PLANNED DISTRICT
PRELIMINARY AND PRECISE
42232 MISSION BOULEVARD
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES

GENERAL NOTES

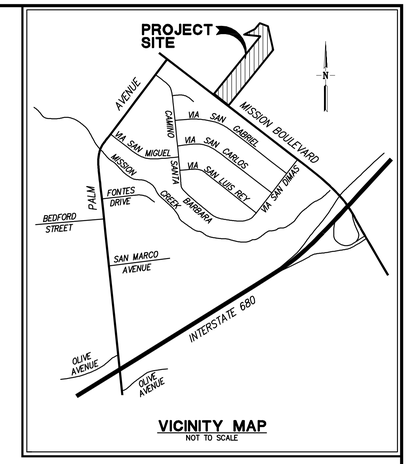
1. OWNER: DIAS
C/O ROBSON HOMES
2185 THE ALAMEDA, SUITE 180
SAN JOSE, CA 95126

2. DEVELOPER: ROBSON HOMES
2185 THE ALAMEDA, SUITE 180
SAN JOSE, CA 95126
(408) 345-1767
CONTACT: JAKE LAVIN

3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
(925) 227-9100
CONTACT: EDDIE SIEU

4. ARCHITECT: ANGELENO ASSOCIATES
147 E CITY PL DR
SANTA ANA, CA
(714) 285-1888
CONTACT: CHRISTINE LY

5. LANDSCAPE ARCHITECT: DESIGN FOCUS
P.O. BOX 485
BEN LOMOND, CA 95005
(831) 336-3100
CONTACT: OLIVIA WALLER



VICINITY MAP
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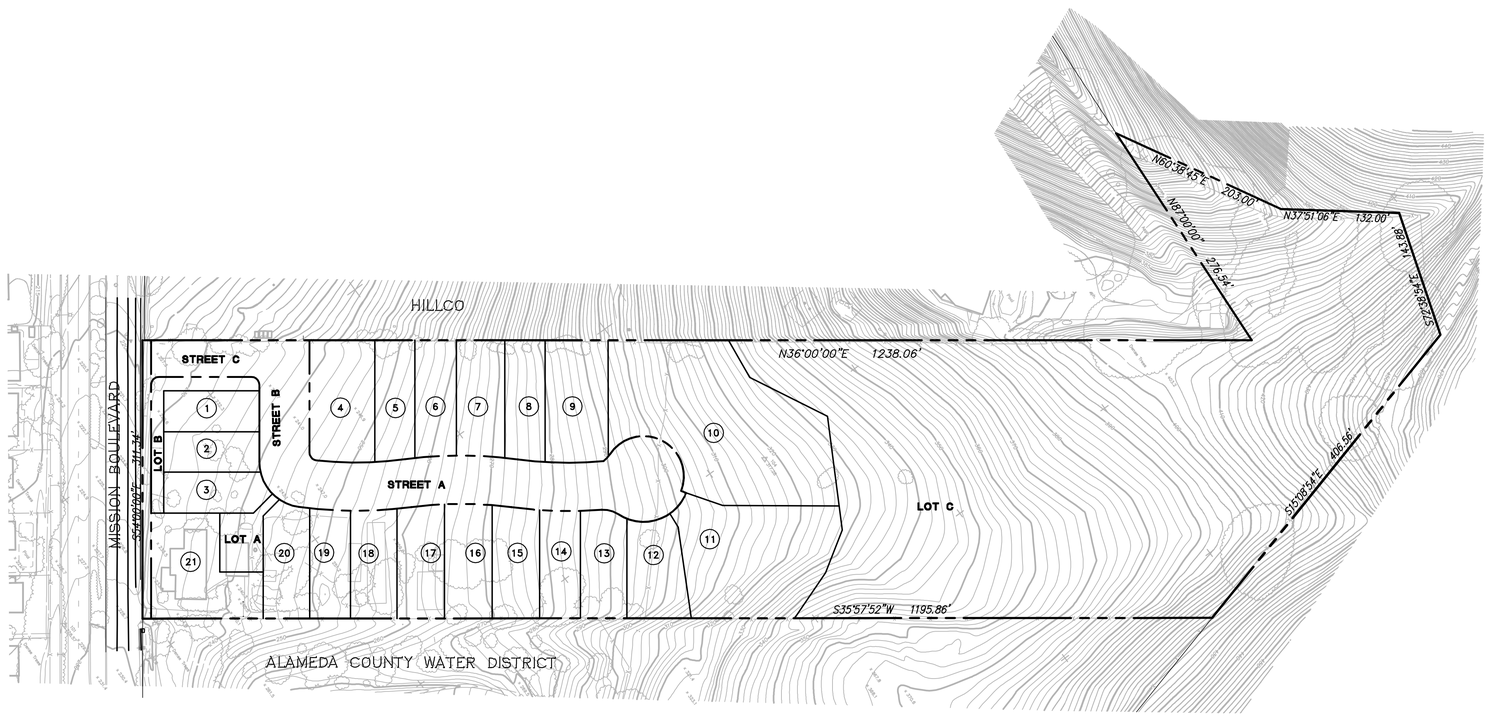

LOCATION MAP
NOT TO SCALE

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

DATE: FEBRUARY 23, 2015 JOB NO. 121060

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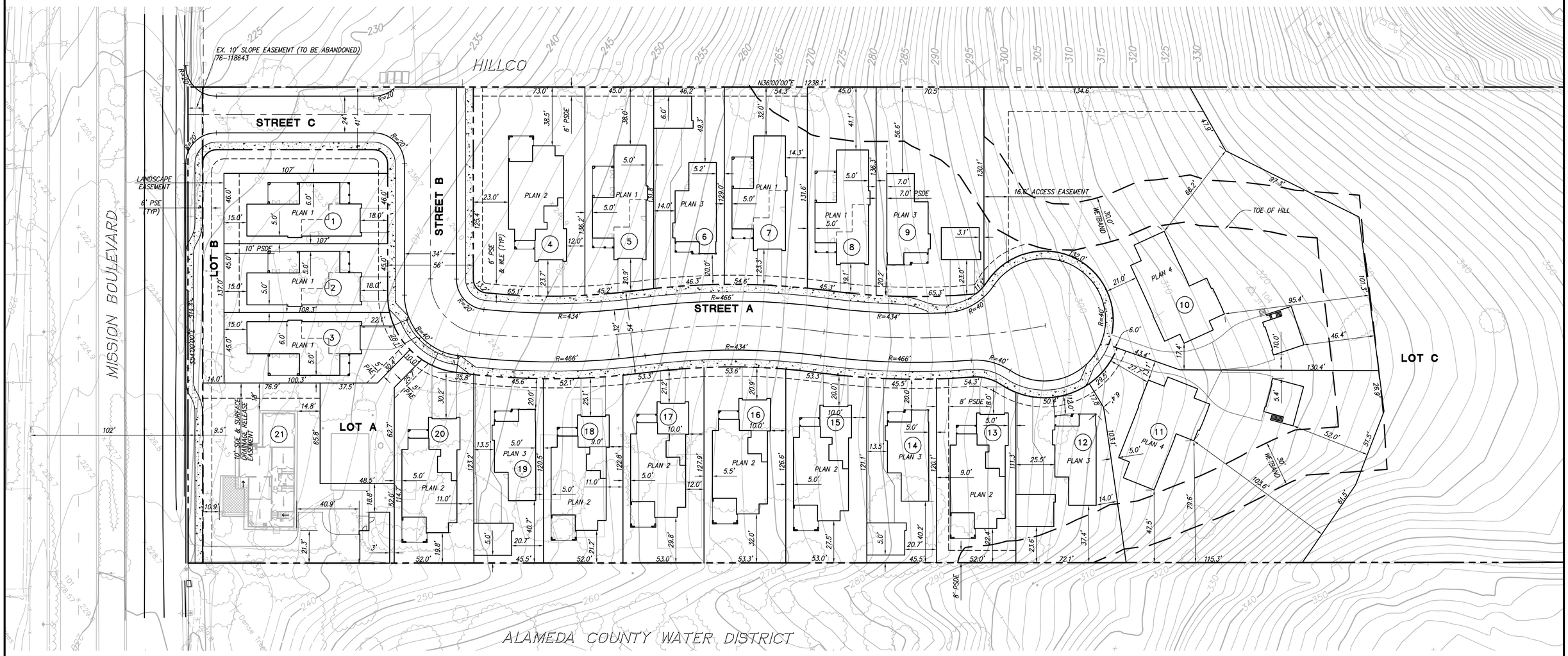

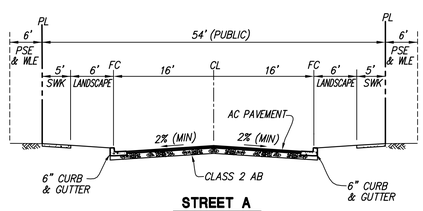

STREET A
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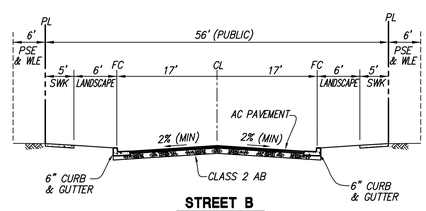

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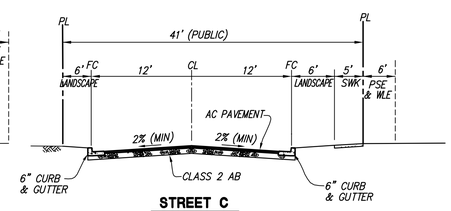

STREET C
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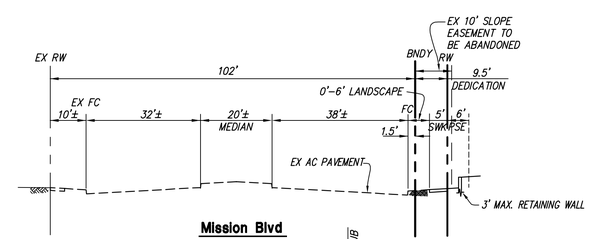

Mission Blvd
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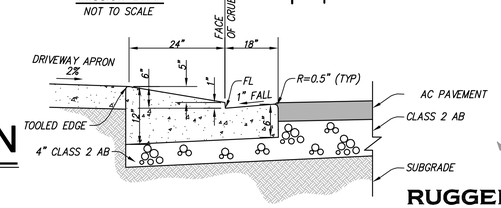

MOUNTABLE CURB AND GUTTER DETAIL
NOT TO SCALE

SITE SUMMARY DATA:

A.	GROSS SITE AREA	= 10.2± AC.
B.	NET SITE AREA	= 3.33 AC.
C.	EXCLUDING STREETS & TOE OF HILL AREA	= 6.87 AC.
D.	TOTAL NUMBER OF PROPOSED LOTS	= 21
E.	NET DENSITY	= 6.3 UNITS/AC.
F.	PARKING:	
	GARAGE	= 55
	DRIVEWAY PARKING	= 46
	STREET PARKING	= 26
	TOTAL	= 127

LOT AREA

LOT #	(SF)
1	4,922
2	4,820
3	5,167
4	9,912
5	6,042
6	6,007
7	7,046
8	6,036
9	9,611
10	33,845
11	20,458
12	7,048
13	6,194
14	5,471
15	6,558
16	6,835
17	6,653
18	6,298
19	5,527
20	6,530
21	11,582
LOT A	3,452
LOT B	3,756
LOT C	217,905
PUBLIC STREET	39,873
TOTAL	10.2 AC

PRELIMINARY AND PRECISE SITE PLAN

42232 MISSION BOULEVARD

CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA
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DATE: FEBRUARY 23, 2015 JOB NO. 121060

P-1

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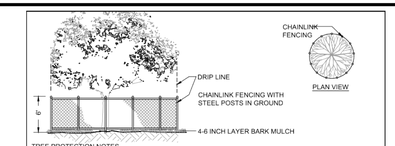
TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 4.5 FEET ABOVE GRADE	REMOVE OR RETAIN
601	Holly oak (Quercus ilex)	8	Retain
602	Bottle brush (Callistemon viminalis)	8	Retain
603	*Loquat (Eriobotrya japonica)	8	Remove
604	Bottle brush (Callistemon viminalis)	12	Remove
605	*Loquat (Eriobotrya japonica)	7	Remove
606	*Almond (Prunus dulcis)	8	Remove
607	*English walnut (Juglans regia)	10	Remove
608	Holly oak (Quercus ilex)	10	Remove
609	Holly oak (Quercus ilex)	12	Remove
610	Coast live oak (Quercus agrifolia)	12	Remove
611	Coast live oak (Quercus agrifolia)	12	Remove
612	Coast live oak (Quercus agrifolia)	12	Remove
613	Coast live oak (Quercus agrifolia)	6	Remove
614	*Lemon (Citrus x meyeri)	10	Remove
615	Holly oak (Quercus ilex)	12	Remove
616	Coast live oak (Quercus agrifolia)	12	Remove
617	Coast live oak (Quercus agrifolia)	12	Remove
618	Holly oak (Quercus ilex)	8	Remove
619	Coast live oak (Quercus agrifolia)	12	Remove
620	Coast live oak (Quercus agrifolia)	20	Remove
621	Black walnut (Juglans nigra)	32	Remove
622	*English walnut (Juglans regia)	40	Remove
623	*English walnut (Juglans regia)	12	Remove
624	*English walnut (Juglans regia)	8	Remove
625	*English walnut (Juglans regia)	6	Remove
626	*English walnut (Juglans regia)	14	Remove
627	*English walnut (Juglans regia)	6	Remove
628	*English walnut (Juglans regia)	12	Remove
629	*English walnut (Juglans regia)	10	Remove
630	*Almond (Prunus dulcis)	8	Remove

TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 4.5 FEET ABOVE GRADE	REMOVE OR RETAIN
631	*Almond (Prunus dulcis)	6	Retain
632	*Almond (Prunus dulcis)	12	Retain
633	*Almond (Prunus dulcis)	8	Retain
634	*Almond (Prunus dulcis)	8	Remove
635	*Almond (Prunus dulcis)	8	Retain
636	*Almond (Prunus dulcis)	10	Retain
637	*Almond (Prunus dulcis)	10	Retain
638	*Almond (Prunus dulcis)	8	Retain
639	*Almond (Prunus dulcis)	10	Retain
640	*Almond (Prunus dulcis)	12	Remove
641	*Almond (Prunus dulcis)	12	Remove
642	Coast live oak (Quercus agrifolia)	18	Remove
643	Coast live oak (Quercus agrifolia)	15	Remove
644	*Apricot (Prunus armeniaca)	8	Remove
645	*Apricot (Prunus armeniaca)	8	Remove
646	*Apricot (Prunus armeniaca)	8	Remove
647	*Apricot (Prunus armeniaca)	8	Remove
648	*Apricot (Prunus armeniaca)	8	Remove
649	*Apricot (Prunus armeniaca)	8	Remove
650	*Apricot (Prunus armeniaca)	8	Remove
651	*Apricot (Prunus armeniaca)	8	Remove
652	*Apricot (Prunus armeniaca)	8	Remove
653	*Apricot (Prunus armeniaca)	8	Remove
654	Blue gum eucalyptus (Eucalyptus globulus)	120	Retain
655	Blue gum eucalyptus (Eucalyptus globulus)	70	Retain
656	Blue gum eucalyptus (Eucalyptus globulus)	70	Retain
657	Blue gum eucalyptus (Eucalyptus globulus)	60	Retain
658	Blue gum eucalyptus (Eucalyptus globulus)	30	Retain
659	Blue gum eucalyptus (Eucalyptus globulus)	41	Retain
660	Blue gum eucalyptus (Eucalyptus globulus)	40	Retain

TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 4.5 FEET ABOVE GRADE	REMOVE OR RETAIN
661	Blue gum eucalyptus (Eucalyptus globulus)	48	Retain
662	Blue gum eucalyptus (Eucalyptus globulus)	30	Retain
663	Blue gum eucalyptus (Eucalyptus globulus)	30	Retain
664	Blue gum eucalyptus (Eucalyptus globulus)	54	Retain
665	Blue gum eucalyptus (Eucalyptus globulus)	36	Retain
666	Blue gum eucalyptus (Eucalyptus globulus)	36	Retain
667	Blue gum eucalyptus (Eucalyptus globulus)	28	Retain
668	Blue gum eucalyptus (Eucalyptus globulus)	30	Retain
669	Blue gum eucalyptus (Eucalyptus globulus)	18	Retain
670	Blue gum eucalyptus (Eucalyptus globulus)	18	Retain
671	Blue gum eucalyptus (Eucalyptus globulus)	18	Retain
672	Blue gum eucalyptus (Eucalyptus globulus)	24	Retain
673	Blue gum eucalyptus (Eucalyptus globulus)	24	Retain
674	Blue gum eucalyptus (Eucalyptus globulus)	20	Retain
675	Blue gum eucalyptus (Eucalyptus globulus)	36	Retain
676	Blue gum eucalyptus (Eucalyptus globulus)	26	Retain
677	Blue gum eucalyptus (Eucalyptus globulus)	18	Retain
678	Blue gum eucalyptus (Eucalyptus globulus)	36	Retain
679	Blue gum eucalyptus (Eucalyptus globulus)	36	Retain
680	Blue gum eucalyptus (Eucalyptus globulus)	20	Retain
681	Blue gum eucalyptus (Eucalyptus globulus)	40	Retain
682	Blue gum eucalyptus (Eucalyptus globulus)	12	Retain
683	Blue gum eucalyptus (Eucalyptus globulus)	12	Retain
684	Blue gum eucalyptus (Eucalyptus globulus)	30	Retain
685	Blue gum eucalyptus (Eucalyptus globulus)	10	Retain
686	Blue gum eucalyptus (Eucalyptus globulus)	14	Retain
687	Blue gum eucalyptus (Eucalyptus globulus)	12	Retain
688	Blue gum eucalyptus (Eucalyptus globulus)	24	Retain
689	Blue gum eucalyptus (Eucalyptus globulus)	20	Retain
690	Blue gum eucalyptus (Eucalyptus globulus)	36	Retain

TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 4.5 FEET ABOVE GRADE	REMOVE OR RETAIN
691	Blue gum eucalyptus (Eucalyptus globulus)	40	Retain
692	Blue gum eucalyptus (Eucalyptus globulus)	28	Retain
693	Blue gum eucalyptus (Eucalyptus globulus)	28	Retain
694	Blue gum eucalyptus (Eucalyptus globulus)	20	Retain
695	Blue gum eucalyptus (Eucalyptus globulus)	20	Retain
696	Blue gum eucalyptus (Eucalyptus globulus)	24	Retain
697	Blue gum eucalyptus (Eucalyptus globulus)	20	Retain
698	Blue gum eucalyptus (Eucalyptus globulus)	20	Retain
699	Blue gum eucalyptus (Eucalyptus globulus)	15	Retain
700	Blue gum eucalyptus (Eucalyptus globulus)	50	Retain
887	Blue gum eucalyptus (Eucalyptus globulus)	60	Retain
888	Blue gum eucalyptus (Eucalyptus globulus)	60	Retain
889	Privet (Ligustrum lucidum)	6	Retain
890	Almond (Prunus dulcis)	12	Retain
891	Juniper (Juniperus sp.)	10	Retain
892	Aleppo pine (Pinus halepensis)	6	Retain
893	Aleppo pine (Pinus halepensis)	6	Retain

NOTE:
* COMMERCIAL FOOD TREES (FRUIT OR NUT) ARE NOT PROTECTED BY CITY ORDINANCE.
(1) TOTAL NUMBER OF PROTECTED TREES TO BE REMOVED: 16
(2) TOTAL NUMBER OF UNPROTECTED TREES TO BE REMOVED: 27
(3) TOTAL NUMBER OF PROTECTED TREES TO BE RETAINED: 56
(4) TOTAL NUMBER OF UNPROTECTED TREES TO BE RETAINED: 8



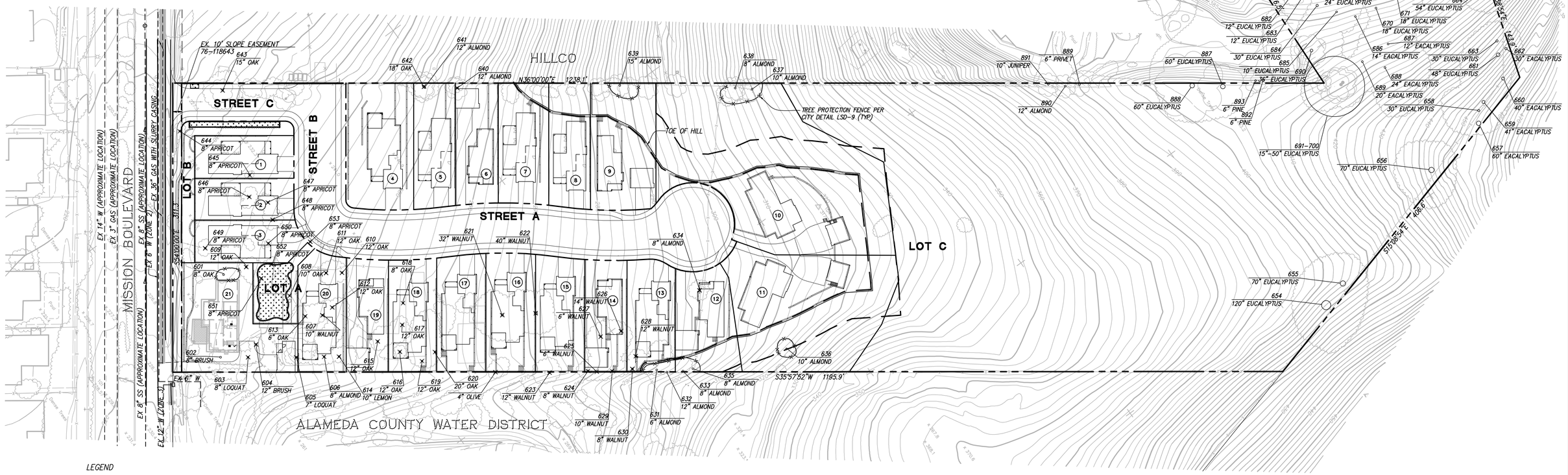
TREE PROTECTION NOTES
1. CURRENT STANDARD DETAIL AT CITY ENGINEERING DIVISION SHALL PREVAIL.
2. TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. CITY OF FREMONT WILL STOP CONSTRUCTION IF TREE PROTECTION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 4-6 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED. KEEP BARK 2-3 FEET FROM TREE TRUNK.
4. FENCING SHALL BE 6 FEET TALL CHAIN LINK FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
5. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
6. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
7. CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED BY THE CITY AS NEEDED.
8. THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA); APPROVED BY THE CITY. ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING. ROOTS APPROVED FOR CUTTING MUST BE CUT CLEANLY WITH A SAW. RIPPING OR SHREADING ROOTS SUBJECT TO FINE/PENALTY.
9. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST PER FMC 4.5108.
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.
11. IF TREES ARE BEING RELOCATED: RELOCATION OF EXISTING TREES SHALL OCCUR UNDER THE OBSERVATION AND DIRECTION OF A CERTIFIED ARBORIST APPROVED BY THE CITY OF FREMONT.
12. TRUNK WRAP PROTECTION SHALL OCCUR FOR TREES SITUATED IN SMALL TREE WELLS OR SIDEWALK PLANTERS. THIS FORM OF PROTECTION WILL BE ALLOWED BY APPROVAL FROM SENIOR LANDSCAPE ARCHITECT ONLY. REFER TO LSD-10.

	Council Revision	12/13/11	
APPR	REVISED	DATE	
REVISIONS			

CITY OF FREMONT
STANDARD DETAILS
CITY STANDARD
TREE PROTECTION FENCING

DATE APPROVED BY CITY COUNCIL 12/13/11
RESOLUTION NO. 2008.31
CITY ENGINEER

FILE NO.	SCALE	DRAWN	CHECKED	DATE	DWG NO.	
LSD-9.DWG	1/8" = 1'-0"	PM/MM	RER	DEC. 2011	LSD-9	1 of 1



LEGEND
X EX TREE TO REMOVED

EXISITING CONDITIONS AND TREE SURVEY PLAN

42232 MISSION BOULEVARD

CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES

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DATE: FEBRUARY 23, 2015 JOB NO. 121060

C-1

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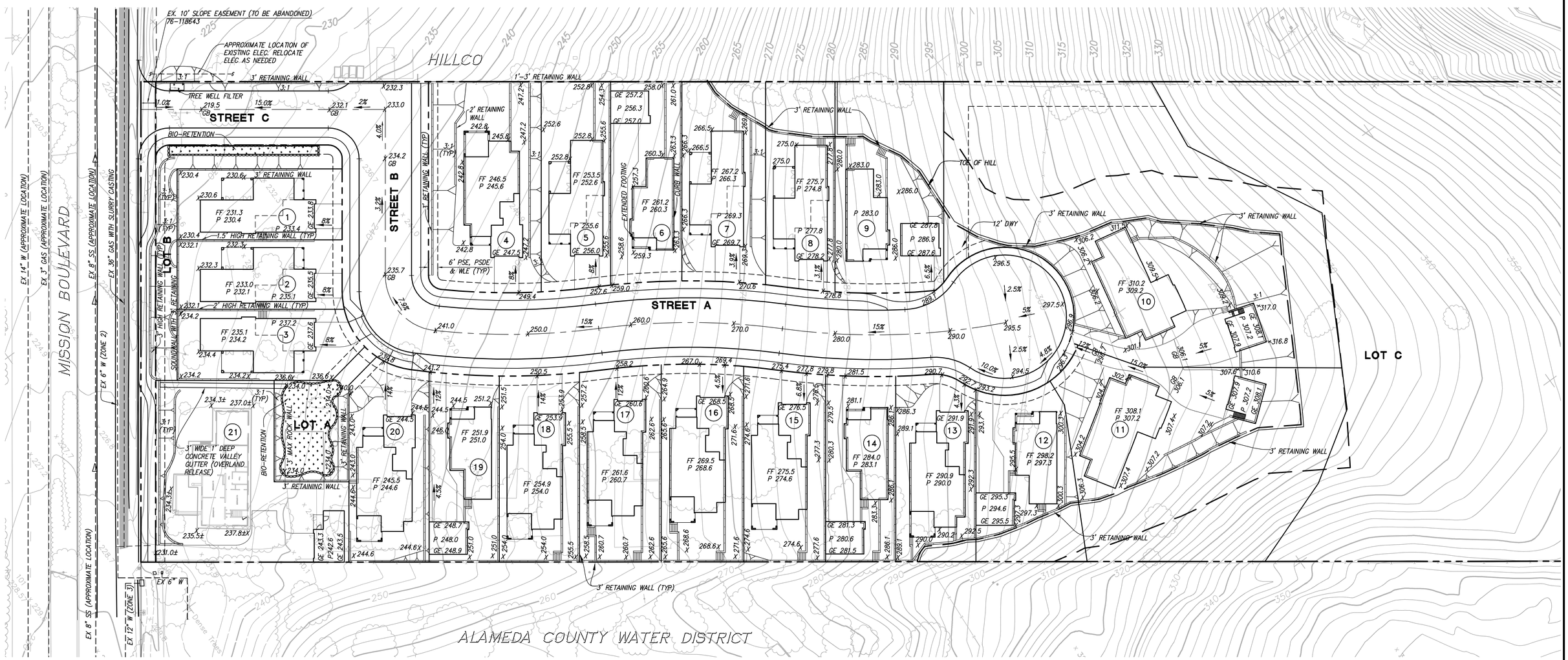

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
STRIPPING	1,140	–
LOTS	5,700	5,200
STREETS	4,890	40
TRENCH SPOIL (ASSUMED)	2,410	–
BIO-RETENTION AREA	760	–
FOUNDATION & PLUMBING SPOIL	600	–
SHRINKAGE (ASSUME 10%)	–	530
TOTAL	15,500	5,770
EXPORT		9,730

ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

PRELIMINARY GRADING PLAN

42232 MISSION BOULEVARD

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C-2

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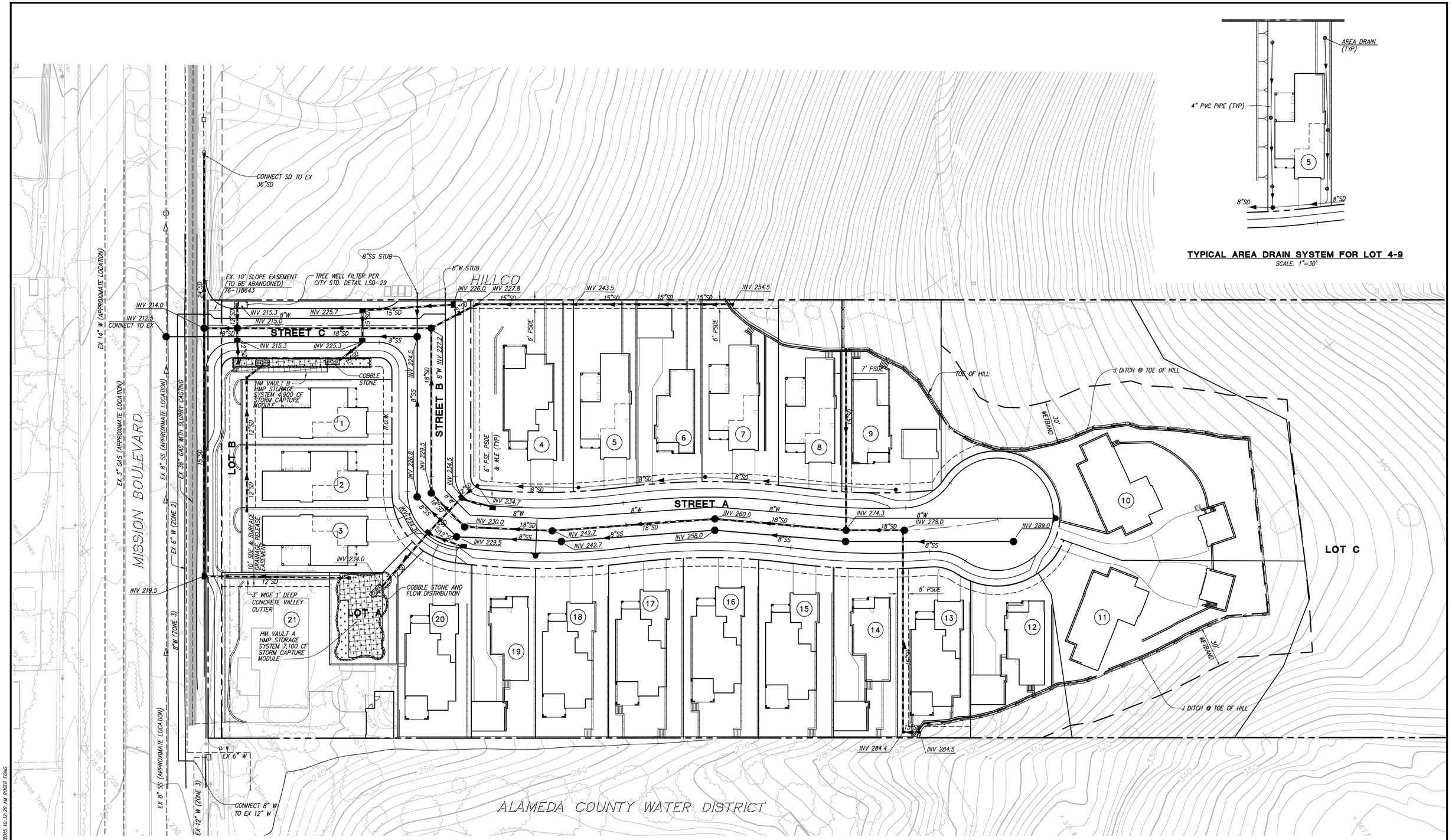

PRELIMINARY UTILITY PLAN

42232 MISSION BOULEVARD

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DATE: FEBRUARY 23, 2015 JOB NO. 121060

C-3

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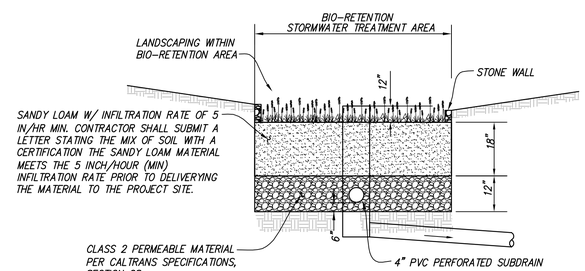
PRELIMINARY STORM WATER TREATMENT CALCULATIONS

DRAINAGE MANAGEMENT AREA	SURFACE	TOAL AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT VOLUME REQUIRED (CF)	BMP USED	TRATMENT AREA (SF)	STORAGE VOLUME REQUIRED ABOVE SOILS (CF)	PONDING DEPTH AT BIO-RETENTION (IN)
AREA 1	ROOF/DRIVEWAY/PAVING	28,680	16,607	1,030	BIO-RETENTION	460	365	9.52
AREA 2	ROOF/DRIVEWAY/PAVING	148,371	68,649	4,430	BIO-RETENTION	1,887	1,702	10.83
AREA 3	PAVING	2,006	1,401	84	BIO-RETENTION	40.5	26	7.69
	TOTAL	179,057	86,657					

NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 14, 2013, AND THE FOLLOWING CRITERIA:
   a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
   b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
2. ALL STORMWATER TREATMENT MEASURES, INCLUDING THE BIO-RETENTION AREAS ON SINGLE FAMILY HOME LOTS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS AND/OR DEED RESTRICTION SHALL BE CREATED FOR THIS PURPOSE ON THE SINGLE FAMILY HOME LOTS IN ACCORDANCE WITH THE CITY REQUIREMENTS.
3. THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT AND HYDROMODIFICATION STORAGE FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.

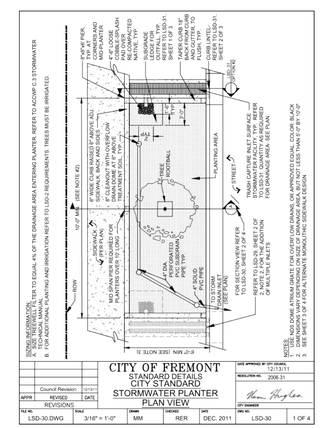


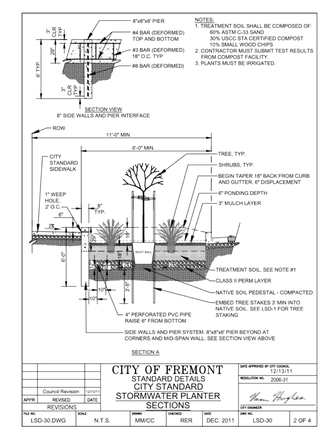
BIO-RETENTION AREA DETAIL

NOT TO SCALE

LEGEND

BIO-RETENTION





PRELIMINARY STORMWATER TREATMENT PLAN

42232 MISSION BOULEVARD

CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

FOR: ROBSON HOMES

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

DATE: FEBRUARY 23, 2015 JOB NO. 121060

C-4

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