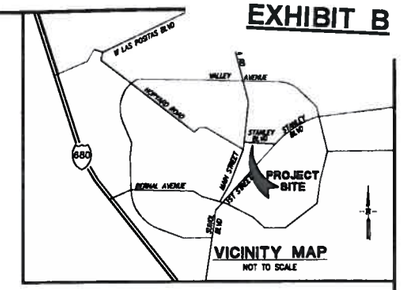
VESTING TENTATIVE MAP

TRACT 8159 - WAGNER PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

EXHIBIT B



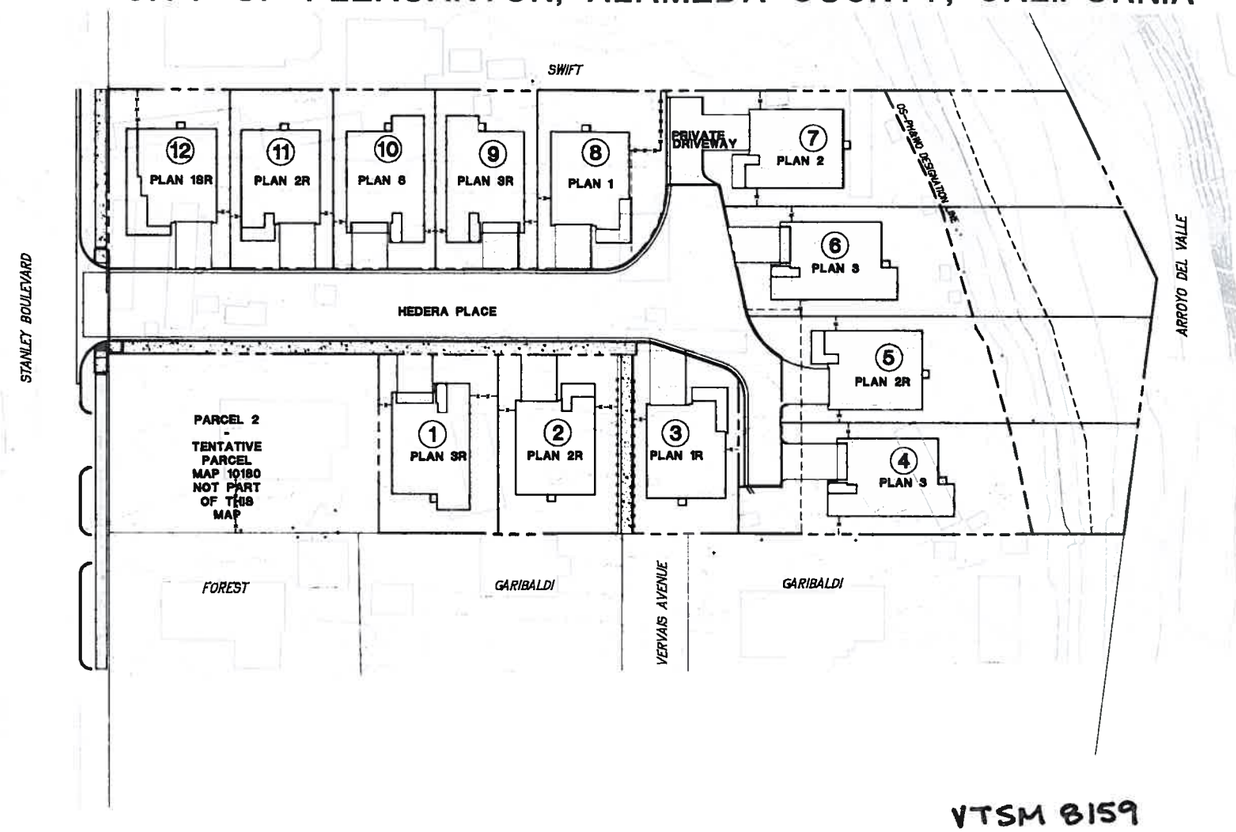
VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 8"SS
8"W	WATER	EX 8"W
8"W(R)	RECYCLED WATER	EX 8"W(R)
	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	20" OAK (S)
	REMOVE TREE	
130	CONTOUR ELEVATIONS	
x 525.2	SPOT ELEVATION	+525.2
	ASPHALT PAVEMENT	
	BIORETENTION AREA	

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
BW	BOTTOM OF WALL
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CP	CENTER POINT
DWY	DRIVEWAY
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EVC	END VERTICAL CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT POLE
LP	LOW POINT
ME	MAINTENANCE EASEMENT
MH	MANHOLE
OH	OVERHEAD UTILITIES
PAE	PRIVATE ACCESS EASEMENT
PCC	POINT OF COMPOUND CURVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SNS	STREET NAME SIGN
SO	SIDE OPENING INVERT
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE



N

0 30 60 90

1 inch = 30 ft.

CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY LOTTING PLAN
4	PRELIMINARY GRADING AND UTILITY PLAN
5	PRELIMINARY STORMWATER TREATMENT PLAN
6	SECTIONS AND DETAILS

VTSM 8159
RECEIVED
OCT 18 2013
CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

GENERAL NOTES

1. OWNER: TRIVENT FINANCIAL BANK
C/O PONDEROSA HOMES
6130 STONERIDGE MALL ROAD, #185
PLEASANTON, CA 94588
TEL (925) 460-8900
CONTACT: PAMELA HARDY

2. DEVELOPER: PONDEROSA HOMES II, INC
6130 STONERIDGE MALL ROAD, #185
PLEASANTON, CA 94588
TEL (925) 460-8900
CONTACT: PAMELA HARDY

3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL (925) 227-9100
CONTACT: MARK FALGOUT

4. GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP
2737 N MAIN STREET, SUITE 10
WALNUT CREEK, CA 94597
TEL (925) 988-8500
CONTACT: JOHN DYE

5. ARCHITECT: WILLIAM HEZMALHALCH, INC
5000 EXECUTIVE PARKWAY, SUITE 375
SAN RAMON, CA 94583
TEL (925) 627-1166
CONTACT: MARK RUTHERFORD

6. LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
TEL (925) 938-7377
CONTACT: ANIKA CARPENTER

7. PROPERTY DESCRIPTION: LOT 5, OF "MAP OF LILIENTHALS ADDITION NO. 3 TO THE TOWN OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA, 1903", FILED MARCH 13, 1905, MAP BOOK 20, PAGE 36, ALAMEDA COUNTY RECORDS.

8. ASSESSOR'S PARCEL NUMBER: 946-1691-001-01

9. CURRENT USE: MOBILE HOME PARK

10. PROPOSED USE: SINGLE-FAMILY DETACHED

11. EXISTING ZONING: C-F

12. PROPOSED ZONING: PUD - MDR

13. GROSS SITE AREA: 1.89± ACRES

14. SMALLEST LOT AREA: 3,715 SQUARE FEET

15. TOTAL NUMBER OF PROPOSED LOTS: 12

16. UTILITIES:
   a. WATER: CITY OF PLEASANTON
   b. SANITARY SEWER: CITY OF PLEASANTON
   c. STORM DRAIN: CITY OF PLEASANTON
   d. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
   e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
   f. TELEPHONE: AT&T
   g. CABLE TV: COMCAST

17. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN JANUARY 2012.

18. THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD), & ZONE AE (AREAS OF 1% ANNUAL CHANCE FLOOD WITH KNOW BASE FLOOD ELEVATION) AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 06001C0336G, DATED AUGUST 3, 2009.

19. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

DATE: OCTOBER 18, 2013 JOB NO. 121001A SHEET 1 OF 6

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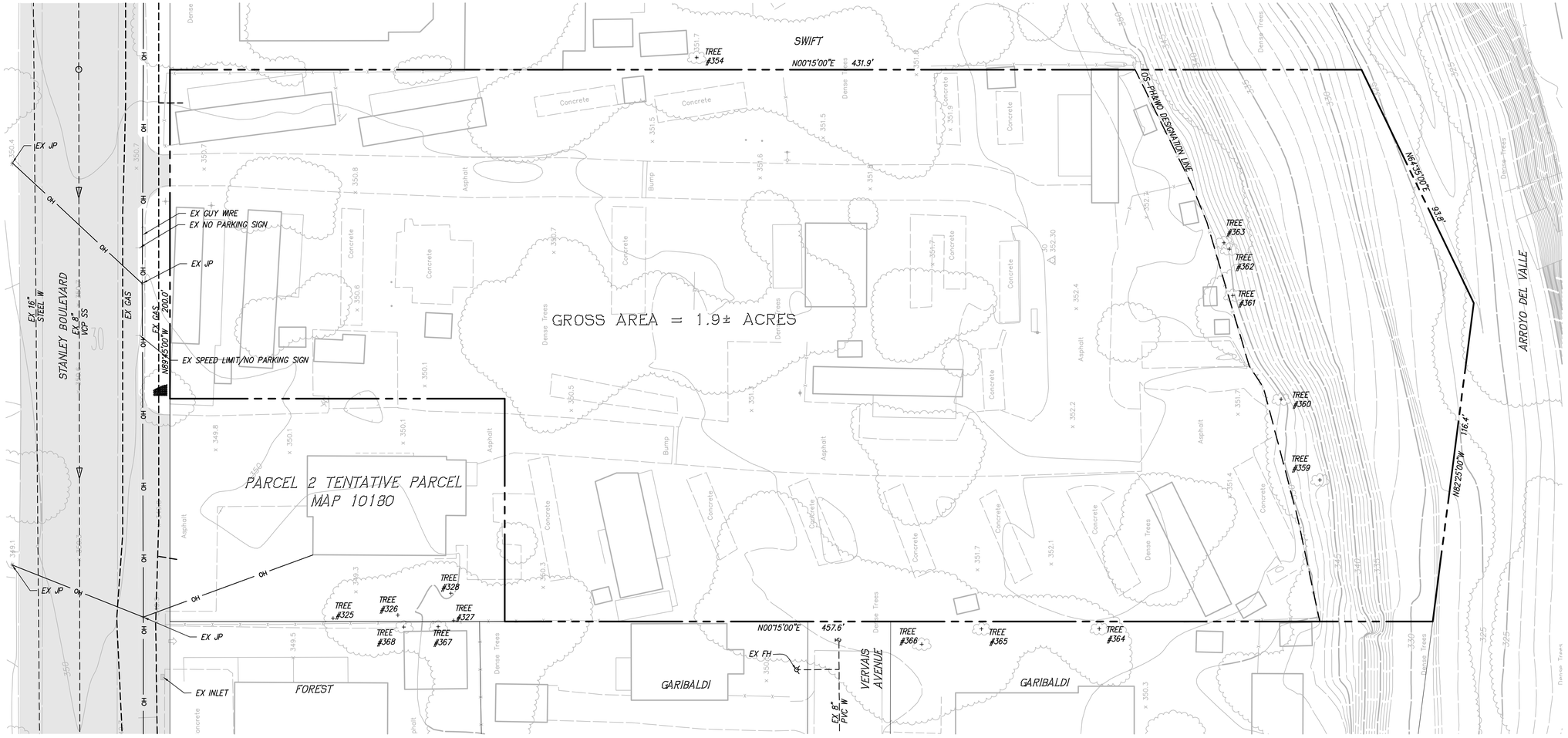

NOTE: ALL TREES TO BE REMOVED WITH THE EXCEPTION OF TREES # 354, 359–363, AND 364–368 PER HORTSCIENCE TREE REPORT DATED APRIL 2013. ALL TREES TO BE SAVED ARE SHOWN HEREON AND HAVE BEEN TAGGED IN THE FIELD. VERIFY TREE NUMBER TO TAG AND PROVIDE PROTECTION PER CITY OF PLEASANTON PRIOR TO BEGINNING DEMOLITION WORK.

N

0 20 40 60

1 inch = 20 ft.

EXISTING CONDITIONS PLAN

TRACT 8159 - WAGNER PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: OCTOBER 18, 2013 JOB NO. 121001A SHEET 2 OF 6

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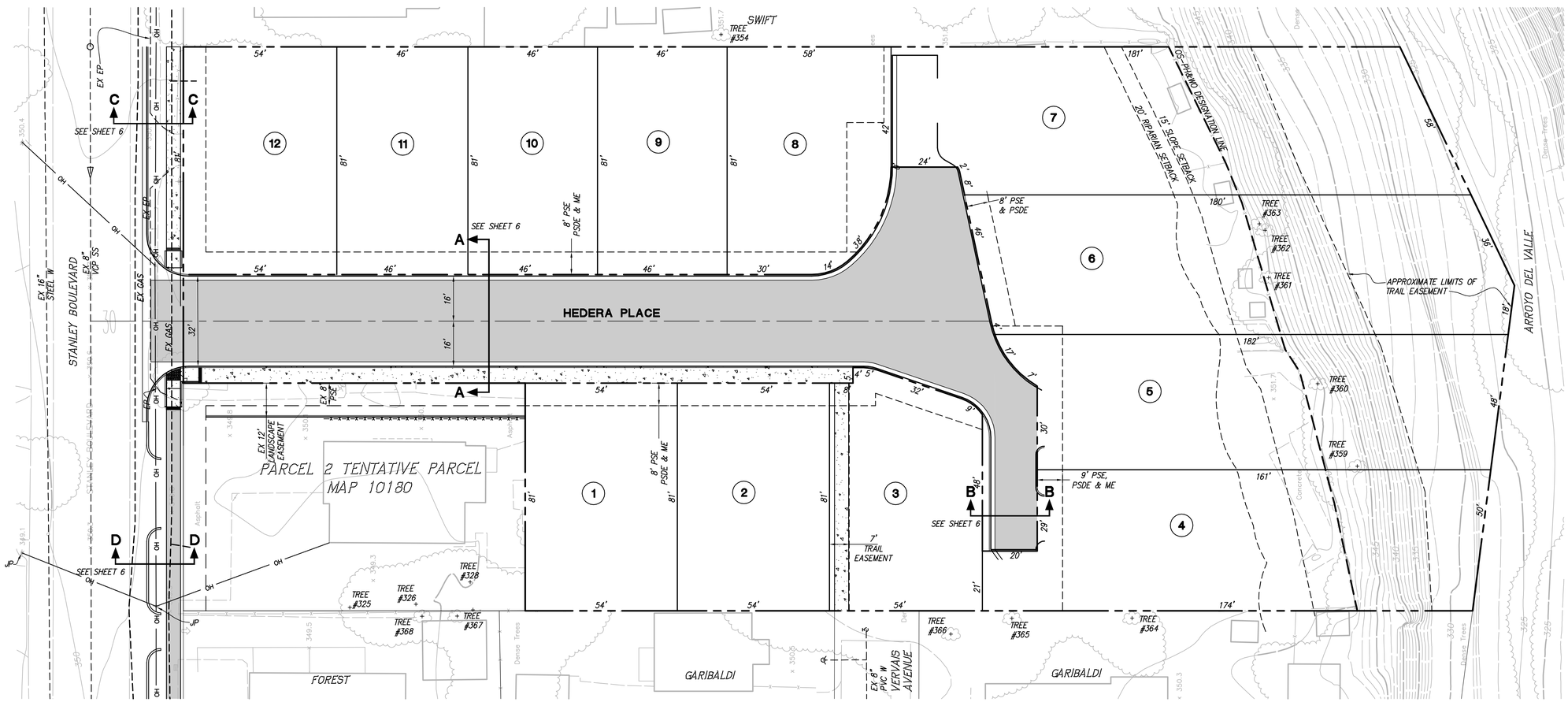
SITE SUMMARY

NUMBER OF LOTS:	12
SITE ACRES	1.89 ACRES
PRIVATE STREET AREA	0.31 ACRES



LOT AREA TABLE

LOT	GROSS LOT SIZE (1)	NET LOT SIZE (2)
1	4,360	4,360
2	4,360	4,360
3	4,358	4,358
4	8,330	5,821
5	8,046	4,750
6	9,136	4,931
7	9,898	5,599
8	4,450	4,450
9	3,715	3,715
10	3,715	3,715
11	3,755	3,755
12	4,401	4,401
13	9,878	9,878

NOTES:

(1) GROSS LOT SIZE INCLUDES AREA WITHIN THE OS-PH&WO.
(2) NET LOT SIZE DOES NOT INCLUDE AREAS WITHIN THE OS-PH&WO.

0 20 40 60
(IN FEET)
1 inch = 20 ft.

PRELIMINARY LOTTING PLAN
TRACT 8159 - WAGNER PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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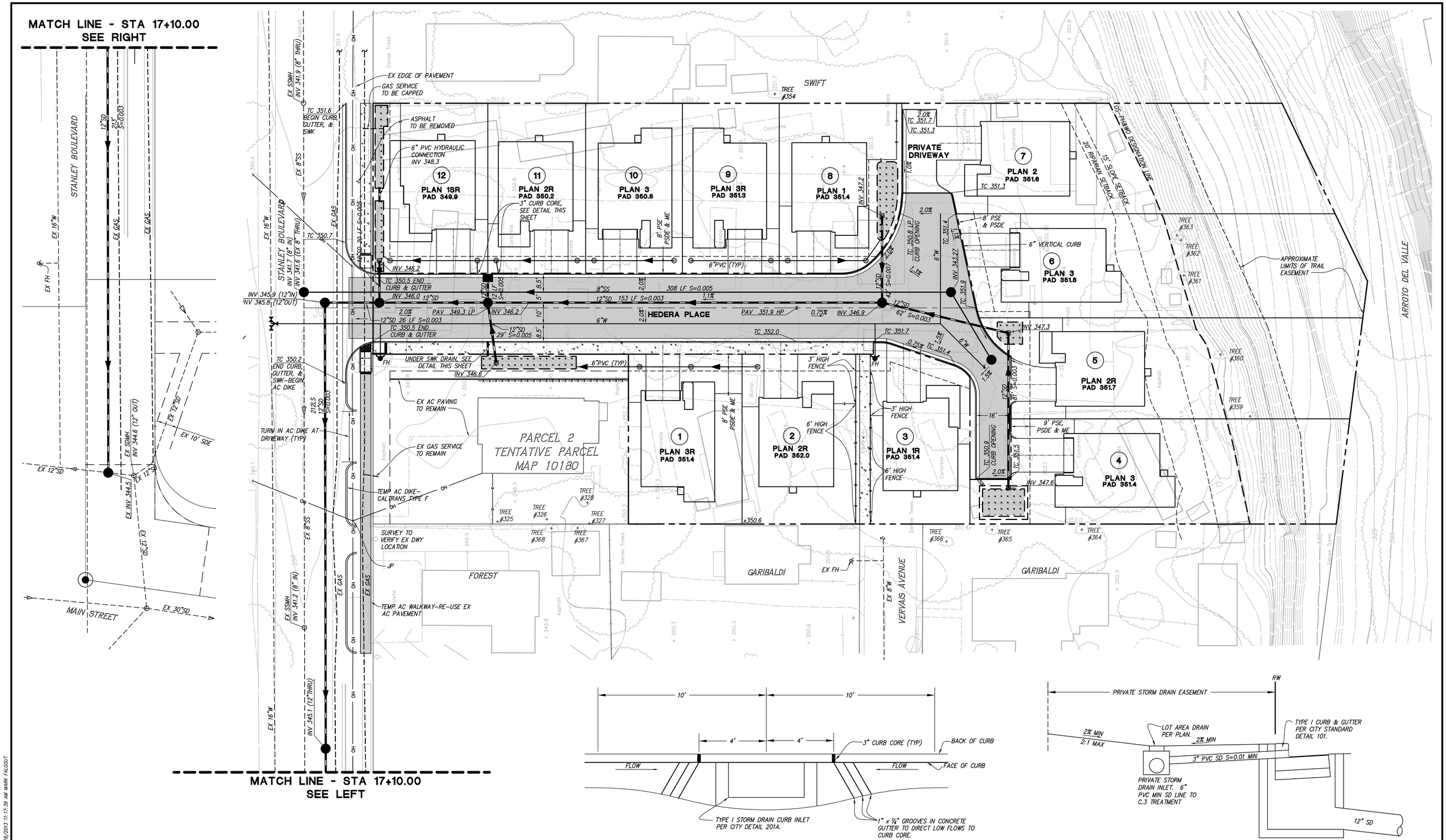

STREET INLET TO C.3 TREATMENT WITH HIGH FLOW BYPASS

NOT TO SCALE

PRELIMINARY GRADING AND UTILITY PLAN

TRACT 8159 - WAGNER PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

0 20 40 60

(IN FEET)
1 inch = 20 ft.

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DATE: OCTOBER 18, 2013 JOB NO. 121001A SHEET 4 OF 6

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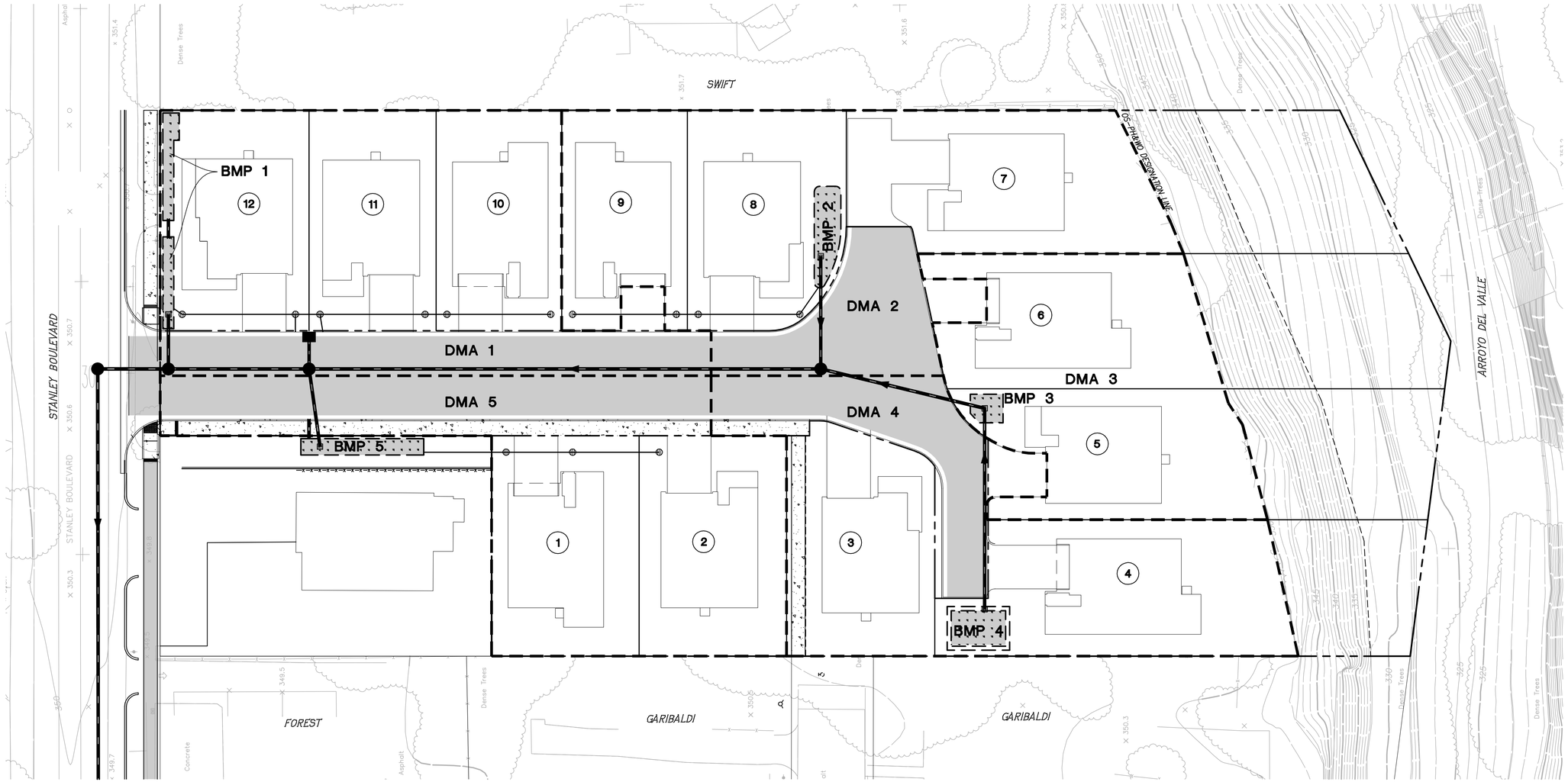
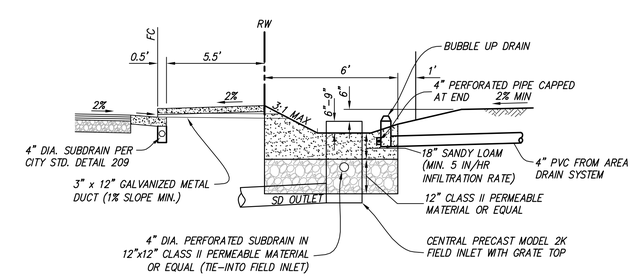


PRELIMINARY STORM WATER TREATMENT CALCULATIONS (COMBINATION METHOD)

AREA ID	AREA OF ASPHALT (SF)	AREA OF CONCRETE (SF)	AREA OF ROOF (SF)	AREA OF LANDSCAPE (SF)	EFFECTIVE AREA (SF)	BIORETENTION REQUIRED (SF)	BIORETENTION REQUIRED (SF)	BIORETENTION PROVIDED (SF)
						COMBINATION METHOD	(3% OF EFFECTIVE AREA)	
DMA1	3,296	1,214	5,178	5,769	10,265	273	308	312
DMA2	2,710	1,665	5,024	7,147	10,114	262	303	310
DMA3	0	0	3,391	5,569	3,948	90	118	120
DMA4	2,847	1,835	3,402	5,626	8,647	189	259	260
DMA5	3,228	1,823	3,391	4,716	8,914	239	267	270

NOTE: SIZING FACTORS BASED ON THE COMBINATION FLOW/VOLUME SIZING CRITERIA SET FORTH IN THE MAY 29, 2012 ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK. BIORETENTION AREAS HAVE BEEN ESTABLISHED BASED ON PENDING UPDATE TO ALAMEDA COUNTY C.3 GUIDEBOOK REQUIRING A SIZING MINIMUM OF 3% OF THE EFFECTIVE AREA.



BIORETENTION BASIN
NOT TO SCALE

N

0 20 40 60
1 inch = 20 ft.

PRELIMINARY STORMWATER TREATMENT PLAN

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DATE: OCTOBER 18, 2013 JOB NO. 121001A SHEET 5 of 6

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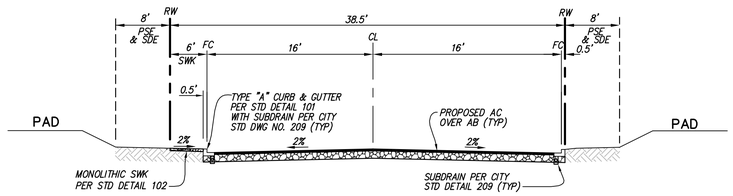
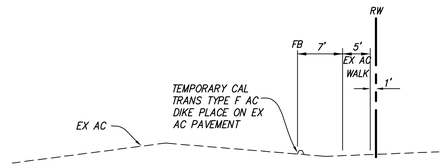


SECTION A-A
PRIVATE STREET
NOT TO SCALE



SECTION D-D
STANLEY BLVD
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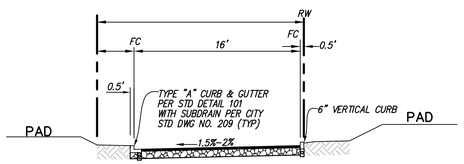

SECTION B-B
PRIVATE STREET - DRIVEWAY ACCESS
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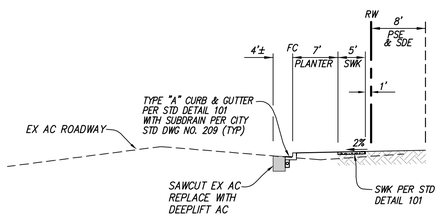

SECTION C-C
STANLEY BLVD
NOT TO SCALE

SECTIONS AND DETAILS
TRACT 8159 - WAGNER PROPERTY

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