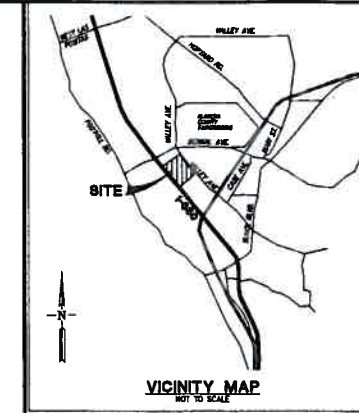


VESTING TENTATIVE MAP TRACT 8147 - THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

FOR: PLEASANTON GATEWAY, LLC



LEGEND

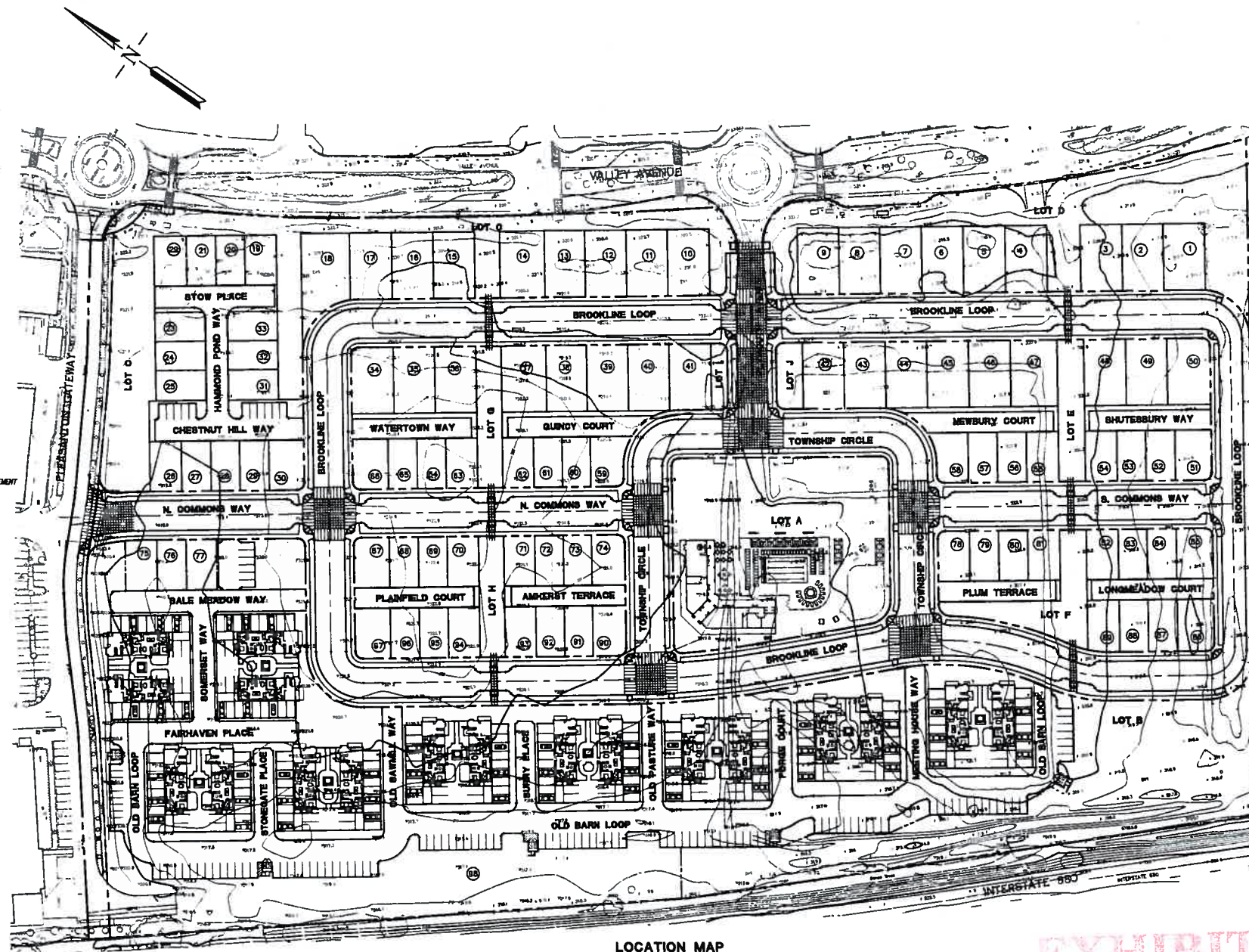
PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	CURB & GUTTER	---
---	SIDEWALK	---
■	STORM WATER INLET	□
■	FIELD INLET	□
■	AREA DRAIN	□
▲	DIRECTION OF FLOW	▲
●	MANHOLE	●
●	FIRE HYDRANT	●
●	GATE VALVE	●
○	CONTOUR ELEVATIONS	○
○	SPOT ELEVATION	○
○	SLOPE	○

ABBREVIATIONS

AB	AGGREGATE BASE	PSDE	PRIVATE STORM DRAIN EASEMENT
AC	ASPHALT CONCRETE	PSE	PUBLIC SERVICE EASEMENT
BM	BOTTOM OF WALL	PUE	PUBLIC UTILITY EASEMENT
COM	COMMUNICATION	PUME	PRIVATE UTILITY AND MAINTENANCE EASEMENT
EMVE	EMERGENCY VEHICLE ACCESS EASEMENT	RCR	REINFORCED CONCRETE PIPE
EX	EXISTING	RET	CURB RETURN
FC	FACE OF CURB	RW	RIGHT OF WAY
FF	FRESH FLOOR	SDE	STORM DRAIN EASEMENT
FG	FINISHED GRADE	SSE	SANITARY SEWER EASEMENT
FI	FIELD INLET	SW	STORM WATER INLET
FL	FLOW LINE	SWE	SIDEWALK EASEMENT
GB	GRADE BREAK	SWK	SIDEWALK
GE	GARAGE ELEVATION	TC	TOP OF CURB
GR	GRATE	TW	TOP OF WALL
HP	HIGH POINT	WLE	WATER LINE EASEMENT
HY	INVERT ELEVATION		
LL	LOT LINE		
ML	MANHOLE		
PAC	PRIVATE ACCESS EASEMENT		

CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY LOTTING PLAN
4	PRELIMINARY GRADING AND DRAINAGE PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY STORMWATER TREATMENT PLAN
7	SECTIONS AND DETAILS



LOCATION MAP
1" = 80'

GENERAL NOTES

- OWNER: PLEASANTON GATEWAY, LLC
1880 DELL AVENUE
CAMPBELL, CA 95008
TEL: (408) 379-0400
CONTACT: SCOTT TROBBER
 - DEVELOPER: PLEASANTON GATEWAY, LLC
1880 DELL AVENUE
CAMPBELL, CA 95008
TEL: (408) 379-0400
CONTACT: SCOTT TROBBER
 - CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4850 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: EDGE SEU RICE 44189
 - GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP
1259 DUNDEE PARKWAY
SUNNYVALE, CA 94089
TEL: (408) 245-4600
CONTACT: SCOTT FITTINGHOFF
 - ARCHITECT: KTDY GROUP, INC.
1733 OCEAN AVENUE, SUITE 250
SANTA MONICA, CA 90401
TEL: (310) 364-2823
CONTACT: ALAN SCALES
 - LANDSCAPE ARCHITECT: SMITH + SMITH
1501 NORTH POINT STREET
SAN FRANCISCO, CA 94123
TEL: (415) 543-0332
CONTACT: RING LEUNG
- PROPERTY DESCRIPTION: LOT 2 OF PARCEL MAP 9720, FILED DECEMBER 13, 2010, IN BOOK 319 OF PARCEL MAPS AT PAGE 68, ALAMEDA COUNTY RECORDS
- ASSESSOR'S PARCEL NUMBER: 047-000-013
 - CURRENT USE: VACANT
 - PROPOSED USE: SINGLE-FAMILY DETACHED AND APARTMENTS
 - EXISTING ZONING: PLD - MDR AND HDR
 - PROPOSED ZONING: PLD - MDR AND HDR
 - GROSS SITE AREA: 26.76 ACRES
 - SMALLEST LOT AREA: 2,100 SQUARE FEET
 - TOTAL NUMBER OF PROPOSED LOTS: 98 (97 SINGLE FAMILY LOTS AND 1 LOT FOR APARTMENTS) 19 (COMMON AREA AND PRIVATE STREET LOTS)
 - UTILITIES:
 - a. WATER: CITY OF PLEASANTON
 - b. SANITARY SEWER: CITY OF PLEASANTON
 - c. STORM DRAIN: CITY OF PLEASANTON
 - d. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
 - e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
 - f. TELEPHONE: AT&T
 - g. CABLE TV: COMCAST
 - TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN DECEMBER 2007 AND FIELD SURVEY BY RJA.
 - THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 0600100103, DATED AUGUST 3, 2008.
 - THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

EXHIBIT B

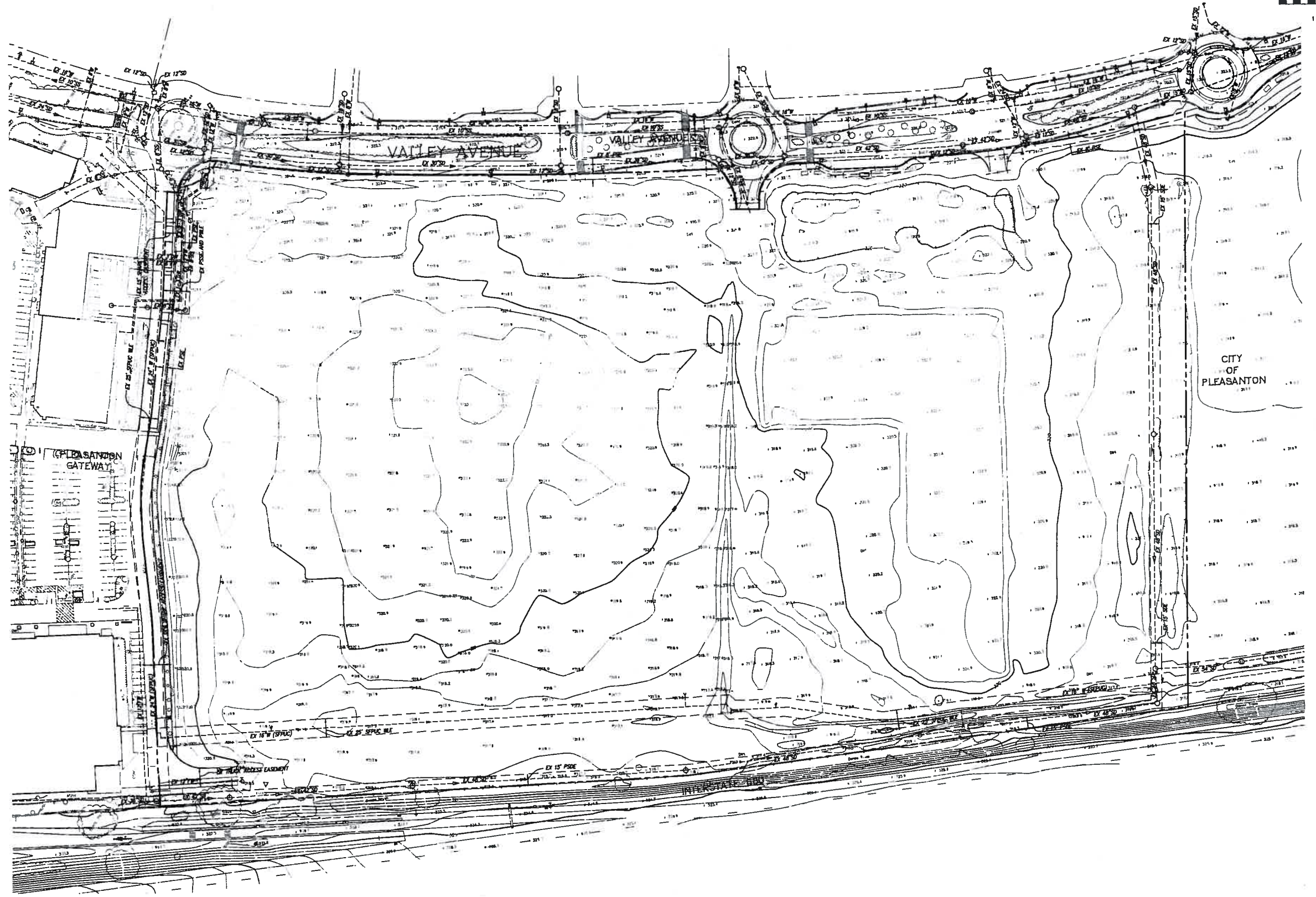
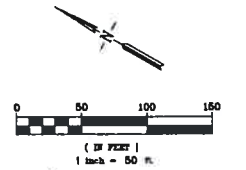
RECEIVED

AUG 30 2013

CITY OF PLEASANTON
PLANNING DIVISION

TRACT 8147

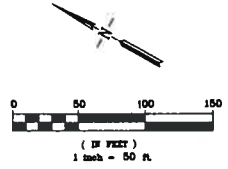
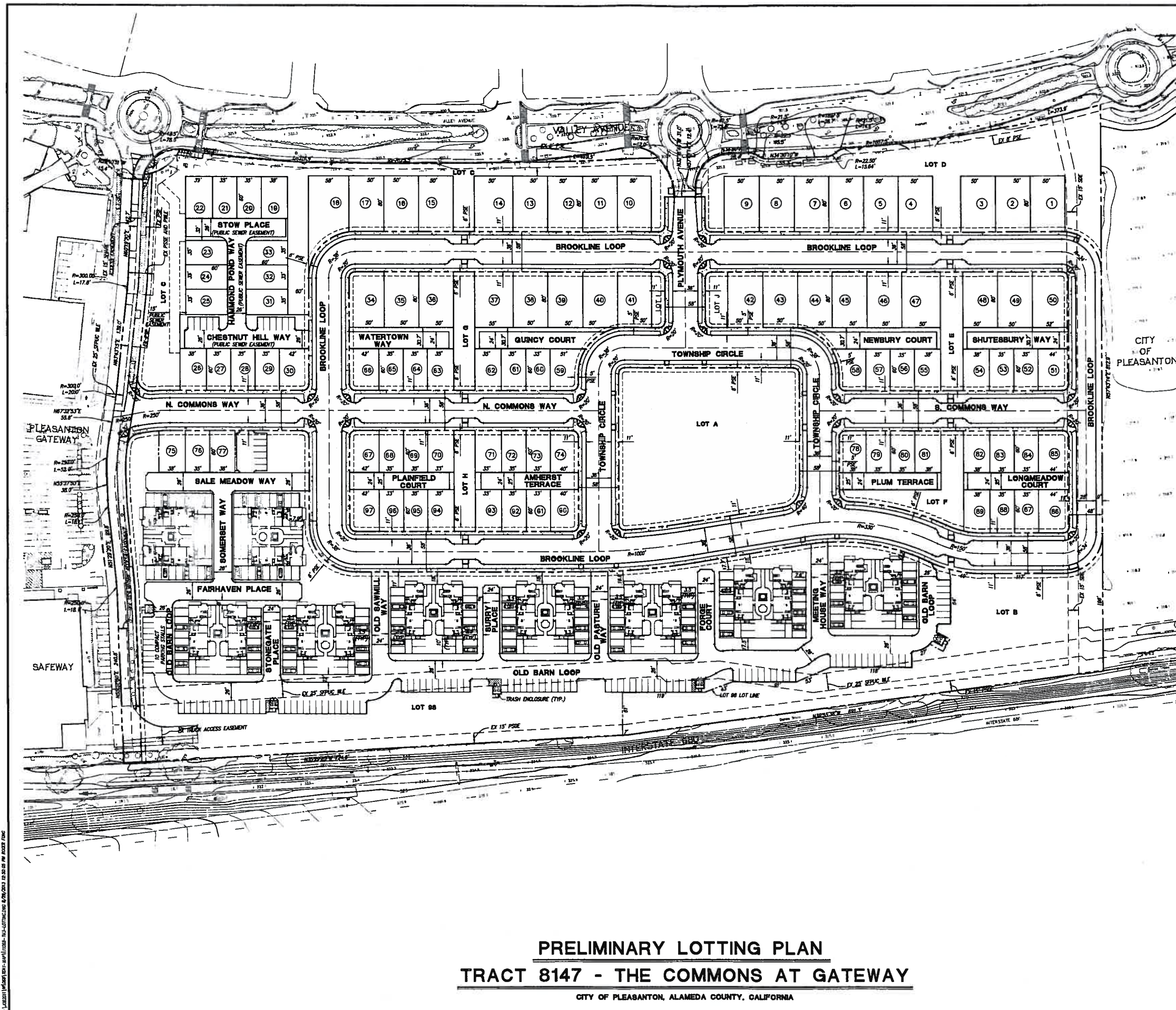
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4850 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588
PHONE: (925) 217-9100, FAX: (925) 217-0300



EXISTING CONDITIONS PLAN
TRACT 8147 - THE COMMONS AT GATEWAY
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABRY DRIVE, SUITE 200, PLEASANTON, CA 94588
 PHONE: (925) 427-1100 FAX: (925) 227-1300

6 L:\2013\111068\111068.dwg (11/10/13) 12:30:38 PM P:\111068.dwg



SITE DATA SUMMARY

A. GROSS AREA	= 26.72± ACRES
B. LOT A	= 1.30± ACRES
C. LOT B	= 1.37± ACRES
D. LOT C	= 1.53± ACRES
E. LOT D	= 0.93± ACRES
F. LOT E	= 0.13± ACRES
G. LOT F	= 0.19± ACRES
H. LOT G	= 0.12± ACRES
I. LOT H	= 0.10± ACRES
J. LOT I	= 0.04± ACRES
K. LOT J	= 0.06± ACRES
L. LOT 98 (INCLUDING COURTS)	= 7.00± ACRES
M. STREETS	= 6.32± ACRES
N. COURTS (NOT INCL. COURTS ON LOT 98)	= 1.18± ACRES
O. LOTS (SINGLE FAMILY AND ROW HOMES)	= 6.45± ACRES
P. TOTAL NUMBER OF UNITS	
1. 2-STORY SINGLE FAMILY DETACHED	= 35
2. 3-STORY SINGLE FAMILY DETACHED	= 62
3. APARTMENTS	= 210
TOTAL NUMBER OF UNITS	= 307

NOTES:

- STREETS A, B, C, & D ARE PROPOSED TO BE PUBLIC STREETS.
- COURTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, & U ARE PROPOSED TO BE PRIVATE STREETS.

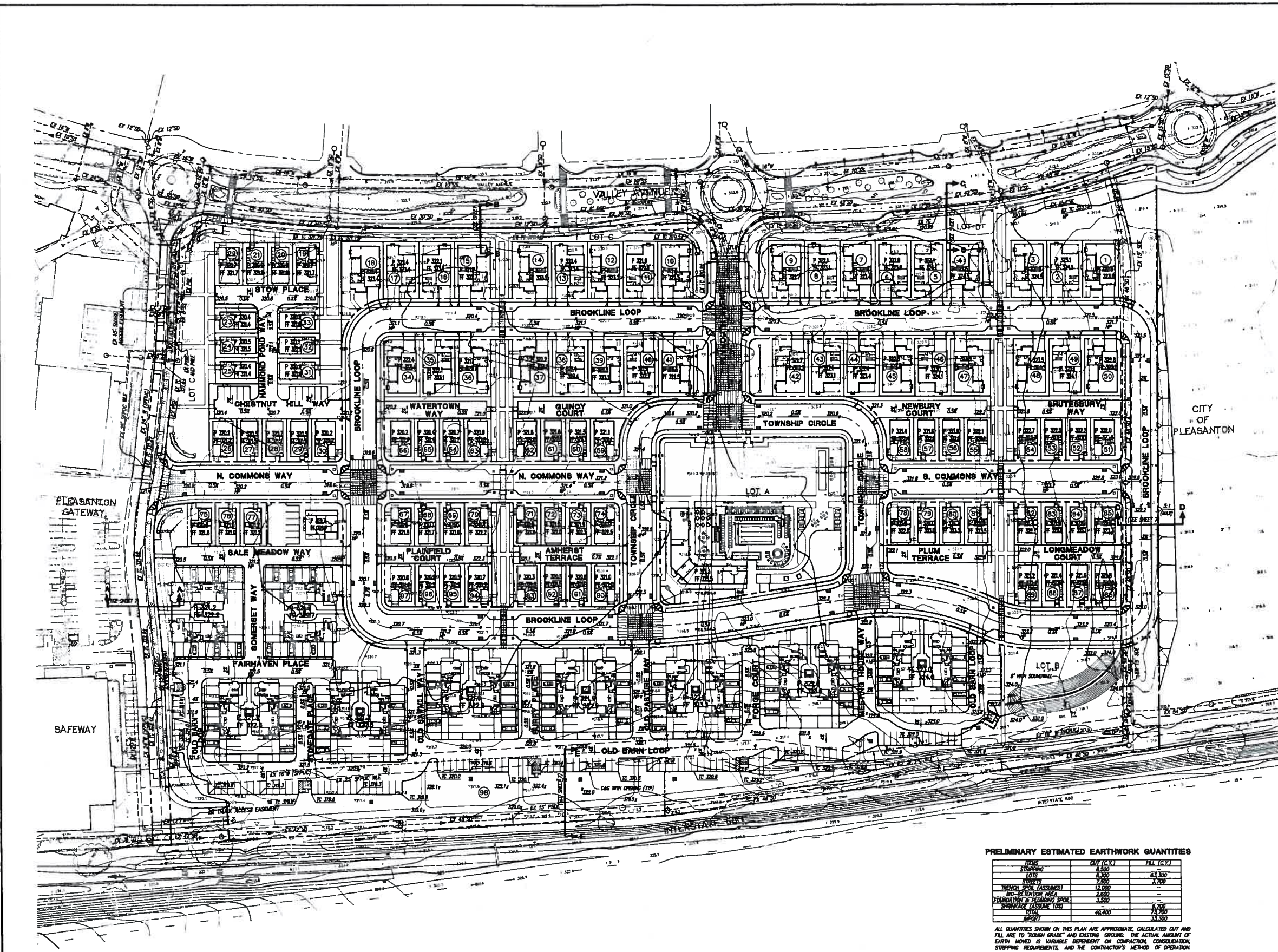
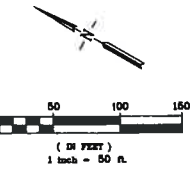
LOT AREA TABLES

LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)
1	4,000	34	3,983	67	2,503
2	4,000	35	4,000	68	2,100
3	4,000	36	4,000	69	2,100
4	4,000	37	4,400	70	2,280
5	4,000	38	4,000	71	2,280
6	4,000	39	4,000	72	2,100
7	4,000	40	4,000	73	2,100
8	4,000	41	4,000	74	2,363
9	4,000	42	4,000	75	2,298
10	4,000	43	4,000	76	2,111
11	4,000	44	4,000	77	2,201
12	4,000	45	4,000	78	2,263
13	4,000	46	4,000	79	2,100
14	4,400	47	4,480	80	2,100
15	4,000	48	4,000	81	2,280
16	4,000	49	4,000	82	2,280
17	4,002	50	4,143	83	2,100
18	3,602	51	2,823	84	2,100
19	2,280	52	2,100	85	2,263
20	2,100	53	2,100	86	2,170
21	2,100	54	2,280	87	2,170
22	2,340	55	2,280	88	2,170
23	2,084	56	2,100	89	2,331
24	2,100	57	2,100	90	2,363
25	2,190	58	2,367	91	2,100
26	2,280	59	2,507	92	2,100
27	2,100	60	2,100	93	2,280
28	2,100	61	2,100	94	2,280
29	2,100	62	2,280	95	2,100
30	2,533	63	2,280	96	2,100
31	2,190	64	2,100	97	2,503
32	2,100	65	2,100		
33	2,084	66	2,503		

PRELIMINARY LOTTING PLAN
TRACT 8147 - THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4800 LINDSEY DRIVE, SUITE 200, PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEM	CUT (CY)	FILL (CY)
STRIPPING	4,500	61,500
LOTS	9,500	3,700
STREETS	7,500	—
TRENCH SPILL (ASSUMED)	12,000	—
PO-REVISION AREA	2,000	—
FOUNDATION & PLUMBING SPILL	1,500	—
SHOWZALE (ASSUMED TBS)	—	4,700
TOTAL	48,000	70,900
IMPORT	—	22,900

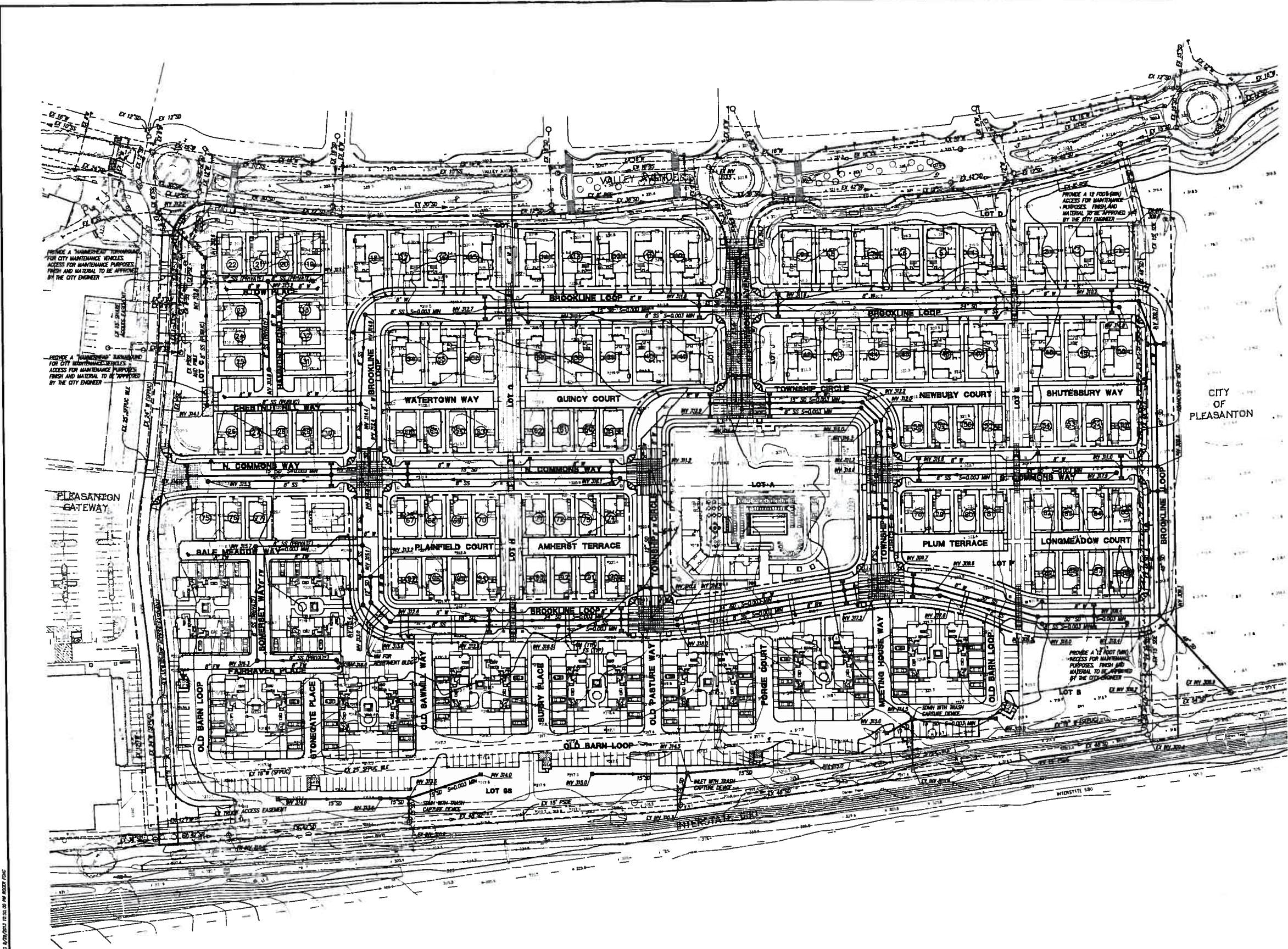
ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

PRELIMINARY GRADING AND DRAINAGE PLAN

TRACT 8147 - THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

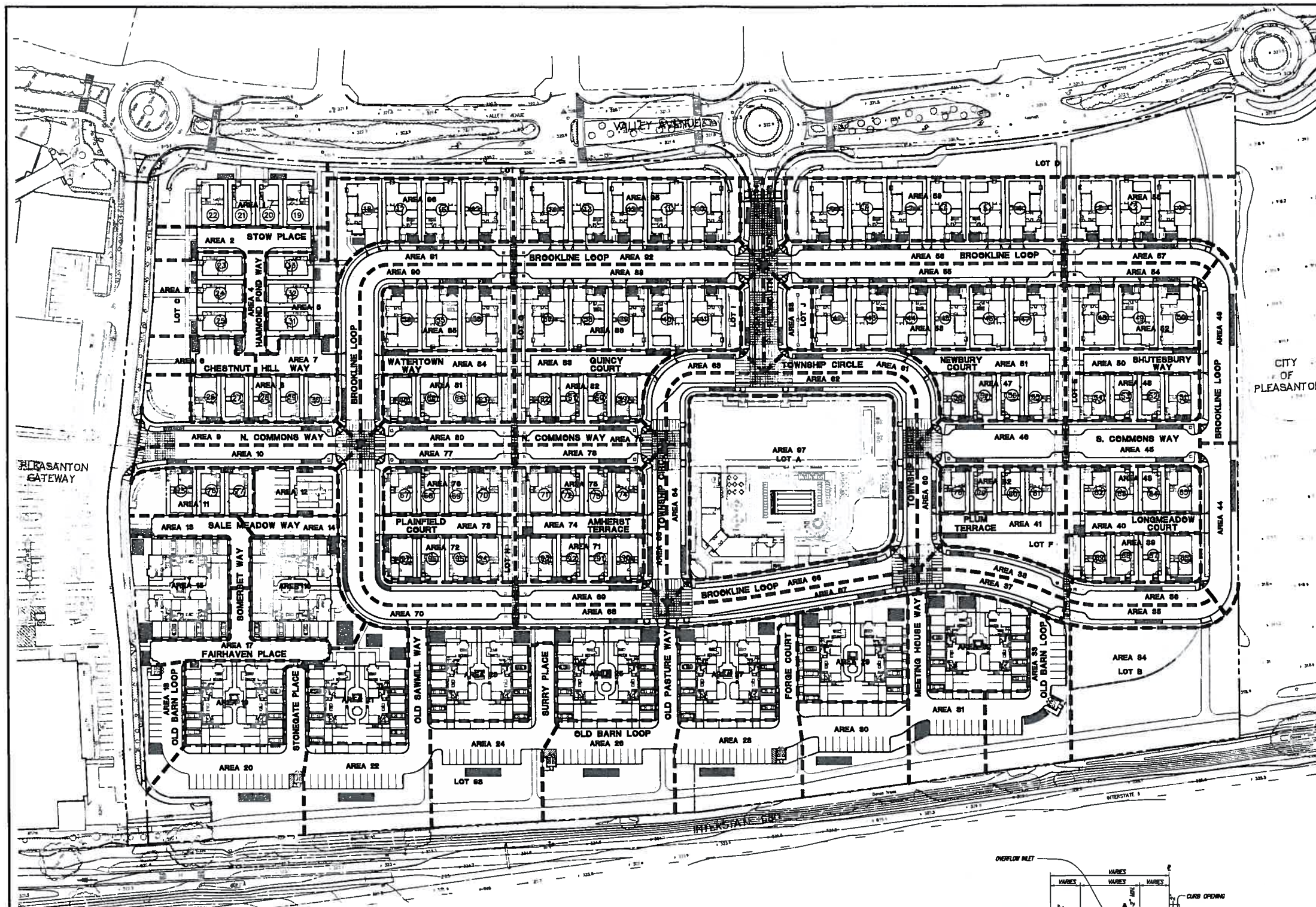
RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABLIS DRIVE, SUITE 200, PLEASANTON, CA 94588
 PHONE: (925) 427-9100 FAX: (925) 427-9200



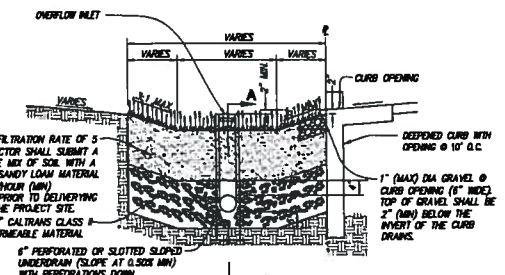
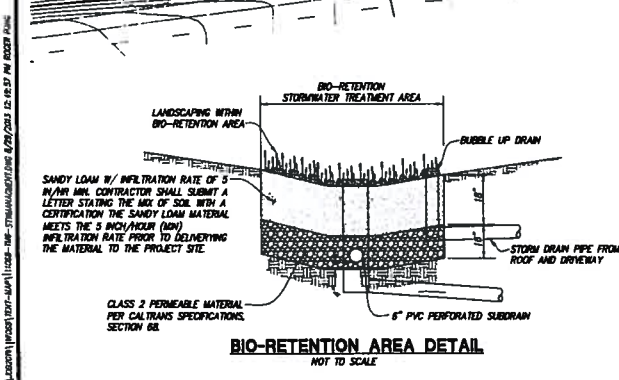
PRELIMINARY UTILITY PLAN
TRACT 8147 - THE COMMONS AT GATEWAY
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

CITY OF PLEASANTON

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 1610 CHAMBERLAIN DRIVE, SUITE 200 • PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300



AREA #	ROOF	PAVEMENT	BIORETENTION	BIORETENTION	BIORETENTION	BIORETENTION	BIORETENTION	BIORETENTION	BIORETENTION	BIORETENTION	BIORETENTION
AREA 1	3,200	0.00	0.04	267	267	267	267	267	267	267	267
AREA 2	6,913	0.00	0.04	281	281	281	281	281	281	281	281
AREA 3	1,600	0.00	0.04	144	144	144	144	144	144	144	144
AREA 4	3,584	0.00	0.04	143	143	143	143	143	143	143	143
AREA 5	1,600	0.00	0.04	144	144	144	144	144	144	144	144
AREA 6	1,150	0.00	0.04	128	128	128	128	128	128	128	128
AREA 7	1,150	0.00	0.04	128	128	128	128	128	128	128	128
AREA 8	6,400	0.00	0.04	256	256	256	256	256	256	256	256
AREA 9	6,910	0.00	0.04	249	249	249	249	249	249	249	249
AREA 10	2,710	0.00	0.04	249	249	249	249	249	249	249	249
AREA 11	1,600	0.00	0.04	144	144	144	144	144	144	144	144
AREA 12	4,543	0.00	0.04	183	183	183	183	183	183	183	183
AREA 13	4,725	0.00	0.04	189	189	189	189	189	189	189	189
AREA 14	3,910	0.00	0.04	147	147	147	147	147	147	147	147
AREA 15	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 16	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 17	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 18	6,710	0.00	0.04	216	216	216	216	216	216	216	216
AREA 19	5,160	0.00	0.04	220	220	220	220	220	220	220	220
AREA 20	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 21	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 22	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 23	10,800	0.00	0.04	430	430	430	430	430	430	430	430
AREA 24	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 25	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 26	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 27	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 28	10,000	0.00	0.04	407	407	407	407	407	407	407	407
AREA 29	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 30	6,440	0.00	0.04	250	250	250	250	250	250	250	250
AREA 31	6,700	0.00	0.04	260	260	260	260	260	260	260	260
AREA 32	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 33	7,100	0.00	0.04	284	284	284	284	284	284	284	284
AREA 34	2,440	0.00	0.04	203	203	203	203	203	203	203	203
AREA 35	4,080	0.00	0.04	144	144	144	144	144	144	144	144
AREA 36	4,080	0.00	0.04	144	144	144	144	144	144	144	144
AREA 37	3,630	0.00	0.04	144	144	144	144	144	144	144	144
AREA 38	4,140	0.00	0.04	164	164	164	164	164	164	164	164
AREA 39	4,320	0.00	0.04	203	203	203	203	203	203	203	203
AREA 40	1,625	0.00	0.04	145	145	145	145	145	145	145	145
AREA 41	1,625	0.00	0.04	145	145	145	145	145	145	145	145
AREA 42	5,200	0.00	0.04	208	208	208	208	208	208	208	208
AREA 43	5,200	0.00	0.04	208	208	208	208	208	208	208	208
AREA 44	7,200	0.00	0.04	290	290	290	290	290	290	290	290
AREA 45	6,160	0.00	0.04	328	328	328	328	328	328	328	328
AREA 46	6,160	0.00	0.04	328	328	328	328	328	328	328	328
AREA 47	5,200	0.00	0.04	208	208	208	208	208	208	208	208
AREA 48	5,200	0.00	0.04	208	208	208	208	208	208	208	208
AREA 49	7,200	0.00	0.04	290	290	290	290	290	290	290	290
AREA 50	1,620	0.00	0.04	144	144	144	144	144	144	144	144
AREA 51	4,000	0.00	0.04	180	180	180	180	180	180	180	180
AREA 52	4,400	0.00	0.04	196	196	196	196	196	196	196	196
AREA 53	11,125	0.00	0.04	325	325	325	325	325	325	325	325
AREA 54	4,320	0.00	0.04	173	173	173	173	173	173	173	173
AREA 55	6,400	0.00	0.04	256	256	256	256	256	256	256	256
AREA 56	6,400	0.00	0.04	256	256	256	256	256	256	256	256
AREA 57	4,320	0.00	0.04	173	173	173	173	173	173	173	173
AREA 58	4,320	0.00	0.04	173	173	173	173	173	173	173	173
AREA 59	8,000	0.00	0.04	320	320	320	320	320	320	320	320
AREA 60	10,800	0.00	0.04	430	430	430	430	430	430	430	430
AREA 61	4,800	0.00	0.04	192	192	192	192	192	192	192	192
AREA 62	11,660	0.00	0.04	347	347	347	347	347	347	347	347
AREA 63	4,440	0.00	0.04	178	178	178	178	178	178	178	178
AREA 64	4,440	0.00	0.04	178	178	178	178	178	178	178	178
AREA 65	4,440	0.00	0.04	178	178	178	178	178	178	178	178
AREA 66	7,200	0.00	0.04	290	290	290	290	290	290	290	290
AREA 67	7,200	0.00	0.04	290	290	290	290	290	290	290	290
AREA 68	4,320	0.00	0.04	173	173	173	173	173	173	173	173
AREA 69	4,320	0.00	0.04	173	173	173	173	173	173	173	173
AREA 70	6,800	0.00	0.04	325	325	325	325	325	325	325	325
AREA 71	5,200	0.00	0.04	208	208	208	208	208	208	208	208
AREA 72	5,200	0.00	0.04	208	208	208	208	208	208	208	208
AREA 73	3,750	0.00	0.04	150	150	150	150	150	150	150	150
AREA 74	3,750	0.00	0.04	150	150	150	150	150	150	150	150
AREA 75	5,200	0.00	0.04	208	208	208	208	208	208	208	208
AREA 76	12,400	0.00	0.04	440	440	440	440	440	440	440	440
AREA 77	4,080	0.00	0.04	144	144	144	144	144	144	144	144
AREA 78	4,080	0.00	0.04	144	144	144	144	144	144	144	144
AREA 79	4,080	0.00	0.04	144	144	144	144	144	144	144	144
AREA 80	4,500	0.00	0.04	183	183	183	183	183	183	183	183
AREA 81	4,500	0.00	0.04	183	183	183	183	183	183	183	183
AREA 82	5,200	0.00	0.04	208	208	208	208	208	208	208	208
AREA 83	5,200	0.00	0.04	208	208	208	208	208	208	208	208
AREA 84	4,320	0.00	0.04	173	173	173	173	173	173	173	173
AREA 85	3,750	0.00	0.04	150	150	150	150	150	150	150	150
AREA 86	6,400	0.00	0.04	256	256	256	256	256	256	256	256
AREA 87	14,000	0.00	0.04	560	560	560	560	560	560	560	560
AREA 88	2,800	0.00	0.04	112	112	112	112	112	112	112	112
AREA 89	2,800	0.00	0.04	112	112	112	112	112	112	112	112
AREA 90	2,800	0.00	0.04	112	112	112	112	112	112	112	112
AREA 91	2,800	0.00	0.04	112	112	112	112	112	112	112	112
AREA 92	2,800	0.00	0.04	112	112	112	112	112	112	112	112
AREA 93	2,800	0.00	0.04	112	112	112	112	112	112	112	112
AREA 94	2,800	0.00	0.04	112	112	112	112	112	112	112	112
AREA 95	14,000	0.00	0.04	560	560	560	560	560	560	560	560
AREA 96	11,200	0.00	0.04	448	448	448	448	448	448	448	448
AREA 97	6,775	0.00	0.04	351	351	351	351	351	351	351	351



SANDY LOAM W/ INFILTRATION RATE OF 5 IN/HR MIN. CONTRACTOR SHALL SUBMIT A LETTER STATING THE % OF SOL. WITH A CERTIFICATION THE SANDY LOAM MATERIAL MEETS THE 5 INCH/HR (MIN) INFILTRATION RATE PRIOR TO DELIVERING THE MATERIAL TO THE PROJECT SITE.

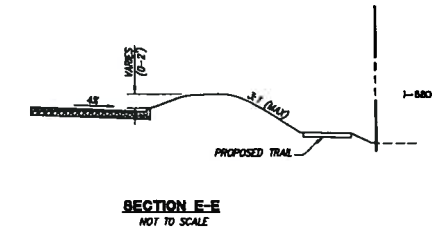
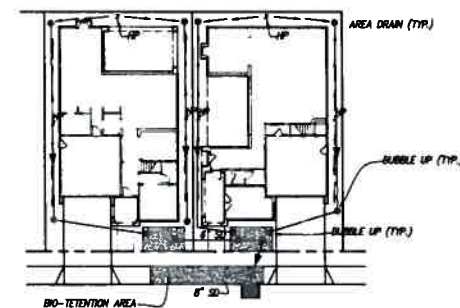
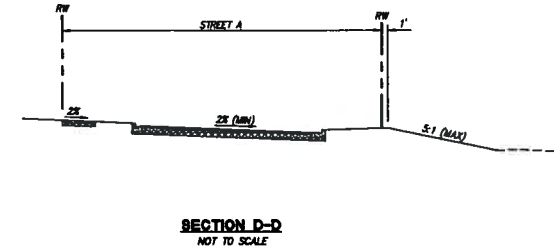
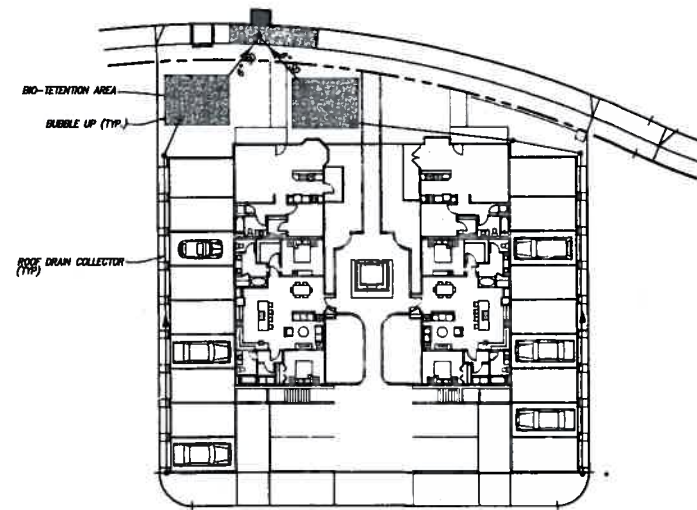
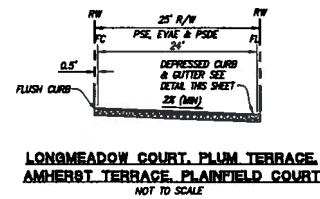
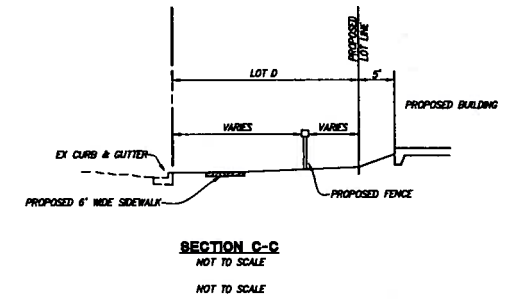
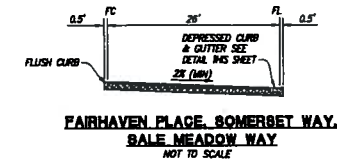
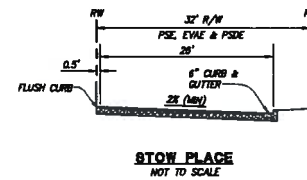
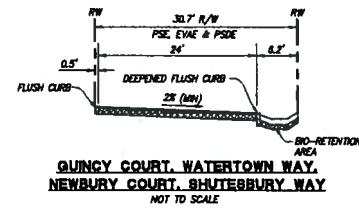
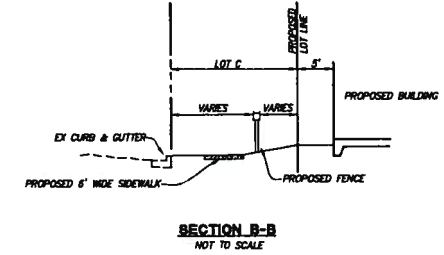
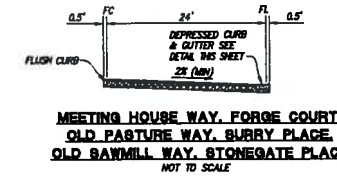
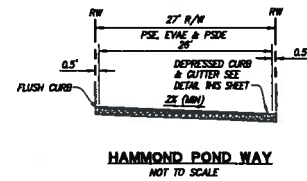
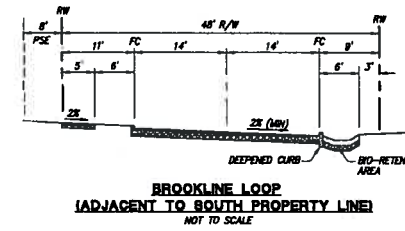
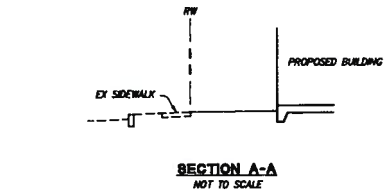
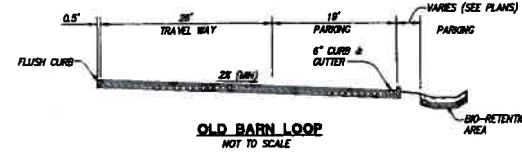
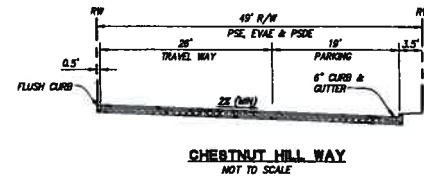
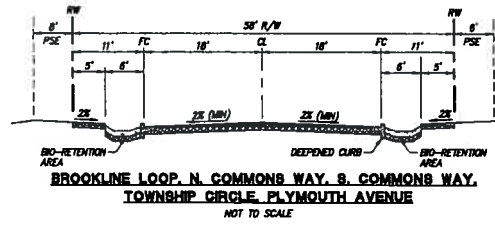
1" (MAX) DIA GRAVEL @ CURB OPENING (6" MIN) TOP OF GRAVEL SHALL BE 2" (MIN) BELOW THE INVERT OF THE CURB DRAINS.

6" PERFORATED OR SLOTTED SUBDRAIN UNDERDRAIN (SLOPE AT 0.50% MIN) WITH PERFORATIONS DOWN.

PRELIMINARY STORMWATER MANAGEMENT PLAN
TRACT 8147 - THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA





SECTIONS AND DETAILS
TRACT 8147 - THE COMMONS AT GATEWAY
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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