



Plan 2.2065
Craftsman

Color Scheme #4C



Plan 1.1678
Farmhouse

Color Scheme #5B



Plan 3.2318
Craftsman

Color Scheme #2C

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POPPY LANE
SAN LEANDRO, CA

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Elderberry Way Streetscene



Plan 2.2065
Craftsman - Lot 9
Color Scheme #4C

Plan 1.1678 R
Farmhouse - Lot 10
Color Scheme #6B

610 Elderberry Way

Muscari Street Streetscene

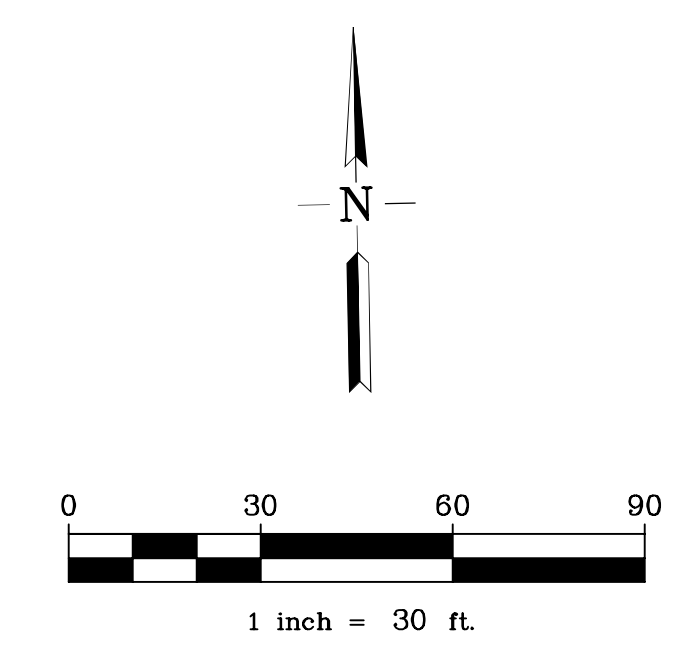
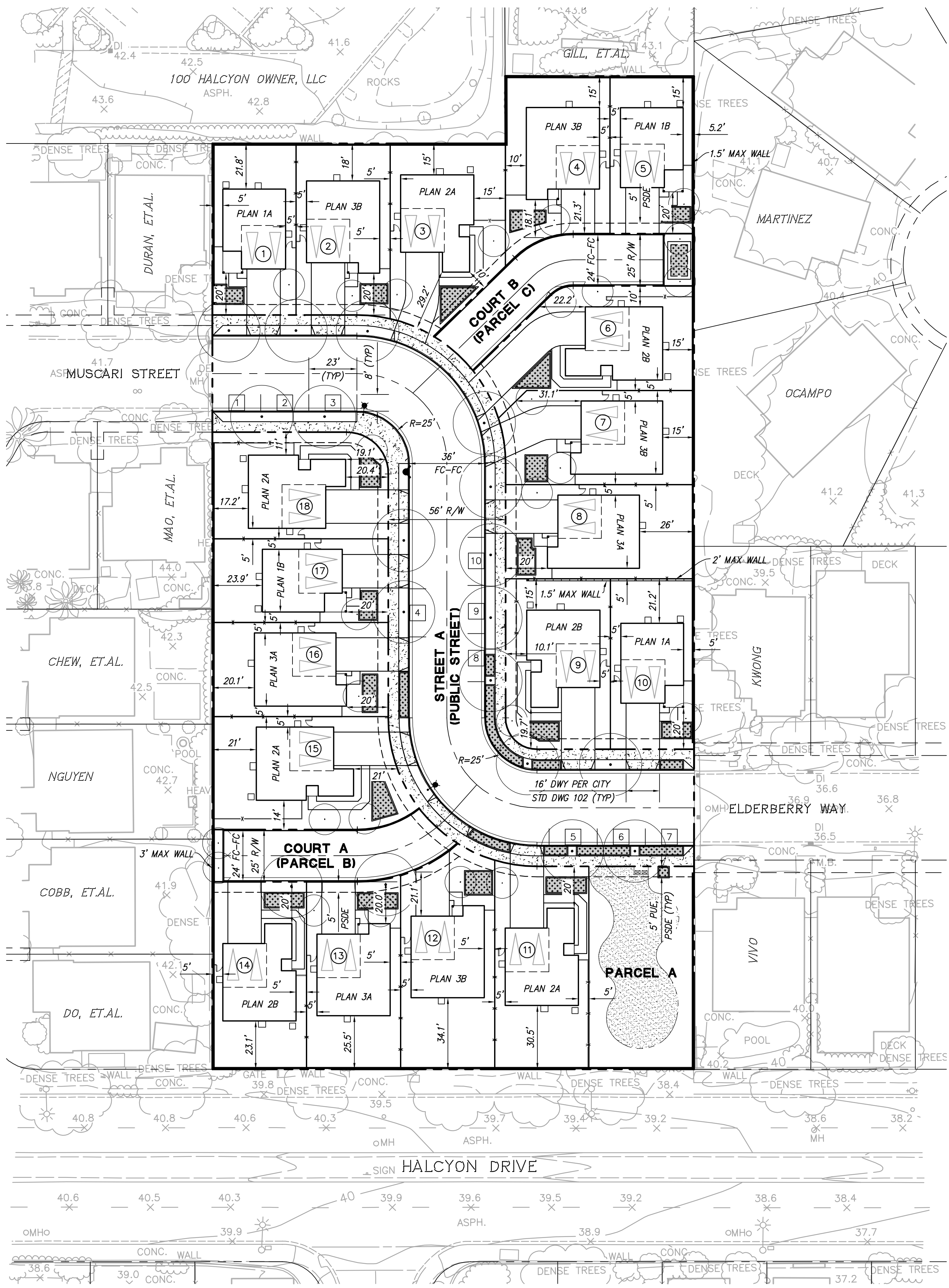


592 Muscari Street

Plan 1.1678
Farmhouse - Lot 1
Color Scheme #5B

Plan 3.2318 R
Craftsman - Lot 2
Color Scheme #2C

Plan 2.2065 R
Farmhouse - Lot 3
Color Scheme #6B



LEGEND

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
(Circle with dot symbol)	PROPOSED TREE

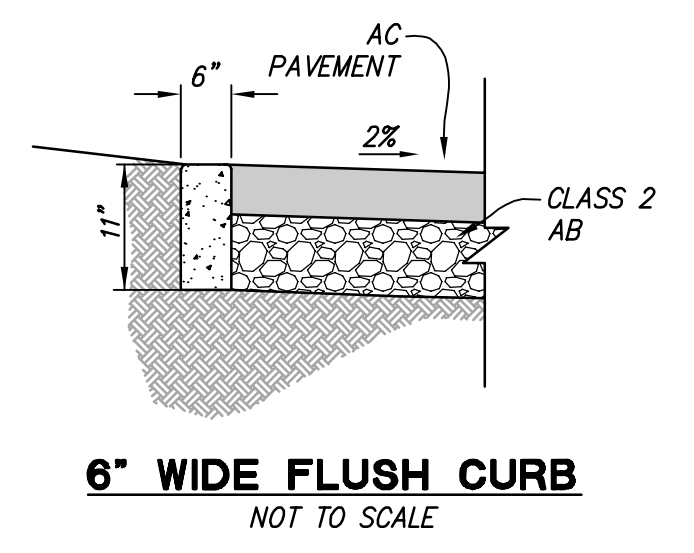
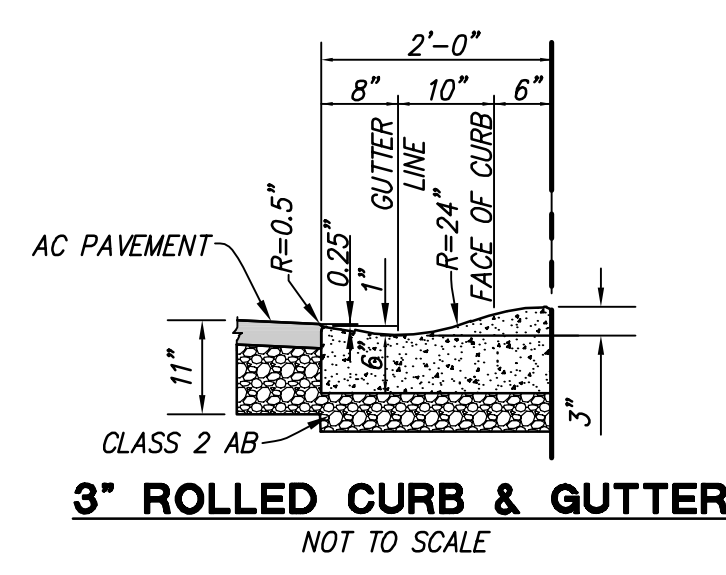
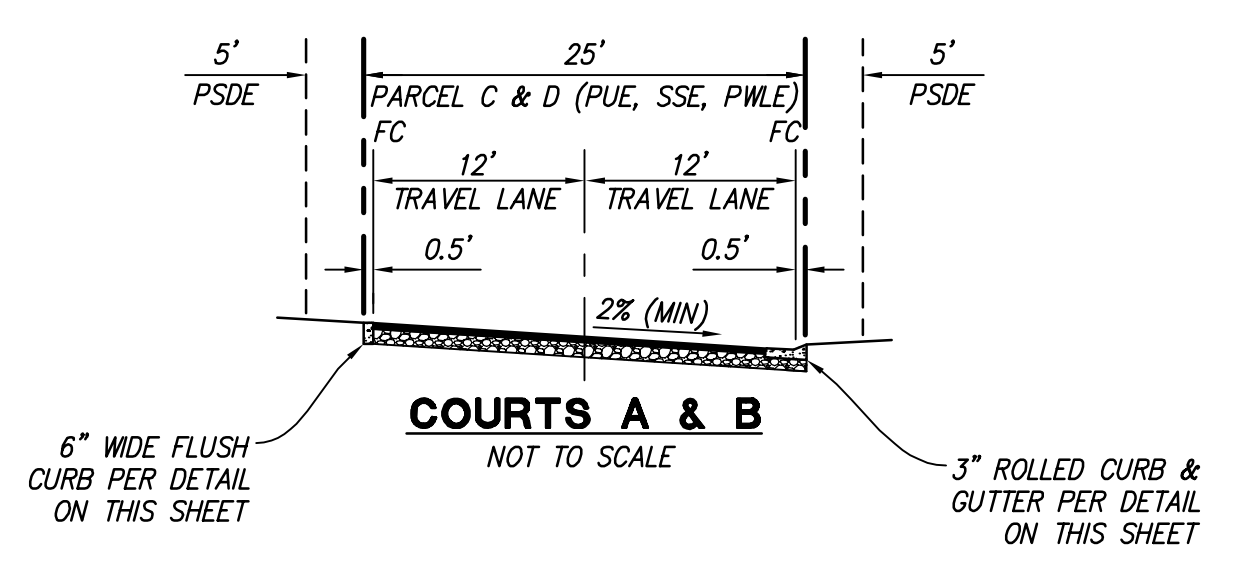
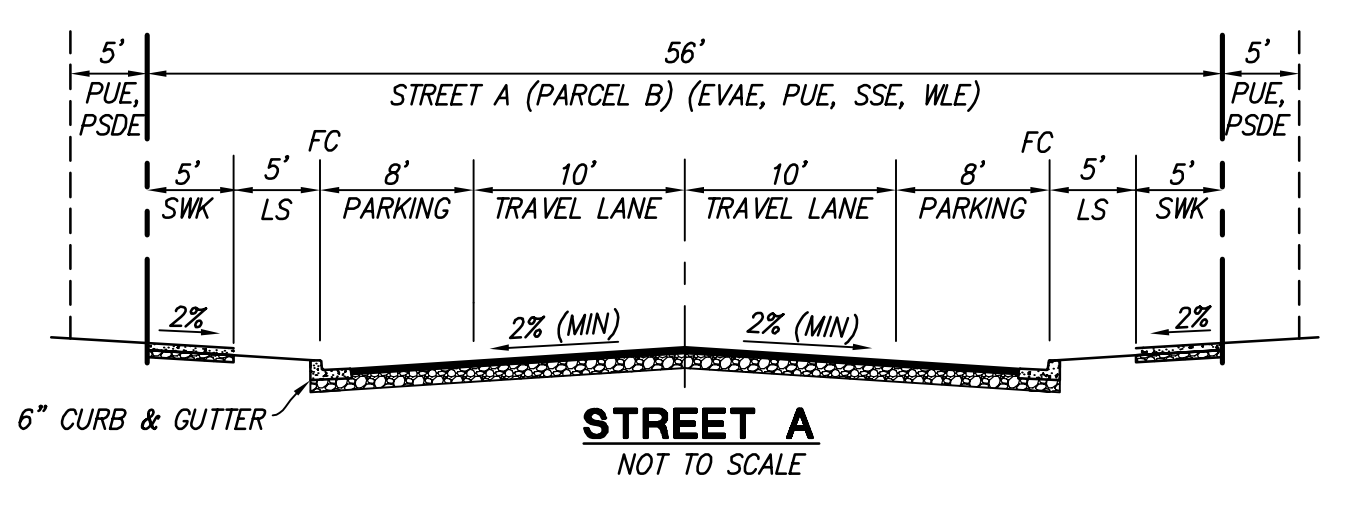
SITE DATA SUMMARY

1. GROSS AREA = 2.4± AC
2. PROPOSED NUMBER OF RESIDENTIAL LOTS = 18
3. PROPOSED GROSS DENSITY = 7.5 UNITS/ACRE
4. OPEN SPACE PARCEL:
 - a. PARCEL A = 0.11± AC (4,877 SF)
5. PRIVATE STREETS/COURTS:

a. COURT A (PARCEL B)	=	0.06± AC	(2,769 SF)
b. COURT B (PARCEL C)	=	0.08± AC	(3,286 SF)
6. PARKING:

TOTAL	=	0.14± AC	(6,055 SF)
a. GARAGE	=	36	
b. DRIVEWAY	=	36	
c. ON-SITE STREET	=	10	
TOTAL	=	82	
7. ESTIMATED LANDSCAPE AREA* (SF) = 19,600± SF
 *ESTIMATION INCLUDES FRONT YARDS, PLANTER STRIPS, AND PARCEL A
8. BUILDING HEIGHTS PER ARCHITECTURE PLANS

PLAN 1A:	27'-0"
PLAN 1B:	24'-6"
PLAN 2A:	28'-8"
PLAN 2B:	25'-10"
PLAN 3A:	28'-4"
PLAN 3B:	25'-5"



PRELIMINARY SITE PLAN
TRACT 8592 - POPPY LANE
 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
 FOR: D.R. HORTON

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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LOT NO.	PLAN TYPE	ELEVATION	BEDROOMS*	FOOTPRINT SIZE (SQ.FT.)	LOT SIZE (SQ. FT.)	LOT COVERAGE		FAR	FRONT YARD SETBACK (FT.)	SIDE YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)	CORNER SIDE STREET SETBACK (FT.)
						PROVIDED	MAXIMUM*		PROVIDED	PROVIDED	PROVIDED	PROVIDED
1	PLAN 1	A	4	1166	3280	36%	50%	39%	20	5	21.8	-
2	PLAN 3	B	4	1444	3699	39%	50%	43%	20	5	18	-
3	PLAN 2	A	4	1393	4406	32%	50%	34%	29.2	5	15	10
4	PLAN 3	B	4	1444	3928	37%	50%	41%	18.1	5	15	-
5	PLAN 1	B	4	1166	3028	39%	50%	43%	20	5	15	-
6	PLAN 2	B	4	1393	4521	31%	50%	33%	22.2	5	15	10
7	PLAN 3	B	4	1444	4036	36%	50%	40%	31.1	5	15	-
8	PLAN 3	A	4	1444	4056	36%	50%	40%	20	5	26	-
9	PLAN 2	B	4	1393	4038	34%	50%	37%	19.7	5	15	10.1
10	PLAN 1	A	4	1166	3260	36%	50%	40%	20	5	21.2	-
11	PLAN 2	A	4	1393	4384	32%	50%	34%	20	5	30.5	-
12	PLAN 3	B	4	1444	4530	32%	50%	36%	21.1	5	34.1	-
13	PLAN 3	A	4	1444	4053	36%	50%	40%	20	5	25.5	-
14	PLAN 2	B	4	1393	4032	35%	50%	37%	20	5	23.1	-
15	PLAN 2	A	4	1393	4799	29%	50%	31%	20	5	21	-
16	PLAN 3	A	4	1444	3786	38%	50%	42%	20	5	20.1	-
17	PLAN 1	B	4	1166	3366	35%	50%	38%	20	5	23.9	-
18	PLAN 2	A	4	1393	4205	33%	50%	35%	20.4	5	17.2	11

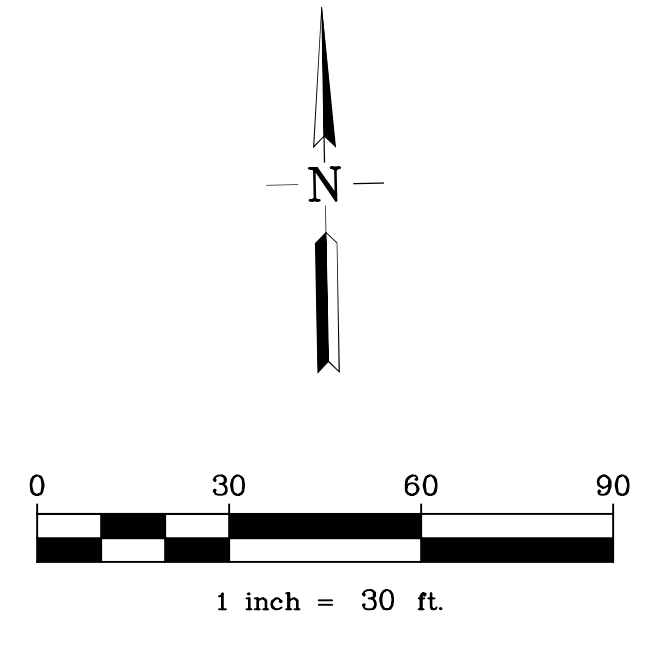
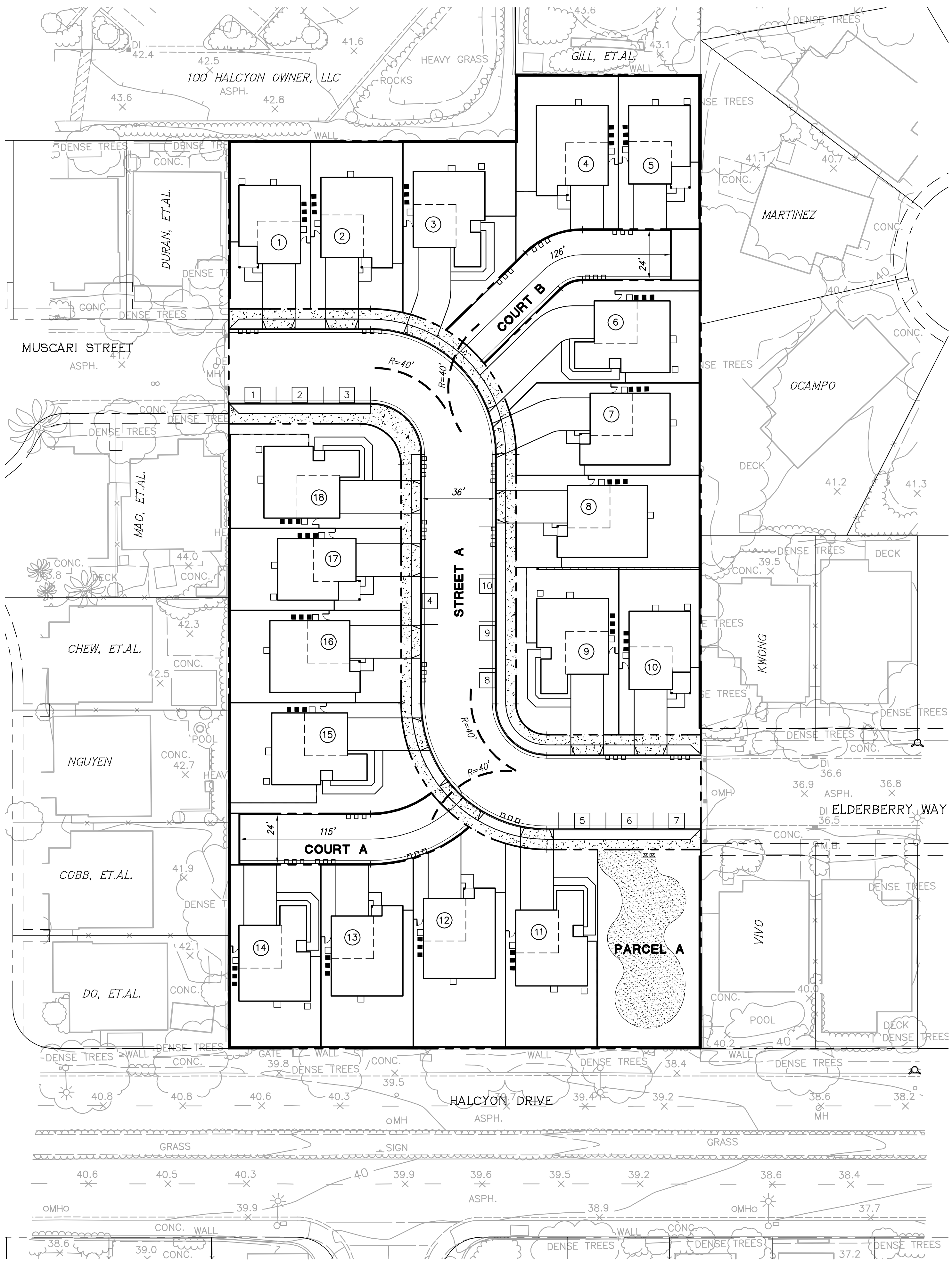
*BASED ON ARCHITECTURE PLANS PREPARED BY WHA AND SDG DATED 04/02/2021

LOT COVERAGE AND SETBACK TABLE

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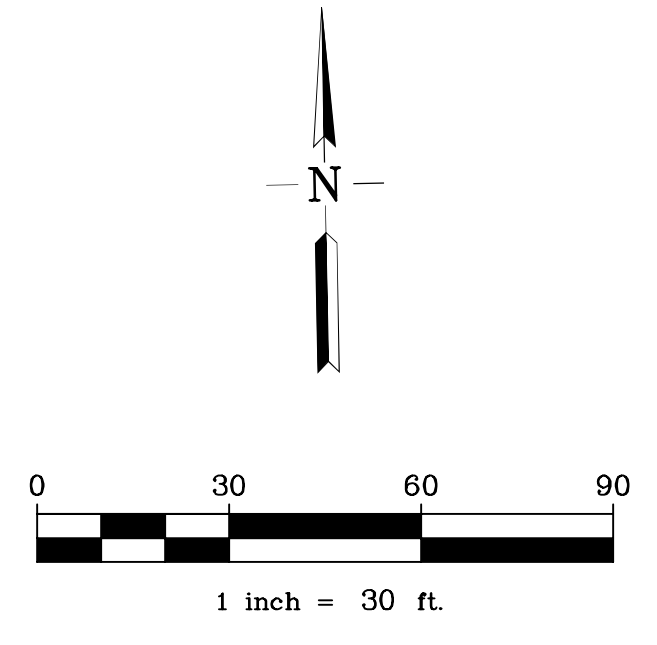
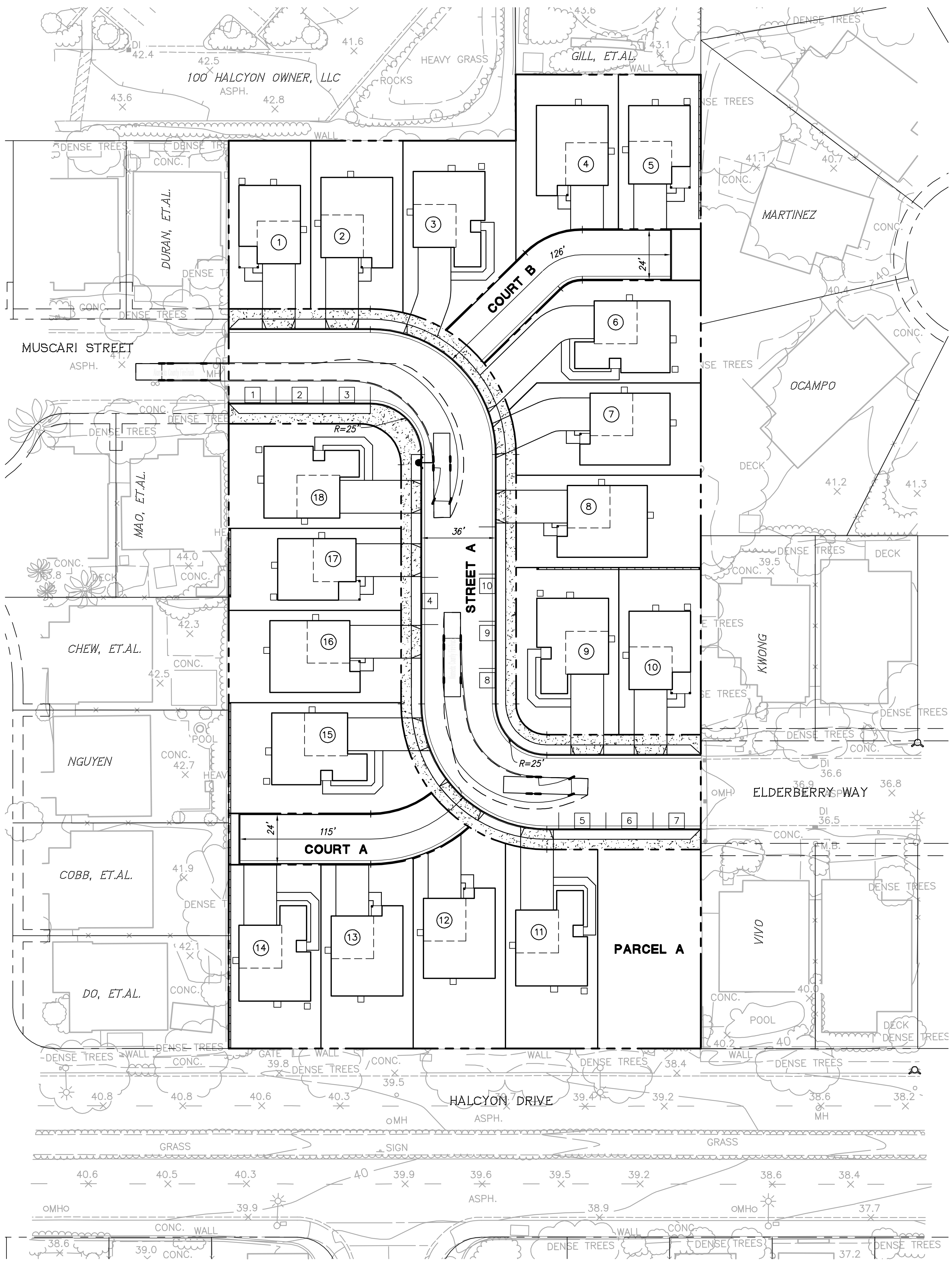
LEGEND

- TRASH TRUCK ROUTE
- TRASH BIN (2 FT APART) ON TRASH DAYS
- TRASH BIN (2 FT APART) ON NON-TRASH DAYS

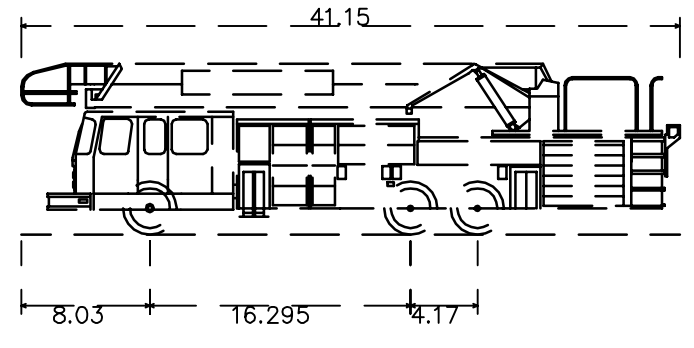
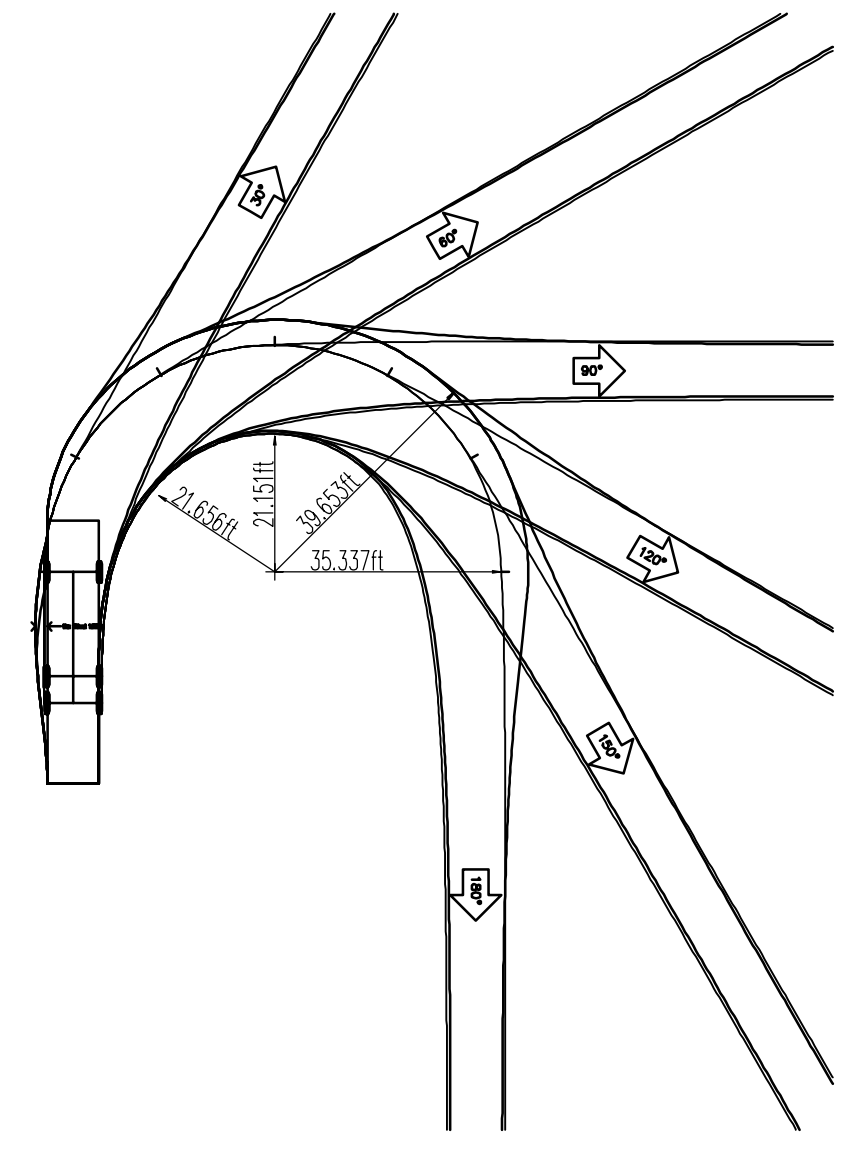
TRASH COLLECTION EXHIBIT
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LEGEND
 EXISTING FIRE HYDRANT
 PROPOSED FIRE HYDRANT



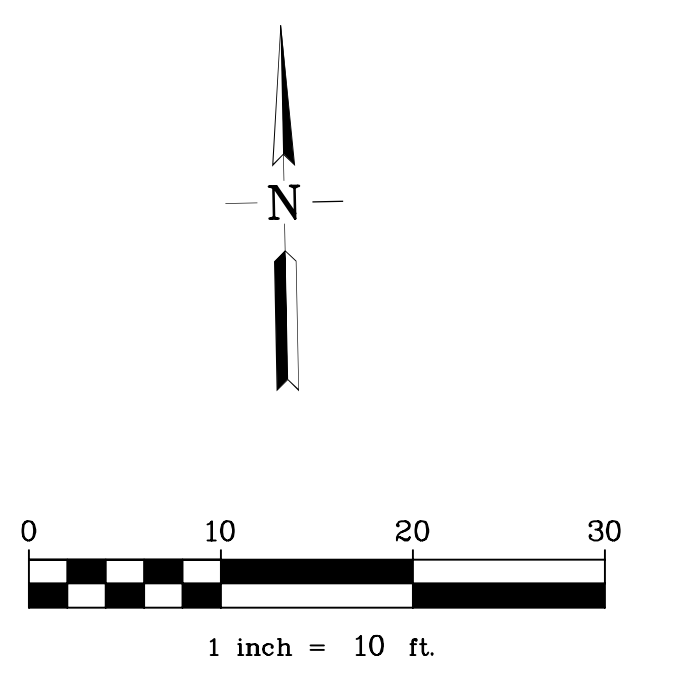
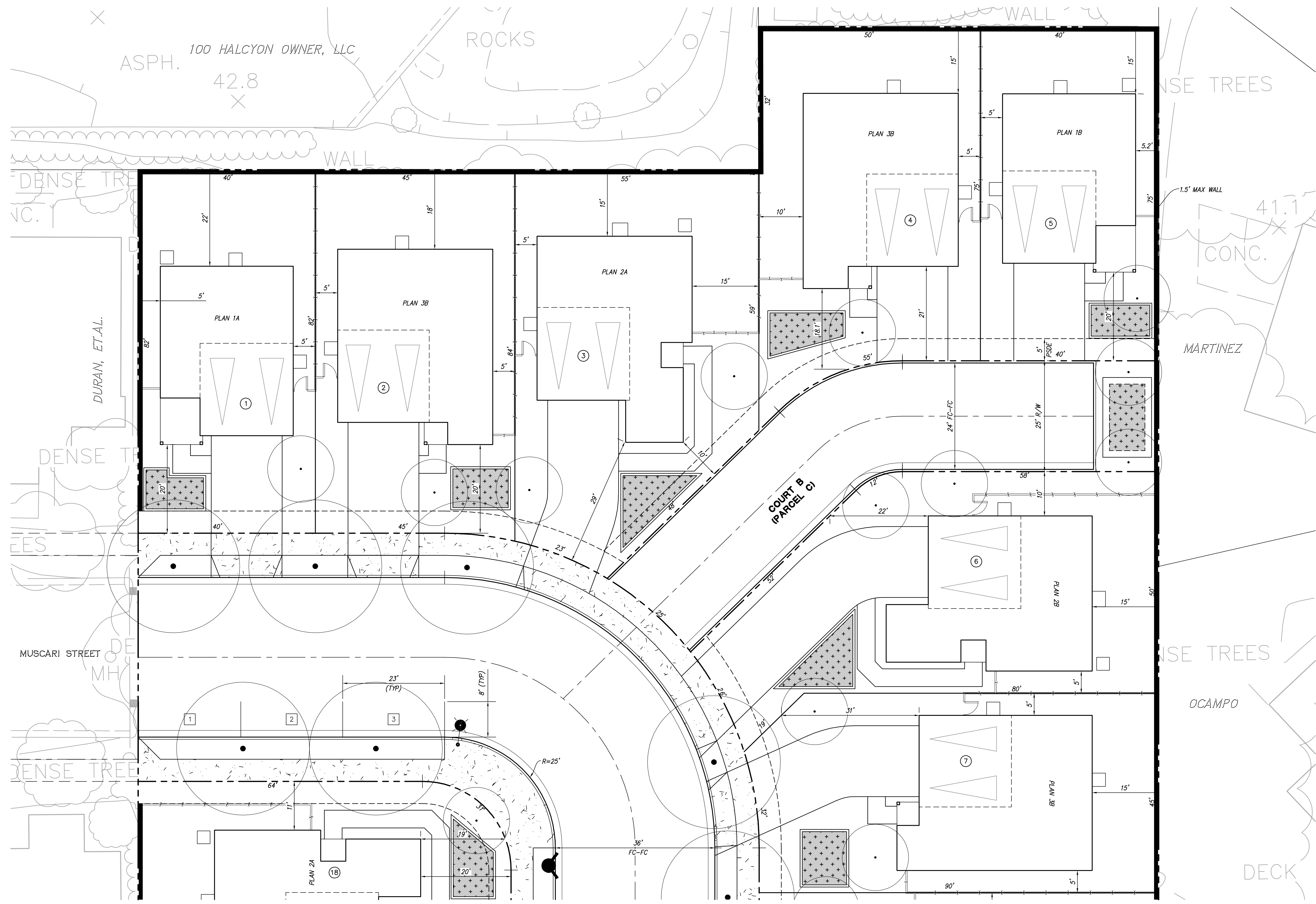
Alameda County Fire Truck	41.150ft
Overall Length	8.000ft
Overall Width	10.697ft
Overall Body Height	1.127ft
Min Body Ground Clearance	9.060ft
Track Width	4.00s
Lock-to-lock time	35.70°
Max Steering Angle (Virtual)	

ALAMEDA COUNTY FIRE TRUCK TURNING TEMPLATE
 NOT TO SCALE
 (MOST RESTRICTIVE TURN ANGLE SHOWN FOR EACH TURNING MOVEMENT)

FIRE ACCESS EXHIBIT
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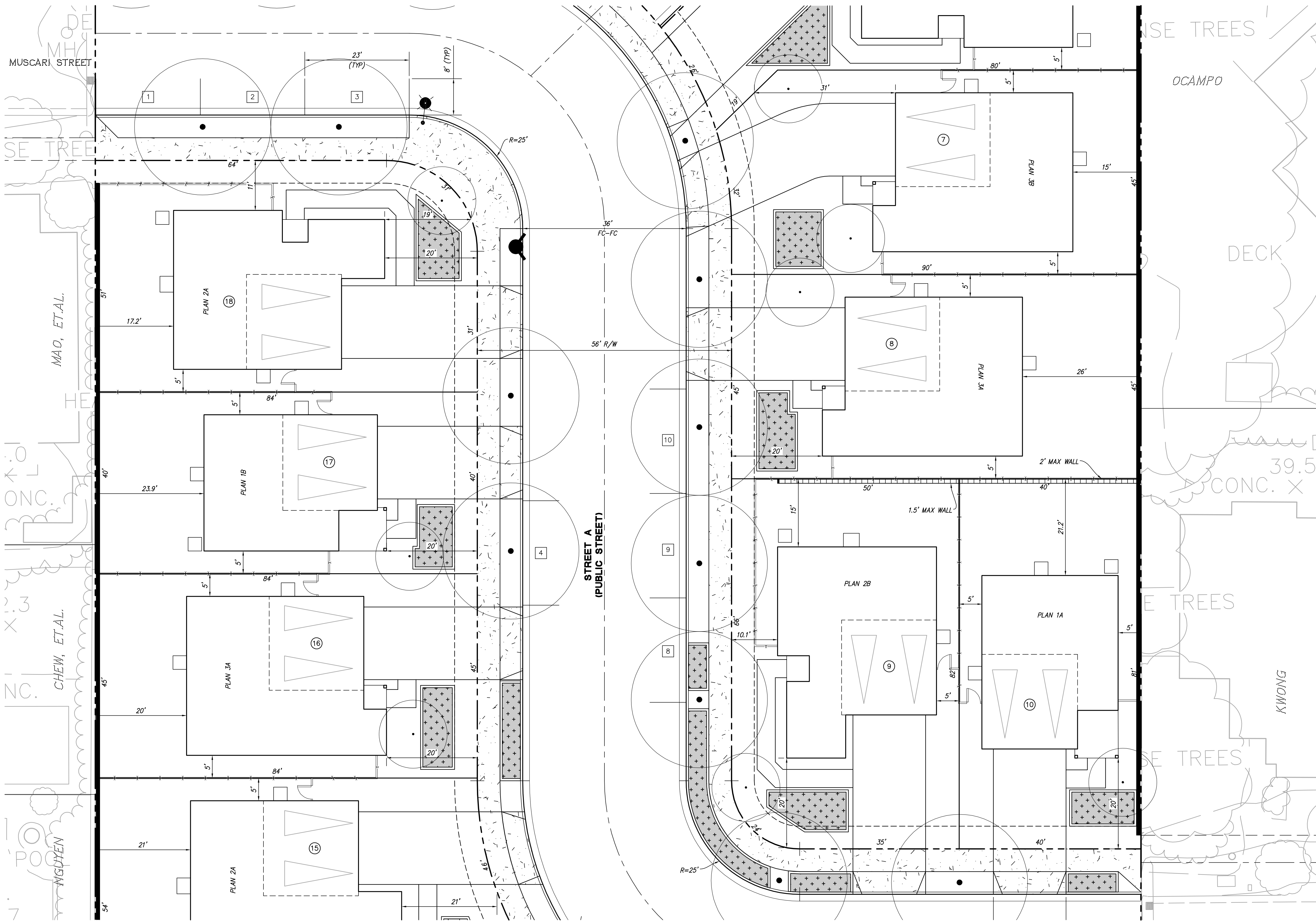


PRELIMINARY SITE PLAN (ENLARGEMENT)
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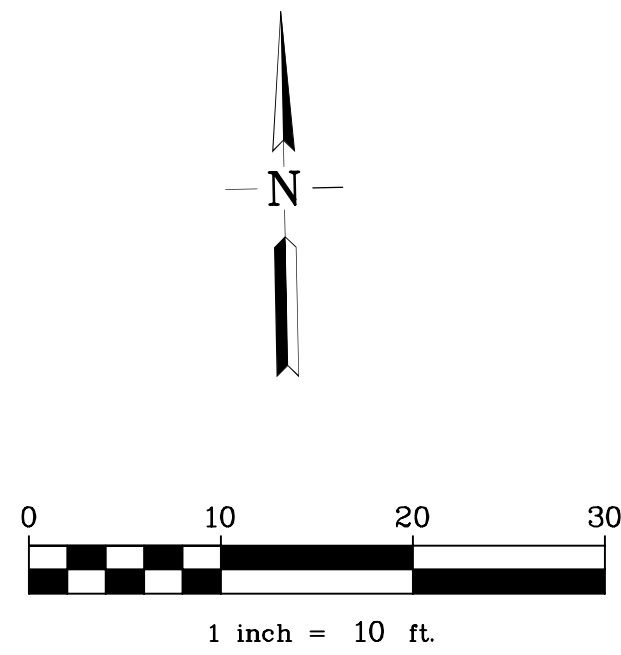
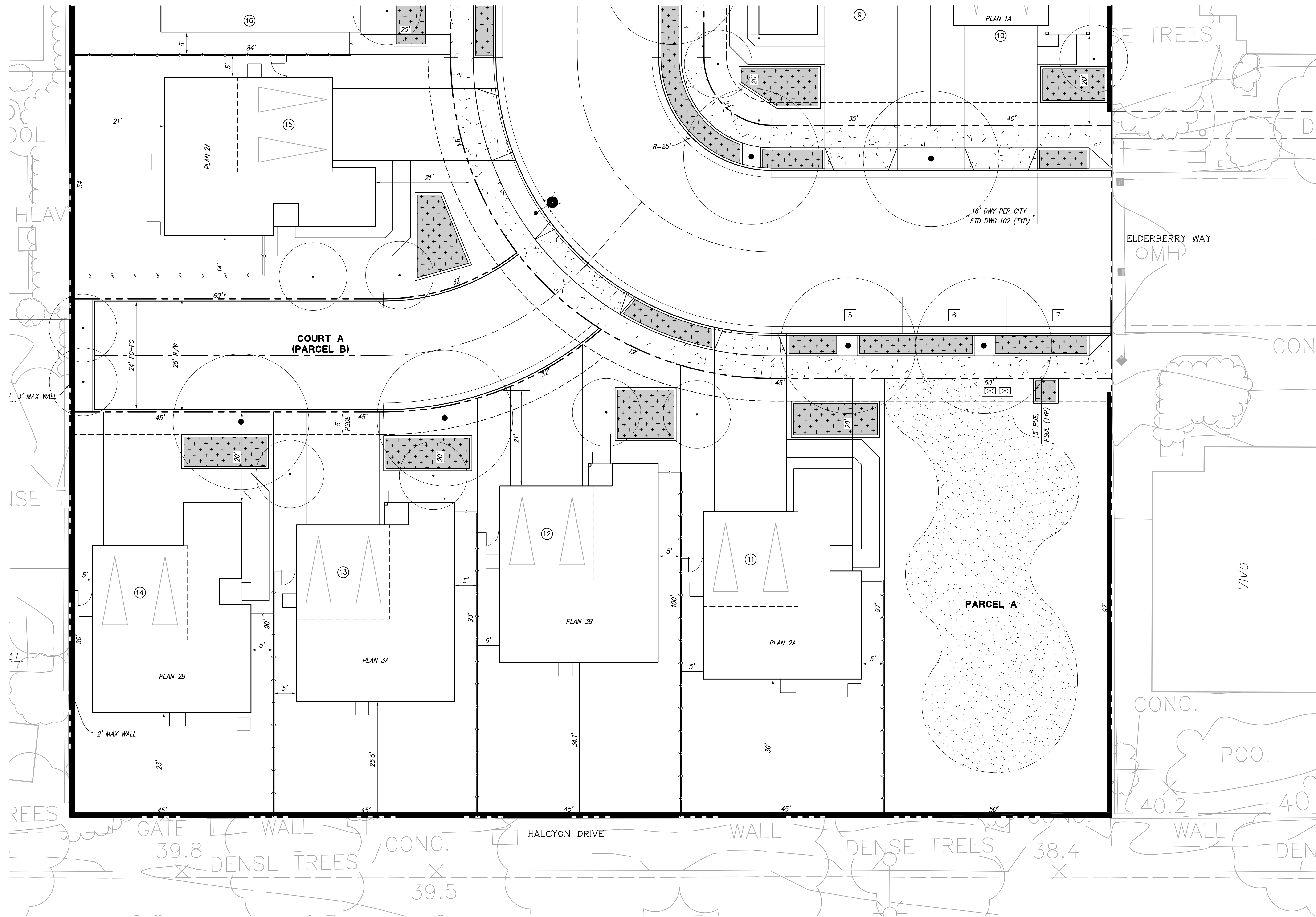
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 FOR: D.R. HORTON

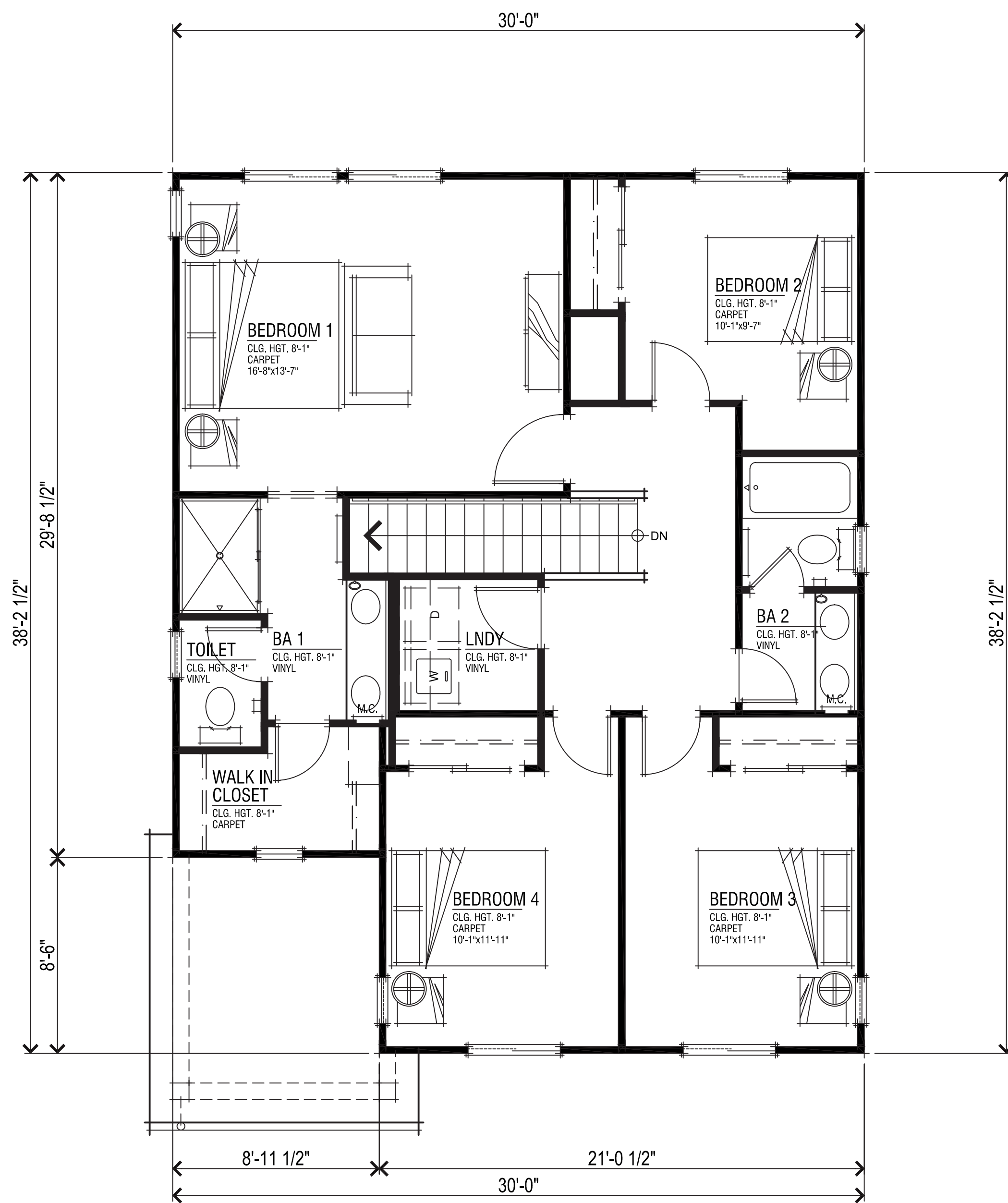
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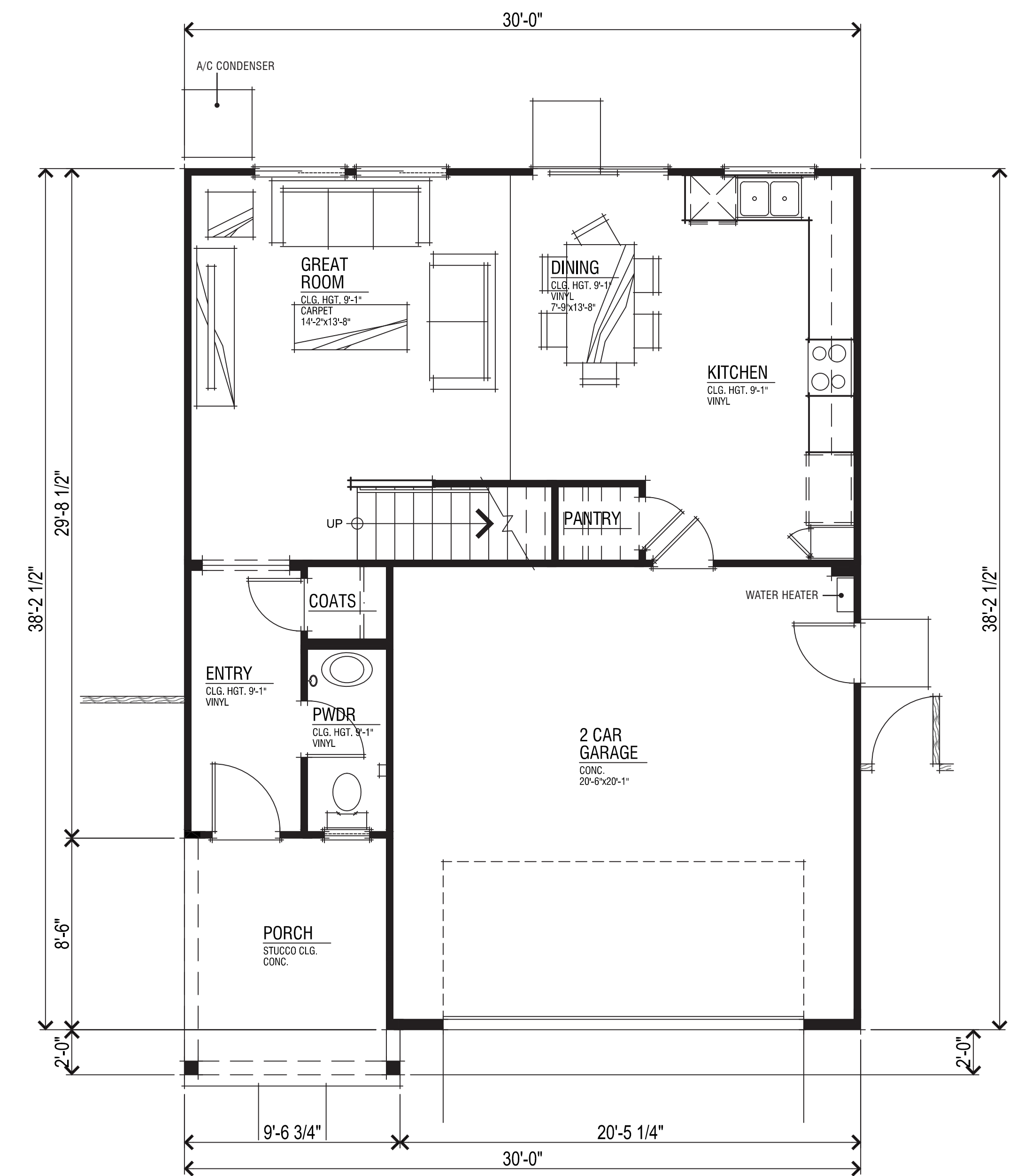


PRELIMINARY SITE PLAN (ENLARGEMENT)
TRACT 8592 - POPPY LANE
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FOR: D.R. HORTON

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Upper Floor - 1,037 SF



Lower Floor - 641 SF

Plan 1.1678

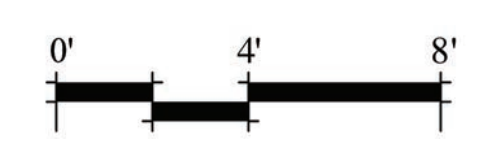
4 Bdrm | 2.5 Bath
 2-BAY Garage
 1,678 SF
 8' | 9' Plates

POPPY LANE

SAN LEANDRO, CA



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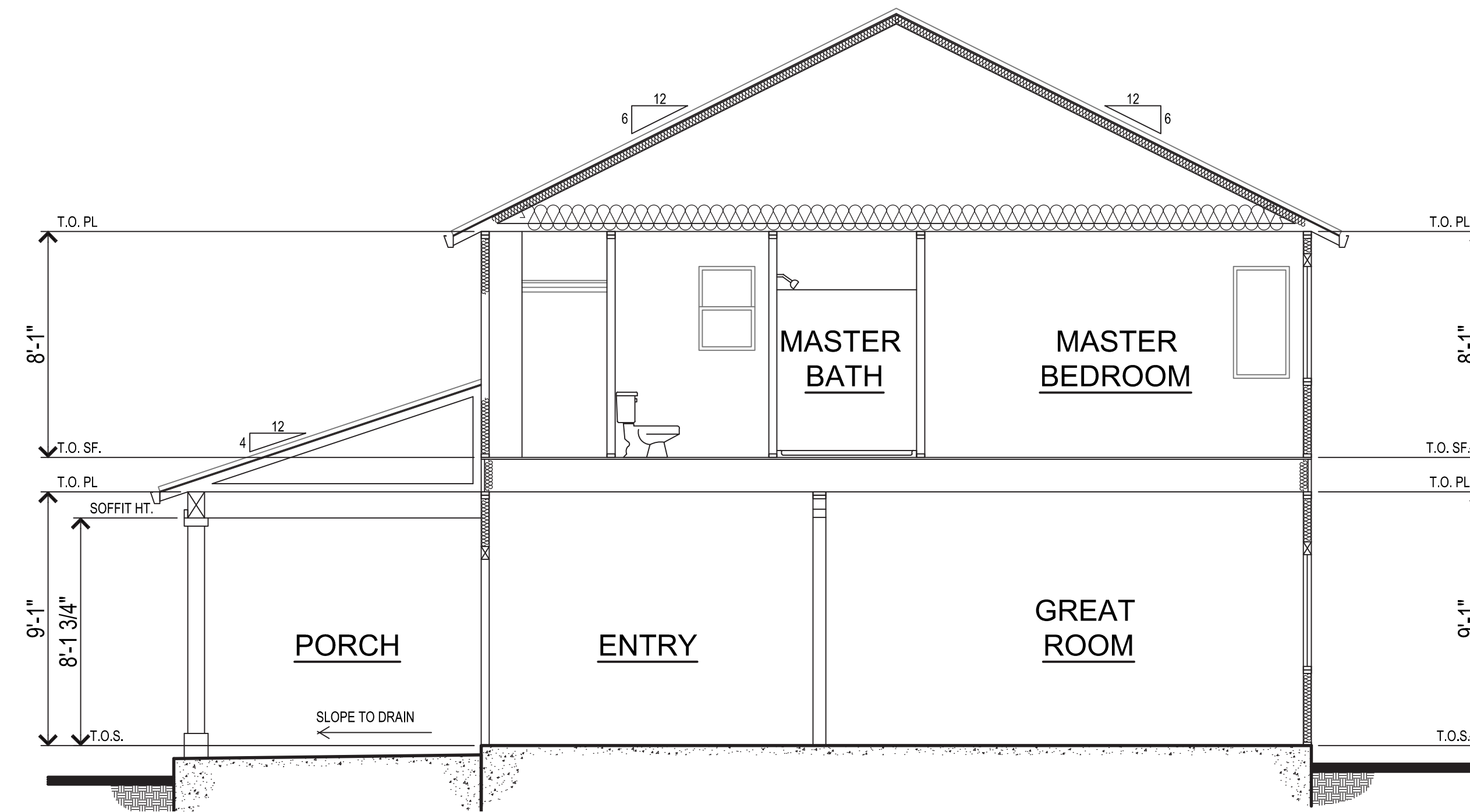


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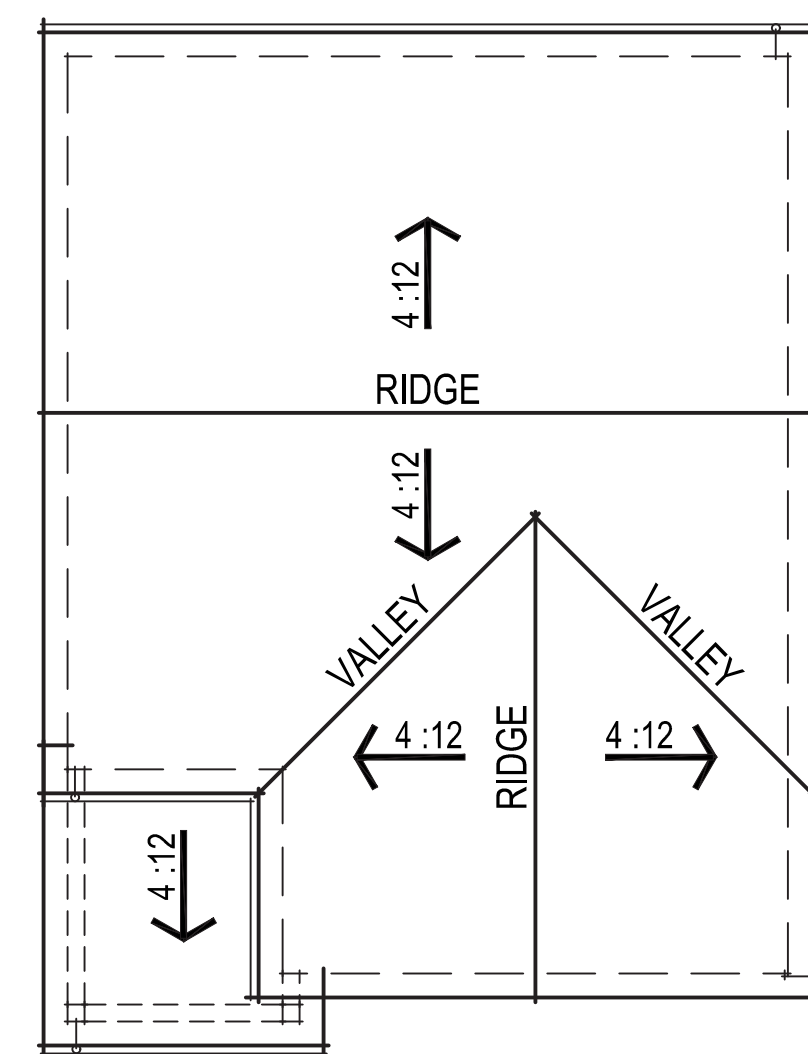


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A1

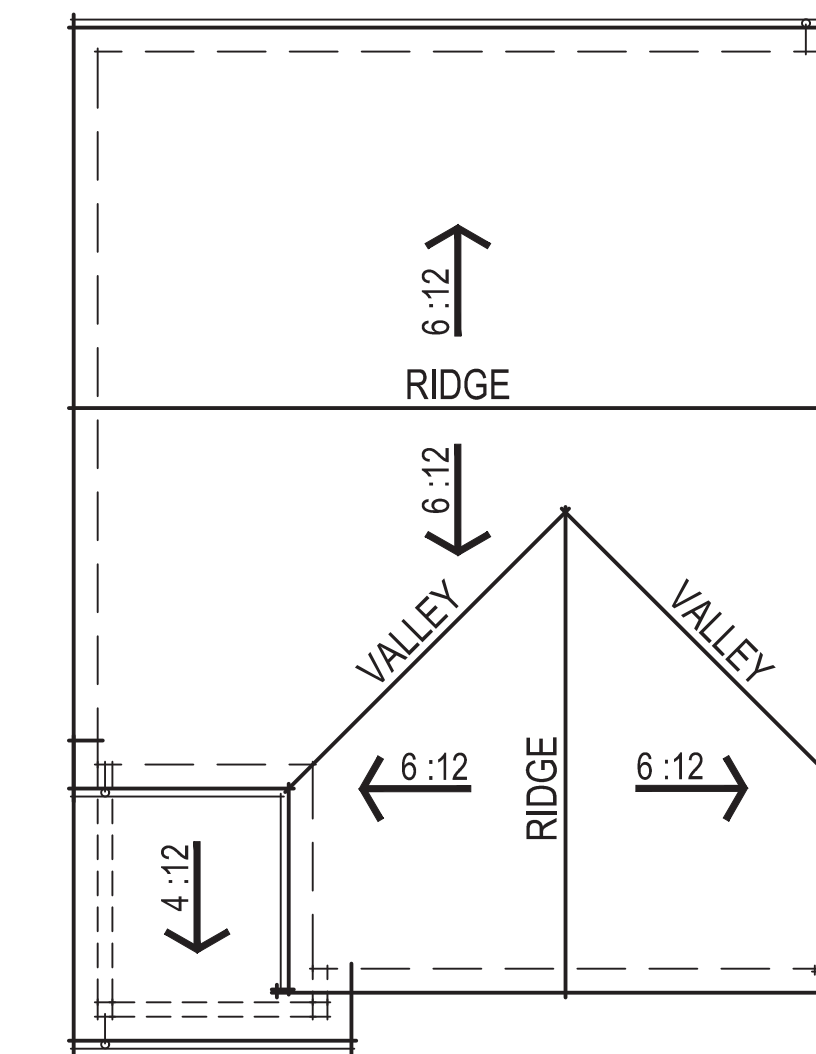


Building Section



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

1B | Craftsman



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

1A | Farmhouse

Plan 1.1678
Building Section & Roof Plans

POPPY LANE

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A2



Color Scheme #2C

Elevation B - Craftsman

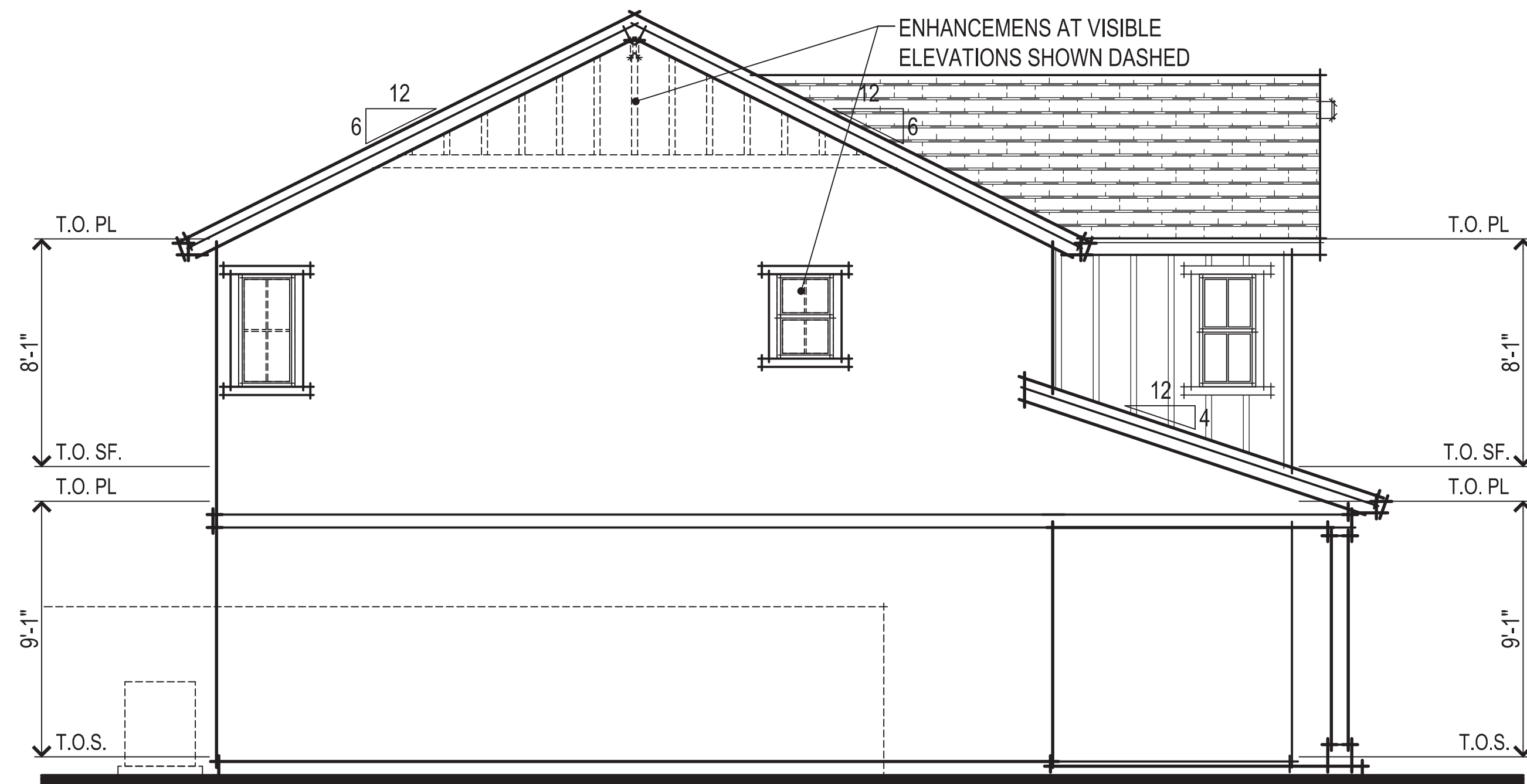


Color Scheme #5B

Elevation A - Farmhouse

Plan 1.1678
Front Elevations

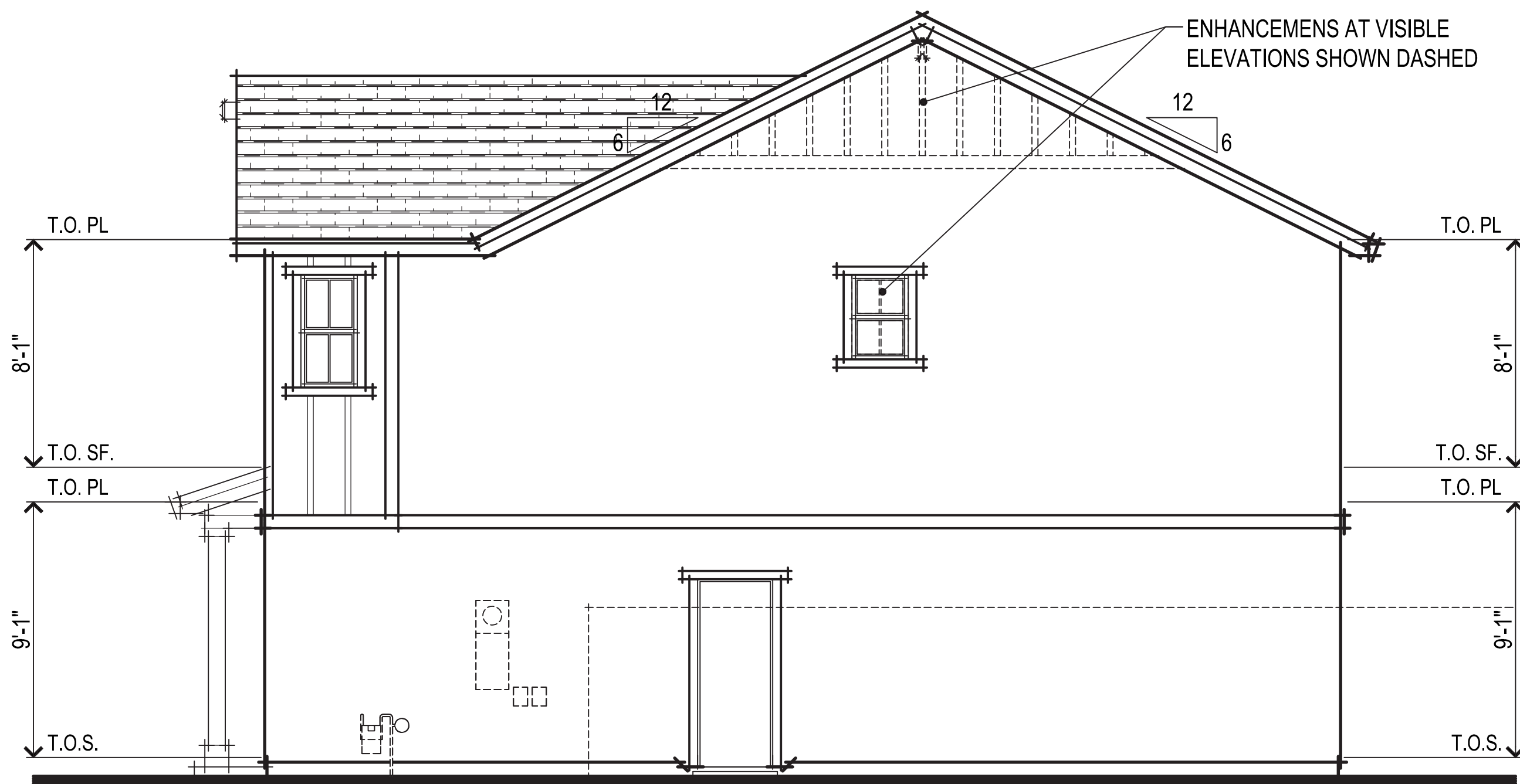
POPPY LANE
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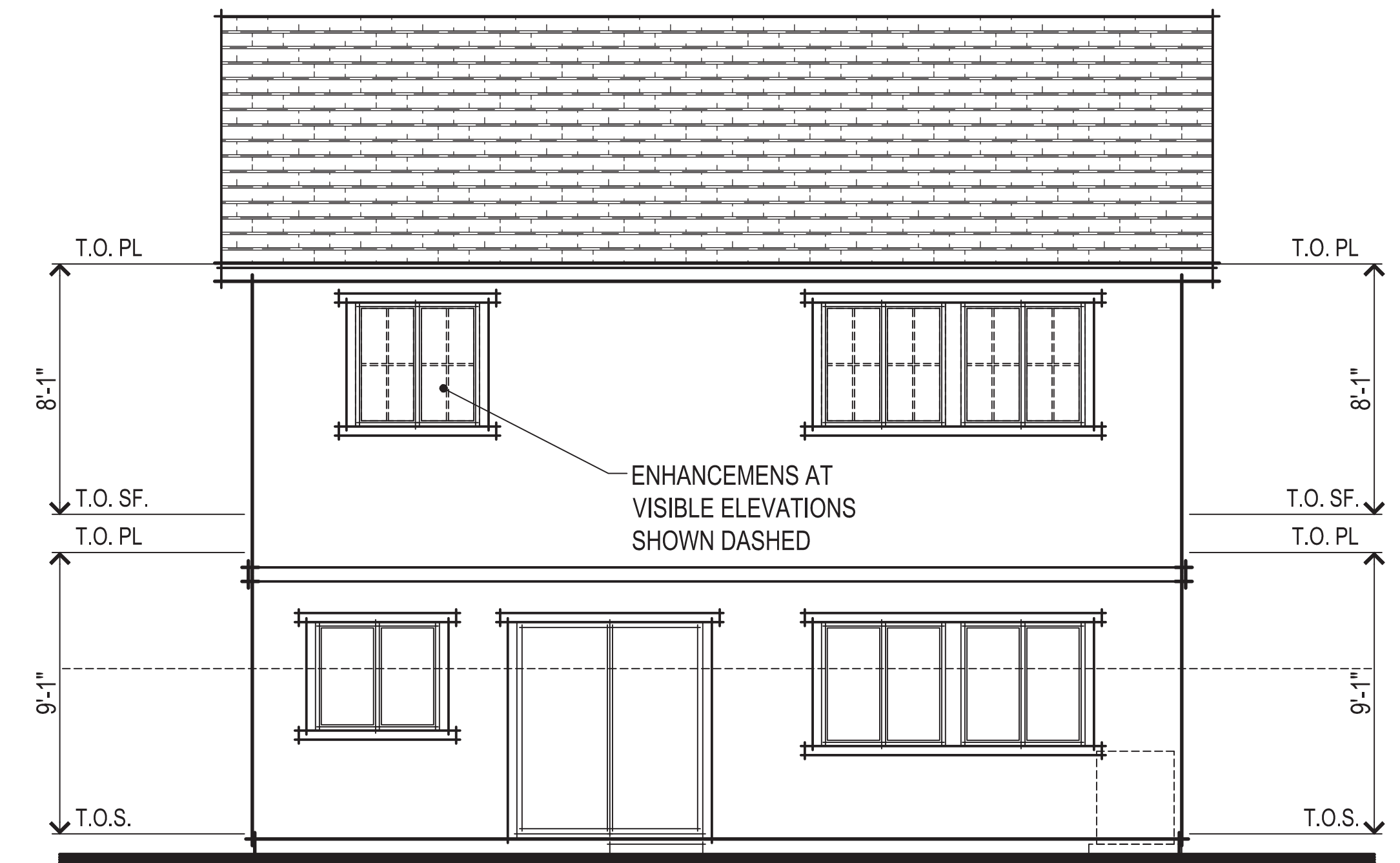
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Front

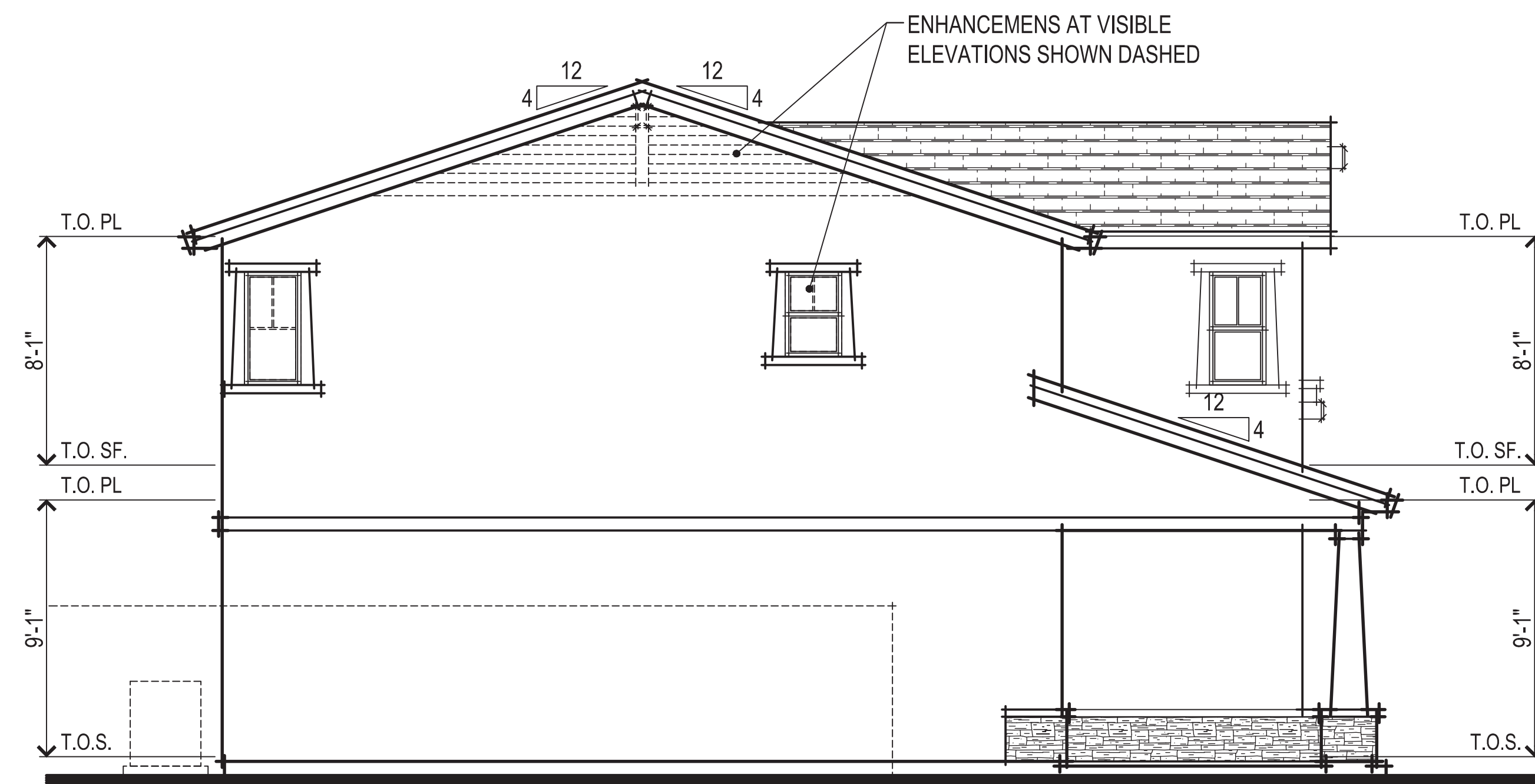


Right



Rear

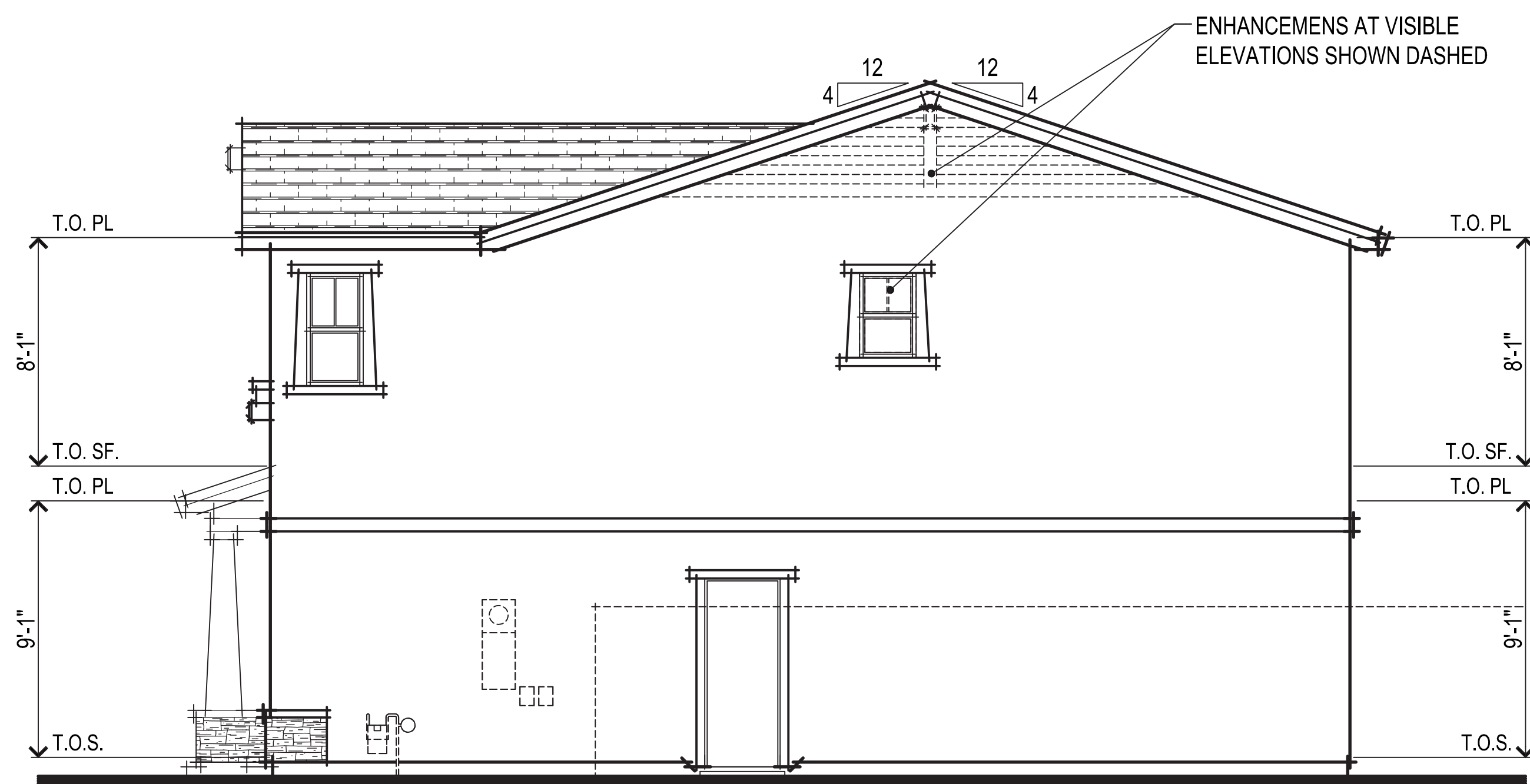
Plan 1.1678 | A - Farmhouse
Building Elevations



Left



Front



Right



Rear

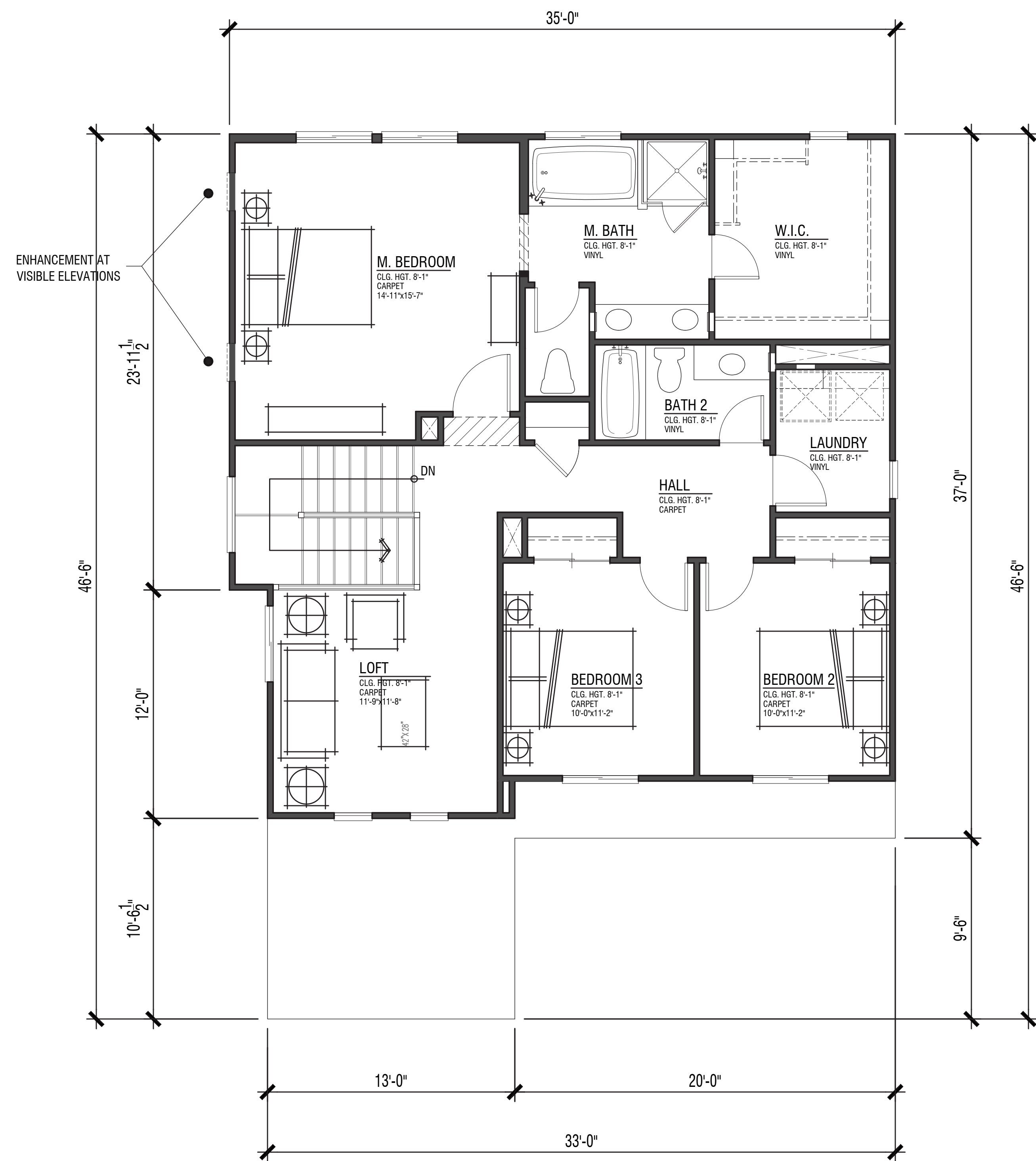
Plan 1.1678 | B - Craftsman
Building Elevations



POPPY LANE
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Upper Floor - 1,123 SF



Lower Floor - 942 SF

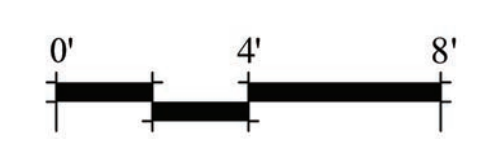
Plan 2.2065

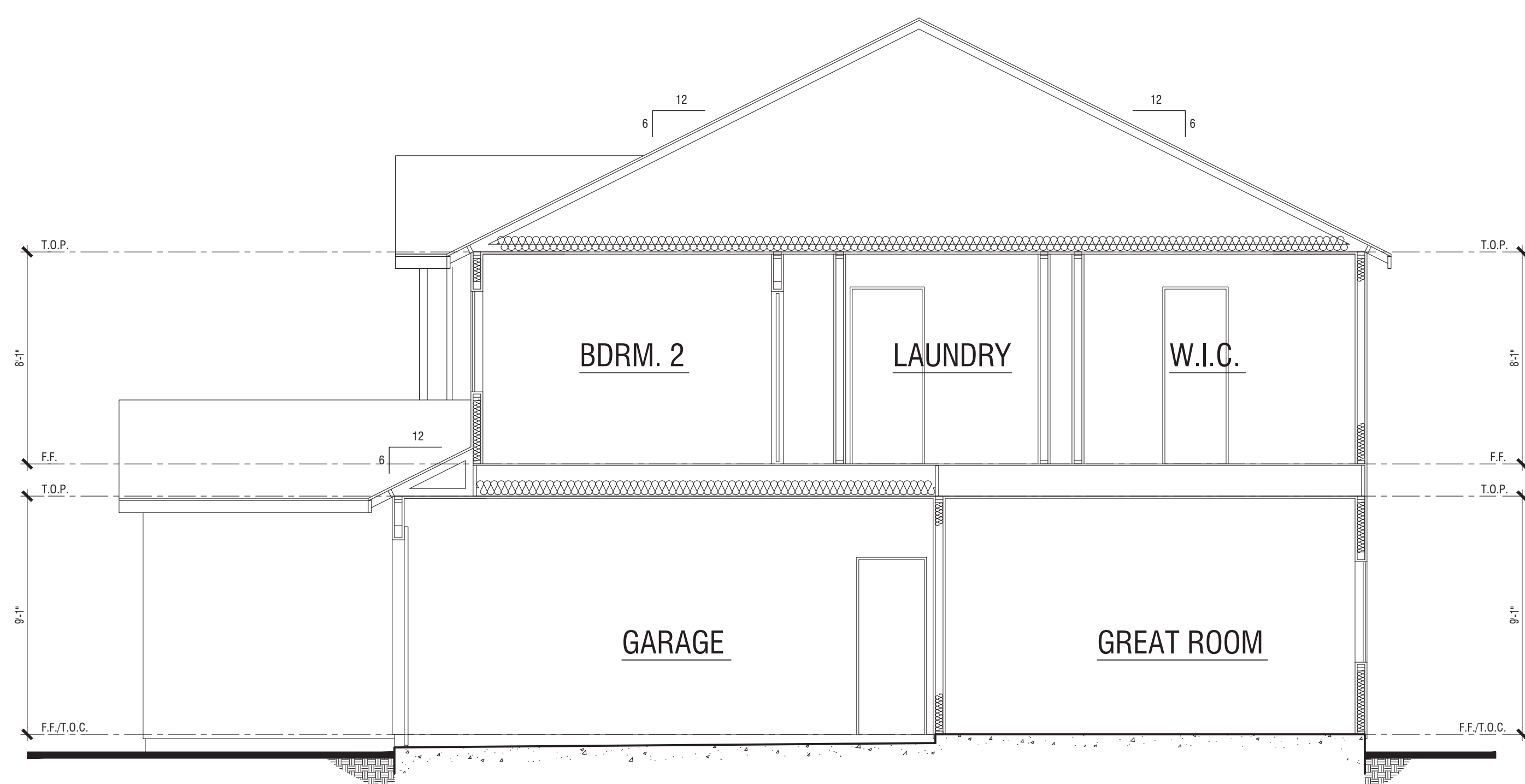
4 Bdrm | 3 Bath | Loft
 2-BAY Garage
 2,065 SF
 8' | 9' Plates



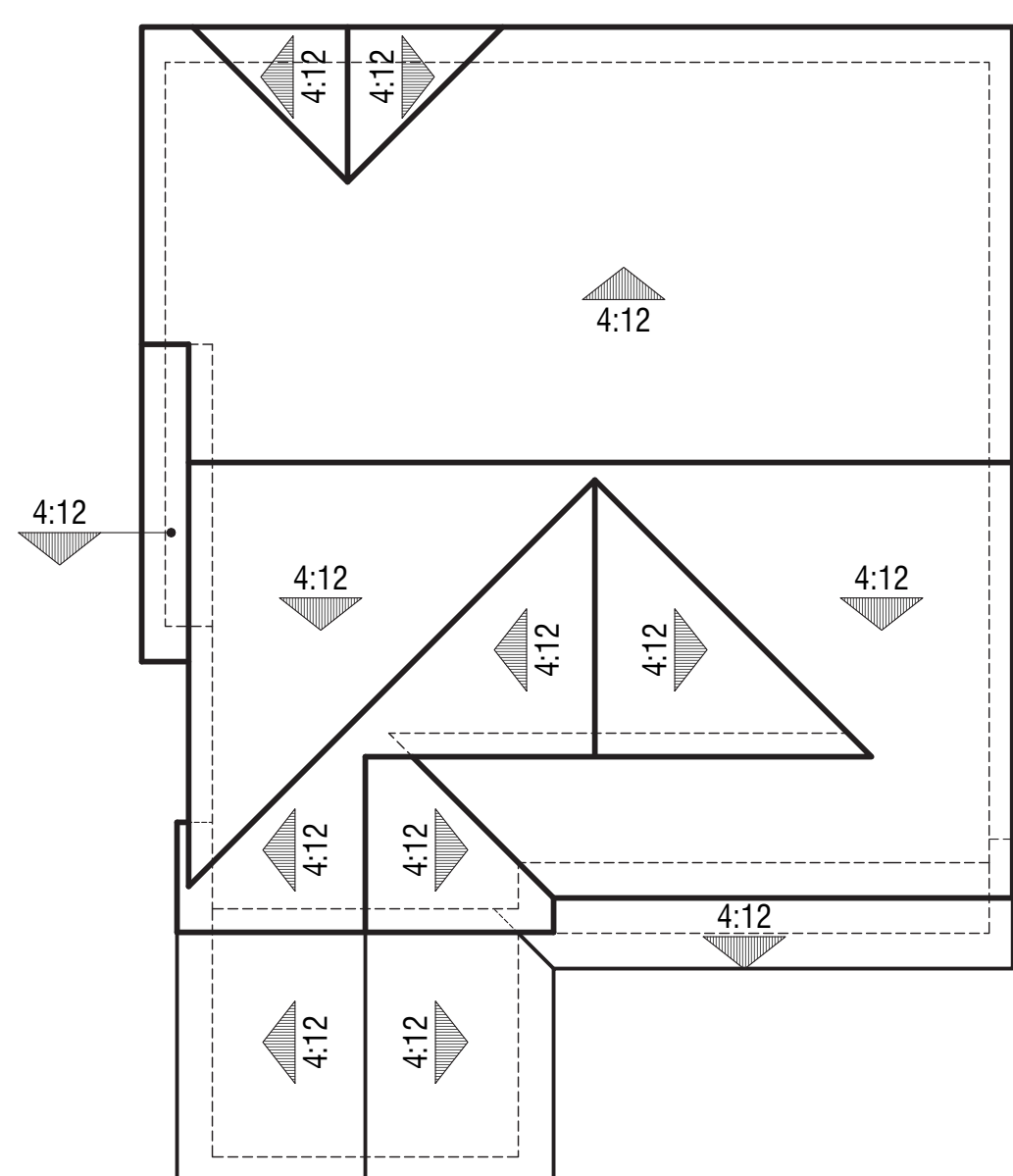
POPPY LANE SAN LEANDRO, CA

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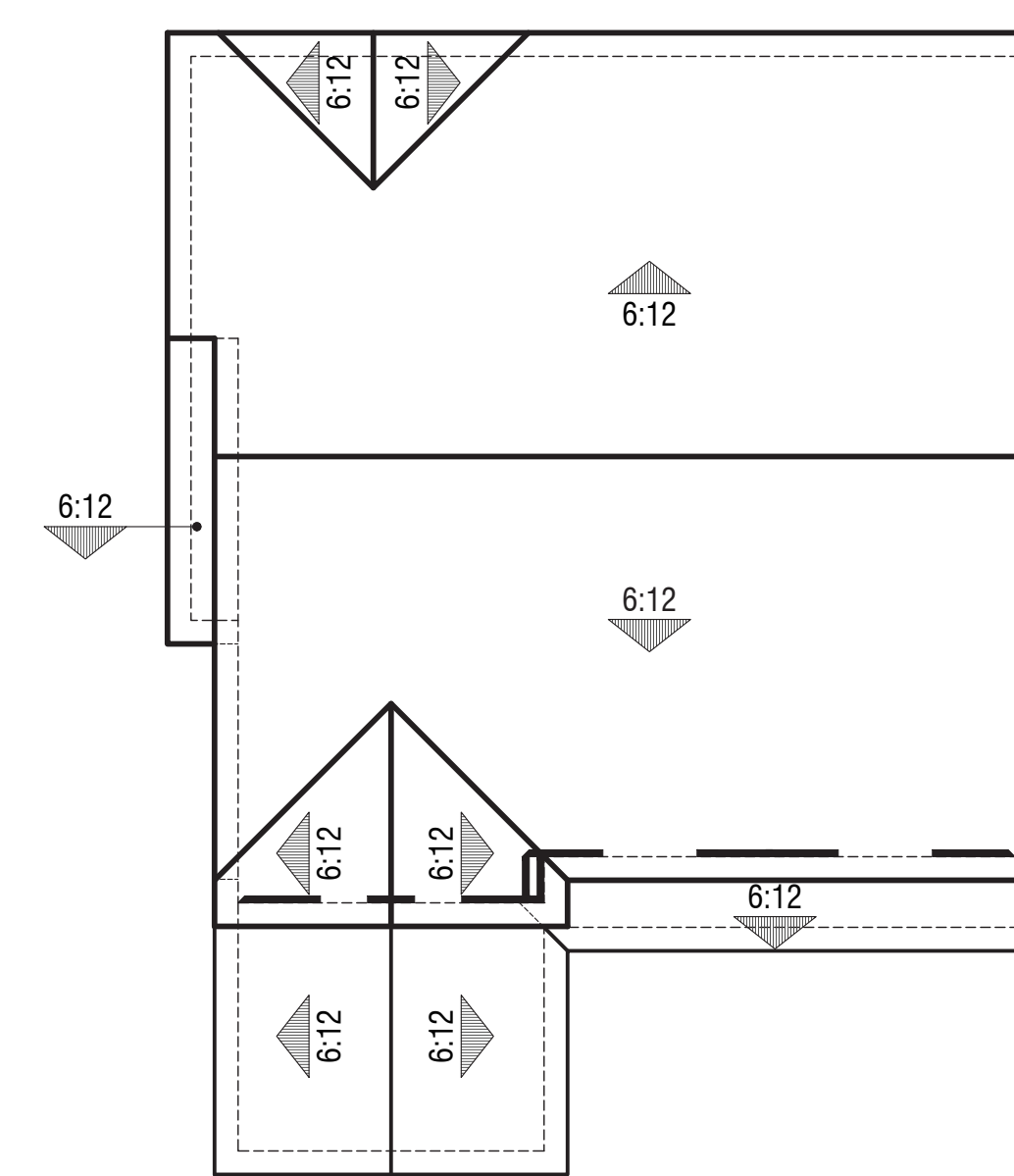


Building Section



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

2B | Craftsman



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

2A | Farmhouse

Plan 2.2065
Building Section & Roof Plans

POPPY LANE
SAN LEANDRO, CA



Color Scheme #4C

Elevation B - Craftsman

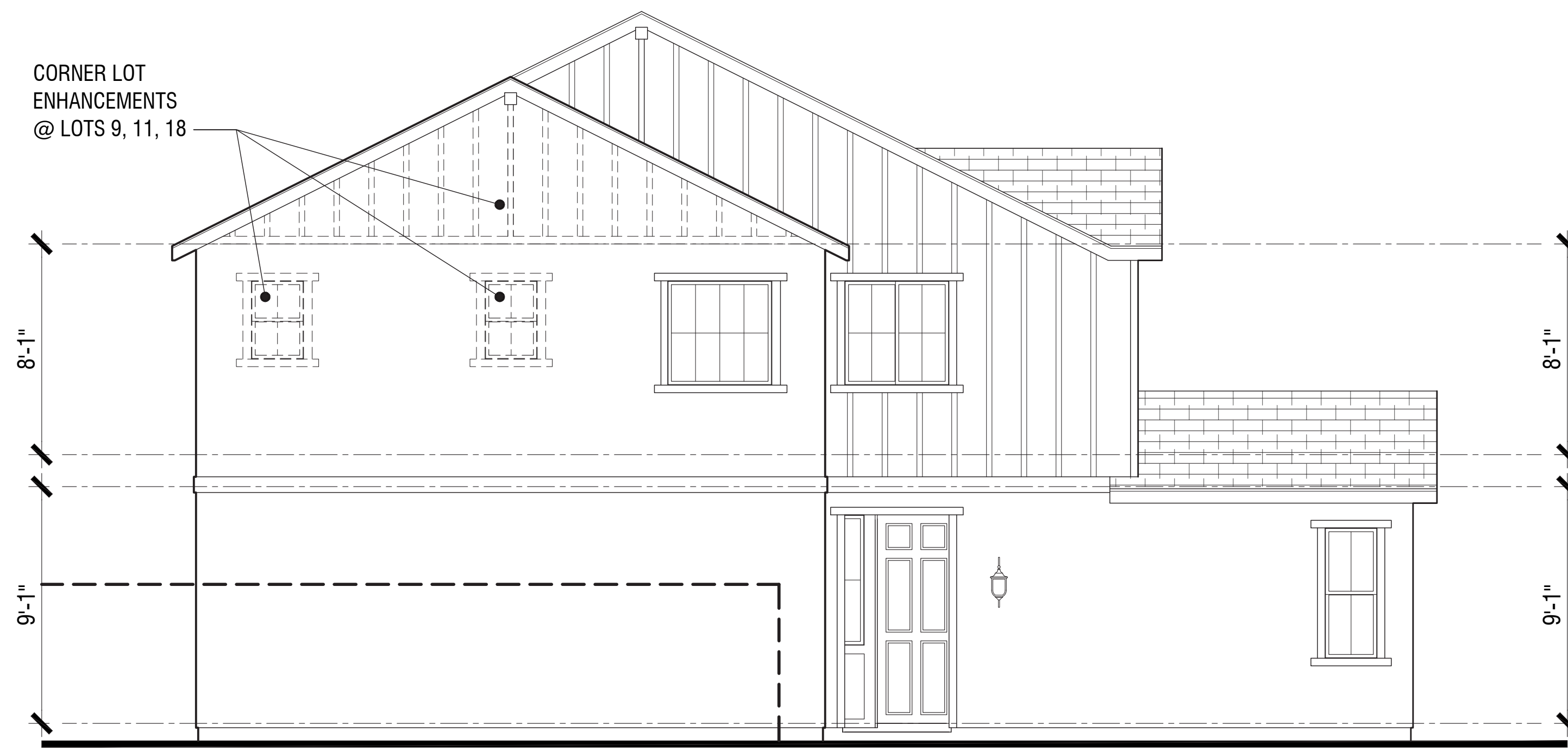


Color Scheme #6B

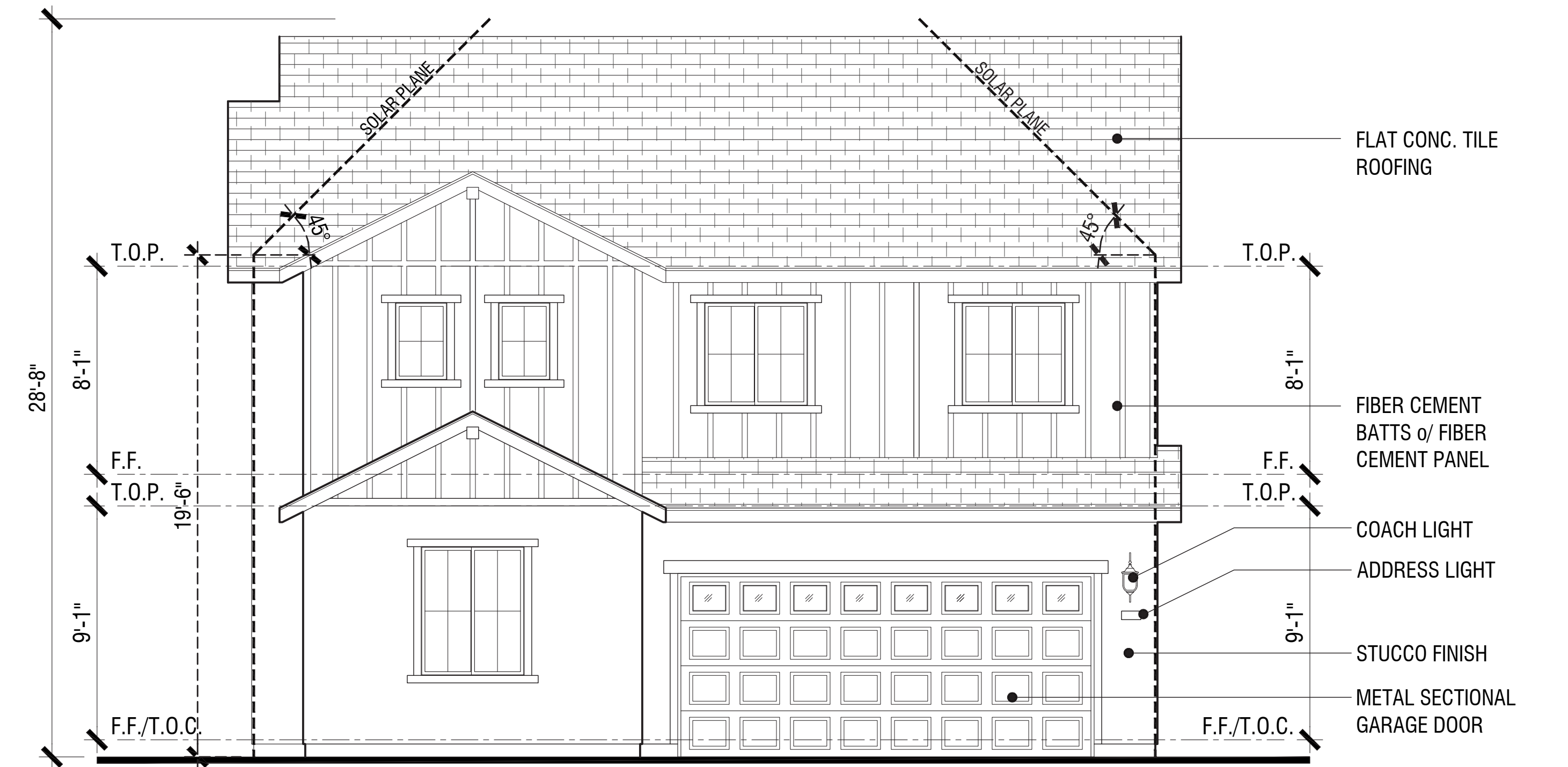
Elevation A - Farmhouse

Plan 2.2065
Front Elevations

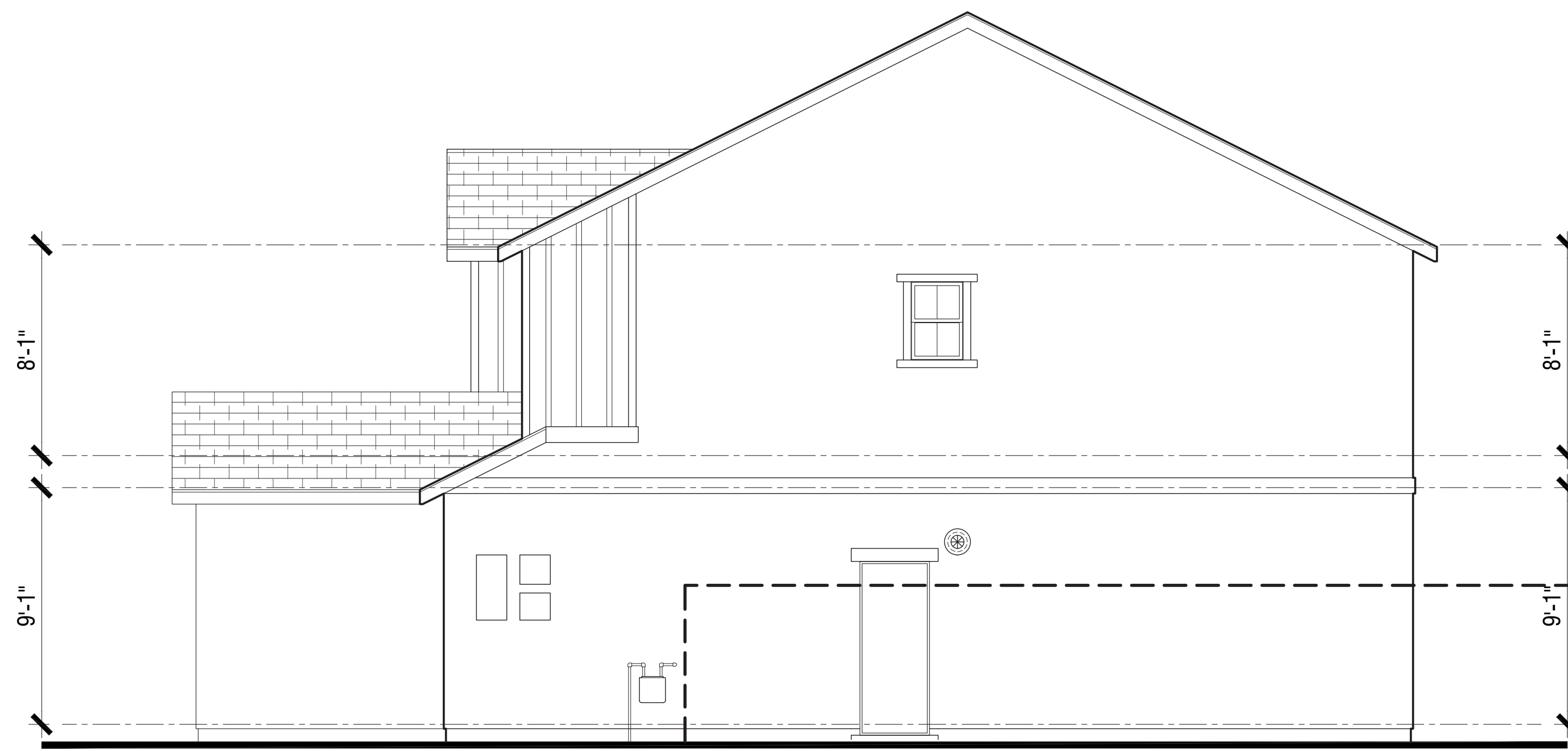
POPPY LANE
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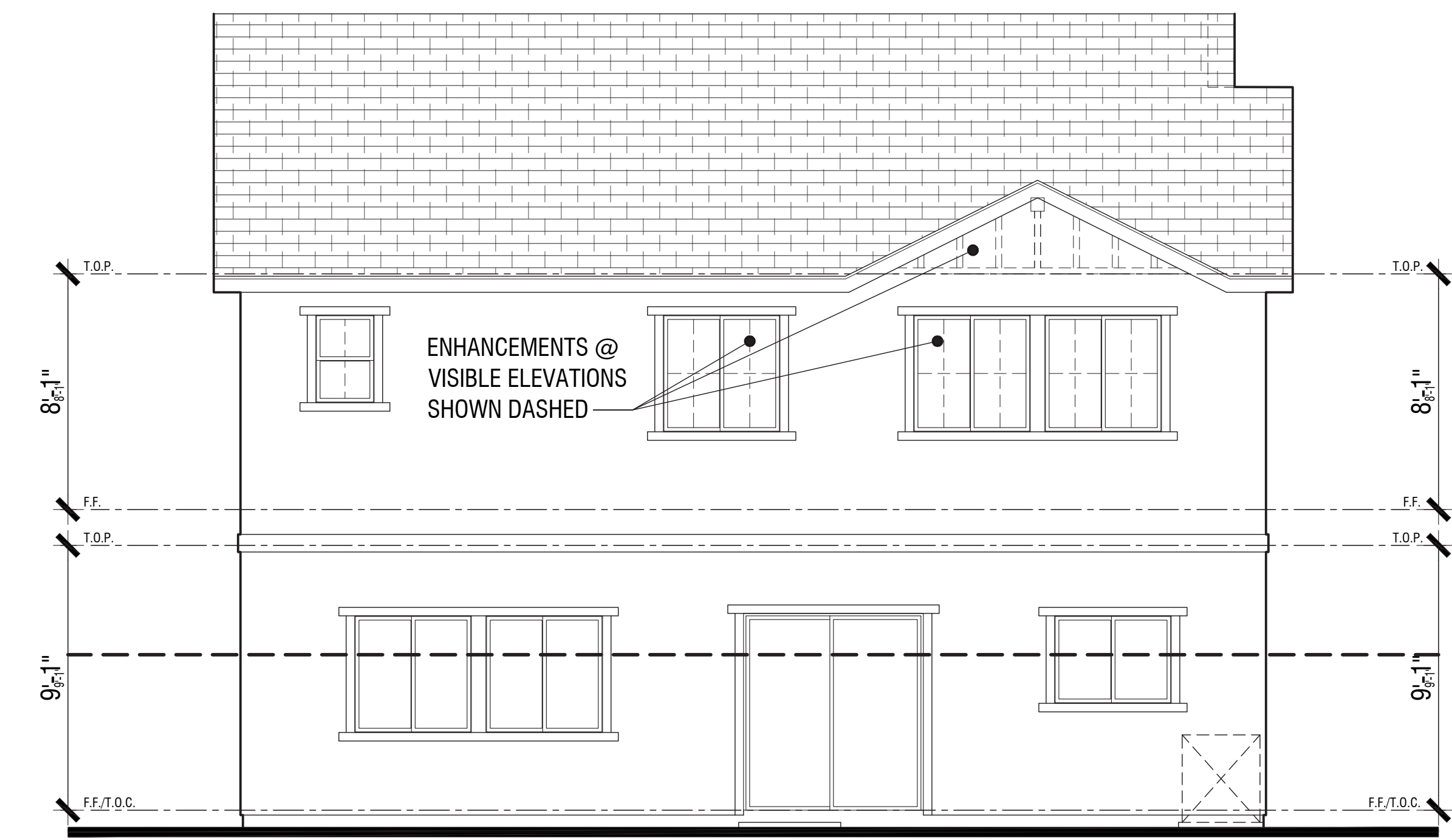
Left



Front



Right



Rear

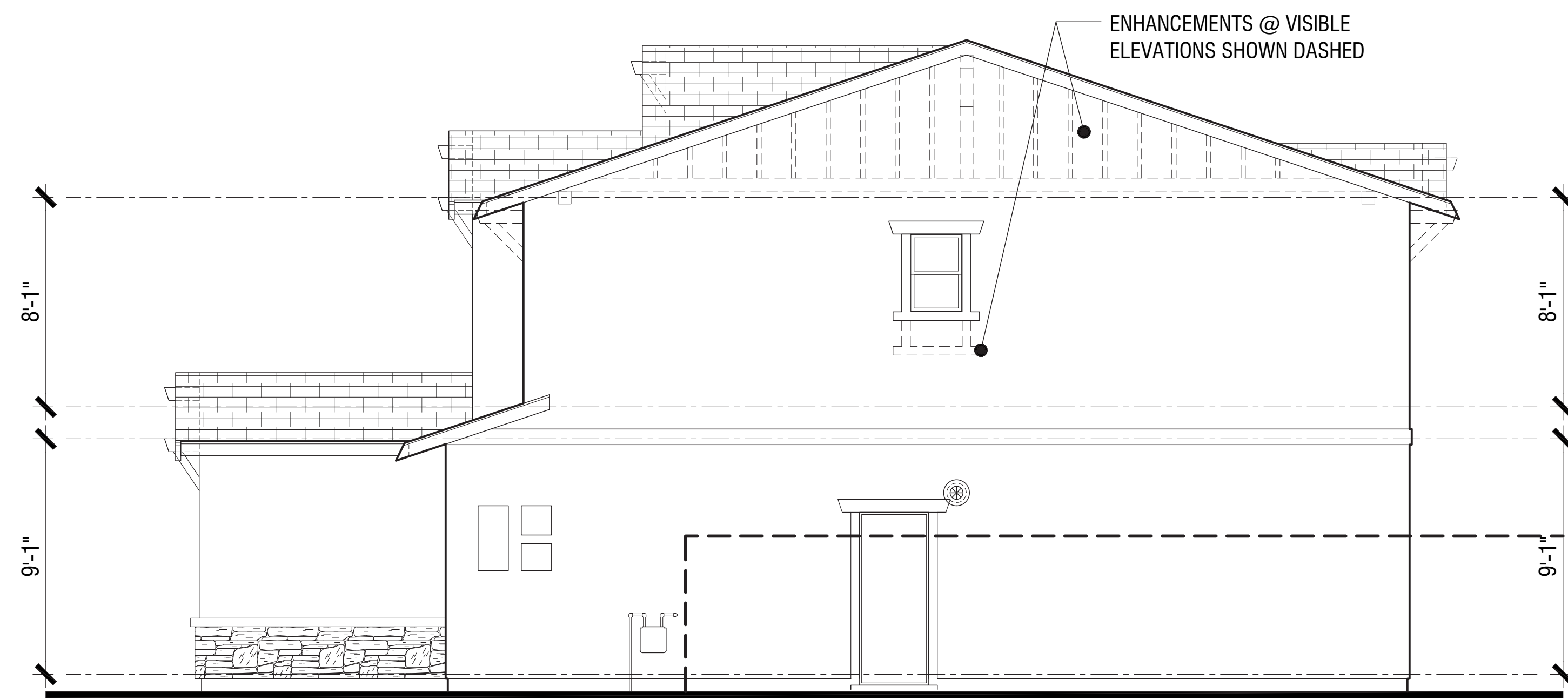
Plan 2.2065 | A - Farmhouse
Building Elevations



Left



Front

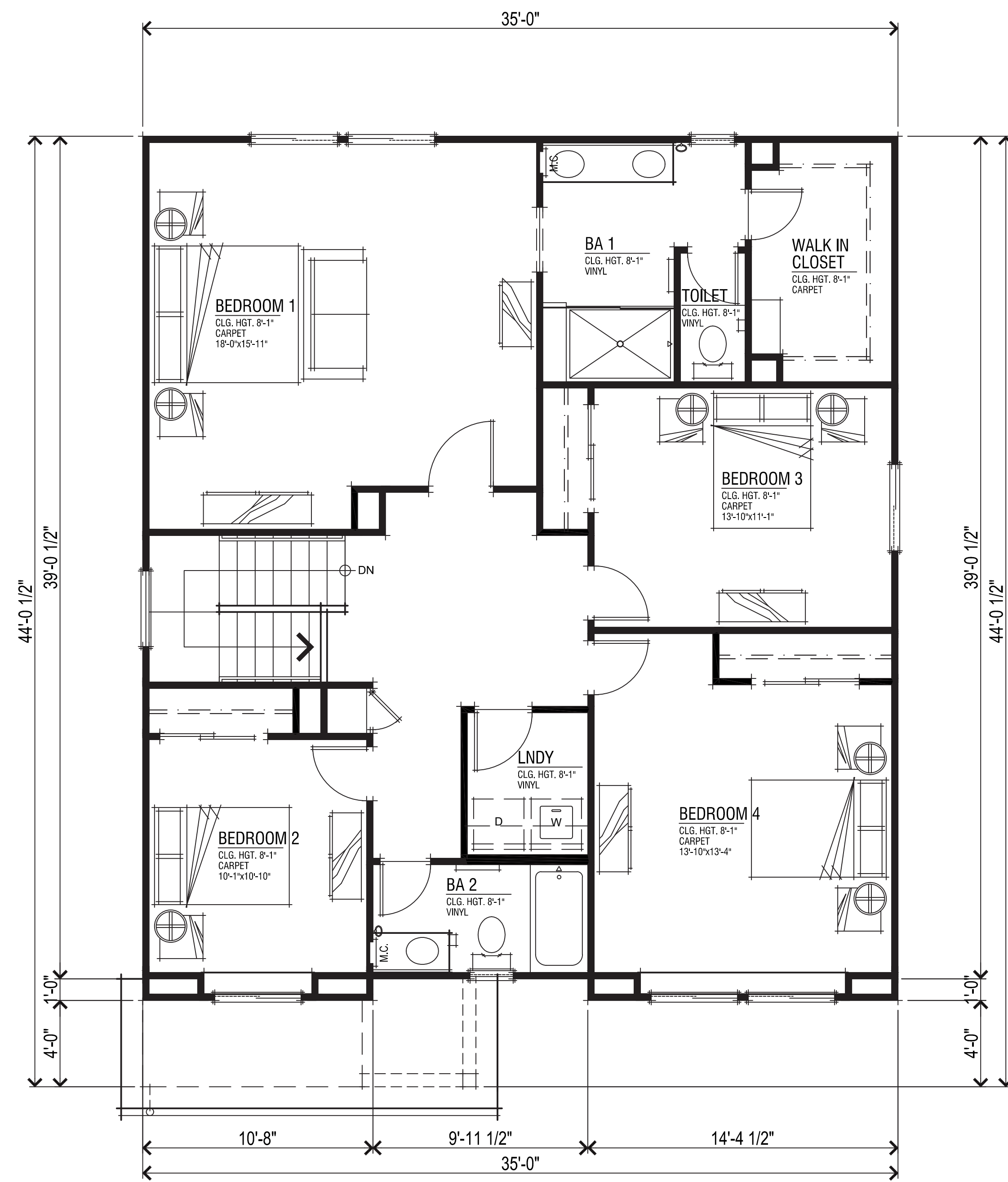


Right

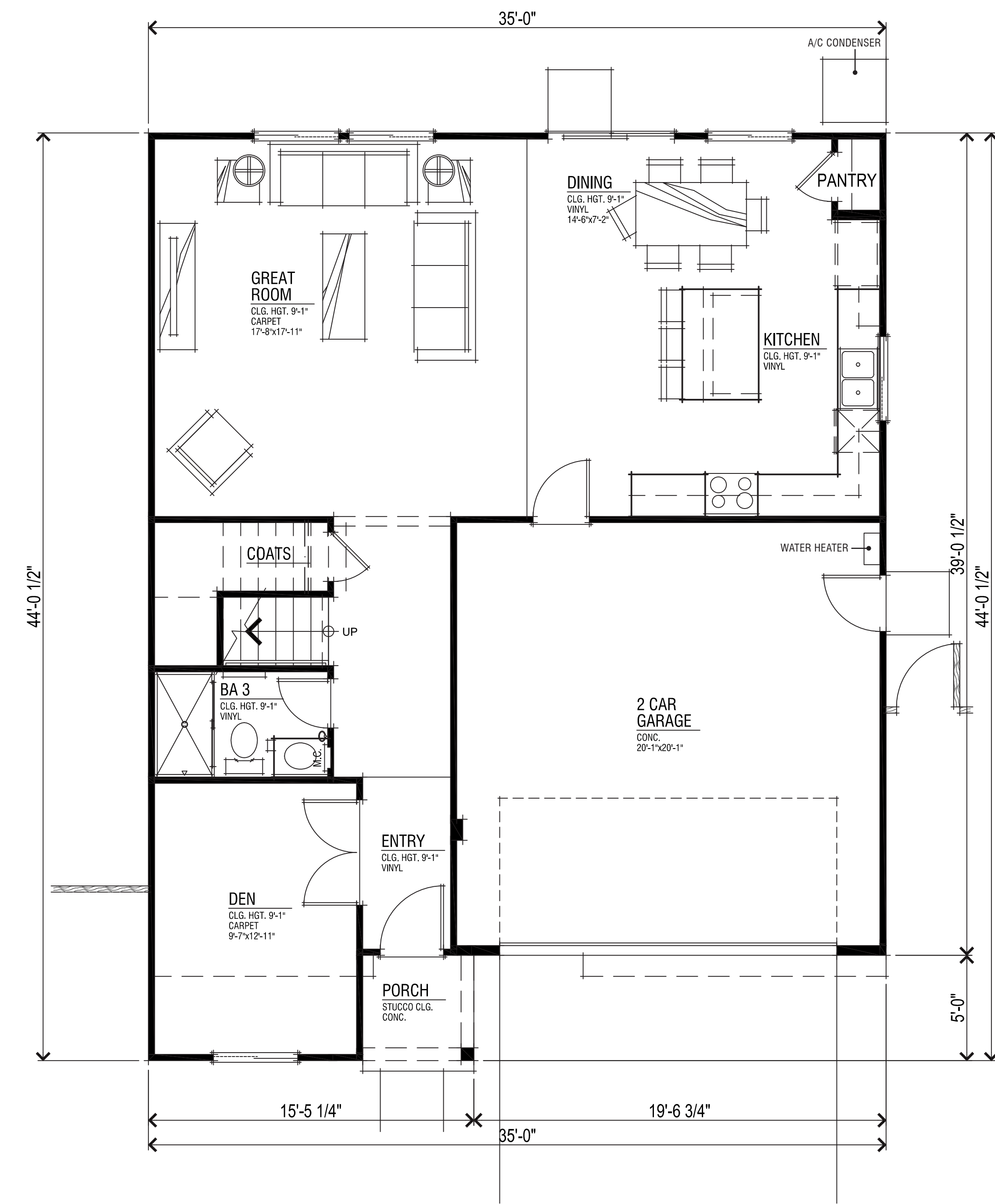


Rear

Plan 2.2065 | B - Craftsman
Building Elevations



Upper Floor - 1,319 SF



Lower Floor - 999 SF

Plan 3.2318

4 Bdrm | 3 Bath | Den
 2-BAY Garage
 2,318 SF
 8' | 9' Plates

POPPY LANE

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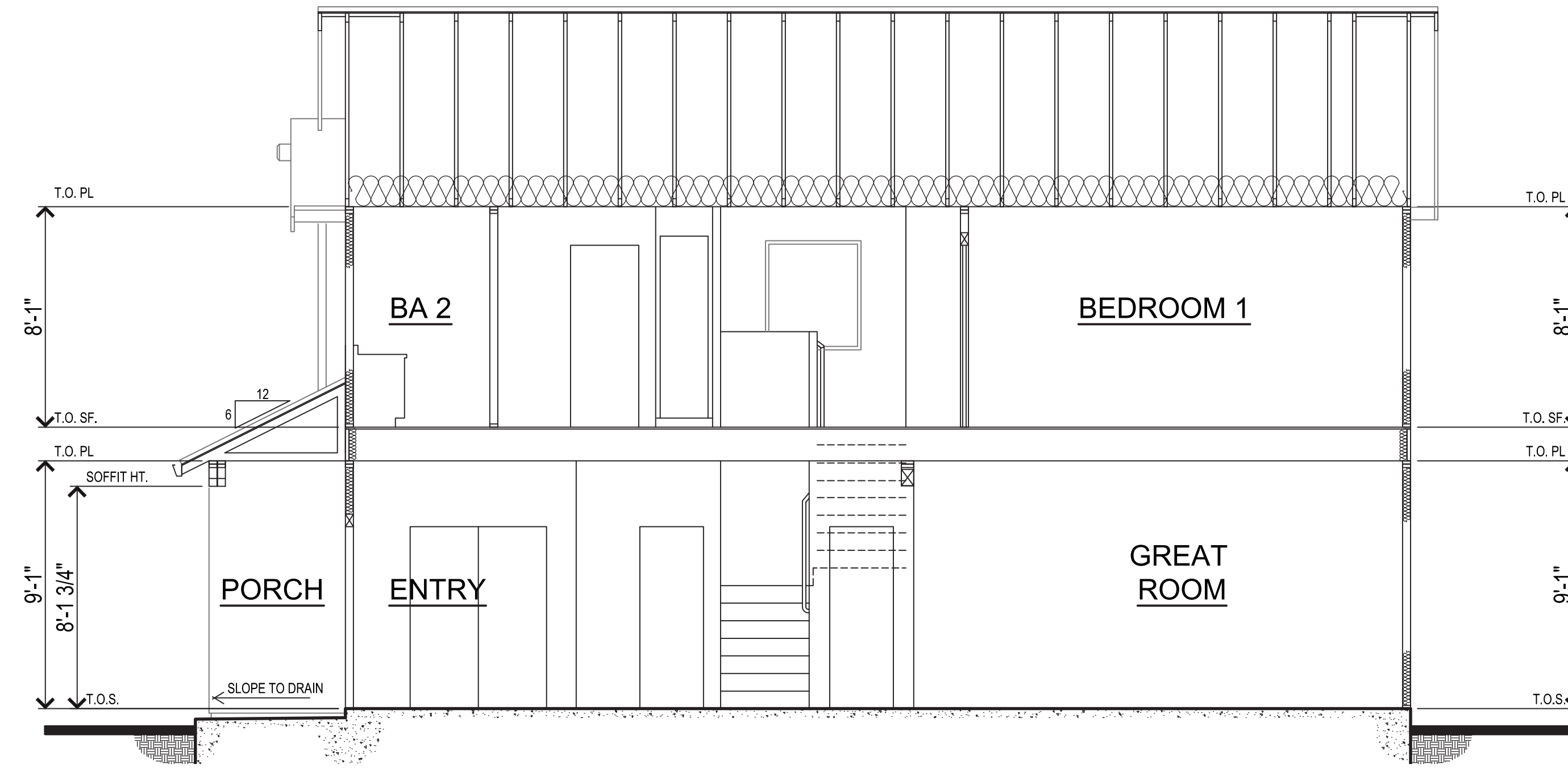


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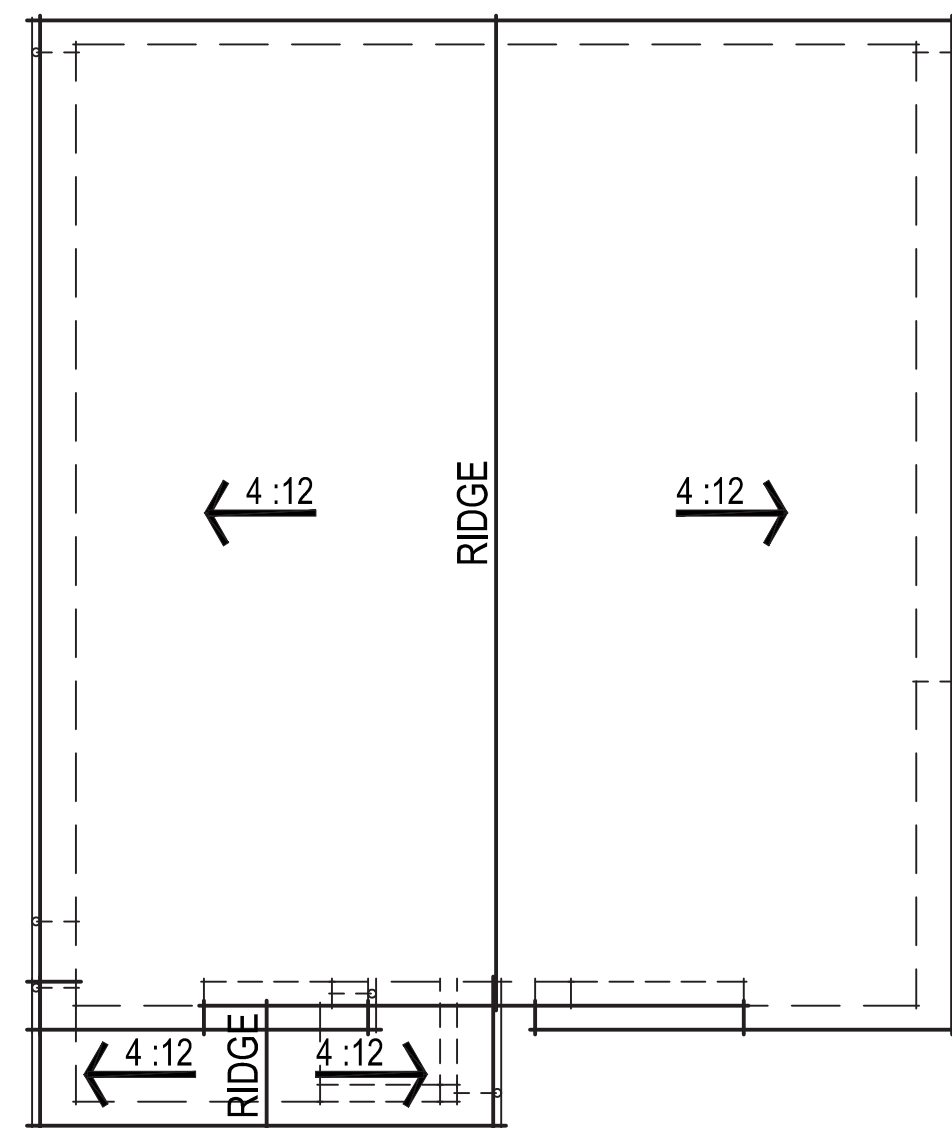


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A11

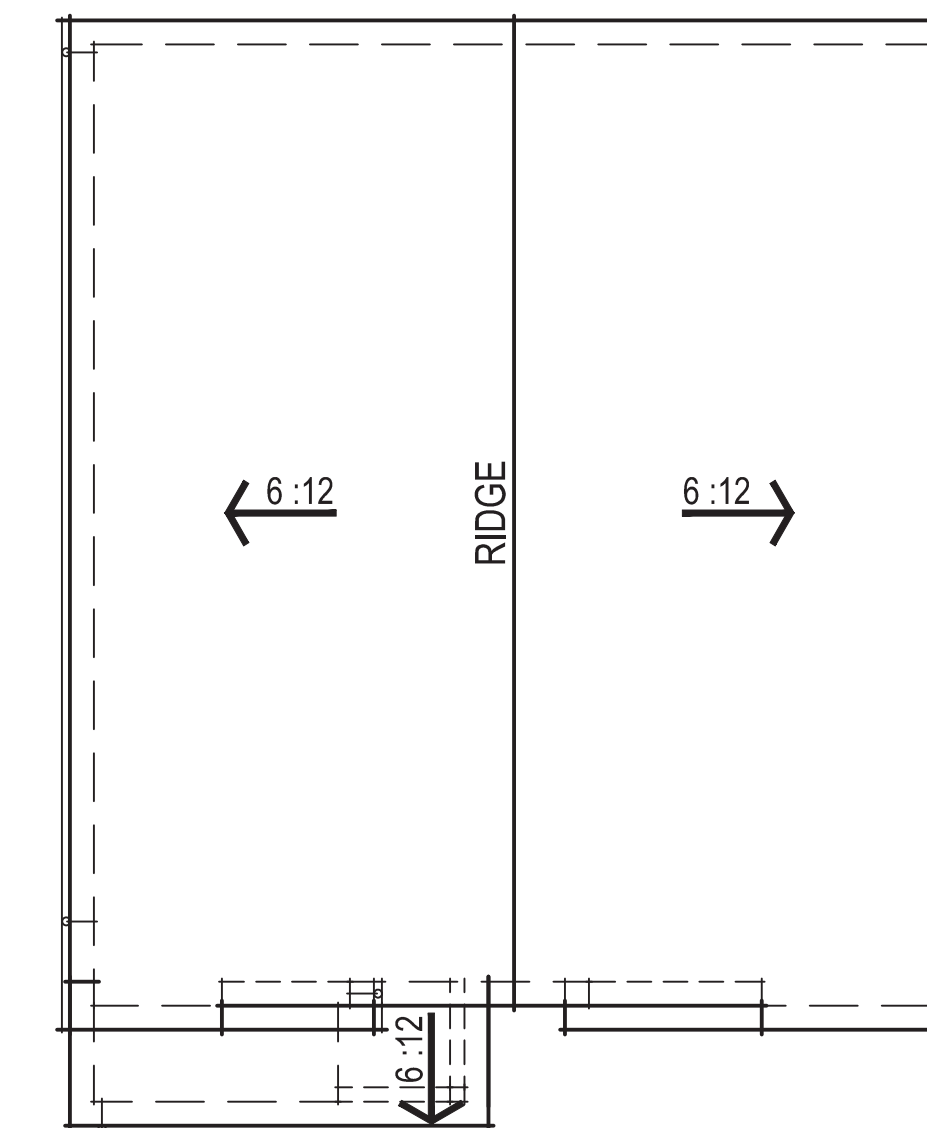


Building Section



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

3B | Craftsman



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

3A | Farmhouse

Plan 3.2318
Building Section & Roof Plans

POPPY LANE
SAN LEANDRO, CA



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Brentwood, CA 94513
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A12



Color Scheme #2C

Elevation B - Craftsman

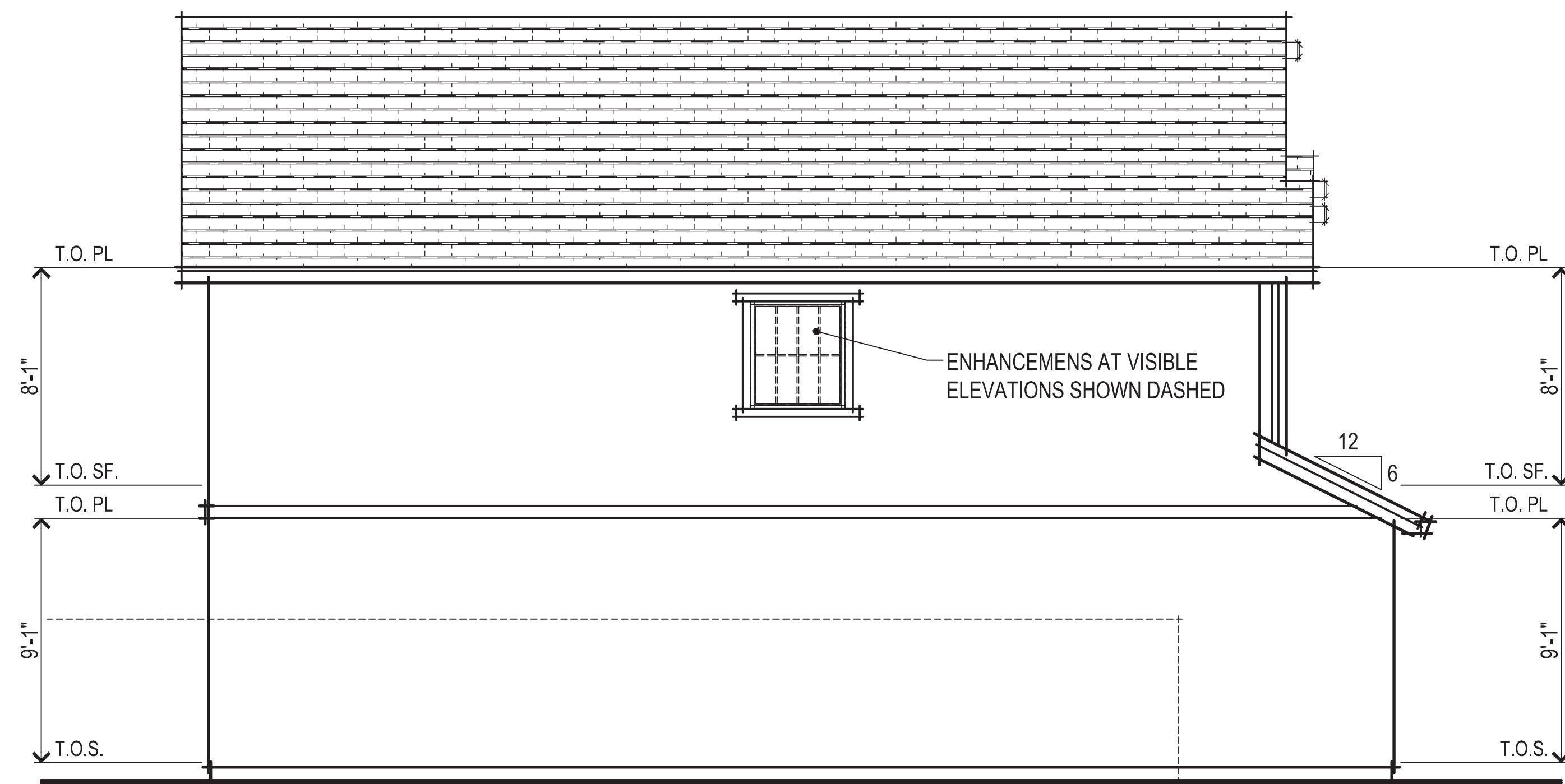


Color Scheme #5B

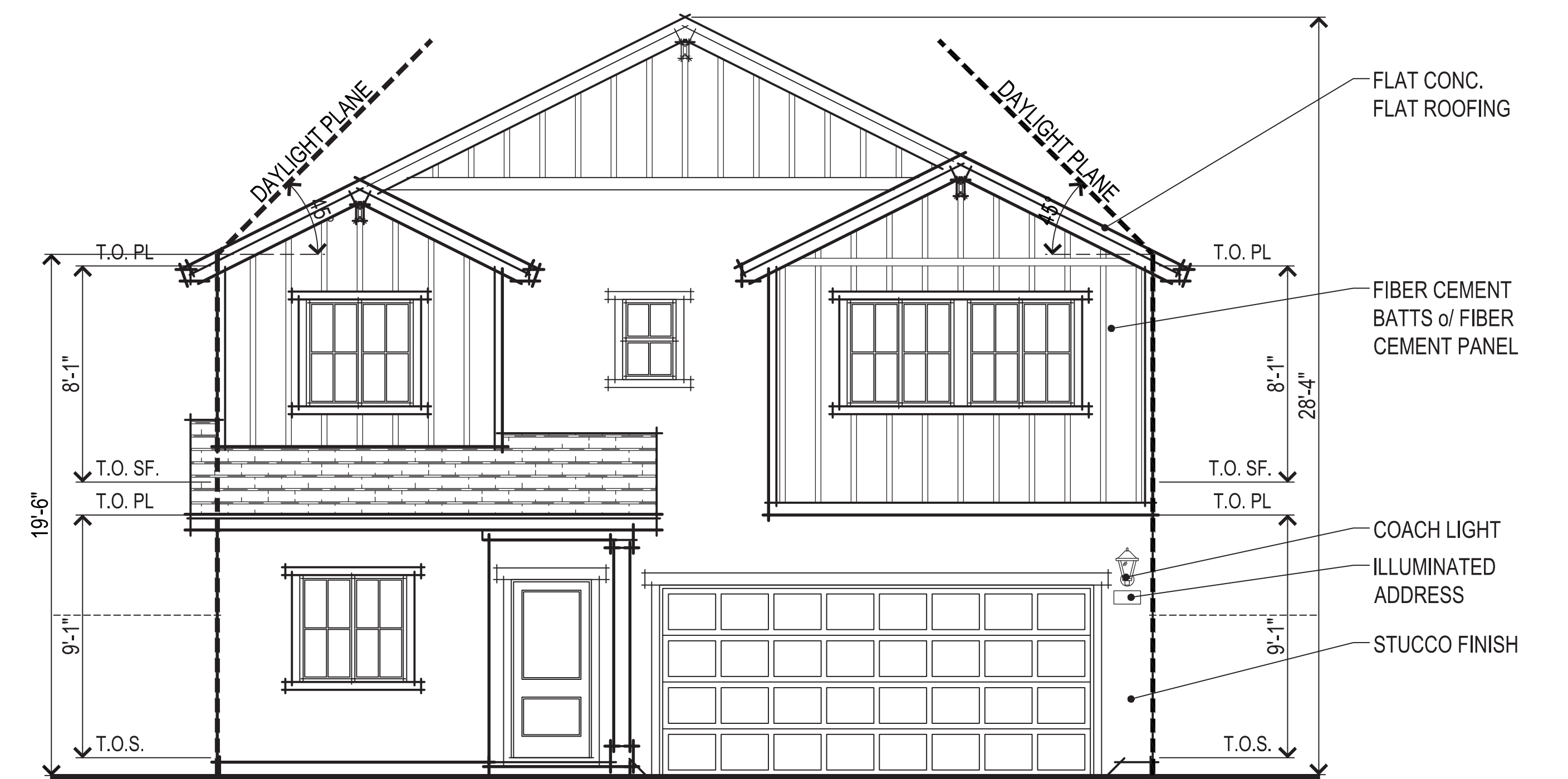
Elevation A - Farmhouse

Plan 3.2318
Front Elevations

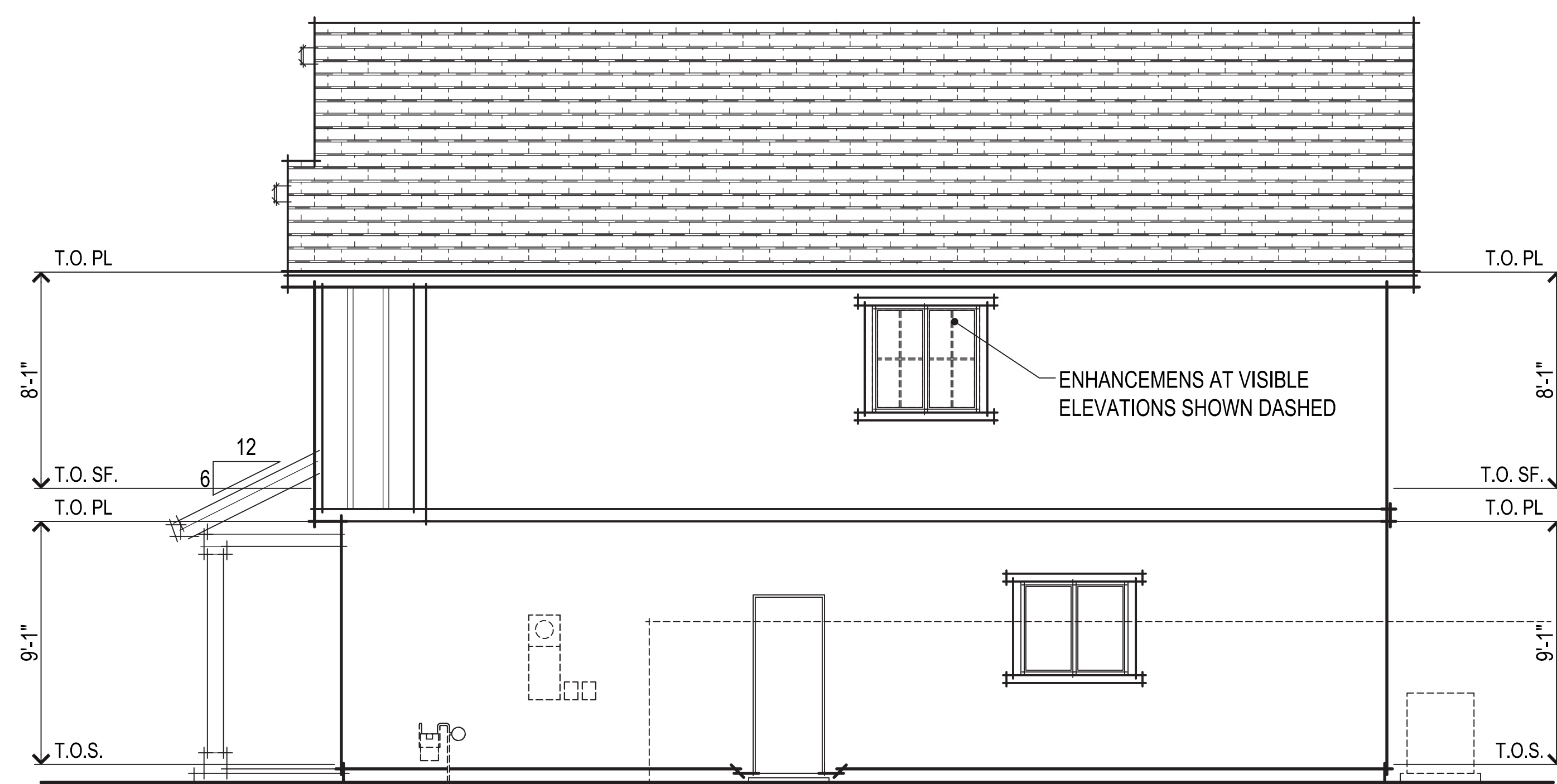
POPPY LANE
SAN LEANDRO, CA



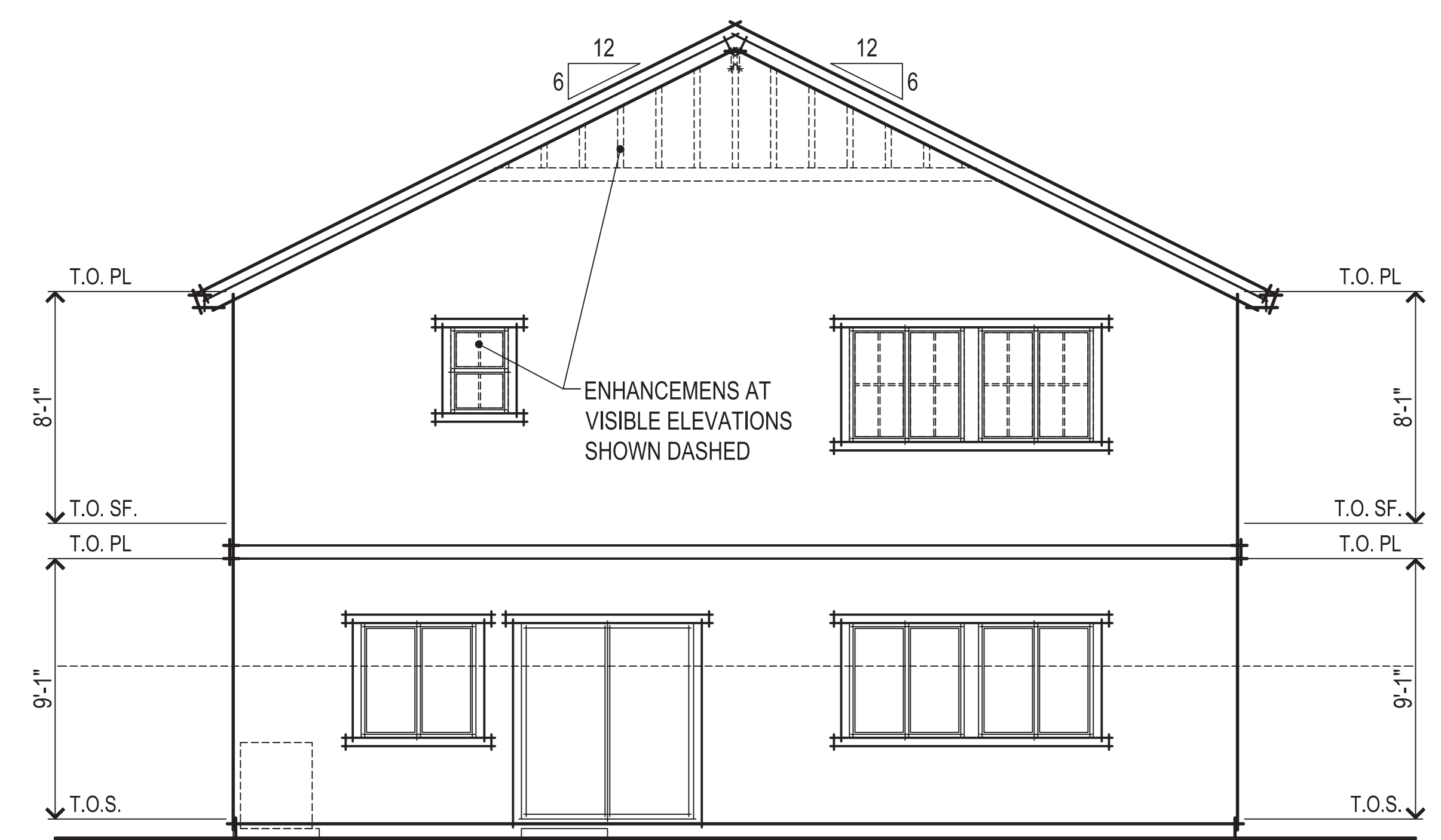
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Front

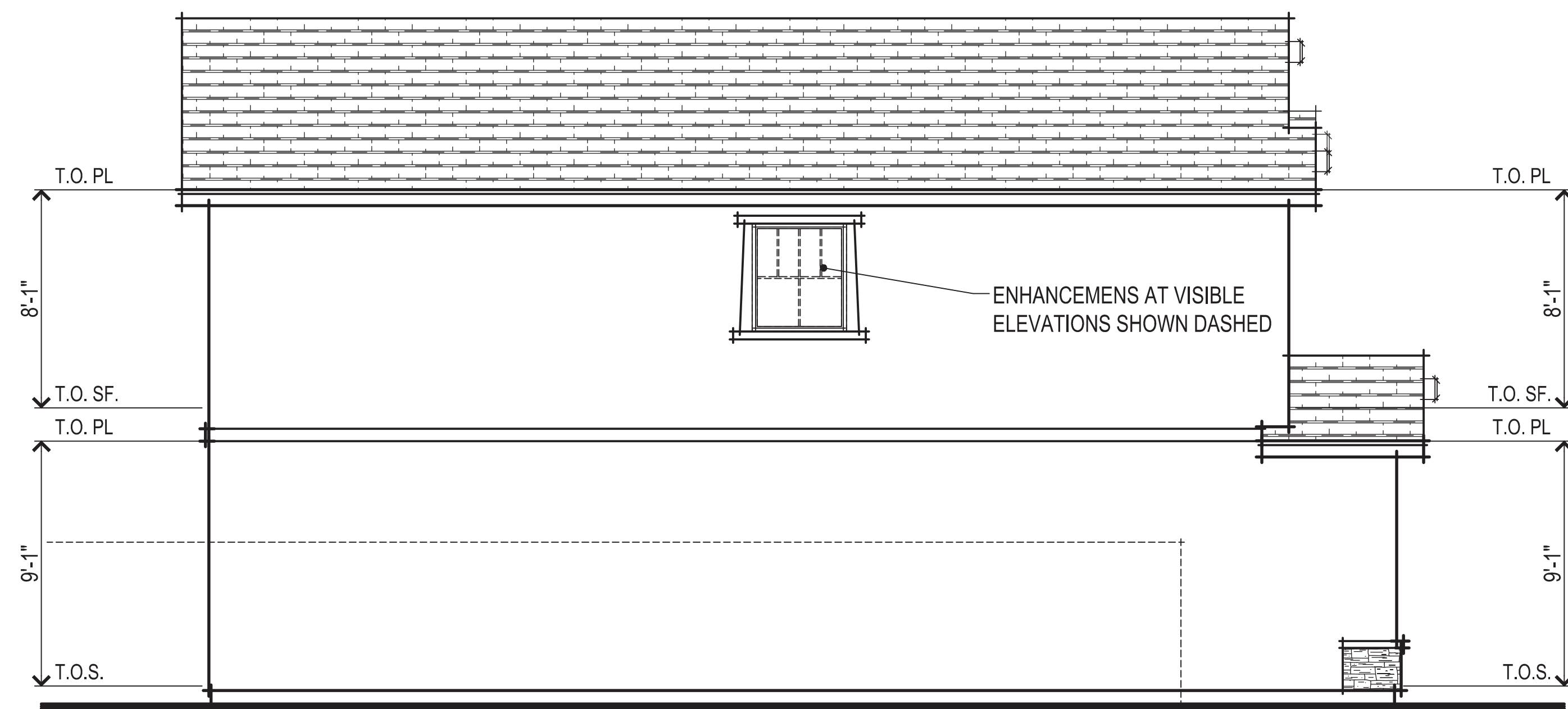


Right

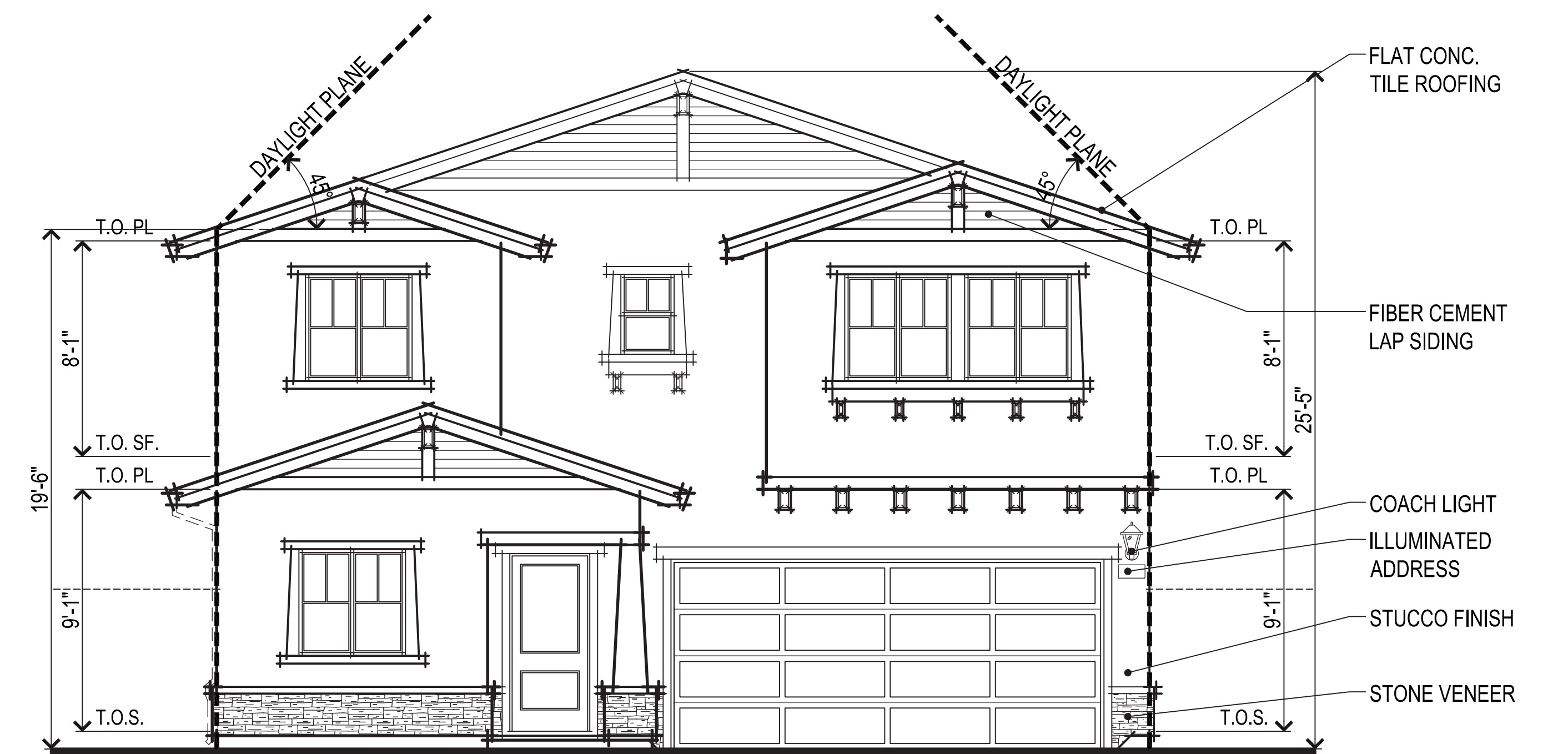


Rear

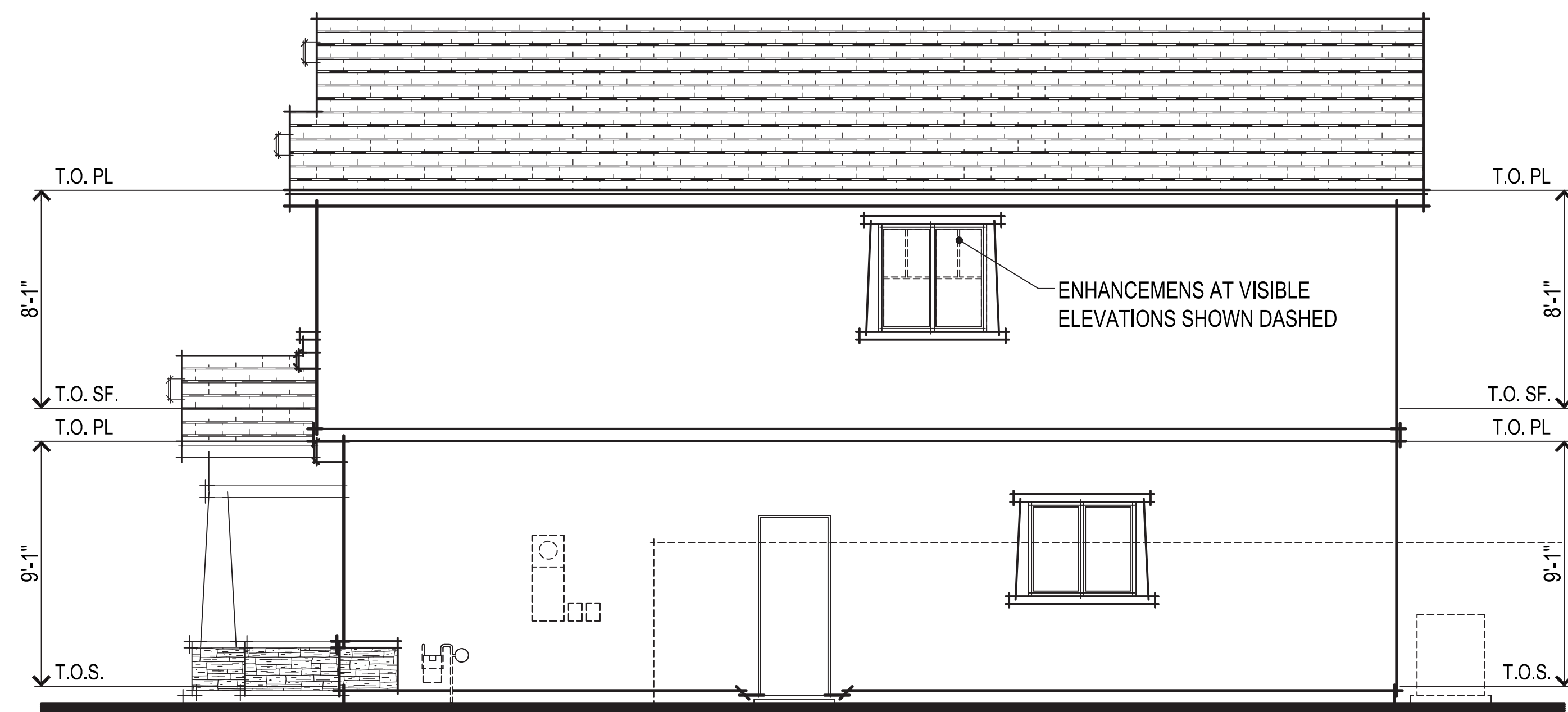
Plan 3.2318 | A - Farmhouse
Building Elevations



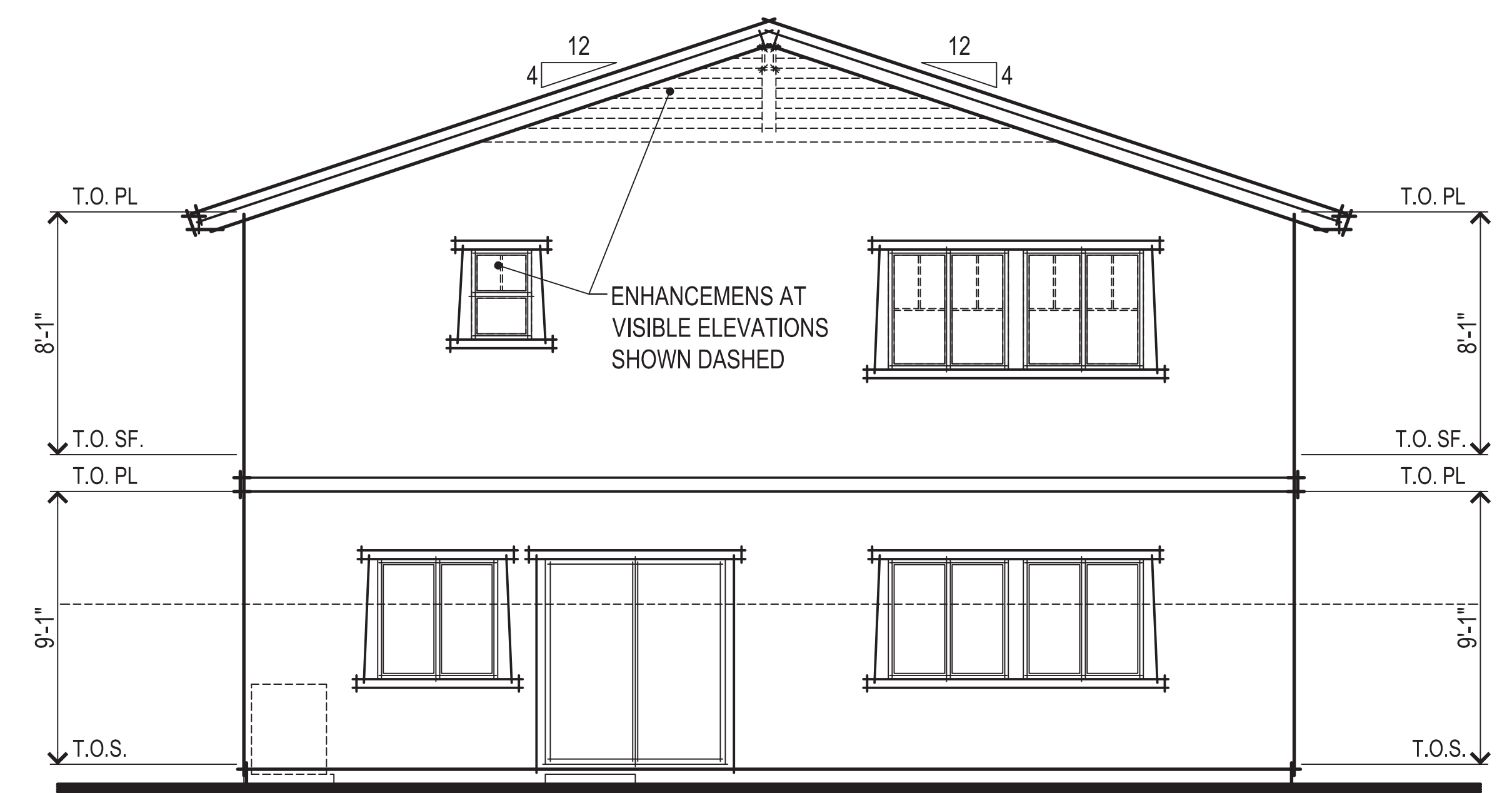
Left



Front

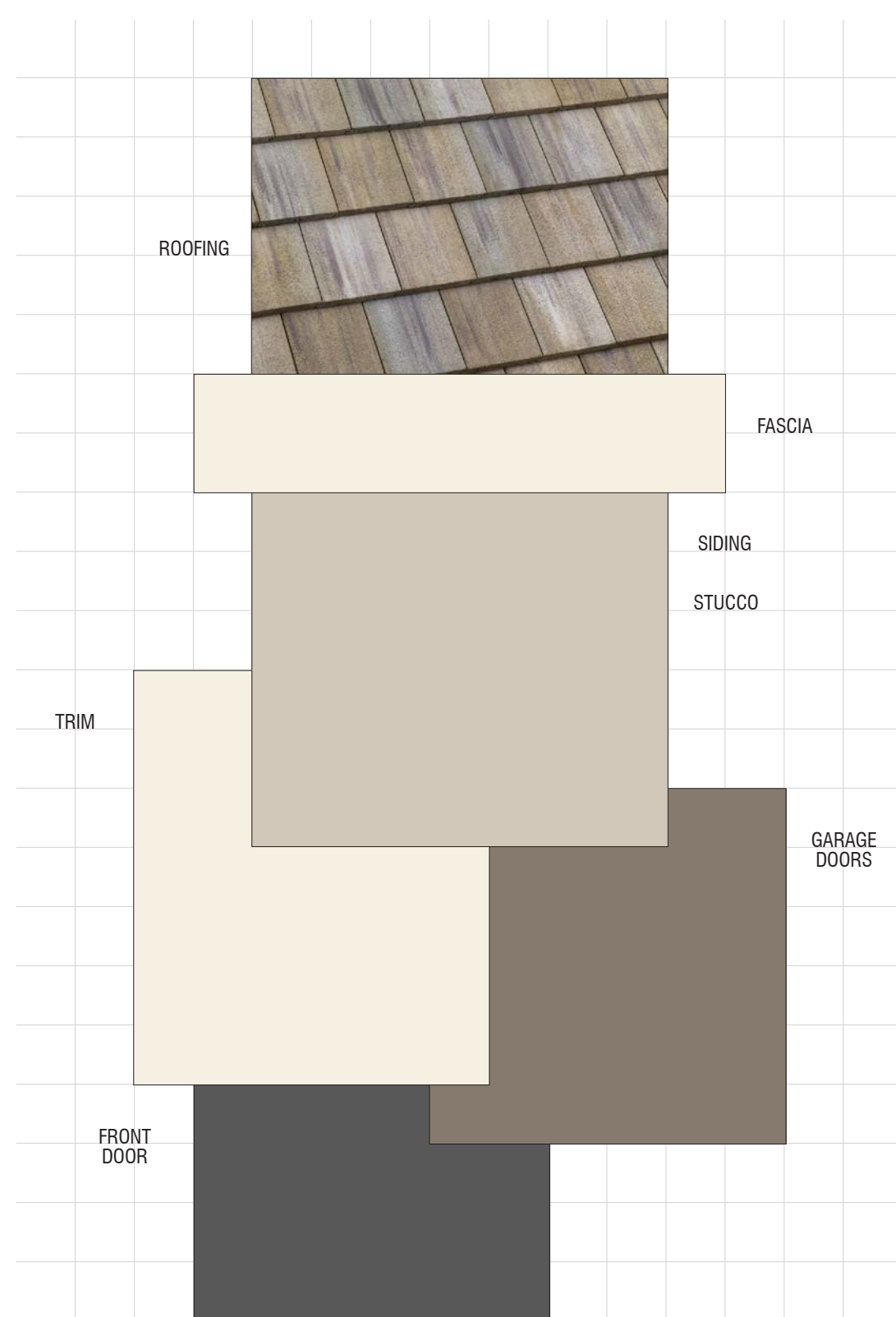


Right



Rear

Plan 3.2318 | B - Craftsman
Building Elevations



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SCHEME 5B
X Elevations Only
Farmhouse

For exact color refer to manufacturer actual samples.
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Exterior Color & Materials

SCHEME 5B 'X' ELEVATIONS ONLY FARMHOUSE

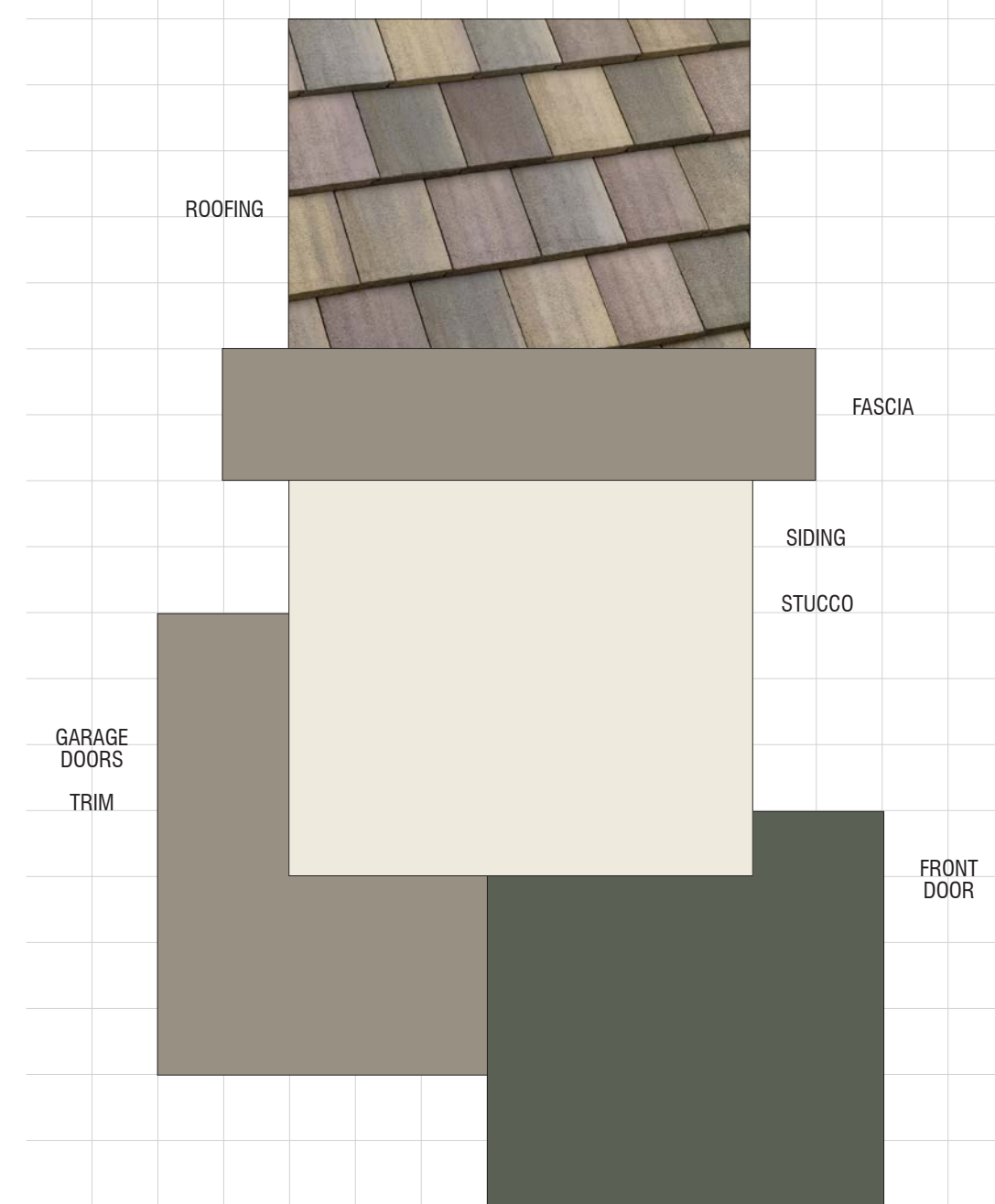
Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4880 Shasta Blend Ref: 20 Em: 36 A.SRI: 21	Eagle
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Stucco (lightface finish)	'SW 7036 Accessible Beige	'Sherwin Williams
Siding Color (applied to): Board & Battens Corner Boards Gable Board & Battens	'SW 7036 Accessible Beige	Sherwin Williams
Trim Color #1 (applied to): Fascia Trim	SW 7562 Roman Column	Sherwin Williams
Trim Color #2 (applied to): Garage Doors	SW 7025 Backdrop	Sherwin Williams
Accent Color (applied to): Front Door	SW 7674 Peppercorn	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

NOTE: Verify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Color Match (925) 463-1700.

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REVISIONS:

Number	Date	Description
1	03/16/21	Review stucco manufacturer to Sherwin Williams.



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SCHEME 6B
X Elevations Only
Farmhouse

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Exterior Color & Materials

SCHEME 6B 'X' ELEVATIONS ONLY FARMHOUSE

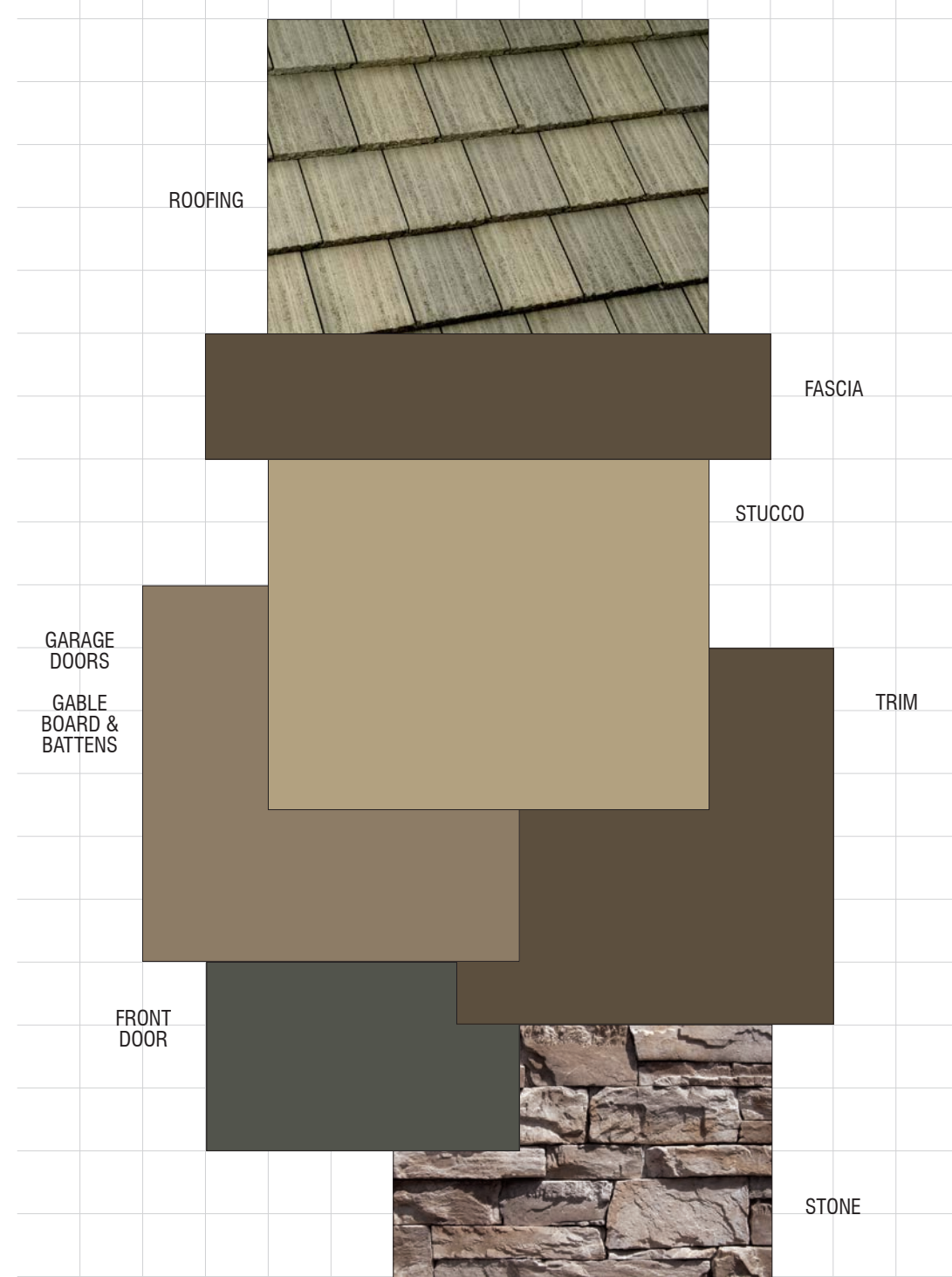
Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4882 Maritaca Blend Ref: 19 Em: 34 A.SRI: 19	Eagle
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Stucco (lightface finish)	'SW 6385 Dover White	'Sherwin Williams
Siding Color (applied to): Board & Battens Corner Boards Gable Board & Battens	SW 6385 Dover White	Sherwin Williams
Trim Color (applied to): Fascia Garage Doors Trim	SW 9171 Felted Wood	Sherwin Williams
Accent Color (applied to): Front Door	SW 7730 Forestwood	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

NOTE: Verify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
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REVISIONS:

Number	Date	Description
1	03/16/21	Review stucco manufacturer to Sherwin Williams.



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SCHEME 2C
'B' Elevations Only
Craftsman

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Exterior Color & Materials

SCHEME 2C 'B' ELEVATIONS ONLY CRAFTSMAN

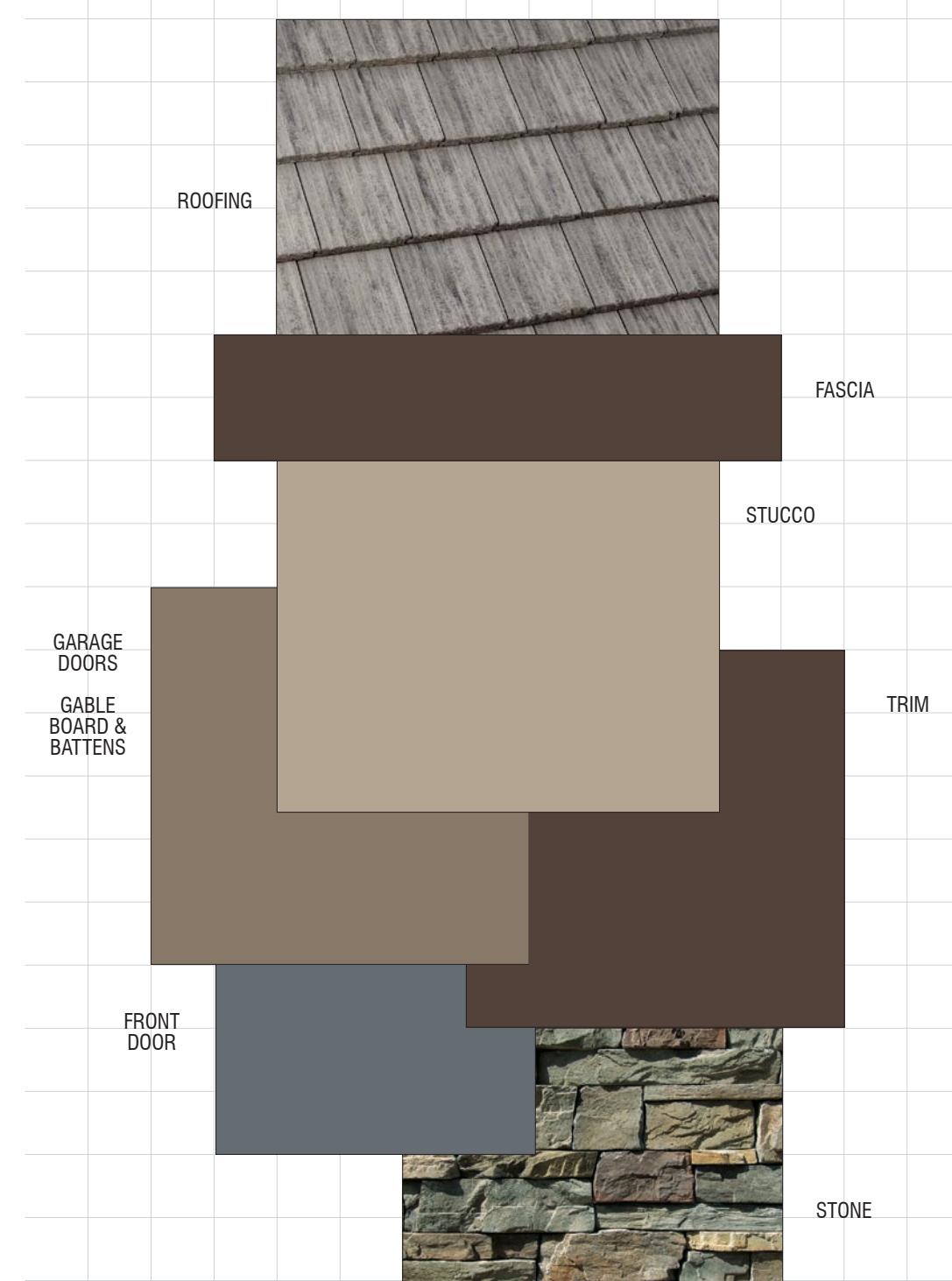
Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5511 Pewter Bronze Blend Ref: 17 Em: 31 A.SRI: 16	Eagle
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Manufactured Stone	Monticello Old Country Ledge	Coronado
Mortar @ Stone (standard raked joints)	Caramel	Orco
Stucco (lightface finish)	'SW 7540 Arban Tan	'Sherwin Williams
Trim Color #1 (applied to): Fascia Trim	SW 7034 Status Bronze	Sherwin Williams
Trim Color #2 (applied to): Gable Board & Battens Garage Doors	SW 6102 Portabello	Sherwin Williams
Accent Color (applied to): Front Door	SW 6168 Shade-Grown	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

NOTE: Verify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Color Match (925) 463-1700.

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1	03/16/21	Review stucco manufacturer to Sherwin Williams.



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SCHEME 4C
'B' Elevations Only
Craftsman

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Exterior Color & Materials

SCHEME 4C 'B' ELEVATIONS ONLY CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5511 Flintridge Gray Ref: 21 Em: 33 A.SRI: 20	Eagle
Gutters & Downspouts (factory finish)	Royal Brown	Custom-Bilt Metals
Manufactured Stone	Monarch Old Country Ledge	Coronado
Mortar @ Stone (standard raked joints)	Khaki	Orco
Stucco (lightface finish)	'SW 7567 Stone Lion	'Sherwin Williams
Trim Color #1 (applied to): Fascia Trim	SW 6969 French Roast	Sherwin Williams
Trim Color #2 (applied to): Gable Board & Battens Garage Doors	SW 7525 Tree Branch	Sherwin Williams
Accent Color (applied to): Front Door	SW 7041 Van Dyke Brown	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

NOTE: Verify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Color Match (925) 463-1700.

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REVISIONS:

Number	Date	Description
1	03/16/21	Review stucco manufacturer to Sherwin Williams.

Exterior Color & Materials



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CM1



Illustrative Plan

STORM CROSSINGS San Leandro, California

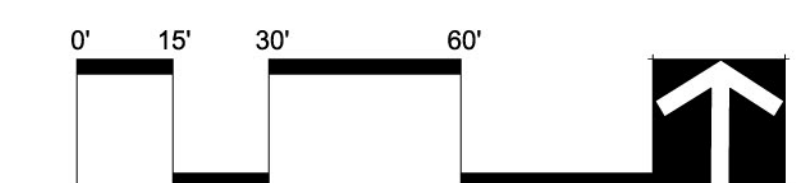
L-1.1

APRIL 2, 2021





PLAN VIEW
Scale: 1"=30'-0"



Preliminary Landscape Plan

STORM CROSSINGS San Leandro, California

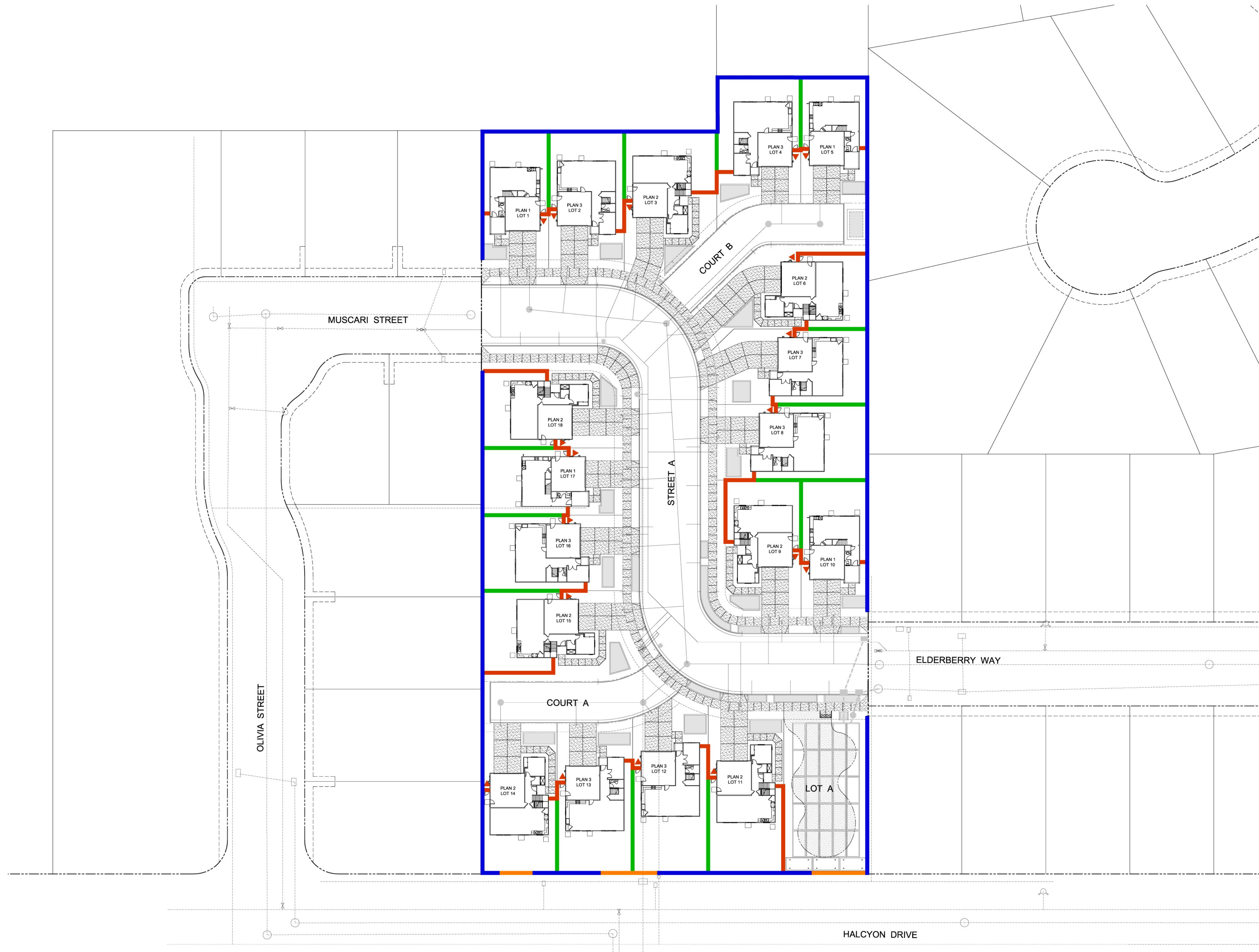
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APRIL 2, 2021

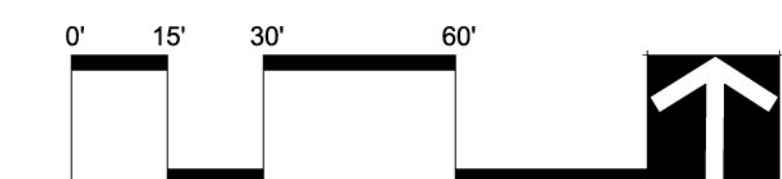


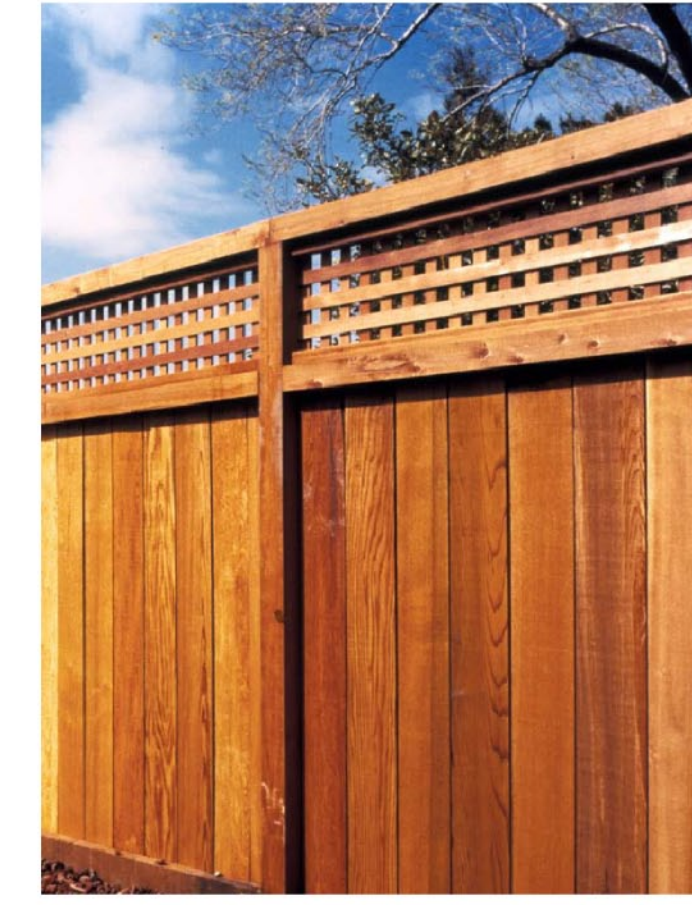
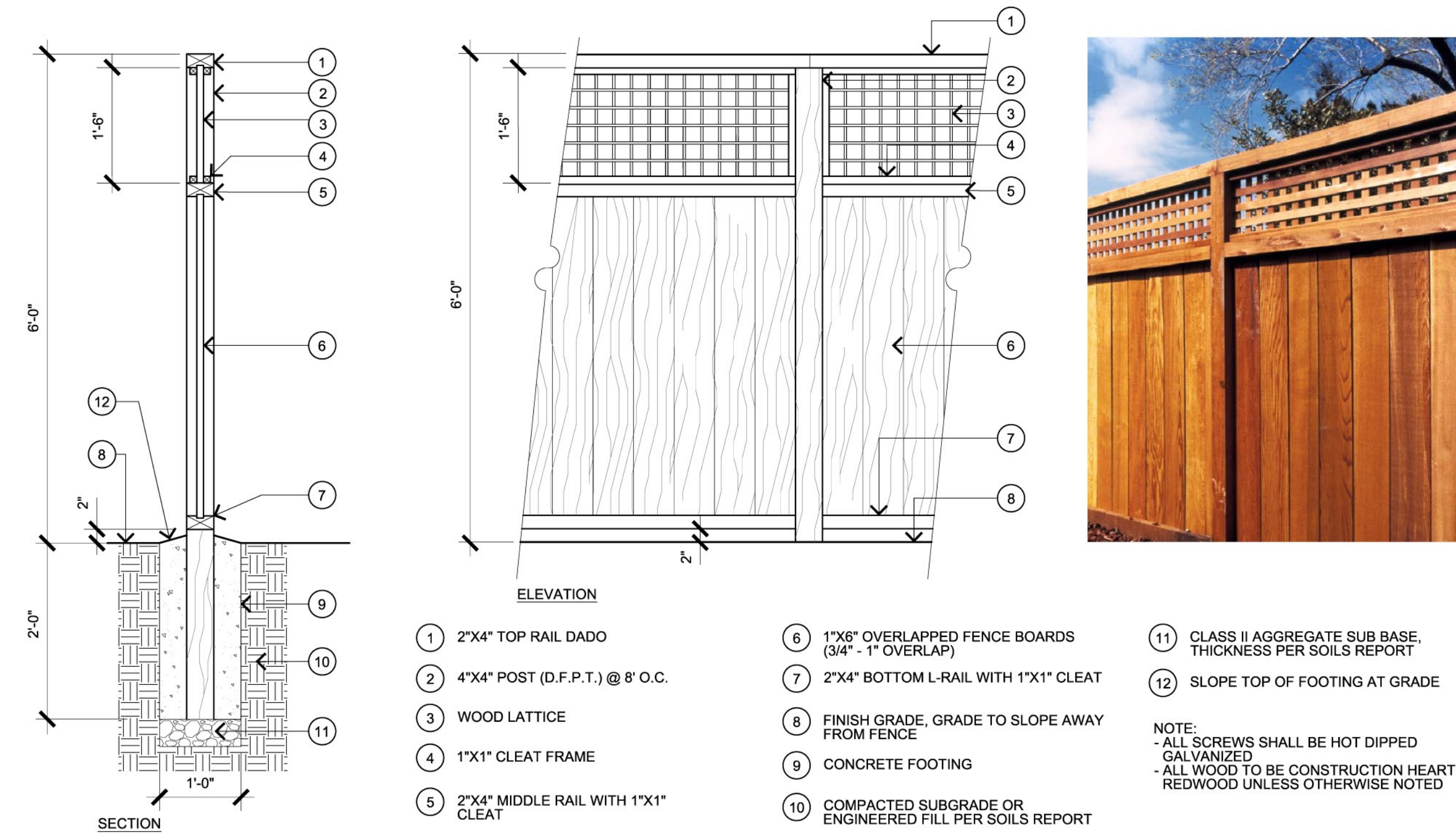
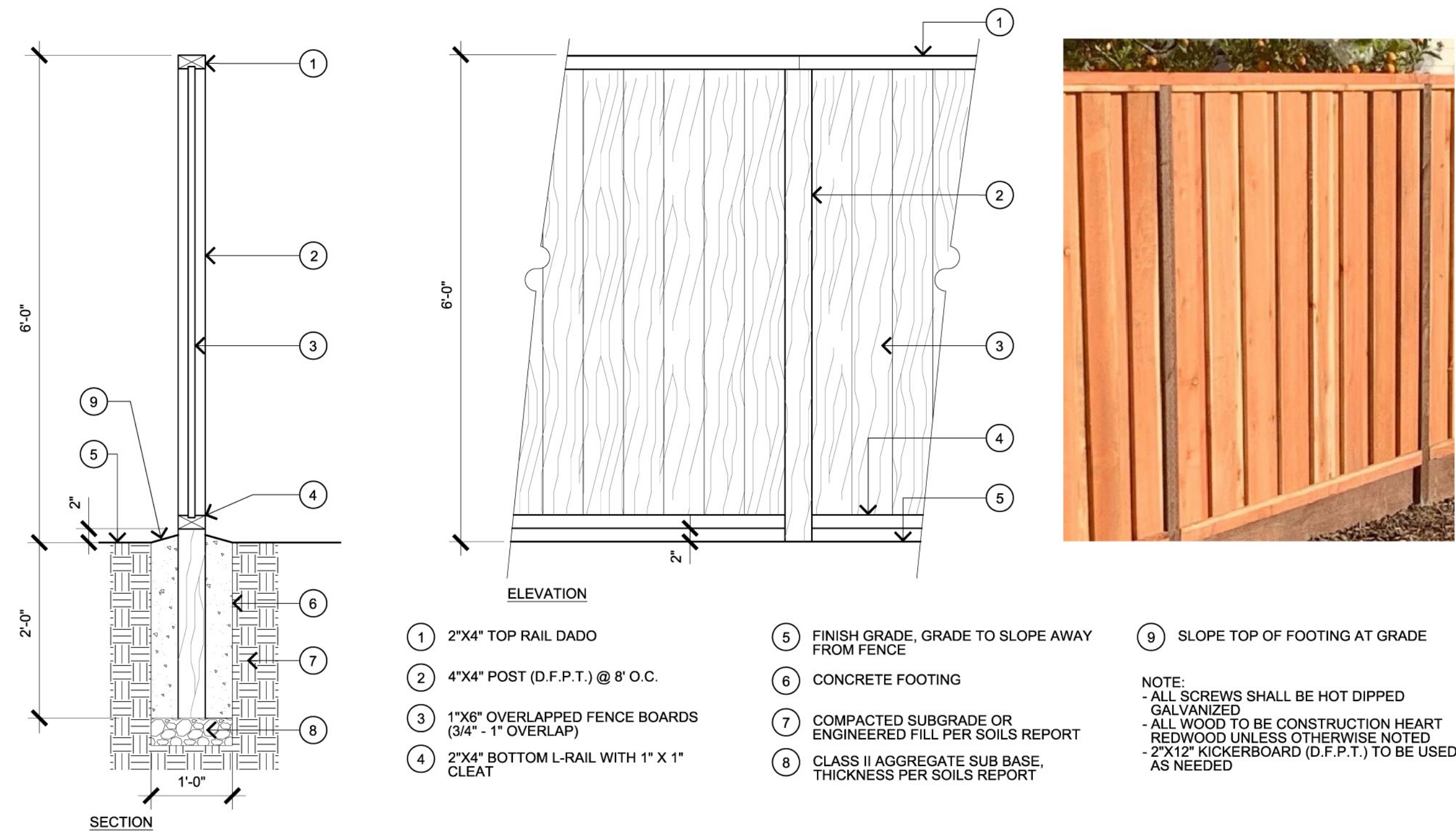
WALL & FENCE SCHEDULE

- WOOD FENCE (6'-0" TALL): REFER DETAIL/IMAGE 1 SHEET L-2.2
- WOOD FENCE WITH LATTICE (6'-0" TALL): REFER DETAIL/IMAGE 2 SHEET L-2.2
- ▲ WOOD GATE WITH LATTICE (6'-0" TALL): REFER DETAIL/IMAGE 3 SHEET L-2.2
- EXISTING PRECAST WALL (6'-0" TALL) TO REMAIN: SAND AND PAINT WALL FACING INSIDE OF PROJECT
- APPROXIMATE LOCATIONS OF PROPOSED NEW PRECAST WALL (6'-0" TALL) TO MATCH EXISTING PRECAST WALL



PLAN VIEW
Scale: 1"=30'-0"



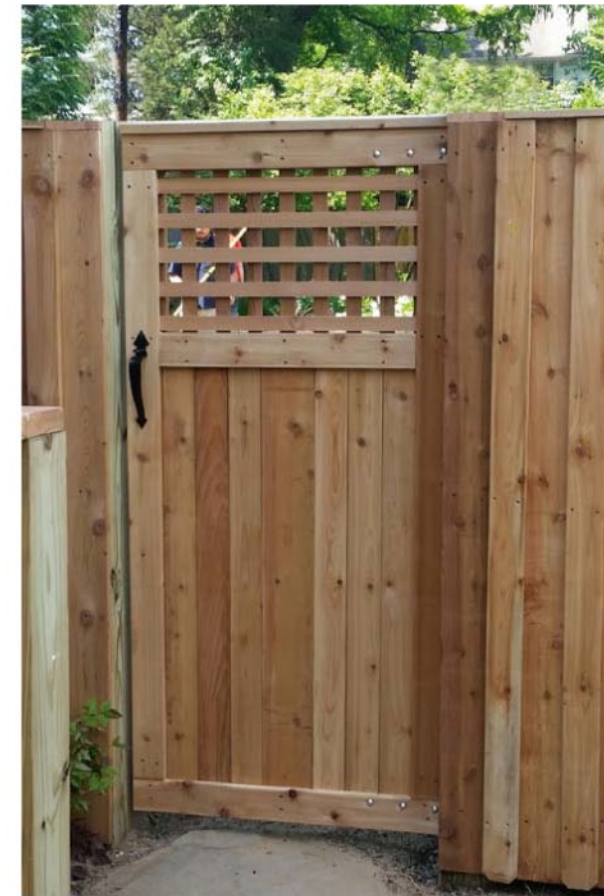
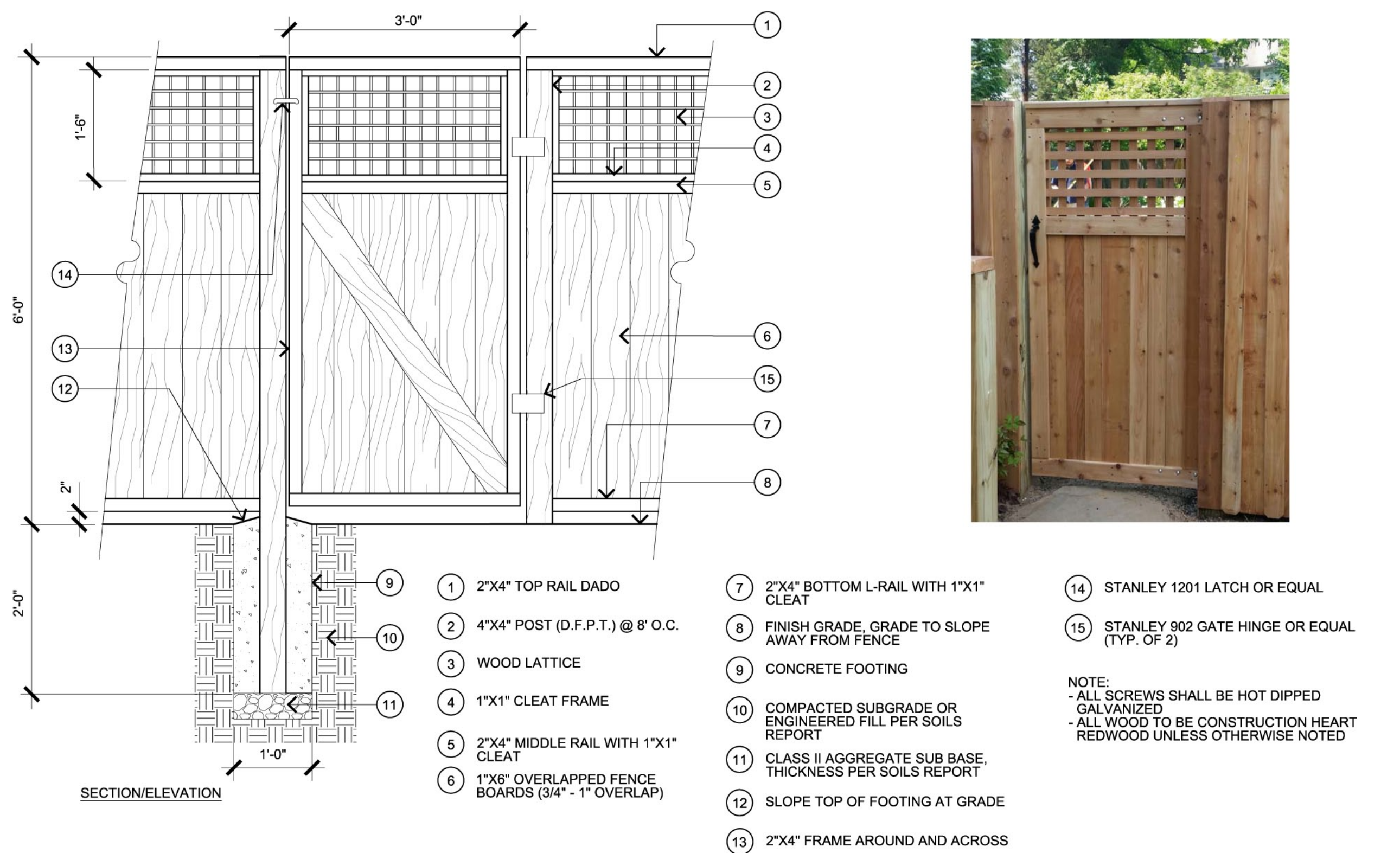


1 WOOD FENCE

SCALE : 3/4"=1'-0"

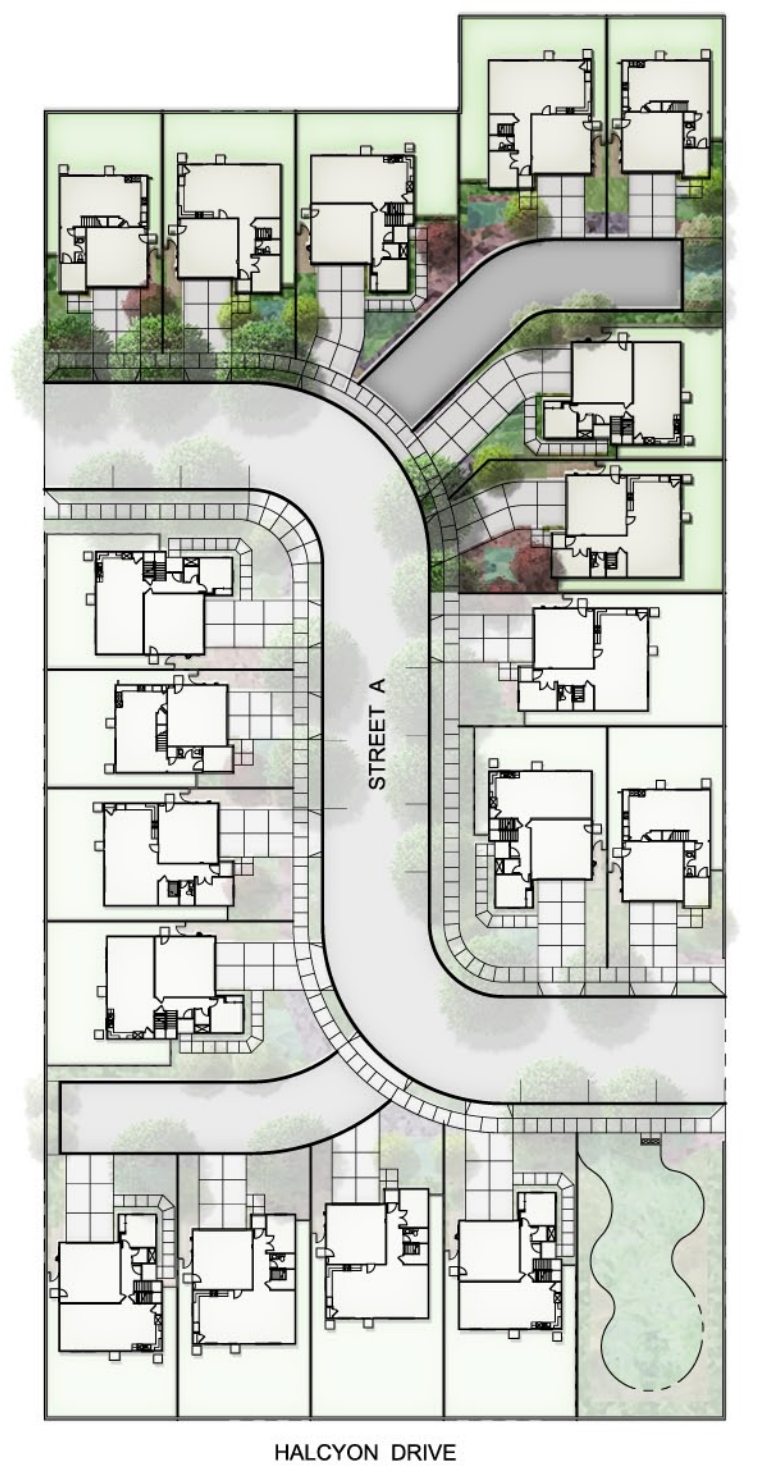
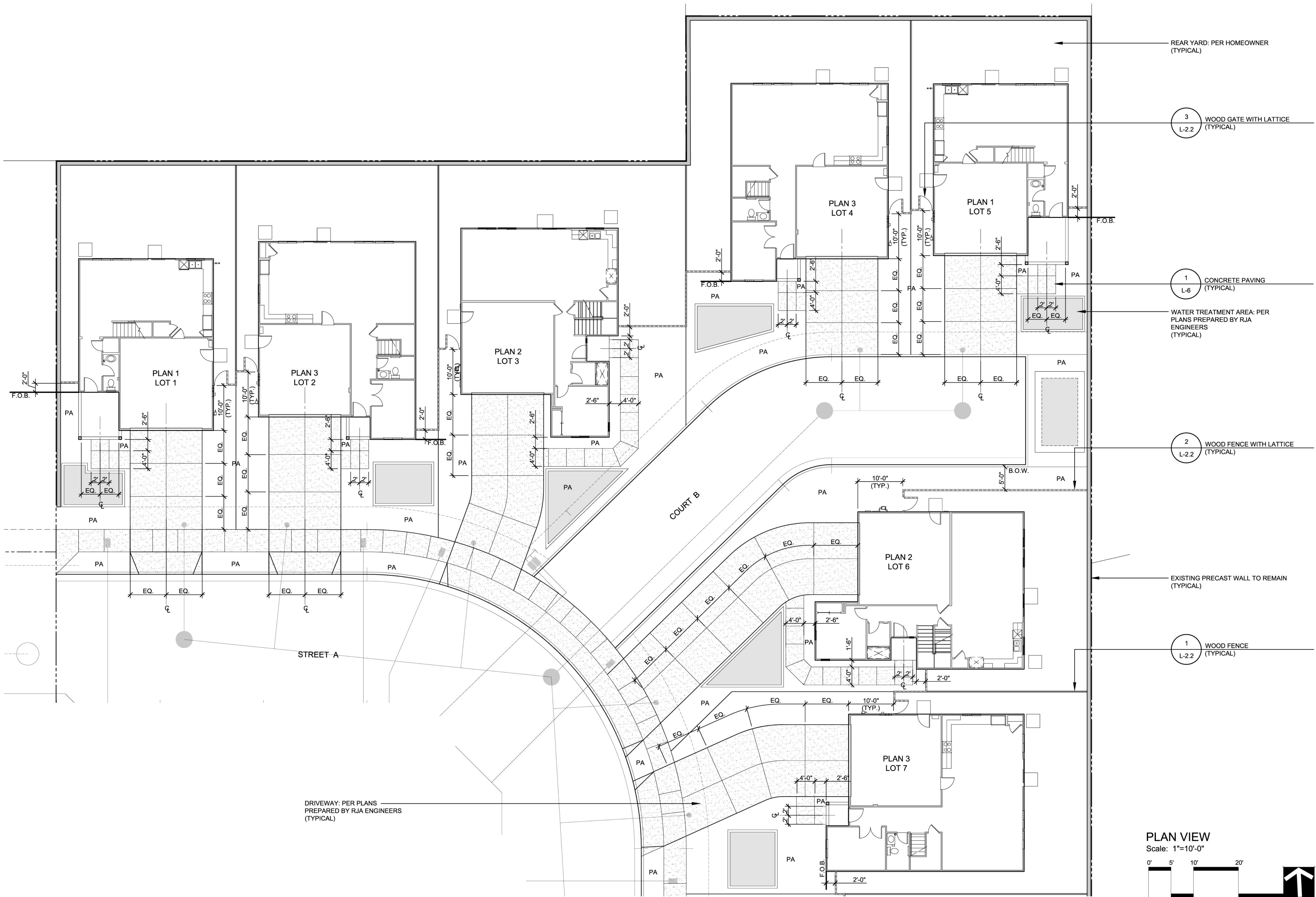
2 WOOD FENCE WITH LATTICE

SCALE : 3/4"=1'-0"



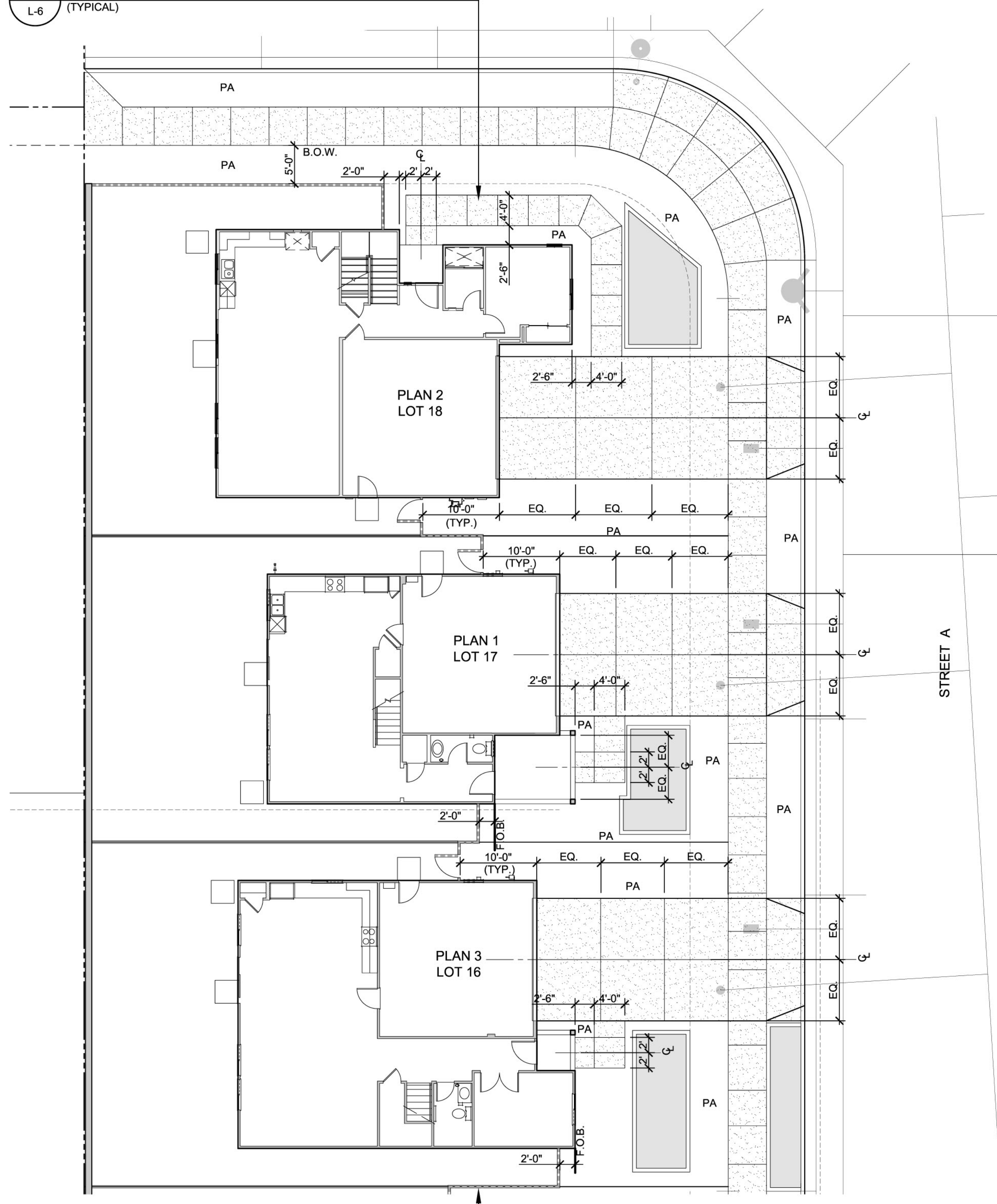
3 WOOD GATE WITH LATTICE

SCALE : 3/4"=1'-0"

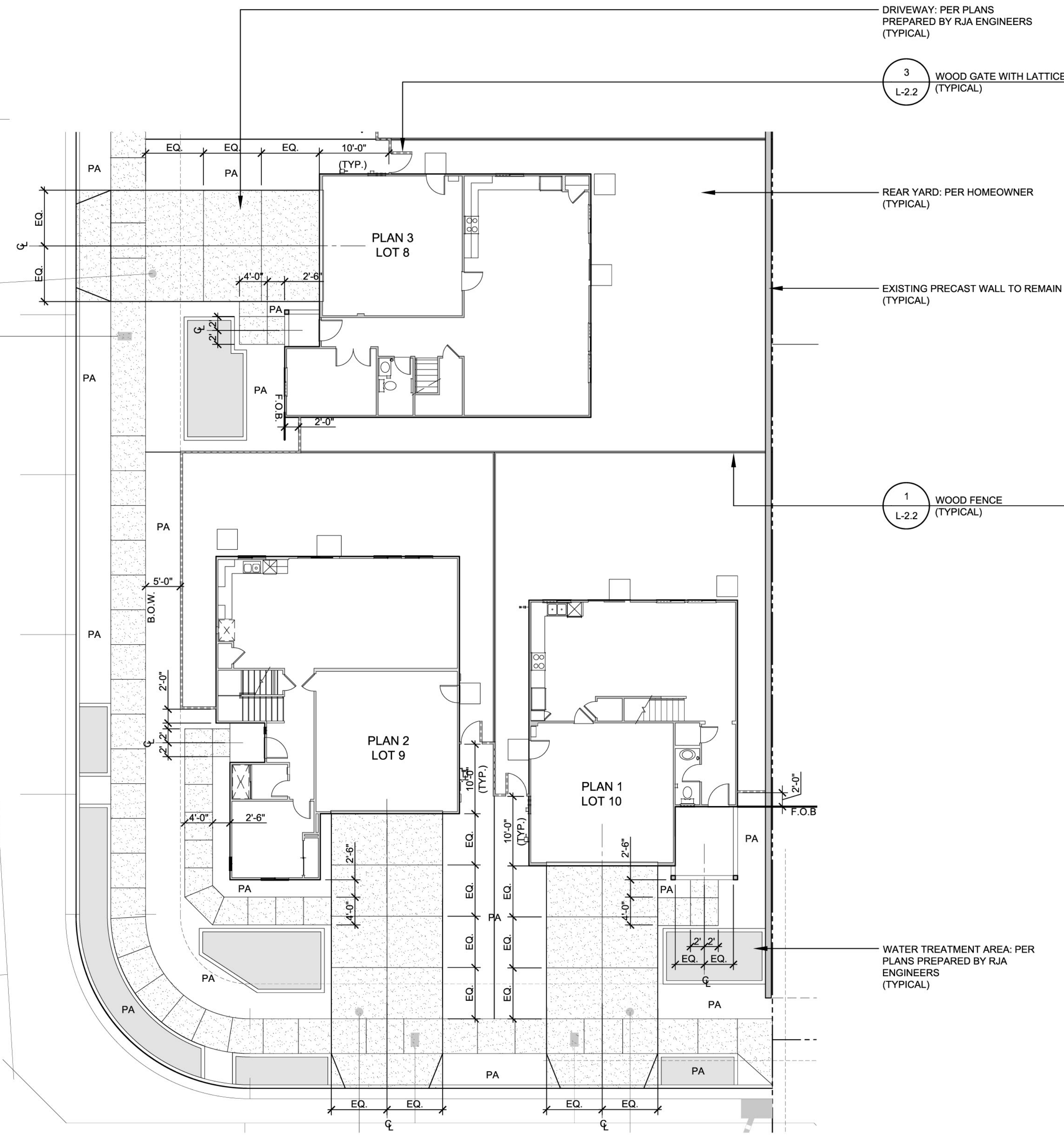


Construction Plan (Enlargement 1)

1 CONCRETE PAVING (TYPICAL)
L-6



2 WOOD FENCE WITH LATTICE (TYPICAL)
L-2.2



DRIVEWAY: PER PLANS PREPARED BY RJA ENGINEERS (TYPICAL)

3 WOOD GATE WITH LATTICE (TYPICAL)
L-2.2

REAR YARD: PER HOMEOWNER (TYPICAL)

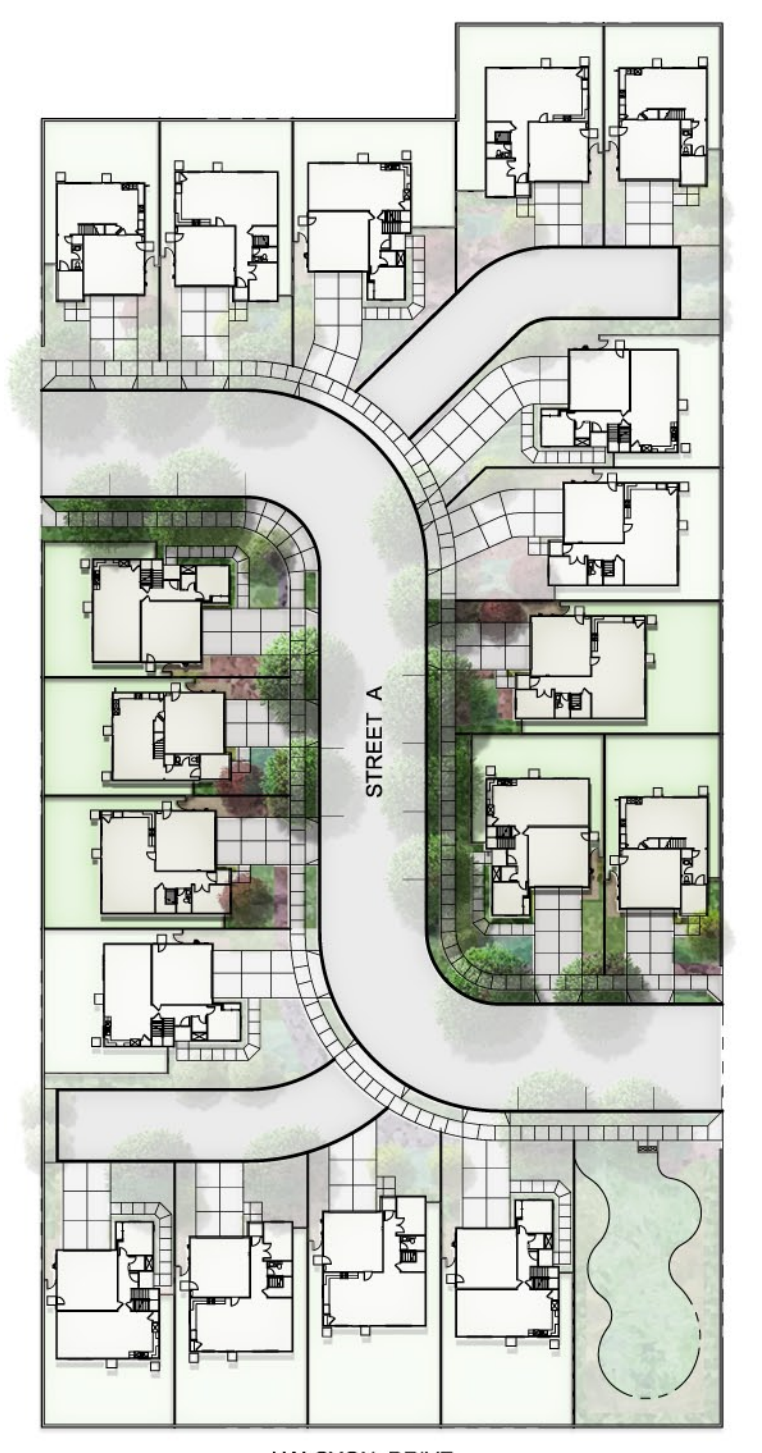
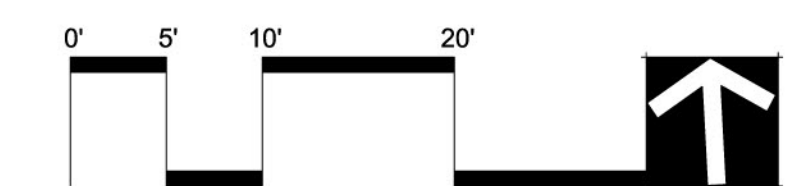
EXISTING PRECAST WALL TO REMAIN (TYPICAL)

1 WOOD FENCE (TYPICAL)
L-2.2

WATER TREATMENT AREA: PER PLANS PREPARED BY RJA ENGINEERS (TYPICAL)

STREET A

PLAN VIEW
Scale: 1"=10'-0"



KEY MAP N.T.S.

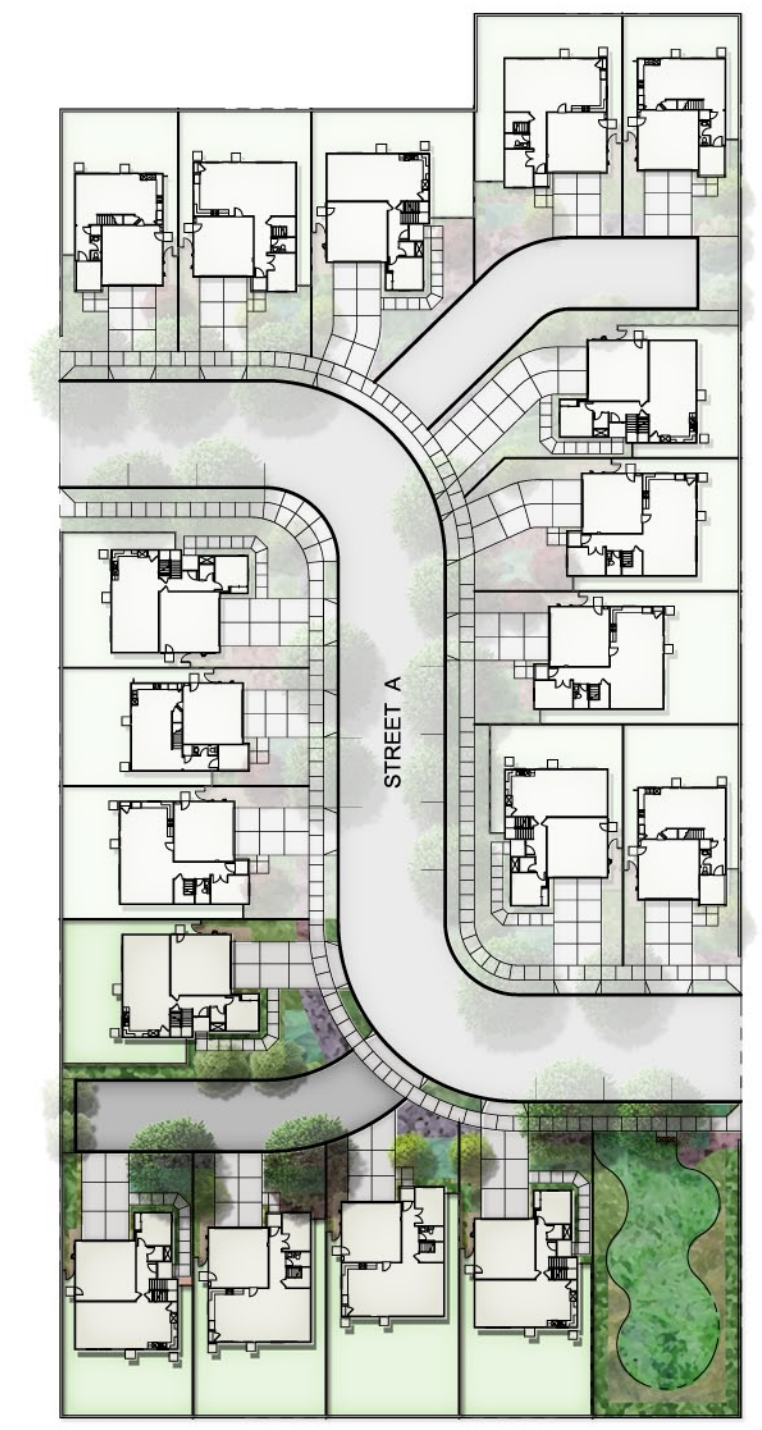
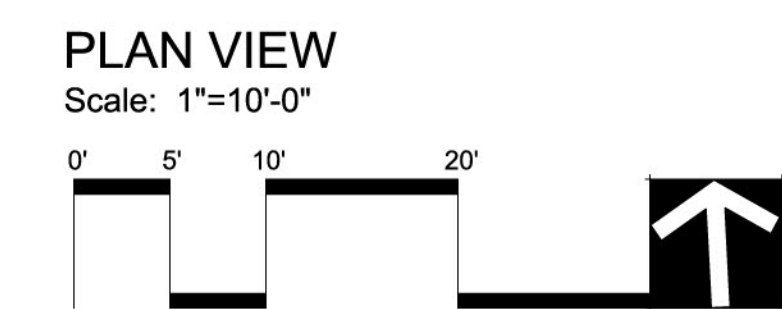
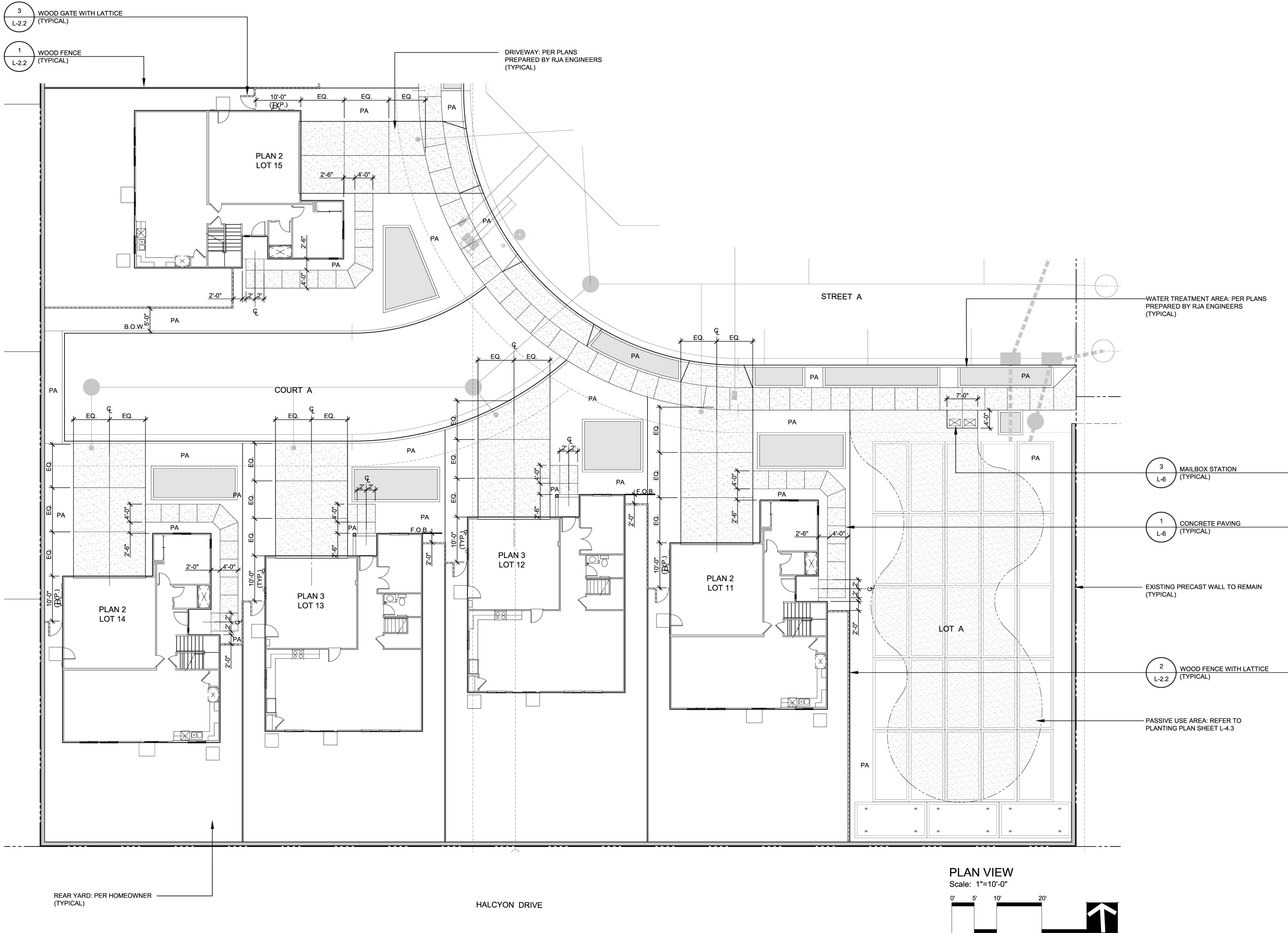
Construction Plan (Enlargement 2)

STORM CROSSINGS San Leandro, California

L-3.2

APRIL 2, 2021

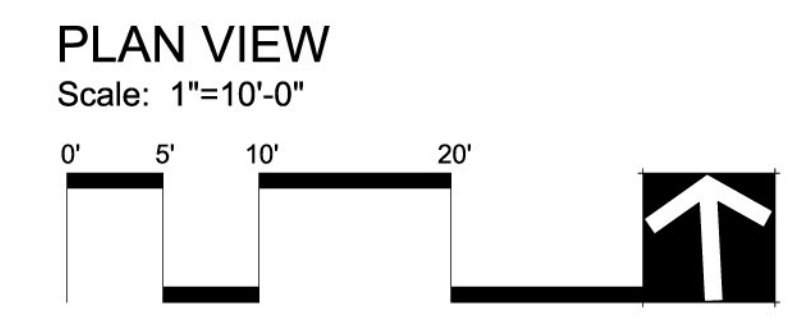
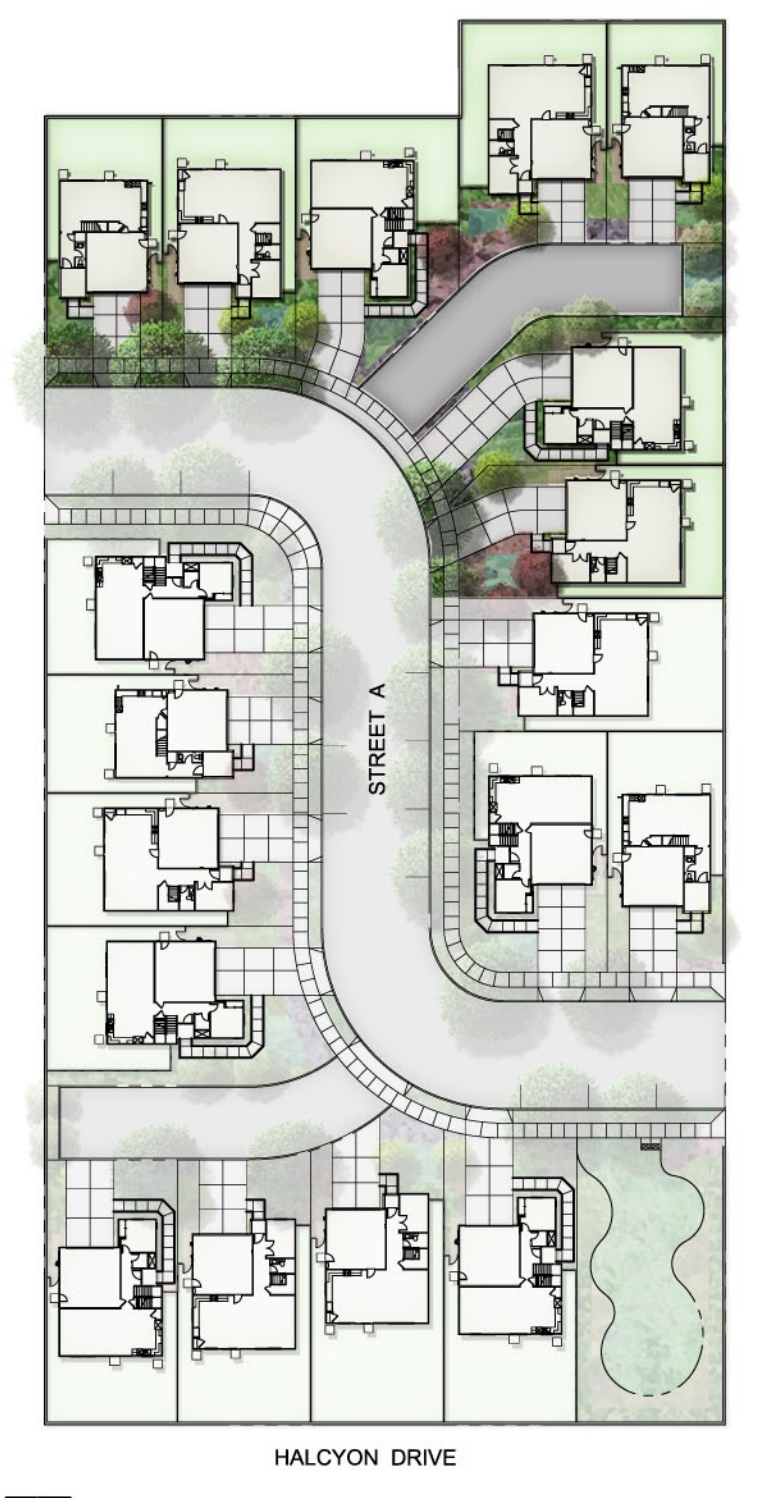
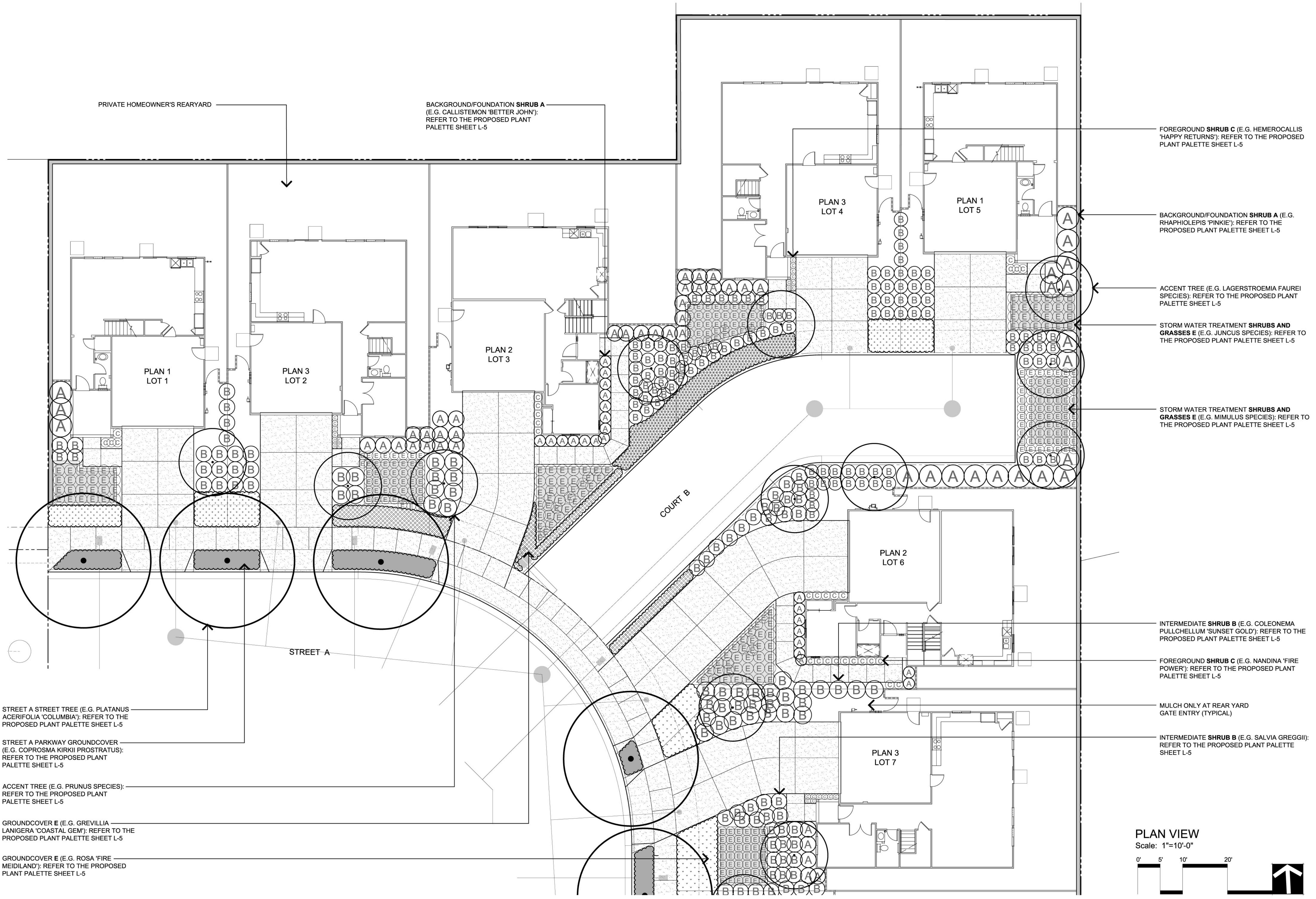




KEY MAP N.T.S.

Construction Plan (Enlargement 3)

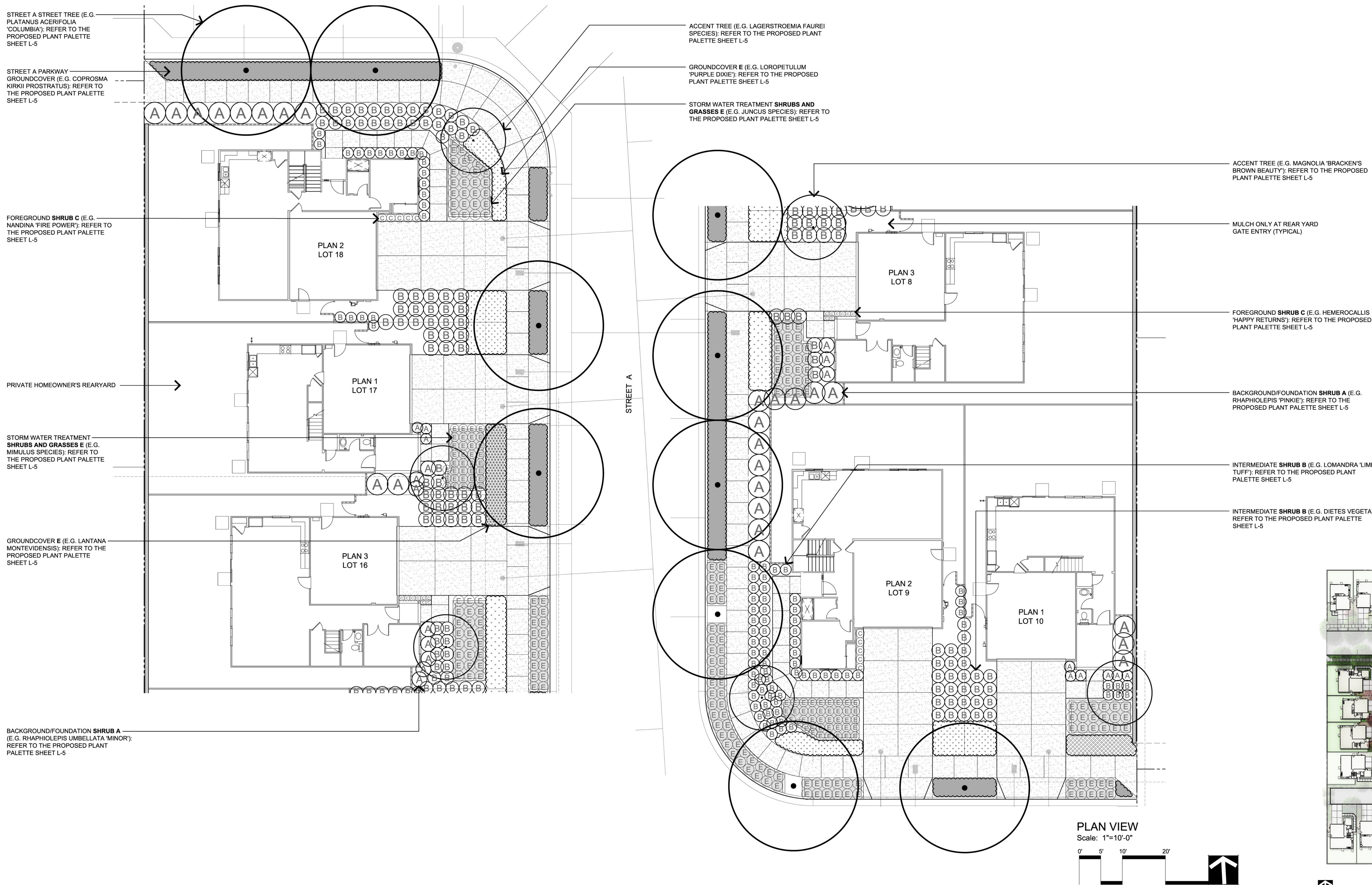




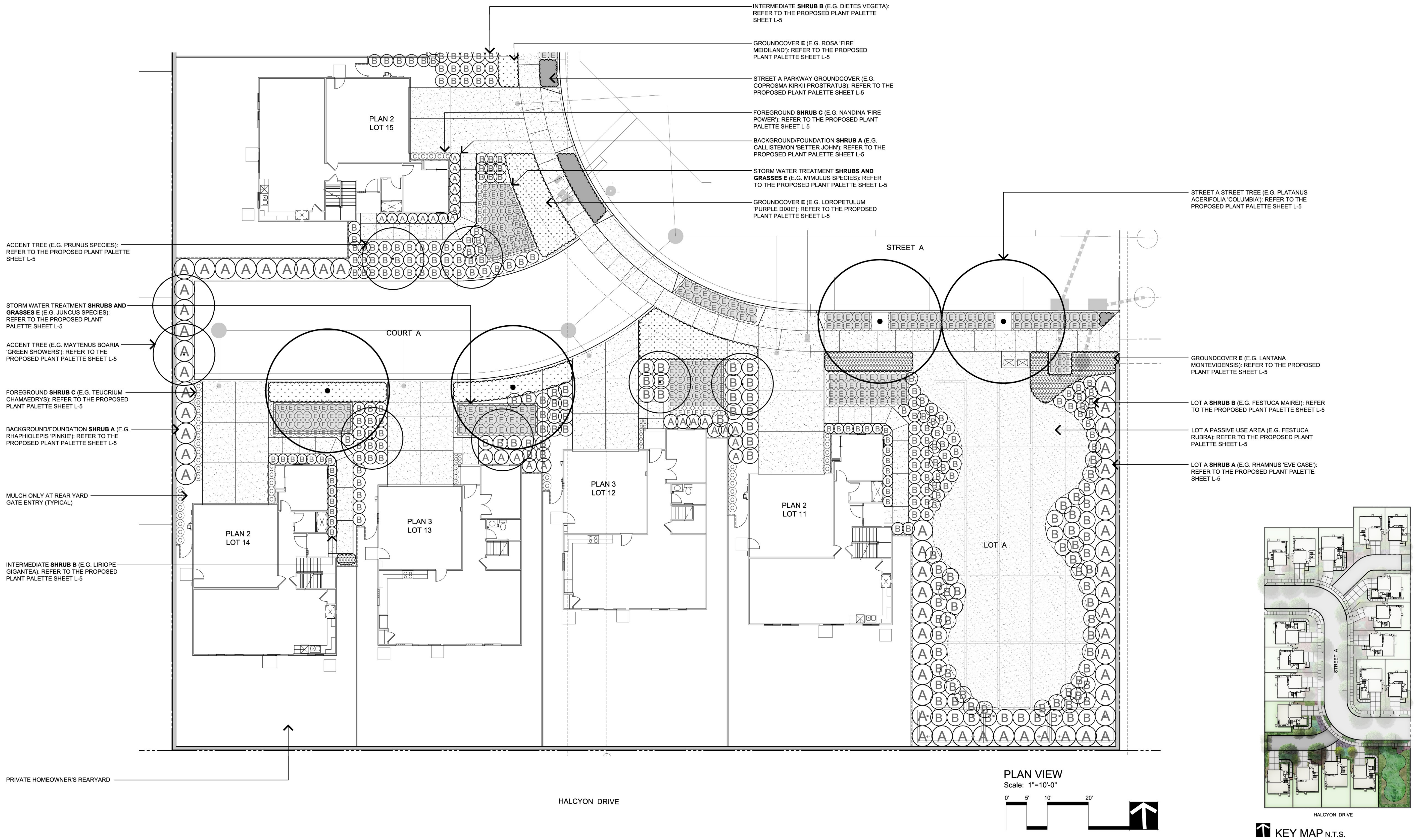
KEY MAP N.T.S.

Planting Plan (Enlargement 1)





Planting Plan (Enlargement 2)



Planting Plan (Enlargement 3)



PROPOSED PLANT PALETTE

NOTES

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING	WULCOLS	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING	WULCOLS
STREET A STREET TREE:					GROUND COVER D:				
PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	N/A	M	CONVOLVULUS SABATIUS	GROUND MORNING GLORY	1 GALLON	3' O.C.	L
STREET A PARKWAY GROUND COVER:					STORM WATER TREATMENT SHRUBS AND GRASSES E:				
COPROSMA KIRKII PROSTRATUS	NCN	1 GALLON	30" O.C.	L	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	MIX EVENLY	L
ACCENT TREES:					LOT A:				
CERCIS CANADENSIS SPECIES	EASTERN REDBUD	24" BOX	N/A	M	CERCIS CANADENSIS SPECIES	EASTERN REDBUD	24" BOX	N/A	M
CHIONANTHUS RETUSUS	FRINGE TREE	24" BOX	N/A	M	CHONDRPETALUM TEUCRIUM	CAPE RUSH	1 GALLON	4' O.C.	L
LAGERSTROEMIA FAUREI SPECIES	CRAPE MYRTLE	24" BOX	N/A	L	CISTUS PURPUREUS	ROCKROSE	1 GALLON	4' O.C.	L
MAGNOLIA 'BRACKEN'S BROWN BEAUTY'	MAGNOLIA	24" BOX	N/A	M	DIETES VEGETA	FORTNIGHT LILY	1 GALLON	3' O.C.	L
MALUS SPECIES	FLOWERING CRAB APPLE	24" BOX	N/A	M	FESTUCA MAIREI	FESCUE	1 GALLON	30" O.C.	L
MAYTENUS BOARIA 'GREEN SHOWERS'	MAYTEN TREE	24" BOX	N/A	M	FESTUCA 'RUBRA'	RED FESCUE	1 GALLON	18" O.C.	L
PRUNUS SPECIES	FLOWERING PLUM/CHERRY	24" BOX	N/A	L	GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER SNAPDRAGON	1 GALLON	3' O.C.	L
RHUS LANCEA	AFRICAN SUMAC	24" BOX	N/A	L	GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GALLON	18" O.C.	L
BACKGROUND/FOUNDATION SHRUB A:					INTERMEDIATE SHRUB B:				
BUXUS SPECIES	BOXWOOD	5 GALLON	3' O.C.	M	ABELIA 'KALEIDISCOPE'	ABELIA	1 GALLON	3'-6" O.C.	L
CALLISTEMON 'BETTER JOHN'	DWARF BOTTLBRUSH	5 GALLON	3' O.C.	L	BERBERIS SPECIES	BARBERRY	1 GALLON	VARIES	M
CISTUS SPECIES	ROCKROSE	5 GALLON	4'-6" O.C.	L	COLEONEMA PULLCHELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	1 GALLON	4' O.C.	M
COPROSMA SPECIES	NCN	5 GALLON	4' O.C.	L	DIETES SPECIES	FORTNIGHT LILY	1 GALLON	3' O.C.	L
ESCALLONIA SPECIES	ESCALLONIA	5 GALLON	3' O.C.	M	GALVEZIA 'FIRECRACKER'	NCN	1 GALLON	3' O.C.	L
LOROPETALUM CHINENSIS	FRINGE FLOWER	5 GALLON	5' O.C.	M	LAVANDULA SPECIES	LAVENDER	1 GALLON	3' O.C.	L
PITTIOSPORUM SPECIES	NCN	5 GALLON	3' O.C.	L	LIRIOPE GIGANTEA	LILY TURF	1 GALLON	2' O.C.	M
RHAPHIOLEPIS SPECIES	INDIAN HAWTHORNE	5 GALLON	3'-5' O.C.	M	LOMANDRA SPECIES	NCN	1 GALLON	VARIES	L
ROSMARINUS SPECIES	ROSEMARY	5 GALLON	3' O.C.	L	MUHLENBERGIA SPECIES	DEER GRASS	1 GALLON	4' O.C.	L
FOREGROUND SHRUB C:					LANDSCAPE NOTES:				
AGAPANTHUS SPECIES	LILY OF THE NILE	1 GALLON	VARIES	M	PHLOMIS FRUTICOSA	MUHLY	1 GALLON	2' O.C.	L
CALLANDRINIA 'JAZZ TIME'	NCN	1 GALLON	30" O.C.	L	RHAMNUS 'EVE CASE'	SAGE	1 GALLON	4' O.C.	L
DIANELLA SPECIES	FLAX LILY	1 GALLON	30" O.C.	L	NCN	NCN	1 GALLON	4' O.C.	L
HEMEROCALLIS SPECIES	EVERGREEN DAYLILY	1 GALLON	2' O.C.	M	RHUS LANCEA	AFRICAN SUMAC	24" BOX	N/A	L
LAVANDULA SPECIES	LAVENDER	1 GALLON	3' O.C.	L	ROMNEYA COULTERI	MATILUJA POPPY	1 GALLON	3' O.C.	L
NANDINA SPECIES	HEAVENLY BAMBOO	1 GALLON	3' O.C.	L	ROSMARINUS SPECIES	ROSEMARY	1 GALLON	4' O.C.	L
TEUCRIUM SPECIES	GERMANDER	1 GALLON	2' O.C.	L	TEUCRIUM CHAMAEDRYS 'FRUTICOSA'	GERMANDER	1 GALLON	3' O.C.	L
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	VARIES	L	ZAUSCHNERIA 'CALIFORNICA'	CALIFORNIA FUCHSIA	1 GALLON	3' O.C.	L

WATER CONSERVATION STATEMENT:
 PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANTS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER INTO THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

IRRIGATION NOTE:
 A FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE PROPOSED FOR THE PROJECT UTILIZING WATER CONSERVING METHODS. IRRIGATION SHALL BE INSTALLED THROUGHOUT THE BIO-RETENTION AREAS TO PROVIDE SUPPLEMENTAL IRRIGATION IN THE DRY MONTHS WITH REDUCED IRRIGATION DURING SEASONAL RAINFALL OR WET MONTHS.

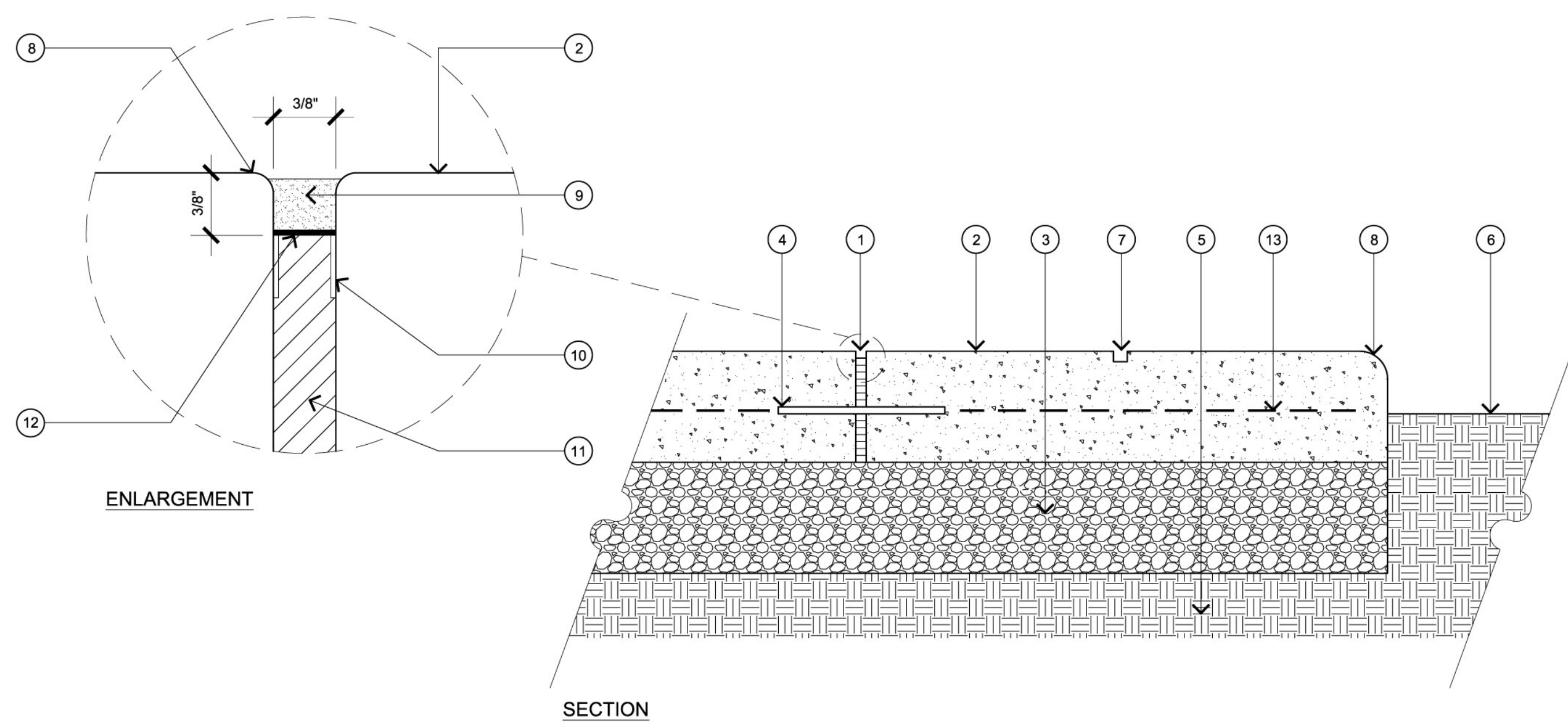
MINIMUM TREE CLEARANCE NOTE:

- SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
- MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
- LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 15' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
- 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
- 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
- ALL TREES PLANTED WITHIN 5'-0" OF FUTURE CURBS, SIDEWALK, WALLS AND ALL UTILITIES, SHALL INCLUDE A ROOT BARRIER.

LANDSCAPE NOTES:
 PLANT PALETTE IS FOR REFERENCE ONLY. NOT ALL TREES, SHRUBS, GRASSES, AND GROUND COVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. ADDITIONAL PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY AND CONTAINER SIZE. PLANT MATERIAL SHALL BE SELECTED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

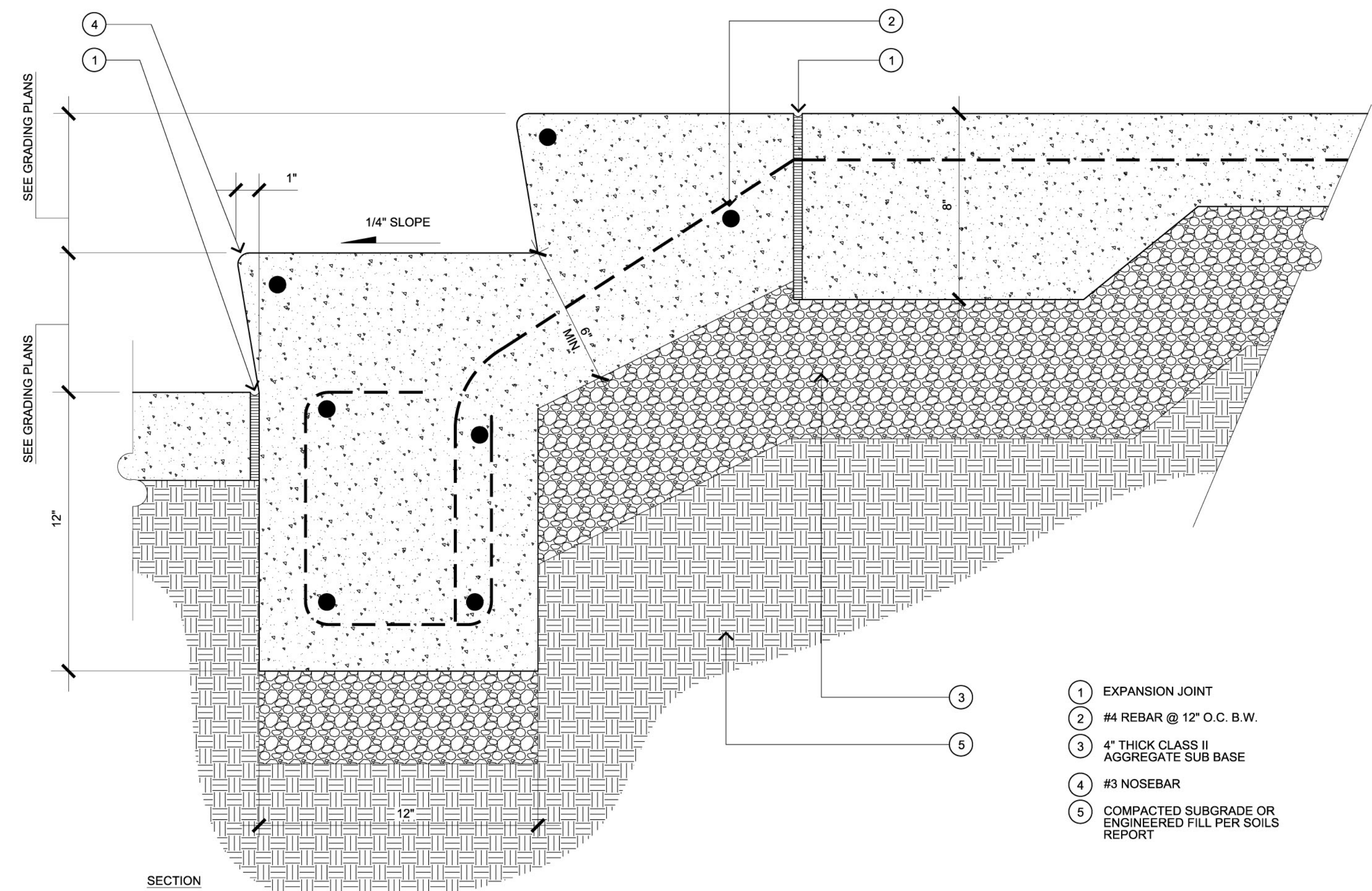
LANDSCAPING SHALL BE OF THE TYPE AND SITUATED IN LOCATIONS TO MAXIMIZE OBSERVATION WHILE PROVIDING THE DESIRED DEGREE OF AESTHETICS. LANDSCAPING SHOULD BE TRIMMED SO AS NOT TO PROVIDE CONCEALMENT OPPORTUNITIES OR MEANS TO ACCESS ROOF. SECURITY PLANTING MATERIALS ARE ENCOURAGED ALONG PROPERTY LINE AND UNDER VULNERABLE WINDOWS.

ALL TRANSFORMERS AND UTILITY BOXES TO BE SCREENED WITH EVERGREEN SHRUBS.



- 1 3/8" EXPANSION JOINT WITH SEALANT & BACKER ROD. EXPANSION JOINTS SHALL OCCUR EVERY 25' C.C. EACH WAY - REFER TO PLAN FOR LOCATIONS
- 2 4" THICK CONCRETE PAVING
- 3 4" THICK CLASS II AGGREGATE SUB BASE
- 4 #4 X 24" LONG DOWELS @ 24" O.C.
- 5 90% COMPACTED SUB GRADE
- 6 FINISH GRADE AT PLANTING AREA 1" BELOW AT TURF AREAS, 2" AT SHRUB AND GROUND COVER AREAS
- 7 SCORED JOINT - 1" DEEP X 1/8" WIDE SAWCUT @ 12" C.C. EACH WAY, REFER TO PLANS FOR LOCATIONS (TYP.)
- 8 RADIUS EDGE
- 9 SEALANT - ALSO INSTALL WHERE PAVING ABUTS TO BUILDING FOUNDATIONS
- 10 PVC CAP
- 11 EXPANSION MATERIAL
- 12 BOND BREAKER TAPE
- 13 #3 REBAR @ 18" O.C. BOTH WAYS

NOTE:
CONCRETE MIX SHALL BE LOW SHRINK.



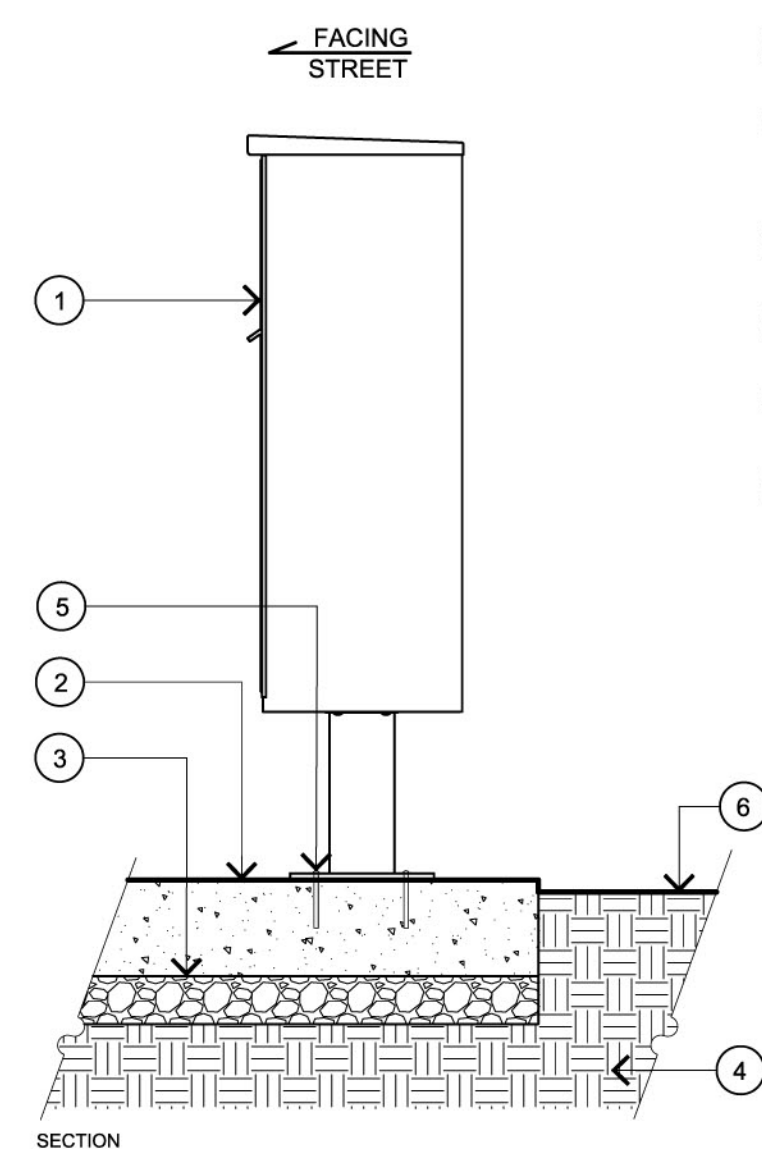
- 1 EXPANSION JOINT
- 2 #4 REBAR @ 12" O.C. B.W.
- 3 4" THICK CLASS II AGGREGATE SUB BASE
- 4 #3 NOSEBAR
- 5 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT

1 CONCRETE PAVING

SCALE : 3"=1'-0"

2 CONCRETE STEPS (AS NEEDED)

SCALE : 3"=1'-0"



- 1 MAILBOX STATION
 - 2 8" MINIMUM THICK CONCRETE PAVING (MANUFACTURER'S RECOMMENDATION) UNDER MAILBOX STATIONS ONLY
 - 3 4" THICK CLASS II AGGREGATE SUB BASE
 - 4 COMPACTED SUB GRADE PER SOILS REPORT
 - 5 ANCHOR BOLTS (TYP.) - INSTALL PER MANUFACTURER'S SPECIFICATIONS
 - 6 FINISH GRADE
- NOTE:
MAILBOX TO COMPLY WITH CBC 11B-228.2



3 MAILBOX STATION

SCALE : 3/4"=1'-0"

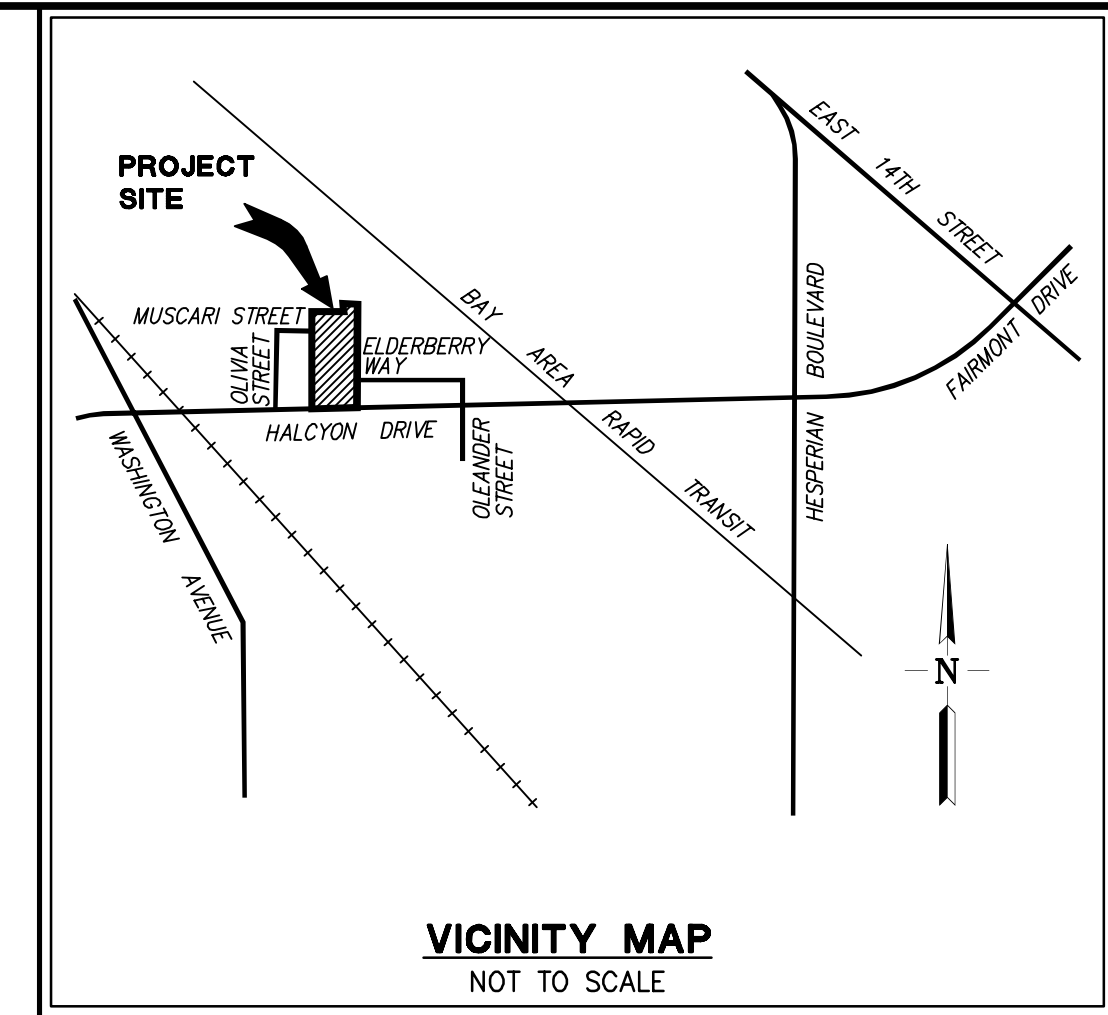
BENCHMARK
 TOP OF MONUMENT PIN FOUND IN STANDARD CITY
 MONUMENT WELL AT THE INTERSECTION OF WESTERN
 AVENUE & MARGERY AVENUE. CITY BM NAME IS
 WESTERN-MARGERY.

NGVD 29 ELEVATION = 40.37

VESTING TENTATIVE MAP

TRACT 8592 - POPPY LANE

CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA



SHEET INDEX

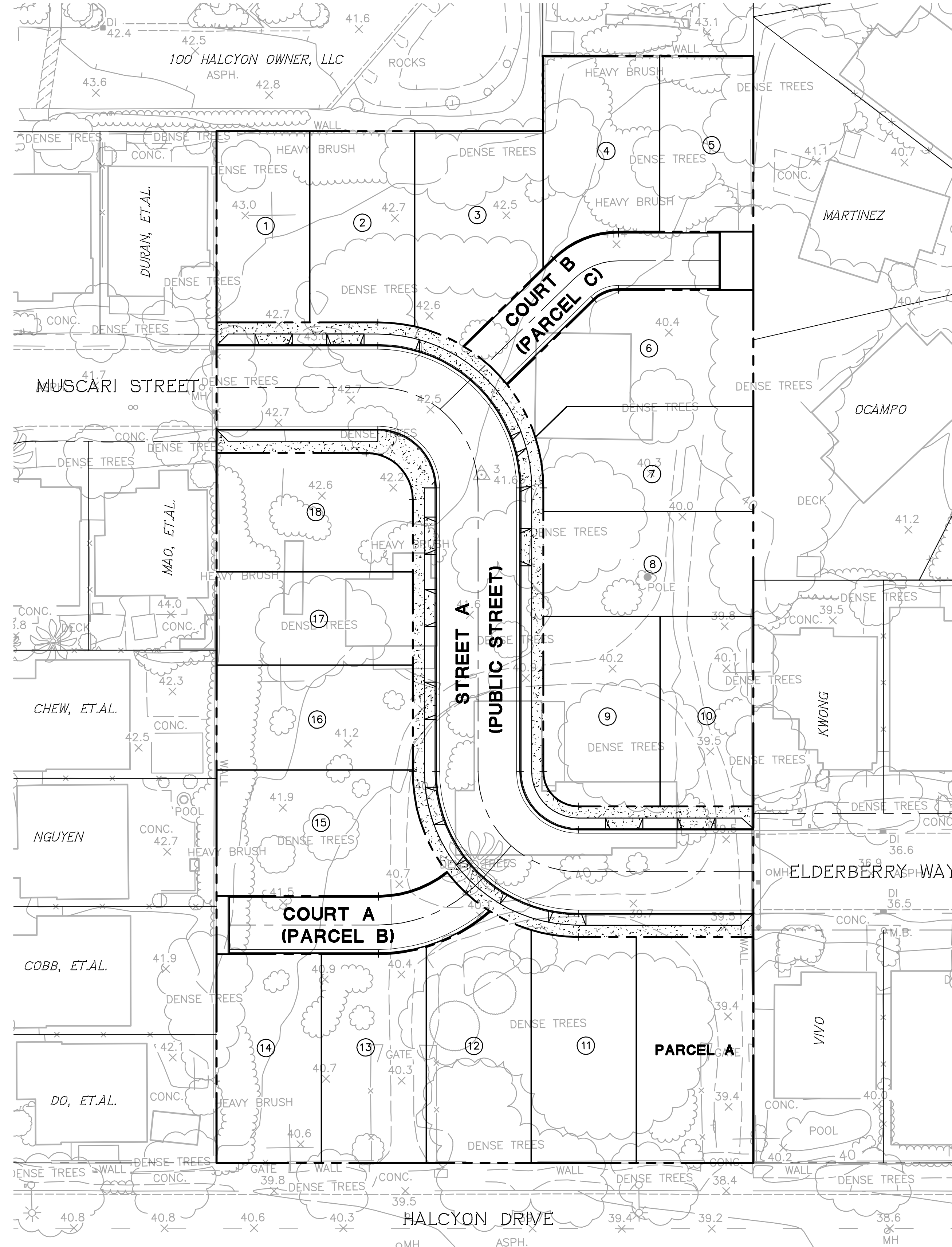
SHEET NO.	DESCRIPTION
TM-1	VESTING TENTATIVE MAP
TM-2	EXISTING CONDITION PLAN
TM-3	PROPOSED LOTTING PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-6	PRELIMINARY STORMWATER CONTROL PLAN
L-1.1	ILLUSTRATIVE PLAN
L-1.2	PRELIMINARY LANDSCAPE PLAN
L-2.1	WALL AND FENCE PLAN
L-2.2	WALL AND FENCE DETAILS
L-3.1	CONSTRUCTION PLAN (ENLARGEMENT 1)
L-3.2	CONSTRUCTION PLAN (ENLARGEMENT 2)
L-3.3	CONSTRUCTION PLAN (ENLARGEMENT 3)
L-4.1	PLANTING PLAN (ENLARGEMENT 1)
L-4.2	PLANTING PLAN (ENLARGEMENT 2)
L-4.3	PLANTING PLAN (ENLARGEMENT 3)
L-5	PROPOSED PLANT PALETTE
L-6	CONSTRUCTION DETAILS
L-7.1	IRRIGATION DETAILS
L-7.2	IRRIGATION DETAILS
L-8	PLANTING DETAILS

LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	CURB & GUTTER	---
---	SIDEWALK	---
■	STORM WATER INLET	□
■	DROP INLET	□
●	MANHOLE	○
●	SEWER CLEANOUT	○
●	FIRE HYDRANT	○
●	WATER METER	○
---	CONTOUR ELEVATIONS	---
x 525.2	SPOT ELEVATION	x 525.2
0.7%	SLOPE	---
—	STREET LIGHT	—

ABBREVIATIONS

AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE	MH	MANHOLE
BR	BIO-RETENTION	OH	OVERHEAD
BW	BACK OF SIDEWALK	PAD	PAD ELEVATION
CONC	CONCRETE	PAV	PAVEMENT ELEVATION
EG	EXISTING GROUND	PL	PROPERTY LINE
ELEC	ELECTRIC	PSDE	PRIVATE STORM DRAIN EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PUE	PUBLIC UTILITY EASEMENT
EX	EXISTING	RET	CURB RETURN
FC	FACE OF CURB	RW	RIGHT OF WAY
FF	FINISH FLOOR	SDE	STORM DRAIN EASEMENT
FG	FINISHED GRADE	SSE	SANITARY SEWER EASEMENT
FL	FLOW LINE	SW	STORM WATER INLET
GB	GRADE BREAK	SWK	SIDEWALK
GE	GARAGE ELEVATION	TEL	TELEPHONE
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT ELEVATION	PWLE	PRIVATE WATER LINE EASEMENT
JT	JOINT TRENCH	WM	WATER METER
LL	LOT LINE	WS	WATER SERVICE



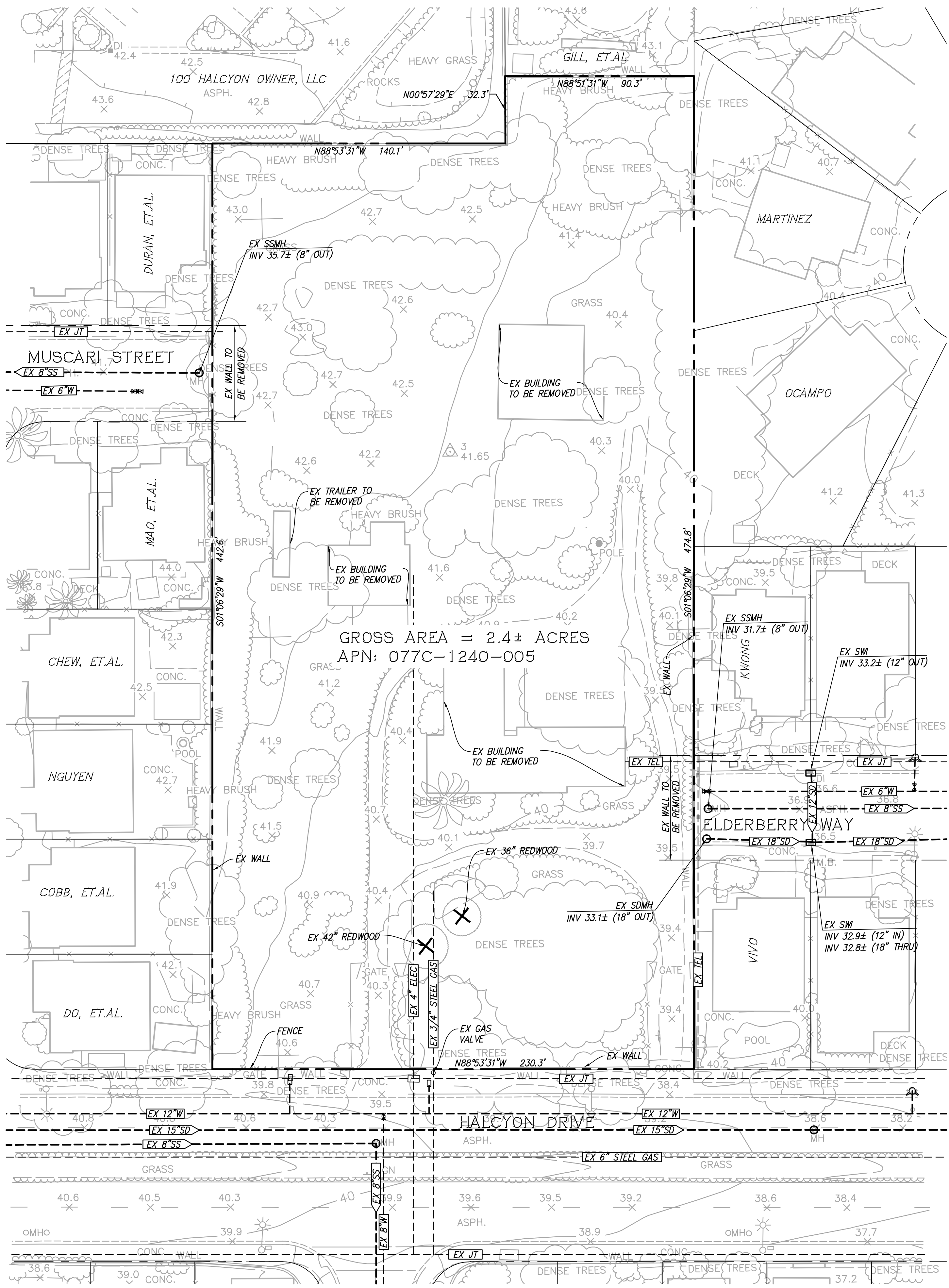
LOCATION MAP
NOT TO SCALE

GENERAL NOTES

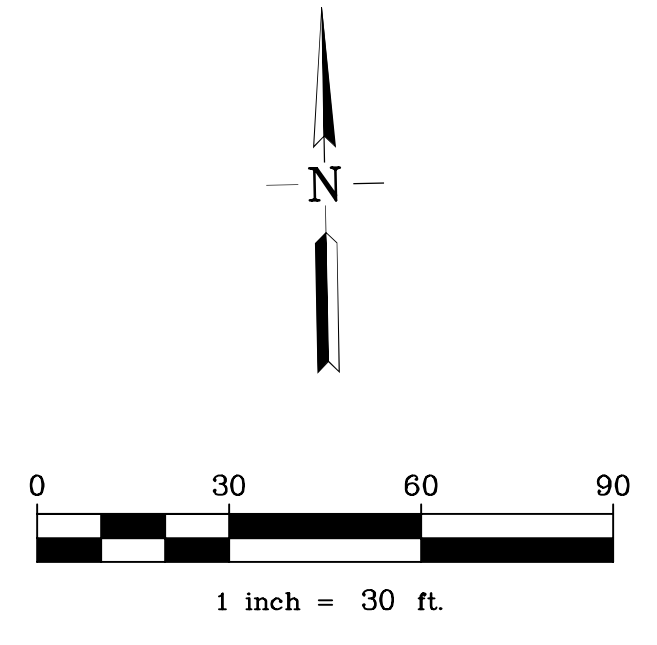
- OWNER:** THE DOUGLAS STORM TRUST UDT
C/O D.R. HORTON BAY, INC.
2824 HALCYON DRIVE
SAN LEANDRO, CA 94578
TEL: (510) 506-3750
CONTACT: CHRIS ZABALLOS
- APPLICANT:** D.R. HORTON BAY, INC.
6883 OWENS DRIVE
PLEASANTON, CA 94588
TEL: (510) 506-3750
CONTACT: CHRIS ZABALLOS
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: ALEXANDER AZAR, R.C.E. 87006
- GEOTECHNICAL ENGINEER:** QUANTUM GEOTECHNICAL
6289 SAN IGNAZIO AVENUE, SUITE A
SAN JOSE, CA 95119
TEL: (408) 629-3822
CONTACT: SIMON MAKDESSI
- LANDSCAPE ARCHITECT:** R3 STUDIOS
201 4TH STREET, SUITE 101B
OAKLAND, CA 94607
TEL: (510) 452-4190
CONTACT: ROMAN DE SOTA
- PROPERTY DESCRIPTION:** PARCEL 1, EASTERN 40 FEET OF LOT 14, FILED JANUARY 31, 1911, IN BOOK 26 OF PARCEL MAPS, PAGE 7, ALAMEDA COUNTY RECORDS.
PARCEL 2, LOT 13, FILED JANUARY 31, 1911, IN IN BOOK 26 OF PARCEL MAPS, PAGE 7, ALAMEDA COUNTY RECORDS.
- ASSESSOR'S PARCEL NUMBER:** 077C-1240-005
- CURRENT USE:** RESIDENTIAL
- PROPOSED USE:** RESIDENTIAL
- EXISTING ZONING:** INDUSTRIAL PARK & RESIDENTIAL SINGLE-FAMILY
- PROPOSED ZONING:** RESIDENTIAL SINGLE FAMILY
- GROSS SITE AREA:** 2.4± ACRES
- TOTAL NUMBER OF PROPOSED LOTS:** 18 LOTS
a. RESIDENTIAL 1 LOT
b. OPEN SPACE (PARCEL A) 2 LOTS
c. PRIVATE COURTS (PARCEL B-C) 21 LOTS
- UTILITIES:** EAST BAY MUNICIPAL DISTRICT
ORA LOMA
CITY OF SAN LEANDRO
PACIFIC GAS & ELECTRIC
COMCAST
COMCAST
- THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 06001C0288C, PANEL NO. 288 OF 725, DATED AUGUST 3, 2009.**



RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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GROSS AREA = 2.4± ACRES
 APN: 077C-1240-005



LEGEND
 + EX TREE TO BE REMOVED

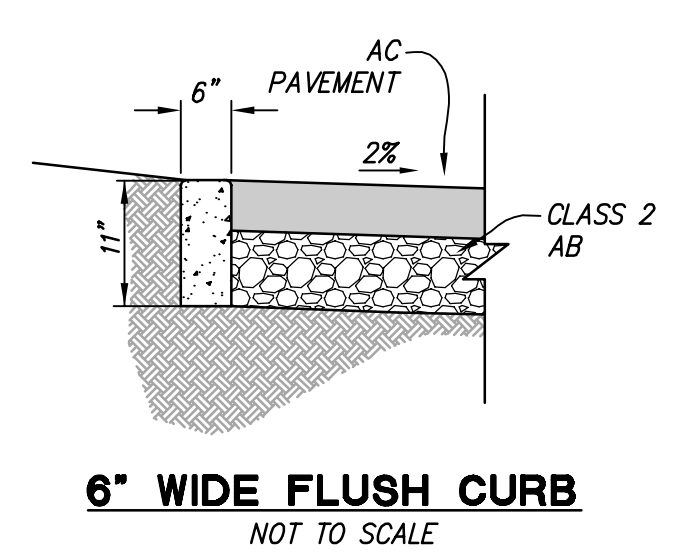
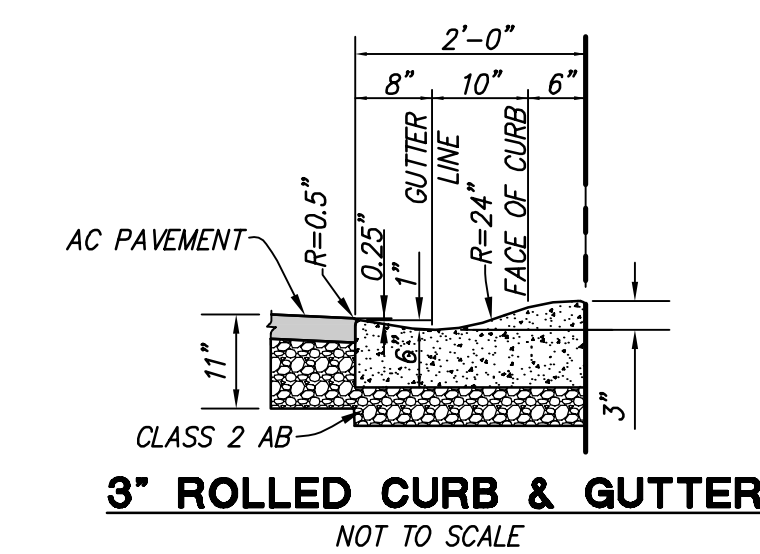
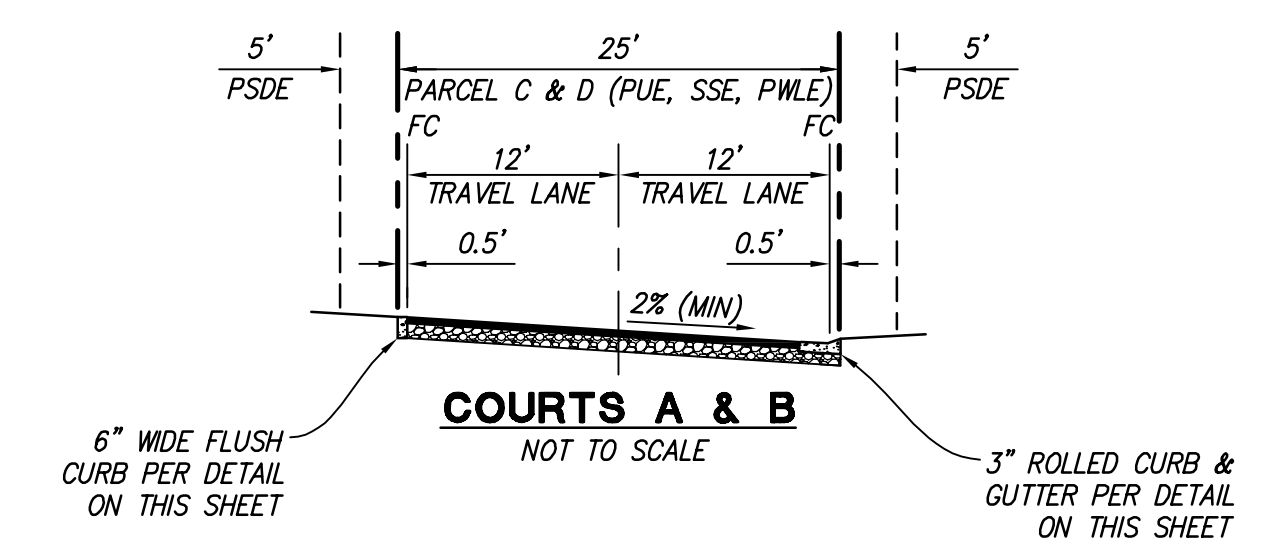
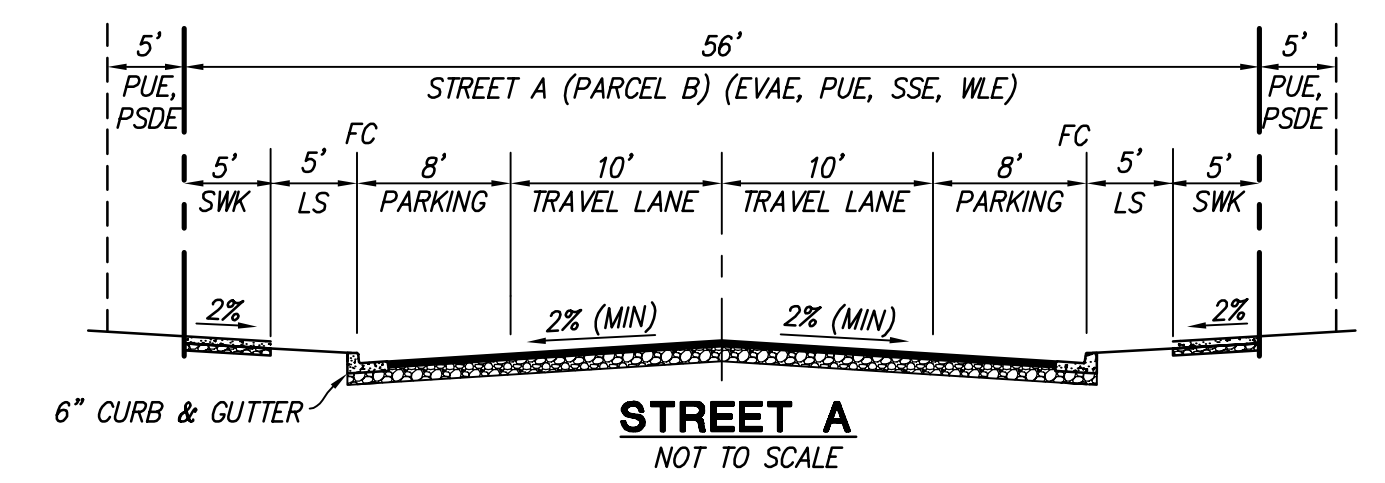
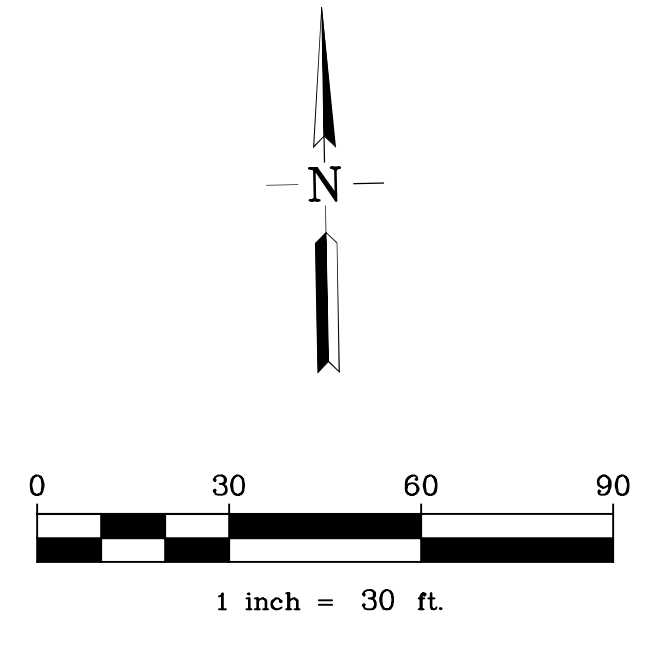
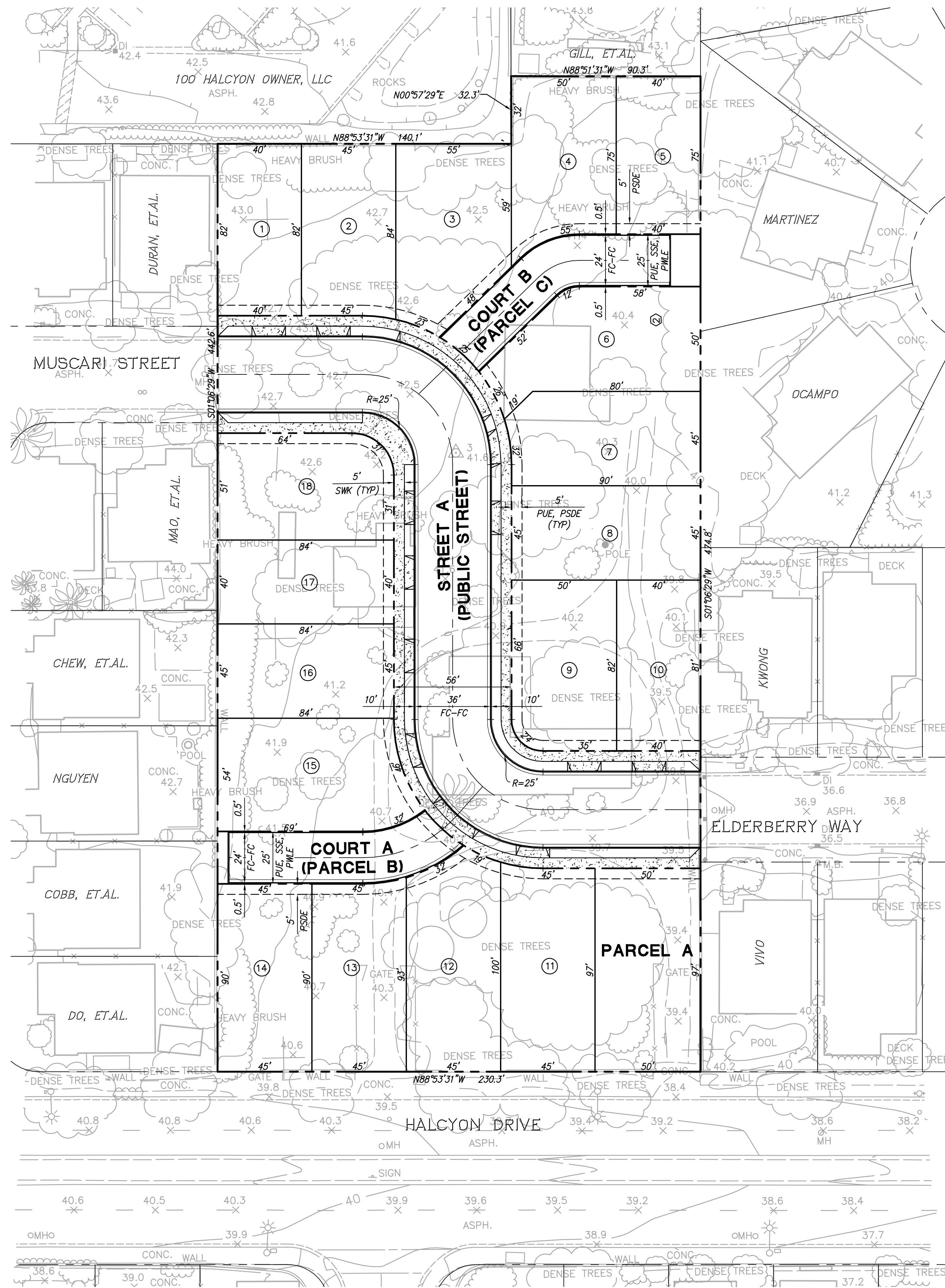
EXISTING CONDITION PLAN
TRACT 8592 - POPPY LANE
 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
 FOR: D.R. HORTON

RJA
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LOT AREAS TABLE	
LOT NO.	AREA (SQ.FT.)
1	3,280
2	3,699
3	4,406
4	3,928
5	3,028
6	4,521
7	4,036
8	4,056
9	4,038
10	3,260
11	4,384
12	4,530
13	4,053
14	4,032
15	4,799
16	3,786
17	3,366
18	4,205
TOTAL	71,407

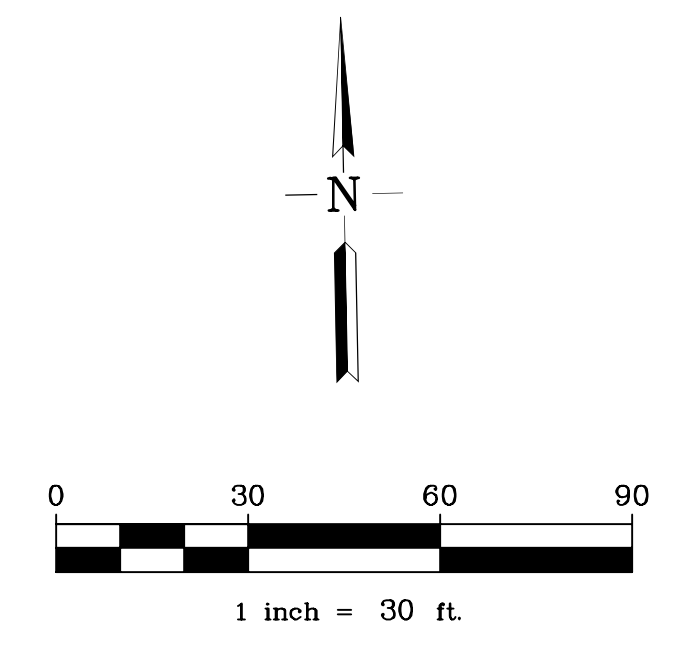
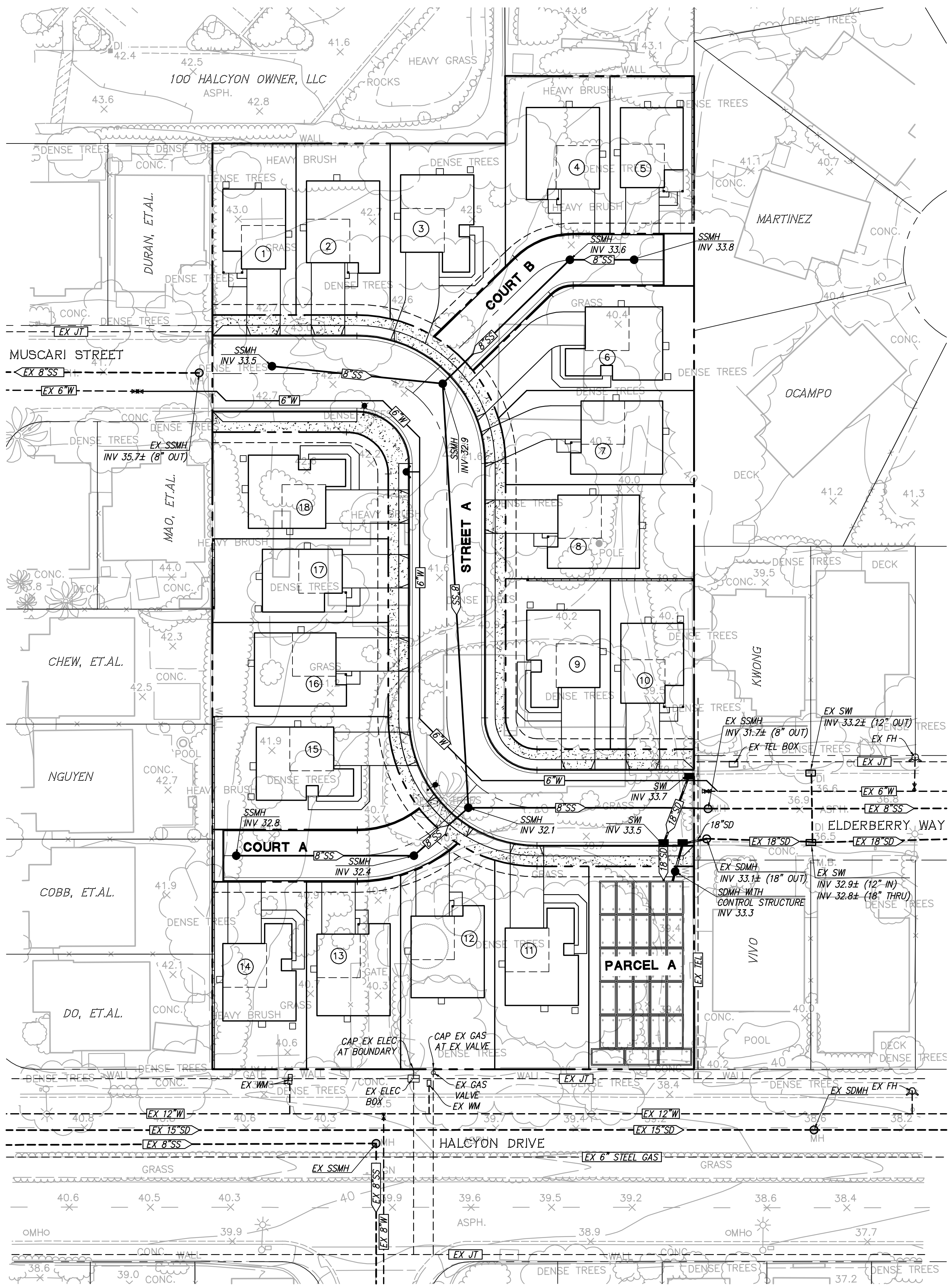
PARCEL AREAS TABLE	
PARCEL NO.	AREA (SQ.FT.)
PARCEL A	4,877
PARCEL B	2,769
PARCEL C	3,286
TOTAL	10,932




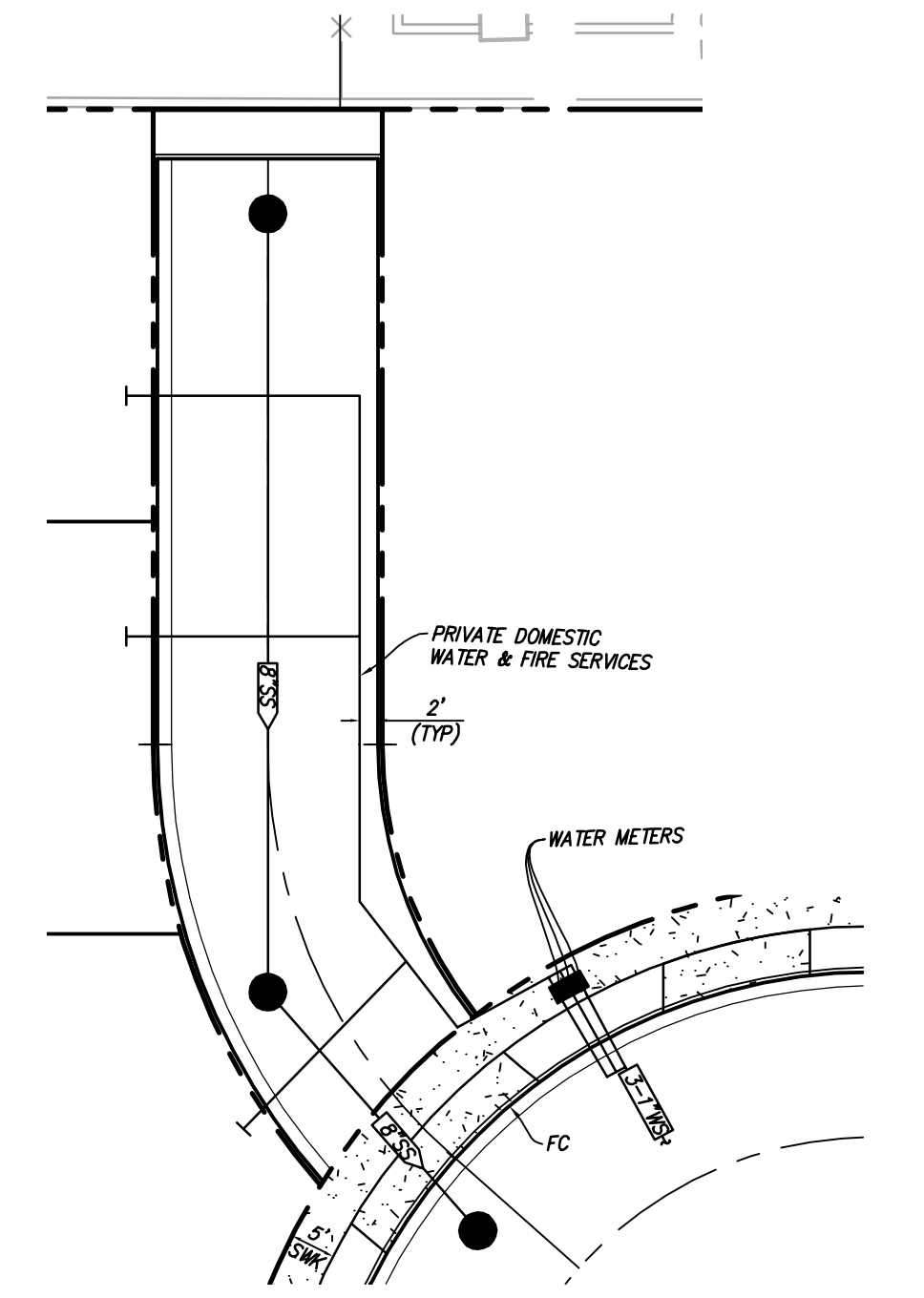
PROPOSED LOTTING PLAN
TRACT 8592 - POPPY LANE
 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
 FOR: D.R. HORTON

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LEGEND
 UNDERGROUND STORAGE BOXES FOR HYDROMODIFICATION

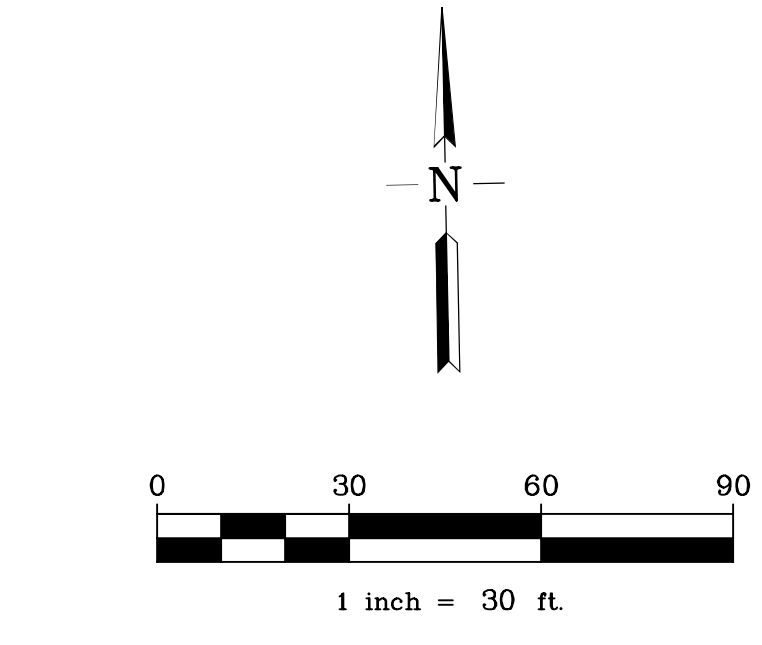


TYPICAL WATER METER CLUSTER DETAIL
 NOT TO SCALE

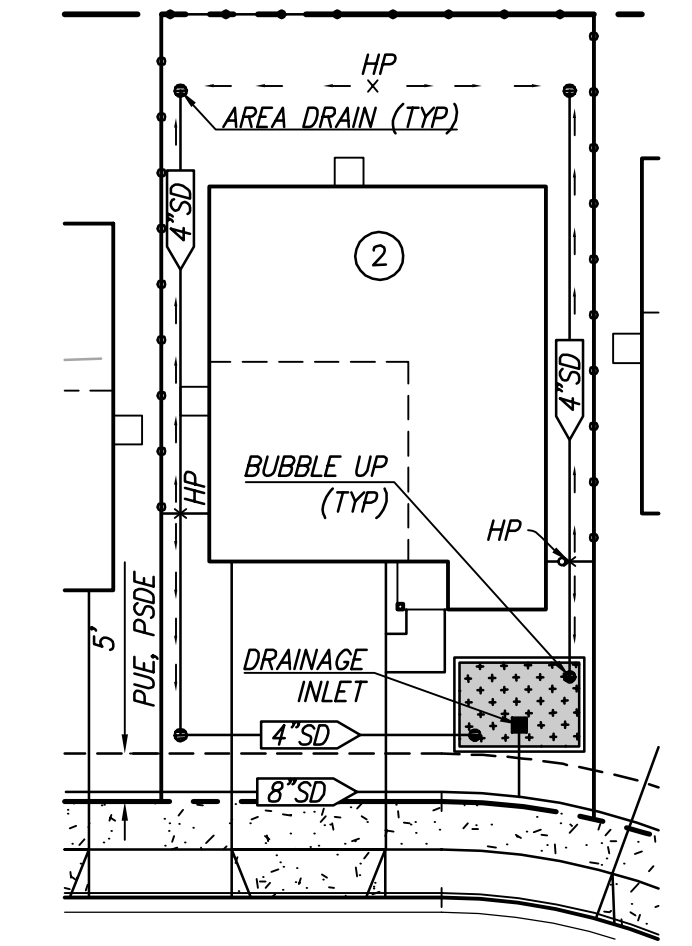
PRELIMINARY UTILITY PLAN
TRACT 8592 - POPPY LANE
 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
 FOR: D.R. HORTON

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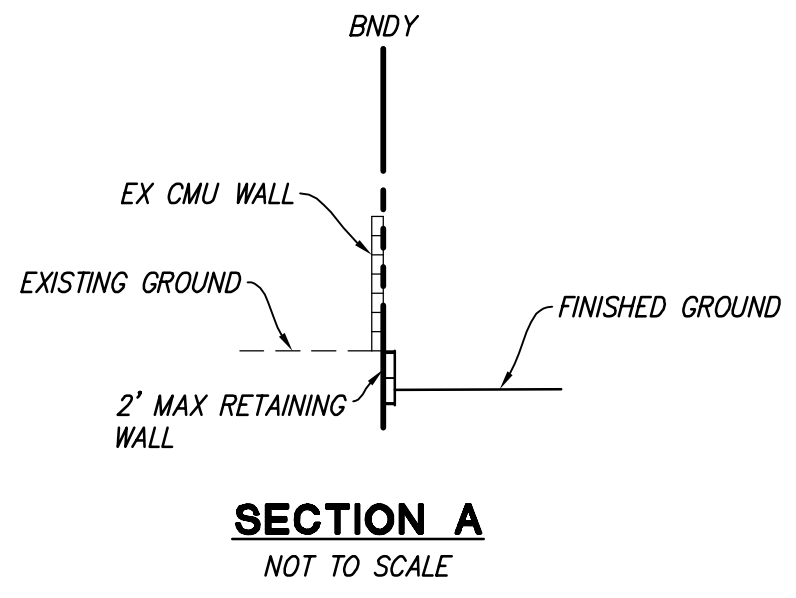
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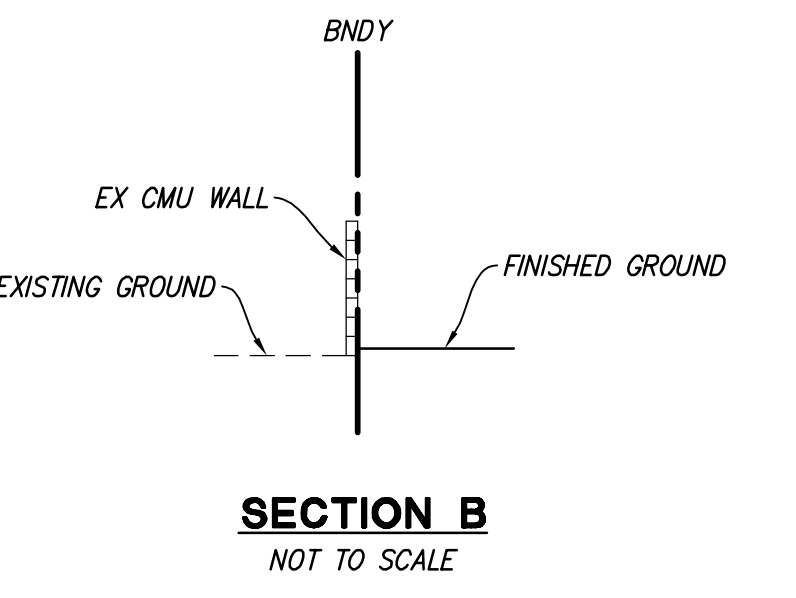
LEGEND
 ← OVERLAND RELEASE PATH



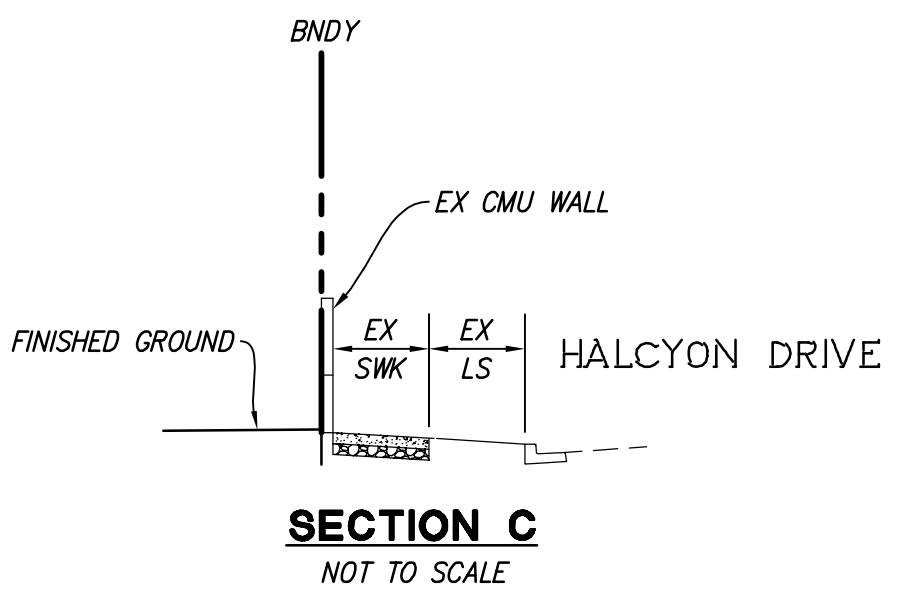
TYPICAL ON-LOT DRAINAGE DETAIL
 NOT TO SCALE



SECTION A
 NOT TO SCALE



SECTION B
 NOT TO SCALE

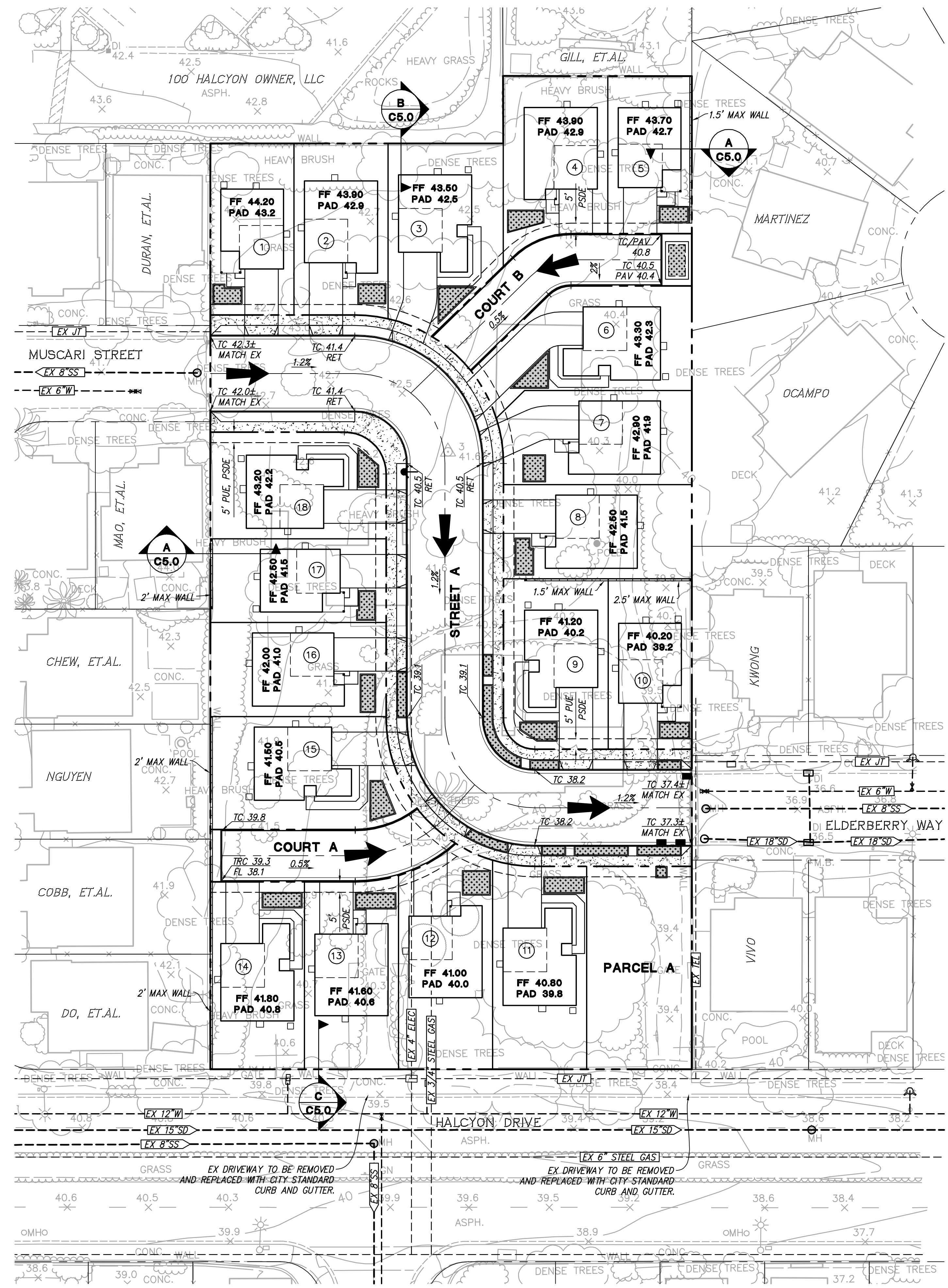


SECTION C
 NOT TO SCALE

ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
DEMOLITION (SEE NOTE 3)	(330)	0
LOTS	865	989
STREETS	2,100	0
COURTS	510	10
FOUNDATION & PLUMBING SPOILS	1,080	0
TRENCH SPOIL	900	0
C.S. SPOILS	300	0
HYDROMOD. SPOILS	330	0
PARCEL A	20	30
SHRINKAGE (ASSUME 5%)	0	53
TOTAL	6,105	1,102

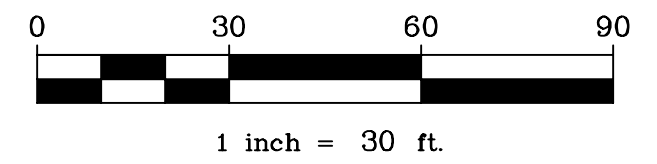
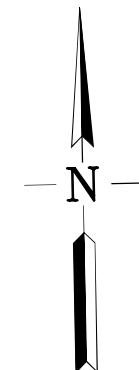
- FOUNDATION AND PLUMBING SPOILS ARE ASSUMED AT 60 CY/BUILDING.
- 5% SHRINKAGE ASSUMPTION TO BE VERIFIED BY GEOTECHNICAL ENGINEER.
- DEMOLITION MATERIAL TO BE OFFHAULED BY THE CONTRACTOR.



PRELIMINARY GRADING & DRAINAGE PLAN
TRACT 8592 - POPPY LANE
 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
 FOR: D.R. HORTON

RJA
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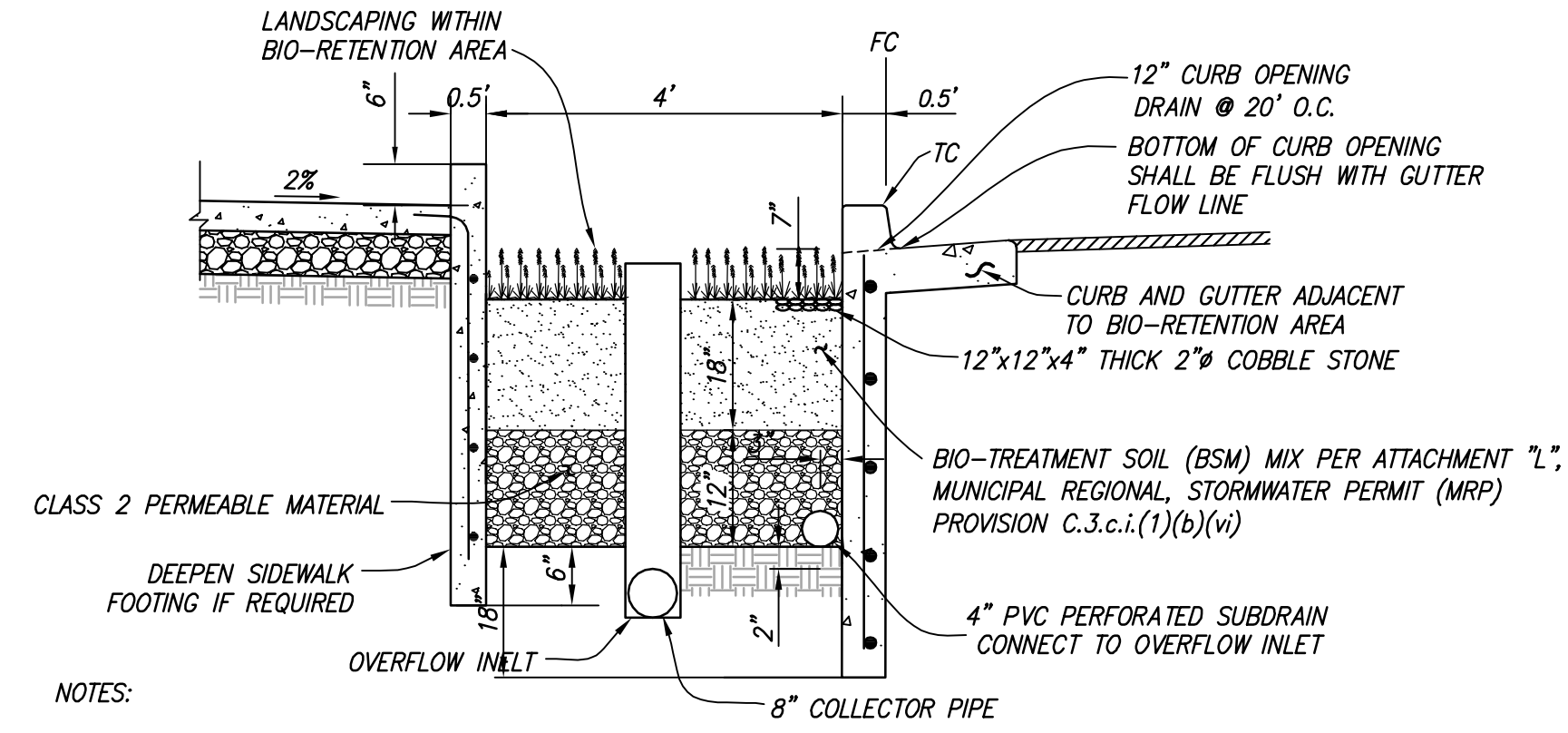
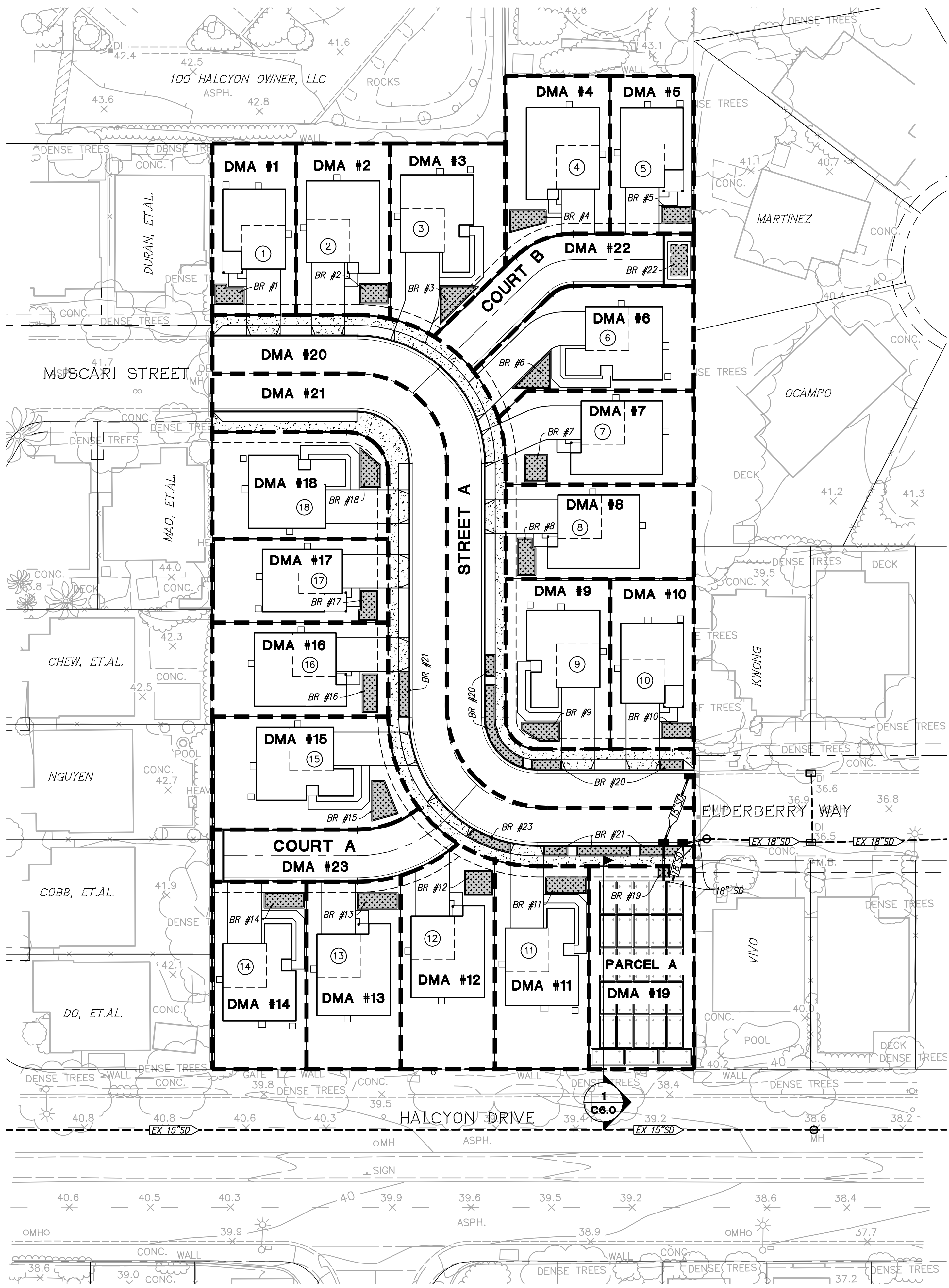
LEGEND:

- BIORETENTION (BR)
- DRAINAGE MANAGEMENT AREA BOUNDARY
- UNDERGROUND STORAGE BOXES FOR HYDROMODIFICATION

DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT AREA MEASURE USED AND IDENTIFICATION
1	3,280	2,296	984	96	99	BR #1
2	3,699	2,589	1,110	108	109	BR #2
3	4,406	3,084	1,322	129	135	BR #3
4	3,928	2,750	1,178	115	124	BR #4
5	3,028	2,120	908	88	93	BR #5
6	4,521	3,165	1,356	132	136	BR #6
7	4,036	2,825	1,211	118	120	BR #7
8	4,056	2,839	1,217	118	126	BR #8
9	4,038	2,827	1,211	118	119	BR #9
10	3,260	2,282	978	95	96	BR #10
11	4,384	3,069	1,315	128	130	BR #11
12	4,530	3,171	1,359	132	134	BR #12
13	4,053	2,837	1,216	118	125	BR #13
14	4,032	2,822	1,210	118	118	BR #14
15	4,799	3,359	1,440	140	143	BR #15
16	3,786	2,650	1,136	111	114	BR #16
17	3,366	2,356	1,010	98	100	BR #17
18	4,205	2,944	1,262	123	124	BR #18
19	4,877	0	4,877	20	20	BR #19
20	11,227	10,229	998	307	307	BR #20
21	11,265	10,203	1,062	307	307	BR #21
22	3,286	2,929	357	119	120	BR #22
23	2,769	2,704	65	79	79	BR #23

NOTES:

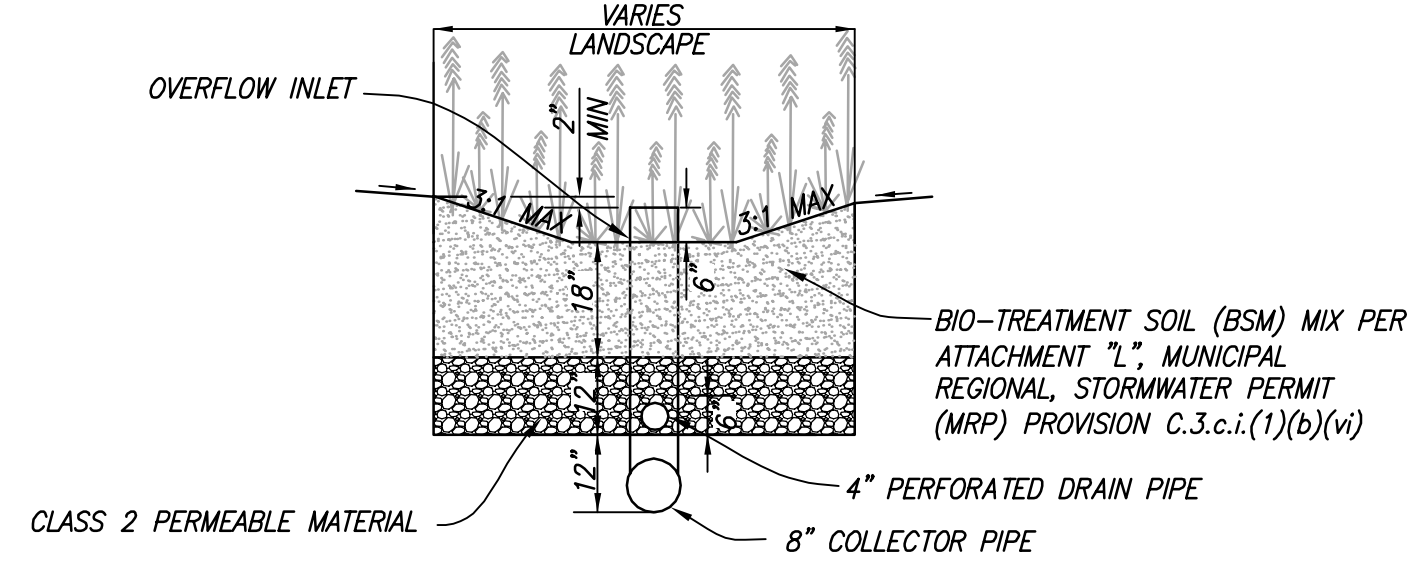
- THE CALCULATIONS TO THE LEFT ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 31, 2017 AND THE FOLLOWING CRITERIA:
 - EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
 - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA.
 - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
- THE BIO-RETENTION FOR DMA #20-23 WAS SIZED USING THE "WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD" PROVIDED BY THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, ASSUMING A MAXIMUM OF 6 INCHES OF PONDING.
- THE DEPTH TO GROUNDWATER FOR THE SITE IS APPROXIMATELY 12 FEET.
- THE SITE CONSISTS PRIMARILY OF TYPE "D" SOIL.



- NOTES:
- TOP OF GRATE OF OVERFLOW INLET SHALL BE 1" BELOW GUTTER FLOW LINE
 - SEE DETAIL 3 ON THIS SHEET FOR OVERFLOW INLET DETAIL

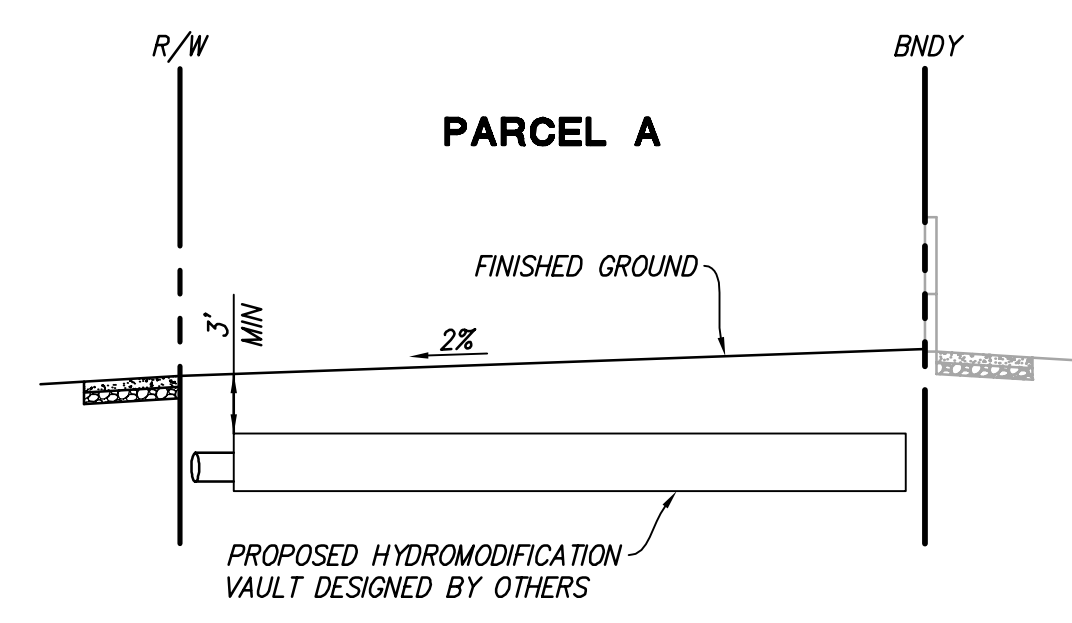
BIORETENTION AREA NEXT TO STREET

NOT TO SCALE



BIORETENTION AREA AT LANDSCAPE AREA

NOT TO SCALE



SECTION 1

NOT TO SCALE

PRELIMINARY STORMWATER CONTROL PLAN

TRACT 8592 - POPPY LANE

CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
FOR: D.R. HORTON



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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