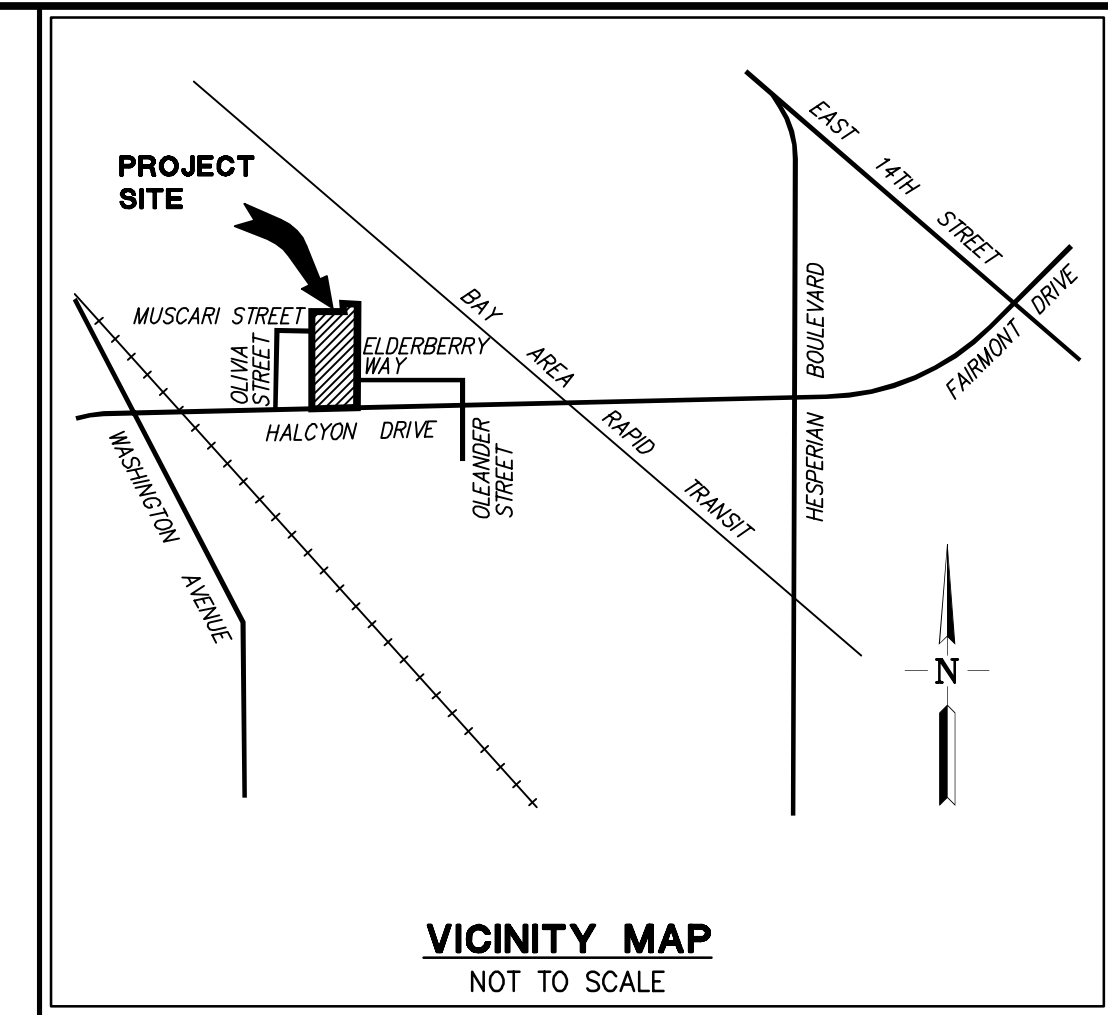


BENCHMARK
 TOP OF MONUMENT PIN FOUND IN STANDARD CITY
 MONUMENT WELL AT THE INTERSECTION OF WESTERN
 AVENUE & MARGERY AVENUE. CITY BM NAME IS
 WESTERN-MARGERY.

NGVD 29 ELEVATION = 40.37

VESTING TENTATIVE MAP TRACT 8592 - POPPY LANE

CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA



SHEET INDEX

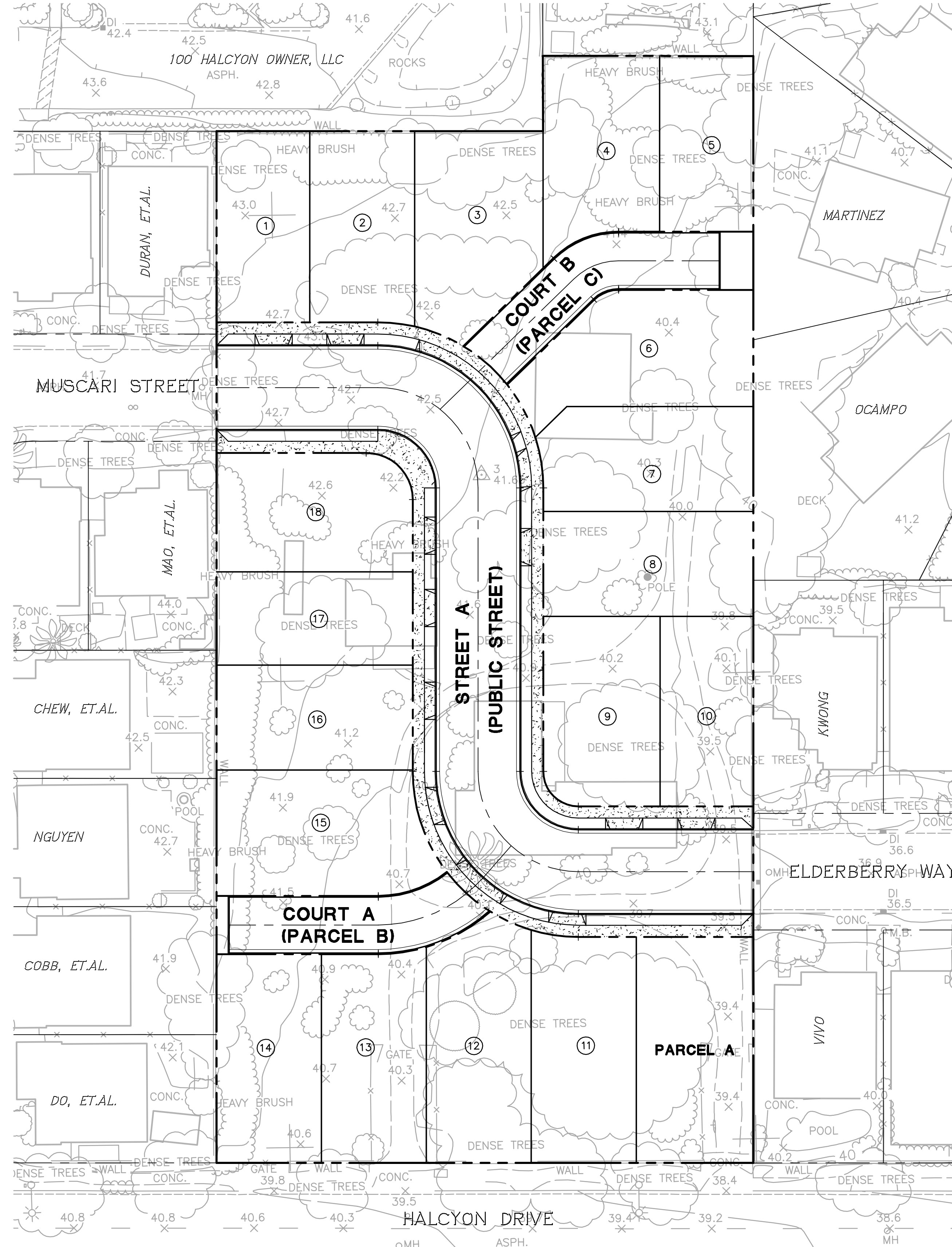
SHEET NO.	DESCRIPTION
TM-1	VESTING TENTATIVE MAP
TM-2	EXISTING CONDITION PLAN
TM-3	PROPOSED LOTTING PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-6	PRELIMINARY STORMWATER CONTROL PLAN
L-1.1	ILLUSTRATIVE PLAN
L-1.2	PRELIMINARY LANDSCAPE PLAN
L-2.1	WALL AND FENCE PLAN
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
 a. WATER: ORA LOMA
 b. SANITARY SEWER: CITY OF SAN LEANDRO
 c. STORM DRAIN: PACIFIC GAS & ELECTRIC
 d. GAS AND ELECTRIC: COMCAST
 e. TELEPHONE: COMCAST
 f. CABLE TV: 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
 PHONE: (925) 227-9100 FAX: (925) 227-9300