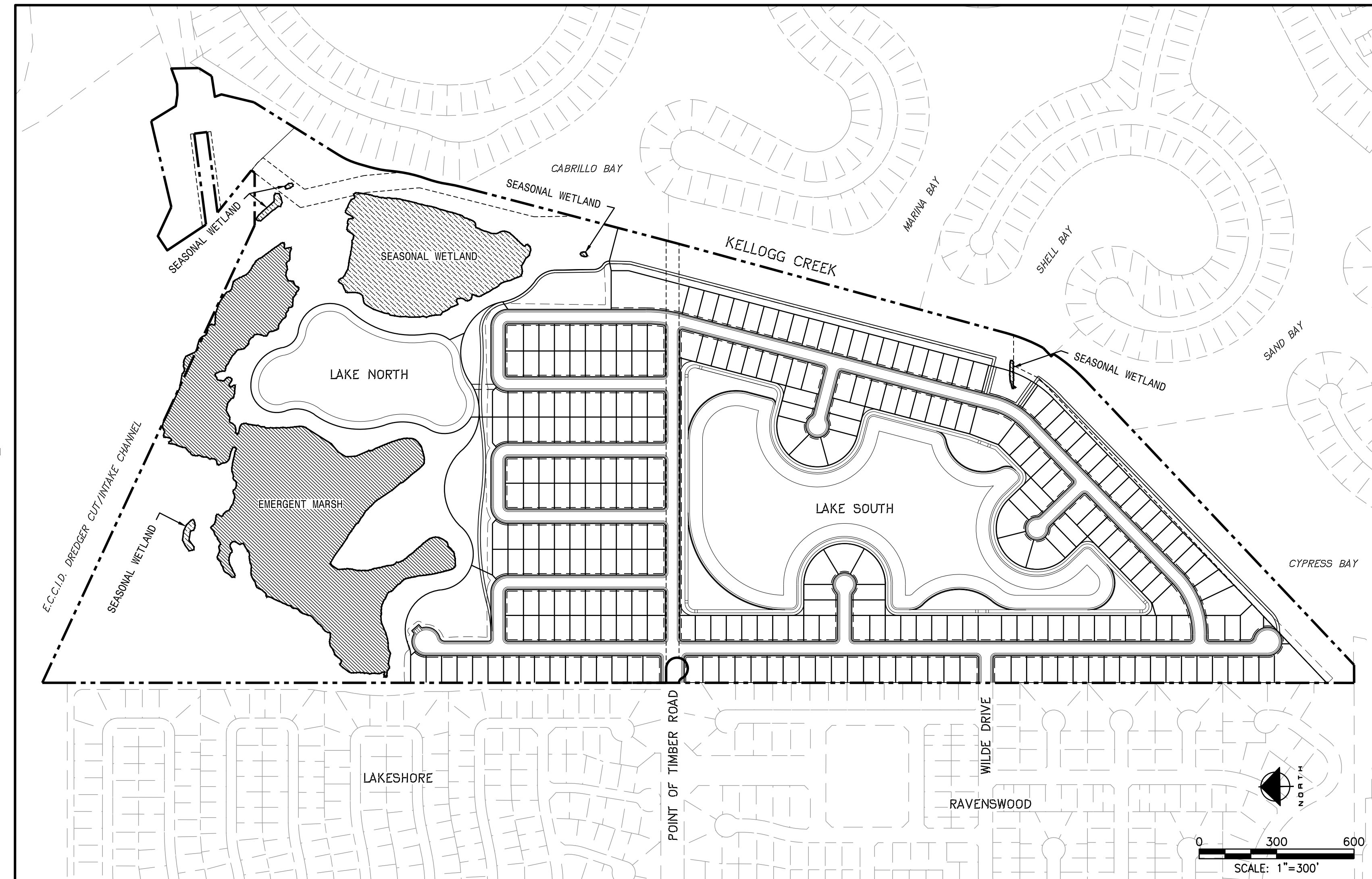
### BENCHMARK

BRASS DISK STAMPED "PT 49 LS 5672 1990" NGS PID DE8501. FOUND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF POINT OF TIMBER ROAD AND BIXLER ROAD 2.3' SOUTHEAST OF A YELLOW CARSONITE WITNESS POST. NGVD29 ELEV. = 13.14' (VERTCON ADJUSTED FROM NAVD88 ELEV. = 15.5')

### BASIS OF BEARINGS:

THE BEARING OF NORTH 88°59'27" WEST BETWEEN FOUND MONUMENTS ON POINT OF TIMBER ROAD, AS SHOWN ON SUBDIVISION 8710, FILED IN BOOK 485, AT PAGES 1 THROUGH 15, CONTRA COSTA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE / BOUNDARY
---	---	RIGHT OF WAY
---	---	CENTERLINE
---	---	FACE OF CURB
---	---	SIDEWALK
---	SS	SANITARY SEWER & MANHOLE
---	SD	STORM DRAIN & INLET
---	---	STORM MANHOLE
---	---	WATER LINE
---	---	JOINT TRENCH (E=ELECTRIC, G=GAS, T=TELEPHONE, C=CABLE)
---	---	FIRE HYDRANT
---	---	EASEMENT LINE SEE CALL OUTS FOR TYPE
---	---	EXISTING CONTOUR
---	---	EXISTING TREE/BRUSH
---	---	EXISTING SPOT ELEVATION
---	---	DRAINAGE ROUTE
---	---	RETAINING WALL PER HEIGHTS/GRADE SHOWN
---	---	SECTION PER LOCATIONS SHOWN
---	---	STORM CDS UNIT
---	---	STORM OR SANITARY SEWER PUMPS
---	SDFM	STORM DRAIN FORCEMAIN
---	---	APPROXIMATE EXISTING EDGE OF WATER
---	---	50' SETBACK FROM EDGE OF EXISTING WETLAND
---	---	TOE OF SLOPE (CONFORM LINE)



SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND BOUNDARY
3	PARCEL LAYOUT PLAN (NORTH)
4	PARCEL LAYOUT PLAN (SOUTH)
5	UTILITY PLAN (NORTH)
6	UTILITY PLAN (SOUTH)
7	STREET CROSS SECTIONS
8	PRELIMINARY GRADING PLAN (NORTH)
9	PRELIMINARY GRADING PLAN (SOUTH)
10	PRELIMINARY GRADING SECTIONS
11	LAKE PLAN
12	TRAILS, PARKS & OPEN SPACE
13	PRELIMINARY PHASING PLAN
14	STORMWATER QUALITY PLAN

### GENERAL NOTES:

- PROPERTY OWNER:  
C & D DISCOVERY BAY, LLC  
AND WATERFRONT LOTS, LLC  
16795 LARK AVE, SUITE 106  
LOS GATOS, CA 95032
- APPLICANT/DEVELOPER:  
DEVELOPER: PANTAGES AT DISCOVERY BAY, LLC  
CONTACT: TREVOR SMITH  
16795 LARK AVE, SUITE 106  
LOS GATOS, CA 95032  
PHONE: (209) 662-5098  
E: TSMITH@LAZARESCOMPANIES.COM
- CIVIL ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.  
CONTACT: JACQUELYN BAYS  
5142 FRANKLIN DRIVE, SUITE B  
PLEASANTON, CA 94588  
PHONE: (925) 225-0690  
E: JBAYS@MSCE.COM
- SOILS ENGINEER: ENGENO INCORPORATED  
CONTACT: STEVE HARRIS  
17278 GOLDEN VALLEY PARKWAY  
LATHROP 95330  
PHONE: (209) 835-0610  
E: SHARRIS@ENGENO.COM

- WETLAND CONSULTANT: MADRONE ECOLOGICAL CONSULTING  
CONTACT: GINGER FODGE  
8421 AUBURN BLVD., SUITE 248  
CITRUS HEIGHTS, CA 95610  
PHONE: (916) 822-3230
- ENVIRONMENTAL CONSULTANT: STILLWATER SCIENCES  
CONTACT: SCOTT WILCOX  
279 COUSTEAU PLACE, SUITE 400  
DAVIS, CA 95618  
PHONE: (530) 756-7550  
E: SCOTT@STILLWATERSCI.COM
- ASSESSOR'S PARCEL NUMBER:  
004-010-006-7, 004-032-005-3, 004-032-006-1,  
004-032-007-9, 004-032-062-4, 011-220-010-0,  
011-220-017-5, 011-220-018-3, 011-230-006-6,  
011-230-007-4,
- EXISTING USE:  
VACANT
- PROPOSED USE:  
RESIDENTIAL (SINGLE FAMILY DETACHED)
- EXISTING ZONING:  
P-1, UE
- PROPOSED ZONING:  
P-1

- SITE AREA:  
162.0 ACRES ± (GROSS)
- TOTAL NUMBER OF PROPOSED UNITS:  
TOTAL NUMBER OF LOTS: 295  
TOTAL RESIDENTIAL LOTS: 277
- WATER SUPPLY:  
TOWN OF DISCOVERY BAY
- SANITARY SEWER DISPOSAL:  
TOWN OF DISCOVERY BAY
- GAS AND ELECTRIC:  
PACIFIC GAS & ELECTRIC
- STORM DRAIN:  
CONTRA COSTA COUNTY
- TELEPHONE:  
AT&T
- CABLE:  
COMCAST
- FIRE PROTECTION:  
EAST CONTRA COSTA FIRE PROTECTION DISTRICT
- FEMA  
FEMA'S FLOOD INSURANCE RATE MAP, CONTRA COSTA  
COUNTY, CALIFORNIA - MAP NUMBER 06013C0386F - PANEL

- 386 OF 802 (EFFECTIVE DATE: JUNE 16, 2009) SHOWS:  
ZONE AE: BASE FLOOD ELEVATION DETERMINED. ELEVATION  
10 (NAVD 88) - ELEV 7.6 (NGVD 29)  
ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED. SEE  
AREA AT ENTRYWAY OF POINT OF TIMBER ROAD.  
DEVELOPMENT AREA TO BE REMOVED FROM FLOOD PLAN  
BASED ON FILL.
- ALL STREETS TO BE PUBLIC. (CONTRA COSTA COUNTY)
- STORM WATER QUALITY IMPROVEMENTS SHALL BE DESIGNED  
PER BAY AREA MUNICIPAL REGIONAL PERMIT AND CONTRA  
COSTA CLEAN WATER PROGRAM STORM WATER C3 GUIDEBOOK FOR  
TREATMENT ONLY. HYDROMODIFICATION NOT REQUIRED PER  
PANTAGES BAYS EIR CHAPTER 4.9.
- ALL EXISTING STRUCTURES WITHIN THE DEVELOPMENT  
FOOTPRINT TO BE REMOVED.
- ALL EXISTING SEPTIC SYSTEMS, LEACH FIELDS AND  
WATER WELLS TO BE ABANDONED PER COUNTY REQUIREMENTS.
- ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR  
UNDERGROUNDED.
- THE PROJECT WILL BE PHASED. MULTIPLE FINAL MAPS  
MAY BE FILED ON THE LANDS SHOWN ON THIS VESTING  
TENTATIVE MAP. IN ACCORDANCE WITH ARTICLE 4, SECTION  
66.456.1 OF THE SUBDIVISION MAP ACT.

- UTILITY IMPROVEMENTS SHALL BE OWNED & MAINTAINED BY  
THE FOLLOWING.  
WATER: TOWN OF DISCOVERY BAY  
SEWER: TOWN OF DISCOVERY BAY  
STORM DRAIN: CONTRA COSTA COUNTY
- SEA LEVEL RISE MITIGATION PER PANTAGES BAYS EIR:  
HYD-3A: THE FINAL MAP AND IMPROVEMENT PLANS,  
INCLUDING GRADING PLANS SHALL INCLUDE, AT  
MINIMUM, A FINISHED FLOOR ELEVATION OF  
RESIDENTIAL UNITS AT 14.1 FEET (NGVD29)  
HYD-3B: THE FINAL MAP AND IMPROVEMENT PLANS,  
INCLUDING GRADING PLANS SHALL INCLUDE, AT  
MINIMUM, A FINISHED STREET LEVEL ELEVATION  
OF 12.1 FEET (NGVD29)

COVER SHEET

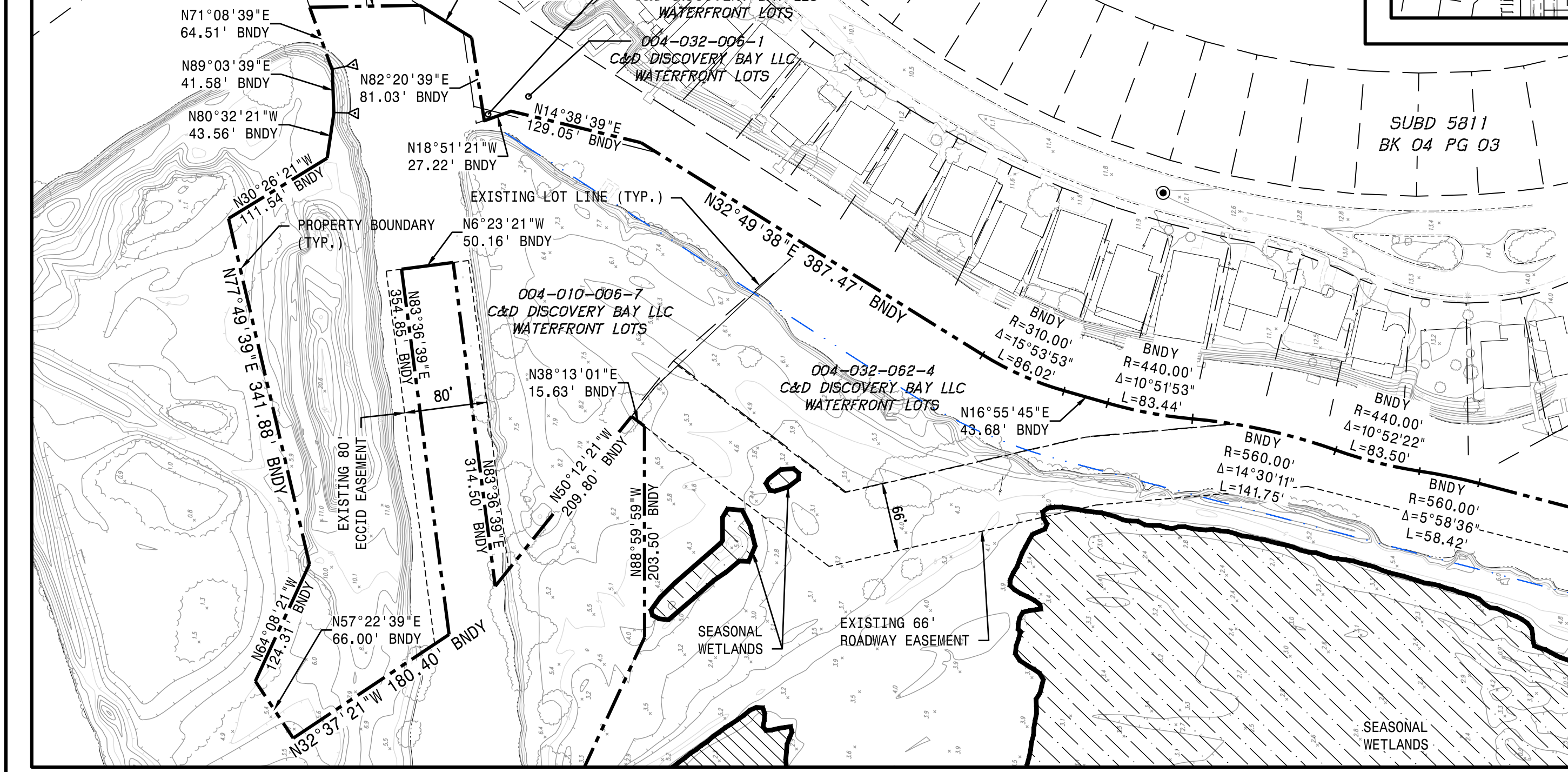
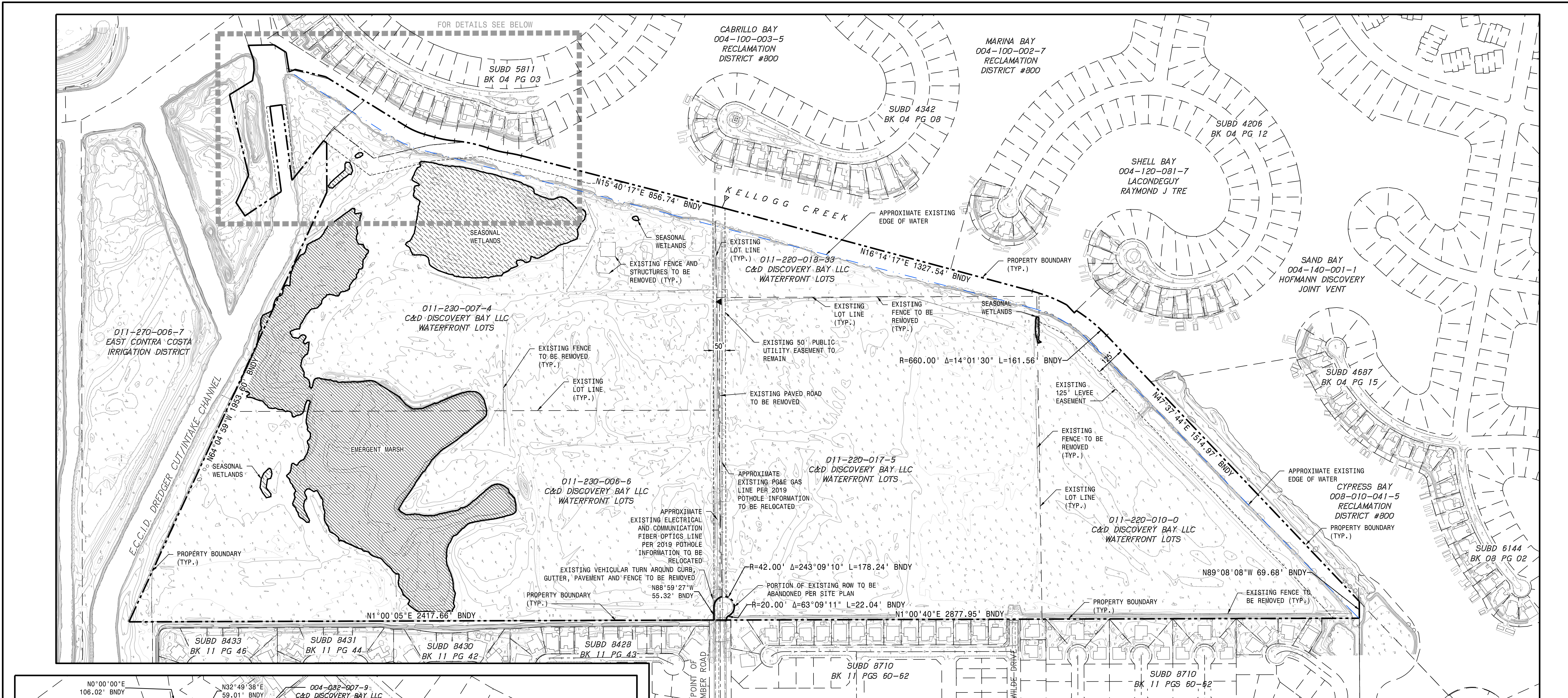
DATE: FEBRUARY 2020  
 SCALE: AS SHOWN  
 DRAWN BY: NTS  
 DESIGNED BY: JCB  
 CHECKED BY: CTR  
 NO. \_\_\_\_\_  
 REVISION \_\_\_\_\_  
 DATE \_\_\_\_\_

**MACKAY & SOMPS**  
 CIVIL ENGINEERS  
 5142 FRANKLIN DR., PLEASANTON, CA 94588  
 (925) 225-0690  
 WWW.MACKAYANDSOMPS.COM

PLANS PREPARED UNDER THE DIRECTION OF:  
 JAMES F. TEMPLETON JR.  
 RCE # 43061  
 CALIFORNIA

**PANTAGES SUBDIVISION PROJECT**  
**VESTING TENTATIVE MAP**  
 TOWN OF DISCOVERY BAY

PROJECT NO.  
 19977.000  
 SHT  
**C1**  
 OF 14



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	APPRX. EDGE OF WATER
---	---	EASEMENT (SEE PLAN VIEW CALL OUTS FOR TYPE)
---	---	SPOT SHOT
---	---	BUILDING LINE
---	---	CONTOUR
---	---	FENCE
---	---	BRUSH
---	---	CURB
---	---	SIDEWALK OR MULTIUSE PATH
---	---	SEASONAL WETLAND EXTENTS
---	---	EMERGENT MARSH EXTENTS

- NOTES:**
- EXISTING FIBER OPTICS, ELECTRIC AND GAS LINE UTILITIES IN POINT OF TIMBER ROAD SHOWN BASED ON POT HOLE INFORMATION PROVIDED BY GOODFELLOW BROTHERS OCTOBER 2019 AND RECORD DRAWING INFORMATION FROM PG&E AND AT&T. EXISTING LINES ARE UNDERSTOOD TO RUN UNDER KELLOGG CREEK AND SERVE EXISTING AREAS OF DISCOVERY BAY. EXISTING LINES WILL BE RELOCATED AS SHOWN ON PRELIMINARY UTILITY PLAN IN ORDER TO MAINTAIN EXISTING SERVICE.
  - ALL EXISTING STRUCTURES AND/OR FENCES WITHIN THE DEVELOPMENT AREA TO BE REMOVED.
  - SEASONAL WETLANDS AND EMERGENT MARSH INFORMATION PROVIDED BY MADRONE ECOLOGICAL CONSULTING PRELIMINARY UTILITY PLAN IN ORDER TO MAINTAIN EXISTING SERVICE.
  - BOUNDARY AND EASEMENTS PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY DATED OCTOBER 25, 2019. FILE NUMBER 0131-623175ALA
  - ALL TREES TO BE REMOVED WITHIN DEVELOPMENT FOOTPRINT UNLESS OTHERWISE NOTED.
  - AERIAL TOPO FLOWN BY GEOMAPS SEPTEMBER 2019 (NGVD 29). CONTOUR INTERVAL IS 1 FOOT.

**EXISTING CONDITIONS AND BOUNDARY**

**PANTAGES SUBDIVISION PROJECT**  
VESTING TENTATIVE MAP

TOWN OF DISCOVERY BAY CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF:  
**JAMES F. TEMPLETON JR.** RCE # 43061

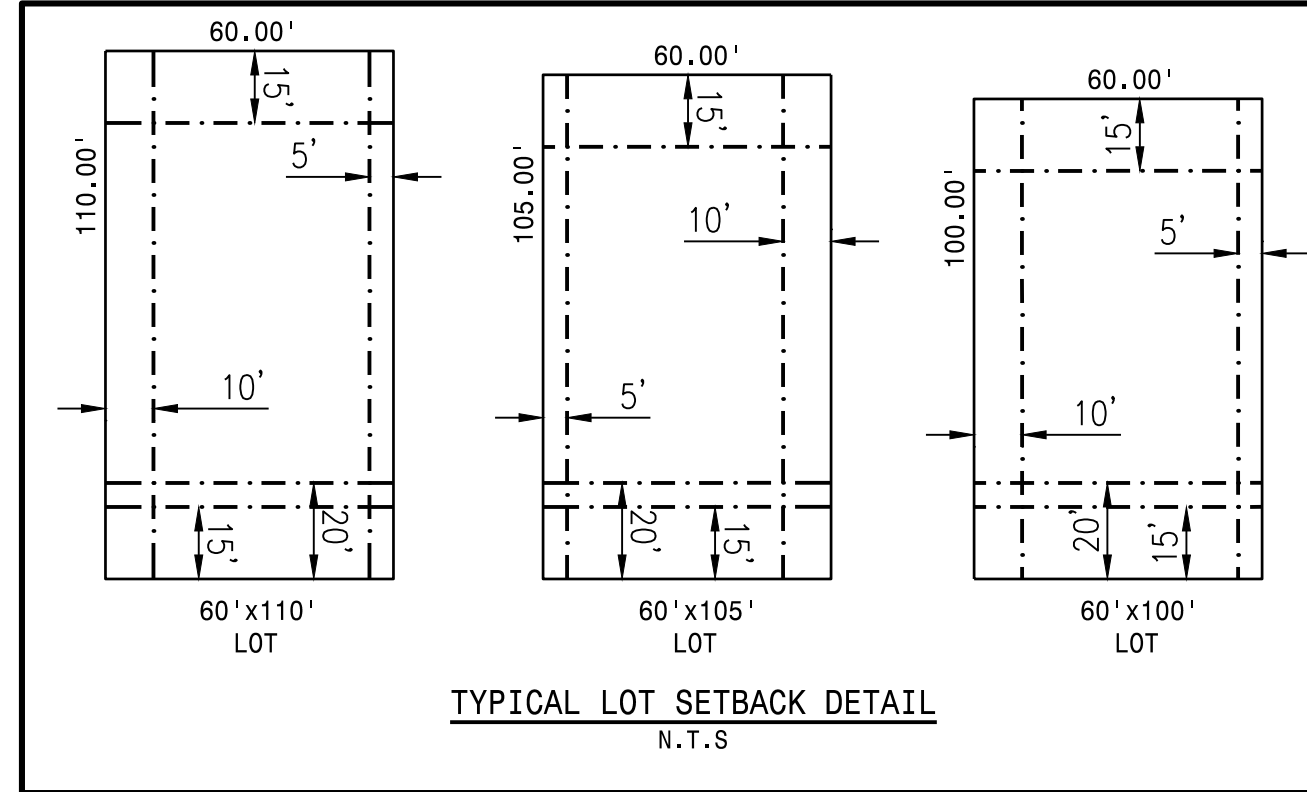
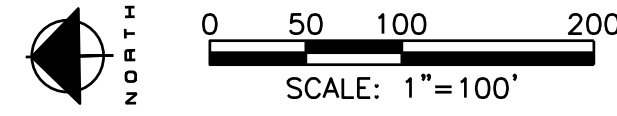
**MACKAY & SOMPS**  
MACKAY & SOMPS, INC., 15101 TOWNSEND DR., RECLAMATION, CA 94588 (925)222-9999  
ENGINEERS OF PROFESSIONAL QUALITY AND INTEGRITY

DATE: FEBRUARY 2020	SCALE: AS NOTED	DRAWN BY: NTE	DESIGNED BY: JTB	CHECKED BY: CTR
NO.	REV.	DATE	DESCRIPTION	

PROJECT NO. 19977.000  
SHT **C2**  
OF 14

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	APPRX. EDGE OF WATER
---	---	EASEMENT (SEE PLAN VIEW CALL OUTS FOR TYPE)
---	---	SEASONAL WETLAND EXTENTS
---	---	EMERGENT MARSH EXTENTS



- NOTES:
- TYPICAL LOT SETBACKS COMPLY WITH THE SETBACKS DESCRIBED IN THE PREVIOUSLY APPROVES 'PANTAGES BAYS DESIGN STANDARDS FOR PROPOSED MODIFICATION'
  - FRONT YARD SETBACK 20' TO GARAGE 15' TO PORCH

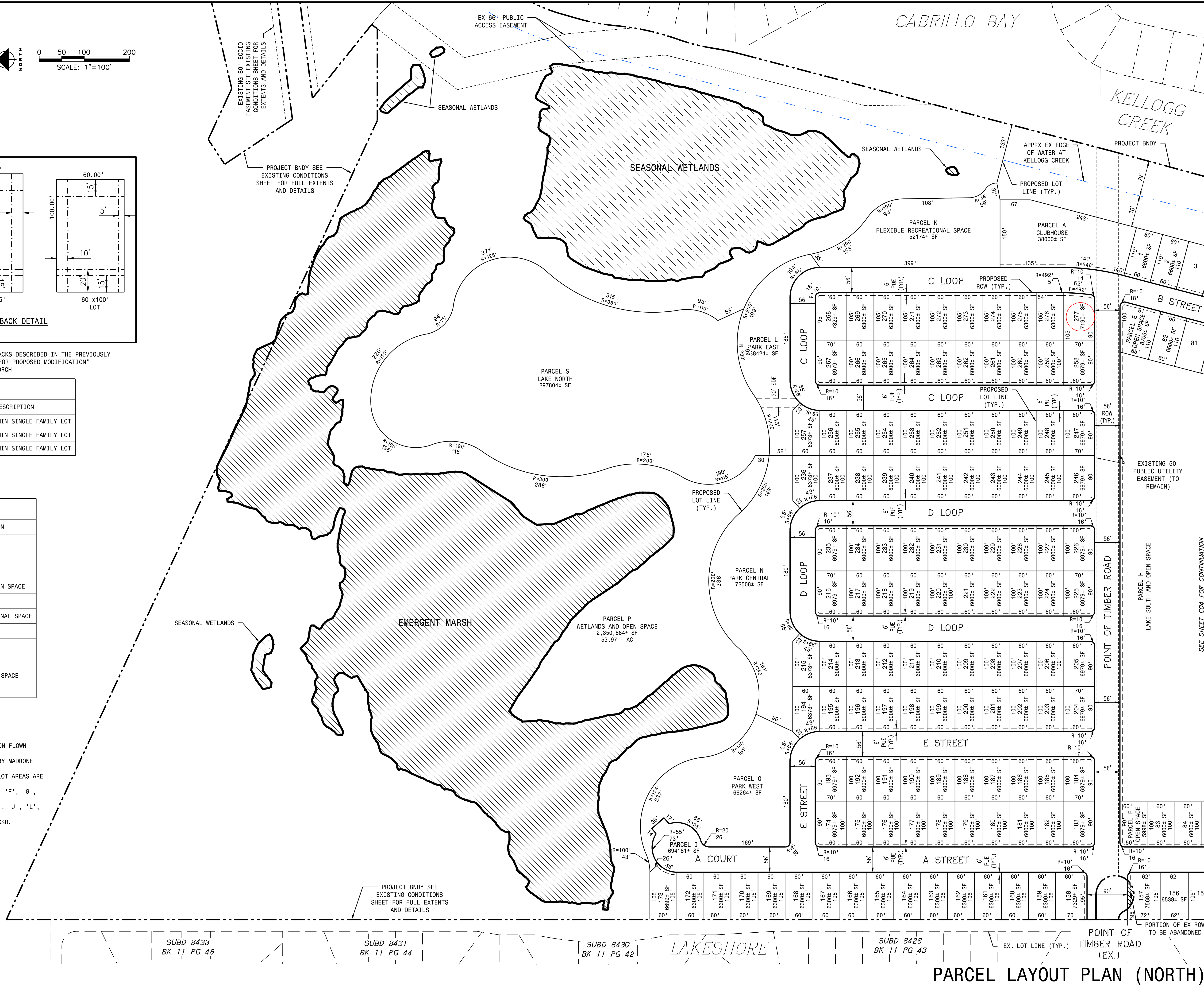
**LOT AREA TABLE**

LOT #	AREA (AC.)	AREA (SF.)	DESCRIPTION
1-82	0.15 MIN.	6,600 MIN.	60' x 110' MIN SINGLE FAMILY LOT
121-172	0.14 MIN.	6,300 MIN.	60' x 105' MIN SINGLE FAMILY LOT
83-120;173-266;276	0.14 MIN.	6,000 MIN.	60' x 100' MIN SINGLE FAMILY LOT

**PARCEL AREA TABLE**

PARCEL #	AREA (AC.)	AREA (SF)	DESCRIPTION
PARCEL A	0.87	38,000	CLUBHOUSE
PARCEL E	0.20	8,706	OPEN SPACE
PARCEL F	0.14	5,998	OPEN SPACE
PARCEL H	23.23	1,011,796	LAKE SOUTH AND OPEN SPACE
PARCEL I	15.94	694,181	STREET ROW
PARCEL K	1.20	52,174	FLEXIBLE RECREATIONAL SPACE
PARCEL L	0.88	38,424	PARK EAST
PARCEL N	1.66	72,508	PARK CENTRAL
PARCEL O	1.52	66,264	PARK WEST
PARCEL P	53.97	2,350,884	WETLANDS AND OPEN SPACE
PARCEL S	6.84	297,804	LAKE NORTH

- NOTES:
- APPROXIMATE EXISTING EDGE OF WATER AT KELLOGG CREEK BASED ON FLOWN AERIAL TOPOGRAPHY BY GEOMAPS SEPTEMBER 2019
  - SEASONAL WETLANDS AND EMERGENT MARSH INFORMATION PROVIDED BY MADRONE ECOLOGICAL CONSULTING
  - LOT DIMENSIONS ARE APPROXIMATE AND SHOWN TO NEAREST FOOT. LOT AREAS ARE APPROXIMATE AND SHOWN TO THE NEAREST SQUARE FOOT.
  - PROPOSED STORM DRAIN EASEMENTS (SDE) OVER PARCELS 'D', 'E', 'F', 'G', 'H', 'M' AND 'S' (LAKES & OPEN SPACES) TO COUNTY.
  - PROPOSED PUBLIC ACCESS EASEMENT (PAE) OVER PARCELS 'B', 'D', 'J', 'L', 'N', 'O', AND 'Q' (OPEN SPACES).
  - PROPOSED SANITARY SEWER EASEMENT (SSE) OVER PARCEL 'R' TO CSD.



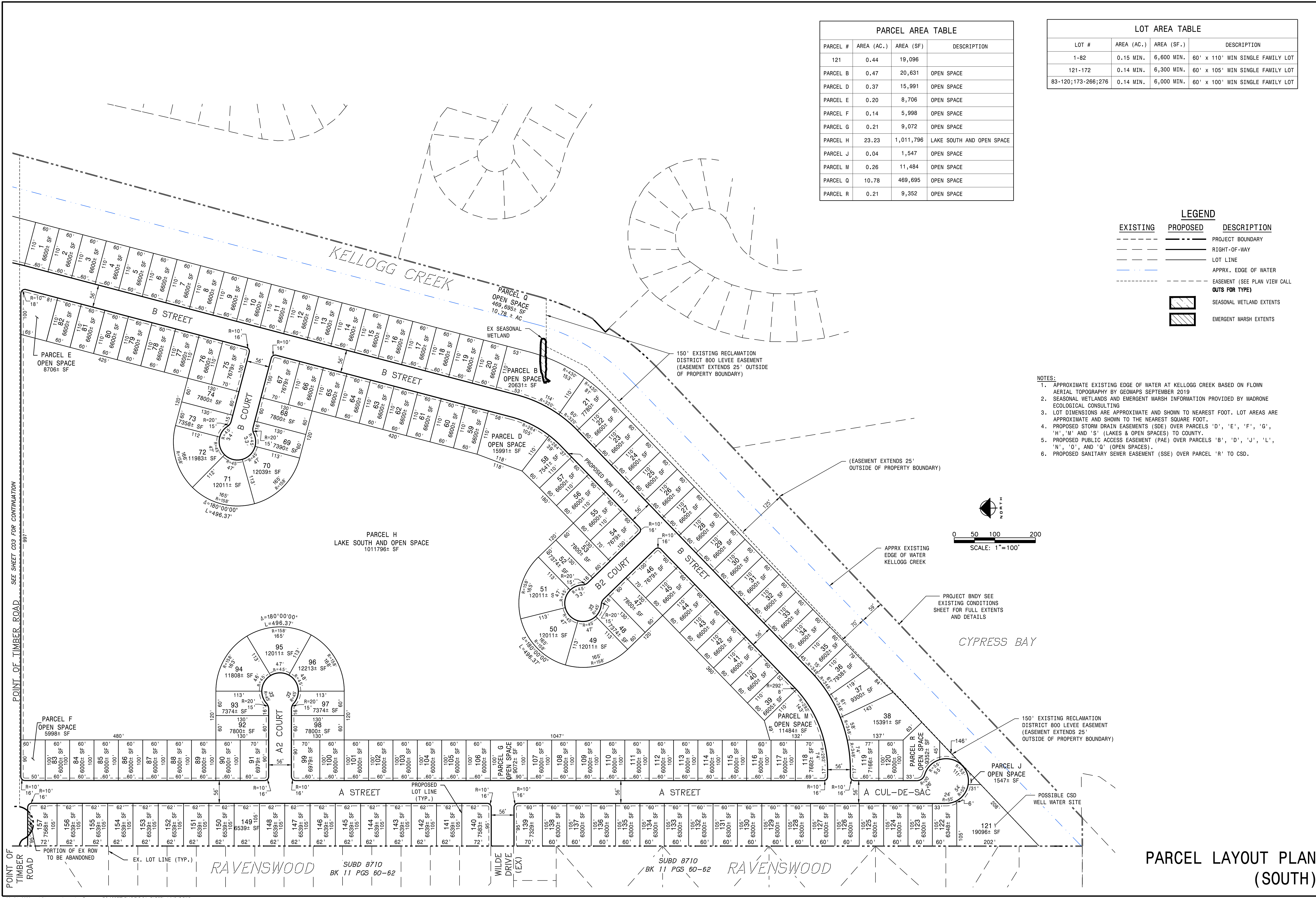
**PARCEL LAYOUT PLAN (NORTH)**

DATE: FEBRUARY 2020  
 SCALE: 1"=100'  
 DRAWN BY: [Name]  
 DESIGNED BY: [Name]  
 CHECKED BY: [Name]

**MAGKAY & SOMPS**  
 5128 FOWLER DR. PLEASANTON, CA 94568 (925)222-9999  
 MAGKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA PROVIDED THAT WAS OBTAINED BY OTHER MEANS.

PLANS PREPARED UNDER THE DIRECTION OF:  
 JAMES F. TEMPLETON JR. RCE # 43061  
 CALIFORNIA

TOWN OF DISCOVERY BAY  
 PROJECT NO. 19977.000  
 SHEET C3 OF 14



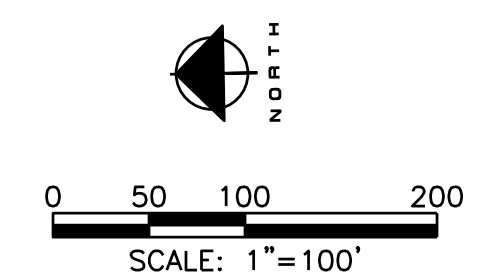
PARCEL #	AREA (AC.)	AREA (SF)	DESCRIPTION
121	0.44	19,096	
PARCEL B	0.47	20,631	OPEN SPACE
PARCEL D	0.37	15,991	OPEN SPACE
PARCEL E	0.20	8,706	OPEN SPACE
PARCEL F	0.14	5,998	OPEN SPACE
PARCEL G	0.21	9,072	OPEN SPACE
PARCEL H	23.23	1,011,796	LAKE SOUTH AND OPEN SPACE
PARCEL J	0.04	1,547	OPEN SPACE
PARCEL M	0.26	11,484	OPEN SPACE
PARCEL Q	10.78	469,695	OPEN SPACE
PARCEL R	0.21	9,352	OPEN SPACE

LOT #	AREA (AC.)	AREA (SF.)	DESCRIPTION
1-82	0.15 MIN.	6,600 MIN.	60' x 110' MIN SINGLE FAMILY LOT
121-172	0.14 MIN.	6,300 MIN.	60' x 105' MIN SINGLE FAMILY LOT
83-120;173-266;276	0.14 MIN.	6,000 MIN.	60' x 100' MIN SINGLE FAMILY LOT

**LEGEND**

	EXISTING		PROPOSED		DESCRIPTION
					PROJECT BOUNDARY
					RIGHT-OF-WAY
					LOT LINE
					APPRX. EDGE OF WATER
					EASEMENT (SEE PLAN VIEW CALL OUTS FOR TYPE)
					SEASONAL WETLAND EXTENTS
					EMERGENT MARSH EXTENTS

- NOTES:**
- APPROXIMATE EXISTING EDGE OF WATER AT KELLOGG CREEK BASED ON FLOWN AERIAL TOPOGRAPHY BY GEOMAPS SEPTEMBER 2019
  - SEASONAL WETLANDS AND EMERGENT MARSH INFORMATION PROVIDED BY MADRONE ECOLOGICAL CONSULTING
  - LOT DIMENSIONS ARE APPROXIMATE AND SHOWN TO NEAREST FOOT. LOT AREAS ARE APPROXIMATE AND SHOWN TO THE NEAREST SQUARE FOOT.
  - PROPOSED STORM DRAIN EASEMENTS (SDE) OVER PARCELS 'D', 'E', 'F', 'G', 'H', 'M' AND 'S' (LAKES & OPEN SPACES) TO COUNTY.
  - PROPOSED PUBLIC ACCESS EASEMENT (PAE) OVER PARCELS 'B', 'D', 'J', 'L', 'N', 'O', AND 'Q' (OPEN SPACES).
  - PROPOSED SANITARY SEWER EASEMENT (SSE) OVER PARCEL 'R' TO CSD.



**PARCEL LAYOUT PLAN (SOUTH)**

DATE: FEBRUARY 2020  
 SCALE: 1"=100'  
 DRAWN BY: NTS  
 DESIGNED BY: JTB  
 CHECKED BY: CJS

PLANS PREPARED UNDER THE DIRECTION OF:  
 JAMES F. TEMPLETON JR. RCE # 43061  
 CALIFORNIA

**PANTAGES SUBDIVISION PROJECT**  
 VESTING TENTATIVE MAP

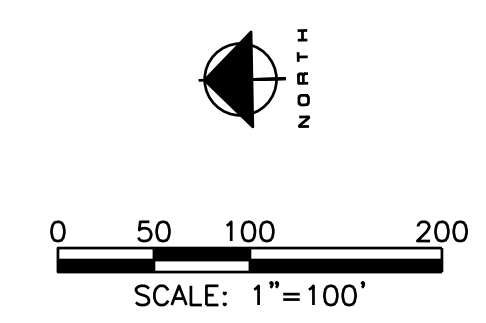
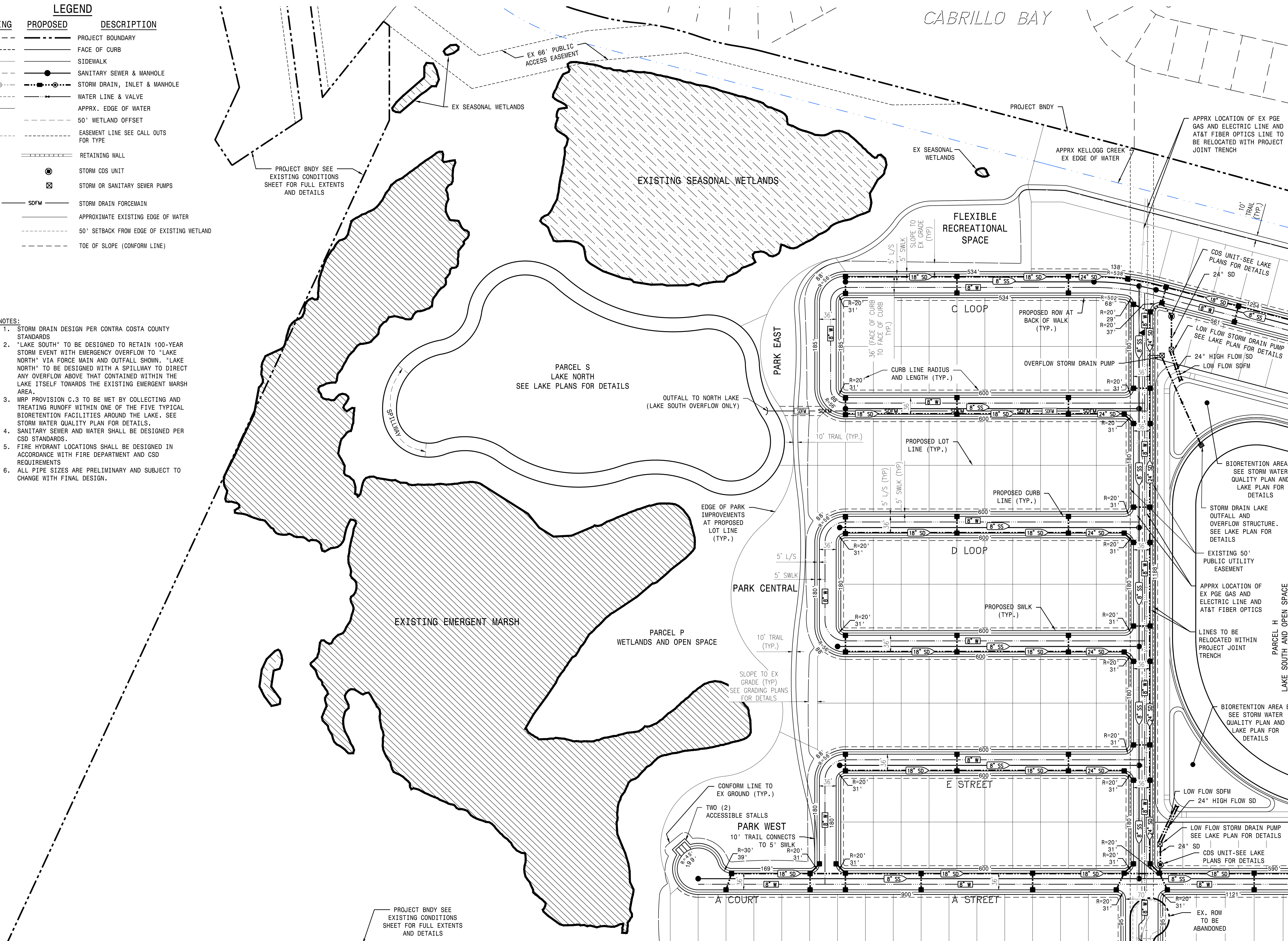
TOWN OF DISCOVERY BAY

PROJECT NO. 19977.000

SHT C4 OF 14

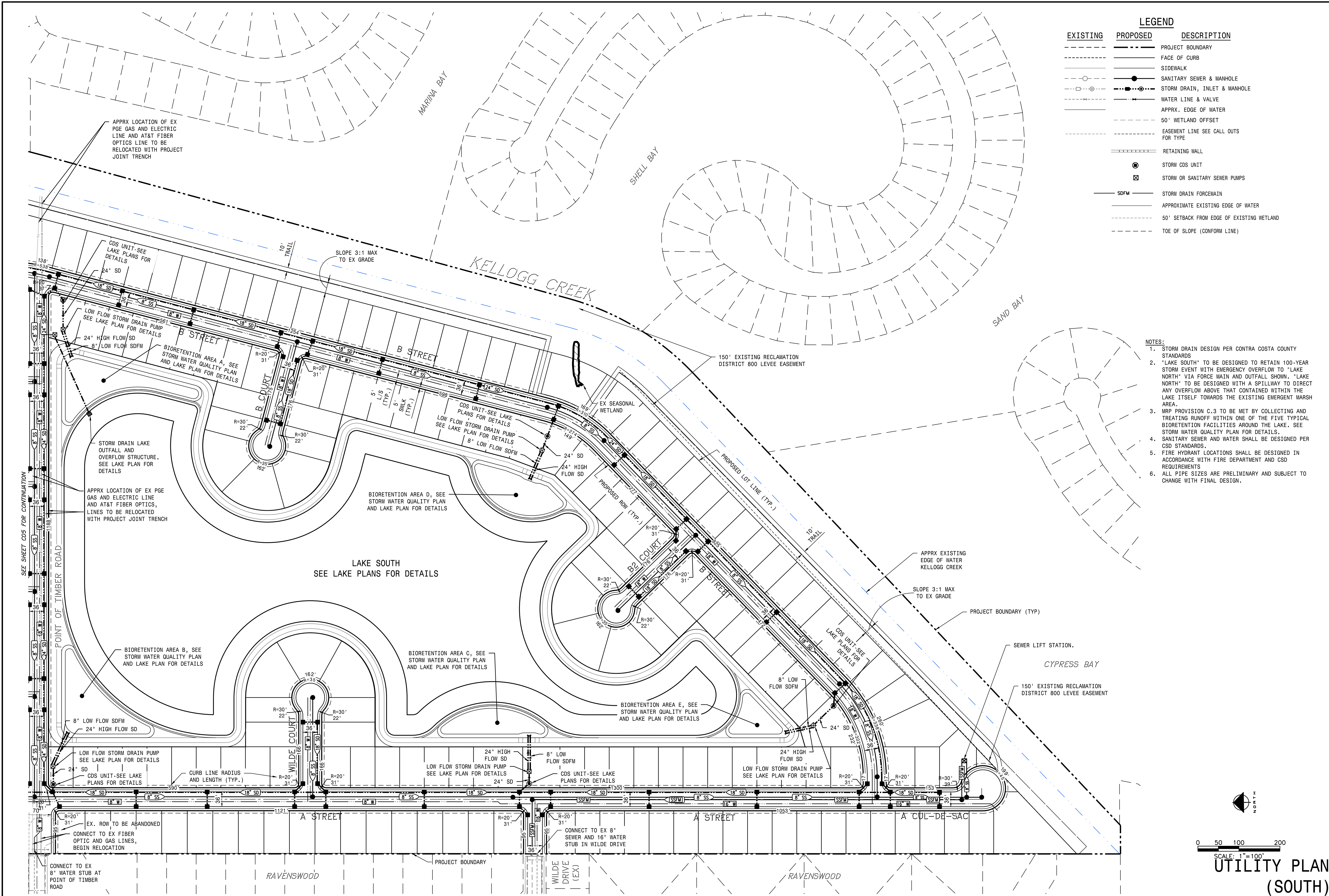
EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	FACE OF CURB
---	---	SIDEWALK
---	---	SANITARY SEWER & MANHOLE
---	---	STORM DRAIN, INLET & MANHOLE
---	---	WATER LINE & VALVE
---	---	APPRX. EDGE OF WATER
---	---	50' WETLAND OFFSET
---	---	EASEMENT LINE SEE CALL OUTS FOR TYPE
---	---	RETAINING WALL
---	---	STORM CDS UNIT
---	---	STORM OR SANITARY SEWER PUMPS
---	---	STORM DRAIN FORCEMAIN
---	---	APPROXIMATE EXISTING EDGE OF WATER
---	---	50' SETBACK FROM EDGE OF EXISTING WETLAND
---	---	TOE OF SLOPE (CONFORM LINE)

- NOTES:
1. STORM DRAIN DESIGN PER CONTRA COSTA COUNTY STANDARDS
  2. "LAKE SOUTH" TO BE DESIGNED TO RETAIN 100-YEAR STORM EVENT WITH EMERGENCY OVERFLOW TO "LAKE NORTH" VIA FORCE MAIN AND OUTFALL SHOW. "LAKE NORTH" TO BE DESIGNED WITH A SPILLWAY TO DIRECT ANY OVERFLOW ABOVE THAT CONTAINED WITHIN THE LAKE ITSELF TOWARDS THE EXISTING EMERGENT MARSH AREA.
  3. MRP PROVISION C.3 TO BE MET BY COLLECTING AND TREATING RUNOFF WITHIN ONE OF THE FIVE TYPICAL BIORETENTION FACILITIES AROUND THE LAKE. SEE STORM WATER QUALITY PLAN FOR DETAILS.
  4. SANITARY SEWER AND WATER SHALL BE DESIGNED PER CSD STANDARDS.
  5. FIRE HYDRANT LOCATIONS SHALL BE DESIGNED IN ACCORDANCE WITH FIRE DEPARTMENT AND CSD REQUIREMENTS
  6. ALL PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.



**UTILITY PLAN (NORTH)**

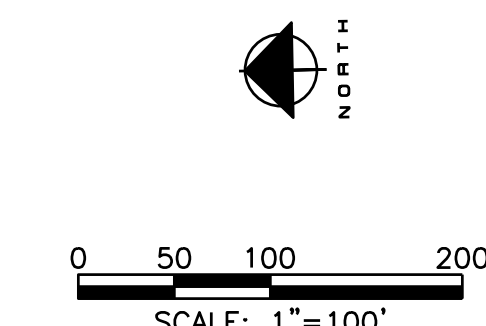
DATE: FEBRUARY 2020	SCALE: 1"=100'	DESIGNED BY: NTE	CHECKED BY: NTE	NO.	DATE
DRAWN BY: NTE		DESIGNED BY: JTB	CHECKED BY: JTB	NO.	DATE
PROJECT NO. 19977.000		PROJECT NAME: PANTAGES SUBDIVISION PROJECT	PROJECT TYPE: VESTING TENTATIVE MAP	PROJECT LOCATION: TOWN OF DISCOVERY BAY, CALIFORNIA	PROJECT NUMBER: RCE # 43061
PROJECT PREPARED UNDER THE DIRECTION OF: JAMES F. TEMPLETON JR.		REGISTERED PROFESSIONAL ENGINEER, CIVIL ENGINEERING, STATE OF CALIFORNIA, LICENSE NO. 44888			
PROJECT NO. 19977.000		SHEET NO. C5 OF 14			



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	FACE OF CURB
---	---	SIDEWALK
---	---	SANITARY SEWER & MANHOLE
---	---	STORM DRAIN, INLET & MANHOLE
---	---	WATER LINE & VALVE
---	---	APPRX. EDGE OF WATER
---	---	50' WETLAND OFFSET
---	---	EASEMENT LINE SEE CALL OUTS FOR TYPE
---	---	RETAINING WALL
---	---	STORM CDS UNIT
---	---	STORM OR SANITARY SEWER PUMPS
---	---	STORM DRAIN FOREMAIN
---	---	APPROXIMATE EXISTING EDGE OF WATER
---	---	50' SETBACK FROM EDGE OF EXISTING WETLAND
---	---	TOE OF SLOPE (CONFORM LINE)

- NOTES:**
1. STORM DRAIN DESIGN PER CONTRA COSTA COUNTY STANDARDS
  2. "LAKE SOUTH" TO BE DESIGNED TO RETAIN 100-YEAR STORM EVENT WITH EMERGENCY OVERFLOW TO "LAKE NORTH" VIA FORCE MAIN AND OUTFALL SHOWN. "LAKE NORTH" TO BE DESIGNED WITH A SPILLWAY TO DIRECT ANY OVERFLOW ABOVE THAT CONTAINED WITHIN THE LAKE ITSELF TOWARDS THE EXISTING EMERGENT MARSH AREA.
  3. MRP PROVISION C.3 TO BE MET BY COLLECTING AND TREATING RUNOFF WITHIN ONE OF THE FIVE TYPICAL BIORETENTION FACILITIES AROUND THE LAKE. SEE STORM WATER QUALITY PLAN FOR DETAILS.
  4. SANITARY SEWER AND WATER SHALL BE DESIGNED PER CSD STANDARDS.
  5. FIRE HYDRANT LOCATIONS SHALL BE DESIGNED IN ACCORDANCE WITH FIRE DEPARTMENT AND CSD REQUIREMENTS
  6. ALL PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.



**UTILITY PLAN (SOUTH)**

DATE: FEBRUARY 2020  
 SCALE: 1"=100'  
 DRAWN BY: NTE  
 DESIGNED BY: JTB  
 CHECKED BY: CJE

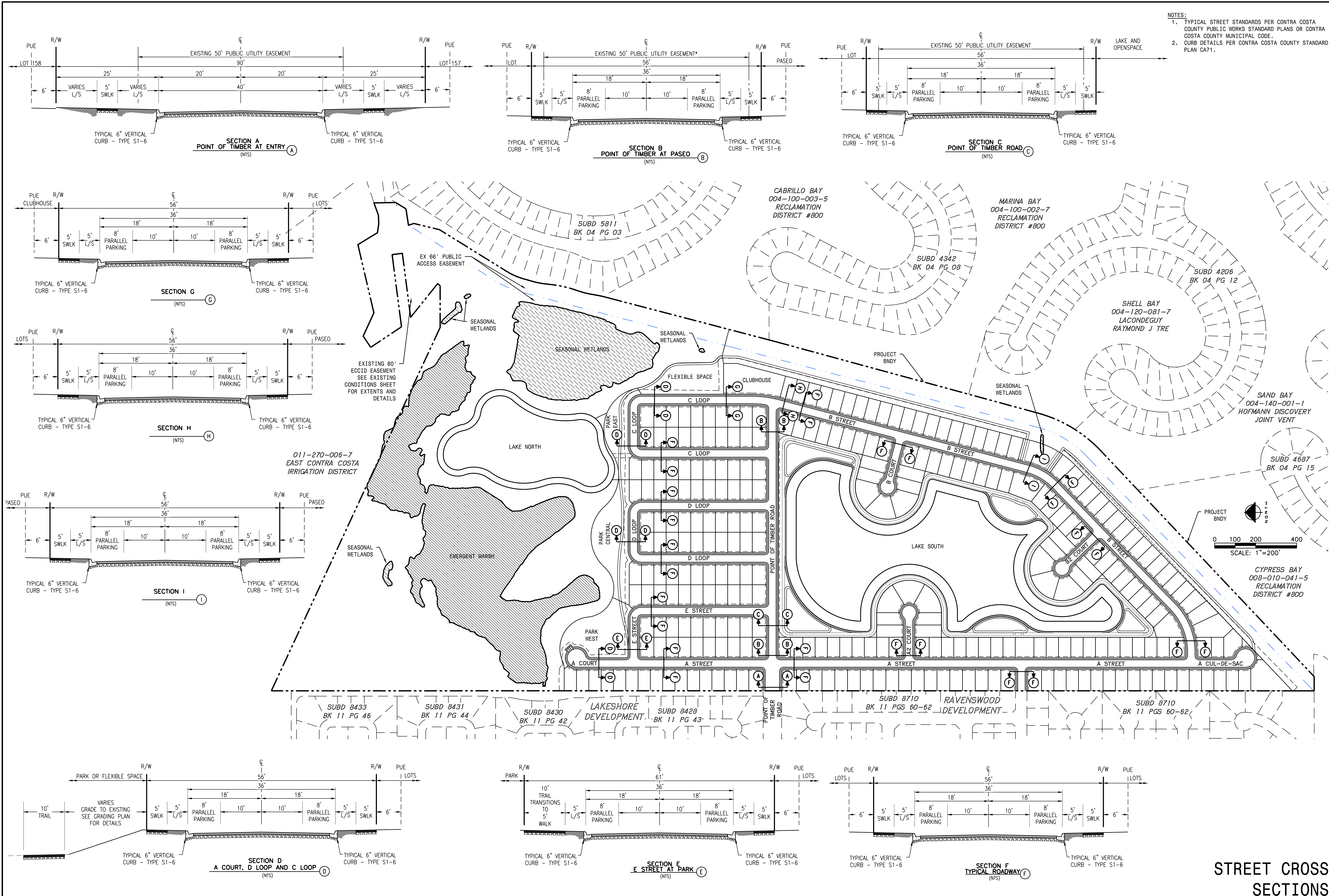
**MACKAY & SOMPS**  
 CIVIL ENGINEERS  
 5145 TOWNSEND DR., PLEASANTON, CA 94568 (925)222-9900  
 WWW.MACKAYANDSOMPS.COM

PLANS PREPARED UNDER THE DIRECTION OF:  
 JAMES F. TEMPLETON JR. RCE # 43061  
 CALIFORNIA

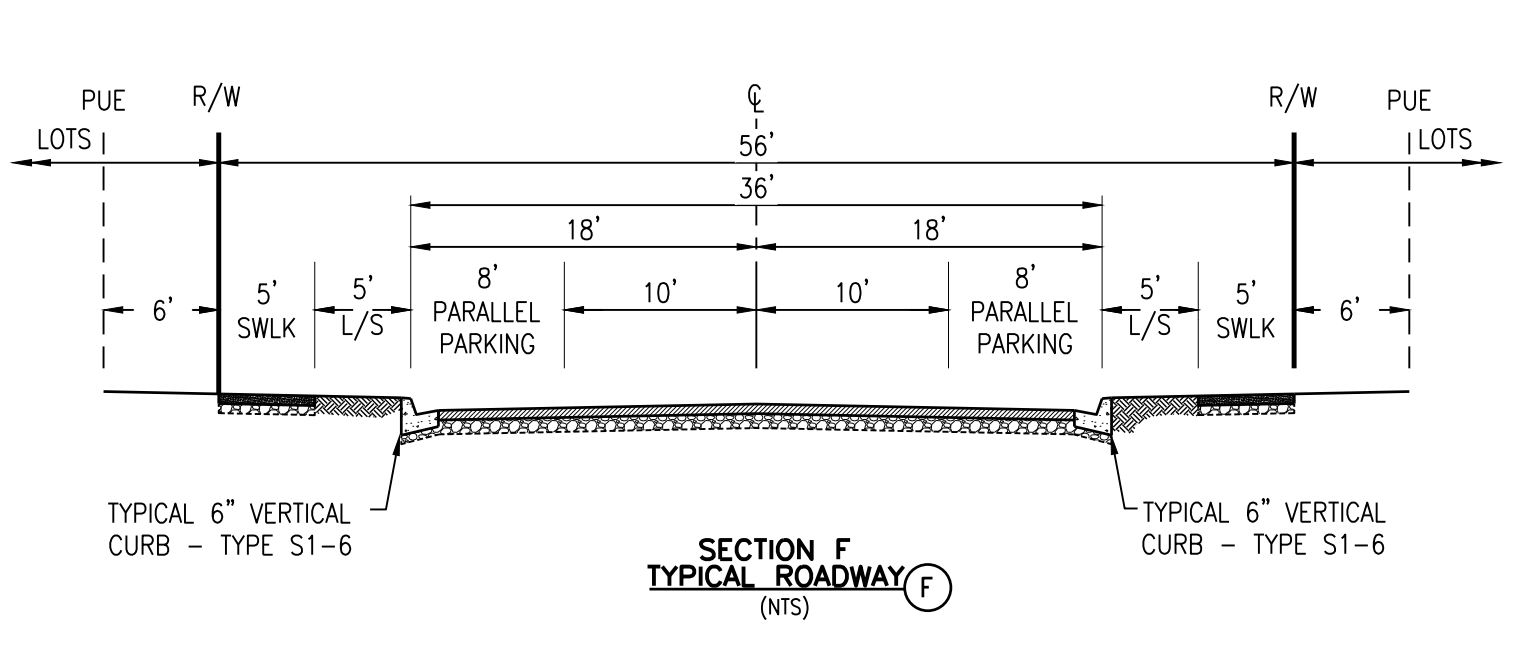
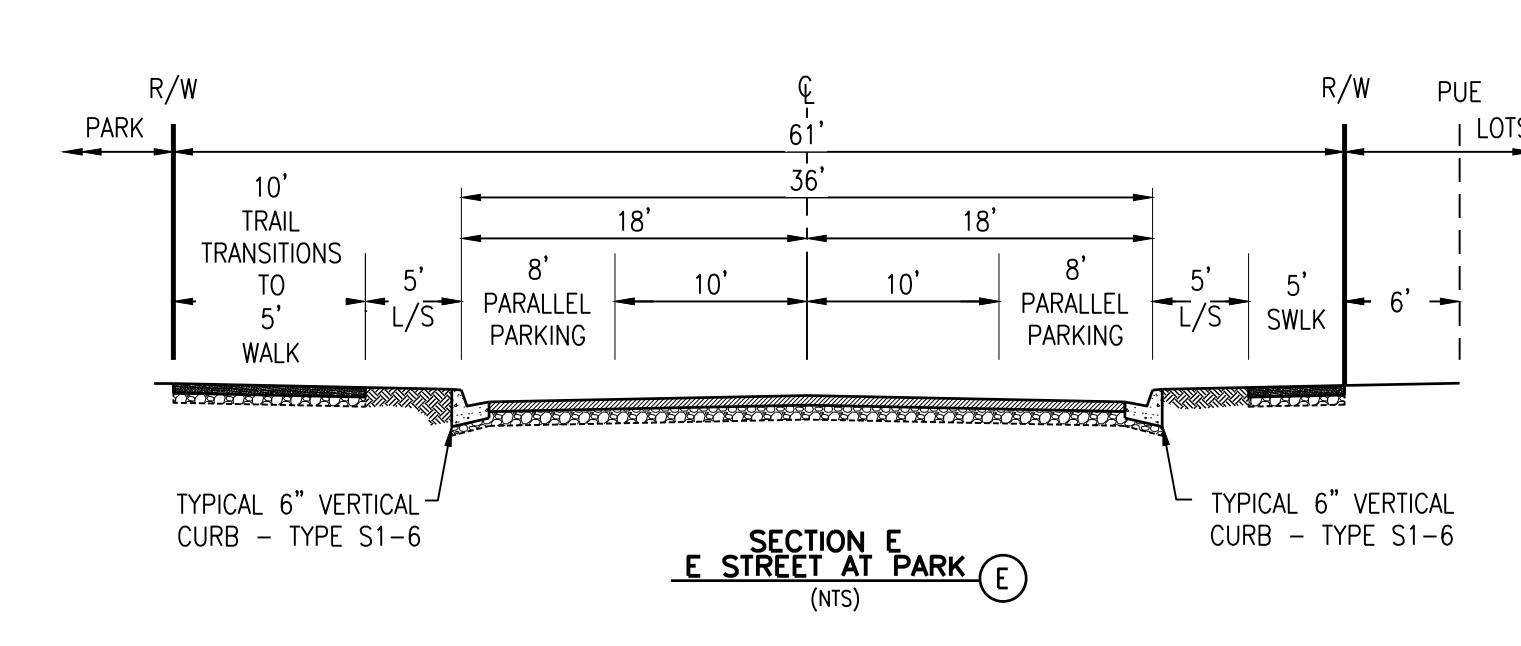
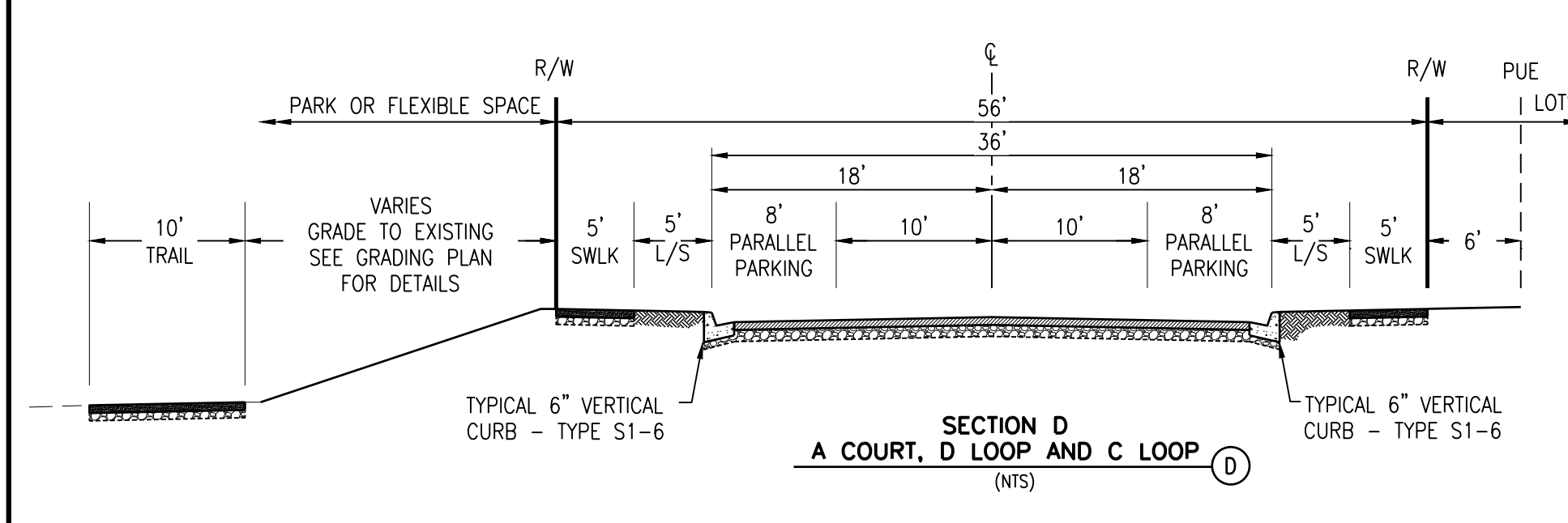
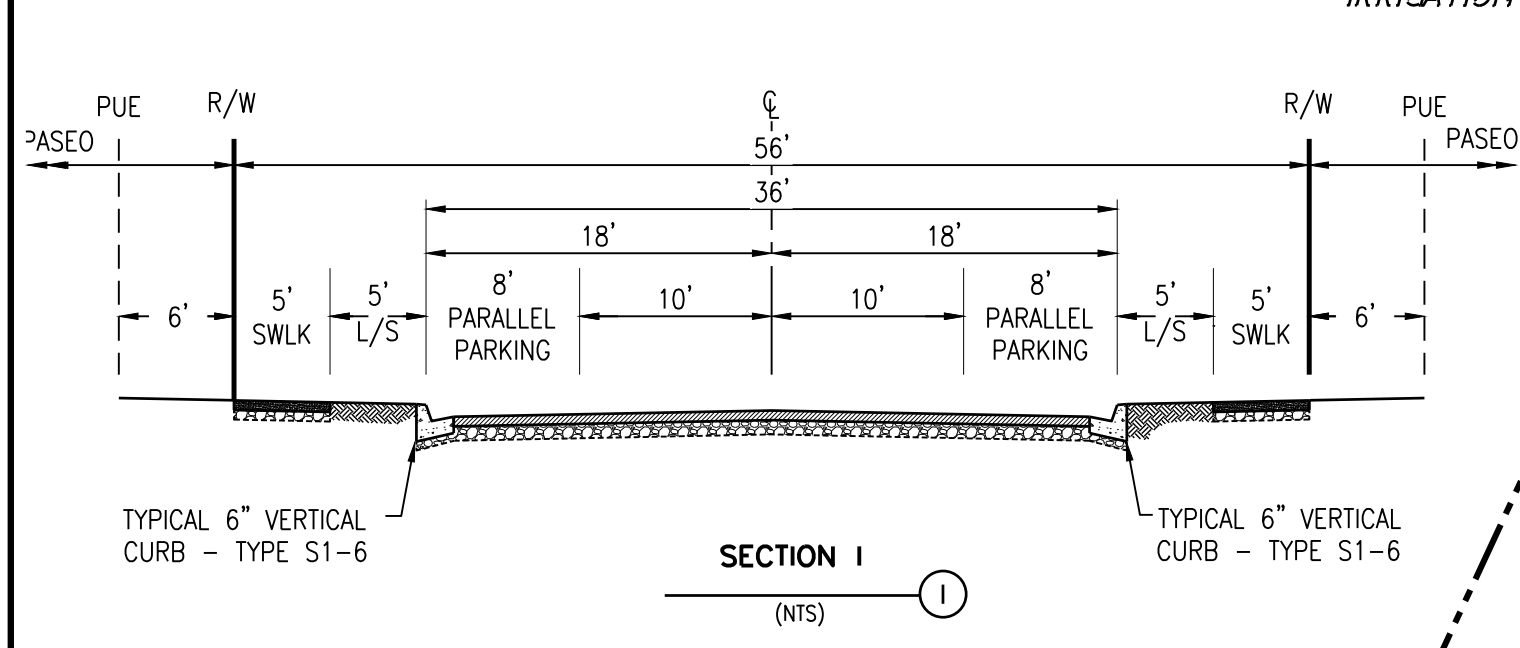
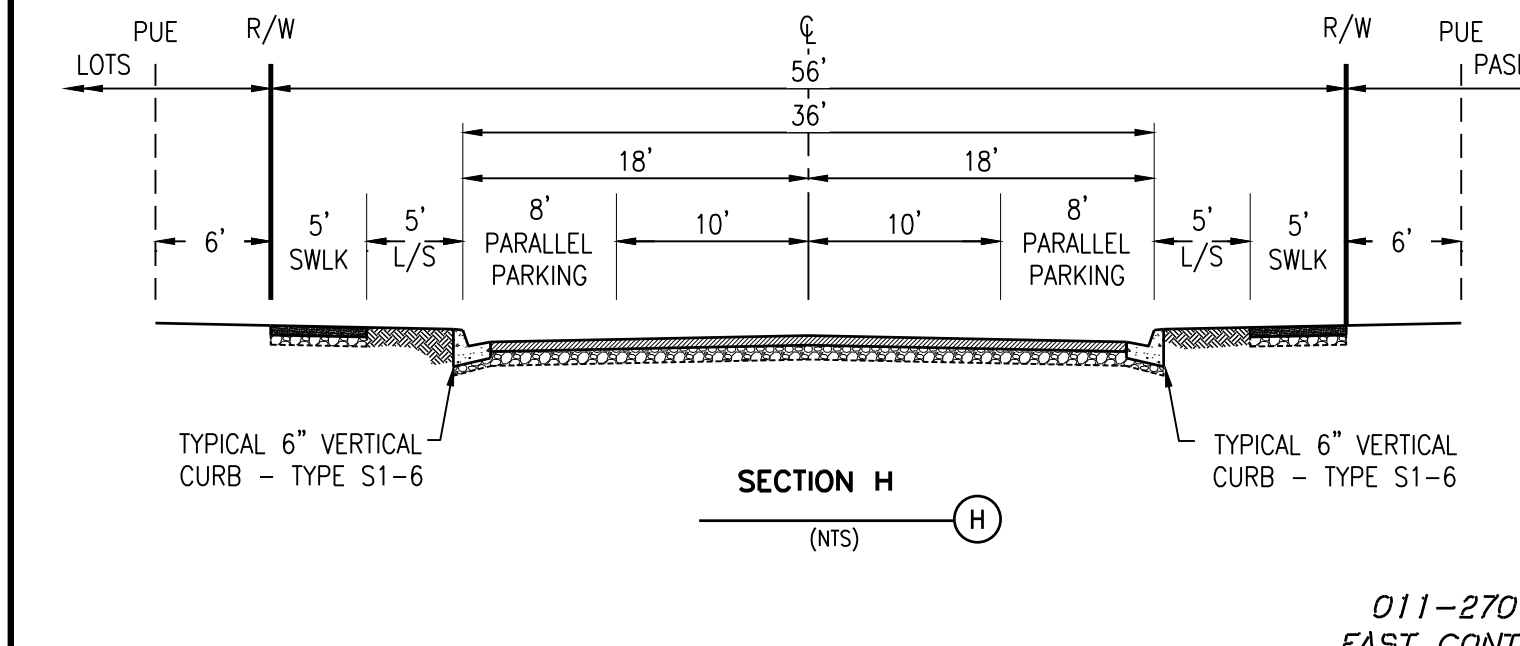
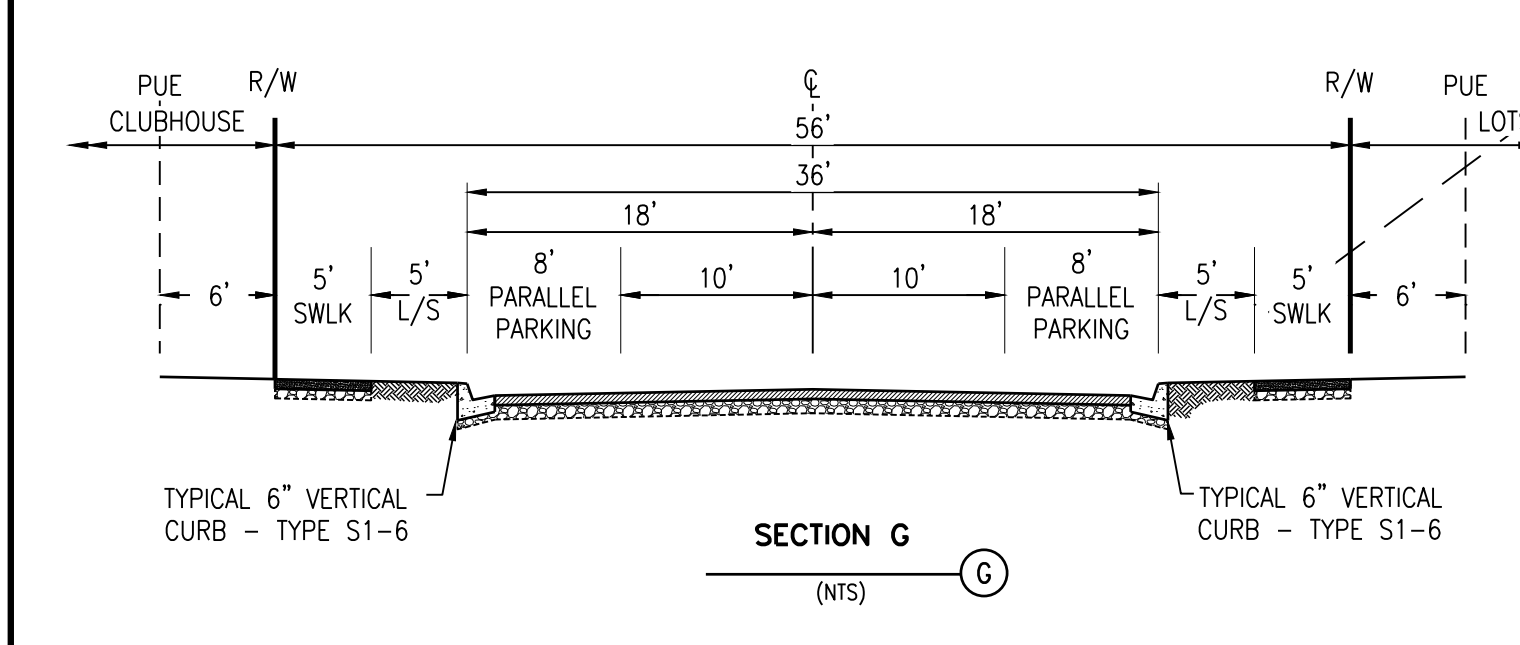
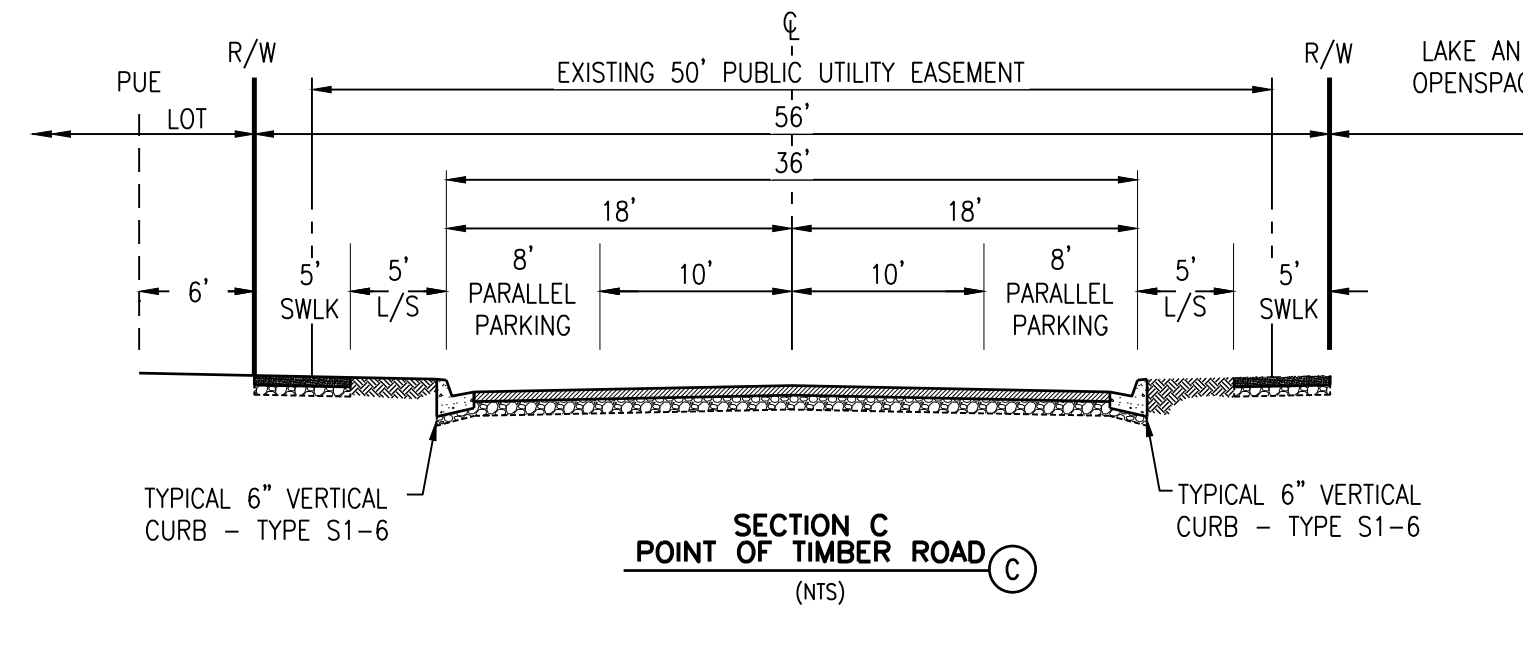
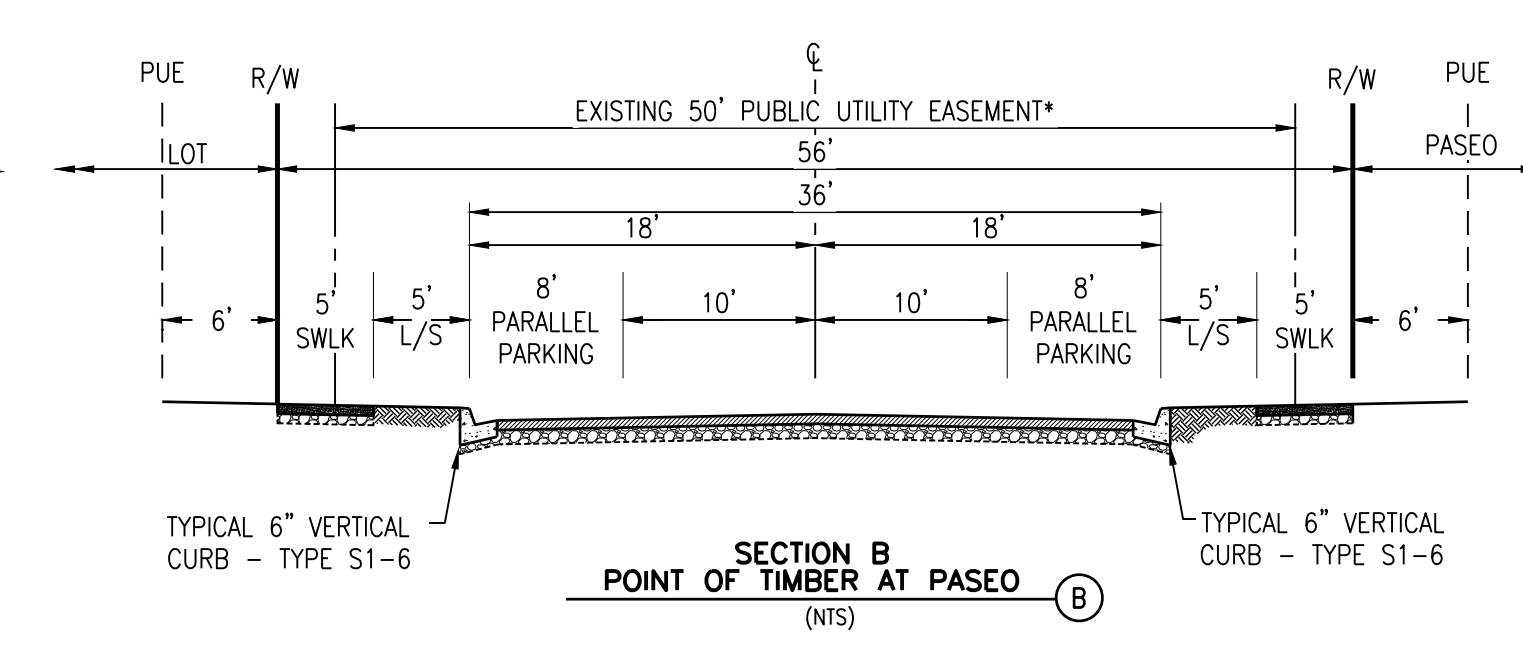
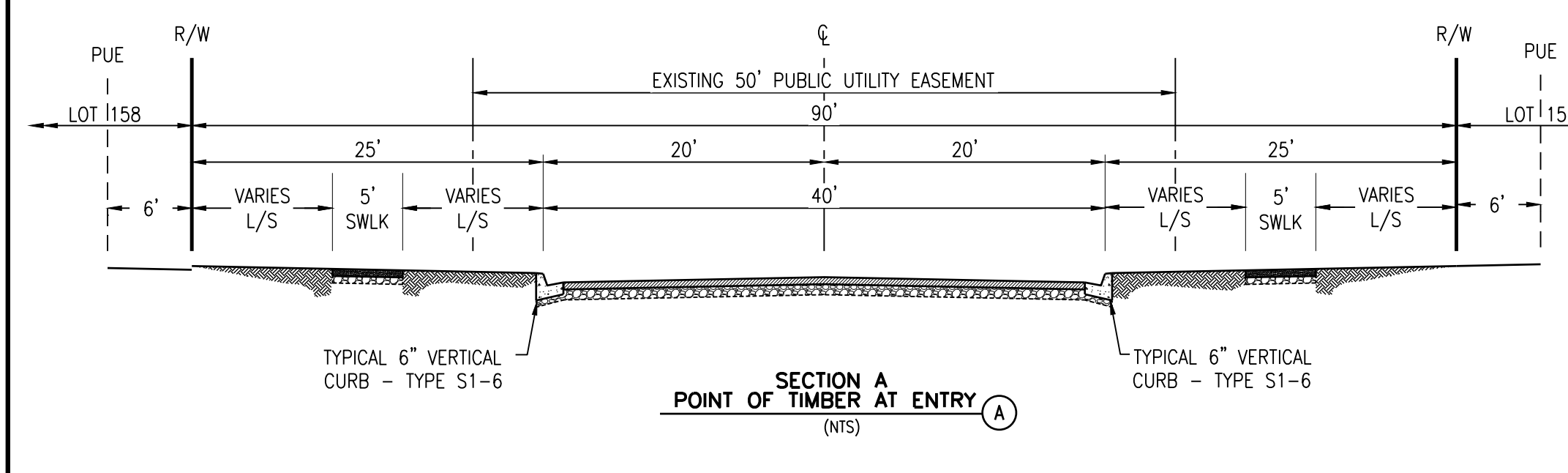
**PANTAGES SUBDIVISION PROJECT**  
 VESTING TENTATIVE MAP

TOWN OF DISCOVERY BAY

PROJECT NO. 19977.000  
 SHEET C6 OF 14



NOTES:  
 1. TYPICAL STREET STANDARDS PER CONTRA COSTA COUNTY PUBLIC WORKS STANDARD PLANS OR CONTRA COSTA COUNTY MUNICIPAL CODE.  
 2. CURB DETAILS PER CONTRA COSTA COUNTY STANDARD PLAN CA71.



**STREET CROSS SECTIONS**

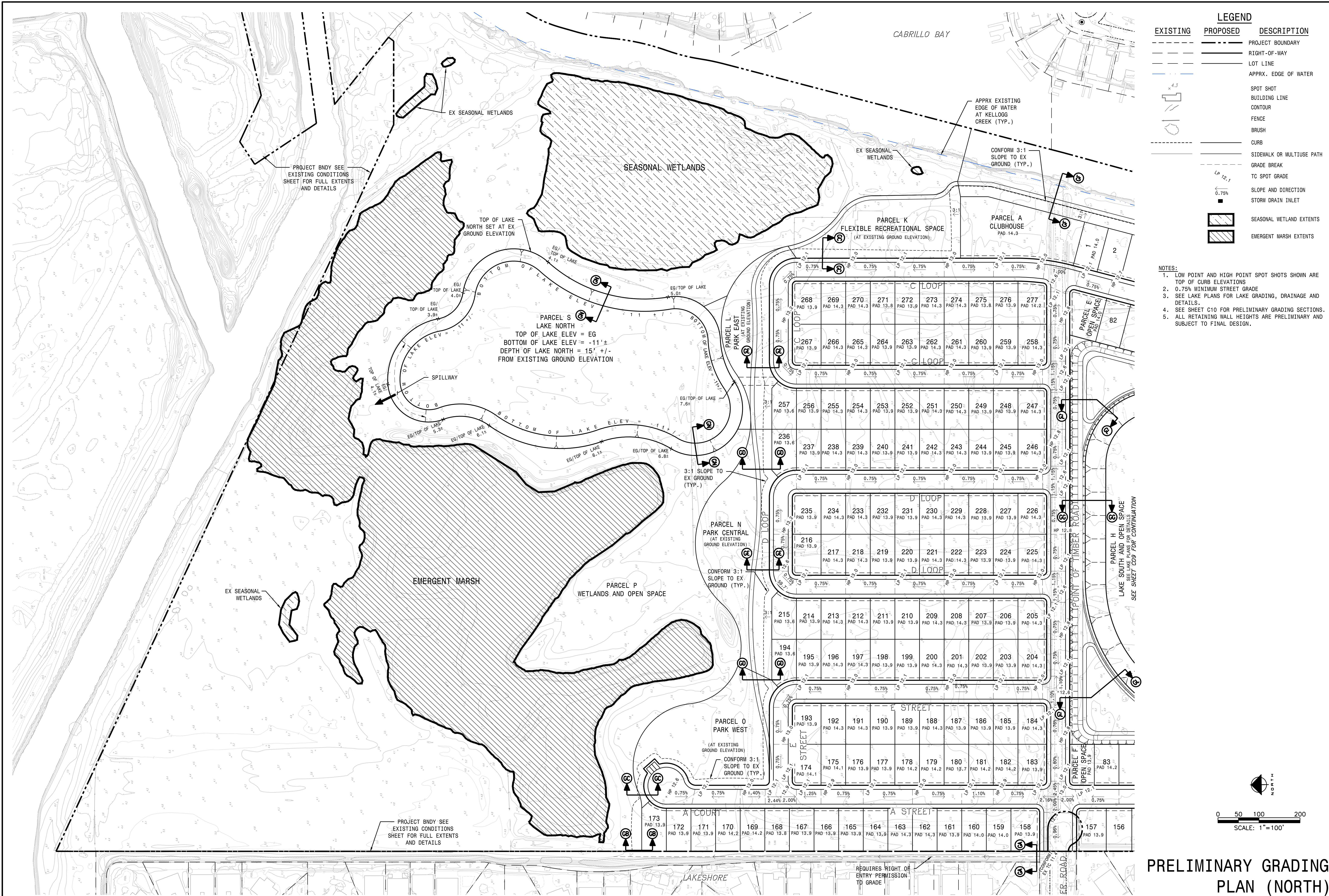
DATE: FEBRUARY 2020  
 SCALE: AS SHOWN  
 DRAWN BY: NTS  
 DESIGNED BY: JTB  
 CHECKED BY: CTR

PLANS PREPARED UNDER THE DIRECTION OF:  
**MACKAY & SOMPS**  
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PROJECT NO. 19977.000  
 SHEET C7 OF 14

PANTAGES SUBDIVISION PROJECT  
 VESTING TENTATIVE MAP

TOWN OF DISCOVERY BAY, CALIFORNIA  
 JAMES F. TEMPLETON JR., RCE # 43061



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	APPRX. EDGE OF WATER
---	---	SPOT SHOT
---	---	BUILDING LINE
---	---	CONTOUR
---	---	FENCE
---	---	BRUSH
---	---	CURB
---	---	SIDEWALK OR MULTIUSE PATH
---	---	GRADE BREAK
---	---	TC SPOT GRADE
---	---	SLOPE AND DIRECTION
---	---	STORM DRAIN INLET
---	---	SEASONAL WETLAND EXTENTS
---	---	EMERGENT MARSH EXTENTS

- NOTES:**
1. LOW POINT AND HIGH POINT SPOT SHOTS SHOWN ARE TOP OF CURB ELEVATIONS
  2. 0.75% MINIMUM STREET GRADE
  3. SEE LAKE PLANS FOR LAKE GRADING, DRAINAGE AND DETAILS.
  4. SEE SHEET C10 FOR PRELIMINARY GRADING SECTIONS.
  5. ALL RETAINING WALL HEIGHTS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.

DATE: FEBRUARY 2020  
 SCALE: 1"=100'  
 DRAWN BY: NTS  
 DESIGNED BY: JTB  
 CHECKED BY: CJS

PLANS PREPARED UNDER THE DIRECTION OF:  
 JAMES F. TEMPLETON JR.  
 RCE # 43061  
 CALIFORNIA

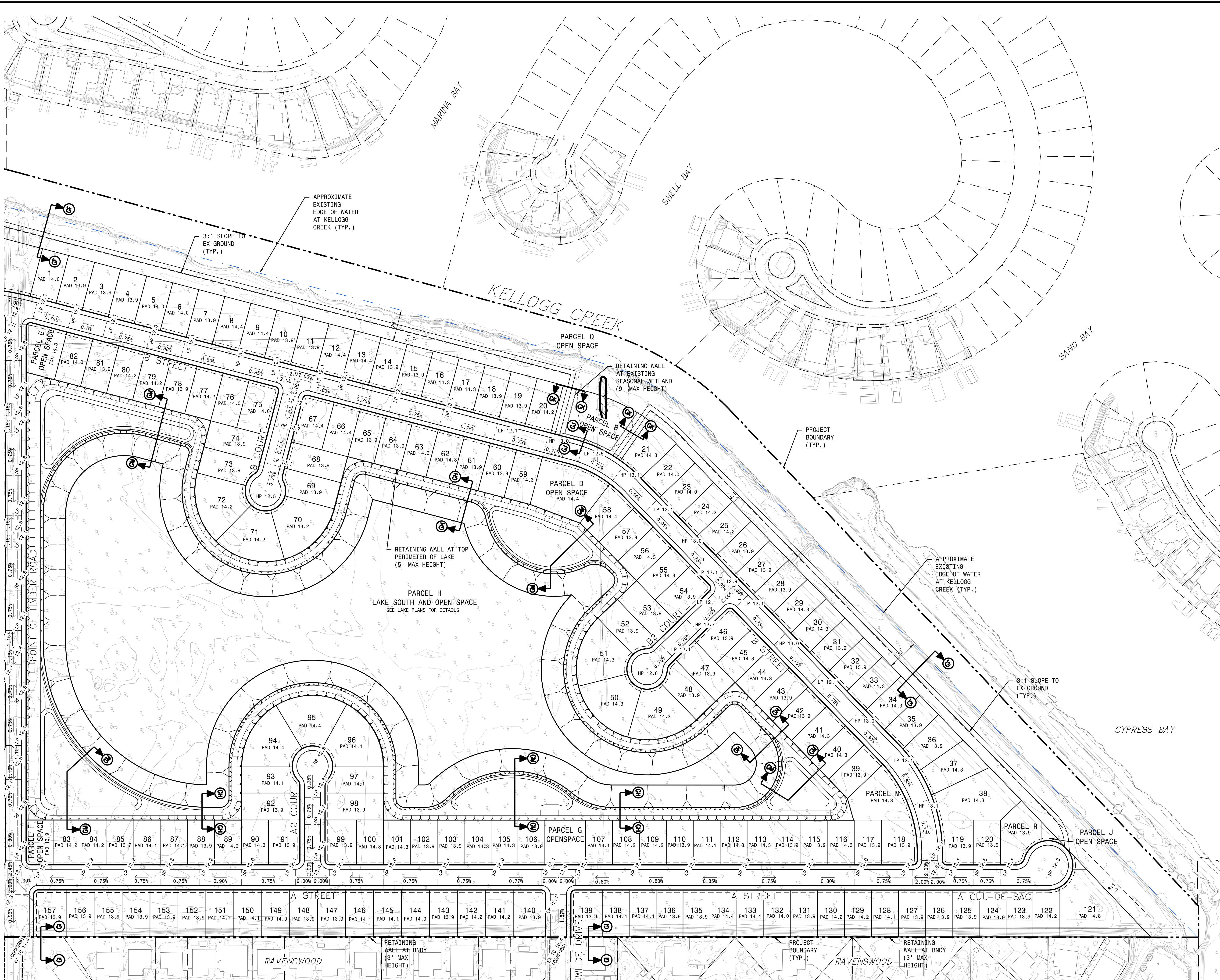
**PANTAGES SUBDIVISION PROJECT**  
 VESTING TENTATIVE MAP

TOWN OF DISCOVERY BAY

PROJECT NO. 19977.000

SHT **C8**  
 OF 14

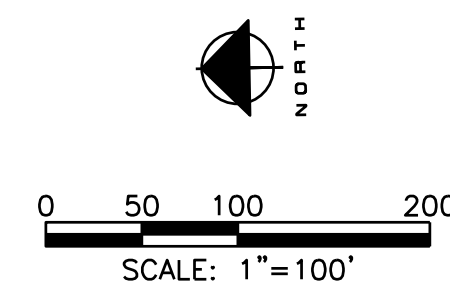




**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	APPRX. EDGE OF WATER
○	○	SPOT SHOT
---	---	BUILDING LINE
---	---	CONTOUR
---	---	FENCE
---	---	BRUSH
---	---	CURB
---	---	SIDEWALK OR MULTIUSE PATH
---	---	GRADE BREAK
---	---	TO SPOT GRADE
---	---	SLOPE AND DIRECTION
---	---	STORM DRAIN INLET

- NOTES:**
1. LOW POINT AND HIGH POINT SPOT SHOTS SHOWN ARE TOP OF CURB ELEVATIONS
  2. 0.75% MINIMUM STREET GRADE
  3. SEE LAKE PLANS FOR LAKE GRADING, DRAINAGE AND DETAILS.
  4. SEE SHEET C10 FOR PRELIMINARY GRADING SECTIONS.
  5. ALL RETAINING WALL HEIGHTS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.



DATE: FEBRUARY 2020  
 SCALE: 1"=100'  
 DRAWN BY: NTS  
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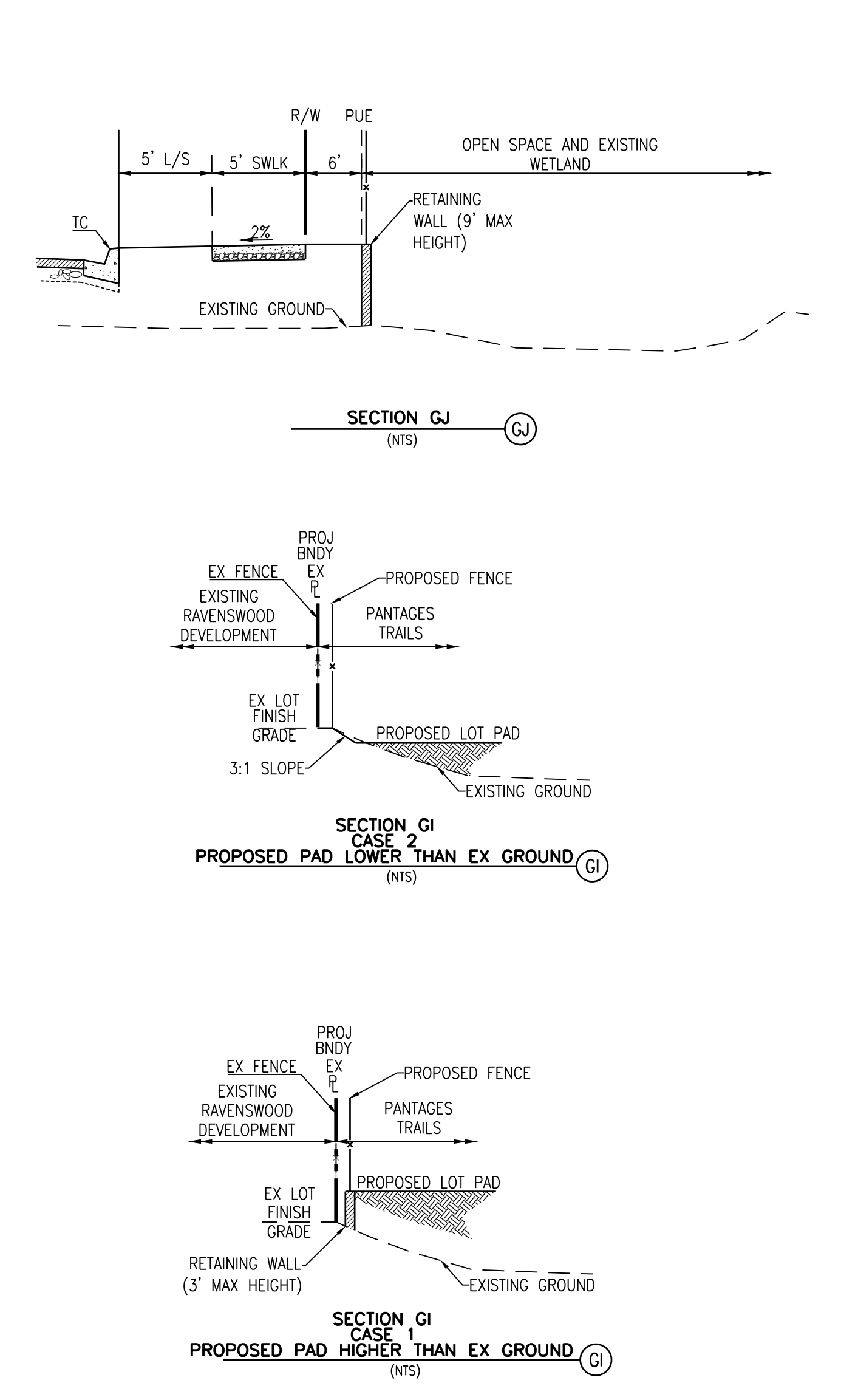
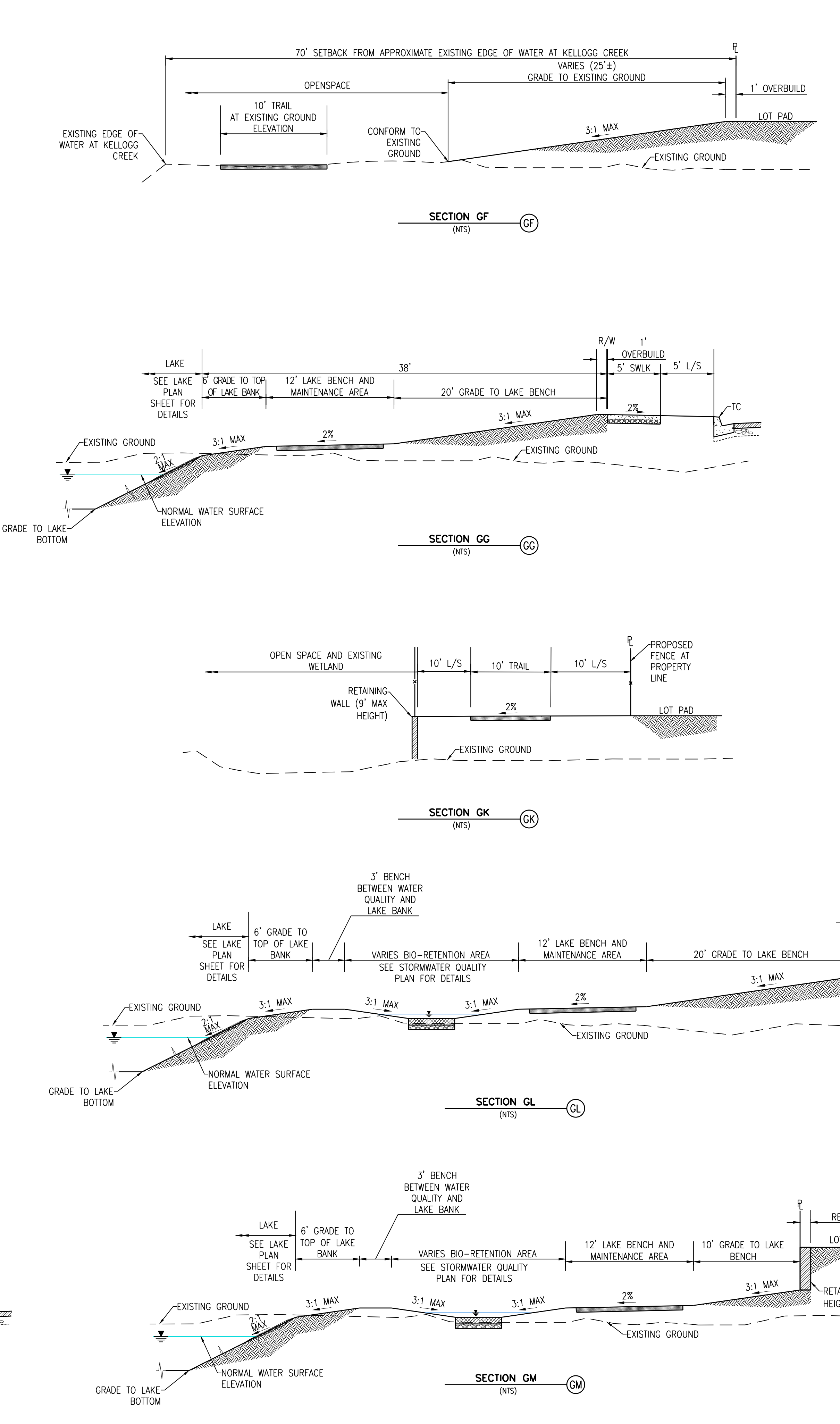
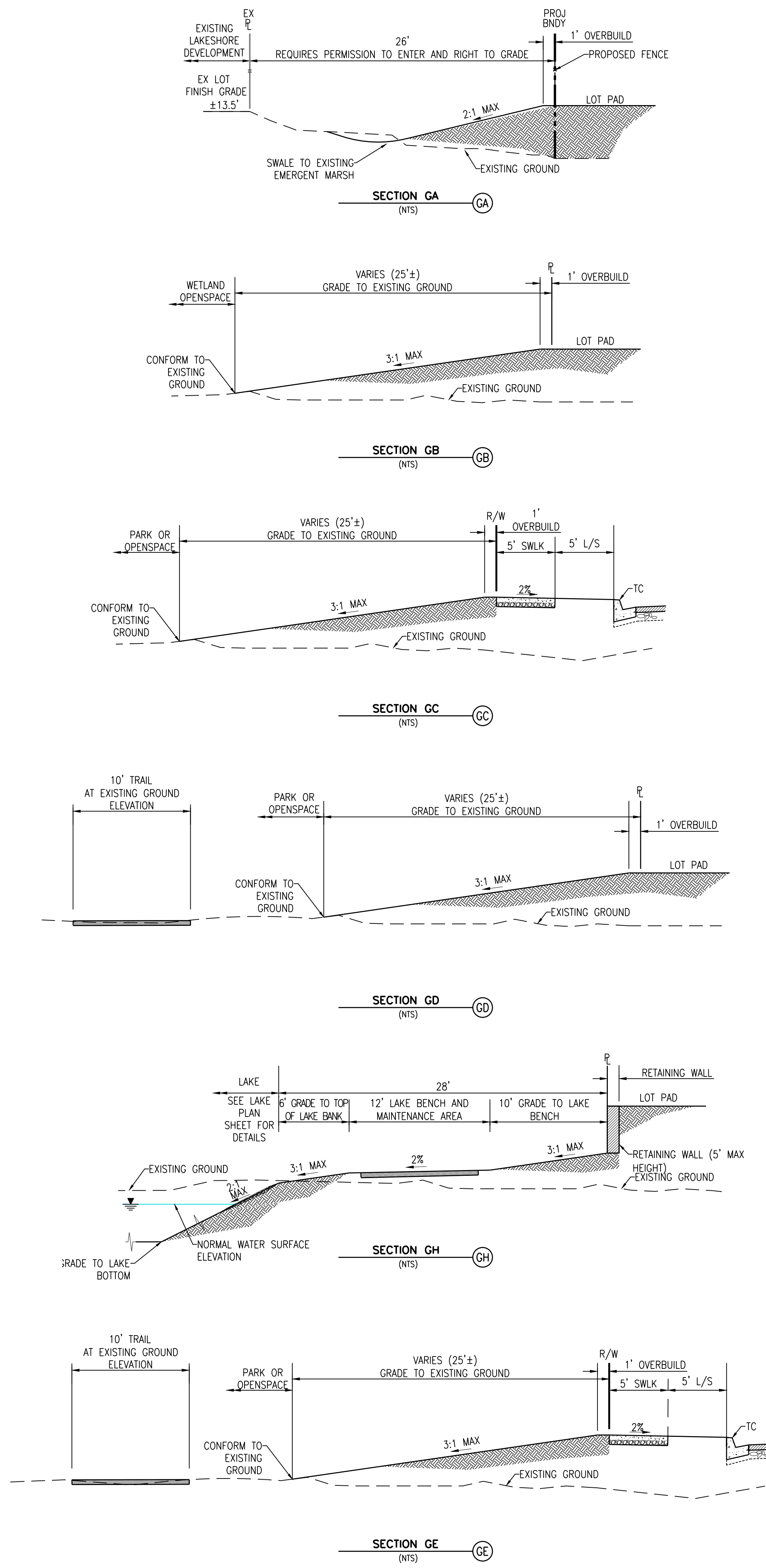
PLANS PREPARED UNDER THE DIRECTION OF:  
 JAMES F. TEMPLETON JR.  
 RCE # 43061

**PANTAGES SUBDIVISION PROJECT**  
 VESTING TENTATIVE MAP

TOWN OF DISCOVERY BAY  
 CALIFORNIA

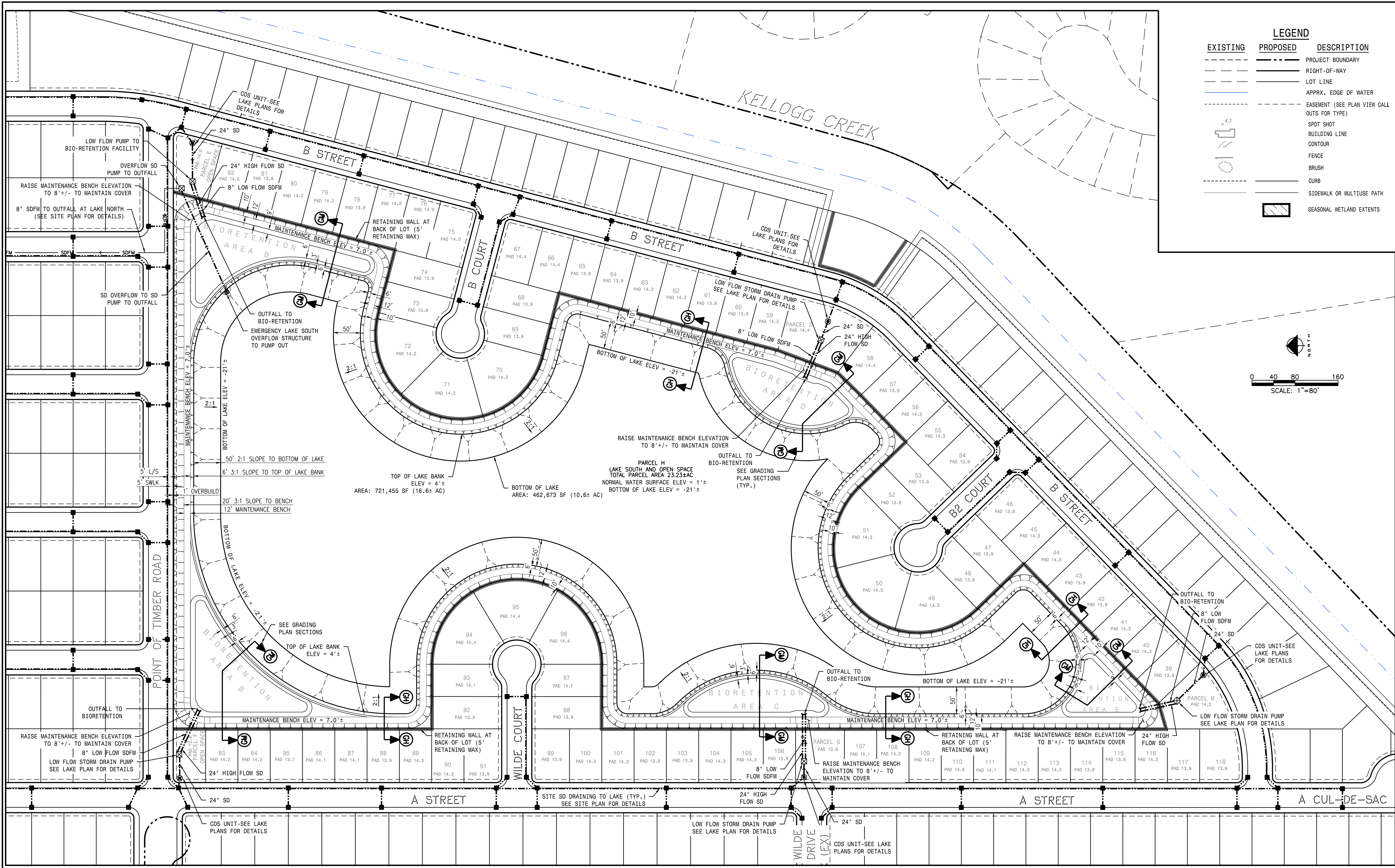
PROJECT NO.  
 19977.000

SHT  
**C9**  
 OF 14



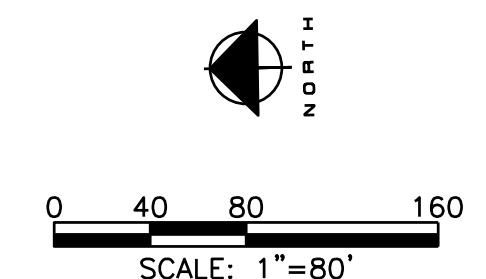
**PRELIMINARY GRADING SECTIONS**

DATE: FEBRUARY 2020	SCALE: N.T.S.	DRAWN BY: NTS	DESIGNED BY: NTS	CHECKED BY: NTS	NO.	REVISION	DATE
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PLANS PREPARED UNDER THE DIRECTION OF: <b>JAMES F. TEMPLETON JR.</b> RCE # 43061 CALIFORNIA							
<b>PANTAGES SUBDIVISION PROJECT</b> <b>VESTING TENTATIVE MAP</b> TOWN OF DISCOVERY BAY							
PROJECT NO. 19977.000 SHEET <b>C10</b> OF 14							



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	APPRX. EDGE OF WATER
---	---	EASEMENT (SEE PLAN VIEW CALL OUTS FOR TYPE)
---	---	SPOT SHOT
---	---	BUILDING LINE
---	---	CONTOUR
---	---	FENCE
---	---	BRUSH
---	---	CURB
---	---	SIDEWALK OR MULTIUSE PATH
---	---	SEASONAL WETLAND EXTENTS



DATE: FEBRUARY 2020  
 SCALE: 1"=100'  
 DRAWN BY: NTS  
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 VESTING TENTATIVE MAP

TOWN OF DISCOVERY BAY

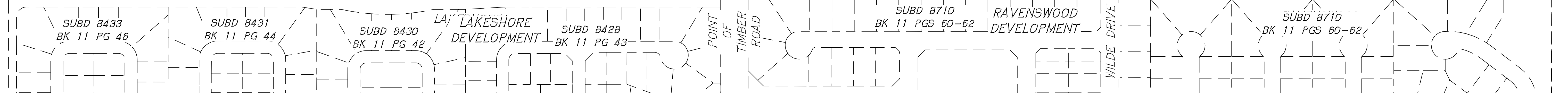
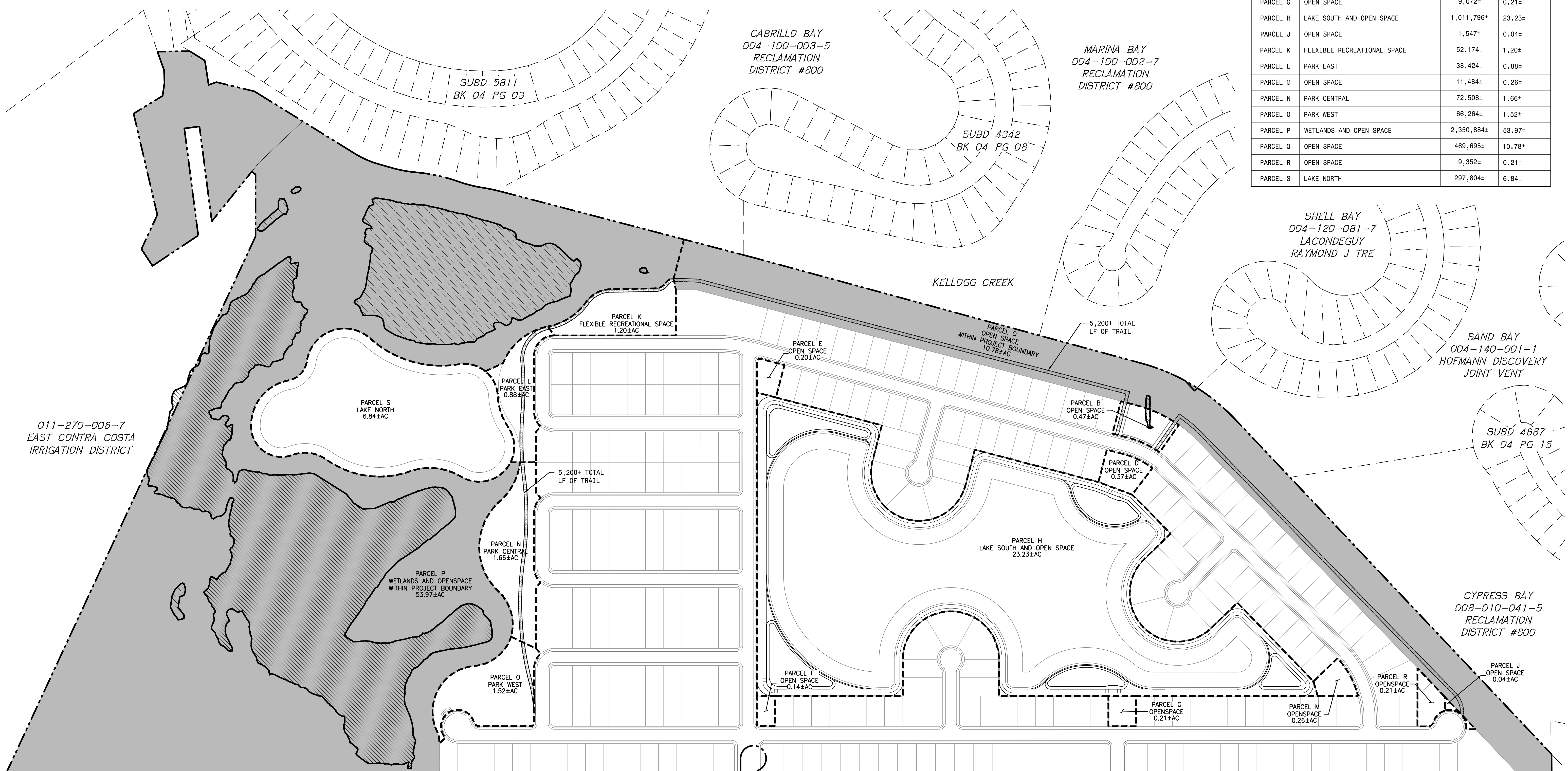
PROJECT NO. 19977.000  
 SHT OF 14  
**C11**

**LEGEND:**  

 OPEN SPACE TO REMAIN IN IT'S NATURAL CONDITION  
 PARK TRAIL

OPENSACE OUTSIDE OF DEVELOPMENT AREA AREA TABLE		
AREA DESCRIPTION	AREA (AC.)	AREA (SF.)
NORTHERN WETLAND OPENSACE AREA TO REMAIN	54.0±	2,351,000±
OPENSACE AREA ALONG KELLOGG CREEK TO REMAIN	10.8±	470,000±
TOTAL OPENSACE AREA TO REMAIN	64.8±	2,821,000±

DEVELOPMENT AREA OPENSACE AND PARK AREA TABLE			
PARCEL	DESCRIPTION	AREA (SF)	AREA (AC)
PARCEL B	OPEN SPACE	20,631±	0.47±
PARCEL D	OPEN SPACE	15,991±	0.37±
PARCEL E	OPEN SPACE	8,706±	0.20±
PARCEL F	OPEN SPACE	5,998±	0.14±
PARCEL G	OPEN SPACE	9,072±	0.21±
PARCEL H	LAKE SOUTH AND OPEN SPACE	1,011,796±	23.23±
PARCEL J	OPEN SPACE	1,547±	0.04±
PARCEL K	FLEXIBLE RECREATIONAL SPACE	52,174±	1.20±
PARCEL L	PARK EAST	38,424±	0.88±
PARCEL M	OPEN SPACE	11,484±	0.26±
PARCEL N	PARK CENTRAL	72,508±	1.66±
PARCEL O	PARK WEST	66,264±	1.52±
PARCEL P	WETLANDS AND OPEN SPACE WITHIN PROJECT BOUNDARY	2,350,884±	53.97±
PARCEL Q	OPEN SPACE	469,695±	10.78±
PARCEL R	OPEN SPACE	9,352±	0.21±
PARCEL S	LAKE NORTH	297,804±	6.84±



DATE: FEBRUARY 2020  
 SCALE: 1"=100'  
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 DESIGNED BY: [blank]  
 CHECKED BY: [blank]

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 JAMES F. TEMPLETON JR. RCE # 43061

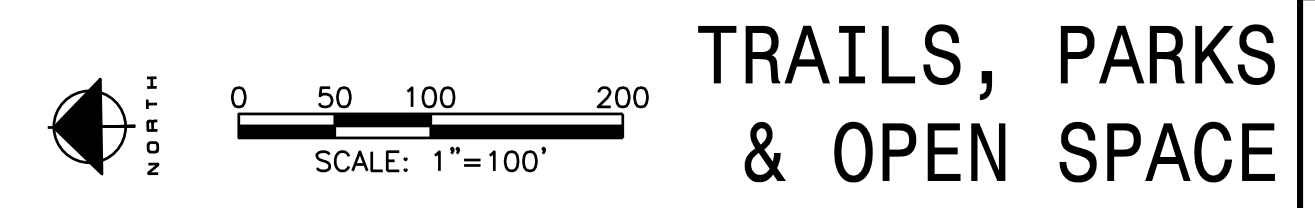
CALIFORNIA  
**PANTAGES SUBDIVISION PROJECT**  
 VESTING TENTATIVE MAP

TOWN OF DISCOVERY BAY

PROJECT NO. 19977.000

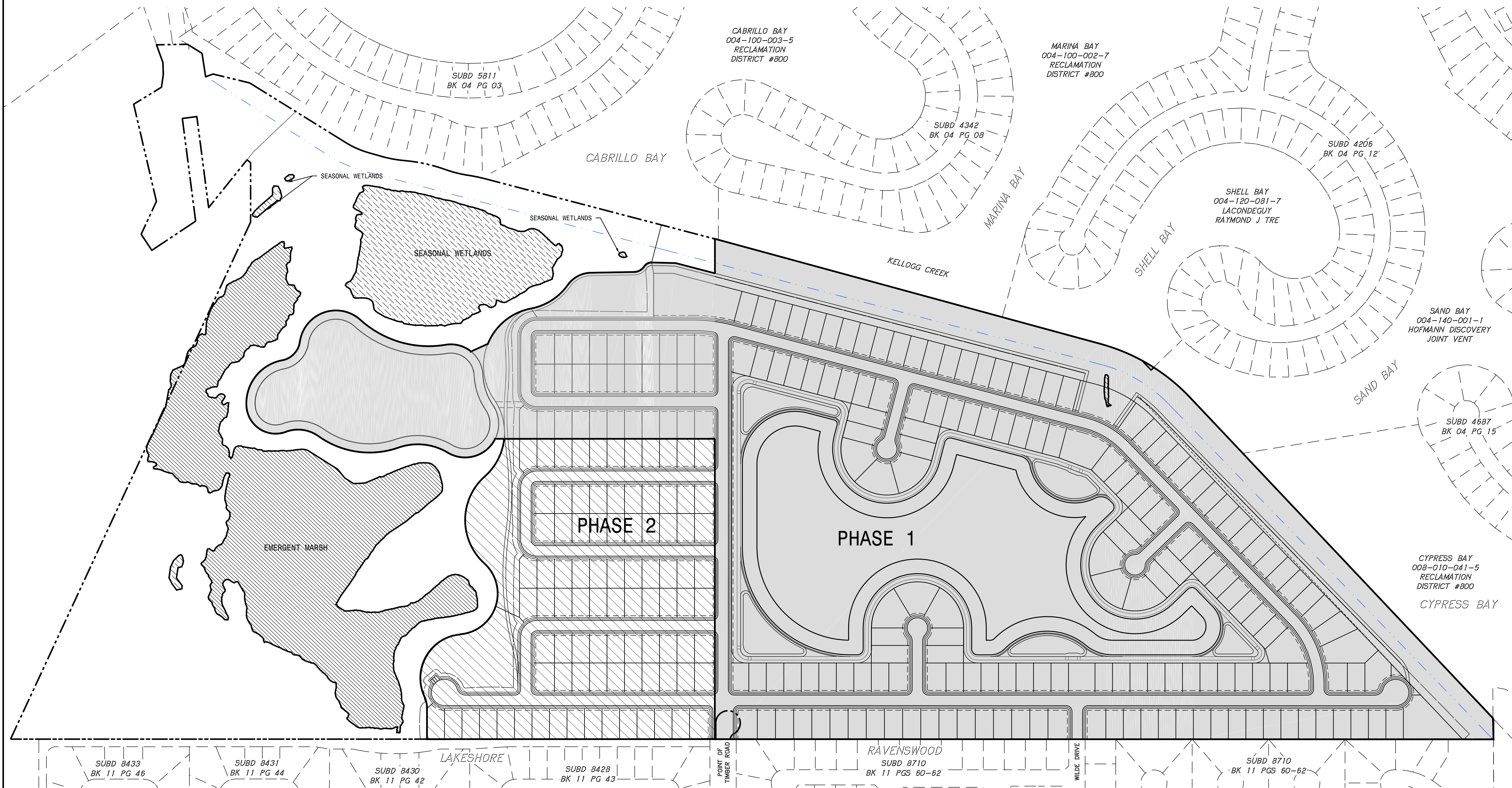
SHT OF 14

**C12**



**TRAILS, PARKS & OPEN SPACE**

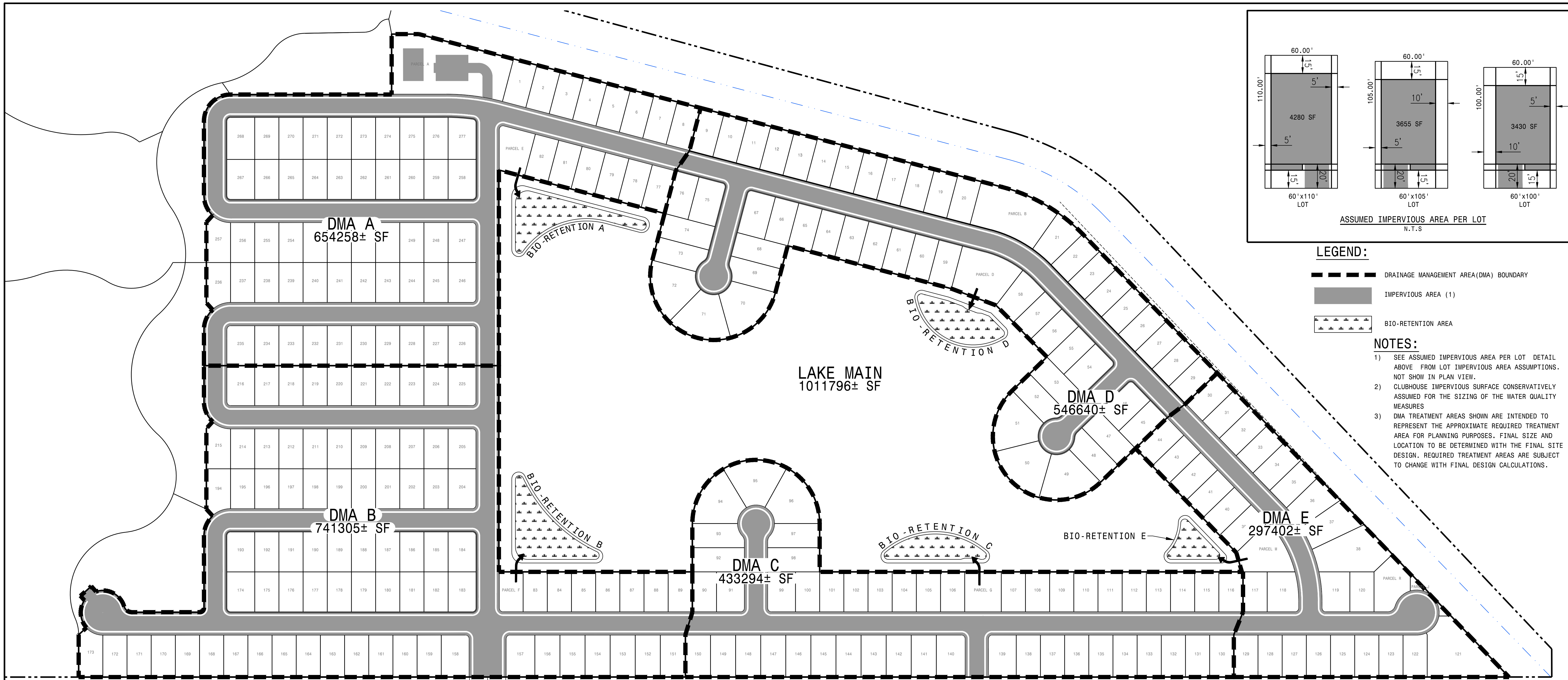
NOTE:  
1. PHASING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. DEVELOPER RESERVES RIGHT TO MODIFY PHASING.



DATE: FEBRUARY 2020	SCALE: N.T.S.	DESIGNED BY: JTB	CHECKED BY: JTB	NO.	REVISION	DATE
<b>MACKAY &amp; SOMPS</b>						
PLANS PREPARED UNDER THE DIRECTION OF: JAMES F. TEMPLETON JR. RCE # 43061 TOWN OF DISCOVERY BAY, CALIFORNIA						
<b>PANTAGES SUBDIVISION PROJECT</b> VESTING TENTATIVE MAP						
PROJECT NO. 19977.000						
SHT <b>C13</b> OF 14						

PRELIMINARY PHASING  
PLAN





**LEGEND:**

- DRAINAGE MANAGEMENT AREA(DMA) BOUNDARY
- IMPERVIOUS AREA (1)
- ⊘ BIO-RETENTION AREA

**NOTES:**

- SEE ASSUMED IMPERVIOUS AREA PER LOT DETAIL ABOVE FROM LOT IMPERVIOUS AREA ASSUMPTIONS. NOT SHOW IN PLAN VIEW.
- CLUBHOUSE IMPERVIOUS SURFACE CONSERVATIVELY ASSUMED FOR THE SIZING OF THE WATER QUALITY MEASURES
- DMA TREATMENT AREAS SHOWN ARE INTENDED TO REPRESENT THE APPROXIMATE REQUIRED TREATMENT AREA FOR PLANNING PURPOSES. FINAL SIZE AND LOCATION TO BE DETERMINED WITH THE FINAL SITE DESIGN. REQUIRED TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL DESIGN CALCULATIONS.

DATE:	FEBRUARY 2020
SCALE:	1"=120'
DRAWN BY:	NTB
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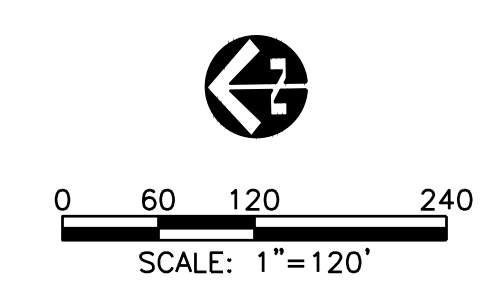
DATE: FEBRUARY 2020  
 SCALE: 1"=120'  
 DRAWN BY: NTB  
 DESIGNED BY: JTB  
 CHECKED BY: CTB  
 NO.  
 REVISION  
 DATE

IMP Name: BIO RET A (Soil Type: C)									
IMP Type: Bioretention Facility									
Soil Type: C									
DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing				
					IMP	Rain	Minimum	Proposed	
DMA A - ROAD/SWLK	166,026	Concrete or Asphalt	1	166,026					
DMA A - PERVIOUS	238,102	Landscape	0.1	23,810	Sizing	Adjust-	Area or Volume	Area or	Area or
DMA A - LOT IMPERVIOUS	250,130	Conventional Roof	1	250,130	Factor	ment		Volume	
<b>Total</b>	<b>439,966</b>				<b>Factor</b>	<b>ment</b>		<b>Volume</b>	
				<b>Area</b>	<b>0.04</b>	<b>1</b>	<b>17,999</b>	<b>17,600</b>	

IMP Name: BIO RET C (Soil Type: C)									
IMP Type: Bioretention Facility									
Soil Type: C									
DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing				
					IMP	Rain	Minimum	Proposed	
DMA C - ROAD/SWLK	81,597	Concrete or Asphalt	1	81,597					
DMA C - LOT IMPERVIOUS	178,115	Conventional Roof	1	178,115	Sizing	Adjust-	Area or Volume	Area or	Area or
DMA C - PERVIOUS	173,582	Landscape	0.1	17,358	Factor	ment		Volume	
<b>Total</b>	<b>277,070</b>				<b>Factor</b>	<b>ment</b>		<b>Volume</b>	
				<b>Area</b>	<b>0.04</b>	<b>1</b>	<b>11,083</b>	<b>11,100</b>	

IMP Name: BIO RET E (Soil Type: C)									
IMP Type: Bioretention Facility									
Soil Type: C									
DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing				
					IMP	Rain	Minimum	Proposed	
DMA E - ROAD/SWLK	55,402	Concrete or Asphalt	1	55,402					
DMA E - LOT IMPERVIOUS	113,160	Conventional Roof	1	113,160	Sizing	Adjust-	Area or Volume	Area or	Area or
DMA E - PERVIOUS	128,840	Landscape	0.1	12,884	Factor	ment		Volume	
<b>Total</b>	<b>181,446</b>				<b>Factor</b>	<b>ment</b>		<b>Volume</b>	
				<b>Area</b>	<b>0.04</b>	<b>1</b>	<b>7,258</b>	<b>7,300</b>	

IMP Name: BIO RET D (Soil Type: C)									
IMP Type: Bioretention Facility									
Soil Type: C									
DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing				
					IMP	Rain	Minimum	Proposed	
DMA D - ROAD/SWLK	93,769	Concrete or Asphalt	1	93,769					
DMA D - LOT IMPERVIOUS	257,400	Conventional Roof	1	257,400	Sizing	Adjust-	Area or Volume	Area or	Area or
DMA D - PERVIOUS	195,470	Landscape	0.1	19,547	Factor	ment		Volume	
<b>Total</b>	<b>370,716</b>				<b>Factor</b>	<b>ment</b>		<b>Volume</b>	
				<b>Area</b>	<b>0.04</b>	<b>1</b>	<b>14,829</b>	<b>14,900</b>	



**STORMWATER QUALITY PLAN**

**PANTAGES SUBDIVISION PROJECT**  
 VESTING TENTATIVE MAP  
 TOWN OF DISCOVERY BAY, CALIFORNIA  
 PROJECT NO. 19977.000  
 SHT **C14** OF 14