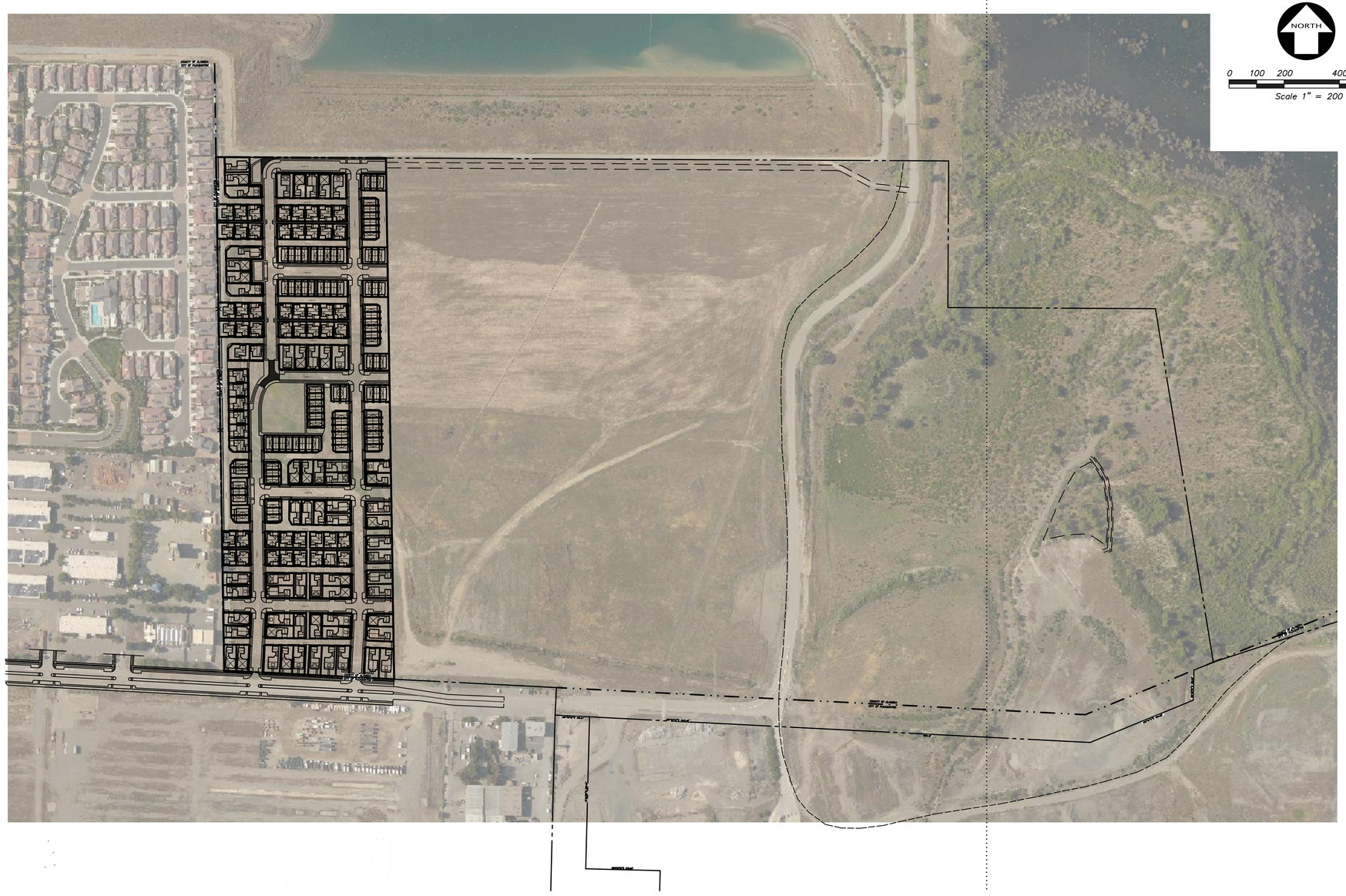
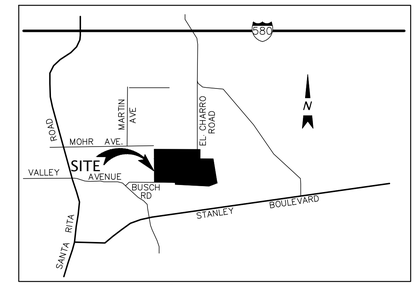
SITE DEVELOPMENT REVIEW
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA



NORTH

0 100 200 400 600

Scale 1" = 200 ft



VICINITY MAP

NOT TO SCALE

SHEET INDEX

DEVELOPER

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ARCHITECT

TORTI GALLAS & ASSOCIATES
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GEOTECHNICAL ENGINEER

HALEY & ALDRICH
ATTN: DEAN IWASA
2033 N. MAIN ST.
WALNUT CREEK, CA 94596
(925) 949-1012

I, STEVE J. HUNN, CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL INFORMATION INDICATED HERON.

DATE

REGISTERED PROFESSIONAL ENGINEER STEVEN J. HUNN No. 62008 CIVIL STATE OF CALIFORNIA

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER STEVEN J. HUNN No. 62008 Exp. 09-30-2017 CIVIL STATE OF CALIFORNIA

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COVER SHEET
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
SCALE	1" = 40'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C1.0
OF	11 SHEETS

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LEGEND

Asphalt BERM	OVERHEAD POWER LINE
BUILDING LINE	PROPERTY LINE
CAST IRON PIPE	RAILROAD TRACKS
CENTERLINE	RECLAIMED WATER LINE & VALVE
CONCRETE/BLOCK/RETAINING WALL	SANITARY SEWER-MANHOLE & CLEANOUT
CONCRETE CURB	SANITARY SEWER FORCE MAIN
CONCRETE CURB & GUTTER	SIDEWALK
CONTOUR LINE	SPOT ELEVATION
OBSCURED CONTOUR LINE	STORM DRAIN-MANHOLE & CATCH BASIN
DRIVEWAY	STORM DRAIN FORCE MAIN
EASEMENT LINE	STREET LIGHT CONDUIT LINE
EDGE OF PAVEMENT	TELEPHONE LINE
EDGE OF WATER-FLOWLINE	TRAFFIC SIGNAL CONDUIT LINE
EDGE OF ROCK	UNKNOWN UTILITY LINE
ELECTRIC LINE	WATER LINE & VALVE
FENCE LINE	AUTOMATIC SPRINKLER RISER
FIBER OPTIC LINE	BACKFLOW PREVENTION DEVICE
FIRE SERVICE & VALVE	BLOWOFF VALVE
GAS LINE-VALVE & METER	DOUBLE DETECTOR CHECK VALVE
GUARD RAIL	ELECTROLIER
HIGH PRESSURE GAS LINE	FIRE DEPARTMENT CONNECTION
HIGH PRESSURE OIL LINE	FIRE HYDRANT
IRRIGATION WATER LINE	FLAG POLE
JOINT TRENCH	GUY ANCHOR
LOT LINE	GAS METER
MONUMENT/MONUMENT LINE	HANDICAP SYMBOL
OIL LINE	

HOSEBIBB	BL BUILDING LINE
MAIL BOX	CATVB CABLE TELEVISION BOX
UTILITY LINE MARKER	CTB CALTRANS BOX
TELEPHONE BOOTH	CB CATCH BASIN
POST INDICATOR VALVE	CL CENTER LINE
POWER POLE/JOINT POLE	CO CLEAN OUT
RAILROAD CROSSING	CONC CONCRETE
TRANSFORMER	COTG CLEAN OUT TO GRADE
TRAFFIC SIGNAL POLE	C CONCRETE
TRAFFIC SIGN	HDWL CONCRETE HEADWALL
TREE	DWY DRIVEWAY
UTILITY BOX	EP EDGE OF PAVEMENT
WATER VALVE	EW EDGE OF WALK
WELL	EAR EDGE OF ACCESS ROAD
BM/TBM BENCHMARK/TEMPORARY BENCHMARK	EB ELECTRIC BOX
CNTRL SURVEY CONTROL POINT	ETS ELECTROLYSIS TEST STATION
< ANGLE POINT	EVAE EMERGENCY VEHICLE ACCESS EASEMENT
ARV AIR RELEASE VALVE	EAS END AsphaltALT SWALE
AVP AIR VALVE POST	EXP EXHAUST PIPE
ASV ANTI-SYPHON VALVE	FB FACE OF AsphaltALT BERM
AD AREA DRAIN	FC FACE OF CURB
BFPD BACK FLOW PREVENTION DEVICE	FW FACE OF WALK
BB BACK OF AsphaltALT BERM	FNC FENCE
BW BACK OF WALK	FF FINISH FLOOR
BAS BEGIN AsphaltALT SWALE	FDC FIRE DEPARTMENT CONNECTION
BOV BLOWOFF VALVE	FH FIRE HYDRANT
B/W BOTTOM OF WALL	FSE FIRE SERVICE EASEMENT

FL FLOW LINE	PSDE PRIVATE STORM DRAIN EASEMENT
FD MON FOUND MONUMENT	PL PROPERTY LINE
GM GAS MARKER/METER	PSE PUBLIC SERVICE EASEMENT
GV GAS VALVE	PUE PUBLIC UTILITY EASEMENT
GB GRADE BREAK	RVP RELEASE VALVE POST
GND GROUND	RE RIM ELEVATION
GA GUY ANCHOR	SSCO SANITARY SEWER CLEAN OUT
HDR HEADER BOARD	SSMH SANITARY SEWER MANHOLE
HSBIB HOSEBIBB	SWE SIDEWALK EASEMENT
IEE INGRESS/EGRESS EASEMENT	SMH SPRINT MANHOLE
IE INVERT ELEVATION	SM SPRINT MARKER
IB IRRIGATION BOX	SDMH STORM DRAIN MANHOLE
JAE JOINT ACCESS EASEMENT	SL STREET LIGHT
JP JOINT POWER POLE	SLB STREET LIGHT BOX
LE LANDSCAPE EASEMENT	SWL SWALE
LT LIGHT	TB TELEPHONE BOX
LIP LIP OF GUTTER	TMH TELEPHONE MANHOLE
M-M MONUMENT TO MONUMENT	TB TOP OF AsphaltALT BERM
PBMH PAC BELL MANHOLE	TC TOP OF CURB
PBB PACIFIC BELL BOX	TW TOP OF WALL
PGEB PACIFIC GAS & ELECTRIC BOX	TSB TRAFFIC SIGNAL BOX
P PAVEMENT	TSE TRAFFIC SIGNAL EASEMENT
PIV POST INDICATOR VALVE	TSP TRAFFIC SIGNAL POLE
PP POWER POLE	TR TREE
PIEE PRIVATE INGRESS/EGRESS EASEMENT	UB UNKNOWN UTILITY BOX
PSSE PRIVATE SANITARY SEWER EASEMENT	VG VALLEY GUTTER

WL WALK LIGHT
WB WATER BOX
WME WATER MAIN EASEMENT (PUBLIC)
WM WATER METER
WV WATER VALVE

NORTH

0 60 120 240 360

Scale 1" = 120 ft

NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

2. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PROFORMA POLICY OF TITLE INSURANCE AND A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NUMBER NCS-256247-SC WAS RECEIVED 5-29-07 AND ORDER NUMBER NCS-265337-SC WAS RECEIVED ON 6-11-07, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. BY LEGACY PARTNERS. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. BENCHMARK: V-1257, CITY OF LIVERMORE, ELEVATION= 356.506' 2K VALUE.
BRASS DISC STAMPED "V-1257 1974" SET IN THE SOUTHEAST CORNER OF A CATCH BASIN 10' ± NORTH OF THE SOUTH HIGHWAY 580 RIGHT OF WAY FENCE AND APPROXIMATELY 2500' WEST OF THE EAST END OF FREISMAN ROAD.

5. AN INSPECTION OF THE SUBJECT PROPERTY HAS REVEALED THAT THERE ARE TELEPHONE MANHOLES ON OR NEAR THE SUBJECT PROPERTY. A REQUEST WAS MADE OF THE TELEPHONE COMPANY FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF DECEMBER 19 2006, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE TELEPHONE FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.

6. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY MIRA SOLUTIONS, INC., IN UNION CITY CALIFORNIA. JOB NUMBER K&WSC022016_012. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 03-23-16, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON ON A LOCAL, ASSUMED COORDINATE SYSTEM. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
STEVEN J. HUNN
No. 62008
Exp. 09-30-2017
CIVIL
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TOPOGRAPHIC SURVEY
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
SCALE	1" = 40'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C1.1
OF	11 SHEETS

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LEGEND

PROPOSED | EXISTING

- ASPHALT BERM
- BLOCK/RETAINING WALL
- BUILDING LINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- DRIVEWAY
- EDGE OF PAVEMENT
- FENCE LINE
- LOT LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- RAINWATER LEADER
- SIDEWALK
- UTILITY BOX
- ELECTROLIER
- POWER POLE/JOINT POLE
- SPOT ELEVATION
- TRAFFIC SIGN
- TREE

AD	AD	AREA DRAIN	IE	IE	INVERT ELEVATION
BW	BW	BACK OF WALK	OF	OF	OVERFLOW
BAS	BAS	BEGIN ASPHALT SWALE	P	P	PAVEMENT
B/W	B/W	BOTTOM OF WALL	RWL	RWL	RAINWATER LEADER
BL	BL	BUILDING LINE	RE	RE	RIM ELEVATION
CB	CB	CATCH BASIN	RD	RD	ROOF DRAIN
COTG	COTG	CLEANOUT TO GRADE	SDMH	SDMH	STORM DRAIN MANHOLE
C	C	CONCRETE	SWL	SWL	SWALE
HDWL	HDWL	CONCRETE HEADWALL	TB	TB	TOP OF BERM
DS	DS	DOWN SPOUT	TC	TC	TOP OF CURB
EAS	EAS	END ASPHALT SWALE	TW	TW	TOP OF WALL
FB	FB	FACE OF BERM	T	T	TRANSFORMER
FC	FC	FACE OF CURB	TE	TE	TRASH ENCLOSURE
FW	FW	FACE OF WALK	WL	WL	WALK LIGHT
FL	FL	FLOW LINE			
GB	GB	GRADE BREAK			
GND	GND	GROUND			

EARTHWORK:

PRELIMINARY EARTHWORK SUMMARIZED BELOW IS BASED ON THE PRELIMINARY GRADING SURFACE FOR THE SUBDIVISION CALCULATED AGAINST THE EXISTING SURFACE:

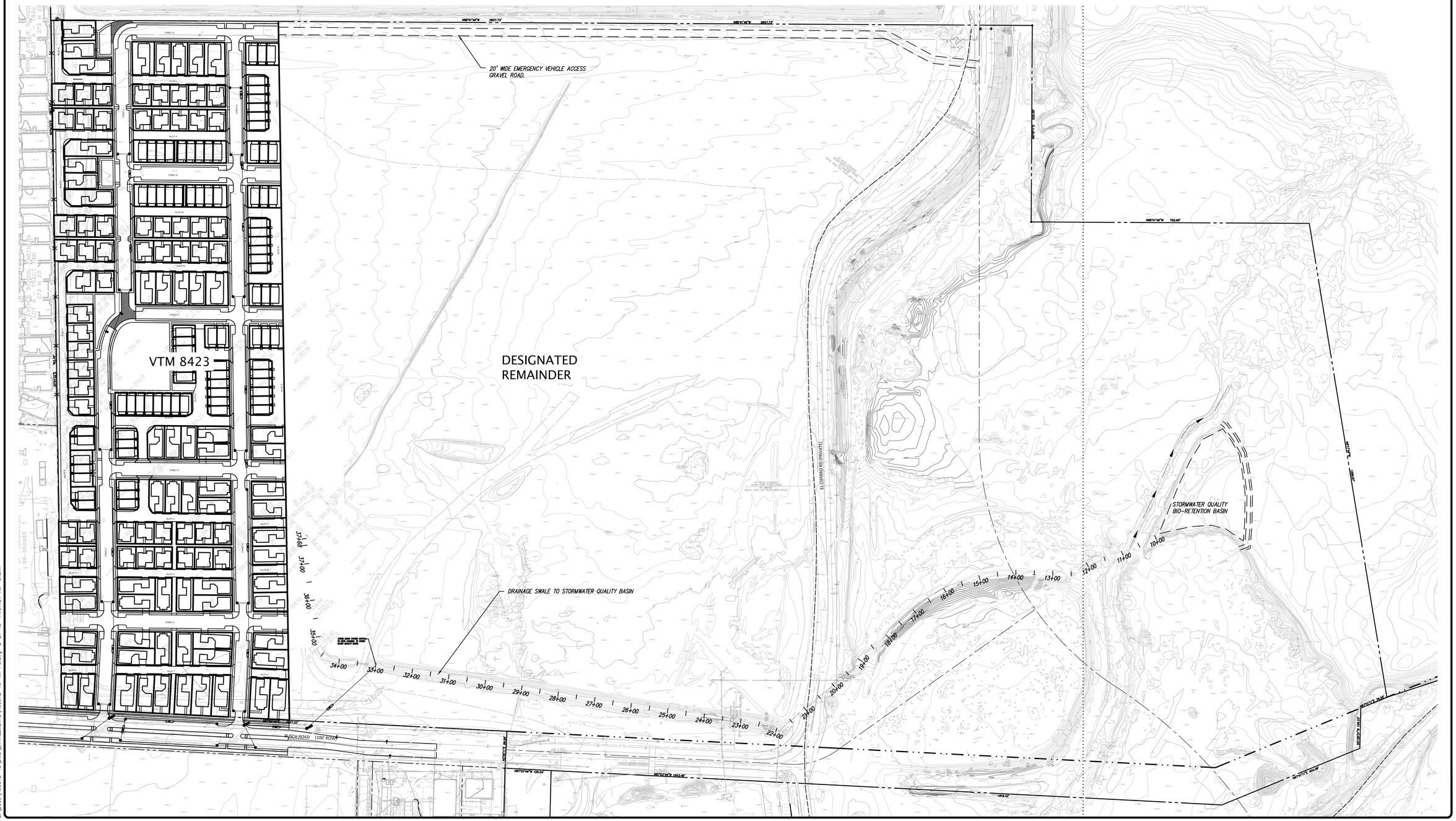
CUT 2,560 CY
FILL 107,000 CY

STORMWATER QUALITY:

THE EXISTING SITE, AND THE PROPROSED PROJECT, DRAINS TO COPE LAKE. THIS PROJECT PROPOSES TO EMPLOY AN LARGE BIO-RETENTION BASIN FOR STORMWATER QUALITY. THE BASIN WILL BE OFF-LINE OF THE MAIN DRAINAGE CHANNEL, AND USE A DIVERSION STRUCTURE TO DIVERT THE STORMWATER QUALITY DESIGN FLOW TO THE BIORETENTION AREA. THE REMAINING HIGHER FLOWS WILL BE BYPASSED AT THIS CONTROL STRUCTURE, BEING DIVERTED TO COPE LAKE. THE BIORETENTION BASIN WILL ALSO BE EQUIPED WITH A FLOW SPREADING DEVICE TO ENSURE EVEN DISTRIBUTION OF THE WATER QUALITY DESIGN FLOW ACROSS THE AREA. THE BASIN SIZE AS SHOWN IS LARGER THAN WHAT WOULD BE REQUIRED BY THE APPROXIMATE METHOD OF 1 ACRE PER 100 ACRES OF DEVELOPMENT, BUT WILL BE SIZED ACCORDING TO C.3 REQUIREMENTS AND IN COORDINATION WITH ZONE 7. THE GRADED SWALE MAY SERVE AS A PRE-TREATMENT MEASURE, BUT WILL BE PRIMARILY CONSIDERED CONVEYANCE FOR THE PURPOSES OF STORMWATER QUALITY.

NORTH

0 60 120 240 360
Scale 1" = 120 ft



REVISION | BY | NO.

REVISION | BY | NO.

REGISTERED PROFESSIONAL ENGINEER
STEVEN J. HUNN
No. 62008
Exp. 09-30-2017
CIVIL
STATE OF CALIFORNIA

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PRELIMINARY GRADING PLAN – SITE PLAN
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
SCALE	1" = 120'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C2.0
OF	11 SHEETS

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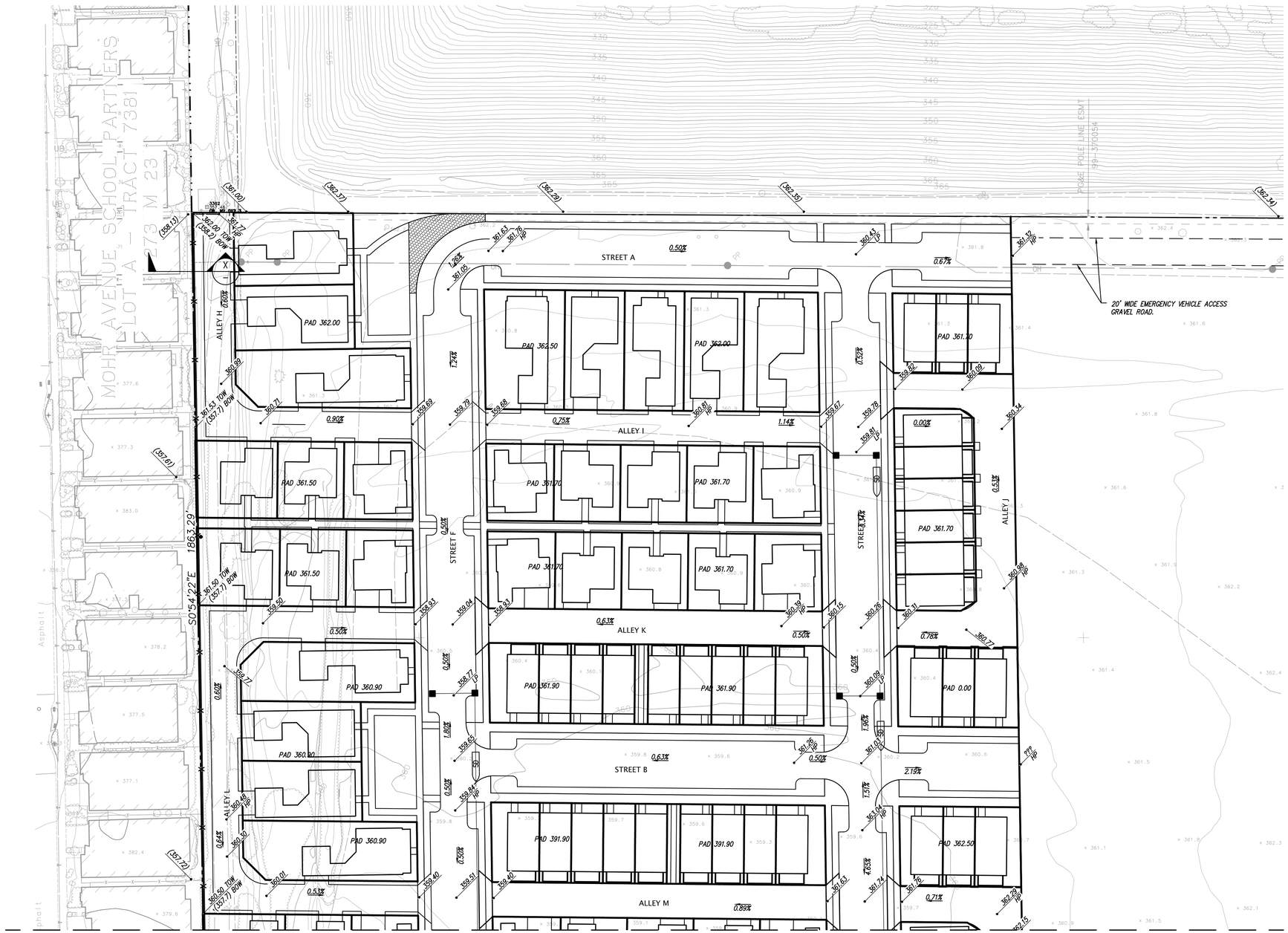
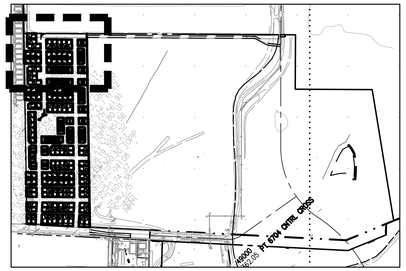
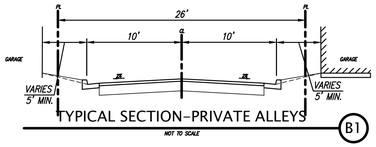




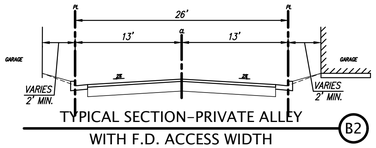
KEY MAP

NOT TO SCALE



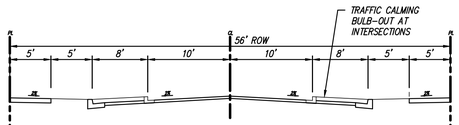
TYPICAL SECTION–PRIVATE ALLEYS (B1)

NOT TO SCALE



TYPICAL SECTION–PRIVATE ALLEY WITH F.D. ACCESS WIDTH (B2)

NOT TO SCALE



TYPICAL SECTION–STREETS (C)

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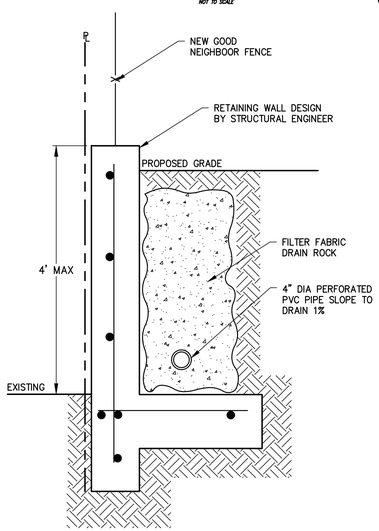

RETAINING WALL – WESTERLY PL (X)

NOT TO SCALE

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
STEVEN J. HUNN
No. 62008
Exp. 09-30-2017
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STATE OF CALIFORNIA

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PRELIMINARY GRADING PLAN – NORTH
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.

ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
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OF	11 SHEETS

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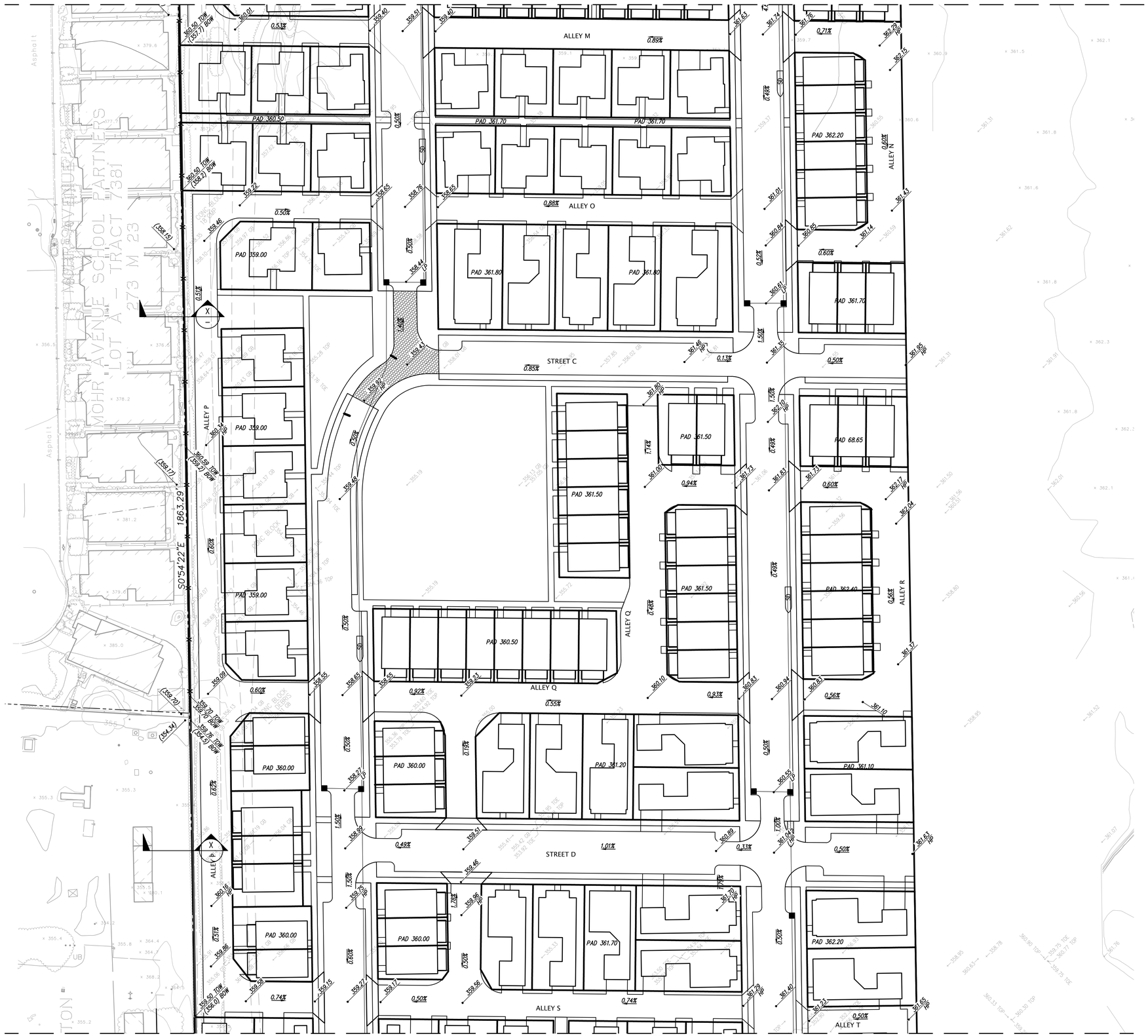
FOR CONTINUATION SEE SHEET C2.1

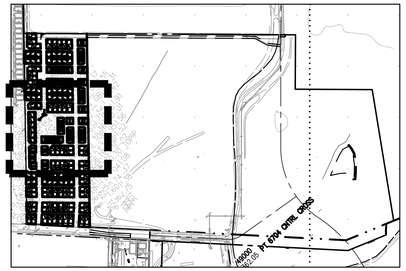


FOR CONTINUATION SEE SHEET C2.3

NORTH

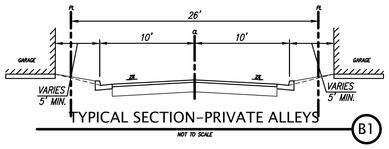
0 20 40 80 120

Scale 1" = 40 ft



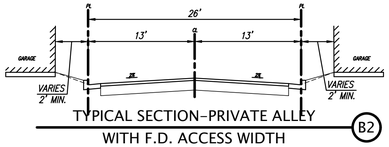
KEY MAP

NOT TO SCALE



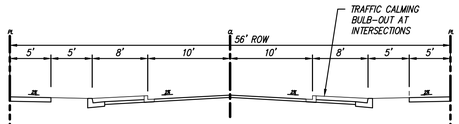
TYPICAL SECTION–PRIVATE ALLEYS (B1)

NOT TO SCALE



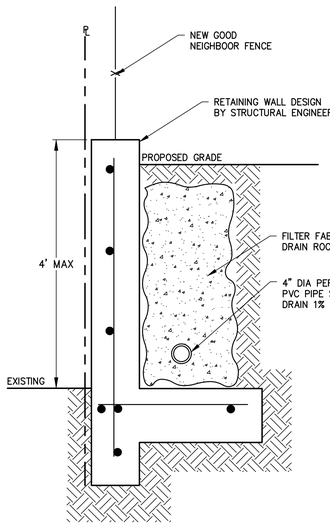
TYPICAL SECTION–PRIVATE ALLEY WITH F.D. ACCESS WIDTH (B2)

NOT TO SCALE



TYPICAL SECTION–STREETS (C)

NOT TO SCALE



RETAINING WALL – WESTERLY PL (X)

NOT TO SCALE

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER STEVEN J. HUNN No. 62008 Exp. 09-30-2017 CIVIL STATE OF CALIFORNIA

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PRELIMINARY GRADING PLAN – MIDDLE
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
SCALE	1" = 40'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C2.2
OF	11 SHEETS

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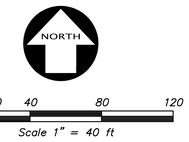
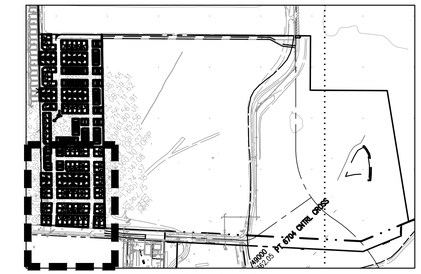


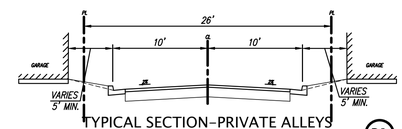
0 20 40 80 120

Scale 1" = 40 ft



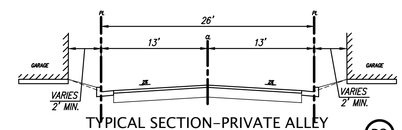
KEY MAP

NOT TO SCALE



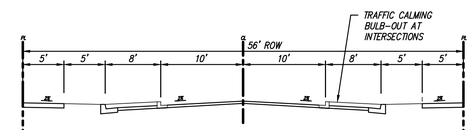
TYPICAL SECTION–PRIVATE ALLEYS (B1)

NOT TO SCALE



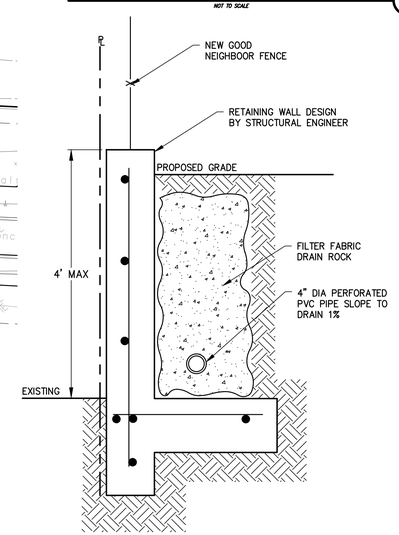
TYPICAL SECTION–PRIVATE ALLEY WITH F.D. ACCESS WIDTH (B2)

NOT TO SCALE



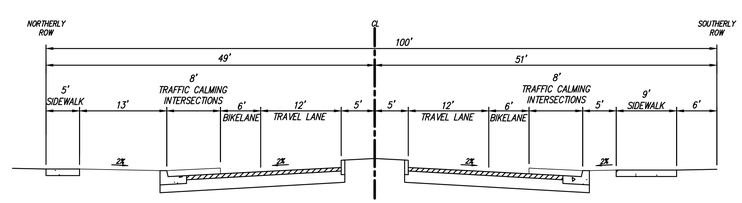
TYPICAL SECTION–STREETS (C)

NOT TO SCALE



RETAINING WALL – WESTERLY PL (X)

NOT TO SCALE



TYPICAL SECTION–BUSH RD. (100' R/W) (A)

NOT TO SCALE

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
STEVEN J. HUNN
No. 62008
Exp. 09-30-2017
CIVIL
STATE OF CALIFORNIA

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2850 Collier Canyon Road
Livermore, California 94551
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PRELIMINARY GRADING PLAN – SOUTH
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
SCALE	1" = 40'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C2.3
OF	11 SHEETS

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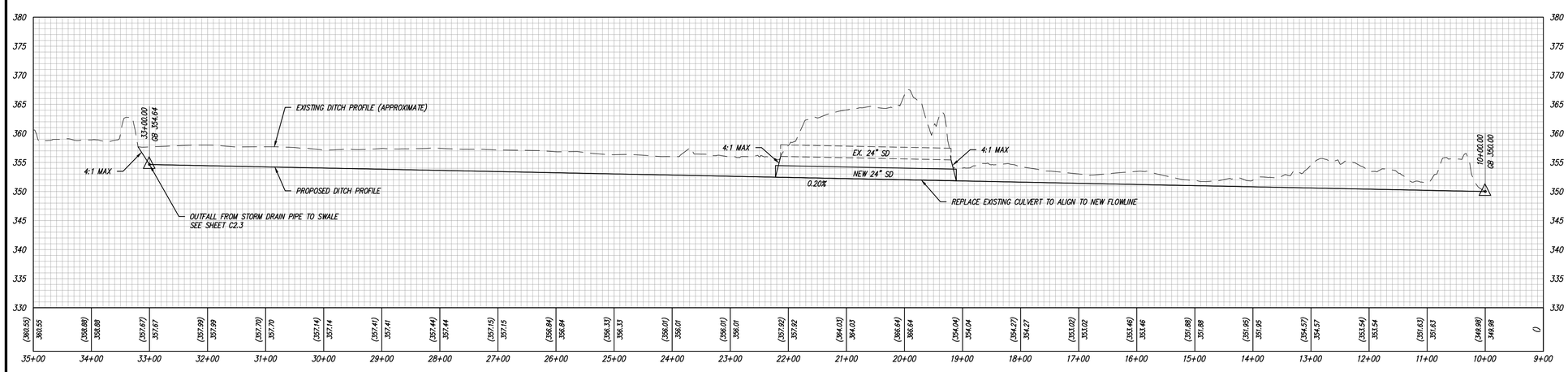
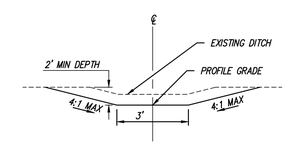


PROFILE
1" = 40' HORIZ.
1" - 4' VERT.



TYPICAL DRAINAGE SWALE SECTION
NOT TO SCALE
A

NO.	BY	REVISION

NO.	BY	REVISION

REGISTERED PROFESSIONAL ENGINEER
STEVEN J. KUHN
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PRELIMINARY GRADING PLAN – OFFSITE
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
SCALE	1" = 100'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C2.4
OF	11 SHEETS

LAKE "H"

LAKE "I"

COPE LAKE

POSSIBLE FUTURE ALIGNMENT FOR EL CHARRO ROAD

CONCEPT LOCATION FOR POSSIBLE WATER SERVICE/WELL/STORAGE RESERVIOR LOCATION, SEE NOTE.

NORTH

0 50 100 200 300

Scale 1" = 100 ft

LEGEND

- W — WATER LINE
- SS — SANITARY SEWER LINE
- RW — RECLAIMED WATER LINE
- SD — STORM DRAIN LINE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT & VALVE
- BLOW OFF (W & RW)
- SSMH — SANITARY SEWER MANHOLE
- SDMH — STORM DRAIN MANHOLE
- STREET LIGHT (ACORN TYPE)

NOTE:
WATER, SEWER, AND RECYCLED WATER FACIILITY LOCATIONS ARE CONCEPTUAL ONLY. A PREFERRED PLAN, TOGETHER WITH ALTERNATE PLANS, WILL BE PRESENTED TO THE COUNTY FOR REVIEW, AND WILL BE ANALYZED IN THE PROJECT EIR.

DOMESTIC WATER CONTINUATION SEE SHEET 3.1

ARROYO LAGO

APN 946-1250-006-04

CONCEPT LOCATION FOR PROPOSED PACKAGED (MBR) SEWER TREATMENT PLANT ±1 ACRE

CONCEPT LOCATION FOR RECYCLED WATER IMPOUND AREA ±4 ACRES

OUTLET CONTROL STRUCTURE FROM STORM WATER QUALITY BIO-RETENTION BASIN TO OPEN CHANNEL.

HIGH-FLOW BYPASS ALONG EXISTING OPEN CHANNEL

APN 946-1350-003-12

STORM WATER QUALITY BIO-RETENTION BASIN

EARTH BERM FOR STORM WATER QUALITY BIO-RETENTION BASIN

INFLOW DIVERSION STRUCTURE TO DIRECT STORM WATER QUALITY DESIGN FLOWS TO BIO-RETENTION BASIN.

STORM DRAIN SYSTEM OUTFALL TO OPEN CHANNEL

STORM DRAIN SYSTEM OPEN CHANNEL. SEE SHEET C2.4

RW AND SS CONTINUATION SEE SHEET 3.3

BUSCH ROAD

W BOV

POSSIBLE FUTURE ALIGNMENT FOR BUSCH ROAD

APN 946-1250-007-6

MONT. WELL ZONE-7 # 35-1E-1402

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
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OFF-SITE CONCEPTUAL UTILITY PLAN
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA

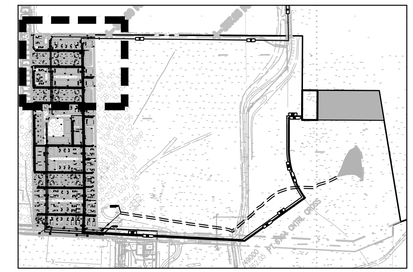
DATE	FEB. 21, 2018
SCALE	1" = 200'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C3.0
OF	11 SHEETS

FOR CONTINUATION SEE SHEET C3.2

NORTH

0 20 40 80 120

Scale 1" = 40 ft



KEY MAP

NOT TO SCALE

LEGEND

W	WATER LINE
SS	SANITARY SEWER LINE
RW	RECLAIMED WATER LINE
SD	STORM DRAIN LINE
■	STORM DRAIN CATCH BASIN
	FIRE HYDRANT & VALVE
	BLOW OFF (W & RW)
SSMH ●	SANITARY SEWER MANHOLE
SDMH ●	STORM DRAIN MANHOLE
✶	STREET LIGHT (ACORN TYPE)

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
STEVEN J. HUNN
No. 62008
Exp. 09-30-2017
CIVIL
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PRELIMINARY UTILITY PLAN – NORTH
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
SCALE	1" = 40'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C3.1
OF	11 SHEETS

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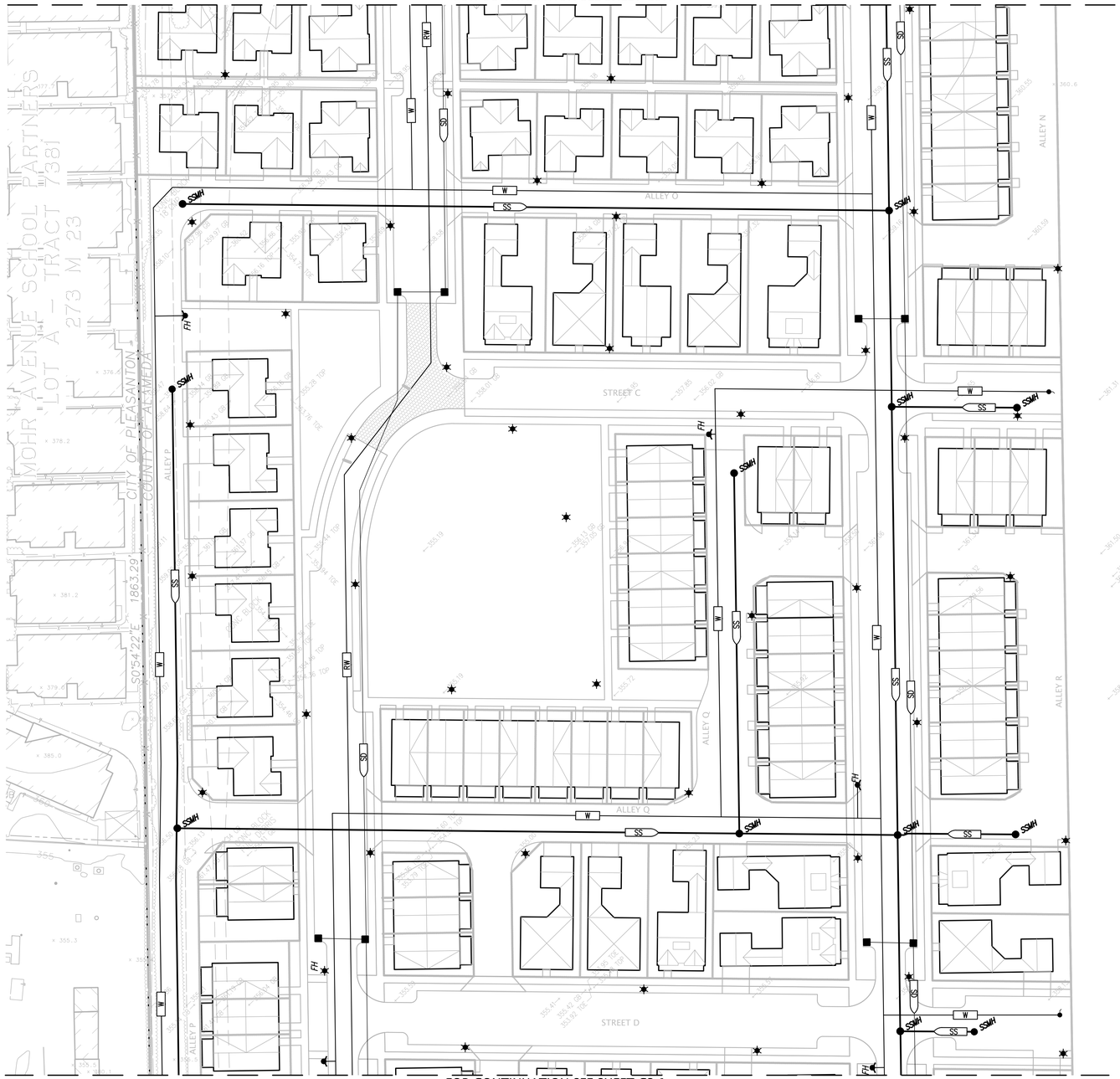
FOR CONTINUATION SEE SHEET C3.1

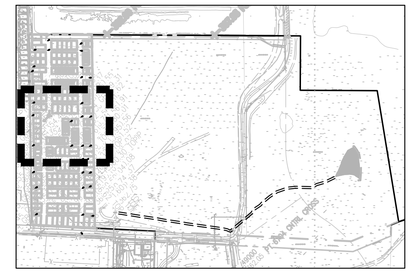


FOR CONTINUATION SEE SHEET C3.1

NORTH

0 20 40 80 120

Scale 1" = 40 ft



KEY MAP

NOT TO SCALE

LEGEND

W	WATER LINE
SS	SANITARY SEWER LINE
RW	RECLAIMED WATER LINE
SD	STORM DRAIN LINE
■	STORM DRAIN CATCH BASIN
	FIRE HYDRANT & VALVE
	BLOW OFF (W & RW)
SSMH ●	SANITARY SEWER MANHOLE
SDMH ●	STORM DRAIN MANHOLE
✶	STREET LIGHT (ACORN TYPE)

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
STEVEN J. HUNN
No. 62008
Exp. 09-30-2017
CIVIL
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PRELIMINARY UTILITY PLAN – MIDDLE
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.
ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
SCALE	1" = 40'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C3.2
OF	11 SHEETS

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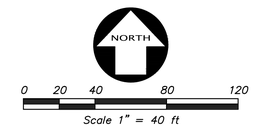
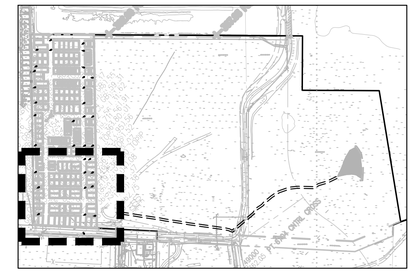
FOR CONTINUATION SEE SHEET C3.1





KEY MAP

NOT TO SCALE

LEGEND

W	WATER LINE
SS	SANITARY SEWER LINE
RW	RECLAIMED WATER LINE
SD	STORM DRAIN LINE
■	STORM DRAIN CATCH BASIN
	FIRE HYDRANT & VALVE
	BLOW OFF (W & RW)
SSMH ●	SANITARY SEWER MANHOLE
SDMH ●	STORM DRAIN MANHOLE
✶	STREET LIGHT (ACORN TYPE)

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
STEVEN J. RUNN
No. 62008
Exp. 09-30-2017
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STATE OF CALIFORNIA

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PRELIMINARY UTILITY PLAN – SOUTH
OF
VESTING TENTATIVE MAP 8423 – ARROYO LAGO
FOR
USL PLEASANTON LAKES, L.P.

ALAMEDA COUNTY, CALIFORNIA

DATE	FEB. 21, 2018
SCALE	1" = 40'
DESIGNER	SJH
JOB NO.	A06672-40
SHEET	C3.3
OF	11 SHEETS

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