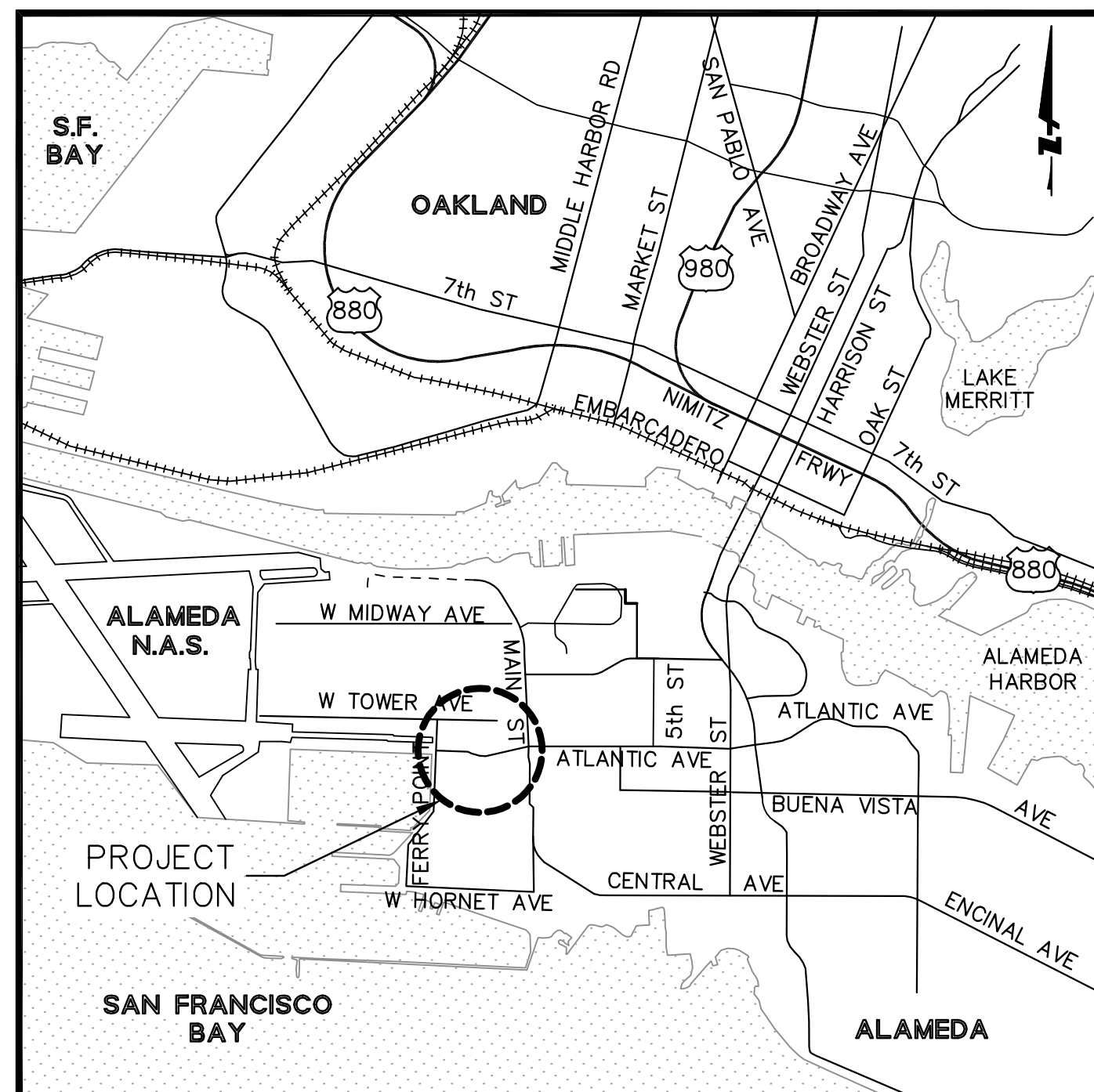
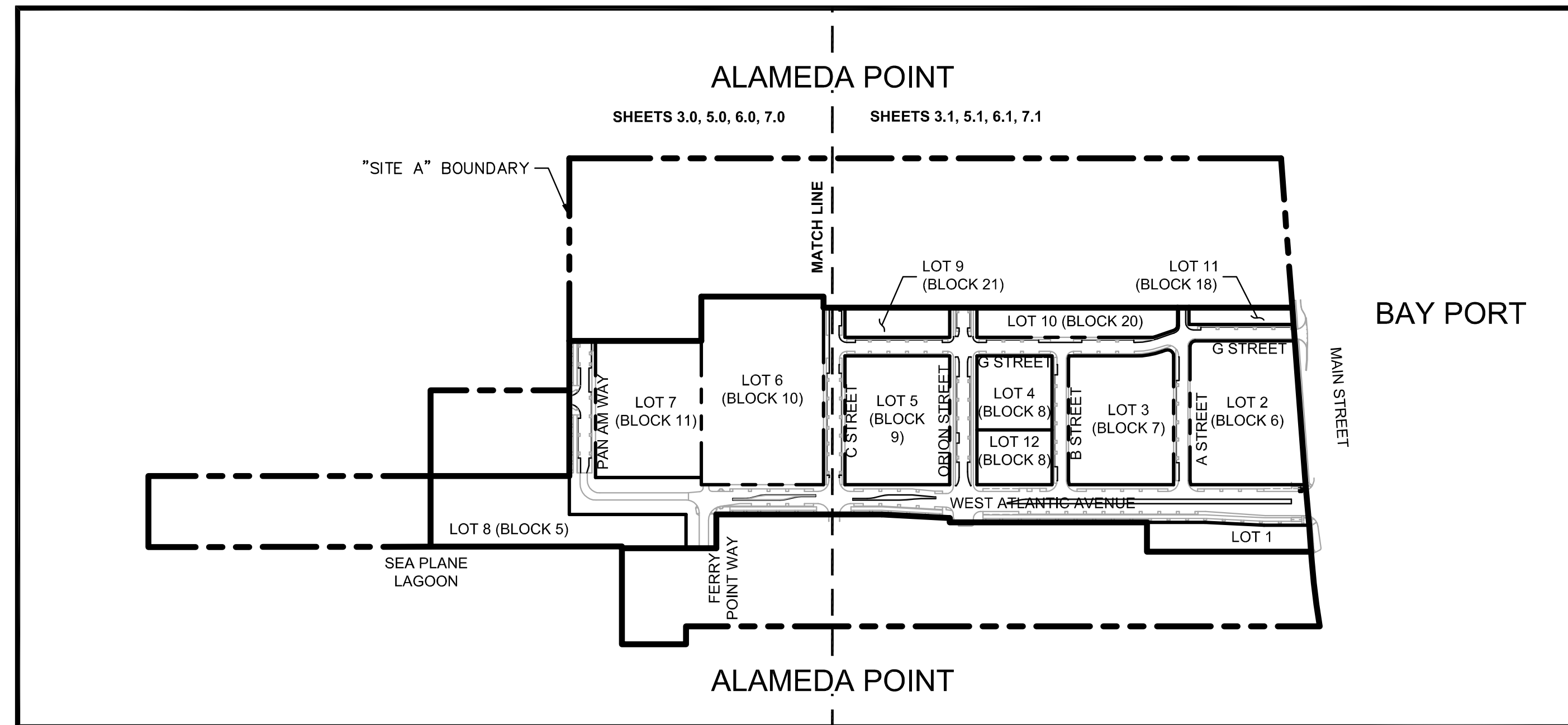


ALAMEDA POINT SITE A PHASE 1 TENTATIVE MAP AND FOR CONDOMINIUM PURPOSES ON LOTS 2 & 3 TRACT# 8336

CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

SUBDIVIDER'S STATEMENT

1. OWNER: CITY OF ALAMEDA
2263 SANTA CLARA AVE.
ALAMEDA, CA 94501
(510) 747-7400
CONTACT: JENNIFER OTT
2. SUBDIVIDER: ALAMEDA POINT PARTNERS
2220 LIVINGSTON STREET, SUITE 208
OAKLAND, CA 49606
CONTACT: JOE ERNST
3. ENGINEER: BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400
WALNUT CREEK, CA 94595
(925) 940-2200
CONTACT: CHRISTOPHER MILLS
4. GEOTECHNICAL ENGINEER: TREADWELL & ROLLO, A LANGAN COMPANY
555 MONTGOMERY STREET, SUITE 1300
SAN FRANCISCO, CA 94111
(415) 955-5200
CONTACT: RICHARD D. RODGERS, P.E., G.E.
5. EXISTING ZONING: AP-TC (TOWN CENTER)
6. EXISTING LAND USE: MIXED USE
7. PROPOSED ZONING: AP-TC (TOWN CENTER)
8. UTILITIES:
WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
FIRE PROTECTION: CITY OF ALAMEDA
SEWAGE DISPOSAL: CITY OF ALAMEDA
STORM DRAIN: CITY OF ALAMEDA
GAS: PACIFIC GAS & ELECTRIC
ELECTRIC: ALAMEDA MUNICIPAL POWER (AMP)
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST
9. PHASING: MULTIPLE FINAL MAPS MAY BE FILED BASED ON PROJECT PHASING AND IMPLEMENTATION. A PARCEL MAP FOR CONVEYANCE PURPOSES IS ALSO DELINEATED ON THIS TENTATIVE MAP. NO IMPROVEMENTS ARE ASSOCIATED WITH THIS PARCEL MAP.
10. LANDSCAPING: TREE PLANTING AND LANDSCAPING INFORMATION WILL BE PROVIDED UNDER SEPARATE APPLICATION.



SHEET INDEX

SHEET	DESCRIPTION
1.0	TITLE SHEET
2.0	NOTES, LEGEND, & ABBREVIATIONS
3.0-3.1	EXISTING CONDITIONS
4.0	INTERIM STREET LAYOUT - OVERALL
4.1-4.2	ROADWAY DELINEATION
4.3	TYPICAL CROSS SECTIONS
5.0-5.1	LOTING/SITE PLAN
5.2-5.3	BOUNDARY DELINEATION
6.0-6.1	PRELIMINARY GRADING PLAN
7.0	SEWER MASTER PLAN
7.1	STORM DRAIN OVERALL PLAN
7.1A	ALTERNATIVE STORM DRAIN ALIGNMENT
7.2	WATER OVERALL PLAN
7.3	JOINT TRENCH OVERALL PLAN
7.3A	JOINT TRENCH - REQUIREMENTS CHECKLIST
7.4	GRAPHICAL INDEX
7.5	WEST ATLANTIC AVENUE - UTILITY PLAN
7.6	G STREET - UTILITY PLAN
7.7	PAN AM WAY & C STREET - UTILITY PLAN
7.8	ORION STREET & B STREET - UTILITY PLAN
7.9	A STREET - UTILITY PLAN
8.0-8.1	FIRE TRUCK TURNING PLAN
9.0-9.1	PRELIMINARY STORMWATER MANAGEMENT PLAN
10.0-10.1	TENTATIVE PARCEL MAP

11. THIS TENTATIVE MAP WAS PREPARED BASED ON THE 2014 MASTER INFRASTRUCTURE PLAN (MIP) AS REFINED AND DELINEATED HEREIN AND WITHIN THE FOLLOWING ANCILLARY DOCUMENTS:

- TECHNICAL MEMORANDUM #1 - SANITARY FLOW AND PROJECT OVERVIEW
- TECHNICAL MEMORANDUM #2 - WASTEWATER PUMP STATION NO. 2
- TECHNICAL MEMORANDUM #3 - PRELIMINARY STORM DRAINAGE REPORT
- TECHNICAL MEMORANDUM #4 - PRELIMINARY SITE-WIDE STORMWATER MANAGEMENT PLAN
- SEAPLANE LAGOON SHORELINE STRUCTURES AND FLOODING SUMMARY BY MOFFATT AND NICHOL
- TRAFFIC CIRCULATION ANALYSIS BY ABRAMS ASSOCIATES
- GEOTECHNICAL INVESTIGATION BY LANGAN TREADWELL ROLLO.

12. A CONDOMINIUM MAP WILL BE RECORDED ON LOTS 2 AND 3. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 64 UNITS ON LOT 2 AND 60 UNITS ON LOT 3.

BASIS OF BEARINGS

THE MONUMENT LINE BETWEEN MONUMENTS "MAIN-ATL" AND "MAIN" AS SHOWN ON RECORD OF SURVEY RS NO. 2565, FILED IN BOOK 39 OF MAPS, AT PAGE 88, ALAMEDA COUNTY RECORDS, TAKEN AS NORTH 00°31'07" EAST.

BENCHMARK

USC/GS MONUMENT AT THE SOUTHEAST CORNER OF MAIN STREET AND PACIFIC AVENUE. ELEVATION 4.845.

DATUM

CITY OF ALAMEDA.

PREPARER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

Christopher Mills

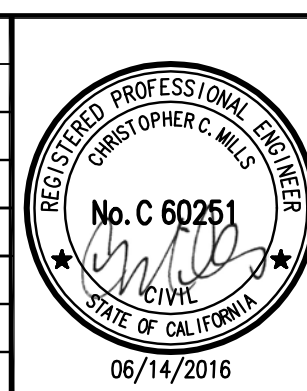
CHRISTOPHER MILLS, P.E.
BKF ENGINEERS

6/14/16

DATE

DRAWING NAME: \\BKF-WC\14\2014\145170_A\Alameda_Pt_Mixed_Use\ENG\TM\SHEETS\01 APTM\T.S.dwg
PLOT DATE: 06-14-16 PLOTTED BY: nino

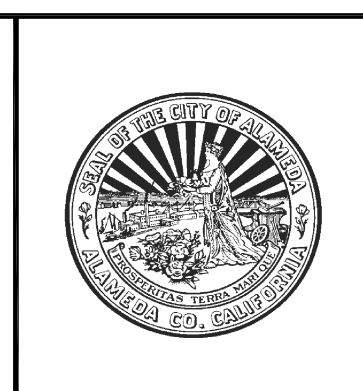
No.	Date	Revisions



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1646 N. CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
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FAX 925/940-2299

Date 6/14/16 Scale AS SHOWN Job No. 20145170
Design MS/JK Drawn MN/JK Approved CM



**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
TITLE SHEET**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
1.0

STORMWATER QUALITY NOTES

1. THE SITE IS SUBJECT TO ALL REQUIREMENTS OF THE SWRCB CONSTRUCTION ACTIVITY STORM WATER NPDES GENERAL PERMIT.
2. THE DESIGN, CONSTRUCTION AND LONG-TERM MAINTENANCE OF ALL STORMWATER BIORETENTION AREAS SHALL BE CONSISTENT WITH THE APPROVED FINAL VERSION OF THE STORM WATER MANAGEMENT PLAN.

LEGEND

"SITE A" BOUNDARY	---
PHASE 1 BOUNDARY	---
LOT LINE	---
CENTERLINE	---
STORM DRAIN/SANITARY SEWER MANHOLE	●
STORM DRAIN DROP INLET	⊠
BIORETENTION AREA	⊠
FIRE HYDRANT	⊕
STORM DRAIN LINE	---
SANITARY SEWER LINE	SS
DOMESTIC WATER LINE	DW
EXISTING GAS LINE	GAS
EXISTING ELECTRICAL LINE	E
EXISTING STORM DRAIN LINE	SD
JOINT TRENCH LINE	---
RECYCLED WATER LINE	---
INDUSTRIAL WASTE LINE	---

ABBREVIATIONS

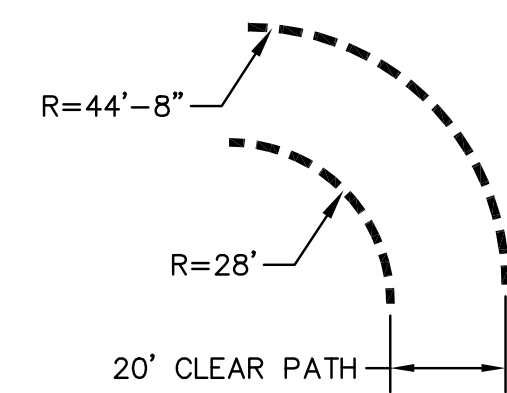
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
MSL	MARNIER SQUARE LOOP	MSL	MARNIER SQUARE LOOP
NO.	# NUMBER	NO.	# NUMBER
NTS	NOT TO SCALE	NTS	NOT TO SCALE
O.C.,O/C	ON CENTER	O.C.,O/C	ON CENTER
PAE	PRIVATE ACCESS EASEMENT	PAE	PRIVATE ACCESS EASEMENT
PERF	PERFORATED	PERF	PERFORATED
PKG	PARKING	PKG	PARKING
PL, P/L	PROPERTY LINE	PL, P/L	PROPERTY LINE
PM	PARCEL MAP	PM	PARCEL MAP
POC	POINT OF CONNECTION	POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE	PRC	POINT OF REVERSE CURVE
PR,PROP	PROPOSED	PR,PROP	PROPOSED
PSDE	PUBLIC STORM DRAIN EASEMENT	PSDE	PUBLIC STORM DRAIN EASEMENT
PT	POINT	PT	POINT
PUE	PUBLIC UTILITY EASEMENT	PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE	PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT	PVMT	PAVEMENT
R	RADIUS	R	RADIUS
RCP	REINFORCED CONCRETE PIPE	RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION	RIM	RIM ELEVATION
RT	RIGHT	RT	RIGHT
RW	RECYCLED WATER	RW	RECYCLED WATER
R/W	RIGHT OF WAY	R/W	RIGHT OF WAY
RWL	RAIN WATER LEADER	RWL	RAIN WATER LEADER
S	SLOPE	S	SLOPE
SBS	SIDE-BY-SIDE	SBS	SIDE-BY-SIDE
SD	STORM DRAIN	SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN	SDCB	STORM DRAIN CATCH BASIN
SDCI	STORM DRAIN CURB INLET	SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DROP INLET	SDDI	STORM DRAIN DROP INLET
SDE	PUBLIC STORM DRAIN EASEMENT	SDE	PUBLIC STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE	SDMH	STORM DRAIN MANHOLE
SFH	SINGLE FAMILY HOUSE	SFH	SINGLE FAMILY HOUSE
SL	STREET LIGHT	SL	STREET LIGHT
SS	SANITARY SEWER	SS	SANITARY SEWER
SSCO	SANITARY SEWER LATERAL CLEANOUT	SSCO	SANITARY SEWER LATERAL CLEANOUT
SSE	SANITARY SEWER EASEMENT	SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE	SSMH	SANITARY SEWER MANHOLE
ST	STREET	ST	STREET
STA	STATION	STA	STATION
STD	STANDARD	STD	STANDARD
SW	SIDEWALK	SW	SIDEWALK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
TAN	TANDEM	TAN	TANDEM
TC	TOP OF CURB	TC	TOP OF CURB
TEMP	TEMPORARY	TEMP	TEMPORARY
TG	TOP OF GRATE	TG	TOP OF GRATE
THRU	THROUGH	THRU	THROUGH
TP	TOP OF PAVEMENT	TP	TOP OF PAVEMENT
TS	TOP OF SLOPE	TS	TOP OF SLOPE
TW	TOP OF WALL	TW	TOP OF WALL
TYP.	TYPICAL	TYP.	TYPICAL
W/	WITH	W/	WITH
W,WL	WATERLINE	W,WL	WATERLINE
WLE	WATER LINE EASEMENT	WLE	WATER LINE EASEMENT
WM	WATER METER	WM	WATER METER
WS	WATER SERVICE	WS	WATER SERVICE
WV	WATER VALVE	WV	WATER VALVE

LOT SUMMARY

LOT SUMMARY					
LOT #	BLOCK #	AREA (SF)	AREA (ACRE)	USAGE	CONDO UNITS
1	N/A	35,839	0.82	MFH	-
2	6	123,624	2.84	MFH	64
3	7	106,609	2.45	MFH	60
4	8	43,470	1.00	AFFORDABLE MFH	-
5	9	105,480	2.42	MFH	-
6	10	179,565	4.12	URBAN PARK & RETAIL	-
7	11	113,072	2.60	MIXED USE	-
8	5	106,608	2.45	OPEN SPACE/PUBLIC PARK	-
9	21	24,319	0.56	OPEN SPACE/PUBLIC PARK	-
10	20	45,747	1.05	OPEN SPACE/PUBLIC PARK	-
11	18	13,645	0.31	OPEN SPACE/PUBLIC PARK	-
12	8	32,130	0.74	SENIOR HOUSING/BMR	-
TOTAL		930,108	21.35		

TOTAL PHASE 1 AREA	
1,332,186	SF
30.58	ACRE

FIRE TRUCK TURN TEMPLATE



DRAWING NAME: \\BKF-WC\Vo\14\2014\145170_A\Alameda_Pt_M1_xed_Use\ENG\TM\SHEETS\02_APTMGN.dwg
PLOT DATE: 06-14-16 PLOTTED BY: nino

No.	Date	Revisions

1646 N. CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
PHONE 925/940-2200
FAX 925/940-2299

Date	6/14/16	Scale	AS SHOWN	Job No.	20145170
Design	JK/MS	Drawn	MN/JK	Approved	CM



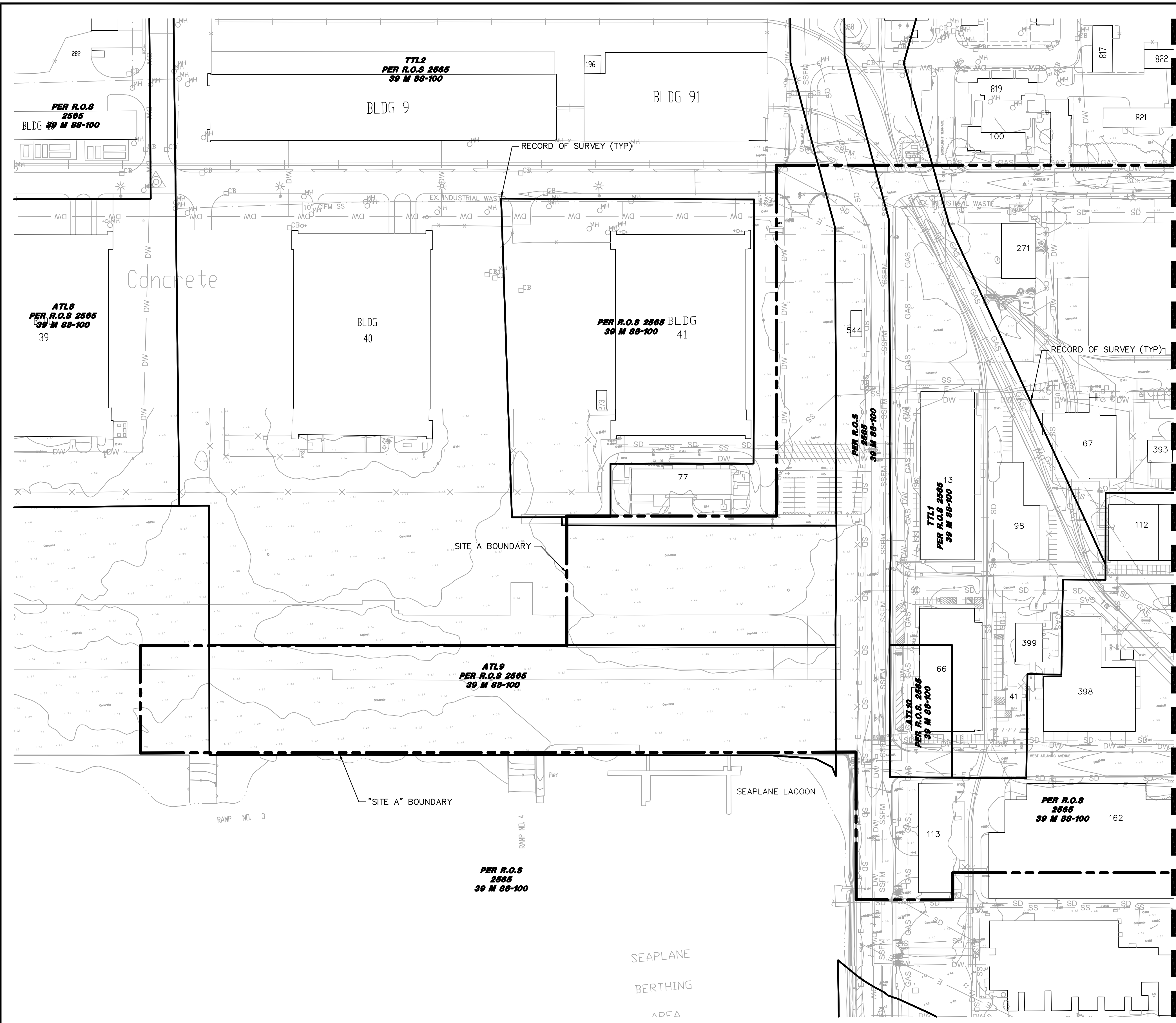
**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP**

NOTES, LEGEND, & ABBREVIATIONS

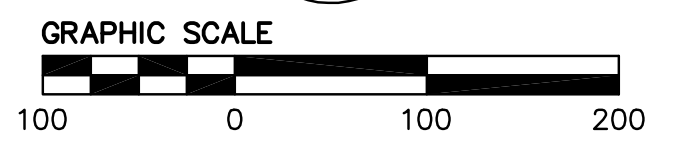
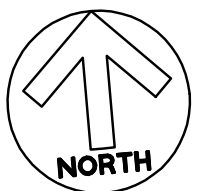
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

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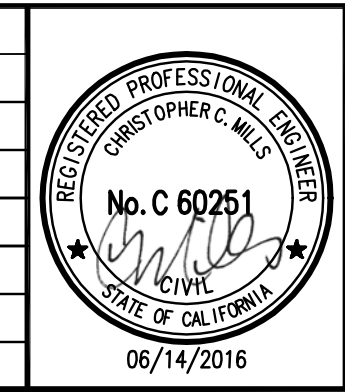
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PLOTTED BY: nino



MATCH LINE - SEE SHEET 3.1



No.	Date	Revisions



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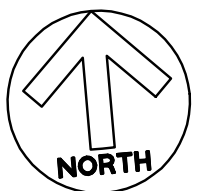
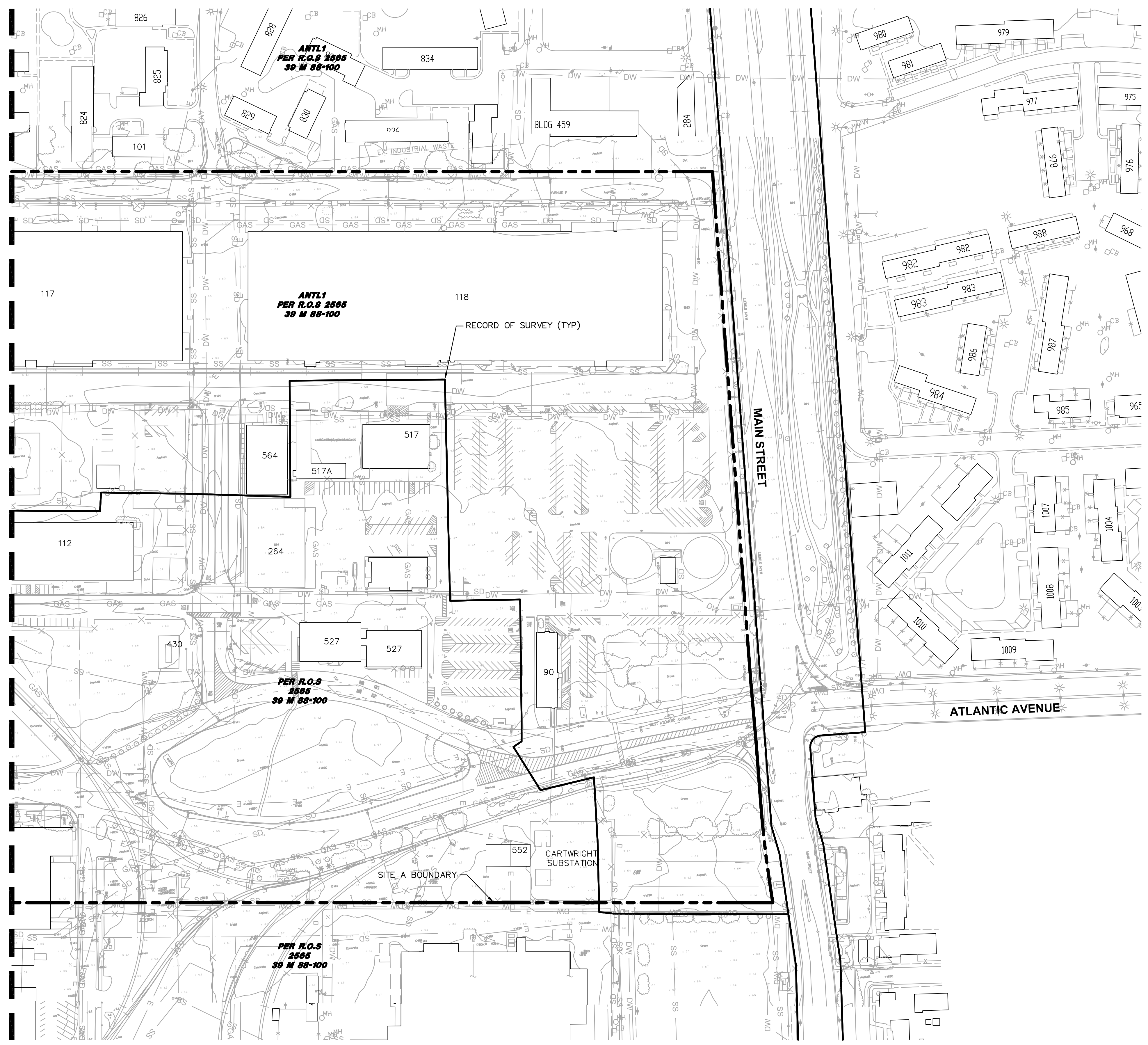
ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
EXISTING CONDITIONS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

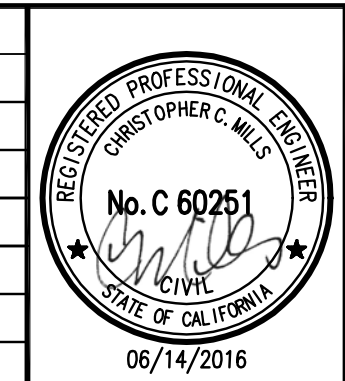
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MATCH LINE - SEE SHEET 3.0



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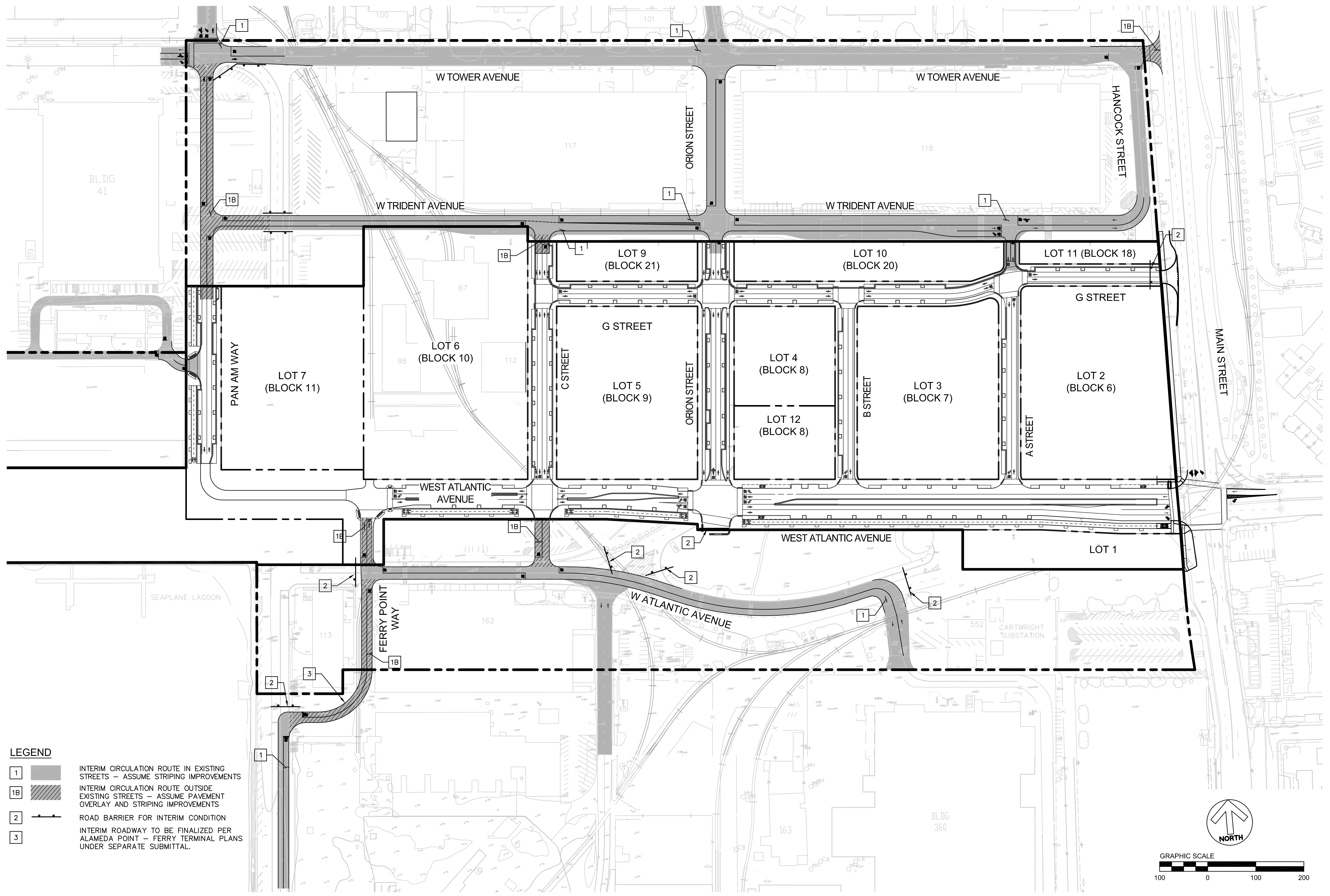


ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
EXISTING CONDITIONS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
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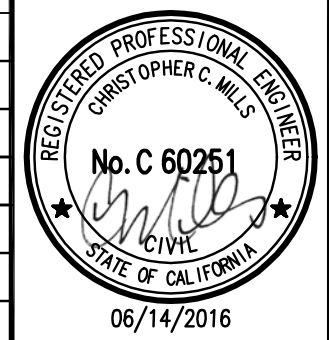
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PLOT DATE: 06-14-16 PLOTTED BY: nino



LEGEND

- 1 INTERIM CIRCULATION ROUTE IN EXISTING STREETS - ASSUME STRIPING IMPROVEMENTS
- 1B INTERIM CIRCULATION ROUTE OUTSIDE EXISTING STREETS - ASSUME PAVEMENT OVERLAY AND STRIPING IMPROVEMENTS
- 2 ROAD BARRIER FOR INTERIM CONDITION
- 3 INTERIM ROADWAY TO BE FINALIZED PER ALAMEDA POINT - FERRY TERMINAL PLANS UNDER SEPARATE SUBMITTAL.

No.	Date	Revisions



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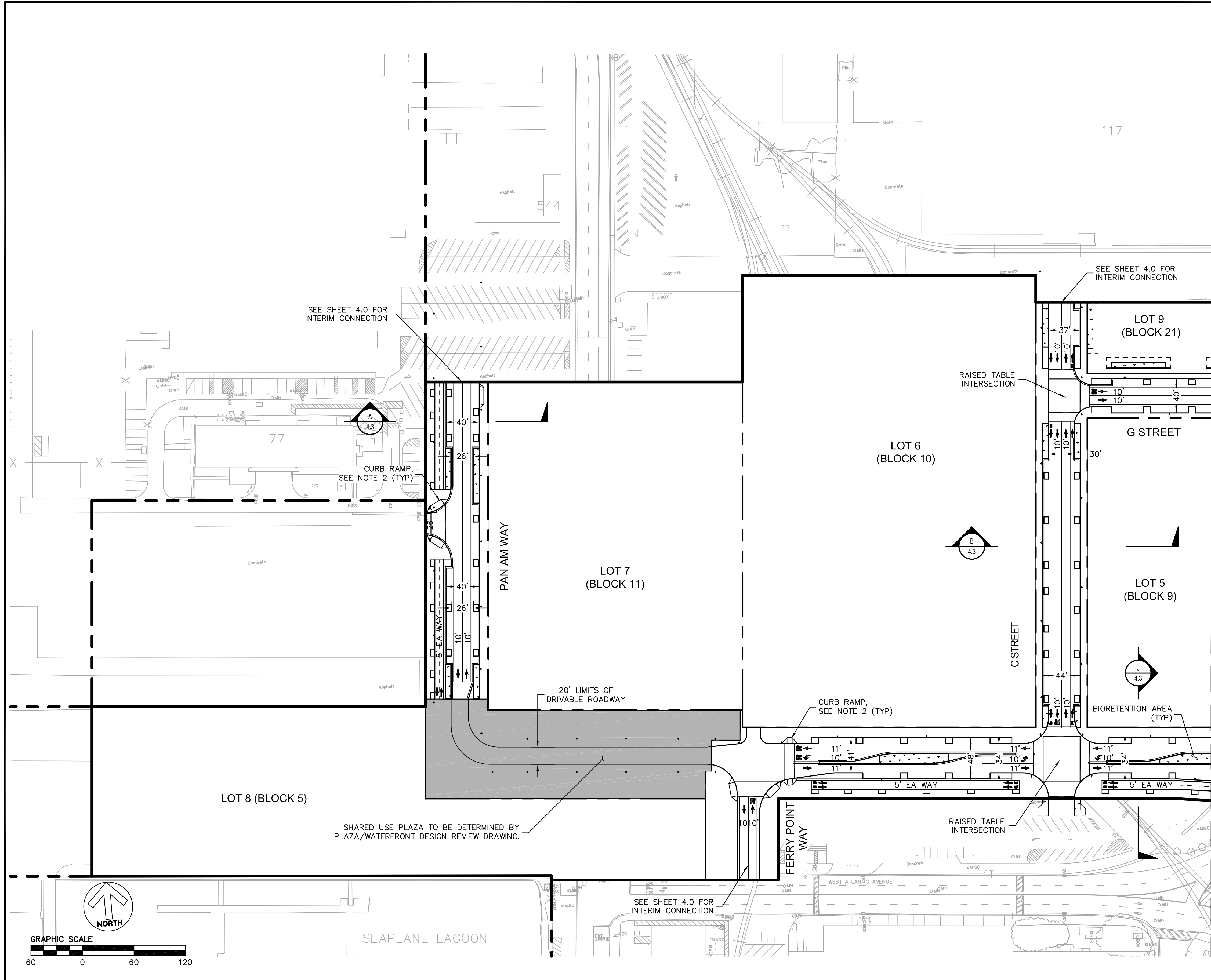


**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
INTERIM STREET LAYOUT - OVERALL**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

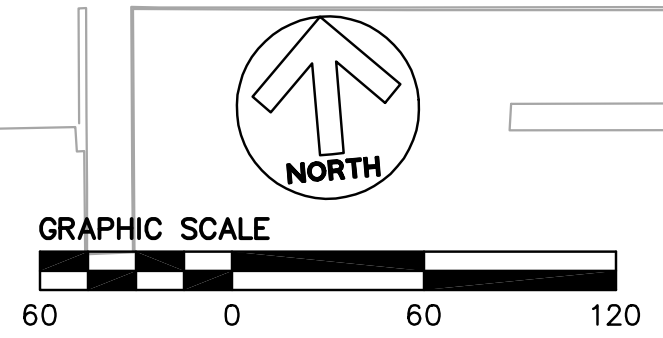
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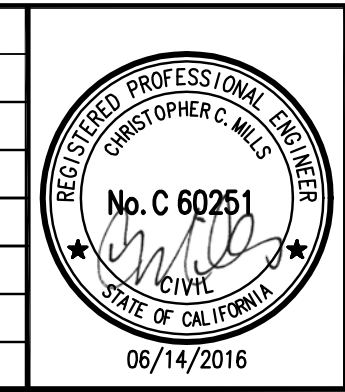


- NOTE:**
- LIGHTING IS SHOWN FOR REFERENCE ONLY.
 - CURB RAMP TO BE CONSTRUCTED PER CALTRANS STANDARD CURB RAMP DETAILS - CASE A (PER REVISED STANDARD PLAN RSP A88A, DATED JULY 3, 2015).

MATCH LINE - SEE SHEET 4.2



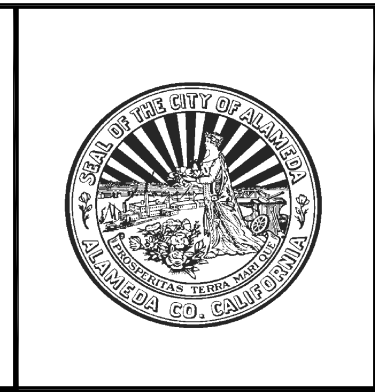
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**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
ROADWAY DELINEATION**

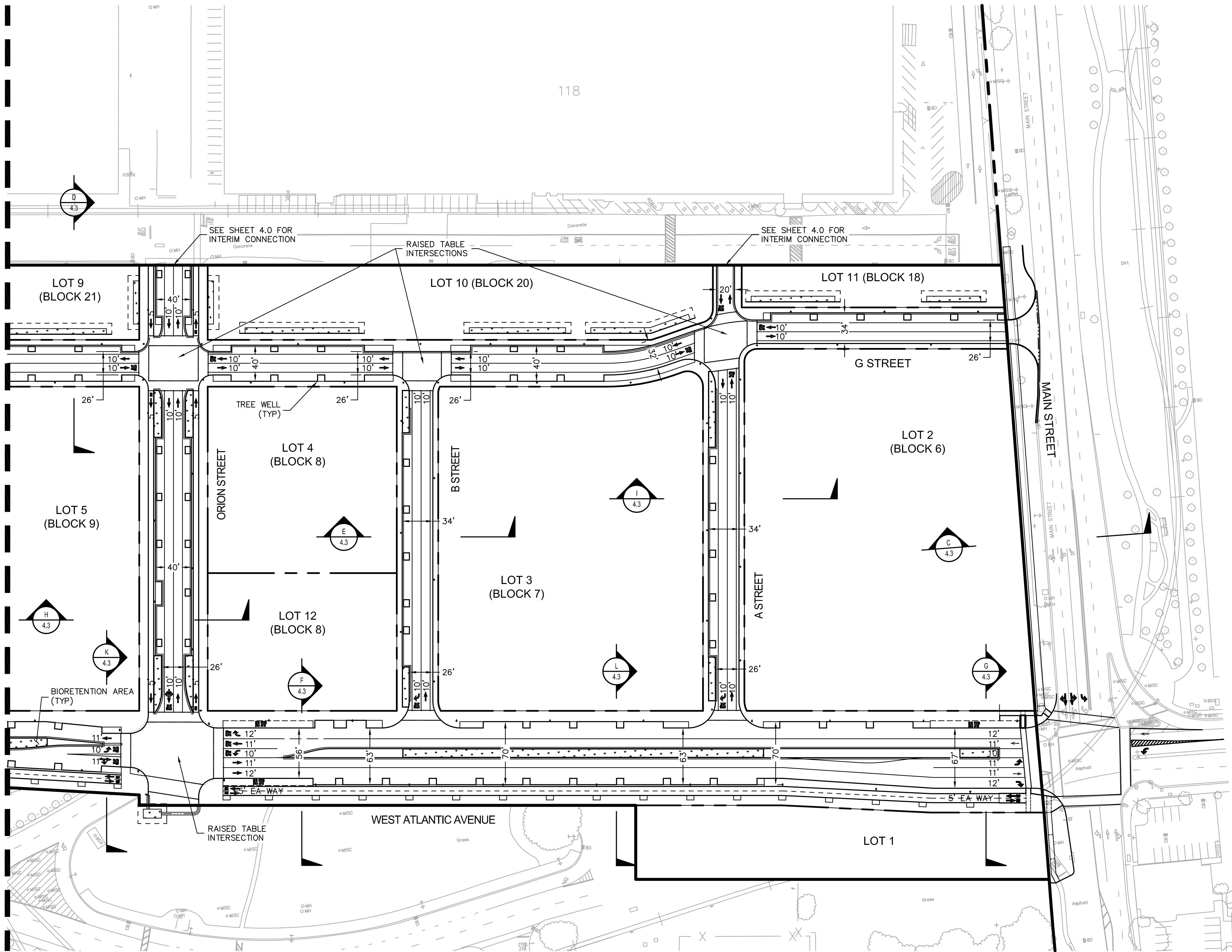
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

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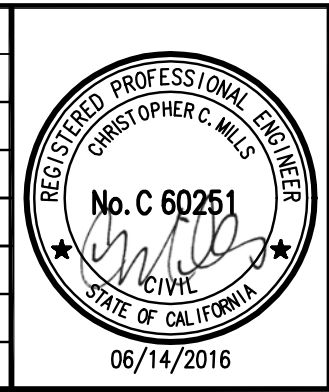
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MATCH LINE - SEE SHEET 4.1



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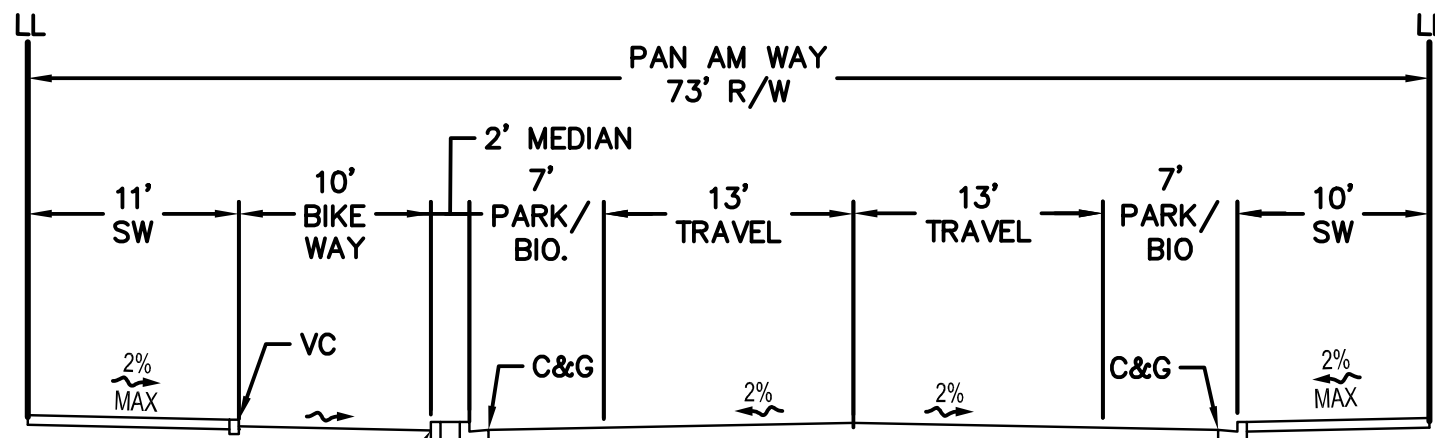
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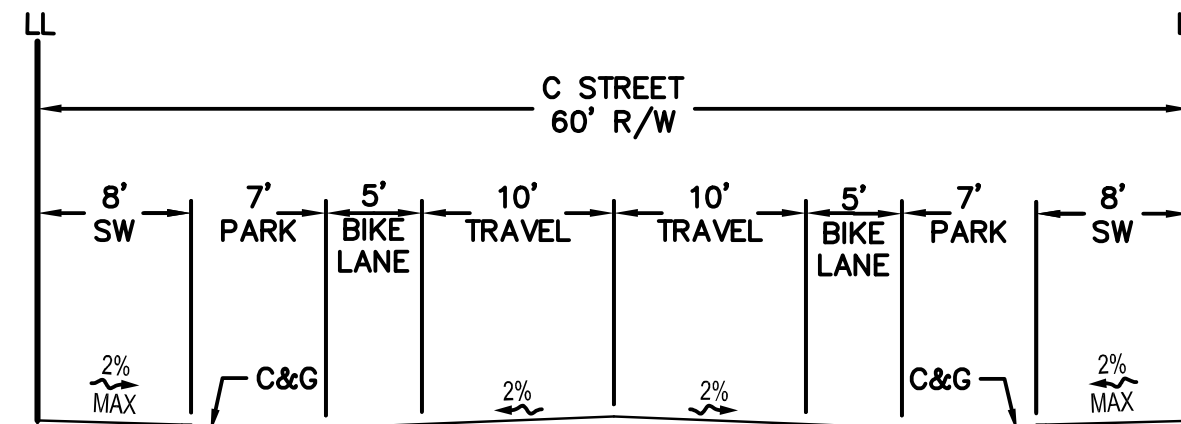
**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
ROADWAY DELINEATION**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

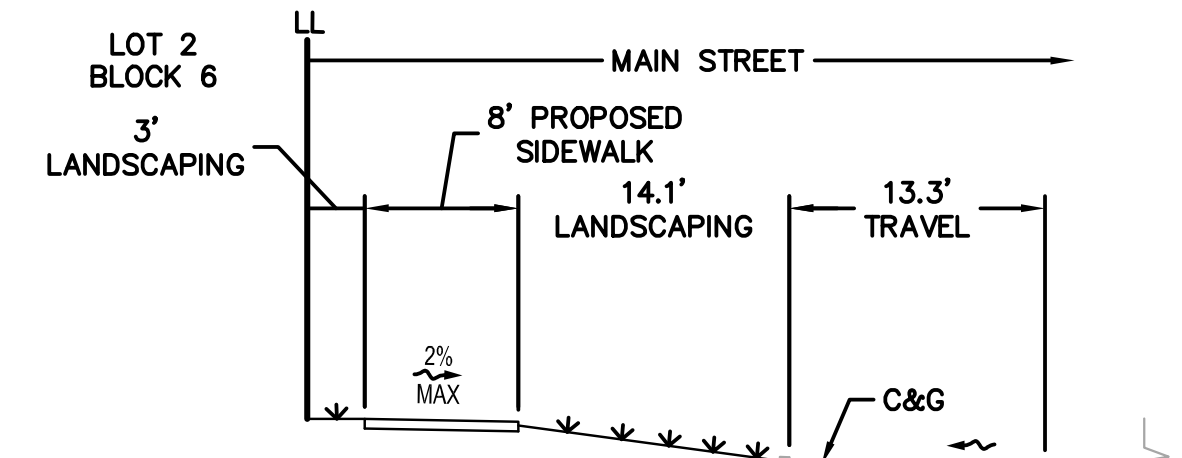
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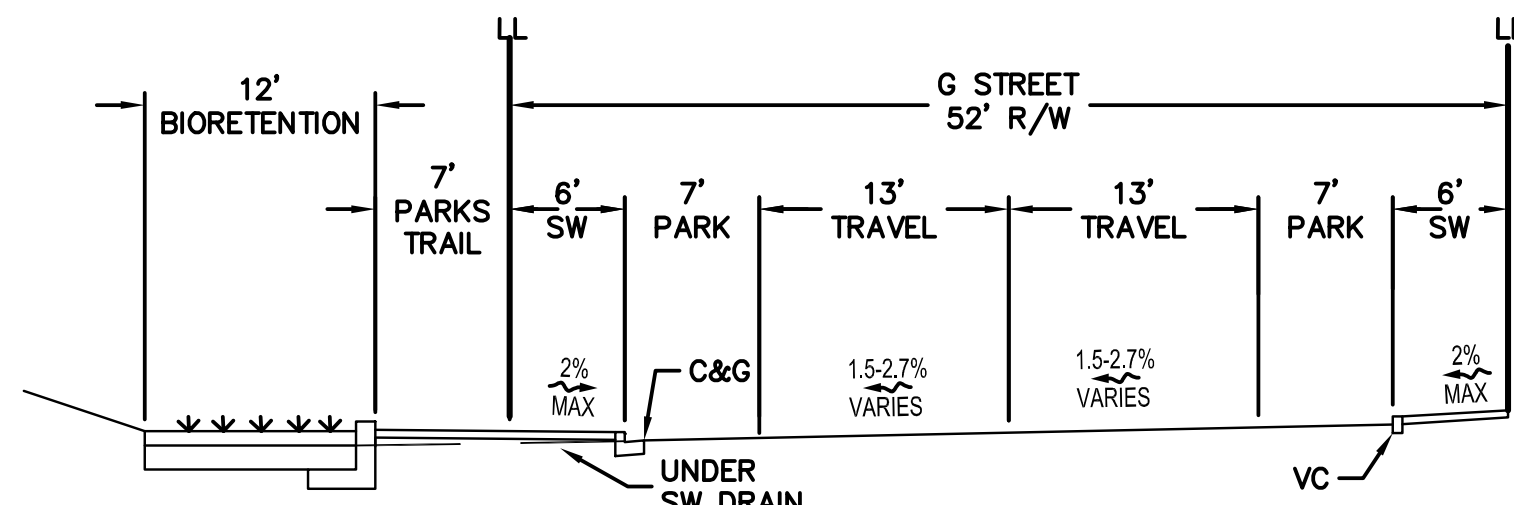
A PAN AM WAY
NTS



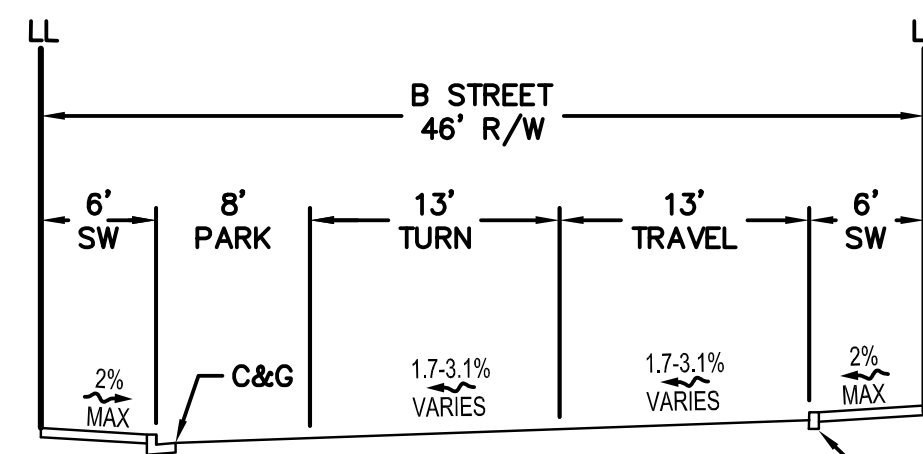
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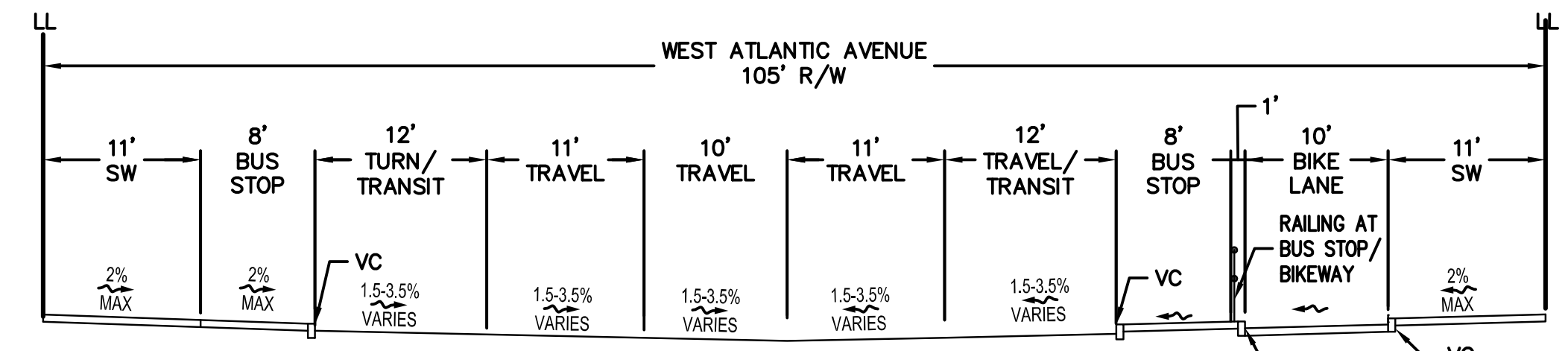
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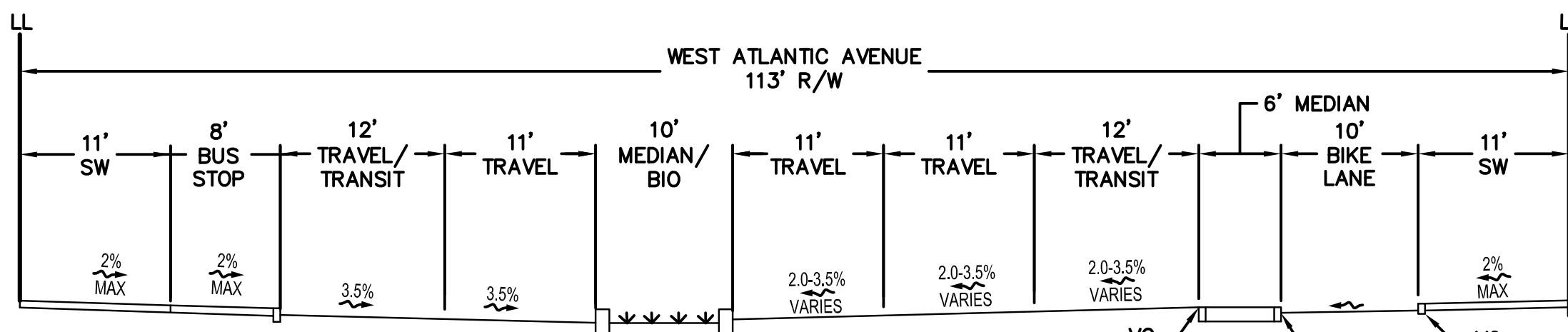
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NTS



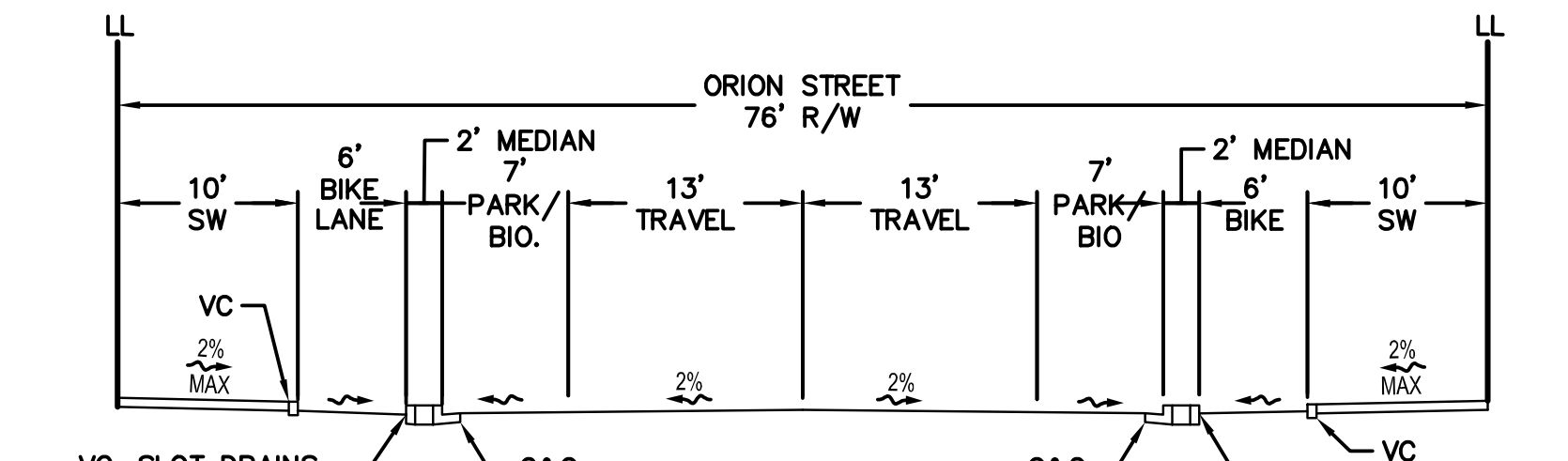
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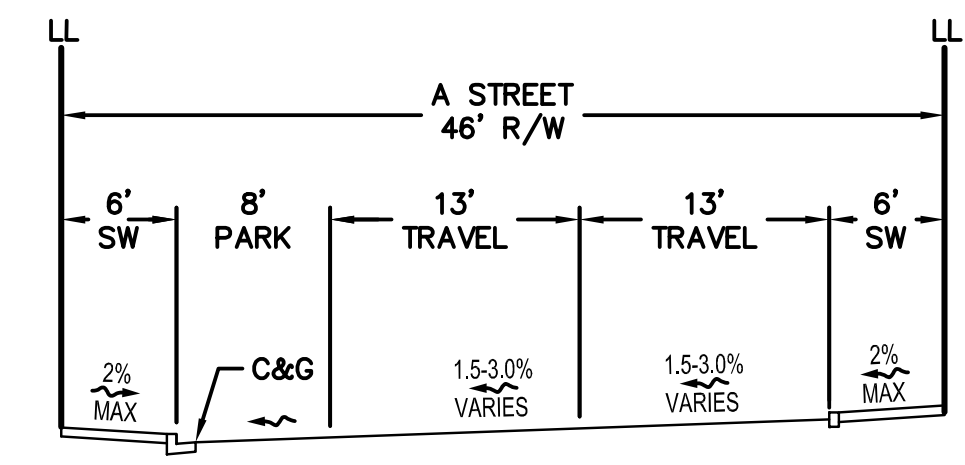
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NTS



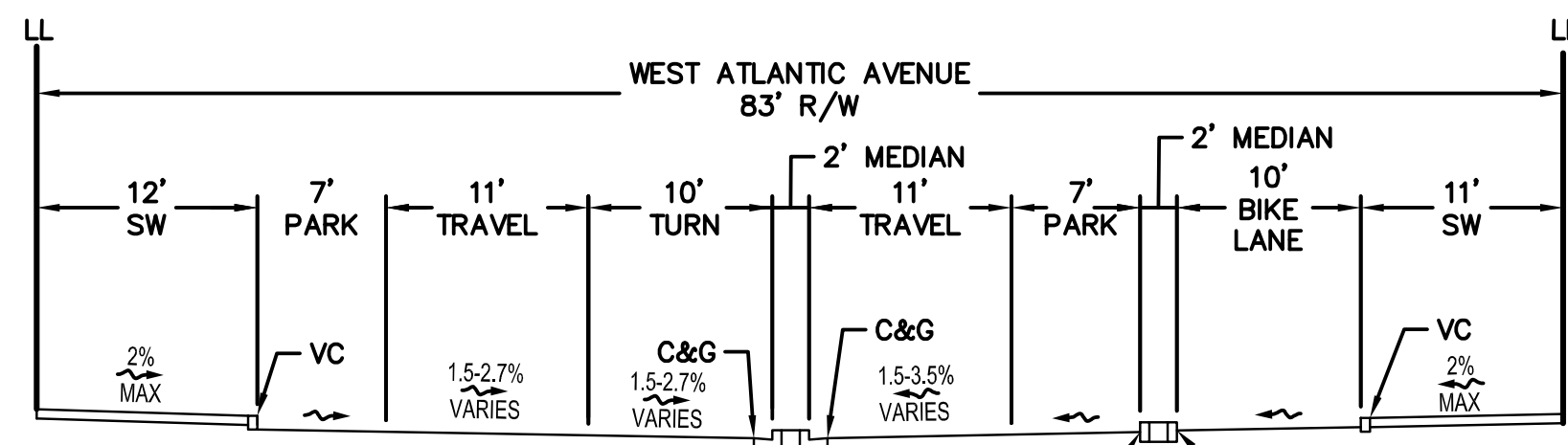
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NTS



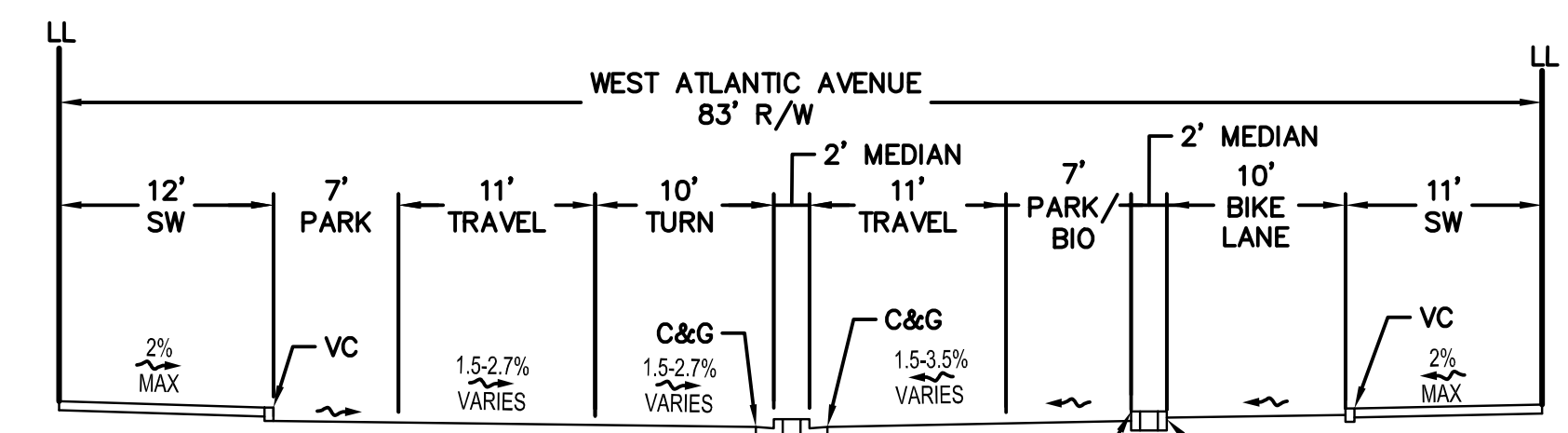
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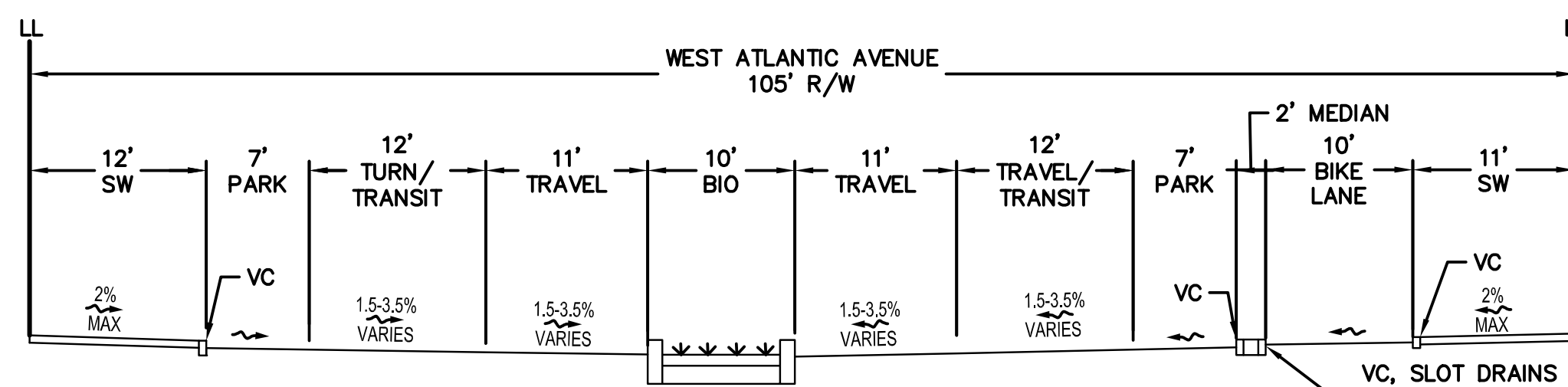
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J WEST ATLANTIC AVENUE
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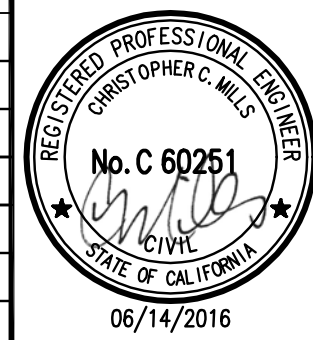
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L WEST ATLANTIC AVENUE
NTS

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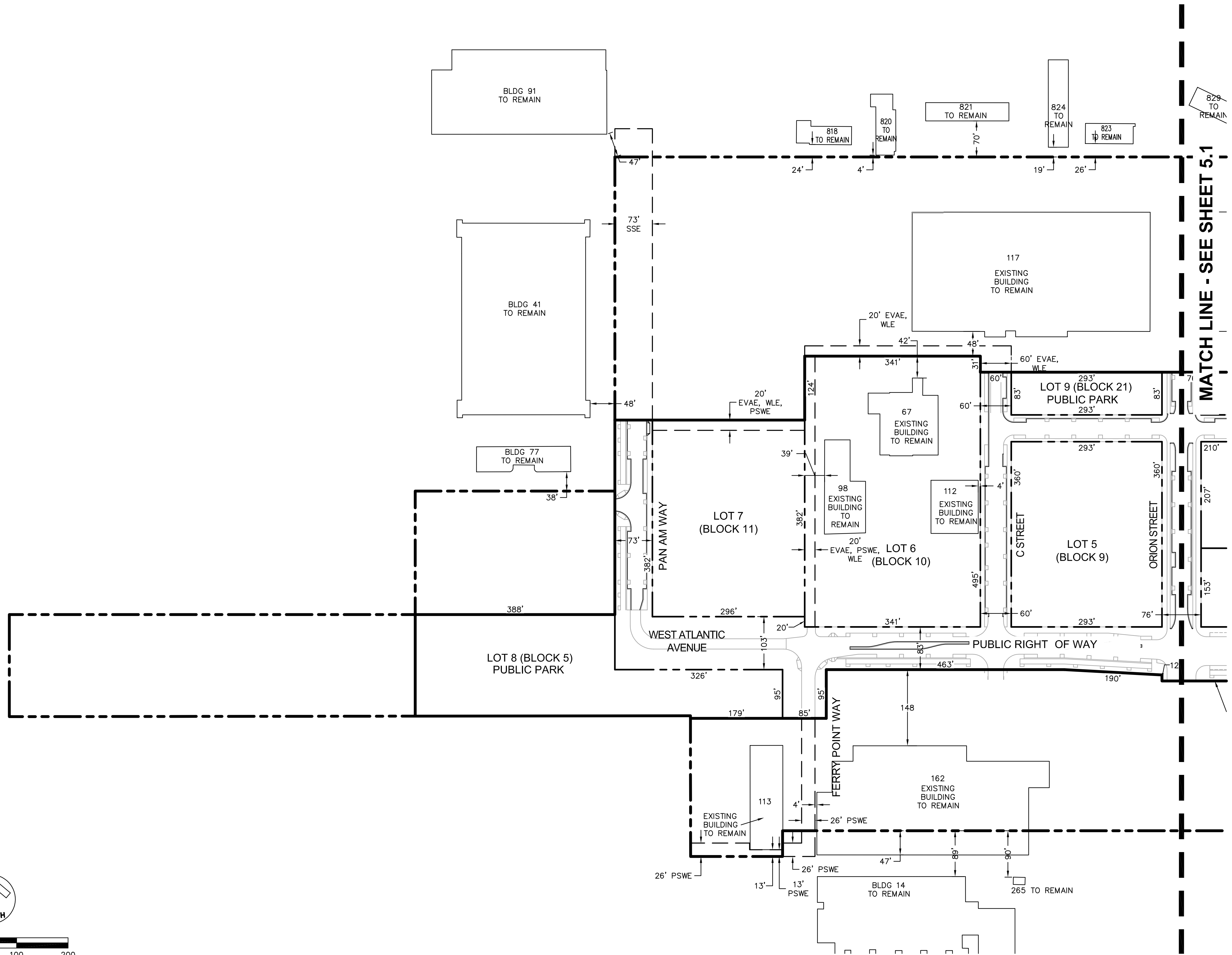
ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP

TYPICAL CROSS SECTIONS

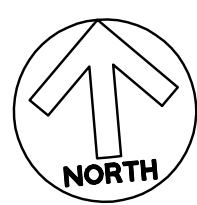
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
4.3

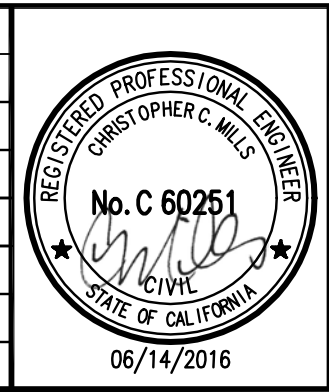
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MATCH LINE - SEE SHEET 5.1



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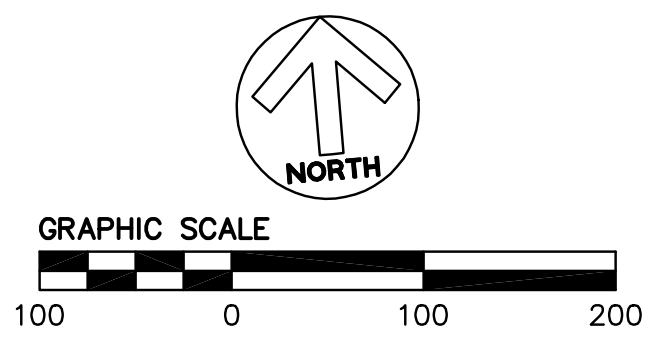
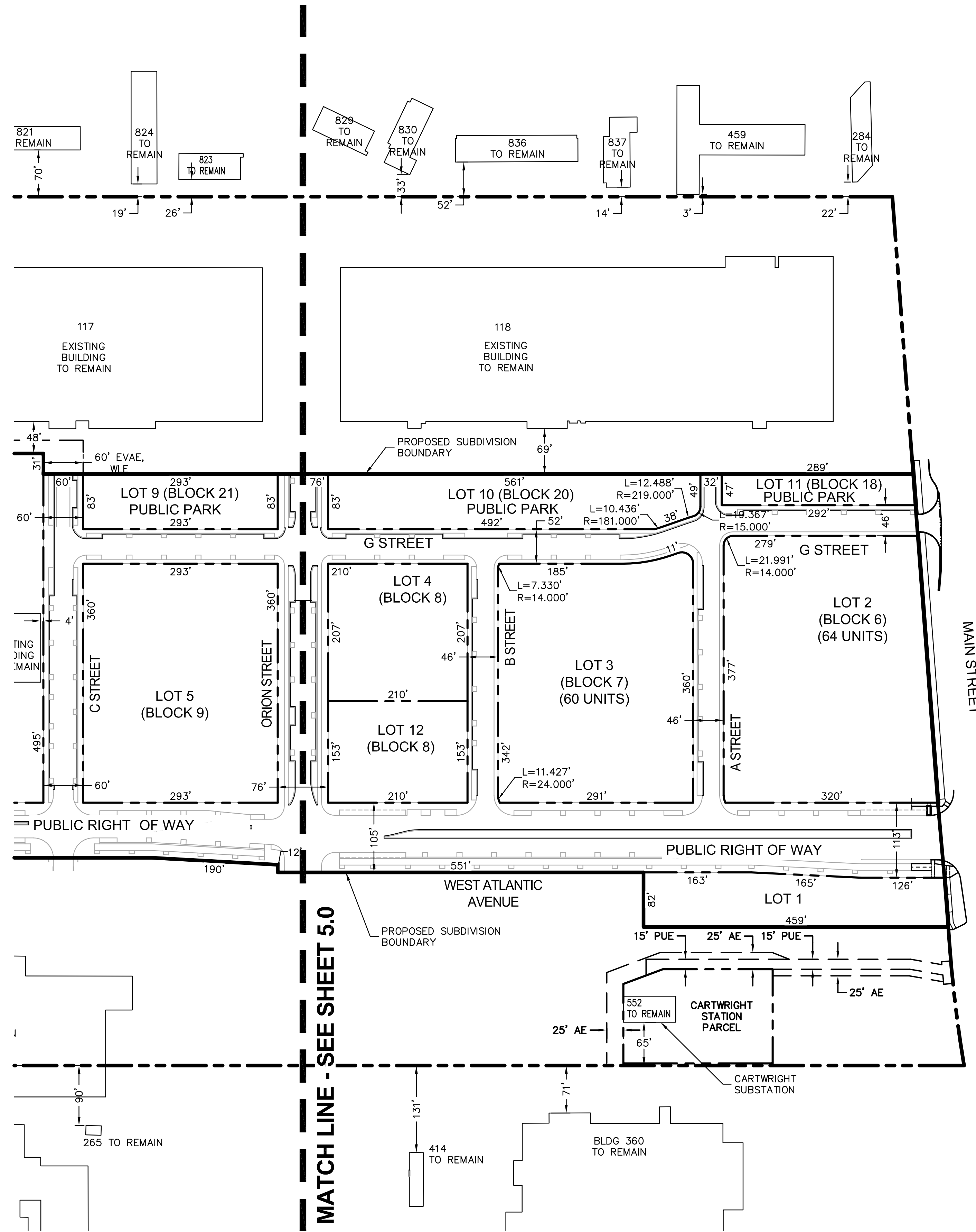
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ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
LOTING/SITE PLAN

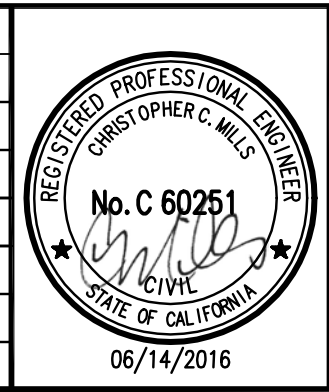
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PLOT DATE: 06-14-16 PLOTTED BY: nino

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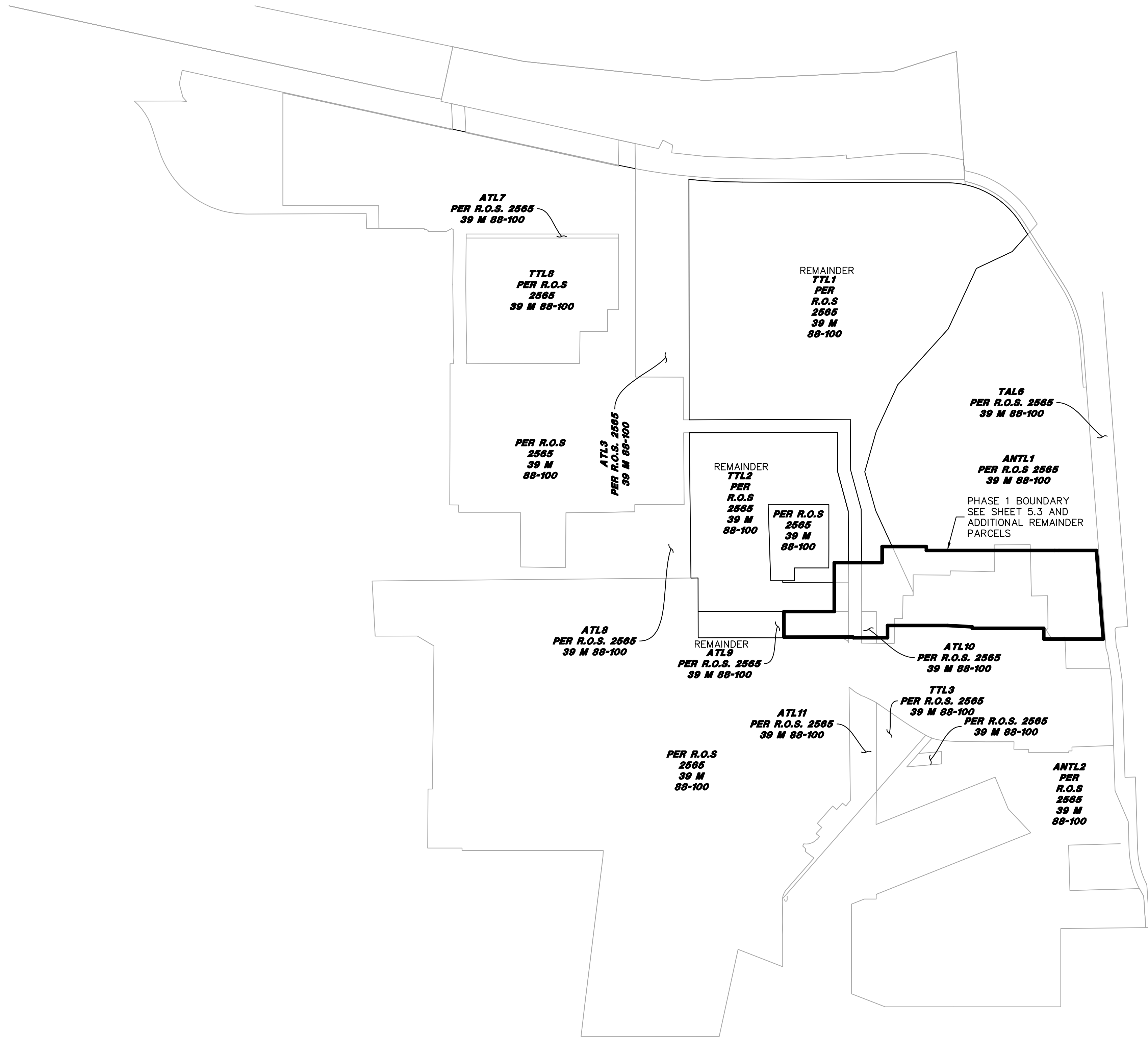
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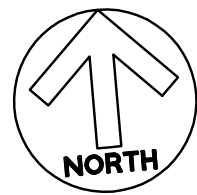
ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
LOTING/SITE PLAN

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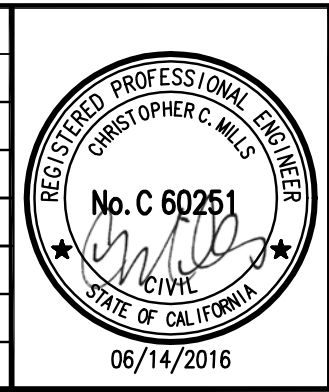
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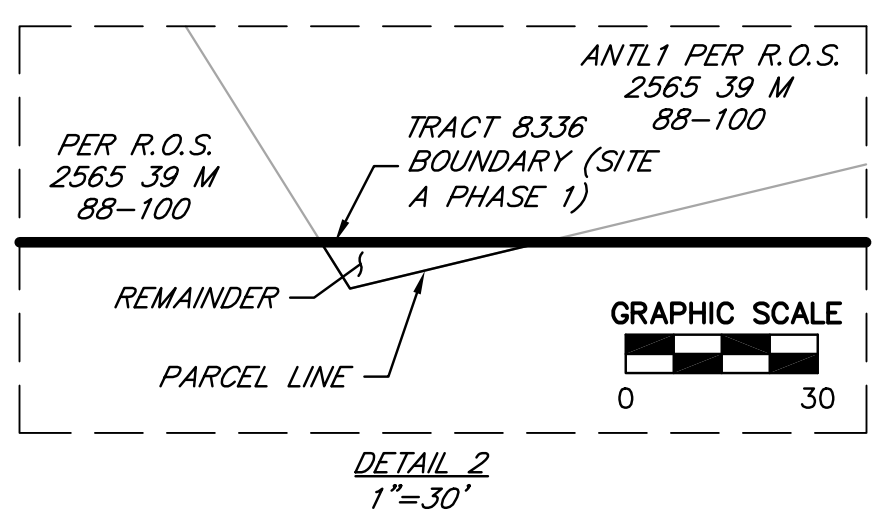
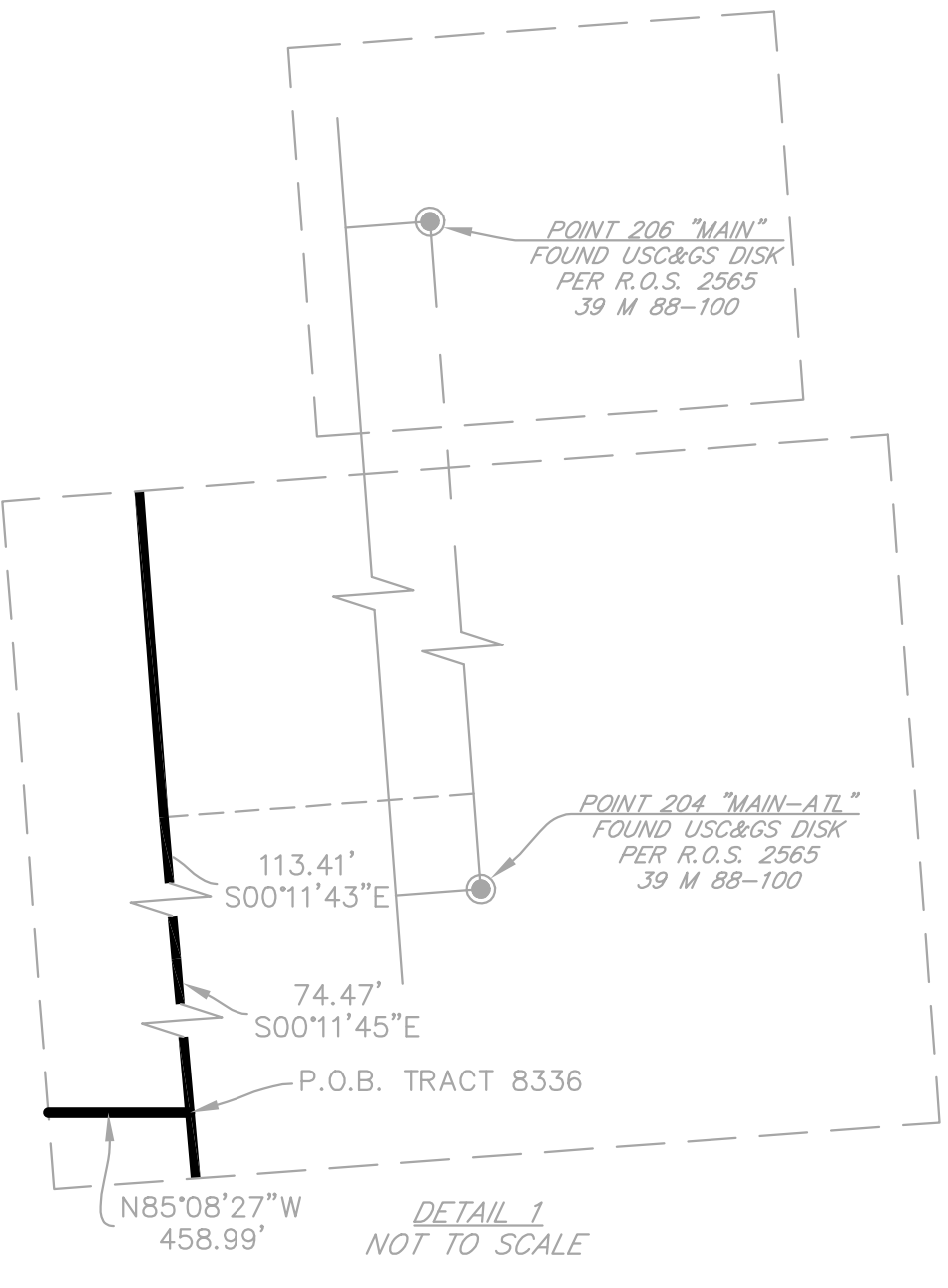
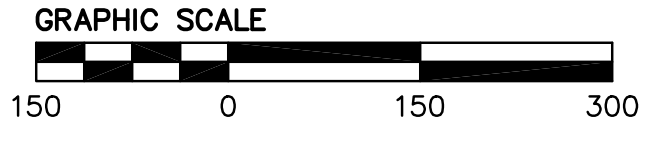
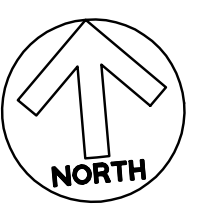
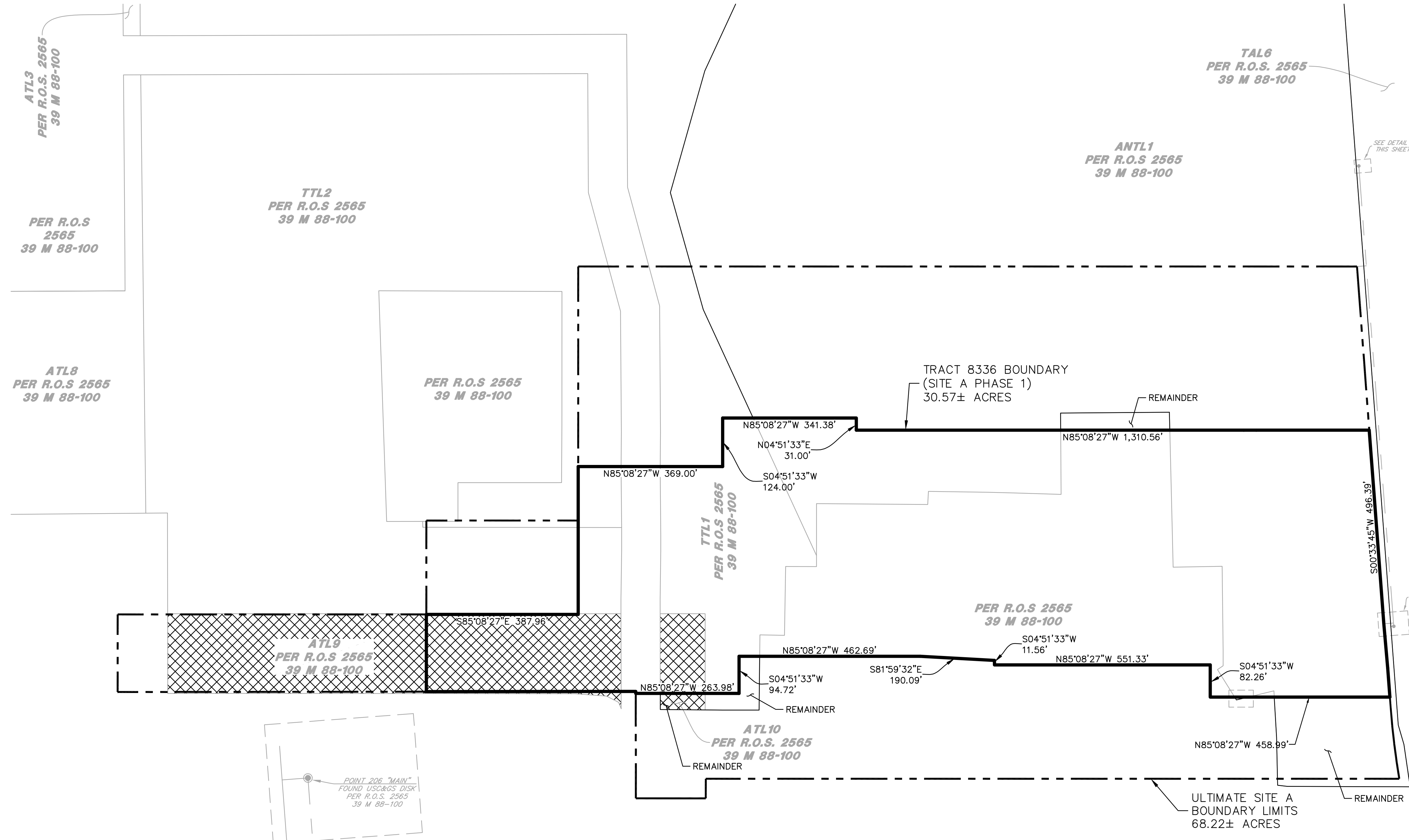


**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
BOUNDARY DELINEATION**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
5.2

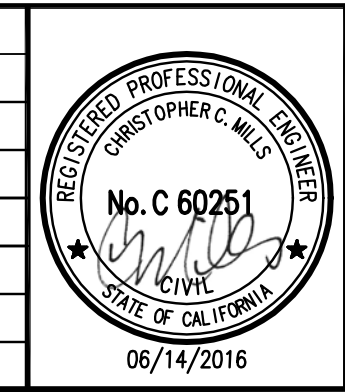
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LEGEND

	ULTIMATE SITE A BOUNDARY LIMITS
	PHASE 1 BOUNDARY
	MONUMENT LINE
	TIE LINE
	EXISTING PARCEL LINE
	TIDELANDS TRUST PARCELS

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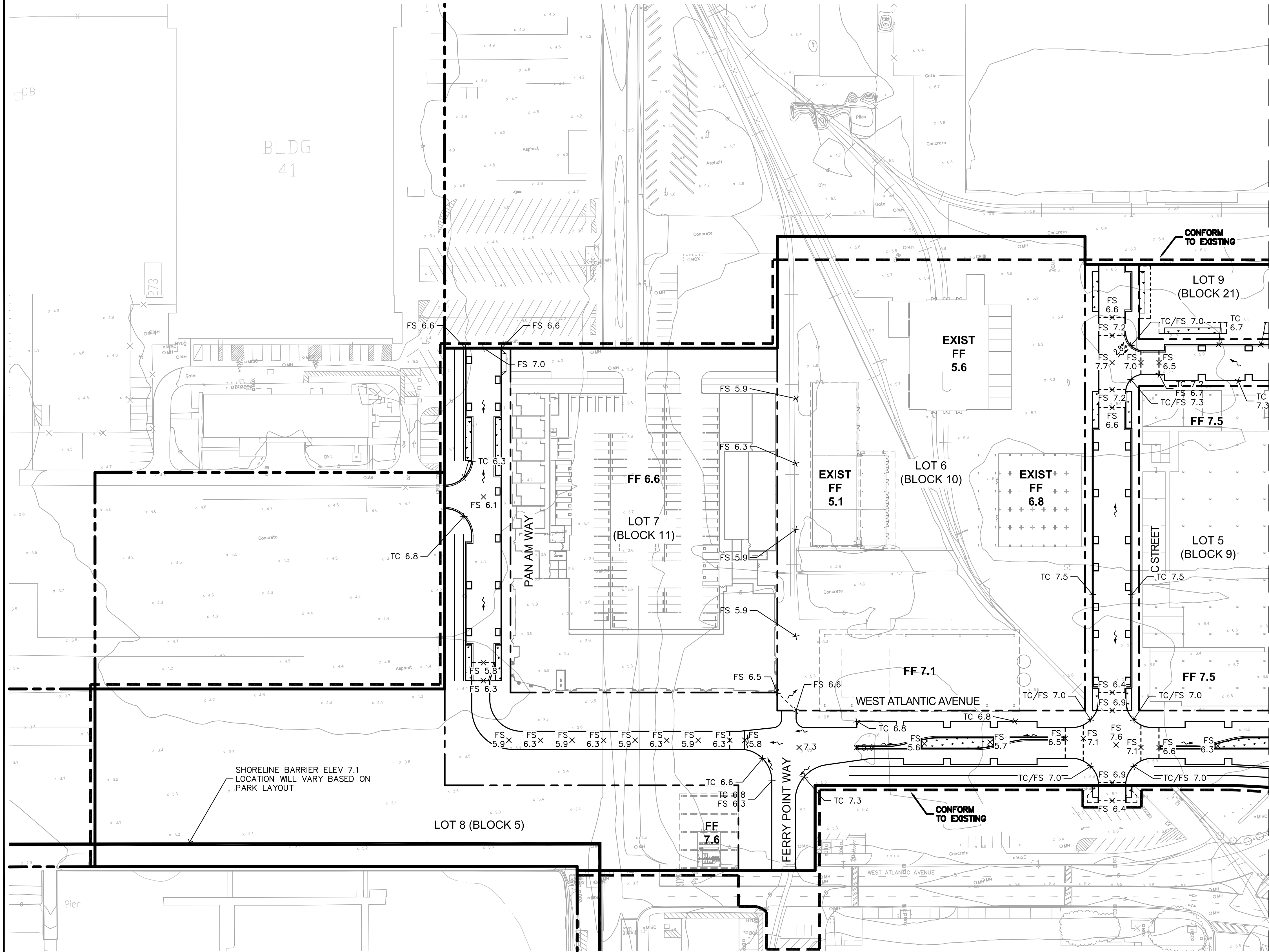


**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
 TRACT # 8336 TENTATIVE MAP
 BOUNDARY DELINEATION**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
5.3

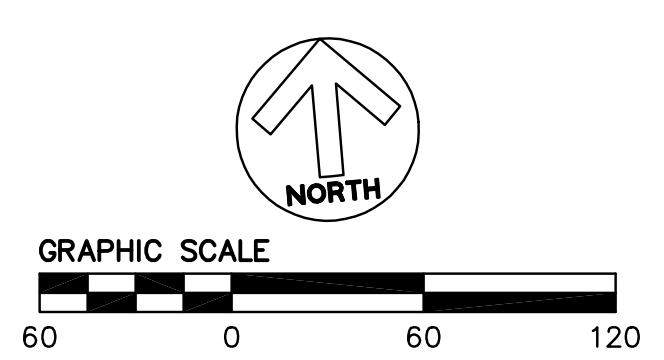
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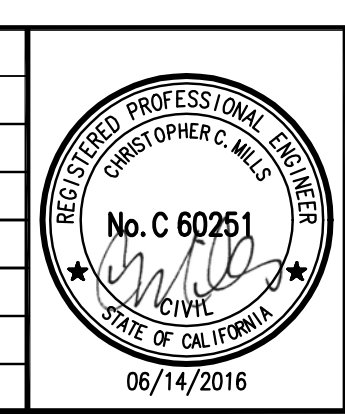
NOTE:
BUILDING LOCATION, SIZE, AND SHAPE ARE PRELIMINARY AND SHOWN FOR REFERENCE ONLY.

MATCH LINE - SEE SHEET 6.1

SHORELINE BARRIER ELEV 7.1
LOCATION WILL VARY BASED ON
PARK LAYOUT



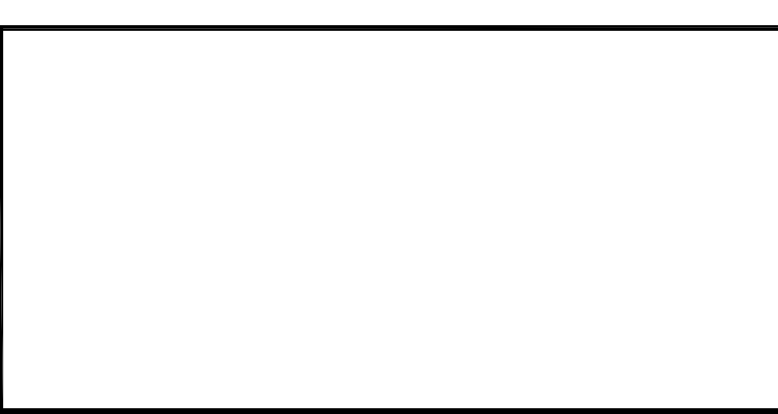
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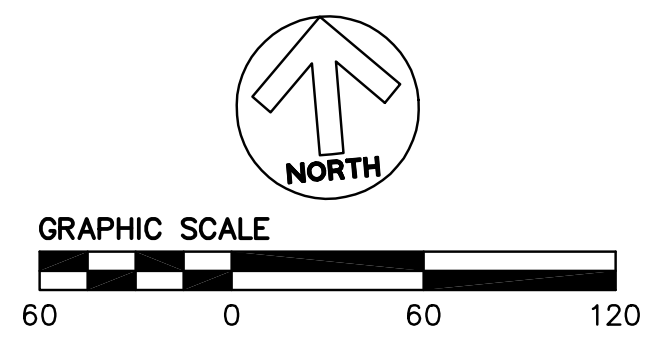
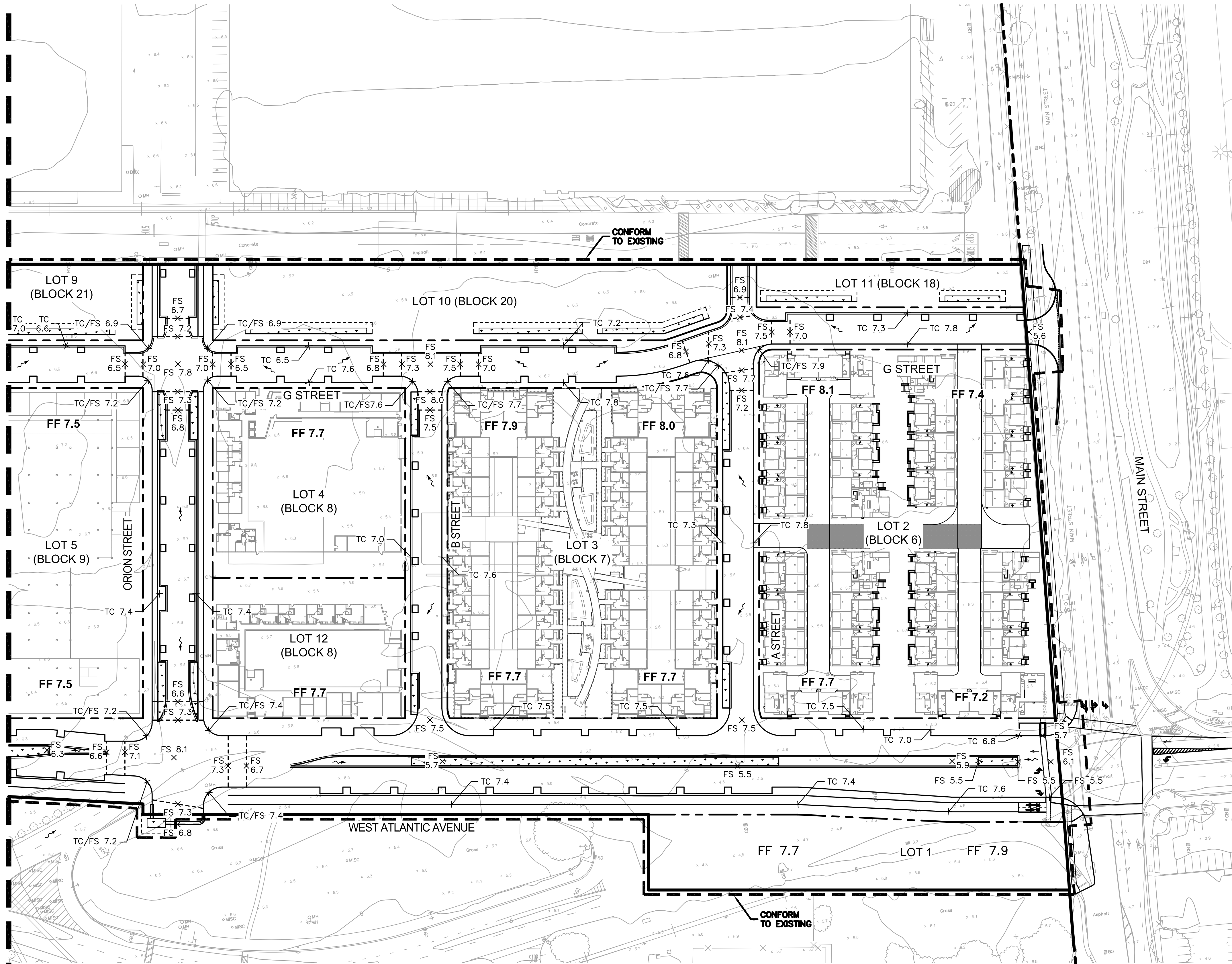
**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
PRELIMINARY GRADING PLAN**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
6.0

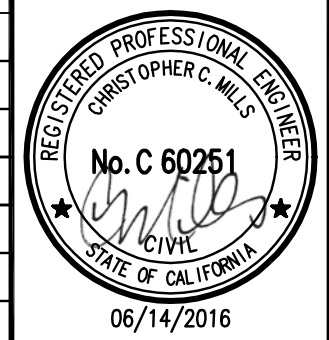
NOTE:
BUILDING LOCATION, SIZE, AND SHAPE ARE PRELIMINARY AND SHOWN FOR REFERENCE ONLY.

MATCH LINE - SEE SHEET 6.0



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PLOT DATE: 06-14-16

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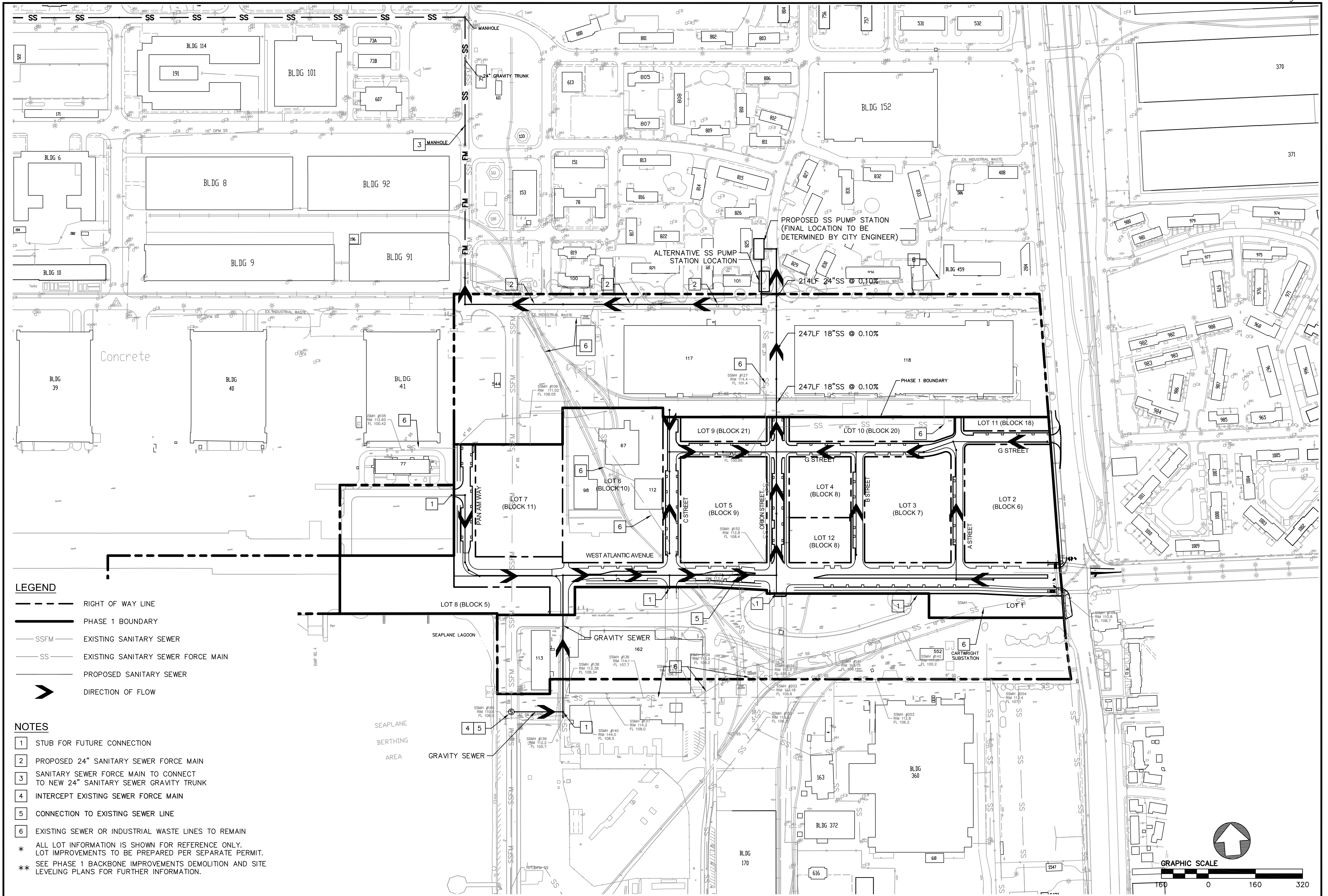


**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
PRELIMINARY GRADING PLAN**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

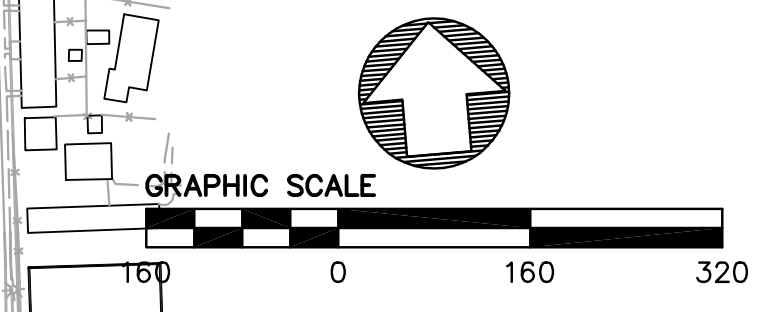
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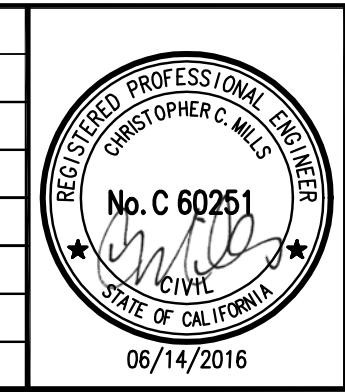


- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 1 BOUNDARY
 - SSFM EXISTING SANITARY SEWER
 - SS EXISTING SANITARY SEWER FORCE MAIN
 - PROPOSED SANITARY SEWER
 - DIRECTION OF FLOW

- NOTES**
- 1 STUB FOR FUTURE CONNECTION
 - 2 PROPOSED 24" SANITARY SEWER FORCE MAIN
 - 3 SANITARY SEWER FORCE MAIN TO CONNECT TO NEW 24" SANITARY SEWER GRAVITY TRUNK
 - 4 INTERCEPT EXISTING SEWER FORCE MAIN
 - 5 CONNECTION TO EXISTING SEWER LINE
 - 6 EXISTING SEWER OR INDUSTRIAL WASTE LINES TO REMAIN
- * ALL LOT INFORMATION IS SHOWN FOR REFERENCE ONLY. LOT IMPROVEMENTS TO BE PREPARED PER SEPARATE PERMIT.
** SEE PHASE 1 BACKBONE IMPROVEMENTS DEMOLITION AND SITE LEVELING PLANS FOR FURTHER INFORMATION.



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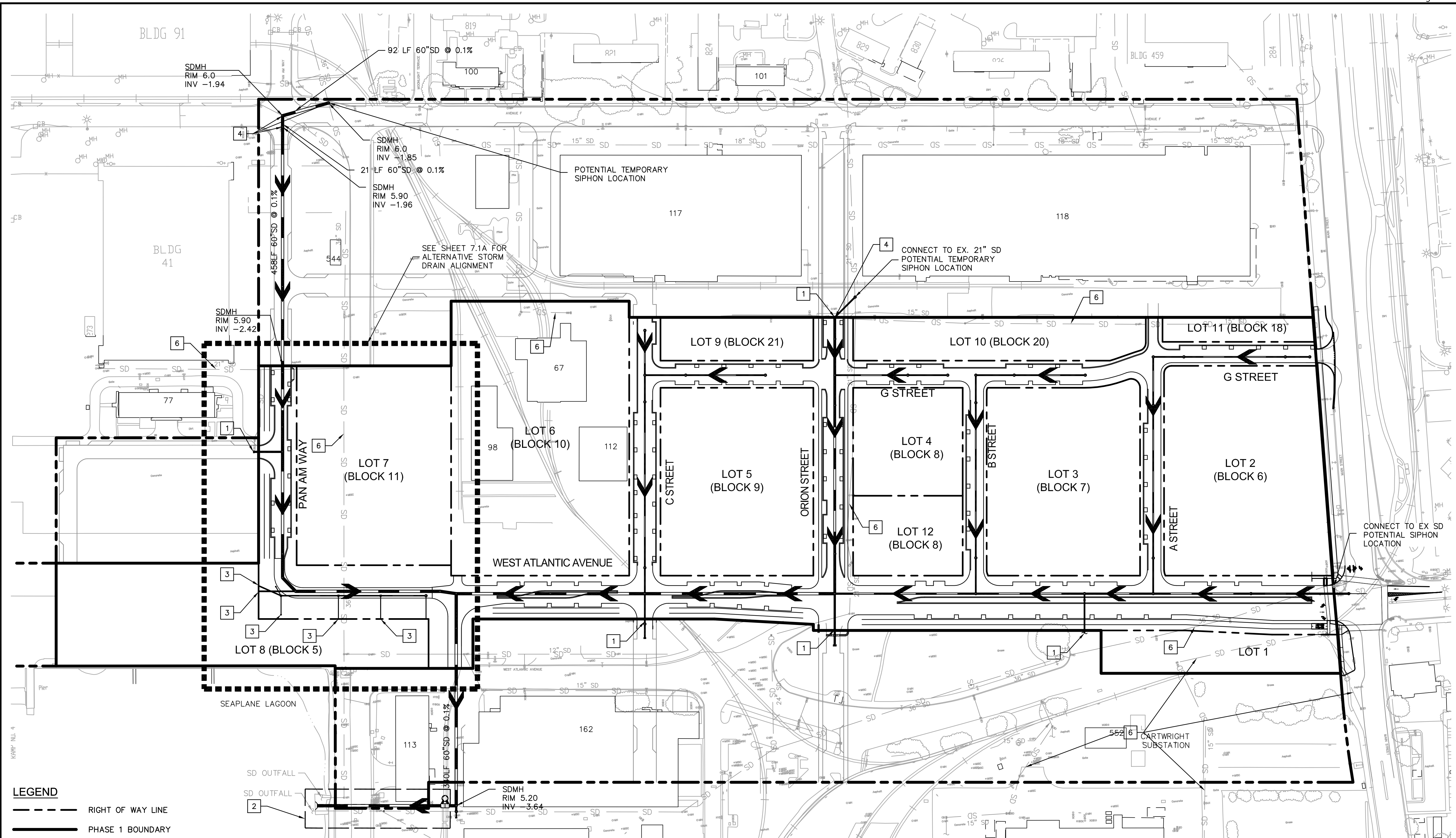


ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
SEWER MASTER PLAN

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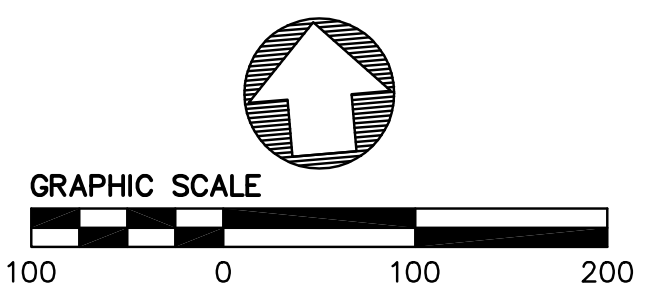
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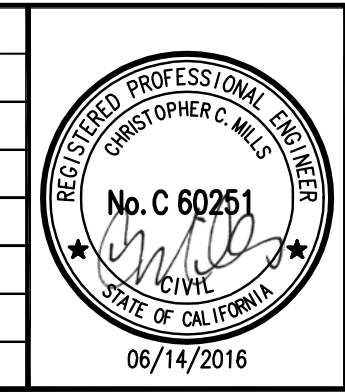


- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 1 BOUNDARY
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - DIRECTION OF FLOW

- NOTES**
- 1 STUB FOR FUTURE CONNECTION
 - 2 PROPOSED STORM DRAIN OUTFALL
 - 3 STUB FOR CONNECTION TO WATERFRONT PARK
 - 4 INTERCEPT EXISTING STORM DRAIN LINE
 - 5 CAP EXISTING STORM DRAIN LINE
 - 6 EXISTING STORM DRAIN LINES TO REMAIN
- * ALL LOT INFORMATION IS SHOWN FOR REFERENCE ONLY. LOT IMPROVEMENTS TO BE PREPARED PER SEPARATE PERMIT. ** SEE PHASE 1 BACKBONE IMPROVEMENTS DEMOLITION AND SITE LEVELING PLANS FOR FURTHER INFORMATION.



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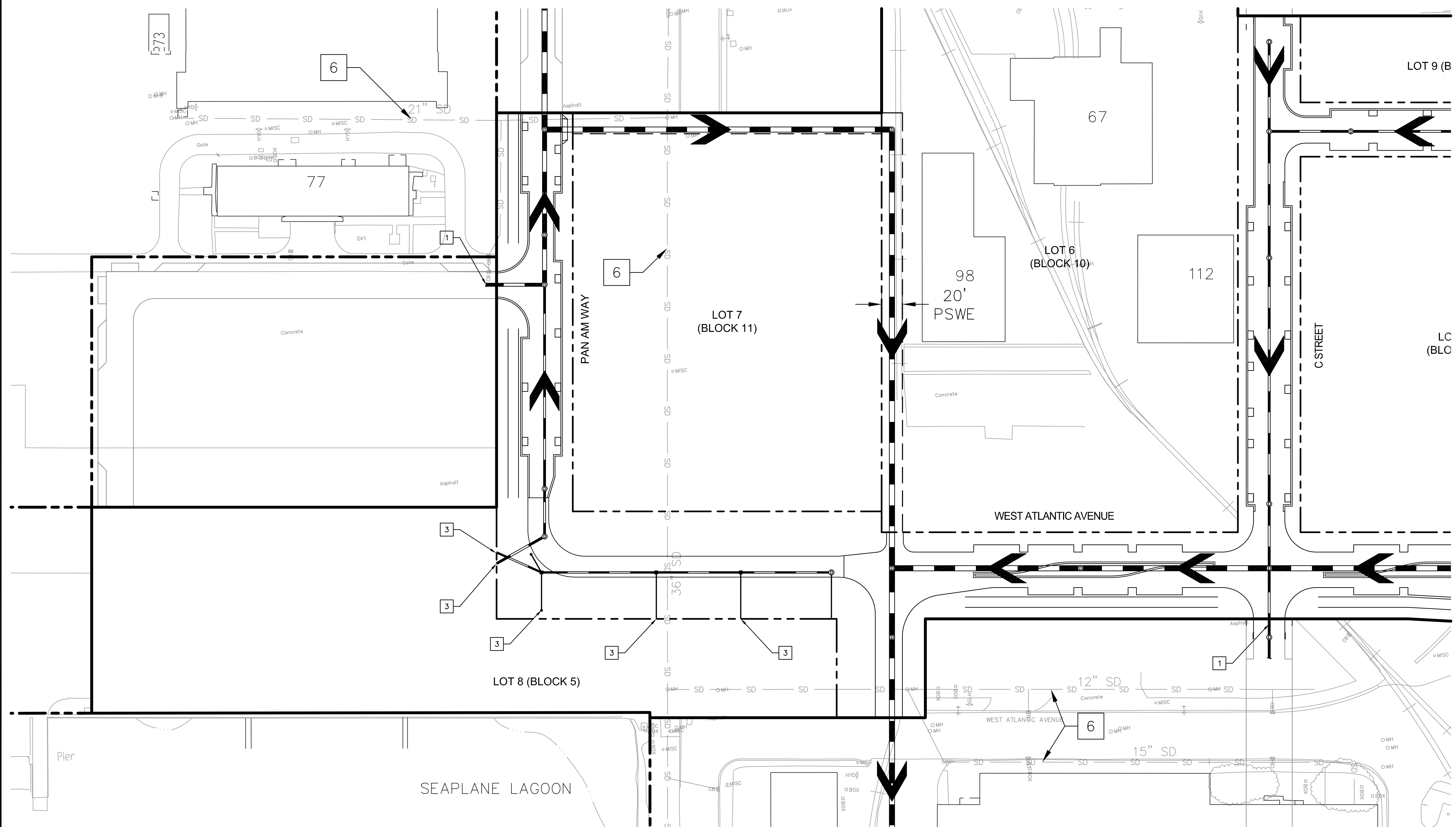


**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
STORM DRAIN OVERALL PLAN**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

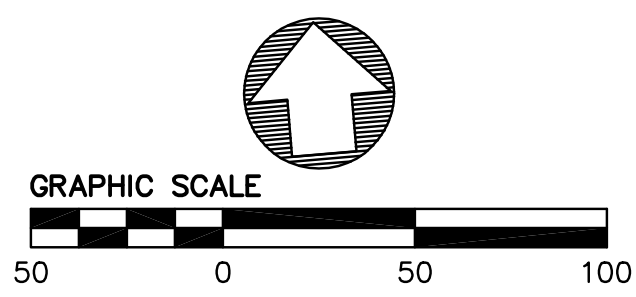
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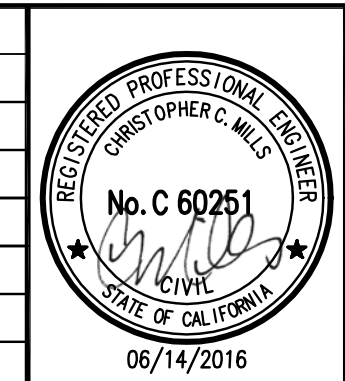


- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 1 BOUNDARY
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - DIRECTION OF FLOW

- NOTES**
- 1 STUB FOR FUTURE CONNECTION
 - 2 NOT USED
 - 3 STUB FOR CONNECTION TO WATERFRONT PARK
 - 4 INTERCEPT EXISTING STORM DRAIN LINE
 - 5 CAP EXISTING STORM DRAIN LINE
 - 6 EXISTING STORM DRAIN LINES TO REMAIN
- * ALL LOT INFORMATION IS SHOWN FOR REFERENCE ONLY.
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- ** SEE PHASE 1 BACKBONE IMPROVEMENTS DEMOLITION AND SITE LEVELING PLANS FOR FURTHER INFORMATION.



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Design WC	Drawn WC	Approved CM

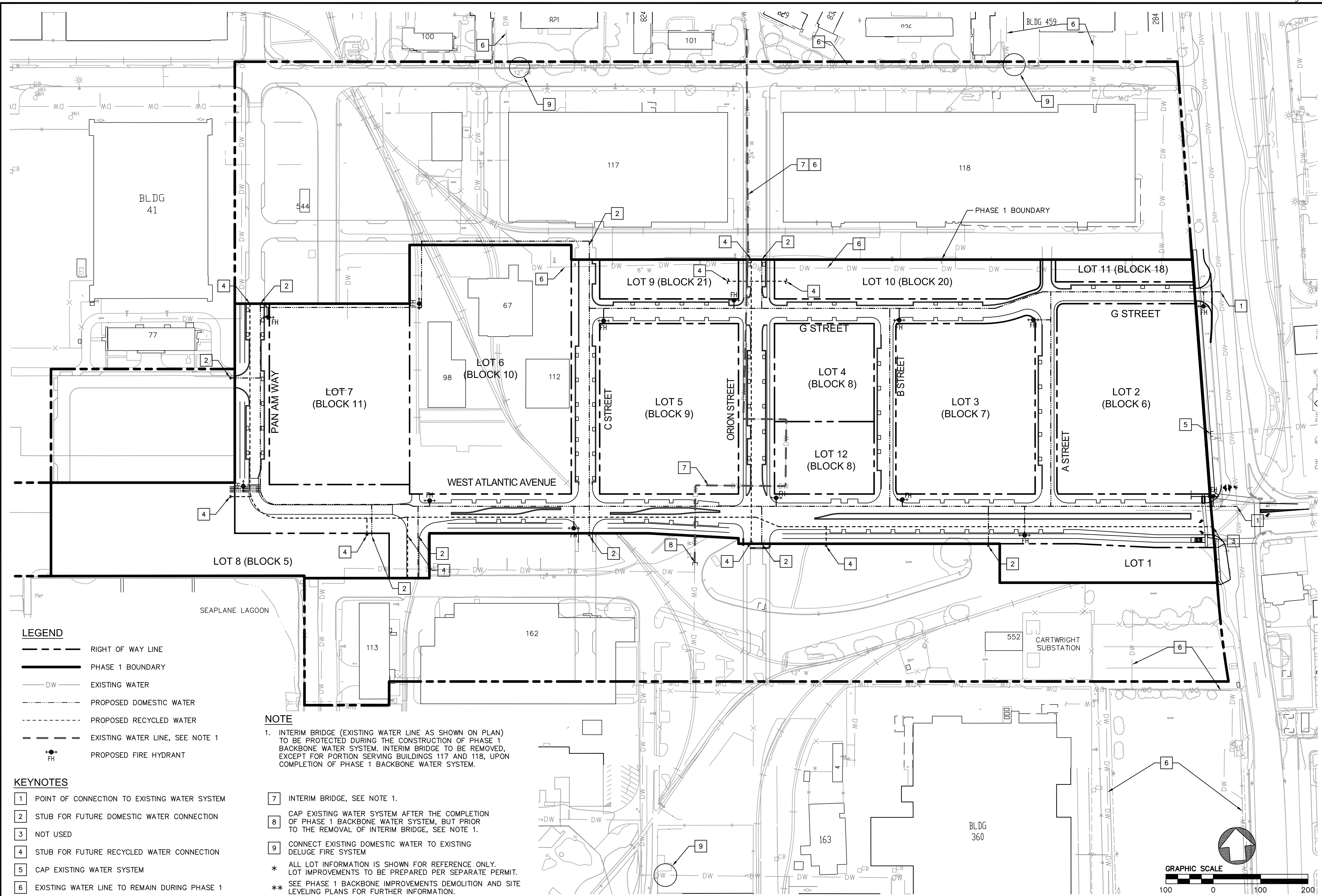


**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
ALTERNATIVE STORM DRAIN ALIGNMENT**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

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PLOT DATE: 06-14-16 PLOTTED BY: nino



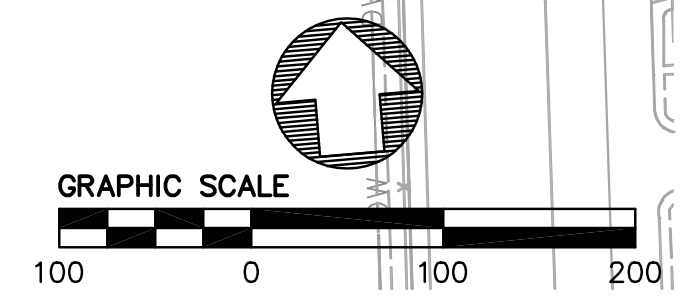
- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 1 BOUNDARY
 - EXISTING WATER
 - PROPOSED DOMESTIC WATER
 - PROPOSED RECYCLED WATER
 - EXISTING WATER LINE, SEE NOTE 1
 - PROPOSED FIRE HYDRANT

NOTE

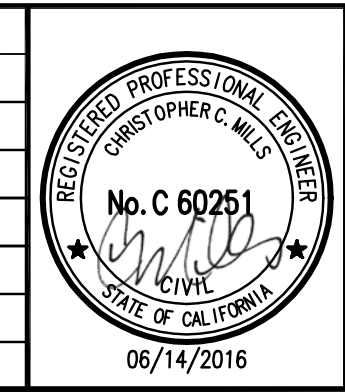
1. INTERIM BRIDGE (EXISTING WATER LINE AS SHOWN ON PLAN) TO BE PROTECTED DURING THE CONSTRUCTION OF PHASE 1 BACKBONE WATER SYSTEM. INTERIM BRIDGE TO BE REMOVED, EXCEPT FOR PORTION SERVING BUILDINGS 117 AND 118, UPON COMPLETION OF PHASE 1 BACKBONE WATER SYSTEM.

- KEYNOTES**
- 1 POINT OF CONNECTION TO EXISTING WATER SYSTEM
 - 2 STUB FOR FUTURE DOMESTIC WATER CONNECTION
 - 3 NOT USED
 - 4 STUB FOR FUTURE RECYCLED WATER CONNECTION
 - 5 CAP EXISTING WATER SYSTEM
 - 6 EXISTING WATER LINE TO REMAIN DURING PHASE 1

- 7 INTERIM BRIDGE, SEE NOTE 1.
 - 8 CAP EXISTING WATER SYSTEM AFTER THE COMPLETION OF PHASE 1 BACKBONE WATER SYSTEM, BUT PRIOR TO THE REMOVAL OF INTERIM BRIDGE, SEE NOTE 1.
 - 9 CONNECT EXISTING DOMESTIC WATER TO EXISTING DELUGE FIRE SYSTEM
- * ALL LOT INFORMATION IS SHOWN FOR REFERENCE ONLY. LOT IMPROVEMENTS TO BE PREPARED PER SEPARATE PERMIT.
** SEE PHASE 1 BACKBONE IMPROVEMENTS DEMOLITION AND SITE LEVELING PLANS FOR FURTHER INFORMATION.



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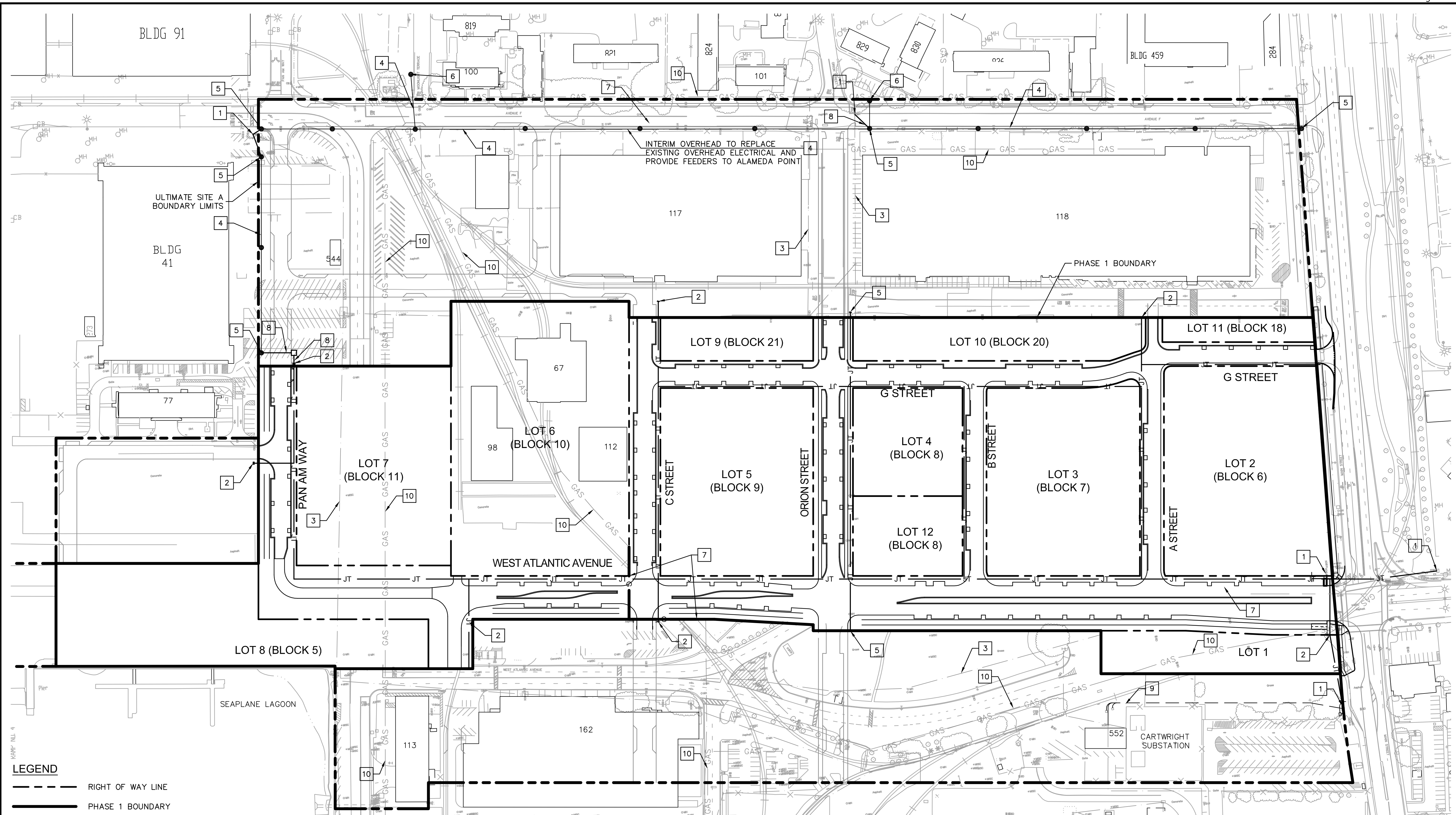
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**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
WATER OVERALL PLAN**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
7.2

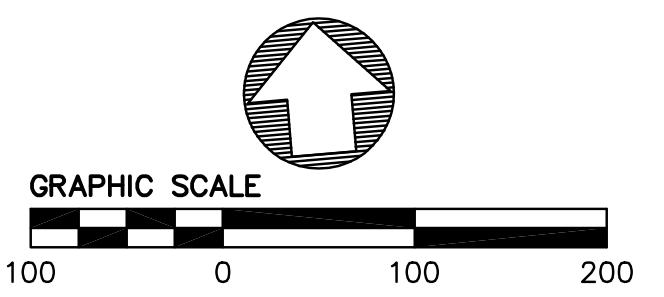


LEGEND

- RIGHT OF WAY LINE
- PHASE 1 BOUNDARY
- EXISTING GAS LINE
- EXISTING ELECTRICAL
- INTERIM ELECTRICAL OVERHEAD, SEE KEYNOTE FOR PHASING INFORMATION
- PROPOSED JOINT TRENCH
- GAS REROUTE
- ELECTRICAL FEEDER SUBSTRUCTURE
- ULTIMATE SITE A BOUNDARY LIMITS

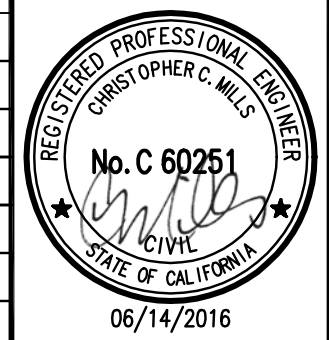
NOTES

- 1 CONNECT PHASE 1 JOINT TRENCH TO EXISTING
 - 2 STUB FOR FUTURE CONNECTION. ALL STUB-OUTS SHALL TERMINATE TO NEW VAULTS AND/OR PULL BOXES PER AMP DIRECTION.
 - 3 EXISTING ELECTRICAL LINE TO REMAIN
 - 4 INTERIM PHASE 1 OVERHEAD ELECTRICAL
 - 5 RISER STRUCTURE
 - 6 TIE IN TO EXISTING OVERHEAD ELECTRICAL
 - 7 INTERIM GAS REROUTE (PRIOR TO PHASE 1 JOINT TRENCH)
 - 8 UNDERGROUND TIE-IN
 - 9 ELECTRICAL FEEDER SUBSTRUCTURE FROM CARTWRIGHT STATION TO EX MAIN STREET SUBSTRUCTURE
 - 10 EXISTING GAS LINE TO REMAIN
- * ALL LOT INFORMATION IS SHOWN FOR REFERENCE ONLY. LOT IMPROVEMENTS TO BE PREPARED PER SEPARATE PERMIT.
- ** SEE PHASE 1 BACKBONE IMPROVEMENTS DEMOLITION AND SITE LEVELING PLANS FOR FURTHER INFORMATION.



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ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP

JOINT TRENCH OVERALL PLAN

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
7.3

DRAWING NAME: \\BKF-WC\Vol14\2014\145170-Alameda_Pt_Mixed_Use\ENG\TM\SHEETS\073 APTMUT.dwg
PLOT DATE: 06-14-16



Project Requirements Checklist
Technical Requirements

Questions? Contact the AMP Engineering
Department at 510-748-3996, FAX: 510-748-3993


SUMMARY OF TECHNICAL REQUIREMENTS

Customer/Contractor is responsible for ensuring that final installations meet all City of Alameda and Alameda Municipal Power (AMP) requirements.

1. To provide electric service to the proposed development, the following will be required:
 - Underground primary trunk feeder extension
 - Underground primary distribution line extension.
2. Owner/developer shall provide all necessary underground substructures which may include the following:

<input checked="" type="checkbox"/> Switch Pad(s)	<input checked="" type="checkbox"/> Transformer Pad(s)	<input checked="" type="checkbox"/> Bollards
<input checked="" type="checkbox"/> Vault(s)	<input checked="" type="checkbox"/> Primary Pull Box(es)	<input checked="" type="checkbox"/> Secondary Pull Box(es)
<input checked="" type="checkbox"/> Trunk Feeder Conduits	<input checked="" type="checkbox"/> Primary Conduits	<input checked="" type="checkbox"/> Secondary Conduits
3. AMP will furnish and install all required:

<input checked="" type="checkbox"/> Switch(es)	<input checked="" type="checkbox"/> Transformer(s)	<input checked="" type="checkbox"/> Trunk cables
<input checked="" type="checkbox"/> Primary cables	<input checked="" type="checkbox"/> Secondary cables.	
4. The owner/developer shall furnish and install the following:
 - Code-sized service cables in Code-sized conduit from each residential building to the nearest utility pull box or service point. (Aluminum service cable is acceptable for residential buildings only);
 - Code-sized copper service cables in Code-sized conduit from each commercial/industrial building to the nearest utility pull box or equipment. (Contractor to supply two-hole compression connectors to AMP for connection of service cables larger than 500 kcmil copper to the transformer secondary).
5. The owner/developer shall furnish and install a EUSERC-compliant service equipment for each building. Meter locations shall be subject to AMP's approval.
6. All 480 Volt services and all other services 800 Amperes or larger shall have a single main disconnect. Service equipment shop drawing submittal will be required for AMP approval BEFORE equipment is manufactured. A copy of the same drawing shall be submitted to the City's Building Services Department for approval by the Combination Inspector.
7. AMP will takeover ownership and will be responsible for maintaining the new underground trunk, primary and secondary distribution systems, including pad-mounted switches and transformers. The customers will be responsible for their respective service conduits, service cables, and service equipment.
8. The owner/developer shall provide, at no charge to AMP, easements and access to all electrical utility facilities that are in the private property. At a minimum, a draft easement shall be submitted before any service could be energized.
9. The owner/developer shall comply with AMP's conditions of approval.




Project Requirements Checklist
General Requirements

Questions? Contact the AMP Engineering
Department at 510-748-3996, FAX: 510-748-3993

SUMMARY OF GENERAL REQUIREMENTS

Customer/Contractor is responsible for ensuring that final installations meet all City of Alameda and Alameda Municipal Power (AMP) requirements.

1. To ensure that all substructure contract work is done per AMP standards, AMP will assign an inspector during construction.
2. The owner/developer's electrical consultant shall coordinate power requirements with AMP. Failure to do so may delay project implementation.
3. AMP will charge the owner/developer for the actual cost of all expenses associated with the utility duct system engineering design, plan review, and construction inspection. An estimate of this cost for this project is \$TBD. To initiate a work order, AMP will require a check or a purchase order from the developer/customer.
4. Per AMP's Rules and Regulations, the owner/developer shall be responsible for 60% of the installed costs of the required primary trunk cables and pad-mounted switches.
5. AMP will require a Transformer Capacity Utilization Agreement and deposit from the customer when the new service request requires a 750 kVA or larger capacity transformer, prior to purchase of the transformer. Based on the customer's electrical plan or demand load requirements, the service will require a _____ kVA transformer and a \$_____00 deposit. The deposit may not be refunded if the conditions stated in the Transformer Capacity Utilization Agreement are not met. (For projects requiring large transformers and/or switches, developer/customer must allow for a 4 to 6-month lead time).
6. Developer's contractor shall obtain an electrical permit from the City's Permit Center. The City of Alameda's Combination Inspector must approve electrical installation before any service will be energized.
7. Installation of any generation facility [including standby and/or storage facilities] that are capable of exporting electricity to AMP's electric utility grid will require an Interconnection Agreement. The owner/applicant needs to contact AMP's Customer Resources Division at (510) 748-3954.
8. Streetlight system on public streets shall be subject to AMP's review and approval.
9. AMP is presently the telephone service provider at Alameda Point. Please contact the Telecom Operations Supervisor at (510)-814-5631 for inquiries.
10. Other Comments: _____



Project Requirements Checklist
Service Equipment Requirements

Questions? Contact the AMP Engineering
Department at 510-748-3996, FAX: 510-748-3993

SUMMARY OF SERVICE EQUIPMENT REQUIREMENTS

Customer/Contractor is responsible for ensuring that final installations meet all City of Alameda and Alameda Municipal Power (AMP) requirements.

AMP will furnish and install the necessary metering CT's, PT's, and test switch. For service equipment approval, contractor/vendor must comply with all AMP and City of Alameda requirements, including those summarized below. All Service Equipment will have provisions for sealing the Meter per EUSERC requirements.

Customer/Contractor should provide Service Equipment shop drawings to AMP for review, prior to manufacture, to avoid delays due to field modifications. Final Service Equipment Submittals must be provided to, and approved by, the City of Alameda Permit Center and AMP prior to installation and connection to AMP's electrical system.

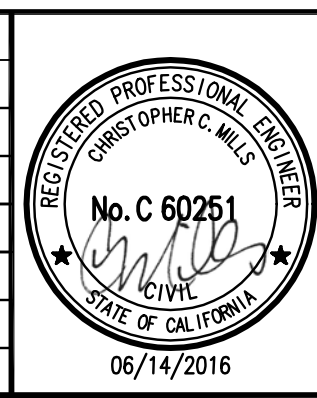
1. Service Equipment: Indoor (NEMA 1 or better) Outdoor (NEMA 3R or better)
2. Service Rating: _____ Amperes _____ Volts _____ Phase _____ Wires
3. Bus Bar Dimensions (**acceptable ONLY if sized per current density**):
 - Phase - _____; Neutral - _____
 - a. Copper, or Aluminum (Check One)


(Current density shall be based on 1000 A/sq. inch for copper bus and 750 A/sq. inch for aluminum bus. The minimum required current density shall apply to the main bus upstream of the meter(s) including up to the first disconnect after each meter).
4. Main Disconnect: Circuit Breaker Fused Switch
5. Interrupting or Short Circuit Rating: _____ Amperes, RMS Sym.
6. CT Compartment (per EUSERC #320 or #322, whichever is applicable)
7. Meter Plate (per EUSERC #332)
8. Pull Section (per EUSERC #345)
9. Line Termination (per EUSERC #347)
10. Copper Ground Bus
11. Factory-installed bolt-type test by-pass/disconnect block (for self contained meters only)
12. Meter Socket with _____ Jaws
13. Remote Metering Required: Yes; No

NOTE: Please contact the Electrical Equipment Supervisor, at (510) 748-3958 as soon as the equipment arrives at the job site to schedule the installation of AMP-furnished instrument transformers and other metering devices.

The service equipment will also have to be inspected and approved by the City of Alameda's Electrical Inspector, (510) 747-6830, before it can be energized. **For projects under Federal, State, or County inspection jurisdiction, a City inspection of service equipment up to and including the main disconnect, at a minimum, is required before the service can be energized.**

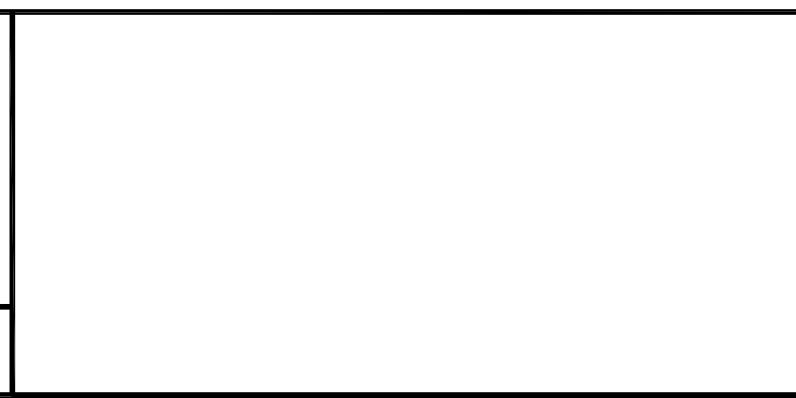
No.	Date	Revisions





1646 N. CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
PHONE 925/940-2200
FAX 925/940-2299

Date 6/14/16	Scale N/A	Job No. 20145170
Design WC	Drawn WC	Approved CM

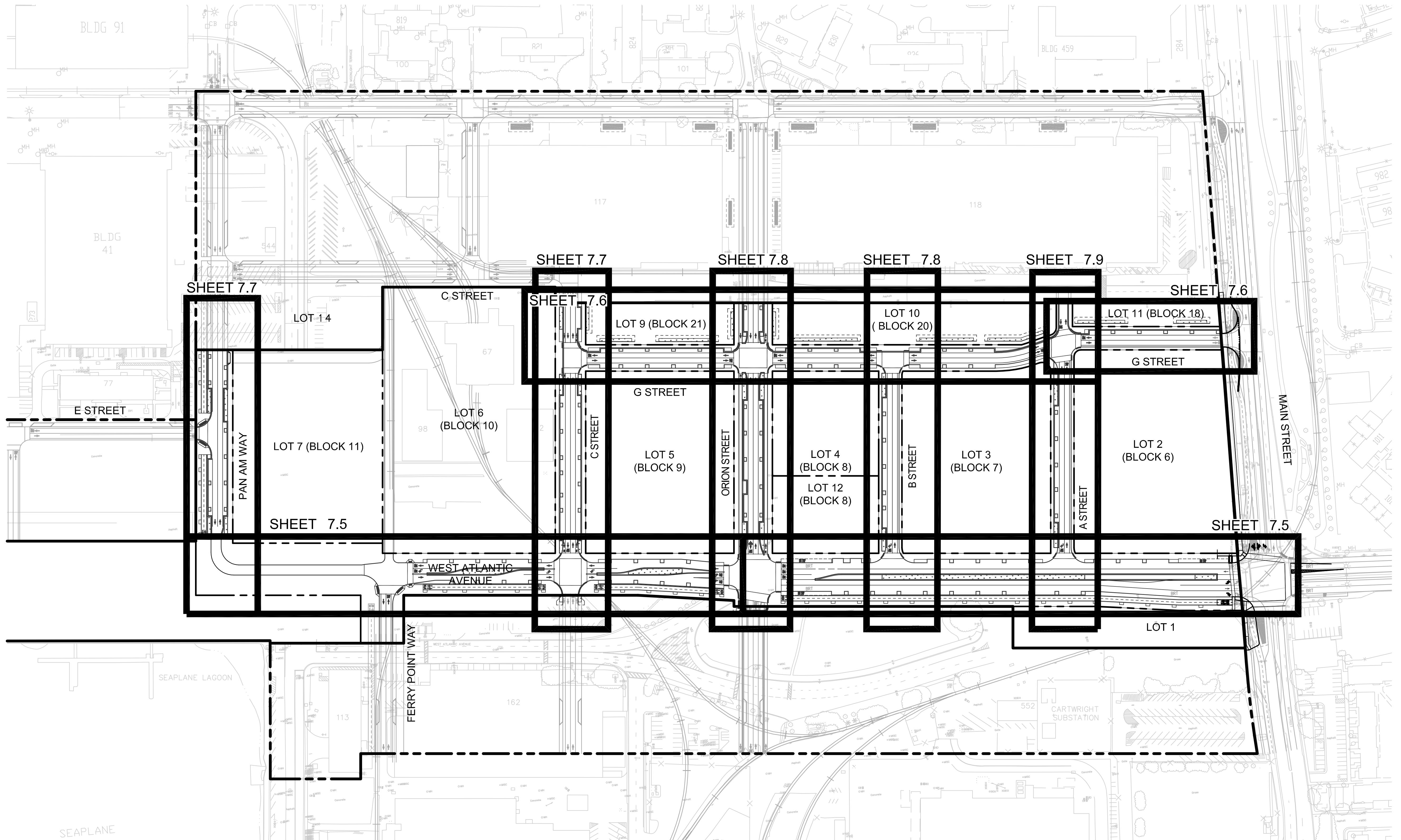


**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP**

JOINT TRENCH - REQUIREMENTS CHECKLIST

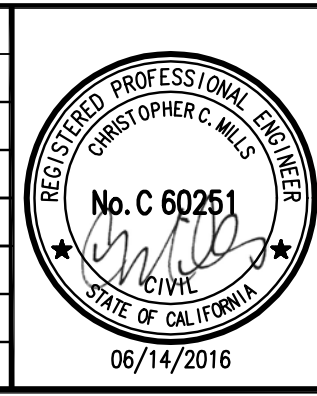
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
7.3A



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 PLOT DATE: 06-14-16
 PLOTTED BY: nino

No.	Date	Revisions



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1646 N. CALIFORNIA BLVD
 SUITE 400
 WALNUT CREEK, CA 94596
 PHONE 925/940-2200
 FAX 925/940-2299

Date 6/14/16 Scale AS SHOWN Job No. 20145170
 Design WC Drawn WC Approved CM



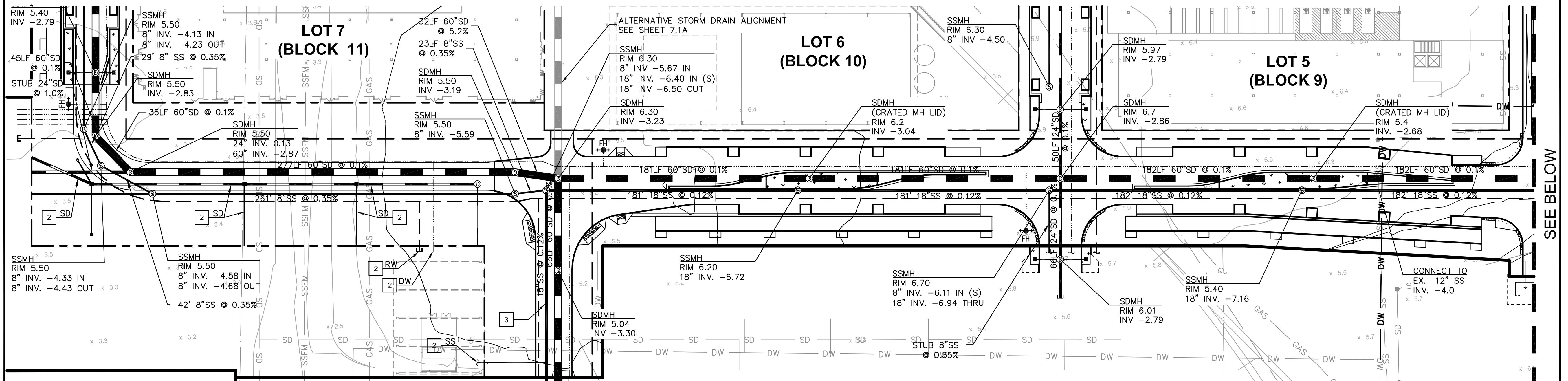
**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
 TRACT # 8336 TENTATIVE MAP**

GRAPHICAL INDEX

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:

7.4

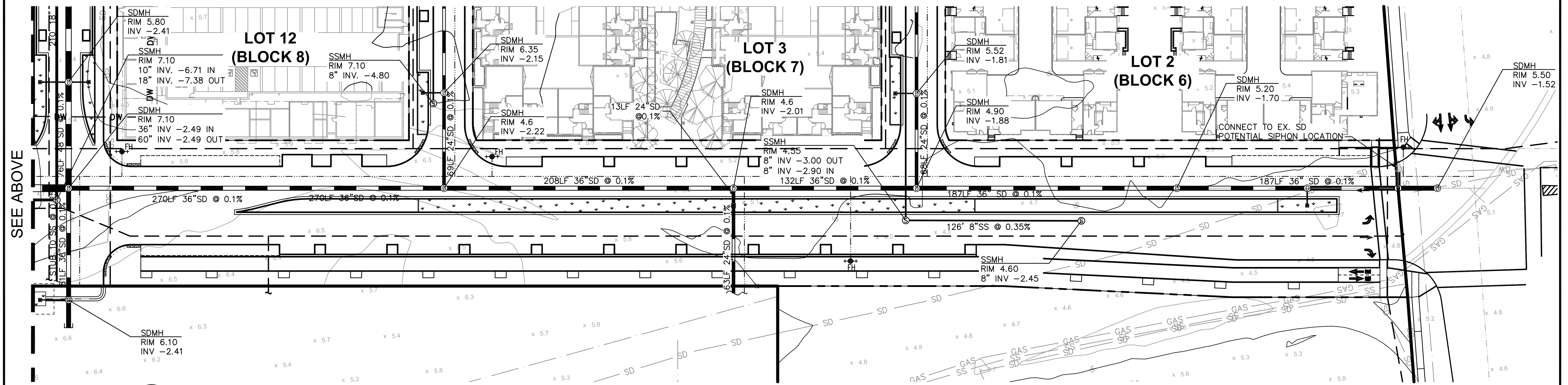


UTILITY PLAN

SCALE: 1" = 40'

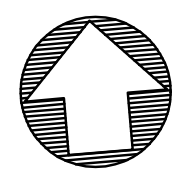
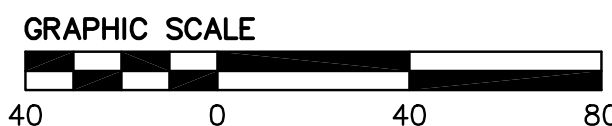
KEYNOTE

- 1 NOT USED
- 2 UTILITY STUBS PROVIDED FOR FUTURE CONNECTION TO PLAZA/WATERFRONT.
- 3 FOR ADDITIONAL SEWER INFORMATION, SEE SHEET 7.0, SEWER MASTER PLAN.



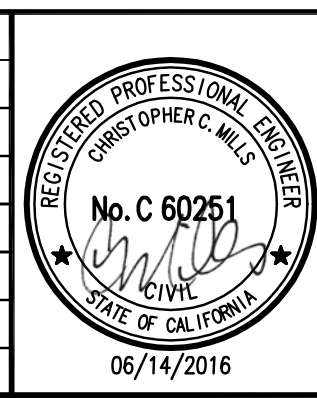
UTILITY PLAN

SCALE: 1" = 40'



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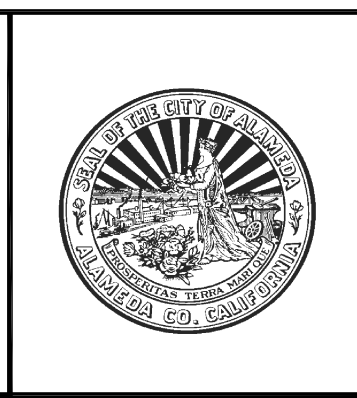
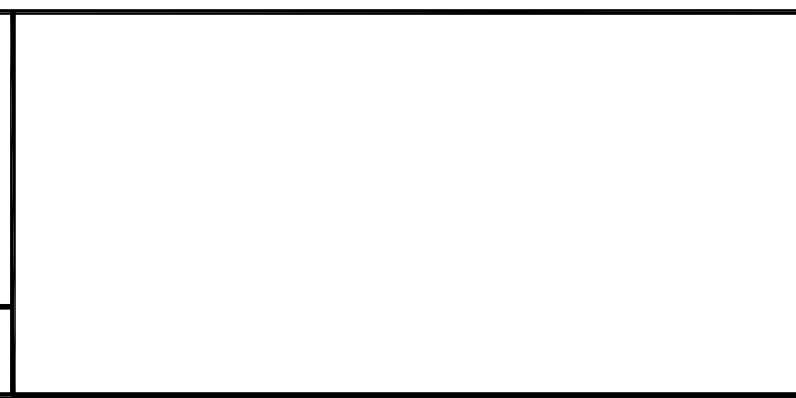
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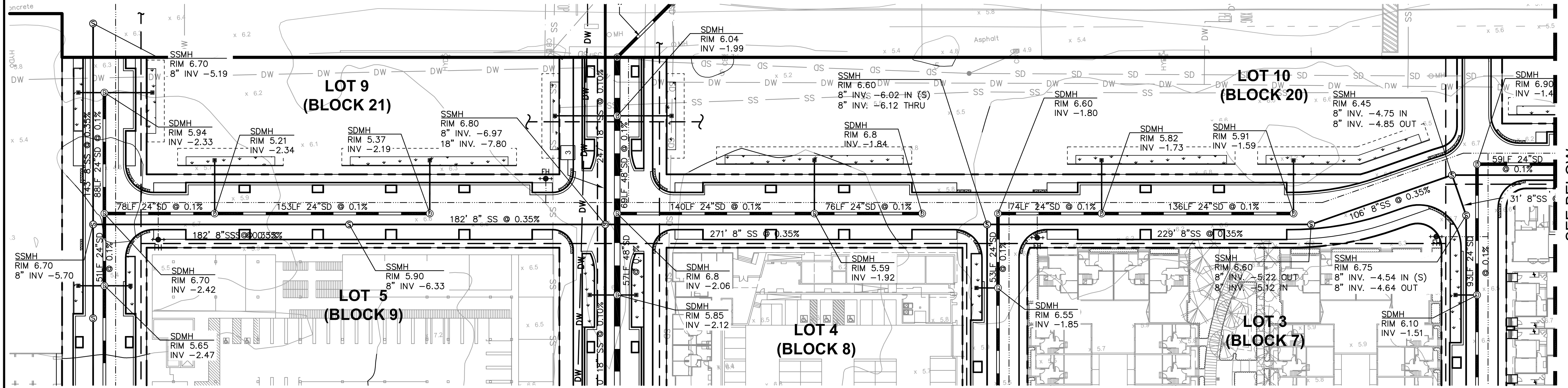
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Design WC Drawn WC Approved CM



ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
WEST ATLANTIC AVENUE
UTILITY PLAN

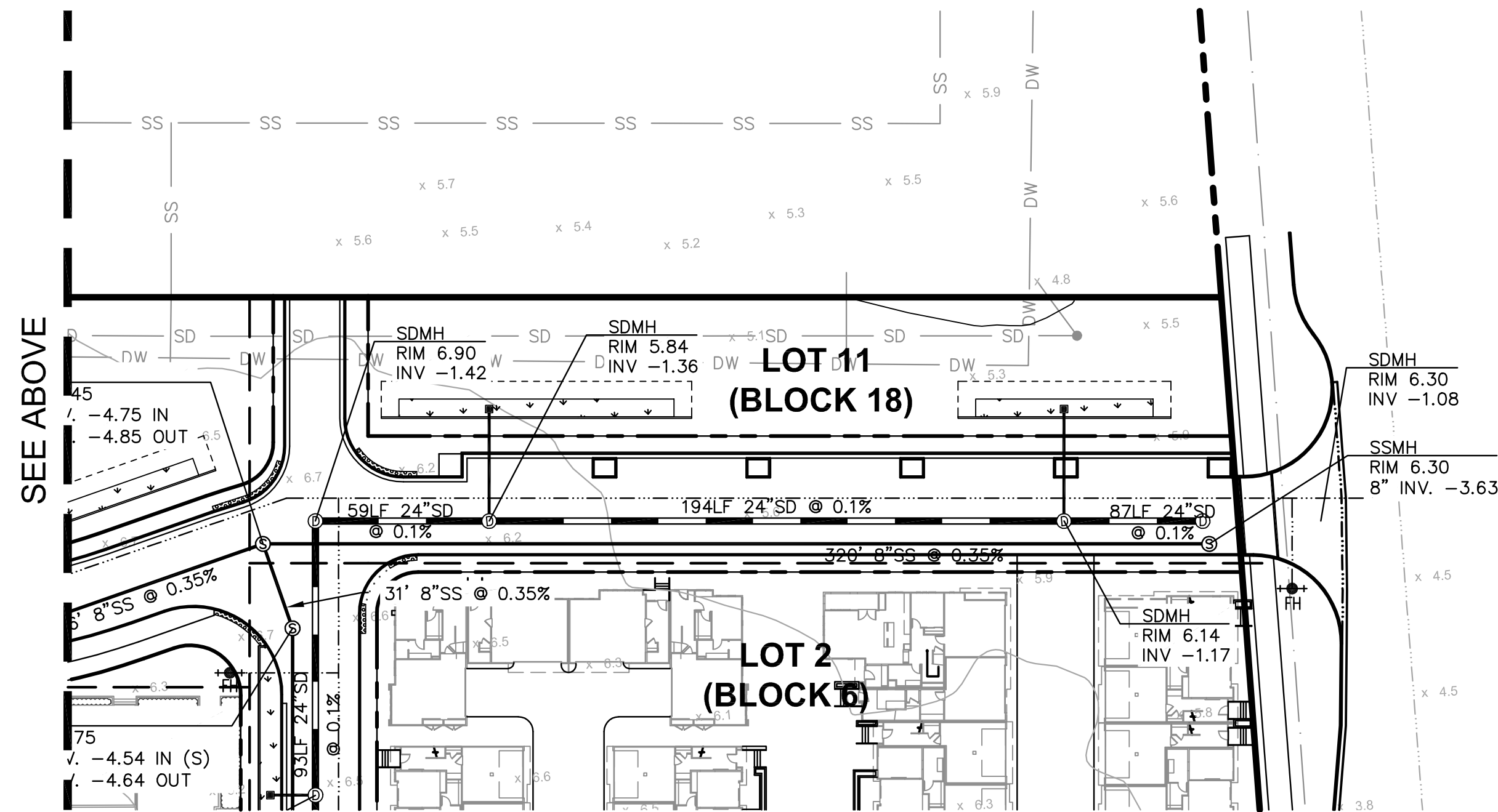
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
7.5



UTILITY PLAN

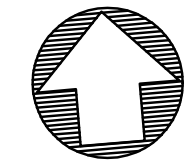
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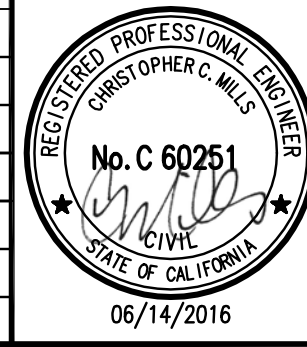
UTILITY PLAN

SCALE: 1" = 40'

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PLOT DATE: 06-14-16 PLOTTED BY: nino



No.	Date	Revisions



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WALNUT CREEK, CA 94596
PHONE 925/940-2200
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Date 6/14/16 Scale 1"=40' Job No. 20145170
Design WC Drawn WC Approved CM



**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP**

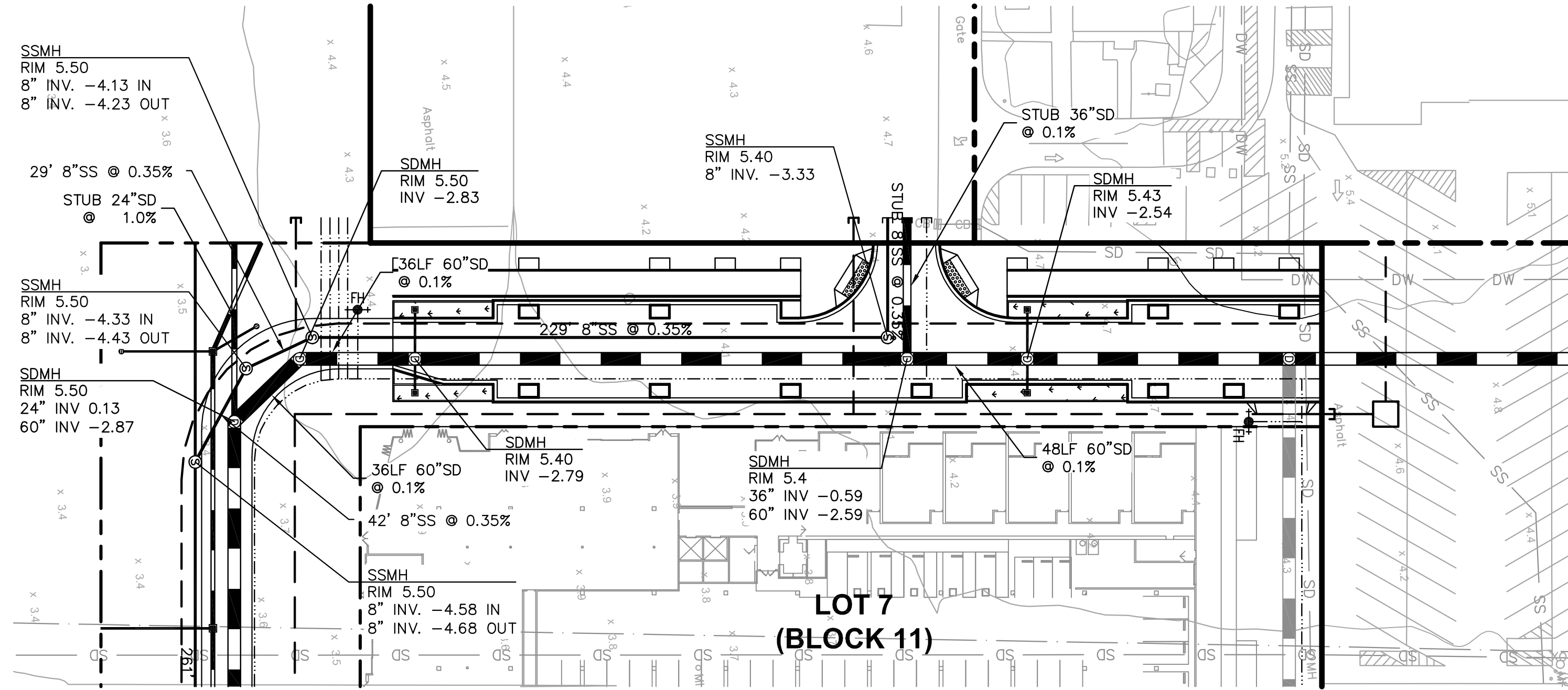
**G STREET
UTILITY PLAN**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

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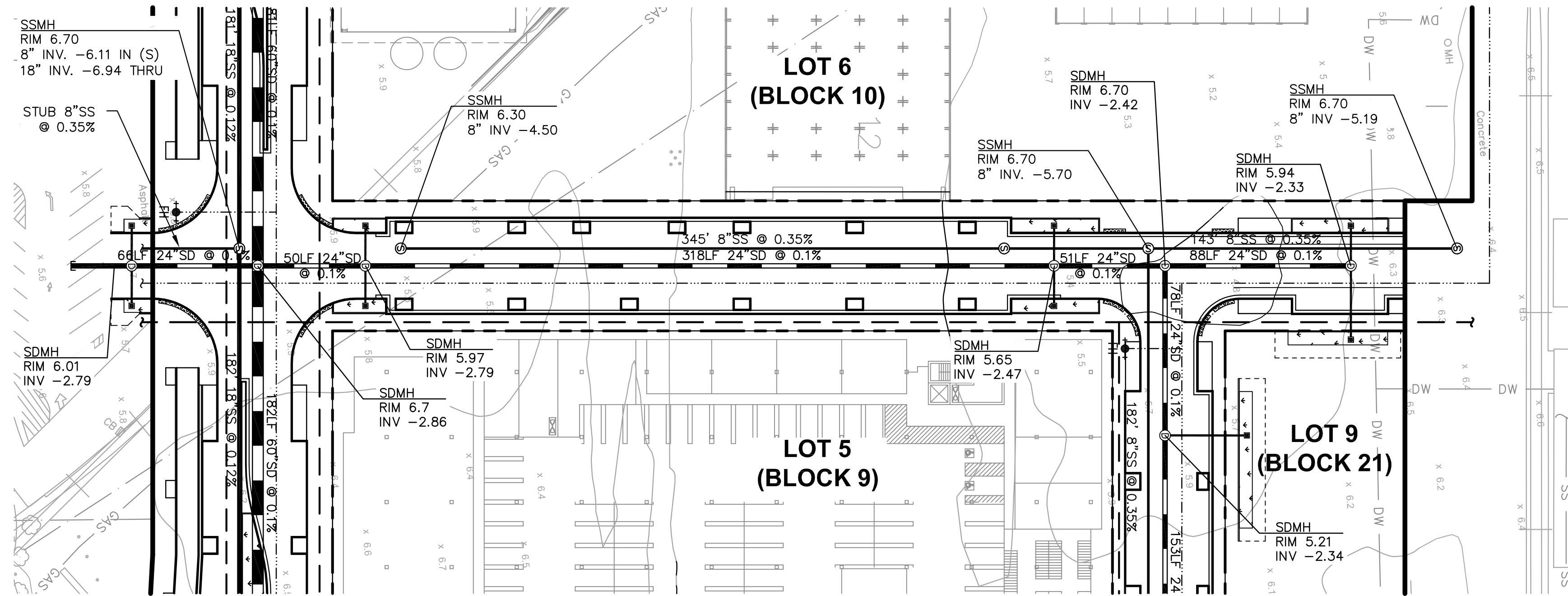
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SEE BELOW



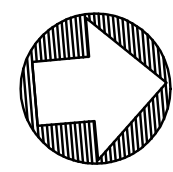
UTILITY PLAN (PAN AM WAY)

SCALE: 1" = 40'



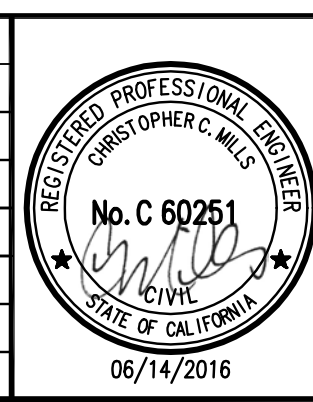
UTILITY PLAN (C STREET)

SCALE: 1" = 40'



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PLOT DATE: 06-14-16 PLOTTED BY: nino

No.	Date	Revisions



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 PHONE 925/940-2200
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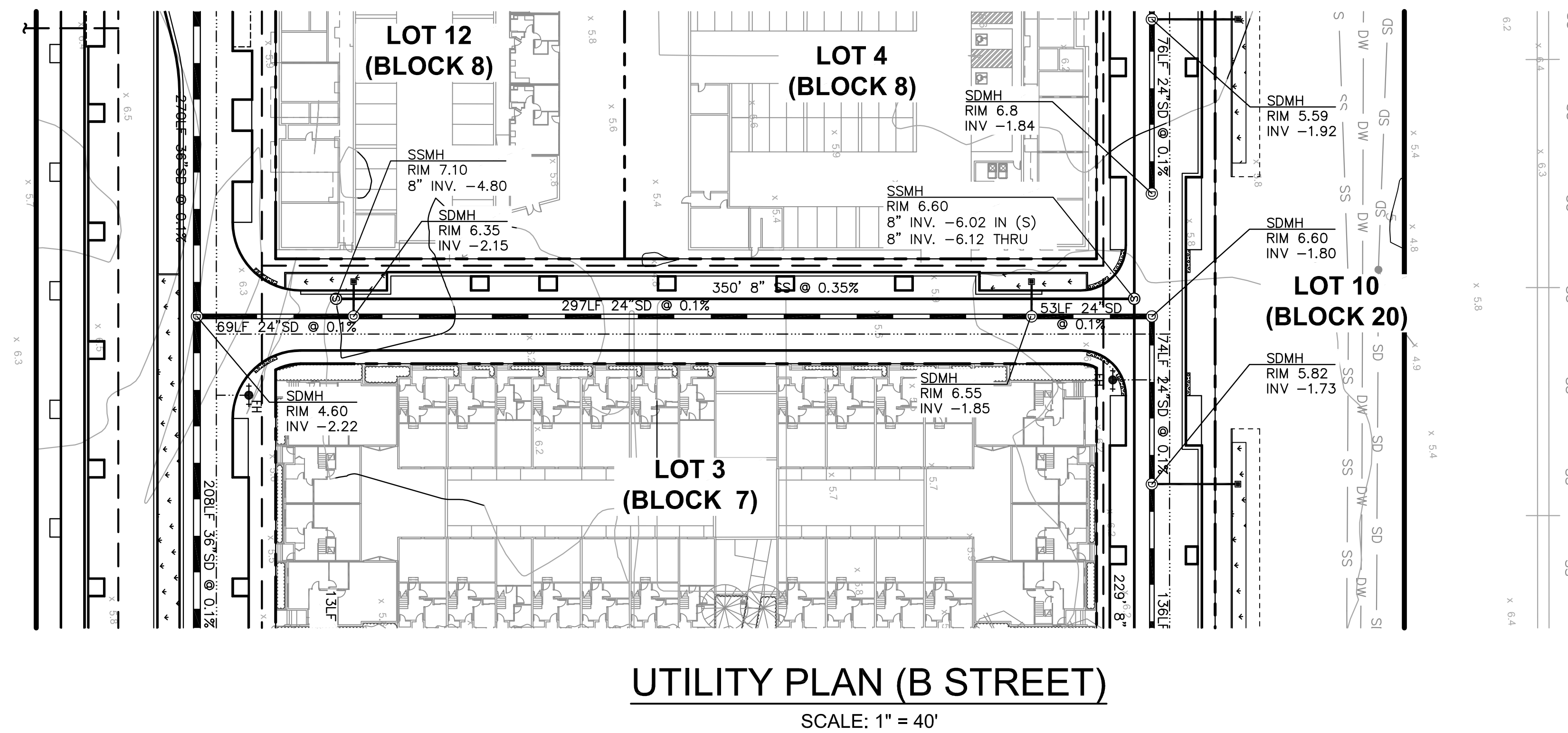
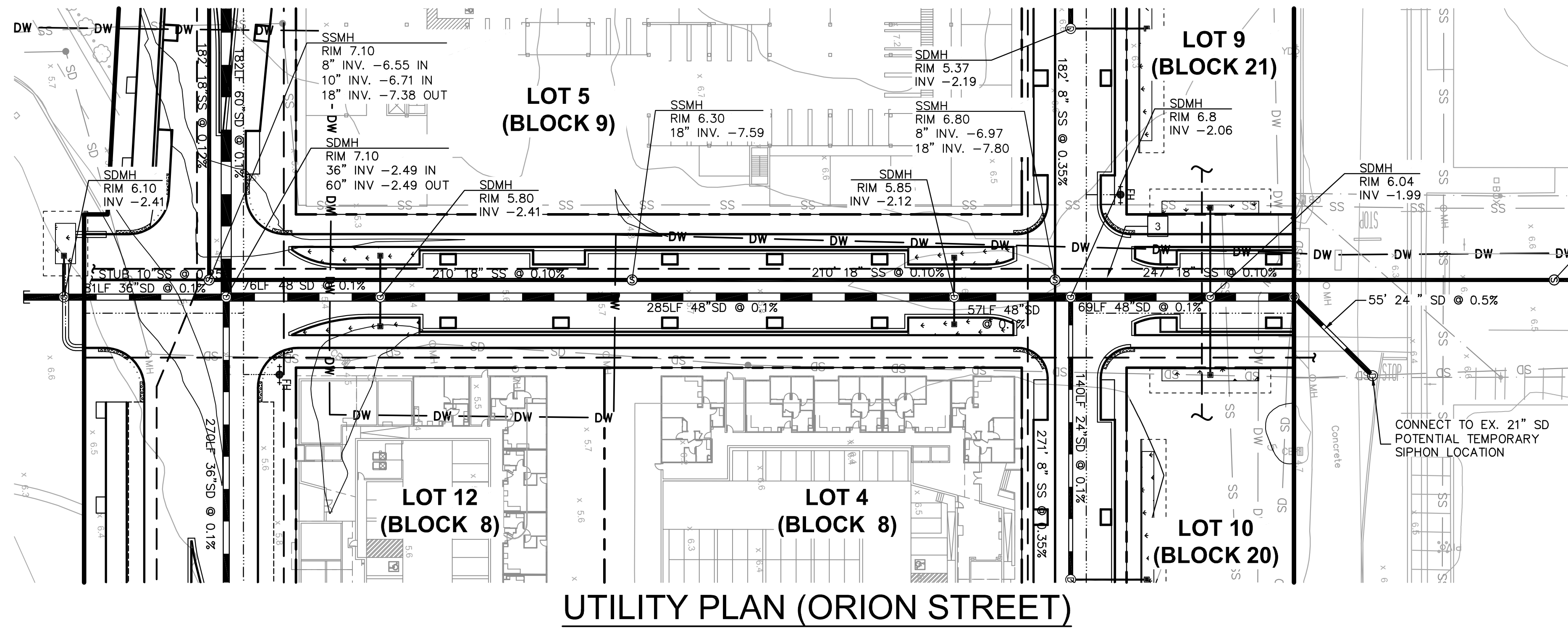
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 Design WC Drawn WC Approved CM



ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
PAN AM WAY & C STREET
UTILITY PLAN

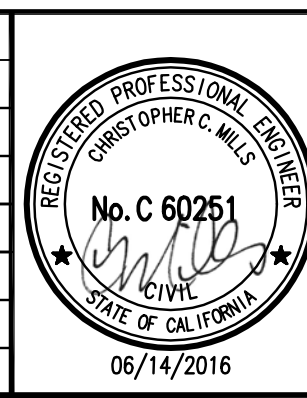
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
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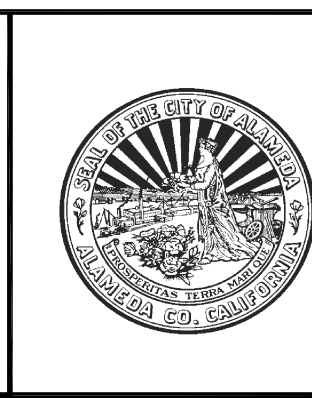
No.	Date	Revisions



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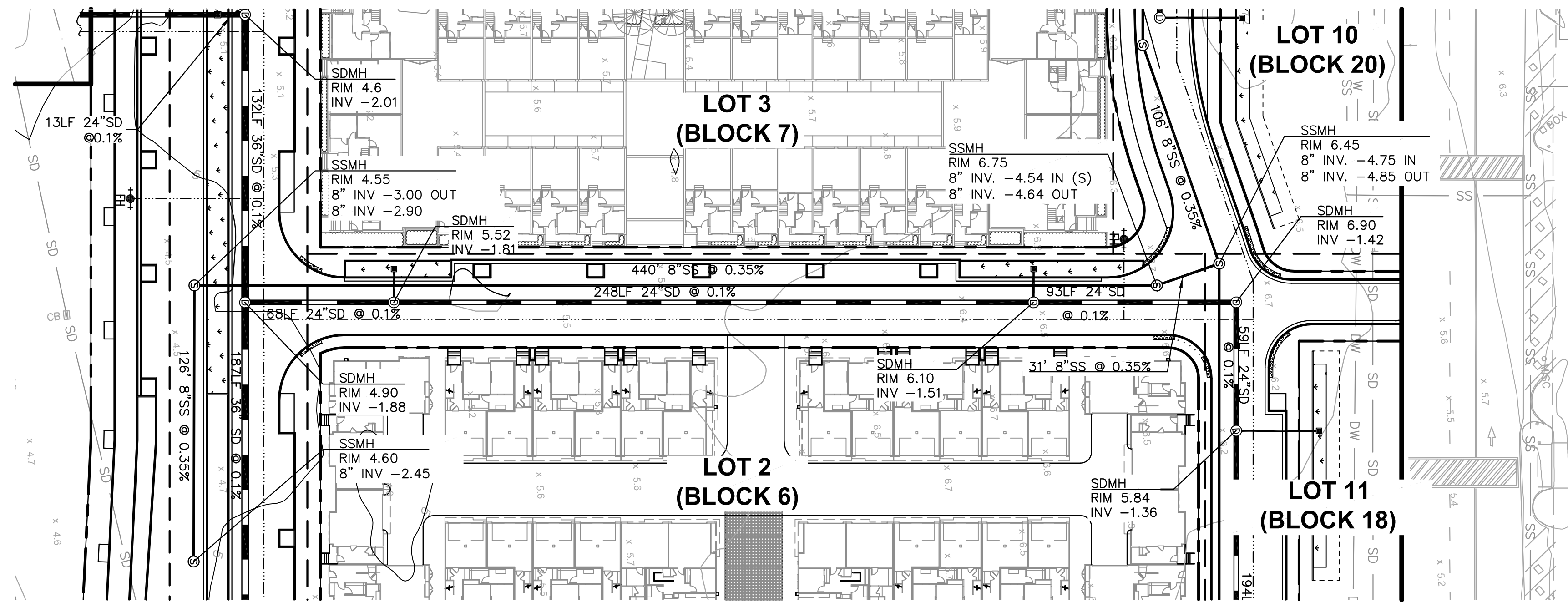
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Design WC Drawn WC Approved CM



ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
ORION STREET & B STREET
UTILITY PLAN

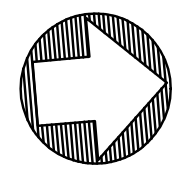
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
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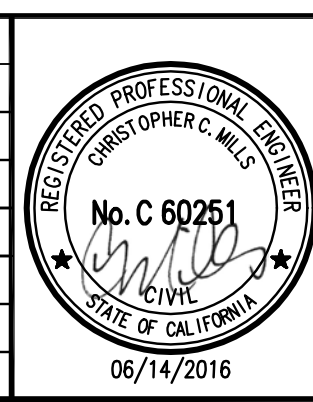
UTILITY PLAN

SCALE: 1" = 40'



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No.	Date	Revisions



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SUITE 400
WALNUT CREEK, CA 94596
PHONE 925/940-2200
FAX 925/940-2299

Date 6/14/16	Scale 1"=40'	Job No. 20145170
Design WC	Drawn WC	Approved CM

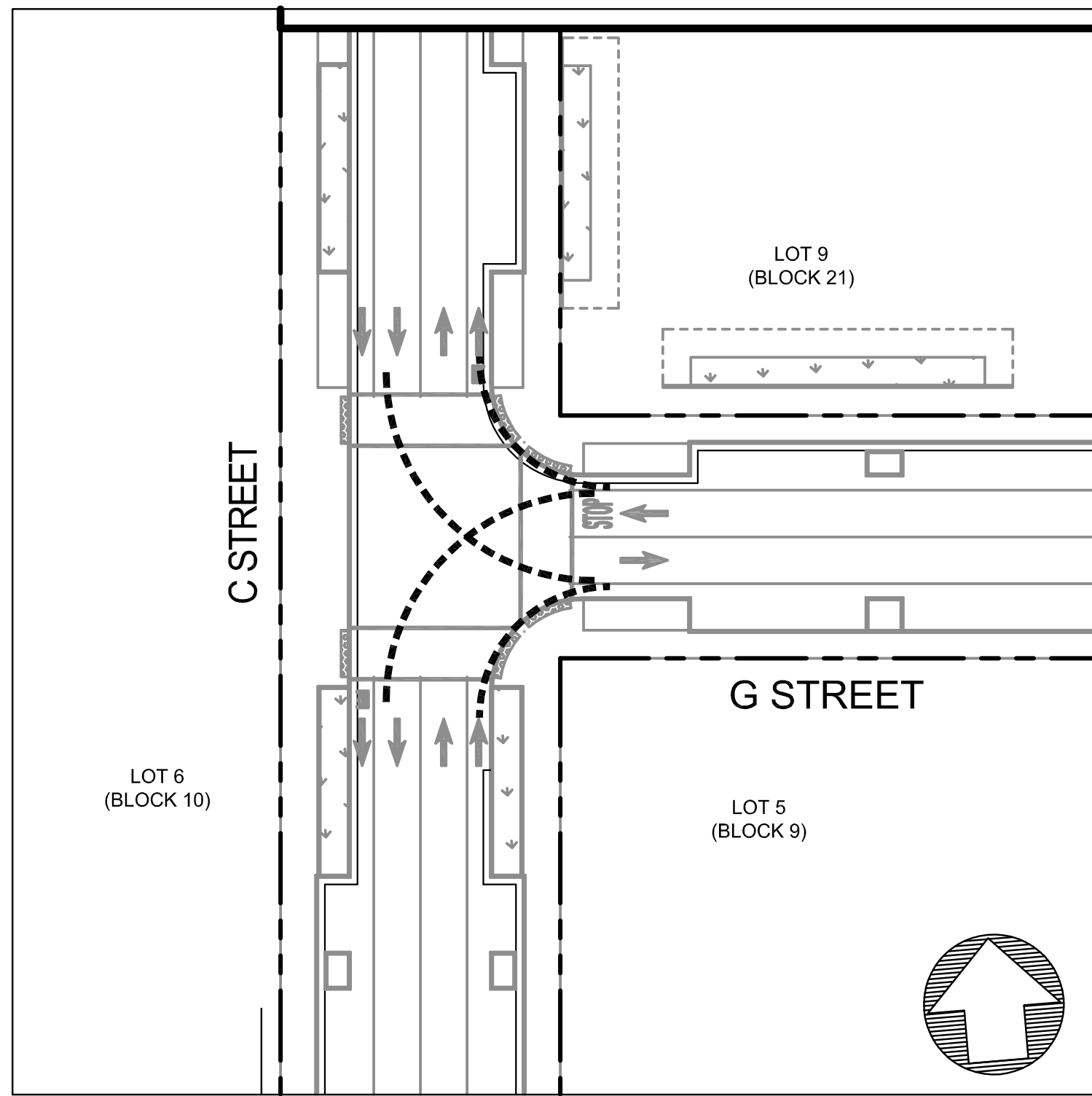


ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP

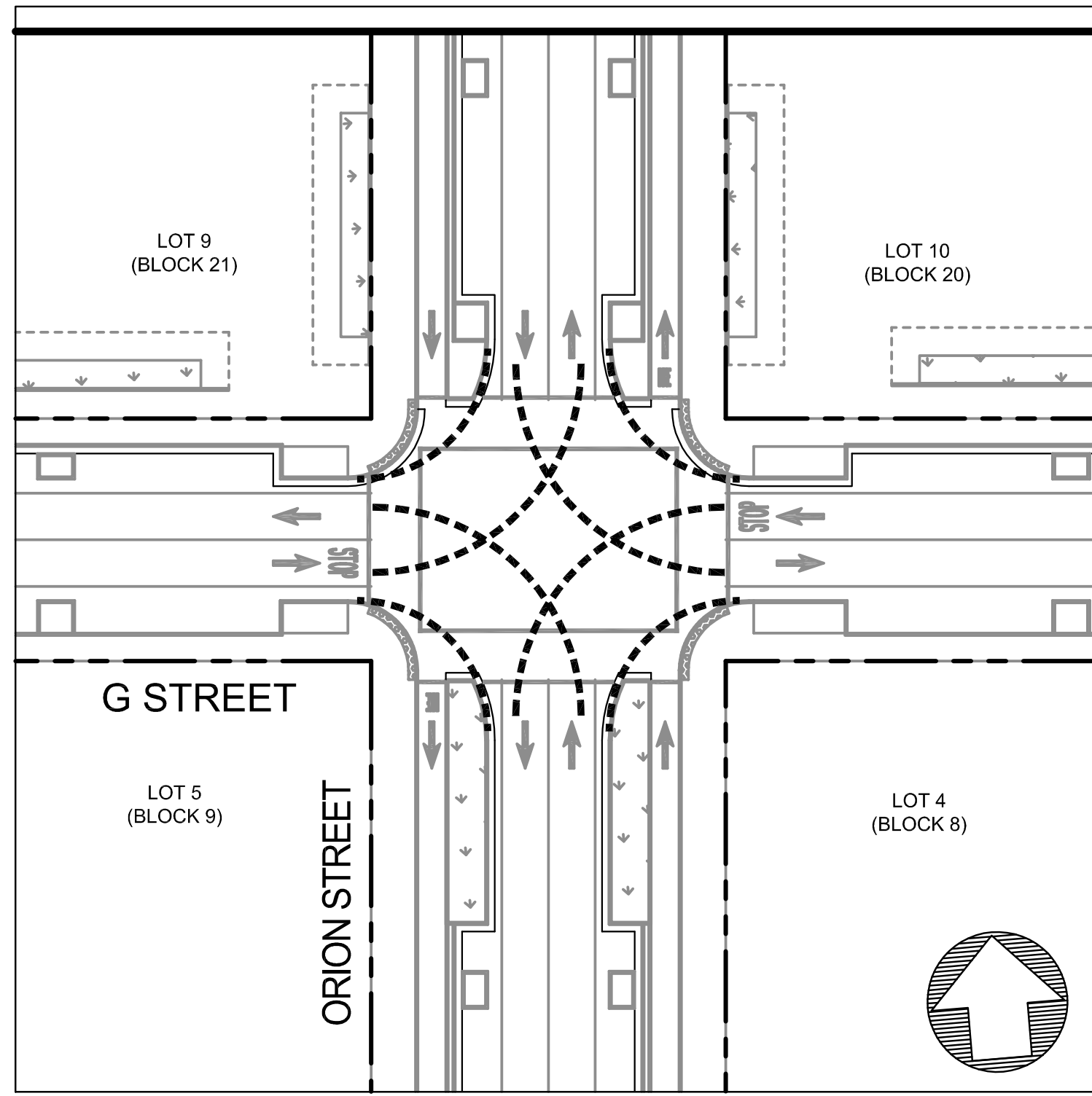
A STREET
UTILITY PLAN

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

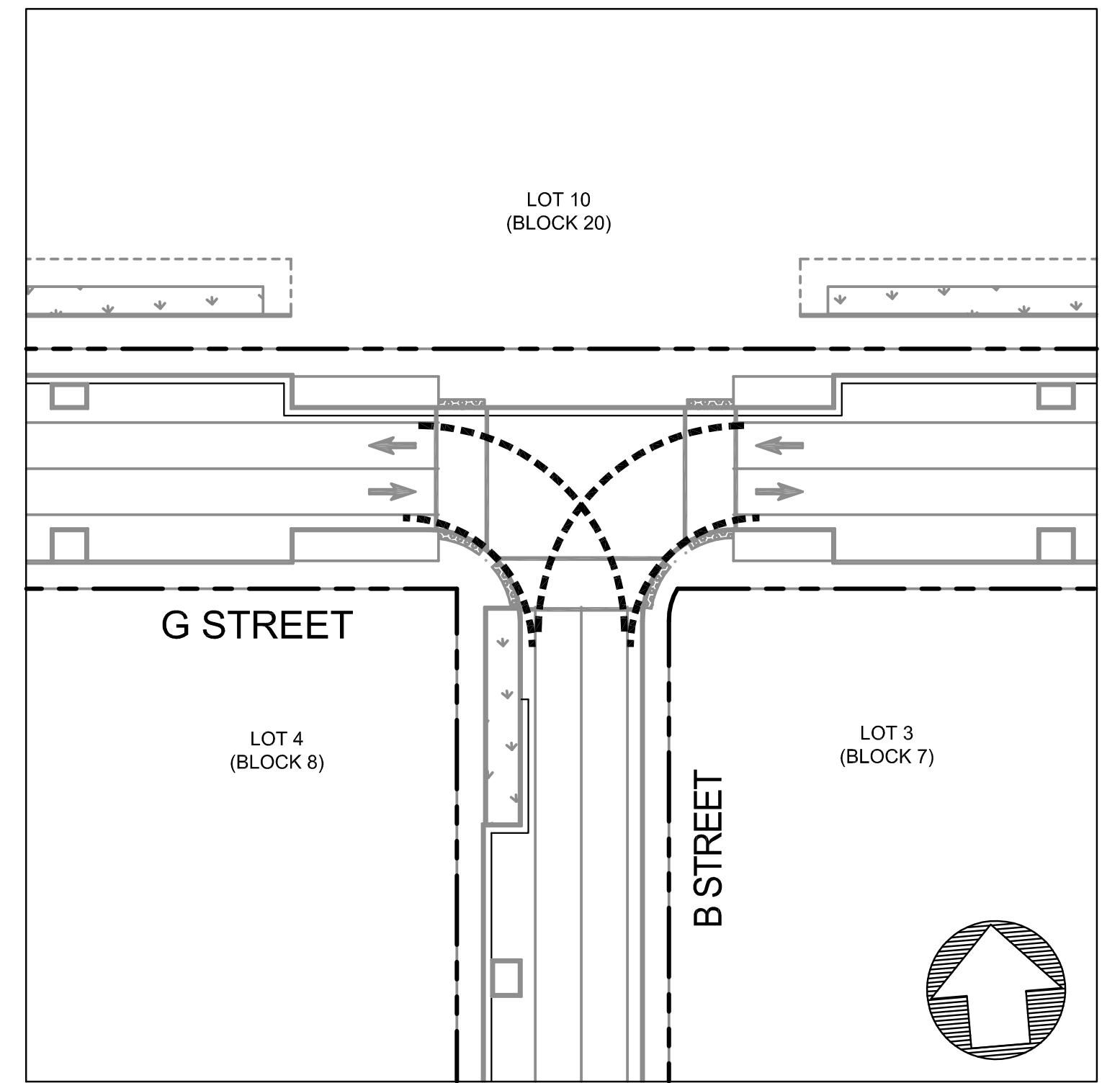
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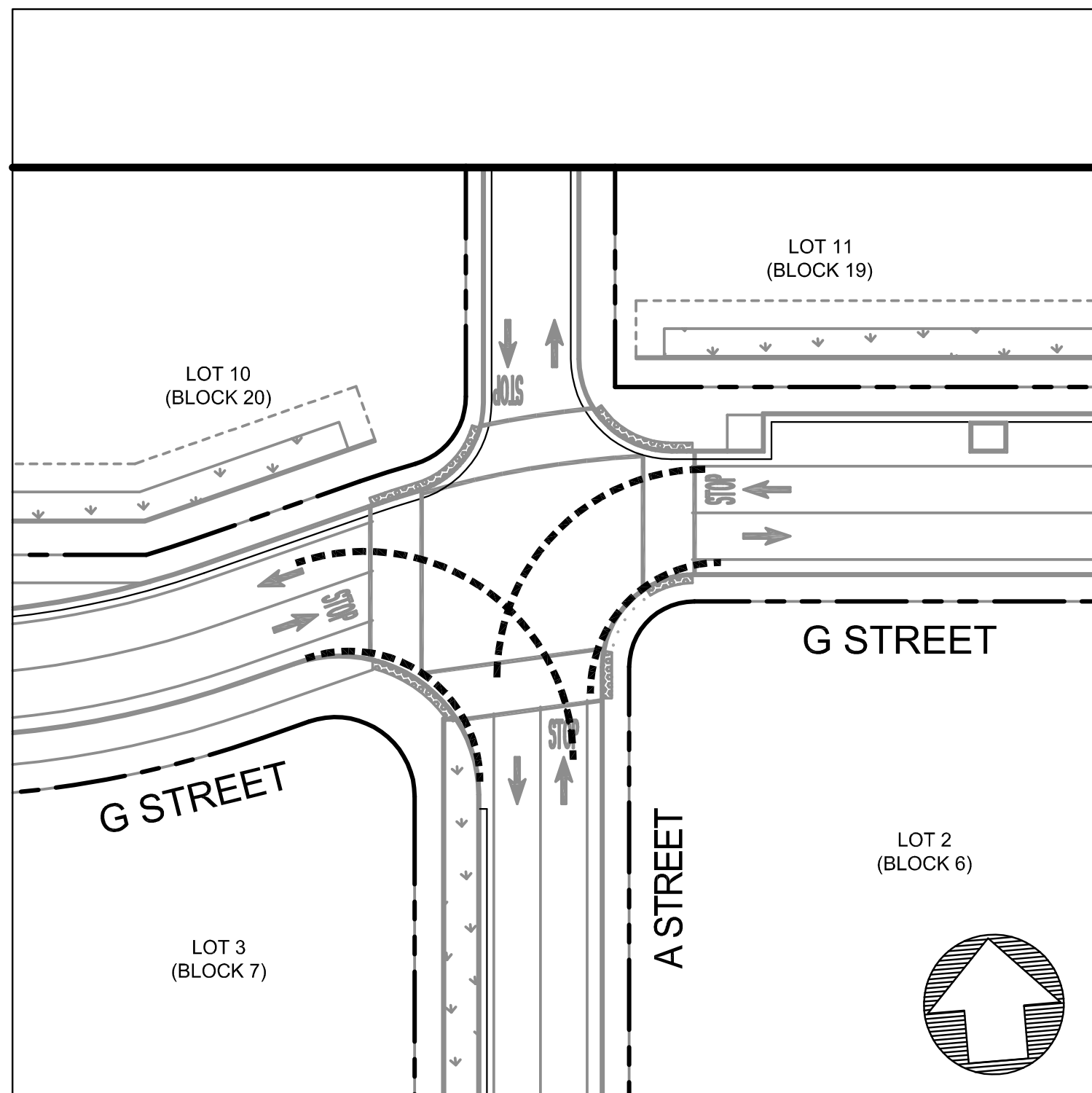
1 C STREET AND G STREET
SCALE: 1" = 30'



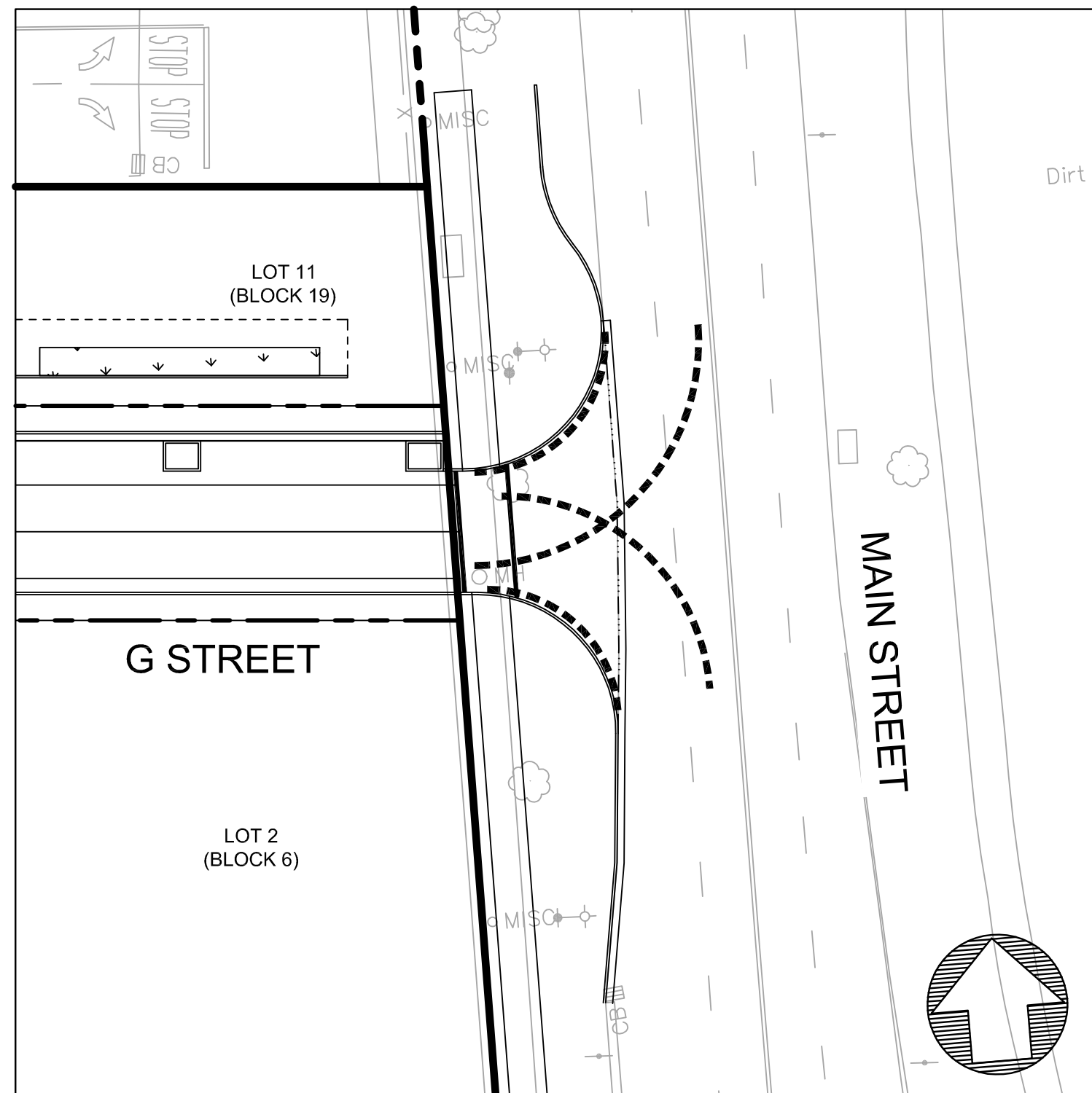
2 G STREET AND ORION STREET
SCALE: 1" = 30'



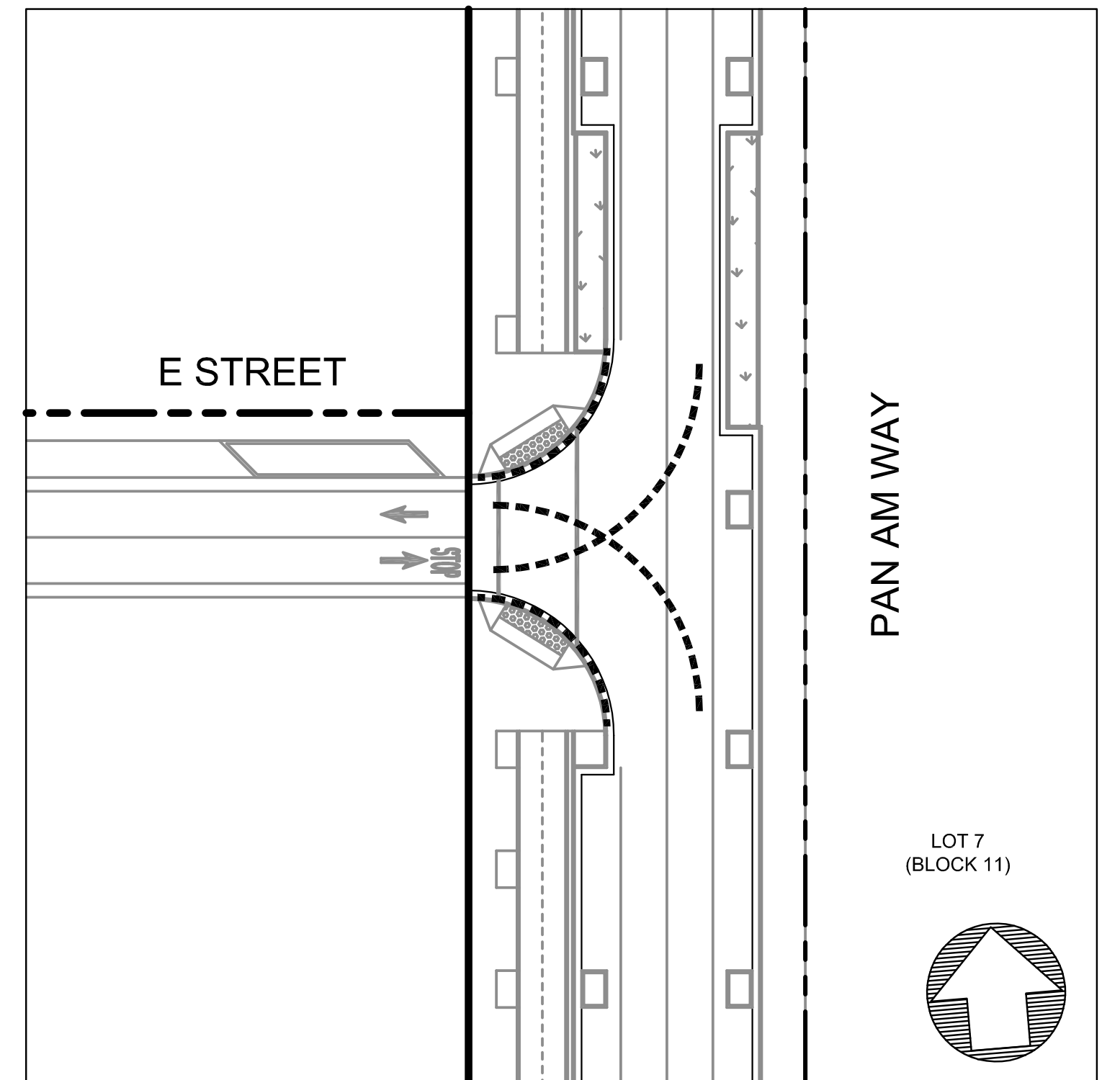
3 G STREET AND B STREET
SCALE: 1" = 30'



4 G STREET AND A STREET
SCALE: 1" = 30'



5 G STREET AND MAIN STREET
SCALE: 1" = 30'

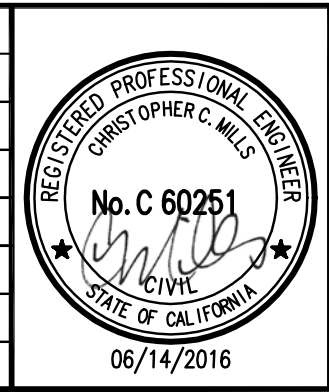


6 E STREET AND PAN AM WAY
SCALE: 1" = 30'

NOTE: SEE SHEET 2.0 FOR FIRE TRUCK TURN TEMPLATE INFORMATION.

DRAWING NAME: \\BKF-WC\Vo 14\2014\145170_A\ameda_Pt_Mixed_Use\ENG\TM\SHEETS\080_APTMTURN.dwg
PLOT DATE: 06-14-16 PLOTTED BY: nino

No.	Date	Revisions



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1646 N. CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
PHONE 925/940-2200
FAX 925/940-2299

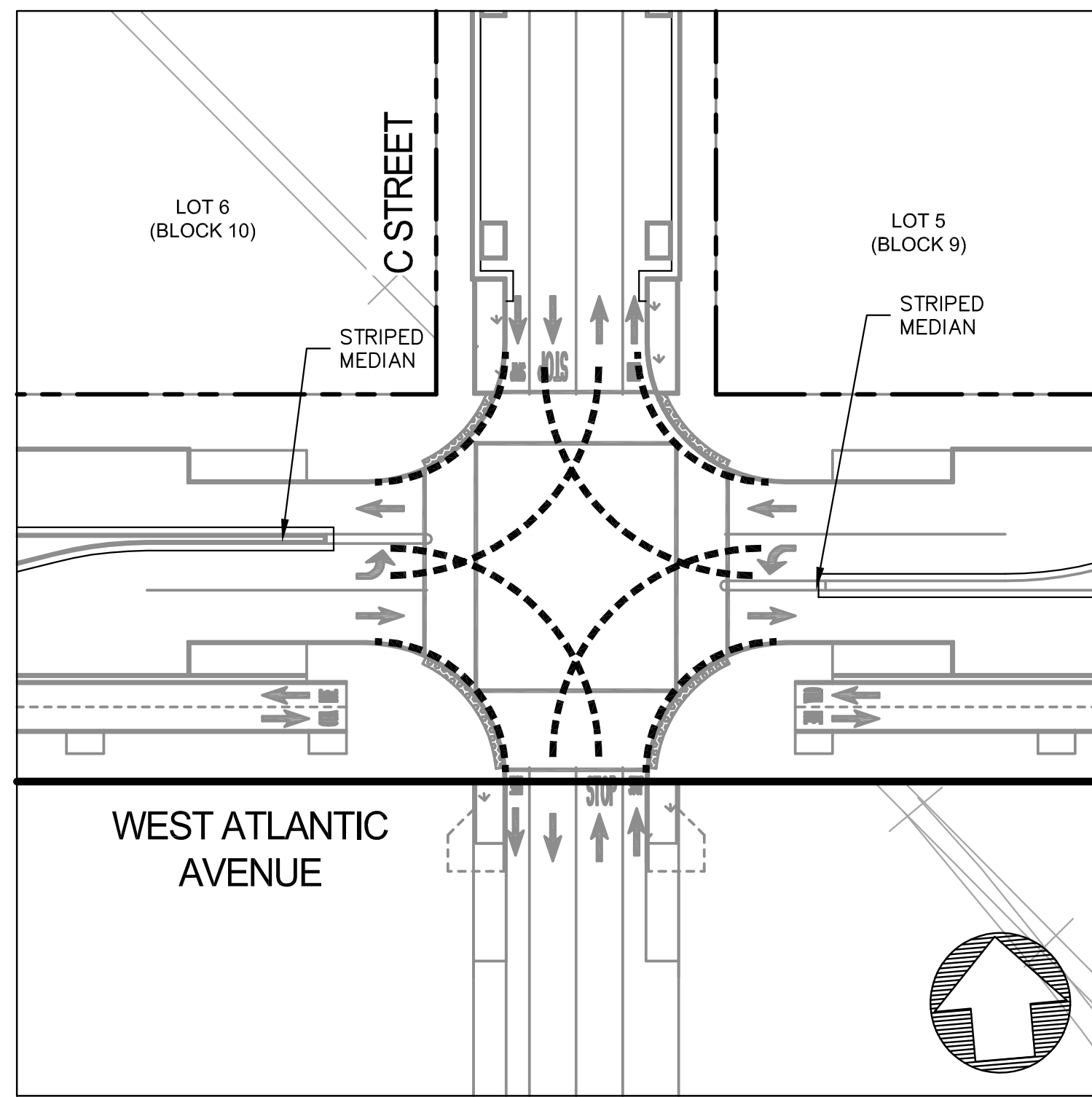
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Design WC Drawn WC Approved CM



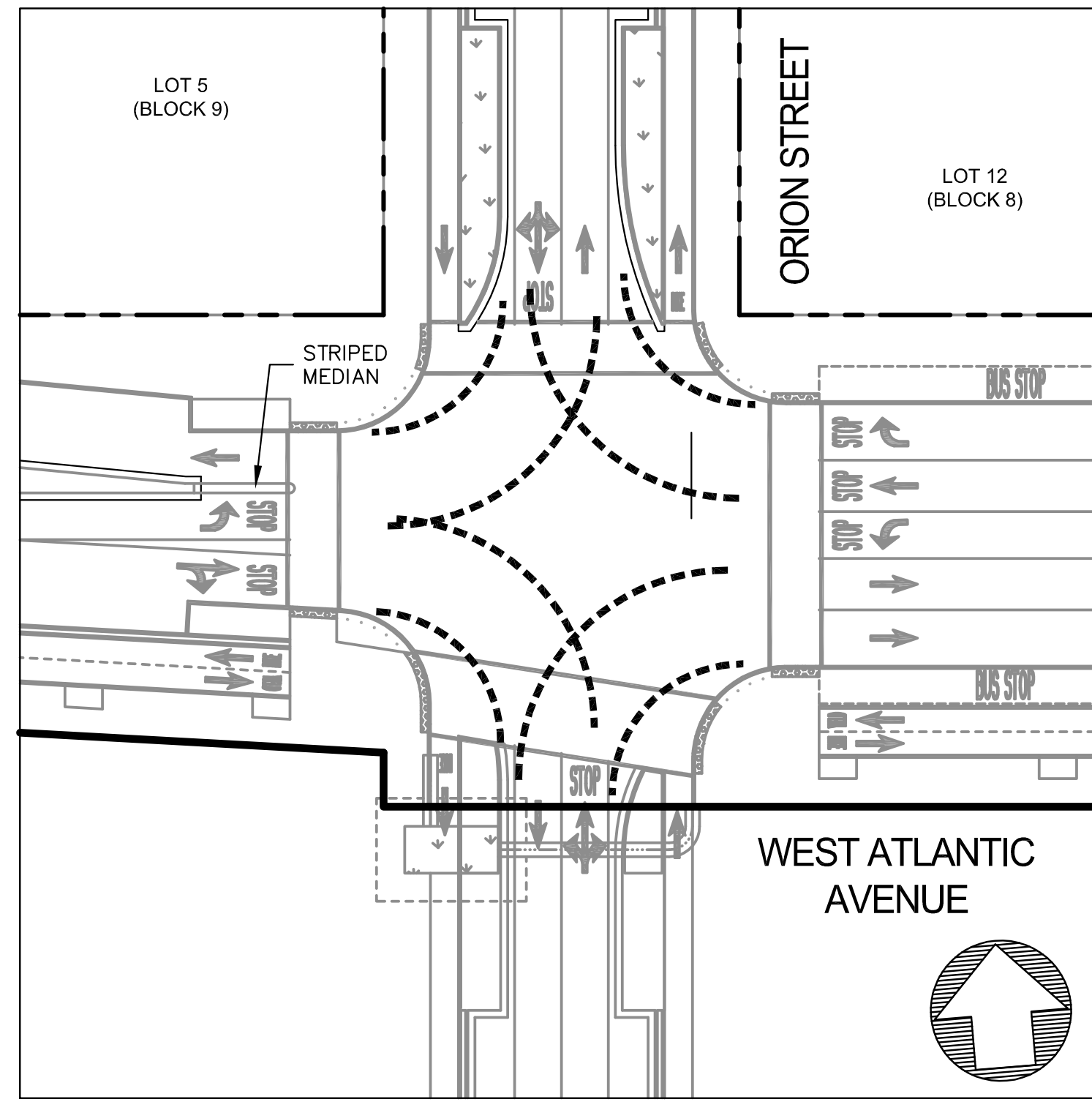
ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
TRUCK TURNING EXHIBIT
FIRE / TRASH TRUCK

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

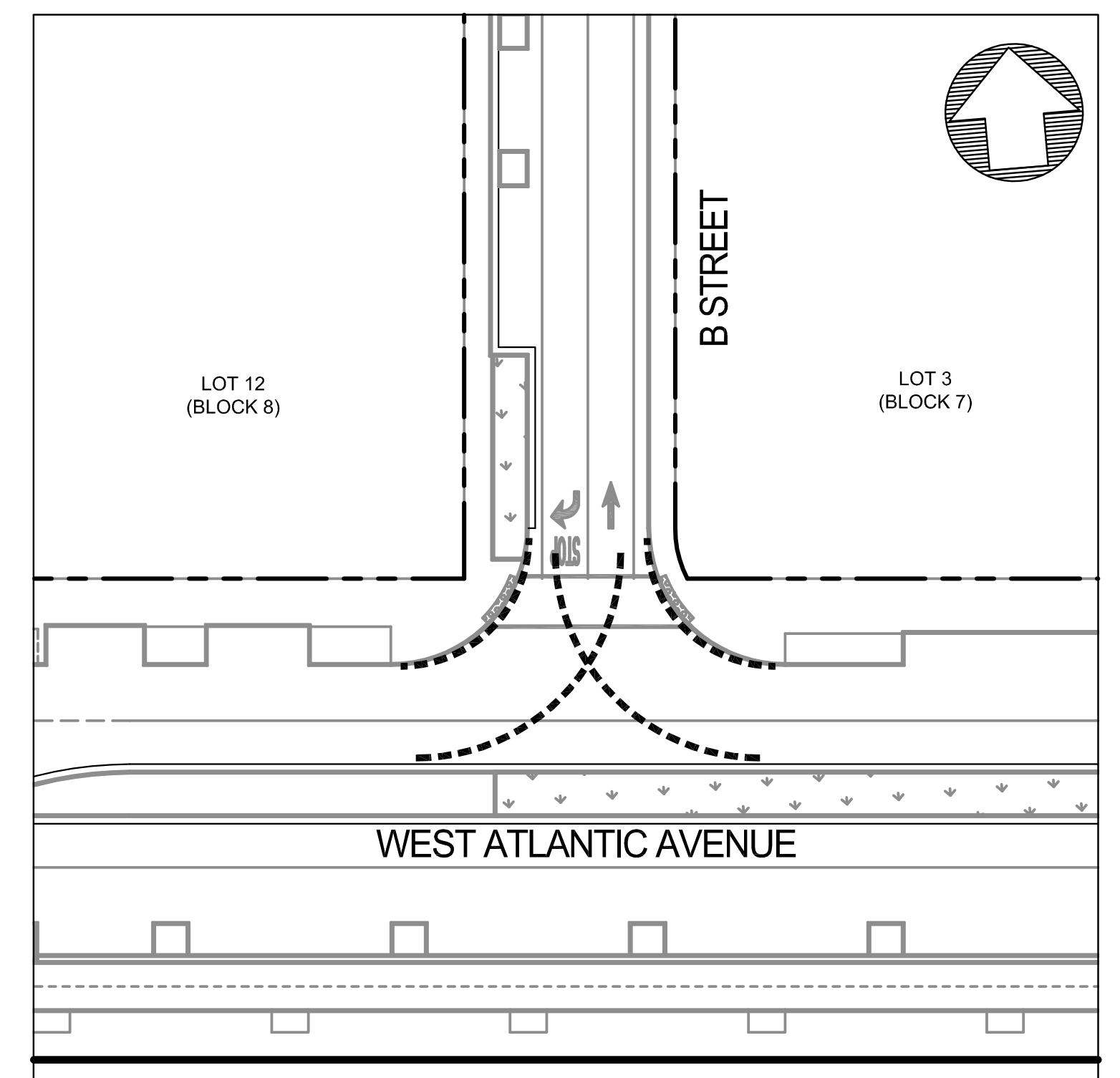
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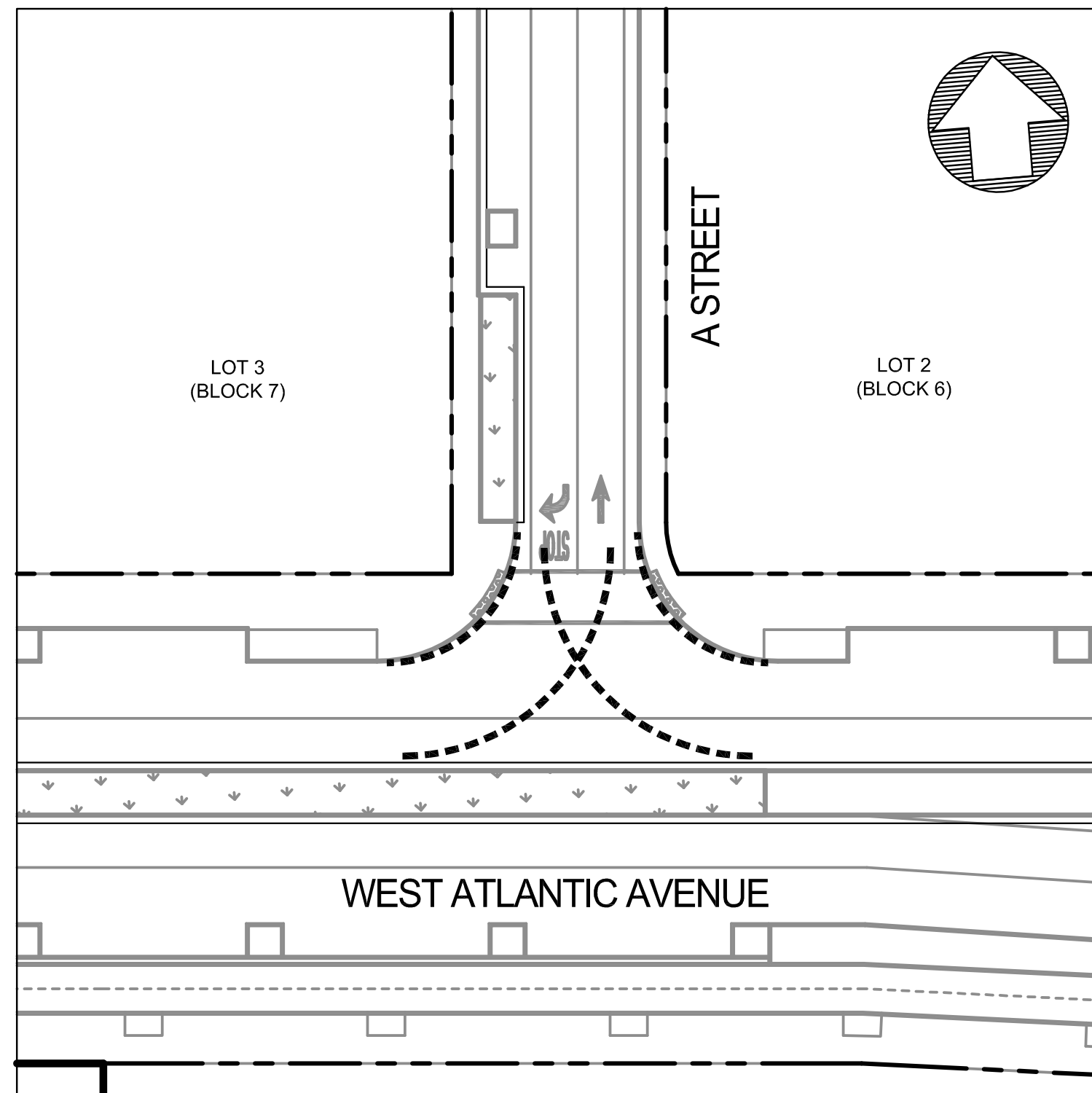
7 WEST ATLANTIC AVENUE AND C STREET
SCALE: 1" = 30'



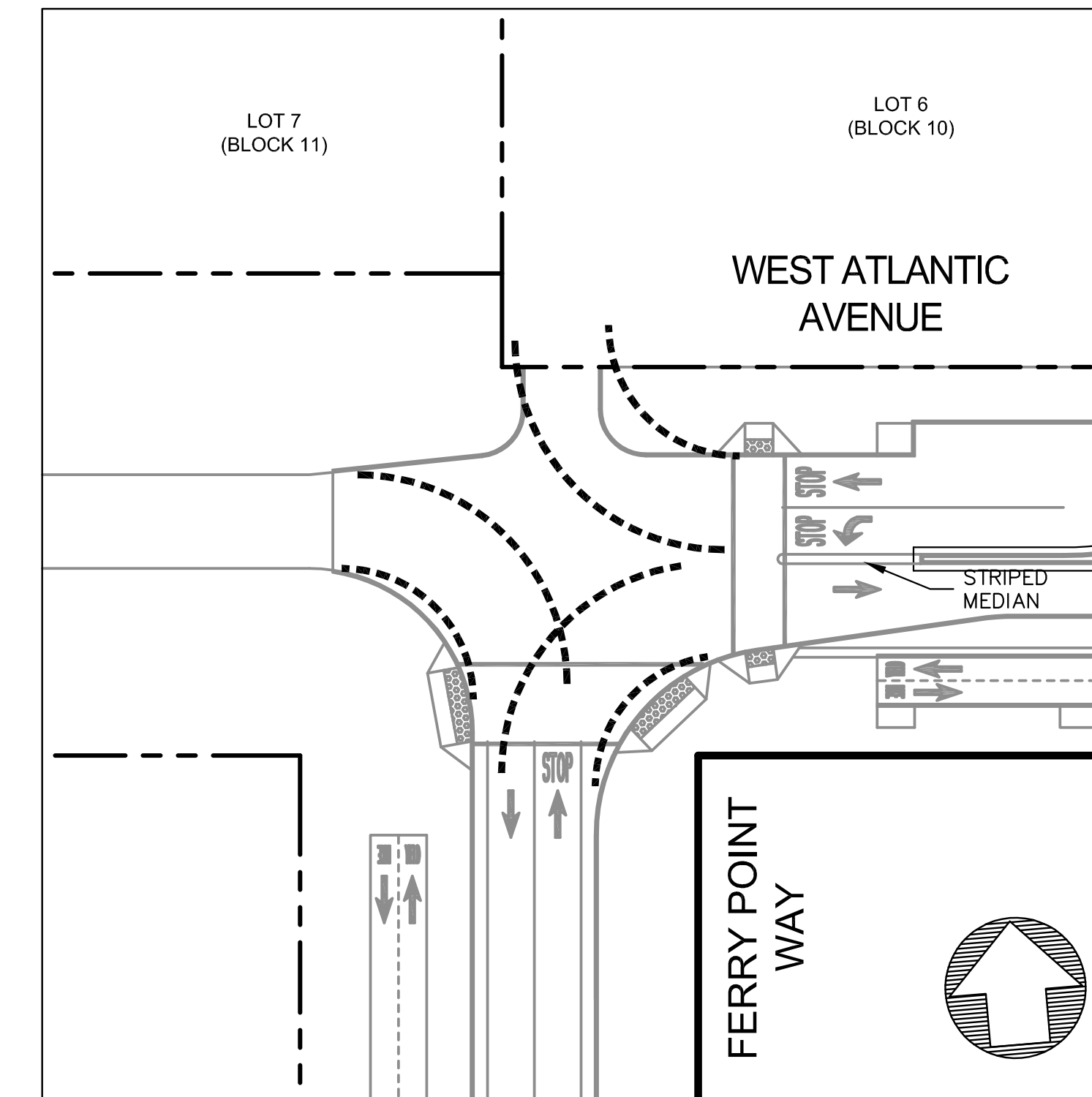
8 WEST ATLANTIC AVENUE AND ORION STREET
SCALE: 1" = 30'



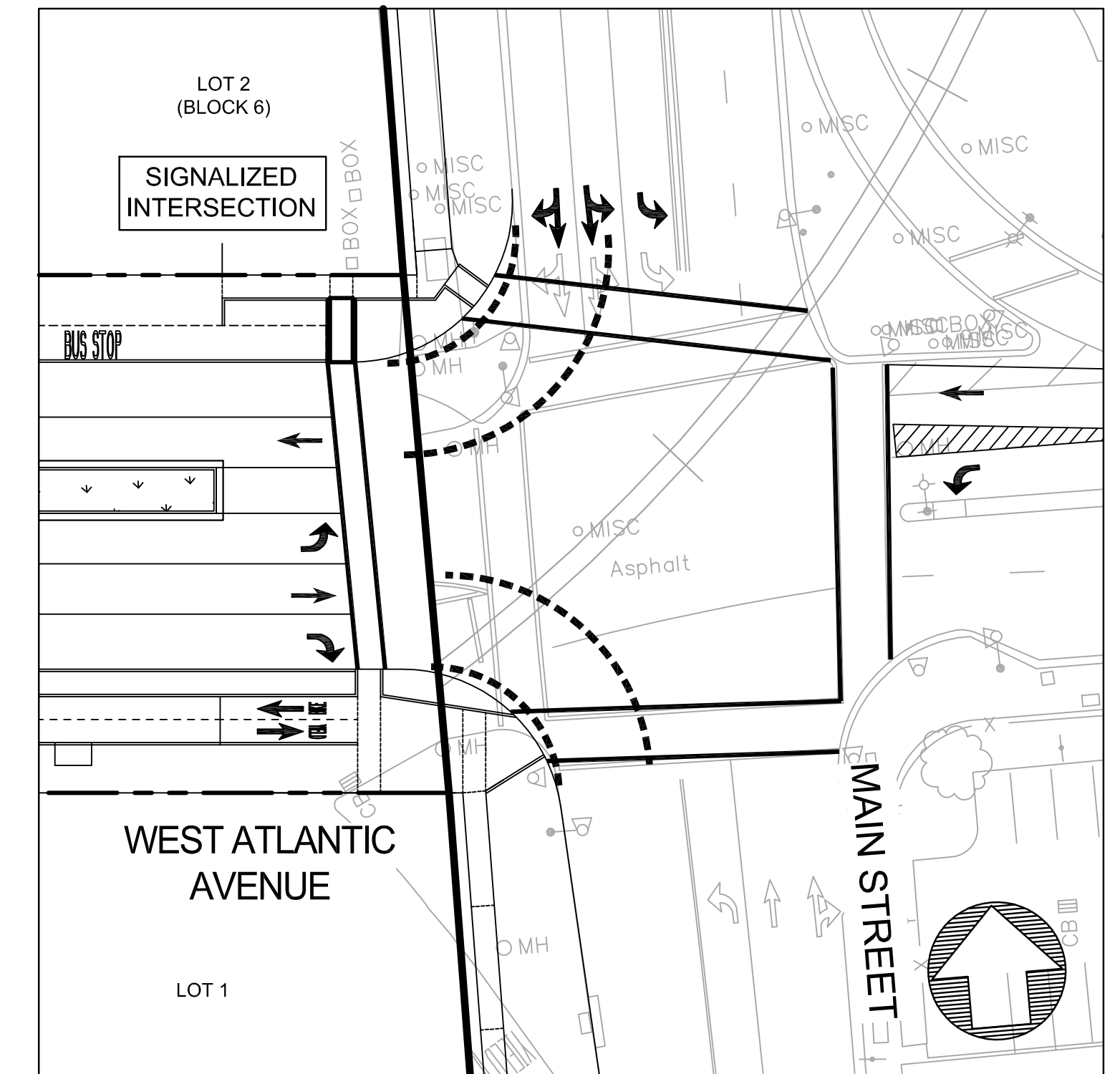
9 WEST ATLANTIC AVENUE AND B STREET
SCALE: 1" = 30'



10 WEST ATLANTIC AVENUE AND A STREET
SCALE: 1" = 30'



11 WEST ATLANTIC AVENUE AND FERRY POINT WAY
SCALE: 1" = 30'

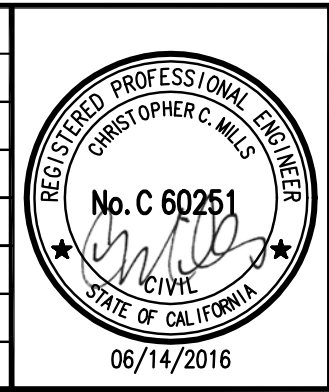


12 WEST ATLANTIC AVENUE AND MAIN STREET - PHASE 3 ULTIMATE
SCALE: 1" = 30'

NOTE: SEE SHEET 2.0 FOR FIRE TRUCK TURN TEMPLATE INFORMATION.

DRAWING NAME: \\BKF-WC\Vo 14\2014\145170_A\ameda_Pt_Mi.xed_Use\ENG\TM\SHEETS\080_APTMTURN.dwg
PLOT DATE: 06-14-16 PLOTTED BY: nino

No.	Date	Revisions



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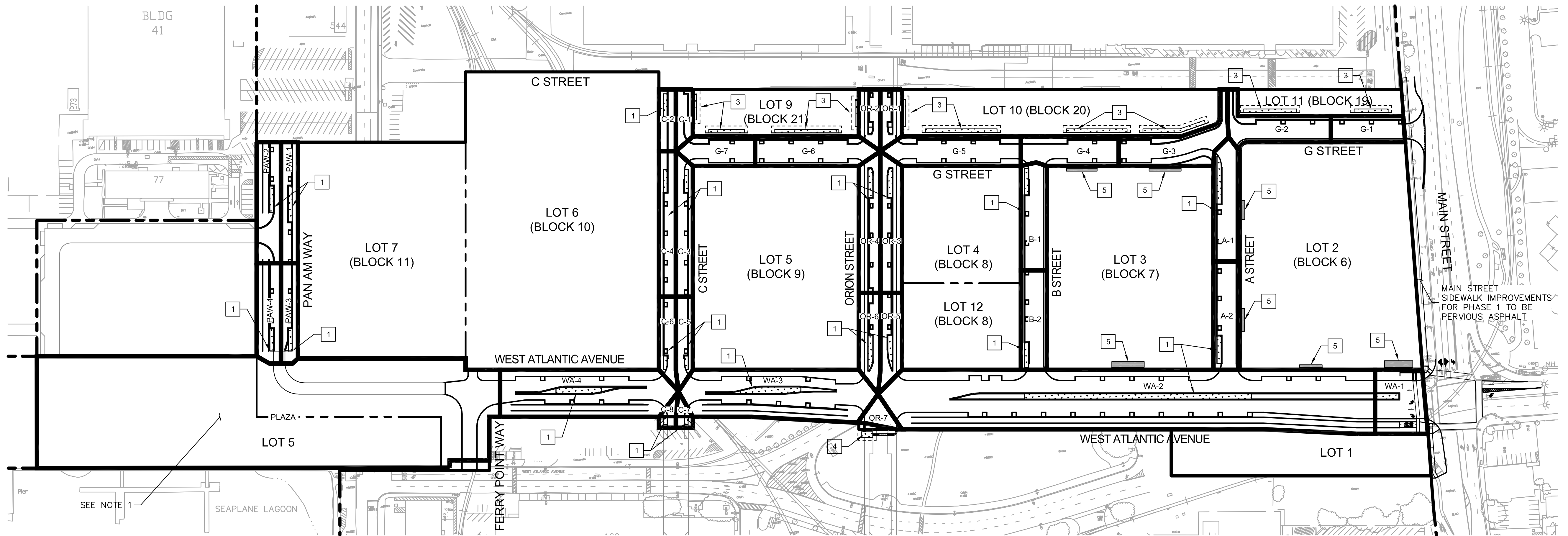
Date 6/14/16 Scale 1"=30' Job No. 20145170
Design WC Drawn WC Approved CM



ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
TRUCK TURNING EXHIBIT
FIRE / TRASH TRUCK

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
8.1



KEYNOTES

- 1 RETAINED (STRUCTURED) BIORETENTION AREA 1
9.1
- 2 UNSTRUCTURED BIORETENTION AREA 2
9.1
- 3 PARTIALLY RETAINED (STRUCTURED) BIORETENTION AREA, SEE NOTE 4.
- 4 INTERIM UNSTRUCTURED BIORETENTION AREA, SEE NOTE 5.
- 5 ONSITE RUNOFF AREA DIRECTED TO PUBLIC RIGHT OF WAY, THAT INCLUDES STOOPS AND ENTRY WALKWAYS ALONG BLOCK FRONTAGE, SEE NOTE 2 AND TABLE 2. SEE SPECIFIC BLOCK 6 & 7 STORMWATER MANAGEMENT PLANS FOR EXACT LOCATIONS.

NOTES

1. PLAZA/WATERFRONT STORMWATER TREATMENT TO BE PER PLAZA/WATERFRONT DESIGN REVIEW DRAWINGS.
2. EACH BLOCK (INCLUDING, BUT NOT LIMITED TO 6, 7, 8, AND 11) TO PROVIDE ONSITE STORMWATER TREATMENT MEASURES PER FUTURE AND SEPARATE DEVELOPMENT PLANS. ONSITE BLOCK AREAS DRAINING TO OFFSITE TREATMENT TO BE TREATED IN BIORETENTION AREAS WITHIN PUBLIC RIGHT-OF-WAY ADJACENT TO RESPECTIVE BLOCKS. BACKBONE BIORETENTION AREAS TO BE SIZED TO TREAT THEIR RESPECTIVE SHED AREAS (AREA WITHIN THE PUBLIC RIGHT-OF-WAY PLUS RUNOFF FROM ONSITE AREAS). SEE TABLE 2 FOR MORE INFORMATION.
3. EXACT LAYOUT OF BIORETENTION AREA SUBJECT TO CHANGE.
4. TRIBUTARY AREAS ASSUMED TO BE 100% IMPERVIOUS FOR PRELIMINARY SIZING. CALCULATIONS TO BE REFINED BASED ON LANDSCAPE PERVIOUS/IMPERVIOUS AREA CALCULATIONS.
5. MINIMUM REQUIRED BIORETENTION AREAS ARE CALCULATED AS FOLLOWS: 3% OF THE TRIBUTARY AREA FOR STRUCTURED BIORETENTION AREAS, AND 4% OF THE TRIBUTARY AREA FOR UNSTRUCTURED BIORETENTION AREAS.
6. PARTIALLY RETAINED (STRUCTURED) BIORETENTION AREAS HAVE AT LEAST ONE BIORETENTION WALL (SEE DETAIL 1, SHEET 9.1). OTHER SIDES MAY BE UNSTRUCTURED (SEE DETAIL 2, SHEET 9.1).
7. INTERIM UNSTRUCTURED BIORETENTION AREAS ARE TEMPORARY UNSTRUCTURED

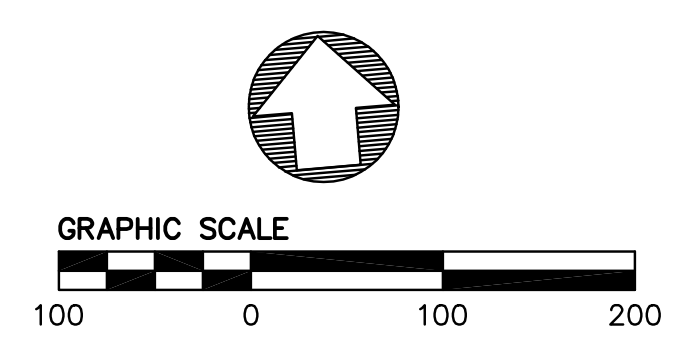
TABLE 1: PHASE 1 - SHED/BIORETENTION SUMMARY

SHED/BIORETENTION	SHED AREA (SF)	BIORETENTION AREA TYPE	MINIMUM REQUIRED BIORETENTION AREA (SF)	BIORETENTION AREA PROVIDED (SF)
A-1	9480	STRUCTURED	SEE TABLE 2	SEE TABLE 2
A-2	8790	STRUCTURED	SEE TABLE 2	SEE TABLE 2
B-1	8620	STRUCTURED	259	349
B-2	8090	STRUCTURED	243	328
G-1	5950	PARTIALLY STRUCTURED	238	360
G-2	9320	PARTIALLY STRUCTURED	373	558
G-3	11120	PARTIALLY STRUCTURED	SEE TABLE 2	SEE TABLE 2
G-4	8840	PARTIALLY STRUCTURED	SEE TABLE 2	SEE TABLE 2
G-5	11920	PARTIALLY STRUCTURED	477	759
G-6	10520	PARTIALLY STRUCTURED	421	672
G-7	6490	PARTIALLY STRUCTURED	260	378
OR-1	3650	PARTIALLY STRUCTURED	146	288
OR-2	3650	PARTIALLY STRUCTURED	146	288
OR-3	9020	STRUCTURED	271	335
OR-4	9020	STRUCTURED	271	324
OR-5	5970	STRUCTURED	179	302
OR-6	5980	STRUCTURED	179	448
OR-7	2210	INTERIM UNSTRUCTURED	88	200
C-1	2880	PARTIALLY STRUCTURED	115	276
C-2	3270	STRUCTURED	98	191
C-3	7320	STRUCTURED	220	237
C-4	7710	STRUCTURED	231	237
C-5	4450	STRUCTURED	134	137
C-6	4440	STRUCTURED	133	137
C-7	1260	STRUCTURED	38	76
C-8	1250	STRUCTURED	38	76
WA-1	9980	STRUCTURED	SEE TABLE 2	SEE TABLE 2
WA-2	90860	STRUCTURED	SEE TABLE 2	SEE TABLE 2
WA-3	27890	STRUCTURED	837	990
WA-4	24720	STRUCTURED	742	773
PAW-1	6420	STRUCTURED	193	369
PAW-2	9189	STRUCTURED	276	280
PAW-3	5280	STRUCTURED	158	233
PAW-4	7480	STRUCTURED	224	233
PLAZA			SEE NOTE 1	

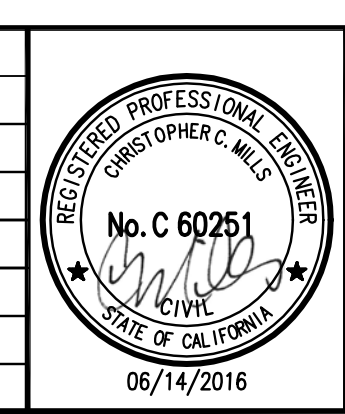
TABLE 2: ONSITE RUNOFF AREA SUMMARY

TREATMENT LOCATION	TREATMENT/BIORETENTION AREA	SHED AREA (S.F.)	TREATMENT AREA REQUIRED (S.F.)	TREATMENT AREA PROVIDED (S.F.)
WEST ATLANTIC AVENUE	WA-1	WA-1 BLOCK 6	10565	317
		WA-2 BLOCK 6	91060	2732
	WA-2	WA-2 BLOCK 7	91060	3600
A STREET	A-1	A-1 BLOCK 6	9647	289
	A-2	A-2 BLOCK 6	8992	270
G STREET	G-3	G-3 BLOCK 7	11594	348
		G-4 BLOCK 7	9111	273
	G-4	G-4 BLOCK 7	9111	642

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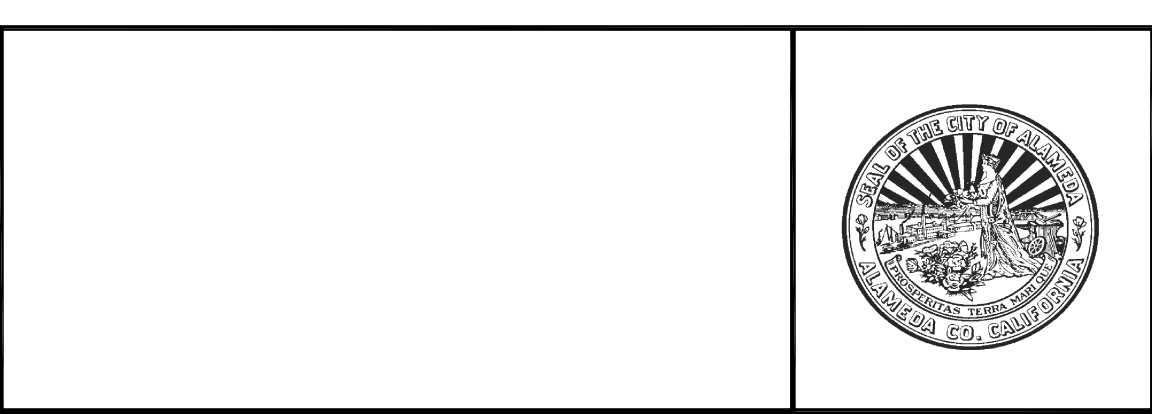
No.	Date	Revisions



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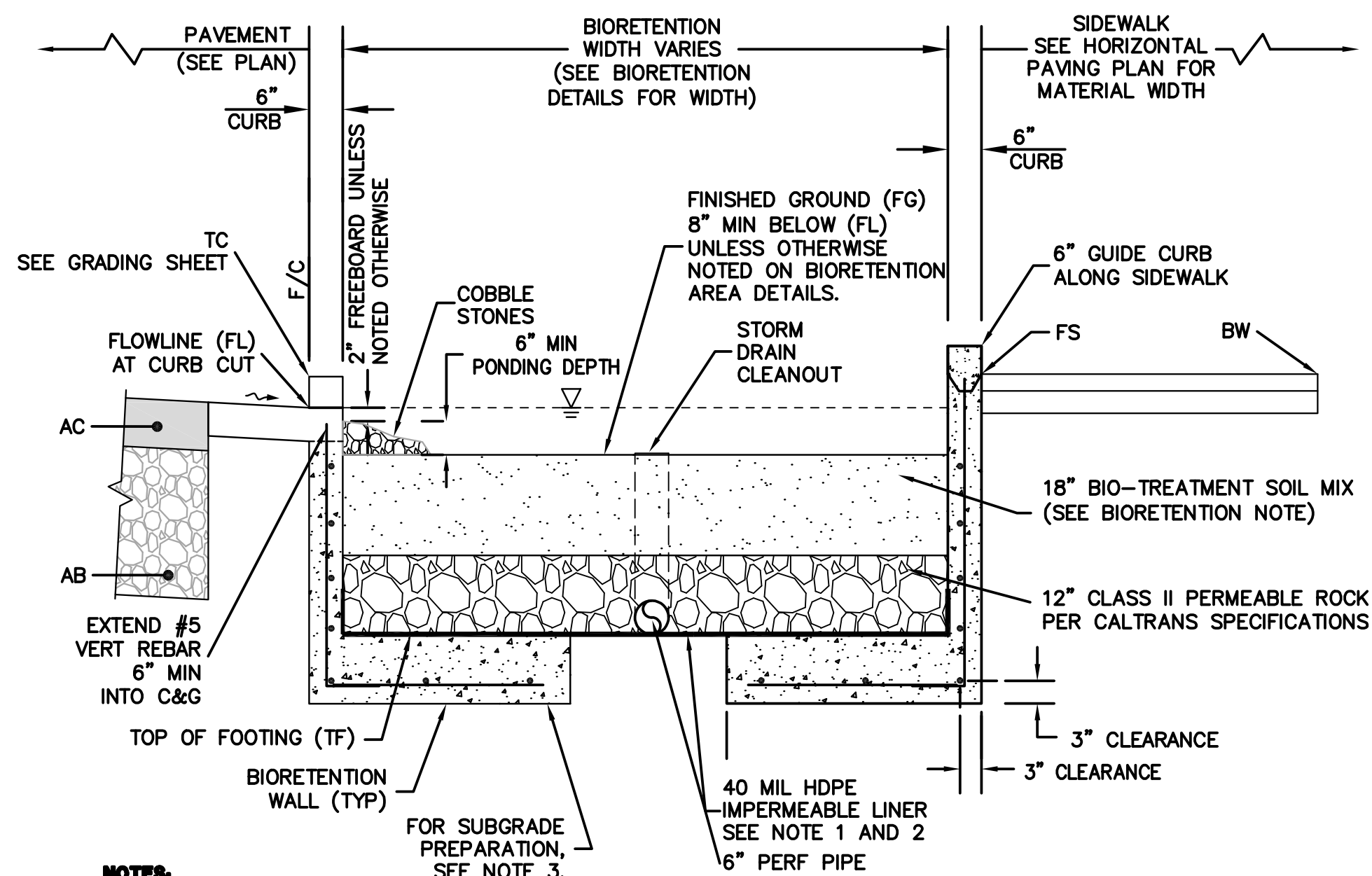
Date 6/14/16 Scale 1"=40' Job No. 20145170
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**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
PRELIMINARY STORMWATER
MANAGEMENT PLAN**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
9.0

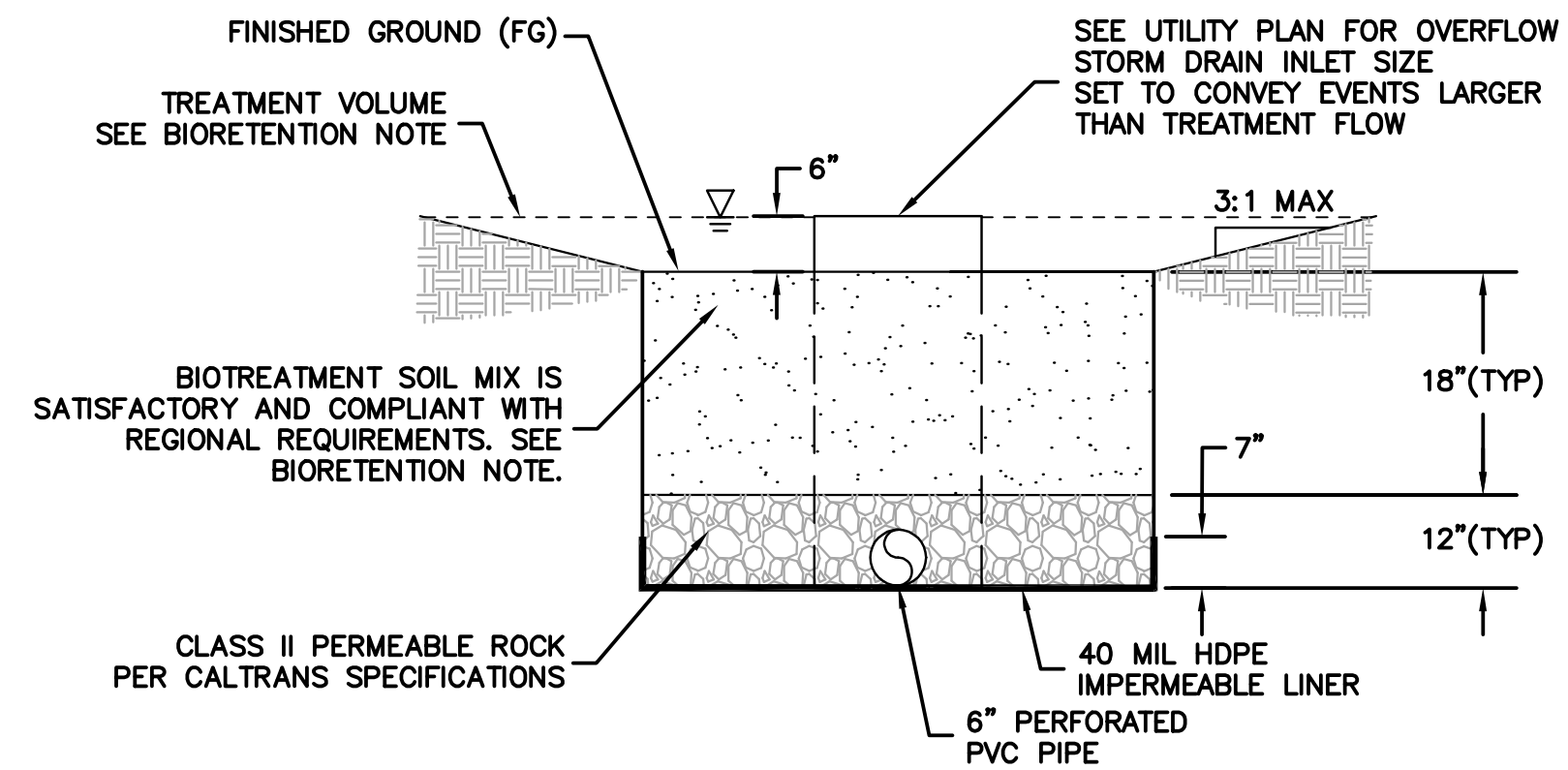


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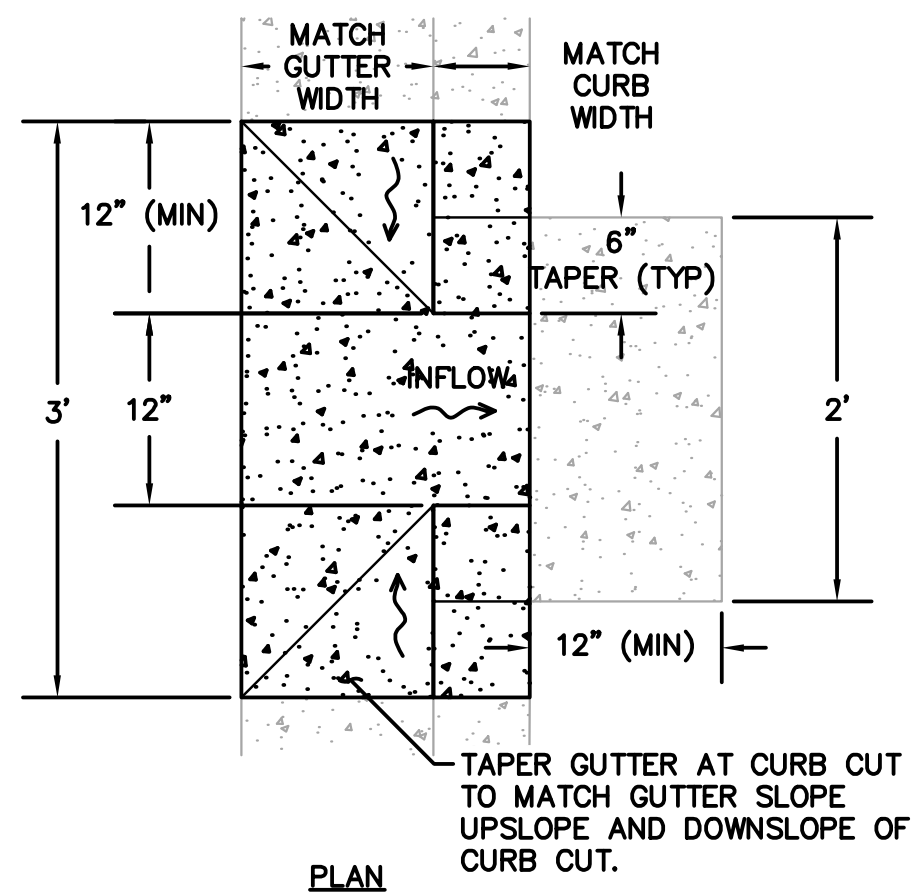
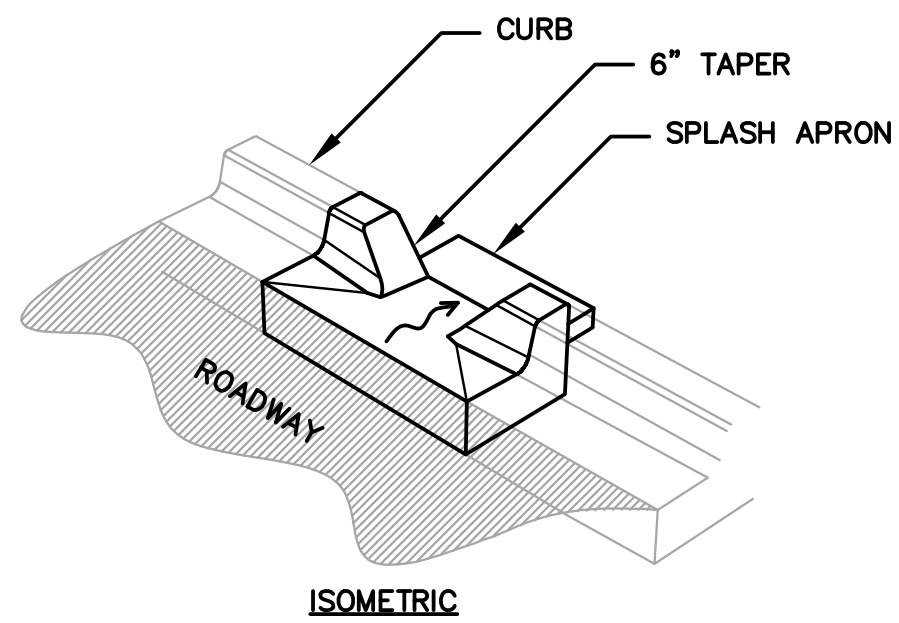
1. IF BIORETENTION AREA EXCEEDS FOOTING WIDTH, IMPERMEABLE LINER SHALL BE INSTALLED AT BOTTOM AND EXTEND 7 INCH UP THE SIDE OF THE CLASS II PERMEABLE LAYER.
2. IMPERMEABLE LINER TO BE USED WHEN BIORETENTION AREA IS NOT STRUCTURALLY CONTAINED BY WALL FOOTING.
3. BIORETENTION AREA FOOTING/FOUNDATION SUBGRADE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION. FOR CONSTRUCTION OF BIORETENTION AREAS ON BAY MUD, CONTRACTOR TO INSTALL 24 INCHES OF CLASS II AB. PRIOR TO PLACEMENT OF CLASS II AB, PLACE A LAYER OF GEOTEXTILE FABRIC (MIRAFI 500X OR EQUIVALENT) AT THE BASE OF THE EXCAVATION.

1 TYPICAL RETAINED (STRUCTURED) BIORETENTION AREA CROSS SECTION
NTS

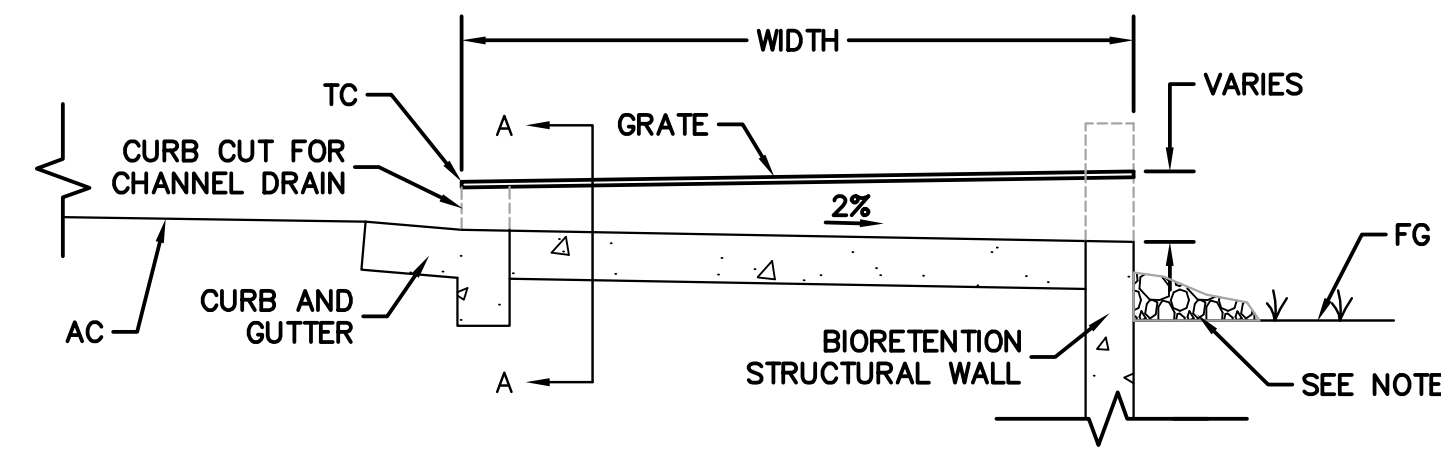
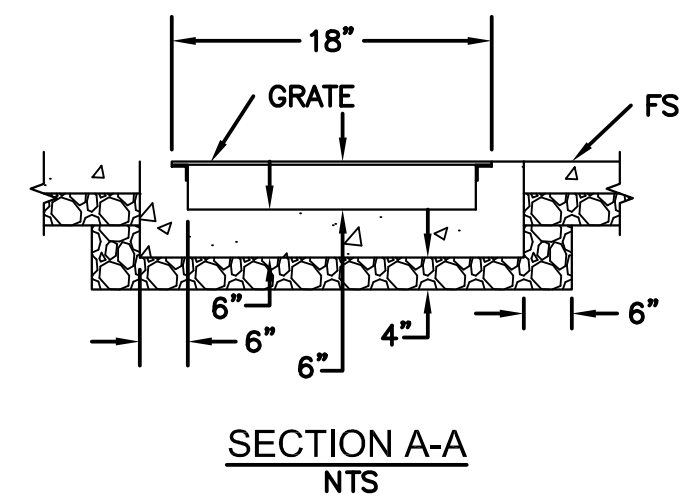
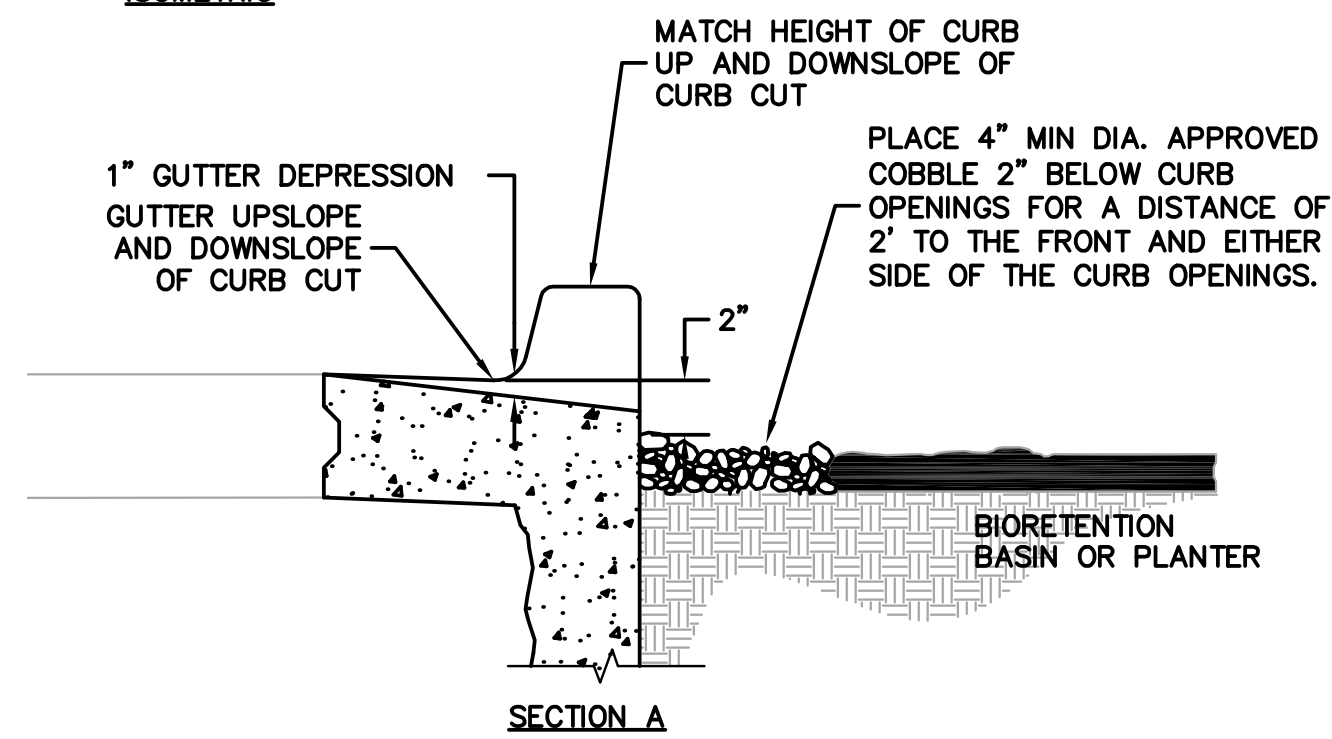
BIORETENTION NOTE:
18" OF REGIONALLY-APPROVED BIO-TREATMENT SOIL MIX PER THE MOST RECENT VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S PROVISION C.3 STORMWATER TECHNICAL GUIDANCE MANUAL © WWW.CLEANWATERPROGRAM.ORG. THE FOLLOWING VENDORS ARE KNOWN TO OFFER SPECIFIED BIO-RETENTION PLANTER AREA SOIL MEDIA MIX: AMERICAN SOILS (WWW.AMERICANSOILS.COM); LH VOSS (WWW.LHVOSS.COM); PLEASANTON TRUCKING (925-449-5400). PROVIDE VERIFICATION AND DOCUMENTATION TO THE CITY STORMWATER PROGRAM INSPECTOR OF THE DELIVERY OF THE SPECIFIED MATERIAL. INSTALL AND MAINTAIN A 3-INCH LAYER OF "ARBOR", "AGED" OR "COMPOSTED" MULCH ON ANY EXPOSED SOIL AREAS BETWEEN PLANTINGS. LANDSCAPING TO BE PER FUTURE LANDSCAPE PERMIT.



2 TYPICAL UNSTRUCTURED BIORETENTION AREA CROSS SECTION
NTS



3 CURB CUT
NTS

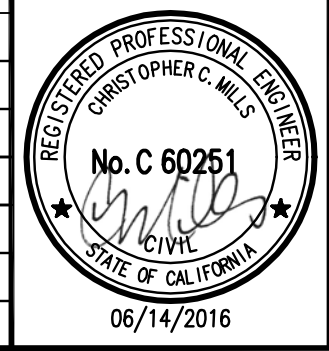


4 CHANNEL DRAIN
NTS

NOTE:
4" MIN COBBLE PLACED 0.2' BELOW OPENING FOR DISTANCE OF 2' EITHER SIDE OF CURB OPENINGS AND OUTFALLS.

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PLOT DATE: 06-14-16 PLOTTED BY: nino

No.	Date	Revisions



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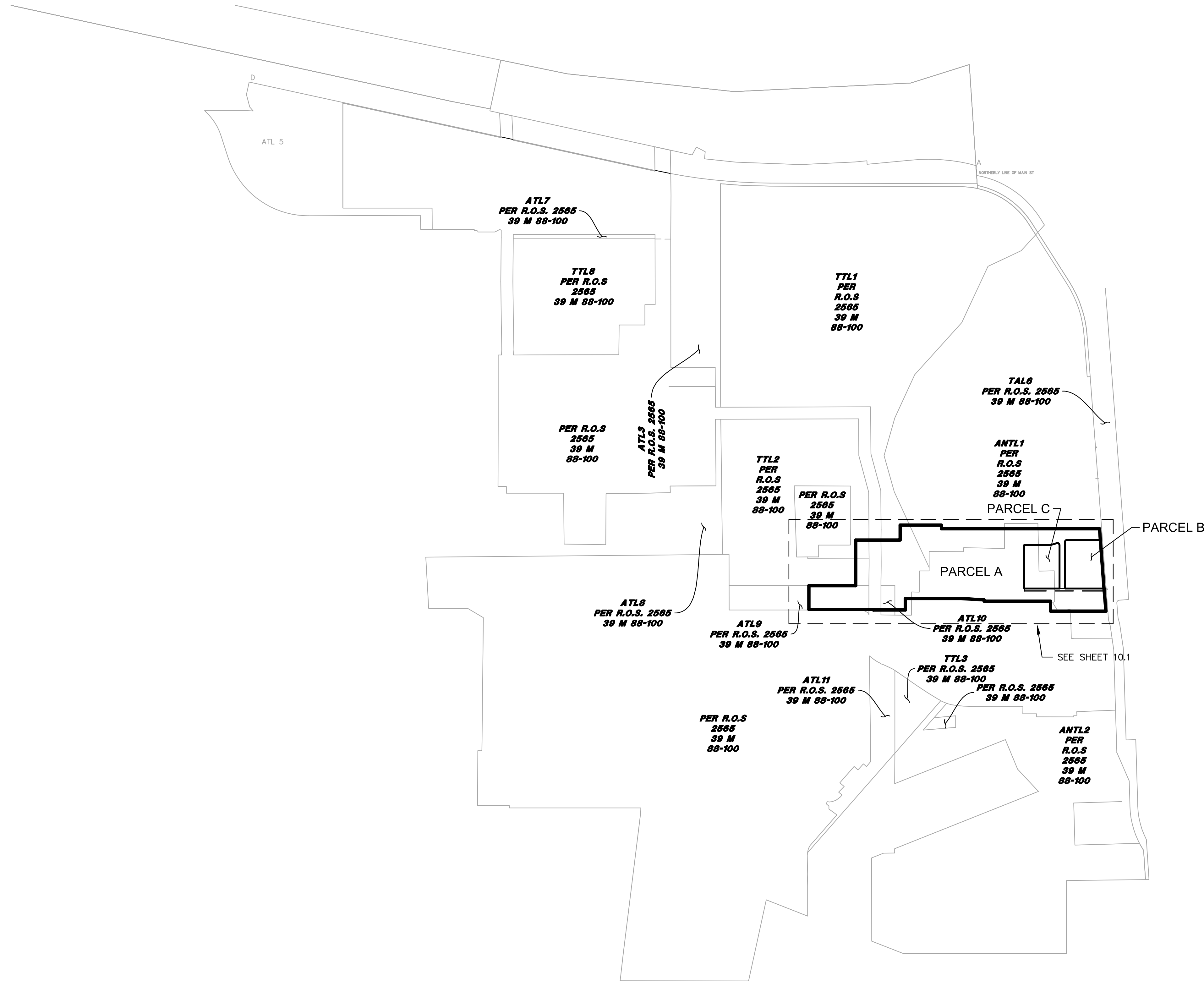
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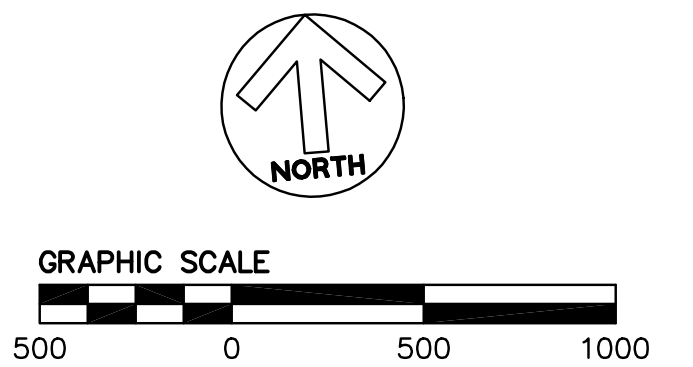


ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
**PRELIMINARY STORMWATER
MANAGEMENT DETAILS**
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
9.1

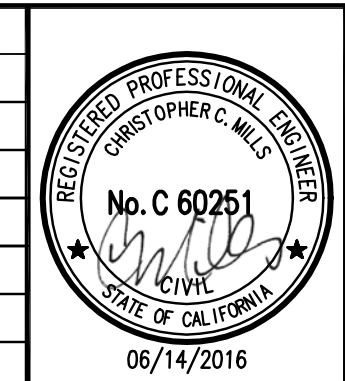


NOTE: THIS PARCEL MAP IS FOR CONVEYANCE PURPOSES. NO IMPROVEMENTS ARE ASSOCIATED WITH THE PARCEL MAP.



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**ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
TENTATIVE PARCEL MAP**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
10.0

PER R.O.S 2565
39 M 88-100

ANTL1
PER R.O.S 2565
39 M 88-100

TTL2
PER R.O.S 2565
39 M 88-100

TTL2
PER R.O.S 2565
39 M 88-100

ATL9
PER R.O.S 2565
39 M 88-100

TTL1
PER R.O.S 2565
39 M 88-100

PARCEL A
25.32 AC±

PER R.O.S 2565
39 M 88-100

ATL10
PER R.O.S. 2565
39 M 88-100

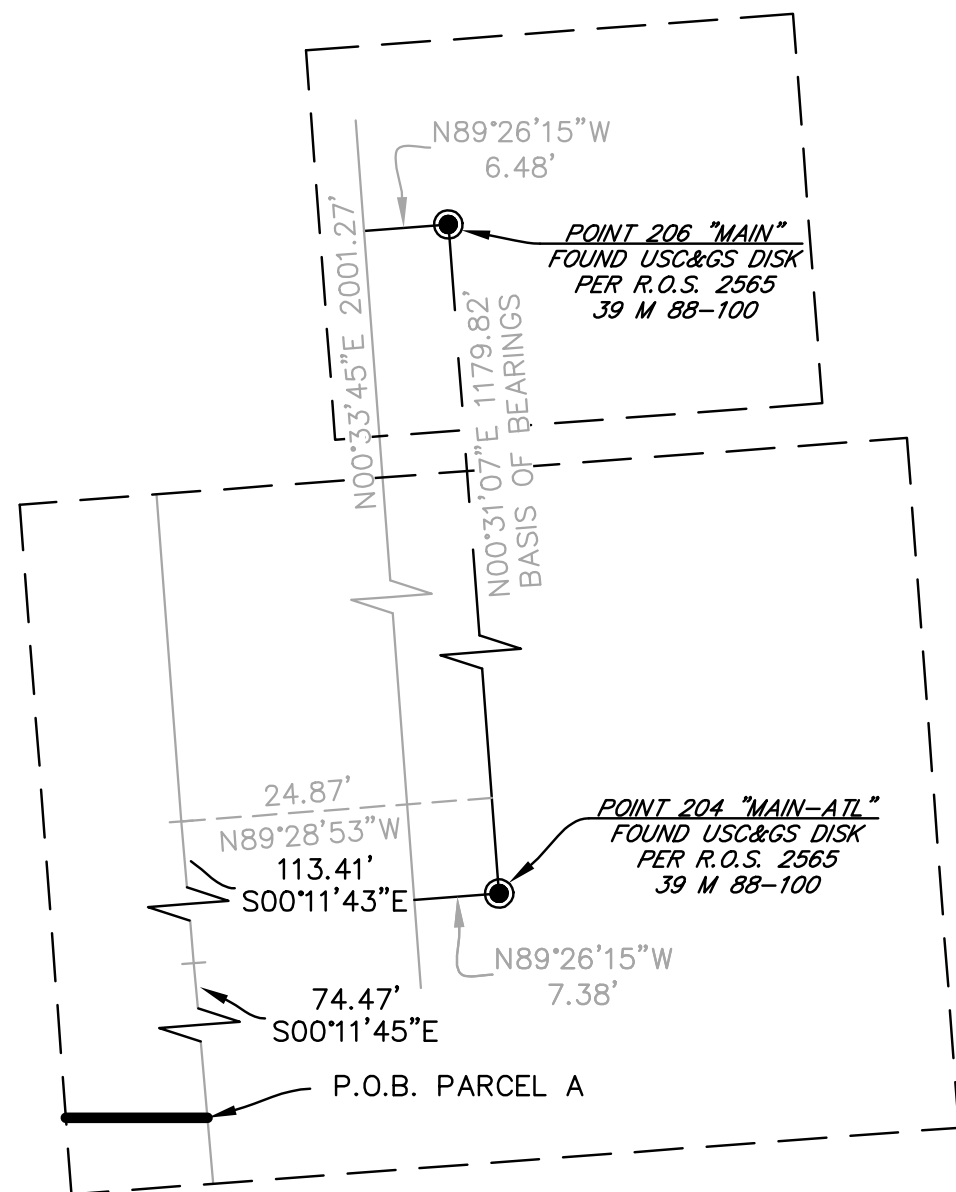
PARCEL C
LOT 3
(BLOCK 7)

PARCEL B
LOT 2
(BLOCK 6)

MAIN STREET

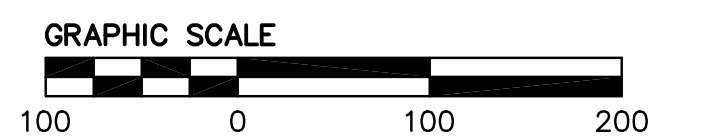
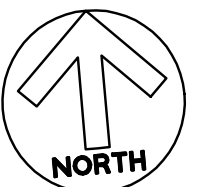
SEE DETAIL 1
THIS SHEET

NOTE: THIS PARCEL MAP IS FOR CONVEYANCE
PURPOSES. NO IMPROVEMENTS ARE ASSOCIATED WITH
THE PARCEL MAP.



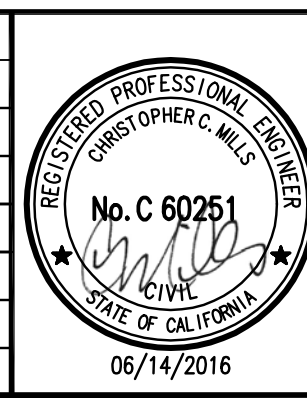
LEGEND

	PHASE 1 BOUNDARY
	MONUMENT LINE
	TIE LINE
	EXISTING PARCEL LINE
	TIDELANDS TRUST PARCELS



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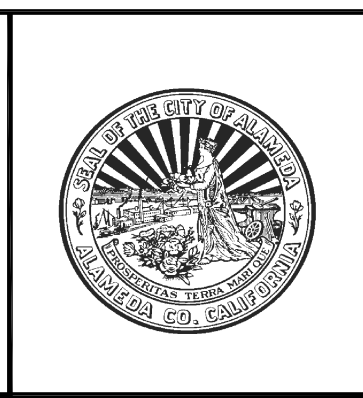
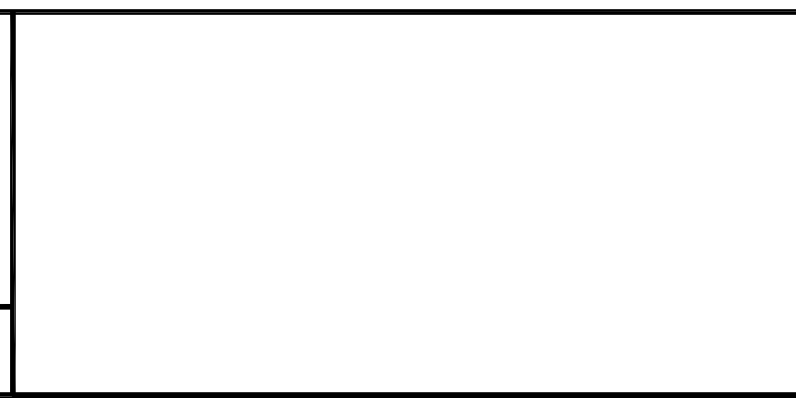
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ALAMEDA POINT SITE A PHASE 1 MIXED-USE DEVELOPMENT
TRACT # 8336 TENTATIVE MAP
TENTATIVE PARCEL MAP

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
10.1