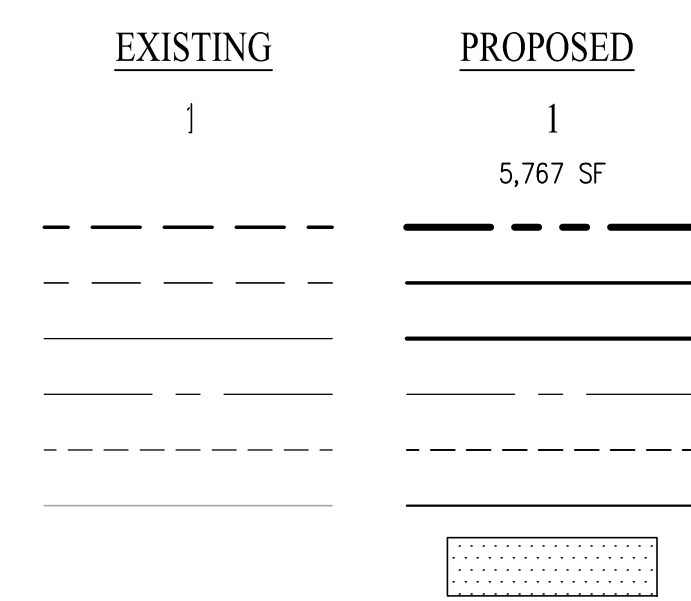
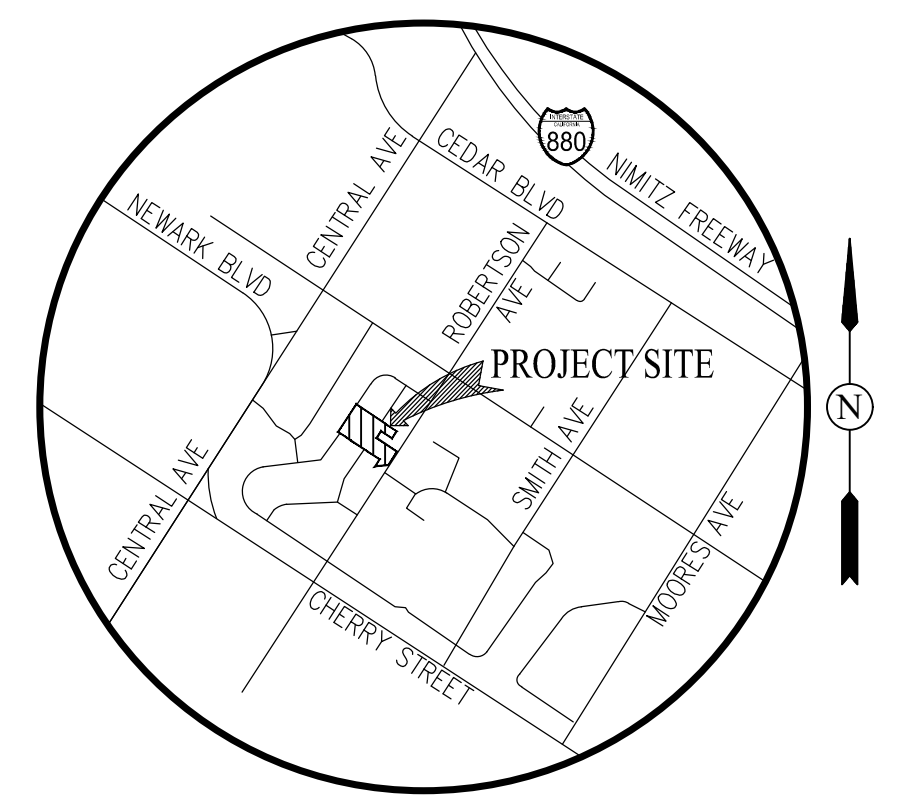


LEGEND:



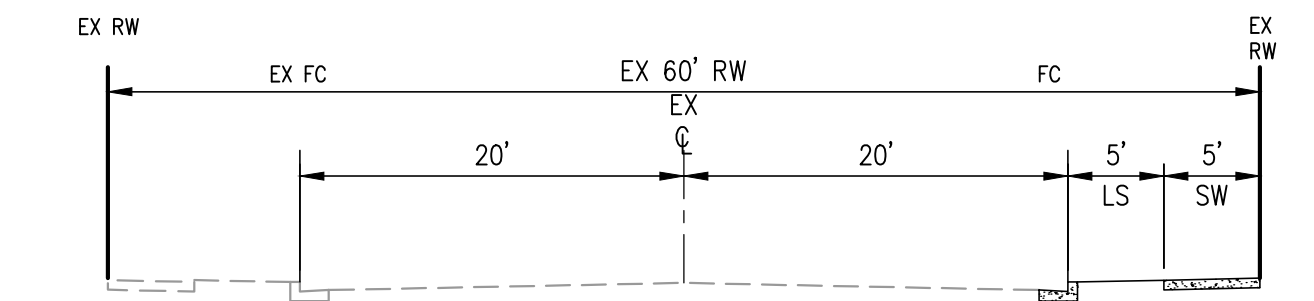
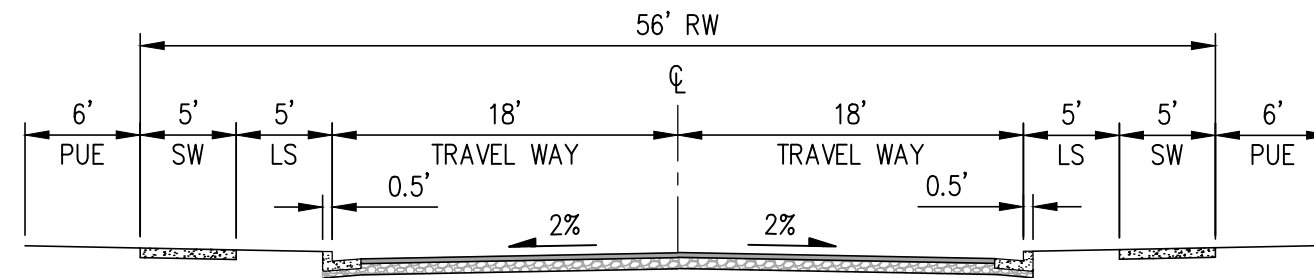
ABBREVIATIONS:

- CL CENTERLINE
- ESMT EASEMENT
- EVA EMERGENCY VEHICLE ACCESS
- EX EXISTING
- FC FACE OF CURB
- FH FIRE HYDRANT
- HP HIGH POINT
- LE LANDSCAPE EASEMENT
- LS LANDSCAPE
- PL PROPERTY LINE
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- RW RIGHT OF WAY
- SD STORM DRAIN
- SDE PUBLIC STORM DRAIN EASEMENT
- SF SQUARE FEET
- SS SANITARY SEWER
- SSE SANITARY SEWER EASEMENT
- SW SIDEWALK
- TC TOP OF CURB
- TYP TYPICAL



GENERAL NOTES:

- OWNER/DEVELOPER: LAFFERTY COMMUNITIES
2000 CROW CANYON PLACE, SUITE 350
SAN RAMON, CA 94583
CONTACT: SCOTT ZENGL
(925) 830-2620
- ENGINEER: CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON
SAN RAMON, CA 94583
CONTACT: JARED FREY
(925) 866-0322
- SOILS ENGINEER: ENCEO
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
CONTACT: YAN LAP JANET KAN
(925) 866-9000
- GROSS AREA: 3.9 AC±
- LAND AREA SUMMARY: RESIDENTIAL LOTS = 3.0 AC±
IN-TRACT STREETS (DEDICATED PUBLIC RW) = 0.9 AC±
- TOTAL LANDSCAPE AREA: 1.5 AC±
- NUMBER OF RESIDENTIAL LOTS = 21 LOTS
- DENSITY = 5.4 D.U. / ACRE
- LAND USE: EXISTING - VACANT
PROPOSED - SINGLE FAMILY RESIDENTIAL
- ZONING: EXISTING: RS-7000 (RESIDENTIAL SINGLE FAMILY)
PROPOSED: RS-7000 WITH A PLANNED DEVELOPMENT OVERLAY DISTRICT
- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- UTILITIES: WATER: ALAMEDA COUNTY WATER DISTRICT
SEWER SYSTEM: UNION SANITARY DISTRICT
STORM DRAIN: CITY OF NEWARK
GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST
- PROJECT SITE APN: 92A-2141-102, 92A-2143-39, 92A-2143-40-1, 92A-2143-40-2
92A-2143-41 & 92A-2143-42
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
- ALL TREES, FENCES AND BUILDINGS WITHIN THE DEVELOPED AREAS TO BE REMOVED.
- FLOOD ZONE INFORMATION: FLOOD ZONE X PER FLOOD INSURANCE RATE MAP
PANEL: 06001C0444G
DATE: AUGUST 3, 2009
ZONE X: AREAS OUTSIDE OF THE 100-YEAR FLOODPLAIN
- BASIS OF BEARINGS: THE MONUMENT LINE OF ROBERTSON AVENUE, BEING N32 59 28E PER TRACT 7145 (251 M 72)
- BENCHMARK: ALAMEDA COUNTY BENCHMARK LABELED "ROB-BIR 1979"
ELEVATION = 24.58 FEET (NGVD 29)
BRASS DISK LOCATED AT THE SOUTHEAST RETURN OF THE INTERSECTION OF ROBERTSON AVENUE AND BIRCH STREET.
- AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH HOME.



LOT COVERAGE SUMMARY:

LOT NUMBER	BUILDING		DRIVEWAY AND WALK		LANDSCAPE		TOTAL AREA (SF)
	(SF)	(%)	(SF)	(%)	(SF)	(%)	
1	2679	44%	560	9%	2911	47%	6150
2	3003	52%	442	8%	2371	41%	5816
3	3003	50%	385	6%	2649	44%	6037
4	2679	46%	675	12%	2464	42%	5818
5	3003	48%	357	6%	2838	46%	6198
6	3003	49%	391	6%	2715	44%	6109
7	2679	46%	663	11%	2429	42%	5771
8	3003	50%	412	7%	2574	43%	5989
9	3003	52%	282	5%	2482	43%	5767
10	2679	44%	560	9%	2905	47%	6144
11	2679	47%	445	8%	2537	45%	5661
12	3003	50%	278	5%	2681	45%	5962
13	3003	51%	355	6%	2557	43%	5915
14	2679	44%	560	9%	2869	47%	6108
15	3003	49%	358	6%	2783	45%	6144
16	2679	39%	362	5%	3770	55%	6811
17	3003	39%	481	6%	4150	54%	7634
18	2243	41%	502	9%	2740	50%	5485
19	3003	47%	391	6%	3005	47%	6399
20	3003	44%	391	6%	3434	50%	6828
21	2473	26%	1117	12%	5819	62%	9409

NOTES:

- ① LOT LINE ADJUSTMENT BY SEPARATE INSTRUMENT SHALL BE RECORDED PRIOR TO/CONCURRENTLY WITH FINAL MAP

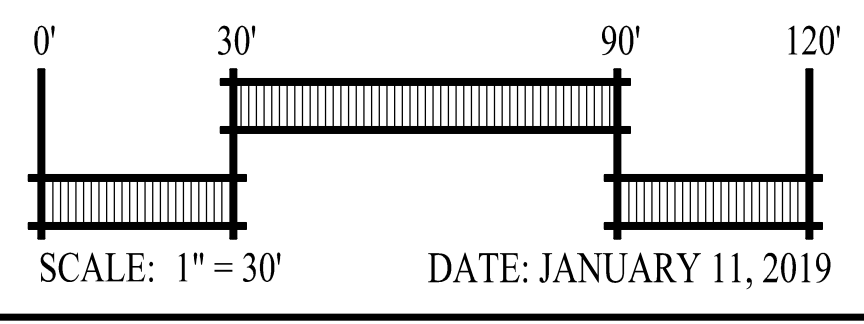
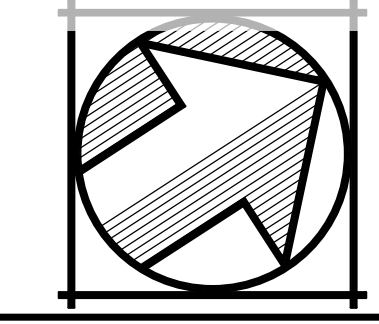
MINIMUM LOT SETBACKS:

- FRONT: 13 FT
- REAR: 12 FT
- SIDE: 5 FT

PARKING SUMMARY:

STREET PARKING: 15 SPACES

EXHIBIT A p1



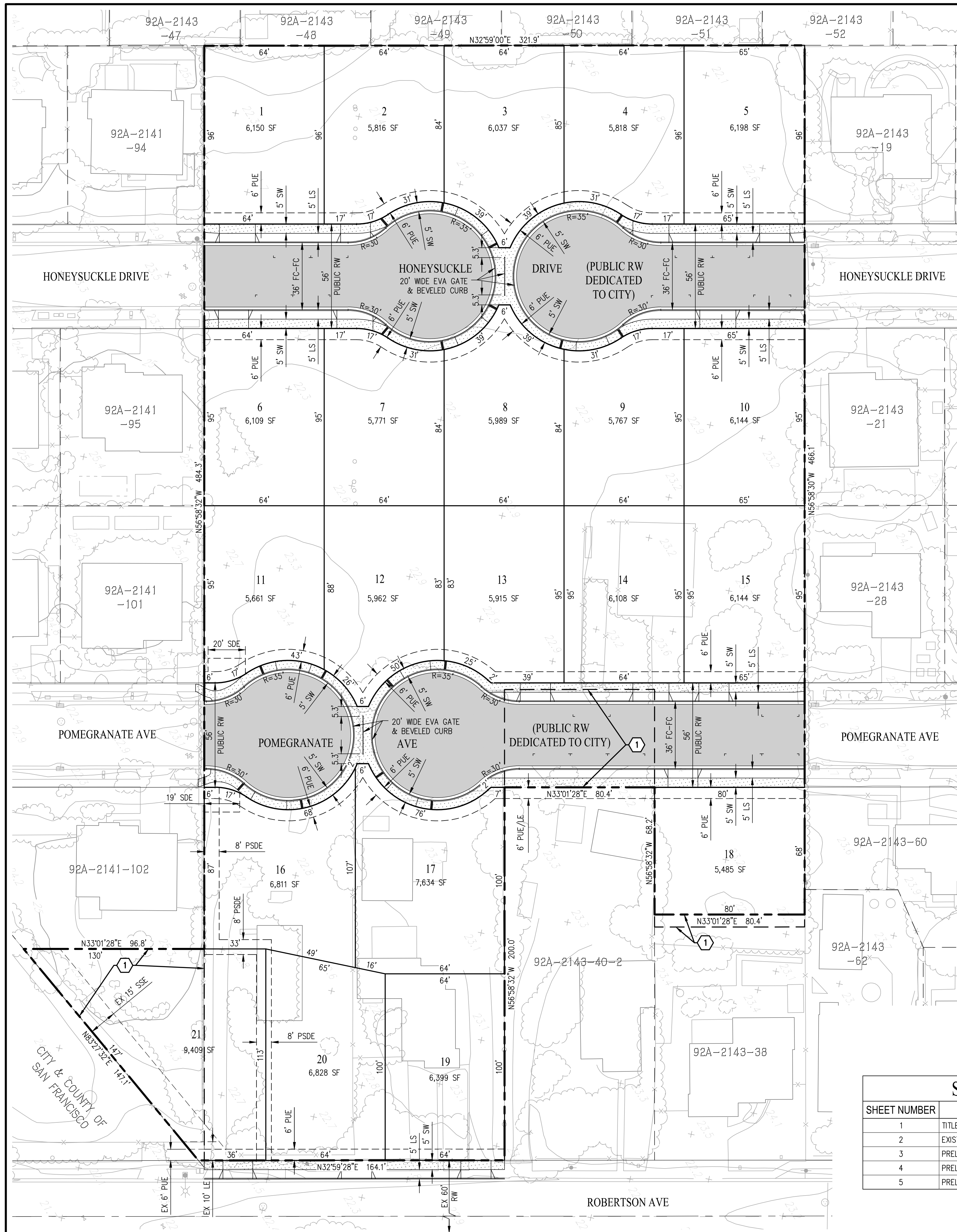
DATE: JANUARY 11, 2019

**POMEGRANATE AVENUE
SITE DEVELOPMENT PLAN
TRACT 8462**

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

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

SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
1	1	LOT NUMBER
	5,767 SF	LOT AREA
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	CENTER LINE
---	---	EASEMENT
---	---	FACE OF CURB
EX SD	SD	STORM DRAIN
EX SS	SS	SANITARY SEWER
EX W	W	WATER
⊕	⊕	FIRE HYDRANT
⊕	⊕	FIELD INLET/DROP INLET
□	■	CATCH BASIN
○	●	MANHOLE
	▨	CONCRETE
	▩	BIORETENTION

ABBREVIATIONS:

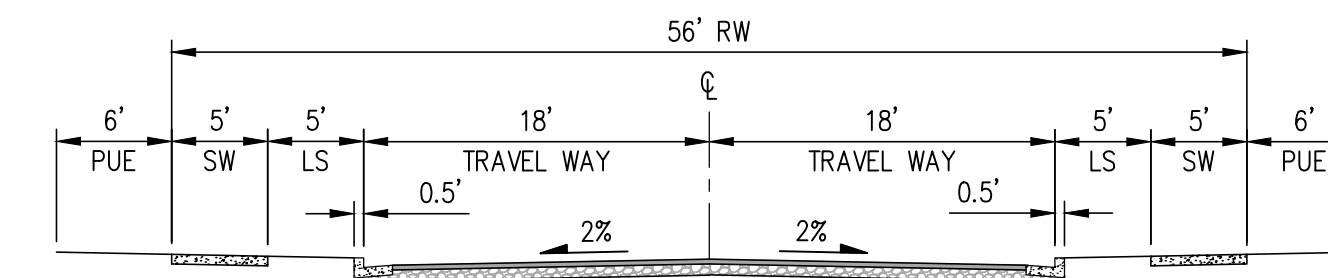
CL	CENTERLINE
ESMT	EASEMENT
EVA	EMERGENCY VEHICLE ACCESS
EX	EXISTING
FC	FACE OF CURB
FH	FIRE HYDRANT
HP	HIGH POINT
LE	LANDSCAPE EASEMENT
LS	LANDSCAPE
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RW	RIGHT OF WAY
SD	STORM DRAIN
SDE	PUBLIC STORM DRAIN EASEMENT
SF	SQUARE FEET
SS	SANITARY SEWER
SSE	SEWER EASEMENT
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL



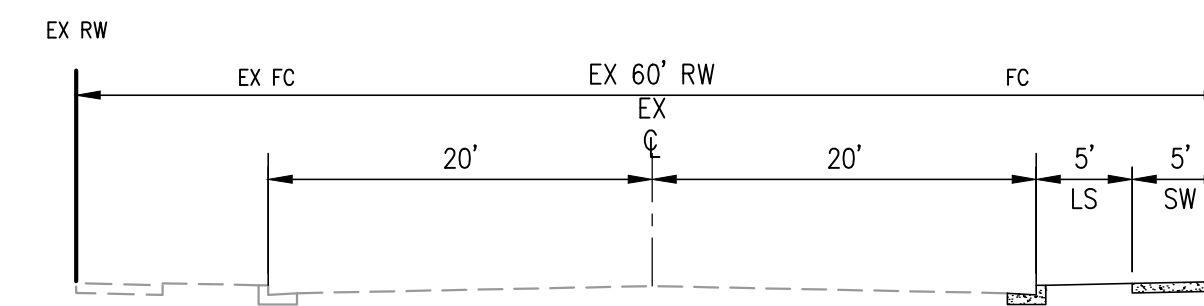
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- OWNER/DEVELOPER: LAFFERTY COMMUNITIES
2000 CROW CANYON PLACE, SUITE 350
SAN RAMON, CA 94583
CONTACT: SCOTT ZENGEL
(925) 830-2620
- ENGINEER: CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON
SAN RAMON, CA 94583
CONTACT: JARED FREY
(925) 866-0322
- SOILS ENGINEER: ENCEO
2010 CROW CANYON PLACE, SUITE 250
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CONTACT: YAN LAP JANET KAN
(925) 866-9000
- GROSS AREA: 3.9 AC±
- LAND AREA SUMMARY: RESIDENTIAL LOTS = 3.0 AC±
IN-TRACT STREETS (DEDICATED PUBLIC RW) = 0.9 AC±
- TOTAL LANDSCAPE AREA: 1.5 AC±
- NUMBER OF RESIDENTIAL LOTS = 21 LOTS
- DENSITY = 5.4 D.U. / ACRE
- LAND USE: EXISTING - VACANT
PROPOSED - SINGLE FAMILY RESIDENTIAL
- ZONING: EXISTING: RS-7000 (RESIDENTIAL SINGLE FAMILY)
PROPOSED: RS-7000 WITH A PLANNED DEVELOPMENT OVERLAY DISTRICT
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- UTILITIES: WATER: ALAMEDA COUNTY WATER DISTRICT
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GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC
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- PROJECT SITE APN: 92A-2141-102, 92A-2143-39, 92A-2143-40-1, 92A-2143-40-2
92A-2143-41 & 92A-2143-42
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
- ALL TREES, FENCES AND BUILDINGS WITHIN THE DEVELOPED AREAS TO BE REMOVED.
- FLOOD ZONE INFORMATION: FLOOD ZONE X PER FLOOD INSURANCE RATE MAP
PANEL: 06001C04446
DATE: AUGUST 3, 2009
ZONE X: AREAS OUTSIDE OF THE 100-YEAR FLOODPLAIN
- BASIS OF BEARINGS: THE MONUMENT LINE OF ROBERTSON AVENUE, BEING N32 59 28E PER TRACT 7145 (251 M 72)
- BENCHMARK: ALAMEDA COUNTY BENCHMARK LABELED "ROB-BIR 1979"
ELEVATION = 24.58 FEET (NGVD 29)
BRASS DISK LOCATED AT THE SOUTHEAST RETURN OF THE INTERSECTION OF ROBERTSON AVENUE AND BIRCH STREET.
- AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH HOME.



TYPICAL STREET SECTION
NOT TO SCALE



ROBERTSON AVE SECTION
NOT TO SCALE

NOTES:

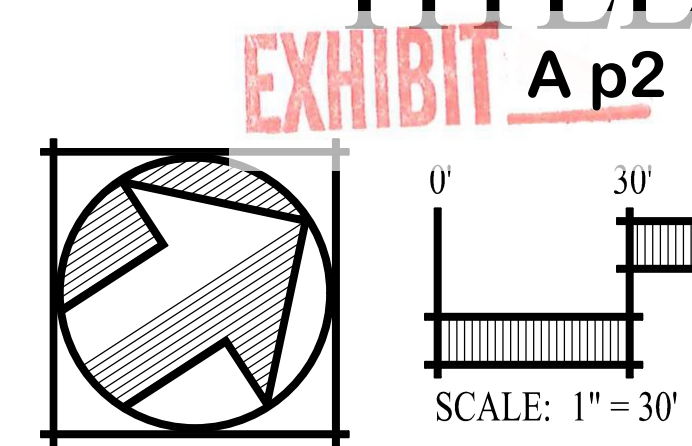
- ① LOT LINE ADJUSTMENT BY SEPARATE INSTRUMENT SHALL BE RECORDED PRIOR TO/CONCURRENTLY WITH FINAL MAP

PARKING SUMMARY:

STREET PARKING: 15 SPACES

Sheet Index	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET AND SITE PLAN
2	EXISTING CONDITIONS
3	PRELIMINARY GRADING AND DRAINAGE PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY STORMWATER CONTROL PLAN

TITLE SHEET AND LOTTING PLAN

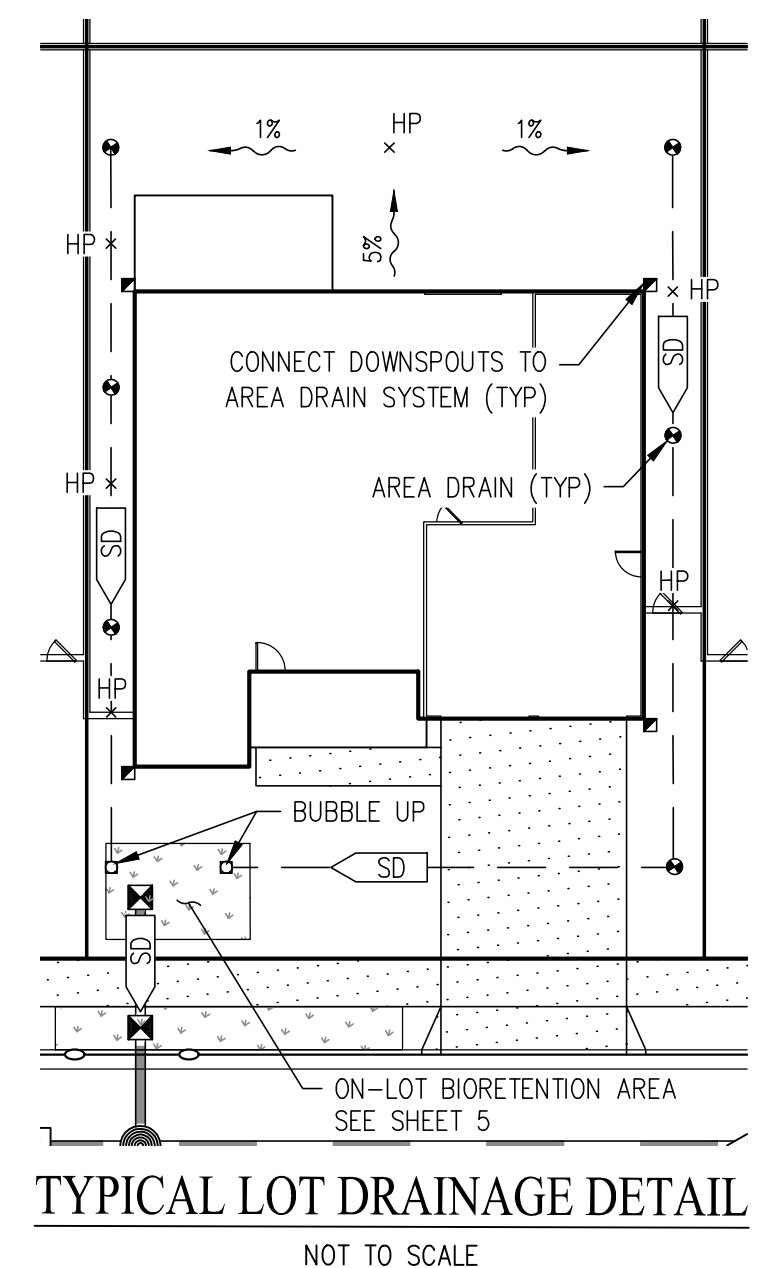
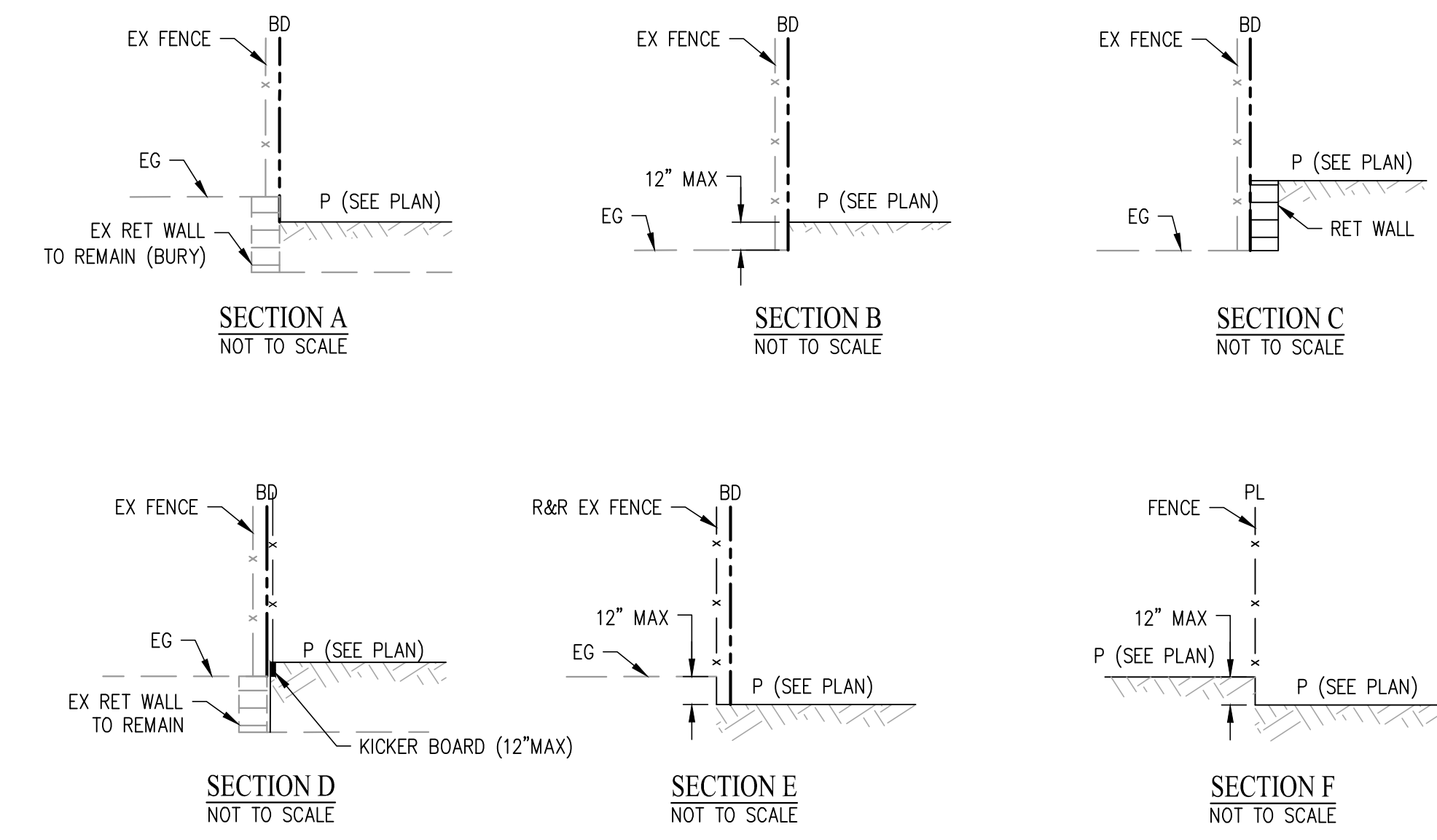
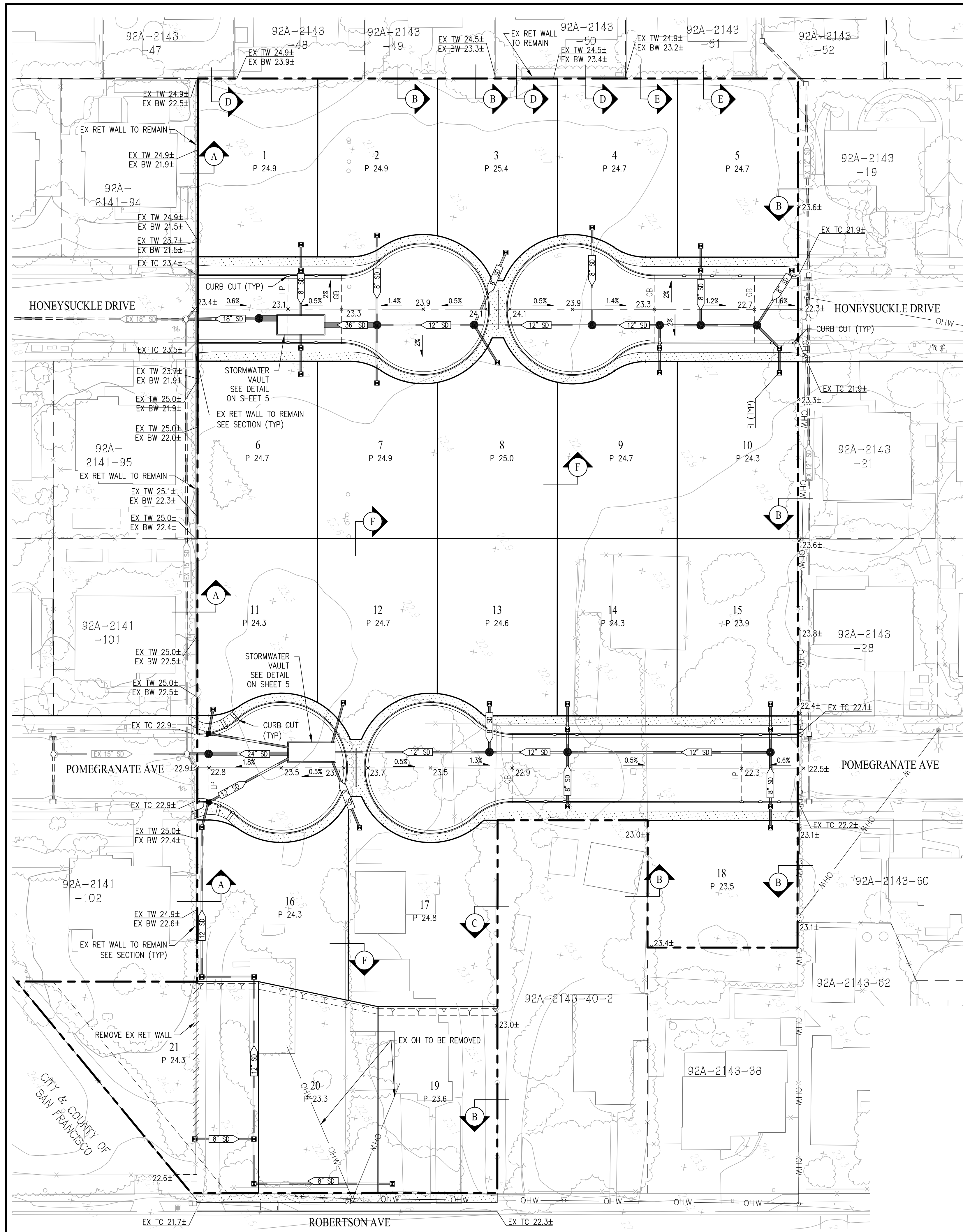


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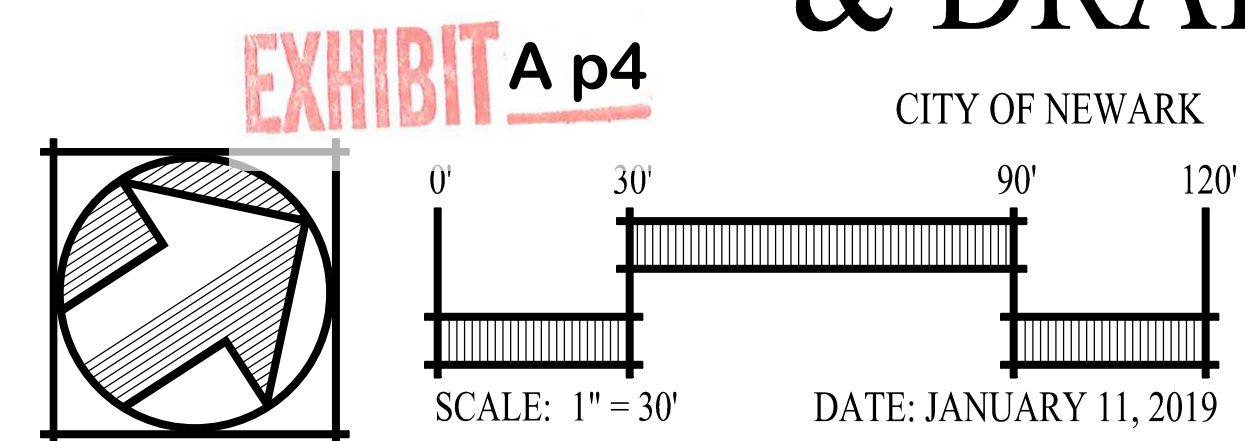
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SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
TM-1
OF 5 SHEETS



RAW EARTHWORK SUMMARY			
	CUT	FILL	NET VOLUME
RAW EARTHWORK	1,200 CY±	8,100 CY±	6,900 CY± (FILL)
UTILITY SPOILS	700 CY±	-	700 CY± (CUT)
BIORETENTION SPOILS	520 CY±	-	520 CY± (CUT)
FOUNDATION SPOILS	630 CY±	-	630 CY± (CUT)
SHRINKAGE (10%)	-	810 CY±	810 CY± (FILL)
TOTAL	3,050 CY±	8,910 CY±	5,860 CY± (IMPORT)

POMEGRANATE AVENUE VESTING TENTATIVE MAP 8462 PRELIMINARY GRADING & DRAINAGE PLAN



CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

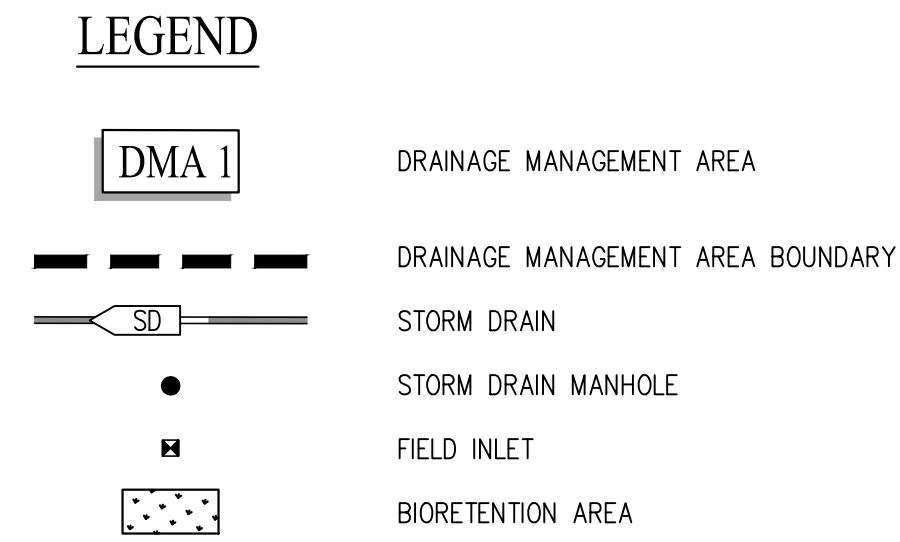
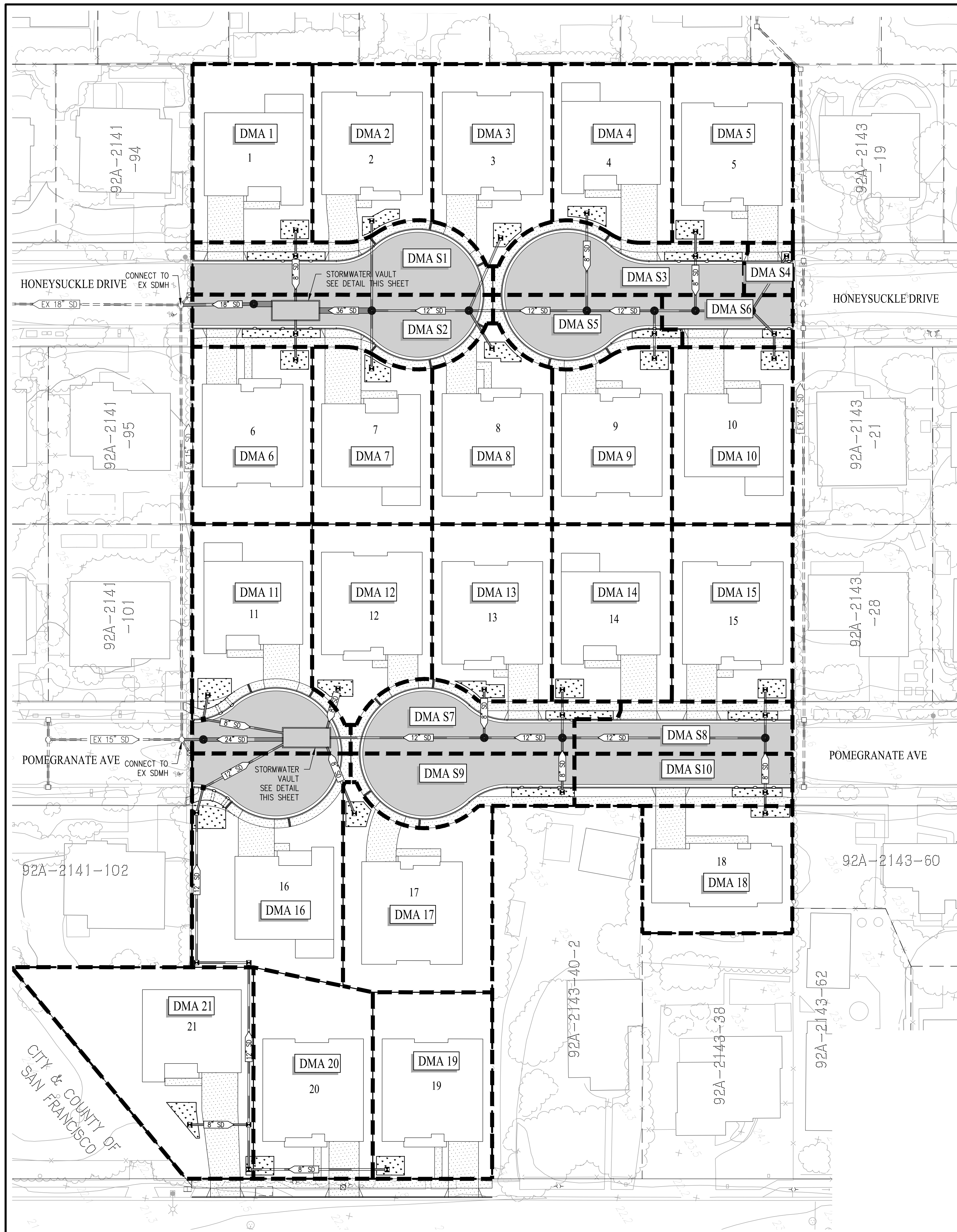
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SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
TM-3
OF 5 SHEETS

CITY & COUNTY OF SAN FRANCISCO

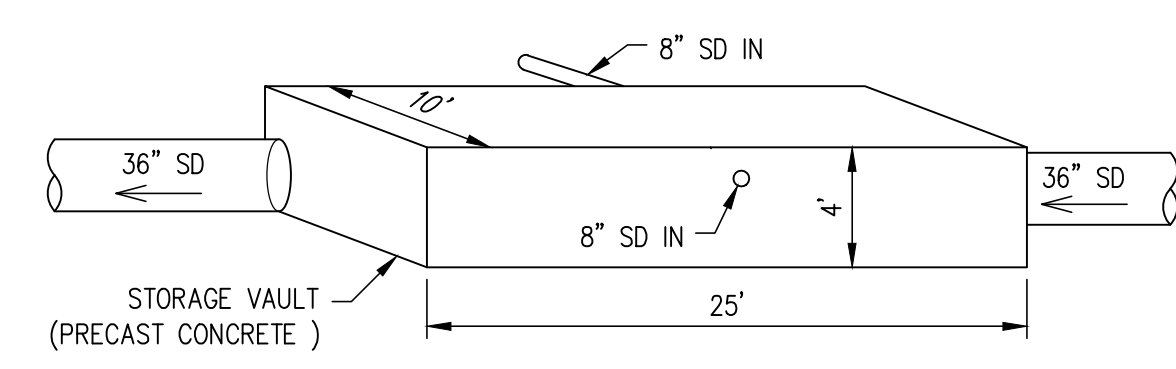
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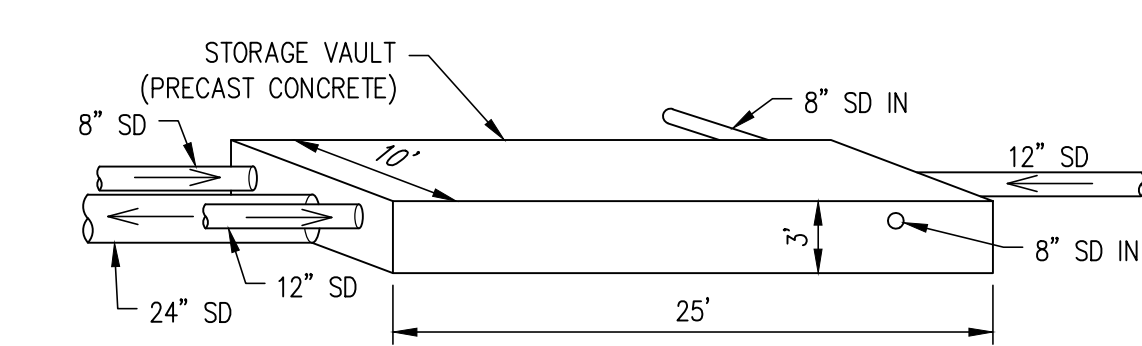
NOTES:
 FULL TRASH CAPTURE DEVICES ARE REQUIRED AT NEW STORM DRAIN INLETS ONSITE, AS WELL AS EXISTING ADJACENT CATCH BASINS IN POMEGRANATE AVE AND HONEYSUCKLE DR.

DRAINAGE MANAGEMENT AREA SUMMARY						
DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
DMA 1	6150	3239	2911	3530	141	150
DMA 2	5816	3445	2371	3682	147	150
DMA 3	6037	3388	2649	3653	146	150
DMA 4	5818	3354	2464	3600	144	150
DMA 5	6198	3360	2838	3644	146	150
DMA 6	6109	3394	2715	3666	147	150
DMA 7	5771	3342	2429	3585	143	150
DMA 8	5989	3415	2574	3672	147	150
DMA 9	5767	3285	2482	3533	141	150
DMA 10	6144	3239	2905	3530	141	150
DMA 11	8440	5836	2604	6096.4	244	250
DMA 12	5962	3281	2681	3549.1	142	150
DMA 13	5915	3358	2557	3613.7	145	149
DMA 14	6108	3239	2869	3525.9	141	150
DMA 15	6144	3361	2783	3639.3	146	150
DMA 16	9500	5763	3737	6136.7	245	250
DMA 17	7634	3484	4150	3899	156	157
DMA 18	5485	2745	2740	3019	121	125
DMA 19	6399	3394	3005	3694.5	148	150
DMA 20	6828	3394	3434	3737.4	149	150
DMA 21	9408	3590	5819	4171.9	167	168
DMA S1	4909	4665	244	4689	188	188
DMA S2	4909	4663	246	4688	188	188
DMA S3	4184	3970	214	3991	160	187
DMA S4	717	684	33	687	27	29
DMA S5	2967	2827	140	2841	114	117
DMA S6	1935	1763	172	1780	71	73
DMA S7	3979	3744	235	3768	151	163
DMA S8	3042	2799	243	2823	113	120
DMA S9	3749	3538	211	3559	142	152
DMA S10	3273	2826	447	2871	115	120
TOTALS (SF):	171286	106385	64902	112875	4515	4686
TOTALS (AC):	3.93	2.44	1.49	2.59	0.10	0.11

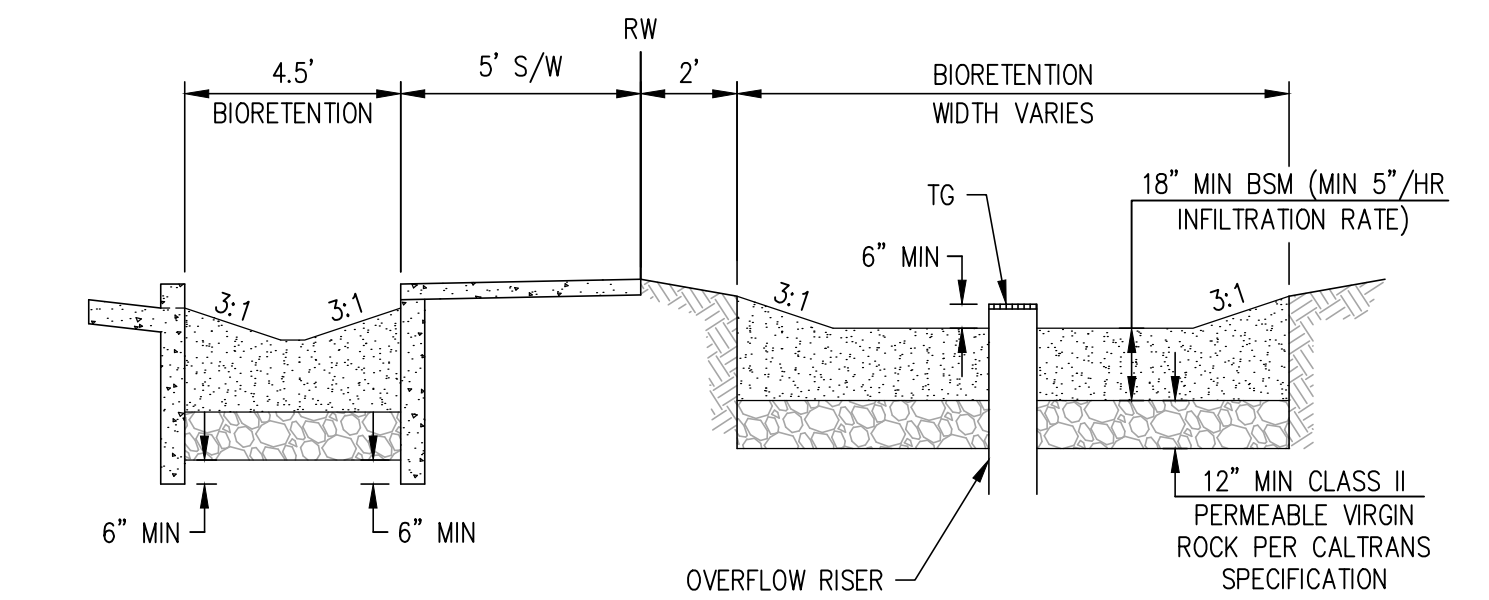
NOTES:
 1. SIZING IS BASED ON LATEST ALAMEDA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE DATED OCTOBER 31, 2017.
 2. STORMWATER VAULTS FOR HYDROMODIFICATION PURPOSES SHOWN HEREON ARE SIZED PER BAHM (BAY AREA HYDROLOGY MODEL).



HONEYSUCKLE DR VAULT
 NOT TO SCALE



POMEGRANATE AVE VAULT
 NOT TO SCALE



TYPICAL BIORETENTION DETAIL
 NOT TO SCALE

POMEGRANATE AVENUE VESTING TENTATIVE MAP 8462 PRELIMINARY STORMWATER CONTROL PLAN

EXHIBIT A p6

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30'

DATE: JANUARY 11, 2019

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 SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
TM-5
 OF 5 SHEETS