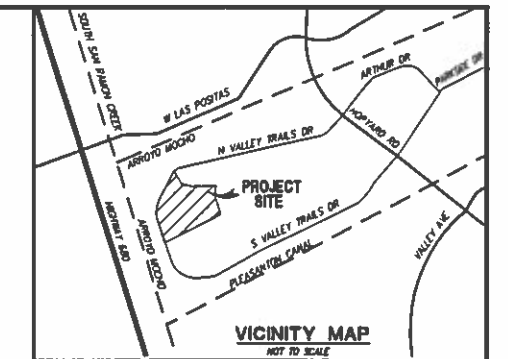


PLANNED UNIT DEVELOPMENT THE VILLAGE AT VALLEY TRAILS CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA FOR: PONDEROSA HOMES



TRACT 8254
PLU-1385/PLU-1386
RECEIVED

JUN 24 2016

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C-3	CLUB HOUSE PLOTTING PLAN
C-4	EXISTING CONDITIONS
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L4	PRELIMINARY LANDSCAPE DETAILS
L5	CLUBHOUSE CONCEPTUAL DESIGN - LOT 37
L6	CLUBHOUSE CONCEPTUAL DESIGN - LOT 11

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	---
---	JOINT POLE	---
---	EARTH OR GRASS SWALE	---
---	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	PL	PROPERTY LINE
BVC	BEGIN VERTICAL CURVE	PRC	POINT OF REVERSE CURVE
BO	BLOW OFF	PSDE	PRIVATE STORM DRAIN EASEMENT
BW	BOTTOM OF WALL	PSE	PUBLIC SERVICE EASEMENT
CL	CENTER LINE	PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE	PVI	POINT OF VERTICAL INTERSECTION
CP	CENTER POINT	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	RET	CURB RETURN
EC	END OF CURVE	RW	RIGHT OF WAY
ESMT	EASEMENT	SDE	STORM DRAIN EASEMENT
EVC	END VERTICAL CURVE	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	SW	STORM WATER INLET
FL	FLOW LINE	SWK	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GR	GRATE	TW	TOP OF WALL
HP	HIGH POINT	WM	WATER METER
INV	INVERT ELEVATION	VC	VERTICAL CURVE
JP	JOINT POLE	VCP	VITRIFIED CLAY PIPE
LE	LANDSCAPE EASEMENT		
LP	LOW POINT		



LOCATION MAP
NOT TO SCALE

PROJECT TEAM

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Contact: Jeff Schroeder
(925) 460-8910



PUD LOT SPECIFICATIONS SUMMARY

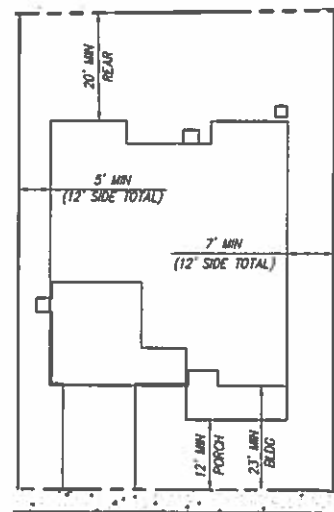
LOT	LOT SIZE (SF)	HOUSE MODEL	MAX HEIGHT	FAR	FAR W/ OPTIONAL ROOM
1	9,782	PLAN 2X	27	31.9%	33.2%
2	8,488	PLAN 3	29	39.9%	N/A
3	7,424	PLAN 1X	27	40%	N/A
4	8,511	PLAN 2X	27	33.2%	38.2%
5	6,855	PLAN 2	23	38.5%	N/A
6	7,473	PLAN 1	23	32.8%	35.6%
7	11,910	PLAN 2	23	26.2%	23.2%
8	12,656	PLAN 2X	27	24.7%	25.7%
9	8,732	PLAN 1X	27	34.4%	36.7%
10	8,497	PLAN 2	23	31.0%	32.6%
11*	9,752	PLAN 3	29	34.7%	N/A
12	7,900	PLAN 1X	27	38.0%	N/A
13	9,181	PLAN 2X	27	34.0%	35.4%
14	9,402	PLAN 3	29	36.0%	N/A
15	7,979	PLAN 2X	27	39.1%	N/A
16	6,780	PLAN 1	23	36.3%	39.3%
17	9,060	PLAN 3	29	37.4%	N/A
18	8,797	PLAN 2X	27	35.5%	37.0%
19	9,875	PLAN 3	29	34.3%	N/A
20	7,686	PLAN 2	23	34.3%	36.0%
21	7,640	PLAN 1	23	32.1%	34.8%
22	8,416	PLAN 3	27	40%	N/A
23	8,597	PLAN 3	23	39.4%	N/A
24	7,235	PLAN 2	23	36.4%	38.2%
25	8,246	PLAN 2X	27	37.9%	39.4%
26	8,611	PLAN 3	29	39.3%	N/A
27	7,582	PLAN 1X	27	39.6%	N/A
28	7,497	PLAN 1X	27	40.0%	N/A
29	8,375	PLAN 2X	27	37.3%	38.8%
30	7,020	PLAN 1	23	34.9%	37.8%
31	8,158	PLAN 2X	27	38.3%	33.9%
32	8,743	PLAN 3	29	38.8%	N/A
33	8,634	PLAN 2X	27	36.2%	37.7%
34	7,028	PLAN 1	23	34.9%	37.8%
35	7,028	PLAN 2	23	37.5%	39.4%
36	7,028	PLAN 1	23	34.9%	37.8%
37*	7,028	PLAN 1	23	34.9%	37.8%
OVERALL AVERAGE FAR				35.8%	35.7%

PLAN TYPE	LIVING AREA (SF)	EXT. ROOM (SF)
PLAN 1	2,451	206
PLAN 1X	3,000	206
PLAN 2	3,122	129
PLAN 2X	2,637	129
PLAN 3	3,387	N/A

* LOTS 11 OR 37 SHALL BE OPTIONAL CLUB HOUSE LOTS. SEE SHEET 3 FOR DETAILS.

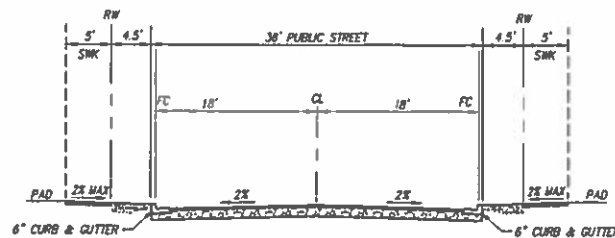
NOTES:

- FOR SPECIFIC BUILDING HEIGHTS, SEE ARCHITECTURAL PLANS.
- PRELIMINARY SQUARE FOOTAGES ARE APPROXIMATE.
- PLAN 1, PLAN 1X, PLAN 2, AND PLAN 2X CAN BE INTER-CHANGEABLE TO HAVE OPTIONAL BONUS ROOMS, LIMITED TO A MAXIMUM OF 40 PERCENT FAR. (OTHERWISE N/A FOR LOTS EXCEEDING THE LIMIT)



TYPICAL LOT SETBACK

NOT TO SCALE



STREET SECTION

NOT TO SCALE



LAND USE SUMMARY

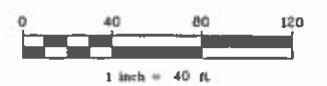
NUMBER OF NEW UNITS	36
GROSS SITE AREA	9.00 ACRES
GROSS DENSITY = 36 UNITS/9.00 AC = 4 DU/AC	
NET DENSITY = # UNITS / (TOTAL AC - OPEN SPACE - STREETS) = 36 UNITS / (9.00 - 0.23 - 1.70) = 5.09 DU/AC	
PARKING	
STREETS A, B & C	30
VALLEY TRAILS DRIVE	20
DRIVEWAYS (2 MINIMUM PER NEW RESIDENCE)	72
GARAGE (2 PER NEW RESIDENCE)	72
TOTAL	194 TOTAL

LAND USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
MEDIUM DENSITY RESIDENTIAL (MDR) SINGLE FAMILY ATTACHED 5,500 S.F. TO 12,400 S.F. LOT SIZE	36	7.07	78.5%
RIGHT OF WAY (STREETS & SIDEWALKS)	-	1.70	18.9%
OPEN SPACE (PARCEL A & B)	-	0.23	2.6%
TOTAL	36	9.00	100.0%

COMMON LOT AREAS

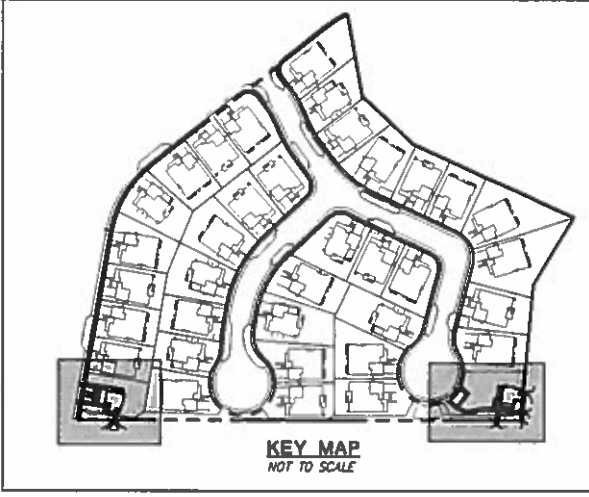
PARCEL A:	5,106 SF
PARCEL B:	4,953 SF



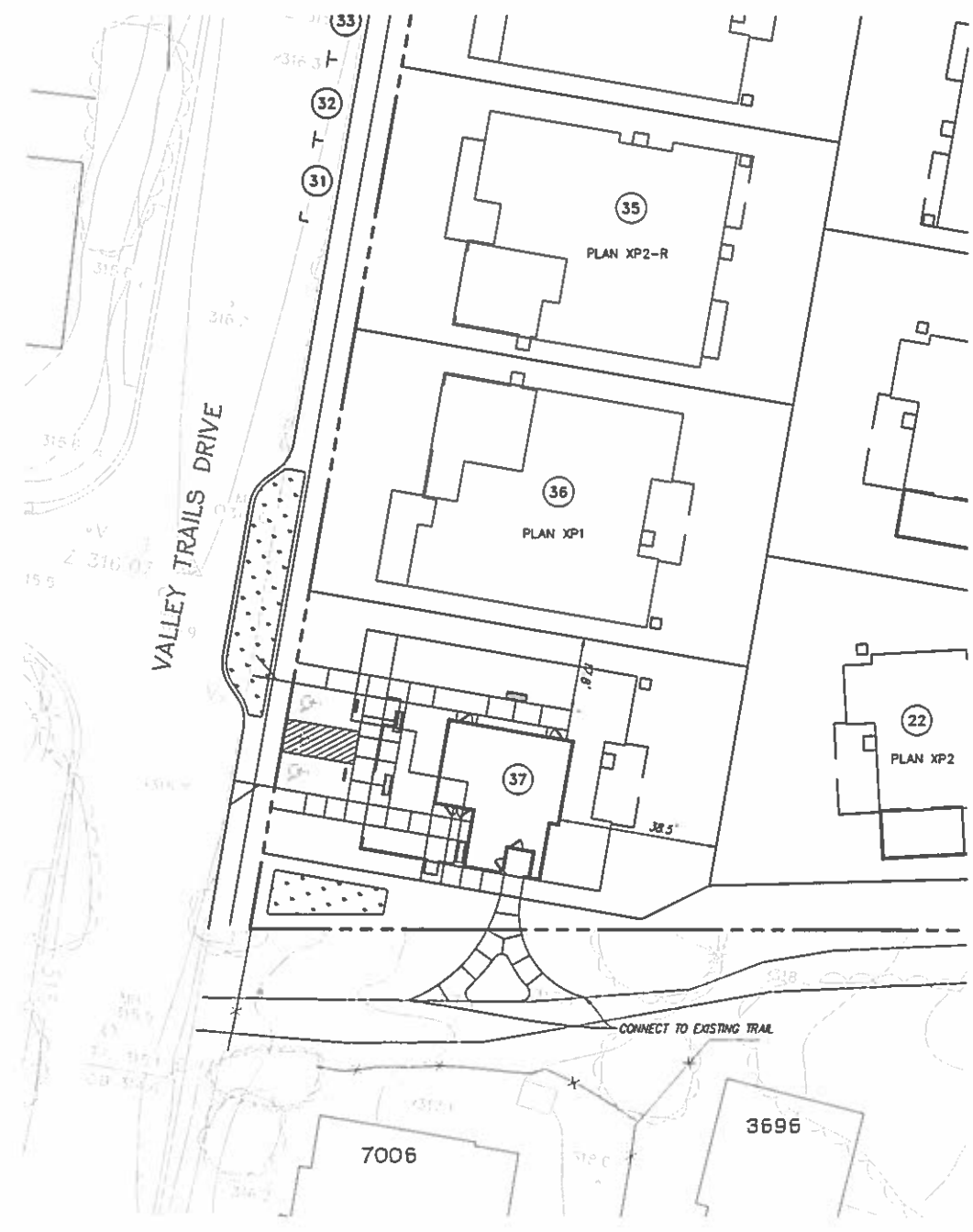
SITE DEVELOPMENT PLAN
THE VILLAGE AT VALLEY TRAILS
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: PONDEROSA HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4890 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX: (925) 227-9300

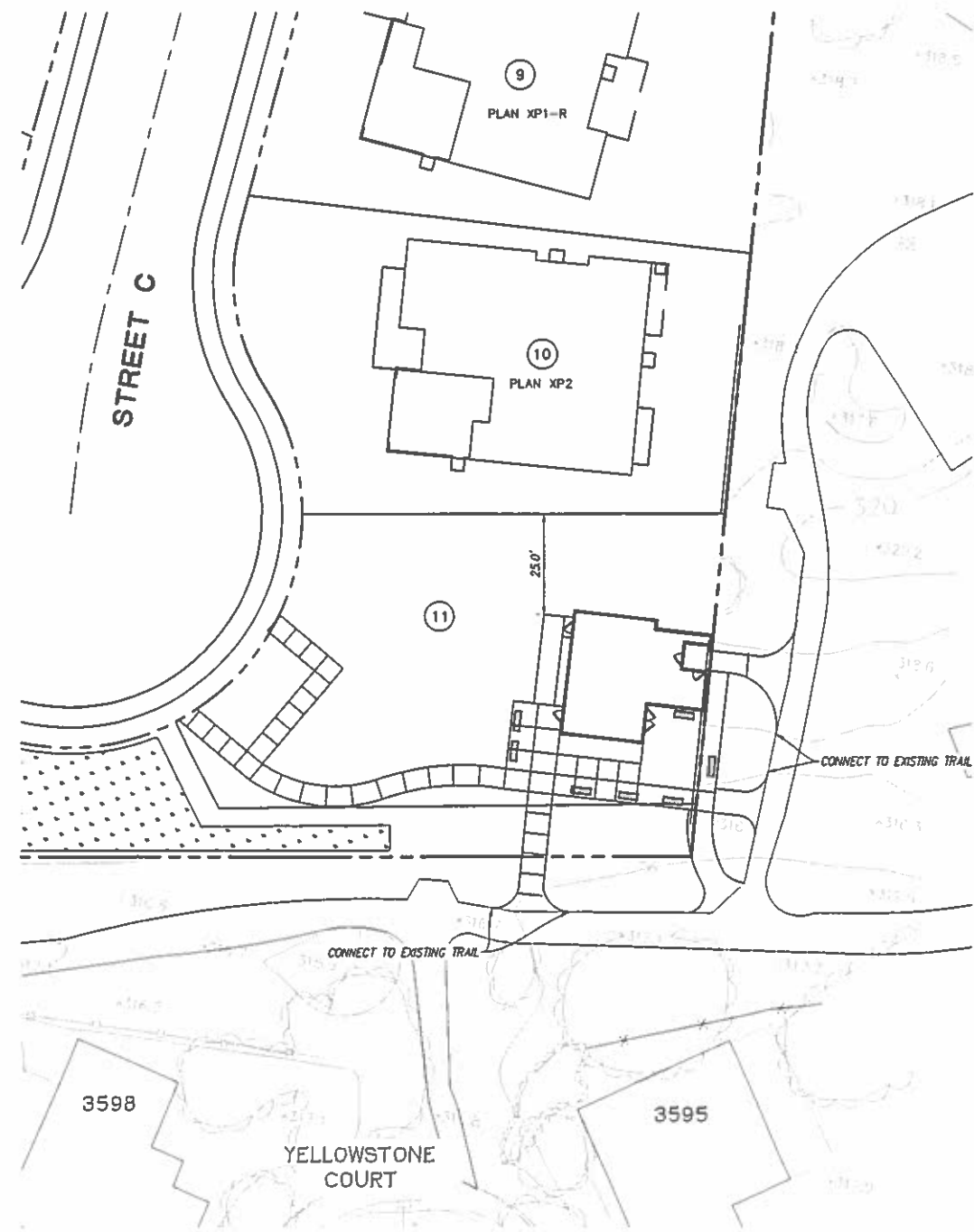
C:\pwworking\110071007\CA0_0123102-PLANNING\CLUB HOUSE PLOTTING - 11007-1007.dwg 4/21/2016 8:38:30 AM RW



KEY MAP
NOT TO SCALE

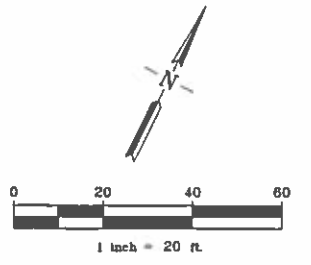


WEST CLUB HOUSE OPTION 1



WEST CLUB HOUSE OPTION 2

CLUB HOUSE PLOTTING PLAN
THE VILLAGE AT VALLEY TRAILS
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: PONDEROSA HOMES



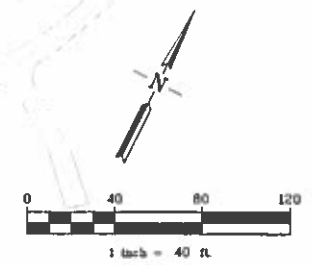
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APN 941-0903-057-00
GROSS AREA=9.00± AC

EXISTING CONDITIONS
THE VILLAGE AT VALLEY TRAILS

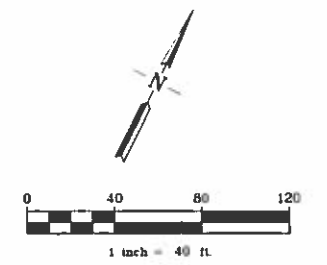
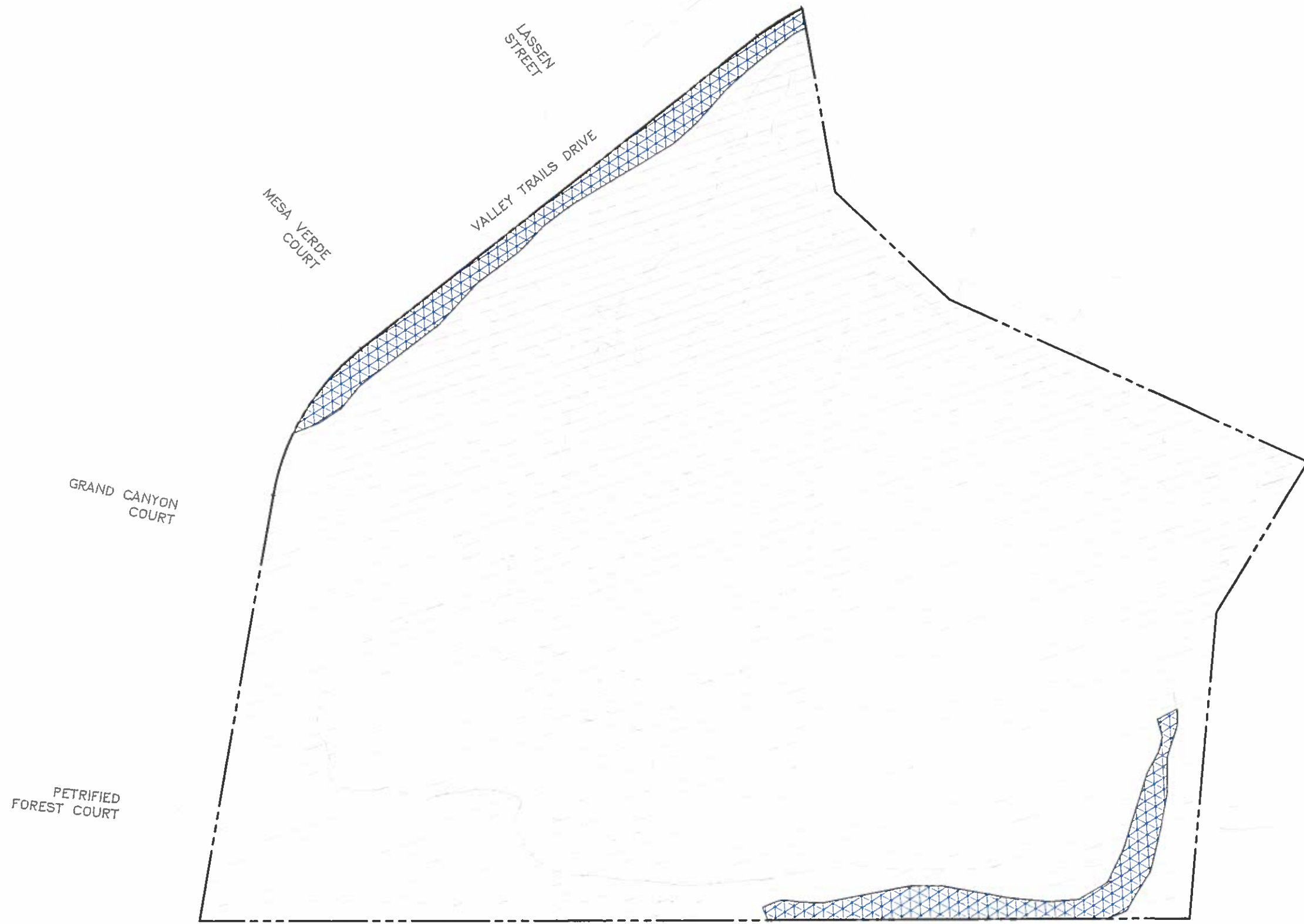
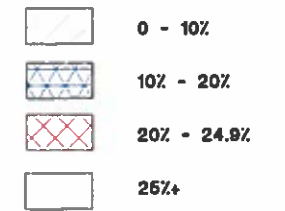
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: PONDEROSA HOMES



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8:14:08 AM (11/06/2016) CAD FILES (C:\PROJECTS\141097\141097-057-00\141097-057-00.DWG) 7:42:18 AM ERM PONE

LEGEND:



SLOPE CLASSIFICATION MAP
THE VILLAGE AT VALLEY TRAILS

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: PONDEROSA HOMES

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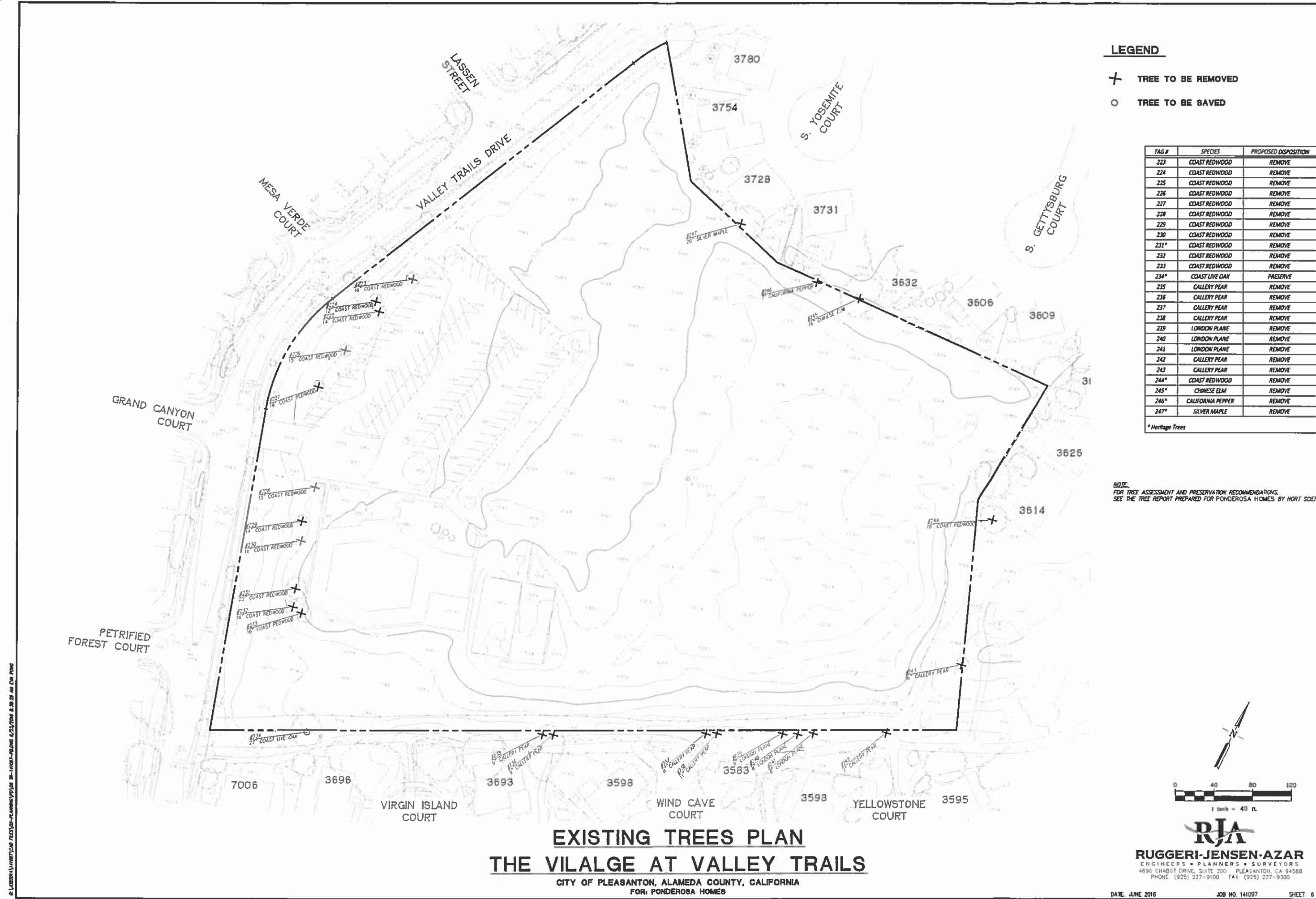
LEGEND

- + TREE TO BE REMOVED
- TREE TO BE SAVED

TAG #	SPECIES	PROPOSED DISPOSITION
223	COAST REDWOOD	REMOVE
224	COAST REDWOOD	REMOVE
225	COAST REDWOOD	REMOVE
226	COAST REDWOOD	REMOVE
227	COAST REDWOOD	REMOVE
228	COAST REDWOOD	REMOVE
229	COAST REDWOOD	REMOVE
230	COAST REDWOOD	REMOVE
231*	COAST REDWOOD	REMOVE
232	COAST REDWOOD	REMOVE
233	COAST REDWOOD	REMOVE
234*	COAST LIVE OAK	PRESERVE
235	CALLERY PEAR	REMOVE
236	CALLERY PEAR	REMOVE
237	CALLERY PEAR	REMOVE
238	CALLERY PEAR	REMOVE
239	LONDON PLANE	REMOVE
240	LONDON PLANE	REMOVE
241	LONDON PLANE	REMOVE
242	CALLERY PEAR	REMOVE
243	CALLERY PEAR	REMOVE
244*	COAST REDWOOD	REMOVE
245*	CHINESE ELM	REMOVE
246*	CALIFORNIA PEPPER	REMOVE
247*	SILVER MAPLE	REMOVE

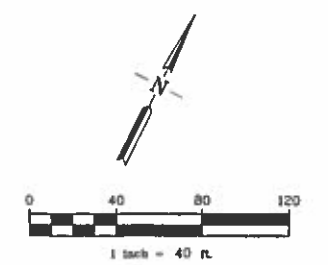
* Heritage Trees

NOTE:
FOR TREE ASSESSMENT AND PRESERVATION RECOMMENDATIONS,
SEE THE TREE REPORT PREPARED FOR PONDEROSA HOMES BY HORT SCIENCE



EXISTING TREES PLAN
THE VILALGE AT VALLEY TRAILS

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: PONDEROSA HOMES



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Plan 2XB
Bungalow

Plan 3AR
Cottage

Plan 1C
Ranch

NOTE: Artist's conception, colors, materials and application may vary.
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VALLEY TRAILS
PLEASANTON, CA

CONCEPTUAL STREETSCENE



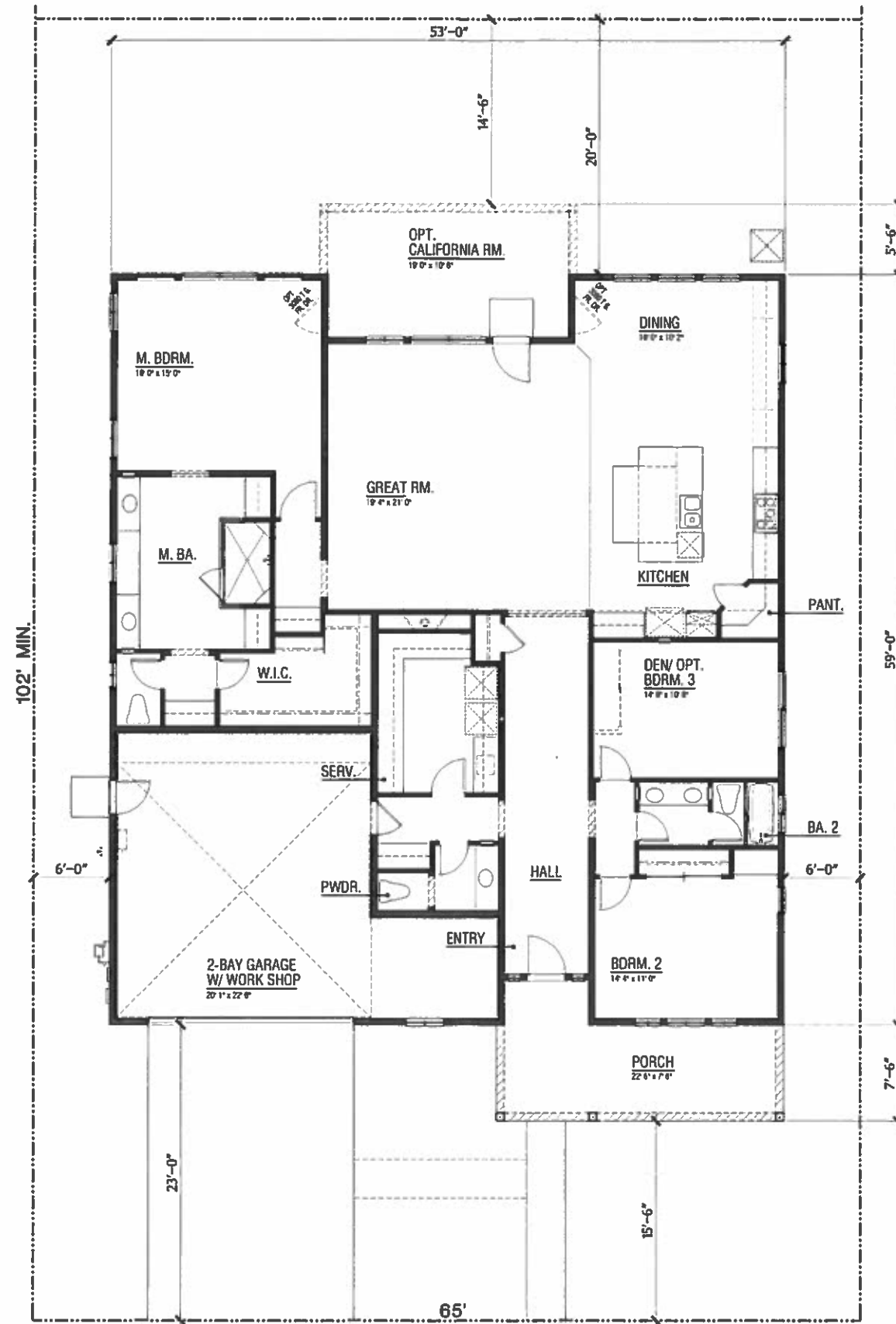
PONDEROSA
HOMES



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949.250.1529 www.hezmalch.com
SUNNYVALE OFFICE 949.250.1529
925.862.1700

SS
0 4 8 16
3/16" SCALE
2015211 • 04-04-16

Plan 1C (One-Story)
 2451 SF
 2 Bdrms/2.5 Baths/ Den/ Opt. Bdrm. 3
 2 Car Garage w/ Work Shop



PLAN 1C - FLOOR PLAN

VALLEY TRAILS
 PLEASANTON, CA



PONDEROSA
 HOMES

W
 WILLIAM HEZMALHALCH
 ARCHITECTS, INC.
 2000 REDHILL AVENUE, SUITE 200, SANTA ANA, CA 92705-4840
 949.250.0807 www.wohncb.com Fax: 949.250.1529
 5200 EXECUTIVE PARKWAY, SUITE 275, SAN ANTONIO, TX 78245-4218
 825.463.1700 Fax: 849.250.1529

A1.1
 3/16" SCALE
 2015211 • 04-04-16



Elevation A - Cottage



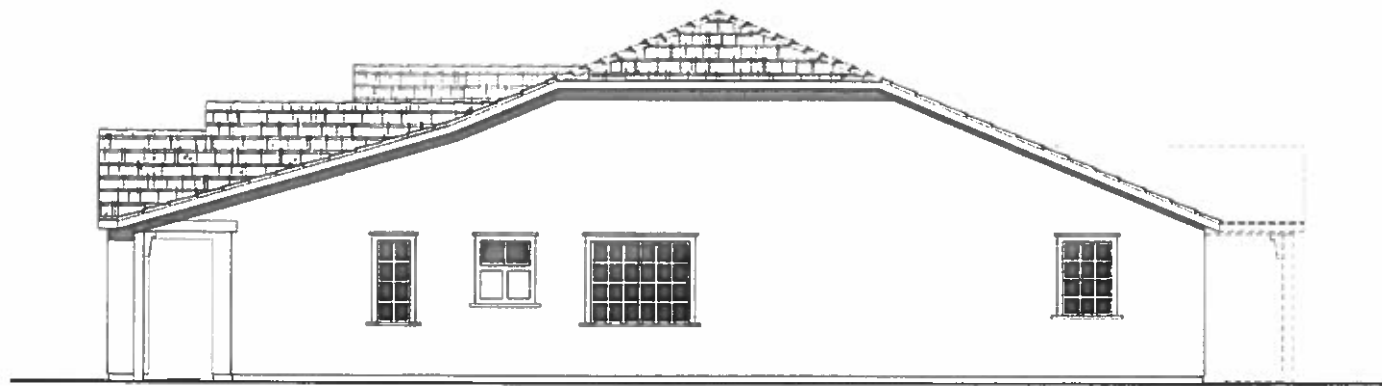
Elevation B - Bungalow



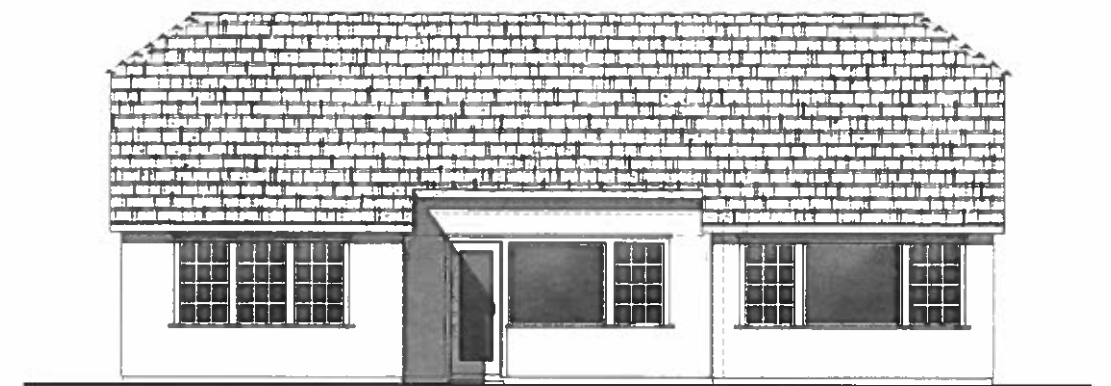
Elevation C - Ranch

NOTE: Artist's conception, colors, materials and application may vary.
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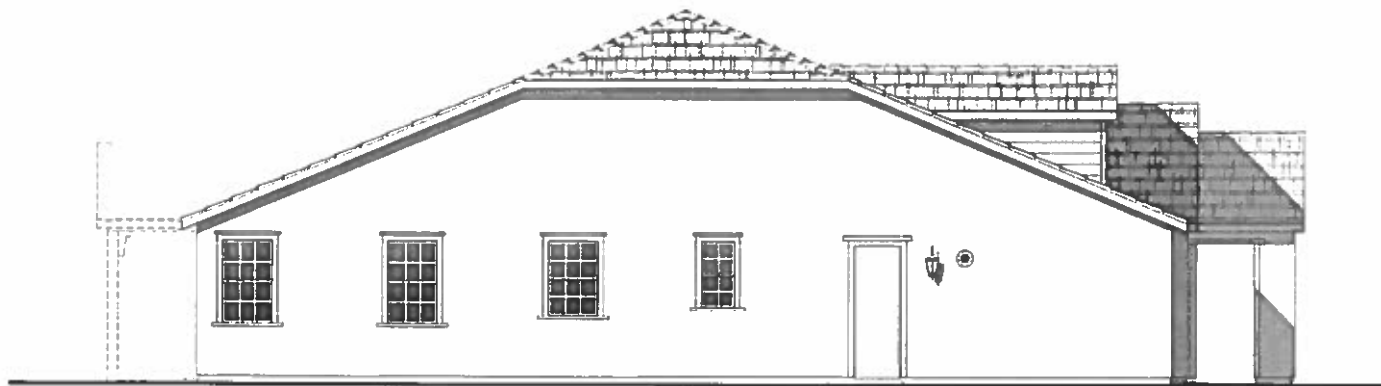




Right



Rear



Left

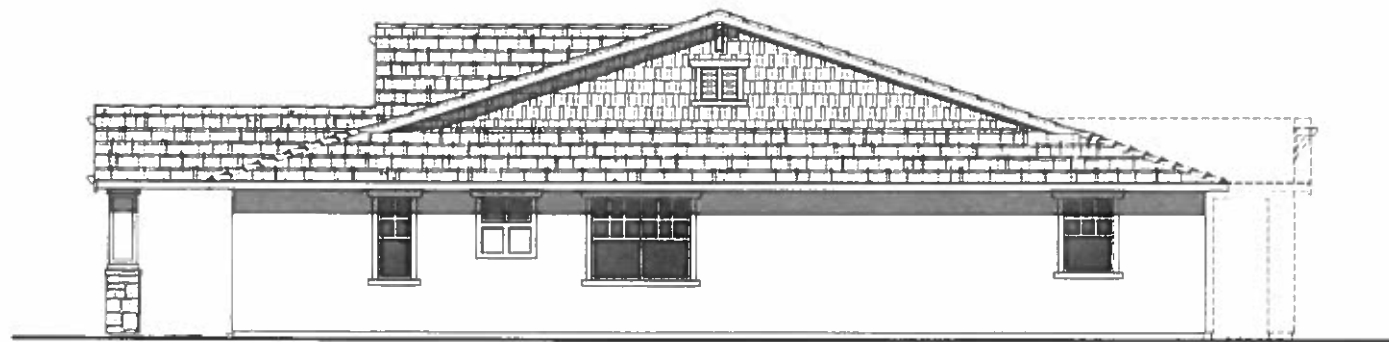


Front

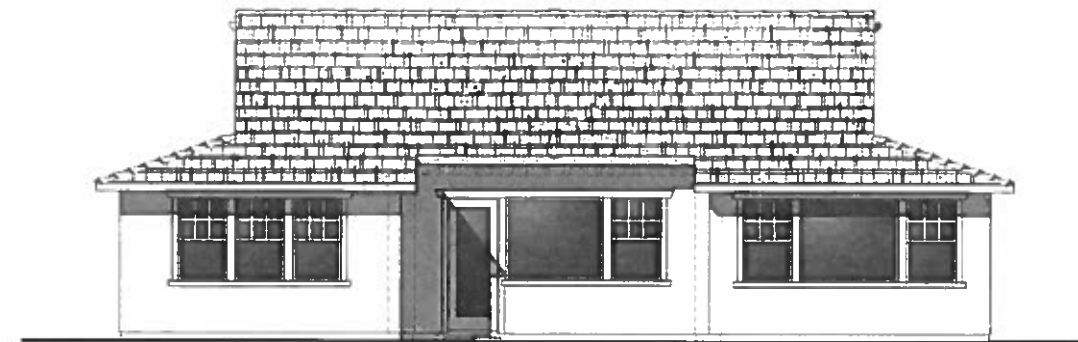
COTTAGE MATERIALS:

ROOF: CONCRETE FLAT TILE
 FASCIA: 2X6 WOOD
 BARGE BOARD: 2X6 WOOD
 GABLE DETAIL: CEMENTITIOUS HORIZONTAL LAP SIDING
 WALL: STUCCO

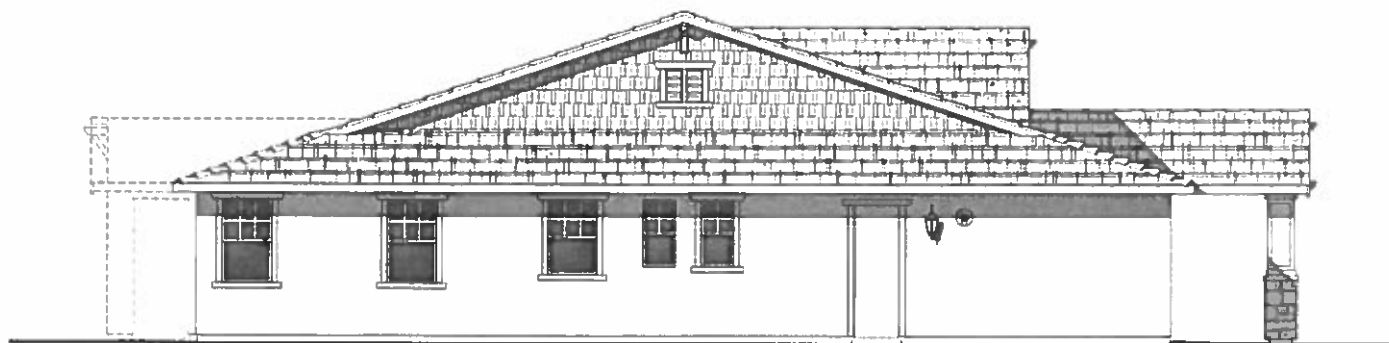
TRIM: STUCCO OVER FOAM
 WINDOWS: WHITE VINYL
 ACCENTS: DECORATIVE SHUTTERS PER ELEVATION STYLE, WOOD OR FIBERGLASS, WOOD POSTS WITH CORBEL AT PORCH METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL
 GARAGE DOOR: METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL



Right



Rear



Left

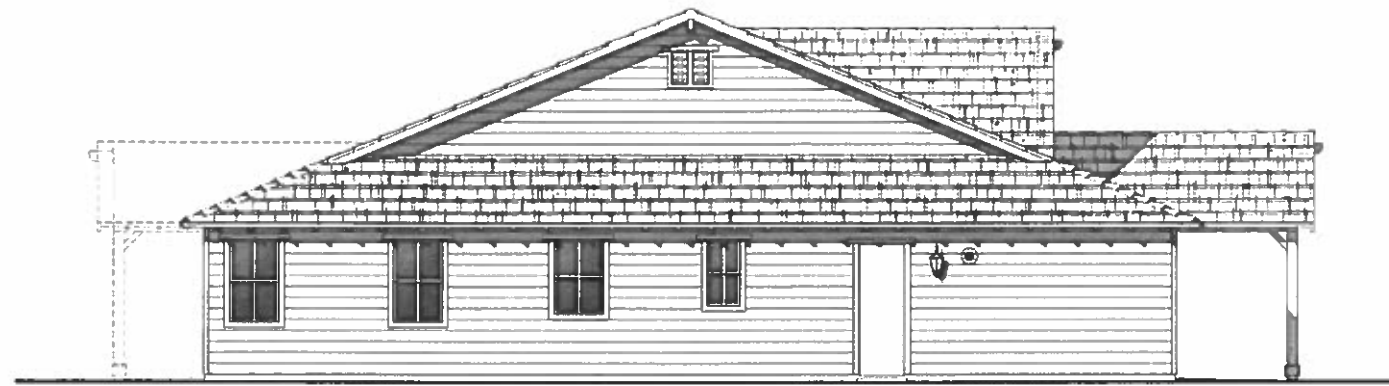


Front

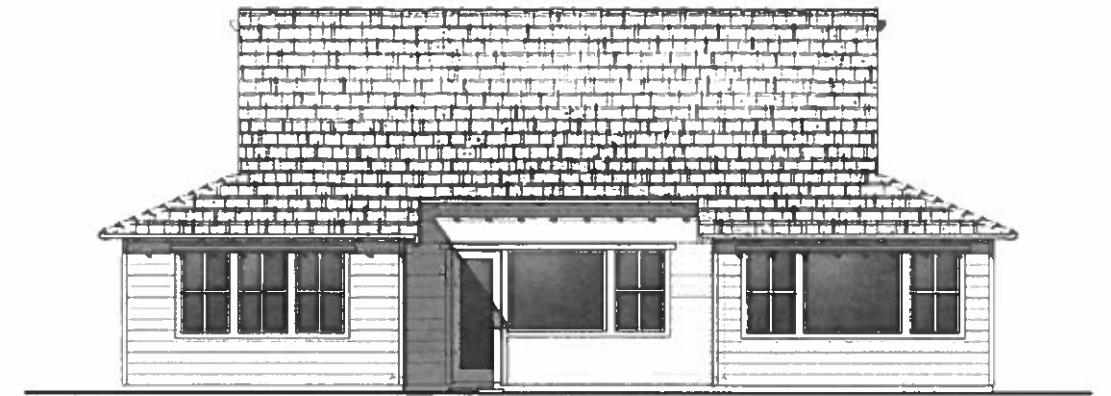
BUNGALOW MATERIALS:

ROOF: CONCRETE FLAT TILE
 FASCIA: 2X6 WOOD
 BARGE BOARD: 2X6 WOOD
 OUTLOOKERS: WOOD OR FIBERGLASS
 GABLE: CEMENTITIOUS SHINGLE SIDING
 WALL: STUCCO

TRIM: STUCCO OVER FOAM
 WINDOWS: WHITE VINYL
 ACCENTS: WOOD POSTS WITH STONE VENEER BASE
 GARAGE DOOR: METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL
 VENEER: MANUFACTURED STONE VENEER



Left



Rear



Right



Front

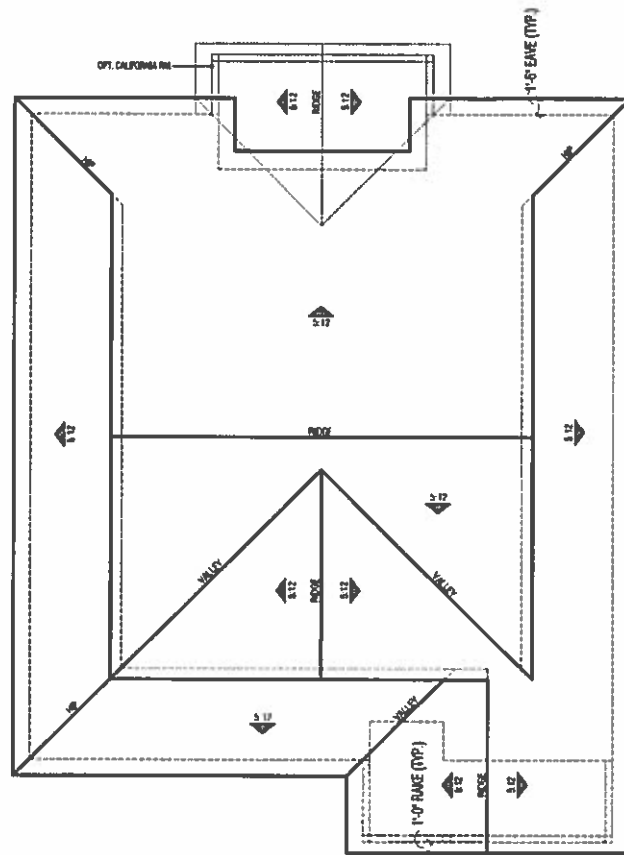
RANCH MATERIALS:

ROOF: CONCRETE FLAT TILE
 FASCIA: 2X3 WOOD WITH 3X6 RAFTER TAILS
 GABLE: CEMENTITIOUS HORIZONTAL LAP SIDING WITH ACCENT VENT
 OUTLOOKERS: WOOD OR FIBERGLASS
 WALL: STUCCO/ CEMENTITIOUS HORIZONTAL LAP SIDING WITH CORNER BOARDS

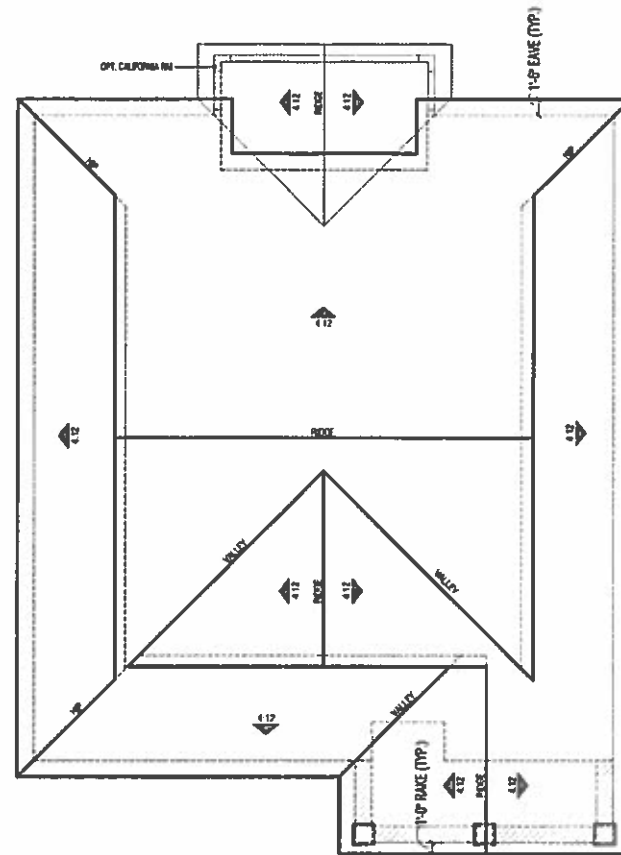
TRIM:

WINDOWS: WHITE VINYL
 ACCENTS: DECORATIVE SHUTTERS PER ELEVATION STYLE (WOOD OR FIBERGLASS)
 GARAGE DOOR: WOOD POSTS WITH BRACE AT PORCH METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL

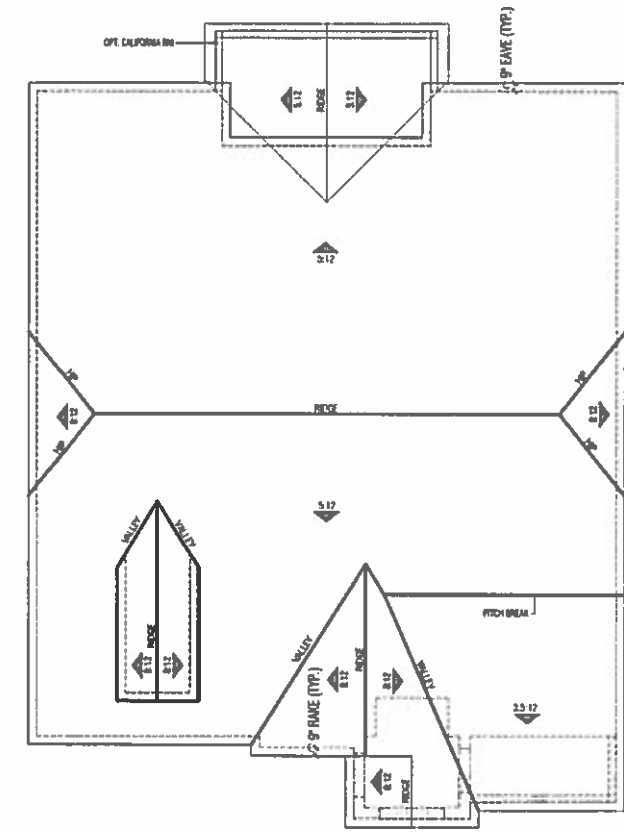




Roof Plan 1C - Ranch
Single Story



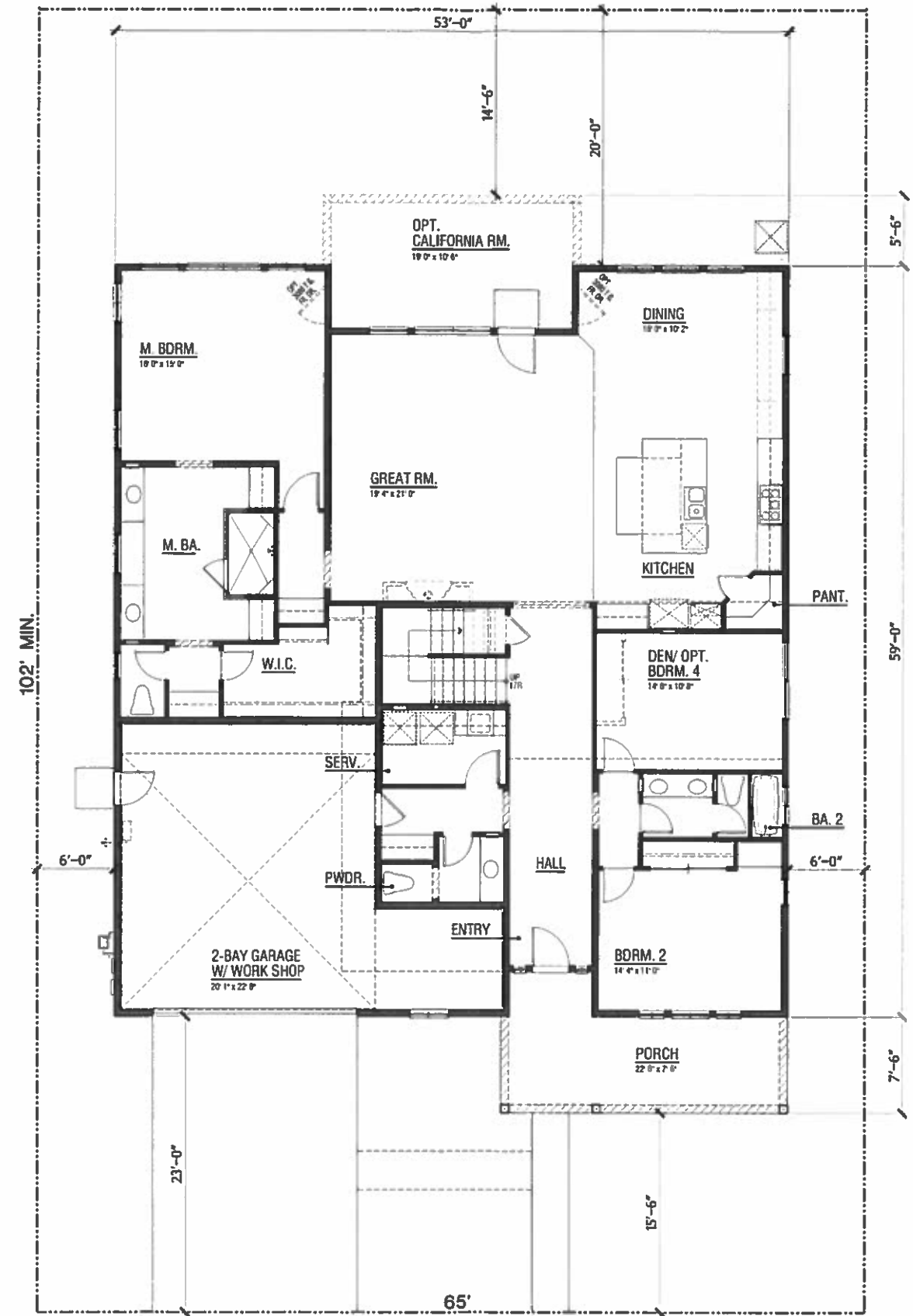
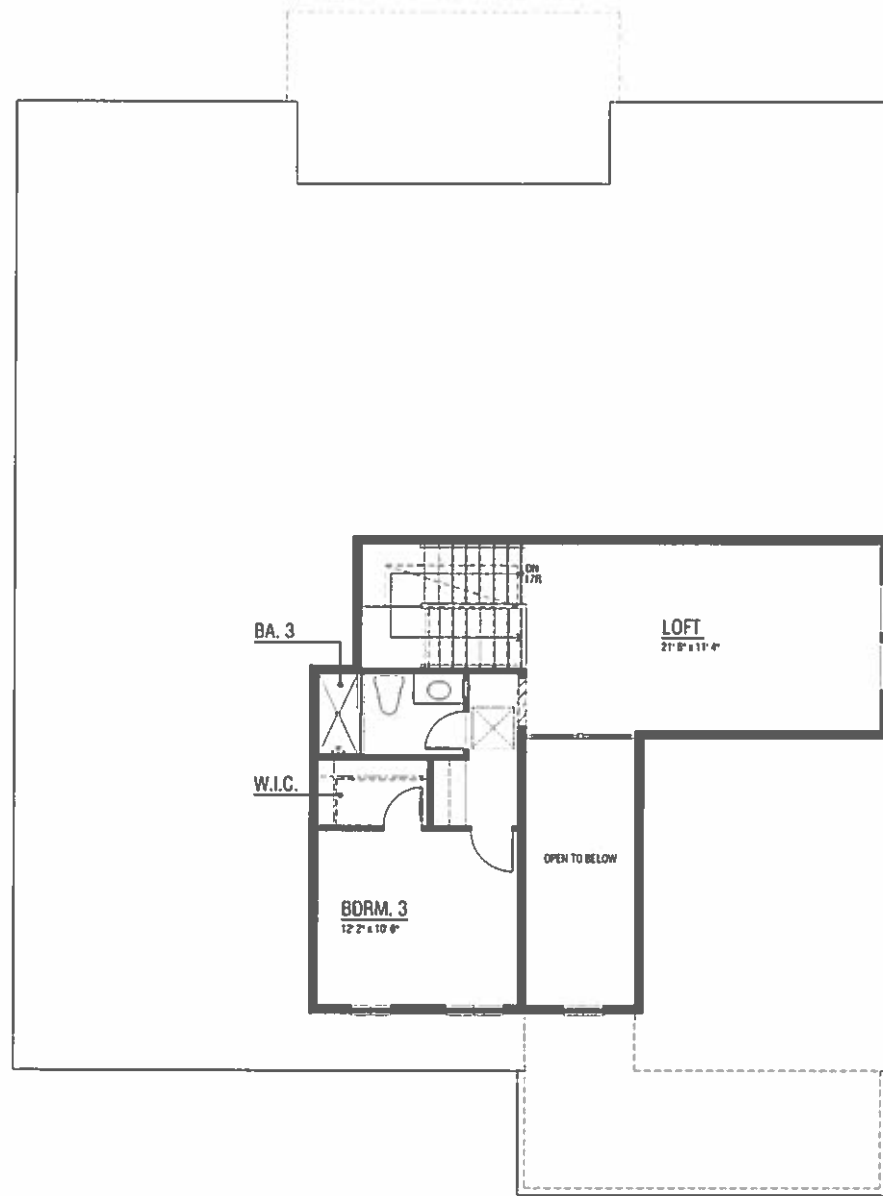
Roof Plan 1B - Bungalow
Single Story



Roof Plan 1A - Cottage
Single Story

NOTE: Artist's conception; colors, materials and application may vary.
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Plan 1XC (Two-Story)
 3000 SF
 3 Bdrms/3.5 Baths/ Loft
 Den/ Opt. Bdrm. 4
 2 Car Garage w/ Work Shop

NOTE: Artist's conception; colors, materials and application may vary.
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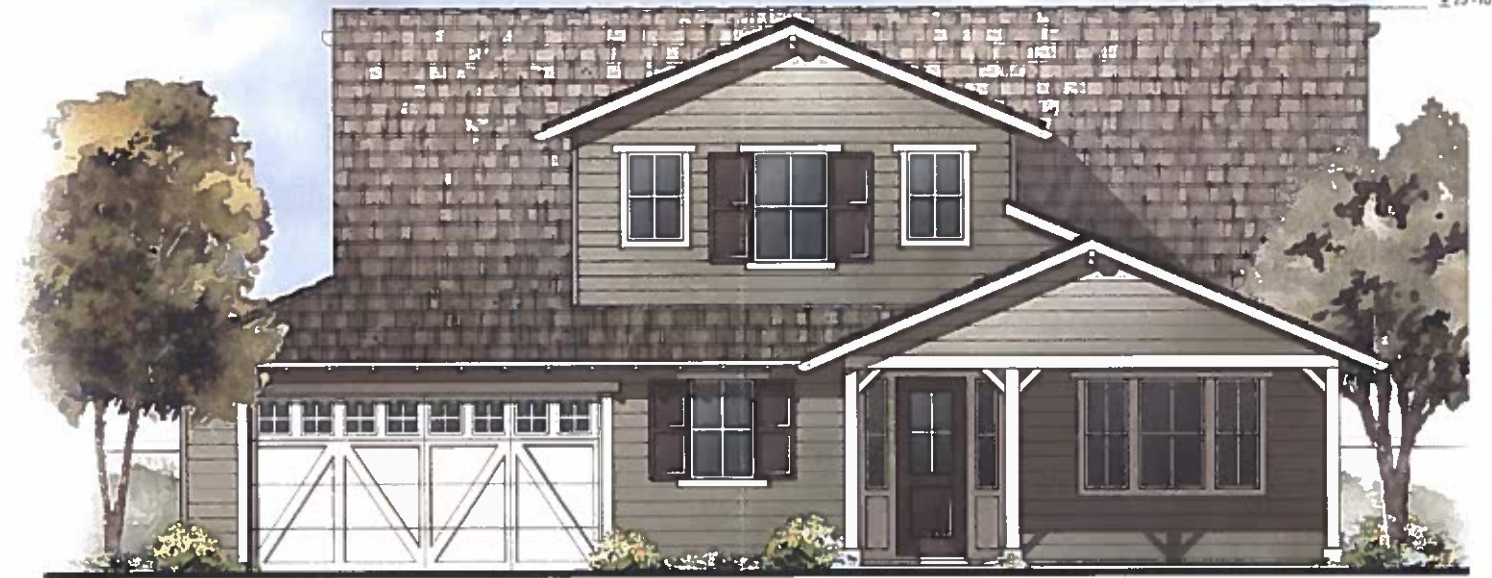




Elevation A - Cottage



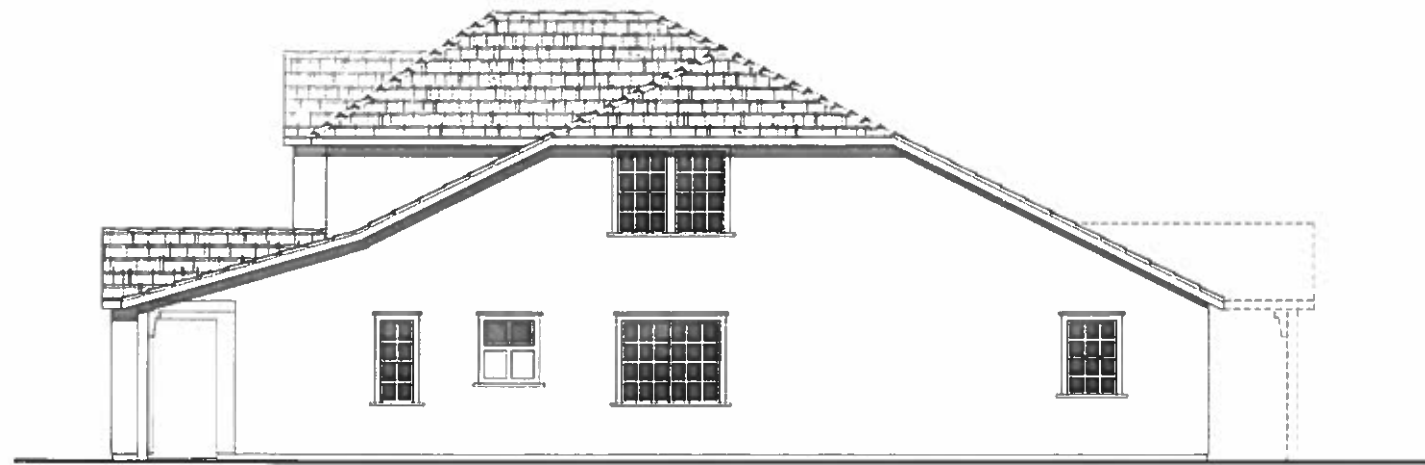
Elevation B - Bungalow



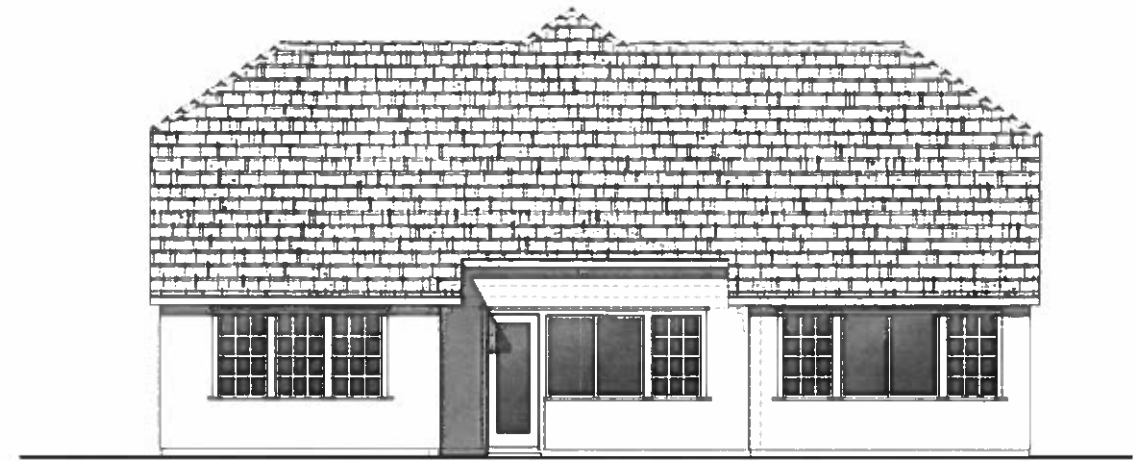
Elevation C - Ranch

NOTE: Artist's conception; colors, materials and application may vary.
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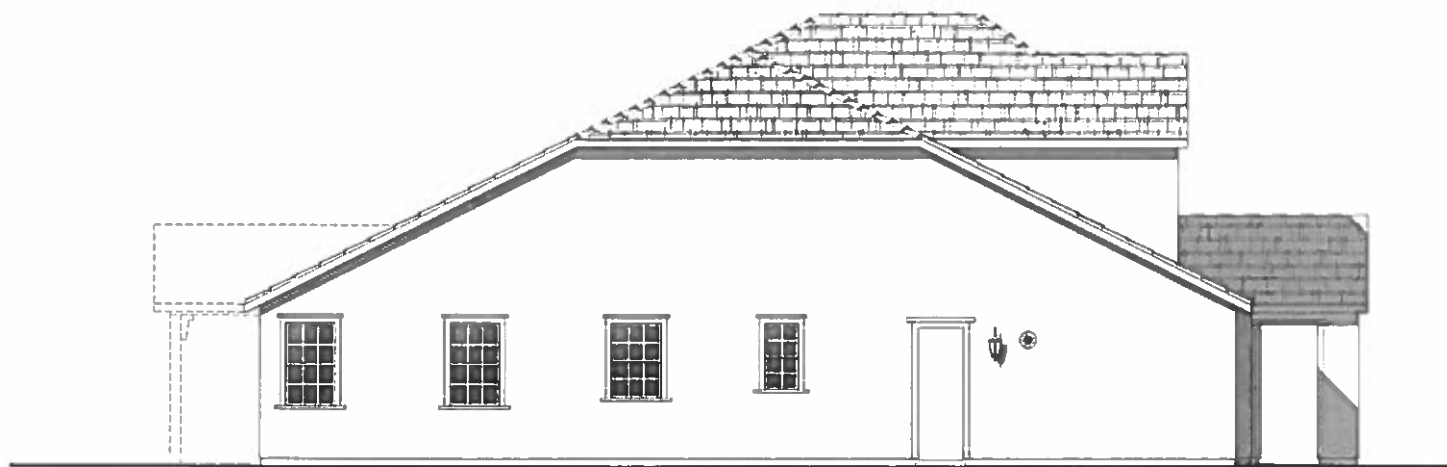




Right



Rear



Left



Front

COTTAGE MATERIALS:

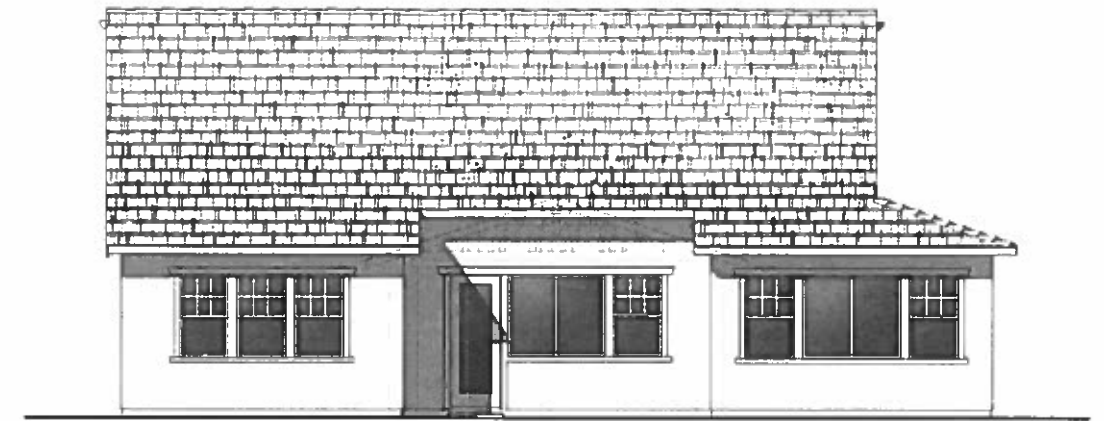
ROOF: CONCRETE FLAT TILE
 FASCIA: 2X6 WOOD
 BARGE BOARD: 2X6 WOOD
 GABLE DETAIL: CEMENTITIOUS HORIZONTAL LAP SIDING
 WALL: STUCCO

TRIM: STUCCO OVER FOAM
 WINDOWS: WHITE VINYL
 ACCENTS: DECORATIVE SHUTTERS PER ELEVATION STYLE.
 WOOD OR FIBERGLASS, WOOD POSTS WITH CORBEL AT PORCH
 GARAGE DOOR: METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL

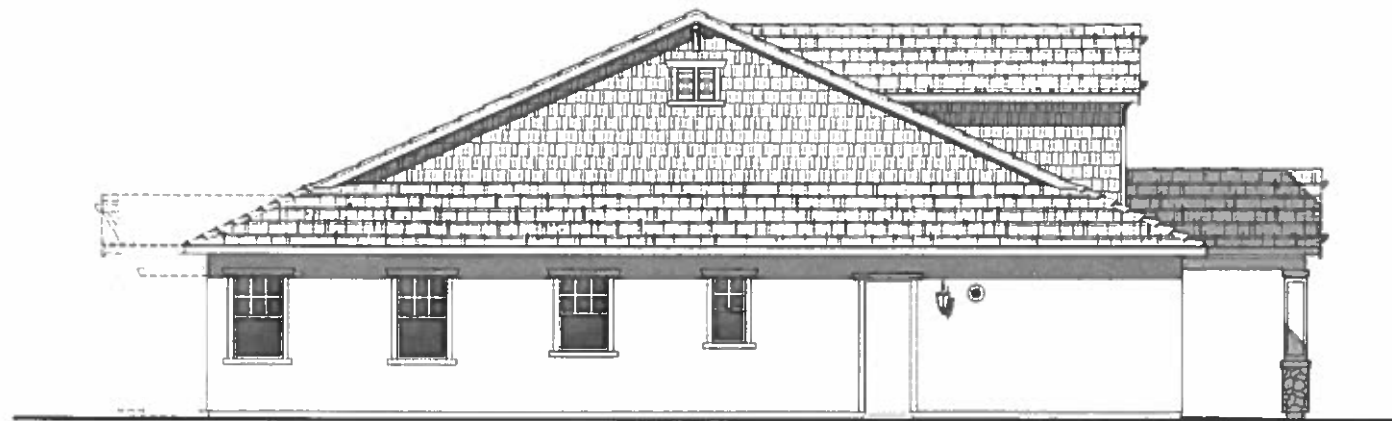




Right



Rear



Left



Front

BUNGALOW MATERIALS:		TRIM:	
ROOF:	CONCRETE FLAT TILE	WINDOWS:	STUCCO OVER FOAM/ WOOD OR CEMENTITIOUS
FASCIA:	2X6 WOOD	ACCENTS:	WHITE VINYL
BARGE BOARD:	2X6 WOOD	GARAGE DOOR:	WOOD POSTS WITH STONE VENEER BASE
OUTLOOKERS:	WOOD OR FIBERGLASS	VENEER:	METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL
GABLE:	CEMENTITIOUS SHINGLE SIDING		MANUFACTURED STONE VENEER
WALL:	STUCCO/ CEMENTITIOUS SHINGLE SIDING		



Right



Rear



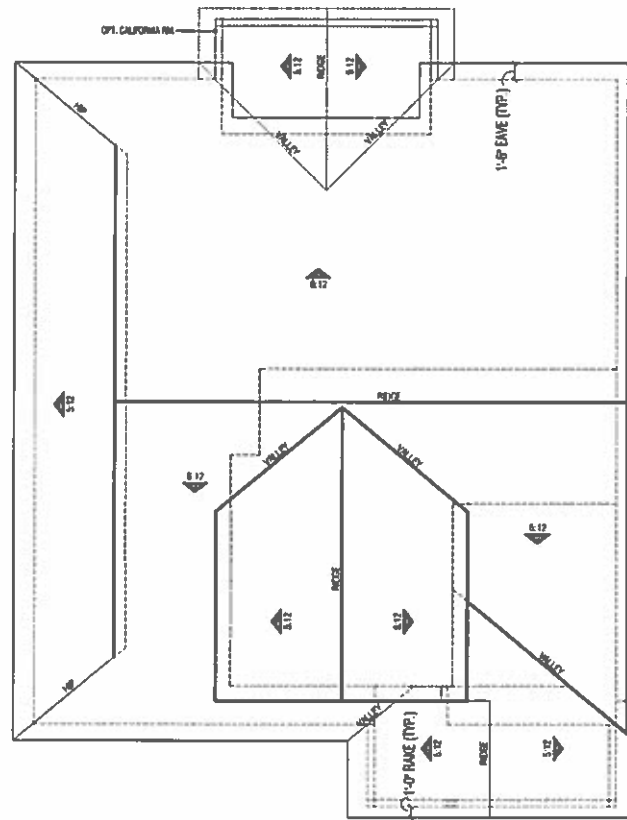
Left



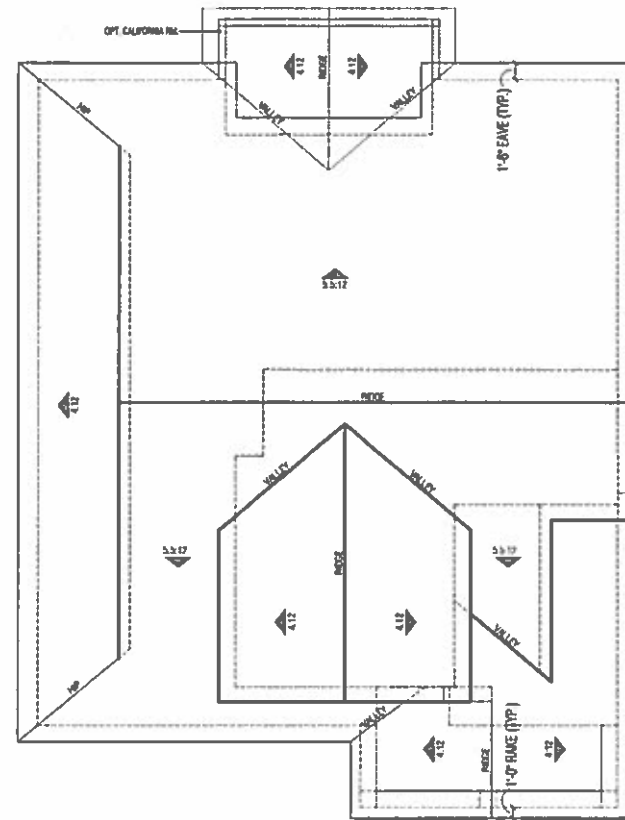
Front

- | | | | |
|------------------|---|--------------|---|
| RANCH MATERIALS: | | TRIM: | STUCCO OVER FOAM/ WOOD OR CEMENTITIOUS |
| ROOF: | CONCRETE FLAT TILE | WINDOWS: | WHITE VINYL |
| FASCIA: | 2X3 WOOD WITH 3X6 RAFTER TAILS | ACCENTS: | DECORATIVE SHUTTERS PER ELEVATION STYLE (WOOD OR FIBERGLASS) |
| GABLE: | CEMENTITIOUS HORIZONTAL LAP SIDING WITH ACCENT VENT | GARAGE DOOR: | WOOD POSTS WITH BRACE AT PORCH |
| OUTLOOKERS: | WOOD OR FIBERGLASS | | METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL |
| WALL: | STUCCO/ CEMENTITIOUS HORIZONTAL LAP SIDING WITH CORNER BOARDS | | |

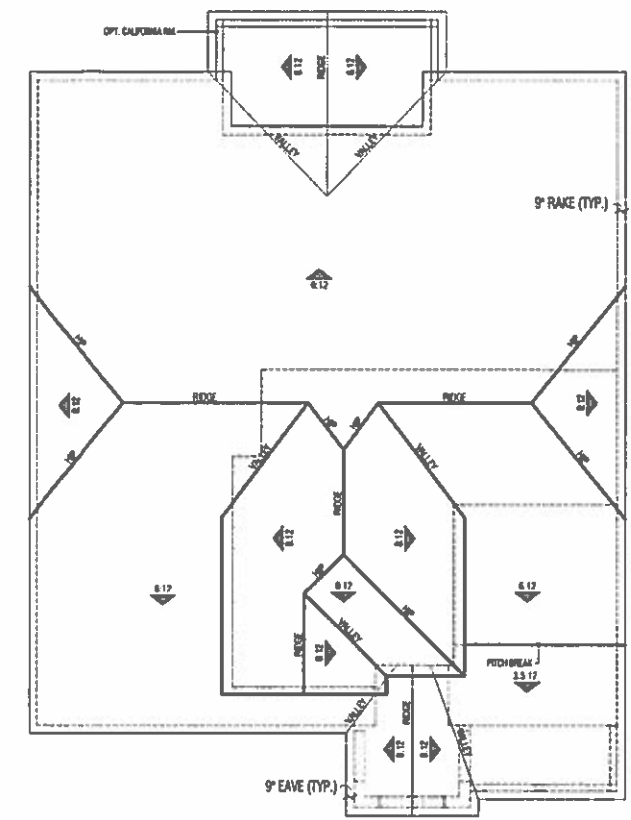




Roof Plan 1XC - Ranch
Two Story



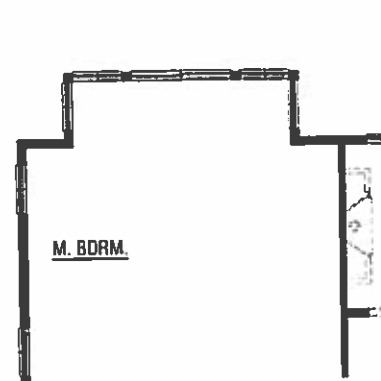
Roof Plan 1XB - Bungalow
Two Story



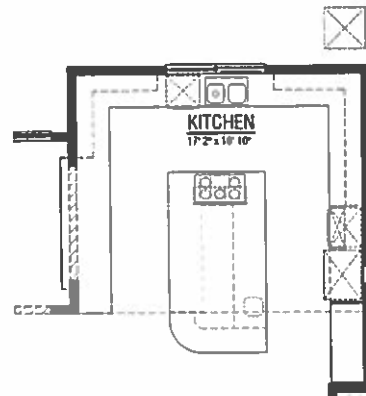
Roof Plan 1XA - Cottage
Two Story

NOTE: Artist's conception; colors, materials and application may vary.
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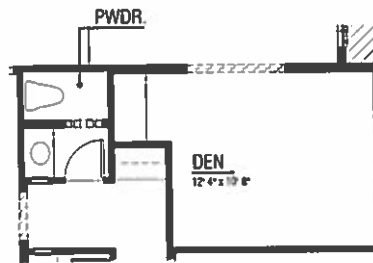




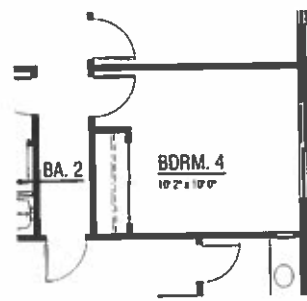
Retreat at Master
(at deeper lots)



Extended Kitchen
(at deeper lots)

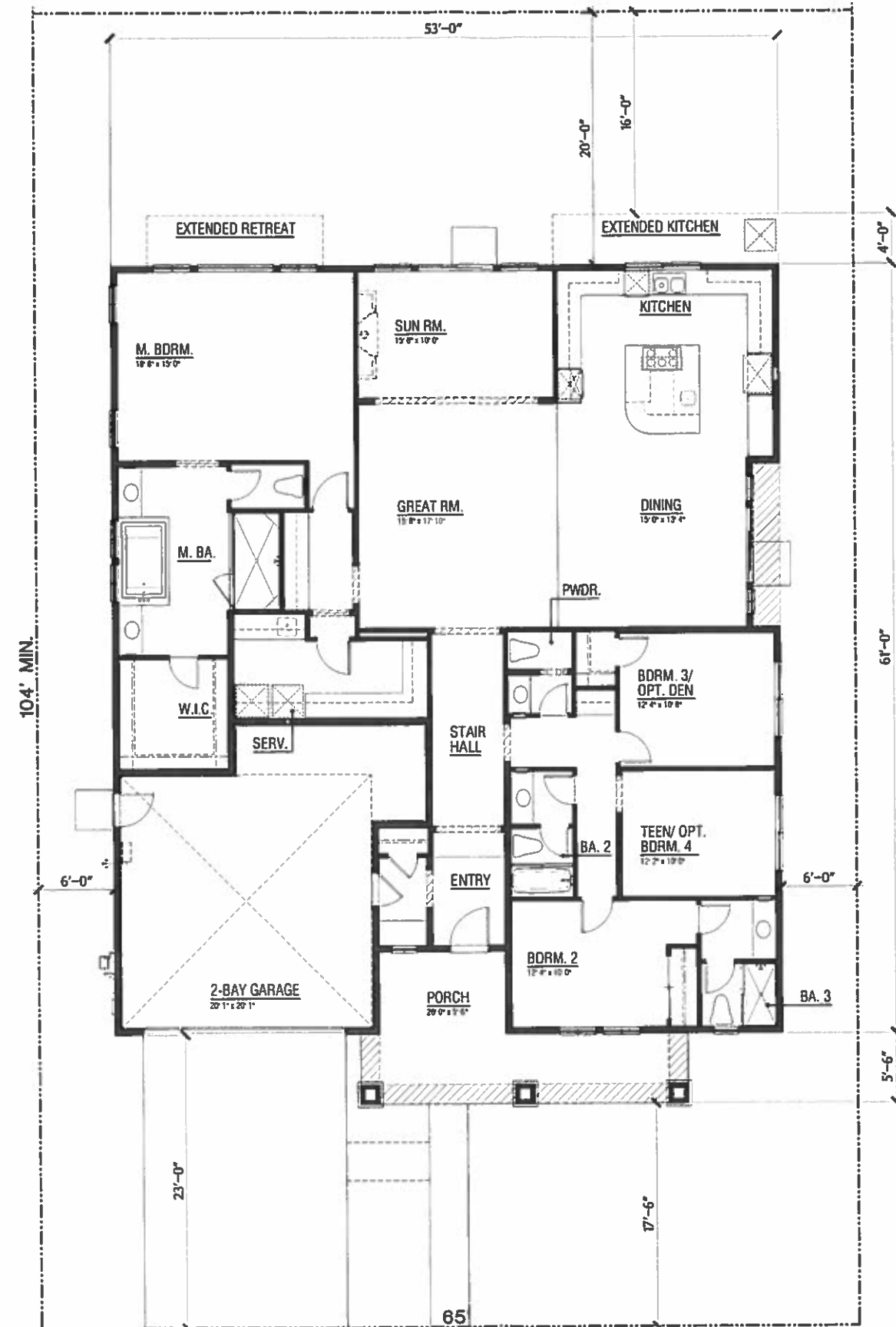


Optional Den



Optional Bedroom 4

Plan 2B (Single Story)
2637 SF
3 Bdrms/3.5 Baths/ Teen Rm./
Opt. Den & Opt. Bdrm 4 Rm.
2 Car Garage w/ Storage



NOTE: Artist's conception; colors, materials and application may vary.
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PLAN 2B - FLOOR PLANS



PONDEROSA
HOMES

WH
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2880 REDHILL AVENUE, SUITE 200, SANTA ANA, CA 92705-6643
949 250 0907 www.aharchitects.com Tel: 949 250 1329
5000 EXECUTIVE PRIMO SUITE 375 SAN RAMON, CA 94583-4210
925 463 1700 Tel: 949 250 1329

A2.1
3/16" SCALE
2015211 • 04-04-16



Elevation A - Cottage



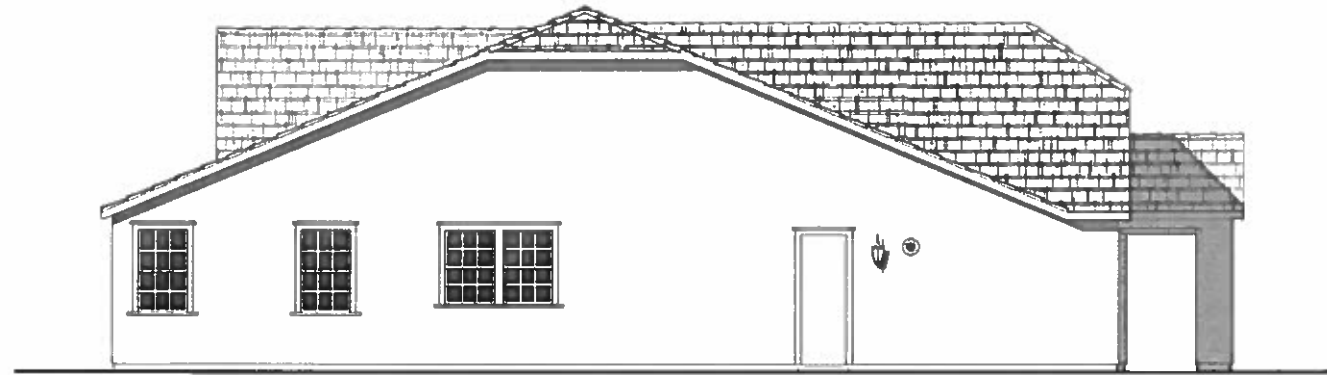
Elevation B - Bungalow



Elevation C - Ranch

NOTE: Artist's conception; colors, materials and application may vary.
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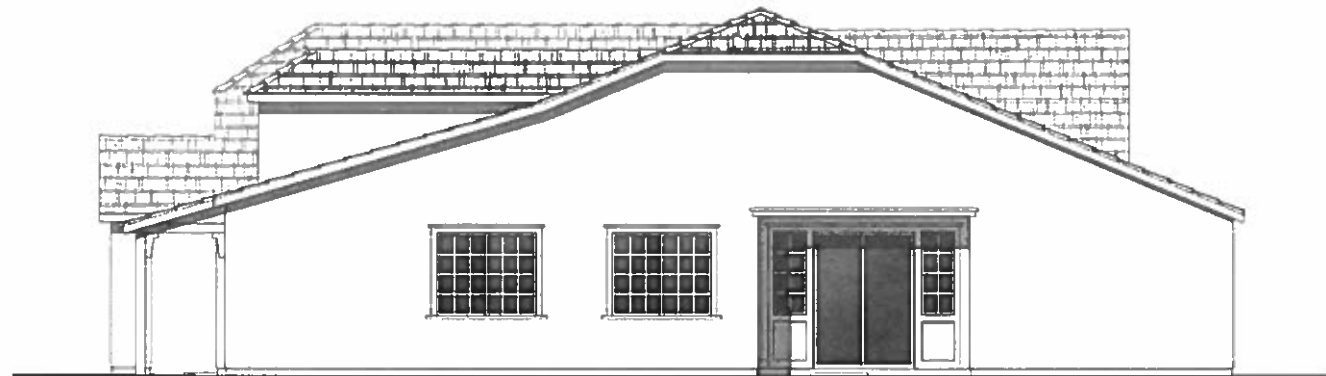




Left



Rear



Right



Front

COTTAGE MATERIALS:

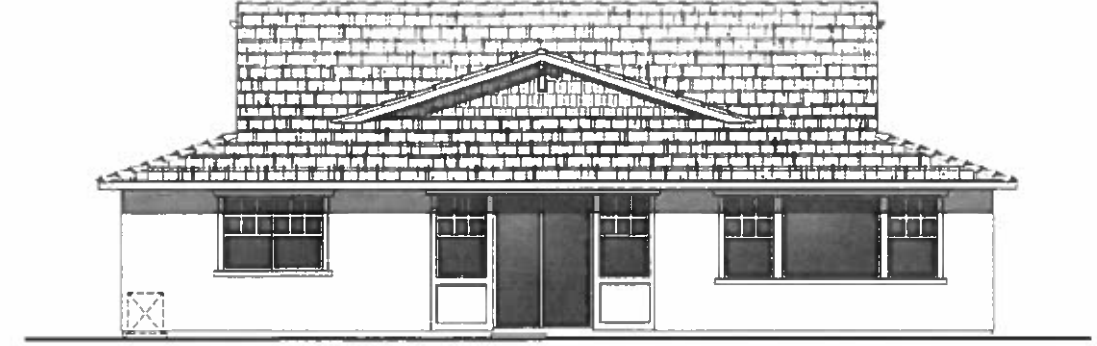
ROOF: CONCRETE FLAT TILE
 FASCIA: 2X6 WOOD
 BARGE BOARD: 2X6 WOOD
 GABLE DETAIL: CEMENTITIOUS HORIZONTAL LAP SIDING
 WALL: STUCCO

TRIM: STUCCO OVER FOAM
 WINDOWS: WHITE VINYL
 ACCENTS: DECORATIVE SHUTTERS PER ELEVATION STYLE; WOOD OR FIBER GLASS, WOOD POSTS WITH CORBEL AT PORCH
 GARAGE DOOR: METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL





Left



Rear



Right



Front

BUNGALOW MATERIALS

ROOF: CONCRETE FLAT TILE
 FASCIA: 2X6 WOOD
 BARGE BOARD: 2X6 WOOD
 OUTLOOKERS: WOOD OR FIBERGLASS
 GABLE: CEMENTITIOUS SHINGLE SIDING WITH ACCENT VENT
 WALL: STUCCO

TRIM: STUCCO OVER FOAM/ WOOD OR CEMENTITIOUS
 WINDOWS: WHITE VINYL
 ACCENTS: WOOD POSTS WITH STONE VENEER BASE
 GARAGE DOOR: METAL ROLL-UP PER ELEVATION STYLE, WITH GLASS LITES AT TOP PANEL
 VENEER: MANUFACTURED STONE VENEER





Left



Rear



Right



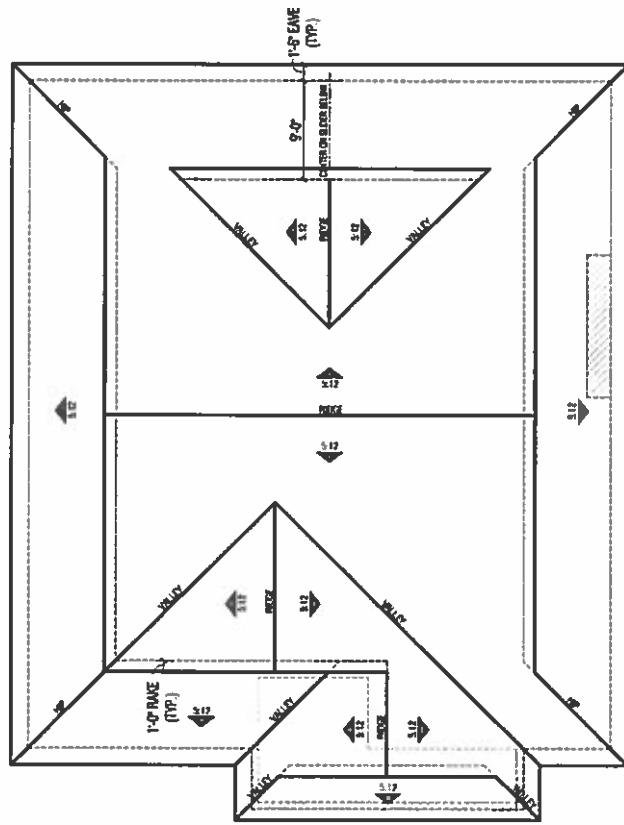
Front

RANCH MATERIALS:

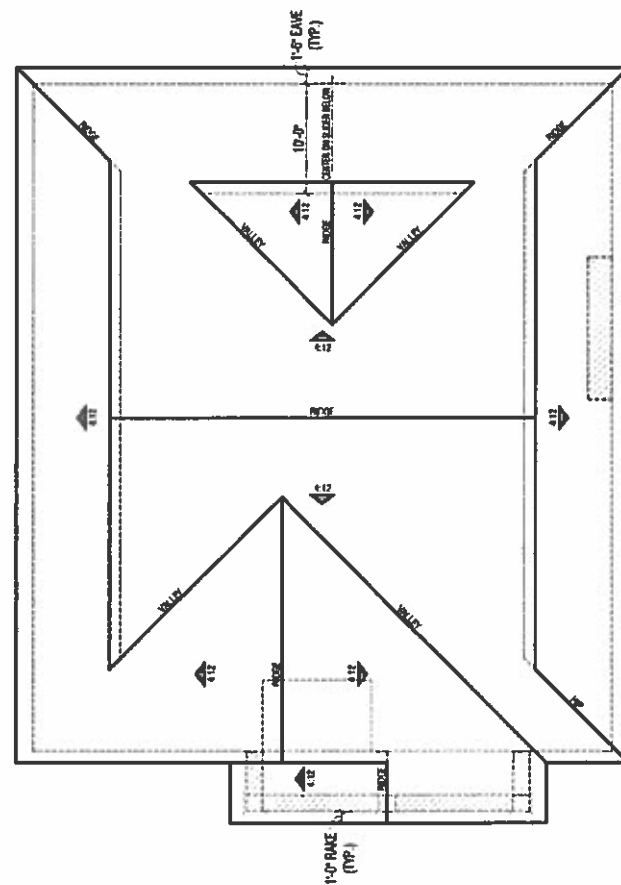
ROOF: CONCRETE FLAT TILE
 FASCIA: 2X3 WOOD WITH 3X6 RAFTER TAILS
 OUTLOOKERS: WOOD OR FIBERGLASS
 WALL: STUCCO/ CEMENTITIOUS HORIZONTAL LAP SIDING WITH CORNER BOARDS

TRIM: STUCCO OVER FOAM/ WOOD OR CEMENTITIOUS
 WINDOWS: WHITE VINYL
 ACCENTS: DECORATIVE SHUTTERS PER ELEVATION STYLE (WOOD OR FIBERGLASS)
 GARAGE DOOR: WOOD POSTS WITH BRACE AT PORCH
 METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL

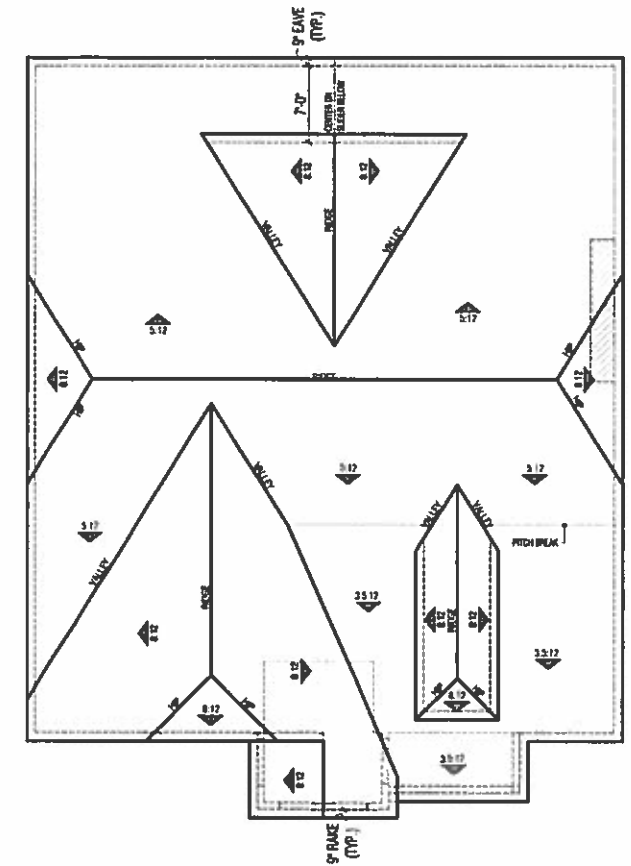




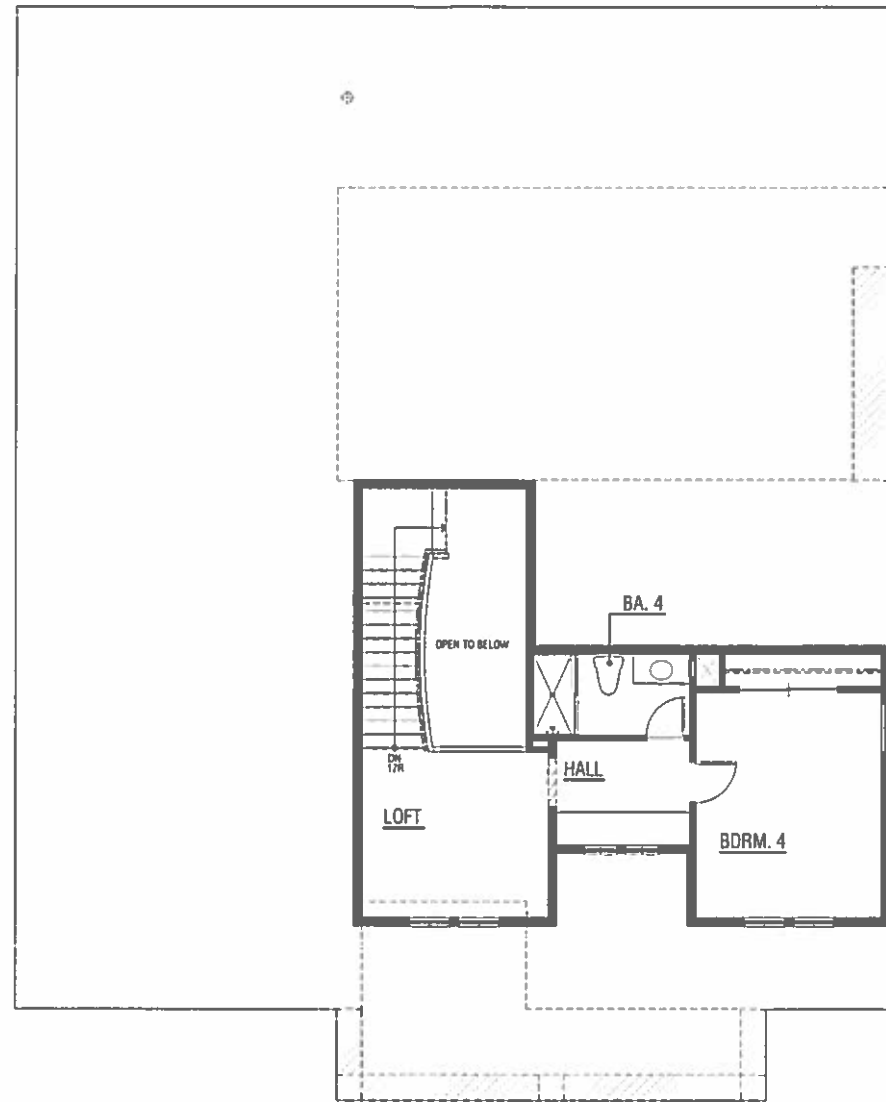
Roof Plan 2C - Ranch
Single Story



Roof Plan 2B - Bungalow
Single Story

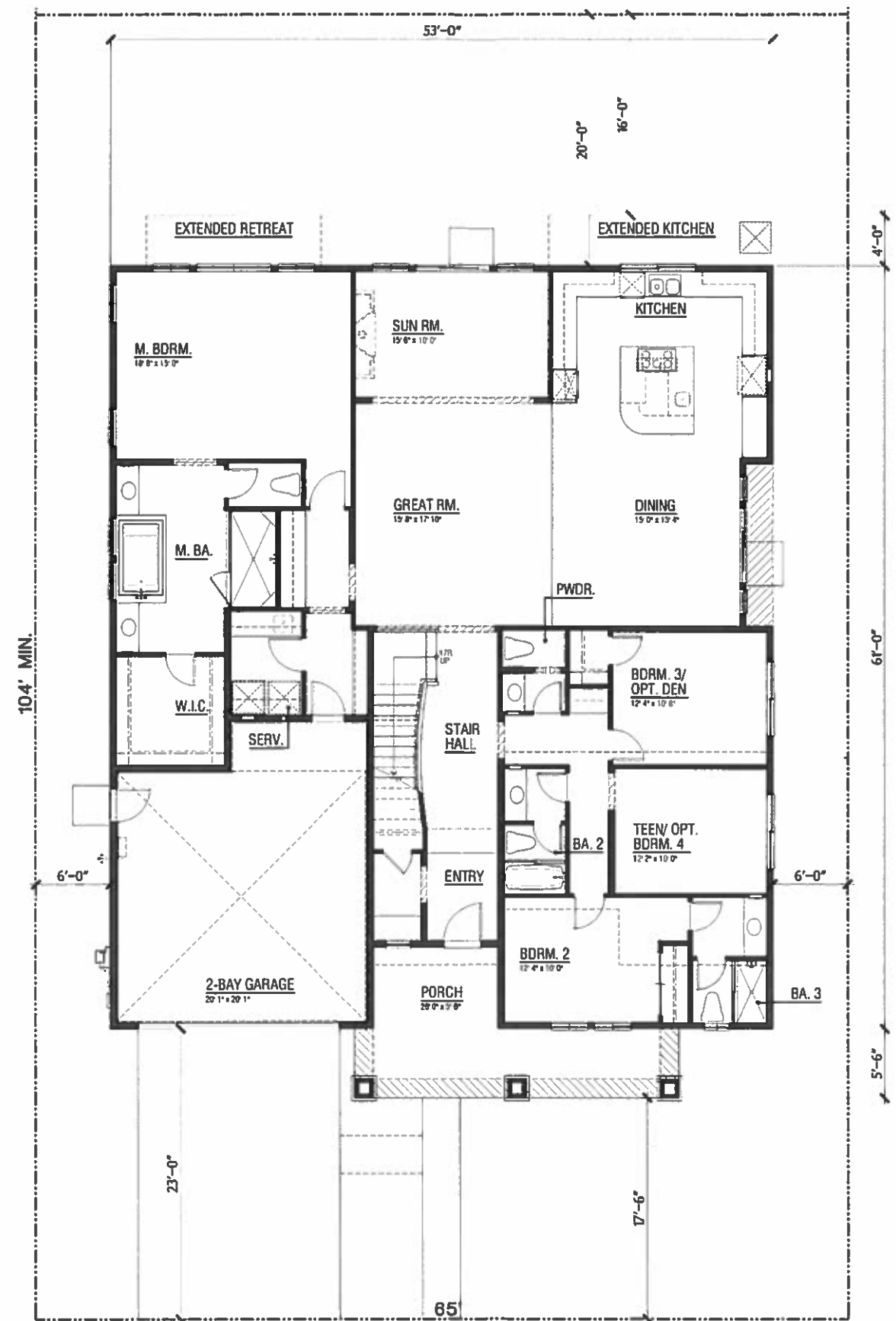


Roof Plan 2A - Cottage
Single Story



NOTE:
SEE PLAN 2 FOR
FLOOR PLAN OPTIONS

Plan 2XB (Two Story)
3122 SF
5 Bdrms/4.5 Baths/ Loft/ Teen Rm./
Opt. Den & Opt. Bdrm 5
2 Car Garage w/ Storage



NOTE: Artist's conception; colors, materials and application may vary.
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Elevation A - Cottage



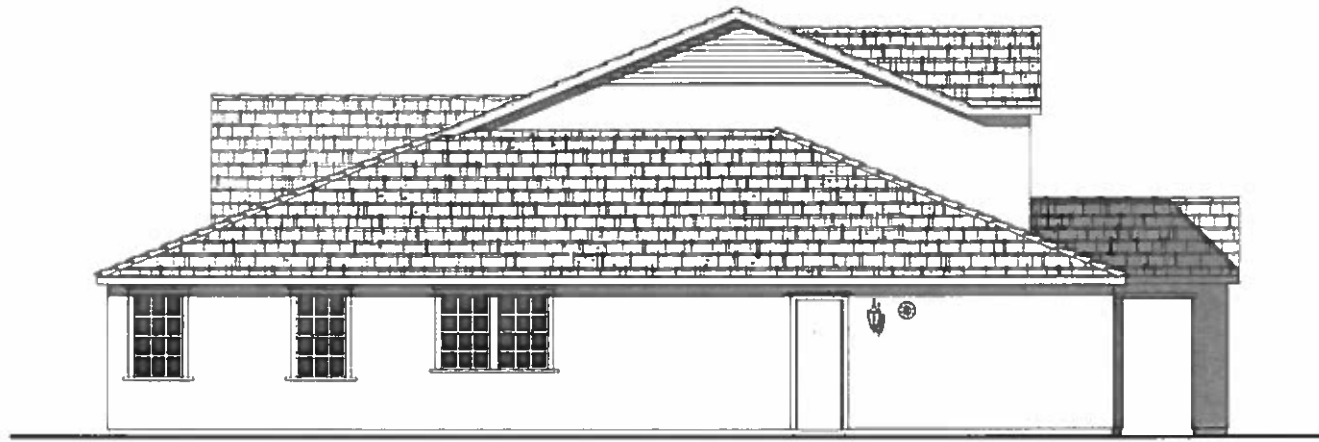
Elevation B - Bungalow



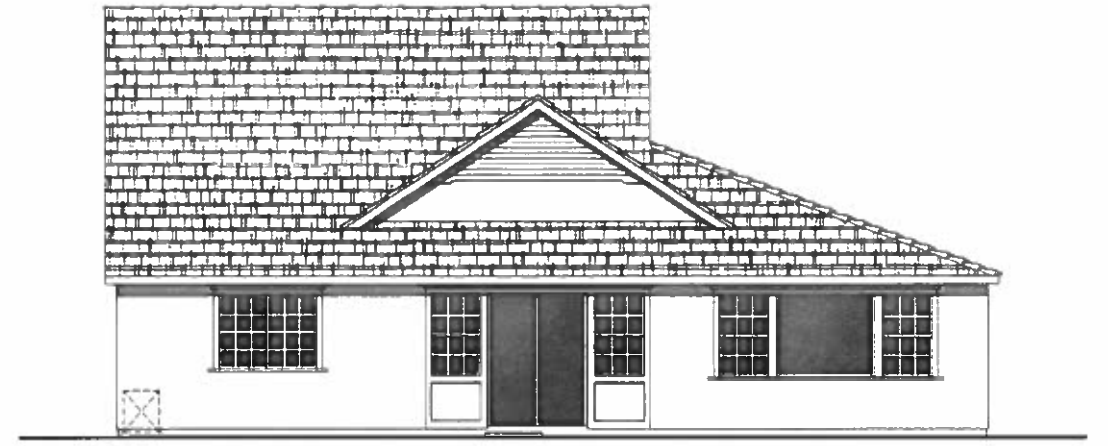
Elevation C - Ranch

NOTE: Artist's conception, colors, materials and application may vary
 © 2016 WILLIAM HEZMALHALCH ARCHITECTS, INC.





Left



Rear



Right



Front

COTTAGE MATERIALS:

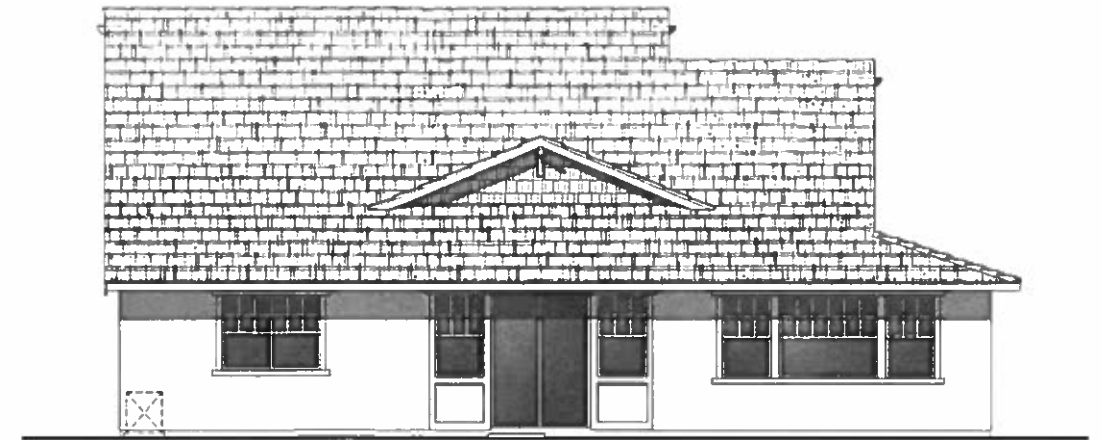
ROOF: CONCRETE FLAT TILE
 FASCIA: 2X6 WOOD
 BARGE BOARD: 2X6 WOOD
 GABLE DETAIL: CEMENTITIOUS HORIZONTAL LAP SIDING
 WALL: STUCCO

TRIM: STUCCO OVER FOAM
 WINDOWS: WHITE VINYL
 ACCENTS: DECORATIVE SHUTTERS PER ELEVATION STYLE; WOOD OR FIBERGLASS. WOOD POSTS WITH CORBEL AT PORCH AT FRONT PORCH
 GARAGE DOOR: METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL





Left



Rear



Right



Front

BUNGALOW MATERIALS:

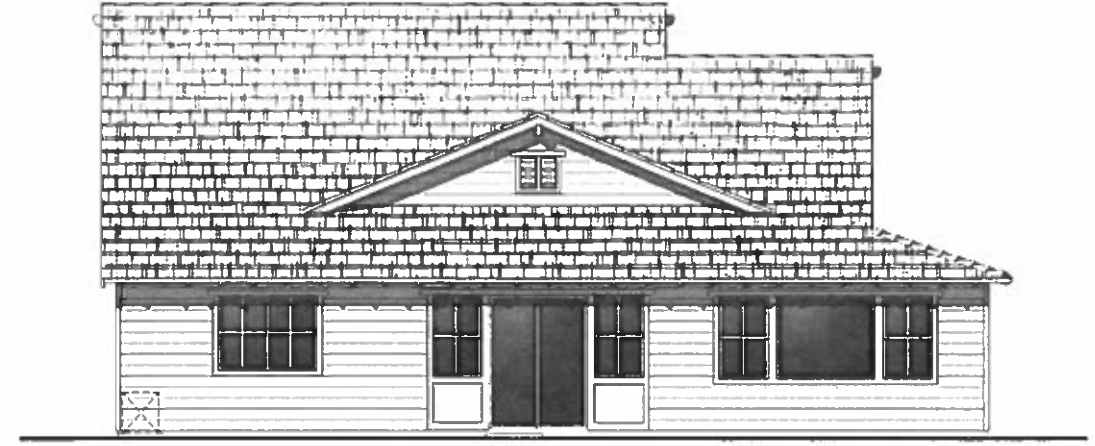
ROOF: CONCRETE FLAT TILE
 FASCIA: 2X6 WOOD
 BARGE BOARD: 2X6 WOOD
 OUTLOOKERS: WOOD OR FIBERGLASS
 GABLE: CEMENTITIOUS SHINGLE SIDING
 WALL: STUCCO/ CEMENTITIOUS SHINGLE SIDING

TRIM: STUCCO OVER FOAM/ WOOD OR FIBER CEMENT
 WINDOWS: WHITE VINYL
 ACCENTS: WOOD POSTS WITH STONE VENEER BASE AT PORCH
 GARAGE DOOR: METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL
 VENEER: MANUFACTURED STONE VENEER





Left



Rear



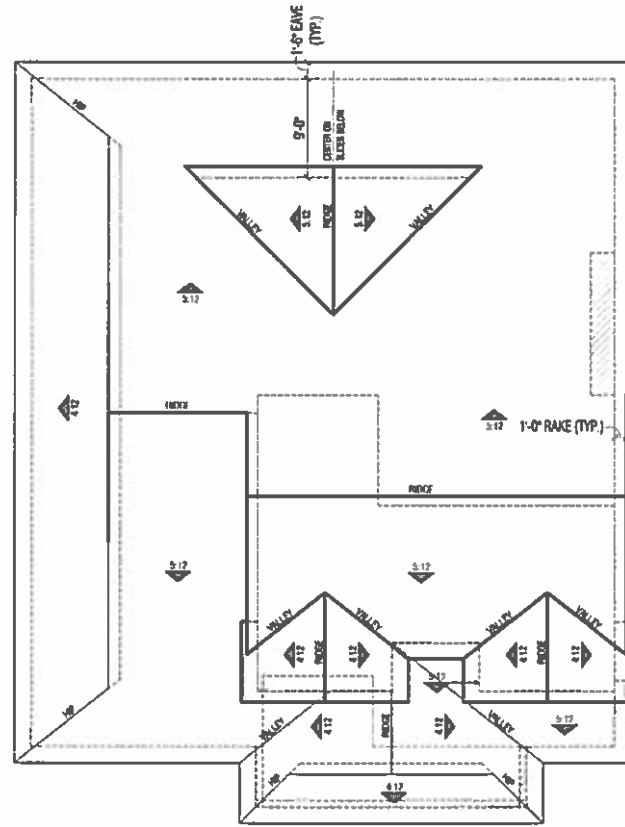
Right



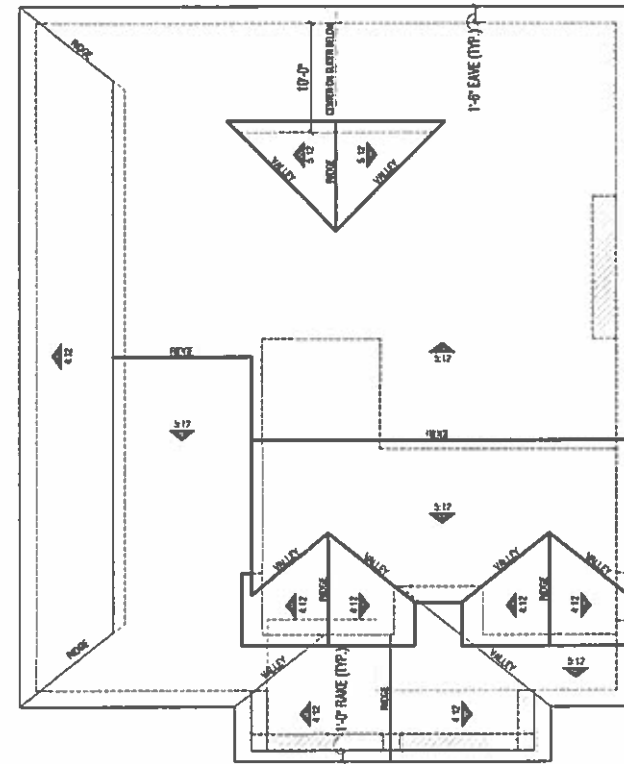
Front

- | | | | |
|------------------|---|--------------|--|
| RANCH MATERIALS: | | TRIM: | STUCCO OVER FOAM/ WOOD OR CEMENTITIOUS |
| ROOF: | CONCRETE FLAT TILE | WINDOWS: | WHITE VINYL |
| FASCIA: | 2X3 WOOD WITH 3X6 RAFTER TAILS | ACCENTS: | DECORATIVE SHUTTERS PER ELEVATION STYLE (WOOD OR FIBERGLASS) |
| OUTLOOKERS: | WOOD OR FIBERGLASS | GARAGE DOOR: | WOOD POSTS WITH BRACE AT PORCH |
| WALL: | STUCCO/ CEMENTITIOUS HORIZONTAL LAP SIDING WITH CORNER BOARDS | | METAL ROLL-UP PER ELEVATION STYLE WITH WINDOWS WITH GLASS LITES AT TOP PANEL |

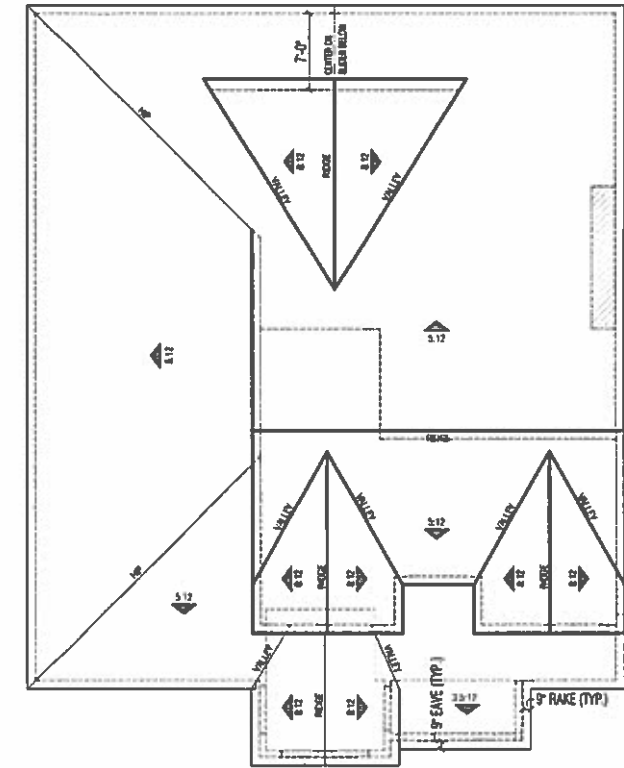




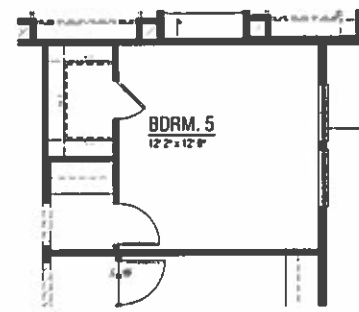
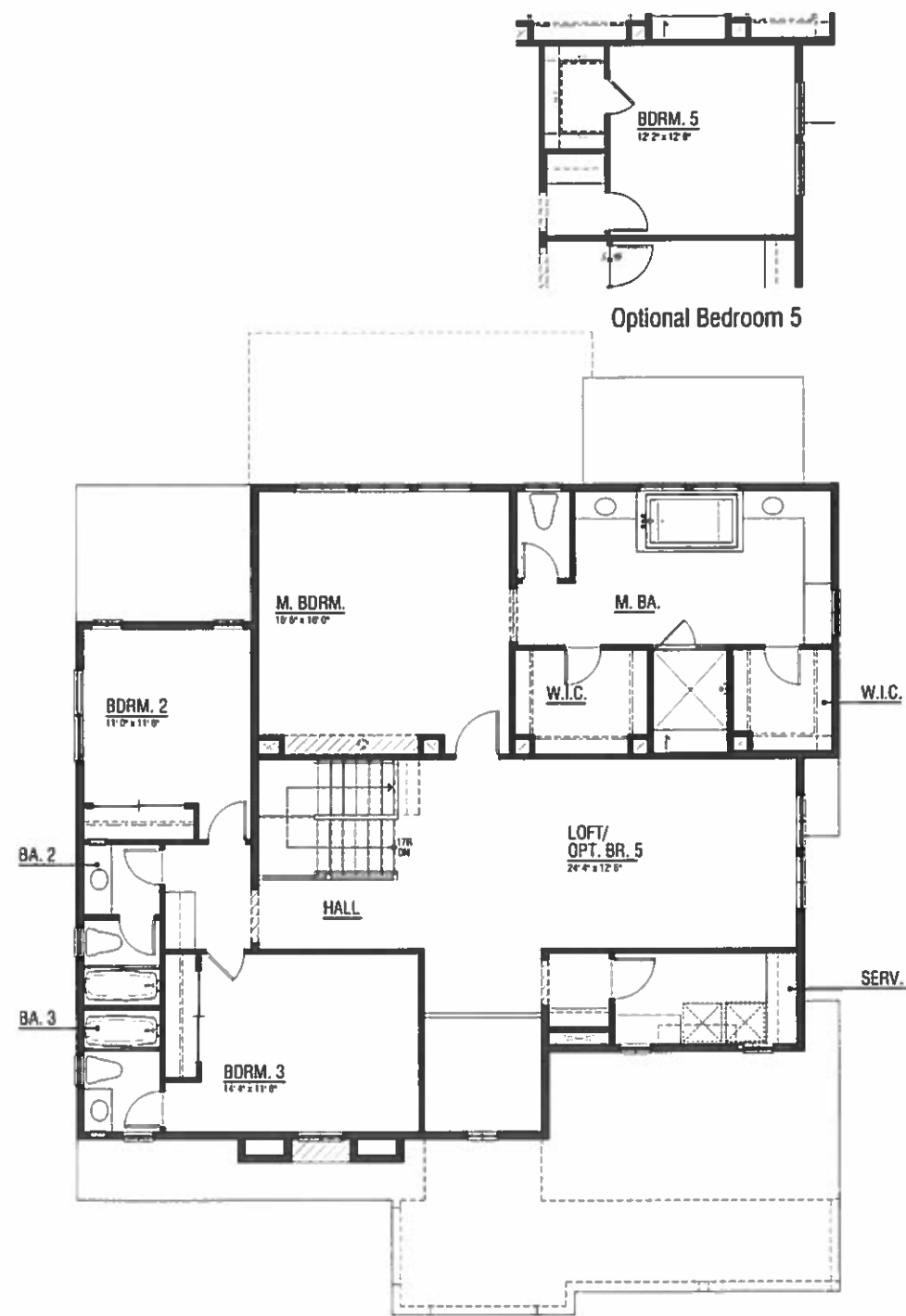
Roof Plan 2XC - Ranch
Two Story



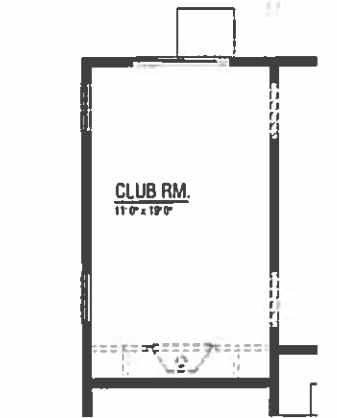
Roof Plan 2XB - Bungalow
Two Story



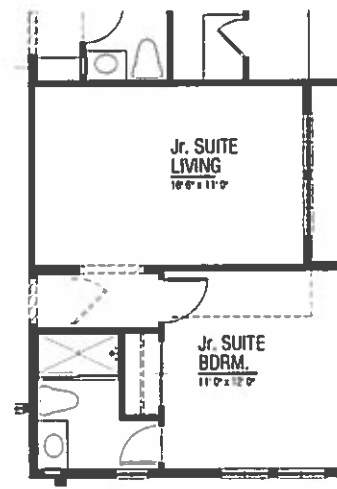
Roof Plan 2XA - Cottage
Two Story



Optional Bedroom 5

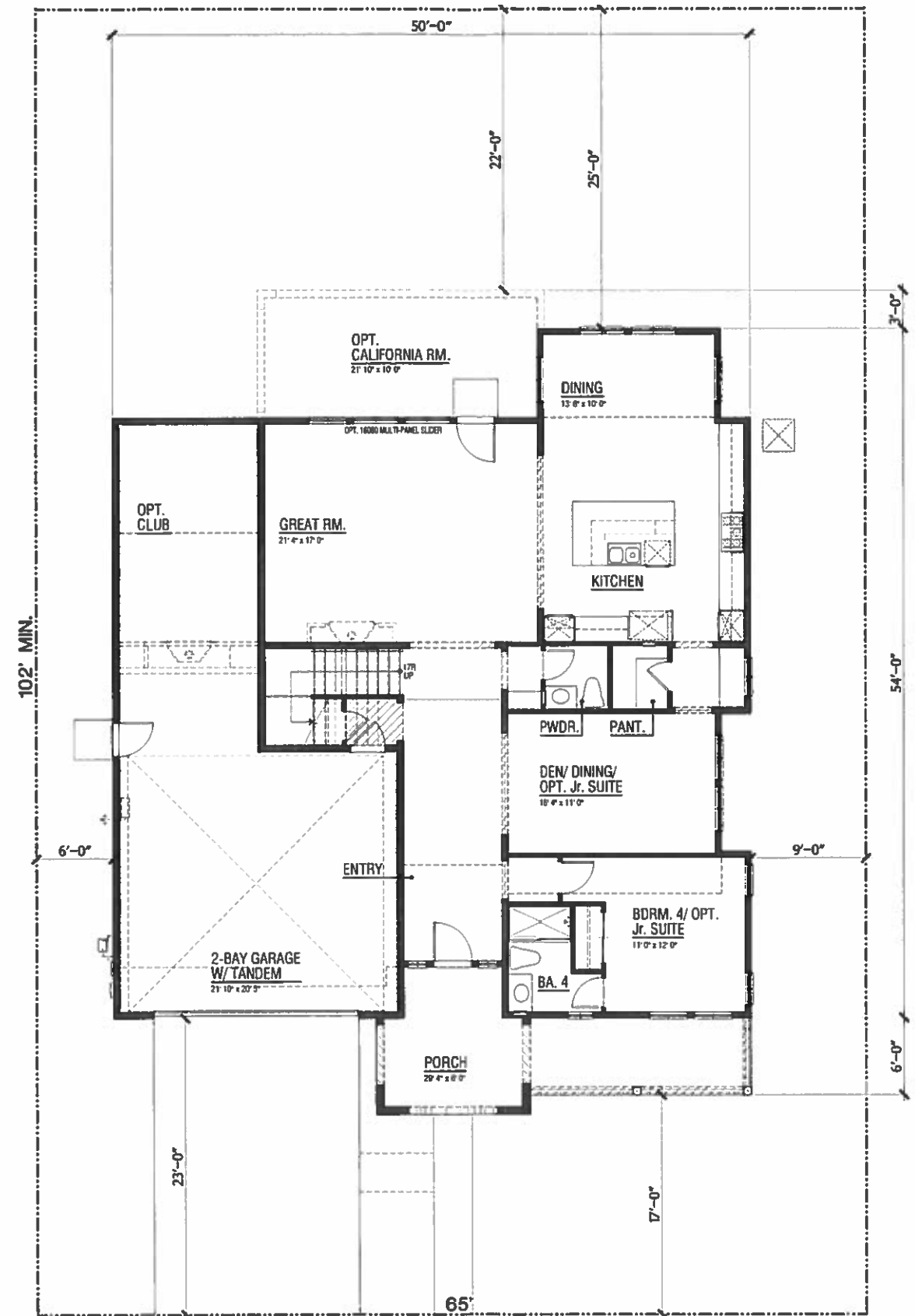


Optional Club Room (+229 SF)



Optional Jr. Suite at Bdrm. 4

Plan 3A
3387 SF
4 Bdrms/4.5 Baths/ Den/ Loft
Opt. Jr. Suite/ Opt. Club Rm./
Opt. Bdrm. 5
2 Car Garage w/ Tandem





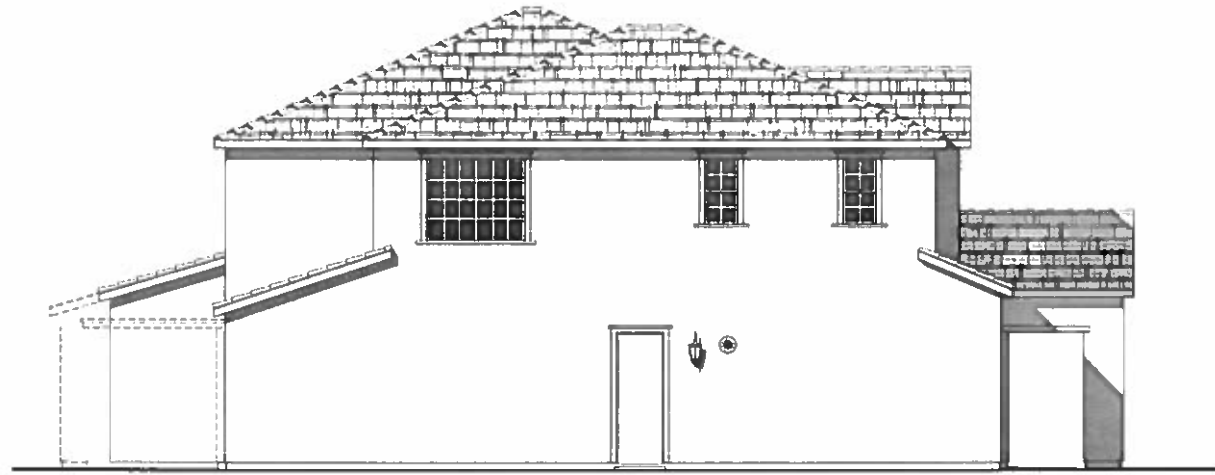
Elevation A - Cottage



Elevation B - Bungalow

NOTE: Artist's conception, colors, materials and application may vary.
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Left



Rear



Right



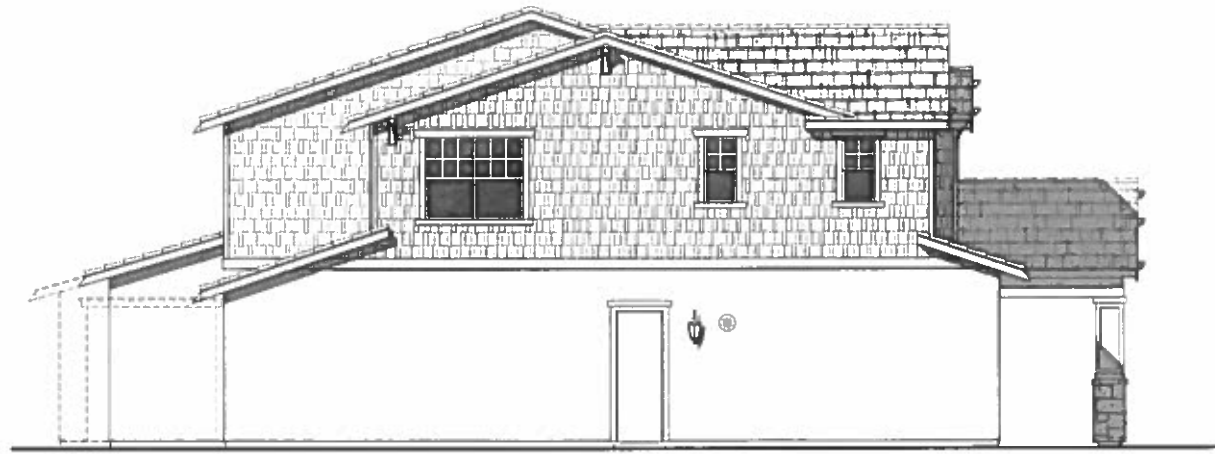
Front

COTTAGE MATERIALS:

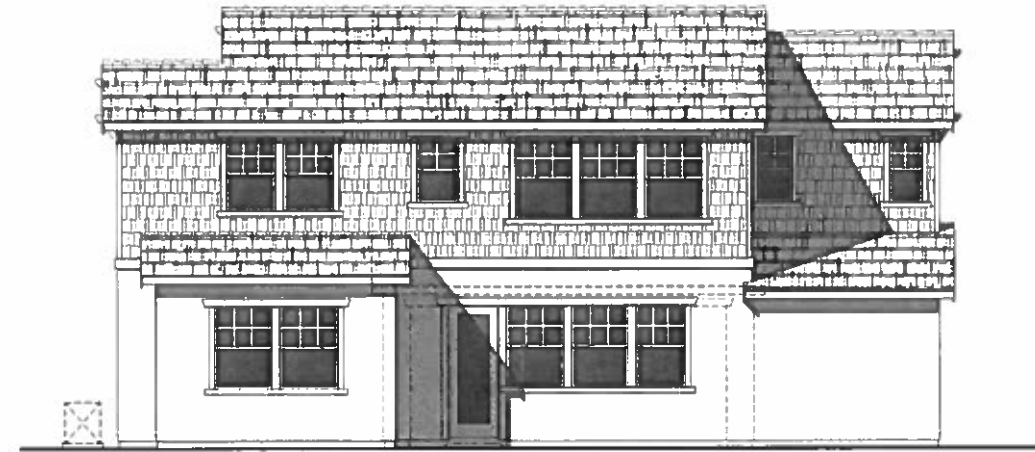
ROOF: CONCRETE FLAT TILE
 FASCIA: 2X6 WOOD
 BARGE BOARD: 2X6 WOOD
 GABLE DETAIL: HORIZONTAL LAP SIDING
 WALL: STUCCO

TRIM: STUCCO OVER FOAM/WOOD OR CEMENTITIOUS
 WINDOWS: WHITE VINYL
 ACCENTS: DECORATIVE SHUTTERS PER ELEVATION STYLE, WOOD OR FIBERGLASS, WOOD POSTS WITH CORBEL WITH RAILING AT PORCH
 GARAGE DOOR: METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL





Left



Rear



Right



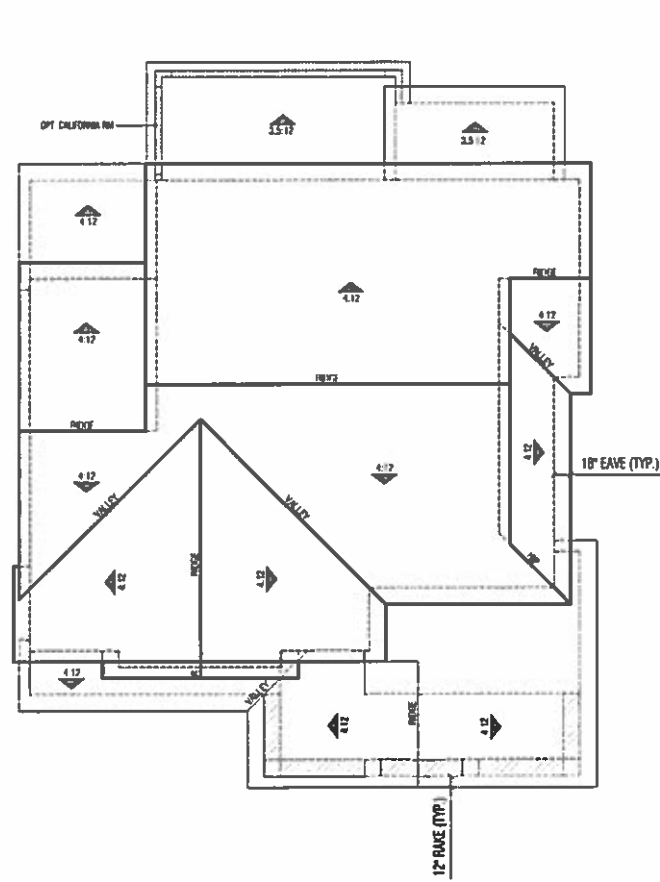
Front

BUNGALOW MATERIALS:

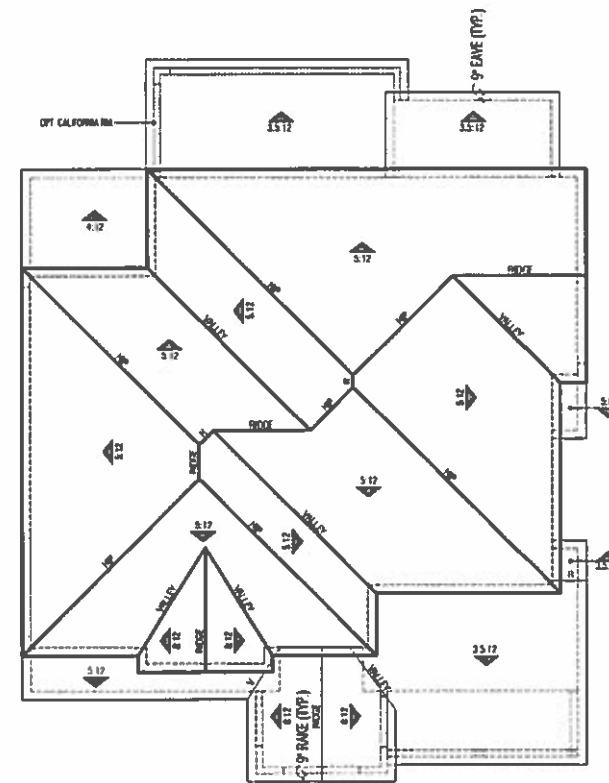
ROOF: CONCRETE FLAT TILE
 FASCIA: 2X6 WOOD
 BARGE BOARD: 2X6 WOOD
 OUTLOOKERS: WOOD OR FIBERGLASS
 GABLE: CEMENTITIOUS SHINGLE SIDING
 WALL: STUCCO/ CEMENTITIOUS SHINGLE SIDING

TRIM: STUCCO OVER FOAM/ WOOD OR FIBER CEMENT
 WINDOWS: WHITE VINYL
 ACCENTS: WOOD POSTS WITH STONE VENEER BASE AT PORCH
 GARAGE DOOR: METAL ROLL-UP PER ELEVATION STYLE WITH GLASS LITES AT TOP PANEL
 VENEER: MANUFACTURED STONE VENEER



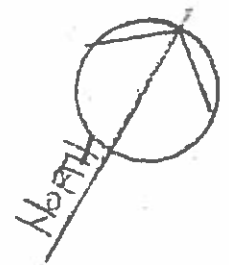
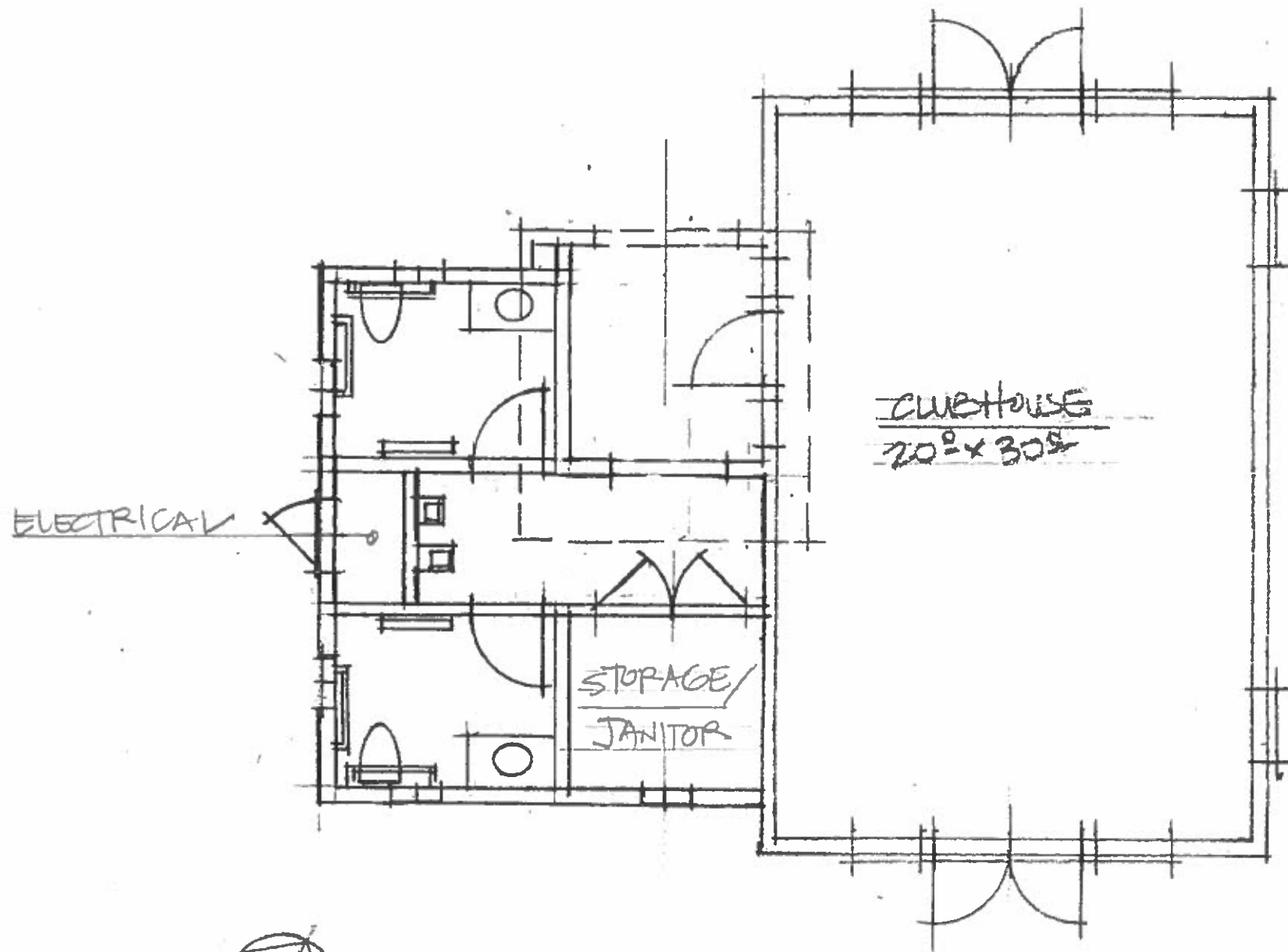


Roof Plan 3B - Bungalow



Roof Plan 3A - Cottage





CLUBHOUSE
(945 SF)

© WHA
2016

VALLEY TRAILS - PLEASANTON - PONDEROSA HOMES

201521100

1/8" = 1'-0" SCALE

MARCH 2, 2016

B1.1 - CLUB HOUSE - FLOOR PLAN

PRELIMINARY TREE PALETTE

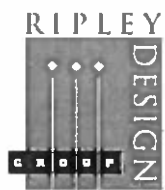
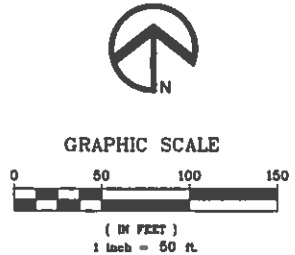
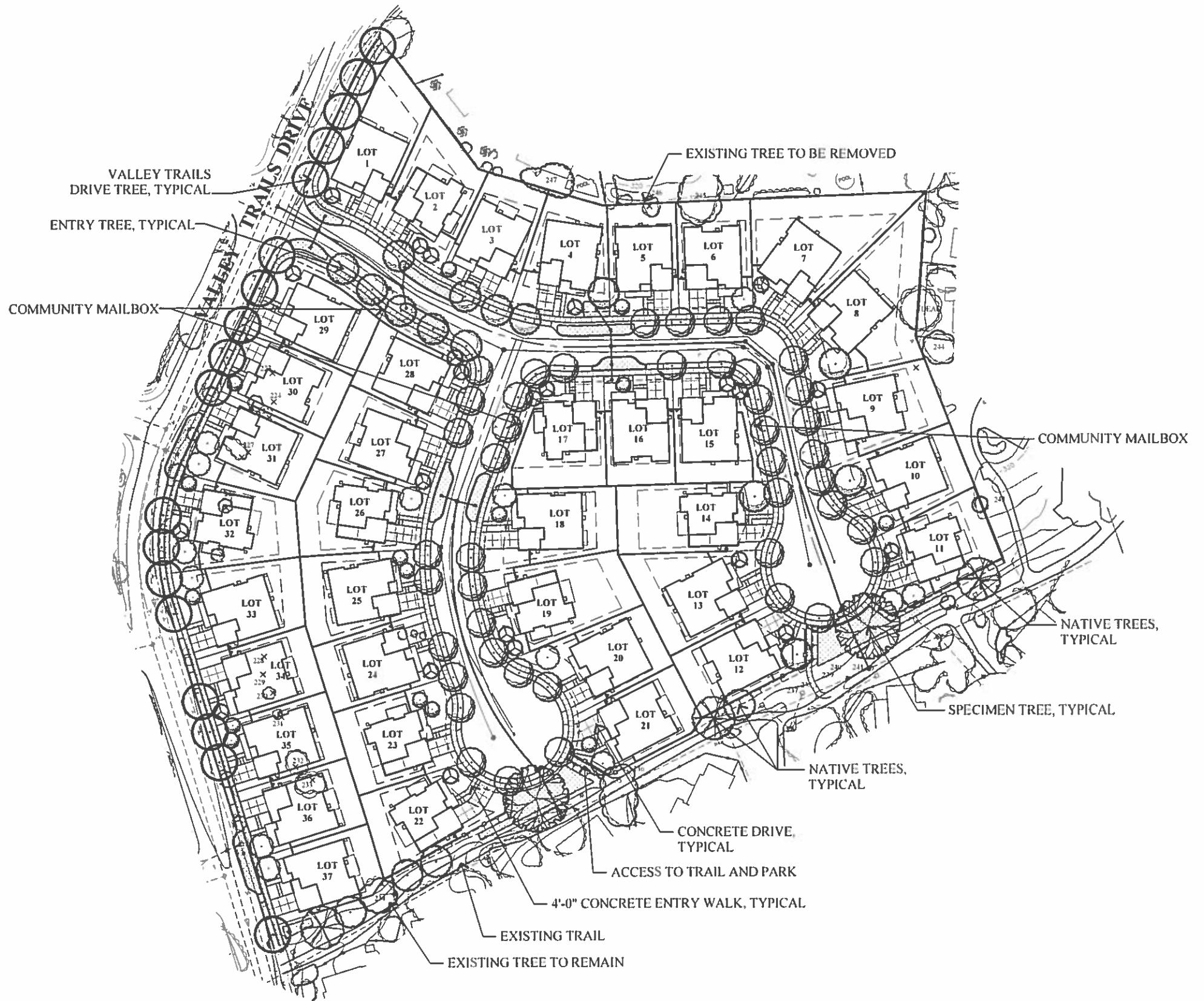
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	EXISTING TREES TO REMAIN		
	EXISTING TREES TO BE REMOVED		
	VALLEY TRAIL DRIVE STREET TREE		
ARBUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	LOW
	SPECIMEN TREE		
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW
	ENTRY TREE		
PRUNUS SERRULATA 'AKEBONO'	FLOWERING CHEERY	24" BOX	MEDIUM
	STREET TREES		
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	15 GALLON	LOW
PSTACHIA CHINENSIS	CHINESE PISTACHE	15 GALLON	LOW
	ACCENT TREES		
CERCIS OCCIDENTALIS	WESTERN REDBUO	15 GALLON	LOW
LAGERSTROEMIA INDICA	CAPE MYRTLE	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
	NATIVE TREES		
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GALLON	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	LOW

BIO RETENTION AREA SHRUB PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS - BIO-RETENTION AREAS			
ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	LOW
Buddleia DAVIDI	BUTTERFLY BUSH	5 GALLON	LOW
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
DESCHAMPSIA CESPITOSA	TUFTED HANGRASS	1 GALLON	LOW
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GALLON	LOW
JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW
NIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GALLON	LOW
PENSTEMON 'MARGARITA BOP'	BEARDED TONGUE	1 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SALVIA SONOMENSIS	CREeping SAGE	1 GALLON	LOW

GENERAL NOTES

1. ALL STREET TREES TO BE PLANTED WITH ROOT BARRIERS PER CITY OF PLEASANTON STANDARD DETAILS.
2. ALL TREES TO RECEIVE TREE STAKES PER CITY OF PLEASANTON STANDARD DETAILS.
3. ALL PLANTING TO CONFORM TO CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE.
4. SEE SHEET L2 FOR FULL PROPOSED PRELIMINARY PLANT PALETTE.



**LANDSCAPE ARCHITECTURE
LAND PLANNING**
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL. 925 938 7377
FAX 925 938 7436

PONDEROSA HOMES

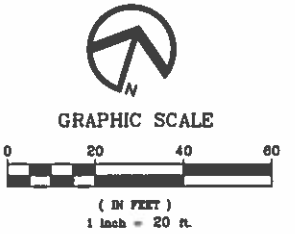
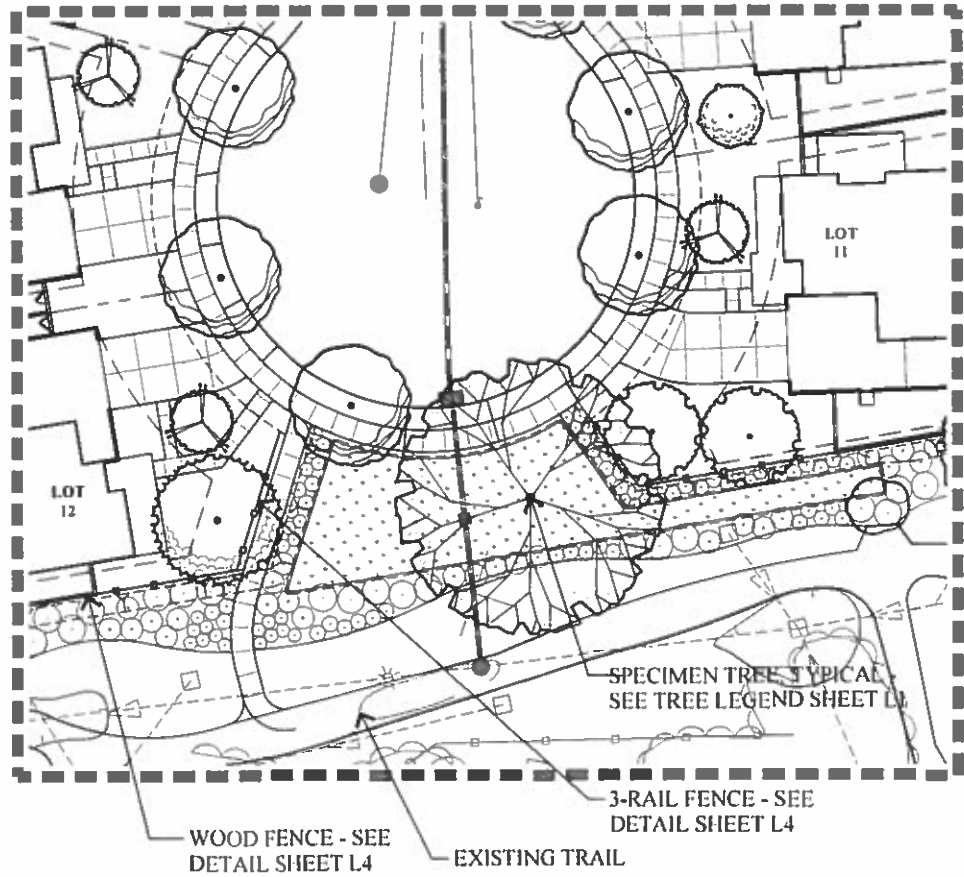
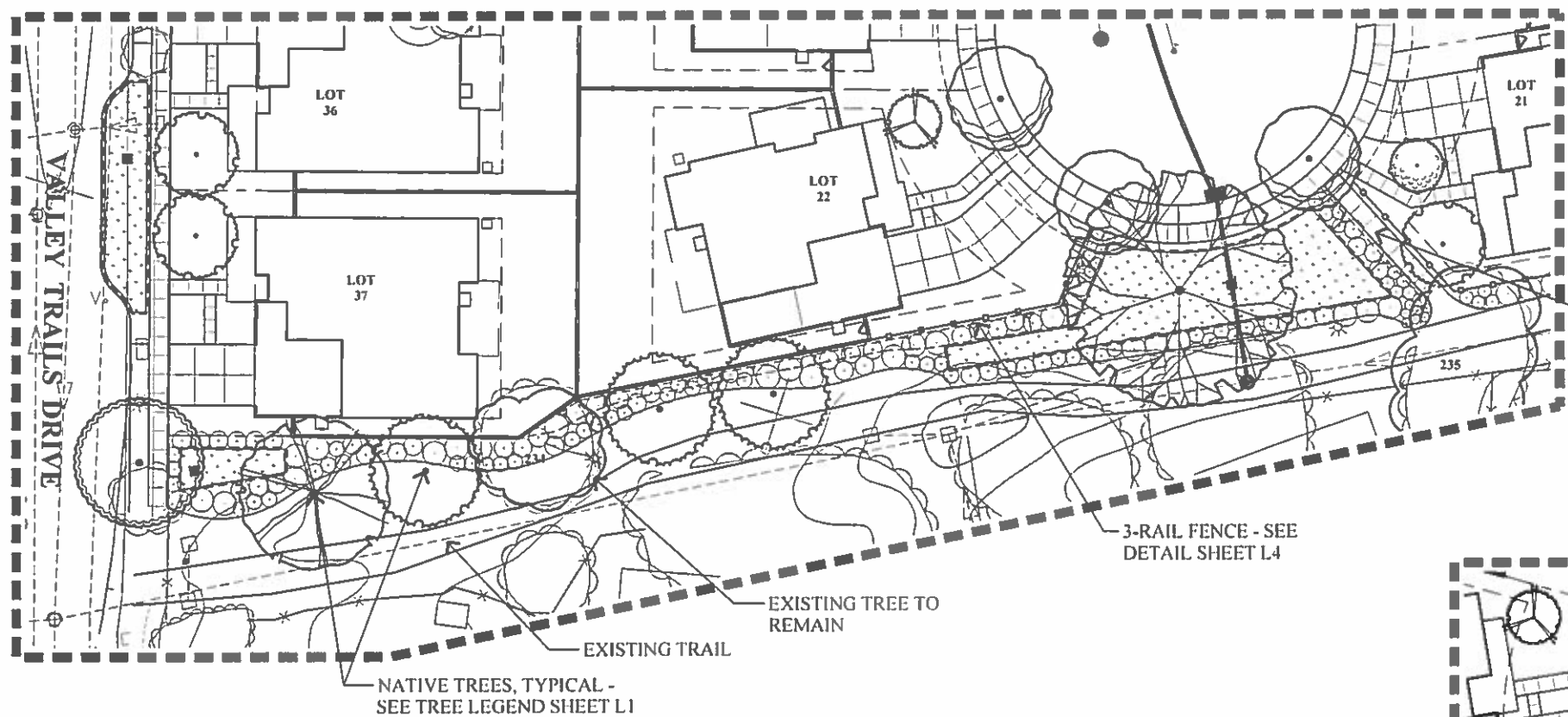
Valley Trails

Pleasanton, California

Preliminary Landscape Plan

Valley Trails
Pleasanton, California

June 24, 2016



RIPLEY
DESIGN
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL 925 938 7377
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☒ PONDEROSA HOMES ☒

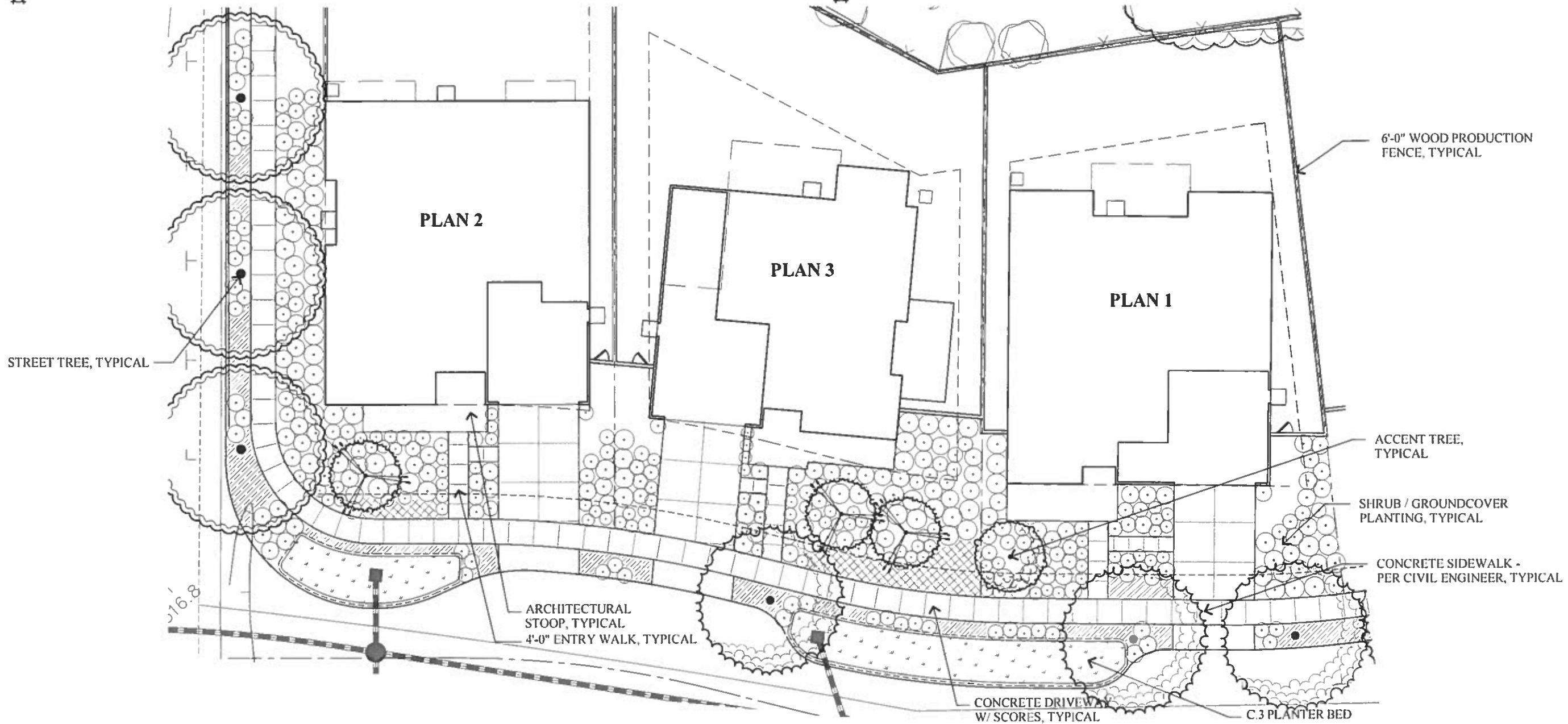
Preliminary Trail Enlargement Plans

Valley Trails

Pleasanton, California

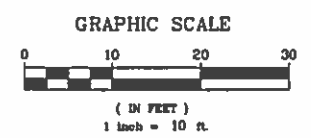
June 24, 2016

L2



GENERAL NOTES

1. ALL STREET TREES TO BE PLANTED WITH ROOT BARRIERS PER CITY OF PLEASANTON STANDARD DETAILS
2. ALL TREES TO RECEIVE TREE STAKES PER CITY OF PLEASANTON STANDARD DETAILS
3. ALL PLANTING TO CONFORM TO CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE



PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
STREET TREES											
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	15 GALLON	LOW	EURYTOPS P. 'MUNCHKIN'	DWARF EURYTOPS	1 GALLON	LOW	SHRUBS - BIO-SWALE			
PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GALLON	LOW	FELDA SELLDWANA	PINEAPPLE QUAVA	5 GALLON	LOW	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	LOW
ACCENT TREES											
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW	HELVETOTRICHON SEMPERVIRENS	BLUE FESCUE	1 GALLON	LOW	BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	LOW	KOPHOPHIA UVARIA	WOOLY GREVILLEA	5 GALLON	LOW	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW	LANTANA MONTEVIDENSIS	RED HOT POKER	1 GALLON	LOW	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GALLON	LOW
SHRUBS - FRONT YARD											
ACACIA COGNATA 'COUSIN IT'	COUSIN IT ACACIA	5 GALLON	LOW	LAVATERA MARITIMA	TRAILING LANTANA	5 GALLON	LOW	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GALLON	LOW
AGAPANTHUS INAPERTUS MAJOR	LILY OF THE NILE	1 GALLON	LOW	LAVANDULA A. 'MUNSTEAD'	TREE MALLOW	1 GALLON	LOW	JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW
AGAVE ATTENUATA	FOX TAIL AGAVE	5 GALLON	LOW	LOROPETALUM C. 'RAZZLEBERRY'	ENGLISH LAVANDER	1 GALLON	LOW	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GALLON	LOW
ARBUBUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON	LOW	MUHLBERGIA REGENS	SPANISH LAVANDER	1 GALLON	LOW	PENSTEMON 'MARGARITA BOY'	BEARDED TONGUE	1 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	HOWARD MCMINN	1 GALLON	LOW	MYRTUS C. 'COMPACTA'	RED FRINGE FLOWER	5 GALLON	LOW	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW	NANDINA D. 'GULF STREAM'	DEER GRASS	5 GALLON	LOW	SALYIA SONNENSIS	CREeping SAGE	1 GALLON	LOW
CAREX 'TUMULUCOLA'	BERKELEY SEDGE	1 GALLON	LOW	NEPETA TENUSSINA	DWARF MYRTLE	1 GALLON	LOW	VINES			
CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW	OLEA E. 'LITTLE OLLIE'	GULF STREAM BAMBOO	1 GALLON	LOW	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GALLON	LOW
COLONEMA P. 'SUNSET GOLD'	GOLDEN BREATH-OF-HEAVEN	5 GALLON	MEDIUM	PHORRHUM 'DARK DELIGHT'	TEXAS NEEDLE GRASS	1 GALLON	LOW	ROSA BANKSIAE	LADY BANKS ROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW	PHORRHUM T. 'MAJOR MAJESTY'	CATMINT	1 GALLON	LOW	GROUNDCOVERS			
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW	ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	1 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW	PHORRHUM 'DARK DELIGHT'	NEW ZEALAND FLAX	1 GALLON	LOW	ROSA BANKSIAE	LADY BANKS ROSE	5 GALLON	LOW
EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EDONYMUS	1 GALLON	LOW	PITTIOSPORUM 'WHEELER'S DWARF'	NEW ZEALAND FLAX	1 GALLON	LOW	GROUNDCOVERS			
				RHAPHOLEPIS I. 'BALLERINA'	DWARF TOBIIRA	1 GALLON	LOW	ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	1 GALLON	LOW
				ROSA 'CECILE BRUNNER'	INDIA HAWTHORN	1 GALLON	LOW	MYOPORIUM PARYFOLIUM	MYOPORIUM	1 GALLON @ 36" O.C.	LOW
				ROSMARINUS OFFICINALIS	CECILE BRUNNER ROSE	5 GALLON	LOW	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GALLON @ 36" O.C.	LOW
				ROSA REGUSA	ROSEMARY	1 GALLON	LOW				
				SALYIA 'LIME LIGHT'	REGUSA ROSE	5 GALLON	LOW				
				SANTOLINA CHAMACYPARISUS	LIME LIGHT SAGE	1 GALLON	LOW				
				STACHYS BYZANTINA	LAVENDER COTTON	1 GALLON	LOW				
				TULBAGHIA VIOLACEA	LAMB'S EAR	1 GALLON	LOW				
					SOCIETY GARLIC	1 GALLON	LOW				

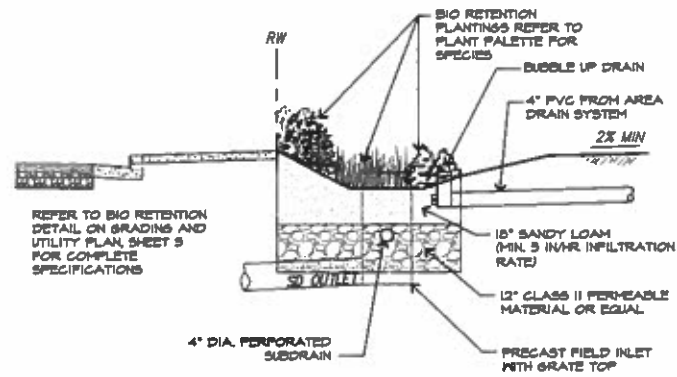
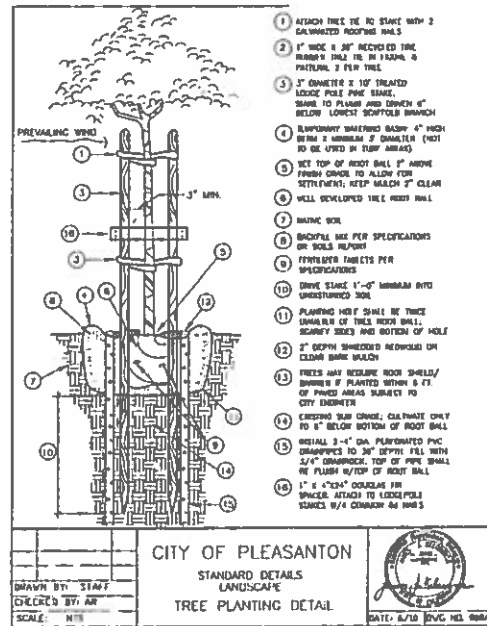
RIPLEY DESIGN
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
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 WALNUT CREEK, CA 94596
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PONDEROSA HOMES

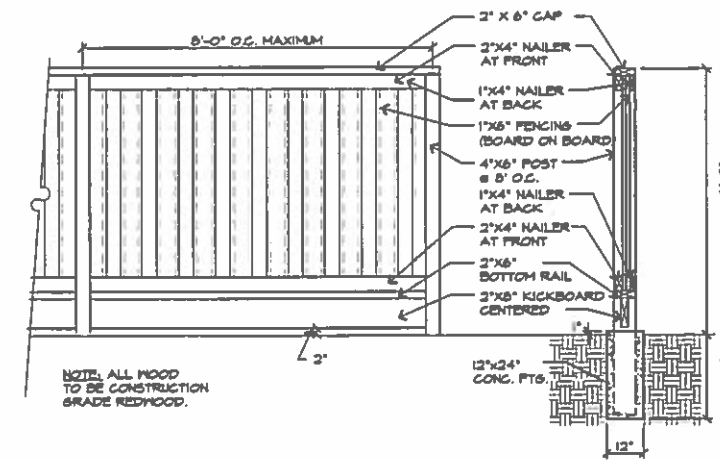
Preliminary Front Yard Typical Production Landscape

Valley Trails
 Pleasanton, California

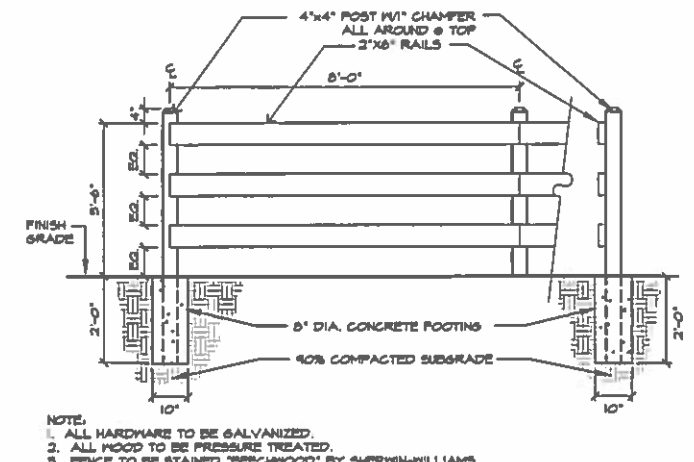
June 24, 2016



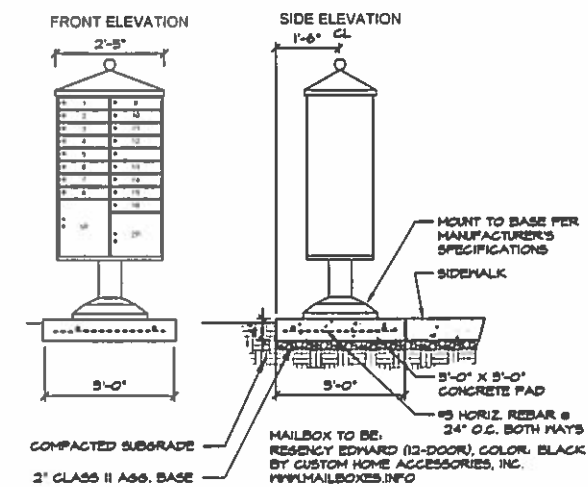
A BIO-RETENTION PLANTING SCALE: 3/8" = 1'-0"



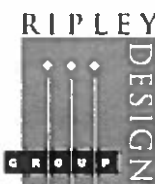
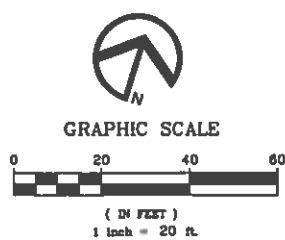
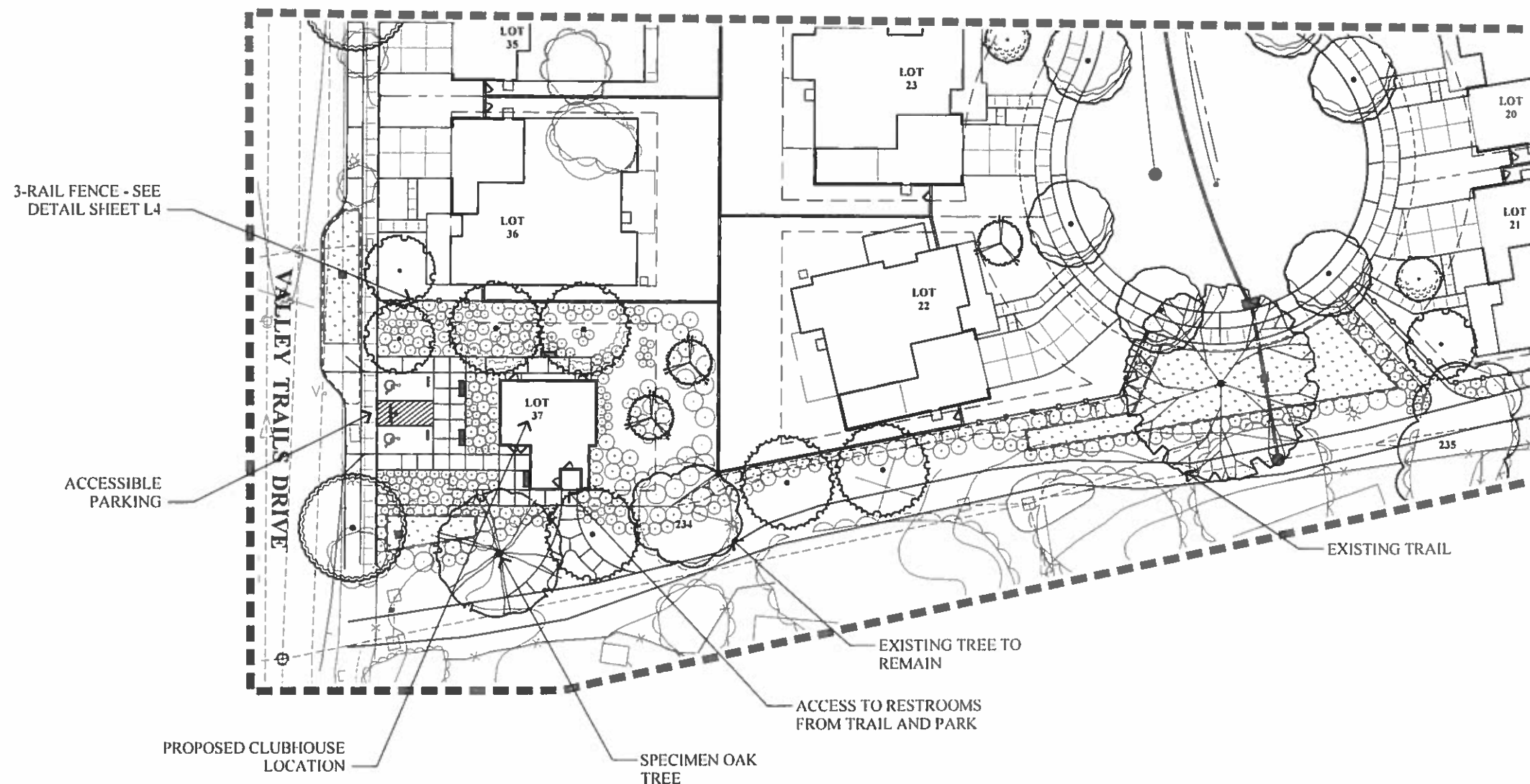
B WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0"



C 3-RAIL FENCE SCALE: 1/2" = 1'-0"



D COMMUNITY MAILBOXES



LANDSCAPE ARCHITECTURE
 LAND PLANNING
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PONDEROSA HOMES



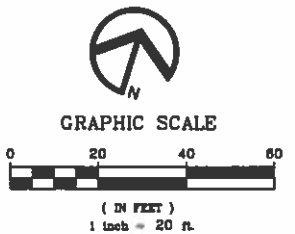
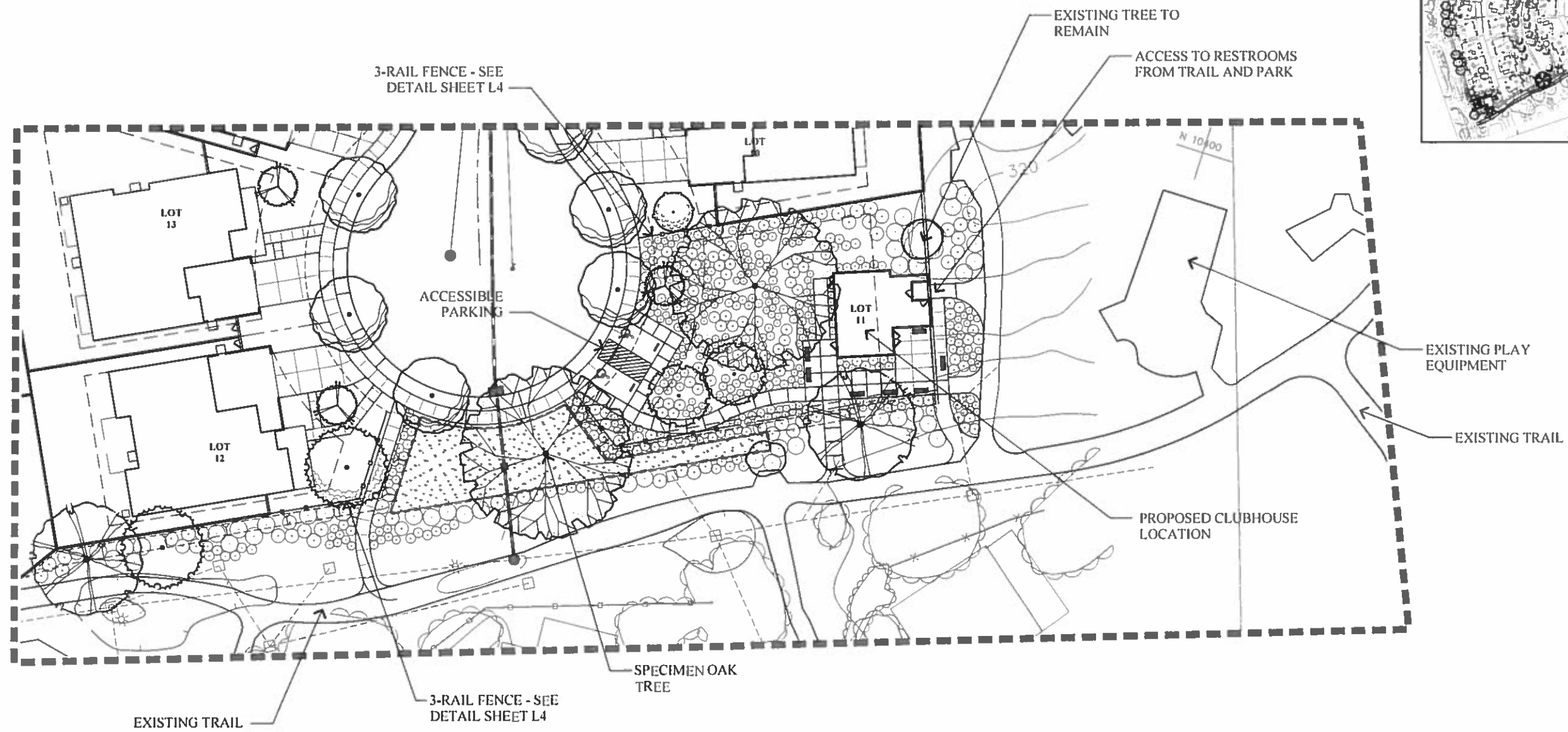
Clubhouse Conceptual Design - Lot 37

Valley Trails

Pleasanton, California

June 24, 2016

L5



LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
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PONDEROSA HOMES

Clubhouse Conceptual Design - Lot 11

Valley Trails
 Pleasanton, California

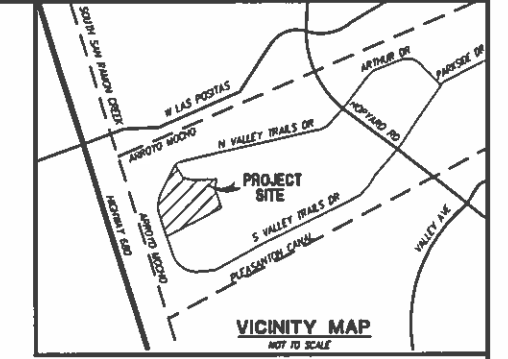
June 24, 2016

VESTING TENTATIVE MAP

TRACT 8259 - THE VILLAGE AT VALLEY TRAILS

CITY OF PLEASANTON, COUNTY OF ALAMEDA, CALIFORNIA

FOR: PONDEROSA HOMES



GENERAL NOTES

1. OWNER: VALLEY TRAILS CHURCH
C/O PONDEROSA HOMES
8130 STONERIDGE MALL ROAD, #185
PLEASANTON, CA 94588
TEL (925) 460-8910
CONTACT: JEFF SCHROEDER
2. DEVELOPER: PONDEROSA HOMES II, INC.
8130 STONERIDGE MALL ROAD, #185
PLEASANTON, CA 94588
TEL (925) 460-8910
CONTACT: JEFF SCHROEDER
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL (925) 227-9100
CONTACT: MARK FALGOUT
4. GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP
2737 N MAIN STREET, SUITE 10
WALNUT CREEK, CA 94597
TEL (925) 988-9500
CONTACT: JOHN DYE
5. ARCHITECT: WILLIAM HEZMALHALGH ARCHITECTS, INC
2850 REDHILL AVENUE, SUITE 200
SANTA ANA, CA 92705
TEL (949) 250-0807
CONTACT: ROBERT LEE
6. LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
TEL (925) 938-7377
CONTACT: ANNA CARPENTER
7. PROPERTY DESCRIPTION: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERN LINE OF VALLEY TRAILS DRIVE WITH THE SOUTHWESTERN LINE OF LOT 48, AS SAID STREET AND LOT ARE SHOWN ON THE MAP ENTITLED, TRACT 3070, ETC., FILED DECEMBER 18, 1968, IN BOOK 59 OF MAPS, PAGES 45 THROUGH 50, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, CALIFORNIA
8. ASSESSOR'S PARCEL NUMBER: 941-0903-057
9. CURRENT USE: CHURCH SITE
10. PROPOSED USE: SINGLE-FAMILY DETACHED
11. EXISTING ZONING: R-1-85 SINGLE FAMILY RESIDENTIAL
12. PROPOSED ZONING: PLD
13. GROSS SITE AREA: 9.00± ACRES
14. SMALLEST LOT AREA: 5,304 SQUARE FEET
15. TOTAL NUMBER OF PROPOSED LOTS: 36
16. 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
17. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN 2005.
18. THIS PROPERTY LIES OUTSIDE FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD).
19. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

LEGEND

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 FE
---	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
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
BW	BACK OF WALK
CL	CENTER LINE
DWY	DRIVEWAY
EC	END OF CURVE
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MH	MANHOLE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
SW	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL



LOCATION MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
TM1.0	TITLE SHEET
TM2.0	PRELIMINARY LOTTING PLAN
TM3.0	PRELIMINARY GRADING AND UTILITY PLAN
TM4.0	PRELIMINARY STORMWATER CONTROL PLAN
TM5.0	SECTIONS AND DETAILS

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

DATE: JUNE 2016	SHEET NO.
JOB NO.: 141097	TM1.0
	SHEET 1 OF 5

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SITE SUMMARY

NUMBER OF NEW UNITS	36*
GROSS SITE AREA	9.00 ACRES
SINGLE FAMILY RESIDENTIAL	7.07 ACRES
RIGHT OF WAY	1.70 ACRES
OPEN SPACE	0.23 ACRES
* LOTS 11 OR 37 SHALL BE OPTIONAL CLUB HOUSE LOTS. SEE SHEET 3 FOR DETAILS	



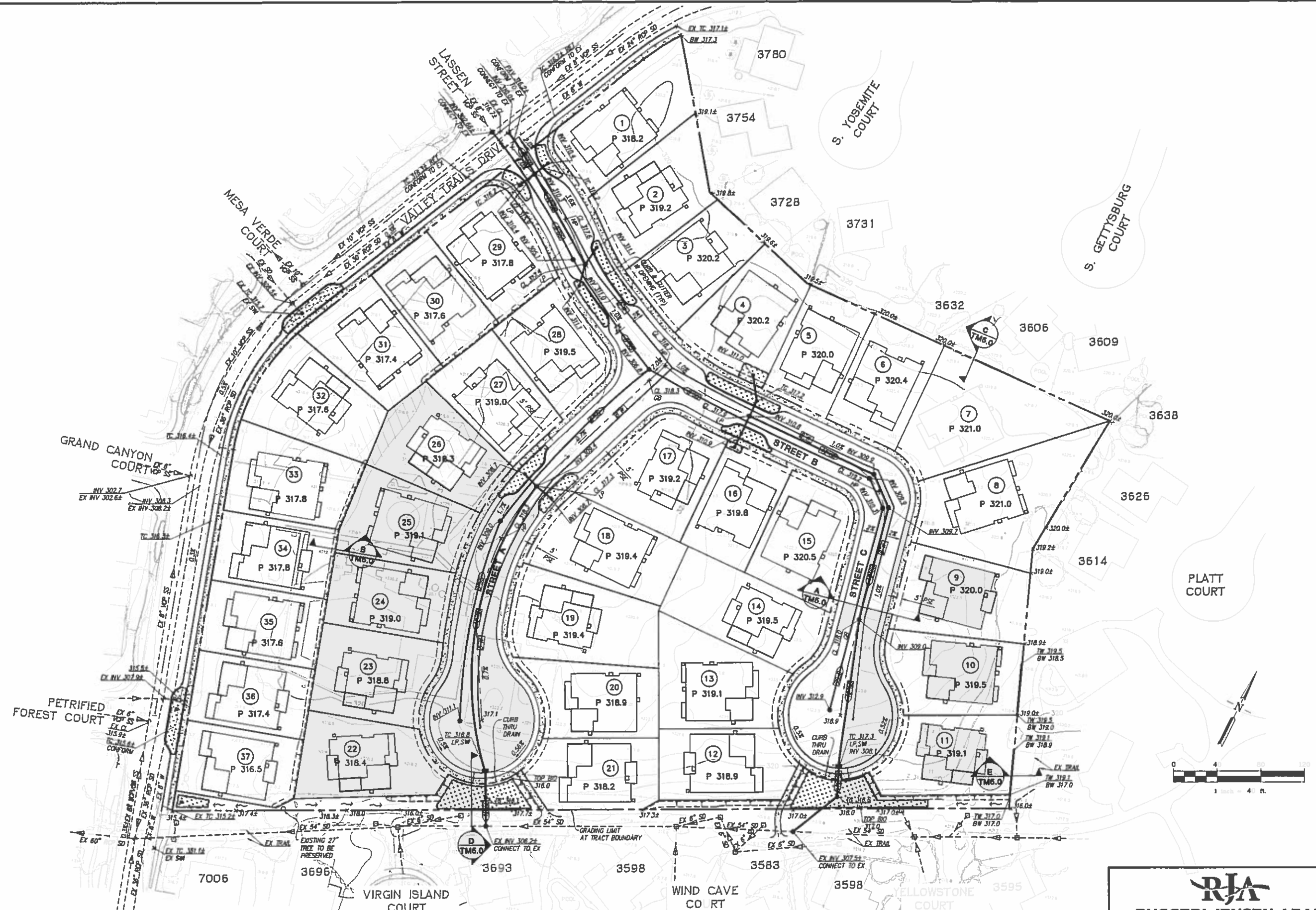
PRELIMINARY LOTTING PLAN

TRACT 8259 - THE VILLAGE AT VALLEY TRAILS

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: PONDEROSA HOMES


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

DATE: JUNE 2016	SHEET NO.
JOB NO.: 141097	TM2.0 SHEET 2 OF 5



PRELIMINARY GRADING AND UTILITY PLAN
TRACT 8259 - THE VILLAGE AT VALLEY TRAILS

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: PONDEROSA HOMES

 RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 690 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588 PHONE (925) 227-9100 FAX (925) 227-9300	
DATE: JUNE 2016	SHEET NO:
JOB NO: 141097	TM3.0
	SHEET 3 OF 5

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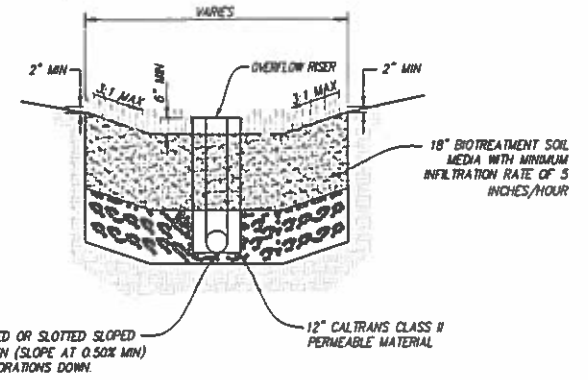
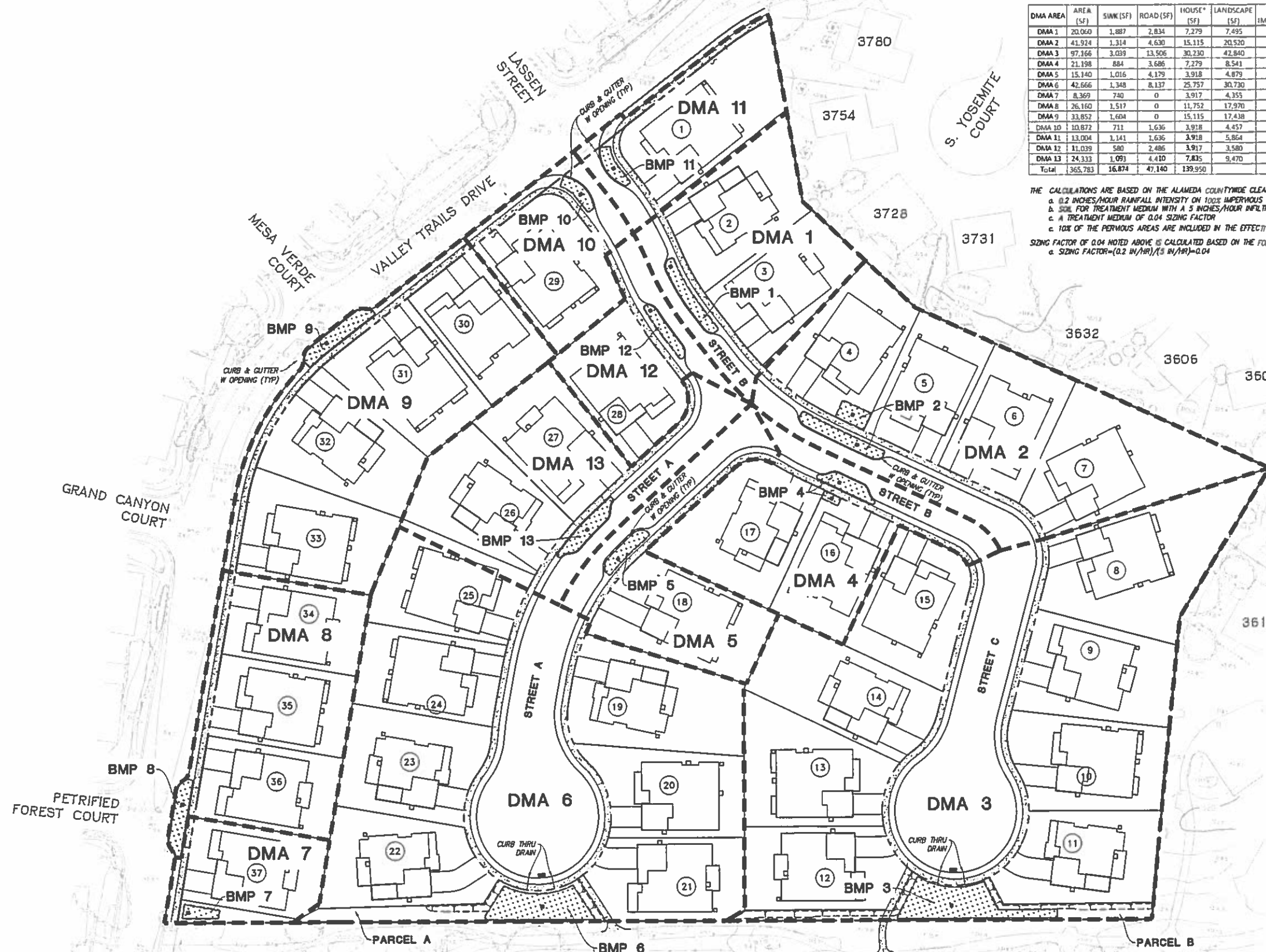
PRELIMINARY STORMWATER TREATMENT CALCULATION

DMA AREA	AREA (SF)	SWK (SF)	ROAD (SF)	HOUSE* (SF)	LANDSCAPE (SF)	EFFECTIVE IMPERVIOUS AREA	4% MIN BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)	BIORETENTION AREA ID
DMA 1	20,060	1,887	2,834	7,279	7,495	12,750	510	560	BMP 1
DMA 2	41,924	1,314	4,630	15,115	20,520	23,111	924	975	BMP 2
DMA 3	97,166	3,039	13,506	30,230	42,840	51,059	2,042	2,095	BMP 3
DMA 4	21,198	884	3,686	7,279	8,541	12,703	508	510	BMP 4
DMA 5	15,140	1,016	4,179	3,918	4,879	9,601	384	405	BMP 5
DMA 6	42,666	1,348	8,137	25,757	30,730	38,315	1,533	1,630	BMP 6
DMA 7	8,369	740	0	3,917	4,355	5,093	204	275	BMP 7
DMA 8	26,160	1,517	0	11,752	17,970	15,066	603	605	BMP 8
DMA 9	33,852	1,604	0	15,115	17,438	18,463	739	750	BMP 9
DMA 10	10,872	711	1,636	3,918	4,457	6,711	268	285	BMP 10
DMA 11	13,004	1,141	1,636	3,918	5,864	7,281	291	295	BMP 11
DMA 12	11,039	580	2,486	3,917	3,580	7,341	294	355	BMP 12
DMA 13	24,333	1,093	4,410	7,835	9,470	14,285	571	575	BMP 13
Total	365,783	16,874	47,140	139,950					

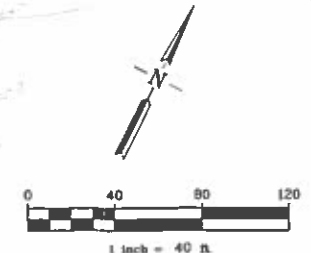
THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2015, AND THE FOLLOWING CRITERIA:
 a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 c. A TREATMENT 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:
 e. SIZING FACTOR = (0.2 IN/HR) / (5 IN/HR) = 0.04

LEGEND:

-  DRAINAGE AREA BOUNDARY
-  BIO-RETENTION AREA



- PERFORATED OR SLOTTED SLOPED UNDERDRAIN (SLOPE AT 0.50% MIN) WITH PERFORATIONS DOWN.
- NOTE:
 1. CONTRACTOR SHALL PROTECT DEEPEMED CURB IN PLACE DURING CONSTRUCTION.
 2. NO VEHICLES OR HEAVY EQUIPMENT SHALL BE ALLOWED WITH 5' OF CURB PRIOR TO BACKFILL.
 3. THE LOWEST 18" OF THE CURB FOOTING SHALL BE POURED AGAINST UNDISTURBED SOIL AS SHOWN.
 4. NO MORE THAN 25 LINEAR FEET OF CURB SHALL BE EXPOSED DURING EXCAVATION AND BACKFILL OF BIO-RETENTION FILL.



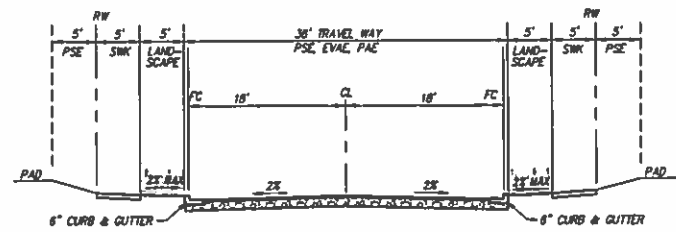
TRACT 8259 - THE VILLAGE AT VALLEY TRAILS

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: PONDEROSA HOMES

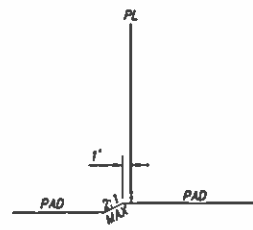
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 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE (925) 227-9100 FAX (925) 227-9300

DATE: JUNE 2016
 SHEET NO. TM4.0
 JOB NO: 141097
 SHEET 4 OF 5

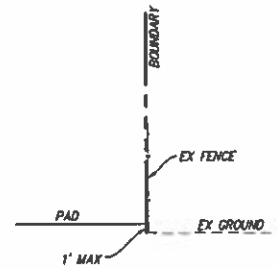
© L:\2014\11007\141097\TM4-001\TM4-001.dwg 6/20/2016 2:55:30 PM DWG P006



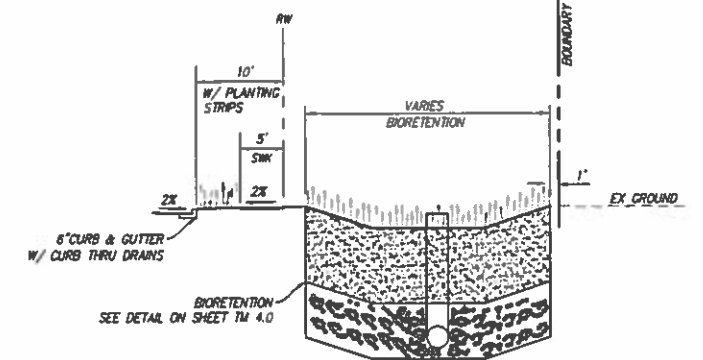
A STREET SECTION
NOT TO SCALE



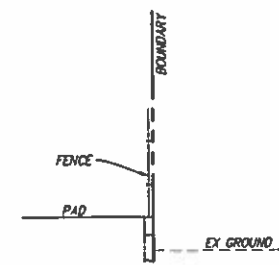
B GRADING DETAIL
NOT TO SCALE



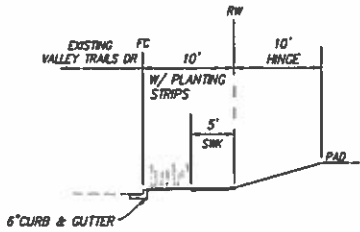
C GRADING SECTION
NOT TO SCALE



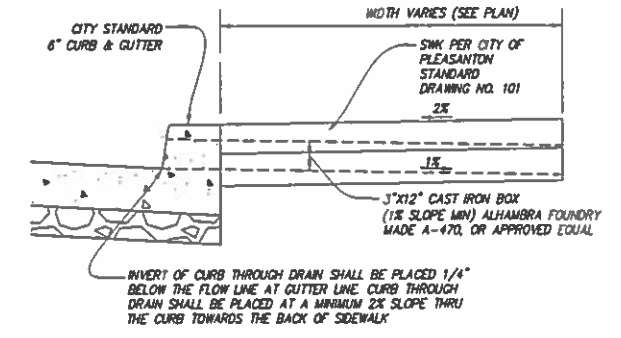
D GRADING SECTION
NOT TO SCALE



E GRADING DETAIL
NOT TO SCALE

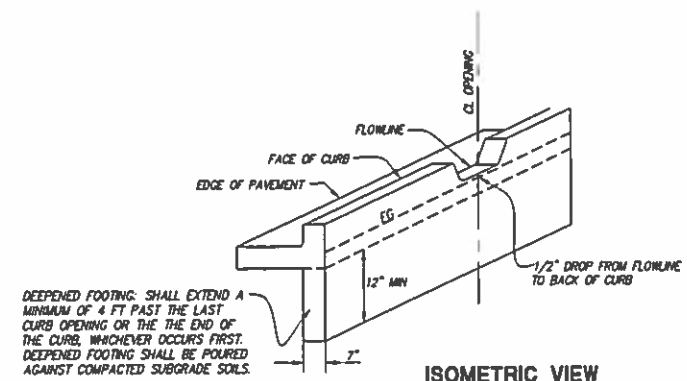


F VALLEY TRAILS DRIVE
NOT TO SCALE



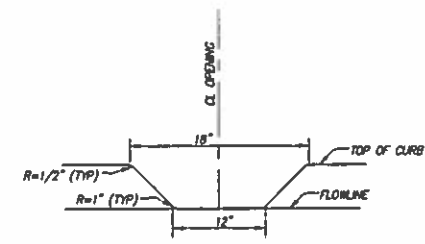
NOTE: 2" MAX DIAMETER COBBLE SHALL BE PLACED AT DRAIN DISCHARGE BEHIND SIDEWALK (18"x18")

G CURB THRU DRAIN DETAIL
NOT TO SCALE



DEEPEMED FOOTING SHALL EXTEND A MINIMUM OF 4 FT PAST THE LAST CURB OPENING OR THE END OF THE CURB, WHICHEVER OCCURS FIRST. DEEPEMED FOOTING SHALL BE POURED AGAINST COMPACTED SUBGRADE SOILS.

H CURB & GUTTER WITH CURB OPENINGS
NOT TO SCALE



PROFILE
NOT TO SCALE

SECTIONS AND DETAILS
TRACT 8259 - THE VILLAGE AT VALLEY TRAILS
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: PONDEROSA HOMES

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

DATE: JUNE 2016
JOB NO.: 141097
SHEET NO.:
TM5.0
SHEET 5 OF 5

6/14/2016 11:02:17 CAD PLT37 (05-PLANNER) BDT-JJA (15-LS) 11/09/2016 4/20/2016 3:11:52 PM DWG POND