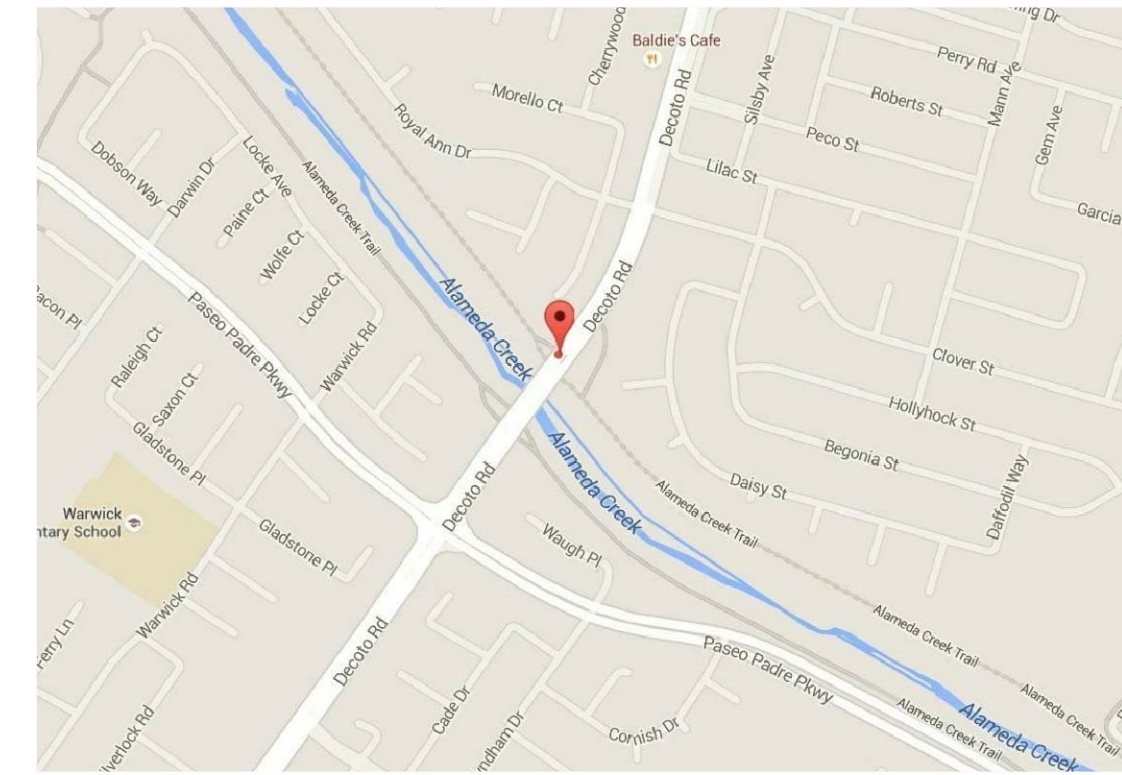
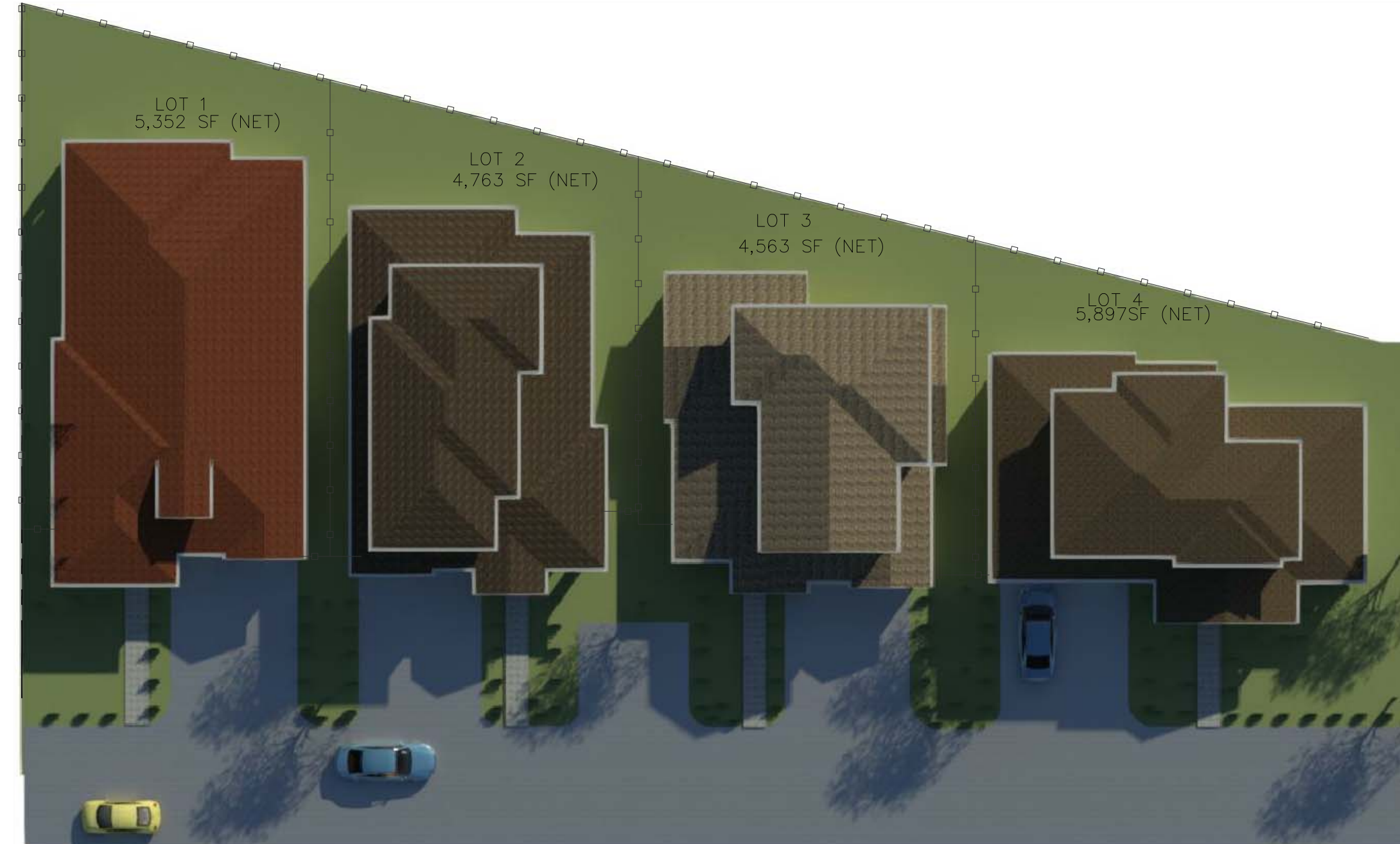


PROJECT DECOTO LUX HOMES

3057 DECOTO RD.
FREMONT, CA. 94555



PROJECT DATA	
A.P.N. #	543-03084
- TOTAL PARCEL SIZE	28,857.
- NET PARCEL SIZE	27,559 SQFT
- BUILDABLE LOT AREA	20,548 SQFT
ZONING	R1
= OCCUPANCY	R3/U
- TYPE. OF CONSTRUCTION	V-B
- BUILDING FIRE SPRINKLER	TBD
- (E) HOUSE	1,919 SQFT.



REAR VIEW

LOTS

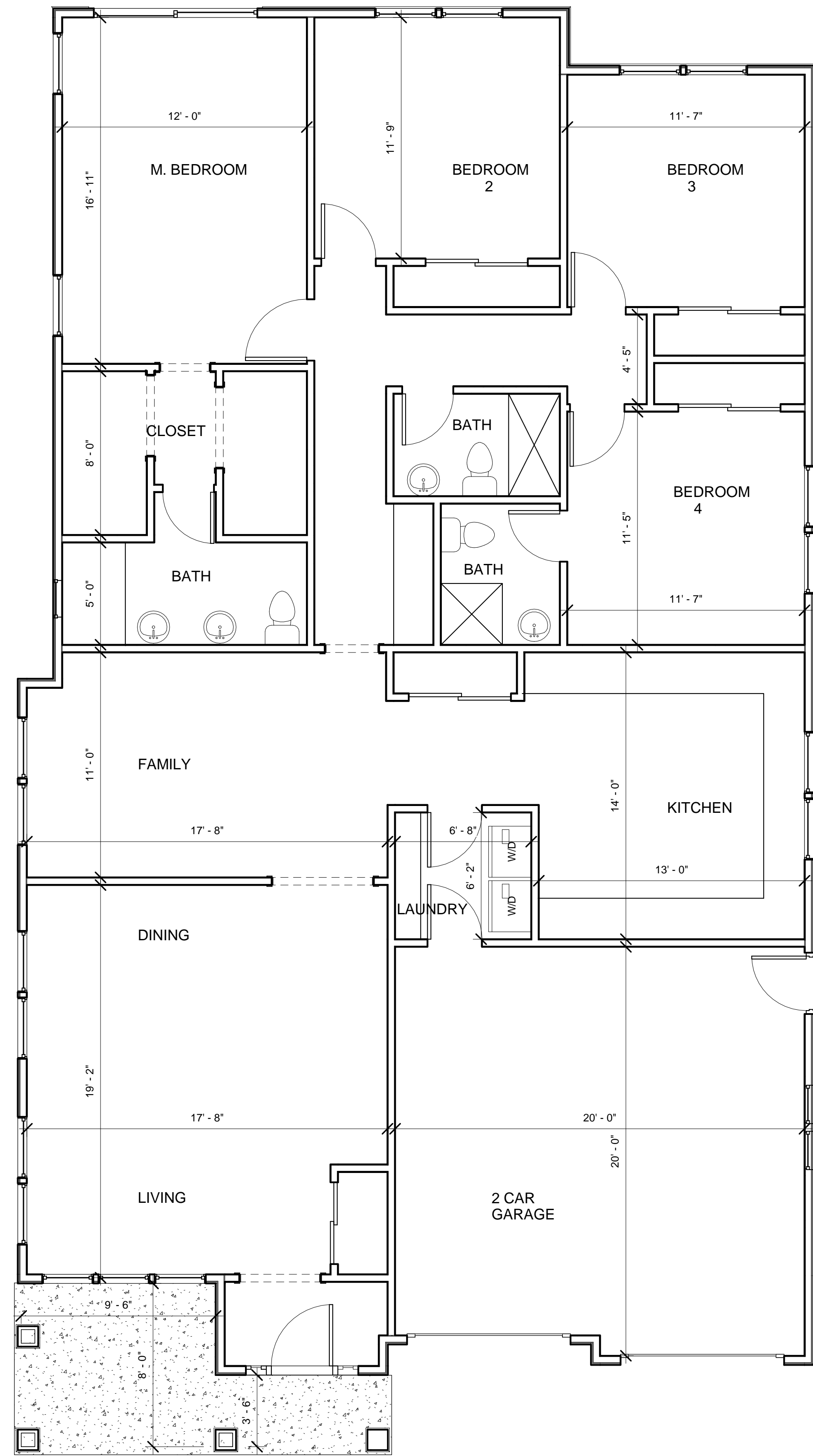
LOT #	(NET) SIZE	SPACE	1ST FLOOR LOT COVERAGE	2ND FLOOR + % OF 1ST FLOOR.	TOTAL LIVING	FAR	COVERED PORCH
LOT-1	5,352	LIVING	2,038	-	2,038	38%	110
		GARGE	417				
LOT COVERAGE			2,455 = 45%				
LOT-2	4,763	LIVING	1,530	920= %47	2,450	51%	160
		GARGE	408				
LOT COVERAGE			1,938 = 40%				
LOT-3	4,536	LIVING	1,340	860 = %49	2,200	48%	60
		GARGE	408				
LOT COVERAGE			1,740 = 39%				
LOT-4	5,897	LIVING	1,404	850 = %47	2,254	38%	130
		GARGE	408				
LOT COVERAGE			1,812 = 30%				

TOTAL BUILDINGS AREA = 7,945 SQFT =8,942 SQFT =43%
 TOTAL LOTS =20,548 SQFT
 LOT COVERAGE =38%

DRAWING INDEX

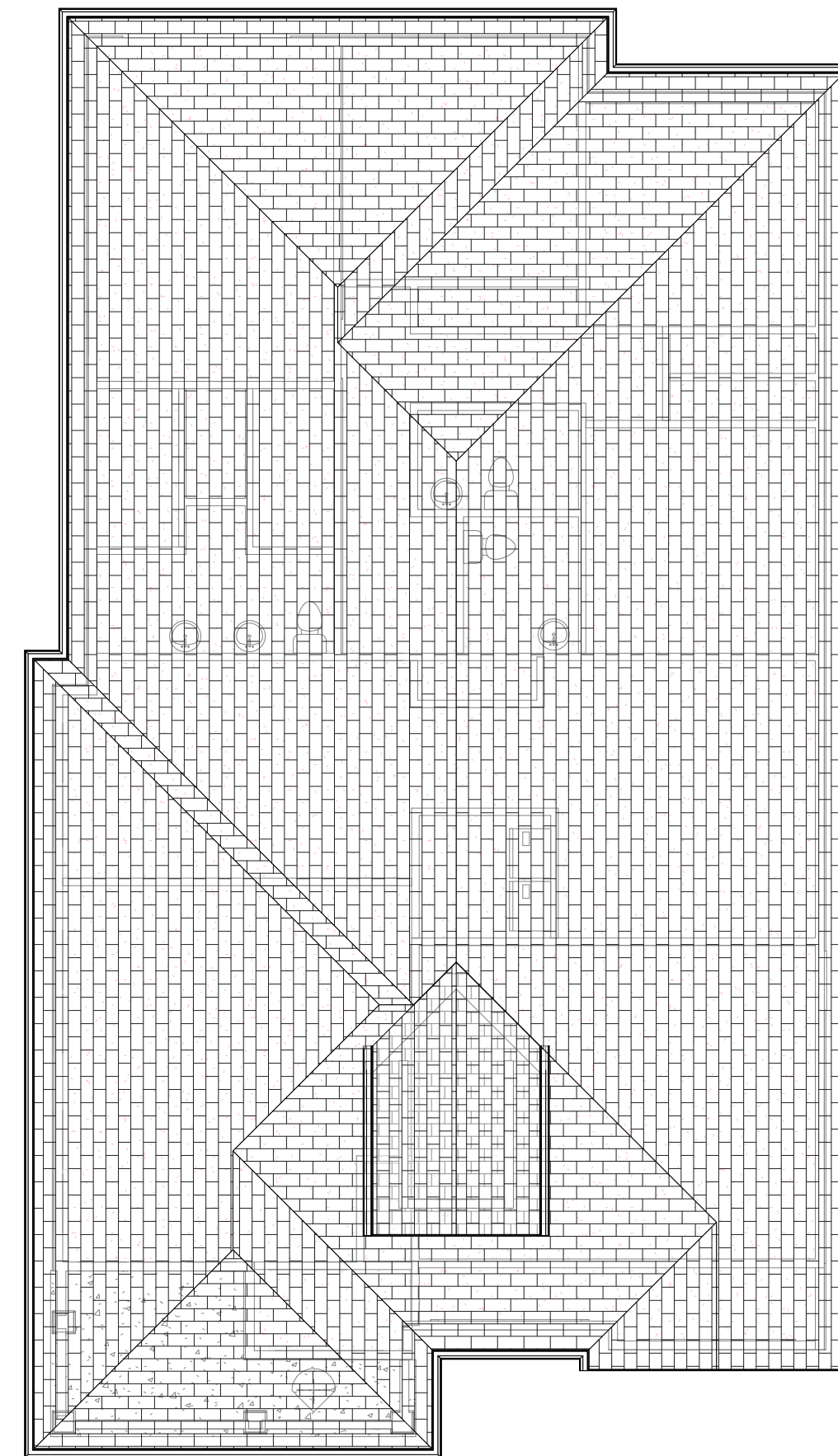
CS	COVER SHEET & PROJECT DATA
SP1	EXISTING SITE PLANS
SP2	CONCEPTUAL SITE PLAN
A1.1	LOT 1 PLANS
A1.2	LOT 1 ELEVATIONS
A2.1	LOT 2 PLANS
A2.2	LOT 2 ELEVATIONS
A3.1	LOT 3 PLANS
A3.2	LOT 3 ELEVATIONS
A4.2	LOT 4 PLANS
A4.2	LOT 4 ELEVATIONS
C1	COVER SHEET
C2.1	SITE LAYOUT
C2.2	LOT LAYOUT
C3	PRELIMINARY UTILITY PLAN
C4	STORMWATER MANAGEMENT
L1	LANDSCAPE PLAN

NO.	DATE	ISSUE
1	4 22 19	
2	9 6 19	
3	10 29 19	
4	2 12 20	



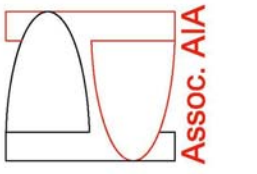
FLOOR PLAN

1/4"



ROOF PLAN

1/8"



LOT 1
 DECOTO LUX HOMES
 3057 DECOTO RD.
 FREMONT, CA.

NO. DATE ISSUE

plans

LOT 1

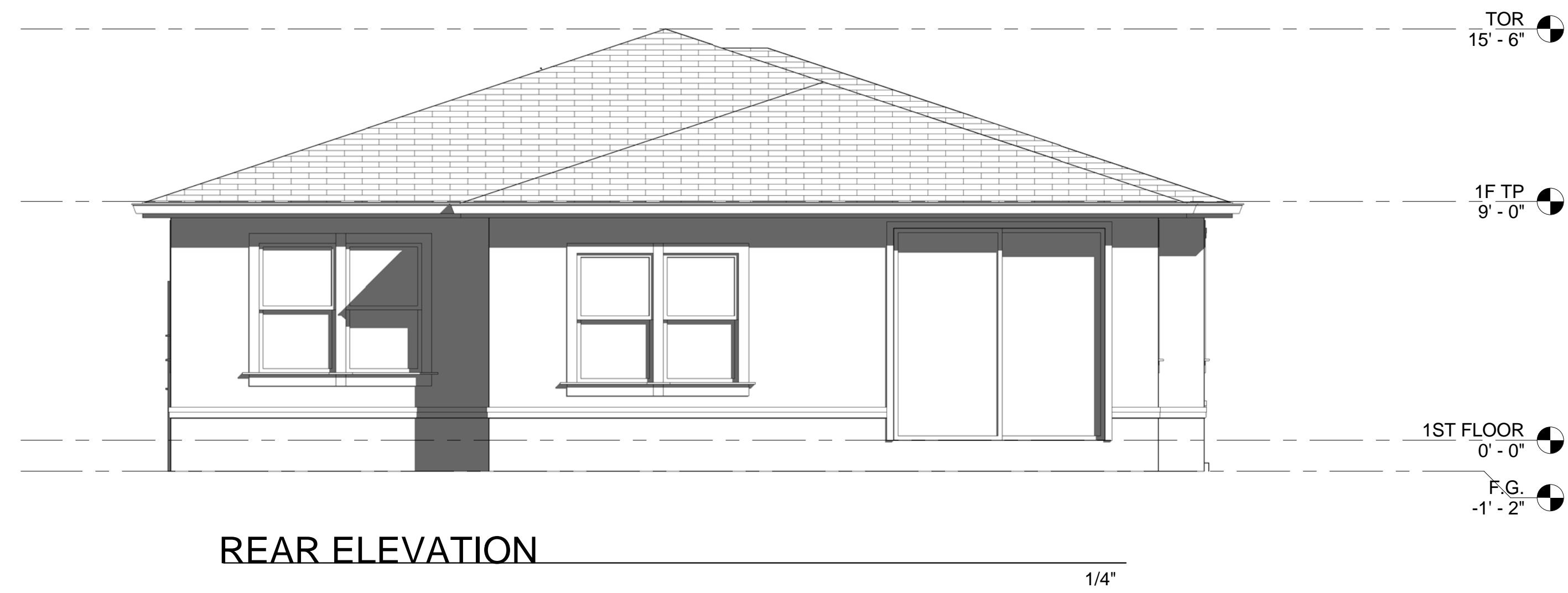
JOB NO. 0119
 SCALE AS NOTED
 DRAWN BY FH
 SHEET NO.

A1.1



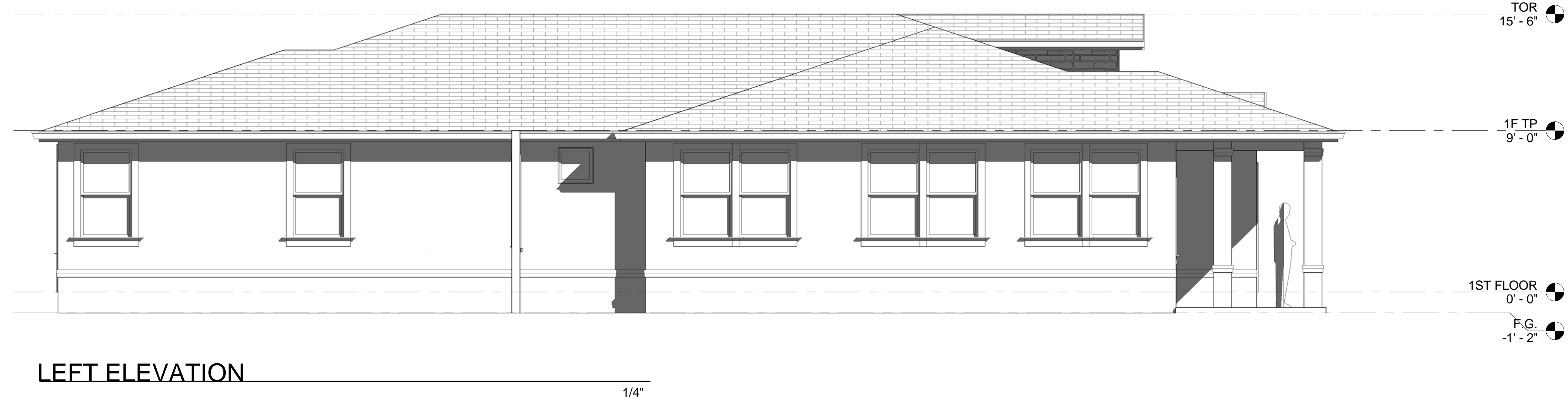
FRONT ELEVATION

1/4"



REAR ELEVATION

1/4"



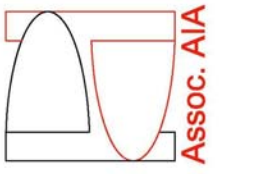
LEFT ELEVATION

1/4"



RIGHT ELEVATION

1/4"



LOT 1
 DECOTO LUX HOMES
 3057 DECOTO RD.
 FREMONT, CA.

NO. DATE ISSUE

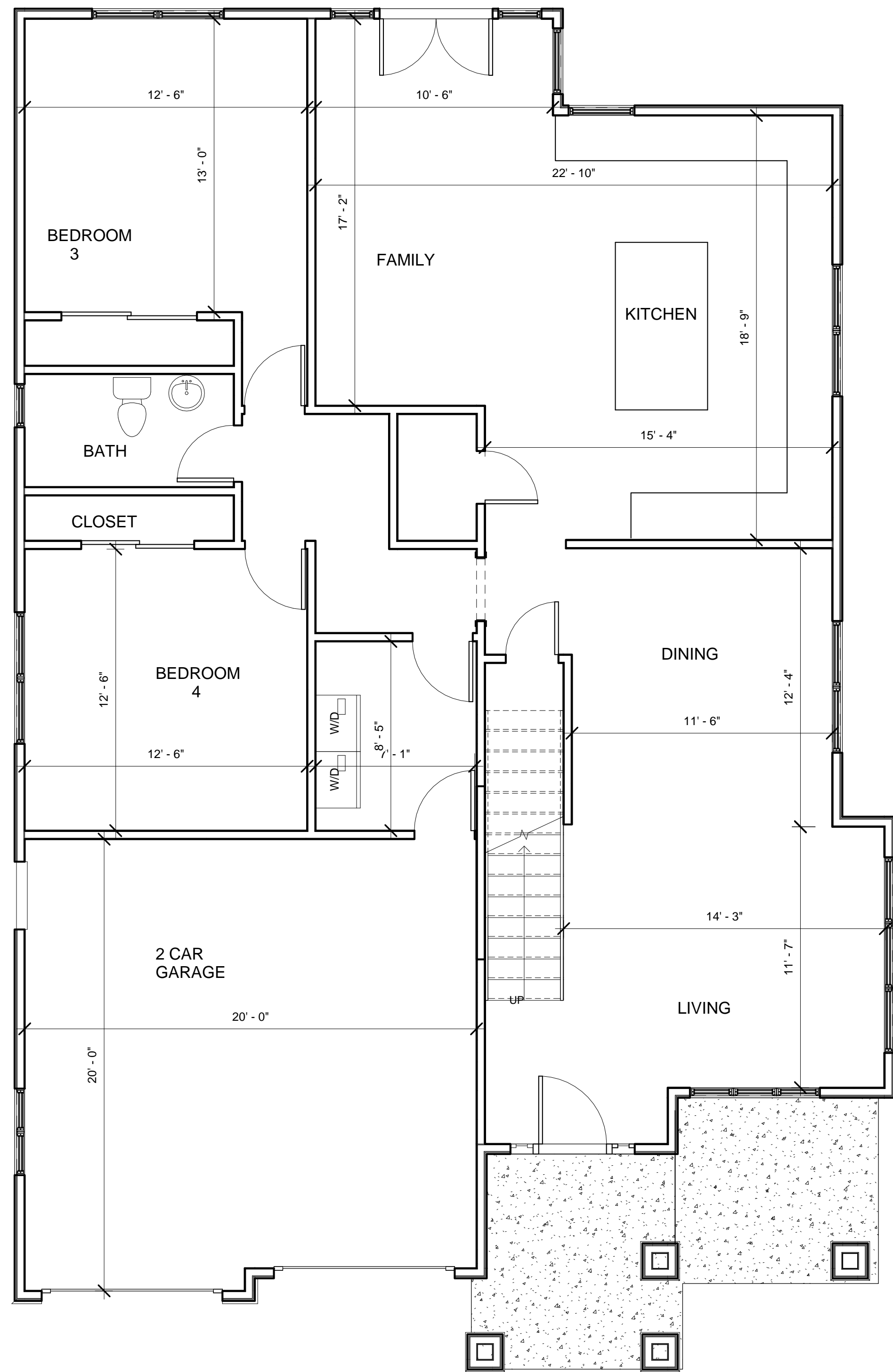
NO.	DATE	ISSUE

ELEVATIONS

LOT 1

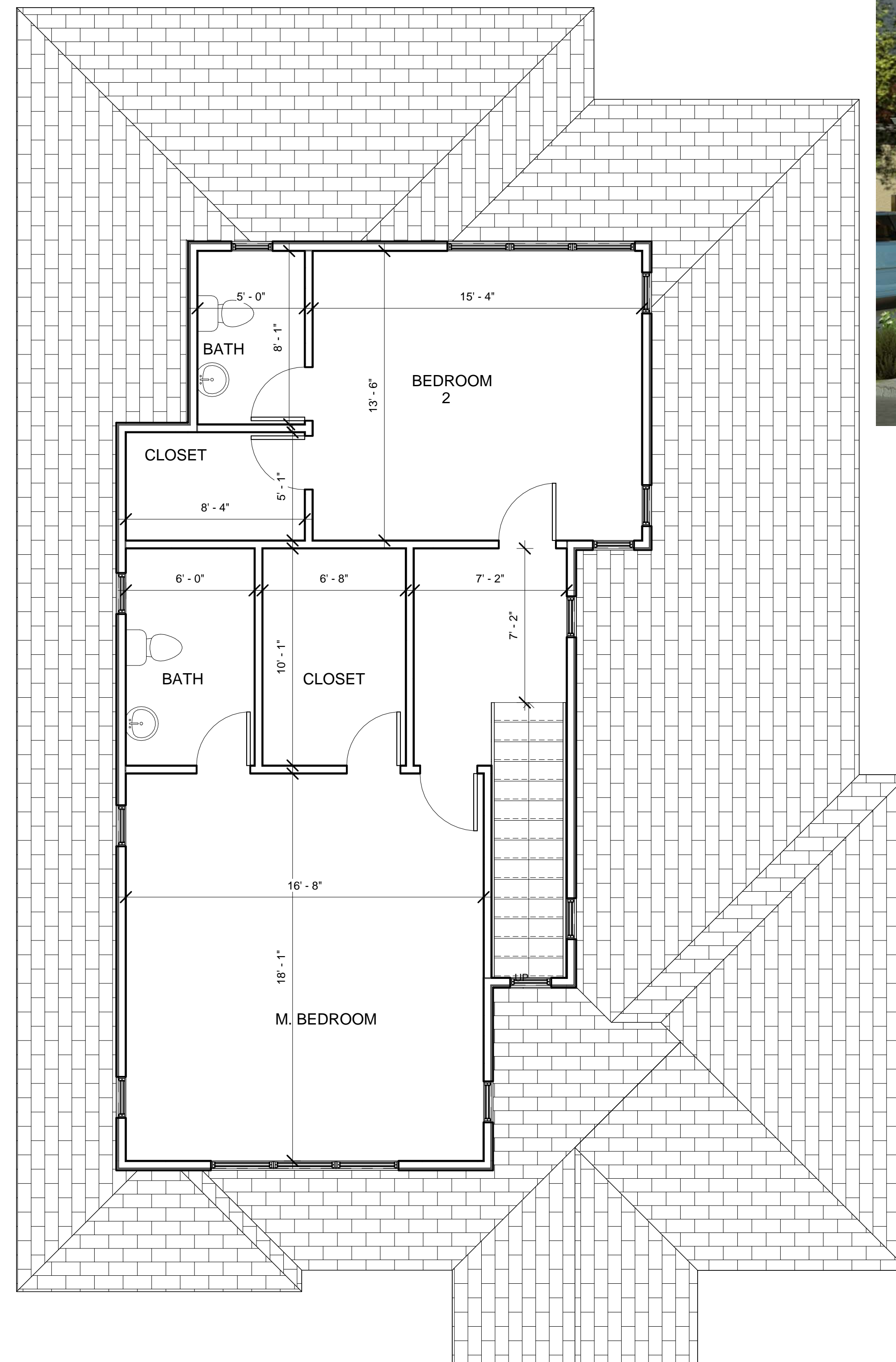
JOB NO. 0119
 SCALE AS NOTED
 DRAWN BY FH
 SHEET NO.

A1.2



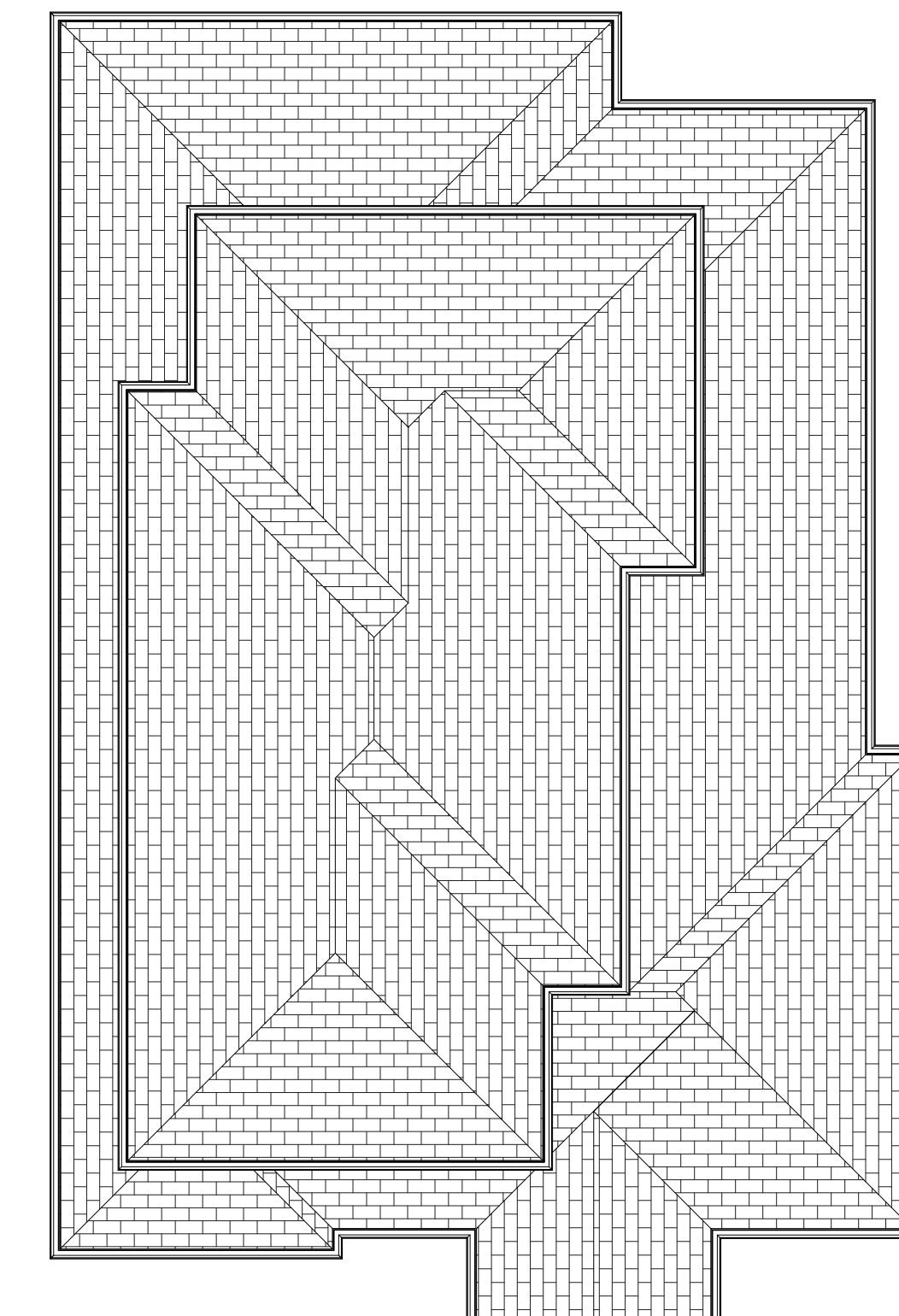
1ST FLOOR PLAN

1/4"



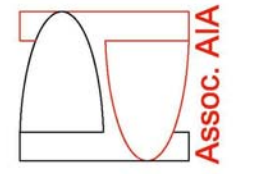
2ND FLOOR PLAN

1/4"



ROOF PLAN

1/8"



LOT 2

DECOTO LUX HOMES
3057 DECOTO RD.
FREMONT, CA.

NO. DATE ISSUE

plans

LOT 2

JOB NO. 0119
 SCALE AS NOTED
 DRAWN BY FH
 SHEET NO.

A2.1



FRONT ELEVATION

1/4"



RIGHT ELEVATION

1/4"



LEFT ELEVATION

1/4"



REAR ELEVATION

1/4"

LOT 2
 DECOTO LUX HOMES
 3057 DECOTO RD.
 FREMONT, CA.

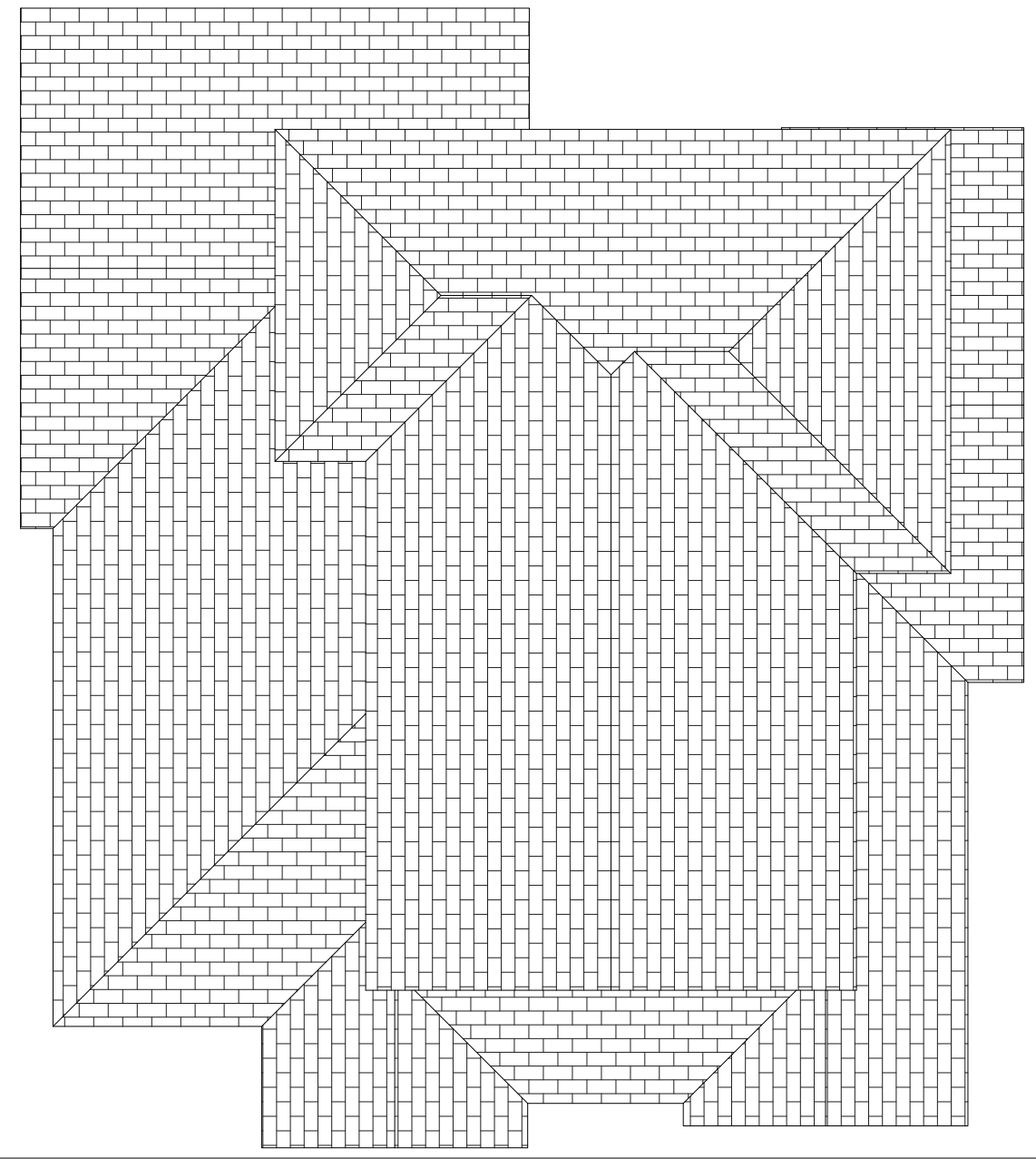
NO.	DATE	ISSUE

elevations

LOT 2

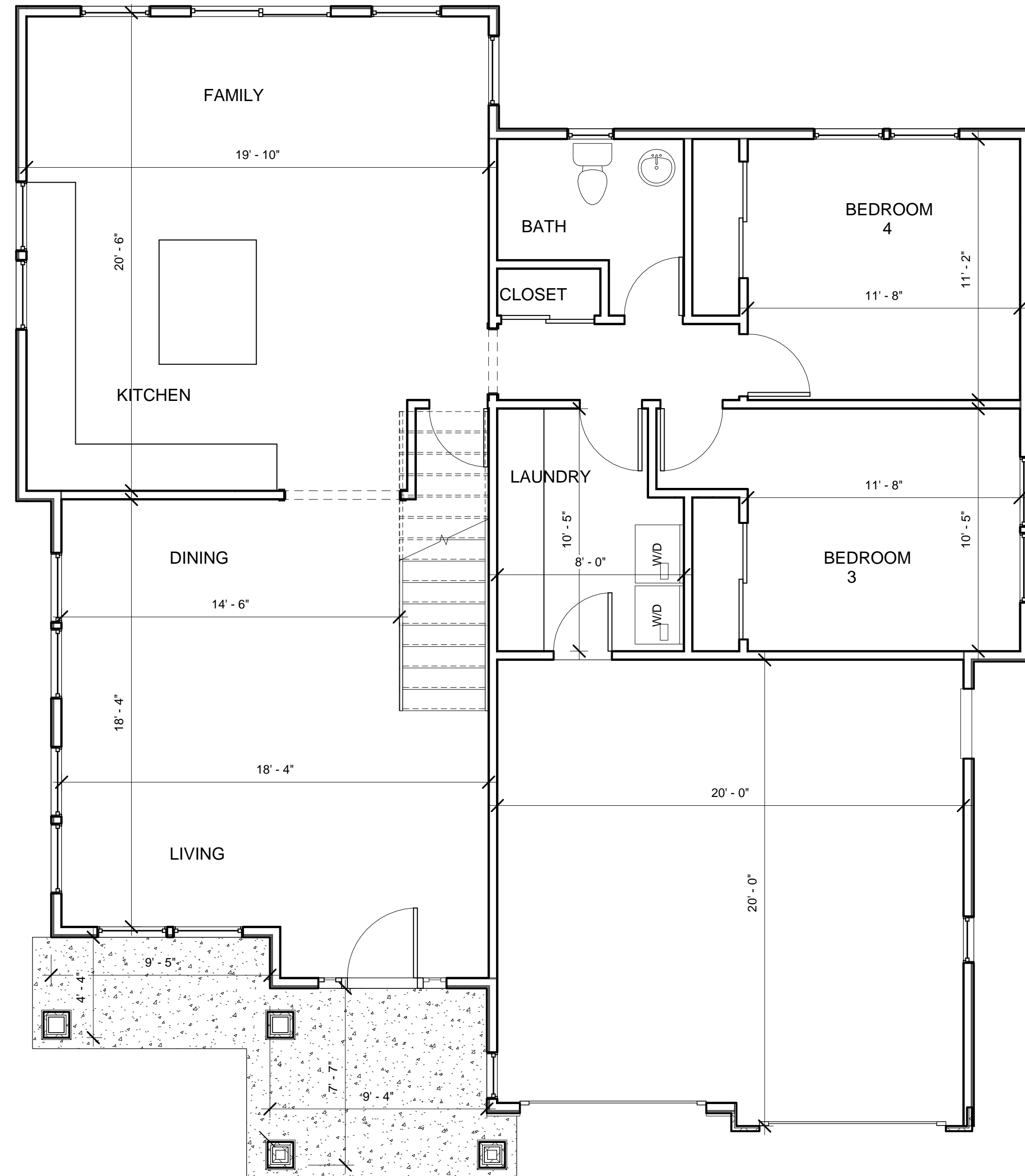
JOB NO.	0119
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	

A2.2



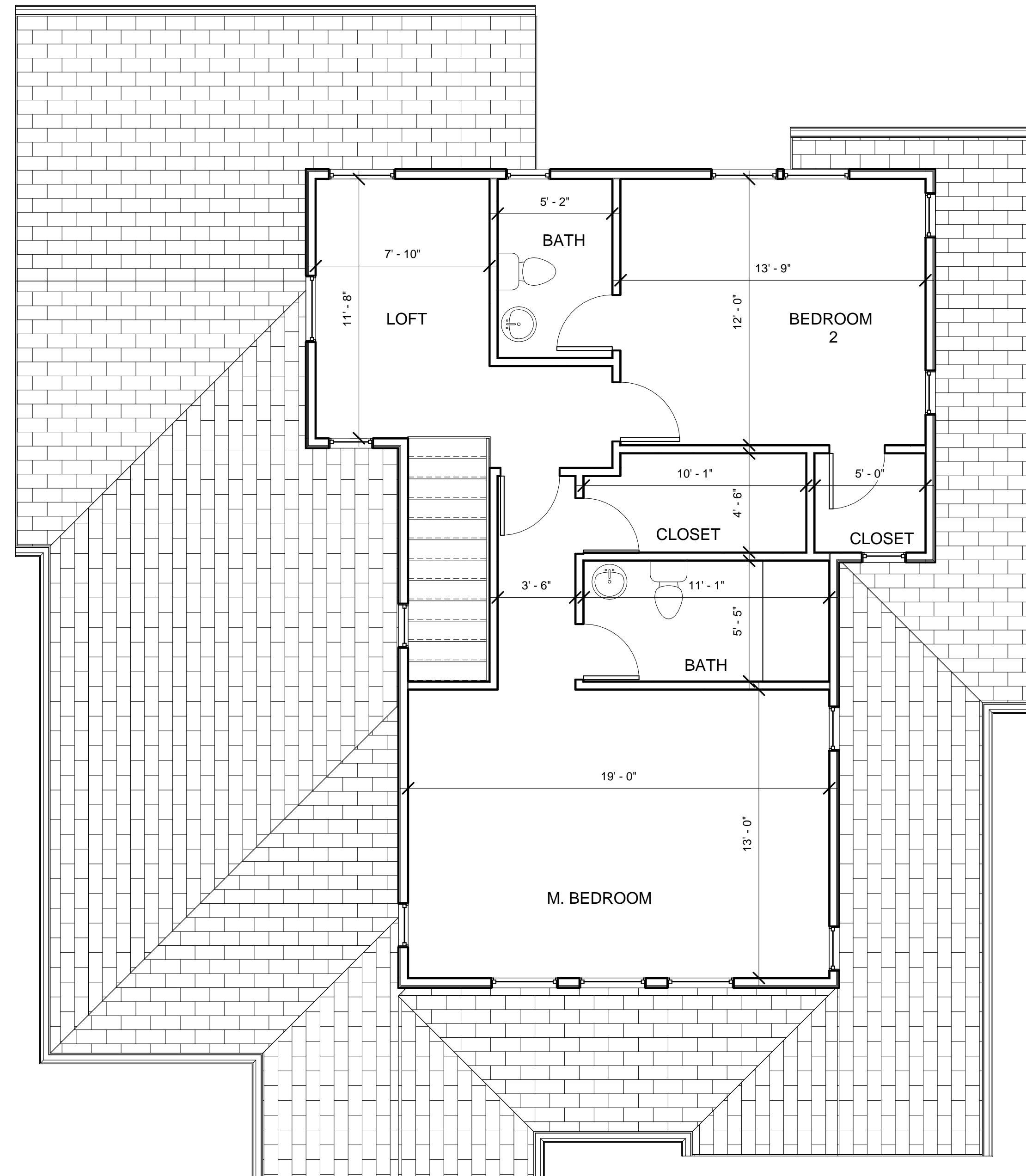
ROOF PLAN

1/8"



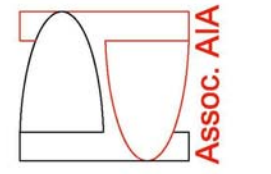
1ST FLOOR PLAN

1/4"



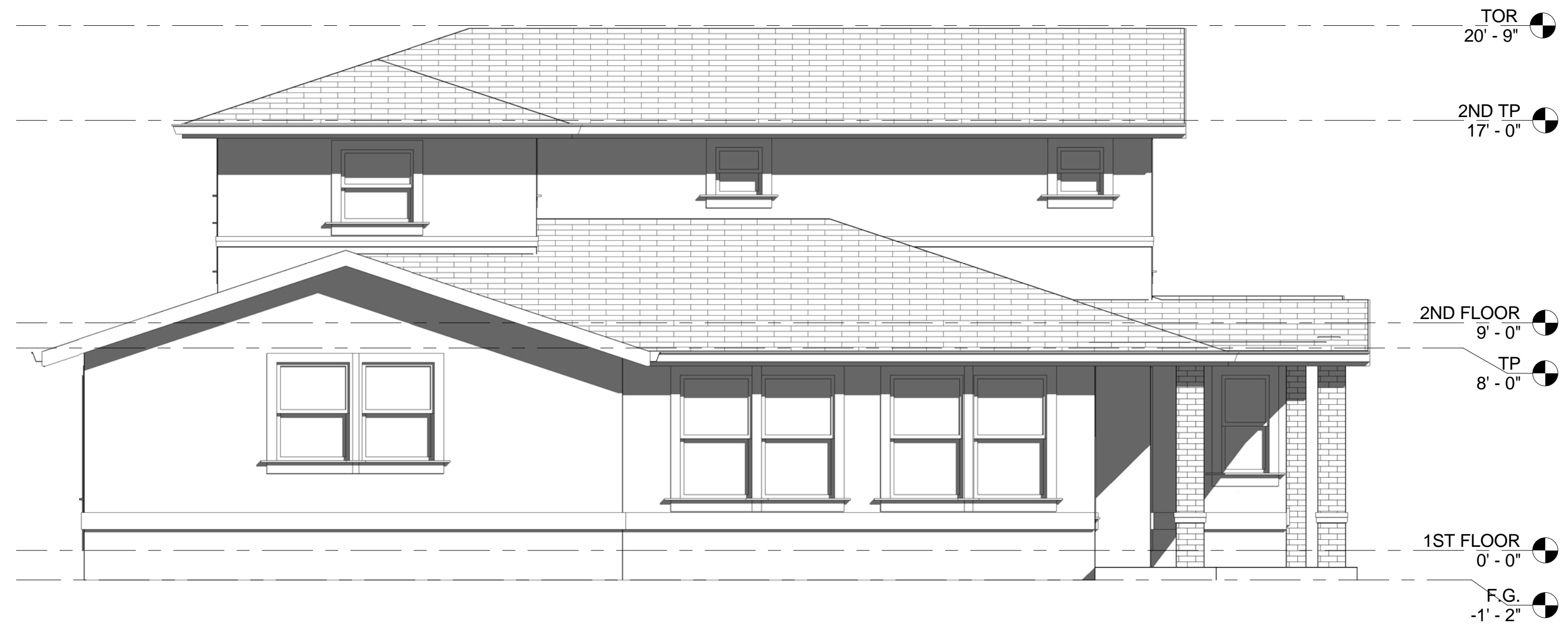
2ND FLOOR PLAN

1/4"



FRONT ELEVATION

1/4"



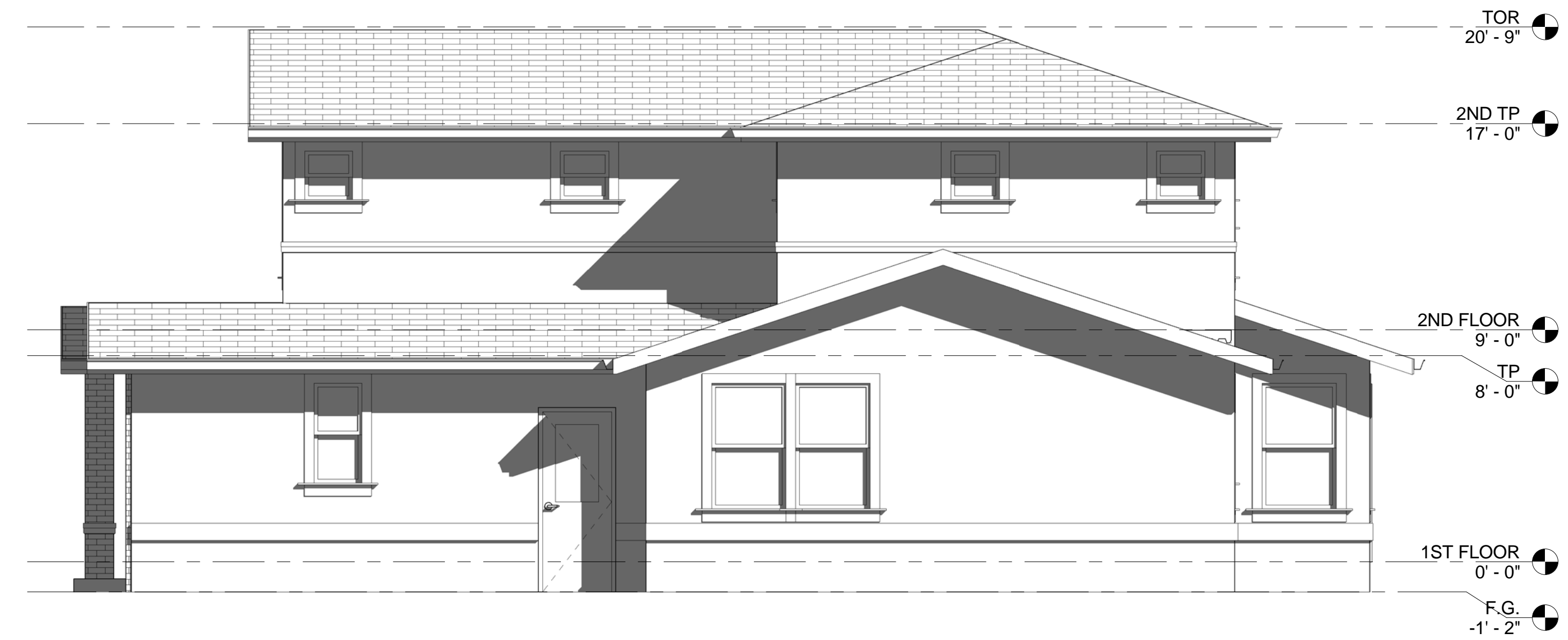
LEFT ELEVATION

1/4"



REAR ELEVATION

1/4"



RIGHT ELEVATION

1/4"

LOT 3
 DECOTO LUX HOMES
 3057 DECOTO RD.
 FREMONT, CA.

NO. DATE ISSUE

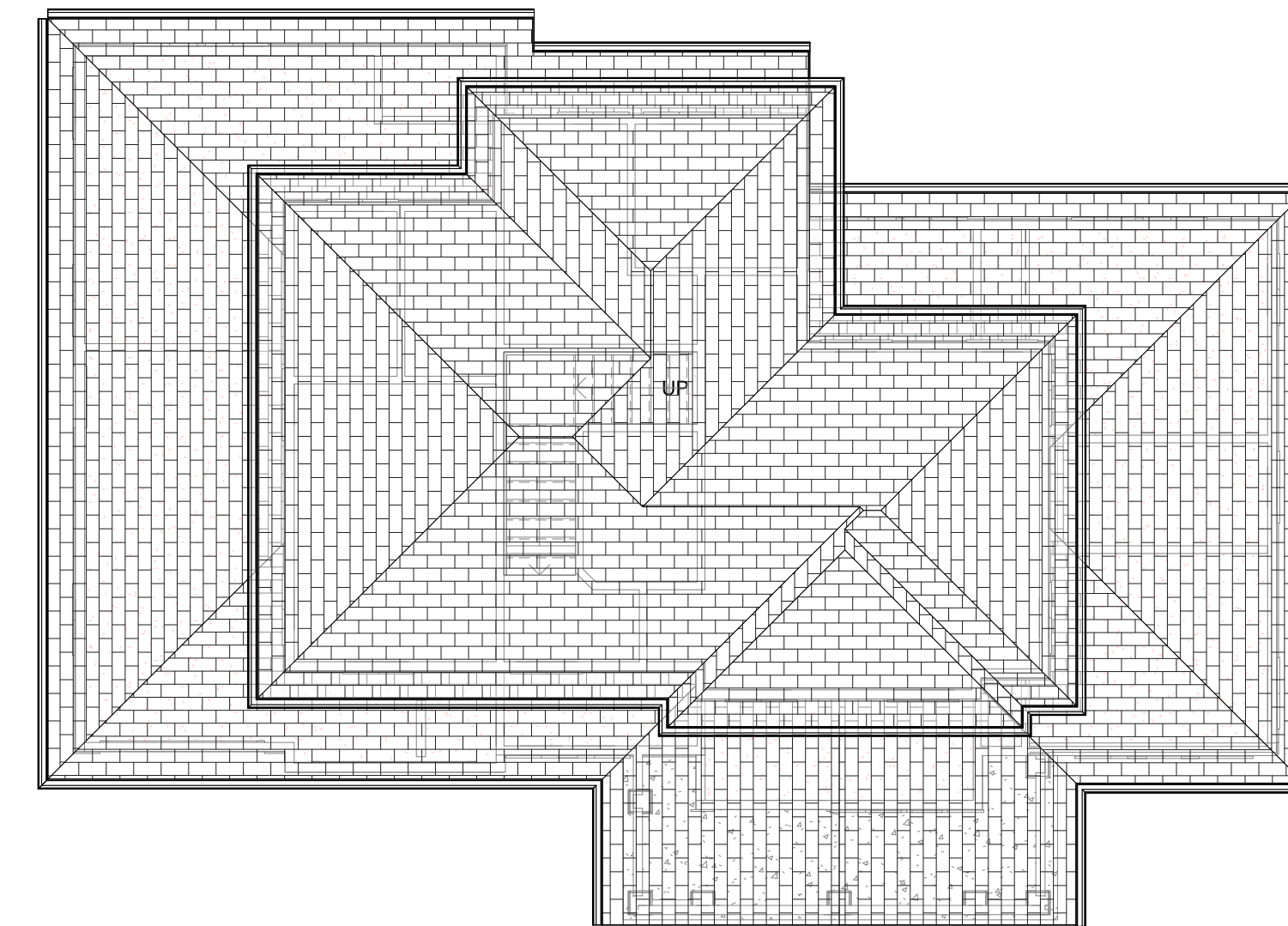
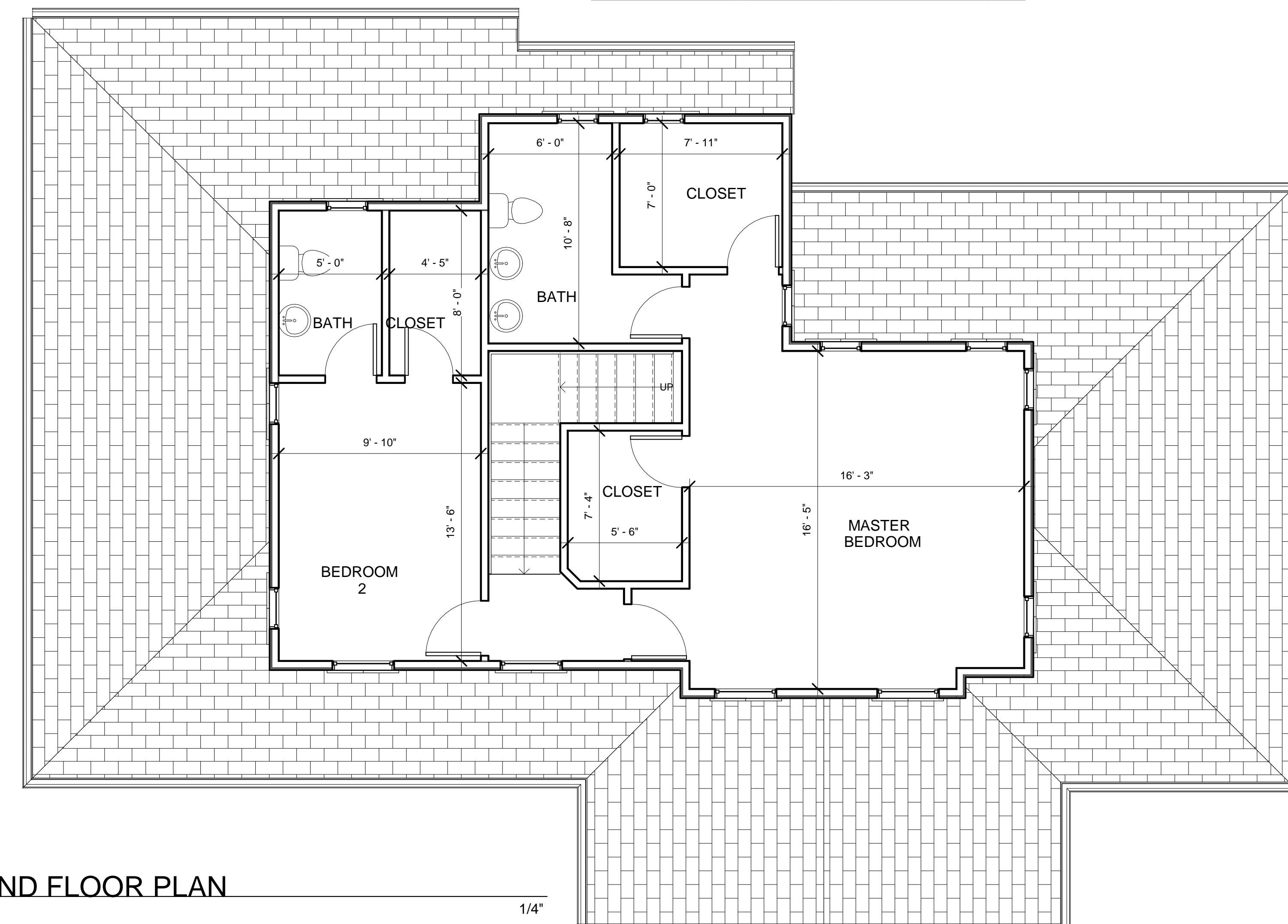
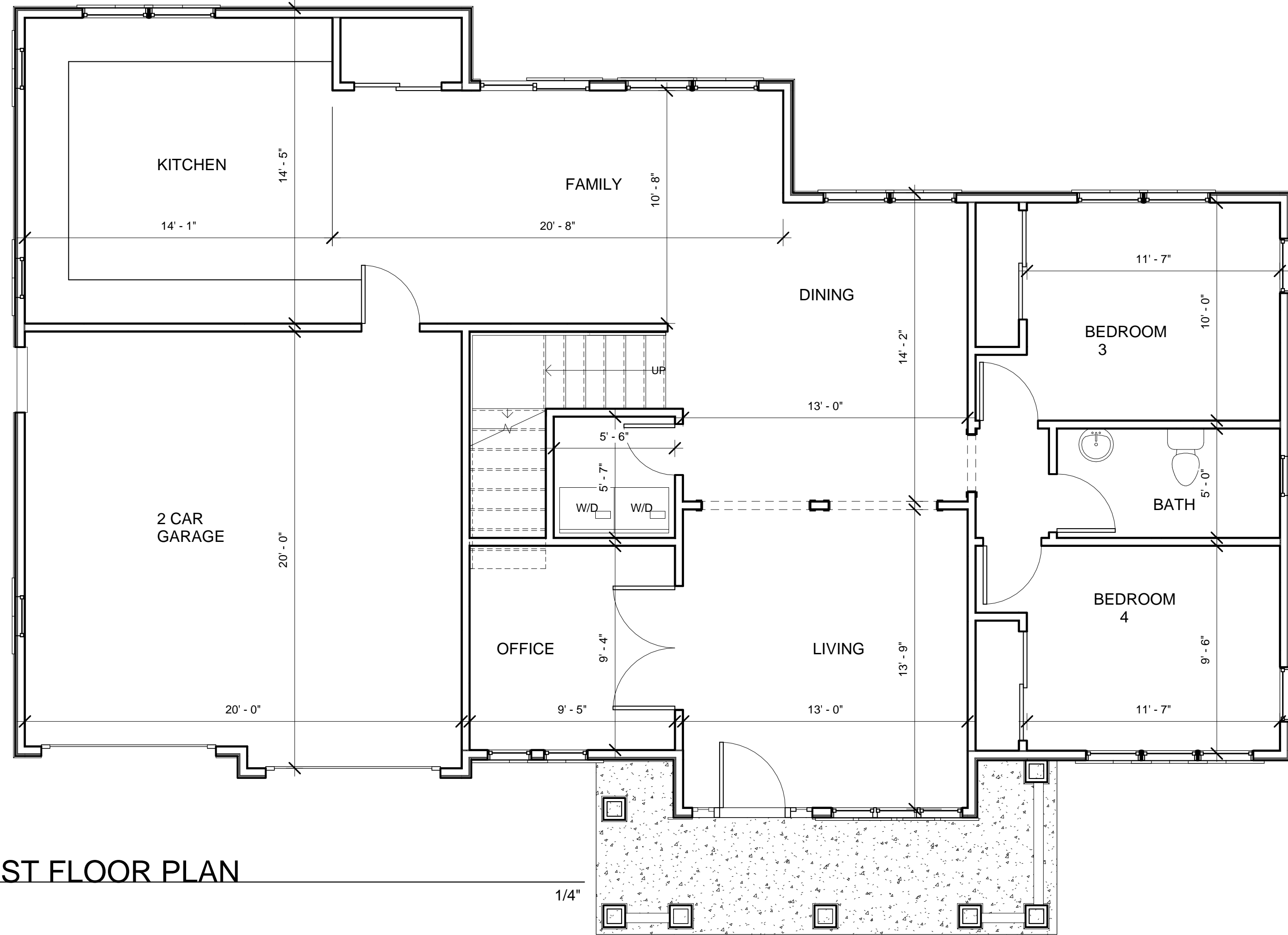
NO.	DATE	ISSUE

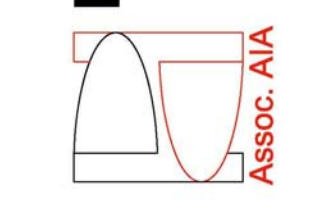
elevations

LOT 3

JOB NO. 0119
 SCALE AS NOTED
 DRAWN BY FH
 SHEET NO.

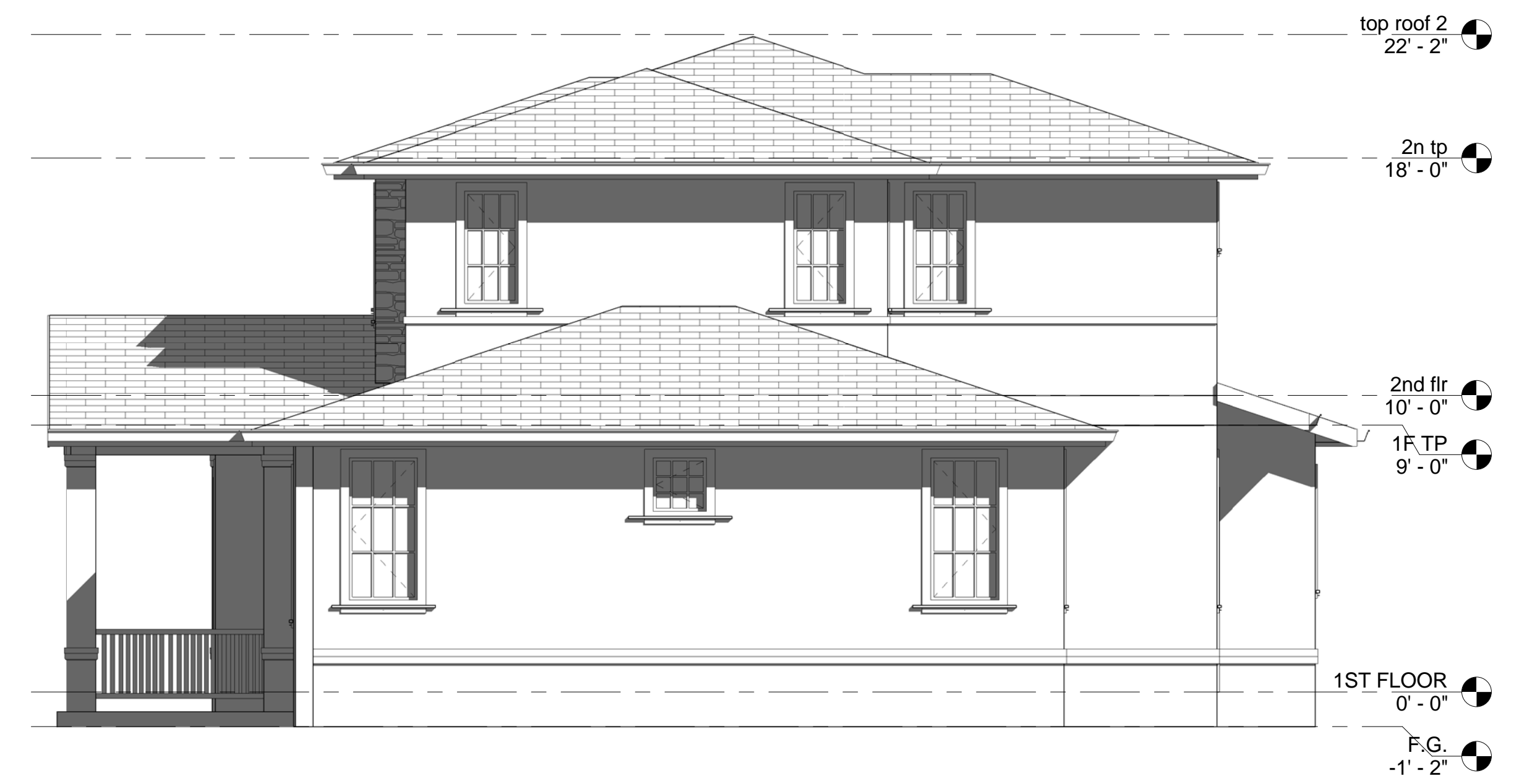
A3.2





FRONT ELEVATION

1/4"



RIGHT ELEVATION

1/4"



REAR ELEVATION

1/4"



LEFT ELEVATION

1/4"

LOT 4
 DECOTO LUX HOMES
 3057 DECOTO RD.
 FREMONT, CA.

NO.	DATE	ISSUE

elevations

LOT 4

JOB NO.	0119
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	

A4.2

DEVELOPER

REAL ESTATE INVESTMENT GROUP, LLC
 537 MORRISON CANYON RD, FREMONT CA, 94536-4418
 CONTACT: MOHAMMED SHAIQ 510.402.3059

PROJECT CONSULTANTS

CIVIL ENGINEER: GPM ENGINEERS
 3340 WALNUT AVE., SUITE 292, FREMONT, CA 94536
 MOHAMED GENIDY, PE TEL. (650) 331-7264

LAND SURVEYOR: THE BRONSON COMPANY, 6206 EPPS DR., WINTON, CA
 KEVIN BRONSON, PLS TEL. (209) 606.7340

UTILITY CONSULTANT: KENNETH S. NGAI, PE, LEED AP TEL. (408) 970-9888
 AEC ALLIANCE ENGINEERING CONSULTANTS,
 4701 PATRICK HENRY DR., #10, SANTA CLARA, CA

LANDSCAPE ARCHITECT: WESLEY SAKAMOTO, LSA TEL. (510) 882-0864
 WESLEY SAKAMOTO LAND SURVEYOR,
 665 HOLLYHOCK DR., SAN LEANDRO, CA

ARCHITECT: FAHD HAYABEB, ASSOC. AIA
 2051 JUNCTION AVE., #235, SAN JOSE, CA

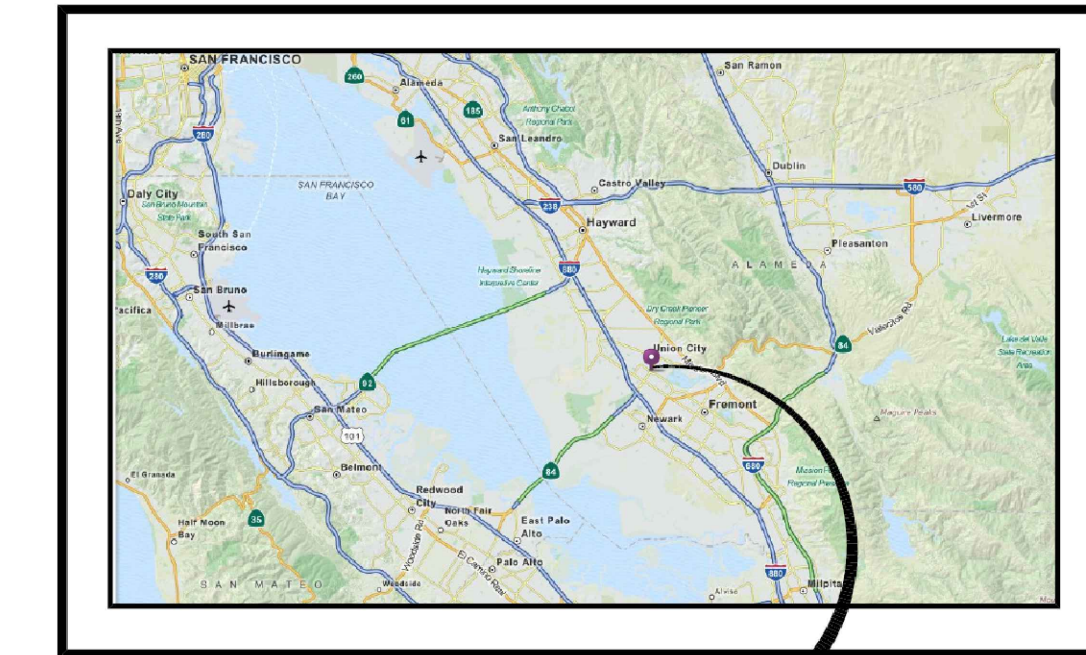
SOILS ENGINEER: WAYNE TING TEL. (510) 623-7768
 WAYNE TING ASSOCIATES
 42329 OSGOOD RD., FREMONT, CA

DECOTO VILLAS

VESTING TENTATIVE TRACT MAP 8530

CITY OF FREMONT, ALAMEDA COUNTY

VICINITY MAP
 N.T.S.



PROJECT SITE

BASIS OF BEARINGS

THE BEARING OF N53°12'W BETWEEN FOUND MONUMENTS ALONG WINCHESTER PLACE, AS SHOWN ON TRACT 3284 (R2), IS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

CITY OF FREMONT BENCHMARK "DISK", A 2.5" DIA. UNSTAMPED BRASS DISK ALONG THE SOUTHERLY SIDEWALK OF THE BRIDGE OVER THE ALAMEDA CREEK FLOOD CONTROL CHANNEL, HAVING AN NGVD29 ELEVATION OF 49.84', CITY OF FREMONT 1991 ADJUSTMENT, IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

PROJECT SUMMARY

PROPERTY: APN: 543032808403

GROSS AREA: 28,857 SF GROSS (0.66 ACRE)

DEDICATION TO DECOTO RD: 1,298 SF

PRIVATE STREET (LOT A): 7,024 SF

NET LOT AREAS: 20,535 SF (0.47 ACRES)

CURRENT ZONING: R1-6

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2.3 TO 8.7 UNIT/ACRE)

PROPOSED DEVELOPMENT: 4 DETACHED SINGLE FAMILY LOTS AND ONE HOA LOTS

PROPOSED DENSITY (GROSS SITE): 6 UNITS/ACRE

UTILITY SOURCES:
 WATER --- ALAMEDA COUNTY WATER DISTRICT
 SANITARY SEWER --- UNION SANITARY DISTRICT
 ELECTRICAL AND GAS --- PACIFIC GAS AND ELECTRIC
 STORM DRAIN --- CITY OF FREMONT
 TELEPHONE --- PACIFIC BELL
 CABLE TV --- COMCAST

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	AT	NO., #	NUMBER
AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	PAE	PRIVATE ACCESS EASEMENT
AD	AREA DRAIN	PCC	PORTLAND CEMENT CONCRETE
BC	BEGINNING OF CURVE	PCR	POINT OF CURB RETURN
BOE	BUILD OVER EASEMENT	PG&E	PACIFIC GAS AND ELECTRIC
BLDG	BUILDING	PL, P/L	PROPERTY LINE
BOS	BOTTOM OF STEPS	POC	POINT ON CURVE
BW	BACK OF WALK	PRC	POINT OF REVERSE CURVE
CB	CATCH BASIN	PVAE	PRIVATE VEHICLE ACCESS EASEMENT
CL	CENTERLINE	PE	PLANTING EASEMENT
CONC	CONCRETE	PSDE	PRIVATE STORM DRAIN EASEMENT
CONT	CONTINUATION	PSE	PRIVATE SERVICE EASEMENT
DDCV	DOUBLE DETECTOR CHECK VALVE	PT	POINT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DS	DOWN SPOUT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	PWLE	PUBLIC WATER LINE EASEMENT
EB	ELECTRICAL BOX	PVI	POINT OF VERTICAL INTERSECTION
EC	END OF CURVE	R	RADIUS
EL, ELEV.	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	RIM	RIM ELEVATION
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	R/W	RIGHT OF WAY
EX, (E)	EXISTING	S	SLOPE
F/C	FACE OF CURB	SD	STORM DRAIN
FF	FINISHED FLOOR ELEVATION	SDE	STORM DRAIN EASEMENT
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER LATERAL CLEANOUT
FP	FINISHED PAVEMENT	SSDI	SANITARY SEWER DRAIN INLET
FPW	FIRE PROTECTION WATER	SSGB	SANITARY SEWER GRADE BREAK
FS	FINISHED SERVICE ELEV.	SSE	SANITARY SEWER EASEMENT
FT	FEET	SSMH	SANITARY SEWER MANHOLE
G	GAS	ST	STREET
GB	GRADE BREAK	STA	STATION
GFF	GARAGE FINISHED FLOOR ELEV.	S/W	SIDEWALK
GRND	GROUND	SWE	SIDEWALK EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE	T	TELEPHONE
HGL	HYDRAULIC GRADE LINE	TC	TOP OF CURB
HP	HIGH POINT	TEMP	TEMPORARY
INV	INVERT	TG	TOP OF GRATE
IRR	IRRIGATION	TP	TOP OF PAVEMENT
JT	JOINT TRENCH	TOS	TOP OF STEPS
LF	LINEAR FEET	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
LT	LEFT	W, WL	WATERLINE
MAX	MAXIMUM	WLE	WATER LINE EASEMENT
MIN	MINIMUM	WM	WATER METER
		WS	WATER SERVICE
		WV	WATER VALVE

LEGEND

PROPOSED	EXISTING	PROPOSED	EXISTING	DESCRIPTION
---	---	⊙	⊙	PROPERTY LINE EASEMENTS
---	---	---	---	NEW LOT LINES
⊙	⊙	⊙	⊙	MONUMENT
⊙	⊙	⊙	⊙	BENCHMARK
XX SD	EX XX SD	---	---	STORM DRAIN LINE
⊙	⊙	⊙	⊙	CATCH BASIN
⊙	⊙	⊙	⊙	FIELD INLET
⊙	⊙	⊙	⊙	STORM DRAIN MANHOLE
AD	AD	XX.XX	XX.XX	AREA DRAIN W/ PVC LINE
⊙	⊙	⊙	⊙	BUBBLER
XX SS	EX XX SS	---	---	SANITARY SEWER LINE
⊙	⊙	---	---	SANITARY SEWER MANHOLE
---	---	---	---	SANITARY SEWER LATERAL
SSCO	SSCO	⊙	⊙	SANITARY SEWER CLEANOUT
⊙	⊙	⊙	⊙	WATER VALVE
⊙	⊙	⊙	⊙	WATER METER
⊙	⊙	⊙	⊙	UTILITY POLE
W	W	---	---	WATER MAIN LINE
G	G	---	---	GAS
E	E	---	---	ELECTRICAL
JT	JT	---	---	JOINT TRENCH
⊙	⊙	⊙	⊙	TREE TO BE REMOVED
⊙	⊙	⊙	⊙	TREE PROTECTION ZONE WITH TYPE II FENCING AT DRIP LINE AND BACK OF WALK
⊙	⊙	⊙	⊙	SPOT ELEVATION
XX.XX	XX.XX	XX.XX	XX.XX	CONTOUR LINE ELEVATIONS
---	---	---	---	SPLASH BLOCK AT ROOF DOWNSPOUT
---	---	---	---	OVERLAND RELEASE
---	---	---	---	RET WALL
⊙	⊙	⊙	⊙	STREET SIGN
⊙	⊙	⊙	⊙	SITE OR STREET LIGHT
⊙	⊙	⊙	⊙	FIRE HYDRANT
---	---	---	---	EARTHEN SWALE
---	---	---	---	WOOD FENCE
---	---	---	---	CMU FENCE
---	---	---	---	BUILDING ENTRANCE

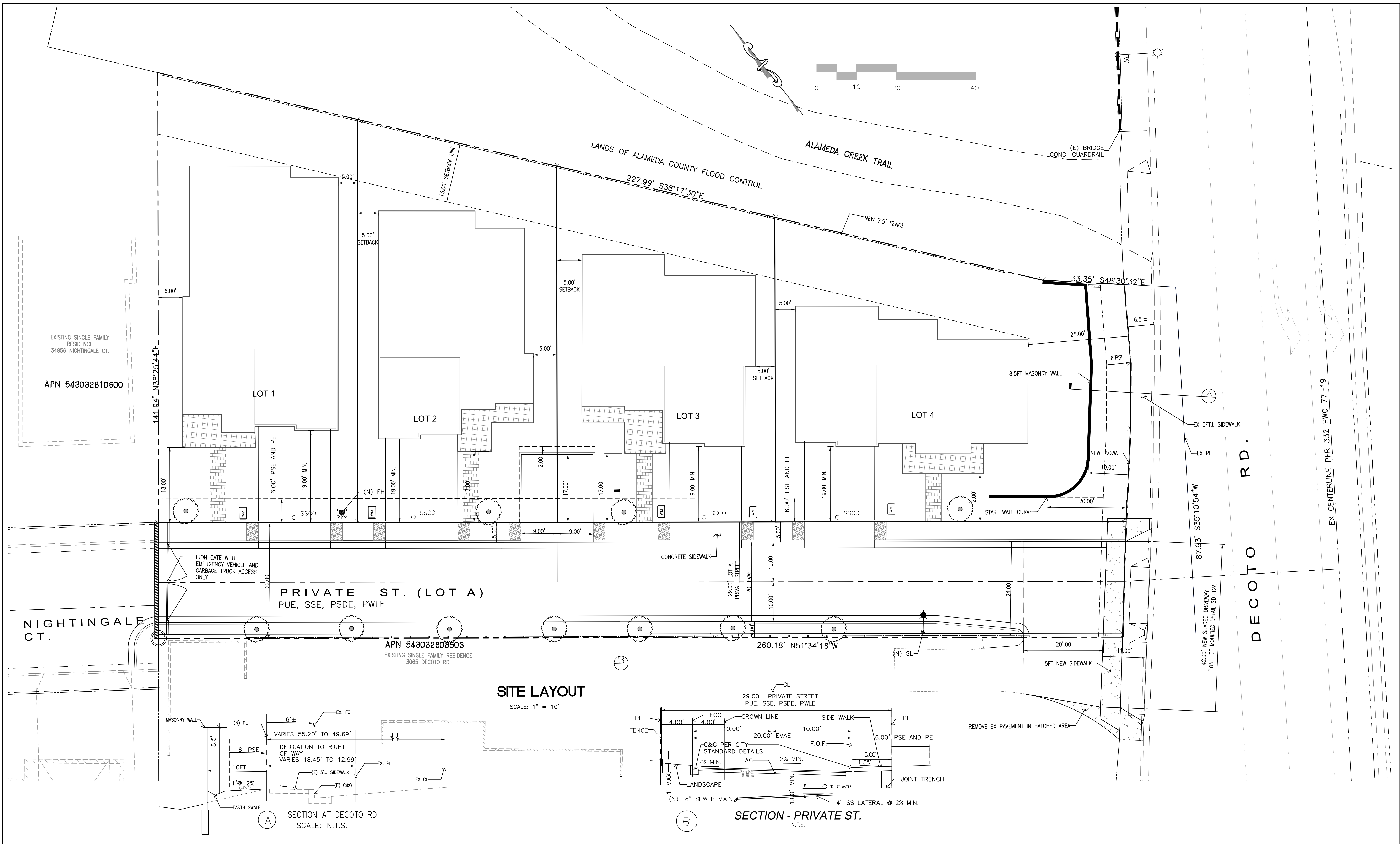
SHEET INDEX

SHEET NO.	TITLE
C1	COVER SHEET
C2.1	SITE LAYOUT
C2.2	LOT LAYOUT
C3	PRELIMINARY GRADING AND DRAINAGE & UTILITY PLAN
C4	PRELIMINARY STORMWATER MANAGEMENT PLAN

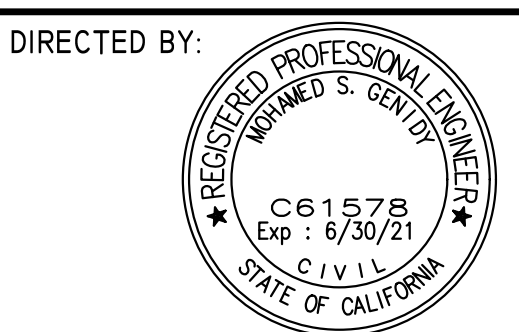
CIVIL

DATE: 1-23-2020	NO.	REVISION	DATE	DIRECTED BY:	PROJECT: FIVE LOT SUBDIVISION TRACT MAP 8530 3057 DECOTO RD. FREMONT CA, 94555-2401	SHEET TITLE: COVER SHEET	SHEET NUMBER: CI
SCALE: AS NOTED							1 OF 5
DESIGNED BY: MG							
DRAWN BY: EH							

GPM ENGINEERS
 3340 WALNUT AVE., SUITE 292
 FREMONT, CA 94536
 TEL. (650) 331-7264 FAX (650) 472-9004
 MGENIDY@GPMENGINEERS.COM
 CIVIL • STRUCTURAL • PLANING • DEVELOPMENT



DATE:	1-23-2020	NO.	REVISION	DATE	DIRECTED BY:
SCALE:	AS NOTED	▲			
DESIGNED BY:	MG	▲			
DRAWN BY:	EH	▲			
		▲			



GPM ENGINEERS
 3340 WALNUT AVE., SUITE 292
 FREMONT, CA 94536
 TEL. (650) 331-7264 FAX (650) 472-9004
 MGENIDY@GPMENGINEERS.COM
 CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT: **FIVE LOT SUBDIVISION**
TRACT MAP 8530
3057 DECOTO RD.
FREMONT CA, 94555-2401

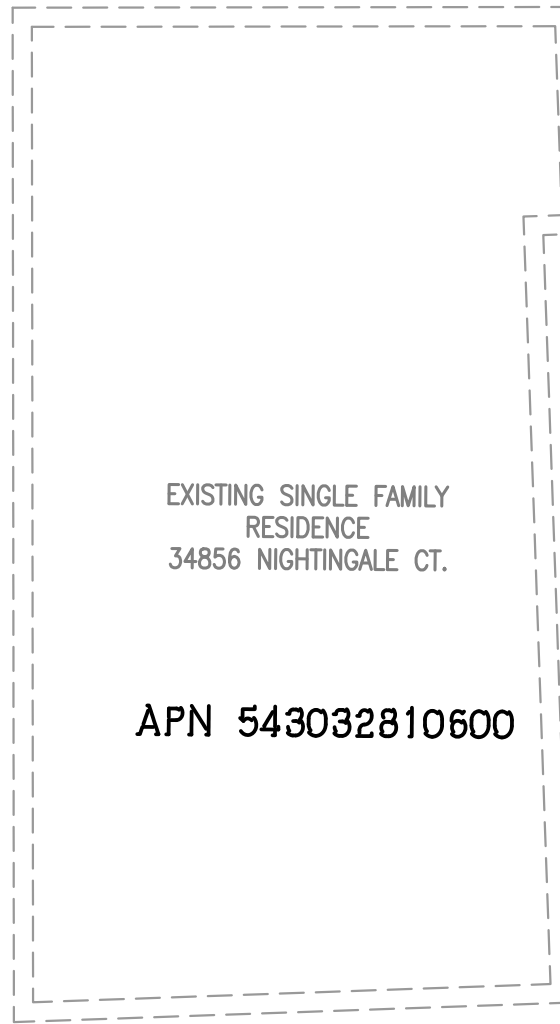
SHEET TITLE: **SITE LAYOUT**

SHEET NUMBER
C2.1
 2 OF 5

RECIPROCAL ACCESS EASEMENT
FROM APN 543032808503 TO DECOTO LUX HOMES
AND FROM DECOTO LUX HOMES TO APN
543032808503 BY SEPARATE INSTRUMENTS

EXISTING PARCEL E PER TRACT
3284, SAID PARCEL IS TO
BECOME PUBLIC STREET UPON
THE ACCEPTANCE BY CITY OF
FREMONT OF THE EXTENSION
ACROSS SAID PARCEL OF THE
ROADWAY TO WHICH IT ABUTTS

LOT A
SAID PARCEL IS AN IRREVOCABLE
OFFER OF PUBLIC STREET
DEDICATION UPON THE
ACCEPTANCE BY CITY OF
FREMONT OF THE EXTENSION
ACROSS SAID PARCEL OF THE
ROADWAY TO WHICH IT ABUTTS



Line #	Length	Direction
L2	29.01	S40° 17' 55.15"W
L3	23.42	N41° 00' 52.60"E
L4	16.28	N38° 47' 36.72"E
L5	19.87	N33° 46' 22.92"E
L6	20.36	N48° 30' 26.74"W
L7	69.04	N38° 17' 01.01"W
L8	56.22	S38° 17' 21.23"E
L9	51.37	N38° 18' 05.35"W
L10	51.36	N38° 18' 05.35"W
L11	112.94	N38° 26' 08.13"E
L12	29.00	N38° 24' 10.03"E
L13	50.00	S51° 34' 16.00"E
L14	101.15	N38° 25' 44.00"E
L15	50.00	N51° 34' 16.00"W
L18	54.72	N51° 34' 16.00"W
L22	76.44	N38° 25' 44.00"E
L23	87.98	S51° 34' 16.00"E

LOT 1
5,352 SF (NET)

LOT 2
4,763 SF (NET)

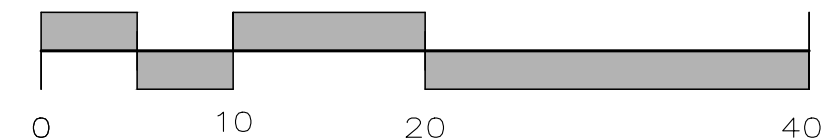
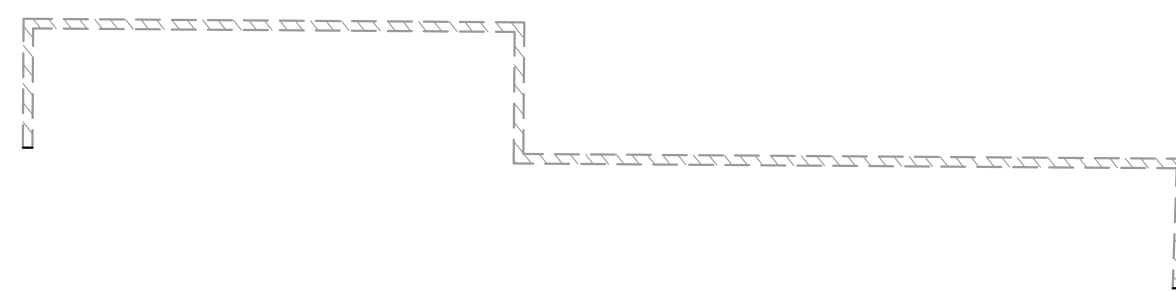
LOT 3
4,536 SF (NET)

LOT 4
5,897 SF (NET)

PRIVATE ST. (LOT A 7,024 SF)
PUE, SSE, PSDE, PWLE

APN 543032808503
EXISTING SINGLE FAMILY RESIDENCE
3065 DECOTO RD.

LOT LAYOUT
SCALE: 1" = 10'



(E) BRIDGE
CONC. GUARDRAIL

ALAMEDA CREEK TRAIL

LANDS OF ALAMEDA COUNTY FLOOD CONTROL

NEW 7.5' FENCE

33.35' S48°30'32"E

6' PSE

NEW R.O.W.

87.93' S35°10'54"W

DECOTO RD.

EX CENTERLINE PER 332 PWC 77-19

RECIPROCAL ACCESS EASEMENT
SEE NOTES UNDER LEGEND

5FT SWE DEDICATED TO THE PUBLIC BY A SEPARATE
INSTRUMENT. SWE DOCUMENTS TO BE EXECUTED
PRIOR TO RECORDATION OF THE PARCEL MAP

DATE:	1-23-2020	NO.	REVISION	DATE	DIRECTED BY:
SCALE:	AS NOTED	△			
DESIGNED BY:	MG	△			
DRAWN BY:	EH	△			
		△			
		△			



GPM ENGINEERS
3340 WALNUT AVE., SUITE 292
FREMONT, CA 94536
TEL. (650) 331-7264 FAX (650) 472-9004
MGENIDY@GPMENGINEERS.COM
CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

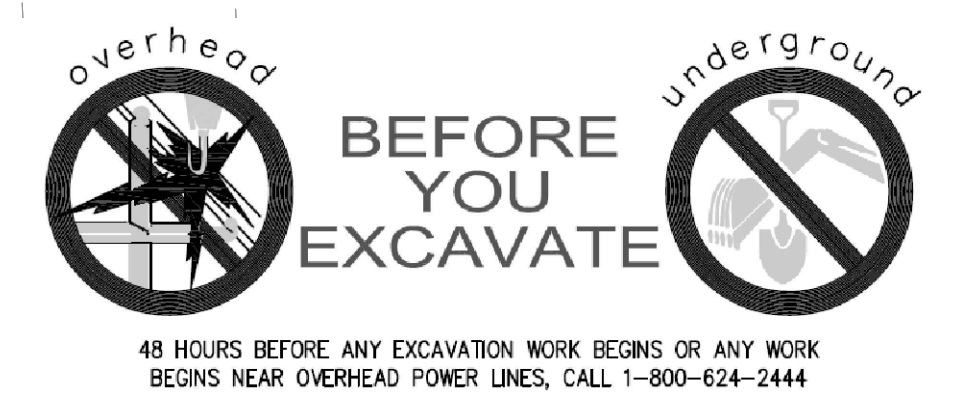
PROJECT: **FIVE LOT SUBDIVISION
TRACT MAP 8530
3057 DECOTO RD.
FREMONT CA, 94555-2401**

SHEET TITLE:

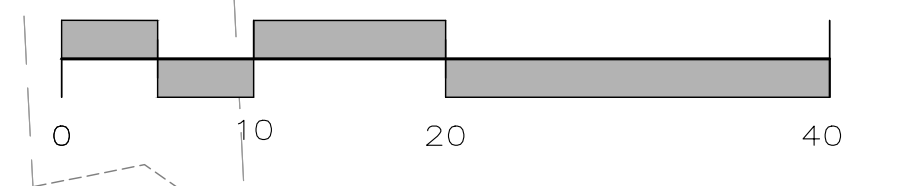
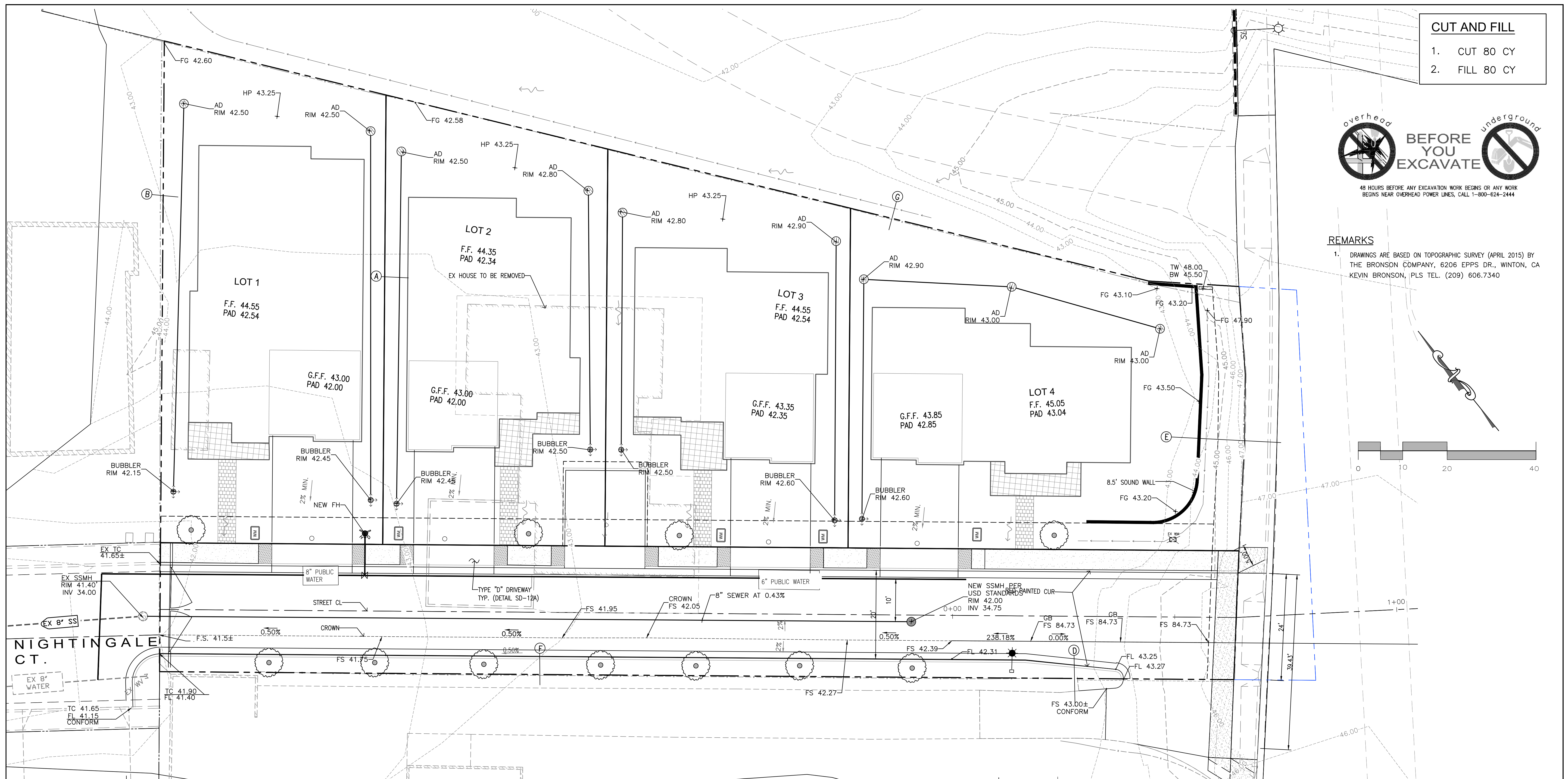
LOT LAYOUT

SHEET NUMBER
C2.2
3 OF 5

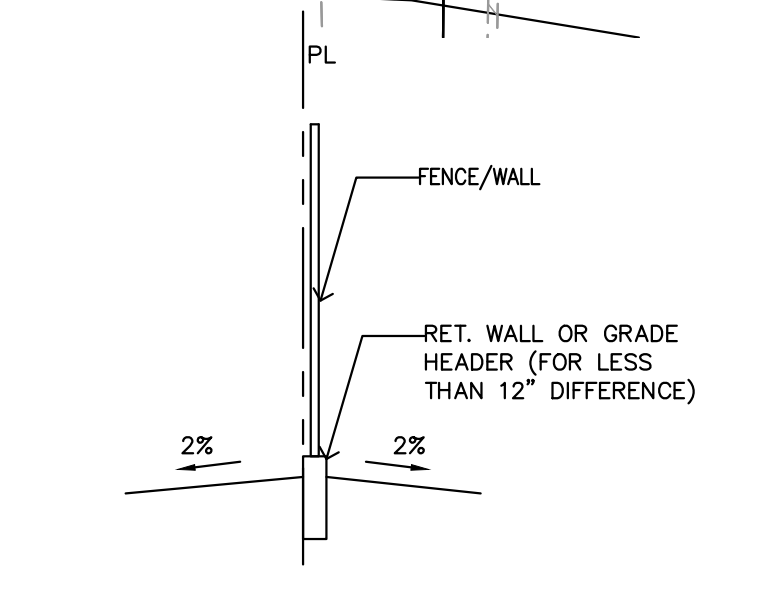
CUT AND FILL
 1. CUT 80 CY
 2. FILL 80 CY



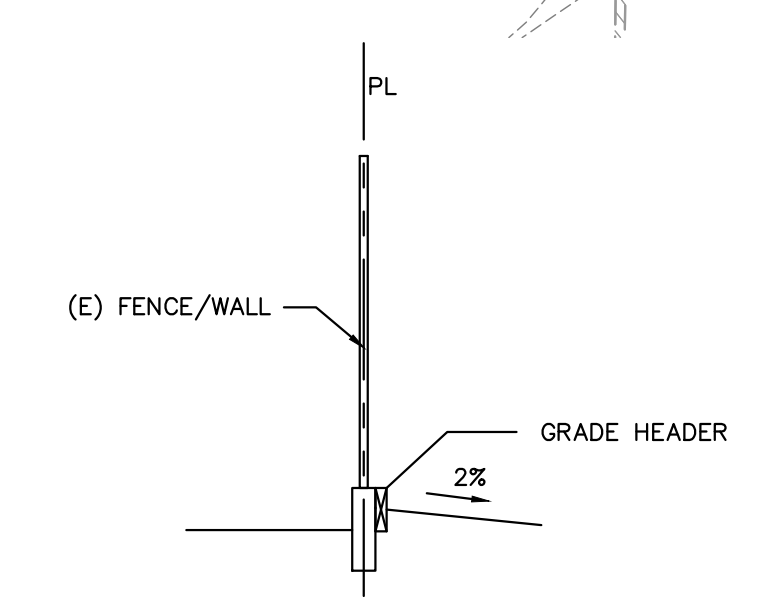
REMARKS
 1. DRAWINGS ARE BASED ON TOPOGRAPHIC SURVEY (APRIL 2015) BY THE BRONSON COMPANY, 6206 EPPS DR., WINTON, CA KEVIN BRONSON, PLS TEL. (209) 606.7340



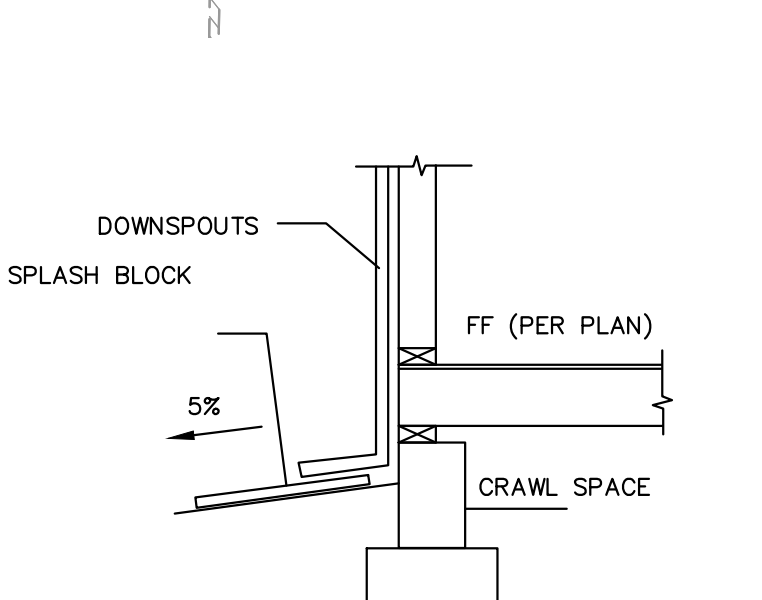
NIGHTINGALE CT.



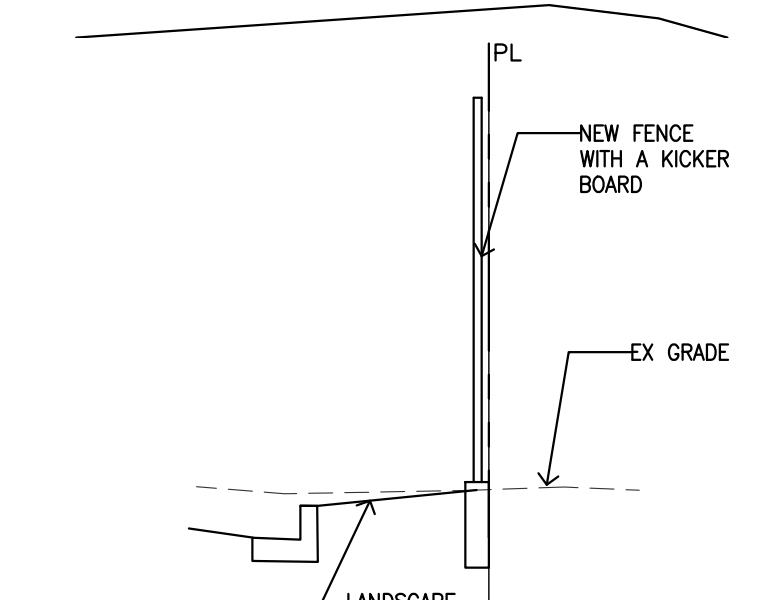
A CROSS SECTION AT COMMON FENCE
SCALE: N.T.S.



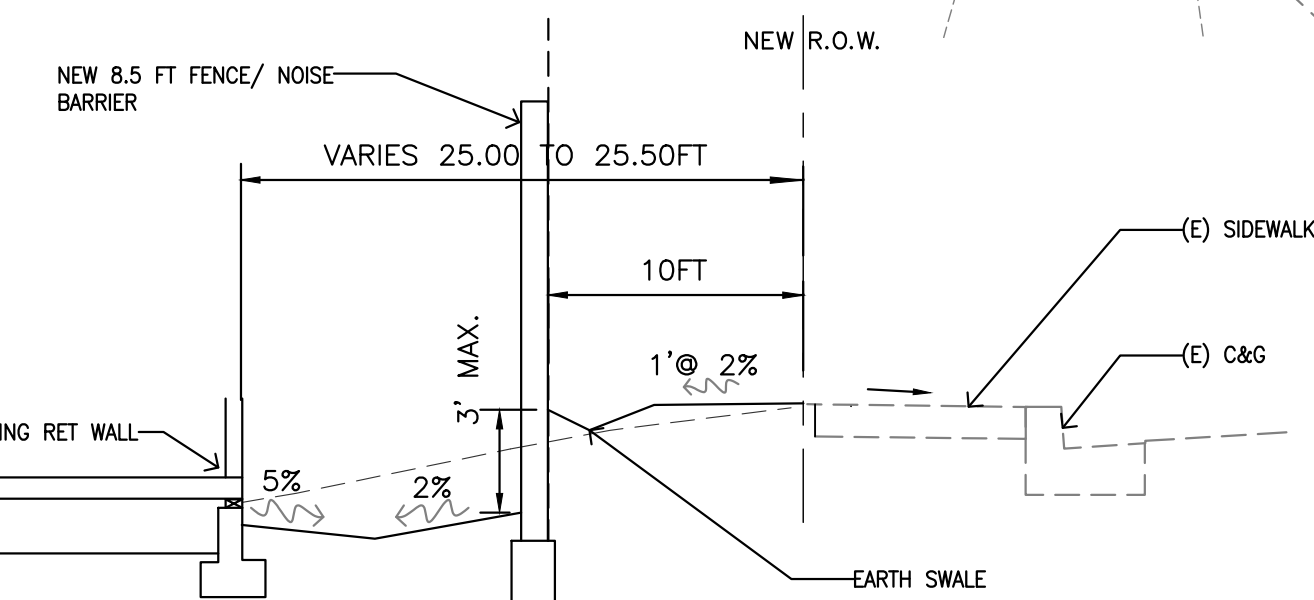
B CROSS SECTION AT (E) NEIGHBOR FENCE
SCALE: N.T.S.



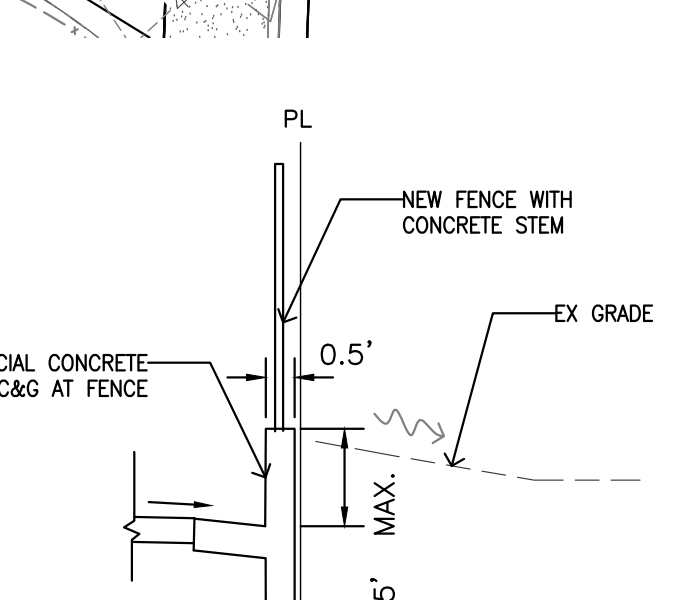
C CROSS SECTION AT BUILDING WALL
SCALE: N.T.S.



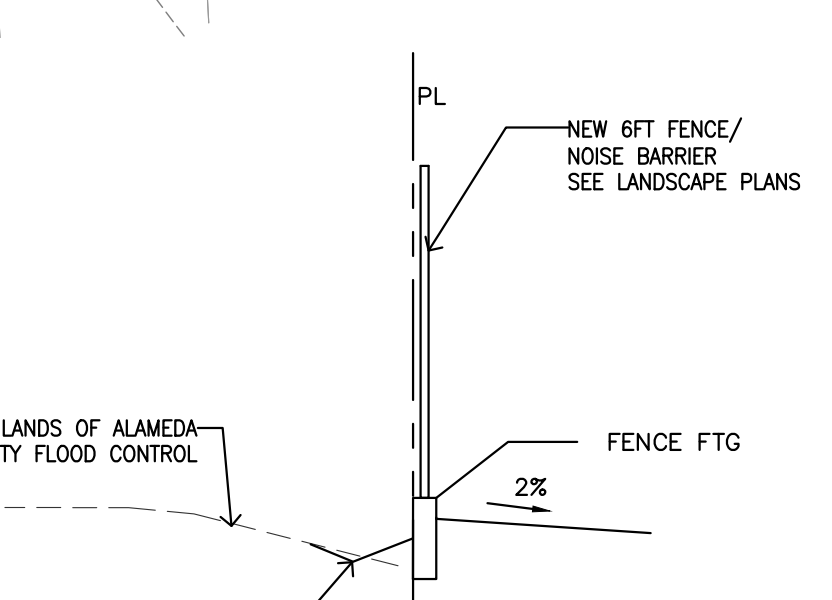
D SECTION AT NEIGHBOR SIDE
SCALE: N.T.S.



E SECTION AT DECOTO RD
SCALE: N.T.S.

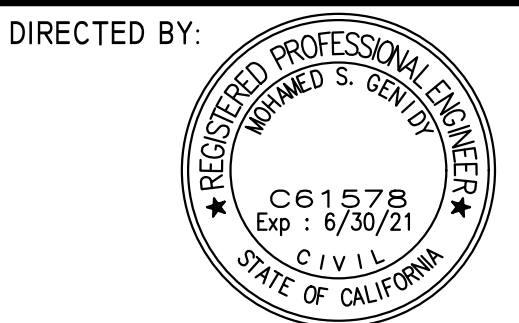


F SECTION AT NEIGHBOR
SCALE: N.T.S.



G CROSS SECTION AT FENCE
SCALE: N.T.S.

DATE:	NO.	REVISION	DATE	DIRECTED BY:
1-23-2020	1			
SCALE: AS NOTED	2			
DESIGNED BY: MG	3			
DRAWN BY: EH	4			



GPM ENGINEERS
 3340 WALNUT AVE., SUITE 292
 FREMONT, CA 94536
 TEL. (650) 331-7264 FAX (650) 472-9004
 MGENIDY@GPMENGINEERS.COM
 CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT: **FIVE LOT SUBDIVISION TRACT MAP 8530 3057 DECOTO RD. FREMONT CA, 94555-2401**

SHEET TITLE: **PRELIMINARY GRADING AND DRAINAGE & UTILITY PLAN**

SHEET NUMBER **C3**
 4 OF 5

TREATMENT CONTROL SUMMARY TABLE

AREA ID	DRAINAGE AREA	PERVIOUS (Sq.Ft.)			IMPERVIOUS AREA			TCM # (ALL ONSITE)
		LS	PAV POROUS	WALKWAY PAVERS	ROOF	CONCRETE	PAVEMENT	
DMA #1	20541	11691	-	400	8450	-	-	FLOW TO LANDSCAPE
DMA #2	7040	608	-	-	-	996	4440	GENERAL MAINTENANCE FUTURE PUBLIC STREET
TOTAL	27,581 (100%)	ONSITE		12,091 SF	ONSITE		8,450 SF	
		FUTURE PUBLIC ST		608 SF	FUTURE PUBLIC ST		5,436 SF	

Notes:

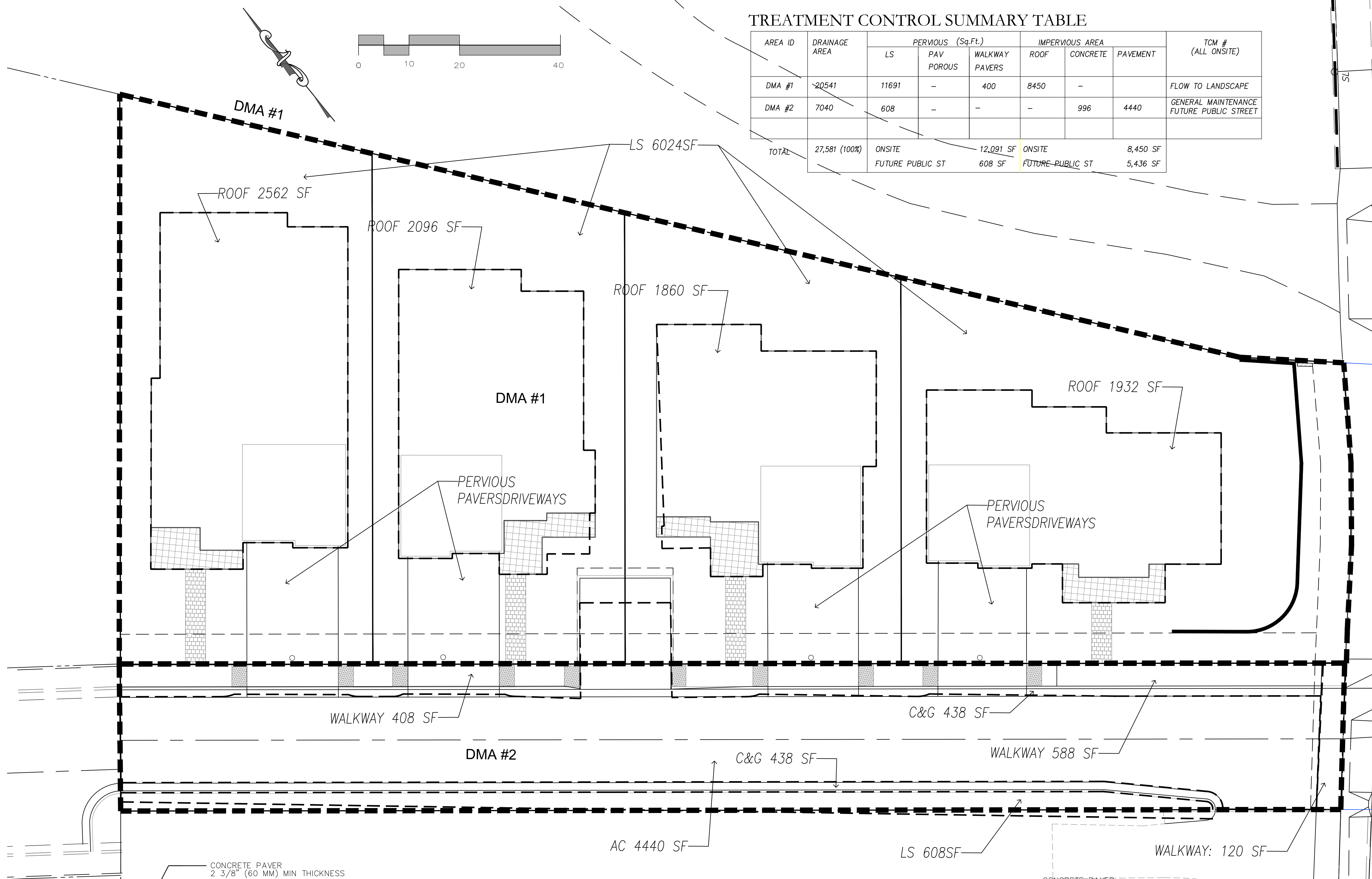
- i) DESIGN SHALL BE REVIEWED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER AND THE MORE CONSERVATIVE DESIGN SHALL GOVERN.
- vi) ALL NEW PERVIOUS PAVEMENT SHALL HAVE AN INFILTRATION RATE OF 100 IN/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- vii) PROTECT EXCAVATED AREA FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

ITEMS "a" THROUGH "m"

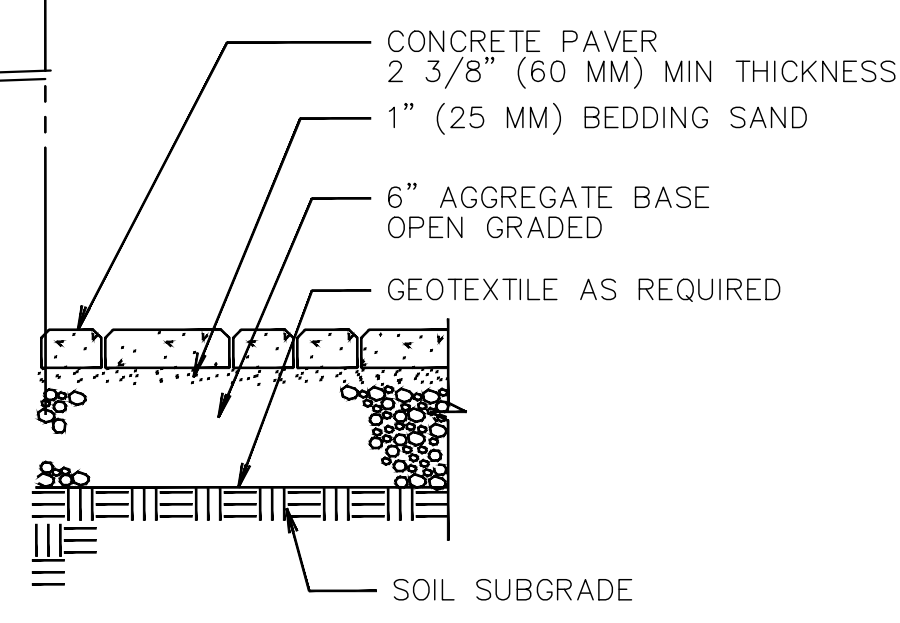
- a. PERVIOUS/IMPERVIOUS SURFACES COMPARISON TABLE: SEE TABLE ABOVE.
- b. HYDROLOGIC FEATURES: NO EXISTING WATERCOURSES
- c. SOIL CLASSIFICATION: SILTY SAND
- d. DEPTH TO GROUNDWATER: 19 FEET
- e. 100-YEAR FLOOD ELEVATION: ZONE D - UNDETERMINED
- f. CONTOURS: EXISTING & PROPOSED CONTOURS SHOWN ON GRADING PLAN
- g. DRAINAGE AREAS: DRAINAGE MANAGEMENT AREAS (DMAs) SHOWN ABOVE
- h. DRAINAGE AREAS - TYPE: SHOWN ON TABLE
- i. TREATMENT CONTROL MEASURES: SHOWN ON THE TABLE
TREATMENT CONTROL MEASURES - DETAILS: FLOW TO LANDSCAPE AND SELF-RETAINING
- k. LANDSCAPING PLANS: SEE LANDSCAPING SHEET
- l. CONSISTENCY: LANDSCAPE PLANS ARE CONSISTENT WITH THE GRADING PLAN
- m. SUPPLEMENTAL REPORT: NONE.

STORM WATER CONTROL NOTES:

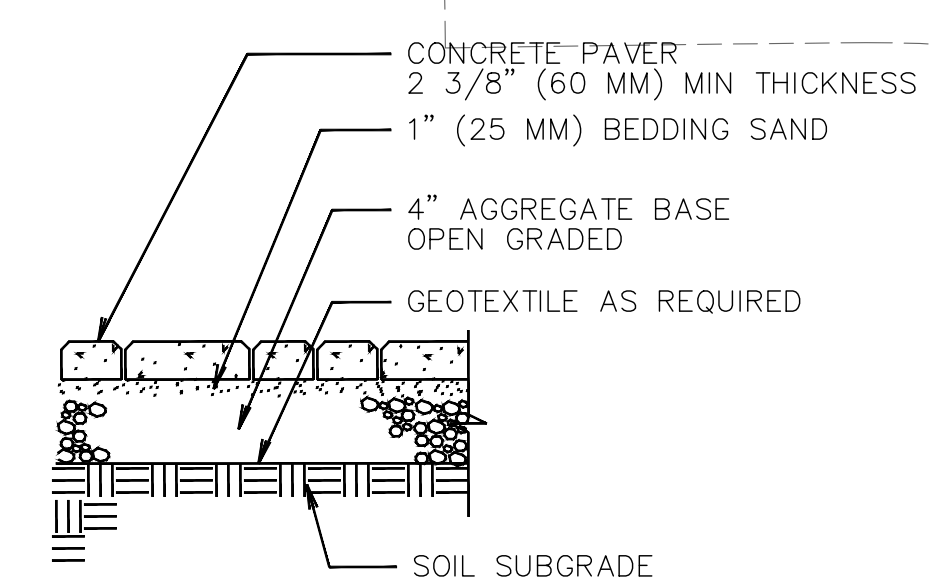
1. STORMWATER FROM REPLACED & NEW IMPERVIOUS AREAS TO BE DIRECTED TO LANDSCAPED AREAS.
2. ALL POST-CONSTRUCTION TREATMENT CONTROL MEASURES INCLUDED IN NEW PROJECTS MUST BE INSTALLED, OPERATED, AND MAINTAINED BY QUALIFIED PERSONNEL. ON-SITE INLETS MUST BE STENCILED IN CONFORMANCE WITH CITY REQUIREMENTS AND CLEANED OUT AT LEAST ONCE PER YEAR, PRIOR TO THE WET SEASON.
3. THE PROPERTY OWNER/SITE MANAGER MUST KEEP A MAINTENANCE AND INSPECTION SCHEDULE AND RECORD TO ENSURE THAT THE TREATMENT CONTROL MEASURES CONTINUE TO OPERATE EFFECTIVELY. COPIES OF THE SCHEDULES AND RECORDS MUST BE PROVIDED TO THE CITY UPON REQUEST AND MUST BE MADE AVAILABLE FOR INSPECTION AT THE SITE AT ALL TIMES.



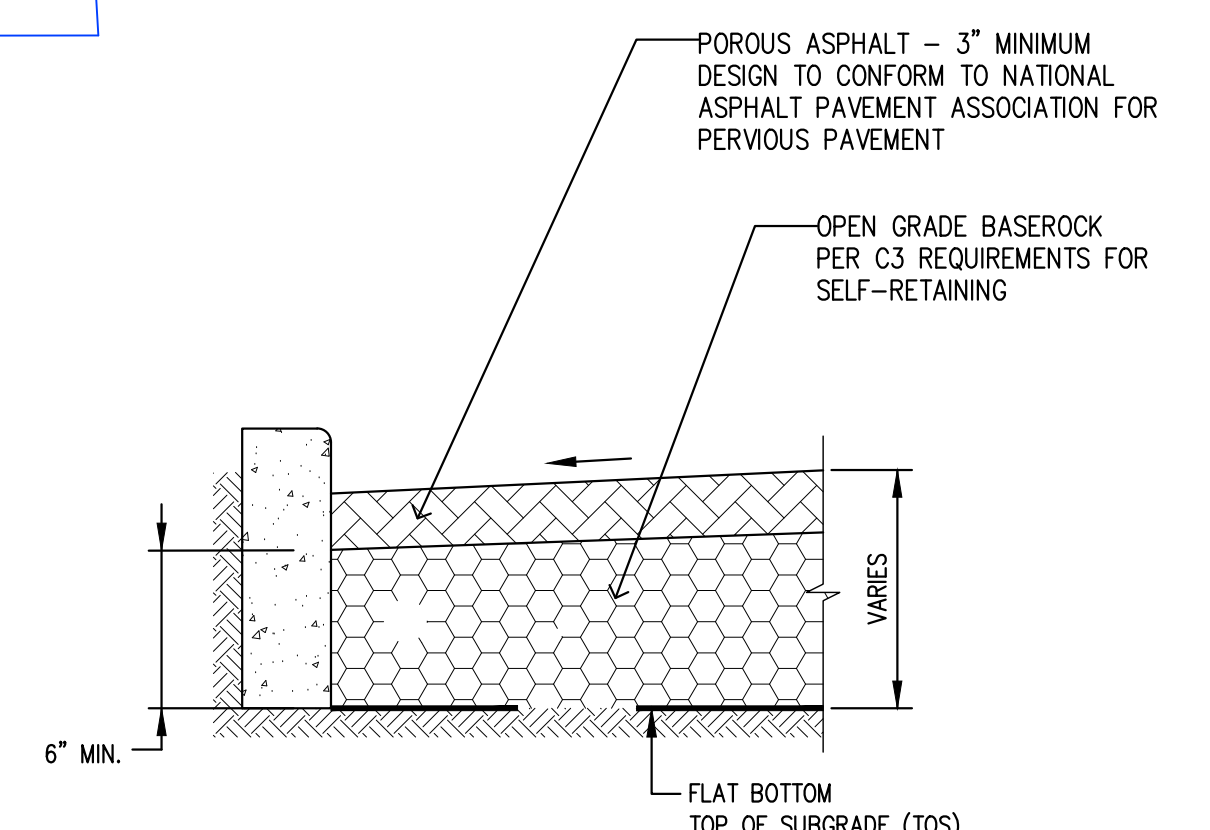
A PRELIMINARY STORMWATER MANAGEMENT PLAN
SCALE: 1" = 10'



PAVERS AT DRIVEWAY (3)
N.T.S.



PAVERS AT LANDSCAPE (2)
N.T.S.



PERVIOUS PAVEMENT (SELF RETAINING) (1)
N.T.S.

DATE:	1-23-2020	NO.	REVISION	DATE	DIRECTED BY:
SCALE:	AS NOTED	▲			
DESIGNED BY:	MG	▲			
DRAWN BY:	EH	▲			
		▲			
		▲			

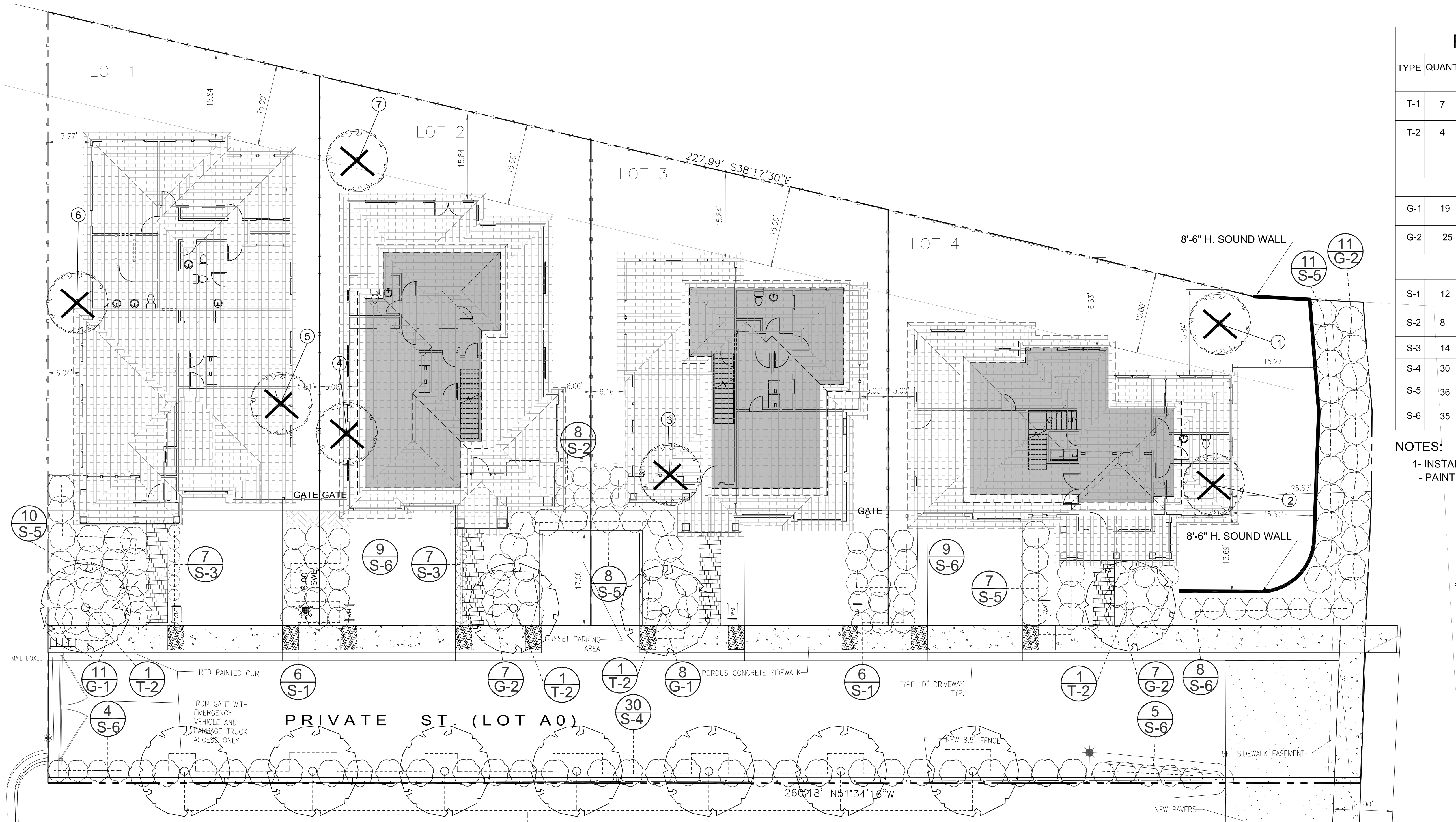


GPM ENGINEERS
3340 WALNUT AVE., SUITE 292
FREMONT, CA 94536
TEL. (650) 331-7264 FAX (650) 472-9004
MGENIDY@GPMENGINEERS.COM
CIVIL
STATE OF CALIFORNIA
CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT: **FIVE LOT SUBDIVISION**
TRACT MAP 8530
3057 DECOTO RD.
FREMONT CA, 94555-2401

SHEET TITLE: **PRELIMINARY STORMWATER MANAGEMENT PLAN**

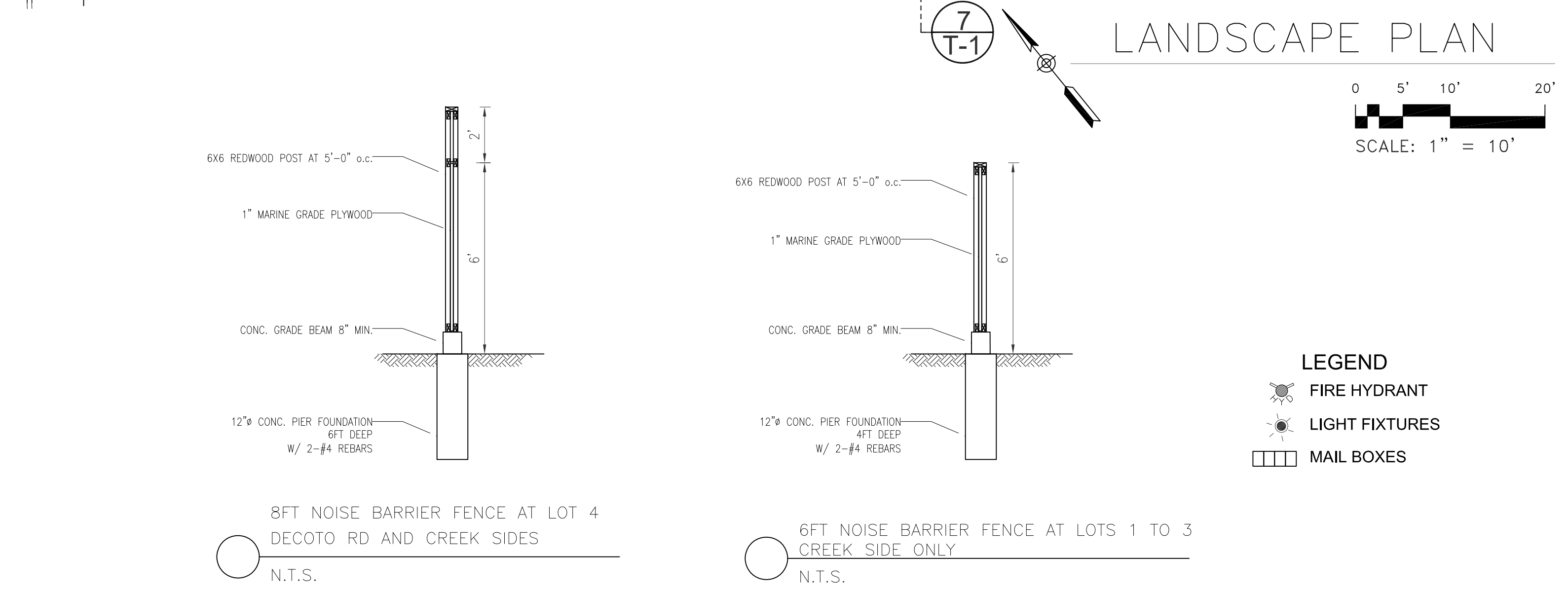
SHEET NUMBER
C4
5 OF 5



PLANT LIST

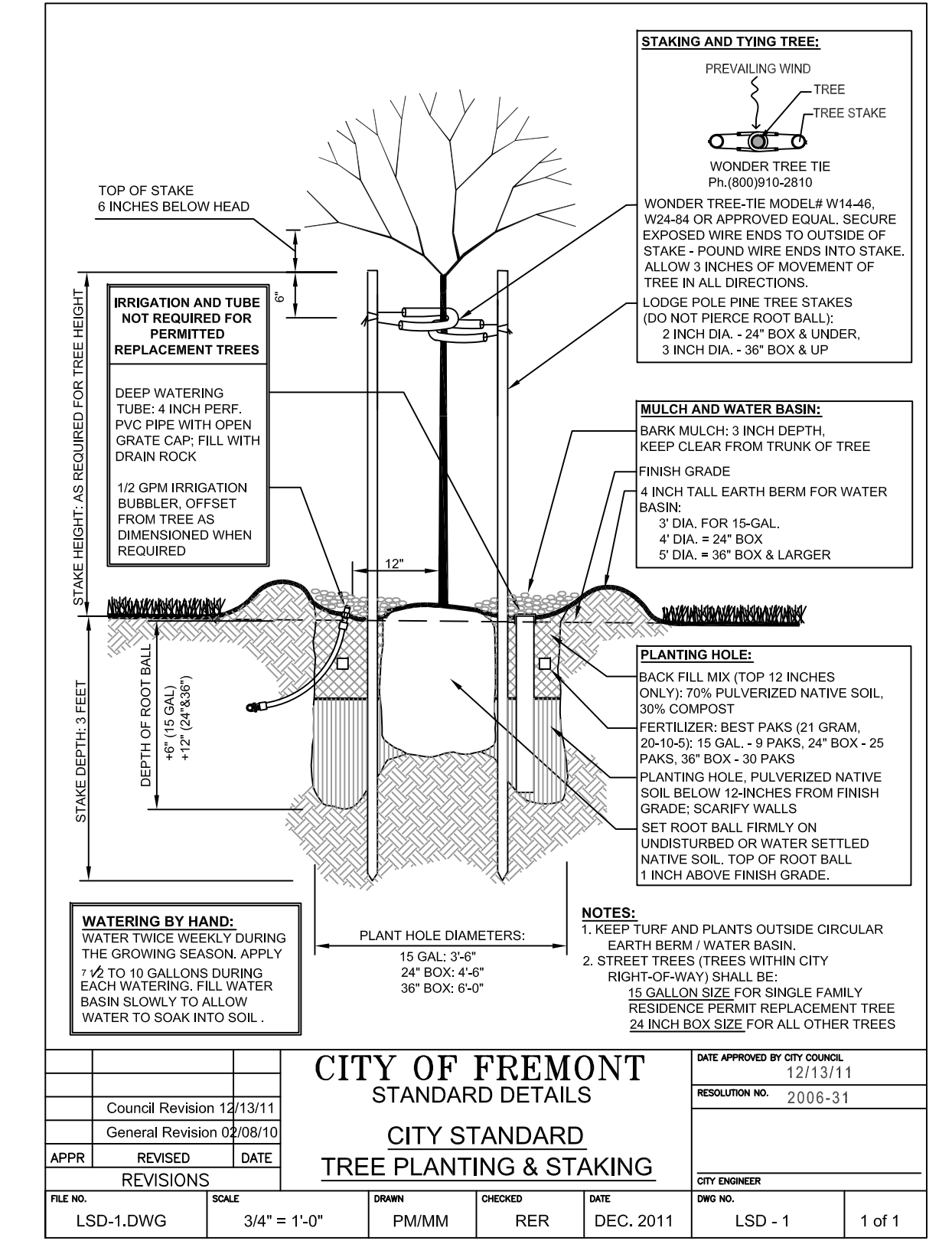
TYPE	QUANT.	BOTANICAL & COMMON NAME	SIZE	WUCOLS	SPACING	HXW
TREES						
T-1	7	CITY TREES PER CITY OF FREMONT	24" BOX	LW	SEE PLAN	
T-2	4	ARBUTUS MARINA- MADRONE	15 GAL	LW	SEE PLAN	
GROUND COVERS						
G-1	19	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET'	1 GC	LW	5' O.C.	12"X5'
G-2	25	CEANOTHUS GRISEUS 'DIAMOND HEIGHTS' DIAMONT HEIGHTS CEANOTHUS	1 GC	LW	5' O.C.	12"X5'
SHRUBS						
S-1	12	CISTUS COBARIENSIS 'DORIS HIBBERSON' ROCK ROSE	5 GC	LW	4' O.C.	3'X4'
S-2	8	CALLISTEMON VIMINALIS 'LITTLE JOHN' BOTTLEBRUSH	5 GC	MW	4' O.C.	3'X4'
S-3	14	NANDINA DOMESTIC 'COMPACTA- DWARF HEAVENLY BAMBOO	5 GC	LW	2' O.C.	2'X2'
S-4	30	NERIUM OLEANDER 'BRIGHT RED' OLEANDER	5 GC	LW	5' O.C.	5'X5'
S-5	36	OSMANTHUS HETEROPHYLLUS ROTUNDFOLIUS- HOLLY LEAF OSMANTHUS	5 GC	LW	5' O.C.	5'X5'
S-6	35	RHAPHIOLEPIS UMBELLATA MINOR YEDDO HAWTHORN	5 GC	LW	4' O.C.	4'X4'

NOTES:
 1- INSTALL 3" SHREDDED (WALK-IN) BARK MULCH IN DARK IN ALL PLANTING AREAS.
 - PAINTED OR DYED MULCH, AND 'GORILLA HAIR' MULCH IS PROHIBITED.



EXISTING TREE CHART

NO	BOTANICAL & COMMON NAME	RECOMMENDATION
1	JUGLANS NIGRA- BLACK WALNUT	REMOVE
2	ROBINIA SPECIES- LOCUST SPECIES	REMOVE
3	ARECASTRUM ROMANIZOFFIANUM- QUEEN PALM	REMOVE
4	CITRUS SPECIES- ORANGE	REMOVE
5	CITRUS SPECIES- ORANGE	REMOVE
6	POPULUS SPECIES- POPLAR	REMOVE
7	QUERCUS LOBATE- VALLEY OAK	REMOVE



WESLEY SAKAMOTO
 LANDSCAPE ARCHITECT -LIC.# 1078
 665 HOLLY HOCK DR.
 SAN LEANDRO, CA. 94578
 TEL: (510) 882-0864

PROJECT TITLE
DECOTO HOMES
 APN 543-03-84
 2893 DECOTO RD.
 FREMONT, CA.94555

TITLE
 LANDSCAPE PLAN

REVISIONS	DATE	BY	DRAWN	WS	SHEET
			CHECKED	WS	L1
			DATE	FEB. 12 2020	
			SCALE	AS NOTED	OF SHEETS