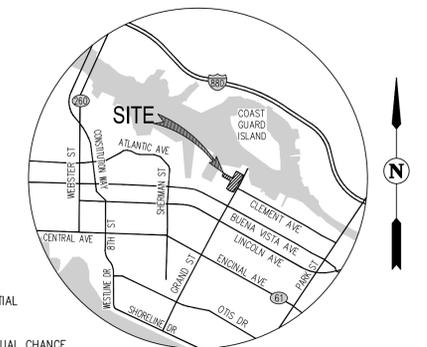


GENERAL NOTES:

- DEVELOPER: TRUMARK HOMES, INC
3001 BISHOP DRIVE, SUITE 100
SAN RAMON, CA 94583
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
- APN: 072-0381-001, 072-0381-002
- EXISTING ZONING: NEIGHBORHOOD RESIDENTIAL
- EXISTING GENERAL PLAN LAND USE: MIXED USE & MEDIUM-DENSITY RESIDENTIAL
- FEMA FLOOD ZONE:
ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
FLOOD INSURANCE RATE MAP NO. 06001C0069H DATED DECEMBER 21, 2018
- NUMBER OF LOTS: 14
- NUMBER OF UNITS: 95 UNITS
- NUMBER OF PARCELS: 5
- GROSS SITE AREA: 4.14 AC
- UTILITIES:
SANITARY SEWER: CITY OF ALAMEDA (COLLECTION) / EBMUD (TREATMENT AND TRANSMISSION)
WATER: CITY OF ALAMEDA/PRIVATE ON-SITE
ELECTRIC: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
GAS: ALAMEDA MUNICIPAL POWER (AMP)
TELEPHONE: PACIFIC GAS & ELECTRIC (PG&E)
CABLE TV: AT&T
COMCAST
- FIRE PROTECTION DISTRICT: CITY OF ALAMEDA FIRE DEPARTMENT
- THERE ARE NO EXISTING RESIDENTIAL UNITS ON-SITE.
- PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN GRAND AVENUE. THE BEARING BEING N29°20'15"E PER PARCEL MAP 2938 (138 PM 76)
- BENCHMARK: USC&GS DISK "MAIN-ATL" LOCATED AT SIMPLEX THE INTERSECTION OF MAIN STREET AND ATLANTIC AVENUE. ELEV: 3.25' (CITY OF ALAMEDA DATUM) (9.35' NAVD 88)
- DATUM: ELEVATIONS DEPICTED ARE BASED UPON NAVD 88 DATUM. (NAVD 88 = CITY OF ALAMEDA + 6.1')



VICINITY MAP

NOT TO SCALE

ABBREVIATIONS

AC	ACRE
AD	AREA DRAIN
BLDG	BUILDING
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FLUSH CURB
FF	FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LF	LOW POINT
LS	LANDSCAPE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TSM	TOP OF SOIL MIX
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB

SHEET INDEX

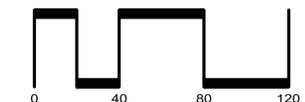
SHEET NO.	SHEET TITLE
1	SITE PLAN
2	EXISTING CONDITIONS
3	VESTING TENTATIVE MAP
4	STREET SECTIONS
5	EXISTING UTILITIES & DEMOLITION PLAN
6	PRELIMINARY GRADING & DRAINAGE PLAN
7	GRADING SECTIONS
8	PRELIMINARY UTILITY PLAN
9	PRELIMINARY STORM WATER CONTROL PLAN
10	FIRE ACCESS PLAN
11	WASTE COLLECTION ACCESS PLAN
12	ACCESSIBILITY PLAN

LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED EVA PER LANDSCAPE PLANS
- EXISTING PAVEMENT TO REMAIN

**VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
SITE PLAN
2015 GRAND STREET**

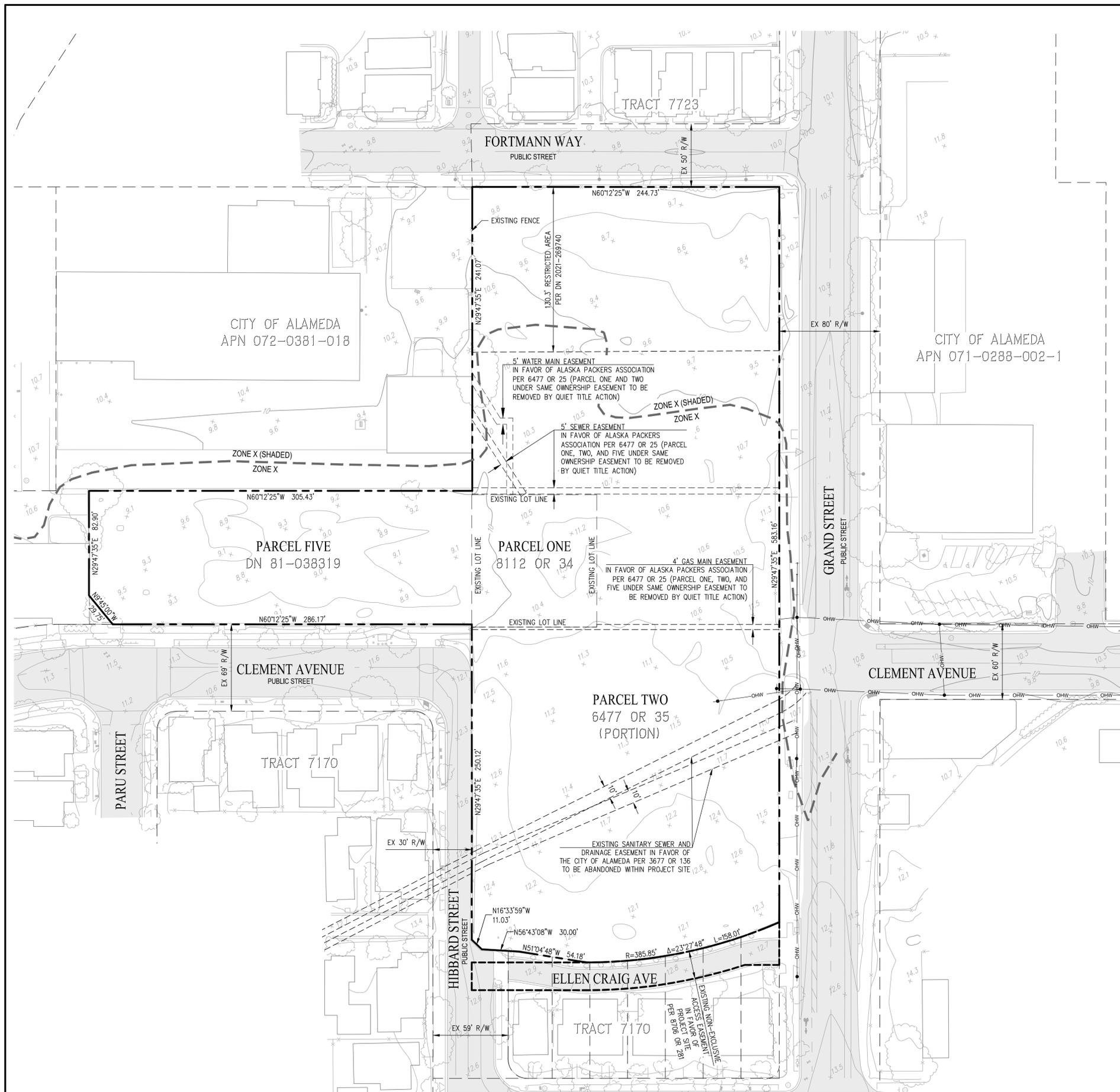
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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SHEET NO.
1
OF 12 SHEETS

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LEGEND

	PROJECT BOUNDARY
	EXISTING APPURTENANT EASEMENT TO PROJECT SITE
	EXISTING ADJACENT LOT LINE
	FEMA FLOOD ZONE
	EXISTING PAVEMENT TO REMAIN

NOTES:

FEMA FLOOD ZONE:
 ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD;
 AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS
 OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1
 SQUARE MILE

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
 CHANCE FLOODPLAIN.

FLOOD INSURANCE RATE MAP NO. 06001C0069H DATED
 DECEMBER 21, 2018

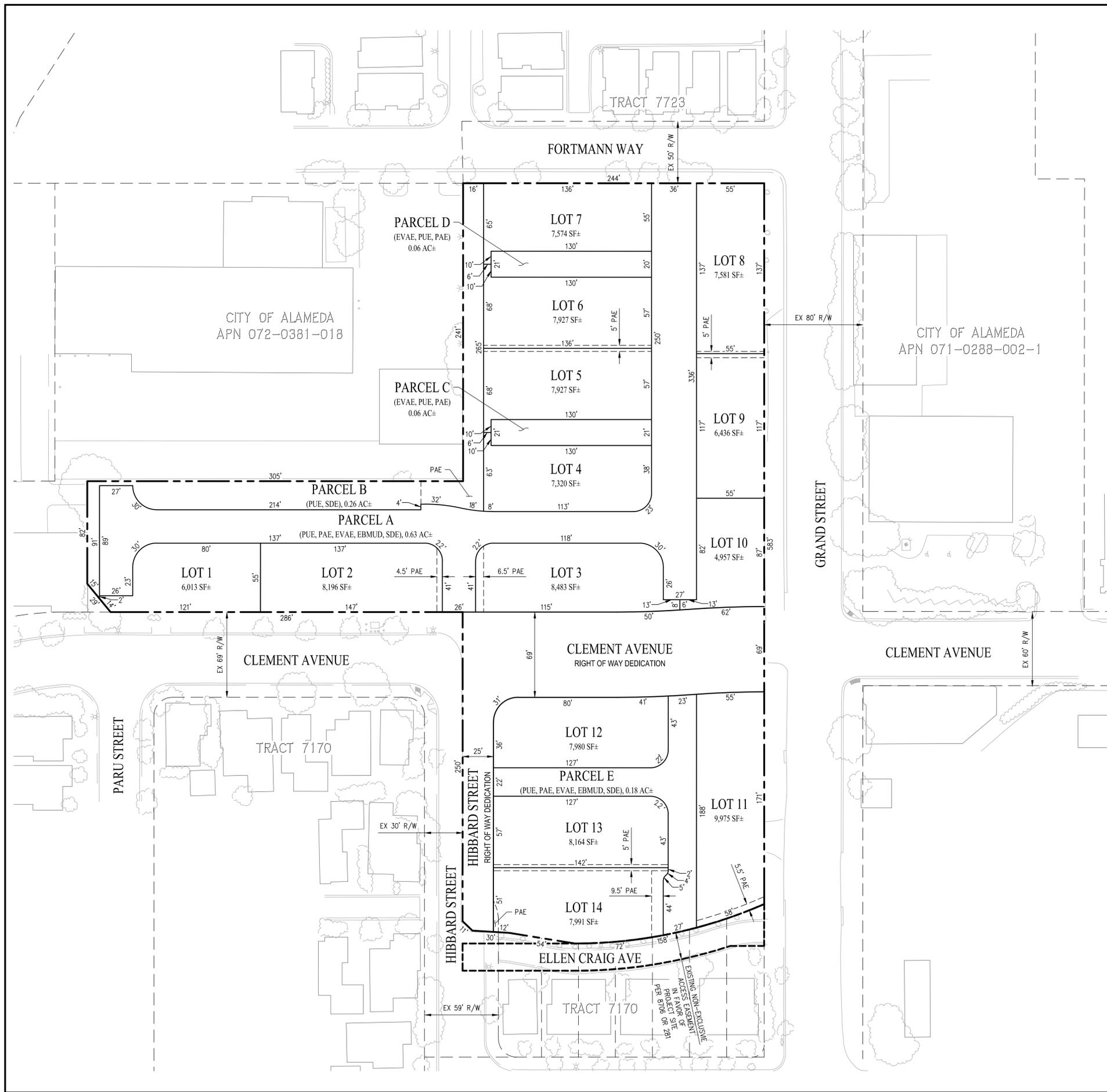
VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES EXISTING CONDITIONS 2015 GRAND STREET

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 SCALE: 1"=40' DATE: SEPTEMBER 30, 2022

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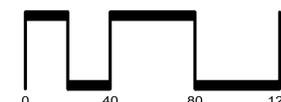
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SHEET NO.
2
 OF 12 SHEETS



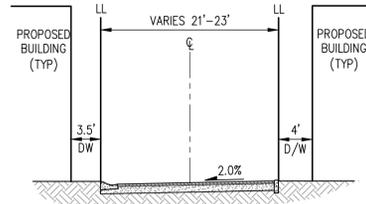
VESTING TENTATIVE MAP (TRACT 8654)
 FOR CONDOMINIUM PURPOSES
VESTING TENTATIVE MAP
 2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: SEPTEMBER 30, 2022

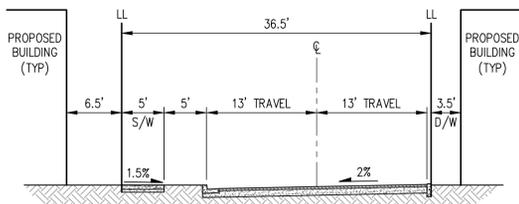


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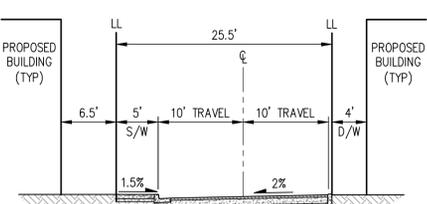
SHEET NO.
3
 OF 12 SHEETS



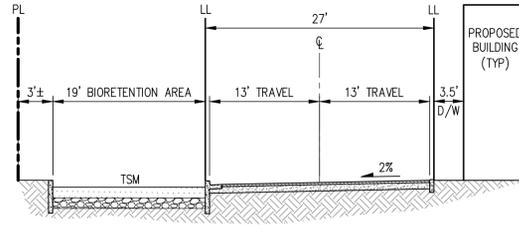
A TYPICAL ALLEY
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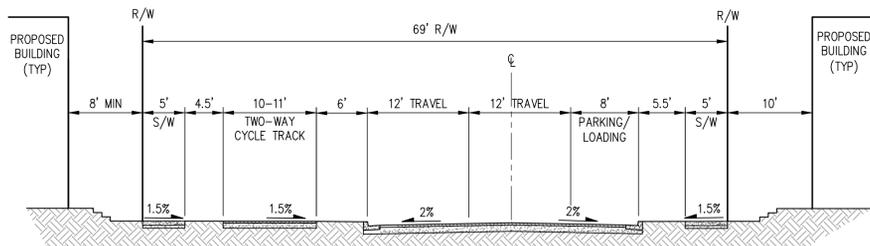
B B STREET
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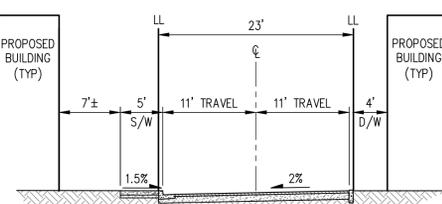
C A STREET (EAST)
NOT TO SCALE



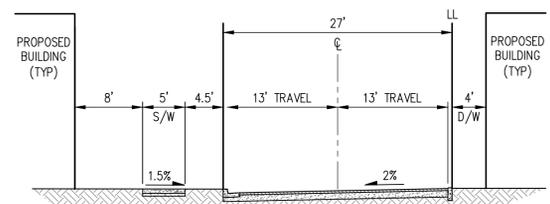
D A STREET (WEST)
NOT TO SCALE



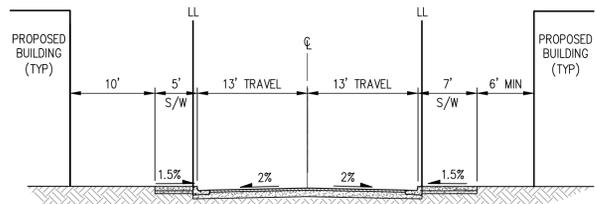
E CLEMENT AVENUE
(PUBLIC R/W)
NOT TO SCALE



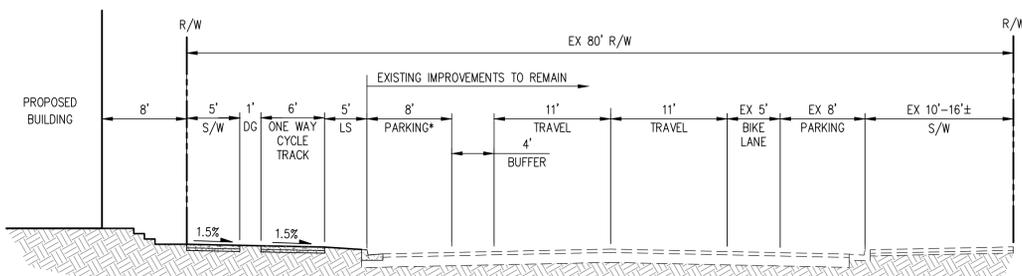
F F STREET (NORTH)
NOT TO SCALE



G F STREET (SOUTH)
NOT TO SCALE

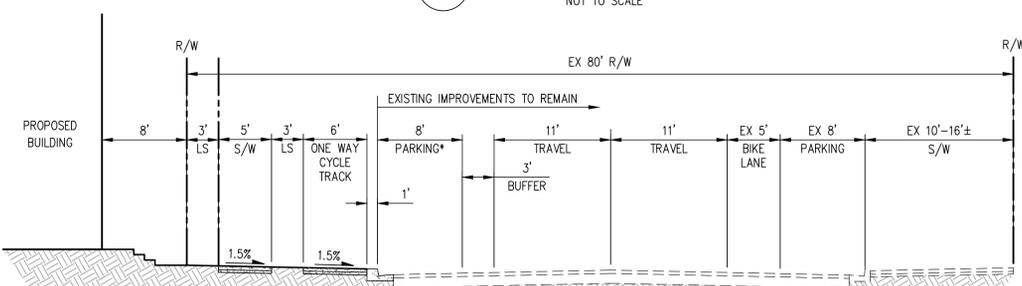


H HIBBARD STREET EXTENSION
NOT TO SCALE



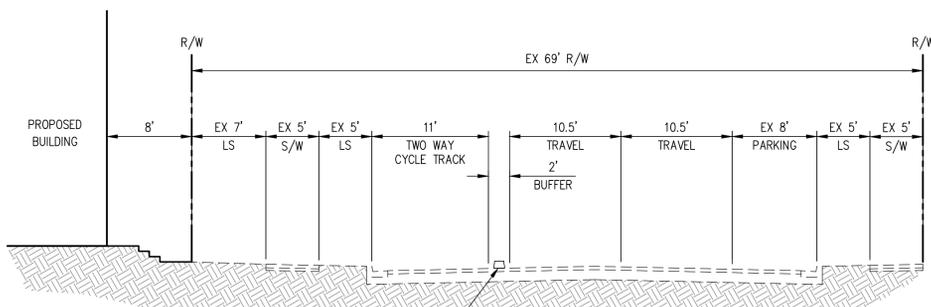
J GRAND STREET (NORTH)
NOT TO SCALE

*NOTE: NO PARKING AT BUILDING 9 & 10 FOR FIRE ACCESS

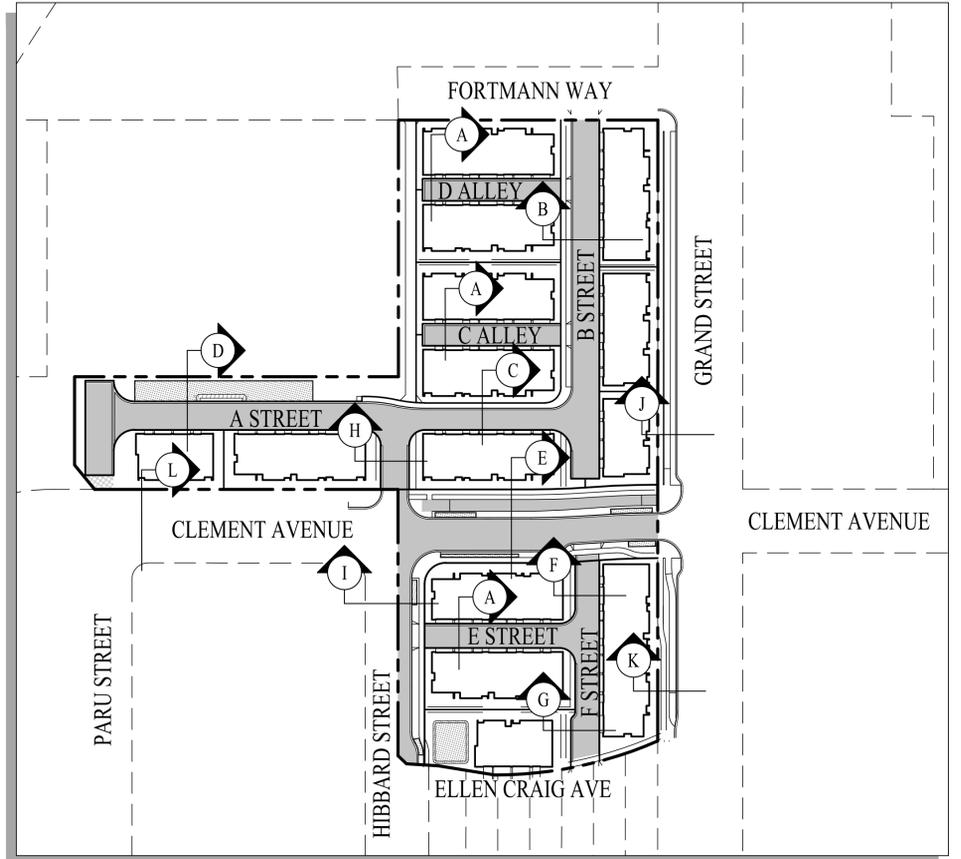


K GRAND STREET (SOUTH)
NOT TO SCALE

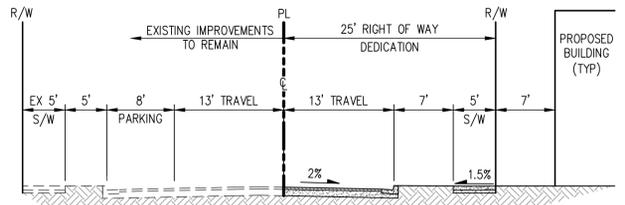
NOTE: RAISED ONE-WAY CYCLE TRACK ALONG GRAND STREET MAY BE CONVERTED TO AN ON PAVEMENT BUFFER PROTECTED BIKE LANE IF A CONFLICT WITH THE PROPOSED CURB & GUTTER AND EXISTING EBMUD WATERLINE IS IDENTIFIED.



L CLEMENT AVENUE (WEST)
NOT TO SCALE



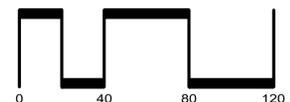
STREET KEY MAP
NOT TO SCALE



I HIBBARD STREET
(PUBLIC R/W)
NOT TO SCALE

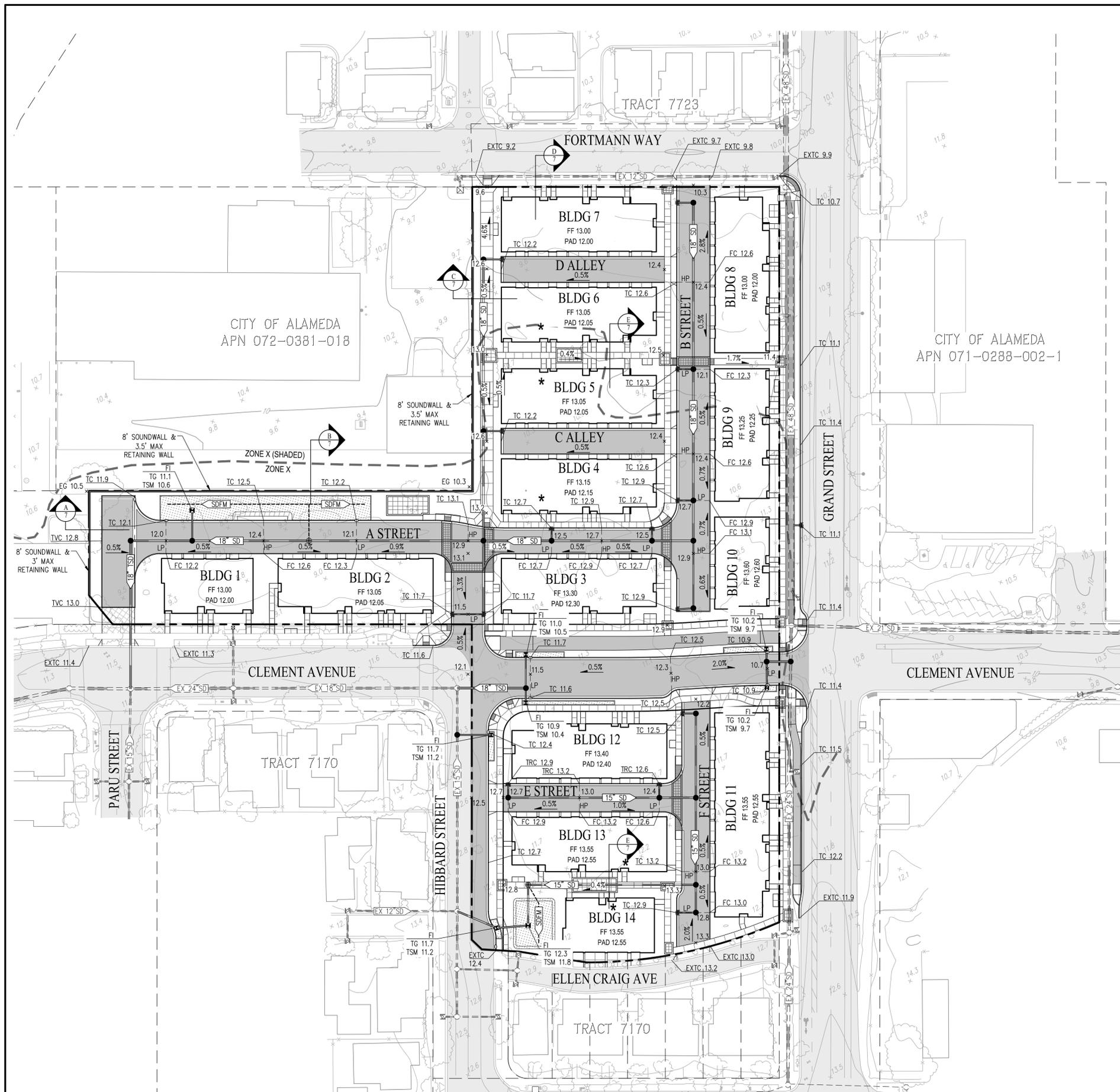
VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
STREET SECTIONS
2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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SHEET NO.
4
OF 12 SHEETS

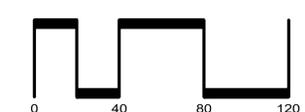


LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED GRADE BREAK
- FEMA 100 YEAR FLOOD ZONE X
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN (PRIVATE)
- PROPOSED TREATED STORM DRAIN (PRIVATE)
- STORM DRAIN FORCE MAIN (PRIVATE)
- EXISTING STORM DRAIN
- STORM DRAIN LOW FLOW PUMP
- FIELD INLET
- CATCH BASIN
- ACCESSIBLE UNIT / ENTRY
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BIORETENTION BASIN
- EXISTING PAVEMENT TO REMAIN

VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
PRELIMINARY GRADING &
DRAINAGE PLAN

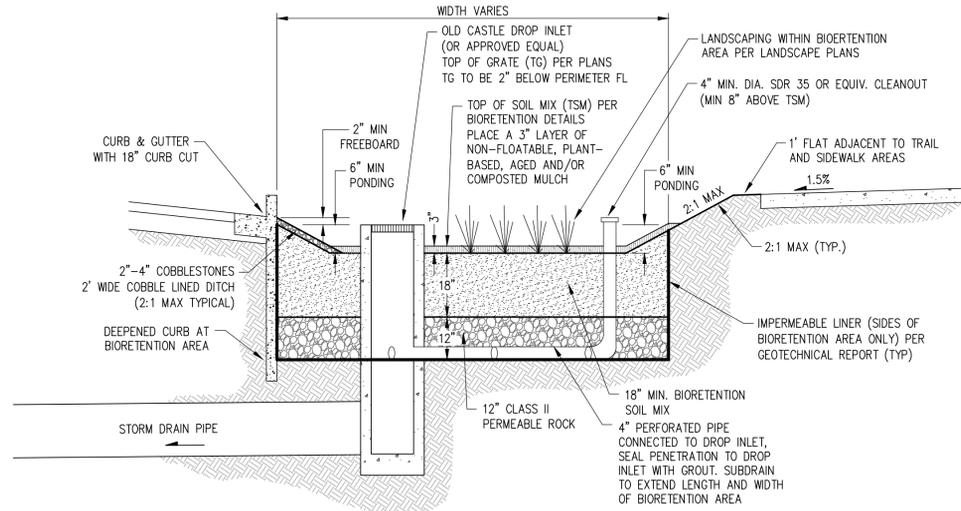
2015 GRAND STREET
 CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



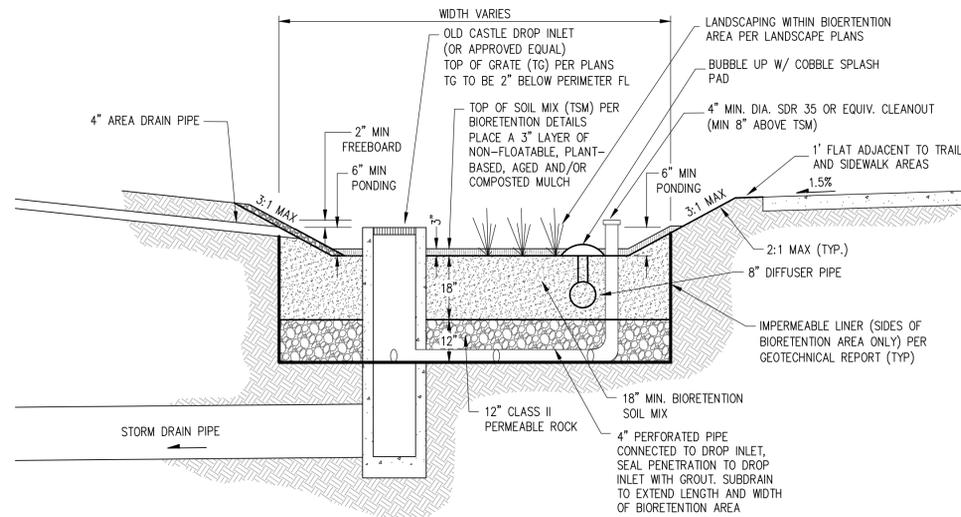
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SHEET NO.
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 OF 12 SHEETS

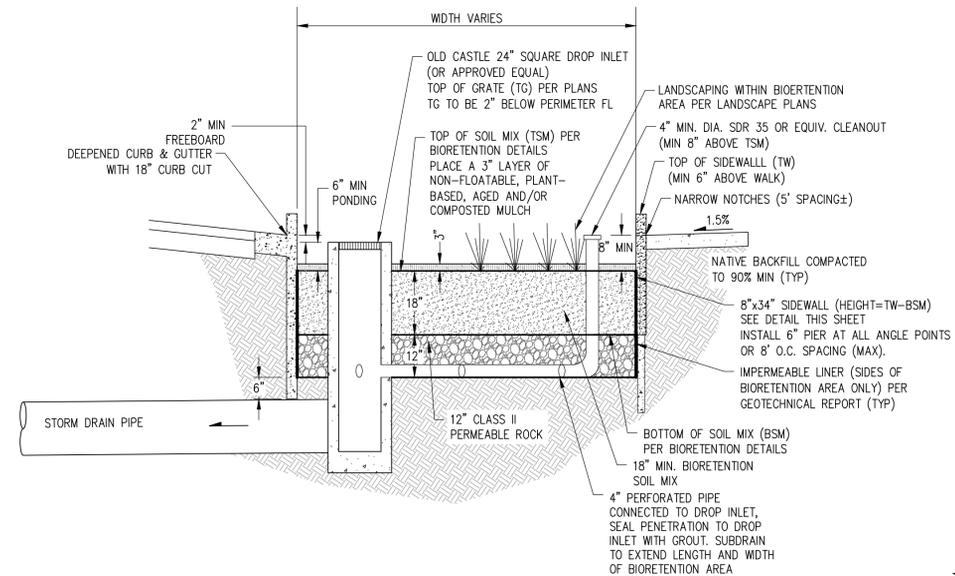
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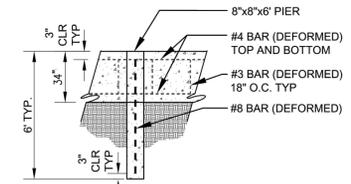
**BIORETENTION AREA
ADJACENT TO STREET**
NOT TO SCALE



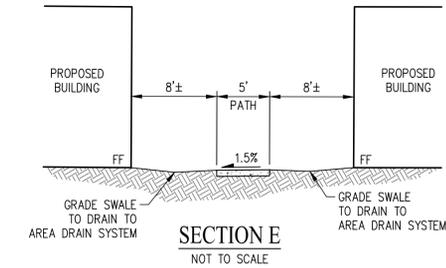
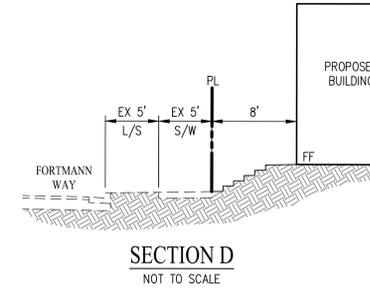
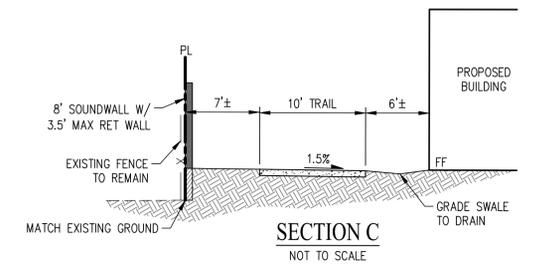
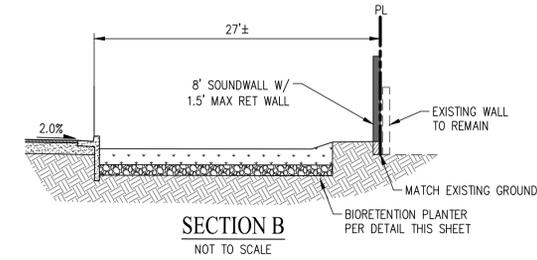
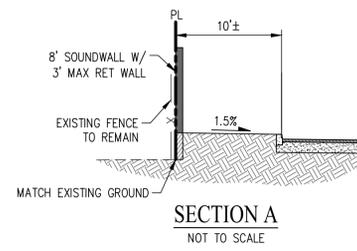
**BIORETENTION AREA
IN LANDSCAPE AREAS**
NOT TO SCALE



**BIORETENTION AREA BETWEEN DEEPENED
CURB & GUTTER & SIDEWALK**
NOT TO SCALE

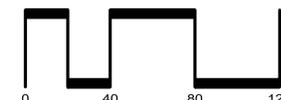


SIDEWALL DETAIL
NOT TO SCALE



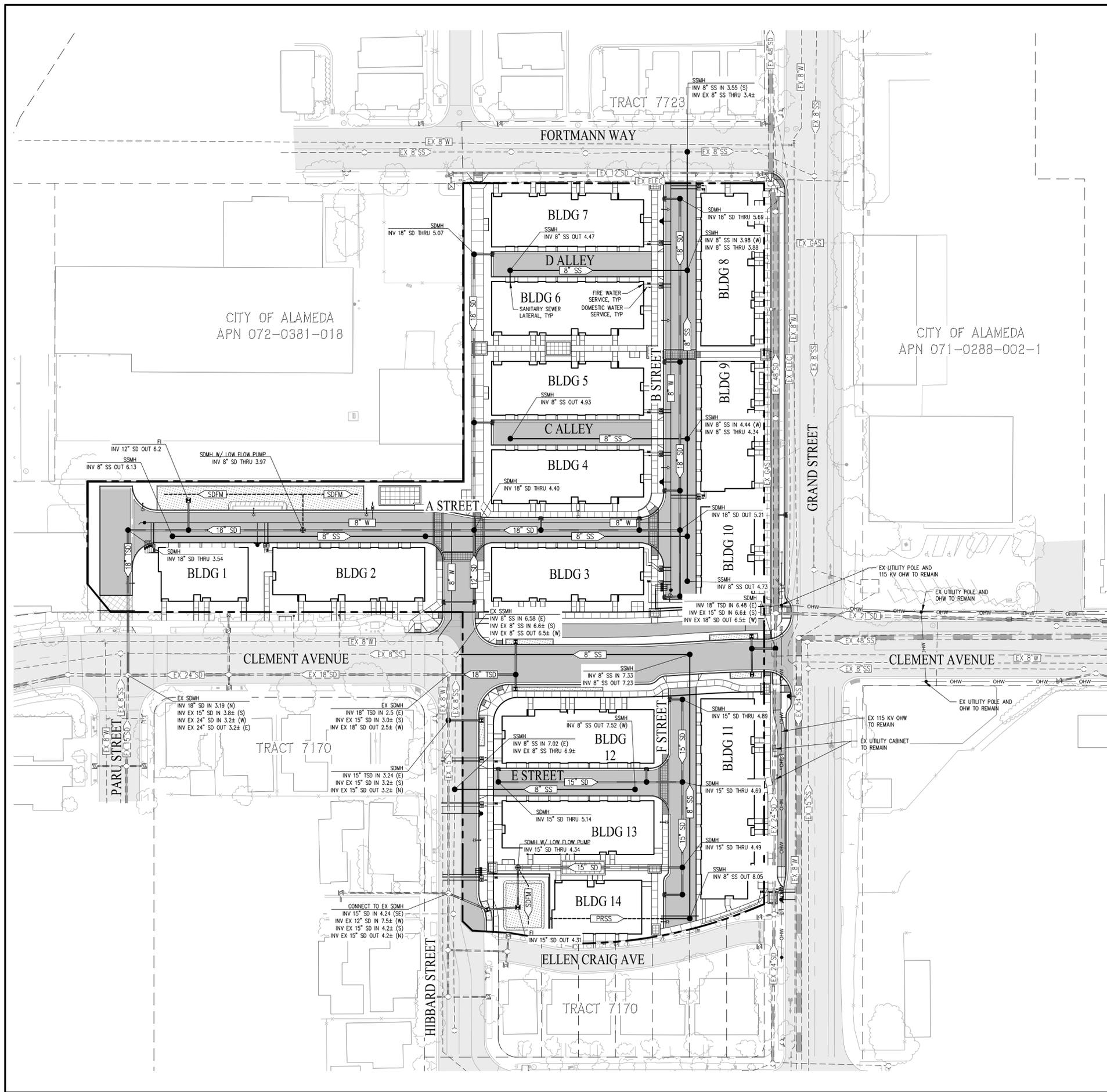
**VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
GRADING SECTIONS
2015 GRAND STREET**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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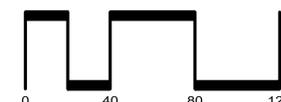


LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED STORM DRAIN (PRIVATE)
- PROPOSED TREATED STORM DRAIN (PRIVATE)
- STORM DRAIN FORCE MAIN (PRIVATE)
- EXISTING STORM DRAIN (PUBLIC - CITY OF ALAMEDA)
- SANITARY SEWER MAIN
- PRIVATE BUILDING SEWER LATERAL
- WATER MAIN
- JOINT TRENCH
- BUILDING FIRE SERVICE
- BUILDING WATER SERVICE
- FIRE HYDRANT
- STORM DRAIN LOW FLOW PUMP (PRIVATE)
- PROPOSED PAVEMENT
- PROPOSED BIORETENTION PLANTER
- EXISTING PAVEMENT
- PROPOSED SIDEWALK

VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
PRELIMINARY UTILITY PLAN
2015 GRAND STREET

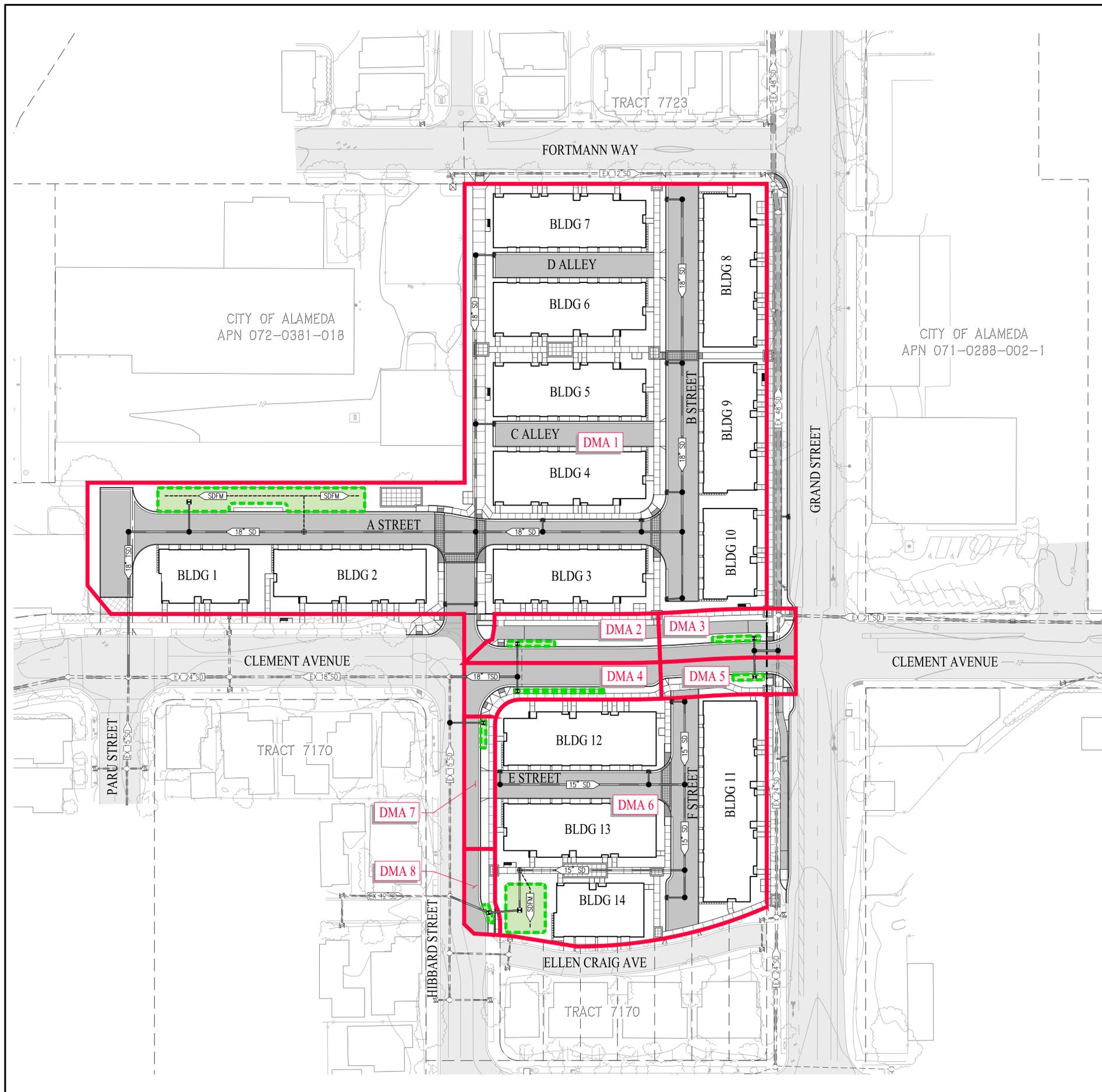
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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LEGEND

- DMA BOUNDARY
- PROPOSED STORM DRAIN
- TREATED STORM DRAIN
- EXISTING STORM DRAIN
- STORM DRAIN FORCE MAIN
- PROPOSED BIORETENTION
- PROPOSED PAVEMENT
- EX PAVEMENT TO REMAIN
- PROPOSED SIDEWALK

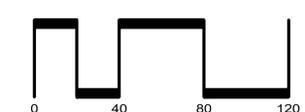
DRAINAGE MANAGEMENT SUMMARY TABLE

DMA #	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
1	117,423	93,408	24,015	3,685	3,840
2	5,554	3,548	2,006	152	152
3	4,373	3,438	935	154	154
4	5,127	4,452	675	183	183
5	3,225	2,410	815	100	112
6	41,967	34,276	7,691	1,415	1,415
7	2,671	2,096	575	90	90
8	1,767	1,354	413	64	64
TOTAL	182,107	144,982	37,125	5,843	6,010

NOTE: STREET FRONTAGE IMPROVEMENTS ALONG GRAND STREET ARE EXCLUDED FROM PROVISION C.3 PER TABLE 2-1 FROM THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDE, VERSION 7.1 DATED FEBRUARY 8, 2021

VESTING TENTATIVE MAP (TRACT 8654)
FOR CONDOMINIUM PURPOSES
PRELIMINARY STORM WATER
CONTROL PLAN
2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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SHEET NO.
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 OF 12 SHEETS

TRACT 7723

CITY OF ALAMEDA
APN 072-0381-018

CITY OF ALAMEDA
APN 071-0288-002-1

TRACT 7170

TRACT 7170

Pierce Turning Performance Analysis 9/18/2022

Parameters:

Inside Cramp Angle:	33.00 °
Axle Track:	83.11 in.
Wheel Offset:	8.02 in.
Tread Width:	13.80 in.
Chassis Overhang:	66.99 in.
Additional Bumper Depth:	16.00 in.
Wheelbase:	228.00 in.

Calculated Turning Radii:

Inside Turn:	28 ft. 2 in.
Curb to Curb:	41 ft. 11 in.
Wall to Wall:	46 ft. 1 in.

Comments:

Aerial Application
EB537 Note: This report is an approximation, as the program did not have Pierce Arrow available for cab option. Lance was chosen, as it is the closest to an Arrow.

Components	PKG#	Description
Front Axle	000296	Axis, Front, Mentor FL-941, 21,000#
Front Wheels	001876	Wheels, FL Alum, 22.5" x 8.0"
Front Tires	000169	Tires, Goodyear, 315/80R 22.50 20 ply G286
Chassis	006024	Lance-2000 Chassis, Aerial/Tankers/IDR Tandem 48K
Front Bumper	001224	Bumper, 16" extended - all chassis
Aerial Device	002801	Aerial, 100' HDL, 750# Tip Load w/Waterway

Notes:

- Actual Inside Cramp Angle may be less due to highly specialized options.
- Curb to Curb turning radius calculated for a 9.00 inch curb.
- Reduce turning radius by 33% if vehicle is equipped with all-wheel steer.

LEGEND

- PROJECT BOUNDARY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE ACCESS ROAD AND STAGING AREA - AERIAL LADDER TRUCK (26' MIN UNOBSTRUCTED CLEAR WIDTH WITHOUT PARKING)
- EMERGENCY ACCESS (20' MIN UNOBSTRUCTED CLEAR WIDTH)
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN

NOTE

THE ROOF EAVE HEIGHT OF EACH BUILDING IS GREATER THAN 30 FEET, THEREFORE AN AERIAL FIRE APPARATUS ACCESS ROAD IS LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM EACH BUILDING AND IS POSITIONED PARALLEL TO ONE ENTIRE SIDE OF EACH BUILDING PER THE CA FIRE CODE.

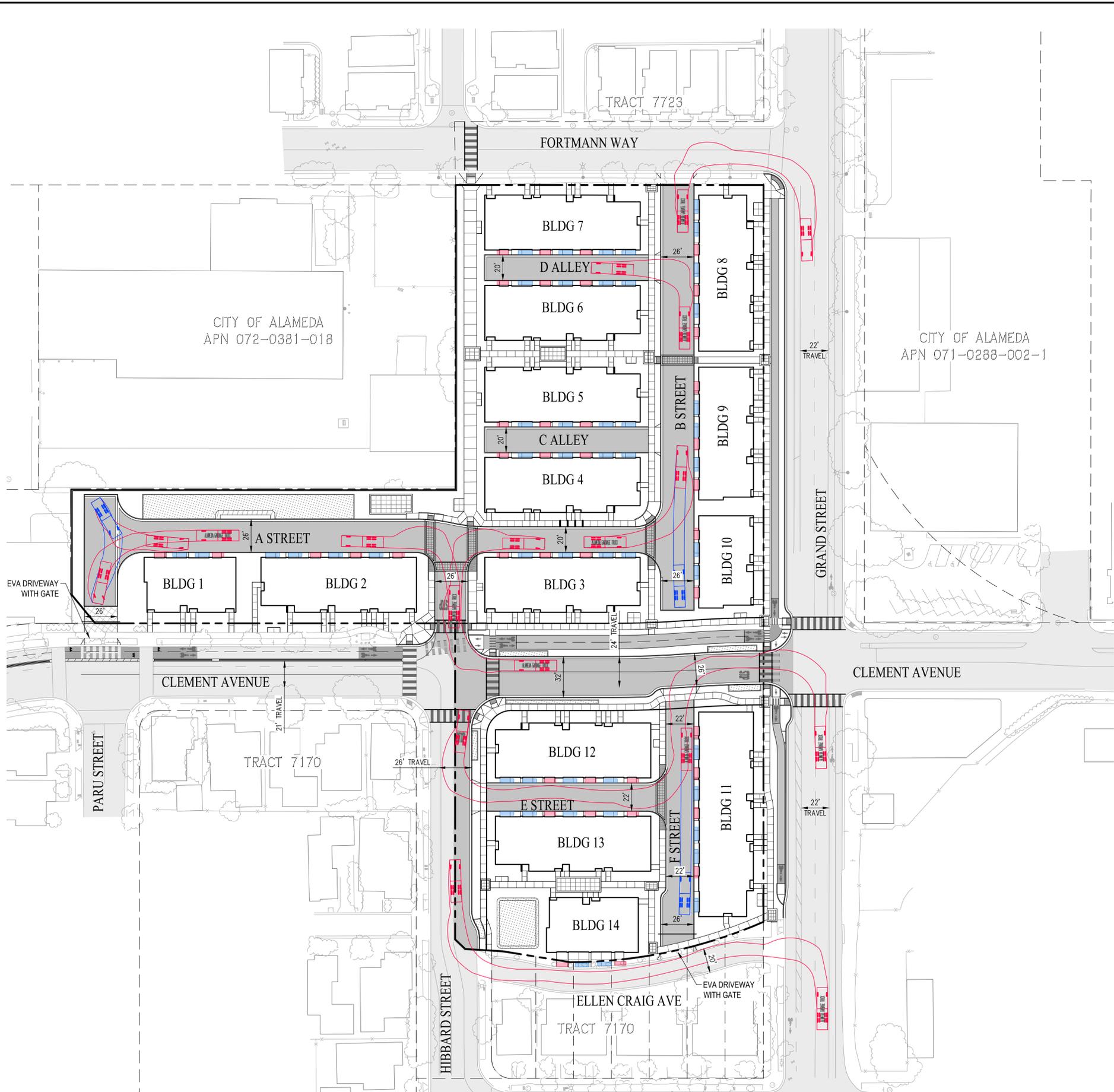
VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES FIRE ACCESS PLAN 2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022

SAN RAMON • (925) 866-0322
 ROSEVILLE • (916) 788-4456
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SHEET NO. **10** OF 12 SHEETS

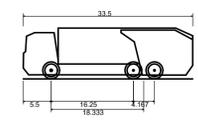
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LEGEND

- RESIDENTIAL PROJECT BOUNDARY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK/PATHWAY
- 9' TRASH RECEPTACLE ZONE (SINGLE CAR DRIVEWAY APRON - 49 ZONES)
- 11' TRASH RECEPTACLE ZONE (TYPICAL UNIT CONFIGURATION - 51 ZONES)

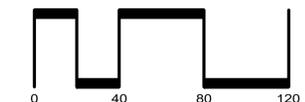
- NOTES:**
1. 1.6'+2'+1.6'+2'+1.6' = 9' PER UNIT (SINGLE CAR DRIVEWAY APRON)
 2. 1.6'+3'+1.6'+3'+1.6' = 11' PER UNIT (TYPICAL UNIT CONFIGURATION)
 3. 1 TRASH RECEPTACLE (1.6'), 1 RECYCLE RECEPTACLE (1.6') & 1 GREEN WASTE RECEPTACLE (1.6') PER UNIT



ALAMEDA GARBAGE TRUCK	
Overall Length	33.50 ft
Overall Width	8.50 ft
Overall Body Height	12.50 ft
Min Body Ground Clearance	0.75 ft
Track Width	8.00 ft
Lock-to-lock time	6.00 s
Wall to Wall Turning Radius	29.60 ft

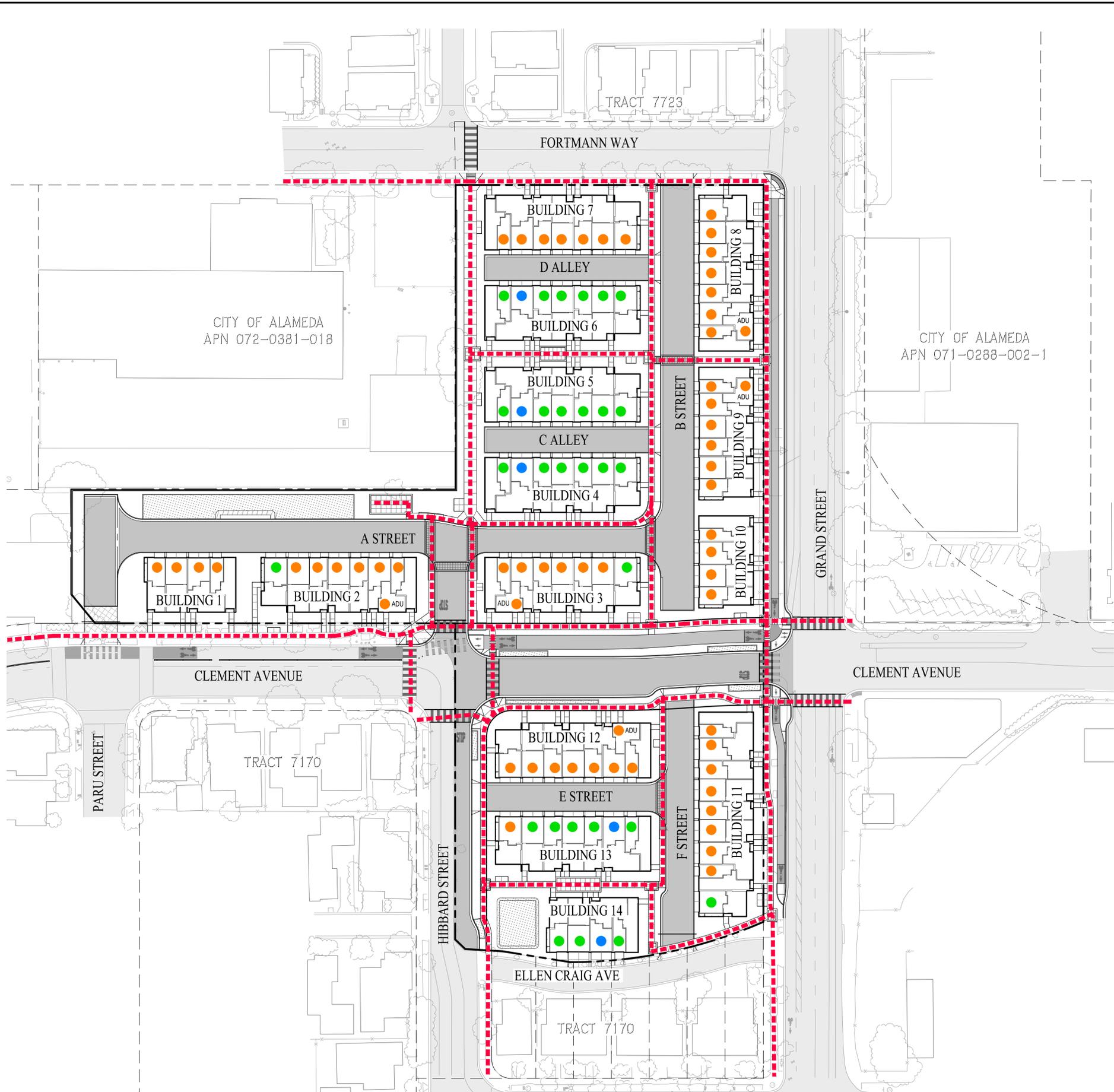
VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES WASTE COLLECTION ACCESS PLAN 2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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SHEET NO.
11
OF 12 SHEETS

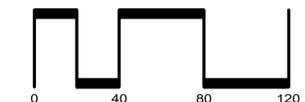


- LEGEND**
- UNITS MEETING VISITABILITY REQUIREMENTS PER AMC 30-18 (29 UNITS)
 - UNITS MEETING VISITABILITY AND UNIVERSAL DESIGN REQUIREMENTS PER AMC 30-18 (5 UNITS)
 - UNITS REQUIRING VISITABILITY WAIVER BASED ON TOPOGRAPHICAL CONDITIONS PER AMC 30-18 IN ORDER TO PROVIDE LONG TERM PROTECTION FROM SEA LEVEL RISE (61 UNITS)
 - - - ACCESSIBLE PATH OF TRAVEL PER 2019 CBC 11A

VESTING TENTATIVE MAP (TRACT 8654) FOR CONDOMINIUM PURPOSES ACCESSIBILITY PLAN

2015 GRAND STREET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: SEPTEMBER 30, 2022



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