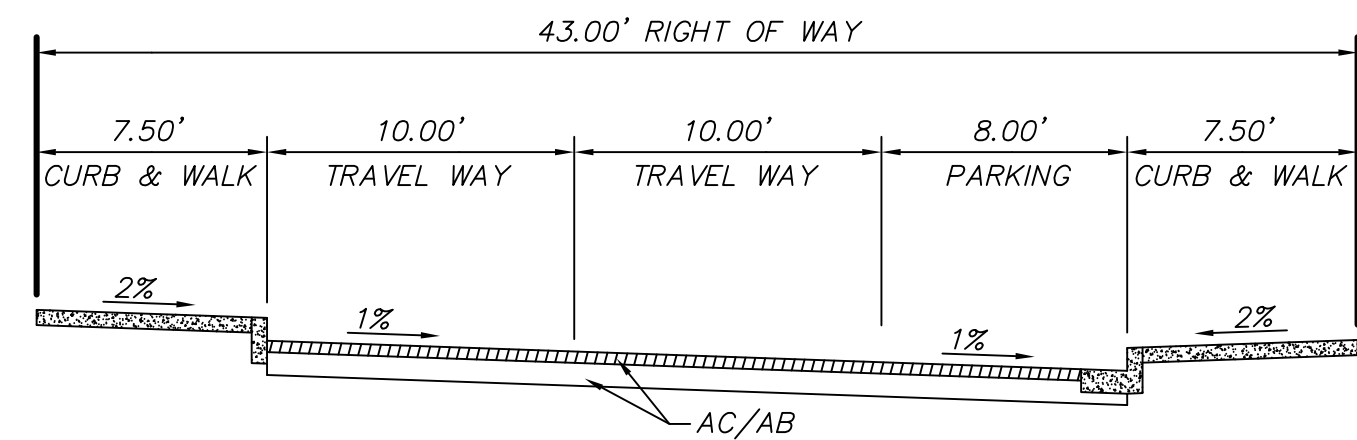


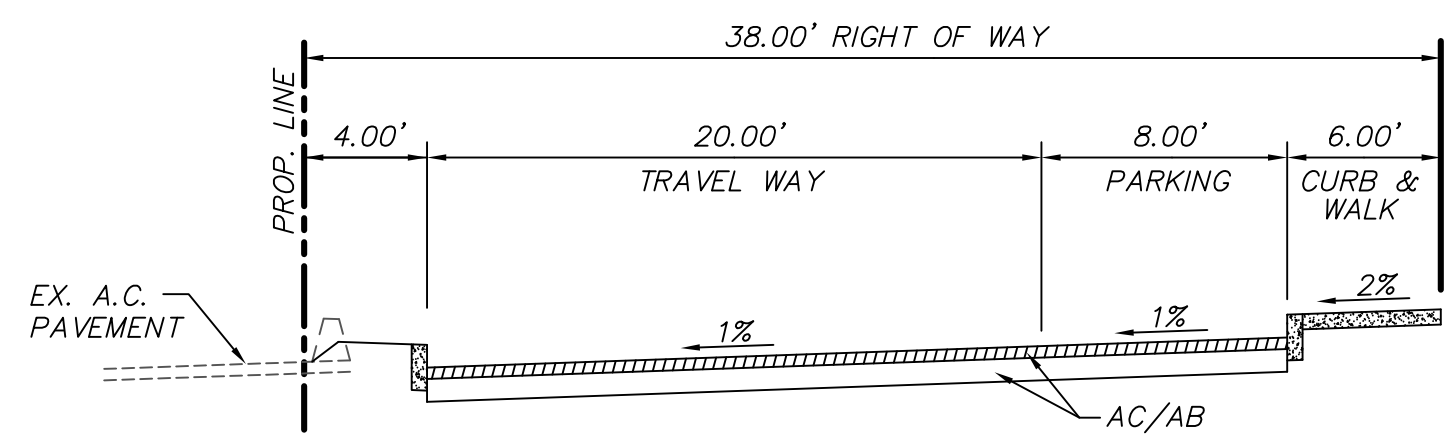
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. REFERENCE BENCHMARK: CITY OF ALAMEDA BENCHMARK AT THE CORNER OF CLEMENT AVENUE AND ELM STREET; A "SCRIBED BOX IN THE CENTER OF THE CATCH BASIN IN THE SOUTHEAST CORNER"; ELEVATION = 7.30' (CITY OF ALAMEDA DATUM)
2. ASSESSOR PARCEL No'S: 071-0289-005
071-0290-001
3. SITE AREA: 9.48 ACRES ±
4. EXISTING USE: PARKING LOT AND INDUSTRIAL BUILDINGS
- PROPOSED USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT
5. EXISTING ZONING: COMBINATION OF RESIDENTIAL (R-2/PD) & MANUFACTURING USES (M-2)
- EXISTING ZONING: COMBINATION OF RESIDENTIAL (R-2/PD) & WATERFRONT OPEN SPACE (O)
6. MINIMUM LOT SIZE: 866 SQ. FT (LOTS 90, 91, 94, 95, 98, 99, 102-108)
7. TOTAL NUMBER OF LOTS: 154 LOTS; LOT 1 HAS 26 UNITS = TOTAL OF 179 RESIDENCES
- PARCELS A & B DENOTE BLANDING DRIVE & ELM DRIVE - PUBLIC ACCESS & UTILITY EASEMENT
- PARCEL C DENOTES OPEN SPACE PARCEL - PUBLIC ACCESS & UTILITY EASEMENT
8. PARKING: ONSITE STREET PARKING SPACES WITHIN SUBDIVISION = 42 TOTAL
9. FLOOD ZONE: ZONE "AE" - BASE FLOOD ELEVATION DETERMINED AT 9.00' (NAVD 88 = 2.89 CITY OF ALAMEDA DATUM) PER THE NATIONAL FLOOD INSURANCE PROGRAM; FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY-PANEL #06001C0088G, EFFECTIVE DATE AUGUST 3, 2009.
10. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, TREES, SANITARY SEWERS & STORM DRAINS WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED.
11. STREETS: ALL STREETS & ALLEYS WITHIN THE SUBDIVISION WILL BE PRIVATE, TWO WAY STREETS AND WILL BE PRIVATELY MAINTAINED (EXCEPTION: ALLEY "G" IS A ONE WAY STREET HEADING SOUTH); ALL STREETS WILL BE WITHIN PRIVATE ACCESS EASEMENTS (MINIMUM LONGITUDINAL SLOPE = 0.5%)
12. STREET LIGHTS: STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED.
13. PUBLIC UTILITIES: PROPOSED WATER FACILITIES WITHIN THE SUBDIVISION WILL BE CONSTRUCTED PER LOCAL STANDARDS AND DEDICATED TO E.B.M.U.D.; PROPOSED SANITARY SEWER WITHIN THE PUBLIC STREETS WILL BE CONSTRUCTED PER LOCAL STANDARDS AND DEDICATED TO THE CITY.
14. PRIVATE UTILITIES: PROPOSED ON-SITE SANITARY SEWER AND STORM DRAIN FACILITIES WITHIN THE SUBDIVISION WILL BE PRIVATELY MAINTAINED, EXCEPT AS NOTED. ALL UTILITIES SHALL BE INSTALLED PER LOCAL STANDARDS.
15. STORM DRAIN: PRIVATE (H.O.A MAINTAINED)
16. WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (E.B.M.U.D.)
17. SEWER: CITY OF ALAMEDA (CITY MAINTAINED WITHIN PUBLIC STREET)
18. GAS & ELECTRIC: PG&E AND ALAMEDA MUNICIPAL POWER
19. TELEPHONE: AT&T
20. CABLE TV: COMCAST
21. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.
22. GRADING: PROPOSED GRADES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN. GRADES ARE SHOWN ON THE PRELIMINARY GRADING PLAN (SHEET 2A & 2B) WHICH IS PART OF THE PLANNED DEVELOPMENT SUBMITTAL.
23. MAINTENANCE: ALL STREETS, ALLEYS, PATHWAYS, STORMWATER FACILITIES AND TREATMENT MEASURES, STREET LIGHTING, LANDSCAPING, AND SHORLINE FACILITIES WILL BE PRIVATELY MAINTAINED VIA A HOMEOWNERS ASSOCIATION (HOA).



TYPICAL BLANDING DRIVE SECTION
NTS



TYPICAL ELM DRIVE SECTION
NTS

CONTACTS

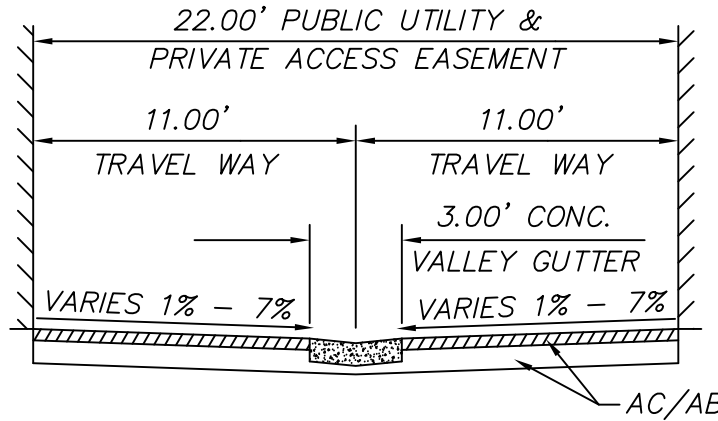
1. OWNER: FRANCIS D. COLLINS
6050 HOLLIS STREET
EMERYVILLE, CA 94608
2. ARCHITECT: PHILIP BANTA ASSOCIATES ARCHITECTURE
PHILIP BANTA
6050 HOLLIS STREET
EMERYVILLE, CA 94608
P: 510-654-3255
3. SURVEYOR/
CIVIL ENGINEER: KISTER, SAVIO & REI, INC.
MATTHEW L. REI
825 SAN PABLO AVE, PINOLE, CA 94564
P: 510-222-4020, EXT 25

SUBDIVIDER CERTIFICATION

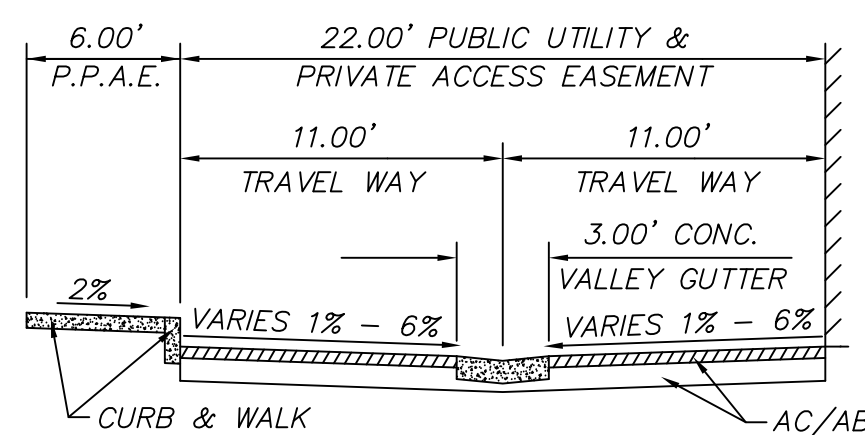
I/WE THE UNDERSIGNED HEREBY AGREE TO THE FILING OF THIS MAP AND TO COMPLY WITH THE PROVISIONS OF THE CITY OF ALAMEDA SUBDIVISION STANDARDS AND THE SUBDIVISION MAP ACT, SECTION 66410 ET SEQ. OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AS THEY APPLY TO THE PROCESSING OF SAID MAP.

OWNER:

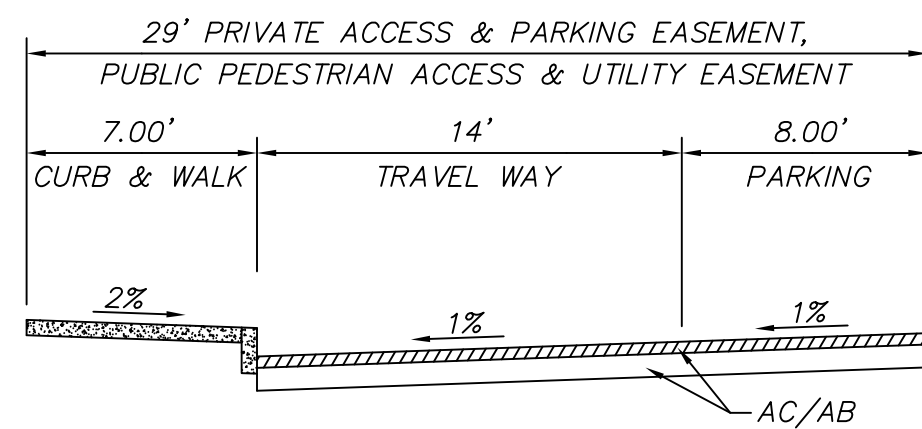
FRANCIS D. COLLINS



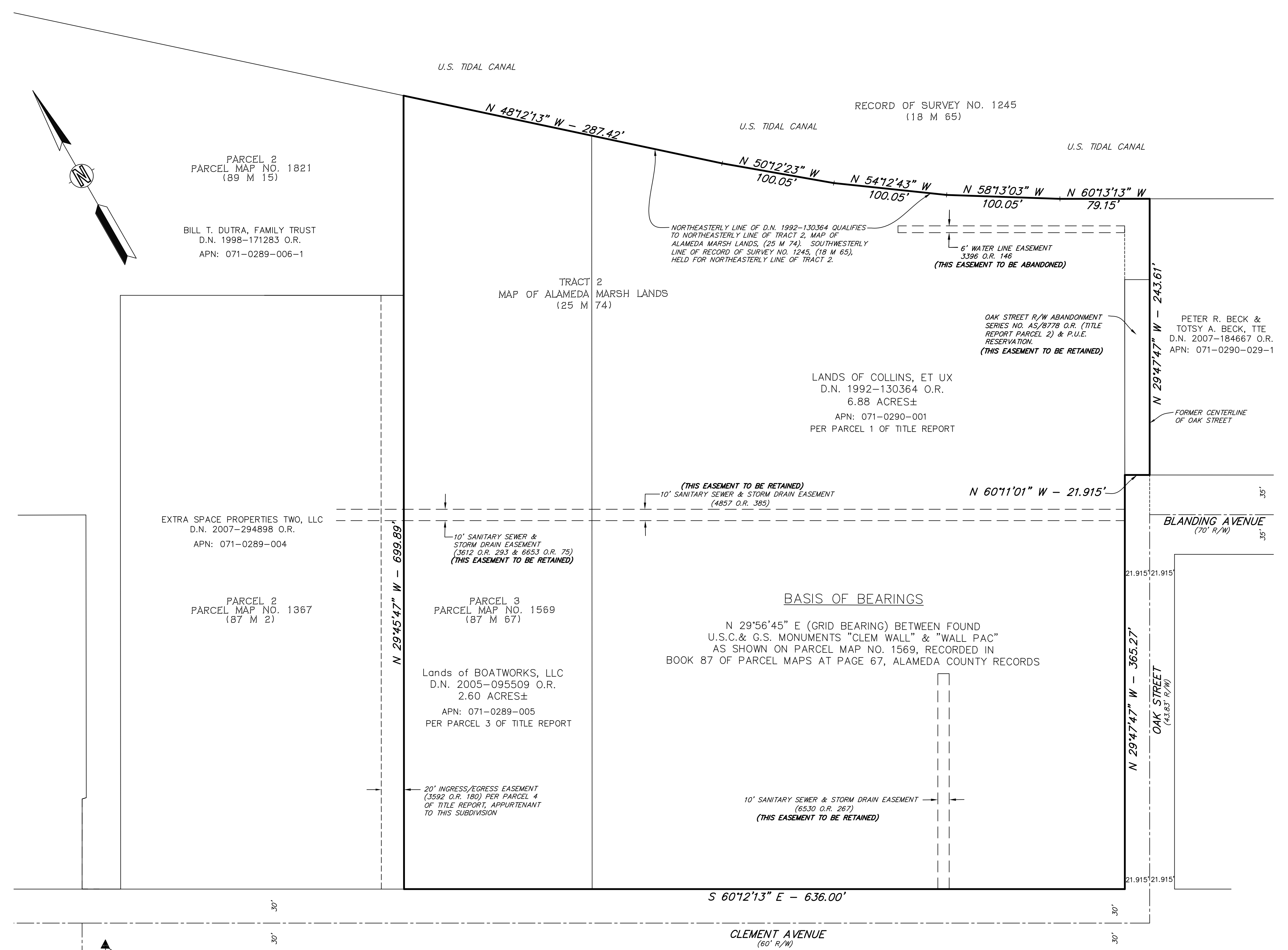
TYPICAL ALLEY SECTION
ALLEYS "A", "B", "C" SOUTH & "D"
NTS



TYPICAL ALLEY SECTION
ALLEY "C" NORTH
NTS



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



BASIS OF BEARINGS

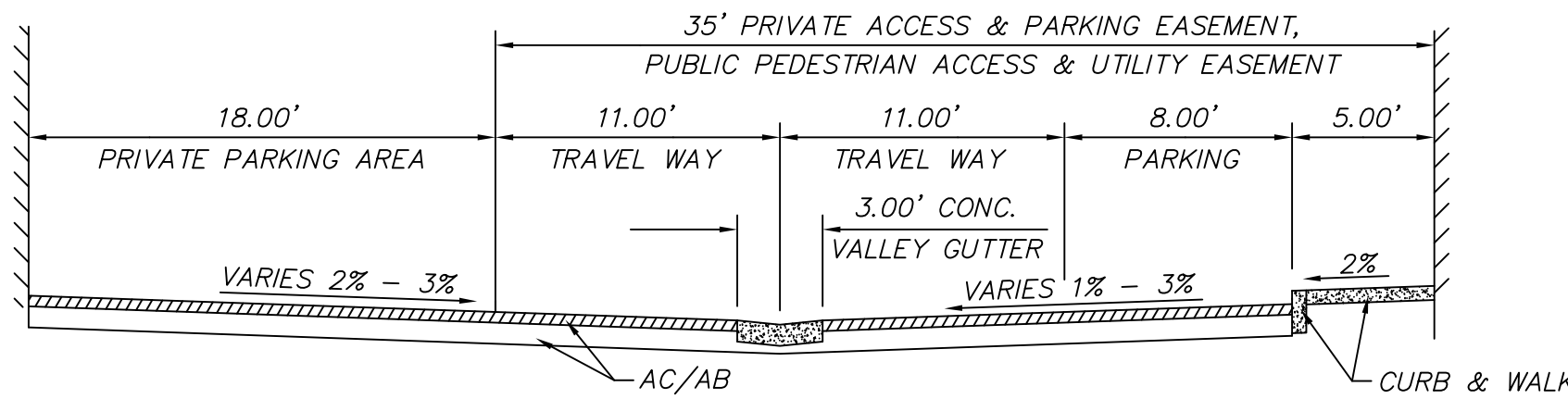
N 29°56'45" E (GRID BEARING) BETWEEN FOUND
U.S.C. & G.S. MONUMENTS "CLEM WALL" & "WALL PAC"
AS SHOWN ON PARCEL MAP NO. 1569, RECORDED IN
BOOK 87 OF PARCEL MAPS AT PAGE 67, ALAMEDA COUNTY RECORDS

PROPERTY DIAGRAM

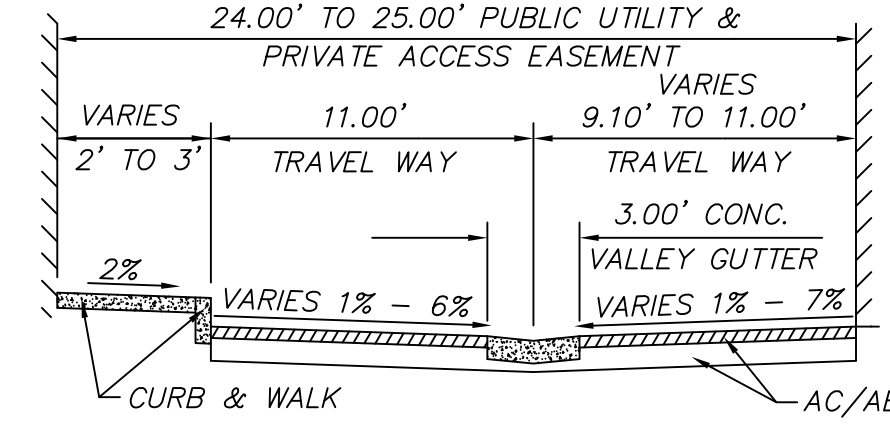
SCALE: 1"=50'

NOTE: BOUNDARY & EASEMENT INFORMATION TAKEN FROM
ALTA/ACSM LAND TITLE SURVEY DATED JUNE, 2005
PERFORMED BY MICHAEL FORD INC. LAND SURVEYING

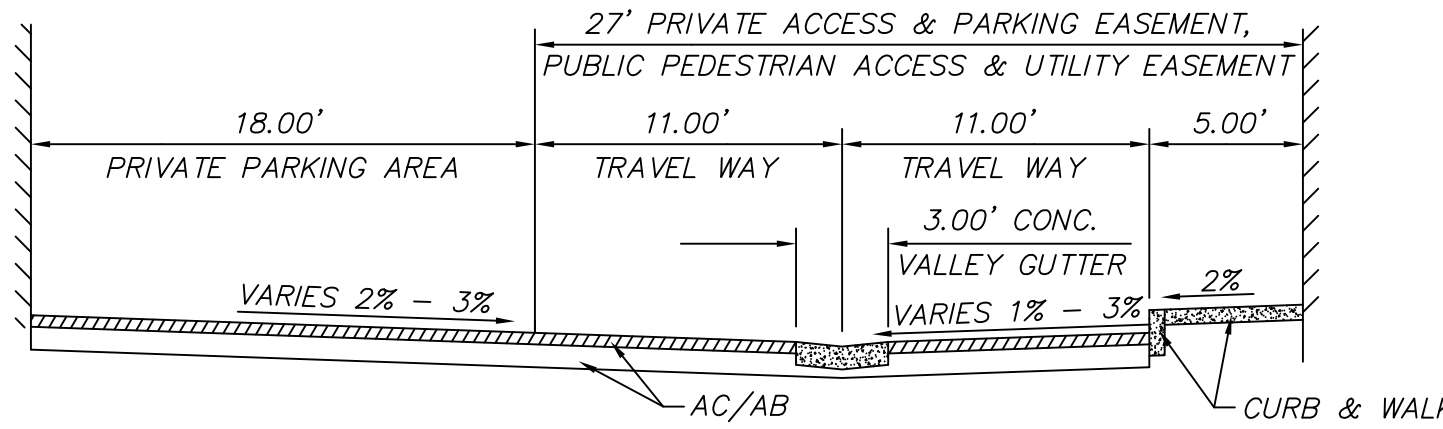
TITLE REPORT BY FIRST AMERICAN TITLE COMPANY
DATED JANUARY 14, 2011



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



TYPICAL ALLEY SECTION
BOATWORKS DRIVE
NTS



TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS

REFERENCES	REVISIONS	KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net		DESCRIPTION TENTATIVE MAP TRACT 8060 BOATWORKS SITE PLAN SHEET 1A	
FIELD BOOK No. FILE MAP TITLE CO. POLICY No. DATUM: ALAMEDA M.S.C. REF:		FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE SCALE: 1"=20' DATE: JULY 5, 2011	JOB No. 18972 DWG No. 0-1162	ALAMEDA	CALIFORNIA
NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.					

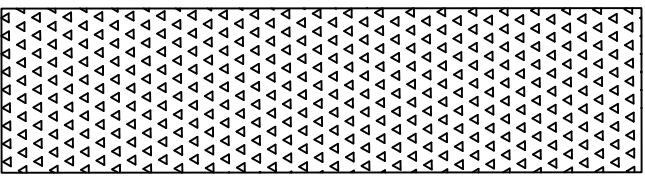


MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

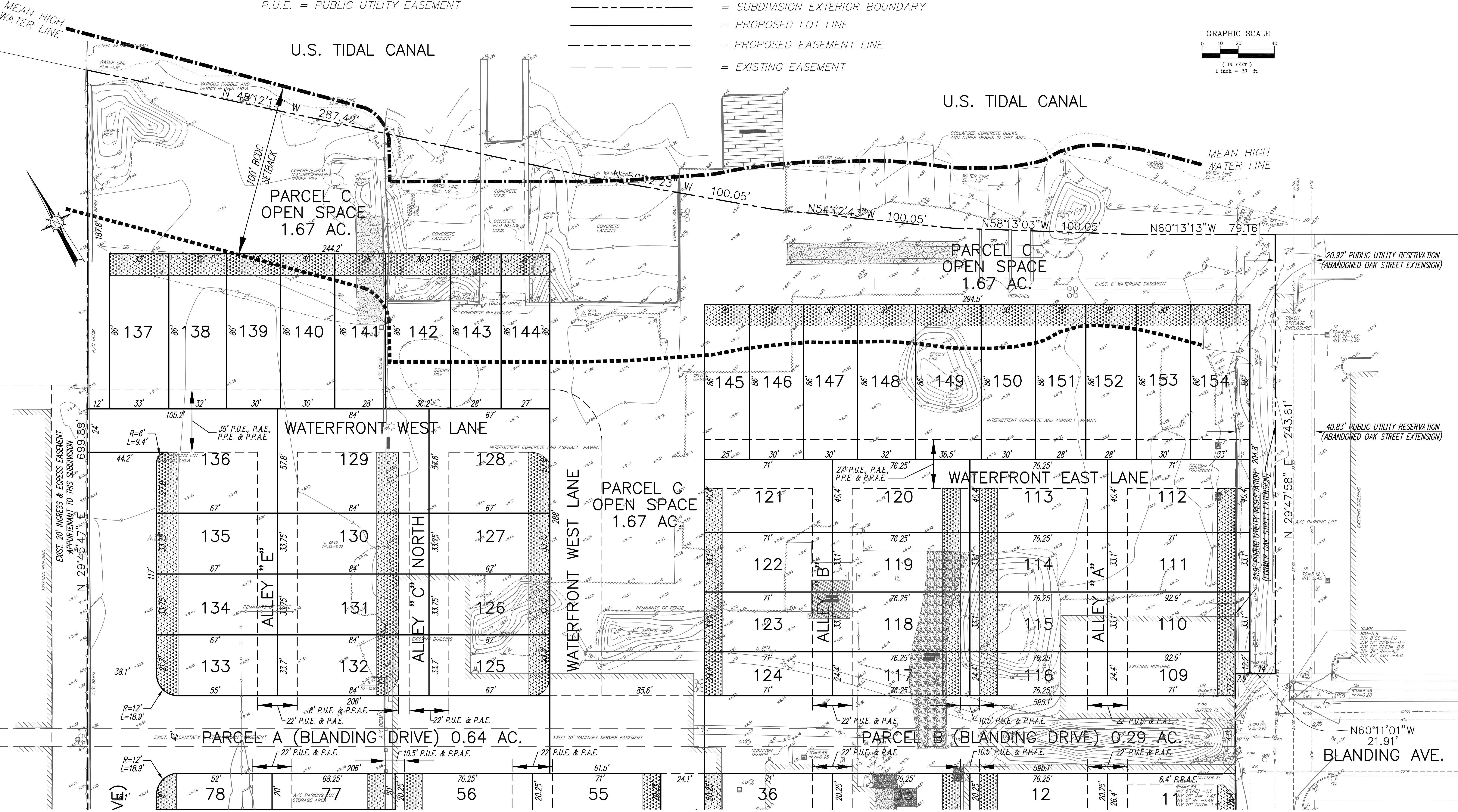
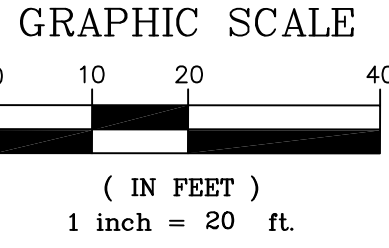
DATE

LEGEND

P.A.E. = PRIVATE ACCESS EASEMENT
P.P.E. = PRIVATE PARKING EASEMENT
P.P.A.E. = PUBLIC PEDESTRIAN ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT



= PROPOSED PRIVATE STORM DRAIN EASEMENTS (P.S.E)
= SUBDIVISION EXTERIOR BOUNDARY
= PROPOSED LOT LINE
= PROPOSED EASEMENT LINE
= EXISTING EASEMENT

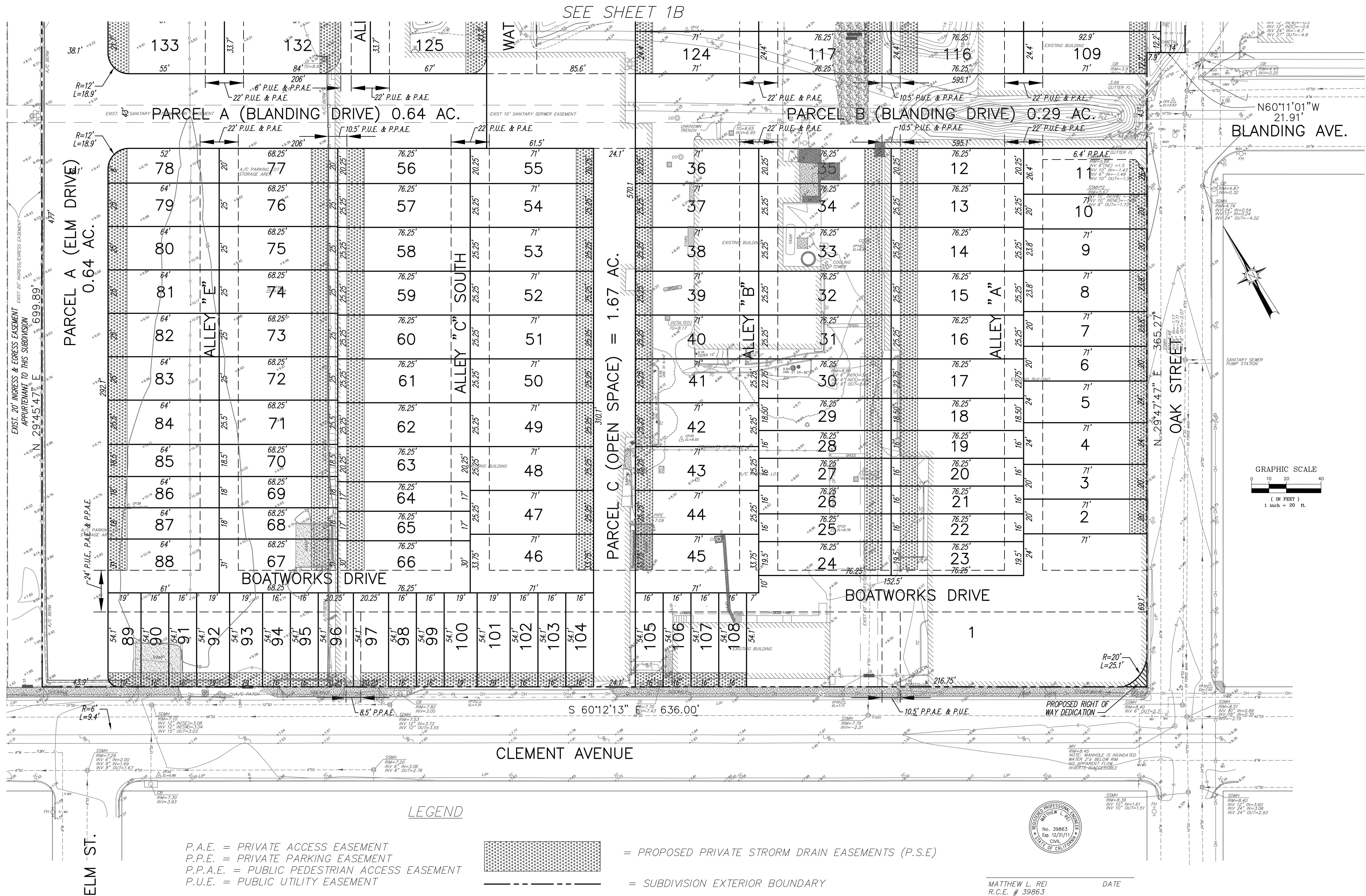


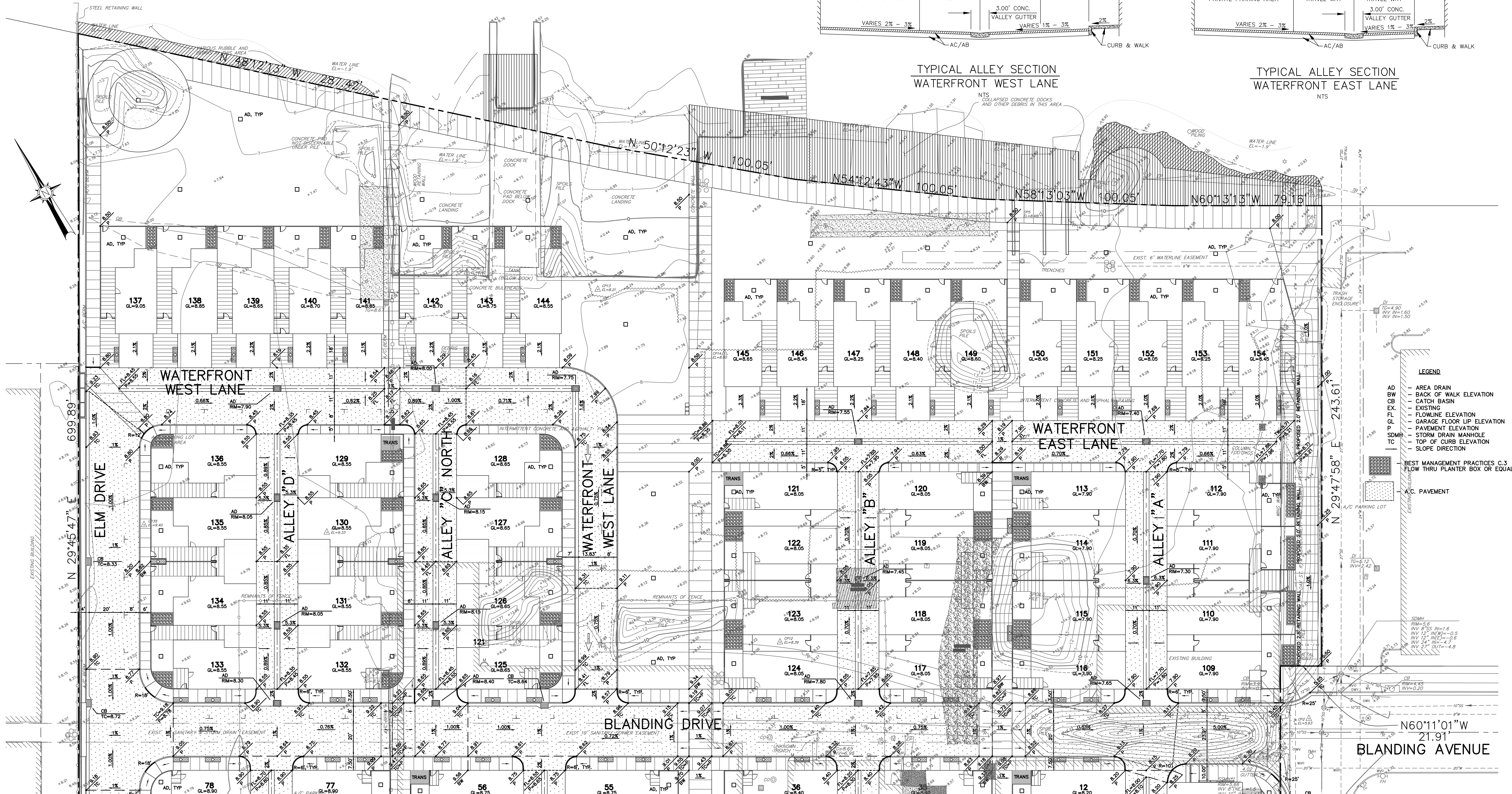
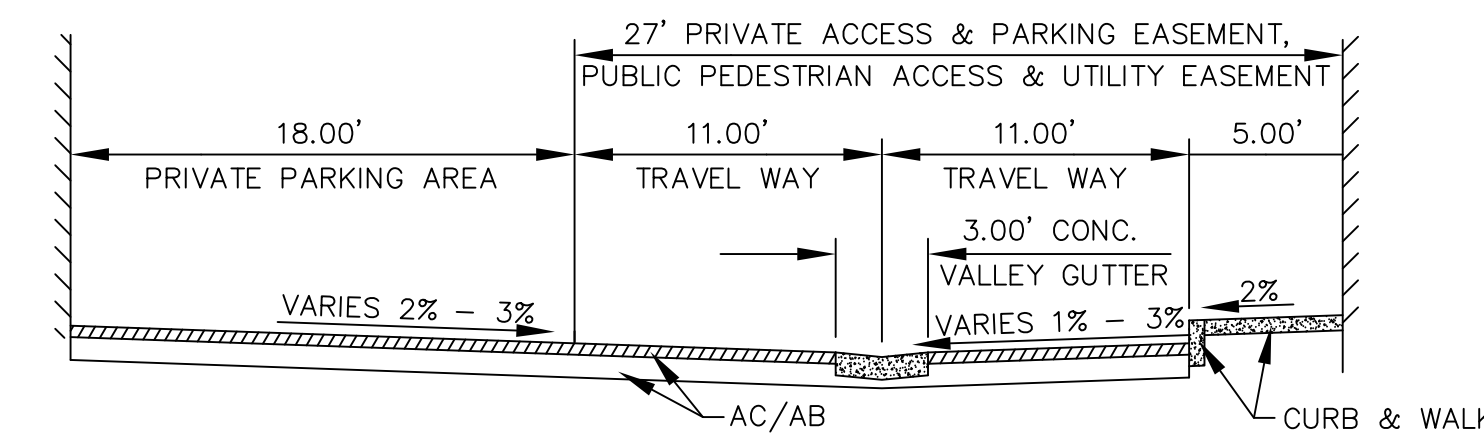
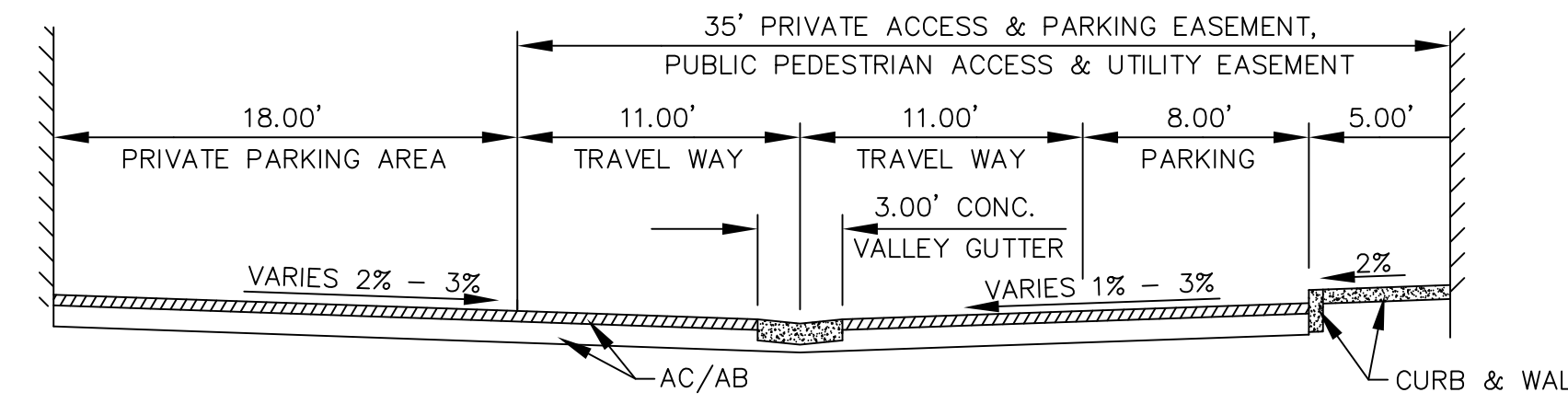
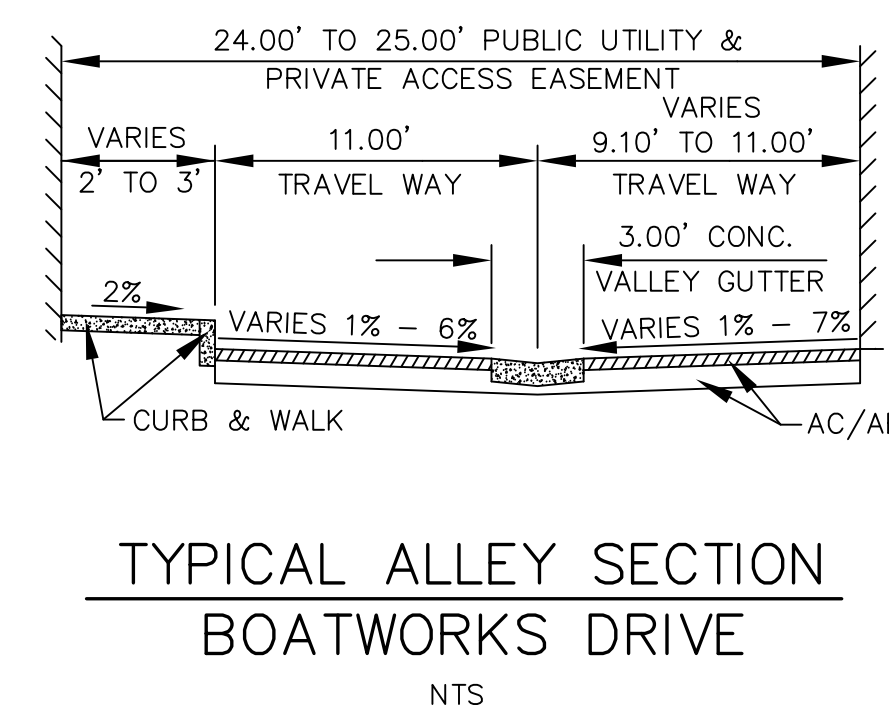
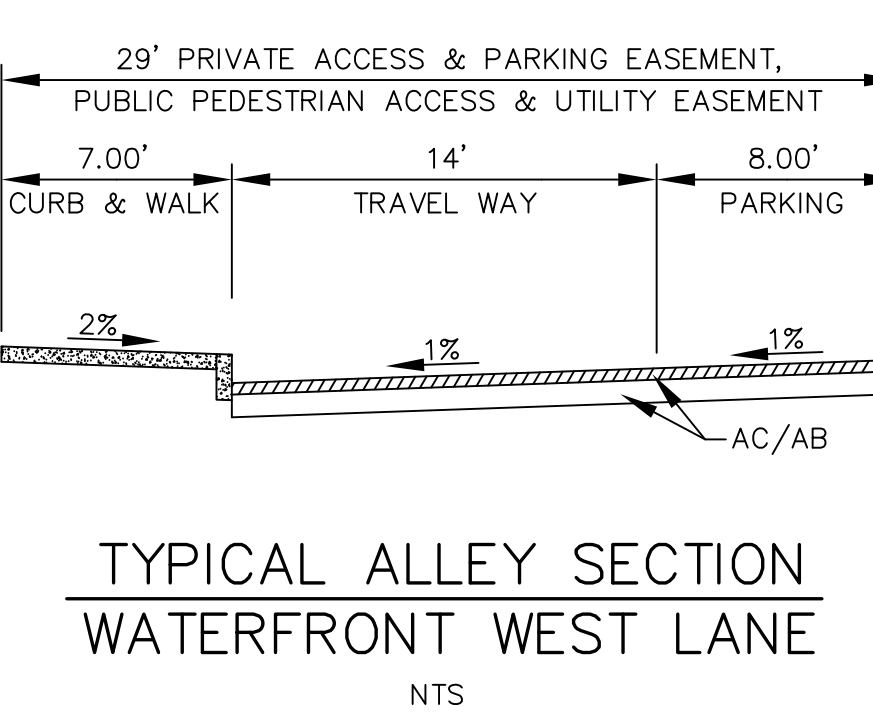
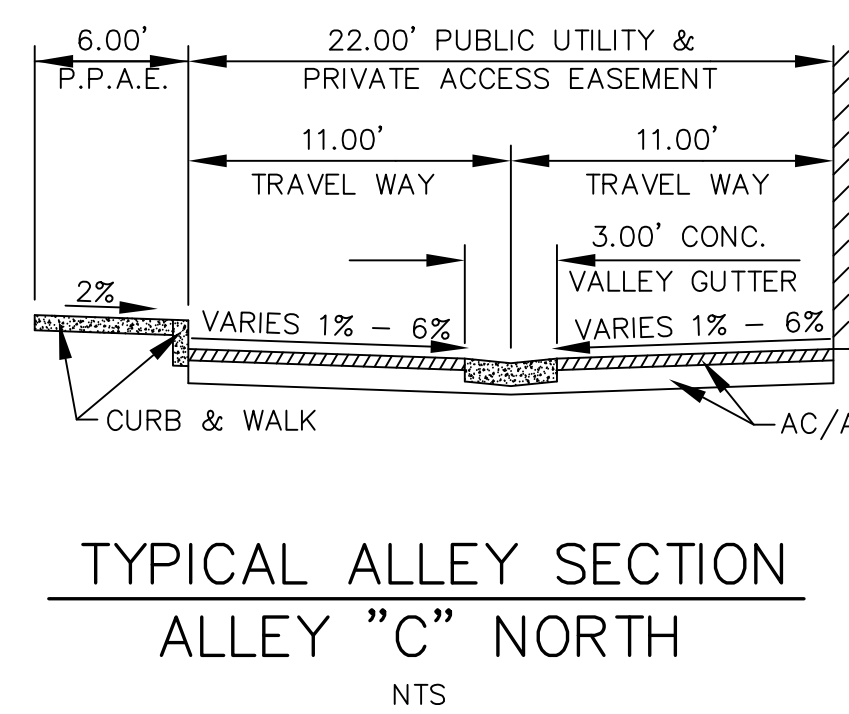
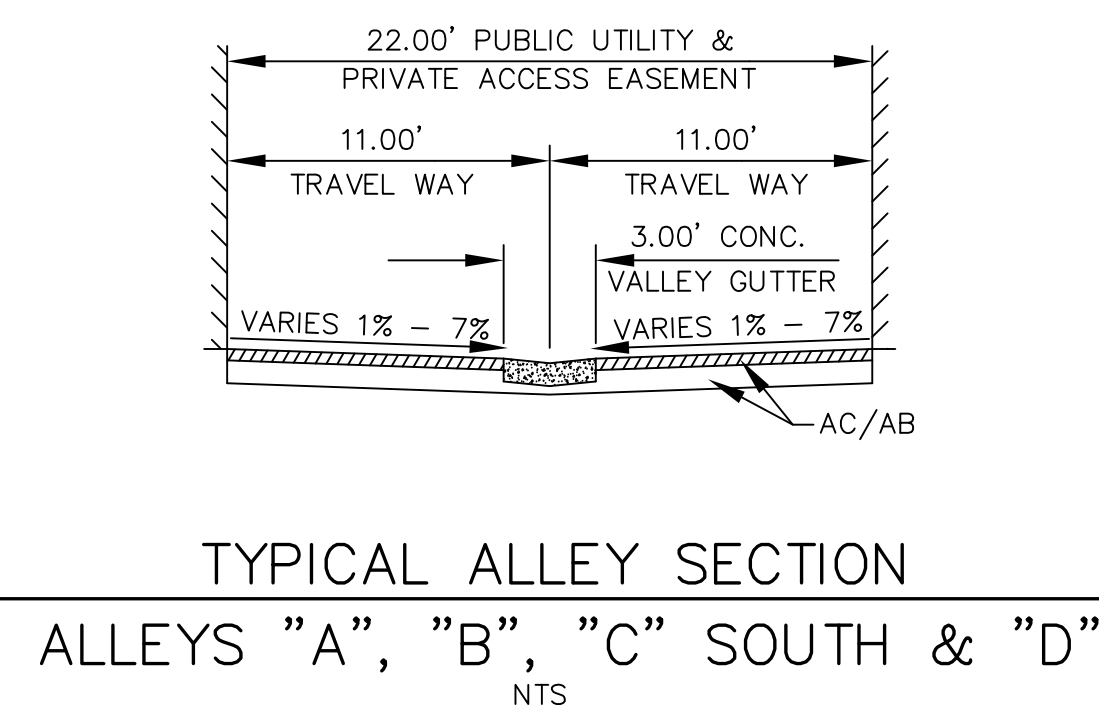
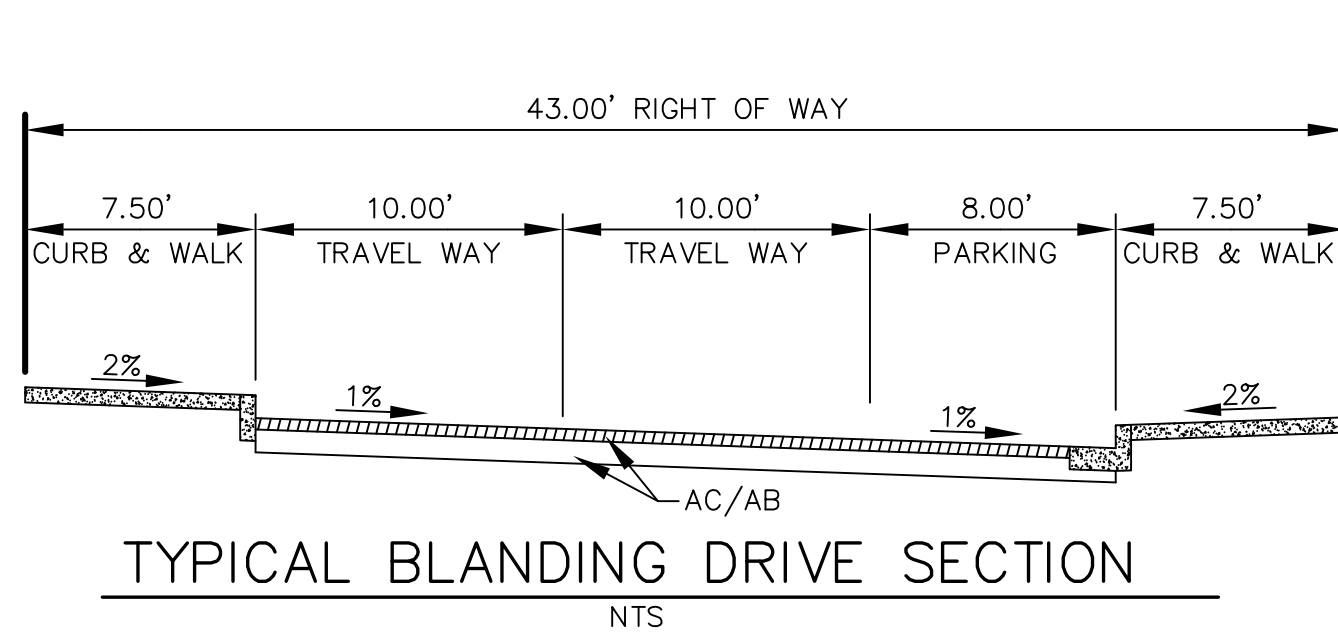
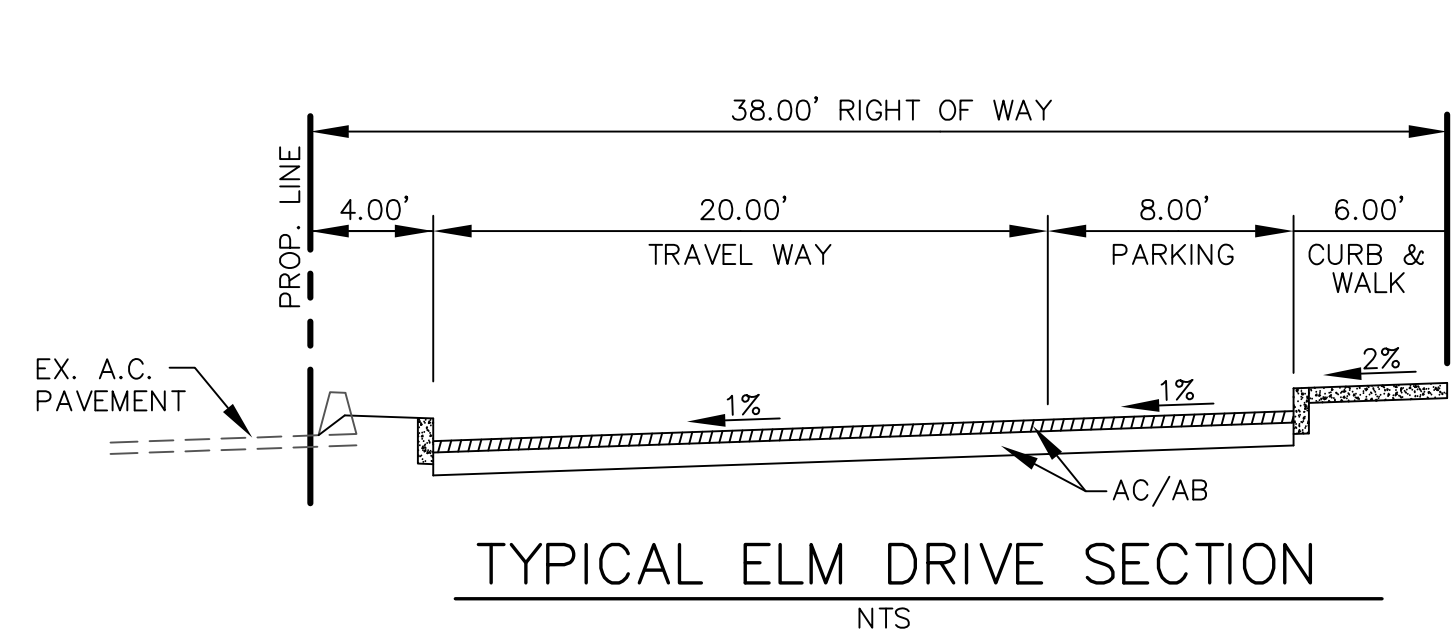
SEE SHEET 1C



MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

REFERENCES	REVISIONS	DESCRIPTION
FIELD BOOK No. FILE MAP TITLE CO. POLICY No. DATING ALAMEDA MSC. REF.		KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE SCALE: 1"=20' DATE: JULY 5, 2011
NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.	JOB No. 18972 DWG No. 0-1162	TENTATIVE MAP TRACT 8060 BOATWORKS SITE DIMENSION PLAN SHEET 1B ALAMEDA CALIFORNIA





MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

DATE

REFERENCES
FIELD BOOK No.
FILE MAP
TITLE CO.
PROJECT No.
DATE: ALAMEDA
MSC. REF.

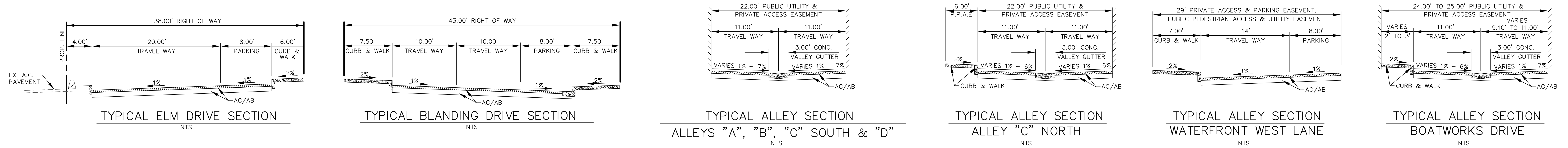
REVISIONS

KISTER, SAVIO & REI, INC.
LAND SURVEYORS - CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL: info@ksrinc.net

FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE
SCALE: 1"=20'
DATE: JULY 5, 2011

JOB No. 18972
DWG No. 0-1162

DESCRIPTION
TENTATIVE MAP
TRACT 8060
BOATWORKS
PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 2A
ALAMEDA CALIFORNIA

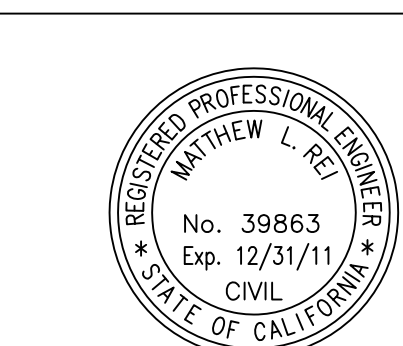
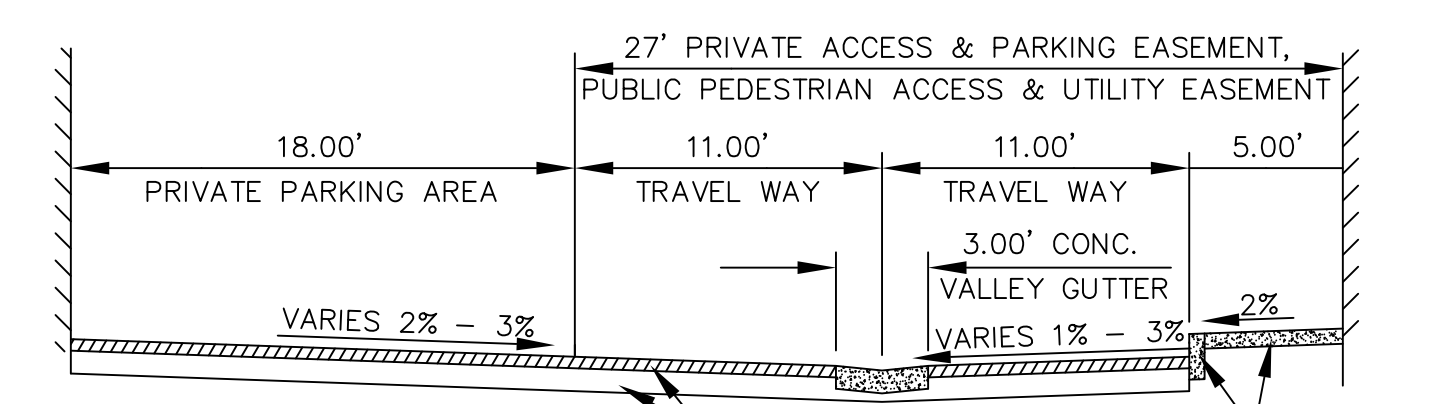
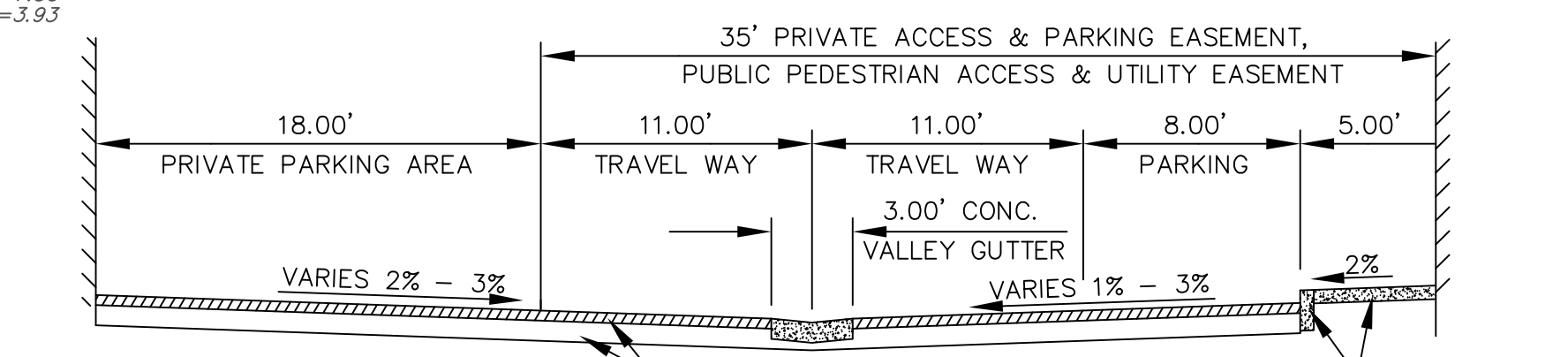


SEE SHEET 2A



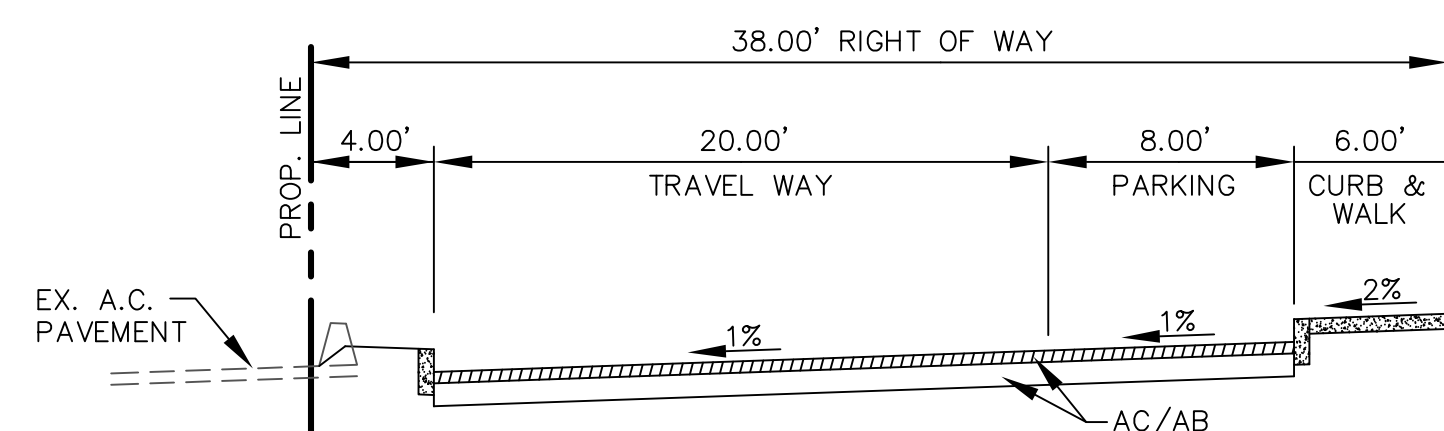
N60°11'01"W
21.91'
BLANDING AVENUE

- LEGEND
- AD - AREA DRAIN
 - BW - BACK OF WALK ELEVATION
 - CB - CATCH BASIN
 - EX - EXISTING
 - FL - FLOWLINE ELEVATION
 - GL - GARAGE FLOOR UP ELEVATION
 - PL - PAVEMENT ELEVATION
 - SDMH - STORM DRAIN MANHOLE
 - TC - TOP OF CURB ELEVATION
 - SLOPE DIRECTION
 - BEST MANAGEMENT PRACTICES C.3 FLOW THRU PLANTER BOX OR EQUAL
 - A.C. PAVEMENT

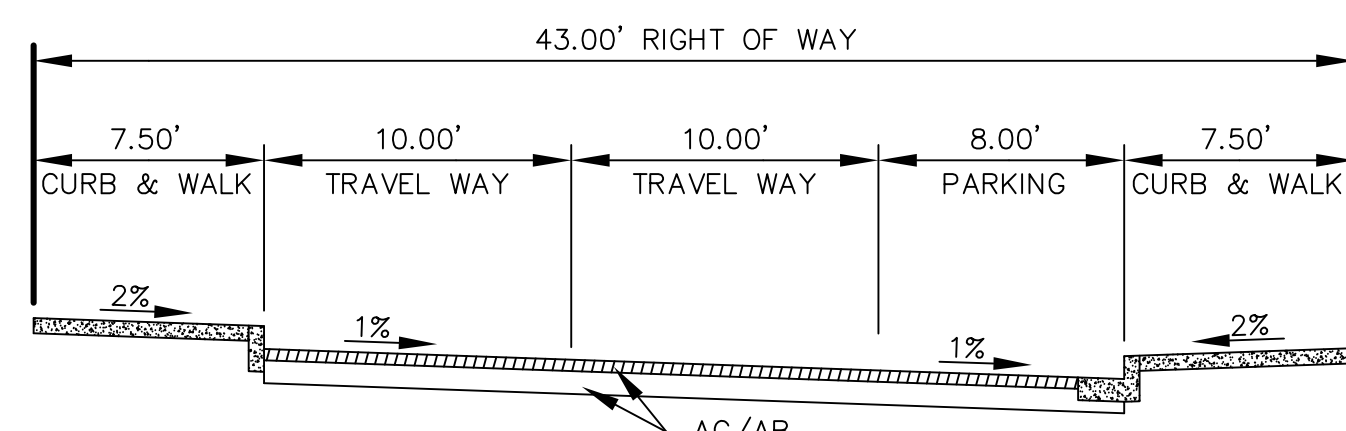


MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

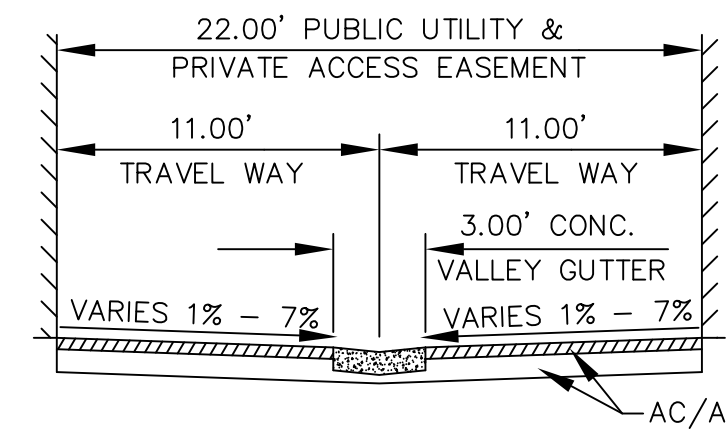
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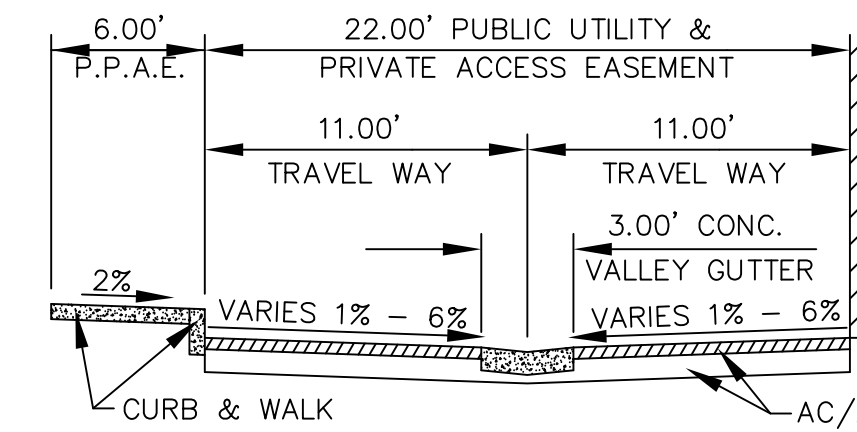
TYPICAL ELM DRIVE SECTION
NTS



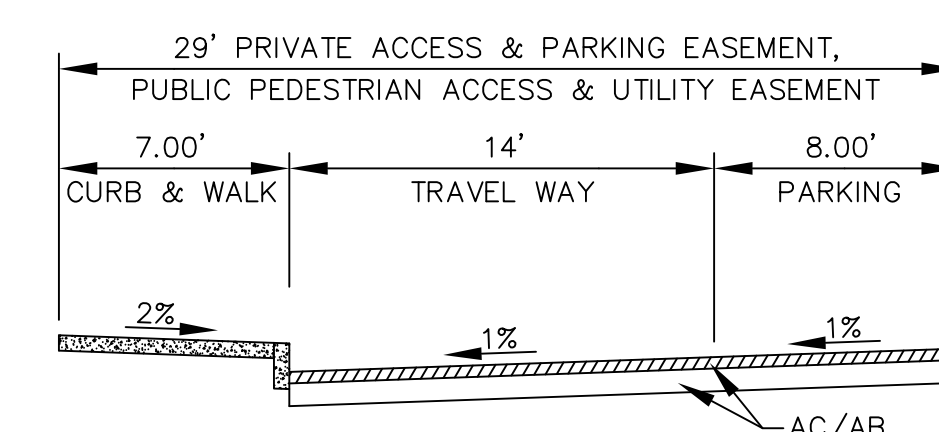
TYPICAL BLANDING DRIVE SECTION
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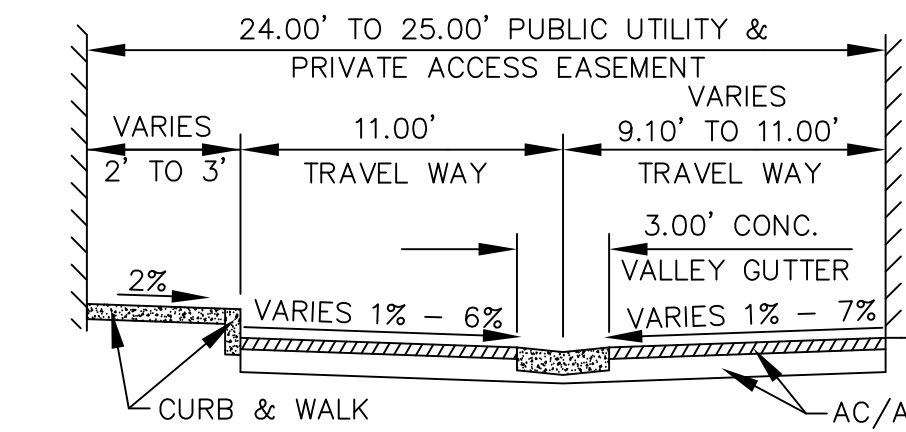
TYPICAL ALLEY SECTION
ALLEYS "A", "B", "C" SOUTH & "D"
NTS



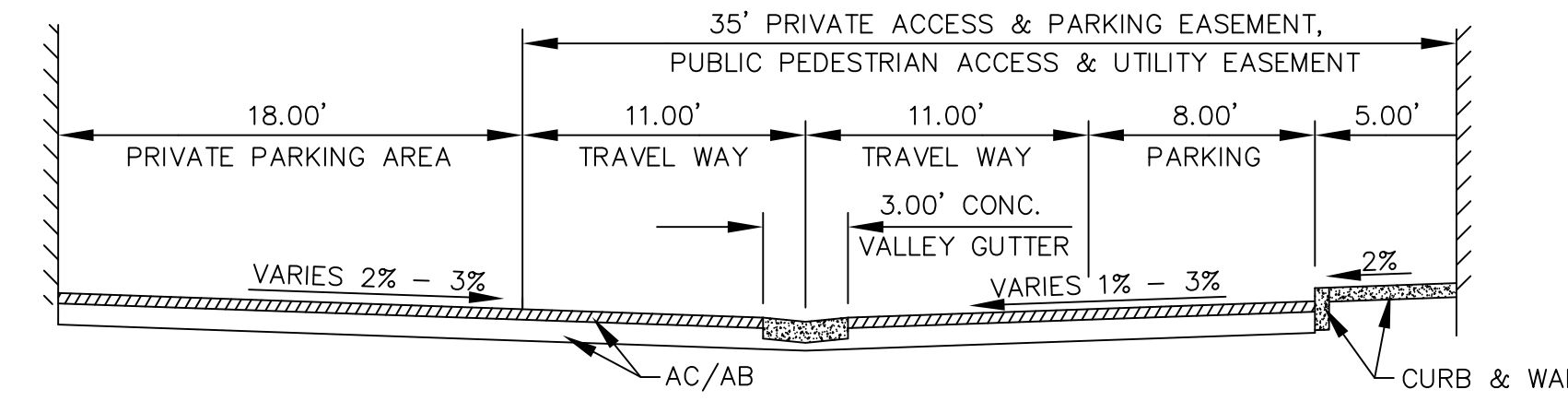
TYPICAL ALLEY SECTION
ALLEY "C" NORTH
NTS



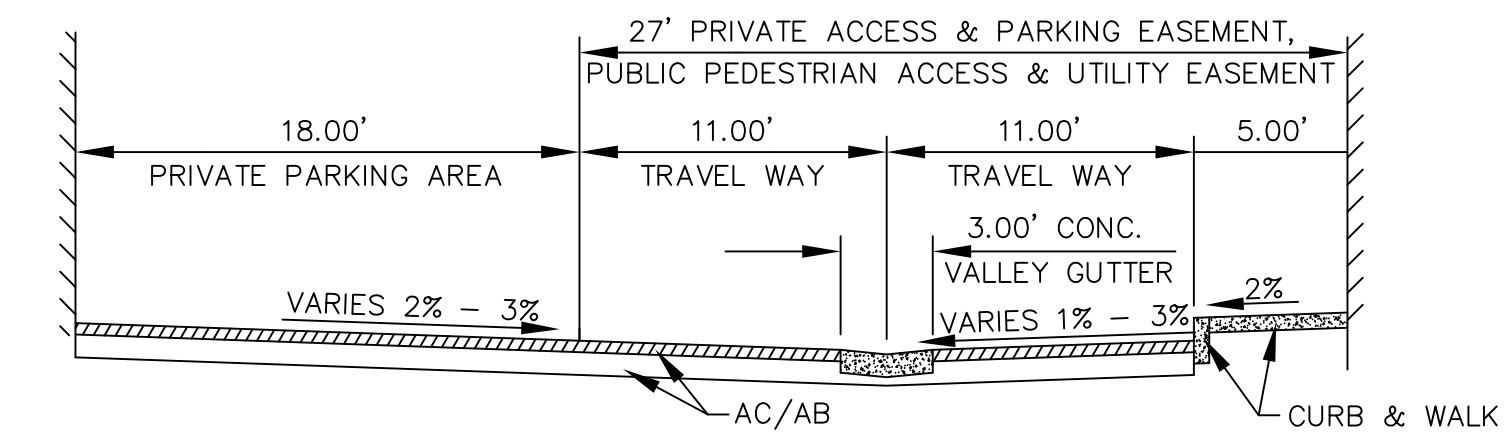
TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



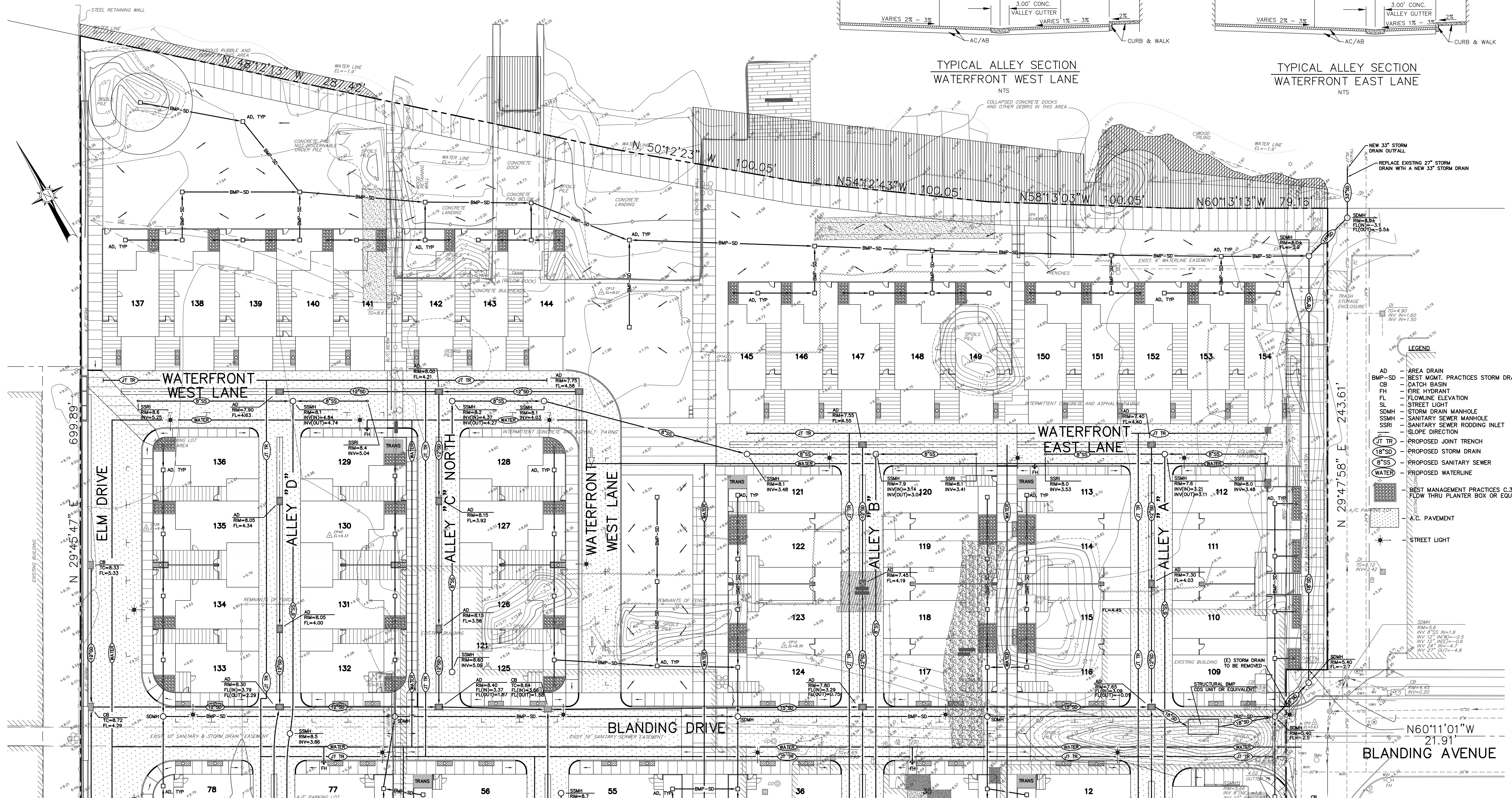
TYPICAL ALLEY SECTION
BOATWORKS DRIVE
NTS



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS

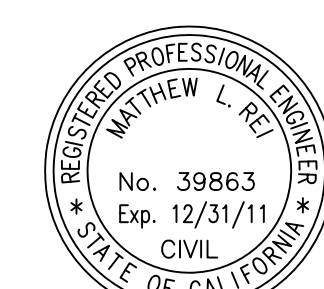


TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS



- LEGEND**
- AD - AREA DRAIN
 - BMP-SD - BEST MGMT. PRACTICES STORM DRAIN
 - CB - CATCH BASIN
 - FH - FIRE HYDRANT
 - FL - FLOWLINE ELEVATION
 - SL - STREET LIGHT
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - SSRI - SANITARY SEWER RODDING INLET
 - SLOPE DIRECTION
 - JOINT TR - PROPOSED JOINT TRENCH
 - 18" SD - PROPOSED STORM DRAIN
 - 8" SS - PROPOSED SANITARY SEWER
 - WATER - PROPOSED WATERLINE
 - BEST MANAGEMENT PRACTICES C.3 FLOW THRU PLANTER BOX OR EQUAL
 - A.C. PAVEMENT
 - STREET LIGHT

SEE SHEET 3B



MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

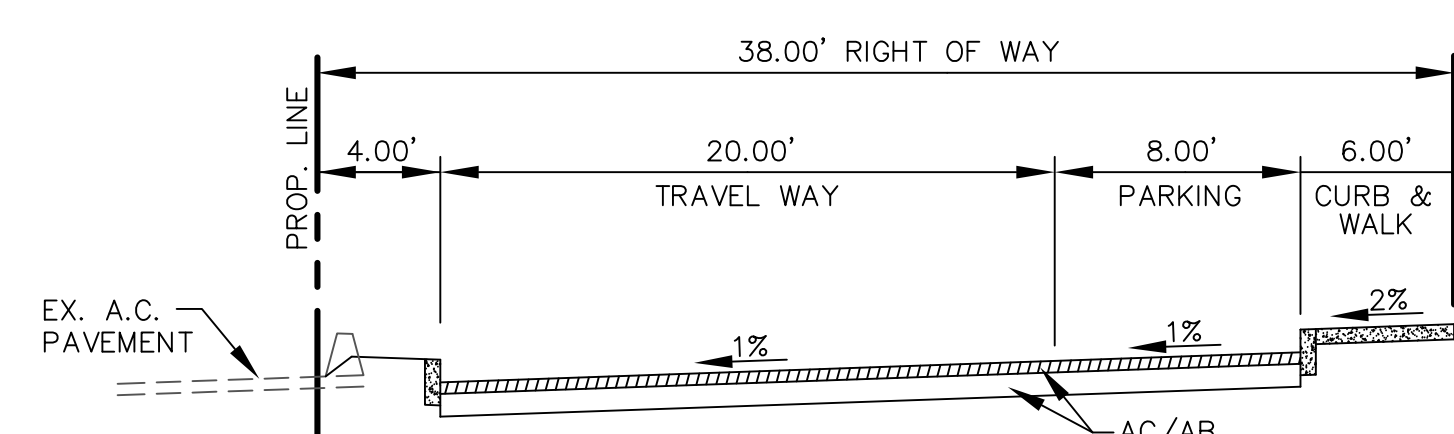
DATE

REFERENCES	REVISIONS
FIELD BOOK No.	
FILE MAP	
TITLE CO.	
POLICY No.	
DATUM: ALAMEDA	
MSC. REF.	
NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.	

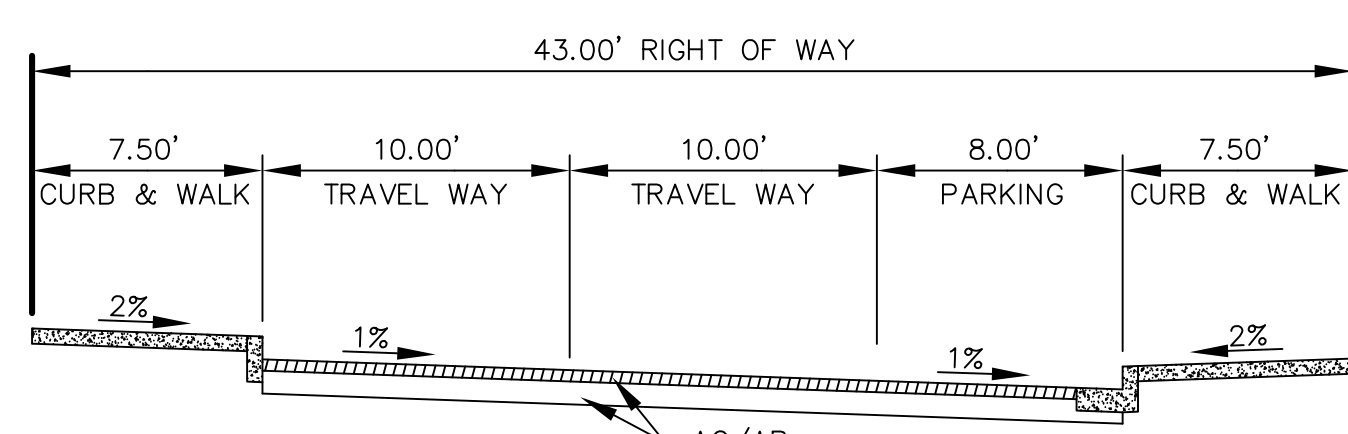
KISTER, SAVIO & REI, INC.
LAND SURVEYORS - CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL: info@ksrinc.net

FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE
SCALE: 1"=20'
DATE: JULY 5, 2011 JOB No. 18972 DWG No. 0-1162

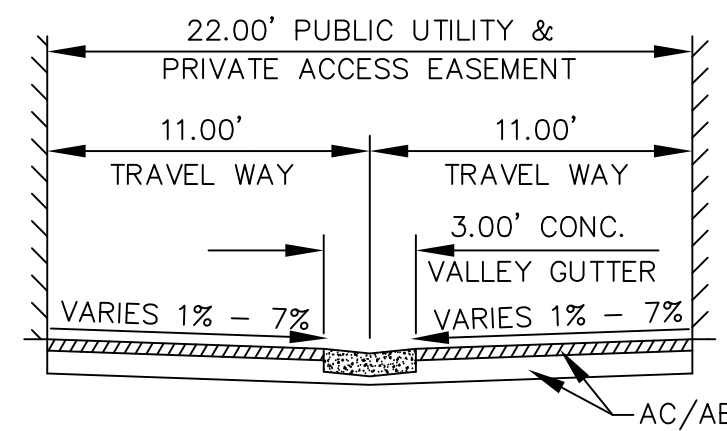
DESCRIPTION
TENTATIVE MAP
TRACT 8060
BOATWORKS
PRELIMINARY UTILITY PLAN
SHEET 3A
ALAMEDA CALIFORNIA



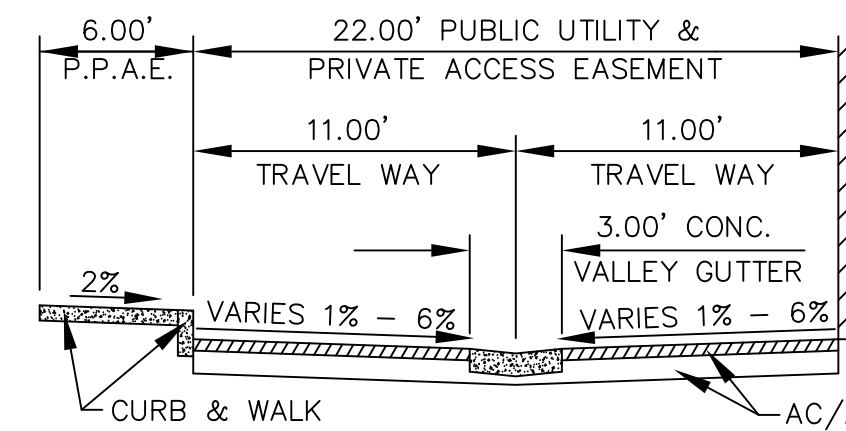
TYPICAL ELM DRIVE SECTION
NTS



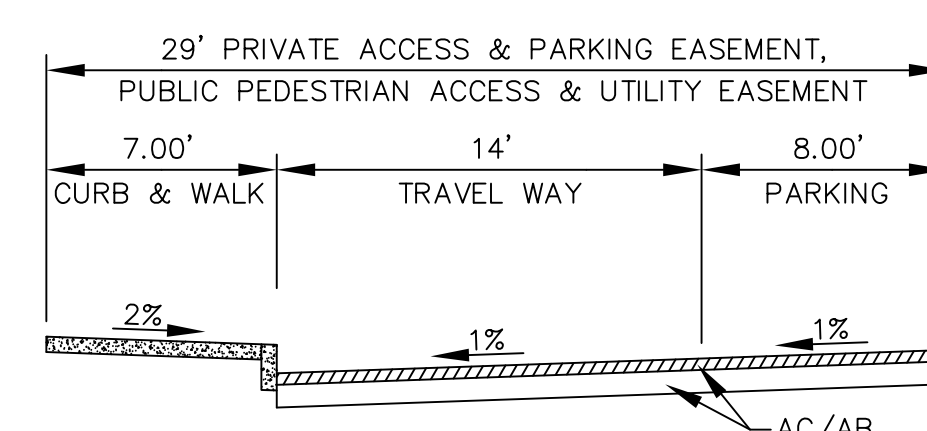
TYPICAL BLANDING DRIVE SECTION
NTS



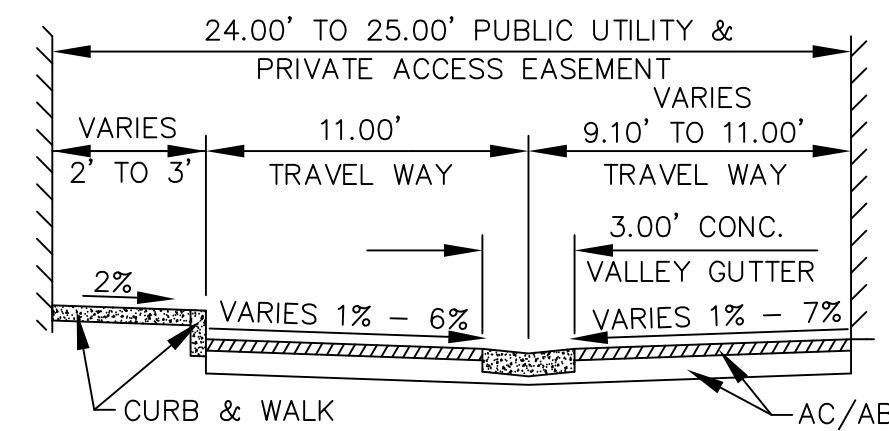
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ALLEYS "A", "B", "C" SOUTH & "D"
NTS



TYPICAL ALLEY SECTION
ALLEY "C" NORTH
NTS

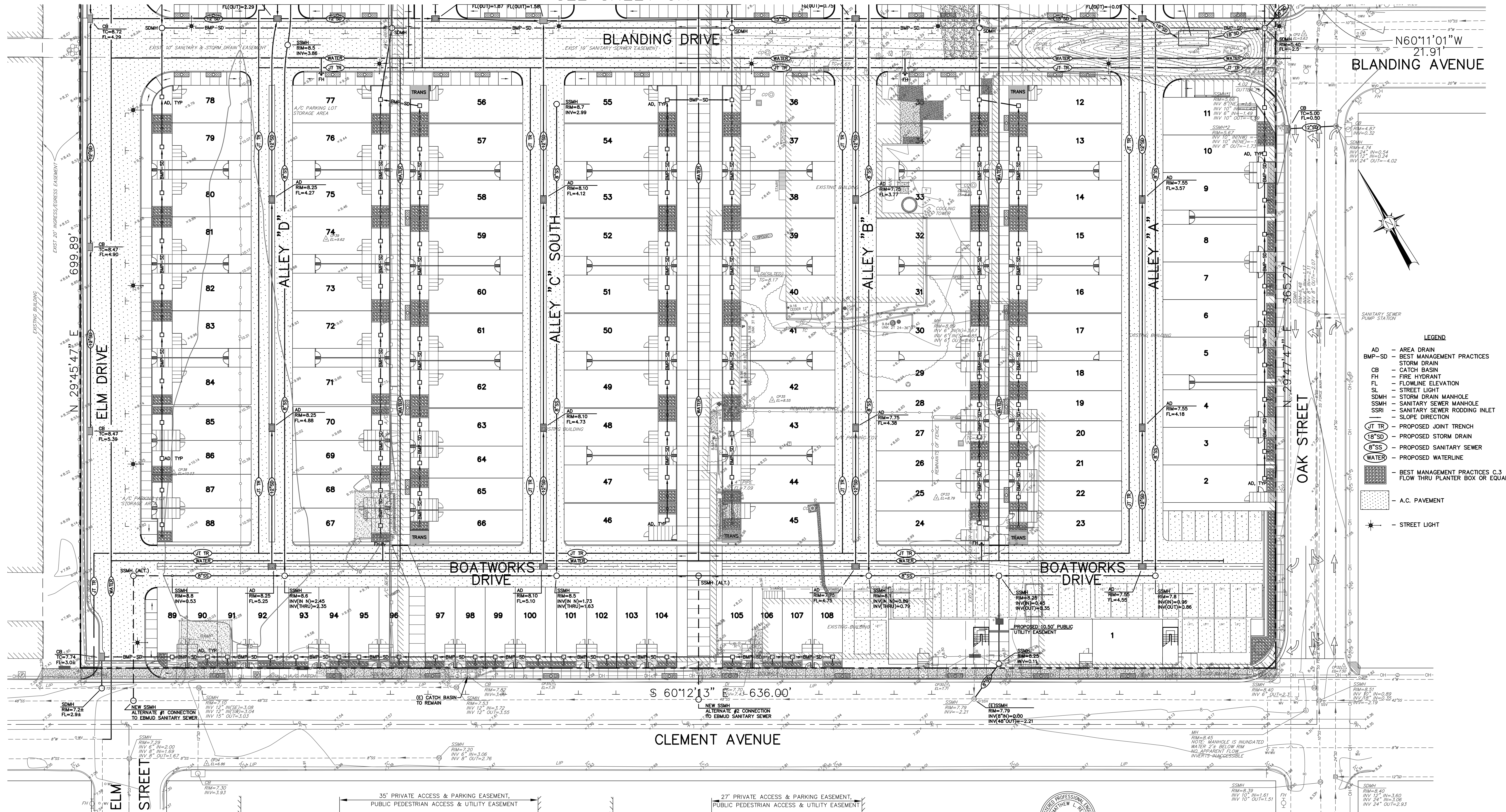


TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS

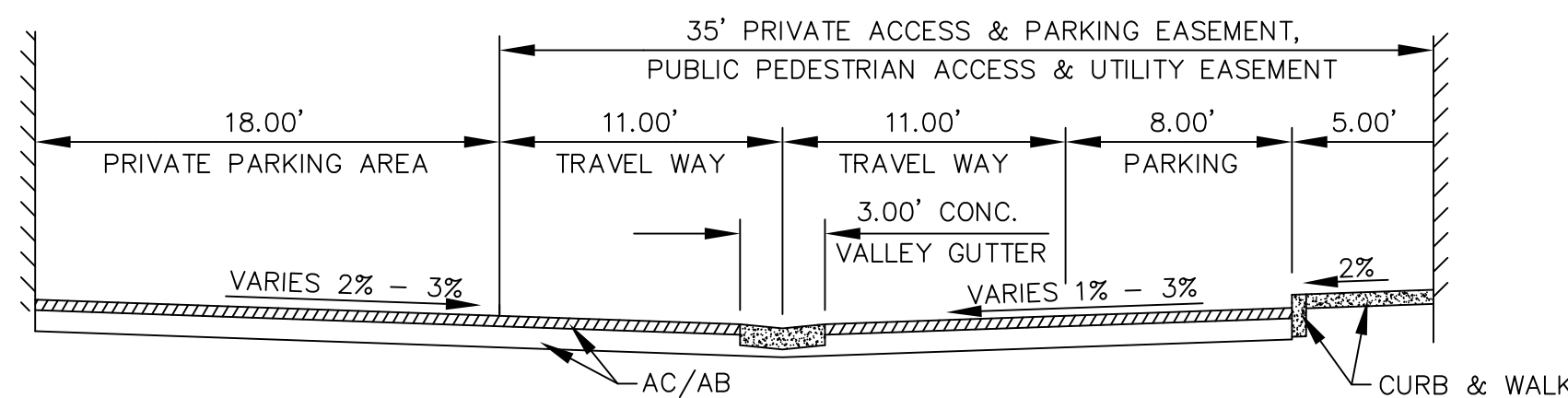


TYPICAL ALLEY SECTION
BOATWORKS DRIVE
NTS

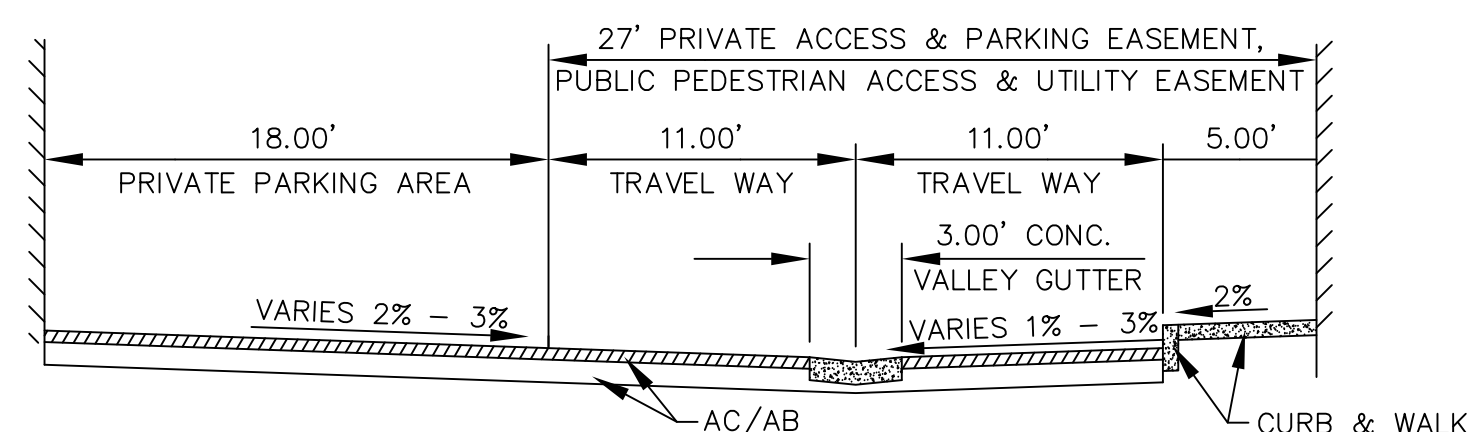
SEE SHEET 3A



- LEGEND**
- AD - AREA DRAIN
 - BMP-SD - BEST MANAGEMENT PRACTICES STORM DRAIN
 - CB - CATCH BASIN
 - FH - FIRE HYDRANT
 - FL - FLOWLINE ELEVATION
 - SL - STREET LIGHT
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - SSRI - SANITARY SEWER RODDING INLET
 - SLOPE DIRECTION
 - UT TR - PROPOSED JOINT TRENCH
 - 18"SD - PROPOSED STORM DRAIN
 - 8"SS - PROPOSED SANITARY SEWER
 - WATER - PROPOSED WATERLINE
 - BEST MANAGEMENT PRACTICES C.3 FLOW THRU PLANTER BOX OR EQUAL
 - A.C. PAVEMENT
 - STREET LIGHT



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS



MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

KISTER, SAVIO & REI, INC.
LAND SURVEYORS - CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL: info@ksrinc.net

FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE
SCALE: 1"=20'
DATE: JULY 5, 2011
JOB No. 18972
DWG No. 0-1162

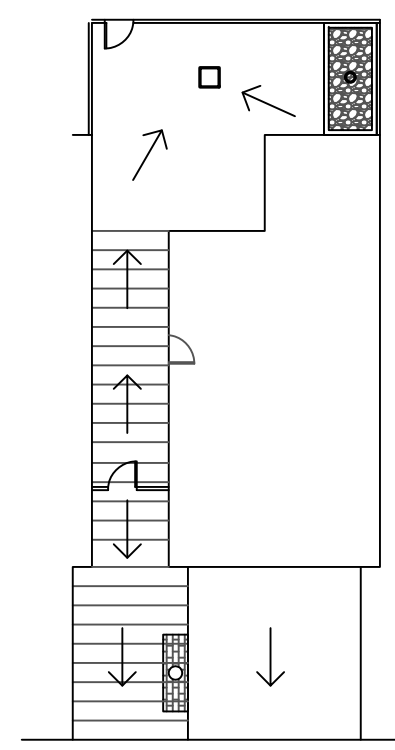
DESCRIPTION
TENTATIVE MAP
TRACT 8060
BOATWORKS
PRELIMINARY UTILITY PLAN
SHEET 3B

ALAMEDA

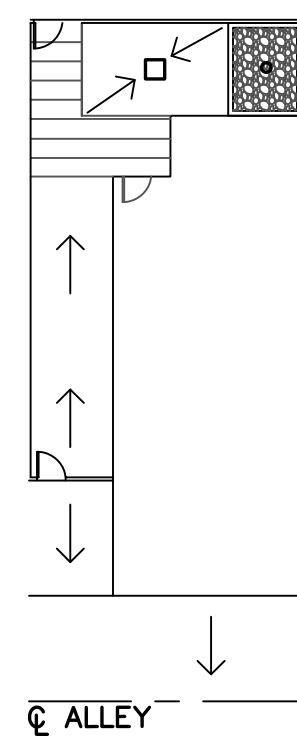
CALIFORNIA

- - PROPOSED AREA DRAIN
→ - SURFACE RUNOFF DIRECTION
■ - PROPOSED BMP C.3 FLOW THRU PLANTER BOX OR EQ.

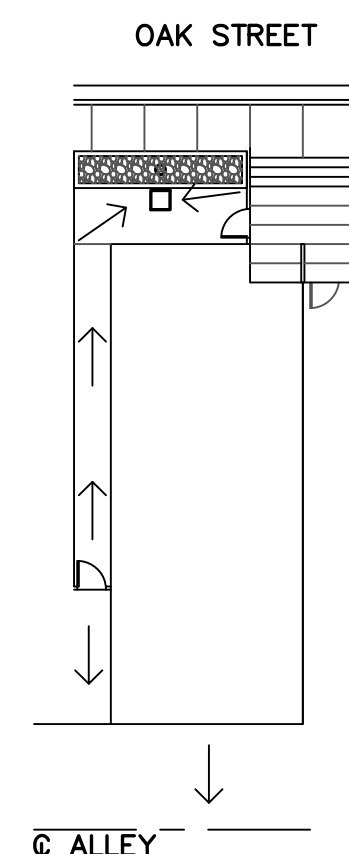
NOTE: DESIGN OF FLOW THRU PLANTER BASED ON TOTAL IMPERVIOUS ROOF SURFACE



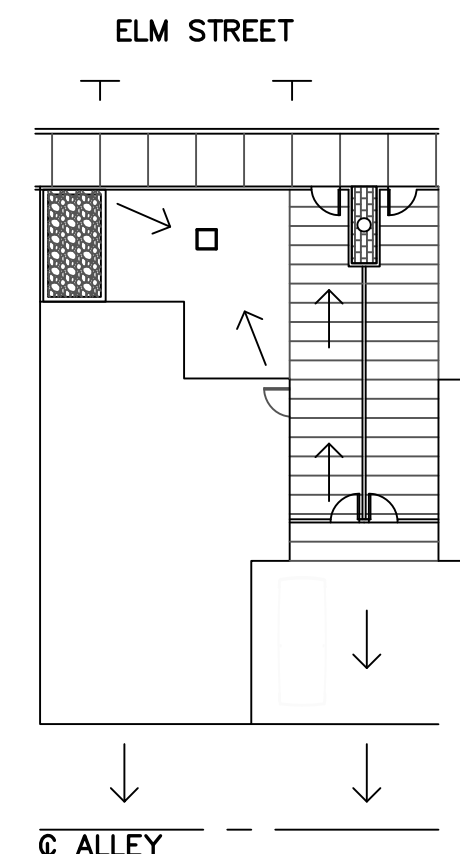
TYPICAL UNIT A
LOT DRAINAGE
SCALE: 1"=20'



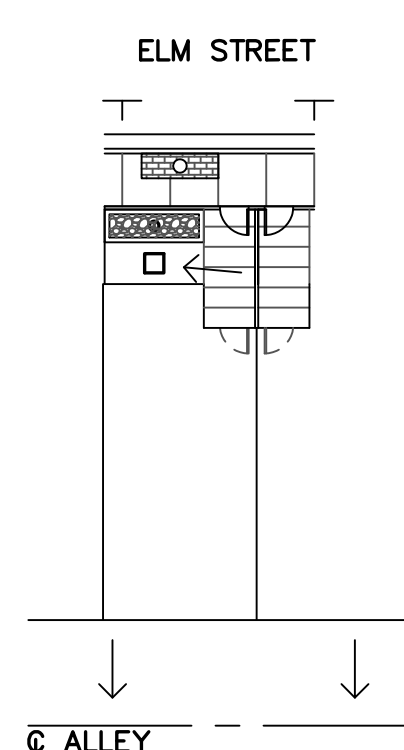
TYPICAL UNIT B
LOT DRAINAGE
SCALE: 1"=20'



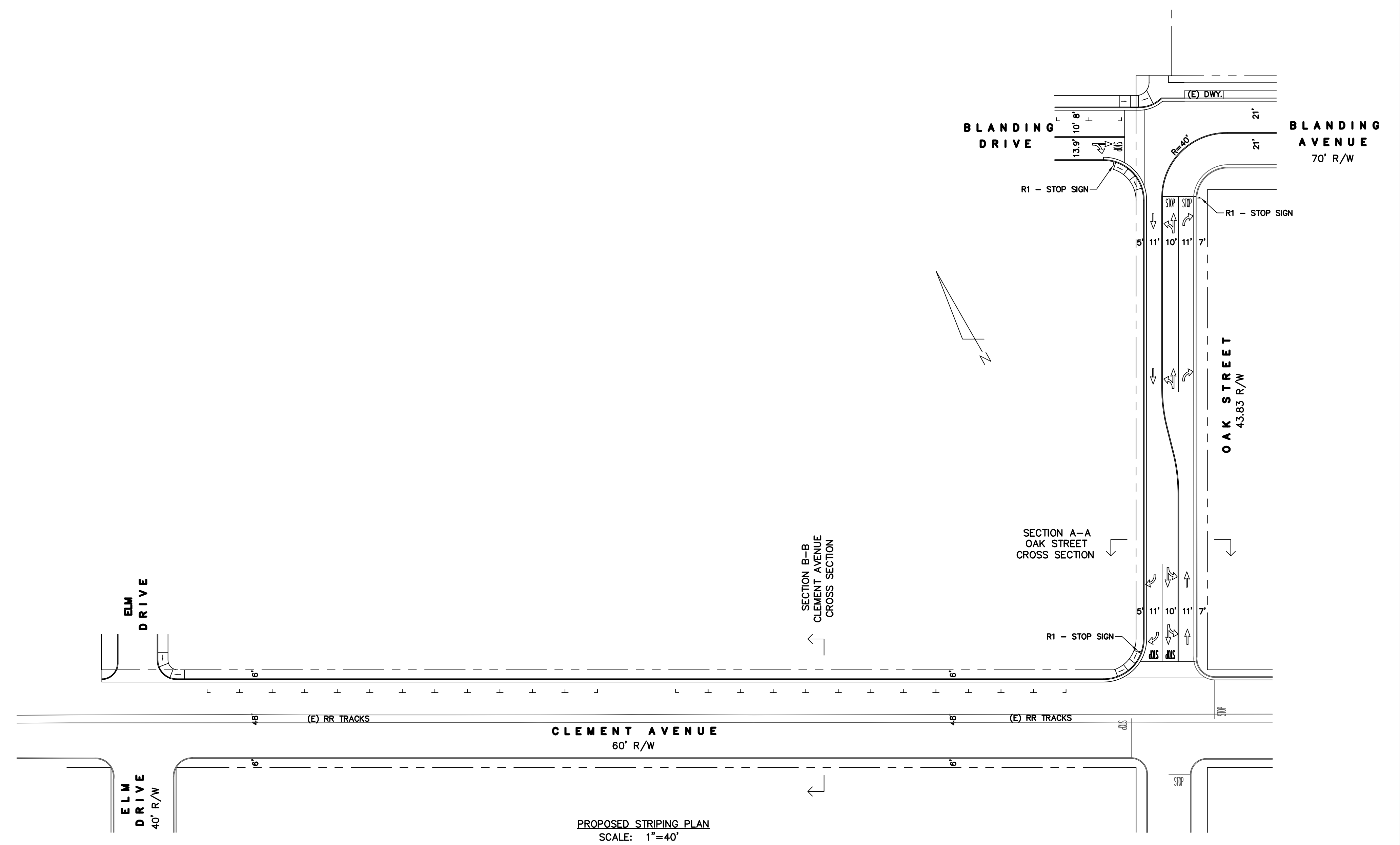
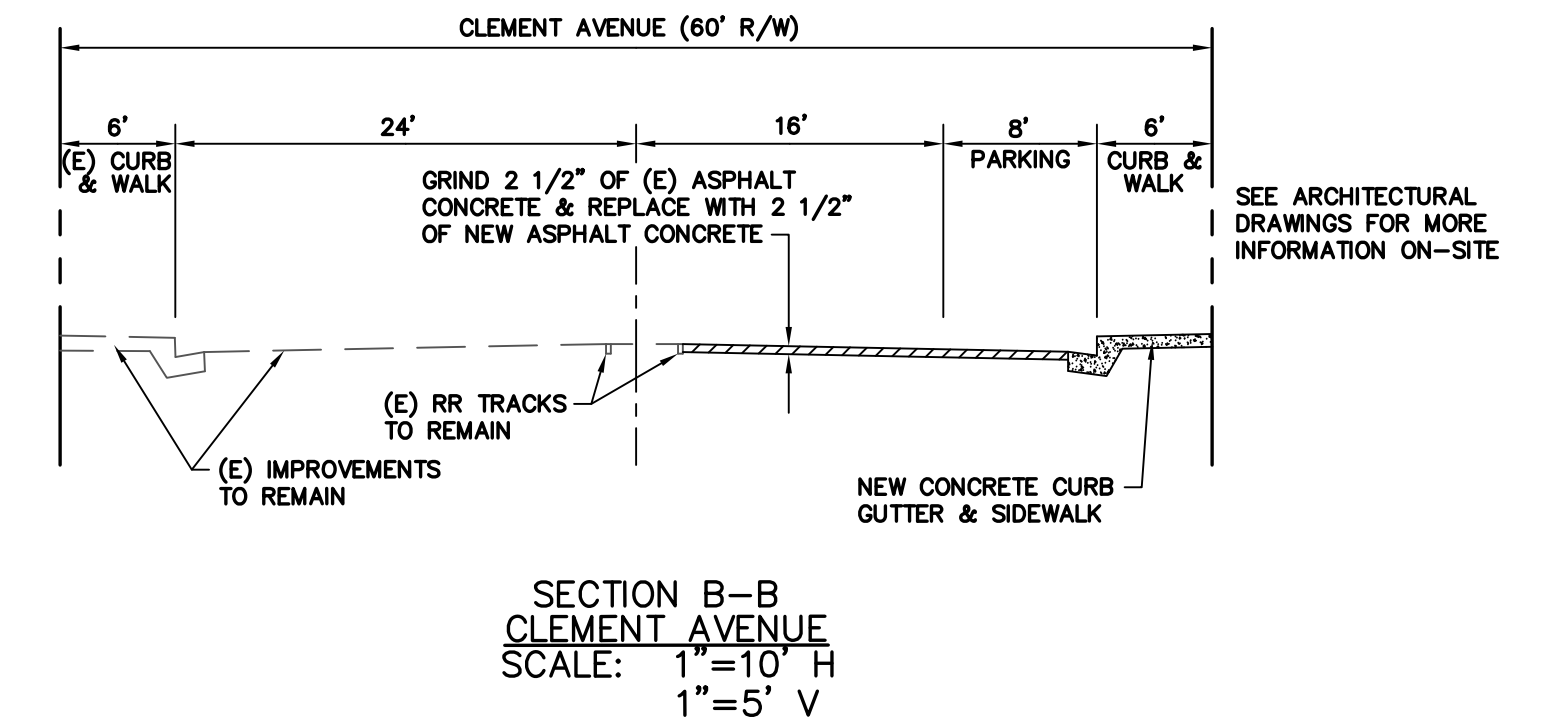
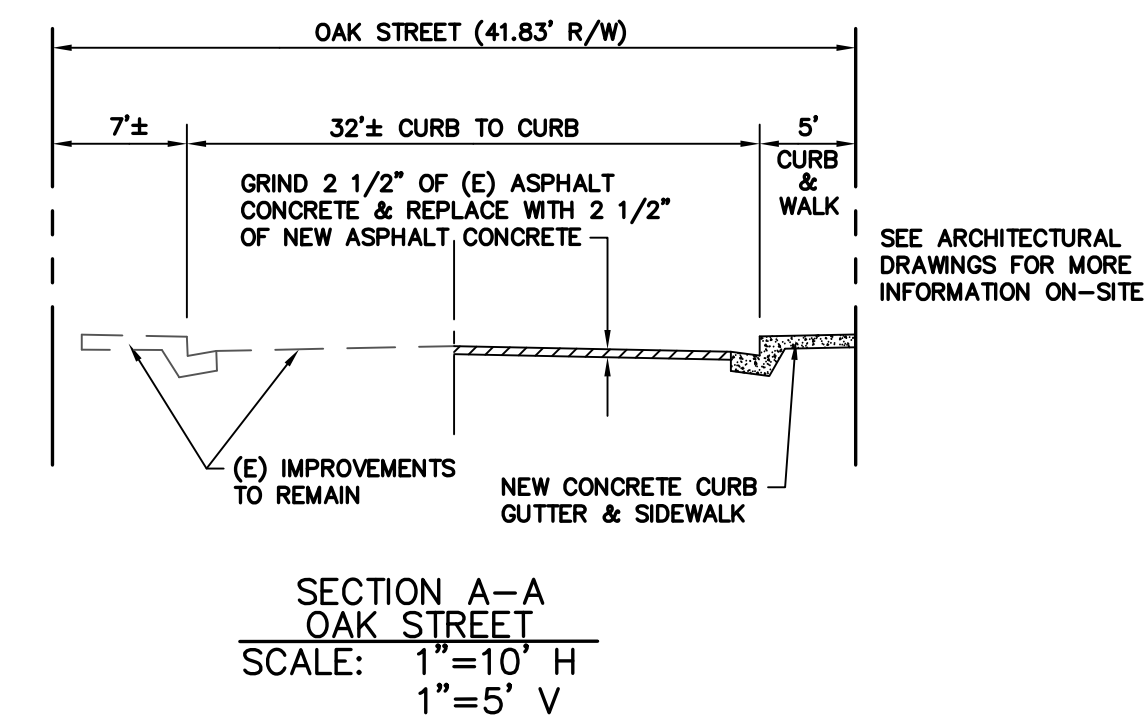
TYPICAL UNIT C
LOT DRAINAGE
SCALE: 1"=20'



TYPICAL UNIT D
LOT DRAINAGE
SCALE: 1"=20'



TYPICAL UNIT E
LOT DRAINAGE
SCALE: 1"=20'



MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

REFERENCES	REVISIONS	DESCRIPTION
FILE BOOK No. FILE MAP: TITLE CO: POLICY No.: DATUM: ALAMEDA MSC. REF:		KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net
NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.		FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE SCALE: 1"=20' DATE: JULY 5, 2011
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		ALAMEDA CALIFORNIA