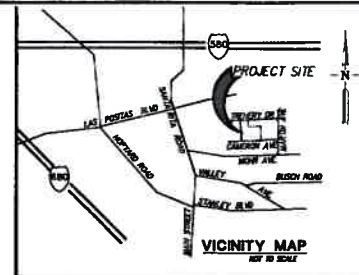


LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	RIGHT OF WAY	---
---	LOT LINE	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	CURB LINE	---
---	CATCH BASIN (CB)	---
---	STORM MANHOLE (SMH)	---
---	SEWER MANHOLE (SSMH)	---
---	FIRE HYDRANT (FH)	---
---	BLOW OFF (BO)	---
---	WATER VALVE (WV)	---
---	STREET LIGHT	---
---	EXISTING TREE (SEE TREE LIST ON SHEET 2)	---

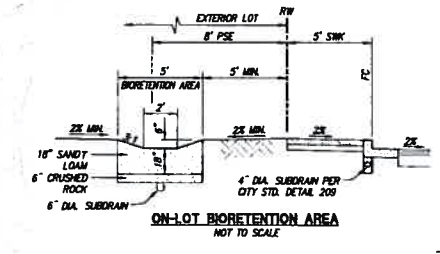


- ### GENERAL NOTES
- OWNERS: CAROL LEHMAN, 3757 TRENERE DRIVE, PLEASANTON, CALIFORNIA 94588; WILLIAM AND KATHRYN SELWAY, 2313 MARTIN AVENUE, PLEASANTON, CALIFORNIA 94588.
 - DEVELOPER: PIONEER HOMES, 8677 OWENS DRIVE, PLEASANTON, CA 94588, PHONE: (925) 468-8000, FAX: (925) 734-9141.
 - CIVIL ENGINEER: RUGGERI-JENSEN-AZAR, 4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588, PHONE: (925) 227-9100, FAX: (925) 227-8300.
 - ASSESSOR'S PARCEL NUMBERS: 948-4574-008 AND 948-4574-007.
 - EXISTING USE: RESIDENTIAL/VACANT.
 - PROPOSED USE: PUD.
 - EXISTING ZONING: RESIDENTIAL.
 - SITE AREA: 18.6± ACRES.
 - MINIMUM LOT SIZE: 16,787 SQ. FT.
 - TOTAL NUMBER OF PROPOSED UNITS: 31 (INCLUDES EXISTING RESIDENCES).
 - UTILITIES: CITY OF PLEASANTON (WATER, SANITARY SEWER, STORM DRAIN, GAS AND ELECTRIC, TELEPHONE, CABLE TV, FIRE PROTECTION).
 - TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY H.W. GEOSPATIAL, INC., DATED 02/21/2001.
 - THIS PROPERTY IS NOT IN AN AREA OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050272 0002 D, DATED SEPTEMBER 30, 1997.
 - ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF CITY OF PLEASANTON AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY.
 - INSTALL DRIVEWAY TRENCH DRAIN FOR 80'-5WALE CROSSING.

RECEIVED
 JAN 04 2012
 CITY OF PLEASANTON
 COMMUNITY DEVELOPMENT

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTY CONCRETE
CB	CATCH BASIN
C	CENTER LINE
DI	DROP INLET
DRE	DRAINAGE RELEASE EASEMENT
FC	FACE OF CURB
FL	FLOW LINE
FG	FINISH GRADE
FH	FIRE HYDRANT
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PAY	PAVEMENT GRADE
PSE	PRIVATE STORM DRAIN EASEMENT
PSS	PUBLIC SERVICE EASEMENT
RET	RETURN
RW	RIGHT OF WAY
SL	STORM DRAIN EASEMENT
SSE	SANITARY SEWER CLEAN OUT
SSCO	SANITARY SEWER EASEMENT
SSE	SIDEWALK
TC	TOP OF CURB
TC	TOP OF FLUSHED CURB
TC	TOP OF GRATE



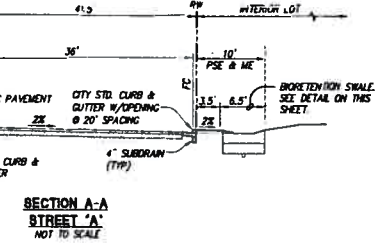
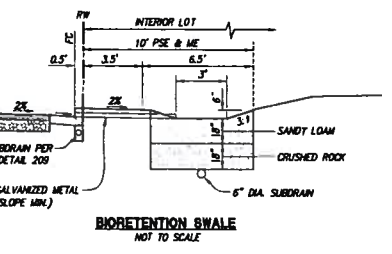
PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS	5,050	20,870
STREETS	4,170	30
TRENCH SHOUL	1,000	-
BIORETENTION SWALE	4,150	2,490
LESS SHORING TO CITY	-	-
TOTAL	20,370	24,390
IMPORT	-	3,600

ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO TROUGH GRADE, AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET/SITE DEVELOPMENT PLAN
2	PRELIMINARY GRADING AND UTILITY PLAN



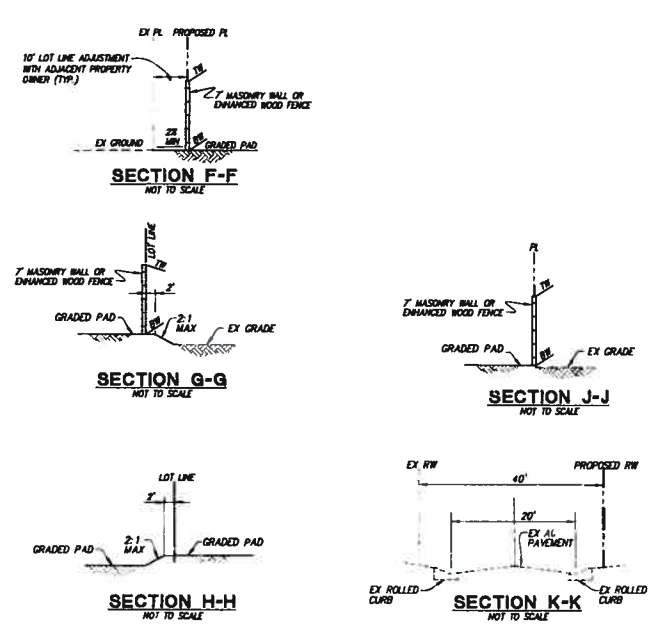
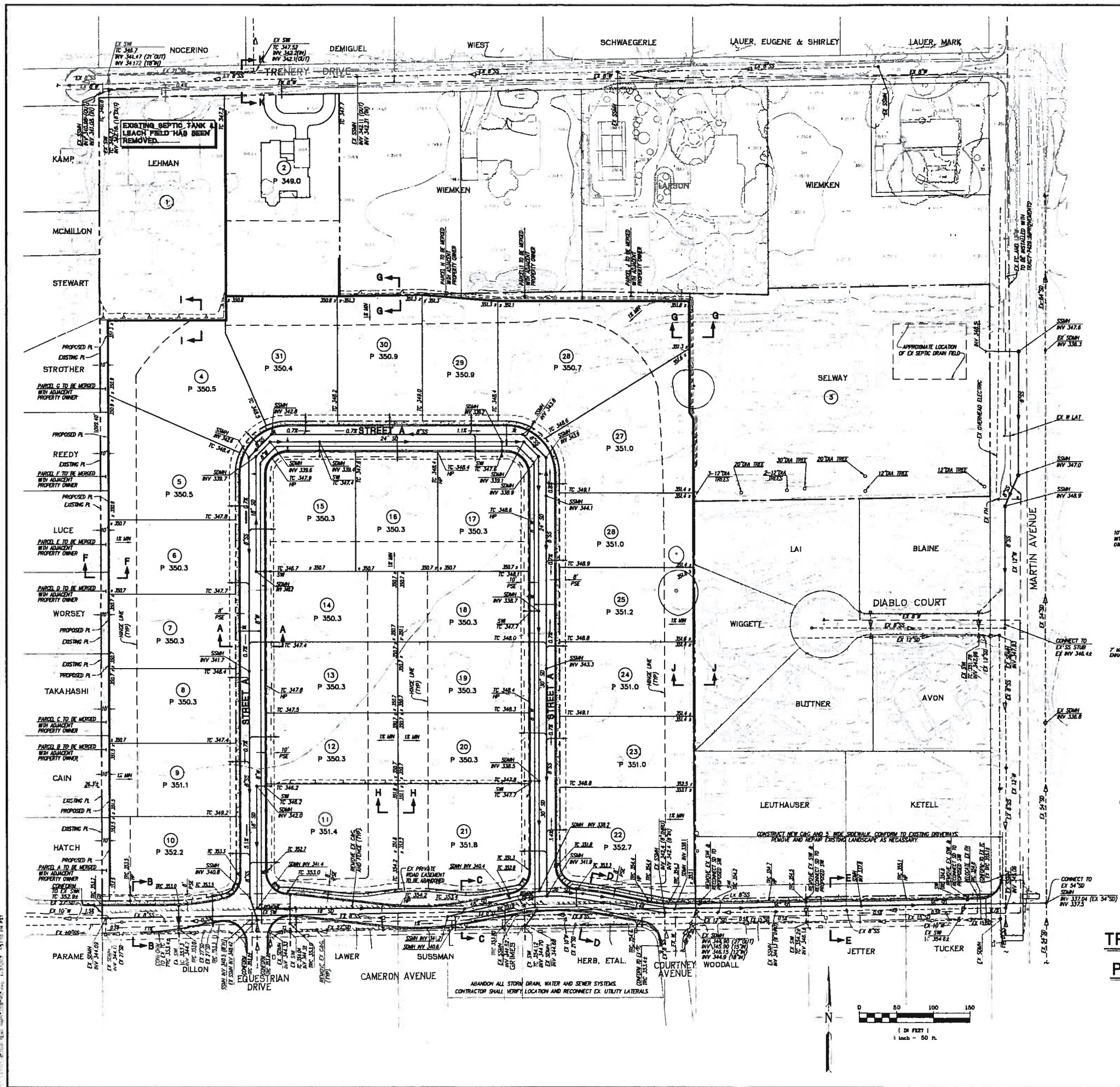
VESTING TENTATIVE MAP

TRACT 7721 - LEHMAN/SELWAY PROPERTY

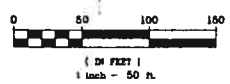
SITE DEVELOPMENT PLAN

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



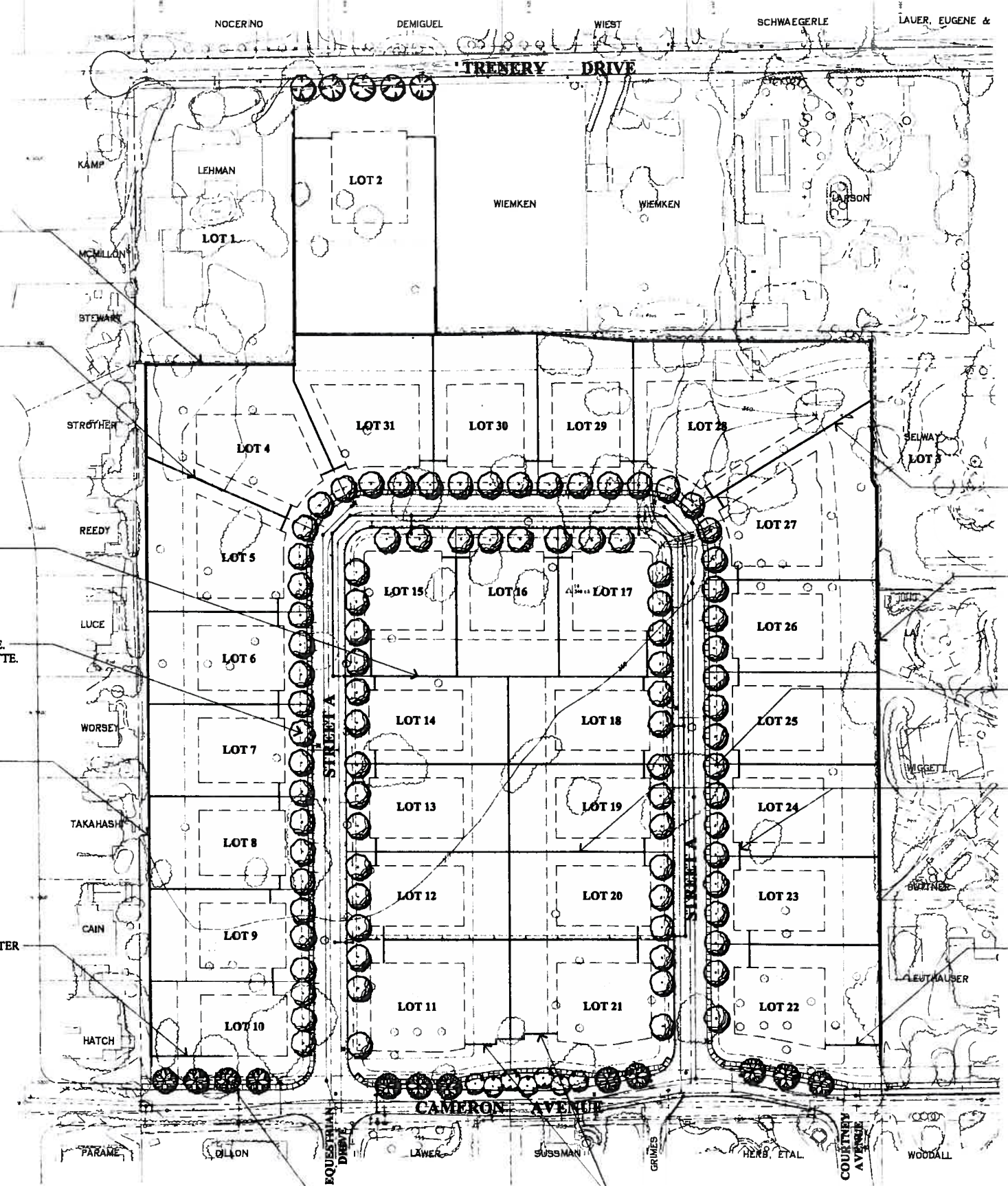


VESTING TENTATIVE MAP
TRACT 7721 - LEHMAN/SELWAY PROPERTY
PRELIMINARY GRADING AND UTILITY PLAN
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



GENERAL NOTES:

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.
2. DECIDUOUS TREES TO BE INSTALLED ON SOUTH & WEST EXPOSURE.
3. ALL TREES TO BE STAKED PER CITY STANDARDS.
4. ALL PLANTING AREAS TO BE MULCHED TO A MINIMUM 2" DEPTH.



TYPICAL 7'-0" HIGH MASONRY WALL

TYPICAL 6'-0" HIGH "GOOD NEIGHBOR" SIDEYARD FENCE

TYPICAL 6'-0" HIGH "GOOD NEIGHBOR" SIDEYARD FENCE

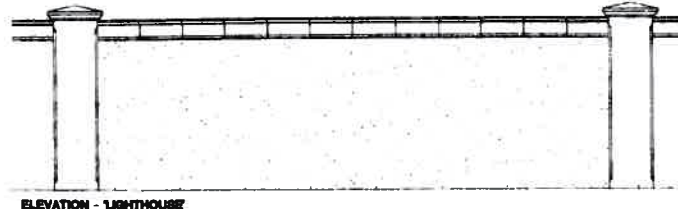
TYPICAL STREET TREE. REFER TO TREE PALETTE.

TYPICAL 7'-0" HIGH MASONRY WALL

7' ENHANCED PERIMETER WOOD FENCE

TYPICAL STREET TREE. REFER TO TREE PALETTE

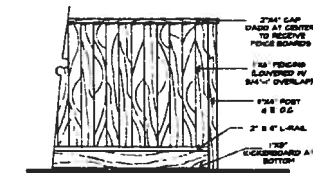
7' ENHANCED PERIMETER WOOD FENCE



ELEVATION - LIGHTHOUSE

7' MASONRY SOUNDWALL

OCCURS AT PROJECT PERIMETER AND SHARED PROPERTY LINE OF LOTS 2 AND 31



6'-7" "GOOD NEIGHBOR" FENCE

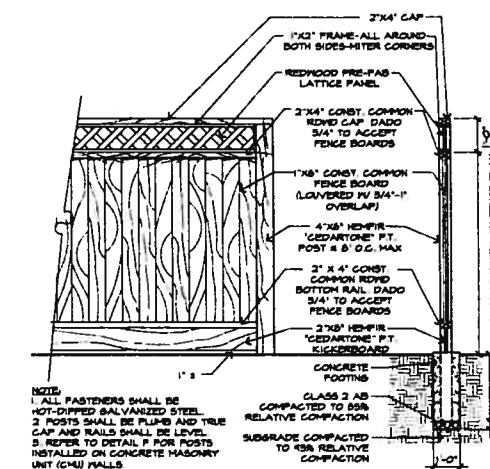
OCCURS AT ALL SHARED LOT PROPERTY LINES AND FRONTAGE FENCES NOT ALONG CAMERON AVE.

TYPICAL 6' "GOOD NEIGHBOR" SIDEYARD FENCE

TYPICAL 7'-0" MASONRY WALL

TYPICAL STREET TREE. REFER TO TREE PALETTE

TYPICAL 6' "GOOD NEIGHBOR" SIDEYARD FENCE

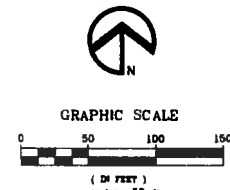


7' "GOOD NEIGHBOR" FENCE WITH 1' LATTICE

OCCURS AT CAMERON AVE. FRONTAGE ONLY

PROPOSED STREET TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE
ACER AUTUMN SURLET	STREET A1	RED MAPLE 24" BOX
VELTIS DIMENSIS	CAMERON AVENUE	CHINESE HACKBERRY 24" BOX
LAGERSTROEMIA INDICA	CAMERON AVENUE	CAPE MYRTLE 24" BOX
PYRUS CALLERYANA ARISTOCRAI	TRENERY DRIVE	ARISTOCRAT PEAR 24" BOX



RIPLEY
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1613 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.938.7436

Lehman-Selway Tract 7721

Preliminary Landscape Site Plan

Pleasanton, California **L1**

PONDEROSA HOMES August 19, 2011