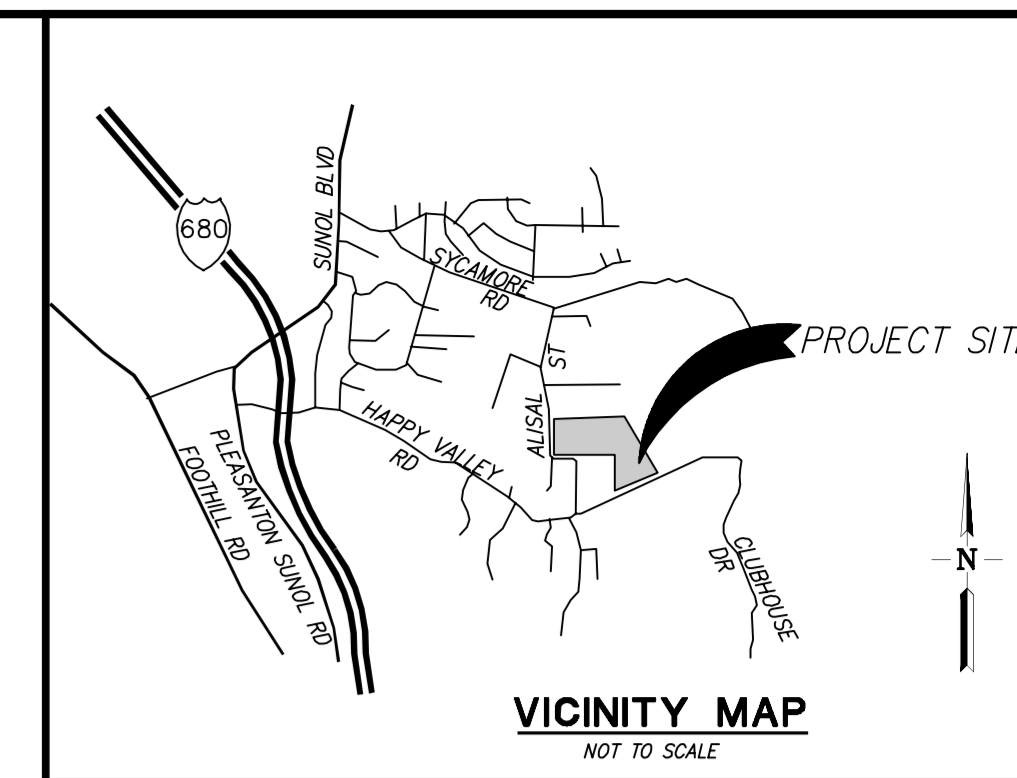


# PLANNED UNIT DEVELOPMENT

## TRACT 8616 - SPOTORNO RANCH

### CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

FOR: AVS RANCH LLC



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX 12" SD
---	SANITARY SEWER	EX 8" SS
---	WATER	EX 8" W
---	CURB & GUTTER	EX FC
---	SIDEWALK	---
---	OVERHEAD UTILITIES	OH
---	JOINT POLE	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	EXISTING UTILITY TO BE REMOVED/ABANDONED, AS NOTED	---
---	STORM WATER INLET	□
---	FIELD INLET	□
---	AREA DRAIN	○
---	MANHOLE	○
---	FIRE HYDRANT	○
---	BLOW OFF	○
---	SANITARY SEWER CLEAN OUT	○
---	WATER VALVE	○
---	STREET LIGHT	○
---	MONUMENT	○
---	TRAFFIC SIGN	+
---	STREET NAME SIGN	+
---	FENCE	---
---	BARRICADE	---
---	SLOPE	---
---	HANDICAP RAMP	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	ASPHALT PAVEMENT	---
---	BIORETENTION AREA	---

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
BW	BOTTOM OF WALL
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CP	CENTER POINT
DWY	DRIVEWAY
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
HVSP	HAPPY VALLEY SPECIFIC PLAN
INV	INVERT ELEVATION
JP	JOINT POLE
LE	LANDSCAPE EASEMENT
LP	LOW POINT
ME	MAINTENANCE EASEMENT
MH	MANHOLE
OH	OVERHEAD UTILITIES
PAE	PRIVATE ACCESS EASEMENT
PCC	POINT OF COMPOUND CURVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT (PUBLIC)
SNS	STREET NAME SIGN
SO	SIDE OPENING INVERT
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
STA	STATION
SW	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
UGB	URBAN GROWTH BOUNDARY
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER



**LOCATION MAP**  
SCALE: 1"=100'

SHEET INDEX	
SHEET NO.	DESCRIPTION
<b>PLANNING, ENGINEERING</b>	
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	OVERALL SITE PLAN
C-4	PRELIMINARY SITE DEVELOPMENT PLAN
C-5	PRELIMINARY GRADING & UTILITY PLAN
C-6	PRELIMINARY STORM WATER TREATMENT PLAN
C-7	SLOPE CLASSIFICATION MAP

RECEIVED

11/23/2021

PUD-138

CITY OF PLEASANTON  
PLANNING DIVISION

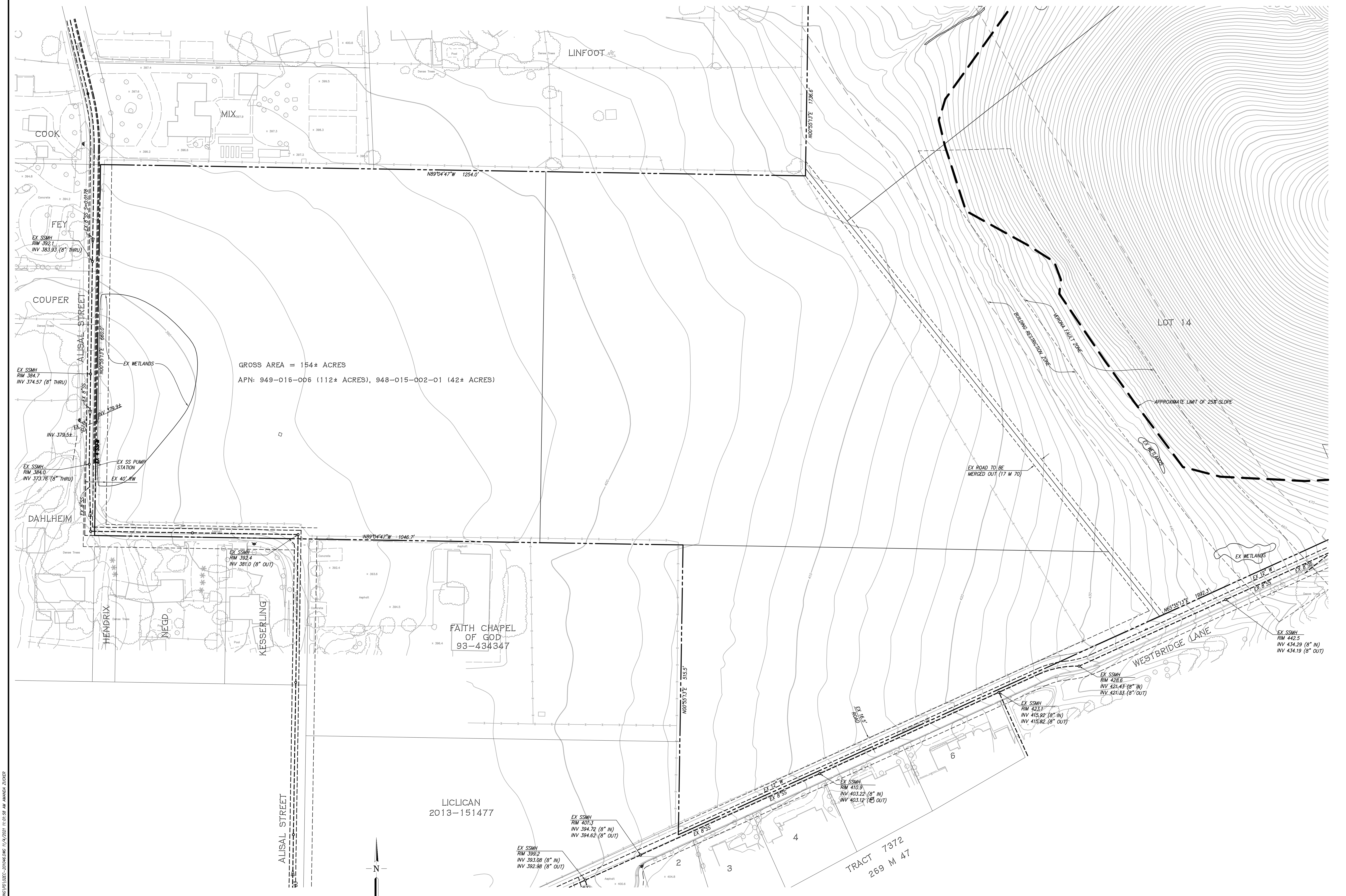
EXHIBIT B

### PROJECT TEAM

<p><b>Civil Engineering &amp; Planning</b></p> <p>Ruggeri-Jensen-Azar 4690 Chabot Drive, Suite 200 Pleasanton, CA 94588 Contact: Kirk Myers (925) 227-9100</p>	<p><b>Landscape Architecture</b></p> <p>Ripley Design Group 1615 Bonanza Street, Suite 314 Walnut Creek, CA 94596 Contact: Annika Carpenter (925) 938-7377</p>
<p><b>Applicant</b></p> <p>AVS RANCH LLC PO BOX 487 Pleasanton, CA 94586 Representative: Martin Inderbitzen (925) 876-2091</p>	<p><b>Architect</b></p> <p>John Spotorno 1028 Harrison Ave Redwood City, CA 94062 (650) 303-6292</p>

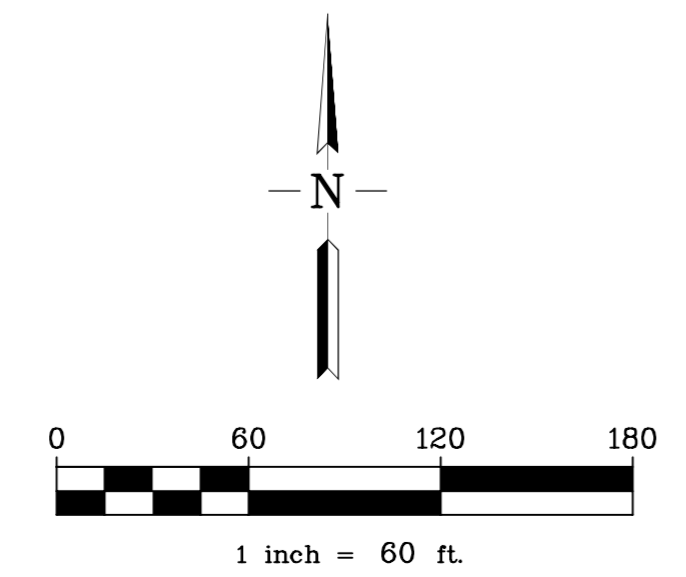


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GROSS AREA = 154± ACRES  
 APN: 949-016-006 (112± ACRES), 948-015-002-01 (42± ACRES)

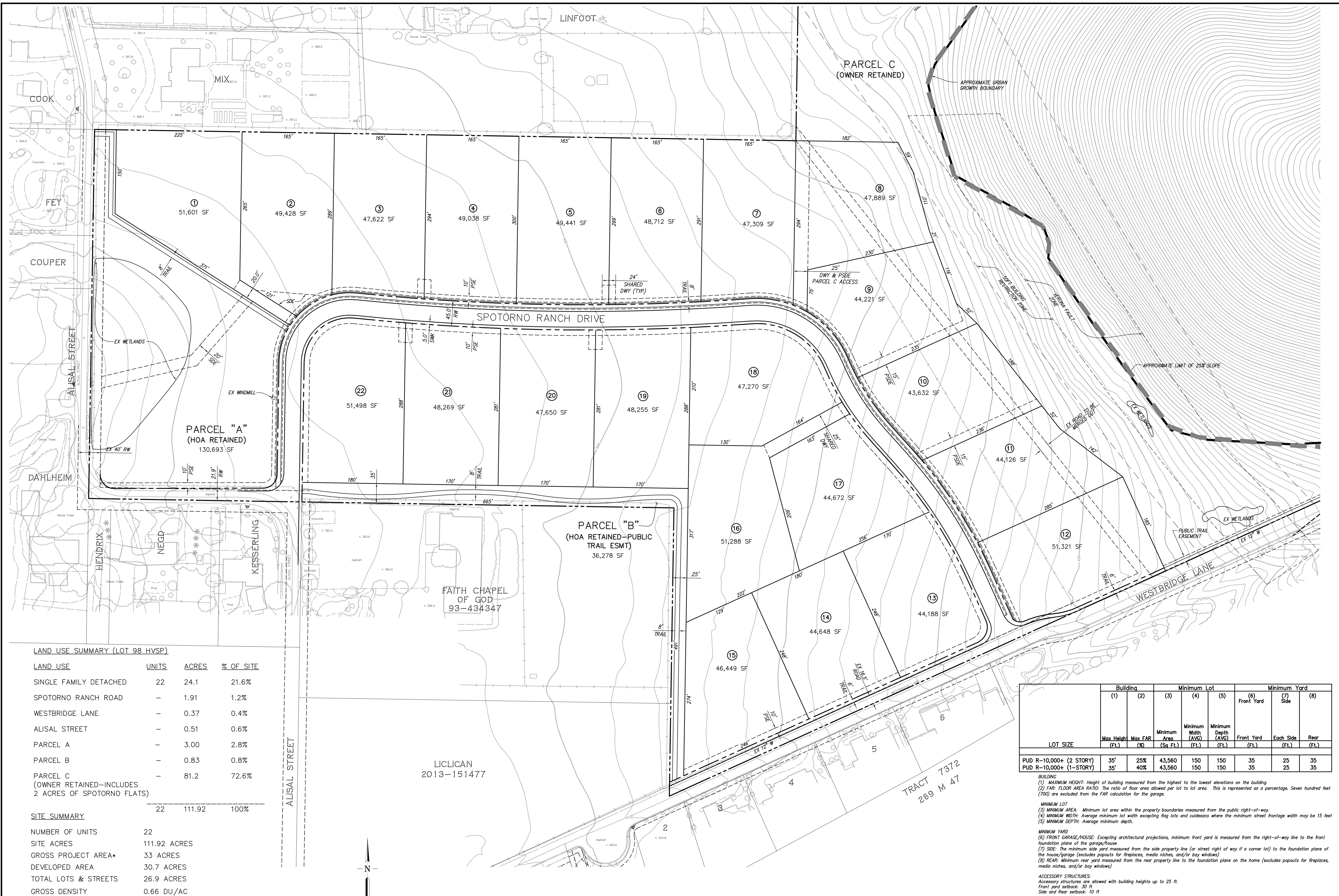
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**EXISTING CONDITION PLAN**  
**TRACT 8616 - SPOTORNO RANCH**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: AVS RANCH LLC

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





**LAND USE SUMMARY (LOT 98 HVSP)**

LAND USE	UNITS	ACRES	% OF SITE
SINGLE FAMILY DETACHED	22	24.1	21.6%
SPOTORNO RANCH ROAD	-	1.91	1.2%
WESTBRIDGE LANE	-	0.37	0.4%
ALISAL STREET	-	0.51	0.6%
PARCEL A	-	3.00	2.8%
PARCEL B	-	0.83	0.8%
PARCEL C (OWNER RETAINED-INCLUDES 2 ACRES OF SPOTORNO FLATS)	-	81.2	72.6%
<b>SITE SUMMARY</b>	<b>22</b>	<b>111.92</b>	<b>100%</b>

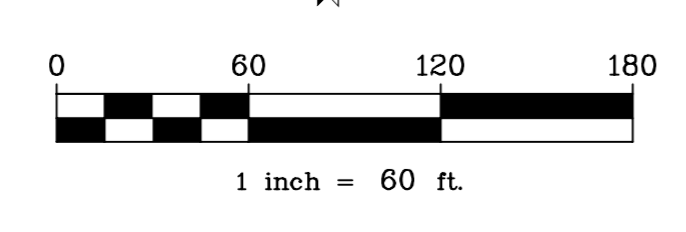
**SITE SUMMARY**

NUMBER OF UNITS	22
SITE ACRES	111.92 ACRES
GROSS PROJECT AREA*	33 ACRES
DEVELOPED AREA	30.7 ACRES
TOTAL LOTS & STREETS	26.9 ACRES
GROSS DENSITY	0.66 DU/AC

**(LOTS/DEVELOPED AREA)**

SMALLEST LOT SIZE	43,632 SF
LARGEST LOT SIZE	51,601 SF
AVERAGE LOT SIZE	47,660 SF

\*GROSS PROJECT AREA INCLUDES DEVELOPMENT AREA PLUS APPROXIMATELY 2.3 ACRES OF SPOTORNO FLATS AREA WITHIN PARCEL C



LOT SIZE	Building		Minimum Lot			Minimum Yard		
	(1) Max Height (Ft.)	(2) Max FAR (%)	(3) Minimum Area (Sq. Ft.)	(4) Minimum Width (AVG) (Ft.)	(5) Minimum Depth (AVG) (Ft.)	(6) Front Yard (Ft.)	(7) Side (Ft.)	(8) Rear (Ft.)
PUD R-10,000+ (2 STORY)	35'	25%	43,560	150	150	35	25	35
PUD R-10,000+ (1-STORY)	35'	40%	43,560	150	150	35	25	35

**BUILDING**  
 (1) MAXIMUM HEIGHT: Height of building measured from the highest to the lowest elevations on the building.  
 (2) FAR: FLOOR AREA RATIO: The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAR calculation for the garage.

**MINIMUM LOT**  
 (3) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.  
 (4) MINIMUM WIDTH: Average minimum lot width excluding flag lots and cul-de-sacs where the minimum street frontage width may be 15 feet  
 (5) MINIMUM DEPTH: Average minimum depth.

**MINIMUM YARD**  
 (6) FRONT GARAGE/HOUSE: Excepting architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the garage/house.  
 (7) SIDE: The minimum side yard measured from the side property line (or street right of way if a corner lot) to the foundation plane of the house/garage (excludes papouts for fireplaces, media niches, and/or bay windows).  
 (8) REAR: Minimum rear yard measured from the rear property line to the foundation plane on the home (excludes papouts for fireplaces, media niches, and/or bay windows).

**ACCESSORY STRUCTURES:**  
 Accessory structures are allowed with building heights up to 25 ft.  
 Front yard setback: 30 ft.  
 Side and Rear setback: 10 ft.

**PRELIMINARY SITE DEVELOPMENT PLAN**  
**TRACT 8616 - SPOTORNO RANCH**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: AVS RANCH LLC

**PLOTTING NOTE:**  
 SHARED DRIVEWAY LOCATIONS ARE PRELIMINARY IN NATURE AND THE OWNER RESERVES THE RIGHT TO ADJUST SHARED DRIVEWAY LOCATIONS BASED ON FINAL ARCHITECTURE AND PLOTTING.

ACCESSORY DWELLING UNIT (ADU) WILL BE PLACED ON NO FEWER THAN 8 LOTS, BUT COULD BE PLACED ON ANY LOT THAT CAN ACCOMMODATE THE REQUISITE SETBACKS.

  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300  
 DATE: NOVEMBER 4, 2021 JOB NO. 201046 SHEET C-4 OF 7



**ESTIMATED EARTHWORK QUANTITIES**

ITEMS	CUT (C.Y.)	FILL (C.Y.)
RESIDENTIAL LOTS	10,400	33,000
NON-RESIDENTIAL PARCELS	12,000	2,000
BIORETENTION SPOIL	1,500	0
STREETS/TRAIL	2,100	400
UTILITY SPOIL	5,000	0
LOT SPOIL (200 CY/LOT)	4,400	0
LANDSLIDE REPAIR	31,000	31,000
TOTAL	66,400	66,400

1. 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.

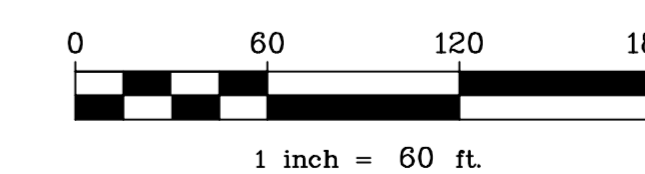
**STREET UTILITY NOTES:**

ALL STREETS ARE TO BE PUBLIC  
STORM DRAIN: ALL PROPOSED STORM DRAIN CONDUITS AND INLETS WITHIN ROAD RIGHT OF WAY ARE TO BE PUBLICLY OWNED AND MAINTAINED.

STORM DRAIN CONDUITS AND INLETS ON PARCEL C AND PRIVATE LOTS ARE PRIVATELY OWNED AND MAINTAINED. BIO-RETENTION TREATMENT AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE FUTURE HOME OWNER'S ASSOCIATION.

SANITARY SEWER: ALL PROPOSED SANITARY SEWER MAINS ARE TO BE PUBLICLY OWNED AND MAINTAINED.

WATER: ALL PROPOSED WATER MAINS ARE TO BE PUBLICLY OWNED AND MAINTAINED.



**PRELIMINARY GRADING AND UTILITY PLAN**  
**TRACT 8616 - SPOTORNO RANCH**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
FOR: AVS RANCH LLC

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

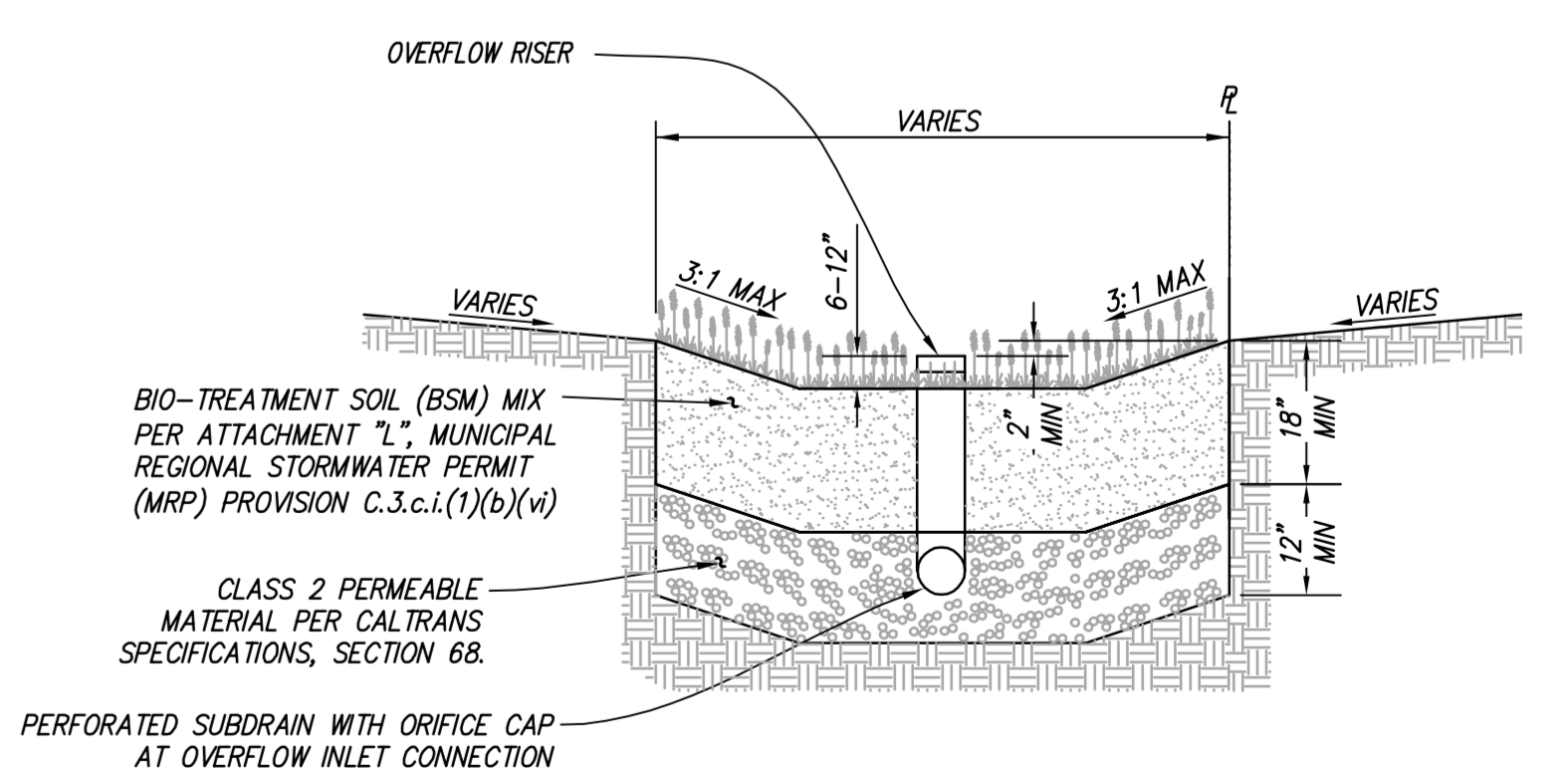


**LEGEND**

- DRAINAGE AREA BOUNDARY
- BIO-RETENTION AREA
- SELF RETAINING AREA

LICLICAN  
2013-151477

AREA ID	AREA OF ASPHALT (SF)	AREA OF CONCRETE (SF)	AREA OF LANDSCAPING (SF)	AREA OF ROOF (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	4% SIZING FACTOR (SF)	BIORETENTION AREA PROVIDED	BIORETENTION AREA ID
DMA 1	15,000	111,900	15,000	41,190	1,648	1,800	BMP 1	
DMA 2	63,200	127,000	771,700	95,000	362,370	14,495	25,000	BMP 2



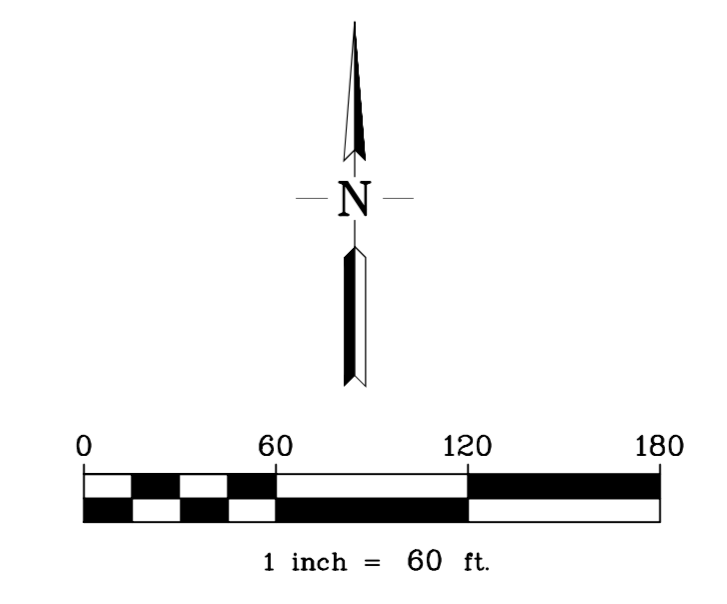
**MAINTENANCE NOTE:** OPERATION AND MAINTENANCE OF THE PROPOSED BIO-RETENTION AREAS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA) OR SIMILAR BODY. SAID HOA SHALL ENTER INTO AN OPERATION AND MAINTENANCE AGREEMENT WITH THE CITY OF PLEASANTON TO ENSURE OPERATION AND MAINTENANCE OBLIGATIONS ARE MET.

**BIO-RETENTION AREA**  
NOT TO SCALE

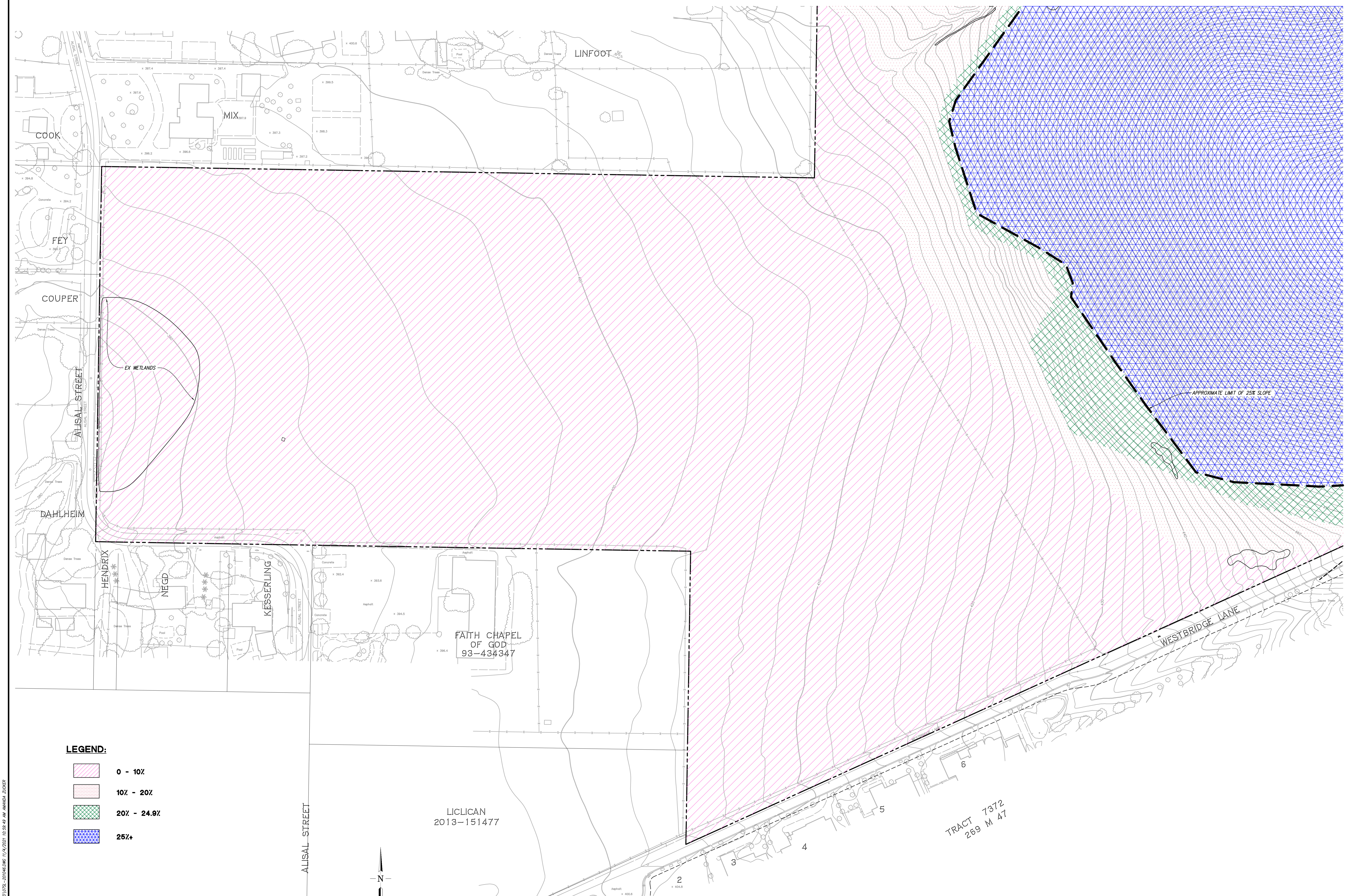
THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2, 2016, AND THE FOLLOWING CRITERIA:  
 a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.  
 b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.  
 c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR.  
 d. 10% OF THE PERVIOUS AREAS ARE INCLUDED IN THE EFFECTIVE IMPERVIOUS AREA.

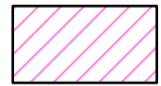


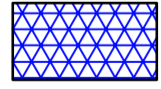
SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:  
 a. SIZING FACTOR =  $(0.2 \text{ IN/HR}) / (5 \text{ IN/HR}) = 0.04$   
 THE ABOVE CALCULATIONS ASSUME AN AVERAGE OF 10,000 SF OF IMPERVIOUS SURFACE PER LOT  
 THE STORMWATER TREATMENT AND FLOW MITIGATION MEASURES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE. THE OWNER RESERVES THE RIGHT TO CHANGE THESE CONSISTENT WITH THE PROVISIONS AND REQUIREMENTS OF THE MUNICIPAL REGIONAL PERMIT.

**PRELIMINARY STORMWATER TREATMENT PLAN**  
**TRACT 8616 - SPOTORNO RANCH**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: AVS RANCH LLC



**RJA**  
**RUGGERI-JENSEN-AZAR**  
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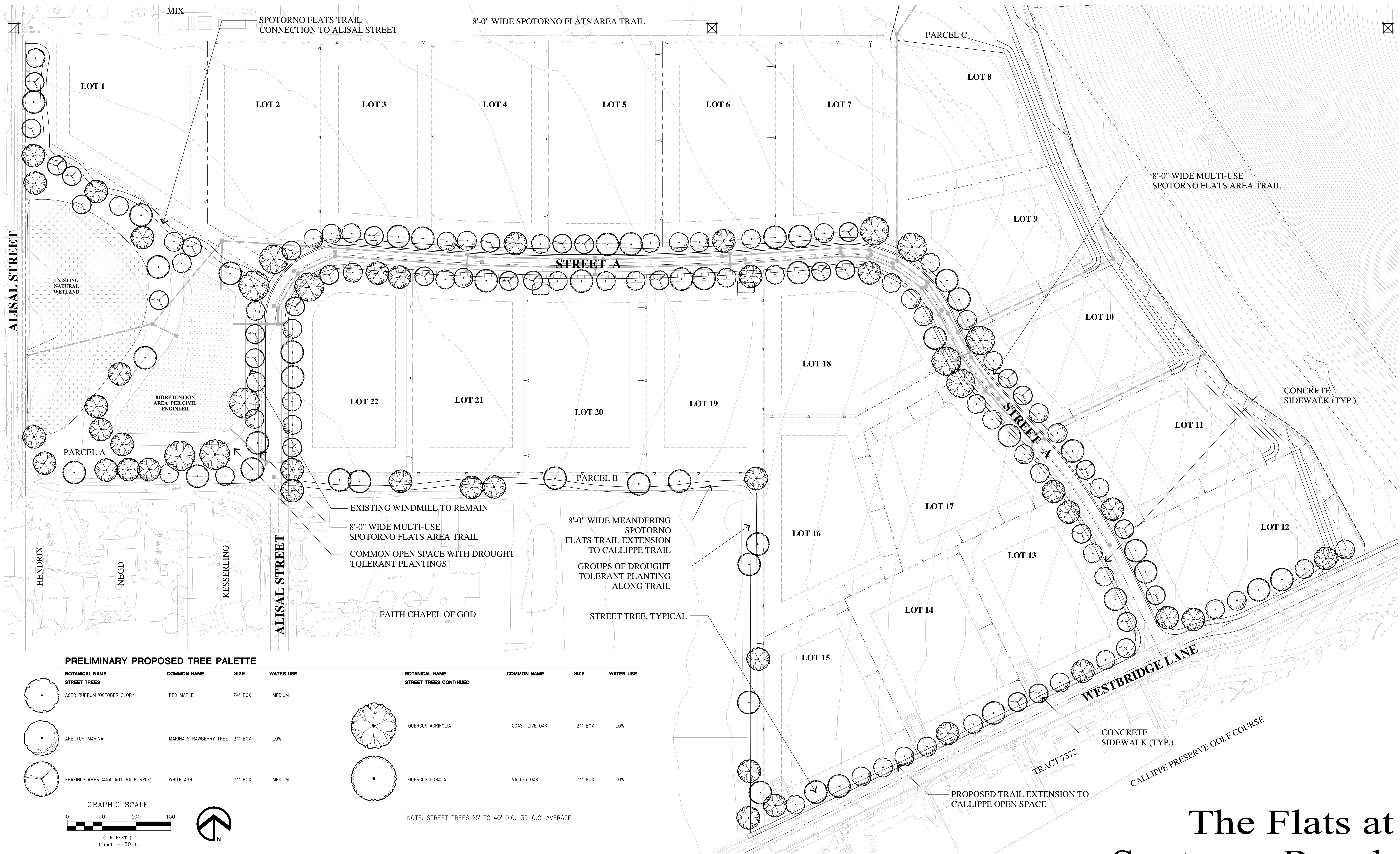


- LEGEND:**
-  0 - 10%
  -  10% - 20%
  -  20% - 24.9%
  -  25%+

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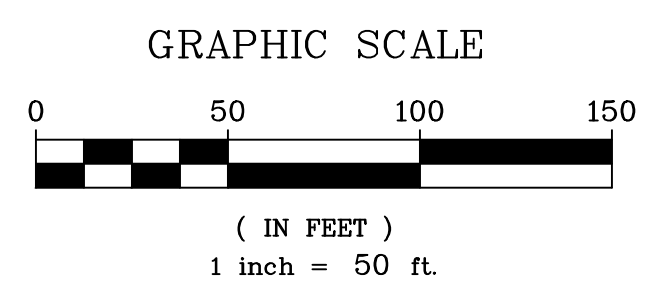
**SLOPE CLASSIFICATION MAP**  
**TRACT 8616 - SPOTORNO RANCH**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: AVS RANCH LLC

  
**RUGGERI-JENSEN-AZAR**  
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 PHONE: (925) 227-9100 FAX: (925) 227-9300



**PRELIMINARY PROPOSED TREE PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>STREET TREES</b>				<b>STREET TREES CONTINUED</b>			
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	MEDIUM	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	LOW	QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW
FRAXINUS AMERICANA 'AUTUMN PURPLE'	WHITE ASH	24" BOX	MEDIUM				



NOTE: STREET TREES 25' TO 40' O.C., 35' O.C. AVERAGE

**RIPLEY DESIGN GROUP**  
**LANDSCAPE ARCHITECTURE**  
**LAND PLANNING**  
 1615 BONANZA STREET  
 SUITE 314  
 WALNUT CREEK, CA 94596  
 TEL: 925.938.7377  
 FAX: 925.938.7436

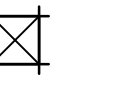
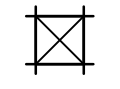
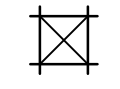
AVS RANCH LLC

**Preliminary Landscape Plan**

**The Flats at Spotorno Ranch**  
 Pleasanton, California

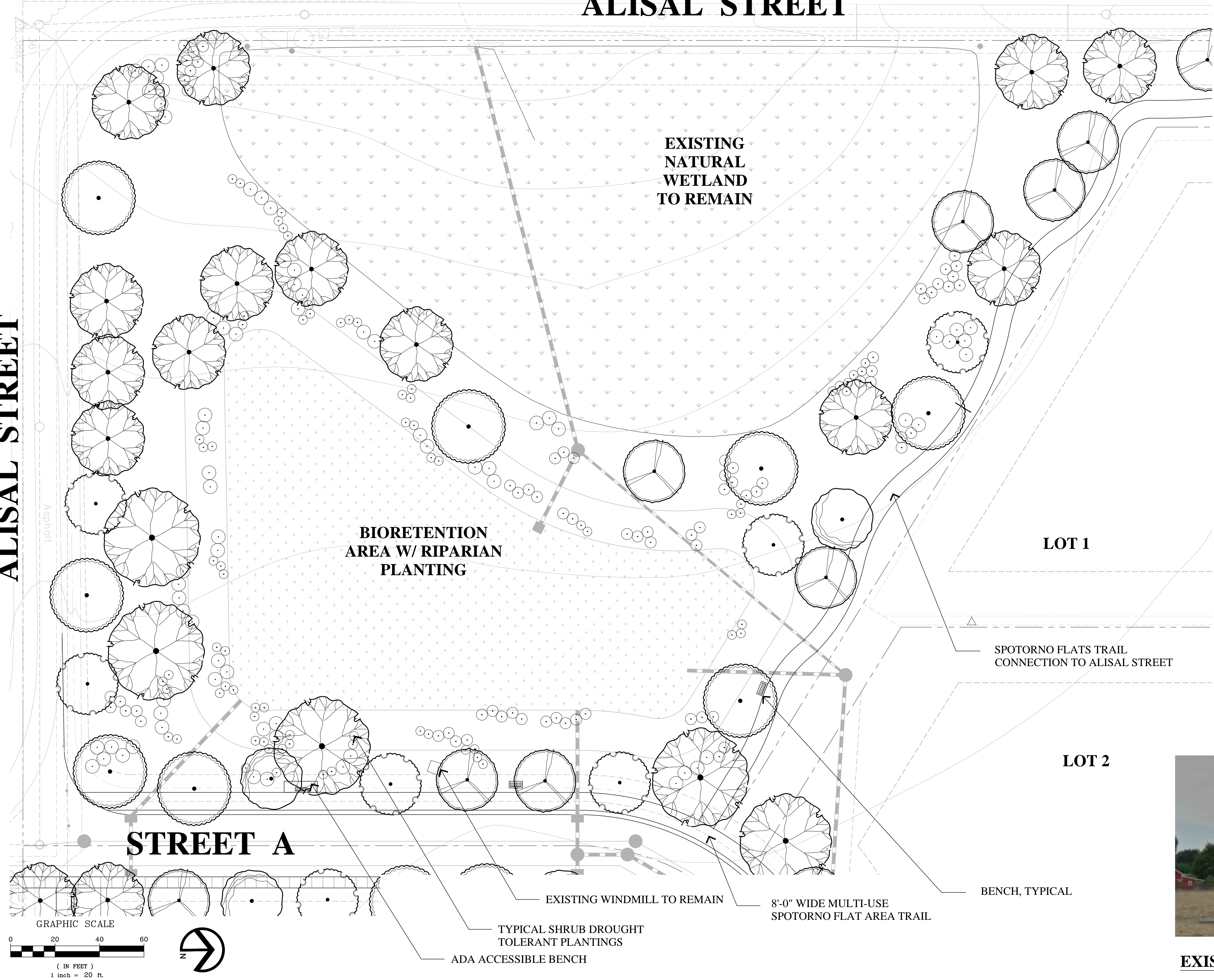
SEPTEMBER 27, 2021





# ALISAL STREET

# ALISAL STREET



## PRELIMINARY PROPOSED BIORETENTION/WETLAND & PARCEL B RESPITE AREA PLANT PALETTE

COMMON NAME	COMMON NAME	WATER USE
<b>SHRUBS</b>		
BACCHARIS PILLULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	LOW
HETEROMELES ARBUTIFOLIA	TOYON	LOW
JUNCUS PATENS	CALIFORNIA GREY RUSH	LOW
MIMULUS GUTTATUS	SEEP MONKEYFLOWER	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	LOW
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	LOW
ROSA CALIFORNICA	CALIFORNIA ROSE	LOW



JUNCUS PATENS 'ELK BLUE'  
CALIFORNIA GREY RUSH



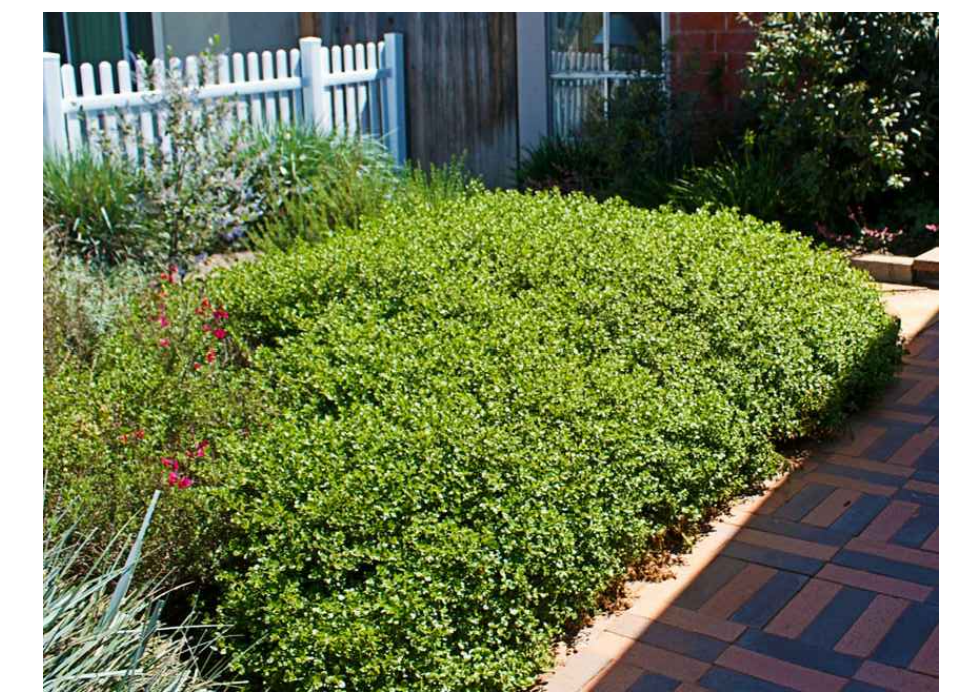
ROSA CALIFORNICA  
CALIFORNIA WILD ROSE



RHAMNUS CALIFORNICA 'EVE CASE'  
COFFEEBERRY



RIBES VIBURNIFOLIUM  
EVERGREEN CURRANT



BACCHARIS PIULARIS 'PIGEON POINT'  
DWARF COYOTE BRUSH



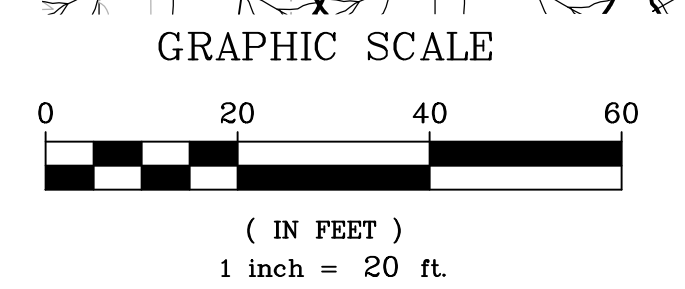
HETEROMELES ARBUTIFOLIA  
TOYON



MIMULUS GUTTATUS  
SEEP MONKEYFLOWER



EXISTING WINDMILL



**RIPLEY DESIGN GROUP**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
1615 BONANZA STREET  
SUITE 314  
WALNUT CREEK, CA 94596  
TEL: 925.938.7377  
FAX: 925.938.7436

AVS RANCH LLC

# Preliminary Common Open Space Enlargements

The Flats at  
Spotorno Ranch  
Pleasanton, California

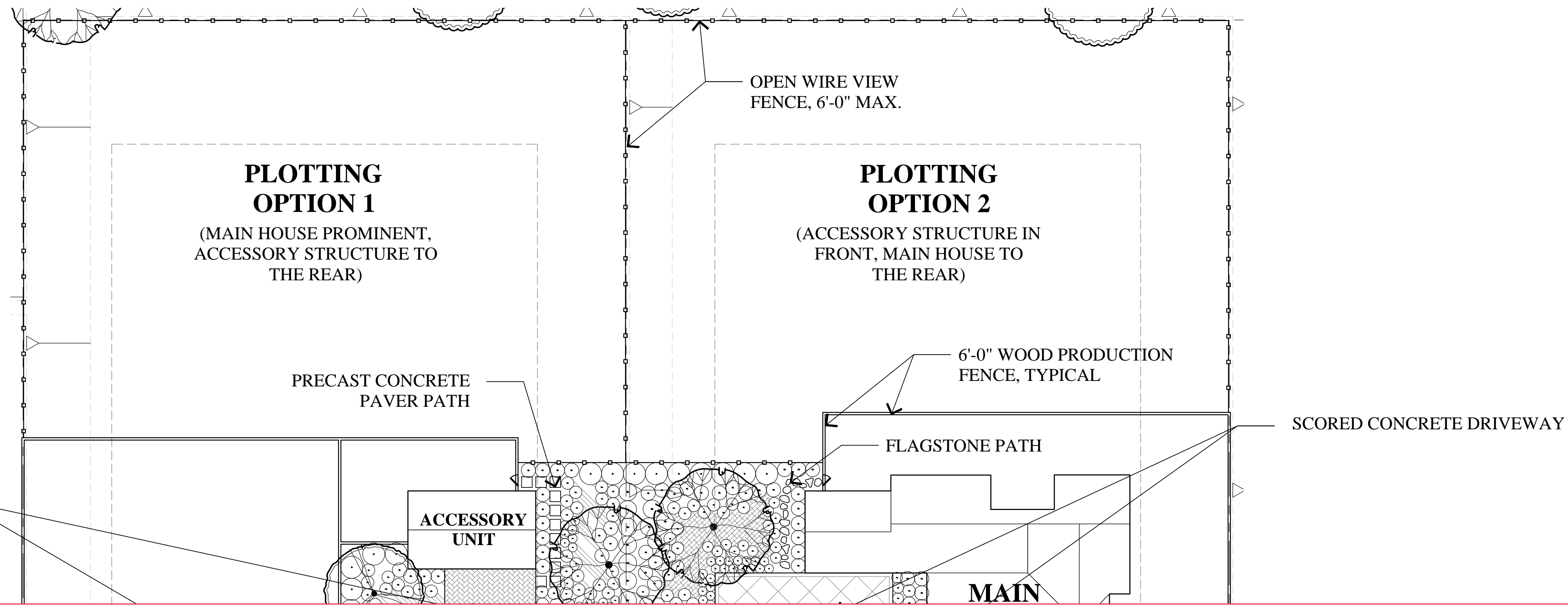
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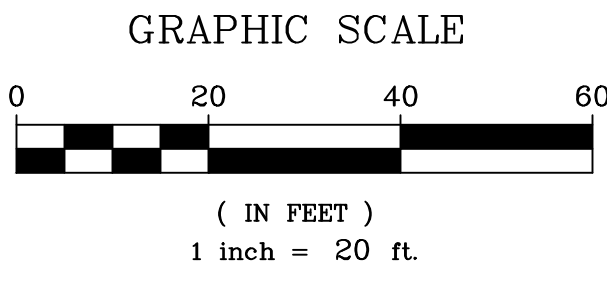
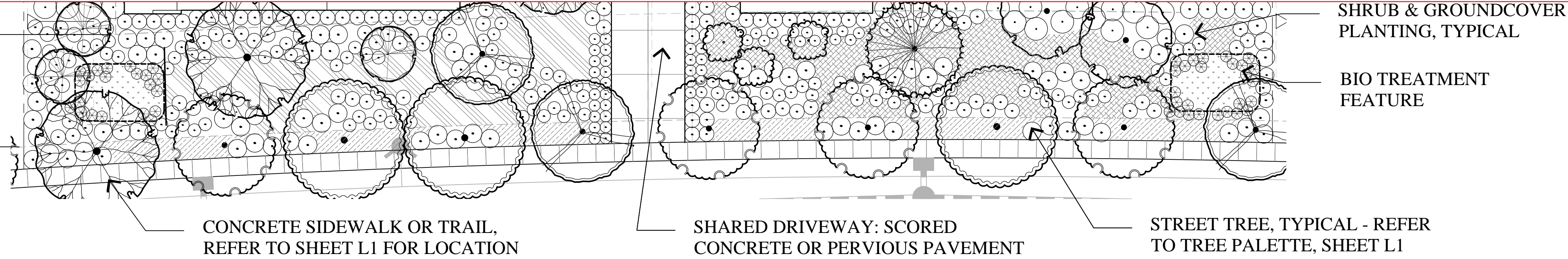


LANDSCAPE DESIGN NOTES:

- 1. ALL LANDSCAPE TO BE CONSISTANT WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE (WELO) AND BAY FRIENDLY BASICS (BFB) REQUIREMENTS.
2. STREET TREES TO BE PLANTED AT 25'-35' O.C. AVERAGE, MAXIMUM 40' O.C.
3. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
4. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
5. DEVELOPMENT SHALL HAVE PEDESTRIAN SCALE LIGHTING WITH 12-14' HIGH FIXTURES TO MEET CITY ILLUMINATION STANDARDS.
6. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
7. SPRINKLER AND SPRAY HEADS ARE NOT SPECIFIED IN AREAS LESS THAN OR EQUAL TO 8 FEET WIDE TO PREVENT OVERSPRAY AND RUNOFF.
8. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
9. PLANTING AREAS SHALL RECEIVE ORGANIC COMPOST AS THE SOIL AMENDMENT, AT THE RATES INDICATED BY A SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT OR 1 INCH OF COMPOST.
10. PLANTING SELECTION SHALL BE SPACED IN ACCORDANCE TO THEIR NATURAL SIZE AND SHAPE.
11. PLANTING SELECTION WILL INCLUDE A MINIMUM OF 75% CLIMATE ADAPTED SPECIES THAT REQUIRE LITTLE TO NO NO SUMMER WATERING ONCE ESTABLISHED.
12. PLANTING SELECTION WILL NOT INC TO THE SAN FRANCISCO BAY AREA.
13. NO MORE THAT 25% OF PLANTING
14. ALL IRRIGATION CONTROLLERS SHAI



NOT PART OF THE PROPOSAL.



PRELIMINARY PROPOSED RESIDENTIAL PLANT PALETTE

Table with 12 columns: Botanical Name, Common Name, Water Use, Botanical Name, Common Name, Water Use, Botanical Name, Common Name, Water Use, Botanical Name, Common Name, Water Use, Botanical Name, Common Name, Water Use. Lists various plant species and their characteristics.

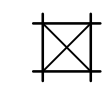
Logo for Ripley Design Group and contact information for Landscape Architecture and Land Planning, including address and phone numbers.

AVS RANCH LLC

Preliminary Front Yard Landscape Typicals

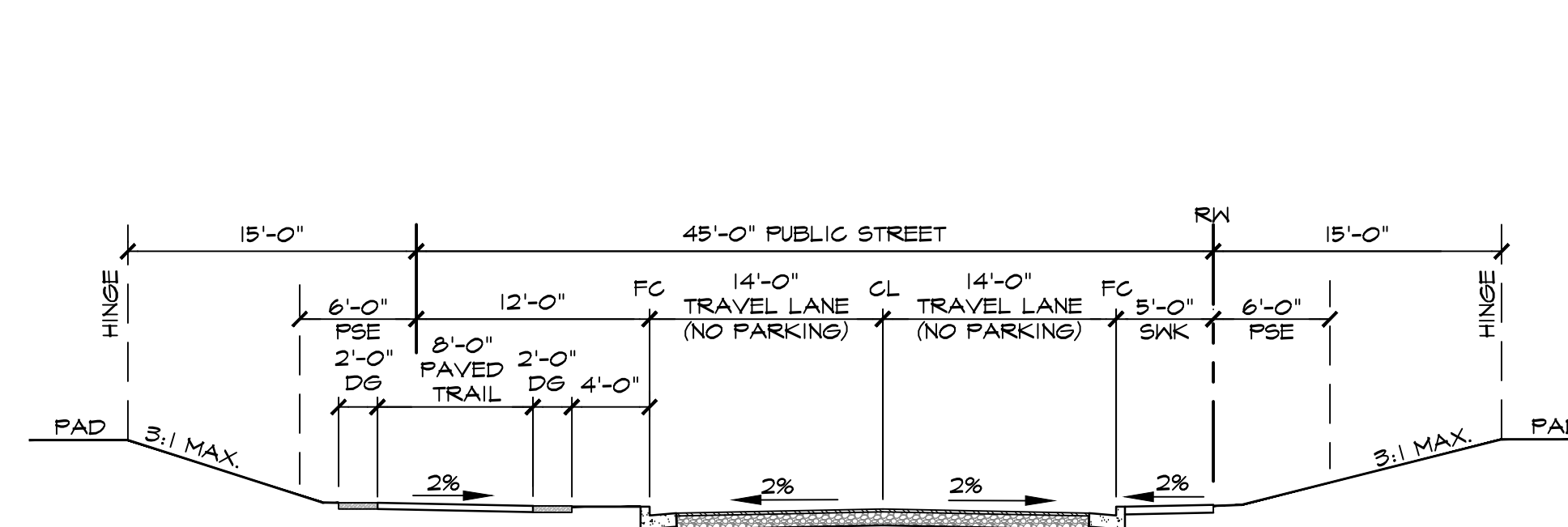
The Flats at Spotorno Ranch Pleasanton, California

SEPTEMBER 27, 2021

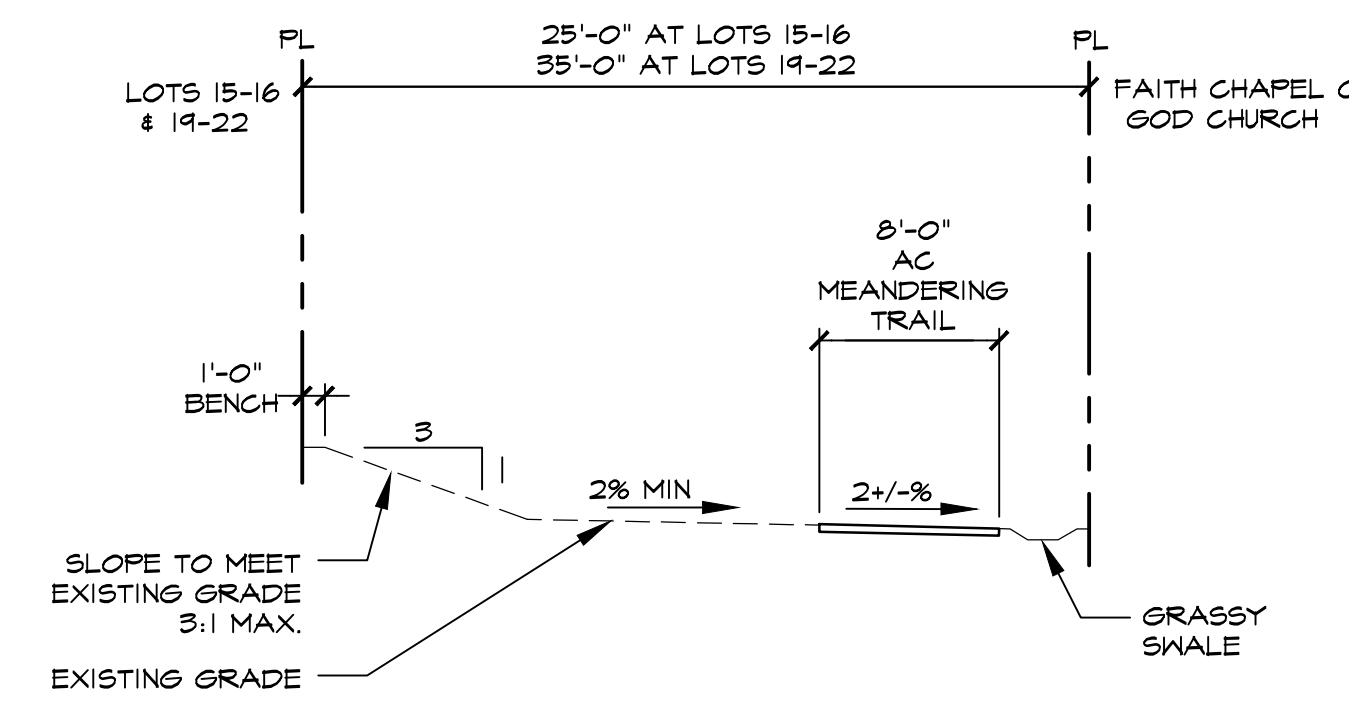


### TRAIL LEGEND

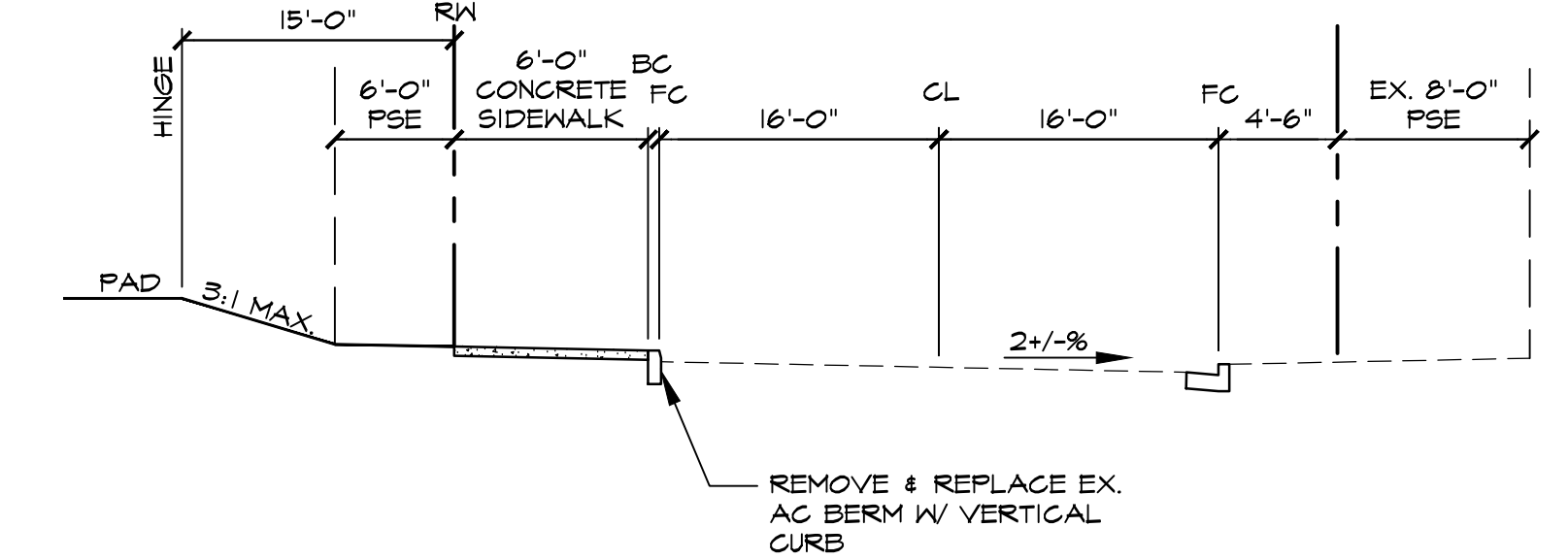
- SPOTORNO FLATS TRAIL  
(CONCRETE, 8' WIDE, CITY-MAINTAINED)
- SPOTORNO FLATS TRAIL  
(AC PAVED, 8' WIDE, HOA-MAINTAINED)
- CALLIPPE TRAIL EXTENSION  
(PROPOSED - PAVED, 6' WIDE MIN.  
UNLESS OTHERWISE NOTED)
- CALLIPPE TRAIL EXTENSION  
(PROPOSED - NATURAL, 6' WIDE MIN.,  
HOA OWNED & MAINTAINED)
- WESTBRIDGE TRAIL EXTENSION BY OTHERS
- FOLEY TRAIL  
(NAT., 6' WIDE MIN.)
- CALLIPPE TRAIL EXISTING
- FOLEY TRAIL CONNECTION BY OTHERS
- ALISAL TRAILS BY OTHERS



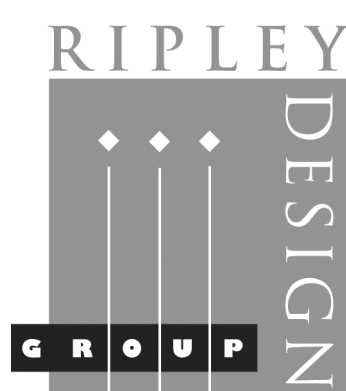
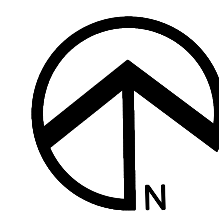
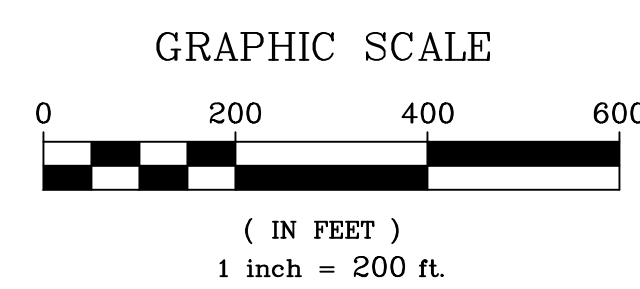
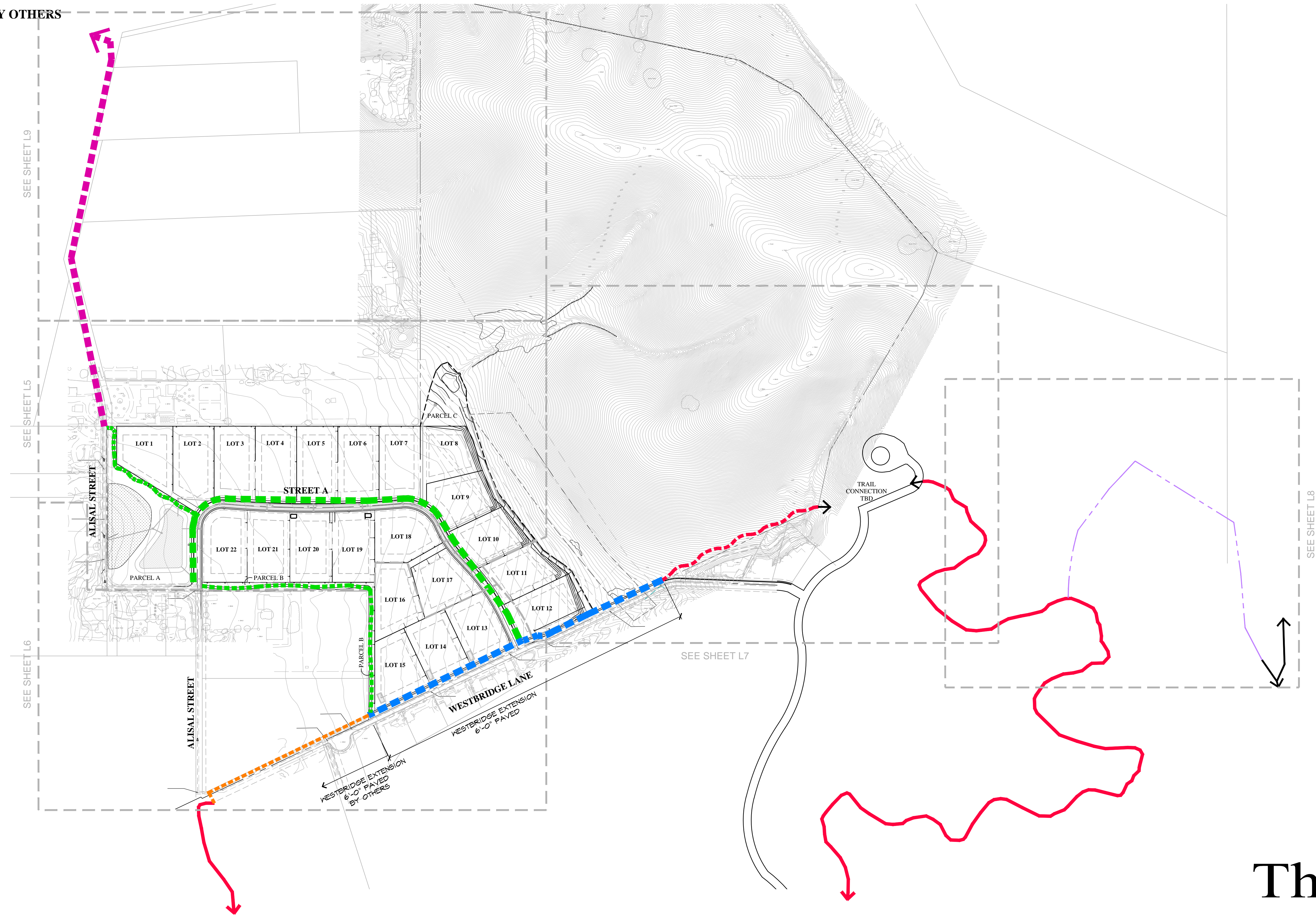
**STREET A** NOT TO SCALE  
02 -



**PARCEL B** NOT TO SCALE  
(ALONG LOTS 15-16 & 19-22) 02 -



**WESTBRIDGE LANE** NOT TO SCALE  
(LOTS 12-15) 02 -



**LANDSCAPE ARCHITECTURE  
LAND PLANNING**  
1615 BONANZA STREET  
SUITE 314  
WALNUT CREEK, CA 94596  
TEL: 925.938.7377  
FAX: 925.938.7436

AVS RANCH LLC

# Preliminary Master Trail Plan





# The Flats at Spotorno Ranch






Pleasanton, California

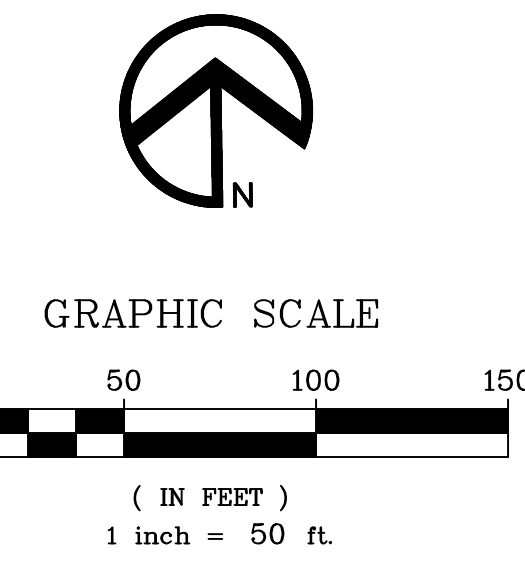
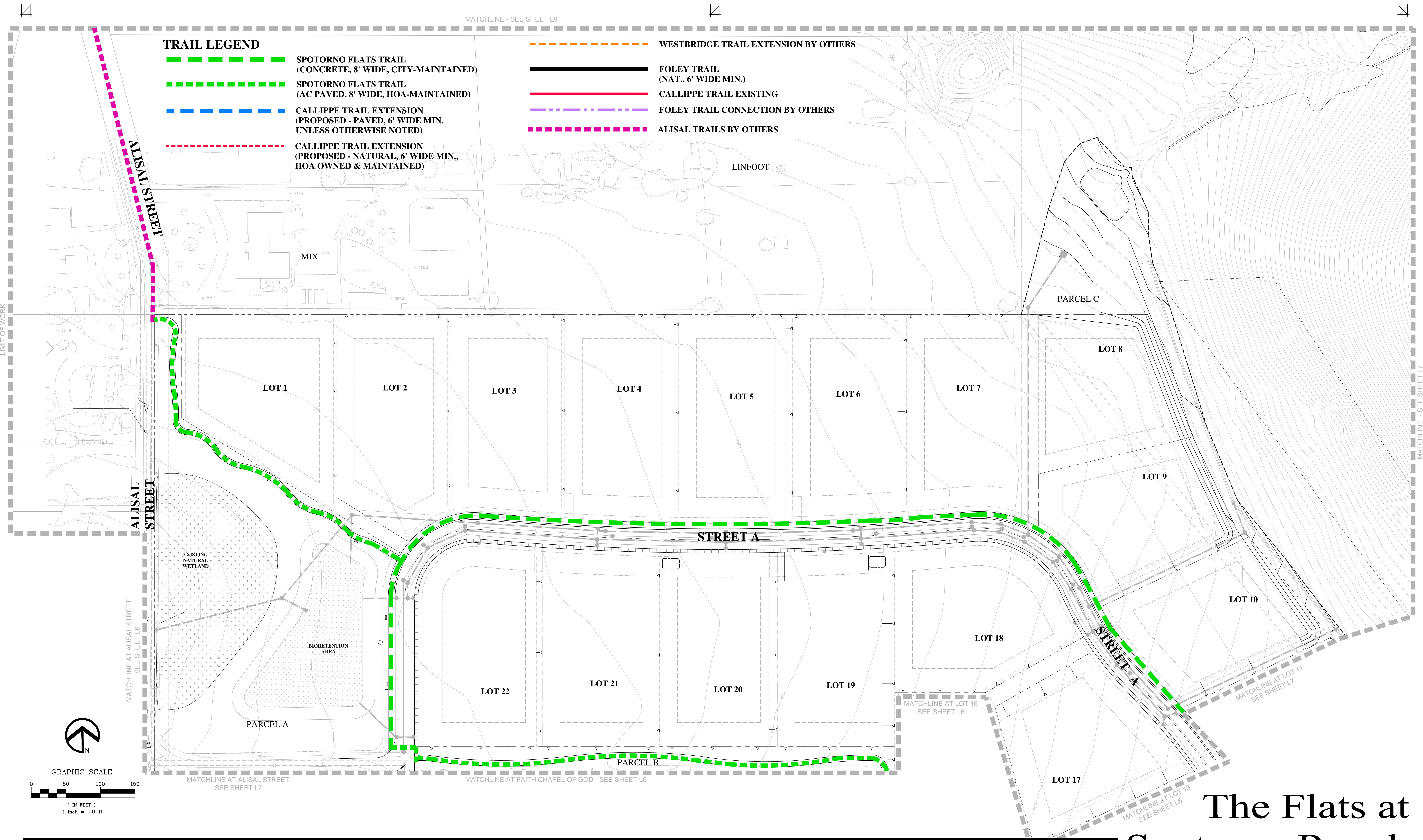
September 27, 2021

L4

**TRAIL LEGEND**

-  SPOTORNO FLATS TRAIL (CONCRETE, 8' WIDE, CITY-MAINTAINED)
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-  FOLEY TRAIL (NAT., 6' WIDE MIN.)
-  CALLIPPE TRAIL EXISTING
-  FOLEY TRAIL CONNECTION BY OTHERS
-  ALISAL TRAILS BY OTHERS



AVS RANCH LLC

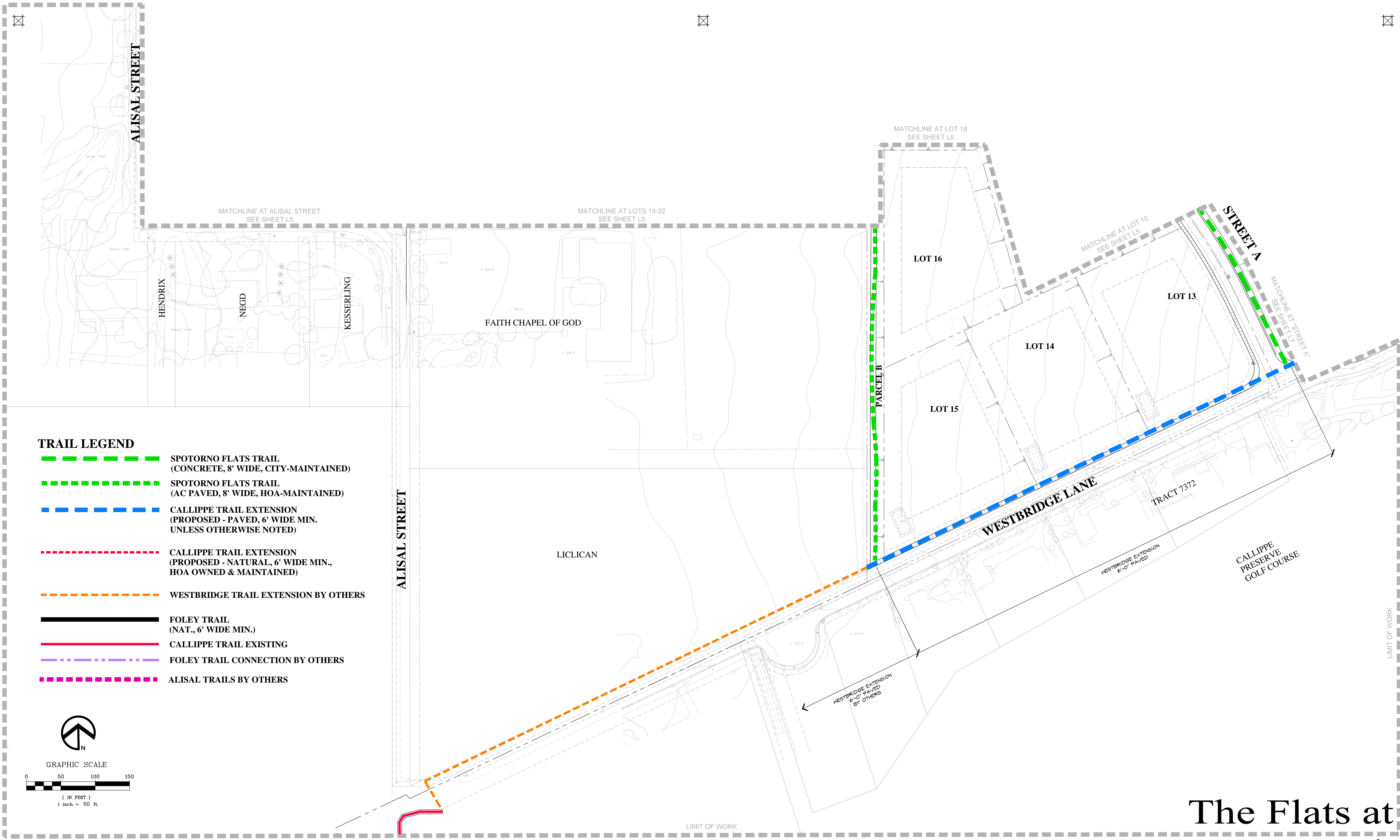
**The Flats at Spotorno Ranch**  
Pleasanton, California

**Preliminary Trail Plan**

SEPTEMBER 27, 2021

L5

**RIPLEY DESIGN GROUP**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
1615 BONANZA STREET  
SUITE 314  
WALNUT CREEK, CA 94596  
TEL: 925.938.7377  
FAX: 925.938.7436



AVS RANCH LLC

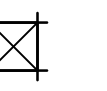
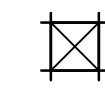
# The Flats at Spotorno Ranch

Pleasanton, California










SEPTEMBER 27, 2021

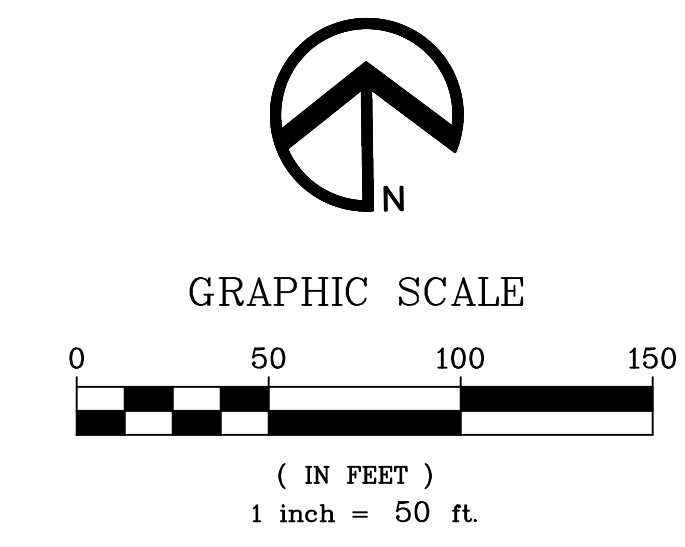
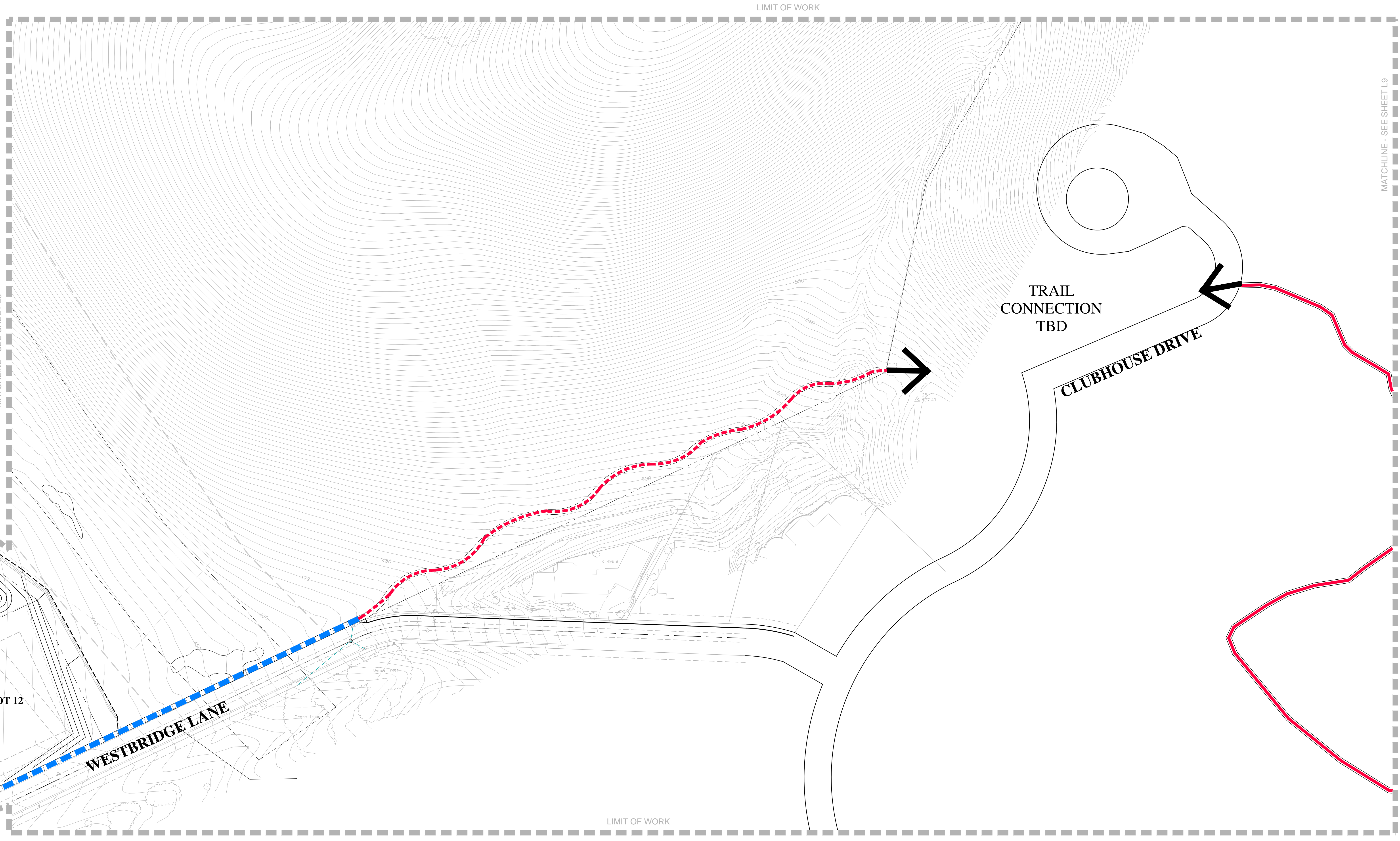
## Preliminary Trail Plan

**RIPLEY DESIGN GROUP**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 1615 BONANZA STREET  
 SUITE 314  
 WALNUT CREEK, CA 94596  
 TEL: 925.938.7377  
 FAX: 925.9387436



**TRAIL LEGEND**

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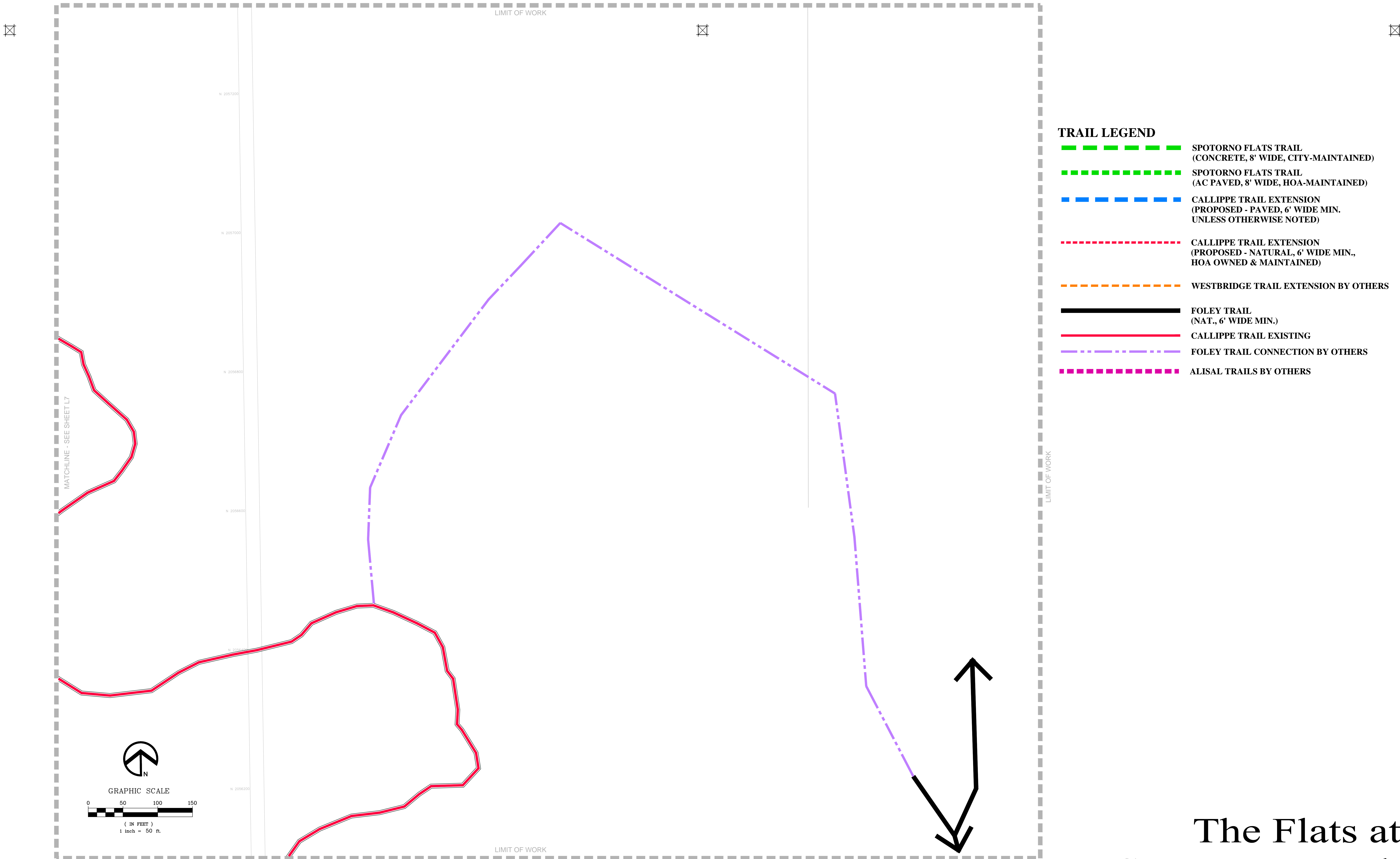
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AVS RANCH LLC

# Preliminary Trail Plan

**The Flats at  
 Spotorno Ranch**  
 Pleasanton, California

SEPTEMBER 27, 2021



- TRAIL LEGEND**
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**The Flats at**  
**Spotorno Ranch**  
 Pleasanton, California

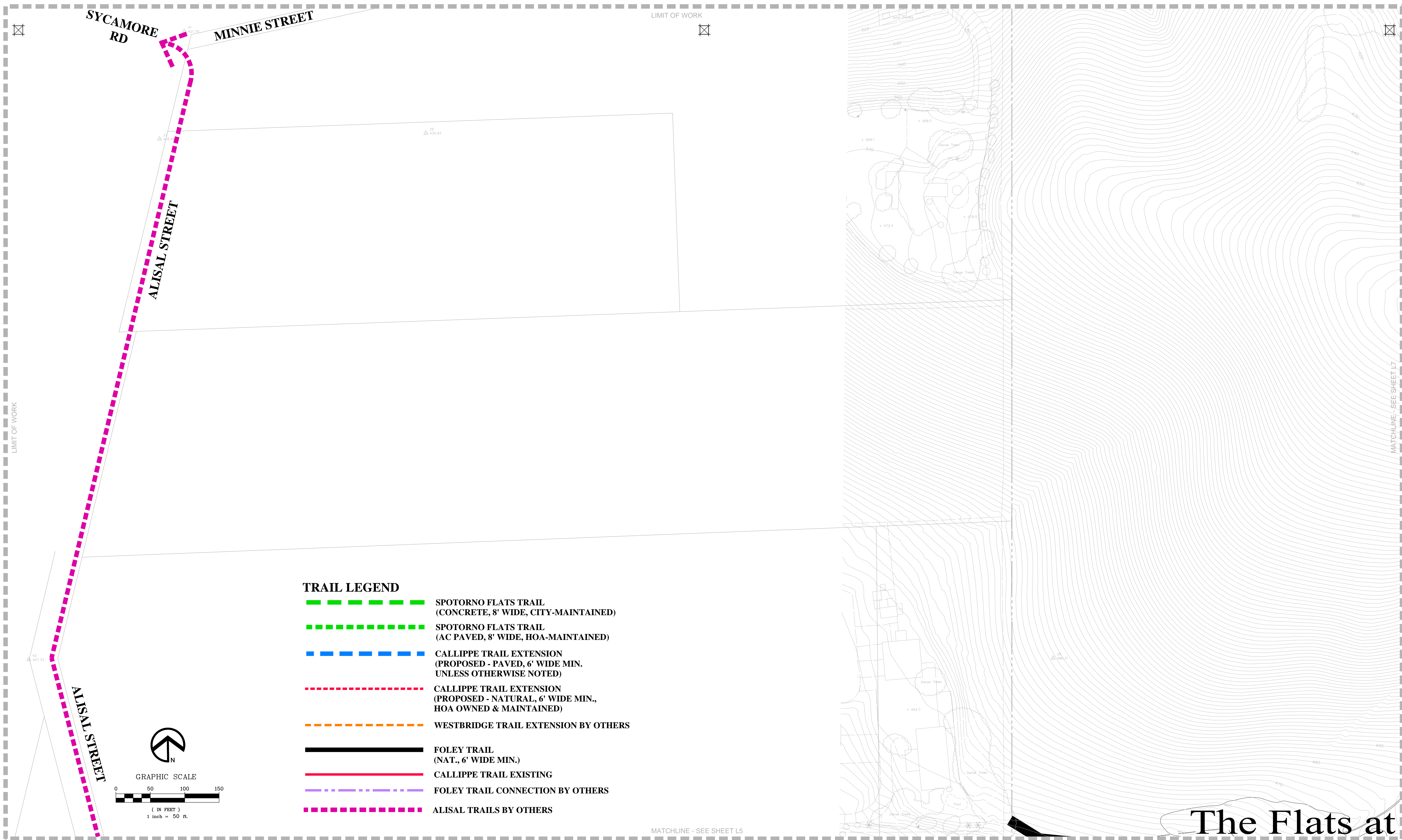
SEPTEMBER 27, 2021

L8

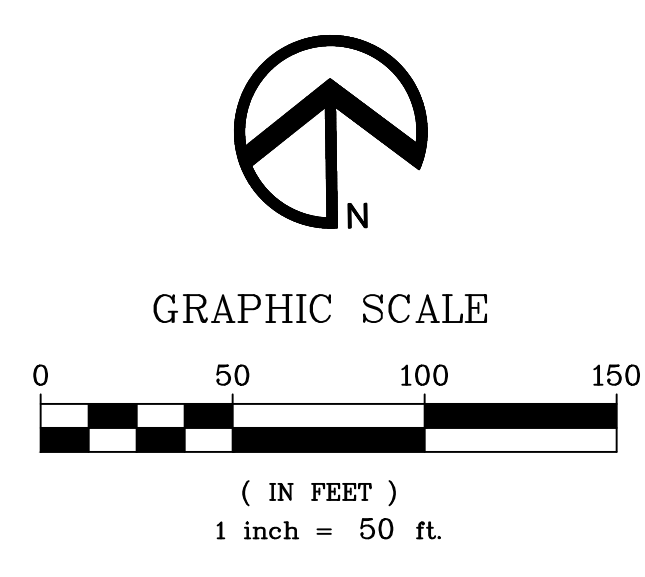
**RIPLEY**  
 LANDSCAPE ARCHITECTURE  
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 1615 BONANZA STREET  
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**Preliminary Trail Plan**

AVS RANCH LLC



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**RIPLEY DESIGN GROUP**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 1615 BONANZA STREET  
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 TEL: 925.938.7377  
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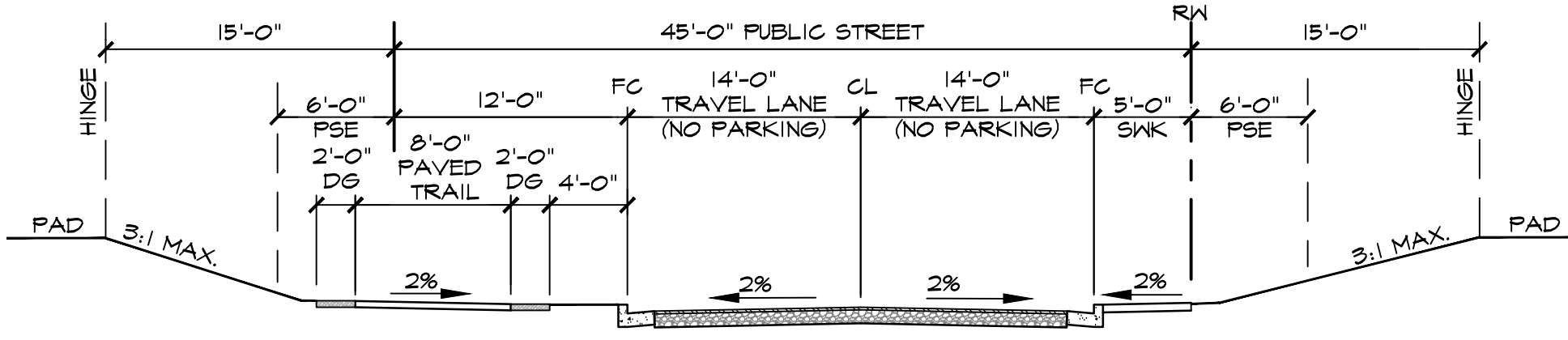
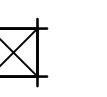
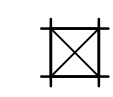
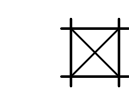
AVS RANCH LLC

# Preliminary Trail Plan

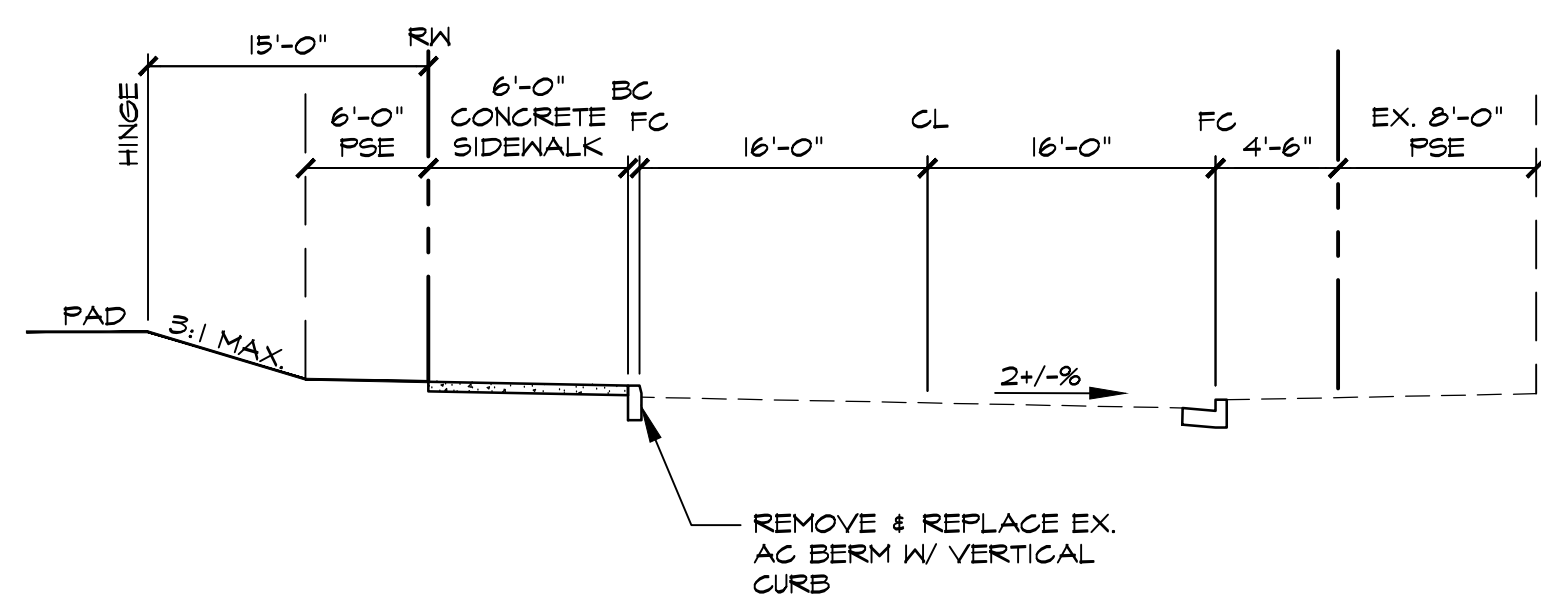
**The Flats at Spotorno Ranch**  
 Pleasanton, California

SEPTEMBER 27, 2021

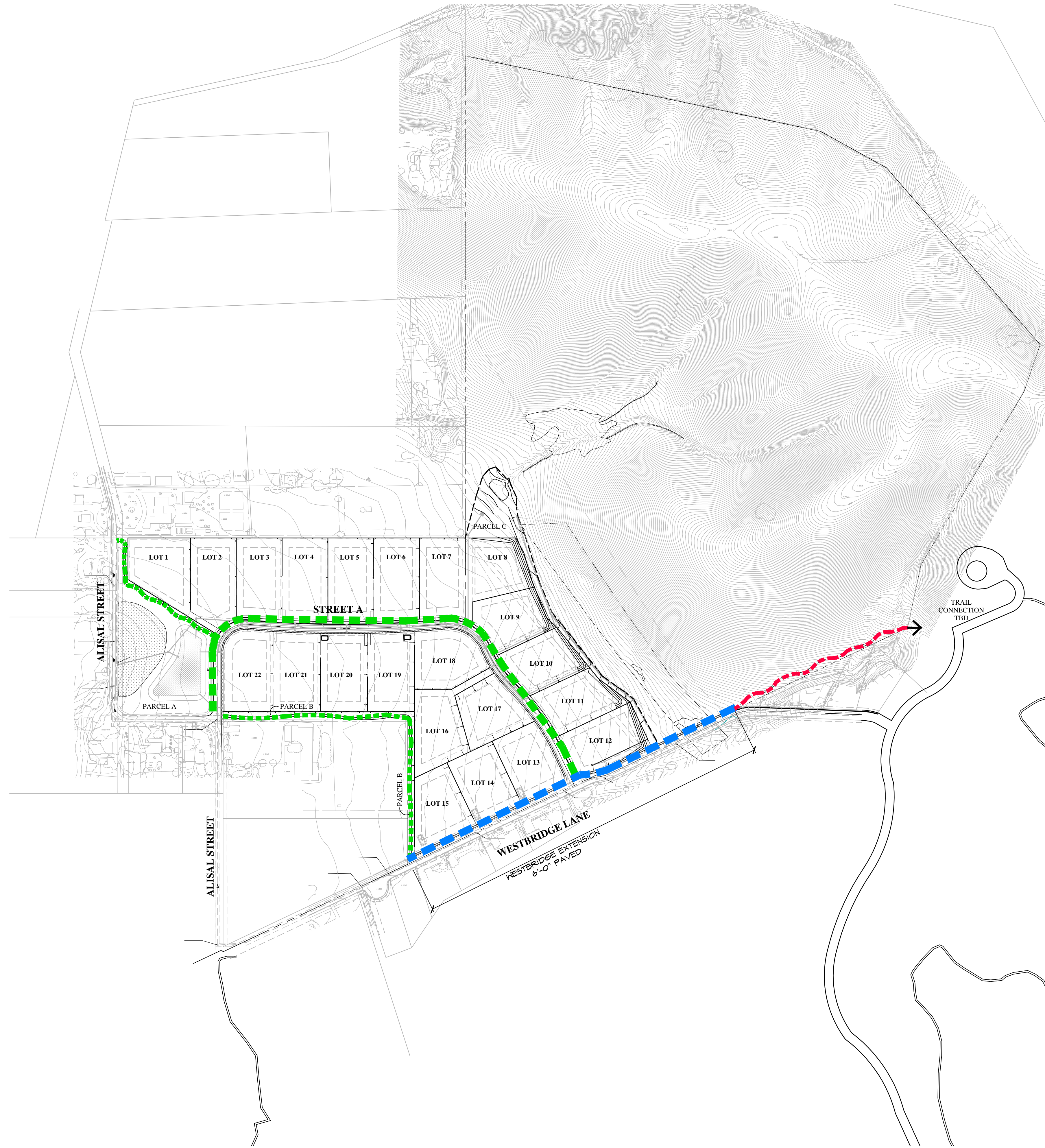




**STREET A**  
 NOT TO SCALE  
 02 -

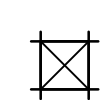
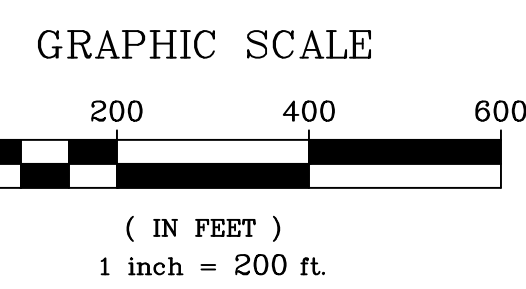
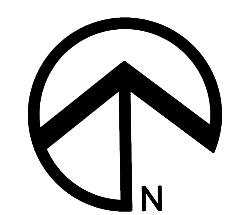


**WESTBRIDGE LANE  
 (LOTS 12-16)**  
 NOT TO SCALE  
 02 -

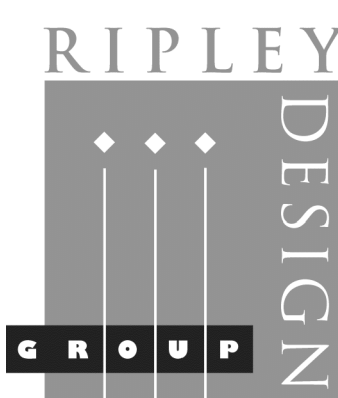
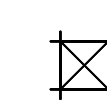


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AVS RANCH LLC



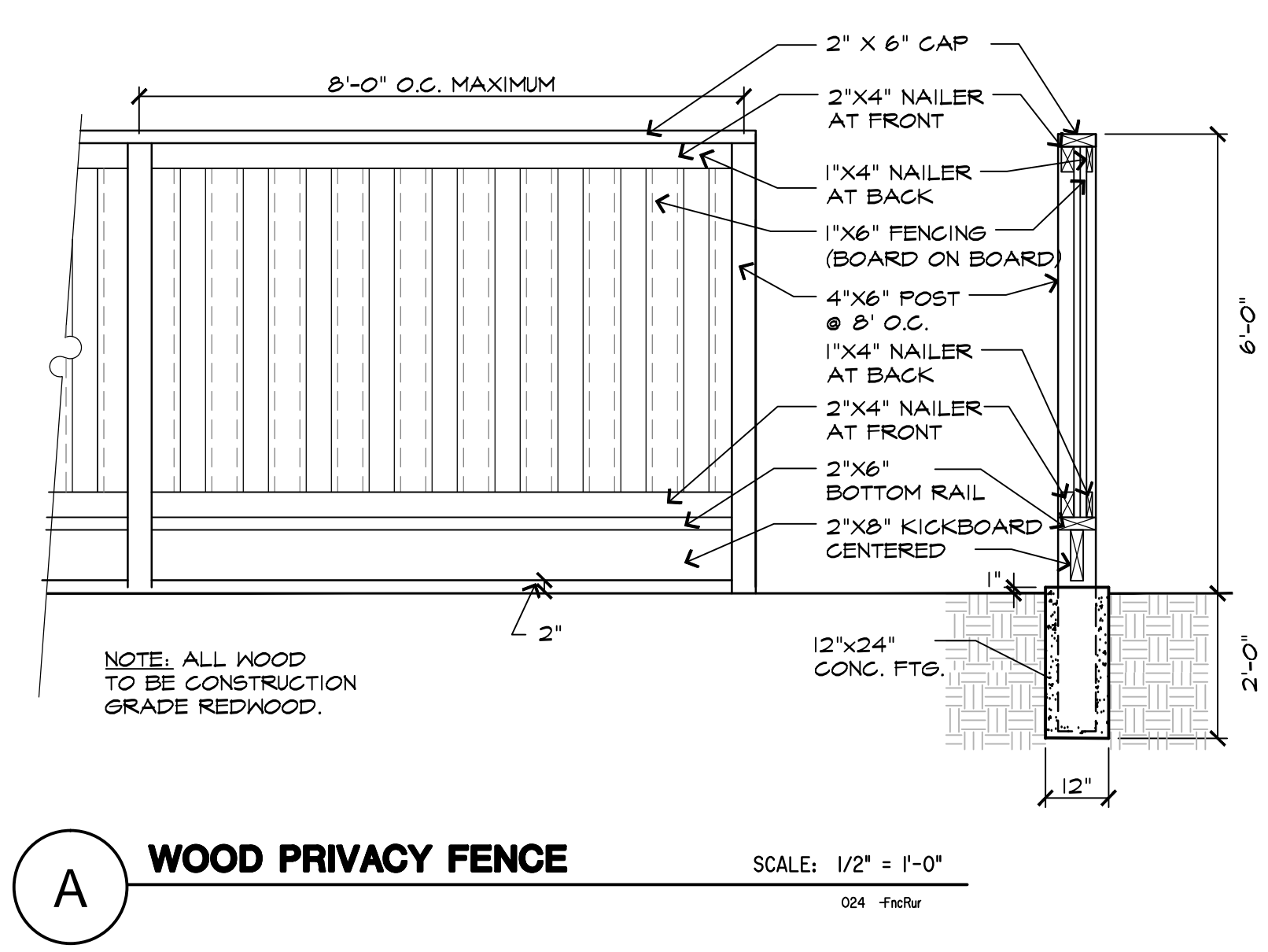
LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 1615 BONANZA STREET  
 SUITE 314  
 WALNUT CREEK, CA 94596  
 TEL: 925.938.7377  
 FAX: 925.9387436

**Preliminary On Site Trail Plan**

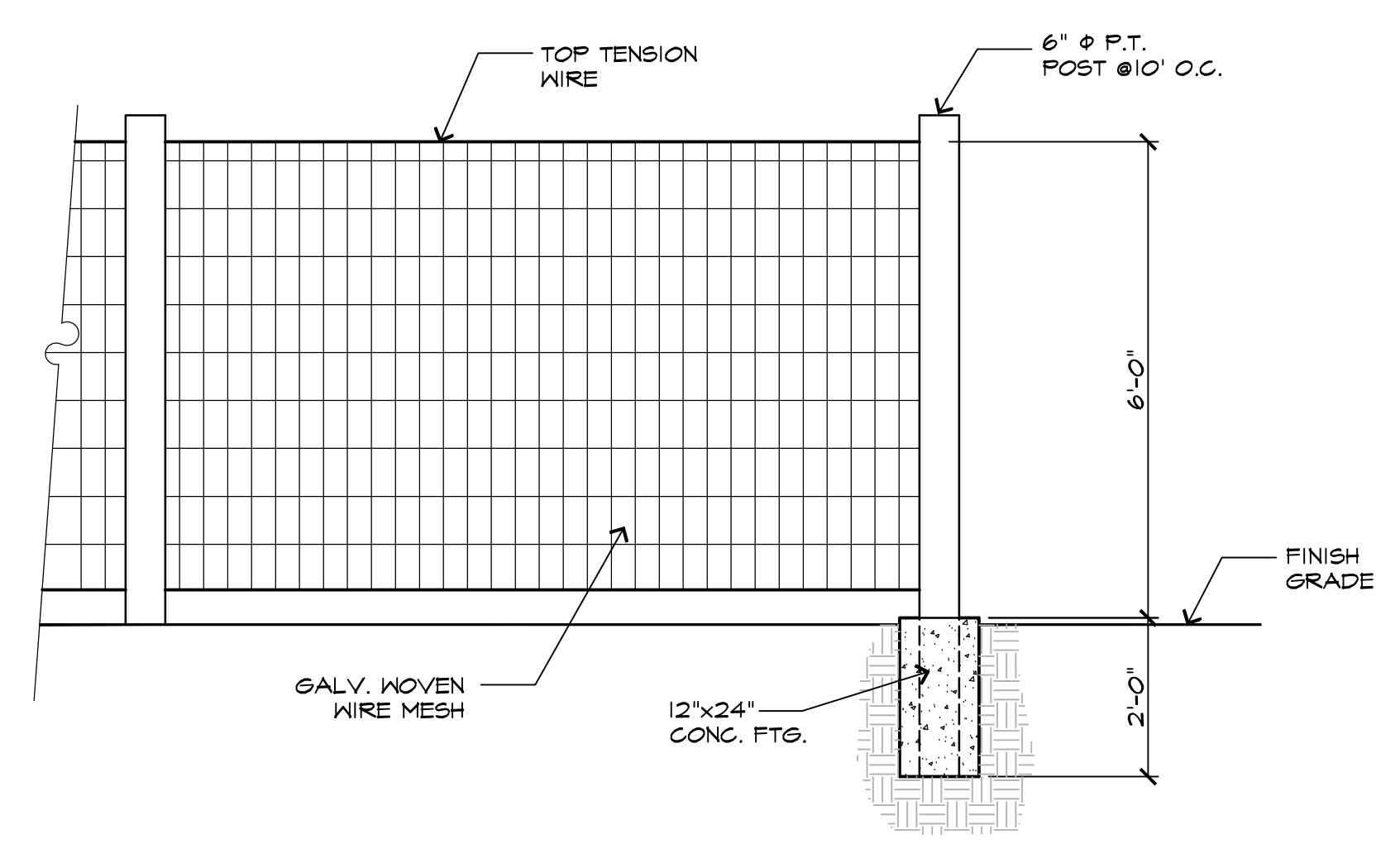
**The Flats at  
 Spotorno Ranch**  
 Pleasanton, California

SEPTEMBER 27, 2021

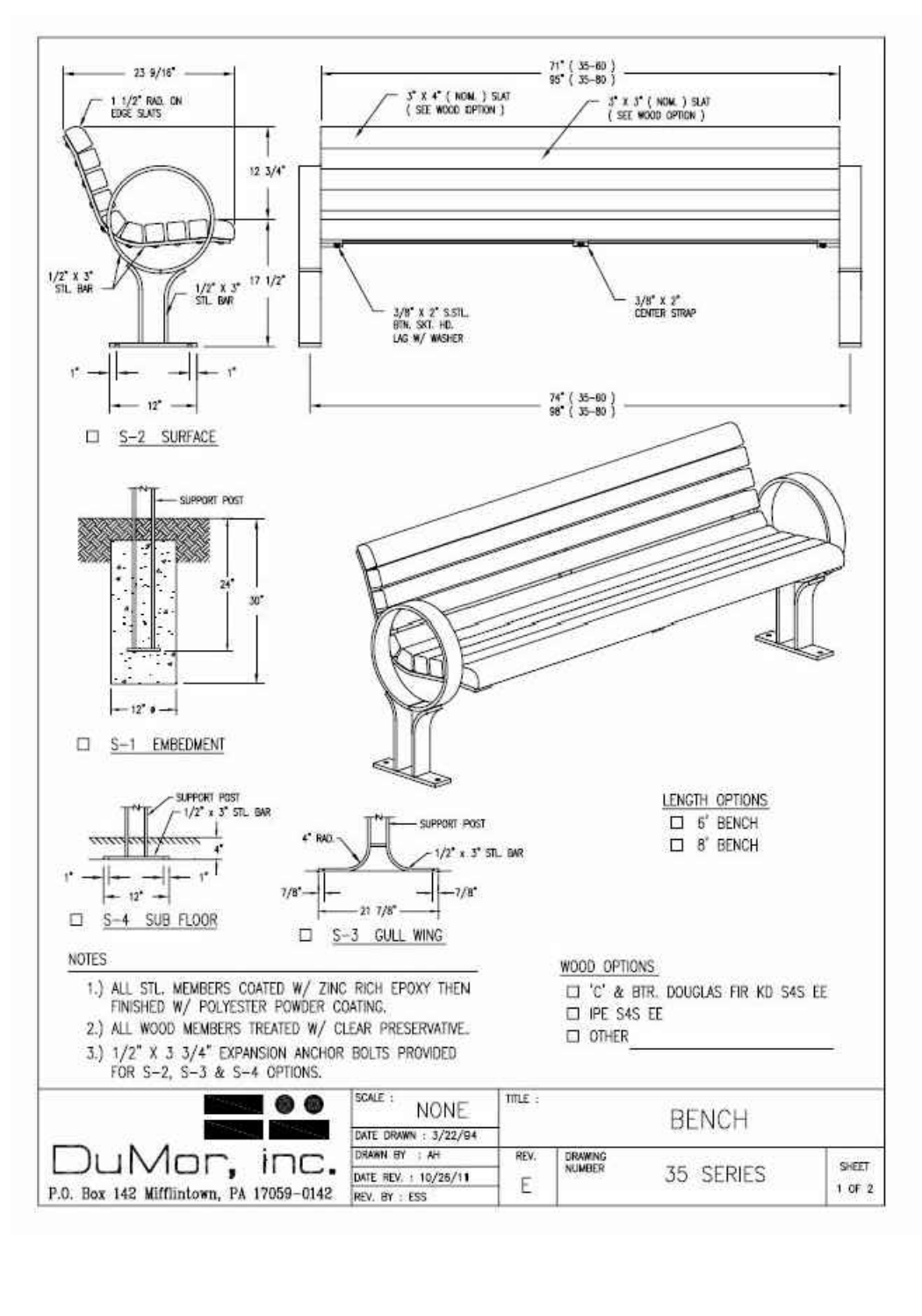
L10



**A WOOD PRIVACY FENCE** SCALE: 1/2" = 1'-0"  
024 - fence

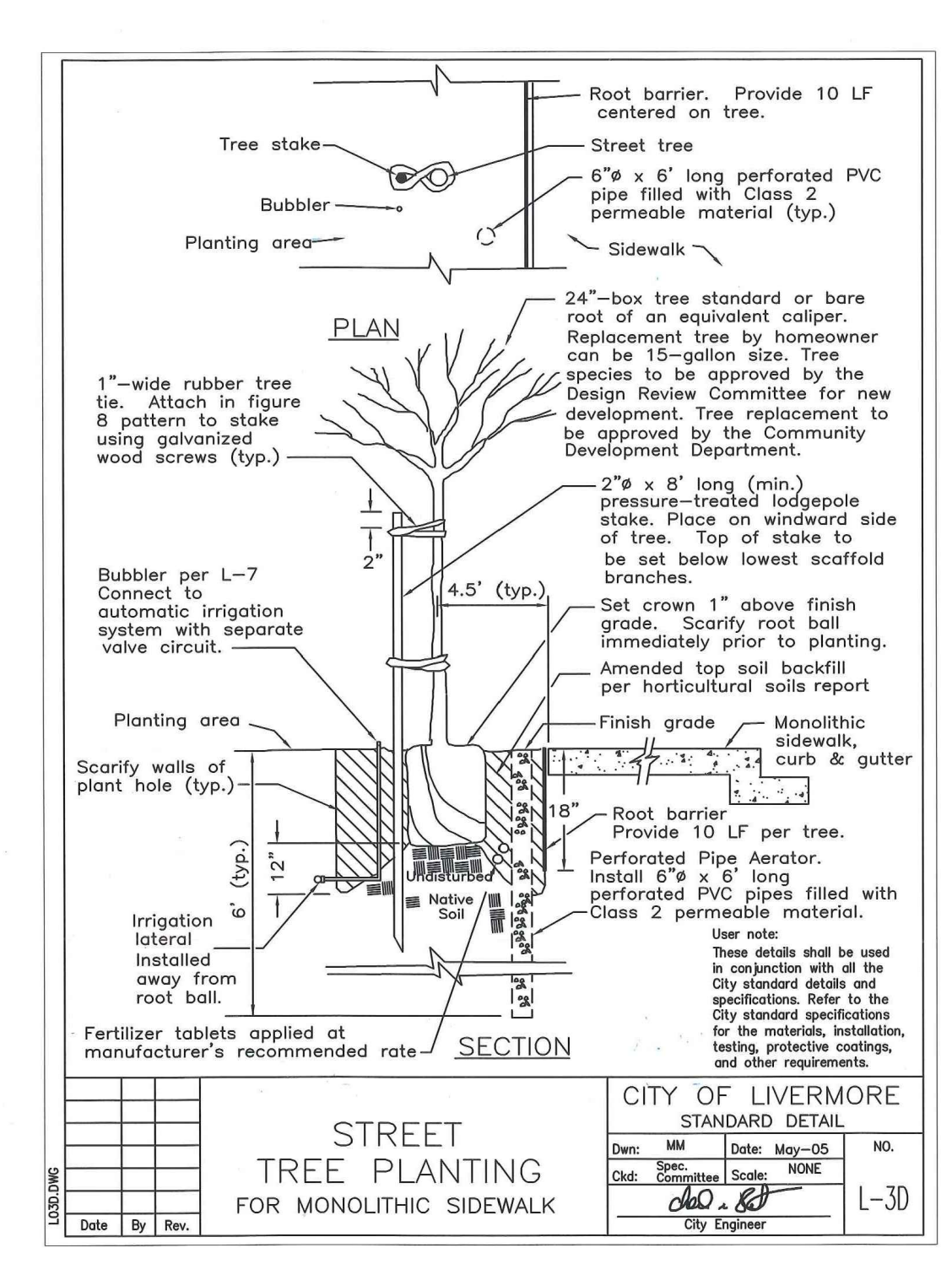


**B OPEN WIRE VIEW FENCE** SCALE: 1/2" = 1'-0"  
024 - OpenWireFence

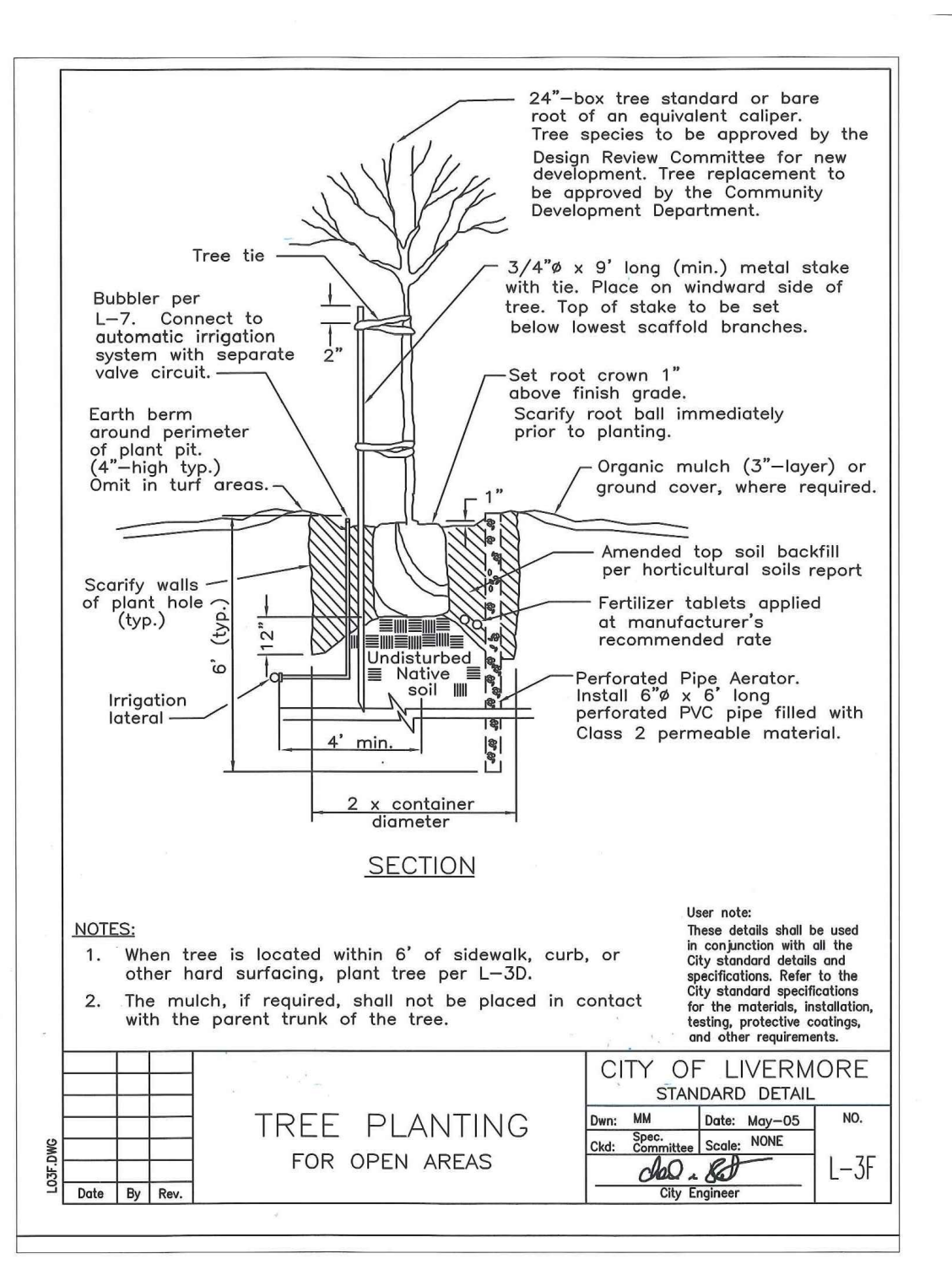


**C BENCH** MTS-

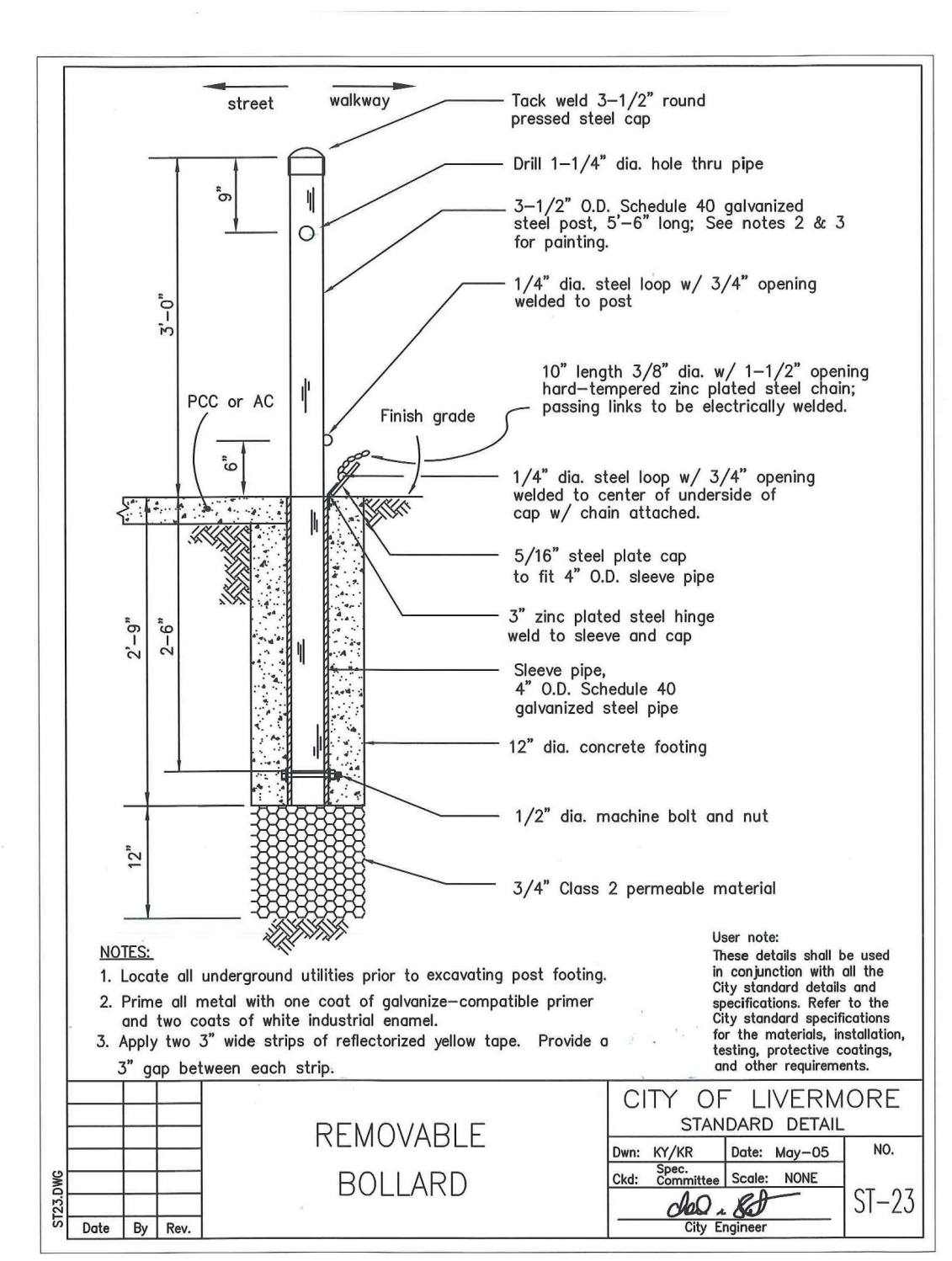
NOTES: BENCH AVAILABLE AT DUMOR OR EQUAL. COLOR TO CARLSBAD. INSTALL PER MANUFACTURER'S INSTRUCTIONS. HTTP://DUMOR.COM TEL: (800)-548-4018



**STREET TREE PLANTING FOR MONOLITHIC SIDEWALK** CITY OF LIVERMORE STANDARD DETAIL L-30



**TREE PLANTING FOR OPEN AREAS** CITY OF LIVERMORE STANDARD DETAIL L-JF



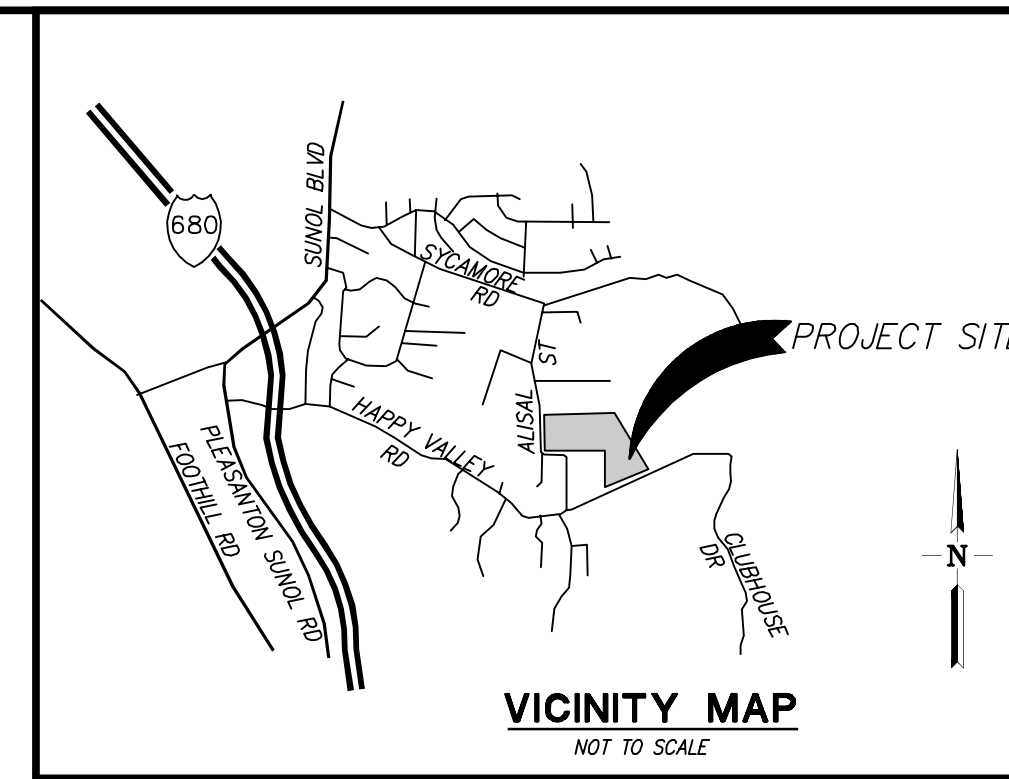
**REMOVABLE BOLLARD** CITY OF LIVERMORE STANDARD DETAIL ST-23

# VESTING TENTATIVE MAP

## TRACT 8616 - SPOTORNO RANCH

### CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

FOR: AVS RANCH LLC



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	CURB & GUTTER	---
---	SIDEWALK	---
---	OVERHEAD UTILITIES	---
---	JOINT POLE	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	EXISTING UTILITY TO BE REMOVED/ABANDONED, AS NOTED	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	AREA DRAIN	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	SANITARY SEWER CLEAN OUT	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	BARRICADE	---
---	SLOPE	---
---	HANDICAP RAMP	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	ASPHALT PAVEMENT	---
---	BIORETENTION AREA	---

ABBREVIATIONS			
AB	AGGREGATE BASE	ME	MAINTENANCE EASEMENT
AC	ASPHALT CONCRETE	MH	MANHOLE
AD	AREA DRAIN	OH	OVERHEAD UTILITIES
BC	BEGINNING OF CURVE	PAE	PRIVATE ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BO	BLOW OFF	PL	PROPERTY LINE
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PSDE	PRIVATE STORM DRAIN EASEMENT
CM	CORRUGATED METAL PIPE	PSE	PUBLIC SERVICE EASEMENT
CP	CENTER POINT	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EC	END OF CURVE	RET	CURB RETURN
ESMT	EASEMENT	RW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SDE	STORM DRAIN EASEMENT (PUBLIC)
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SNS	STREET NAME SIGN
EX	EXISTING	SO	SIDE OPENING INVERT
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISHED GRADE	SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT	STA	STATION
FI	FIELD INLET	SWI	STORM WATER INLET
FL	FLOW LINE	SWK	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GR	GRATE	TW	TOP OF WALL
HP	HIGH POINT	UGB	URBAN GROWTH BOUNDARY
HVSP	HAPPY VALLEY SPECIFIC PLAN	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JP	JOINT POLE	WM	WATER METER
LE	LANDSCAPE EASEMENT		
LP	LOW POINT		



**LOCATION MAP**  
SCALE: 1"=100'

**SHEET INDEX**

SHEET NO.	DESCRIPTION
TM 1.0	TITLE SHEET
TM 2.0	PRELIMINARY OVERALL SITE PLAN
TM 3.0	PRELIMINARY LOTTING PLAN
TM 4.0	PRELIMINARY GRADING AND UTILITY PLAN
TM 5.0	PRELIMINARY STORMWATER TREATMENT PLAN
TM 6.0	SECTIONS AND DETAILS

**GENERAL NOTES**

- OWNER: AVS RANCH LLC  
PO BOX 487  
PLEASANTON, CA 94566  
OWNER'S REP: MARTIN Inderbitzen  
TEL (925) 876-2091
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR  
4890 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
TEL (925) 227-9100  
CONTACT: KIRK MYERS
- ARCHITECT: JOHN SPOTORNO  
1028 HARRISON AVE  
REDWOOD CITY, CA 94062  
TEL (650) 303-6292
- LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP  
1615 BONANZA STREET, SUITE 314  
WALNUT CREEK, CA 94596  
TEL (925) 938-7377  
CONTACT: ANNIKA CARPENTER
- PROPERTY DESCRIPTION: REAL PROPERTY IN THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS: BEING LOTS 8, 12, 13, 14, AND 15 OF THE MAP ENTITLED "MAP SHOWING SURVEYS AND SUBDIVISIONS OF PART OF PLOT NO 40 OF THE RANCHO DEL VALLE DE SAN JOSE FILED IN BOOK 17 OF MAPS AT PAGE 70.
- ASSESSOR'S PARCEL NUMBER: 948-015-002, 949-016-006
- CURRENT USE: SINGLE-FAMILY, GRAZING
- PROPOSED USE: SINGLE-FAMILY DETACHED
- EXISTING ZONING: PUD-SRDR, A/OS, MDR, LDR
- PROPOSED ZONING: PUD, R-10,000+
- GROSS SITE AREA: 112± ACRES
- SMALLEST LOT AREA: 43,632 SQUARE FEET
- TOTAL NUMBER OF RESIDENTIAL LOTS: 22
- 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 HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN 2015.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD).
- THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

RECEIVED

11/23/2021

Tract 8616

CITY OF PLEASANTON  
PLANNING DIVISION  
EXHIBIT B





AVS RANCH LLC ET.AL.  
 PARCEL 2 /  
 2011-051050

OWNER RETAINED  
 PUD A/OS, MDR  
 42.8 ACRES  
 (NOT A PART OF  
 PROJECT)

PARCEL C  
 (OWNER RETAINED-  
 PUD-A/OS)  
 81.3 ACRES

PARCEL A  
 (HOA  
 RETAINED)

PARCEL B  
 (HOA  
 RETAINED)

FAITH CHAPEL  
 OF GOD  
 93-434347

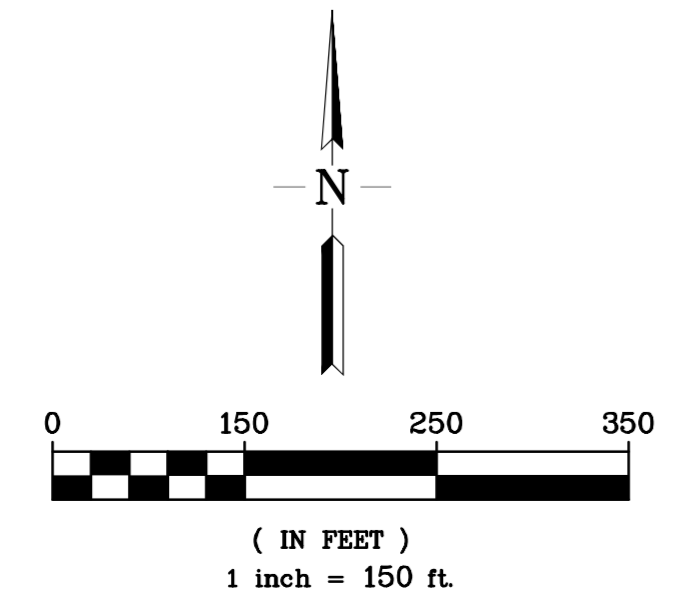
LICICAN  
 2013-151477

TRACT 7372  
 269 M 47

TRACT 7372  
 269 M 47

LOT	AREA (SF)
1	51,601
2	49,425
3	47,622
4	49,038
5	49,441
6	48,712
7	47,309
8	47,889
9	44,221
10	43,632
11	44,126
12	51,321
13	44,188
14	44,548
15	46,449
16	51,288
17	44,672
18	47,270
19	48,255
20	47,650
21	48,269
22	51,498

LOT	AREA (SF)
PARCEL A	130,693
PARCEL B	36,278
PARCEL C	3,539,418



**PRELIMINARY OVERALL SITE PLAN**  
**TRACT 8616 - SPOTORNO RANCH**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: AVS RANCH LLC

BOUNDARY NOTE:  
 THE SUBDIVISION BOUNDARY SHOWN IS BASED ON RECORD INFORMATION.

**RJA**  
**RUGGERI-JENSEN-AZAR**  
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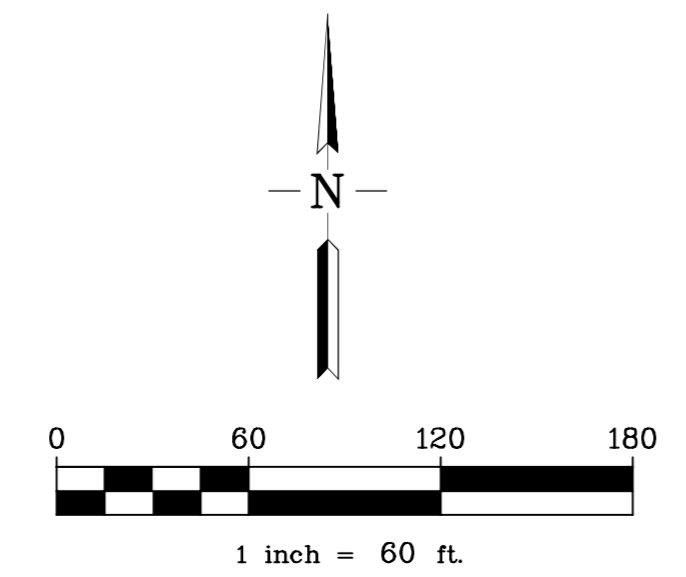
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**SITE SUMMARY**

NUMBER OF UNITS	22
TOTAL PROJECT AREA	111.9 ACRES
DEVELOPED AREA	30.7 ACRES
TOTAL LOTS & STREETS	26.9 ACRES
GROSS PROJECT AREA *	33 ACRES
GROSS DENSITY *	0.66 DU/AC
PARCEL A (HOA)	3.00 AC
PARCEL B (HOA)	0.83 AC
PARCEL C (OWNER RETAIN)	81.2 AC

\* GROSS PROJECT AREA INCLUDES DEVELOPED AREA PLUS APPROXIMATELY 2.3 ACRES OF SPOTORNO FLAT AREA WITHIN PARCEL C.



**PRELIMINARY LOTTING PLAN**  
**TRACT 8616 - SPOTORNO RANCH**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: AVS RANCH LLC

  
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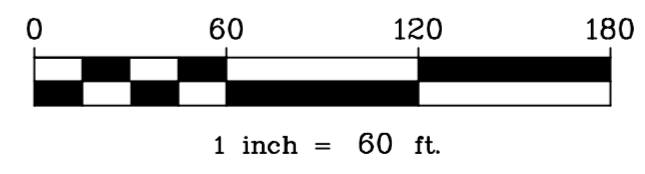


**ESTIMATED EARTHWORK QUANTITIES**

ITEMS	CUT (C.Y.)	FILL (C.Y.)
RESIDENTIAL LOTS	10,400	33,000
NON-RESIDENTIAL PARCELS	12,000	2,000
BIORETENTION SPOIL	1,500	0
STREETS/TRAIL	2,100	400
UTILITY SPOIL	5,000	0
LOT SPOIL (200 CY/LOT)	4,400	0
LANDSLIDE REPAIR	31,000	31,000
TOTAL	66,400	66,400

1. 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.

**STREET UTILITY NOTES:**  
 ALL STREETS ARE TO BE PUBLIC.  
 STORM DRAIN: ALL PROPOSED STORM DRAIN CONDUITS AND INLETS WITHIN ROAD RIGHT OF WAY ARE TO BE PUBLICLY OWNED AND MAINTAINED.  
 STORM DRAIN CONDUITS AND INLETS ON PARCEL C AND PRIVATE LOTS ARE PRIVATELY OWNED AND MAINTAINED. BIO-RETENTION TREATMENT AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE FUTURE HOME OWNER'S ASSOCIATION.  
 SANITARY SEWER: ALL PROPOSED SANITARY SEWER MAINS ARE TO BE PUBLICLY OWNED AND MAINTAINED.  
 WATER: ALL PROPOSED WATER MAINS ARE TO BE PUBLICLY OWNED AND MAINTAINED.



**PRELIMINARY GRADING AND UTILITY PLAN**  
**TRACT 8616 - SPOTORNO RANCH**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: AVS RANCH LLC

  
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 DATE: NOVEMBER 4, 2021 JOB NO. 201046 SHEET TM 4.0 OF 6



**LEGEND**

- DRAINAGE AREA BOUNDARY
- BIO-RETENTION AREA
- SELF RETAINING AREA

AREA ID	AREA OF ASPHALT (SF)	AREA OF CONCRETE (SF)	AREA OF LANDSCAPING (SF)	AREA OF ROOF (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	4% SIZING FACTOR (SF)	BIORETENTION AREA PROVIDED	BIORETENTION AREA ID
DMA 1	15,000	111,900	15,000	41,190	1,648	1,800	BMP 1	
DMA 2	63,200	127,000	771,700	95,000	362,370	14,495	BMP 2	

THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2, 2016, AND THE FOLLOWING CRITERIA:

- 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
- SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
- A TREATMENT MEDIUM OF 0.04 SIZING FACTOR.
- 10% OF THE PERVIOUS AREAS ARE INCLUDED IN THE EFFECTIVE IMPERVIOUS AREA.

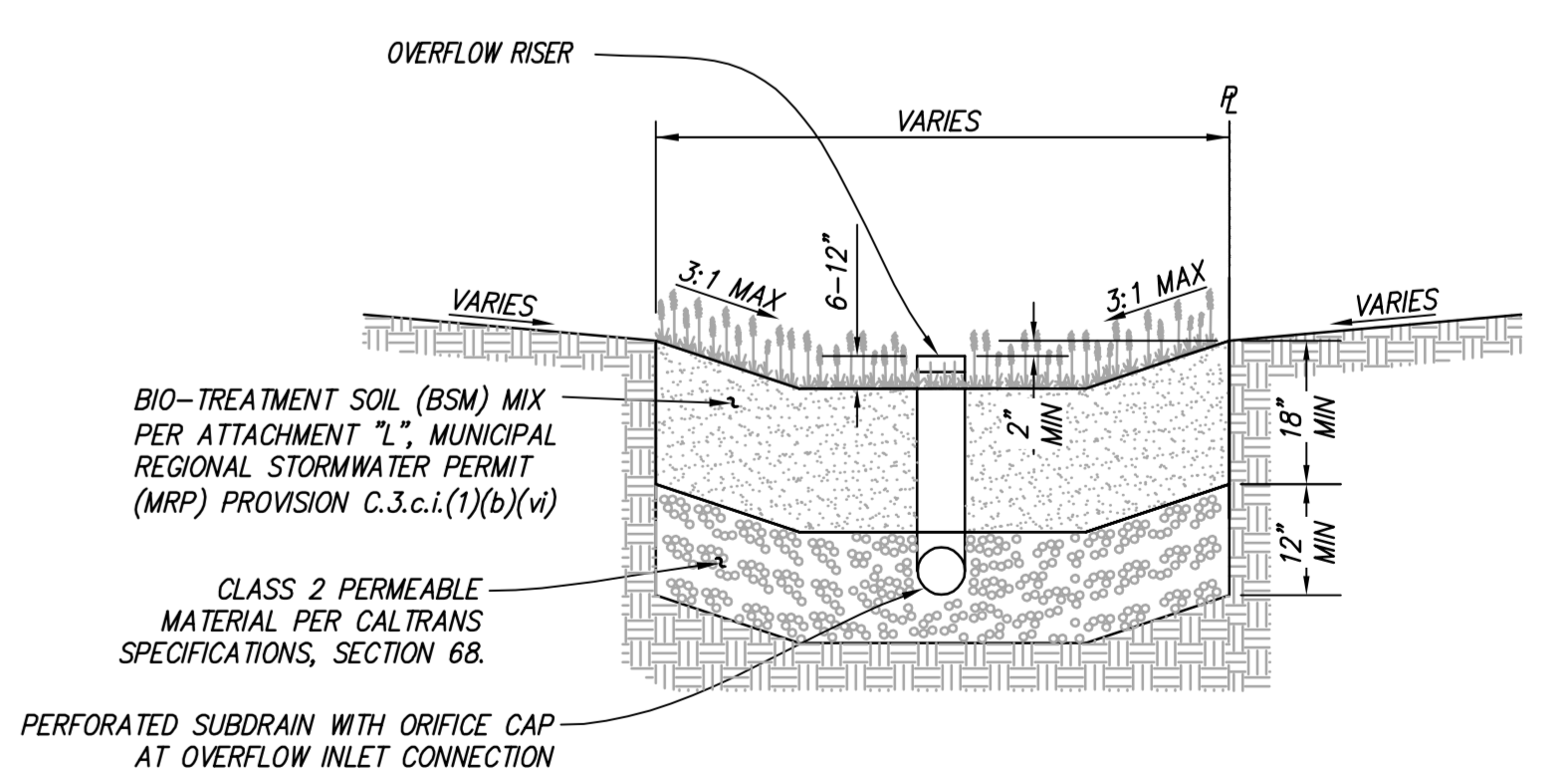
SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:

- SIZING FACTOR =  $(0.2 \text{ IN./HR.}) / (5 \text{ IN./HR.}) = 0.04$

THE ABOVE CALCULATIONS ASSUME AN AVERAGE OF 10,000 SF OF IMPERVIOUS SURFACE PER LOT. THE STORMWATER TREATMENT AND FLOW MITIGATION MEASURES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE. THE OWNER RESERVES THE RIGHT TO CHANGE THESE CONSISTENT WITH THE PROVISIONS AND REQUIREMENTS OF THE MUNICIPAL REGIONAL PERMIT.

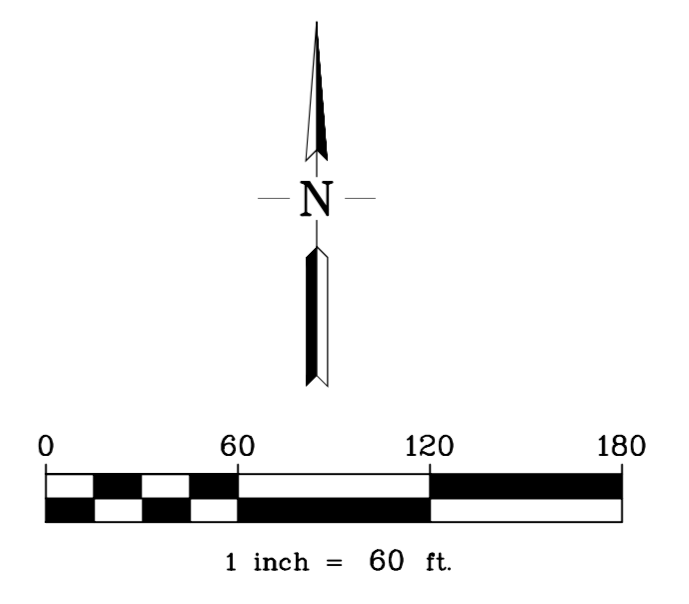
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**PRELIMINARY STORMWATER TREATMENT PLAN**  
**TRACT 8616 - SPOTORNO RANCH**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: AVS RANCH LLC



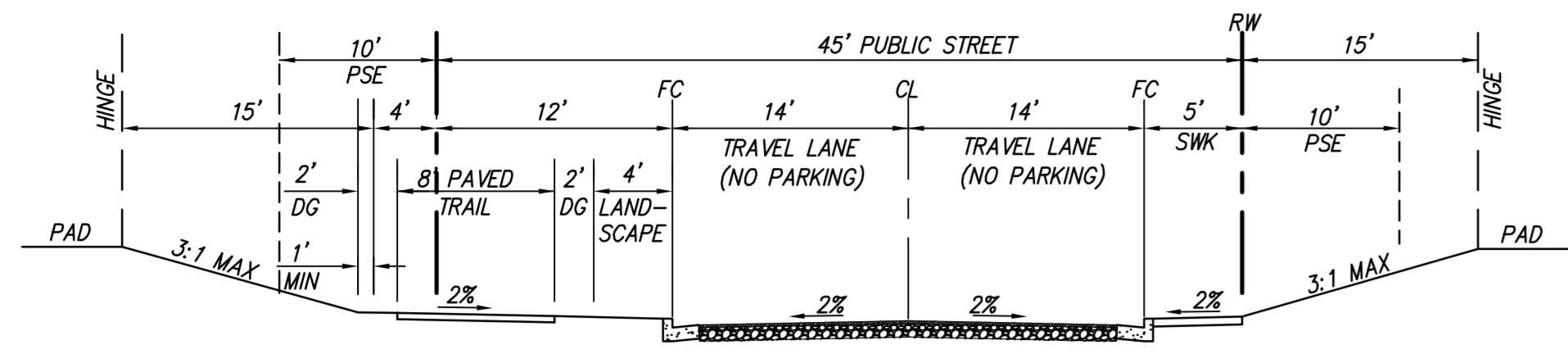
**MAINTENANCE NOTE:** OPERATION AND MAINTENANCE OF THE PROPOSED BIO-RETENTION AREAS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA) OR SIMILAR BODY. SAID HOA SHALL ENTER INTO AN OPERATION AND MAINTENANCE AGREEMENT WITH THE CITY OF PLEASANTON TO ENSURE OPERATION AND MAINTENANCE OBLIGATIONS ARE MET.

**BIO-RETENTION AREA**  
NOT TO SCALE

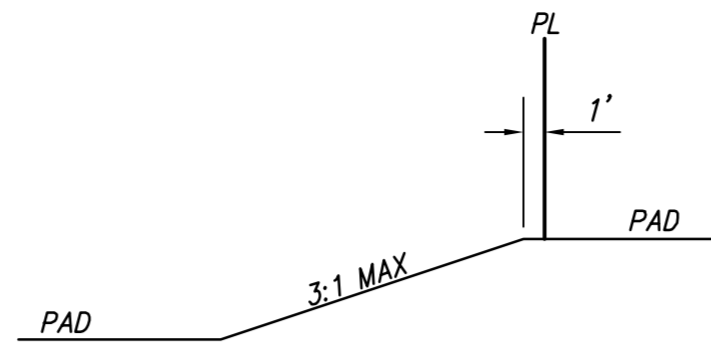


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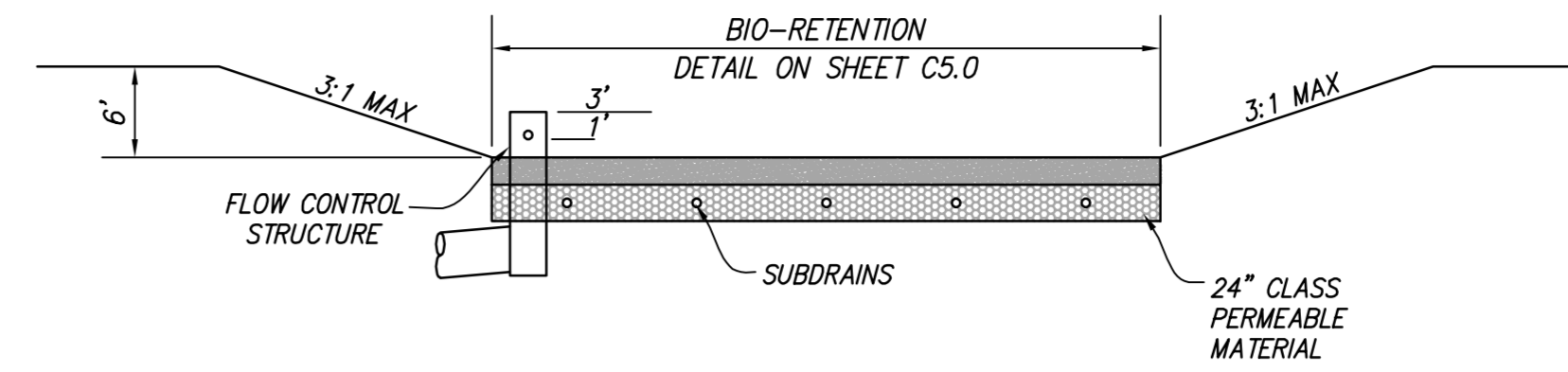
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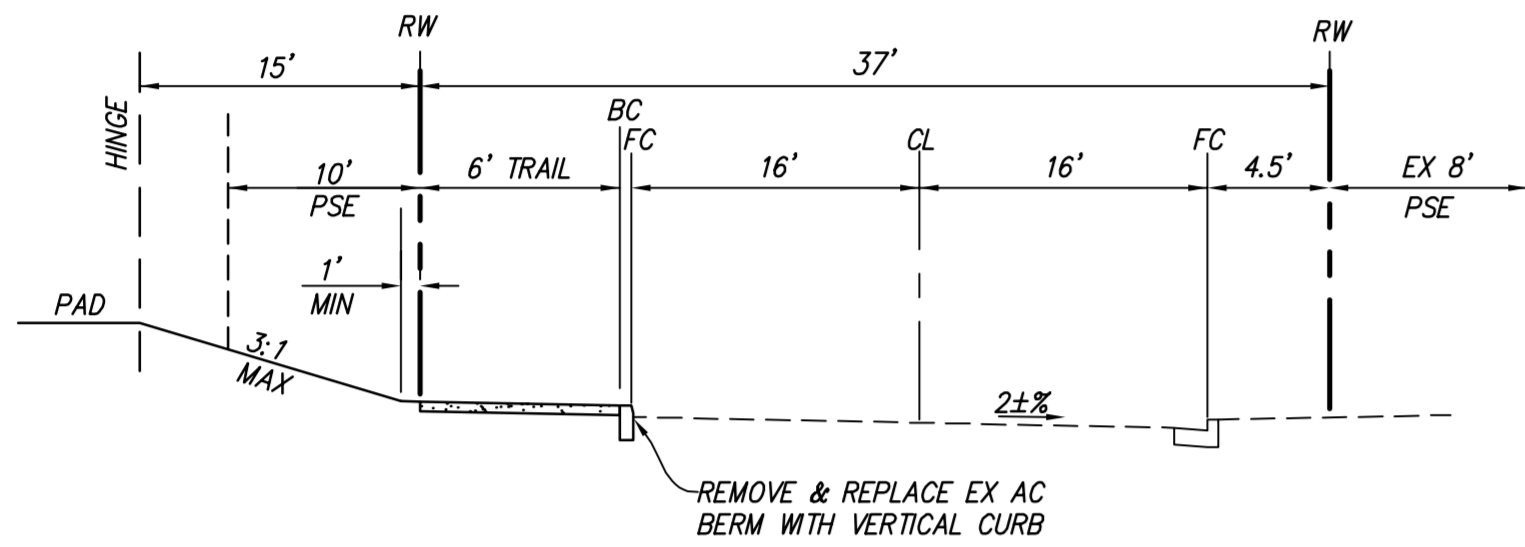
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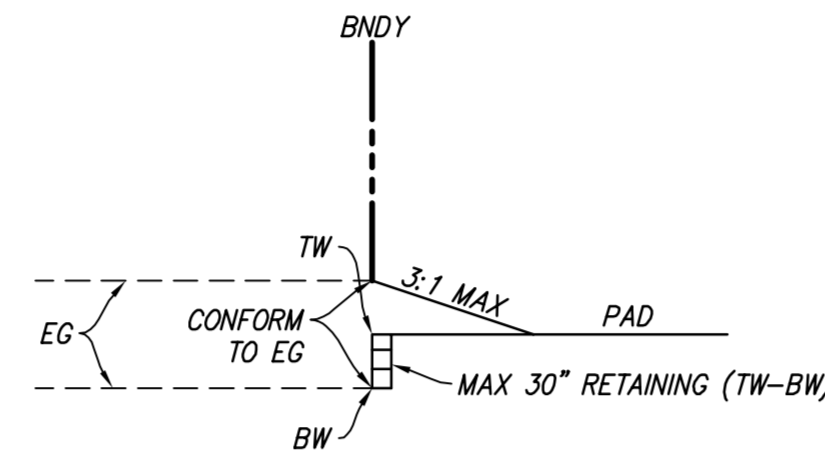
**SECTION A**  
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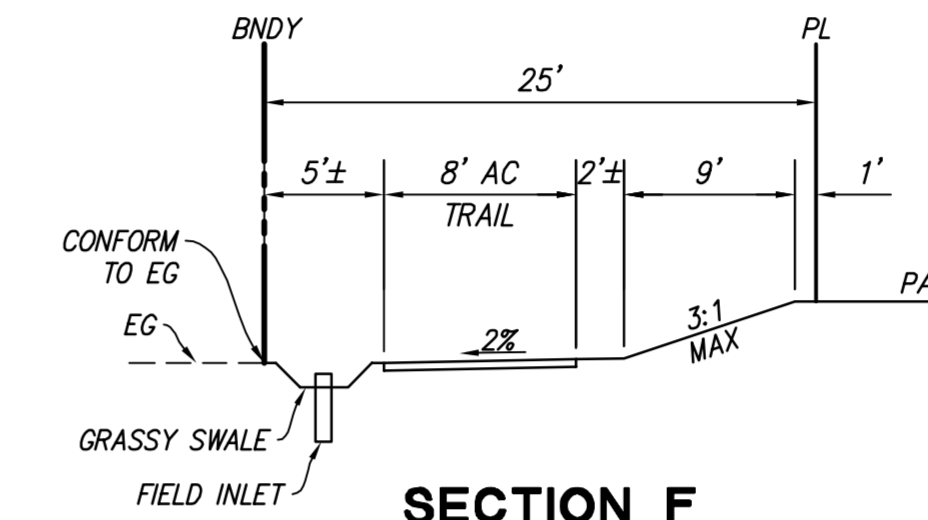
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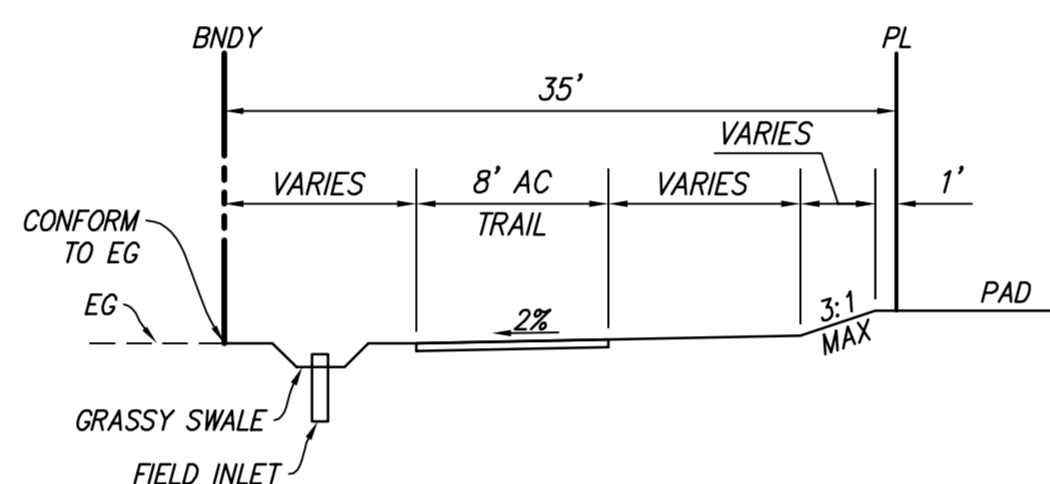
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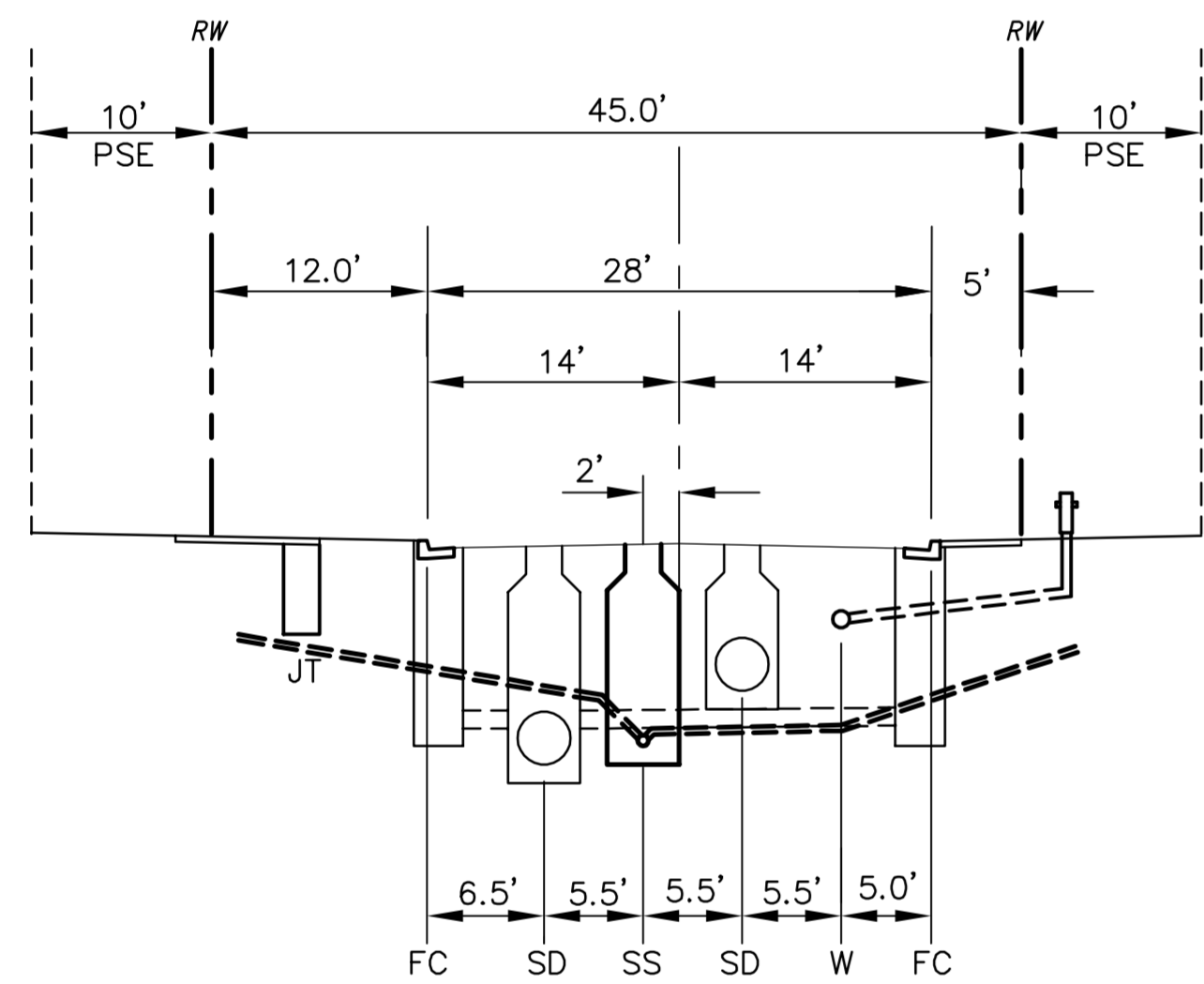
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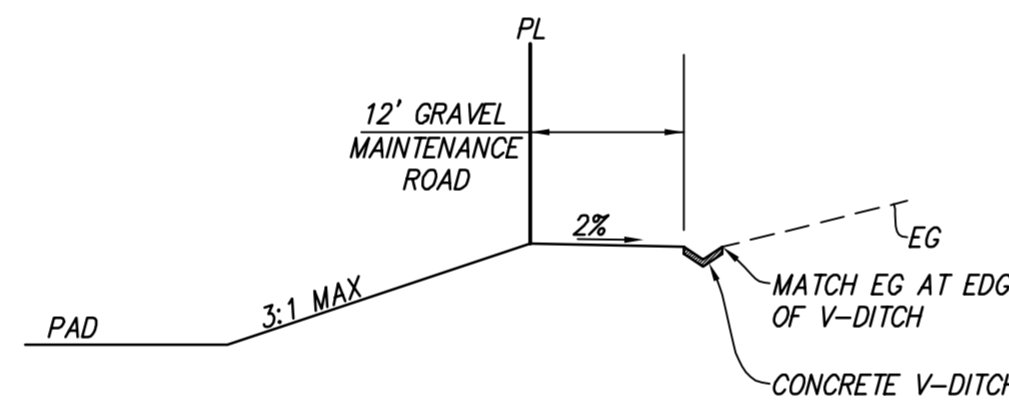
**SECTION F**  
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**SECTION C**  
 NOT TO SCALE



**TYPICAL UTILITY SEPARATION**  
 NOT TO SCALE



**SECTION D**  
 NOT TO SCALE

**SECTIONS AND DETAILS**  
**TRACT 8616 - SPOTORNO RANCH**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
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