

EXHIBIT B
RECEIVED
March 29, 2016
CITY OF PLEASANTON
PLANNING DIVISION

Global Village Montessori preschool Operational Plan and Narrative

Introduction

Global Village Schools Inc. strives to setup and operate high quality preschools with balanced curriculum taught by well-trained and diverse teachers in a well-designed interior space.

Global Village Montessori (GVM) provides quality Montessori education for children aged 2 - 6 years offering Toddler, Preschool and Kindergarten options using the American Montessori Society (AMS) Montessori method and other modern learning practices. In addition to focusing on Reading, Writing, Math, Science, Culture, Sensorial and Practical Life, we emphasize a child's physical, emotional and creative development. We believe in a well-rounded curriculum and so we incorporate Art, Music, Yoga, Nutrition, Spanish, and Mandarin into the curriculum.

Our teachers are passionate childhood educators and love being with children. We provide a variety of highest quality learning materials to use by children. Our facility has been carefully designed with the goals of providing an inviting, safe and stimulating space for children.

At GVM, we love to celebrate several events with the children and their families. We have a number of occasions – Chinese New Year, Mother's Day, Father's Day, Diwali, Thanksgiving Day and Christmas Holiday event.

Website, Facebook and Yelp pages

More information about Global Village Montessori can be found on its website at www.gvmontessori.com

Photos and event information about Global Village Montessori can be found on its Facebook page at www.facebook.com/gvmschool

The parents love Global Village Montessori and their reviews can be found on the Yelp page at <http://www.yelp.com/biz/global-village-montessori-preschool-milpitas>

Pleasanton location

The Pleasanton location of Global Village Montessori preschool will be located at 4807 Hopyard Rd in a vacant tenant space of 6825 SF. We plan to design a space that incorporates natural materials inside and provides ample natural lighting. We plan to use GREENGUARD Indoor Air Quality Certified[®] and CPSIA approved furniture and materials inside the space. We plan to make tenant improvements inside the space to build out 4 classrooms, 3 child restrooms, 2 adult bathrooms and other rooms. We also plan to build a play area on the side of the building using the existing landscaped and paved areas. Play area will have a medium-sized and several small play structures. We will use several semi-permeable flooring materials such as wood-chips and artificial turf. We will plant new shrubbery along Hopyard Rd to ensure that the play area is not visible from Hopyard Rd. Signage will be consistent with City of Pleasanton and Hacienda Shopping Center standards.

We plan to offer convenient Full day, AM, PM and School day sessions with an eye on reducing peak hour traffic. The daycare will have no Bell Times.

The daycare will have a max staff capacity of 10 and a max children capacity of 120.

We think the Pleasanton area will benefit greatly from a quality daycare at affordable pricing.

Days of Operation

Monday through Friday

Hours of Operation

- Full day: 6.00 AM - 6.30 PM
- AM session: 9.30 AM - 12.30 PM
- School day: 9.30 AM - 3.30 PM
- PM session: 12.30 PM - 3.30 PM

Arrival and Departure times

Sessions	Arrival times	Departure times	Approximate Spread	Classroom
Full day	6.00 AM - 10.00 AM	4.00 PM - 6.30 PM	25%	102
AM	9.00 AM - 11.00 AM	12.30 PM - 1.00 PM	25%	103
School day	9.00 AM - 11.00 AM	3.00 PM - 3.30 PM	25%	104
PM	12.00 PM - 1.00 PM	3.30 PM - 4.00 PM	25%	105

Traffic spread during morning/afternoon drop off period

	6 – 7 am	7 – 8 am	8 – 9 am	9 – 10 am	After 10 am	Before 1 pm
Full day	6 + 2 (staff)	6 + 2 (staff)	6 + 3 (staff)	6 + 3 (staff)	6	
AM				25	5	
School day				25	5	
PM						30
Total	8	8	9	59	16	30

Traffic spread during Evening pick up period

	Before 4 pm	4 – 5 pm	5 – 6 pm	6 – 7 pm
Full day		10 + 2 (staff)	10 + 4 (staff)	10 + 4 (staff)
AM	30			
School day	30			
PM	30			
Total	90	12	14	14

Parking

Please see the attached Parking analysis for more information about the parking needs.

Play area design

The play area will be located behind the unit and in the courtyard next to the unit. The play area will be designed to engage children in several activities. The play area will be secured with a fence and gate and the flooring will include combination of artificial turf and hard surfaces. It will be designed so that it will not be visible from Hopyard Rd by planting new foliage on the berm between the play area and Hopyard Rd. Please see the architectural designs for more information.

Sign in and Sign out procedure at School

Parents need to sign-in/out on the Sign-in sheet when dropping/picking up your child. When dropping

off your child at school, please bring them to their classroom teacher. Under no circumstances are children to be dropped off in the parking lot.

While picking up, only people who are pre-authorized may pick up your child from school. Even with a written authorization, if we are not familiar with a person, we will ask for photo identification.

Holiday Calendar for 2016

- Martin Luther King Day
- Presidents' Day
- Easter Sunday
- Memorial Day
- Independence Day
- Labor Day
- Columbus Day
- Veterans Day
- Thanksgiving Day
- Dec 24 - Jan 1 Christmas & New Year holidays

Schedule (approximate)

Times	Activity
6:00 - 9:00 am	Students arrive. Free Play (Blocks, puzzles, books, etc.)
9:00 - 9:45 am	Circle Time: Group activities: singing, musical movement, daily info: weather, calendar study, story time and formal Montessori group lesson
9:45 - 11:00 am	Montessori Work Time (Formal lessons, child's Montessori free choice time; practical life activities, sensorial activities, math and language activities, science, history, geography, and cultural activities, snack) Outside Playtime
11:00 - 11:30am	Dismissal of Morning Students
11:30 am	Lunch for full time students
11:30am - 12:00pm	Naptime
12:00 - 2:30pm	Circle Time
2:00 - 2:30pm	Montessori Work Time
2:30 - 4:00pm	Outside Playtime
4:00 - 4:30pm	Clean up & Free play.
4:00 - 6:00 pm	

Employees

Global Village Montessori will phase in staff hiring as enrollment increases. Global village Montessori - Pleasanton will start operating with 3 full-time employees and increase up to 10 employees to keep up with student enrollment.

Field Trips

Classroom teachers may decide to schedule educational field trips during the year. In such cases, prior written parent permission is required. We also may request parent volunteers to assist in chaperoning and transportation.

Food

We believe nutrition and healthy eating habits are important for young children, and we play an

important role in helping your child learn about and enjoy a variety of nutritious foods each day. We provide hot lunch supplied from an outside catering source. There will not be any cooking on site. Meals and snacks will include a variety of food groups including meat and meat alternates, bread and grains, fruits, vegetables and fluid milk. Lunch begins at noon for Full and School day children.

Illness

When a child has a fever, we are required to send a child home. According to our state licensing requirements, parents may be called to pick up their child early from school for any of the following reasons:

- Vomiting
- Diarrhea
- Fever
- If a child feels too ill (stomach ache, headache, etc.) to function properly in a group setting

Medical Emergencies

Each child must have a current medical release form in his/her file outlining emergency contact numbers, allergies, doctor's contact numbers, and permission for staff to administer first aid and/or call 911 if needed. If any phone numbers on this form change before renewal times, please contact us with that information as soon as possible to ensure that the form is kept up to date. Your child's safety is extremely important.

Nap Time

Nap times are quiet times when children are encouraged to rest. Some of the children have long days, and because our program is highly active, naptime is a time to recharge. Each child needs a personal blanket, labeled with his/her name, to be taken home weekly for washing. A small pillow and stuffed animal are welcome as well. The school will provide the bed and sheet

Parking usage at Gateway Square Shopping Center

TENANT	SUITE NUMBER	SQUARE FEET	FORMULA	STALLS
APPLEONE EMPLOYMENT	F-21	1,718	1/150	11
APPLEONE - EXPANSION	F-23	1,433	1/150	6
AROMA TAPIOCA TEA & COFFEE	E-1	1,367	1/200	7
CHILPS	J	6,000	1/200	30
CITY DRY CLEAN	C-5	1,778	1/300	6
EDDIE PAPA'S AMERICAN GRILL	A	4,774	1/200	24
GATEWAY BEAUTY SALON	F-16	737	1/300	3
GATEWAY DENTAL CARE	F-17	996	1/150	7
HACIENDA PARK OPTOMETRY	F-1	1,658	1/150	11
HERTZ CAR RENTAL	C-10	825	1/500	2
HUNTINGTON LEARNING CENTER	C-3/4	2,523	50S+ 4T 13 +4	17
INTERO CHIROPRACTIC	D-1	1,650	1/150	11
JENN LONGSWORTH - FITNESS IS A LIFESTYLE	C-8/9	2,410	1/50	48
Jimmy John's Sandwiches	F-18	1,300	1/200	7
KELLY-MOORE PAINTS	B-2	6,000	1/300	20
THE ORGANIC COUP	F-2	3,057	1/150	20
LOTUS VALLEY SPA	F-15	600	1/300	2
MONGOLIAN BBQ	G-1	2,508	1/200	13
NCAL COMPUTERS	F-12	1,239	1/300	4
PICK 6 SPORTS BAR & RESTAURANT	F-4/10	10,230	1/200	51
PROFESSIONAL NAILS	D-3	990	1/300	3
ROUND TABLE PIZZA	C-1/2	2,746	1/200	14
TANNING ISLAND	D-2	990	1/300	3
THE CHEESE STEAK SHOP	F-20	1,391	1/200	7
THE UPS STORE	D-4	1,791	1/300	6
UME SUSHI	C-6/7	2,550	1/200	12
VACANT	B-1	4,000		
VACANT	E-2	3,213		
VACANT - PROPOSED GY MONTESSORI	H-1	2,825	PLANS	16
VACANT - PROPOSED GY MONTESSORI	H-3	4,000		

VACANT	G-5/6	1,808		
VACANT	G-7	4,225		
VACANT	F-14	1,050		
VACANT	F-19	1,297		
WEIGHT WATCHERS	G-4	1,650	1/300	6
TOTAL				384

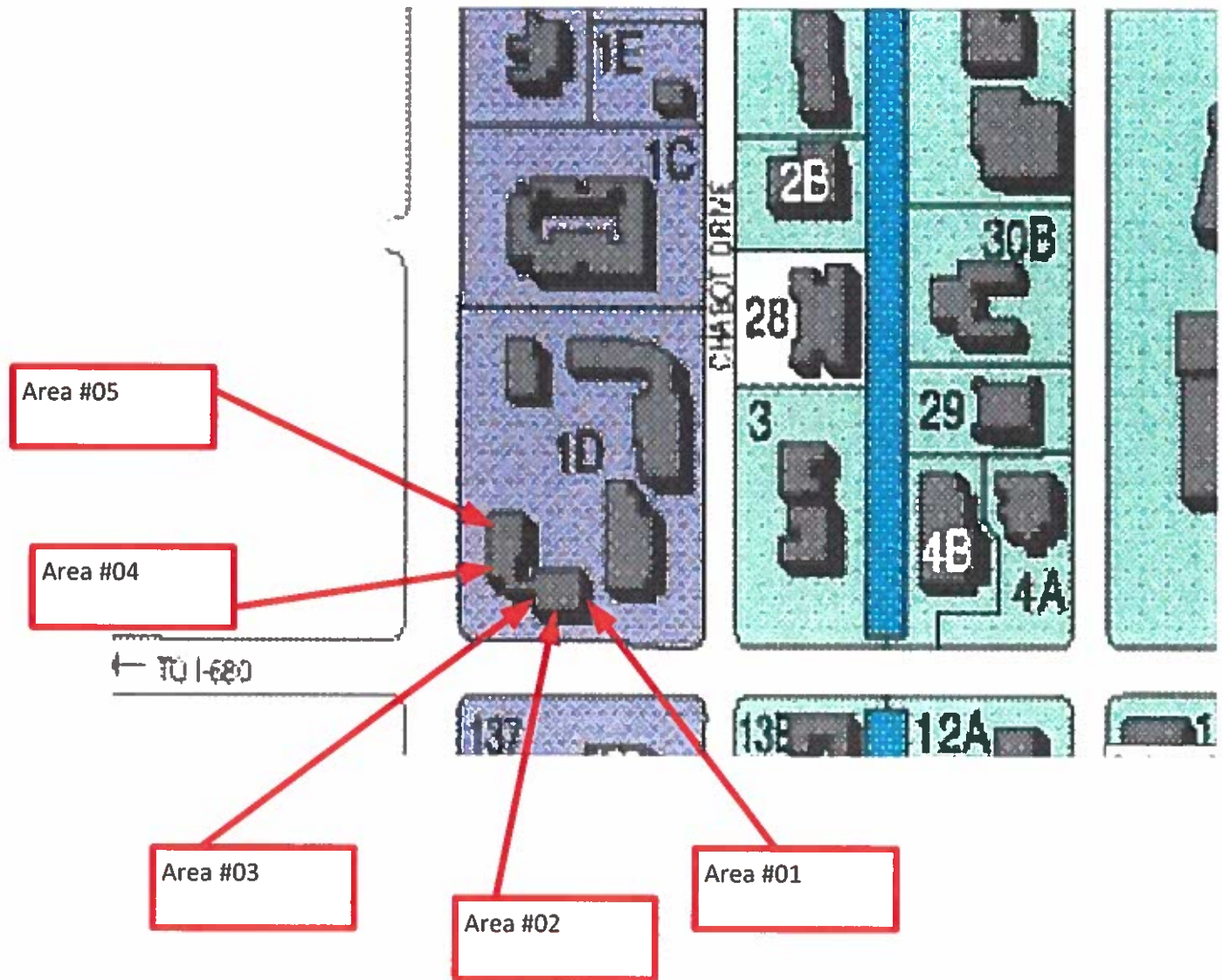
Available parking space

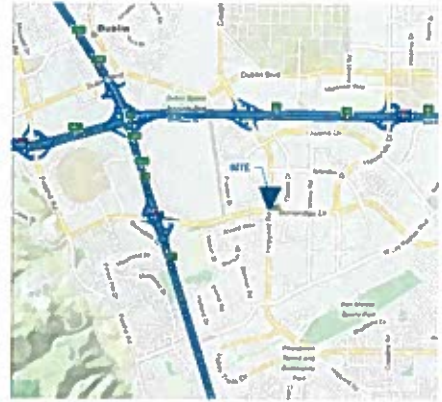
435

Parking usage observations:

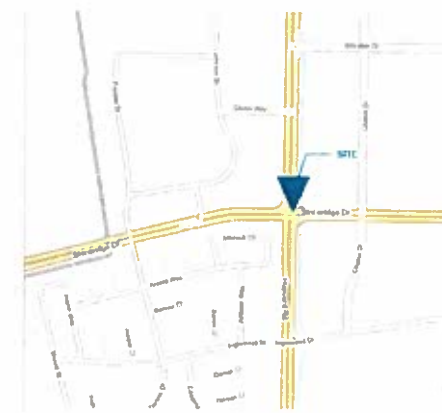
Date	Time	# of spaces used
Thu, Jan 14	1.30 pm	133 spaces
Thu, Jan 14	4.00 pm	107 spaces
Mon, Jan 25	5.00 pm	123 spaces

Hacienda – Gateway Square





LOCATION PLAN



VICINITY PLAN

OWNER:
 HEM AND NIKKI KOURILIS
 GLOBAL VILLAGE MONTESSORI
 1148 JACKSON RD
 MURFLET, CA 94555

EXISTING BUILDING GROSS AREA:
 600 SQ FT

EXISTING SPACE NET AREA:
 640 SQ FT

ZONING:
 PUE1 (C)

NUMBER OF STUDENTS:
 41 (20)

STAFF AND DIRECTOR:
 11

PARKING REQUIRED
 PROPOSED PARKING ALTERNATE #1
 PER 18 SE SEATS WITH CURB VISITOR PARKING (PROPOSAL)
 1 STALL PER STAFF AND 4 PLUS 5 VISITOR STALLS
 11 STALLS = 5 + 18 STALLS (INCL 12 IN) ACCESSIBLE STALLS
 PROPOSED PARKING ALTERNATE #2
 PER 18 SE SEATS (NOT QUITE APPLICABLE) PRE-SCHOOL PROPOSES TO APPLY 1 STALL PER 6 SEATS/STUDENTS
 18 + 120 = 6 + 20 STALLS (INCL 12 IN) ACCESSIBLE STALL
 CIVIL ENGINEER'S SCORE (PROPOSES 20 STALLS AS A LARGE NUMBER OF PARKING SPACES)

OCCUPANCY:
 E

BUILDING CONSTRUCTION:
 VALUABLE (100)

LOCATION:
 TRUCKS WITHIN EXISTING COMMERCIAL QUARTER
 WITH AMPLE PARKING (REFER TO SITE PLAN)

PLAYGROUND AREA (A AND B):
 2235 150 FT + 2305 8 SQ FT = 4538 8 SQ FT
 PLAYGROUND WILL BE USED BY HALF OF CHILDREN (20) AT A TIME (TWO TIMES A DAY)
 ALLOWABLE PLAYGROUND MANAGEMENT

PROJECT DATA

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 CITY OF PLEASANTON
 PLANNING DIVISION

ARCHITECTURAL:
 A-001 EXISTING DATA
 A-100 EXISTING SITE PLAN
 A-101 NEW SITE PLAN
 A-201 EXISTING FLOOR PLAN
 A-202 NEW FLOOR PLAN
 A-302 ROOM AREAS
 A-303 SCHOOL AREA
 A-304 PLAYGROUND AREA
 A-305 PLAYGROUND SURFACE AREAS
 A-401 ELEVATION
 A-402 SECTORS
 A-403 PLAY STRUCTURE &
 A-404 VIEWS
 A-405 VIEWS

SURVEYOR:
 SURVEY PLAN

LANDSCAPE PLAN:
 L-1 LANDSCAPE PLAN
 L-2 DETAILS

CIVIL DRAWINGS:
 C-1 GRAVING AND DRAINAGE PLAN
 C-2 DETAILS

MARK STOKLOSA ARCHITECT INC
 351 SOUTH BAYWOOD AVE
 SUITE B
 SAN JOSE, CA 95128
 408 290 6896
 408 739 4888 FAX
 925 368 7270 CELL
 markstoklosa@sbcglobal.net

CHILD DAY CARE
 AT 4807 HOPYARD ROAD
 PLEASANTON, CALIFORNIA 94588
 FOR GLOBAL VILLAGE MONTESSORI

SCOPE OF WORK:

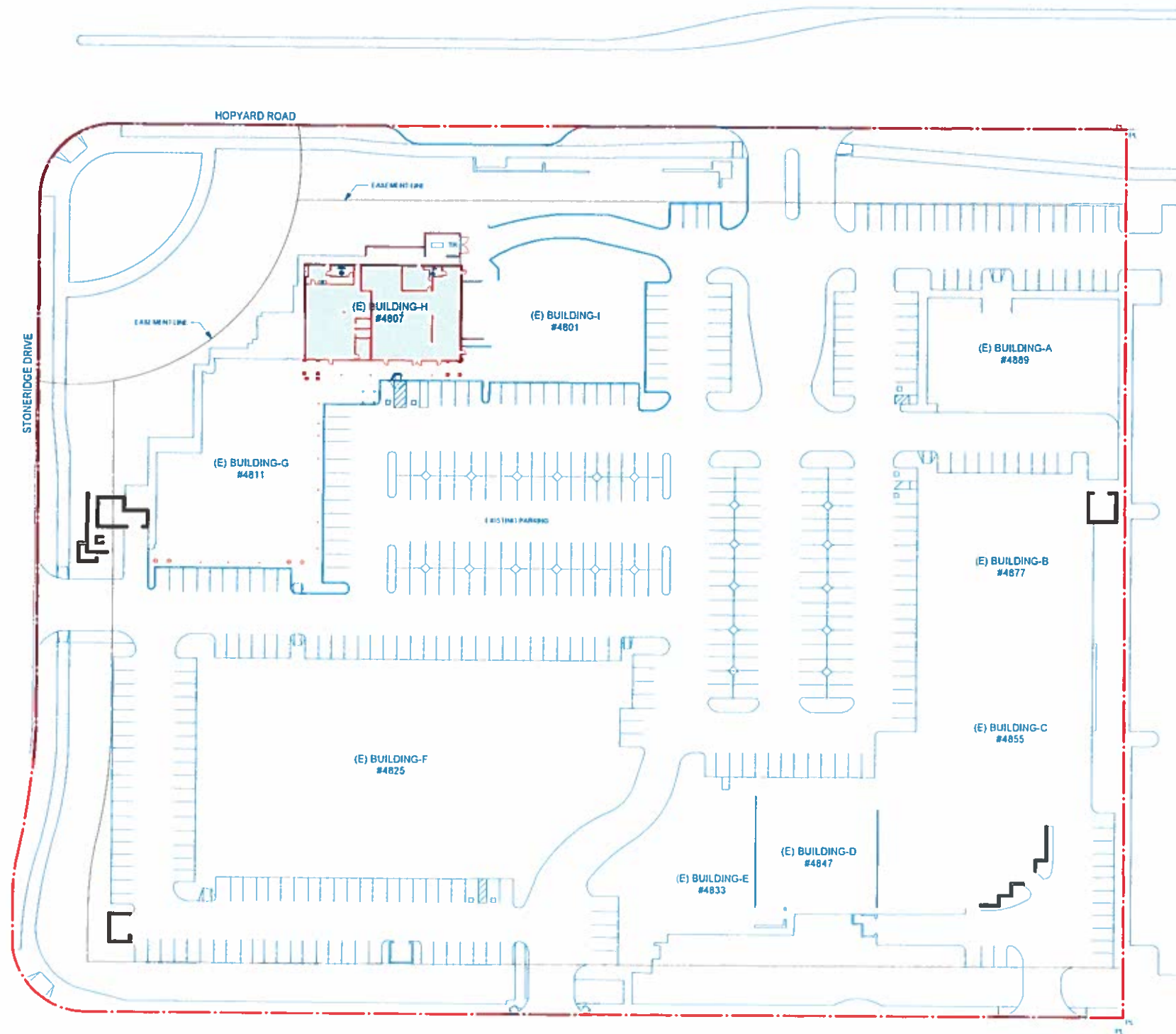
- TENANT IMPROVEMENT, FOR PROPOSED PRE-SCHOOL FACILITY WITHIN EXISTING BUILDING.
- NO ALTERATIONS TO EXISTING BUILDING, EXCEPT REPLACEMENT OF A WINDOW AT FRONT WITH ENTRANCE DOOR AND SIDELIGHT (SEE A-401).
- REPLACEMENT OF EXISTING SIDEWALK IN FRONT OF THE BUILDING FOR COMPLIANCE TO ACCESSIBILITY STANDARDS
- MODIFICATION TO EXISTING PARKING FOR ACCESSIBILITY STANDARDS.
- INSTALLATION OF NEW PLAYGROUND PERIMETER FENCING AT BUILDING REAR, INCLUDING GATES AND EMERGENCY VEHICLE ACCESS GATE.
- NEW SIGNAGE WITHIN SIGNAGE PROGRAM OF THE CENTER (SEPARATE PERMIT).
- INSTALLATION OF NEW PLAYGROUND AT REAR WITHIN EXISTING LANDSCAPING AND HARDSCAPING. EXISTING DRAINAGE WILL BE MAINTAINED PART OF THE PLAYGROUND WILL BE PAVED WITH ARTIFICIAL TURF AND THE EXISTING WILL MAINTAIN EXISTING GRASS AS WELL AS (E) PAVING.
- RECONFIGURE / ENHANCE LANDSCAPING IN AREA AROUND PROPOSED PLAYGROUND.
- PARKING: IN THE ZONING BY LAW SECTION E1 DESCRIBES PARKING REQUIREMENT AT 1 STALL /EACH STAFF MEMBER (11) PLUS ONE STALL FOR EACH 4 STUDENTS IN GRADE 10 OR HIGHER, THE PRESCHOOL DOES NOT HAVE 10 GRADERS, WE PROPOSE 5 ADDITIONAL VISITOR STALLS FOR DROP OFFS. WE COULD USE THE FORMULA D1 BUT IT RELATES TO PLACES OF ASSEMBLY IN SCHOOLS AND COLLEGES. CLASSROOMS ARE NOT PLACES OF ASSEMBLY THEY ARE CLASSROOMS IN THE PRESCHOOL FACILITY. THE SEATING IS FIXED TO CERTAIN ALLOWABLE NUMBER OF KIDS IN THE PRE-SCHOOL CURRICULUM. WE COULD USE A FORMULA OF 1 STALL PER 6 SEATS = 120/6 = 20 STALLS. AS IT IS A GREATER NUMBER THAN ABOVE CRITERIA - PROJECT CONSIDERS THAT NUMBER AS A REASONABLE PARKING REQUIREMENT FOR THE PROPOSED GV MONTESSORI.

PLANNING DEPARTMENT APPROVALS

BUILDING DEPARTMENT APPROVALS

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PROJECT NO:	16-015	
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DRAWING TITLE		
EX-SIGN-0116		
NOT FOR CONSTRUCTION		
A-001		
SHEET OF		

**CHILD DAY CARE
AT 4807 HOPYARD ROAD
PLEASANTON, CALIFORNIA 94588
FOR GLOBAL VILLAGE MONTESSORI**

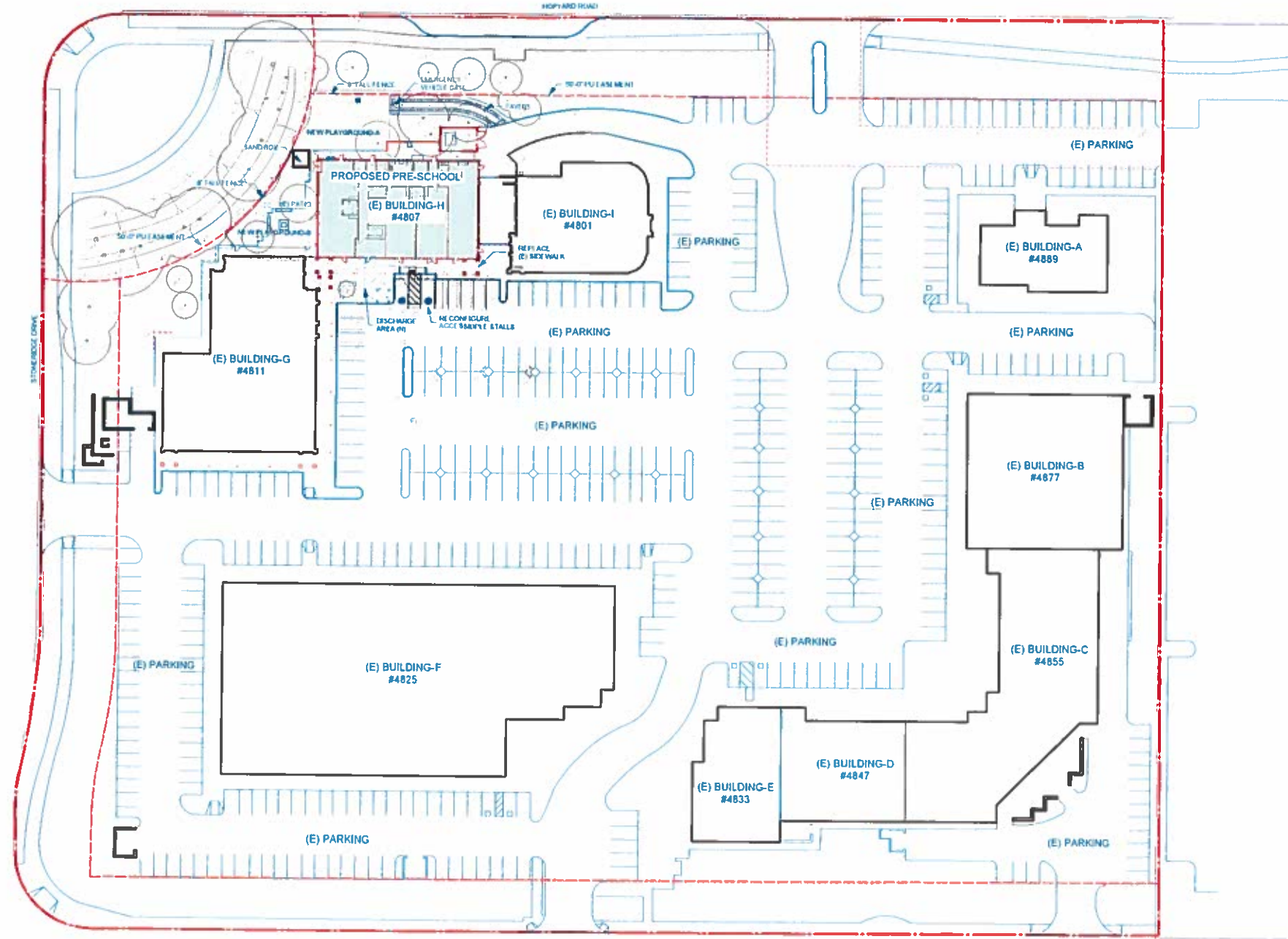


1 EXISTING SITE PLAN
Scale: 1" = 40 ft
0 10 20 30 FT

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DRAWING TITLE		
EXISTING SITE PLAN		

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**CHILD DAY CARE
AT 4807 HOPYARD ROAD
PLEASANTON, CALIFORNIA 94588
FOR GLOBAL VILLAGE MONTESSORI**



435 STALLS TOTAL

1 NEW SITE PLAN
Scale 1" = 40 ft

MARK	DATE	DESCRIPTION

SCALE
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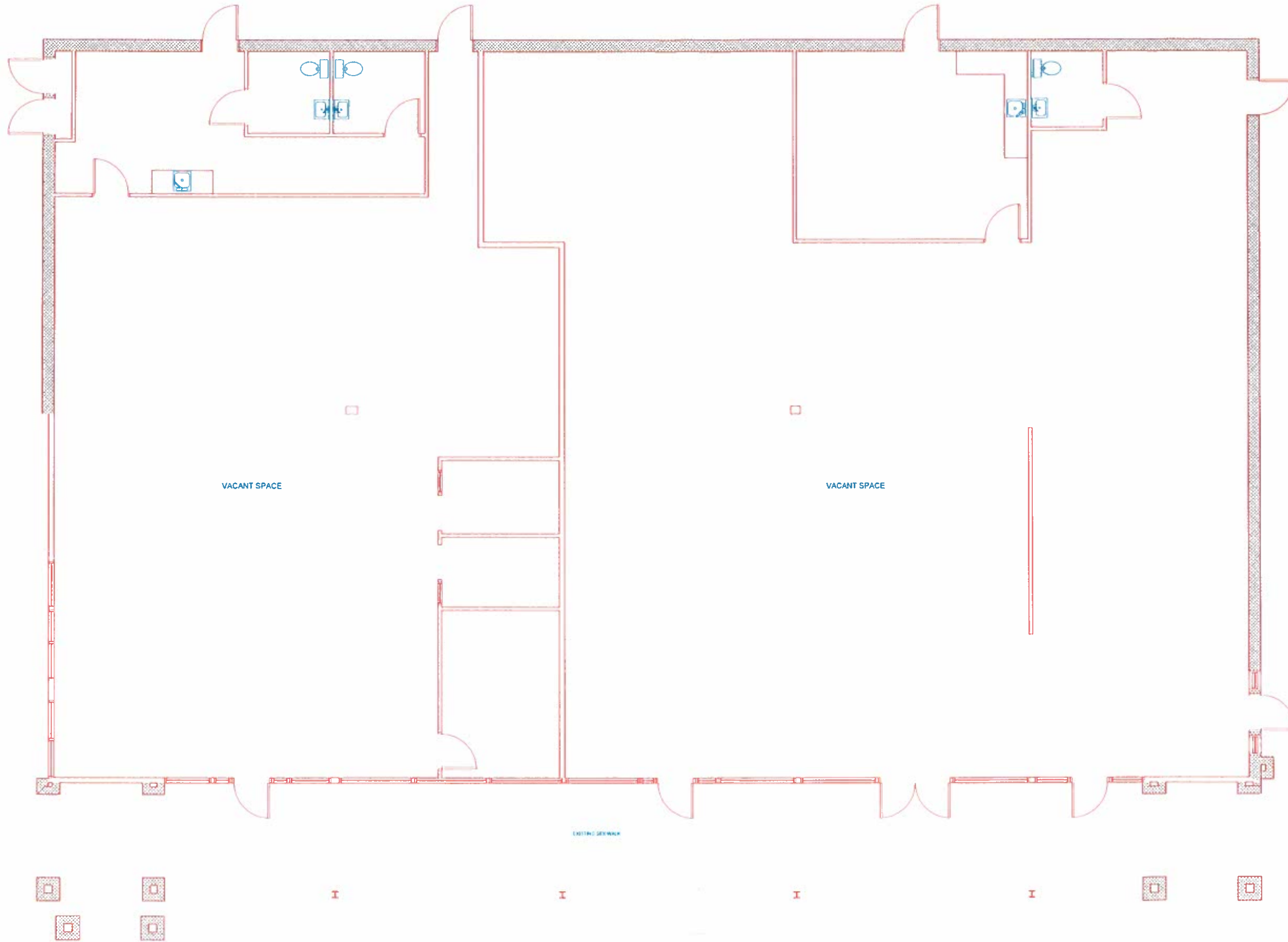
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NEW SITE PLAN

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**CHILD DAY CARE
AT 4807 HOPYARD ROAD
PLEASANTON, CALIFORNIA 94588
FOR GLOBAL VILLAGE MONTESSORI**

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EXISTING PLAN		

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1 EXISTING LAYOUT →
Scale: 1/4" = 1'-0"
0 2 4 FT

**CHILD DAY CARE
AT 4807 HOPYARD ROAD
PLEASANTON, CALIFORNIA 94588
FOR GLOBAL VILLAGE MONTESSORI**



MARK	DATE	DESCRIPTION

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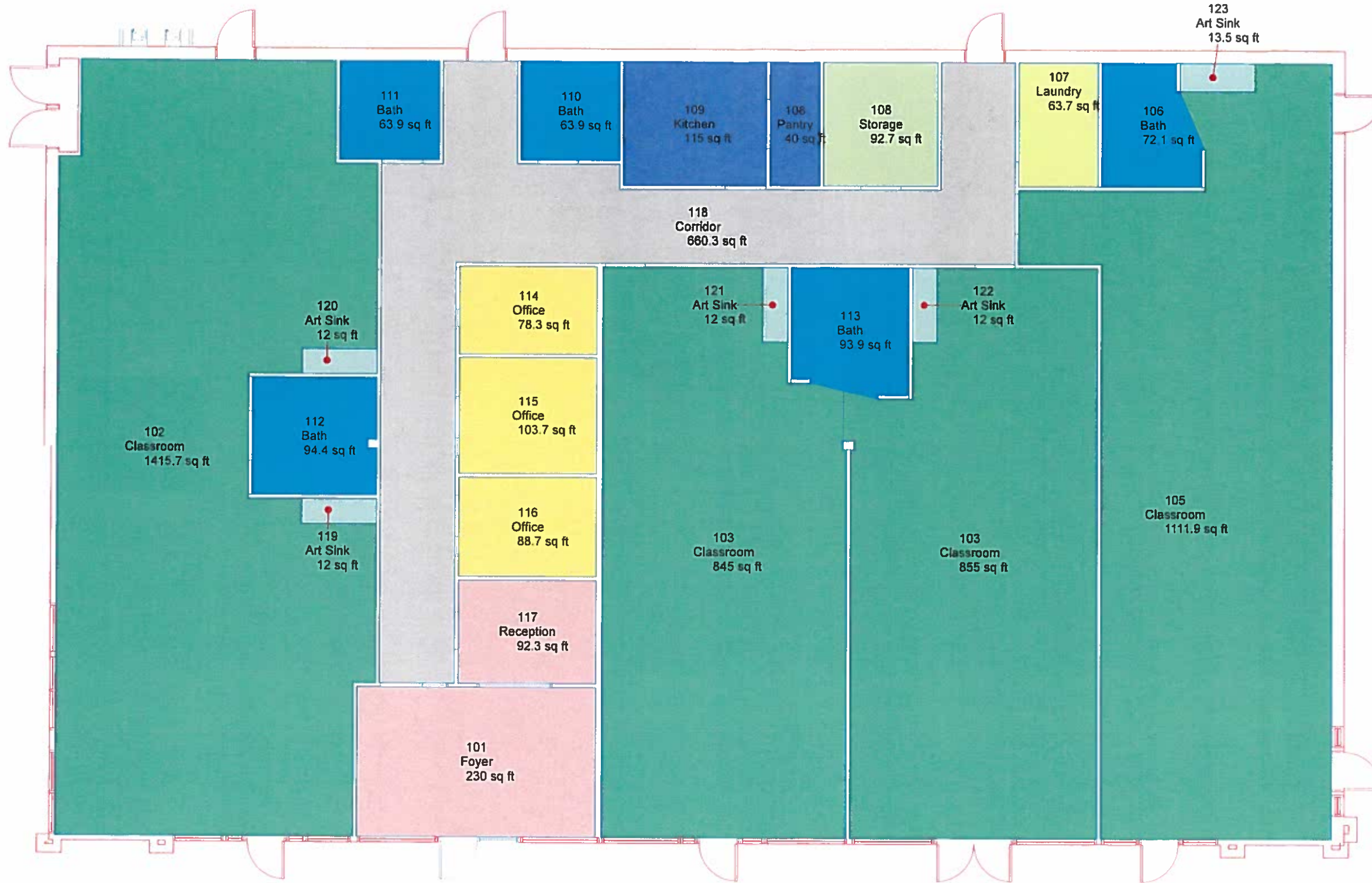
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NEW FLOOR PLAN

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A-301

SHEET 01

1 FLOOR PLAN-NEW
Scale 1/4" = 1'-0"
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**CHILD DAY CARE
AT 4807 HOPYARD ROAD
PLEASANTON, CALIFORNIA 94588
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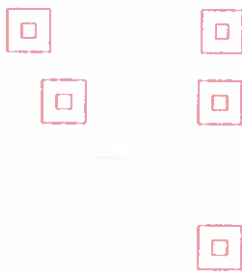
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ROOM AREAS

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1 AREAS-NET
Scale 1/4" = 1'-0"
0 1 2 3 4 5

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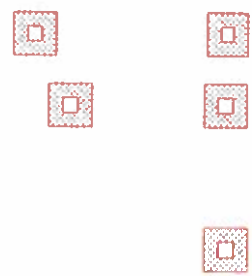
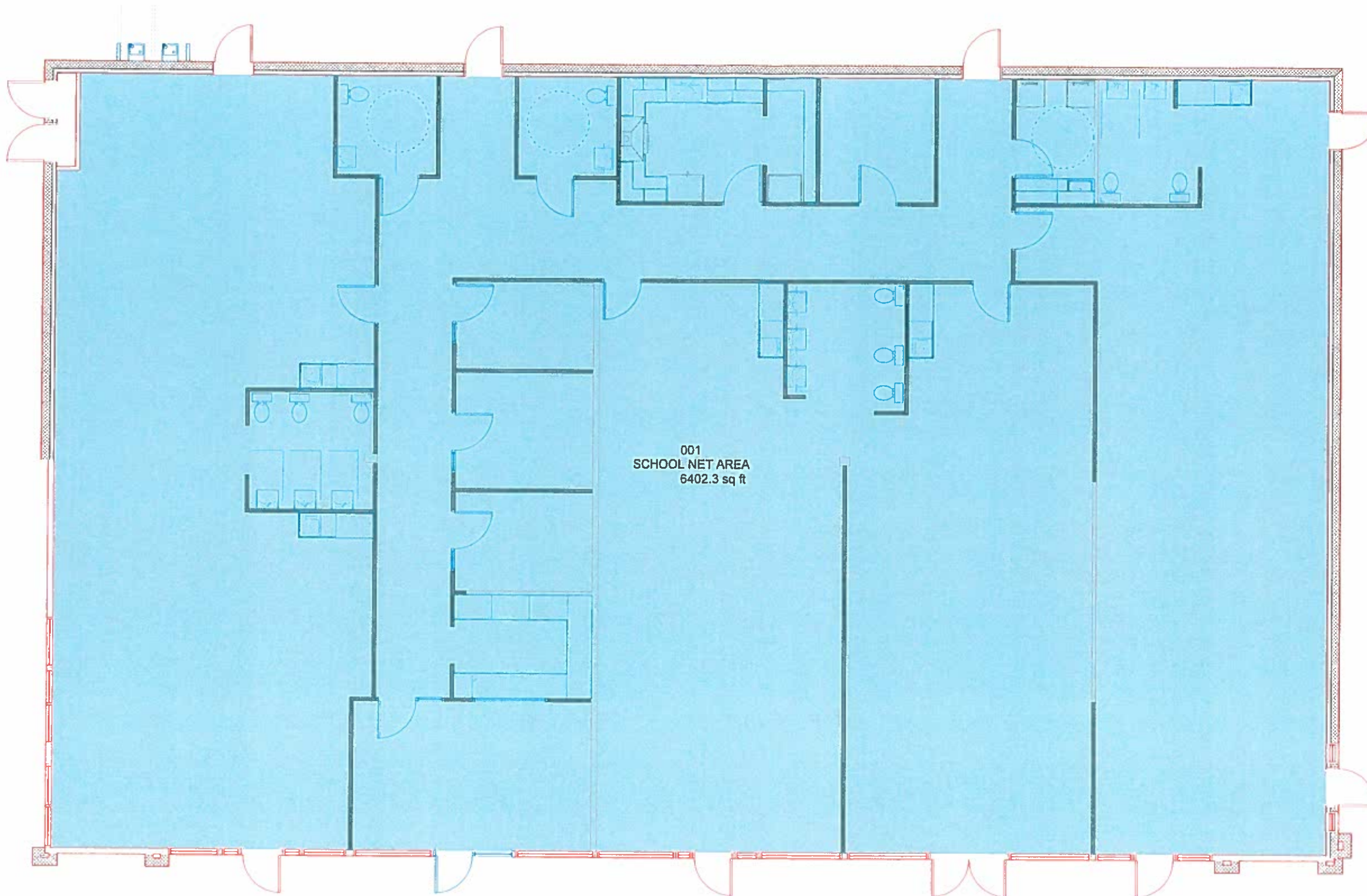
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DRAWING TITLE
SCHOOL AREA

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1 SCHOOL AREA
Scale 1/4" = 1'-0"
0 4 8 FT

**CHILD DAY CARE
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MARK DATE DESCRIPTION

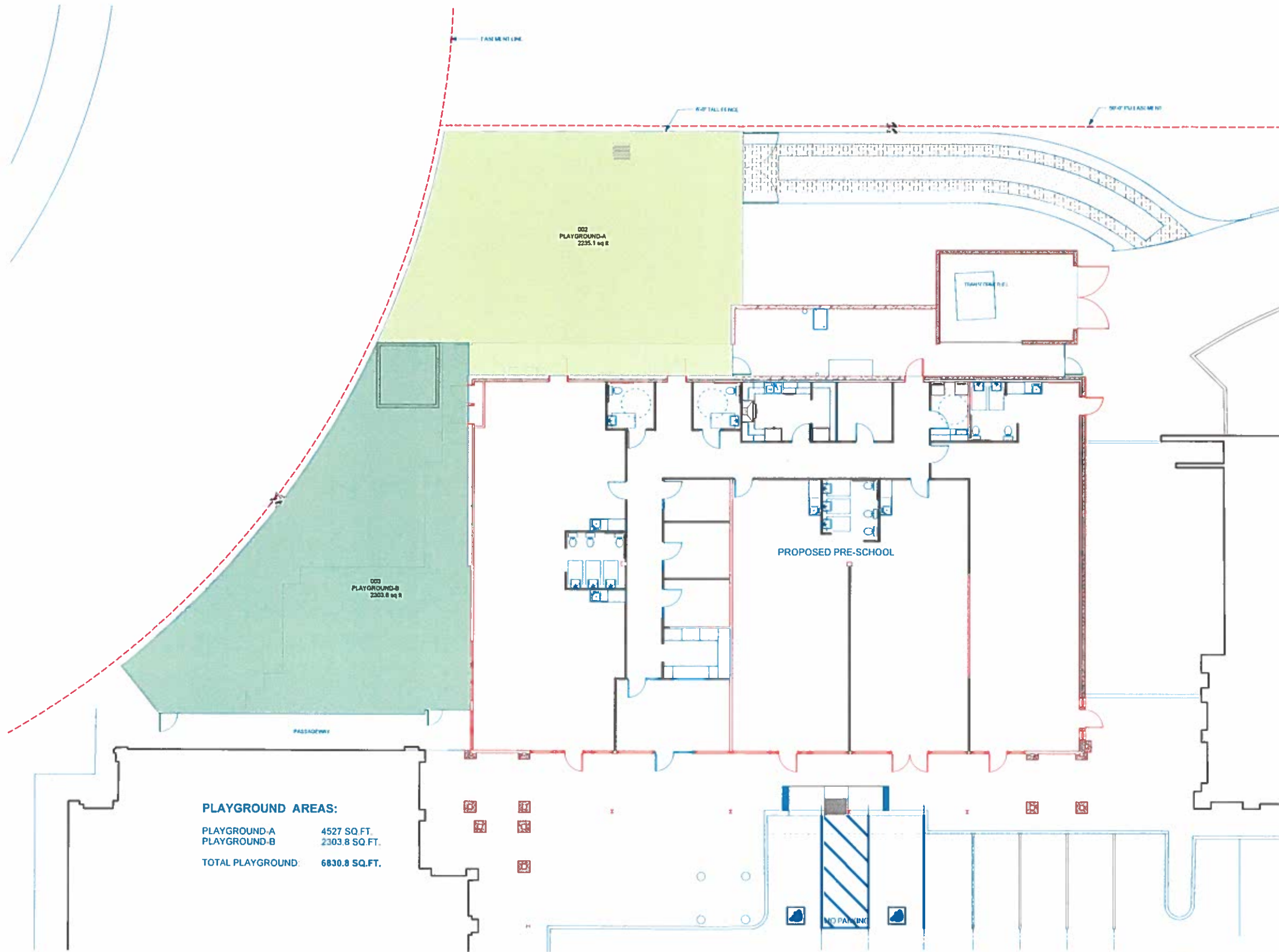
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PLAYGROUND AREAS

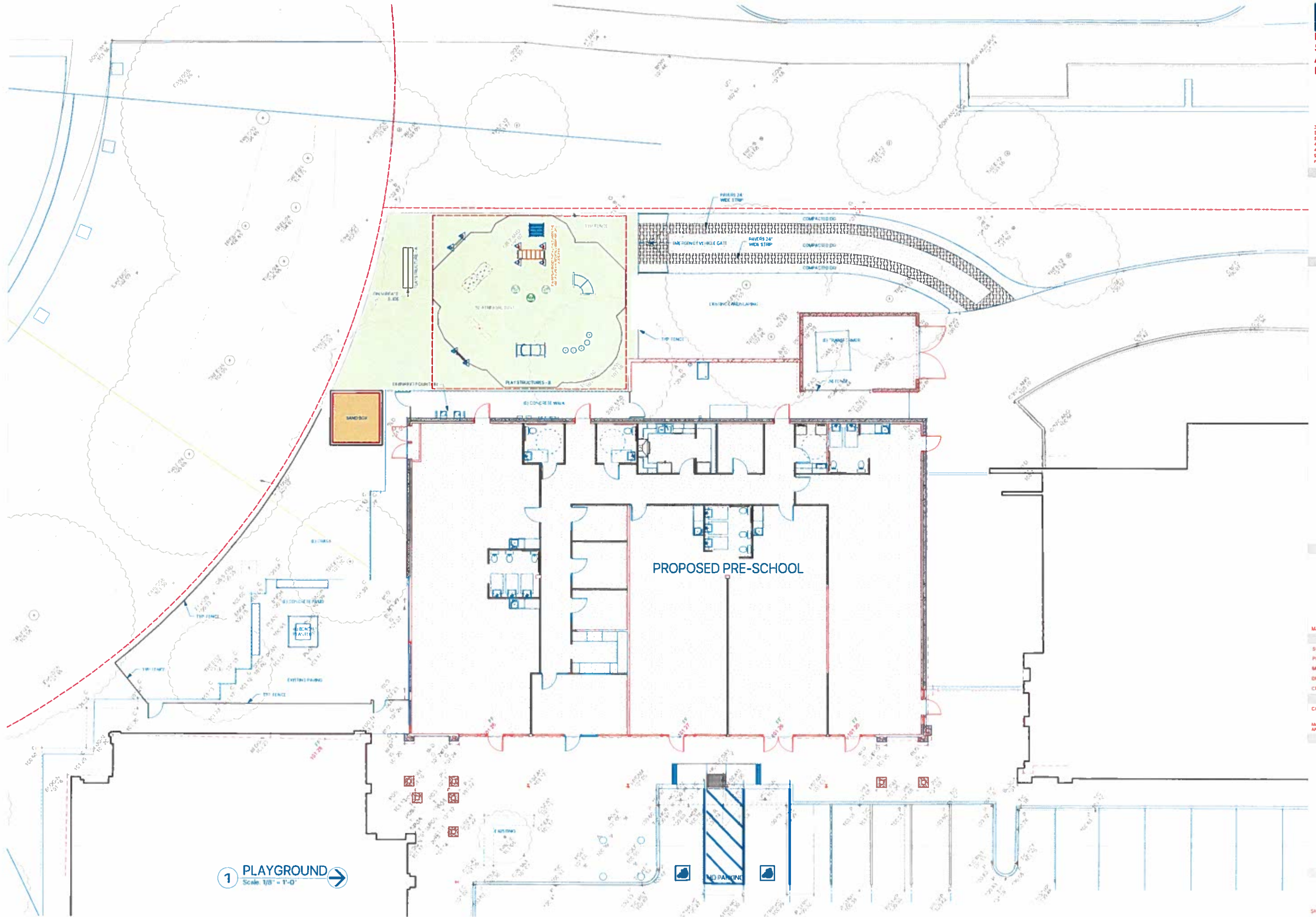
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PLAYGROUND AREAS:
PLAYGROUND-A 4527 SQ. FT.
PLAYGROUND-B 2303.8 SQ. FT.
TOTAL PLAYGROUND: 6830.8 SQ. FT.

1 PLAYGROUND AREAS
Scale: 1/8" = 1'-0"
1" = 12'-0"

**CHILD DAY CARE
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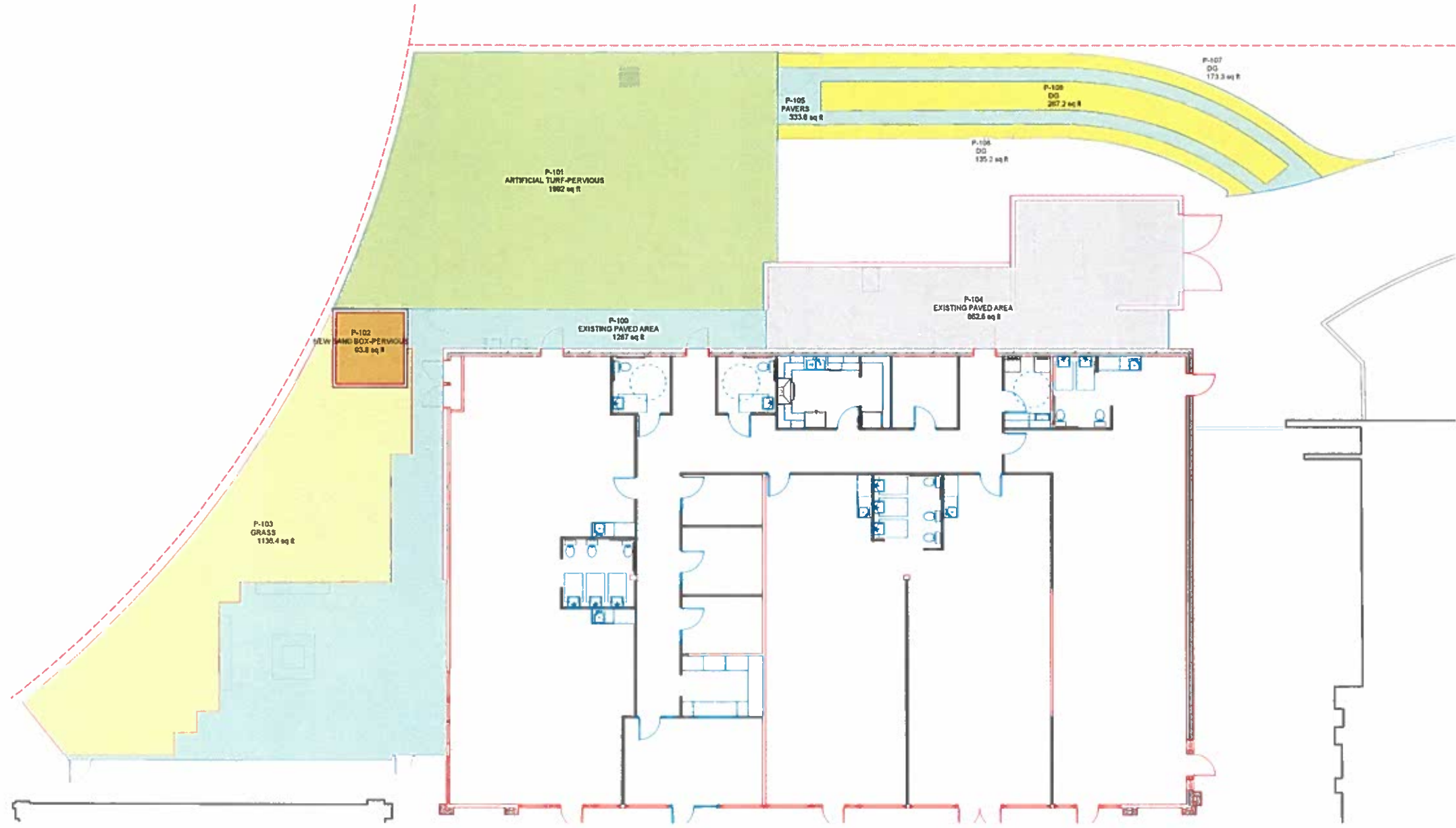
1 PLAYGROUND
Scale 1/8" = 1'-0"

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PROJECT NO	16-015	
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PLAYGROUND PLAN

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1 SURFACE AREAS
Scale 1/8" = 1'-0"

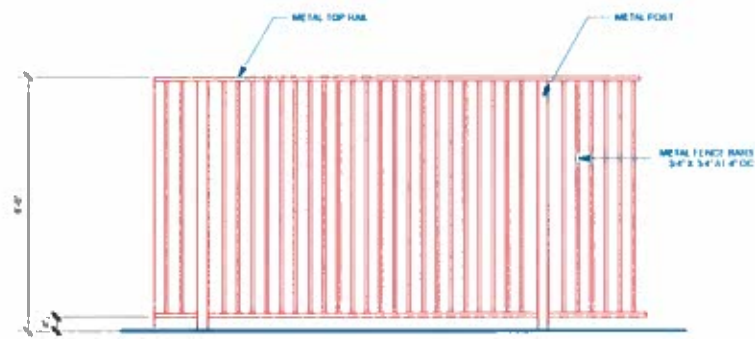
**CHILD DAY CARE
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PLEASANTON, CALIFORNIA 94588
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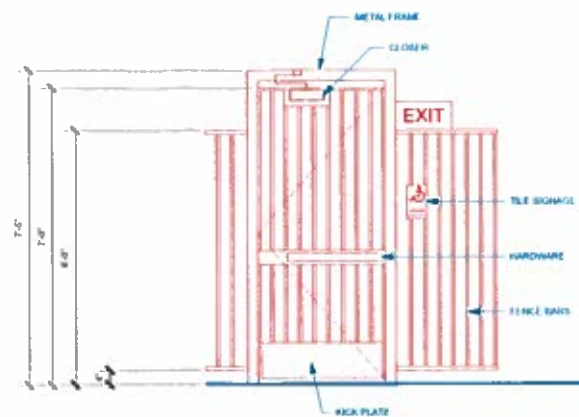
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PLAYGROUND
SURFACES
AREA'S

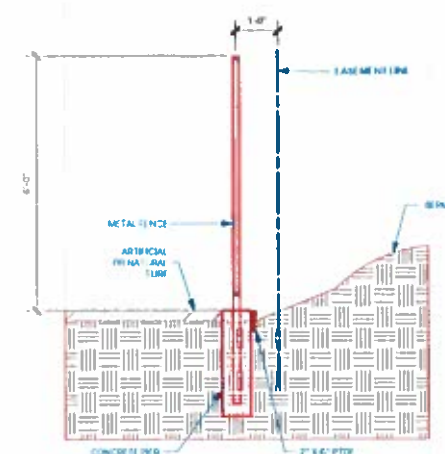
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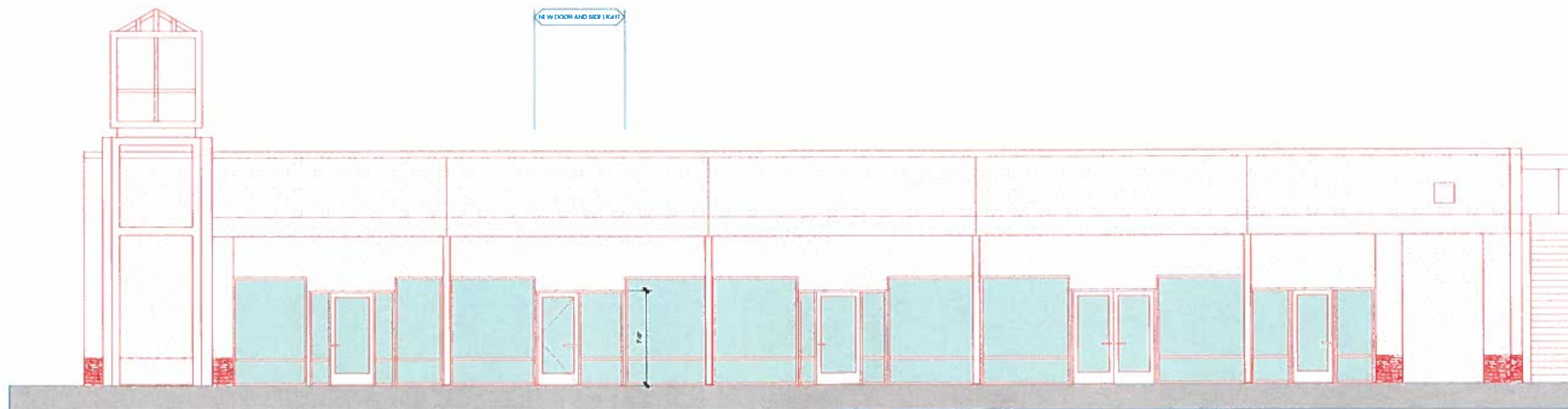
2 FENCE ELEVATION
Scale: 1/2" = 1'-0"



3 FENCE GATE
Scale: 1/2" = 1'-0"

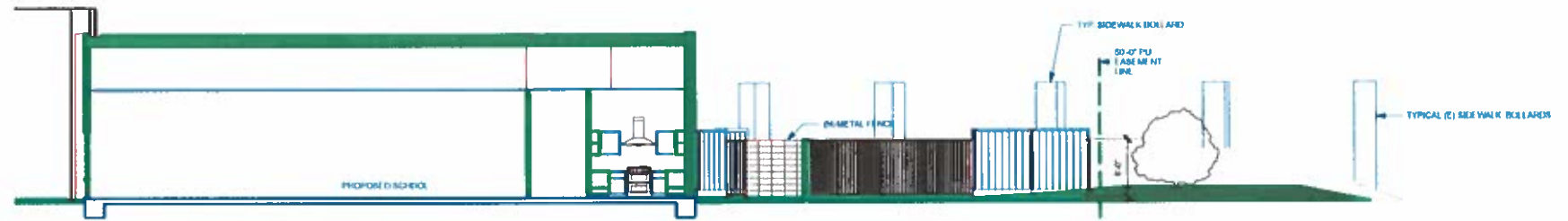


4 SECTION
Scale: 1/2" = 1'-0"

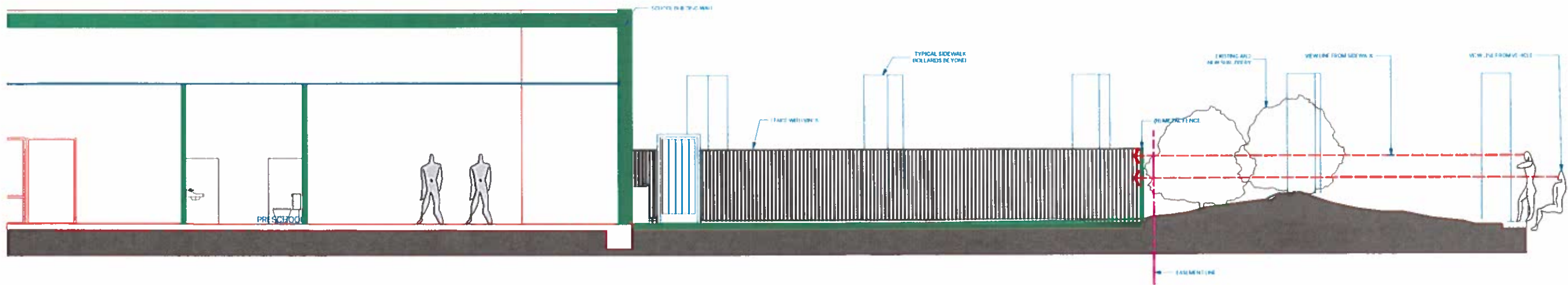


1 ELEVATION
Scale: 1/4" = 1'-0"





2 SECTION
 Scale: 1/8" = 1'-0"



1 SECTION
 Scale: 1/4" = 1'-0"

MARK DATE DESCRIPTION

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MULTIPLAN

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ON SURFACE SLIDE PLAY STRUCTURE - A

Circuit Play Beginnings CPB-2000 Commercial Playground Equipment | Outdoor Play Structures | DCI Burke 3/15/16, 10:29 AM

Burke Find Playground Designs About Products Resources Contact

Circuit Play Beginnings CPB-2000

Overview Featured Play Events Top View 360° Fly-Through Video

Circuit Play Beginnings CPB-2000
 Ages: 2-5
 Capacity: 32
 Use Zone: 35 x 39'
 Fall Height: 60"
 Approximate List Price: \$14,800

Download hi-res image
 Download CAD file

Quick Links:
 View Color Guide
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 Request More Info

*Contact your local Burke representative for exact pricing based on design specifics to meet your needs. Surfacing, freight, taxes and installation are extra. Specifications and pricing subject to change without notice.

http://www.burke.com/product.php?structure=CPB-2000&view=6...&product=ab-ange-abm00ah-burke01-Region2-Burke004-1&page=1 Page 1 of 2

CIRCUIT STYLE PLAY STRUCTURES - B

Circuit Play Beginnings CPB-2000 Commercial Playground Equipment | Outdoor Play Structures | DCI Burke 3/15/16, 11:00 AM

Burke Find Playground Designs About Products Resources Contact

Circuit Play Beginnings CPB-2000

Overview Featured Play Events Top View 360° Fly-Through Video

Chuckle Panel
 Ant Hill
 Sprocket Panel
 RockIt
 Tree Climbers
 Horizontal Overhead
 Arch Tunnel
 90° Tunnel
 Step Spots

Circuit Play Beginnings CPB-2000
 Ages: 2-5
 Capacity: 32
 Use Zone: 35 x 39'
 Fall Height: 60"
 Approximate List Price: \$14,800

Download hi-res image
 Download CAD file

Quick Links:
 View Color Guide
 Find a Rep
 Request More Info

*Contact your local Burke representative for exact pricing based on design specifics to meet your needs. Surfacing, freight, taxes and installation are extra. Specifications and pricing subject to change without notice.

http://www.burke.com/product.php?structure=CPB-2000 Page 2 of 2

MARK	DATE	DESCRIPTION
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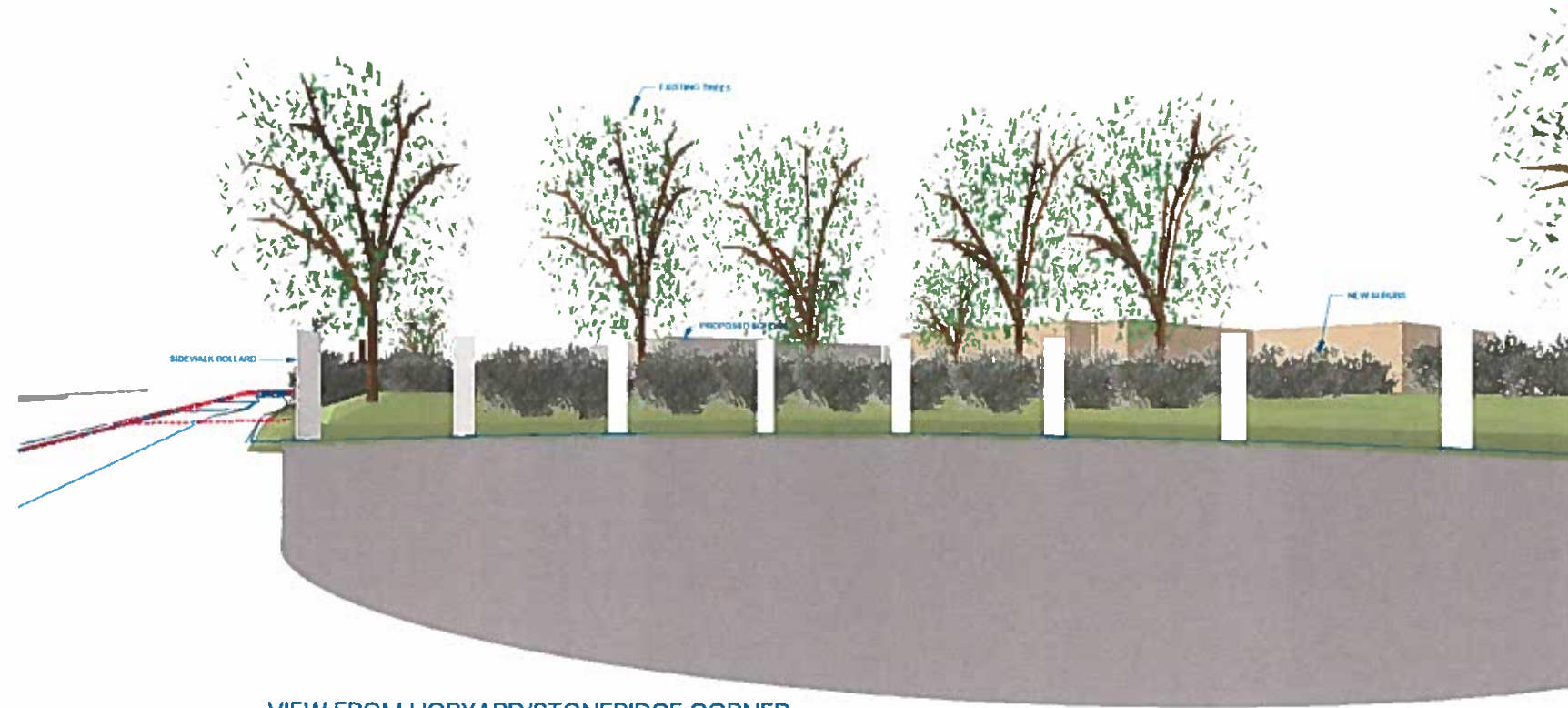
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PROJECT NO	16-015
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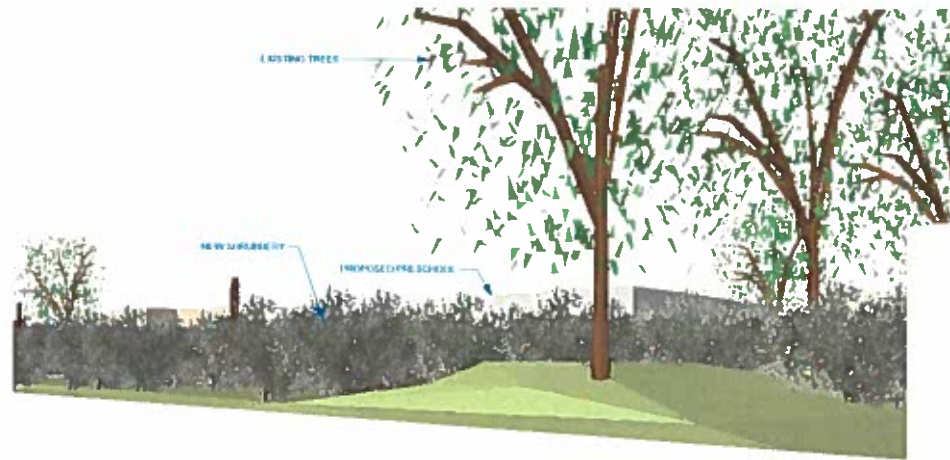
MARK STOKLOSA ARCHITECT INC

DRAWING TITLE
 PLAY STRUCTURES

NOT FOR CONSTRUCTION



VIEW FROM HOPYARD/STONERIDGE CORNER



VIEW FROM HOPYARD GOING NORTH



VIEW FROM HOPYARD ROAD

CHILD DAY CARE
AT 4807 HOPYARD ROAD
PLEASANTON, CALIFORNIA 94588
FOR GLOBAL VILLAGE MONTESSORI

MARK	DATE	DESCRIPTION
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MODEL FILE	04-ARCHTYPE-00000.rvt	
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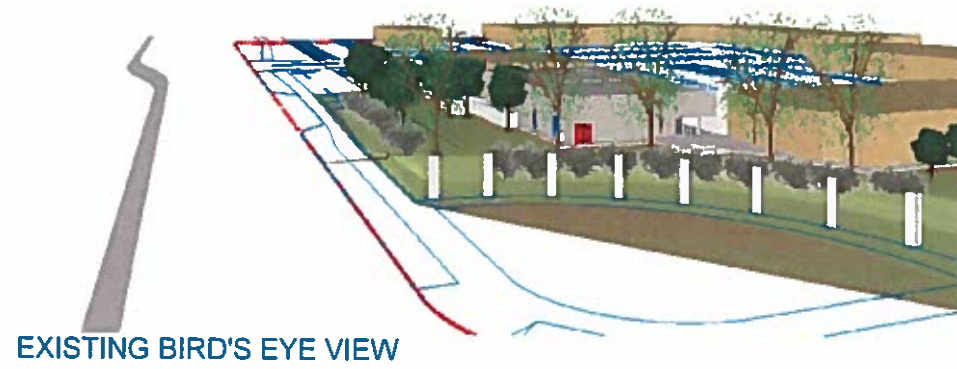
MARK STOKLOSA
ARCHITECT INC.

DRAWING TITLE
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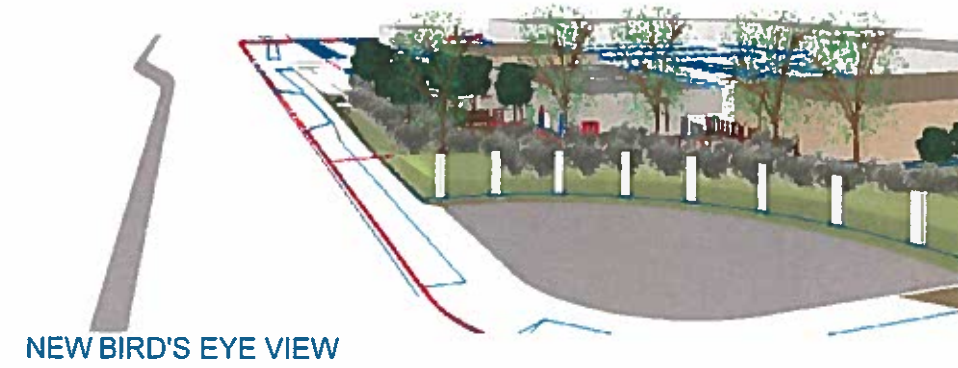
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A-901

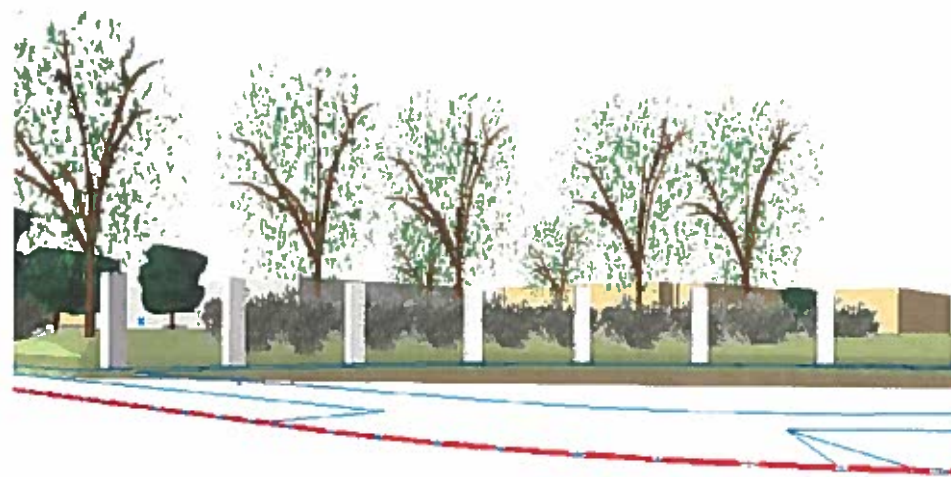
SHEET OF



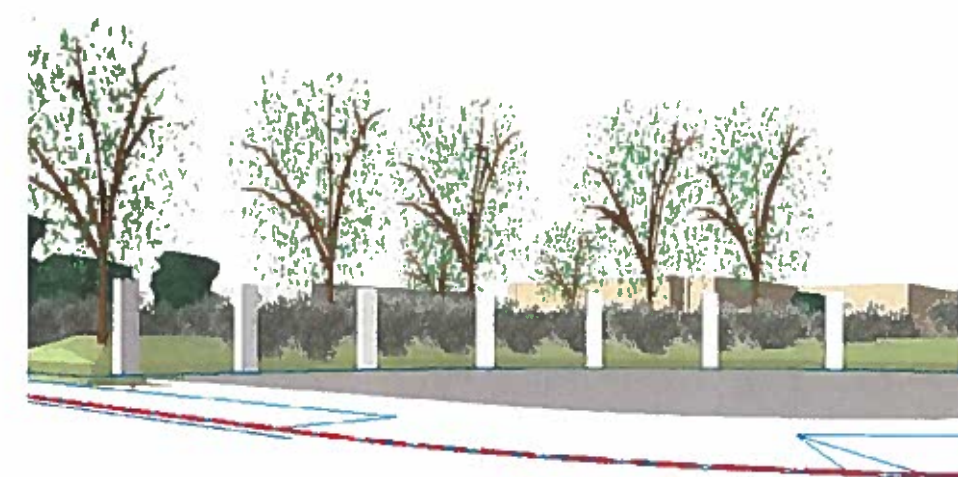
EXISTING BIRD'S EYE VIEW



NEW BIRD'S EYE VIEW



EXISTING VIEW FROM STREET CORNER



NEW VIEW FROM STREET CORNER

MARK DATE DESCRIPTION

SCALE
PROJECT NO 16-015
MODEL FILE
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ARCHITECT INC

DRAWING TITLE
VIEWS
EXISTING AND NEW

NOT FOR CONSTRUCTION

A-902

SHEET OF

HOPYARD ROAD

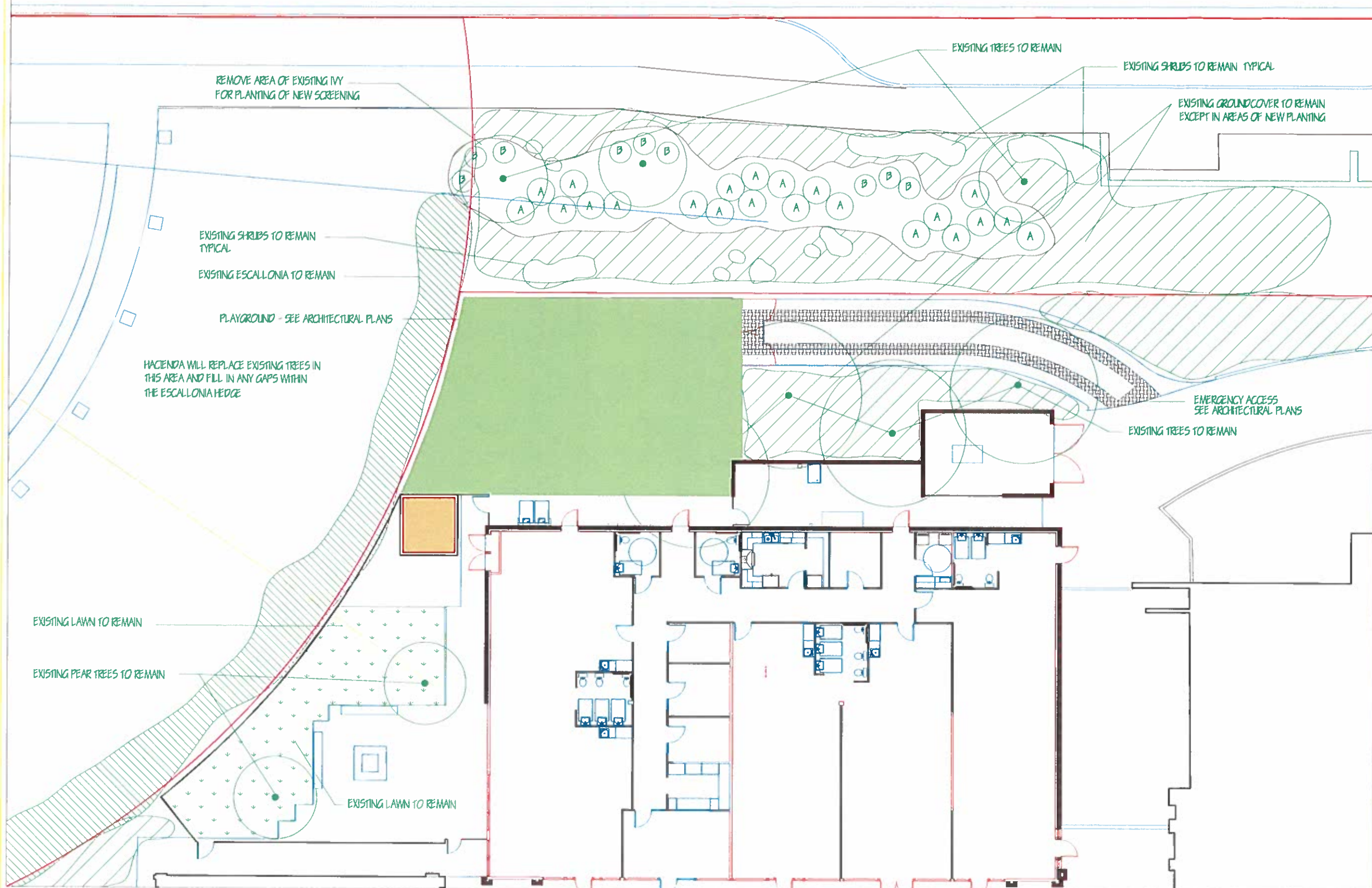
W. Jeffrey Heid
Landscape Architect
C-2235

6179 Oneida Drive 95123
San Jose, California

tel 408 691-5207
fax 408 226-6085
email wjeidosla@comcast.net

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REVISED 3/19/16
REVISED 3/20/16
REVISED 3/21/16



GLOBAL VILLAGE
MONTESSORI

for:
GLOBAL VILLAGE MONTESSORI
4807 HOPYARD ROAD
PLEASANTON, CA. 94588

LANDSCAPE
SCREENING PLAN

date: 3/17/16
scale: NOTED
drawn by: WJH
job no 21609
sheet

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of 2 shts

LANDSCAPE SCREENING PLAN

1/8" = 1'-0"



VIBURNUM

RHAPHIOLEPIS

PROPOSED SHRUBS

PLANT LEGEND AND NOTES



Existing landscape to remain



Existing Escallonia hedge to remain



Existing lawn to remain



Existing trees to remain

A

Viburnum suspensum to match existing easement area landscape to be located on existing berm for screening of proposed fence and play area (Mature size: 4' - 5' x 4' - 5')

B

Rhapsiolepis Pink Lady to match existing easement area landscape to be located on existing berm to compliment existing landscape (Mature size: 3' - 4' x 3' - 4')

- 1) Area for new planting to be cleared of existing ivy and Vinca.
- 2) Existing trees and shrubs in public easement area to remain and be protected during installation. See plan for locations.
- 3) Contractor to verify placement of all proposed shrubs in field.

LEGEND AND PHOTOS



CORNER VIEW CLOSER TO INTERSECTION OF HOPYARD AND STONERIDGE



VIEW OF POLES TO REPRESENT PROPOSED PLAY STRUCTURE LOCATION AND HEIGHT (8' POLE) AND PROPOSED SCREENING AT TOP OF EXISTING MOUND (4' POLE)



VIEW FROM ALONG HOPYARD

VIEWS OF PROJECT AREA

W. Jeffrey Heid
Landscape Architect
C-2235

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San Jose, California

tel 408 691-5207
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email wheidasio@comcast.net

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REVISED 3/19/16
REVISED 3/20/16

GLOBAL VILLAGE
MONTESSORI

for:
GLOBAL VILLAGE MONTESSORI
1807 HOPYARD ROAD
PLEASANTON, CA 94588

LEGEND
AND PHOTOS

date: 3/17/16
scale: NOTED
drawn by: WJH
job no 21609
sheet
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of 2 shts

Engineer

ARNOLD ENGINEERING ASSOCIATES, INC.
585 MANDANA BOULEVARD, SUITE 6
OAKLAND, CALIFORNIA 94612
T: 415-766-0822
email: info@aeengineering.com
web: www.aeengineering.com

Stamp



Project Title

CHILD DAY CARE
AT 4807 HOPYARD ROAD
PLEASANTON, CALIFORNIA 94588
FOR GLOBAL VILLAGE MONTESSORI

Client

HEM AND NIKKI KORUBILLI
GLOBAL VILLAGE MONTESSORI
1146 JACKIN ROAD
MILPITAS, CA 95035

Issues and Revisions

No.	Description	Date
		03/21/16

Project No. 22-16

Drawn By ZC/SC/AEA

Reviewed By AEA

Scale AS SHOWN

Date March 21, 2016

Sheet Title

GRADING AND DRAINAGE PLAN

Sheet #

C1

LEGEND:

- EASEMENT LINE
- PROPERTY LINE
- FINISH GRADE / FINISH ELEVATION
- DIRECTION OF SURFACE FLOW
- KEYED GRADING NOTE PER PLAN

SITE BENCHMARK

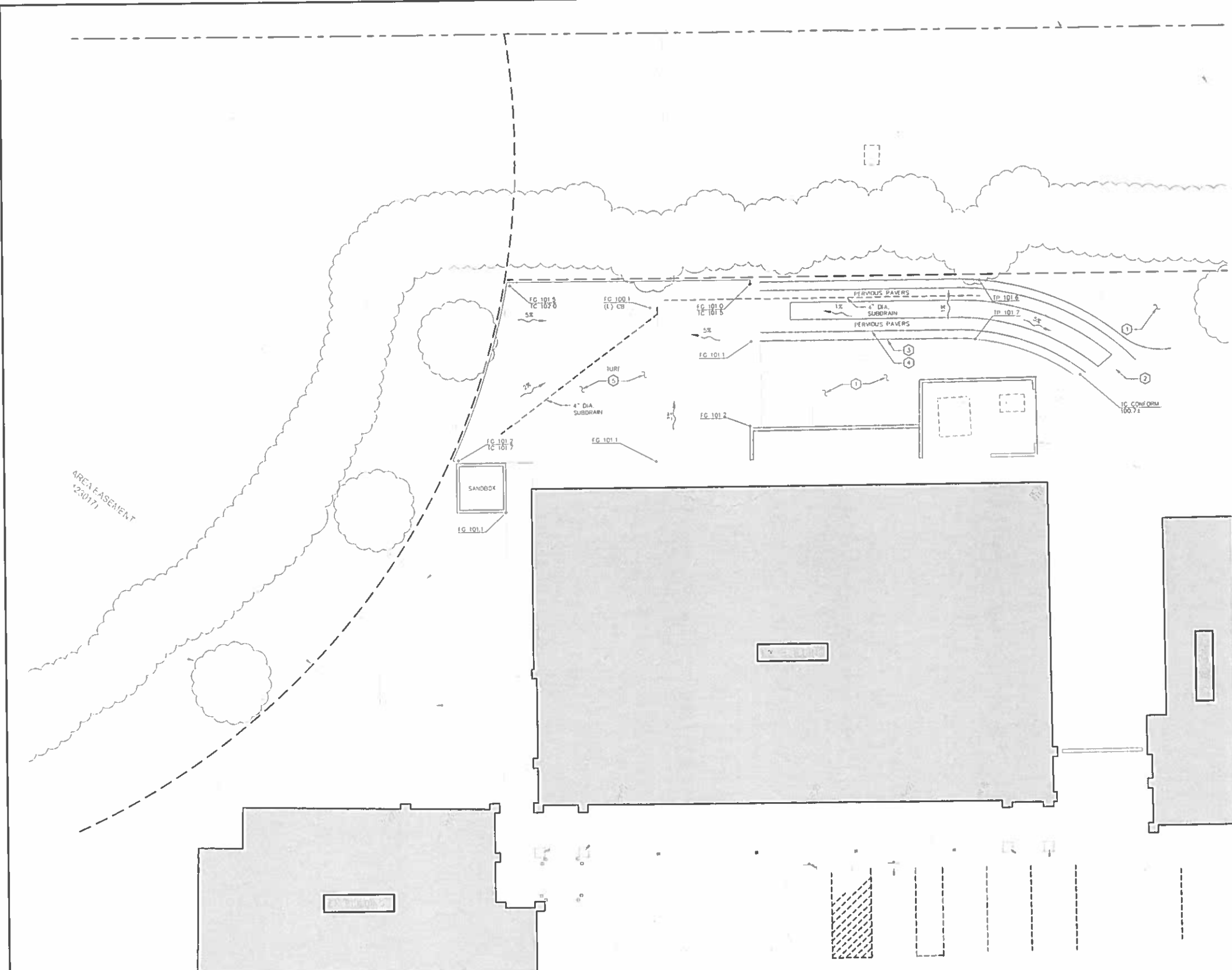
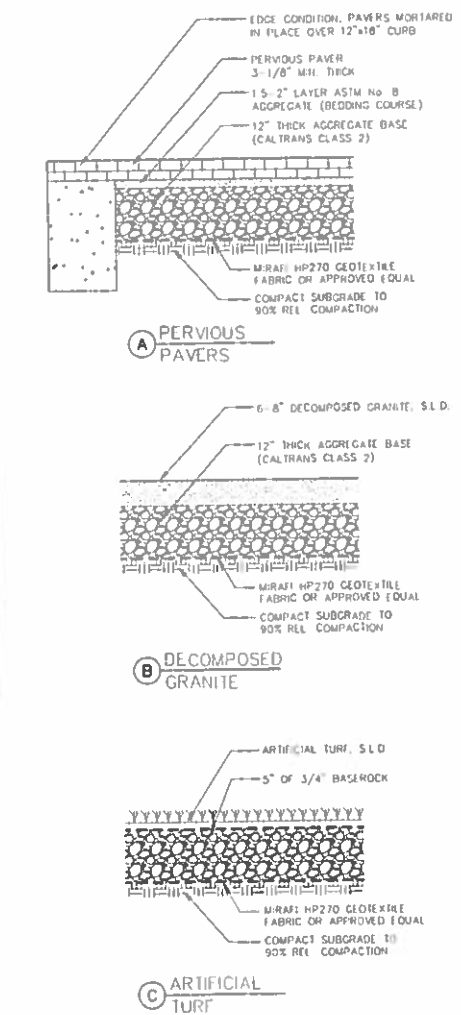
SEE "PARTIAL TOPOGRAPHIC SURVEY" PREPARED BY DELBOLI CIVIL ENGINEERS

NOTES:

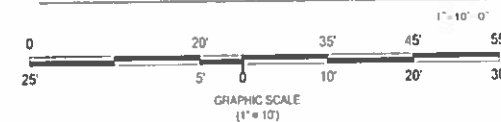
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2. STEVEN ARNOLD CIVIL ENGINEERING, INC. ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
3. ALL DRAIN PIPE SHALL BE SDR35 OR STRONGER FLEX PIPE IS NOT PERMITTED.
4. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.

KEYED NOTES:

1. PROTECT EXISTING TREES AND LANDSCAPING TO REMAIN.
2. INSTALL STANDARD CURB CUT AT FIRE TRUCK ACCESS.
3. DECOMPOSED GRANITE, SLD AND DETAIL B/-
4. PERVIOUS PAVERS, SLD AND DETAIL A/-
5. ARTIFICIAL TURF, SLD AND DETAIL C/-



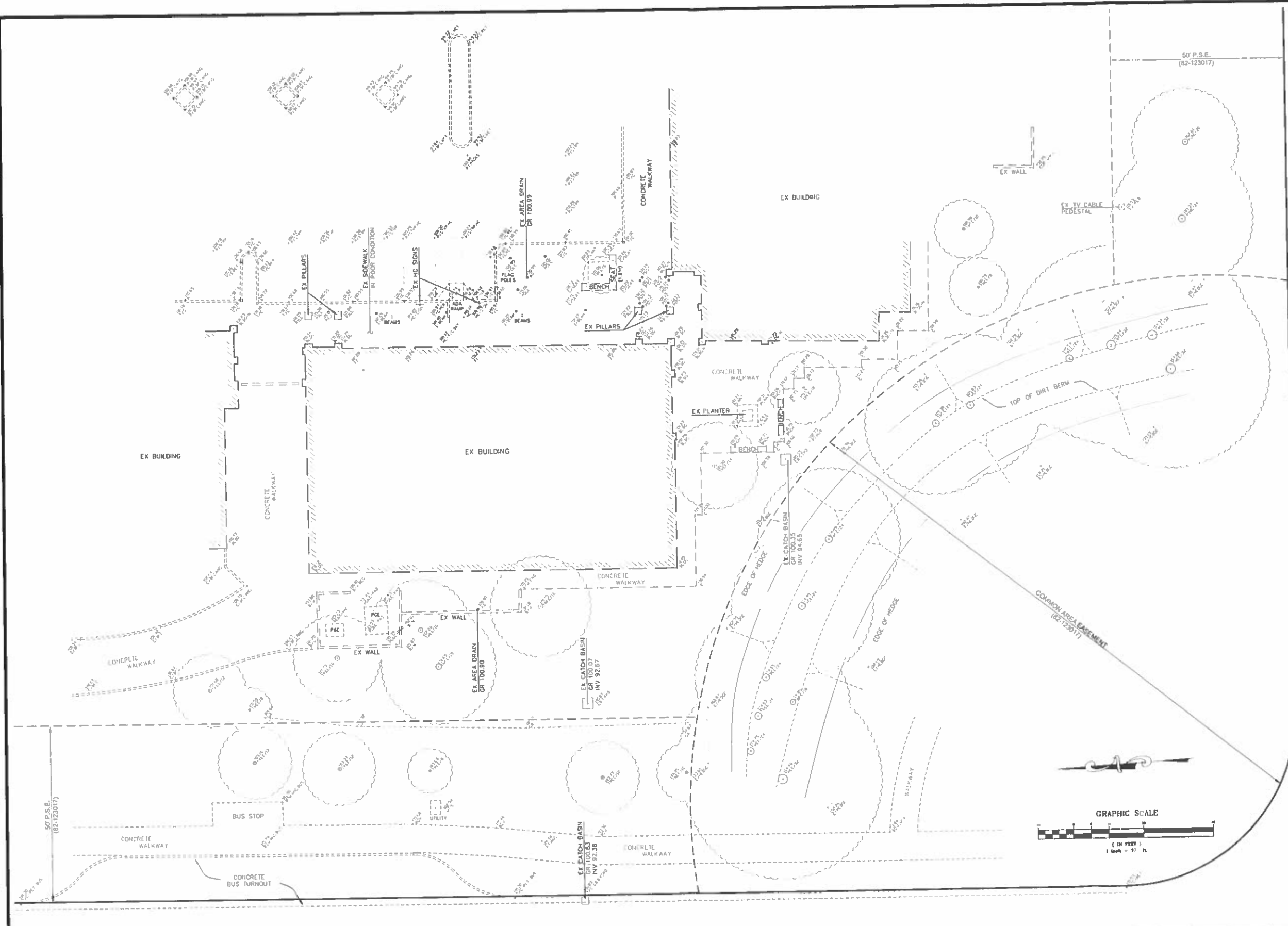
GRADING AND DRAINAGE PLAN



ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. AT (800-227-2600) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).



AREA EASEMENT (23017)



**PARTIAL
TOPOGRAPHIC SURVEY**

4807 HOPYARD ROAD

PLEASANTON

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DIGGINS
RENEWAL DATE: 03/31/16
H.C.E. 27819

#	REV'S	DATE



DeBolt Civil Engineering
881 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 1/22/2016
Scale: 1" = 10'
By: JED/UD
Job No: 16111