

S:\PROJECTS\ID\DAT-ALL\DAT-02\_GatewayStation\CEQA\GIS\MXD\June 2015\Figure 1\_Regional Location Map\_offsite\_20150609.mxd DAT-02\_060915-MF

Base Map: USGS, ESRI 2014 Map Date: 06-09-2015

# Site and Vicinity Map

GATEWAY STATION WEST

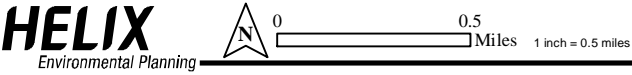
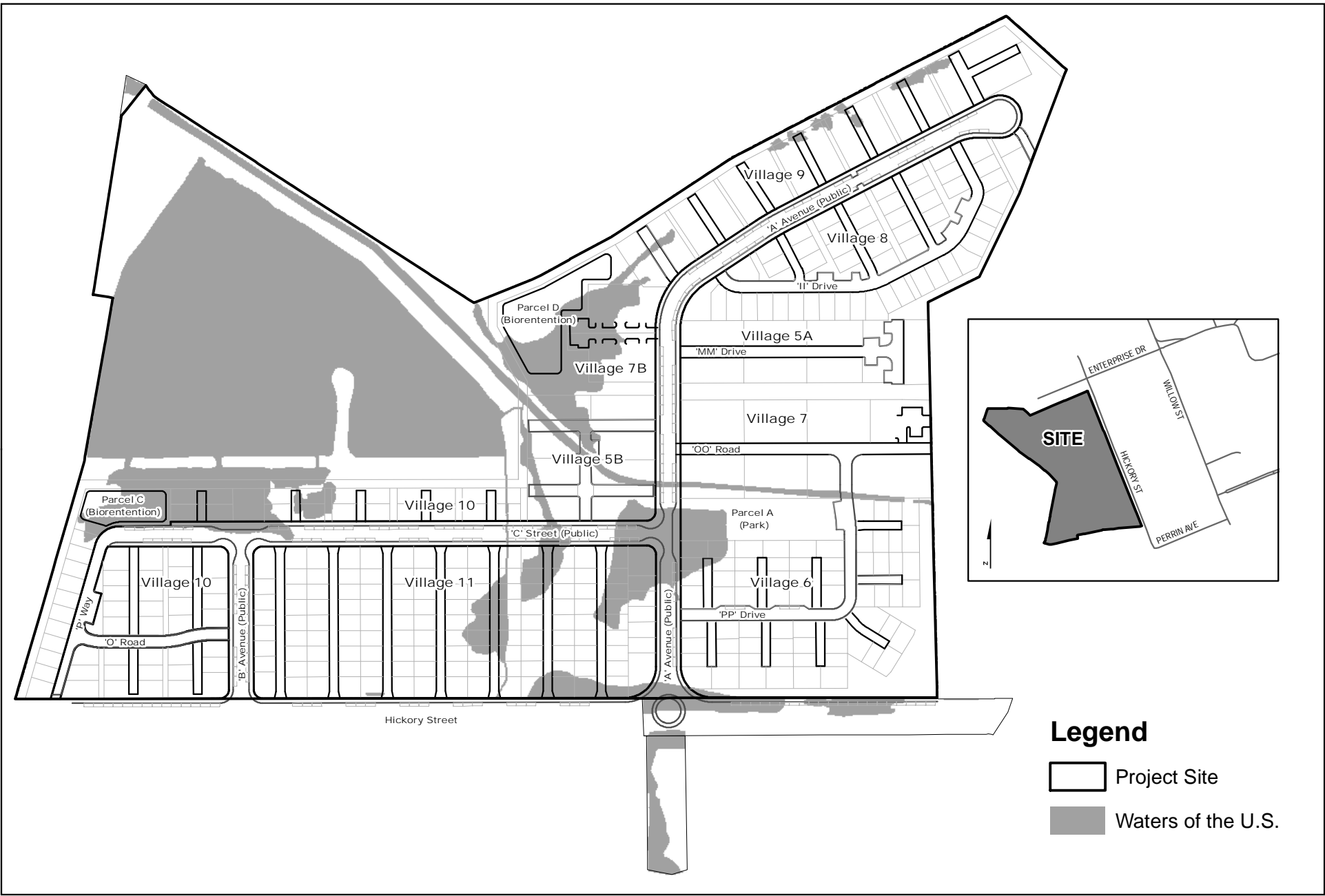


Figure 1

S:\PROJECTS\DAT-ALL\DAT-02\_Gateway\Station\CEQA\GIS\MXD\404\_public\_hearing.mxd DAT-01 02/17/16 -JH

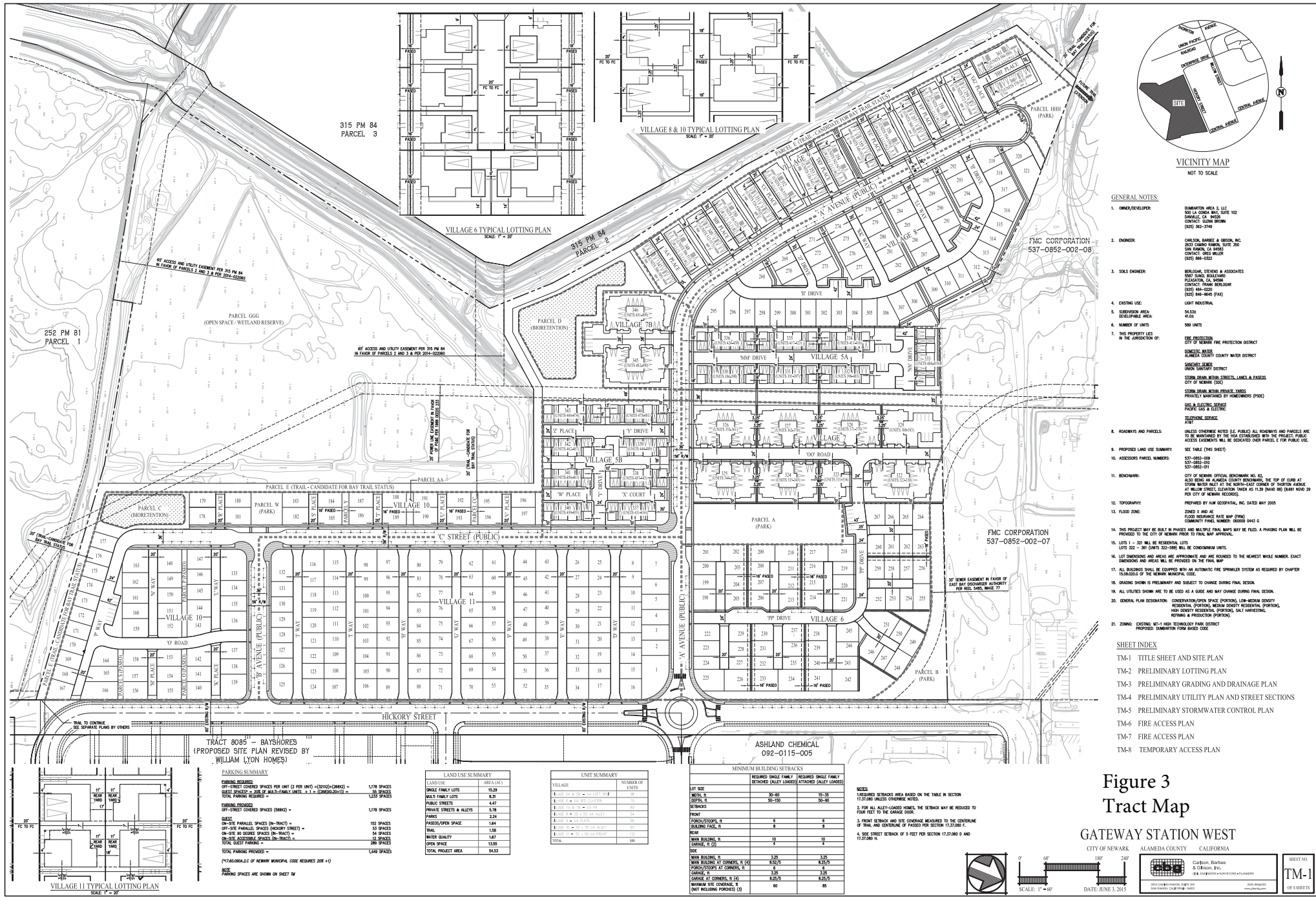


DATE: 02-17-2016

**Figure 2: Preferred Project Alternative Site Plan**

GATEWAY STATION WEST

City of Newark, CA



**GENERAL NOTES:**

- OWNER/DEVELOPER: DUMONTION AREA 2, LLC  
320 LA CROIX BLVD, SUITE 102  
DUMONT, CA 94528  
CONTACT: STEVE BROWN  
(925) 362-3749
- ENGINEER: CARLSON, BARBER & OGDEN, INC.  
2600 UNIVERSITY AVENUE, SUITE 200  
SAL RANCHO, CA 94583  
CONTACT: STEVE BROWN  
(925) 844-0322
- SOILS ENGINEER: NEUROLOG, STEVENS & ASSOCIATES  
10000 COLLETT ROAD, SUITE 100  
PLEASANTON, CA 94566  
CONTACT: STEVE BROWN  
(925) 844-0322  
(925) 844-0322  
(925) 844-0322
- EXISTING USE: LIGHT INDUSTRIAL
- SUBDIVISION AREA: 6453A
- DATE: 03/21
- NUMBER OF LOTS: 699 UNITS
- THIS PROPERTY LIES IN THE JURISDICTION OF:
  - FIRE PROTECTION: CITY OF NEWARK FIRE PROTECTION DISTRICT
  - DOMESTIC WATER: ALAMEDA COUNTY WATER DISTRICT
  - SEWERAGE: SANITARY SEWER UNION SANITARY DISTRICT
  - STORM SEWER: STORM SEWER UNITS, LINES & PIPES CITY OF NEWARK (S24)
  - STORM SEWER WITH SEWER TRENCHES PROVIDED BY HOMEOWNERS (P102)
  - CAL & ELECTRIC SERVICE: PUBLIC UTILITIES AND COMMUNICATIONS CORPORATION (P102)
  - TELEPHONE SERVICE: AT&T
- ROADWAYS AND PARCELS: UNLESS OTHERWISE NOTED (I.E. PUBLIC) ALL ROADWAYS AND PARCELS ARE TO BE MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT. PUBLIC UTILITY FACILITIES WILL BE DEICATED OVER PARCELS E FOR PUBLIC USE.
- PROPOSED LAND USE SUMMARY: SEE TABLE (THIS SHEET)
- ASSIGNED PARCEL NUMBERS: S31-0852-000  
S32-0852-000  
S33-0852-000
- BENCHMARK: CITY OF NEWARK OFFICIAL BENCHMARK NO. 02  
3200 LA CROIX BLVD. ALAMEDA COUNTY BENCHMARK. THE TOP OF CORNER AT STORM WATER INLET AT THE NORTH-EAST CORNER OF THORNDEN AVENUE AT BELLE STREET, ELEVATION: 794.68 FT. (DATA FROM HD 81040 RW 20 PER CITY OF NEWARK RECORDS).
- SPRING/POINT: PREPARED BY LAW OFFICIAL, INC. DATED MAY 2020
- FLOOD ZONE: ZONED 1 AND B FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY FLOOD NUMBER: 06054A4 G
- THIS PROJECT MAY BE BUILT IN PHASES AND MULTIPLE FINAL MAPS MAY BE FILED. A PHASING PLAN WILL BE PROVIDED TO THE CITY OF NEWARK PRIOR TO FINAL MAP APPROVAL.
- LOTS 1 - 300 WILL BE RESERVING LOTS 302 - 301 (UNITS 302-588) WILL BE CONDOMINIUM UNITS.
- LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE RELATED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.
- ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 14.0000 OF THE NEWARK MUNICIPAL CODE.
- GRADING SHALL BE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN.
- GENERAL PLAN DESIGNATION: CONSERVATION/OPEN SPACE (PORTION), LOW-DENSITY DENSITY RESIDENTIAL, MEDIUM-DENSITY RESIDENTIAL, HIGH-DENSITY RESIDENTIAL, PORTION, SHELTERED PRODUCTION (PORTION).
- ZONING: EXISTING: M7-1 HIGH TECHNOLOGY PARK DISTRICT  
PROPOSED: COMBINATION PARK BASED CODE

**SHEET INDEX**

- TM-1 TITLE SHEET AND SITE PLAN
- TM-2 PRELIMINARY LOTTING PLAN
- TM-3 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM-4 PRELIMINARY UTILITY PLAN AND STREET SECTIONS
- TM-5 PRELIMINARY STORMWATER CONTROL PLAN
- TM-6 FIRE ACCESS PLAN
- TM-7 FIRE ACCESS PLAN
- TM-8 TEMPORARY ACCESS PLAN

**PARKING SUMMARY**

TRACT 8085 - BAYSHORES  
(PROPOSED SITE PLAN REVISED BY  
WILLIAM LYON HOMES)

**PARKING SUMMARY**

OFF-SITE COVERED SPACES FOR UNIT (2 PER UNIT) + (20102+0862) = 1,378 SPACES  
ON-SITE COVERED SPACES FOR UNIT (2 PER UNIT) + (20102+0862) = 1,378 SPACES  
TOTAL PARKING REQUIRED = 2,756 SPACES

**PARKING PROVIDED:**

OFF-SITE COVERED SPACES (0862) = 1,378 SPACES

**ON-SITE COVERED SPACES (0862) = 1,378 SPACES**

**ON-SITE PARALLEL SPACES (ON-TRACT) = 103 SPACES**

**ON-SITE PARALLEL SPACES (HICKORY STREET) = 53 SPACES**

**ON-SITE PERPENDICULAR SPACES (ON-TRACT) = 22 SPACES**

**ON-SITE PERPENDICULAR SPACES (HICKORY STREET) = 22 SPACES**

**TOTAL PARKING PROVIDED = 1,348 SPACES**

(NOTE: PARALLEL 2.0 OF NEWARK MUNICIPAL CODE REQUIRES 20% +)

NOTE: PARKING SPACES ARE SHOWN ON SHEET TM

**LAND USE SUMMARY**

LAND USE	AREA (SQ. FT.)
SINGLE FAMILY LOTS	15,200
MULTI-FAMILY LOTS	8,300
PUBLIC STREETS	4,400
PRIVATE STREETS & ALLEYS	3,700
PARKS	2,200
PARKS/OPEN SPACE	1,800
TRAIL	1,500
WATER QUALITY	1,400
OPEN SPACE	1,300
TOTAL PROJECT AREA	54,500

**UNIT SUMMARY**

VILLAGE	NUMBER OF UNITS
VILLAGE 6	100
VILLAGE 8 & 10	100
VILLAGE 11	100
VILLAGE 10	100
VILLAGE 5A	100
VILLAGE 5B	100
VILLAGE 5C	100
VILLAGE 5D	100
VILLAGE 5E	100
VILLAGE 5F	100
VILLAGE 5G	100
VILLAGE 5H	100
VILLAGE 5I	100
VILLAGE 5J	100
VILLAGE 5K	100
VILLAGE 5L	100
VILLAGE 5M	100
VILLAGE 5N	100
VILLAGE 5O	100
VILLAGE 5P	100
VILLAGE 5Q	100
VILLAGE 5R	100
VILLAGE 5S	100
VILLAGE 5T	100
VILLAGE 5U	100
VILLAGE 5V	100
VILLAGE 5W	100
VILLAGE 5X	100
VILLAGE 5Y	100
VILLAGE 5Z	100

**MINIMUM BUILDING SETBACKS**

REQUIRED SINGLE FAMILY DETACHED (ALLEY LOADED) REQUIRED SINGLE FAMILY DETACHED (ALLEY LOADED) REQUIRED SINGLE FAMILY DETACHED (ALLEY LOADED)	REQUIRED SINGLE FAMILY DETACHED (ALLEY LOADED)	REQUIRED SINGLE FAMILY DETACHED (ALLEY LOADED)
LOT SIDE	5'-0"	5'-0"
FRONT, R.	30'-0"	35'-0"
REAR, R.	30'-0"	30'-0"
STREETSIDE, R.	5'-0"	5'-0"
POINT	5'-0"	5'-0"
FRONT STORIES, R.	5'-0"	5'-0"
BUILDING FACE, R.	5'-0"	5'-0"
SEAM	10'-0"	10'-0"
RAIN BUILDING, R.	4'-0"	4'-0"
SEAM	4'-0"	4'-0"
RAIN BUILDING, R.	3'-0"	3'-0"
SEAM BUILDING AT CORNERS, R.	8'-0"/3'-0"	8'-0"/3'-0"
PORCH/STAIRS AT CORNERS, R.	6'-0"	6'-0"
CHARGE AT CORNERS, R.	8'-0"/3'-0"	8'-0"/3'-0"
REARWARD SETBACKS, R.	6'-0"	6'-0"

**NOTES:**

1. REQUIRED SETBACK AREAS BASED ON THE TABLE IN SECTION 14.07.0000, NEWARK MUNICIPAL CODE.
2. FOR ALL ALLEY-LOADED HOMES, THE SETBACK MAY BE REDUCED TO FOUR FEET TO THE GARAGE DOOR.
3. FRONT SETBACK AND SETBACK MEASURED TO THE CENTERLINE OF TRAIL AND CENTERLINE OF PASSEY FOR SECTION 17.37.0000 F.
4. ONE FOOT SETBACK OF 3 FEET PER SECTION 17.37.0000 F AND 17.37.0000 F.

**Figure 3  
Tract Map**

**GATEWAY STATION WEST**

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

**CARLSON, BARBER & OGDEN, INC.**  
2600 UNIVERSITY AVENUE, SUITE 200  
SAL RANCHO, CA 94583  
CONTACT: STEVE BROWN  
(925) 844-0322

**SHEET NO. TM-1**  
OF 8 SHEETS

DATE: JUNE 3, 2015  
SCALE: 1" = 40'

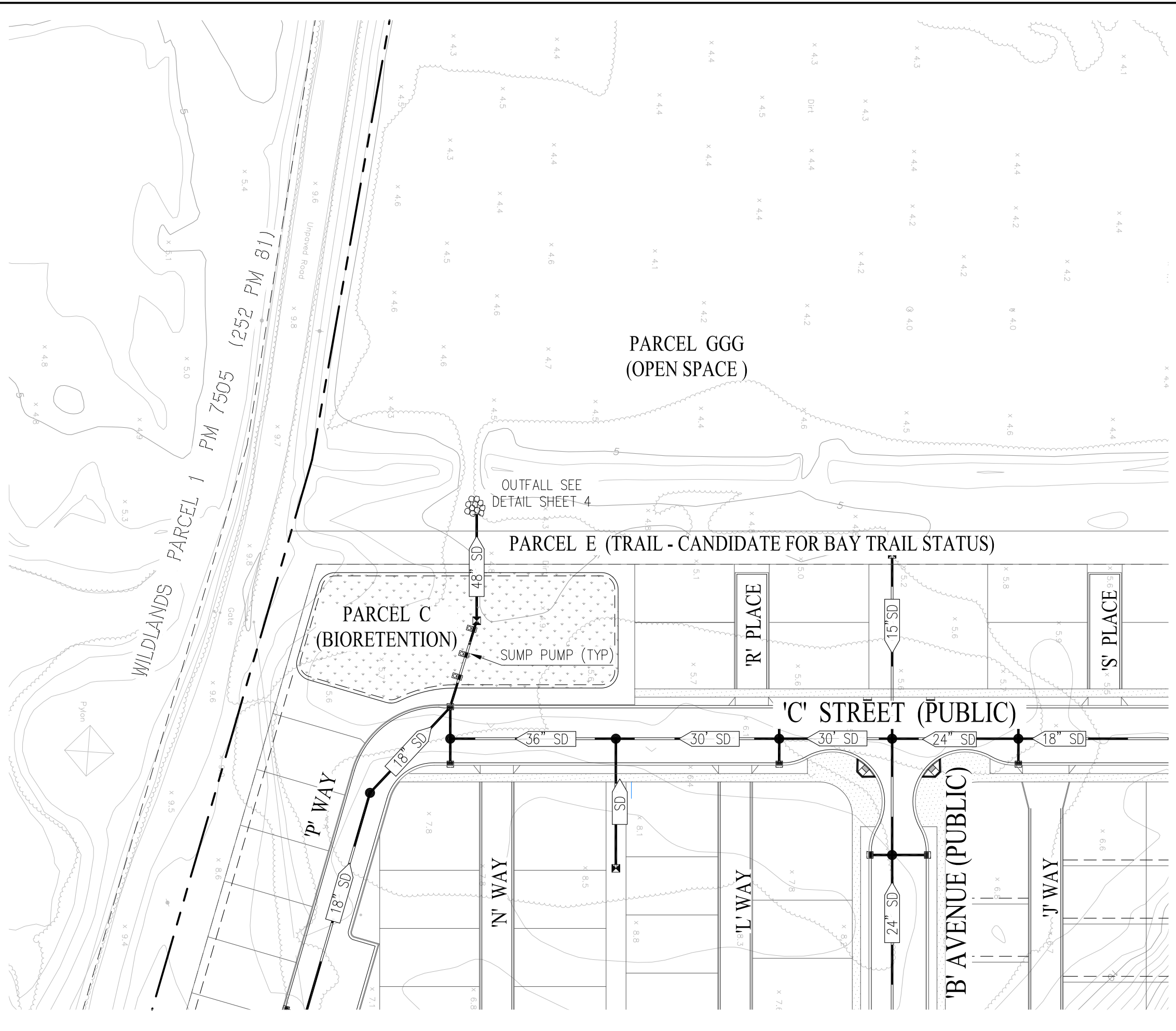


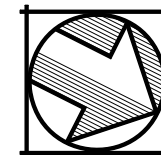
Figure 4

# CONCEPTUAL BIORETENTION PLAN GATEWAY STATION WEST

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

DATE: JANUARY 30, 2015

SCALE: 1"=60'



**cbg** Carlson, Barbee & Gibson, Inc.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CALIFORNIA 94583

(925) 866-0322  
www.cbmg.com

SHEET NO.  
**1**  
OF 4 SHEETS

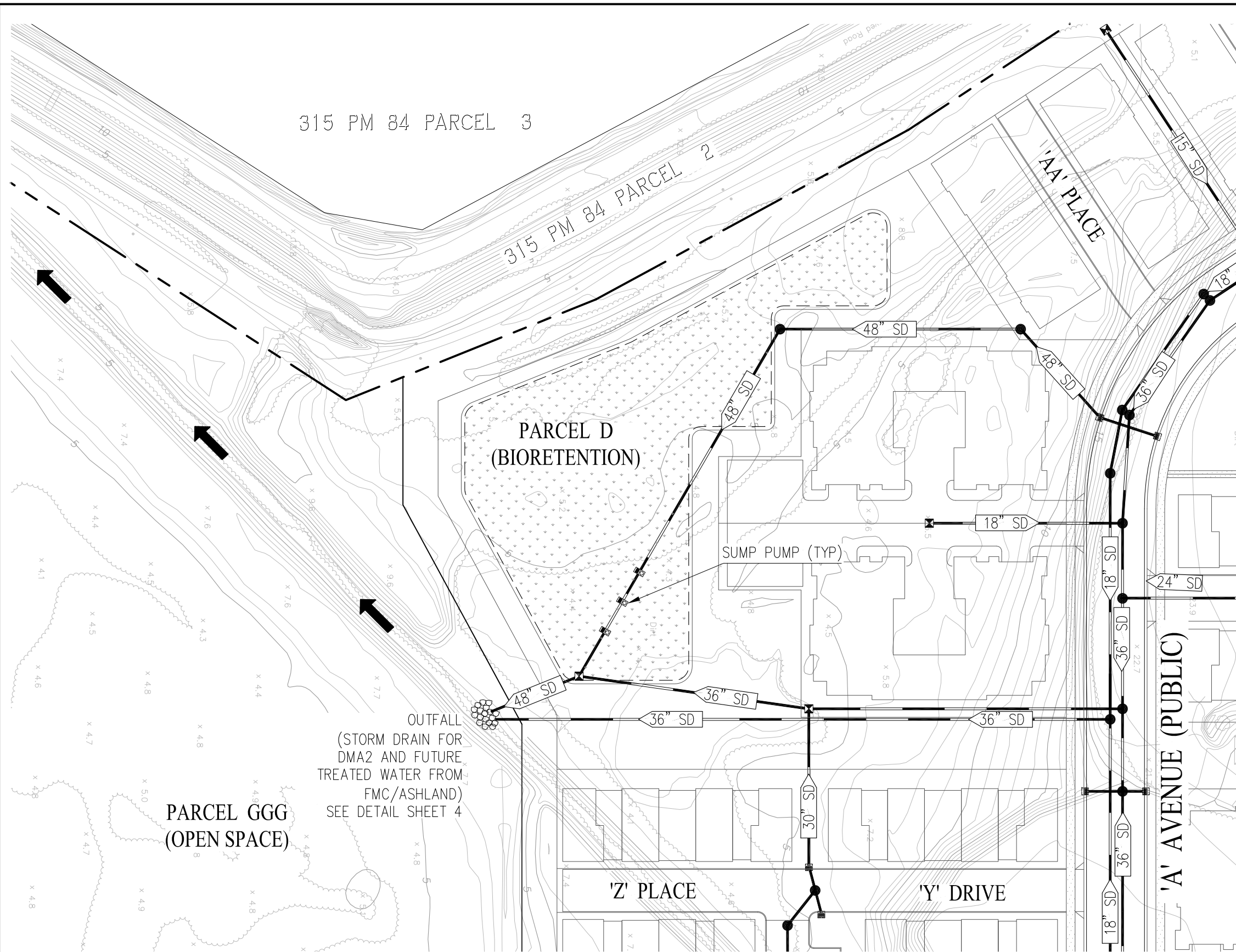
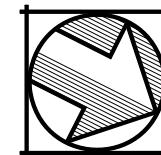


Figure 5  
**CONCEPTUAL  
 BIORETENTION PLAN**  
 GATEWAY STATION WEST

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

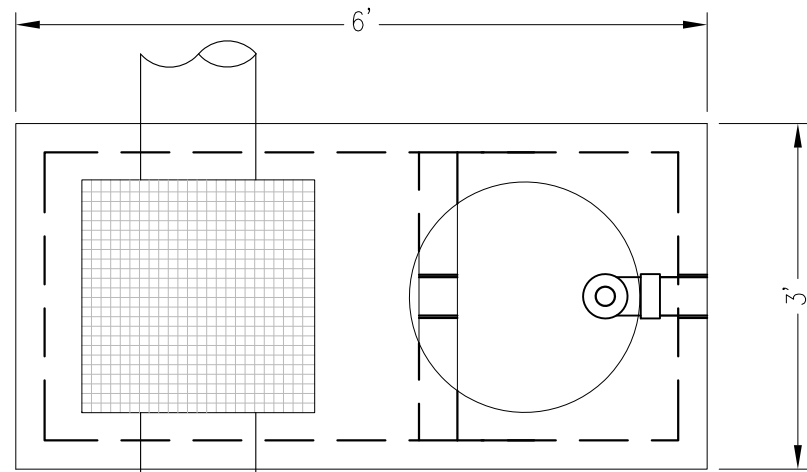
DATE: JANUARY 30, 2015

SCALE: 1"=60'



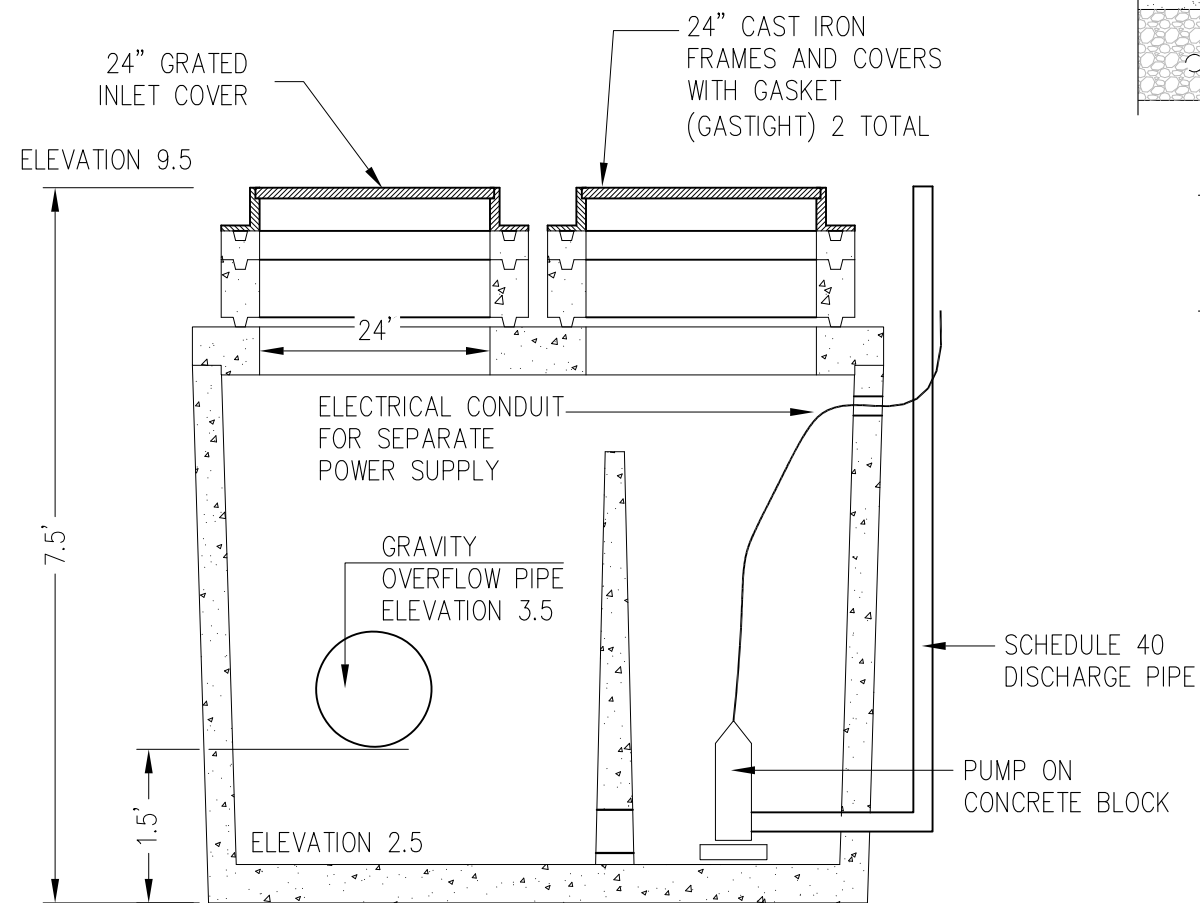
	Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS
	<small>2633 CAMINO RAMON, SUITE 350          SAN RAMON, CALIFORNIA 94583</small>

SHEET NO.
2
OF 3 SHEETS



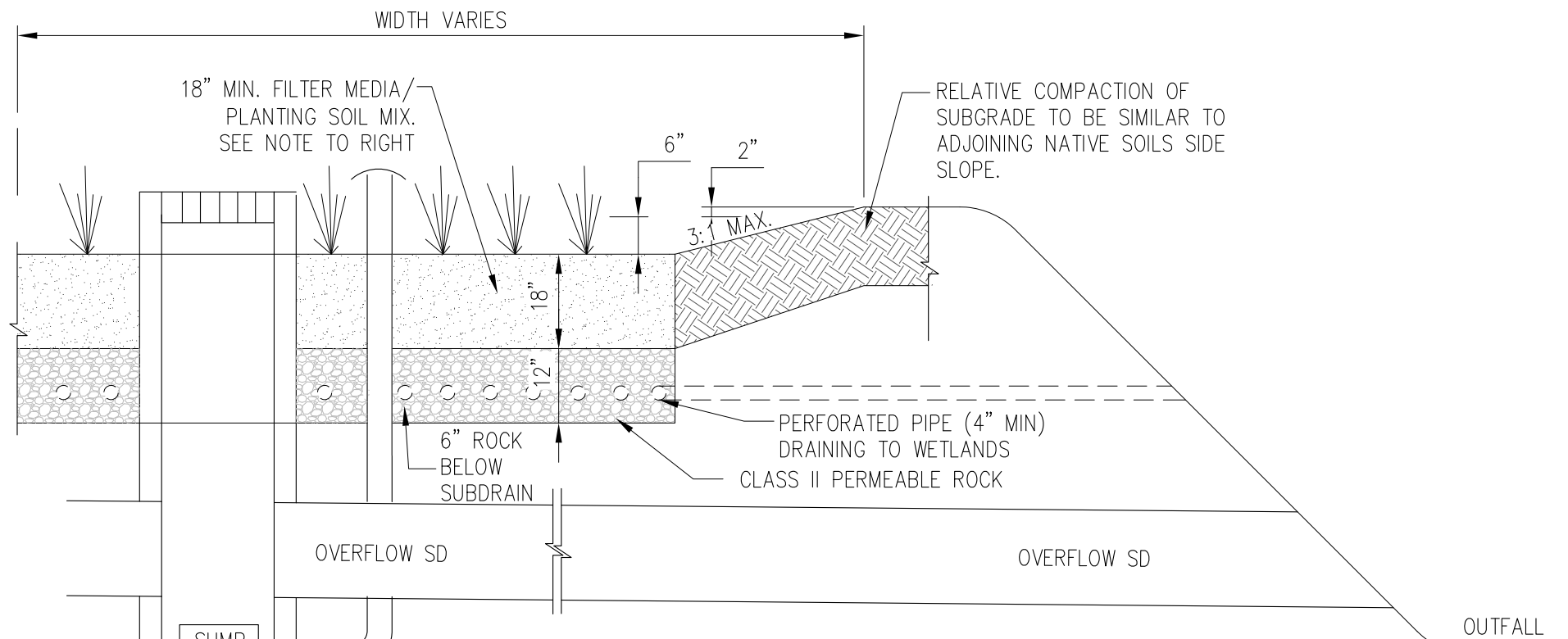
**TOP VIEW**

(COVERS & RINGS REMOVED)



**SIDE SECTION VIEW**

**INLET (SUMP PUMP)**



**BIO-RETENTION  
(PARCEL C & D)**

NOT TO SCALE

**Figure 6**  
**CONCEPTUAL**  
**BIORETENTION DETAIL**  
**GATEWAY STATION WEST**

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

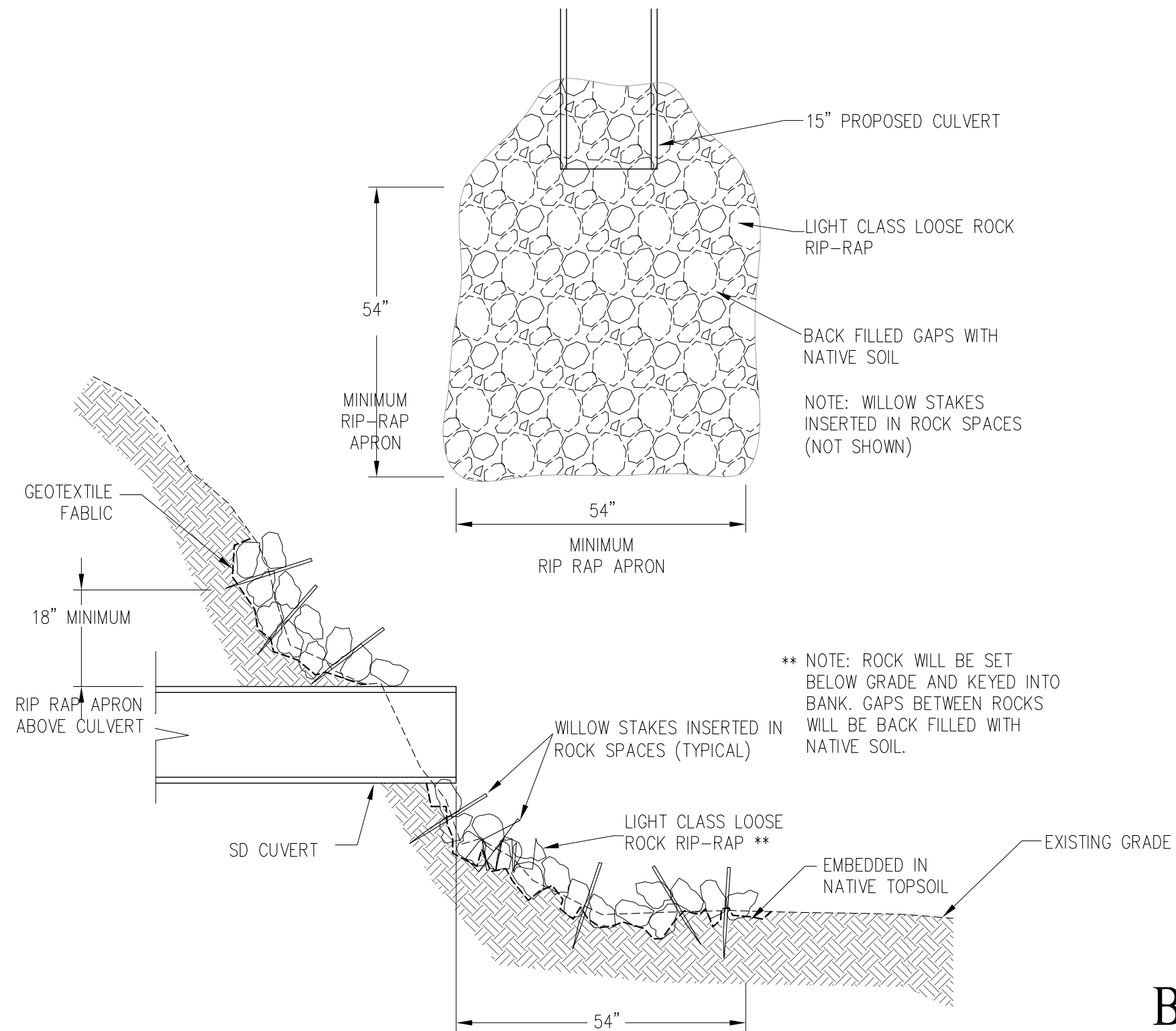
DATE: JANUARY 30, 2015

SCALE: NOT TO SCALE

	<b>Carlson, Barbee &amp; Gibson, Inc.</b> CIVIL ENGINEERS • SURVEYORS • PLANNERS
	<small>2633 CAMINO RAMON, SUITE 350          SAN RAMON, CALIFORNIA 94583</small>

SHEET NO.  
**3**  
OF 4 SHEETS


10/29/2015 6:53 PM



**MODIFIED LOOSE ROCK PIPE  
OUTFALL**  
NOT TO SCALE

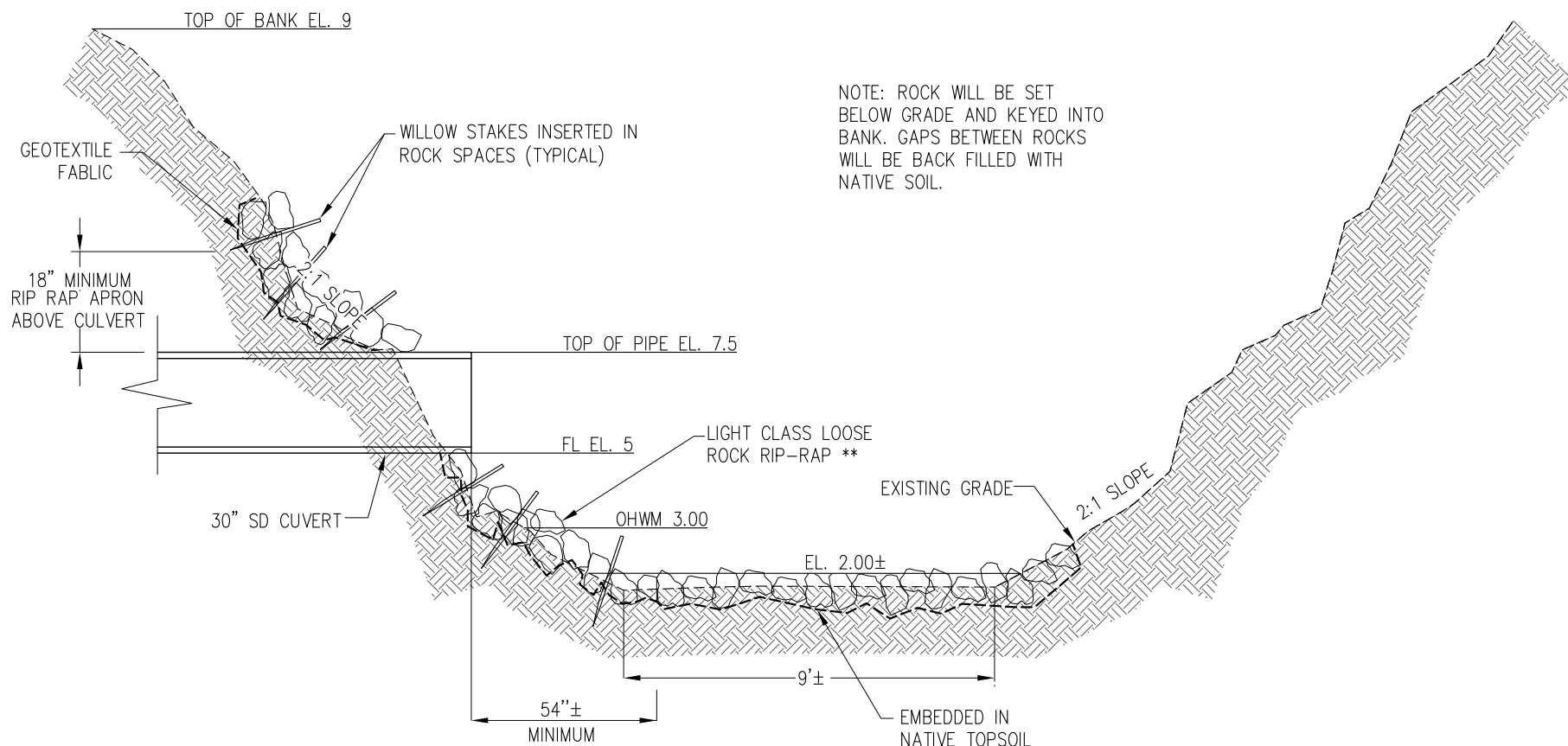
**Figure 7**  
**CONCEPTUAL  
BIORETENTION DETAIL  
GATEWAY STATION WEST**

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA  
DATE: JANUARY 30, 2015  
SCALE: NOT TO SCALE

	<b>Carlson, Barbee &amp; Gibson, Inc.</b> CIVIL ENGINEERS • SURVEYORS • PLANNERS
	<small>2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583</small>

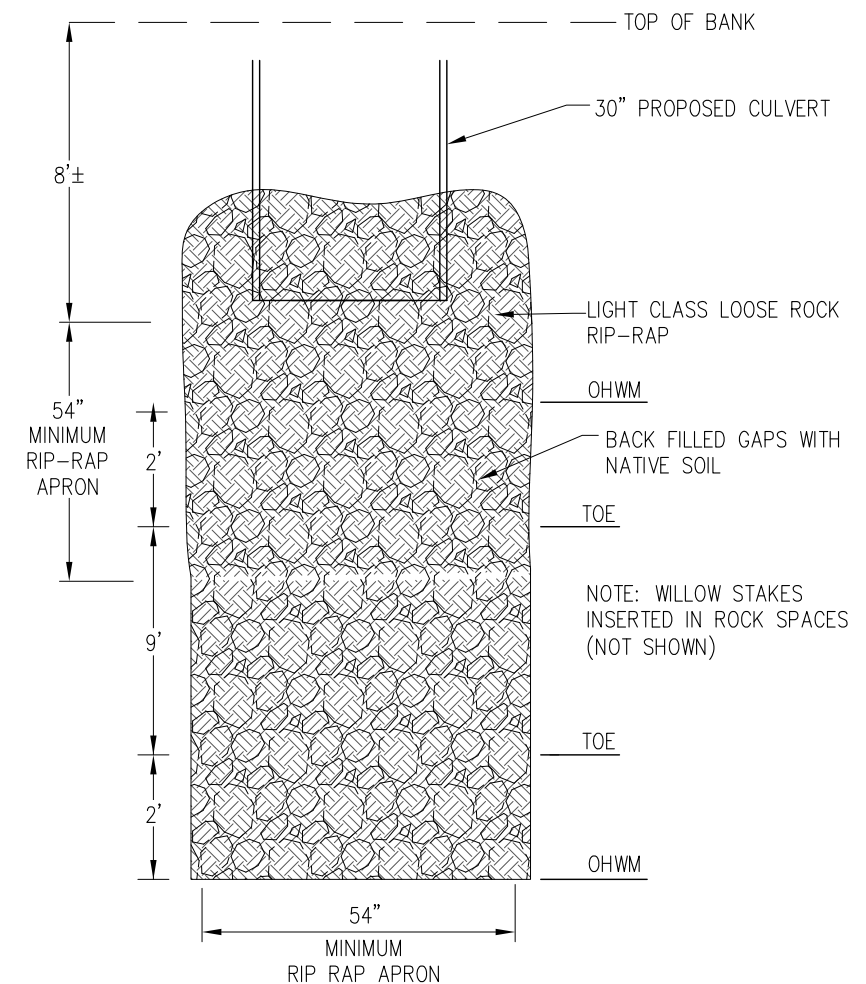
SHEET NO.  
**4**  
OF 4 SHEETS

10/29/2015 6:51 PM



NOTE: ROCK WILL BE SET BELOW GRADE AND KEYED INTO BANK. GAPS BETWEEN ROCKS WILL BE BACK FILLED WITH NATIVE SOIL.

SECTION NOT TO SCALE  
**MODIFIED LOOSE ROCK PIPE**  
**OUTFALL - CD 50i**



PLAN NOT TO SCALE

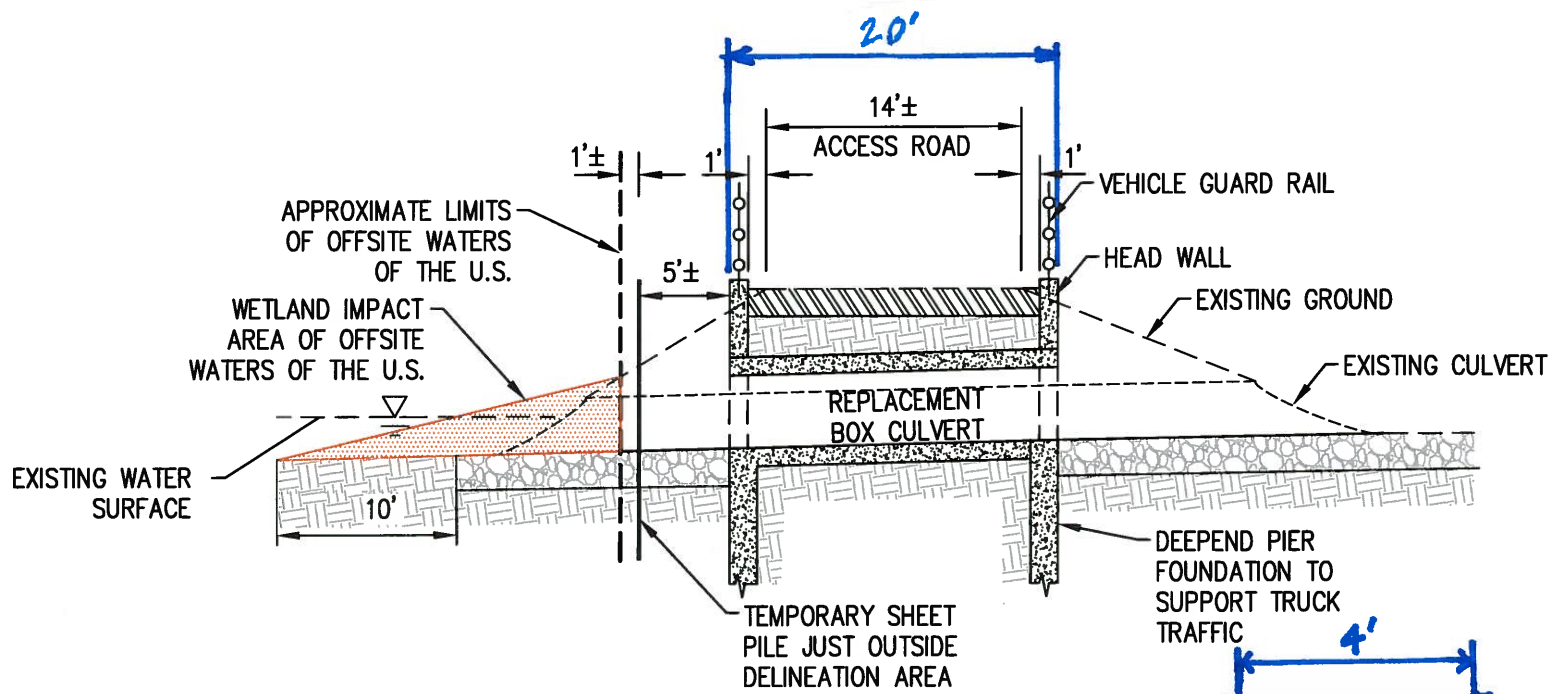
**Figure 8**  
**DRAINAGE DITCH 1**  
**PROPOSED OUTFALL**  
**STRUCTURE**

**GATEWAY STATION WEST**  
 CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA  
 DATE: JANUARY 21, 2016

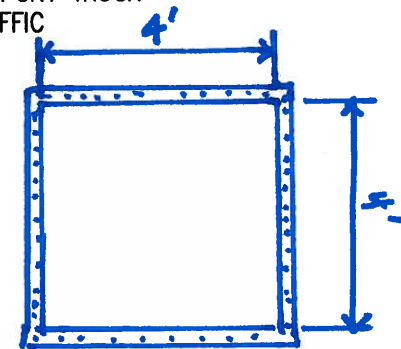
OUTFALL IMPACTS		AREA
BELOW OHWM	SF	72

**cbg** Carlson, Barbee & Gibson, Inc.  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 2633 CAMINO RAMON, SUITE 350 (925) 866-0322  
 SAN RAMON, CALIFORNIA 94583 www.cbng.com





SECTION A



BOX CULVERT CROSS SECTION

Figure 9. Tidal channel culvert replacement