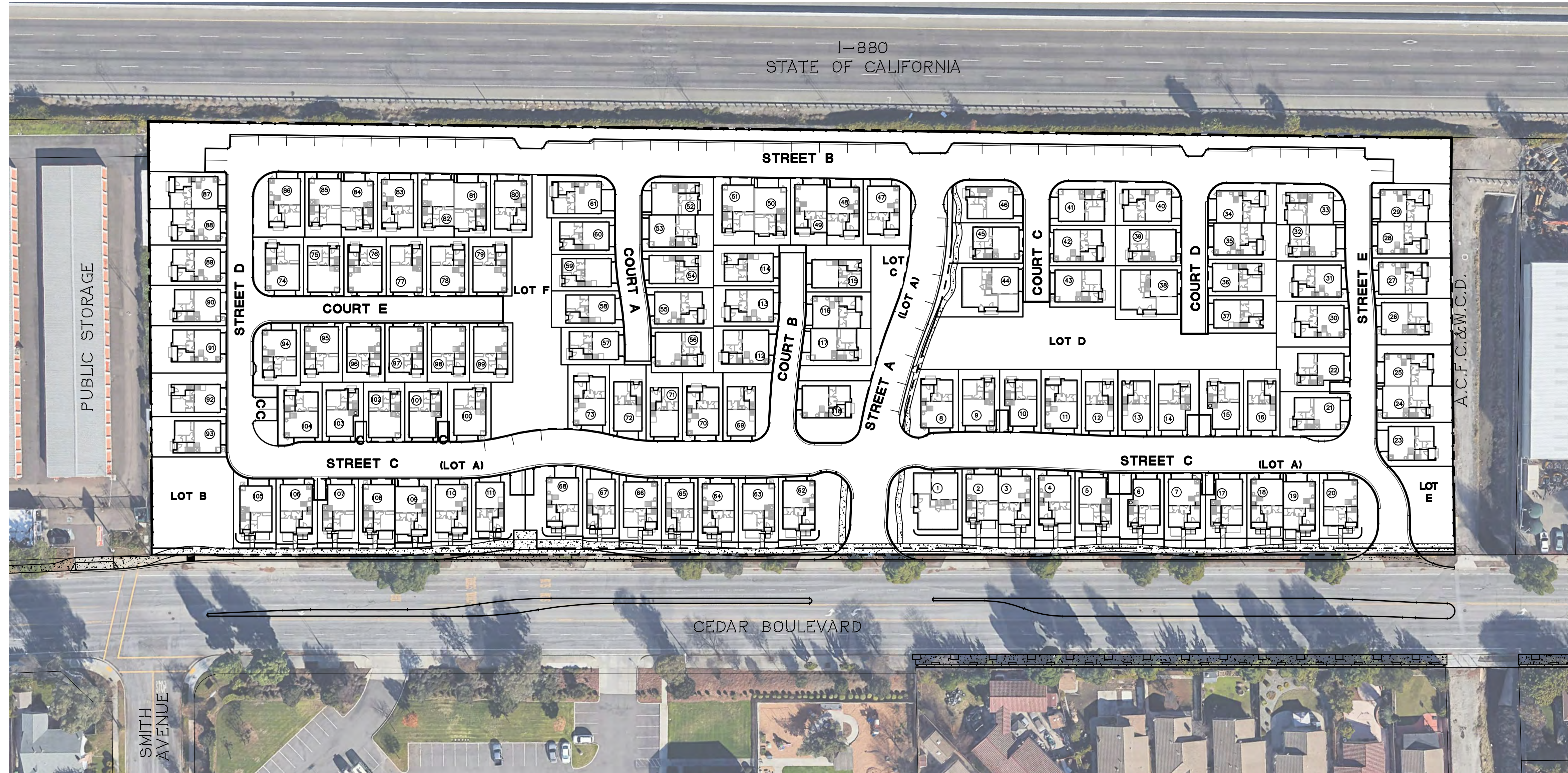
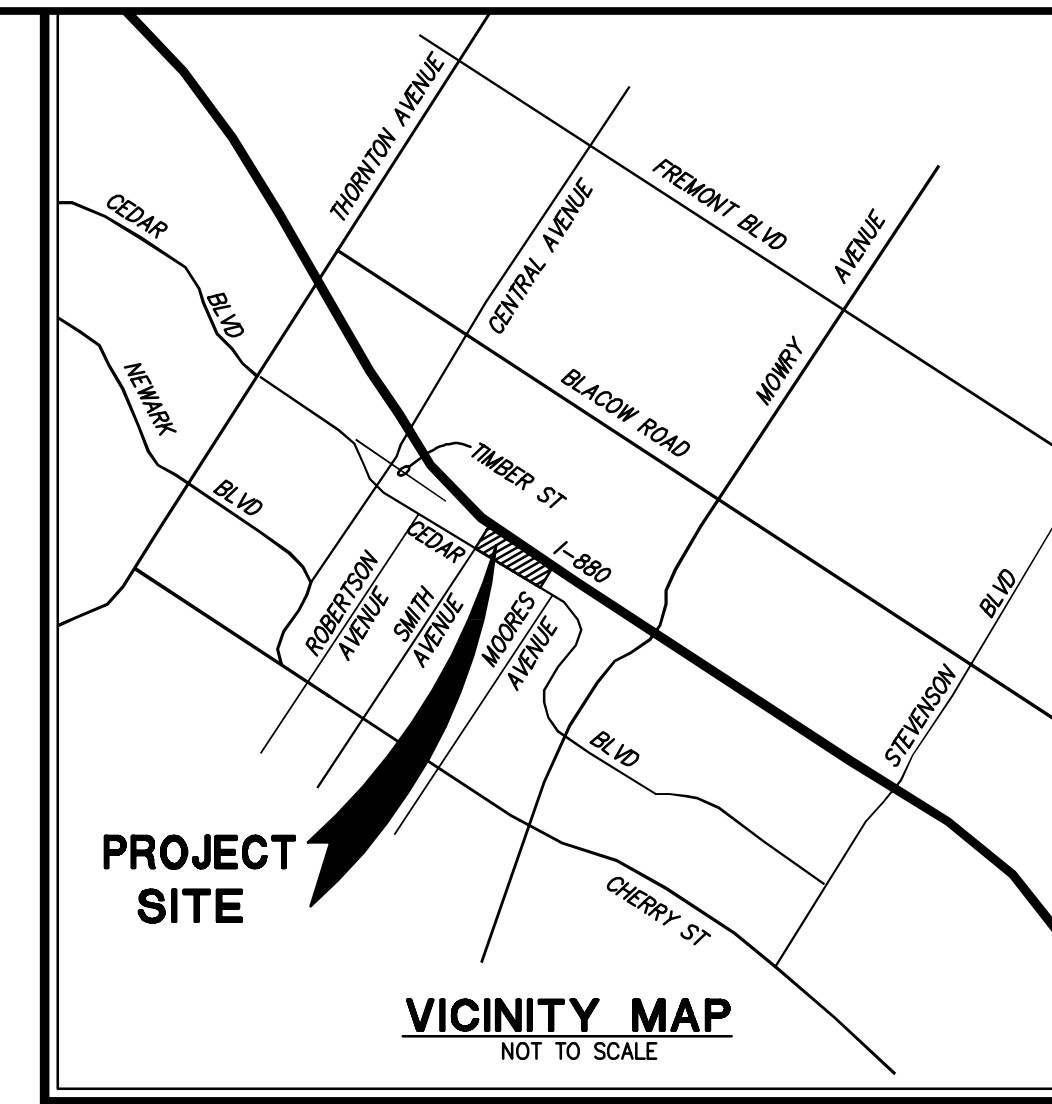


# PLANNED DEVELOPMENT PERMIT 38478 CEDAR BOULEVARD

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC

## EXHIBIT D (1 of 3)



### SHEET INDEX

#### SHEET NO. DESCRIPTION

##### CIVIL

C0.0	PLANNED DEVELOPMENT PERMIT
C1.0	SITE DEVELOPMENT PLAN
C2.0	FIRE ACCESS PLAN
C3.0	SOLID WASTE & TRASH PICKUP PLAN
TM1.0	TITLE SHEET
TM2.0	EXISTING CONDITION & DEMOLITION PLAN
TM3.0	PRELIMINARY LOTTING PLAN
TM3.1	TYPICAL LOT EASEMENT DETAIL
TM4.1	PRELIMINARY GRADING AND DRAINAGE PLAN
TM4.2	PRELIMINARY GRADING AND DRAINAGE PLAN
TM4.3	CEDAR BOULEVARD SIDEWALK & INTERSECTION PLAN
TM4.4	MOWRY INTERSECTION LEFT-TURN POCKET EXTENSION
TM5.1	PRELIMINARY UTILITY PLAN
TM5.2	PRELIMINARY UTILITY PLAN
TM6.0	PRELIMINARY STORMWATER TREATMENT PLAN
TM7.0	TYPICAL STREET SECTIONS & DETAILS
TM8.0	PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN

##### ARCHITECTURAL

1	COVER SHEET
2	SFD PLAN 1A ELEVATIONS
3	SFD PLAN 1B ELEVATIONS
4	SFD PLAN 1A FLOOR PLANS
5	SFD PLAN 1B FLOOR PLANS
6	SFD PLAN 1 ROOF PLANS
7	SFD PLAN 2A ELEVATIONS
8	SFD PLAN 2B ELEVATIONS
9	SFD PLAN 2YA ELEVATIONS
10	SFD PLAN 2YC ELEVATIONS
11	SFD PLAN 2A FLOOR PLANS
12	SFD PLAN 2B FLOOR PLANS
13	SFD PLAN 2YA FLOOR PLANS

14	SFD PLAN 2YC FLOOR PLANS
15	SFD PLAN 2 ROOF PLANS
16	SFD PLAN 3A ELEVATIONS
17	SFD PLAN 3B ELEVATIONS
18	SFD PLAN 3A FLOOR PLANS
19	SFD PLAN 3B FLOOR PLANS
20	SFD PLAN 3 ROOF PLANS
21	SFD PLAN 4A ELEVATIONS
22	SFD PLAN 4B ELEVATIONS
23	SFD PLAN 4A FLOOR PLANS
24	SFD PLAN 4B FLOOR PLANS
25	SFD PLAN 4 ROOF PLANS
26	SFD PLAN 5A ELEVATIONS
27	SFD PLAN 5A FLOOR PLANS
28	SFD PLAN 5 ROOF PLAN
29	DUET 1:2-2A FRONT ELEVATION
30	DUET 1:2-2A ELEVATIONS
31	DUET 1:2-2A FLOOR PLANS
32	DUET 1:2-2A FLOOR PLAN AND ROOF PLAN
33	DUET 2:2-4A FRONT ELEVATION
34	DUET 2:2-4A ELEVATIONS
35	DUET 2:2-4A FLOOR PLANS
36	DUET 2:2-4A FLOOR PLAN AND ROOF PLAN
37	DUET 3:4-4B FRONT ELEVATION
38	DUET 3:4-4B ELEVATIONS
39	DUET 3:4-4B FLOOR PLANS
40	DUET 3:4-4B FLOOR PLAN AND ROOF PLAN
41	COLOR AND MATERIAL BOARD

##### LANDSCAPE

L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS

### LOCATION MAP

NOT TO SCALE

#### JOINT TRENCH NEW BUSINESS

JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN
JT6	JOINT TRENCH COMPOSITE PLAN
SL1	STREET LIGHTING GENERAL NOTES AND DETAILS
SL2	STREET LIGHTING GENERAL NOTES AND DETAILS
SL3	STREET LIGHTING GENERAL NOTES AND DETAILS
SL4	STREET LIGHTING SITE PLAN
SL5	STREET LIGHTING SITE PLAN

#### R20 & TRAFFIC SIGNAL LIGHTING

JT01	JOINT TRENCH COMPOSITE TITLE SHEET
JT02	JOINT TRENCH GENERAL NOTES AND DETAILS
JT03	JOINT TRENCH DETAILS
JT04	JOINT TRENCH SECTIONS AND DETAILS
JT05-06	JOINT TRENCH COMPOSITE PLANS
P1	PHOTOMETRIC

### PROJECT TEAM

- OWNER:** LEBON AND FREITAS  
38370 CEDAR BOULEVARD  
NEWARK, CA 94560  
(510) 797-3553  
CONTACT: LEBON AND FREITAS
- APPLICANT/BUILDER:** ROBSON HOMES, LLC  
2185 THE ALAMEDA, SUITE 150  
SAN JOSE, CA 95126  
(408) 345-1767  
CONTACT: DOMINIC BOITANO
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR  
4690 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
(925) 227-9100  
CONTACT: DOMINIC CARUCCI, RCE 85585
- ARCHITECT:** ROBERT HIDEY ARCHITECTS  
3337 MICHELSON DRIVE, SUITE 170  
IRVINE, CA 92612  
(949) 655-1550  
CONTACT: DAVEY AMBAT
- LANDSCAPE ARCHITECT:** DESIGN FOCUS INTERNATIONAL  
PO BOX 485  
BEN LOMOND CA, 95005  
(831) 336-3100  
CONTACT: KATIE HERMAN
- JOINT TRENCH:** TARRAR UTILITY CONSULTANTS  
2570 SAN RAMON VALLEY BLVD, STE #A204  
SAN RAMON, CA 94583  
(925) 240-2595  
CONTACT: MINH LUU



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

**LOT COVERAGE SUMMARY TABLE**

	TOTAL NET LOT SIZE (SF)	TOTAL LOT COVERAGE (SF)	TOTAL LOT COVERAGE (%)
TOTAL LOT COVERAGE:	205,351	109,531	53.3%
MIN LOT SIZE:	1,391		
AVG LOT SIZE:	1,742		
MIN LOT COVERAGE:			30.8%
MAX LOT COVERAGE:			69.3%

**SITE DATA**

- GROSS AREA: 337,842 SF (7.76± ACRES)
- 5' RW DEDICATION: (CEDAR BOULEVARD) 5,085 SF (0.12± ACRES)
- NET AREA: 332,757 SF (7.64± ACRES)
- NUMBER OF UNITS:  
A. SINGLE FAMILY: 90 UNITS  
B. DUET: 28 UNITS  
TOTAL = 118 UNITS
- NET DENSITY (NET AREA MINUS STREETS, COURTS, & PARKING AREAS) 21 UNITS/ACRE
- OPEN SPACE:  
A. COMMON OPEN SPACE: 33,283 SF (0.76± ACRES)  
B. PRIVATE OPEN SPACE: 11,707 SF (0.27± ACRES)  
TOTAL = 44,990 SF (1.03± ACRES)
- PRIVATE STREETS, COURTS AND PARKING: 84,773 SF (1.94 ACRES)  
\* NET AREA EXCLUDES 5' CEDAR BOULEVARD DEDICATION  
NET AREA = GROSS - CEDAR DEDICATION

**PARKING SUMMARY**

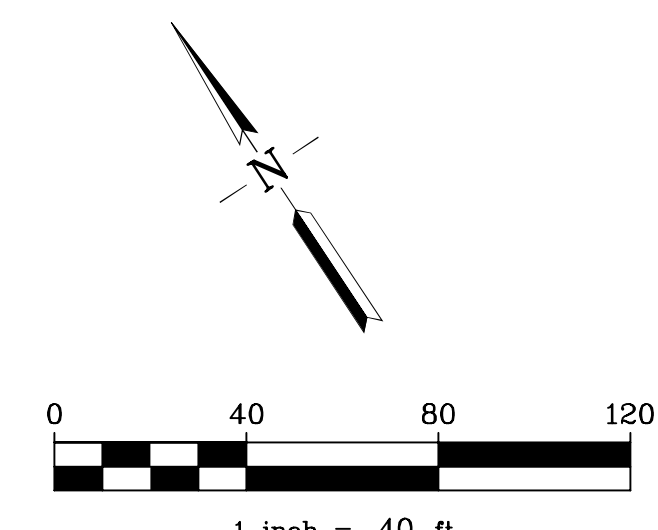
- GARAGE 236
- STREET 58
- TOTAL = 294 SPACES

**UNIT SUMMARY**

- |              |                        |
|--------------|------------------------|
| PLAN-1A      | 10 UNITS               |
| PLAN-1B      | 9 UNITS                |
| PLAN-2A      | 12 UNITS               |
| PLAN-2B      | 4 UNITS                |
| PLAN-2YA     | 3 UNITS                |
| PLAN-2YC     | 6 UNITS                |
| PLAN-3A      | 8 UNITS                |
| PLAN-3B      | 8 UNITS                |
| PLAN 4A      | 14 UNITS               |
| PLAN 4B      | 10 UNITS               |
| PLAN 4C      | 3 UNITS                |
| PLAN 5       | 3 UNITS                |
| DUET 1       | 10 UNITS (5 BUILDINGS) |
| DUET 2       | 8 UNITS (4 BUILDINGS)  |
| DUET 3       | 10 UNITS (5 BUILDINGS) |
| <b>TOTAL</b> | <b>118 UNITS</b>       |

**LEGEND**

- LOCATIONS OF ENHANCED SIDE ELEVATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS. ADDITIONAL LOCATIONS FOR ENHANCED ELEVATIONS REMAIN UNDER CONSIDERATION.
- COMMON OPEN SPACE AREA
- PRIVATE GROUND FLOOR PATIO AREA
- SIDEYARD FENCE
- ENHANCED CONDITION
- SINGLE FAMILY UNIT
- DUET UNIT



**SETBACK TABLE (CEDAR BLVD FRONTAGE)**

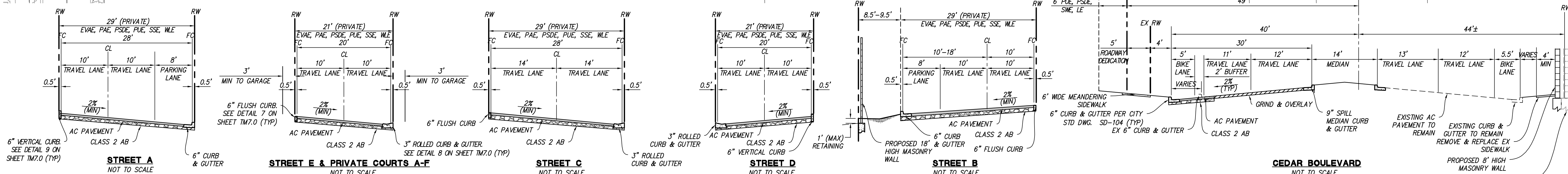
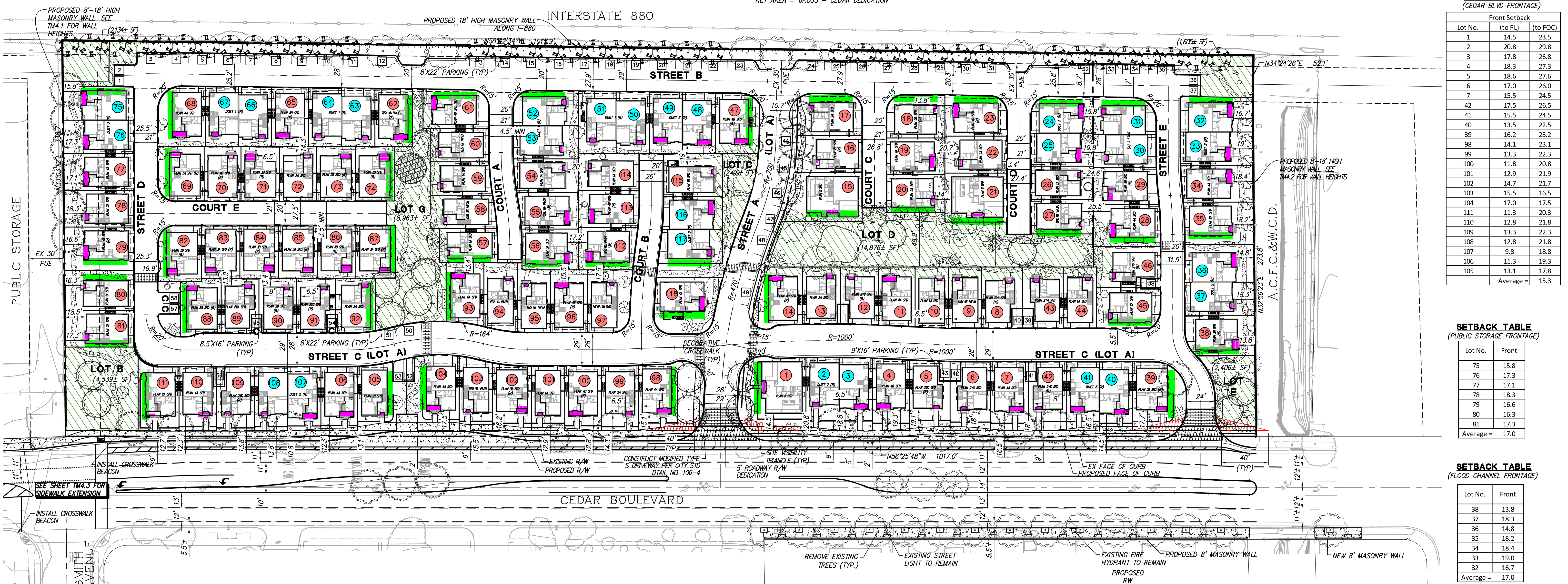
Lot No.	(to PL)	(to FOC)
1	14.5	23.5
2	20.8	29.8
3	17.8	26.8
4	18.3	27.3
5	18.6	27.6
6	17.0	26.0
7	15.5	24.5
42	17.5	26.5
41	15.5	24.5
40	13.5	22.5
39	16.2	25.2
98	14.1	23.1
99	13.3	22.3
100	11.8	20.8
101	12.9	21.9
102	14.7	23.7
103	15.5	24.5
104	17.0	26.0
111	11.3	20.3
110	12.8	21.8
109	13.3	22.3
108	12.8	21.8
107	9.8	18.8
106	11.3	19.3
105	13.1	21.8
Average =	15.3	

**SETBACK TABLE (PUBLIC STORAGE FRONTAGE)**

Lot No.	Front
75	15.8
76	17.3
77	17.1
78	18.3
79	16.6
80	16.3
81	17.3
Average =	17.0

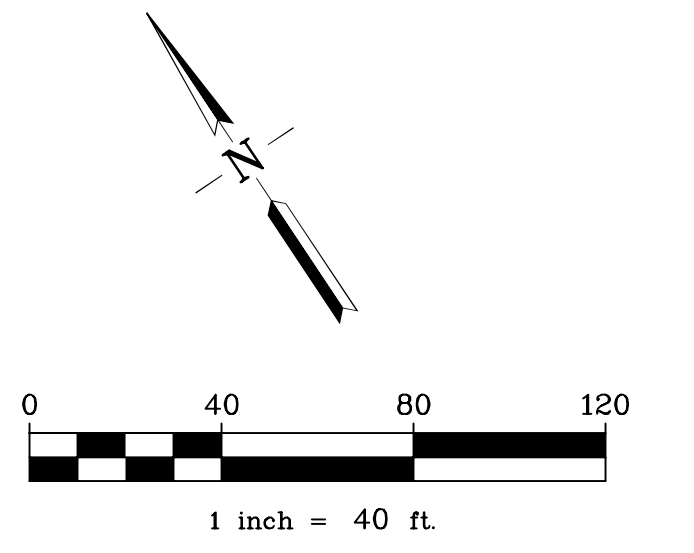
**SETBACK TABLE (FLOOD CHANNEL FRONTAGE)**

Lot No.	Front
38	13.8
37	18.3
36	14.8
35	18.2
34	18.4
33	19.0
32	16.7
Average =	17.0

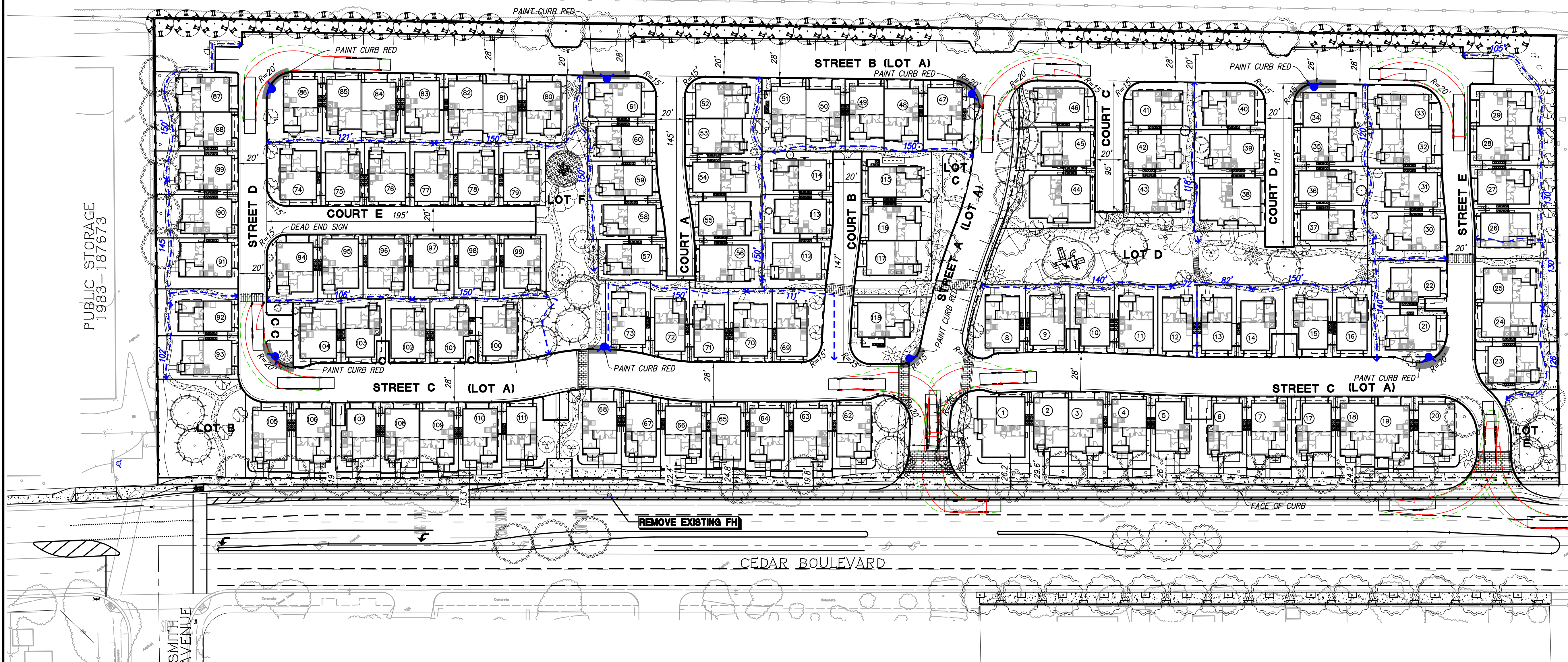


**SITE DEVELOPMENT PLAN**  
**CEDAR BOULEVARD PROPERTY**  
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC

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

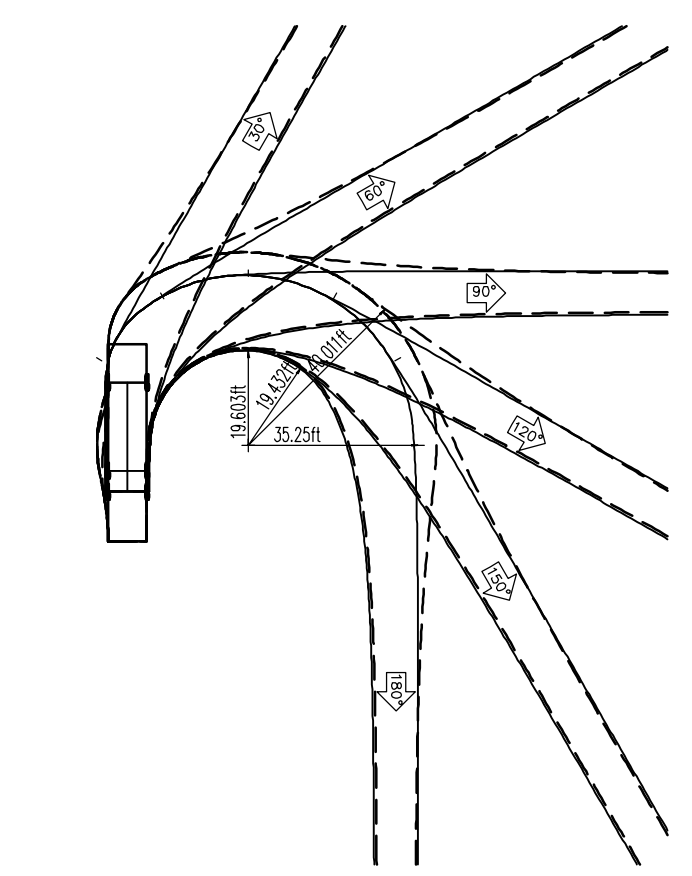


INTERSTATE 880



PUBLIC STORAGE  
1983-187673

A.C.F.C. & W.C.C.D.  
BK 8517 PG 377



8.029	18.375	4.333	41.154
City of Newark Fire Truck			
Overall Length 41.154ft			
Overall Width 8.029ft			
Overall Body Height 10.501ft			
Min. Body Ground Clearance 1.047ft			
Track Width 9.057ft			
Lock-to-lock time 4.00s			
Curb to curb Turning Radius 35.250ft			

**CITY OF NEWARK  
FIRE TURNING ARROW  
XT QUINT 105 TEMPLATE**  
SCALE: 1"=40'

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- NOTE:**
1. FIRE ACCESS ROADWAYS SHALL HAVE "NO PARKING-FIRE LANE" SIGN POSTED.
  2. SEE ARCHITECTURAL SHEETS FOR BUILDING ELEVATIONS AND HEIGHTS ARE IN ACCORDANCE WITH CFC 105.

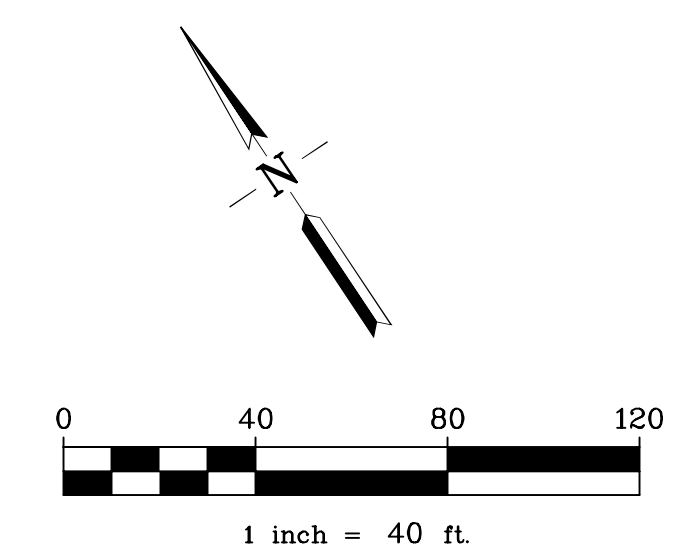
**LEGEND**

- 150' HOSE PULL & LENGTH
- VEHICLE PATH
- WHEEL PATH
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PAINTED RED CURB WITH THE WORDS "NO PARKING-FIRE LANE" CLEARLY MARKED

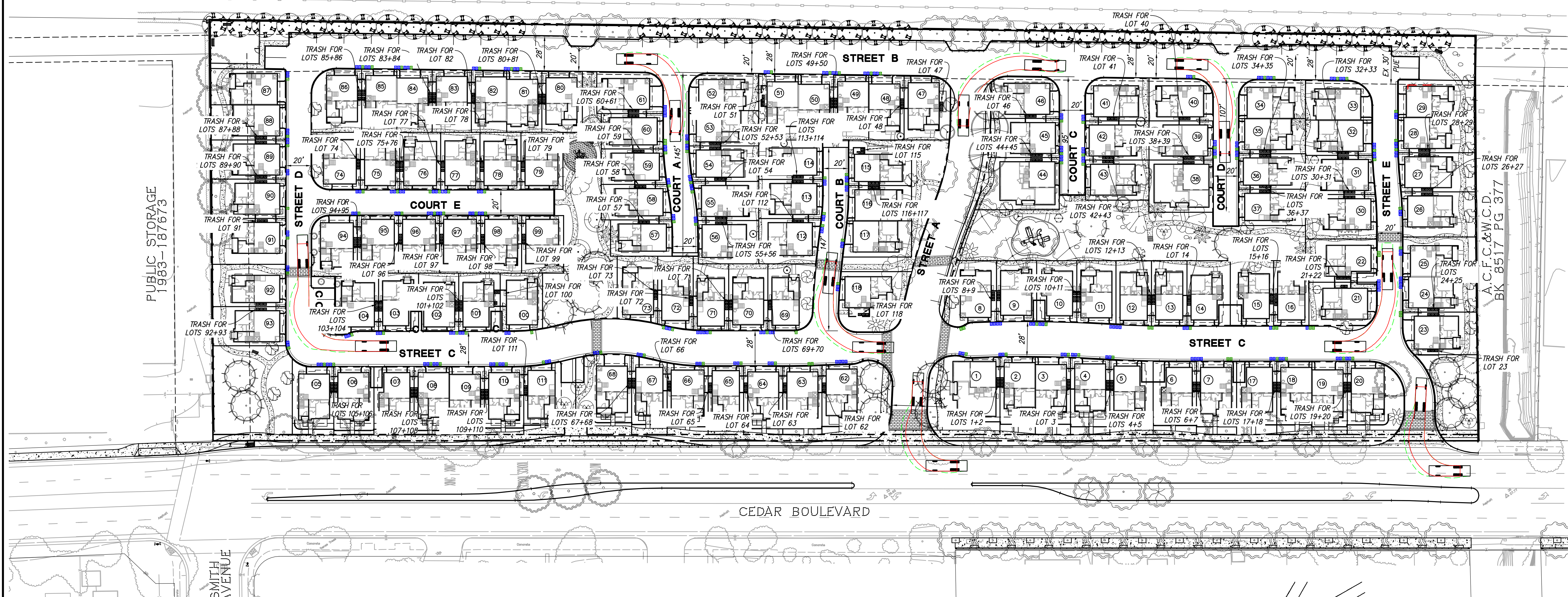
# FIRE ACCESS PLAN CEDAR BOULEVARD PROPERTY

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC

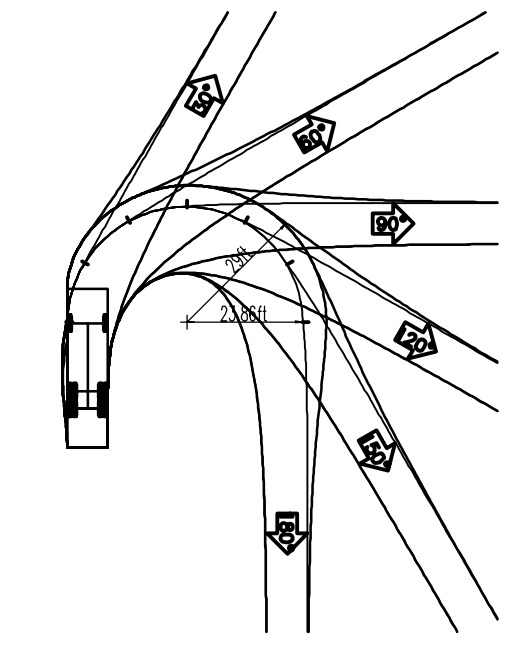
**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300



INTERSTATE 880



- LEGEND**
-  TRASH/RECYCLING COLLECTION AREA
  -  GREEN WASTE COLLECTION AREA
  -  TRASH/RECYCLING/GREEN BIN STORAGE LOCATION



SOLID WASTE TRUCK TURNING TEMPLATE  
1"=40'

# SOLID WASTE & TRASH PICKUP PLAN CEDAR BOULEVARD PROPERTY

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC



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

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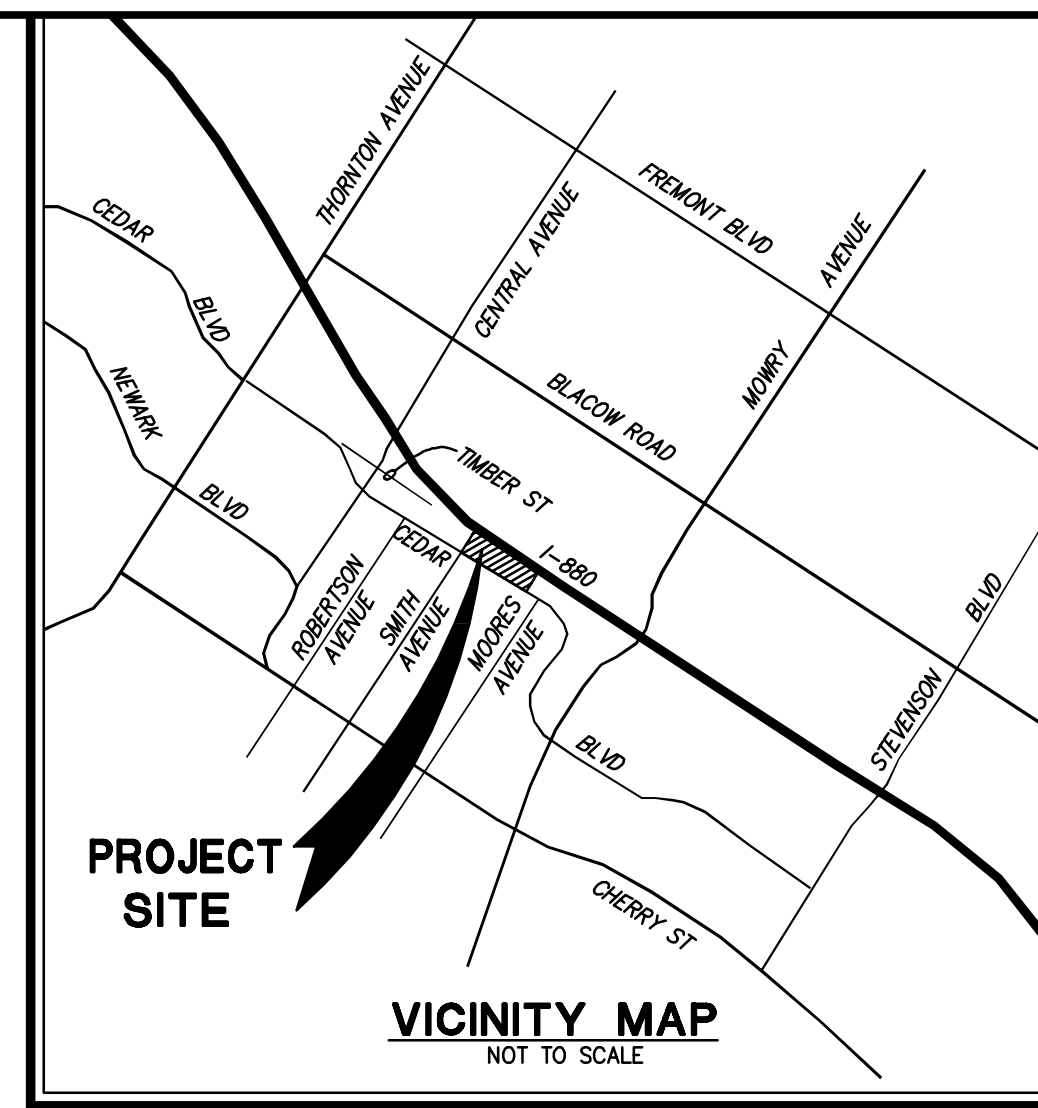
# VESTING TENTATIVE TRACT MAP 8583

## 38478 CEDAR BOULEVARD

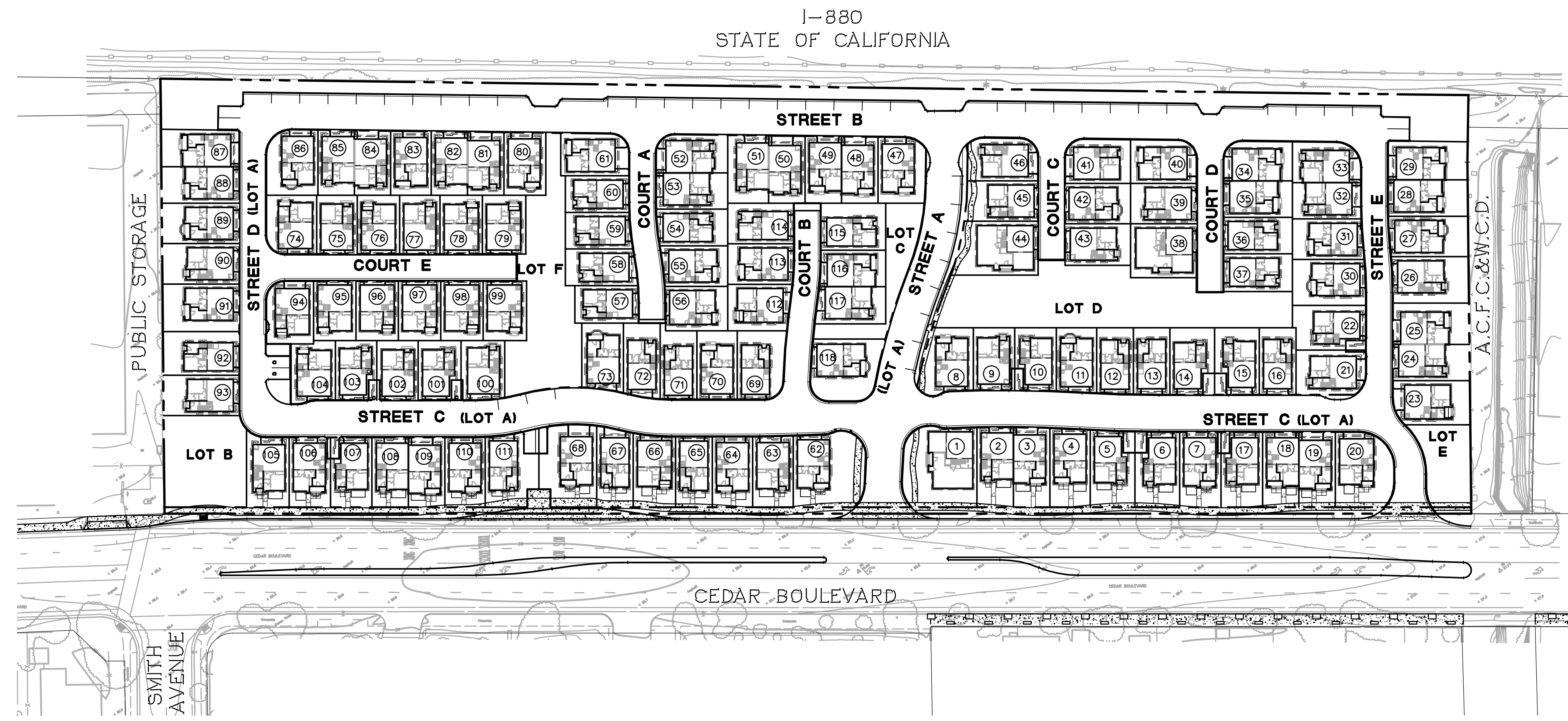
### CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA

FOR: ROBSON HOMES, LLC

**BENCHMARK**  
 ALAMEDA COUNTY BENCHMARK LABELED "ROB-BIR 1979" DESCRIBED AS A DISK LOCATED AT THE SOUTHEAST RETURN OF THE INTERSECTION OF ROBERTSON AVENUE AND BIRCH STREET.  
 ELEVATION: 24.58 (NGVD29)



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	
---	LOT LINE	
---	RIGHT OF WAY	
---	CENTER LINE	
---	MATCH LINE	
---	RETAINING WALL	
---	EASEMENT LINE	
---	STORM DRAIN	EX 12" SD
---	SANITARY SEWER	EX 12" SS
---	POTABLE WATER	EX 12" W
---	RECYCLED WATER	EX 8" WR
---	CURB & GUTTER	EX FC
---	SAWCUT	
---	SIDEWALK	
---	EARTH OR GRASS SWALE	
---	VALLEY GUTTER	
---	STORM WATER INLET	
---	DROP INLET	
---	AREA DRAIN	
---	BUBBLE UP	
---	MANHOLE	
---	SANITARY SEWER CLEAN OUT	
---	SANITARY SEWER LATERAL	
---	FIRE HYDRANT	
---	BLOW OFF	
---	WATER SERVICE WITH METER BOX	
---	BACKFLOW DEVICE	
---	WATER VALVE	
---	AIR RELEASE VALVE	
---	POST INDICATOR VALVE	
---	FIRE DEPARTMENT CONNECTION	
---	SINGLE ARM STREET LIGHT	
---	DOUBLE ARM STREET LIGHT	
---	POST TOP LIGHT	
---	PEDESTRIAN LIGHT	
---	MONUMENT	
---	TRAFFIC SIGN	
---	STREET NAME SIGN	
---	FENCE	
---	BARRICADE	
---	CURB RAMP	
---	CONTOUR ELEVATIONS	
---	SPOT ELEVATION	
---	NEW ASPHALT PAVEMENT	
---	BIO-RETENTION AREA	
---	IRRIGATION SLEEVE	
---	THRU CURB DRAIN	
---	SILVA CELL	



**LOCATION MAP**  
 SCALE: 1"=50'

- OWNER:** LEBON AND FREITAS  
 38370 CEDAR BOULEVARD  
 NEWARK, CA 94560  
 (510) 797-3553  
 CONTACT: LEBON AND FREITAS
- APPLICANT/BUILDER:** ROBSON HOMES, LLC  
 2185 THE ALAMEDA, SUITE 150  
 SAN JOSE, CA 95126  
 (408) 761-5657  
 CONTACT: DOMINIC BOITANO
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR  
 4690 CHABOT DRIVE, SUITE 200  
 PLEASANTON, CA 94588  
 (925) 227-9100  
 CONTACT: DOMINIC CARUCCI, RCE 85585
- GEOTECHNICAL ENGINEER:** GEOLOGIC ASSOCIATES  
 16055 CAPUTO DRIVE, SUITE D  
 MORGAN HILL, CA 95037  
 (408) 778-2818  
 CONTACT: BEESON LIANG
- ASSESSOR'S PARCEL NUMBERS:** 92A-2375-002-06, 092A-2375-022-01
- PROPERTY DESCRIPTION:** A PORTION OF SUBDIVISION 1 AND SUBDIVISION 2, IN BOOK 99, AS SHOWN ON THE MAP SHOWING THE SUBDIVISION OF A PART OF THE FARMLANDS OR THE TOWN OF NEWARK, ALAMEDA COUNTY, CALIFORNIA, FILED IN JULY 15, 1911, IN BOOK 26 OF MAP, AT PAGE 37, RECORD OF ALAMEDA COUNTY, CALIFORNIA, AND A PORTION OF PARCEL II AS DESCRIBED IN THE DIRECTOR'S DEED OF THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS TO THE CITY OF NEWARK, RECORDED MARCH 3, 1960 IN PAGE 38, MAP 505, OFFICIAL RECORDS OF ALAMEDA COUNTY.
- EXISTING USE:** INDUSTRIAL
- PROPOSED USE:** RESIDENTIAL
- EXISTING ZONING:** RESIDENTIAL MEDIUM DENSITY
- PROPOSED ZONING:** PD
- GENERAL PLAN LAND DESIGNATION:** RESIDENTIAL MEDIUM DENSITY
- GROSS AREA:** 7.76± ACRES
- NET AREA (EXCLUDING CEDAR BLVD DEDICATION):** 7.63± ACRES
- NET AREA (EXCLUDING CEDAR BLVD AND INTERNAL STREETS):** 5.59± ACRES
- SMALLEST RESIDENTIAL LOT SIZE:** 1,391 SF
- TOTAL NUMBER OF LOTS:** 124
- TOTAL NUMBER OF UNITS:** 118
- NET DENSITY:** 21 UNITS/ACRE
- UTILITIES:**
  - a. WATER: ALAMEDA COUNTY WATER DISTRICT
  - b. SANITARY SEWER: UNION SANITARY DISTRICT
  - c. STORM DRAIN: CITY OF NEWARK
  - d. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
  - e. TELEPHONE: AT&T
  - f. CABLE TV: COMCAST
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED IN MAY 2015.**
- THE PROPERTY IS WITHIN ZONE X--AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 06001C0442G, DATED AUGUST 3, 2009**
- IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT TO MINIMIZE POLLUTANTS FROM ENTERING INTO UNDERGROUND STORM DRAINS, BIORETENTION AREAS ARE PROPOSED TO TREAT STORMWATER RUNOFF. THE PROPOSED STORMWATER TREATMENT MEASURES WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION IN ACCORDANCE WITH THE CC&R'S.**
- MULTIPLE FINAL MAPS MAY BE FILED AFTER THIS TENTATIVE MAP APPROVAL.**

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SHEET NO.	DESCRIPTION
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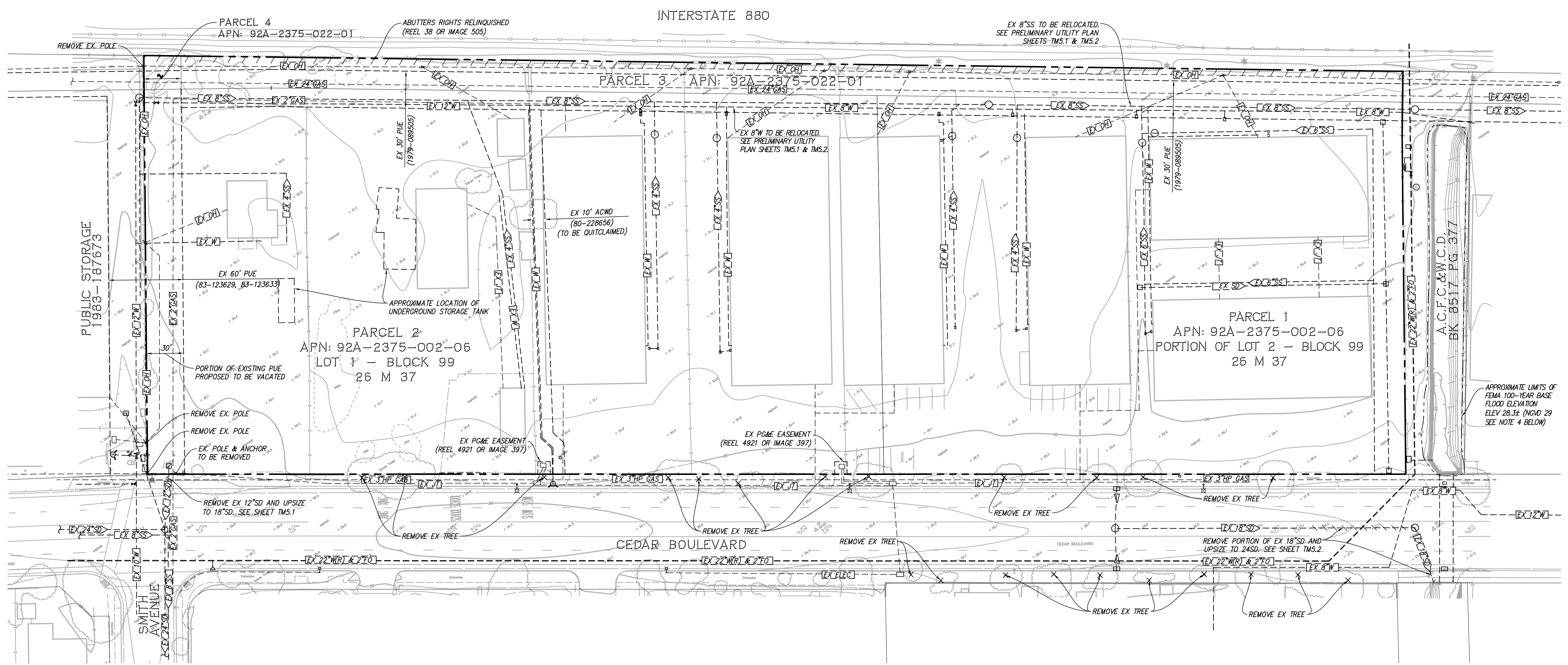
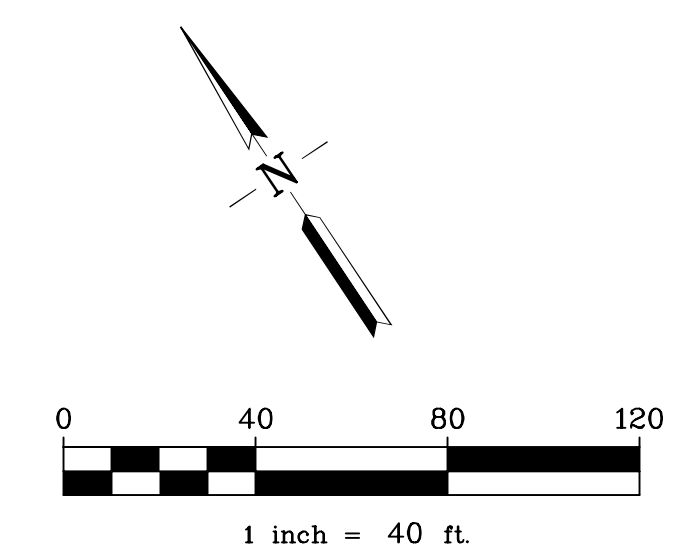
### ABBREVIATIONS

AB	AGGREGATE BASE	P	PAD ELEVATION
AC	ASPHALT CONCRETE	PAE	PRIVATE VEHICLE ACCESS EASEMENT
AD	AREA DRAIN	PAY	PAVEMENT
BC	BEGINNING OF CURVE	PL	PROPERTY LINE
BOC	BACK OF CURVE	PIEE	PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
BNDY	BOUNDARY	PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
BOT	BOTTOM	PSSE	PRIVATE SANITARY SEWER EASEMENT
BSW	BACK OF SIDEWALK	PSDE	PRIVATE STORM DRAIN EASEMENT
BW	BOTTOM OF WALL	PRSE	PRIVATE RECIPROCAL SIDEYARD EASEMENT
CL	CENTER LINE	PWLE	PRIVATE WATER LINE EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DMA	DRAINAGE MANAGEMENT AREA	PVC	POLYVINYL CHLORIDE PIPE
DU	DWELLING UNITS	RET	CURB RETURN
EC	END OF CURVE	RW	RIGHT OF WAY
ESMT	EASEMENT	SD	STORM DRAIN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SF	SQUARE FEET
EX	EXISTING	SL	STREET LIGHT
FC	FACE OF CURB	SNS	STREET NAME SIGN
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	SWE	PUBLIC SIDEWALK EASEMENT
GB	GRADE BREAK	SWK	SIDEWALK
HP	HIGH POINT	SW	STORM WATER INLET
INV	INVERT ELEVATION	TC	TOP OF CURB
LAT	LATERAL	TC	TOP OF GRATE
LF	LINEAR FOOT	TW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
JT	JOINT TRENCH	W	WATER LINE
MAX	MAXIMUM	WLE	WATER LINE EASEMENT
MH	MANHOLE	WM	WATER METER
MIN	MINIMUM	WS	WATER SERVICE
OH	OVERHEAD		



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

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- NOTE:**
1. ALL EXISTING ON-SITE PRIVATE UTILITIES WILL BE REMOVED, UNLESS OTHERWISE NOTED.
  2. ALL ON-SITE MONITORING WELLS WILL BE ABANDONED, CAPPED, AND/OR REMOVED UNLESS OTHERWISE NOTED.
  3. ALL EXISTING ON-SITE PAVEMENT WILL BE REMOVED.
  4. PER FEMA FLOOD INSURANCE RATE MAP, 100-YEAR BASE FLOOD ELEVATION IS AT ELEVATION 31 (NAVD 88 DATUM) = ELEVATION 28.3 (NGVD 29)

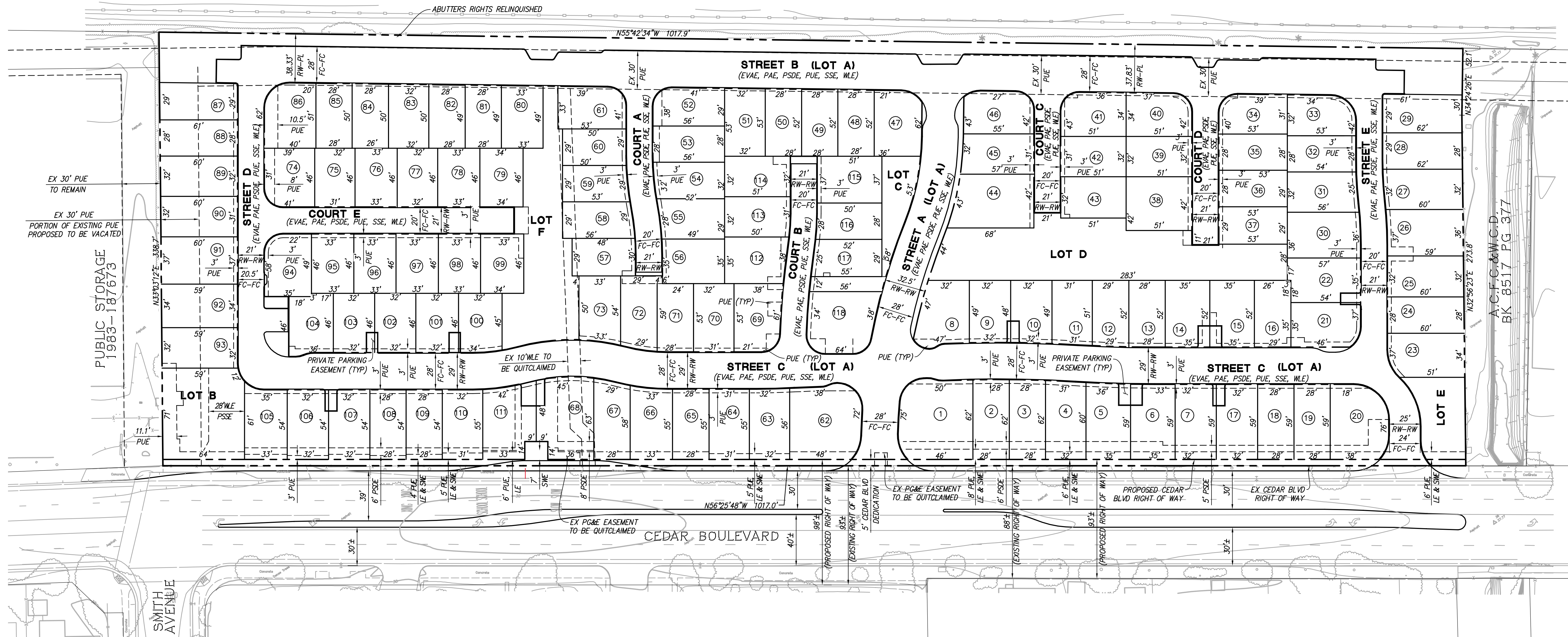
# EXISTING CONDITION & DEMOLITION PLAN

## TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC

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

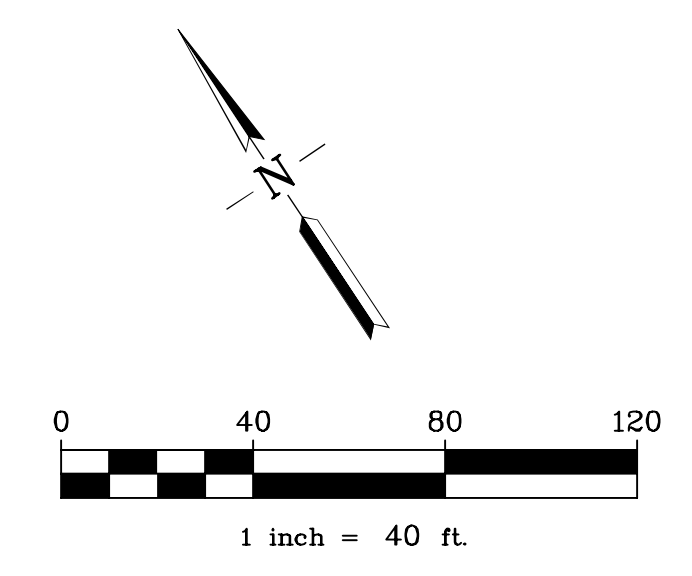
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Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	3,483	21	1,839	41	1,714	61	1,708	81	1,391	101	1,494	LOT C	2,405
2	1,764	22	1,954	42	1,609	62	3,105	82	1,401	102	1,494	LOT D	10,775
3	1,757	23	2,002	43	1,647	63	1,734	83	1,570	103	1,494	LOT E	2,398
4	1,918	24	1,694	44	2,594	64	1,729	84	1,423	104	1,599	LOT F	7,191
5	2,063	25	1,907	45	1,759	65	1,564	85	1,433	105	1,838		
6	2,040	26	2,153	46	1,769	66	1,838	86	1,965	106	1,754		
7	1,890	27	1,933	47	1,860	67	1,731	87	1,747	107	1,754		
8	1,948	28	1,760	48	1,465	68	2,735	88	1,715	108	1,541		
9	1,564	29	1,853	49	1,475	69	1,910	89	1,898	109	1,539		
10	1,574	30	2,035	50	1,485	70	1,682	90	1,889	110	1,714		
11	1,578	31	1,721	51	1,680	71	1,546	91	2,207	111	2,273		
12	1,468	32	1,515	52	1,617	72	1,629	92	2,018	112	1,743		
13	1,485	33	1,611	53	1,585	73	1,676	93	1,860	113	1,611		
14	1,814	34	1,610	54	1,720	74	1,757	94	1,752	114	1,625		
15	1,814	35	1,515	55	1,436	75	1,448	95	1,529	115	1,851		
16	1,486	36	1,523	56	1,688	76	1,517	96	1,529	116	1,439		
17	1,890	37	1,564	57	1,446	77	1,448	97	1,529	117	1,556		
18	1,660	38	2,152	58	1,561	78	1,517	98	1,529	118	2,458		
19	1,660	39	1,617	59	1,447	79	1,552	99	1,564	LOT A	99,742		
20	2,473	40	1,693	60	1,411	80	1,585	100	1,484	LOT B	4,539		

NOTE:  
 1. EASEMENTS SHOWN IN THE TYPICAL DETAIL MAY BE CREATED FROM VTM OR FROM RECORDED DOCUMENT. APPLICANT IS STILL CONSIDERING THIS DECISION

- ABBREVIATIONS**
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
  - PAE PRIVATE VEHICLE ACCESS EASEMENT
  - PPAE PRIVATE PEDESTRIAN ACCESS EASEMENT
  - PSSE PRIVATE SANITARY SEWER EASEMENT
  - PSDE PRIVATE STORM DRAIN EASEMENT
  - PRSE PRIVATE RECIPROCAL SIDEYARD EASEMENT
  - PWLE PRIVATE WATER LINE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT



# PRELIMINARY LOTTING PLAN

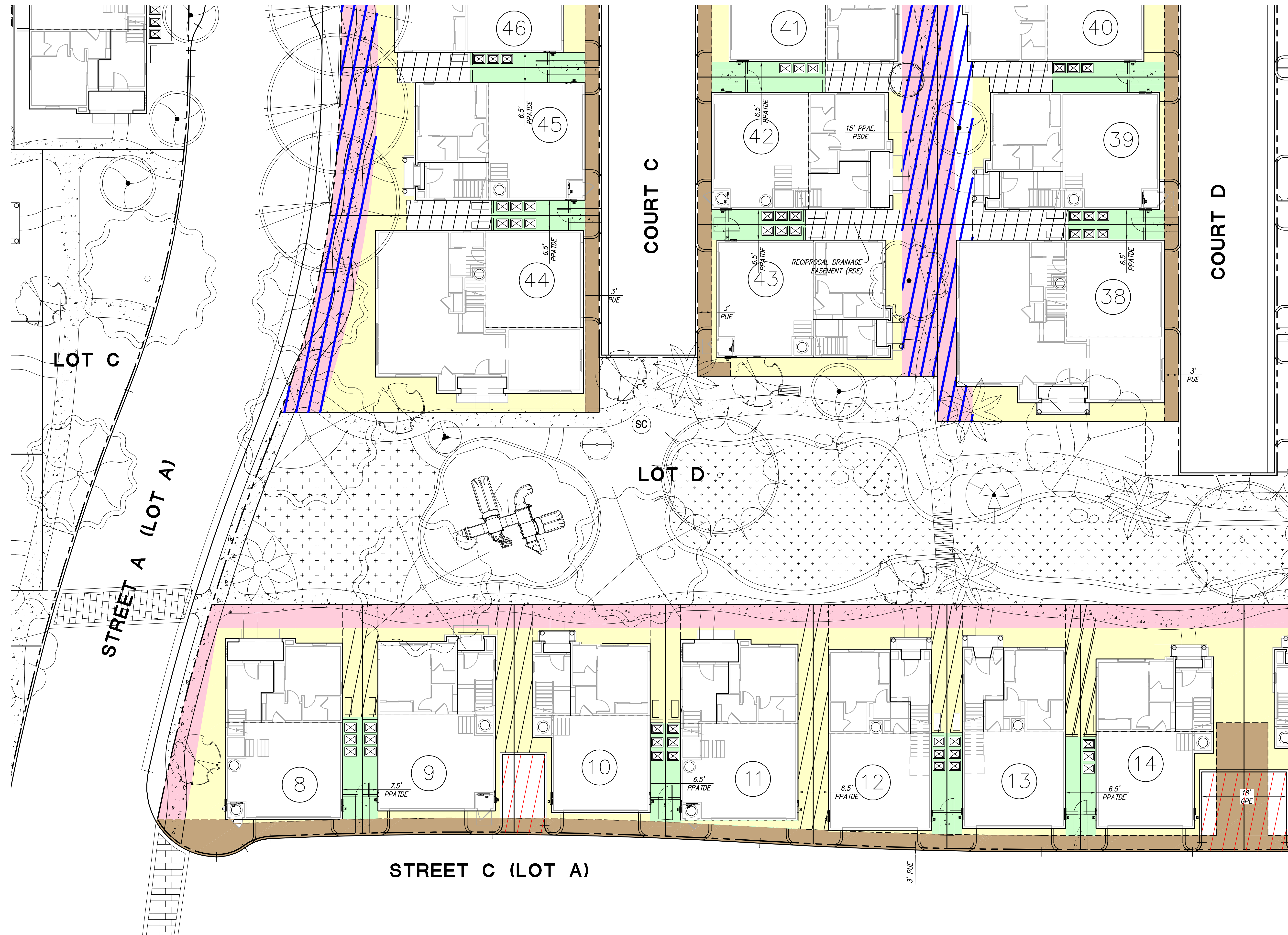
## TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
 FOR: ROBSON HOMES, LLC

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

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- LEGEND**
- PRIVATE PEDESTRIAN ACCESS, TRASH AND DRAINAGE EASEMENT (PPATDE)
  - PUBLIC UTILITY EASEMENT (PUE)
  - PRIVATE PEDESTRIAN ACCESS EASEMENT (PPAE)
  - RECIPROCAL DRAINAGE EASEMENT (RDE)
  - GUEST PARKING EASEMENT (GPE)
  - PRIVATE STORM DRAIN EASEMENT (PSDE)
  - RESTRICTIVE IMPROVEMENT ZONE
- ABBREVIATIONS**
- GPE GUEST PARKING EASEMENT
  - PSDE PRIVATE STORM DRAIN EASEMENT
  - PPAE PRIVATE PEDESTRIAN ACCESS EASEMENT
  - PPAE PRIVATE PARKING EASEMENT
  - PPATDE PRIVATE PEDESTRIAN ACCESS, TRASH, AND DRAINAGE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - RDE RECIPROCAL DRAINAGE EASEMENT

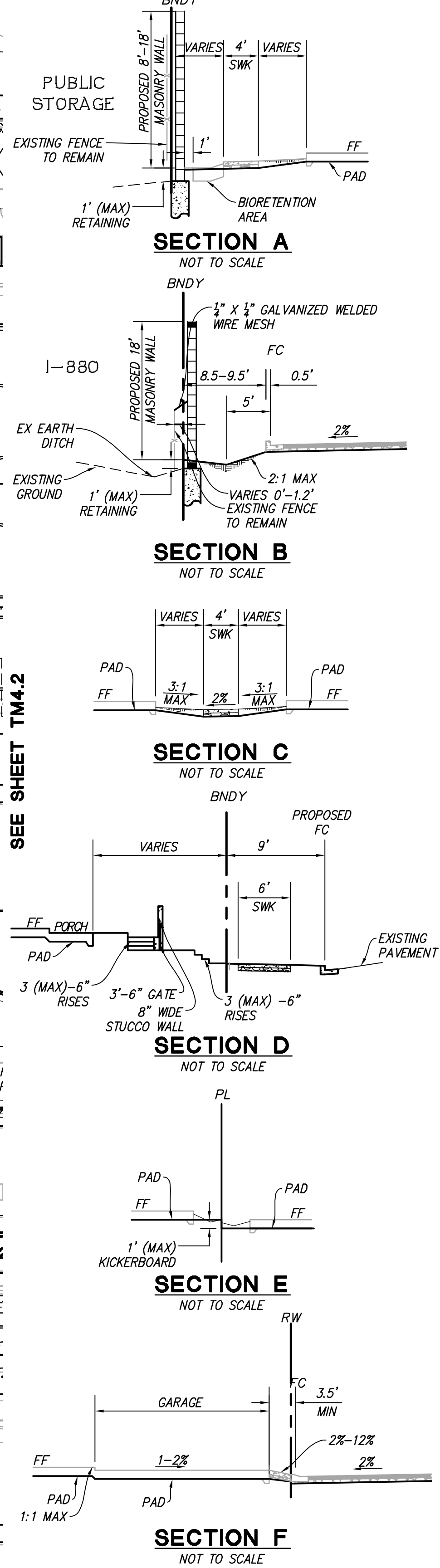
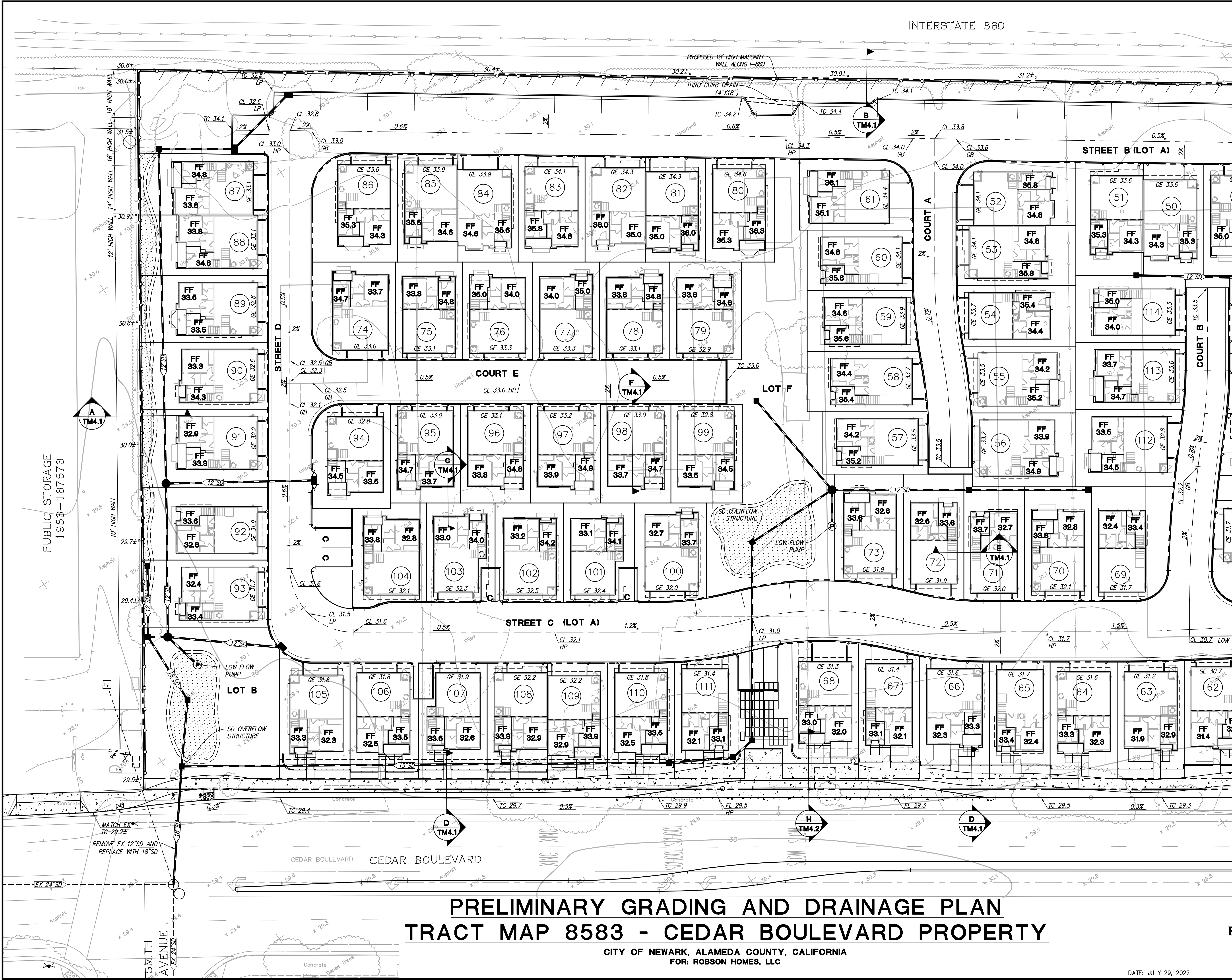
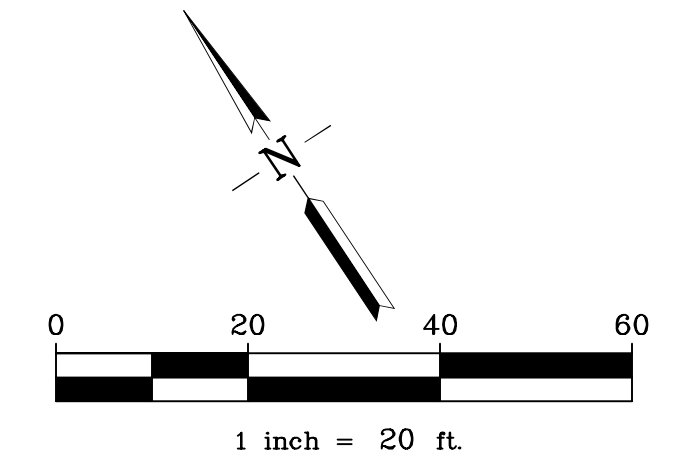
**NOTE:**  
 1. ANY PRIVATE EASEMENTS AND THE RESTRICTIVE IMPROVEMENT ZONE WILL BE DEFINED AND ADDRESSED IN THE SUBDIVISION CC&R'S TO BE RECORDED CONCURRENTLY WITH THE FINAL MAP.

**TYPICAL LOT EASEMENT DETAIL**  
**TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY**

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
 FOR: ROBSON HOMES, LLC

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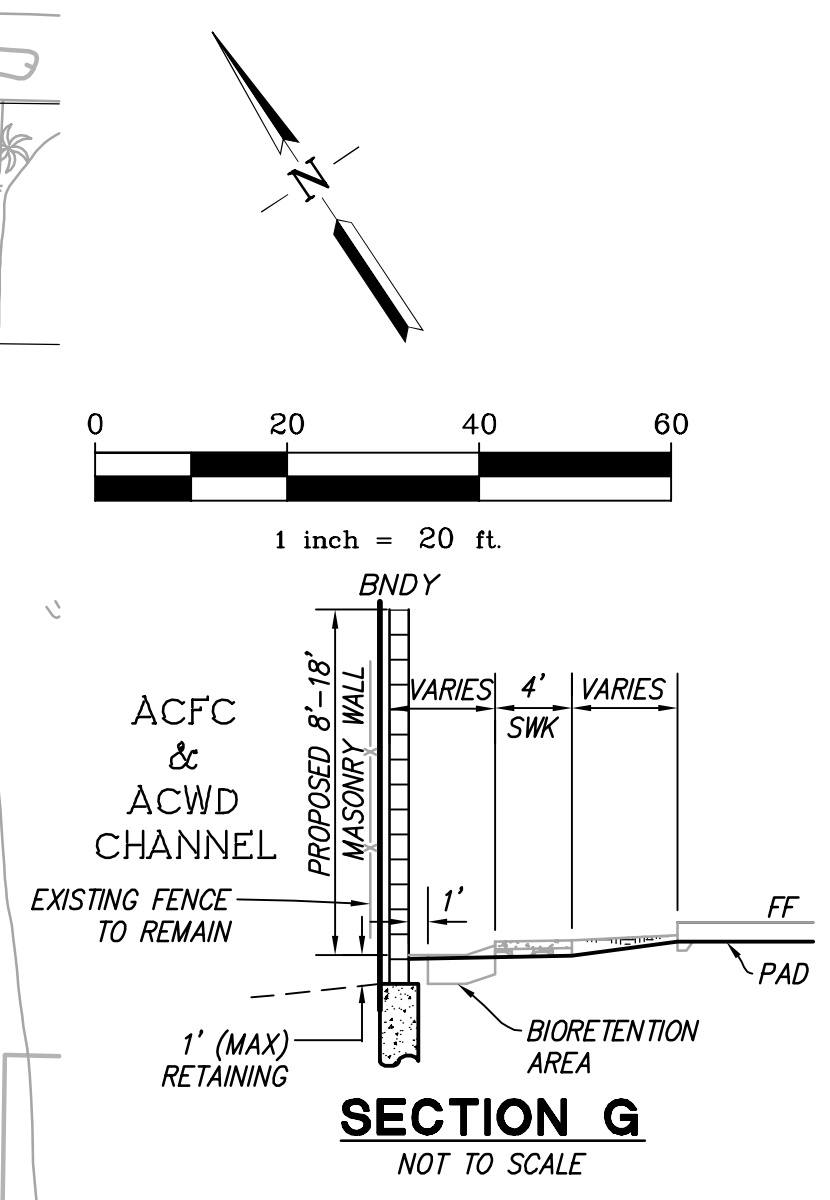
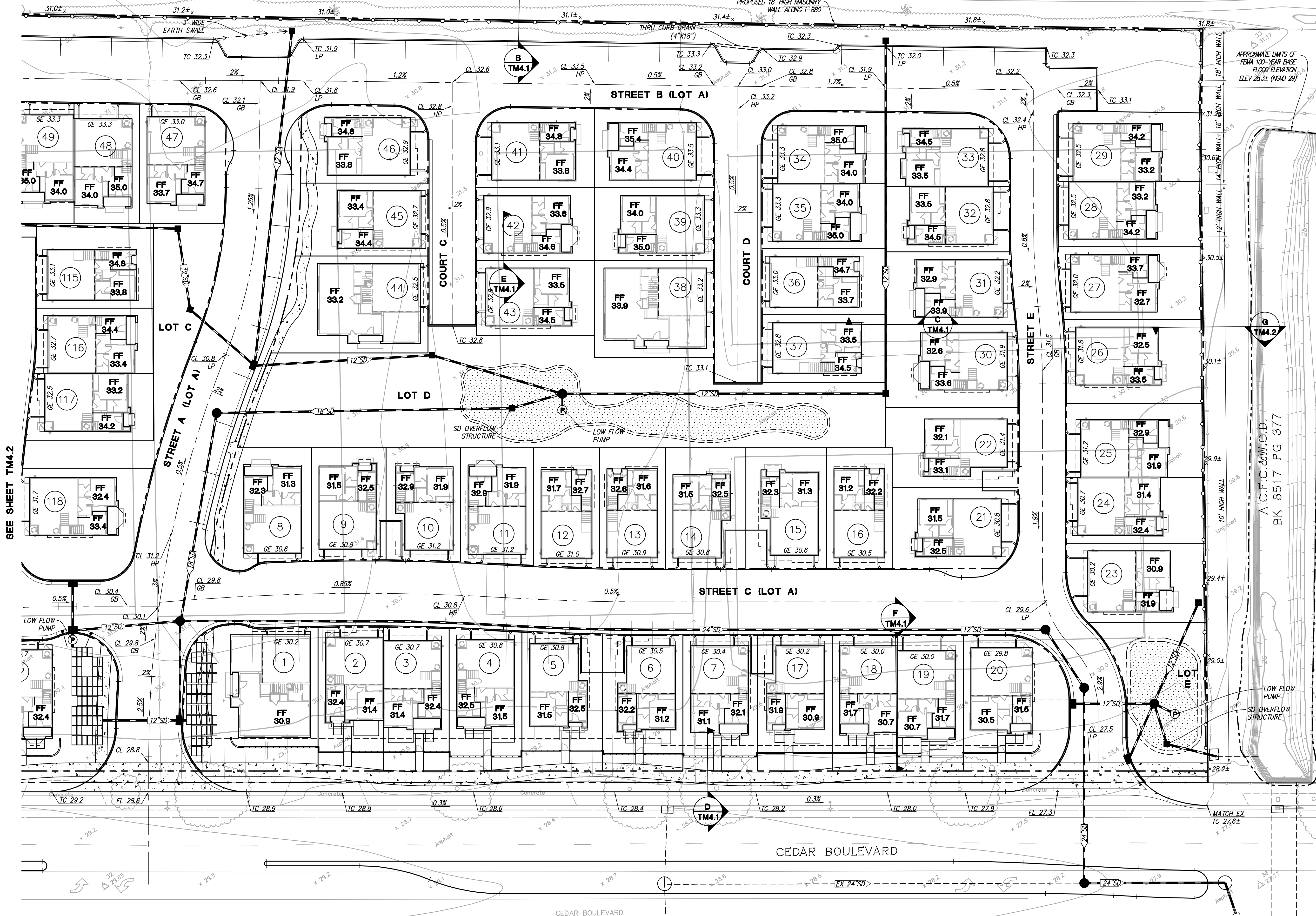


PRELIMINARY GRADING AND DRAINAGE PLAN  
TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC

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

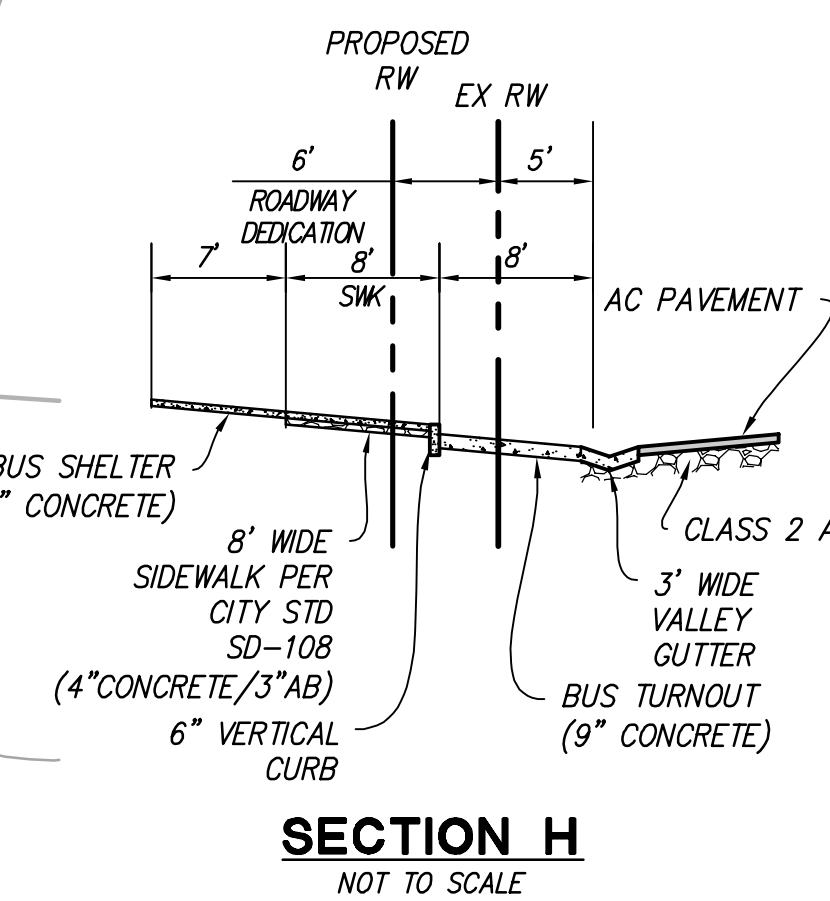
6:10:20 (5/15/2021) CAD FILES (2)-PLAN (1) TRACT MAP 0100 - 151051.DWG 7/29/2022 6:04:26 PM DOMINIC CARLUCCI



**ESTIMATED EARTHWORK QUANTITIES**

ITEMS	CUT (C.Y.)	FILL (C.Y.)
DEMOLITION	(3,200)	-
LOTS	500	10,900
STREETS	1,800	2,000
FOUNDATION & PLUMBING SPOILS	5,100	-
TRENCH SPOILS	4,500	-
BIORETENTION SPOILS	1,000	-
OVEREXCAVATION	12,400	12,400
SHRINKAGE	-	-
<b>TOTAL</b>	<b>25,300</b>	<b>25,300</b>

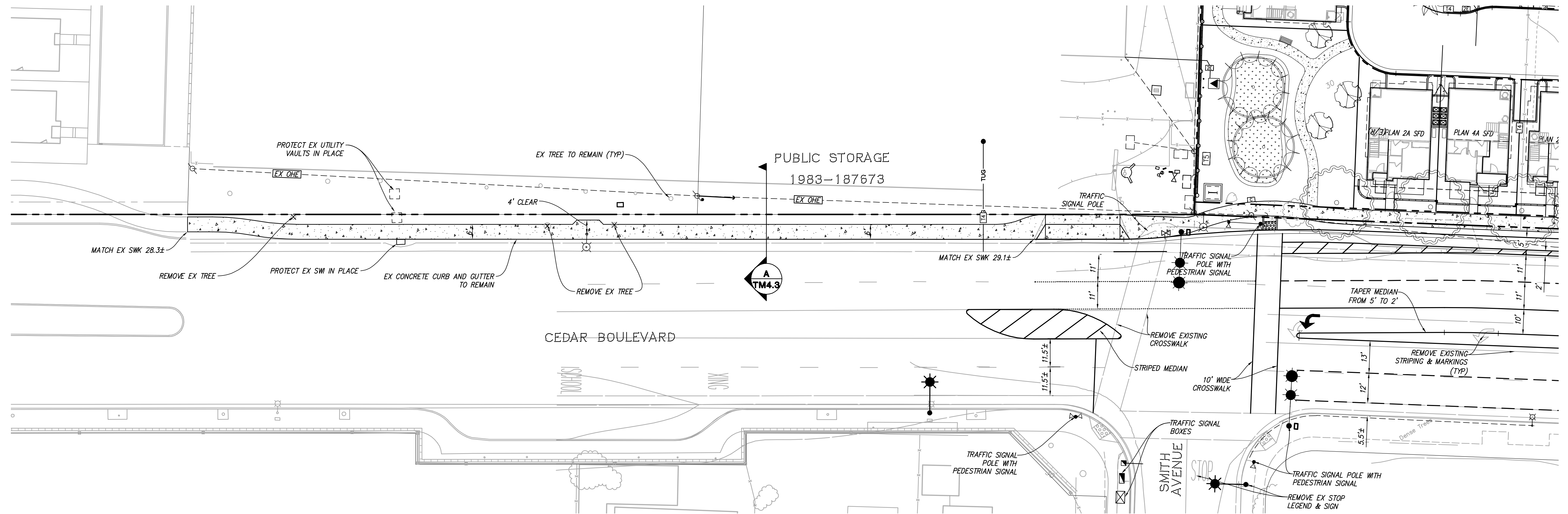
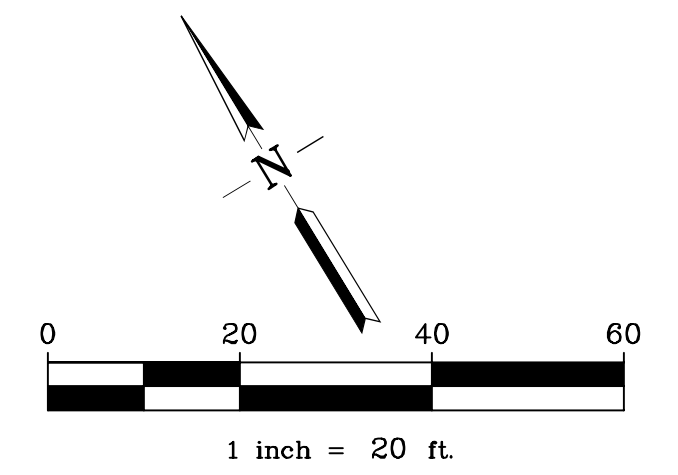
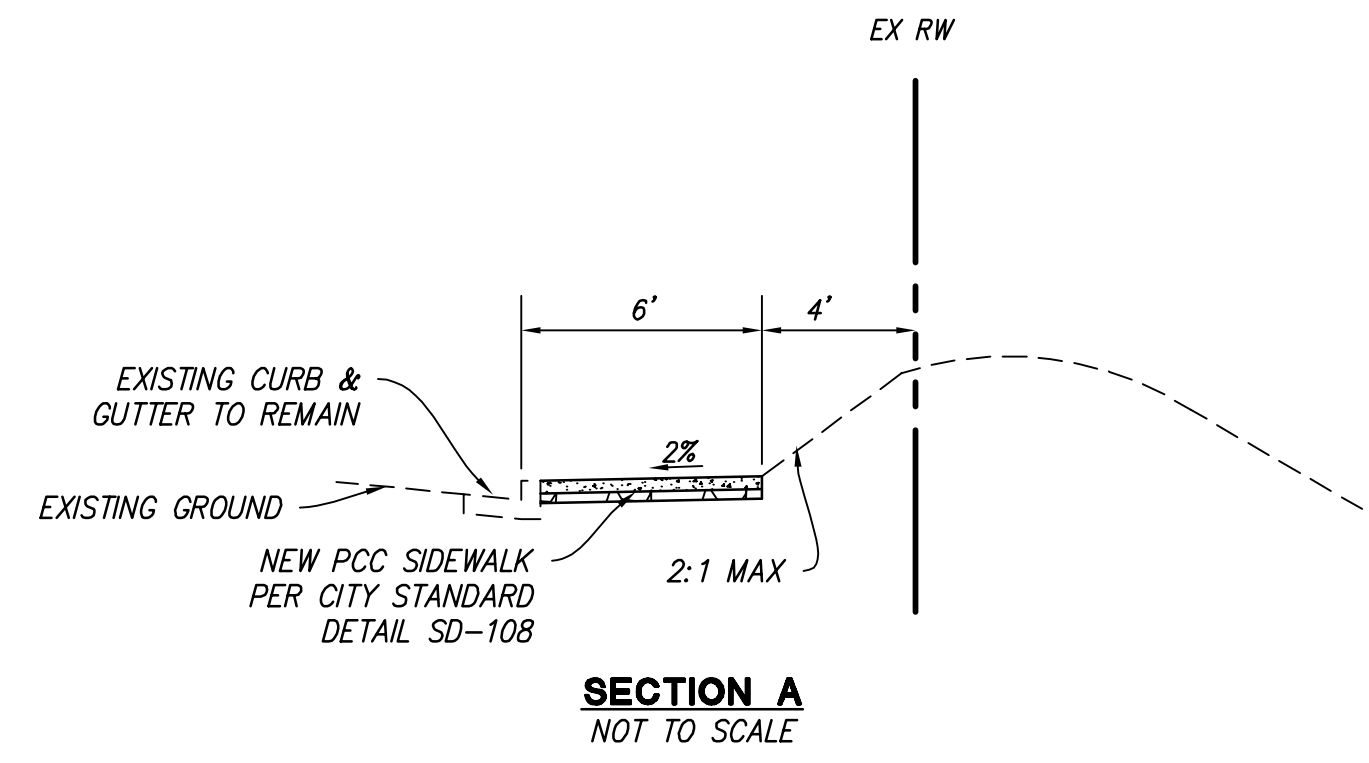
- FOUNDATION AND PLUMBING SPOILS ARE ASSUMED AT 40 CY/BUILDING.
- NO SHRINKAGE IS ASSUMED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR ABOVE CALCULATIONS.
- DEMOLITION MATERIAL TO BE OFFHAULED BY THE CONTRACTOR.



**PRELIMINARY GRADING AND DRAINAGE PLAN**  
**TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY**

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
 FOR: ROBSON HOMES, LLC

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 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
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# CEDAR BOULEVARD SIDEWALK & INTERSECTION PLAN TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC

**RJA**  
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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

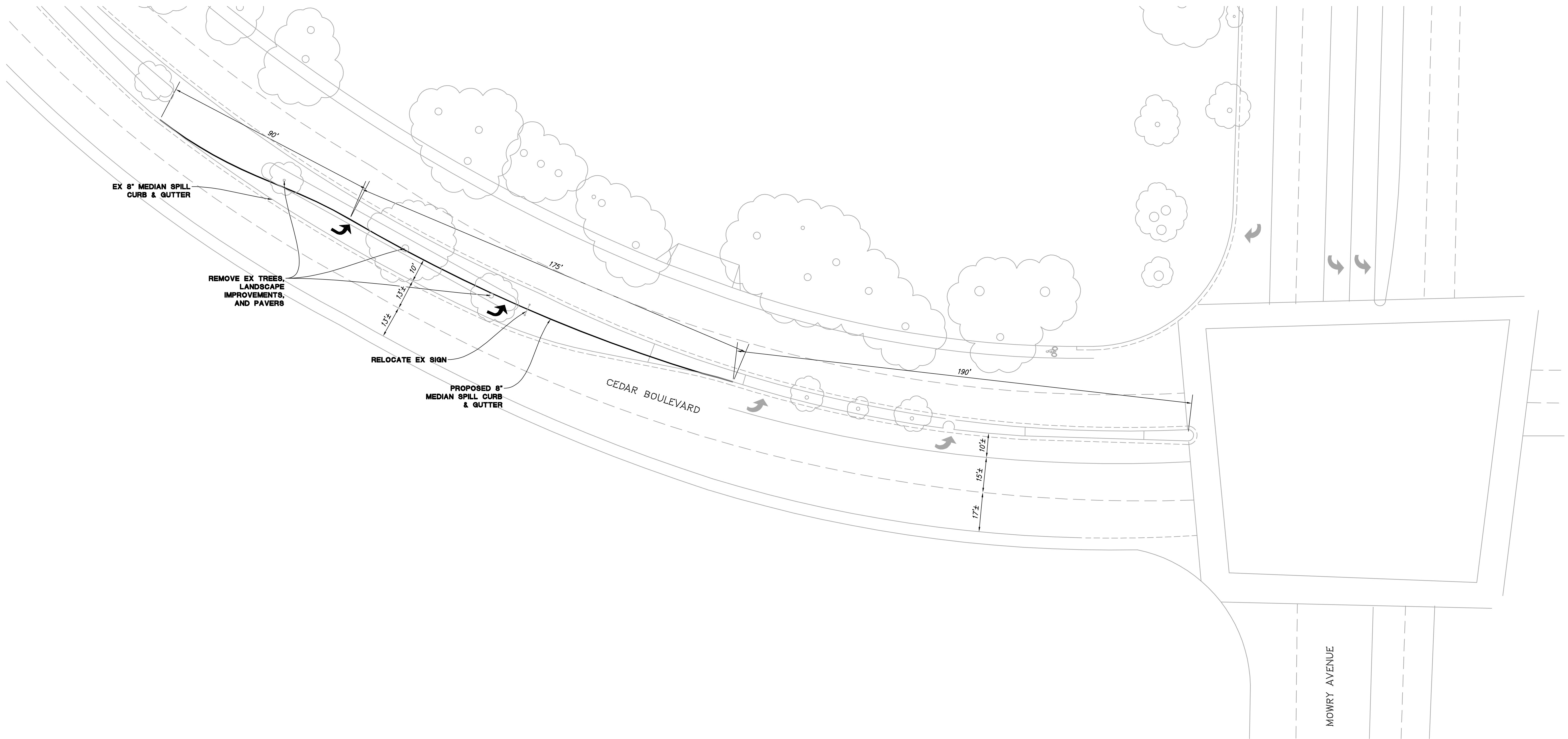
DATE: JULY 29, 2022

JOB NO. 151051

SHEET 7 OF 13

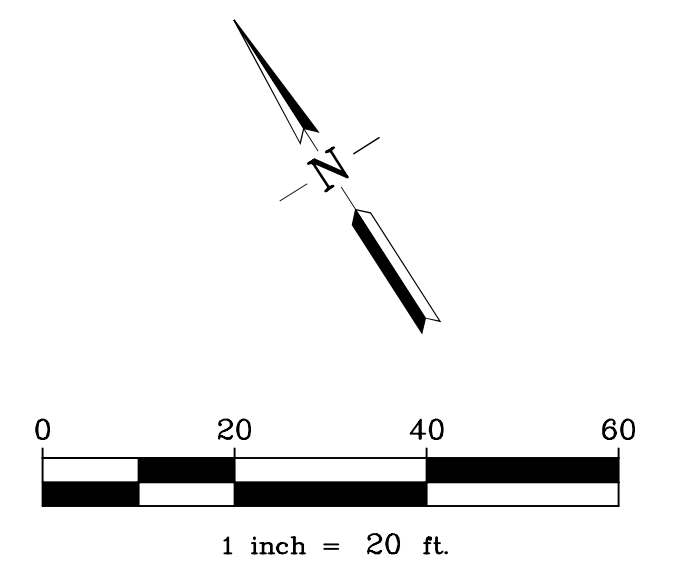
**TM4.3**

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**MOWRY INTERSECTION LEFT-TURN POCKET EXTENSION  
TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY**

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC



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

DATE: JULY 29, 2022

JOB NO. 151051

SHEET 8 OF 13

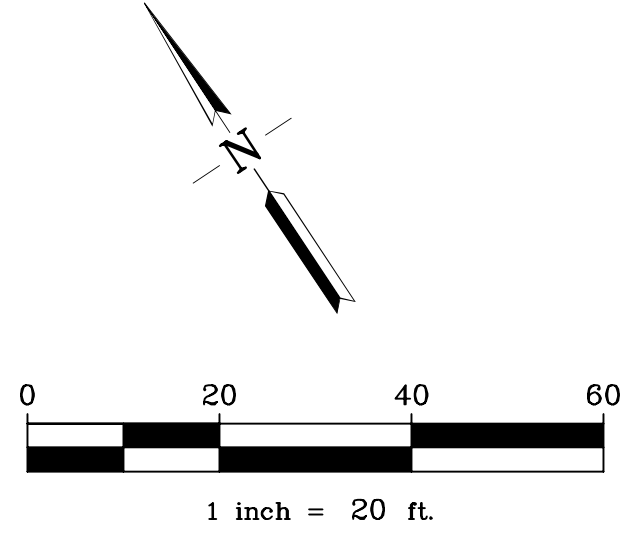
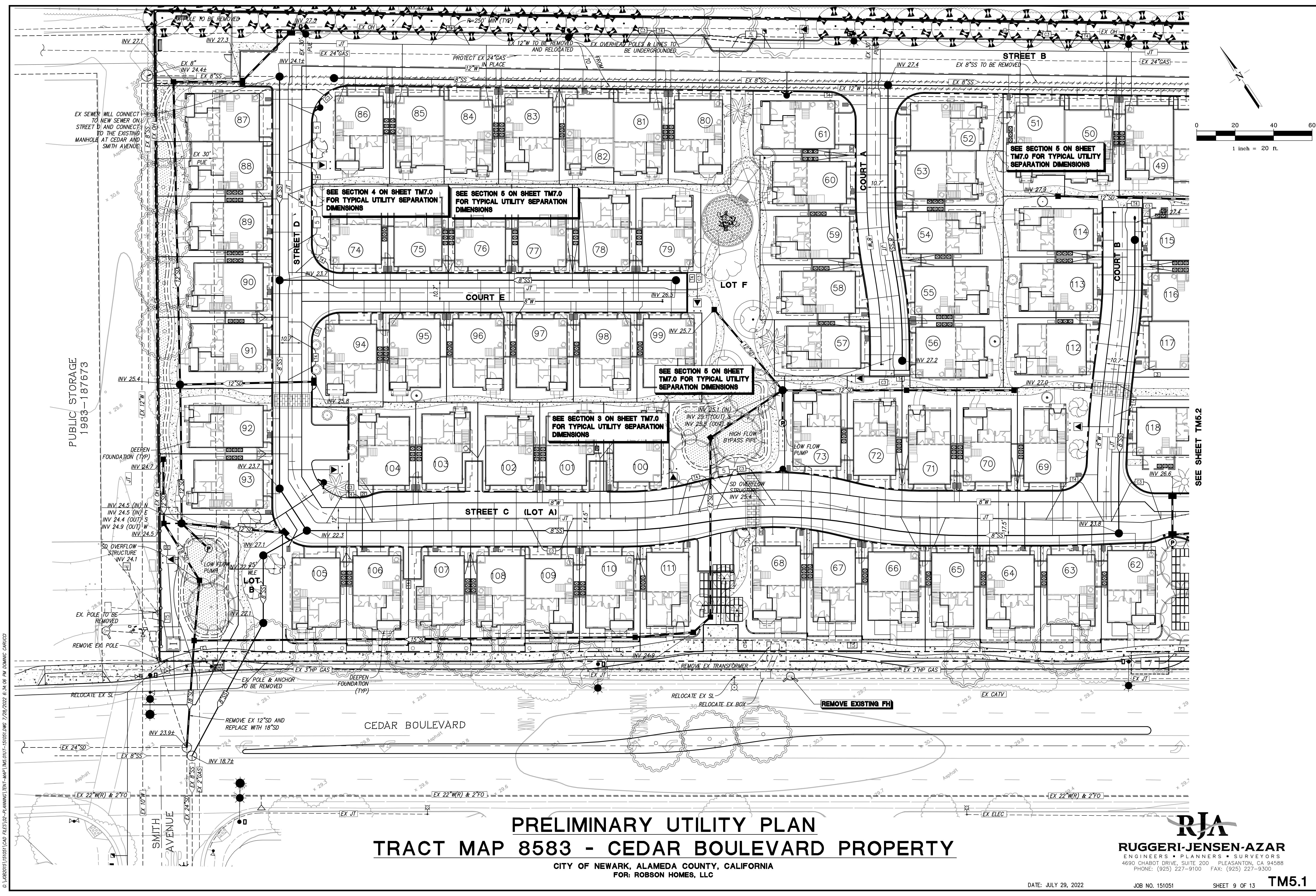
**TM4.4**

# PRELIMINARY UTILITY PLAN

## TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC

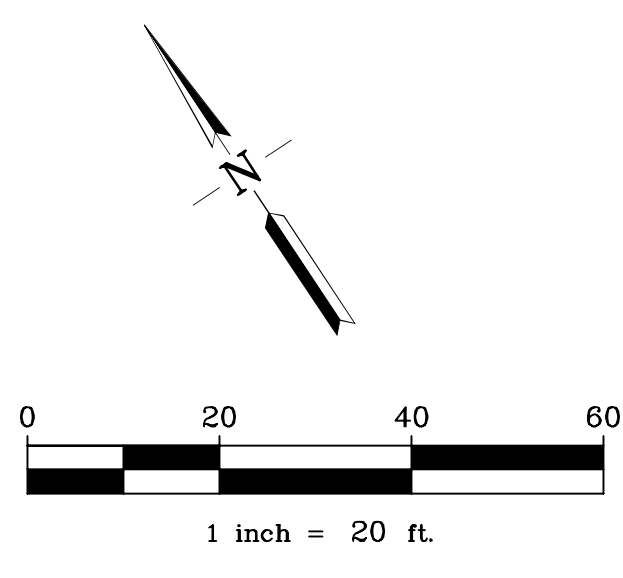
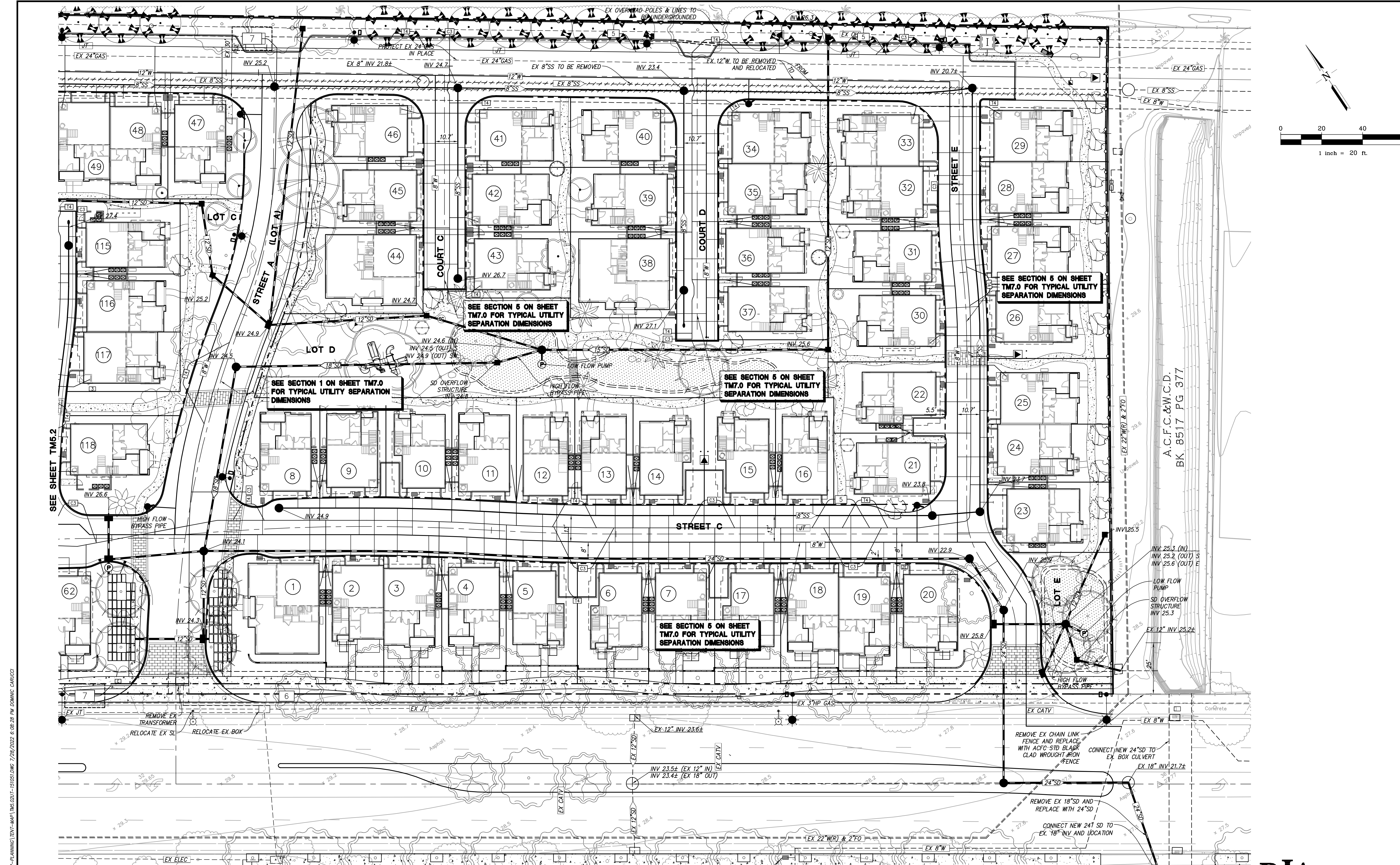
**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300



PUBLIC STORAGE  
1963-187673

SEE SHEET TM5.2

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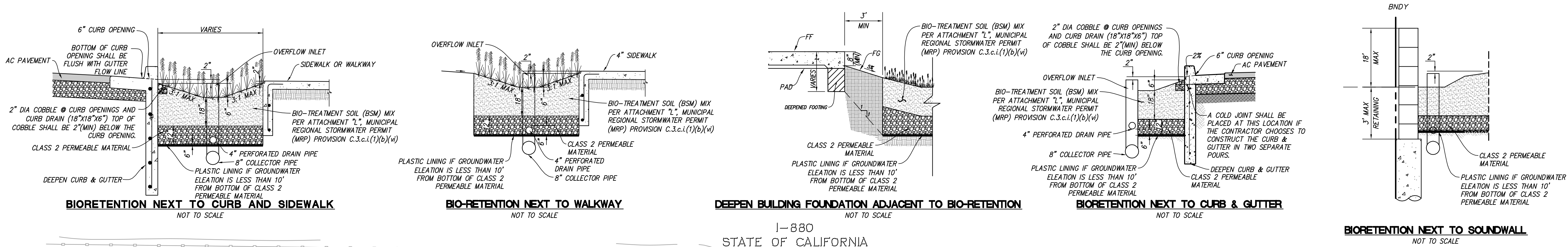


**PRELIMINARY UTILITY PLAN**  
**TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY**

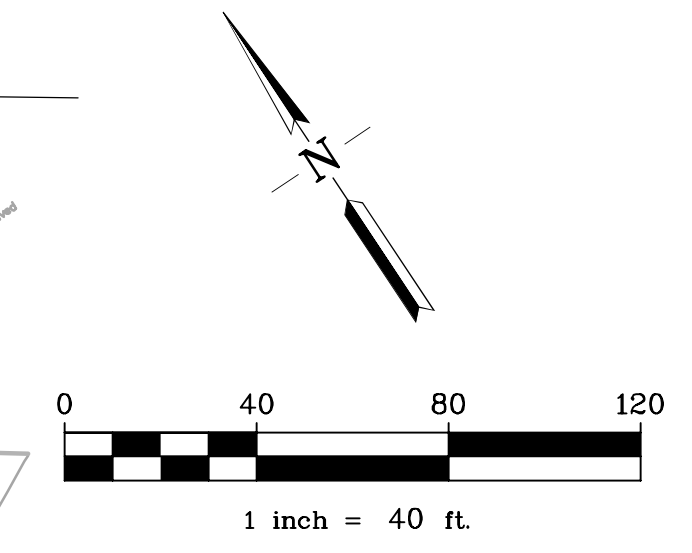
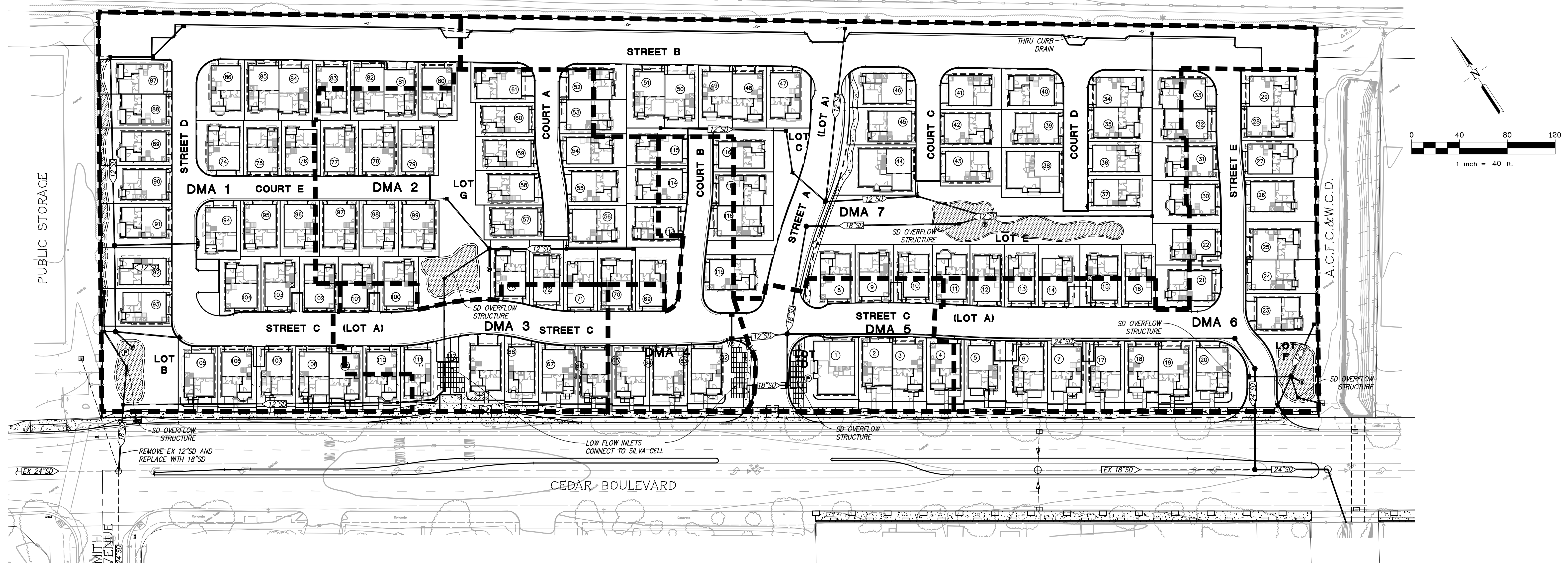
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
 FOR: ROBSON HOMES, LLC

**RJA**  
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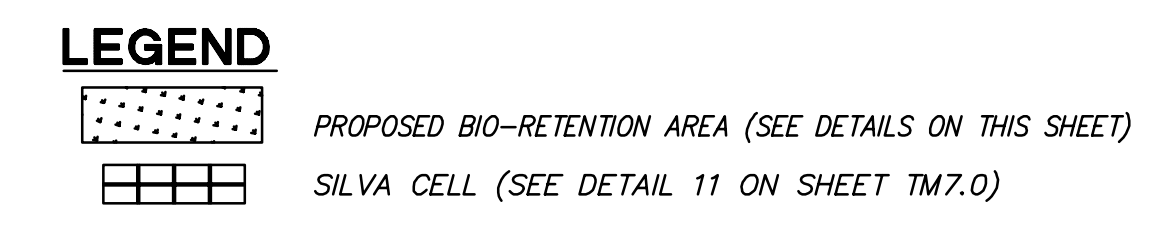


I-880  
STATE OF CALIFORNIA



AREA ID	SURFACE TYPE	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE LANDSCAPE AREA (SF)	TREATMENT VOLUME REQUIRED (CF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH AT BIORETENTION (IN)
DMA 1	PAVEMENT/BUILDING/LANDSCAPE	71,142	47,830	2,331	2,276	1,392	1,760	6.01
DMA 2	PAVEMENT/BUILDING/LANDSCAPE	48,552	31,285	1,727	1,498	916	1,353	6.01
DMA 3	BUILDING/LANDSCAPE	20,945	15,706	524	736	450	460	6.03
DMA 4	PAVEMENT/BUILDING/LANDSCAPE	19,070	14,232	484	668	408	458	6.03
DMA 5	BUILDING/LANDSCAPE	17,905	13,703	420	641	392	414	6.00
DMA 6	PAVEMENT/BUILDING/LANDSCAPE	52,881	37,140	1,574	1,756	1,075	1,218	6.00
DMA 7	PAVEMENT/BUILDING/LANDSCAPE	102,263	63,989	3,827	3,077	1,883	2,600	6.00
TOTAL		332,758	223,885	10,887	10,652	6,516	8,263	

- NOTES:
- THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 31, 2017, AND THE FOLLOWING CRITERIA:
    - EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA.
    - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA.
    - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
    - TREATMENT AREAS ARE CALCULATED BASED ON THE COMBINATION FLOW AND VOLUME HYDRAULIC SIZING METHOD PROVIDED IN THE CLEAN WATER PROGRAM ALAMEDA C.3 TECHNICAL GUIDANCE, VERSION 4.0.



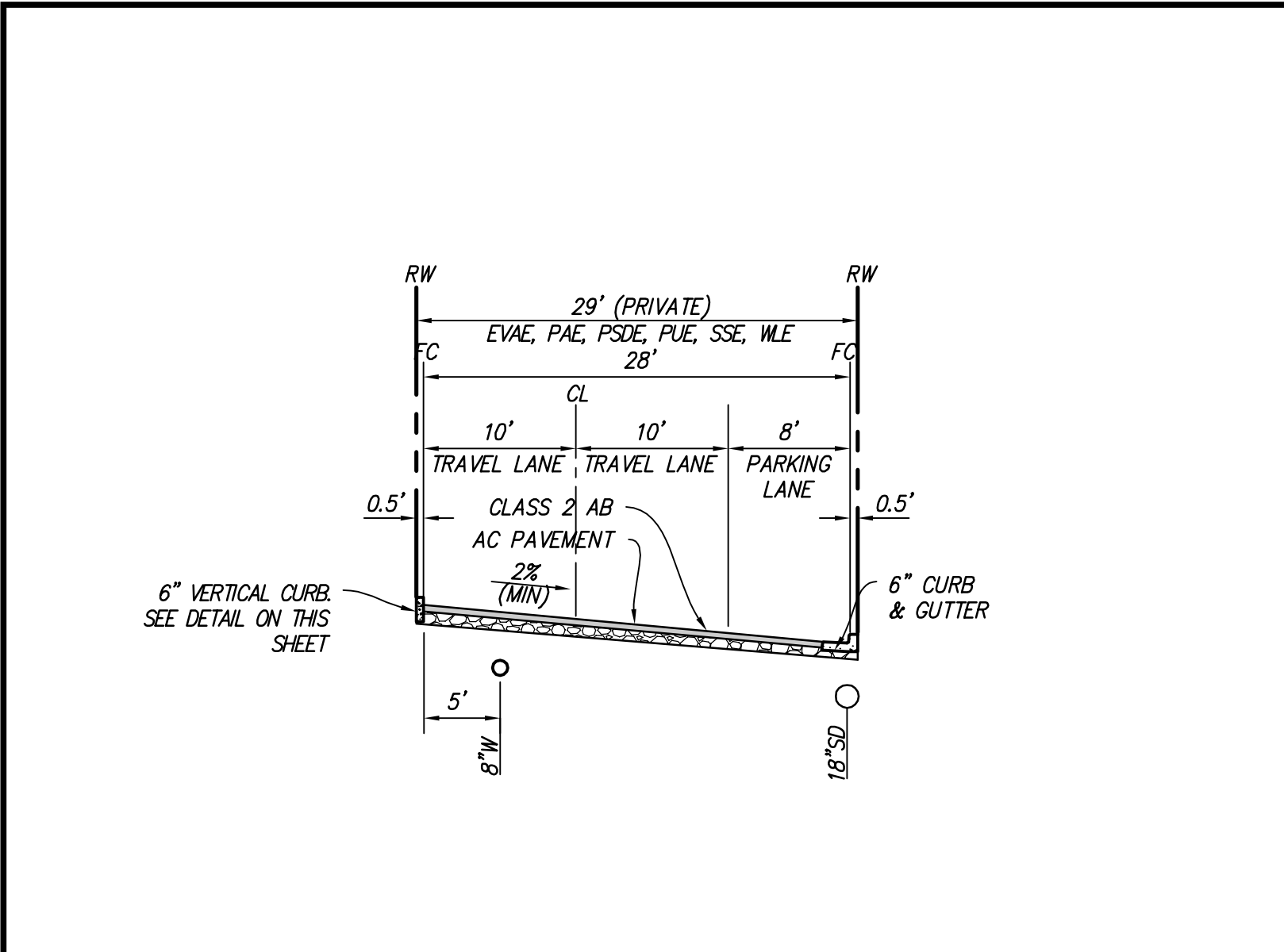
# PRELIMINARY STORMWATER TREATMENT PLAN

## TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY

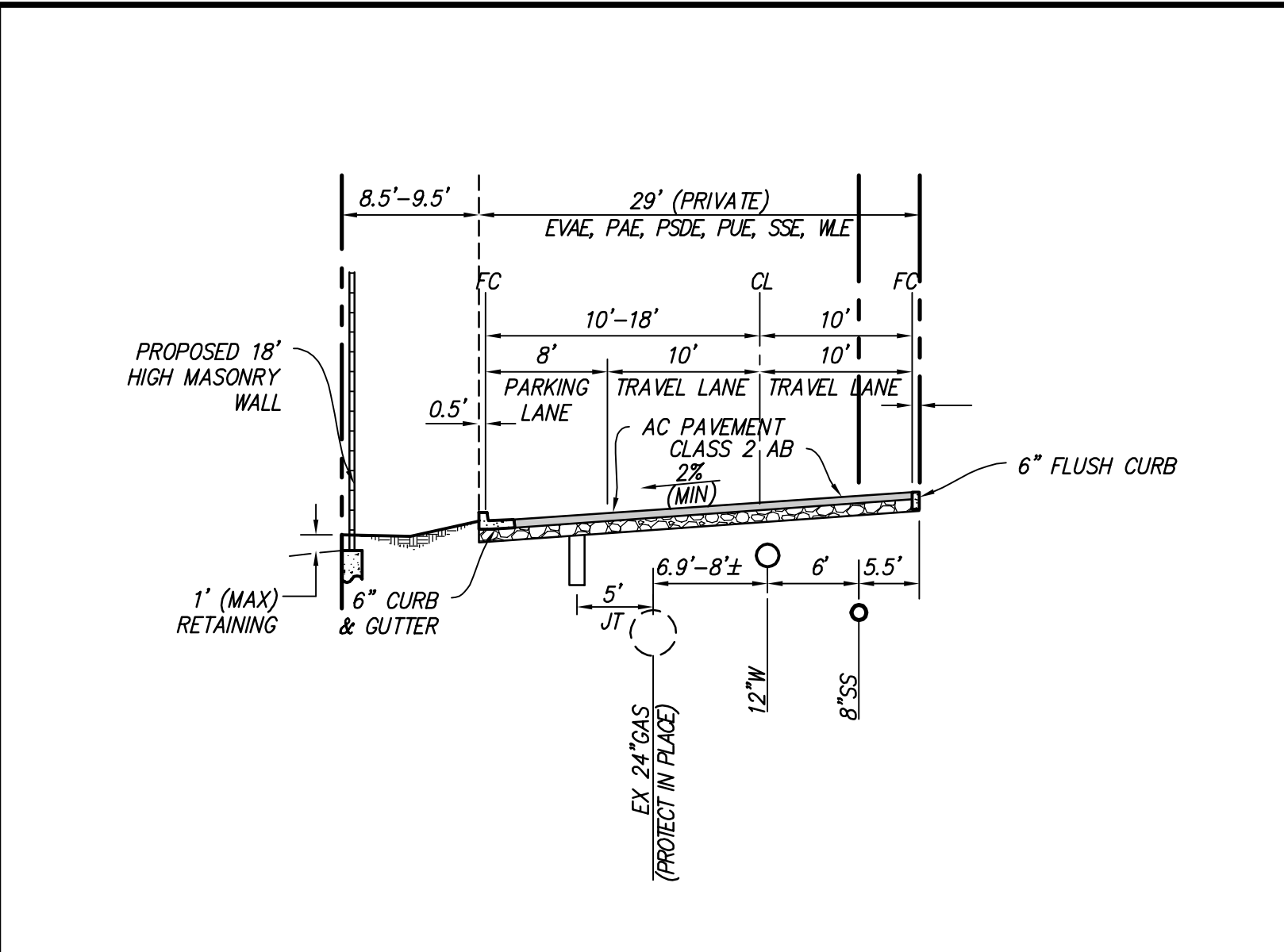
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC

**RJA**  
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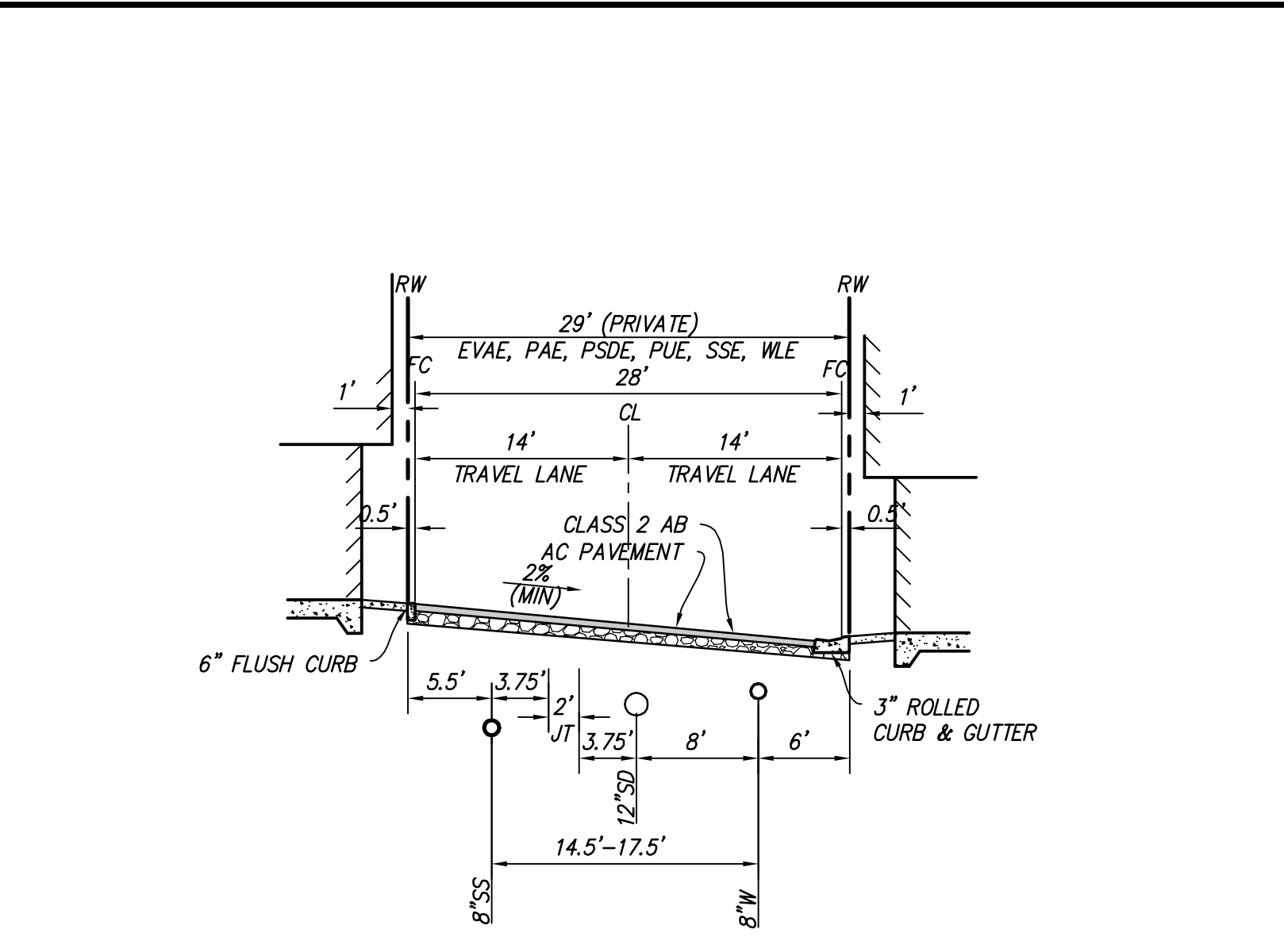
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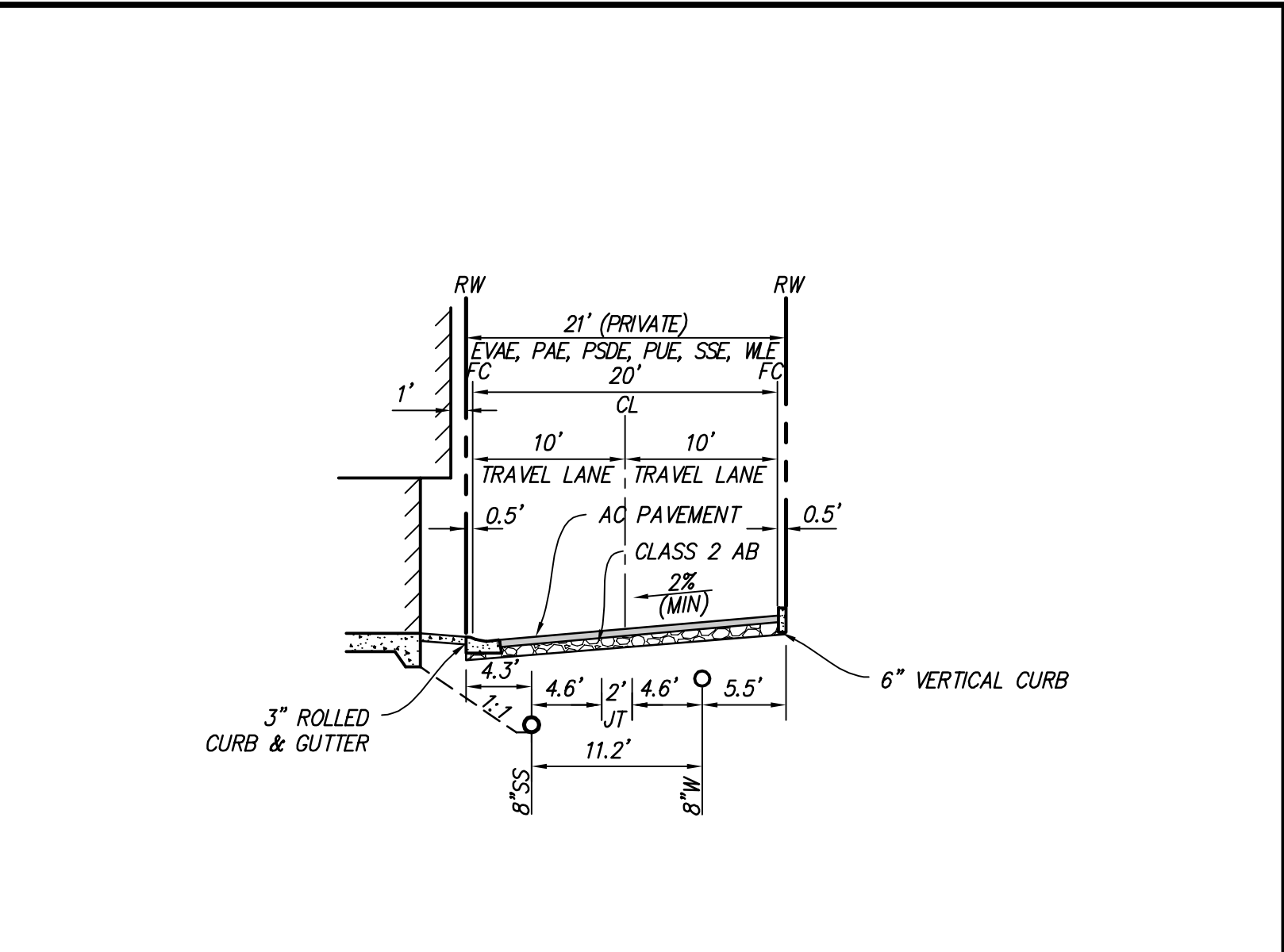
1 STREET A



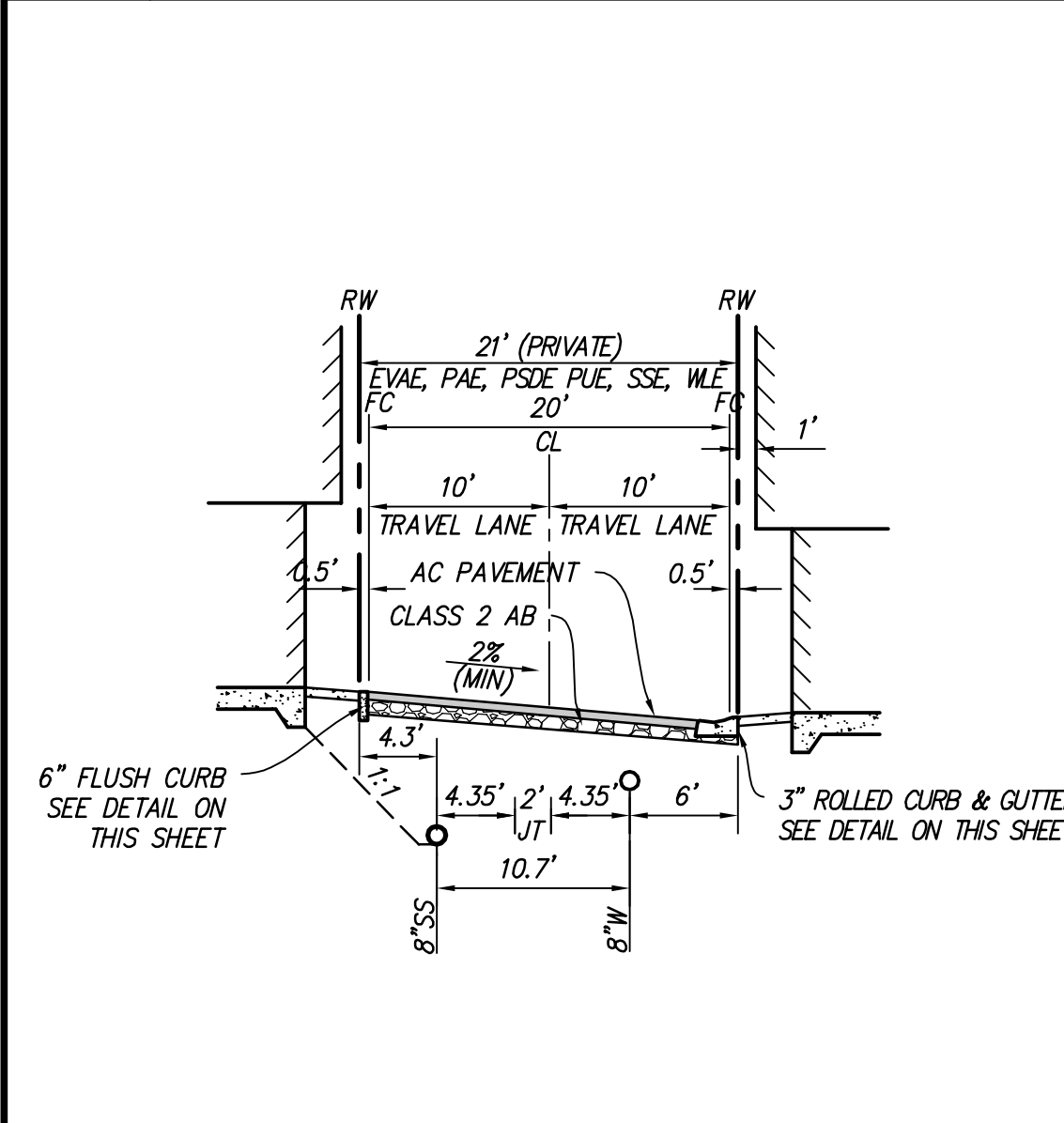
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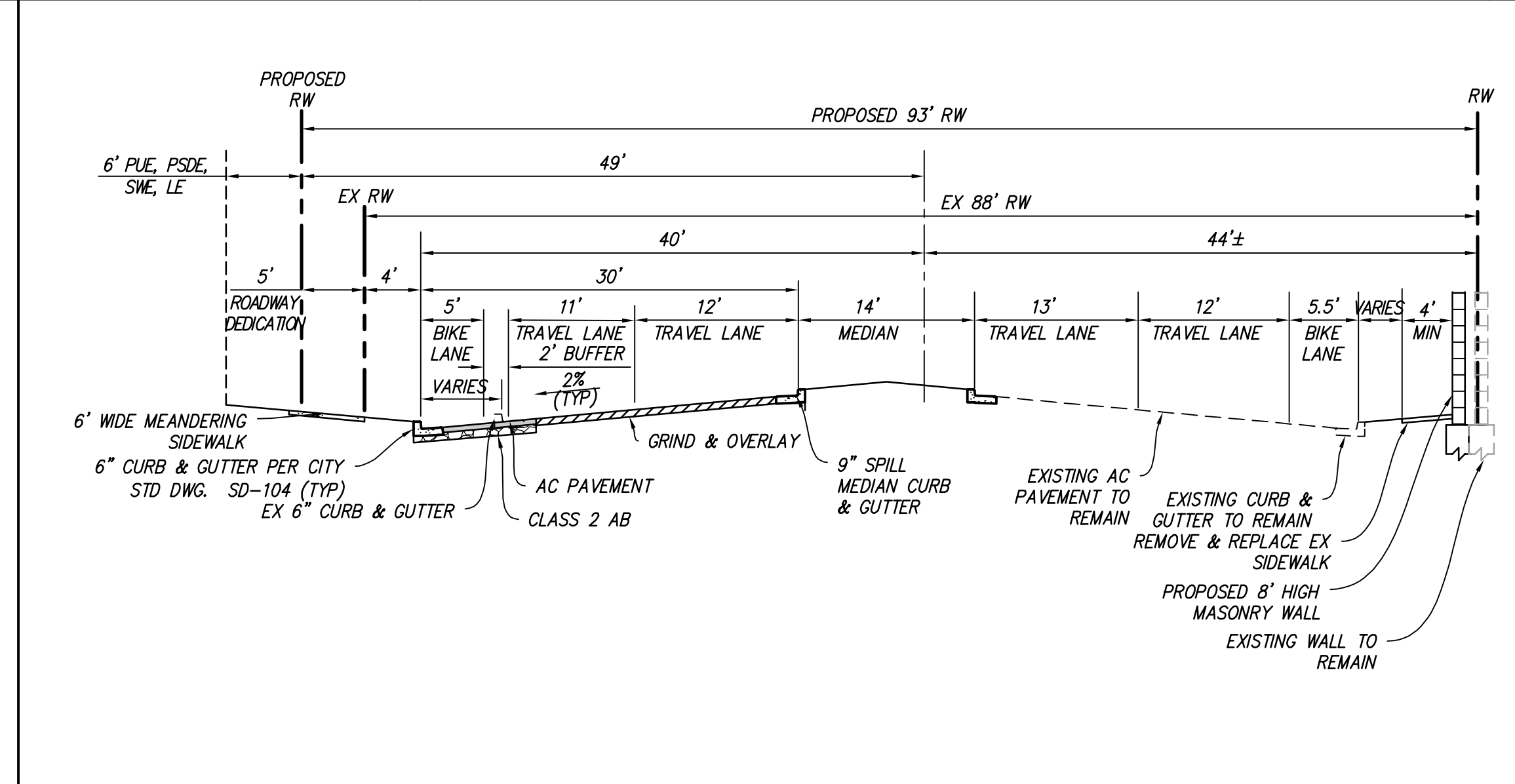
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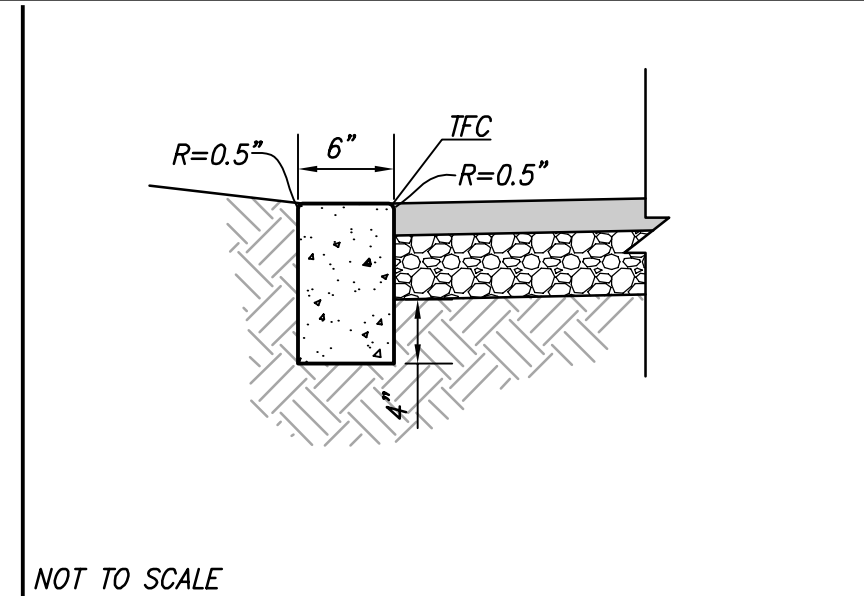
4 STREET D



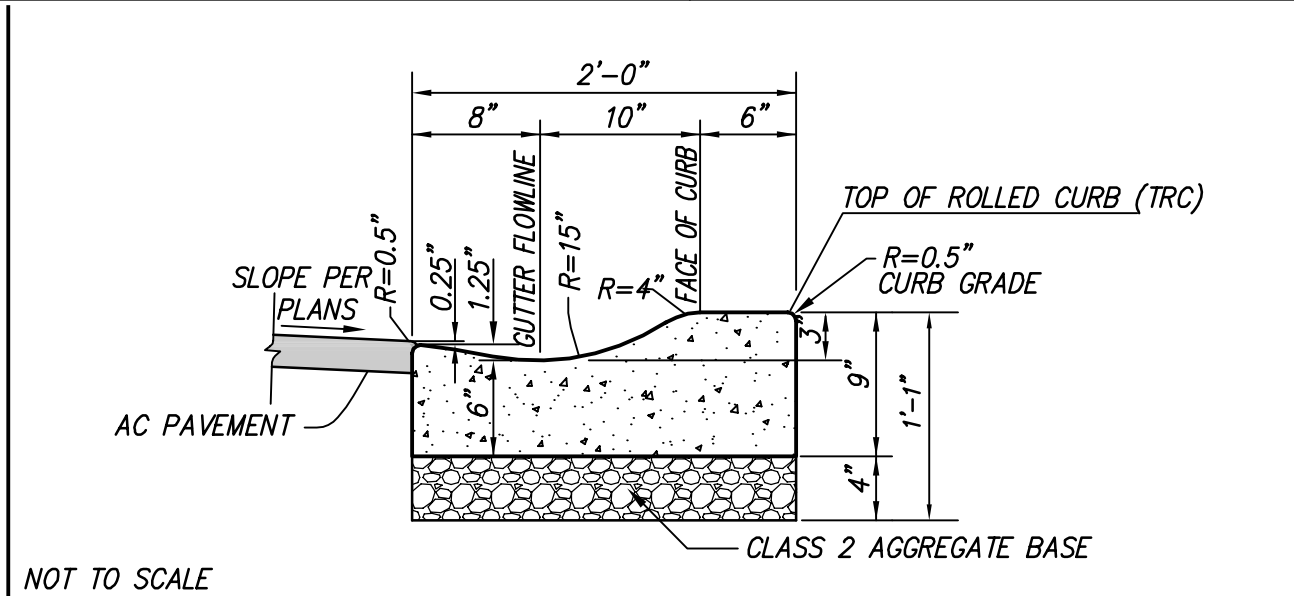
5 STREET E & PRIVATE COURTS A-F



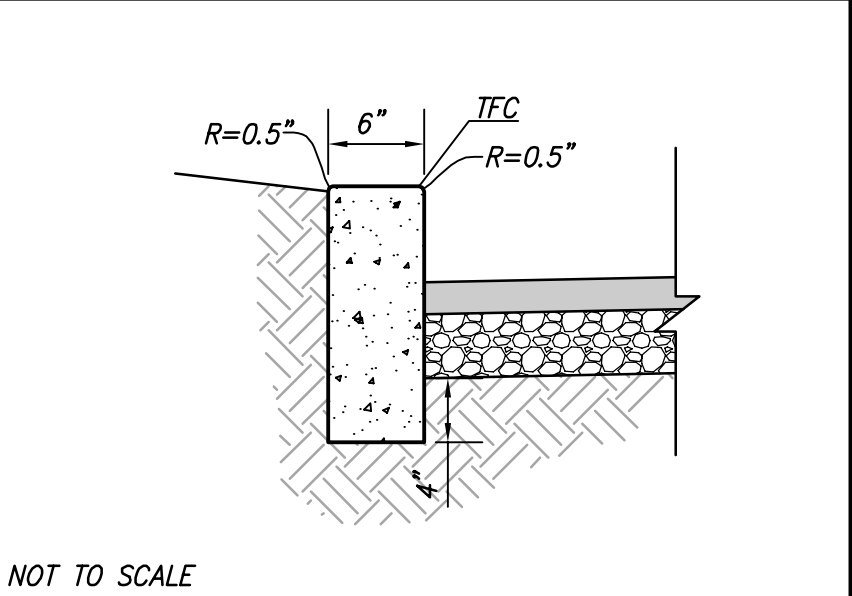
6 CEDAR BOULEVARD



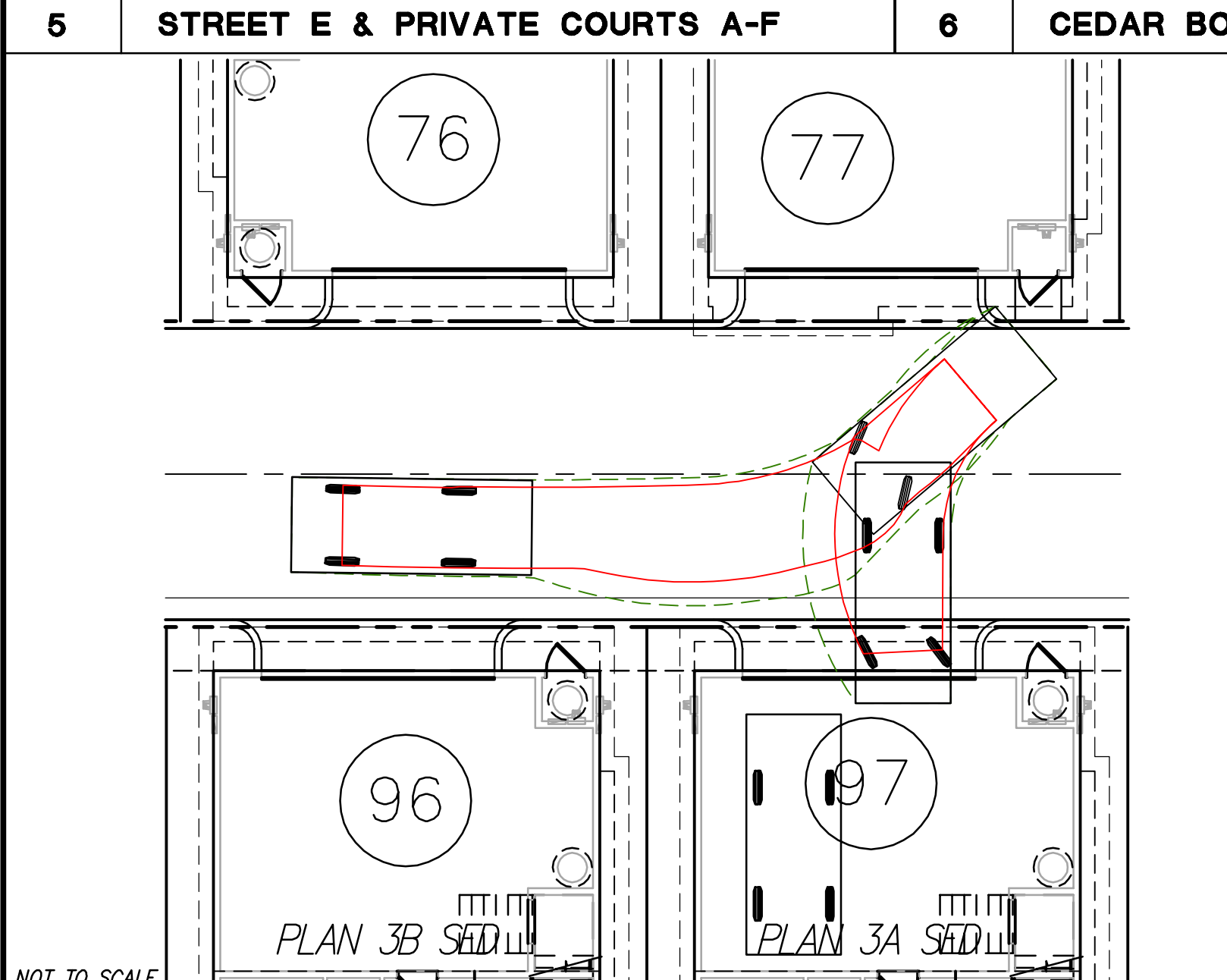
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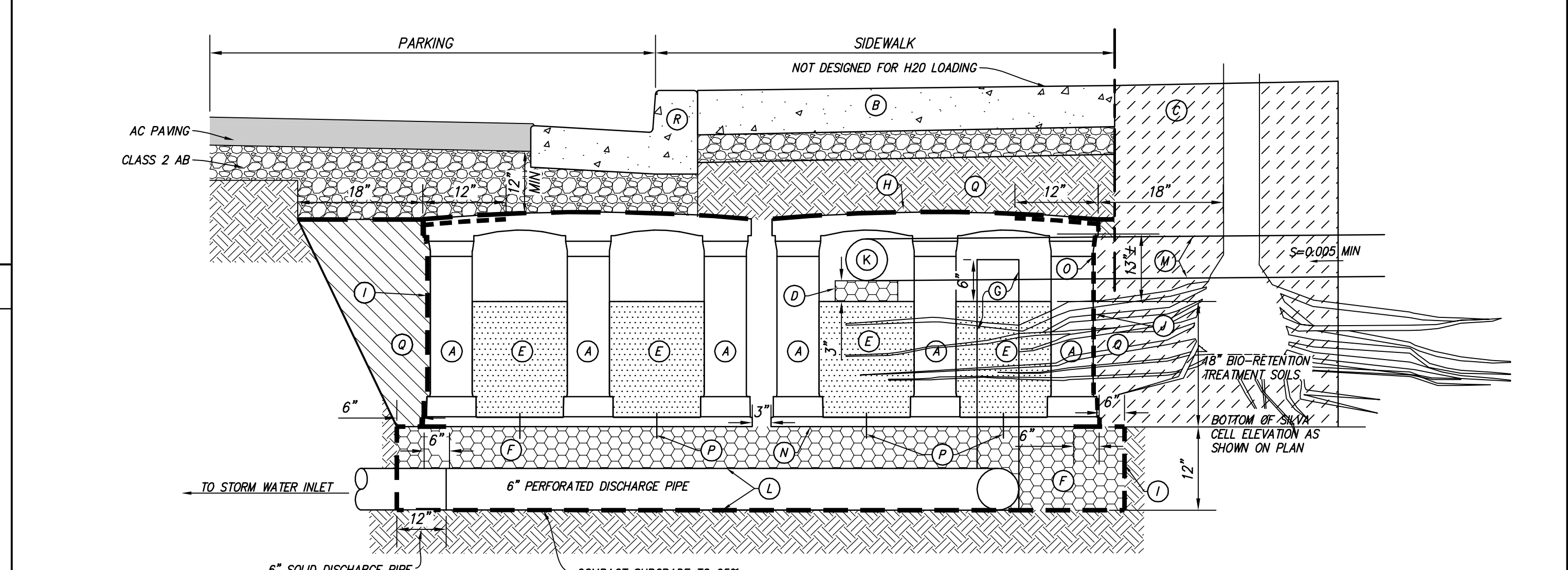
8 3\"/>



9 6\"/>



10 DRIVEWAY TURNING TEMPLATE



- KEY PLAN**
- (A) 2X SILVA CELL SYSTEM BY DEEP ROOT (DECK, BASE, AND POSTS)
  - (B) CONCRETE SIDEWALK
  - (C) PLANTING SOIL PER LANDSCAPE ARCHITECT
  - (D) 2" DRAIN ROCK
  - (E) BIO-RETENTION TREATMENT SOILS (BSM) MIX PER ATTACHMENT "L", MUNICIPAL REGIONAL STORMWATER PERMIT (MRP) PROVISION C.3.c.i.(1)(b)(vi)
  - (F) CLASS 2 PERMEABLE MATERIAL PER CALTRANS SPECIFICATIONS, SECTION 68, COMPACTED TO 95%
  - (G) 6" SDR SOLID PVC OVERFLOW RISER
  - (H) MIRAFI HP570 - GEOTEXTILE FABRIC 18" MIN OVERLAP & EXTEND GEOTEXTILE TO EDGE OF EXCAVATION.
  - (I) 20MIL STEGO WRAP - PLACED AROUND SIDES AND BOTTOM OF CLASS 2 PERMEABLE MATERIAL AND SIDEWALL OF SILVA CELL
  - (J) MIRAGRID 2XT - GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK).
  - (K) 6" SDR-35 PVC PERFORATED DISTRIBUTION PIPE.
  - (L) 6" SDR-35 PVC PERFORATED COLLECTOR PIPE.
  - (M) 6" SDR-35 SOLID PVC PIPE INTO SILVA CELL SYSTEM.
  - (N) SILVA CELL BASE
  - (O) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE.
  - (P) PIN, PER SILVA CELL SPECIFICATIONS.
  - (Q) NATIVE BACKFILL, COMPACTED TO SOILS ENGINEER RECOMMENDATION.
  - (R) 6" CURB AND GUTTER

11 TYPICAL SILVA CELL DETAIL

# TYPICAL STREET SECTIONS & DETAILS

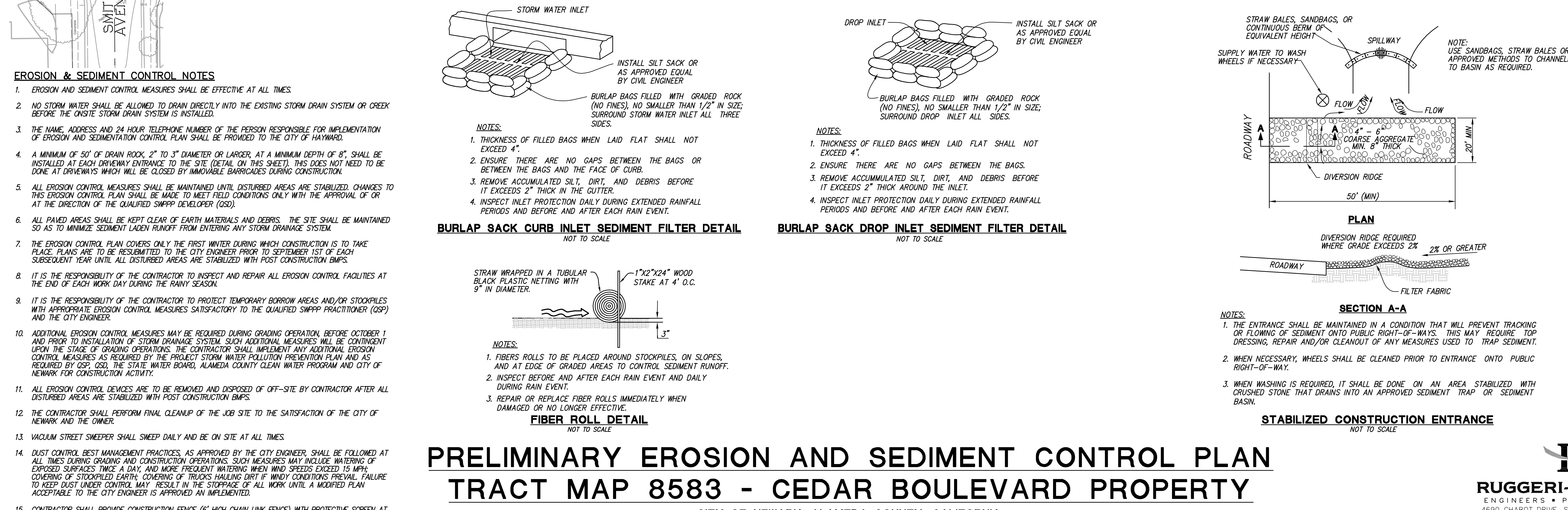
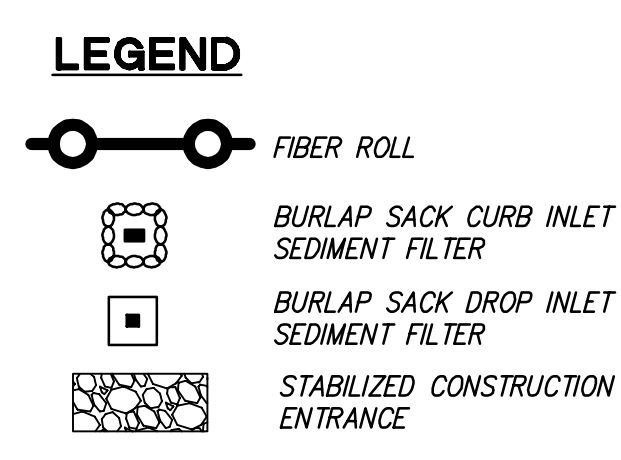
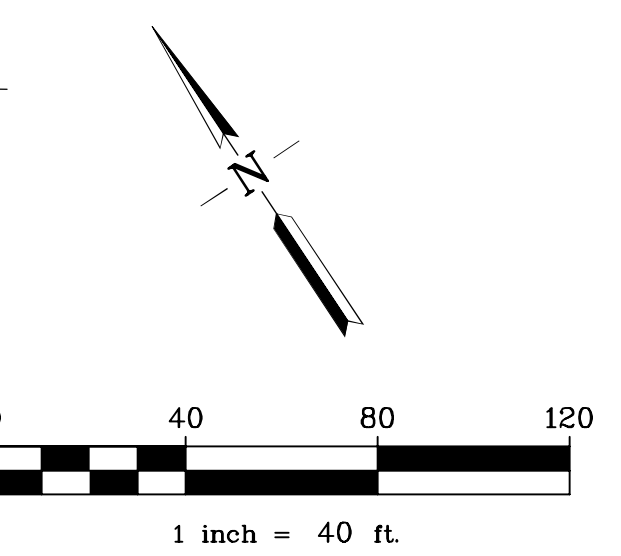
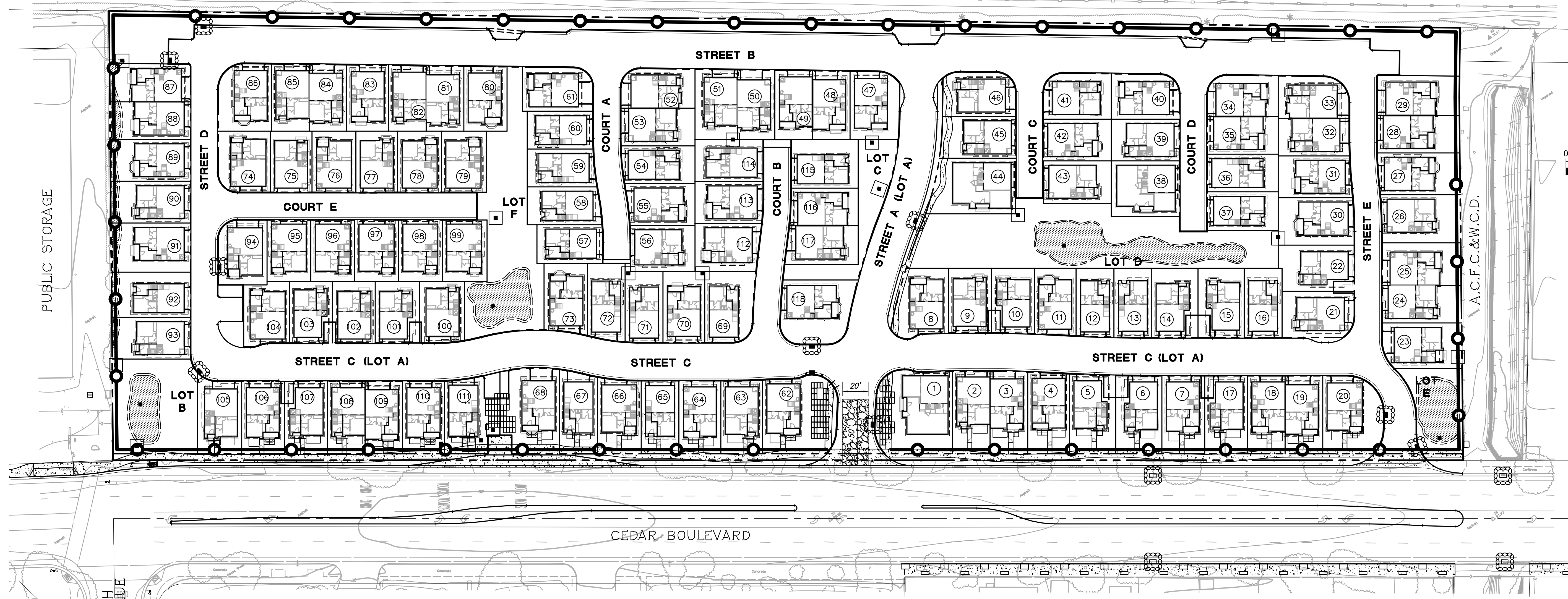
## TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY

CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
FOR: ROBSON HOMES, LLC

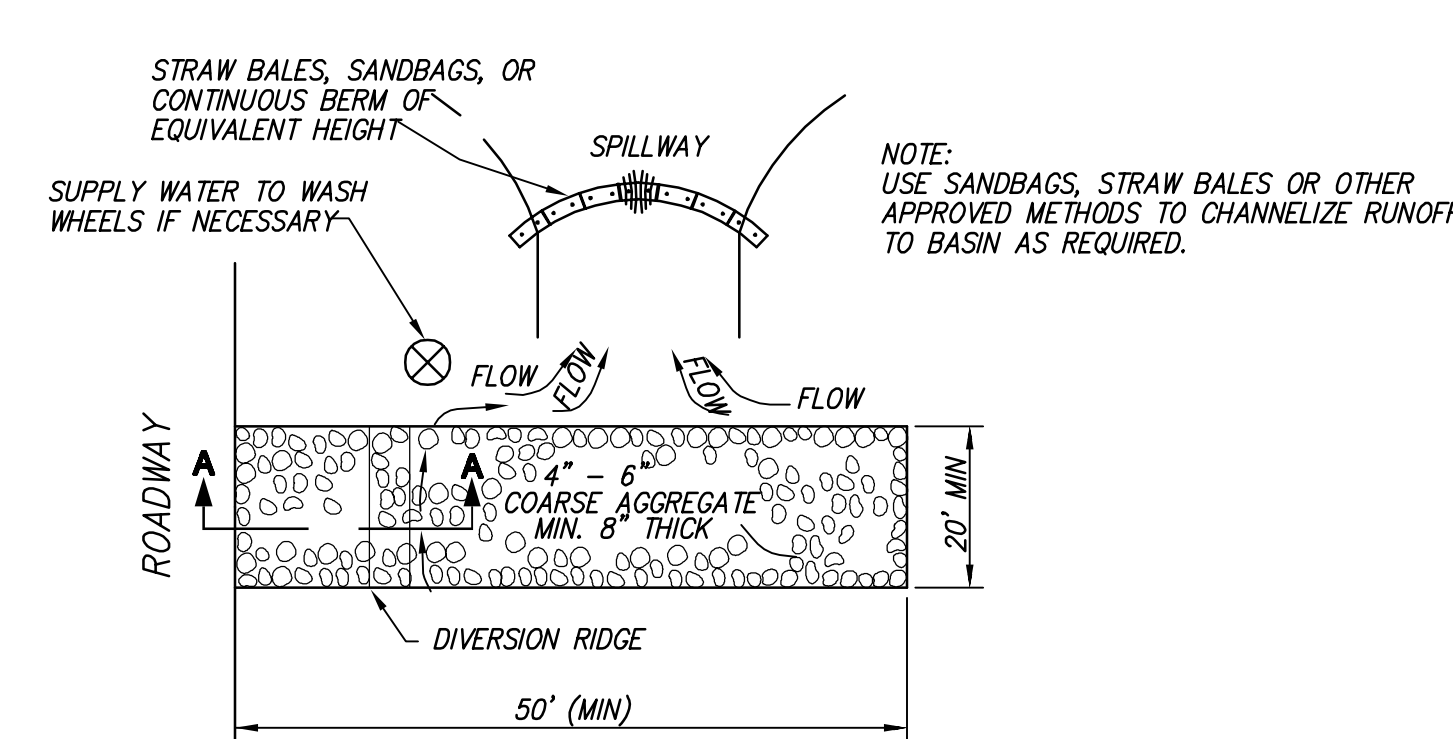
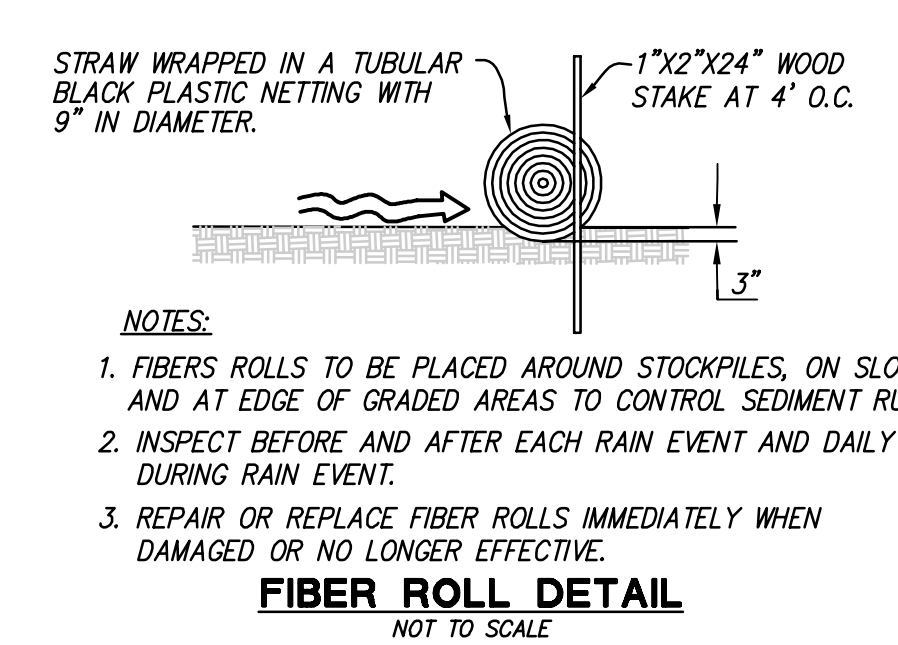
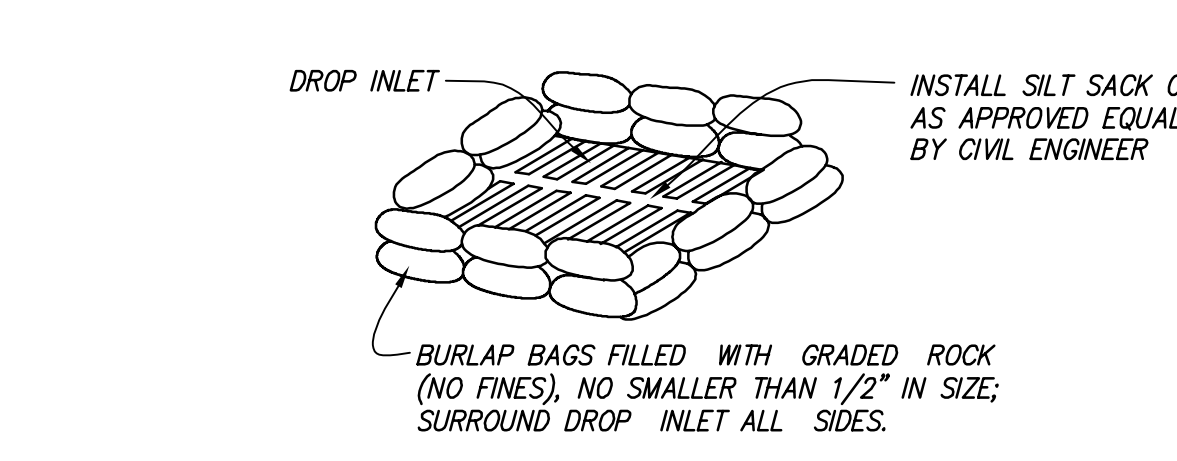
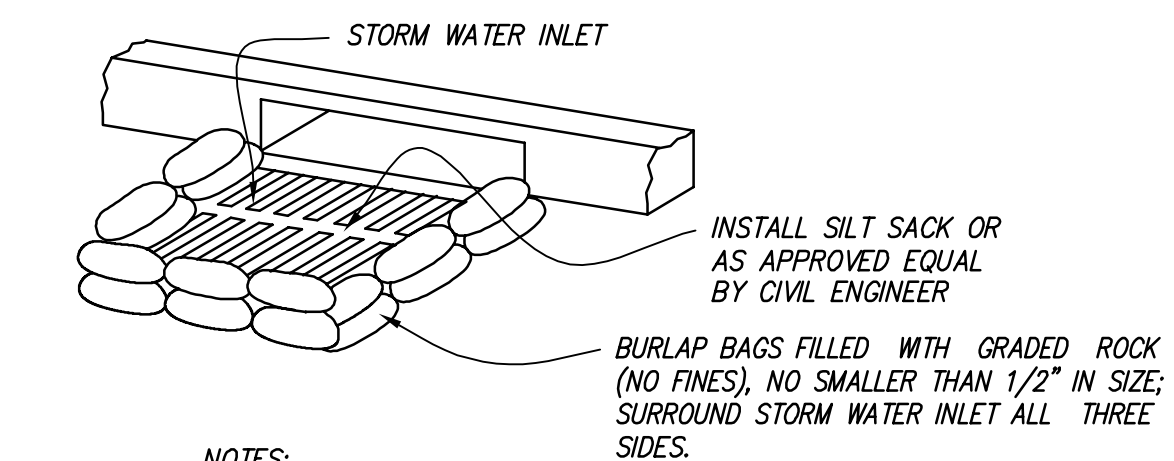
**RJA**  
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PHONE: (925) 227-9100 FAX: (925) 227-9300

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- EROSION & SEDIMENT CONTROL NOTES**
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE AT ALL TIMES.
  - NO STORM WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING STORM DRAIN SYSTEM OR CREEK BEFORE THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
  - THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CITY OF HAYWARD.
  - A MINIMUM OF 50' OF DRAIN ROCK, 2" TO 3" DIAMETER OR LARGER, AT A MINIMUM DEPTH OF 8", SHALL BE INSTALLED AT EACH DRIVEWAY ENTRANCE TO THE SITE (DETAIL ON THIS SHEET). THIS DOES NOT NEED TO BE DONE AT DRIVEWAYS WHICH WILL BE CLOSED BY IMMOVABLE BARRICADES DURING CONSTRUCTION.
  - ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE QUALIFIED SWPPP DEVELOPER (QSD).
  - ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF FROM ENTERING ANY STORM DRAINAGE SYSTEM.
  - THE EROSION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED TO THE CITY ENGINEER PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH POST CONSTRUCTION BMPs.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT TEMPORARY BORROW AREAS AND/OR STOCKPILES WITH APPROPRIATE EROSION CONTROL MEASURES SATISFACTORY TO THE QUALIFIED SWPPP PRACTITIONER (QSP) AND THE CITY ENGINEER.
  - ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION. BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM, SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATIONS. THE CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE PROJECT STORM WATER POLLUTION PREVENTION PLAN AND AS REQUIRED BY QSD, QSD, THE STATE WATER BOARD, ALAMEDA COUNTY CLEAN WATER PROGRAM AND CITY OF NEWARK FOR CONSTRUCTION ACTIVITY.
  - ALL EROSION CONTROL DEVICES ARE TO BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AFTER ALL DISTURBED AREAS ARE STABILIZED WITH POST CONSTRUCTION BMPs.
  - THE CONTRACTOR SHALL PERFORM FINAL CLEANUP OF THE JOB SITE TO THE SATISFACTION OF THE CITY OF NEWARK AND THE OWNER.
  - VACUUM STREET SWEEPER SHALL SWEEP DAILY AND BE ON SITE AT ALL TIMES.
  - DUST CONTROL BEST MANAGEMENT PRACTICES, AS APPROVED BY THE CITY ENGINEER, SHALL BE FOLLOWED AT ALL TIMES DURING GRADING AND CONSTRUCTION OPERATIONS. SUCH MEASURES MAY INCLUDE WATERING OF EXPOSED SURFACES TWICE A DAY, AND MORE FREQUENT WATERING WHEN WIND SPEEDS EXCEED 15 MPH; COVERING OF STOCKPILED EARTH; COVERING OF TRUCKS HAULING DIRT IF WINDY CONDITIONS PREVAIL. FAILURE TO KEEP DUST UNDER CONTROL MAY RESULT IN THE STOPPAGE OF ALL WORK UNTIL A MODIFIED PLAN ACCEPTABLE TO THE CITY ENGINEER IS APPROVED AND IMPLEMENTED.
  - CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCE (6' HIGH CHAIN LINK FENCE) WITH PROTECTIVE SCREEN AT THE TRACT BOUNDARY. DETAIL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION.



- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN**  
**TRACT MAP 8583 - CEDAR BOULEVARD PROPERTY**  
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA  
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