



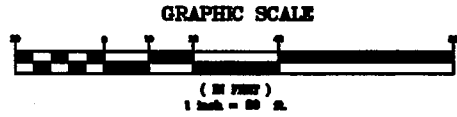
**LEGAL DESCRIPTION:**  
 BEING A PORTION OF PLOT NUMBER 1 OF THE BERNAL PORTION OF THE RANCHO EL VALLE DE SAN JOSE, AND ALL OF PARCEL MAP 3689 FILED JUNE 4, 1982 IN BOOK 133 OF PARCEL MAPS, AT PAGE 94-95, ALAMEDA COUNTY RECORDS.

**FLOOD ZONE:**  
 ZONE C AS SHOWN ON COMMUNITY PANEL NUMBER 060012 0004 D DATED SEPTEMBER 19, 1984.

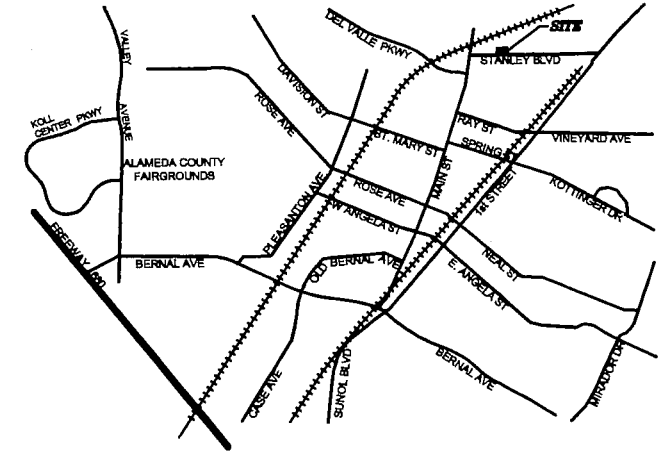
**LEGEND**

 FIRE DEPARTMENT TURNAROUND

 TURF STONE



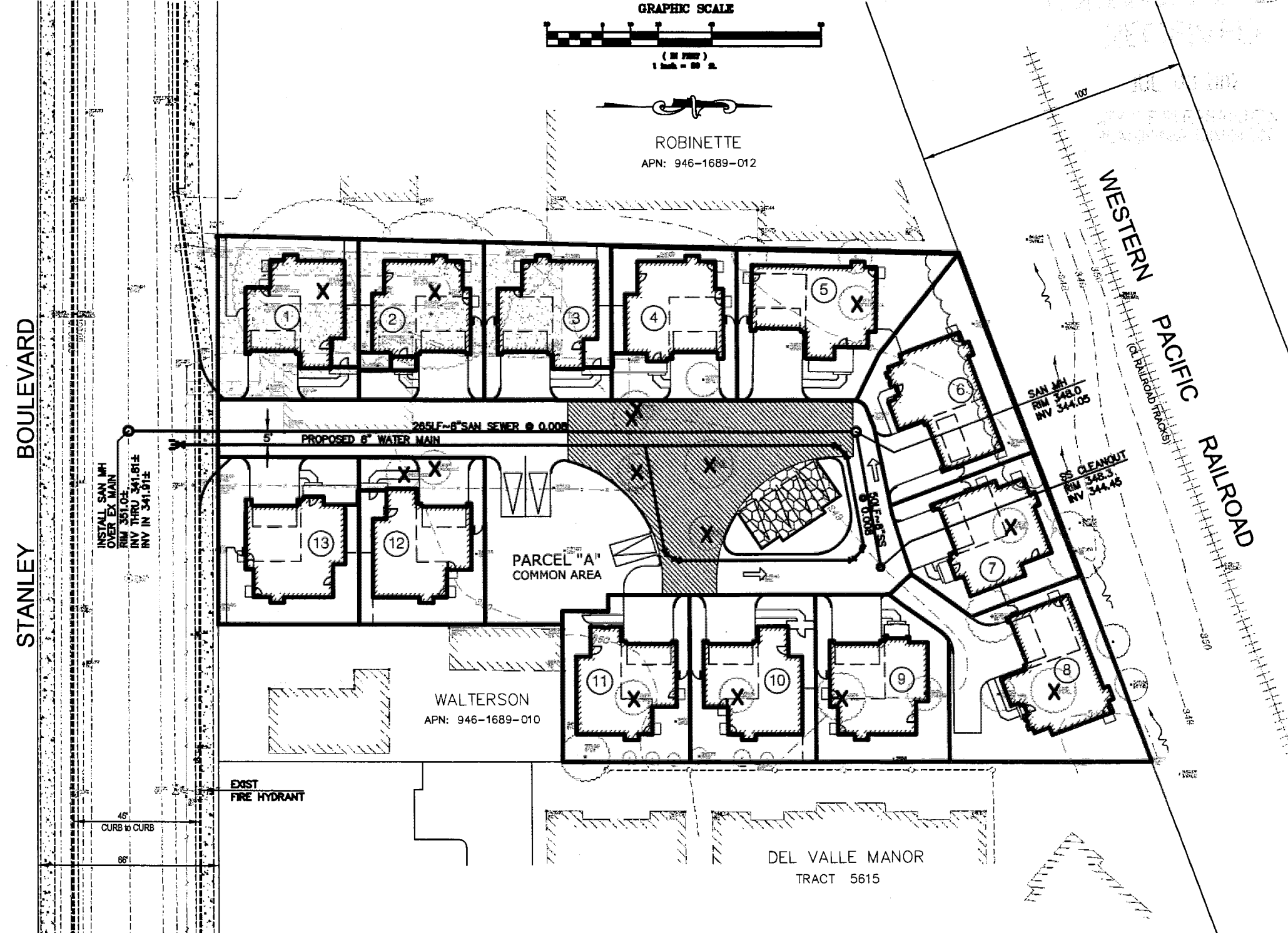
ROBINETTE  
 APN: 946-1689-012



**VICINITY MAP**  
 N.T.S.

**TENTATIVE MAP NOTES:**

- OWNER:** D. DONATO BUILDERS  
 1854 WARSAW AVENUE  
 LIVERMORE, CA 94550  
 (925) 245-0694
- ENGINEER:** DEBOLT CIVIL ENGINEERING  
 811 SAN RAMON VALLEY BLVD.  
 DANVILLE, CA 94526  
 (925) 837-3780
- ASSESSOR'S PARCEL NUMBER:** 946-1689-011, 016, 017, 018 AND 019
- AREA:** 51,138± SF
- EXISTING USE:** RESIDENTIAL
- PROPOSED USE:** RESIDENTIAL
- EXISTING ZONING:** R-1-6, 500
- PROPOSED ZONING:** PUD-HDR  
 (PLANNED UNIT DEVELOPMENT - HIGH DENSITY RESIDENTIAL DISTRICT)
- UTILITIES:** GAS & ELECTRIC - P.G.&E.  
 TELEPHONE - S.B.C.  
 SEWER - CITY OF PLEASANTON  
 WATER - CITY OF PLEASANTON  
 STORM - CITY OF PLEASANTON  
 CABLE - COMCAST  
 FIRE - LIVERMORE PLEASANTON FIRE DEPT.
- UTILITY LOCATIONS SHOWN ARE BASED ON UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY.
- BASIS OF ELEVATION:** U.S. COAST AND GEODETIC SURVEY, BRONZE DISK, STAMPING G 832 1947. 1.0 MILE SOUTHWEST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE CROSSING OF NEAL STREET AT PLEASANTON, MIDWAY BETWEEN THE SECOND AND THIRD POLES SOUTHWEST OF MILEPOLE 4D, AT CONCRETE BRIDGE 39.93 OVER A SMALL CREEK, IN THE TOP OF THE SOUTHEAST END OF THE SOUTHWEST CONCRETE ABUTMENT, 8 1/2 FEET SOUTHEAST OF THE SOUTHEAST RAIL, AND ABOUT 1 FOOT LOWER THAN THE TRACK.
- ELEVATION:** 337.23
- BOUNDARY NOTE:** APPROXIMATE BOUNDARY INFORMATION SHOWN WAS COMPILED FROM AVAILABLE RECORD DATA AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY.
- LOT LAYOUT & DIMENSIONS:** SEE SITE PLAN TM-4 FOR THE LOT LAYOUT AND DIMENSIONS OF EACH LOT INCLUDING THE SIZE OF THE SMALLEST LOT IN THE TRACT.



STANLEY BOULEVARD

WESTERN PACIFIC RAILROAD

TRACT 7968  
 VESTING TENTATIVE MAP

**DONATO BUILDERS INC**  
 4171 & 4189 STANLEY BOULEVARD  
 PLEASANTON CONTRA COSTA COUNTY CALIFORNIA

#	REVISIONS	DATE
1	REMOVED LOT	4/22/11
2	UPDATED DRAWINGS	3/05/12
3	CITY COMMENTS	6/28/12

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

Date: 8/3/2010  
 Scale: 1" = 20'  
 By: JED/wel  
 Job No.: 07239

TM-1

STANLEY BOULEVARD

AREA TO BE DEDICATED TO THE CITY OF PLEASANTON

(MAILBOX)

(LAWN)

(HOUSE)

(HOUSE)

(GARAGE)

WALTERSON  
APN: 946-1689-010

(DRIVEWAY)

(HOUSES)

(HOUSES)

DEL VALLE MANOR  
TRACT 5615

ROBINETTE (BUILDING)  
APN: 946-1689-012

(DRIVEWAY)

(AC PMT)

(CONCRETE AREA)

(SSCO)

(ORANGE)

(17" ORANGE)

(10" TREE)

(18" TREE)

(8" TREE)

(12" TREE)

(20" TREE)

(16" TREE)

(14" TREE)

(12" WAL)

(6" TREE)

(6" TREE)

(12" TREE)

(16" TREE)

(20" TREE)

(14" TREE)

(HOUSES)

WESTERN PACIFIC R.R.

(Q.L. PARADO TRACKS)

NOTES:

- UTILITY LOCATIONS SHOWN ARE BASED ON UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY.
- APPROXIMATE BOUNDARY INFORMATION SHOWN WAS COMPILED FROM AVAILABLE RECORD DATA AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY.

GRAPHIC SCALE



TM-2

TOPOGRAPHIC SURVEY

4171 and 4189 STANLEY BOULEVARD

PLEASANTON

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818

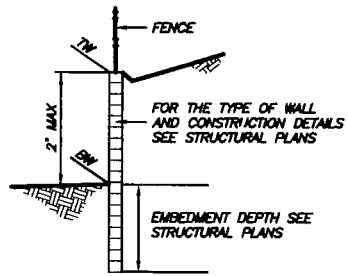
RENEWAL DATE: 03/31/2014

#	REVISIONS	DATE
1	UPDATED DRAWINGS	3/05/12

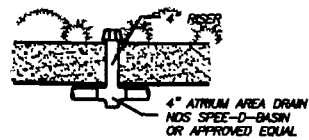


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Danville, California 94526  
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Scale: 1" = 20'  
By: JED / M  
Job No.: 07239



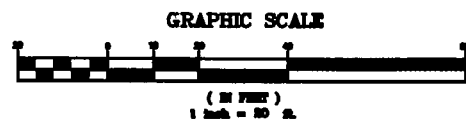
TYPICAL WALL SECTION  
N.T.S.



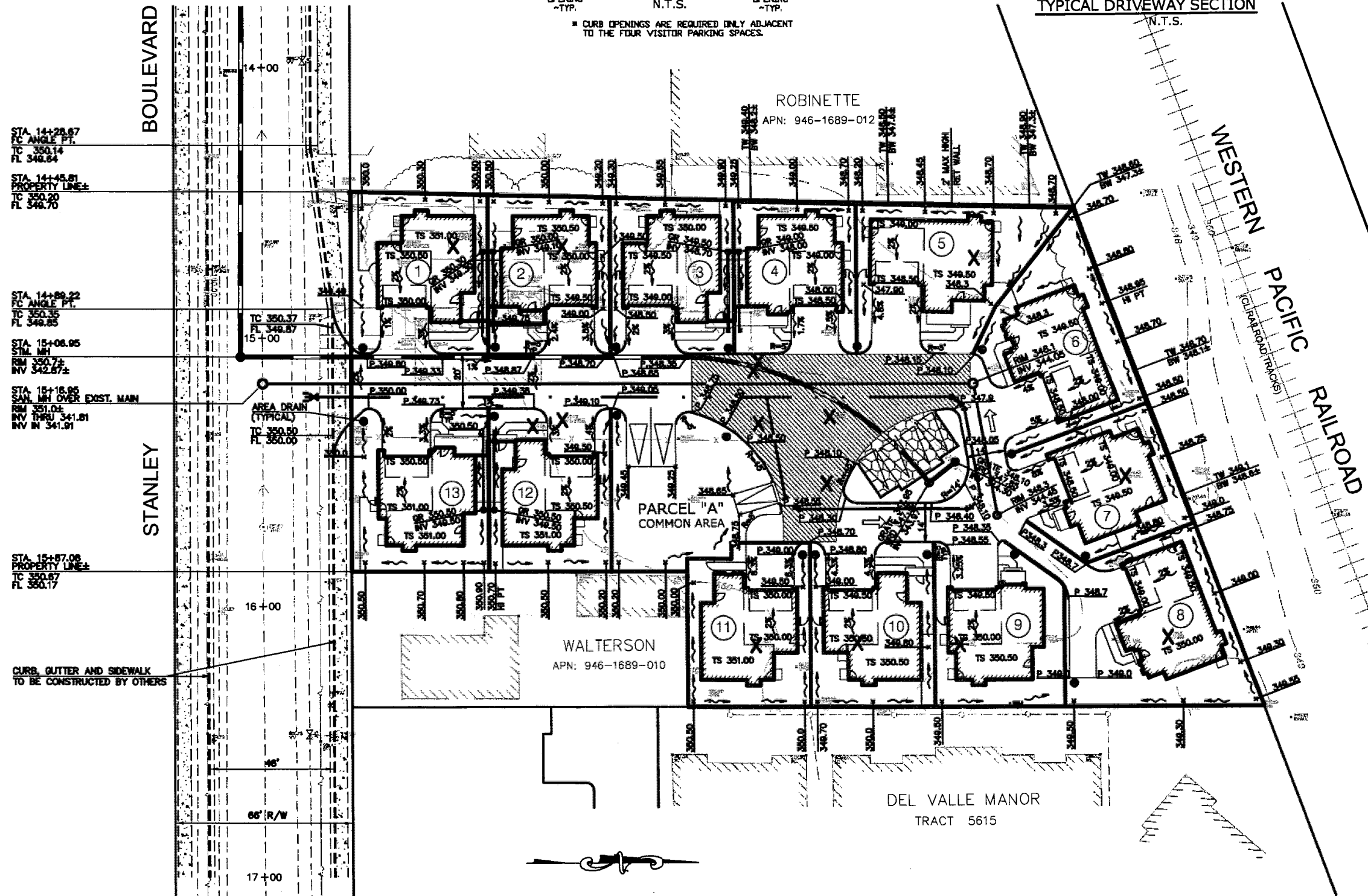
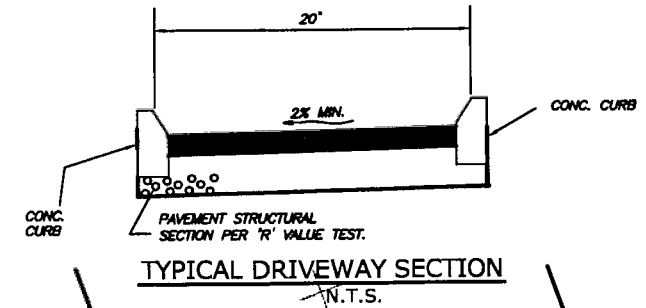
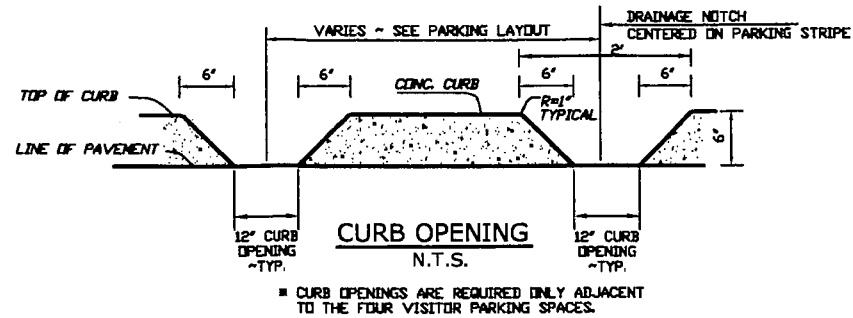
AREA DRAIN DETAIL  
N.T.S.

LEGEND

- TURF STONE
- FIRE DEPARTMENT TURNAROUND
- RETAINING WALL
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- AREA DRAIN
- TS TOP OF SLAB
- TW TOP OF WALL
- BW BOTTOM OF WALL



SEE SHEET TM-5  
FOR CONTINUATION



TM-3

TRACT 7968  
GRADING AND DRAINAGE PLAN

PLEASANTON

DONATO BUILDERS INC.  
4171 & 4189 STANLEY BOULEVARD

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DIGGINS RCE 27818  
RENEWAL DATE: 03/31/14

#	REVISIONS	DATE
1	REMOVED LOT	4/22/11
2	UPDATED DRAWINGS	3/25/12
3	CITY COMMENTS	6/29/12

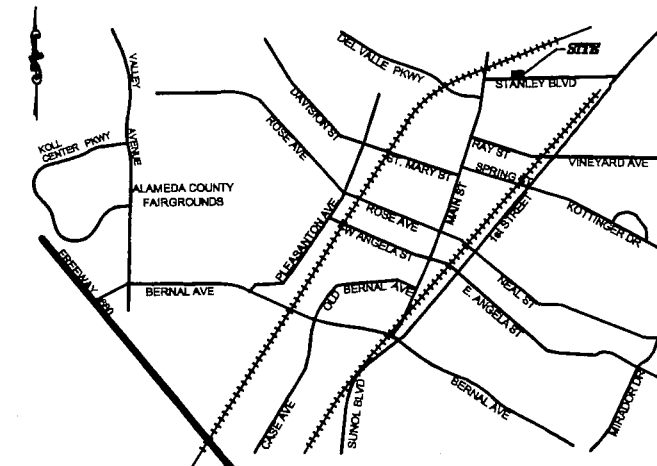


DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

Date: 8/3/2010  
Scale: 1"=20'  
By: JED/wj  
Job No: 07239

**LEGAL DESCRIPTION:**  
 BEING A PORTION OF PLOT NUMBER 1 OF THE BERNAL PORTION OF THE RANCHO EL VALLE DE SAN JOSE, AND ALL OF PARCEL MAP 3669 FILED JUNE 4, 1982 IN BOOK 133 OF PARCEL MAPS, AT PAGE 94-95, ALAMEDA COUNTY RECORDS.

**FLOOD ZONE**  
 ZONE C AS SHOWN ON COMMUNITY PANEL NUMBER 060012 0004 D DATED SEPTEMBER 19, 1984.



VICINITY MAP  
N.T.S.

STANLEY BOULEVARD

14+00  
15+00  
16+00  
17+00

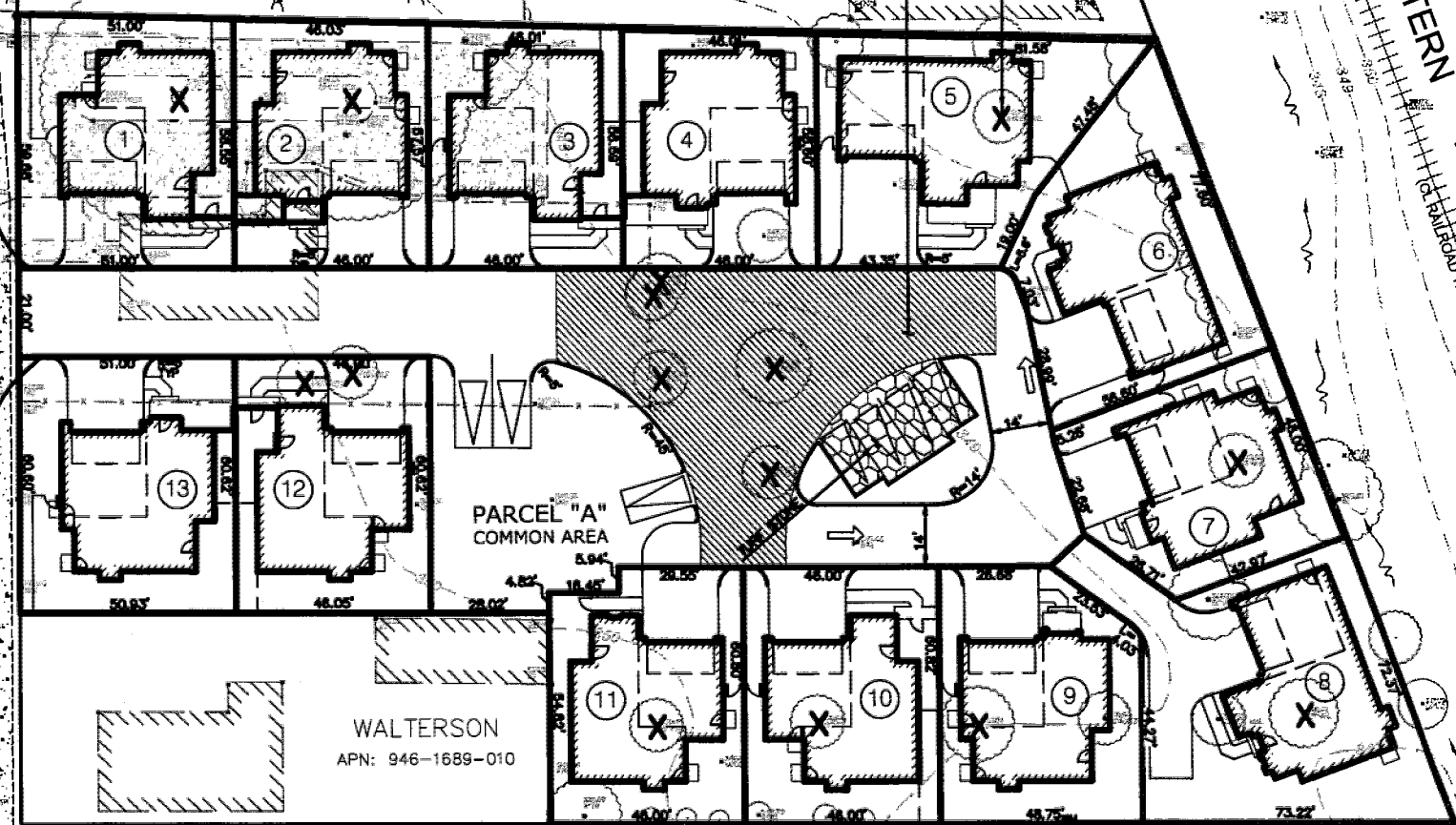
FRONTAGE IMPROVEMENTS TO BE INSTALLED BY OTHERS

ROBINETTE  
APN: 946-1689-012

FIRE DEPARTMENT TURNAROUND

EX. TREE TO BE REMOVED (TYP)

WESTERN PACIFIC RAILROAD



**SITE PLAN NOTES:**

**OWNER:** D. DONATO BUILDERS  
 1854 WARSAW AVENUE  
 LIVERMORE, CA 94550  
 (925) 245-0694

**ENGINEER:** DEBOLT CIVIL ENGINEERING  
 811 SAN RAMON VALLEY BLVD.  
 DANVILLE, CA 94528  
 (925) 837-3780

**ASSESSOR'S PARCEL NUMBER:** 946-1689-011, 015, 017, 018 AND 019

**AREA:** 51,140 SF±

**EXISTING USE:** RESIDENTIAL

**PROPOSED USE:** RESIDENTIAL

**UTILITIES:** GAS & ELECTRIC - P.G.&E.  
 TELEPHONE - S.B.C.  
 SEWER - CITY OF PLEASANTON  
 WATER - CITY OF PLEASANTON  
 STORM - CITY OF PLEASANTON  
 CABLE - COMCAST  
 FIRE - LIVERMORE PLEASANTON FIRE DEPT.

UTILITY LOCATIONS SHOWN ARE BASED ON UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY.

**BASIS OF ELEVATION:** U.S. COAST AND GEODETIC SURVEY, BRONZE DISK, STAMPING G 832 1947. 1.0 MILE SOUTHWEST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE CROSSING OF NEAL STREET AT PLEASANTON, MIDWAY BETWEEN THE SECOND AND THIRD POLES SOUTHWEST OF MILEPOLE 4D, AT CONCRETE BRIDGE 39.93 OVER A SMALL CREEK, IN THE TOP OF THE SOUTHEAST END OF THE SOUTHWEST CONCRETE ABUTMENT, 6 1/2 FEET SOUTHWEST OF THE SOUTHEAST RAIL, AND ABOUT 1 FOOT LOWER THAN THE TRACK.

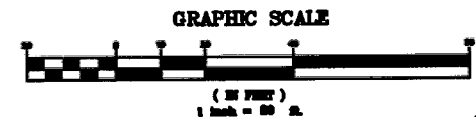
ELEVATION: 337.23

**BOUNDARY NOTE:** APPROXIMATE BOUNDARY INFORMATION SHOWN WAS COMPILED FROM AVAILABLE RECORD DATA AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY.

AREA SUMMARY	
LOT	AREA
1	3,015± sf
2	2,875± sf
3	2,830± sf
4	2,580± sf
5	3,340± sf
8	3,285± sf
7	2,605± sf
6	3,995± sf
9	2,795± sf
10	2,800± sf

\* NET AREA IS CALCULATED BY SUBTRACTING THE ACCESS EASEMENT FROM THE GROSS LOT AREA

LOT	AREA
11	2,875± sf
12	2,790± sf
13	3,090± sf
PARCEL "A"	12,865± sf



TRACT 7968  
SITE PLAN

DONATO BUILDERS INC.  
4171 & 4189 STANLEY BOULEVARD

PLEASANTON ALAMEDA COUNTY CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818  
RENEWAL DATE: 03/31/14

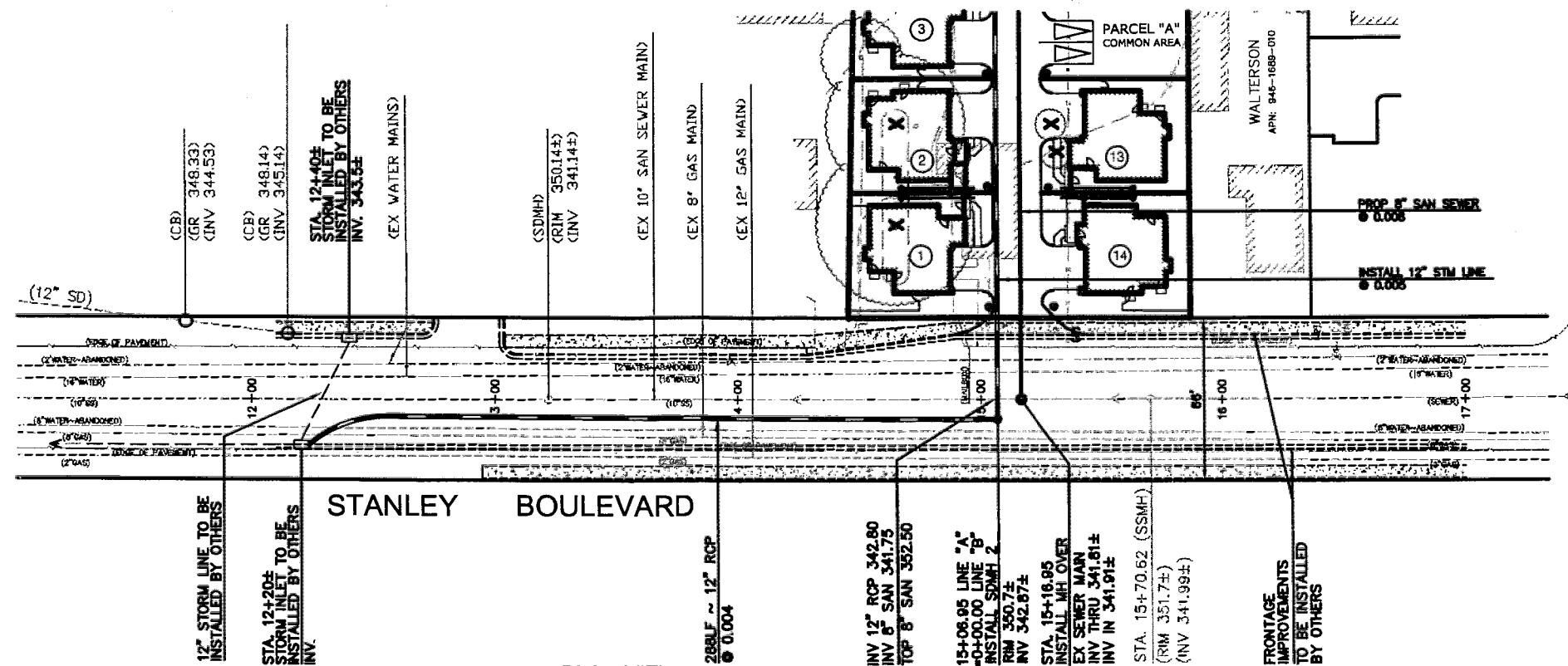
#	REVISIONS	DATE
1	REMOVED LOT	4/22/11
2	UPDATED DRAWINGS	3/06/12
3	CITY COMMENTS	5/29/12

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

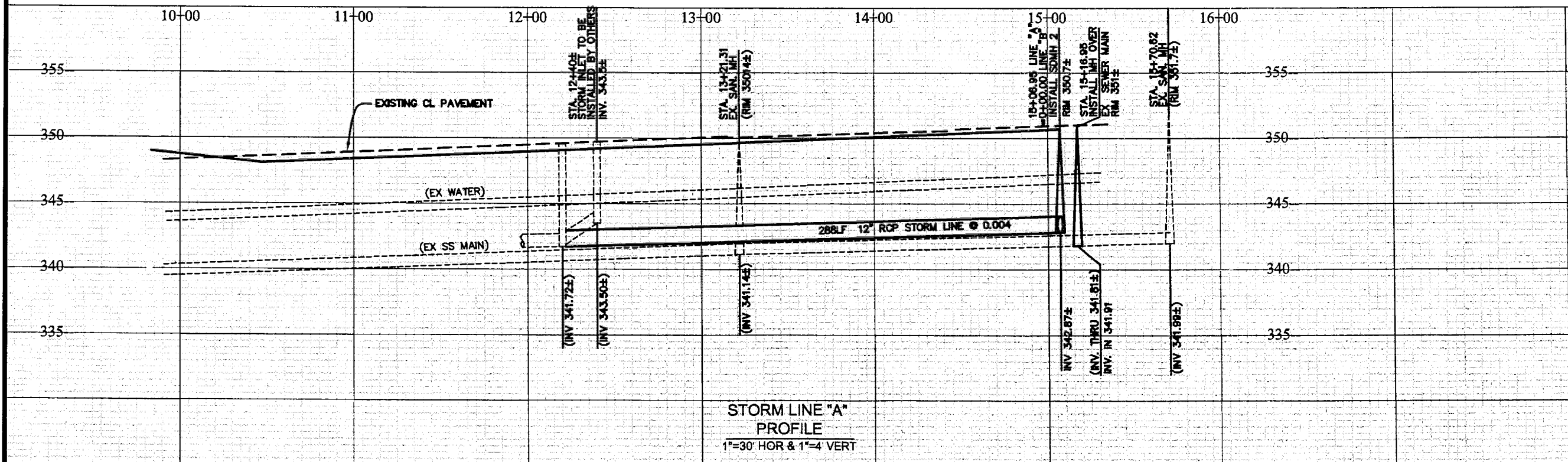
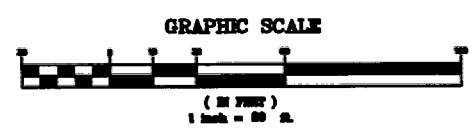
Date: 8/3/2010  
 Scale: 1"=20'  
 By: JED/wl  
 Job No: 07239

TM-4

SEE SHEET TM-3



PLAN VIEW  
1" = 30'



STORM LINE "A"  
PROFILE  
1"=30' HOR & 1"=4' VERT

TM-5

TRACT 7968  
OFF - SITE  
STORM DRAINAGE PLAN

PLEASANTON

DONATO BUILDERS INC.  
4171 & 4189 STANLEY BOULEVARD

ALAMEDA COUNTY

CALIFORNIA

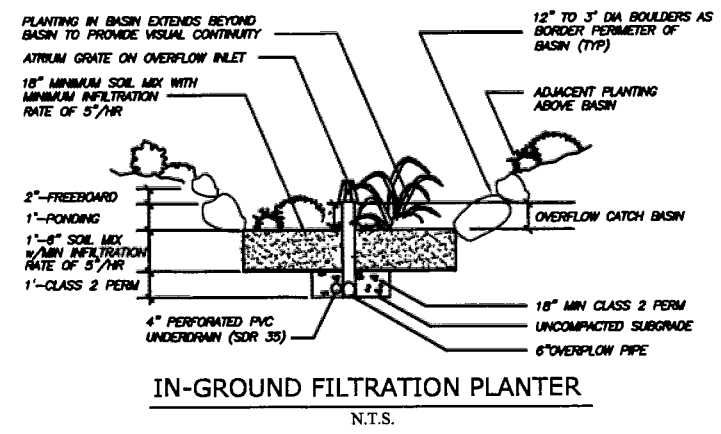
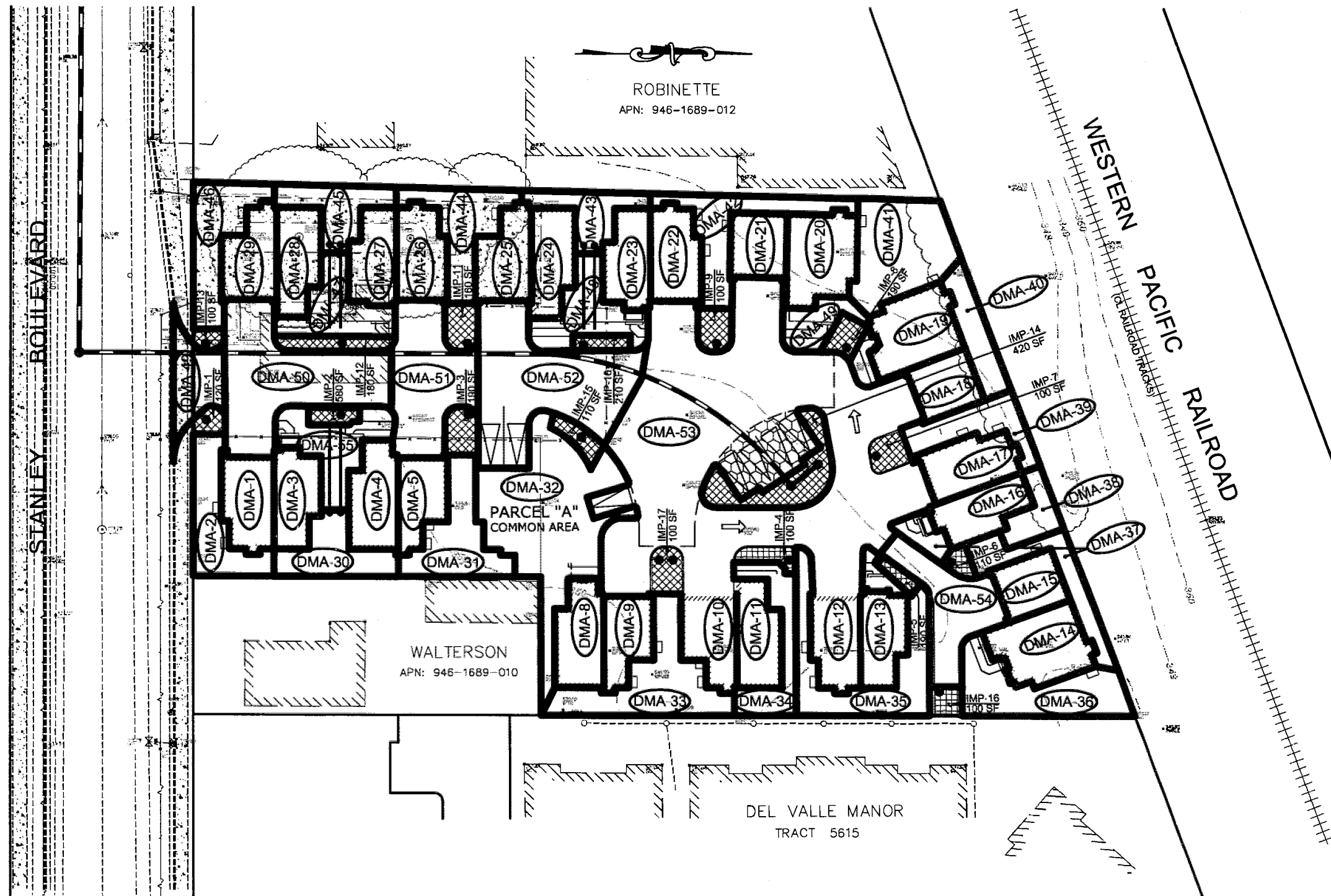
JAMES E. DIGGINS R.C.E. 27818  
RENEWAL DATE: 03/31/14

#	REVISIONS	DATE
1	REMOVED LOT	4/22/11
2	UPDATED DRAWINGS	3/05/12
3	CITY COMMENTS	8/29/12



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

Date: 8/3/2010  
Scale: 1"=30'H, 1"=4'V  
By: JED/wd  
Job No: 07239



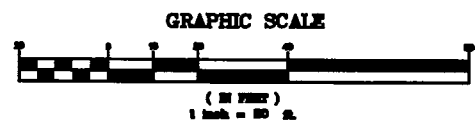
DMA	AREA (SF)	SURFACE	DMA	AREA (SF)	SURFACE
DMA-1	810	ROOF	DMA-29	584	ROOF
DMA-2	720	LANDSCAPING	DMA-30	634	LANDSCAPING
DMA-3	547	ROOF	DMA-31	851	LANDSCAPING
DMA-4	628	ROOF	DMA-32	2,371	LANDSCAPING
DMA-5	514	ROOF	DMA-33	1,175	LANDSCAPING
DMA-8	644	ROOF	DMA-34	587	LANDSCAPING
DMA-9	514	ROOF	DMA-35	1,240	LANDSCAPING
DMA-10	590	ROOF	DMA-36	1,020	LANDSCAPING
DMA-11	599	ROOF	DMA-37	608	LANDSCAPING
DMA-12	610	ROOF	DMA-38	325	LANDSCAPING
DMA-13	547	ROOF	DMA-39	586	LANDSCAPING
DMA-14	799	ROOF	DMA-40	325	LANDSCAPING
DMA-15	463	ROOF	DMA-41	1,219	LANDSCAPING
DMA-18	547	ROOF	DMA-42	801	LANDSCAPING
DMA-17	610	ROOF	DMA-43	484	LANDSCAPING
DMA-18	463	ROOF	DMA-44	750	LANDSCAPING
DMA-19	799	ROOF	DMA-45	559	LANDSCAPING
DMA-20	791	ROOF	DMA-46	773	LANDSCAPING
DMA-21	463	ROOF	DMA-47	196	LANDSCAPING
DMA-22	598	ROOF	DMA-48	739	LANDSCAPING
DMA-23	559	ROOF	DMA-49	513	ASPHALT
DMA-24	574	ROOF	DMA-50	1,875	ASPHALT
DMA-25	584	ROOF	DMA-51	1,323	ASPHALT
DMA-28	594	ROOF	DMA-52	2,042	ASPHALT
DMA-27	548	ROOF	DMA-53	6,315	ASPHALT
DMA-28	574	ROOF	DMA-54	985	ASPHALT
			DMA-55	775	LANDSCAPING

IMP	SIZE
IMP-1	120 SF
IMP-2	580 SF
IMP-3	190 SF
IMP-4	100 SF
IMP-5	190 SF
IMP-6	110 SF
IMP-7	100 SF
IMP-8	190 SF

IMP	SIZE
IMP-9	100 SF
IMP-10	210 SF
IMP-11	160 SF
IMP-12	180 SF
IMP-13	100 SF
IMP-14	420 SF
IMP-15	110 SF
IMP-16	100 SF
IMP-17	100 SF

**LEGEND**

- BIO-SWALE / PLANTERS
- TURF STONE
- CATCH BASINS
- STORM DRAIN LINE
- EARTH SWALES
- DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA
- IMP INTEGRATED MANAGEMENT PRATICE



TRACT 7968  
STORM WATER CONTROL  
PLAN EXHIBIT

DONATO BUILDERS INC.  
4171 & 4189 STANLEY BOULEVARD

PLEASANTON ALAMEDA COUNTY CALIFORNIA

#	REVISIONS	DATE
1	REMOVED LOT	4/22/11
2	UPDATED DRAWINGS	3/05/12
3	CITY COMMENTS	6/29/12



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By: JED/wj  
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TM-6