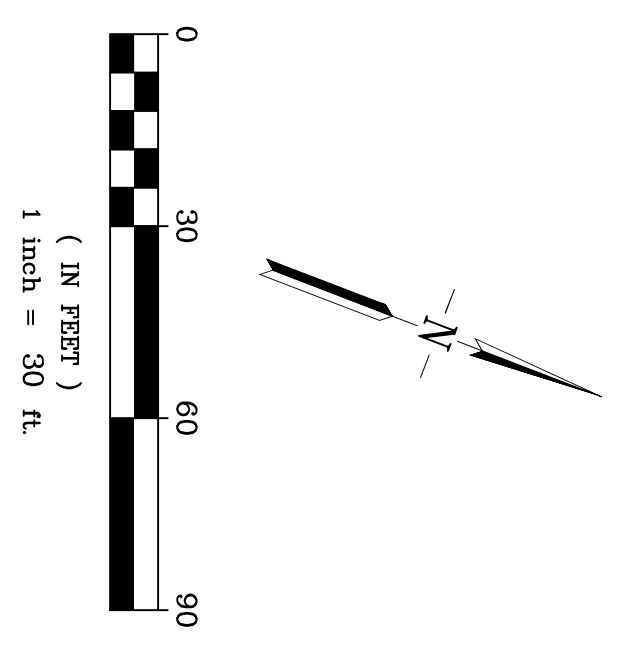


GROSS AREA - 5.91 ACRES
 APN: 941-2762-006

EXISTING CONDITIONS PLAN
5850 WEST LAS POSITAS BOULEVARD

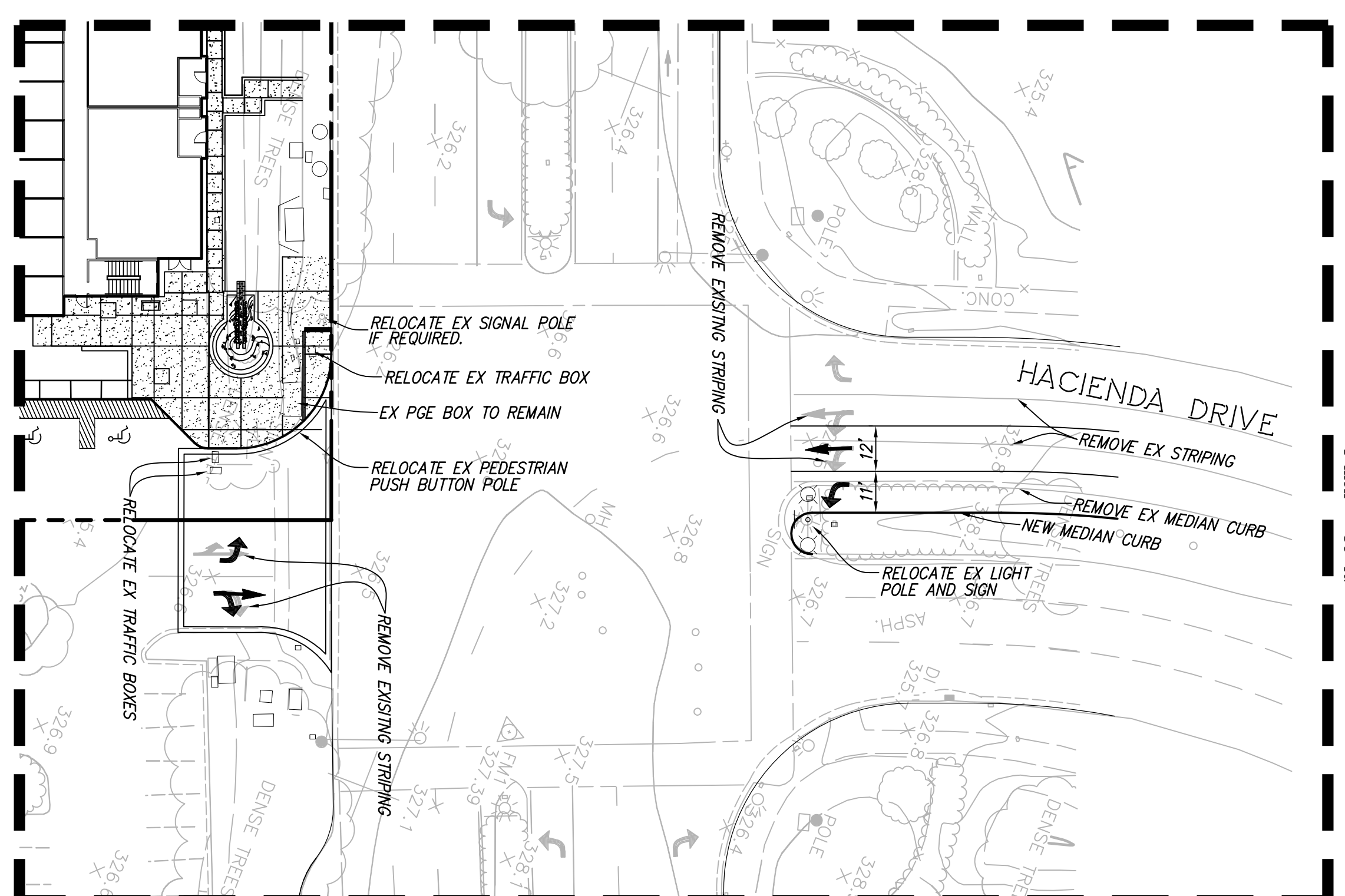
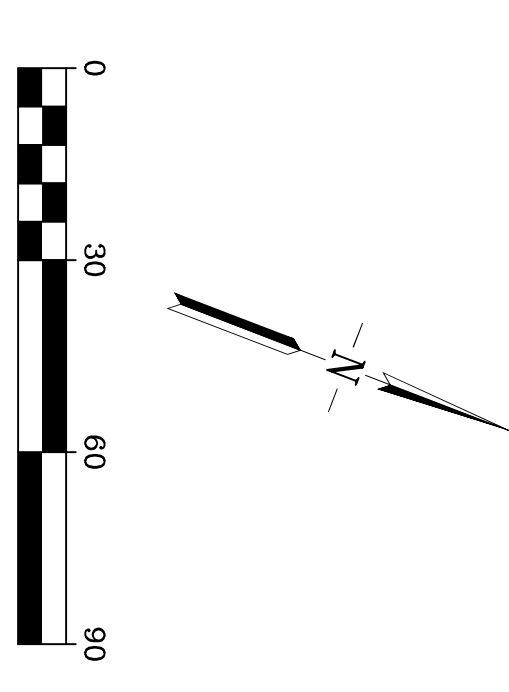
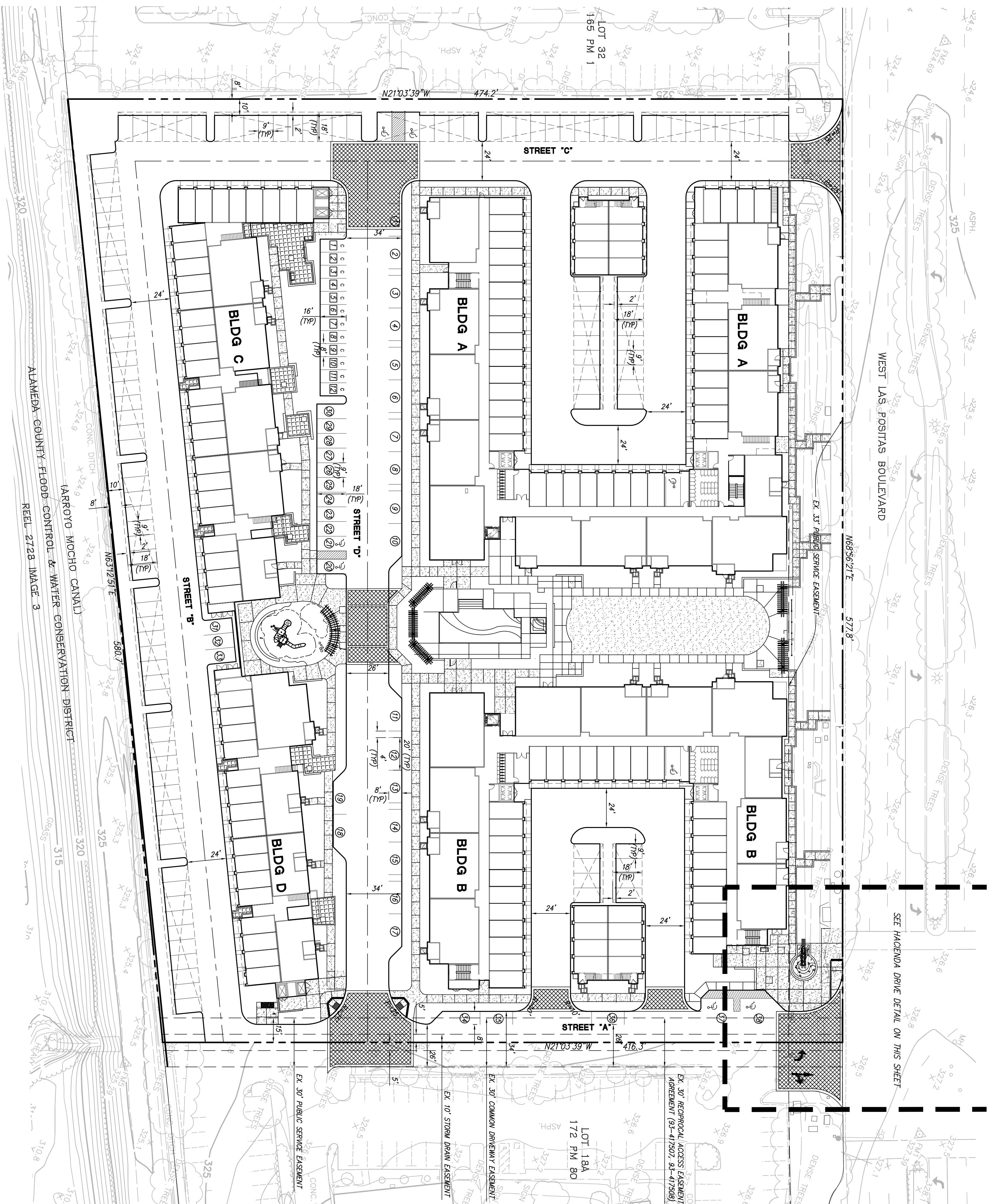
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: SHAC LAS POSITAS APARTMENTS LLC.



NO.	DATE	DESCRIPTION	BY

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-8300

DATE: JANUARY 24, 2014
 SHEET NO. **C-1.0**
 JOB NO.: 131045



LEGEND

- EXISTING STRIPING
- PROPOSED STRIPING

PRELIMINARY SITE PLAN

5850 WEST LAS POSITAS BLVD.

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR SHAC LAS POSITAS APARTMENTS LLC.

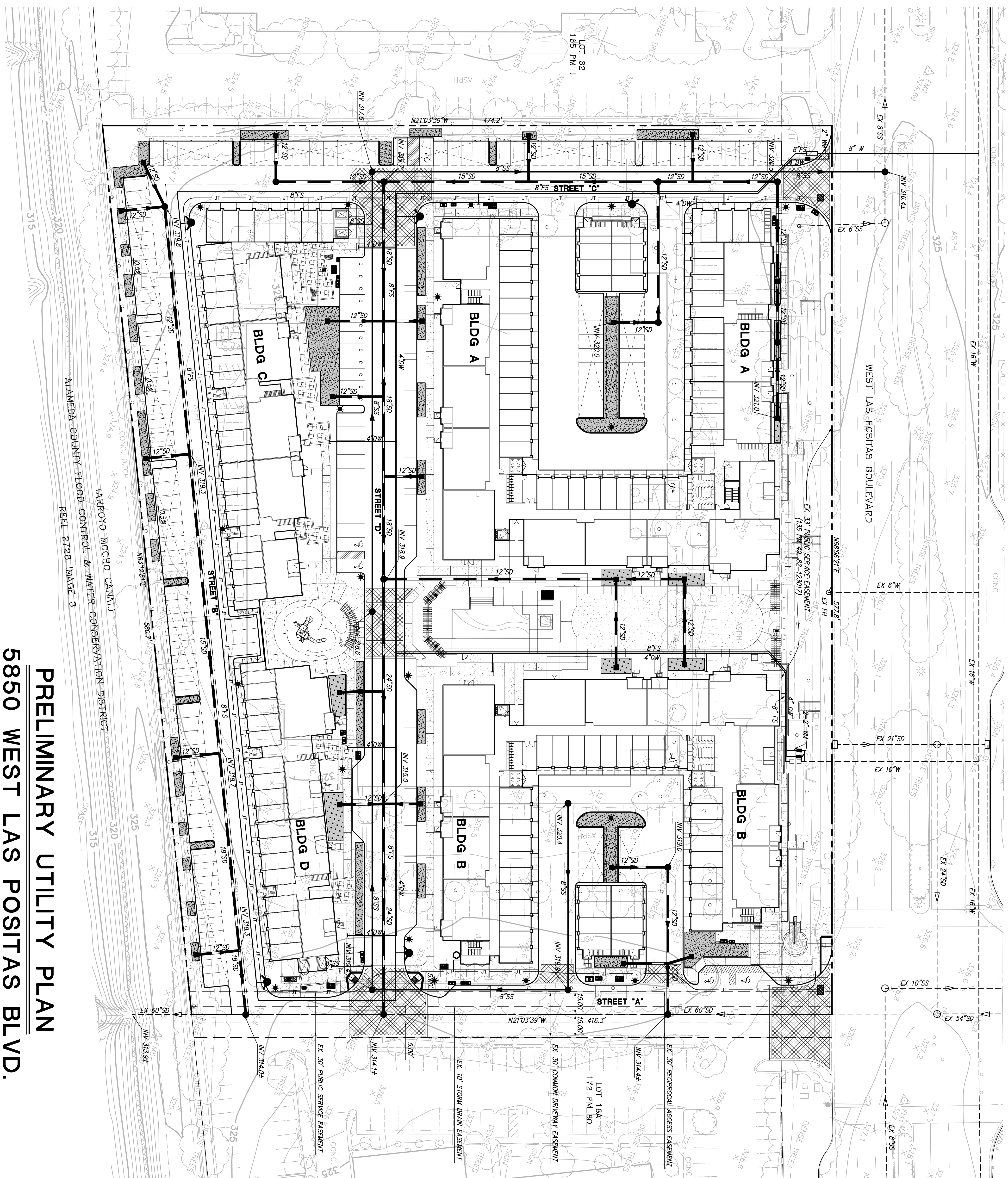
SUMMARY PARKING COUNT

GARAGE	130
CARPPOOL	124
ON-STREET	38
ON-STREET(COMPACT)	12
TOTAL	304

RJJA
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NO.	DATE	DESCRIPTION	BY

DATE: JANUARY 24, 2014
JOB NO.: 131045
SHEET NO.
C-2.0



PRELIMINARY UTILITY PLAN

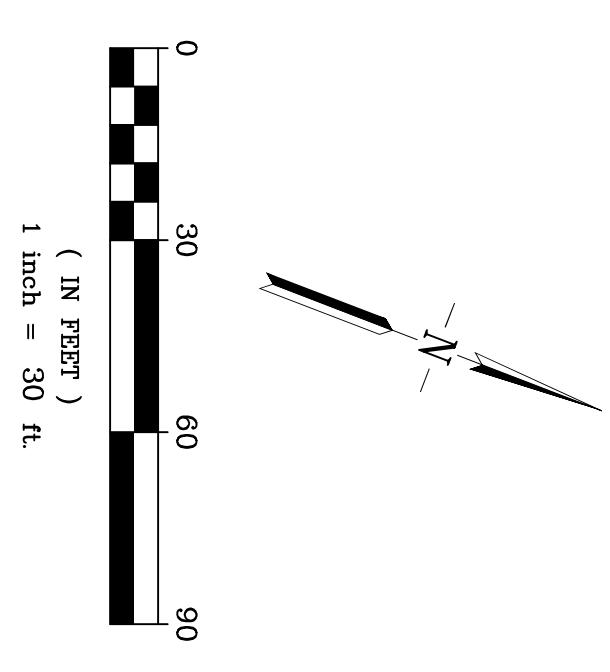
5850 WEST LAS POSITAS BLVD.


CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: SHAC LAS POSITAS APARTMENTS LLC.

- NOTE:
1. TRASH CAPTURE DEVICES SHALL BE INSTALLED AT DOWNSTREAM ENDS OF NEW STORM DRAINS PRIOR TO DISCHARGING INTO THE EXISTING 60" CITY STORM DRAIN PER THE CITY REQUIREMENTS.
 2. GREASE INTERCEPTORS SHALL BE INSTALLED FOR ALL TRASH ENCLOSURES.

LEGEND

DW DOMESTIC WATER
FS FIRE SERVICE
SD STORM DRAIN
SS SANITARY SEWER
JT JOINT TRENCH



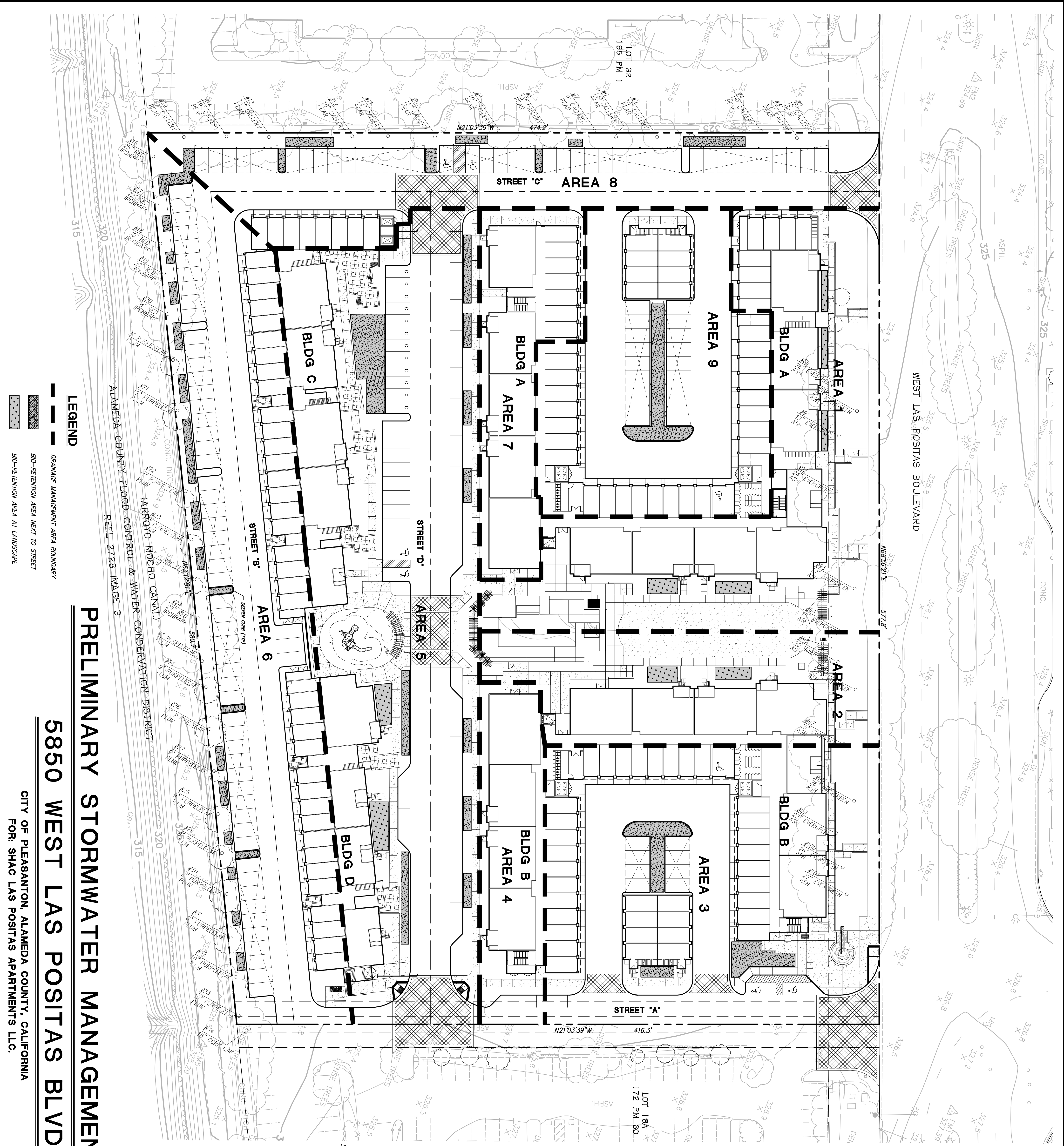
 RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 PHONE: (925) 227-9100 FAX: (925) 227-8300		NO.	DATE	DESCRIPTION	BY

DATE: JANUARY 24, 2014

JOB NO.: 131045

SHEET NO.

C-5.0



LEGEND

- DRAINAGE MANAGEMENT AREA BOUNDARY
- BIO-RETENTION AREA NEXT TO STREET
- BIO-RETENTION AREA AT LANDSCAPE

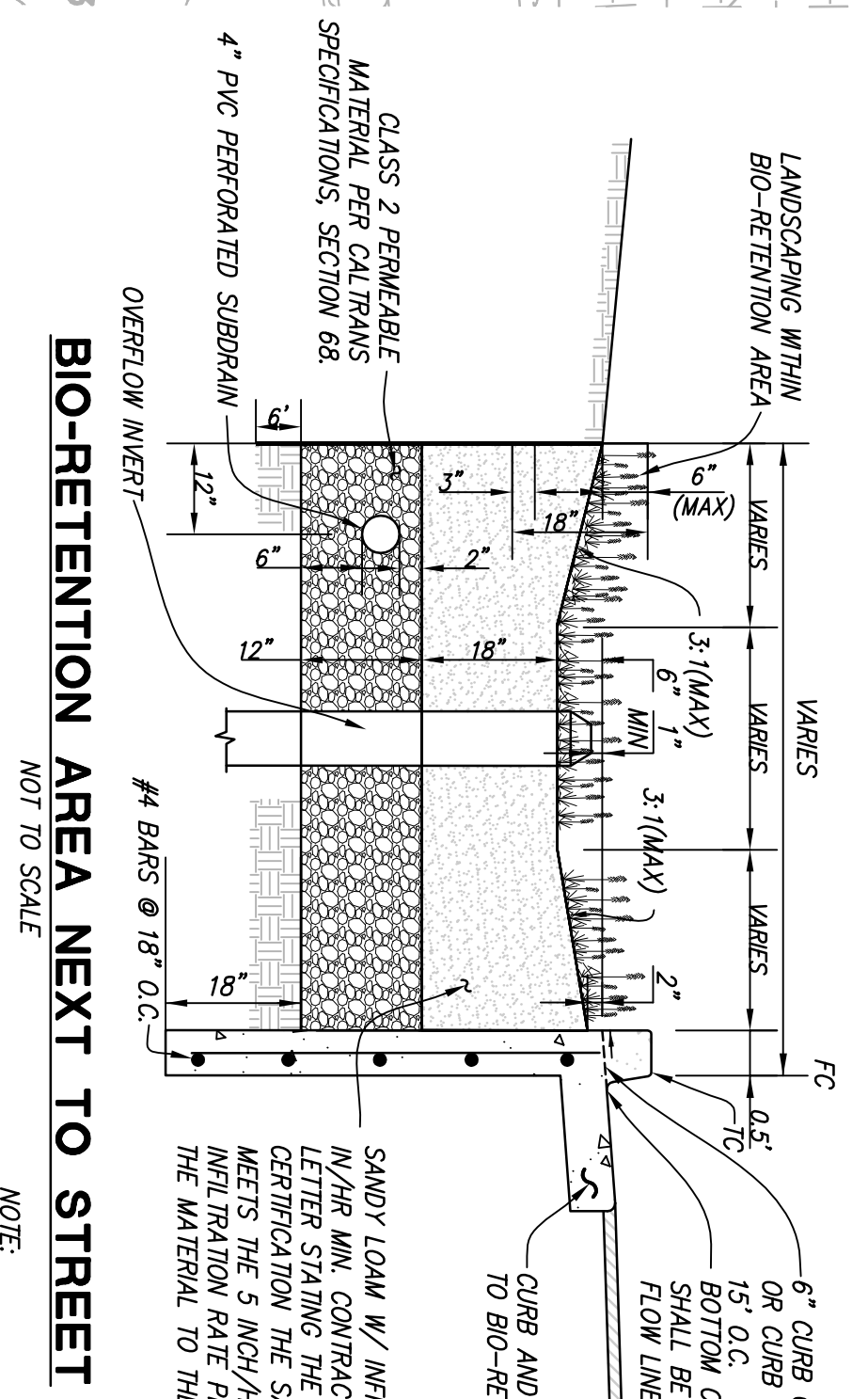
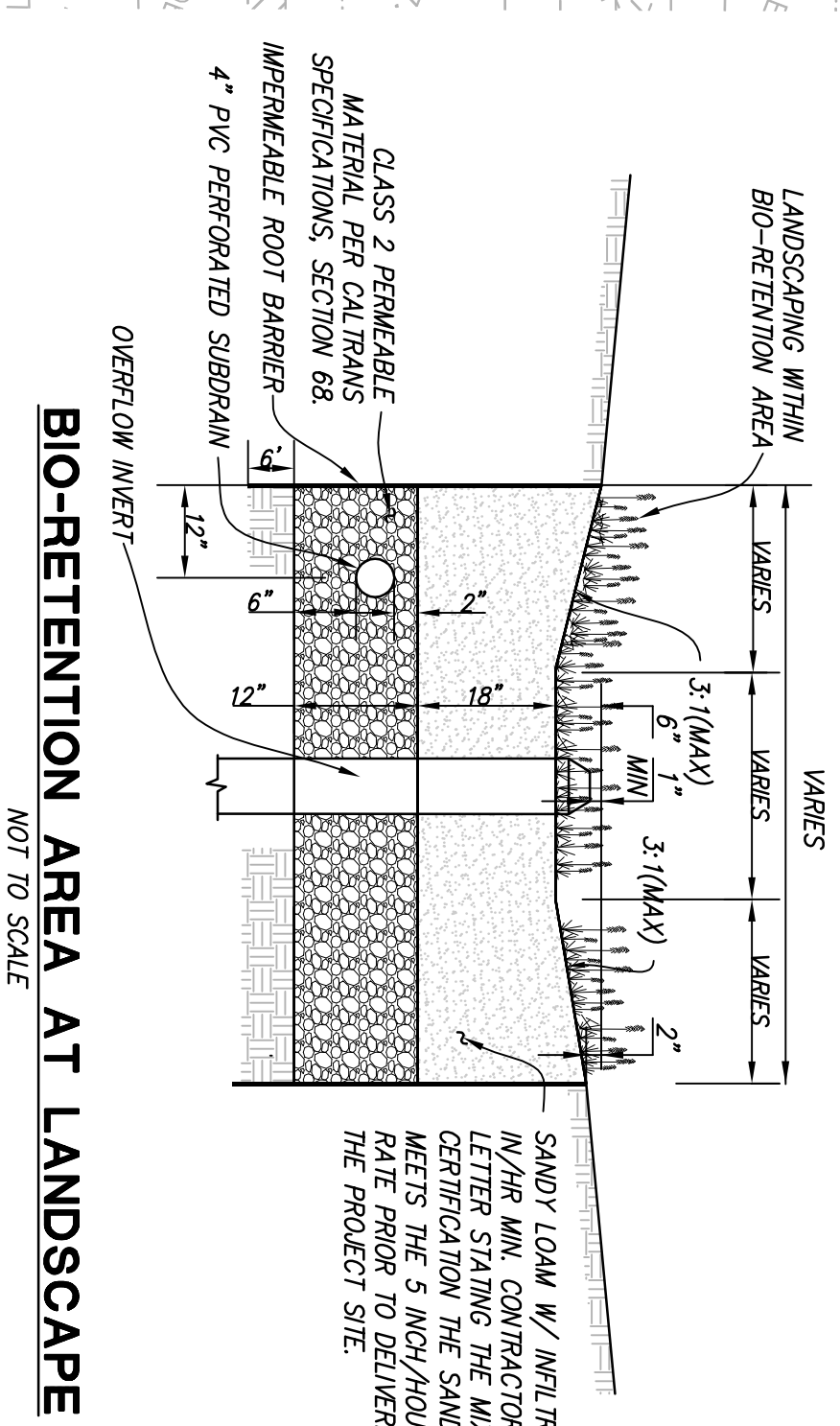
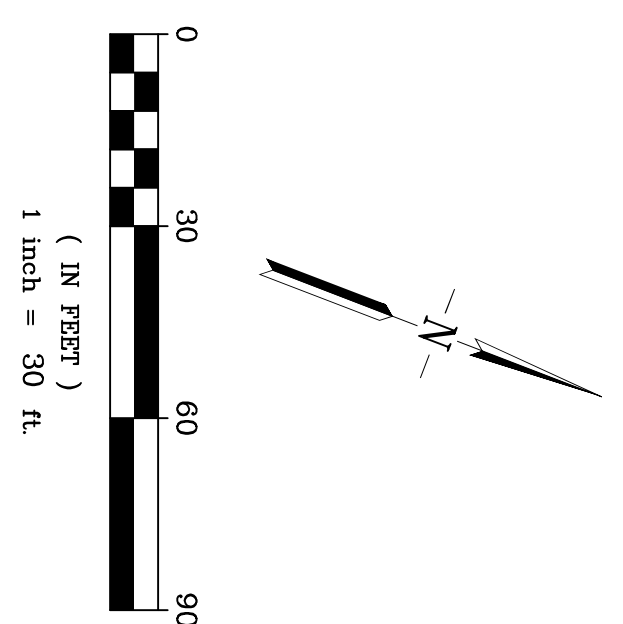
PRELIMINARY STORMWATER MANAGEMENT PLAN

5850 WEST LAS POSITAS BLVD.

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: SHAC LAS POSITAS APARTMENTS LLC.

STORMWATER TREATMENT CALCULATION

AREA ID	SURFACE AREA (SF)	IMPERVIOUS AREA (SF)	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA (SF)	AREA AS PROVIDED (SF)
AREA 1	15,584	15,584	BIO RETENTION	0.04	623	696
AREA 2	6,720	6,720	BIO RETENTION	0.04	269	300
AREA 3	35,157	35,157	BIO RETENTION	0.04	1,406	1,406
AREA 4	7,980	7,980	BIO RETENTION	0.04	319	333
AREA 5	57,200	57,200	BIO RETENTION	0.04	2,288	3,000
AREA 6	34,505	34,505	BIO RETENTION	0.04	1,380	1,424
AREA 7	11,950	11,950	BIO RETENTION	0.04	478	555
AREA 8	19,663	19,663	BIO RETENTION	0.04	787	931
AREA 9	26,500	26,500	BIO RETENTION	0.04	1,060	1,060



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DATE: JANUARY 24, 2014

JOB NO.: 131045

SHEET NO. **C-6.0**