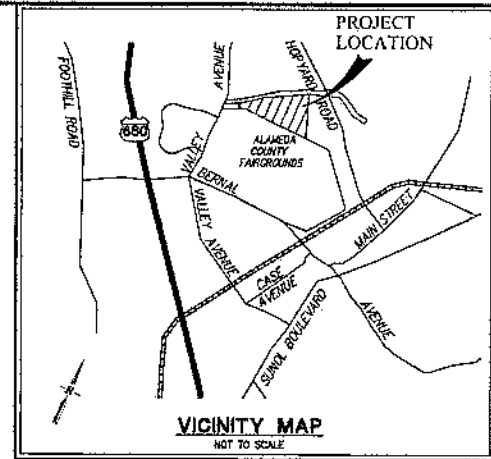
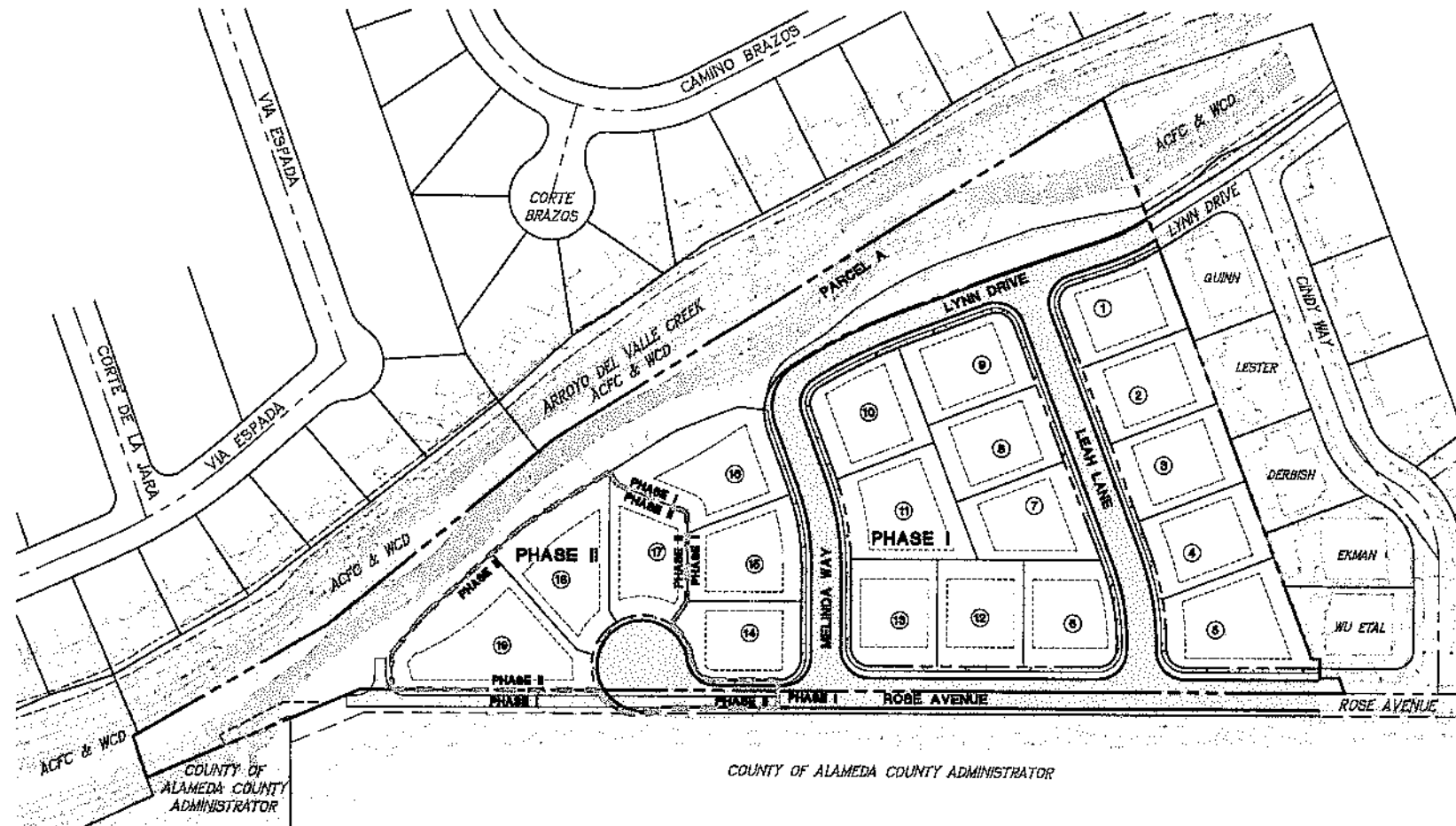


VESTING TENTATIVE MAP ROSE AVENUE ESTATES TRACT 8317 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	PHASE LINE	---
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX 12"SD
---	SANITARY SEWER	EX 8"SS
---	WATER	EX 8"V
---	RECYCLED WATER	EX 8"WB
---	CURB & GUTTER	EX FC
---	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	1647
---	REMOVE TREE	1845
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	525.2
---	ASPHALT PAVEMENT	---
---	BIORETENTION AREA	---
---	LIFT STATION	---
---	DIRECTION OF FUTURE FLOW	---
---	GRAVEL MAINTENANCE ROAD	---
---	LIGHT GLASS RIP RAP	---



GENERAL NOTES

- OWNER:** TRIVENT FINANCIAL BANK
C/O PONDEROSA HOMES
6130 STONERIDGE MALL ROAD, #105
PLEASANTON, CA 94588
TEL: (925) 460-8900
CONTACT: PAMELA HARDY
- DEVELOPER:** PONDEROSA HOMES II, INC
6130 STONERIDGE MALL ROAD, #105
PLEASANTON, CA 94588
TEL: (925) 460-8900
CONTACT: PAMELA HARDY
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR
4890 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: MARK FALGOUT
- GEOTECHNICAL ENGINEER:** ENGEL, INC
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
TEL: (925) 886-9000
CONTACT: DONALD E. BRUGGERS
- ARCHITECT:** BASSEMINA LAGONI
2031 ORCHARD DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
TEL: (949) 553-9100
CONTACT: SI KIM
- LANDSCAPE ARCHITECT:** RIPLEY DESIGN GROUP
1815 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
TEL: (925) 938-7377
CONTACT: ANNIE CARPENTER
- PROPERTY DESCRIPTION:** ASSESSOR'S PARCEL NUMBER 946-3479-001
PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
- ASSESSOR'S PARCEL NUMBER:** 946-3479-001
- CURRENT USE:** UNDEVELOPED LAND AND EXISTING STRUCTURES
- PROPOSED USE:** SINGLE-FAMILY DETACHED
- EXISTING ZONING:** PUD - MDR
- PROPOSED ZONING:** PUD - MDR
- GROSS SITE AREA:** 8.74± ACRES
- SMALLEST LOT AREA:** 9,881 SQUARE FEET
- TOTAL NUMBER OF PROPOSED LOTS:** 19
- UTILITIES:**
 - a. WATER: CITY OF PLEASANTON
 - b. SANITARY SEWER: CITY OF PLEASANTON
 - c. STORM DRAIN: CITY OF PLEASANTON
 - d. FIRE: UPLAND-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 AUGUST, 2013.**
- THIS PROPERTY LIES WITHIN ZONE X, OTHER AREAS (AREAS DEEMED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD PLAIN), & ZONE AE (AREAS OF 1% ANNUAL CHANCE FLOOD WITH KNOWN BASE FLOOD ELEVATION) AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 06001C0317C, DATED AUGUST 3, 2009.**
- THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.**

ABBREVIATIONS

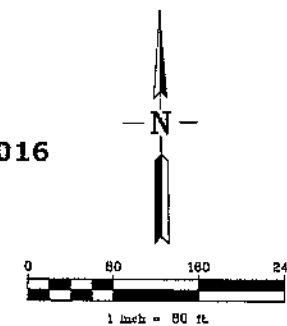
AB	AGGREGATE BASE	LE	LANDSCAPE EASEMENT
AC	ASPHALT CONCRETE	LP	LOW POINT
ACFC & WCD	ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT	ME	MAINTENANCE EASEMENT
AD	AREA DRAIN	MH	MANHOLE
BC	BEGINNING OF CURVE	OH	OVERHEAD UTILITIES
BFE	BASE FLOOD ELEVATION (FEMA)	PAE	PRIVATE ACCESS EASEMENT
BVC	BEGIN 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	PSE	PUBLIC SERVICE EASEMENT
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
CP	CENTER POINT	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	RET	CURB RETURN
DIP	DUCTILE IRON PIPE	RW	RIGHT OF WAY
EC	END OF CURVE	SDE	STORM DRAIN EASEMENT
ESMT	EASEMENT	SNS	STREET NAME SIGN
EVC	END VERTICAL CURVE	SO	SIDE OPENING INVERT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SSCO	SANITARY SEWER CLEAN OUT STATION
EX	EXISTING	STA	STATION
FC	FACE OF CURB	SIH	STORM WATER INLET
FG	FINISHED GRADE	SHK	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FI	FIELD INLET	TW	TOP OF WALL
FL	FLOW LINE	WM	WATER METER
GB	GRADE BREAK	VC	VERTICAL CURVE
GR	GRATE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT		
INV	INVERT ELEVATION		
JP	JOINT POLE		

CIVIL SHEET INDEX

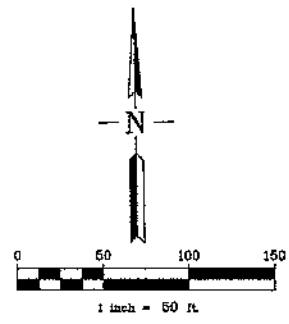
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY LOTTING PLAN
3	PRELIMINARY GRADING AND UTILITY PLAN
4	PRELIMINARY STORM WATER TREATMENT PLAN

Tract 8317
RECEIVED May 12, 2016

EXHIBIT B



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



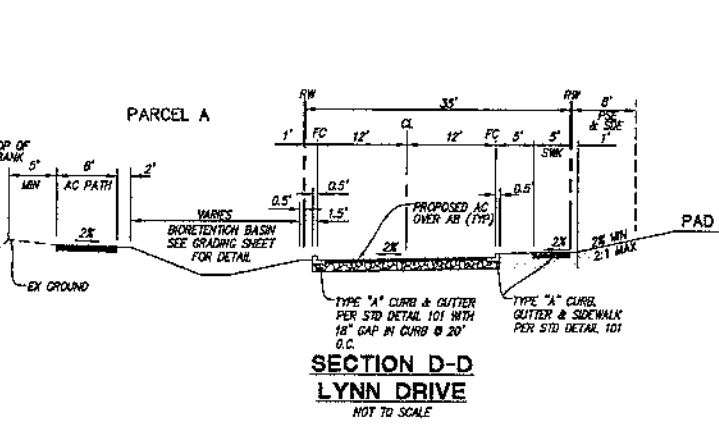
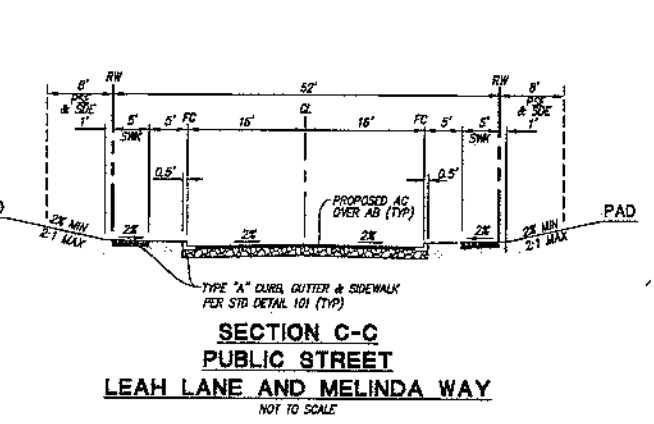
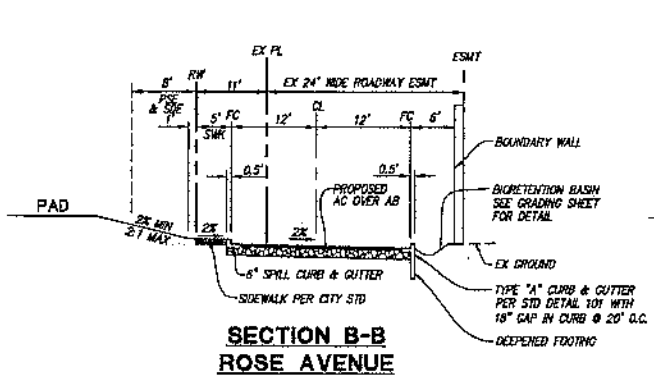
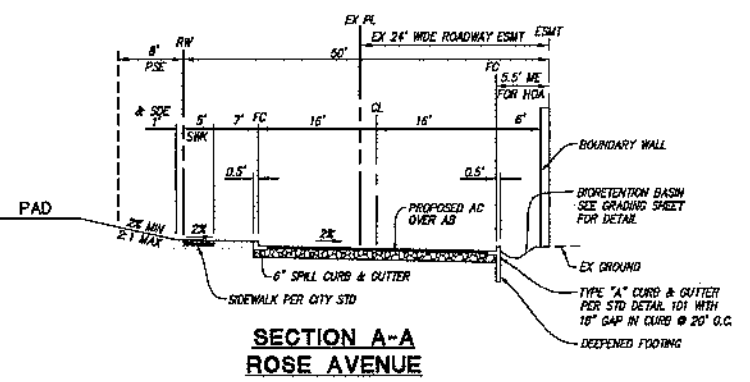
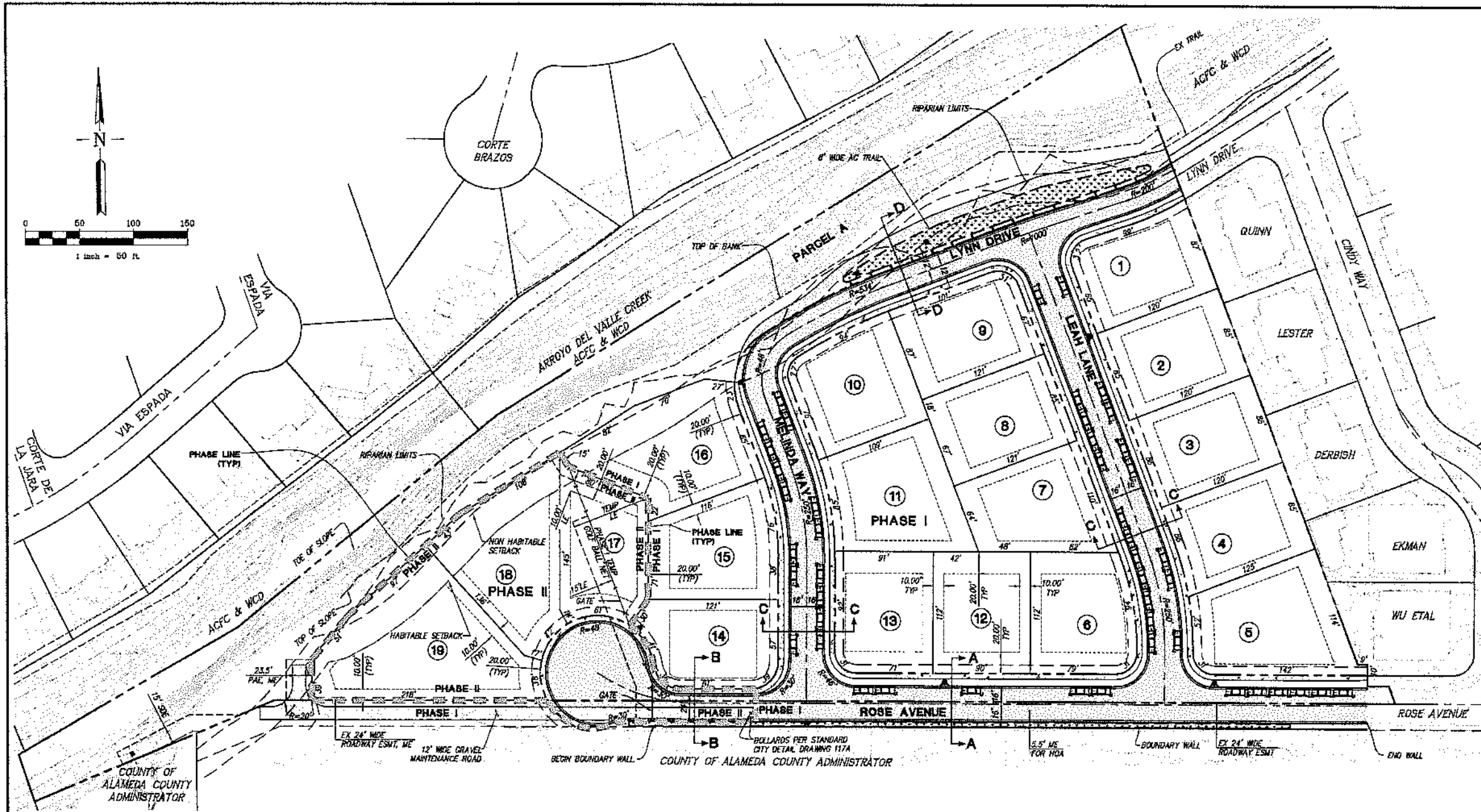
SITE SUMMARY

NUMBER OF UNITS:	19
SITE ACRES	8.74 ACRES
LOT ACRES	4.99
STREETS & SIDEWALKS	1.71 ACRES
OPEN SPACE (PARCEL A)	2.04 ACRES
NUMBER OF STREET PARKING	46

LOT AREA TABLE

PHASE	LOT	LOT SIZE (SF)
I	1	10,027
I	2	10,200
I	3	10,291
I	4	10,288
I	5	13,333
I	6	10,501
I	7	10,556
I	8	10,285
I	9	10,471
I	10	10,964
I	11	12,519
I	12	10,090
I	13	10,106
I	14	9,881
I	15	11,029
I	16	14,100
II	17	10,323
II	18	13,503
II	19	18,913

NOTES:
 LOT 17-19 WILL BE DEVELOPED IN PHASE II.

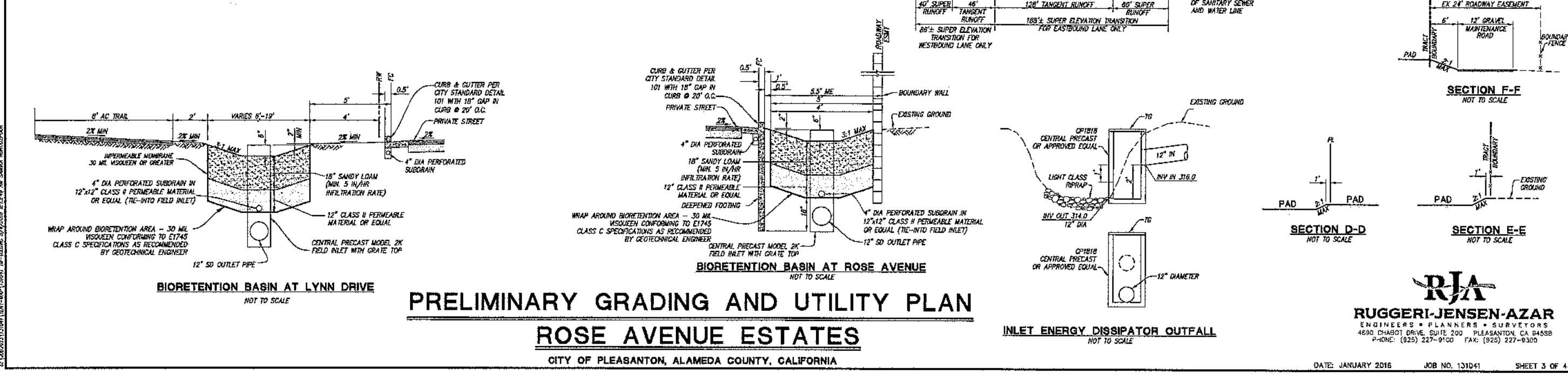
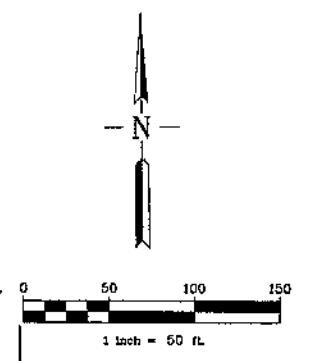
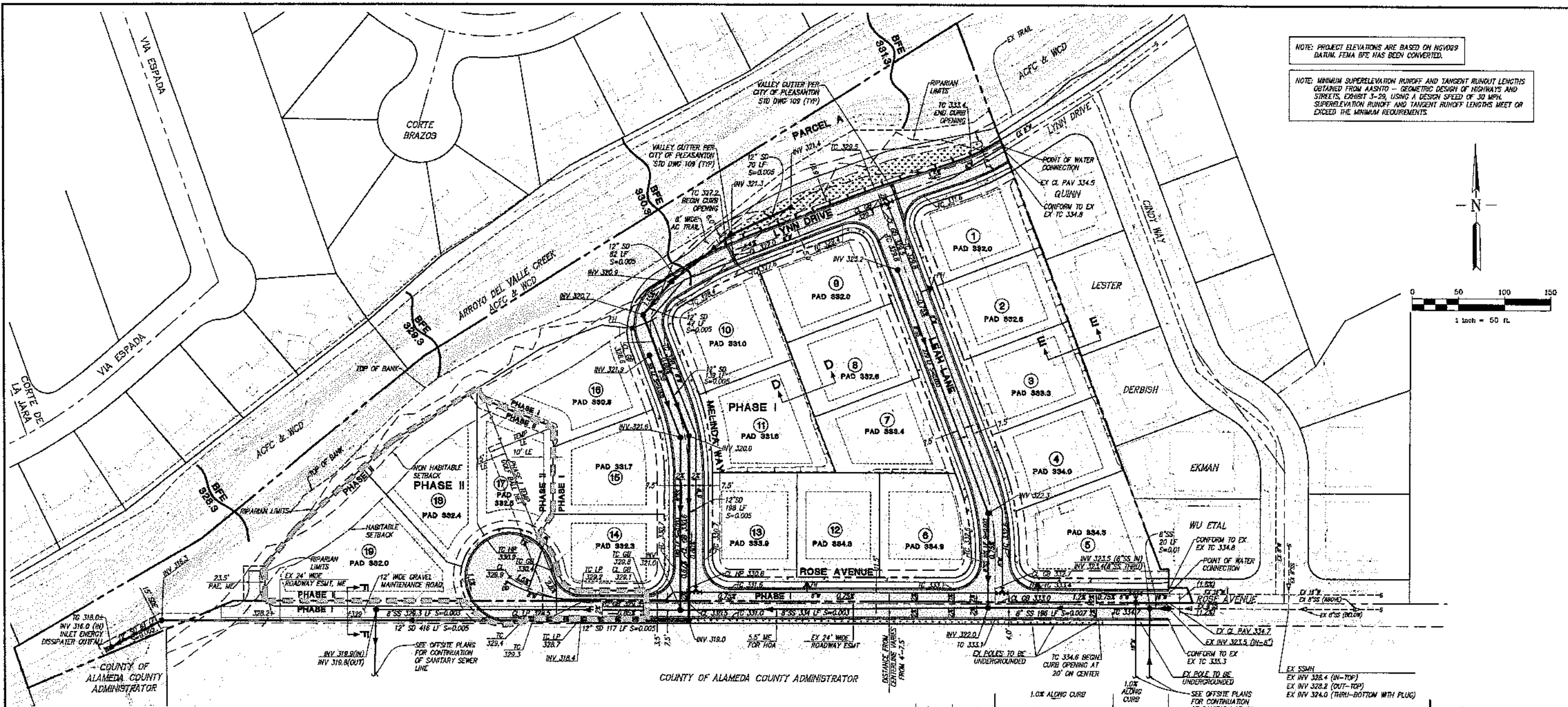


PRELIMINARY LOTTING PLAN
ROSE AVENUE ESTATES
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHASLOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 P: (925) 227-9100 F: (925) 227-9500

NOTE: PROJECT ELEVATIONS ARE BASED ON NGVD89 DATUM. FEMA BFE HAS BEEN CONVERTED.

NOTE: MINIMUM SUPERELEVATION RUNOFF AND TANGENT RUNOUT LENGTHS OBTAINED FROM AASHTO - GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, EXHIBIT 3-29, USING A DESIGN SPEED OF 30 MPH. SUPERELEVATION RUNOFF AND TANGENT RUNOUT LENGTHS MEET OR EXCEED THE MINIMUM REQUIREMENTS.

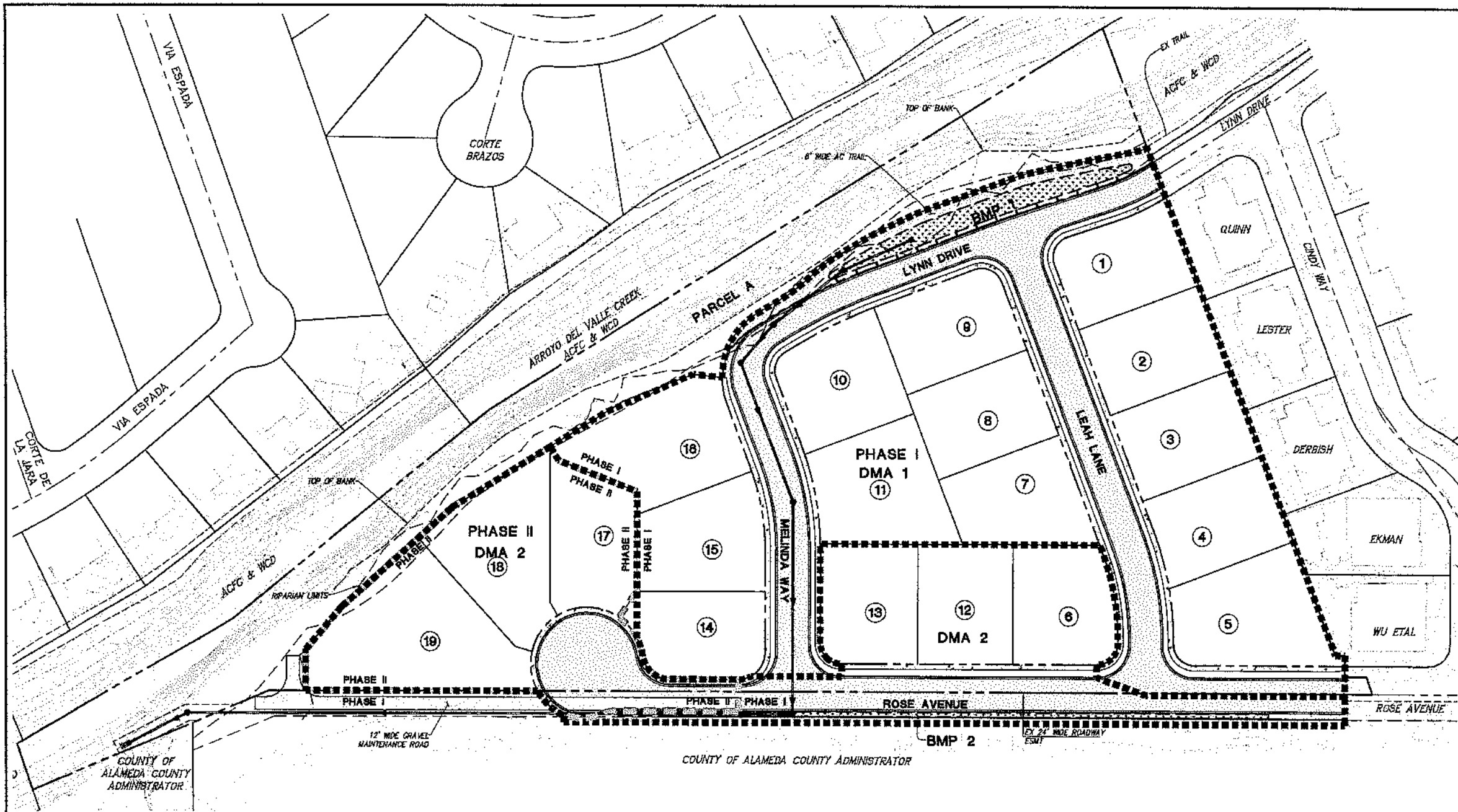


PRELIMINARY GRADING AND UTILITY PLAN

ROSE AVENUE ESTATES

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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



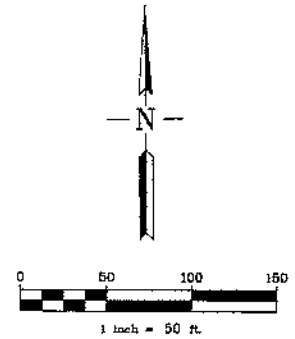
LEGEND:

- PHASE BOUNDARY
- DRAINAGE AREA BOUNDARY
- BIO-RETENTION AREA

PRELIMINARY STORMWATER TREATMENT CALCULATIONS (4% METHOD)

AREA ID	AREA OF ASPHALT (SF)	AREA OF CONCRETE (SF)	AREA OF LANDSCAPING (SF)	AREA OF ROOF (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BMP USED	BMP ID	4% MIN BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED	BIORETENTION AREA ID
DMA 1	24,543	18,928	107,404	51,870	116,081	BIO-RETENTION	BMP 1	4,643	4,698	BMP 1
DMA 2	22,087	9,432	55,647	23,940	61,024	BIO-RETENTION	BMP 2	2,441	2,452	BMP 2

NOTE:
 1. SEE BIORETENTION DETAILS ON PRELIMINARY GRADING AND UTILITY PLAN, SHEET 4.
 2. REQUIRED BIOTREATMENT AREAS WERE DESIGNED FOR ALAMEDA COUNTY C.J. STORMWATER TECHNICAL GUIDANCE HANDBOOK DATED MAY 14, 2013.



PRELIMINARY STORMWATER TREATMENT PLAN

ROSE AVENUE ESTATES

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4650 CHASOFT LANE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300