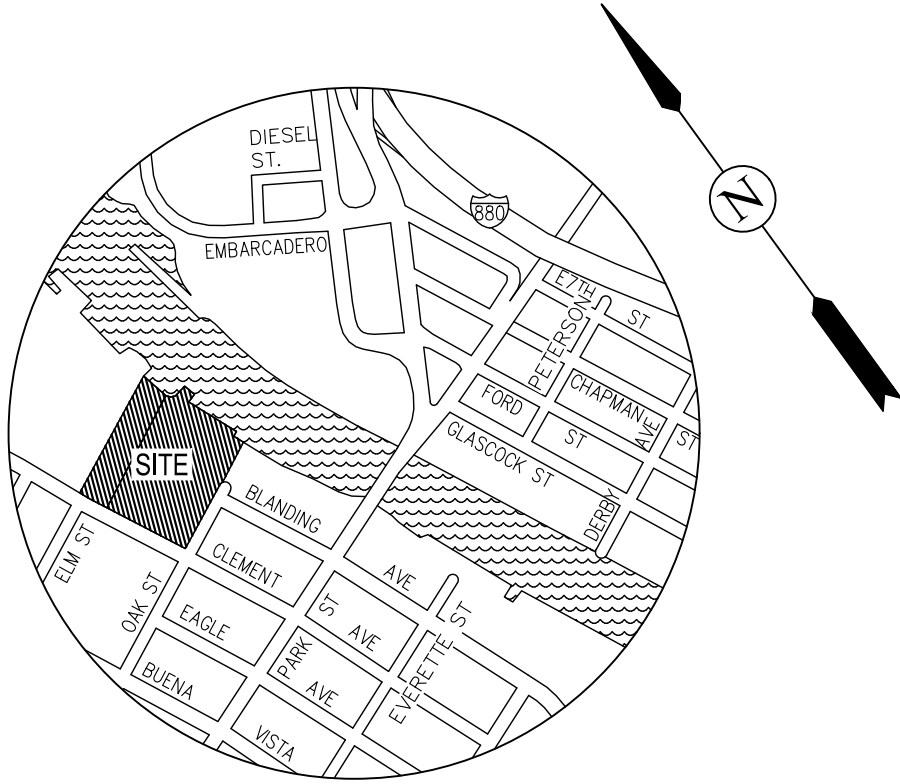




GENERAL NOTES:

1. OWNER: BOATWORKS, LLC
PO BOX 8685
EMERYVILLE CA, 94662
2. APPLICANT/DEVELOPER: BOATWORKS, LLC
PO BOX 8685
EMERYVILLE CA, 94662
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ATTN: RYAN HANSEN
R.C.E. NO. 80557
4. A.P.N.: 071-0290-001, 071-0289-005
5. SITE ADDRESS: 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA
6. EXISTING GENERAL PLAN: MU-5 (MIXED USE) & PARKS AND PUBLIC OPEN SPACE
7. EXISTING/PROPOSED ZONING: R-2/PD - TWO FAMILY RESIDENTIAL WITH PLANNED DEVELOPMENT OVERLAY
8. EXISTING LAND USE: VACANT
9. PROPOSED LAND USE: 152 SINGLE FAMILY/MULTI-FAMILY RESIDENTIAL UNITS,
1 MULTI-FAMILY BUILDING (30 UNITS)
10. SITE AREA: 9.44± AC
11. DENSITY: 19.3 DU/AC
12. LOT SIZE
MINIMUM: 1,000± SF
MAXIMUM: 4,290± SF
12. UTILITIES:
SEWER: PRIVATE (H.O.A. MAINTAINED)
STORM DRAIN: PRIVATE (H.O.A. MAINTAINED)
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRIC: ALAMEDA MUNICIPAL POWER
GAS: PACIFIC GAS & ELECTRIC
TELEPHONE: TBD
CABLE TV: TBD
13. FLOOD ZONE:
ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED.
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
SOURCE: COMMUNITY PANEL NUMBER: 06001C 0067 G AND 06001C 0069 G
DATED: AUGUST 3, 2009
14. TRASH: INDIVIDUAL UNIT TRASH AND RECYCLE PICK UP FOR EACH INDIVIDUAL UNIT.
MULTI-FAMILY BUILDING WILL UTILIZE INTERNAL TRASH ENCLOSURE.
15. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS
16. STREETS: ALL PROPOSED STREETS AND ALLEYS ARE PRIVATE.
17. COMMON AREAS: COMMON AREAS ARE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION
18. LIGHTING: ALL ONSITE LIGHTING WILL BE PRIVATE AND HOA MAINTAINED.
19. BENCHMARK: CITY OF ALAMEDA BENCHMARK AT THE CORNER OF CLEMENT AVENUE AND ELM STREET, A SCRIBED BOX ON THE CENTER OF THE CATCH BASIN IN THE SOUTHEAST CORNER. ELEVATION = 7.30 (CITY OF ALAMEDA DATUM.)
20. BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N26°56'45"E PER PARCEL MAP NO. 1569 (87 PM 67).
21. GRADING: GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN
22. DIMENSIONS: DIMENSIONS AS SHOWN ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
23. FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE TENTATIVE SUBDIVISION MAP.
24. PUBLIC OPEN SPACE: SEE SHEET TM 9.0 FOR TOTAL OPEN SPACE DIAGRAM.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

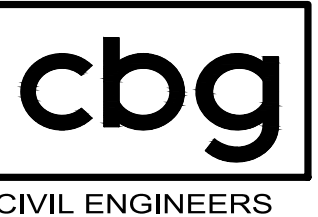
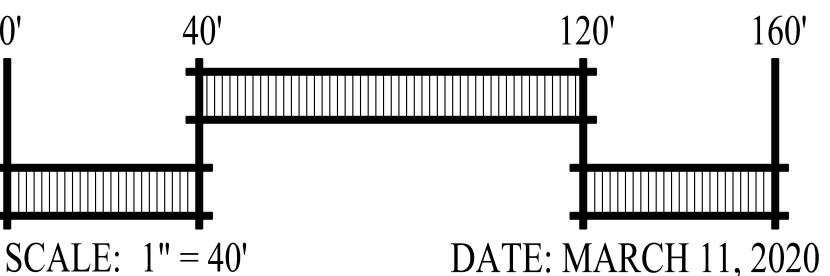
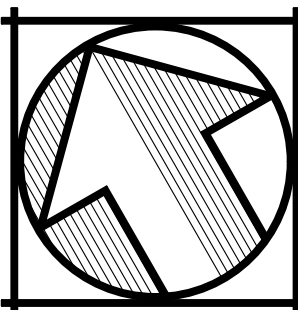
- TM-1.0 TENTATIVE MAP
- TM-2.0 BOUNDARY AND EXISTING CONDITIONS
- TM-3.0 PRELIMINARY SITE PLAN
- TM-3.1 TYPICAL PRIVATE STREET SECTIONS
- TM-4.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM-4.1 GRADING CROSS SECTIONS
- TM-5.0 PRELIMINARY UTILITY PLAN
- TM-6.0 PRELIMINARY STORMWATER MANAGEMENT PLAN
- TM-7.0 FIRE ACCESS AND SERVICE PLAN
- TM-8.0 OAK STREET ALIGNMENT
- TM-9.0 OPEN SPACE DIAGRAM

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	PARCEL LINE
---	---	CENTER LINE
---	---	EASEMENT LINE
	---	EVAE
	---	EMERGENCY VEHICLE ACCESS
	---	PPAE
	---	PUBLIC PEDESTRIAN ACCESS EASEMENT
	---	PPE
	---	PRIVATE PEDESTRIAN EASEMENT
	---	PSDE
	---	PRIVATE STORM DRAIN EASEMENT
	---	PSE
	---	PRIVATE SIDEWALK EASEMENT
	---	PSSE
	---	PUBLIC SANITARY SEWER EASEMENT
	---	PUE
	---	PUBLIC UTILITY EASEMENT
	---	PVAE
	---	PUBLIC VEHICLE ACCESS EASEMENT
	---	POSE
	---	PUBLIC OPEN SPACE EASEMENT

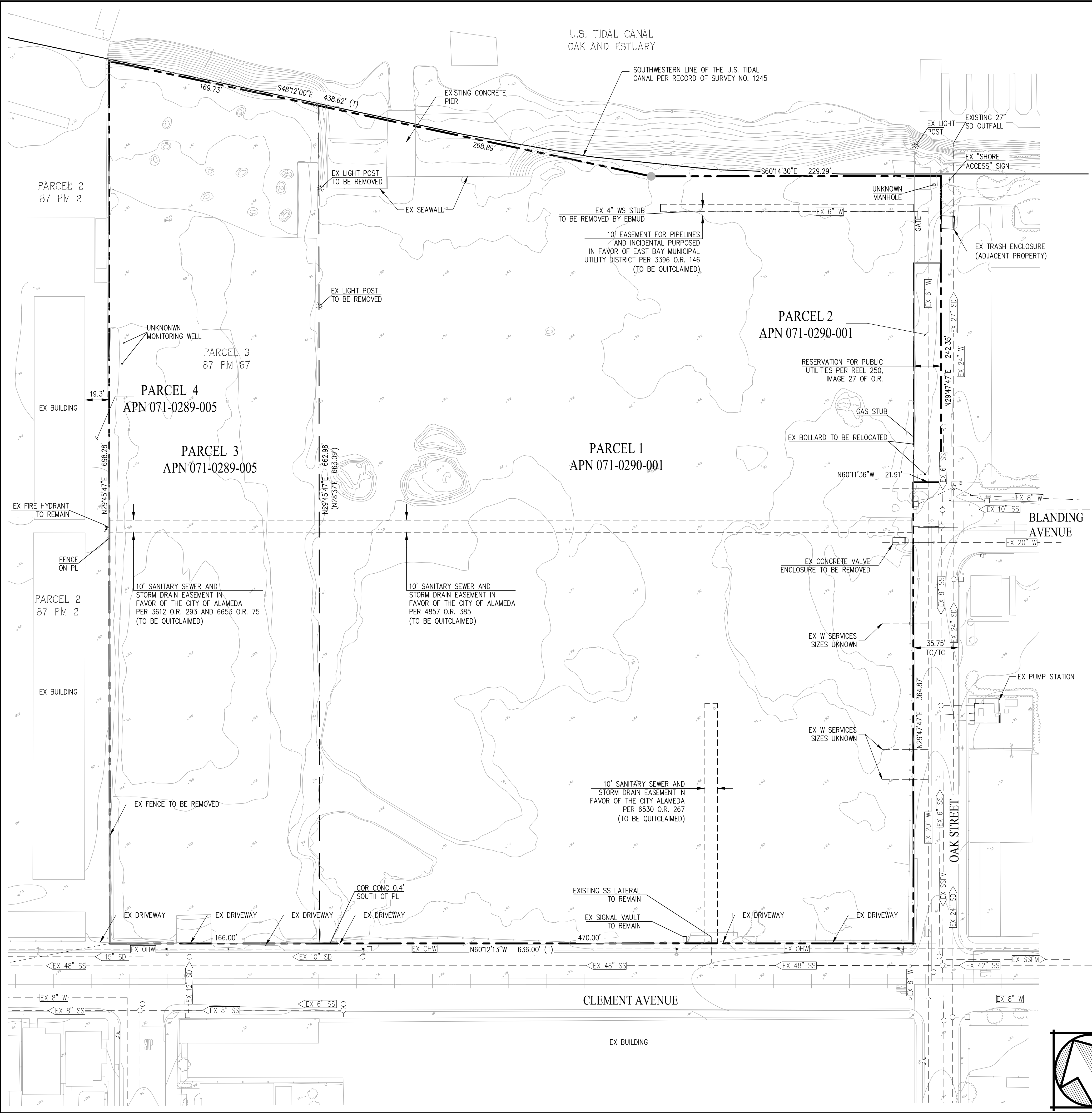
TRACT 8060
TENTATIVE MAP
BOATWORKS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



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SACRAMENTO (916) 375-1877
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SHEET NO.
TM 1.0
OF 10 SHEETS



LEGEND

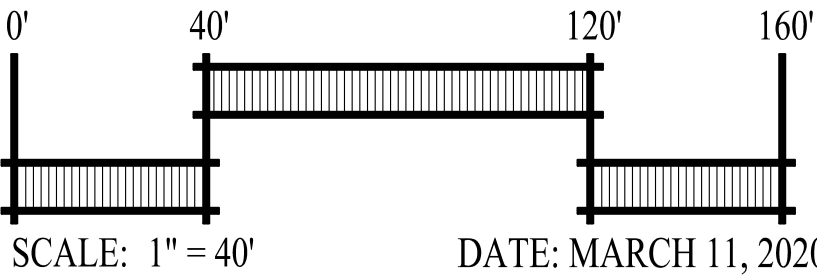
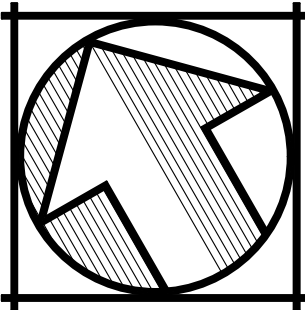
- SUBDIVISION BOUNDARY
- PARCEL LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING ELECTRICAL OVERHEAD LINE
- TOTAL
- SPOT ELEVATIONS
- CITY OF ALAMEDA
- EAST BAY MUNICIPAL UTILITIES DISTRICT

NOTES:

- ALL EXISTING ON-SITE BUILDINGS AND PAVEMENT HAVE BEEN REMOVED.

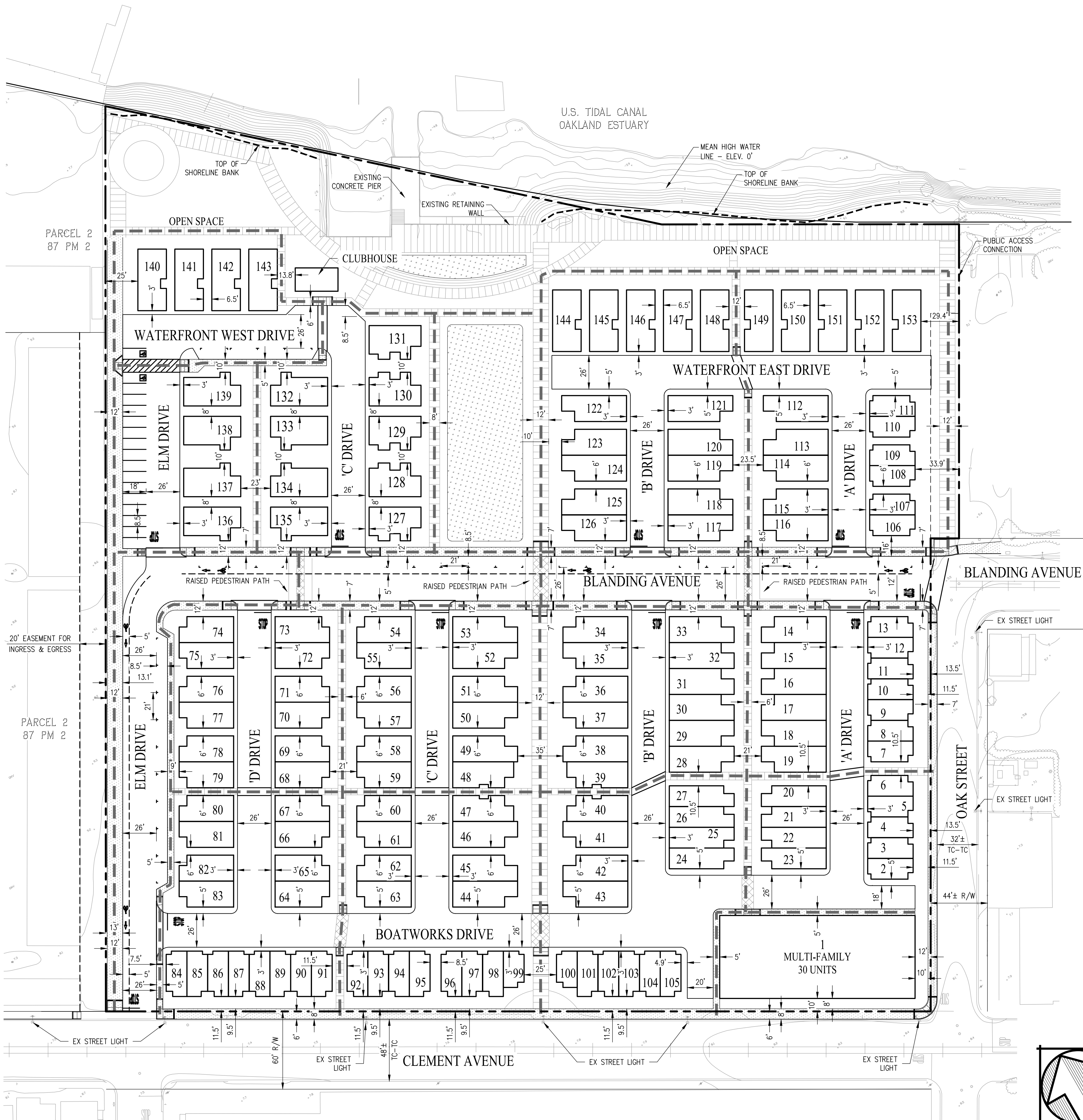
TRACT 8060
TENTATIVE MAP
BOUNDARY AND EXISTING CONDITIONS
BOATWORKS

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TM 2.0
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LEGEND

- PROPOSED PROPERTY BOUNDARY
- ACCESSIBLE PATH
- CONCRETE SIDEWALK
- ENHANCED PAVING
- BIO-RETENTION
- PARALLEL PARKING STALL
- ACCESSIBLE PARKING STALL
- "STOP" PAVEMENT MARKING WITH 12" WHITE LINE
(LETTERING TO BE 4' MIN BEHIND STOP BAR)
- R/W RIGHT OF WAY
- TC TOP OF CURB

GUEST PARKING SUMMARY

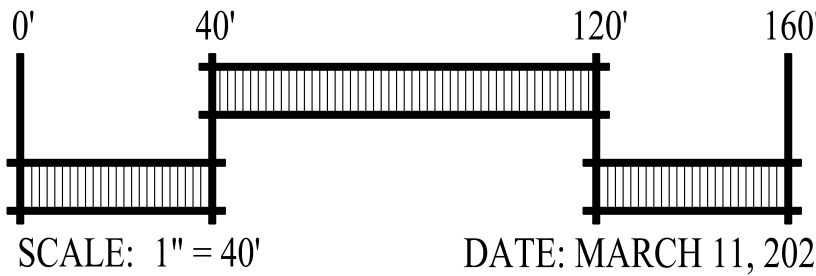
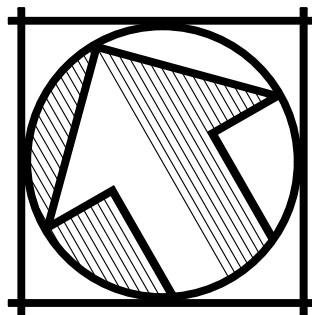
LOCATION	PROVIDED TOTAL
ONSITE GUEST	46
TOTAL	46
OAK STREET	0
CLEMENT AVENUE	24
TOTAL	24

NOTES:

- SEE SHEET 4.0 FOR TYPICAL PRIVATE STREET SECTIONS

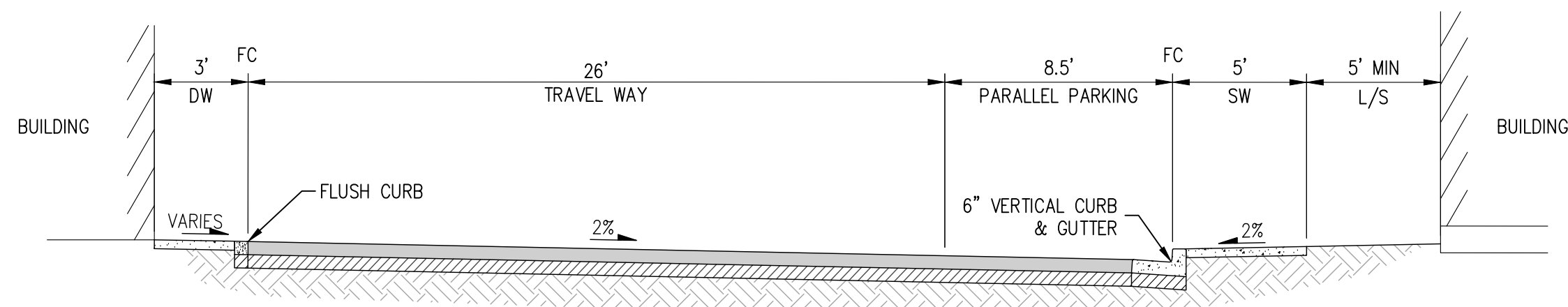
TRACT 8060
TENTATIVE MAP
PRELIMINARY SITE PLAN
BOATWORKS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

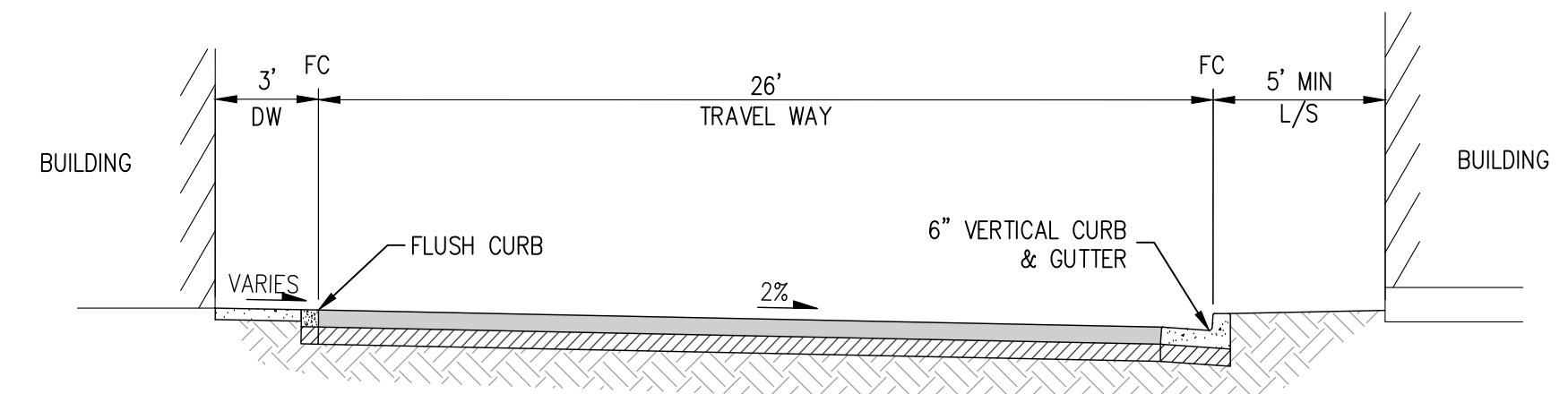


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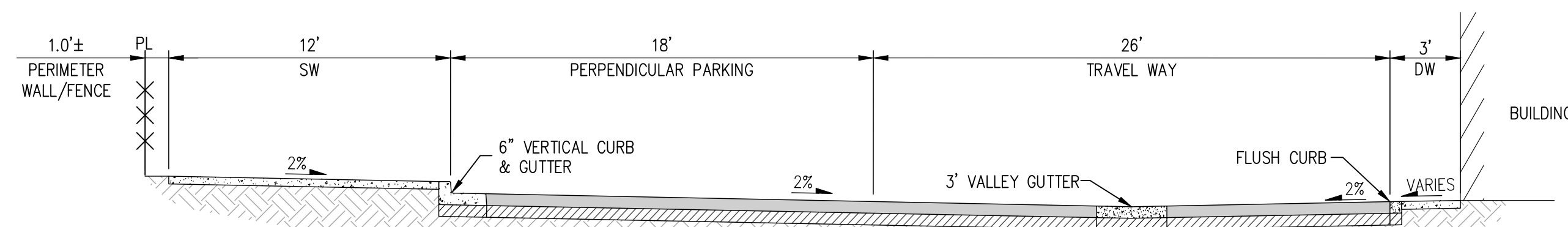
SHEET NO.
TM 3.0
OF 10 SHEETS



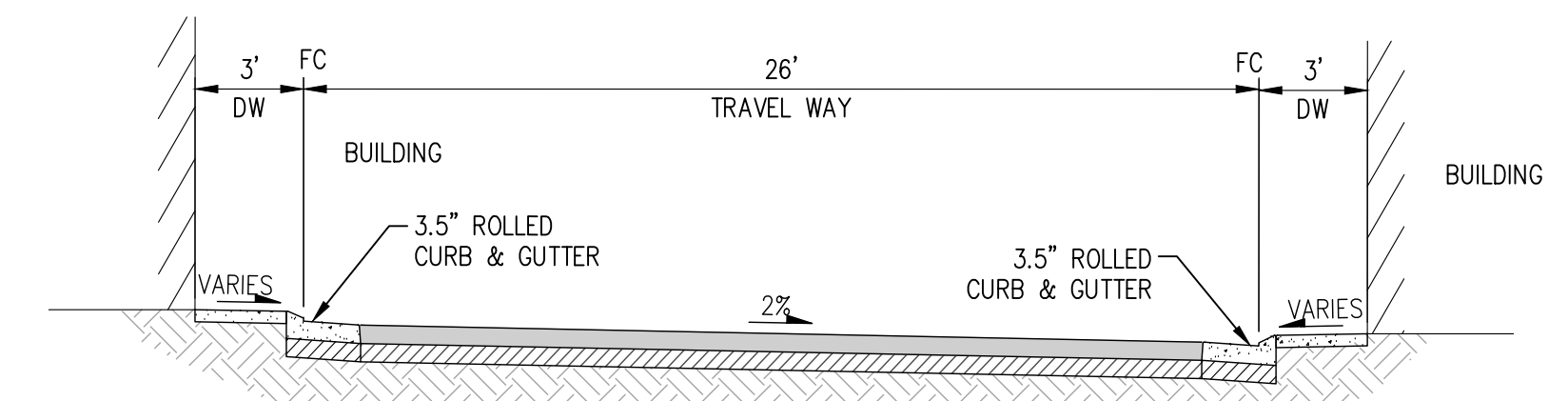
WATERFRONT WEST DRIVE
NOT TO SCALE



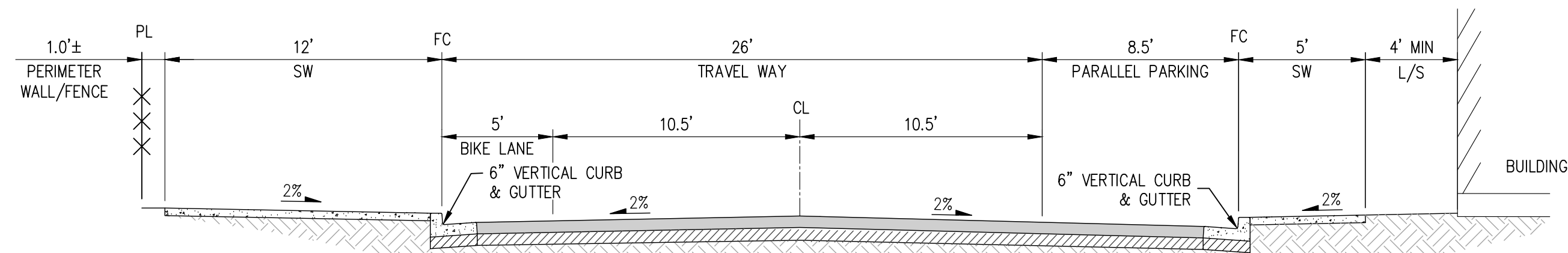
WATERFRONT EAST DRIVE
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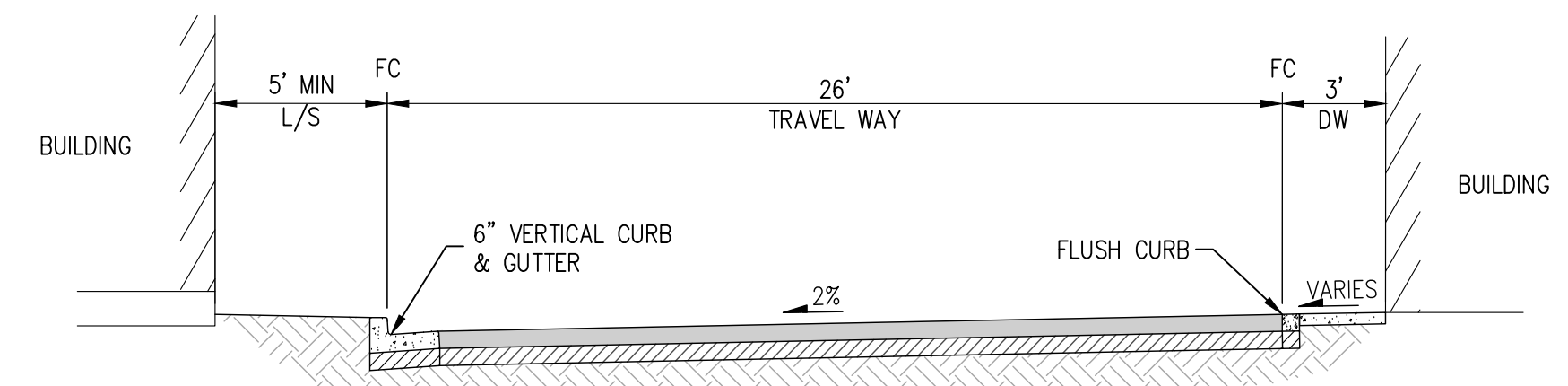
ELM DRIVE (NORTH OF BLANDING)
NOT TO SCALE



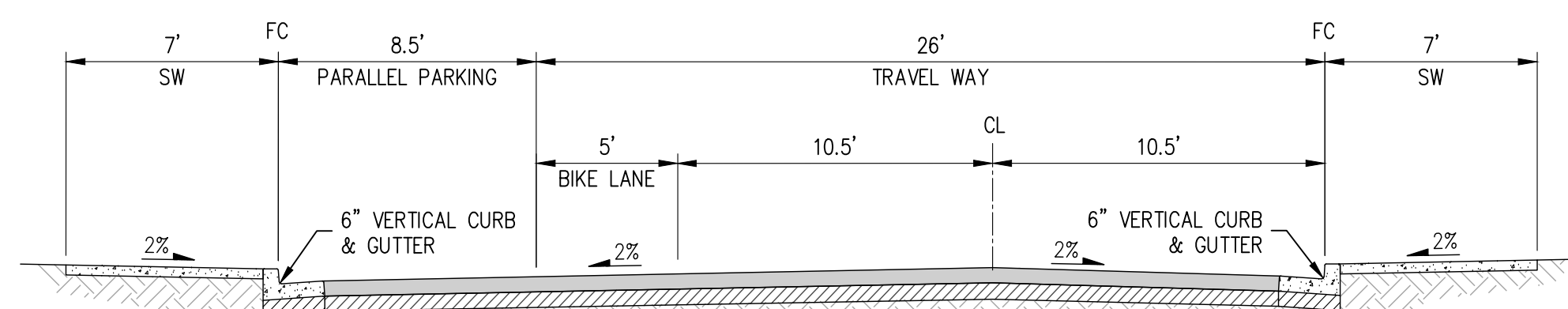
A DRIVE, B DRIVE, C DRIVE, D DRIVE
NOT TO SCALE



ELM DRIVE (SOUTH OF BLANDING)
NOT TO SCALE



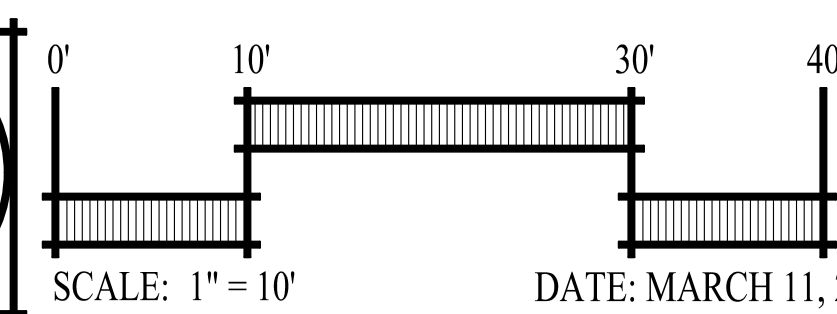
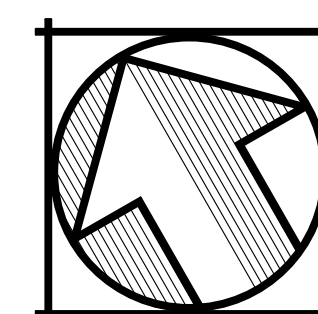
BOATWORKS DRIVE
NOT TO SCALE



BLANDING AVENUE
NOT TO SCALE

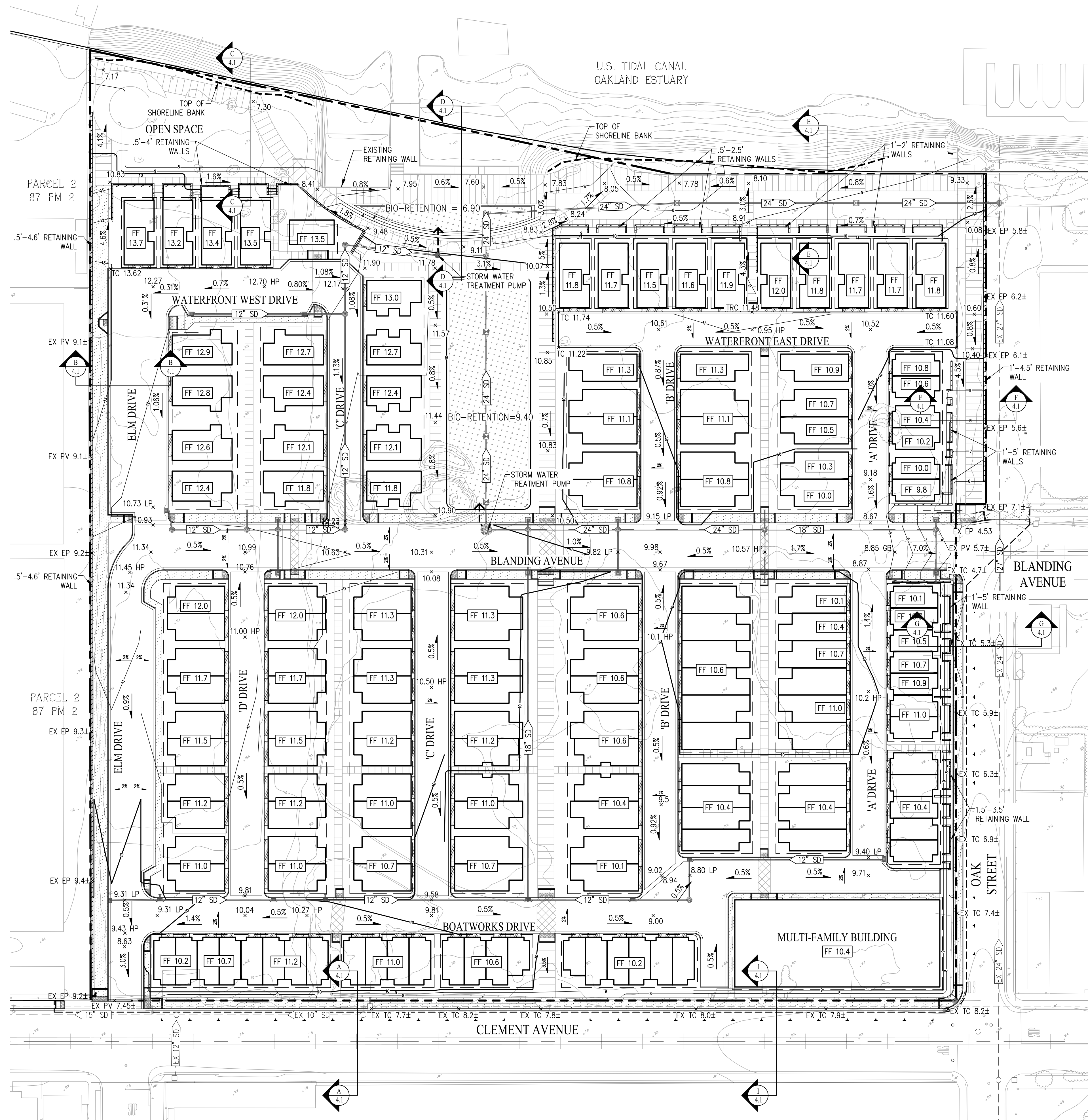
TRACT 8060 TENTATIVE MAP TYPICAL PRIVATE STREET SECTIONS BOATWORKS

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SHEET NO.
TM 3.1
OF 10 SHEETS



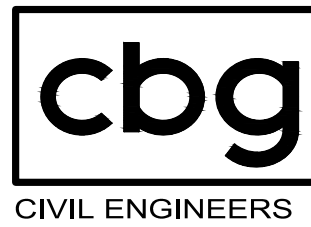
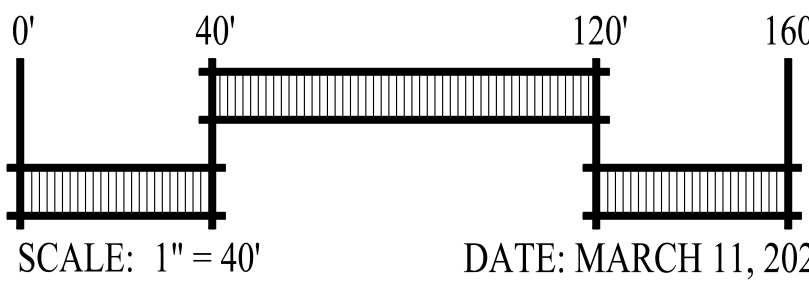
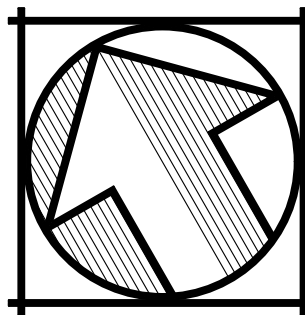
LEGEND:		DESCRIPTION
EXISTING	PROPOSED	
---	---	STORM DRAIN
□	■	STORM DRAIN CATCH BASIN
	⊠	FIELD INLET
○	●	MANHOLE
	▨	BIO-RETENTION AREA
	→	DIRECTION OF FLOW
	HP	HIGH POINT
	LP	LOW POINT
	GB	GRADE BREAK
	EX	EXISTING
	PV	PAVEMENT
	TC	TOP OF CURB
	FF	FINISHED FLOOR
		DEEPEEN FOOTING

NOTES:

1. STORM WATER TREATMENT PUMPS SHALL BE DESIGNED TO ACCOMMODATE C.3 TREATMENT FLOWS ONLY.
2. DEEPEEN FOOTINGS SUBJECT TO FINAL DESIGN AND STRUCTURAL COORDINATION.

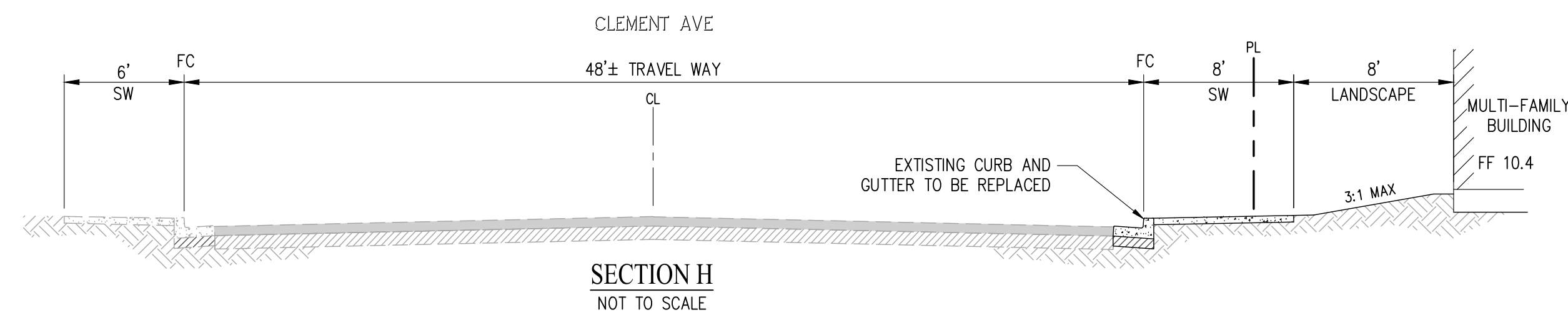
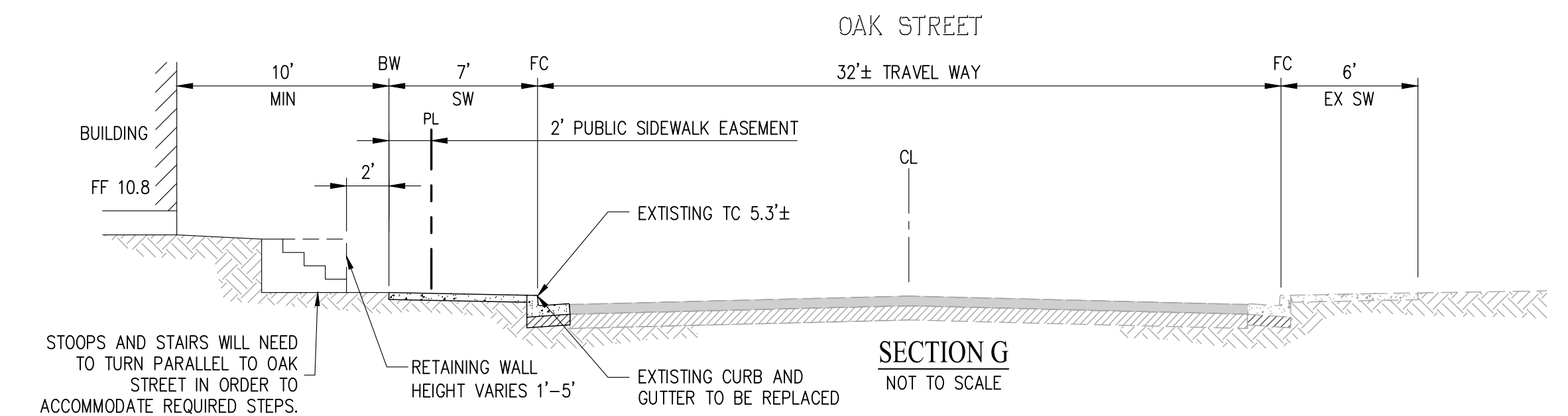
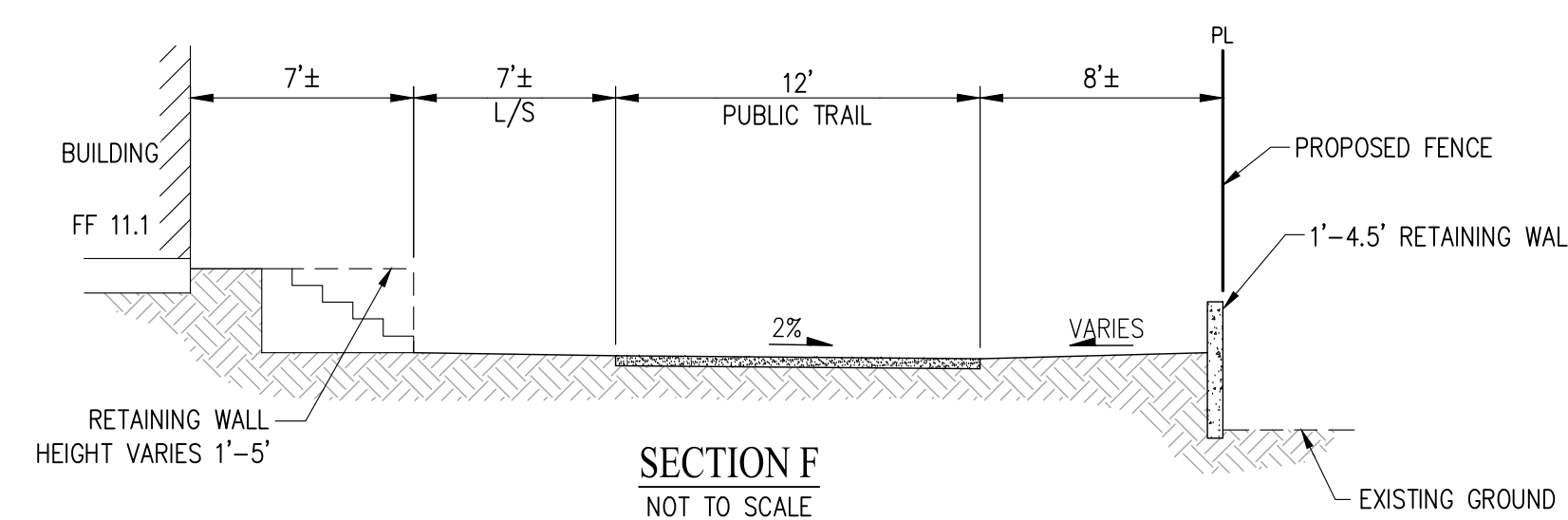
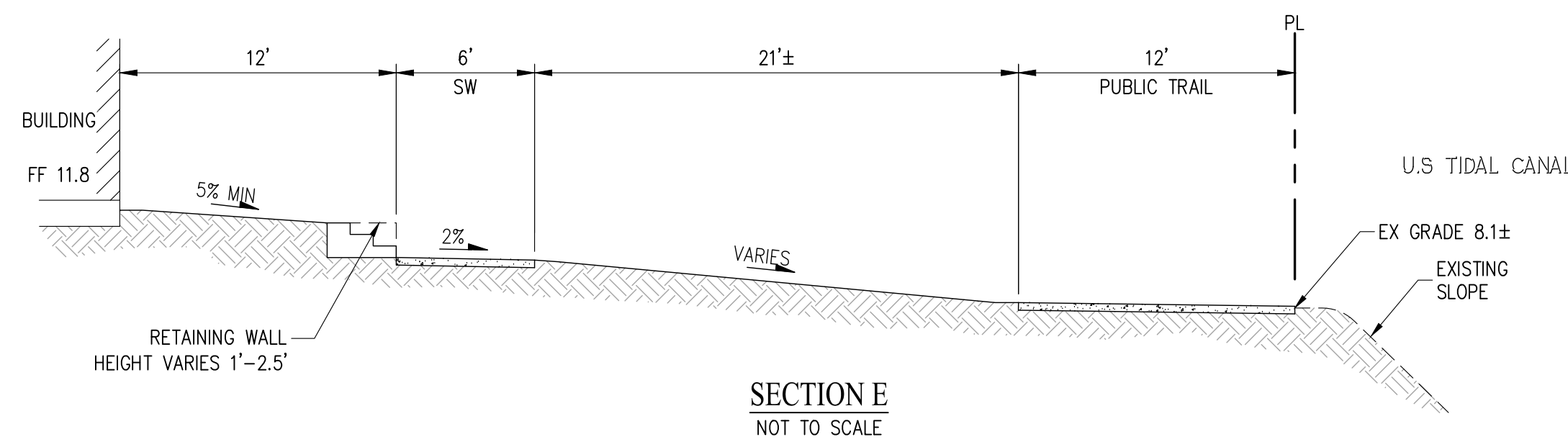
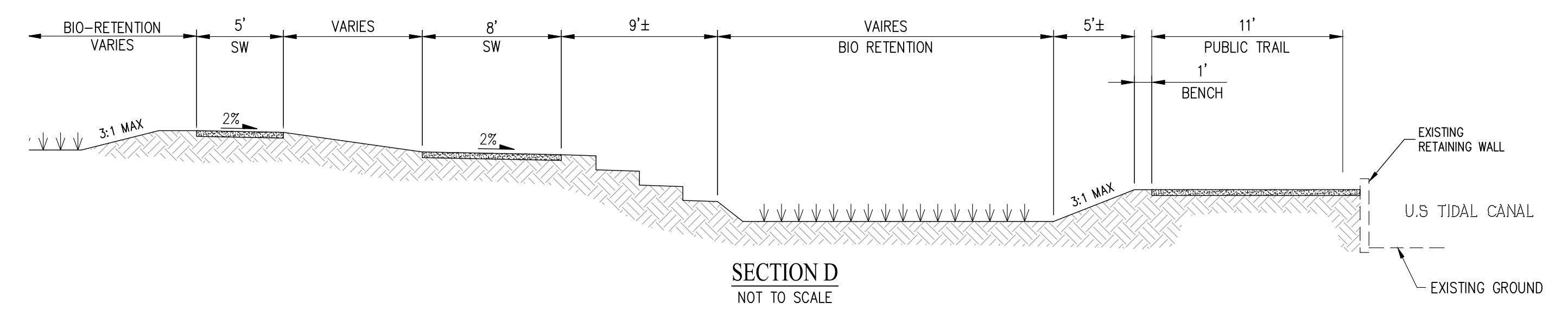
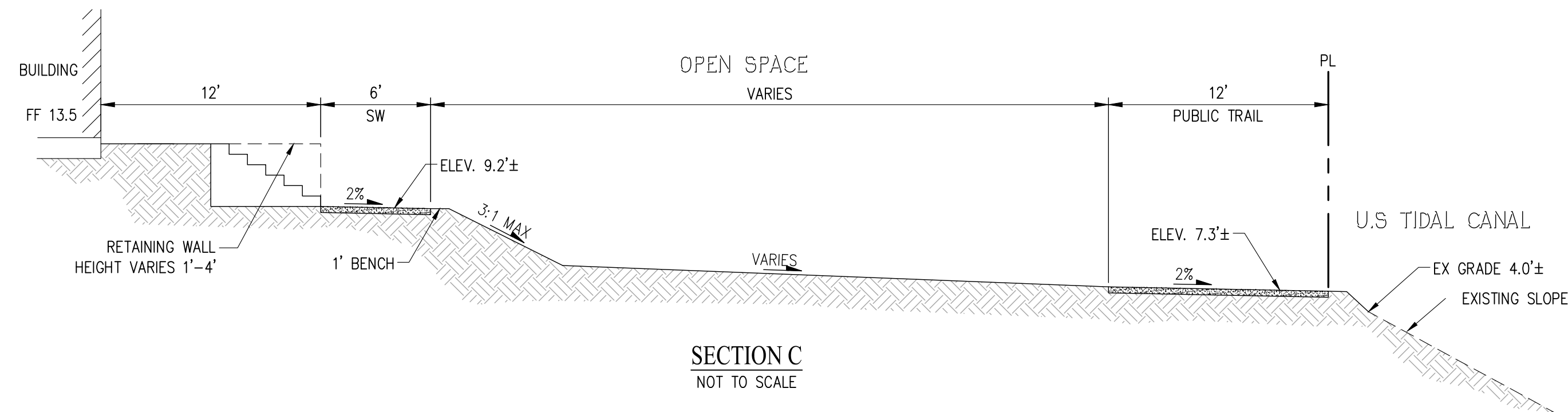
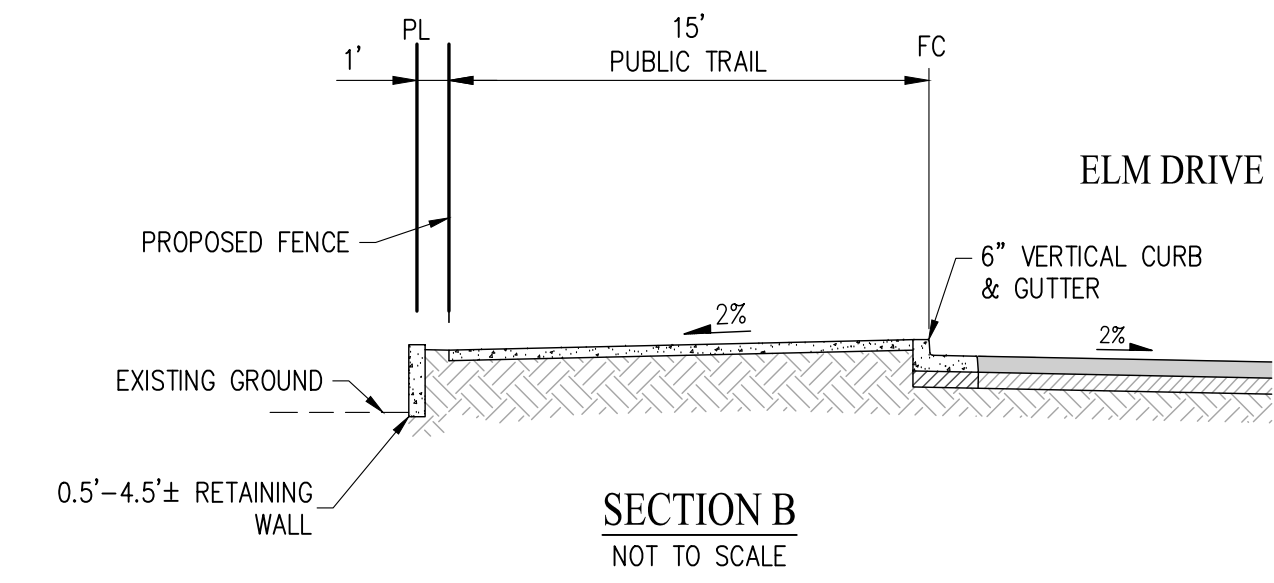
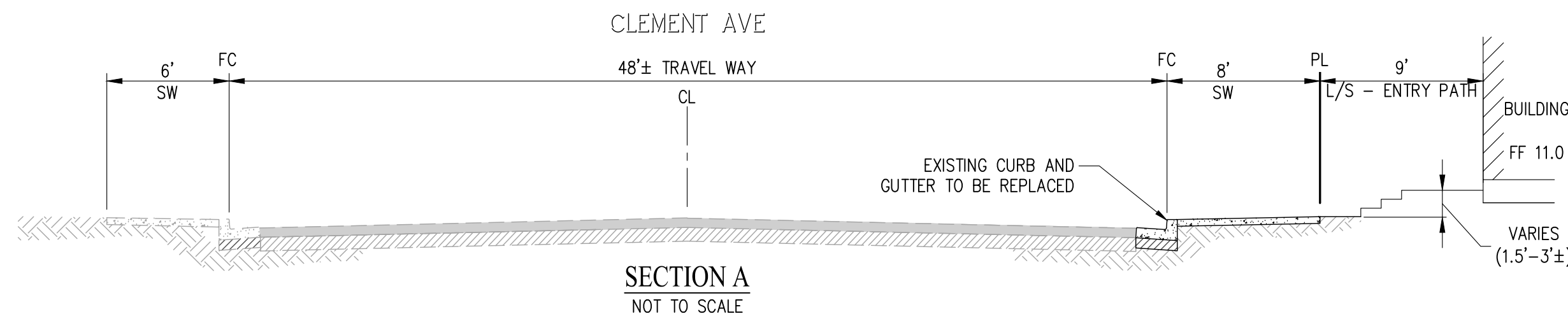
TRACT 8060
TENTATIVE MAP
PRELIMINARY GRADING AND DRAINAGE PLAN
BOATWORKS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



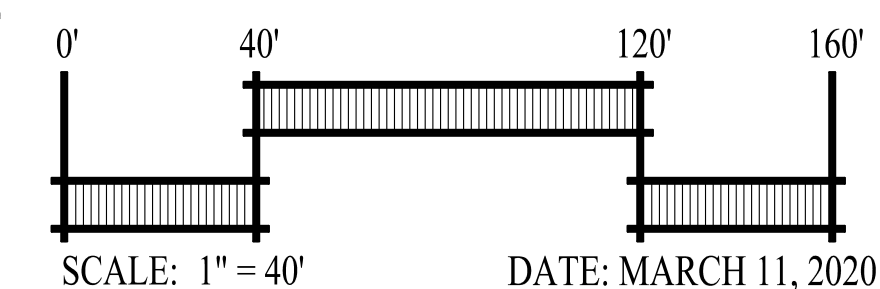
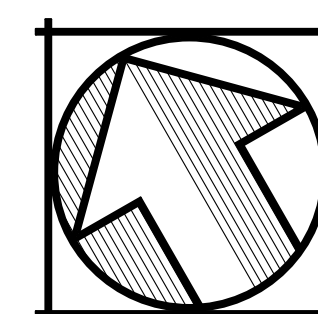
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TRACT 8060 TENTATIVE MAP GRADING CROSS SECTIONS BOATWORKS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

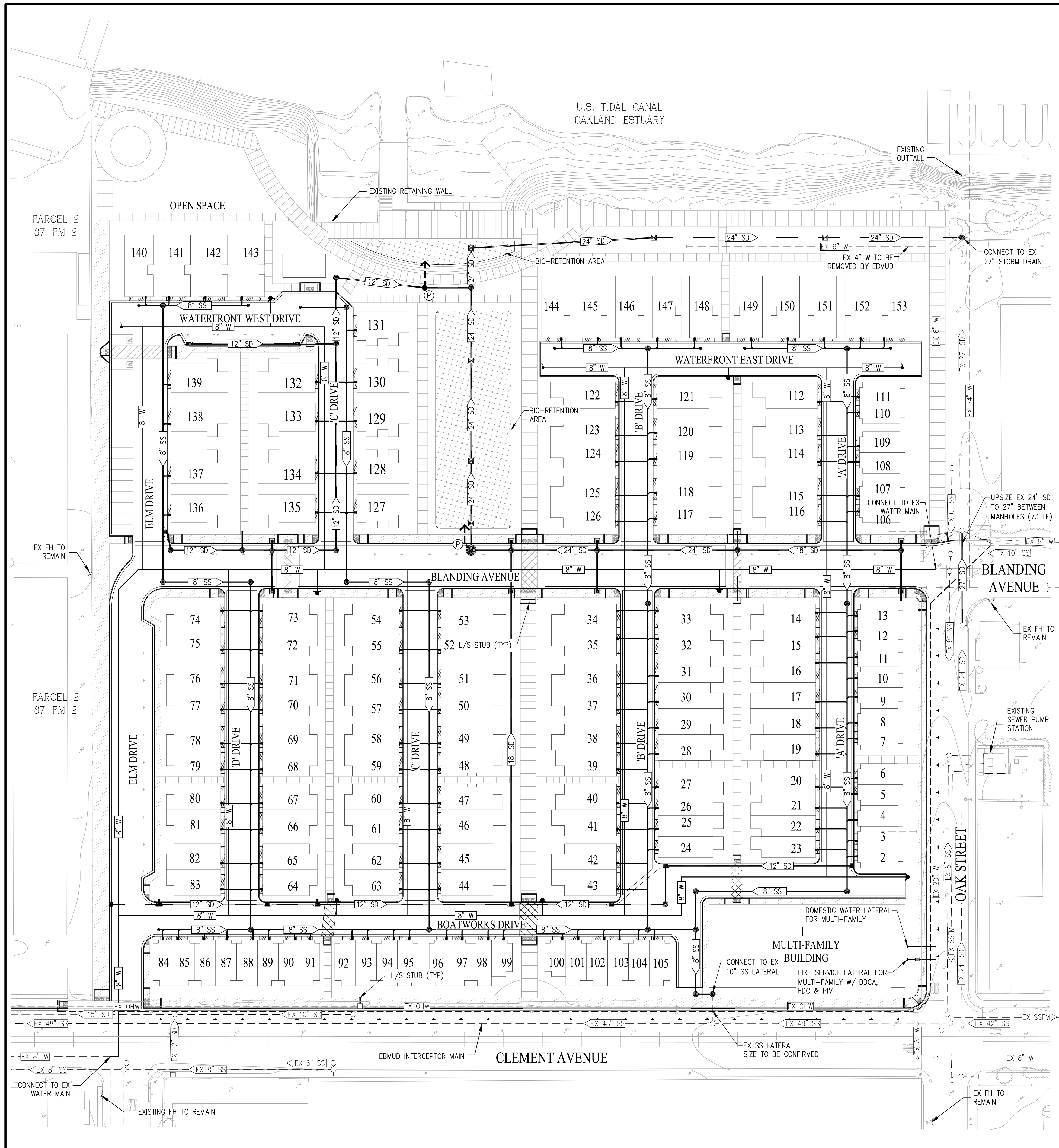


DATE: MARCH 11, 2020



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LEGEND:		DESCRIPTION
EXISTING	PROPOSED	
		PROPERTY LINE
		WATER MAIN
		SANITARY SEWER
		STORM DRAIN
		STORM DRAIN CATCH BASIN
		FIELD INLET
		MANHOLE
		FIRE HYDRANT
		BLOW OFF VALVE
		PROPOSED STREET LIGHT
		BIO-RETENTION AREA
		PUMP (TREATMENT FLOW ONLY)
		FIRE HYDRANT
		INVERT
		LANDSCAPE

UTILITY NOTES:

- UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
- PRELIMINARY DOMESTIC AND FIRE SERVICE LOCATIONS FOR MULTI-FAMILY BUILDING ARE SUBJECT TO FINAL DESIGN. IRRIGATION METERS, DOMESTIC BACKFLOW PREVENTORS AND BUILDING FIRE SERVICES ARE NOT SHOWN.
- PRELIMINARY STORM DRAIN SIZING BASED ON RATIONAL METHOD CALCULATIONS.
- WATER MAIN EXTENSION IS SHOWN FOR REFERENCE ONLY AND IS SUBJECT TO EBMUD DESIGN. SINGLE FAMILY DETACHED AND MULTI-FAMILY ATTACHED PRODUCTS ARE ASSUMED TO REQUIRE NFPA 13D FIRE/DOMESTIC SERVICE.
- GAS AND DRY UTILITY MAINS ARE NOT SHOWN AND ARE SUBJECT TO JOINT TRENCH DESIGN.
- STORM DRAIN DESIGN IS PRELIMINARY AND SUBJECT TO CITY APPROVAL BASED ON CONFORMANCE WITH THE CITY'S STORM DRAIN MASTER PLAN.
- CONNECTION MODIFICATIONS TO THE EBMUD 48" SS INTERCEPTOR MAIN ARE SUBJECT TO AN APPLICATION SUBMITTAL AND APPROVAL FROM THE EBMUD SEWER DEPARTMENT.
- THE EXISTING 27" SD OUTFALL INVERT HAS NOT BEEN CONFIRMED. INVERT INFORMATION BASED ON CITY BASE MAPS AND AS BUILT INFORMATION.

TRACT 8060
TENTATIVE MAP
PRELIMINARY UTILITY PLAN
BOATWORKS

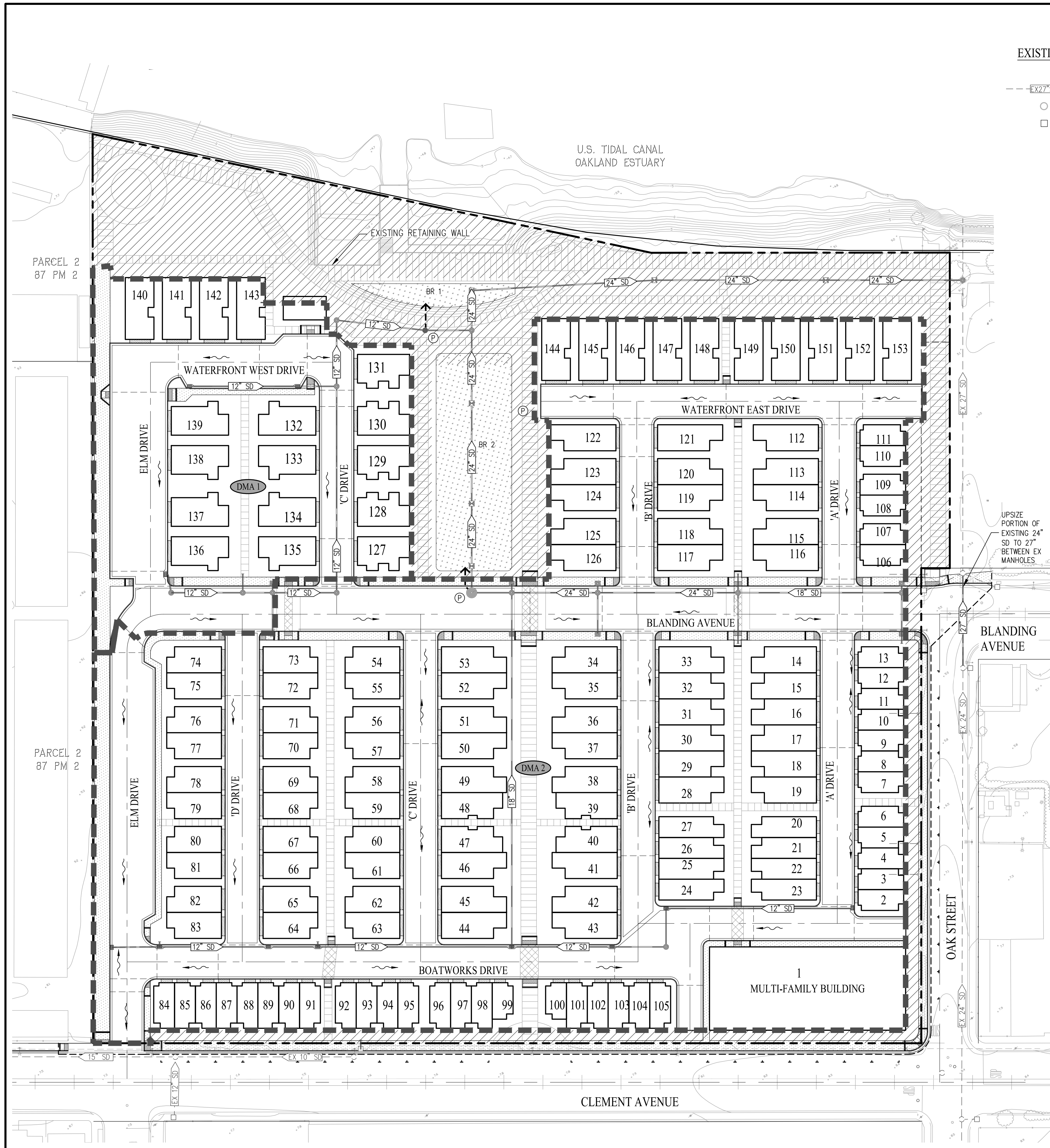
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 40'

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LEGEND

EXISTING

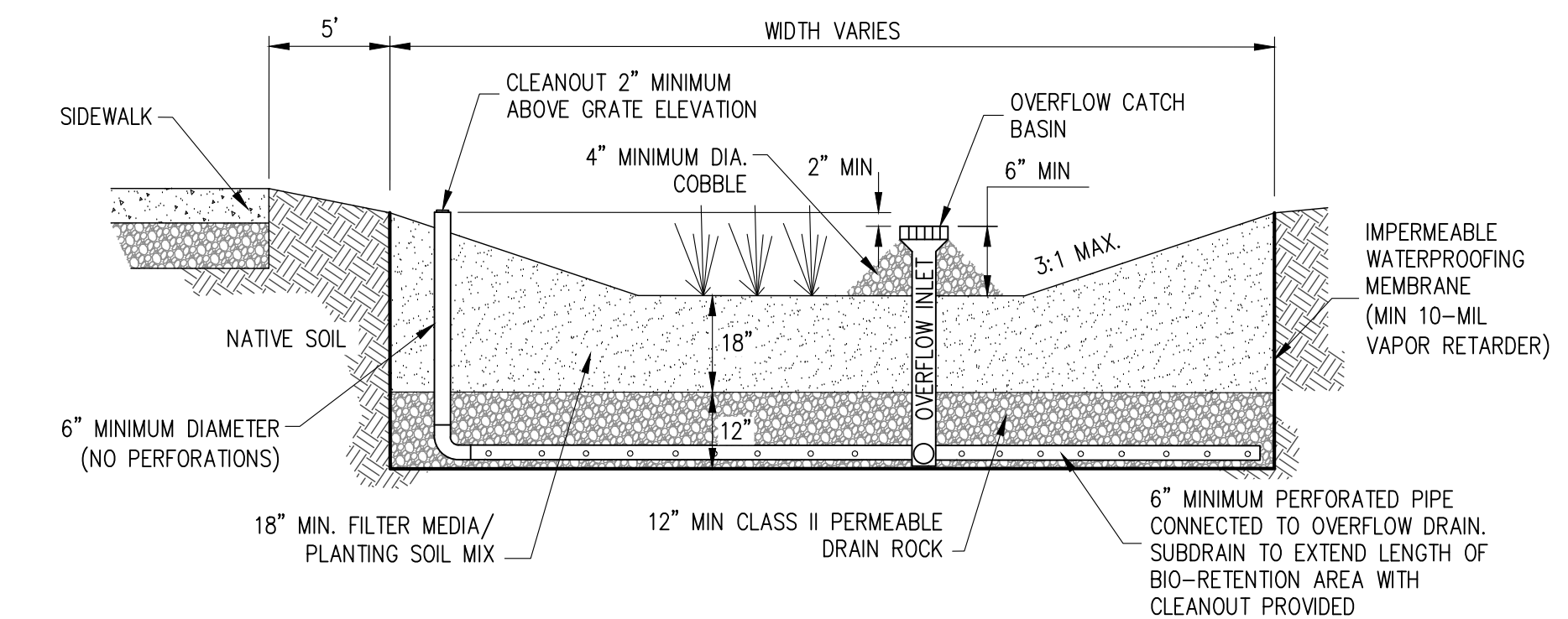
PROPOSED

- DRAINAGE AREA BOUNDARY
- STORM DRAIN
- MANHOLE
- CURB INLET
- DRAINAGE MANAGEMENT AREA LABEL
- BIO-RETENTION AREA
- SELF RETAINING AREA
- SUMP PUMP STRUCTURE (SEE NOTE 3)
- TREATMENT PUMP LINE
- BIO-RETENTION
- OVERLAND RELEASE ROUTE

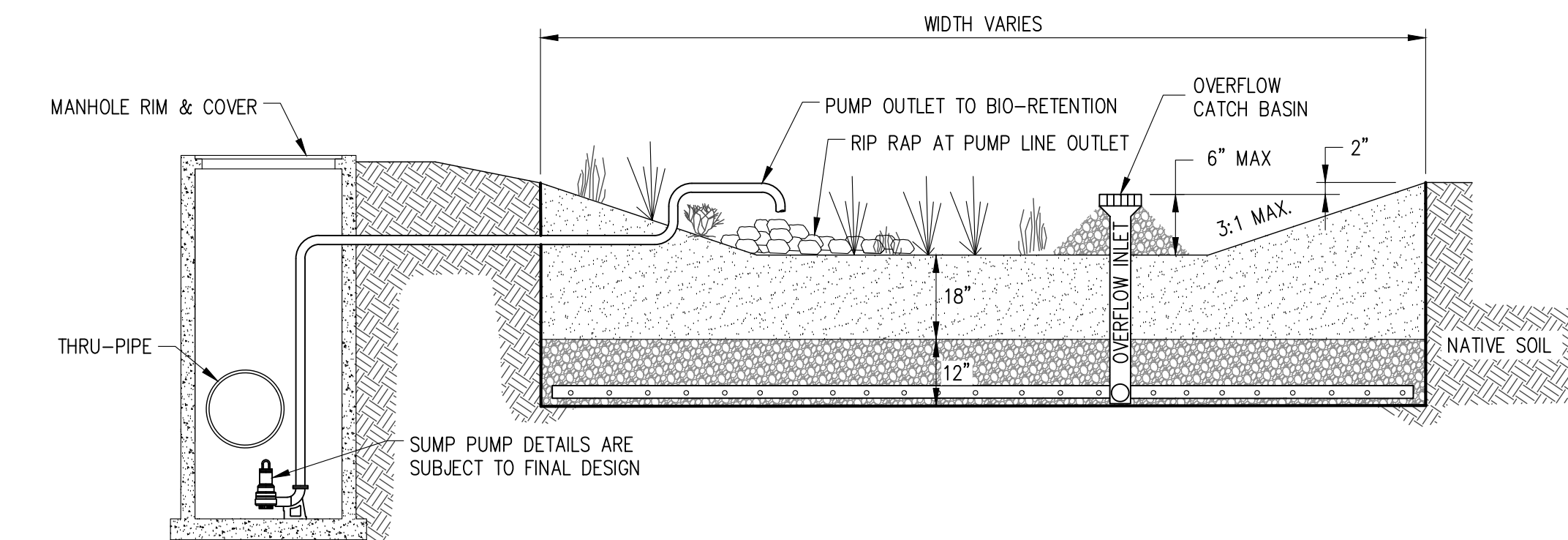
PRELIMINARY BIO-RETENTION DMA SIZING

DMA NAME	BIO-RETENTION AREA NAME	IMPERVIOUS AREA (SF)	SELF RETAINING/PERVIOUS AREA (SF)	SIZING CRITERIA	PROVIDED BIO-RETENTION AREA (SF)
DMA 1	BR 1	56,700±	3,500±	4%	2,700±
DMA 2	BR 2	242,500±	24,500±	4%	9,680±

- STORM DRAIN LAYOUT IS SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT DOWNSPOUT LOCATIONS ARE UNKNOWN. TREATMENT AREAS SUBJECT TO CHANGE WITH FINAL DESIGN.
- THE BIO-RETENTION AREA HAS BEEN DESIGNED PER THE ALAMEDA COUNTY C.3 GUIDANCE MANUAL, DATED JANUARY 1, 2015.
- THE BIO-RETENTION AREA HAS BEEN SIZED USING THE 4% METHOD PER CHAPTER 5 OF THE ALAMEDA COUNTY C.3. GUIDANCE MANUAL.
- EACH TREATMENT SUMP PUMP STRUCTURE WILL PUMP ITS EQUIVALENT TREATMENT FLOW INTO THE BIO-RETENTION AREA. THE EQUIVALENT TREATMENT FLOW, DETERMINED USING AN INTENSITY OF 0.2 IN/HR AS PROVIDED BY THE C.3 GUIDANCE MANUAL WILL BE PUMPED INTO THE DESIGNATED BIO-RETENTION AREAS. NUMBER OF PUMPS AND SIZING ARE SUBJECT TO FINAL DESIGN.



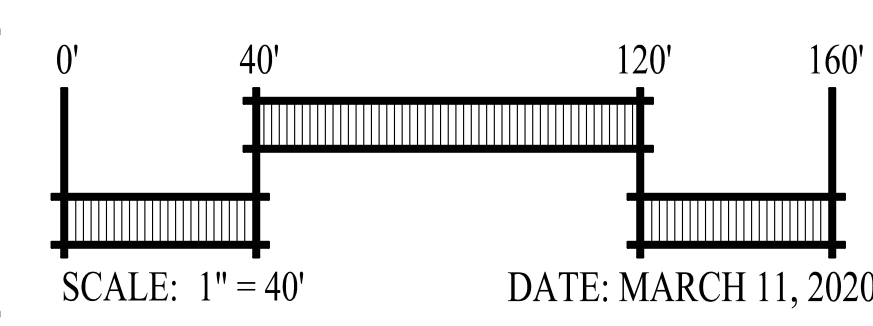
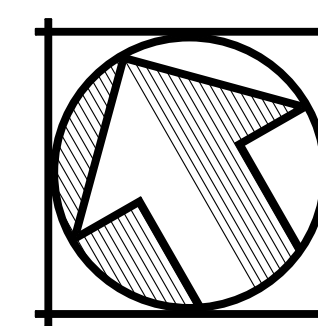
TYPICAL BIO-RETENTION AREA
NOT TO SCALE



BIO-RETENTION AREA WITH TREATMENT
SUMP PUMP STRUCTURE
NOT TO SCALE

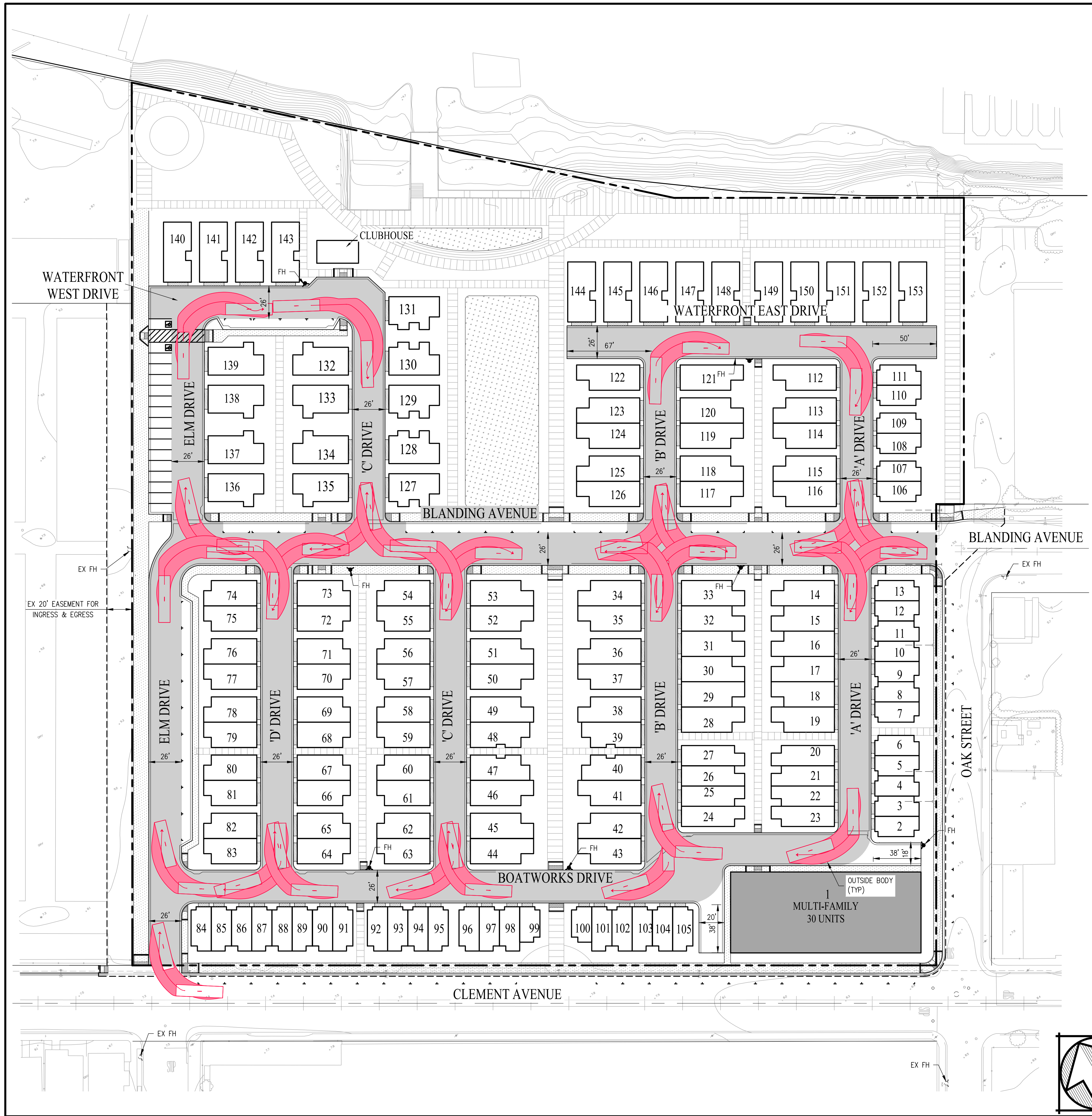
TRACT 8060
TENTATIVE MAP
PRELIMINARY STORMWATER MANAGEMENT PLAN
BOATWORKS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



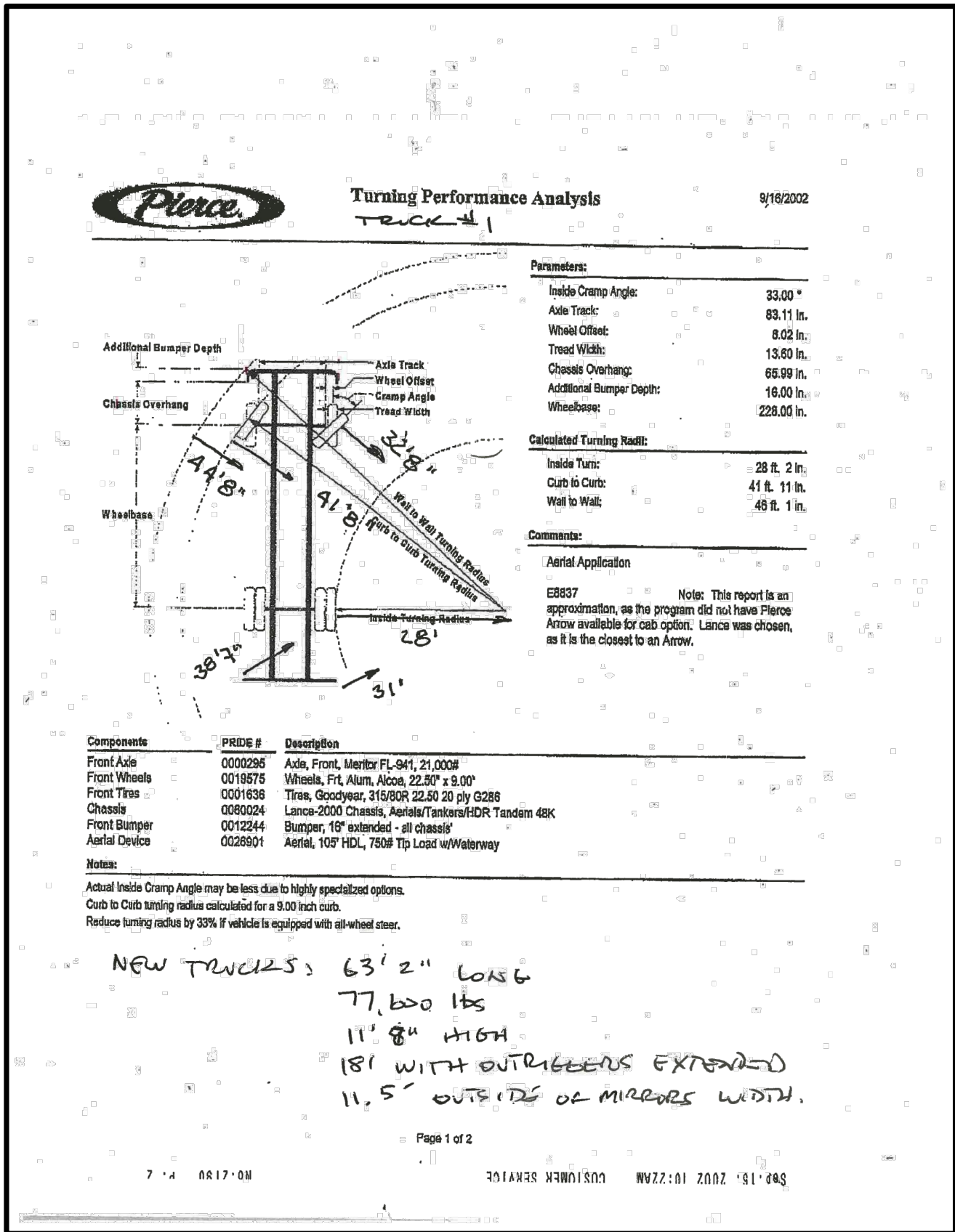
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TM 6.0
OF 10 SHEETS



LEGEND

- EMERGENCY ACCESS TRAVEL WAY
- OVER 30' EAVE HEIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING
- FH FIRE HYDRANT
- TYP TYPICAL

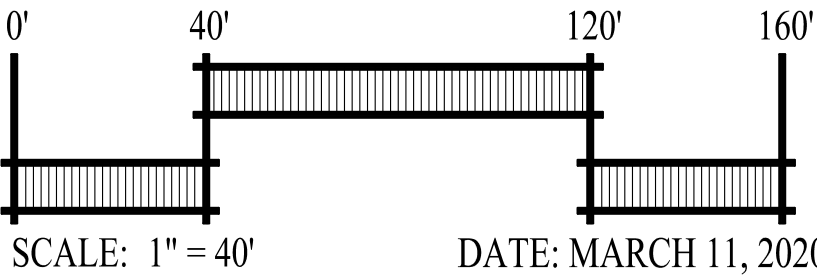
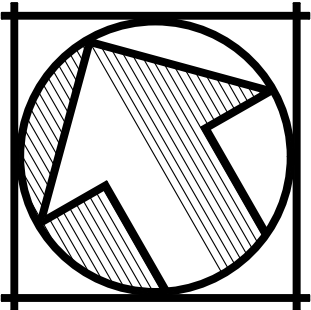


CITY OF ALAMEDA
PIERCE FIRE TRUCK

NOT TO SCALE

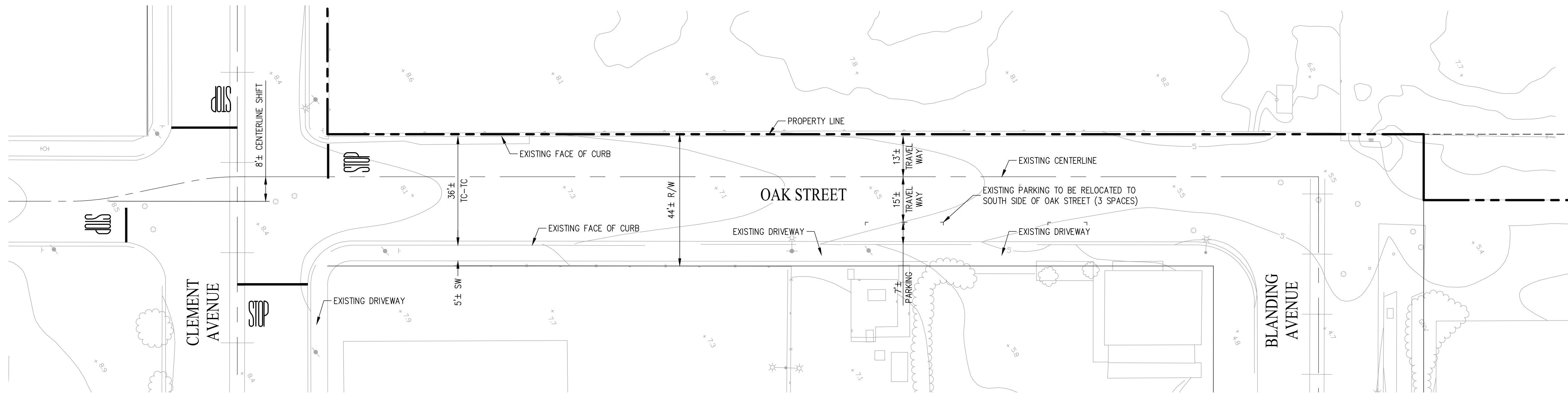
TRACT 8060
TENTATIVE MAP
FIRE ACCESS AND SERVICE PLAN
BOATWORKS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

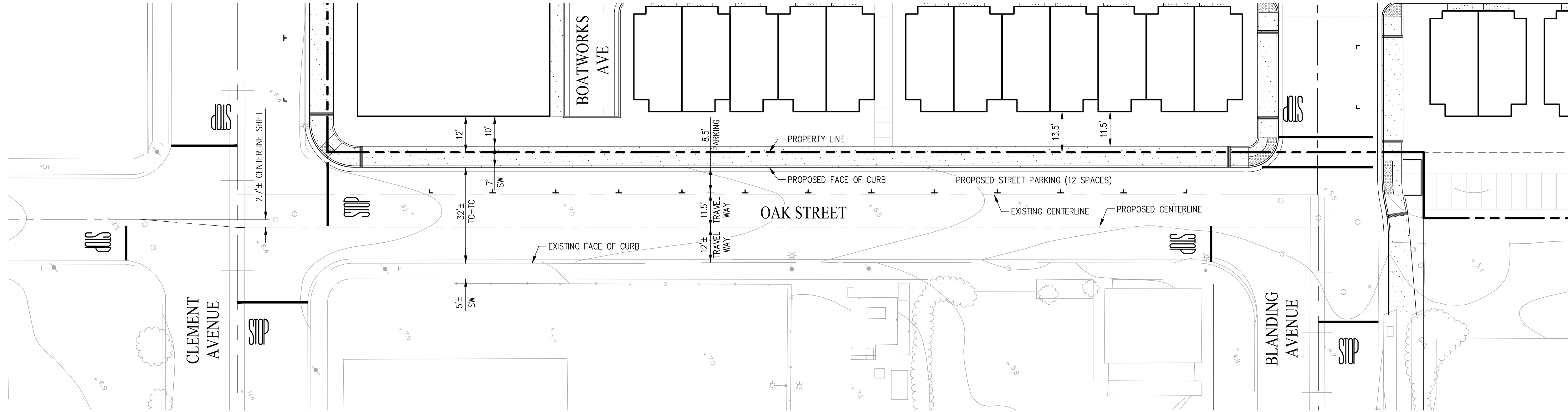


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SHEET NO.
TM 7.0
OF 10 SHEETS



EXISTING OAK STREET ALIGNMENT



PROPOSED OAK STREET ALIGNMENT

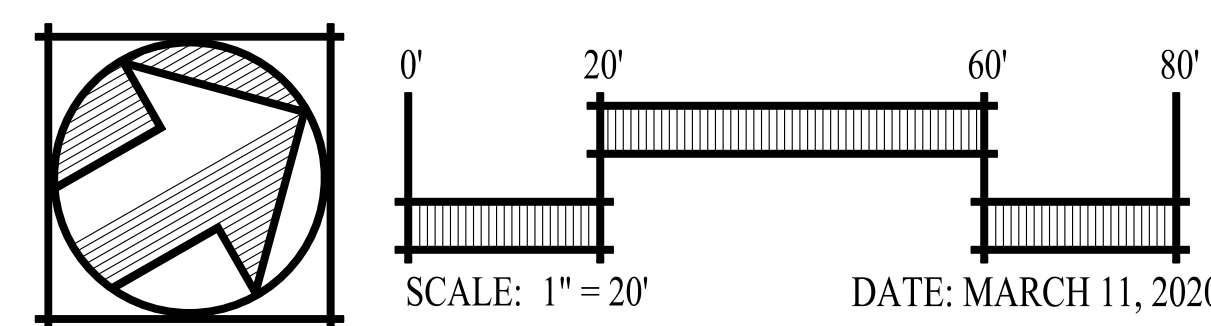
LEGEND

- EXISTING PROPERTY BOUNDARY
- STREET CENTERLINE
- PROPOSED CURB LINE
- STRIPING
- CONCRETE SIDEWALK
- ENHANCED PAVING
- PARALLEL PARKING STALL

NOTES:
1. INTERSECTION LAYOUT AND STRIPING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. PROPOSED OAK STREET ALIGNMENT SHOWN AS SPECIFIED BY PROJECT CONDITIONS OF APPROVAL.

TRACT 8060
TENTATIVE MAP
OAK STREET ALIGNMENT
BOATWORKS

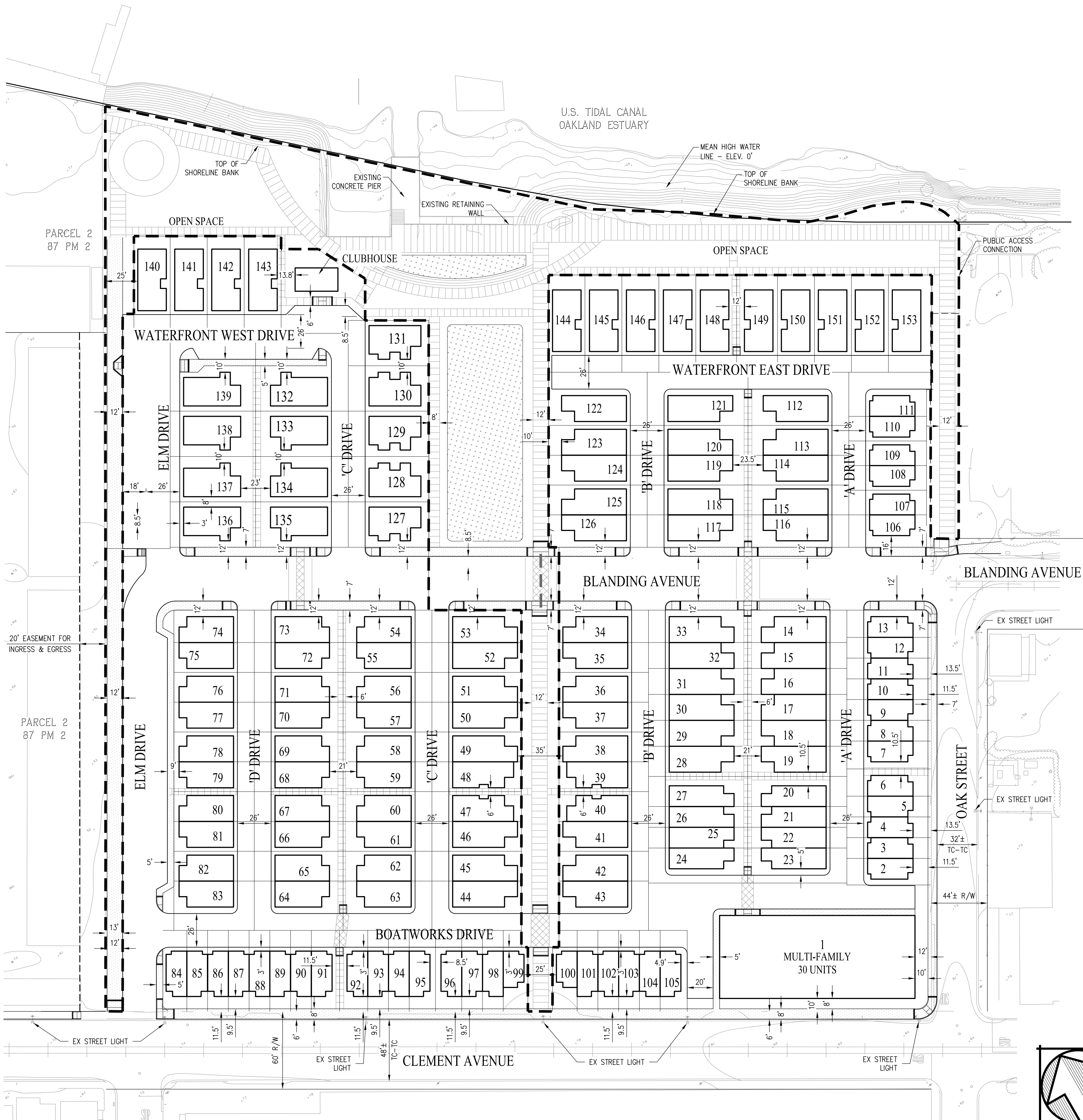
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LEGEND

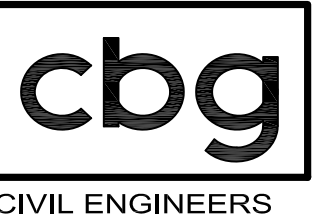
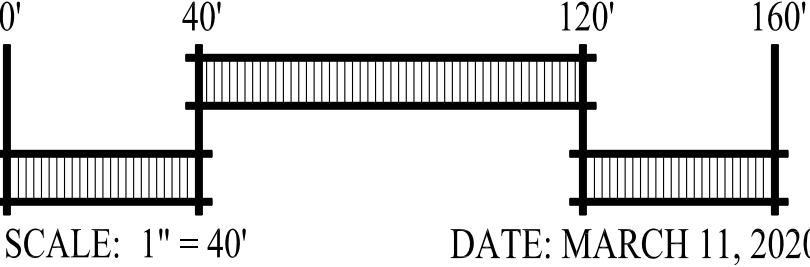
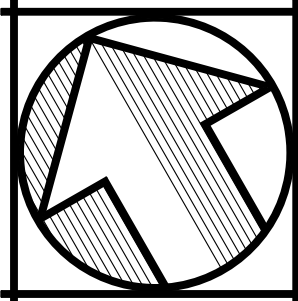
--- OPEN SPACE AREA

OPEN SPACE AREA

LOCATION	AREA (AC±)
ONSITE	2.10
BEYOND PROPERTY BOUNDARY	0.05
TOTAL	2.15

TRACT 8060
TENTATIVE MAP
OPEN SPACE DIAGRAM
BOATWORKS

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