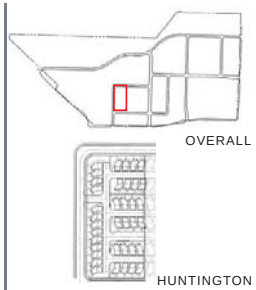
GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3

Dublin, California



SITE PLAN
NEIGHBORHOOD 17

0' 200' 400' 800'

APRIL 11, 2017

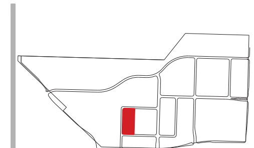
L7.1

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
PLEASANTON, CA (925)225-0690

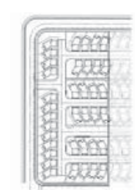
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



HUNTINGTON

SITE PLAN

NEIGHBORHOOD 17

0 40 □0 1□0 FEE□

APRIL 11, 2017

C.7.1

□E□□□□□□□□□□1□P□□□E3□

□□□E□UMM□□□

TOTAL ACRES:	2.97± AC
NH 17 UNIT COUNT:	37 SINGLE FAMILY DETACHED UNITS
DENSITY:	12.5 du/AC

03-16-2017 8:27am Carrie Wallace P:\19814\PLN\SDR\VOL1\NEIGH17\17_SITE PLAN.DWG

NH 17 (ALLEY LOADED) DEVELOPMENT STANDARDS	Per Dublin Crossing Specific Plan Table 2-5	Proposed Site Plan
Lot Size (minimum)	2200 sf	2200 sf
Lot Width (minimum)	30 feet	34 feet
SETBACKS (MINIMUM) [1] [2] [3]		
Front		
Living	10 feet	5 feet to Paseo 10 feet to ROW on Private Street 12 feet to El Dorado St/Columbus St/ Nugget Way
Porch	5 feet	2 feet to Paseo 5 feet to ROW Private Street 8 feet to El Dorado St/Columbus St/ Nugget Way
Side[4]		
Interior	4 feet	3 feet
Corner		
Living	8 feet	8 feet
Porch	5 feet	5 feet
Rear[5]		
Living	3 feet	N/A
Garage	3 feet	3 feet
Number of Stories (maximum)	3 Stories	3 Stories

Notes (From the Dublin Crossing Specific Plan):

(1)Building setbacks are measured from edge of building foundation to property line.

(2) All setbacks at corner lots shall meet the intersection sight distance design criteria of the Zoning Ordinance. All setbacks for front areas shall ensure safe sight distances for pedestrians and vehicles as approved by the City Engineer

(3) Architectural projections such as porches and patios, landings, roof eaves, steps, bay windows, media nooks, fireplaces and other similar features are allowed to project into the setback as long as three feet clear is mainatined for access into rear yard.

(4) Zero lot line configuration are permitted provided a minimum building separation of an agregate of 8 feet is provided. Articulated lot lines and Reciprocal Use Easements (RUE) are allowed.

(5) Minimum garage setback for a driveway is 18 feet. Maximum garage setback for no parking driveway is 3 feet.

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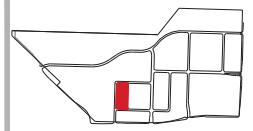
BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

HUNTINGTON

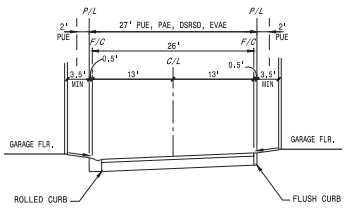
LAND USE SUMMARY

NEIGHBORHOOD 17

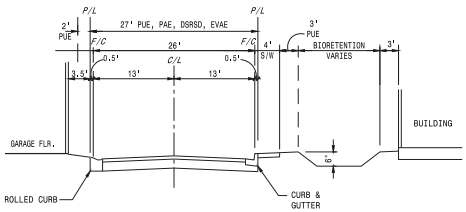
0 40 80 120 FEET

APRIL 11, 2017

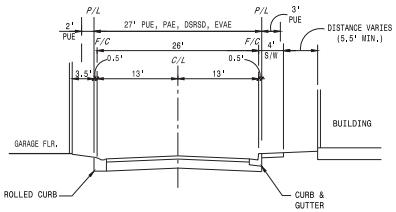
C.7.2



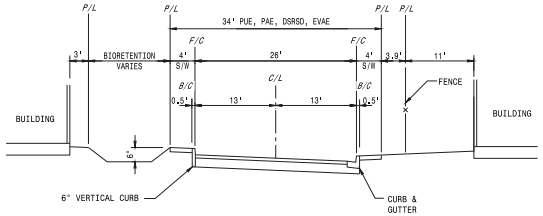
SECTION A-A
STREET GG, COURT AA, COURT Z
NTS



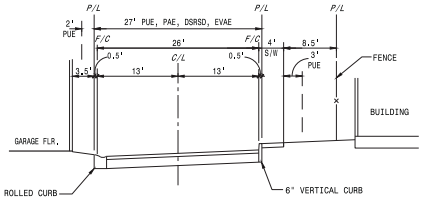
SECTION B-B
STREET FF
NTS



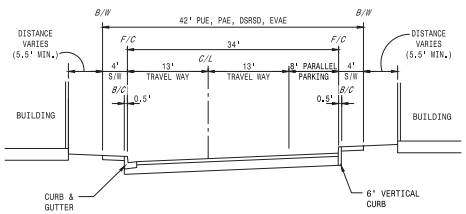
SECTION C-C
STREET FF
NTS



SECTION D-D
STREET EE
NTS



SECTION E-E
STREET FF
NTS



SECTION F-F
HUNTLEY STREET
NTS

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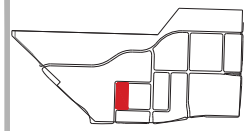
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL

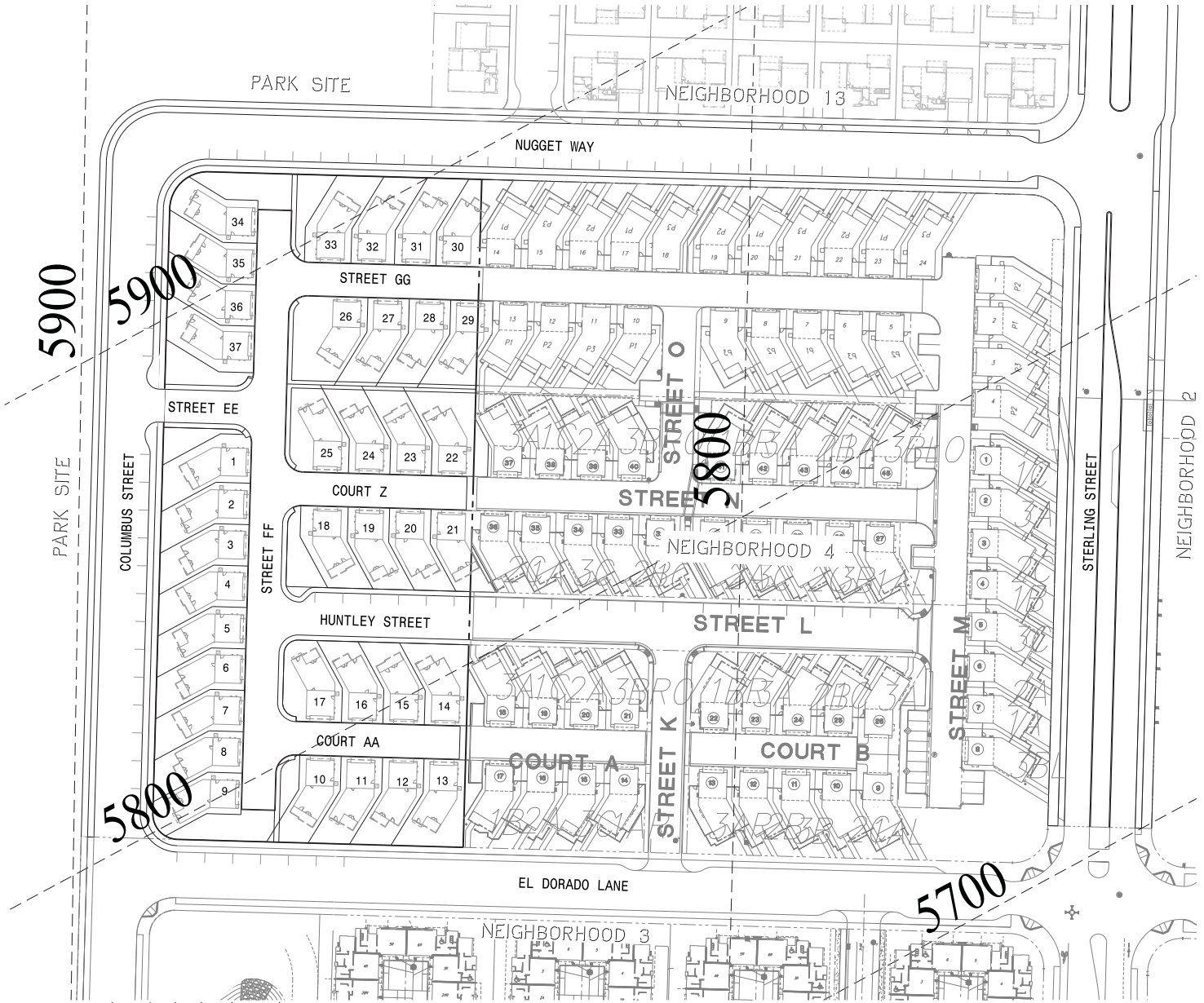
HUNTINGTON

STREET SECTIONS

NEIGHBORHOOD 17

APRIL 11, 2017

C.7.3



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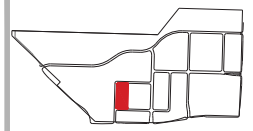
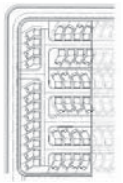
BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL



HUNTINGTON

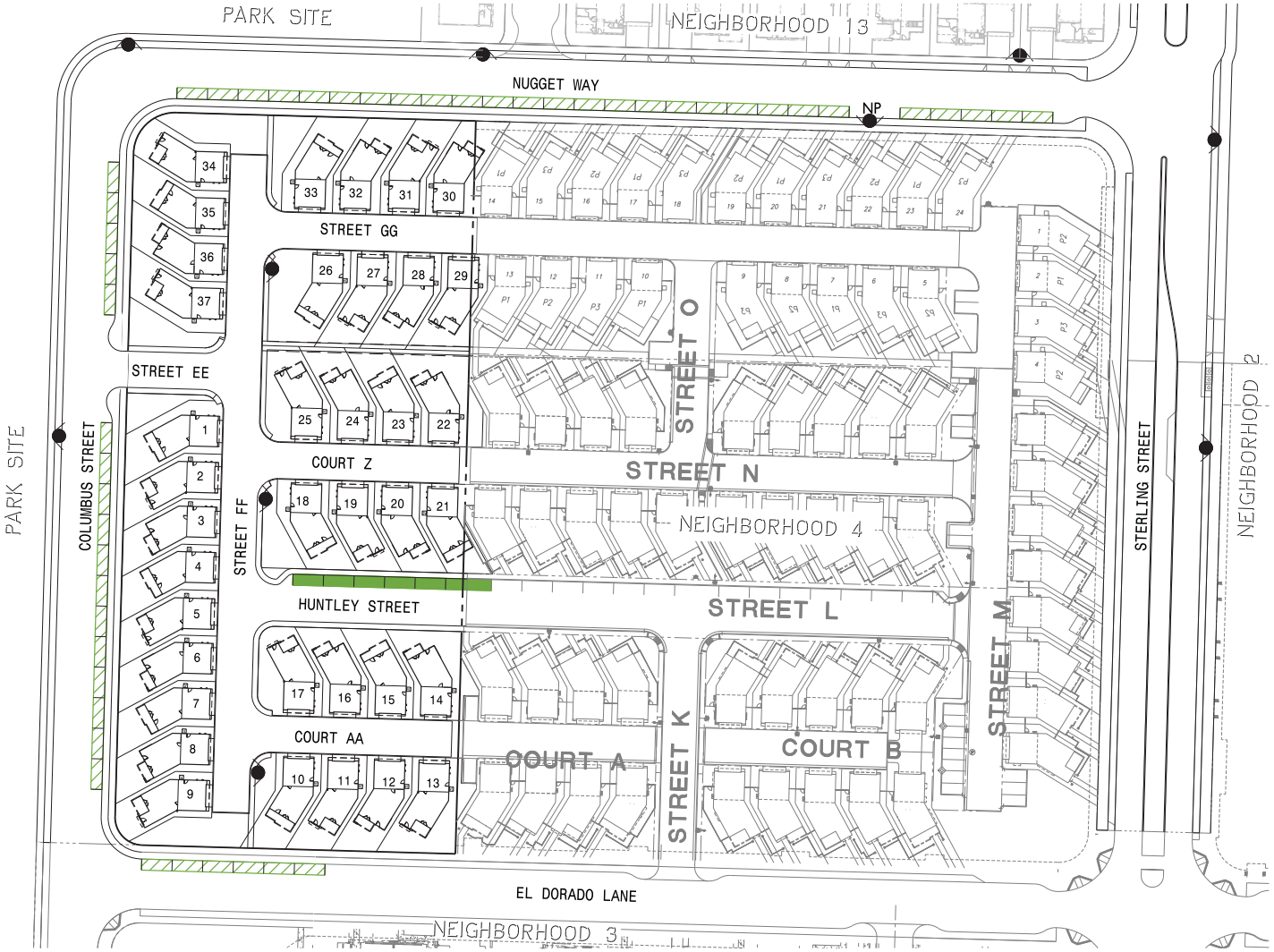
ADDRESS PLAN

NEIGHBORHOOD 17

0 40 80 120 FEET

APRIL 11, 2017

C.7.4



LEGEND

- ON-SITE GUEST PARKING SPACE
- GUEST PARKING SPACE ON PUBLIC STREETS
- FIRE HYDRANT
- NP NO PARKING ZONE (AT FIRE HYDRANTS)

PARKING SUMMARY

REQUIRED PARKING:

2 COVERED SPACES + 1 GUEST SPACE/UNIT:	111 SPACES

PROPOSED:

GARAGE RESIDENTIAL SPACES:	74
RESIDENTIAL ON-SITE PARKING SPACES:	6
GUEST PARKING SPACES ON PUBLIC STREETS	50
TOTAL PARKING SPACES:	**130 SPACES (3.51 SPACES/UNIT)**

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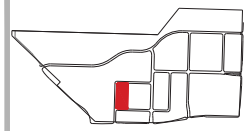
BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

HUNTINGTON

PARKING PLAN

NEIGHBORHOOD 17

0 40 80 120 FEET

APRIL 11, 2017

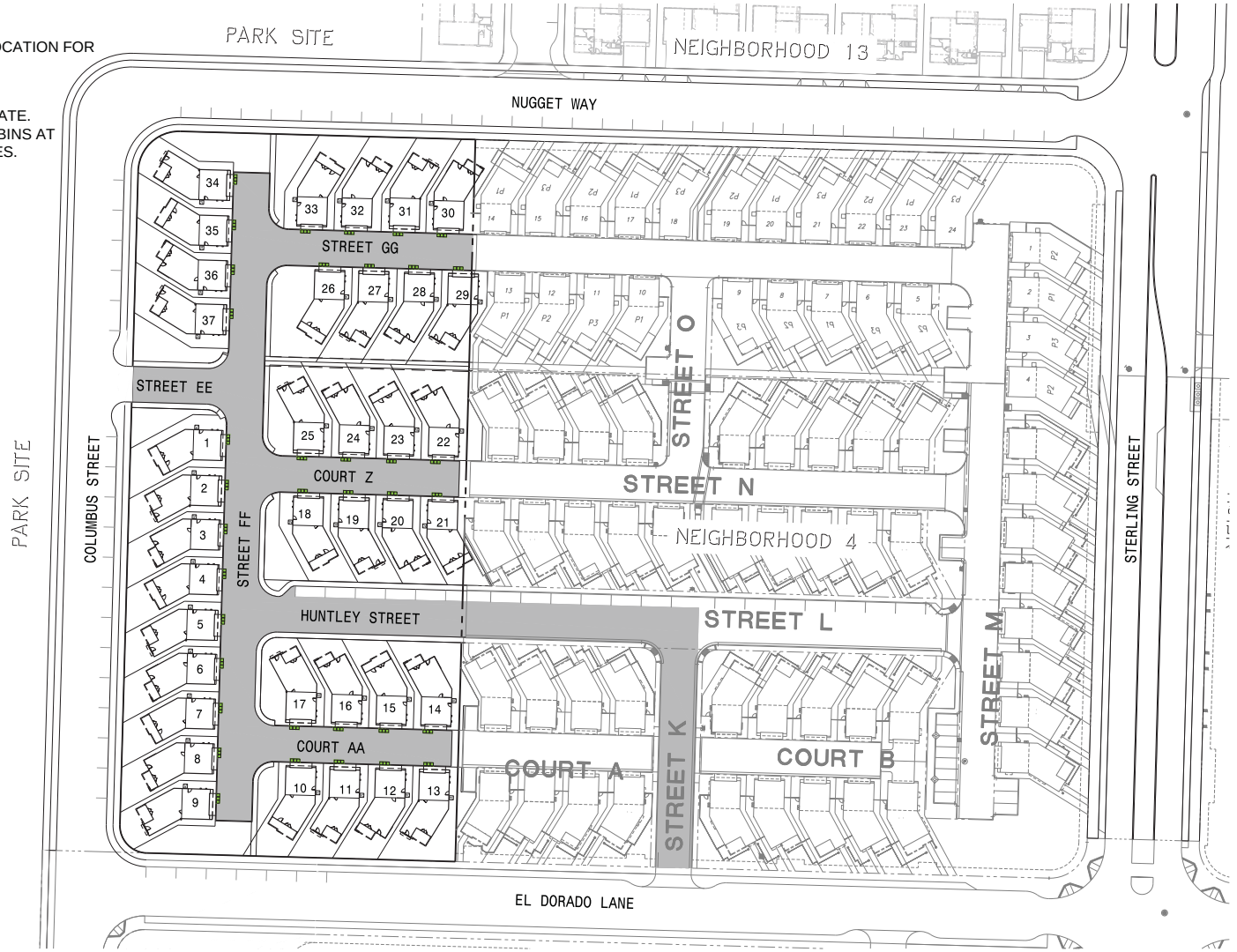
C.7.5

LEGEND

TRASH SERVICES ROUTE

7'
2.5'
TRASH BIN PICKUP LOCATION FOR NEIGHBORHOOD 17

NOTE: ALL STREETS ARE PRIVATE. TRASH WILL BE PICKED UP IN BINS AT THE END OF INDIVIDUAL DRIVES.



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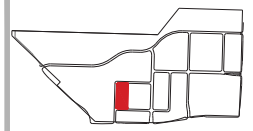
ENGINEERS PLANNERS SURVEYORS
PLEASANTON, CA (925)225-0690

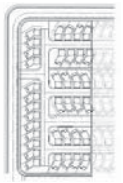
phases 2-3

BOULEVARD

DUBLIN, CALIFORNIA



OVERALL



HUNTINGTON

TRASH PICKUP PLAN
NEIGHBORHOOD 17

0 40 80 120 FEET

APRIL 11, 2017

C.7.6

03-16-2017 8:29am Carrie Wallace P:\19814\PLN\SDR\VOL1\NEIGH17\17_TRASH.DWG

LEGEND

M PRELIMINARY MAILBOX LOCATION (FINAL LOCATION SUBJECT TO USPS APPROVAL)

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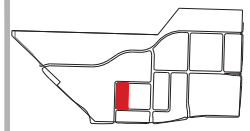
BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

HUNTINGTON

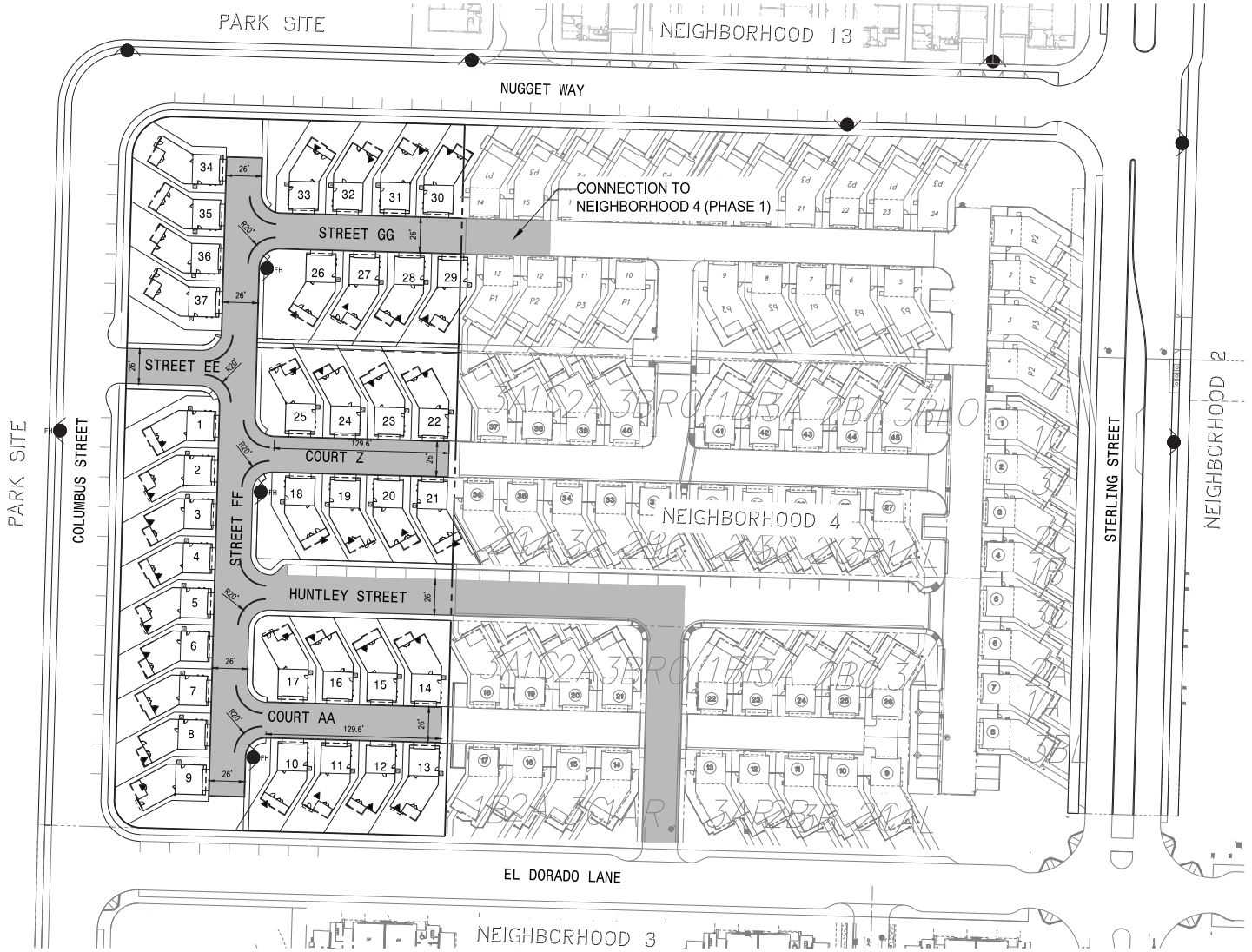
MAILBOX LOCATION PLAN
NEIGHBORHOOD 17

0 40 80 120 FEET

APRIL 11, 2017

C.7.7

03-16-2017 8:15am Carrie Wallace P:\19814\PLN\SDR\VOL1\NEIGH17\17_MAILBOX.DWG



LEGEND

- FIRE DEPARTMENT ACCESS ROUTE (CONTINUATION OF N4 FROM PH. 1A)
- FH — PROPOSED FIRE HYDRANT(FH)
- ▲ — FRONT DOOR (SHOWN FOR MEDICAL EMERGENCY PURPOSES)
- 20' — MINIMUM INSIDE TURN RADIUS

NOTE:

1. FIRE APPARATUS ROADS SHOWN HAVE A MINIMUM WIDTH OF 20'-26'.

03-16-2017 8:13am Carrie Wallace P:\19814\PLN\SDR\VOL1\NEIGH17\17_FIRE.DWG

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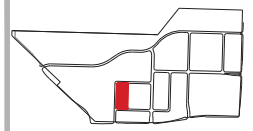
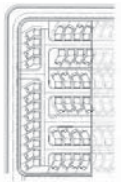
BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL



HUNTINGTON

FIRE ACCESS PLAN

NEIGHBORHOOD 17

0 40 80 120 FEET

APRIL 11, 2017

C.7.8

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ENGINEERS PLANNERS SURVEYORS
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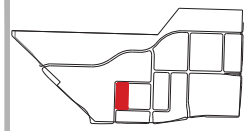
BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

HUNTINGTON

SIGHT DISTANCE PLAN
NEIGHBORHOOD 17

0 40 80 120 FEET

APRIL 11, 2017

C.7.9

03-16-2017 8:25am Carrie Wallace P:\19814\PLN\SDR\VOL1\NEIGH17\17_SIGHTDISTANCE.DWG

LEGEND

* UDO Compliant - Primary Residence
Some units require walkway slope gradient to 8.33% max. This designation assumes pedestrian walks to front door entry from public way via the walkway.

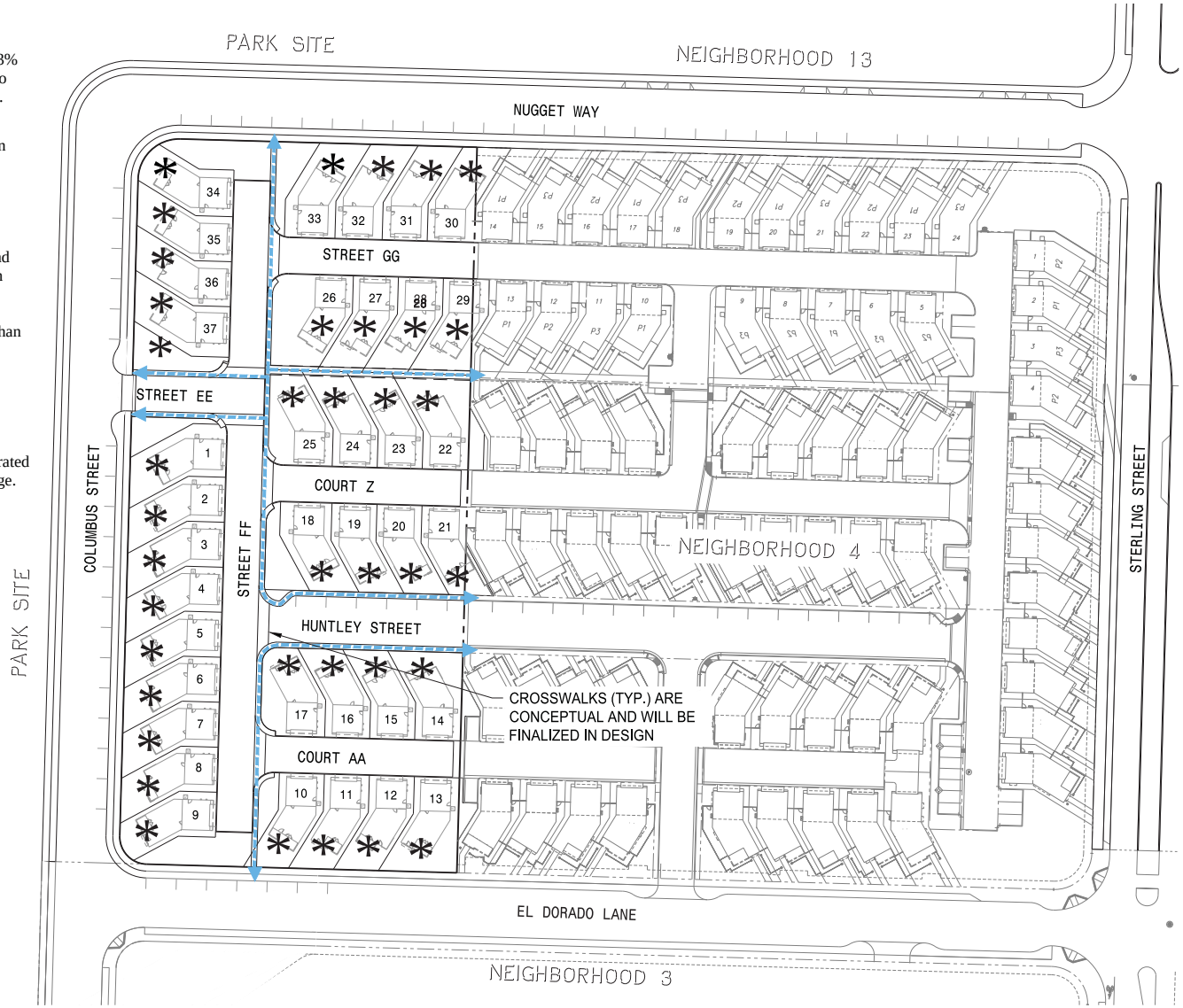
X UDO Compliant/Exception - Primary Residence.
For units with walkway slope gradient greater than 8.33%, Units are compliant through options 1 & 2 below:

Schematic Accessible Path of Travel

1. Access to home by parking in garage and entering home through garage door with optional ramp.
2. Access from sidewalk to front door via walkway with a slope gradient greater than 8.33%. Handrails may be required.

Notes:

1. For all Primary Residences, the home builder shall offer to the home buyer a portable ramp that can be placed at the exterior door to the Primary Unit.
2. House plans, model, and setbacks illustrated here are conceptual and subject to change.



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ENGINEERS PLANNERS SURVEYORS
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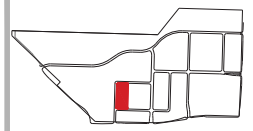
DUBLIN, CALIFORNIA



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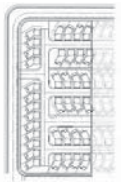

HUNTINGTON
UNIVERSAL DESIGN ORDINANCE
NEIGHBORHOOD 17

0 40 80 120 FEET

APRIL 11, 2017

C.7.10

03-16-2017 8:31am Carrie Wallace P:\19814\PLN\SDR\VOL1\NEIGH17\17_UDO.DWG

LEGEND

- OPEN SPACE - HOA MAINTAINED (INCLUDING BIO-RETENTION/SILVA CELL FACILITIES)
- COURTS & PRIVATE DRIVES - HOA MAINTAINED
- PRIVATE STREETS - HOA MAINTAINED
- PUBLIC STREET PARKWAY - HOA MAINTAINED (INCLUDING BIO-RETENTION/SILVA CELL FACILITIES)

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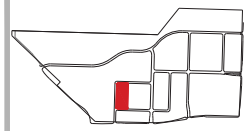
BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

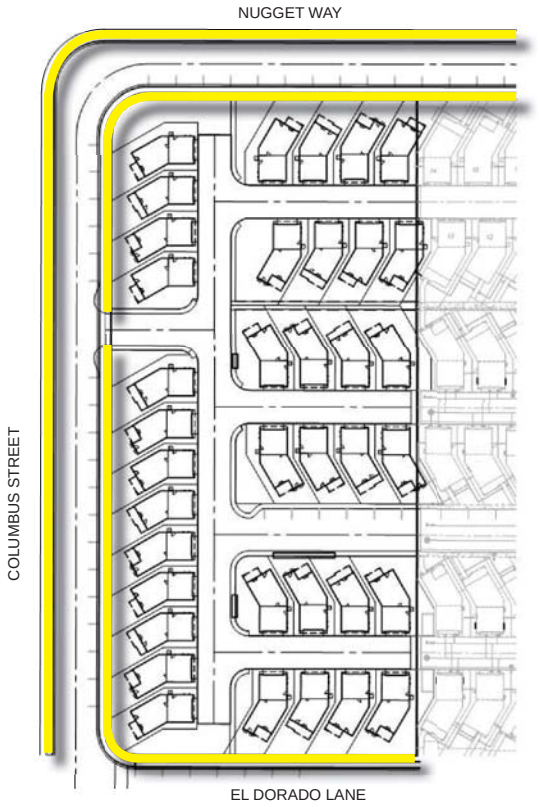
HUNTINGTON

MAINTENANCE RESPONSIBILITY PLAN
NEIGHBORHOOD 17

0 40 80 120 FEET

APRIL 11, 2017

C.7.11



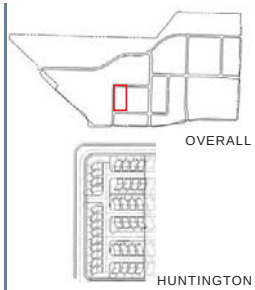
LEGEND

Pistacia chinensis 'Keith Davey'
Chinese Pistache

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3

Dublin, California

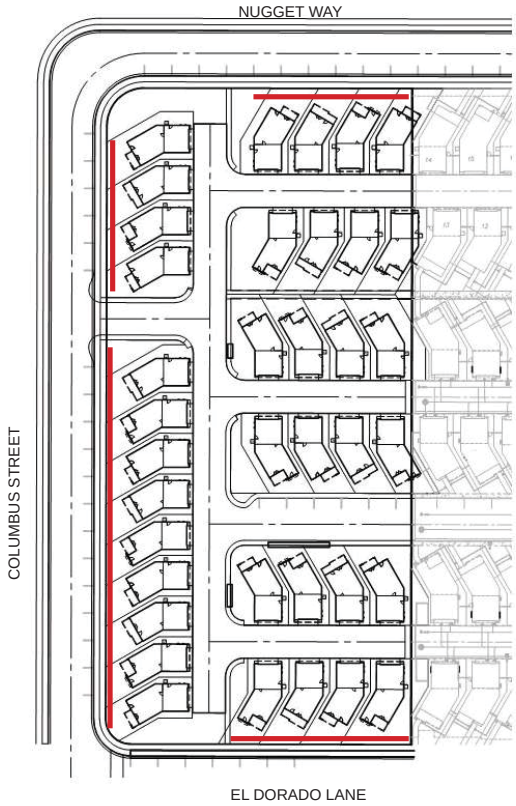


STREET TREES
NEIGHBORHOOD 17

0' 50' 100' 200'

APRIL 11, 2017

L7.2



LEGEND

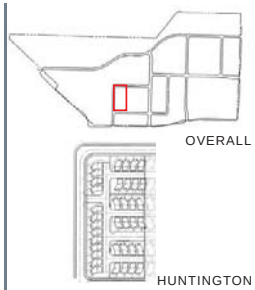
3' Low Stucco Wall with Cap

1. All Walls and Fences to be located outside of the PSE.
2. The height of walls, gates, signs, monuments, pilasters and any other architectural and landscape features shall be kept below 30" inside the intersection visibility zone. These zones shall be determined by the city traffic engineer.

GATES +ASSOCIATES

BOULEVARD phases 2-3

Dublin, California

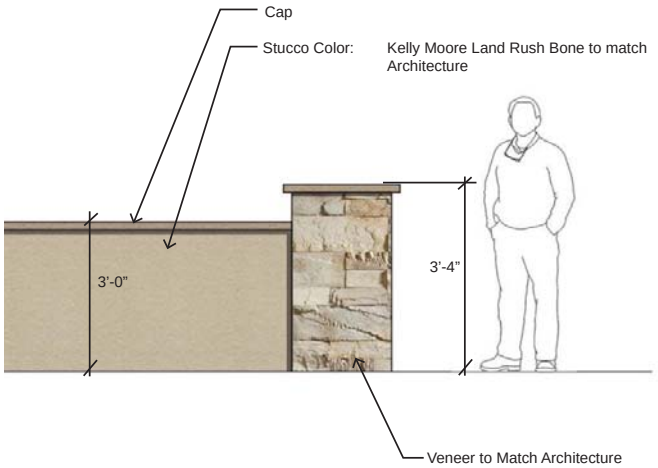


WALLS AND FENCING
NEIGHBORHOOD 17

0' 50' 100' 200'

APRIL 11, 2017

L7.3



Location: Neighborhood 17 Frontyards

3' HT LOW STUCCO WALL WITH CAP AND ACCENT COLUMN

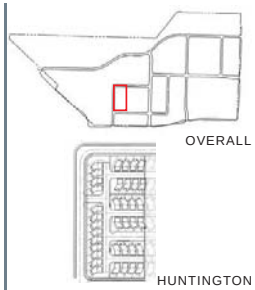
Location: Neighborhoods 11/12/18 rear yards, back yards and sideyards

6'HT GOOD NEIGHBOR FENCE

GATES +ASSOCIATES

BOULEVARD phases 2-3

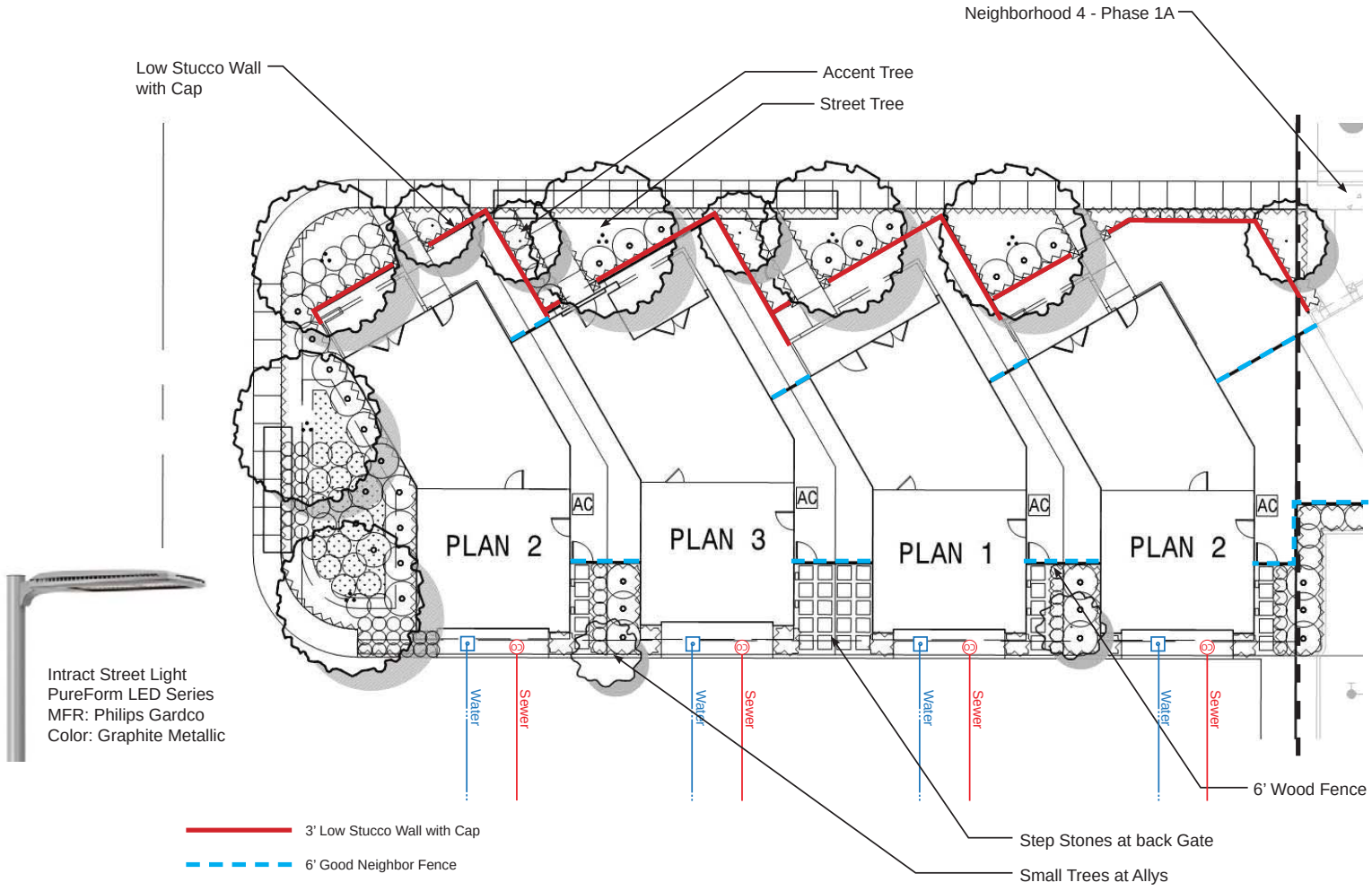
Dublin, California



WALLS AND FENCING
NEIGHBORHOOD 17

APRIL 11, 2017

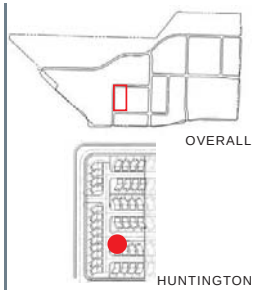
L7.4



GATES +ASSOCIATES

BOULEVARD phases 2-3

Dublin, California

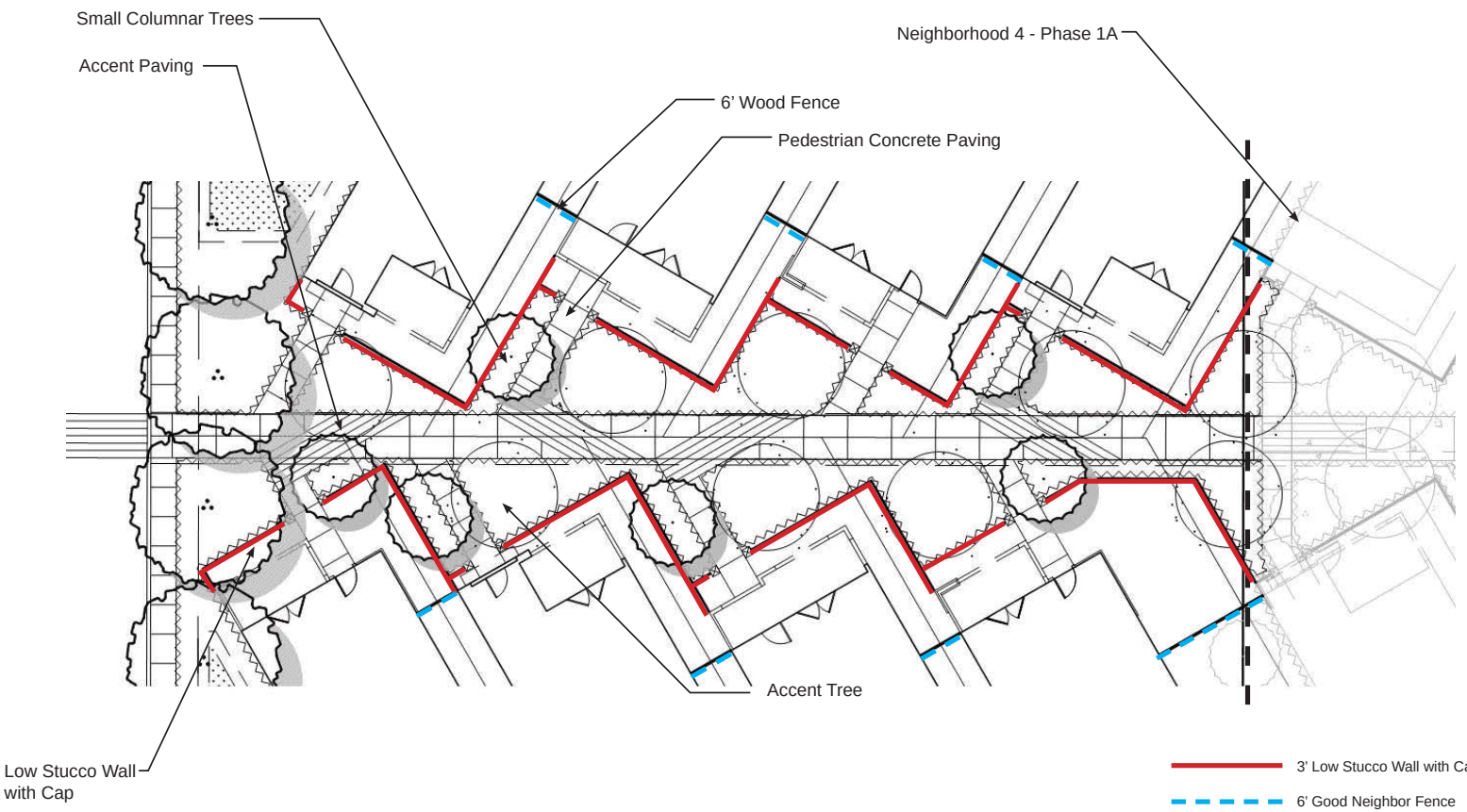


TYPICAL
NEIGHBORHOOD 17

0' 8' 16' 32'

APRIL 11, 2017

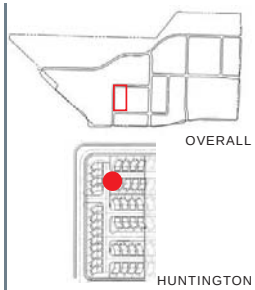
L7.5



GATES +ASSOCIATES

BOULEVARD phases 2-3

Dublin, California



TYPICAL PASEO
NEIGHBORHOOD 17

0' 8' 16' 32'

APRIL 11, 2017

L7.6

ELEVATION '1A' ELEVATION '2B' ELEVATION '3C'

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
Streetscene

0 2 4 8 12 FEET

APRIL 11, 2017

A7.00

MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. FLAT CONCRETE TILE ROOFING
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

ELEVATION '1A'
Scheme1

ELEVATION '1B'
Scheme 3

ELEVATION '1C'
Scheme5

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

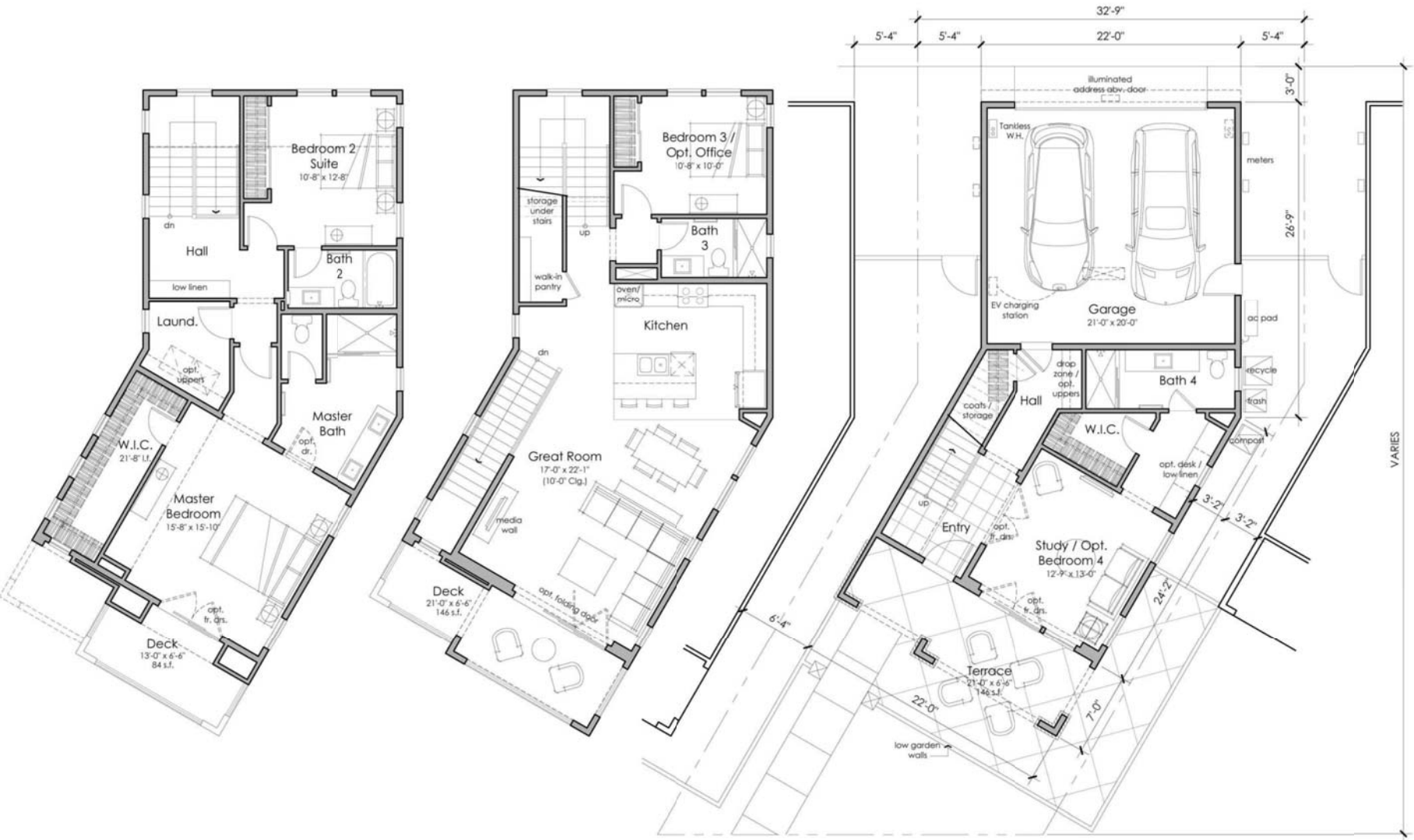
Dublin, California

SINGLE FAMILY DETACHED
Rendered Front Elevations 1

0 2 4 8 12 FEET

APRIL 11, 2017

A7.01



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

3 Bedrooms + Study
Opt. Bedroom 4
Opt. Office
4 Baths
2457 s.f.

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
PLAN 1A FLOOR PLANS

0 2 4 8 12 FEET

APRIL 11, 2017

A7.02

LEFT

ROOF PLAN

RIGHT

REAR

ARCHITECTS:

kt gy
Architecture+Planning

BOULEVARD phases2-5

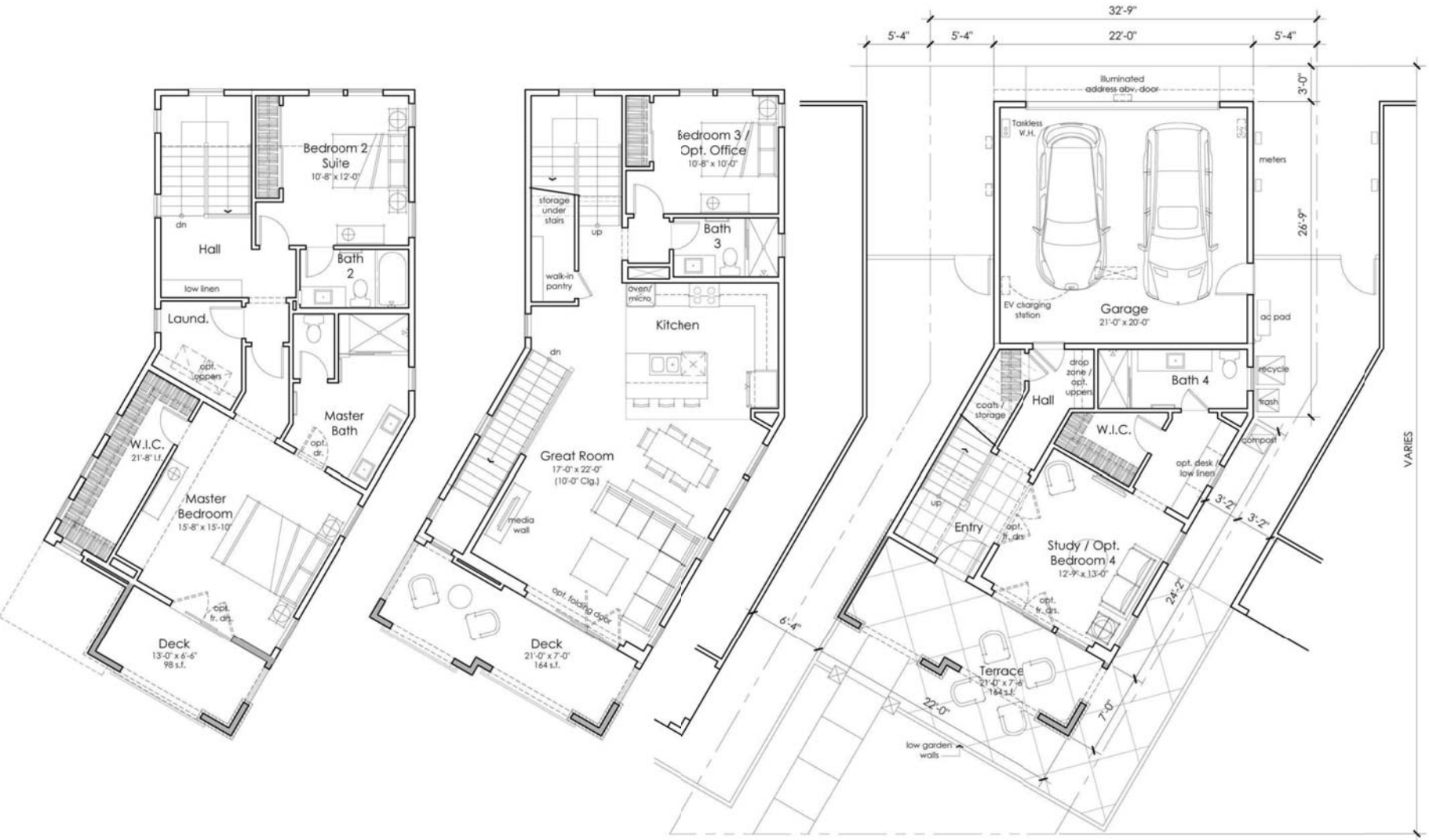
Dublin, California

SINGLE FAMILY DETACHED
Exterior Elevations 1A

0 4 8 16 24 FEET

APRIL 11, 2017

A7.03



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

3 Bedrooms + Study
Opt. Bedroom 4
Opt. Office
4 Baths
2457 s.f.

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
PLAN 1B FLOOR PLANS

0 2 4 8 12 FEET

APRIL 11, 2017

A7.04

ROOF PLAN

MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. FLAT CONCRETE TILE ROOFING
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

ARCHITECTS:

kt gy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

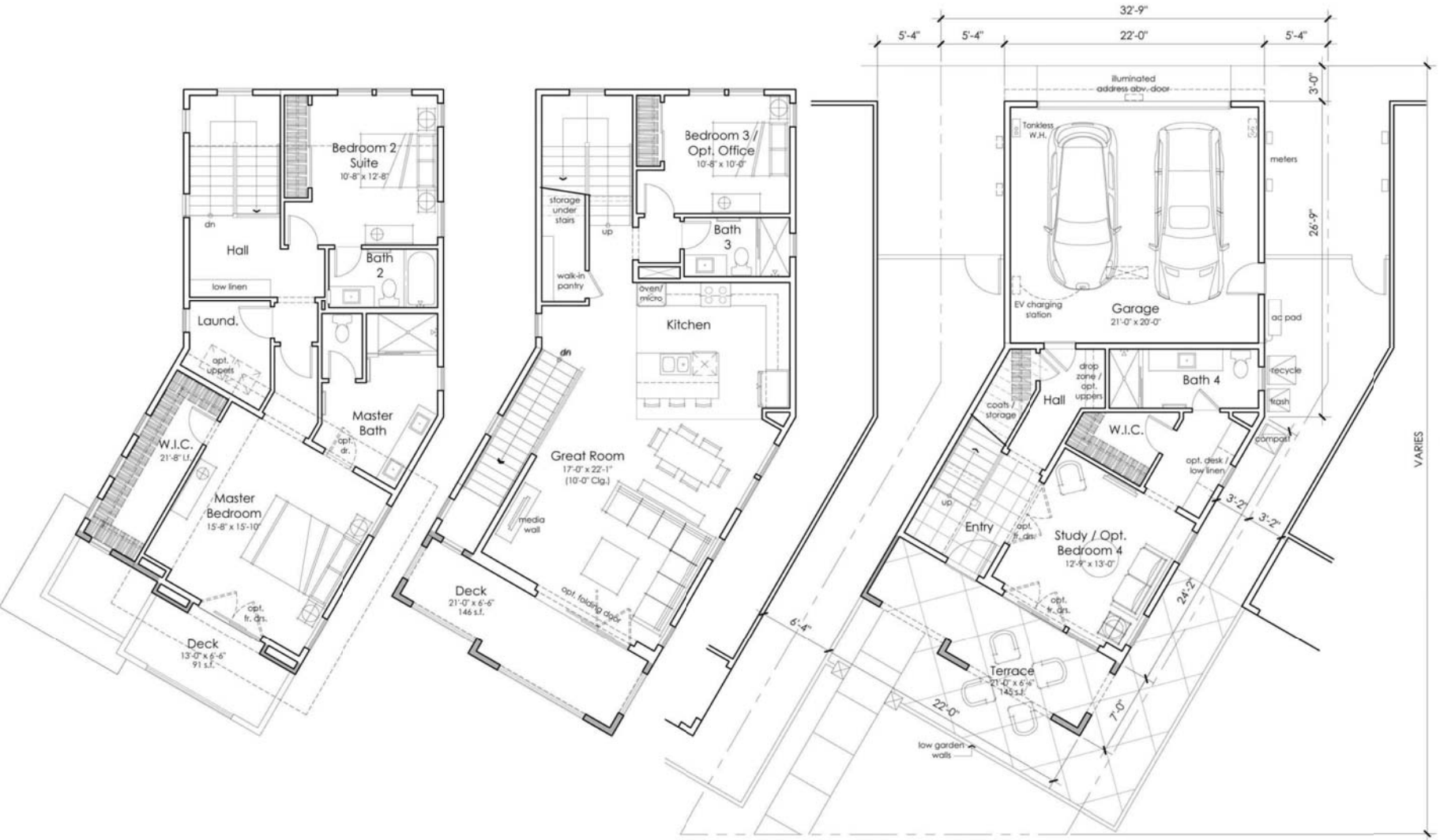
SINGLE FAMILY DETACHED

Exterior Elevations 1B

0 4 8 16 24 FEET

APRIL 11, 2017

A7.05



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

3 Bedrooms + Study
Opt. Bedroom 4
Opt. Office
4 Baths
2457 s.f.

ARCHITECTS:
ktgy Architecture+Planning

BOULEVARD phases2-5

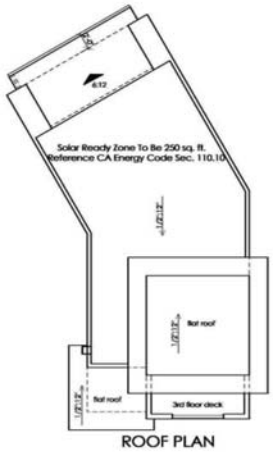
Dublin, California

SINGLE FAMILY DETACHED
PLAN 1C FLOOR PLANS

0 2 4 8 12 FEET

APRIL 11, 2017

A7.06



ROOF PLAN

MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. FLAT CONCRETE TILE ROOFING
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

ARCHITECTS:

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
Exterior Elevations 1C

0 4 8 16 24 FEET

APRIL 11, 2017

A7.07

MATERIALS
1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. COMPOSITION SHINGLE ROOF
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

ELEVATION '2A'
Scheme 2

ELEVATION '2B'
Scheme4

ELEVATION '2C'
Scheme 6

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

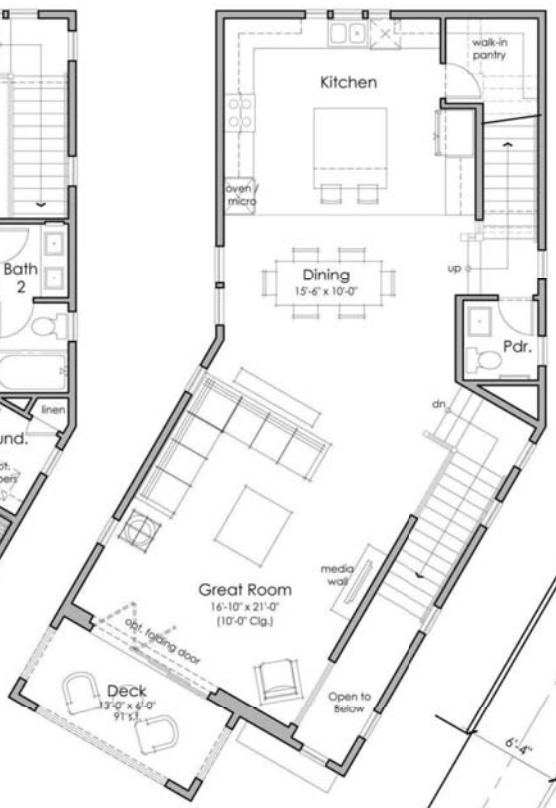
Dublin, California

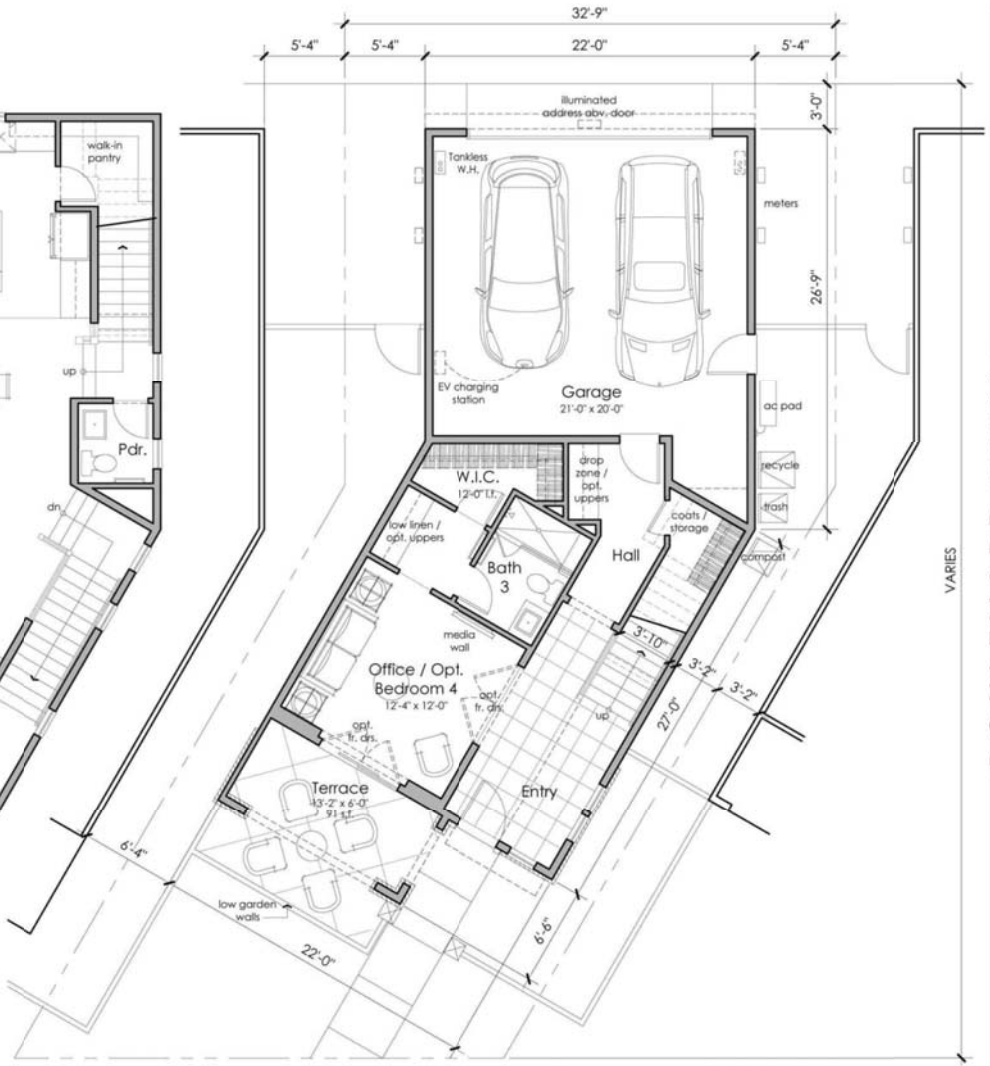
SINGLE FAMILY DETACHED
Rendered Front Elevations 2

0 2 4 8 12 FEET

APRIL 11, 2017

A7.08





THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

3 Bedrooms + Office
Opt. Bedroom 4
Opt. Loft
3.5 Baths
2541 s.f.

ARCHITECTS: ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
PLAN 2A FLOOR PLANS

0 2 4 8 12 FEET

APRIL 11, 2017

A7.09

ROOF PLAN

ARCHITECTS:

BOULEVARD phases2-5

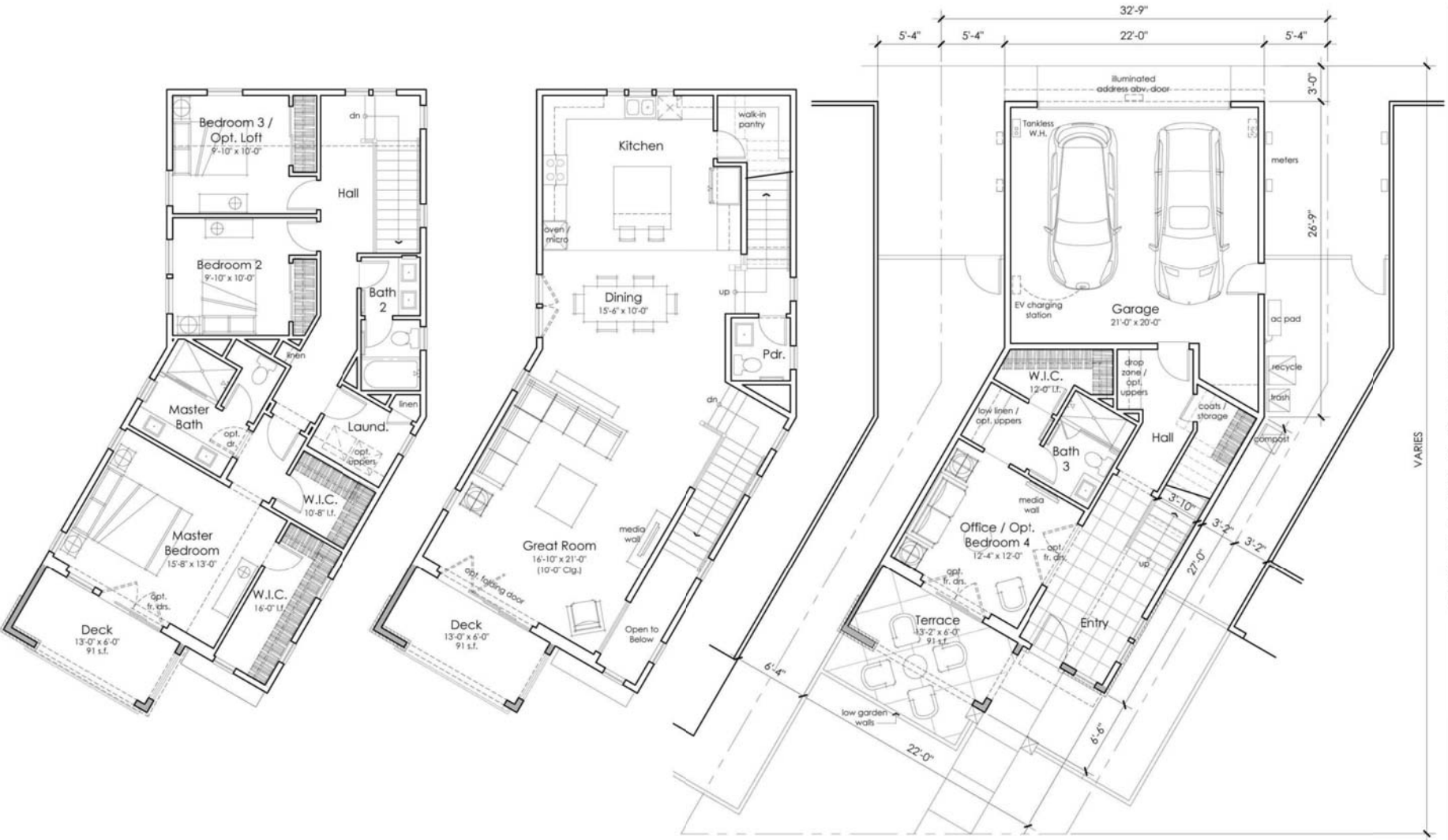
Dublin, California

SINGLE FAMILY DETACHED
Exterior Elevations 2A

0 4 8 16 24 FEET

APRIL 11, 2017

A7.10



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

3 Bedrooms + Office
Opt. Bedroom 4
Opt. Loft
3.5 Baths
2547 s.f.

ARCHITECTS: ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
PLAN 2B FLOOR PLANS

0 2 4 8 12 FEET

APRIL 11, 2017

A7.11

ROOF PLAN

MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. FLAT CONCRETE TILE ROOFING
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

ARCHITECTS:

BOULEVARD phases2-5

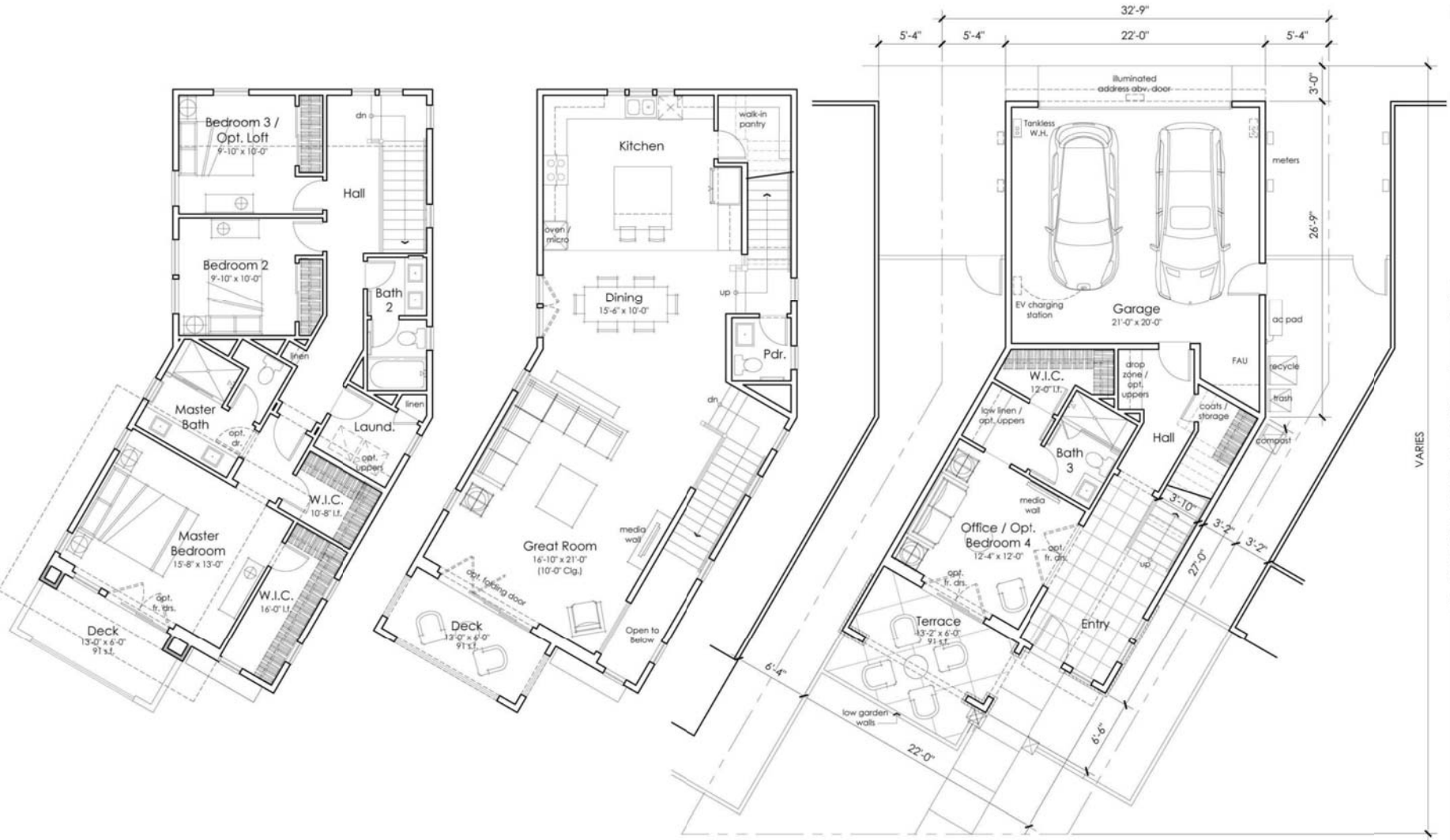
Dublin, California

SINGLE FAMILY DETACHED
Exterior Elevations 2B

0 4 8 16 24 FEET

APRIL 11, 2017

A7.12



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

3 Bedrooms + Office
Opt. Bedroom 4
Opt. Loft
3.5 Baths
2541 s.f.

ARCHITECTS: ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
PLAN 2C FLOOR PLANS

0 2 4 8 12 FEET

APRIL 11, 2017

A7.13

ROOF PLAN

MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. FLAT CONCRETE TILE ROOFING
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

ARCHITECTS:

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
Exterior Elevations 2C

0 4 8 16 24 FEET

APRIL 11, 2017

A7.14

MATERIALS
1. STUCCO - SAND FINISH
2. FIBER CEMET BOARD
3. SYTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. COMPOSITION SHINGLE ROOF
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

ELEVATION '3A'
Scheme1

ELEVATION '3B'
Scheme 3

ELEVATION '3C'
Scheme5

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
Rendered Front Elevations 3

0 2 4 8 12 FEET

APRIL 11, 2017

A7.15

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

Floor Plan
3 Bedrooms + Office + Study
Opt. Bedrooms 4 & 5
4 Baths
2691 s.f.

ARCHITECTS: ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
PLAN 3A FLOOR PLANS

0 2 4 8 12 FEET

APRIL 11, 2017

A7.16

LEFT

ROOF PLAN

RIGHT

REAR

ARCHITECTS:

kt gy
Architecture+Planning

BOULEVARD phases2-5

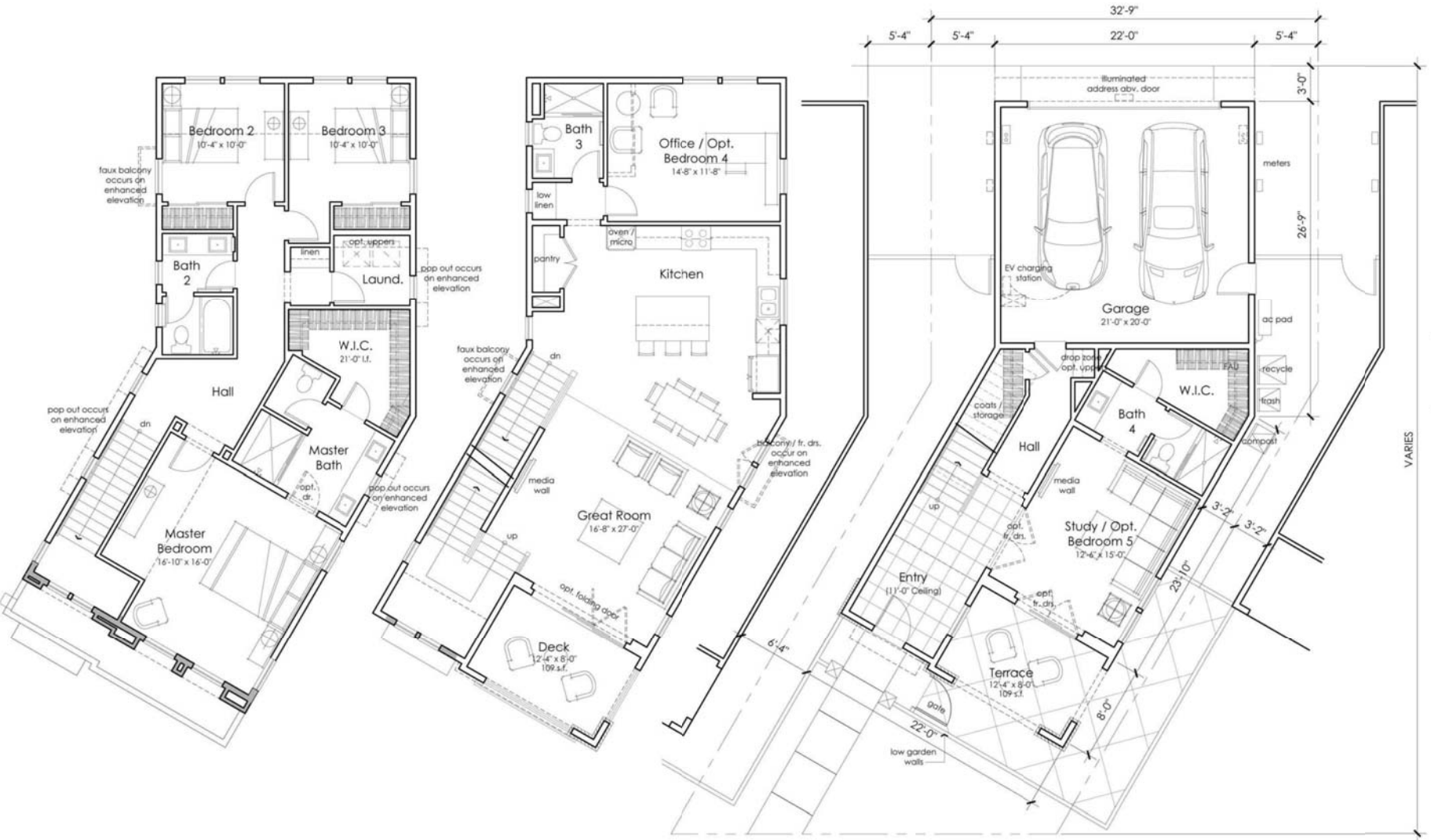
Dublin, California

SINGLE FAMILY DETACHED
Exterior Elevations 3A

0 4 8 16 24 FEET

APRIL 11, 2017

A7.17



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

Floor Plan
3 Bedrooms + Office + Study
Opt. Bedrooms 4 & 5
4 Baths
2691 s.f.

ARCHITECTS:
ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
PLAN 3B FLOOR PLANS

0 2 4 8 12 FEET

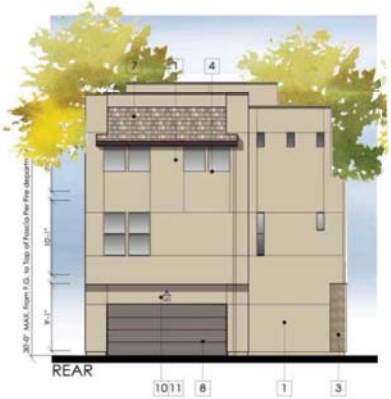
APRIL 11, 2017

A7.18

ROOF PLAN

MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. FLAT CONCRETE TILE ROOFING
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN



ARCHITECTS:

BOULEVARD phases2-5

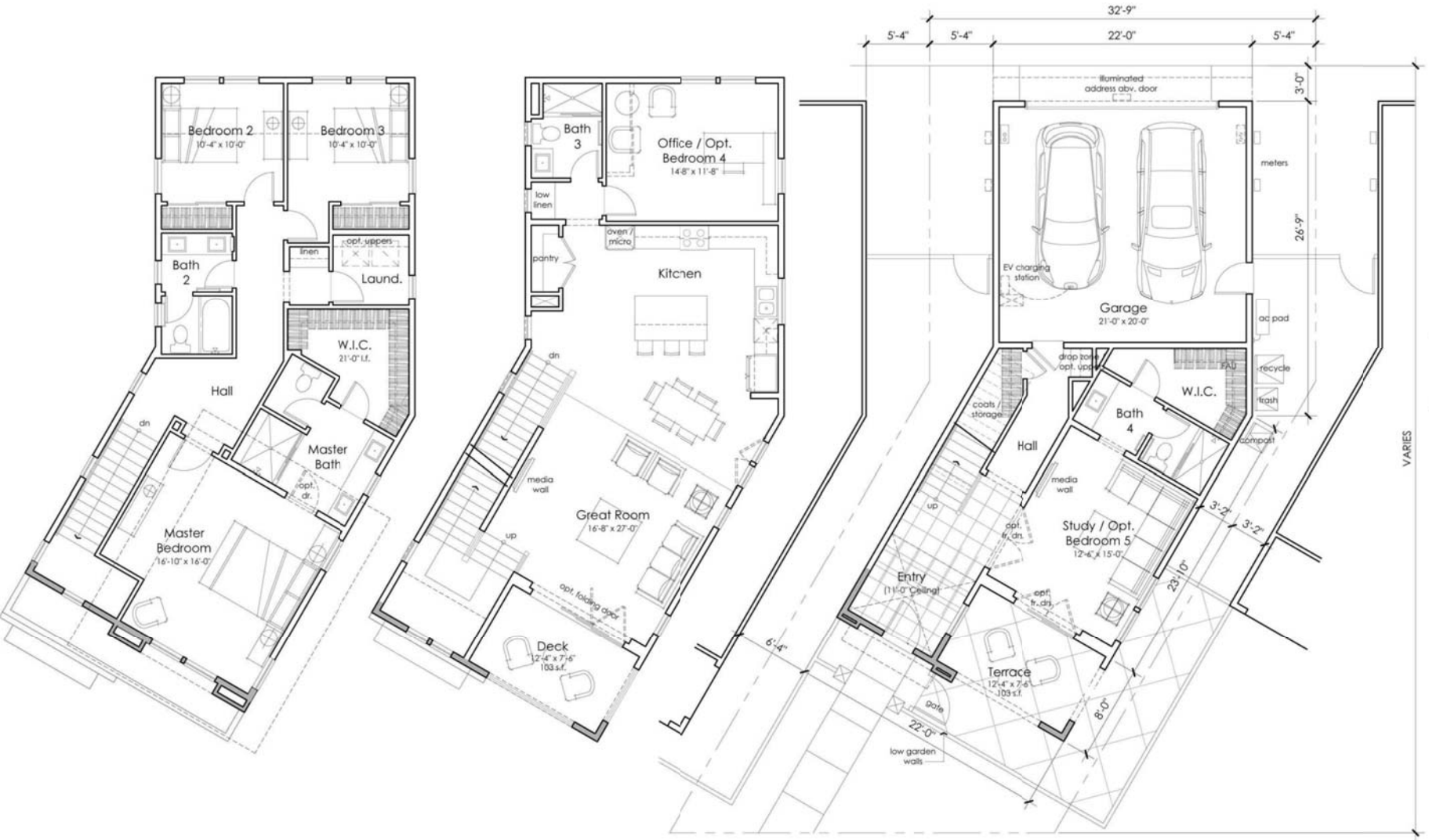
Dublin, California

SINGLE FAMILY DETACHED
Exterior Elevations 3B

0 4 8 16 24 FEET

APRIL 11, 2017

A7.19



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN SUMMARY

Floor Plan
3 Bedrooms + Office + Study
Opt. Bedrooms 4 & 5
4 Baths
2691 s.f.

ARCHITECTS:
ktgy Architecture+Planning

BOULEVARD phases 2-5

Dublin, California

SINGLE FAMILY DETACHED
PLAN 3C FLOOR PLANS

0 2 4 8 12 FEET

APRIL 11, 2017

A7.20

ROOF PLAN

MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. FLAT CONCRETE TILE ROOFING
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

ARCHITECTS:

BOULEVARD phases 2-5

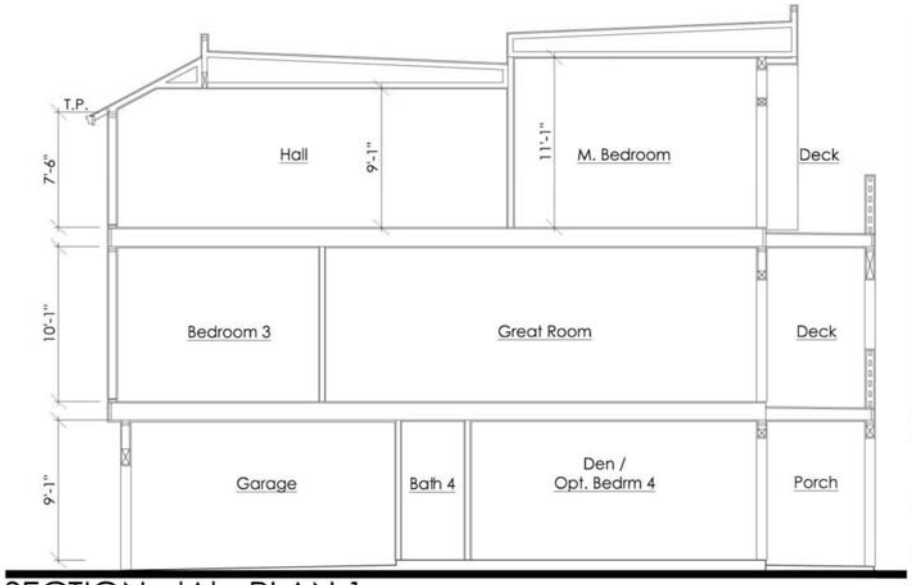
Dublin, California

SINGLE FAMILY DETACHED
Exterior Elevations 3C

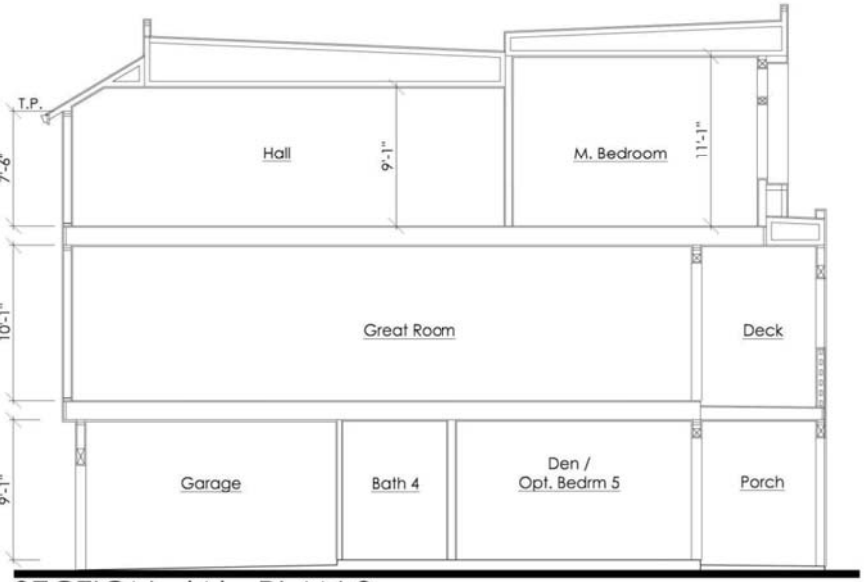
0 4 8 16 24 FEET

APRIL 11, 2017

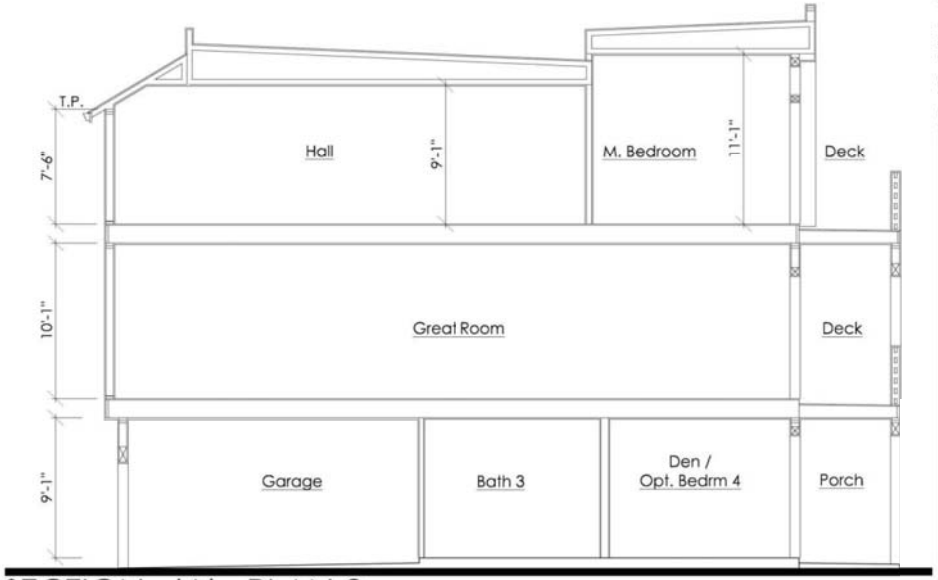
A7.21



SECTION - 'A' - PLAN 1



SECTION - 'A' - PLAN 3



SECTION - 'A' - PLAN 2

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
Building Sections

0 2 4 8 12 FEET

APRIL 11, 2017

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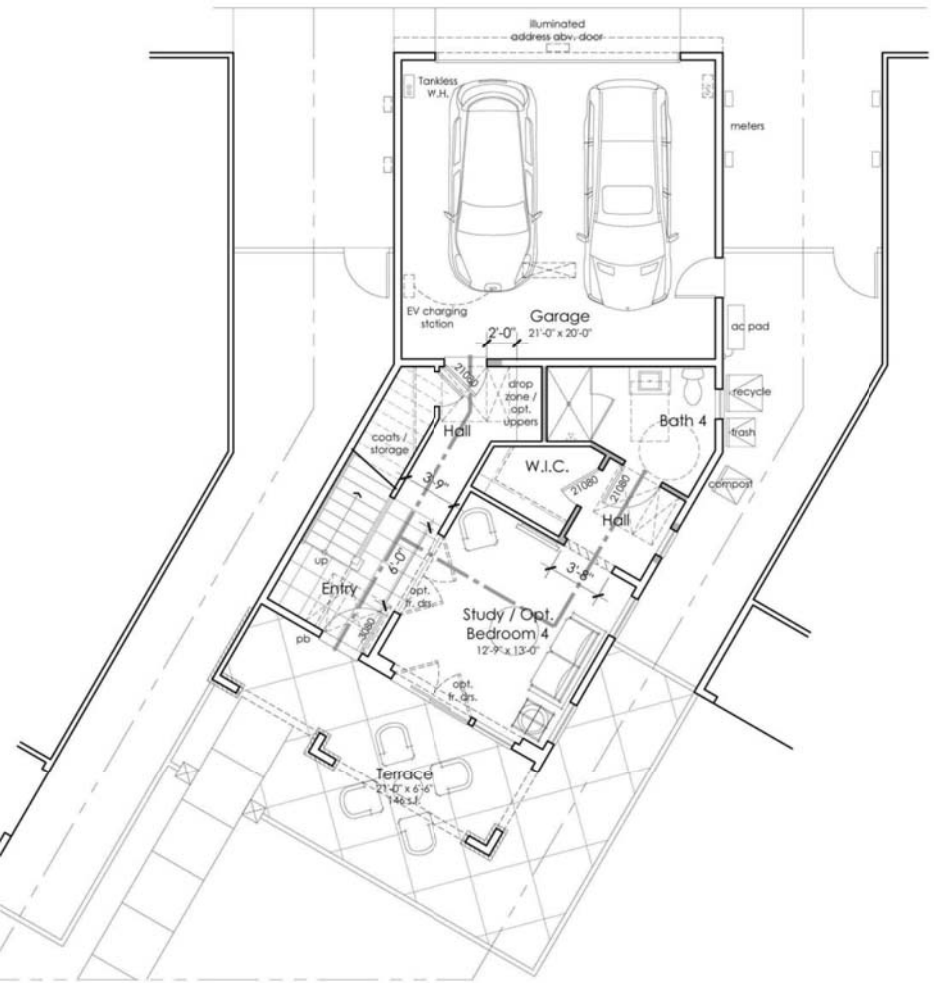

FIRST FLOOR

UNIVERSAL DESIGN LEGEND

48 INCH CIRCLE CLEAR SPACE

48" X 60" CLEAR SPACE

Universal Design Requirement	PLAN 1 NEIGH 4
PRIMARY ENTRANCE: ONE DOORBELL IS TO BE INSTALLED FOR THE ACCESSIBLE ENTRY DOOR, ONE THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-EIGHT (48) INCHES FROM THE FINISH FLOOR.	AT ENTRY DOOR
PRIMARY ENTRANCE: (COMPLIES WITH CBC CH11A AND 34" CLEAR, SECOND EXTERIOR DOOR WITH 32" CLEAR, 24" CLEAR AT STRIKE SIDE) SEE CIVIL DRAWINGS FOR EXTERIOR PATH OF TRAVEL.	WIDEN DOOR FROM GARAGE TO HALL FOR PRIMARY ENTRANCE. MOVE DROP ZONE / BATH 4 WALL FOR CLEARANCE.
PRIMARY ENTRANCE: WHERE EYEHOLE IS PROVIDED IS ACCESSIBLE ENTRY, ONE (1) SHALL BE AT STANDARD HEIGHT AND A SECOND ONE (1) THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-FOUR (44) INCHES FROM FINISH FLOOR. (ORD. 21-07 PART 1)	AT ENTRY DOOR
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A117.1	BATH 4
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A CLEAR SPACE CONSITENT WITH THE REQUIREMENTS OF CBC CH11A OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A FORTY-EIGHT (48) INCH CIRCLE, FORTY-EIGHT (48) INCHES BY SIXTY (60) INCHES OR A SIXTY (60) INCH DIAMETER CIRCLE.	BATH 4
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER TO MEET THE CBC CH11A REQUIREMENTS FOR GRAB BAR REINFORCEMENT AT WATER CLOSET (TOILET) AND SHOWER OR BATHTUB; GRAB BARS FOR WATER CLOSET (TOILET) SHOWER/BATH OR LAVATORY OR ANY COMBINATION THEREOF; LAVATORY / SINK AND WATER CLOSET (TOILET); AND COMPLIANT FIXTURES AND ACCESSORIES.	BATH 4
INTERIOR ROUTES FROM ACCESSIBLE ENTRANCE TO A POWDER/BATH, A COMMON USE ROOM AND KITCHEN (MIN. 42"WIDTH WITH 32" CLEAR DOORS, OR MIN. 39" WIDTH WITH 34" CLEAR DOORS, OR 36" WIDTH WITH 36" CLEAR DOORS).	REVISE OPENING INT0 HALL IN STUDY / BEDROOM 4 TO BATH 4. WIDEN DOOR FOR CLEARANCE.
BEDROOM (IF THERE IS A BEDROOM ON THE PRIMARY LEVEL, 32" NET OPENING AT CLOSET).	WIDEN DOOR OF BEDROOM 4 WIC
MISC. AREAS, I.E. PATIO OR YARD (ACCESSIBLE ROUTE THROUGH OR AROUND UNIT FROM ACCESSIBLE ENTRANCE).	STANDARD PLAN COMPLIES
GENERAL COMPONENTS (ACCESSIBLE ROUTE IN AN INTERIOR HALLWAY, INTERIOR DOORS/OPENNINGS FOR ROOMS AND ROUTES OF TRAVEL CONSISTENT WITH CH 11A).	REVISE OPENING FROM PRIMARY ENTRANCE TO HALL FOR CLEARANCE.

UNIVERSAL DESIGN ORDINANCE COMPLIANCE MATRIX

PROJECT WILL COMPLY WITH UNIVERSAL DESIGN ORDINANCE BY OFFERING, FOR THE UNITS COMPLYING WITH THE VARIOUS SECTIONS OF THE UDO, THE APPROPRIATE OPTIONS TO ALL PROSPECTIVE BUYERS PRIOR TO THE TIME THAT A REQUEST FOR A BUILDING PERMIT IS SUBMITTED TO THE CITY OF DUBLIN FOR THAT PARTICULAR LOT. DEVELOPER SHALL SUBMIT A UDO CHECKLIST DURING THE MASTER PLAN CHECK INDICATING "CUT OFF" TIMES WHEN IT IS NO LONGER PRACTICAL TO OFFER CERTAIN ITEMS.

ARCHITECTS: ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

PLAN 1 UNIVERSAL DESIGN PLAN

0 2 4 8 12 FEET

APRIL 11, 2017

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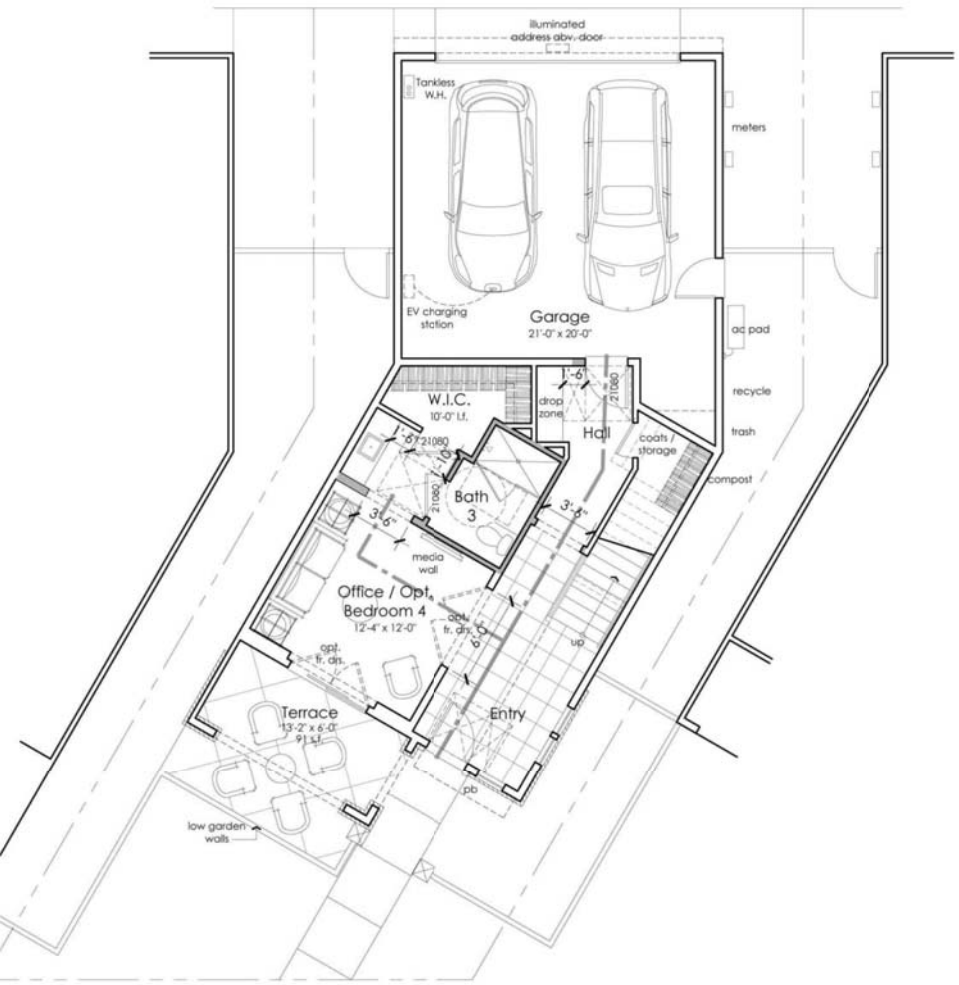


FIRST FLOOR

UNIVERSAL DESIGN LEGEND

48 INCH CIRCLE CLEAR SPACE

48" X 60" CLEAR SPACE

Universal Design Requirement	PLAN 2 NEIGH 4
PRIMARY ENTRANCE: ONE DOORBELL IS TO BE INSTALLED FOR THE ACCESSIBLE ENTRY DOOR, ONE THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-EIGHT (48) INCHES FROM THE FINISH FLOOR.	AT ENTRY DOOR
PRIMARY ENTRANCE: (COMPLIES WITH CBC CH11A AND 34" CLEAR, SECOND EXTERIOR DOOR WITH 32" CLEAR, 24" CLEAR AT STRIKE SIDE) SEE CIVIL DRAWINGS FOR EXTERIOR PATH OF TRAVEL.	WIDEN DOOR FROM GARAGE TO HALL FOR PRIMARY ENTRANCE. MOVE DROP ZONE / W.I.C. WALL FOR CLEARANCE
PRIMARY ENTRANCE: WHERE EYEHOLE IS PROVIDED IS ACCESSIBLE ENTRY, ONE (1) SHALL BE AT STANDARD HEIGHT AND A SECOND ONE (1) THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-FOUR (44) INCHES FROM FINISH FLOOR. (ORD. 21-07 PART 1)	AT ENTRY DOOR
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A117.1	BATH 3
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A CLEAR SPACE CONSITENT WITH THE REQUIREMENTS OF CBC CH11A OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A FORTY-EIGHT (48) INCH CIRCLE, FORTY-EIGHT (48) INCHES BY SIXTY (60) INCHES OR A SIXTY (60) INCH DIAMETER CIRCLE.	BATH 3
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER TO MEET THE CBC CH11A REQUIREMENTS FOR GRAB BAR REINFORCEMENT AT WATER CLOSET (TOILET) AND SHOWER OR BATHTUB; GRAB BARS FOR WATER CLOSET (TOILET) SHOWER/BATH OR LAVATORY OR ANY COMBINATION THEREOF; LAVATORY / SINK AND WATER CLOSET (TOILET); AND COMPLIANT FIXTURES AND ACCESSORIES.	BATH 3
INTERIOR ROUTES FROM ACCESSIBLE ENTRANCE TO A POWDER/BATH, A COMMON USE ROOM AND KITCHEN (MIN. 42"WIDTH WITH 32" CLEAR DOORS, OR MIN. 39" WIDTH WITH 34" CLEAR DOORS, OR 36" WIDTH WITH 36" CLEAR DOORS).	REVISE OPENING INTO BATH 3 IN OFFICE / BEDROOM 4 AND WIDEN DOOR INTO W.C./SHOWER COMP. FOR CLEARANCE.
BEDROOM (IF THERE IS A BEDROOM ON THE PRIMARY LEVEL, 32" NET OPENING AT CLOSET).	WIDEN DOOR OF BEDROOM 4 WIC
MISC. AREAS, I.E. PATIO OR YARD (ACCESSIBLE ROUTE THROUGH OR AROUND UNIT FROM ACCESSIBLE ENTRANCE).	STANDARD PLAN COMPLIES
GENERAL COMPONENTS (ACCESSIBLE ROUTE IN AN INTERIOR HALLWAY, INTERIOR DOORS/OPENNINGS FOR ROOMS AND ROUTES OF TRAVEL CONSISTENT WITH CH 11A).	REVISE OPENING FROM PRIMARY ENTRANCE TO HALL FOR CLEARANCE.

UNIVERSAL DESIGN ORDINANCE COMPLIANCE MATRIX

PROJECT WILL COMPLY WITH UNIVERSAL DESIGN ORDINANCE BY OFFERING, FOR THE UNITS COMPLYING WITH THE VARIOUS SECTIONS OF THE UDO, THE APPROPRIATE OPTIONS TO ALL PROSPECTIVE BUYERS PRIOR TO THE TIME THAT A REQUEST FOR A BUILDING PERMIT IS SUBMITTED TO THE CITY OF DUBLIN FOR THAT PARTICULAR LOT. DEVELOPER SHALL SUBMIT A UDO CHECKLIST DURING THE MASTER PLAN CHECK INDICATING "CUT OFF" TIMES WHEN IT IS NO LONGER PRACTICAL TO OFFER CERTAIN ITEMS.

ARCHITECTS: ktgy Architecture+Planning

BOULEVARD phases2-5

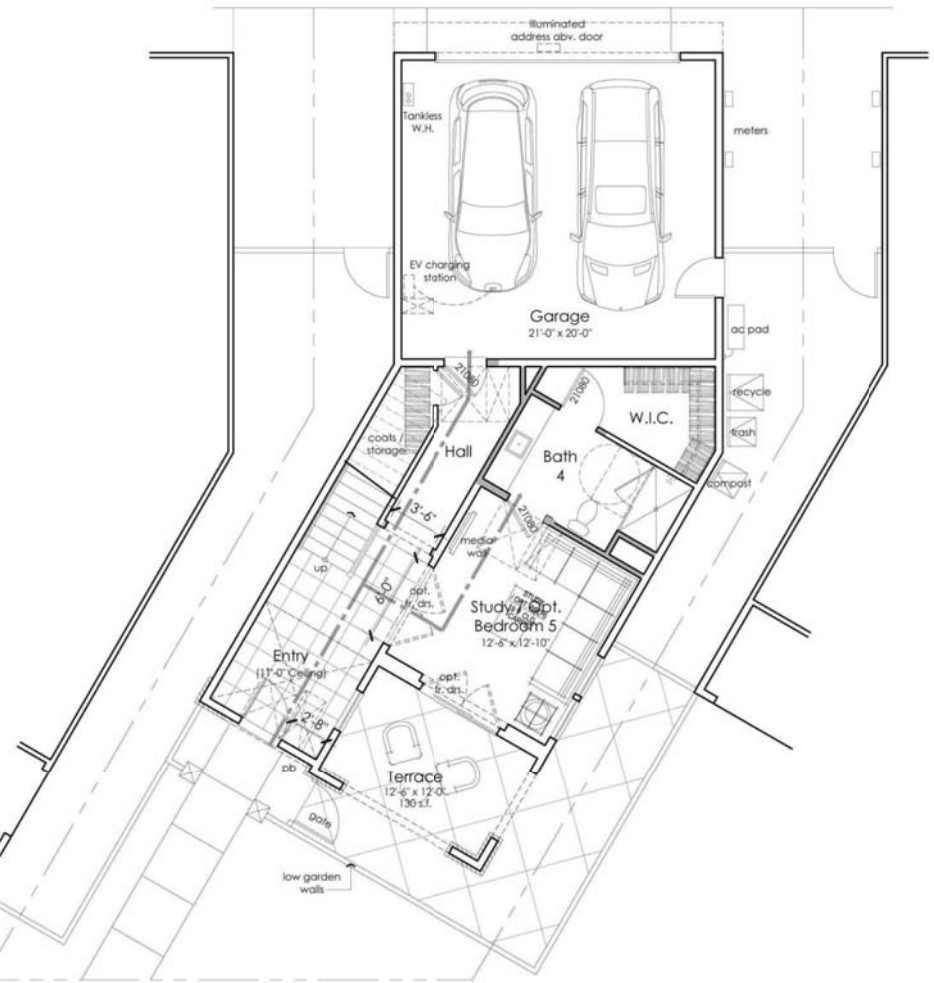
Dublin, California

SINGLE FAMILY DETACHED
PLAN 2 UNIVERSAL DESIGN PLAN

0 2 4 8 12 FEET

APRIL 11, 2017

A7.24



FIRST FLOOR

UNIVERSAL DESIGN LEGEND

48 INCH CIRCLE CLEAR SPACE

48" X 60" CLEAR SPACE

Universal Design Requirement	PLAN 3 NEIGH 4
PRIMARY ENTRANCE: ONE DOORBELL IS TO BE INSTALLED FOR THE ACCESSIBLE ENTRY DOOR, ONE THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-EIGHT (48) INCHES FROM THE FINISH FLOOR.	AT ENTRY DOOR
PRIMARY ENTRANCE: (COMPLIES WITH CBC CH11A AND 34" CLEAR, SECOND EXTERIOR DOOR WITH 32" CLEAR, 24" CLEAR AT STRIKE SIDE) SEE CIVIL DRAWINGS FOR EXTERIOR PATH OF TRAVEL.	WIDEN DOOR FROM GARAGE TO HALL FOR PRIMARY ENTRANCE. REMOVE DROP ZONE AND WALL FOR CLEARANCE.
PRIMARY ENTRANCE: WHERE EYEHOLE IS PROVIDED IS ACCESSIBLE ENTRY, ONE (1) SHALL BE AT STANDARD HEIGHT AND A SECOND ONE (1) THAT IS BETWEEN FORTY-TWO (42) INCHES AND FORTY-FOUR (44) INCHES FROM FINISH FLOOR. (ORD. 21-07 PART 1)	AT ENTRY DOOR
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A BATHTUB OR SHOWER MEETING THE REQUIREMENTS OF ANSI A117.1	BATH 4
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER WITH A CLEAR SPACE CONSITENT WITH THE REQUIREMENTS OF CBC CH11A OR OUTSIDE OF THE SWING OF THE DOOR AND EITHER A FORTY-EIGHT (48) INCH CIRCLE, FORTY-EIGHT (48) INCHES BY SIXTY (60) INCHES OR A SIXTY (60) INCH DIAMETER CIRCLE.	BATH 4
PRIMARY FLOOR POWDER/BATH (ONE (1) BATH OR POWDER TO MEET THE CBC CH11A REQUIREMENTS FOR GRAB BAR REINFORCEMENT AT WATER CLOSET (TOILET) AND SHOWER OR BATHTUB; GRAB BARS FOR WATER CLOSET (TOILET) SHOWER/BATH OR LAVATORY OR ANY COMBINATION THEREOF; LAVATORY / SINK AND WATER CLOSET (TOILET); AND COMPLIANT FIXTURES AND ACCESSORIES.	BATH 4
INTERIOR ROUTES FROM ACCESSIBLE ENTRANCE TO A POWDER/BATH, A COMMON USE ROOM AND KITCHEN (MIN. 42"WIDTH WITH 32" CLEAR DOORS, OR MIN. 39" WIDTH WITH 34" CLEAR DOORS, OR 36" WIDTH WITH 36" CLEAR DOORS).	WIDEN BATH 4 ENTRANCE AND W.C. / SHOWER COMP. DOORS FOR CLEARANCE.
BEDROOM (IF THERE IS A BEDROOM ON THE PRIMARY LEVEL, 32" NET OPENING AT CLOSET).	WIDEN DOOR OF BEDROOM 5 WIC
MISC. AREAS, I.E. PATIO OR YARD (ACCESSIBLE ROUTE THROUGH OR AROUND UNIT FROM ACCESSIBLE ENTRANCE).	STANDARD PLAN COMPLIES
GENERAL COMPONENTS (ACCESSIBLE ROUTE IN AN INTERIOR HALLWAY, INTERIOR DOORS/OPENNINGS FOR ROOMS AND ROUTES OF TRAVEL CONSISTENT WITH CH 11A).	REVISE OPENING FROM PRIMARY ENTRANCE TO HALL FOR CLEARANCE.

UNIVERSAL DESIGN ORDINANCE COMPLIANCE MATRIX

PROJECT WILL COMPLY WITH UNIVERSAL DESIGN ORDINANCE BY OFFERING, FOR THE UNITS COMPLYING WITH THE VARIOUS SECTIONS OF THE UDO, THE APPROPRIATE OPTIONS TO ALL PROSPECTIVE BUYERS PRIOR TO THE TIME THAT A REQUEST FOR A BUILDING PERMIT IS SUBMITTED TO THE CITY OF DUBLIN FOR THAT PARTICULAR LOT. DEVELOPER SHALL SUBMIT A UDO CHECKLIST DURING THE MASTER PLAN CHECK INDICATING "CUT OFF" TIMES WHEN IT IS NO LONGER PRACTICAL TO OFFER CERTAIN ITEMS.

ARCHITECTS: kt gy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

PLAN 3 UNIVERSAL DESIGN PLAN

0 2 4 8 12 FEET

APRIL 11, 2017

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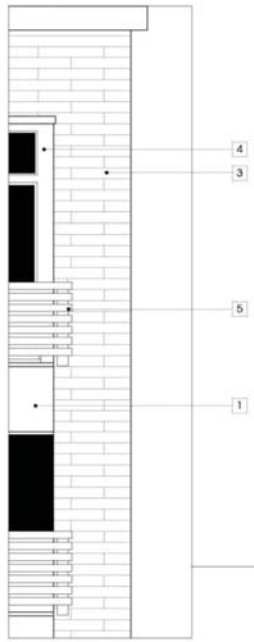
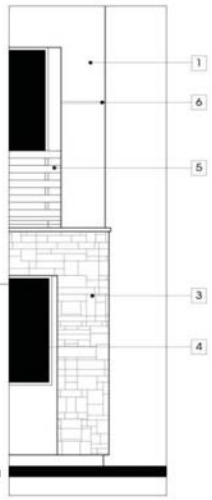
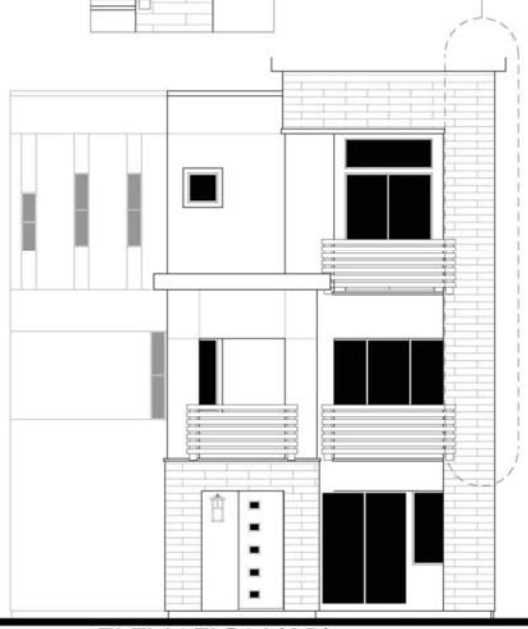


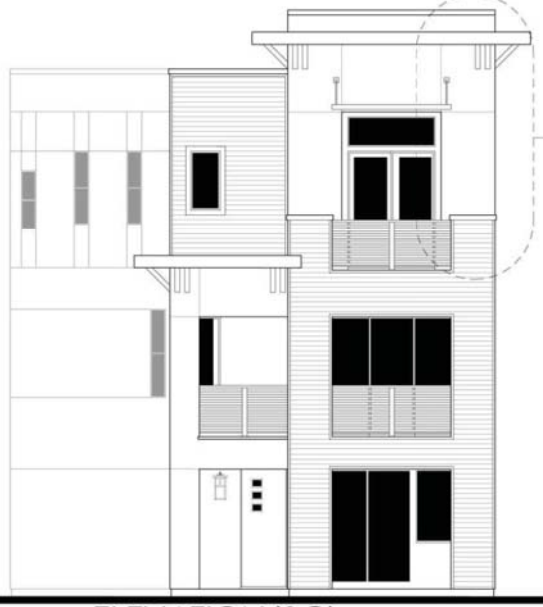


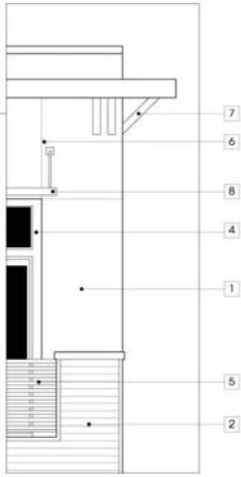
ELEVATION '1A'



ELEVATION '1B'

MATERIALS
1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. METAL REGLET
7. FIBER CEMENT KICKER
8. OPEN METAL / MESH CANOPIES





ELEVATION '1C'

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED
Front Elevations 1 Details

0 2 4 8 12 FEET

APRIL 11, 2017

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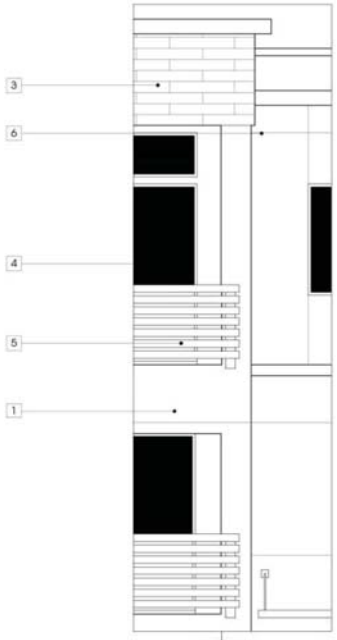


ELEVATION '2A'

ELEVATION '2B'

MATERIALS
1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. METAL REGLET
7. FIBER CEMENT CORBEL
8. OPEN METAL / MESH CANOPIES

ELEVATION '2C'

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

Dublin, California

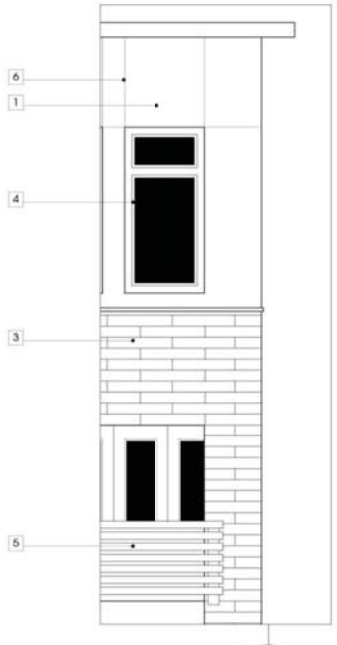
SINGLE FAMILY DETACHED
Front Elevations 2 Details

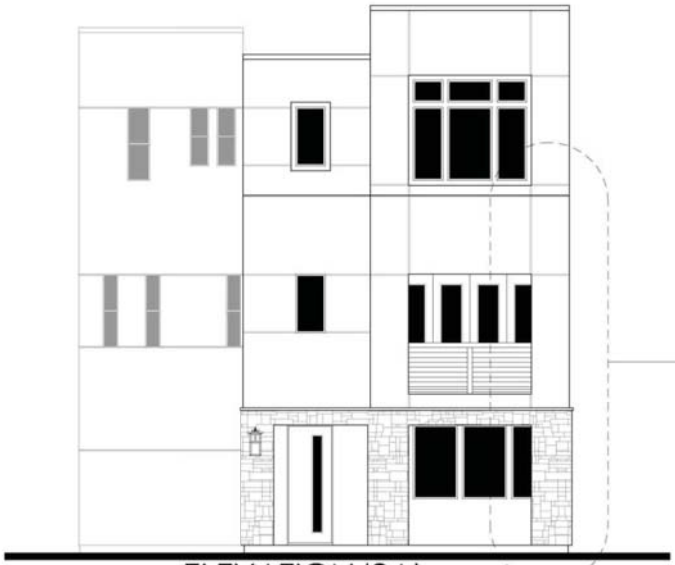
0 2 4 8 12 FEET

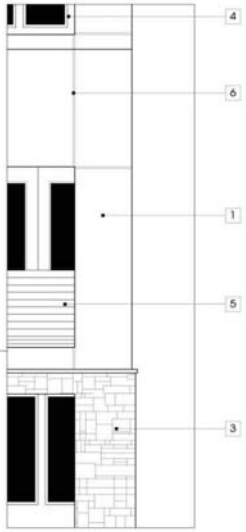
APRIL 11, 2017

A7.27

Y 3, 2017







ELEVATION '3A'

MATERIALS
1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. METAL REGLET
7. FIBER CEMENT KICKER
8. OPEN METAL / MESH CANOPIES

ELEVATION '3B'

ELEVATION '3C'

ARCHITECTS:
ktgy
Architecture+Planning

BOULEVARD phases2-5

Dublin, California

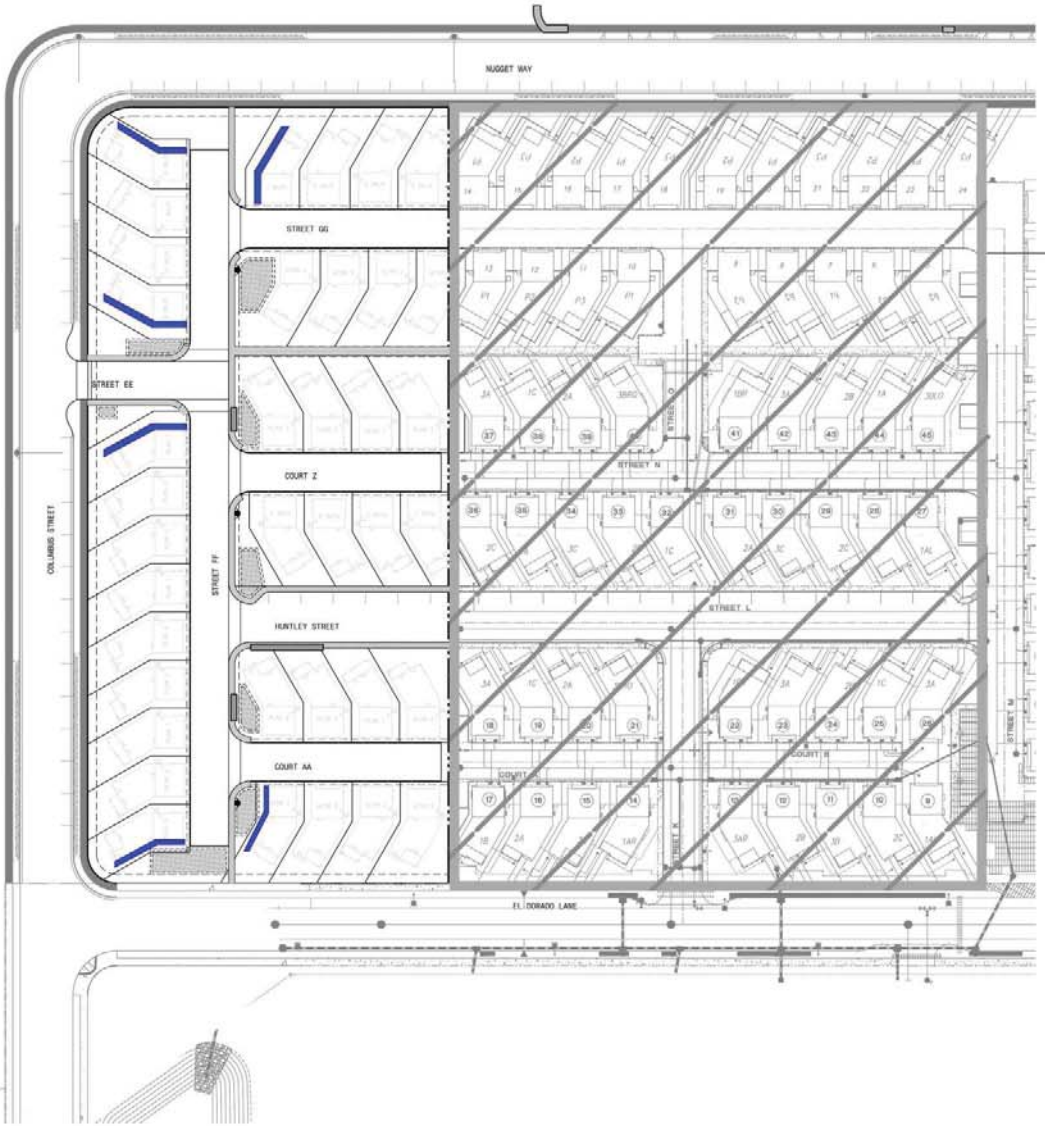
SINGLE FAMILY DETACHED
Front Elevations 3 Details

0 2 4 8 12 FEET

APRIL 11, 2017

A7.28

Y 3, 2017



NOT PART OF THIS SUBMITTAL PHASE

ENHANCED LEVATION

ARCHITECTS:

kitgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

Site Plan - Enhancement Location

0 2 4 8 12 FEET

APRIL 11, 2017

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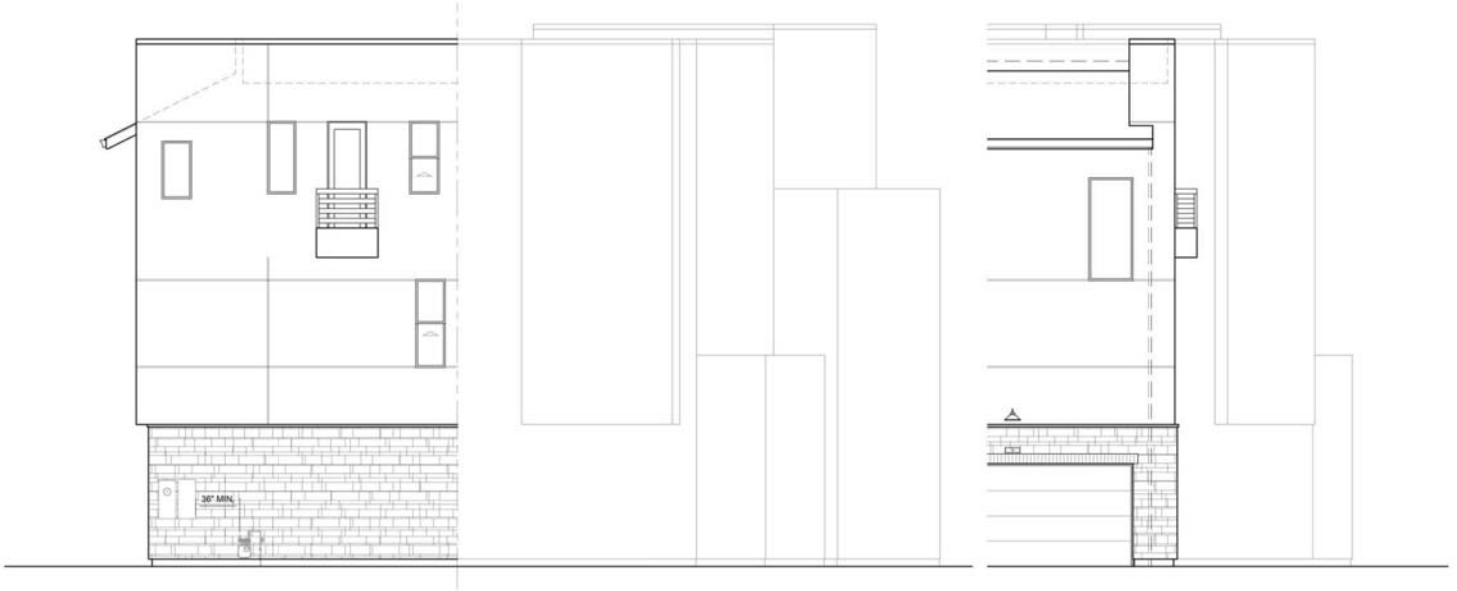
LEFT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION



LEFT (REAR) ELEVATION

PARTIAL REAR ELEVATION

ARCHITECTS:

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

1A Left Enhanced Elevation with Balcony

0 2 4 8 12 FEET

APRIL 11, 2017

A7.30

RIGHT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION

RIGHT (REAR) ELEVATION

PARTIAL REAR ELEVATION

ARCHITECTS:

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

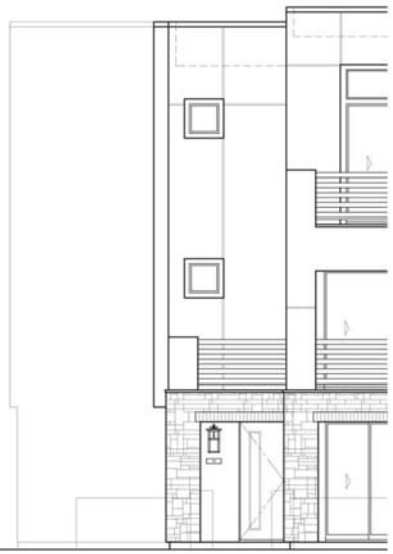
1A Right Enhanced Elevation with Balcony

0 2 4 8 12 FEET

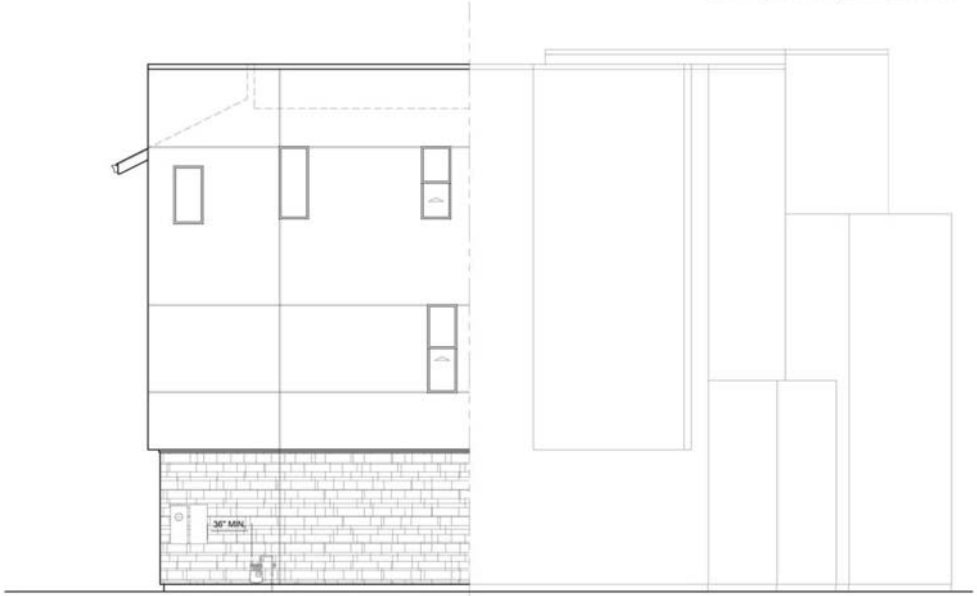
APRIL 11, 2017

A7.31

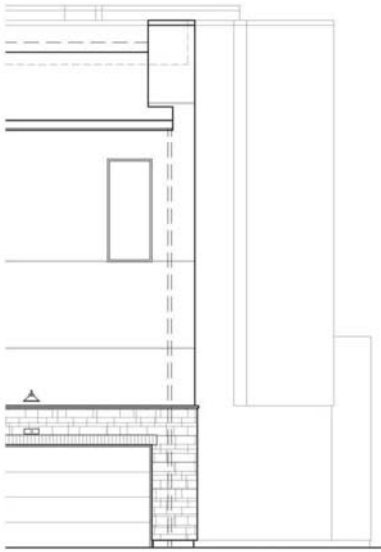
LEFT (FRONT) ELEVATION



PARTIAL FRONT ELEVATION



LEFT (REAR) ELEVATION



PARTIAL REAR ELEVATION

ARCHITECTS:

BOULEVARD phases2-5

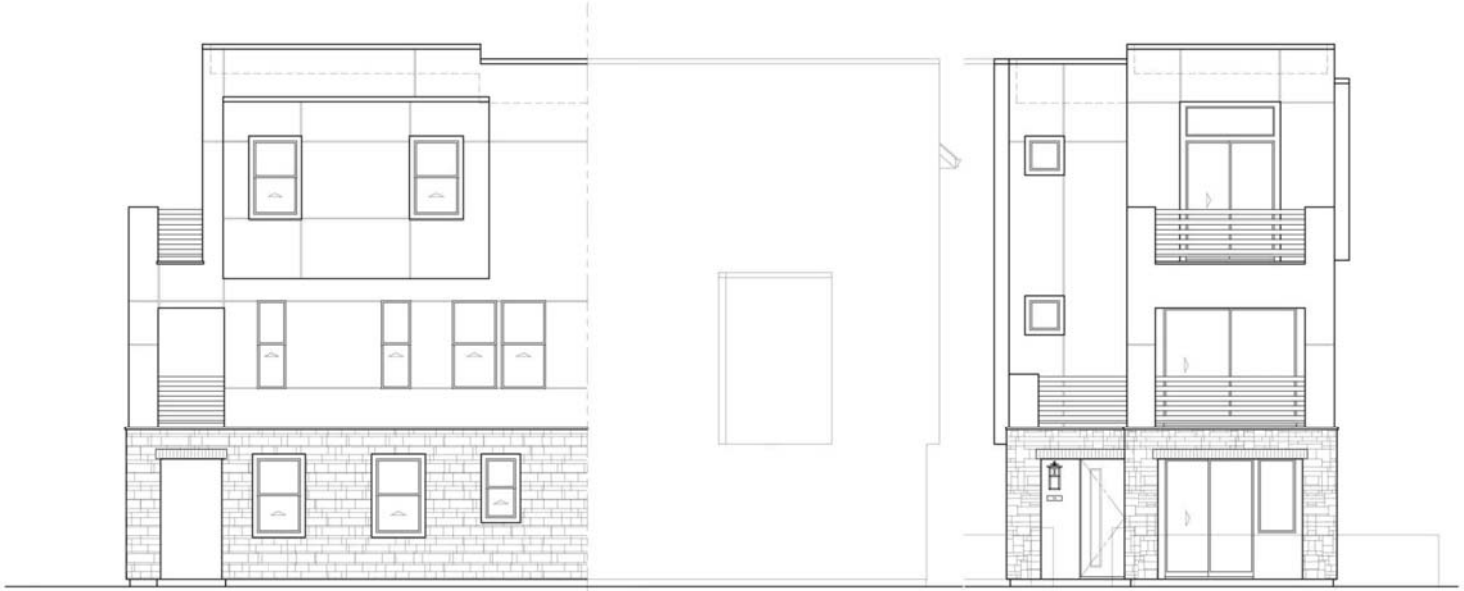
Dublin, California

SINGLE FAMILY DETACHED
1A Left Enhanced

0 2 4 8 12 FEET

APRIL 11, 2017

A7.32



RIGHT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION

RIGHT (REAR) ELEVATION

PARTIAL REAR ELEVATION

ARCHITECTS:

BOULEVARD phases2-5

Dublin, California

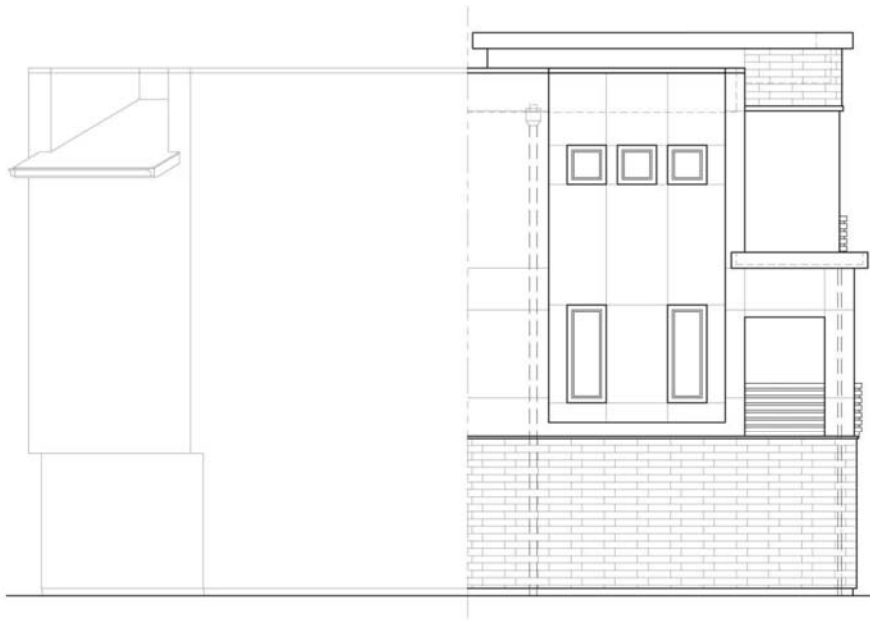
SINGLE FAMILY DETACHED

1A Right Enhanced

0 2 4 8 12 FEET

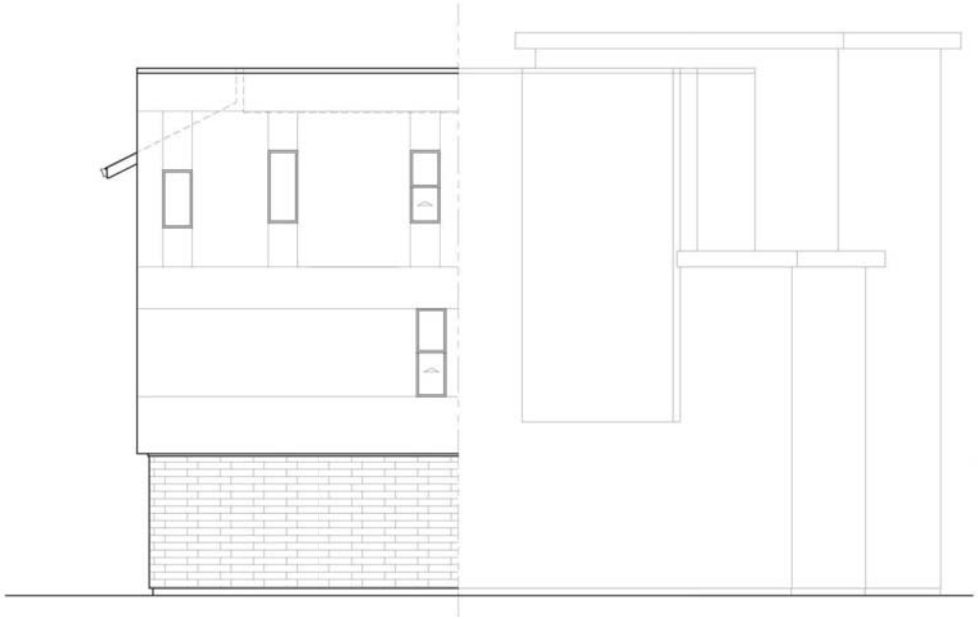
APRIL 11, 2017

A7.33

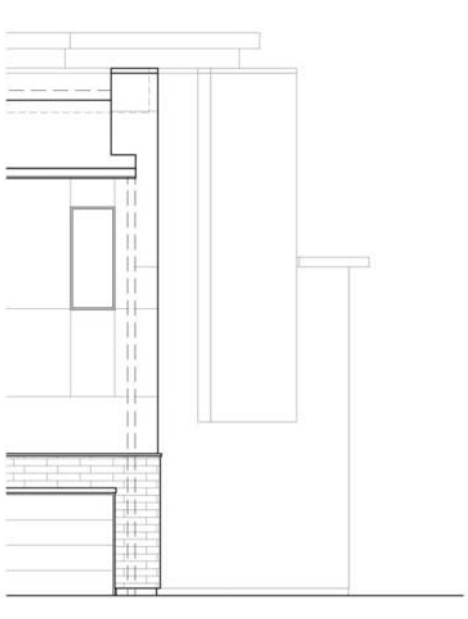


LEFT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION



LEFT (REAR) ELEVATION



PARTIAL REAR ELEVATION

ARCHITECTS:

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

18 Left Enhanced

0 2 4 8 12 FEET

APRIL 11, 2017

A7.34

RIGHT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION

RIGHT (REAR) ELEVATION

PARTIAL REAR ELEVATION

ARCHITECTS:

BOULEVARD phases2-5

Dublin, California

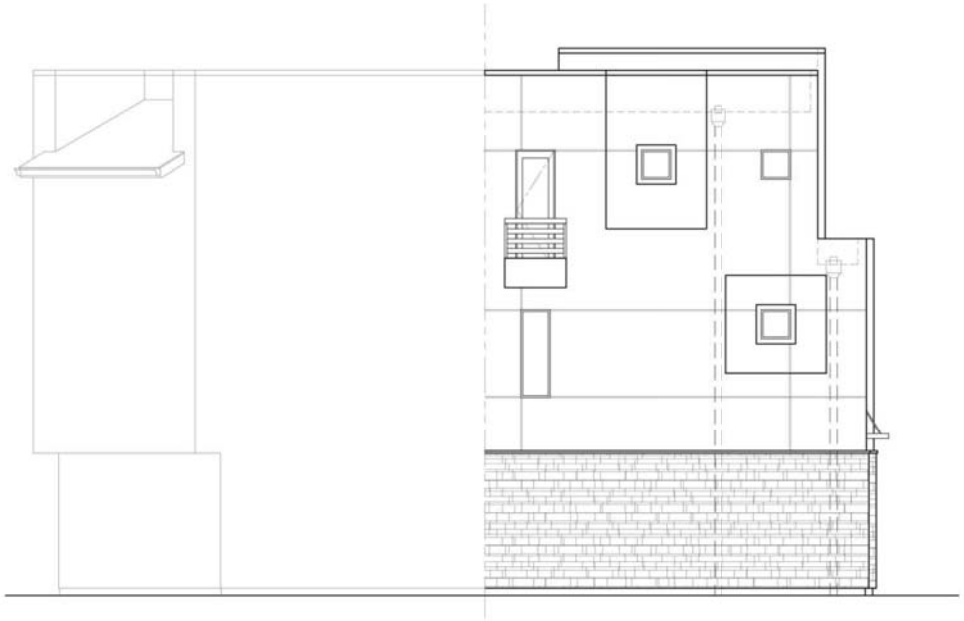
SINGLE FAMILY DETACHED

1B Right enhanced

0 2 4 8 12 FEET

APRIL 11, 2017

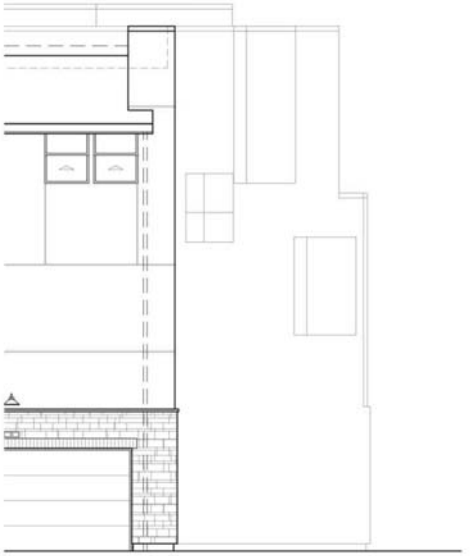
A7.35



LEFT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION

LEFT (REAR) ELEVATION



PARTIAL REAR ELEVATION

ARCHITECTS:

BOULEVARD phases2-5

Dublin, California

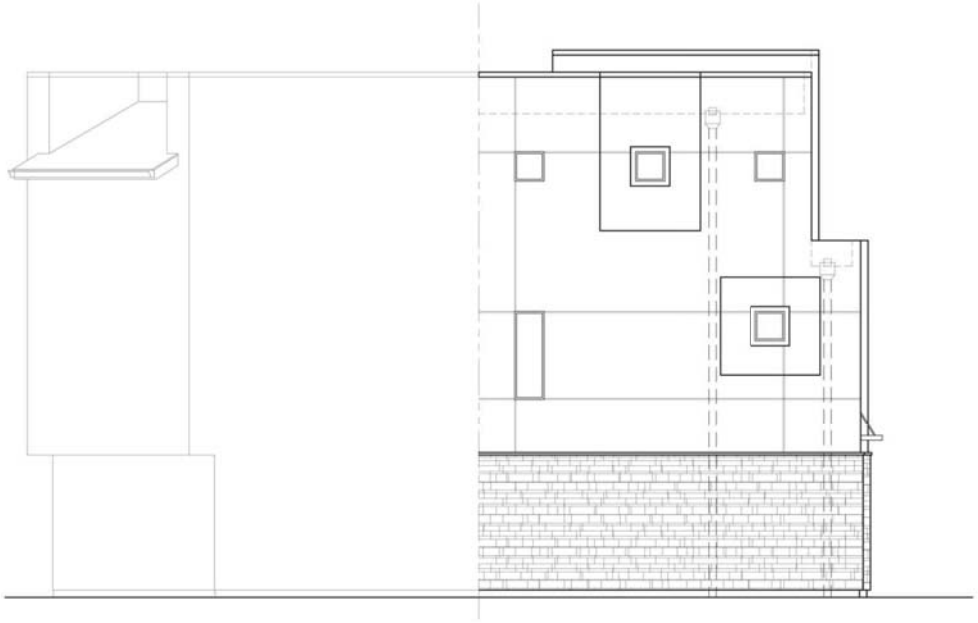
SINGLE FAMILY DETACHED

3A Left Enhanced with Balcony

0 2 4 8 12 FEET

APRIL 11, 2017

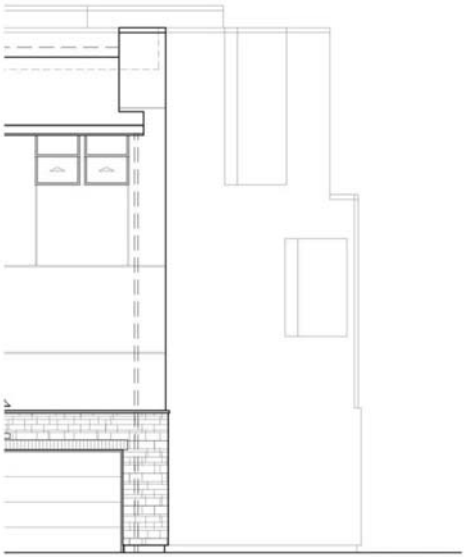
A7.36



LEFT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION

LEFT (REAR) ELEVATION



PARTIAL REAR ELEVATION

ARCHITECTS:

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

3A Left Enhanced

0 2 4 8 12 FEET

APRIL 11, 2017

A7.37

RIGHT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION

RIGHT (REAR) ELEVATION

PARTIAL REAR ELEVATION

ARCHITECTS:

ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

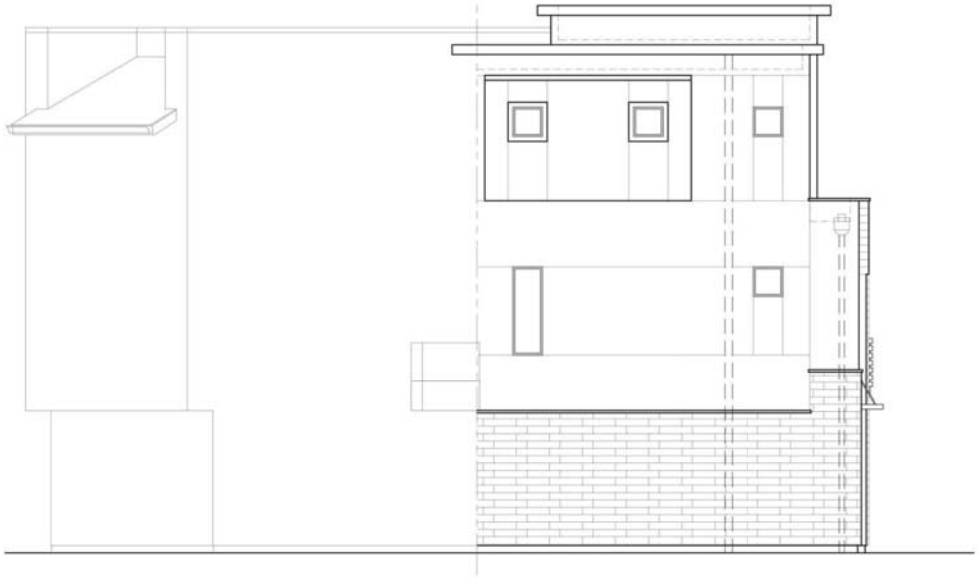
SINGLE FAMILY DETACHED

3A Right Enhanced

0 2 4 8 12 FEET

APRIL 11, 2017

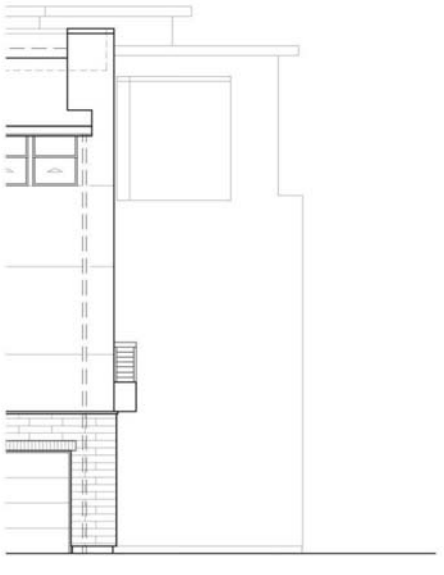
A7.38



LEFT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION

LEFT (REAR) ELEVATION



PARTIAL REAR ELEVATION

ARCHITECTS:

ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

38 Left Enhanced with Balcony

0 2 4 8 12 FEET

APRIL 11, 2017

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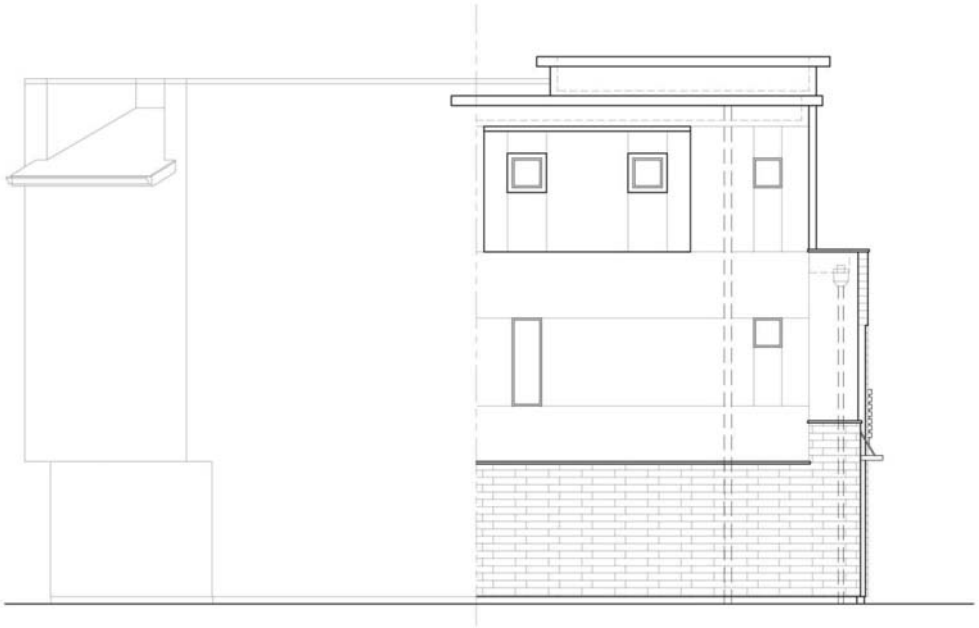

LEFT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION

LEFT (REAR) ELEVATION

PARTIAL REAR ELEVATION

ARCHITECTS:

ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

3B Left Enhanced

0 2 4 8 12 FEET

APRIL 11, 2017

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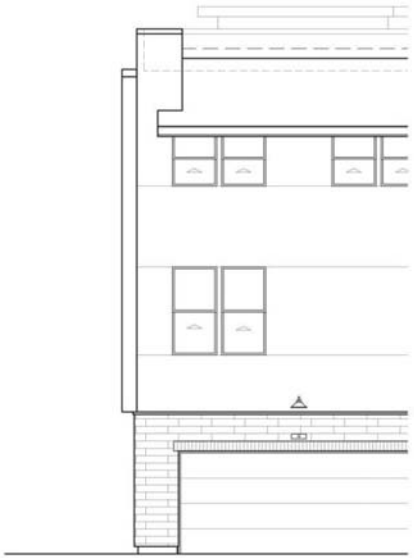
RIGHT (FRONT) ELEVATION

PARTIAL FRONT ELEVATION

RIGHT (REAR) ELEVATION



PARTIAL REAR ELEVATION

ARCHITECTS:

ktgy Architecture+Planning

BOULEVARD phases2-5

Dublin, California

SINGLE FAMILY DETACHED

3B Right Enhanced

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APRIL 11, 2017

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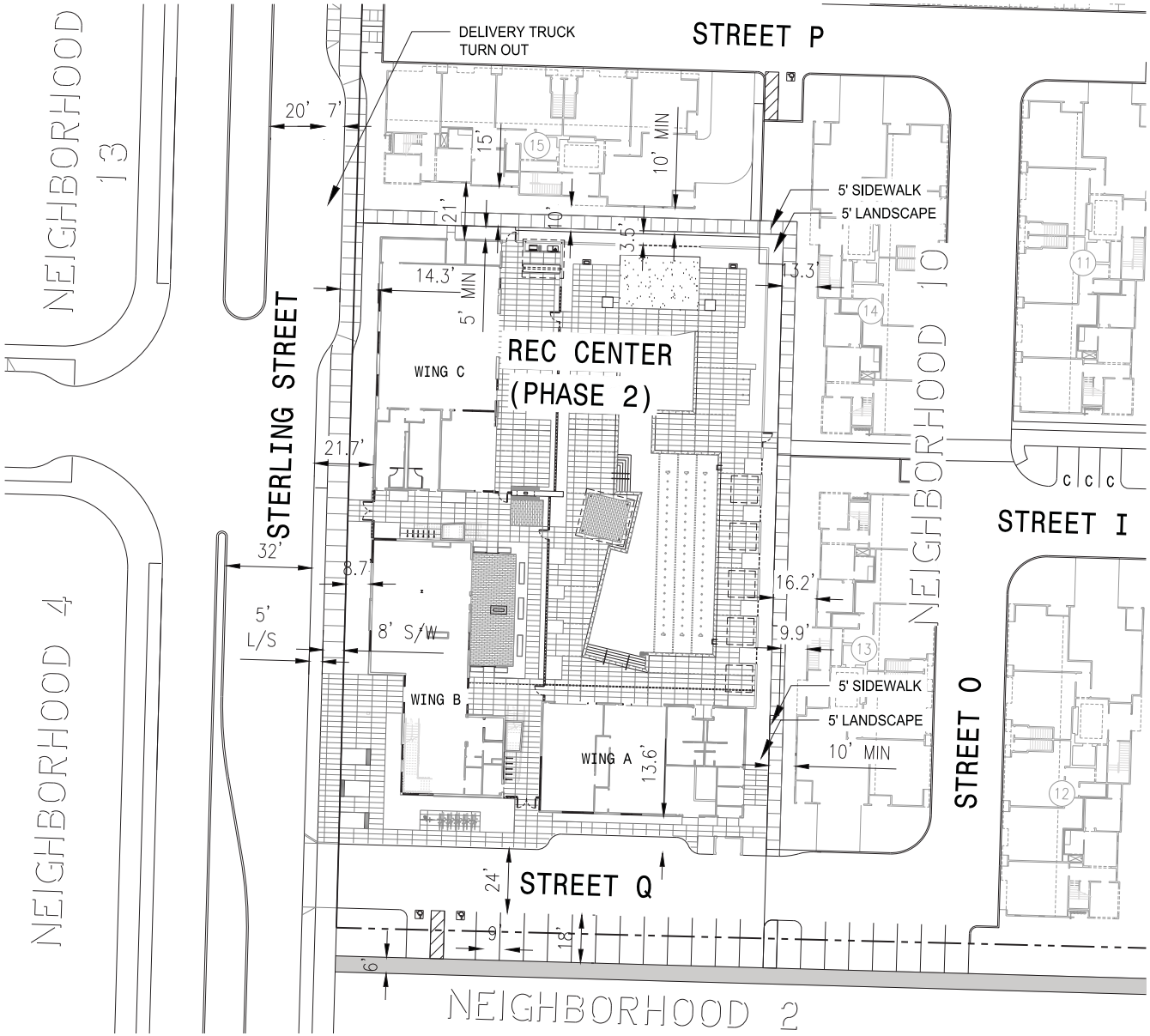

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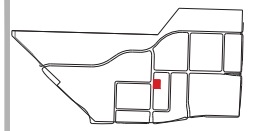
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
PLEASANTON, CA (925)225-0690

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

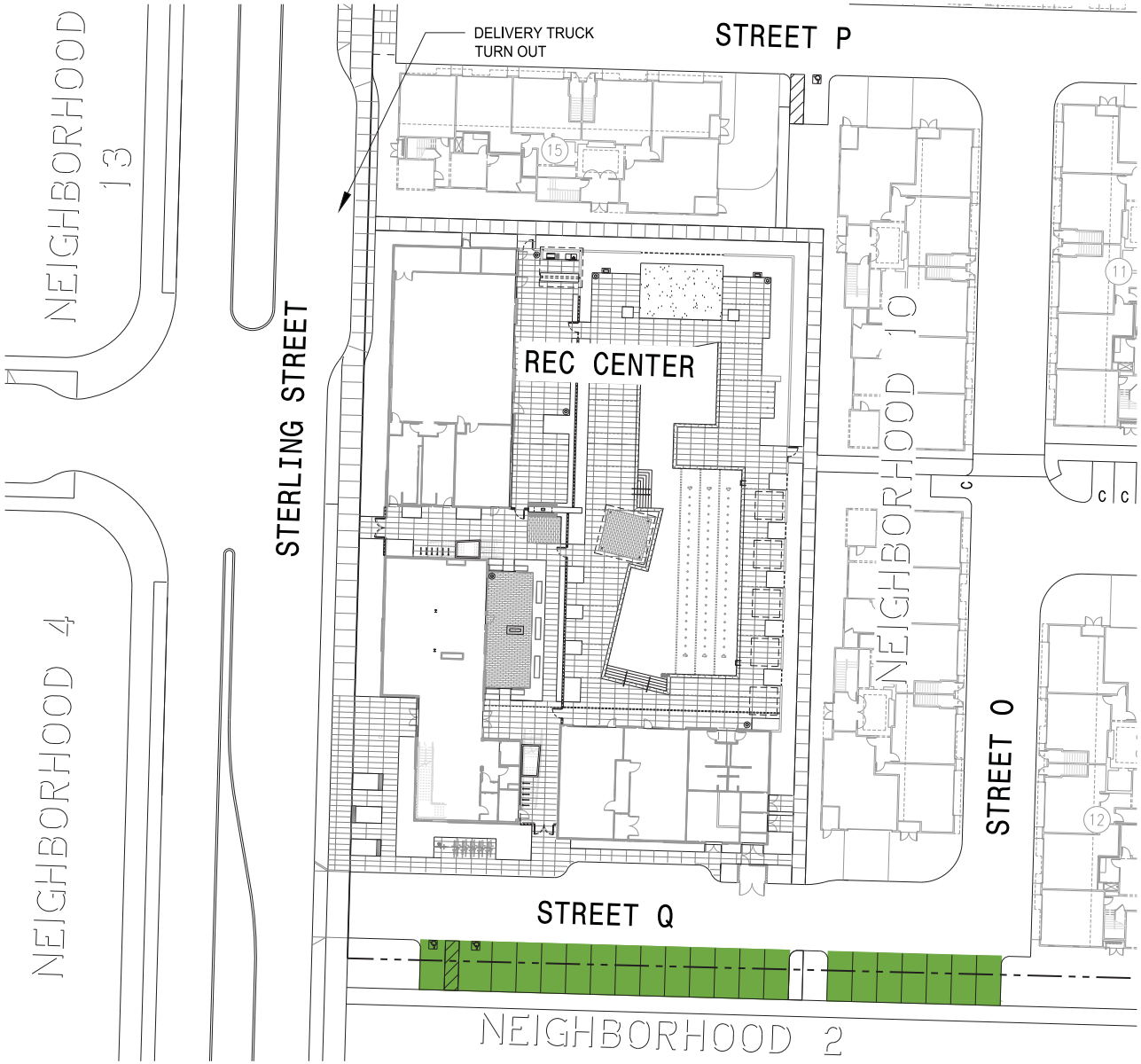
SITE PLAN

REC CENTER

0 20 40 60 FEET

APRIL 11, 2017

C.1



LEGEND

REC CENTER PARKING SPACE(21)

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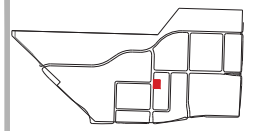
ENGINEERS PLANNERS SURVEYORS
PLEASANTON, CA (925)225-0690

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

PARKING PLAN

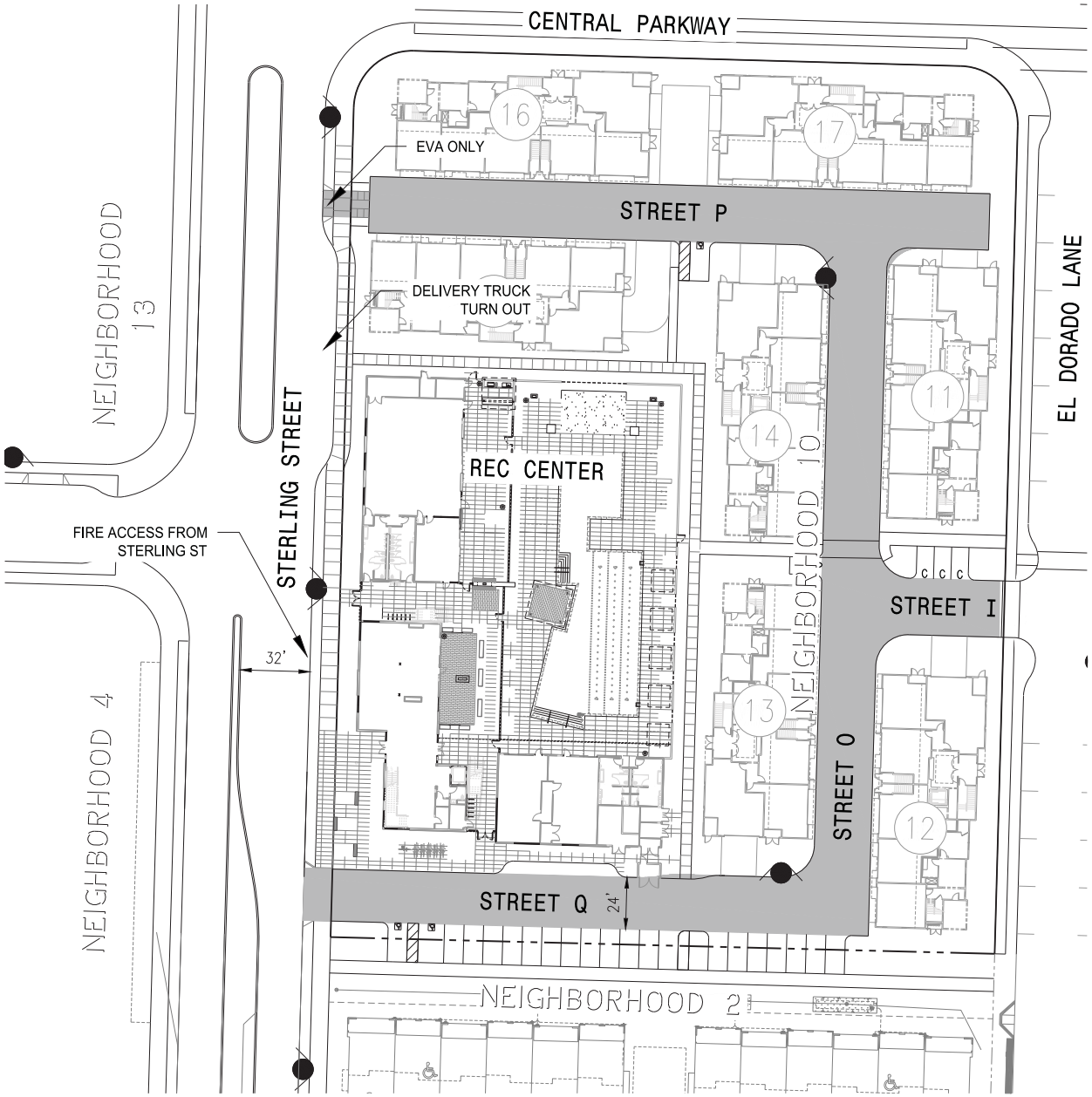
REC CENTER

0 20 40 60 FEET

APRIL 11, 2017

C.2

03-16-2017 1:05pm Amanda Karchefski P:\19814\PLN\SDR\VOL1\REC CENTER\REC CENTER_PARKING PLAN.DWG



LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- FH — PROPOSED FIRE HYDRANT(FH)

NOTE:
1. REC CENTER BUILDING IS 2 STORIES WITH AN EAVE HEIGHT UNDER 30'.
2. FIRE APPARATUS ROADS SHOWN HAVE A MINIMUM WIDTH OF 22'-26'.

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ENGINEERS PLANNERS SURVEYORS
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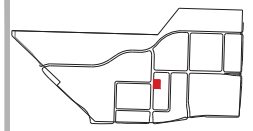
BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

FIRE ACCESSS PLAN

REC CENTER

0 25 50 75 FEET

APRIL 11, 2017

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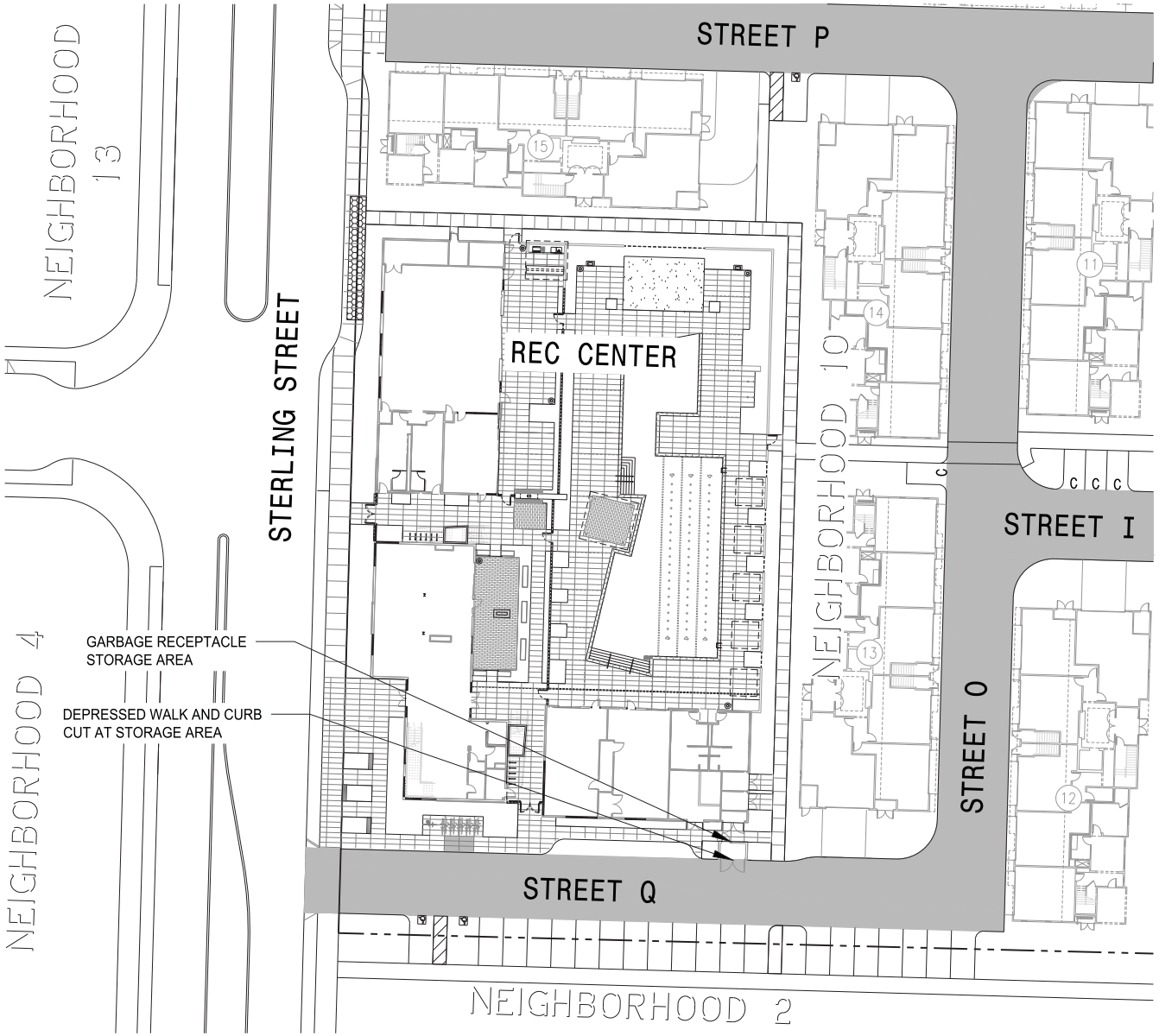

LEGEND

TRASH SERVICES ROUTE

NOTE:
GARBAGE RECEPTACLE(S) WILL BE ROLLED INTO STREET Q DROP OFF LANE BY REC CENTER EMPLOYEES AT TIME OF GARBAGE COLLECTION

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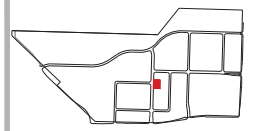
PLEASANTON, CA (925)225-0690

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

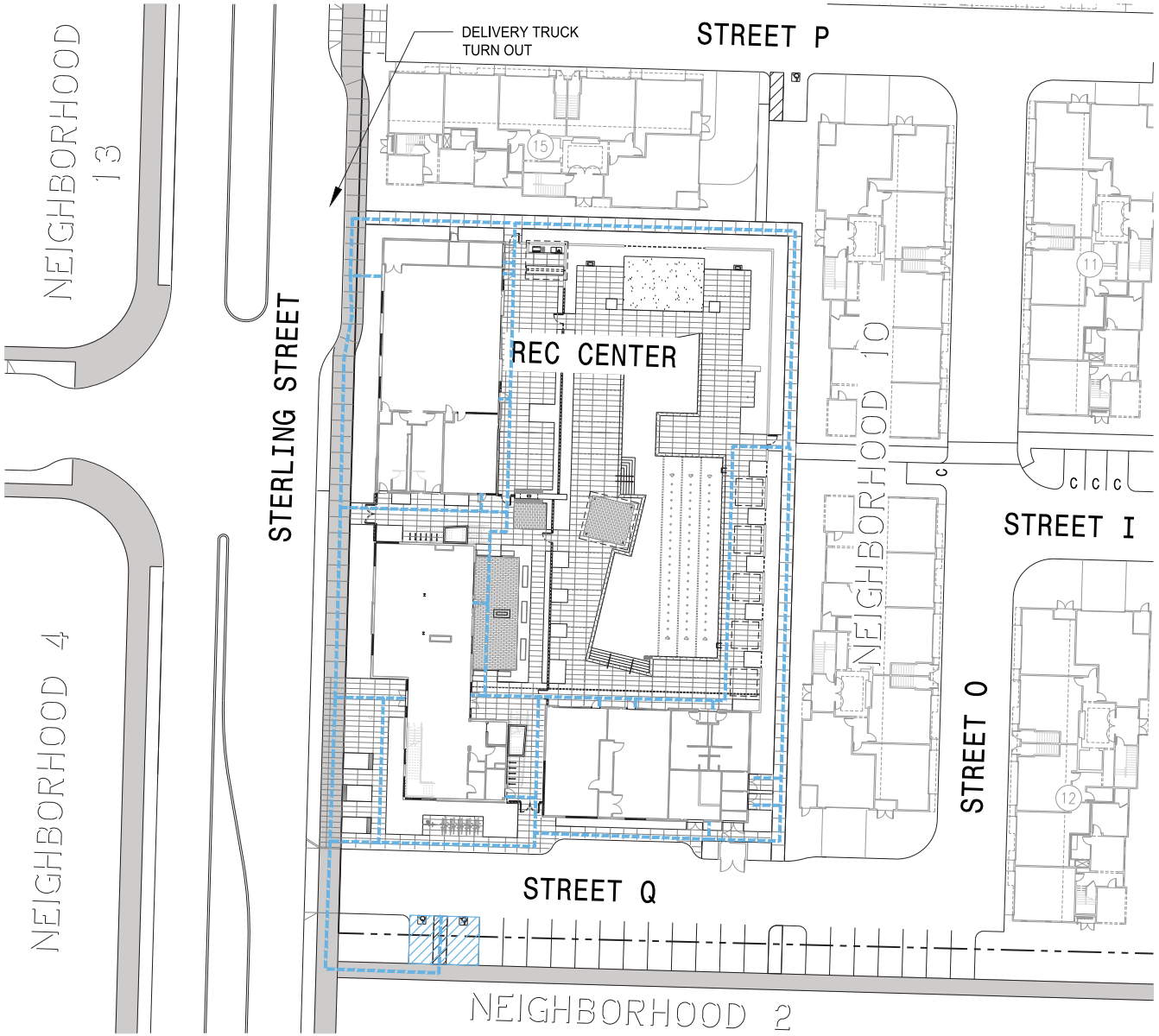
TRASH SERVICES PLAN

REC CENTER
0 20 40 60 FEET

APRIL 11, 2017

C.4

03-16-2017 1:06pm Amanda Karchefski P:\19814\PLN\SDR\VOL1\REC CENTER\REC CENTER_TRASH SERVICES.DWG



LEGEND

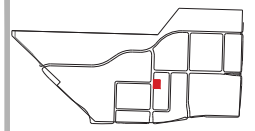
ACCESSIBLE PARKING SPACES

ACCESSIBLE PATH

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
PLEASANTON, CA (925)225-0690

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

ACCESSIBILITY PLAN

REC CENTER

0 20 40 60 FEET

APRIL 11, 2017

C.5

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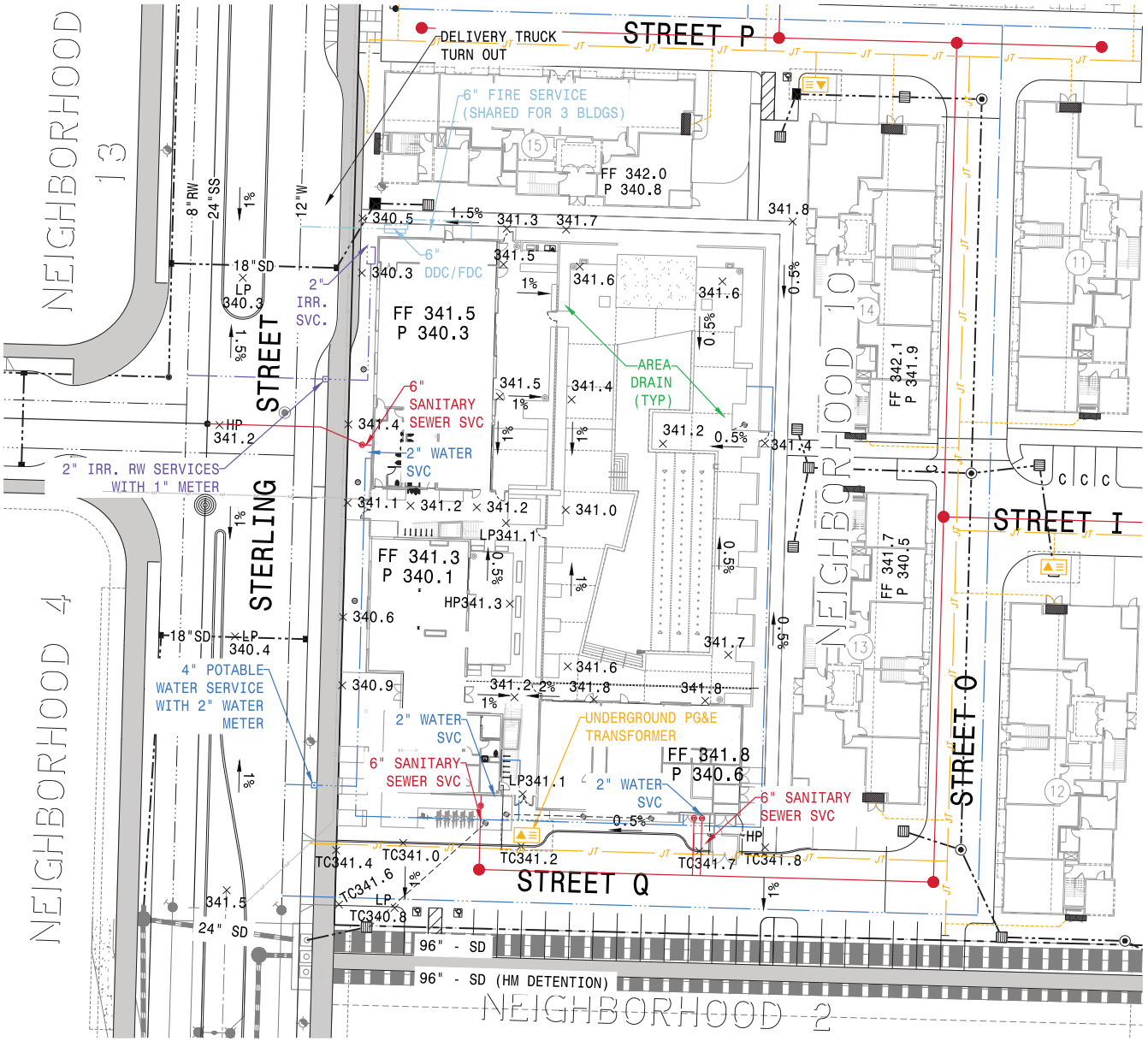

UTILITY LEGEND:

- SANITARY SEWER (WITH CLEANOUT)
- POTABLE WATER
- FIRE WATER
- RECYCLED WATER
- STORM DRAINAGE (WITH AREA DRAIN)
- JOINT TRENCH

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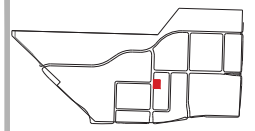
ENGINEERS PLANNERS SURVEYORS
PLEASANTON, CA (925)225-0690

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

PRELIMINARY GRADING/UTILITES PLAN

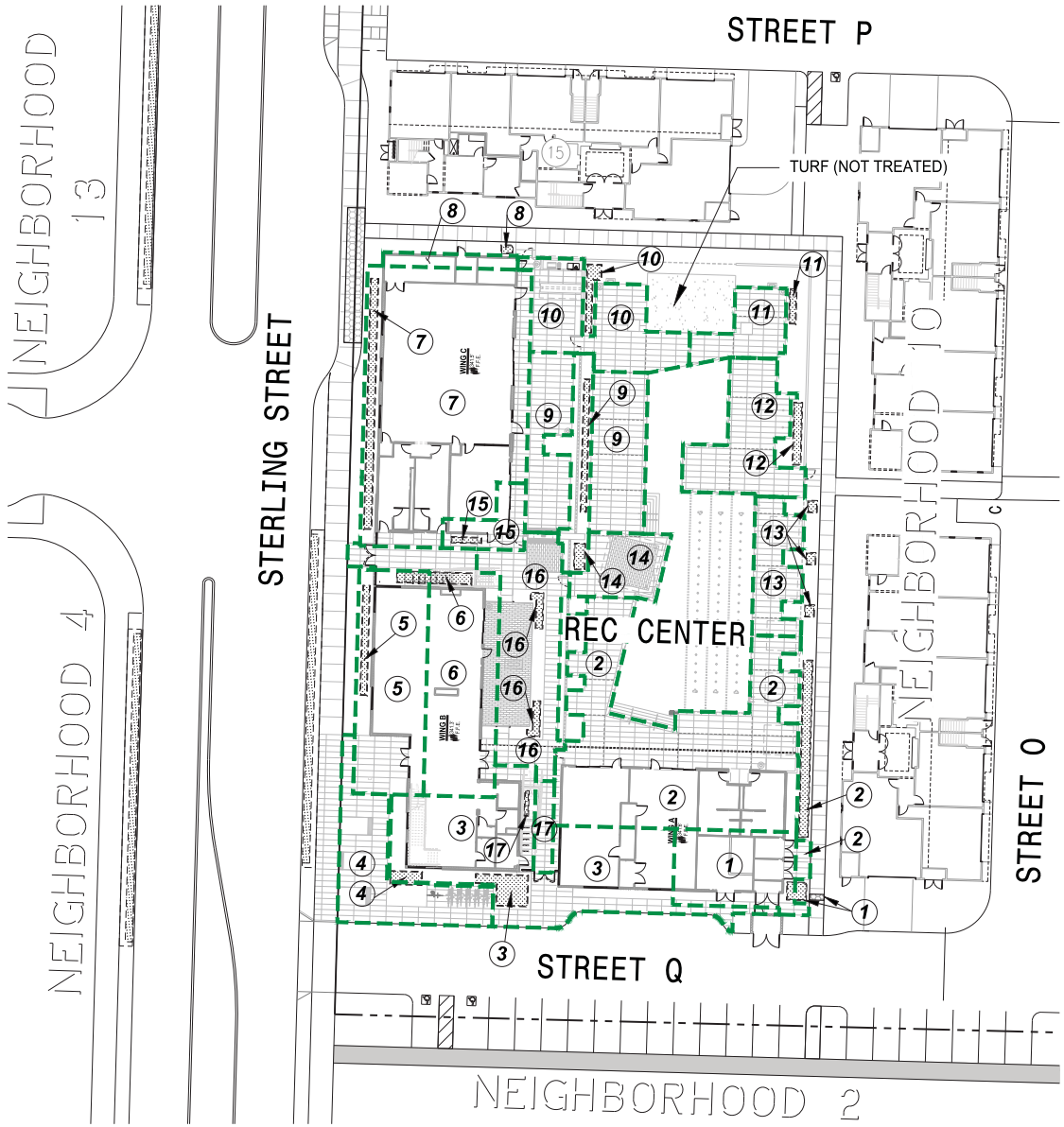
REC CENTER

0 20 40 60 FEET

APRIL 11, 2017

C.6

03-16-2017 1:05pm Amanda Karchefski P:\19814\PLN\SDR\VOL1\REC CENTER\REC CENTER_PRELIMINARY GRADING AND UTILITES.DWG



LEGEND

- DRAINAGE MANAGEMENT AREA (DMA) LIMITS
- SILVA CELL AREA
- BIO-RETENTION CELL AREA
- (2) DMA # AND CORRESPONDING SILVA CELL OR BIO-RETENTION TREATMENT AREA #

NOTES:

1. THE CALCULATIONS SHOWN IN TABLE HEREON ARE BASED ON ALAMEDA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE JANUARY 1, 2015.
2. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
3. RAINFALL INTENSITY = 0.2 IN/HR
4. BIORETENTION SOIL MIX TO HAVE A MINIMUM 5 IN/HR INFILTRATION RATE
5. THE TREATMENT AREA REQUIRED IS BASED ON A SIZING CRITERIA OF (0.2 IN/HR)/(5 IN/HR)=0.04
6. INTERCEPTOR TREES WILL BE IDENTIFIED IN DESIGN TO REDUCE THE EFFECTIVE IMPERVIOUS AREA.

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	1103	0	1103	1103	44	46
2	4195	283	4478	4223	169	170
3	3173	105	3278	3184	127	128
4	1022	283	1305	1050	42	45
5	1826	0	1826	1826	73	74
6	2192	0	2192	2192	88	88
7	4935	0	4935	4935	197	198
8	217	0	217	217	9	9
9	1881	0	1881	1881	75	76
10	1327	0	1327	1327	53	53
11	556	0	556	556	22	23
12	1186	0	1186	1186	47	52
13	676	0	676	676	27	32
14	618	0	618	618	25	29
15	406	0	406	406	16	16
16	1435	0	1435	1435	57	58
17	198	0	198	198	8	8

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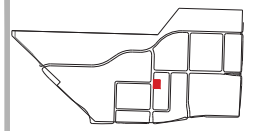
BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL

PRELIMINARY STORMWATER SITE PLAN

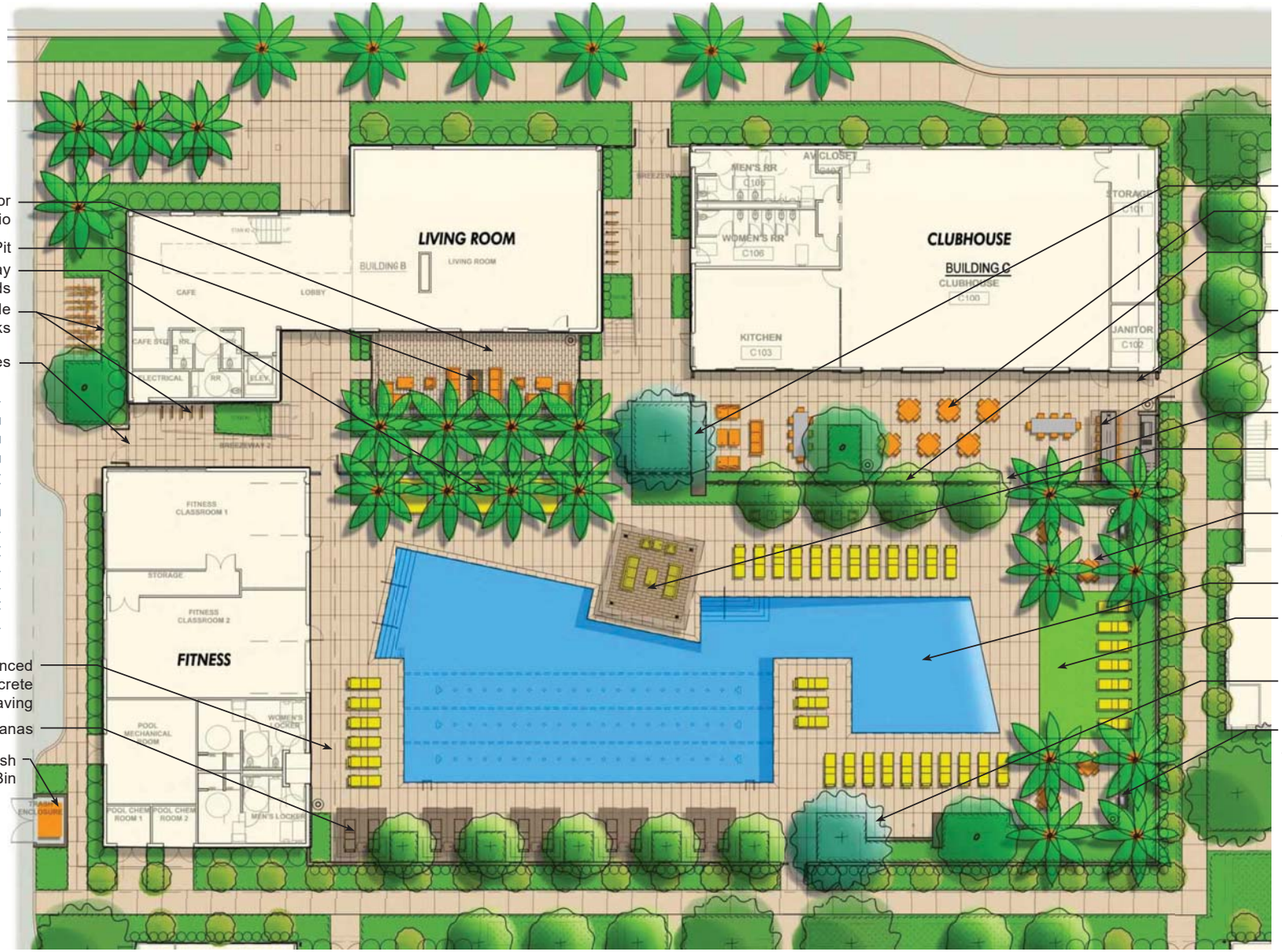
REC CENTER

0 20 40 60 FEET

APRIL 11, 2017

C.7

STERLING ST



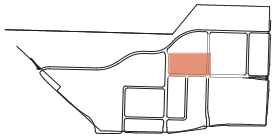
Outdoor Patio
Fire Pit
Day Beds
Bicycle Racks
Gates
Enhanced Concrete Paving
Cabanas
Trash Bin

Fireplace
Outdoor Dining
Pool Enclosure Fence
Egress Gate
Shade Trellis and Outdoor Kitchen
Pool Gate
Shade Structure
Barbeque Area
Pool
Synthetic Turf Area
Outdoor Pool Showers
Barbeque Area

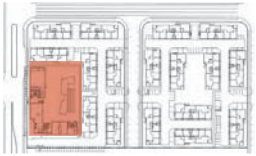
C2 Collaborative
LANDSCAPE ARCHITECTURE

BOULEVARD phases 2-3

DUBLIN, CALIFORNIA



OVERALL



NEIGHBORHOOD 10

RECREATION CENTER - LANDSCAPE PLAN

0 5 10 20 30 FEET

April 11, 2017

L1

4 VIEW FROM POOL TOWARDS BREEZEWAY 2
NTS

2 CORNER VIEW FROM STERLING ST.
NTS

3 VIEW FROM POOL TOWARDS BUILDING
NTS

1 VIEW FROM COURTYARD TOWARDS BREEZEWAY 1
NTS

BOULEVARD phases 2-5

GROUP 4
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RESEARCH +
PLANNING, INC
211 LINDEN AVENUE
SO. SAN FRANCISCO
CA 94080 USA
650·871·0709

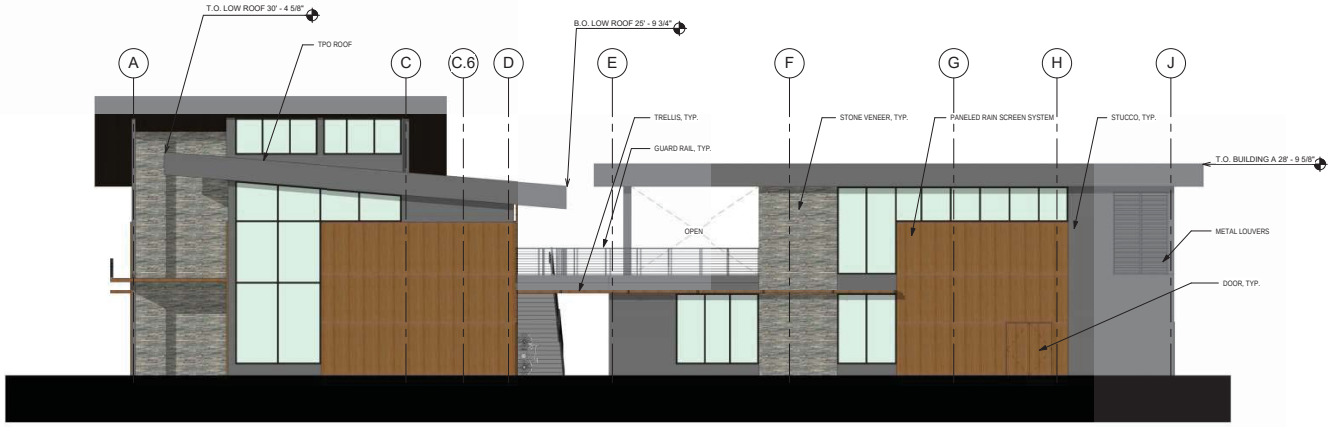
DUBLIN, CALIFORNIA

OVERALL

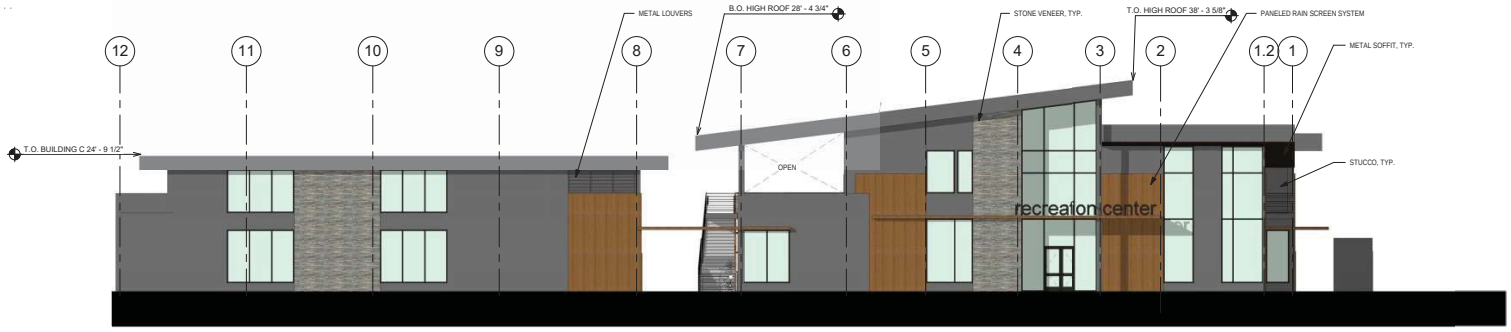
EXTERIOR PERSPECTIVES
REC CENTER

APRIL 11, 2017

A1



1 SOUTH ELEVATION - BUILDINGS A & B
1/8" = 1'-0"



2 WEST ELELVATION
3/32" = 1'-0"

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BOULEVARD phases 2-5

DUBLIN, CALIFORNIA

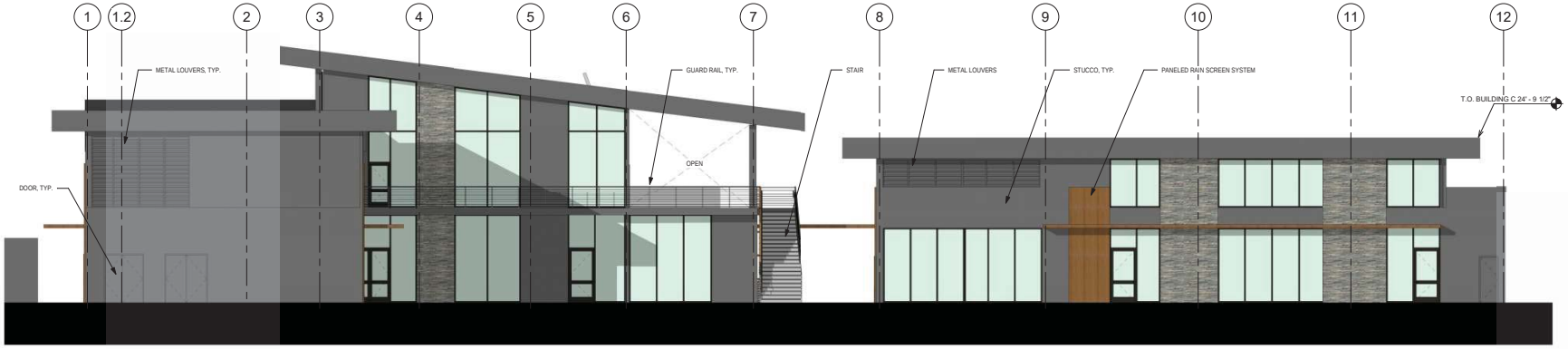
OVERALL

EXTERIOR ELEVATIONS
REC CENTER

APRIL 11, 2017

A2

1 NORTH ELEVATION BUILDING C
1/8" = 1'-0"



2 EAST ELEVATION BUILDING A
1/8" = 1'-0"

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BOULEVARD phases 2-5

DUBLIN, CALIFORNIA

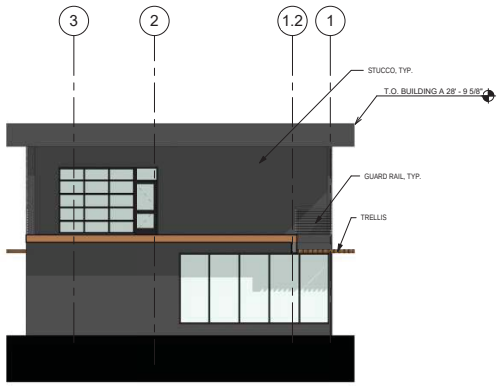
OVERALL

EXTERIOR ELEVATIONS

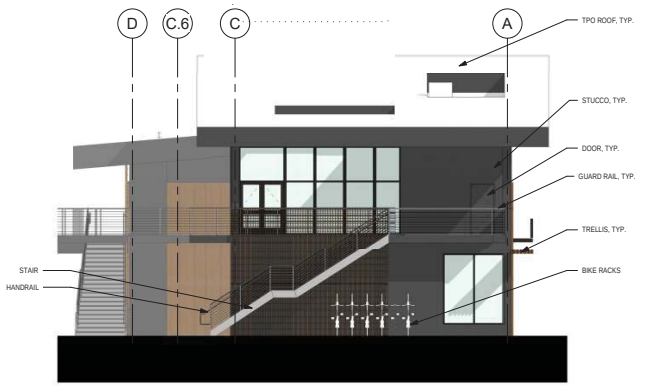
REC CENTER

APRIL 11, 2017

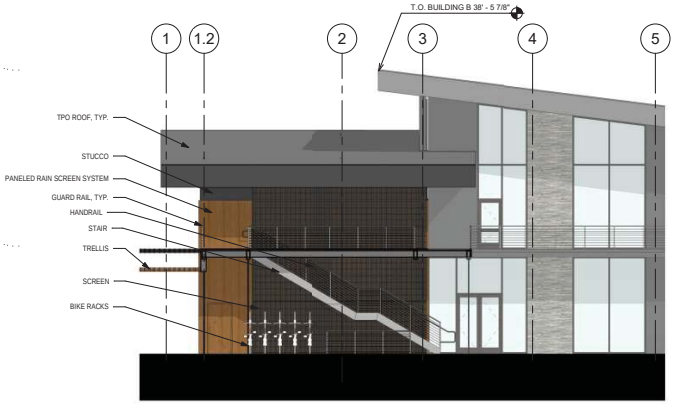
A3



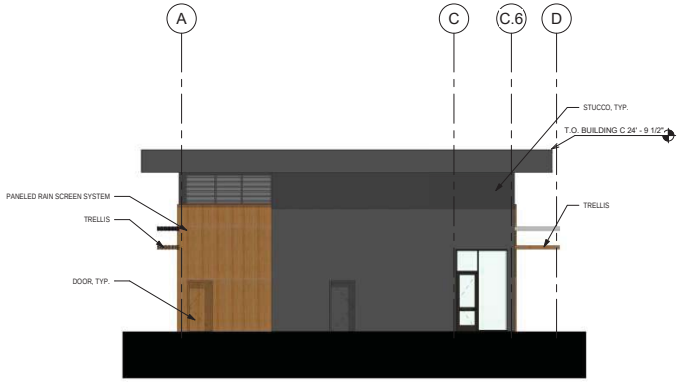
4 WEST ELEVATION BUILDING A
1/8" = 1'-0"



2 NORTH ELEVATION - BUILDINGS A & B
1/8" = 1'-0"



3 EAST ELEVATION BUILDING B
1/8" = 1'-0"



1 SOUTH ELEVATION BUILDING C
1/8" = 1'-0"

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BOULEVARD phases 2-5

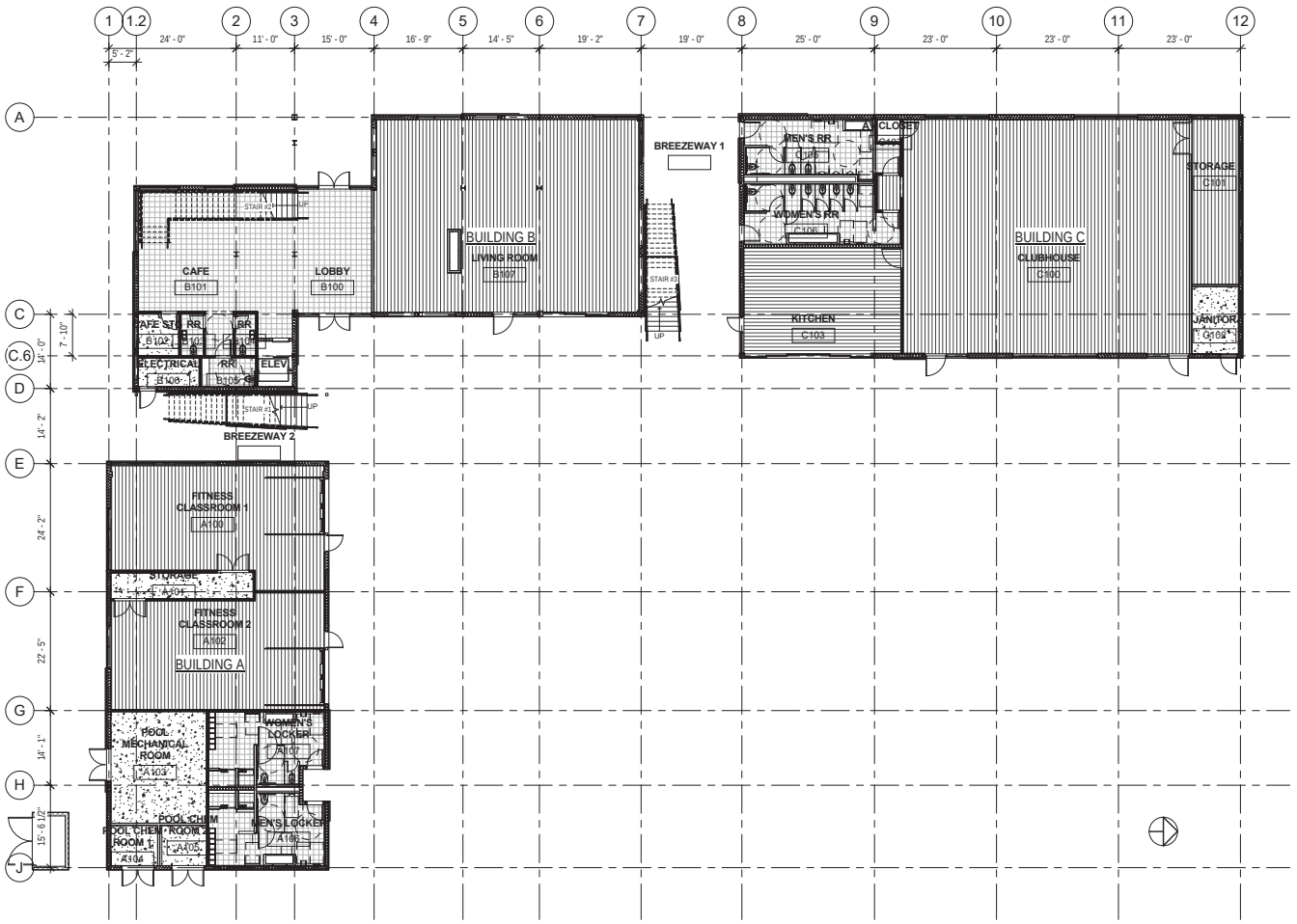
DUBLIN, CALIFORNIA

OVERALL

BREEZEWAY ELEVATIONS
REC CENTER

APRIL 11, 2017

A4



1 FIRST FLOOR FINISH PLAN
3/32" = 1'-0"

FINISH LEGEND

- PORCELAIN TILE
- STAINED CONCRETE
- LVT
- SEALED CONCRETE
- CARPET TILE
- RUBBER FLOORING
- RESILIENT FLOORING
- CONCRETE DECK TILES

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BOULEVARD phases 2-5

DUBLIN, CALIFORNIA

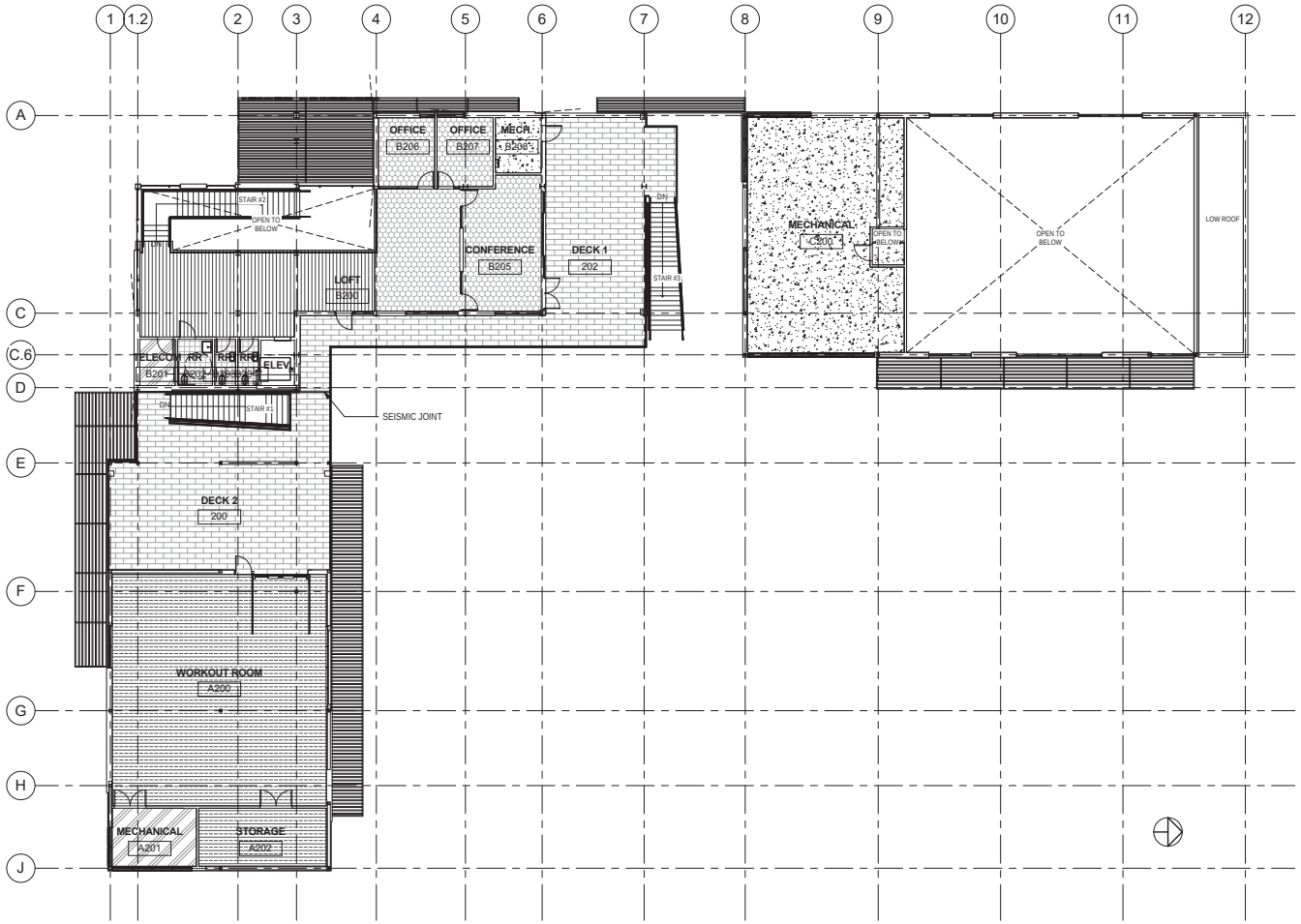
OVERALL

FIRST FLOOR FINISH PLAN

REC CENTER

APRIL 11, 2017

A5



1 SECOND FLOOR FINISH PLAN
3/32" = 1'-0"

FINISH LEGEND

- PORCELAIN TILE
- STAINED CONCRETE
- LVT
- SEALED CONCRETE
- CARPET TILE
- RUBBER FLOORING
- RESILIENT FLOORING
- CONCRETE DECK TILES

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BOULEVARD phases 2-5

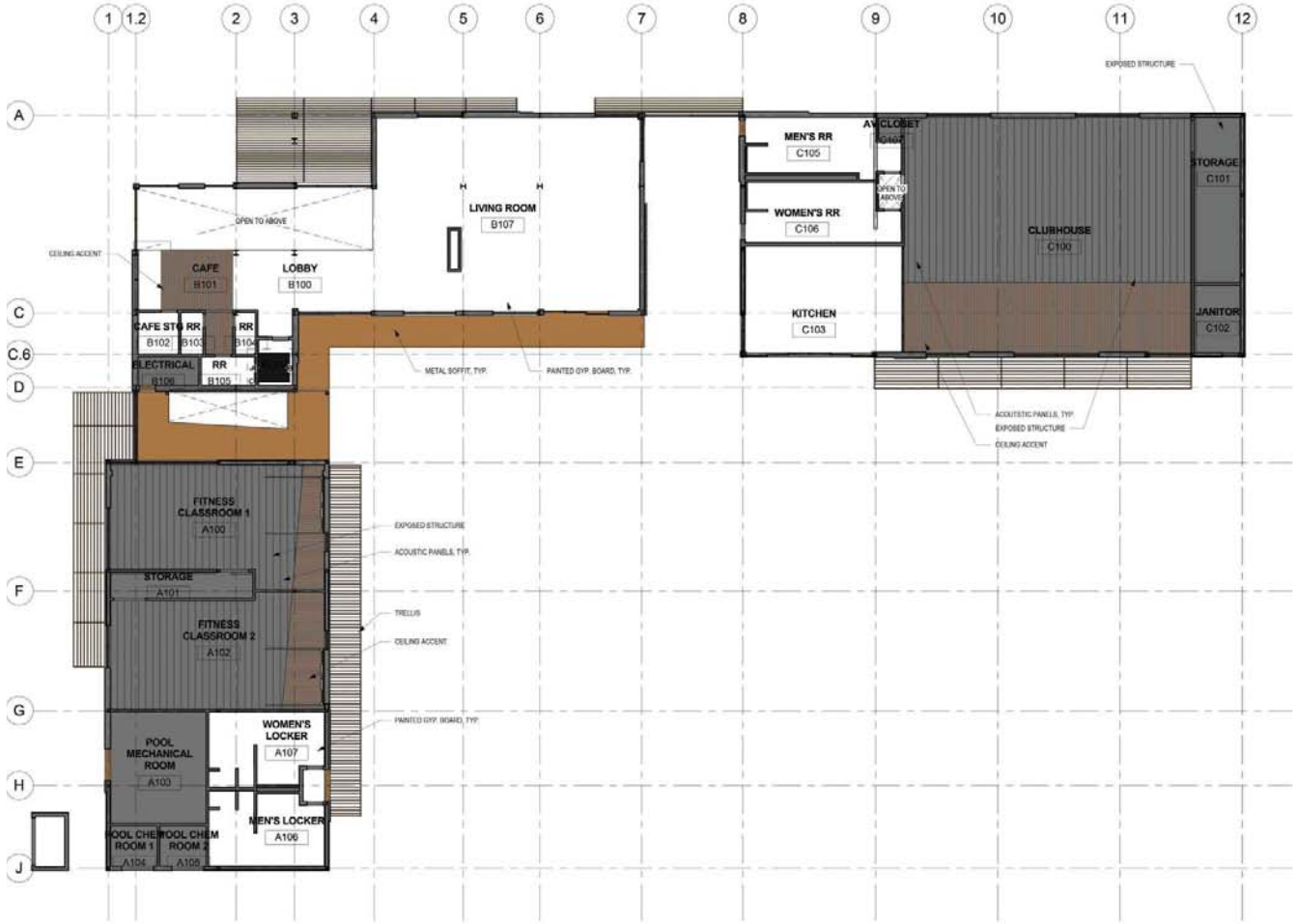
DUBLIN, CALIFORNIA

OVERALL

SECOND FLR FINISH PLAN
REC CENTER

APRIL 11, 2017

A6

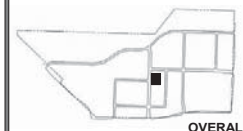


1 FIRST FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"

GROUP 4
ARCHITECTURE
RESEARCH +
PLANNING, INC
211 LINDEN AVENUE
SO. SAN FRANCISCO
CA 94080 USA
650·871·0709

BOULEVARD phases 2-5

DUBLIN, CALIFORNIA



OVERALL

RCP FIRST FLOOR
REC CENTER

APRIL 11, 2017

A7

1 SECOND FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"

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BOULEVARD phases 2-5

DUBLIN, CALIFORNIA

OVERALL

RCP SECOND FLOOR
REC CENTER

APRIL 11, 2017

A8

VESTING TENTATIVE MAP

VESTING TENTATIVE MAP

TRACTS 8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, 8368

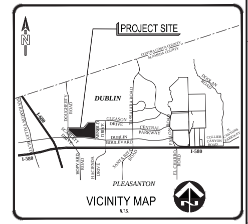
BOULEVARD - PHASES 2 & 3

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

FEBRUARY 2017

BENCHMARK:
A BRASS DISC SET IN THE MOST EASTERLY CORNER OF A CONCRETE HEADWALL OF FLOOD CONTROL CHANNEL AT FOOT OG GRADE GOING EASTERLY ON AMADOR VALLEY BLVD ON THE NORTHERLY SIDE OF AMADOR VALLEY BLVD, WEST OF WILDWOOD ROAD, DISK STAMPED "AMA-FLOOD 1977".

ELEVATION = 361.742 NGVD 29 (1974 NGS ADJ.)

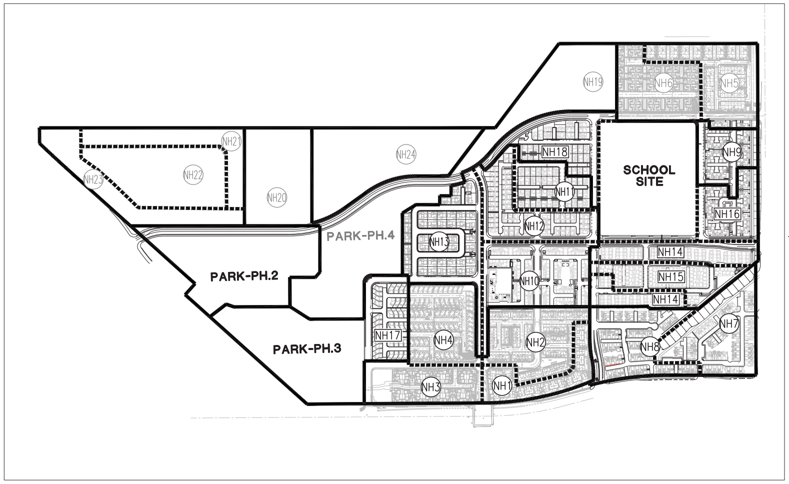


LEGEND

EXISTING / BY OTHERS	PROPOSED	
		BOUNDARY LINE
		DRAINAGE MANAGEMENT AREA BOUNDARY
		RIGHT OF WAY
		TREATED STORM DRAIN, MANHOLE AND DRAINAGE INLET
	— SDU — SDU —	UNTREATED STORM DRAIN
		YARD DRAIN
		FIELD INLET
		WATER LINE AND VALVES
		WATER LINE (RECLAIMED)
		SANITARY SEWER AND MANHOLE
		PARCEL LINE
	P523.5	PAD GRADE
		ELECTROLIER
		FIRE HYDRANT
		2:1 SLOPE UNLESS OTHERWISE NOTED
		RETAINING WALL
		EARTH SWALE
	NH18	NEIGHBORHOOD IN PHASE 2
	NH17	NEIGHBORHOOD IN PHASE 3
	NH22	NEIGHBORHOOD NOT A PART OF THIS TENTATIVE MAP
		NEIGHBORHOOD LINE
		DIRECTION OF STORM WATER OVERLAND RELEASE
		SIDEWALK
		SILVA CELL
		BIO-RETENTION BASIN
	#3	STORMWATER TREATMENT FACILITY

ABBREVIATION

B/C	BACK OF CURB	PH	PHASE
BNDY	BOUNDARY	PAE	PRIVATE ACCESS EASEMENT
BW	BOTTOM OF WALL	P/L	PROPERTY LINE
B/W	BACK OF SIDEWALK	PSE	PUBLIC SERVICE EASEMENT
C/L	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
DMA	DRAINAGE MANAGEMENT AREA	RW	WATER LINE (RECLAIMED)
		R/W	RIGHT OF WAY
		SD	STORM DRAIN
DSRSD	DUBLIN SAN RAMON SERVICES DISTRICT	SDE	STORM DRAIN EASEMENT
		SS	SANITARY SEWER
ESMT	EASEMENT	SSE	SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SW	SIDEWALK
		S/W	SIDEWALK
EVA	EMERGENCY VEHICLE ACCESS	TC	TOP OF CURB
F/C	FACE OF CURB	TFC	TOP OF FLUSH CURB
FF	FINISHED FLOOR	TRC	TOP OF ROLLED CURB ELEVATION
GL	GARAGE LIP	TSRC	TOP OF SPILL ROLLED CURB ELEVATION
HOA	HOMEOWNERS' ASSOCIATION		
L/S	LANDSCAPE	TW	TOP OF WALL
LSE	LANDSCAPE EASEMENT	W	WATER LINE (DOMESTIC)
NH	NEIGHBORHOOD	WLE	WATER LINE EASEMENT
P	PAD GRADE		
PAE	PRIVATE ACCESS EASEMENT		



LOCATION MAP
NOT TO SCALE

INDEX OF TENTATIVE MAP SHEETS

TENTATIVE MAP NOTES:

1. OWNER: DUBLIN CROSSING, LLC
500 LA GONDA WAY, SUITE 100
DANVILLE, CA 94526
(925) 743-8000
CONTACT: NICOLE MOORE

2. APPLICANT: DUBLIN CROSSING, LLC
500 LA GONDA WAY, SUITE 100
DANVILLE, CA 94526
(925) 743-8000
CONTACT: NICOLE MOORE

3. ENGINEER/PLANNER: MACKAY & SOMPS
5142 FRANKLIN DR, SUITE B
PLEASANTON, CA 94588-3355
CONTACT: MARK McCLELLAN / COLETTE L'HEUREUX
(925) 225-0690

4. GEOTECHNICAL CONSULTANTS: BERLOGER STEVENS AND ASSOCIATES
5587 SUNOL BOULEVARD
PLEASANTON, CA 94588
CONTACT: BILL STEVENS
(925) 484-0220

5. AREA SUBJECT TO INUNDATION: A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER FLOOD INSURANCE RATE MAP NUMBER 06001C0309G, EFFECTIVE DATE AUGUST 3, 2009.

6. SUBDIVIDED AREA: 54.5± ACRES

7. ASSESSOR'S PARCEL NUMBER: PORTION OF 986-1-1-19

8. WATER/SEWER SYSTEM: TO BE INSTALLED IN CONFORMANCE WITH DUBLIN SAN RAMON SERVICES DISTRICT(DSRSD) STANDARDS.

9. DRAINAGE: TO BE INSTALLED IN CONFORMANCE WITH CITY OF DUBLIN STANDARDS.

10. GAS & ELECTRICITY: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF PACIFIC GAS AND ELECTRIC CO.

11. TELEPHONE: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF AT&T.

12. CABLE: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF COMCAST.

13. STREET IMPROVEMENTS: PER CITY OF DUBLIN STANDARDS AND P.D. APPROVALS. STREETS TO BE PRIVATE.

14. EXISTING ZONING: DUBLIN CROSSING ZONING DISTRICT

15. EXISTING LAND USE: MILITARY

16. PROPOSED LAND USE: MEDIUM TO MEDIUM HIGH DENSITY RESIDENTIAL

17. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED IN JULY 2012.

18. UTILITY SIZES AND LOCATION, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.

19. DEVELOPER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS AND/OR CONVEYANCE MAPS (PARCEL MAPS) ON THIS PROPERTY.

20. IT IS THE INTENT OF THE DEVELOPER TO FILE CONDOMINIUM PLANS FOR THE CONDOMINIUM UNITS AFTER THE FINAL MAP APPROVAL.

21. GROSS AREA/ TOTAL NUMBER OF UNITS:

PH 2	TRACT 8360- NH7,NH8	12.67 ACRES	224 UNITS
	TRACT 8361- NH9	3.36 ACRES	48 UNITS
	TRACT 8363- NH10	5.97 ACRES	102 UNITS
	TRACT 8364- NH11,NH12	8.08 ACRES	89 UNITS
	TRACT 8366- NH13	6.17 ACRES	45 UNITS
PH 3	TRACT 8367- NH14,NH15	8.84 ACRES	158 UNITS
	TRACT 8362- NH16	3.14 ACRES	48 UNITS
	TRACT 8368- NH17	3.01 ACRES	37 UNITS
	TRACT 8365- NH18	3.23 ACRES	40 UNITS
TOTAL:			791 UNITS

22. EXTERNAL SUBDIVISION IMPROVEMENTS THAT MUST OCCUR WITH PHASE 2-3, PER EXHIBIT I OF THE DEVELOPMENT AGREEMENT:

PHASE 2
- DUBLIN BOULEVARD AND IRON HORSE PARKWAY INTERESECTION
- SCARLETT DRIVE EXTENSION / WIDENING BETWEEN DOUGHERTY DRIVE AND SOUTHERLY BOUNDARY OF PHASE 2 PARCEL

PHASE 3
- ARNOLD ROAD WIDENING
- ARNOLD ROAD AND CENTRAL PARKWAY SIGNAL MODIFCATIONS
- DUBLIN BOULEVARD AUXILIARY LANE
- DUBLIN BOULEVARD AND ARNOLD ROAD INTERSECTON
- SCARLETT DRIVE EXTENSION BETWEEN SOUTHERLY BOUNDARY OF PHASE 2 PARK PARCEL AND DUBLIN BOULEVARD

DATE: 04-11-2017

MACKAY & SOMPS

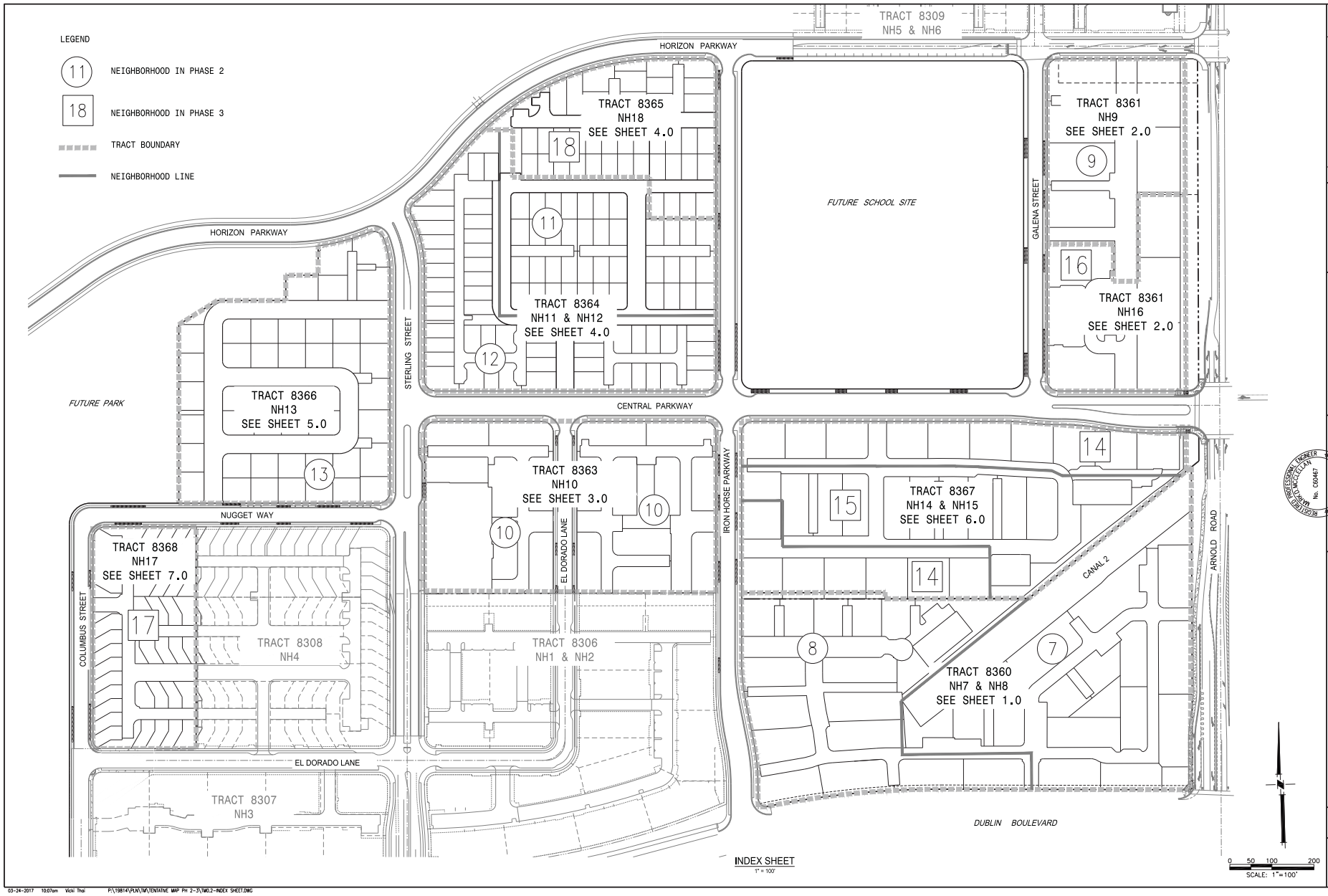
PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. McCLELLAN RCE #60467

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAPS
COVER SHEET

CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 0.1



BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP
INDEX SHEET
CITY OF DUBLIN CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN RCE #60467
No. C60467 CIVIL REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

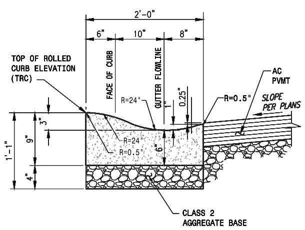
DATE: 04-11-2017
SCALE: 1" = 100'
DRAWN BY:
DESIGNED BY:
CHECKED BY:

NO. REVISION DATE

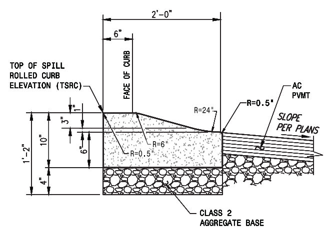
PROJECT NO. 19814-00

SHT 0.2

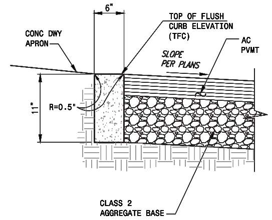
03-24-2017 10:07am Vicki Thai P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM0.2-INDEX SHEET.DWG



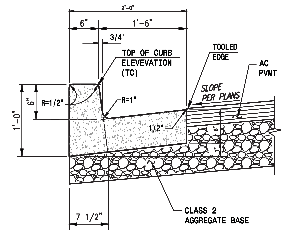
3" ROLLED CURB AND GUTTER
NTS



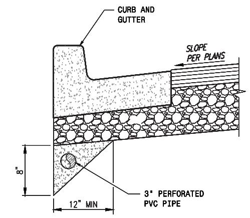
4" ROLLED CURB WITH SPILL GUTTER
NTS



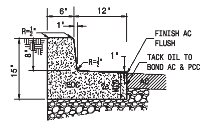
FLUSH CURB
NTS



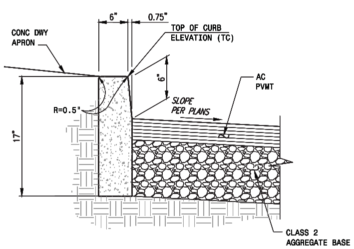
6" CURB & GUTTER
NTS



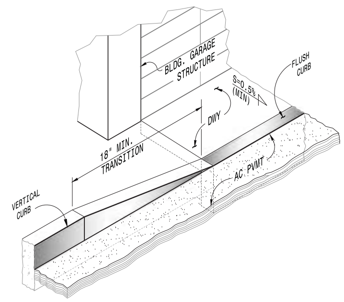
PAVEMENT EDGE SUBDRAIN (IN PUBLIC STREETS)
NTS



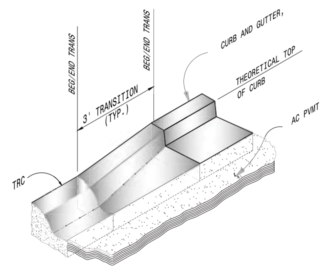
8" MEDIAN SPILL CURB
NTS



6" VERTICAL CURB
NTS



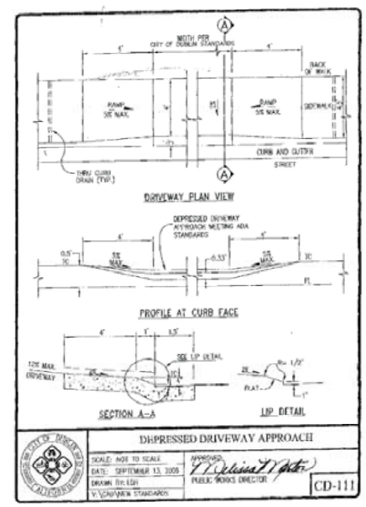
VERTICAL CURB AND FLUSH CURB TRANSITION
NTS

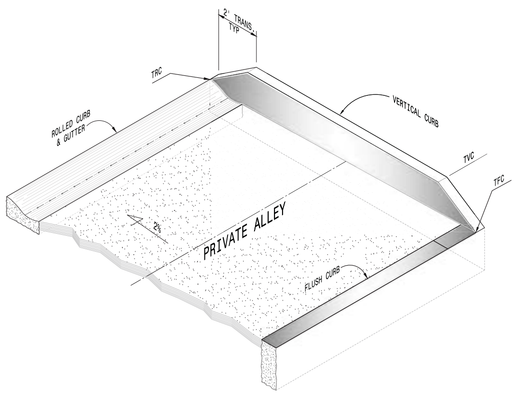


CURB AND GUTTER AND ROLLED CURB TRANSITION
NTS

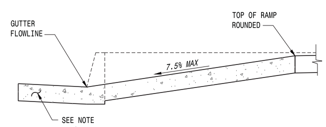
PRELIMINARY PAVEMENT DESIGN CHART				
STREET NAME	AC	AB	R-VALUE	T.I.
HORIZON PARKWAY, CENTRAL PARKWAY, STERLING STREET	6"	20"	5*	9
COLUMBUS STREET, IRON HORSE PARKWAY, ELDORADO LANE, GALENA STREET	4"	15"	5*	7
NEIGBORHOOD PRIVATE STREETS, COURTS, AND ALLEYS	3"	8"	5*	4.5

* FINAL ROADWAY STRUCTURAL SECTIONS TO BE BASED ON ACTUAL FIELD R-VALUES


WIDTH PER
CITY OF DUBLIN STANDARDS
BACK
OF WALK
RAMP
5% MAX
RAMP
5% MAX
SIDEWALK
CURB AND GUTTER
STREET
THRU CURB
DRAIN (TYP.)
DRIVEWAY PLAN VIEW
DEPRESSED DRIVEWAY
APPROACH MEETING ADA
STANDARDS
PROFILE AT CURB FACE
12% MAX
DRIVEWAY
SEE LIP DETAIL
SECTION A-A
LIP DETAIL
DEPRESSED DRIVEWAY APPROACH
SCALE: NOT TO SCALE
DATE: SEPTEMBER 13, 2005
PUBLIC WORKS DIRECTOR
CD-111



PRIVATE ALLEY
NTS



NOTE: COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE CURB SHALL NOT BE STEEPER THAN 5.0%. GUTTER PAN SLOPE SHALL NOT EXCEED 5%.

CURB RAMP SECTION
NTS

NO. | REVISION | DATE

DATE: 04-11-2017
SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:

MacKAY & SOMPS
ENGINEERS · PLANNERS · SURVEYORS

PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN RCE #60467

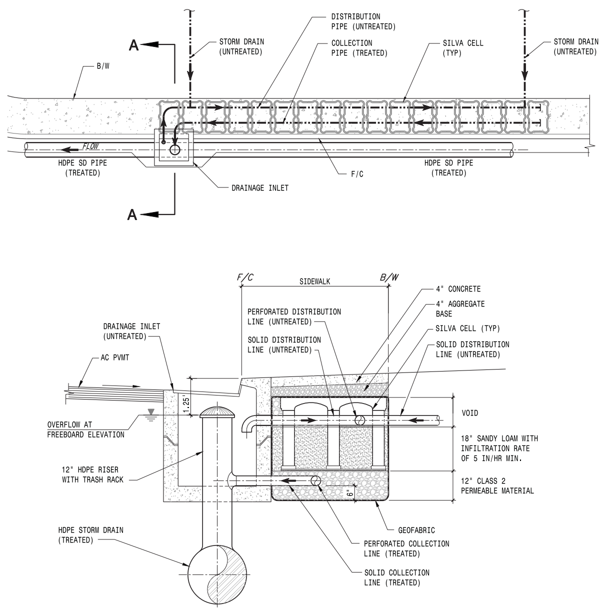
REGISTERED PROFESSIONAL ENGINEER · MARK D. MCCLELLAN · No. C60467 · CIVIL · STATE OF CALIFORNIA

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8360-8368
DETAIL SHEET
CITY OF DUBLIN · CALIFORNIA

PROJECT NO. 19814-00

SHT 0.3

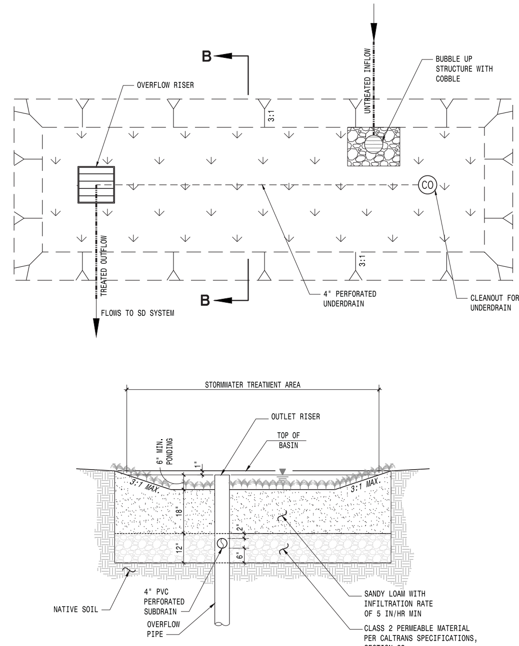
03-24-2017 10:07am Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM0.3-DETAIL SHEET.DWG


A
B/W
STORM DRAIN (UNTREATED)
DISTRIBUTION PIPE (UNTREATED)
COLLECTION PIPE (TREATED)
SILVA CELL (TYP)
STORM DRAIN (UNTREATED)
FLOW
HDPE SD PIPE (TREATED)
F/C
HDPE SD PIPE (TREATED)
DRAINAGE INLET
A
F/C
SIDEWALK
B/W
4" CONCRETE
4" AGGREGATE BASE
PERFORATED DISTRIBUTION LINE (UNTREATED)
SOLID DISTRIBUTION LINE (UNTREATED)
SILVA CELL (TYP)
SOLID DISTRIBUTION LINE (UNTREATED)
DRAINAGE INLET (UNTREATED)
AC PVMT
1.25'
VOID
OVERFLOW AT FREEBOARD ELEVATION
18" SANDY LOAM WITH INFILTRATION RATE OF 5 IN/HR MIN.
12" HDPE RISER WITH TRASH RACK
12" CLASS 2 PERMEABLE MATERIAL
6"
GEOFABRIC
HDPE STORM DRAIN (TREATED)
PERFORATED COLLECTION LINE (TREATED)
SOLID COLLECTION LINE (TREATED)

SECTION A-A

TYPICAL SILVA CELL STORMWATER QUALITY TREATMENT

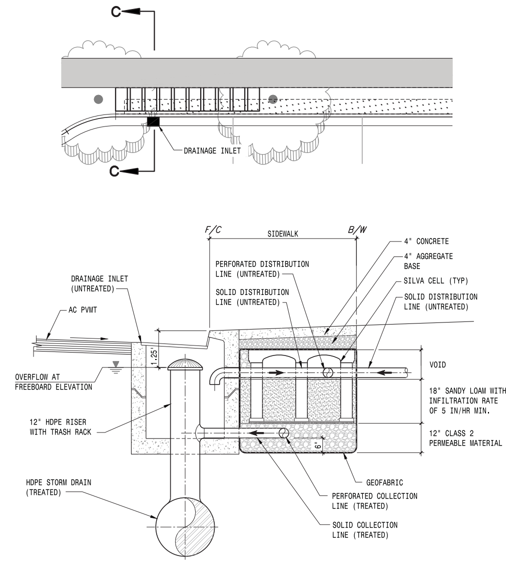
NTS


B
OVERFLOW RISER
3:1
UNTREATED INFLOW
BUBBLE UP STRUCTURE WITH COBBLE
CO
TREATED OUTFLOW
3:1
B
FLOWS TO SD SYSTEM
4" PERFORATED UNDERDRAIN
CLEANOUT FOR UNDERDRAIN
STORMWATER TREATMENT AREA
OUTLET RISER
TOP OF BASIN
6" MIN. PONDING
3:1 MAX.
3:1 MAX.
18"
12"
2"
6"
NATIVE SOIL
4" PVC PERFORATED SUBDRAIN
OVERFLOW PIPE
SANDY LOAM WITH INFILTRATION RATE OF 5 IN/HR MIN
CLASS 2 PERMEABLE MATERIAL PER CALTRANS SPECIFICATIONS, SECTION 68.

SECTION B-B

TYPICAL BIO-RETENTION BASIN

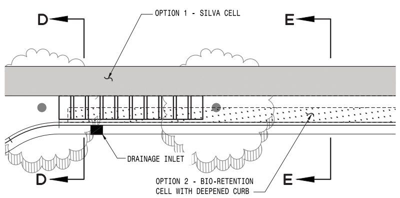
NTS

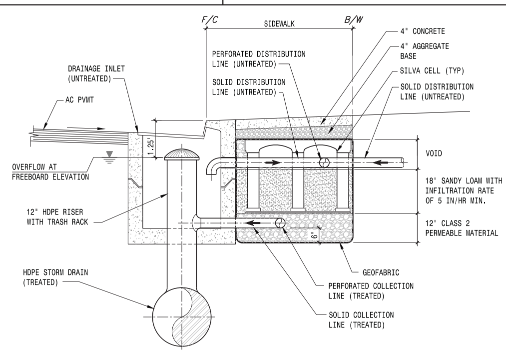

C
DRAINAGE INLET
C
F/C
SIDEWALK
B/W
4" CONCRETE
4" AGGREGATE BASE
PERFORATED DISTRIBUTION LINE (UNTREATED)
SILVA CELL (TYP)
SOLID DISTRIBUTION LINE (UNTREATED)
SOLID DISTRIBUTION LINE (UNTREATED)
DRAINAGE INLET (UNTREATED)
AC PVMT
1.25'
VOID
OVERFLOW AT FREEBOARD ELEVATION
18" SANDY LOAM WITH INFILTRATION RATE OF 5 IN/HR MIN.
12" HDPE RISER WITH TRASH RACK
12" CLASS 2 PERMEABLE MATERIAL
6"
HDPE STORM DRAIN (TREATED)
GEOFABRIC
PERFORATED COLLECTION LINE (TREATED)
SOLID COLLECTION LINE (TREATED)

SECTION C-C

STORM QUALITY TREATMENT ADJACENT TO STREET PARALLEL PARKING

NTS

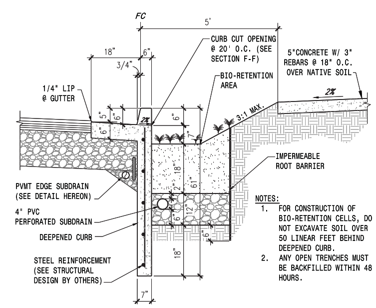



F/C
SIDEWALK
B/W
4" CONCRETE
4" AGGREGATE BASE
PERFORATED DISTRIBUTION LINE (UNTREATED)
SILVA CELL (TYP)
SOLID DISTRIBUTION LINE (UNTREATED)
SOLID DISTRIBUTION LINE (UNTREATED)
DRAINAGE INLET (UNTREATED)
AC PVMT
1.25'
VOID
OVERFLOW AT FREEBOARD ELEVATION
18" SANDY LOAM WITH INFILTRATION RATE OF 5 IN/HR MIN.
12" HDPE RISER WITH TRASH RACK
12" CLASS 2 PERMEABLE MATERIAL
6"
HDPE STORM DRAIN (TREATED)
GEOFABRIC
PERFORATED COLLECTION LINE (TREATED)
SOLID COLLECTION LINE (TREATED)

SECTION D-D

OPTION 1 - SILVA CELL

NTS

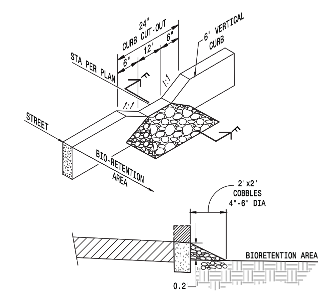

FC
5'
18"
6"
3/4"
CURB CUT OPENING @ 20' O.C. (SEE SECTION F-F)
BIO-RETENTION AREA
5"CONCRETE W/ 3" REBARS @ 18" O.C. OVER NATIVE SOIL
2%
1/4" LIP @ GUTTER
3:1 MAX.
IMPERMEABLE ROOT BARRIER
PVMT EDGE SUBDRAIN (SEE DETAIL HEREON)
4" PVC PERFORATED SUBDRAIN
DEEPENED CURB
STEEL REINFORCEMENT (SEE STRUCTURAL DESIGN BY OTHERS)
18"
7"

NOTES:
1. FOR CONSTRUCTION OF BIO-RETENTION CELLS, DO NOT EXCAVATE SOIL OVER 50 LINEAR FEET BEHIND DEEPENED CURB.
2. ANY OPEN TRENCHES MUST BE BACKFILLED WITHIN 48 HOURS.

SECTION E-E

OPTION 2 - BIO-RETENTION CELL WITH DEEPENED CURB

NTS



SECTION F-F

NTS

STORMWATER QUALITY TREATMENT WITHOUT PARALLEL STREET PARKING

NTS

NO. | REVISION | DATE

DATE: 04-11-2017
SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690
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MARK D. MCCLELLAN RCE #60467

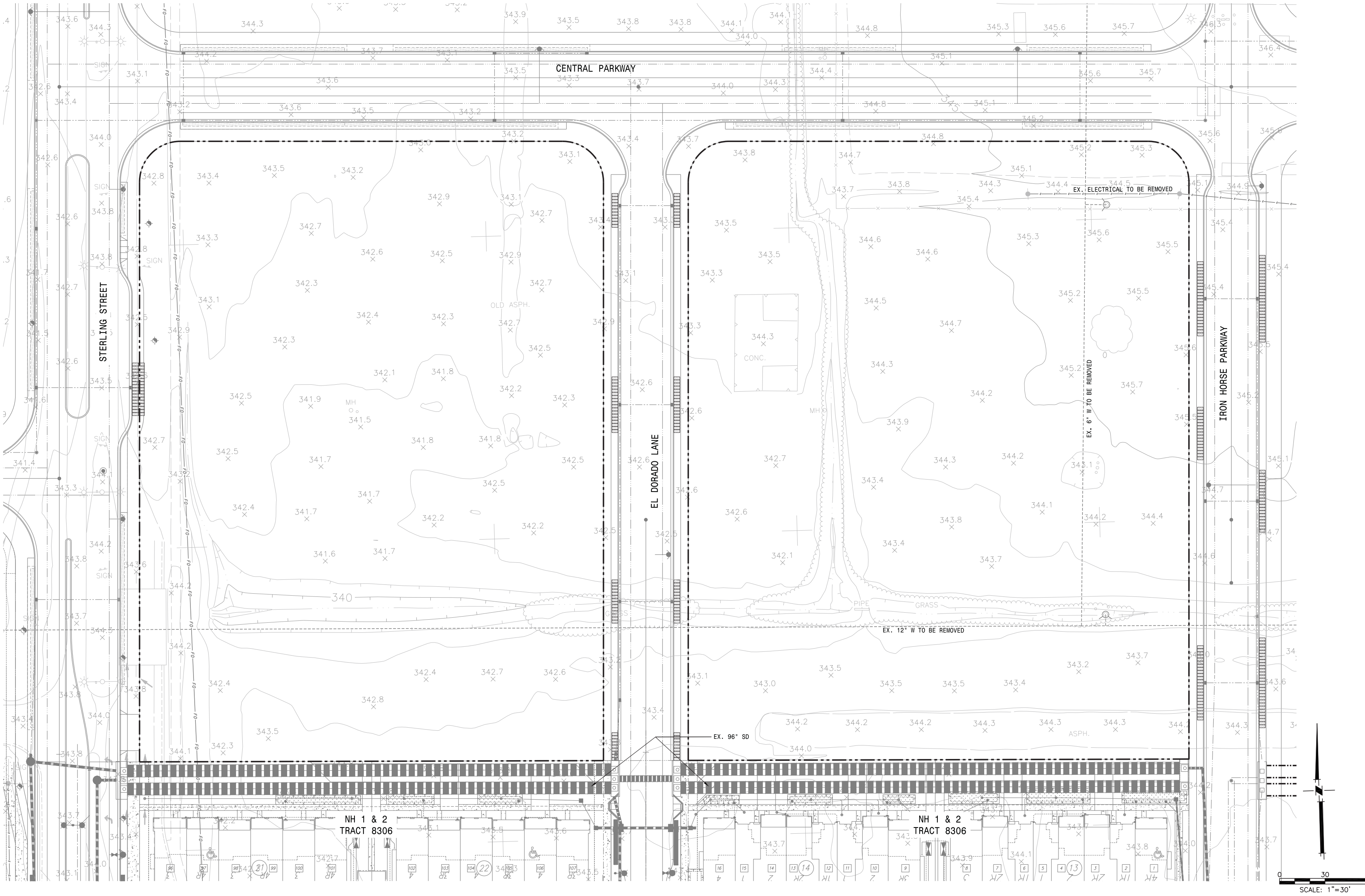
REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8360-8368
DETAIL SHEET
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 0.4

03-24-2017 10:05am Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM0.4-DETAIL SHEET.DWG



PLANS PREPARED UNDER THE DIRECTION OF:

MARK D. McCLELLAN RCE #60467

REGISTERED PROFESSIONAL ENGINEER MARK D. McCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

DATE: 04-11-2017
SCALE: 1" = 30'
DRAWN BY:
DESIGNED BY:
CHECKED BY:

NO.	REVISION	DATE

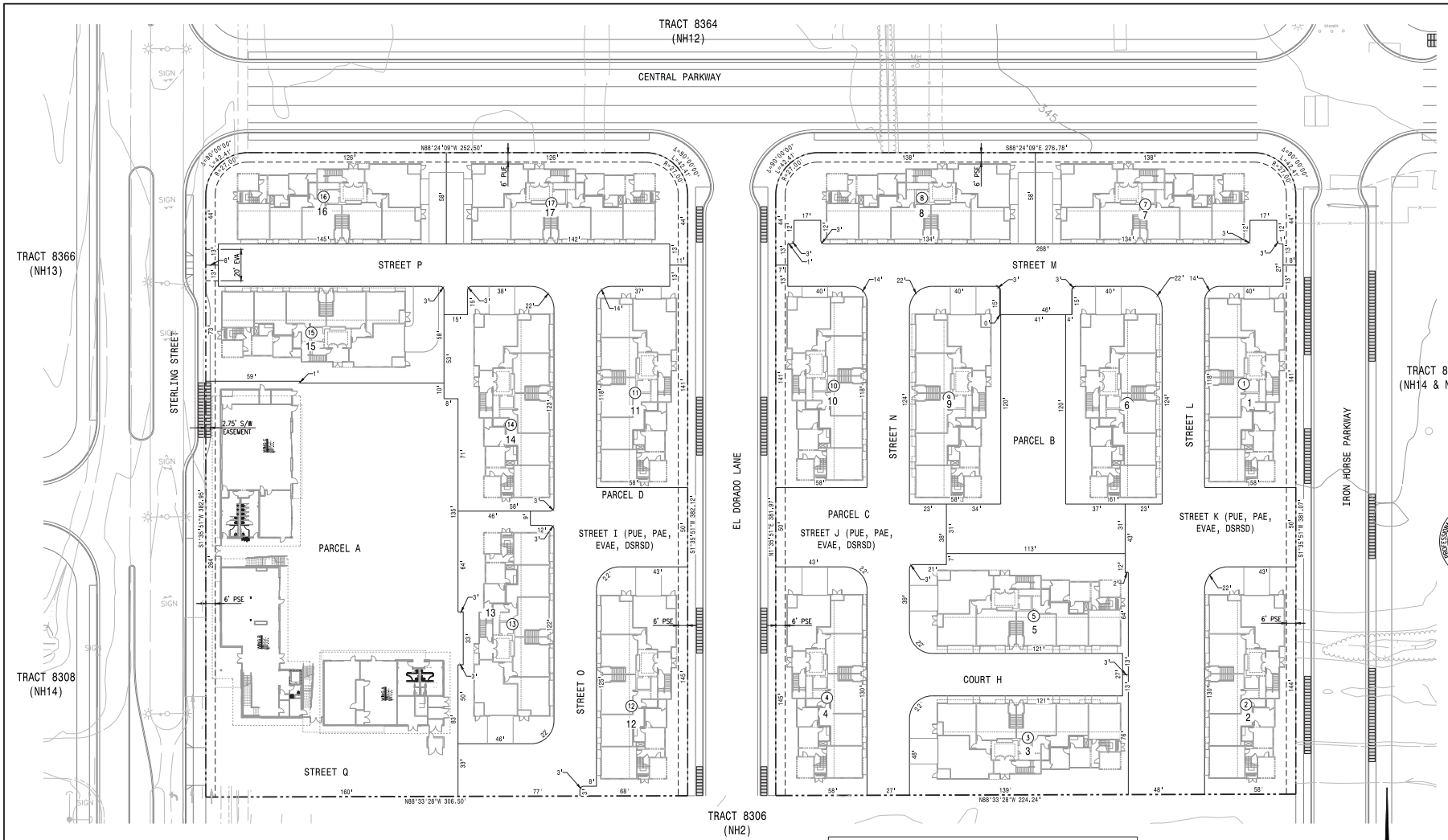
BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8363 (NH10)
EXISTING CONDITIONS

CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 3.0

03-24-2017 10:26am Vicki Thai P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM3.0-NH10 EXISTING CONDITIONS.DWG



PROPOSED LAND USE SUMMARY:

LOT / PARCEL NUMBER	PROPOSED USE
PARCEL A	HOA RECREATION CENTER PARCEL
PARCEL B	HOA LANDSCAPE PARCEL
PARCEL C	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD) *
PARCEL D	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD) *
LOTS 1 THRU 17	RESIDENTIAL CONDOMINIUMS (102 UNITS)

* NOTE:
APPLICANT RESERVES THE OPTION TO CREATE MULTIPLE STREET PARCELS TO ACCOMODATE INFRASTRUCTURE IMPROVEMENTS, BUILDING PHASING, AND /OR HOA MAINTENANCE RESPONSIBILITIES.

PARCEL AREA TABLE

PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)
1	7517	8	9274	15	9360
2	8351	9	7982	16	8832
3	8769	10	7510.71	17	8907
4	8394	11	7562	PARCEL A	42307
5	8659	12	8476	PARCEL B	8557
6	8379	13	8741	PARCEL C	42117
7	9310	14	9049	PARCEL D	21978

SCALE: 1"=30'

PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN RCE #60467
No. C60467 CIVIL STATE OF CALIFORNIA

DATE: 04-11-2017
SCALE: 1" = 30'
DRAWN BY:
DESIGNED BY:
CHECKED BY:

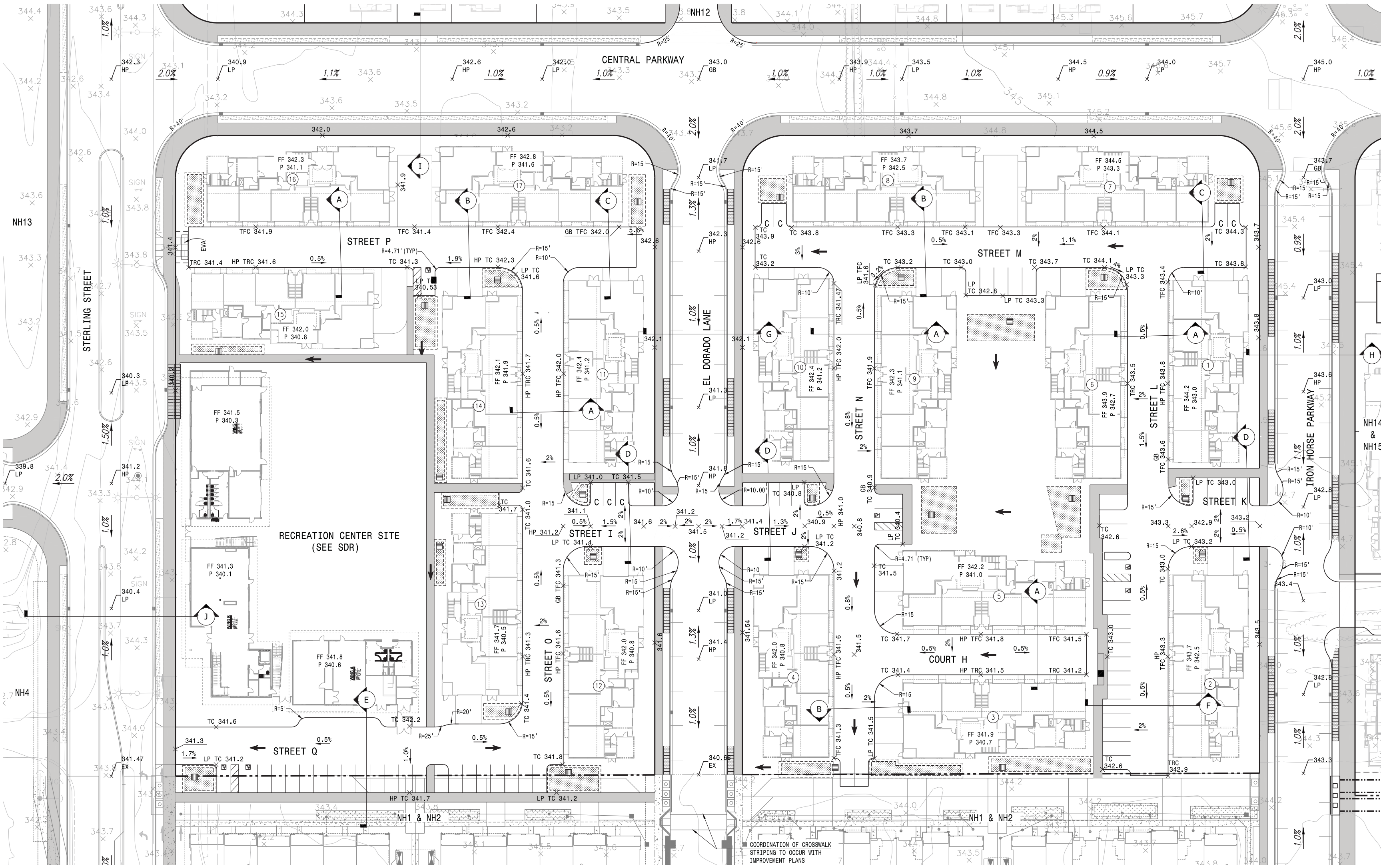
NO.	REVISION	DATE

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8363 (NH10)
PROPOSED LOTTING PLAN
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 3.1

03-24-2017 10:27am Vicki Thai P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM3.1-NH10 TENTATIVE MAP.DWG



NOTES:
1. SEE SHEET 3.5 FOR CROSS SECIONS

0 30 60
SCALE: 1"=30'

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8363 (NH10)
GRADING AND DRAINAGE PLAN

CITY OF DUBLIN CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. McCLELLAN RCE #60467

DATE: 04-11-2017
SCALE: 1" = 30'
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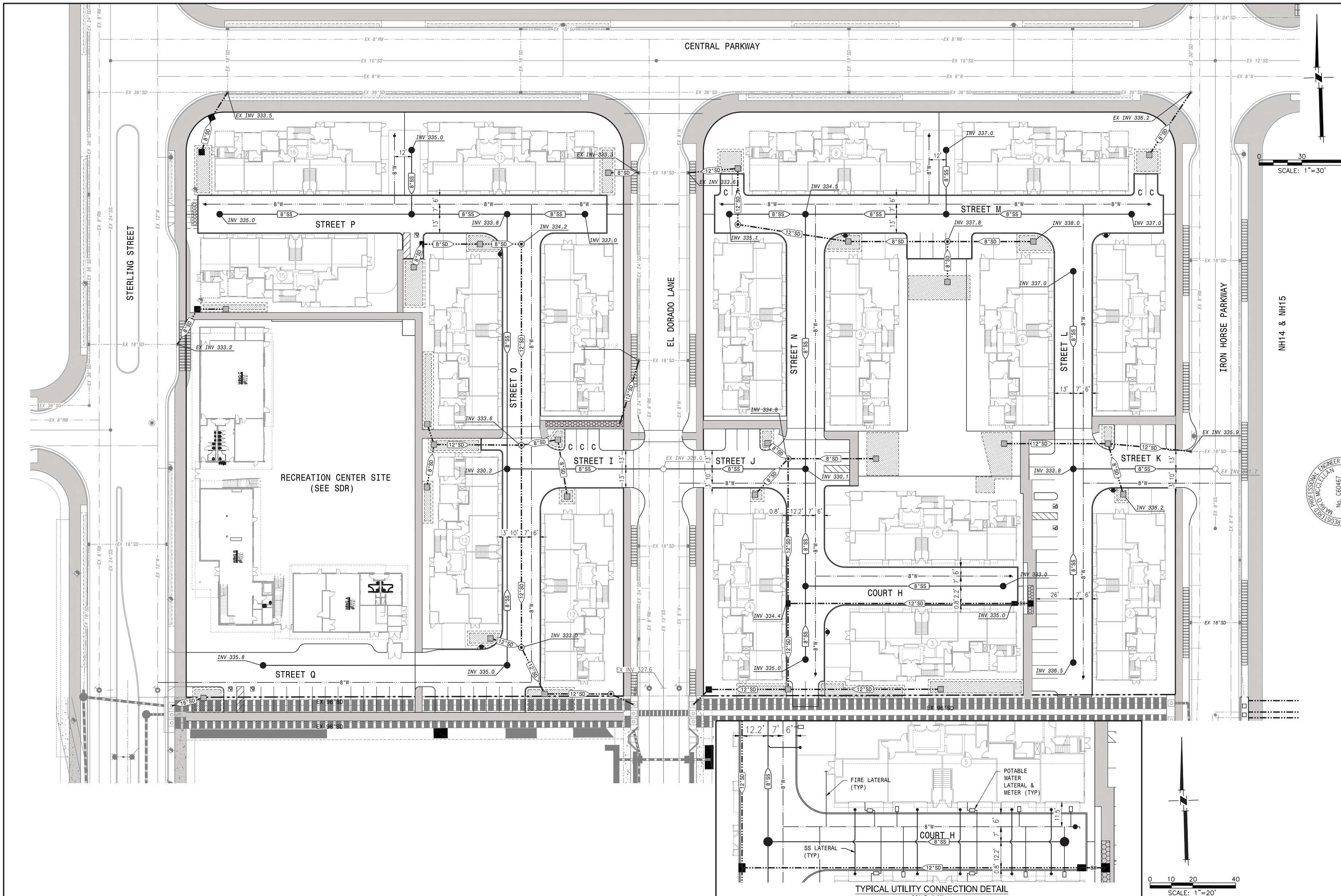
PROJECT NO. 19814-00

SHT 3.2

03-24-2017 10:28am Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM3.2-NH10 GRADING PLAN.DWG


CENTRAL PARKWAY
STERLING STREET
EL DORADO LANE
IRON HORSE PARKWAY
NH14 & NH15
STREET P
STREET O
STREET Q
STREET I
STREET J
STREET N
STREET M
STREET L
STREET K
COURT H
RECREATION CENTER SITE (SEE SDR)
INV 333.5
INV 335.0
INV 333.3
INV 333.6
INV 334.5
INV 337.0
INV 336.2
INV 333.8
INV 334.2
INV 337.0
INV 333.2
INV 333.6
INV 330.3
INV 333.0
INV 335.8
INV 335.0
EX INV 327.6
EX INV 329.0
INV 335.1
INV 337.8
INV 338.0
INV 337.0
INV 334.8
INV 330.1
INV 333.8
INV 336.2
EX INV 335.9
INV 333.0
INV 335.0
INV 334.4
INV 335.0
INV 336.5
EX 96"SD
SCALE: 1"=30'
TYPICAL UTILITY CONNECTION DETAIL
SCALE: 1"=20'
FIRE LATERAL (TYP)
POTABLE WATER LATERAL & METER (TYP)
SS LATERAL (TYP)
COURT H
SCALE: 1"=20'

PLANS PREPARED UNDER THE DIRECTION OF:

MARK D. MCCLELLAN RCE #60467

REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
5142 FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690

DATE: 04-11-2017
SCALE: 1" = 30'
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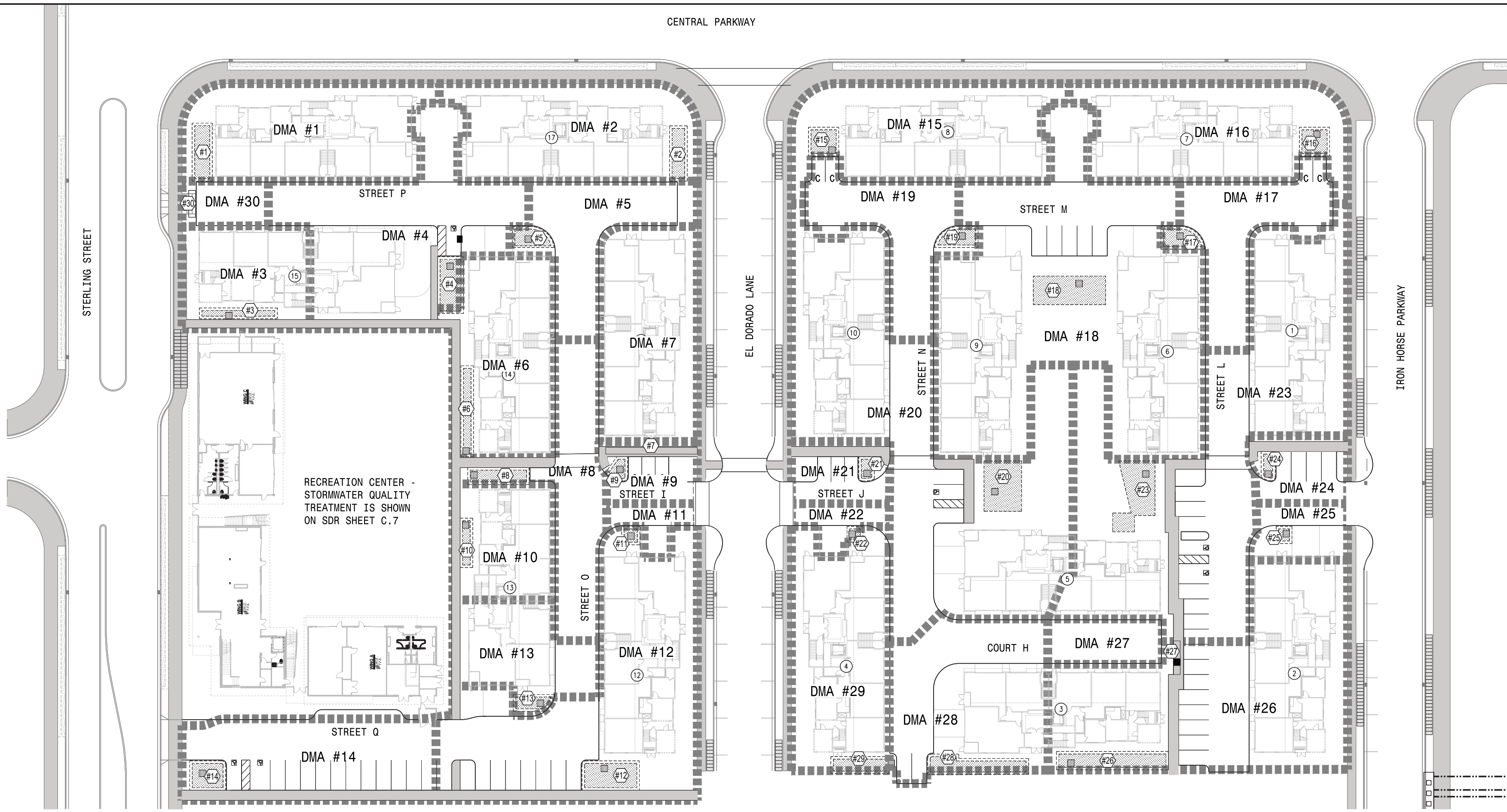
BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8363 (NH10)
UTILITY PLAN

CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

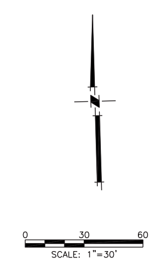
SHT 3.3



DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	6737	2775	9512	7015	281	284
2	5676	2478	8154	5924	237	240
3	3153	1477	4630	3301	132	148
4	9847	1308	11155	9978	399	400
5	4625	411	5036	4666	187	190
6	6196	1251	7447	6321	253	255
7	5786	1596	7382	5946	238	240
8	5188	744	5932	5262	210	234
9	175	1897	2072	365	15	77
10	2977	992	3969	3076	123	124
11	1039	0	1039	1039	42	63
12	10883	2908	13791	11174	447	451
13	3737	677	4414	3805	152	155
14	6814	302	7116	6844	274	275
15	5657	3018	8675	5959	238	240
16	5657	3054	8711	5962	238	240
17	4916	0	4916	4916	197	205
18	16732	7180	23912	17450	698	716
19	5161	0	5161	5161	206	206
20	14556	6548	21104	15211	608	671
21	1726	441	2167	1770	71	72
22	1069	90	1159	1078	43	44
23	15514	5705	21219	16085	643	717
24	1953	324	2277	1985	79	80
25	1082	793	1875	1161	46	47
26	12393	3089	15482	12702	508	510
27	1839	0	1839	1839	74	80
28	6982	1236	8218	7106	284	382
29	5657	2451	8108	5902	236	240
30	1440	0	1440	1440	58	64

NOTES:
1. THE CALCULATIONS SHOWN IN TABLE HEREON ARE BASED ON ALAMEDA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE JANUARY 1, 2015.
2. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
3. RAINFALL INTENSITY = 0.2 IN/HR
4. BIORETENTION SOIL MIX TO HAVE A MINIMUM 5 IN/HR INFILTRATION RATE
5. THE TREATMENT AREA REQUIRED IS BASED ON A SIZING CRITERIA OF (0.2 IN/HR)/(5 IN/HR)=0.04
6. INTERCEPTOR TREES WILL BE IDENTIFIED IN DESIGN TO REDUCE THE EFFECTIVE IMPERVIOUS AREA.

DMA #4 — DRAINAGE MANAGEMENT AREA #4
#4 — C.3 WATER QUALITY TREATMENT FACILITY #4
BIO-RETENTION C.3 SWQ TREATMENT FACILITY
SILVA CELL C.3 SWQ TREATMENT FACILITY
LIMITS OF DRAINAGE MANAGEMENT AREAS



BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8363 (NH10)
STORM WATER MANAGEMENT PLAN

CITY OF DUBLIN CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN RCE #60467

REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

MACKAY & SOMPS
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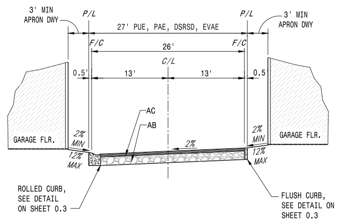
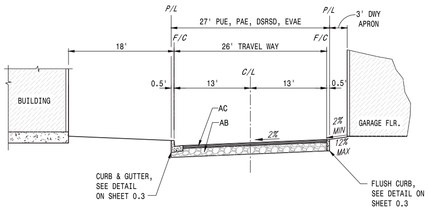
PROJECT NO. 19814-00

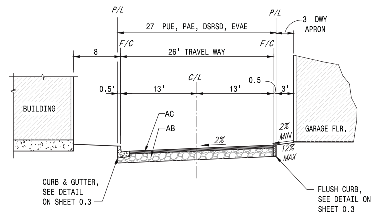
SHT 3.4



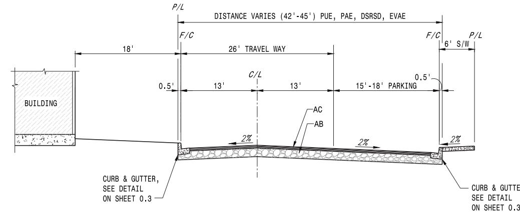
SECTION A-A
STREETS O, P, N, AND L, COURT H
NTS



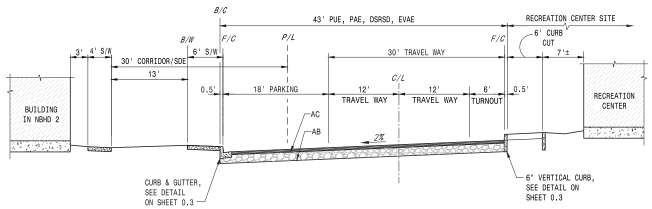
SECTION B-B
STREETS P, M
NTS



SECTION C-C
STREET P, M
NTS

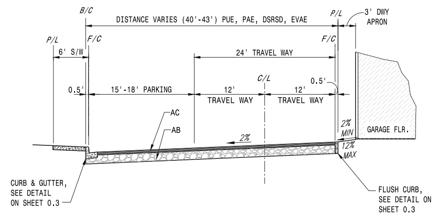


SECTION D-D
STREET I, J, K
NTS

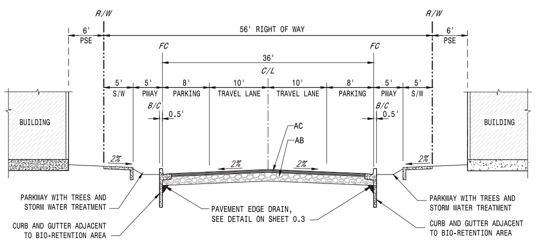


B/C
43' PUE, PAE, DSRSD, EVAE
RECREATION CENTER SITE
B/W
F/C
P/L
6' CURB CUT
3'
4' S/W
6' S/W
30' CORRIDOR/SDE
13'
30' TRAVEL WAY
7'±
0.5'
18' PARKING
12' TRAVEL WAY
12' TRAVEL WAY
6' TURNOUT
C/L
BUILDING IN NBHD 2
RECREATION CENTER
AC
AB
2%
CURB & GUTTER, SEE DETAIL ON SHEET 0.3
6' VERTICAL CURB, SEE DETAIL ON SHEET 0.3

SECTION E-E
STREET Q
NTS

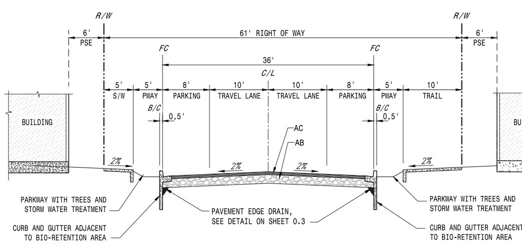


SECTION F-F
STREET L
NTS



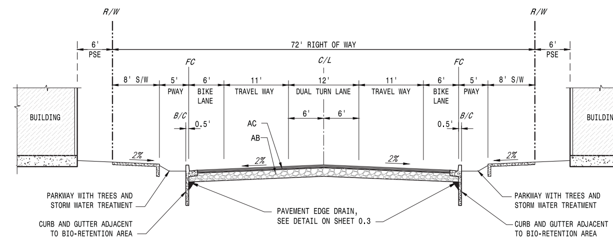
R/W
6' PSE
56' RIGHT OF WAY
FC
36'
C/L
5' S/W
5' PWAY
8' PARKING
10' TRAVEL LANE
10' TRAVEL LANE
8' PARKING
5' PWAY
5' S/W
B/C
0.5'
BUILDING
AC
AB
2%
PARKWAY WITH TREES AND STORM WATER TREATMENT
CURB AND GUTTER ADJACENT TO BIO-RETENTION AREA
PAVEMENT EDGE DRAIN, SEE DETAIL ON SHEET 0.3

SECTION G-G
EL DORADO LANE
NTS



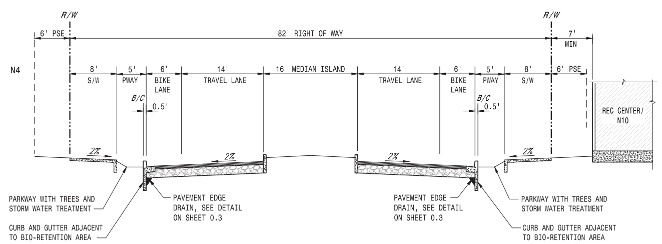
R/W
6' PSE
61' RIGHT OF WAY
FC
36'
C/L
5' S/W
5' PWAY
8' PARKING
10' TRAVEL LANE
10' TRAVEL LANE
8' PARKING
5' PWAY
10' TRAIL
B/C
0.5'
BUILDING
AC
AB
2%
PARKWAY WITH TREES AND STORM WATER TREATMENT
CURB AND GUTTER ADJACENT TO BIO-RETENTION AREA
PAVEMENT EDGE DRAIN, SEE DETAIL ON SHEET 0.3

SECTION H-H
IRON HORSE PARKWAY
NTS



R/W
6' PSE
72' RIGHT OF WAY
FC
C/L
8' S/W
5' PWAY
6' BIKE LANE
11' TRAVEL WAY
12' DUAL TURN LANE
6'
6'
11' TRAVEL WAY
6' BIKE LANE
5' PWAY
8' S/W
B/C
0.5'
BUILDING
AC
AB
2%
PARKWAY WITH TREES AND STORM WATER TREATMENT
CURB AND GUTTER ADJACENT TO BIO-RETENTION AREA
PAVEMENT EDGE DRAIN, SEE DETAIL ON SHEET 0.3

SECTION I-I
CENTRAL PARKWAY
NTS



R/W
6' PSE
82' RIGHT OF WAY
7' MIN
N4
8' S/W
5' PWAY
6' BIKE LANE
14' TRAVEL LANE
16' MEDIAN ISLAND
14' TRAVEL LANE
6' BIKE LANE
5' PWAY
8' S/W
6' PSE
B/C
0.5'
REC CENTER/ N10
2%
PARKWAY WITH TREES AND STORM WATER TREATMENT
CURB AND GUTTER ADJACENT TO BIO-RETENTION AREA
PAVEMENT EDGE DRAIN, SEE DETAIL ON SHEET 0.3

SECTION J-J
STERLING STREET
NTS

NO. | REVISION | DATE

DATE: 04-11-2017
SCALE:
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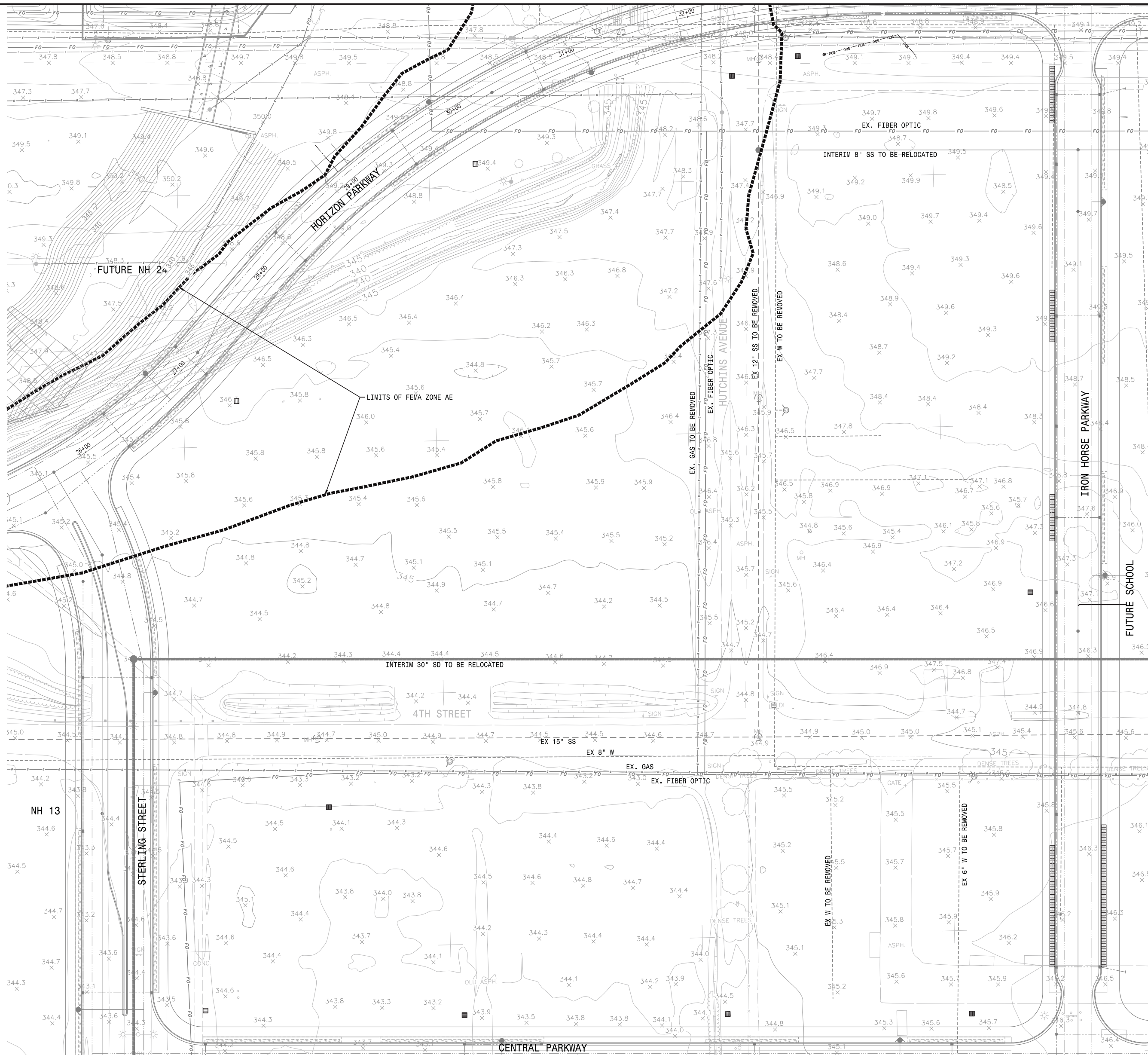
PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN RCE #60467

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8363 (NH10)
SECTIONS AND DETAILS
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 3.5



SCALE: 1"=40'

0 20 40 80

PLANS PREPARED UNDER THE DIRECTION OF:

MARK D. McCLELLAN RCE #60467

REGISTERED PROFESSIONAL ENGINEER MARK D. McCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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BOULEVARD PHASES 2-3

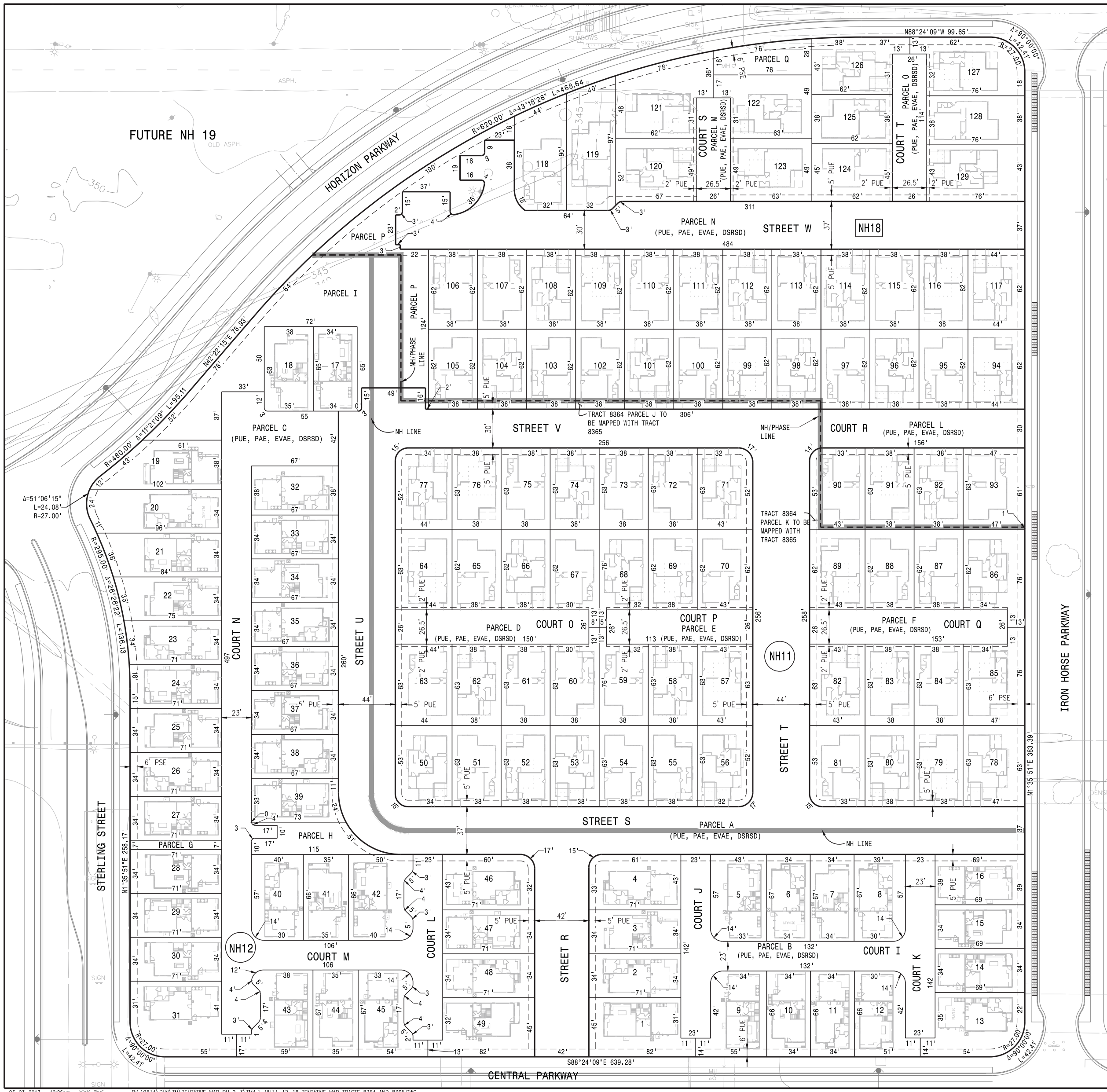
VESTING TENTATIVE TRACT MAP 8364 (NH11, NH12), 8365 (NH18)

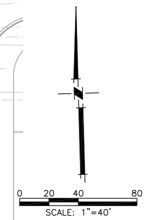
EXISTING CONDITIONS

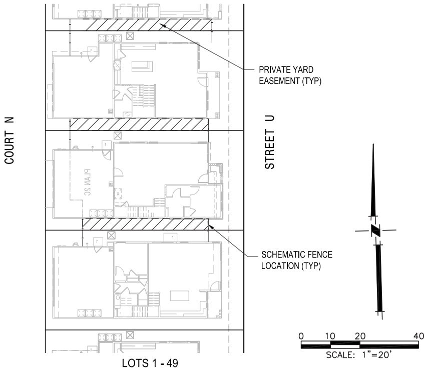
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

03-23-2017 12:25pm Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM4.0-NH11-12-18 EXISTING CONDITIONS.DWG







LOTS 1 - 49

TYPICAL PRIVATE YARD EASEMENT

SCALE: 1"=20'

NOTE:
PRIVATE YARD EASEMENT WILL BE DEFINED IN THE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC & R'S) OF THE HOMEOWNERS' ASSOCIATION (HOA), WHICH WILL NOT BE SHOWN ON THE FINAL SUBDIVISION MAP.

PARCEL AREA TABLE

PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)
1	3431	37	2295	73	2394	109	2356
2	2423	38	2295	74	2394	110	2356
3	2423	39	2339	75	2394	111	2356
4	3043	40	2656	76	2394	112	2356
5	2890	41	2328	77	2751	113	2356
6	2288	42	3100	78	3010	114	2356
7	2288	43	3188	79	2394	115	2356
8	2658	44	2356	80	2394	116	2356
9	3040	45	2785	81	2688	117	2728
10	2261	46	3039	82	2709	118	3288
11	2261	47	2423	83	2394	119	3708
12	2775	48	2423	84	2394	120	3067
13	3472	49	3414	85	3185	121	4053
14	2363	50	2751	86	3168	122	3318
15	2363	51	2394	87	2375	123	3087
16	2711	52	2394	88	2375	124	2813
17	2489	53	2394	89	2688	125	2375
18	2226	54	2394	90	2688	126	2932
19	3157	55	2394	91	2394	127	3472
20	3482	56	2683	92	2394	128	2889
21	3061	57	2709	93	3010	129	3332
22	2704	58	2394	94	2728	PARCEL A	62411
23	2494	59	2469	95	2356	PARCEL B	10096
24	2418	60	2498	96	2356	PARCEL C	21556
25	2414	61	2394	97	2356	PARCEL D	3975
26	2414	62	2394	98	2356	PARCEL E	3001
27	2414	63	2772	99	2356	PARCEL F	4061
28	2414	64	2750	100	2356	PARCEL G	511
29	2414	65	2375	101	2356	PARCEL H	1935
30	2414	66	2375	102	2356	PARCEL I	10428
31	4207	67	2483	103	2356	PARCEL L	4750
32	2565	68	2453	104	2356	PARCEL M	2127
33	2295	69	2375	105	2356	PARCEL N	19082
34	2295	70	2688	106	2356	PARCEL O	3028
35	2295	71	2683	107	2356	PARCEL P	6326
36	2295	72	2394	108	2356	PARCEL Q	1840

PROPOSED LAND USE SUMMARY:

TRACT	LOT / PARCEL NUMBER	PROPOSED USE
8364	PARCEL A	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL B	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL C	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL D	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL E	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL F	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL G	HOA LANDSCAPE PARCEL
	PARCEL H	HOA LANDSCAPE PARCEL
	PARCEL I	HOA LANDSCAPE PARCEL (PARK)
	PARCEL J	PARCEL OF TRACT 8364
	PARCEL K	PARCEL OF TRACT 8364
	LOTS 1 THRU 89	SINGLE FAMILY RESIDENTIAL LOT
8365	PARCEL L	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)
	PARCEL M	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)
	PARCEL N	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)
	PARCEL O	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)
	PARCEL P	HOA LANDSCAPE PARCEL (PARK)
	PARCEL Q	HOA LANDSCAPE PARCEL
	LOTS 1 THRU 129	SINGLE FAMILY RESIDENTIAL LOT

*NOTE:
APPLICANT RESERVES THE OPTION TO CREATE MULTIPLE STREET PARCELS TO ACCOMODATE INFRASTRUCTURE IMPROVEMENTS, BUILDING PHASING, AND /OR HOA MAINTENANCE RESPONSIBILITIES.

NO. | REVISION | DATE

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REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8364 (NH11, NH12), 8365 (NH18)
PROPOSED LOTTING PLAN

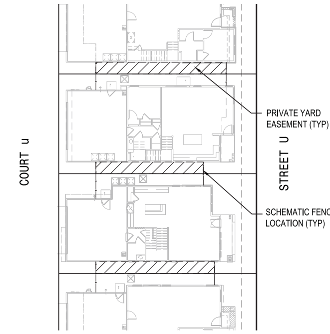
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 4.1

03-23-2017 12:26pm Vicki Thai P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM4.1-NH11-12-18 TENTATIVE MAP TRACTS 8364 AND 8365.DWG

SCALE: 1"=40'



LOTS 1 - 49

TYPICAL PRIVATE YARD EASEMENT

SCALE: 1"=20'

NOTE:
PRIVATE YARD EASEMENT WILL BE DEFINED IN THE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC & R'S) OF THE HOMEOWNERS' ASSOCIATION (HOA), WHICH WILL NOT BE SHOWN ON THE FINAL SUBDIVISION MAP.

PARCEL AREA TABLE

PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)
1	3431	34	2295	67	2483
2	2423	35	2295	68	2453
3	2423	36	2295	69	2375
4	3043	37	2295	70	2688
5	2890	38	2295	71	2683
6	2288	39	2339	72	2394
7	2288	40	2656	73	2394
8	2658	41	2328	74	2394
9	3040	42	3100	75	2394
10	2261	43	3188	76	2394
11	2261	44	2356	77	2751
12	2775	45	2785	78	3010
13	3472	46	3039	79	2394
14	2363	47	2423	80	2394
15	2363	48	2423	81	2688
16	2711	49	3414	82	2709
17	2489	50	2751	83	2394
18	2226	51	2394	84	2394
19	3157	52	2394	85	3185
20	3482	53	2394	86	3168
21	3061	54	2394	87	2375
22	2704	55	2394	88	2375
23	2494	56	2683	89	2688
24	2418	57	2709	PARCEL A	62411
25	2414	58	2394	PARCEL B	10096
26	2414	59	2469	PARCEL C	21556
27	2414	60	2498	PARCEL D	3975
28	2414	61	2394	PARCEL E	3001
29	2414	62	2394	PARCEL F	4061
30	2414	63	2772	PARCEL G	511
31	4207	64	2750	PARCEL H	1935
32	2565	65	2375	PARCEL I	10428
33	2295	66	2375	PARCEL P	6326

PROPOSED LAND USE SUMMARY:

TRACT	LOT / PARCEL NUMBER	PROPOSED USE
8364	PARCEL A	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL B	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL C	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL D	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL E	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL F	PRIVATE STREET (PUE, PAE, EVAE, DSRSD)*
	PARCEL G	HOA LANDSCAPE PARCEL
	PARCEL H	HOA LANDSCAPE PARCEL
	PARCEL I	HOA LANDSCAPE PARCEL (PARK)
	PARCEL J	PARCEL TO BE RETAINED BY OWNER FOR FUTURE DEVELOPMENT
	PARCEL K	PARCEL TO BE RETAINED BY OWNER FOR FUTURE DEVELOPMENT
	LOTS 1-89	SINGLE FAMILY RESIDENTIAL LOTS

* NOTE:
APPLICANT RESERVES THE OPTION TO CREATE MULTIPLE STREET PARCELS TO ACCOMODATE INFRASTRUCTURE IMPROVEMENTS, BUILDING PHASING, AND /OR HOA MAINTENANCE RESPONSIBILITIES.

03-23-2017 12:26pm Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM4.2-NH11-12-18 TENTATIVE MAP TRACT 8364.DWG

NO.	REVISION	DATE

DATE: 04-11-2017
SCALE: 1" = 40'
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DESIGNED BY:
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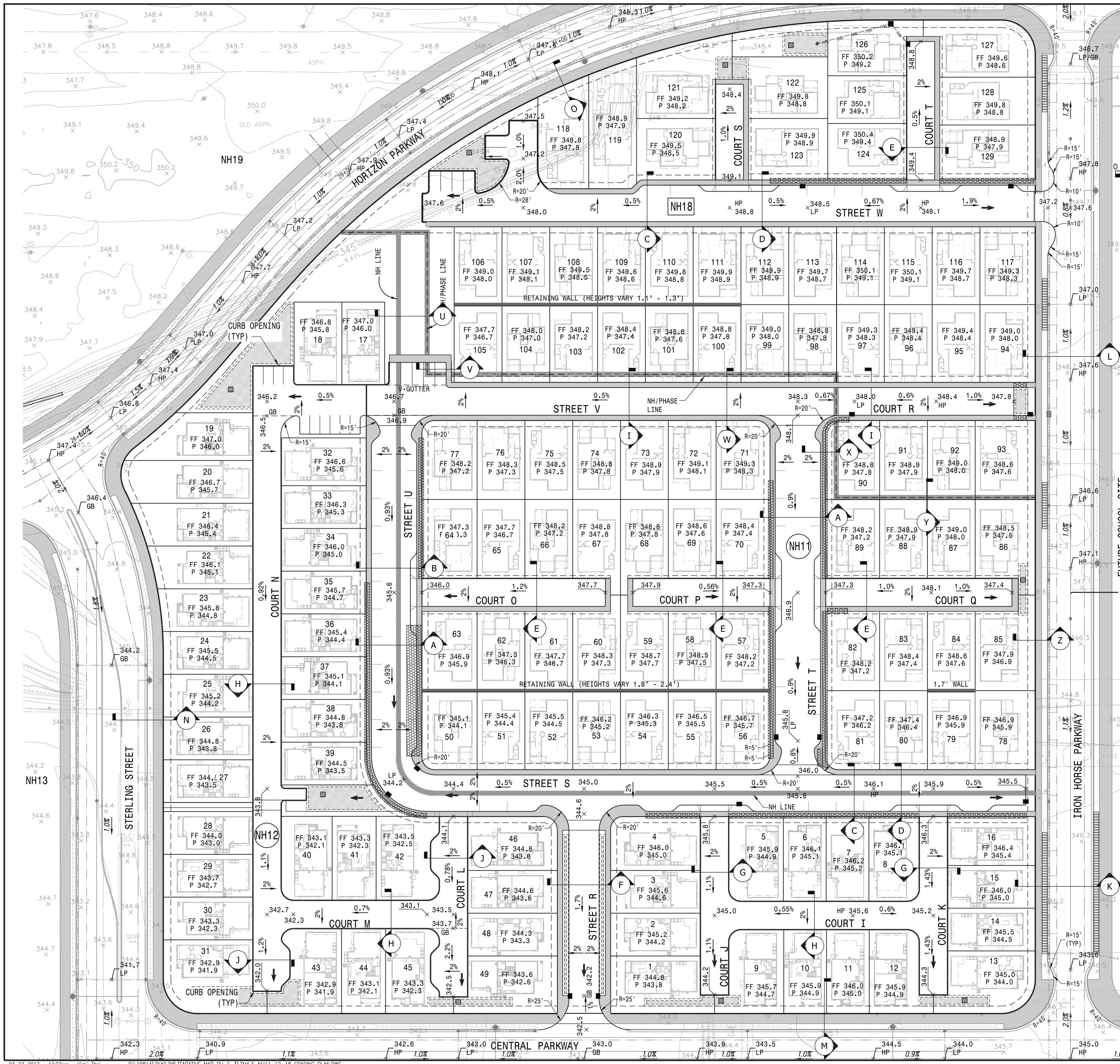
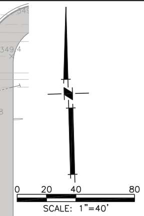
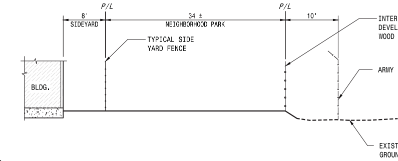
MARK D. MCCLELLAN RCE #60467

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8364 (NH11, NH12), 8365 (NH18)
PROPOSED LOTTING PLAN
CITY OF DUBLIN CALIFORNIA

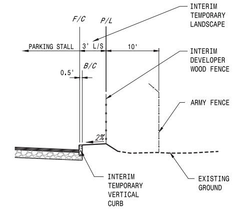
PROJECT NO. 19814-00



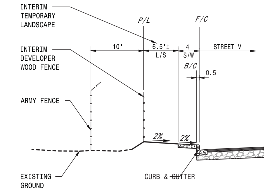




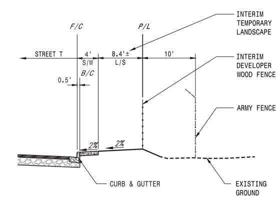
SECTION U-U
NEIGHBORHOOD PARK
NTS



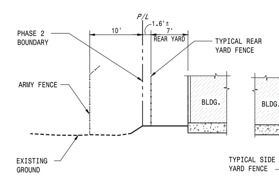
SECTION V-V
PARKING ADJACENT TO PARK
NTS



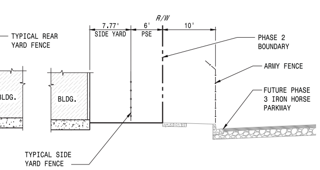
SECTION W-W
STREET V
NTS



SECTION X-X
STREET T
NTS



SECTION Y-Y
INTERIM CONDITION
NTS



SECTION Z-Z
INTERIM CONDITION
NTS

NOTES:
1. FOR CROSS SECTIONS NOT SHOWN ON THIS SHEET, SEE SHEET 4.6 FOR ADDITIONAL CROSS SECTION.
2. LOTS 17-21, 32-33, 76-77, 101-111, 118-123 TO BE REMOVED FROM FEMA ZONE AE.

DATE: 04-11-2017
SCALE: 1" = 40'
DRAWN BY:
DESIGNED BY:
CHECKED BY:

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS

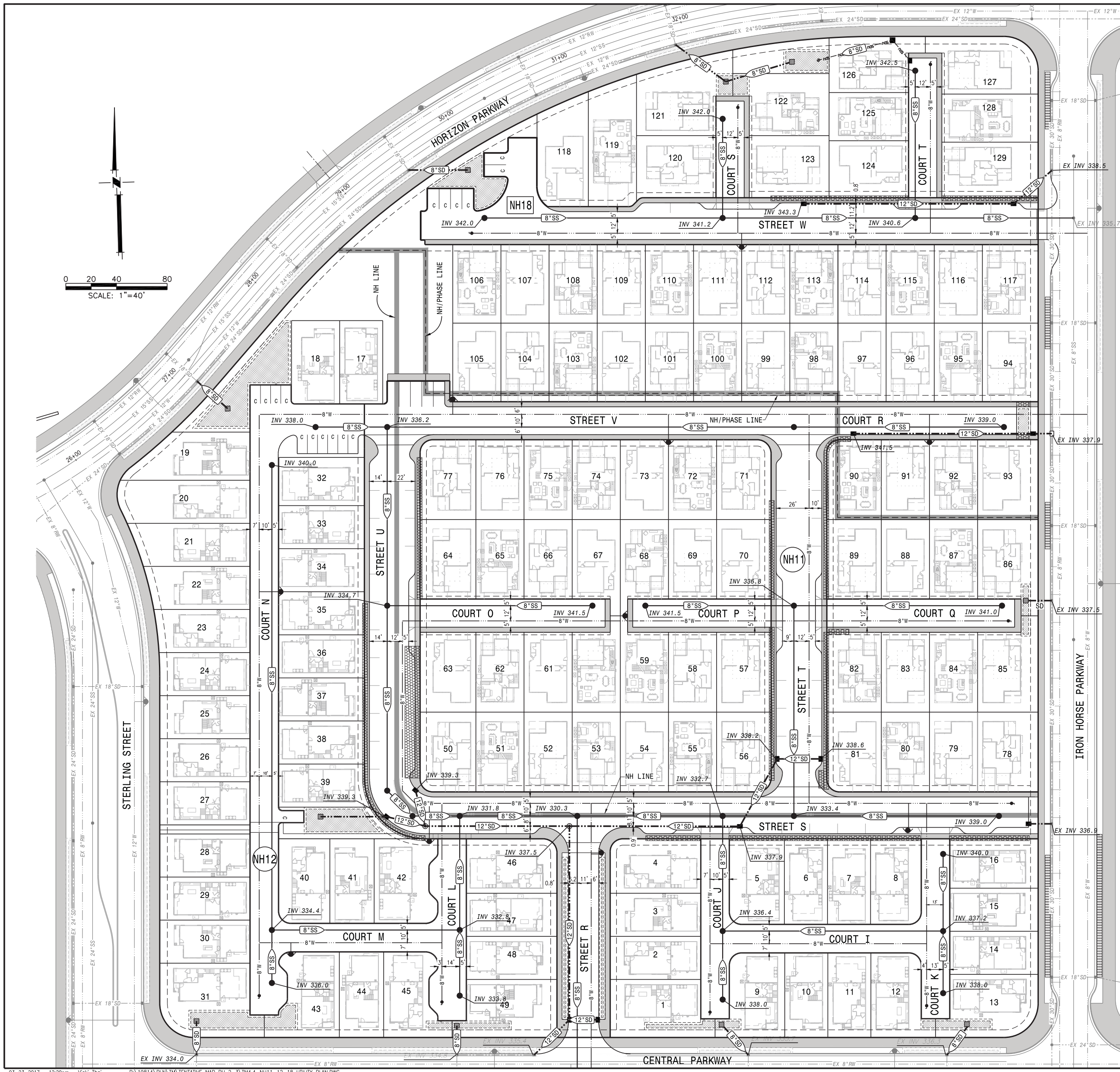
PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. McCLELLAN RCE #60467

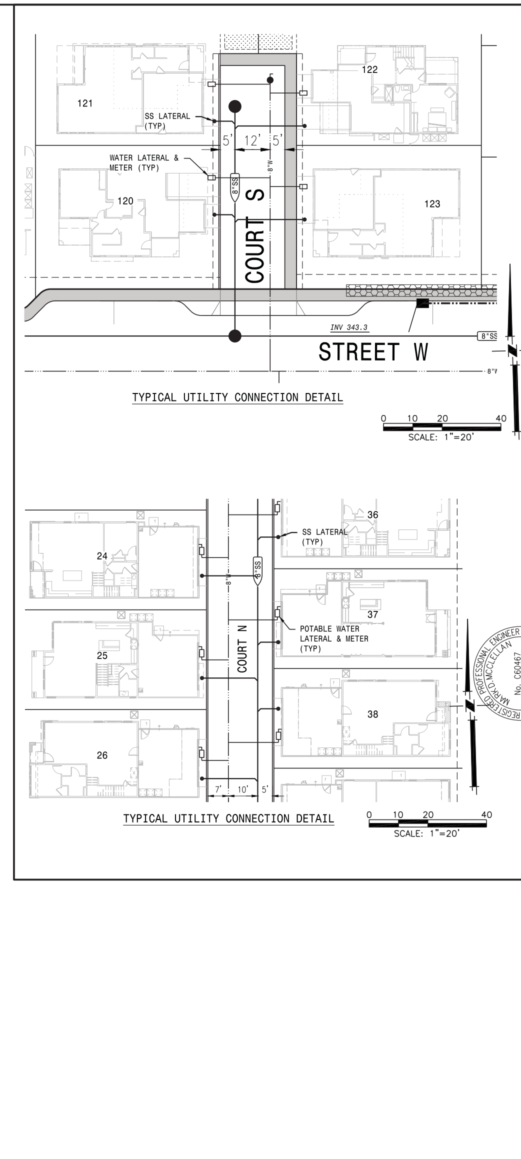
BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8364 (NH11, NH12), 8365 (NH18)
GRADING AND DRAINAGE PLAN

CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 4.3





MacKay & Somps
ENGINEERS PLANNERS SURVEYORS

DATE: 04-11-2017
SCALE: 1" = 40'
DRAWN BY:
DESIGNED BY:
CHECKED BY:

PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. McCLELLAN RCE #60467

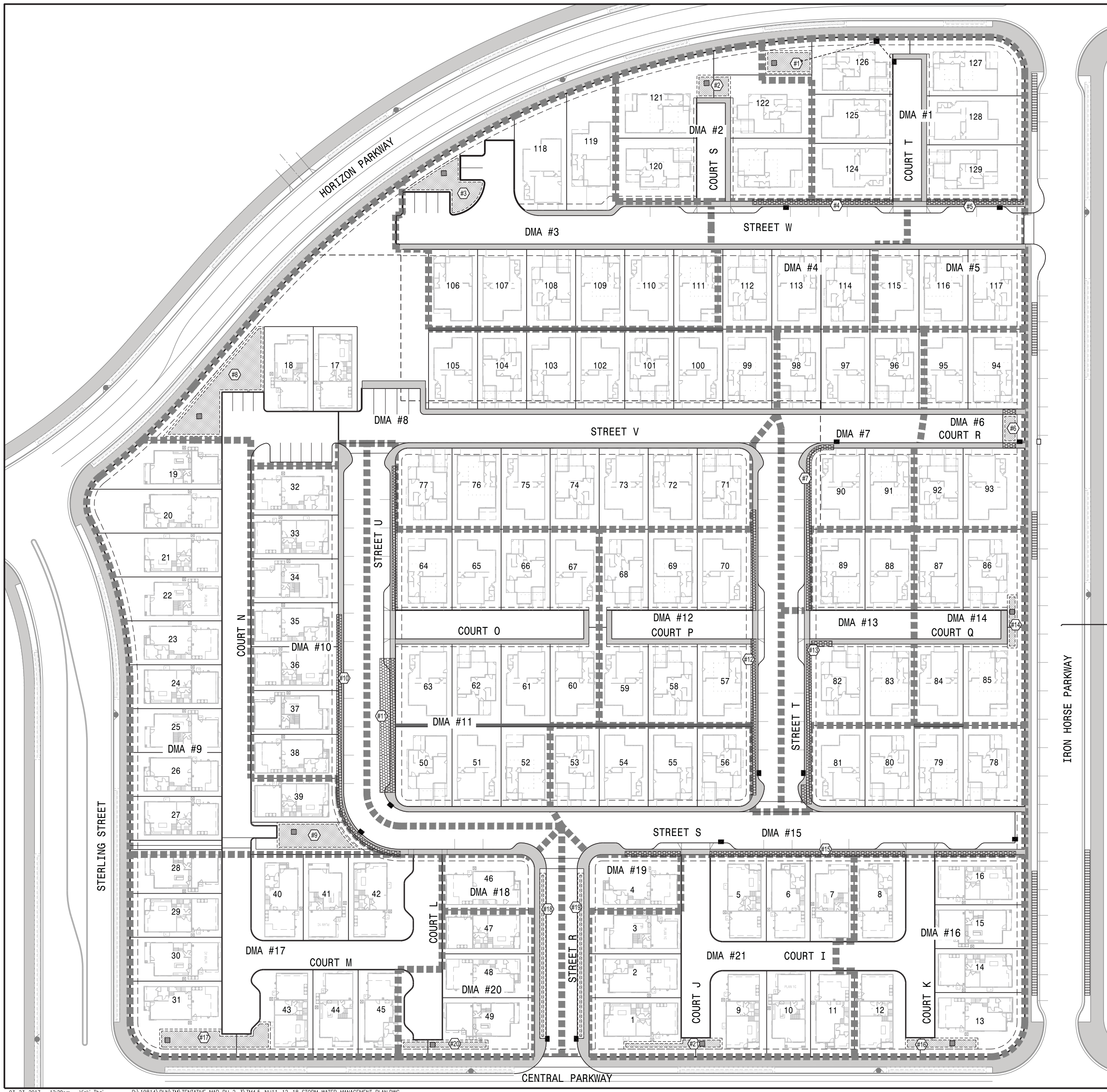
BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8364 (NH11, NH12), 8365 (NH18)
UTILITY PLAN

CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 4.4

03-23-2017 12:29pm Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM4.4-NH11-12-18 UTILITY PLAN.DWG



DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	12332	9694	22026	13301	532	535
2	8166	7866	16032	8953	358	360
3	22829	10223	33052	23851	954	954
4	10098	2977	13075	10396	416	436
5	8147	2512	10659	8398	336	340
6	8286	4096	12382	8696	348	350
7	13848	4646	18494	14313	573	574
8	39458	27771	67229	42235	1689	1941
9	22941	14129	37070	24354	974	975
10	19918	6297	26215	20548	822	850
11	29389	10432	39821	30432	1217	1248
12	18854	5781	24635	19432	777	796
13	11930	4420	16350	12372	495	616
14	8066	4363	12429	8502	340	340
15	28494	4848	33342	28979	1159	1160
16	13363	7521	20884	14115	565	565
17	22999	11866	34865	24186	967	983
18	4325	2345	6670	4560	182	188
19	4325	2334	6659	4558	182	188
20	5867	4538	10405	6321	253	256
21	18604	10078	28682	19612	784	784

NOTES:

1. THE CALCULATIONS SHOWN IN TABLE HEREON ARE BASED ON ALAMEDA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE JANUARY 1, 2015.
2. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
3. RAINFALL INTENSITY = 0.2 IN/HR
4. BIORETENTION SOIL MIX TO HAVE A MINIMUM 5 IN/HR INFILTRATION RATE
5. THE TREATMENT AREA REQUIRED IS BASED ON A SIZING CRITERIA OF (0.2 IN/HR)/(5 IN/HR)=0.04
6. INTERCEPTOR TREES WILL BE IDENTIFIED IN DESIGN TO REDUCE THE EFFECTIVE IMPERVIOUS AREA.

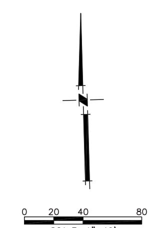
DMA #4 — DRAINAGE MANAGEMENT AREA #4

#4 — C.3 WATER QUALITY TREATMENT FACILITY #4

BIO-RETENTION C.3 SWQ TREATMENT FACILITY

SILVA CELL C.3 SWQ TREATMENT FACILITY

LIMITS OF DRAINAGE MANAGEMENT AREAS



PLANS PREPARED UNDER THE DIRECTION OF:
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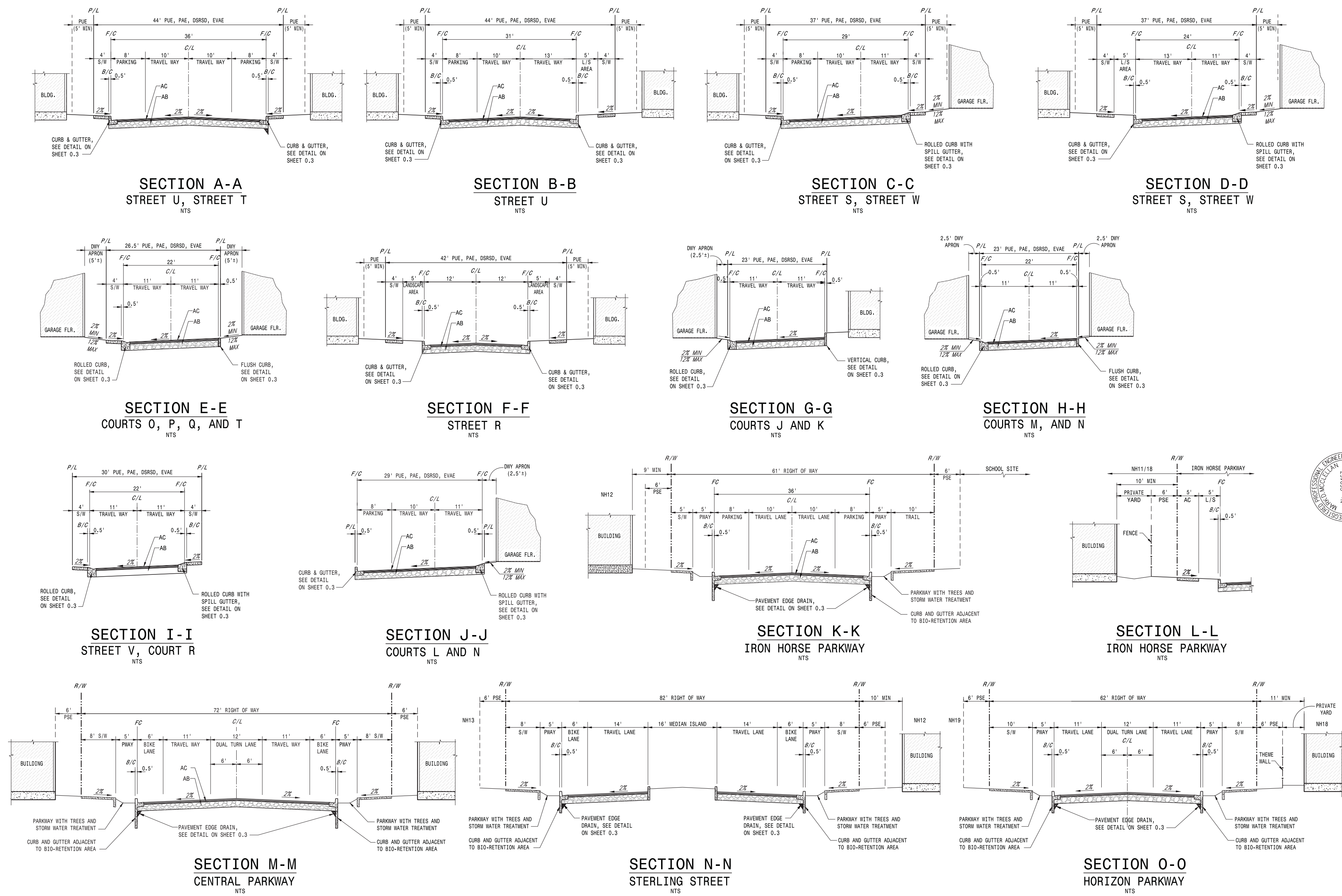
NO.	REVISION	DATE

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8364 (NH11, NH12), 8365 (NH18)
STORM WATER MANAGEMENT PLAN
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 4.5



BOULEVARD PHASES 2-3

VESTING TENTATIVE TRACT MAP 8364 (NH11, NH12), 8365 (NH 18)

SECTIONS AND DETAILS

CITY OF DUBLIN CALIFORNIA

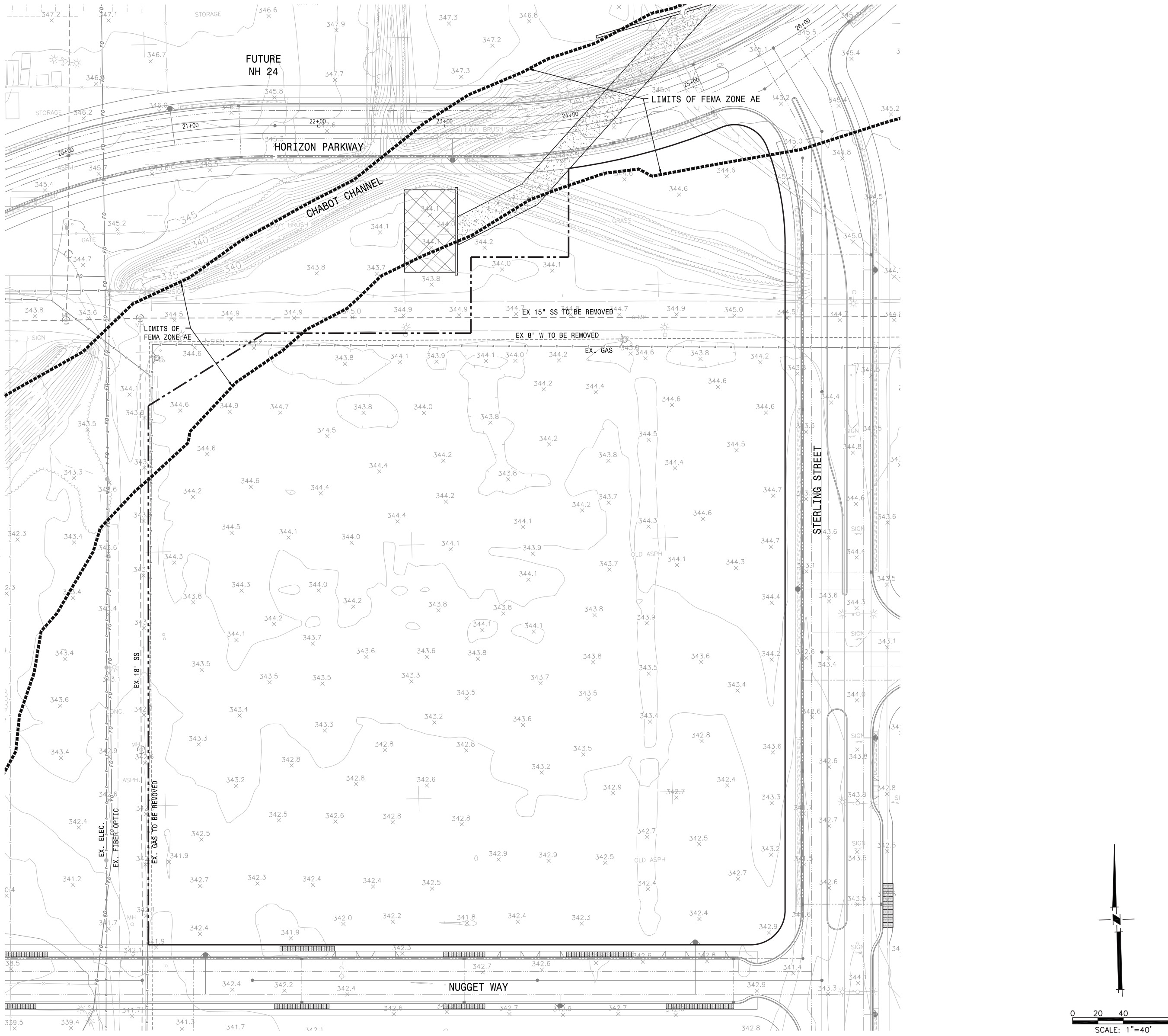
PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN RCE #60467

MacKAY & SOMPS

DATE: 04-11-2017

PROJECT NO. 19814-00

SHT 4.6



BOULEVARD PHASES 2-3

VESTING TENTATIVE TRACT MAP 8366 (NH13)

EXISTING CONDITIONS

CITY OF DUBLIN CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

MARK D. MCCLELLAN RCE #60467

MACKAY & SOMPS
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NO.	REVISION	DATE

PROJECT NO. 19814-00

SHT 5.0

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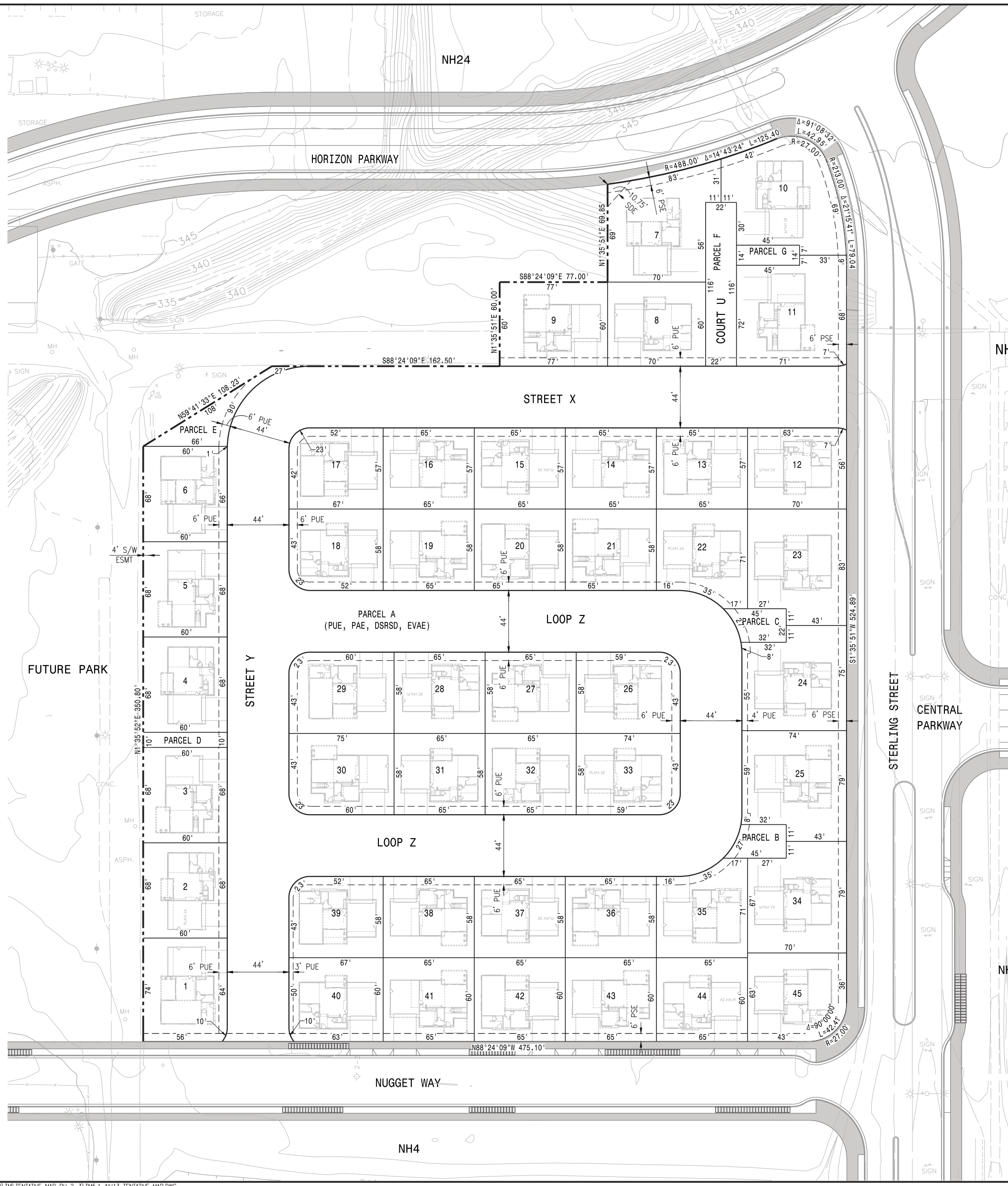

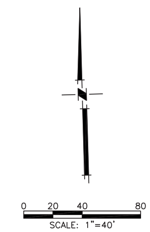

PARCEL AREA TABLE					
PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)
1	4428	19	3777	37	3770
2	4080	20	3777	38	3770
3	4080	21	3777	39	3853
4	4080	22	4130	40	4023
5	4080	23	5556	41	3900
6	4080	24	5236	42	3900
7	5665	25	5535	43	3900
8	4200	26	4258	44	3900
9	4620	27	3770	45	4334
10	5782	28	3770	PARCEL A	71029
11	5905	29	4302	PARCEL B	890
12	4098	30	4302	PARCEL C	890
13	3764	31	3770	PARCEL D	648
14	3764	32	3770	PARCEL E	1551
15	3764	33	4258	PARCEL F	2571
16	3764	34	5309	PARCEL G	645
17	3846	35	4124		
18	3859	36	3770		

PROPOSED LAND USE SUMMARY:

LOT / PARCEL NUMBER	PROPOSED USE
PARCEL A	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD) *
PARCEL B	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD) *
PARCEL C	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD) *
PARCEL D	HOA LANDSCAPE PARCEL
PARCEL E	HOA LANDSCAPE PARCEL
PARCEL F	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD) *
PARCEL G	HOA LANDSCAPE PARCEL
LOTS 1 THRU 45	SINGLE FAMILY RESIDENTIAL LOT

* NOTE:
APPLICANT RESERVES THE OPTION TO CREATE MULTIPLE STREET PARCELS TO ACCOMODATE INFRASTRUCTURE IMPROVEMENTS, BUILDING PHASING, AND /OR HOA MAINTENANCE RESPONSIBILITIES.

NO.	REVISION	DATE

DATE: 04-11-2017
SCALE: 1" = 40'
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DESIGNED BY:
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MARK D. MCCLELLAN RCE #60467

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8366 (NH13)
PROPOSED LOTTING PLAN
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 5.1

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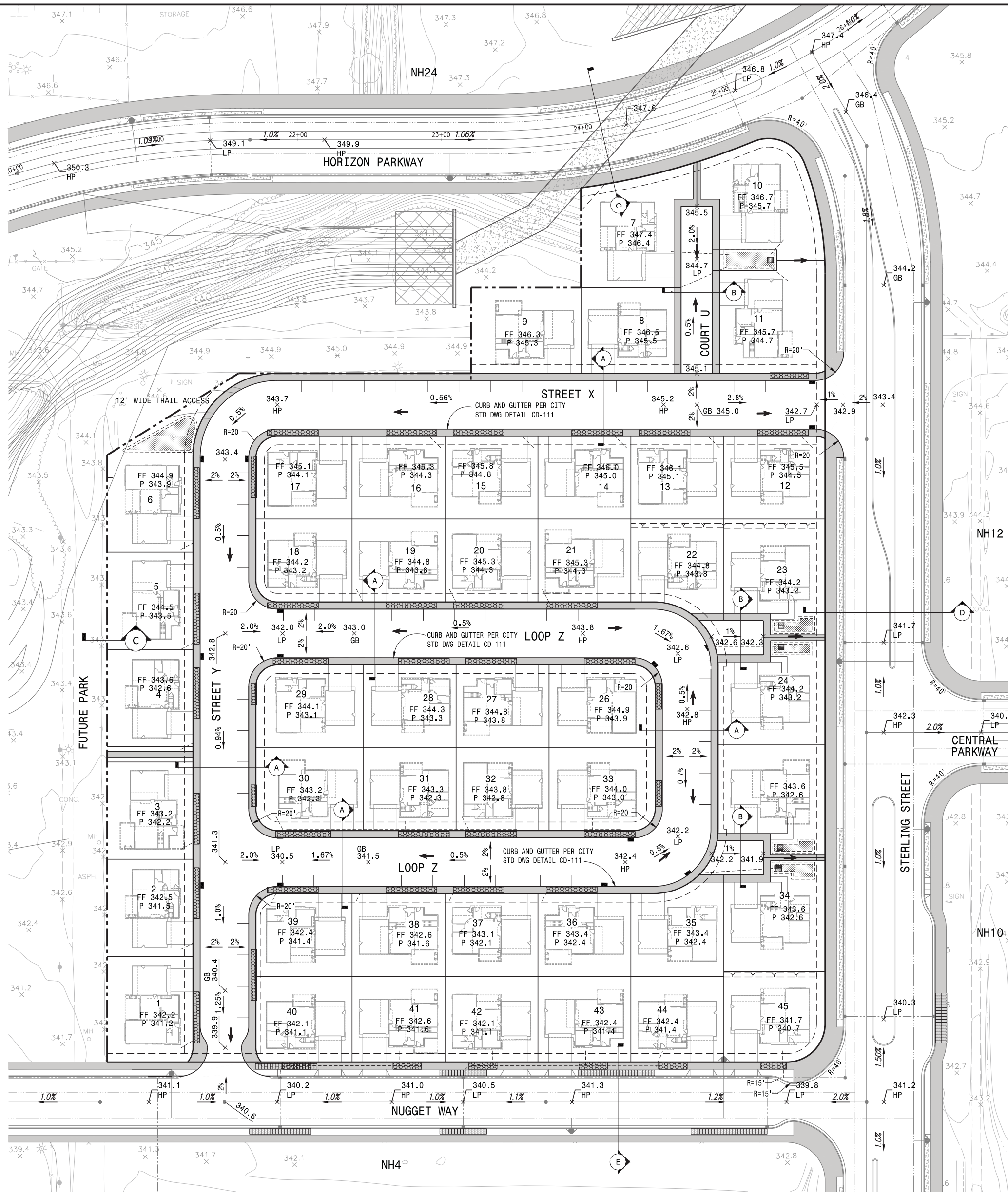

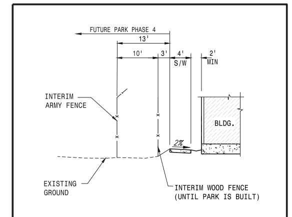

SECTION C-C
PARK INTERFACE
NTS

NOTES:
1. FOR CROSS SECTIONS NOT SHOWN ON THIS SHEET, SEE SHEET 5.5 FOR ADDITIONAL CROSS SECTION.
2. LOTS 6, 7, 10 TO BE REMOVED FROM FEMA ZONE AE.

SCALE: 1"=40'

NO.	REVISION
DATE:	04-11-2017
SCALE:	1" = 40'
DRAWN BY:	
DESIGNED BY:	
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REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8366 (N13)
GRADING AND DRAINAGE PLAN
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 5.2

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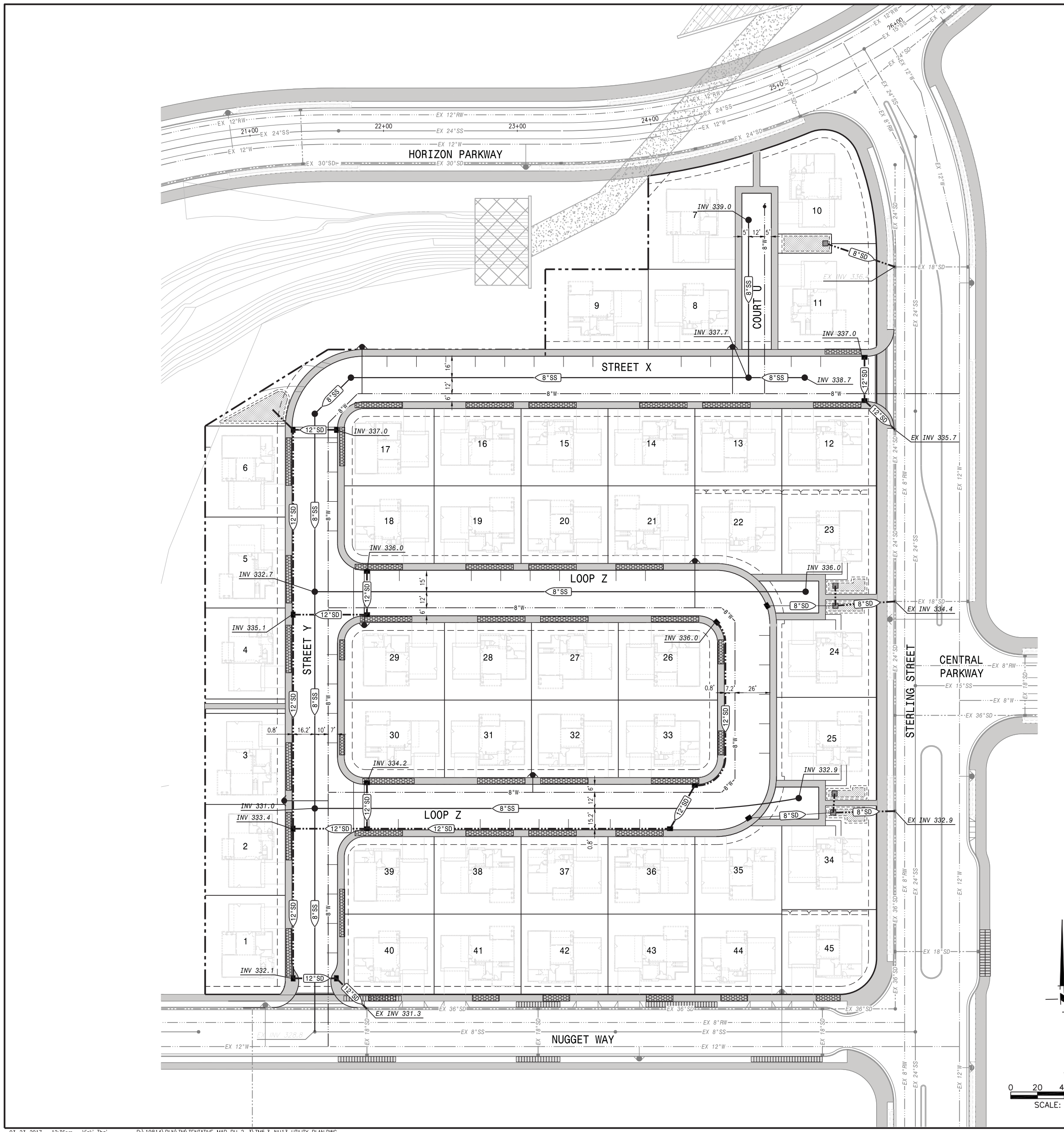

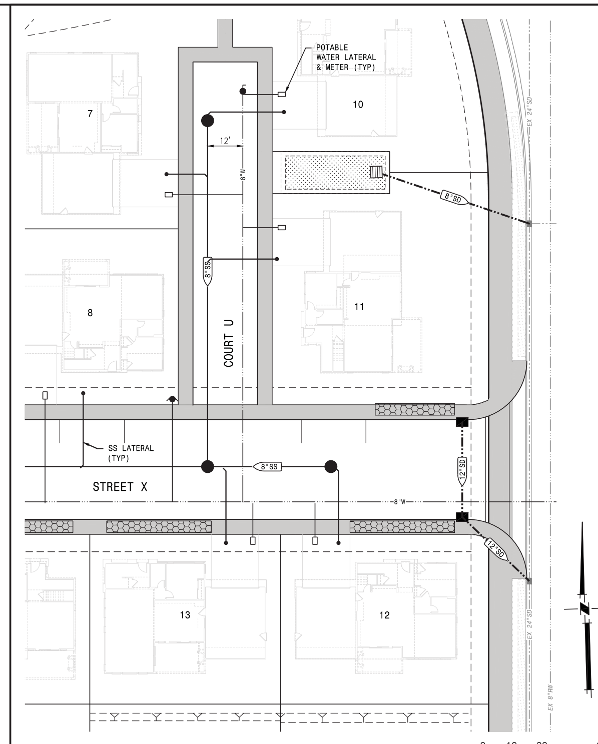

TYPICAL UTILITY CONNECTION DETAIL

SCALE: 1"=20'

DATE: 04-11-2017
SCALE: 1" = 40'
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REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

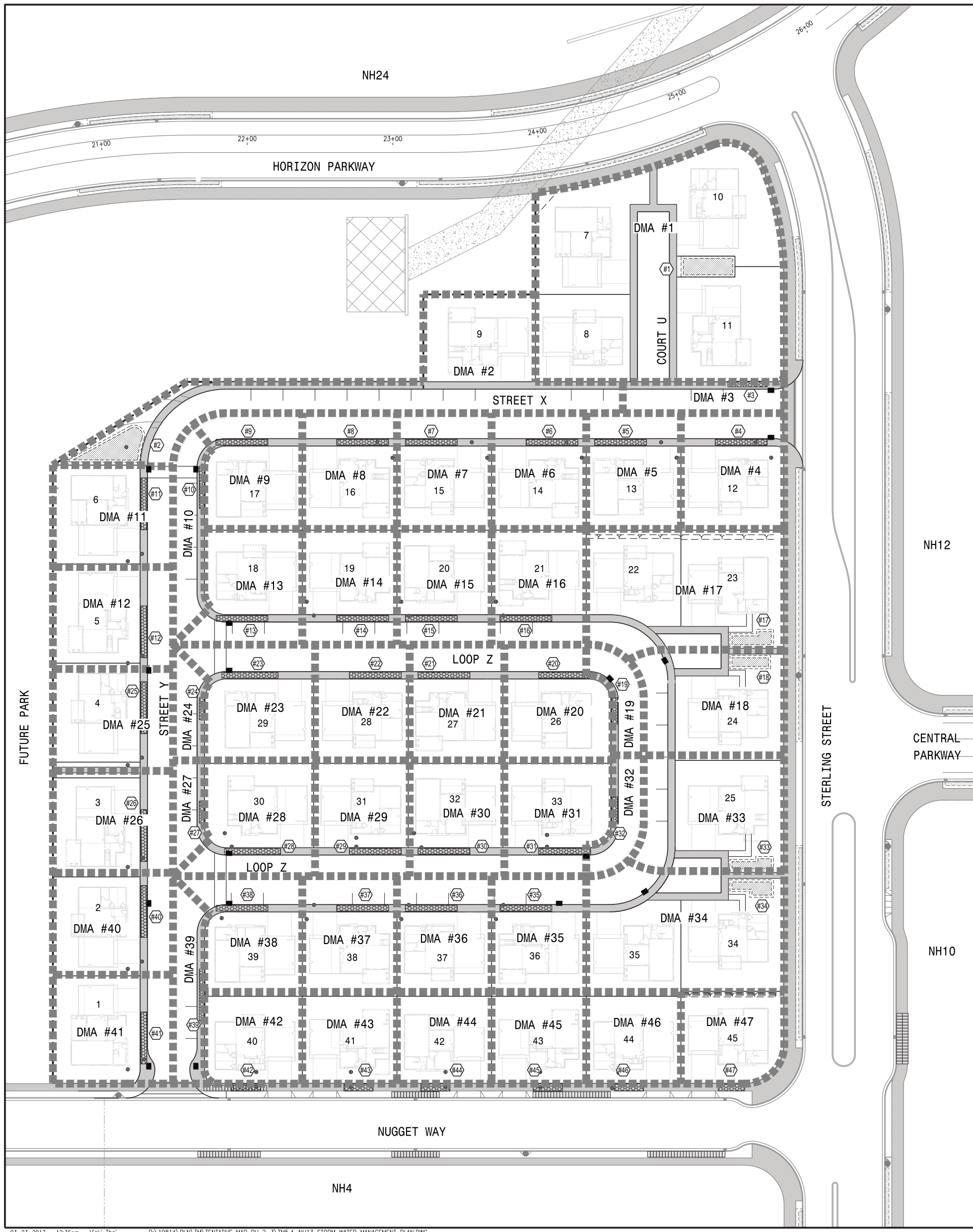
BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8366 (NH13)
UTILITY PLAN

CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 5.3

03-23-2017 12:36pm Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM5.3-NH13 UTILITY PLAN.DWG



DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	12460	12301	24761	13690	548	550
2	8631	5020	13651	9133	365	568
3	2601	0	2601	2601	104	108
4	3775	2493	6268	4024	161	164
5	3584	1584	5168	3742	150	158
6	3580	1588	5168	3739	150	158
7	3429	1739	5168	3603	144	158
8	3580	1588	5168	3739	150	158
9	3676	1666	5342	3843	154	158
10	2930	0	2930	2930	117	120
11	3677	2084	5761	3885	155	158
12	3687	2088	5775	3896	156	158
13	3732	1436	5168	3876	155	158
14	3580	1588	5168	3739	150	158
15	3584	1584	5168	3742	150	158
16	3580	1588	5168	3739	150	158
17	6362	4968	11330	6859	274	275
18	4394	2701	7095	4664	187	200
19	1784	0	1784	1784	71	72
20	3395	2072	5467	3602	144	158
21	3580	1588	5168	3739	150	158
22	3429	1739	5168	3603	144	158
23	4075	2175	6250	4293	172	174
24	1502	0	1502	1502	60	60
25	3536	2239	5775	3760	150	158
26	3691	2084	5775	3899	156	158
27	1502	0	1502	1502	60	60
28	4072	2178	6250	4290	172	174
29	3429	1739	5168	3603	144	158
30	3584	1584	5168	3742	150	158
31	3241	2226	5467	3464	139	158
32	1934	0	1934	1934	77	80
33	4659	3112	7771	4970	199	200
34	6208	5116	11324	6720	269	275
35	3580	1588	5168	3739	150	158
36	3429	1739	5168	3603	144	158
37	3580	1588	5168	3739	150	158
38	3887	1667	5554	4054	162	164
39	2878	0	2878	2878	115	142
40	3687	2088	5775	3896	156	158
41	3661	-1990	1671	3462	138	142
42	2031	2185	4216	2250	90	100
43	2182	1913	4095	2373	95	100
44	2186	1909	4095	2377	95	100
45	2182	1913	4095	2373	95	100
46	2031	2064	4095	2237	89	100
47	2186	2128	4314	2399	96	100

NOTES:

1. THE CALCULATIONS SHOWN IN TABLE HEREON ARE BASED ON ALAMEDA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE JANUARY 1, 2015.
2. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
3. RAINFALL INTENSITY = 0.2 IN/HR
4. BIORETENTION SOIL MIX TO HAVE A MINIMUM 5 IN/HR INFILTRATION RATE
5. THE TREATMENT AREA REQUIRED IS BASED ON A SIZING CRITERIA OF (0.2 IN/HR)/(5 IN/HR)=0.04
6. INTERCEPTOR TREES WILL BE IDENTIFIED IN DESIGN TO REDUCE THE EFFECTIVE IMPERVIOUS AREA.

DMA #4 — DRAINAGE MANAGEMENT AREA #4

#4 — C.3 WATER QUALITY TREATMENT FACILITY #4

BIO-RETENTION C.3 SWQ TREATMENT FACILITY

SILVA CELL C.3 SWQ TREATMENT FACILITY

LIMITS OF DRAINAGE MANAGEMENT AREAS

0 20 40 80
SCALE: 1"=40'

DATE: 04-11-2017
SCALE: 1" = 40'
DRAWN BY:
DESIGNED BY:
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PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN RCE #60467

REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8366 (N13)
STORM WATER MANAGEMENT PLAN
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 5.4

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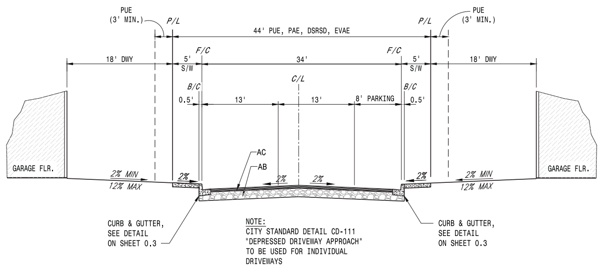
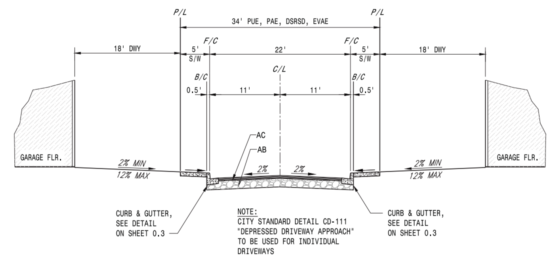
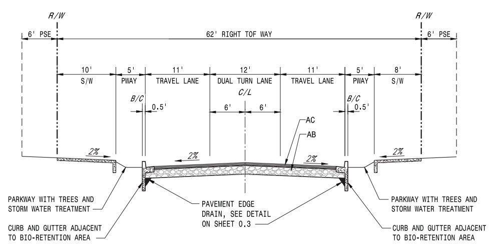


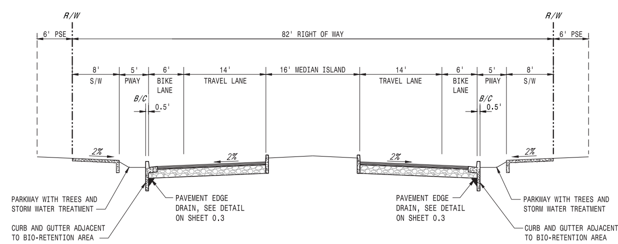
SECTION A-A
STREET X, STREET Y AND LOOP Z
NTS



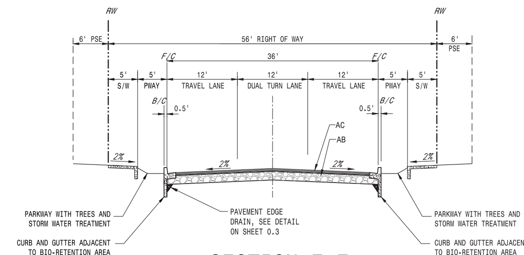
SECTION B-B
PRIVATE ALLEY
NTS



SECTION C-C
HORIZON PARKWAY
NTS


R/W
6' PSE
82' RIGHT OF WAY
8' S/W
5' PWAY
6' BIKE LANE
14' TRAVEL LANE
16' MEDIAN ISLAND
14' TRAVEL LANE
6' BIKE LANE
5' PWAY
8' S/W
B/C
0.5'
2%
PARKWAY WITH TREES AND STORM WATER TREATMENT
CURB AND GUTTER ADJACENT TO BIO-RETENTION AREA
PAVEMENT EDGE DRAIN, SEE DETAIL ON SHEET 0.3

SECTION D-D
STERLING STREET
NTS



SECTION E-E
NUGGET WAY
NTS

NO. | REVISION | DATE

DATE: 04-11-2017
SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:

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ENGINEERS PLANNERS SURVEYORS
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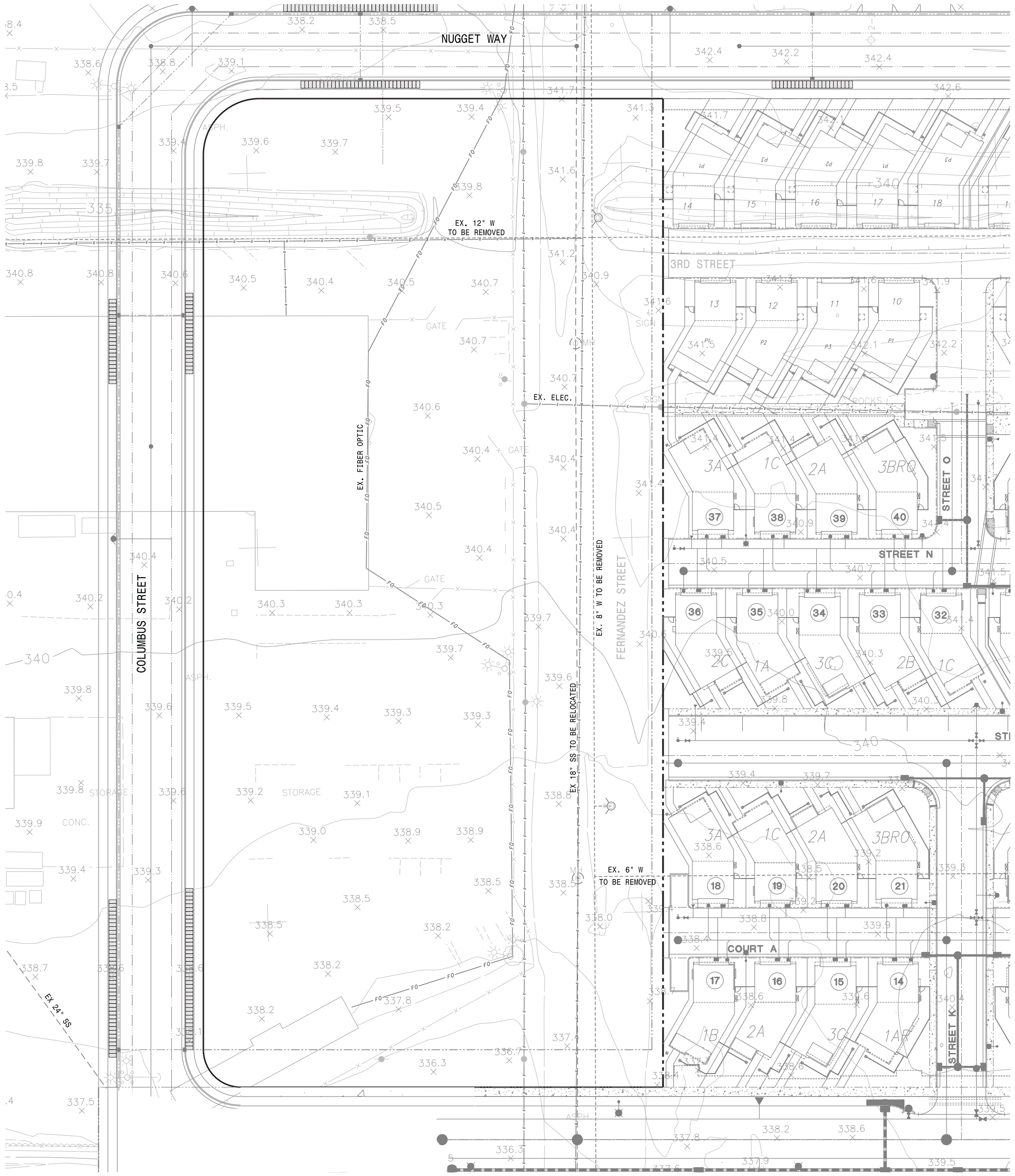
PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. McCLELLAN RCE #60467

REGISTERED PROFESSIONAL ENGINEER MARK D. McCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8366 (NH13)
SECTIONS AND DETAILS
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 5.5



0 30 60
SCALE: 1"=30'

PLANS PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MARK D. MCCLELLAN
No. C60467
CIVIL
STATE OF CALIFORNIA

MARK D. MCCLELLAN RCE #60467

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

DATE: 04-11-2017
SCALE: 1" = 30'
DRAWN BY:
DESIGNED BY:
CHECKED BY:

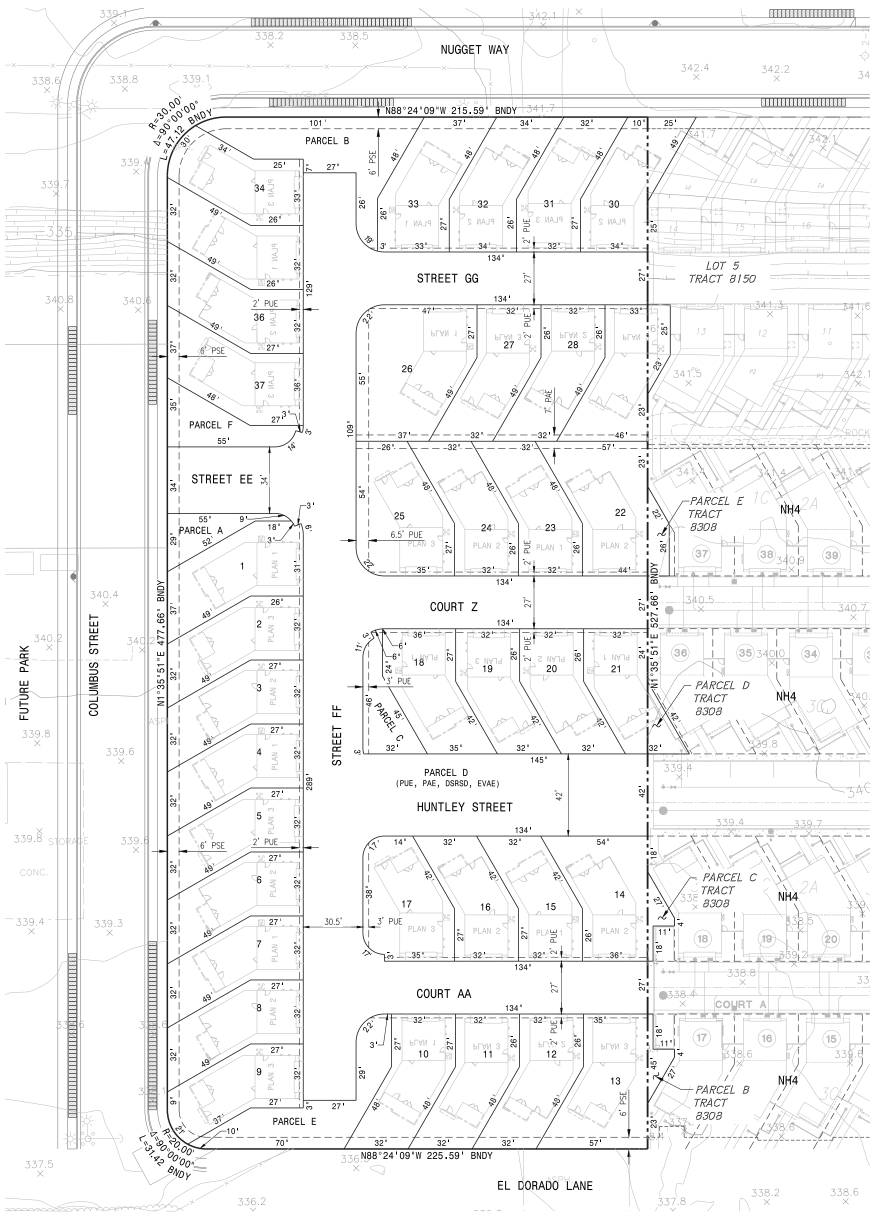
NO. | REVISION | DATE

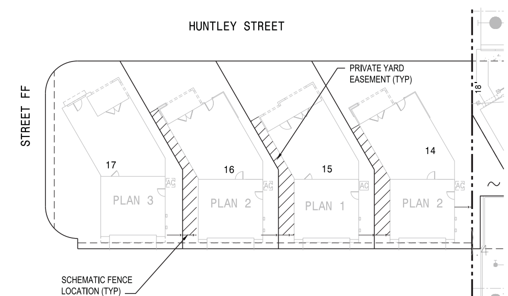
BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8368 (NH17)
EXISTING CONDITIONS

CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 7.0

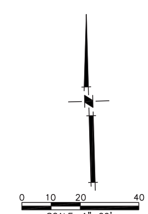




TYPICAL PRIVATE YARD EASEMENT

SCALE: 1"=20'

NOTE:
PRIVATE YARD EASEMENT WILL BE DEFINED IN THE CONDITIONS, COVENANTS, AND RESTRICTIONS(CC & RS) OF THE HOMEOWNERS' ASSOCIATION (HOA), WHICH WILL NOT BE SHOWN ON THE FINAL SUBDIVISION MAP.



SCALE: 1"=20'

PROPOSED LAND USE SUMMARY:

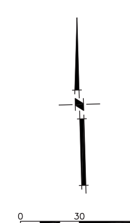
LOT / PARCEL NUMBER	PROPOSED USE
PARCEL A	HOA LANDSCAPE PARCEL
PARCEL B	HOA LANDSCAPE PARCEL
PARCEL C	HOA LANDSCAPE PARCEL
PARCEL D	HOA STREET PARCEL (PUE, PAE, EVAE, DSRSD) *
PARCEL E	HOA LANDSCAPE PARCEL
LOTS 1 THRU 37	SINGLE FAMILY RESIDENTIAL LOT

* NOTE:

1. APPLICANT RESERVES THE OPTION TO CREATE MULTIPLE STREET PARCELS TO ACCOMMODATE INFRASTRUCTURE IMPROVEMENTS, BUILDING PHASING, AND /OR HOA MAINTENANCE RESPONSIBILITIES.
2. LOTS 13, 14, 21 AND 22 TO BE MERGED WITH PARCELS B, C, D, E OF TRACT 8308.
3. LOTS 29 AND 30 TO BE MERGED WITH LOT 5 OF TRACT 8150.

PARCEL AREA TABLE

PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)	PARCEL #	AREA (SF±)
1	2592	16	2093	31	2258
2	2274	17	2509	32	2371
3	2274	18	2331	33	2544
4	2274	19	2095	34	2229
5	2274	20	2094	35	2274
6	2274	21	2094	36	2274
7	2274	22	3207	37	2564
8	2274	23	2254	PARCEL A	822
9	2190	24	2254	PARCEL B	2888
10	2258	25	2912	PARCEL C	1057
11	2258	26	3741	PARCEL D	34368
12	2258	27	2283	PARCEL E	2303
13	3042	28	2283	PARCEL F	1226
14	2801	29	2466		
15	2094	30	2399		



SCALE: 1"=30'

NO.	REVISION	DATE

DATE: 04-11-2017
SCALE: 1" = 30'
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PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN RCE #60467

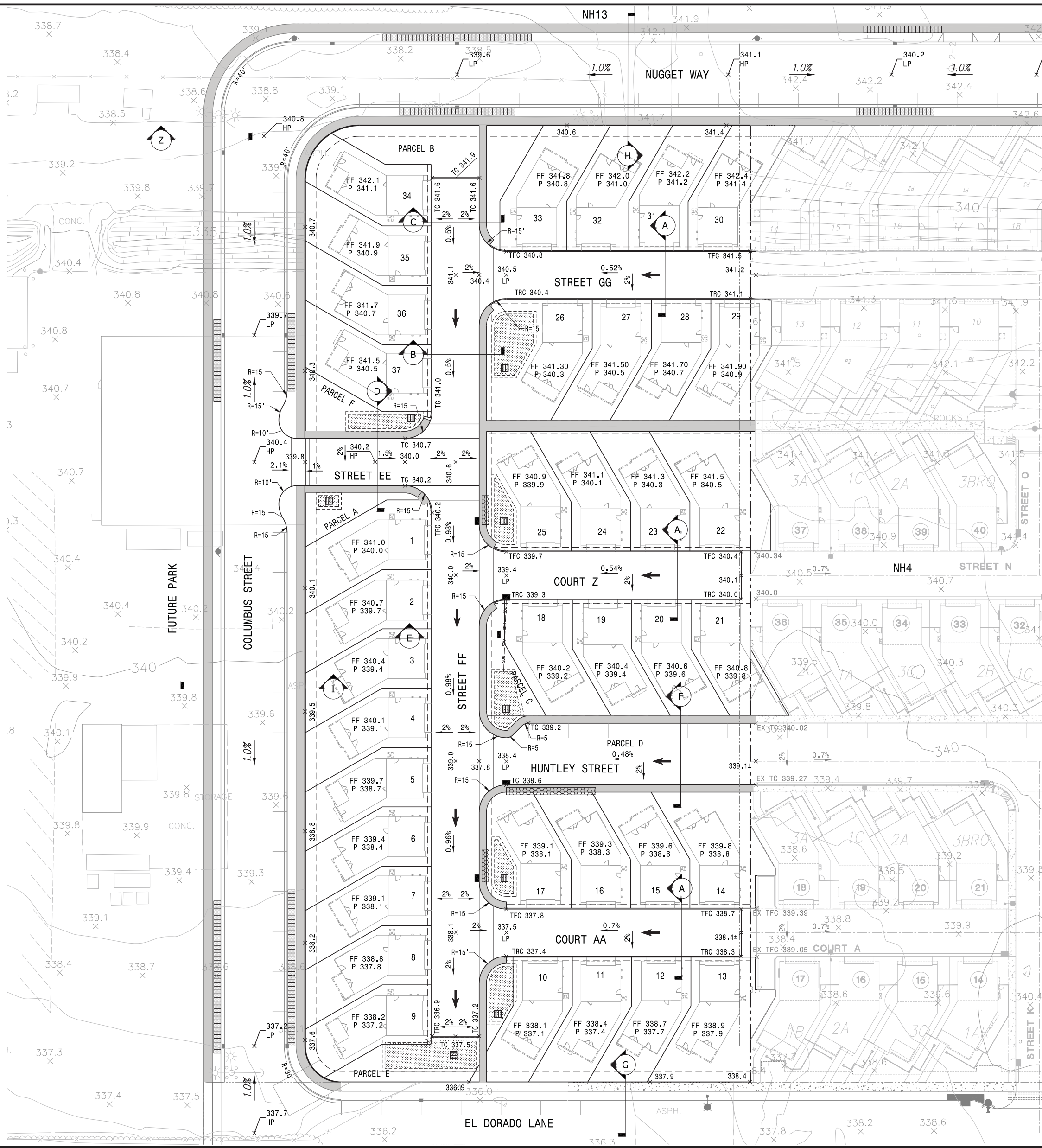
REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

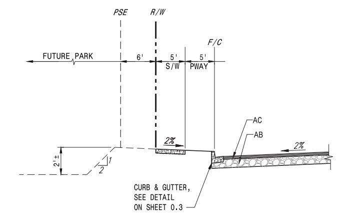
BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8368 (NH17)
PROPOSED LOTTING PLAN

CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 7.1





SECTION Z-Z

NTS

NOTE:
1. FOR CROSS SECTIONS NOT SHOWN ON THIS SHEET, SEE SHEET 7.5 FOR ADDITIONAL CROSS SECTIONS

SCALE: 1"=30'

BOULEVARD PHASES 2-3

VESTING TENTATIVE TRACT MAP 8368 (NH17)

GRADING AND DRAINAGE

CITY OF DUBLIN CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF:

MARK D. MCCLELLAN RCE #60467

REGISTERED PROFESSIONAL ENGINEER MARK D. MCCLELLAN No. C60467 CIVIL STATE OF CALIFORNIA

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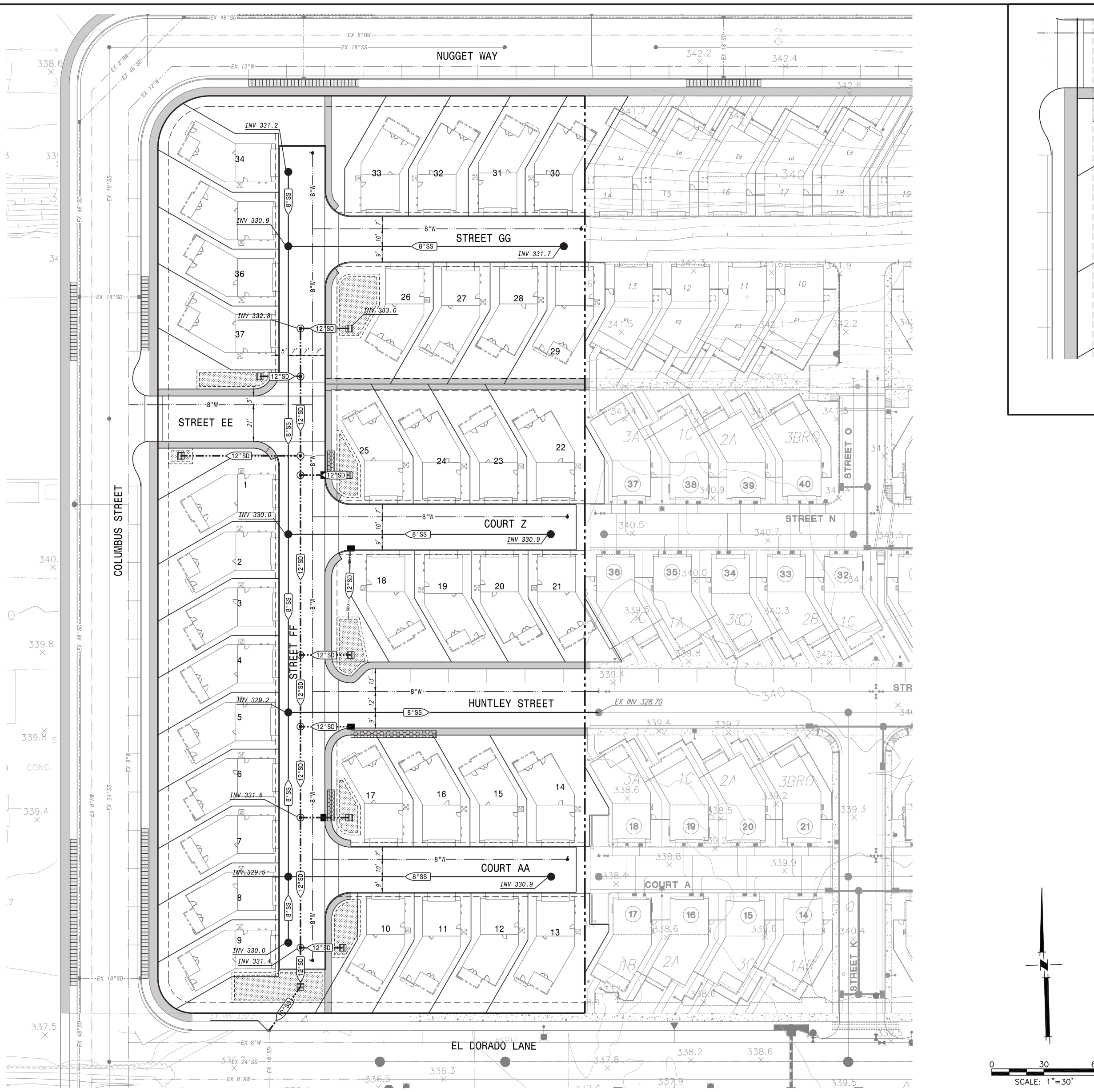
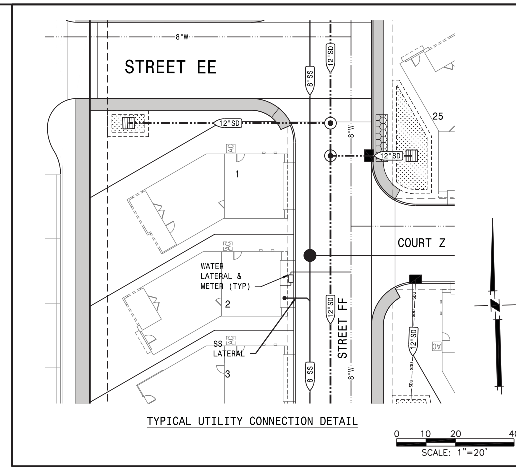
PROJECT NO. 19814-00

SHT 7.2

03-23-2017 12:41pm Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM7.2-NH17 GRADING PLAN.DWG





TYPICAL UTILITY CONNECTION DETAIL

REVISION | DATE | NO.

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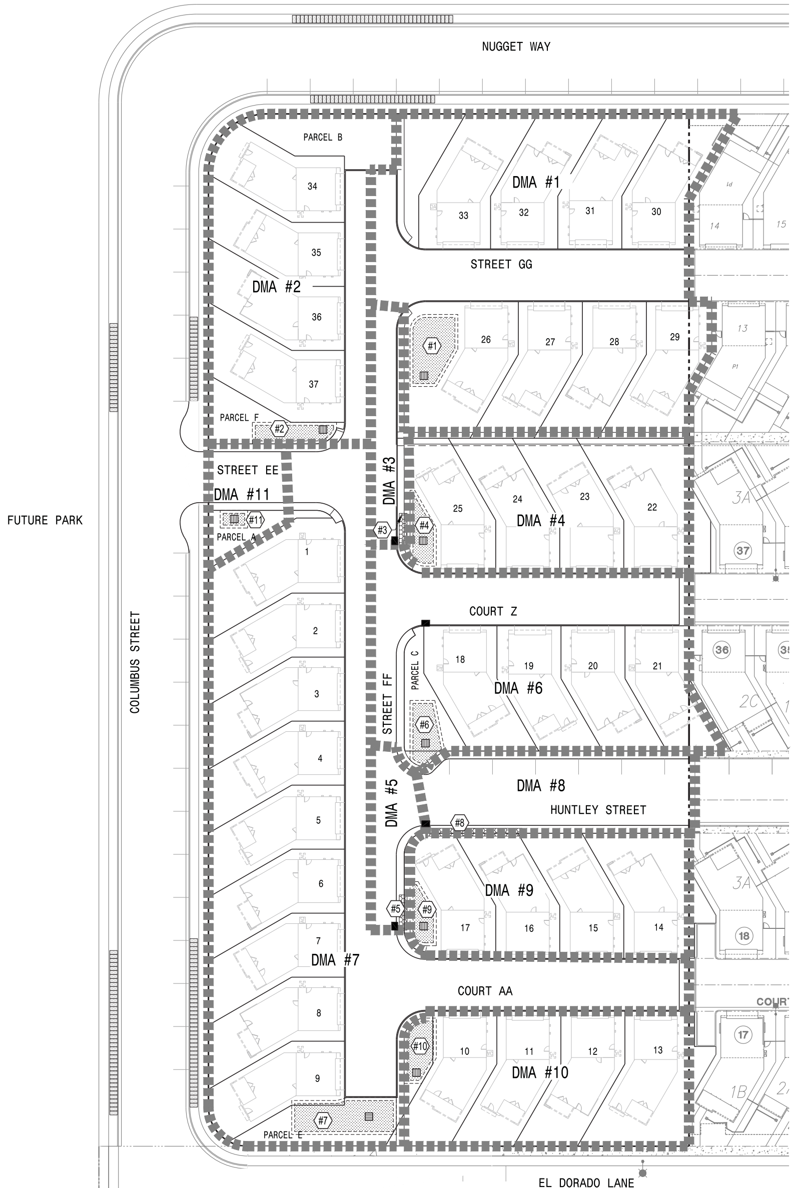
BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8368 (NH17)
UTILITY PLAN

CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

SHT 7.3

03-23-2017 12:42pm Vicki Thoi P:\19814\PLN\TM\TENTATIVE MAP PH 2-3\TM7.3-NH17 UTILITY PLAN.DWG



DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	15630	10914	26544	16721	669	670
2	6778	6335	13113	7412	296	305
3	1450	0	1450	1450	58	64
4	6835	5625	12460	7398	296	300
5	1885	0	1885	1885	75	76
6	8654	4663	13317	9120	365	370
7	17770	8066	25836	18577	743	764
8	5879	100	5979	5889	236	254
9	8739	4094	12833	9148	366	370
10	8541	5343	13884	9075	363	366
11	1495	710	2205	1566	63	70

NOTES:

1. THE CALCULATIONS SHOWN IN TABLE HEREON ARE BASED ON ALAMEDA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE JANUARY 1, 2015.
2. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
3. RAINFALL INTENSITY = 0.2 IN/HR
4. BIORETENTION SOIL MIX TO HAVE A MINIMUM 5 IN/HR INFILTRATION RATE
5. THE TREATMENT AREA REQUIRED IS BASED ON A SIZING CRITERIA OF (0.2 IN/HR)/(5 IN/HR)=0.04
6. INTERCEPTOR TREES WILL BE IDENTIFIED IN DESIGN TO REDUCE THE EFFECTIVE IMPERVIOUS AREA.

DMA #4 — DRAINAGE MANAGEMENT AREA #4

#4 — C.3 WATER QUALITY TREATMENT FACILITY #4

BIO-RETENTION C.3 SWQ TREATMENT FACILITY

SILVA CELL C.3 SWQ TREATMENT FACILITY

LIMITS OF DRAINAGE MANAGEMENT AREAS

0 30 60
SCALE: 1"=30'

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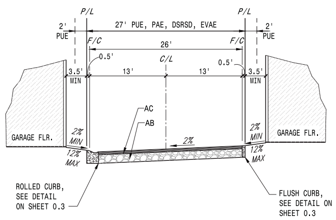
BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8368 (NH17)
STORM WATER MANAGEMENT PLAN

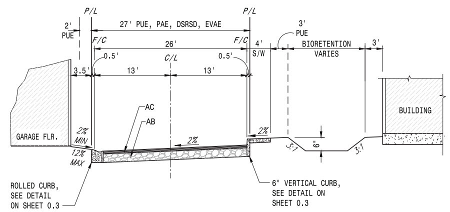
CITY OF DUBLIN CALIFORNIA

PROJECT NO. 19814-00

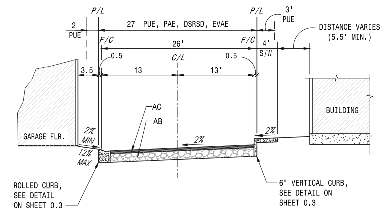
SHT 7.4



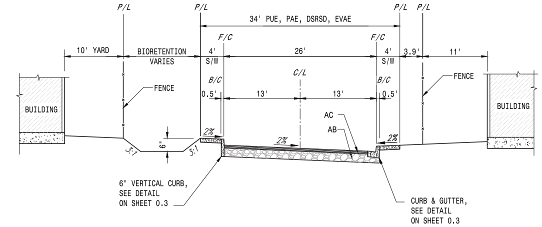
SECTION A-A
STREET GG, COURT AA, COURT Z
NTS



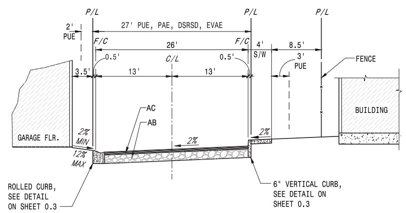
SECTION B-B
STREET FF
NTS



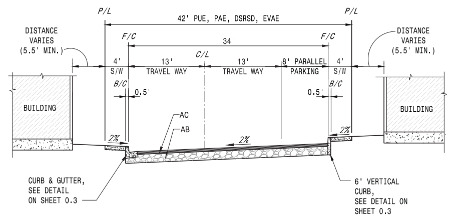
SECTION C-C
STREET FF
NTS



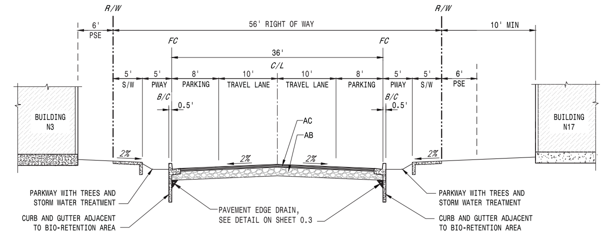
SECTION D-D
STREET EE
NTS



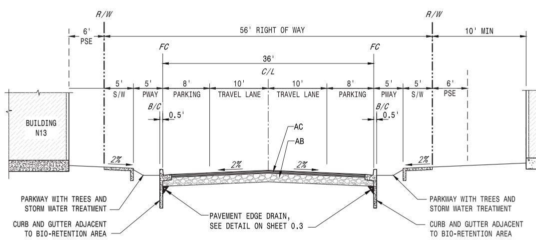
SECTION E-E
STREET FF
NTS



SECTION F-F
HUNTLEY STREET
NTS


R/W
6' PSE
56' RIGHT OF WAY
10' MIN
FC
36'
C/L
5'
S/W
PWAY
8'
PARKING
10'
TRAVEL LANE
6'
PSE
B/C
0.5'
BUILDING N3
BUILDING N17
AC
AB
2%
PARKWAY WITH TREES AND STORM WATER TREATMENT
CURB AND GUTTER ADJACENT TO BIO-RETENTION AREA
PAVEMENT EDGE DRAIN, SEE DETAIL ON SHEET 0.3

SECTION G-G
EL DORADO LANE
NTS


R/W
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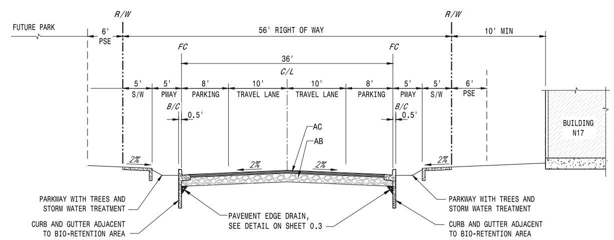
56' RIGHT OF WAY
10' MIN
FC
36'
C/L
5'
S/W
PWAY
8'
PARKING
10'
TRAVEL LANE
6'
PSE
B/C
0.5'
BUILDING N13
BUILDING N17
AC
AB
2%
PARKWAY WITH TREES AND STORM WATER TREATMENT
CURB AND GUTTER ADJACENT TO BIO-RETENTION AREA
PAVEMENT EDGE DRAIN, SEE DETAIL ON SHEET 0.3

SECTION H-H
NUGGET WAY
NTS


FUTURE PARK
R/W
6' PSE
56' RIGHT OF WAY
10' MIN
FC
36'
C/L
5'
S/W
PWAY
8'
PARKING
10'
TRAVEL LANE
6'
PSE
B/C
0.5'
BUILDING N17
AC
AB
2%
PARKWAY WITH TREES AND STORM WATER TREATMENT
CURB AND GUTTER ADJACENT TO BIO-RETENTION AREA
PAVEMENT EDGE DRAIN, SEE DETAIL ON SHEET 0.3

SECTION I-I
COLUMBUS STREET
NTS

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BOULEVARD PHASES 2-3
VESTING TENTATIVE TRACT MAP 8368 (NH17)
SECTIONS AND DETAILS
CITY OF DUBLIN CALIFORNIA

PROJECT NO.
19814-00

SHT
7.5