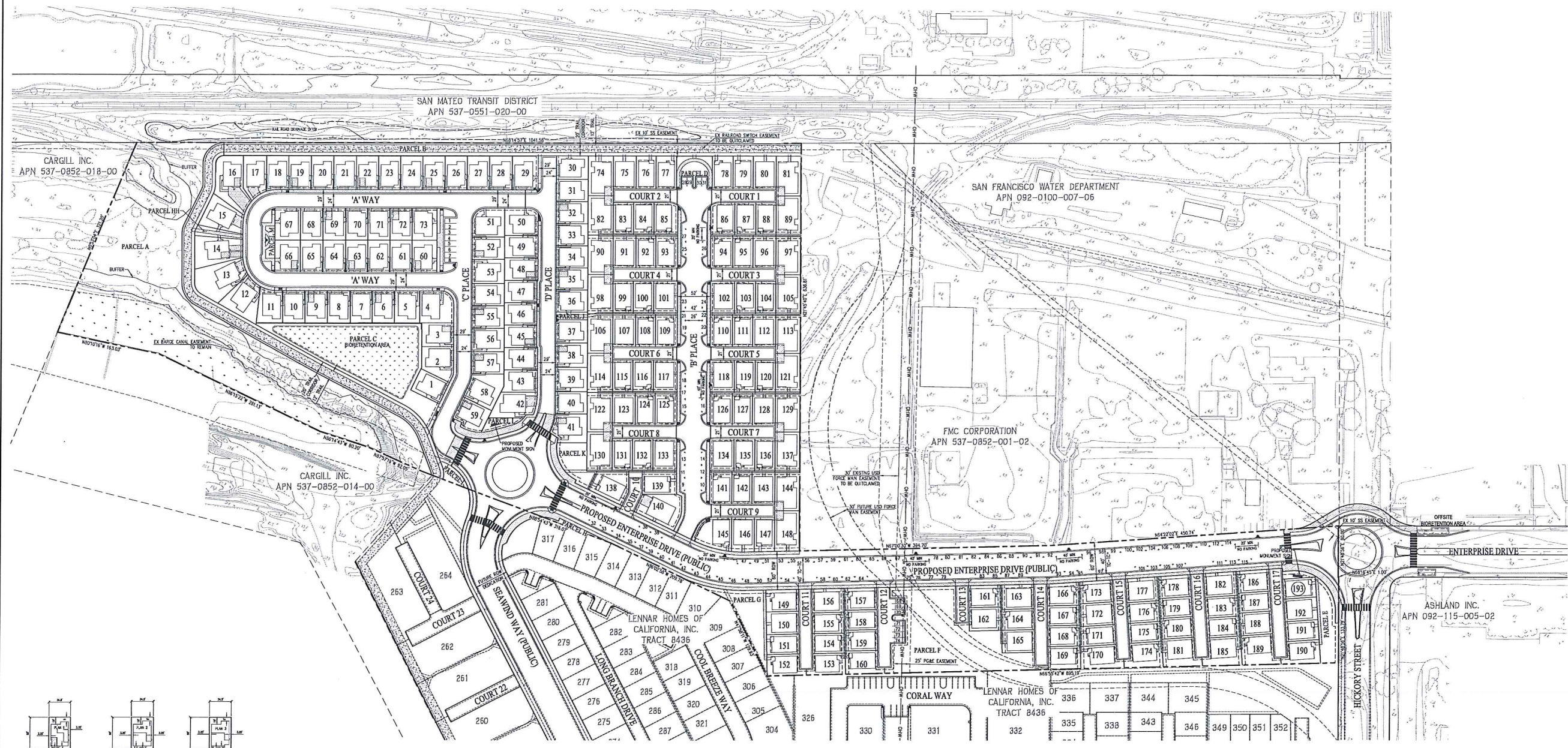


VICINITY MAP
NOT TO SCALE

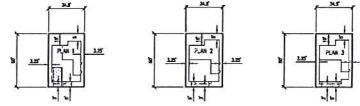


- GENERAL NOTES:**
- OWNER/DEVELOPER: PARCEL C PROJECT OWNER, LLC
500 LA GRACA WAY, SUITE 102
DANVILLE, CA 94526
CONTACT: GLEN BROWN
(925) 382-3149
 - CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2635 CALADO PARKWAY, SUITE 300
SAN RAFAEL, CA 94903
CONTACT: JUSTIN KRONHOLZ, P.E.
(925) 868-0332
 - SOILS ENGINEER: BERLOGAR, STEVENS & ASSOCIATES
5000 S. BROADWAY
PLEASANTON, CA 94566
CONTACT: CHRIS P. P.
(925) 484-0220
(925) 486-9143 (FAX)
 - EXISTING USE: VACANT
 - SUBDIVISION AREA, DEVELOPABLE AREA: 17.44 ACRES
13,814 ACRES
 - NUMBER OF UNITS: 193 UNITS
 - THIS PROPERTY LIES IN THE JURISDICTION OF:
 - FIRE PROTECTION: ALAMEDA COUNTY FIRE DEPARTMENT
 - DOMESTIC WATER: ALAMEDA COUNTY WATER DISTRICT
 - SANITARY SEWER: UNION SANITARY DISTRICT
 - STORM DRAIN WITHIN PUBLIC STREETS: CITY OF NEWARK
 - STORM DRAIN WITHIN PRIVATE PLATS, WAYS & COURSES: FUTURE HOMEOWNERS ASSOCIATION
 - GAS & ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
 - TELEPHONE SERVICE: AT&T
 - ROADWAYS AND PARCELS: UNLESS OTHERWISE NOTED (E.G. PUBLIC) ALL ROADWAYS AND PARCELS ARE TO BE MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT.
 - PROPOSED LAND USE SUMMARY: SEE TABLE (THIS SHEET)
 - ASSESSORS PARCEL NUMBER: 537-0852-001-01
537-0852-002-01
537-0852-002-08
 - PROPERTY DESCRIPTION: PORTION OF PARCELS A AND B OF PARCEL MAP 3120, FILED OCTOBER 21, 2007, PAGE 43, OF MAPS, ALAMEDA COUNTY RECORDS.
 - BENCHMARK: CITY OF NEWARK OFFICIAL BENCHMARK NO. 42, ALSO BEING AN ALAMEDA COUNTY BENCHMARK, THE TOP OF CURB AT STORM WATER ALLET AT THE NORTH-EAST CORNER OF THORNTON AVENUE AT MILLON STREET, ELEVATION TAKEN AS 8561.600 29 PER CITY OF NEWARK RECORDS.
 - TOPOGRAPHY: PREPARED BY GEMAPCS INC. DATED MAY 4, 2017
 - FLOOD ZONE: ZONED X AND AE
FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL NUMBER: 06000 0005 F
 - THIS PROJECT MAY BE BUILT IN PHASES AND MULTIPLE FINAL MAPS MAY BE FILED. A FINISHING PLAN WILL BE PROVIDED TO THE CITY OF NEWARK PRIOR TO FINAL MAP APPROVAL.
 - LOTS 1 - 193 WILL BE SINGLE-FAMILY RESIDENTIAL LOTS.
 - LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.
 - ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEMS AS REQUIRED BY CHAPTER 15.09.020 OF THE NEWARK MUNICIPAL CODE.
 - GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
 - ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN.
 - GENERAL PLAN DESIGNATION: CONSERVATION/OPEN SPACE (PORTION), LOW-MEDIUM DENSITY RESIDENTIAL (PORTION), MEDIUM DENSITY RESIDENTIAL (PORTION), HIGH DENSITY RESIDENTIAL (PORTION), SALT HARVESTING, REFINING & PRODUCTION (PORTION).
 - ZONING: EXISTING: ME-1 HIGH TECHNOLOGY PARK DISTRICT
PROPOSED: MEDIUM DENSITY RESIDENTIAL, WITH FORM-BASED CODE, PLANNED DEVELOPMENT OVERLAY DISTRICT

- SHEET INDEX**
- TM-1 TITLE SHEET AND SITE PLAN
 - TM-2 EXISTING SITE CONDITIONS
 - TM-3 PRELIMINARY LOTTING PLAN AND STREET SECTIONS
 - TM-4 PRELIMINARY GRADING AND DRAINAGE PLAN
 - TM-5 PRELIMINARY UTILITY PLAN
 - TM-6 PRELIMINARY STORMWATER CONTROL PLAN
 - TM-7 FIRE ACCESS PLAN

TRACT 8453
FMC PARCEL C
TITLE SHEET AND SITE PLAN
VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA



UA LANAI

UA BUNGALOW

MINIMUM LOT SETBACKS
NOT TO SCALE

LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	PROPOSED TOP OF BEVELED CURB
---	PROPOSED TOP OF BEVELED CURB
---	PROPOSED SIDEWALK
---	PROPOSED LIP OF GUTTER
---	PROPOSED EASEMENT
---	PROPOSED LOT NUMBER
---	PROPOSED 20 FOOT TRAIL CORRIDOR
---	PROPOSED WATER QUANTITY AND BORETENTION AREA
---	EXISTING PARCEL LINE
---	EXISTING EASEMENT
---	EXISTING OVERHEAD WIRE
---	FUTURE RIGHT OF WAY
---	FUTURE LOT LINE
---	FUTURE TOP OF BEVELED CURB
---	FUTURE SIDEWALK
---	FUTURE LIP OF GUTTER
---	FUTURE LOT NUMBER
---	PARALLEL PARKING STALL

ABBREVIATIONS

AC	ACRES	D/W	OVERHEAD WIRE
AD	AREA DRAIN	P	PAV
BU	BUBBLE UP	E	PROPERTY LINE
BW	BACK OF WALK	PAE	PUBLIC ACCESS EASEMENT
CL	CENTER LINE	PVE	PUBLIC UTILITY EASEMENT
DW	DRIVEWAY	PVE	PRIVATE VEHIC EASEMENT
EL	ELEVATION	R/W	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
EX	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSE	SANITARY SEWER EASEMENT
FG	FISHED SPACE	S/W	SIDEWALK
FL	FLOREMENT	TBC	TOP OF BEVELED CURB
GL	GARAGE LIP	TC	TOP OF CURB
HP	HIGH POINT	USD	UNION SANITARY DISTRICT
LL	LOT LINE	W	WATER
LL	LOT LINE	W/E	WATER LINE EASEMENT
LP	LOW POINT	WQ	WATER QUANTITY
MC	MEDIAN CURB	WQ	WATER QUALITY PUMP

MINIMUM BUILDING SETBACKS

LOT SIZE	SINGLE-FAMILY DETACHED FRONT LOADED (VIA LANA PRODUCT)		SINGLE-FAMILY DETACHED ALLEY LOADED (VIA BUNGALOW PRODUCT)	
	FORM BASED CODE	PD OVERLAY DISTRICT	FORM BASED CODE	PD OVERLAY DISTRICT
MIN/LOT, FT	32-45	30-40	30-40	30-150
DEPTH, FT	45-150	30-150	30-150	30-150
FRONT PORCH/STOOP, FT	6	6	6	6
BUILDING FACE (MIN), FT	8	5	8	8
BUILDING FACE (MAX), FT	18	50	18	18
GARAGE, FT (S)	5	5	-	-
REAR MAIN BUILDING, FT (4)	10/9	10/9	10/4	4
GARAGE, FT (2)	-	-	4	4
SIZE MAIN BUILDING, FT	3.25	3.25	3.25	3.25
STREET SIDE MAIN BUILDING, FT	5	5	5	5
MINIMUM SITE COVERAGE, PD (NOT INCLUDING PORCHES)	60	61	60	63

LAND USE SUMMARY

LAND USE	AREA (AC)
SINGLE FAMILY LOTS	8.51
PUBLIC STREETS	2.15
PRIVATE STREETS	2.72
PARKS	0.47
WATER QUALITY	0.45
OPEN SPACE	1.62
WETLANDS	0.71
TOTAL	17.39

NOTES:
1. REQUIRED SETBACKS ARE BASED ON TABLE IN SECTION 17.13.04(A) OF THE CITY'S 2018 ZONING CODE UNLESS OTHERWISE NOTED.
2. FOR ALLEY-LOADED HOMES, THE SETBACK MAY BE REDUCED TO FOUR FEET TO THE GARAGE DOOR.
3. TO DISCOURAGE OBSTRUCTION OF THE DRIVEWAY, GARAGE WINDOWS SHALL BE OTHER LESS THAN THE FEET OR MORE THAN EIGHTEEN FEET DEEP AS MEASURED FROM THE PROPERTY LINE.
4. FOR FRONT-LOADED SINGLE FAMILY HOMES, THE REAR YARD SETBACK MAY BE REDUCED TO THE FEET FOR UP TO FIFTY PERCENT OF THE LOT WIDTH.
5. PER SECTION 17.13.03, PARAGRAPH H STATES NEIGHBORHOOD STREET SIDEYARD MINIMUM SHALL BE 5 FEET.
6. PER TABLE 17.12.090 ALLOWED PROJECTIONS INTO REQUIRED YARDS AND BUILDING SEPARATIONS, UNDER SECTION 17.12.090 OF THE CITY'S ZONING ORDINANCE UNCOVERED STAIRS, RAMPS, STOPS, LANDINGS, DECKS, PORCHES, BALCONIES, AND PLATFORMS FOUR FEET OR MORE ABOVE GROUND ELEVATION MAY ENCHANCE UP TO 3 FEET INTO THE SETBACK DISTANCE TO THE LOT LINE AT BACK OF CURB SHALL BE A MINIMUM 3 FEET.

PARKING SUMMARY

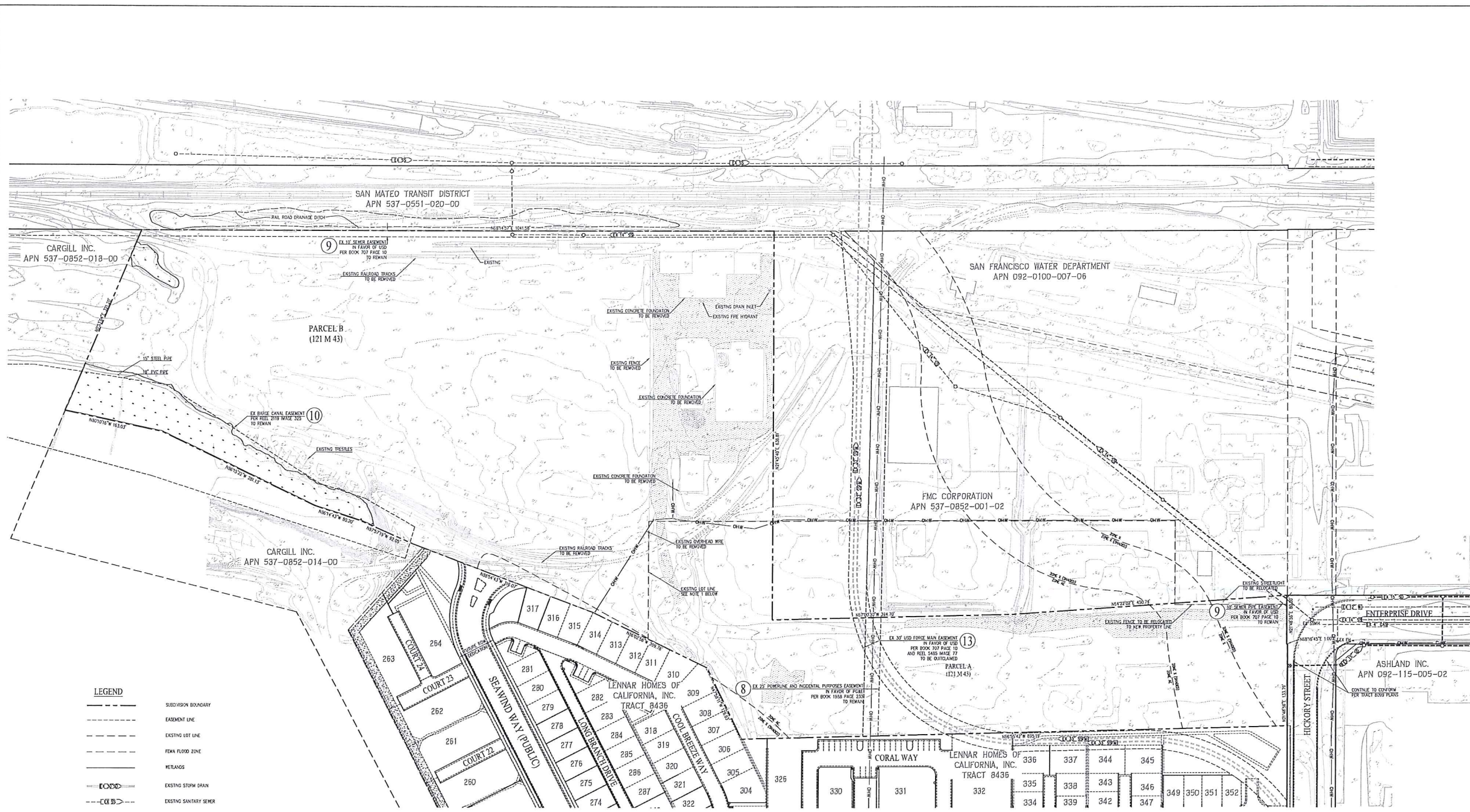
LAND USE	AREA (AC)
SINGLE FAMILY LOTS	8.51
PUBLIC STREETS	2.15
PRIVATE STREETS	2.72
PARKS	0.47
WATER QUALITY	0.45
OPEN SPACE	1.62
WETLANDS	0.71
TOTAL	17.39

PARKING REQUIRED:
OFF-STREET COVERED SPACES PER UNIT (2 PER UNIT) = (193 X 2) = 386 SPACES
GUEST SPACES = 0.5 SPACES PER UNIT = (193 X 0.5) = 97 SPACES
TOTAL PARKING REQUIRED = 483 SPACES

PARKING PROVIDED:
OFF-STREET COVERED SPACES (193 X 2) = 386 SPACES
GUEST ON-STREET SPACES (1) (N-TRACT) = 20 SPACES
ENTRANCE DRIVE SPACES (1) (N-TRACT) = 18 SPACES
PERPENDICULAR SPACES (2) (N-TRACT) = 23 SPACES
FRONT LOAN PLAN 1 SPACES(2) = 23 SPACES
TOTAL PARKING PROVIDED = 483 SPACES

NOTES:
(1) ON-STREET PARALLEL SPACES DIMENSIONS: 8 FEET BY 20 FEET.
(2) PERPENDICULAR SPACES DIMENSIONS: 9 FEET BY 20 FEET.
(3) SPACE IS ASSOCIATED WITH DRIVEWAY OF FRONT LOAN PLAN 1. REFER TO ARCHITECTURE

EXHIBIT Bp1



- TITLE REPORT**
 FIRST AMERICAN TITLE COMPANY
 ORDER NO. 004-534231 (14)
 DATED JUL 15, 2018
- EXCEPTIONS AND EXCLUSIONS:**
- ① INDICATES TITLE REPORT ITEM NUMBER
 - ITEMS ① AND ⑤ RELATE TO TAXES AND CANNOT BE PLOTTED.
 - ITEMS ② THROUGH ④ INTENTIONALLY DELETED.
 - ⑥ INTENTIONALLY DELETED.
 - ⑦ INTENTIONALLY DELETED.
 - ⑧ AN EASEMENT FOR ELECTRIC TRANSMISSION LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1911 IN BOOK 1538 OF DEEDS, PAGE 233 IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY AFFECTS: AS DESCRIBED THEREIN.
 - ⑨ BY DECRET QUETING TITLE HAD IN SUPERIOR COURT, ALAMEDA COUNTY ENTITLED ARSON SALT COMPANY VS. THE BANK OF ALAMEDA COUNTY ET AL, CASE NO. 114542, CERTIFIED COPY OF WHICH HAS RECORDED JUNE 7, 1932, IN BOOK 2880, PAGE 1, OFFICIAL RECORDS, THE CHARACTER AND LOCATION OF SAID EASEMENTS WERE ALLOCATED AND FILED, AND ADDITIONAL RIGHTS WERE GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY IN CONNECTION WITH SAID EASEMENTS. THIS ITEM IS PLOTTED HEREON.
 - ⑩ AN EASEMENT FOR NATURAL SEWER PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 07, 1924 AS BOOK 707, PAGE 10 OF OFFICIAL RECORDS IN FAVOR OF UNION SANITARY DISTRICT AFFECTS: AS DESCRIBED THEREIN, TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT. THIS ITEM IS PLOTTED HEREON.
 - ⑪ "BARGE CANAL" OVER A SOUTHWESTERLY PORTION OF PARCEL B OF PARCEL MAP 3120 AND AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 1, 1958, REEL 2018, WAGE 305, OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON.
 - ⑫ INTENTIONALLY DELETED.
 - ⑬ INTENTIONALLY DELETED.
 - ⑭ AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 14, 1978 AS REEL 5485, WAGE 77 OF OFFICIAL RECORDS, IN FAVOR OF EAST BAY DISCHARGERS AFFECTS: A PORTION OF PARCEL A. THIS ITEM IS PLOTTED HEREON.
 - ⑮ INTENTIONALLY DELETED.
 - ⑯ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COMPLETION OF PUBLIC IMPROVEMENTS" RECORDED OCTOBER 18, 1930 AS SERIES NO. 80-180353 OF OFFICIAL RECORDS. THIS ITEM CANNOT BE PLOTTED.
 - ⑰ INTENTIONALLY DELETED.
 - ⑱ INTENTIONALLY DELETED.
 - ⑲ INTENTIONALLY DELETED.
 - ⑳ THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE NEWARK 2001 REDEVELOPMENT PROJECT AREA AS DISCLOSED BY THE DOCUMENT RECORDED JULY 15, 2002 AS INSTRUMENT NO. 2002000038 OF OFFICIAL RECORDS. THIS ITEM CANNOT BE PLOTTED.
 - ㉑ THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE NEWARK REDEVELOPMENT PROJECT NO. 2, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 21, 2010 AS INSTRUMENT NO. 2010000038 OF OFFICIAL RECORDS. THIS ITEM CANNOT BE PLOTTED.
 - ㉒ WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM CANNOT BE PLOTTED.
 - ㉓ RIGHTS OF PARTIES IN POSSESSION. THIS ITEM CANNOT BE PLOTTED.

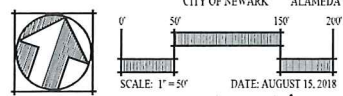
LEGEND

- SUBDIVISION BOUNDARY
- EASEMENT LINE
- EXISTING LOT LINE
- FEMA FLOOD ZONE
- METRANS
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRES
- EXISTING WATER
- EXISTING FIELD INLET
- EXISTING MANHOLE
- PUBLIC STREETLIGHT
- EXISTING AD TO BE REMOVED
- ① EXCLUSION OR EXCEPTION NUMBER IN TITLE REPORT
- FUTURE RIGHT OF WAY
- FUTURE LOT LINE
- FUTURE TOP OF VERTICAL CURB
- FUTURE TOP OF REVEALED CURB
- FUTURE SIDEWALK
- FUTURE LIP OF CUTTER
- FUTURE LOT NUMBER

NOTES:
 1. EXISTING LOT LINE TO BE ADJUSTED THROUGH LOT LINE ADJUSTMENT APPLICATION WITH THE CITY PRIOR TO FINAL APPROVAL OF THE VESTING TENTATIVE MAP BY CITY COUNCIL.

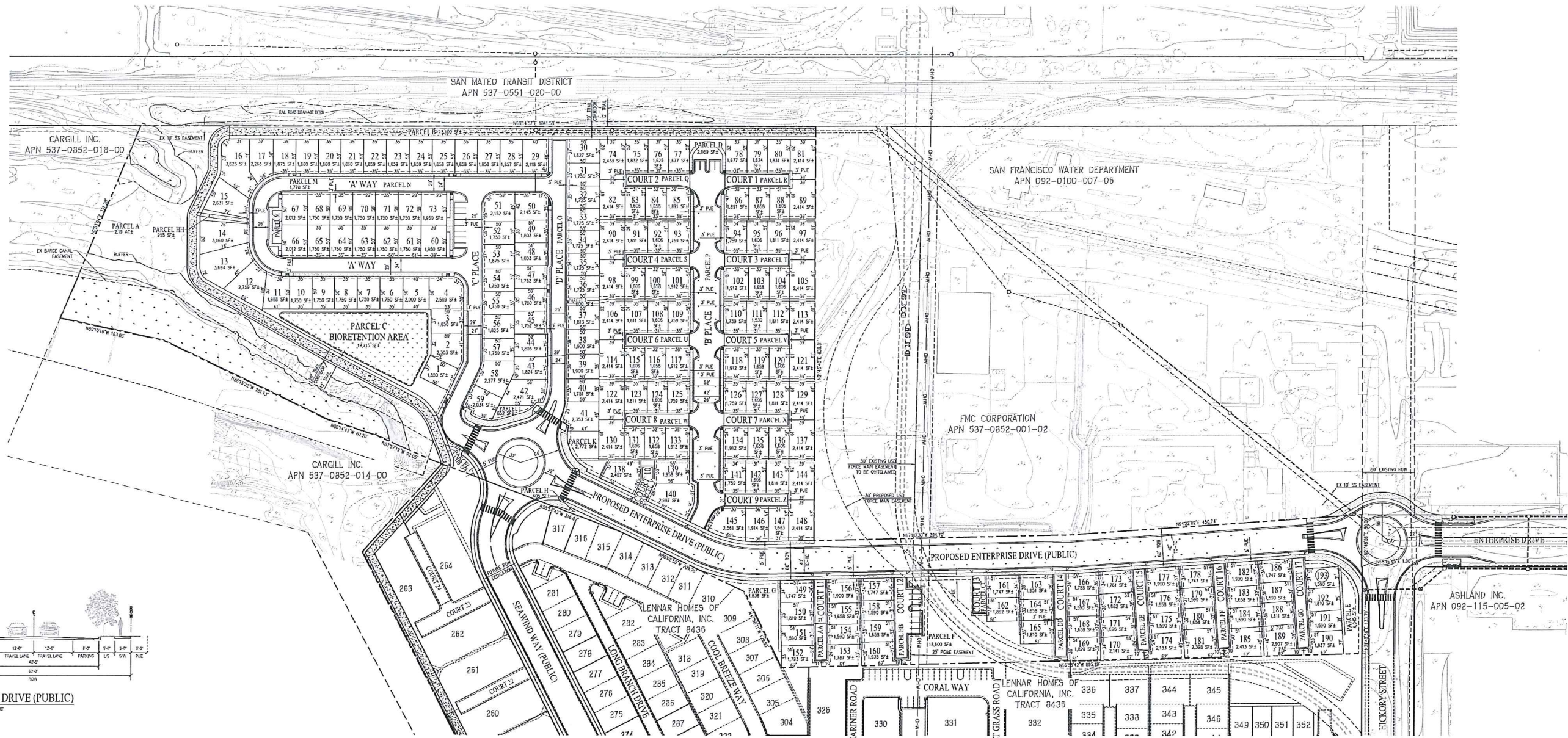
TRACT 8436
 FMC PARCEL C
EXISTING SITE CONDITIONS
 VESTING TENTATIVE MAP

EXHIBIT Bp2

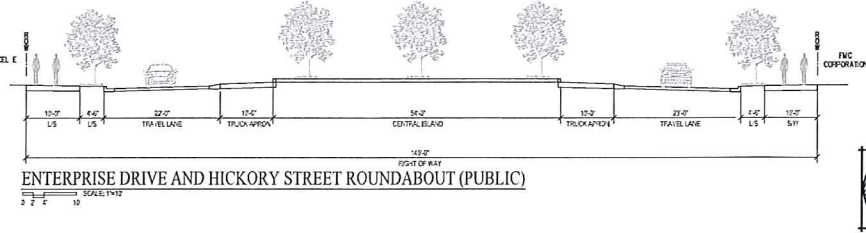
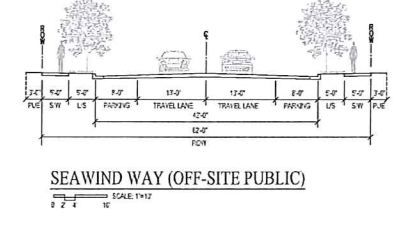
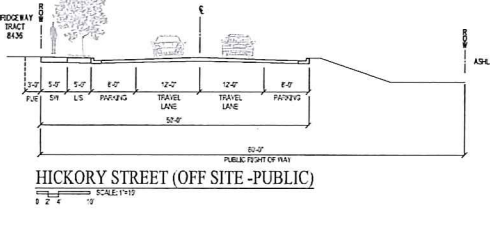
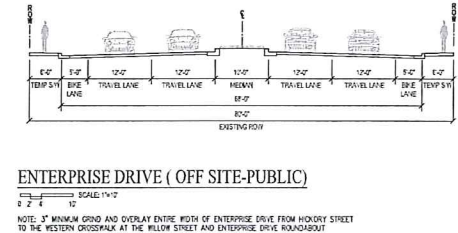
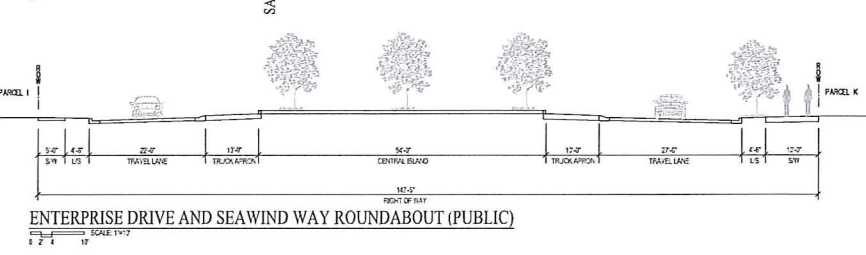
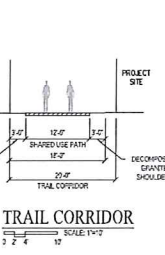
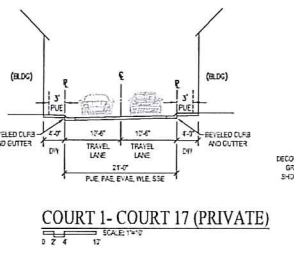
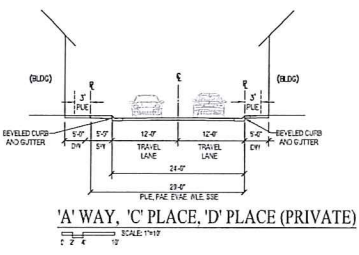
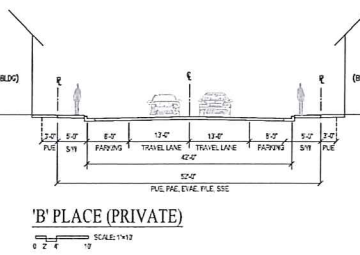
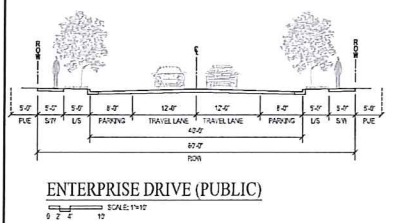


CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA
 Carlsson, Barbee & Gibson, Inc.
 17th FLOOR, 1001-1005 BROADWAY
 SAN FRANCISCO, CA 94103
 DATE: AUGUST 15, 2018

SHEET NO.
TM-2
 OF 7 SHEETS



PARCEL SUMMARY		
PARCEL	DESCRIPTION	AREA(SF)
1	TRAIL CORRIDOR	212.0
2	TRAIL CORRIDOR	19.70
3	TRAIL CORRIDOR	2,239
4	TRAIL CORRIDOR	2,624
5	TRAIL CORRIDOR	19,570
6	TRAIL CORRIDOR	4,679
7	TRAIL CORRIDOR	432
8	TRAIL CORRIDOR	12.1
9	TRAIL CORRIDOR	451
10	TRAIL CORRIDOR	7.16
11	TRAIL CORRIDOR	157
12	TRAIL CORRIDOR	1,973
13	TRAIL CORRIDOR	23,543
14	TRAIL CORRIDOR	12,250
15	TRAIL CORRIDOR	22,258
16	TRAIL CORRIDOR	2,312
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249	TRAIL CORRIDOR	311
250	TRAIL CORRIDOR	311



TRACT 8453
FMC PARCEL C
**PRELIMINARY LOTTING PLAN
AND STREET SECTIONS**
VESTING TENTATIVE MAP
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

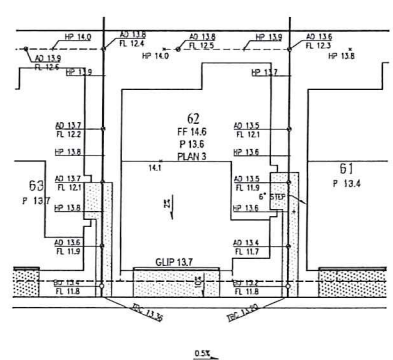
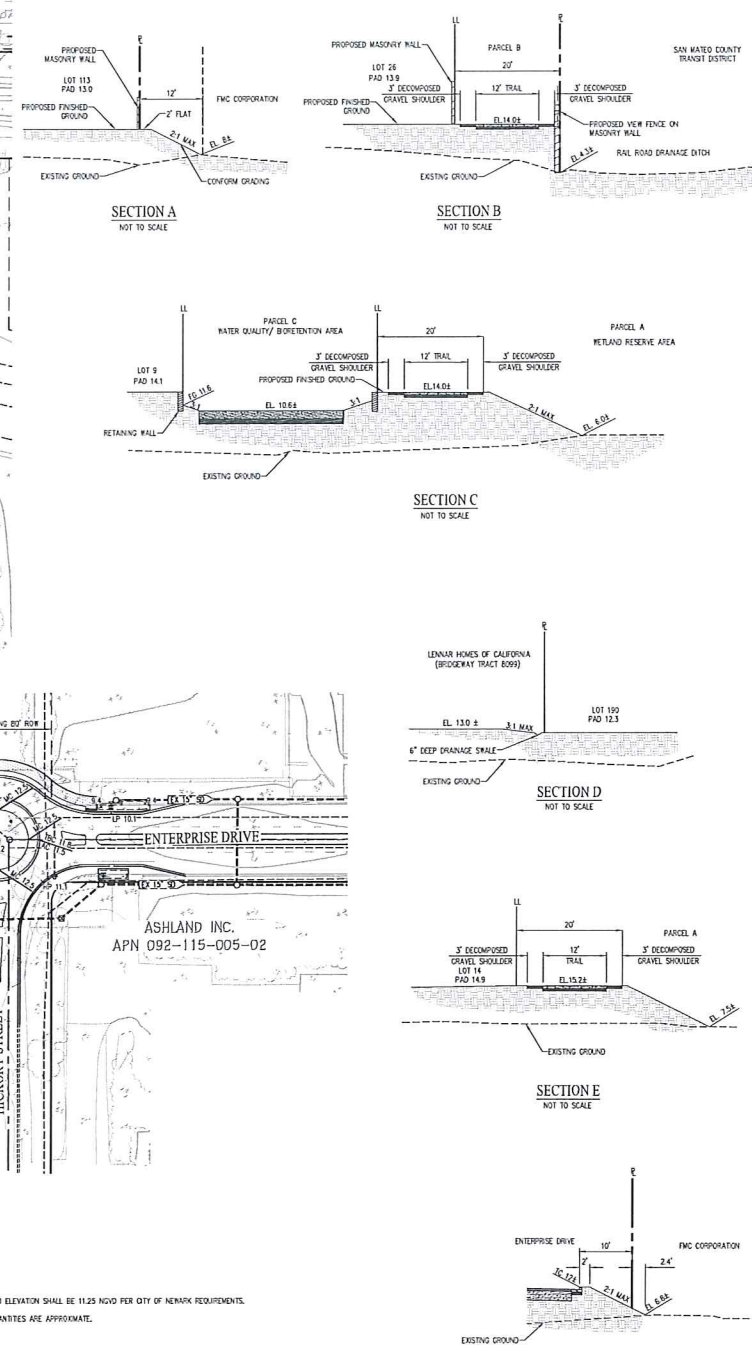
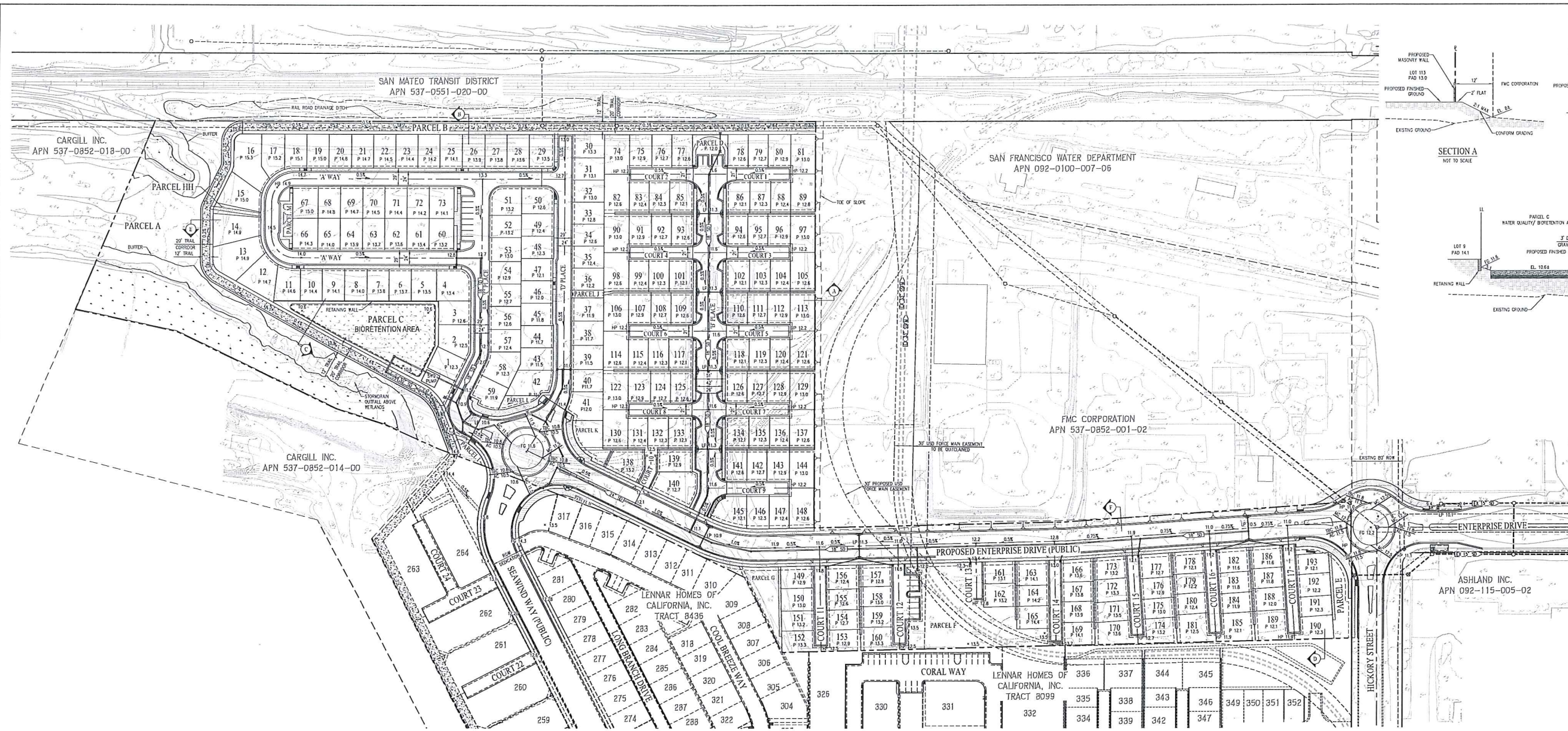
Carlson, Barbee & Gibson, Inc.
1715 ENGINEERING SQUARE - FAYATVILLE
95717-2504

DATE: AUGUST 15, 2018

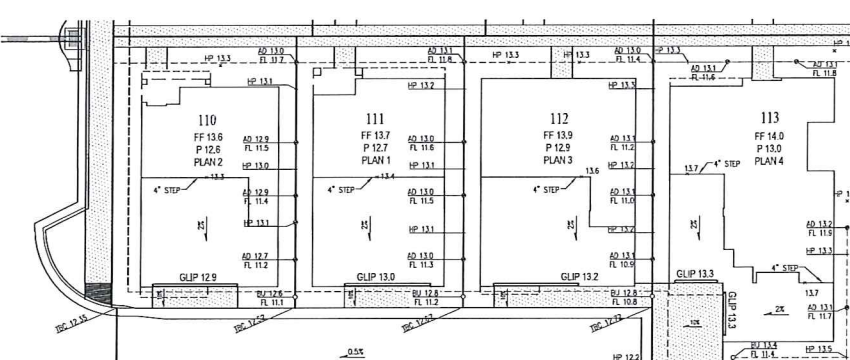
SCALE: 1" = 50'

SHEET NO. **TM-3**
OF 7 SHEETS

EXHIBIT Bp3



TYPICAL LOT GRADING
(UA LANAI PRODUCT)
NOT TO SCALE



TYPICAL LOT GRADING
(UA BUNGALOW PRODUCT)
NOT TO SCALE

- NOTES:
1. MINIMUM PAD ELEVATION SHALL BE 11.25 NGVD PER CITY OF NEWARK REQUIREMENTS.
 2. GRADING QUANTITIES ARE APPROXIMATE.

GRADING QUANTITIES	
NET FILL	QUANTITY (CY)
	FLOOD

TRACT 8453
FMC PARCEL C
PRELIMINARY GRADING AND
DRAINAGE PLAN
VESTING TENTATIVE MAP

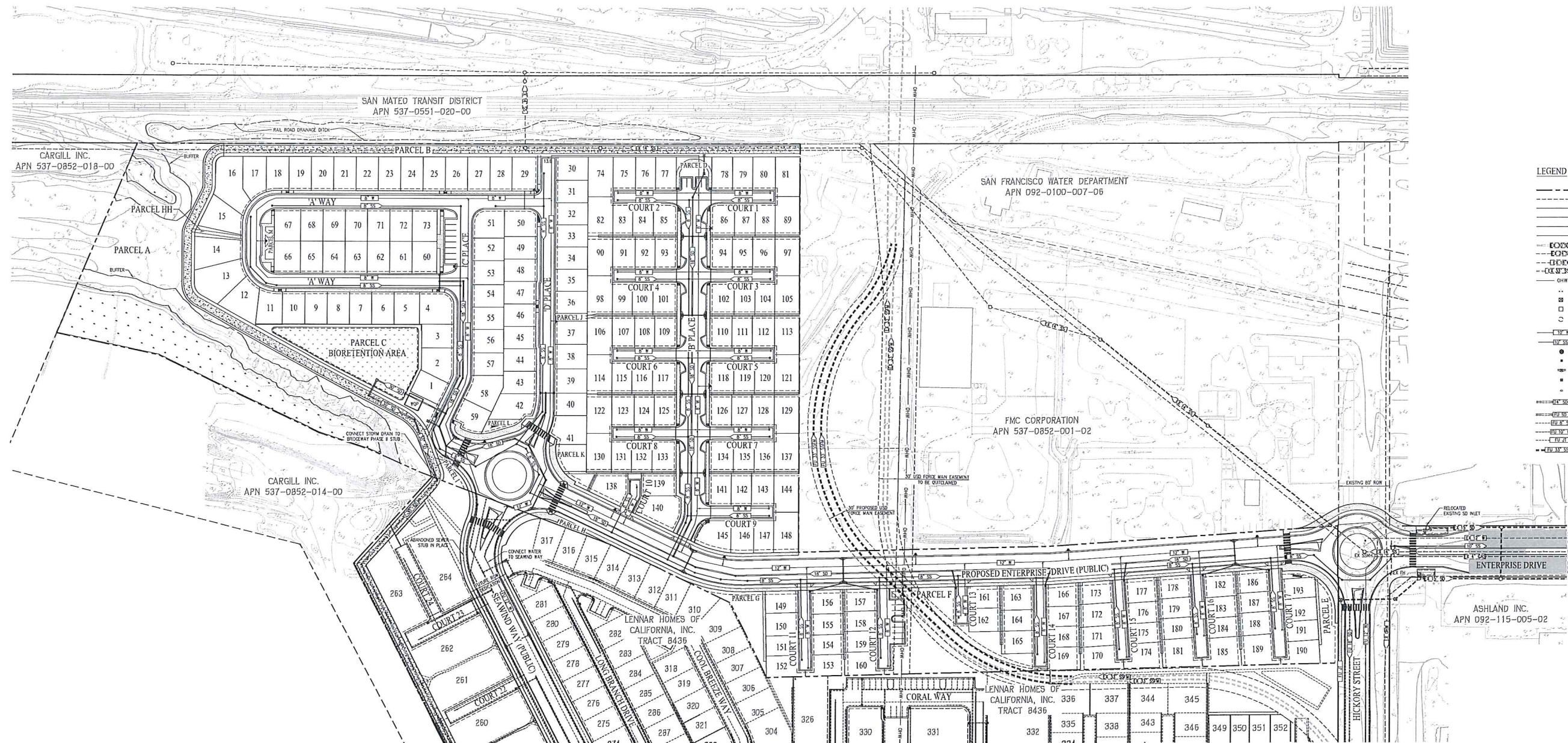
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

DATE: AUGUST 15, 2018

Carlson, Barbee & Gibson, Inc.
1755 BRIDGEWAY, SUITE 100, NEWARK, CALIFORNIA 94560
TEL: 925-251-1000 FAX: 925-251-1001

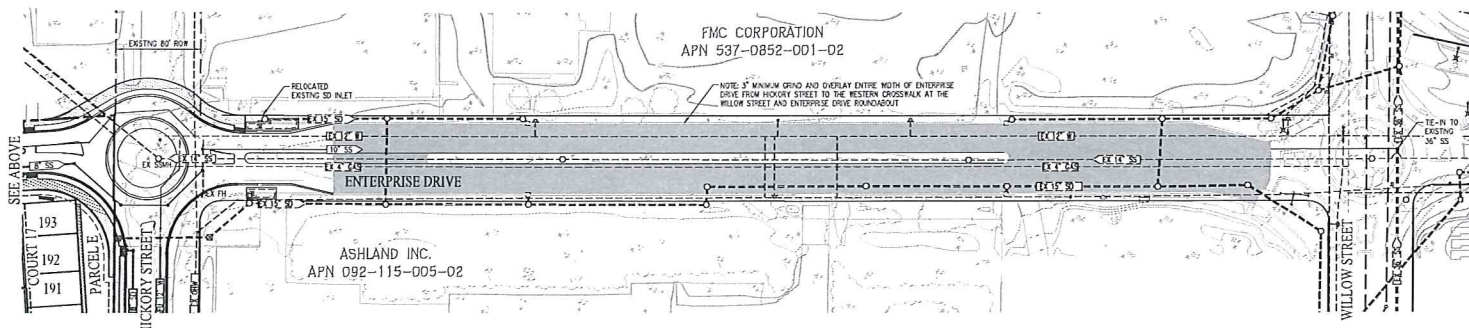
SHEET NO. TM-4 OF 7 SHEETS

EXHIBIT Bp4



LEGEND

---	SUBDIVISION BOUNDARY
- - - -	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	FACE OF CURB
---	UP OF CURB
---	LOT LINE
---	EXISTING STORM DRAIN
---	EXISTING SANITARY SEWER
---	EXISTING WATER
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING OVERHEAD WIRE
---	EXISTING FIRE HYDRANT
---	EXISTING FIELD INLET
---	EXISTING CATCH BASIN
---	EXISTING MANHOLE
---	PROPOSED WATER
---	PROPOSED SEWER
---	PROPOSED MANHOLE
---	PROPOSED PRIVATE CATCH-BASIN
---	PROPOSED PUBLIC CATCH-BASIN
---	PROPOSED FIELD INLET
---	PROPOSED CURB CUT
---	PROPOSED STORM DRAIN
---	FUTURE STORM DRAIN
---	FUTURE SANITARY SEWER
---	FUTURE WATER
---	FUTURE JOINT TRENCH
---	FUTURE SANITARY SEWER FORCE MAIN



TRACT 8453
 FMC PARCEL C
PRELIMINARY UTILITY PLAN
 VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50'

DATE: AUGUST 15, 2018

Carlson, Barbee & Gibson, Inc.
 1750 BAYVIEW AVENUE, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94134
 (415) 441-1111
 (415) 441-1117

SHEET NO. **TM-5**
 OF 7 SHEETS

EXHIBIT Bp5

SAN MATEO TRANSIT DISTRICT
APN 537-0551-020-00

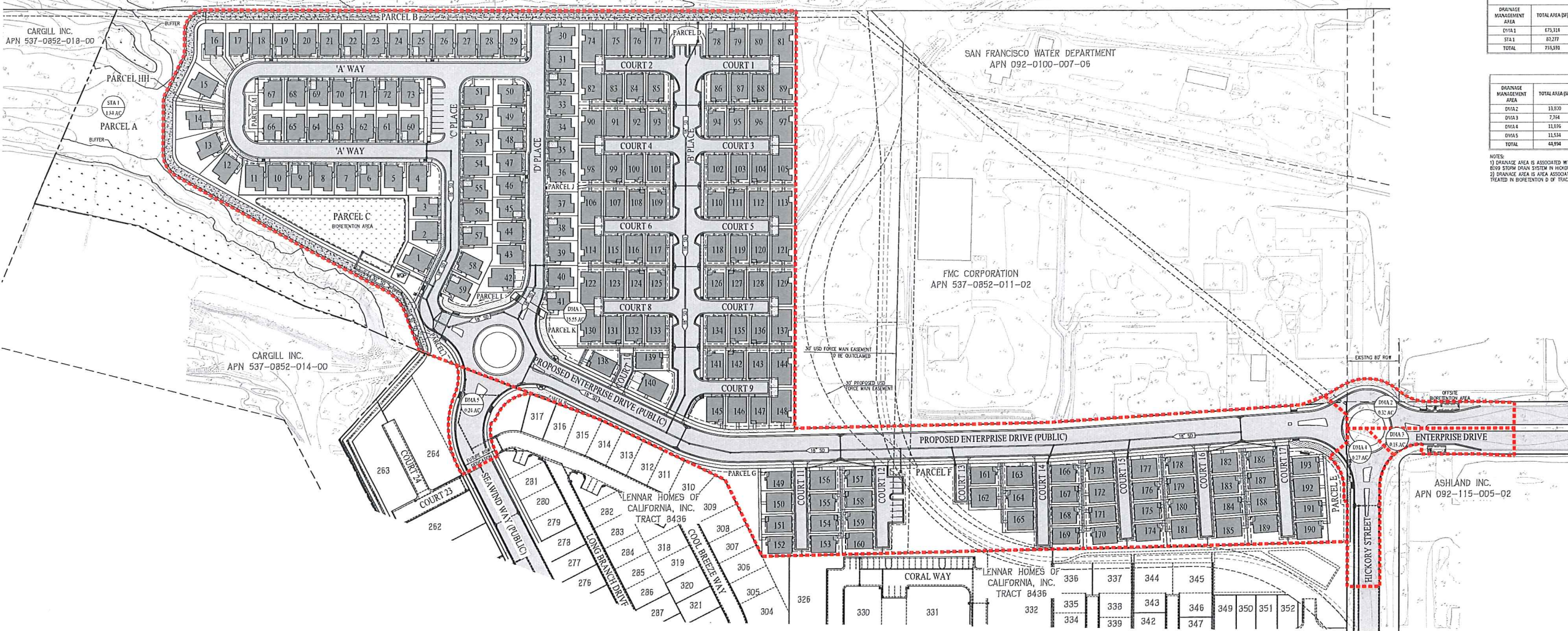
CARGILL INC.
APN 537-0852-018-00

SAN FRANCISCO WATER DEPARTMENT
APN 092-0100-007-06

FMC CORPORATION
APN 537-0852-011-02

CARGILL INC.
APN 537-0852-014-00

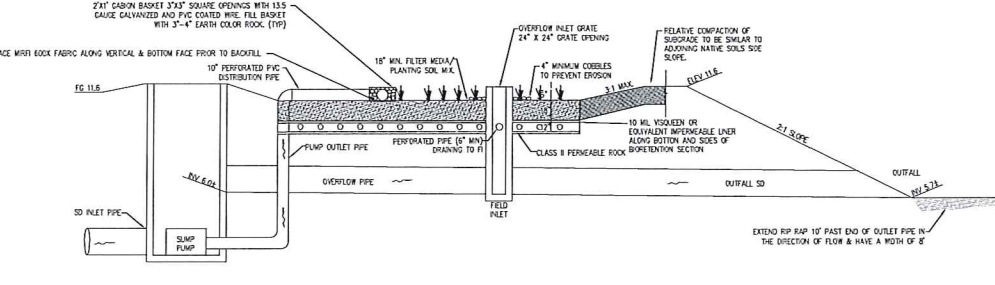
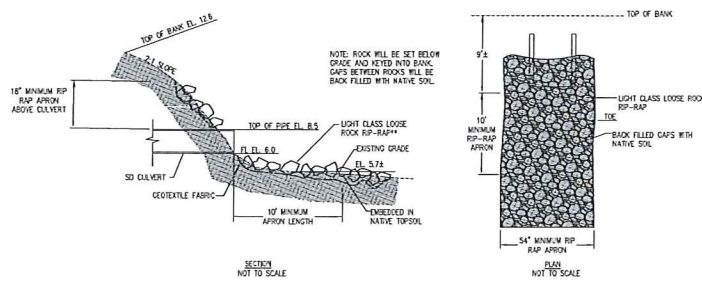
ASHLAND INC.
APN 092-115-005-02



DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	BIORETENTION TREATMENT AREA (SF)	BIORETENTION STORAGE VOLUME (CUBIC FEET)	MIN BIORETENTION FLOODING DEPTH (IN)	DESIGN BIORETENTION FLOODING DEPTH (IN)
DMA 1	873,318	442,235	233,043	14,183	7,697	6	6
DMA 2	83,277	0	83,277				
TOTAL	756,593	442,235	316,320	14,183			

DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	BIORETENTION TREATMENT AREA (SF)	BIORETENTION STORAGE VOLUME (CUBIC FEET)	MIN BIORETENTION FLOODING DEPTH (IN)	DESIGN BIORETENTION FLOODING DEPTH (IN)
DMA 1	13,500	3,365	4,435	239	144	6	6
DMA 3	7,714	6,992	1,672	368	59	6	6
DMA 4	11,876	10,500	1,316	SEE NOTE 2			
DMA 5	11,534	10,400	1,114	SEE NOTE 3			
TOTAL	44,624	36,257	8,777	677			

NOTES:
1) DRAINAGE AREA IS ASSOCIATED WITH CONSTRUCTION OF THE ENTERPRISE AND HICKORY ROAD/DRIVE. STORMWATER IS CONVEYED IN THE TRACT 8436 STORM DRAIN SYSTEM IN HICKORY STREET AND IS TREATED IN BIORETENTION.
2) DRAINAGE AREA IS ASSOCIATED WITH THE SEARNO WAY EXTENSION. STORMWATER IS CONVEYED IN TRACT 8436 STORM DRAIN SYSTEM AND IS TREATED IN BIORETENTION @ OF TRACT 8436.



	IMPERVIOUS (%)	PERVIOUS (%)	TOTAL (%)
PRE-PROJECT	116	83.4	100
POST-PROJECT	58.7	41.3	100

- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED STORM DRAIN PIPE
 - PROPOSED FIELD INLET
 - PROPOSED STORM DRAIN MAN HOLE
 - PROPOSED CATCH BASIN
 - PROPOSED CURB CUT
 - BIORETENTION AREA
 - OUTFALL RIP RAP AREA
 - HOUSE FOOTPRINTS
 - ROADWAYS
 - SEWERLINES AND DITCHES
 - WATER QUALITY STORM DRAIN PUMPS
 - DMA BOUNDARY
 - DRAINAGE MANAGEMENT AREA
 - SELF-TREATING AREA

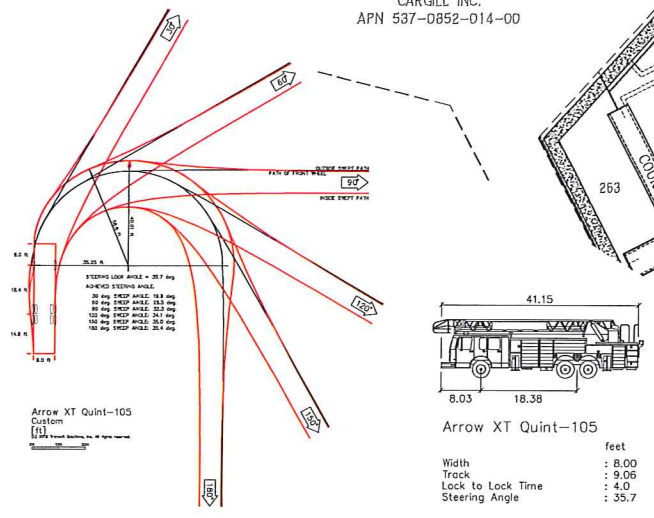
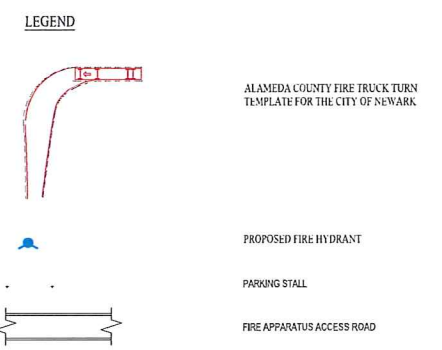
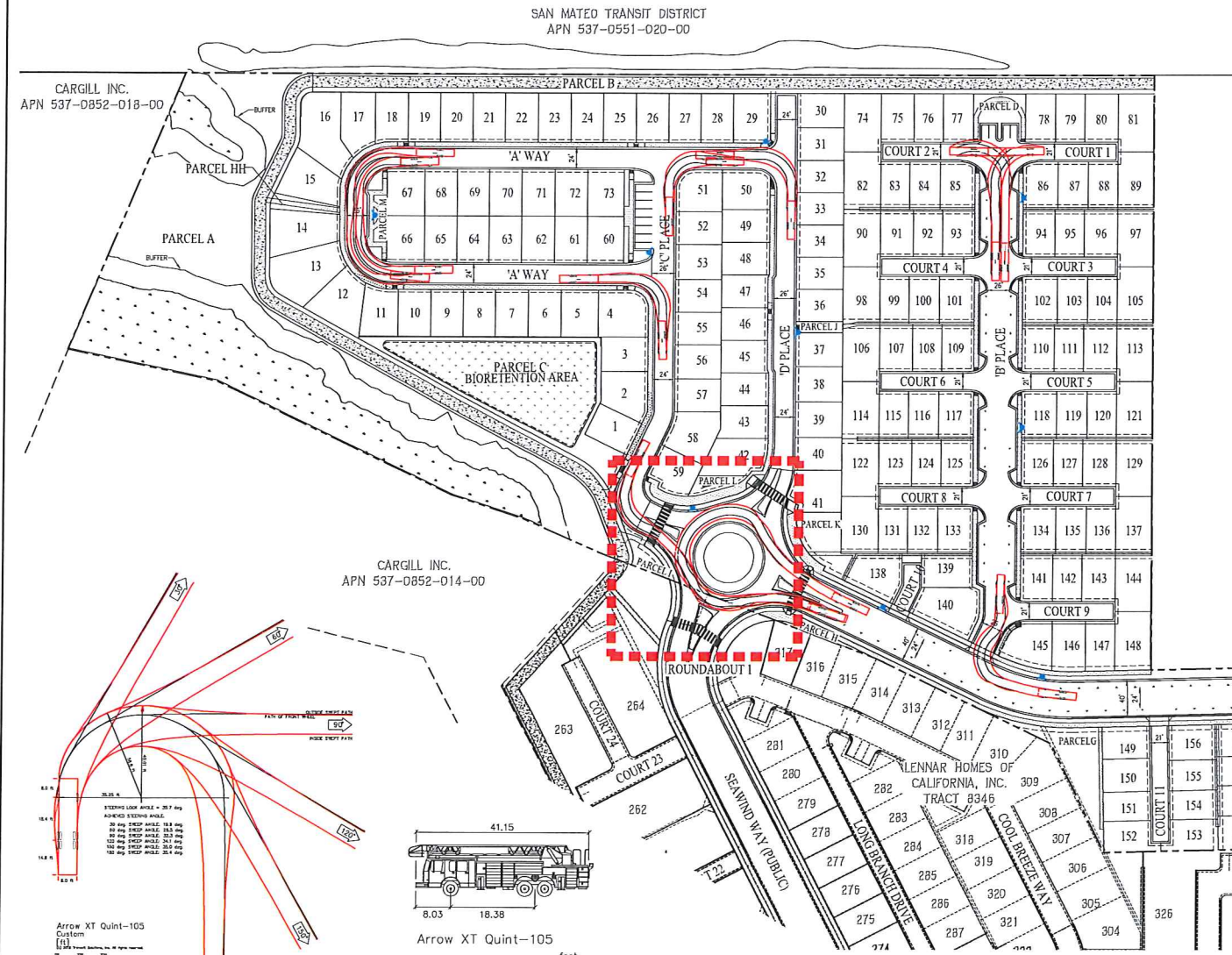
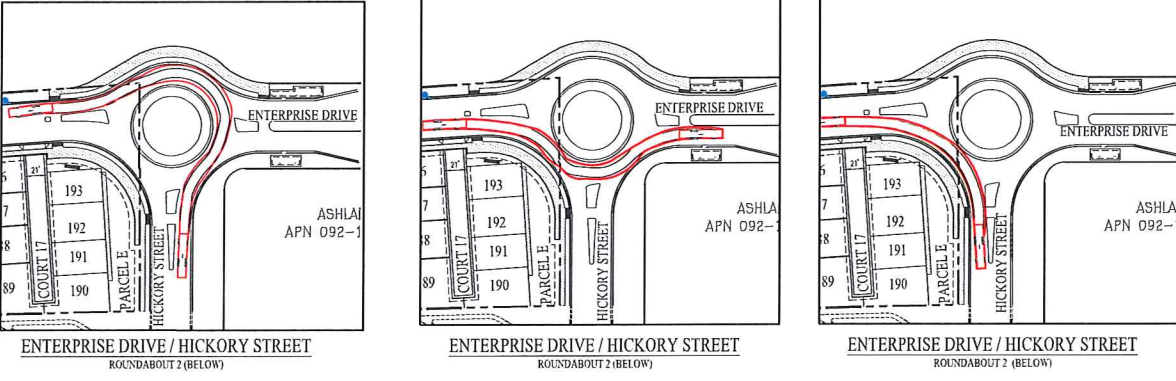
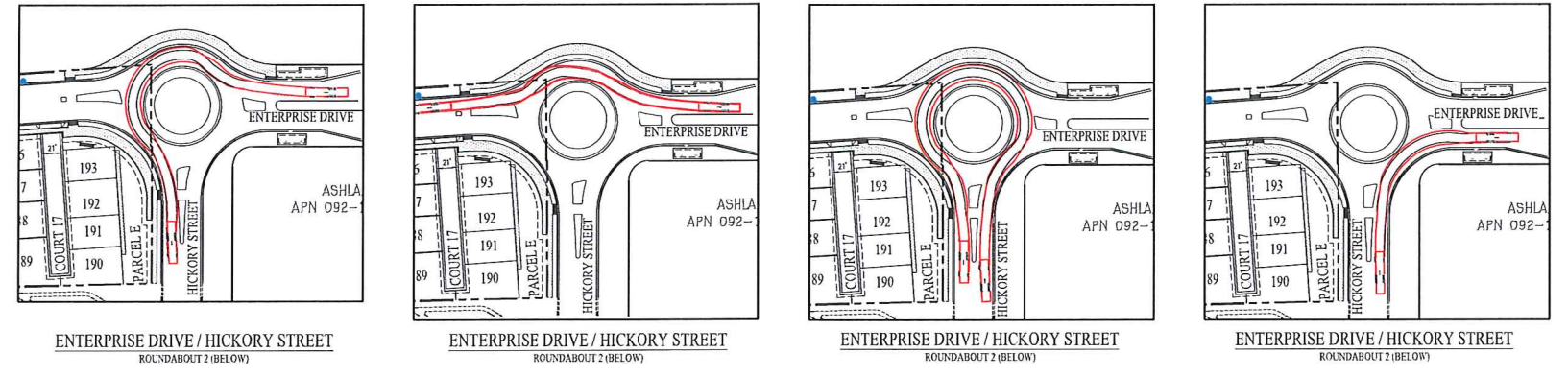
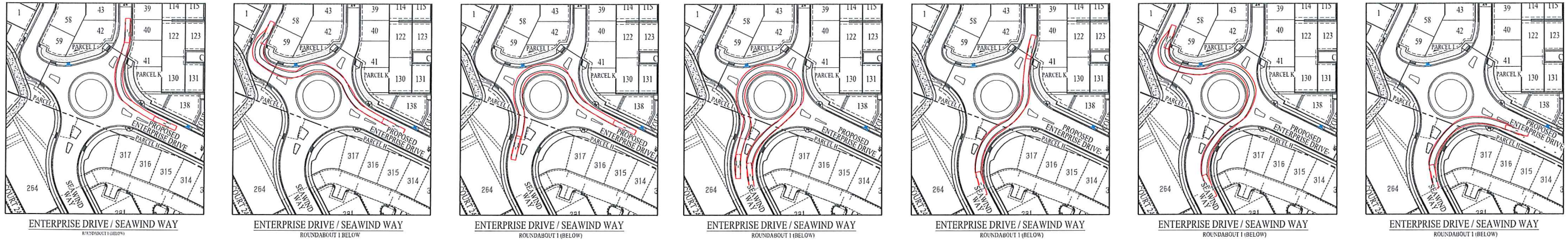
TRACT 8453
FMC PARCEL C
PRELIMINARY STORM WATER CONTROL PLAN
VESTING TENTATIVE MAP
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50'
DATE: AUGUST 15, 2018

Carlson, Barbee & Gibson, Inc.
1215 ENGINEERING BUILDING - FLOOR 11
1500 CALIFORNIA STREET, SUITE 1100
SAN FRANCISCO, CALIFORNIA 94109-1100
(415) 441-1100
(415) 441-1101

SHEET NO: **TM-6**
OF 7 SHEETS

EXHIBIT BpC



TRACT 8453
FMC PARCEL C
FIRE ACCESS PLAN
VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

Carlson, Barbee & Gibson, Inc.
P.L.L.C. ENGINEERS - PLANNERS ARCHITECTS
APN: 092-115-005-02

SCALE: 1" = 50'
DATE: AUGUST 15, 2018

SHEET NO.
TM-7
OF 7 SHEETS

EXHIBIT B.p7



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- ENHANCED ELEVATION SIDE

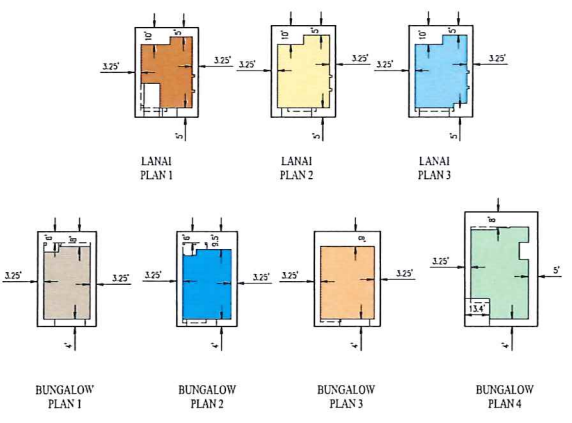
LOT NUMBER
 11
 PLAN 1 (R/E)
 ENHANCED ELEVATION
 PLEASE REFER TO ARCHITECTURAL
 PLANS FOR DETAILS

PRODUCT MIX

LANAI	
PLAN 1	23 UNITS
PLAN 2	25 UNITS
PLAN 3	25 UNITS
TOTAL	73 UNITS

BUNGALOW	
PLAN 1	35 UNITS
PLAN 2	38 UNITS
PLAN 3	22 UNITS
PLAN 4	18 UNITS
TOTAL	113 UNITS

FMC CORPORATION
 APN 537-0852-001-02



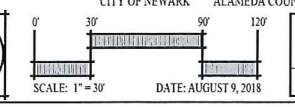
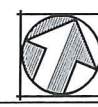
MINIMUM LOT SETBACKS
 SCALE 1" = 30'

CARGILL INC.
 APN 537-0852-014-00

LENNAR HOMES OF CALIFORNIA, INC.
 TRACT 8436

TRACT 8453
 FMC PARCEL C
 DEVELOPMENT PLAN

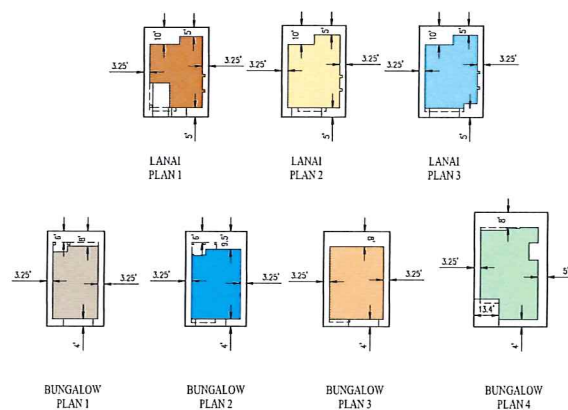
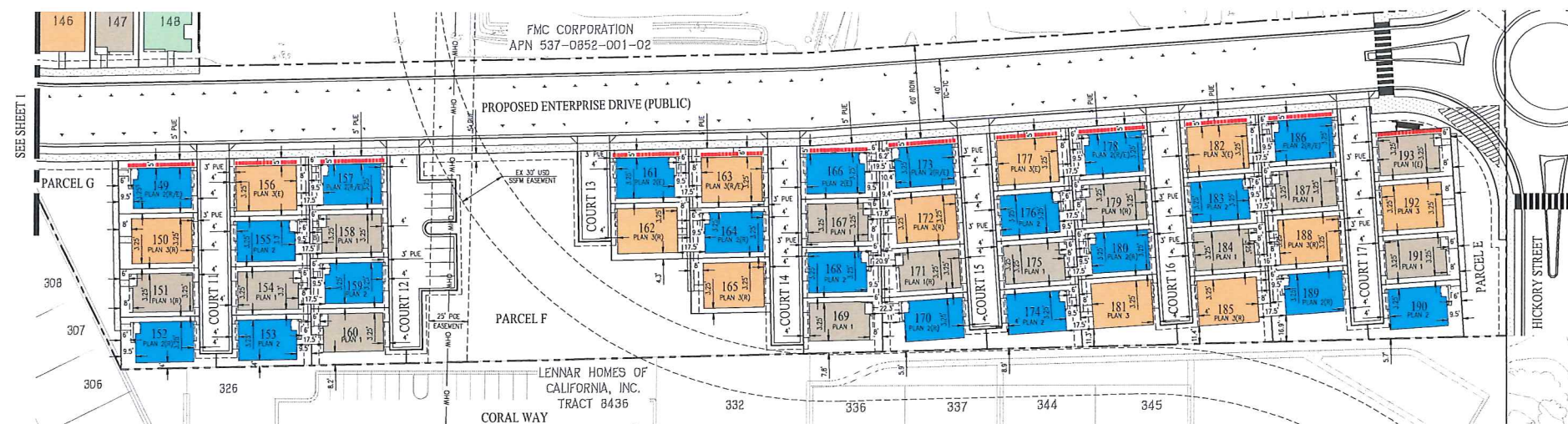
EXHIBIT Bp8



CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 www.cbg.com

SHEET NO.
1
 OF 2 SHEETS



MINIMUM LOT SETBACKS
SCALE 1" = 30'

PRODUCT MIX

LEVEL	UNITS
PLAN 1	25 UNITS
PLAN 2	25 UNITS
PLAN 3	25 UNITS
TOTAL	75 UNITS

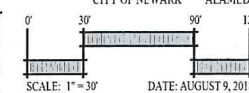
LEVEL	UNITS
PLAN 1	35 UNITS
PLAN 2	35 UNITS
PLAN 3	25 UNITS
PLAN 4	18 UNITS
TOTAL	120 UNITS

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- - - - - PUBLIC UTILITY EASEMENT
- LOT NUMBER
- PLAN TYPE AND PLAN ELEVATION
- REVERSED
- ENHANCED ELEVATION AND PLAN ELEVATION PLEASE REFER TO ARCHITECTURAL PLANS FOR DETAILS

TRACT 8453
FMC PARCEL C
DEVELOPMENT PLAN

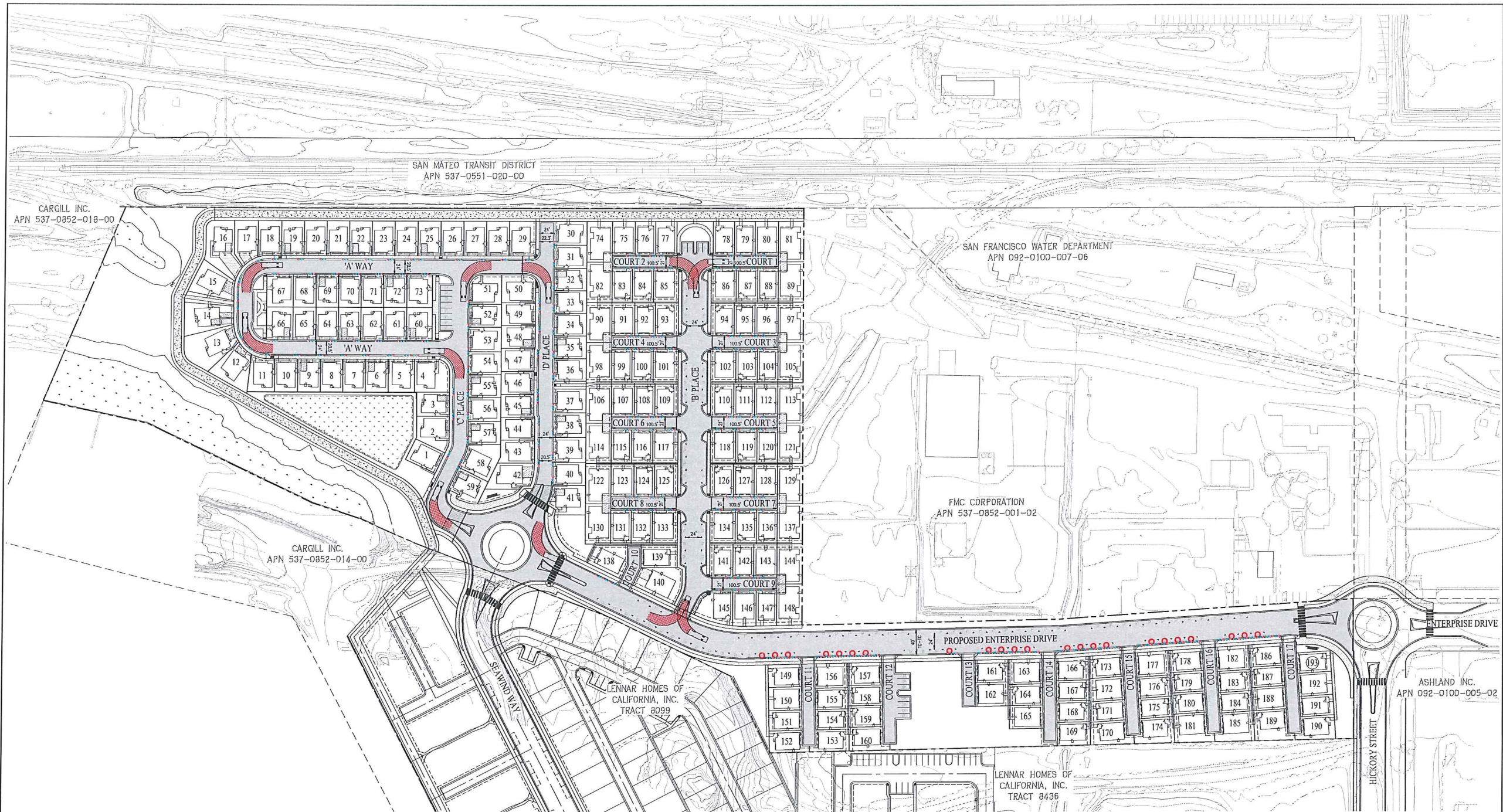
EXHIBIT Bp9



CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

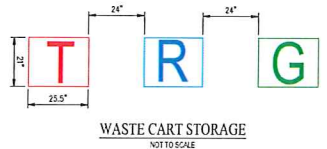
Carlson, Barbee & Gibson, Inc.
CHALLENGERS • SURVIVORS • PLANNERS
SAN RAMON, CALIFORNIA SACRAMENTO, CALIFORNIA
925.846.0222 925.225.1177

SHEET NO.
2
OF 2 SHEETS



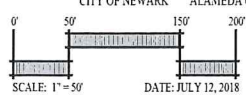
LEGEND

- T TRASH CART
- R RECYCLING CART
- G ORGANICS CART
- P PARKING SPOT
- O NO PARKING ON TRASH COLLECTION DAY



**GARBAGE COLLECTION
FMC PARCEL C**

EXHIBIT Bp10



CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

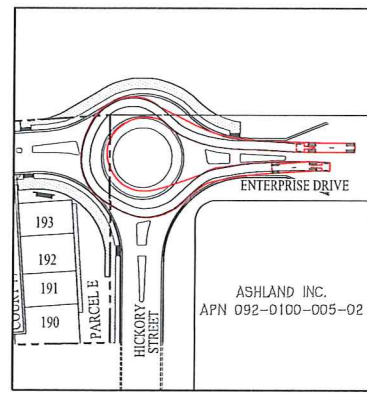
cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.carlsonbarbeegibson.com

3000 WEBB STREET
SAN FRANCISCO, CALIFORNIA 94133-1077
DATE: JULY 12, 2018

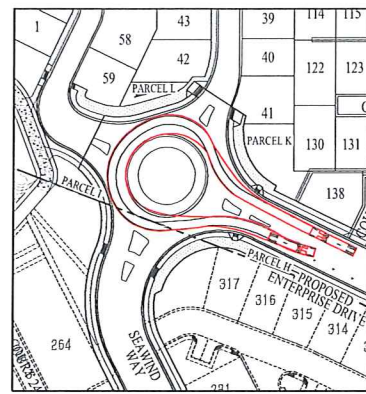
FOR INFORMATION ONLY: THIS IS A PRELIMINARY PLAN. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN FOR TECHNICAL COMPLIANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS. THIS REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



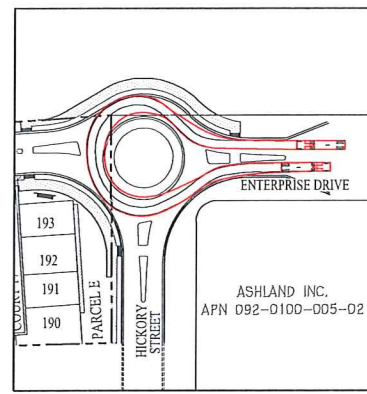
WB-50
ENTERPRISE DRIVE / SEAWIND WAY
ROUNDABOUT 1 (BELOW)



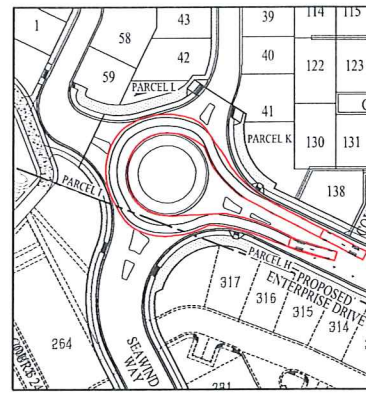
WB-50
ENTERPRISE DRIVE / HICKORY STREET
ROUNDABOUT 2 (BELOW)



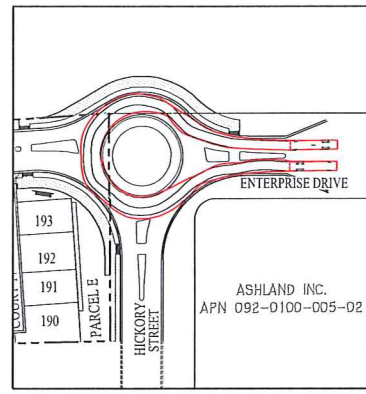
WB-40
ENTERPRISE DRIVE / SEAWIND WAY
ROUNDABOUT 1 (BELOW)



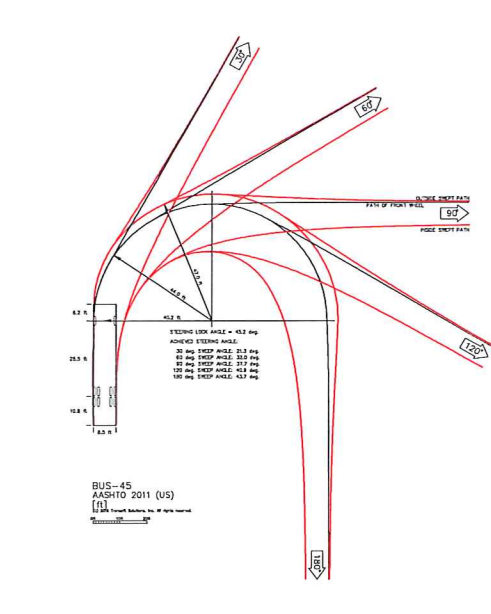
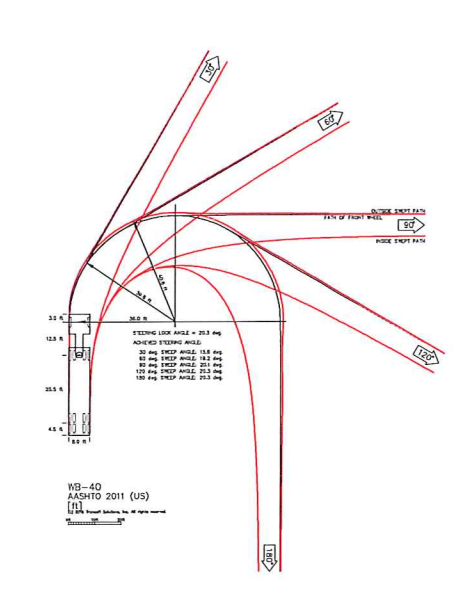
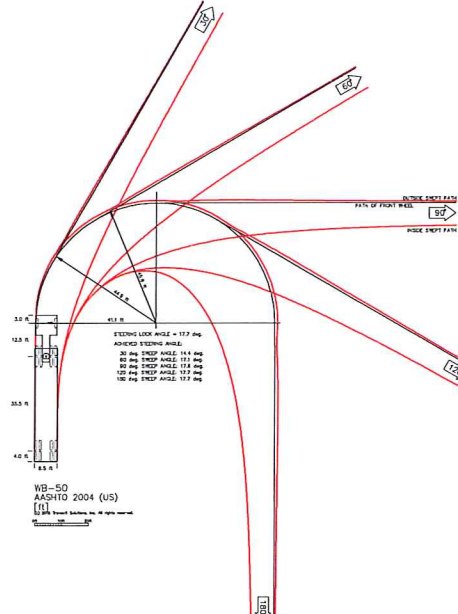
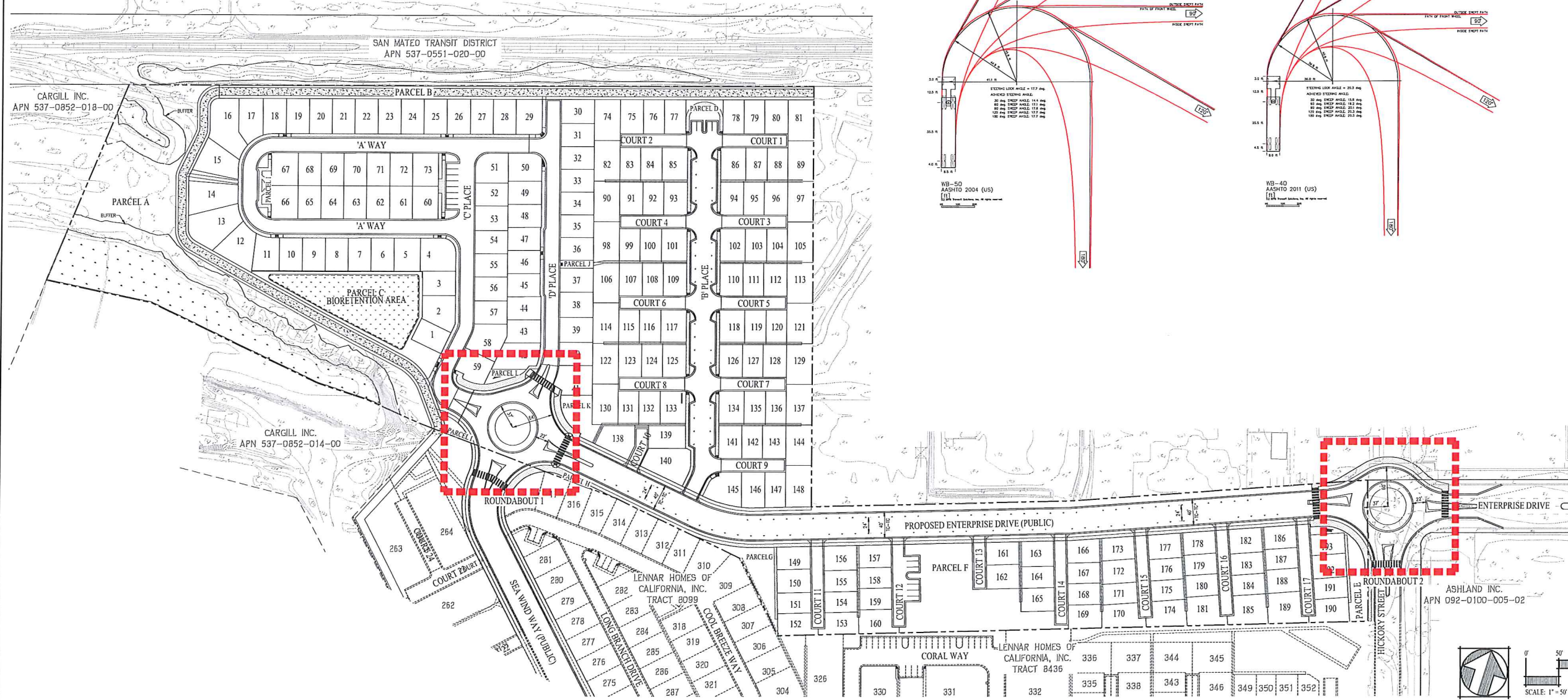
WB-40
ENTERPRISE DRIVE / HICKORY STREET
ROUNDABOUT 2 (BELOW)



BUS-45
ENTERPRISE DRIVE / SEAWIND WAY
ROUNDABOUT 1 (BELOW)



BUS-45
ENTERPRISE DRIVE / HICKORY STREET
ROUNDABOUT 2 (BELOW)



- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED TOP OF VERTICAL CURB
 - PROPOSED TOP OF BEVELED CURB
 - PROPOSED SIDEWALK
 - PROPOSED UP OF CUTTER
 - PROPOSED EASEMENT
 - PROPOSED LOT NUMBER
 - PARALLEL PARKING STALL
 - EXISTING PARCEL LINE
 - FUTURE RIGHT OF WAY
 - FUTURE LOT LINE
 - FUTURE TOP OF VERTICAL CURB
 - FUTURE TOP OF BEVELED CURB
 - FUTURE SIDEWALK
 - FUTURE UP OF CUTTER
 - FUTURE LOT NUMBER
- TRUCK TURNING MOVEMENT

TRACT 8436
FMC PARCEL C
ROUNDABOUT TURNS

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

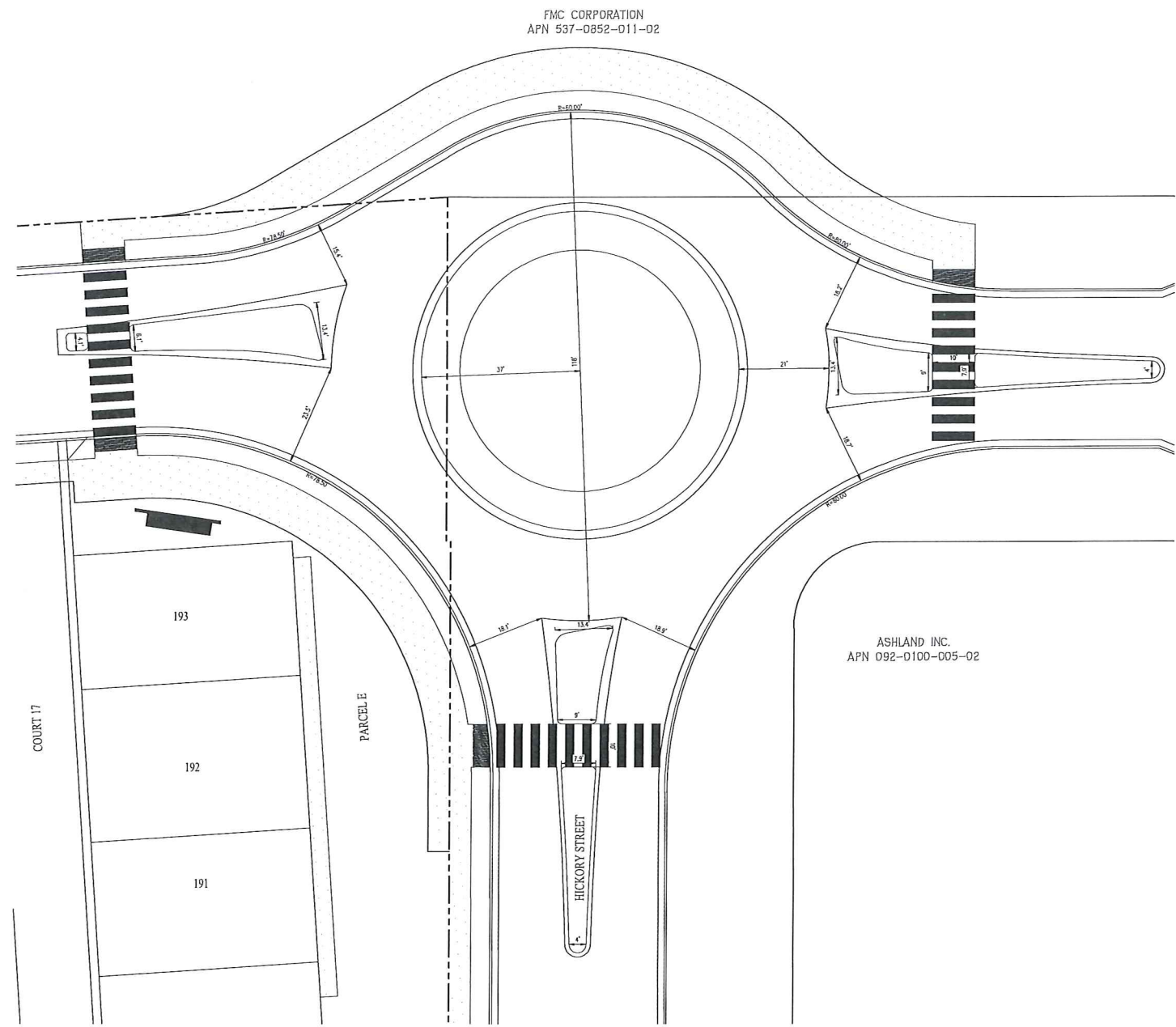
SCALE: 1" = 50'

DATE: JULY 12, 2018

Carlson, Barbee & Gibson, Inc.
CITY ENGINEER

SHEET NO. 1 OF 2 SHEETS

EXHIBIT Bell



LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED TOP OF VERTICAL CURB
	PROPOSED TOP OF BEVELED CURB
	PROPOSED SIDEWALK
	PROPOSED LIP OF GUTTER
	PROPOSED EASEMENT
	PROPOSED LOT NUMBER
	193
	PARALLEL PARKING STALL
	EXISTING PARCEL LINE
	FUTURE RIGHT OF WAY
	FUTURE LOT LINE
	FUTURE TOP OF VERTICAL CURB
	FUTURE TOP OF BEVELED CURB
	FUTURE SIDEWALK
	FUTURE LIP OF GUTTER
	189
	TRUCK TURNING MOVEMENT

TRACT 8436
 FMC PARCEL C
 ROUNDABOUT TURNS

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 10' DATE: JULY 12, 2018

SHEET NO. 2 OF 2 SHEETS

EXHIBIT Bp12



FMC "PARCEL C"
NEWARK | CALIFORNIA
INTEGRAL COMMUNITIES | 16-131
DATE 08 | 16 | 18

EXHIBIT Bp13



COVER SHEET | CS.01



Sheet Index

SHEET TITLE	SHT. #
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Sheet Index	CS.02
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Site Plan Enlargement PA 1	SP2
Site Plan Enlargement PA 2	SP3
Site Plan Enlargement PA 3	SP4
Vehicle Turning Exhibit - Plan 4 UA Bungalow	SP5
Landscape: Conceptual Landscape Plan	L01
Conceptual Landscape Plan - Enlargements	L02
Conceptual Landscape Plan - Enlargements	L03
Fence and Wall Plan	L04
Preliminary Hydrozone Map and Calcs	L05
Planting Plan	L06
Stormwater Control Landscape Plan	L07
Heat Island Reduction Plan	L08
Architecture: UA Lanai Floor Plan 1	A1.0
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UA Lanai Plan 1 Craftsman Elevations	A1.1B
UA Lanai Plan 1 Agrarian Elevations	A1.1C
UA Lanai Floor Plan 2	A2.0
UA Lanai Plan 2 Farmhouse Elevations	A2.1A
UA Lanai Plan 2 Craftsman Elevations	A2.1B
UA Lanai Plan 2 Agrarian Elevations	A2.1C

SHEET TITLE	SHT. #
Architecture: UA Lanai Floor Plan 3	A3.0
UA Lanai Plan 3 Farmhouse Elevations	A3.1A
UA Lanai Plan 3 Craftsman Elevations	A3.1B
UA Lanai Plan 3 Agrarian Elevations	A3.1C
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UA Bungalow Multiple Level Composite Plan	A4.1
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UA Bungalow Plan 1 Craftsman Elevations	A5.1B
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UA Bungalow Plan 2 Farmhouse Enhanced Elevations	A6.1Ax
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UA Bungalow Plan 3 Farmhouse Corner Lot Elevations	A7.1Ac
UA Bungalow Plan 3 Farmhouse Interior Lot Elevations	A7.1Ai
UA Bungalow Craftsman Corner Lot Elevations	A7.1Bc
UA Bungalow Craftsman Interior Lot Elevations	A7.1Bi
UA Bungalow Floor Plan 4	A8.0
UA Bungalow Floor Plan 4 Farmhouse Elevations	A8.1A
UA Bungalow Floorplan 4 Craftsman Elevations	A8.1B



Site Summary

Unit Count: 193

Plan Type Summary

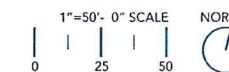
Plan Type	S.F.	Bed	Bath	Garage	Total Units	% of total	Total Buildable SF
PA 1 - 35'x50' UA LANAI							
Net Site Area:	6.23 AC						
Plan 1	2,194	4	4	Standard	23	32%	50,462
Plan 2	2,367	4	3.5	Standard	25	34%	59,175
Plan 3	2,418	4	3.5	Standard	25	34%	60,450
					73	100%	170,087
PA 2 - UA BUNGALOW							
Net Site Area:	4.65 AC						
Plan 1	2,136	3	3.5	Standard	22	27%	42,720
Plan 2	2,201	3	3	Standard	18	24%	39,618
Plan 3	2,505	4	3.5	Standard	17	25%	47,595
Plan 4	2,703	4	3.5	Split	18	24%	48,654
					75	100%	178,587
PA 3 - UA BUNGALOW							
Net Site Area:	2.73 AC						
Plan 1	2,136	3	3.5	Standard	13	31%	29,904
Plan 2	2,201	3	3	Standard	20	40%	39,618
Plan 3	2,505	4	3.5	Standard	12	29%	32,565
Plan 4	2,703	4	3.5	Split	0	0%	0
					45	100%	102,087

Parking Summary

Parking Required:	No of units	Spaces required
Multifamily/SFD	2.50 Spaces per unit	193
		483
TOTAL SPACES REQUIRED:		483
Parking Provided:	Spaces provided	
Multifamily/SFD garage	386	
On-site spaces (in tract)	115	
Lanai plan 1 spots	23	
	524	
TOTAL PARKING PROVIDED:		524

FMC 'PARCEL C'
 NEWARK | CALIFORNIA
 INTEGRAL COMMUNITIES | 16-131
 DATE 08 | 16 | 18

EXHIBIT Bp15



SITE PLAN | SP1

