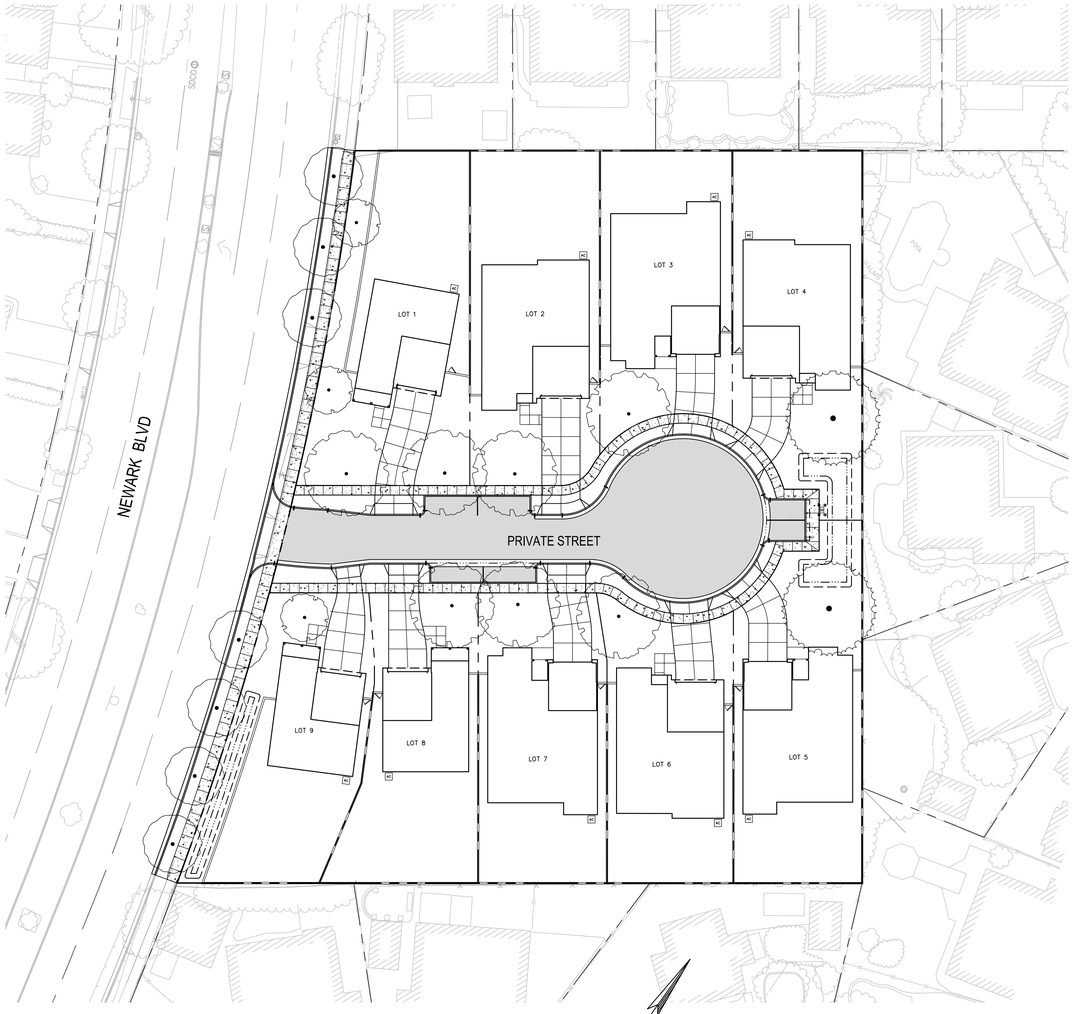
# VESTING TENTATIVE MAP FOR
## CLASSICS AT NEWARK, TRACT 8498
## 36304-36310 NEWARK BOULEVARD
### CITY OF NEWARK
### ALAMEDA COUNTY, CALIFORNIA

## GENERAL INFORMATION

| | |
|---|---|
| 1. OWNER: | SOLOMON EDWARD & LIDIA TRS |
| 2. DEVELOPER/ APPLICANT/SUBDIVIDER: | CLASSIC COMMUNITIES<br>1068 E. MEADOW CIRCLE<br>PALO ALTO, CA 94303<br>CONTACT: JIM POLLART<br>(650) 496-4496 |
| 3. CIVIL ENGINEER: | BKF ENGINEERS<br>1730 NORTH FIRST STREET, SUITE 600<br>SAN JOSE, CA 95112<br>CONTACT: JEREMY MARELLO<br>(408)-467-9100 |
| 5. ASSESSORS PARCEL NO. | 092A-0779-005 & 092A-0779-007 |
| 6. GENERAL PLAN | LOW DENSITY RESIDENTIAL |
| 7. EXISTING ZONING: | RS (RESIDENTIAL SINGLE FAMILY) |
| 8. PROPOSED ZONING: | RS (RESIDENTIAL SINGLE FAMILY) |
| 9. EXISTING USE: | RESIDENTIAL |
| 10. PROPOSED USE: | RESIDENTIAL (SINGLE FAMILY HOMES) |
| 11. GROSS AREA: | 1.72 ACRES (74,833 SF) |
| 12. NUMBER OF UNITS: | 9 |
| 13. NUMBER OF LOTS: | 9 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON PARCEL |
| 14. UTILITIES: | |
| A. WATER: | |
| PUBLIC STREETS: | ALAMEDA COUNTY WATER DISTRICT |
| PRIVATE STREETS: | ALAMEDA COUNTY WATER DISTRICT |
| B. SANITARY SEWER: | |
| PUBLIC STREETS: | UNION SANITARY DISTRICT |
| PRIVATE STREETS: | HOMEOWNERS ASSOCIATION |
| C. STORM DRAIN: | |
| PUBLIC STREETS: | CITY OF NEWARK |
| PRIVATE STREETS: | HOME OWNERS ASSOCIATION |
| D. GAS/ELECTRIC: | PACIFIC GAS & ELECTRIC |
| E. TELEPHONE: | AT&T |
| F. CABLE TV: | COMCAST |
| 16. TOPOGRAPHY: | AERIAL BASED TOPOGRAPHIC MAP SHOWN AS BACKGROUND TO THIS SURVEY PROVIDED BY ROBERT J. LUNG & ASSOCIATES AERIAL SURVEY DATED 11/27/17. |
| 17. FLOOD ZONE: | THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) AS SHOWN IN FLOOD INSURANCE RATE COMMUNITY PANEL NO. 06001C0441G DATED AUGUST 3, 2009. |
| 18. LOT SIZES: | LOTS 1-9 = 62,659 SF<br>PARCEL A = 12,175 SF<br><br>TOTAL = 74,834 SF<br><br>SMALLEST LOT IS LOT 6 = 6,001 SF |




VICINITY MAP
SCALE: 1"=30'

## BENCHMARK

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: FEBRUARY 2018
3. BOUNDARY NOTE: LOT LINES & RIGHT-OF-WAY LINES WERE BASED ON RECORD MAPS IN COMBINATION WITH FOUND STANDARD STREET MONUMENTS. A FORMAL BOUNDARY SURVEY MAY REQUIRE THE BENEFIT OF A PRELIMINARY TITLE REPORT AND A MORE EXTENSIVE FIELD SURVEY.
4. BASIS OF BEARINGS: THE BEARING OF N44°09'E OF THE MONUMENT LINE OF LAFAYETTE AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 2152" RECORDED ON AUGUST 04, 1960 IN BOOK 42 OF MAPS PAGES 35-37, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
5. BENCHMARK: THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF NEWARK BENCHMARK, BM35, DESCRIBED AS A CHISELED SQUARE; AT THE NORTHWESTERLY RETURN AT THE INTERSECTION OF NEWARK BLVD AND LAFAYETTE AVE, CITY OF NEWARK.

   ELEV = 23.679 FEET (NGVD29 DATUM)
6. AERIAL BASED TOPOGRAPHIC MAP SHOWN AS BACKGROUND TO THIS SURVEY PROVIDED BY ROBERT J. LUNG & ASSOCIATES AERIAL SURVEY DATED 11/27/17.
7. UTILITY NOTE: THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON AS-BUILT MAPS, GIS MAPS, AND OTHER UTILITY INFORMATION FROM DIFFERENT SOURCES. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO DELINEATE ALL KNOWN UNDERGROUND UTILITIES.

## SHEET INDEX



## ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

SCOTT R. SCHORK
RCE #47813
EXP: 12/31/19

DATE

EXHIBIT A p1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36304-36310 NEWARK BOULEVARD
TRACT 8498
TITLE SHEET
ALAMEDA COUNTY
CALIFORNIA
NEWARK

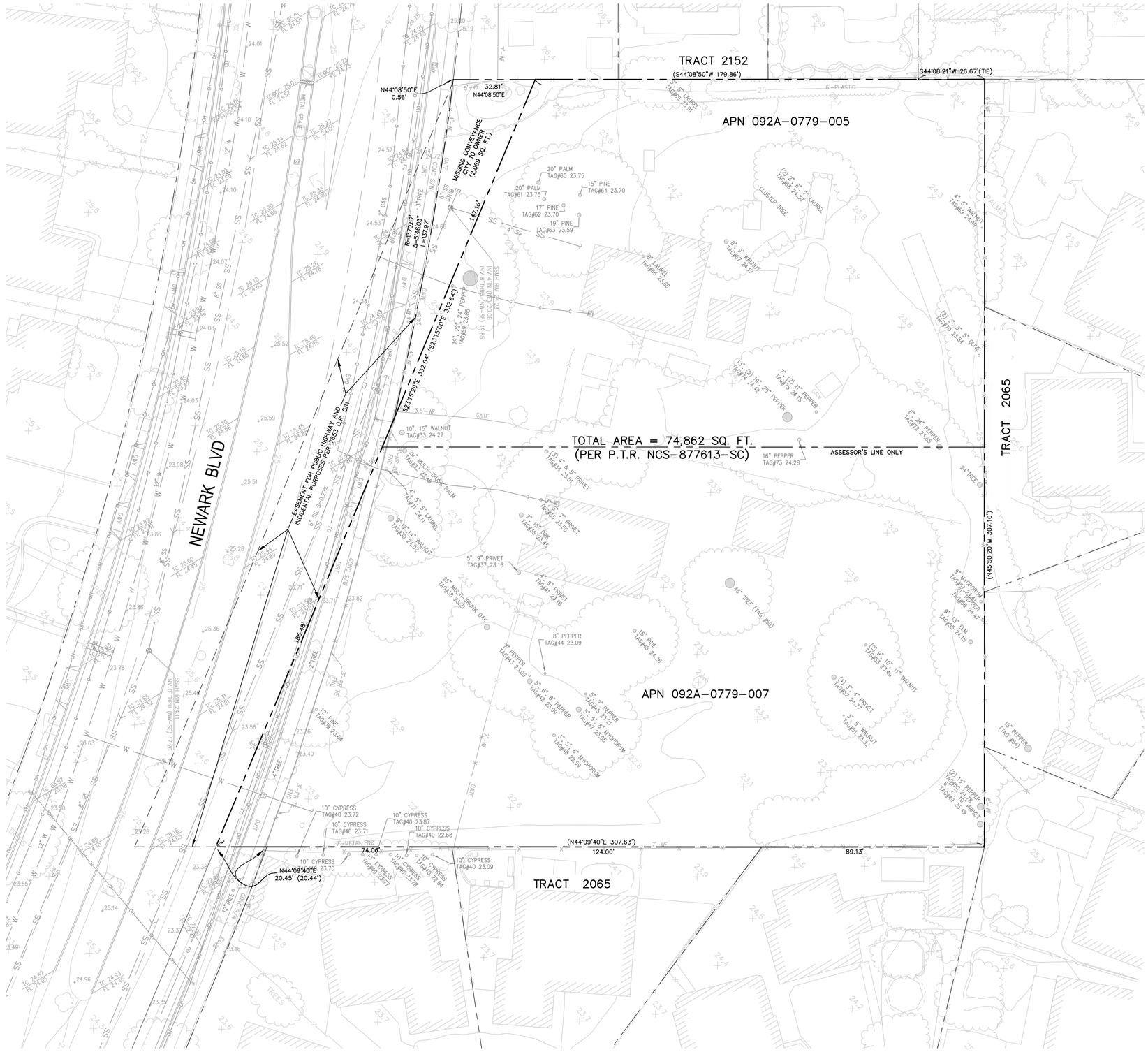
REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

Revisions

| No. | |
|---|---|
| | |

Date: 11/26/2018
Scale: AS SHOWN
Design: RS
Drawn: RS
Approved: JM
Job No: 20176250

Drawing Number:
TM-1.0




## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| EXISTING STORM DRAIN | SD |
| EXISTING SANITARY SEWER | SS |
| EXISINTG DOMESTIC WATER | W |
| EXISTING NATURAL GAS | G |
| EXISTING OVER HEAD LINE | OH |
| FIBER OPTIC LINE | FO |
| STORM DRAIN MANHOLE | SDMH |
| SANITARY SEWER MANHOLE | SSMH |
| CATCH BASIN/DROP INLET | OFD |
| WATER METER | W |
| JOINT POLE | |
| SIGN | |
| SIGN (DOUBLE POLE) | |
| STREETLIGHT | |
| UTILITY VAULT | |
| SPOT ELEVATION | +46.21 |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

EXHIBIT A p2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# 36304-36310 NEWARK BOULEVARD
# TRACT 8498
# EXISTING CONDITIONS

ALAMEDA COUNTY CALIFORNIA

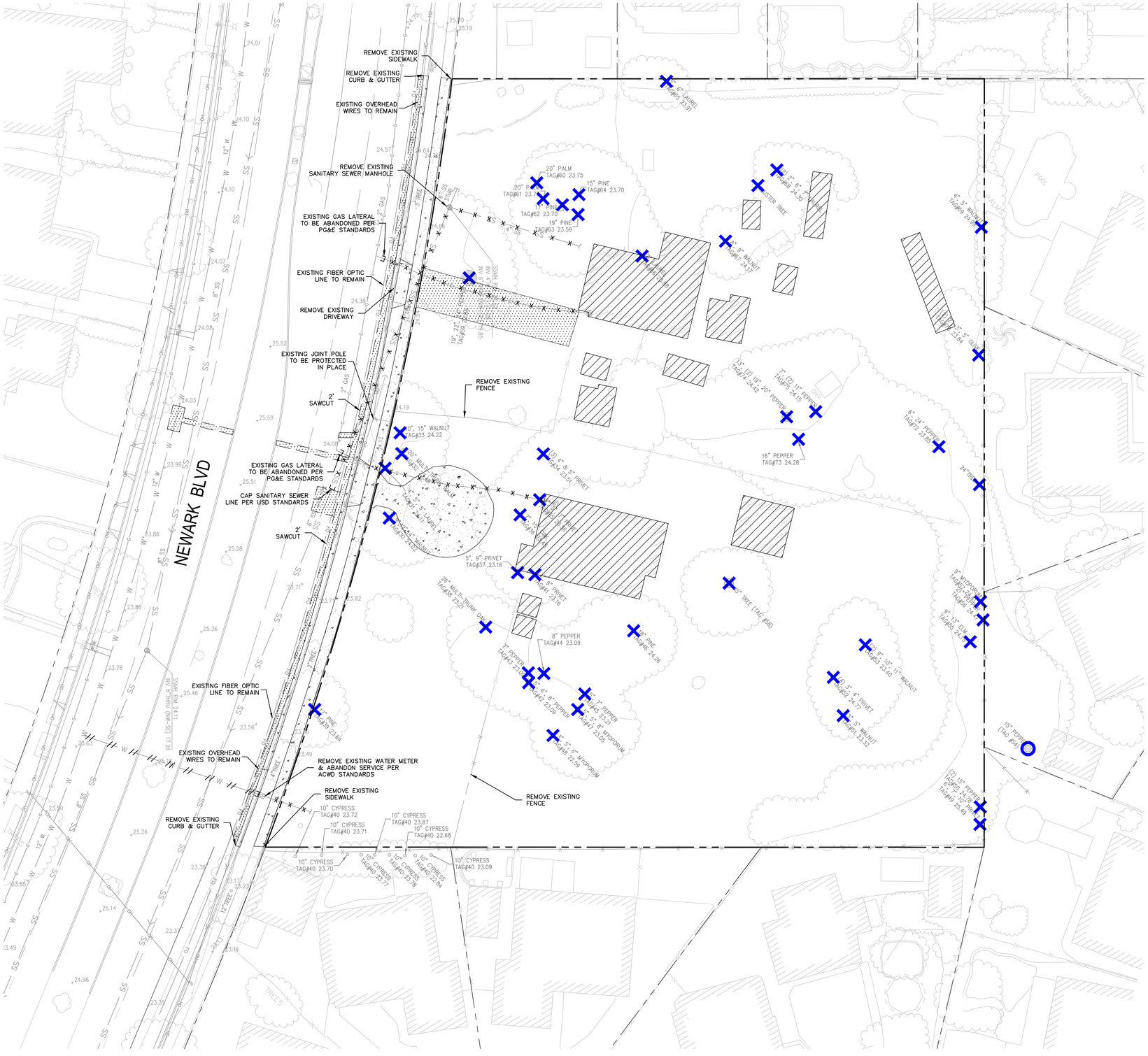
NEWARK

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE. 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

| No. | Revisions |
|---|---|
| | |

Date: 11/26/2018
Scale: 1" = 20'
Design: RS
Drawn: RS
Approved: JM
Job No: 20176250

Drawing Number:
TM-2.0




## LEGEND

- PROPERTY LINE
- EXISTING STORM DRAIN (SD)
- EXISTING SANITARY SEWER (SS)
- EXISINTG DOMESTIC WATER (W)
- EXISTING NATURAL GAS (G)
- EXISTING OVER HEAD LINE (OH)
- FIBER OPTIC LINE (FO)
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- CATCH BASIN/DROP INLET (OFD)
- WATER METER (W)
- JOINT POLE
- SIGN
- SIGN (DOUBLE POLE)
- STREETLIGHT
- UTILITY VAULT
- SPOT ELEVATION +46.21
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- REMOVE EX. UTILITY LINE
- ABANDON EX. UTILITY LINE
- REMOVE ASPHALT AND BASEROCK
- REMOVE EX. BUILDING, FOUNDATION AND BASEROCK
- REMOVE CONCRETE PAVEMENT AND BASEROCK (INCLUDES CURB, GUTTER, WALKWAYS, FOUNDATION AND ETC.)

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

EXHIBIT A p3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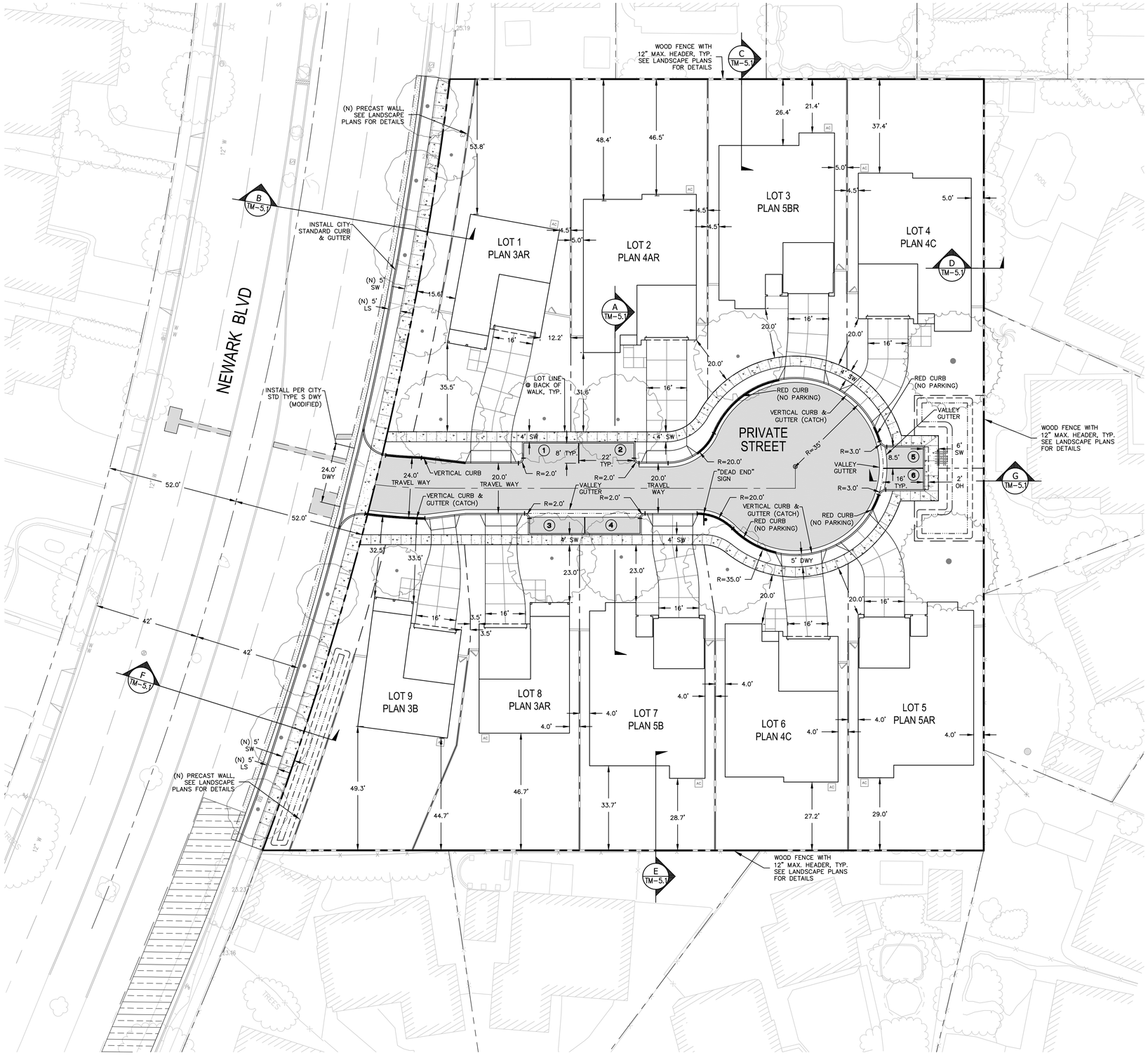
# 36304-36310 NEWARK BOULEVARD
## TRACT 8498
## DEMOLITION & TREE REMOVAL PLAN
NEWARK
ALAMEDA COUNTY
CALIFORNIA

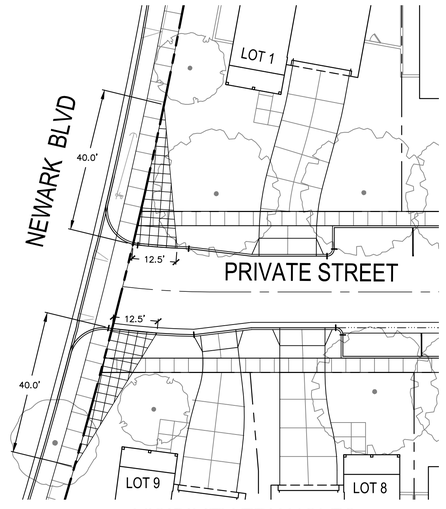
REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE. 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

| No. | Revisions |
|---|---|

Date: 11/26/2018
Scale: 1" = 20'
Design: RS
Drawn: RS
Approved: JM
Job No: 20176250

Drawing Number:
TM-3.0




VISIBILITY TRIANGLES

## LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CENTERLINE
- BIORETENTION BASIN
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- VALLEY GUTTER
- RED CURB
- ASPHALT CONCRETE
- AC DEEPLIFT
- 2" MIN. GRIND & OVERLAY
- NEW SIDEWALK
- VISIBILITY TRIANGLE (40' × 12.5')
- PRIVATE STREET ONSITE PARKING (X)
- MAILBOXES, SEE LS PLANS

## ABBREVIATIONS

| | |
|---|---|
| DWY | DRIVEWAY |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| LS | LANDSCAPE |
| LSME | LANDSCAPE MAINTENANCE EASEMENT |
| PIEE | PRIVATE INGRESS EGRESS EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| WLE | WATER LINE EASEMENT |
| R | RADIUS |
| R/W | RIGHT OF WAY |
| SW | SIDEWALK |
| TYP. | TYPICAL |

## NOTES

1. SEE LANDSCAPE PLANS FOR PERIMETER FENCE DETAILS.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

EXHIBIT A p4

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# 36304-36310 NEWARK BOULEVARD
# TRACT 8498
# PRELIMINARY SITE PLAN

ALAMEDA COUNTY, CALIFORNIA
NEWARK

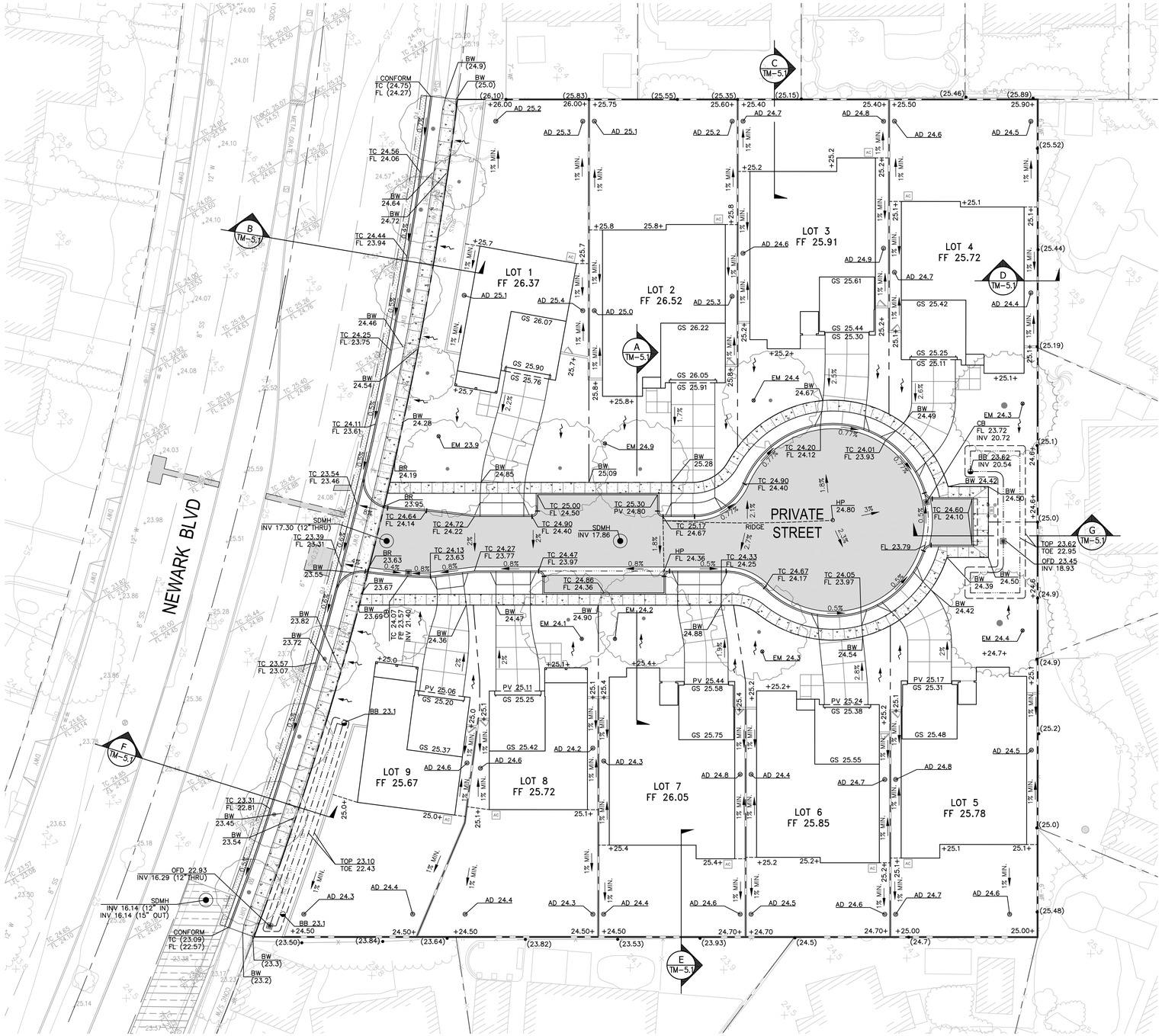
REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

Revisions

| No. | |
|---|---|

Date: 11/26/2018
Scale: 1" = 20'
Design: RS
Drawn: RS
Approved: JM
Job No: 20176250

Drawing Number:
TM-4.0




## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| GRADE BREAK/RIDGE | |
| BIORETENTION BASIN | |
| ASPHALT CONCRETE | |
| AC DEEPLIFT | |
| 2" MIN. GRIND & OVERLAY | |
| NEW SIDEWALK | |
| FINISH GRADE ELEVATION | 36.05 |
| FINISH FLOOR ELEVATION | FF 36.05 |
| GARAGE SLAB FLOOR ELEVATION | GS 36.05 |
| TOP OF CURB ELEVATION | TC 36.05 |
| FLOW LINE ELEVATION ELEVATION | FL 36.05 |
| HIGH POINT | HP |
| LOW POINT | LP |
| PAVEMENT ELEVATION | PV 36.05 |
| GRADE TO DRAIN | |
| SLOPE/DIRECTION OF FLOW | 5.55% |
| OVERLAND RELEASE | |
| STORM DRAIN MANHOLE | SDMH |
| OVERFLOW DRAIN/DROP INLET | OFD |
| CATCH BASIN | CB |
| AREA DRAIN | AD |
| BUBBLER BOX | BB |
| STORM DRAIN/SANITARY SEWER CLEANOUT | SDCO |

## ABBREVIATIONS

| | |
|---|---|
| AD | AREA DRAIN |
| BB | BUBBLER BOX |
| BR | BOTTOM OF RAMP |
| BW | BACK OF WALK |
| CB | CATCH BASIN |
| CL | CENTERLINE |
| DWY | DRIVEWAY |
| EM | POPUP EMITTER |
| EX. | EXISTING |
| FC | FACE OF CURB |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| FO | FIBER OPTIC |
| FOB | FACE OF BUILDING |
| G | GAS |
| GS | GARAGE SLAB |
| HP | HIGH POINT |
| JT | JOINT TRENCH |
| LG | LIP OF GUTTER |
| LL | LOT LINE |
| LSME | LANDSCAPE MAINTENANCE EASEMENT |
| OFD | OVERFLOW DRAIN |
| PL | PROPERTY LINE |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PV | PAVEMENT ELEVATION |
| R/W | RIGHT OF WAY |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SW | SIDEWALK |
| TC | TOP OF CURB |
| VAR. | VARIES |
| W | WATER |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

EXHIBIT A p5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# 36304-3631O NEWARK BOULEVARD
# TRACT 8498
# PRELIMINARY GRADING & DRAINAGE PLAN

NEWARK CALIFORNIA ALAMEDA COUNTY

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

Revisions

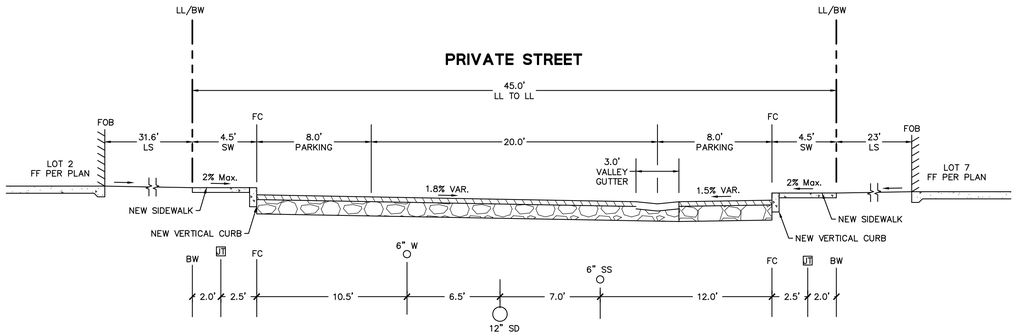
| No. | |
|---|---|
| | |

Date: 11/26/2018
Scale: 1"=20'
Design: RS
Drawn: RS
Approved: JM
Job No: 20176250

Drawing Number:
TM-5.0

## ABBREVIATIONS

| | |
|---|---|
| AD | AREA DRAIN |
| BB | BUBBLER BOX |
| BR | BOTTOM OF RAMP |
| BW | BACK OF WALK |
| CB | CATCH BASIN |
| CL | CENTERLINE |
| DWY | DRIVEWAY |
| EM | POPUP EMITTER |
| EX | EXISTING |
| FC | FACE OF CURB |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| FO | FIBER OPTIC |
| FOB | FACE OF BUILDING |
| G | GAS |
| GS | GARAGE SLAB |
| HP | HIGH POINT |
| JT | JOINT TRENCH |
| LG | LIP OF GUTTER |
| LL | LOT LINE |
| LSME | LANDSCAPE MAINTENANCE EASEMENT |
| OFD | OVERFLOW DRAIN |
| PL | PROPERTY LINE |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PV | PAVEMENT ELEVATION |
| R/W | RIGHT OF WAY |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SW | SIDEWALK |
| TC | TOP OF CURB |
| VAR. | VARIES |
| W | WATER |

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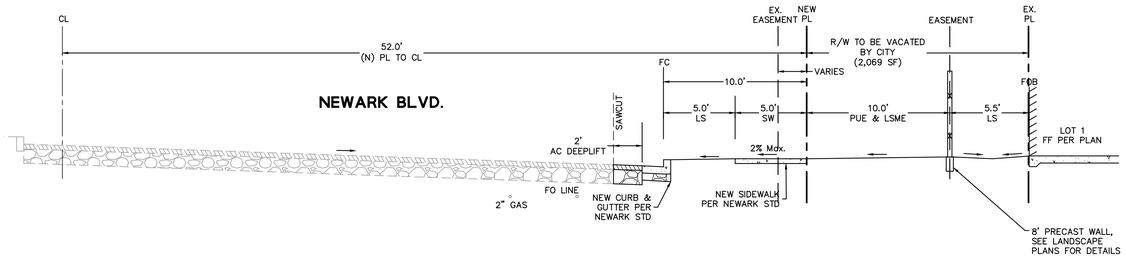


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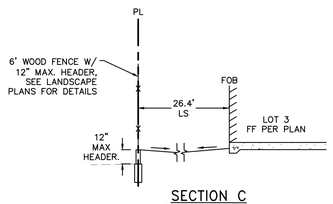


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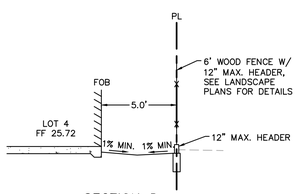


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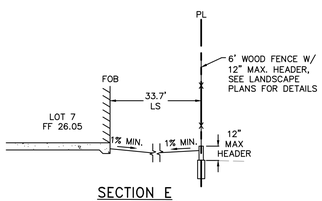


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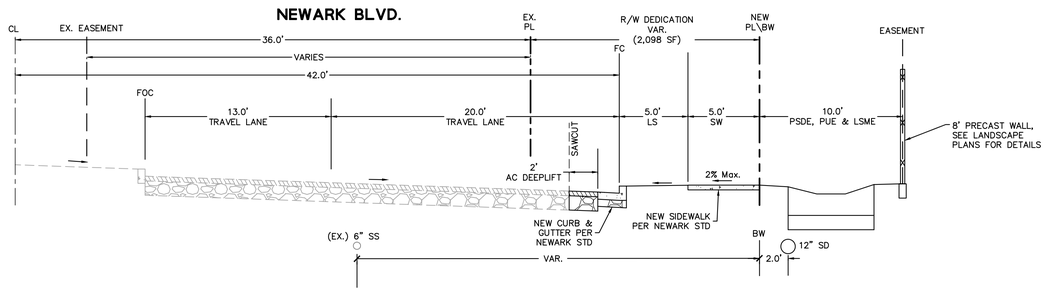


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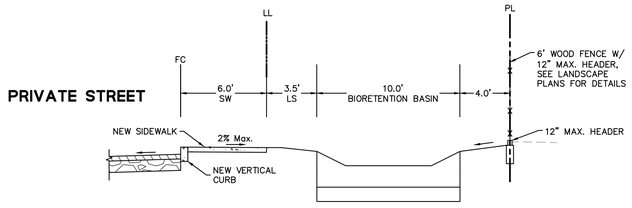


SECTION G
SCALE: N.T.S.


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# 36304-36310 NEWARK BOULEVARD
## TRACT 8498
## TYPICAL CROSS SECTIONS

NEWARK
ALAMEDA COUNTY
CALIFORNIA

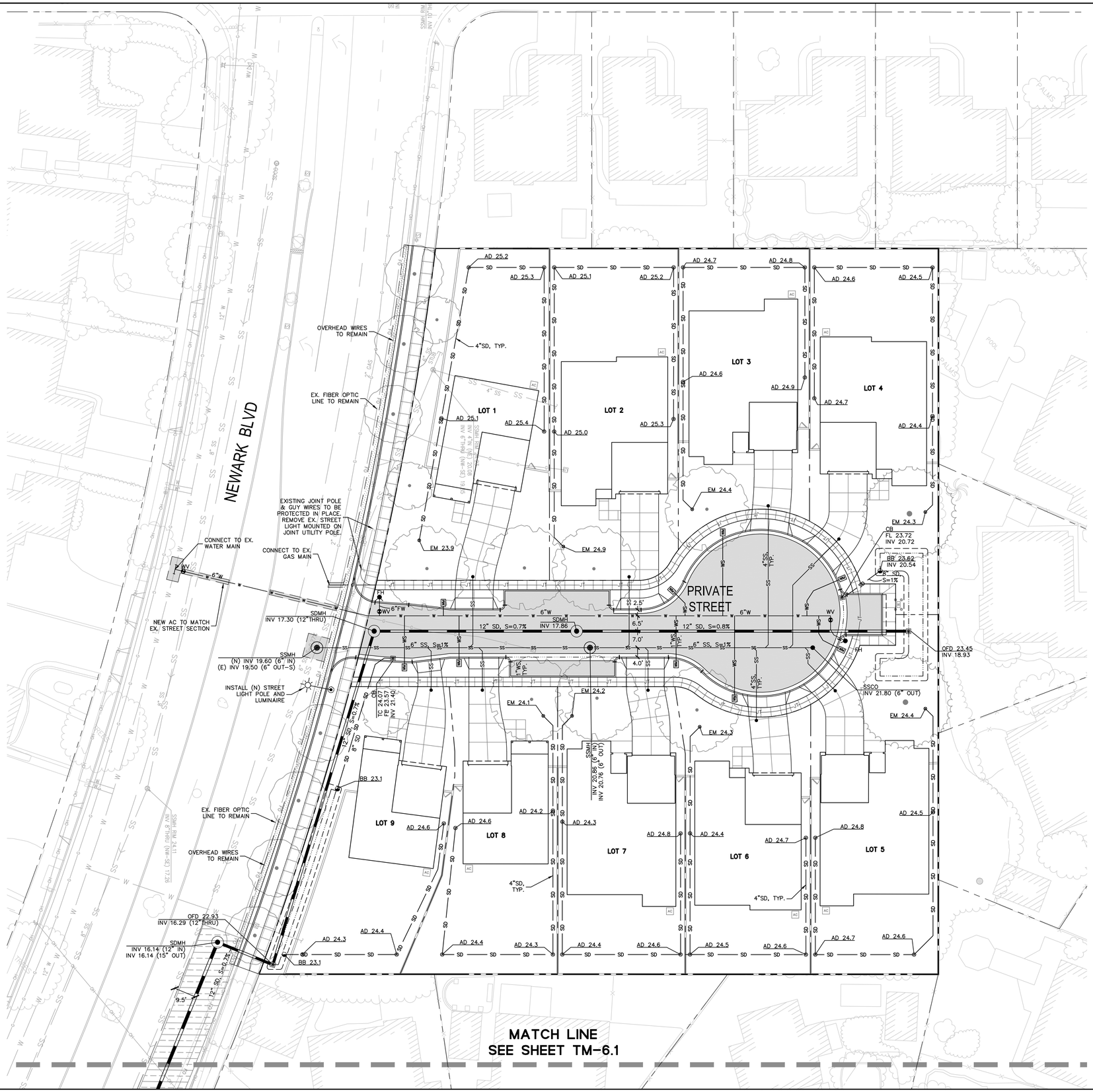
REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE. 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

| Revisions | No. |
|---|---|
| | |

Date: 11/26/2018
Scale: 1"=5'
Design: RS
Drawn: RS
Approved: JM
Job No: 201726250

Drawing Number:
TM-5.1

EXHIBIT A p6




## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| BIORETENTION BASIN | |
| ASPHALT CONCRETE | |
| AC DEEPLIFT | |
| 2" MIN. GRIND & OVERLAY | |
| PROPOSED STORM DRAIN (UNTREATED) | SD |
| PROPOSED STORM DRAIN (TREATED) | |
| PROPOSED SANITARY SEWER | SS |
| PROPOSED DOMESTIC WATER | W |
| PROPOSED RECYCLED WATER | RW |
| PROPOSED NATURAL GAS | G |
| PROPOSED IRRIGATION | IRR |
| PROPOSED FIRE WATER | FW |
| EXISTING OVER HEAD LINE | OH |
| PROPOSED JOINT TRENCH | JT |
| STORM DRAIN MANHOLE | SDMH |
| SANITARY SEWER MANHOLE | SSMH |
| OVERFLOW DRAIN/DROP INLET | OFD |
| CATCH BASIN | CB |
| AREA DRAIN | AD |
| BUBBLER BOX | BB |
| STORM DRAIN/SANITARY SEWER CLEANOUT | SDCO |
| POPUP EMITTER | EM |
| INVERT ELEVATION | INV 36.05 |
| RIM ELEVATION | RIM 36.05 |
| WATER VALVE | |
| FIRE HYDRANT | FH |
| WATER METER | WM |

## ABBREVIATIONS

| | |
|---|---|
| AD | AREA DRAIN |
| BB | BUBBLER BOX |
| CB | CATCH BASIN |
| EM | POPUP EMITTER |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FW | FIRE WATER |
| INV | INVERT ELEVATION |
| JP | JOINT POLE |
| JT | JOINT TRENCH |
| OFD | OVERFLOW DRAIN |
| OH | OVERHEAD WIRE |
| SDCO | STORM DRAIN CLEANOUT |
| SDMH | STORM DRAIN MANHOLE |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| WV | WATER VALVE |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

EXHIBIT A p7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# 36304-36310 NEWARK BOULEVARD
# TRACT 8498
# PRELIMINARY UTILITY PLAN

NEWARK ALAMEDA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

| No. | Revisions |
|---|---|

Date: 11/26/2018
Scale: 1"= 20'
Design: RS
Drawn: RS
Approved: JM
Job No: 20176250

Drawing Number:
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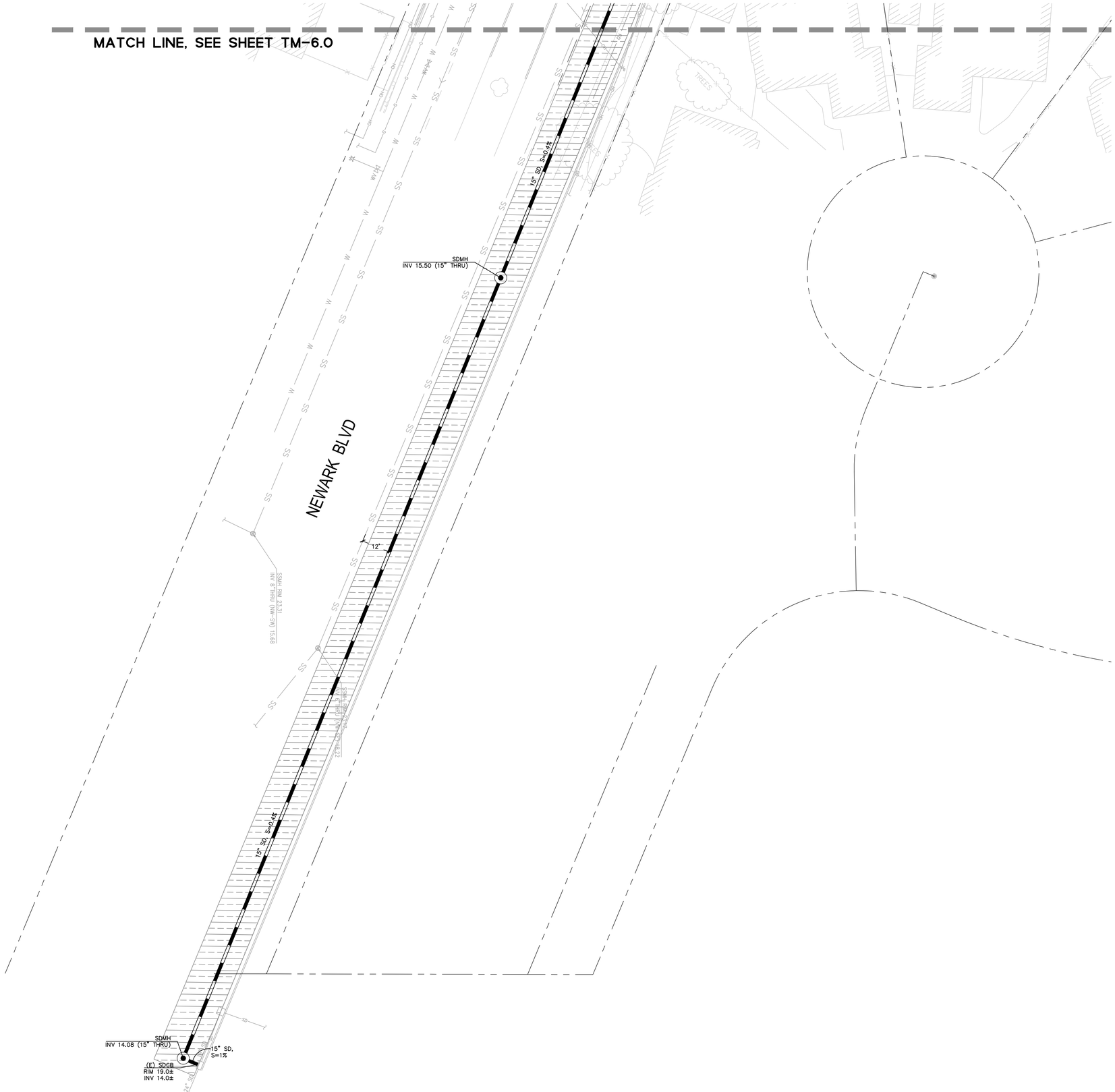


## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| BIORETENTION BASIN | |
| ASPHALT CONCRETE | |
| AC DEEPLIFT | |
| 2" MIN. GRIND & OVERLAY | |
| PROPOSED STORM DRAIN (UNTREATED) | SD |
| PROPOSED STORM DRAIN (TREATED) | |
| PROPOSED SANITARY SEWER | SS |
| PROPOSED DOMESTIC WATER | W |
| PROPOSED RECYCLED WATER | RW |
| PROPOSED NATURAL GAS | G |
| PROPOSED IRRIGATION | IRR |
| PROPOSED FIRE WATER | FW |
| EXISTING OVER HEAD LINE | OH |
| PROPOSED JOINT TRENCH | JT |
| STORM DRAIN MANHOLE | SDMH |
| SANITARY SEWER MANHOLE | SSMH |
| OVERFLOW DRAIN/DROP INLET | OFD |
| CATCH BASIN | CB |
| AREA DRAIN | AD |
| BUBBLER BOX | BB |
| STORM DRAIN/SANITARY SEWER CLEANOUT | SDCO |
| POPUP EMITTER | EM |
| INVERT ELEVATION | INV 36.05 |
| RIM ELEVATION | RIM 36.05 |
| WATER VALVE | |
| FIRE HYDRANT | FH |
| WATER METER | WM |

## ABBREVIATIONS

| | |
|---|---|
| AD | AREA DRAIN |
| BB | BUBBLER BOX |
| CB | CATCH BASIN |
| EM | POPUP EMITTER |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FW | FIRE WATER |
| INV | INVERT ELEVATION |
| JP | JOINT POLE |
| JT | JOINT TRENCH |
| OFD | OVERFLOW DRAIN |
| OH | OVERHEAD WIRE |
| SDCO | STORM DRAIN CLEANOUT |
| SDMH | STORM DRAIN MANHOLE |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| WV | WATER VALVE |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

EXHIBIT A p8

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408)-467-9100
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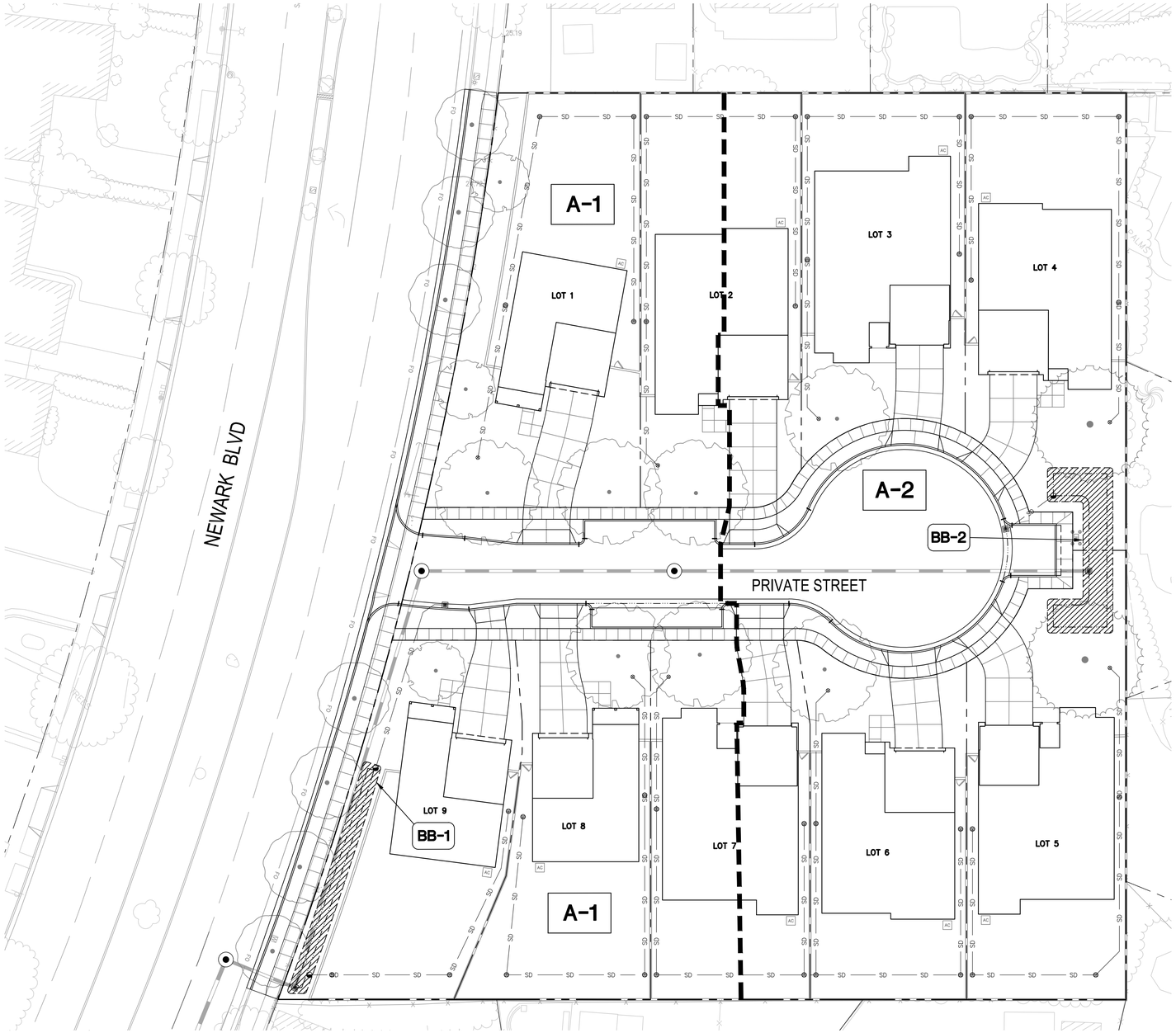
# 36304-36310 NEWARK BOULEVARD
## TRACT 8498
## PRELIMINARY UTILITY PLAN
ALAMEDA COUNTY CALIFORNIA
NEWARK

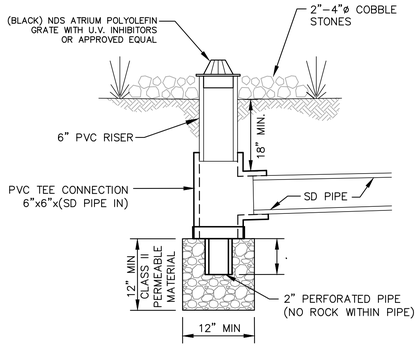
REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

| Revisions | No. |
|---|---|
| | |

Date: 11/26/2018
Scale: 1" = 20'
Design: RS
Drawn: RS
Approved: JM
Job No: 20176250

Drawing Number:
TM-6.1



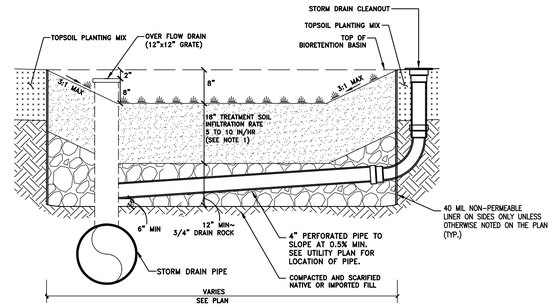




## BUBBLER BOX DETAIL

NTS

## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| DRAINAGE AREA BOUNDARY | |
| BIORETENTION BASIN | |
| PROPOSED STORM DRAIN (UNTREATED) | SD |
| PROPOSED STORM DRAIN (TREATED) | |
| OVERFLOW DRAIN/DROP INLET | OFD |
| STORM DRAIN JUNCTION BOX | SDJB |
| AREA DRAIN | AD |
| BUBBLER BOX | BB |
| STORM DRAIN/SANITARY SEWER CLEANOUT | SDCO |
| DRAINAGE AREA | A-X |
| TREATMENT AREA | BB-X |




## BIORETENTION BASIN DETAIL

NTS

NOTE:

1. BIORETENTION SOIL MIX SHALL COMPLY WITH THE SOIL SPECIFICATIONS SUMMARIZED IN ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT ISSUED TO THE CITY OF NEWARK. A COPY OF THE LABORATORY RESULTS FOR COMPOST AND SAND MUST BE SUBMITTED TO THE CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY PERMITS.
2. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.
3. FULL TRASH CAPTURE DEVICES SHALL BE INSTALLED IN ALL STORM DRAIN INLETS WITHIN THE DEVELOPMENT.

| TREATMENT CONTROL MEASURE SUMMARY TABLE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| DRAINAGE AREAS | DRAINAGE AREA SIZE (SQ. FT.) | PERVIOUS SURFACE (SQ. FT.) | TYPE OF PERVIOUS SURFACE | IMPERVIOUS SURFACE (SQ. FT.) | TYPE OF IMPERVIOUS SURFACE | WATER QUANTITY (FLOW AND/OR VOLUME GENERATED) | | PROPOSED TREATMENT CONTROLS | CONFORMS TO SIZE STANDARD? |
| | | | | | | REQUIRED (SF) | PROVIDED (SF) | | |
| A-1 | 33,700 | 19,425 | LANDSCAPE | 14,275 | ROOF ASPHALT CONCRETE | 465 | 505 | BB-1 BIORETENTION BASIN 1 | YES |
| A-2 | 41,134 | 17,849 | LANDSCAPE | 23,285 | ROOF ASPHALT CONCRETE | 718 | 840 | BB-2 BIORETENTION BASIN 2 | YES |

C.3 STORMWATER NOTES:
1. THE COMBO METHOD IS USED TO SIZE THE C.3 TREATMENT AREAS, SEE RIGHT FOR CALCULATIONS.
2. THE PRELIMINARY BIOTREATMENT SYSTEM SIZING AND DESIGN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN PHASE OF THE PROJECT.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## COMBO METHOD CALCULATIONS

**Worksheet for Calculating the Combination Flow and Volume Method**

*Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas*

**1.0 Project Information**

| | | | |
|---|---|---|---|
| 1-1 | Project Name: | Newark | The calculations presented here are based on the **combination flow and volume hydraulic sizing method** provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.3 |
| 1-2 | City application ID: | | |
| 1-3 | Site Address or APN: | | |
| 1-4 | Tract or Parcel Map No: | | |
| 1-5 | Site Mean Annual Precip. (MAP) | 15.5 Inches | |
| | *Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.* | | Click here for map |
| 1-6 | Applicable Rain Gauge[1] | San Jose | |
| | *Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.* | | |
| | *MAP adjustment factor is automatically calculated as:* | 1.08 | |
| | *(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-2, below.)* | | |

**2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)**

2-1 Name of DMA: A-1

*For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.*

| | Type of Surface | Area of surface type within DMA (Sq. Ft) | Adjust Pervious Surface | Effective Impervious Area |
|---|---|---|---|---|
| 2-2 | Impervious surface | 14,275 | 1.0 | 14,275 |
| 2-3 | Pervious service | 19,425 | 0.1 | 1,943 |
| | *Total DMA Area (square feet) =* | 33,700 | | |
| 2-4 | *Total Effective Impervious Area (EIA)* | | | 16,218 Square feet |

**3.0 Calculate Unit Basin Storage Volume in Inches**

*Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns*

| Applicable Rain Gauge | Mean Annual Precipitation (in) | Unit Basin Storage Volume (in) for Applicable Runoff Coefficient of 1.00 |
|---|---|---|
| Oakland Airport | 18.35 | 0.67 |
| San Jose | 14.4 | 0.56 |

| | | | |
|---|---|---|---|
| 3-1 | *Unit basin storage volume from Table 5-2* | 0.56 | Inches |
| | *(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)* | | |
| 3-2 | *Adjusted unit basin storage volume* | 0.60 | Inches |
| | *(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)* | | |
| 3-3 | *Required Capture Volume (in cubic feet):* | 815 | Cubic feet |
| | *(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)* | | |

**4.0 Calculate the Duration of the Rain Event**

| | | | |
|---|---|---|---|
| 4-1 | Rainfall intensity | 0.2 | Inches per hour |
| 4-2 | Divide Item 3-2 by Item 4-1 | 3.01 | Hours of Rain Event Duration |

**5.0 Preliminary Estimate of Surface Area of Treatment Measure**

| | | | |
|---|---|---|---|
| 5-1 | 4% of DMA impervious surface | 649 | Square feet |
| 5-2 | Area 25% smaller than Item 5-1 | 487 | Square feet |
| 5-3 | Volume of treated runoff for area in Item 5-2 | 611 | Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2) |

**6.0 Initial Adjustment of Depth of Surface Ponding Area**

| | | | |
|---|---|---|---|
| 6-1 | Subtract Item 5-3 from Item 3-3 | 204 | Cubic feet (Amount of runoff to be stored in ponding area) |
| 6-2 | Divide Item 6-1 by Item 5-2 | 0.4 | Feet (Depth of stored runoff in surface ponding area) |
| 6-3 | Convert Item 6-2 from ft to inches | 5.0 | Inches (Depth of stored runoff in surface ponding area) |
| 6-4 | If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1. | | |

**7.0 Optimize Size of Treatment Measure**

| | | | |
|---|---|---|---|
| 7-1 | Enter an area larger or smaller than Item 5-2 | 465 | Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.) |
| 7-2 | Volume of treated runoff for area in Item 7-1 | 584 | Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2) |
| 7-3 | Subtract Item 7-2 from Item 3-3 | 231 | Cubic feet (Amount of runoff to be stored in ponding area) |
| 7-4 | Divide Item 7-3 by Item 7-1 | 0.50 | Feet (Depth of stored runoff in surface ponding area) |
| 7-5 | Convert Item 7-4 from feet to inch | 5.95 | Inches (Depth of stored runoff in surface ponding area) |
| 7-6 | If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. | | |

**8.0 Surface Area of Treatment Measure for DMA**

| | | | |
|---|---|---|---|
| 8-1 | Final surface area of treatment* | 465 | Square feet (Either Item 5-2 or final amount in Item 7-1) |

**Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.*

**Worksheet for Calculating the Combination Flow and Volume Method**

*Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas*

**1.0 Project Information**

| | | | |
|---|---|---|---|
| 1-1 | Project Name: | Newark | The calculations presented here are based on the **combination flow and volume hydraulic sizing method** provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.3 |
| 1-2 | City application ID: | | |
| 1-3 | Site Address or APN: | | |
| 1-4 | Tract or Parcel Map No: | | |
| 1-5 | Site Mean Annual Precip. (MAP) | 15.5 Inches | |
| | *Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.* | | Click here for map |
| 1-6 | Applicable Rain Gauge[1] | San Jose | |
| | *Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.* | | |
| | *MAP adjustment factor is automatically calculated as:* | 1.08 | |
| | *(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-2, below.)* | | |

**2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)**

2-1 Name of DMA: A-2

*For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.*

| | Type of Surface | Area of surface type within DMA (Sq. Ft) | Adjust Pervious Surface | Effective Impervious Area |
|---|---|---|---|---|
| 2-2 | Impervious surface | 23,285 | 1.0 | 23,285 |
| 2-3 | Pervious service | 17,849 | 0.1 | 1,785 |
| | *Total DMA Area (square feet) =* | 41,134 | | |
| 2-4 | *Total Effective Impervious Area (EIA)* | | | 25,070 Square feet |

**3.0 Calculate Unit Basin Storage Volume in Inches**

*Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns*

| Applicable Rain Gauge | Mean Annual Precipitation (in) | Unit Basin Storage Volume (in) for Applicable Runoff Coefficient of 1.00 |
|---|---|---|
| Oakland Airport | 18.35 | 0.67 |
| San Jose | 14.4 | 0.56 |

| | | | |
|---|---|---|---|
| 3-1 | *Unit basin storage volume from Table 5-2* | 0.56 | Inches |
| | *(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)* | | |
| 3-2 | *Adjusted unit basin storage volume* | 0.60 | Inches |
| | *(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)* | | |
| 3-3 | *Required Capture Volume (in cubic feet):* | 1,259 | Cubic feet |
| | *(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)* | | |

**4.0 Calculate the Duration of the Rain Event**

| | | | |
|---|---|---|---|
| 4-1 | Rainfall intensity | 0.2 | Inches per hour |
| 4-2 | Divide Item 3-2 by Item 4-1 | 3.01 | Hours of Rain Event Duration |

**5.0 Preliminary Estimate of Surface Area of Treatment Measure**

| | | | |
|---|---|---|---|
| 5-1 | 4% of DMA impervious surface | 1,003 | Square feet |
| 5-2 | Area 25% smaller than Item 5-1 | 752 | Square feet |
| 5-3 | Volume of treated runoff for area in Item 5-2 | 944 | Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2) |

**6.0 Initial Adjustment of Depth of Surface Ponding Area**

| | | | |
|---|---|---|---|
| 6-1 | Subtract Item 5-3 from Item 3-3 | 315 | Cubic feet (Amount of runoff to be stored in ponding area) |
| 6-2 | Divide Item 6-1 by Item 5-2 | 0.4 | Feet (Depth of stored runoff in surface ponding area) |
| 6-3 | Convert Item 6-2 from ft to inches | 5.0 | Inches (Depth of stored runoff in surface ponding area) |
| 6-4 | If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1. | | |

**7.0 Optimize Size of Treatment Measure**

| | | | |
|---|---|---|---|
| 7-1 | Enter an area larger or smaller than Item 5-2 | 718 | Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.) |
| 7-2 | Volume of treated runoff for area in Item 7-1 | 902 | Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2) |
| 7-3 | Subtract Item 7-2 from Item 3-3 | 358 | Cubic feet (Amount of runoff to be stored in ponding area) |
| 7-4 | Divide Item 7-3 by Item 7-1 | 0.50 | Feet (Depth of stored runoff in surface ponding area) |
| 7-5 | Convert Item 7-4 from feet to inch | 5.98 | Inches (Depth of stored runoff in surface ponding area) |
| 7-6 | If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. | | |

**8.0 Surface Area of Treatment Measure for DMA**

| | | | |
|---|---|---|---|
| 8-1 | Final surface area of treatment* | 718 | Square feet (Either Item 5-2 or final amount in Item 7-1) |

**Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allow*

EXHIBIT A p9

BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408)-467-9100
www.bkf.com

# 36304-3631O NEWARK BOULEVARD TRACT 8498

# PRELIMINARY STORMWATER MANAGEMENT PLAN

ALAMEDA COUNTY CALIFORNIA

NEWARK

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

Revisions

| No. | |
|---|---|

Date: 11/26/2018
Scale: 1"= 20'
Design: RS
Drawn: RS
Approved: JM
Job No: 20176250

Drawing Number:

TM-7.0

## LEGEND

PROPERTY LINE

TRASH CART TC

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

EXHIBIT A p10

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# 36304-36310 NEWARK BOULEVARD
# TRACT 8498
# SOLID WASTE DISPOSAL PLAN

ALAMEDA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

Revisions

| No. | |
|---|---|
| | |

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Scale: 1"=20'
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Approved: JM
Job No: 20176250

Drawing Number:
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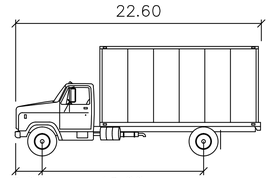
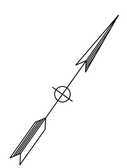



Fed Ex (DL-23)

| | feet |
|---|---|
| Width | : 8.50 |
| Track | : 8.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 30.0 |

NTS



GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

EXHIBIT A p11

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1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408)-467-9100
www.bkf.com

# 36304-36310 NEWARK BOULEVARD
## TRACT 8498
## DELIVERY TRUCK TURNING EXHIBIT

NEWARK ALAMEDA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE. 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

| No. | Revisions |
|---|---|
| | |

Date: 11/26/2018
Scale: 1"=20'
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Drawn: RS
Approved: JM
Job No: 20176250

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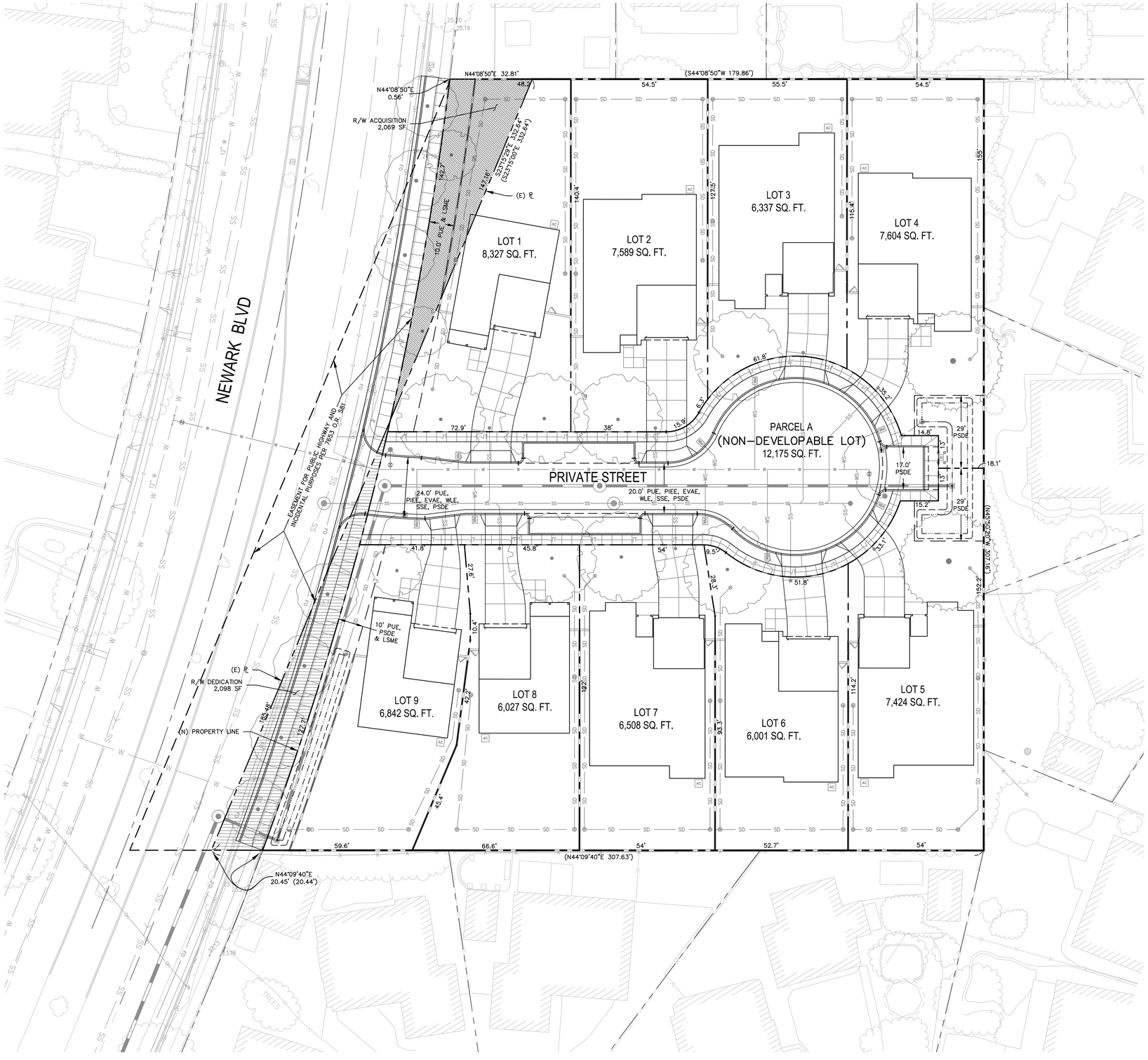


## LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CENTERLINE
- BIORETENTION BASIN
- R/W ACQUISITION
- R/W DEDICATION

## ABBREVIATIONS

| | |
|---|---|
| DWY | DRIVEWAY |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| LS | LANDSCAPE |
| LSME | LANDSCAPE MAINTENANCE EASEMENT |
| PIEE | PRIVATE INGRESS EGRESS EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| WLE | WATER LINE EASEMENT |
| R | RADIUS |
| R/W | RIGHT OF WAY |
| SW | SIDEWALK |
| TYP. | TYPICAL |

## NOTES

1. SEE LANDSCAPE PLANS FOR PERIMETER FENCE DETAILS.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

EXHIBIT A p12

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# 36304-36310 NEWARK BOULEVARD
# TRACT 8498
# VESTING TENTATIVE MAP

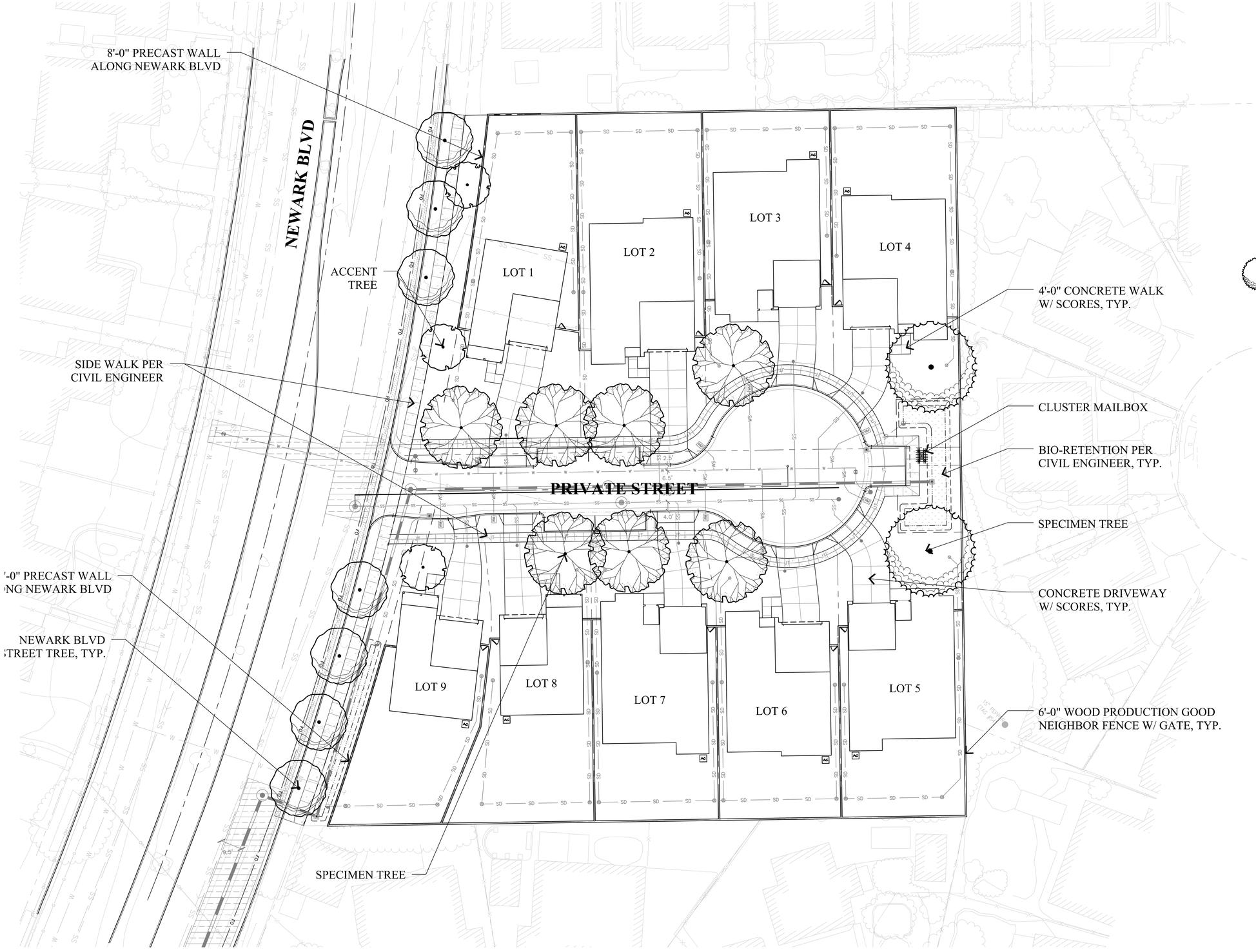
NEWARK
ALAMEDA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE. 47813
EXP.12/31/19
CIVIL
STATE OF CALIFORNIA

| No. | Revisions |
|---|---|
| | |

Date: 11/26/2018
Scale: 1" = 20'
Design: RS
Drawn: RS
Approved: JM
Job No: 20176250

Drawing Number:
TM-10.0




## PROPOSED TREE PALETTE

| BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|---|---|---|---|
| **NEWARK STREET TREE UNDER OVERHEAD LINES** | | | |
| MAGNOLIA SOULANGEANA | SAUCER MAGNOLIA | 24" BOX | MEDIUM |
| **SPECIMEN TREE** | | | |
| CEDRUS DEODARA | DEODAR CEDAR | 36" BOX | LOW |
| ULMUS HYBRID 'FRONTIER' | FRONTIER ELM | 24" BOX | LOW |
| **ACCENT TREES** | | | |
| PRUNUS C. 'KRAUTER VESUVIUS' | FLOWERING PLUM | 15 GALLON | LOW |

**NOTES:**

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

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

RIPLEY DESIGN GROUP
**LANDSCAPE ARCHITECTURE**
**LAND PLANNING**
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

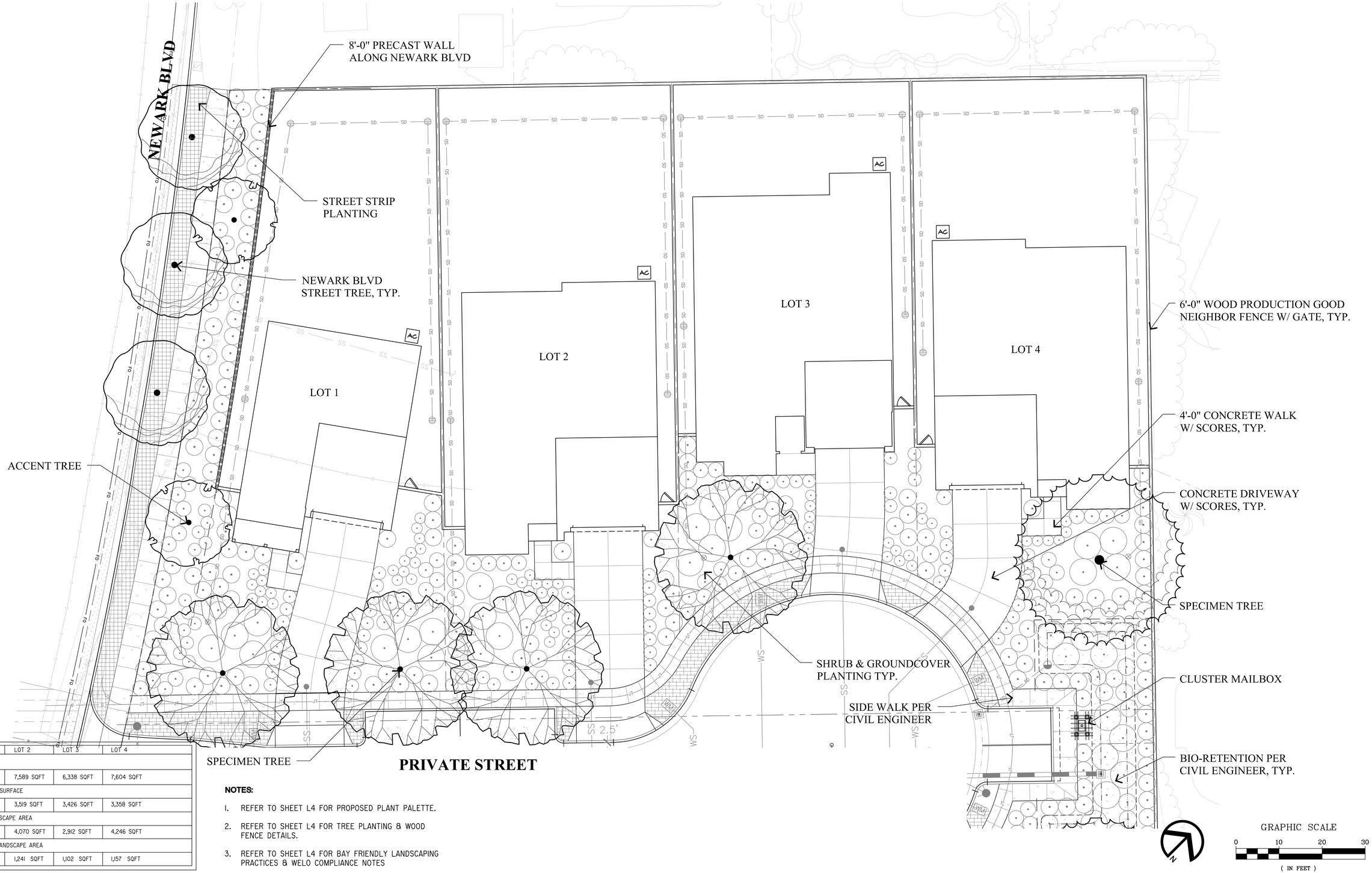
**CLASSIC COMMUNITIES**
**1068 E Meadow Cir.**
**Palo Alto, CA 94303**
**TEL: (650) 493-9000**

36304-36310 NEWARK BLVD.
Classics at Newark, Tract 8498
Newark, CA

# Preliminary Landscape Site Plan

EXHIBIT A p13

L1




| LOT 1 | LOT 2 | LOT 3 | LOT 4 |
|---|---|---|---|
| AREA | | | |
| 8,327 SQFT | 7,589 SQFT | 6,338 SQFT | 7,604 SQFT |
| IMPERVIOUS SURFACE | | | |
| 2,394 SQFT | 3,519 SQFT | 3,426 SQFT | 3,358 SQFT |
| TOTAL LANDSCAPE AREA | | | |
| 5,732 SQFT | 4,070 SQFT | 2,912 SQFT | 4,246 SQFT |
| FRONTAGE LANDSCAPE AREA | | | |
| 3,055 SQFT | 1,241 SQFT | 1,102 SQFT | 1,157 SQFT |

**NOTES:**

1. REFER TO SHEET L4 FOR PROPOSED PLANT PALETTE.
2. REFER TO SHEET L4 FOR TREE PLANTING & WOOD FENCE DETAILS.
3. REFER TO SHEET L4 FOR BAY FRIENDLY LANDSCAPING PRACTICES & WELO COMPLIANCE NOTES

RIPLEY DESIGN GROUP
**LANDSCAPE ARCHITECTURE**
**LAND PLANNING**
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

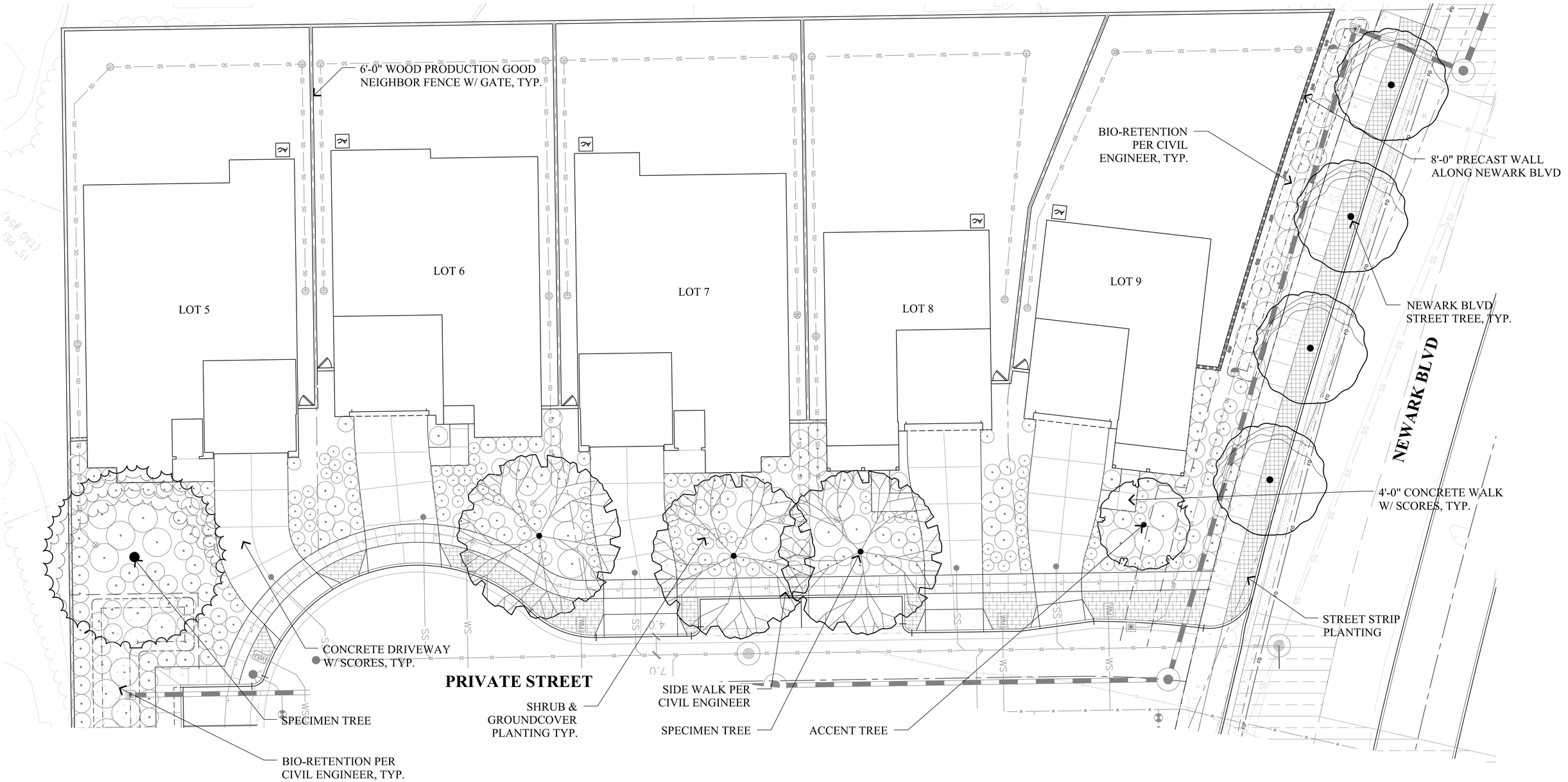
**CLASSIC COMMUNITIES**
**1068 E Meadow Cir.**
**Palo Alto, CA 94303**
**TEL: (650) 493-9000**

36304-36310 NEWARK BLVD.
Classics at Newark, Tract 8498
Newark, CA

# Preliminary Front Yard
# Lots 1 - 4

EXHIBIT A p14

L2




| LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 |
|---|---|---|---|---|
| AREA | | | | |
| 7,424 SQFT | 6,001 SQFT | 6,508 SQFT | 6,039 SQFT | 6,842 SQFT |
| IMPERVIOUS SURFACE | | | | |
| 3,496 SQFT | 3,251 SQFT | 3,542 SQFT | 2,373 SQFT | 2,349 SQFT |
| TOTAL LANDSCAPE AREA | | | | |
| 3,928 SQFT | 2,750 SQFT | 2,966 SQFT | 3,666 SQFT | 4,493 SQFT |
| FRONTAGE LANDSCAPE AREA | | | | |
| 1,153 SQFT | 1,003 SQFT | 948 SQFT | 807 SQFT | 1,864 SQFT |

**NOTES:**

1. REFER TO SHEET L4 FOR PROPOSED PLANT PALETTE.
2. REFER TO SHEET L4 FOR TREE PLANTING & WOOD FENCE DETAILS.
3. REFER TO SHEET L4 FOR BAY FRIENDLY LANDSCAPING PRACTICES & WELO COMPLIANCE NOTES

GRAPHIC SCALE

0 10 20 30

( IN FEET )

1 inch = 10 ft.

RIPLEY DESIGN GROUP

**LANDSCAPE ARCHITECTURE**
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Newark, CA

# Preliminary Front Yard
# Lots 5 - 9

EXHIBIT A p15

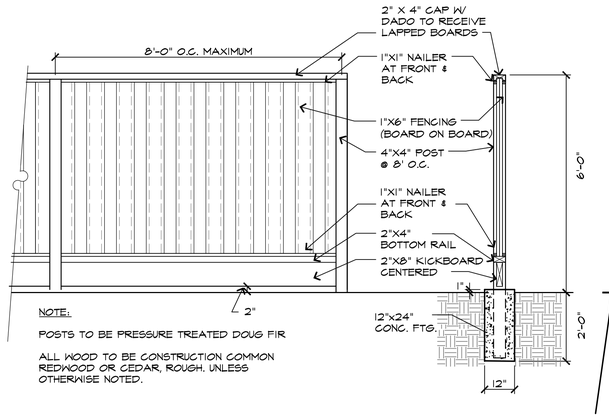
L3

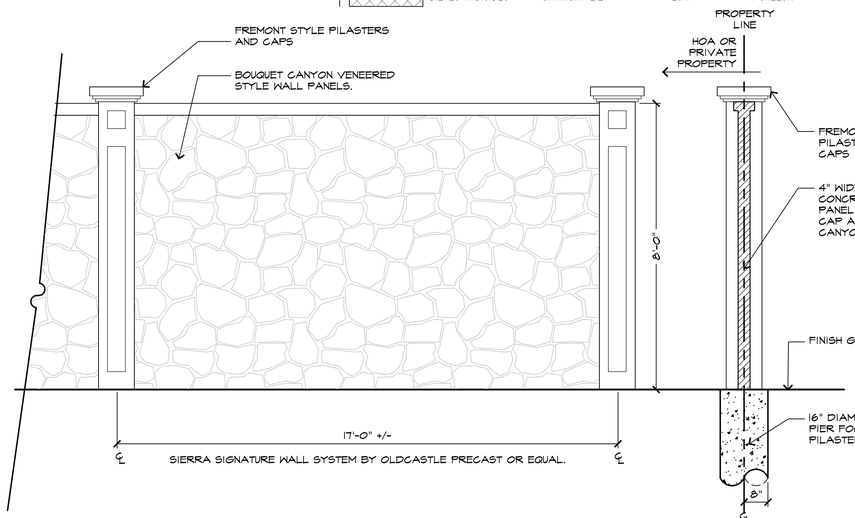
# PRELIMINARY PROPOSED PLANT PALETTE

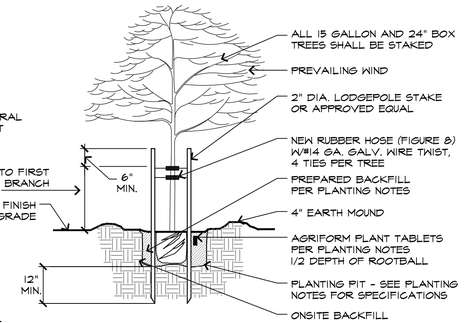
| BOTANICAL NAME | COMMON NAME | WATER USE | SIZE |
|---|---|---|---|
| **SHRUBS - BACKGROUND** | | | |
| ACACIA 'COUSIN IT' | RIVER WATTLE | LOW | 5 GALLON |
| GREVILLEA 'NOELLI' | WOOLY GREVILLEA | LOW | 5 GALLON |
| LAVATERA MARITIMA | TREE MALLOW | LOW | 5 GALLON |
| LOROPETALUM CHINENSE | CHINESE FRINGE FLOWER | LOW | 5 GALLON |
| NANDINA D. 'GULF STREAM' | GULF STREAM BAMBOO | LOW | 5 GALLON |
| RHAPHIOLEPIS I. 'BALLERINA' | INDIA HAWTHORN | LOW | 5 GALLON |
| SOLLYA HETEROPHYLLA | BLUEBELL CREEPER | LOW | 5 GALLON |
| SYRINGA VULGARIS | COMMON LILAC | LOW | 5 GALLON |
| XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | LOW | 5 GALLON |
| **SHRUBS - FOUNDATION** | | | |
| JUNIPERUS S. 'MEDORA' | COLUMNAR JUNIPER | LOW | 5 GALLON |
| LOROPETALUM CHINENSE | CHINESE FRINGE FLOWER | LOW | 5 GALLON |
| OLEA E. 'LITTLE OLLIE' | DWARF OLIVE | LOW | 5 GALLON |
| RHAPHIOLEPIS I. 'BALLERINA' | INDIA HAWTHORN | LOW | 5 GALLON |
| ROSMARINUS O. 'TUSCAN BLUE' | UPRIGHT ROSEMARY | LOW | 5 GALLON |
| XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | LOW | 5 GALLON |

| BOTANICAL NAME | COMMON NAME | WATER USE | SIZE |
|---|---|---|---|
| **SHRUBS - FOREGROUND** | | | |
| DIETES IRIDIODES | FORTNIGHT LILY | LOW | 5 GALLON |
| NANDINA D. 'GULF STREAM' | GULF STREAM BAMBOO | LOW | 5 GALLON |
| CISTUS HYBRIDUS | ROCKROSE | LOW | 5 GALLON |
| DIETES BICOLOR | FORTNIGHT LILY | LOW | 5 GALLON |
| PHORMIUM T. 'MAORI MAIDEN' | NEW ZEALAND FLAX | LOW | 5 GALLON |
| PHORMIUM T. 'YELLOW WAVE' | NEW ZEALAND FLAX | LOW | 5 GALLON |
| PITTOSPORUM 'WHEELER'S DWARF' | DWARF TOBIRA | LOW | 5 GALLON |
| SOLLYA HETEROPHYLLA | BLUEBELL CREEPER | LOW | 5 GALLON |
| **SHRUBS - ACCENT** | | | |
| BOUTELOUA T. 'BLONDE AMBITION' | BLUE GAMMA GRASS | LOW | 1 GALLON |
| CAREX TUMULICOLA | BERKELEY SEDGE | LOW | 1 GALLON |
| ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | LOW | 1 GALLON |
| EURYOPS P. 'MUNCHKIN' | DWARF EURYOPS | LOW | 1 GALLON |
| HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | LOW | 1 GALLON |
| LAVANDULA A. 'STOECHES' | SPANISH LAVANDER | LOW | 1 GALLON |
| NEPETA FAASSENII | CATMINT | LOW | 1 GALLON |
| PENNISETUM A. 'HAMELN' | DWARF FOUNTAIN GRASS | LOW | 1 GALLON |
| PENSTEMON H. 'MARGARITA BOP' | BLUE PENSTEMON | LOW | 1 GALLON |

| BOTANICAL NAME | COMMON NAME | WATER USE | SIZE |
|---|---|---|---|
| **GROUNDCOVERS** | | | |
| LANTANA MONTEVIDENSIS | TRAILING LANTANA | LOW | 1 GALLON |
| ROSMARINUS O. 'HUNTINGTON CARPET' | DWARF ROSEMARY | LOW | 1 GALLON |
| **SHRUBS - BIO-RETENTION** | | | |
| IRIS DOUGLASIANA | PACIFIC COAST IRIS | LOW | 1 GALLON |
| JUNCUS PATENS | CALIFORNIA RUSH | LOW | 1 GALLON |
| MUHLENBERGIA RIGENS | DEERGRASS | LOW | 1 GALLON |
| NEPETA FAASSENII | CATMINT | LOW | 1 GALLON |
| RHAMNUS CALIFORNICA | COFFEEBERRY | LOW | 1 GALLON |
| ROSA CALIFORNICA | CALIFORNIA WILD ROSE | LOW | 1 GALLON |
| SALVIA CLEVELANDII | CLEVELAND SAGE | LOW | 1 GALLON |
| SANTOLINA SPP. | SANTOLINA | LOW | 1 GALLON |
| STACHYS SPP. | LAMBS EAR | LOW | 1 GALLON |
| TRICHOSTEMA SPP. | WOOLY BLUE CURLS | LOW | 1 GALLON |
| **STREET STRIP PLANTING** | | | |
| FESTUCA MAIREI | MAIRE'S FESCUE | LOW | 1 GALLON |
| DIETES IRIDIOIDES | FORTNIGHT LILY | LOW | 1 GALLON |



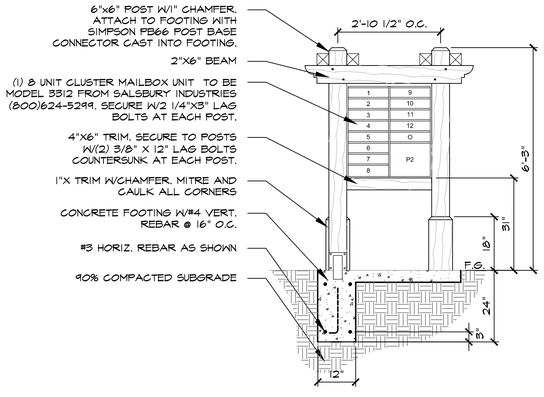




## A INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD

SCALE: 1/2" = 1'-0"

024 -Fncltur

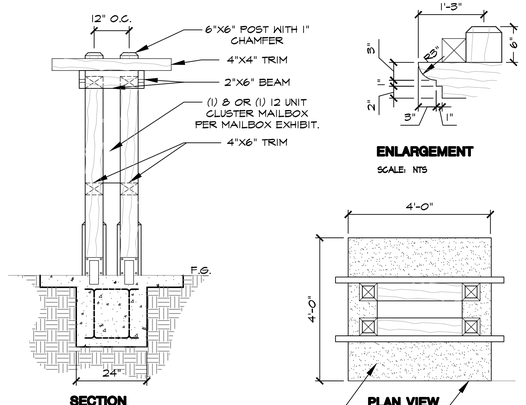



**ELEVATION**
**12 UNITS OR LESS**

## B 8' PRECAST WALL

SCALE: 1/2" = 1'-0"

024 - 85soundwall




**SECTION**




**ENLARGEMENT**
SCALE: NTS

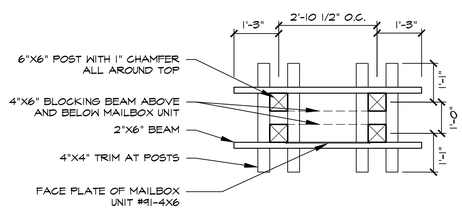



**PLAN VIEW**

## C TREE PLANTING AND STAKING DETAIL

SCALE : 1/2" = 1'-0"

024 - TreeStPlng




**TRELLIS PLAN**

## D CLUSTER MAILBOX

SCALE: 1/2" = 1'-0"

024 -

BAY FRIENDLY LANDSCAPING PRACTICES
& W.E.L.O. COMPLIANCE NOTES:

Implementation of Bay friendly landscape guidelines consistent with Newark Municipal Code 15.44.080 are included in the landscape construction documents. Evidence of compliance with these guidelines are as follows:

1) Earthwork and Soil health:
   a. A laboratory soil analysis results and recommendations for compost and natural fertilizers will be submitted.
   b. Design documents include specification to alleviate compacted soils to a depth of 9 inches prior to planting for all landscaped areas.
   c. Planting specifications and plans that after construction, all soil on site is protected with a minimum of 3" of mulch.
   d. When soil is amended, organic matter has a minimum content of 1 inch of quality compost.
2) Materials:
   a. 100% of mulch is recycled from local, organic materials such as plant or wood waste.
   b. 50% of landscape construction and demolition waste will be recycled.
3) Planting:
   a. No species will require sheering.
   b. Plant specified can grow to mature size within allocated space.
   c. None of the species listed by Cal-IPC as invasive in the San Francisco Bay Area are included in the planting plan.
   d. 100% of all non-turf plants are California native, Mediterranean or climate adapted plants.
   e. Turf is not specified in areas less than 8 feet wide or in medians.
   f. Turf shall not be installed on slopes exceeding 10%.
   g. Total irrigated area specified as turf is limited to a maximum of 25%.
   h. Plants will be grouped by water requirements and sun exposure within identified hydrozones on the irrigation plan.
4) Irrigation
   a. A rain sensor shutoff will be implemented with irrigation controllers.
   b. Sprinkler and spray heads are not specified for areas less than 8 feet wide.
   c. Drip and bubbler irrigation equipment will be specified and installed with an operational distribution uniformity of 80% or greater in 100% of non-turf irrigated areas.
   d. Irrigation in all turf areas will have a precipitation rate of 1 inch or less per hour and an operational distribution uniformity of 70% or greater.
   e. Irrigation system will be operated at 70% of reference ET.
   f. An irrigation meter is specified to track irrigation water.
5) Ongoing Maintenance
   a. Organic mulch to a minimum of 3 inches will require regular reapplication.
   b. Maintenance includes a schedule for reading the meter and reporting water use.
   c. At completion of the installation, the contractor shall provide the property owner with precipitation rate for each valve zone, area calculations for each irrigation zone, and the irrigation plans.
   d. Irrigation equipment will be regularly checked and any broken equipment will be immediately replaced.
   e. Maintenance includes integrated pest management specifications.

Evidence of compliance with the State Model Water Efficient Landscape Ordinance is as follows:

1. WELO 492.4(A1) Preliminary hydrozone information for each typical lot is provided to the left. Square footage of landscaped area is shown in the typical water budget calculations.
2. WELO 492.4(A2) Water budget calculations show the Estimated Total Water Use (ETWU) and the Maximum Applied Water Allowance (MAWA) for gallons per year.

   Reference Evapotranspiration in inches per year (ETo) = 47
   ET Adjustment Factor (ETAF) = 0.7
   Conversion factor (to gallons per square foot) = 0.62.
3. WELO 492.4(B1) The plant factor (PF) = 0.3 for low water use, 0.6 for medium water use, and 0.8 for high water use.
4. WELO 492.4(C1) The MAWA equations are provided to the left.

   47 = Reference Evapotranspiration in inches per year (ETo)
   0.7 = ET Adjustment Factor (ETAF)
   0.62 = Conversion factor (to gallons per square foot)
5. WELO 492.4(D1) The ETWU equations with square footage of each hydrozone area are provided to the left. The values listed above for the MAWA are also used in the ETWU.


RIPLEY DESIGN GROUP
**LANDSCAPE ARCHITECTURE**
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Newark, CA

# Preliminary Planting Palette & Details

EXHIBIT A p16

L4


PRIVATE STREET

## WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)[\frac{(PF \times HA)}{IE} + SLA]$$

| | | |
|---|---|---|
| ETo | = | REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR) |
| LA | = | LANDSCAPE AREA |
| HA | = | HYDROZONE AREA (SQUARE FEET) |
| PF | = | PLANT FACTOR FROM WUCOLS |
| IE | = | IRRIGATION EFFICIENCY (0.81) |
| 0.55 | = | ET ADJUSTMENT FACTOR |
| 0.62 | = | CONVERSION FACTOR (TO GALLONS) |

REFERENCE EVAPOTRASNPIRATION (ETo) : 47.1

MAXIMUM APPLIED WATER ALLOWANCE: 257,925 GAL/YR

MAWA = (47.1) X (0.62) X (0.55 X 16,059) = 257,925 GAL/YR

ESTIMATED TOTAL WATER USE: 231,935 GAL/YR

$$LOW\ ETWU = (47.1) \times (0.62) \times \frac{(0.40 \times 16,010)}{0.81} = 230,876\ GAL/YR$$

$$MED\ ETWU = (47.1) \times (0.62) \times \frac{(0.60 \times 49)}{0.81} = 1,059\ GAL/YR$$

## HYDROZONE KEY

| SYMBOL | DESCRIPTION |
|---|---|
| | LOW WATER USE |

### HYDROZONE INFORMATION TABLE

| HYDROZONE (WATER USE) | ZONE/ VALVE | IRRIG. METHOD | AREA | % OF LANDSCAPE AREA |
|---|---|---|---|---|
| **ROW/STREET STRIPS/BIO-RETENTION** | | | | |
| LOW | A-1 | DRIP | 653 SF | 4% |
| MED | A-2 | BUBBLER | 49 SF | 0% |
| LOW | A-3 | DRIP | 1,584 SF | 10% |
| LOW | A-4 | DRIP | 842 SF | 5% |
| LOW | A-5 | DRIP | 601 SF | 4% |
| **LOT 1** | | | | |
| LOW | A-6 | BUBBLER | 21 SF | 0% |
| LOW | A-7 | DRIP | 3,034 SF | 18% |
| **LOT 2** | | | | |
| LOW | A-8 | DRIP | 1,234 SF | 9% |
| LOW | A-9 | BUBBLER | 7 SF | 0% |
| **LOT 3** | | | | |
| LOW | A-10 | DRIP | 1,095 SF | 7% |
| LOW | A-11 | BUBBLER | 7 SF | 0% |
| **LOT 4** | | | | |
| LOW | A-12 | BUBBLER | 7 SF | 0% |
| LOW | A-13 | DRIP | 1,150 SF | 8% |
| **CONT'D ON L8** | | **TOTAL** | 16,059 SF | 100% |

GRAPHIC SCALE
0 10 20 30
( IN FEET )
1 inch = 10 ft.

RIPLEY DESIGN GROUP
**LANDSCAPE ARCHITECTURE**
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Newark, CA

# Preliminary Front Yard Irrigation Lots 1 - 4

EXHIBIT A p17


## HYDROZONE INFORMATION TABLE

| HYDROZONE (WATER USE) | ZONE/ VALVE | IRRIG. METHOD | AREA | % OF LANDSCAPE AREA |
|---|---|---|---|---|
| **LOT 5** | | | | |
| LOW | A-14 | BUBBLER | 7 SF | 0% |
| LOW | A-15 | DRIP | 1,146 SF | 7% |
| **LOT 6** | | | | |
| LOW | A-16 | DRIP | 996 SF | 6% |
| LOW | A-17 | BUBBLER | 7 SF | 0% |
| **LOT 7** | | | | |
| LOW | A-18 | DRIP | 941 SF | 6% |
| LOW | A-19 | BUBBLER | 7 SF | 0% |
| **LOT 8** | | | | |
| LOW | A-20 | BUBBLER | 7 SF | 0% |
| LOW | A-21 | DRIP | 800 SF | 5% |
| **LOT 9** | | | | |
| LOW | A-22 | BUBBLER | 7 SF | 0% |
| LOW | A-23 | DRIP | 1,359 SF | 8% |
| LOW | A-24 | DRIP | 498 SF | 3% |
| | | **TOTAL** | 16,059 SF | 100% |

## HYDROZONE KEY

| SYMBOL | DESCRIPTION |
|---|---|
| | LOW WATER USE |

GRAPHIC SCALE
0 10 20 30
( IN FEET )
1 inch = 10 ft.

RIPLEY DESIGN GROUP
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36304-36310 NEWARK BLVD.
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Newark, CA

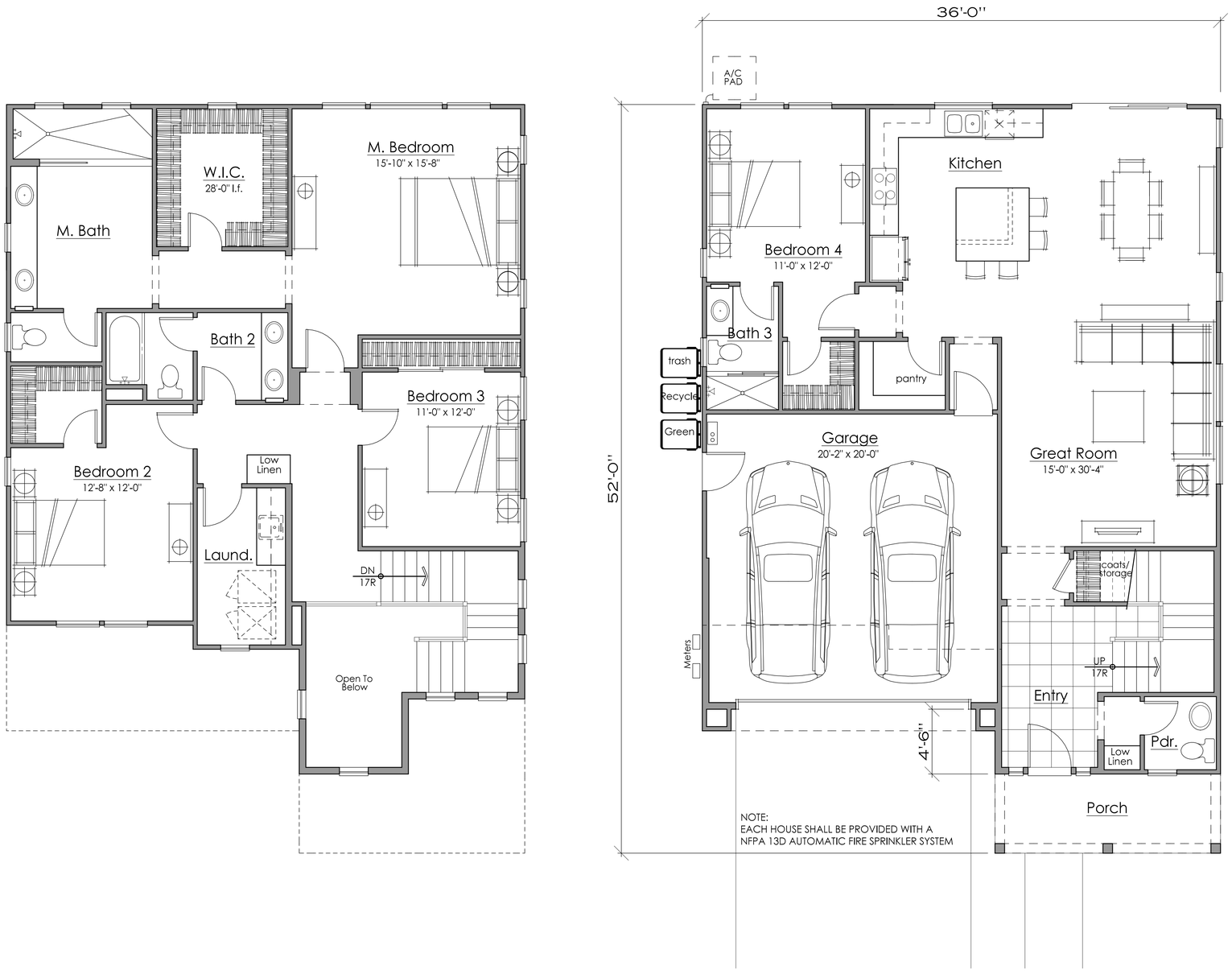
# Preliminary Front Yard Irrigation Lots 5 - 9

EXHIBIT A p18

L6

ELEVATION '3A'

ELEVATION '3B'

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Classic Communities

**36304-36310 NEWARK BLVD.**
NEWARK, CALIFORNIA #2017-1044

SCHEMATIC DESIGN
08-20-2018

0 2 4 8

4 Bedrooms
3.5 Bath
2,434 Sq. Ft.

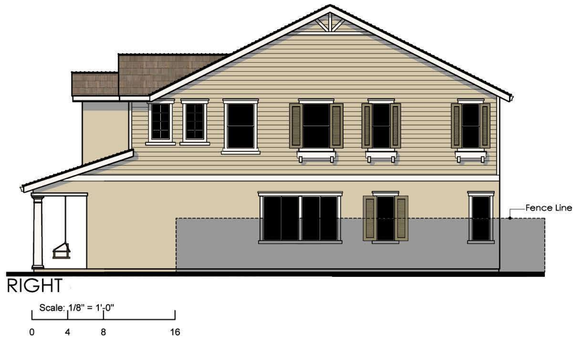
PLAN 3
FLOOR PLAN

A3.1

EXHIBIT A p20

Elavation A
Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer
Manufactured Columns
Enhanced Sills
1x Stucco Finish Trim

ELEVATION 3A




RIGHT

Scale: 1/8" = 1'-0"

0 4 8 16


REAR

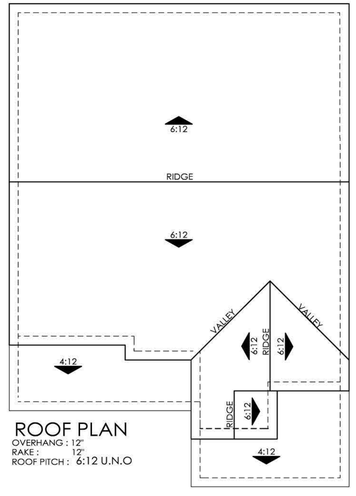
Scale: 1/8" = 1'-0"

0 4 8 16


LEFT

Scale: 1/8" = 1'-0"

0 4 8 16



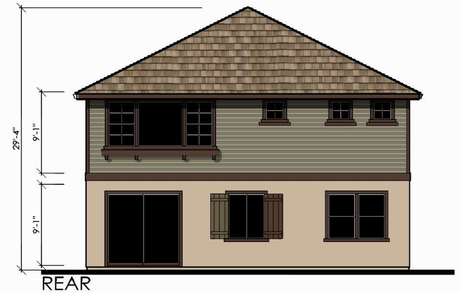

ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

Elevation B - Enhanced
Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Board and Batt Siding
Cementitious Siding
Shutters
Decorative Outlooker
Enhanced Sills
Brick Veneer
1x Stucco Finish Trim

ELEVATION 3B


RIGHT

Scale: 1/8" = 1'-0"
0 4 8 16

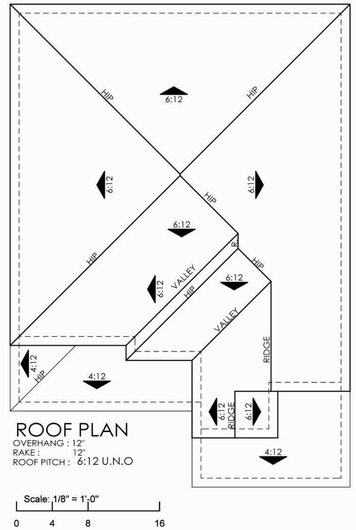



REAR

Scale: 1/8" = 1'-0"
0 4 8 16


LEFT

Scale: 1/8" = 1'-0"
0 4 8 16




ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

Scale: 1/8" = 1'-0"
0 4 8 16

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Classic Communities

**36304-36310 NEWARK BLVD.**
NEWARK, CALIFORNIA #2017-1044

SCHEMATIC DESIGN
08-20-2018

0 2 4 8

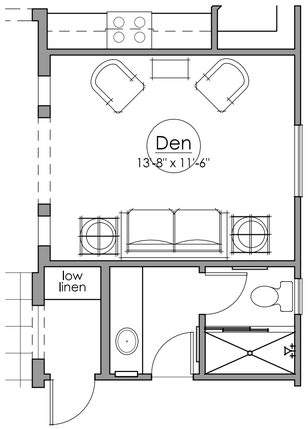
EXTERIOR ELEVATIONS
PLAN 3B

A3.3

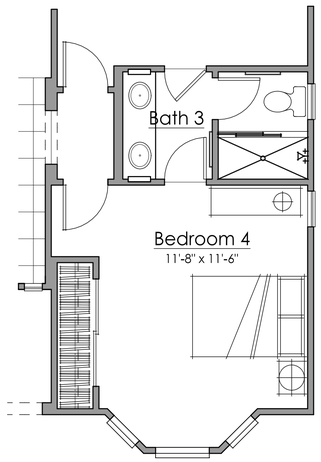
EXHIBIT A p22

ELEVATION '4A'

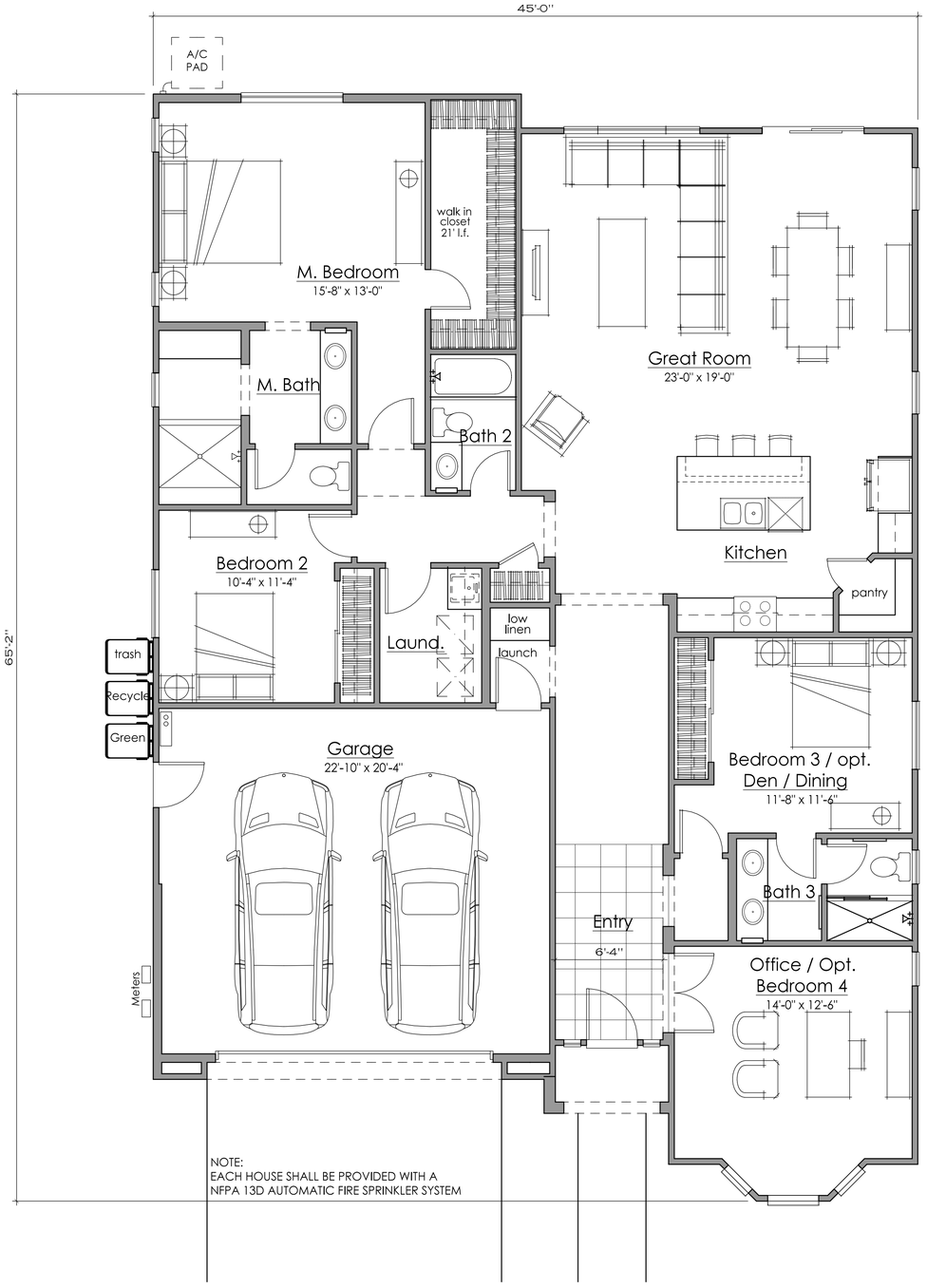
ELEVATION '4C'




## Den / Opt. Dining




## Opt. Bedroom 4

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NEWARK, CALIFORNIA #2017-1044

SCHEMATIC DESIGN
08-20-2018

0 2 4 8

3 Bedroom + Office
Opt. Bed 4, Opt. Den / Dining
3 Bath
2,113 Sq. Ft.

PLAN 4
FLOOR PLAN

A4.1

EXHIBIT A p24

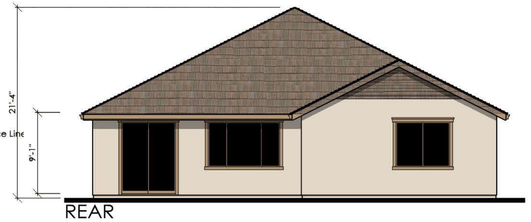
Elavation A
Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Siding
Brick Veneer
Enhanced Sills
1x Stucco Finish Trim

ELEVATION '4A'

Scale: 1/4" = 1'-0"
0 2 4 8

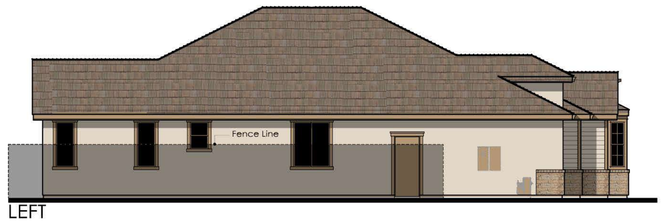

RIGHT

Scale: 1/8" = 1'-0"
0 4 8 16



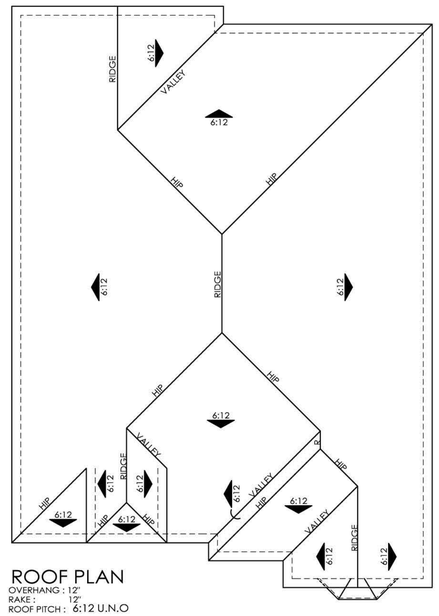

REAR

Scale: 1/8" = 1'-0"
0 4 8 16




LEFT

Scale: 1/8" = 1'-0"
0 4 8 16




ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

Scale: 1/8" = 1'-0"
0 4 8 16

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NEWARK, CALIFORNIA #2017-1044

SCHEMATIC DESIGN
08-20-2018

0 2 4 8

EXTERIOR ELEVATIONS
PLAN 4A

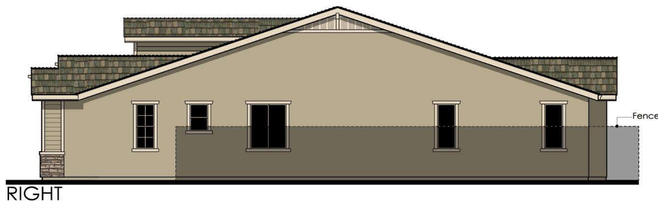
A4.2

EXHIBIT A p25

Elavation C
Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer
Enhanced Sills
1x Stucco Finish Trim

ELEVATION '4C'

Scale: 1/4" = 1'-0"
0 2 4 8

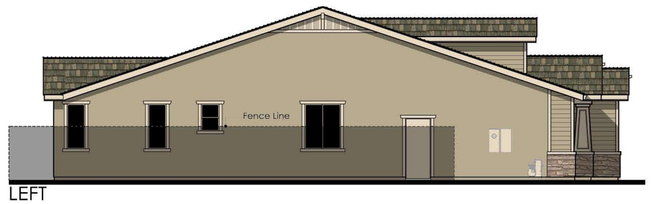



RIGHT

Scale: 1/8" = 1'-0"
0 4 8 16

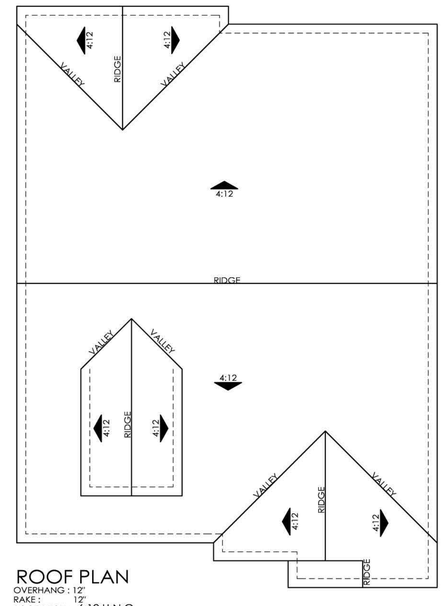

REAR

Scale: 1/8" = 1'-0"
0 4 8 16




LEFT

Scale: 1/8" = 1'-0"
0 4 8 16




ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

Scale: 1/8" = 1'-0"
0 4 8 16

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NEWARK, CALIFORNIA #2017-1044

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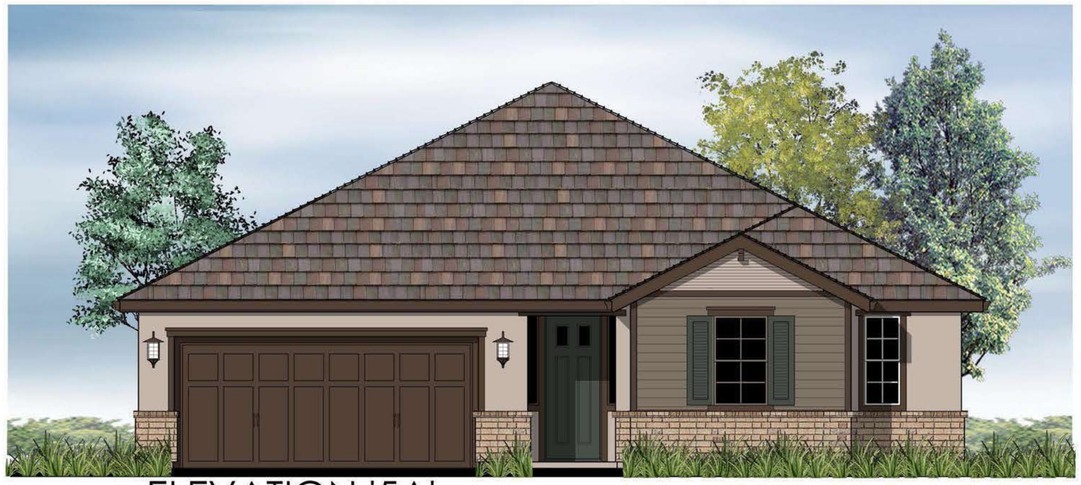
08-20-2018

0 2 4 8

EXTERIOR ELEVATIONS
PLAN 4C

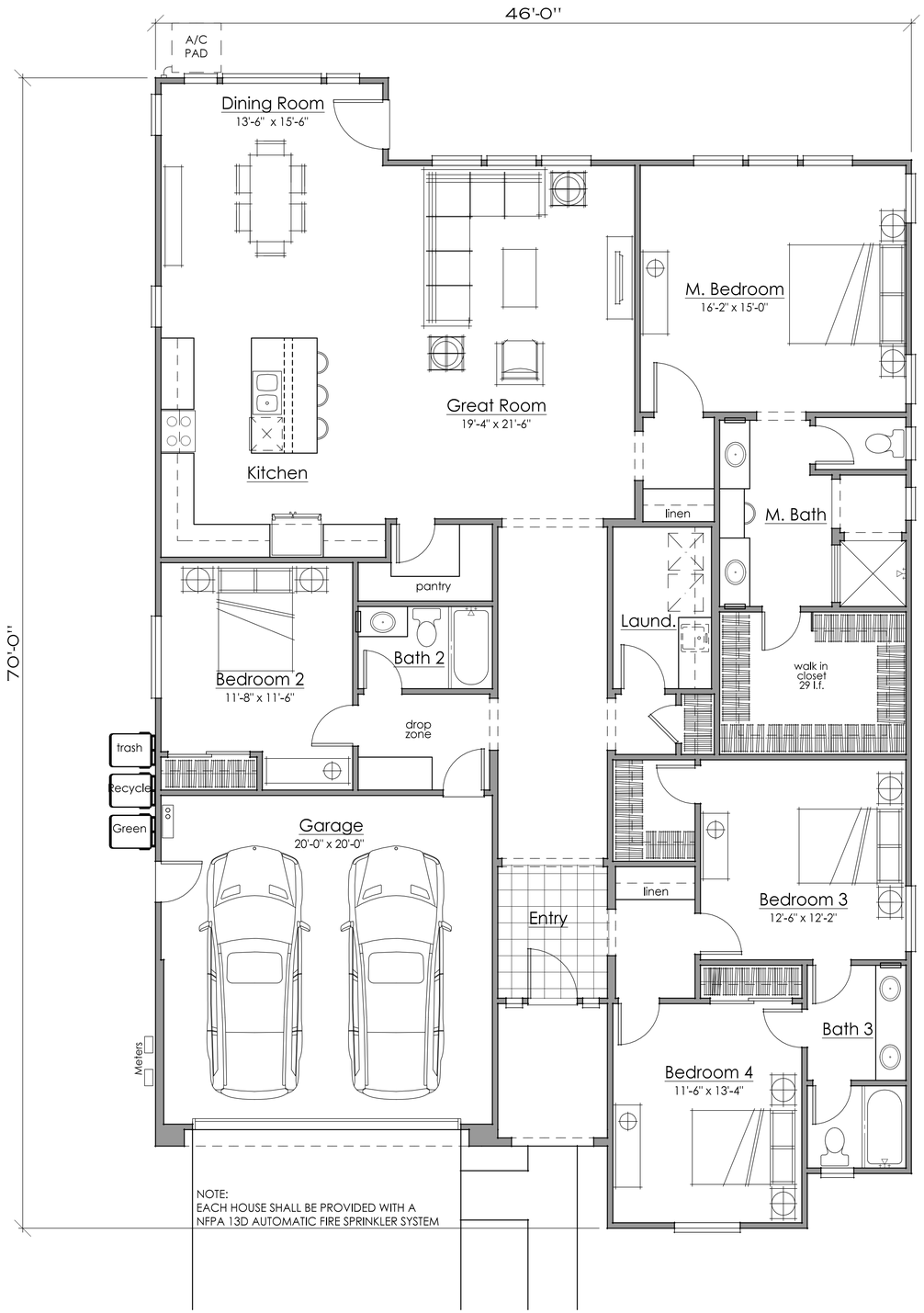
A4.3

EXHIBIT A p26



ELEVATION '5A'

ELEVATION '5B'

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SCHEMATIC DESIGN
08-20-2018

0 2 4 8

4 Bedroom
3 Bath
2,404 Sq. Ft.

PLAN 5
FLOOR PLAN

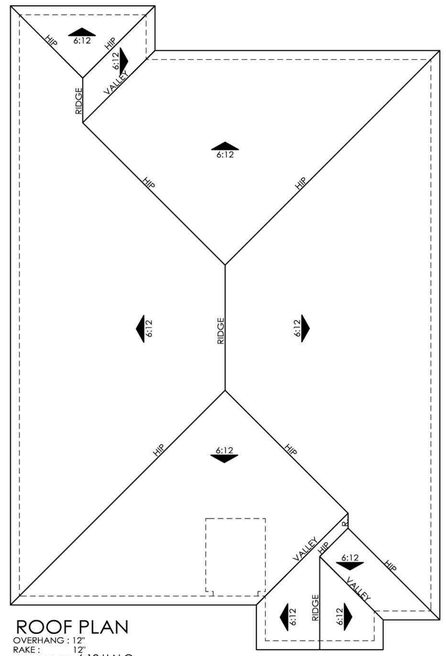
A5.1

EXHIBIT A p28

Elavation A
Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Siding
Brick Veneer
Enhanced Sills
1x Stucco Finish Trim

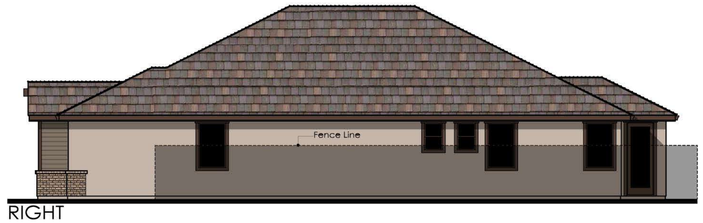
ELEVATION '5A'

Scale: 1/4" = 1'-0"
0 2 4 8




ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

Scale: 1/8" = 1'-0"
0 4 8 16

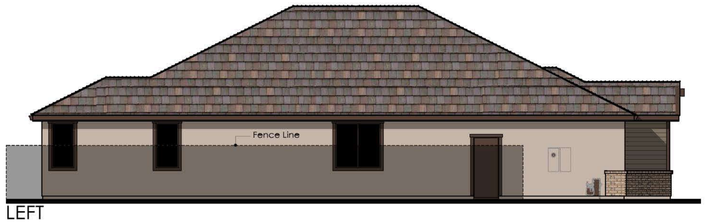



RIGHT

Scale: 1/8" = 1'-0"
0 4 8 16


REAR

Scale: 1/8" = 1'-0"
0 4 8 16




LEFT

Scale: 1/8" = 1'-0"
0 4 8 16

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0 2 4 8

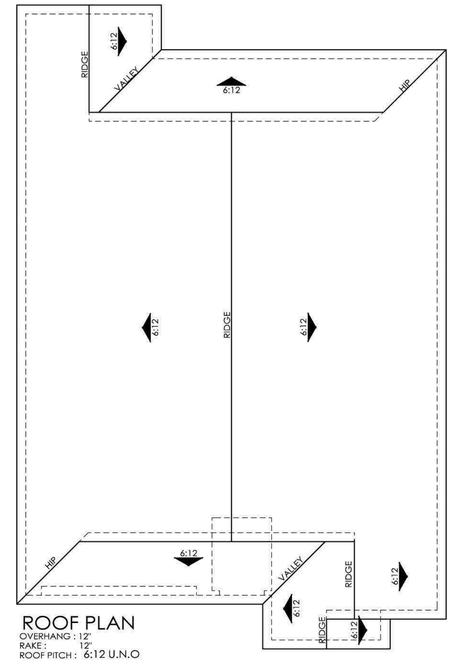
EXTERIOR ELEVATIONS
PLAN 5A

A5.2

Elevation B
Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Board and Batt Siding
Shutters
Decorative Outlooker
Enhanced Sills
Stone Veneer
1x Stucco Finish Trim

ELEVATION '5B'

Scale: 1/4" = 1'-0"
0 2 4 8




ROOF PLAN
OVERHANG : 12"
RAKE: 12"
ROOF PITCH : 6:12 U.N.O

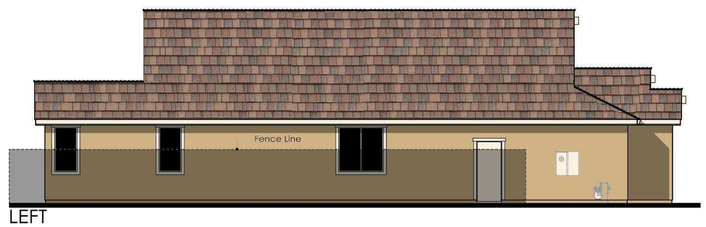
Scale: 1/8" = 1'-0"
0 4 8 16


RIGHT

Scale: 1/8" = 1'-0"
0 4 8 16


REAR

Scale: 1/8" = 1'-0"
0 4 8 16




LEFT

Scale: 1/8" = 1'-0"
0 4 8 16

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0 2 4 8

EXTERIOR ELEVATIONS
PLAN 5B

A5.3

EXHIBIT A p30