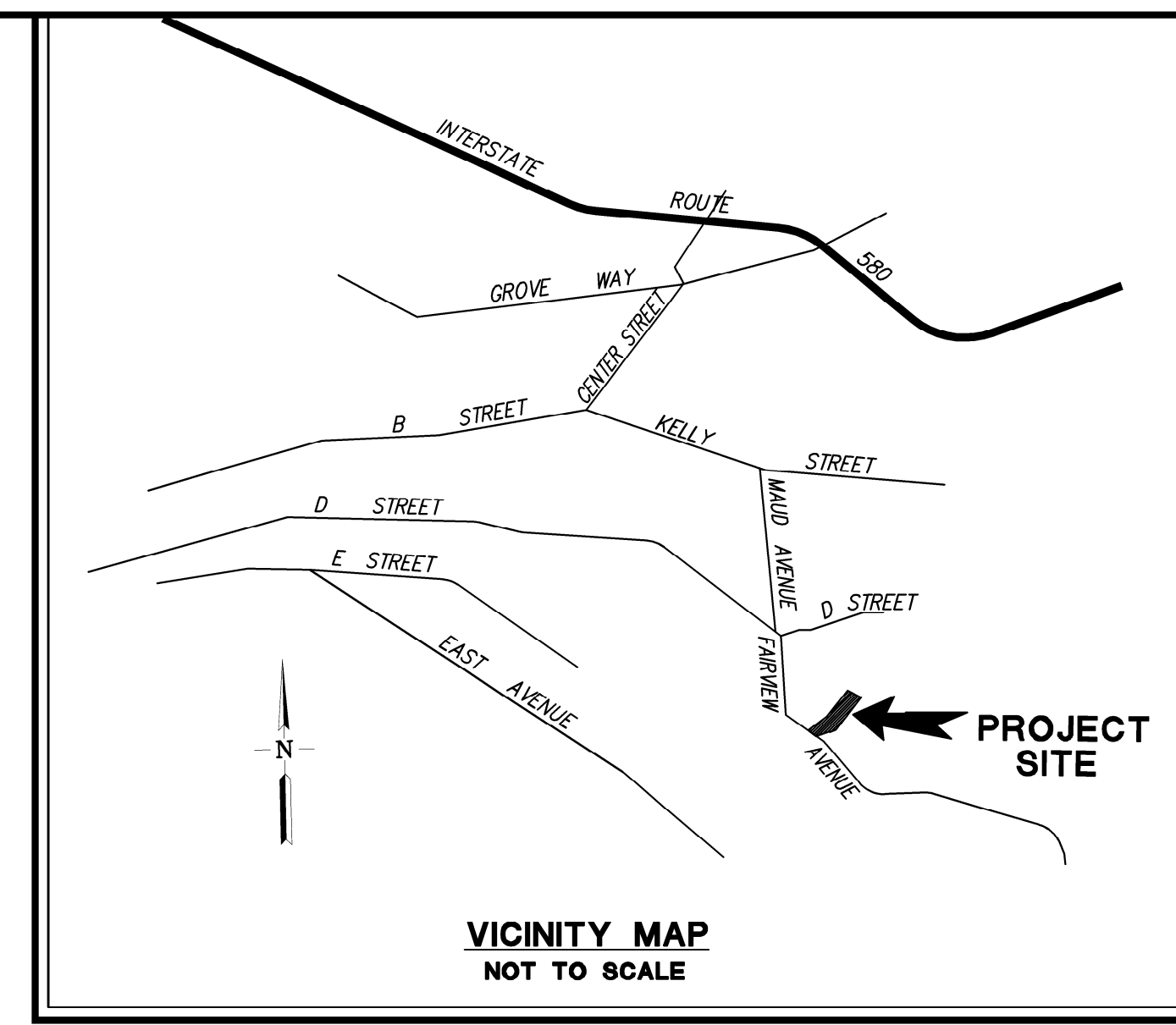
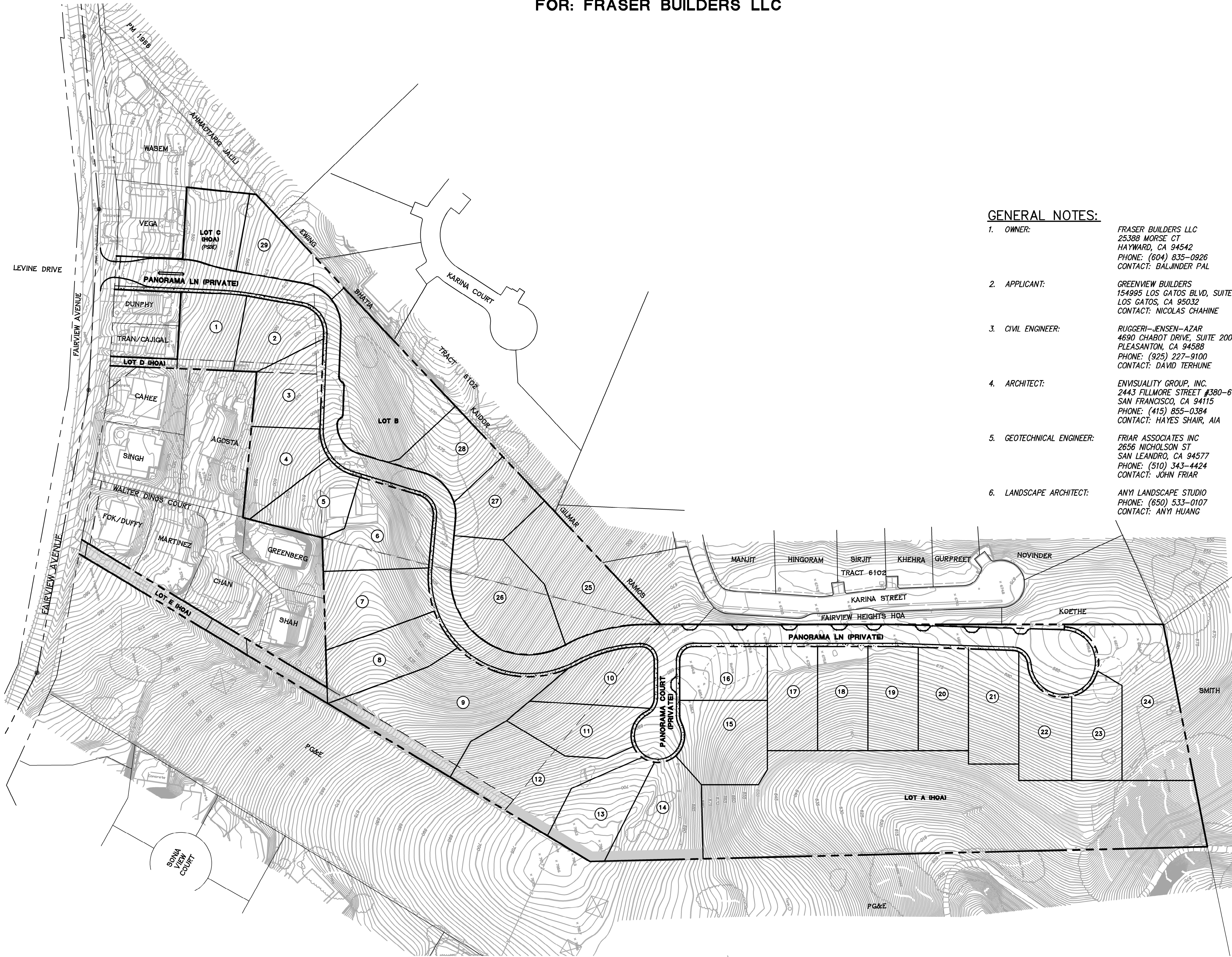


VESTING TENTATIVE MAP TRACT 8720 PANORAMA HEIGHTS

COUNTY OF ALAMEDA, CALIFORNIA
FOR: FRASER BUILDERS LLC



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	POTABLE WATER	---
---	RECYCLED WATER	---
---	CURB & GUTTER	---
---	SAWCUT	---
---	SIDEWALK	---
---	EARTH OR GRASS SWALE	---
---	VALLEY GUTTER	---
---	STORM WATER INLET	---
---	DROP INLET	---
---	AREA DRAIN	---
---	BUBBLE UP	---
---	MANHOLE	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	WATER SERVICE WITH METER BOX	---
---	BACKFLOW DEVICE	---
---	WATER VALVE	---
---	AIR RELEASE VALVE	---
---	POST INDICATOR VALVE	---
---	FIRE DEPARTMENT CONNECTION	---
---	JOINT POLE UTILITY	---
---	SINGLE ARM STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	BARRICADE	---
---	CURB RAMP	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	NEW ASPHALT PAVEMENT	---
---	BIO-RETENTION AREA IN LANDSCAPE AREA	---
---	SILVA CELLS	---
---	THRU CURB DRAIN	---



GENERAL NOTES:

- OWNER: FRASER BUILDERS LLC
25388 MORSE CT
HAYWARD, CA 94542
PHONE: (604) 835-0926
CONTACT: BALINDER PAL
- APPLICANT: GREENVIEW BUILDERS
154995 LOS GATOS BLVD, SUITE 4
LOS GATOS, CA 95032
PHONE: (415) 855-0384
CONTACT: NICOLAS CHAHINE
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
PHONE: (925) 227-9100
CONTACT: DAVID TERHUNE
- ARCHITECT: ENVISUALITY GROUP, INC.
2443 FILLMORE STREET #380-6740
SAN FRANCISCO, CA 94115
PHONE: (415) 855-0384
CONTACT: HATES SHAIR, AIA
- GEOTECHNICAL ENGINEER: FRIAR ASSOCIATES INC
2656 NICHOLSON ST
SAN LEANDRO, CA 94577
PHONE: (510) 343-4424
CONTACT: JOHN FRIAR
- LANDSCAPE ARCHITECT: ANY LANDSCAPE STUDIO
PHONE: (650) 533-0107
CONTACT: ANY HUANG

7. LAND DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

TRACT ONE: APN 417-0270-006-00
PARCEL A:
A PORTION OF THE 17.64 ACRE TRACT OF LAND DESCRIBED IN DEED FROM MANUEL ROGERS AND FRANCES ROGERS, HIS WIFE, TO MANUEL CAETONO SOUZA, DATED FEBRUARY 26, 1923 AND RECORDED MARCH 5, 1923, UNDER RECORDER'S SERIES NO. 1713804, IN BOOK 380 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 226.

PARCEL B:
A PORTION OF THE 17.64 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DOMINGOS COELHO SOUZA RECORDED MAY 24, 1928, MAP BOOK 1871 OR, PAGE 180 (SERIES Y/37617).

PARCEL C:
A PORTION OF THE 17.64 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DOMINGOS COELHO SOUZA RECORDED MAY 24, 1928, MAP BOOK 1871 OR, PAGE 180 (SERIES Y/37617).

TRACT TWO: APN 417-0270-003-00
A PORTION OF THE 17.64 ACRE PARCEL OF LAND DESCRIBED IN THE DEED BY MANUEL CAETONO SOUZA TO DOMINGOS COELHO SOUZA, DATED JUNE 27, 1923, RECORDED MAY 24, 1928 IN BOOK 1871 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 180, RECORDER'S SERIES Y/37617.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN THE DEED TO ANTHONY LOPES ET AL DATED FEBRUARY 29, 1956 AND RECORDED MARCH 5, 1956 IN BOOK 7954, OFFICIAL RECORDS, PAGE 171.

ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THE DEED TO ANTHONY LOPES AND KATHERINE LOPES, HIS WIFE, DATED DECEMBER 16, 1963 AND RECORDED DECEMBER 18, 1963 IN BOOK 1074, OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 180 (Y/37617).

TRACT THREE: APN 417-0260-004-00
A PORTION OF THE 17.64 ACRE TRACT OF LAND DESCRIBED IN THE DEED BY MANUEL CAETONO SOUZA TO DOMINGOS COELHO SOUZA, DATED JUNE 27, 1923, RECORDED MAY 24, 1928 IN BOOK 1871 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 180 (Y/37617).

TRACT FOUR: APN 417-0270-009-00
A PORTION OF THE 17.64 ACRE TRACT OF LAND DESCRIBED IN THE DEED BY MANUEL CAETONO SOUZA TO DOMINGOS COELHO SOUZA, DATED JUNE 27, 1923, RECORDED MAY 24, 1928 IN BOOK 1871 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 180 (Y/37617).

- ASSESSOR'S PARCEL NUMBERS: 417-0270-006 (HL FAIRVIEW LLC, A CALIFORNIA LIMITED LIABILITY COMPANY)
417-0270-003 (HL FAIRVIEW LLC, A CALIFORNIA LIMITED LIABILITY COMPANY)
417-0260-004 (HL FAIRVIEW LLC, A CALIFORNIA LIMITED LIABILITY COMPANY)
417-0270-009 (HL FAIRVIEW LLC, A CALIFORNIA LIMITED LIABILITY COMPANY)
- CURRENT USE: UNOCCUPIED, SINGLE FAMILY RESIDENTIAL, GRAZING
- CURRENT ZONING: R1-BE (10,000)
- PROPOSED USES: LOTS 1-29: SINGLE FAMILY RESIDENTIAL
LOT A: OPEN SPACE, ACCESS ROAD & MULTI-USE TRAIL
LOT B: OPEN SPACE & STORM WATER TREATMENT/DETENTION
LOT C: OPEN SPACE & STORM WATER TREATMENT/DETENTION
LOT D: OPEN SPACE
LOT E: ACCESS ROAD & MULTI-USE TRAIL
- PROPOSED ZONING: R1-BE (10,000)
- GROSS AREA: 14.34 ACRES
- MINIMUM RESIDENTIAL LOT SIZE: 10,157 SQ. FT.
- TOTAL NUMBER OF PROPOSED LOTS: 34
- UTILITIES: a. WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
b. SANITARY SEWER: ORA LOMA SANITARY DISTRICT
c. STORM DRAIN: COUNTY OF ALAMEDA, ZONE 2
d. FIRE: FAIRVIEW FIRE PROTECTION DISTRICT/CITY OF HAYWARD
e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
f. TELEPHONE: AT&T
g. CABLE TV: COMCAST
- BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AN AERIAL SURVEY PREPARED BY TETRA TECH GEOMATIC TECHNOLOGIES, DATED MAY 24, 2016.
- THE PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 060001C00956, DATED AUGUST 3, 2008).
- PER ALAMEDA COUNTY DEPARTMENT OF HEALTH, THERE IS NO RECORD OF SEPTIC TANKS AND/OR WELLS.

LOCATION MAP

NOT TO SCALE

ABBREVIATIONS

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	OH	OVERHEAD
AD	AREA DRAIN	P	PAD ELEVATION
ARV	AIR RELEASE VALVE	PP	POWER POLE
BC	BEGINNING OF CURVE	PAE	PUBLIC ACCESS EASEMENT
BO	BLOWOFF	PAV	PAVEMENT
BR	BIO-RETENTION	PCC	POINT OF COMPOUND CURVATURE
BW	BOTTOM OF WALL	PIV	POST INDICATOR VALVE
CL	CENTER LINE	PL	PROPERTY LINE
COMM	COMMUNICATION	PMAE	PRIVATE MAINTENANCE ACCESS EASEMENT
DI	DROP INLET	PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
DIP	DUCTILE IRON PIPE	PRC	POINT OF REVERSE CURVE
DW	DOMESTIC WATER	PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
EAE	EMERGENCY ACCESS EASEMENT	PSDE	PRIVATE STORM DRAIN EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT	PSE	PUBLIC SERVICE EASEMENT
EC	END OF CURVE	PVAE	PRIVATE VEHICLE ACCESS EASEMENT
ELEC	ELECTRICAL	PVC	POLYVINYL CHLORIDE PIPE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RCF	REINFORCED CONCRETE PIPE
EX	EXISTING	RET	CURB RETURN
FC	FACE OF CURB	RW	RIGHT OF WAY
FG	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SNS	STREET NAME SIGN
FL	FLOW LINE	SL	STREET LIGHT
FS	FIRE SERVICE	STA	STATION
FW	FIRE WATER	STD	STANDARD
GE	GARAGE ELEVATION	SW	STORM WATER INLET
GB	GRADE BREAK	SWK	SIDEWALK
HOPE	HIGH-DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
HOA	HOME OWNERS ASSOCIATION	TC	TOP OF CURB
HP	HIGH POINT	TCF	TOP OF FLUSH CURB
INV	INVERT ELEVATION	TO	TOP OF ORATE
JP	JOINT POLE	TMC	TOP OF MOUNTABLE CURB
LP	LINEAR FOOT	TRW	TOP OF RETAINING WALL
LP	LOW POINT	TW	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
ME	MAINTENANCE EASEMENT	VG	VALLEY GUTTER
MH	MANHOLE	W(R)	RECYCLED WATER
		W	WATER LINE
		WLE	WATER LINE EASEMENT

SHEET INDEX

SHEET NO.	DESCRIPTION
TM1.0	TITLE SHEET
TM2.0	EXISTING CONDITIONS PLAN
TM2.1	GROSS DEVELOPABLE AREA MAP
TM3.0	PRELIMINARY SITE PLAN
TM3.1	PRELIMINARY PARKING PLAN
TM4.0	PRELIMINARY INFRASTRUCTURE GRADING & DRAINAGE PLAN
TM5.0	PROFILES
TM5.1	PANORAMA LANE PROFILE
TM6.0	PRELIMINARY SEWER & WATER PLAN
TM7.0	PRELIMINARY EROSION CONTROL PLAN
TM8.0	PRELIMINARY STORMWATER CONTROL PLAN
TM9.0	PRELIMINARY ON-LOT STORMWATER RUNOFF DETENTION PLAN
TM10.0	PRELIMINARY RETAINING WALL PLAN
TM11.0	FIRE TURNING PLAN
TM12.0	TREE PLAN

OWNER'S STATEMENT

FRASER BUILDERS LLC AGREES TO THE FILING OF SAID MAP AND AGREES TO COMPLY WITH THE PROVISIONS OF ALAMEDA COUNTY ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

PLANS PREPARED UNDER THE DIRECTION OF:

DAVID TERHUNE, RCE 82632

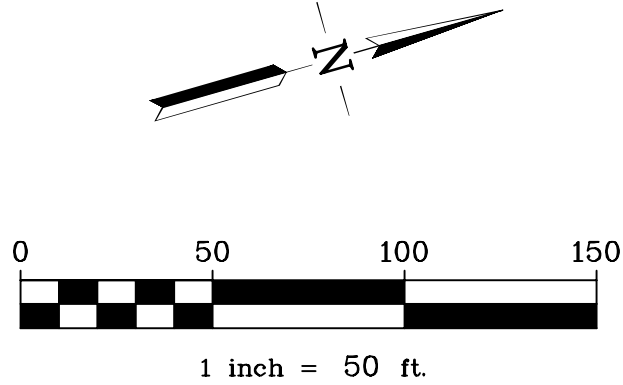
BALINDER PAL
FRASER BUILDERS LLC

RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4690 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588 PHONE: (925) 227-9100 • FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: AUGUST 2, 2024			SHEET NO.
JOB NO.: 0910930			TM1.0 SHEET 1 OF 14

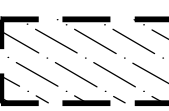
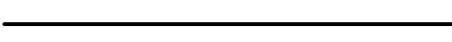
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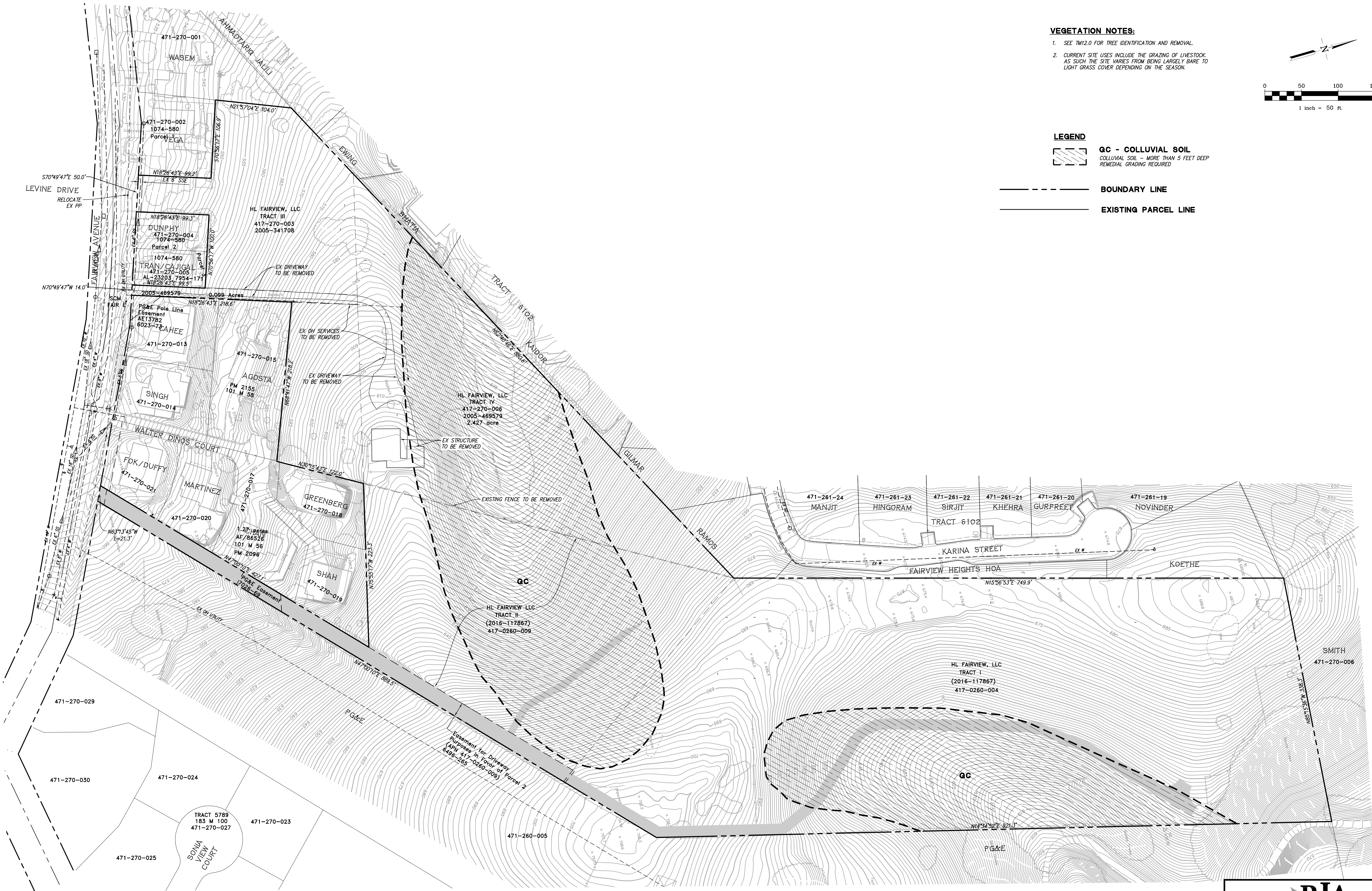
1. SEE TM12.0 FOR TREE IDENTIFICATION AND REMOVAL.

2. CURRENT SITE USES INCLUDE THE GRAZING OF LIVESTOCK, AS SUCH THE SITE VARIES FROM BEING LARGELY BARE TO LIGHT GRASS COVER DEPENDING ON THE SEASON.



LEGEND

-  **QC - COLLUVIAL SOIL**
COLLUVIAL SOIL - MORE THAN 5 FEET DEEP
REMEDIAL GRADING REQUIRED
-  **BOUNDARY LINE**
-  **EXISTING PARCEL LINE**



EXISTING CONDITIONS PLAN

TRACT 8720 PANORAMA HEIGHTS

ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC



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

NO.	DATE	DESCRIPTION	BY

DATE: AUGUST 2, 2024

JOB NO.: 091093D

SHEET NO.

TM2.0

SHEET 2 OF 14



GROSS DEVELOPABLE AREA MAP
TRACT 8720 PANORAMA HEIGHTS

**ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC**

RJA

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

NO.	DATE	DESCRIPTION	BY

DATE: AUGUST 2, 2024

SHEET NO.

JOB NO.: 0910930

TM2.1

 SHEET 3 OF 14

LOT AREA TABLE

LOT	LOT SIZE (SF)	LOT WIDTH (FEET)
1	10,465	91
2	10,269	88
3	10,740	108
4	10,878	92
5	10,346	83
6	16,999	103
7	14,592	92
8	13,980	60
9	28,919	196
10	11,503	66
11	12,035	52
12	20,880	115
13	12,589	48
14	15,327	91
15	15,509	90
16	10,376	80
17	11,625	75
18	11,625	75
19	11,580	75
20	11,450	75
21	12,769	75
22	11,215	79
23	10,847	75
24	23,370	85
25	20,543	105
26	20,704	123
27	10,157	91
28	10,634	103
29	10,782	71

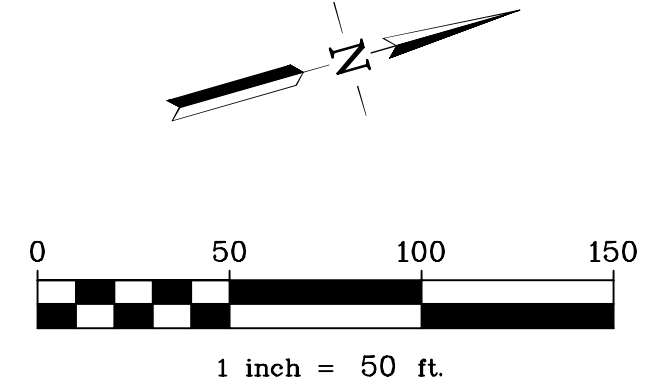
LOT	AREA (SF)	USE
LOT A	94,957	OPEN SPACE/ ACCESS ROAD/ TRAIL
LOT B	25,214	DETENTION BASIN
LOT C	72,890	DETENTION BASIN
LOT D	11,217	OPEN SPACE
LOT E	1,370	ACCESS ROAD/TRAIL

SITE SUMMARY

- A. TOTAL SITE AREA: 14.3± ACRES
 NET DEVELOPABLE AREA: 7.6± ACRES
- B. PROPOSED RESIDENTIAL LOTS: 29
- C. MINIMUM RESIDENTIAL LOT SIZE: 10,157 SQ. FT.
- D. PROPOSED SETBACKS
- a. FRONT YARD: 30 FT.
 b. SIDE YARD: 15 FT.
 c. REAR YARD: 20 FT.

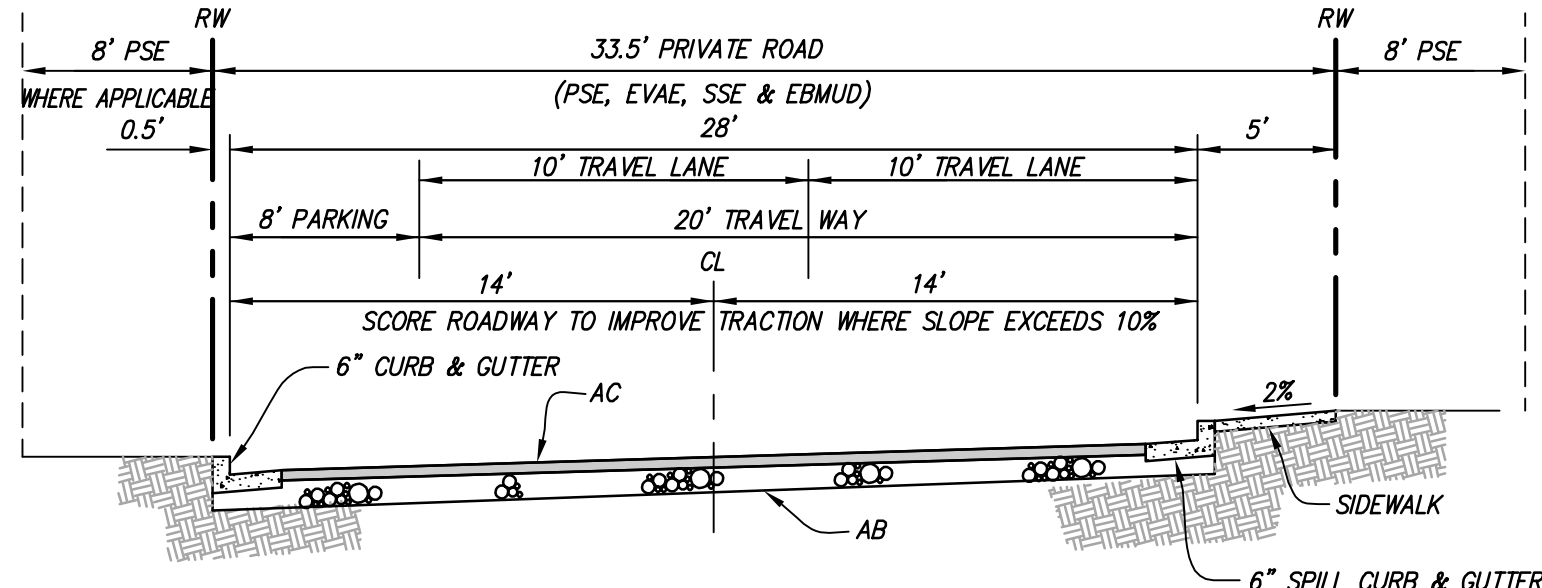
E. SITE

	ACRES	%
LOTS	9.3±	65.0
STREETS	1.8±	12.6
OPEN SPACE (LOTS A-E)	3.2±	22.4
TOTAL	14.3±	100.0

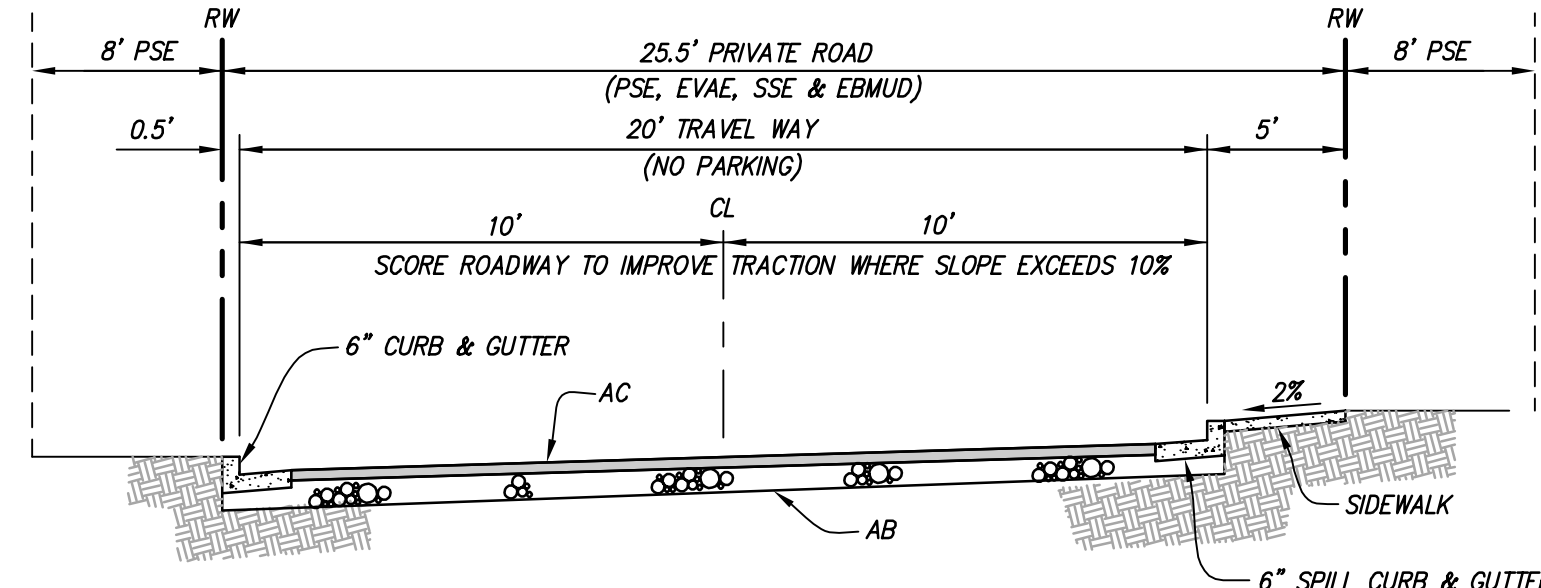


LEGEND

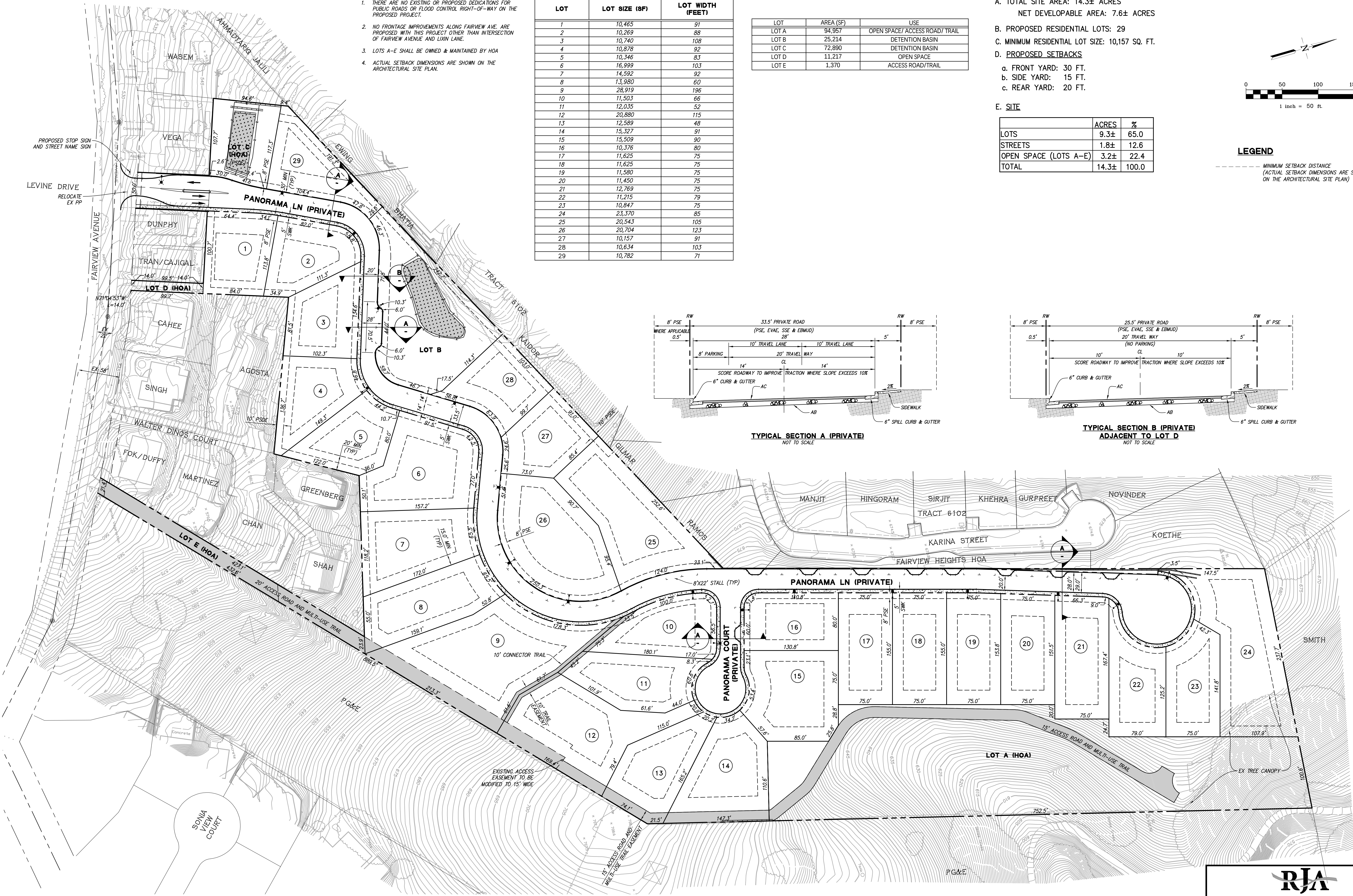
--- MINIMUM SETBACK DISTANCE
 (ACTUAL SETBACK DIMENSIONS ARE SHOWN ON THE ARCHITECTURAL SITE PLAN)



TYPICAL SECTION A (PRIVATE)
 NOT TO SCALE



TYPICAL SECTION B (PRIVATE)
 ADJACENT TO LOT D
 NOT TO SCALE



PRELIMINARY SITE PLAN
 TRACT 8720 PANORAMA HEIGHTS

ALAMEDA COUNTY, CALIFORNIA
 FOR: FRASER BUILDERS LLC

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

NO.	DATE	DESCRIPTION	BY

DATE: AUGUST 2, 2024

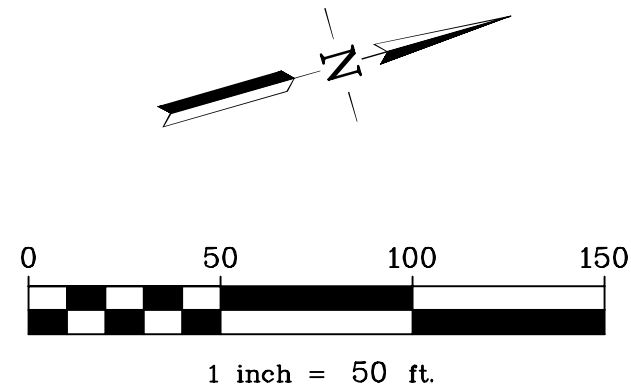
JOB NO.: 091093D

SHEET NO.

TM3.0

SHEET 4 OF 14

NOTE:
ALL PARKING SPACES SHALL BE UNPAINTED
AND ARE MEASURED TO BE 8' DEEP BY 22'
LONG FOR COUNTING PURPOSES.



PARKING SUMMARY	
GARAGE (2 MINIMUM PER NEW RESIDENCE)	58
DRIVEWAY (2 MINIMUM PER NEW RESIDENCE)	58
PANORAMA STREET & PANORAMA COURT (8' X 22' STALLS)	36
TOTAL	152

LEGEND
36 ON STREET PARKING
STALL (8' X 22')

PRELIMINARY PARKING PLAN
TRACT 8720 PANORAMA HEIGHTS

ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC



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

NO.	DATE	DESCRIPTION	BY

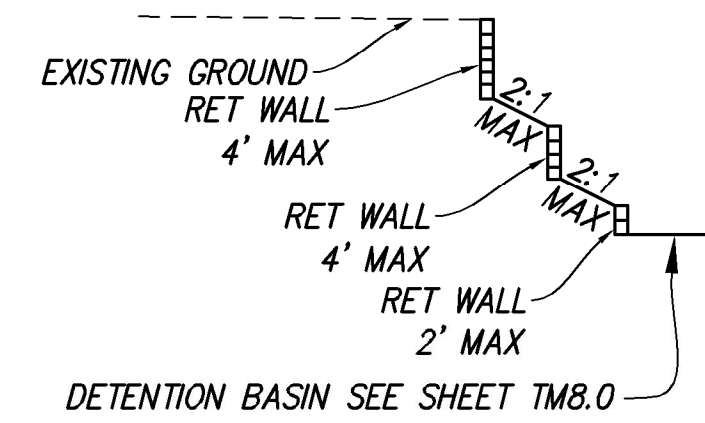
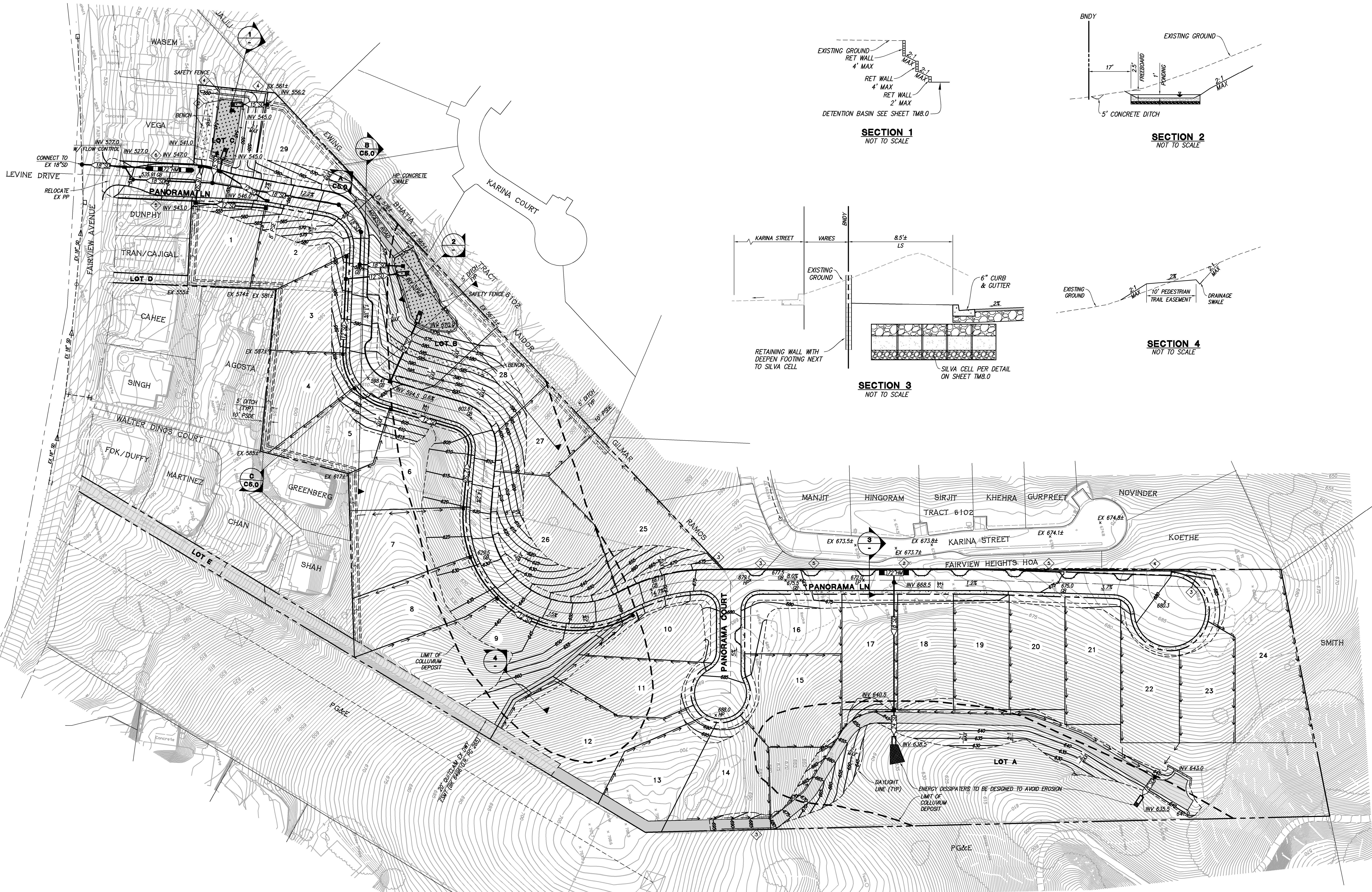
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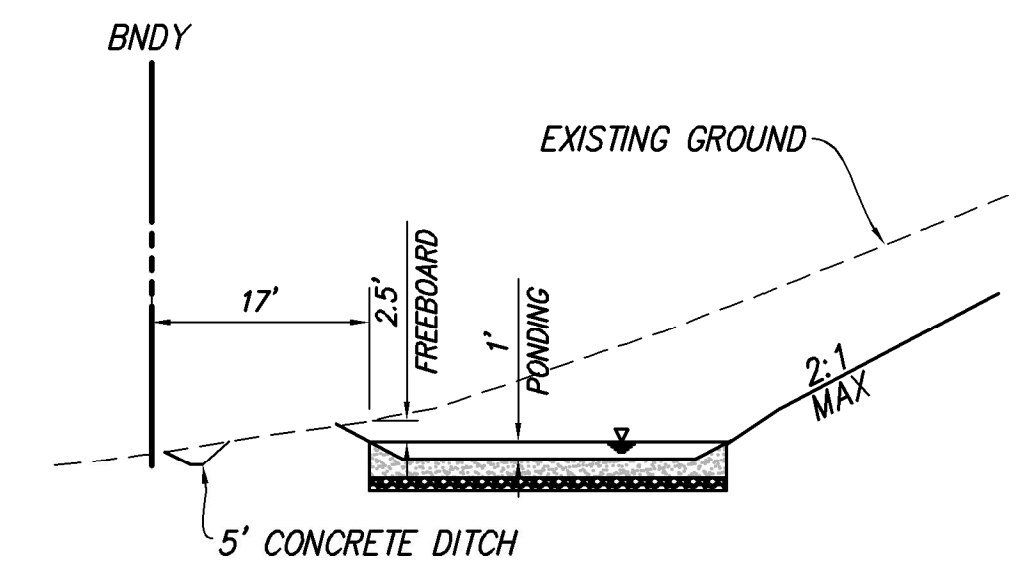
SHEET NO.

TM3.1
SHEET 5 OF 14

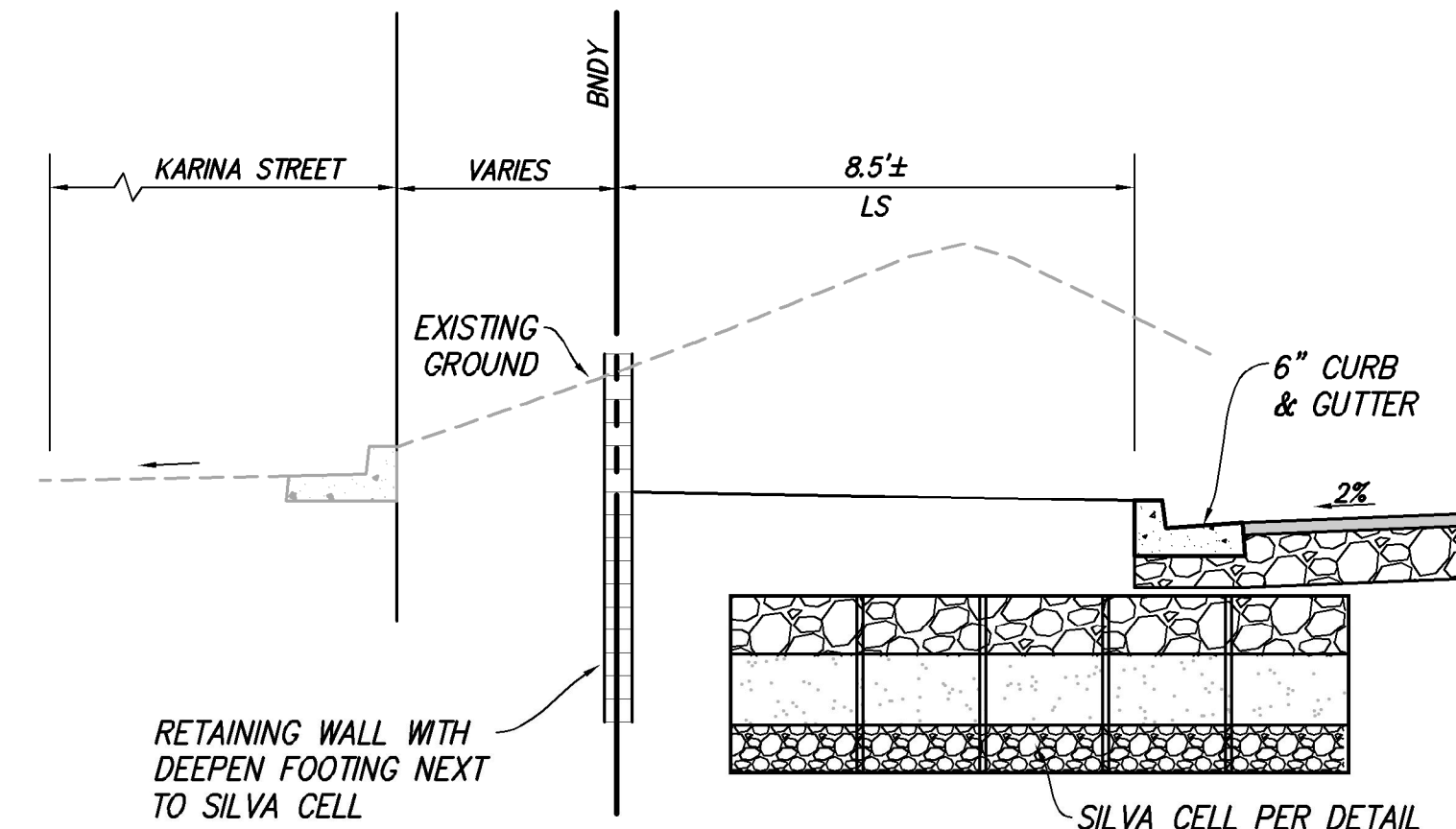
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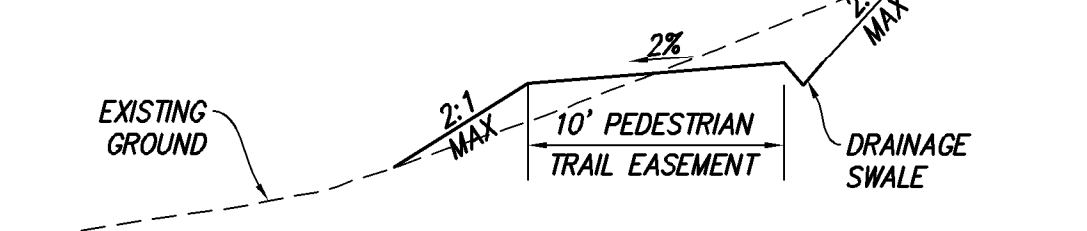
SECTION 1
NOT TO SCALE



SECTION 2
NOT TO SCALE



SECTION 3
NOT TO SCALE



SECTION 4
NOT TO SCALE

LEGEND

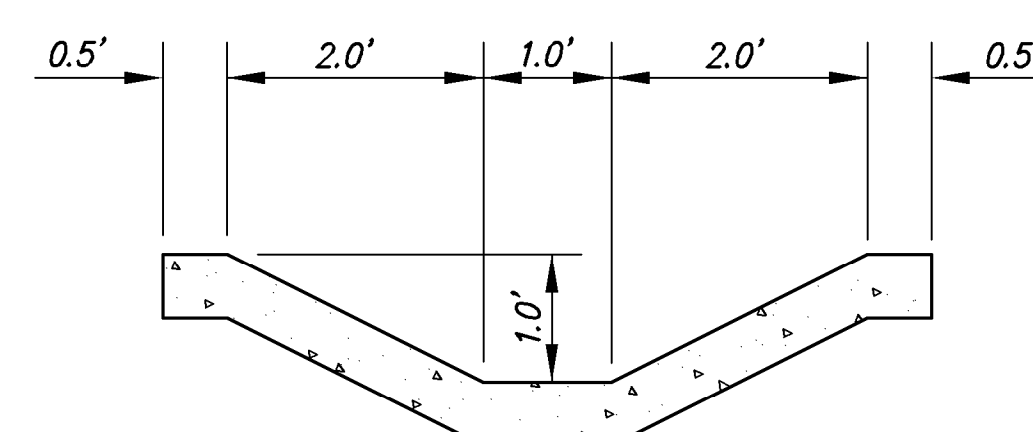
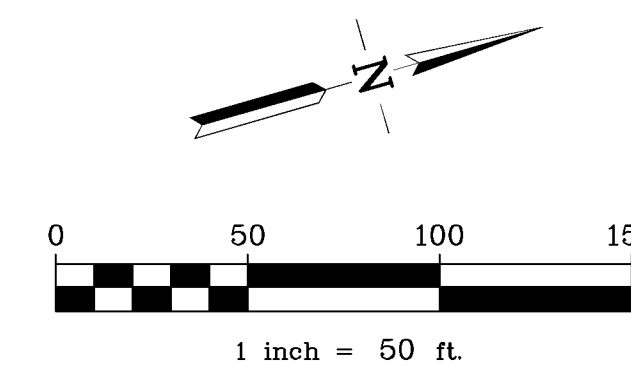
- APPROXIMATE PRELIMINARY WALL HEIGHT (SUBJECT TO CHANGE AT FINAL DESIGN)

NOTE:

- RETAINING WALLS CONSTRUCTED ALONG THE TRACT BOUNDARY SHALL BE CONSTRUCTED ENTIRELY ON THE PROPERTY.
- GRADING SHOWN ON THIS PLAN IS FOR INFRASTRUCTURE ONLY AND DOES NOT INCLUDE "ON-LOT" NECESSARY FOR HOME CONSTRUCTION. SEE ARCHITECTURAL PLANS FOR PROPOSED "ON-LOT" GRADING.
- NEW STORM DRAINS & TREATMENT FACILITIES SHOWN ARE PRIVATE & MAINTAINED BY HOME OWNER'S ASSOCIATION (HOA).

PRELIMINARY INFRASTRUCTURE GRADING AND DRAINAGE PLAN TRACT 8720 PANORAMA HEIGHTS

ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC



5' CONCRETE DITCH
NOT TO SCALE

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

NO.	DATE	DESCRIPTION	BY

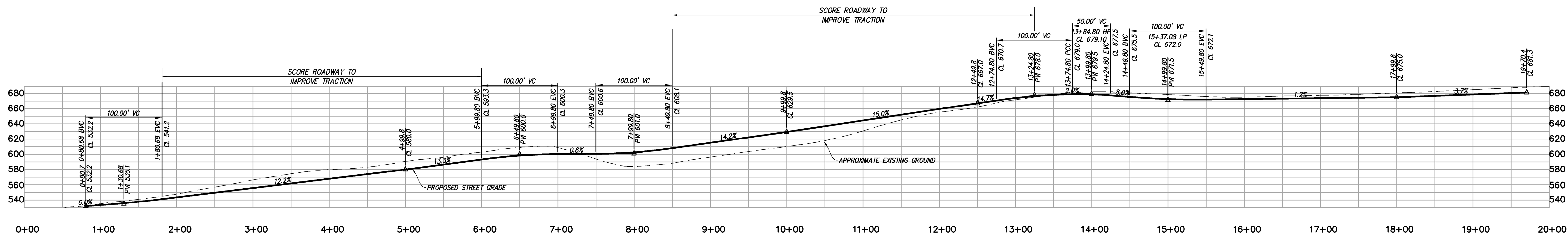
DATE: AUGUST 2, 2024

JOB NO.: 091093D

SHEET NO.

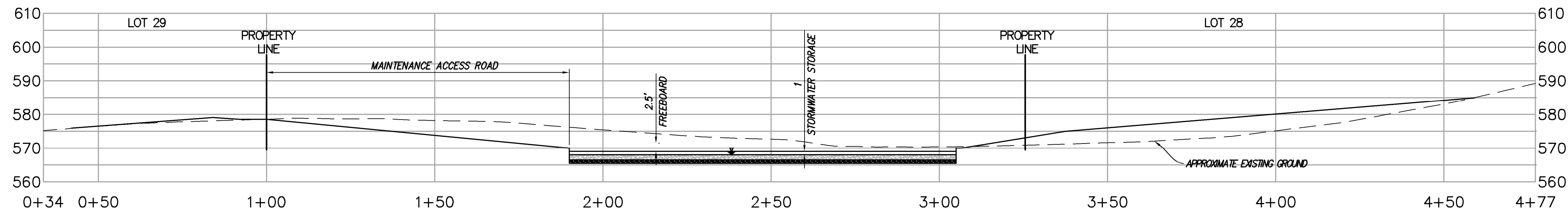
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SHEET 6 OF 14



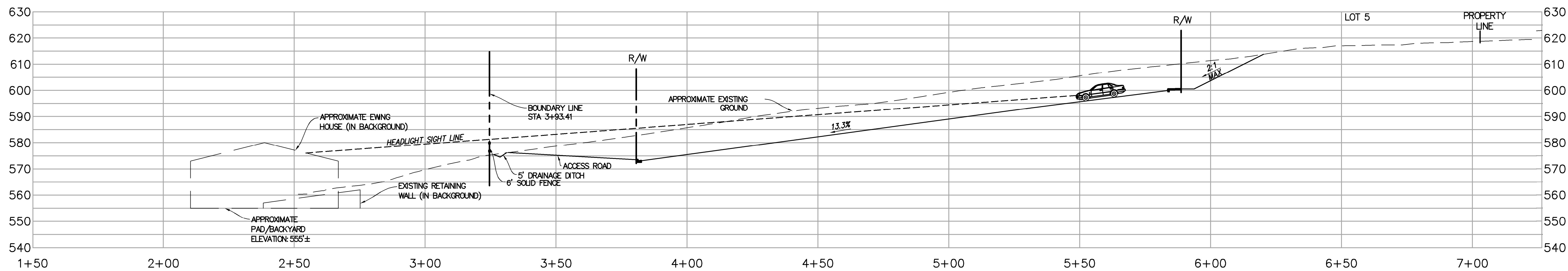
PANORAMA LANE PROFILE

1" = 60" HORIZ
1" = 60" VERT



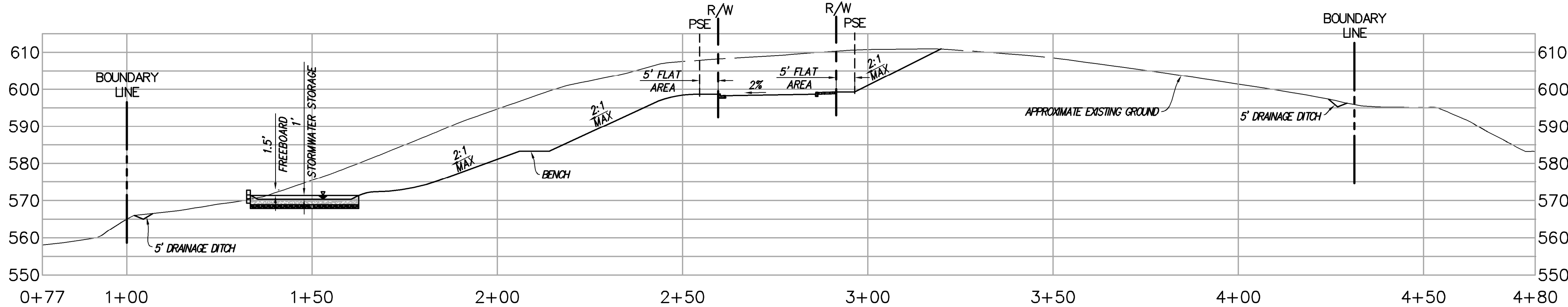
PROFILE A

1" = 20" HORIZ
1" = 20" VERT



PROFILE B

1" = 20" HORIZ
1" = 20" VERT



PROFILE C

1" = 20" HORIZ
1" = 20" VERT

PROFILES

TRACT 8720 PANORAMA HEIGHTS

ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC



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

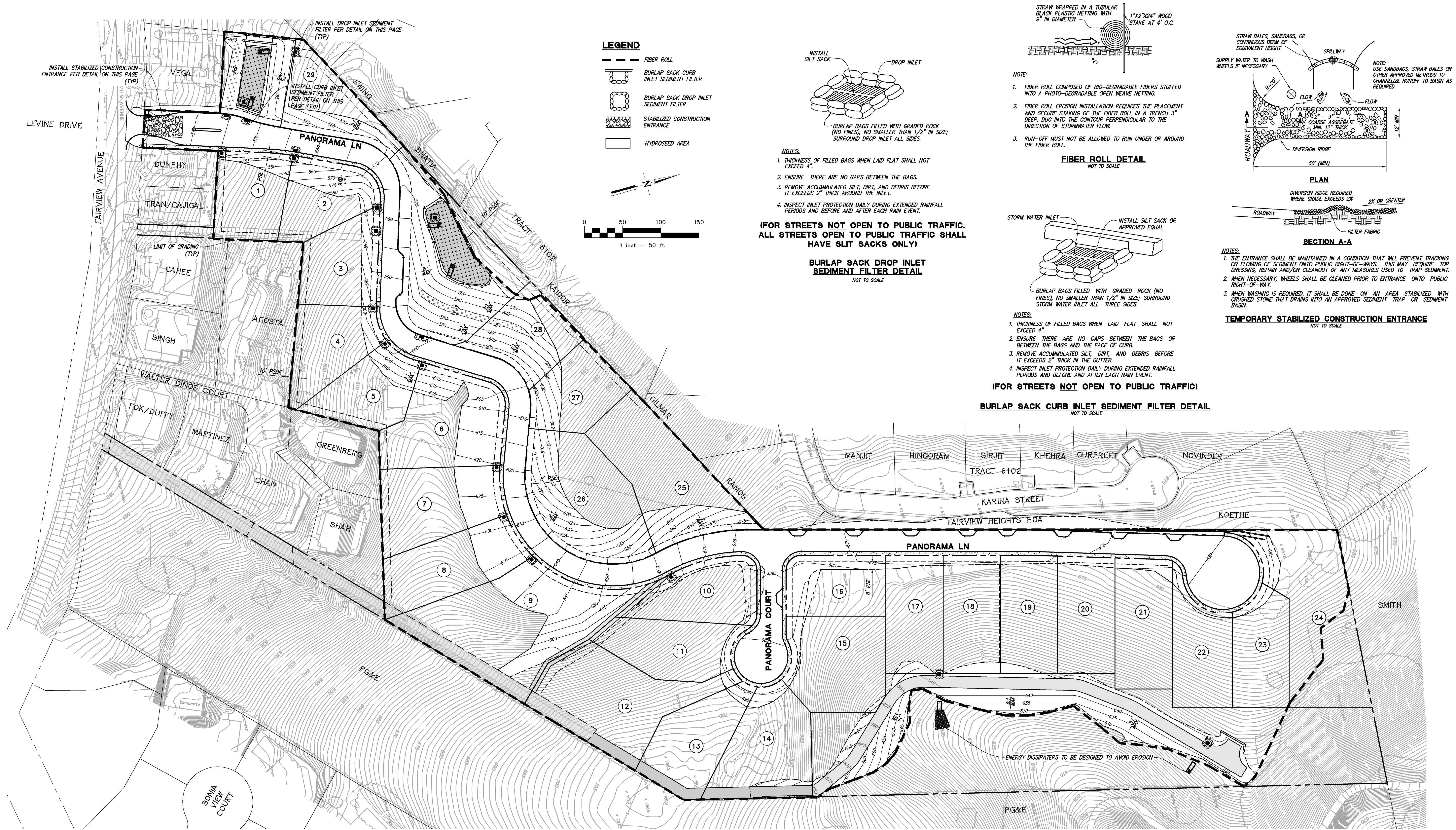
NO.	DATE	DESCRIPTION	BY

DATE: AUGUST 2, 2024

JOB NO.: 091093D

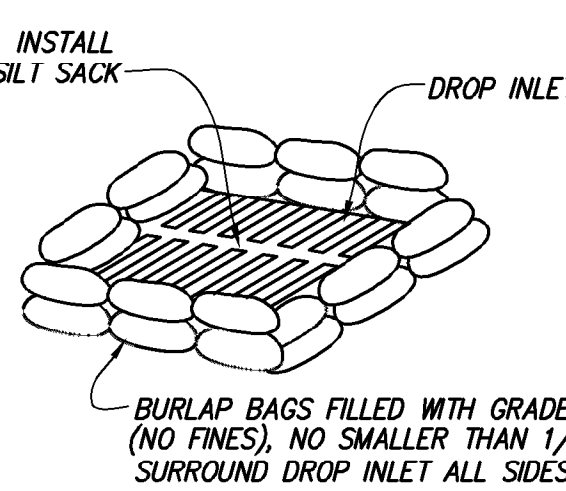
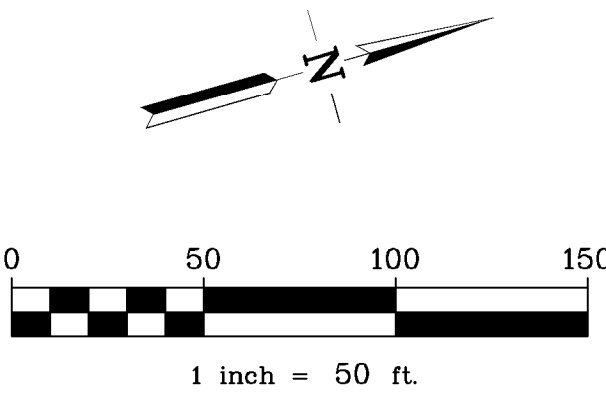
SHEET NO.

TM5.0
SHEET 7 OF 14



LEGEND

- FIBER ROLL
- BURLAP SACK CURB INLET SEDIMENT FILTER
- BURLAP SACK DROP INLET SEDIMENT FILTER
- STABILIZED CONSTRUCTION ENTRANCE
- HYDROSEED AREA

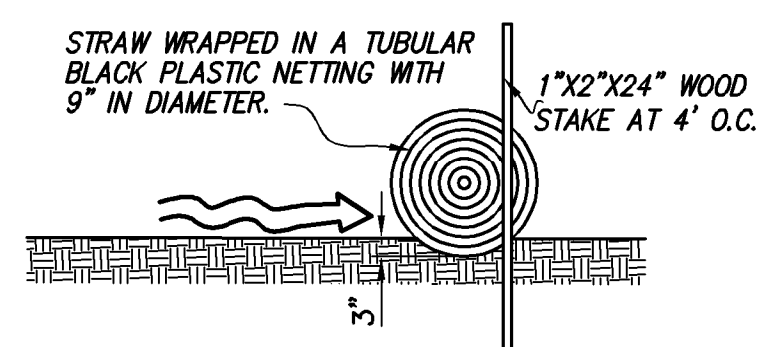


- NOTES:
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
 2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
 3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK AROUND THE INLET.
 4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

(FOR STREETS NOT OPEN TO PUBLIC TRAFFIC. ALL STREETS OPEN TO PUBLIC TRAFFIC SHALL HAVE SLIT SACKS ONLY)

BURLAP SACK DROP INLET SEDIMENT FILTER DETAIL

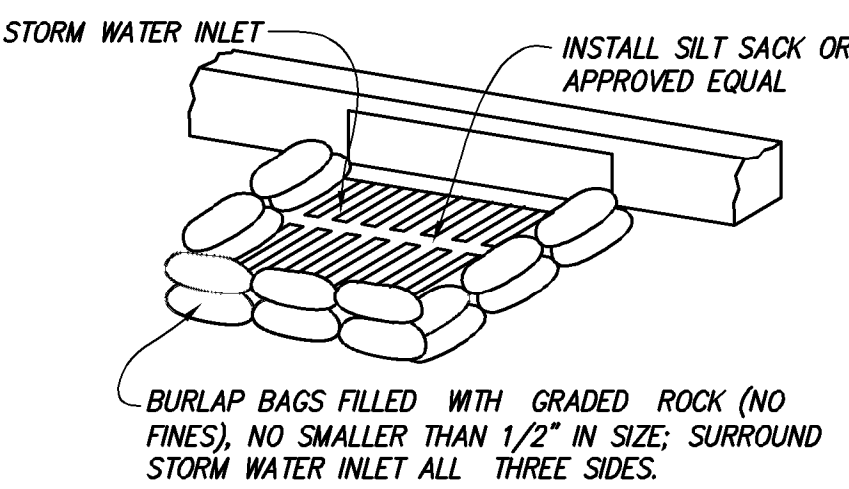
NOT TO SCALE



- NOTE:
1. FIBER ROLL COMPOSED OF BIO-DEGRADABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.
 2. FIBER ROLL EROSION INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH 3" DEEP, DUG INTO THE CONTOUR PERPENDICULAR TO THE DIRECTION OF STORMWATER FLOW.
 3. RUN-OFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND THE FIBER ROLL.

FIBER ROLL DETAIL

NOT TO SCALE

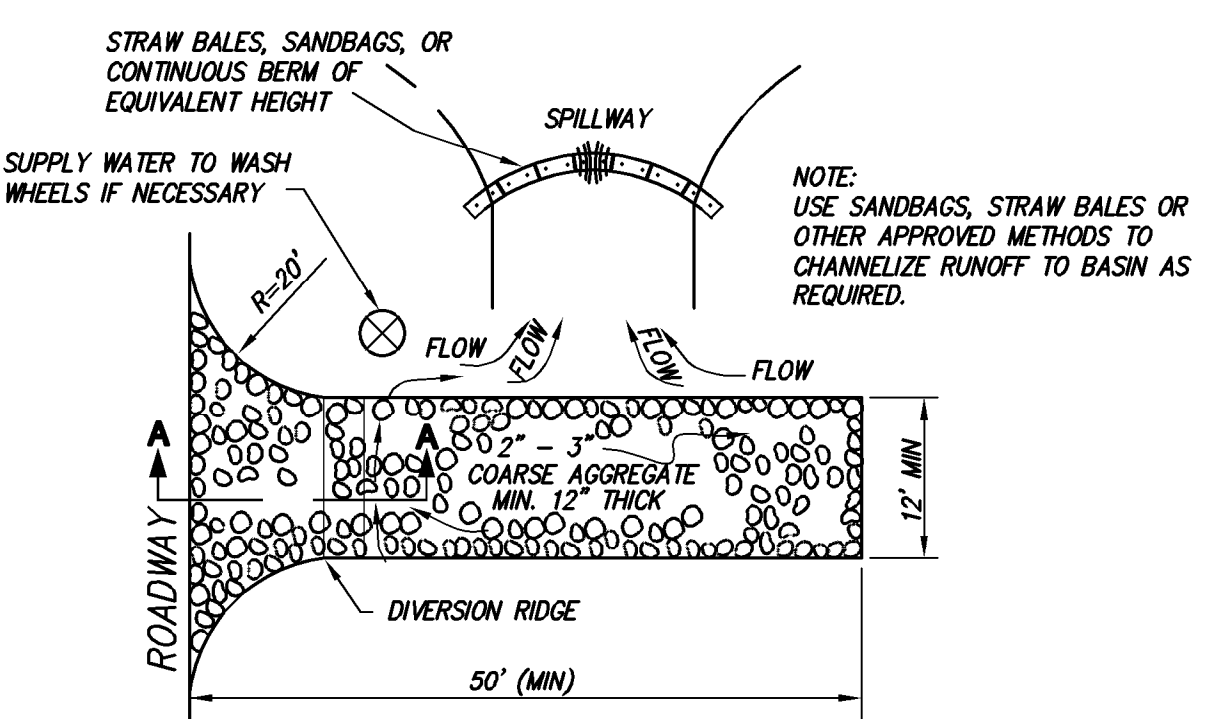


- NOTES:
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
 2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS OR BETWEEN THE BAGS AND THE FACE OF CURB.
 3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK IN THE GUTTER.
 4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

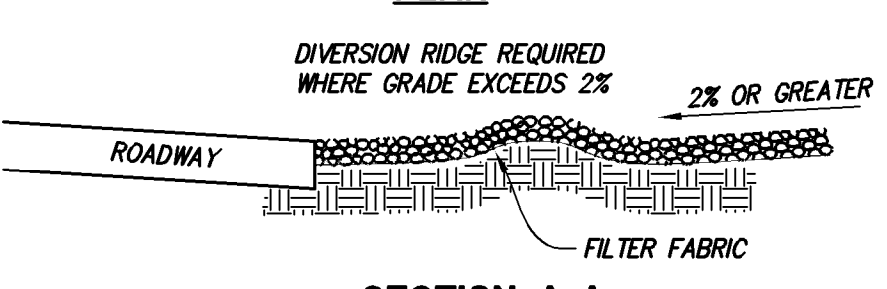
(FOR STREETS NOT OPEN TO PUBLIC TRAFFIC)

BURLAP SACK CURB INLET SEDIMENT FILTER DETAIL

NOT TO SCALE



PLAN



SECTION A-A

- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

PRELIMINARY EROSION CONTROL PLAN
TRACT 8720 PANORAMA HEIGHTS

ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC

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

NO.	DATE	DESCRIPTION	BY

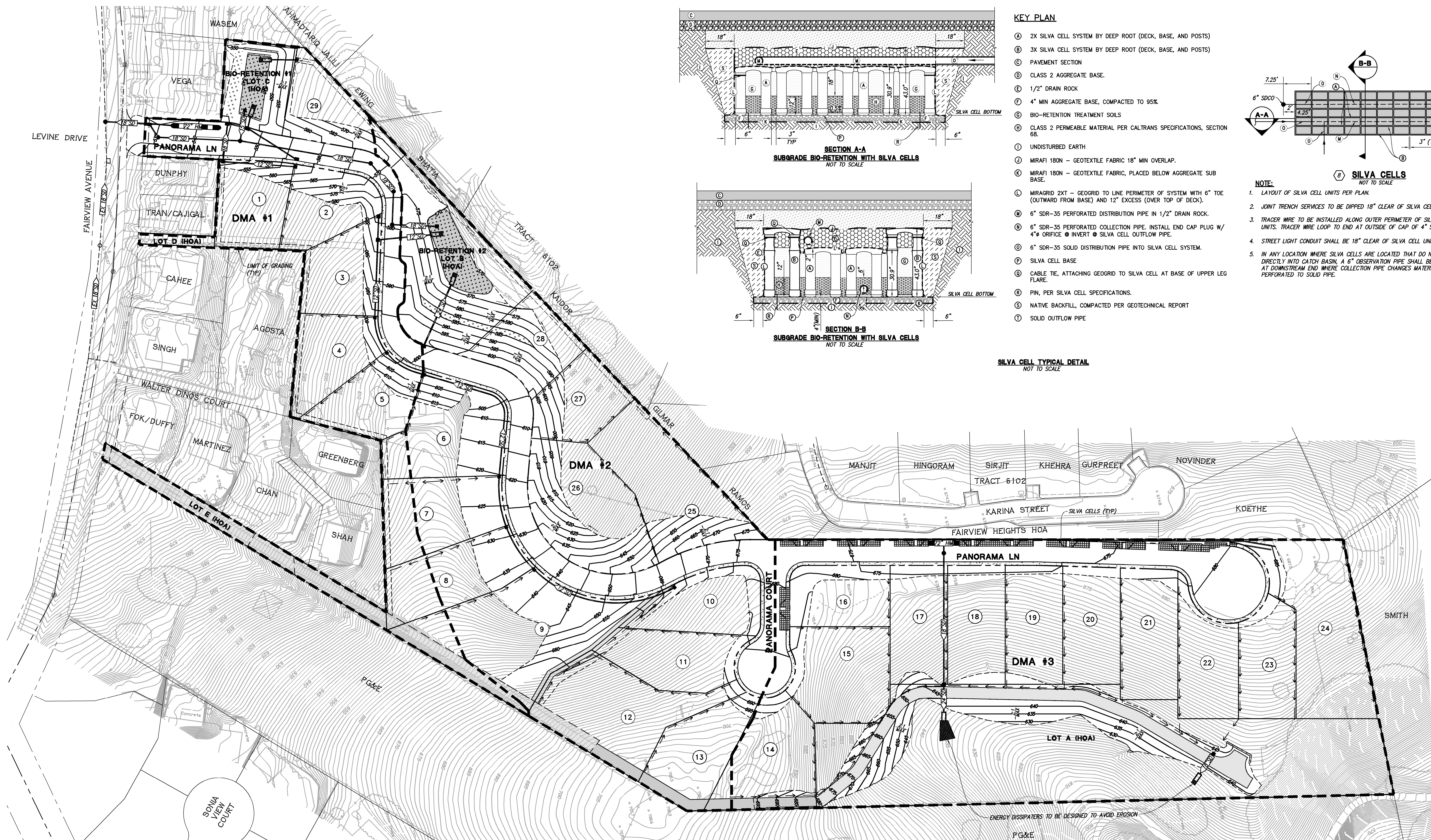
DATE: AUGUST 2, 2024

JOB NO.: 091093D

SHEET NO.

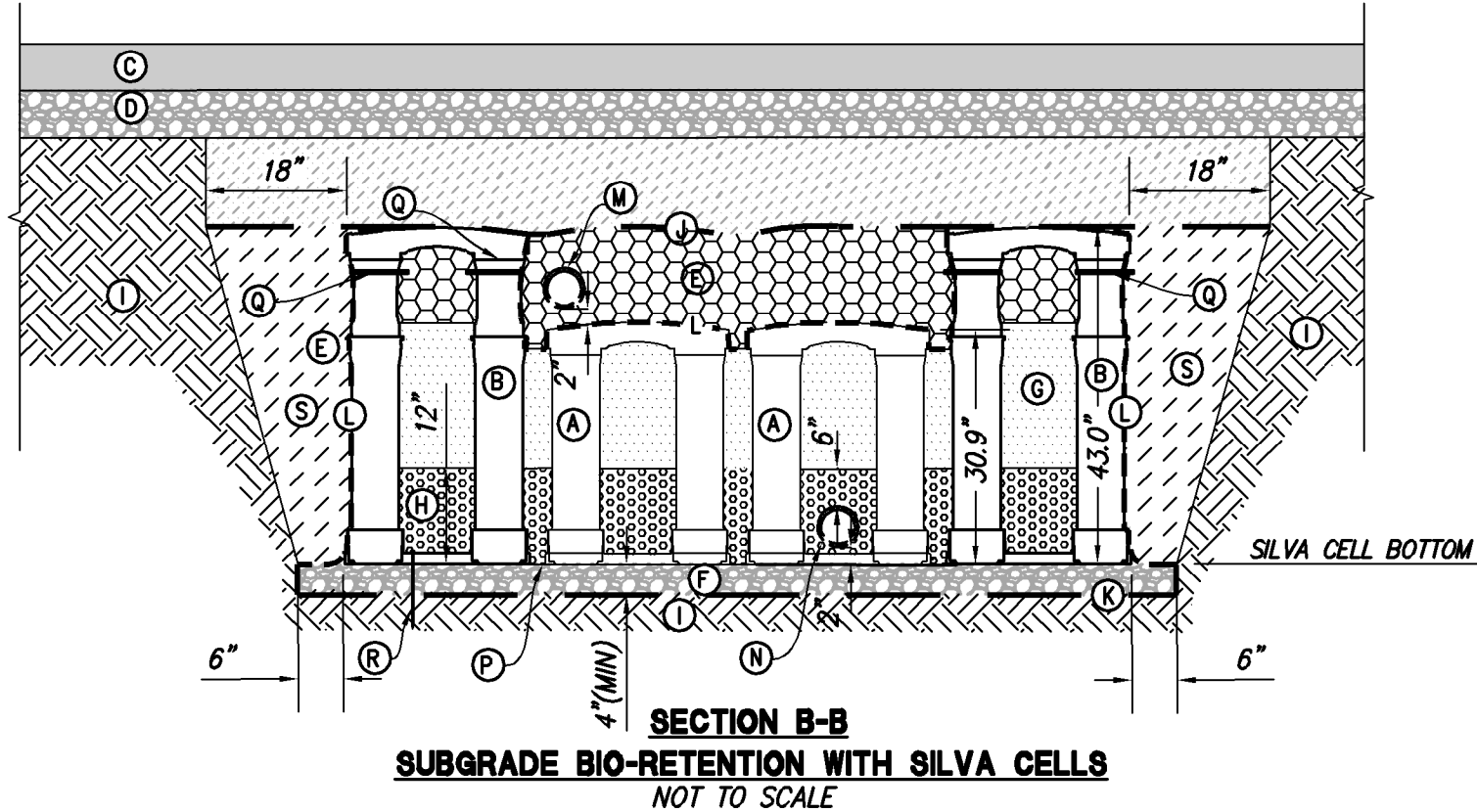
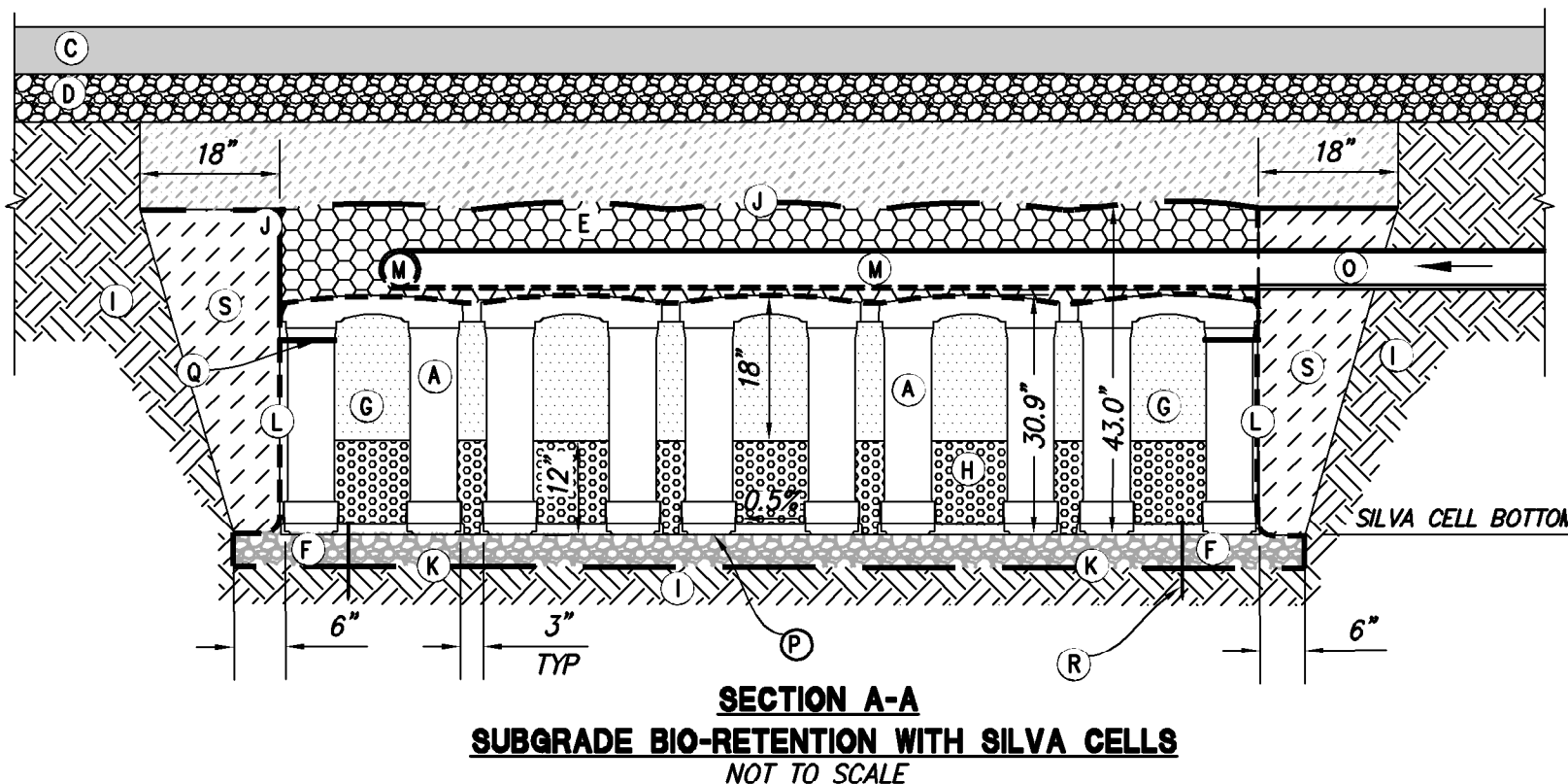
TM7.0

SHEET 9 OF 14



PRELIMINARY STORMWATER TREATMENT CALCULATIONS						
DMA #	TOTAL DMA AREA	SURFACE	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	118,887	ROOF/HARDSCAPE/LANDSCAPE/STREET	50,219	57,086	2,283	2,667
2	233,187	ROOF/HARDSCAPE/LANDSCAPE/STREET	79,048	94,462	3,778	4,301
3	271,432	ROOF/HARDSCAPE/LANDSCAPE/STREET	79,726	98,897	3,956	4,361

- NOTES:
- THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 31, 2017, AND THE FOLLOWING CRITERIA:
 - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 - A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIO-RETENTION AREAS.
 - SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 - SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04
 - PERVIOUS AREAS DRAINING TO THE TREATMENT MEASURE ARE MULTIPLIED BY A FACTOR OF 0.1 TO OBTAIN THE AMOUNT OF "EFFECTIVE IMPERVIOUS AREA".
 - SEE SHEET TMD.0 FOR BIO-RETENTION AND SILVA CELL SECTIONS.
 - IMPERVIOUS AREA INCLUDES ALL ROAD AND SIDEWALK AREA PLUS ASSUMED MAX HOUSE SIZE PER MAX ALLOWABLE LOT COVERAGE (NOT TO EXCEED 4,100 SF PER LOT).

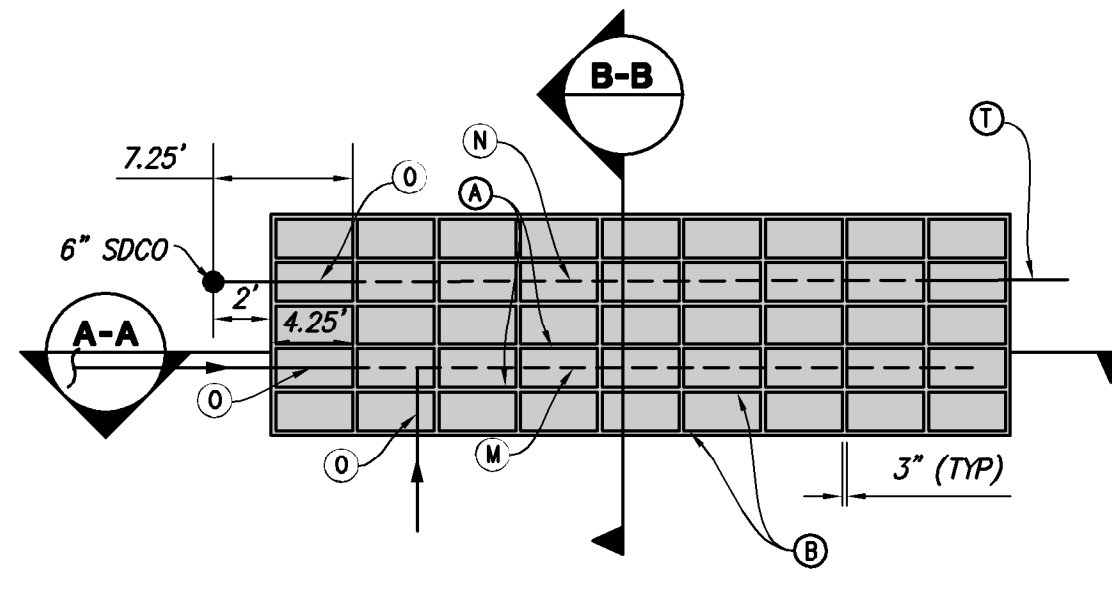


KEY PLAN

- 2X SILVA CELL SYSTEM BY DEEP ROOT (DECK, BASE, AND POSTS)
- 3X SILVA CELL SYSTEM BY DEEP ROOT (DECK, BASE, AND POSTS)
- PAVEMENT SECTION
- CLASS 2 AGGREGATE BASE.
- 1/2" DRAIN ROCK
- 4" MIN AGGREGATE BASE, COMPACTED TO 95%.
- BIO-RETENTION TREATMENT SOILS
- CLASS 2 PERMEABLE MATERIAL PER CALTRANS SPECIFICATIONS, SECTION 68.
- UNDISTURBED EARTH
- MIRAFI 180N - GEOTEXTILE FABRIC 18" MIN OVERLAP.
- MIRAFI 180N - GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB BASE.
- MIRAGRID 2XT - GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK).
- 6" SDR-35 PERFORATED DISTRIBUTION PIPE IN 1/2" DRAIN ROCK.
- 6" SDR-35 PERFORATED COLLECTION PIPE. INSTALL END CAP PLUG W/ 4" ORIFICE @ INVERT @ SILVA CELL OUTFLOW PIPE.
- 6" SDR-35 SOLID DISTRIBUTION PIPE INTO SILVA CELL SYSTEM.
- SILVA CELL BASE
- CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE.
- PIN, PER SILVA CELL SPECIFICATIONS.
- NATIVE BACKFILL, COMPACTED PER GEOTECHNICAL REPORT
- SOLID OUTFLOW PIPE

SILVA CELL TYPICAL DETAIL

NOT TO SCALE

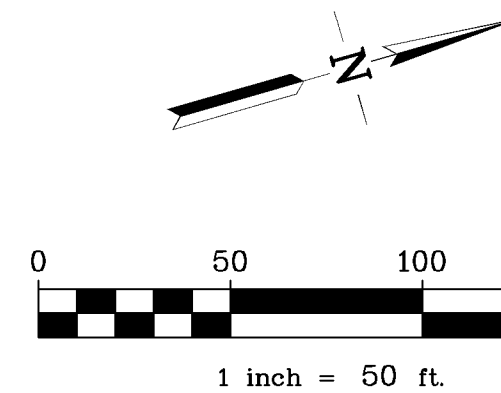


NOTE:

- LAYOUT OF SILVA CELL UNITS PER PLAN.
- JOINT TRENCH SERVICES TO BE DIPPED 18" CLEAR OF SILVA CELL UNITS.
- TRACER WIRE TO BE INSTALLED ALONG OUTER PERIMETER OF SILVA CELL UNITS. TRACER WIRE LOOP TO END AT OUTSIDE OF CAP OF 4" SDCO.
- STREET LIGHT CONDUIT SHALL BE 18" CLEAR OF SILVA CELL UNITS.
- IN ANY LOCATION WHERE SILVA CELLS ARE LOCATED THAT DO NOT TIE DIRECTLY INTO CATCH BASIN, A 6" OBSERVATION PIPE SHALL BE INSTALLED AT DOWNSTREAM END WHERE COLLECTION PIPE CHANGES MATERIAL FROM PERFORATED TO SOLID PIPE.

LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- STORMDRAIN PIPE
- BIO-RETENTION AREA
- SILVA CELLS



PRELIMINARY STORMWATER CONTROL PLAN

TRACT 8720 PANORAMA HEIGHTS

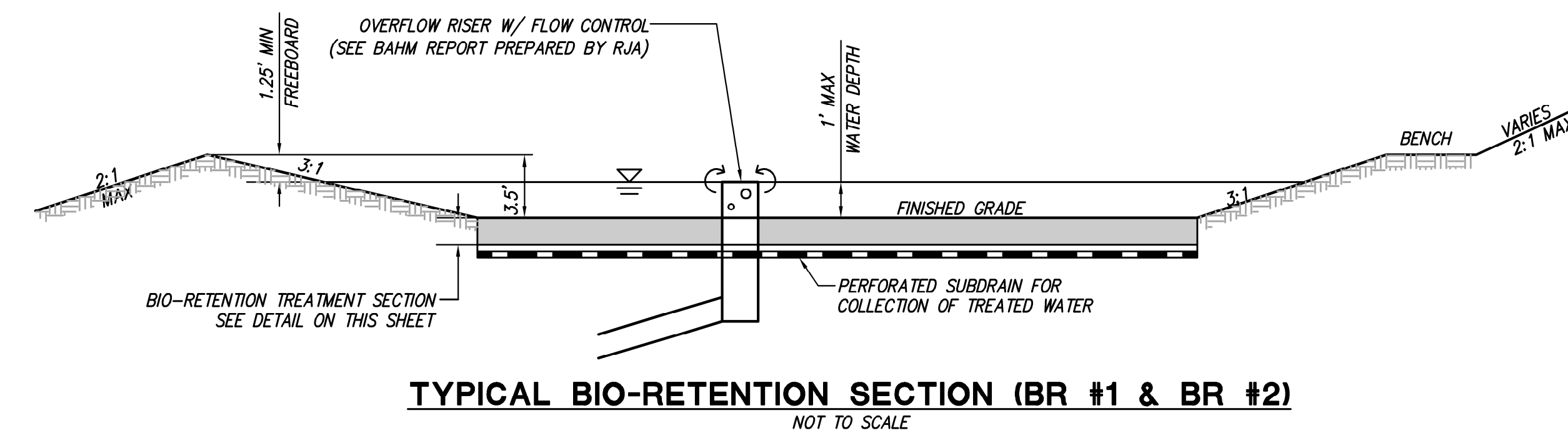
ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC

RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4680 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: AUGUST 2, 2024			SHEET NO.
JOB NO.: 091093D			TM8.0 SHEET 10 OF 14

HYDROMODIFICATION
STORAGE FOR AREA 1
2,000 CF STORAGE

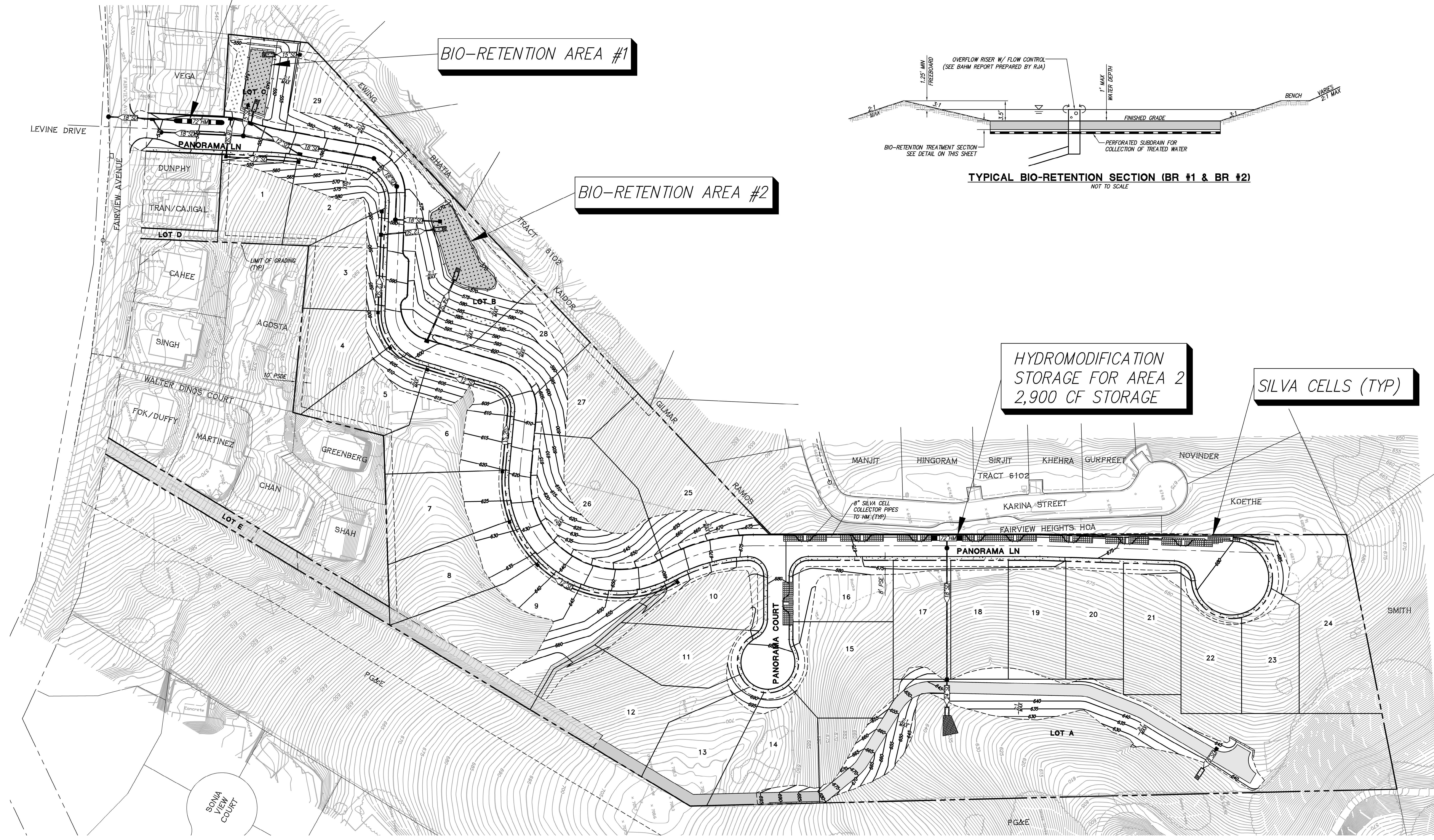
BIO-RETENTION AREA #1

BIO-RETENTION AREA #2



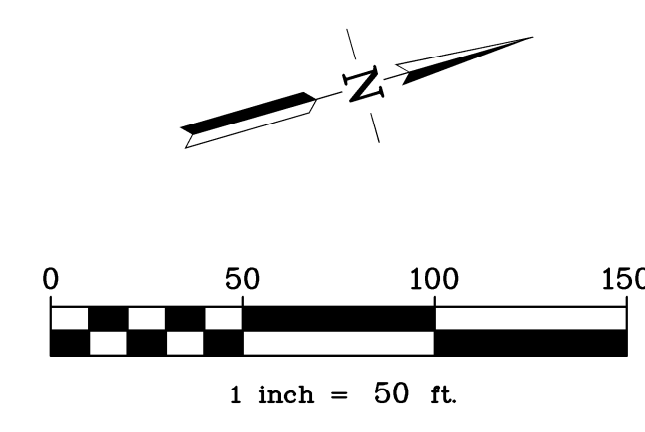
HYDROMODIFICATION
STORAGE FOR AREA 2
2,900 CF STORAGE

SILVA CELLS (TYP)



**PRELIMINARY ON-SITE STORMWATER
RUNOFF DETENTION (HYDROMODIFICATION) PLAN**
TRACT 8720 PANORAMA HEIGHTS

ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC



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

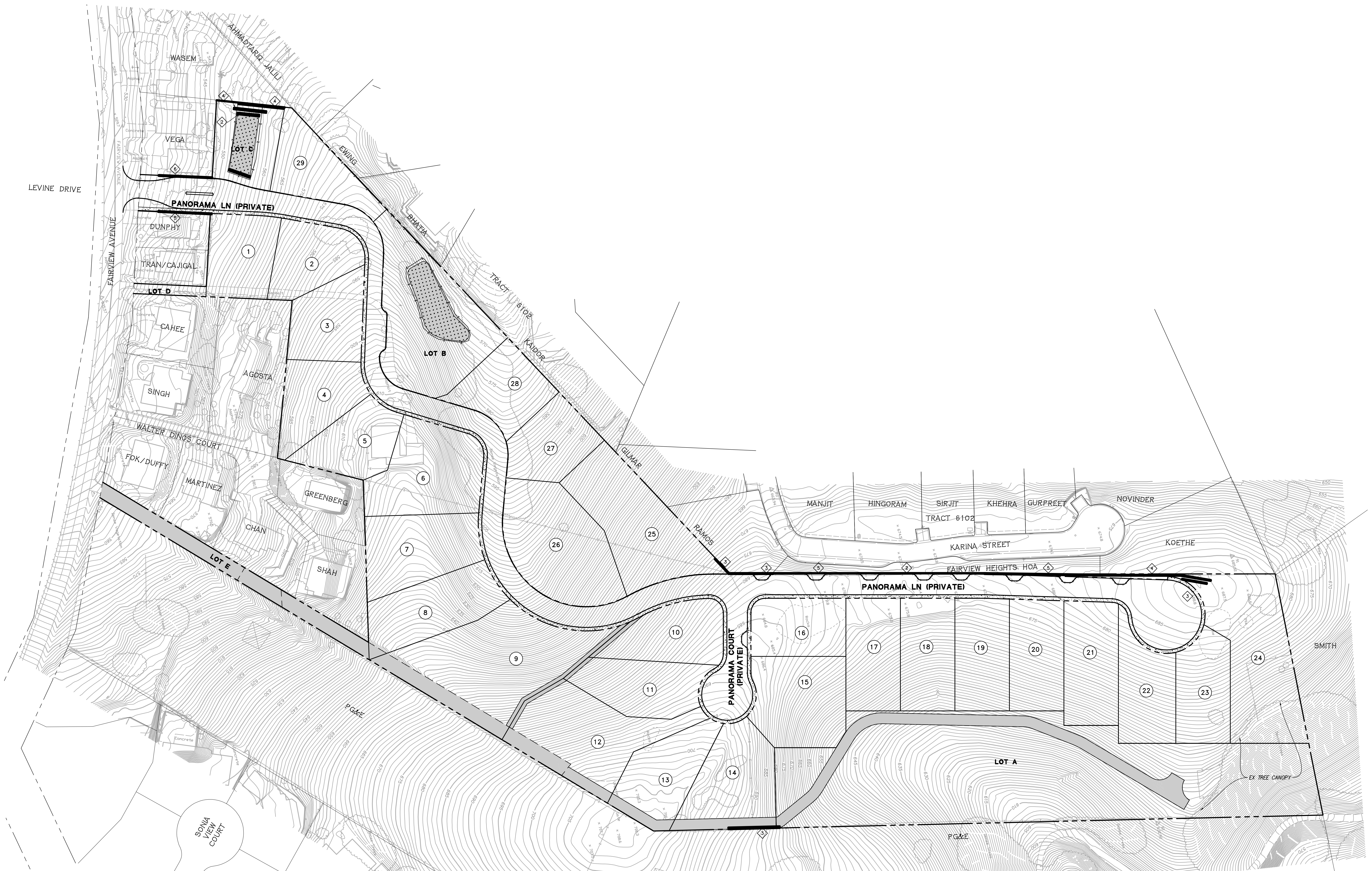
NO.	DATE	DESCRIPTION	BY

DATE: AUGUST 2, 2024

JOB NO.: 091093D

SHEET NO.
TM9.0
SHEET 11 OF 14

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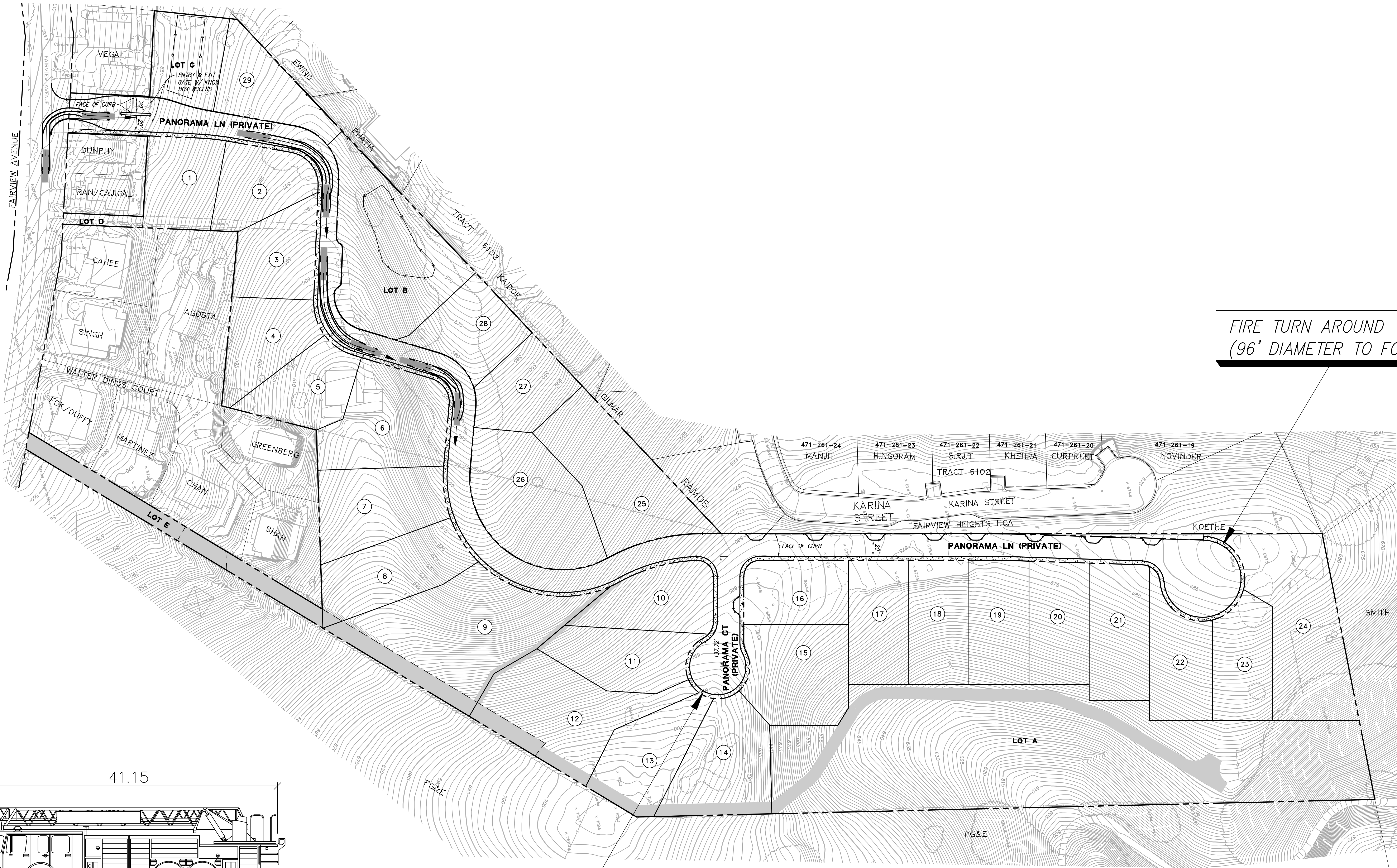


PRELIMINARY RETAINING WALL PLAN
TRACT 8720 PANORAMA HEIGHTS

LEGEND

RETAINING WALL
APPROXIMATE PRELIMINARY
WALL HEIGHT (SUBJECT TO
CHANGE AT FINAL DESIGN)

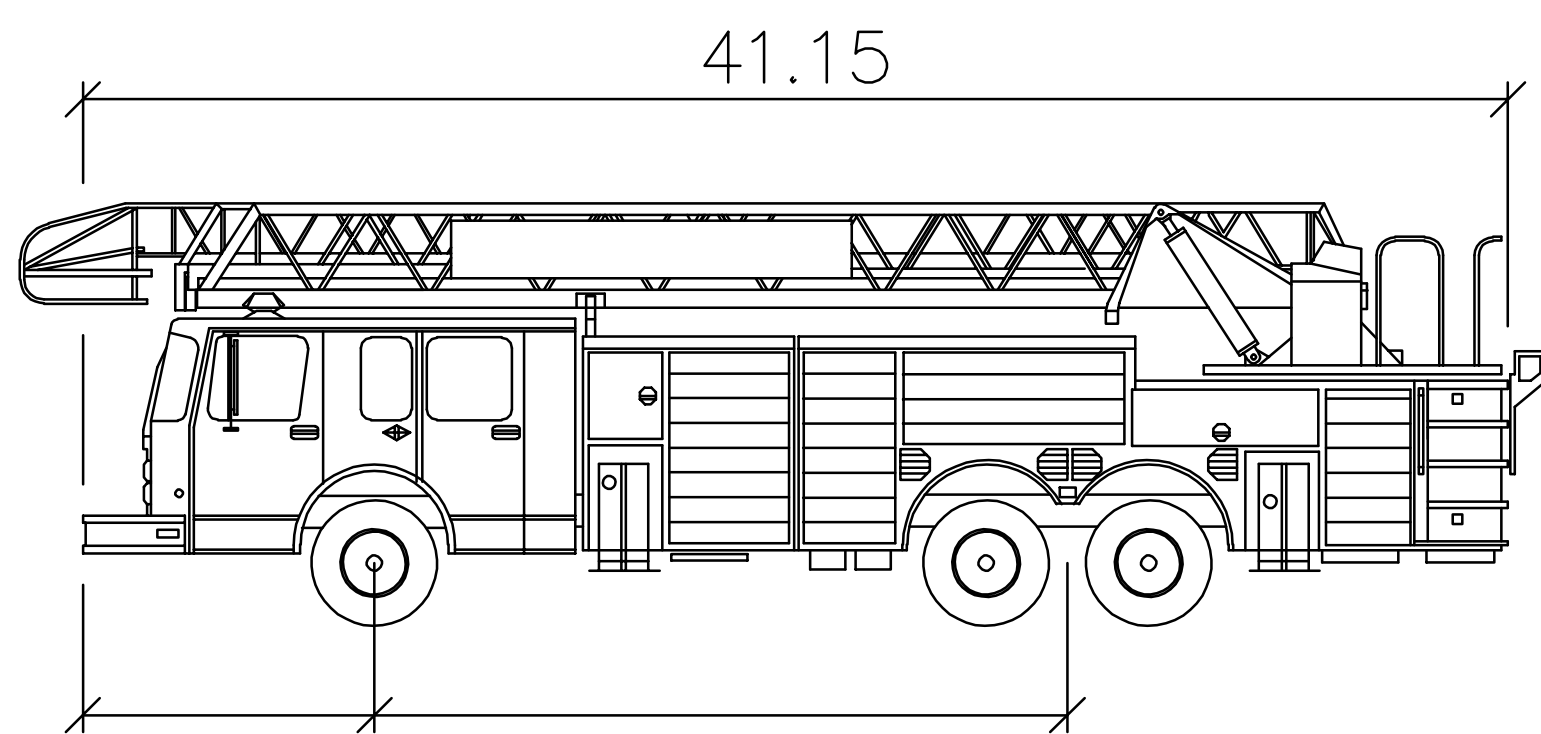




FIRE TURN AROUND
(96' DIAMETER TO FC)

NOT A FIRE TURN AROUND
(70' DIAMETER TO FC)

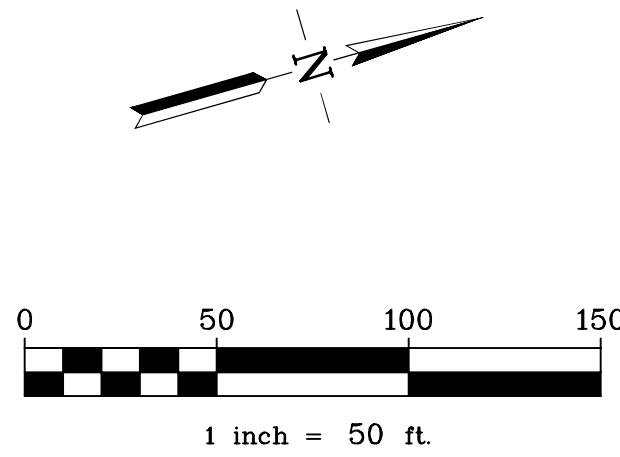
NOTES:
1. FOR STREET SLOPES GREATER THAN 10% PORTLAND CONCRETE
CEMENT SHALL BE INSTALLED.



8.03 18.38
ALAMEDA COUNTY FIRETRUCK
FEET

Width : 8.00
Track : 9.06
Lock to Lock Time : 4.0
Steering Angle : 35.7

FIRE TURNING PLAN
TRACT 8720 PANORAMA HEIGHTS
ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC





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

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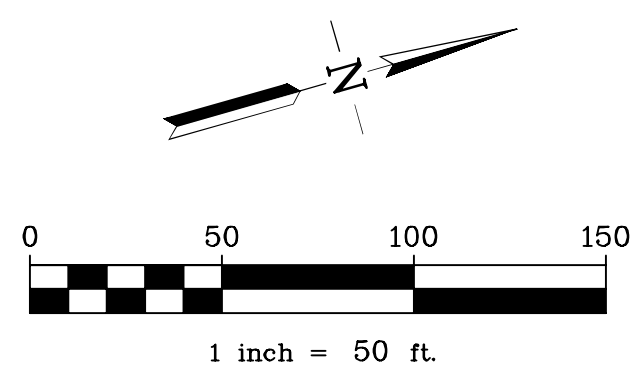
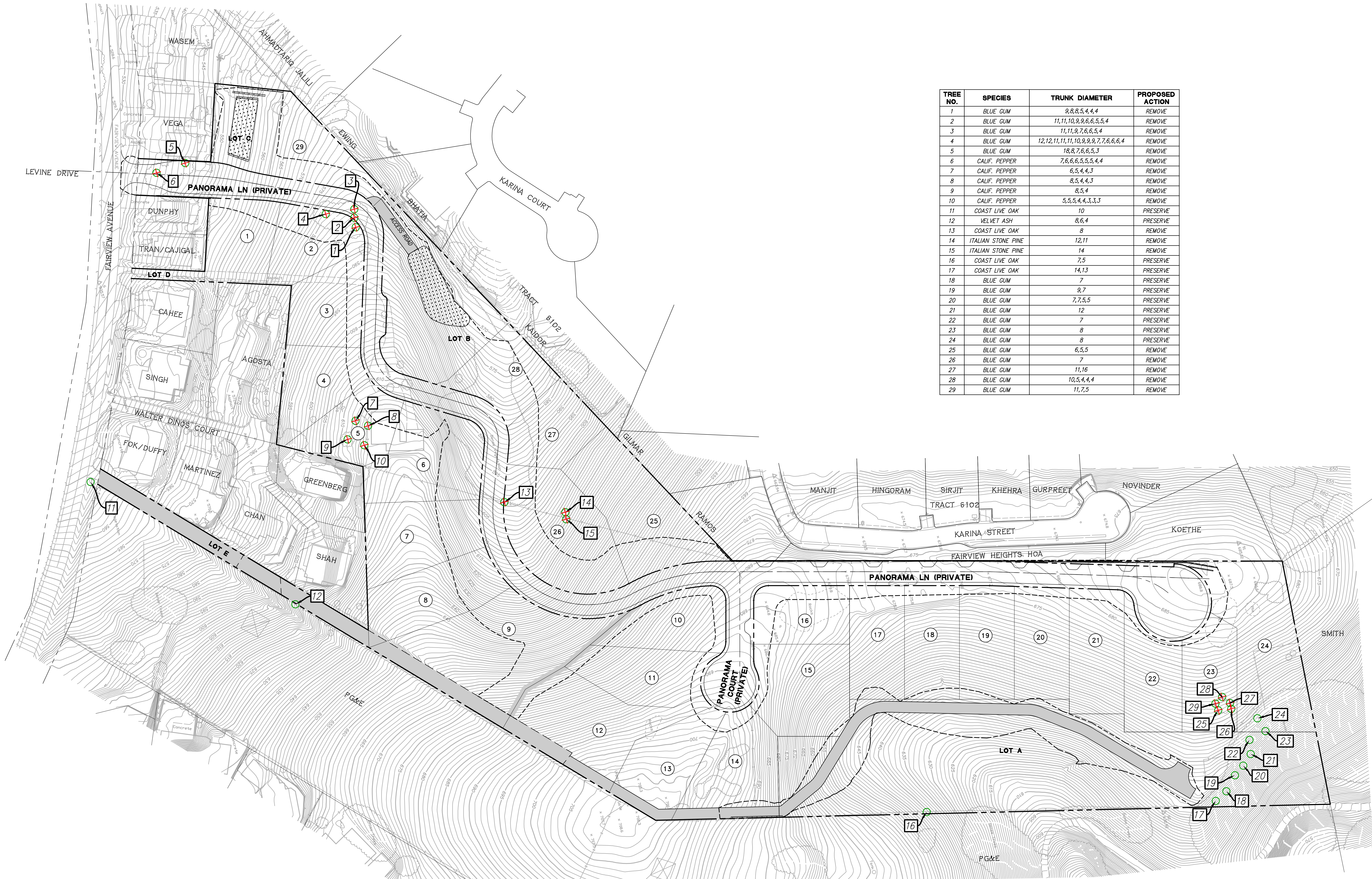
DATE: AUGUST 2, 2024

JOB NO.: 091093D

SHEET NO.

TM11.0
SHEET 13 OF 14

TREE NO.	SPECIES	TRUNK DIAMETER	PROPOSED ACTION
1	BLUE GUM	9,8,8,5,4,4,4	REMOVE
2	BLUE GUM	11,11,10,9,9,6,6,5,5,4	REMOVE
3	BLUE GUM	11,11,9,7,6,6,5,4	REMOVE
4	BLUE GUM	12,12,11,11,11,10,9,9,9,7,7,6,6,6,4	REMOVE
5	BLUE GUM	18,8,7,6,6,5,3	REMOVE
6	CALIF. PEPPER	7,6,6,6,5,5,5,4,4	REMOVE
7	CALIF. PEPPER	6,5,4,4,3	REMOVE
8	CALIF. PEPPER	8,5,4,4,3	REMOVE
9	CALIF. PEPPER	8,5,4	REMOVE
10	CALIF. PEPPER	5,5,5,4,4,3,3,3	REMOVE
11	COAST LIVE OAK	10	PRESERVE
12	VELVET ASH	8,6,4	PRESERVE
13	COAST LIVE OAK	8	REMOVE
14	ITALIAN STONE PINE	12,11	REMOVE
15	ITALIAN STONE PINE	14	REMOVE
16	COAST LIVE OAK	7,5	PRESERVE
17	COAST LIVE OAK	14,13	PRESERVE
18	BLUE GUM	7	PRESERVE
19	BLUE GUM	9,7	PRESERVE
20	BLUE GUM	7,7,5,5	PRESERVE
21	BLUE GUM	12	PRESERVE
22	BLUE GUM	7	PRESERVE
23	BLUE GUM	8	PRESERVE
24	BLUE GUM	8	PRESERVE
25	BLUE GUM	6,5,5	REMOVE
26	BLUE GUM	7	REMOVE
27	BLUE GUM	11,16	REMOVE
28	BLUE GUM	10,5,4,4,4	REMOVE
29	BLUE GUM	11,7,5	REMOVE



- LEGEND**
- EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO BE PROTECTED IN PLACE
 - TREE NUMBER
 - LOT NUMBER
 - RETAINING WALL
 - LIMIT OF GRADING

TREE PLAN
TRACT 8720 PANORAMA HEIGHTS
ALAMEDA COUNTY, CALIFORNIA
FOR: FRASER BUILDERS LLC



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

NO.	DATE	DESCRIPTION	BY

DATE: AUGUST 2, 2024

JOB NO.: 091093D

SHEET NO.

TM12.0
SHEET 14 OF 14

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