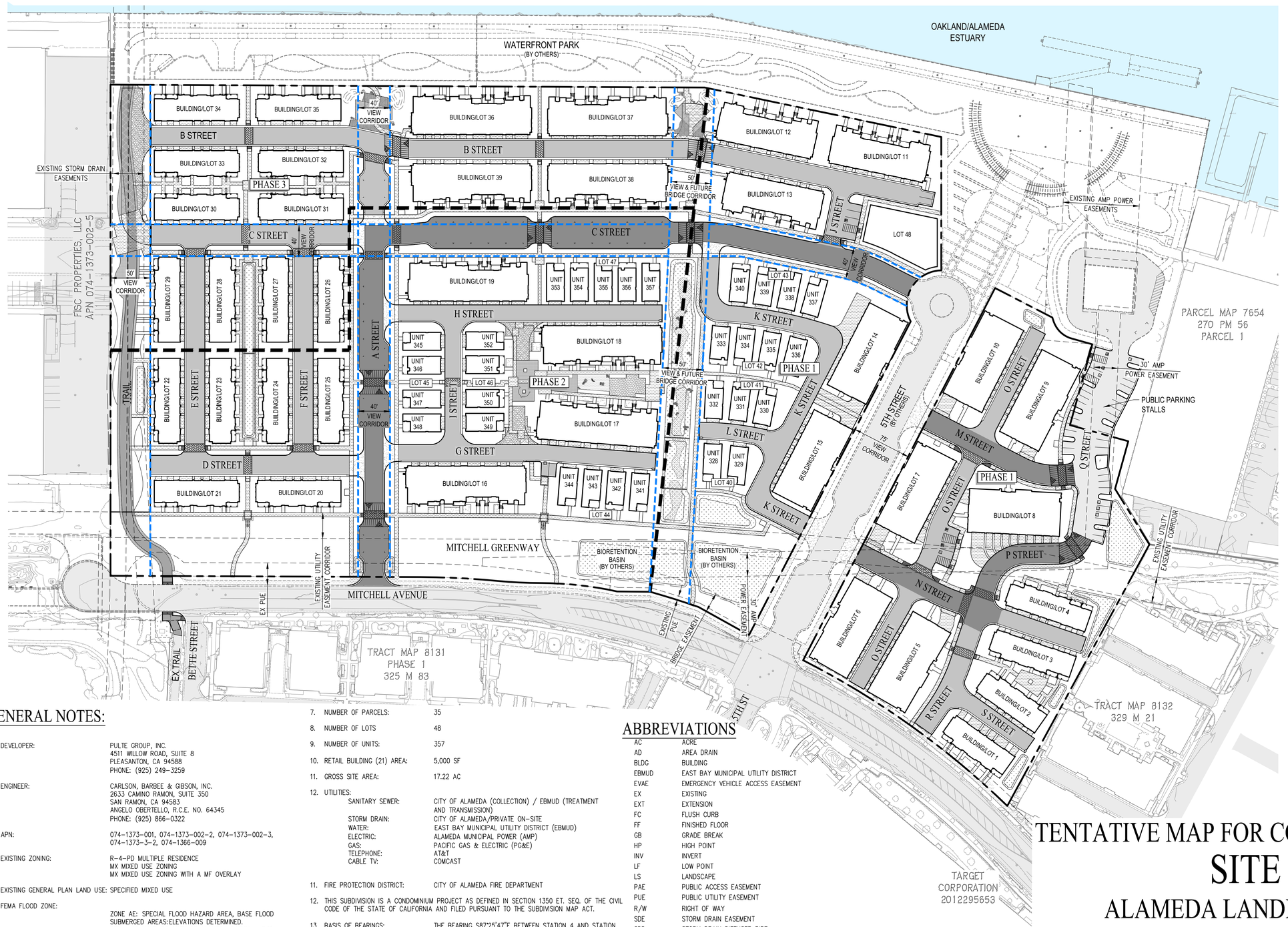

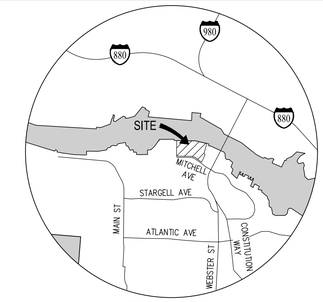

VICINITY MAP

NOT TO SCALE

SHEET INDEX

LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PHASING BOUNDARY
- VIEW CORRIDOR
- PUBLIC STREET/PARKING
- PRIVATE STREET
- PRIVATE ALLEY
- PROPOSED SIDEWALK/PATHWAY
- EXISTING SIDEWALK
- PROPOSED EMERGENCY VEHICLE ACCESS
- STRIPED PEDESTRIAN CROSSING
- RAISED PEDESTRIAN CROSSING
- PRIVATE ALLEY DRIVEWAY

GENERAL NOTES:

1. DEVELOPER: PULTE GROUP, INC.
   4511 WILLOW ROAD, SUITE 8
   PLEASANTON, CA 94588
   PHONE: (925) 249-3259
2. 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
3. APN: 074-1373-001, 074-1373-002-2, 074-1373-002-3, 074-1373-3-2, 074-1366-009
4. EXISTING ZONING: R-4-PD MULTIPLE RESIDENCE
   MX MIXED USE ZONING
   MX MIXED USE ZONING WITH A MF OVERLAY
5. EXISTING GENERAL PLAN LAND USE: SPECIFIED MIXED USE
6. FEMA FLOOD ZONE:
   ZONE AE: SPECIAL FLOOD HAZARD AREA, BASE FLOOD SUBMERGED AREAS: ELEVATIONS DETERMINED.
   BFE = 10 NAVD 88 (CITY OF ALAMEDA DATUM = 3.9)
   ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% UNSUBMERGED AREAS: ANNUAL CHANCE FLOODPLAIN.
   ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD.
   FLOOD INSURANCE RATE MAPS NO. 06001C0066H DATED DECEMBER 21, 2018 & 06001C0067H DATED DECEMBER 21, 2018.
7. NUMBER OF PARCELS: 35
8. NUMBER OF LOTS 48
9. NUMBER OF UNITS: 357
10. RETAIL BUILDING (21) AREA: 5,000 SF
11. GROSS SITE AREA: 17.22 AC
12. UTILITIES:
    - SANITARY SEWER: CITY OF ALAMEDA (COLLECTION) / EBMUD (TREATMENT AND TRANSMISSION)
    - STORM DRAIN: CITY OF ALAMEDA/PRIVATE ON-SITE
    - WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
    - ELECTRIC: ALAMEDA MUNICIPAL POWER (AMP)
    - GAS: PACIFIC GAS & ELECTRIC (PG&E)
    - TELEPHONE: AT&T
    - CABLE TV: COMCAST
11. FIRE PROTECTION DISTRICT: CITY OF ALAMEDA FIRE DEPARTMENT
12. 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.
13. BASIS OF BEARINGS: THE BEARING S87°25'47"E BETWEEN STATION 4 AND STATION STATION 5 OF THE SEGREGATION LINE AS INDICATED ON MAP TRACT 7387.
14. 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)
15. DATUM ELEVATIONS DEPICTED ARE BASED UPON THE CITY OF ALAMEDA DATUM. (NAVD 88 = CITY OF ALAMEDA + 6.1')

ABBREVIATIONS

AC	ACRE
AD	AREA DRAIN
BLDG	BUILDING
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
EXT	EXTENSION
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
SDD	STORM DRAIN DIFFUSER PIPE
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TSD	TREATED STORM DRAIN
TSM	TOP OF SOIL MIX
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB
VCE	VIEW CORRIDOR EASEMENT

TENTATIVE MAP FOR CONDOMINIUM PURPOSES

SITE PLAN

ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: OCTOBER 2019
JOB NO.: 2022-010

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SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
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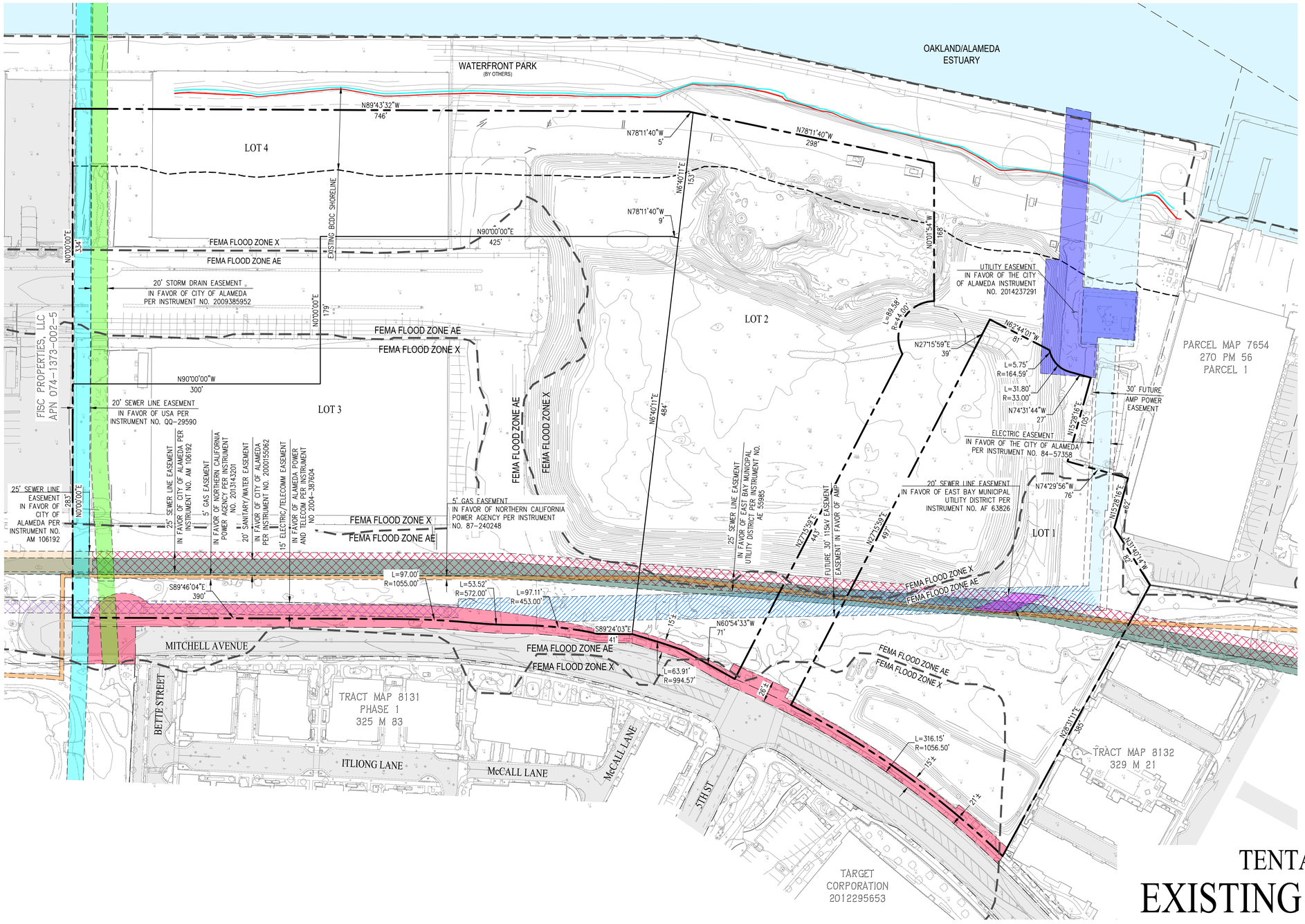

LEGEND

- RESIDENTIAL PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- EXISTING EASEMENT
- EXISTING BCDC SHORELINE
- MEAN HIGH WATER = −0.43 CITY (5.67 NAVD88)
- FEMA 100 YEAR FLOOD ZONE AE
- BASE FLOOD ELEVATION = 3.9 CITY (10.0 NAVD88)
- EXISTING PAVEMENT TO REMAIN
- (6) SEWER LINE EASEMENT IN FAVOR OF USA PER INSTRUMENT NO. QQ-29590
- (9) SEWER LINE EASEMENT IN FAVOR OF EAST BAY MUNICIPAL UTILITY DISTRICT PER INSTRUMENT NO. AE55985
- (10) SEWER LINE EASEMENT IN FAVOR OF EAST BAY MUNICIPAL UTILITY DISTRICT PER INSTRUMENT NO. AF 63826
- (13) SEWER LINE EASEMENT IN FAVOR OF THE CITY OF ALAMEDA PER INSTRUMENT NO. AM 106192
- (14) ELECTRIC EASEMENT IN FAVOR OF THE CITY OF ALAMEDA PER INSTRUMENT NO. 84-57358
- (15) GAS EASEMENT IN FAVOR OF NORTHERN CALIFORNIA POWER AGENCY PER INSTRUMENT NO. 87-240248
- (18) SANITARY/WATER EASEMENT IN FAVOR OF THE CITY OF ALAMEDA PER INSTRUMENT NO. 2000155062
- (23) STORM DRAIN EASEMENT IN FAVOR OF CITY OF ALAMEDA PER INSTRUMENT NO. 2009385952
- (24) GAS PIPELINE EASEMENT IN FAVOR OF NORTHERN CALIFORNIA POWER AGENCY PER INSTRUMENT NO. 2013143201
- (26) UTILITY EASEMENT IN FAVOR OF THE CITY OF ALAMEDA PER INSTRUMENT NO. 2014237291
- (44) ELECTRIC/TELECOMMUNICATIONS EASEMENT IN FAVOR OF THE CITY OF ALAMEDA PER INSTRUMENT NO. 2004-387604
- FUTURE 115 kV EASEMENT IN FAVOR OF AMP

(#) NOTES:

REFERS TO TITLE REPORT EXCEPTION

TITLE REPORT: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO: NCS-902031-CC
DATED: SEPTEMBER 25, 2018/UPDATED OCTOBER 10, 2018

NOTES:

FEMA FLOOD ZONE:
ZONE AE: SPECIAL FLOOD HAZARD AREA, BASE FLOOD
SUBMERGED AREAS: ELEVATIONS DETERMINED.
BFE = 10 NAVD 88 (CITY OF ALAMEDA DATUM = 3.9)

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

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD.

FLOOD INSURANCE RATE MAPS NO. 06001C0066H
DATED DECEMBER 21, 2018 & 06001C0067H DATED DECEMBER 21, 2018.

TENTATIVE MAP
EXISTING CONDITIONS
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: OCTOBER 2019
JOB NO.: 2022-010

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OF 21 SHEETS

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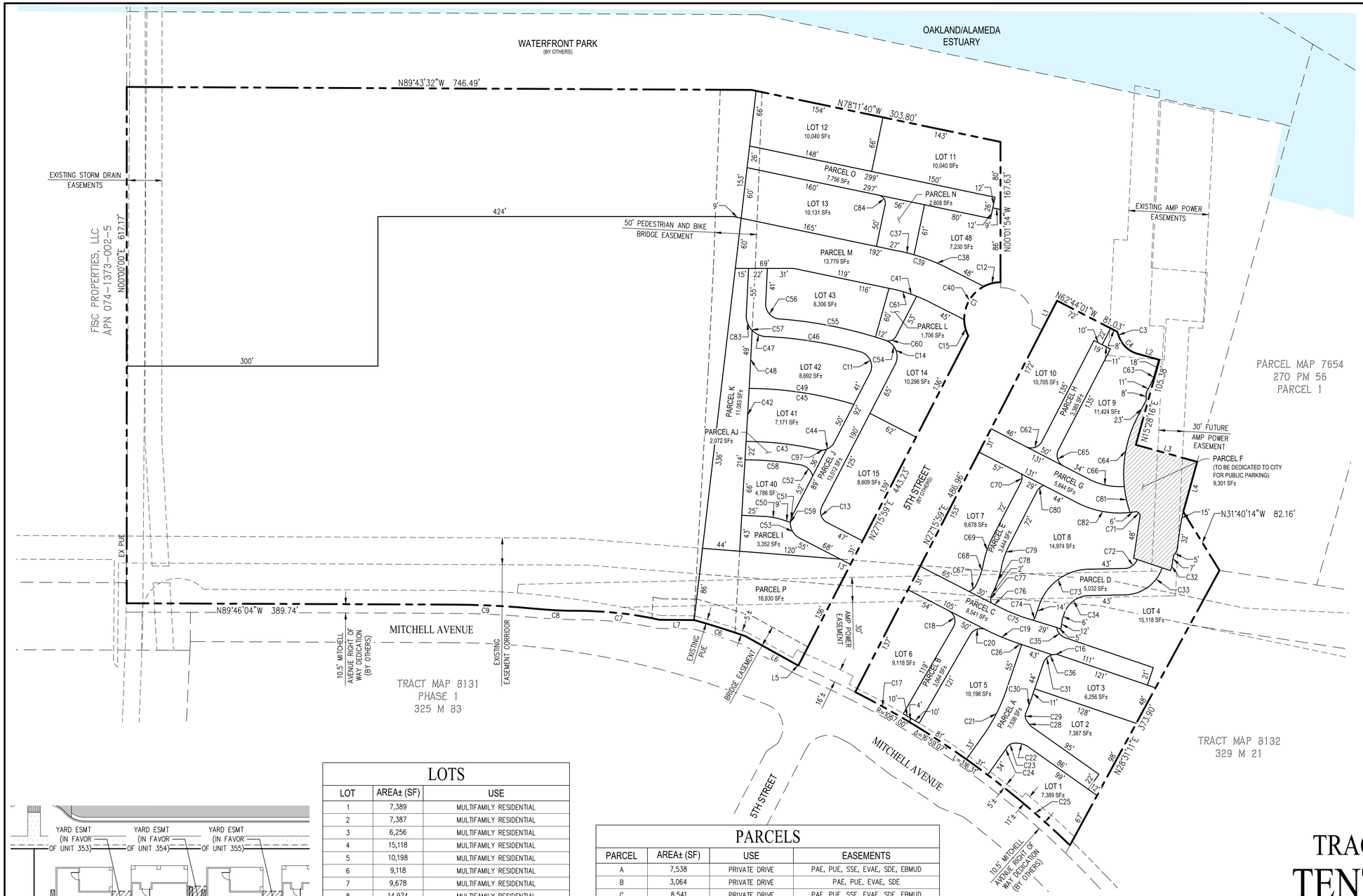


LEGEND

	PROJECT BOUNDARY
	ADJACENT PARCEL BOUNDARY
	PROPOSED PARCEL BOUNDARY
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT

1. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED FOR ALL STREETS, ALLEYS, WALKWAYS AND POCKET PARKS.
2. ALL REQUIRED OPERATIONS AND MAINTENANCE PLANS (OMPS) FOR ALL OF THE STORMWATER TREATMENT MEASURES AND FULL TRASH CAPTURE DEVICES, PREPARED BY THE DEVELOPER AND APPROVED BY PUBLIC WORKS ENGINEERING, SHALL BE INCLUDED AND INCORPORATED WITHIN THE PROPERTY OWNER'S ASSOCIATIONS' (E.G. HOAS') CC&RS FOR THE ASSIGNMENT OF LONG-TERM MAINTENANCE RESPONSIBILITIES FOR ALL OF THESE SYSTEMS/DEVICES.

CURVE TABLE

NO	RADIUS	DELTA	LENGTH
C1	44.00'	116°38'44"	89.58'
C3	164.59'	2°00'11"	5.75'
C4	33.00'	55°12'21"	31.80'
C6	1076.88'	3°23'08"	63.63'
C7	453.00'	12°16'58"	97.11'
C8	587.62'	5°18'53"	54.51'
C9	1037.44'	5°18'10"	96.02'
C11	17.98'	101°38'10"	31.89'
C12	44.00'	27°05'52"	20.81'
C13	14.50'	90°00'00"	22.78'
C14	20.50'	97°32'09"	34.90'
C15	44.00'	26°21'27"	20.24'
C16	15.00'	33°29'31"	8.77'
C17	1065.80'	3°57'25"	73.61'
C18	14.50'	92°45'16"	23.47'
C19	263.50'	8°53'00"	40.85'
C20	14.50'	87°05'07"	22.04'
C21	219.00'	16°27'38"	62.92'
C22	28.00'	40°04'22"	19.58'
C23	10.00'	51°24'50"	8.97'

CURVE TABLE

NO	RADIUS	DELTA	LENGTH
C24	250.50'	1°29'12"	6.50'
C25	1066.43'	6°57'25"	129.49'
C26	9.50'	32°19'24"	5.36'
C28	27.50'	28°13'15"	13.54'
C29	9.50'	49°39'05"	8.23'
C30	250.50'	4°19'58"	18.94'
C31	15.00'	56°30'29"	14.79'
C32	58.50'	10°37'31"	10.85'
C33	48.00'	36°39'47"	30.71'
C34	32.00'	70°01'16"	39.11'
C35	14.50'	64°24'55"	16.30'
C36	15.00'	90°00'00"	23.56'
C37	295.15'	3°34'21"	18.40'
C38	254.42'	9°45'00"	43.30'
C39	236.00'	14°58'35"	61.69'
C40	44.00'	63°11'25"	48.53'
C41	190.00'	14°58'35"	49.66'
C42	10733.00'	0°20'22"	63.59'
C43	377.02'	13°10'08"	86.65'
C44	17.49'	75°49'23"	23.15'

CURVE TABLE

NO	RADIUS	DELTA	LENGTH
C45	441.82'	16°27'31"	126.92'
C46	503.00'	13°02'19"	114.47'
C47	25.00'	42°59'29"	18.76'
C48	10902.21'	0°21'56"	69.56'
C49	440.50'	16°30'30"	126.92'
C50	95.00'	14°38'11"	24.27'
C51	20.00'	24°15'28"	8.47'
C52	18.00'	65°18'15"	20.52'
C53	20.00'	65°44'32"	22.95'
C54	20.50'	98°49'38"	35.36'
C55	525.00'	14°05'55"	129.19'
C56	18.00'	88°30'33"	27.81'
C57	25.00'	90°08'56"	39.33'
C58	355.00'	10°48'44"	66.99'
C59	20.00'	90°00'00"	31.42'
C60	10.00'	82°27'51"	14.39'
C61	190.00'	10°21'48"	34.37'
C62	14.50'	90°00'00"	22.78'
C63	63.00'	11°33'33"	12.71'
C64	146.00'	33°20'14"	84.95'

CURVE TABLE

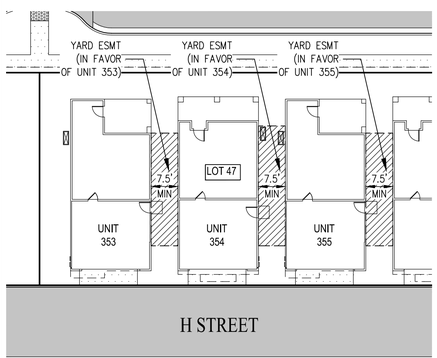
NO	RADIUS	DELTA	LENGTH
C65	14.50'	90°00'00"	22.78'
C66	79.50'	31°17'29"	43.42'
C67	14.50'	43°36'10"	11.03'
C68	100.00'	15°52'52"	27.72'
C69	122.00'	15°52'52"	33.82'
C70	14.50'	43°36'10"	11.03'
C71	5.00'	102°32'27"	8.95'
C72	16.50'	68°34'20"	19.75'
C73	63.50'	70°01'16"	77.60'
C74	9.50'	29°30'33"	4.89'
C75	225.27'	11°31'21"	45.30'
C76	15745.32'	0°01'56"	8.88'
C77	14.50'	42°38'40"	10.79'
C78	122.00'	14°53'27"	31.71'
C79	100.00'	15°52'52"	27.72'
C80	14.50'	43°36'10"	11.03'
C81	146.00'	12°28'46"	31.80'
C82	111.00'	33°39'09"	65.20'
C83	25.00'	47°09'23"	20.58'
C84	10.00'	90°00'00"	15.71'

CURVE TABLE

NO	RADIUS	DELTA	LENGTH
C85	18.00'	90°00'00"	28.27'
C86	18.00'	89°59'37"	28.27'
C87	17.50'	90°00'00"	27.49'
C88	17.50'	89°59'36"	27.49'
C89	2.50'	90°00'00"	3.93'
C90	211.00'	4°28'43"	16.49'
C91	233.00'	4°28'43"	18.21'
C92	126.00'	6°40'06"	14.66'
C93	100.00'	12°20'48"	21.55'
C94	126.00'	11°01'14"	24.24'
C95	126.00'	5°40'42"	12.49'
C96	126.00'	11°42'50"	25.76'
C97	17.50'	33°49'43"	10.33'

LINE TABLE

NO	BEARING	LENGTH
L1	N27°15'59"E	39.25'
L2	N74°31'44"W	26.03'
L3	N74°29'56"W	76.00'
L4	N15°28'16"E	62.09'
L5	N67°02'08"W	1.19'
L6	N60°54'33"W	71.39'
L7	N89°24'03"W	41.77'



TYPICAL LOT DETACHED PRODUCT

NOT TO SCALE

LOTS

LOT	AREA± (SF)	USE
1	7,389	MULTIFAMILY RESIDENTIAL
2	7,387	MULTIFAMILY RESIDENTIAL
3	6,256	MULTIFAMILY RESIDENTIAL
4	15,118	MULTIFAMILY RESIDENTIAL
5	10,198	MULTIFAMILY RESIDENTIAL
6	9,118	MULTIFAMILY RESIDENTIAL
7	9,678	MULTIFAMILY RESIDENTIAL
8	14,974	MULTIFAMILY RESIDENTIAL
9	11,424	MULTIFAMILY RESIDENTIAL
10	10,705	MULTIFAMILY RESIDENTIAL
11	10,040	MULTIFAMILY RESIDENTIAL
12	10,040	MULTIFAMILY RESIDENTIAL
13	10,131	MULTIFAMILY RESIDENTIAL, VCE
14	10,296	MULTIFAMILY RESIDENTIAL
15	8,609	MULTIFAMILY RESIDENTIAL
40	4,786	MULTIFAMILY RESIDENTIAL
41	7,171	MULTIFAMILY RESIDENTIAL
42	8,692	MULTIFAMILY RESIDENTIAL
43	8,306	MULTIFAMILY RESIDENTIAL
48	7,230	RETAIL
TOTAL	187,548	156 CONDOMINIUM UNITS

PARCELS

PARCEL	AREA± (SF)	USE	EASEMENTS
A	7,538	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD
B	3,064	PRIVATE DRIVE	PAE, PUE, EVAE, SDE
C	8,541	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD
D	5,032	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD
E	3,444	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD
F	9,301	PUBLIC PARKING	PAE, PUE, EVAE, SDE, EBMUD
G	5,844	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD
H	3,385	PRIVATE DRIVE	PAE, PUE, EVAE, SDE
I	3,352	OPEN SPACE	PAE, PUE, SDE
J	13,012	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD, VCE
K	11,083	OPEN SPACE	PAE, PUE, SDE, EBMUD, VCE
L	1,706	PRIVATE DRIVE	PAE
M	13,779	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD, VCE
N	2,808	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD
O	7,756	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD, VCE
P	16,083	OPEN SPACE	PAE, SDE, VCE
AJ	2,072	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD, VCE
TOTAL	117,800		

TRACT 8524 - PHASE 1
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: OCTOBER 2019
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SHEET NO. 3 OF 21 SHEETS

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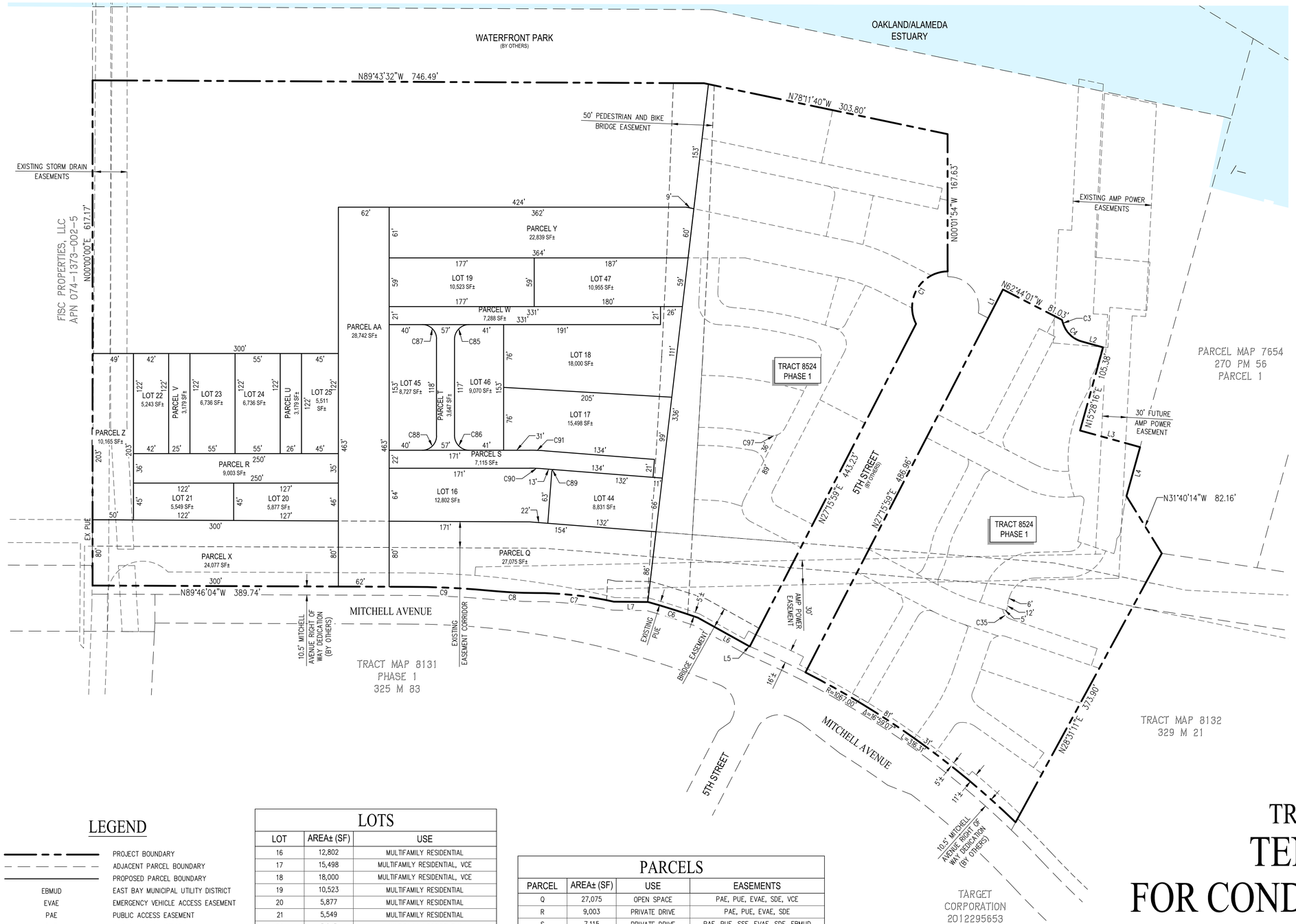

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C51	20.00'	24°15'28"	8.47'
C52	18.00'	65°18'15"	20.52'
C53	20.00'	65°44'32"	22.95'
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C58	355.00'	10°48'44"	66.99'
C59	20.00'	90°00'00"	31.42'
C60	10.00'	82°27'51"	14.39'
C61	190.00'	10°21'48"	34.37'
C62	14.50'	90°00'00"	22.78'
C63	63.00'	11°33'33"	12.71'
C64	146.00'	33°20'14"	84.95'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C65	14.50'	90°00'00"	22.78'
C66	79.50'	31°17'29"	43.42'
C67	14.50'	43°36'10"	11.03'
C68	100.00'	15°52'52"	27.72'
C69	122.00'	15°52'52"	33.82'
C70	14.50'	43°36'10"	11.03'
C71	5.00'	102°32'27"	8.95'
C72	16.50'	68°34'20"	19.75'
C73	63.50'	70°01'16"	77.60'
C74	9.50'	29°30'33"	4.89'
C75	225.27'	11°31'21"	45.30'
C76	15745.32'	0°01'56"	8.88'
C77	14.50'	42°38'40"	10.79'
C78	122.00'	14°53'27"	31.71'
C79	100.00'	15°52'52"	27.72'
C80	14.50'	43°36'10"	11.03'
C81	146.00'	12°28'46"	31.80'
C82	111.00'	33°39'09"	65.20'
C83	25.00'	47°09'23"	20.58'
C84	10.00'	90°00'00"	15.71'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C85	18.00'	90°00'00"	28.27'
C86	18.00'	89°59'37"	28.27'
C87	17.50'	90°00'00"	27.49'
C88	17.50'	89°59'36"	27.49'
C89	2.50'	90°00'00"	3.93'
C90	211.00'	4°28'43"	16.49'
C91	233.00'	4°28'43"	18.21'
C92	126.00'	6°40'06"	14.66'
C93	100.00'	12°20'48"	21.55'
C94	126.00'	11°01'14"	24.24'
C95	126.00'	5°40'42"	12.49'
C96	126.00'	11°42'50"	25.76'
C97	17.50'	33°49'43"	10.33'

LINE TABLE		
NO	BEARING	LENGTH
L1	N27°15'59"E	39.25'
L2	N74°31'44"W	26.03'
L3	N74°29'56"W	76.00'
L4	N15°28'16"E	62.09'
L5	N67°02'08"W	1.19'
L6	N60°54'33"W	71.39'
L7	N89°24'03"W	41.77'

LEGEND

	PROJECT BOUNDARY
	ADJACENT PARCEL BOUNDARY
	PROPOSED PARCEL BOUNDARY
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT

1. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED FOR ALL STREETS, ALLEYS, WALKWAYS AND POCKET PARKS.
2. ALL REQUIRED OPERATIONS AND MAINTENANCE PLANS (OMPS) FOR ALL OF THE STORMWATER TREATMENT MEASURES AND FULL TRASH CAPTURE DEVICES, PREPARED BY THE DEVELOPER AND APPROVED BY PUBLIC WORKS ENGINEERING, SHALL BE INCLUDED AND INCORPORATED WITHIN THE PROPERTY OWNER'S ASSOCIATIONS' (E.G. HOAS') CC&RS FOR THE ASSIGNMENT OF LONG-TERM MAINTENANCE RESPONSIBILITIES FOR ALL OF THESE SYSTEMS/DEVICES.

LOTS

LOT	AREA± (SF)	USE
16	12,802	MULTIFAMILY RESIDENTIAL
17	15,498	MULTIFAMILY RESIDENTIAL, VCE
18	18,000	MULTIFAMILY RESIDENTIAL, VCE
19	10,523	MULTIFAMILY RESIDENTIAL
20	5,877	MULTIFAMILY RESIDENTIAL
21	5,549	MULTIFAMILY RESIDENTIAL
22	5,243	MULTIFAMILY RESIDENTIAL
23	6,736	MULTIFAMILY RESIDENTIAL
24	6,736	MULTIFAMILY RESIDENTIAL
25	5,511	MULTIFAMILY RESIDENTIAL
44	8,831	MULTIFAMILY RESIDENTIAL
45	8,727	MULTIFAMILY RESIDENTIAL
46	9,070	MULTIFAMILY RESIDENTIAL
47	10,955	MULTIFAMILY RESIDENTIAL, VCE
TOTAL	130,058	201 CONDOMINIUM UNITS

PARCELS

PARCEL	AREA± (SF)	USE	EASEMENTS
Q	27,075	OPEN SPACE	PAE, PUE, EVAE, SDE, VCE
R	9,003	PRIVATE DRIVE	PAE, PUE, EVAE, SDE
S	7,115	PRIVATE DRIVE	PAE ,PUE, SSE, EVAE, SDE, EBMUD
T	3,647	PRIVATE DRIVE	PAE ,PUE, SSE, EVAE, SDE, EBMUD
U	3,179	PRIVATE DRIVE	PAE, PUE, EVAE, SDE
V	3,179	PRIVATE DRIVE	PAE, PUE, EVAE, SDE
W	7,288	PRIVATE DRIVE	PAE, PUE, EVAE, SDE
X	24,077	OPEN SPACE	PAE, PUE, SSE, EVAE, SDE, EBMUD
Y	22,839	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD, VCE
Z	10,165	OPEN SPACE	PAE, PUE, EVAE, SDE, VCE
AA	28,742	PRIVATE DRIVE	PAE, PUE, SSE, EVAE, SDE, EBMUD,VCE
TOTAL	146,309		

TRACT 8524 - PHASE 2
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: OCTOBER 2019
JOB NO.: 2022-010

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM

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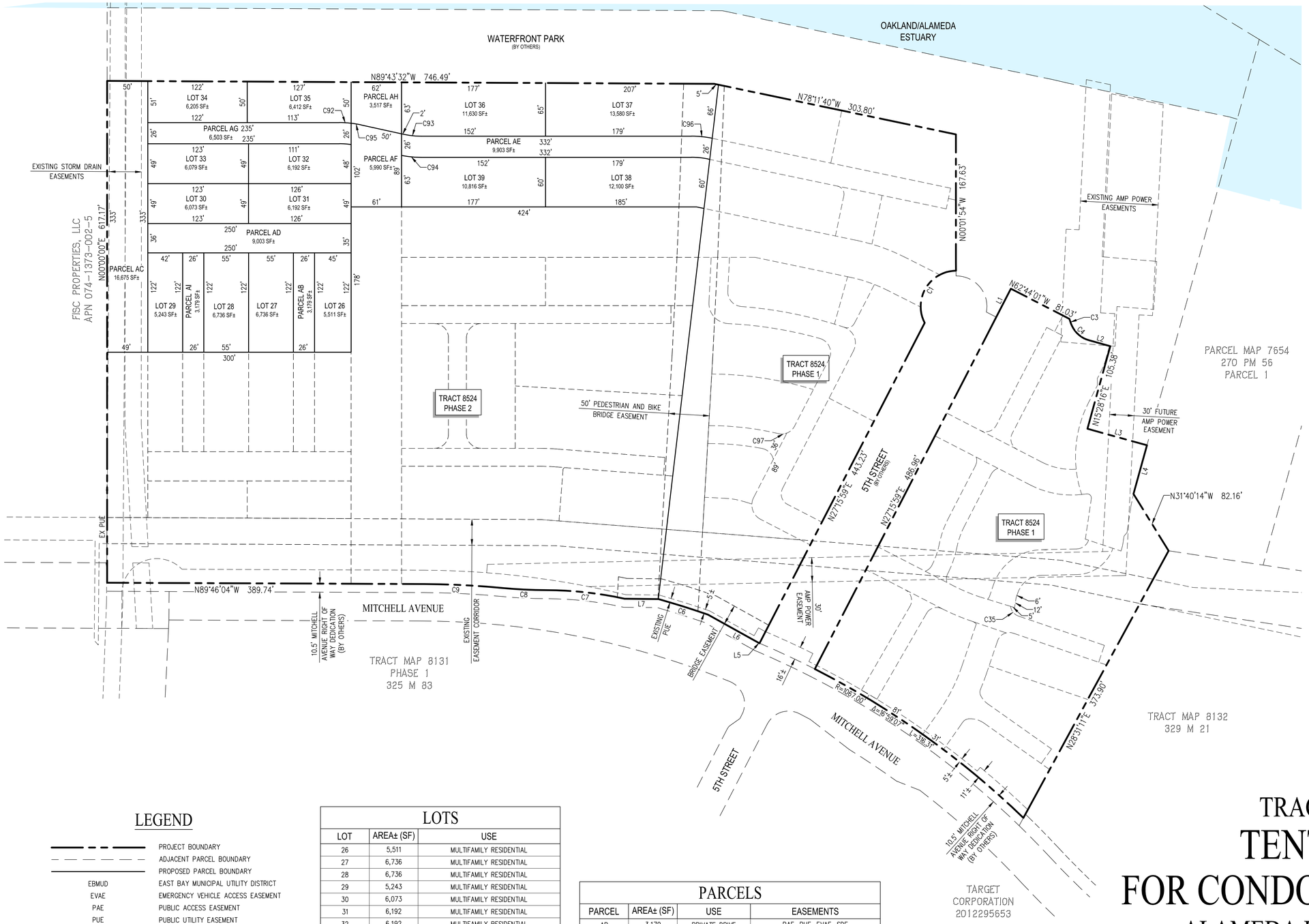

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	44.00'	116°38'44"	89.58'
C3	164.59'	2°00'11"	5.75'
C4	33.00'	55°12'21"	31.80'
C6	1076.88'	3°23'08"	63.63'
C7	453.00'	12°16'58"	97.11'
C8	587.62'	5°18'53"	54.51'
C9	1037.44'	5°18'10"	96.02'
C11	17.98'	101°38'10"	31.89'
C12	44.00'	27°05'52"	20.81'
C13	14.50'	90°00'00"	22.78'
C14	20.50'	97°32'09"	34.90'
C15	44.00'	26°21'27"	20.24'
C16	15.00'	33°29'31"	8.77'
C17	1065.80'	3°57'25"	73.61'
C18	14.50'	92°45'16"	23.47'
C19	263.50'	8°53'00"	40.85'
C20	14.50'	87°05'07"	22.04'
C21	219.00'	16°27'38"	62.92'
C22	28.00'	40°04'22"	19.58'
C23	10.00'	51°24'50"	8.97'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C24	250.50'	1°29'12"	6.50'
C25	1066.43'	6°57'25"	129.49'
C26	9.50'	32°19'24"	5.36'
C28	27.50'	28°13'15"	13.54'
C29	9.50'	49°39'05"	8.23'
C30	250.50'	4°19'58"	18.94'
C31	15.00'	56°30'29"	14.79'
C32	58.50'	10°37'31"	10.85'
C33	48.00'	36°39'47"	30.71'
C34	32.00'	70°01'16"	39.11'
C35	14.50'	64°24'55"	16.30'
C36	15.00'	90°00'00"	23.56'
C37	295.15'	3°34'21"	18.40'
C38	254.42'	9°45'00"	43.30'
C39	236.00'	14°58'35"	61.69'
C40	44.00'	63°11'25"	48.53'
C41	190.00'	14°58'35"	49.66'
C42	10733.00'	0°20'22"	63.59'
C43	377.02'	13°10'08"	86.65'
C44	17.49'	75°49'23"	23.15'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C45	441.82'	16°27'31"	126.92'
C46	503.00'	13°02'19"	114.47'
C47	25.00'	42°59'29"	18.76'
C48	10902.21'	0°21'56"	69.56'
C49	440.50'	16°30'30"	126.92'
C50	95.00'	14°38'11"	24.27'
C51	20.00'	24°15'28"	8.47'
C52	18.00'	65°18'15"	20.52'
C53	20.00'	65°44'32"	22.95'
C54	20.50'	98°49'38"	35.36'
C55	525.00'	14°05'55"	129.19'
C56	18.00'	88°30'33"	27.81'
C57	25.00'	90°08'56"	39.33'
C58	355.00'	10°48'44"	66.99'
C59	20.00'	90°00'00"	31.42'
C60	10.00'	82°27'51"	14.39'
C61	190.00'	10°21'48"	34.37'
C62	14.50'	90°00'00"	22.78'
C63	63.00'	11°33'33"	12.71'
C64	146.00'	33°20'14"	84.95'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C65	14.50'	90°00'00"	22.78'
C66	79.50'	31°7'29"	43.42'
C67	14.50'	43°36'10"	11.03'
C68	100.00'	15°52'52"	27.72'
C69	122.00'	15°52'52"	33.82'
C70	14.50'	43°36'10"	11.03'
C71	5.00'	102°32'27"	8.95'
C72	16.50'	68°34'20"	19.75'
C73	63.50'	70°01'16"	77.60'
C74	9.50'	29°30'33"	4.89'
C75	225.27'	11°31'21"	45.30'
C76	15745.32'	0°01'56"	8.88'
C77	14.50'	42°38'40"	10.79'
C78	122.00'	14°53'27"	31.71'
C79	100.00'	15°52'52"	27.72'
C80	14.50'	43°36'10"	11.03'
C81	146.00'	12°28'46"	31.80'
C82	111.00'	33°39'09"	65.20'
C83	25.00'	47°09'23"	20.58'
C84	10.00'	90°00'00"	15.71'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C85	18.00'	90°00'00"	28.27'
C86	18.00'	89°59'37"	28.27'
C87	17.50'	90°00'00"	27.49'
C88	17.50'	89°59'36"	27.49'
C89	2.50'	90°00'00"	3.93'
C90	211.00'	4°28'43"	16.49'
C91	233.00'	4°28'43"	18.21'
C92	126.00'	6°40'06"	14.66'
C93	100.00'	12°20'48"	21.55'
C94	126.00'	11°01'14"	24.24'
C95	126.00'	5°40'42"	12.49'
C96	126.00'	11°42'50"	25.76'
C97	17.50'	33°49'43"	10.33'

LINE TABLE		
NO	BEARING	LENGTH
L1	N27°15'59"E	39.25'
L2	N74°31'44"W	26.03'
L3	N74°29'56"W	76.00'
L4	N15°28'16"E	62.09'
L5	N67°02'08"W	1.19'
L6	N60°54'33"W	71.39'
L7	N89°24'03"W	41.77'

LEGEND

	PROJECT BOUNDARY
	ADJACENT PARCEL BOUNDARY
	PROPOSED PARCEL BOUNDARY
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT

1. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED FOR ALL STREETS, ALLEYS, WALKWAYS AND POCKET PARKS.
2. ALL REQUIRED OPERATIONS AND MAINTENANCE PLANS (OMPS) FOR ALL OF THE STORMWATER TREATMENT MEASURES AND FULL TRASH CAPTURE DEVICES, PREPARED BY THE DEVELOPER AND APPROVED BY PUBLIC WORKS ENGINEERING, SHALL BE INCLUDED AND INCORPORATED WITHIN THE PROPERTY OWNER'S ASSOCIATIONS' (E.G. HOAS') CC&RS FOR THE ASSIGNMENT OF LONG-TERM MAINTENANCE RESPONSIBILITIES FOR ALL OF THESE SYSTEMS/DEVICES.

LOTS

LOT	AREA± (SF)	USE
26	5,511	MULTIFAMILY RESIDENTIAL
27	6,736	MULTIFAMILY RESIDENTIAL
28	6,736	MULTIFAMILY RESIDENTIAL
29	5,243	MULTIFAMILY RESIDENTIAL
30	6,073	MULTIFAMILY RESIDENTIAL
31	6,192	MULTIFAMILY RESIDENTIAL
32	6,192	MULTIFAMILY RESIDENTIAL
33	6,079	MULTIFAMILY RESIDENTIAL
34	6,205	MULTIFAMILY RESIDENTIAL
35	6,412	MULTIFAMILY RESIDENTIAL
36	11,630	MULTIFAMILY RESIDENTIAL
37	13,580	MULTIFAMILY RESIDENTIAL, VCE
38	12,100	MULTIFAMILY RESIDENTIAL, VCE
39	10,816	MULTIFAMILY RESIDENTIAL
TOTAL	109,505	201 CONDOMINIUM UNITS

PARCELS

PARCEL	AREA± (SF)	USE	EASEMENTS
AB	3,179	PRIVATE DRIVE	PAE, PUE, EVAE, SDE
AC	16,675	OPEN SPACE	PAE, PUE, EVAE, SDE, VCE
AD	9,003	PRIVATE DRIVE	PAE ,PUE, SSE, EVAE, SDE, EBMUD
AE	9,903	PRIVATE DRIVE	PAE ,PUE, SSE, EVAE, SDE, EBMUD, VCE
AF	5,990	PRIVATE DRIVE	PAE ,PUE, SSE, EVAE, SDE, EBMUD, VCE
AG	6,503	PRIVATE DRIVE	PAE ,PUE, SSE, EVAE, SDE, EBMUD
AH	3,517	OPEN SPACE	PAE, PUE, EVAE, SDE, EBMUD, VCE
AI	3,179	PRIVATE DRIVE	PAE, PUE, EVAE, SDE
TOTAL	57,949		

TRACT 8524 - PHASE 3
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: OCTOBER 2019
JOB NO.: 2022-010

cbg
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SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
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SHEET NO.
5
OF 21 SHEETS

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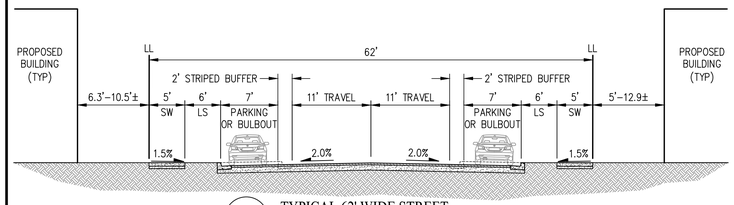
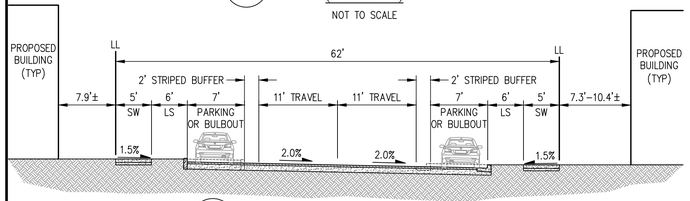


A TYPICAL 62' WIDE STREET (CROWNED)
NOT TO SCALE



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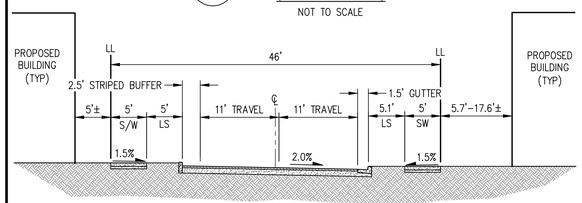

C TYPICAL 46' WIDE STREET
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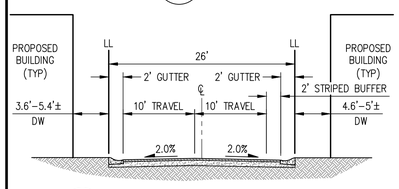

D TYPICAL 26' WIDE ALLEY (ROLLED CURB AND GUTTER)
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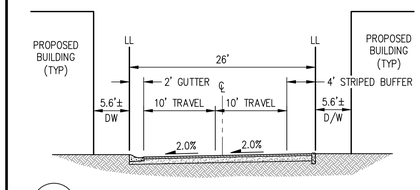

E TYPICAL 26' WIDE ALLEY (ROLLED CURB AND GUTTER & FLUSH CURB
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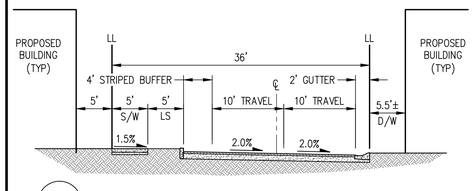

F TYPICAL 36' WIDE ALLEY (VERTICAL CURB & ROLLED CURB AND GUTTER)
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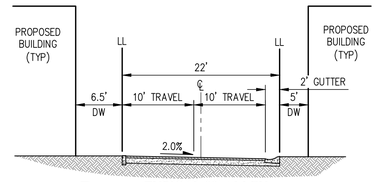
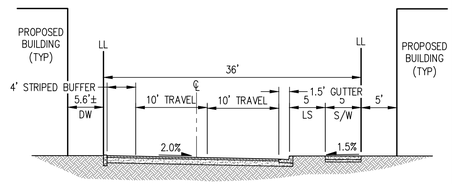


G TYPICAL 22' ALLEY (FLUSH & ROLLED CURB)
NOT TO SCALE



H TYPICAL 36' ALLEY (FLUSH CURB & VERTICAL CURB AND GUTTER)
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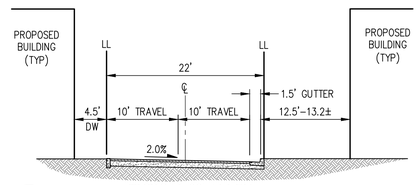

I TYPICAL 22' ALLEY (FLUSH & VERTICAL CURB AND GUTTER)
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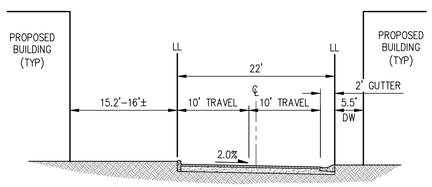

J TYPICAL 22' ALLEY (VERTICAL & ROLLED CURB)
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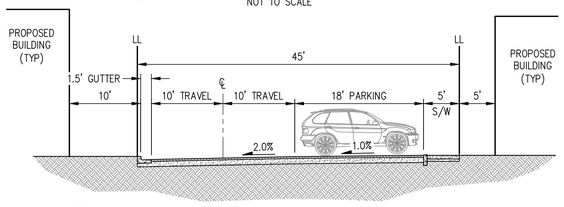

K TYPICAL 45' ALLEY W/ PARKING (FLUSH CURB & VERTICAL CURB AND GUTTER)
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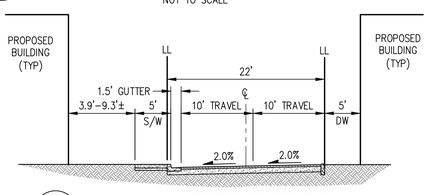

L TYPICAL 26.5' ALLEY (VERTICAL CURB AND GUTTER & VERTICAL CURB)
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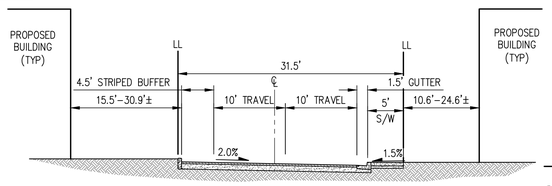

M TYPICAL 31.5' WIDE STREET (VERTICAL CURB & VERTICAL CURB AND GUTTER)
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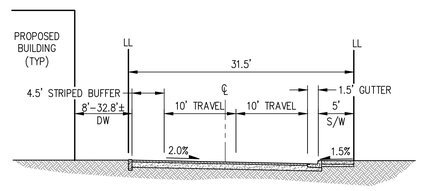

N TYPICAL 31.5' WIDE STREET (FLUSH CURB & VERTICAL CURB AND GUTTER)
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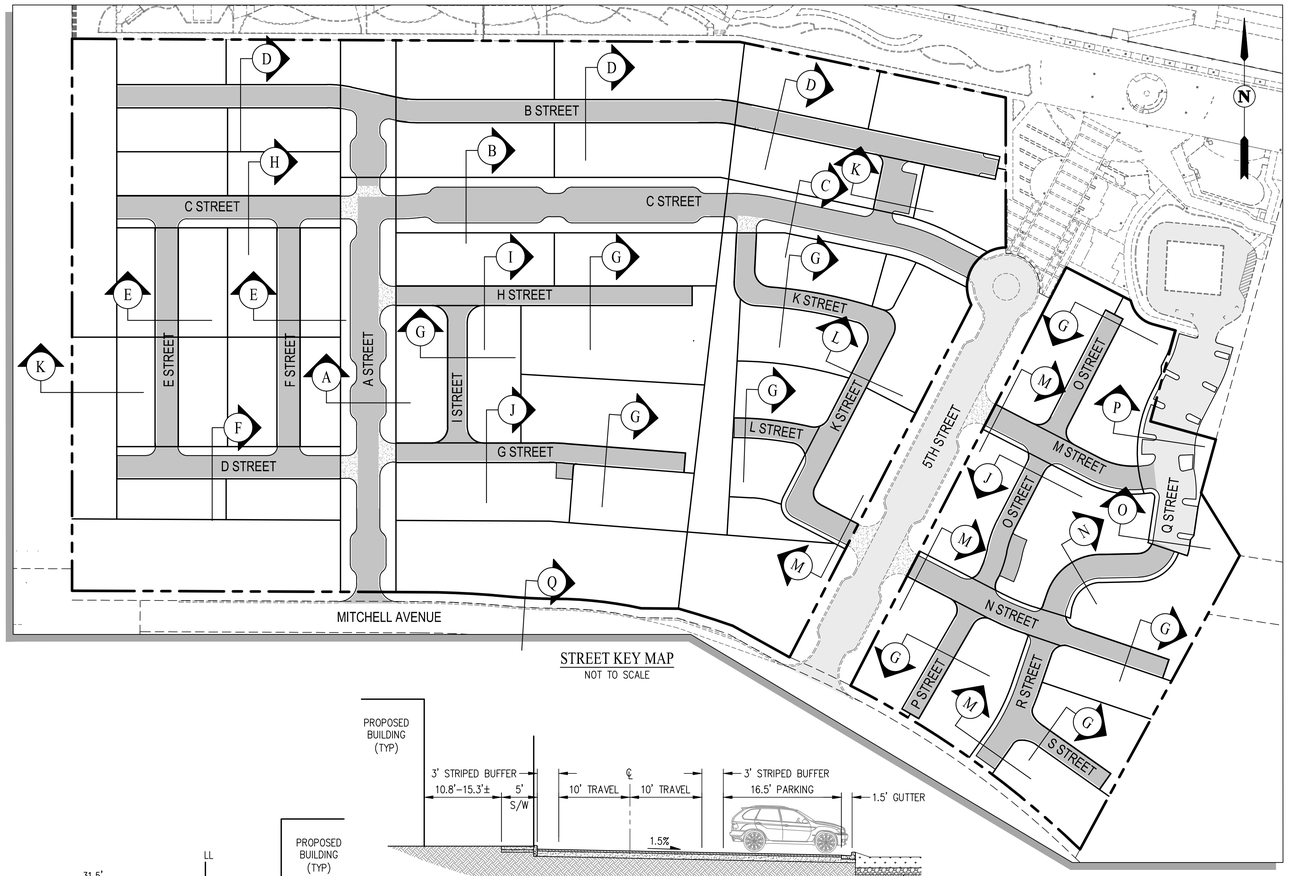
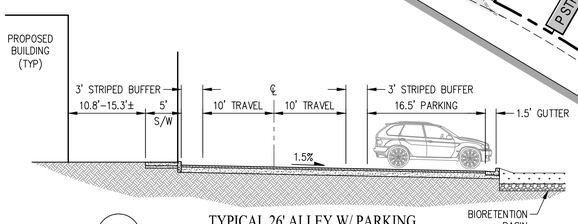


STREET KEY MAP
NOT TO SCALE



O TYPICAL 26' ALLEY W/ PARKING (VERTICAL CURB & VERTICAL CURB AND GUTTER)
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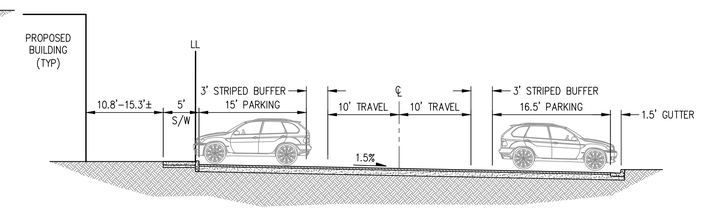
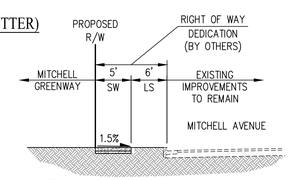


P TYPICAL 26' ALLEY W/ DUAL PARKING (VERTICAL CURB & VERTICAL CURB AND GUTTER)
NOT TO SCALE



Q IMPROVEMENTS BY MASTER DEVELOPER
NOT TO SCALE

TENTATIVE MAP
STREET SECTIONS
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: OCTOBER 2019
JOB NO.: 2022-010

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SHEET NO. 6 OF 21 SHEETS

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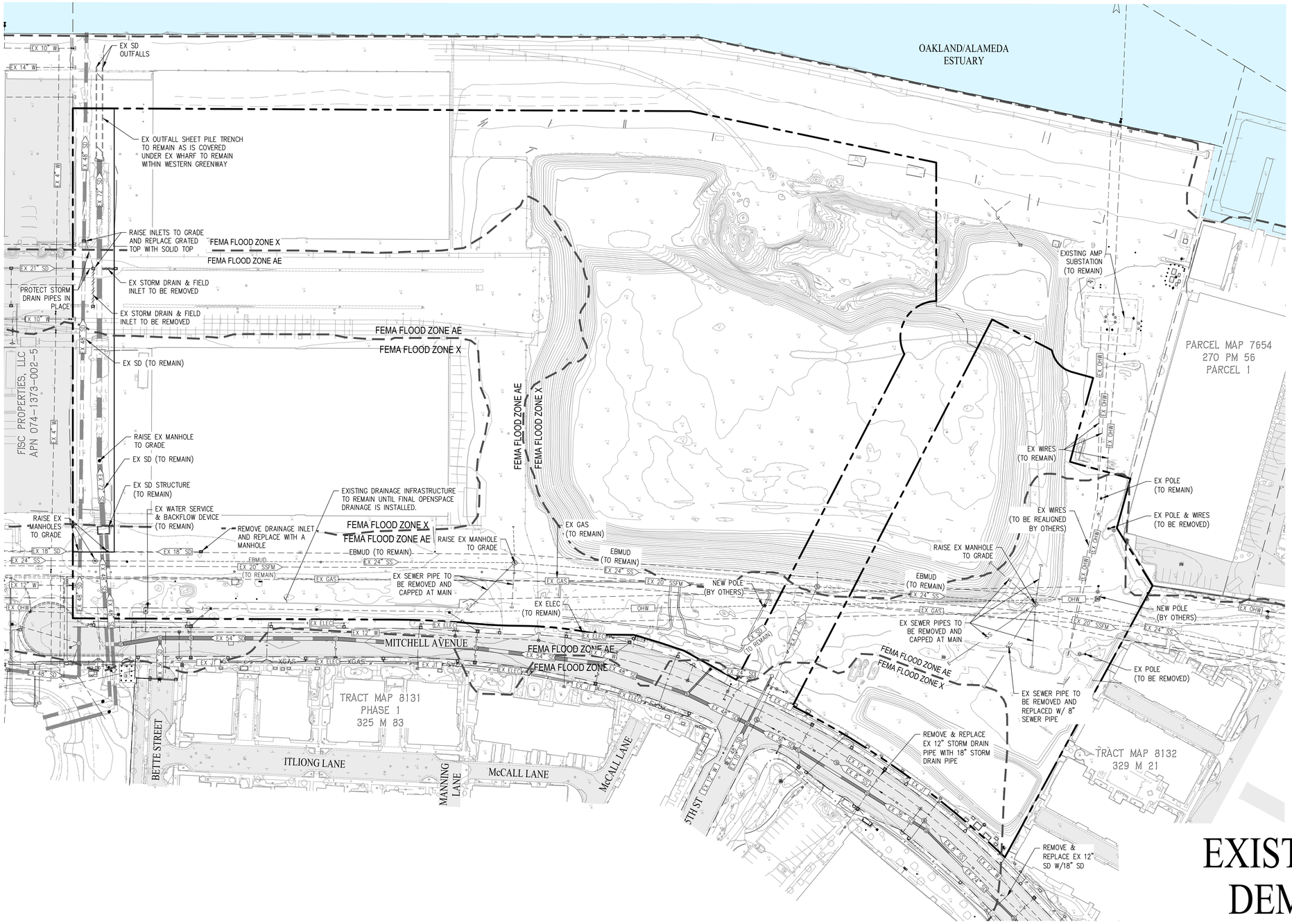

LEGEND

- RESIDENTIAL PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- FEMA 100 YEAR FLOOD ZONE AE BASE FLOOD ELEVATION = 3.9 CITY (10.0 NAVD88)
- EXISTING PAVEMENT TO REMAIN
- EX ELEC — EXISTING ELECTRICAL
- EX OHW — EXISTING OVERHEAD WIRE
- EX GAS — EXISTING GAS
- EX SD — EXISTING STORM DRAIN
- EX SS — EXISTING SANITARY SEWER
- EX W — EXISTING WATER
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING FIELD INLET
- EXISTING FIRE HYDRANT

NOTES:

FEMA FLOOD ZONE:
ZONE AE: SPECIAL FLOOD HAZARD AREA, BASE FLOOD SUBMERGED AREAS: ELEVATIONS DETERMINED.
BFE = 10 NAVD 88 (CITY OF ALAMEDA DATUM = 3.9)

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

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD.

FLOOD INSURANCE RATE MAPS NO. 06001C0066H
DATED DECEMBER 21, 2018 & 06001C0067H DATED DECEMBER 21, 2018.

TENTATIVE MAP
EXISTING UTILITIES & DEMOLITION PLAN
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

DATE: OCTOBER 2019
JOB NO.: 2022-010

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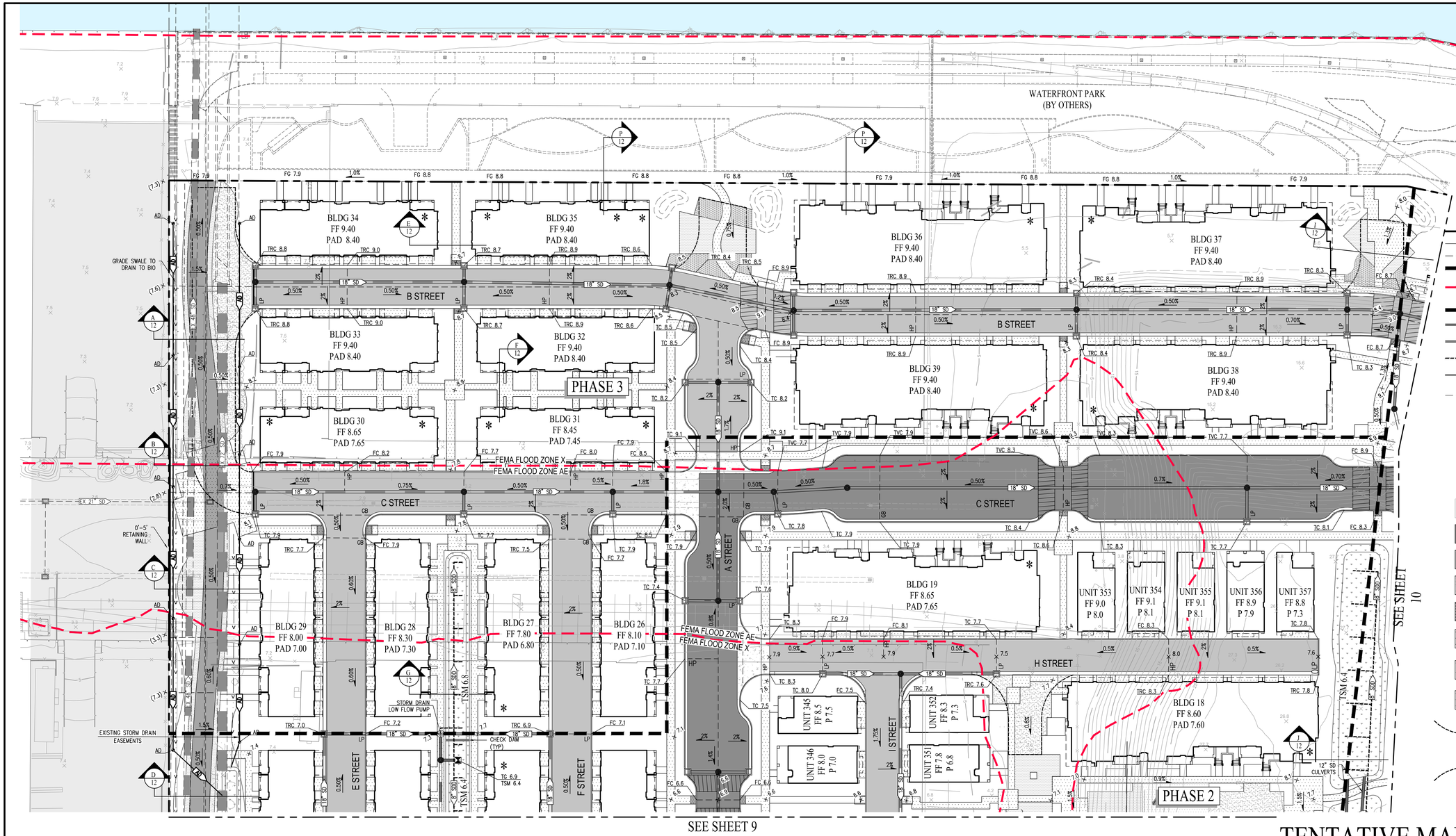

LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED GRADE BREAK
- PROPOSED PHASING BOUNDARY
- FEMA 100 YEAR FLOOD ZONE AE
- BASE FLOOD ELEVATION = 3.9 CITY (10.0 NAVD88)
- PROPOSED RETAINING WALL
- 18" SD — PROPOSED STORM DRAIN (PRIVATE)
- 18" TSD — PROPOSED TREATED STORM DRAIN (PRIVATE)
- 8" SDD — STORM DRAIN DIFFUSER PIPE (PRIVATE)
- AD — STORM DRAIN AREA DRAIN (PRIVATE)
- EX 12" SD — EXISTING STORM DRAIN (PUBLIC – CITY OF ALAMEDA)
- STORM DRAIN LOW FLOW PUMP
- FIELD INLET
- CATCH BASIN
- ACCESSIBLE UNIT / ENTRY
- ACCESSIBLE GARAGE
- PUBLIC STREET/PARKING
- PRIVATE STREET
- PRIVATE ALLEY
- PRIVATE ALLEY DRIVEWAY
- RAISED PEDESTRIAN CROSSING
- PROPOSED SIDEWALK
- PROPOSED BIORETENTION BASIN
- EXISTING SIDEWALK
- PROPOSED EMERGENCY VEHICLE ACCESS

TENTATIVE MAP
PRELIMINARY
GRADING & DRAINAGE PLAN
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30'

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JOB NO.: 2022-010

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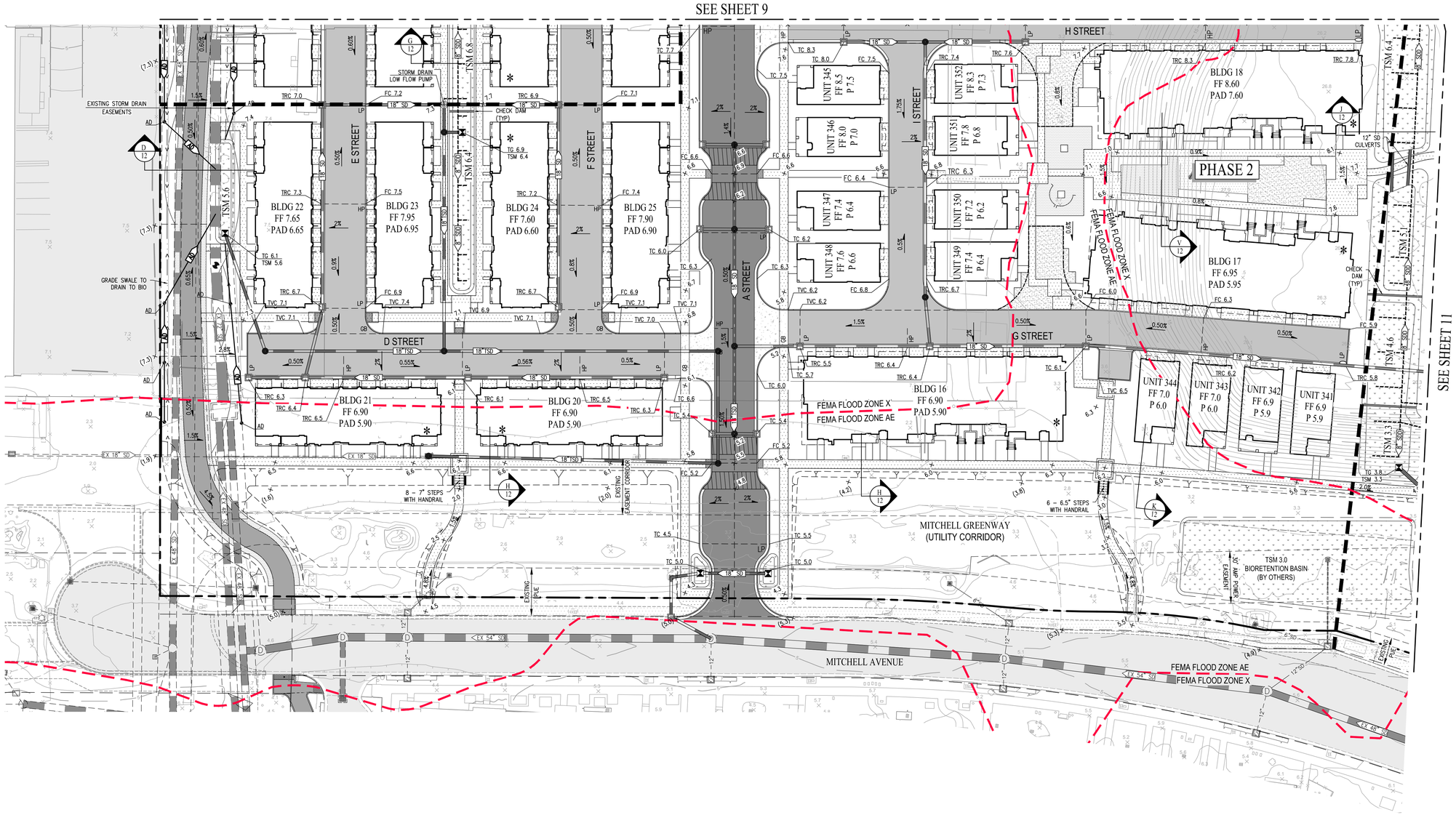

LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED GRADE BREAK
- PROPOSED PHASING BOUNDARY
- FEMA 100 YEAR FLOOD ZONE AE
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- EXISTING SIDEWALK
- PROPOSED EMERGENCY VEHICLE ACCESS

TENTATIVE MAP
PRELIMINARY
GRADING & DRAINAGE PLAN
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30'

DATE: OCTOBER 2019
JOB NO.: 2022-010

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OF 21 SHEETS

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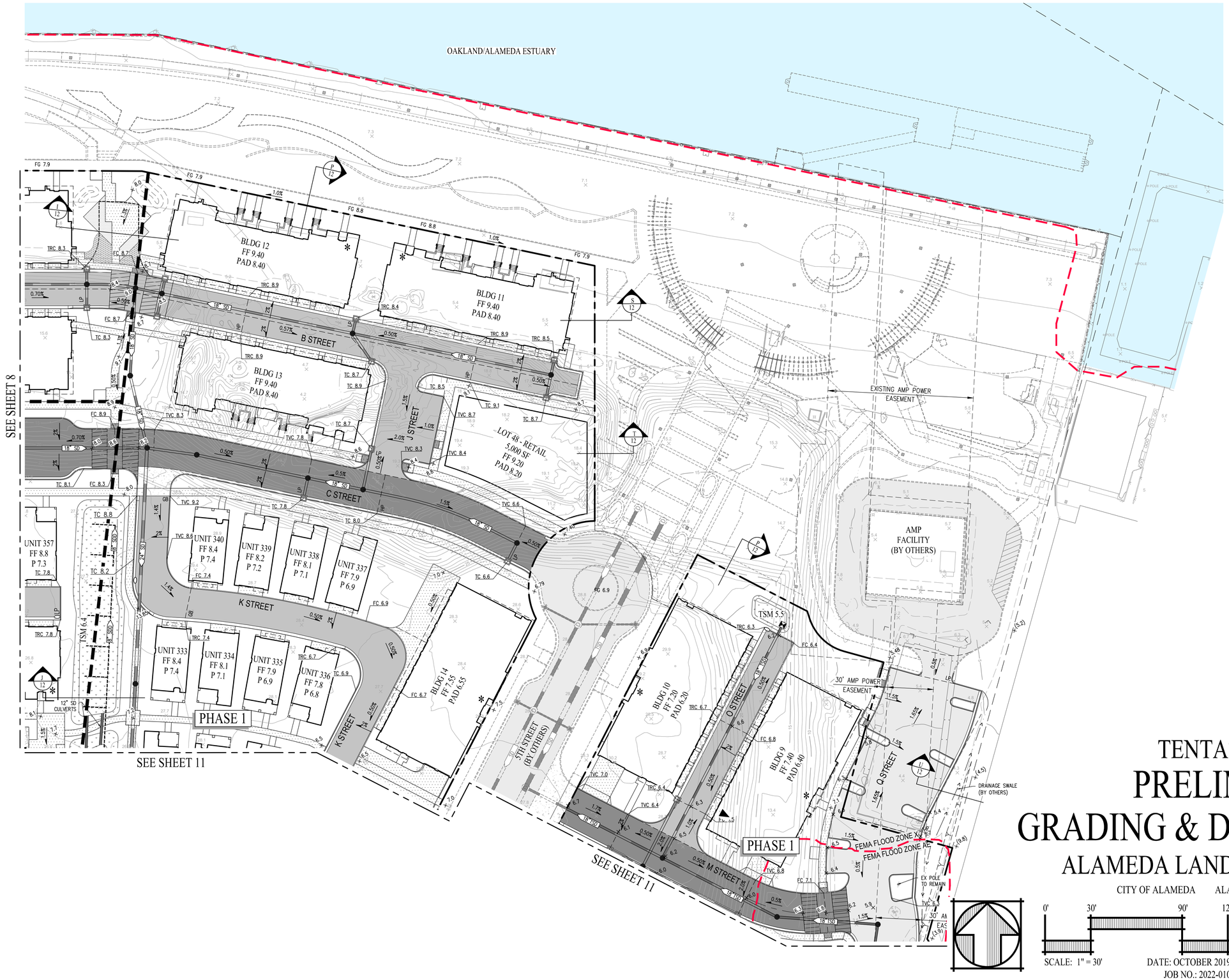

LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
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- PRIVATE STREET
- PRIVATE ALLEY
- PRIVATE ALLEY DRIVEWAY
- RAISED PEDESTRIAN CROSSING
- PROPOSED SIDEWALK
- PROPOSED BIORETENTION BASIN
- EXISTING SIDEWALK
- PROPOSED EMERGENCY VEHICLE ACCESS

NOTE: PROPOSED FINISHED GROUND ELEVATIONS REFLECTED ON 5TH STREET SIDEWALKS ARE FOR ADA COMPLIANCE TO ADJACENT BUILDINGS.

TENTATIVE MAP
PRELIMINARY
GRADING & DRAINAGE PLAN
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30'

DATE: OCTOBER 2019
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LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED GRADE BREAK
- PROPOSED PHASING BOUNDARY
- FEMA 100 YEAR FLOOD ZONE AE
  BASE FLOOD ELEVATION = 3.9 CITY (10.0 NAVD88)
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TENTATIVE MAP
PRELIMINARY
GRADING & DRAINAGE PLAN
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30'

DATE: OCTOBER 2019
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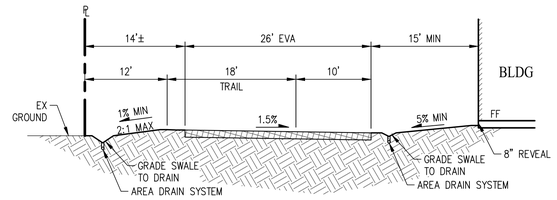

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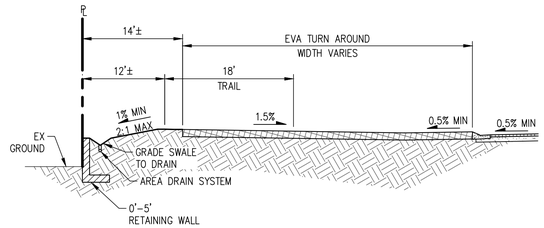

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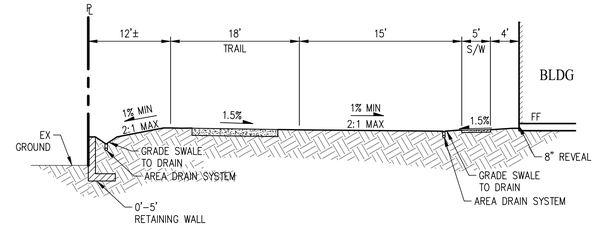

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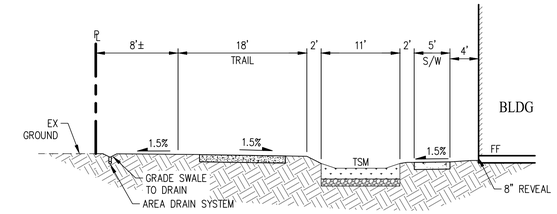

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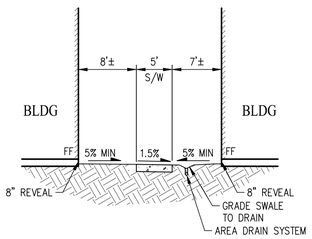

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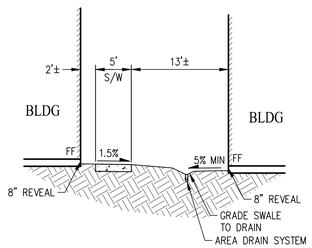

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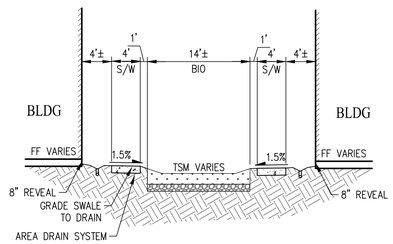

SECTION G
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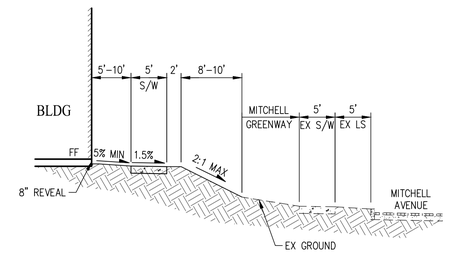

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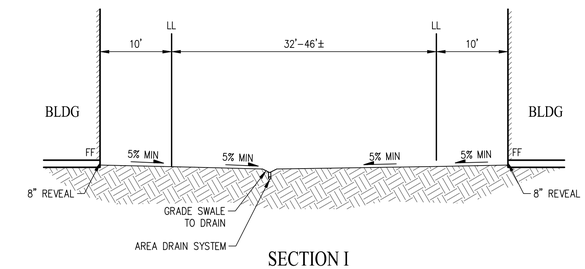

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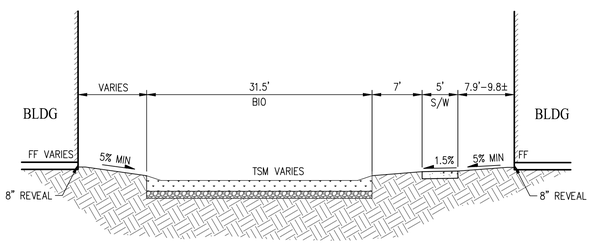

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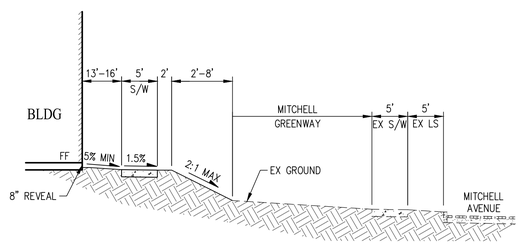

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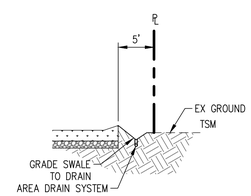

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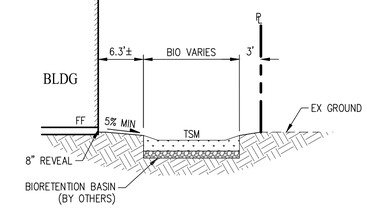

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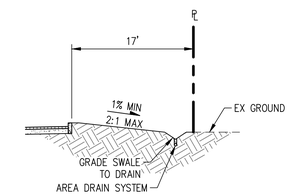

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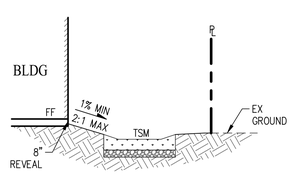

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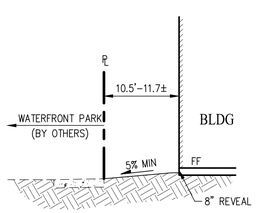

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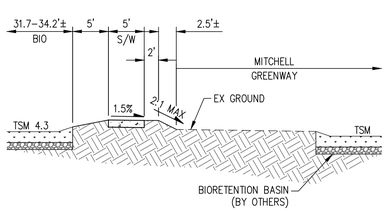

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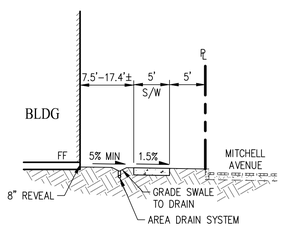

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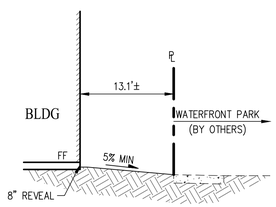

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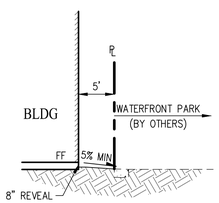

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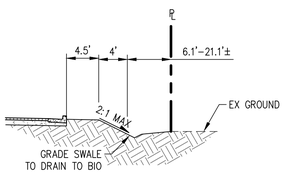

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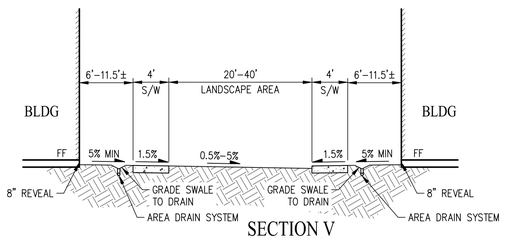

SECTION V
NOT TO SCALE

TENTATIVE MAP
GRADING SECTIONS
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: OCTOBER 2019
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12
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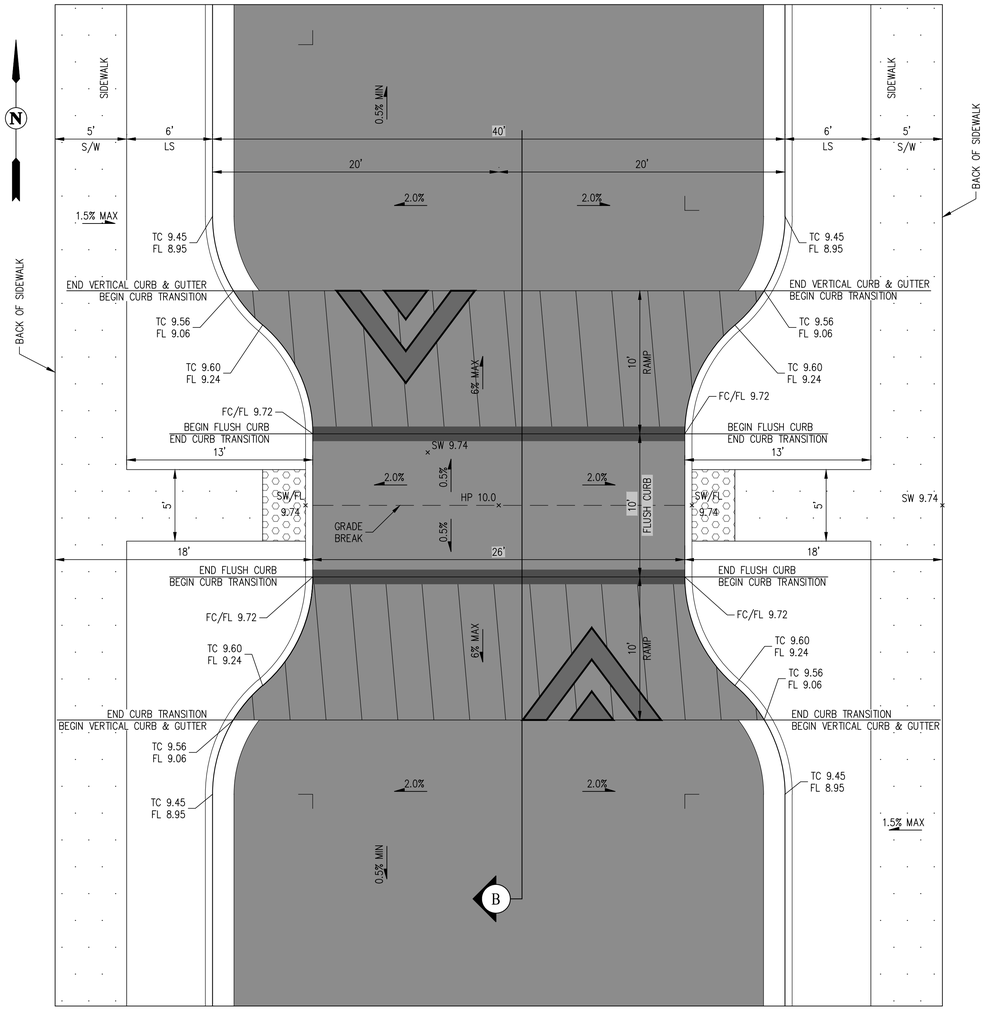
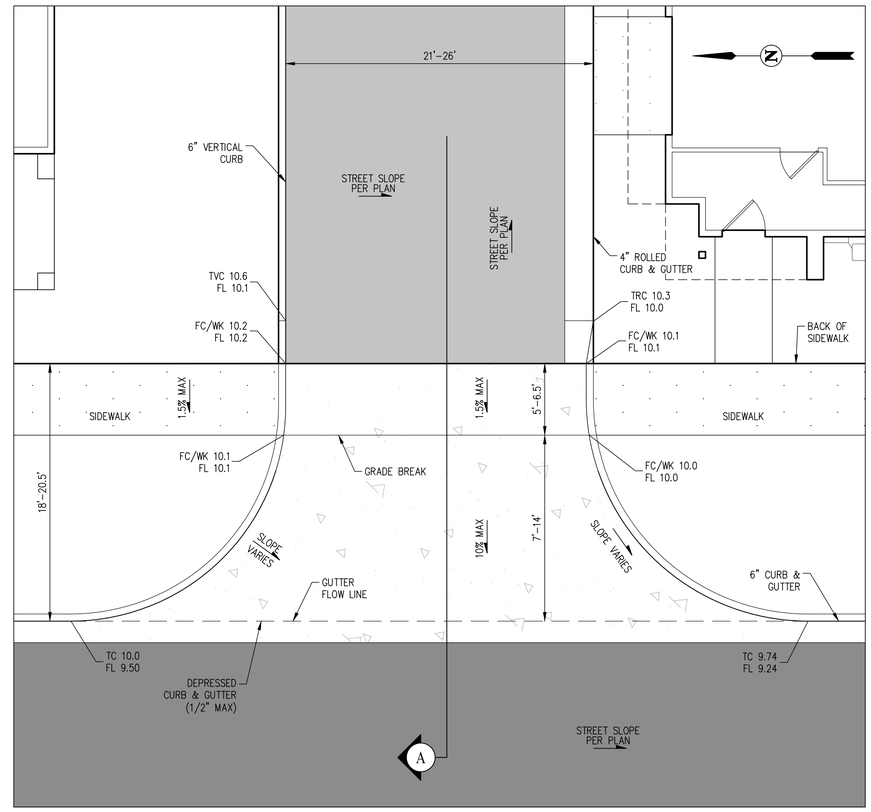


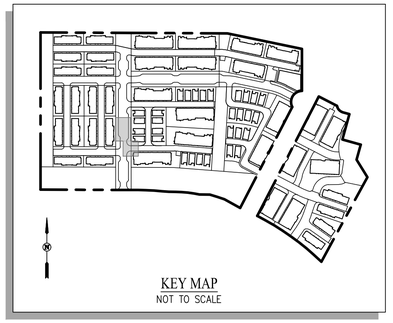
TYPICAL RAISED PEDESTRIAN CROSSING DETAIL

SCALE: 1"=5'



TYPICAL ENHANCED PRIVATE STREET ENTRY DETAIL

SCALE: 1"=5'

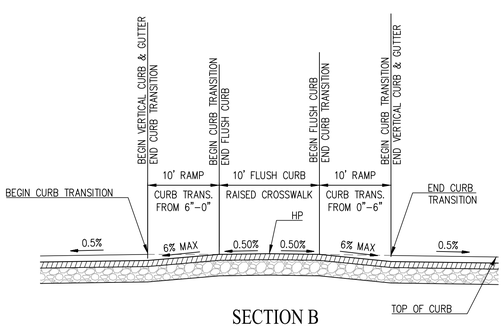


LEGEND

- PUBLIC STREET/PARKING
- PRIVATE STREET
- PRIVATE ALLEY
- PRIVATE ALLEY DRIVEWAY
- RAISED PEDESTRIAN CROSSING
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

ABBREVIATIONS

FC	TOP OF FLUSH CURB
FL	CURB FLOW LINE
TC	TOP OF VERTICAL CURB & GUTTER
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB
WK	SIDEWALK



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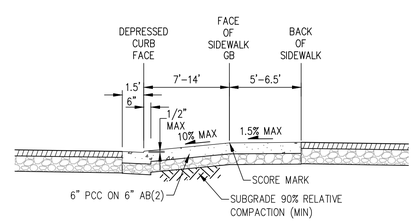

SECTION A

NOT TO SCALE

TENTATIVE MAP
DETAILS
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: OCTOBER 2019
JOB NO.: 2022-010

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OAKLAND/ALAMEDA ESTUARY

EX SD OUTFALLS TO REMAIN

WATERFRONT PARK (BY OTHERS)

BLDG 1 · BLDG 2 · BLDG 3 · BLDG 4 · BLDG 5 · BLDG 6 · BLDG 7 · BLDG 10 · BLDG 11 · BLDG 14 · BLDG 17 · BLDG 18 · BLDG 23 · BLDG 24 · BLDG 25 · BLDG 26 · BLDG 27 · BLDG 33 · BLDG 34 · BLDG 35 · BLDG 36 · BLDG 37 · BLDG 38 · BLDG 39 · BLDG 40

B STREET · C STREET · H STREET · A STREET · E STREET · F STREET · I STREET

SSMH INV 8" SS THRU −1.47
SDMH INV 18" SD THRU 1.89
SDMH INV 18" SD OUT 2.68
SDMH INV 18" SD OUT 2.31
SSMH INV 8" SS THRU −1.56
SSMH INV 8" SS THRU −2.44
SSMH INV 8" SS THRU −2.02
SSMH INV 8" SS OUT −1.85
SDMH INV 18" SD THRU 1.19
SSMH INV 8" SS THRU −2.19
SDMH INV 18" SD OUT 1.67
SDMH INV 18" SD THRU 1.47
SDMH INV 18" SD OUT 1.67
SSMH INV 8" SS THRU −2.79
SSMH INV 8" SS THRU −3.14
SSMH INV 8" SS THRU −2.25
SDMH INV 18" SD THRU 0.71
SDMH W/ PUMP
INV 18" SD THRU −0.64
INV 18" TSD OUT −0.64
TSM 6.8
TSM 6.4
TSM 6.0
CHECK DAM (TYP)
12" SD CULVERTS
EXISTING STORM DRAIN EASEMENTS

SEE SHEET 15

SEE SHEET 16

LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED GRADE BREAK
- PROPOSED PHASING BOUNDARY
- PROPOSED RETAINING WALL
- 18" SD — PROPOSED STORM DRAIN (PRIVATE)
- 18" TSD — PROPOSED TREATED STORM DRAIN (PRIVATE)
- 8" SDD — STORM DRAIN DIFFUSER PIPE (PRIVATE)
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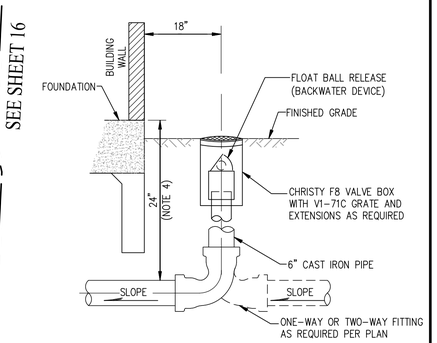
- 8" WT — WATER MAIN
- JT — JOINT TRENCH
- BUILDING FIRE SERVICE
- BUILDING WATER SERVICE
- FIRE HYDRANT
- STORM DRAIN LOW FLOW PUMP (PRIVATE)
- PROPOSED PAVEMENT
- PROPOSED BIORETENTION PLANTER
- EXISTING PAVEMENT
- PROPOSED SIDEWALK



SANITARY SEWER CLEANOUT
NOT TO SCALE

TENTATIVE MAP
PRELIMINARY UTILITY PLAN
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30'

DATE: OCTOBER 2019
JOB NO.: 2022-010

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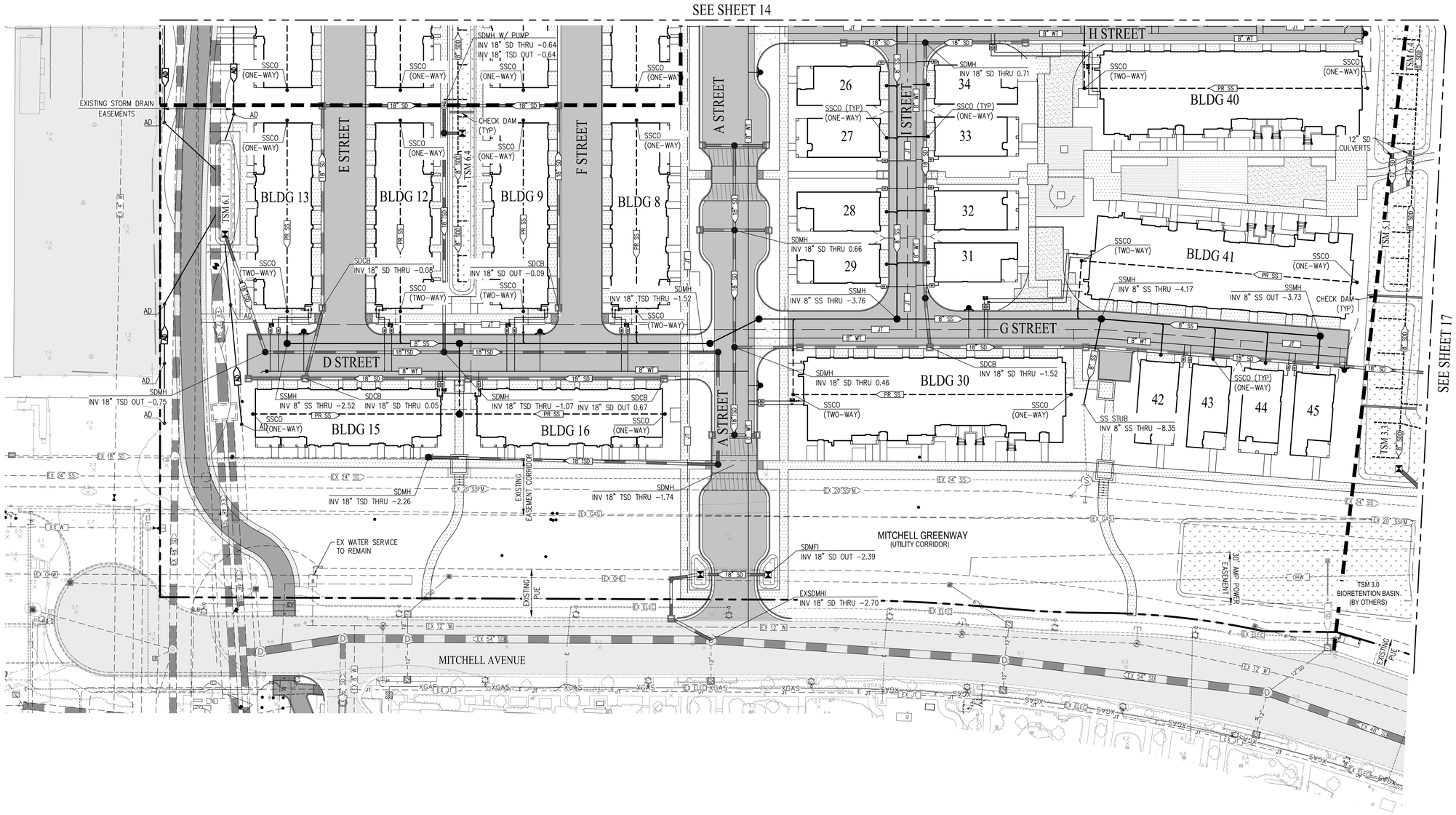

LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED GRADE BREAK
- PROPOSED PHASING BOUNDARY
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN (PRIVATE)
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TENTATIVE MAP
PRELIMINARY UTILITY PLAN
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

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OAKLAND/ALAMEDA ESTUARY

WATERFRONT PARK (BY OTHERS)

BLDG 19

BLDG 20

BLDG 21

BLDG 22

BLDG 59

BLDG 61

BLDG 62

B STREET

C STREET

J STREET

K STREET

Q STREET

5TH STREET (BY OTHERS)

EXISTING AMP POWER EASEMENTS

FIRE HYDRANT (BY OTHERS)

FIRE & WATER SERVICE (BY OTHERS)

AMP FACILITY (BY OTHERS)

30' AMP POWER EASEMENT

SEE SHEET 14

SEE SHEET 17

SEE SHEET 17

LEGEND

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PRELIMINARY UTILITY PLAN
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CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

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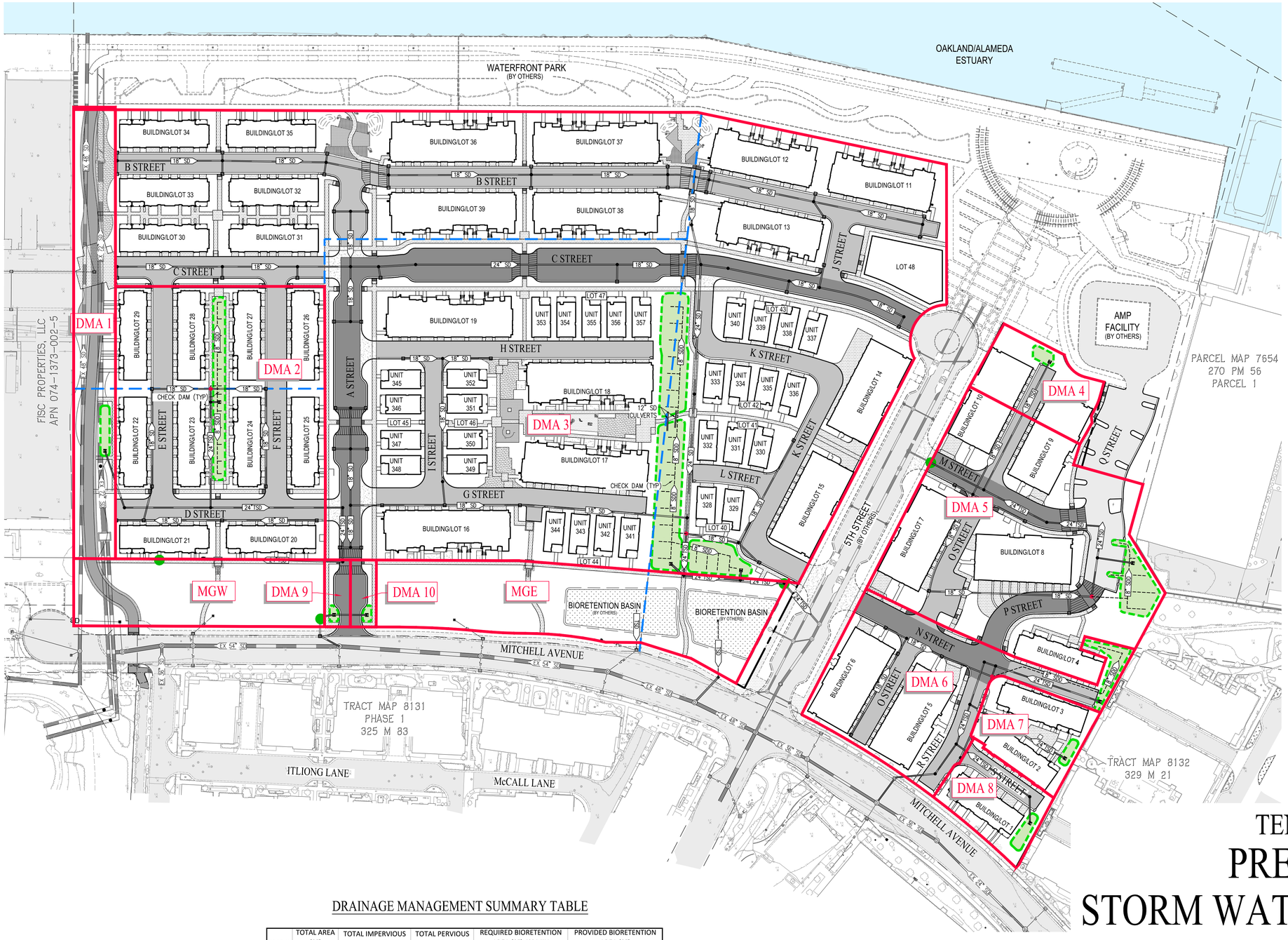

LEGEND

- PHASING BOUNDARY
- DMA BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED TREATED STORM DRAIN
- EXISTING STORM DRAIN
- STORM DRAIN DIFFUSER PIPE
- PROPOSED BIORETENTION
- PUBLIC STREET/PARKING
- PRIVATE STREET
- PRIVATE ALLEY
- ENHANCED PRIVATE STREET ENTRY
- RAISED PEDESTRIAN CROSSING
- PROPOSED SIDEWALK
- STORM DRAIN LOW FLOW PUMP
- TRASH CAPTURE DEVICE PER CA SWRCB CERTIFIED DEVICE LIST

DRAINAGE MANAGEMENT SUMMARY TABLE

DMA #	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	REQUIRED BIORETENTION AREA (SF) 4% MIN	PROVIDED BIORETENTION AREA (SF)
1	26,818	11,115	15,703	507	646
2	81,747	68,705	13,042	2,800	3,102
3	419,968	290,109	129,859	12,124	12,642
4	12,219	7,209	5,010	308	396
5	74,194	51,355	22,839	2,146	2,678
6	39,077	30,764	8,313	1,264	1,292
7	12,542	10,365	2,177	423	429
8	10,898	7,124	3,774	300	585
9	2,476	1,963	513	81	130
10	2,482	2,068	414	84	130
MGW	24,642	2,970	21,672	SELF-RETAINING AREA	
MGE	42,907	3,253	39,654	SELF-RETAINING AREA	
TOTAL	749,970	487,000	262,970	20,038	22,030

TENTATIVE MAP

PRELIMINARY STORM WATER CONTROL PLAN

ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

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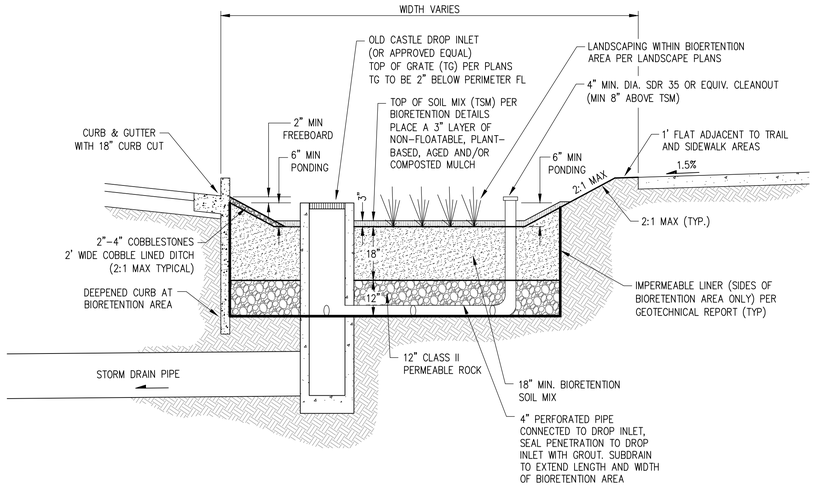
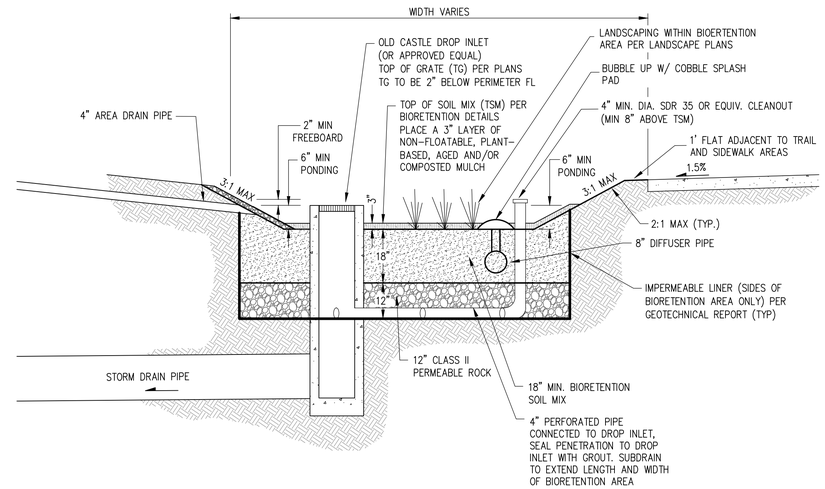


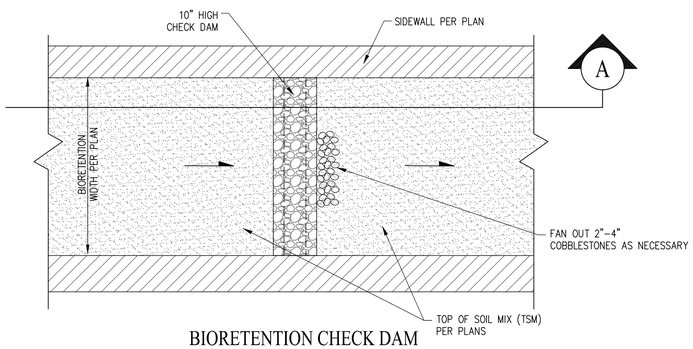
BIORETENTION AREA ADJACENT TO STREET

NOT TO SCALE



BIORETENTION AREA IN LANDSCAPE AREAS

NOT TO SCALE



BIORETENTION CHECK DAM

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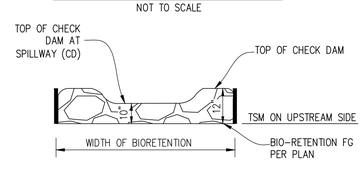

FRONT ELEVATION

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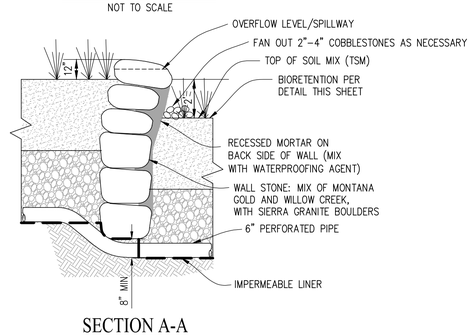

SECTION A-A

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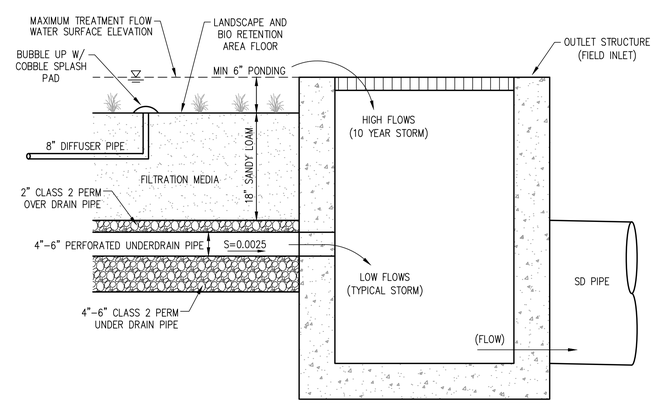

CONCEPTUAL OUTLET STRUCTURE

NOT TO SCALE

TENTATIVE MAP
STORM WATER DETAILS
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60'

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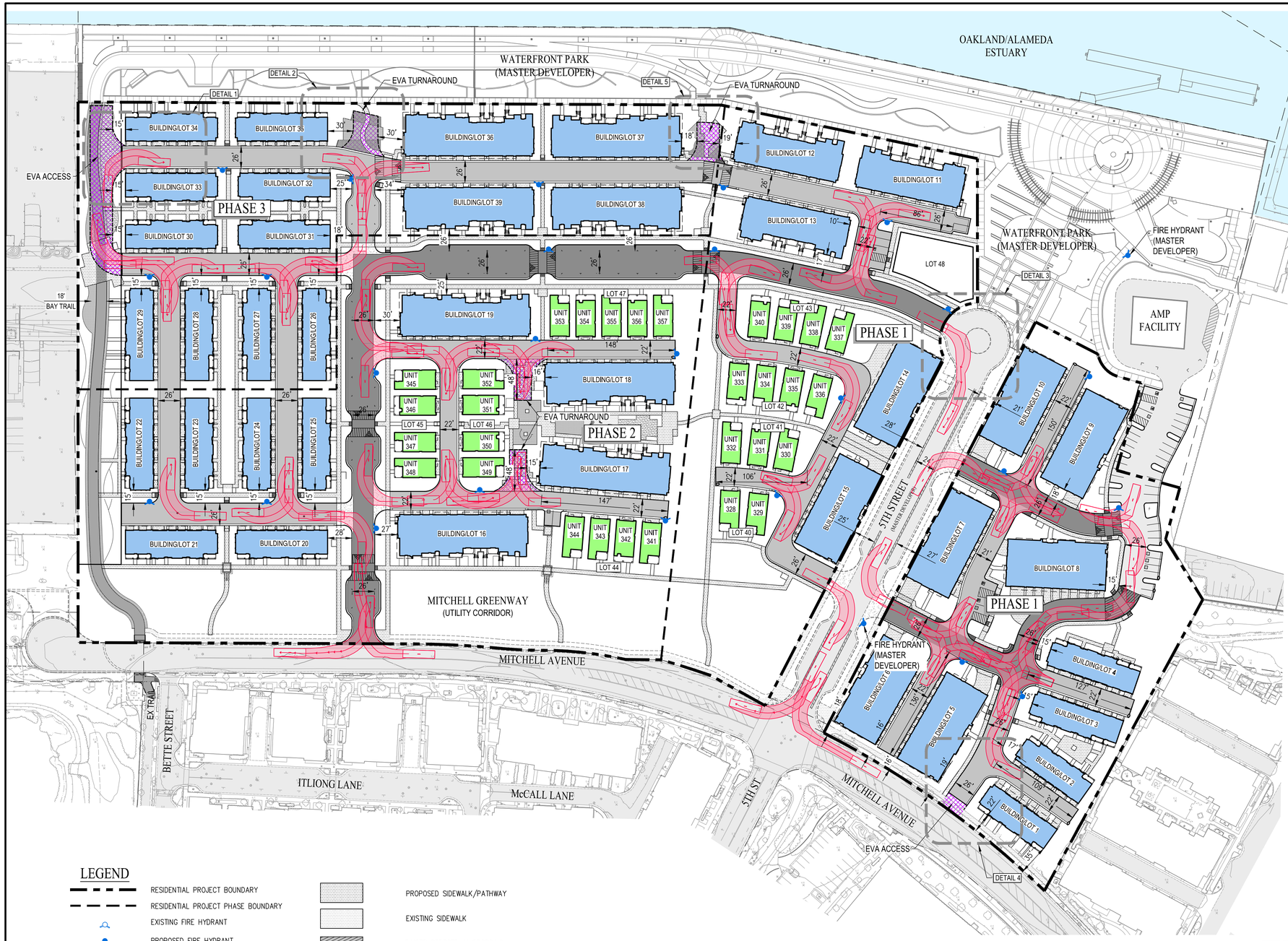
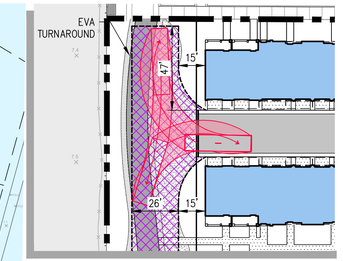
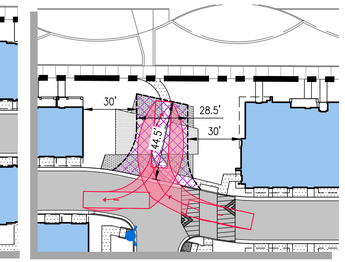
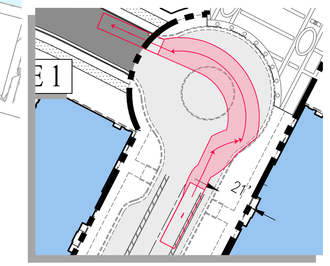




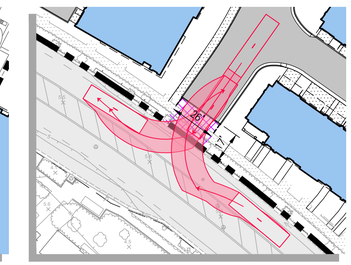
DETAIL 1



DETAIL 2



DETAIL 3



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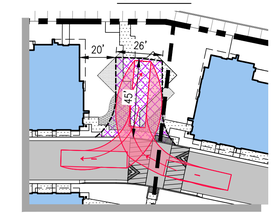

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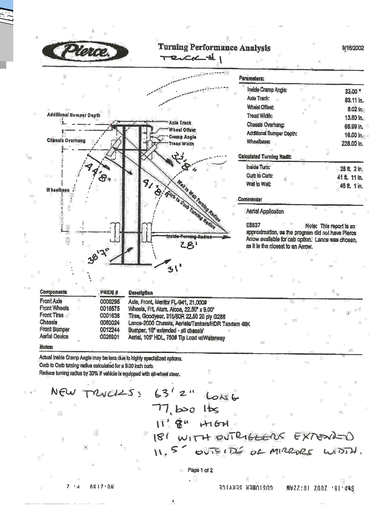

Pierce

Turning Performance Analysis

TRUCK #1

9/19/2002

Parameters:

Inside Cramp Angle:	33.00 °
Axle Track:	69.11 In.
Wheel Offset:	8.02 In.
Tread Width:	13.00 In.
Chassis Overhang:	66.99 In.
Additional Bumper Depth:	18.00 In.
Wheelbase:	228.00 In.

Calculated Turning Radii:

Inside Turn:	28 ft. 2 In.
Curb to Curb:	41 ft. 11 In.
Wall to Wall:	45 ft. 1 In.

Commander

Aerial Application

CB637

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	PIECE #	Description
Front Axle	0000296	Axle, Front, Meritor FL-941, 21,000#
Front Wheels	0016878	Wheels, F/S, Alum, Alcoa, 22.5/7 x 5.00"
Front Tires	0001836	Tires, Goodyear, 315/80R 22.5G 20 ply G288
Chassis	0000224	Lance-3000 Chassis, Aerials/Tandem/ER Tandem 48K
Front Bumper	0012244	Bumper, 18" extended - all chassis!
Aerial Device	0028501	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 30% if vehicle is equipped with all-wheel steer.

NEW TRUCKS: 63' 2" LONG
77,000 lbs
11' 8" HIGH
18' WITH OUTRIGGERS EXTENDED
11.5' OUTSIDE OF MIRRORS WIDTH.

Page 1 of 2

LEGEND

- RESIDENTIAL PROJECT BOUNDARY
- RESIDENTIAL PROJECT PHASE BOUNDARY
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 30' OR LESS EAVE HEIGHT
- OVER 30' EAVE HEIGHT
- PROPOSED EMERGENCY VEHICLE ACCESS
- PUBLIC STREET/PARKING
- PRIVATE STREET
- PRIVATE ALLEY
- PROPOSED SIDEWALK/PATHWAY
- EXISTING SIDEWALK
- RAISED PEDESTRIAN CROSSING
- PRIVATE ALLEY DRIVEWAY

TENTATIVE MAP
FIRE ACCESS PLAN
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

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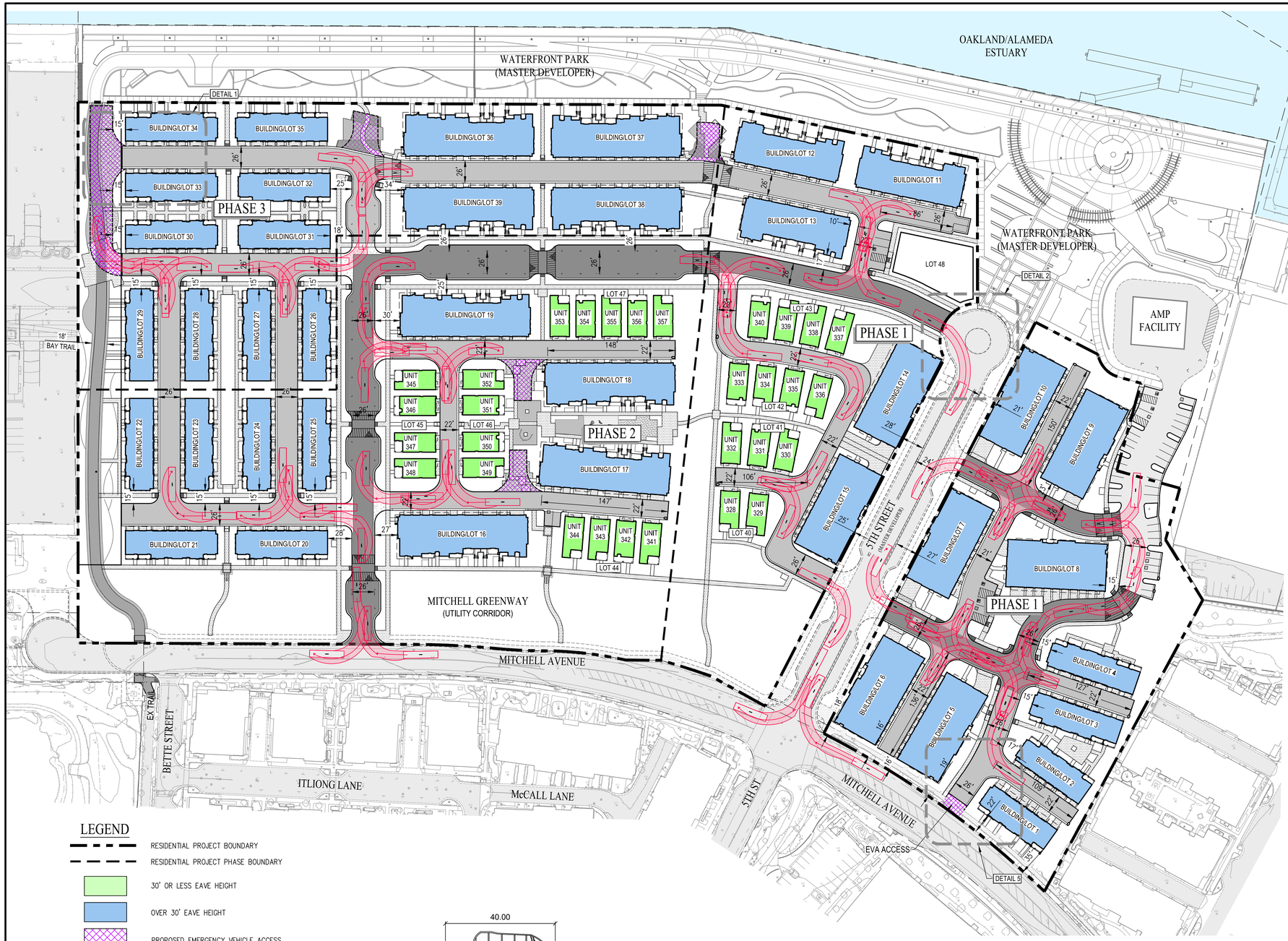

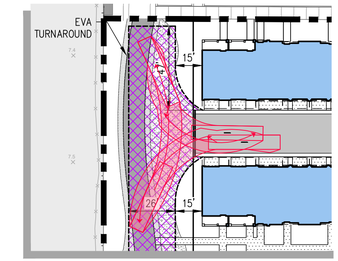

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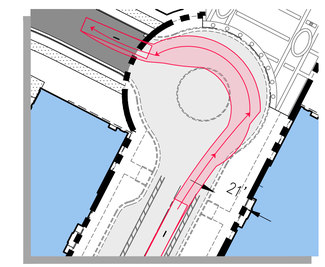

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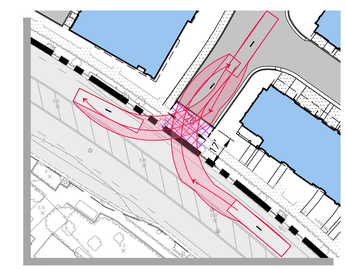

DETAIL 3

LEGEND

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- OVER 30' EAVE HEIGHT
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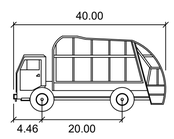

Garbage Truck

	feet
Width	: 8.00
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 35.9

TENTATIVE MAP

WASTE COLLECTION ACCESS PLAN

ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

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