

PLANNED UNIT DEVELOPMENT HIDDEN CANYON (LESTER PROPERTY) CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

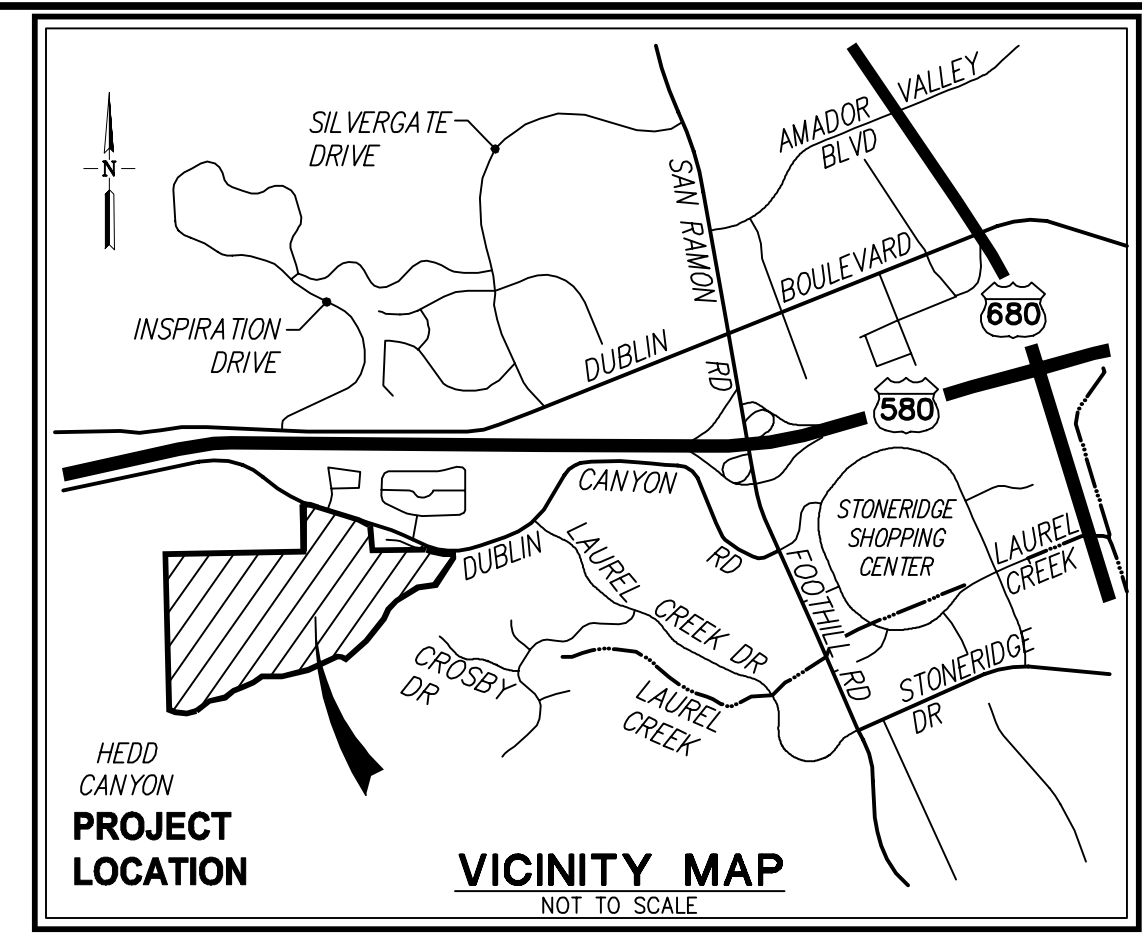


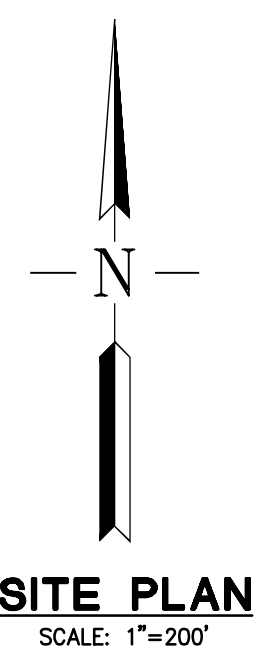
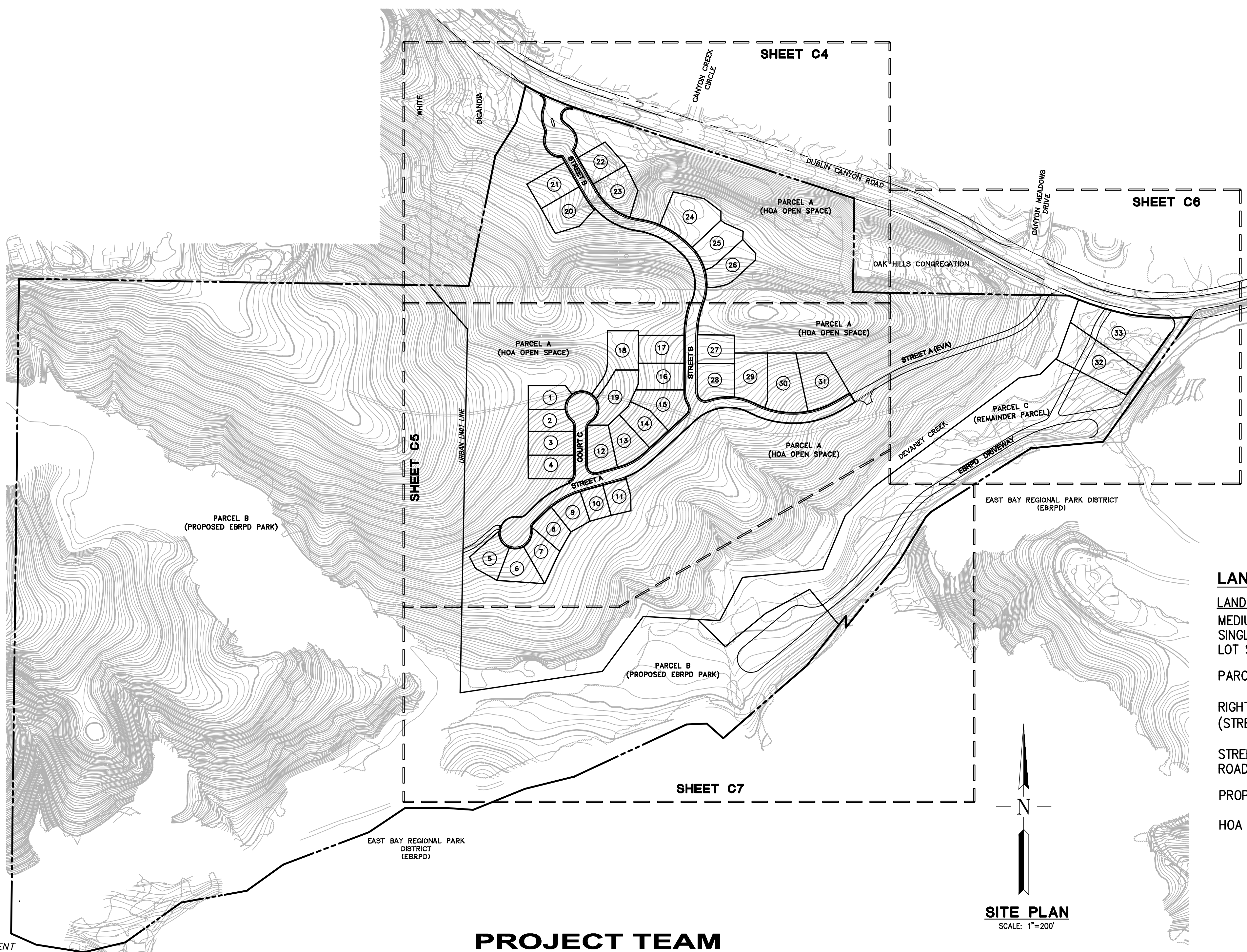
EXHIBIT B

SEE SEPARATE ARCHITECTURE PLAN SET

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	RECYCLED WATER	---
---	CURB & GUTTER	---
---	SIDEWALK	---
---	OVERHEAD UTILITIES	---
---	JOINT POLE	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	AREA DRAIN	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	SANITARY SEWER CLEAN OUT	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	BARRICADE	---
---	SLOPE	---
---	HANDICAP RAMP	---
---	SAVE TREE	---
---	REMOVE TREE	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	ASPHALT PAVEMENT	---
---	BIORETENTION AREA	---
---	LIFT STATION	---
---	DIRECTION OF FUTURE FLOW	---
---	25% SLOPE LIMIT	---

ABBREVIATIONS

AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE or ACRES	ME	MAINTENANCE EASEMENT
AD	AREA DRAIN	MH	MANHOLE
BC	BEGINNING OF CURVE	OH	OVERHEAD UTILITIES
BSM	BIO-TREATMENT SOIL MIX	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
CMP	CORRUGATED METAL PIPE	PSE	PUBLIC SERVICE EASEMENT
CY	CUBIC YARD	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
EVC	END VERTICAL CURVE	RW	RIGHT-OF-WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SDE	STORM DRAIN EASEMENT
EX	EXISTING	SF	SQUARE FEET
FC	FACE OF CURB	SO	SIDE OPENING INVERT
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEAN OUT
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	TD	TOP OF DITCH
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT ELEVATION	WLE	WATER LINE EASEMENT
JP	JOINT POLE	WM	WATER METER
		VC	VERTICAL CURVE



PROJECT TEAM

Applicant

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Landscape Architect

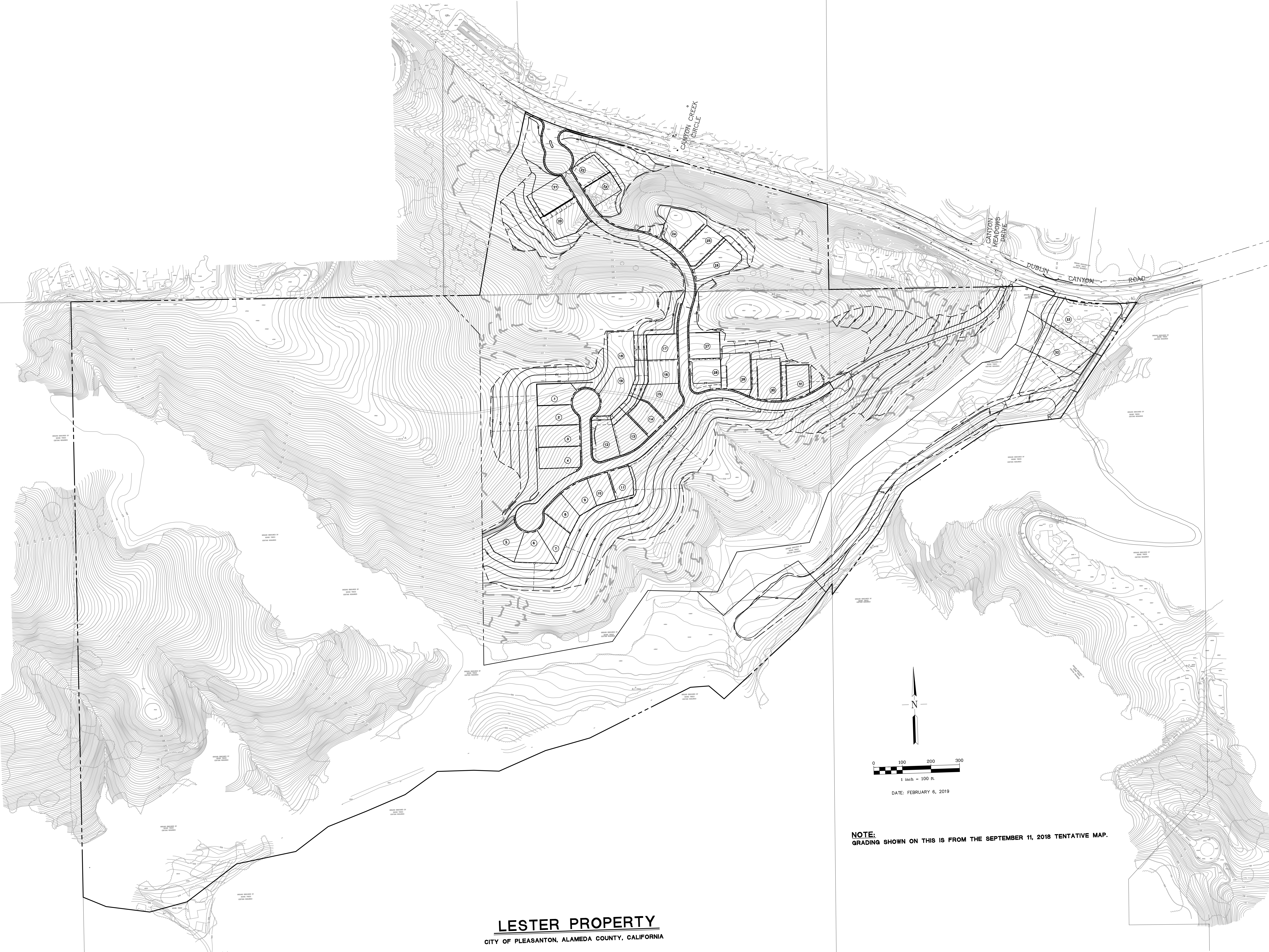
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LAND USE SUMMARY

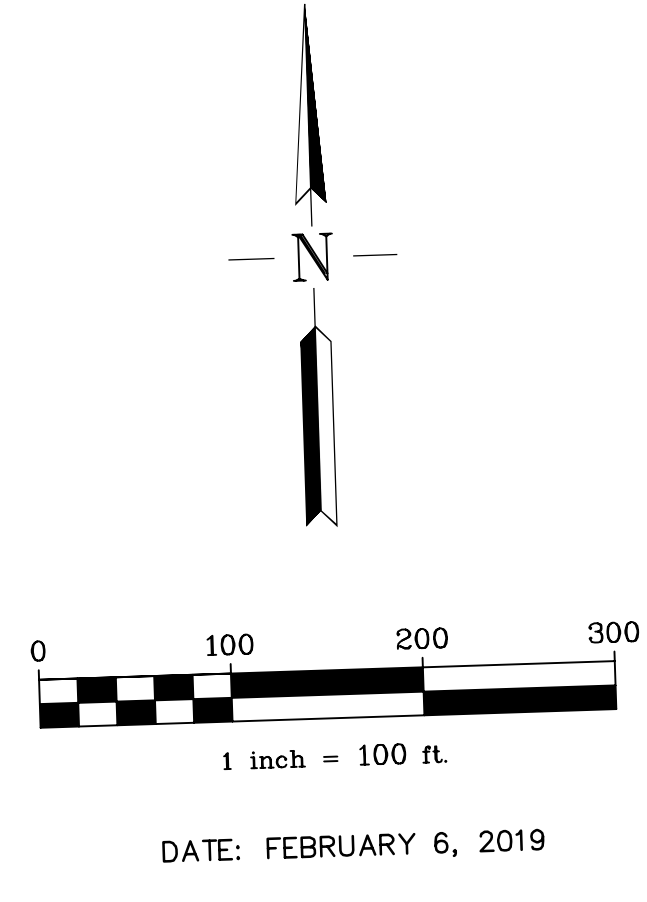
LAND USE	UNITS	ACRES	% OF SITE
MEDIUM DENSITY RESIDENTIAL (MDR) SINGLE FAMILY ATTACHED LOT SIZE: 7,000 SF TO 39,304 SF	33	10.2	7.9
PARCEL C (PRIVATE)	-	5.8	4.5
RIGHT-OF-WAY (STREETS & SIDEWALKS)	-	2.8	2.2
STREET A (EVA), EBRPD ACCESS ROAD	-	1.8	1.4
PROPOSED EBRPD PARK (PARCELS B)	-	70.3	54.7
HOA OPEN SPACE (PARCEL A)	-	37.6	29.3
	33	128.5	100

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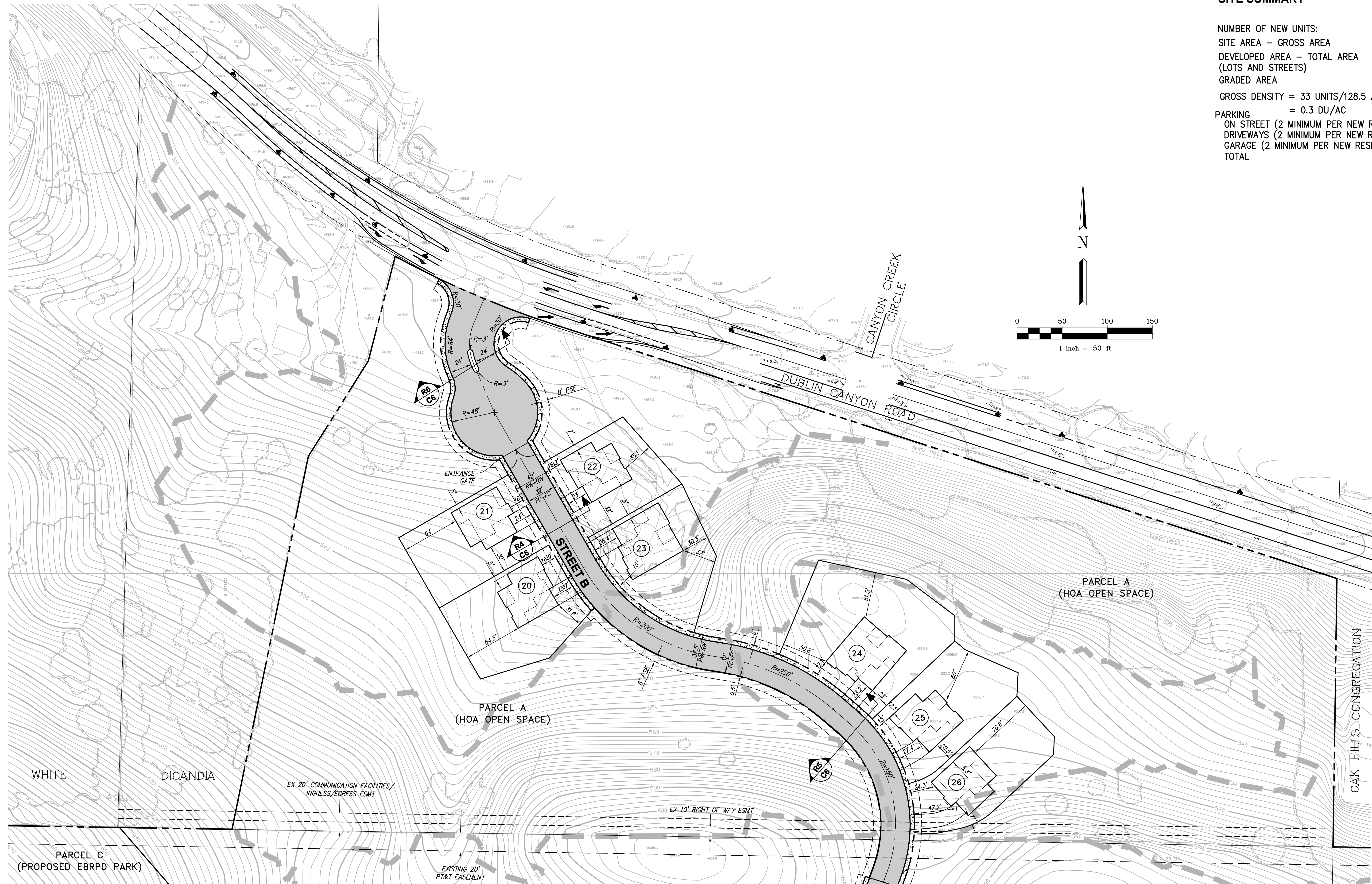
LESTER PROPERTY
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



NOTE:
GRADING SHOWN ON THIS IS FROM THE SEPTEMBER 11, 2018 TENTATIVE MAP.

SITE SUMMARY

NUMBER OF NEW UNITS:	31
SITE AREA - GROSS AREA	128.5± ACRES
DEVELOPED AREA - TOTAL AREA (LOTS AND STREETS)	14.8± ACRES
GRADED AREA	29.3± ACRES
GROSS DENSITY = 33 UNITS/128.5 AC	
= 0.3 DU/AC	
PARKING	
ON STREET (2 MINIMUM PER NEW RESIDENCE)	66
DRIVEWAYS (2 MINIMUM PER NEW RESIDENCE)	66
GARAGE (2 MINIMUM PER NEW RESIDENCE)	
TOTAL	198



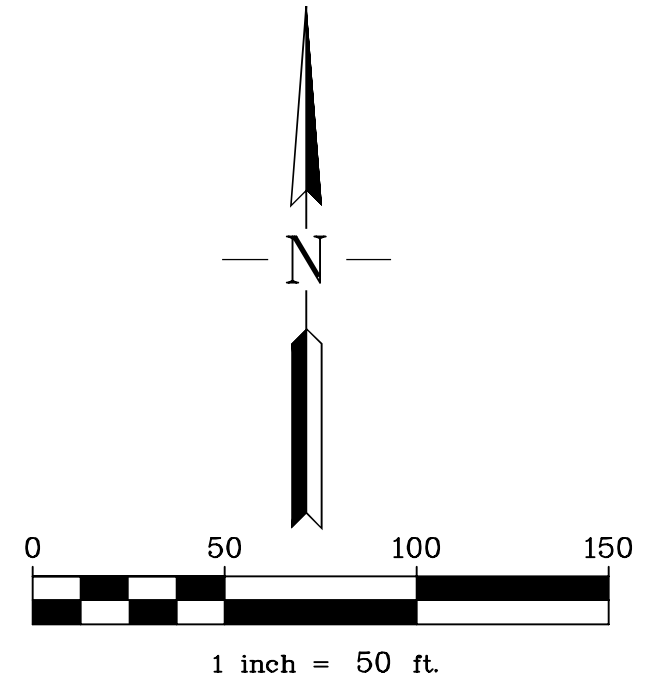
SEE SHEET C5

SITE DEVELOPMENT PLAN
HIDDEN CANYON (LESTER PROPERTY)
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

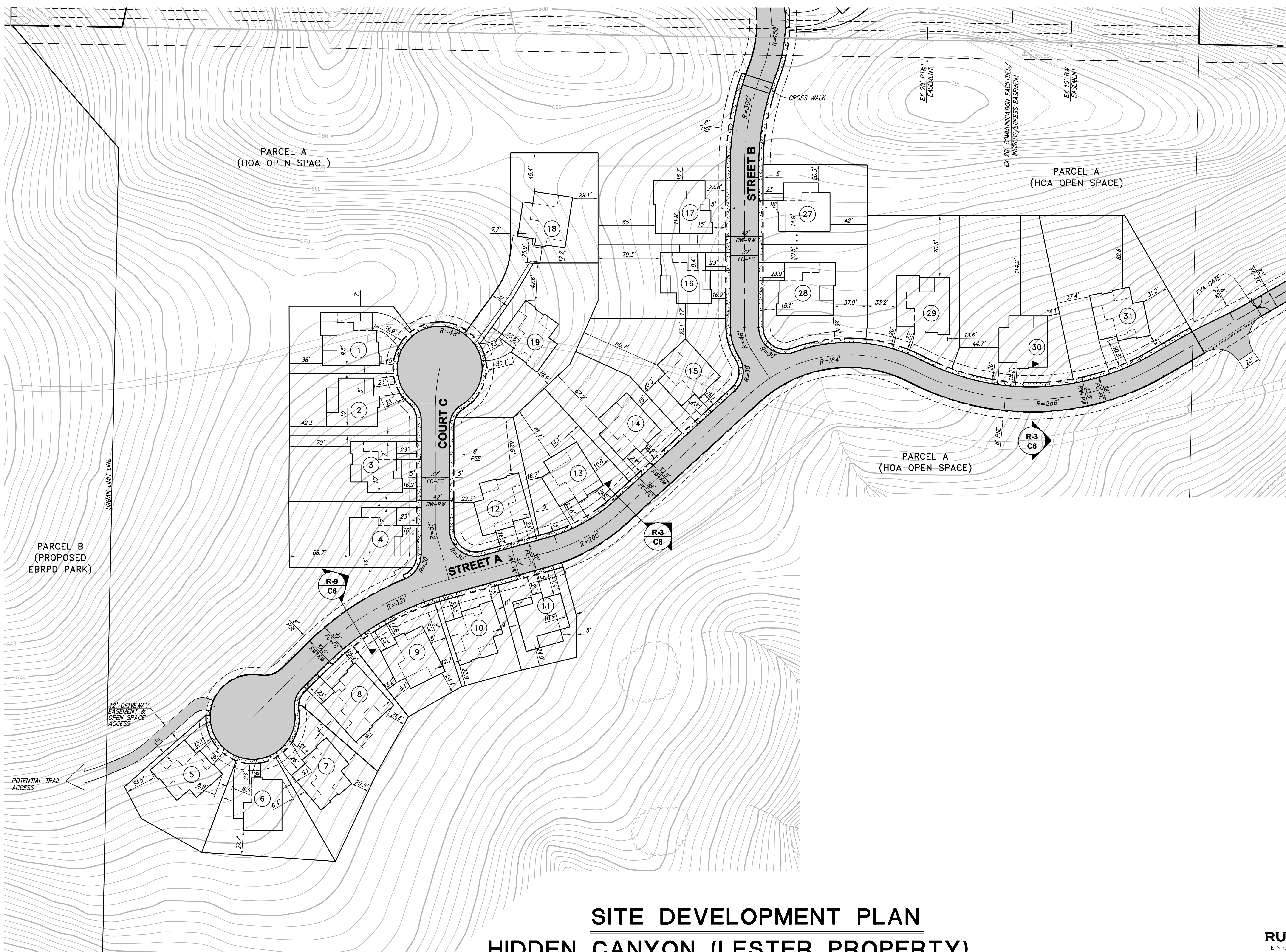
RJA
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SEE SHEET C4



SEE SHEET C6

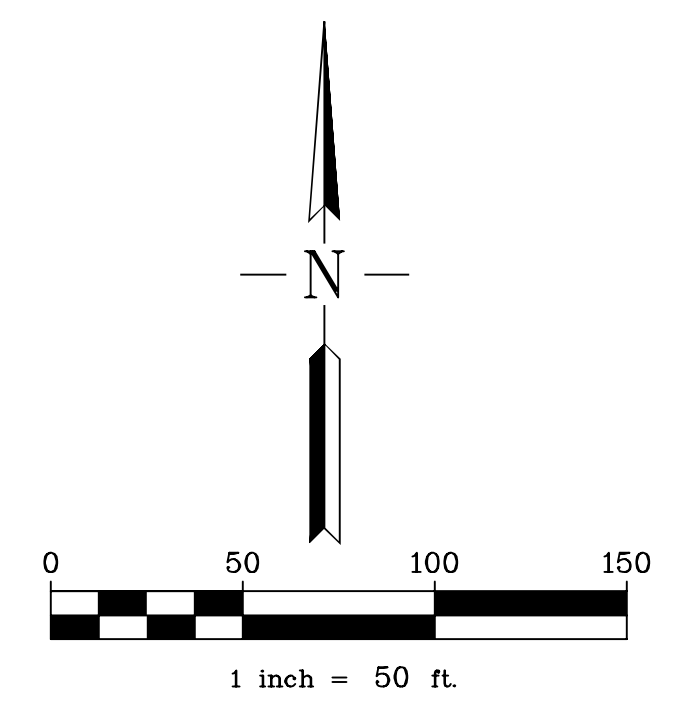
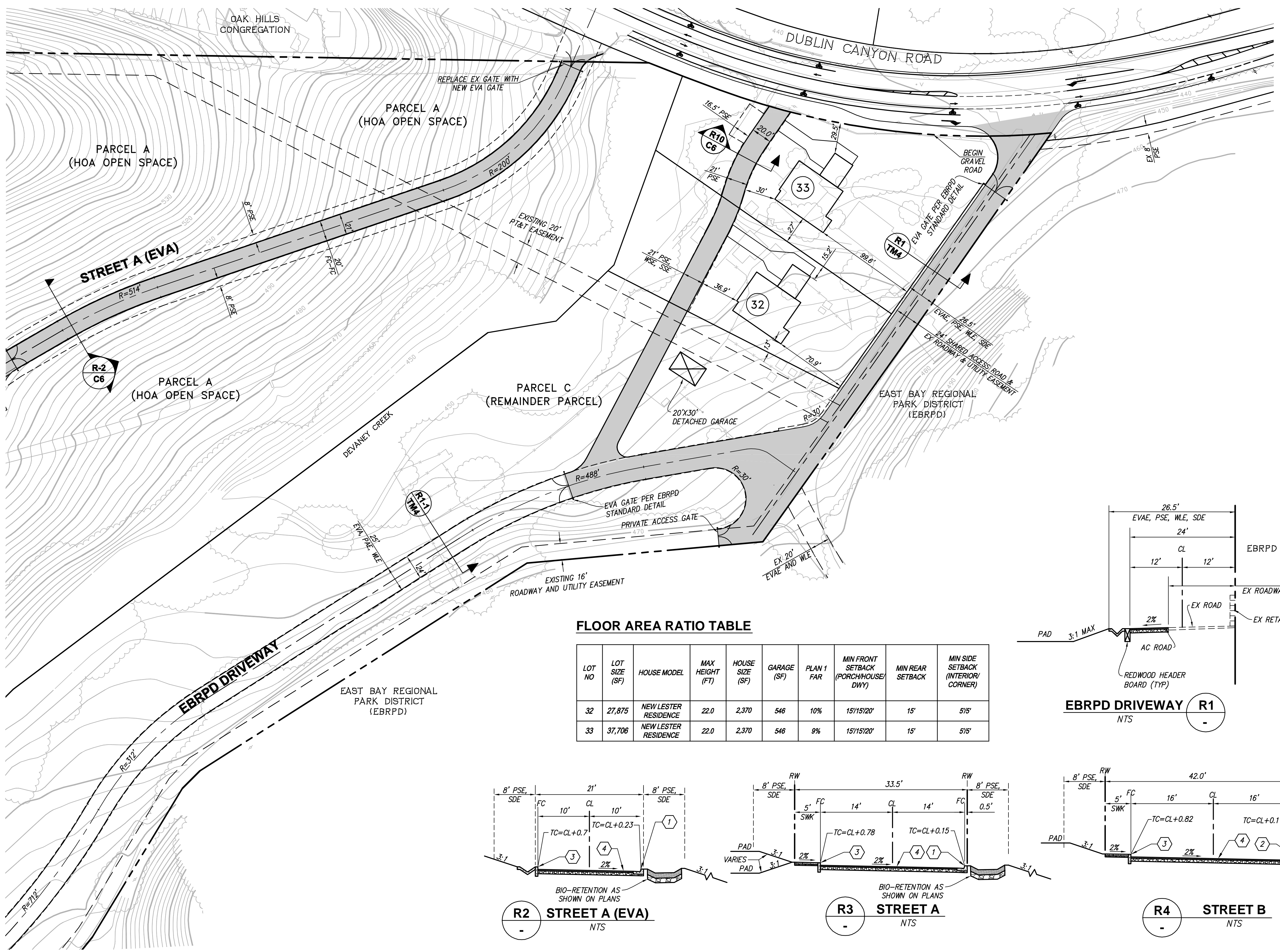


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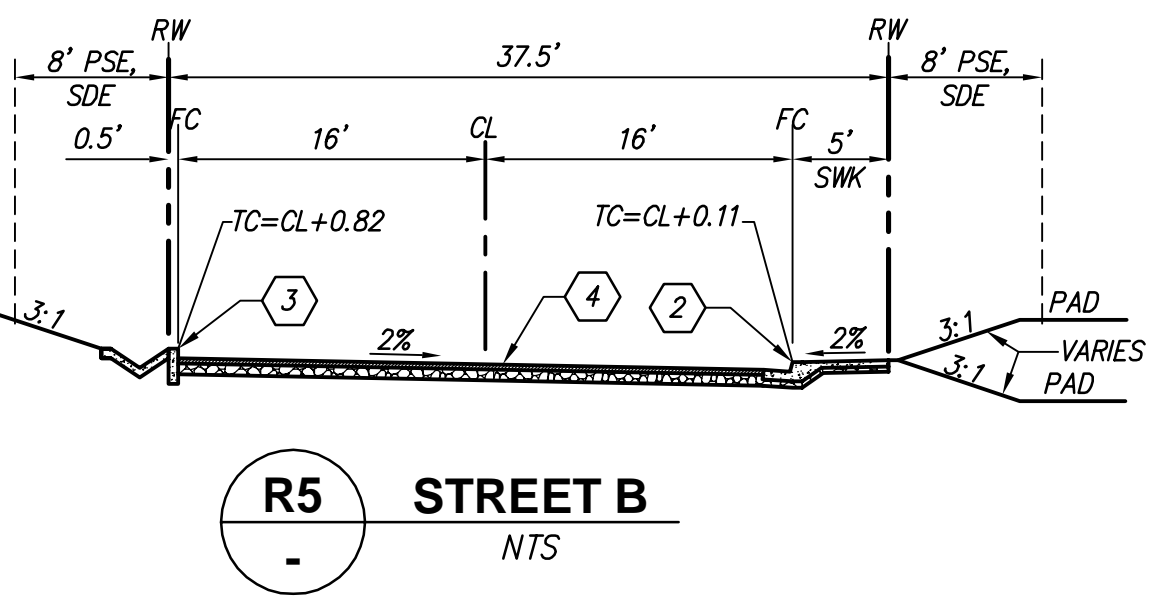
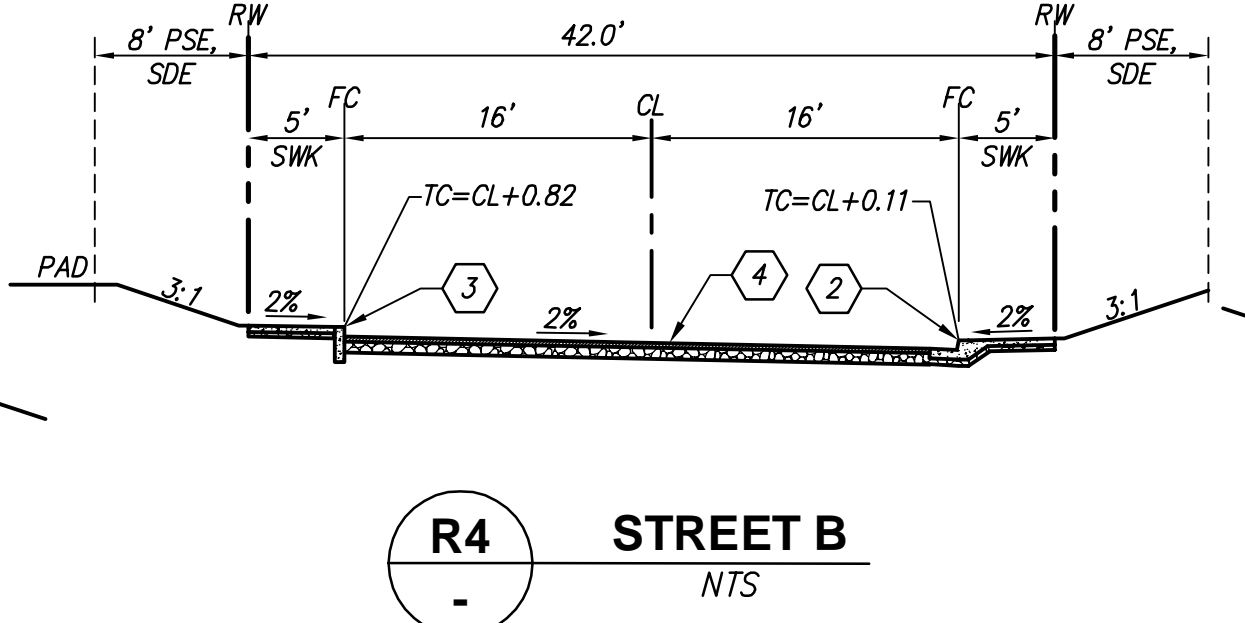
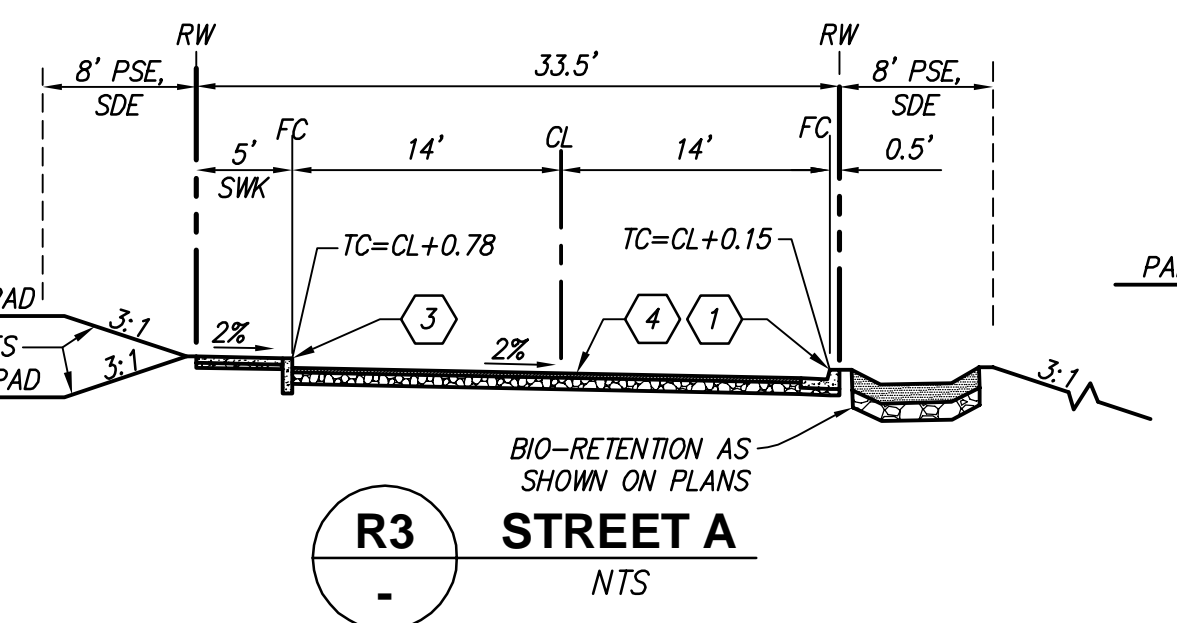
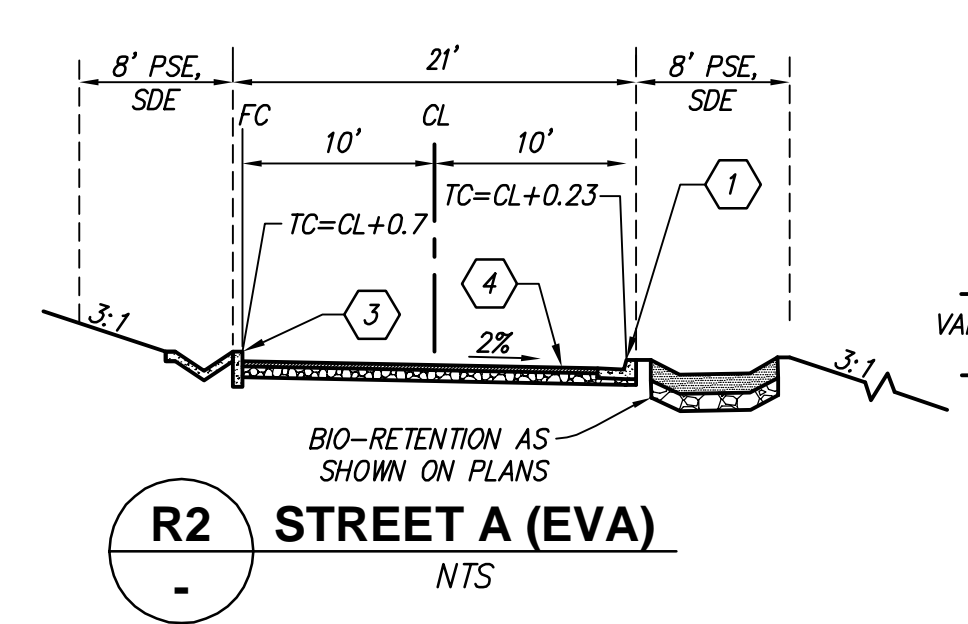
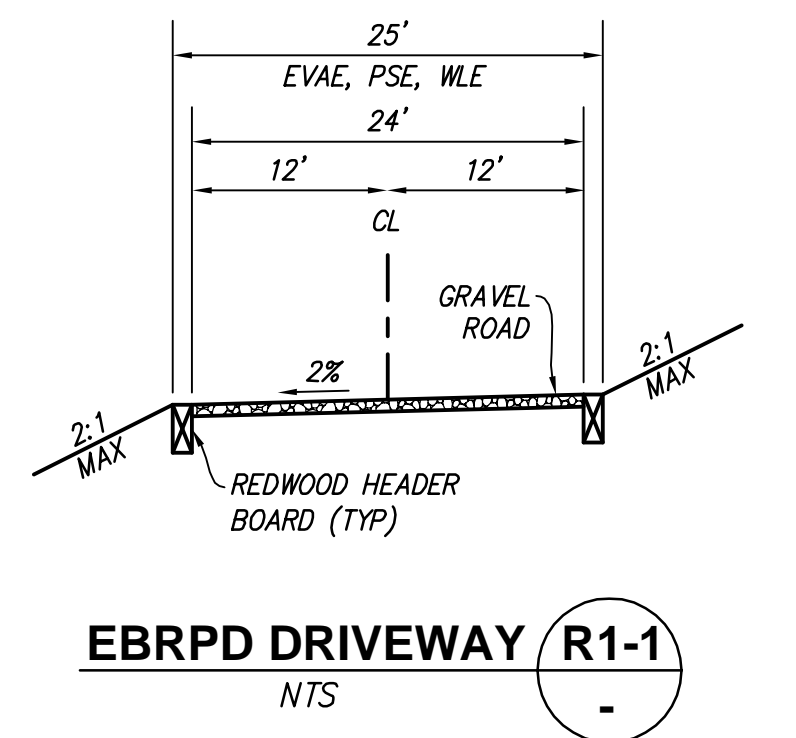
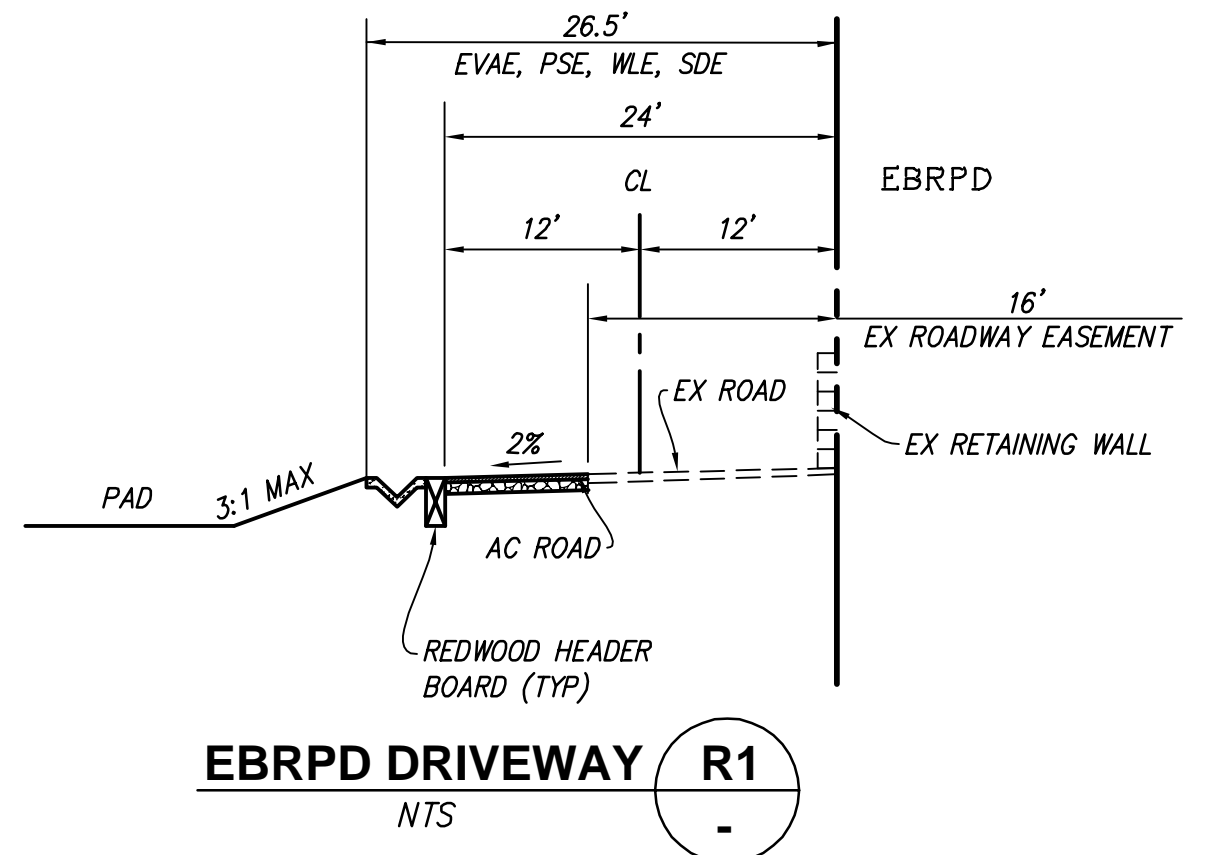
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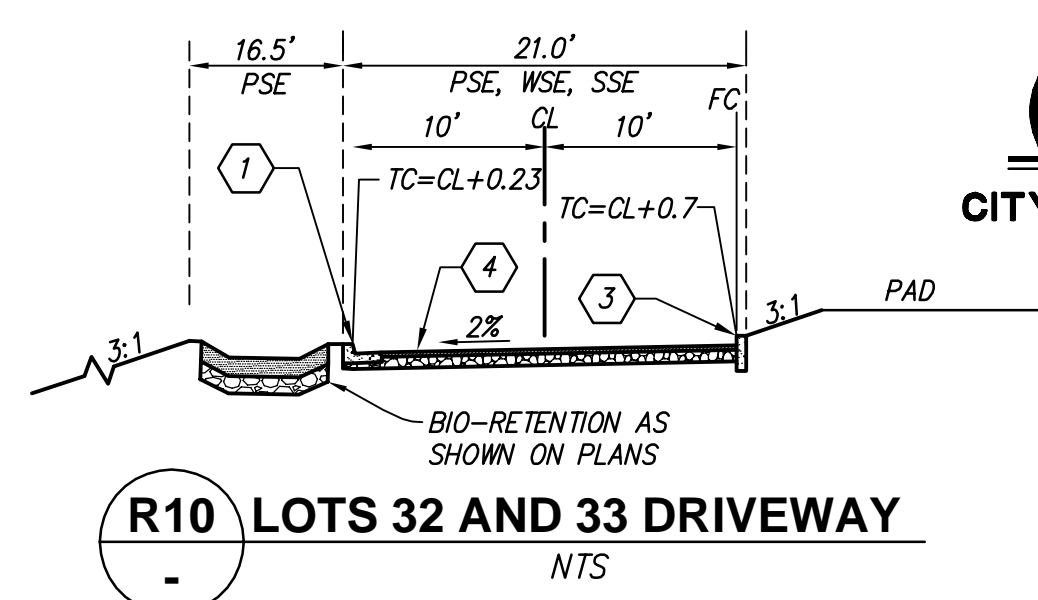
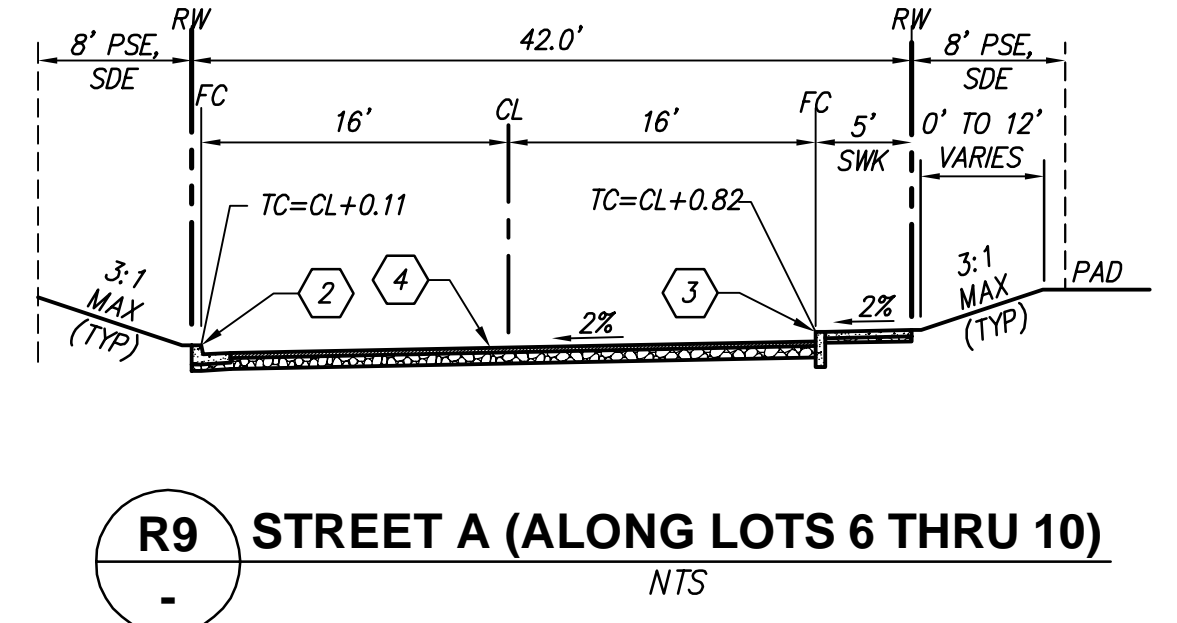
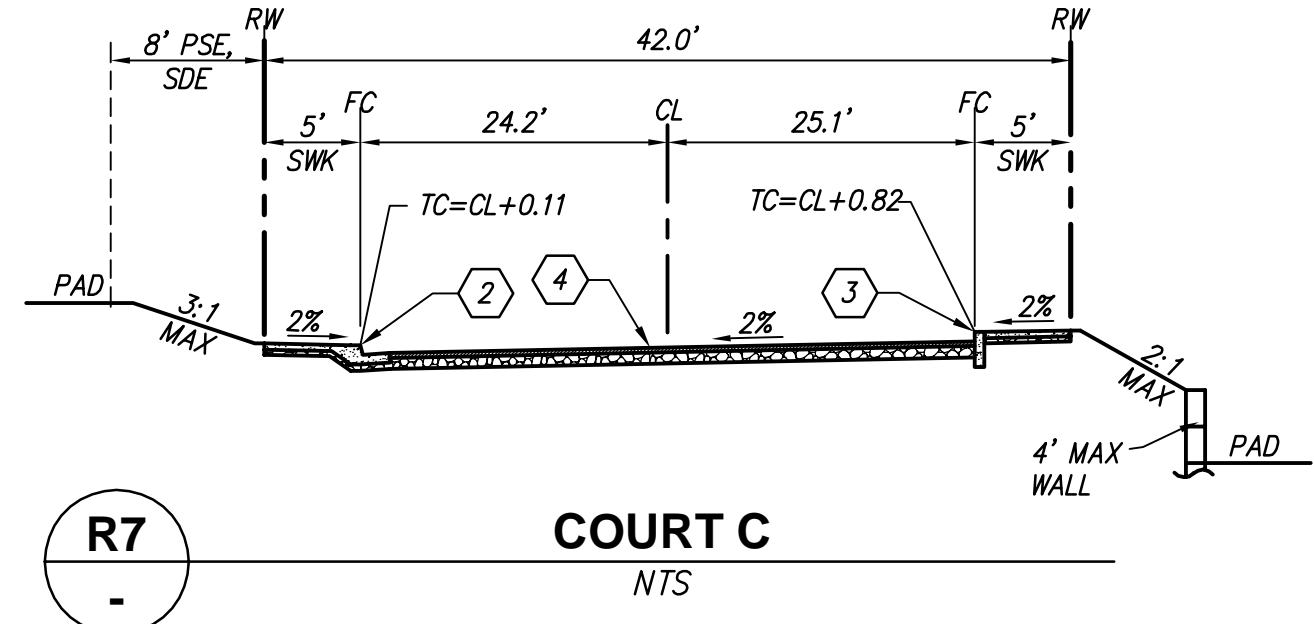
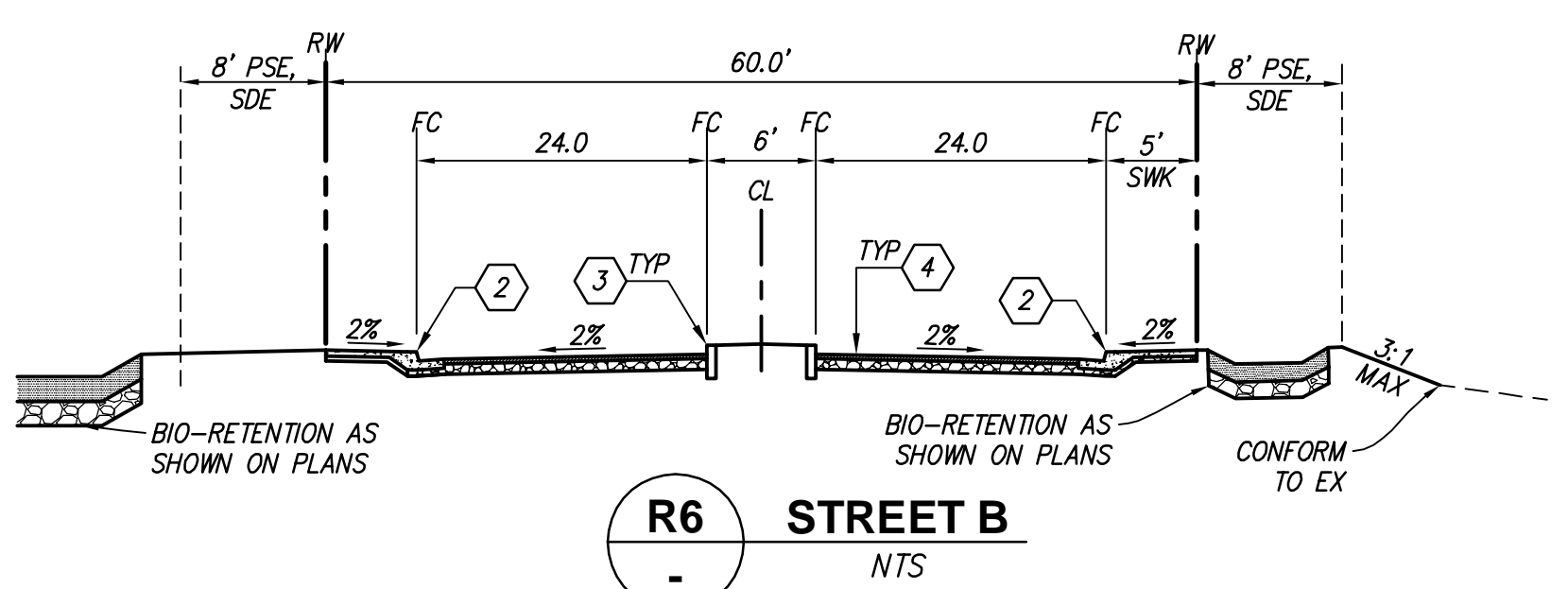
- KEY NOTES FOR CROSS SECTIONS**
- 1 TYPE "A" CURB AND GUTTER PER CITY STD DWG 101
 - 2 TYPE "B" MONOLITHIC CURB, GUTTER AND SIDEWALK PER CITY STD DWG 102
 - 3 6" VERTICAL CURB PER DETAIL ON THIS SHEET
 - 4 AC PAVEMENT

FLOOR AREA RATIO TABLE

LOT NO	LOT SIZE (SF)	HOUSE MODEL	MAX HEIGHT (FT)	HOUSE SIZE (SF)	GARAGE (SF)	PLAN 1 FAR	MIN FRONT SETBACK (PORCH/HOUSE/ DWY)	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR CORNER)
32	27,875	NEW LESTER RESIDENCE	22.0	2,370	546	10%	15'/15'/20'	15'	5'/5'
33	37,706	NEW LESTER RESIDENCE	22.0	2,370	546	9%	15'/15'/20'	15'	5'/5'



SEE SHEET C5



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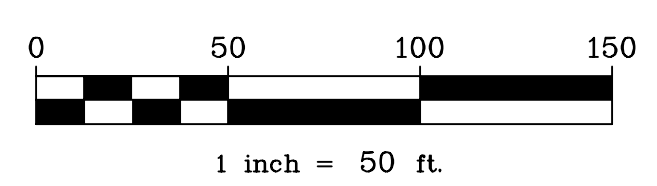
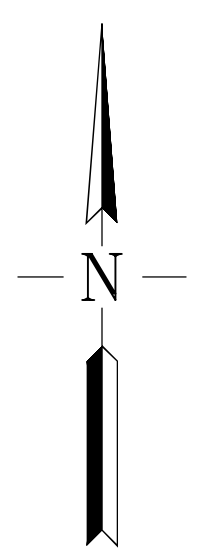
PARCEL A
(HOA OPEN SPACE)

PARCEL C
(REMAINDER PARCEL)

PARCEL B
(PROPOSED EBRPD PARK)

EAST BAY REGIONAL
PARK DISTRICT
(EBRPD)

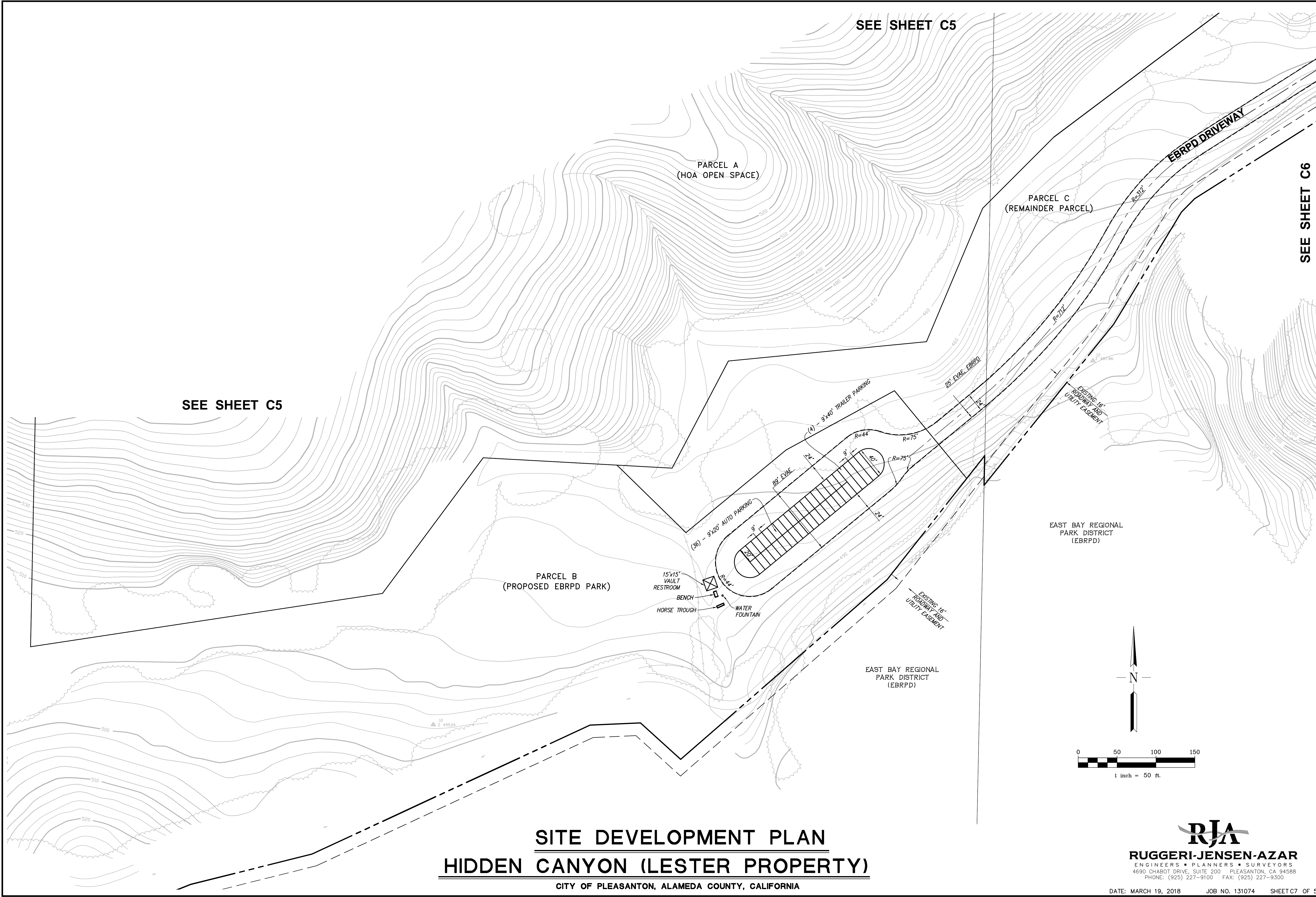
EAST BAY REGIONAL
PARK DISTRICT
(EBRPD)

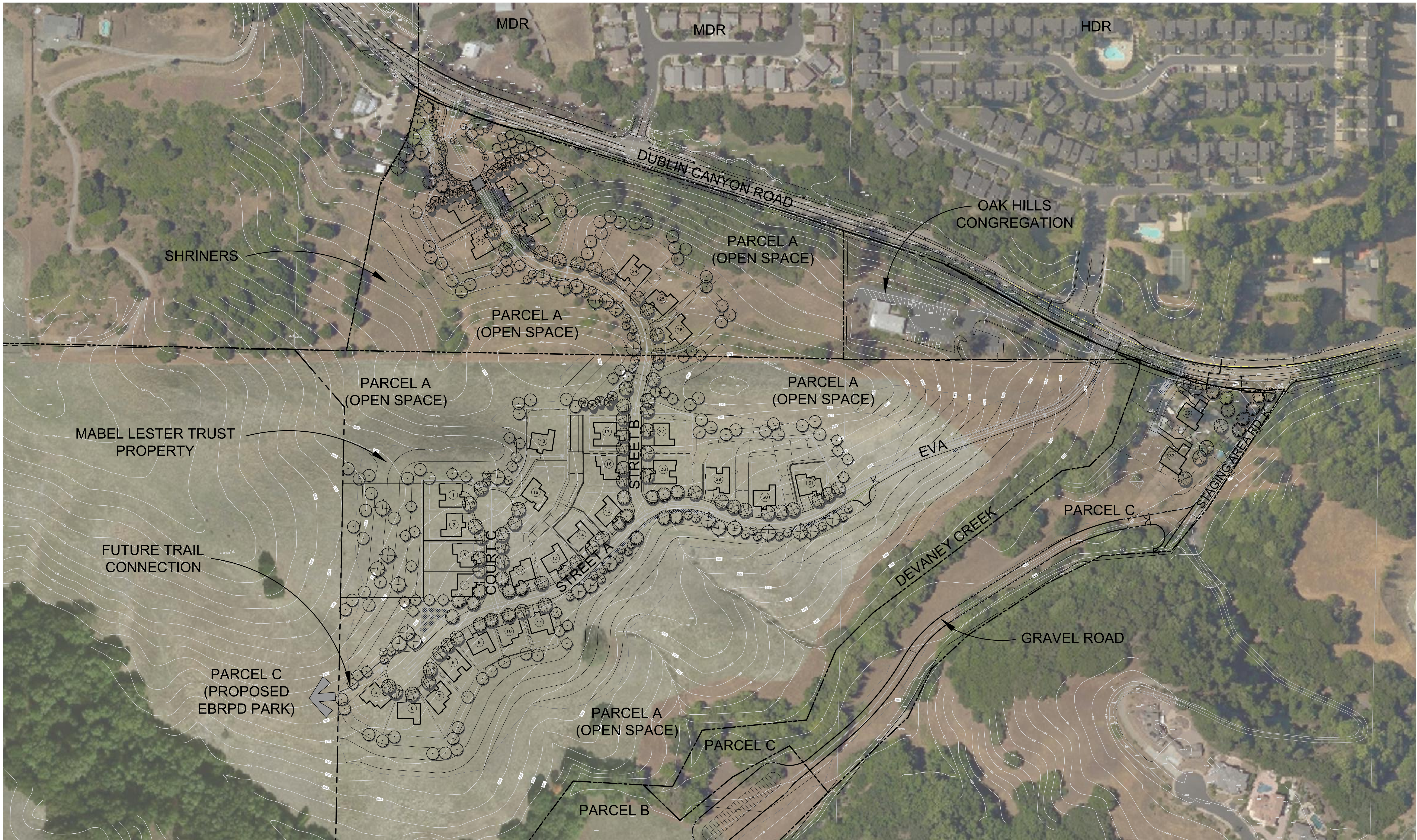


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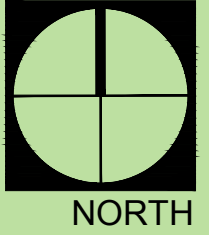
HIDDEN CANYON
 11033 Dublin Canyon Rd. Pleasanton, California

SITE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 FEBRUARY 20, 2018

vanderToolen Associates
 855 Bordeaux Way
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 Napa, CA 94558
 tel: 707.224.2299
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0' 50' 100' 200'
 SCALE: 1" = 100'-0"



NORTH

L-1
 Project No. 03515



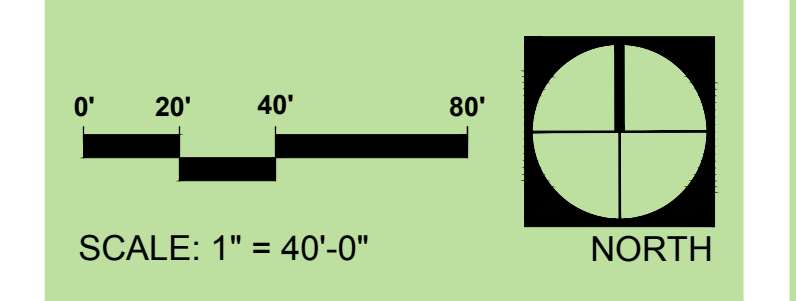
FENCE LEGEND	
	6' HIGH WOOD GATE.
	6' HIGH WOOD GOOD NEIGHBOR FENCE.
	6' HIGH VIEW FENCE.

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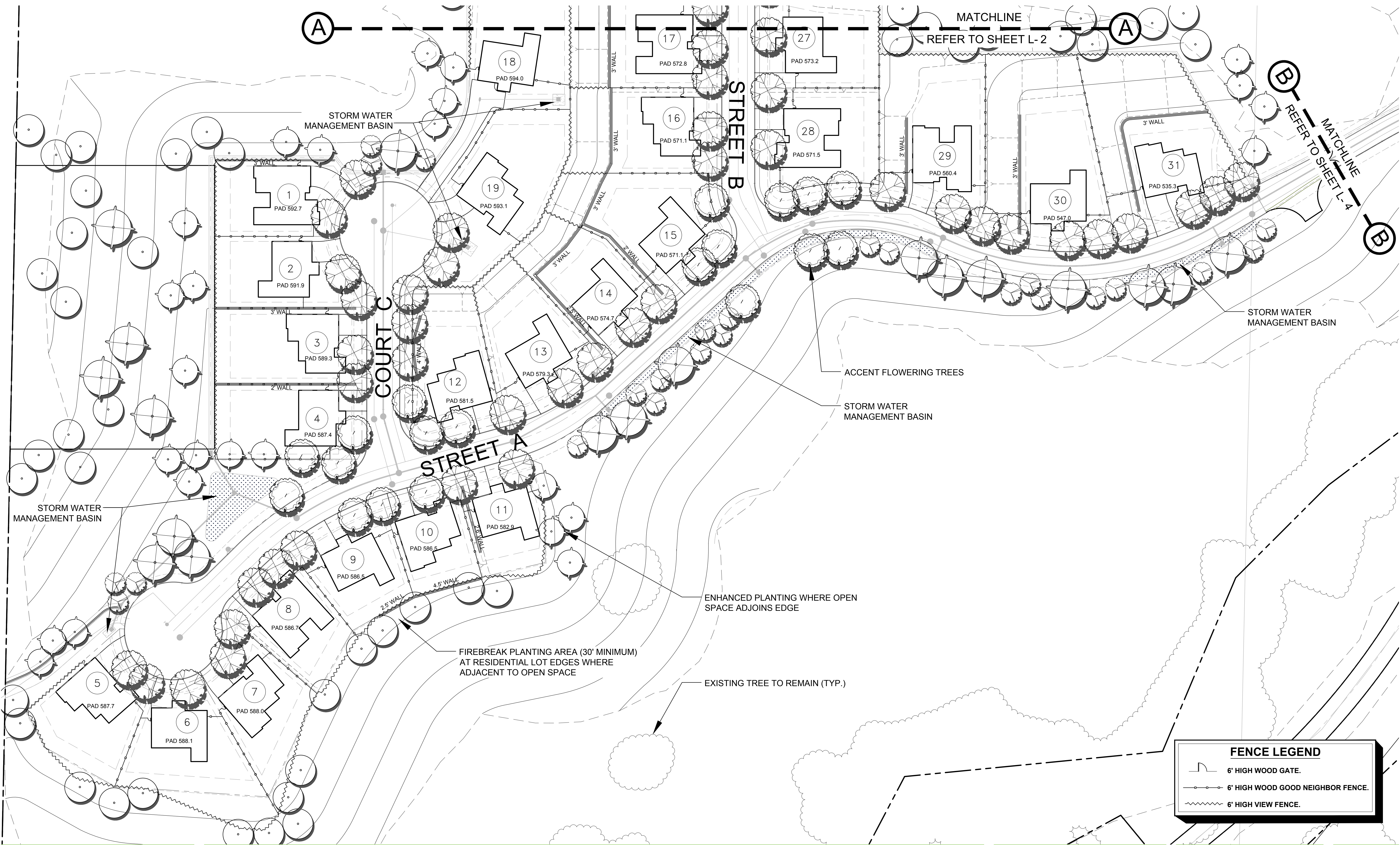
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L-2
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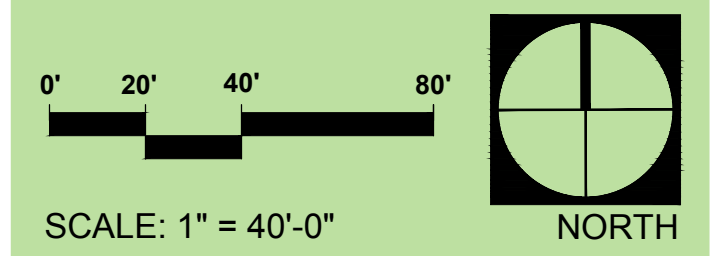
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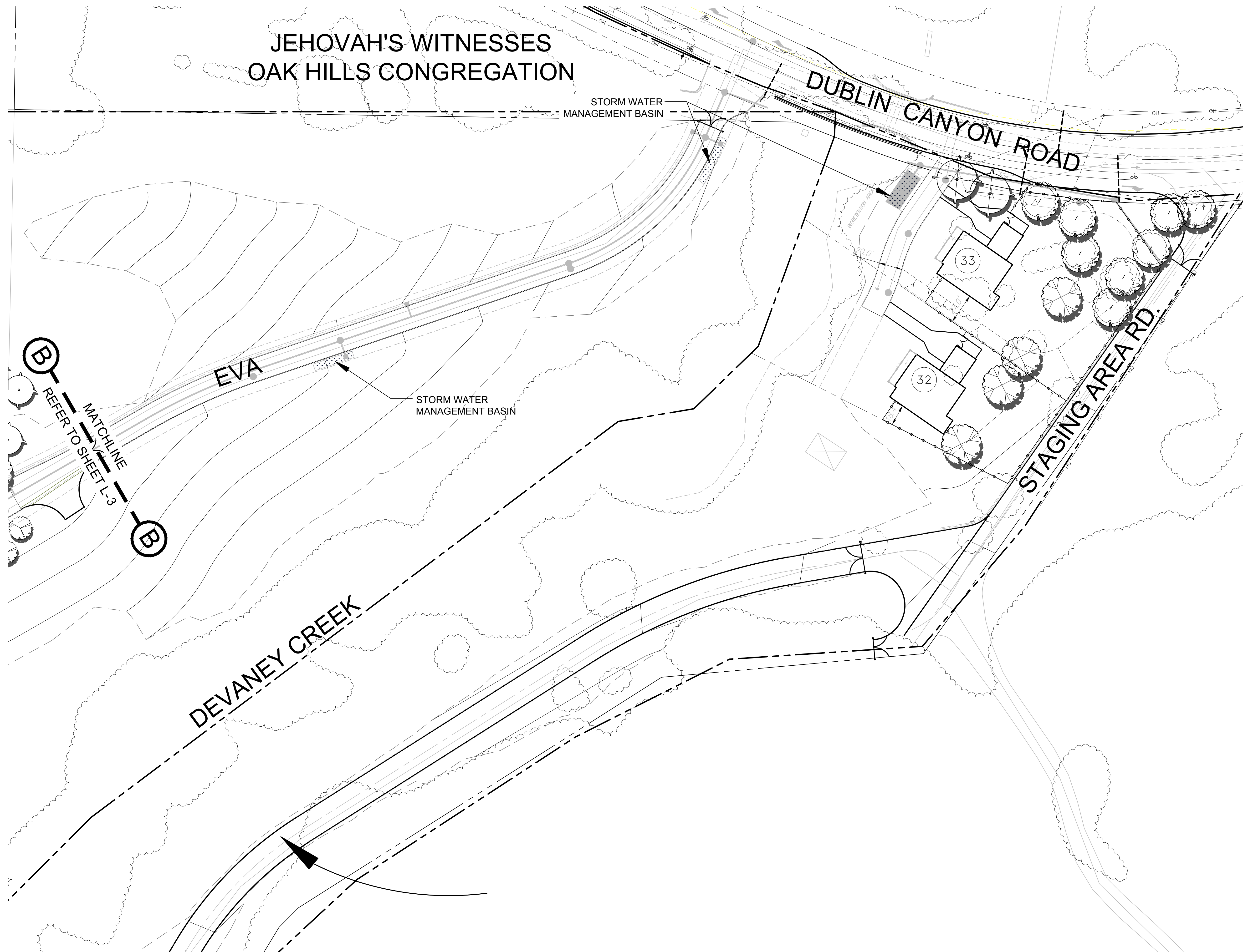
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L-3
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JEHOVAH'S WITNESSES OAK HILLS CONGREGATION



PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS REGION 1
* TREES		
CERCIS OCCIDENTALIS	WESTERN REDBUD	VL
CRATAEGUS LAEVIGATA "PAUL'S SCARLET"	ENGLISH HAWTHORN	M
OLEA EUROPAEA "SWAN HILL" (MULTI TRUNK)	FRUITLESS OLIVE	VL
PISTACIA CHINENSIS	CHINESE PISTACHE	L
PINUS HALEPENSIS	ALEPPO PINE	L
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
POPULUS FREMONTII	WESTERN COTTONWOOD	M
QUERCUS AGRIFOLIA (MULTI-TRUNK)	COAST LIVE OAK	VL
QUERCUS WISLIZENII	INTERIOR LIVE OAK	VL
SHRUBS AND PERENNIALS		
ARCTOSTAPHYLOS DENSIFLORA "SENTINEL"	VINE HILL MANZANITA	L
BERBERIS THUNBERGII "ATROPURPUREA"	JAPANESE BARBERRY	L
CALLISTEMON VIMINALIS	BOTTLEBRUSH	L
CISTUS X PURPUREUS	ORCHID ROCKROSE	L
COLEONEMA PULCHRUM	BREATH OF HEAVEN	M
ESCALLONIA X EXONIENSIS "FRADES"	N.C.N	M
FREMONTODENDRON HYBRID "PACIFIC SUNSET"	FLANNEL BUSH	VL
HEMEROCALLIS HYBRID "STELLA DE ORO"	DAYLILY	M
HETEROMELES ARBUTIFOLIA	TOYON	VL
JUNIPERUS RIGIDA CONFERTA "BLUE PACIFIC"	SHORE JUNIPER	L
LAVANDULA DENTATA	FRENCH LAVENDER	L
MAHONIA AQUIFOLIUM "ORANGE FLAME"	OREGON GRAPE	M
NERIUM OLEANDER "PETITE SALMON"	OLEANDER	L
PHORMIUM HYBRID "MAORI MAIDEN"	NEW ZEALAND FLAX	L
PRUNUS ILLICIFOLIA	HOLLY LEAF CHERRY	L
RHAMNUS CALIFORNICA	COFFEEBERRY	L
SALVIA LEUCOPHYLLA	PURPLE SAGE	L
VINES		
WISTERIA SINENSIS	JAPANESE WISTERIA	M
GROUNDCOVERS		
COTONEASTER DAMMERI "LOW FAST"	BEARBERRY COTONEASTER	M
ROSMARINUS OFFICINALIS "HUNTINGTON CARPET"	ROSEMARY	L

* STREET TREES SHALL BE A MINIMUM 24" BOX SIZE

FENCE LEGEND

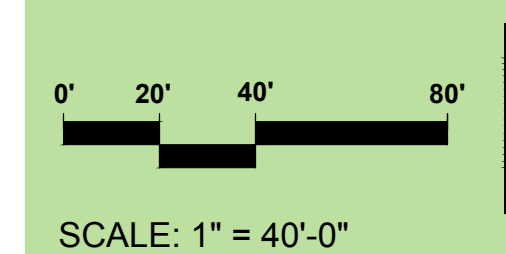
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L-4

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