

PLANNED UNIT DEVELOPMENT PUD-57 PSP-II CITY OF PLEASANTON, CA JANUARY 2009

PLEASANTON AUTO MALL



LAND USE SUMMARY

DEVELOPER/APPLICANT: HENDRICK AUTOMOTIVE GROUP
4345 ROSEHOOD DRIVE
PLEASANTON, CA 94588
CONTACT: RON TYE
PHONE: (925) 463-9074

CONSTRUCTION: CHOATE CONSTRUCTION COMPANY
2907 PROVIDENCE ROAD, SUITE 400
CHARLOTTE, NC 28211
CONTACT: JOHN DUDAS
PHONE: (705) 602-7225

**CIVIL ENGINEER/
LANDSCAPE ARCHITECTURE:** KIMLEY-HORN AND ASSOCIATES, INC.
555 12TH STREET, SUITE 1250
OAKLAND, CA 94607
CONTACT: FELICIA C. DEAN, P.E. 43586

ARCHITECTURE: REDLINE DESIGN GROUP
1023 W. MOREHEAD STREET, SUITE 220
CHARLOTTE, NC 28208
CONTACT: DAVID EYE
PHONE: (704) 377-2990

OWNER: ALAMEDA COUNTY SURPLUS PROPERTY AUTHORITY
224 N. HINTON AVENUE, SUITE 110
HAYWARD, CA 94544
CONTACT: STUART COOK
PHONE: (510) 670-6534

ASSESSOR PARCEL NUMBER: 946-1126-003-009

EXISTING ZONING: AGRICULTURAL (ALAMEDA COUNTY)

PROPOSED ZONING: PUD (CITY OF PLEASANTON)

SITE AREA: 37.1 ACRES

LAND USE SUMMARY

BUILDINGS/DEALERSHIPS	5.8 AC.	15.6%
CAR WASH FACILITIES	0.1 AC.	0.3%
LANDSCAPED AREAS	5.2 AC.	14.0%
STREETS/PARKING/SIDEWALKS	26.0 AC.	70.1%
TOTAL	37.1 AC.	100.0%

BUILDING SUMMARY

BUILDING	DEALERSHIP	BUILDING S.F.
A	LEXUS	78,330
B	VOLVO/INFINITI	18,500
C	MERCEDES BENZ	71,020
D	MINI	12,000
E	BMW	74,800
F	ACURA	32,000
CAR WASH		1,700
CAR WASH		1,700
CAR WASH		1,700
TOTAL		291,750



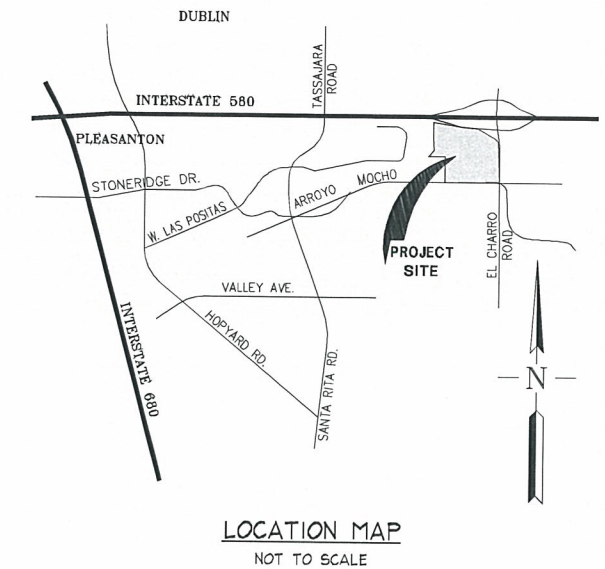
SITE MAP

NOT TO SCALE

PARKING SUMMARY

BUILDING	DEALERSHIP	OFFICE/SALES AREA SF	SERVICE DEPARTMENT AREA SF	OFFICE/SALES PARKING REQ @ 1 PER 300 SF	SERVICE PARKING REQ @ 1 PER 500 SF	TOTAL PARKING REQ
A	LEXUS	28,500	35,600	95	72	167
B	VOLVO/INFINITI	4,400	10,300	15	21	36
C	MERCEDES BENZ	38,246	27,135	128	55	183
D	MINI	5,400	5,700	18	12	30
E	BMW	23,500	35,600	79	72	151
F	ACURA	18,300	7,400	61	15	76
TOTAL		118,346	121,735	396	247	643

PARKING	PARKING SPACES
TOTAL SURFACE PARKING	2,630
REQUIRED PARKING	643
PARKING PROVIDED	2,630
INVENTORY PARKING	2354



LOCATION MAP
NOT TO SCALE

SHEET INDEX

- COVER SHEET
- SITE SURVEY
- SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN
- STORM WATER QUALITY PLAN
- PRELIMINARY LANDSCAPE PLAN
- LANDSCAPE CROSS SECTIONS
- LANDSCAPE CROSS SECTIONS
- LANDSCAPE CROSS SECTIONS
- LANDSCAPE CROSS SECTIONS
- BUILDING A ELEVATIONS
- BUILDING B ELEVATIONS
- BUILDING C ELEVATIONS
- BUILDING D ELEVATIONS
- BUILDING E ELEVATIONS
- BUILDING F ELEVATIONS
- CAR WASH AND TRASH ENCLOSURE ELEVATIONS
- BUILDING A, B, D, E, F FOOTPRINTS
- BUILDING C FOOTPRINT
- PROJECT SIGNAGE
- PROJECT IMAGERY
- FENCING & WALLS
- PRELIMINARY LIGHTING PLAN

RECEIVED

FEB 2 2009

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

COVER SHEET
SHEET 1



DATE: JANUARY 2009
REVISIONS:

PLEASANTON AUTO MALL



LEGEND

- BOUNDARY
- EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PAVEMENT MARKING/STRIPPING
- FENCE
- FIBER OPTIC LINE
- STREET LIGHT
- SIGN, TYPE AS NOTED
- STORM DRAIN CATCH BASIN
- EXISTING TREE TO BE REMOVED



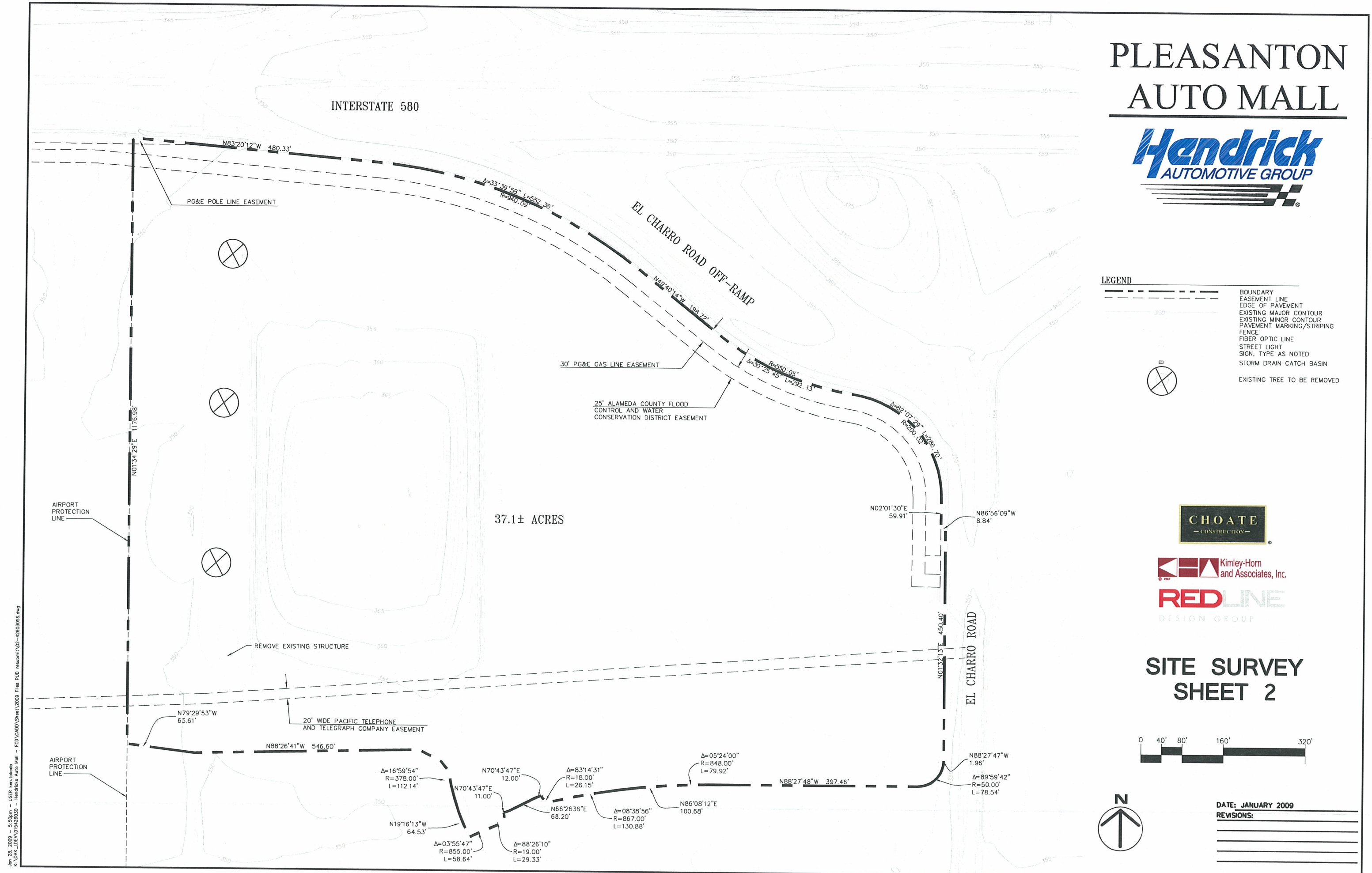
SITE SURVEY SHEET 2



DATE: JANUARY 2009

REVISIONS:

NO.	DESCRIPTION



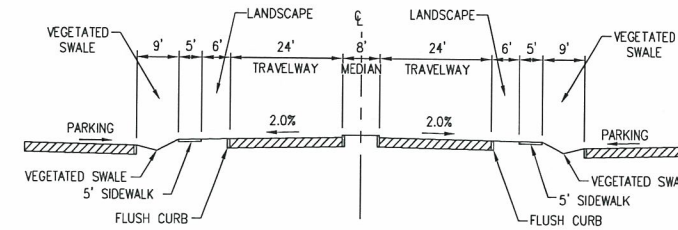
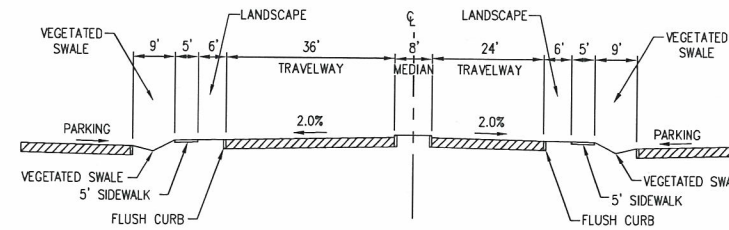
Jan 26, 2009 - 5:50pm - USEP, Inc. Update
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INTERSTATE 580

PLEASANTON AUTO MALL



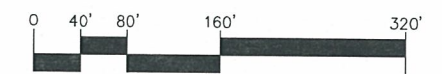
- NOTES:
1. ALL PUBLIC RIGHT OF WAY IMPROVEMENTS ON AUTO MALL PLACE, INCLUDING MEDIAN LANDSCAPING, STREET TREES, STREET LIGHTS, ETC. WILL BE INSTALLED BY THE ALAMEDA COUNTY SURPLUS PROPERTY AUTHORITY. PLANS FOR THESE IMPROVEMENTS ARE SHOWN IN THE PROPOSED SPECIFIC PLAN AMENDMENT, CASE PSP-11.
 2. THE CITY OF LIVERMORE WILL BE INSTALLING EL CHARRO ROAD, THE EL CHARRO ROAD MEDIANS, AND MEDIAN LANDSCAPING.
 3. THE CITY OF DUBLIN WILL BE CONSTRUCTING THE MODIFICATIONS TO THE EL CHARRO ROAD I-580 OVERPASS.
 4. SHOWER AND CHANGING ROOM WILL BE PROVIDED IN BUILDINGS A, C, AND E. SEE SITE PLAN FOR PROPOSED BIKE RACK LOCATIONS



- LEGEND:
- VEHICLE DISPLAY AREA
 - CONCRETE HARDCAPE
 - PAINTED AC PEDESTRIAN PATH

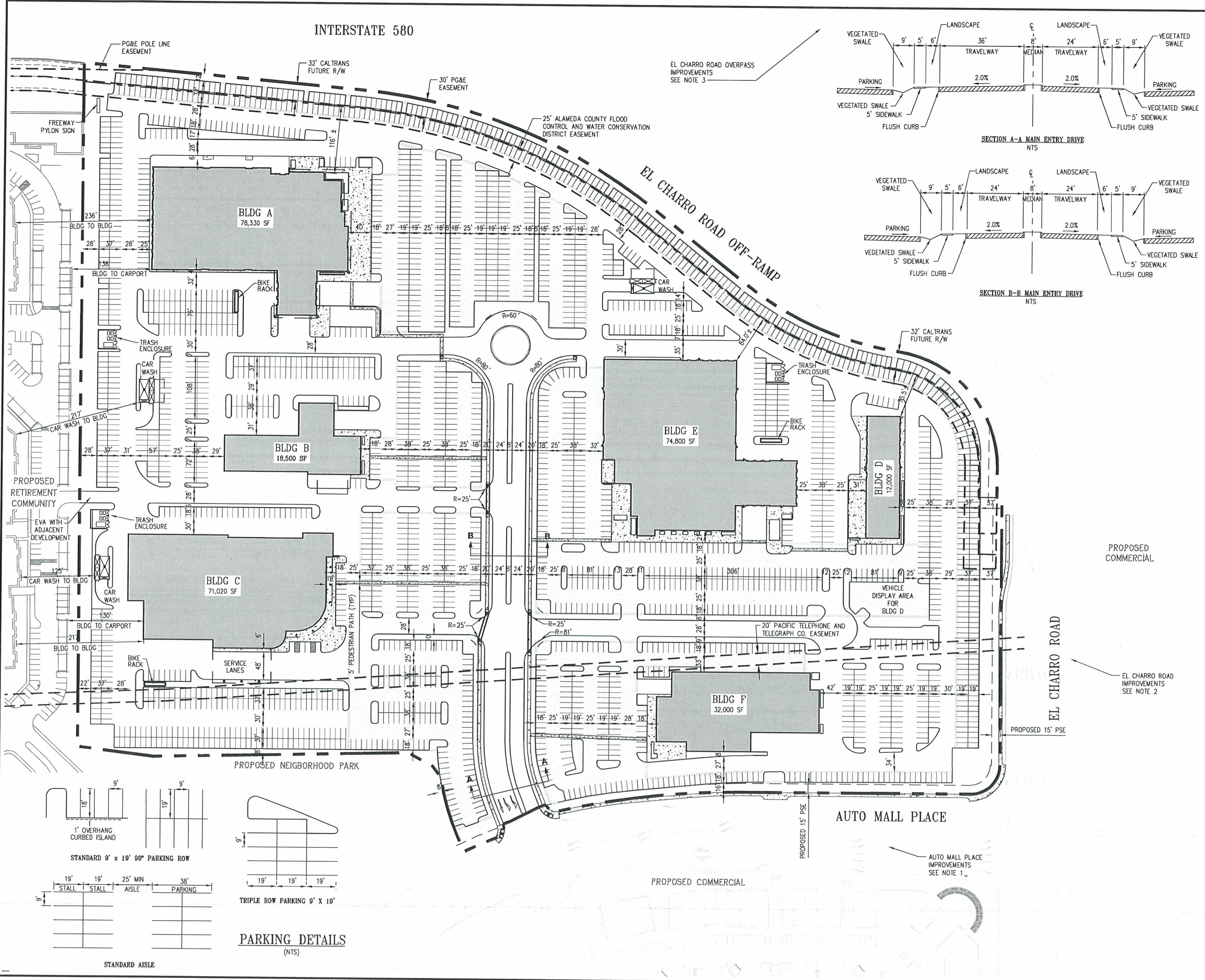


SITE PLAN SHEET 3

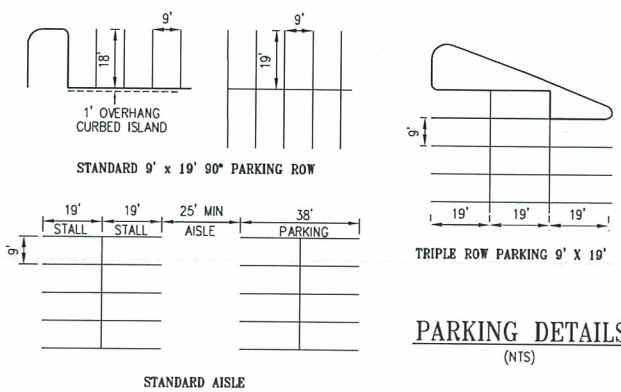


DATE: JANUARY 2009

REVISIONS:



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PROPOSED COMMERCIAL

PROPOSED COMMERCIAL

PROPOSED 15' PSE

AUTO MALL PLACE

EL CHARRO ROAD

PROPOSED COMMERCIAL

AUTO MALL PLACE IMPROVEMENTS SEE NOTE 1

EL CHARRO ROAD IMPROVEMENTS SEE NOTE 2

PROPOSED COMMERCIAL

PROPOSED NEIGHBORHOOD PARK

PROPOSED RETIREMENT COMMUNITY

EVA WITH ADJACENT DEVELOPMENT

CAR WASH TO BLDG

BLDG TO CARPORT

BLDG TO BLDG

BLDG TO BLDG

BLDG TO BLDG

BLDG TO BLDG

BLDG TO BLDG

BLDG TO BLDG

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PLEASANTON AUTO MALL

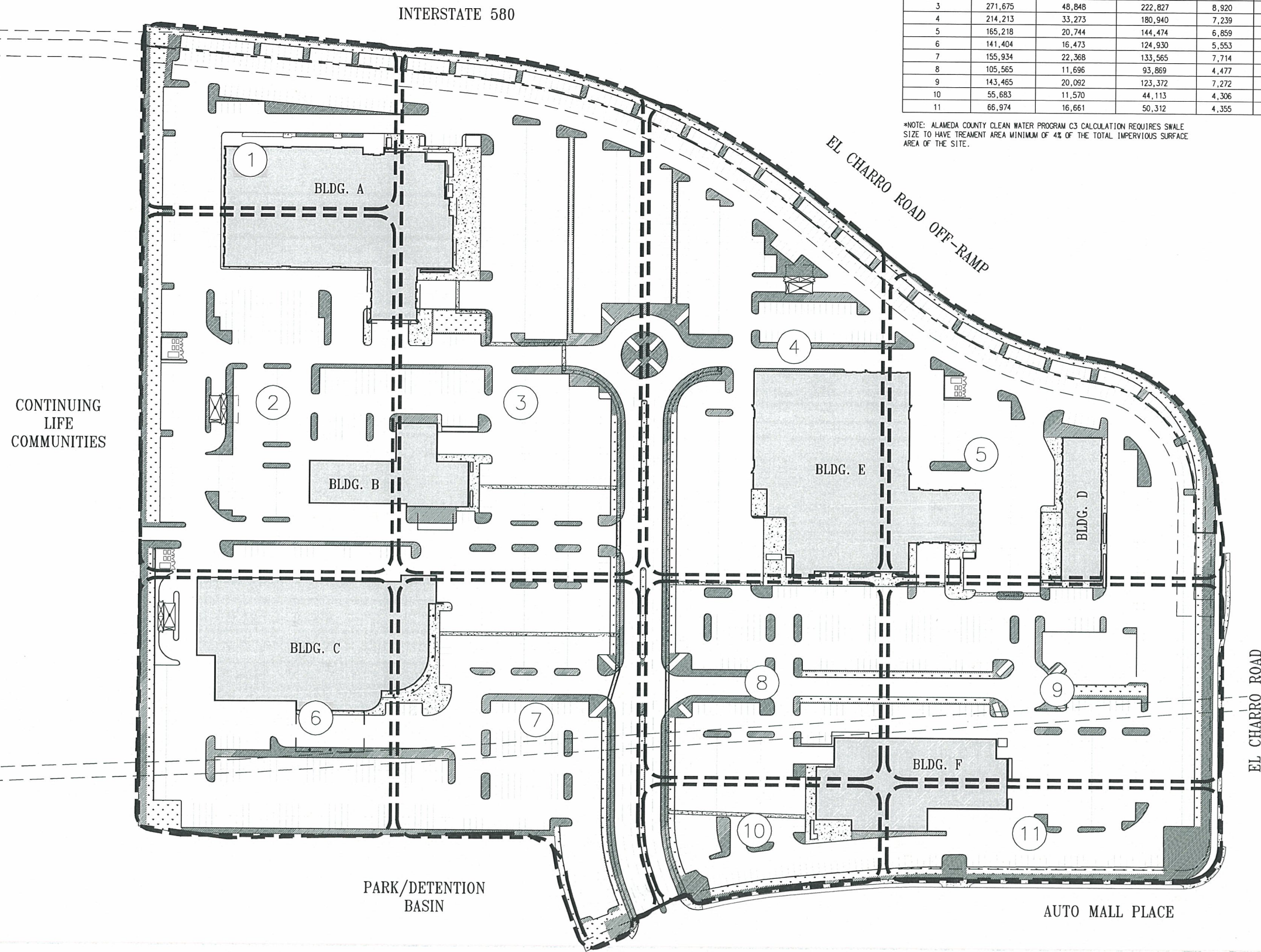


DRAINAGE MANAGEMENT AREA (DMA)	TOTAL AREA (ft ²)	LANDSCAPE AREA (ft ²)	IMPERVIOUS AREA (ft ²)	SWALE AREA (ft ²)	SWALE %
1	96,275	17,510	78,765	8,495	10.8%
2	198,991	26,101	172,890	9,520	5.5%
3	271,675	48,848	222,827	8,920	4.0%
4	214,213	33,273	180,940	7,239	4.0%
5	165,218	20,744	144,474	6,859	4.8%
6	141,404	16,473	124,930	5,553	4.4%
7	155,934	22,368	133,565	7,714	5.7%
8	105,565	11,696	93,869	4,477	4.8%
9	143,465	20,092	123,372	7,272	5.9%
10	55,683	11,570	44,113	4,306	9.6%
11	66,974	16,661	50,312	4,355	8.6%

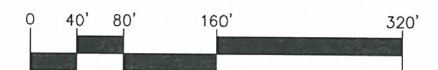
*NOTE: ALAMEDA COUNTY CLEAN WATER PROGRAM C3 CALCULATION REQUIRES SWALE SIZE TO HAVE TREATMENT AREA MINIMUM OF 4% OF THE TOTAL IMPERVIOUS SURFACE AREA OF THE SITE.

LEGEND

- CATCH BASIN/DRAIN INLET
- VEGETATED SWALE
- LANDSCAPE AREA
- DMA AREA - DRAINAGE MANAGEMENT AREAS
- DMA NUMBER



STORM WATER QUALITY PLAN SHEET 6



DATE: JANUARY 2009
REVISIONS:

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PLEASANTON AUTO MALL

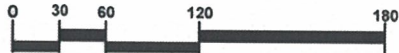


PLANT LEGEND

- Perimeter Trees:**
 1. Alnus rhombifolia - White Alder
 2. Quercus agrifolia - Coast Live Oak
 3. Sequoia sempervirens "Aptos Blue" - Coast Redwood
- Canopy Trees:**
 1. Zelkova serrata - Sawleaf Zelkova
 2. Pistacia chinensis - Chinese Pistache
 3. Liquidambar styraciflua "Palo Alto" - American Sweetgum
- Accent Trees:**
 1. Lagerstroemia indica "Watermelon Red" - Crape Myrtle Prunus yedoensis
 2. "Akebono" - Flowering Cherry
 3. Cornus florida - Flowering Dogwood
- Shrubs:**
 1. Vaccinium parvifolium - Red Huckleberry
 2. Rhamnus californicum - Coffeeberry
 3. Ceanothus griseus "Barnico" - Barnico Lilac
 4. Penstemon centranthifolius - Scarlet Bugler
 5. Rudbeckia californica - California Coneflower
 6. Rhus ovata - Sugar Bush
- Landscape Areas:**
Includes turf, (no greater than 30% total), groundcover areas, and bark mulch areas
- Naturalized Grasses:**
Fescue, Blonde Broom
Overseeded with Poppies, Lupine, and Blazing Star



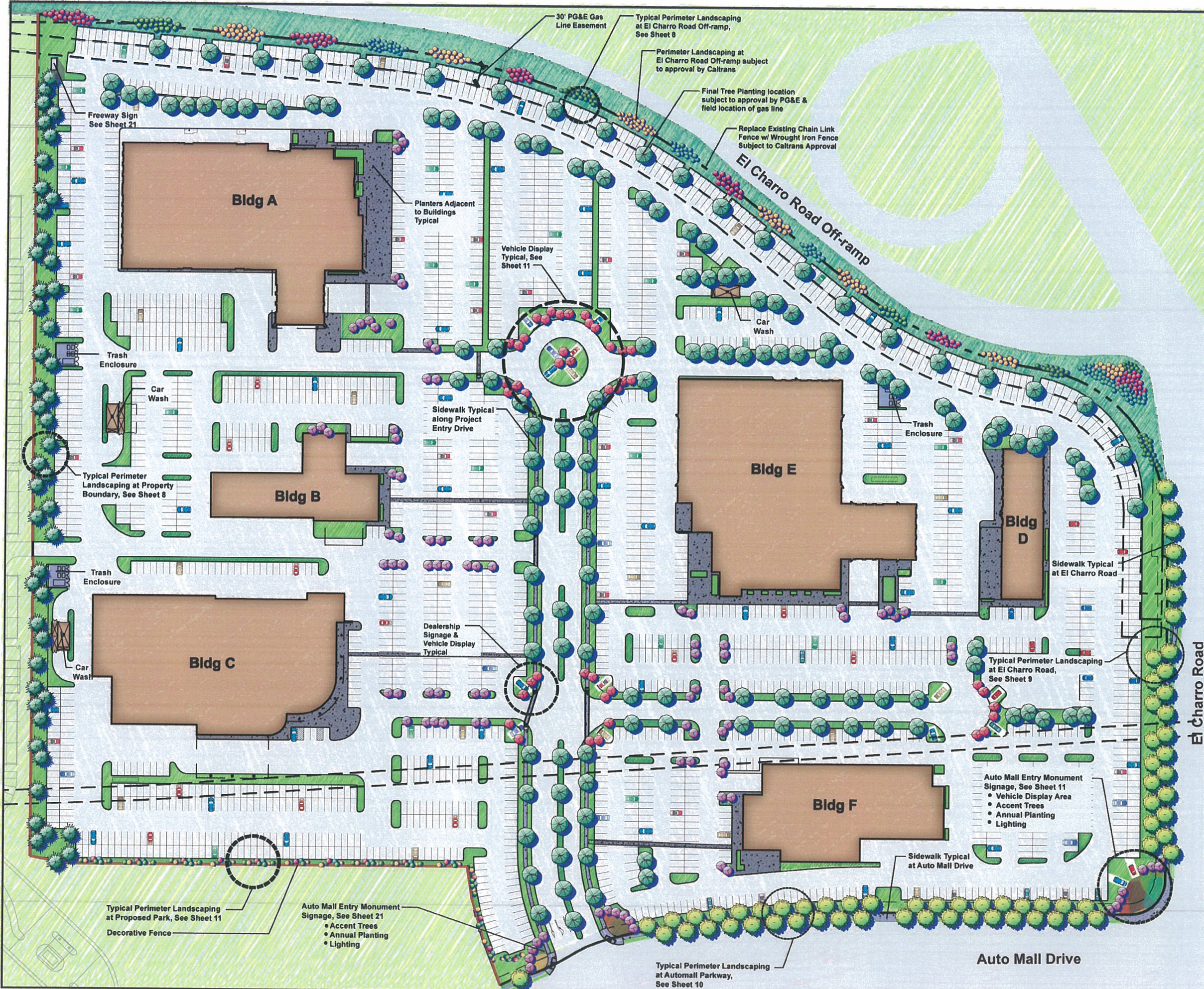
PRELIMINARY LANDSCAPE PLAN SHEET 7



PRELIMINARY

DATE: January 2009

REVISIONS:



Typical Perimeter Landscaping at Proposed Park, See Sheet 11
Decorative Fence

Auto Mall Entry Monument Signage, See Sheet 21
• Accent Trees
• Annual Planting
• Lighting

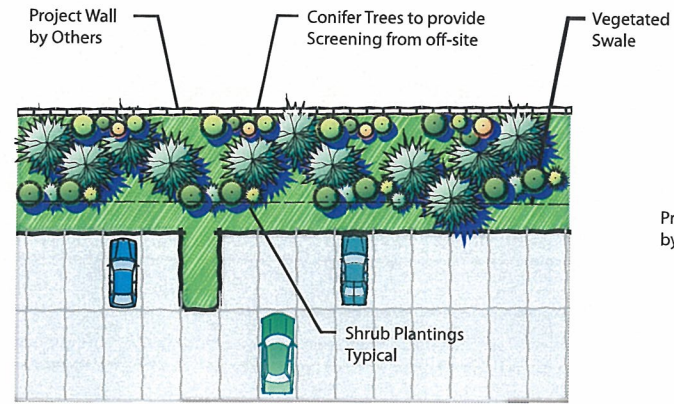
Auto Mall Entry Monument Signage, See Sheet 11
• Vehicle Display Area
• Accent Trees
• Annual Planting
• Lighting

Typical Perimeter Landscaping at Automall Parkway, See Sheet 10

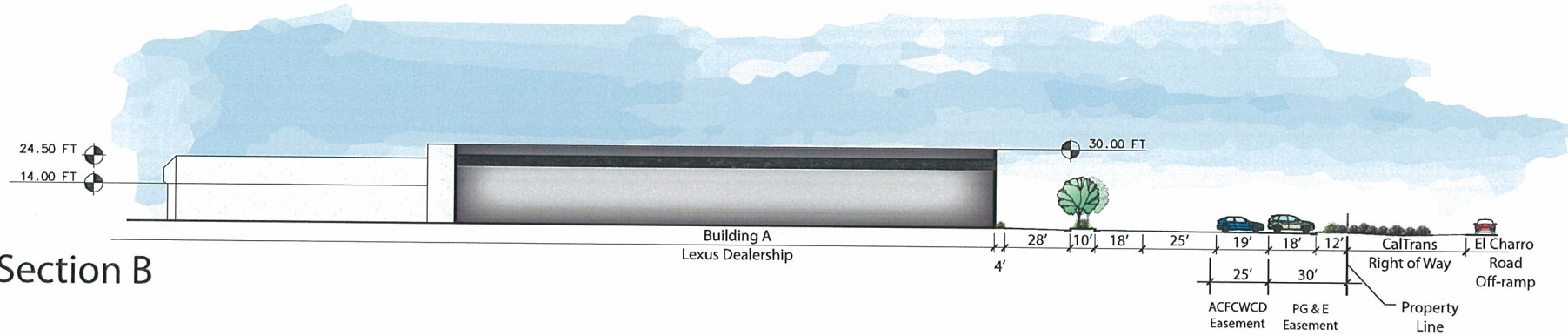
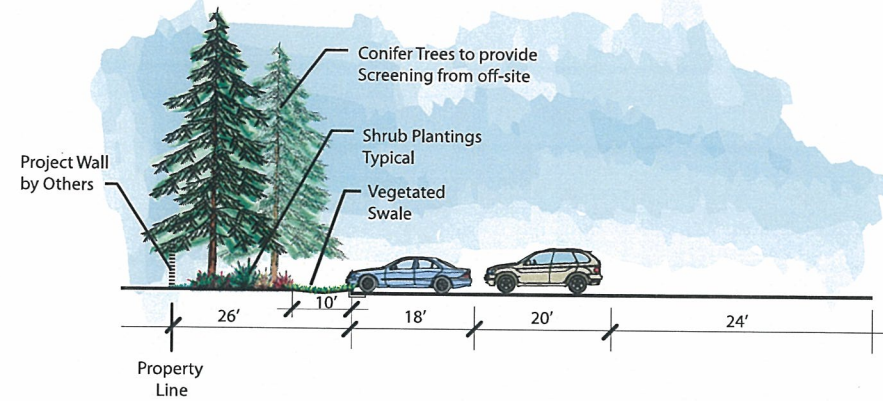
El Charro Road

Auto Mall Drive

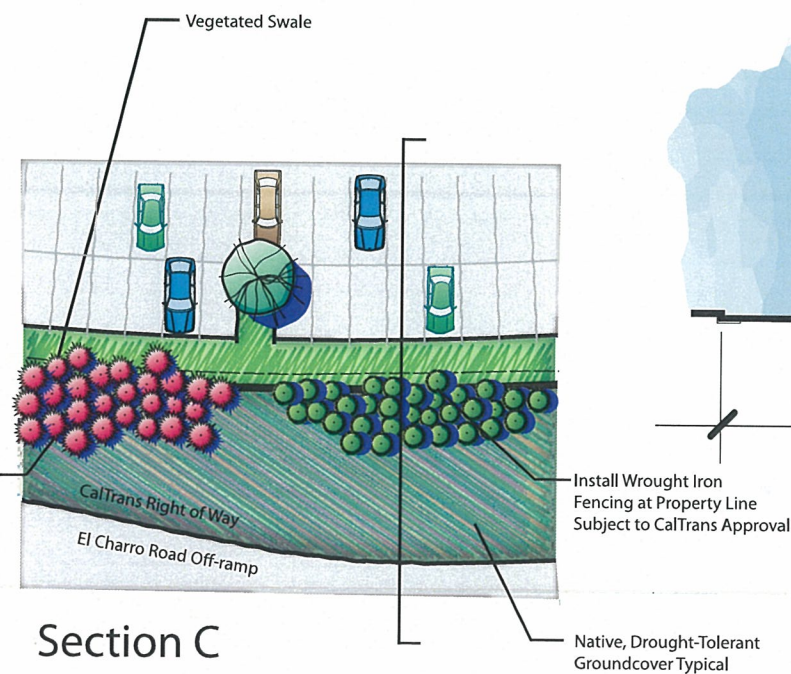
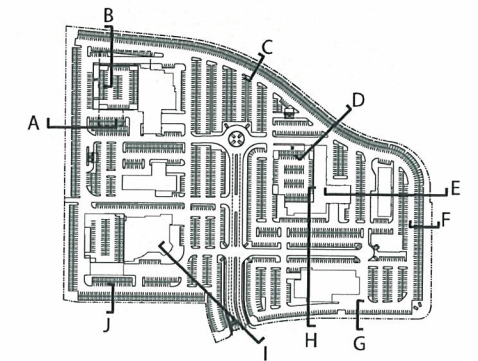
PLEASANTON AUTO MALL



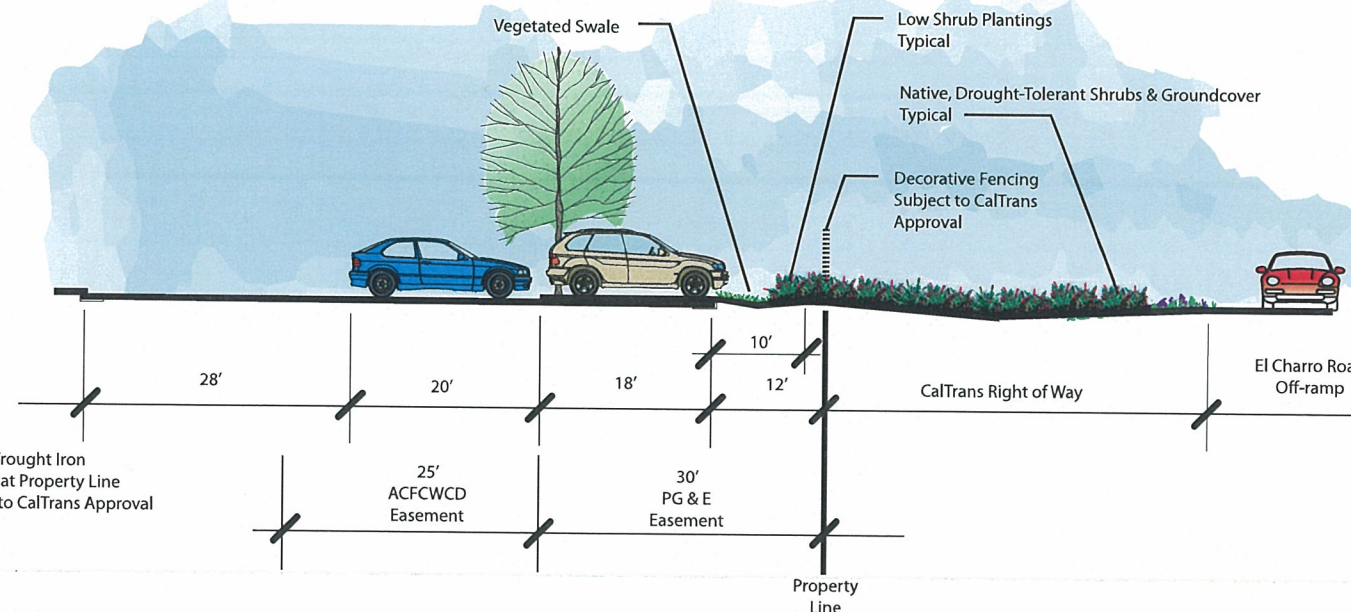
Section A



Section B



Section C



LANDSCAPE CROSS SECTIONS SHEET 8

PRELIMINARY

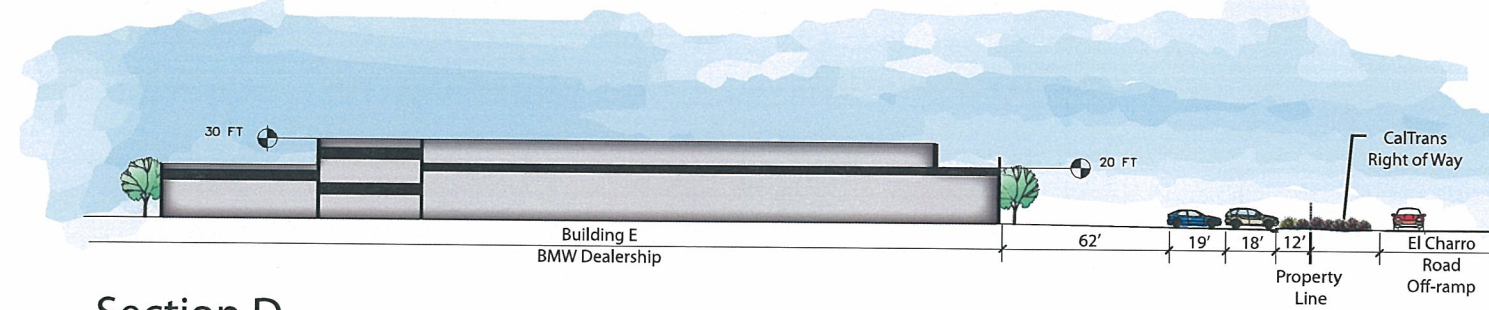
DATE: JANUARY 2009

REVISIONS:

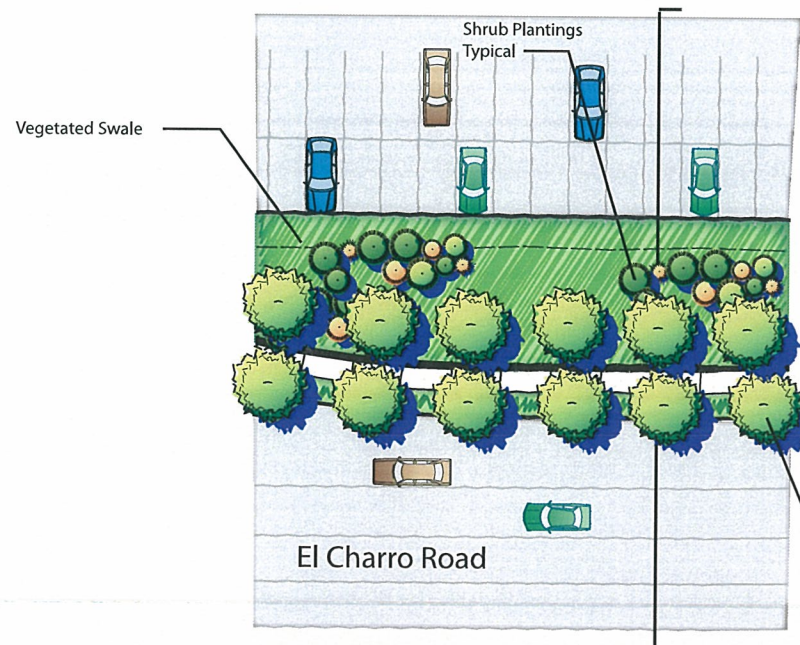
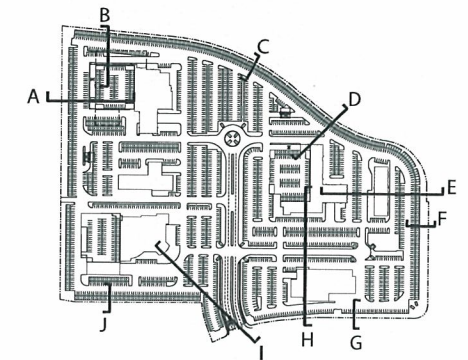
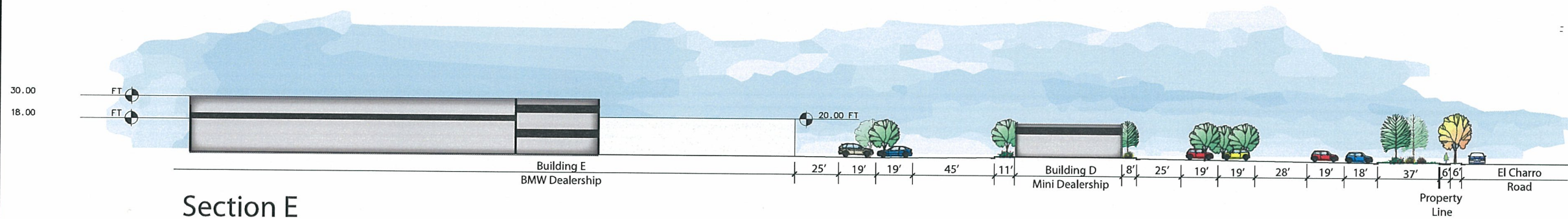
PLEASANTON AUTO MALL



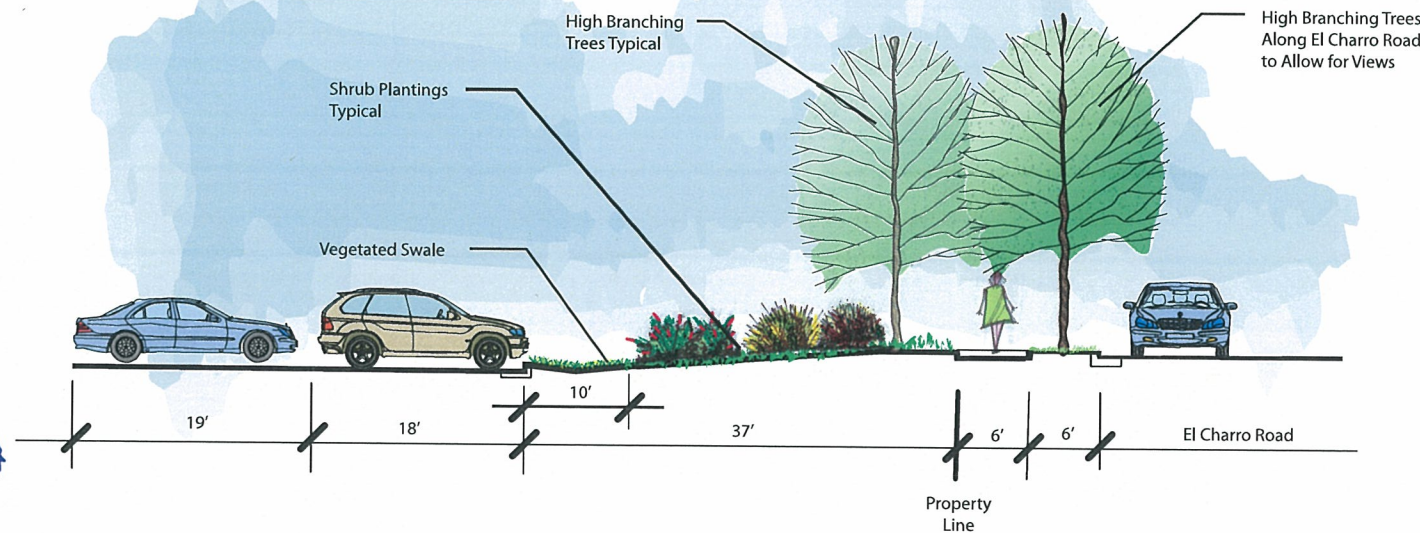
Section D



Section E



Section F



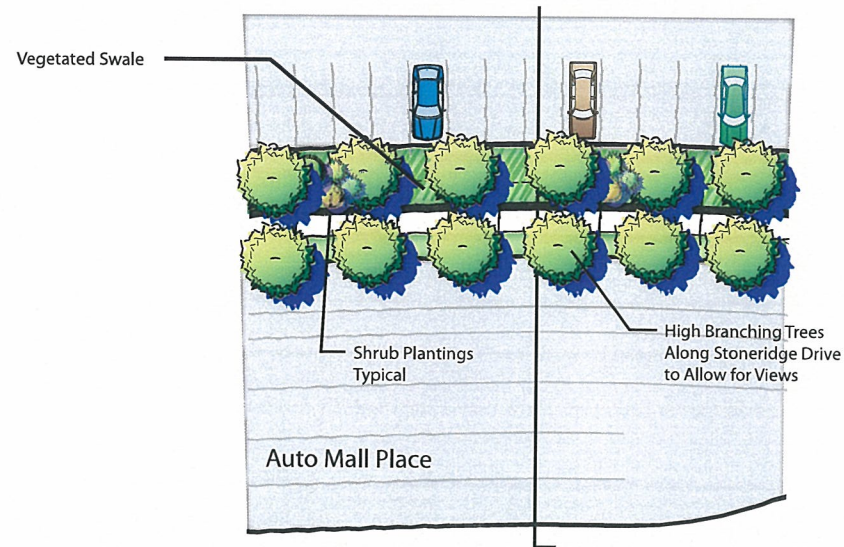
LANDSCAPE CROSS SECTIONS SHEET 9

PRELIMINARY

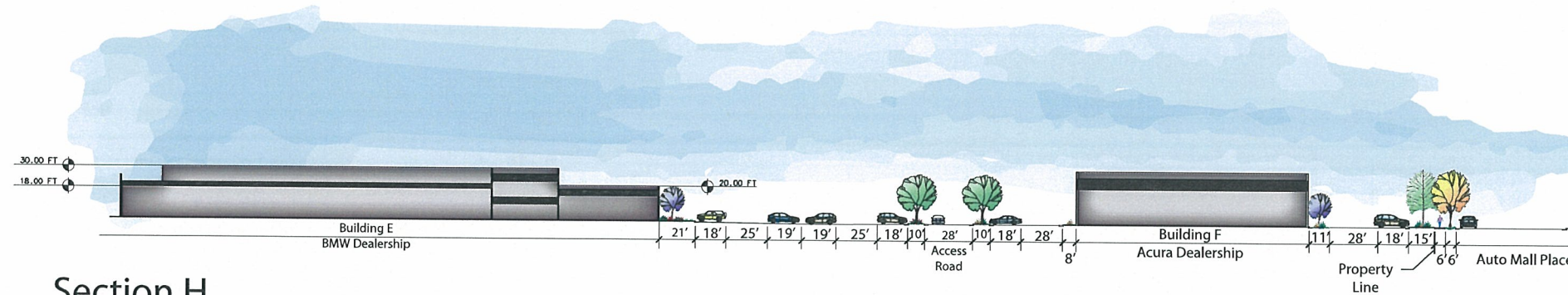
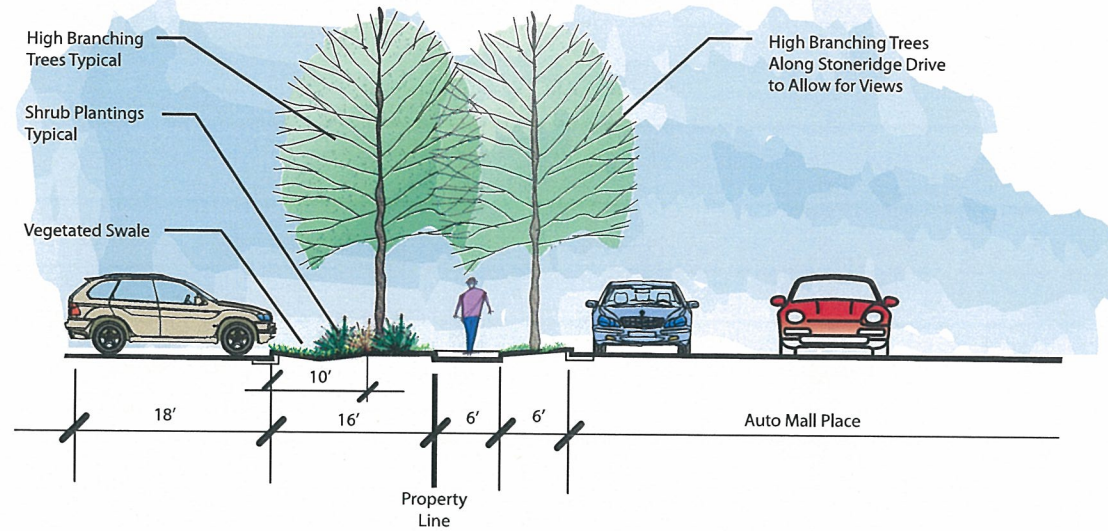
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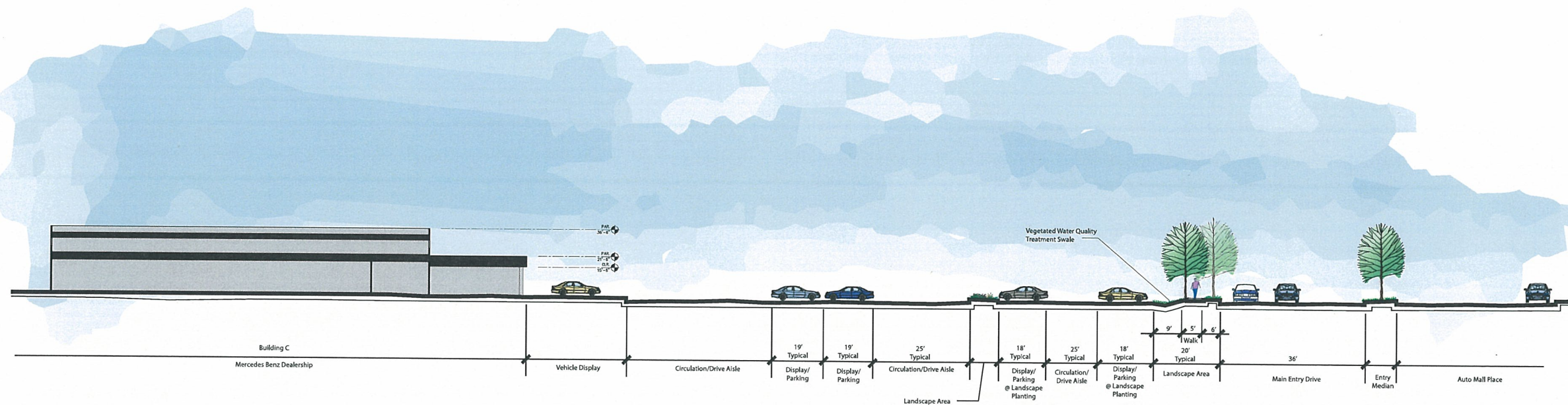
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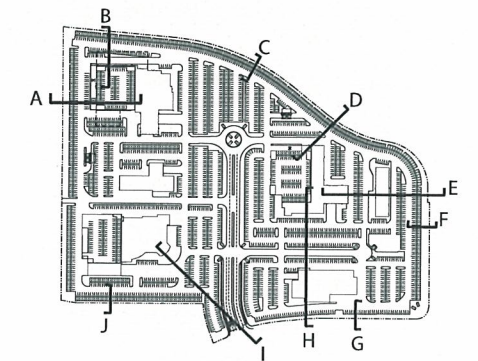
Section G



Section H



Section I



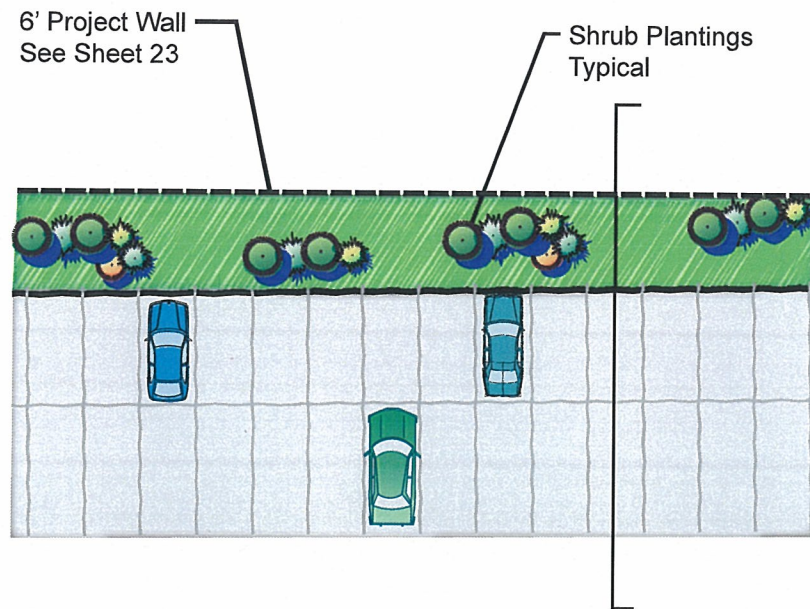
LANDSCAPE CROSS SECTIONS SHEET 10

PRELIMINARY

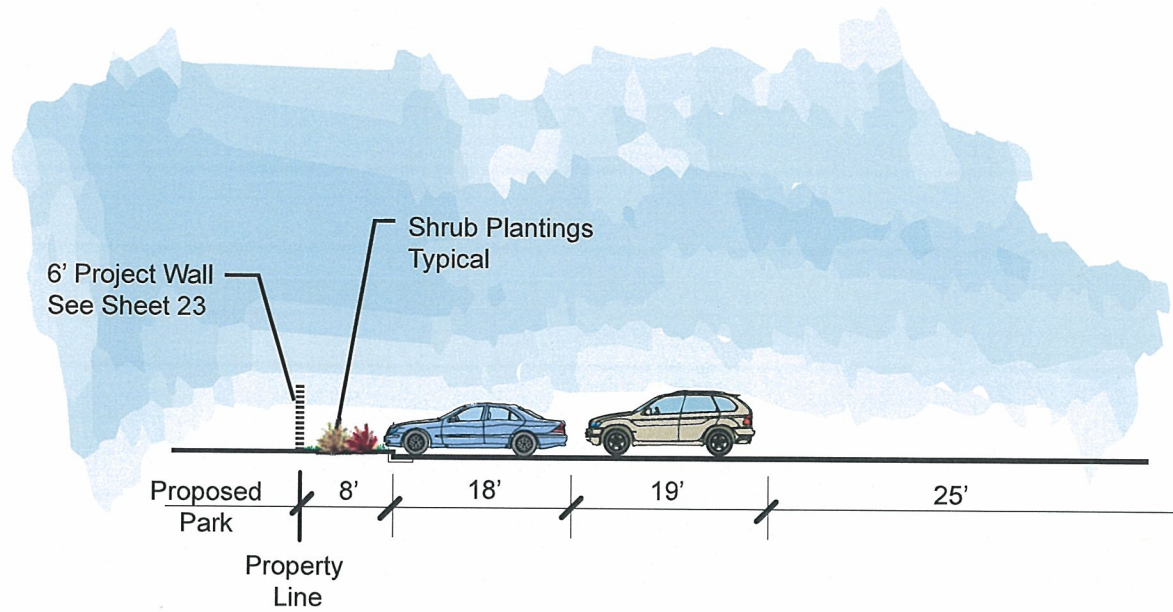
DATE: JANUARY 2009

REVISIONS:

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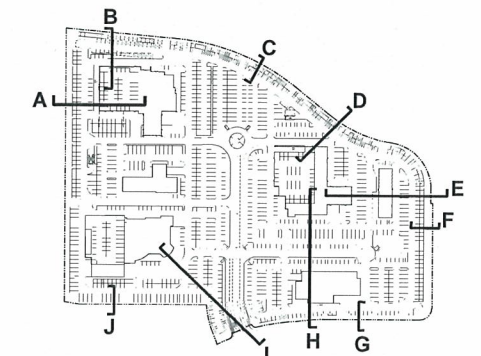
Section J



Auto Display Area at Round About



**View from El Charro Road Overpass
Looking South**

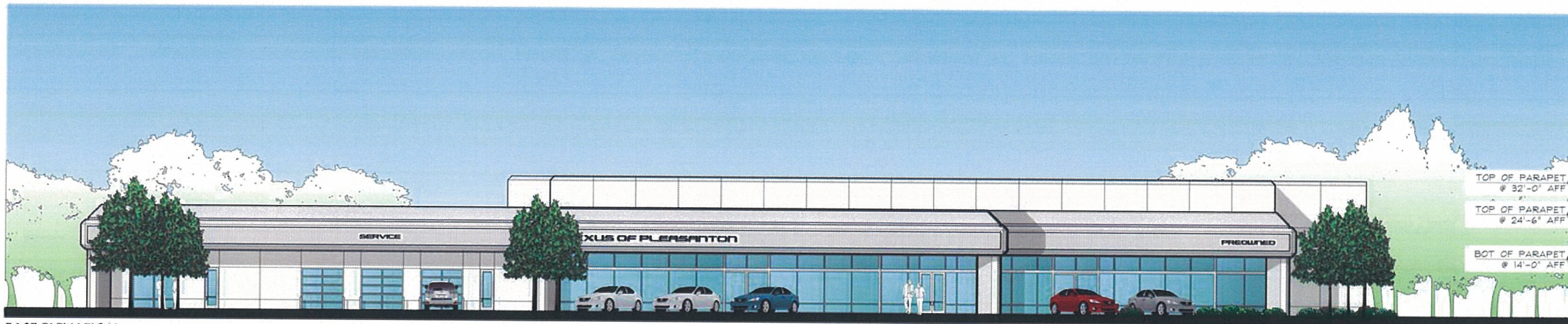


LANDSCAPE CROSS SECTIONS SHEET 11

DATE: January 2009

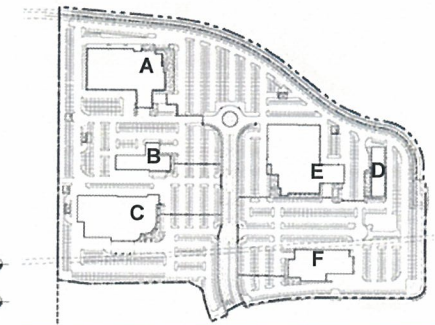
REVISIONS:

PLEASANTON AUTO MALL

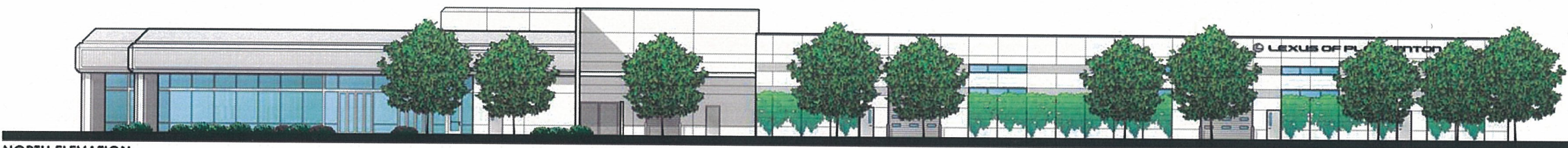


EAST ELEVATION

TOP OF PARAPET @ 32'-0" AFF
 TOP OF PARAPET @ 24'-6" AFF
 BOT. OF PARAPET @ 14'-0" AFF



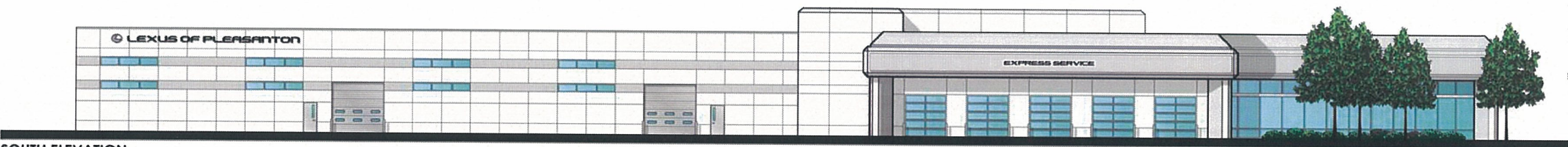
TOP OF PARAPET @ 32'-0" AFF
 TOP OF MASONRY @ 24'-0" AFF



NORTH ELEVATION

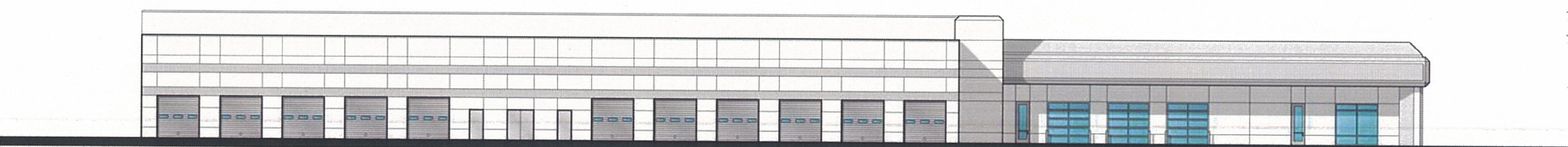


TOP OF PARAPET @ 32'-0" AFF
 TOP OF PARAPET @ 24'-6" AFF
 BOT. OF PARAPET @ 14'-0" AFF



SOUTH ELEVATION

TOP OF PARAPET @ 32'-0" AFF
 TOP OF PARAPET @ 24'-6" AFF
 BOT. OF CANOPY @ 14'-0" AFF



WEST ELEVATION

DATE: January 2009

REVISIONS:

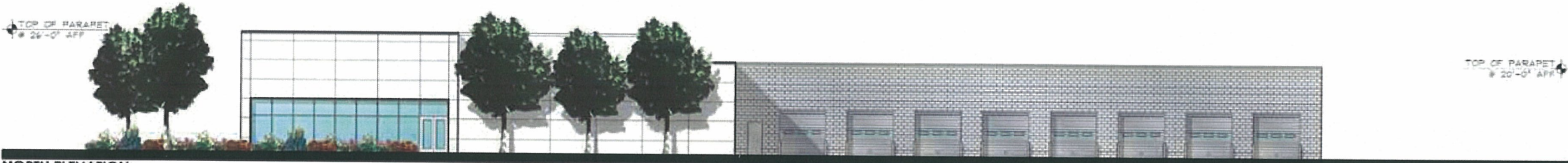
PLEASANTON AUTO MALL



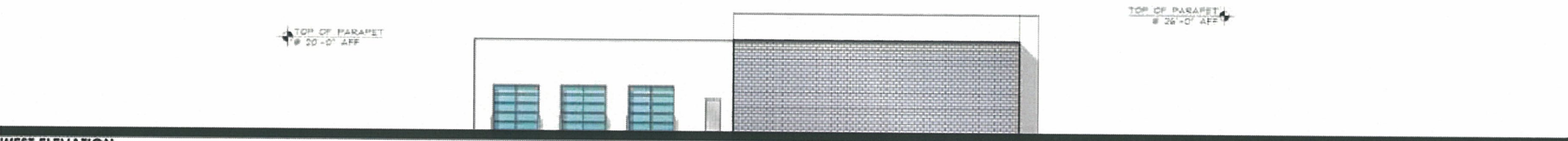
EAST ELEVATION



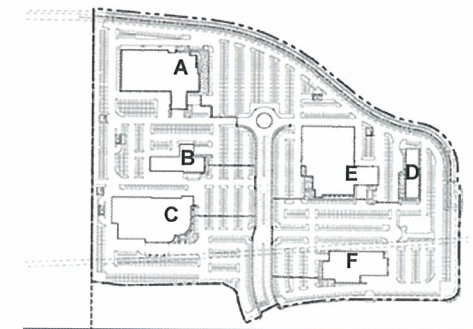
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



BUILDING B ELEVATIONS SHEET 13

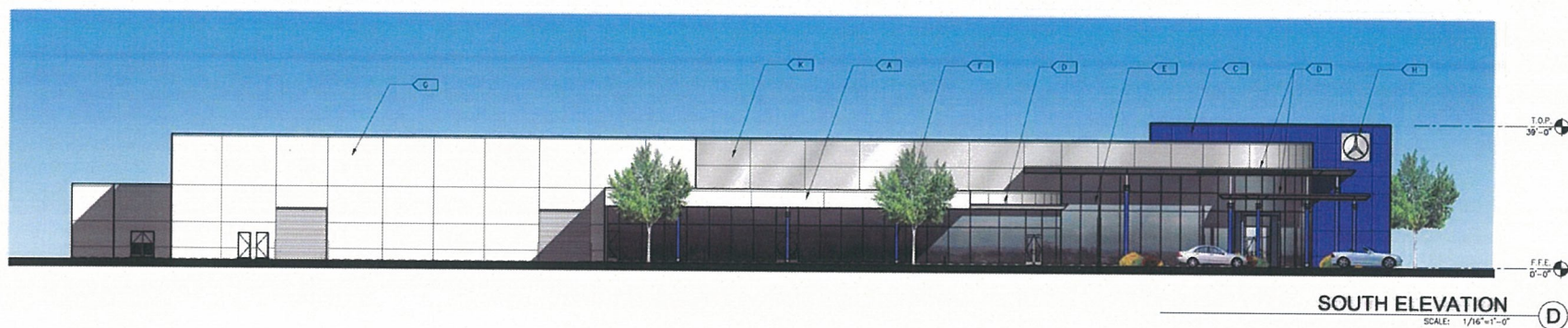
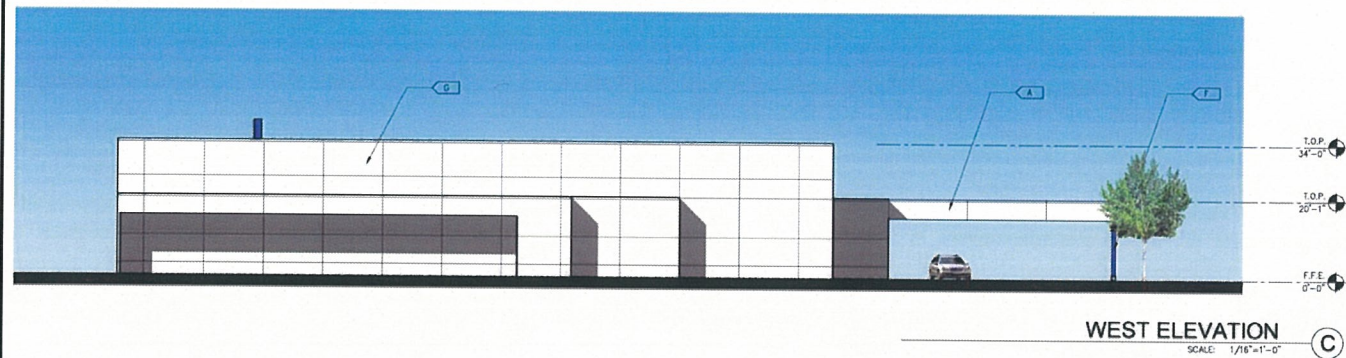
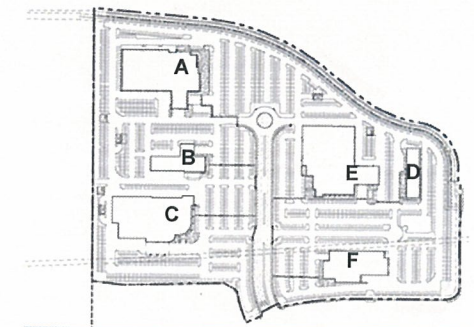
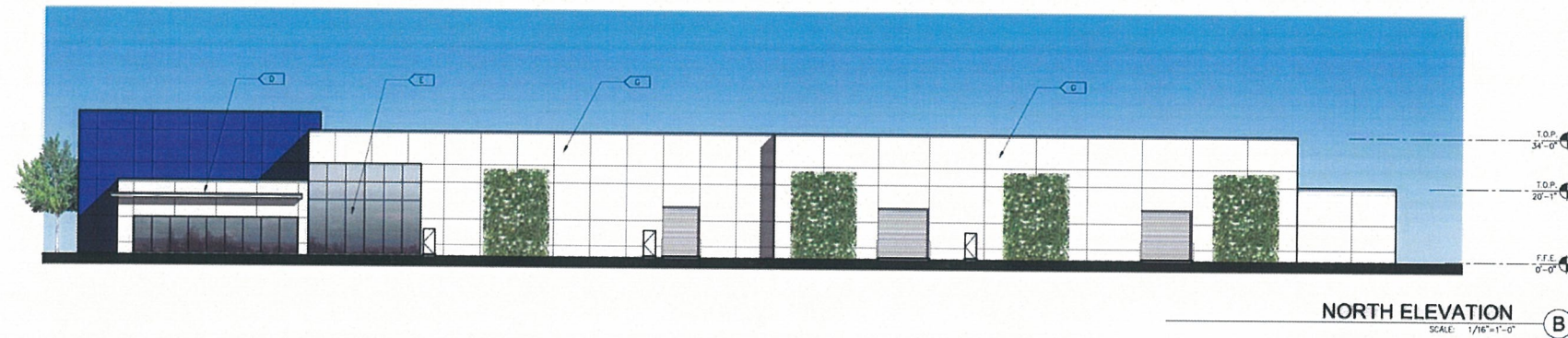
DATE: January 2009
REVISIONS:

PLEASANTON AUTO MALL



COLOR/MATERIAL LEGEND

- A WHITE-STUCCO OVER STEEL FRAME
- B METALLIC SILVER COMPOSITE METAL PANEL
- C BLUE COMPOSITE METAL PANEL
- D ALUMINUM CLAD CANOPY
- E CURTAIN WALL SYSTEM WITH CLEAR GLAZING
- F ALUMINUM CLAD COLUMNS
- G WHITE-PAINTED CONCRETE



NOTE:
THIS DESIGN IS PRELIMINARY IN CONCEPT AND IS SUBJECT TO CHANGE BY
MERCEDES-BENZ.



WARE MALCOMB

architecture
planning
interiors
graphics

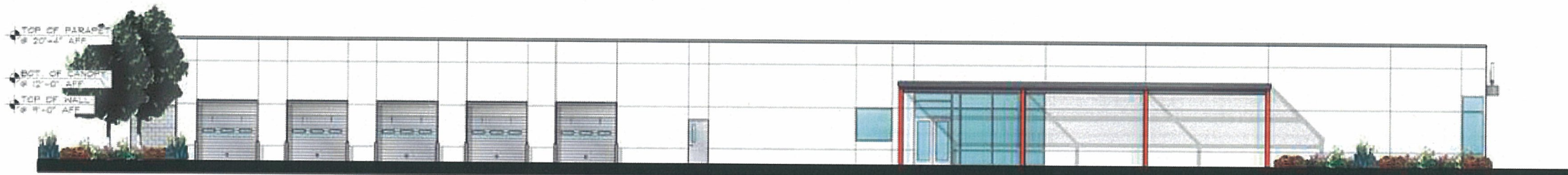
www.waremalcomb.com
p 925.244.9620

DATE: January 2009
REVISIONS:

PLEASANTON AUTO MALL



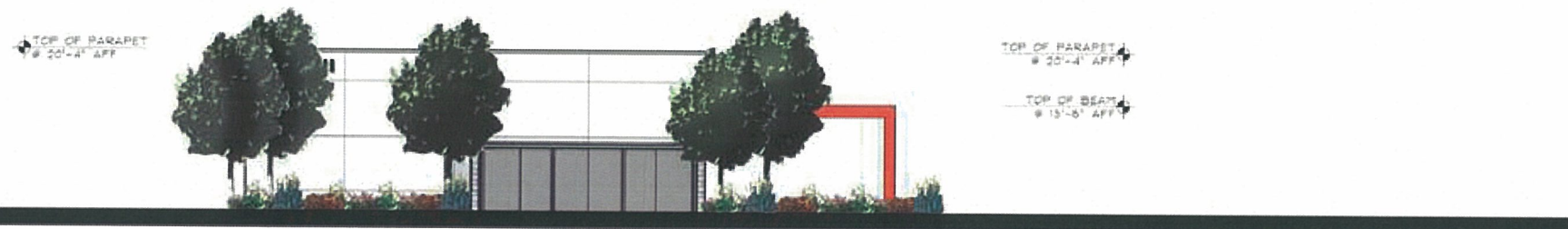
SOUTH ELEVATION



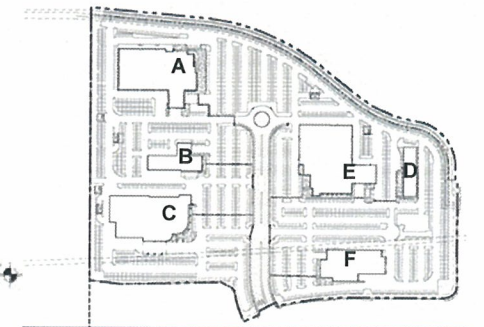
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



TOP OF CANOPY @ 15'-8" AFF

TOP OF WALL @ 9'-0" AFF

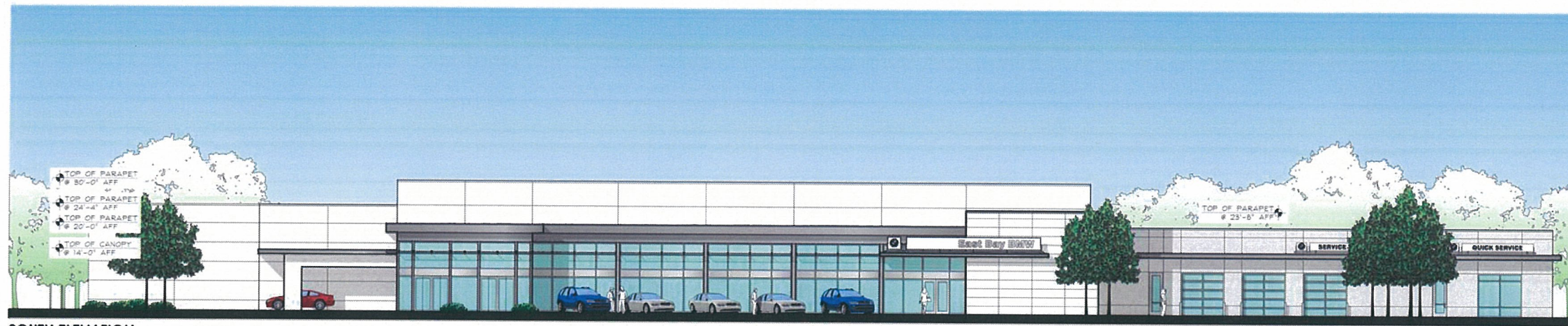


BUILDING D ELEVATIONS SHEET 15

DATE: January 2009

REVISIONS:

PLEASANTON AUTO MALL



SOUTH ELEVATION



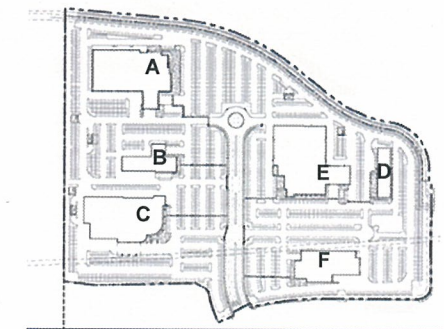
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



BUILDING E ELEVATIONS SHEET 16

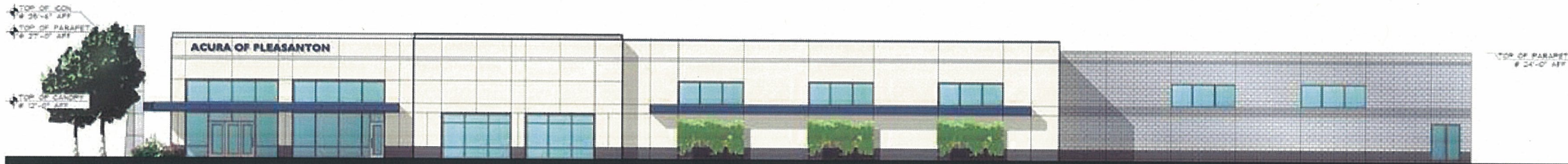
DATE: January 2009

REVISIONS:

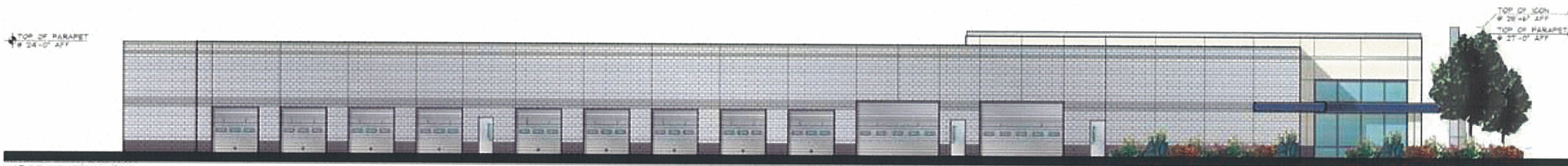
PLEASANTON AUTO MALL



WEST ELEVATION



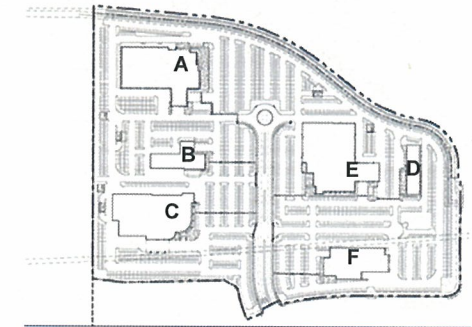
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



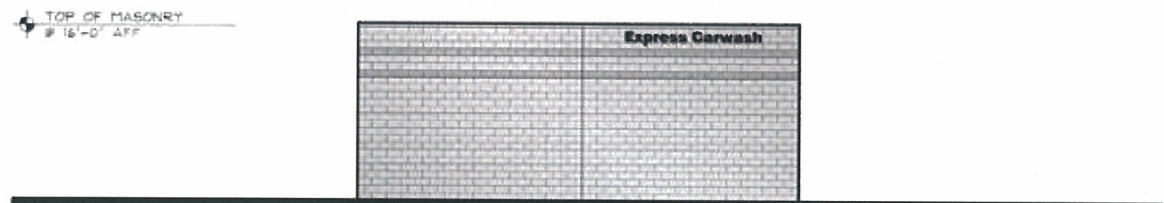
BUILDING F ELEVATIONS SHEET 17

DATE: January 2009

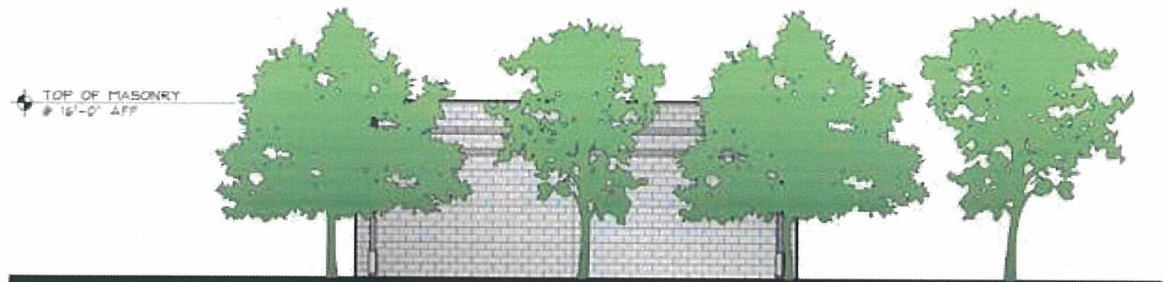
REVISIONS:



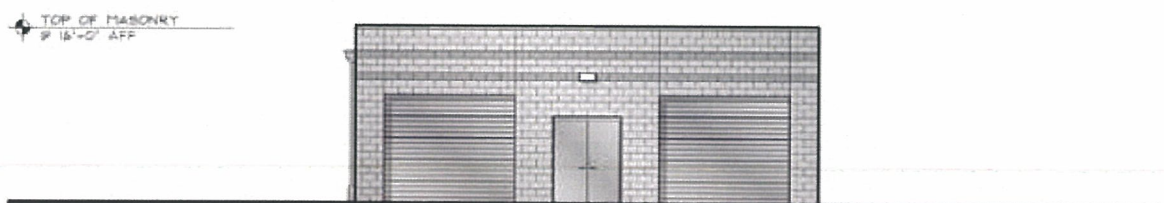
WEST ELEVATION



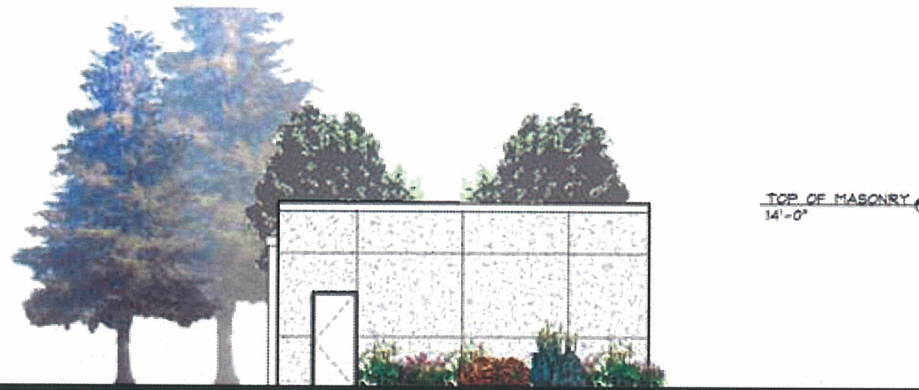
SOUTH ELEVATION



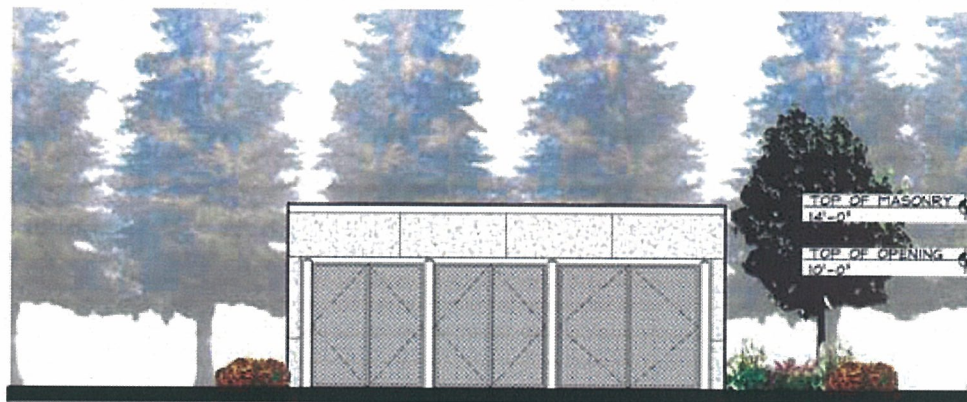
NORTH ELEVATION



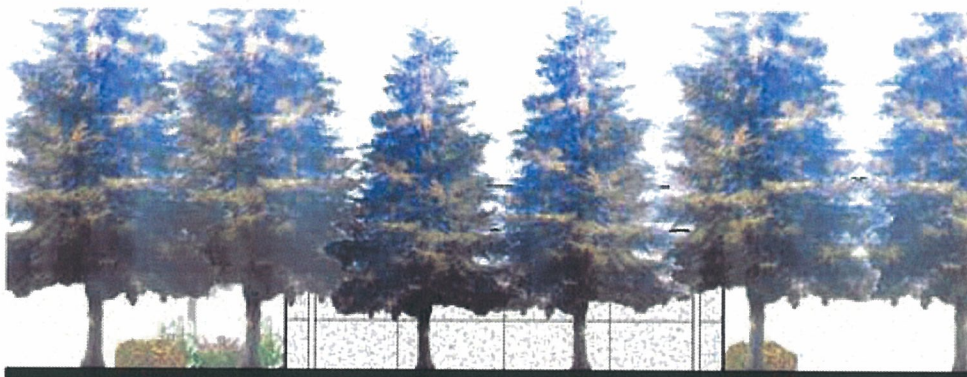
EAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

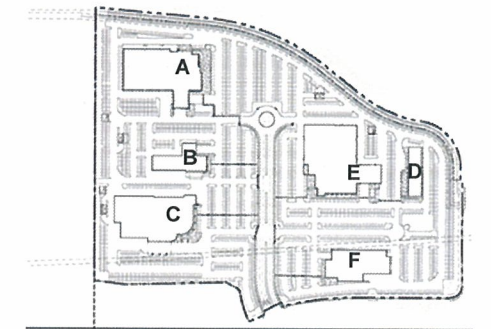


WEST ELEVATION



NORTH ELEVATION

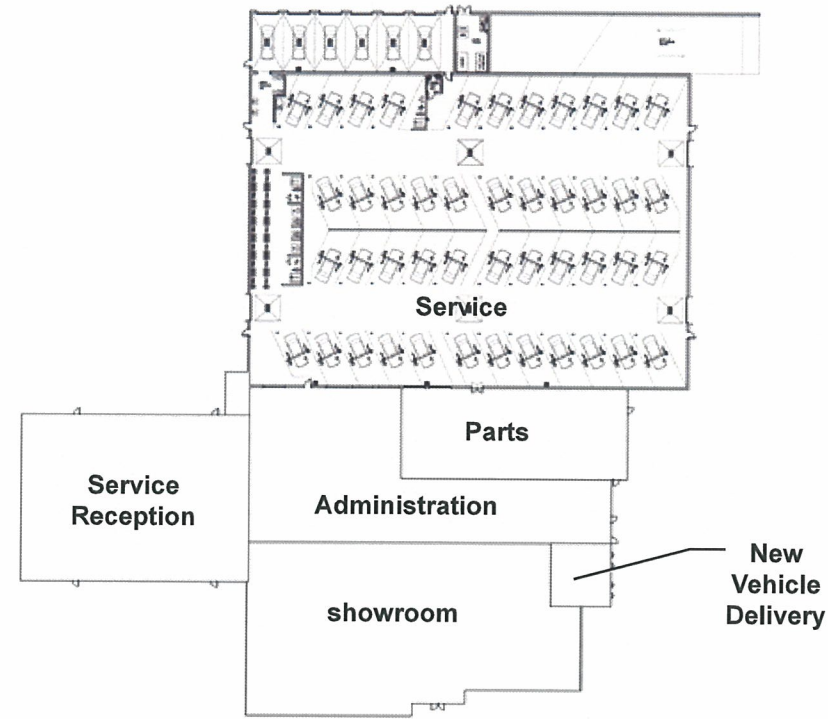
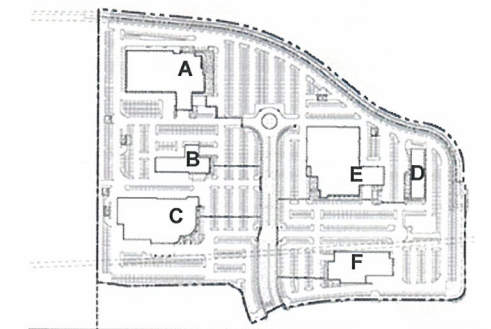
PLEASANTON AUTO MALL



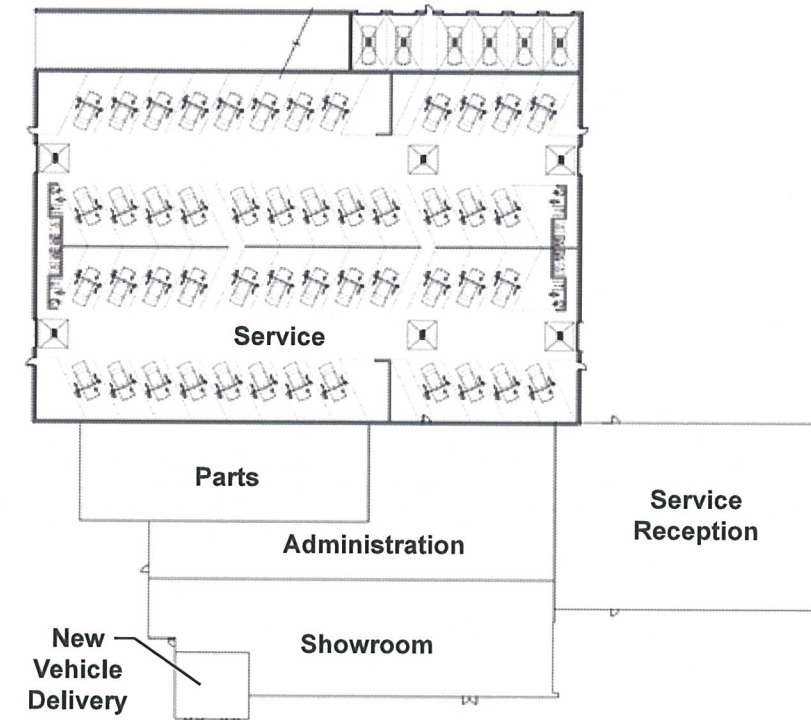
CAR WASH & TRASH ENCLOSURE ELEVATIONS SHEET 18

DATE: January 2009
REVISIONS:

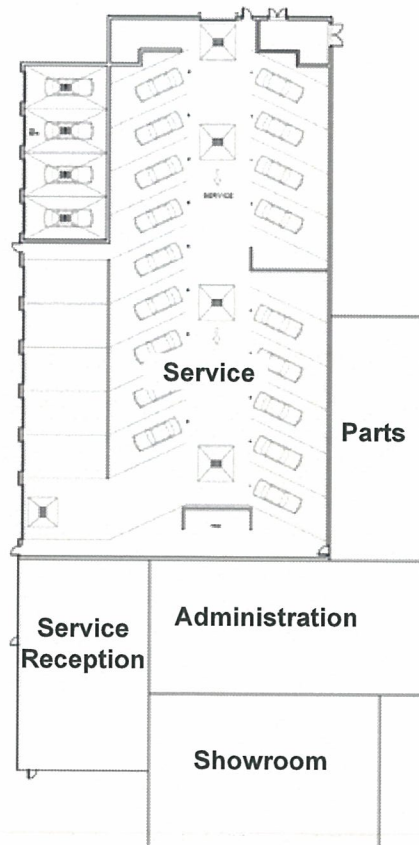
PLEASANTON AUTO MALL



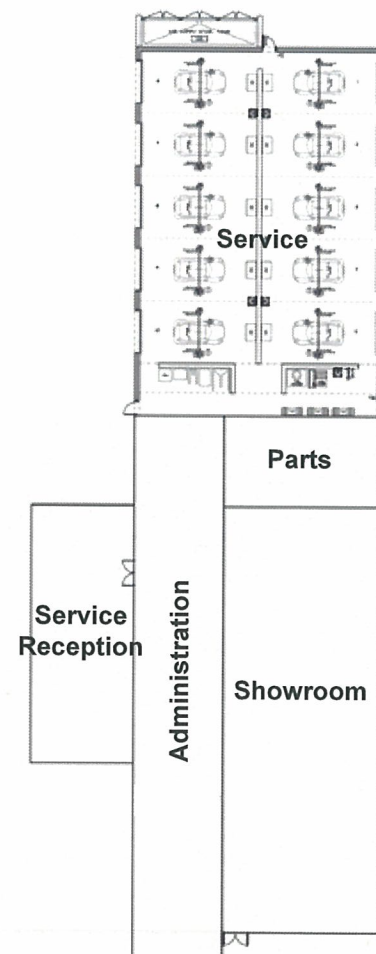
Building A - Lexus



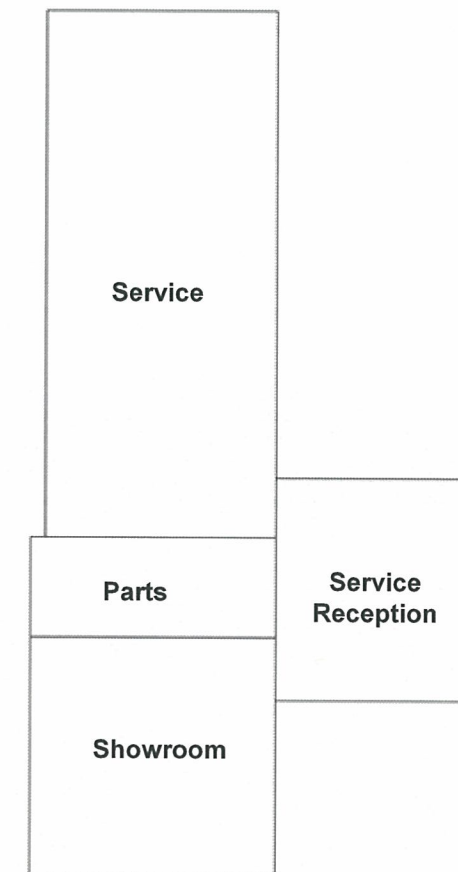
Building E - BMW



Building F - Acura



Building D - Mini



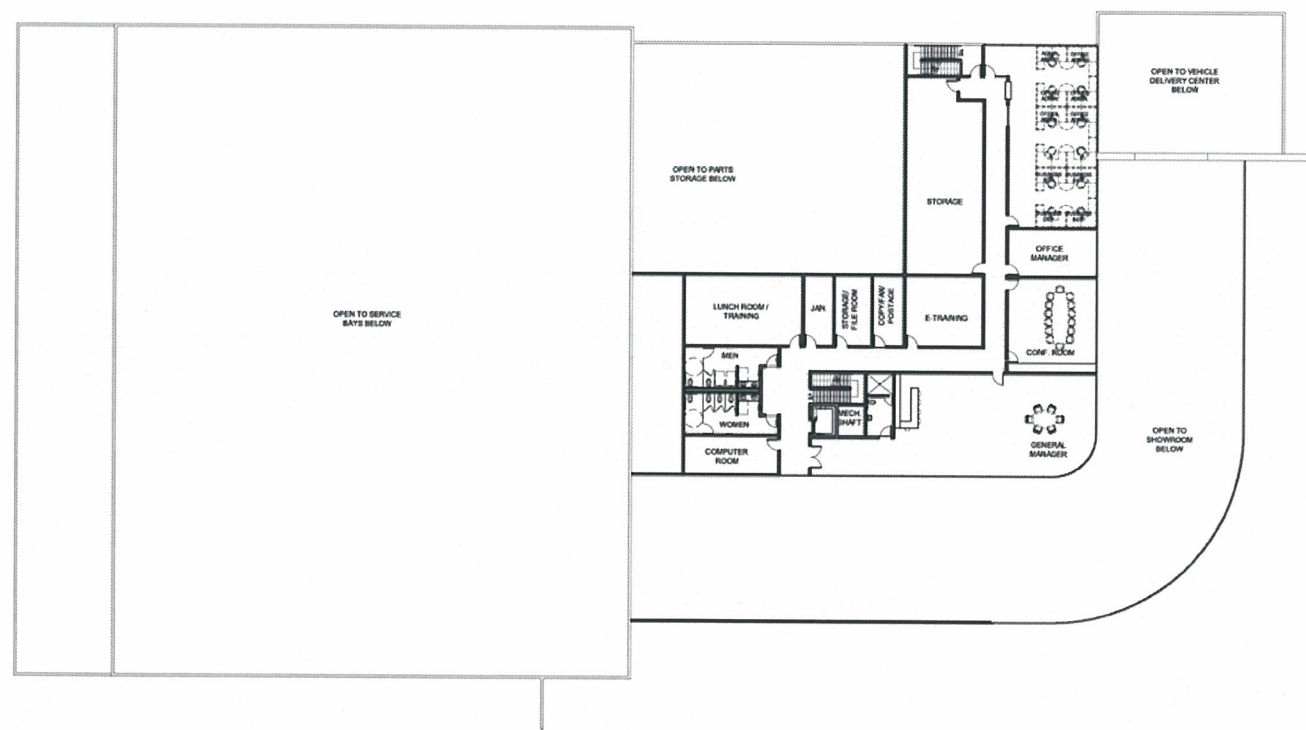
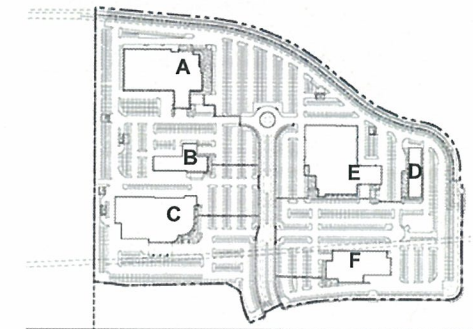
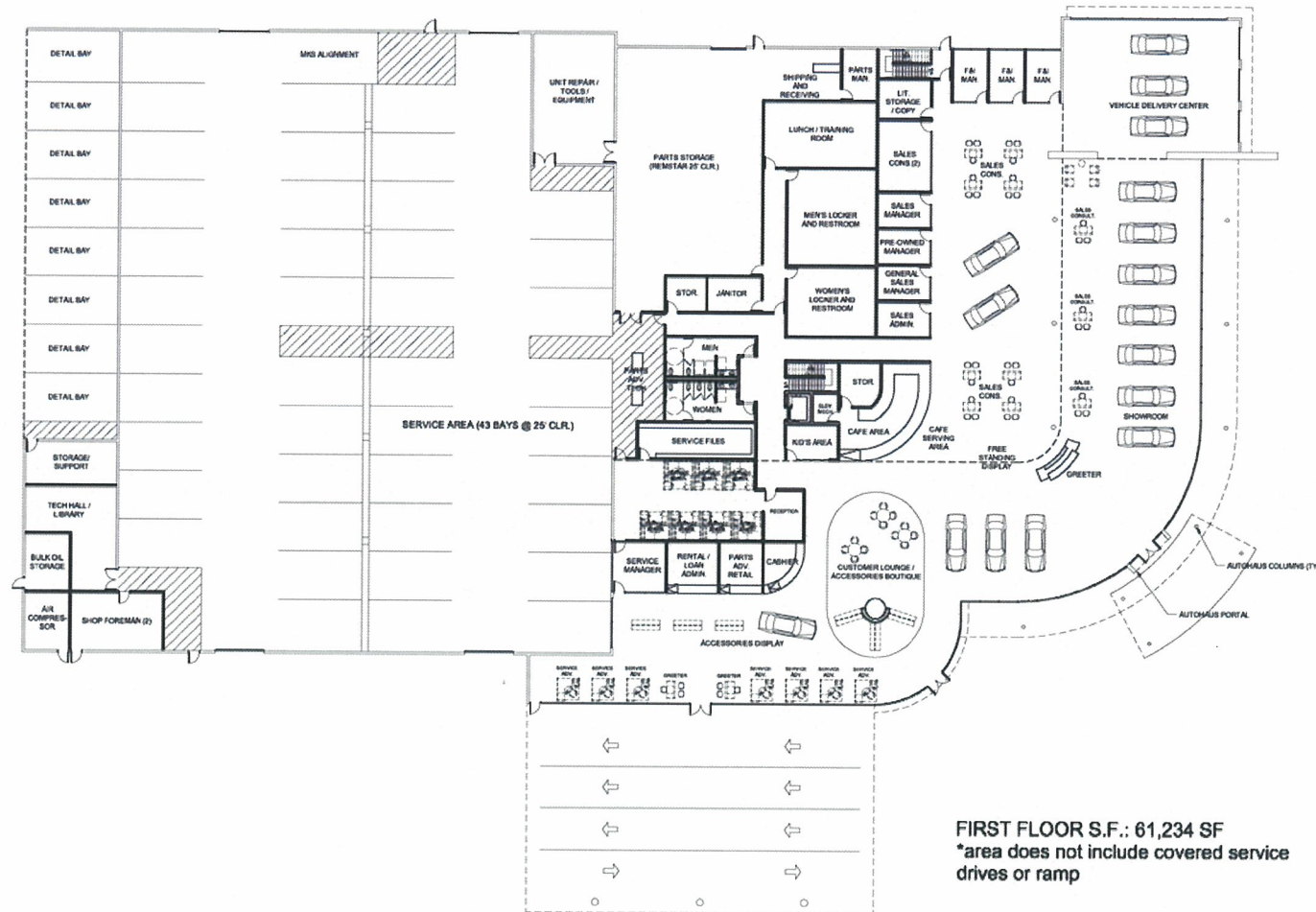
Building B - Volvo



BUILDING A, B, D, E, F FLOOR PLANS SHEET 19

DATE: January 2009
REVISIONS:

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Kimley-Horn and Associates, Inc.



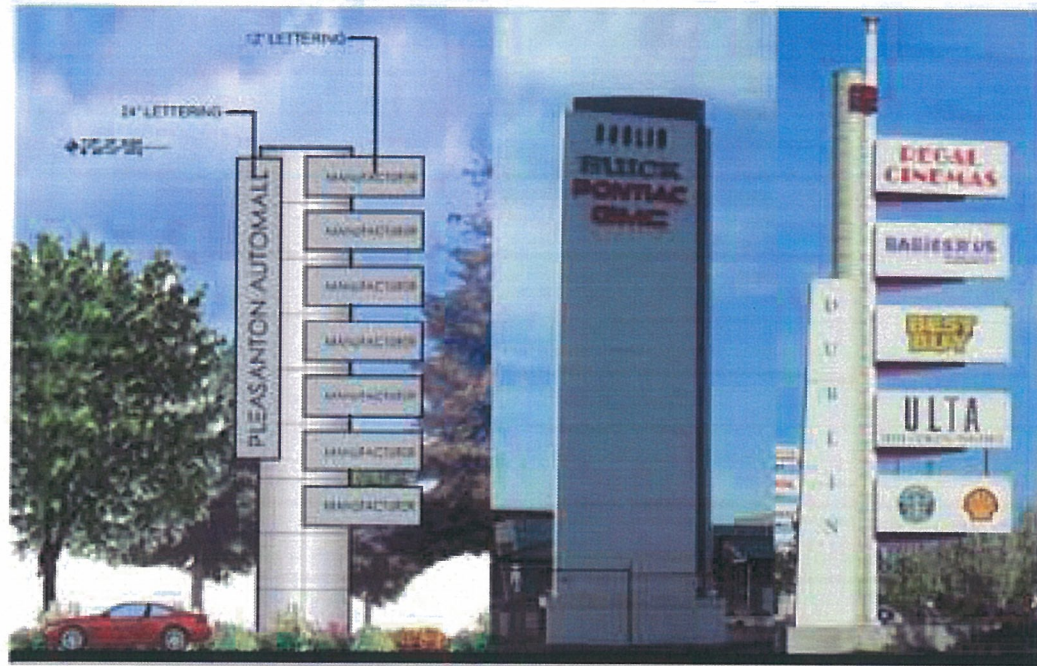
WARE MALCOMB

architecture www.waremalcomb.com
 planning p 925.244.9620
 interiors
 graphics

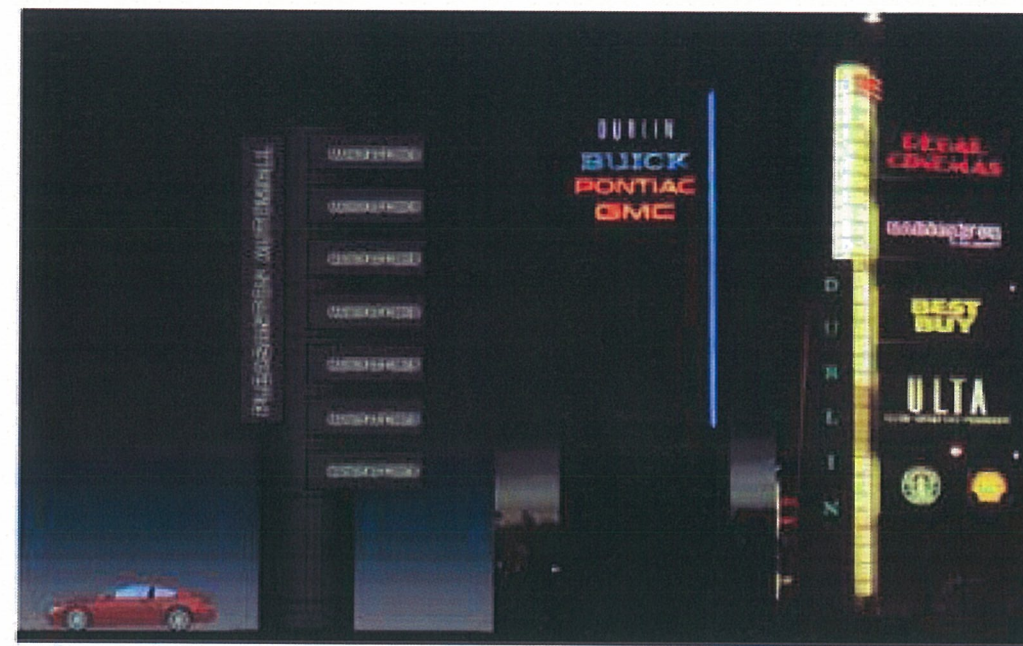
BUILDING C FLOOR PLANS SHEET 20

DATE: January 2009
 REVISIONS:

MEZZANINE
9,786 SF



Freeway Sign Day Comparison



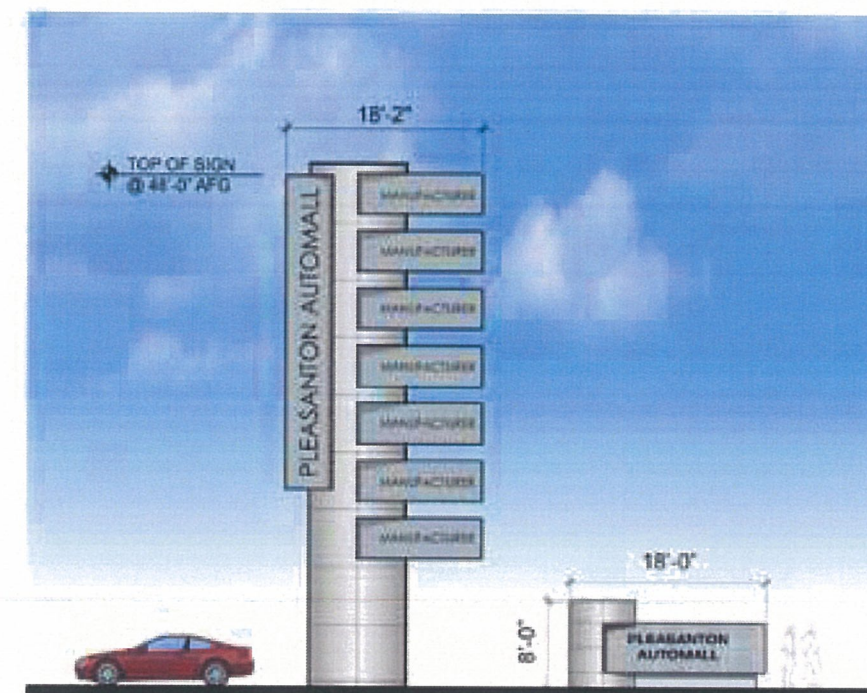
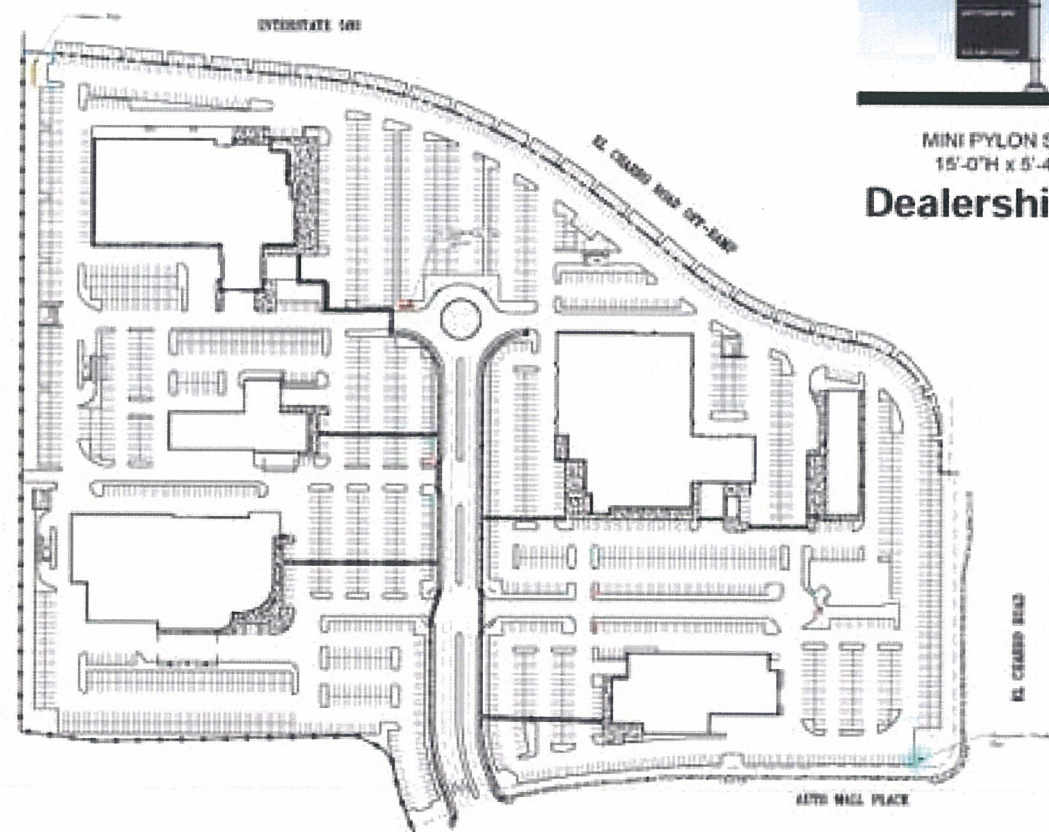
Freeway Sign Night Comparison

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MINI PYLON SIGN 15'-0"H x 5'-4"W
BMW PYLON SIGN 15'-0"H x 5'-4"W
INFINITI PYLON SIGN 15'-0"H x 5'-0"W
ACURA PYLON SIGN 15'-0"H x 5'-0"W
LEXUS PYLON SIGN 15'-0"H x 6'-8"W
MERCEDES PYLON SIGN 15'-0"H x 5'-10"W

Dealership Signs Typical



Freeway and Monument Signs Typical



PROJECT SIGNAGE SHEET 21

DATE: January 2009
REVISIONS:

Lexus



Boutique



Typical Lexus Exterior



Typical Lounge



Typical Interior Entry



Maintenance



Show Room

BMW



Typical BMW Exterior



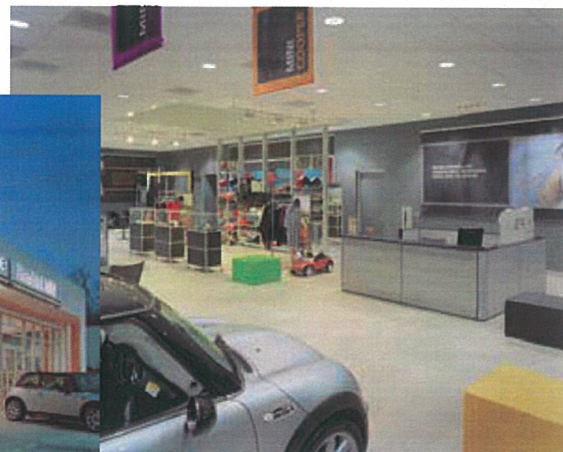
Typical BMW Exterior



Show Room



Show Room

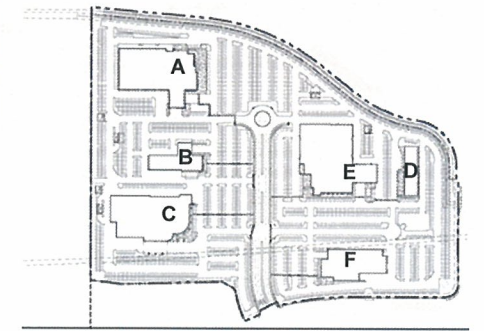


Show Room



Typical Mini Exterior

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PROJECT IMAGERY SHEET 22

DATE: January 2009
REVISIONS:



**Typical Fence at CalTrans
Right of Way**

Note:
Fencing to be reviewed and approved by CalTrans and subject
to change based on this process.



**Typical Wall at Proposed
Park/Detention Basin**

PLEASANTON AUTO MALL

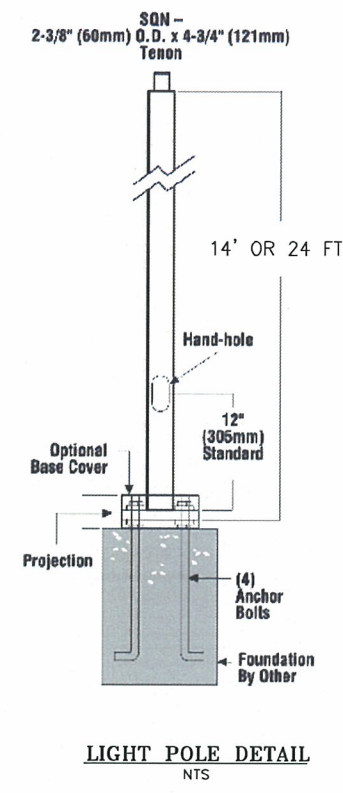
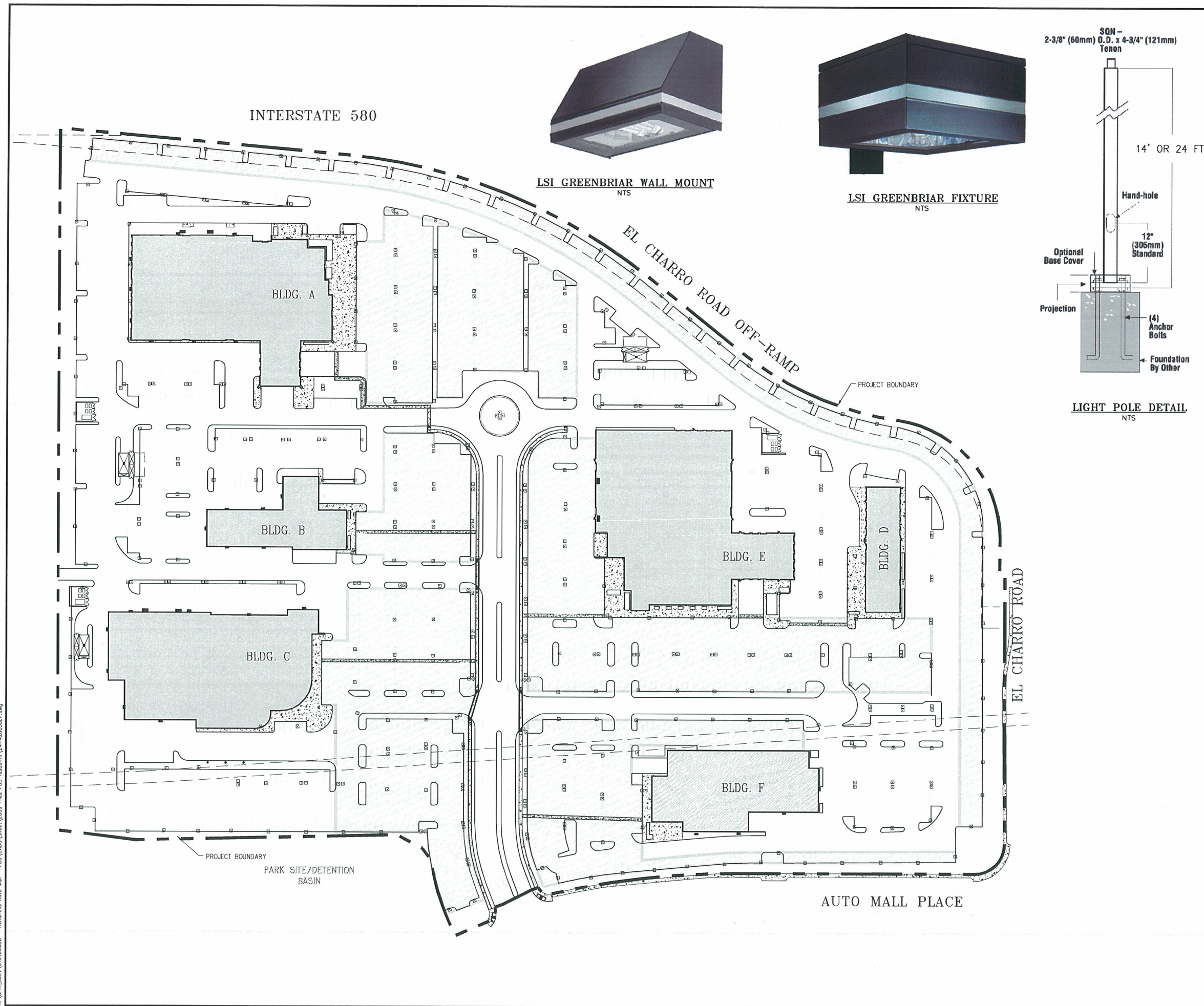


FENCING & WALLS SHEET 23

DATE: January 2009

REVISIONS:

PLEASANTON AUTO MALL



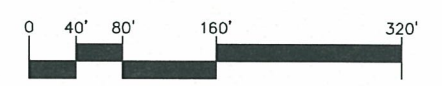
LEGEND

- SINGLE HEAD GREENBRIAR LIGHT FIXTURE
- D90° HEAD GREENBRIAR LIGHT FIXTURE
- D180° HEAD GREENBRIAR LIGHT FIXTURE
- LSI GREENBRIAR 250W METAL HALIDE - 14 FOOT POLE
- LSI GREENBRIAR 400W METAL HALIDE - 25 FOOT POLE
- LSI GREENBRIAR 1000W METAL HALIDE - 25 FOOT POLE
- LSI GREENBRIAR 175W METAL HALIDE - 14 FOOT WALL MOUNT
- DISPLAY AREA

LOCATION	ILLUMINANCE VALUES (FC)	
	AVERAGE	MAXIMUM
DISPLAY AREA	13	28
NON-PARKING AREA	3.5	10



PRELIMINARY LIGHTING PLAN SHEET 24



DATE: JANUARY 2009
REVISIONS:

Jan 29, 2009 - 8:59am - USER: hen.talanda
K:\GAK_DEV\015426030 - Hendricks Auto Mall - FCD\CAD\Sheet\2009 File: PLO resubmit\24-426030.P.dwg