

November 26, 2012

Ms Shweta Bonn
Associate Planner--City of Pleasanton
200 Old Bernal Ave
Pleasanton CA 94566

P12-0556 (CONDITIONAL USE PERMIT)
P12-0557 (DESIGN REVIEW)
P12-1790 (VARIANCE)

EXHIBIT B

RECEIVED NOVEMBER 16, 2012
Planning Commission December 12, 2012

**RE: Building and Site Modification--Exiting Allowed Use
Convenience -Store Expansion (Canopy Remains as Existing)
Delong Oil Inc--4191 First Street Pleasanton CA**

Written Narrative Cases P12-0556 (CUP) & P 12-0557 (DR)

Dear Ms. Bonn,

What an exciting project planned for 4191 First Street. It has been a pleasure to discuss the planned expansion of the existing small kiosk and minor added fueling for the facility located at 4191 First Street in Pleasanton over the past year with you and staff. We wish to make this project a complete success and a welcomed enhancement to the transitional zone located in Downtown Design area. The Business owner Mr. Delong Liu is looking forward to this improvement to the overall area and to his business objectives.

Per our several pre-liminary meetings, review letters and our subsequent multiple staff follow-up meetings I provide the written narrative as follows:

The planned addition of a newly branded 7-11 store consisting of approximately 2250 sq ft. This will allow the owner Mr. Liu to enhance his revenue while adding addition sales tax for the City of Pleasanton along with greatly improving the overall appearance of the facility. Since the facility is currently an operating fueling facility (fully allowed use under C-S zoning) operating since 1976 under Mr. Liu with a small c-store/kiosk there is no use change, just an enhancement to the existing facility appearance, size and functionality.

The hours of operation are planned for 24 hour, 7 days a week and there will be no more than 1 full time employee with a maximum of 1 part time employee in the facility at one time running the operations. There has been no known concerns addressed by neighbors of this facility in the past and requested Neighborhood Outreach and required City notifications are planned.

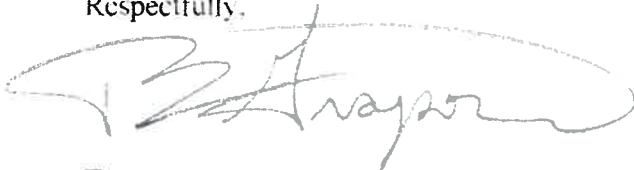
16 Stalls for Parking are required per the PMC and 15 stalls have been provided with a variance being applied for the required 16th stall to be slightly in the First Street setback area along with a 2 foot overhang on the four compact stalls along Ray Street. This should allow for adequate parking utilizing new parking and fueling spots (potential of 12 parking areas under the canopy while patrons are fueling).

Delivery Trucks for merchandize are planned for between 6am and 10pm with fueling deliveries at 6am about twice a week.

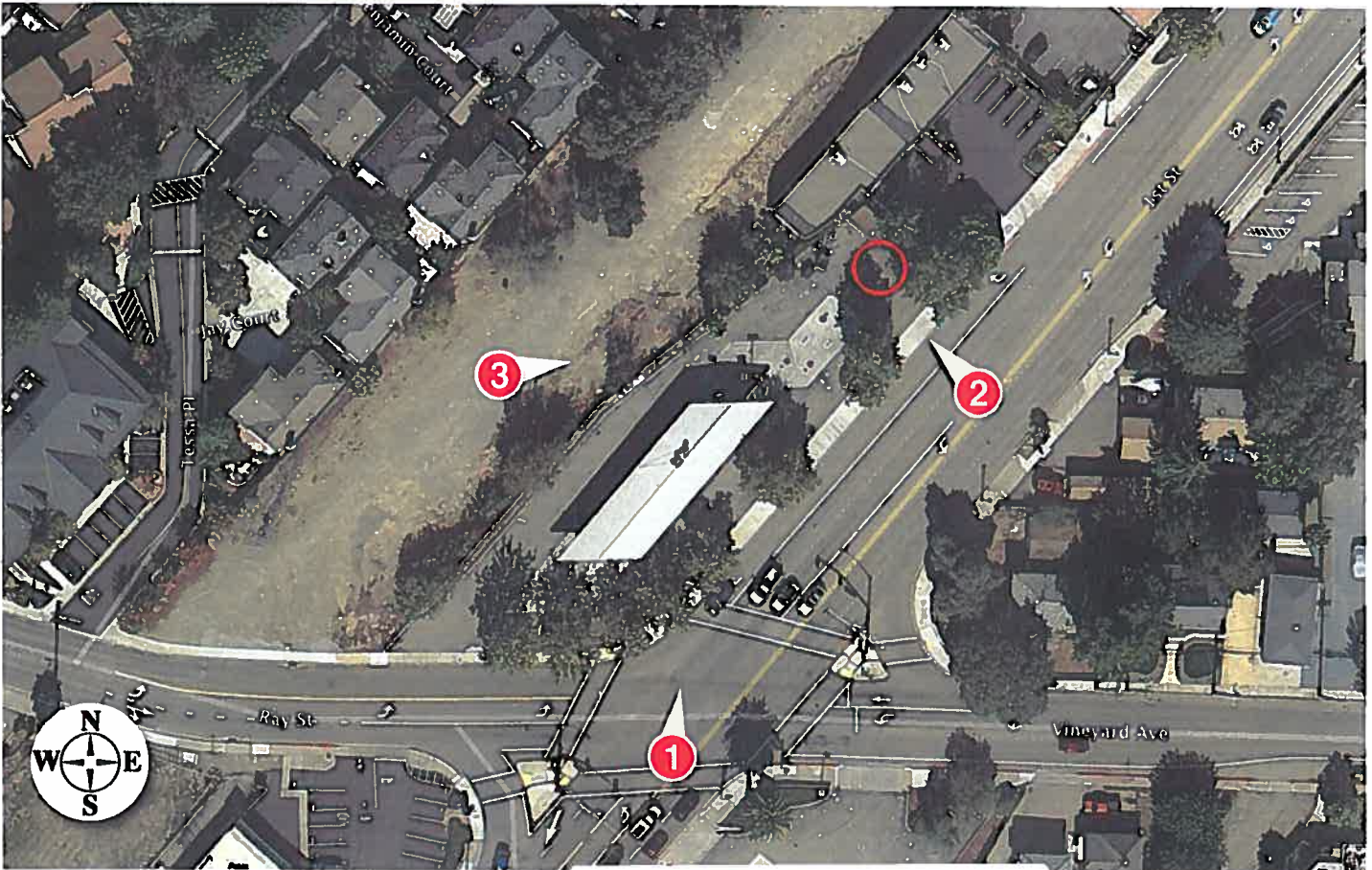
The planned development will greatly enhance the overall appearance of the existing facility, while providing a clean and modern fueling and convenience store environment along with continuing to be a vital community asset as it has for the past 35 years.

Thank You.

Respectfully,

A handwritten signature in black ink, appearing to read "Terry L. Grayson", written over a faint circular stamp or watermark.

Terry L. Grayson
IronHorse Development
Authorized Owner Agent



Conoco Phillips

4191 First Street
Pleasanton, CA 94566

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Aerial Map

11/16/12

Applied Imagination 510 914-0500



Existing



Proposed

Conoco Phillips

Looking North from 1st Street

11/16/12

4191 First Street
Pleasanton, CA 94566

View #1

Applied Imagination 510 914-0500



Existing



Proposed

Conoco Phillips

4191 First Street
Pleasanton, CA 94566

Looking North from 1st Street

REVISED View #1

Applied Imagination 510 914-0500



Existing



Proposed

Conoco Phillips

4191 First Street
Pleasanton, CA 94566

Looking West from 1st Street

View #2

11/16/12

Applied Imagination 510 914-0500



Existing



Proposed

Conoco Phillips

Looking Northeast from Trail

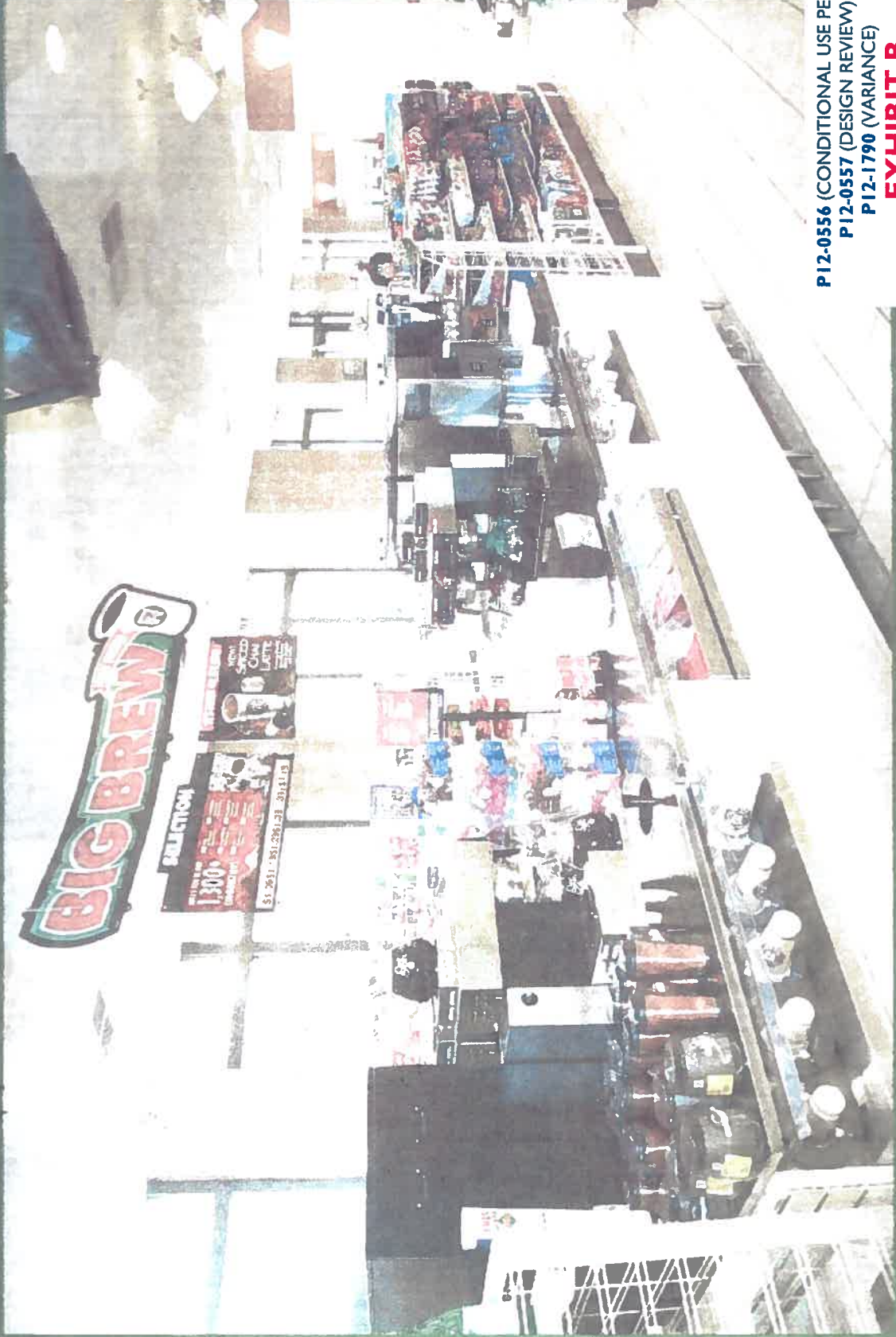
11/16/12

4191 First Street
Pleasanton, CA 94566

View #3

Applied Imagination 510 914-0500

Neighborhood 7 - Eleven Store



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New Image



New Image



Cleanliness



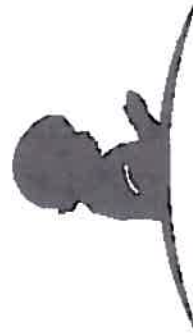


A Good Neighbor



**American
Red Cross**

Together, we can save a life

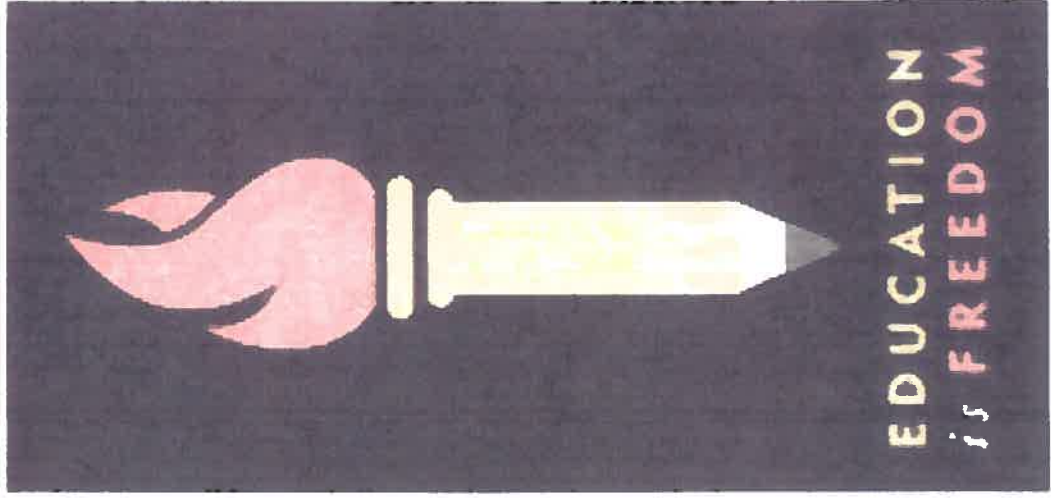


**St. Jude Children's
Research Hospital**

ALBAC • Deany Thomas, Founder
Finding cures. Saving children.



Until Every One Comes Home.





Responsibility to Our Communities

Facts

- The robbery rate at 7-Eleven stores has decreased by 69 % since 7-Eleven stores' robbery-deterrence program was implemented in 1974.
- The average loss per robbery incident in a company-operated 7-Eleven store is approximately \$136.
- The National Crime Prevention Council has recognized 7-Eleven as a leader among retailers in crime deterrence and employee and customer safety.
- Corporate policy is to remove any graffiti marks within 24 hours (no exceptions)



Responsibility to Our Communities

Operation Chill® Program.

This 7-Eleven community outreach program is designed to reduce crime and enhance relations between police and youth. Operation Chill allows law enforcement officers to “ticket” kids they observe doing good deeds or exhibiting positive behavior. The ticket is actually a coupon good for a free 12-oz. Slurpee® semi-frozen, carbonated beverage at any participating U.S. 7-Eleven store. Since its inception in 1996, the Operation Chill Program has grown to include several hundred local law enforcement agencies in the United States and Canada each year and more than 10 million coupons have been distributed to officers on the beat in cities and towns where 7-Eleven does business.



Responsibility to Our Communities

The Police Community Network Centers program (PCNC) offers local law enforcement a place to build and improve relations with the residents in their communities. These satellite offices inside select 7-Eleven stores provide officers on the beat a convenient location to make phone calls and complete paperwork, and offers residents a less-intimidating way to access police for information and assistance. 7-Eleven now has more than 200 PCNCs in 100 cities in 18 states and the District of Columbia.

Our community relations initiatives are generally focused at the local level and on four key areas associated with strong communities and citizens: safety, education, health & wellness and community revitalization. And priority is given to youth programs to ensure we build a strong foundation for the next generation.



Responsibility to Our Communities

Typical taxes paid by a 7-Eleven:

Sales tax: \$85,000 to \$100,000 total

Employment Tax (state and local): \$43,000 (approx \$9,400 is local county and city)



Business Model

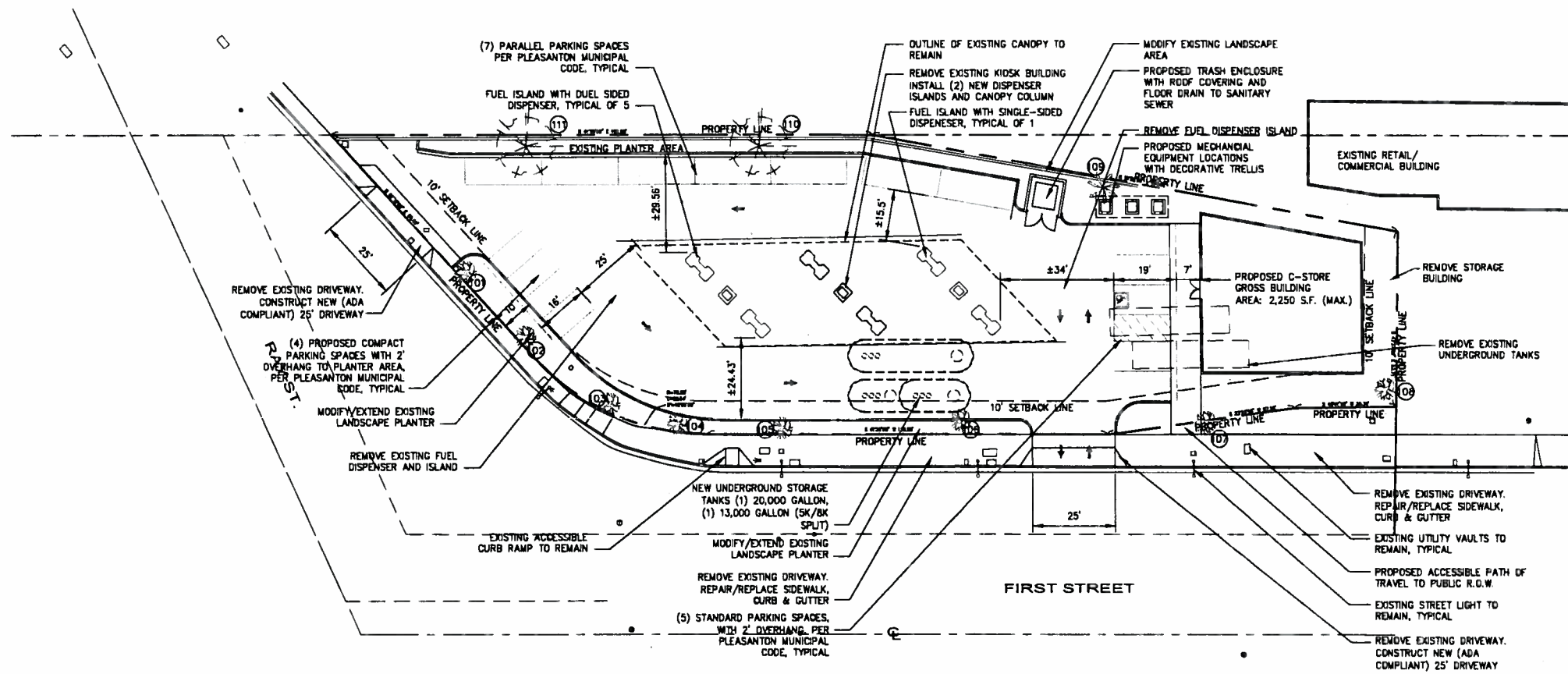
7-Eleven is NOT a traditional liquor store.

- Typically, less than 14% of sales are “beer and wine” (Type 20 license)
- Biggest categories are cold drinks (fountain, water, juice, soda, energy drinks) and hot beverages such as coffee.
- Fresh foods are delivered daily, we maintain very strict standards
- We serve 6 million customers every day in the USA

7-Eleven is NOT a traditional C-store.

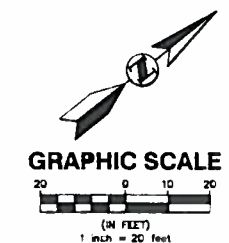
- Decreasing emphasis on tobacco products.
- Product assortment tailored for the local market.
- Growing emphasis on consumable food products.
- Rigorous, computer based training program.
- Franchisees highly trained prior to store opening.
- Highly automated ordering and merchandising process.

Nov 13, 2012 - 11:41am by carlis G:\CLIENTS\SP\SP7232 Ironhorse Development\191 First St., Pleasanton, CA\SP7232A_1.dwg



TREE SCHEDULE

TREE NO.	SPECIES	DIAMETER	COMMENTS
01	CALF. SYCAMORE	17	EXISTING TO REMAIN
02	CALF. SYCAMORE	15	EXISTING TO REMAIN
03	CALF. SYCAMORE	12	EXISTING TO REMAIN
04	CALF. SYCAMORE	14	EXISTING TO REMAIN
05	CALF. SYCAMORE	15	EXISTING TO REMAIN
06	CALF. SYCAMORE	18	TO BE REMOVED
07	CALF. SYCAMORE	23	EXISTING TO REMAIN
08	CALF. SYCAMORE	21	EXISTING TO REMAIN
09	MEXICAN FAN PALM	5	EXISTING TO REMAIN
10	PURPLE LEAF PLUM	6	TO BE REMOVED
11	PURPLE LEAF PLUM	6.5	TO BE REMOVED



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 P12-0557 (DESIGN REVIEW)
 P12-1790 (VARIANCE)
EXHIBIT B
 RECEIVED NOVEMBER 16, 2012
 Planning Commission December 12, 2012

1100 Lake Center Drive
 Fremont, California CA 94539
 P 914.432.7444 F 914.432.7428
 www.tait.com

174 Angels
 10000
 10000
 10000
 10000

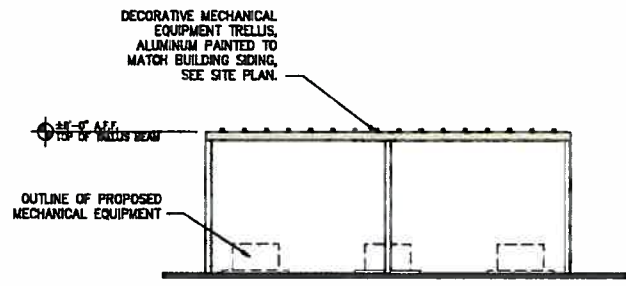
NO.	REVISION	DATE	BY	APPD

<p>PRELIMINARY SITE PLAN</p> <p>IRONHORSE DEVELOPMENT P.O. BOX 7022 PLEASANTON, CALIFORNIA 94583</p>	<p>ConocoPhillips WRAP PROGRAM 4191 FIRST STREET PLEASANTON, CALIFORNIA 94586</p>
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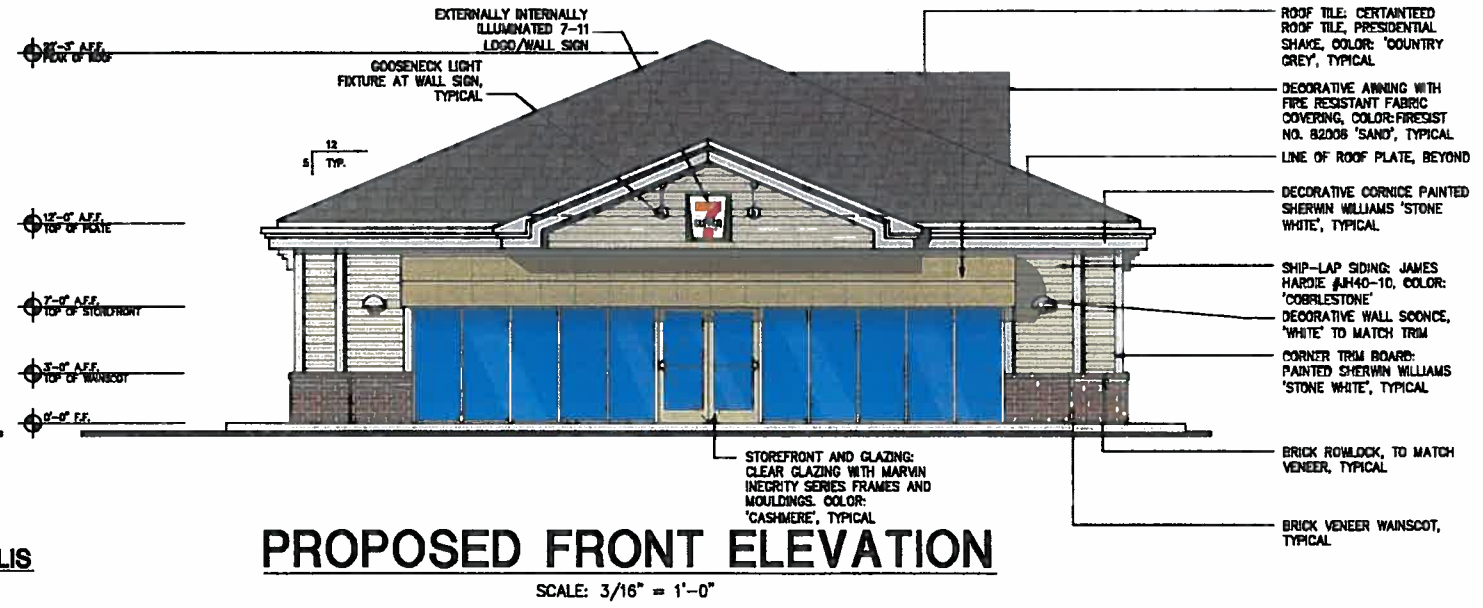
DRAWN: C.O.	DATE: 05-07-12	CHECKED: _____	DATE: _____
REV. NO: 1	DATE: 11-13-12	FILE NAME: _____	JOB NO: _____

SHEET NO: A-1	SCALE: AS NOTED
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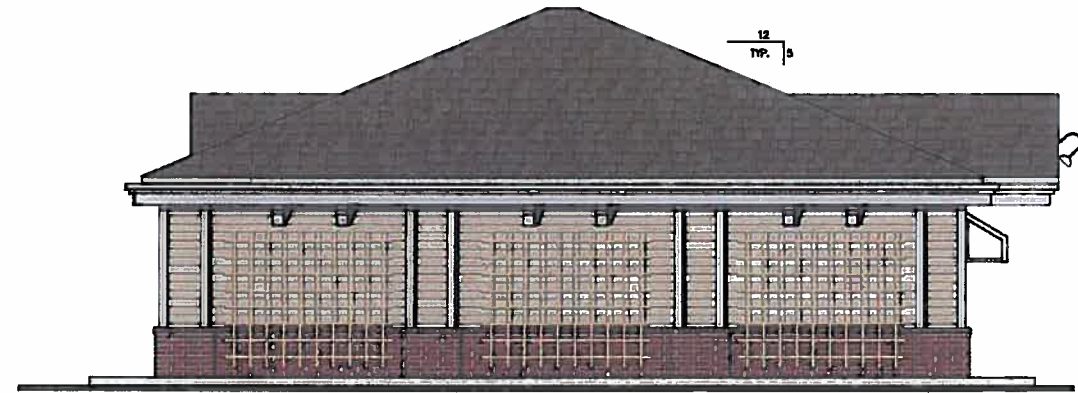
Jun 12, 2012 - 10:12am by coortz G:\CLIENTS\SF\57232 Ironhorse Development\4191 First St., Pleasanton, CA\4191 first street, ELEVATIONS.dwg



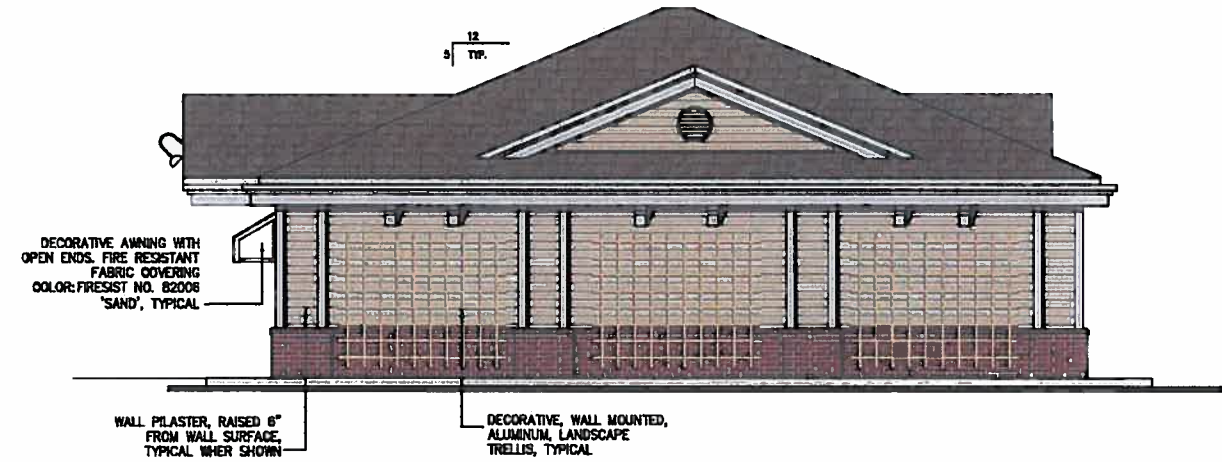
PROPOSED MECHANICAL EQUIPMENT TRELLIS
SCALE: 3/16" = 1'-0"



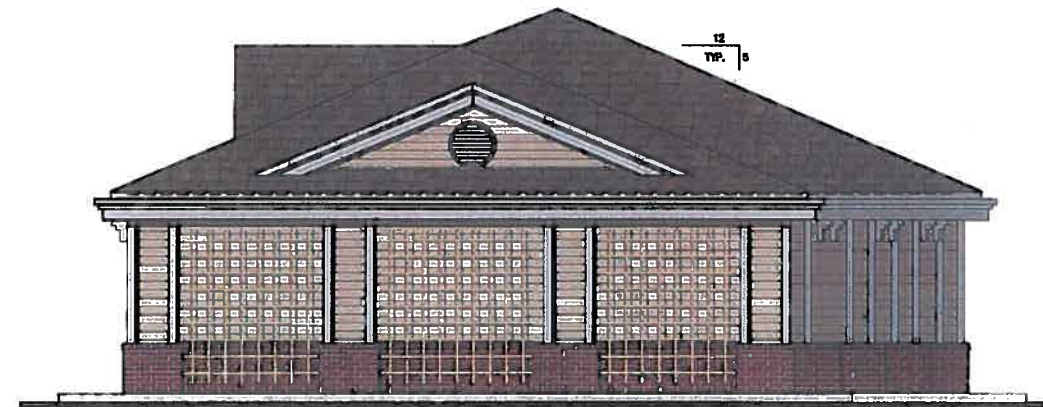
PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

NO.	REV.	DATE	BY	APPD
3	REV. FOR CLIENT/PLANNING COMMENTS	06-11-12	CS	
2	REV. FOR PLANNING/CLIENT	06-10-12	CS	
1	REV. FOR CLIENT COMMENTS	06-10-12	CS	

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PROPOSED BUILDING ELEVATIONS
IRONHORSE DEVELOPMENT
P.O. BOX 7022
PULSOM, CALIFORNIA 95673

ConocoPhillips WRAP PROGRAM
4191 FIRST STREET & RAY STREET
PLEASANTON, CALIFORNIA 94566

CO	DATE	DATE	DATE	DATE	FILE NAME	JOB NO.
00	07-27-11					577232
DRAWING	DATE	CHECKED	DATE	REV. NO.	DATE	FILE NAME

SEAL:

SHEET NO:
A-2
SHEET - 09 -

SCALE: AS NOTED

Jun 11, 2012 - 1:12pm by corfix G:\CLIENTS\SP7232 Ironhorse Development\4191 First St., Pleasanton, CA\4191 First Street, ELEVATIONS.dwg

EXISTING ILLUMINATED,
30" DIAMETER, 78" PLATFORM
SIGN, TYPICAL OF 2

EXISTING CONTINUOUS ALUMINUM
COMPOSITE MATERIAL (A.C.M.)
FASCIA. COLOR: "OASIS WHITE",
TYPICAL

76

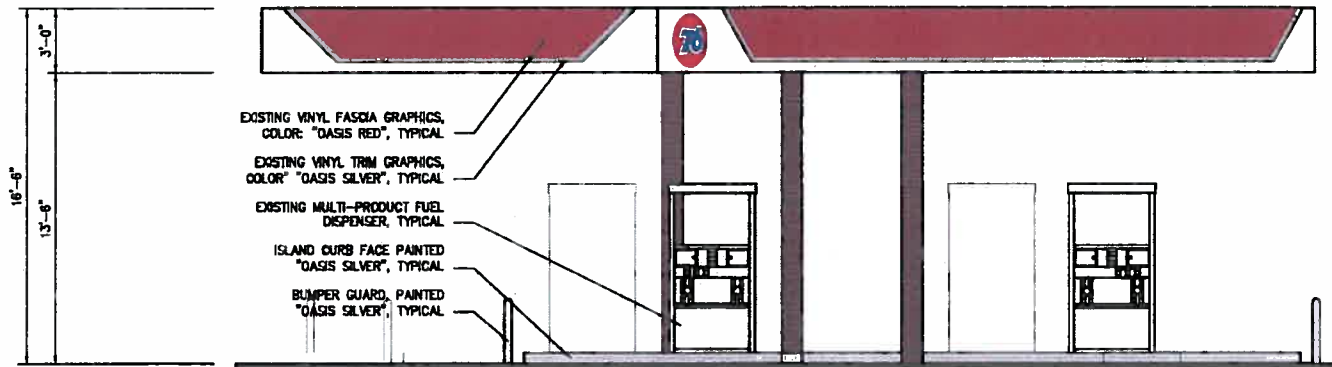
EXISTING VINYL FASCIA GRAPHICS,
COLOR: "OASIS RED", TYPICAL

EXISTING VINYL TRIM GRAPHICS,
COLOR: "OASIS SILVER", TYPICAL

NEW CANOPY COLUMN SHROUD
WITH STONE VENEER TO MATCH
BUILDING WAINSCOT, TYPICAL

CANOPY ELEVATION - FIRST STREET

SCALE: 1/4" = 1'-0"



CANOPY ELEVATION - RAY STREET

SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE	BY	APP'D
3	REV. PER CLIENT/PLANNING COMMENTS	06-11-12	J.C.	
2	REV. PER PLANNING/CLIENT	06-08-12	J.C.	
1	REV. PER CLIENT COMMENTS	05-04-12	J.C.	

11200 Pacific Center Plaza
Newport Beach, CA 92642

TEL: 949.261.1111 FAX: 949.261.1112
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TAIT
ARCHITECTS

PROPOSED CANOPY ELEVATIONS

IRONHORSE DEVELOPMENT
P.O. BOX 7022
FOLSOM, CALIFORNIA 95673

Client:

ConocoPhillips WRAP PROGRAM
4191 FIRST STREET & RAY STREET
PLEASANTON, CALIFORNIA 94586

Title:

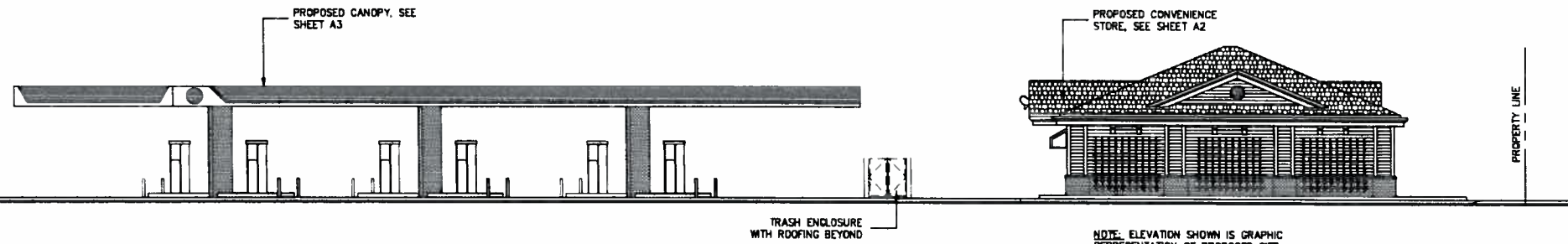
Project:

DATE:	07-27-11
CHECKER:	
DATE:	
REV. NO.:	3
DATE:	06-11-12
FILE NAME:	
JOB NO.:	577238

SCALE:

SHEET NO:
A-3
SHEET - OF -
SCALE: AS NOTED

Nov 13, 2012 - 10:52am by eariz c:\clients\sp\sf7232 Ironhorse Development\4191 First St., Pleasanton, CA\4191 First Street, ELEVATIONS.dwg



ELEVATION - FIRST STREET

SCALE: 1/16" = 1'-0"

NOTE: ELEVATION SHOWN IS GRAPHIC REPRESENTATION OF PROPOSED SITE. ACTUAL SITE CONDITIONS, GRADE CHANGES AND STREET CONDITIONS WILL VARY.

NO	REVISION	DATE	BY	APPD
3	REV. PER CLIENT/PLANNING COMMENTS	06-11-12		
2	REV. PER PLANNING/CLIENT	06-18-12	ELC	
1	REV. PER CLIENT COMMENTS	11-12-12		

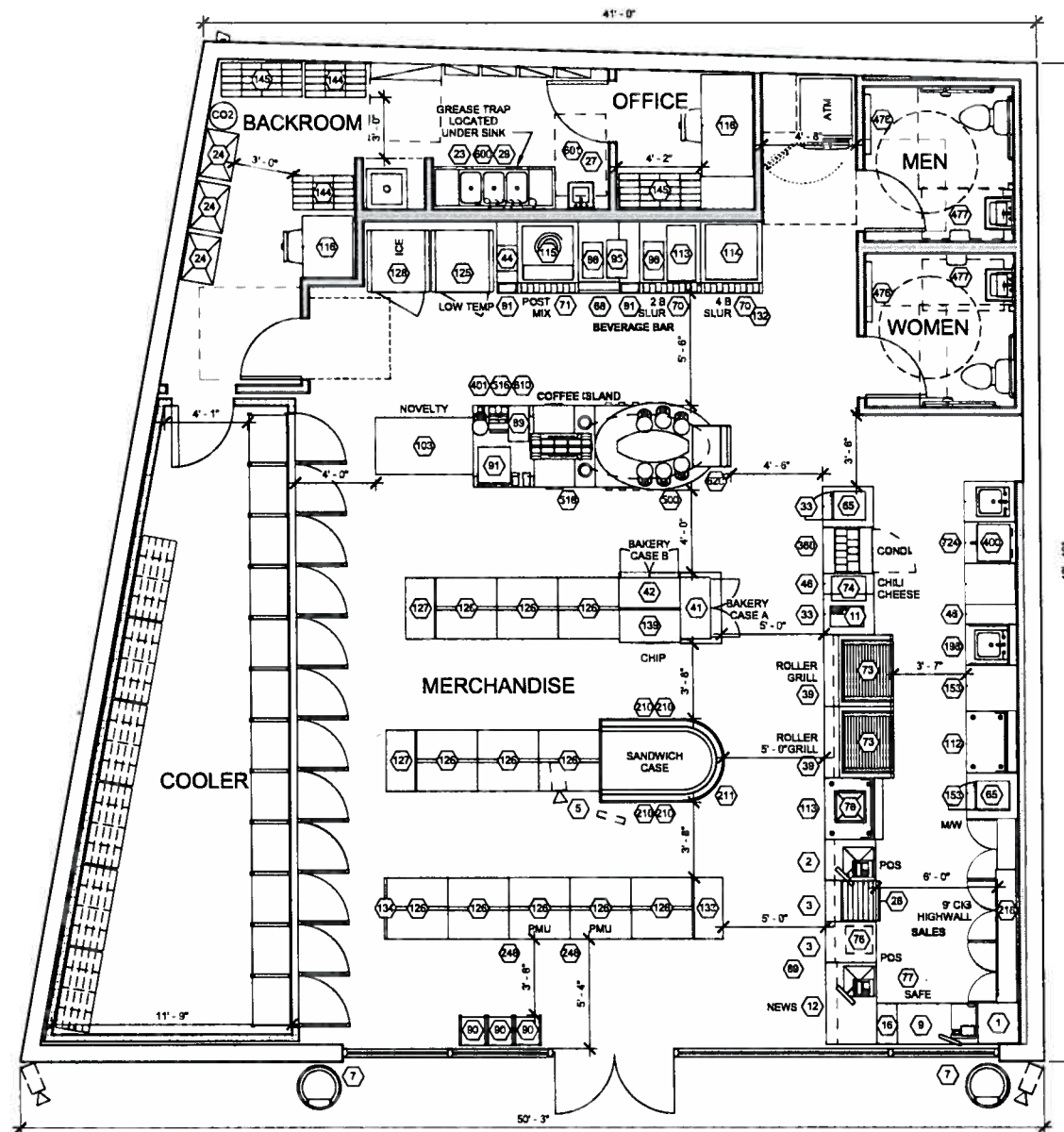


SITE ELEVATION - FIRST STREET
IRONHORSE DEVELOPMENT
 P.O. BOX 7022
 FOLSOM, CALIFORNIA 95673
ConocoPhillips WRAP PROGRAM
 4191 FIRST STREET & RAY STREET
 PLEASANTON, CALIFORNIA 94566

DRAWN:	00
DATE:	07-27-11
CHECKED:	-
DATE:	-
REV. NO:	3
DATE:	06-11-12
FILE NAME:	
JOB NO:	SF7232

SEAL:

SHEET NO:
A-4
 SHEET - OF -
 SCALE: AS NOTED



LAYOUT INFORMATION

ROLLER GRILLS	2
SANDWICH CASE	CID
VAULT DOORS	12
LOW TEMP DOORS	1
ICE MERCHANDISER	1 DR
NOVELTY CASE	1
BAKERY CASE	2
SLURPEE BARRELS	6

GONDOLA UNITS	23
END CAPS	3
HIGHWALLS	0
TOTAL	26

TOTAL SQ FT	= 2,252
SALES FLOOR AREA	= 1,377

HFA
ARCHITECTS
ENGINEERS
INTERIORS

EXISTING CONDITIONS SHOWN IN THESE PRELIMINARY DRAWINGS ARE BASED ON DRAWINGS AND/OR INFORMATION PROVIDED TO HFA BY THE OWNER OR THE OWNER'S DULY AUTHORIZED REPRESENTATIVE. HFA HAS NOT FIELD VERIFIED THE EXISTING CONDITIONS INFORMATION AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THIS INFORMATION.

1

1023452 PLEASANTON, CA - EQUIPMENT LAYOUT 7

1ST @ RAY

HFA #11-00549

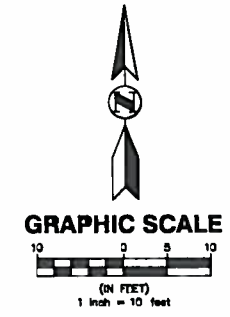
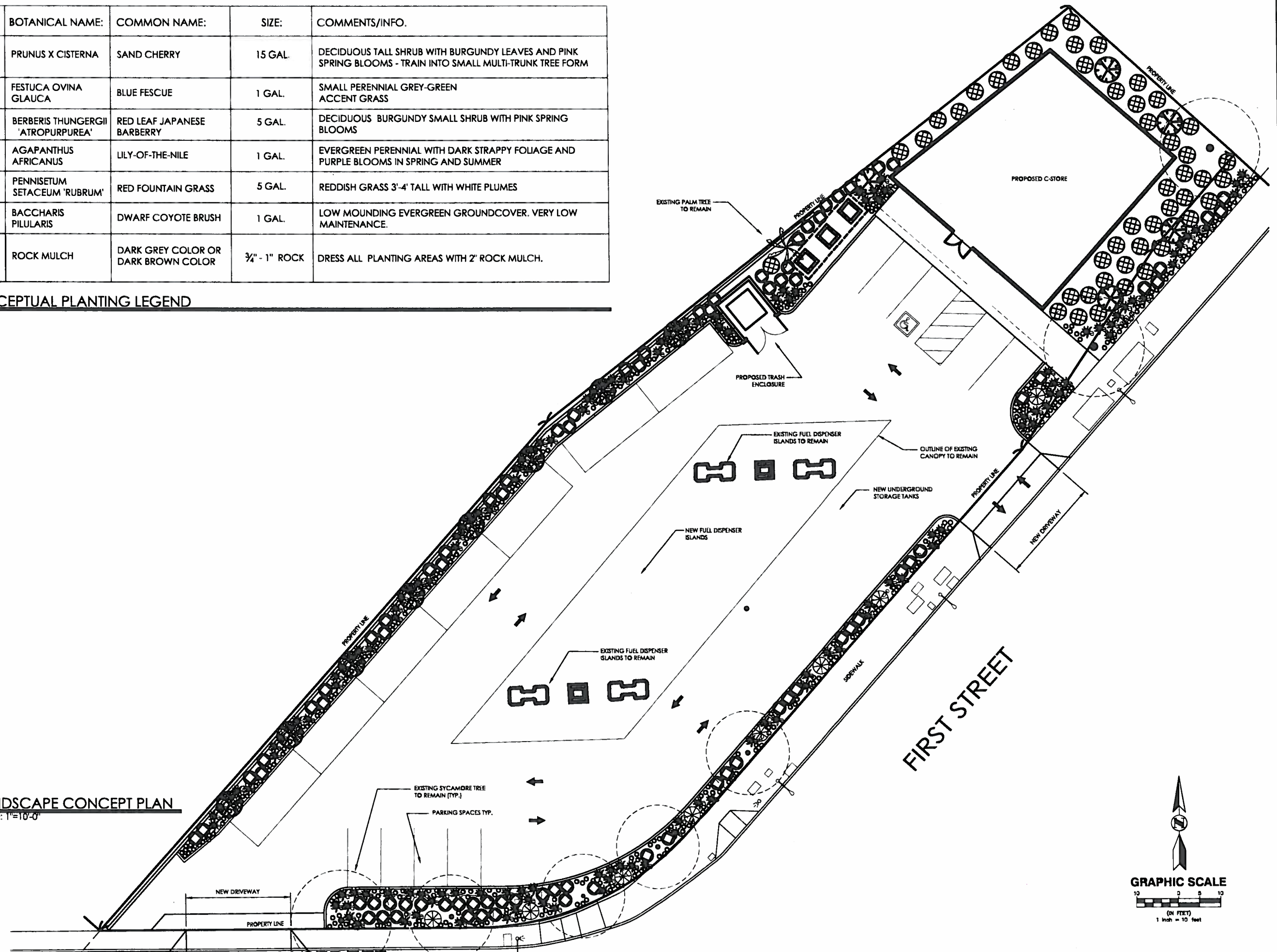
LAYOUT APPROVED 3-15-12

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	COMMENTS/INFO.
	PRUNUS X CISTERNA	SAND CHERRY	15 GAL.	DECIDUOUS TALL SHRUB WITH BURGUNDY LEAVES AND PINK SPRING BLOOMS - TRAIN INTO SMALL MULTI-TRUNK TREE FORM
	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL.	SMALL PERENNIAL GREY-GREEN ACCENT GRASS
	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF JAPANESE BARBERRY	5 GAL.	DECIDUOUS BURGUNDY SMALL SHRUB WITH PINK SPRING BLOOMS
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GAL.	EVERGREEN PERENNIAL WITH DARK STRAPPY FOLIAGE AND PURPLE BLOOMS IN SPRING AND SUMMER
	PENNISETUM SETACEUM 'RUBRUM'	RED FOUNTAIN GRASS	5 GAL.	REDDISH GRASS 3'-4' TALL WITH WHITE PLUMES
	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	1 GAL.	LOW MOUNDING EVERGREEN GROUNDCOVER. VERY LOW MAINTENANCE.
	ROCK MULCH	DARK GREY COLOR OR DARK BROWN COLOR	3/4" - 1" ROCK	DRESS ALL PLANTING AREAS WITH 2" ROCK MULCH.

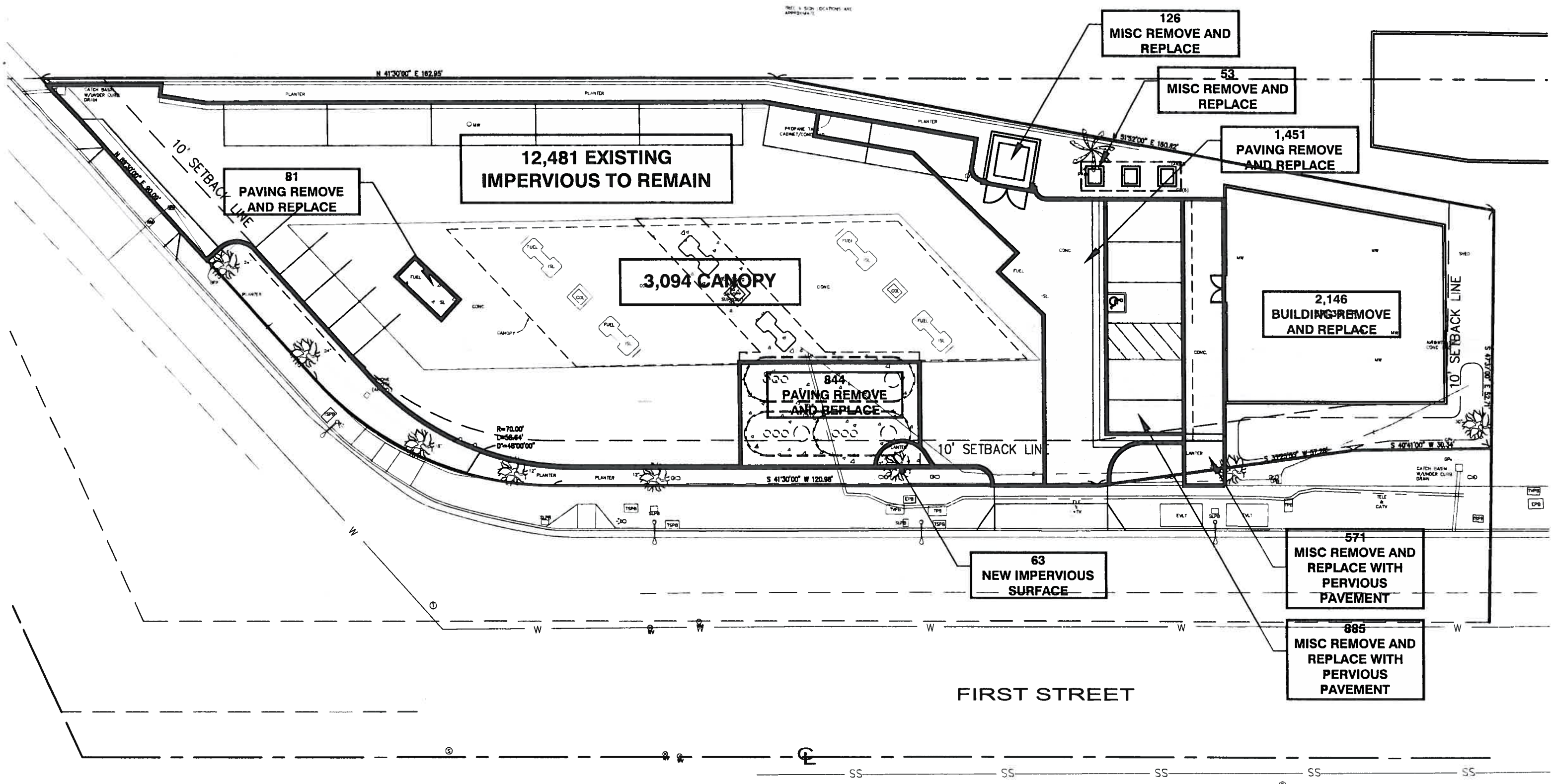
CONCEPTUAL PLANTING LEGEND

Nov 14, 2012 5:48pm by Chris C:\Users\Chris\Documents\9-Work\IronHorse Projects\Conoco Pleasanton\4191 First Street, Pleasanton Landscape 3.dwg

LANDSCAPE CONCEPT PLAN
SCALE: 1"=10'-0"

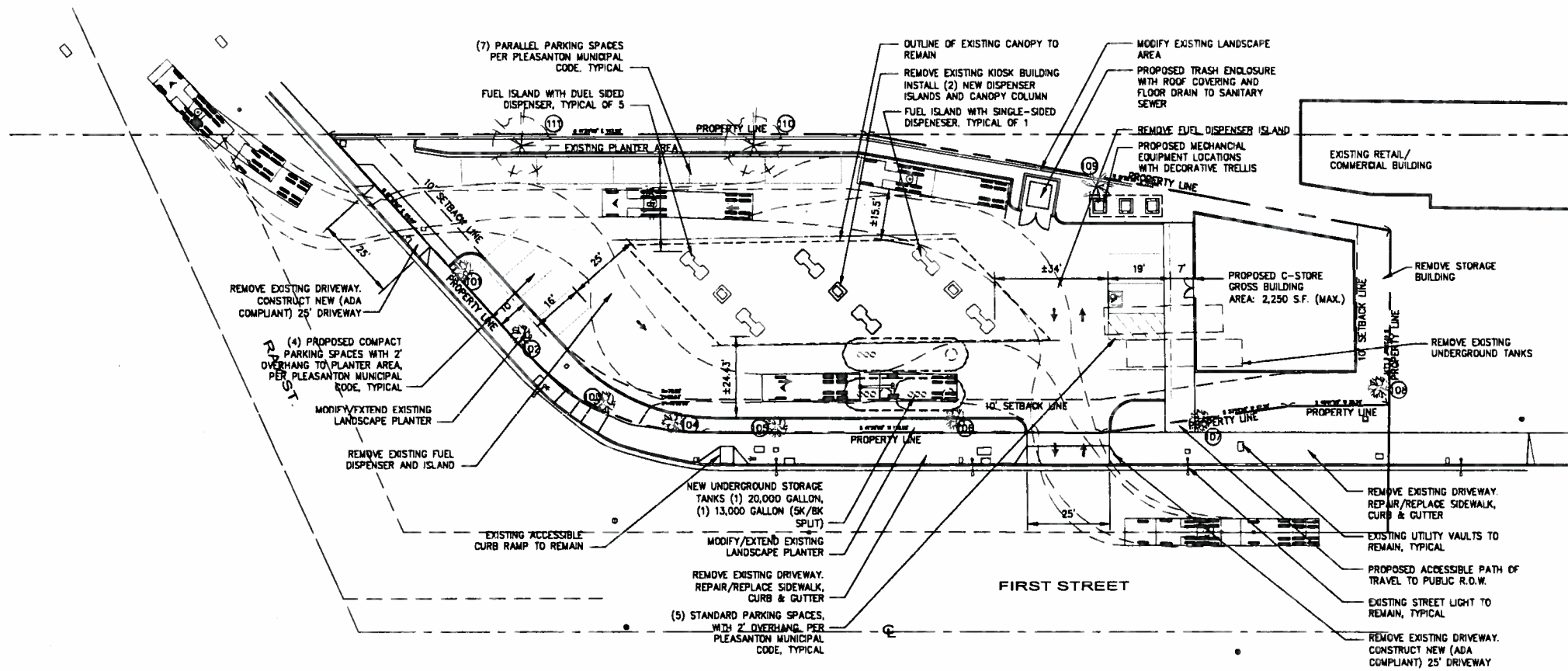


HUMANITERRA DESIGN LLC 122 Goodall Road, Folsom, CA 95630 916.877.2322 christina.greene@hmaniterra.com																																	
<p>LANDSCAPE CONCEPT PLAN</p> <p>IRONHORSE DEVELOPMENT</p> <p>P.O. BOX 7022 FOLSOM, CALIFORNIA 95743</p> <p>ConocoPhillips WRAP PROGRAM</p> <p>4191 FIRST STREET PLEASANTON, CALIFORNIA 94566</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE:</td> <td>08-15-11</td> </tr> <tr> <td>CHECKED:</td> <td></td> </tr> <tr> <td>REV. NO.:</td> <td>3</td> </tr> <tr> <td>DATE:</td> <td>11-08-12</td> </tr> <tr> <td>FILE NAME:</td> <td></td> </tr> <tr> <td>JOB NO.:</td> <td></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>NO.</td> <td>REVISION</td> <td>DATE</td> <td>BY</td> <td>APPD</td> </tr> <tr> <td>1</td> <td>REVISED LANDSCAPE PLAN PER SITE REVISIONS</td> <td>11-14-12</td> <td>CMG</td> <td></td> </tr> <tr> <td>2</td> <td>REVISED LANDSCAPE PLAN PER SITE REVISIONS</td> <td>11-14-12</td> <td>CMG</td> <td></td> </tr> <tr> <td>3</td> <td>REVISED LANDSCAPE PLAN PER SITE REVISIONS</td> <td>11-14-12</td> <td>CMG</td> <td></td> </tr> </table>	DATE:	08-15-11	CHECKED:		REV. NO.:	3	DATE:	11-08-12	FILE NAME:		JOB NO.:		NO.	REVISION	DATE	BY	APPD	1	REVISED LANDSCAPE PLAN PER SITE REVISIONS	11-14-12	CMG		2	REVISED LANDSCAPE PLAN PER SITE REVISIONS	11-14-12	CMG		3	REVISED LANDSCAPE PLAN PER SITE REVISIONS	11-14-12	CMG	
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3	REVISED LANDSCAPE PLAN PER SITE REVISIONS	11-14-12	CMG																														
<p>SHEET NO: L-1</p> <p>SHEET OF</p> <p>SCALE: AS NOTED</p>																																	



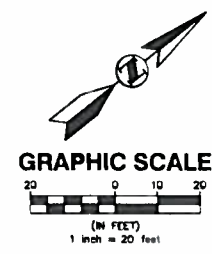
IMPERVIOUS AREA REMOVE AND REPLACE EXHIBIT
1491 FIRST STREET, PLEASANTON, CA

Nov 13, 2012 - 11:39am by certiz G:\CLIENTS\SP\SP7232 Ironhorse Development\4191 First St., Pleasanton, CA\SP7232_A1.dwg



TREE SCHEDULE

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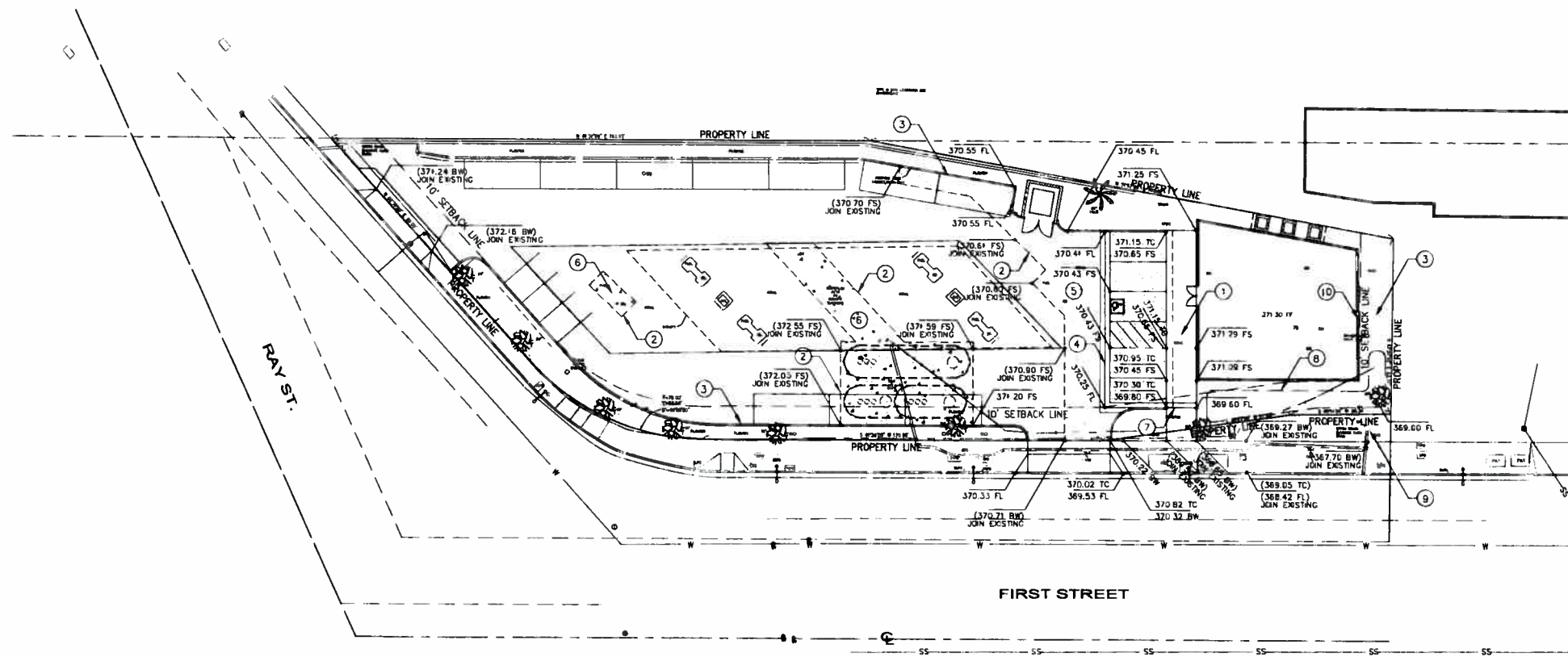
NO.	REVISION	DATE	BY	APPD.
1	REVISE PER CLIENT/PLANNING COMMENTS			

TAIT
 11000 E. 14th Street, Suite 200
 Hayward, California CA 94542
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 www.tait.com
 TAIT
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 Hayward, California CA 94542
 P 914.637.4444 F 914.637.2208
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PRELIMINARY SITE PLAN
IRONHORSE DEVELOPMENT
 P.O. BOX 7022
 FOLSOM, CALIFORNIA 95763
ConocoPhillips WRAP PROGRAM
 4191 FIRST STREET
 PLEASANTON, CALIFORNIA 94566

TITLE: _____ CLIENT: _____ PROJECT: _____
 DRAWN: _____ DATE: 05-07-12
 CHECKED: _____ DATE: _____
 REV. NO: 1 DATE: 11-13-12
 FILE NAME: _____ JOB NO: _____
 SEAL: _____
 SHEET NO: **A-1**
 SHEET OF _____
 SCALE: AS NOTED

Nov. 19, 2012 - 8:28am by aortiz G:\CLIENTS\SP\SP7232 Ironhorse Development\4191 First St., Pleasanton, CA\SP7232_C1 PRELIMINARY GRADING.dwg



CONSTRUCTION NOTES:

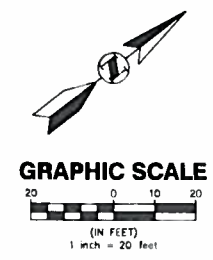
1. CONSTRUCT NEW FRONT SIDEWALK AND ADA RAMP.
2. SAWCUT LINE AND JOIN EXISTING IMPROVEMENTS.
3. CONSTRUCT LANDSCAPE PLANTER AREA.
4. CONSTRUCT 3' VALLEY CUTTER.
5. NEW AC SURFACE PAVING.
6. NEW CONCRETE SURFACE PAVING.
7. INSTALL DRAIN BREAK IN PLANTER CURB WITH UNDERSIDEWALK DRAIN TO PLANTER AREA.
8. INSTALL BIOTREATMENT PLANTER SWALE PER CLEANWATER PROGRAM REQUIREMENTS.
9. UNDERSIDEWALK DRAIN TO REMAIN. CLEAN EXISTING SUMP AND DRAIN LINES. CONNECT SWALE UNDERDRAIN TO EXISTING CATCH BASIN.
10. DIRECT ROOF DOWNSPOUTS TO ADJACENT PLANTER SWALE.

PROJECT DESCRIPTION:
 THE EXISTING AC PAVING WILL BE REMOVED AND REGRADED FOR PROPOSED BUILDING PAD. AC PAVING WILL BE INSTALLED TO JOIN SURFACE IMPROVEMENTS.

BENCHMARK:
 NGS VERTICAL CONTROL DISK STAMPED "P 929 RESET 1999" LOCATED AT THE SOUTHWEST END OF THE NORTHWEST BACK OF SIDEWALK OF THE CONCRETE BRIDGE WHERE FIRST STREET CROSSES ARROYO DEL VALLE APPROXIMATELY 900' NORTHEAST OF THE INTERSECTION OF RAY STREET AND FIRST STREET.
 ELEVATION: 364.30

LEGEND

- BOC = BACK OF CURB
- CF = CURB FACE
- CONC = CONCRETE
- ET = ELECTRICAL TRANSFORMER
- EV = ELECTRICAL VAULT
- FF = FINISH FLOOR
- FNC = FENCE
- FL = FLOW LINE
- FS = FINISH SURFACE
- GP = GUARD POST
- LIP = LIP OF CUTTER
- RM = MANHOLE RIM ELEVATION
- TC = TOP OF CURB
- TE = TRASH ENCLOSURE
- TOP = TOP OF PIPE
- XXXX.XX XX = PROPOSED ELEVATION
- (XXXX.XX XX) = EXISTING ELEVATION
- (XXXX.XX XX) JOIN EXISTING = EXISTING ELEVATION
- = SAWCUT LINE
- [Pattern] = AC PAVING
- [Pattern] = CONCRETE PAVING



TAIT		NO. BY APFD
11200 TOWN CENTER DRIVE RICHMOND, CALIFORNIA 94804 TEL: (925) 938-8800 WWW.TAITCORP.COM		REVISION
PRELIMINARY GRADING PLAN		DATE
IRONHORSE DEVELOPMENT		BY
FELSON, CALIFORNIA 94703		REVISION
ConocoPhillips WRAP PROGRAM		DATE
4191 FIRST STREET		BY
PLEASANTON, CALIFORNIA 94566		REVISION
TITLE		NO.
CLIENT		DATE
PROJECT		BY
DRAWN		JOB NO.
DATE		DATE
CHECKED		REV. NO.
DATE		REV. DATE
SEAL		FILE NAME
SHEET NO.		JOB NO.
C-1		SCALE: AS NOTED
SHEET OF		