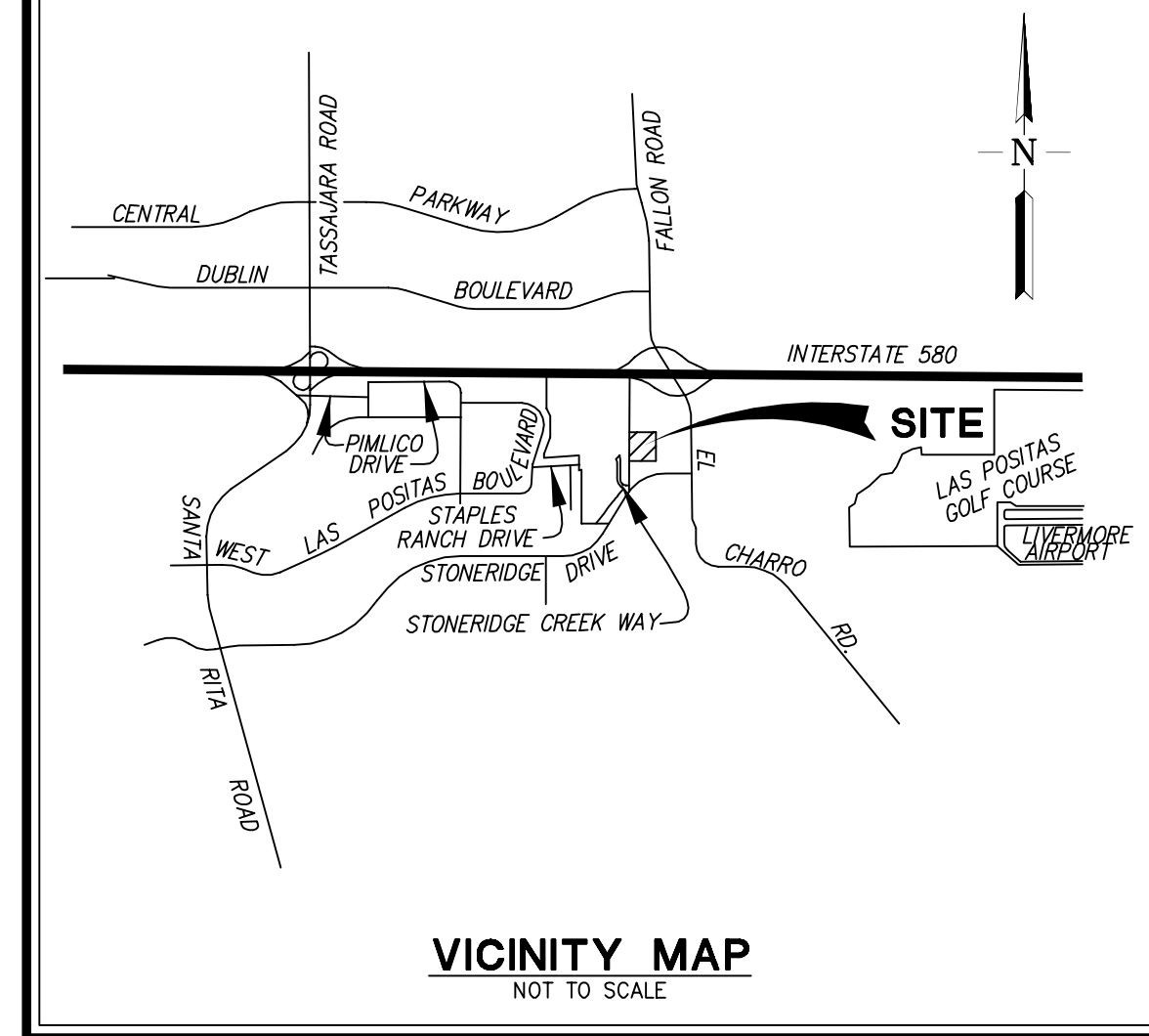


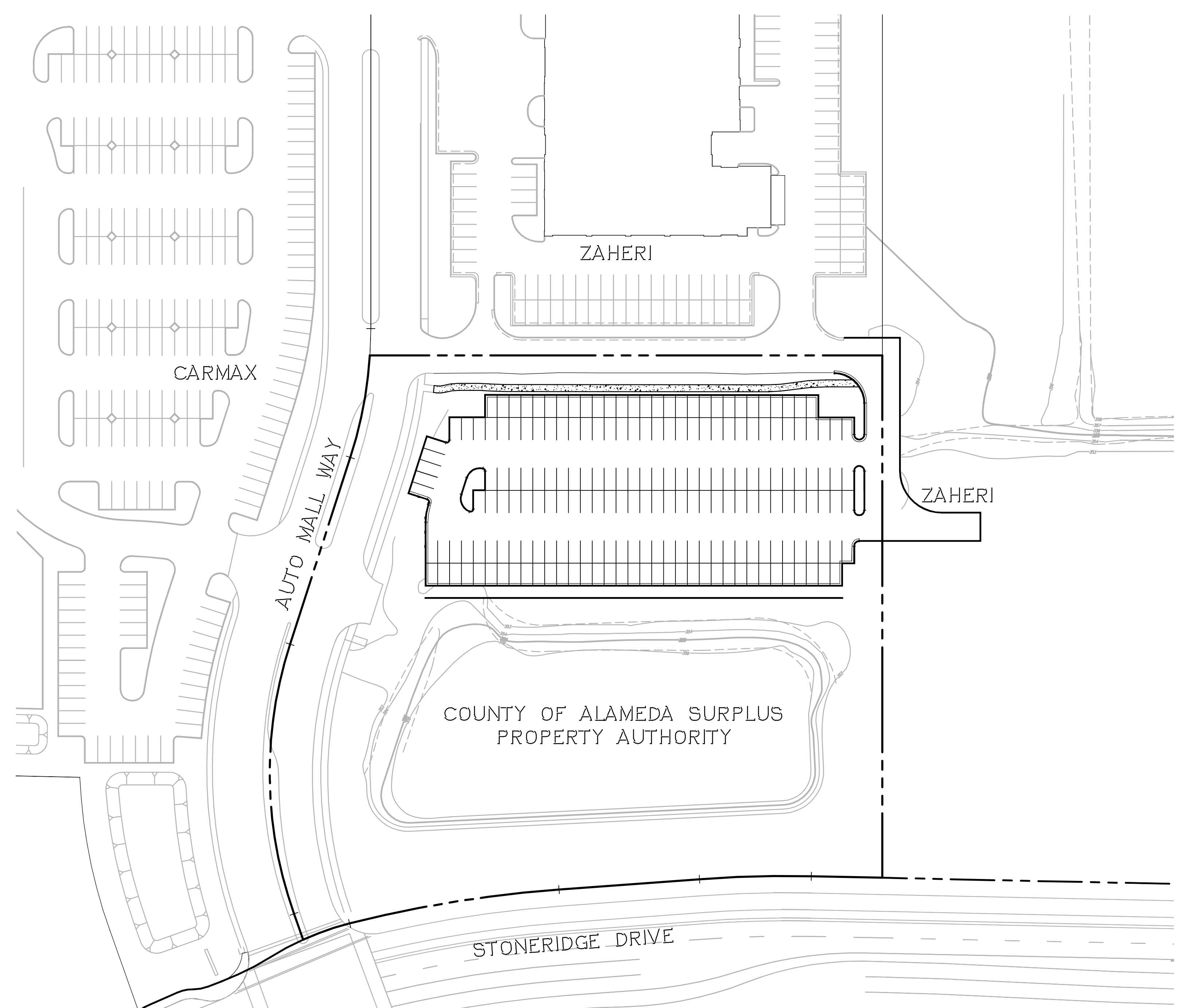
PUD SUBMITTAL

PLEASANTON DEALERSHIP-PARKING LOT

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX 12" SD
---	SANITARY SEWER	EX 12" SS
---	POTABLE WATER	EX 12" W
---	RECYCLED WATER	EX 8" WR
---	CURB & GUTTER	EX FC
---	SAWCUT	---
---	SIDEWALK	---
---	EARTH OR GRASS SWALE	---
---	VALLEY GUTTER	---
□	STORM WATER INLET	□
□	DROP INLET	□
○	AREA DRAIN	○
●	BUBBLE UP	●
○	MANHOLE	○
○	SANITARY SEWER CLEAN OUT	○
○	SANITARY SEWER LATERAL	○
○	FIRE HYDRANT	○
○	BLOW OFF	○
□	WATER SERVICE WITH METER BOX	□
□	BACKFLOW DEVICE	□
□	WATER VALVE	□
□	AIR RELEASE VALVE	□
□	POST INDICATOR VALVE	□
□	FIRE DEPARTMENT CONNECTION	□
□	SINGLE ARM STREET LIGHT	□
□	DOUBLE ARM STREET LIGHT	□
□	POST TOP LIGHT	□
□	PEDESTRIAN LIGHT	□
□	MONUMENT	□
□	TRAFFIC SIGN	□
□	STREET NAME SIGN	□
---	FENCE	---
---	BARRICADE	---
---	CURB RAMP	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	NEW ASPHALT PAVEMENT	---
---	BIO-RETENTION AREA IN LANDSCAPE AREA	---
---	BIO-RETENTION AREA ADJACENT TO SIDEWALK	---
---	BIO-RETENTION AREA IN RAISED PLANTER	---
---	SILVA CELL	---
---	IRRIGATION SLEEVE	---
---	THRU CURB DRAIN	---



ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
BC	BEGINNING OF CURVE
BO	BLOWOFF
BW	BOTTOM OF WALL
CL	CENTER LINE
COMM	COMMUNICATION
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
EAE	EMERGENCY ACCESS EASEMENT
EC	END OF CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FIRE SERVICE
FW	FIRE WATER
GE	GARAGE ELEVATION
GB	GRADE BREAK
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
INV	INVERT ELEVATION
LF	LINEAR FOOT
LP	LOW POINT
MAX	MAXIMUM
ME	MAINTENANCE EASEMENT
MH	MANHOLE
MIN	MINIMUM
P	PAD ELEVATION
P/AE	PUBLIC ACCESS EASEMENT
PAV	PAVEMENT
PCC	POINT OF COMPOUND CURVATURE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PMAE	PRIVATE MAINTENANCE ACCESS EASEMENT
PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
PRC	POINT OF REVERSE CURVE
PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SNS	STREET NAME SIGN
SL	STREET LIGHT
STA	STATION
STD	STANDARD
SWI	STORM WATER INLET
SWK	SIDEWALK
SSE	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TMC	TOP OF MOUNTABLE CURB
TRW	TOP OF RETAINING WALL
TW	TOP OF WALL
TYP	TYPICAL
WR	RECYCLED WATER
W	WATER LINE
WLE	WATER LINE EASEMENT

LOCATION MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS PLAN
C1.0	PRELIMINARY SITE PLAN
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER TREATMENT PLAN
C5.0	PRELIMINARY FIRE TURNING PLAN

PUD-123
RECEIVED May 15, 2017
EXHIBIT B
Planning Commission Work Session

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: 4/24/2017

SHEET NO.

C0.0

C:\J082013\31095\CAD FILES\PLANNING LOT102-PLAN\DWG\102-PLAN\102-PLAN-131095.DWG 4/24/2017 6:19:26 PM WJESSE WA

May 11, 2017

Mr. Adam Weinstein
Planning Manager
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Re: Staples Ranch – Pleasanton Dealership – Chrysler Dodge Jeep, Pleasanton, California

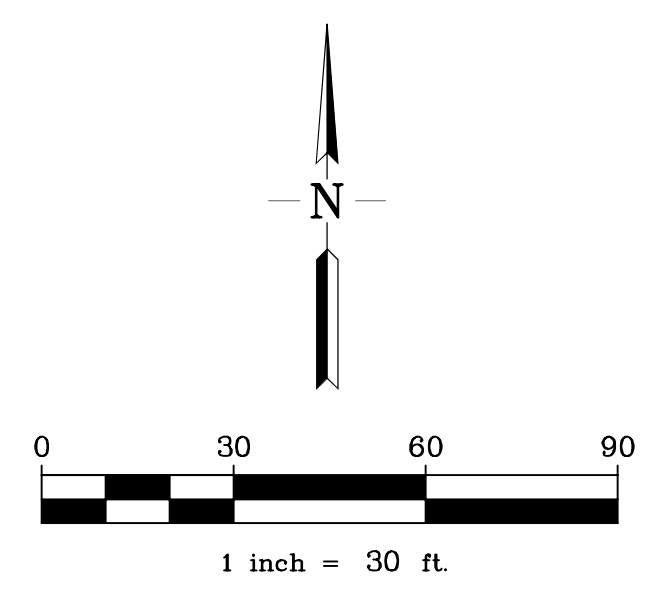
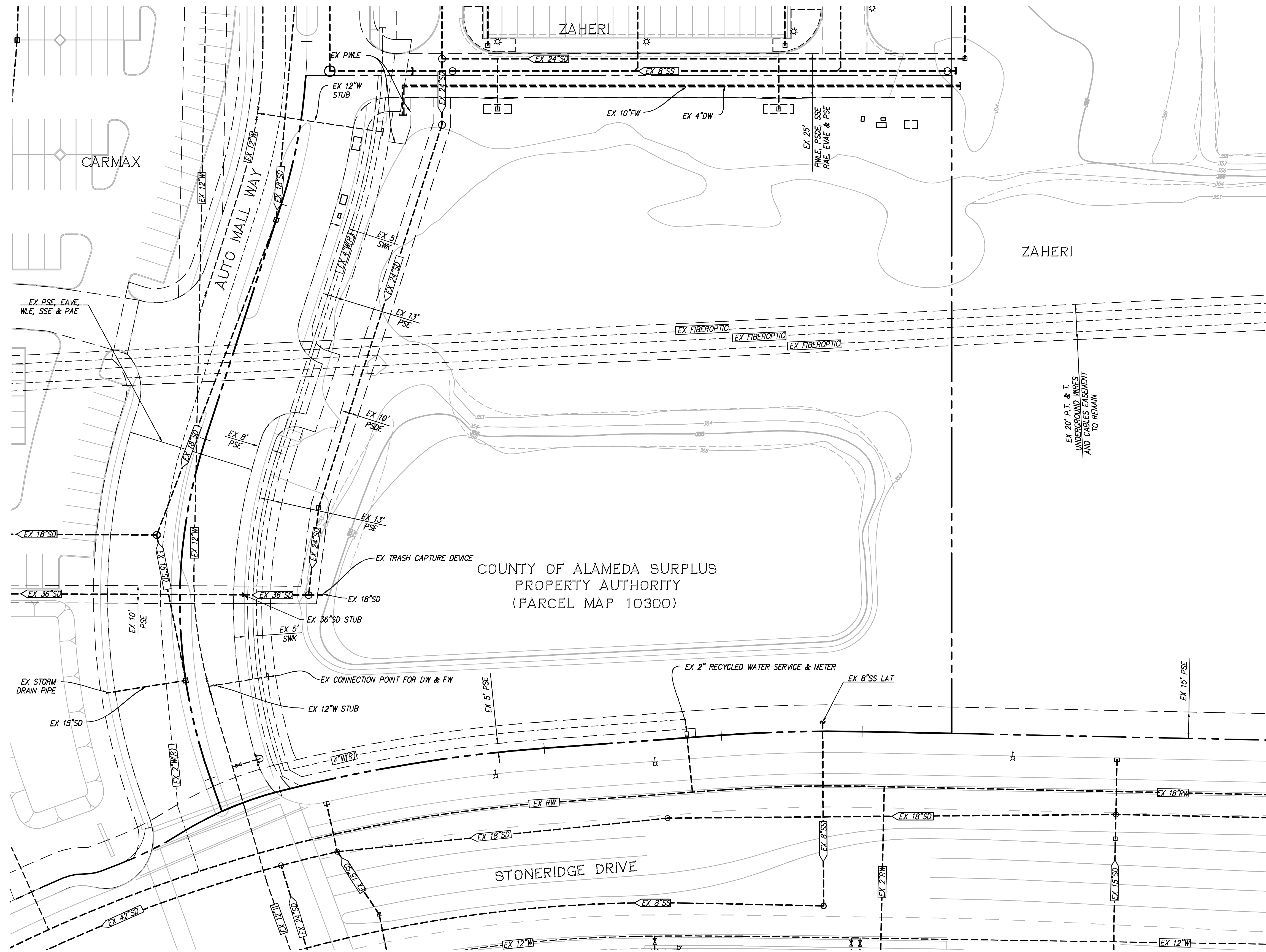
Dear Adam:

Per your request in addition to submittal of the PUD drawings for the additional 201 display vehicles spaces that will be on the south of the existing Chrysler Dodge Jeep dealership. We also included a site plan showing the whole site with the addition of proposed plan for future development of the adjacent dealership. These additional 201 parking spaces will serve the existing dealership until the future dealership on Lot 2 is constructed which at that point the two dealerships will separate the parking spaces. The last two rows on the South side of the additional parking will serve the future development of the dealership. There will be a total of 71 out of 201 parking spaces given to the new development.

The proposed building on Lot 2 shown on this site plan is approximately 14,200 square feet with service department of 4,200 SF and a 2-story showroom/office of 10,000 SF. The dealership on Lot 2 will have its own 17 visitor parking stalls and 18 employee stalls while the remaining display parking stalls will be added to the total parking as mentioned above. There will be a total of 200 parking for the proposed future dealership which includes 17 visitor parking, 18 employee parking, 71 parking from the additional parking by Chrysler and remaining of 94 display/service parking. For your reference, we have included a proposed site plan design with the location of the building, parking stalls and potential circulation strategy.

Best,

Mathew Zaheri



EXISTING CONDITIONS PLAN
PLEASANTON DEALERSHIP-PARKING LOT

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: ASE CONSTRUCTION MANAGEMENT

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

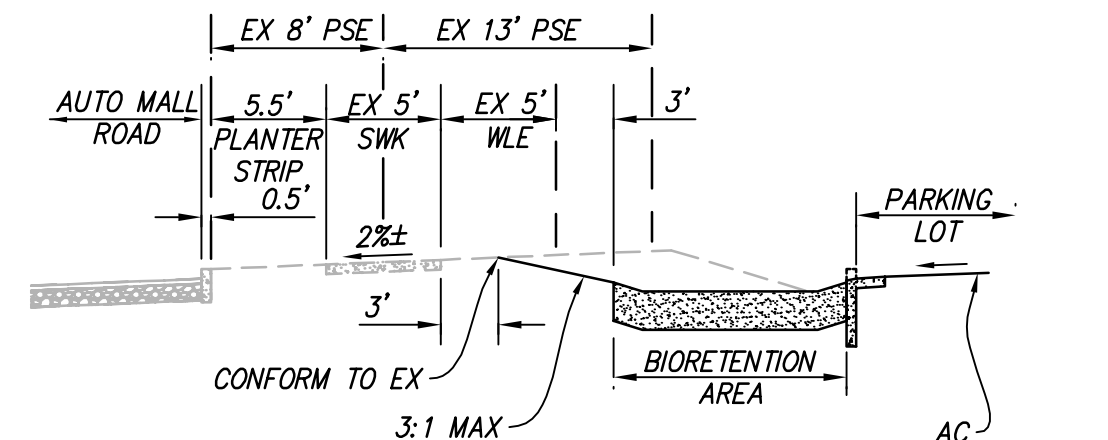
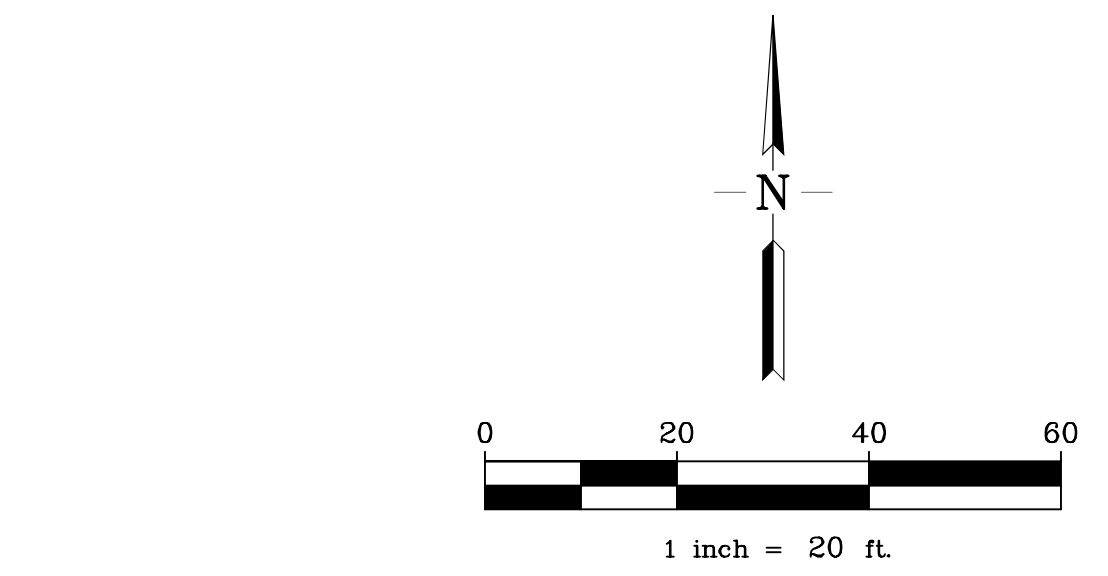
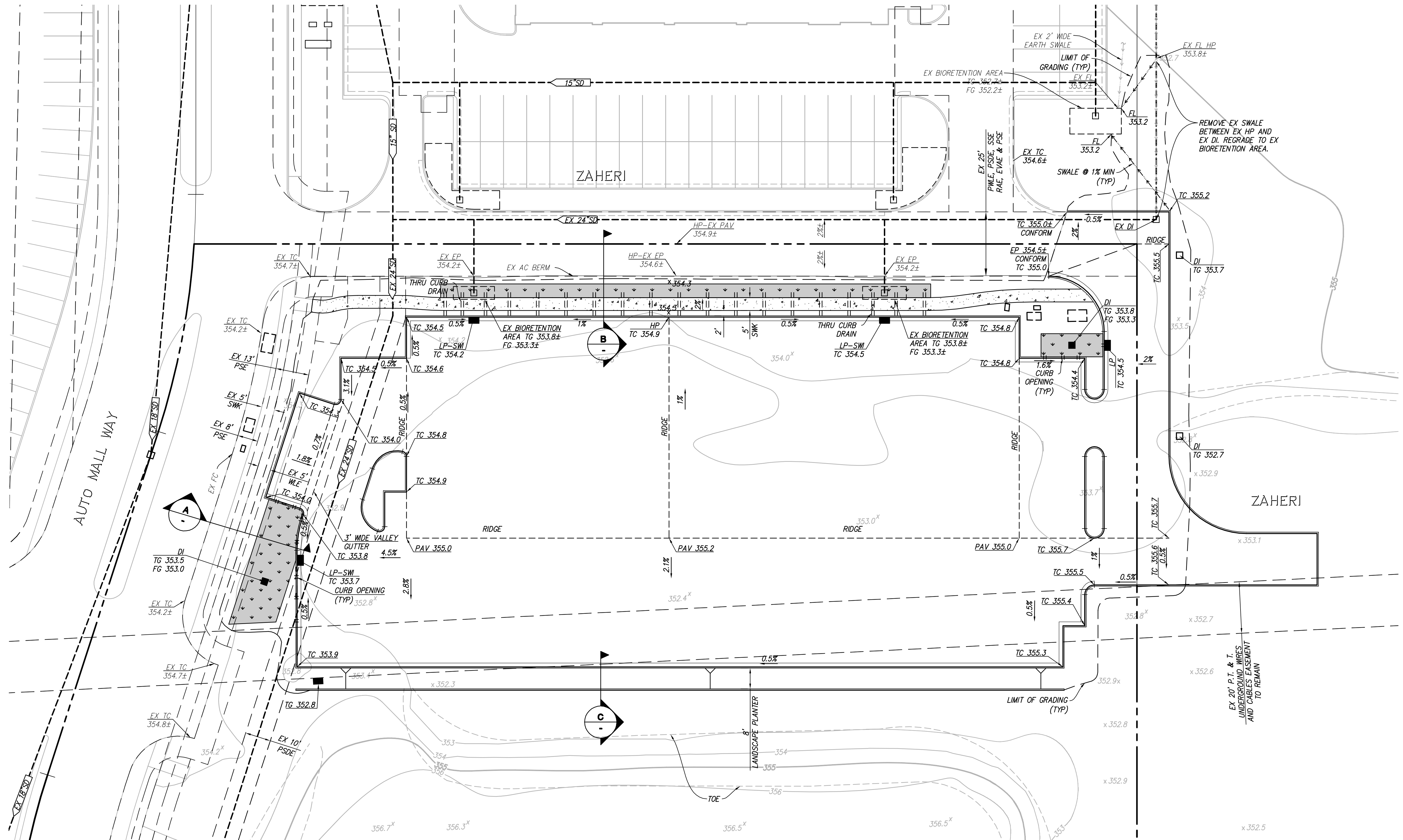
DATE: 4/24/2017

JOB NO.: 131095

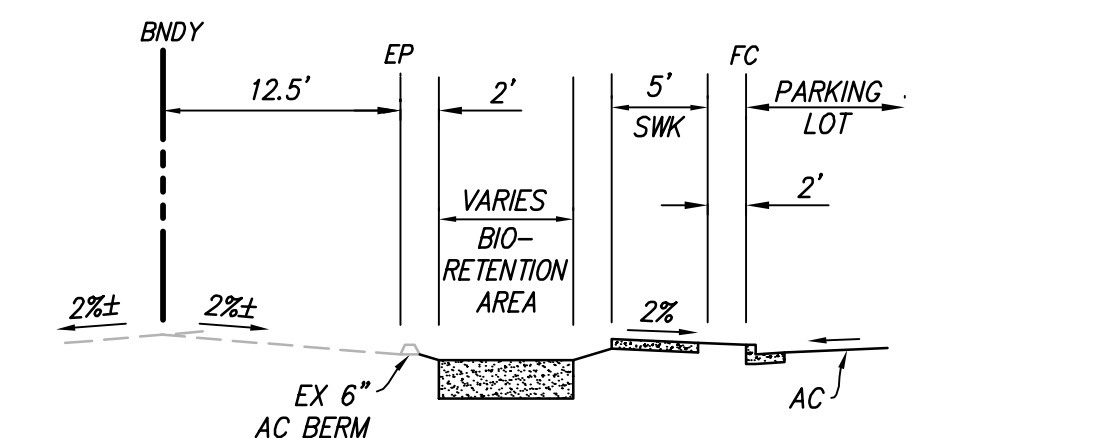
SHEET NO.
C0.1

© 2017 RJA. ALL RIGHTS RESERVED. DATE PLOTTED: 4/24/2017 8:16:05 PM. JESSE, MA

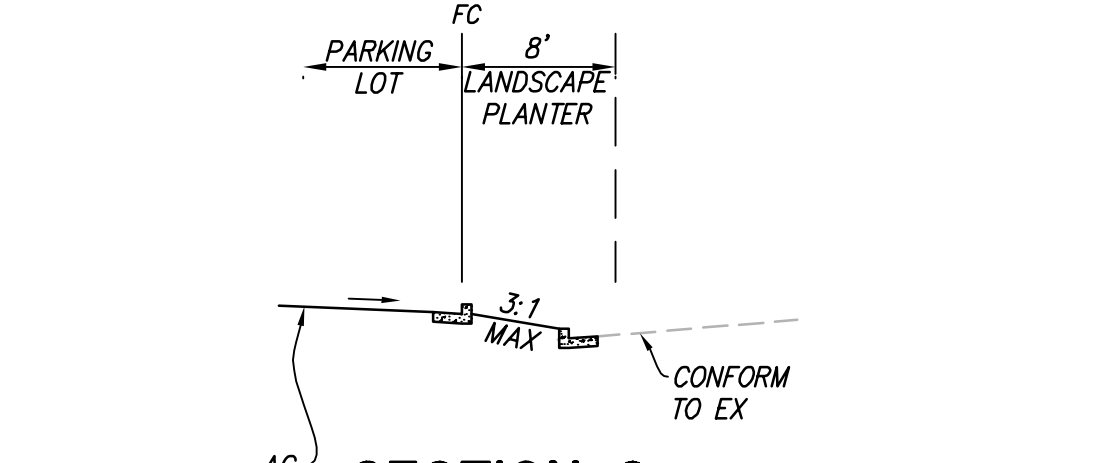
G:\JOB2013\131095\CAD FILES\PLANNING LOT102-PLANNING\PL102.000D-131095.DWG 4/24/2017 8:15:47 AM WESSE MA



SECTION A
NOT TO SCALE




SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE

PRELIMINARY GRADING AND DRAINAGE PLAN PLEASANTON DEALERSHIP-PARKING LOT

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ASE CONSTRUCTION MANAGEMENT



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

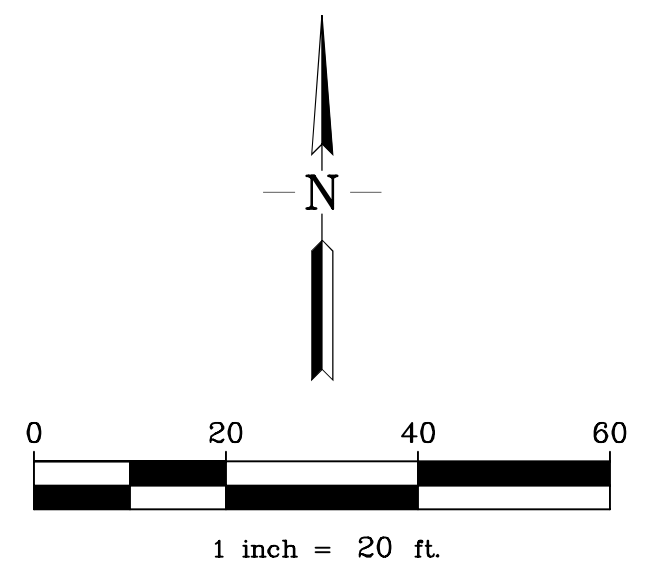
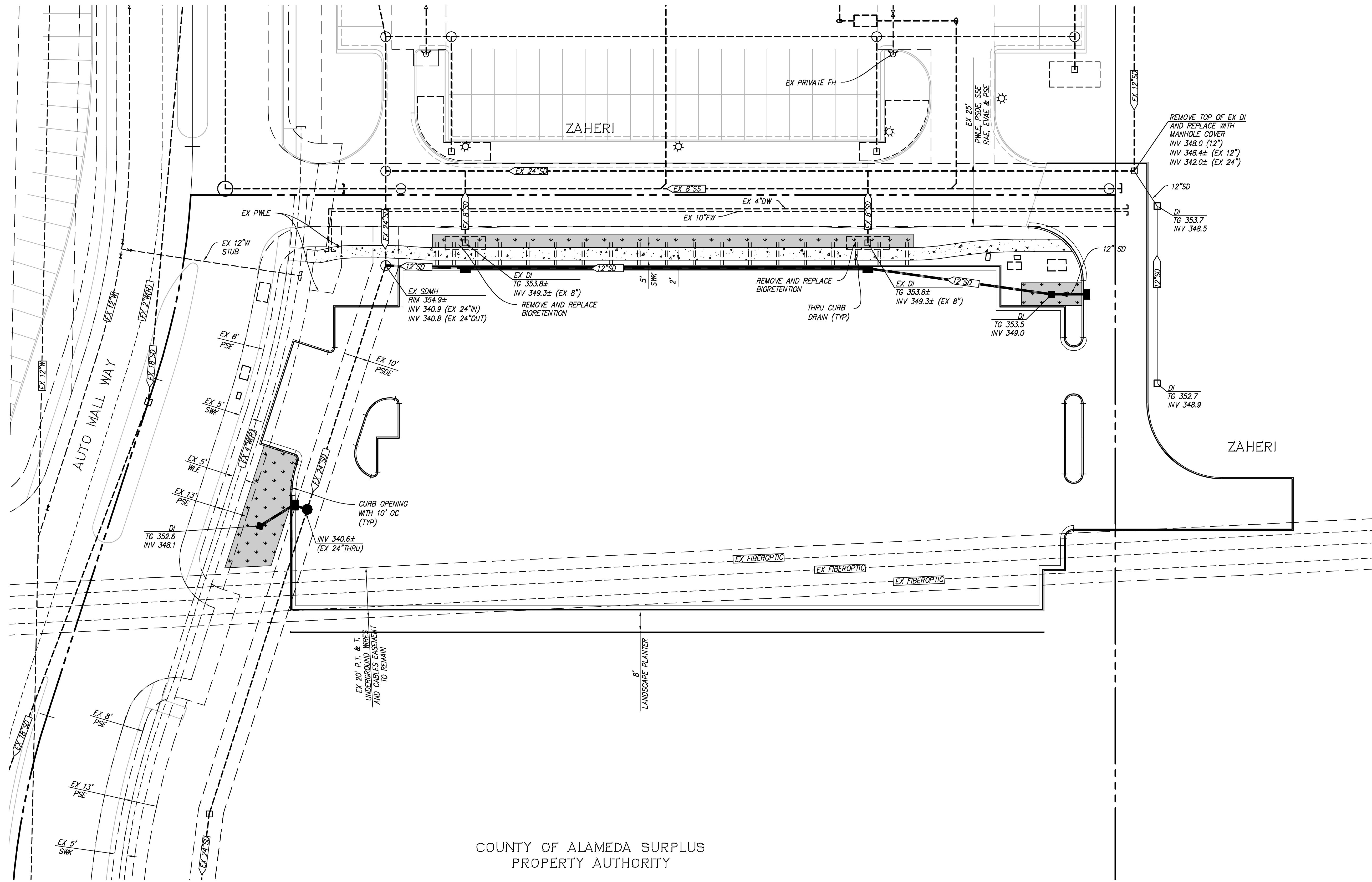
NO.	DATE	DESCRIPTION	BY

DATE: 4/24/2017

SHEET NO.

C2.0


JOB NO.: 131095



COUNTY OF ALAMEDA SURPLUS
PROPERTY AUTHORITY

PRELIMINARY UTILITY PLAN PLEASANTON DEALERSHIP-PARKING LOT

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ASE CONSTRUCTION MANAGEMENT



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

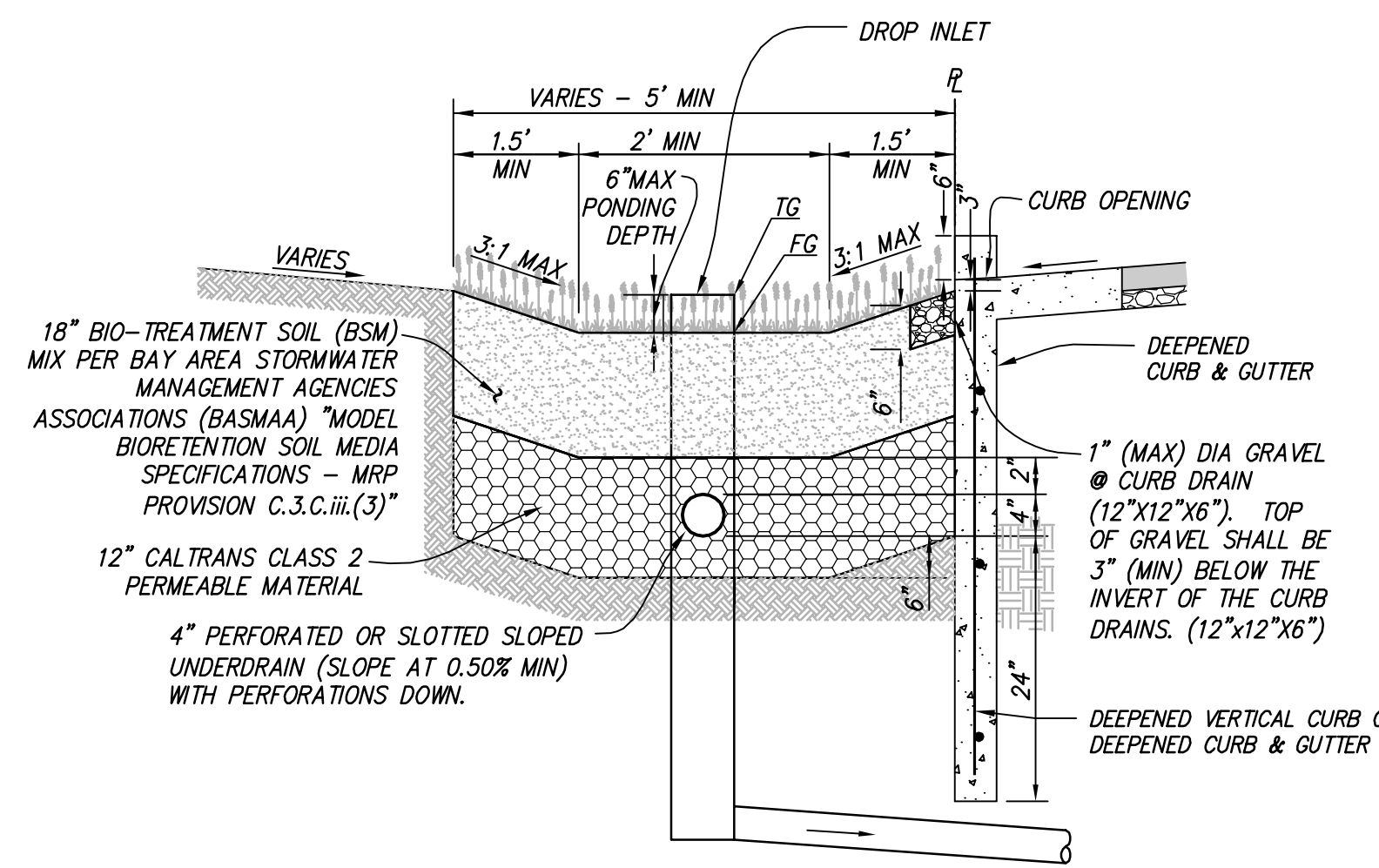
DATE: 4/24/2017

SHEET NO.

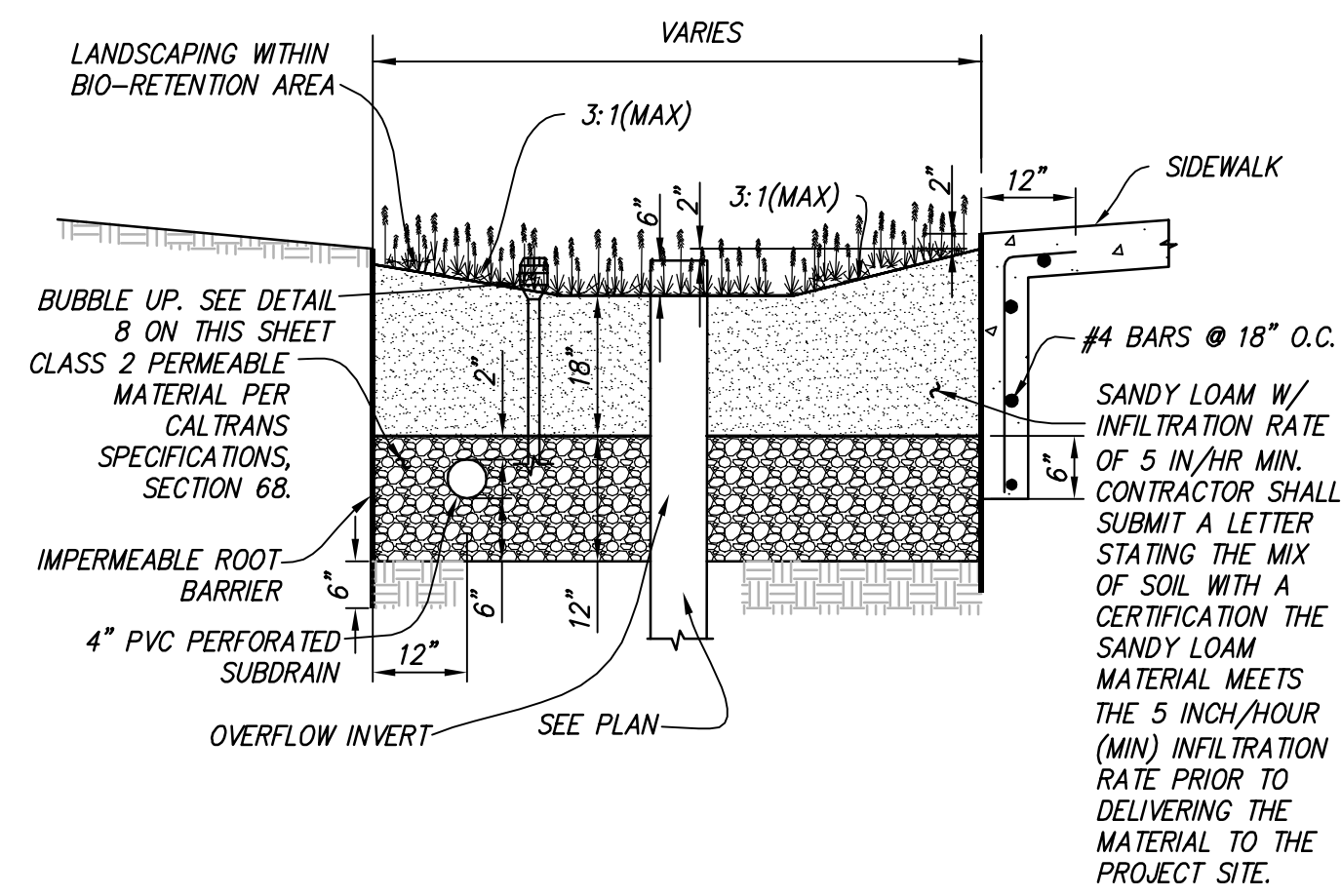
JOB NO.: 131095

C3.0

G:\JOB2013\131095\CAD FILES\PLANNING LOT102-PLANING\PL\CL\OUT-131095.DWG 4/21/2017 6:16:09 PM JESSE MA

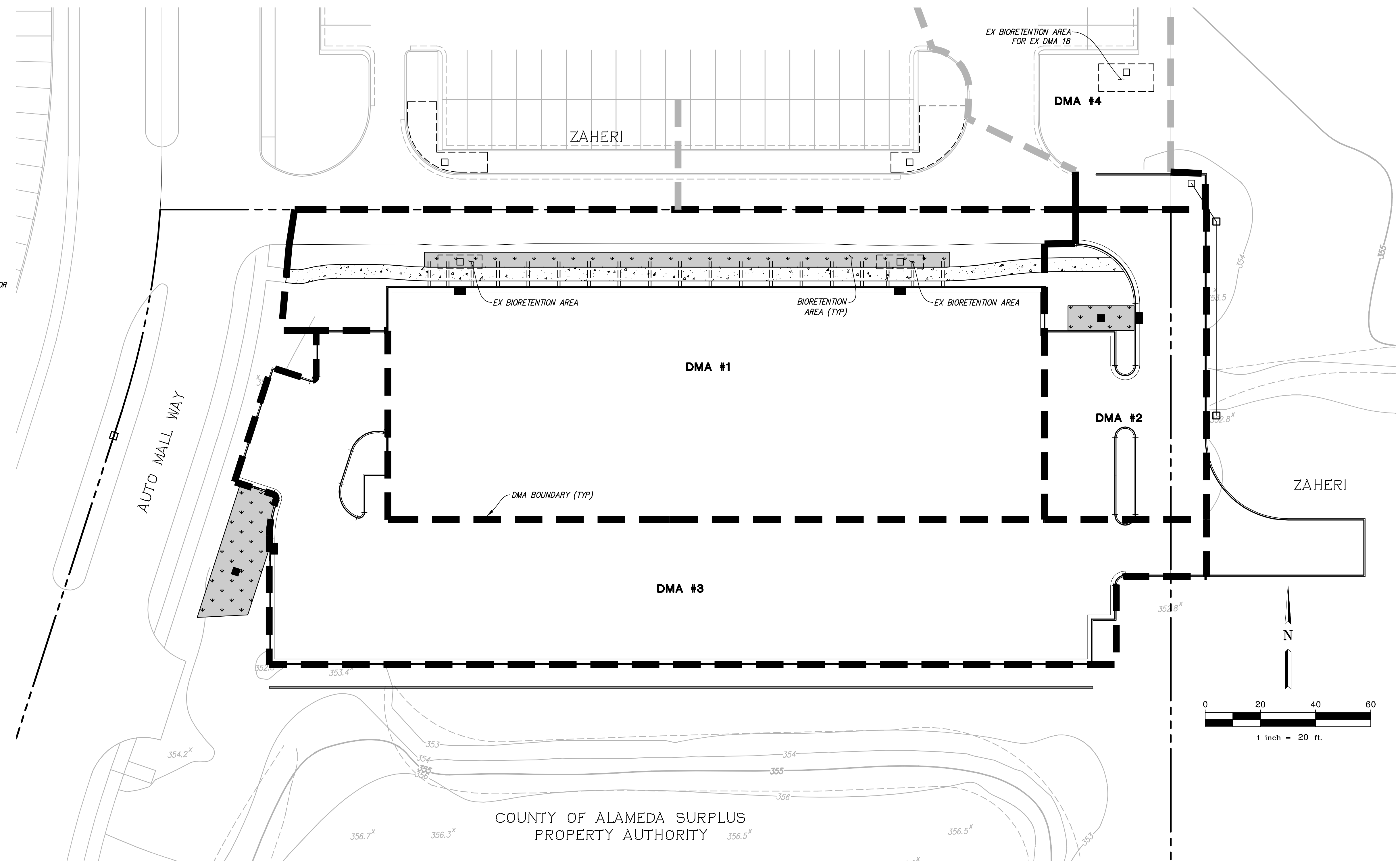


1 BIORETENTION AREA
NOT TO SCALE



NOTE: CLEANOUT SHALL BE INSTALLED AT THE END OF THE 4" PVC PERFORATED SUBDRAIN

2 BIORETENTION AREA ADJACENT TO SIDEWALK
NOT TO SCALE



STORMWATER TREATMENT CALCULATION

DMA	SURFACE	EFFECTIVE IMPERVIOUS AREA (SF)	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS PROVIDED (SF)	BIORETENTION DETAIL
DMA #1	PAVING	25,464	BIO RETENTION	0.04	1,020	1,021	SEE NOTE 1 BELOW & DETAIL 2 THIS SHEET
DMA #2	PAVING	5,310	BIO RETENTION	0.04	213	216	DETAIL 1 THIS SHEET
DMA #3	PAVING	19,380	BIO RETENTION	0.04	775	785	DETAIL 1 THIS SHEET
DMA #4	PAVING	4,166	BIO RETENTION	0.04	167	204	SEE NOTE 1 & 2 BELOW

NOTES

- REFER TO IMPROVEMENT PLANS FOR LOT 2 OF PM 10257 (PLEASANTON DEALERSHIP DODGE JEEP) FOR EXISTING BIORETENTION AREA INFORMATION AND DETAILS.
- EX BIORETENTION AREA FOR EX DMA 18 HAS EXTRA 62 SF OF SURFACE TREATMENT AREA THAT CAN TREAT IMPERVIOUS AREA FOR DMA 18-1.

PRELIMINARY STORMWATER TREATMENT PLAN
PLEASANTON DEALERSHIP-PARKING LOT

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ASE CONSTRUCTION MANAGEMENT

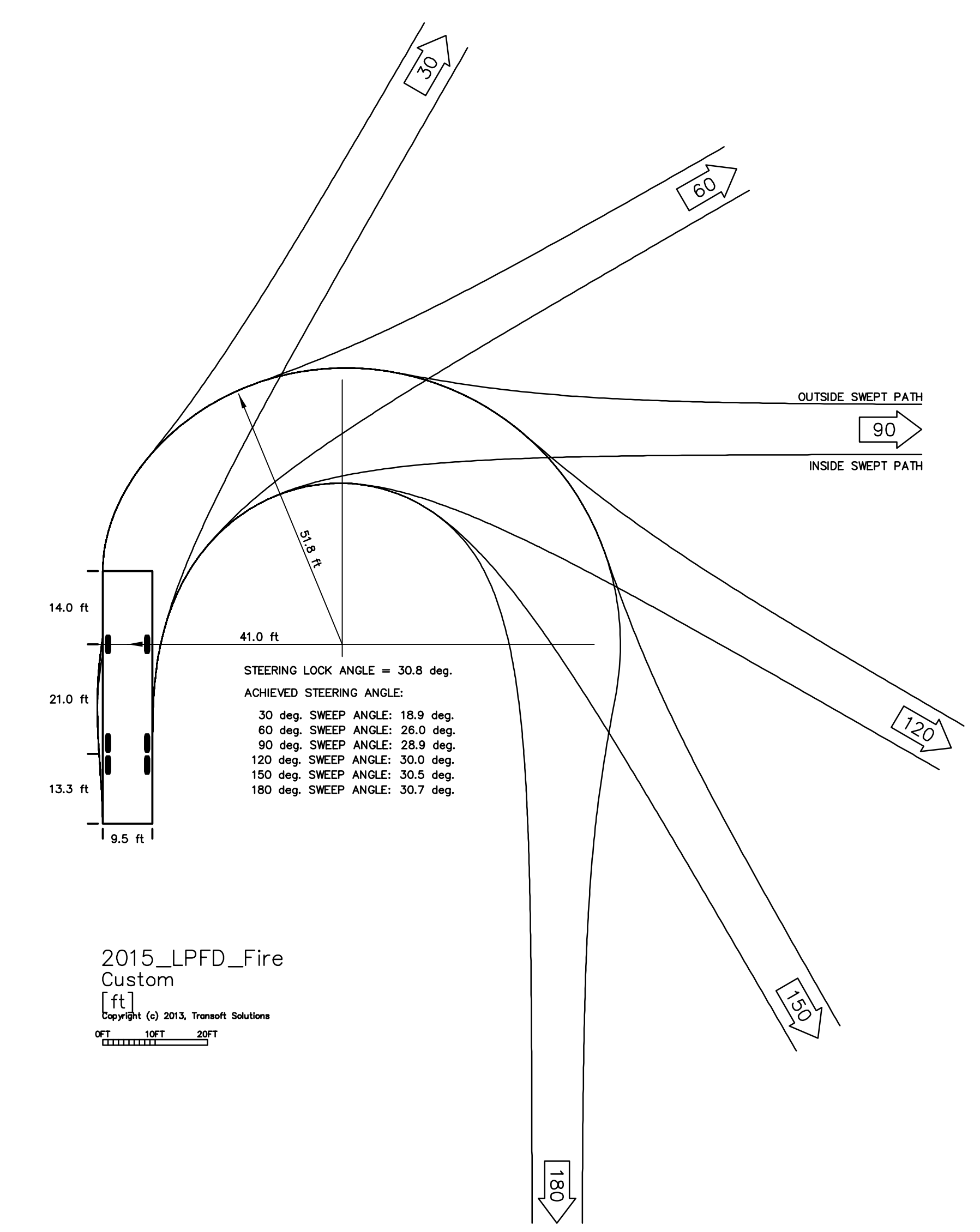
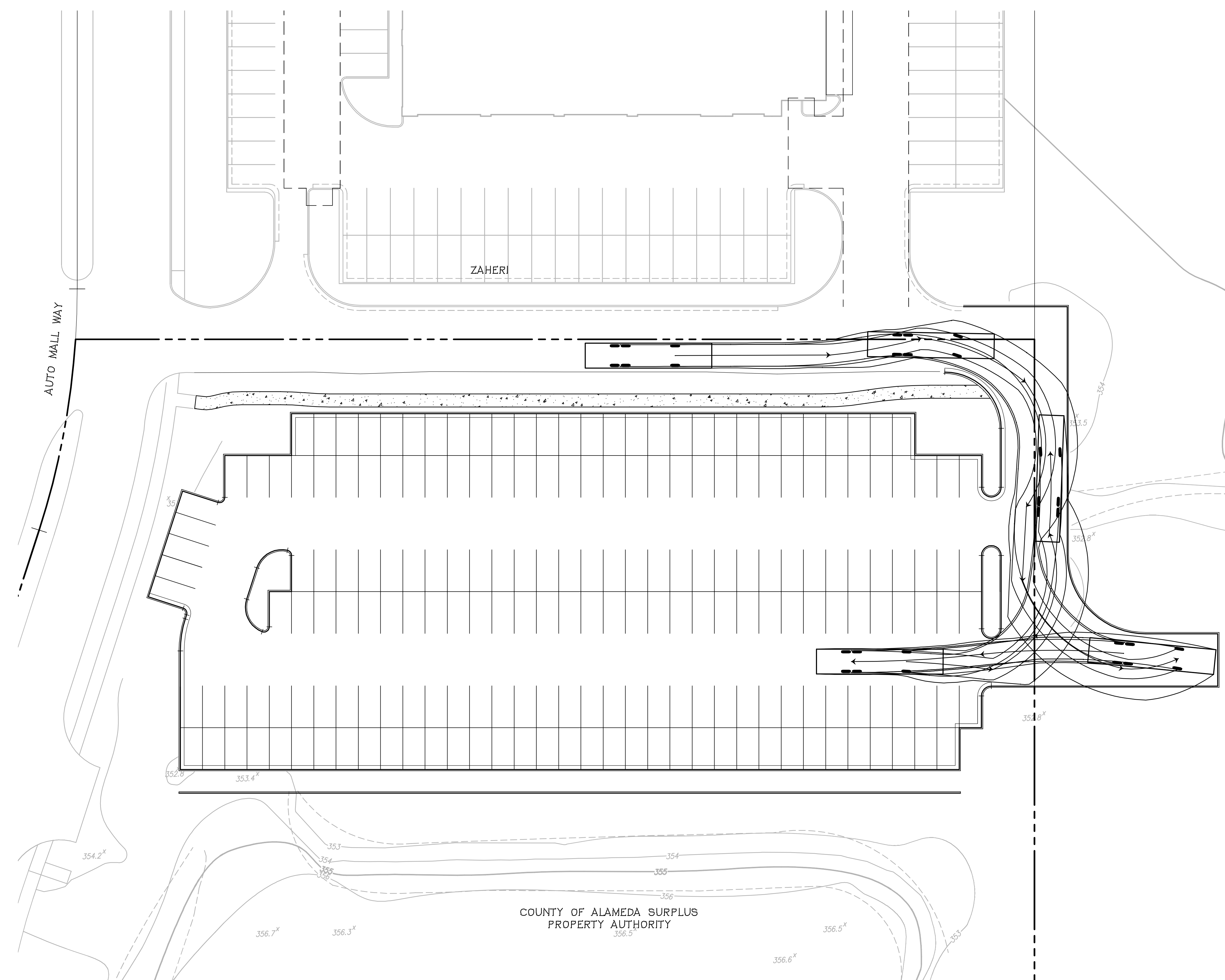
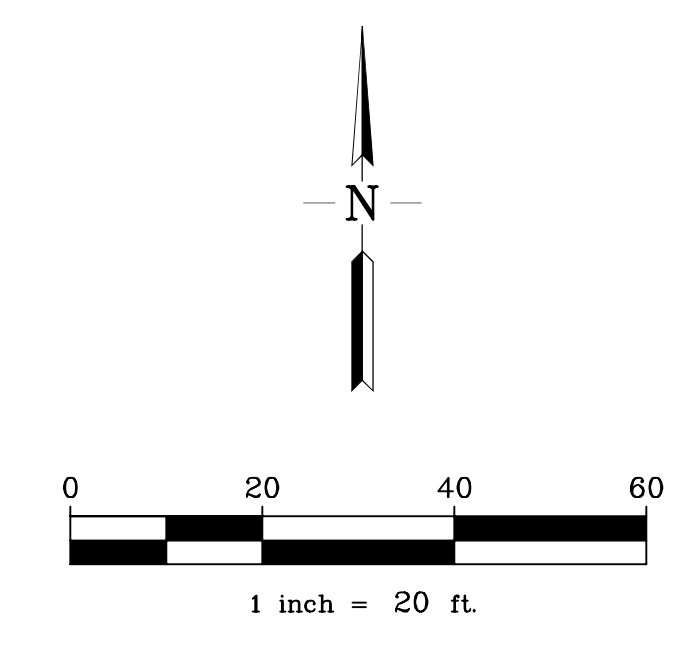
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

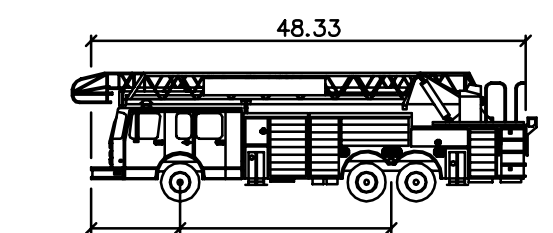
DATE: 4/24/2017

JOB NO.: 131095

SHEET NO.
C4.0



2015_LPFD_Fire
Custom
[ft]
Copyright (c) 2013, Transoft Solutions




2015_LPFD_Fireet
Width : 9.50
Track : 8.33
Lock to Lock Time : 7.0
Steering Angle : 30.8

COUNTY OF ALAMEDA SURPLUS
PROPERTY AUTHORITY

PRELIMINARY FIRE TURNING PLAN PLEASANTON DEALERSHIP-PARKING LOT

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ASE CONSTRUCTION MANAGEMENT



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

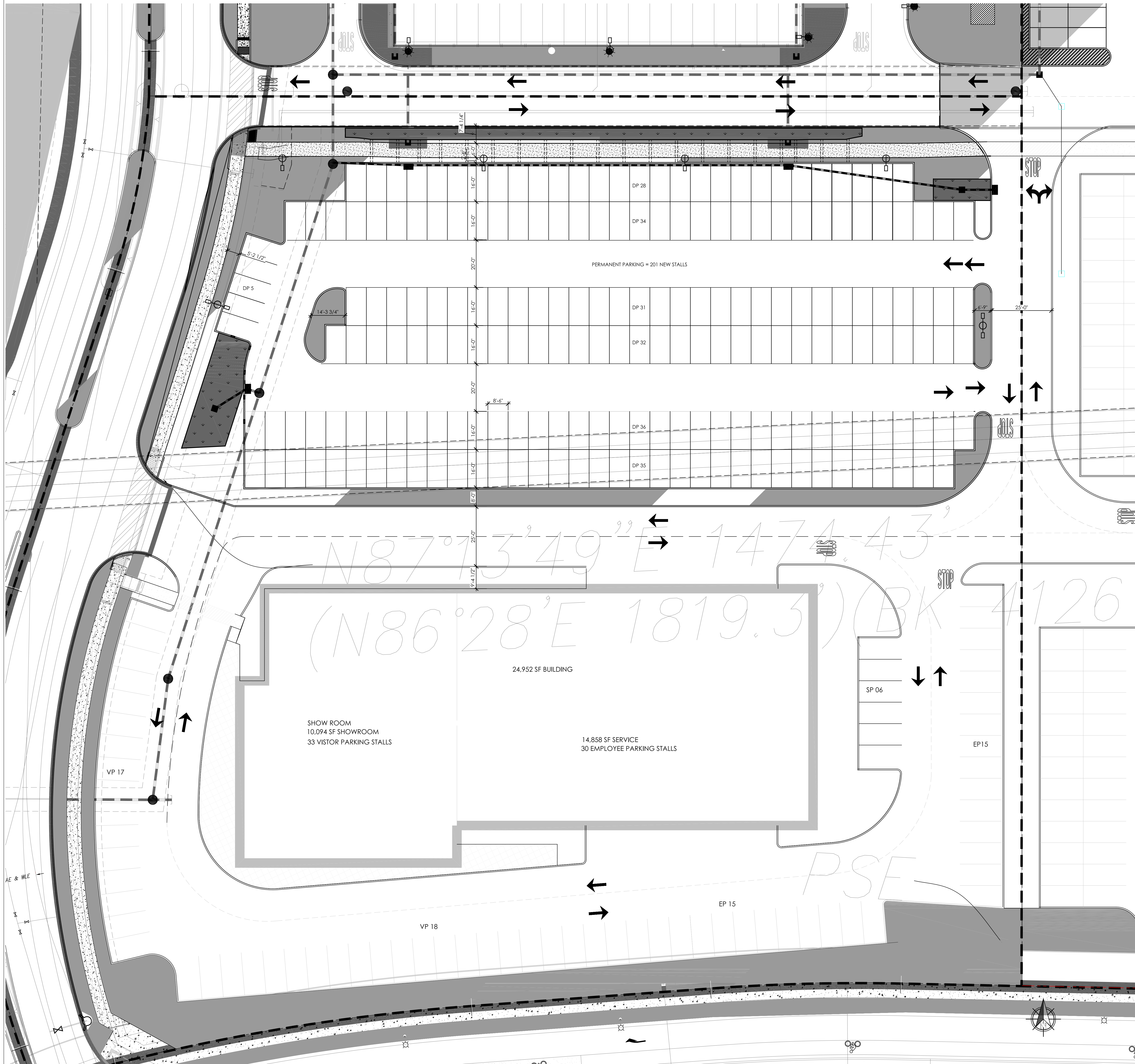
DATE: 4/24/2017

JOB NO.: 131095

SHEET NO.

C5.0

C:\Users\131095\OneDrive\Files\Parking LOT102-PLANING\102-PLANING\102-PLANING-C5.DWG 4/21/2017 6:15:40 PM WESSE MA



LEGEND

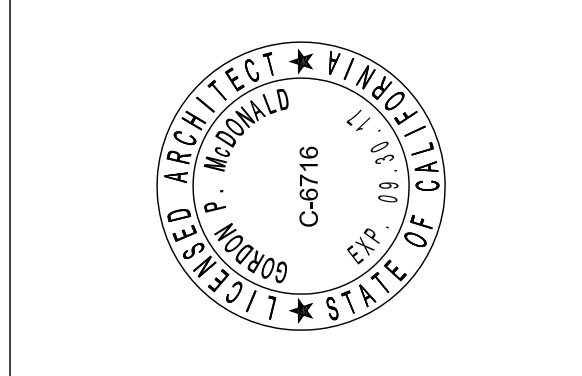
--- PROPERTY LINE

SHEET NOTES

habitec
 architecture | interior design
 111 W. San Juan St. Ste. #100, San Jose, CA 95131
 T 408.977.8066 F 408.298.4245 www.habitec.com

This drawing is an instrument of service only, and is, and shall remain, the property of Habitec. No reproduction or other use shall be made by any person or firm without written permission of Habitec. Unauthorized use shall void the professional seal and signature hereon and no professional responsibility will remain.

Written dimensions on this drawing shall have precedence over any scaled dimension. Do not scale this drawing for accurate dimensions, and notify Habitec of any discrepancies.



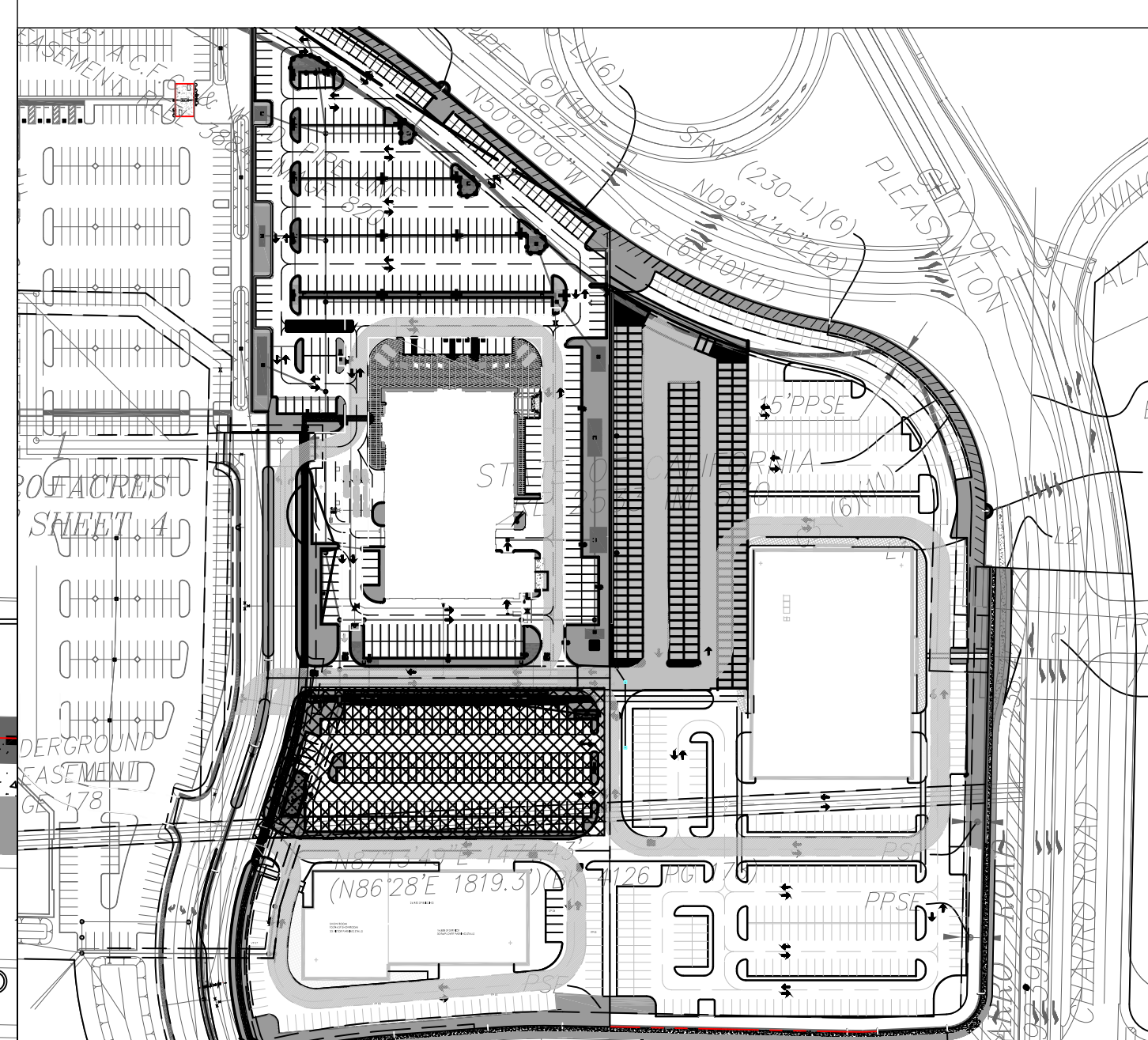
PERMANENT PARKING & LANDSCAPING
PLEASANTON DEALERSHIP
CHRYSLER DODGE JEEP
 2700 STONERIDGE DRIVE PLEASANTON, CALIFORNIA

REVISIONS

PLANNING SUBMITTAL	09.01.16
--------------------	----------

SITE PLAN

Date	09.01.16
Scale	
Drawn	
Job	1328-1
Sheet	



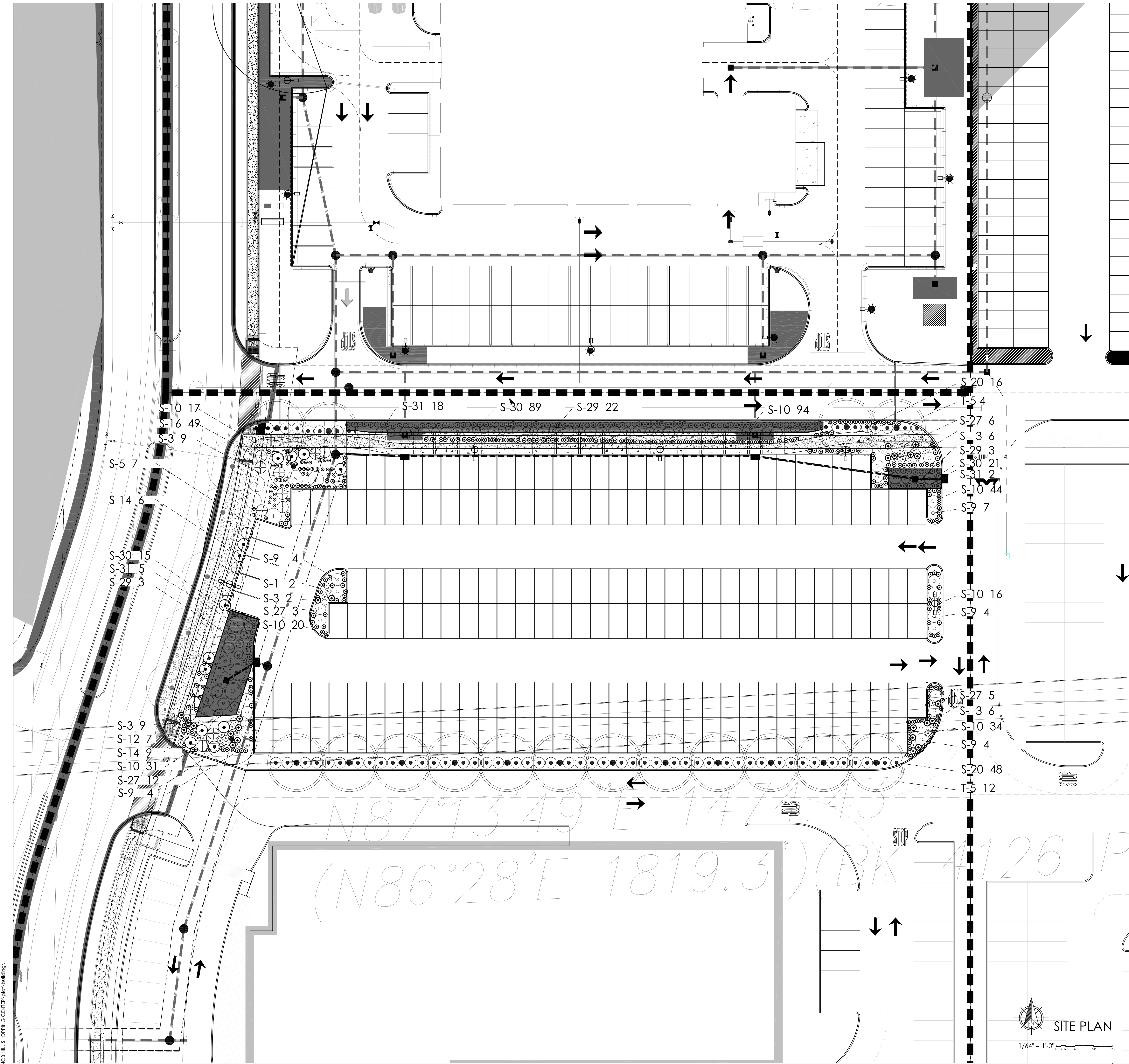
1239_L108 Hill Shopping Center (part building)

SCALE: 1/16" = 1'-0"

ENLARGED SITE PLAN 8

KEY SITE PLAN 4

A0.3 SITE PLOTTED



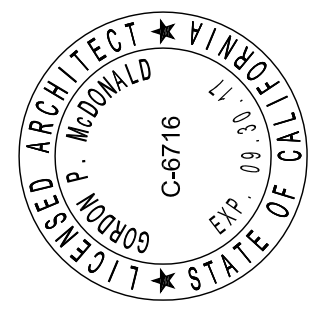
LEGEND

- PROPERTY LINE
- X PARKING STALLS



This drawing is an instrument of service only, and is, and shall remain, the property of Habitec. No reproduction or other use shall be made by any person or firm without written permission of Habitec. Unauthorized use shall void the professional seal and signature hereon and no professional responsibility will remain.

Written dimensions on this drawing shall have precedence over any scaled dimension. Do not scale this drawing for accurate dimensions, and notify Habitec of any discrepancies.



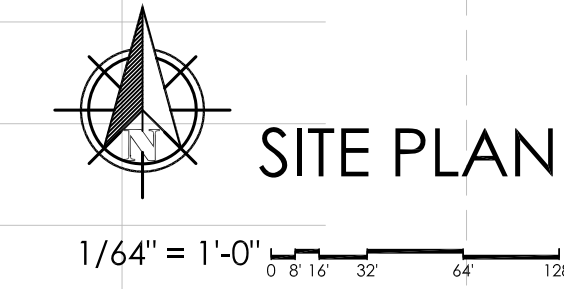
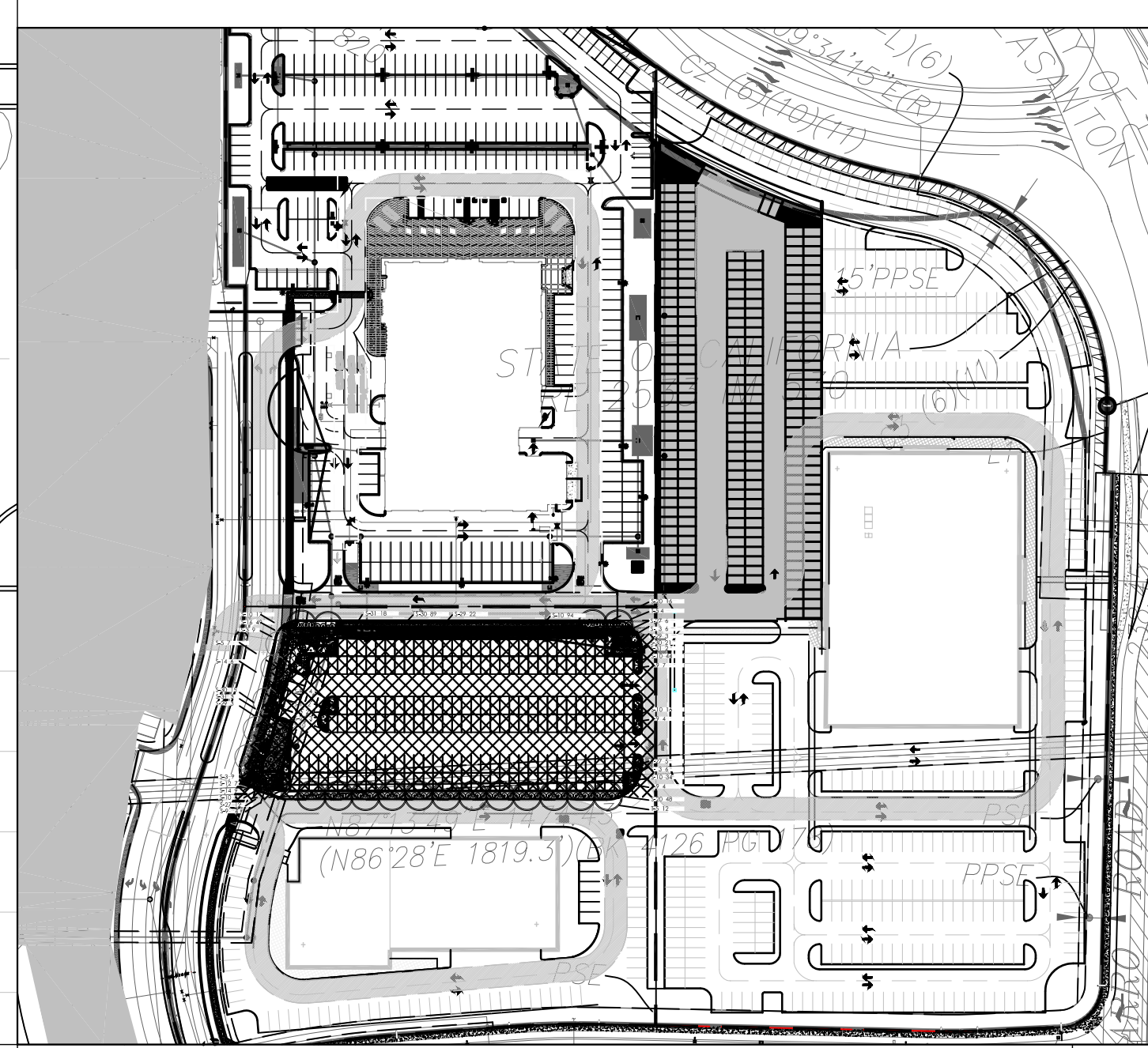
PERMANENT PARKING & LANDSCAPING
 PLEASANTON DEALERSHIP
 CHRYSLER DODGE JEEP
 2700 STONERIDGE DRIVE PLEASANTON, CALIFORNIA

REVISIONS

PLANNING SUBMITTAL
09.01.16

LANDSCAPING PLAN

Date 09.01.16
 Scale
 Drawn
 Job 1328-1
 Sheet

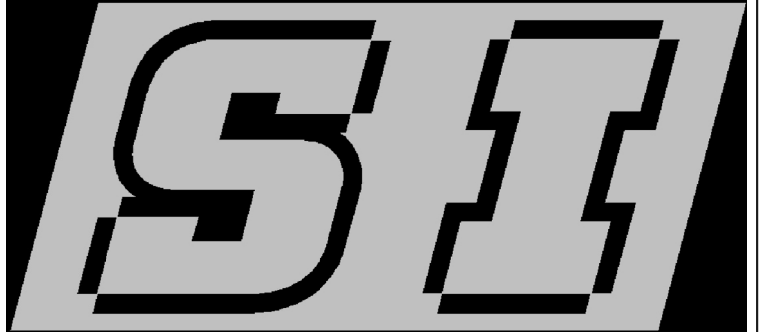


SITE PLAN

SITE PLAN 8

KEY SITE PLAN 4

1239_L0.1_N08 HILL SHOPPING CENTER (part building)



STERLING INNOVATIONS LLC
 8950 W. OLYMPIC BLVD., #420
 BEVERLY HILLS, CA. 90211

WWW.STERLINGINNOVATIONS.NET

LIGHTING PHOTOMETRY FOR
 PROJECT:

Chrysler Pleasanton Dealership
 Addition

DWG.NO
 SI030817-R9

SCALE
 N/A SHEET

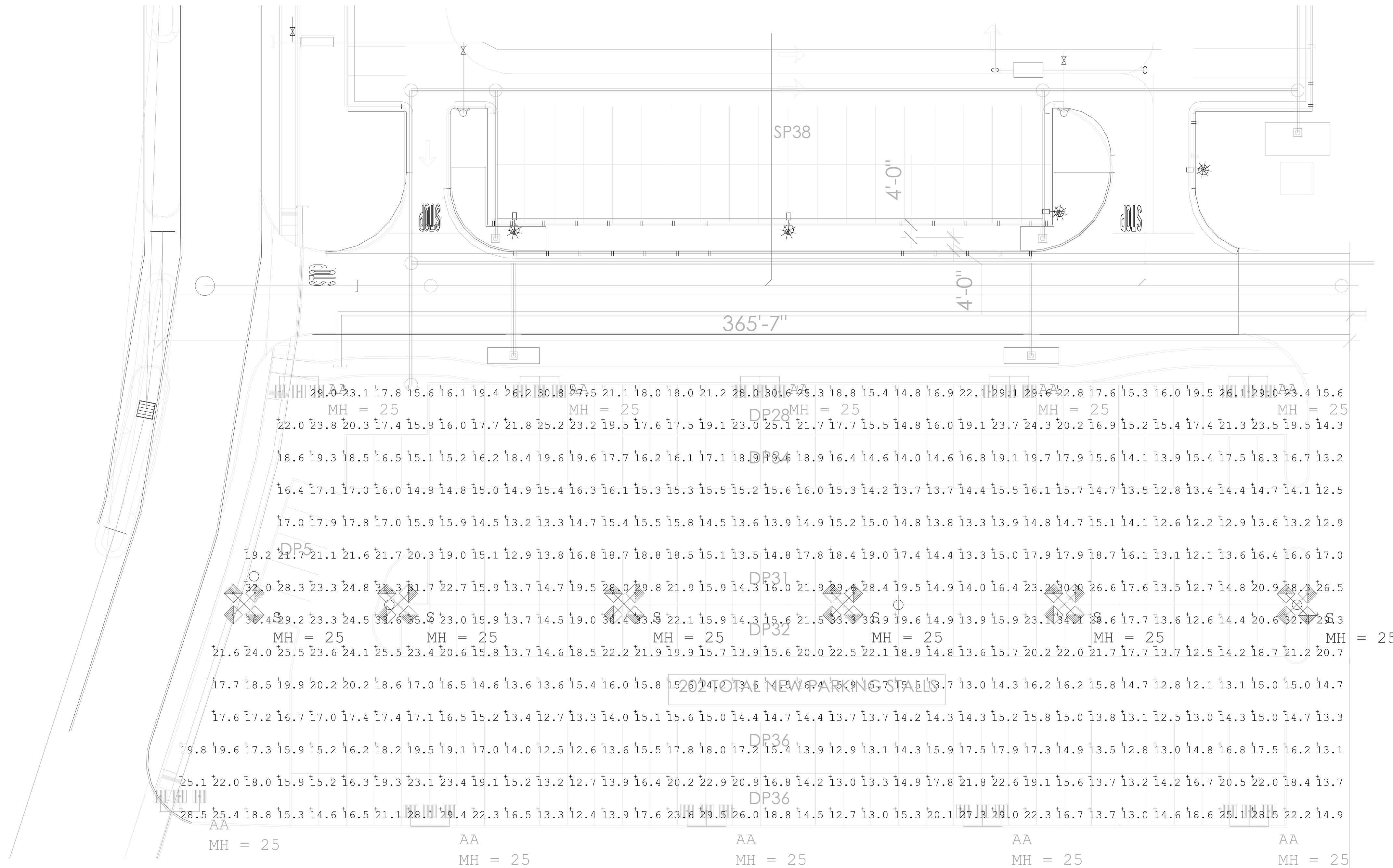
SIZE
 FSCM NO.

DRAWN BY:
 RSB

REVISIONS

REV.	DATE	BY

NOTES:



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Total Watts
	6	S	4 @ 90 DEGREES	24882.63	0.900	L310LC-300W-40K-T2-DM-XX-QUAD@25'AG	6916.8
	10	AA	TRIP FRONT	24882.63	0.900	L310LC-300W-40K-T2-DM-XX-T-FRONT@25'AG	8646

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Addition Area CalcPts	Illuminance	Fc	18.02	36.4	12.1	1.49	3.01	

Based on the information provided, all dimensions and luminaire locations shown represent recommended placement and luminaire orientation. The engineer and/or architect must determine applicability of the layout to relevant field conditions.

The depicted illumination results are based upon illumination measurements as calculated by an independent laboratory. Luminaire characteristic data was measured under controlled conditions in accordance with approved Illuminating Engineering Society methods. Actual on-site performance of any manufacturer's luminaires may vary from laboratory test results due to variations in: electrical voltage, tolerance in lamps, and other variable field conditions.

This photometric analysis may be based on ies data files that were provided or recommended by the manufacturer or product reseller and thus it is beyond the control of the creator of this report to ensure that the ies file(s) utilized in this report represent the actual product provided. Due to this fact, the creator of this report makes no expressed or implied warranty that the results of this report will occur at the project site.

If existing luminaires are included in this report, their illumination characteristics are based upon a combination of customer provided specifications and our best estimations. Due to this fact, the resulting footcandle accuracy may be compromised.

The footcandle readings on this report depict all of the readings as being on the same vertical plane. If this site contains multiple elevations, please notify Sterling Innovations LLC and request an updated report that includes the additional elevation based photometry.

If this plan is based on an original non-scaled CAD drawing, by virtue of that fact, the scale of the drawing will have been compromised and thus the resulting figures and calculations on this document will also be compromised.