

VICINITY MAP
NOT TO SCALE

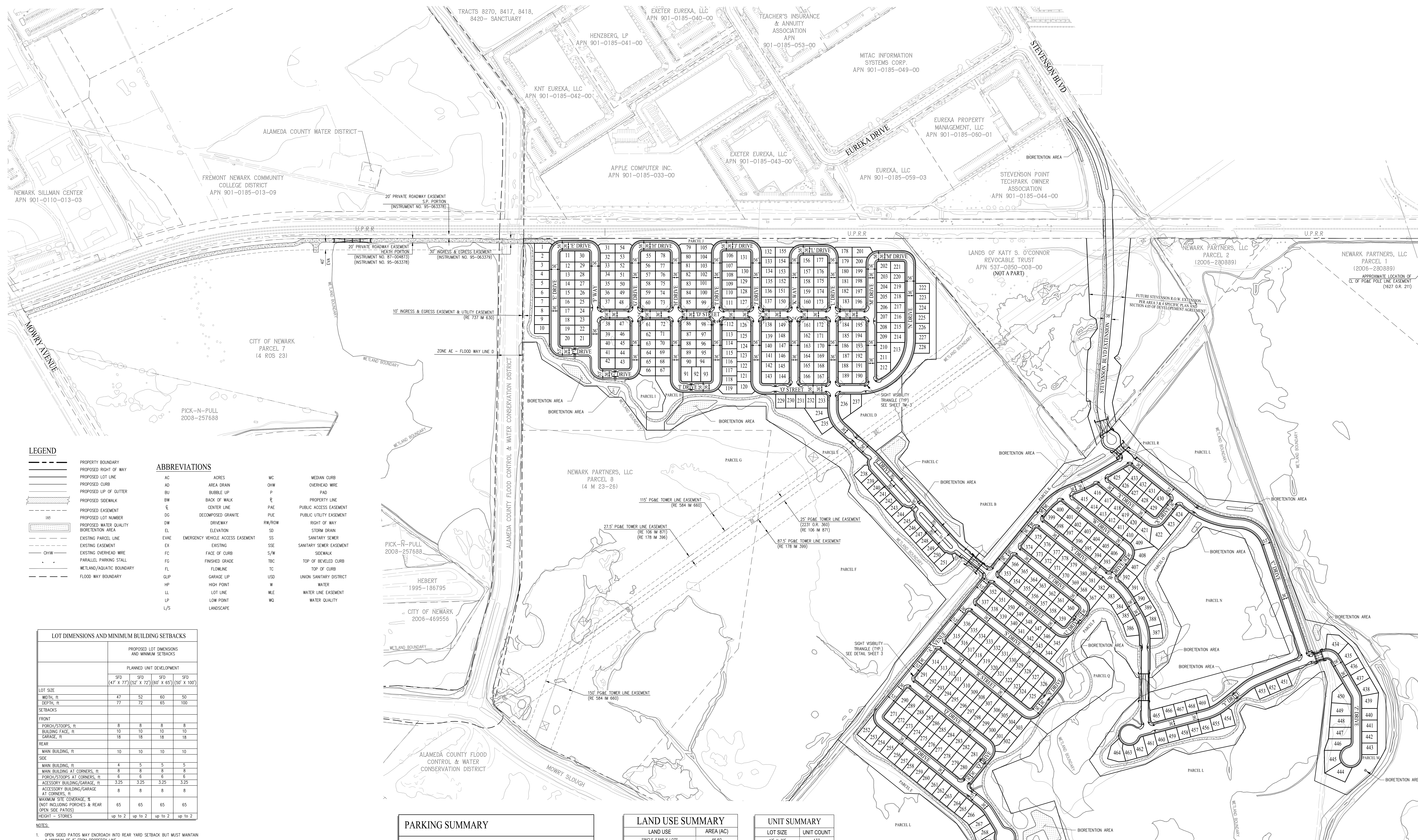
GENERAL NOTES:

- OWNER/DEVELOPER: NEWARK PARTNERS, LLC (2006-280899)
- ENGINEER: CARLSON, BARRE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 CONTACT: JUSTIN R. DENKHOUGH R.C.E. 79604 (925) 866-0322
- ARCHITECT: KTDY 1814 FRANKLIN STREET, SUITE 400 OAKLAND, CA 94612 CONTACT: JILL WILLIAMS (510) 272-2910
- LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP, INC. 181 GREENWICH STREET SAN FRANCISCO, CA 94111 CONTACT: PAUL LETTERI (415) 433-4572
- EXISTING USE: VACANT
- SUBDIVISION AREA: DEVELOPABLE AREA: 181.4 AC2
- NUMBER OF UNITS: 469
- THIS PROPERTY LIES IN THE JURISDICTION OF:
 - FIRE PROTECTION: ALAMEDA COUNTY FIRE DISTRICT
 - DOMESTIC WATER: ALAMEDA COUNTY WATER DISTRICT
 - NON-POUTABLE WATER: ALAMEDA COUNTY WATER DISTRICT
 - SANITARY SEWER: ALAMEDA COUNTY WATER DISTRICT
 - STORM DRAIN WITHIN PUBLIC STREETS: CITY OF NEWARK & ALAMEDA COUNTY WATER CONSERVATION AND FLOOD CONTROL DISTRICT
 - STORM DRAIN WITHIN PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
 - GAS & ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
 - TELEPHONE SERVICE: AT&T
- ROADWAYS AND PARCELS: UNLESS OTHERWISE NOTED (L.PUBLIC) ALL ROADWAYS AND PARCELS ARE TO BE MAINTAINED BY THE HOA ESTABLISHED BY THE PROJECT.
- PROPOSED LAND USE SUMMARY: SEE TABLE THIS SHEET
- ASSESSORS' PARCEL NUMBERS: 537-0850-007-02, 537-0850-011-01, 537-0801-002-06, 537-0850-011-04, 537-0850-009
- BENCHMARK: CITY OF FREMONT (M FRM) - A STANDARD CITY OF FREMONT BRASS DISK STAMPED "198" SET IN THE TOP OF CURB AT THE SOUTHWESTERLY CORNER OF A DROP INLET. THE DISK IS 22 FEET NW OF THE CENTERLINE OF ALBUQUE STREET AND IS 86.8 FEET NE OF THE CENTERLINE OF A RR SPUR TRACK CROSSING. ELEVATION: 29.751 (NOVD. 29 DATUM) * DESTROYED
- BASIS OF BEARINGS: CENTERLINE OF STEVENSON BOULEVARD, BEING N080°08'E PER RECORD OF SURVEY 2228 (12 IS. 79)
- TOPOGRAPHY: PREPARED BY KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC.
- FLOOD ZONE: ZONE AE & AO FLOOD INSURANCE RATE MAP (FRM) COMMUNITY PANEL NUMBER: 0600100440, 0600100463, 0600100585, AND 0600100590
- THIS PROJECT MAY BE CONSTRUCTED IN PHASES AND MULTIPLE FINAL MAPS MAY BE FILED. A PHASING PLAN WILL BE PROVIDED TO THE CITY OF NEWARK PRIOR TO FINAL MAP APPROVAL.
- LOTS 1-469 WILL BE SINGLE FAMILY RESIDENTIAL TYPE.
- 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 SYSTEM AS REQUIRED BY CHAPTER 15.02005 OF THE NEWARK MUNICIPAL CODE.
- UTILITY LAYOUT IS PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
- THE GRADING SHOWN IS PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN. THE PRELIMINARY GRADING PLAN IS IN CONFORMANCE WITH THE CITY OF NEWARK MUNICIPAL CODE 15.50 AND ANY CHANGES MADE DURING FINAL DESIGN WILL BE IN CONFORMANCE WITH CHAPTER 15.50.
- THE PARKING STALLS ARE SHOWN FOR REFERENCE ONLY. PUBLIC STREETS WILL NOT BE STRIPPED IN THIS MANNER.
- GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
- ZONING: RS-800, SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT WITH A CONDITIONAL USE PERMIT

EXHIBIT D p1

**SANCTUARY WEST TRACT 8495
TITLE SHEET & SITE PLAN
VESTING TENTATIVE MAP**

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED LIP OF GUTTER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER
- PROPOSED WATER QUALITY BIORETENTION AREA
- EXISTING BIORETENTION AREA
- EXISTING EASEMENT
- EXISTING OVERHEAD WIRE
- PARALLEL PARKING STALL
- WETLAND/AQUATIC BOUNDARY
- FLOOD WAY BOUNDARY

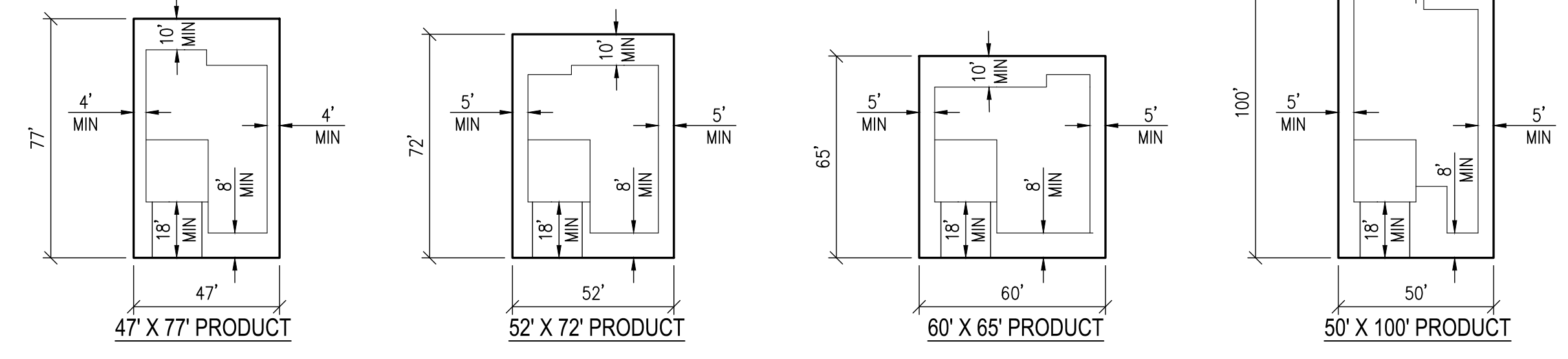
ABBREVIATIONS

AC	ACRES	MC	MEDIAN CURB
AD	AREA DRAIN	OHW	OVERHEAD WIRE
BU	BUBBLE UP	P	PAD
BW	BACK OF WALK	P	PROPERTY LINE
CL	CENTER LINE	PAE	PUBLIC ACCESS EASEMENT
DC	DECOMPOSED GRANITE	PUE	PUBLIC UTILITY EASEMENT
DW	DRIVEWAY	R/W	RIGHT OF WAY
EL	ELEVATION	SD	STORM DRAIN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SS	SANITARY SEWER
EX	EXISTING	SSE	SANITARY SEWER EASEMENT
FC	FACE OF CURB	S/W	SIDEWALK
FG	FINISHED GRADE	TBC	TOP OF BEVELED CURB
FL	FLOWLINE	TC	TOP OF CURB
GLP	GARAGE LIP	USD	UNION SANITARY DISTRICT
H	HIGH POINT	W	WATER
LL	LOT LINE	WLE	WATER LINE EASEMENT
LP	LOW POINT	WQ	WATER QUALITY
L/S	LANDSCAPE		

LOT DIMENSIONS AND MINIMUM BUILDING SETBACKS

LOT SIZE	PROPOSED LOT DIMENSIONS AND MINIMUM SETBACKS			
	SFD (47' X 77')	SFD (52' X 72')	SFD (60' X 65')	SFD (50' X 100')
WIDTH, FT	47	52	60	50
DEPTH, FT	77	72	65	100
FRONT SETBACKS				
FRONT PORCH/STOOPS, FT	8	8	8	8
BUILDING FACE, FT	10	10	10	10
REAR SETBACKS				
REAR MAIN BUILDING, FT	10	10	10	10
SIDE SETBACKS				
MAIN BUILDING AT CORNERS, FT	4	5	5	5
PORCH/STOOPS AT CORNERS, FT	6	6	6	6
ACCESSORY BUILDING/GARAGE, FT	3.25	3.25	3.25	3.25
WALKWAY TO COVERAGE, FT AT CORNERS	8	8	8	8
WALKWAY TO COVERAGE, FT (NOT INCLUDING PORCHES & REAR OPEN SIDE PATIOS)	65	65	65	65
HEIGHT - STORES	up to 2	up to 2	up to 2	up to 2

- NOTES:**
- OPEN SIDED PATIOS MAY ENDOCHARGE INTO REAR YARD SETBACK BUT MUST MAINTAIN A MINIMUM OF 5' FROM PROPERTY LINE.
 - A MINIMUM OF 10% OF THE LOT LANDSCAPING SHALL BE LOCATED IN THE FRONT.



MINIMUM LOT SETBACKS
SCALE 1" = 40'

PARKING SUMMARY

PARKING PROVIDED:	938 SPACES
OFF-STREET COVERED SPACES PER UNIT (2 PER UNIT) = (469 X 2) =	235 SPACES
GUEST SPACES = (0.5 SPACES PER UNIT) = (469 X 0.5) =	1,173 SPACES
TOTAL PARKING PROVIDED =	1,413 SPACES
PARKING PROVIDED:	938 SPACES
OFF-STREET COVERED SPACES (469 X 2) =	938 SPACES
OFF-STREET UNCOVERED SPACES (469 X 2) =	938 SPACES
ON-STREET PARALLEL SPACES (N-TRACT) =	863 SPACES
TOTAL GUEST PARKING PROVIDED =	863 SPACES
TOTAL PARKING PROVIDED =	2,739 SPACES

- PARKING NOTES:**
- ON-STREET PARALLEL SPACES MINIMUM DIMENSIONS: 8 FEET BY 20 FEET.
 - PERPENDICULAR SPACES MINIMUM DIMENSIONS: 9 FEET BY 20 FEET.

LAND USE SUMMARY

LAND USE	AREA (AC)
SINGLE FAMILY LOTS	46.60
PRIVATE STREETS	30.25
PARKS	4.70
WATER QUALITY	1.94
OPEN SPACE	346.65
TOTAL	430.14

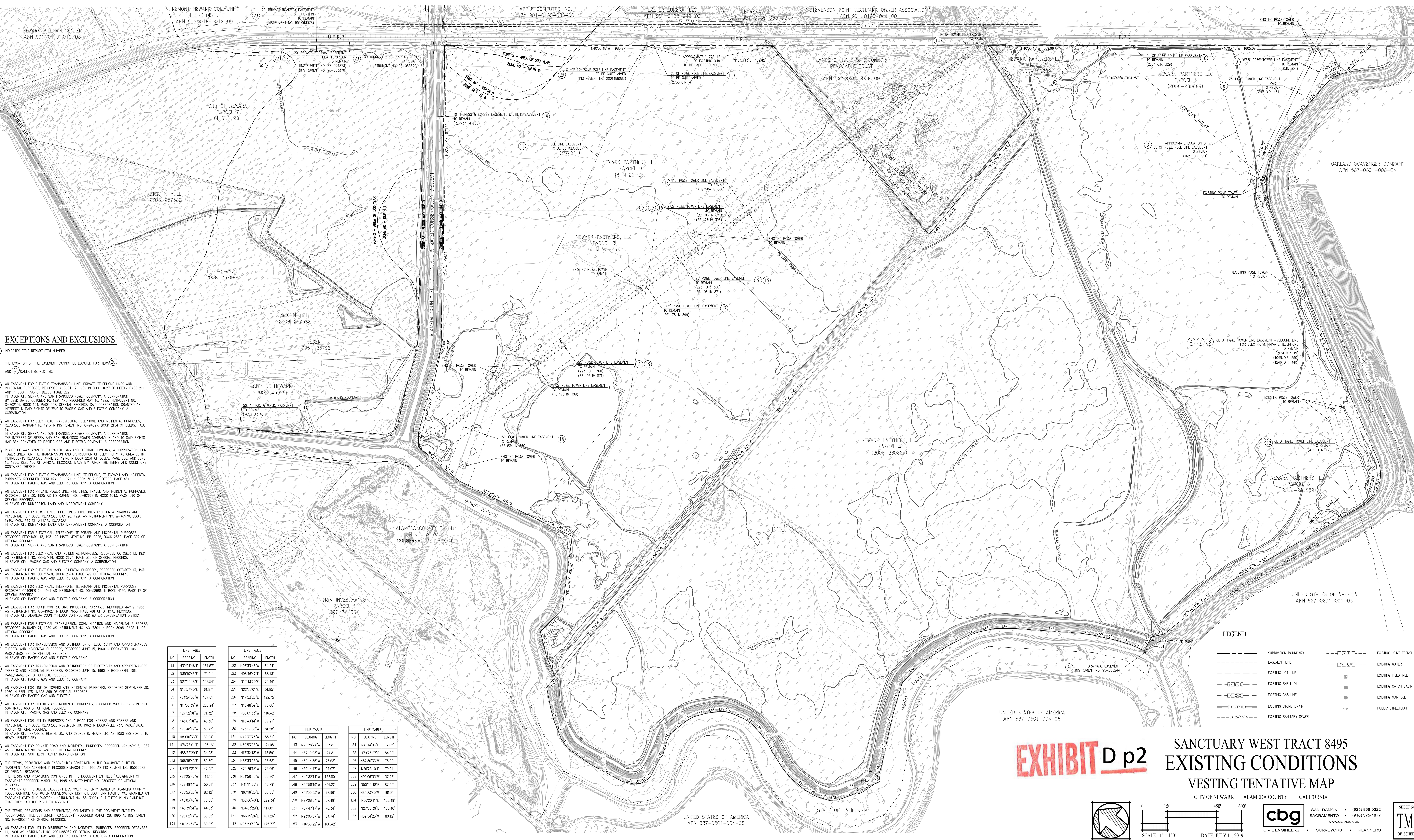
PARK SIZE BREAKDOWN

PARK (SEE SHEET L1-L3)	AREA (AC)
PARK A (PORTION OF PARCEL G)	1.36
PARK B (PORTION OF PARCEL H)	0.81
PARK C (PORTION OF PARCEL D)	2.53
TOTAL	4.70

UNIT SUMMARY

LOT SIZE	UNIT COUNT
47' X 77'	133
52' X 72'	118
60' X 65'	133
50' X 100'	85
TOTAL	469 UNITS

- SHEET INDEX**
- TM1 TITLE SHEET AND SITE PLAN
 - TM2 EXISTING SITE CONDITIONS
 - TM3-TM5 PRELIMINARY LOTTING PLAN AND STREET SECTIONS
 - TM6-TM9 PRELIMINARY GRADING AND DRAINAGE PLAN
 - TM10-TM13 PRELIMINARY UTILITY PLAN
 - TM14 PRELIMINARY STORMWATER CONTROL PLAN
 - TM15-TM17 FIRE ACCESS PLAN
 - TM18 BIKE & PEDESTRIAN ACCESS PLAN



EXCEPTIONS AND EXCLUSIONS:

- (#) INDICATES TITLE REPORT ITEM NUMBER
- THE LOCATION OF THE EASEMENT CANNOT BE LOCATED FOR ITEMS (20) AND (21) CANNOT BE PLOTTED.
- (3) AN EASEMENT FOR ELECTRIC TRANSMISSION LINE, PRIVATE TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 12, 1909 IN BOOK 1627 OF DEEDS, PAGE 211 AND IN BOOK 1795 OF DEEDS, PAGE 222. IN FAVOR OF: SIERRA AND SAN FRANCISCO POWER COMPANY, A CORPORATION BY DEED DATED OCTOBER 10, 1921 AND RECORDED MAY 10, 1922. INSTRUMENT NO. 9-20208, BOOK 194, PAGE 307. OFFICIAL RECORDS, SAID CORPORATION GRANTED AN INTEREST IN SAID RIGHTS OF WAY TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION.
- (4) AN EASEMENT FOR ELECTRICAL TRANSMISSION, TELEPHONE AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1913 IN INSTRUMENT NO. C-94597, BOOK 2154 OF DEEDS, PAGE 18. IN FAVOR OF: SIERRA AND SAN FRANCISCO POWER COMPANY, A CORPORATION THE INTEREST OF SIERRA AND SAN FRANCISCO POWER COMPANY IN AND TO SAID RIGHTS HAS BEEN CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION.
- (5) RIGHTS OF WAY GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION FOR TOWER LINES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AS CREATED IN INSTRUMENTS RECORDED APRIL 23, 1914, IN BOOK 2231 OF DEEDS, PAGE 340, AND JUNE 15, 1960, REEL 108 OF OFFICIAL RECORDS, IMAGE 871, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN.
- (6) AN EASEMENT FOR ELECTRIC TRANSMISSION LINE, TELEPHONE, TELEGRAPH AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1921 IN BOOK 3013 OF DEEDS, PAGE 434. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION.
- (7) AN EASEMENT FOR PRIVATE POWER LINE, PIPE LINES, TRAVEL AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1925 AS INSTRUMENT NO. U-62688 IN BOOK 1043, PAGE 390 OF OFFICIAL RECORDS. IN FAVOR OF: DUMBARTON LAND AND IMPROVEMENT COMPANY.
- (8) AN EASEMENT FOR TOWER LINES, POLE LINES, PIPE LINES AND FOR A ROADWAY AND INCIDENTAL PURPOSES, RECORDED MAY 28, 1929 AS INSTRUMENT NO. W-46070, BOOK 1246, PAGE 443 OF OFFICIAL RECORDS. IN FAVOR OF: DUMBARTON LAND AND IMPROVEMENT COMPANY, A CORPORATION.
- (9) AN EASEMENT FOR ELECTRICAL, TELEPHONE, TELEGRAPH AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1931 AS INSTRUMENT NO. 88-8026, BOOK 2530, PAGE 302 OF OFFICIAL RECORDS. IN FAVOR OF: SIERRA AND SAN FRANCISCO POWER COMPANY, A CORPORATION.
- (10) AN EASEMENT FOR ELECTRICAL AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1931 AS INSTRUMENT NO. 88-57491, BOOK 2674, PAGE 329 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION.
- (11) AN EASEMENT FOR ELECTRICAL AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1931 AS INSTRUMENT NO. 88-57491, BOOK 2674, PAGE 329 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION.
- (12) AN EASEMENT FOR ELECTRICAL, TELEPHONE, TELEGRAPH AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1941 AS INSTRUMENT NO. C0-36966 IN BOOK 4160, PAGE 17 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION.
- (13) AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED MAY 9, 1955 AS INSTRUMENT NO. AM-49627 IN BOOK 7653, PAGE 481 OF OFFICIAL RECORDS. IN FAVOR OF: ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.
- (14) AN EASEMENT FOR ELECTRICAL TRANSMISSION, COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED JANUARY 21, 1959 AS INSTRUMENT NO. 40-3204 IN BOOK 8008, PAGE 41 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION.
- (15) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPOINTANCES HERETO AND INCIDENTAL PURPOSES, RECORDED JUNE 15, 1960 IN BOOK/REEL 106, PAGE/IMAGE 871 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY.
- (16) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPOINTANCES HERETO AND INCIDENTAL PURPOSES, RECORDED JUNE 15, 1960 IN BOOK/REEL 106, PAGE/IMAGE 871 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY.
- (17) AN EASEMENT FOR LINE OF TOWERS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 1960 IN REEL 178, IMAGE 399 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY.
- (18) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1962 IN REEL 584, IMAGE 666 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY.
- (19) AN EASEMENT FOR UTILITY PURPOSES AND A ROAD FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 30, 1962 IN BOOK/REEL 137, PAGE/IMAGE 630 OF OFFICIAL RECORDS. IN FAVOR OF: FRANK E. HEATH, JR. AND GEORGE R. HEATH, JR. AS TRUSTEES FOR G. R. HEATH, BENEFICIARY.
- (22) AN EASEMENT FOR PRIVATE ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 6, 1987 AS INSTRUMENT NO. 87-4873 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN PACIFIC TRANSPORTATION.
- (23) THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND AGREEMENT" RECORDED MARCH 24, 1995 AS INSTRUMENT NO. 95063378 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF EASEMENT" RECORDED MARCH 24, 1995 AS INSTRUMENT NO. 95063379 OF OFFICIAL RECORDS. A PORTION OF THE ABOVE EASEMENT LIES OVER PROPERTY OWNED BY ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT. SOUTHERN PACIFIC WAS GRANTED AN EASEMENT OVER THIS PORTION (INSTRUMENT NO. 88-3990), BUT THERE IS NO EVIDENCE THAT THEY HAD THE RIGHT TO ASSIGN IT.
- (24) THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "COMPROMISE TITLE SETTLEMENT AGREEMENT" RECORDED MARCH 26, 1995 AS INSTRUMENT NO. 95-065244 OF OFFICIAL RECORDS.
- (25) AN EASEMENT FOR UTILITY DISTRIBUTION AND INCIDENTAL PURPOSES, RECORDED DECEMBER 14, 2001 AS INSTRUMENT NO. 2001488082 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION.

NO.	BEARING	LENGTH
L1	N31°04'46"E	134.57
L2	N35°07'46"E	71.91
L3	N27°45'18"E	122.54
L4	N15°57'40"E	61.87
L5	N04°54'35"W	167.01
L6	N11°36'39"W	223.24
L7	N27°52'01"W	71.32
L8	N45°03'01"W	43.30
L9	N70°48'12"W	50.45
L10	N89°07'33"E	30.94
L11	N76°28'01"E	106.16
L12	N88°52'29"E	34.98
L13	N66°15'43"E	89.80
L14	N77°12'21"E	47.90
L15	N79°25'47"W	119.12
L16	N69°49'14"W	50.61
L17	N55°32'26"W	62.12
L18	N40°25'43"W	70.25
L19	N40°39'31"W	44.83
L20	N26°02'14"W	33.85
L21	N16°26'54"W	88.85

NO.	BEARING	LENGTH
L22	N06°33'46"W	64.24
L23	N08°46'42"E	68.13
L24	N13°43'20"E	75.46
L25	N22°25'01"E	51.85
L26	N17°52'27"E	122.75
L27	N10°48'39"E	76.68
L28	N00°01'33"W	116.42
L29	N10°49'14"W	77.21
L30	N23°17'08"W	81.28
L31	N42°37'25"W	55.61
L32	N60°53'08"W	121.08
L33	N17°32'13"W	13.91
L34	N68°33'03"W	36.63
L35	N74°26'18"W	73.00
L36	N64°58'20"W	36.97
L37	N41°11'25"E	43.79
L38	N67°16'30"E	58.83
L39	N62°06'40"E	229.34
L40	N64°03'29"E	117.01
L41	N66°15'24"E	167.26
L42	N85°29'50"W	175.77

NO.	BEARING	LENGTH
L43	N72°28'24"W	183.81
L44	N67°19'03"W	124.81
L45	N59°14'55"W	75.63
L46	N52°14'47"W	97.07
L47	N40°32'14"W	122.80
L48	N35°58'19"W	401.22
L49	N31°30'53"W	77.96
L50	N27°06'34"W	67.49
L51	N27°47'17"W	76.34
L52	N23°06'07"W	84.74
L53	N16°30'22"W	100.42

LEGEND

---	SUBDIVISION BOUNDARY	- - - - -	EXISTING JOINT TRENCH
- - - - -	EASEMENT LINE	- - - - -	EXISTING WATER
- - - - -	EXISTING LOT LINE	- - - - -	EXISTING FIELD INLET
- - - - -	EXISTING SHIELD OIL	- - - - -	EXISTING GATOR BASIN
- - - - -	EXISTING GAS LINE	- - - - -	EXISTING MANHOLE
- - - - -	EXISTING STORM DRAIN	- - - - -	PUBLIC STREETLIGHT
- - - - -	EXISTING SANITARY SEWER	- - - - -	

EXHIBIT D p2

SANCTUARY WEST TRACT 8495
EXISTING CONDITIONS
VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

UNITED STATES OF AMERICA APN 537-0801-004-05

UNITED STATES OF AMERICA APN 537-0801-001-06

STATE OF CALIFORNIA

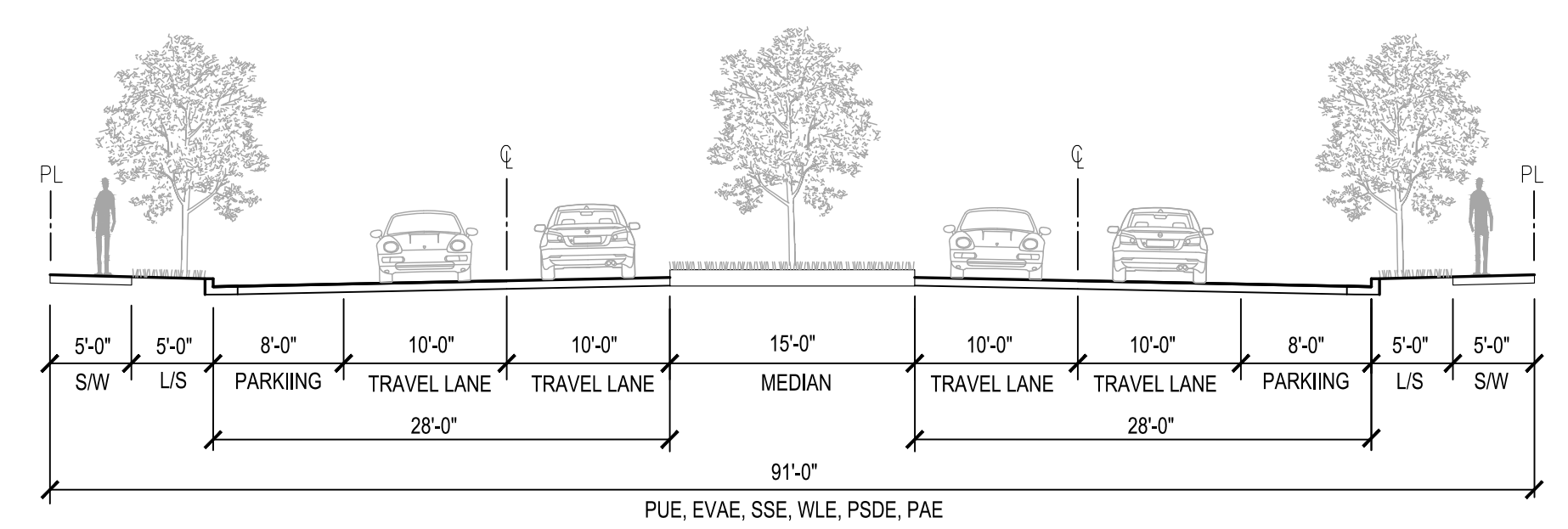
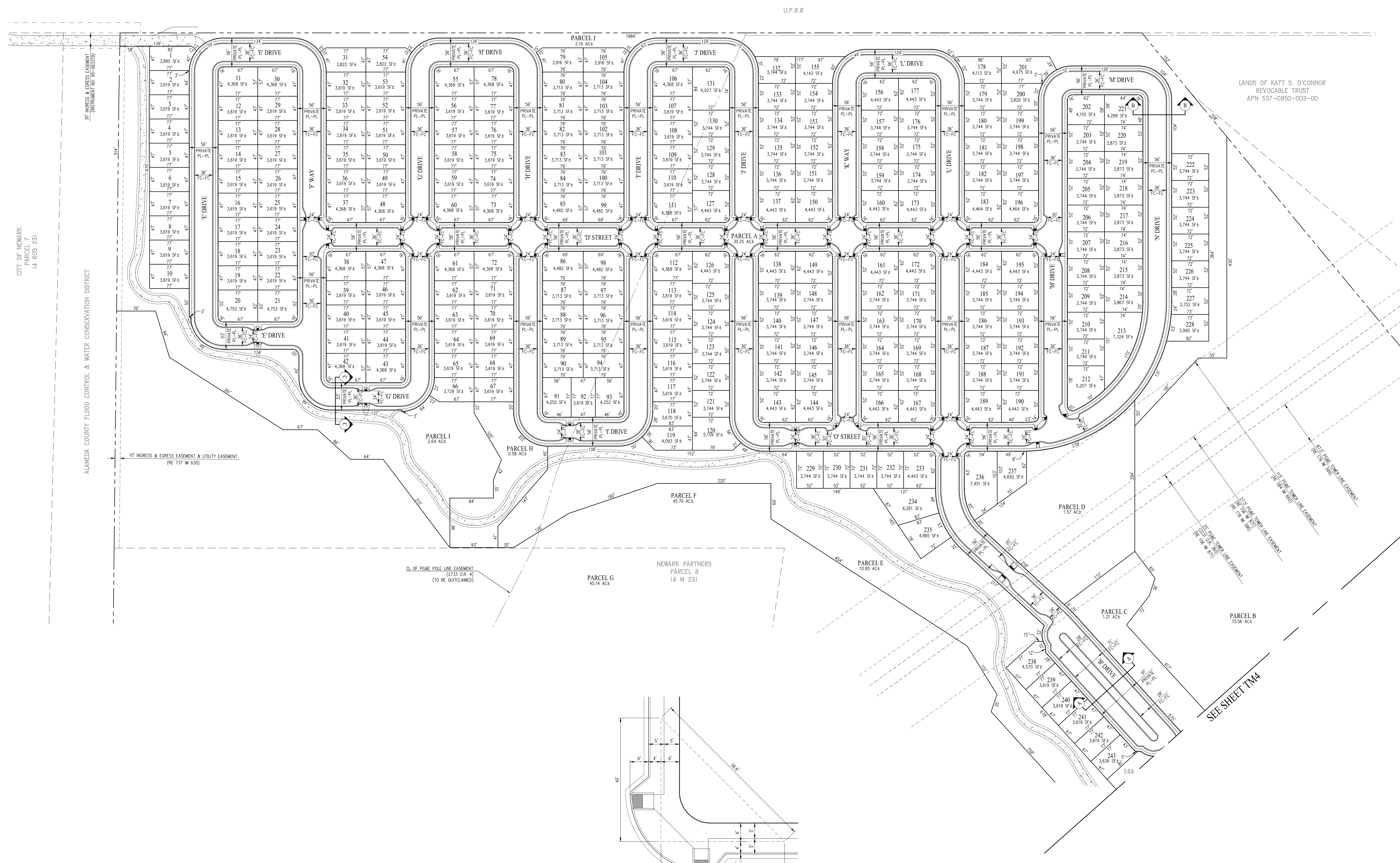
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DATE: JULY 11, 2019

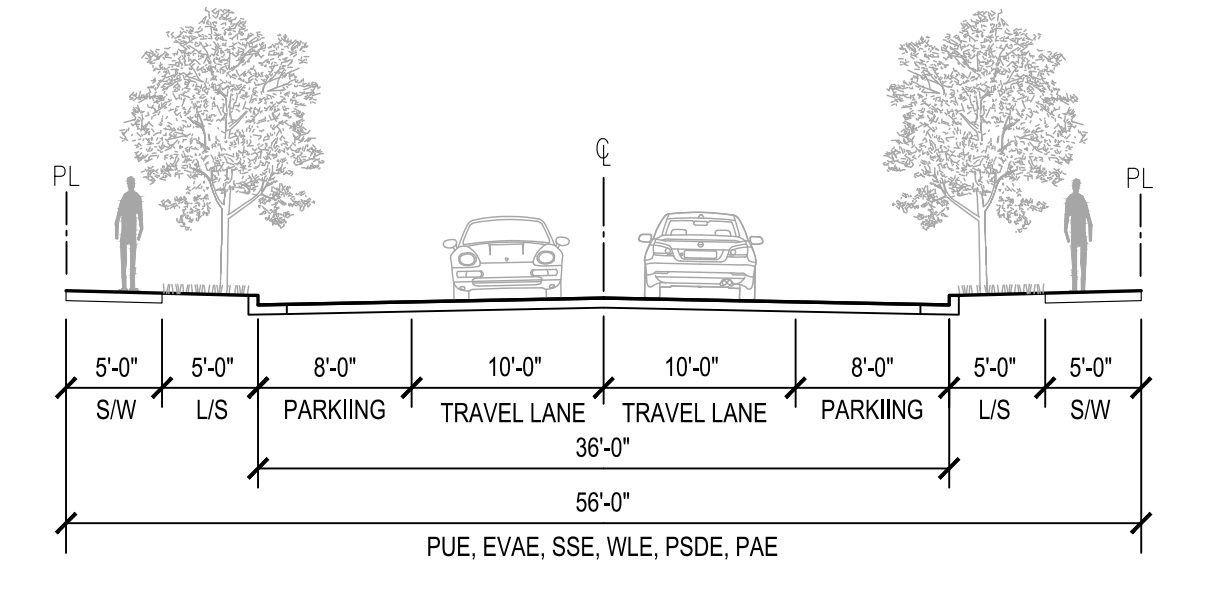
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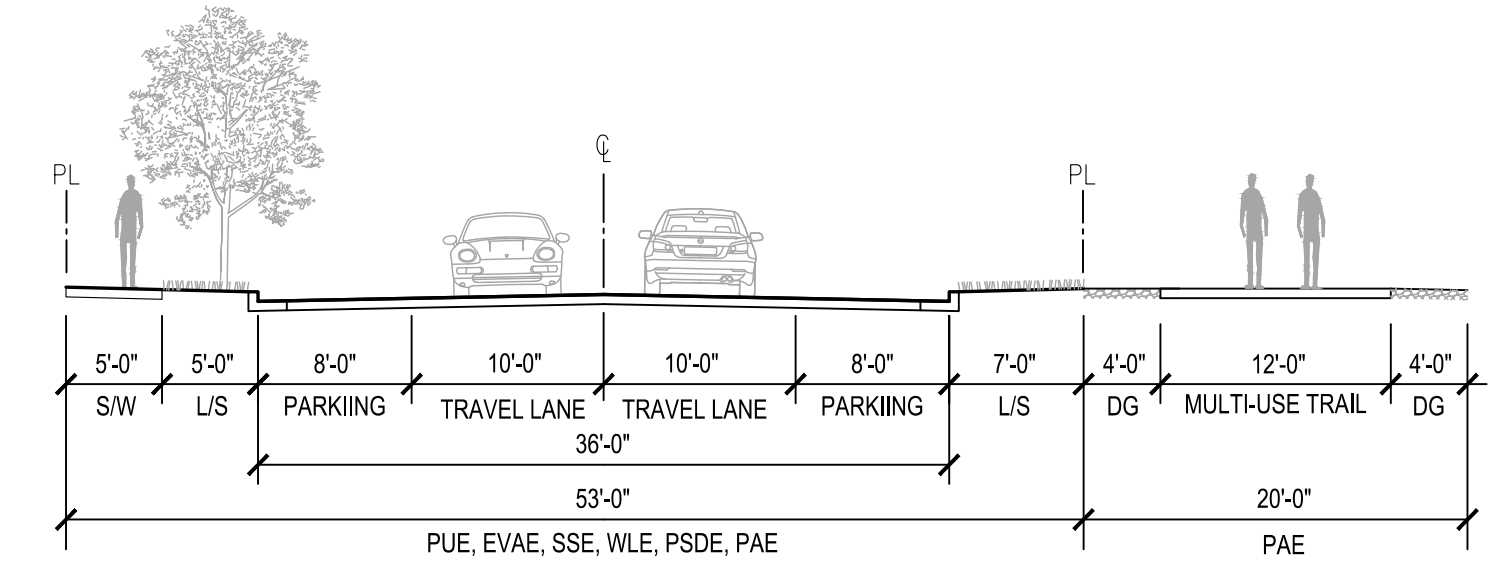
SHEET NO. **TM2** OF SHEETS



SECTION A-A (PRIVATE)
(F DRIVE)
SCALE: 1"=10'

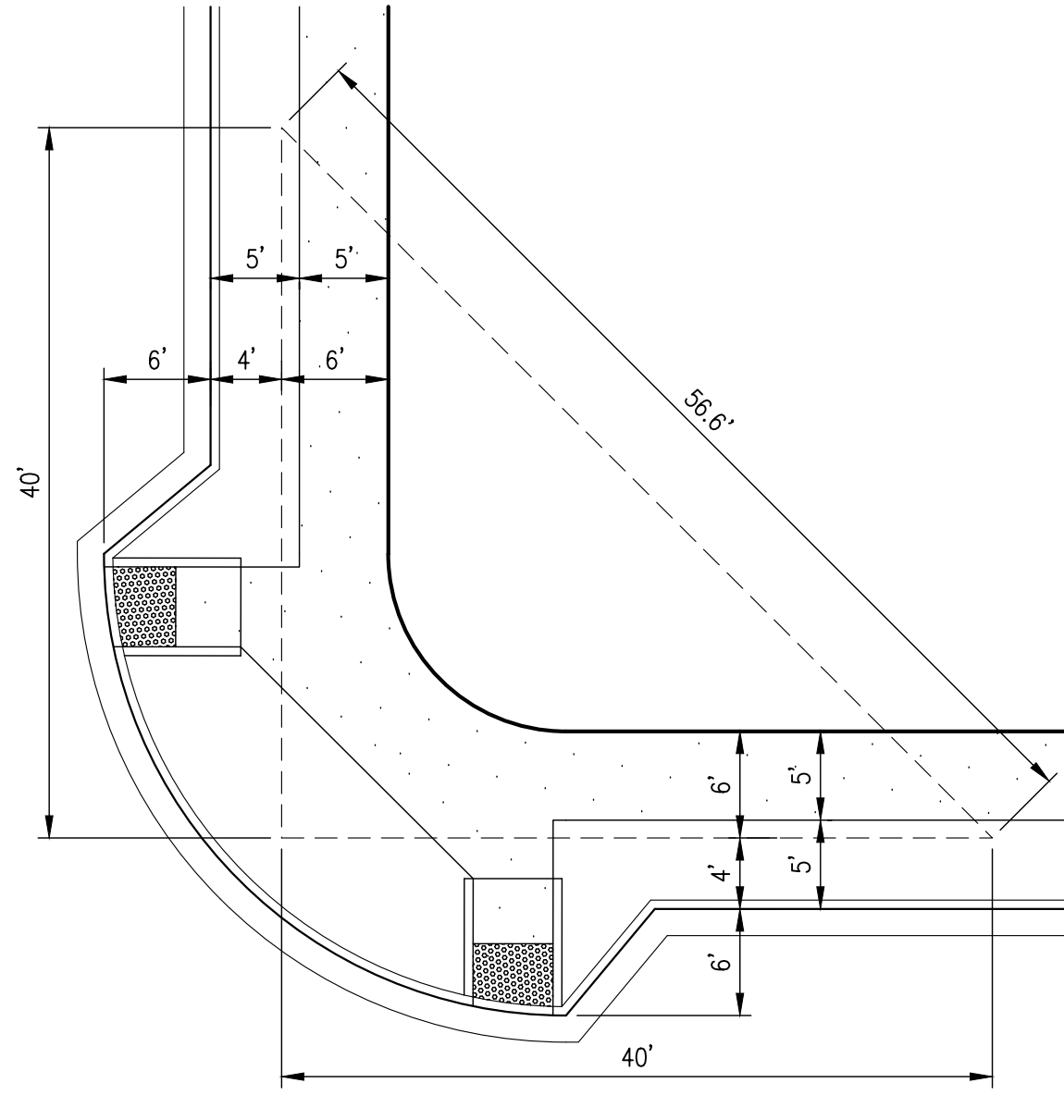


SECTION B-B (PRIVATE)
(B AVENUE, D STREET, E DRIVE, F WAY, G DRIVE, H DRIVE, T DRIVE, T DRIVE, K WAY, L DRIVE, M DRIVE, N DRIVE, O STREET)
SCALE: 1"=10'



SECTION C-C (PRIVATE)
(F DRIVE, G DRIVE)
SCALE: 1"=10'

PARCEL	DESCRIPTION	AREA (AC)
A	PRIVATE STREET	30.25±
B	OPEN SPACE	15.56±
C	LANDSCAPING	1.21±
D	LANDSCAPING	1.57±
E	LANDSCAPING/TRAIL	10.85±
F	OPEN SPACE	45.70±
G	OPEN SPACE	45.14±
H	LANDSCAPING	0.58±
I	LANDSCAPING/TRAIL	2.64±
J	LANDSCAPING	2.19±
K	LANDSCAPING	1.47±
L	OPEN SPACE	202.96±
M	LANDSCAPING	6.90±
N	OPEN SPACE	8.54±
O	LANDSCAPING/TRAIL	4.51±
P	LANDSCAPING/TRAIL	1.64±
Q	LANDSCAPING/TRAIL	1.78±
R	LANDSCAPING	0.03±

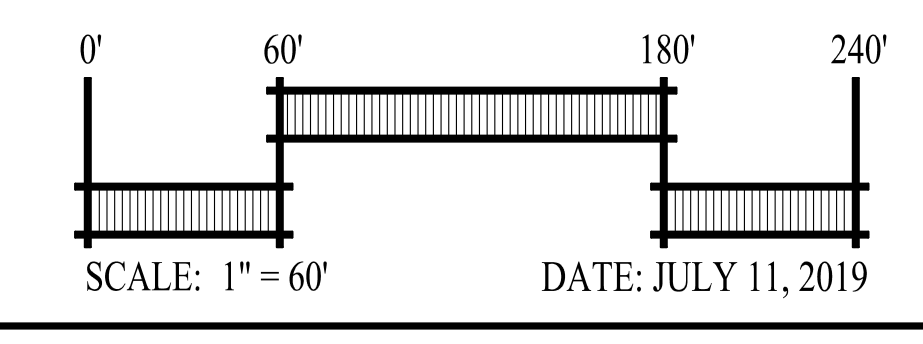
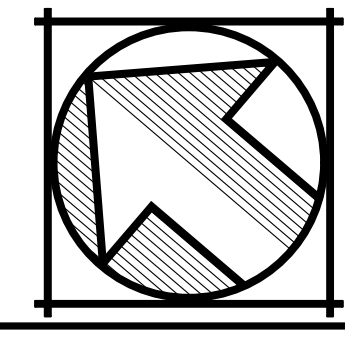


MODIFIED SIGHT TRIANGLE
SCALE: 1"=10'

EXHIBIT D p3

SANCTUARY WEST TRACT 8495
PRELIMINARY LOTTING PLAN
VESTING TENTATIVE MAP

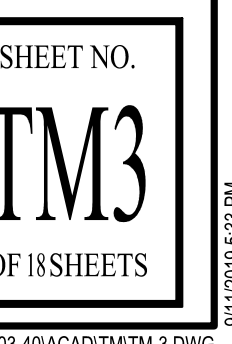
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA



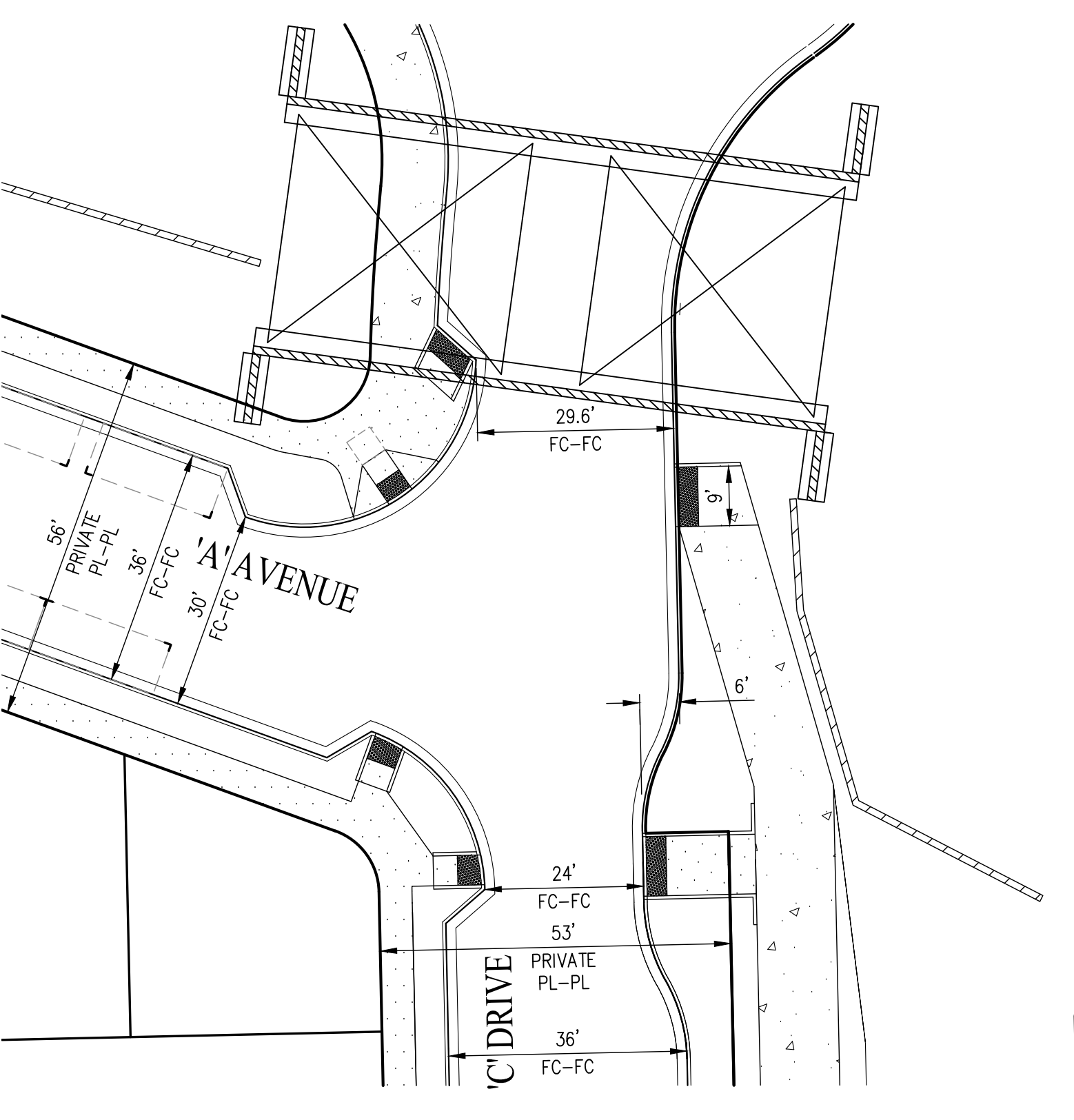
DATE: JULY 11, 2019



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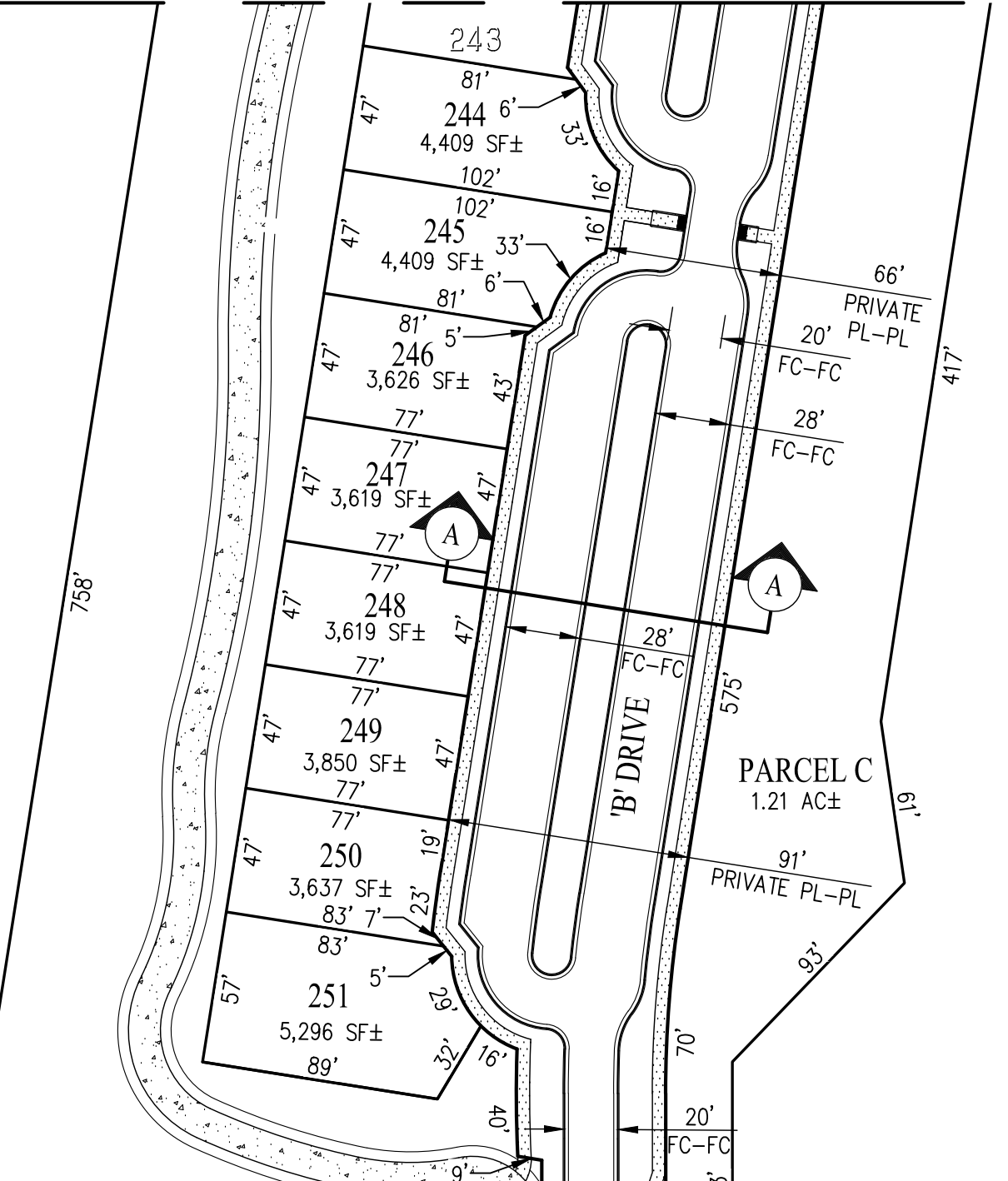


SEE SHEET TM3



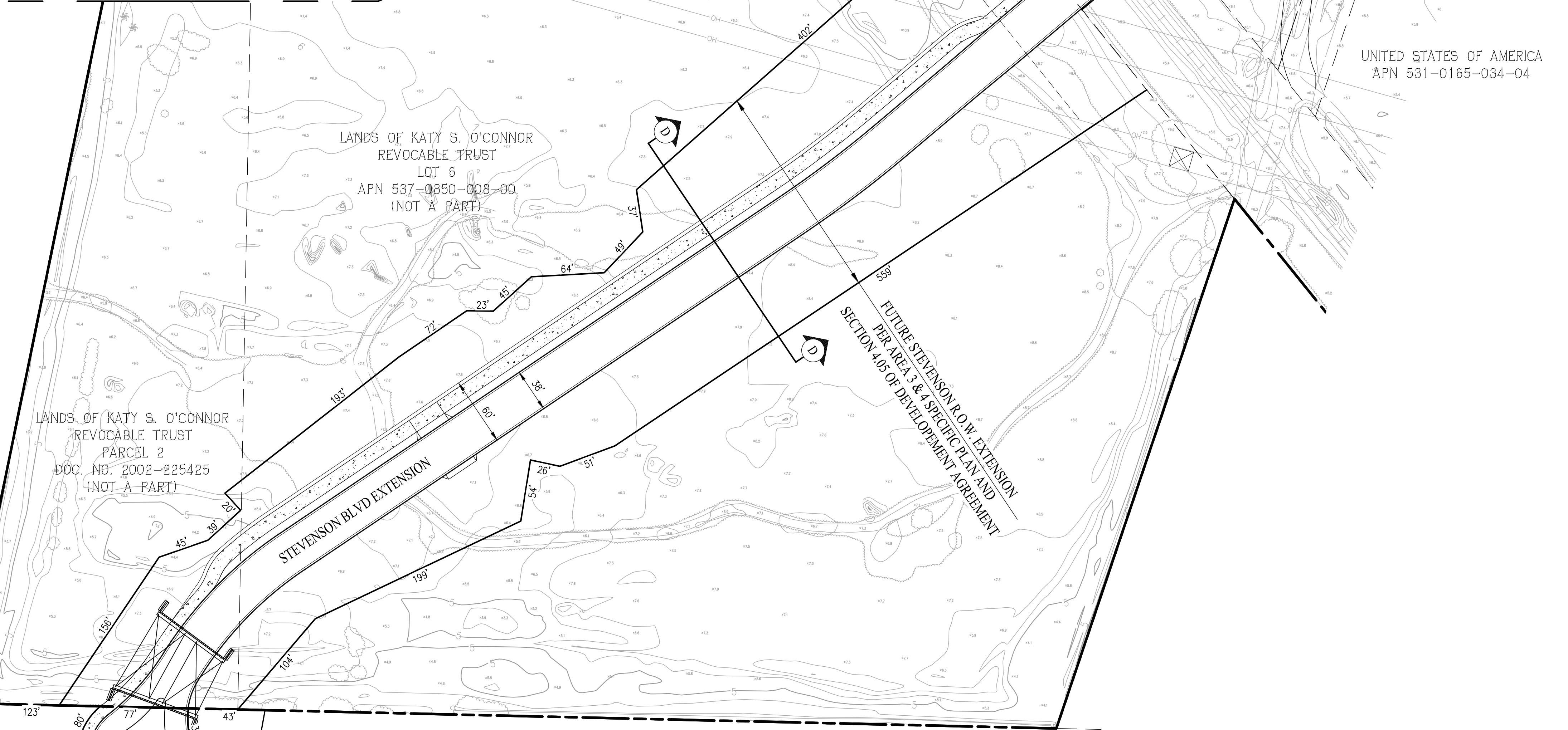
INTERSECTION OF 'A' AVENUE & 'C' DRIVE DETAIL
SCALE: 1"=20'

PARCEL F
45.72 AC±



PARCEL B
15.36 AC±

PARCEL K
1.47 AC±



PARCEL L
202.96 AC±



PARCEL L
202.96 AC±

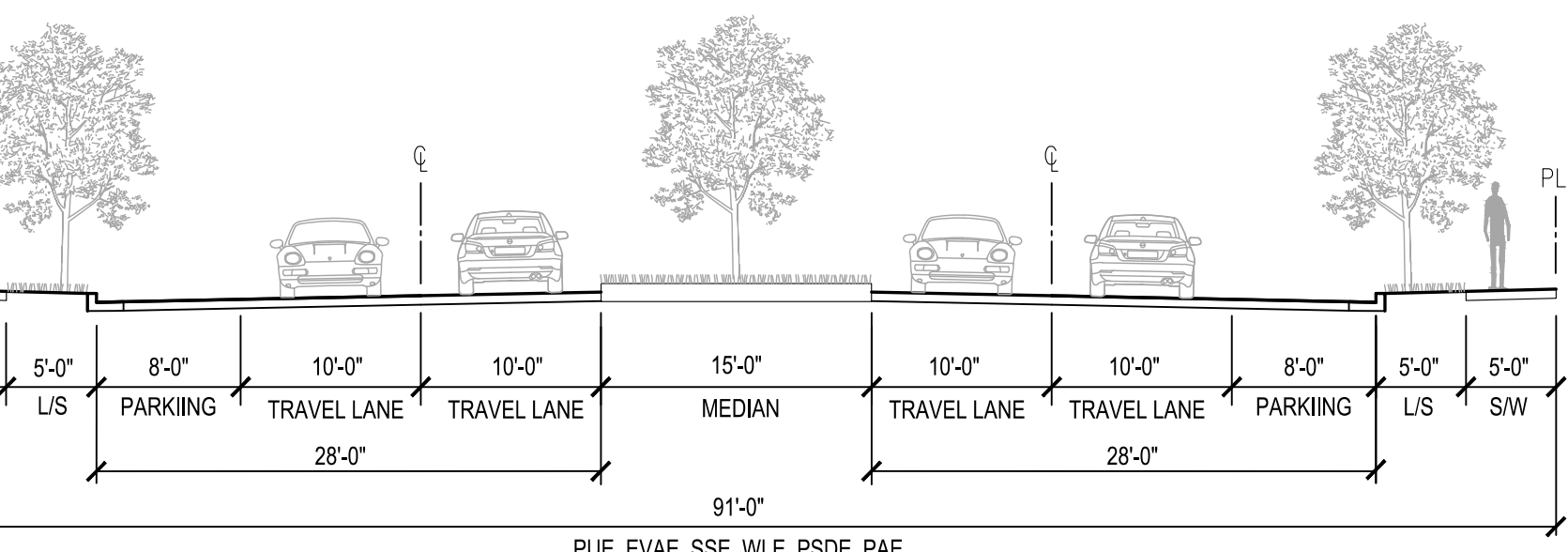
PARCEL Q
1.78 AC±

PARCEL P
1.64 AC±

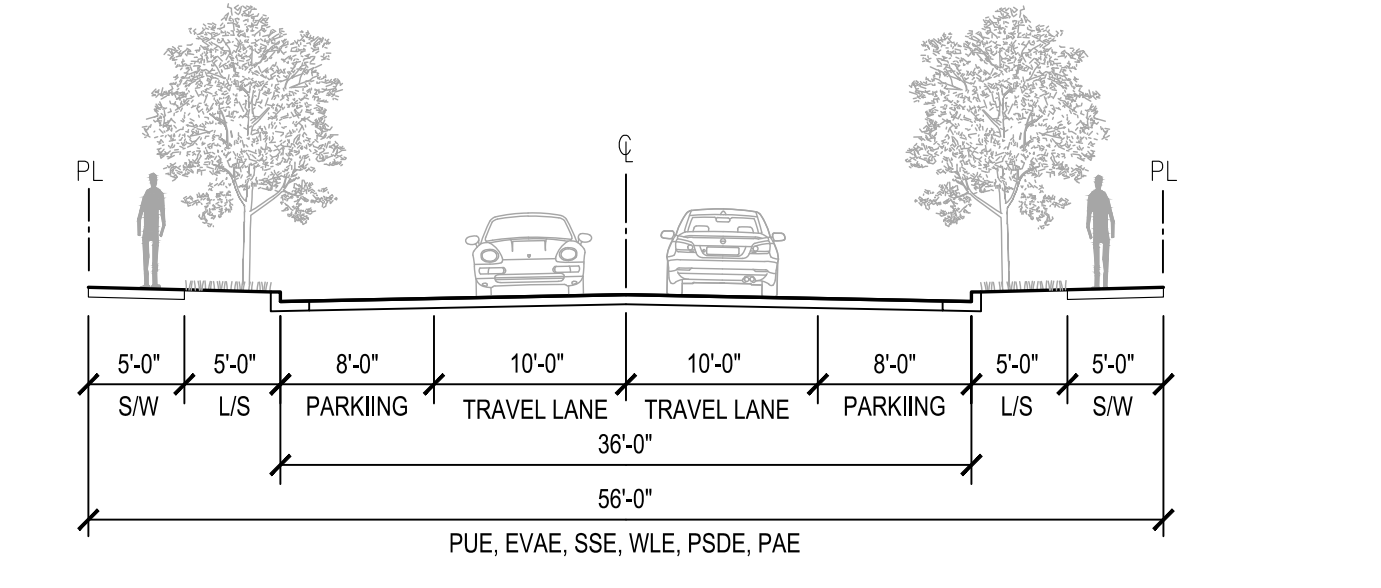
PARCEL N
8.54 AC±

PARCEL L
202.96 AC±

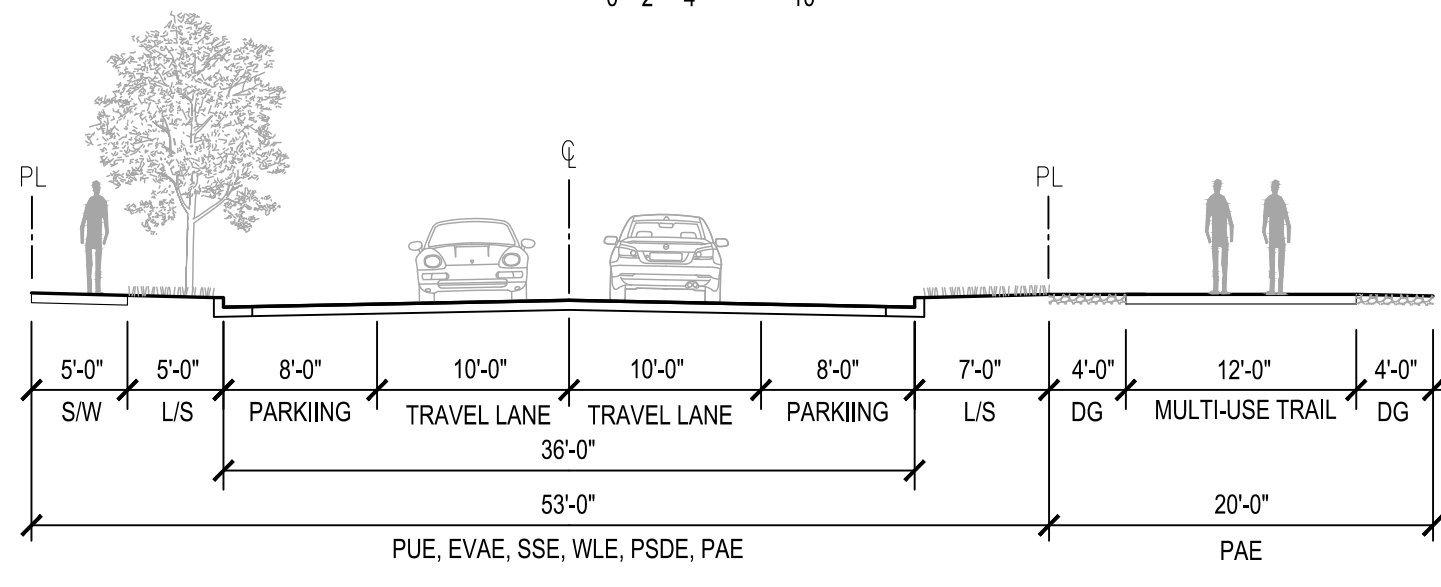
PARCEL M
8.91 AC±



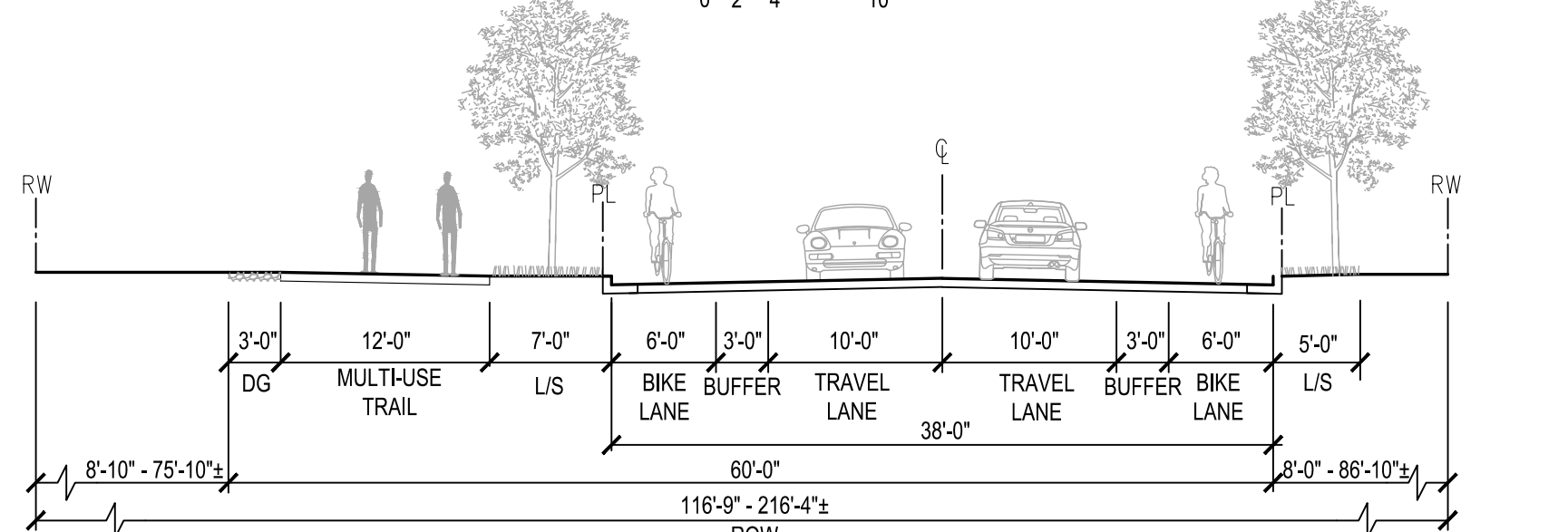
SECTION A-A (PRIVATE)
(B DRIVE)
SCALE: 1"=10'



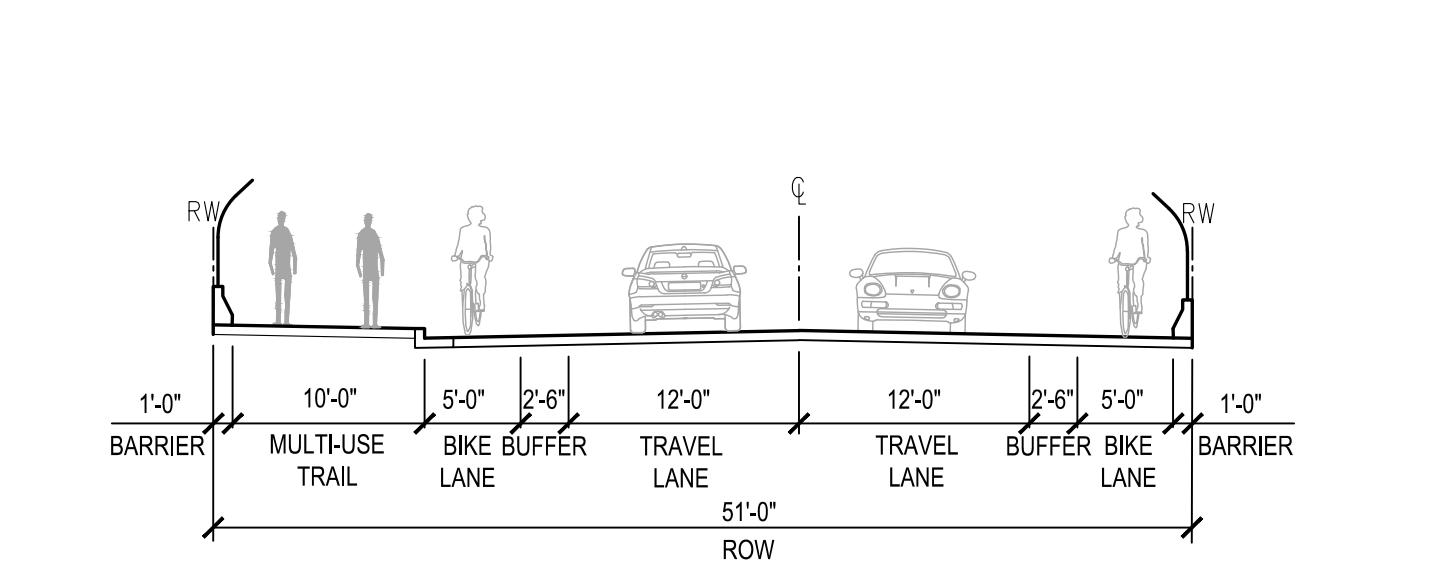
SECTION B-B (PRIVATE)
(A AVENUE, P DRIVE, Q DRIVE, R STREET, S DRIVE,
T STREET, U DRIVE, V DRIVE, W DRIVE, X DRIVE)
SCALE: 1"=10'



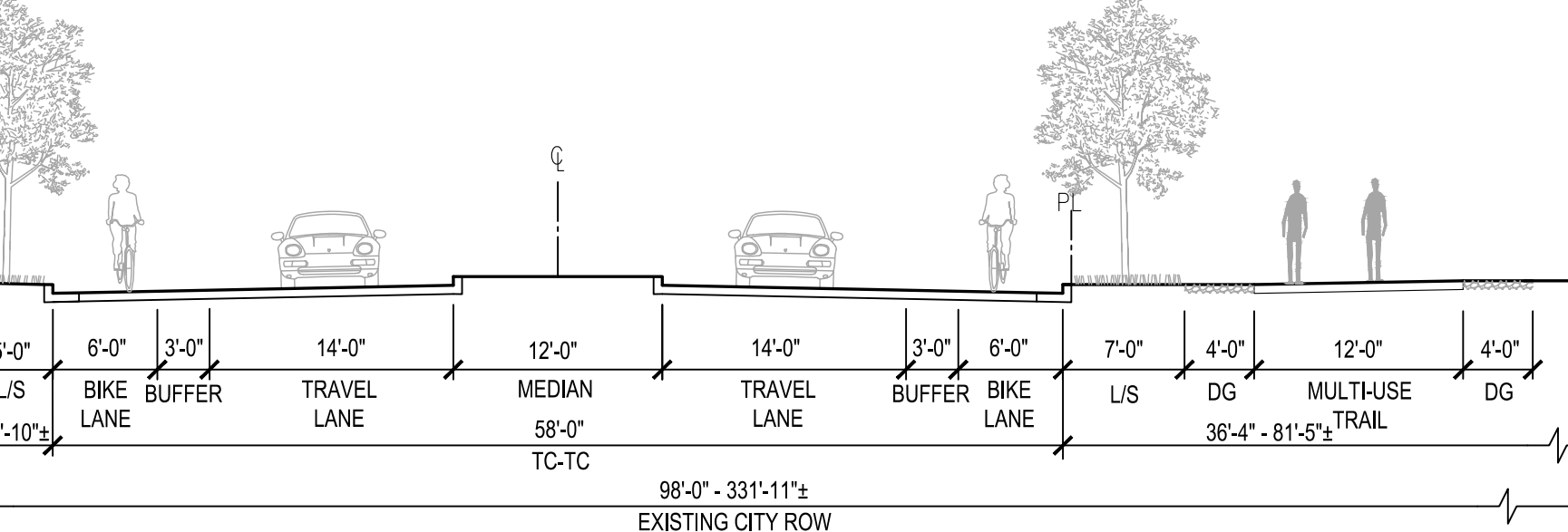
SECTION C-C (PRIVATE)
(A AVENUE, C DRIVE, P DRIVE)
SCALE: 1"=10'



SECTION D-D (PUBLIC)
(STEVENSON BOULEVARD - WEST OF UPRR OVERPASS)
SCALE: 1"=10'



SECTION E-E (PUBLIC)
(STEVENSON BOULEVARD OVERPASS)
SCALE: 1"=10'



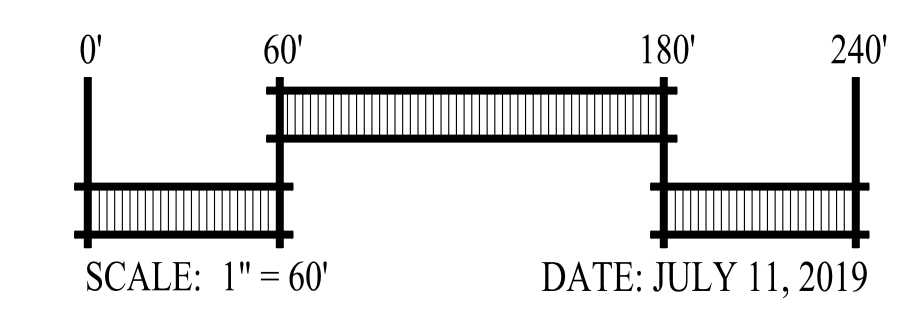
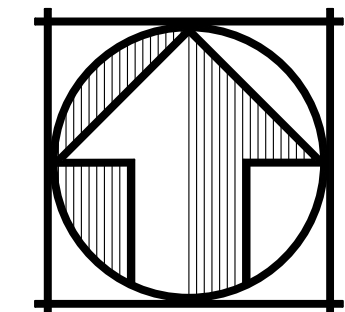
SECTION F-F (PUBLIC)
(STEVENSON BOULEVARD - EAST OF UPRR OVERPASS)
SCALE: 1"=10'

SEE SHEET TMS

EXHIBIT D p4

SANCTUARY WEST TRACT 8495 PRELIMINARY LOTTING PLAN VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA



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DATE: JULY 11, 2019

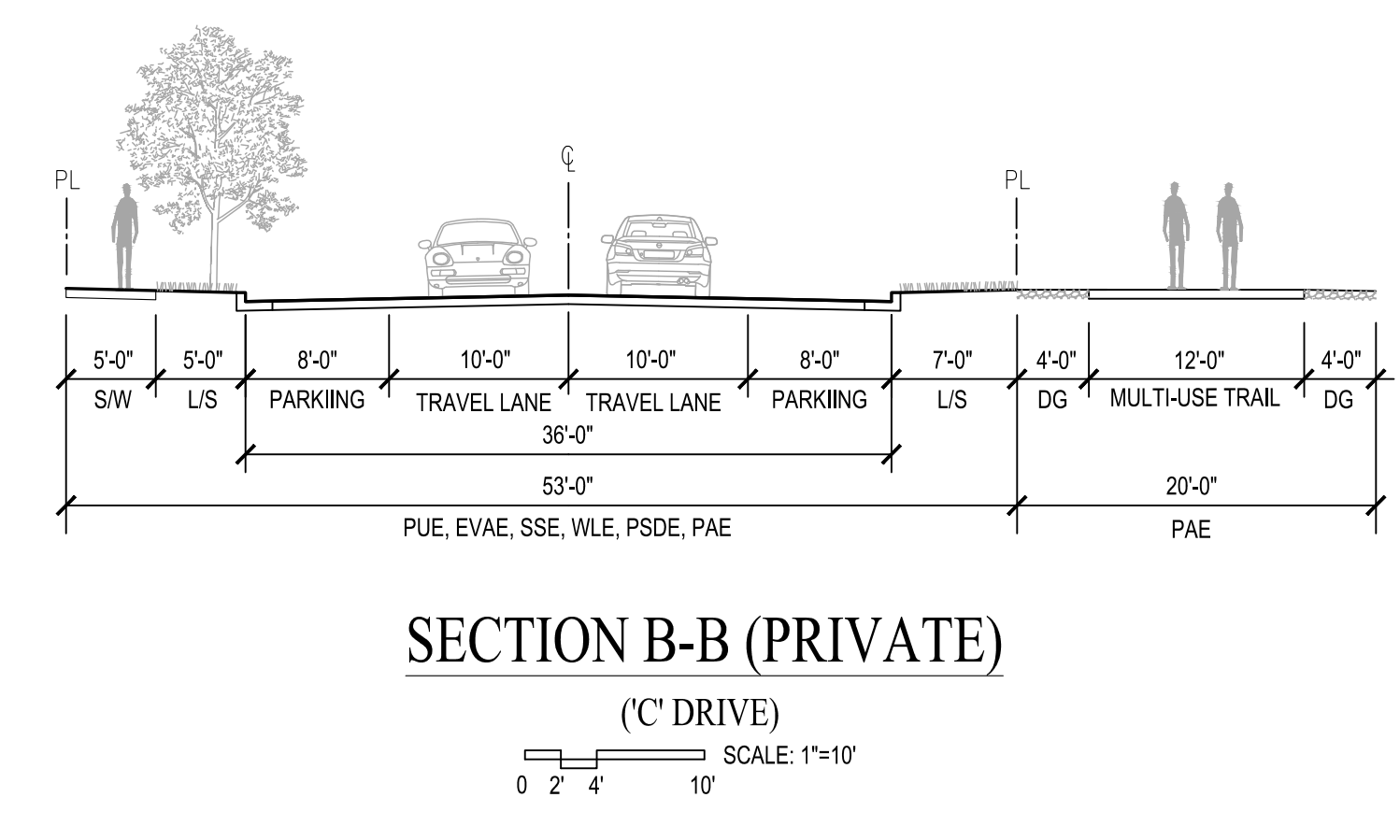
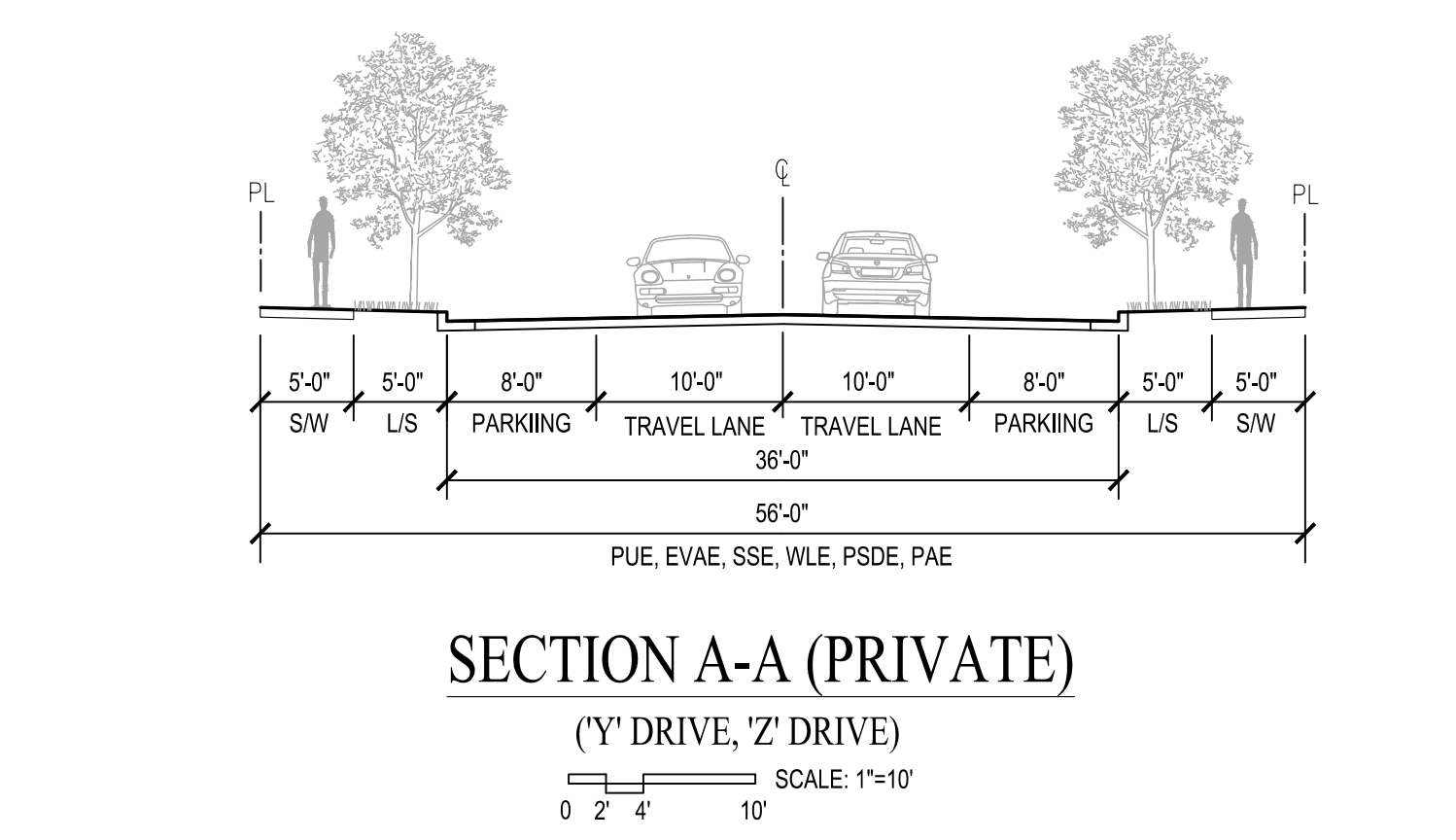
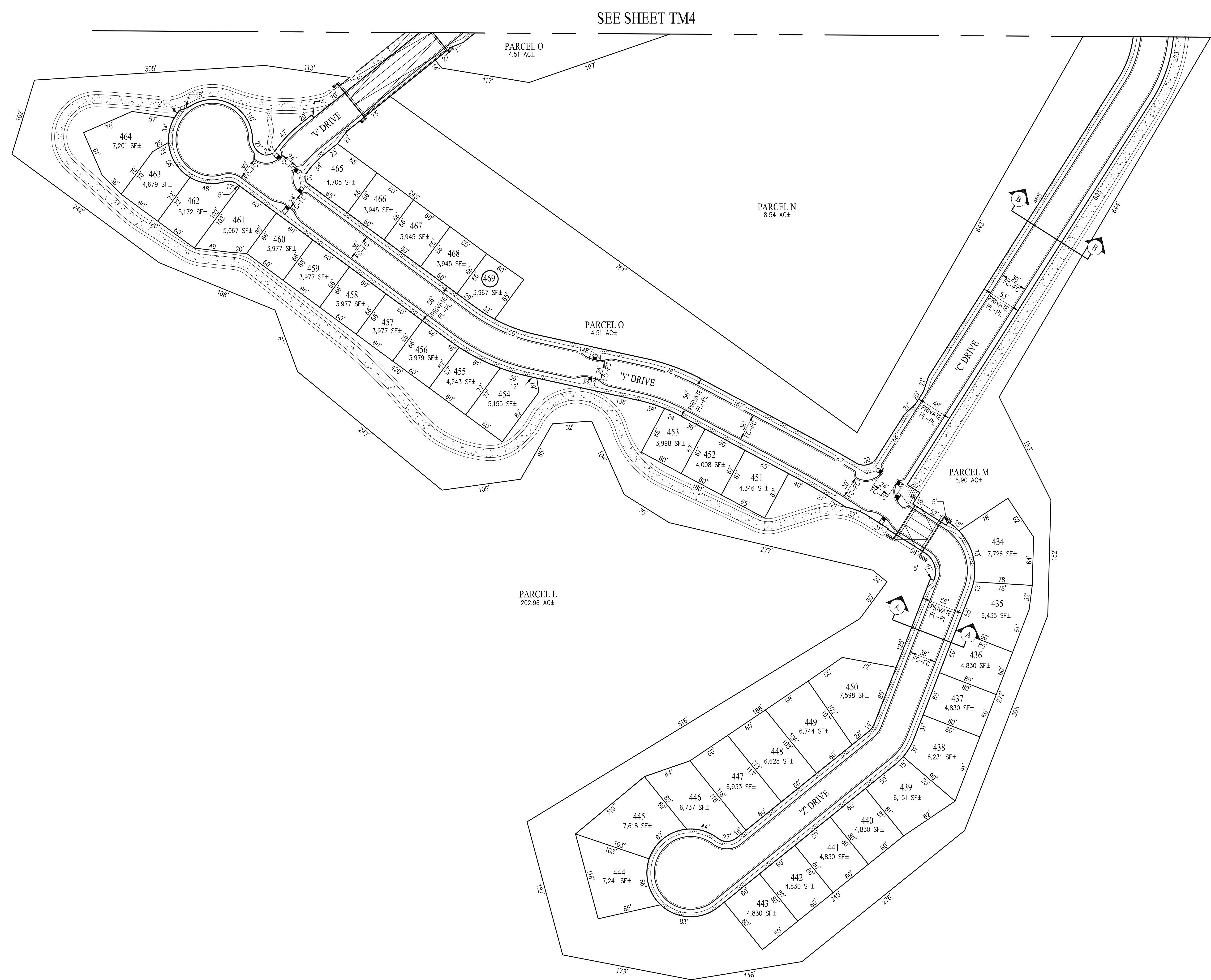


EXHIBIT D p5

SANCTUARY WEST TRACT 8495
PRELIMINARY LOTTING PLAN
VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

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SCALE: 1" = 60' DATE: JULY 11, 2019

SHEET NO. **TM5** OF 15 SHEETS

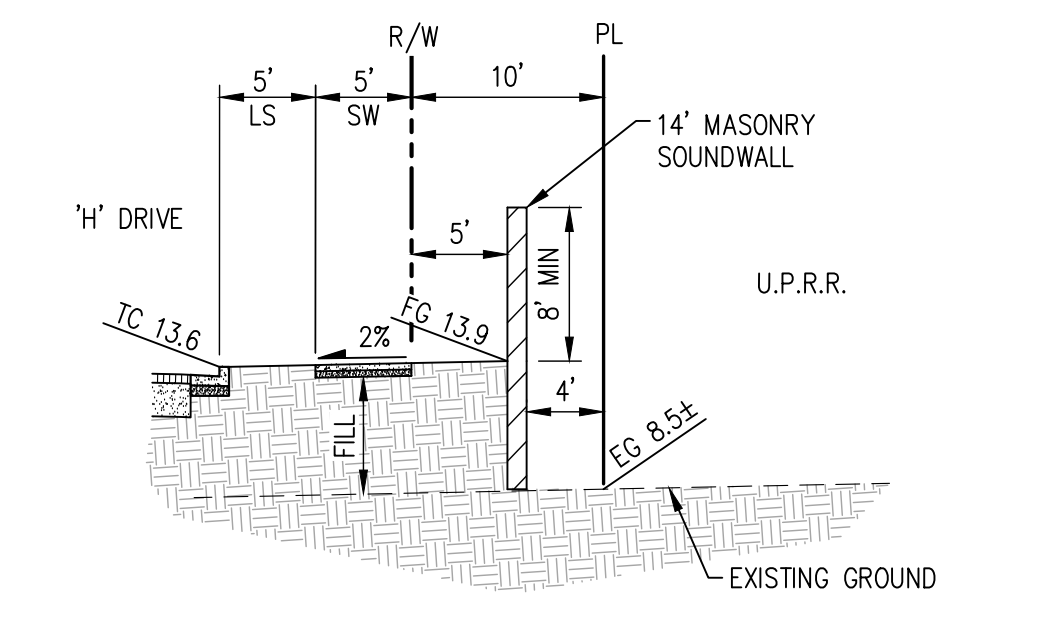
SEE SHEET TM9

APPLE COMPUTER INC.
APN 901-0185-033-00

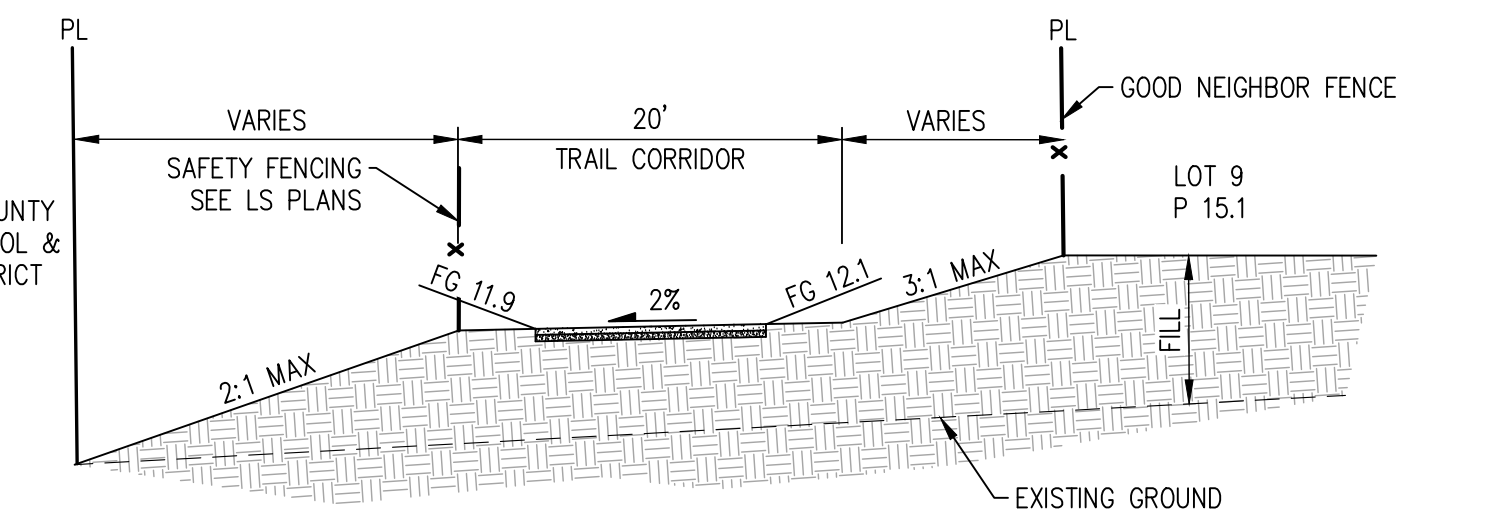
EXETER THEATRE, LLC
APN 901-0185-043-00

EUREKA, LLC
APN 901-0185-059-03

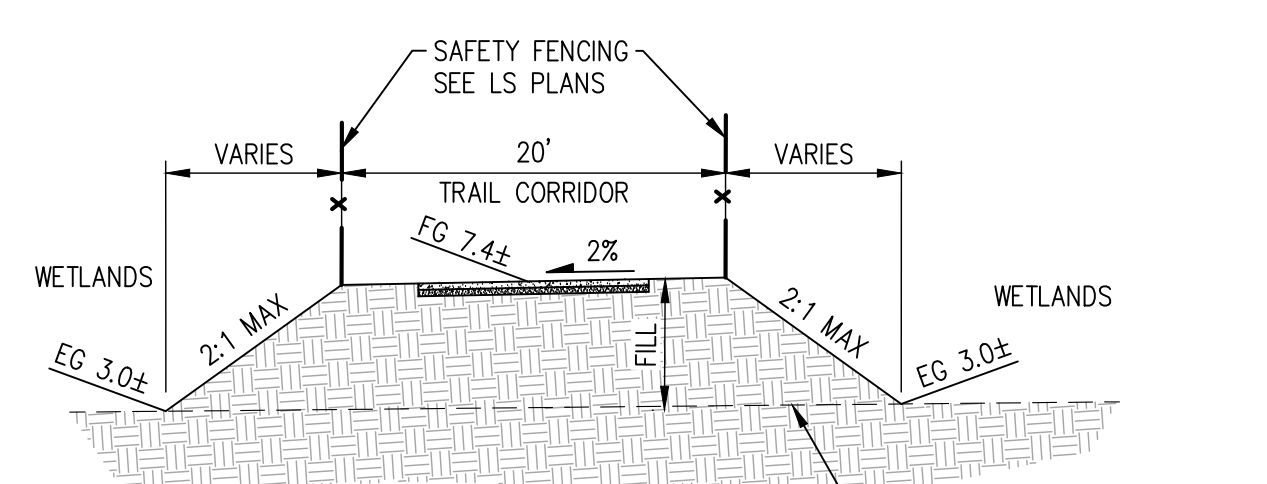
STEVENSON POINT TECHPARK
OWNER ASSOCIATION
APN 901-0185-044-00



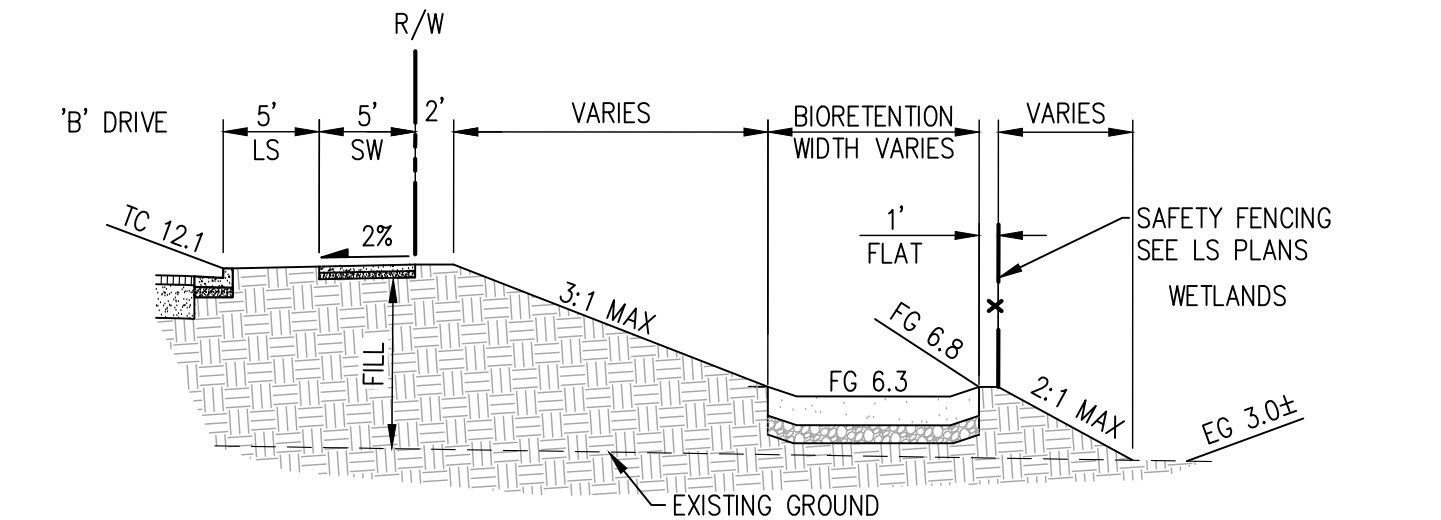
SECTION A
NOT TO SCALE



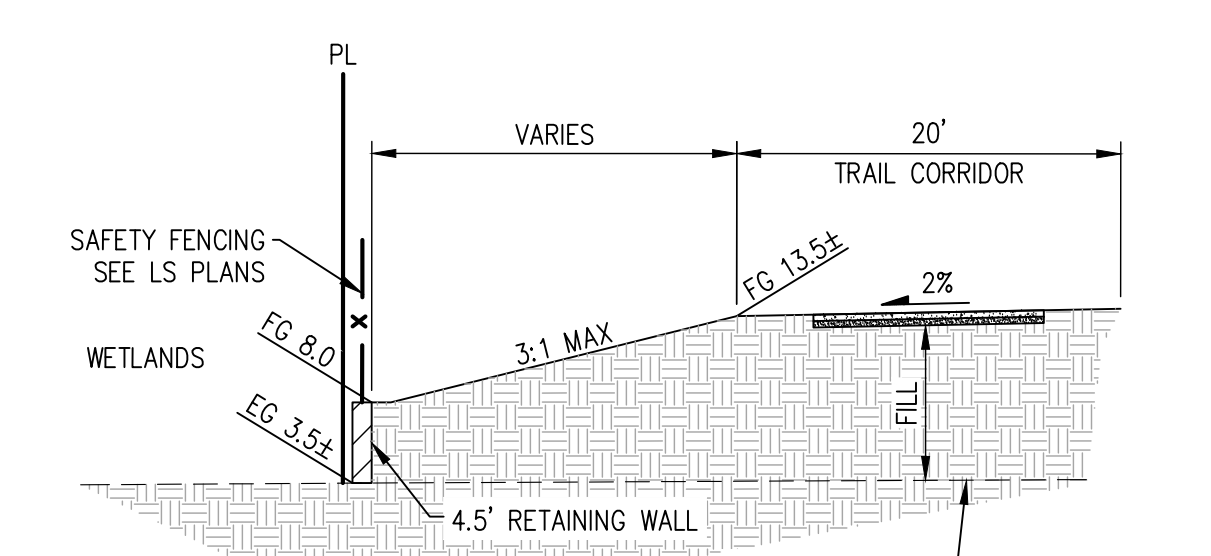
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NOT TO SCALE



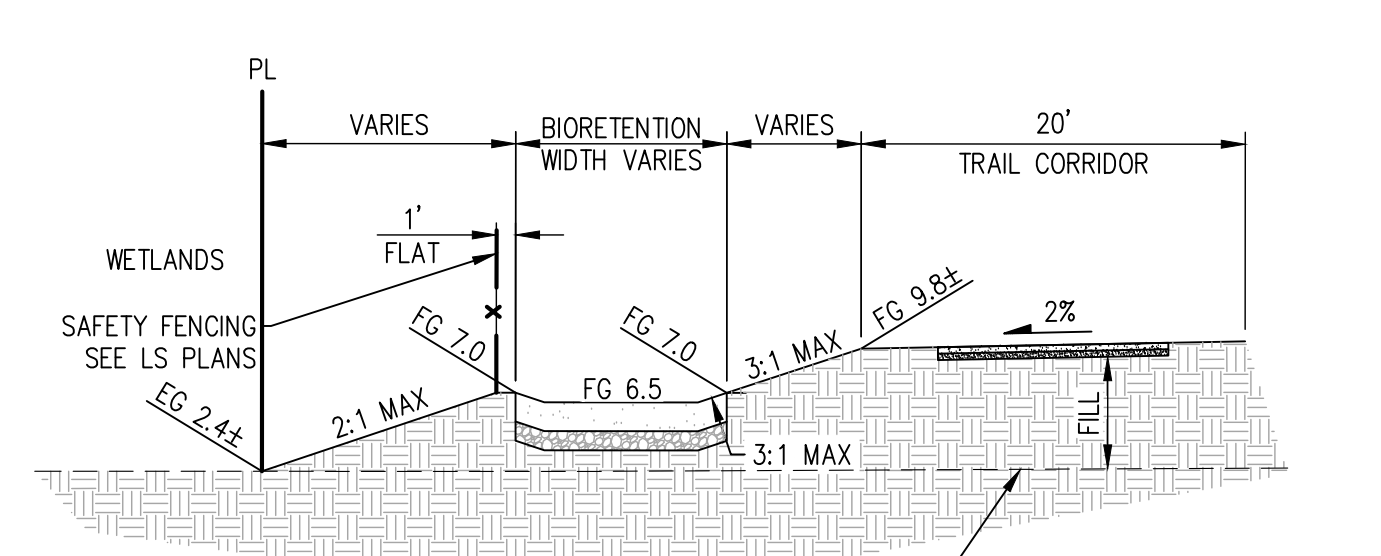
SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



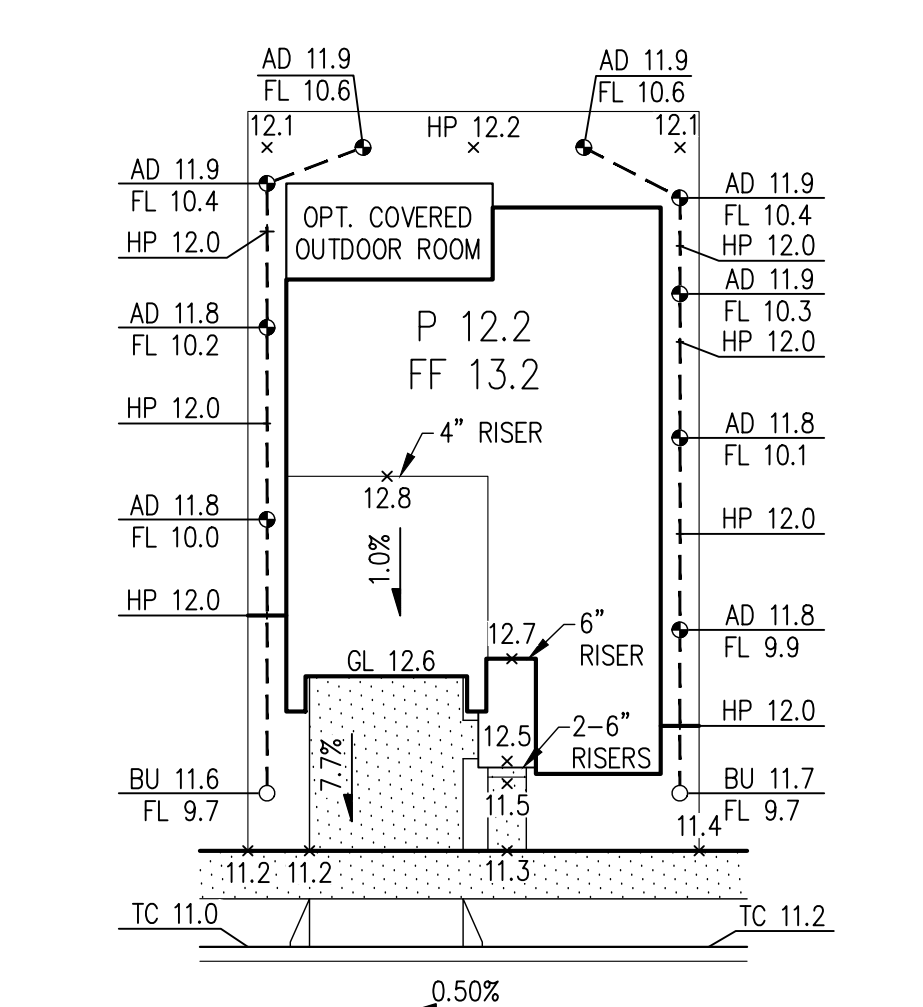
SECTION F
NOT TO SCALE

EXHIBIT D p6

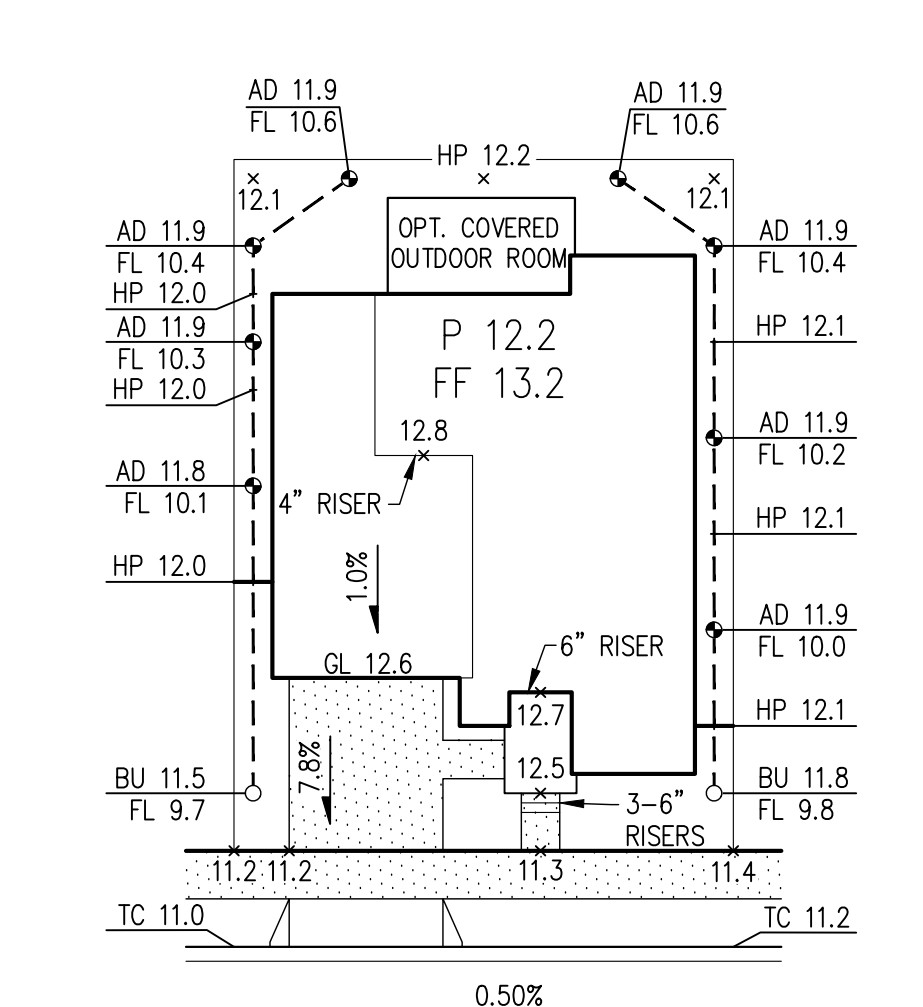
SANCTUARY WEST TRACT 8495 PRELIMINARY GRADING & DRAINAGE PLAN VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

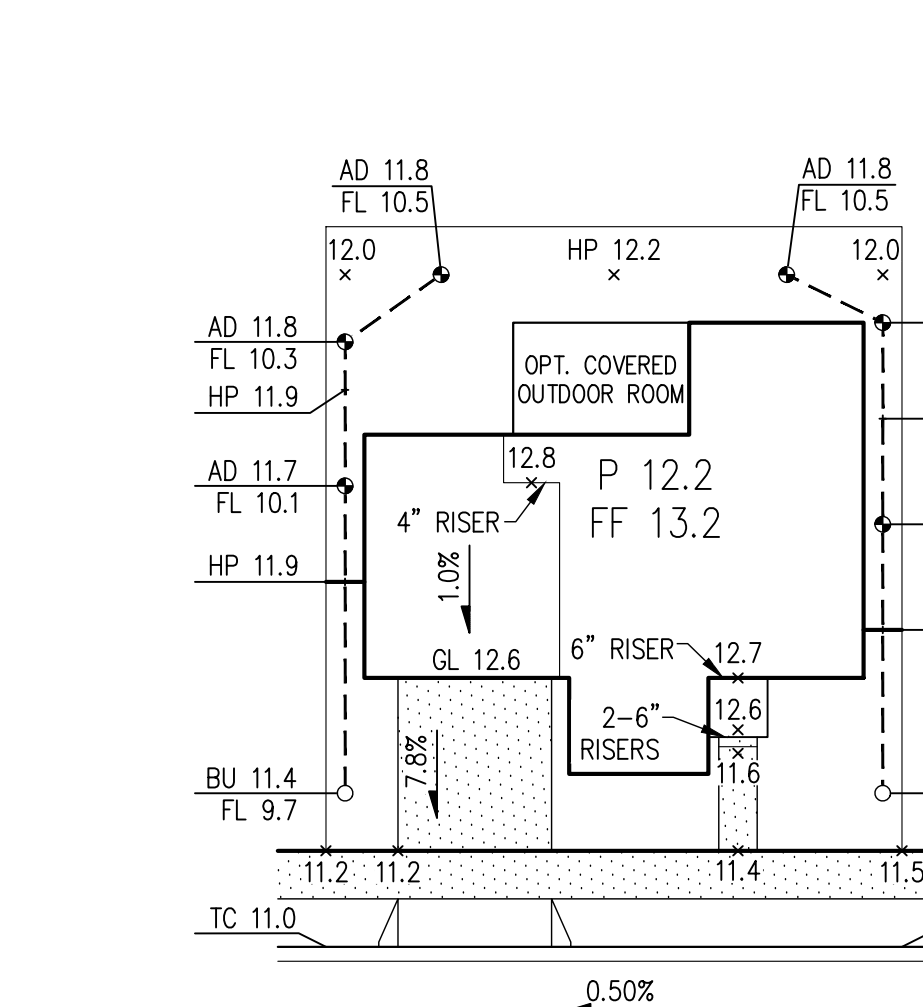
EARTHWORK	
	VOLUME (CY)
CUT	350 (+)
FILL	1,662,300 (-)
UTILITY SPOOLS	40,850 (+)
NET	1,621,100 (-)



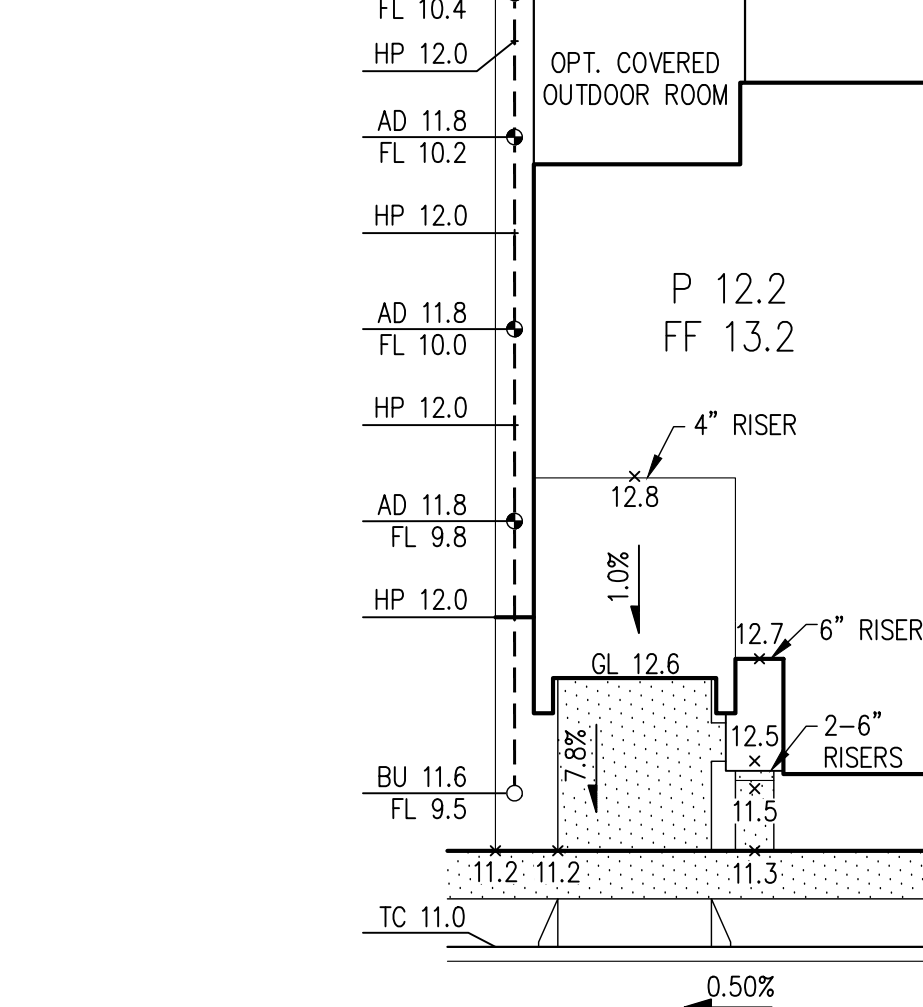
47' X 77' TYPICAL LOT GRADING
SCALE 1" = 20'



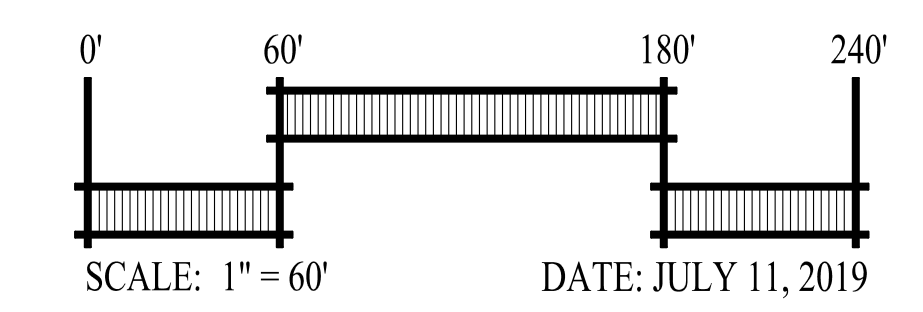
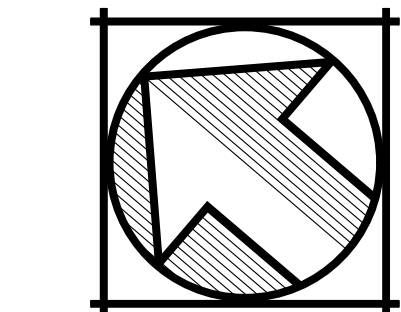
52' X 72' TYPICAL LOT GRADING
SCALE 1" = 20'



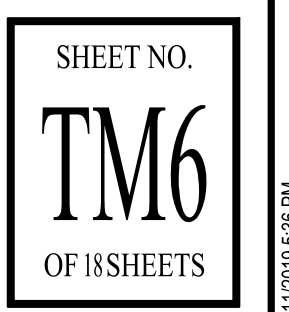
60' X 65' TYPICAL LOT GRADING
SCALE 1" = 20'



50' X 100' TYPICAL LOT GRADING
SCALE 1" = 20'



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DATE: JULY 11, 2019

DATE: JULY 11, 2019

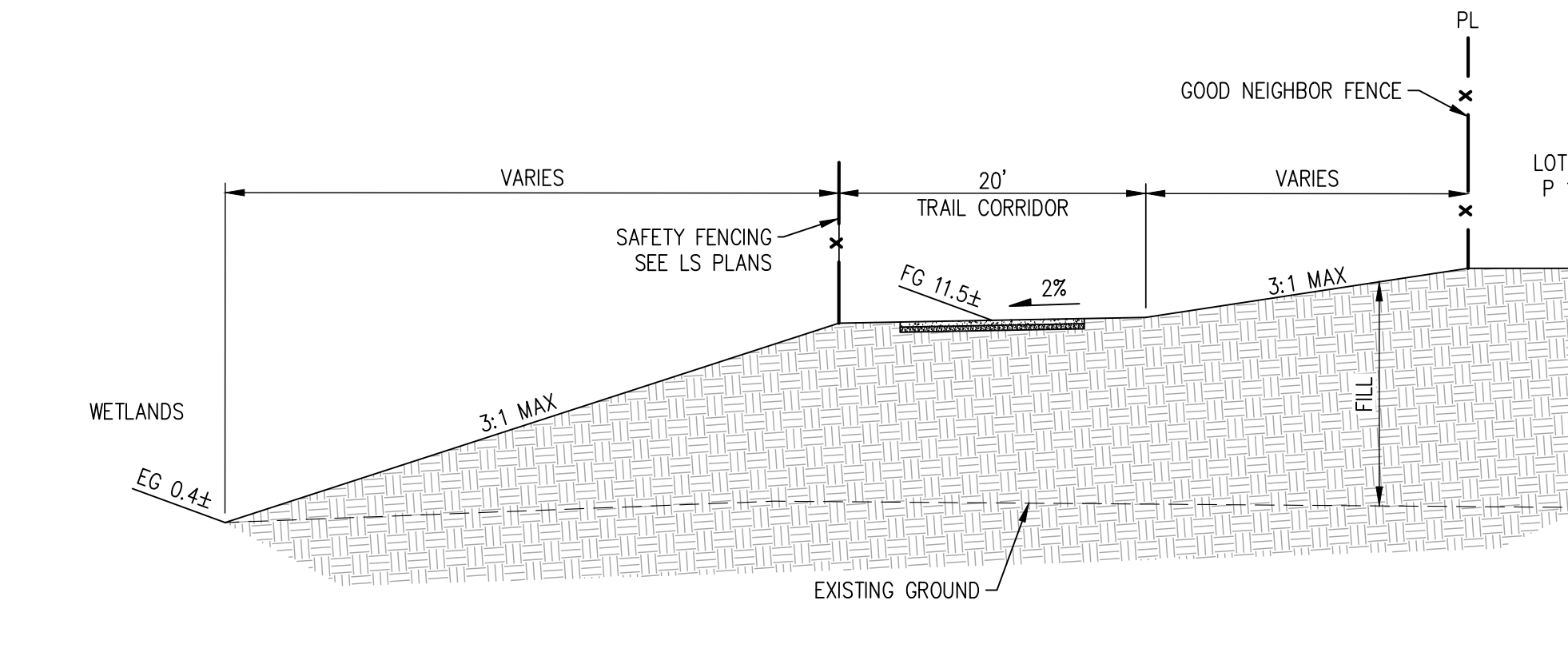
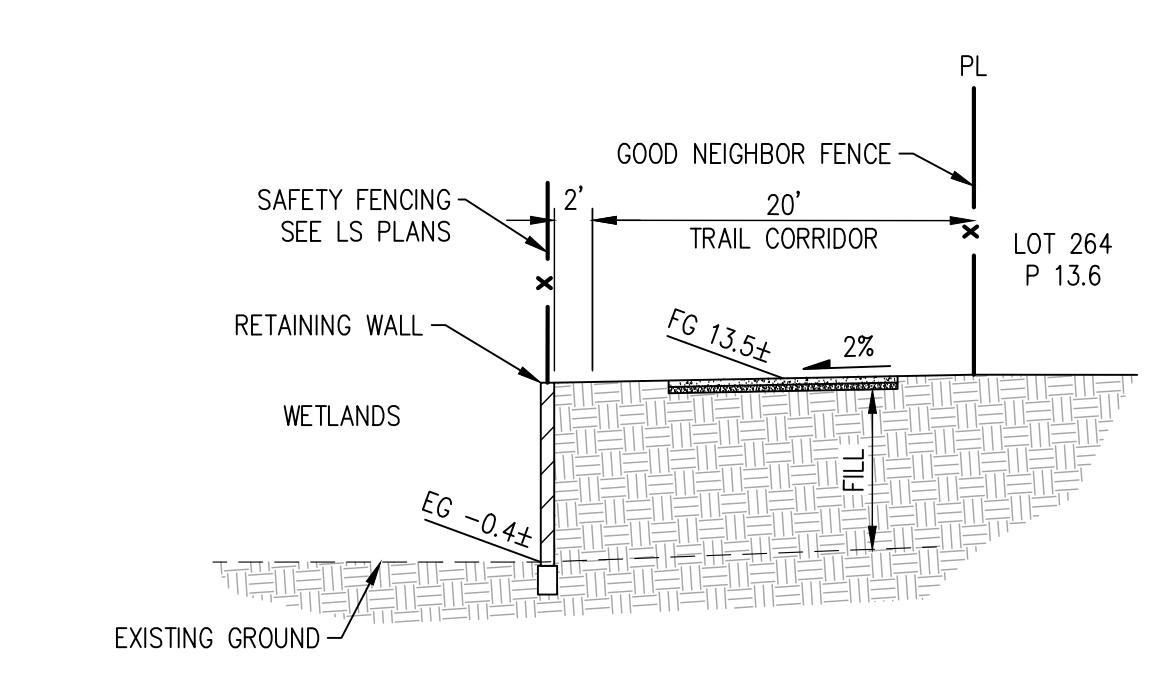
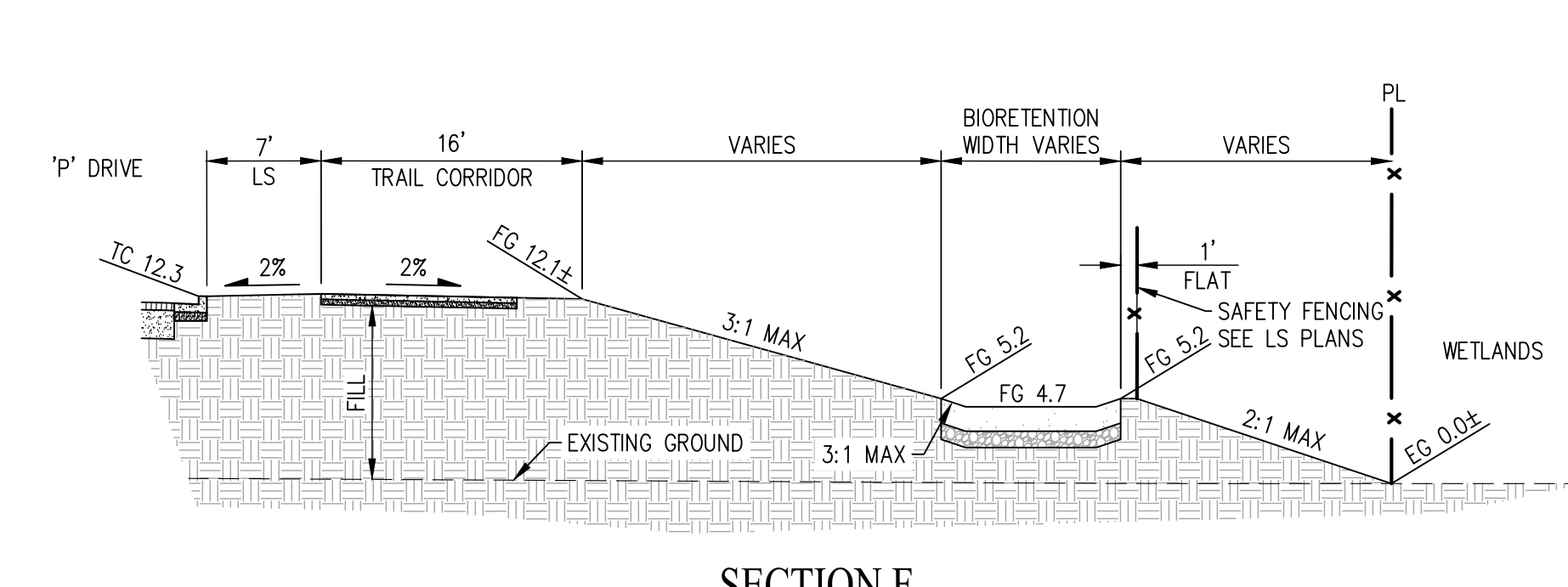
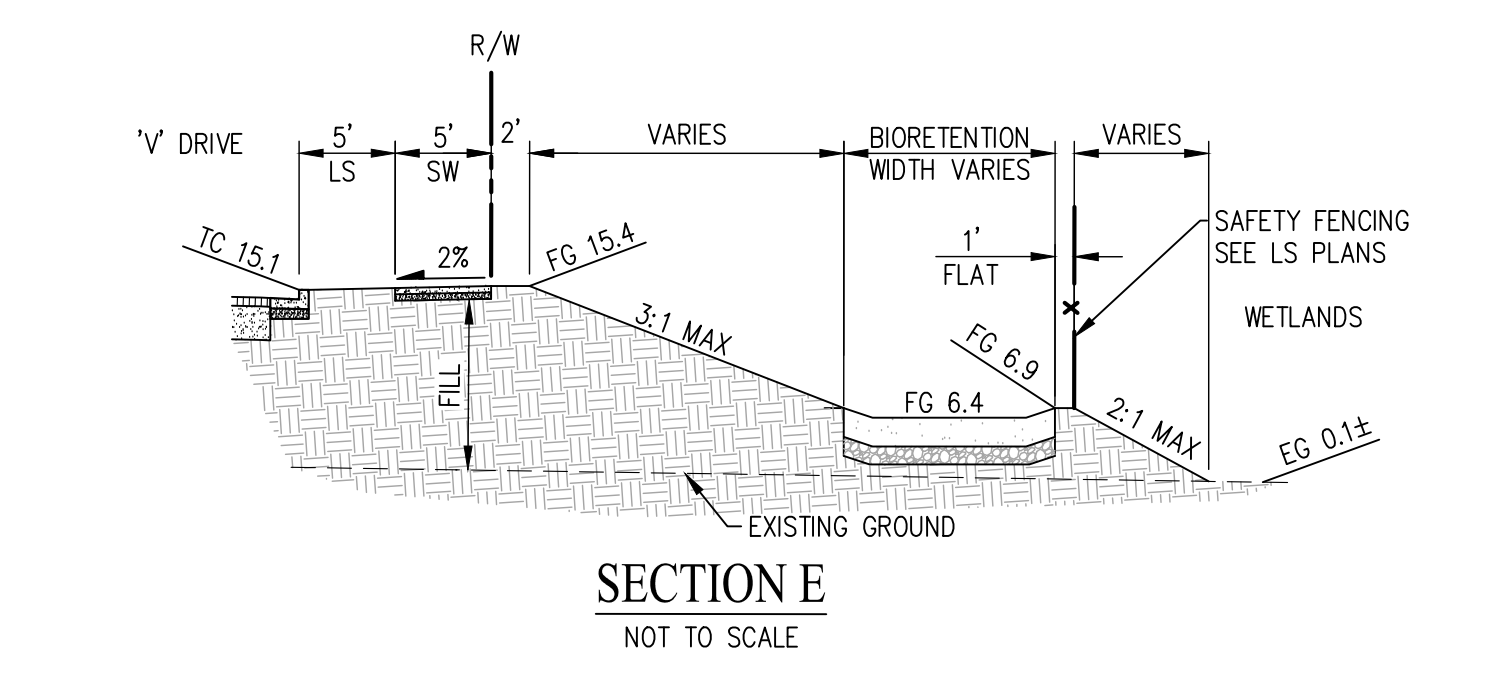
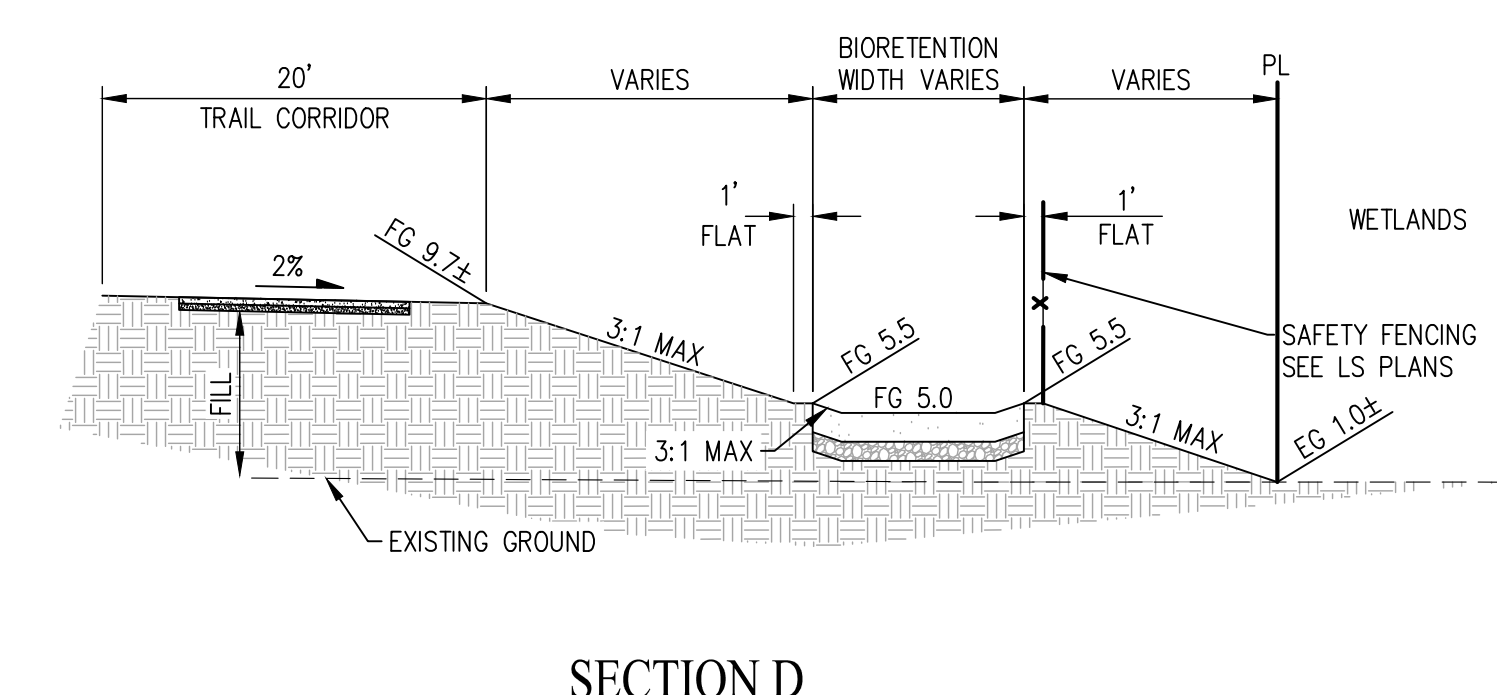
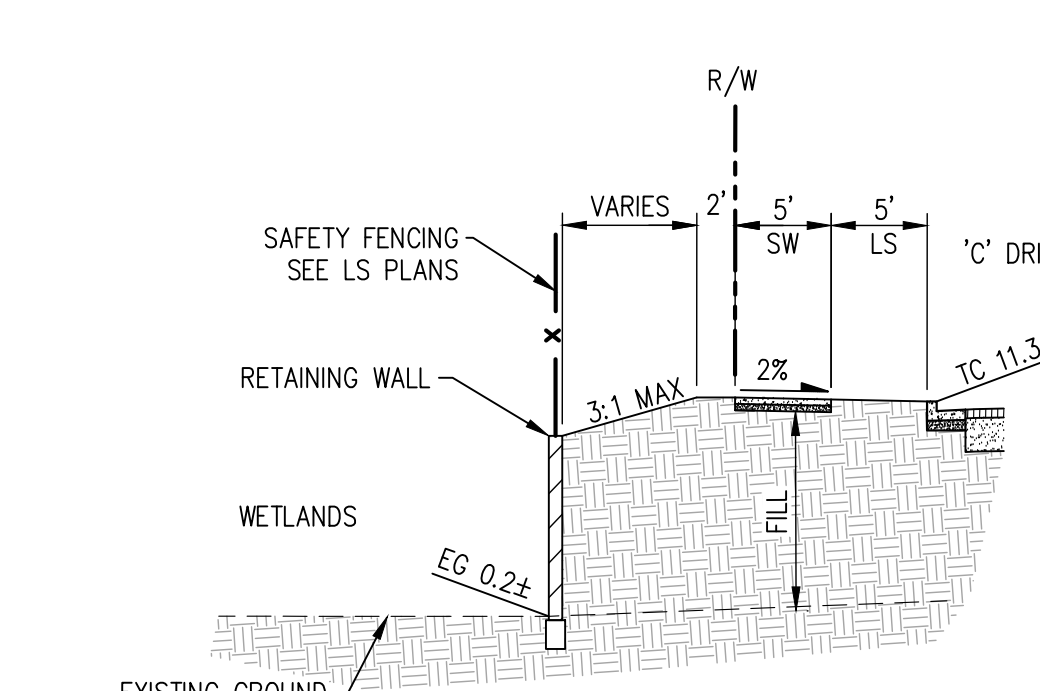
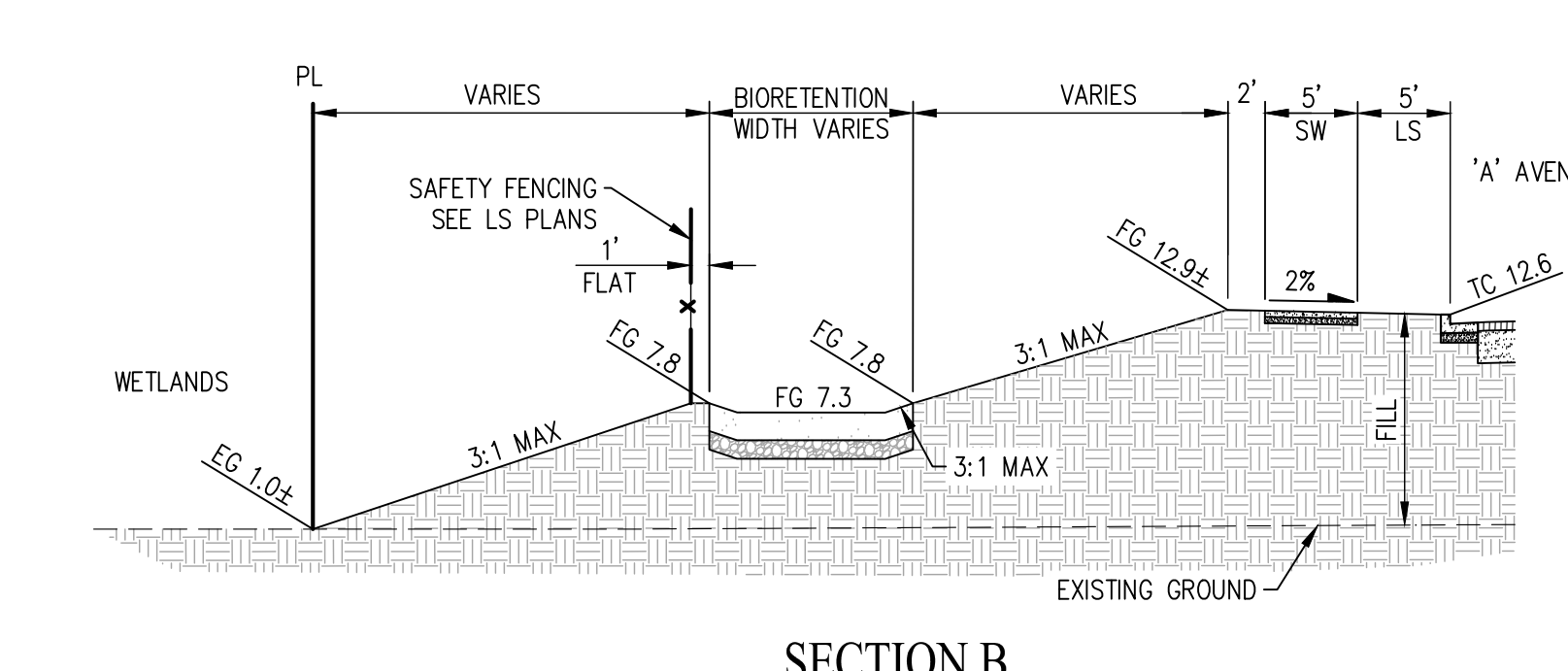
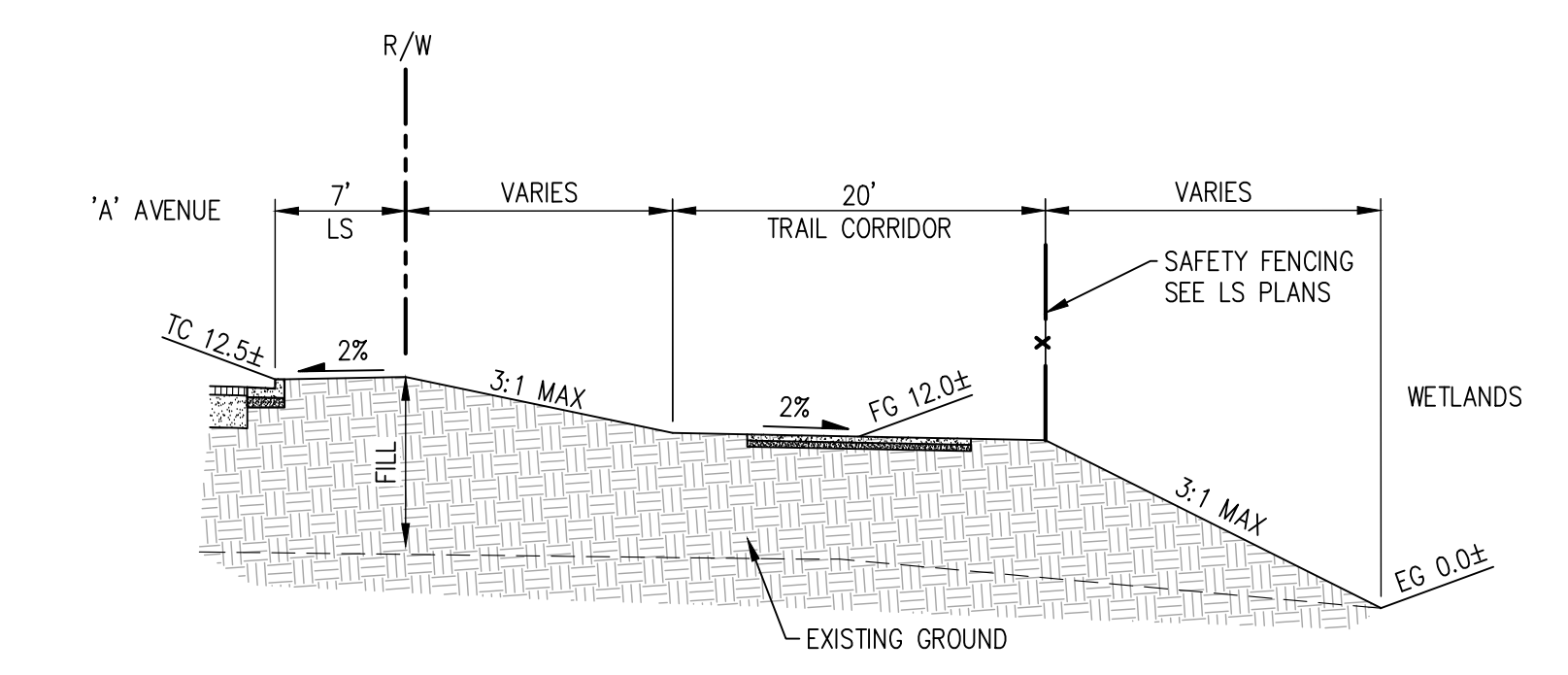
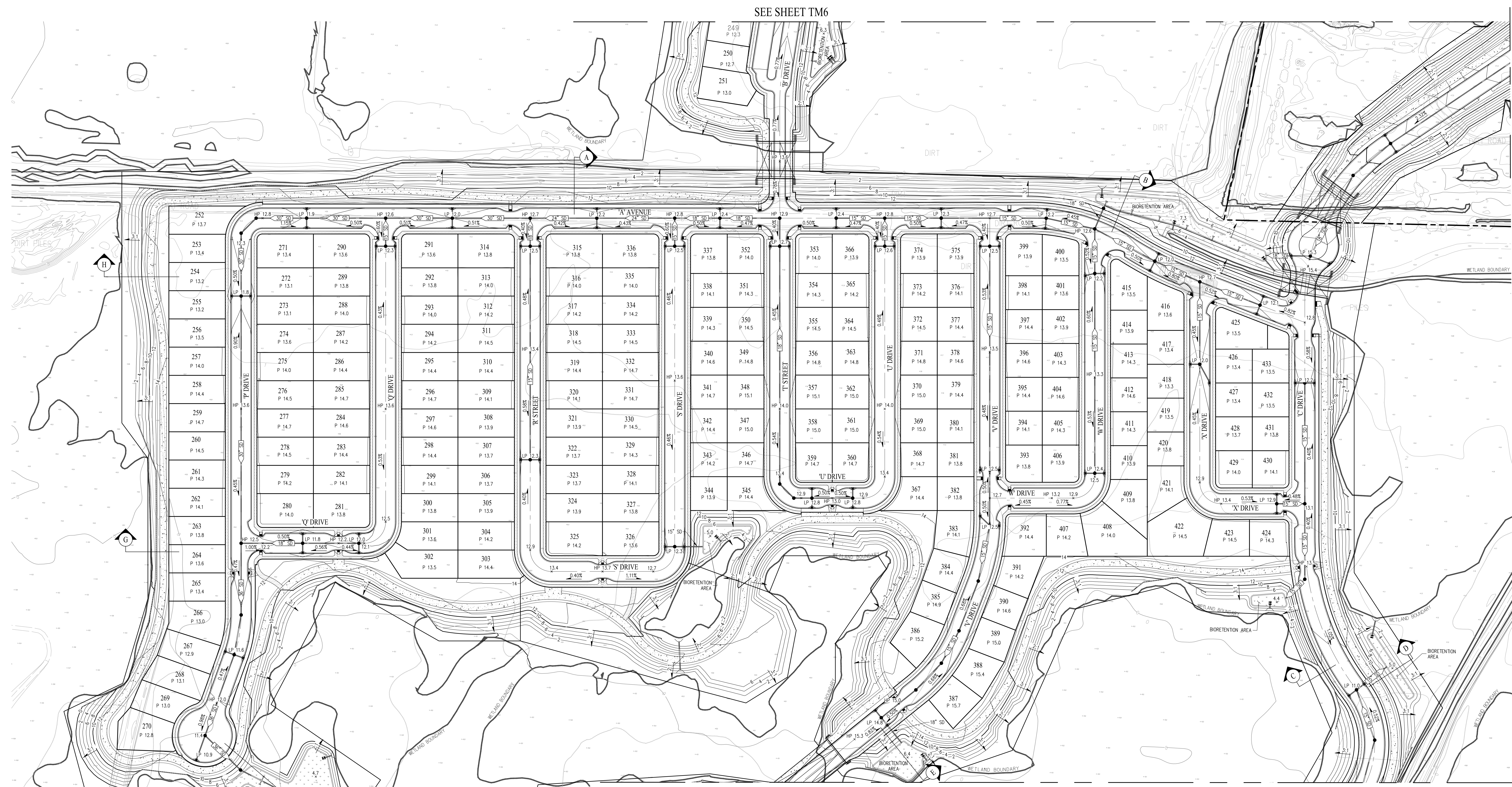


EXHIBIT D p7 SANCTUARY WEST TRACT 8495
PRELIMINARY GRADING & DRAINAGE PLAN
 VESTING TENTATIVE MAP

SEE SHEET TM7

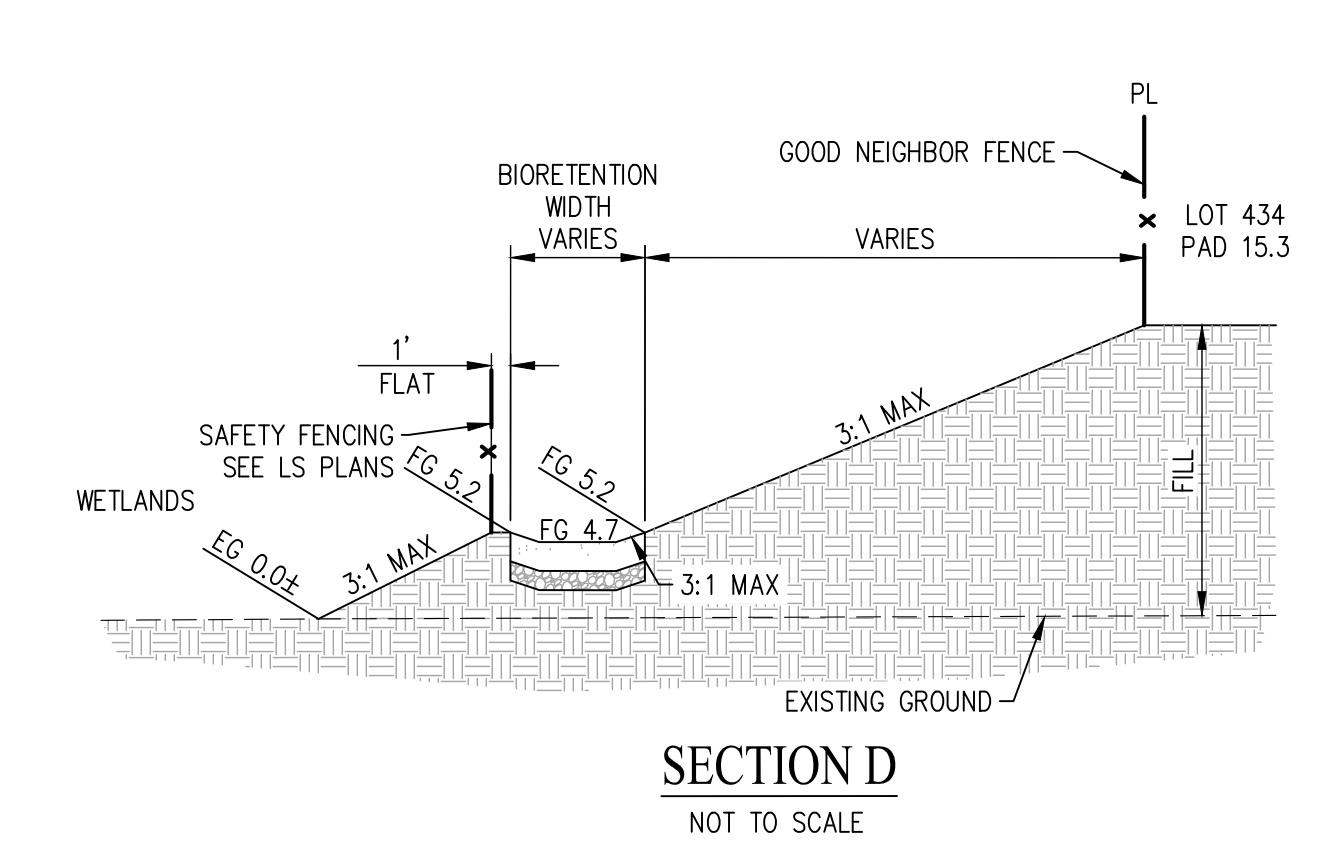
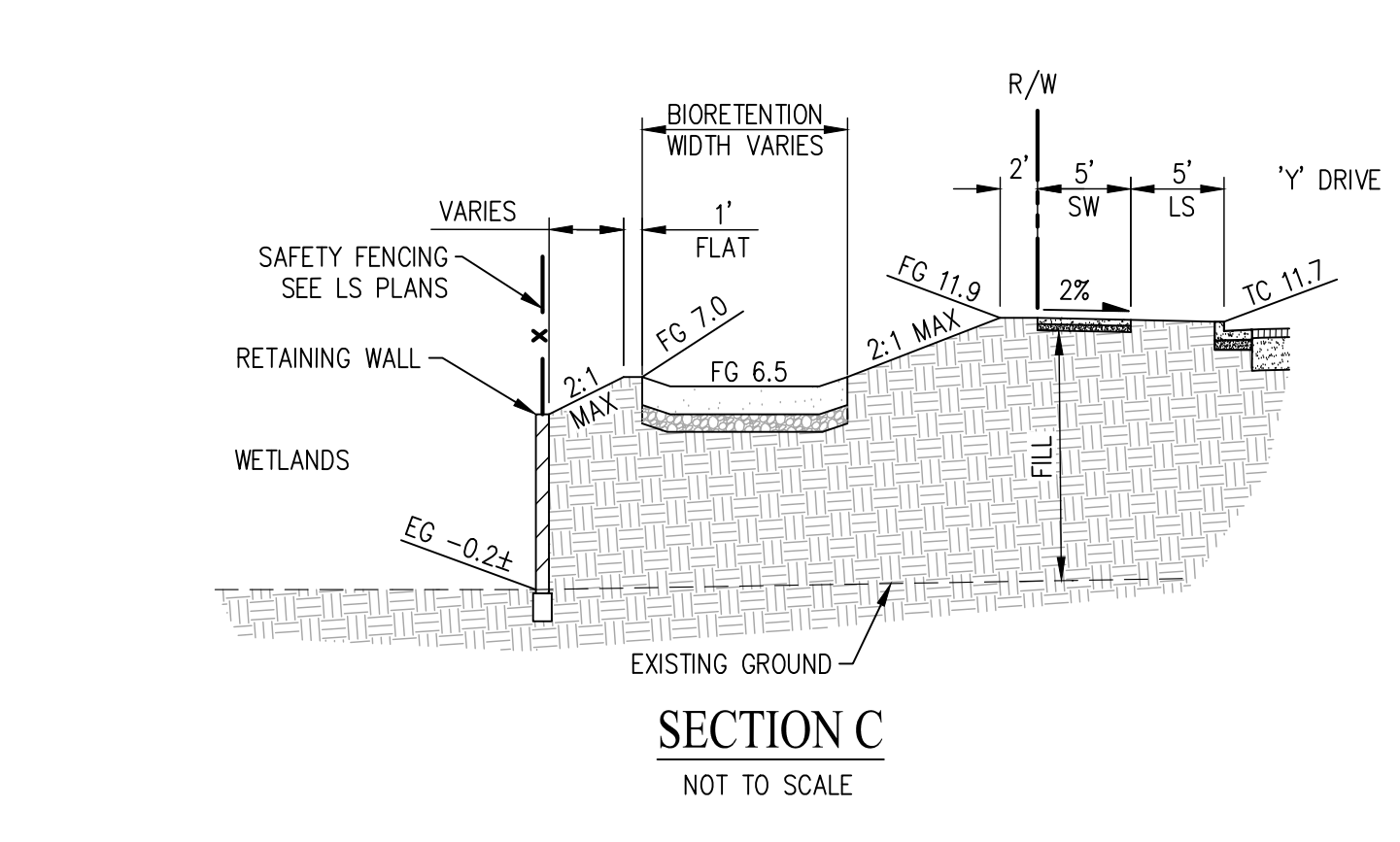
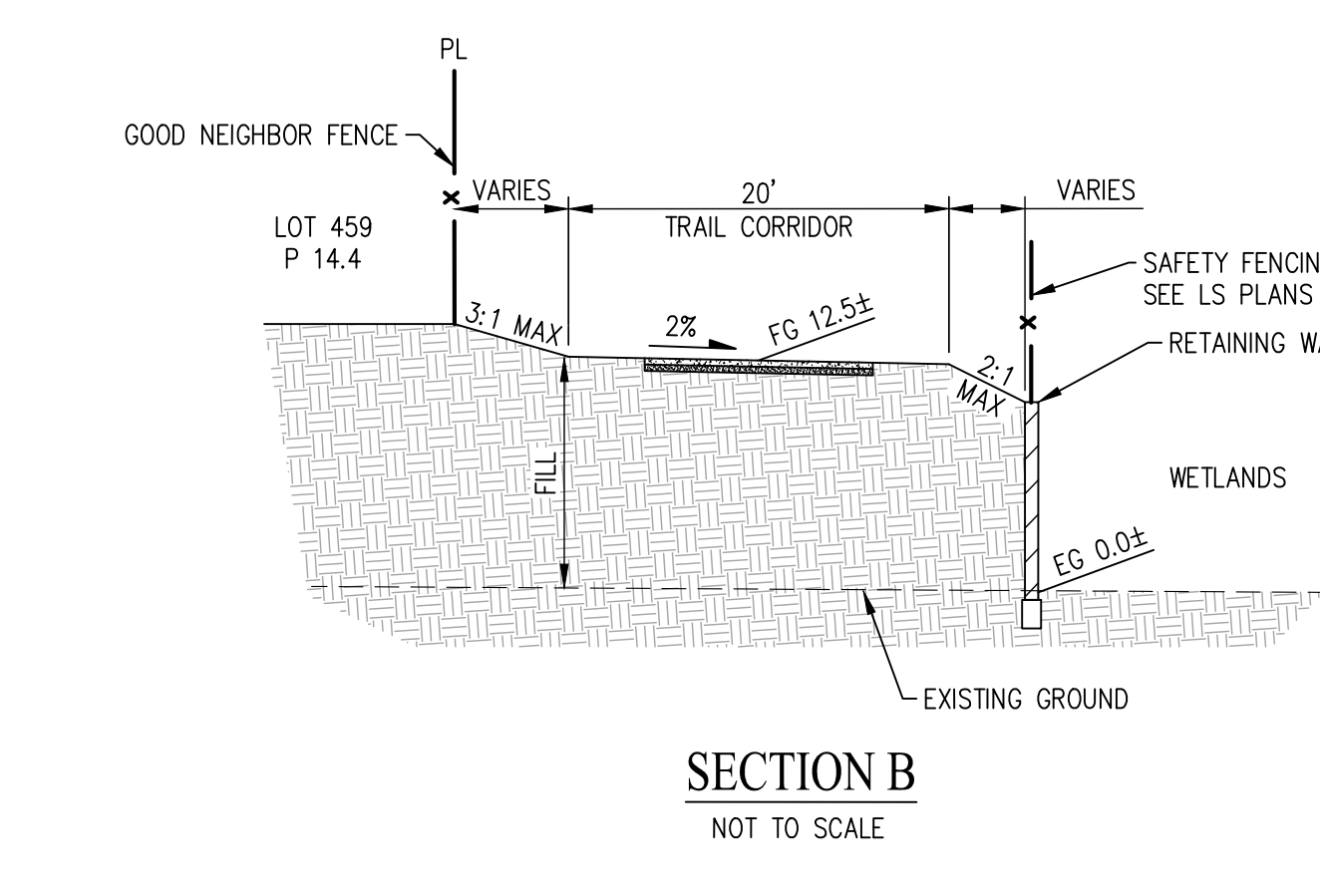
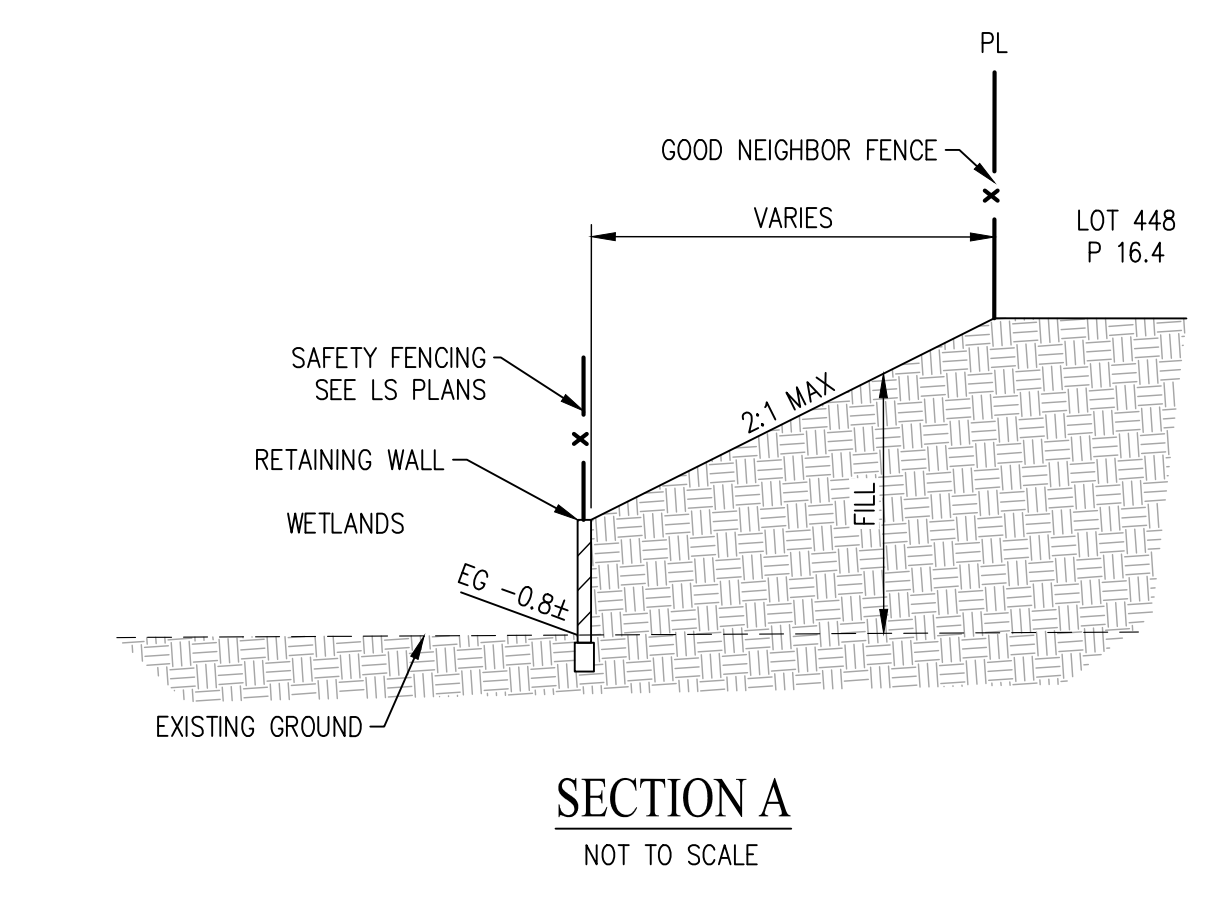
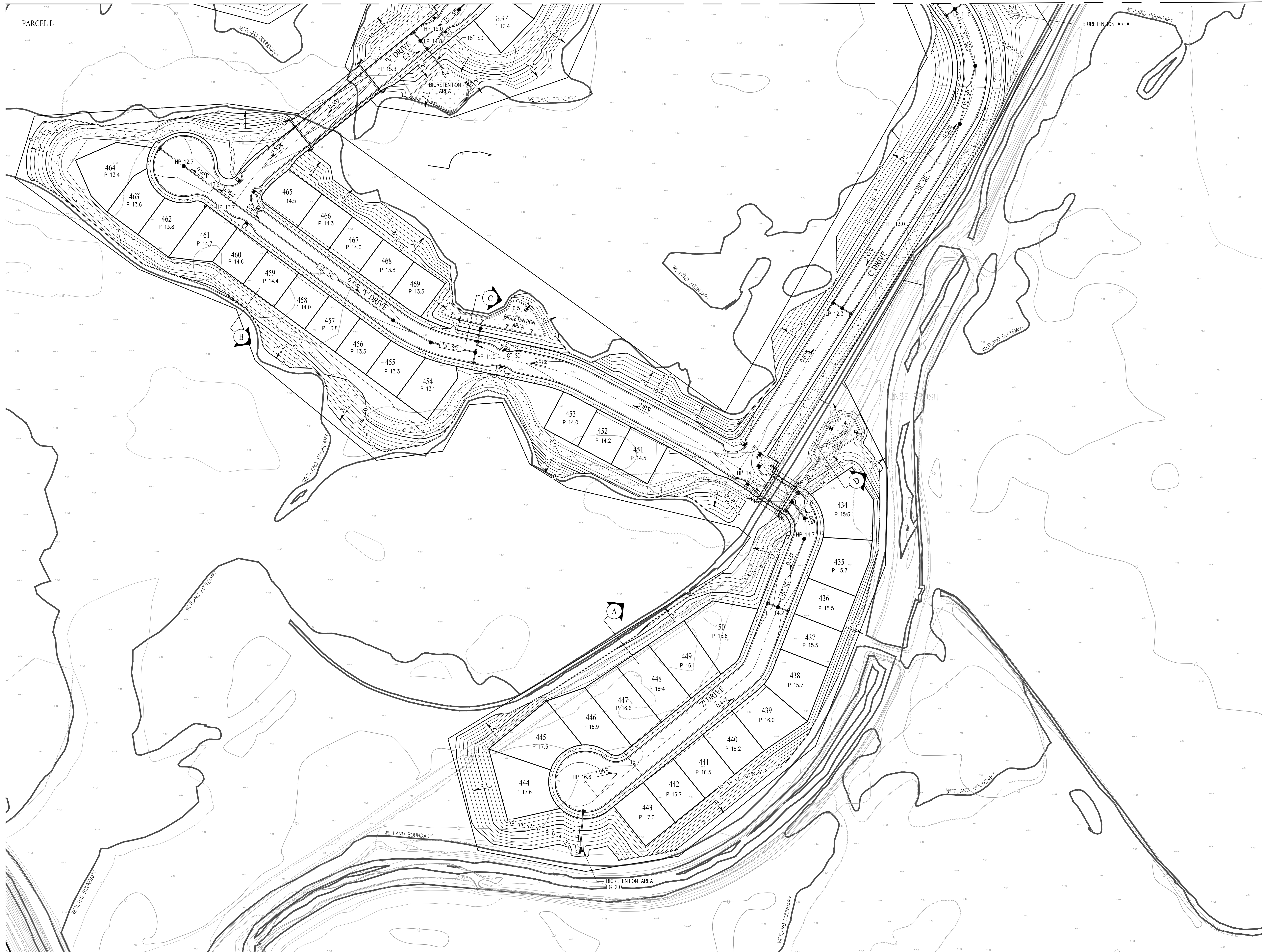
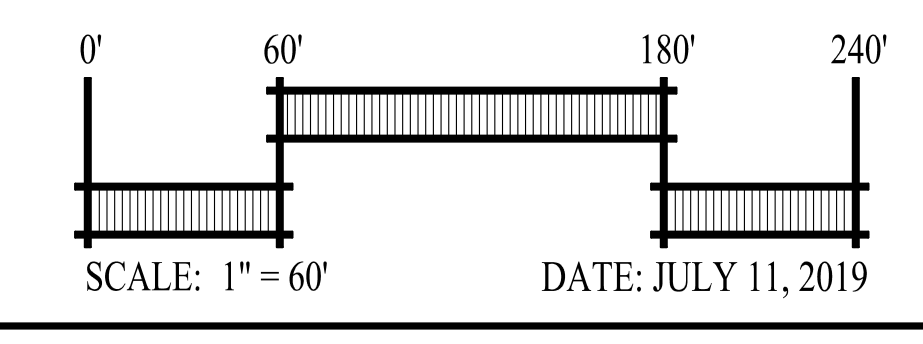
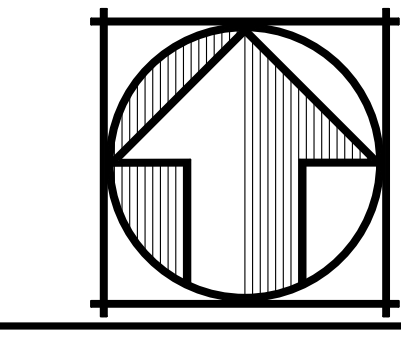


EXHIBIT D p8

SANCTUARY WEST TRACT 8495
**PRELIMINARY GRADING &
 DRAINAGE PLAN**
 VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA



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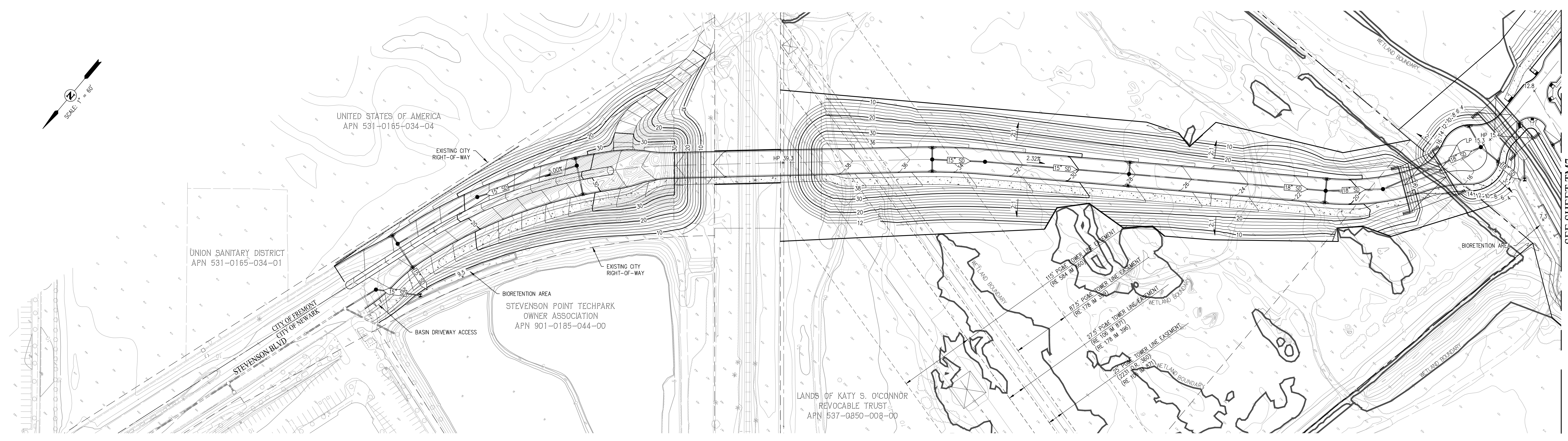
SHEET NO.
TM8
 OF 15 SHEETS



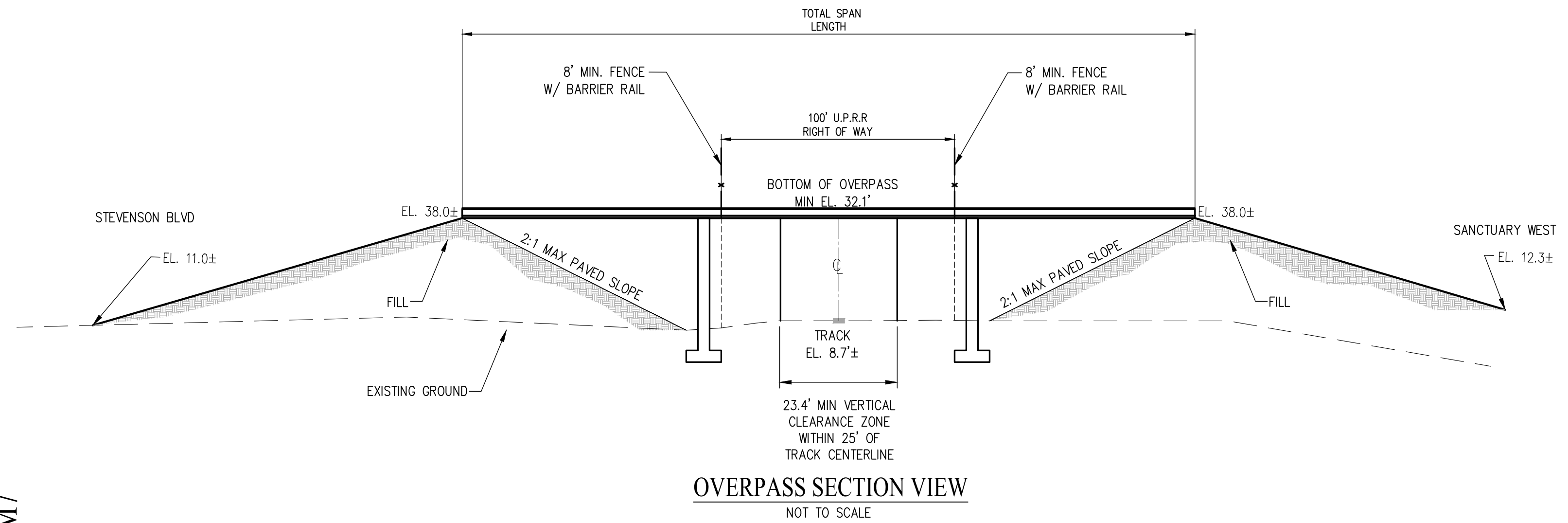
MOWRY AVENUE EVA ACCESS

SEE SHEET TM6

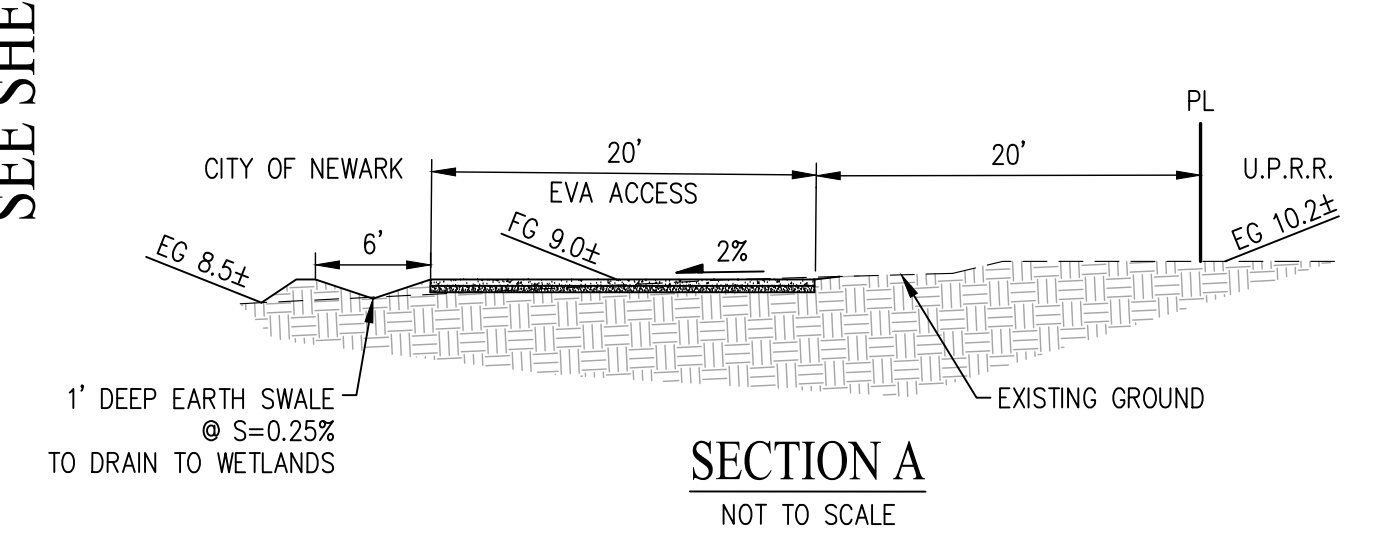
SEE SHEET TM6



STEVENSON BOULEVARD EXTENSION



OVERPASS SECTION VIEW
NOT TO SCALE

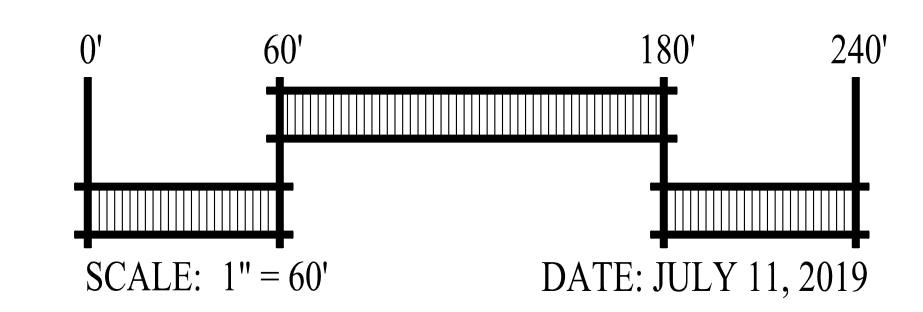


SECTION A
NOT TO SCALE

EXHIBIT D p9

SANCTUARY WEST TRACT 8495
PRELIMINARY GRADING & DRAINAGE PLAN
VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
TM9
 OF 11 SHEETS

SEE SHEET TM13

CITY OF NEWARK PARCEL 7
14 ROD E33

ALAMEDA COUNTY FLOOD CONTROL & WATER DISTRICT

10' INGRESS & EGRESS EASEMENT & UTILITY EASEMENT
(RE 737 M 630)

BIORETENTION AREA

PARCEL I

PARCEL H

PARCEL F

PARCEL E

PARCEL D

PARCEL B

BIORETENTION AREA

PARCEL C

SEE SHEET TM11

APPLE COMPUTER INC.
APN 901-0185-033-00

EXETER TRUCKS, LLC
APN 901-0185-043-00

EUREKA, LLC
APN 901-0185-059-03

STEVENSON POINT TECHPARK
OWNER ASSOCIATION
APN 901-0185-044-00

LANDS OF KATY S. D'CONNOR
REVOCABLE TRUST
APN 537-0850-008-00

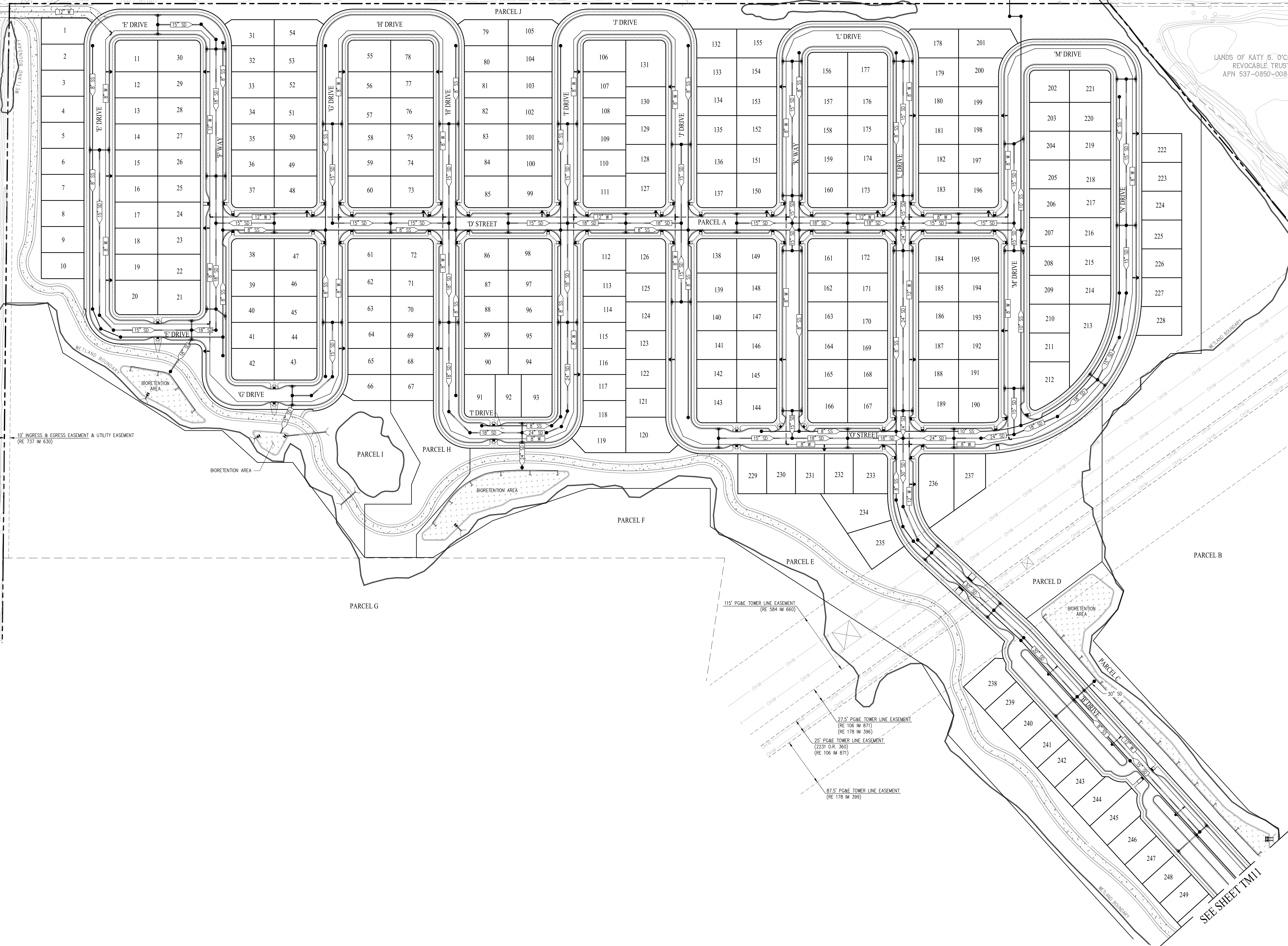
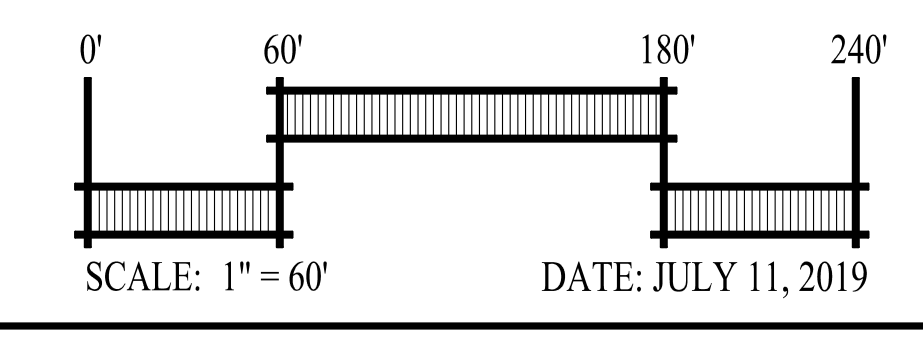
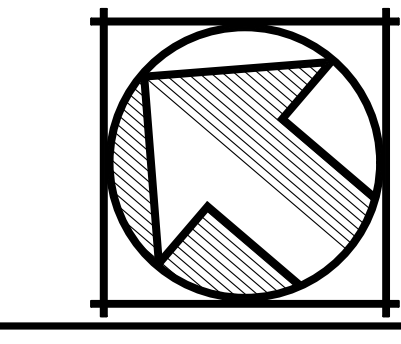


EXHIBIT D p10

SANCTUARY WEST TRACT 8495
PRELIMINARY UTILITY PLAN
 VESTING TENTATIVE MAP

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
TM10
 OF 11 SHEETS

DATE PLOTTED: 7/11/2019 10:58:11 AM