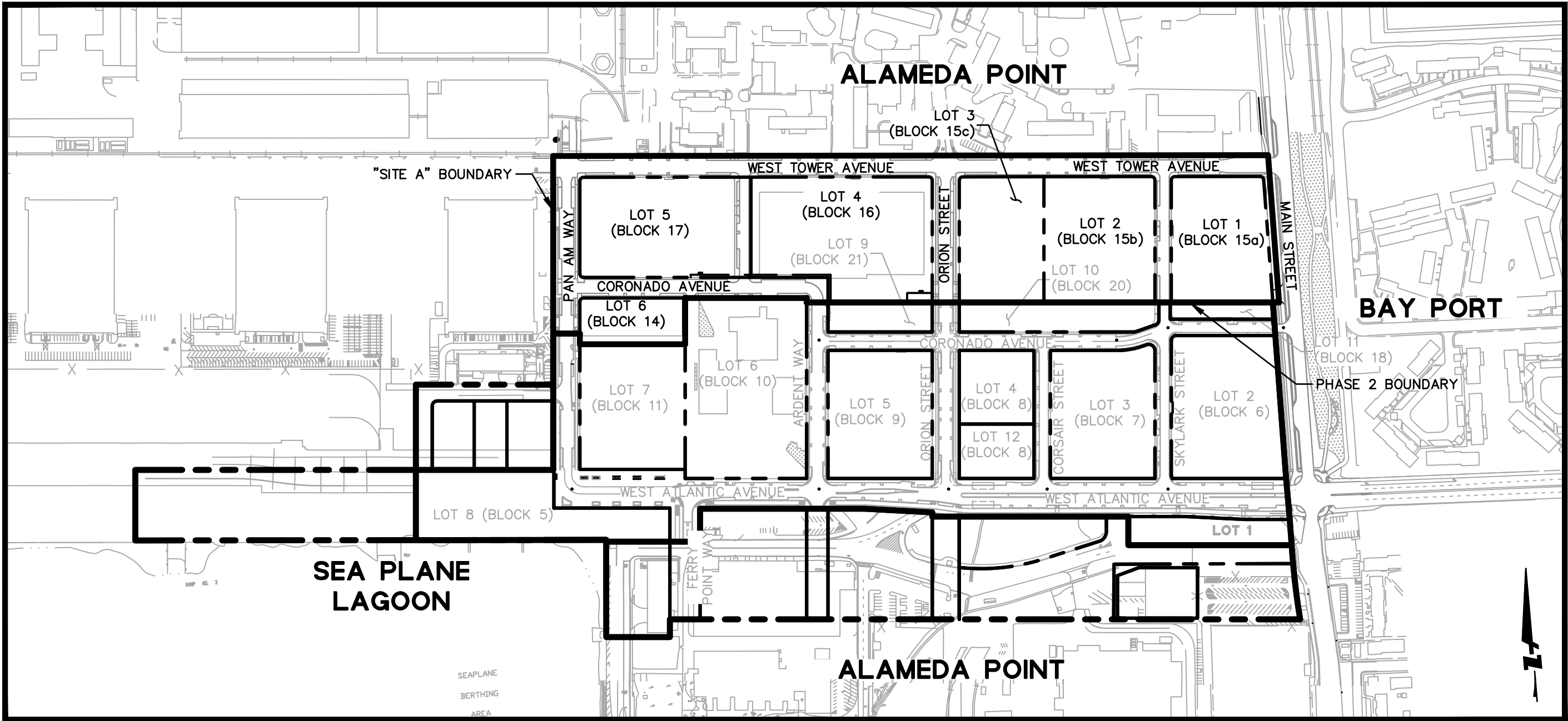
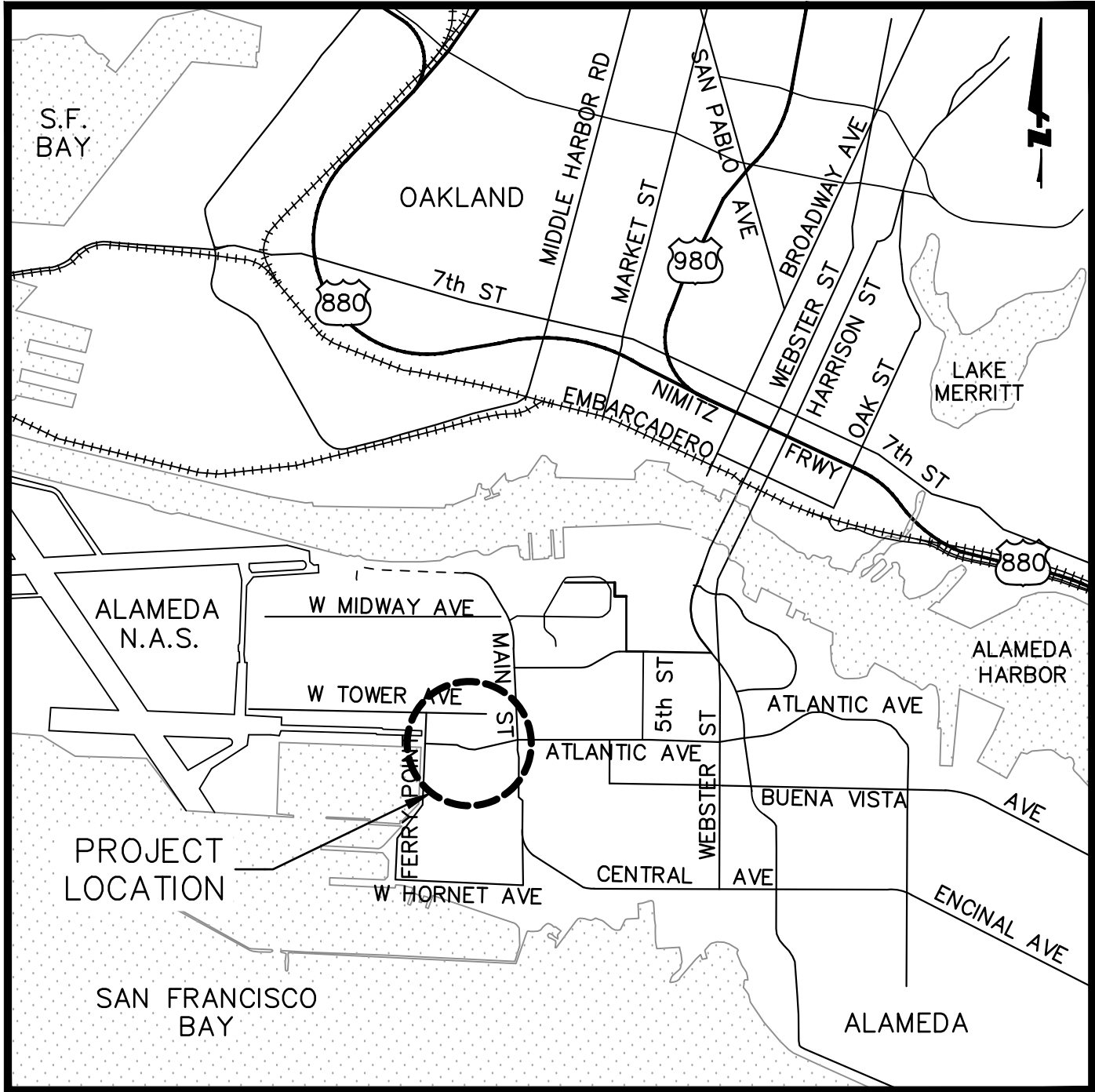


TENTATIVE MAP TRACT #8532
ALAMEDA POINT SITE A PHASE 2
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

Sheet List Table	
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8.0	FIRE TRUCK TURNING PLAN
8.1	FIRE TRUCK TURNING PLAN
9.0	PRELIMINARY STORMWATER MANAGEMENT PLAN



SITE PLAN
SCALE: 1"=300'



VICINITY MAP
NOT TO SCALE

SUBDIVIDER'S STATEMENT

- OWNER: CITY OF ALAMEDA
2263 SANTA CLARA AVE.
ALAMEDA, CA 94501
(510) 747-7400
CONTACT: DEBBIE POTTER
- BLOCK 10 OWNER: ALAMEDA POINT PARTNERS, LLC
2220 LIVINGSTON STREET, SUITE 208
OAKLAND, CA 94606
CONTACT: STEPHANIE HILL
- BLOCK 11 OWNER: AP BLOCK 11 APARTMENTS, LLC
2220 LIVINGSTON STREET, SUITE 208
OAKLAND, CA 94606
CONTACT: STEPHANIE HILL
- SUBDIVIDER: ALAMEDA POINT PARTNERS, LLC
2220 LIVINGSTON STREET, SUITE 208
OAKLAND, CA 94606
CONTACT: STEPHANIE HILL
- ENGINEER: BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400
WALNUT CREEK, CA 94595
(925) 940-2200
CONTACT: CHRISTOPHER MILLS
- GEOTECHNICAL ENGINEER: LANGAN TREADWELL ROLLO
501 14TH STREET, 3RD FLOOR
OAKLAND, CA, 94612
(415) 955-5200
CONTACT: RICHARD D. RODGERS, P.E., G.E.
- EXISTING ZONING: AP-TC (TOWN CENTER)
- EXISTING LAND USE: MIXED USE
- PROPOSED ZONING: AP-TC (TOWN CENTER)
- 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
- PHASING: MULTIPLE FINAL MAPS MAY BE FILED BASED ON PROJECT PHASING AND IMPLEMENTATION.
- LANDSCAPING: TREE PLANTING AND LANDSCAPING INFORMATION WILL BE PROVIDED UNDER SEPARATE APPLICATION.
- 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.

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, P.E.
BKF ENGINEERS

09/04/19
DATE

DRAWING NAME: K:\2014\145170_Alameda_Pt_Mixed_Use\ENG\TM\PHASE 2\SHEETS\10-AP2TM_TS.dwg
PLOT DATE: 09-30-19 PLOTTED BY: mikel

No.	Date	Revisions



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

Date 09/04/19 Scale AS SHOWN Job No. 20145170
Design MS Drawn AZ Approved CM



CITY OF ALAMEDA

ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

TITLE SHEET

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

	PROPOSED	EXISTING
"SITE A" BOUNDARY		
RIGHT OF WAY LINE		
PHASE 2 BOUNDARY		
CENTERLINE		
EASEMENT LINE		
CONTOUR LINE		10
SANITARY SEWER MAIN	X SS	SS
SANITARY SEWER FORCE MAIN		SSFM
STORM DRAIN MAIN	X SD	SD
DOMESTIC WATER MAIN	W W	DW
RECYCLED WATER MAIN		WR
GAS MAIN		GAS
PHASE 1 OVERHEAD 115 KV		E
FIRE WATER		FW
FIBER OPTIC		FO
OVERHEAD		OH
TELEPHONE		T
WATER		W
FENCE		X
JOINT TRENCH	JT	
BIORETENTION AREA		
WETLANDS		
MANHOLE	⑤ ⑥	□ ▮
DROP INLET	■	x 2.4
SPOT ELEVATION, ALAMEDA DATUM	x 2.4	•
FIRE HYDRANT	•	+
MONUMENT	⊙	+
ELECTROLIER		
JOINT POLE		

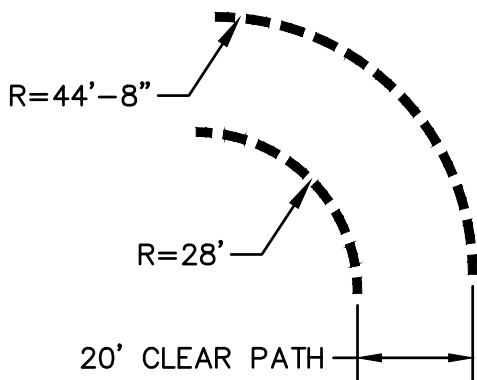
ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	AT	N	NORTH
AB	AGGREGATE BASE	NO.	# NUMBER
AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
ADA	AMERICAN DISABILITY ASSOCIATION	O.C.,O/C	ON CENTER
AE	PRIVATE ACCESS EASEMENT	OH	OVERHEAD
AMP	ALAMEDA MUNICIPAL POWER	PAE	PRIVATE ACCESS EASEMENT
APPROX	APPROXIMATE	PERF	PERFORATED
AVE	AVENUE	PKG	PARKING
BC	BEGINNING OF CURVE	PL, P/L	PROPERTY LINE
BLDG	BUILDING	PM	PARCEL MAP
BW	BACK OF WALK	POC	POINT OF CONNECTION
C	CENTER	PRC	POINT OF REVERSE CURVE
CB	CATCH BASIN	PR,PROP	PROPOSED
CD	CONSTRUCTION DOCUMENT	PSDE	PUBLIC STORM DRAIN EASEMENT
C&G	CURB AND GUTTER	PT	POINT
CL,C/L	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CONC,CC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONT	CONTINUATION	PVMT	PAVEMENT
DIA	DIAMETER	R	RADIUS
DW	DOMESTIC WATER	RCP	REINFORCED CONCRETE PIPE
D/W,DWY	DRIVEWAY	RIM	RIM ELEVATION
E	EAST, ELECTRICAL	RT	RIGHT
EA	EACH	RW	RECYCLED WATER
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RWL	RAIN WATER LEADER
EL,ELEV.	ELEVATION EL	S	SLOPE, SOUTH
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SDCB	STORM DRAIN CATCH BASIN
EX,,EXIST,,(E)	EXISTING	SDCI	STORM DRAIN CURB INLET
(F)	FUTURE	SDDI	STORM DRAIN DROP INLET
FC,F/C	FACE OF CURB	SDE	PUBLIC STORM DRAIN EASEMENT
FF	FINISHED FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SFH	SINGLE FAMILY HOUSE
FH	FIRE HYDRANT	SL	STREET LIGHT
FL	FLOW LINE	SS	SANITARY SEWER
FO	FIBER OPTIC	SSCO	SANITARY SEWER LATERAL CLEANOUT
FP	FINISHED PAVEMENT	SSE	SANITARY SEWER EASEMENT
FW	FIRE PROTECTION WATER	SSFM	SANITARY SEWER FORCE MAIN
FS	FINISHED SURFACE	SSMH	SANITARY SEWER MANHOLE
FT	FEET	ST	STREET
GB	GRADE BREAK	STA	STATION
GR	GRATE	STD	STANDARD
GRD,GRND	GROUND	SW	SIDEWALK
HORIZ.,H	HORIZONTAL	T	TELEPHONE
HP	HIGH POINT	TC	TOP OF CURB
HYD	HYDRANT	TEMP	TEMPORARY
IMPROV.	IMPROVEMENTS	TG	TOP OF GRATE
INV	INVERT	THRU	THROUGH
IRR	IRRIGATION	TP	TOP OF PAVEMENT
JP	JOINT POLE	TS	TOP OF SLOPE
JT	JOINT TRENCH	TW	TOP OF WALL
L	LENGTH	TYP.	TYPICAL
LL	LOT LINE	W	WEST
LT	LEFT	W/	WITH
LF	LINEAR FEET	W,WL	WATERLINE
LG	LIP OF GUTTER	WLE	WATER LINE EASEMENT
MA	MATCH	WM	WATER METER
MAX	MAXIMUM	WS	WATER SERVICE
MFH	MULTI-FAMILY HOUSE	WV	WATER VALVE
MH	MANHOLE		
MID	MIDDLE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		

LOT SUMMARY

LOT #	BLOCK #	AREA (SF)	USAGE
1	15A	96,394	AFFORDABLE MFH
2	15B	110,361	MFH
3	15C	84,100	MFH
4	16	164,483	OFFICE
5	17	135,495	OFFICE
6	14	38,459	PARKING

FIRE TRUCK TURN TEMPLATE



DESIGN EXCEPTIONS

GOVERNING DOCUMENT	STATEMENT	EXCEPTION
CITY OF ALAMEDA STANDARD SUBDIVISION SPECIFICATIONS AND DESIGN CRITERIA	SECTION TWO – DESIGN CRITERIA – ARTICLE A – <u>STREET IMPROVEMENTS</u> 4. CROSS SECTION AND SLOPE. ALL NEW STREETS SHALL CONFORM IN CROSS SECTION AND SLOPE TO THE DETAILS SHOWN ON CITY OF ALAMEDA DRAWING NO. 6127, CASE 24, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.	DUE TO THE GEOMETRY OF THE STREETS, THE CROSS SLOPES OF THE STREETS VARY FROM 1.5% – 4%.
CITY OF ALAMEDA STANDARD SUBDIVISION SPECIFICATIONS AND DESIGN CRITERIA	ARTICLE B – <u>SANITARY SEWERS</u> 2. <u>LOCATION & ALIGNMENT</u> . WHEREVER POSSIBLE, SANITARY SEWER MAINS SHALL BE LOCATED AT THE CENTER LINE OF THE STREET.	THE LOCATION OF SEWER MAINS IN THIS PROJECT DEViate FROM CENTERLINE OF THE STREETS DUE TO THE STREET CROSS SECTIONS AND OTHER UTILITY LOCATIONS.
CITY OF ALAMEDA STANDARD SUBDIVISION SPECIFICATIONS AND DESIGN CRITERIA	ARTICLE B – <u>SANITARY SEWERS</u> 6. <u>MATERIALS</u> . IN GENERAL, SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF CLAY PIPE, CAST IRON PIPE, PVC SOLID PIPE, PVC TRUSS PIPE OR ABS SOLID PIPE CONFORMING TO THE APPROPRIATE REQUIREMENTS OF PART ONE.	SANITARY SEWER MAINS SHALL BE PVC SDR 26 OR HIGH DENSITY POLYETHYLENE PIPE (HDPE) SDR 26, AS APPROVED BY THE CITY ENGINEER.
CITY OF ALAMEDA STANDARD SUBDIVISION SPECIFICATIONS AND DESIGN CRITERIA	SECTION TWO – DESIGN CRITERIA – ARTICLE C – <u>STORM DRAINAGE SYSTEMS</u> 3.6. <u>MATERIALS</u> . ALL STORM DRAIN PIPE WITH AN INVERT ELEVATION OF 1.00 OR LESS SHALL BE VITRIFIED CLAY PIPE OR CENTRIFUGALLY SPUN REINFORCED CONCRETE PIPE. ALL STORM DRAIN PIPE ABOVE 1.00 ELEVATION SHALL BE REINFORCED CONCRETE PIPE.	ALL STORM DRAIN MAINS UNDER 36" IN DIAMETER AND SMALLER TO BE CORRUGATED SMOOTH-INTERIOR HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL STORM DRAIN PIPES 36" AND LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP), AS APPROVED BY THE CITY ENGINEER.
CITY OF ALAMEDA STANDARD SUBDIVISION SPECIFICATIONS AND DESIGN CRITERIA	SECTION TWO – DESIGN CRITERIA – ARTICLE D – <u>LOCATIONS OF UTILITY MAINS, SEWERS, AND MONUMENTS</u> . GAS MAIN: ON THE NORTHERLY OR WESTERLY SIDE OF THE STREET, 5 FEET FROM THE CURB LINE (IN PAVEMENT AREA).	TELEPHONE AND CABLE LINES FOR THIS PROJECT WILL BE LOCATED IN THE JOINT TRENCH UNDER THE SIDEWALK AREA.

DRAWING NAME: K:\2014\145170_Alameda_PL_Mixed_Use\ENG\TM\PHASE 2\Sheets\20-AP2TM_GN.dwg
PLOT DATE: 09-30-19 PLOTTED BY: mikal

No.	Date	Revisions



1646 N. CALIFORNIA BLVD
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PHONE 925/940-2200
FAX 925/940-2299

Date	09/04/19	Scale		Job No.	20145170
Design	MS	Drawn	AZ	Approved	CM



CITY OF ALAMEDA

ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

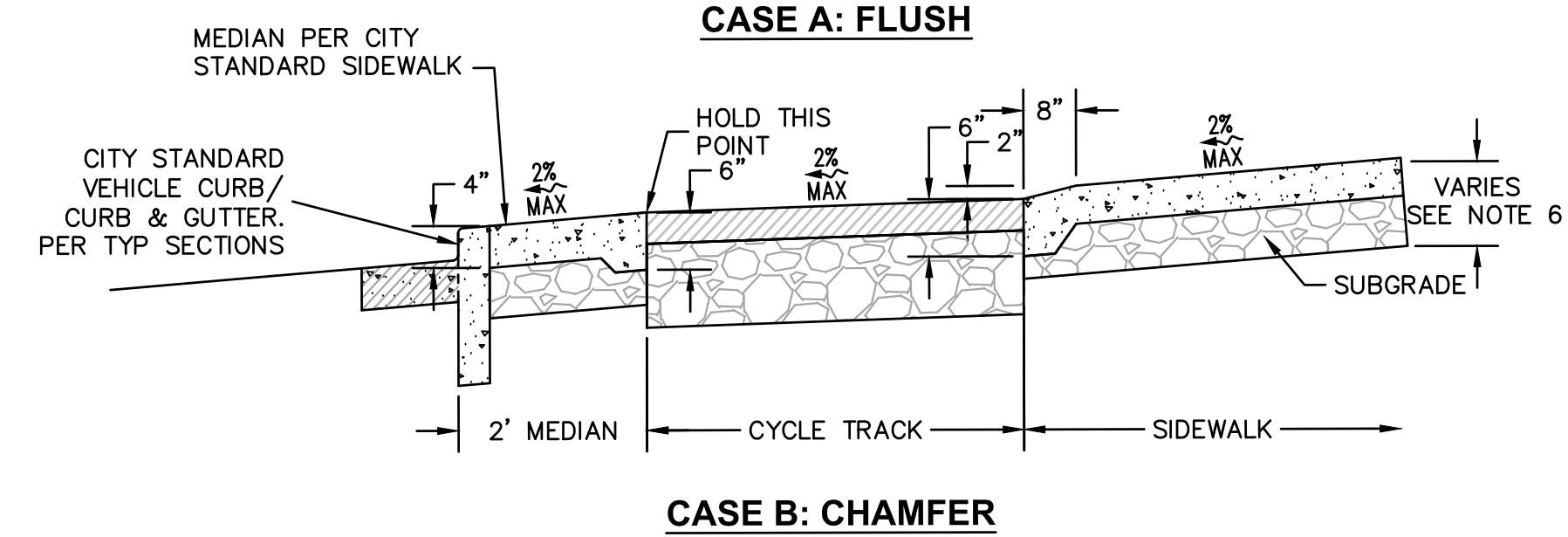
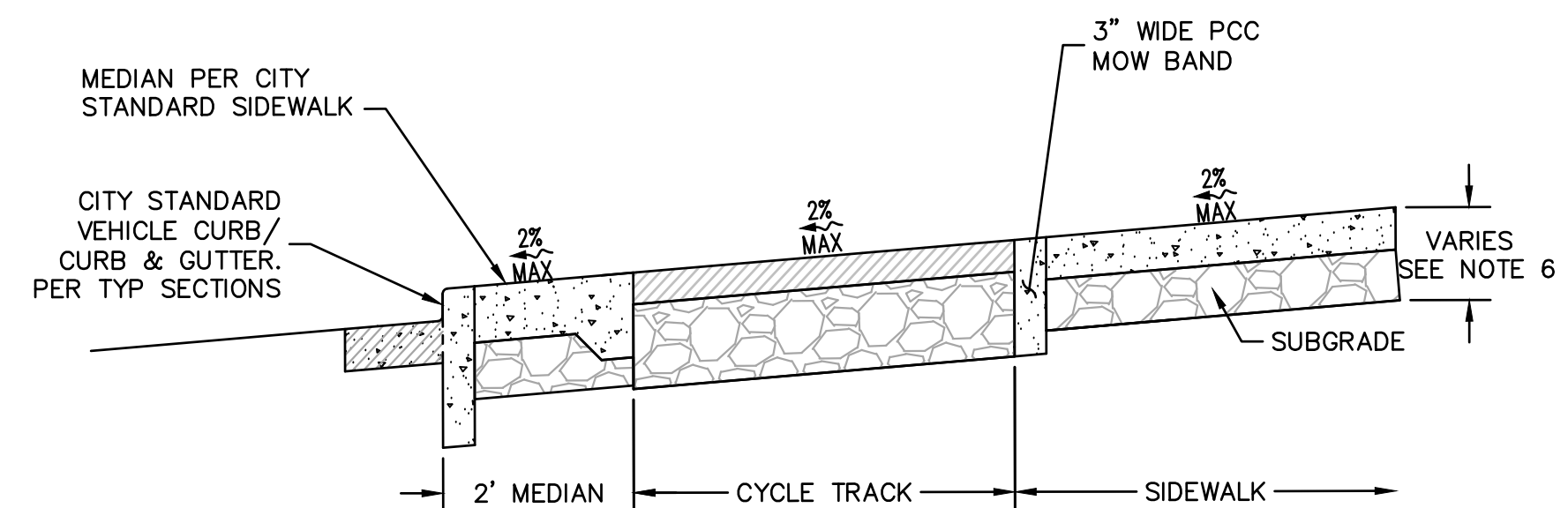
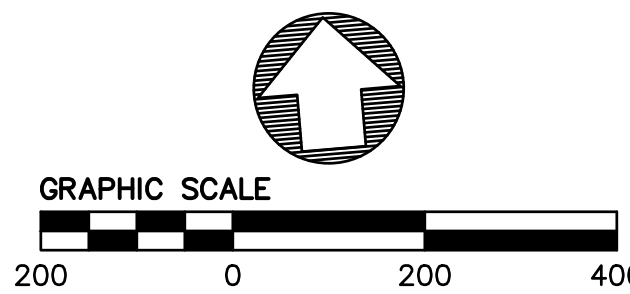
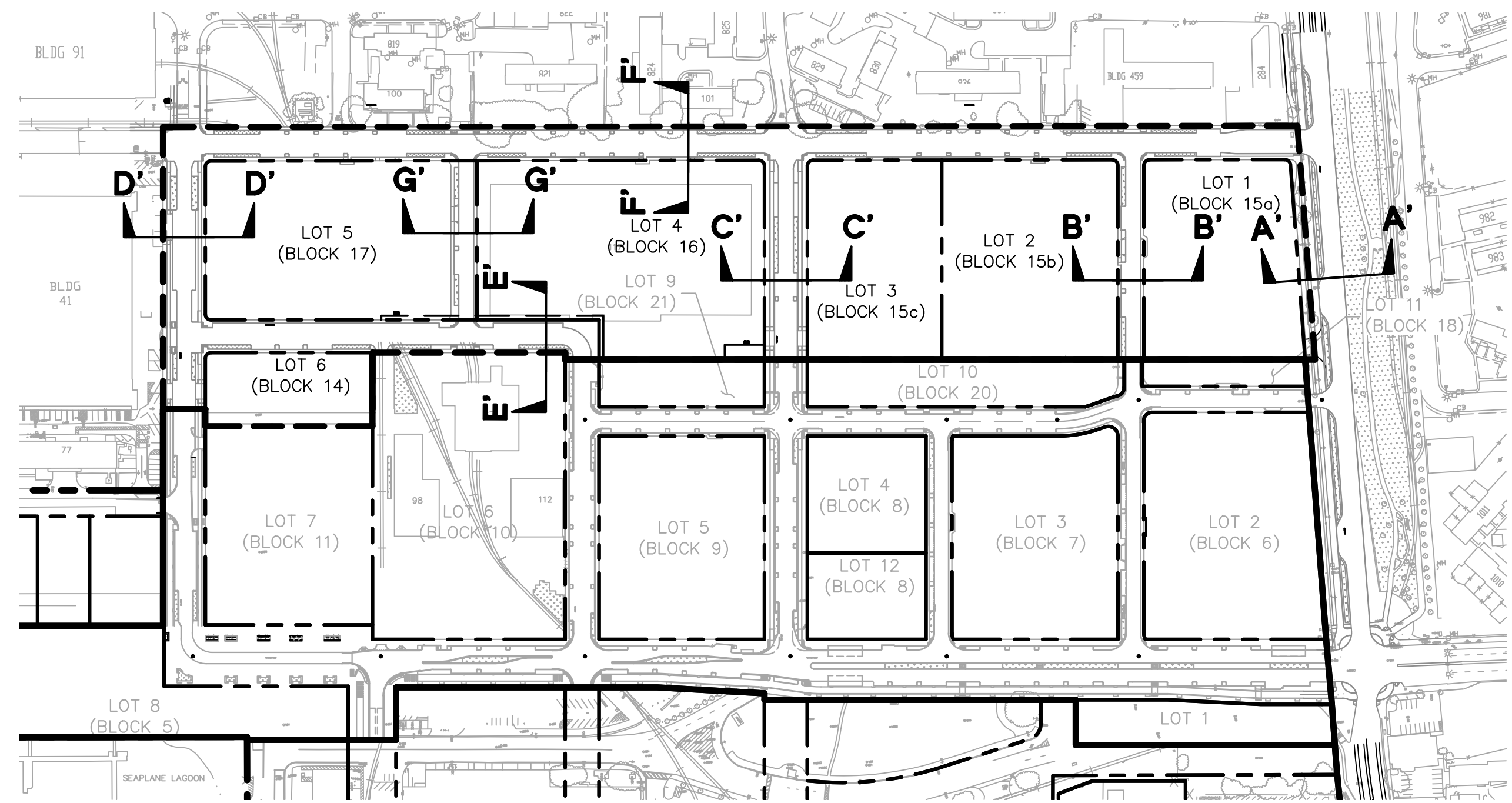
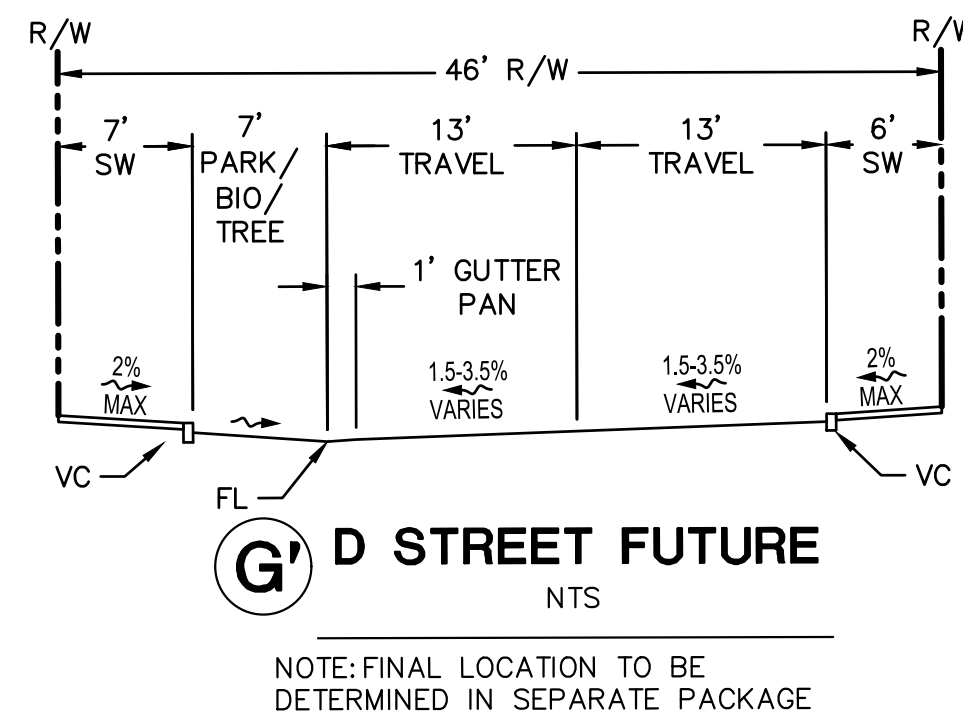
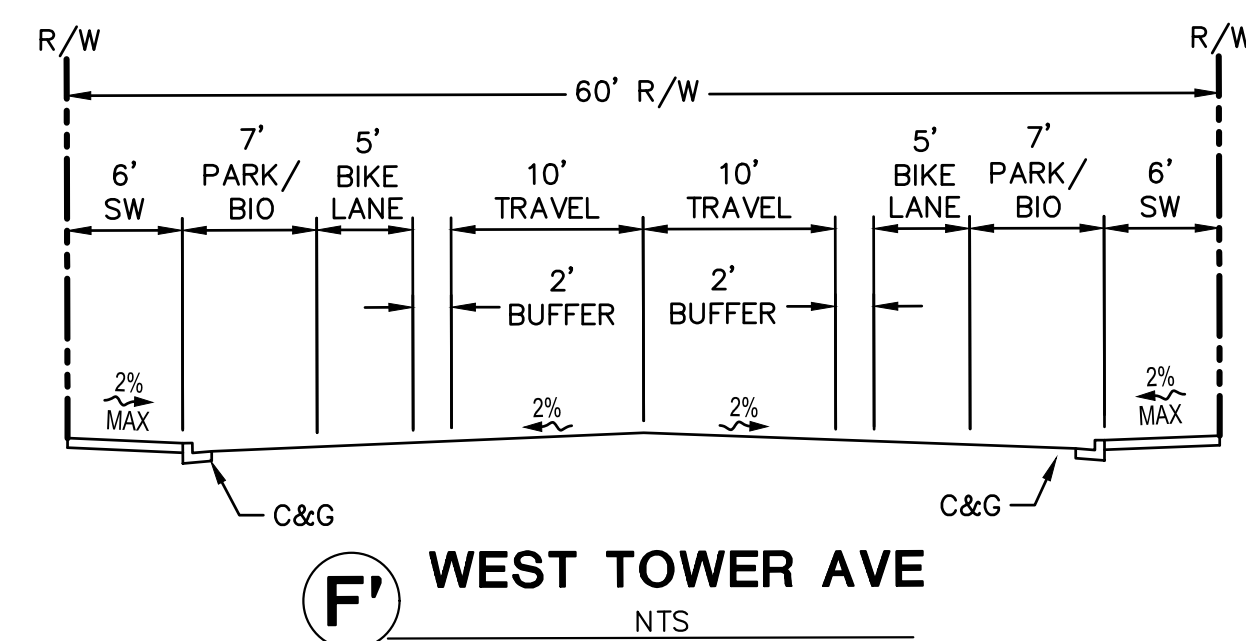
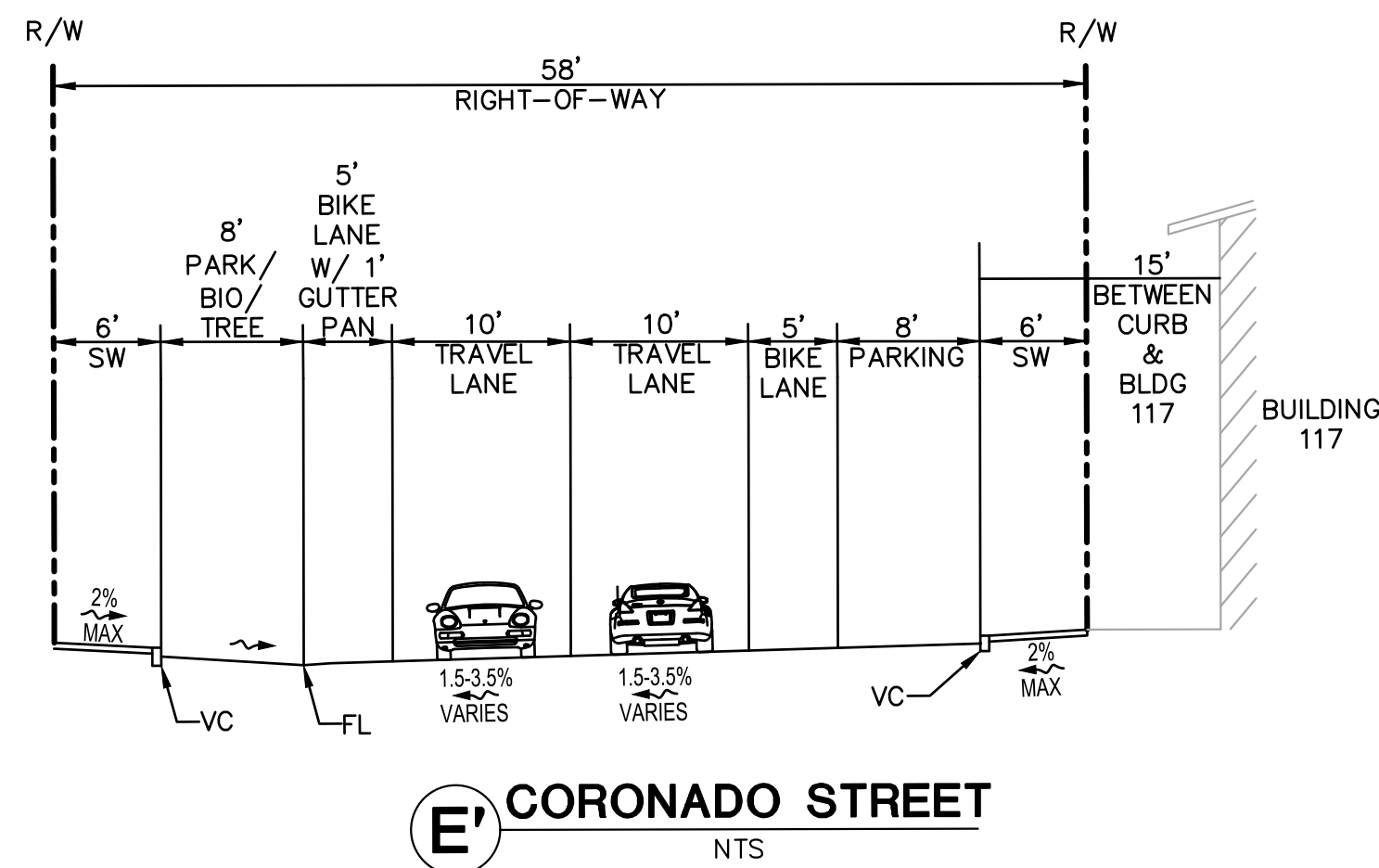
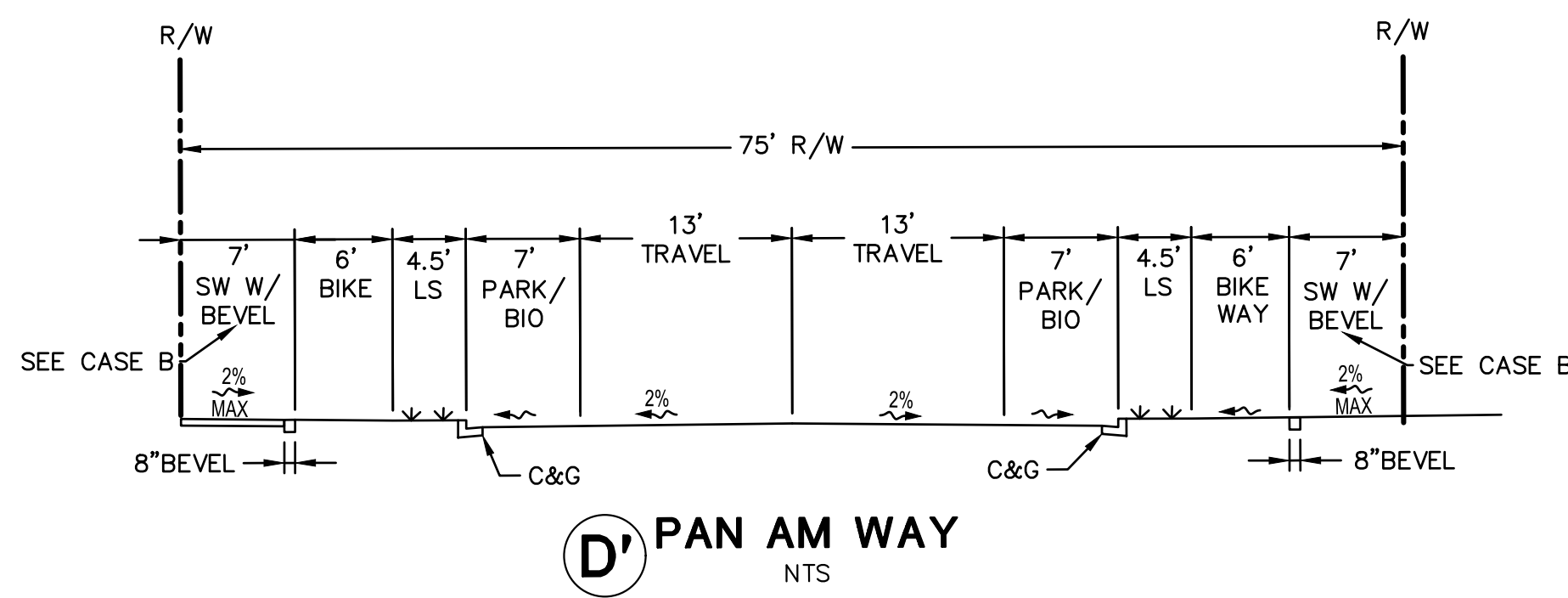
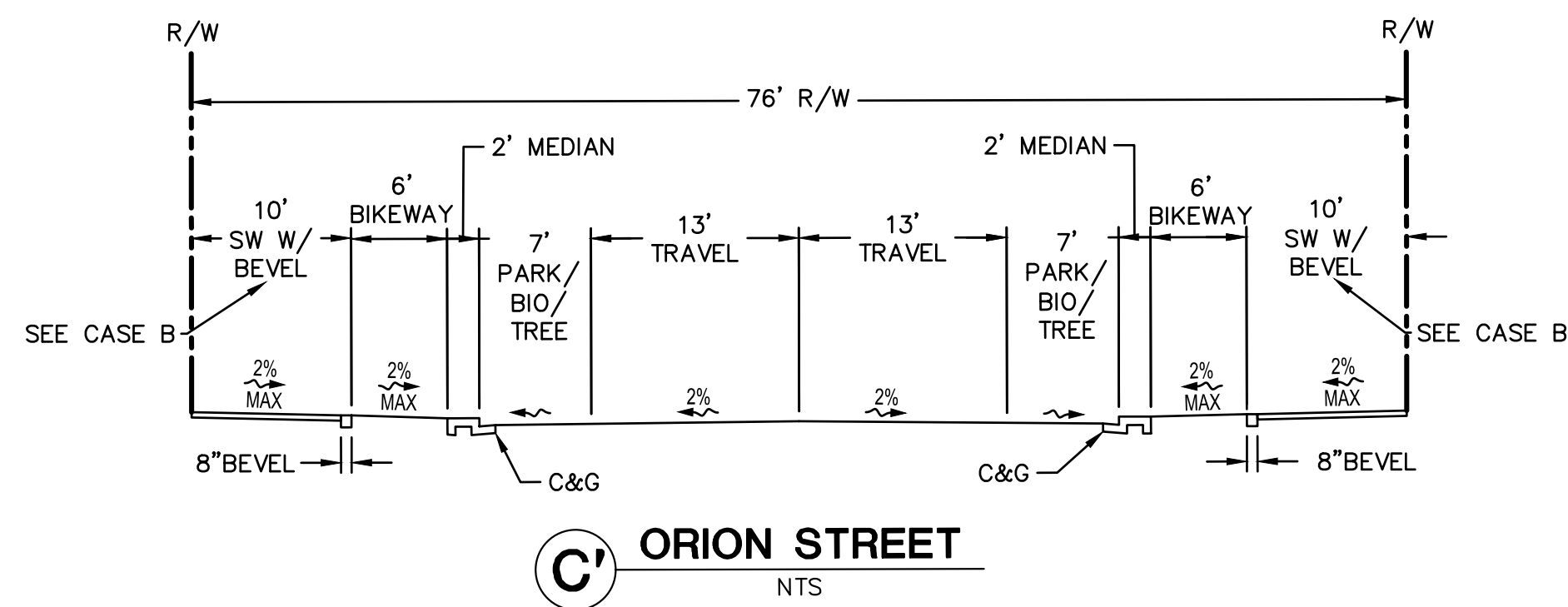
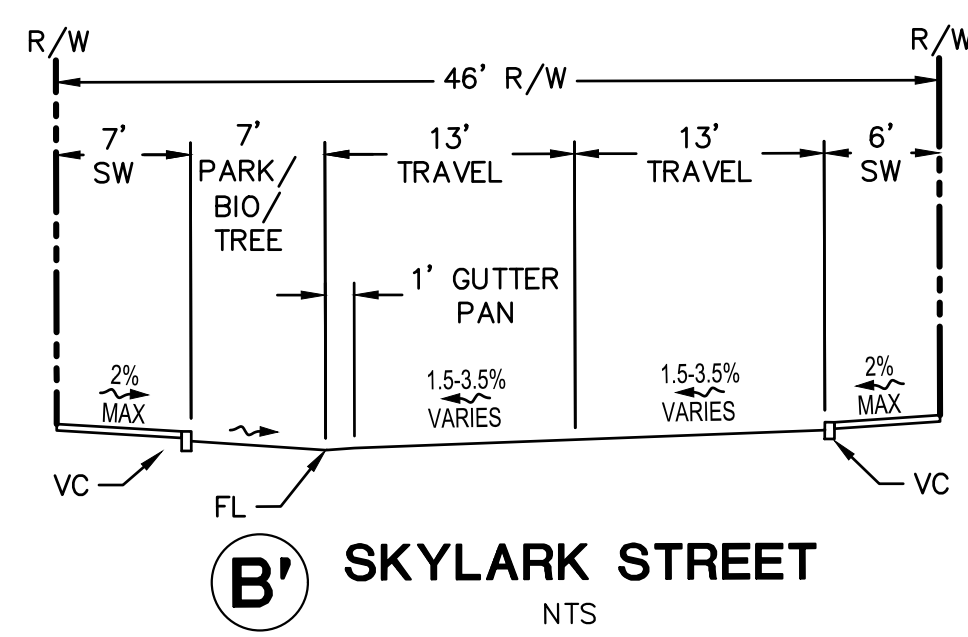
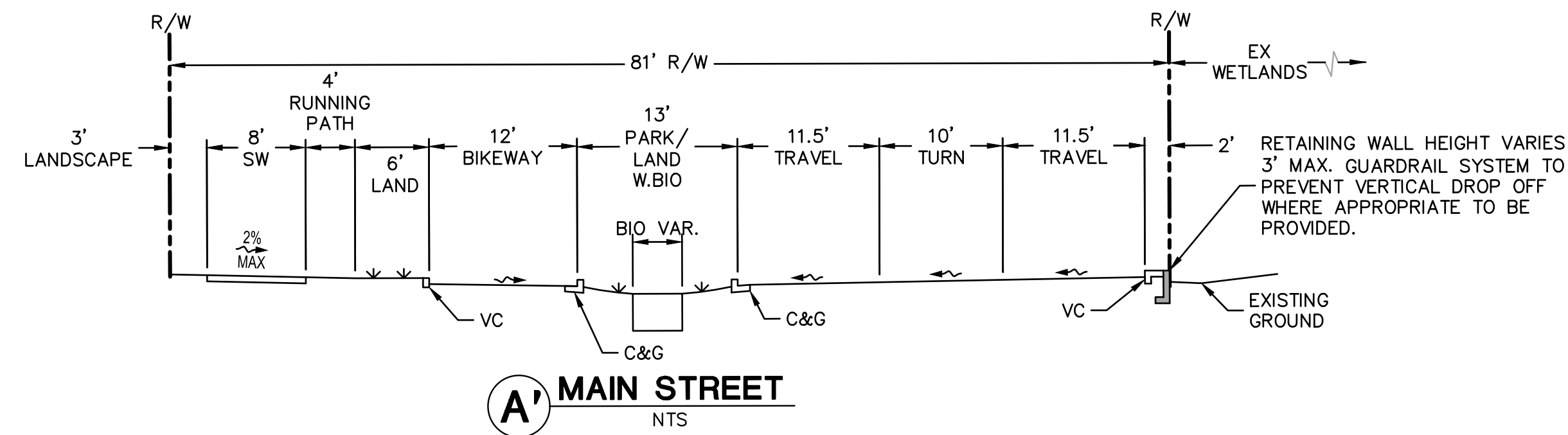
NOTES, LEGEND AND ABBREVIATIONS

ALAMEDA COUNTY

CALIFORNIA

Sheet Number:
2.0

NOTE: SEE SHEET 2.2 FOR TYPICAL SECTIONS FROM ALAMEDA POINT SITE A - PHASE 1 PLANS



- NOTES
- CASE A OCCURS AT INTERSECTIONS AND CROSSINGS.
 - ALLOW 3' TRANSITION SPACE BETWEEN FLUSH AND CHAMFERED CROSS-SECTION AT ALL LOCATIONS WHERE CYCLE TRACK MEETS PCC PAVING. SEE HORIZONTAL CONTROL SHEETS.
 - ALL SURFACES SLOPE TO GUTTER FOR DRAINAGE

CYCLE TRACK CROSS-SECTION NTS

No.	Date	Revisions



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CITY OF ALAMEDA

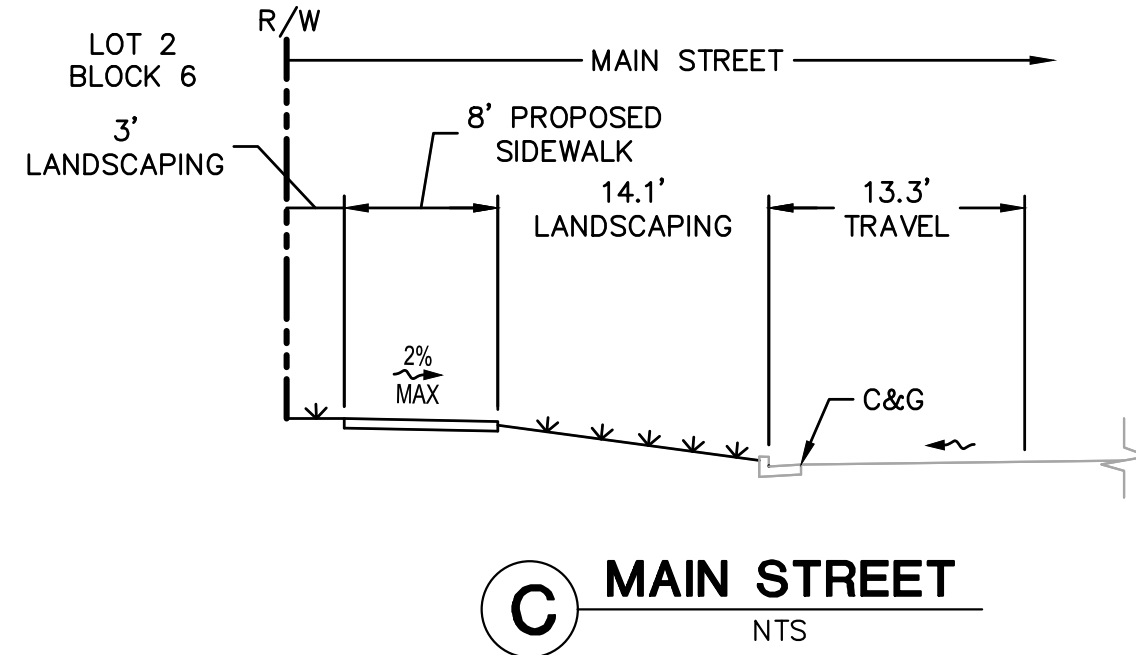
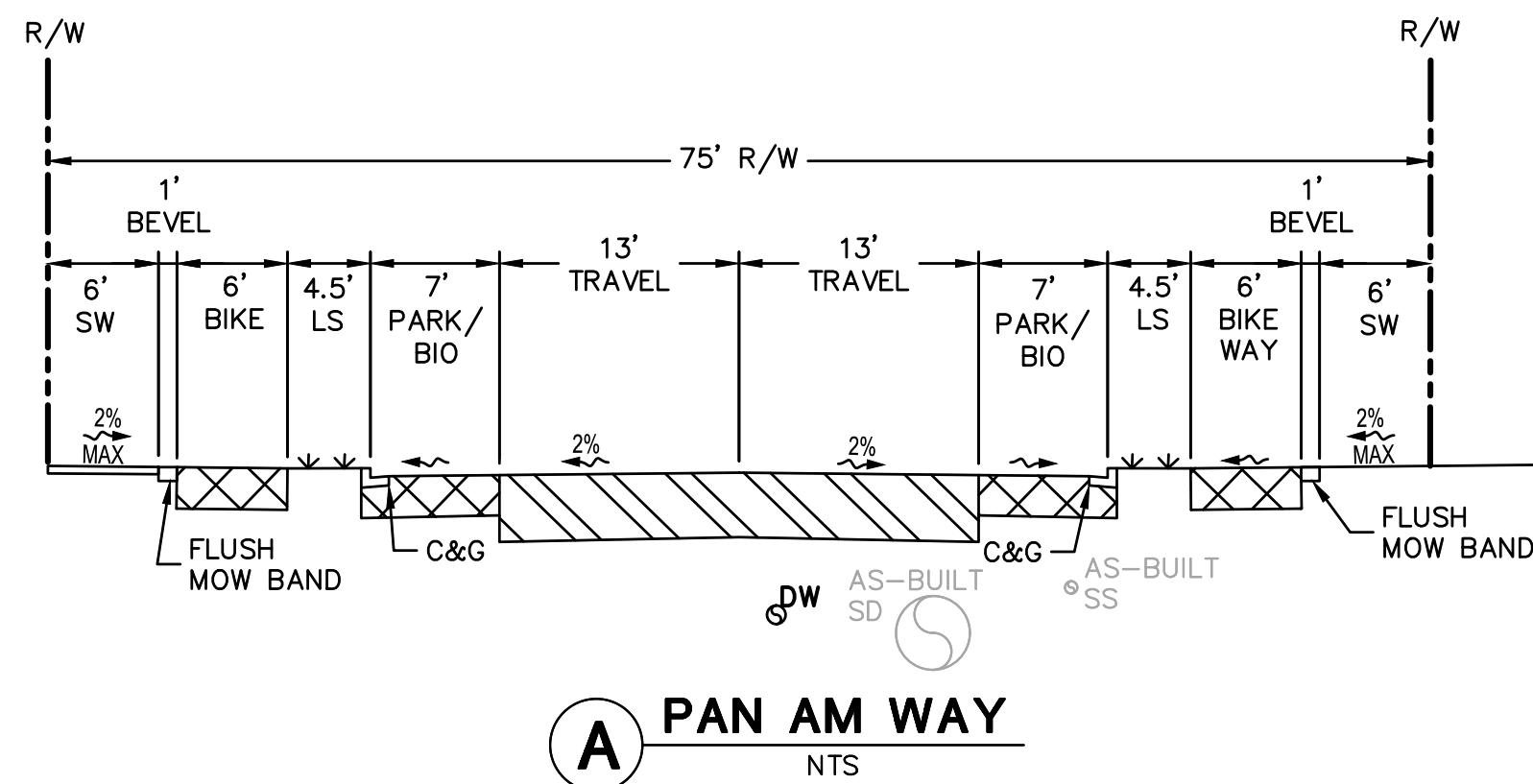
ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

TYPICAL CROSS SECTIONS

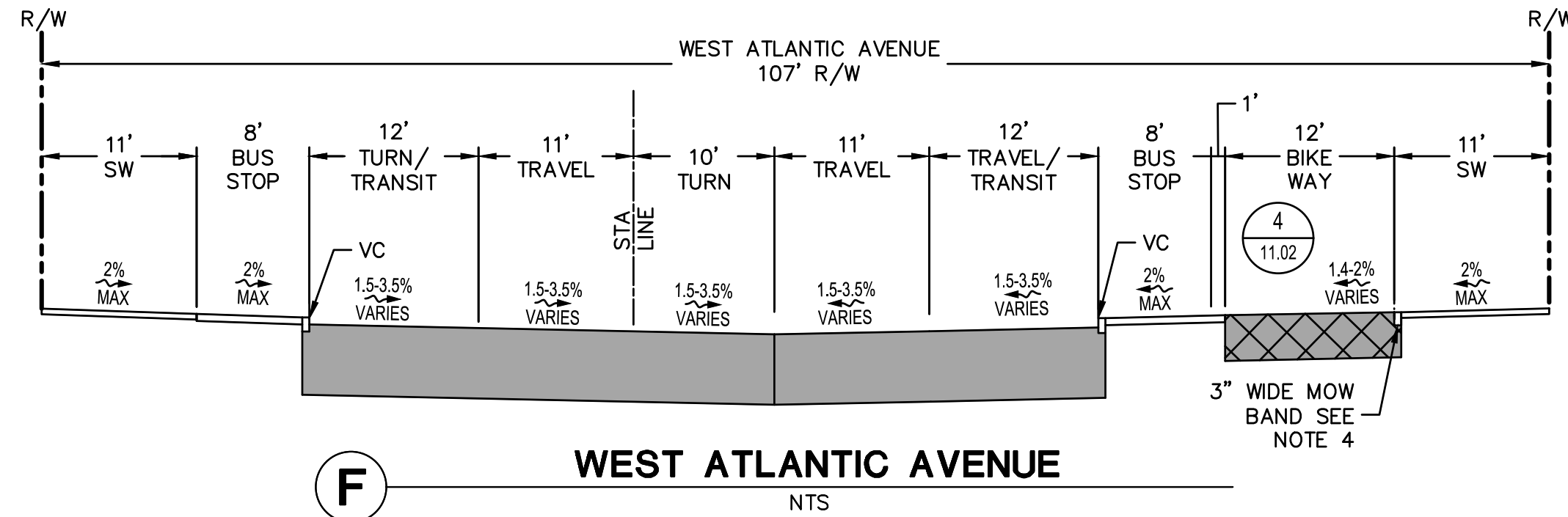
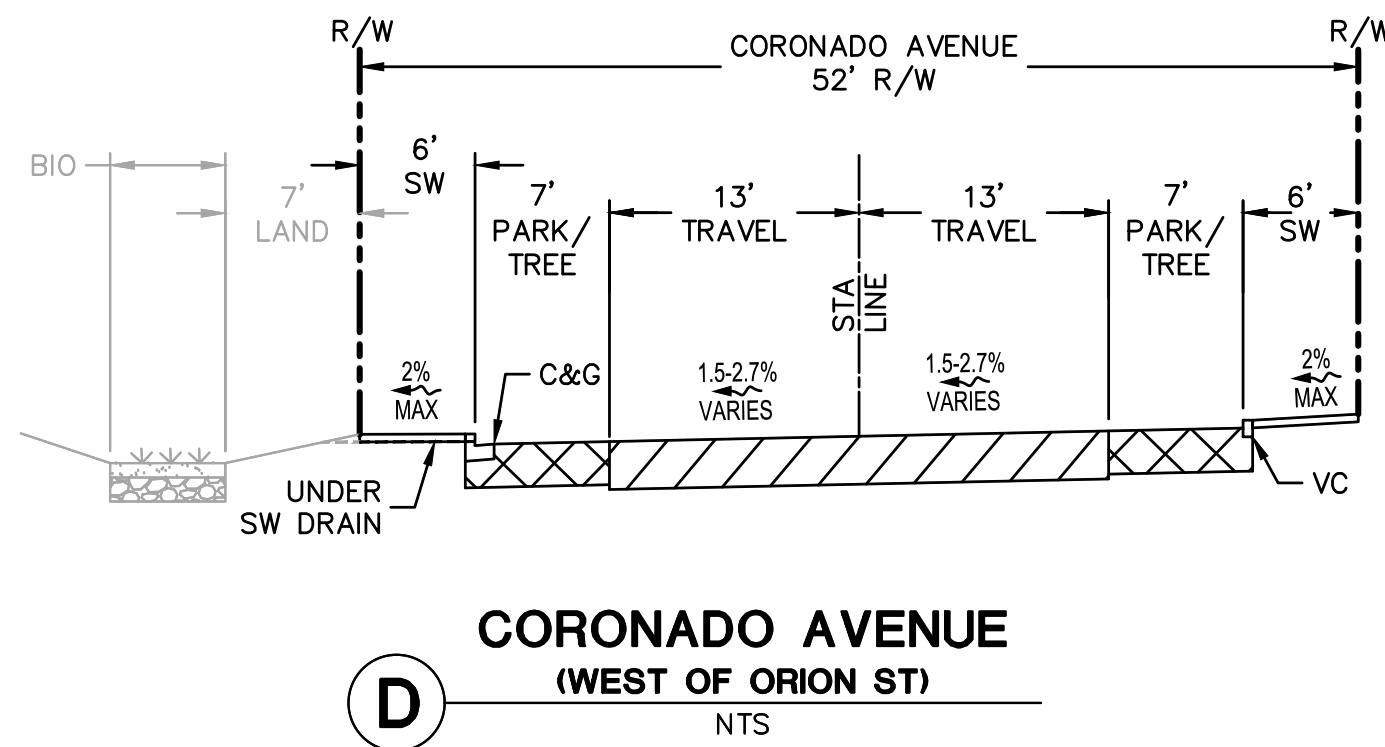
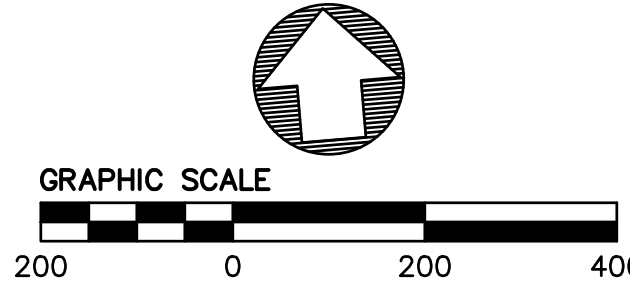
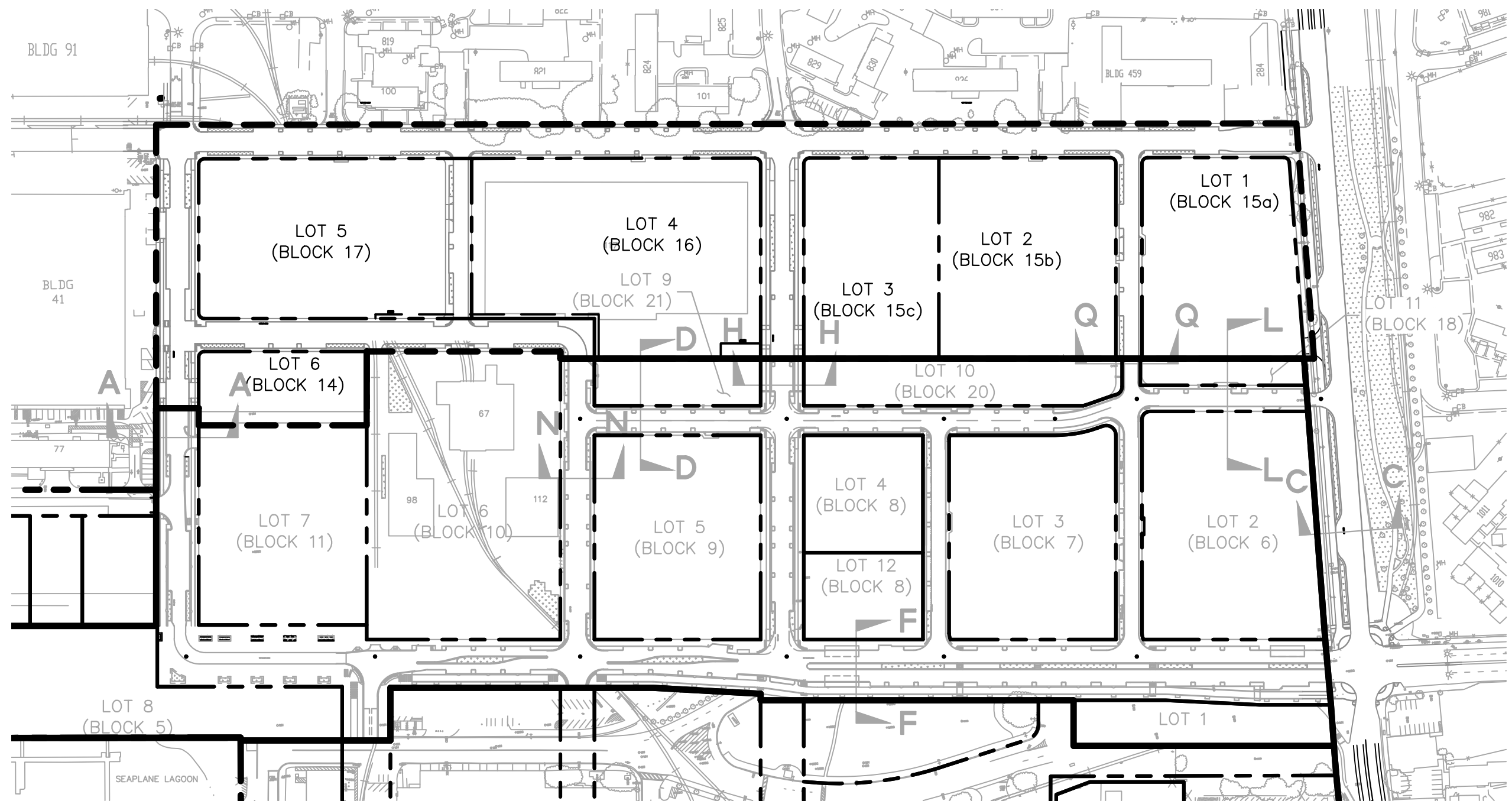
ALAMEDA COUNTY

CALIFORNIA

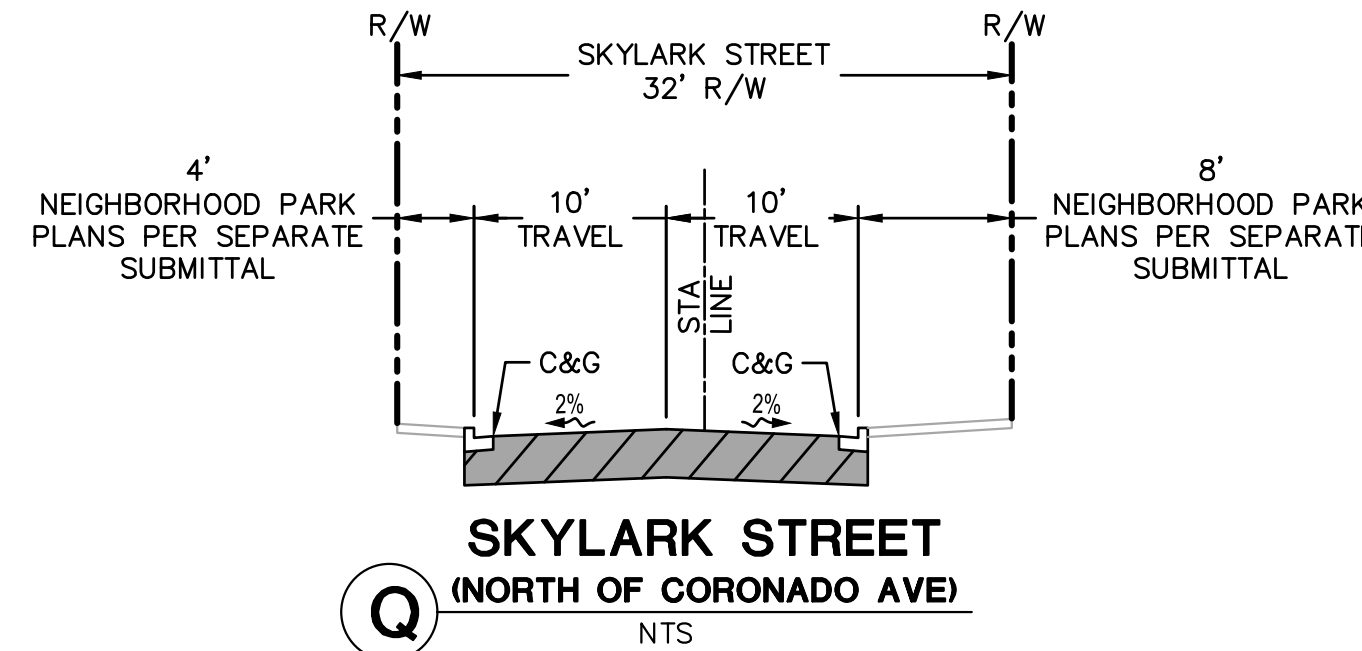
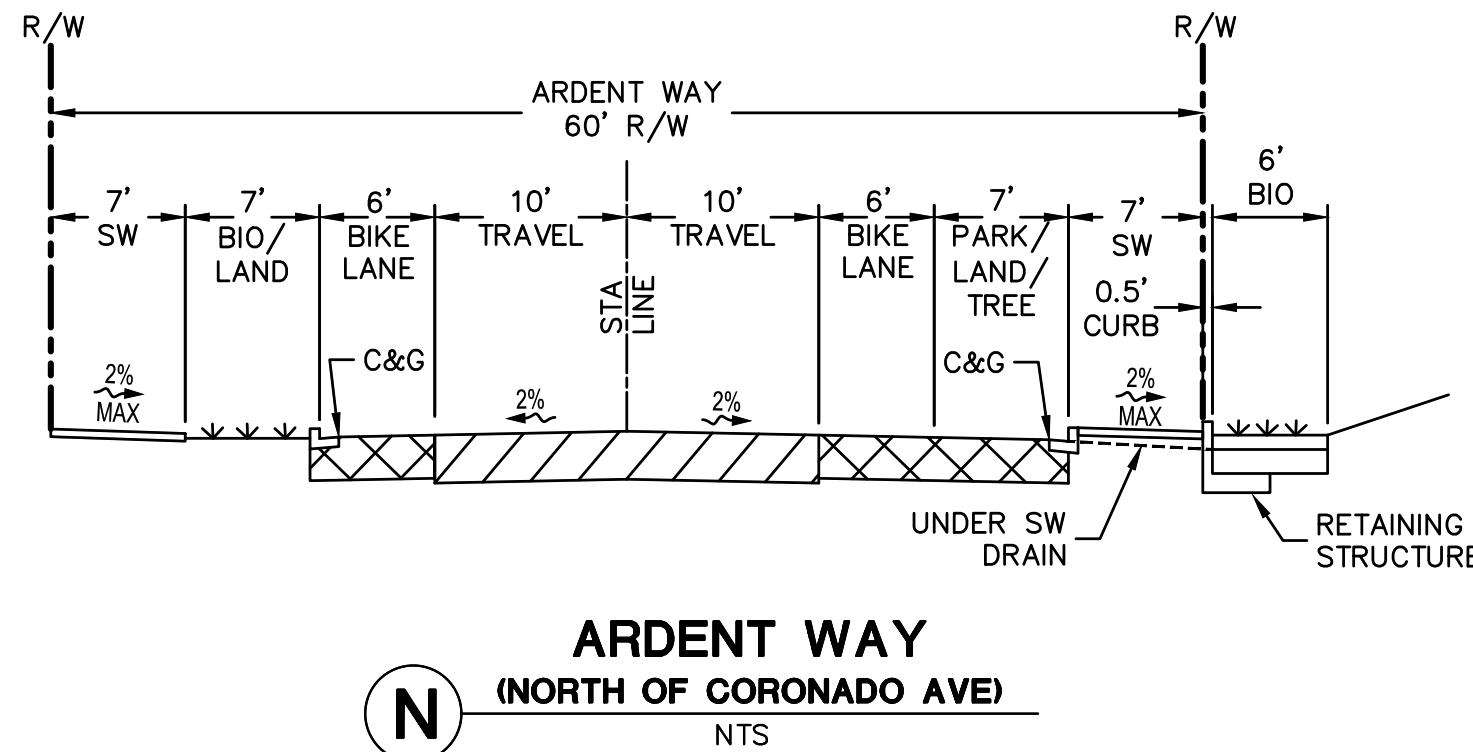
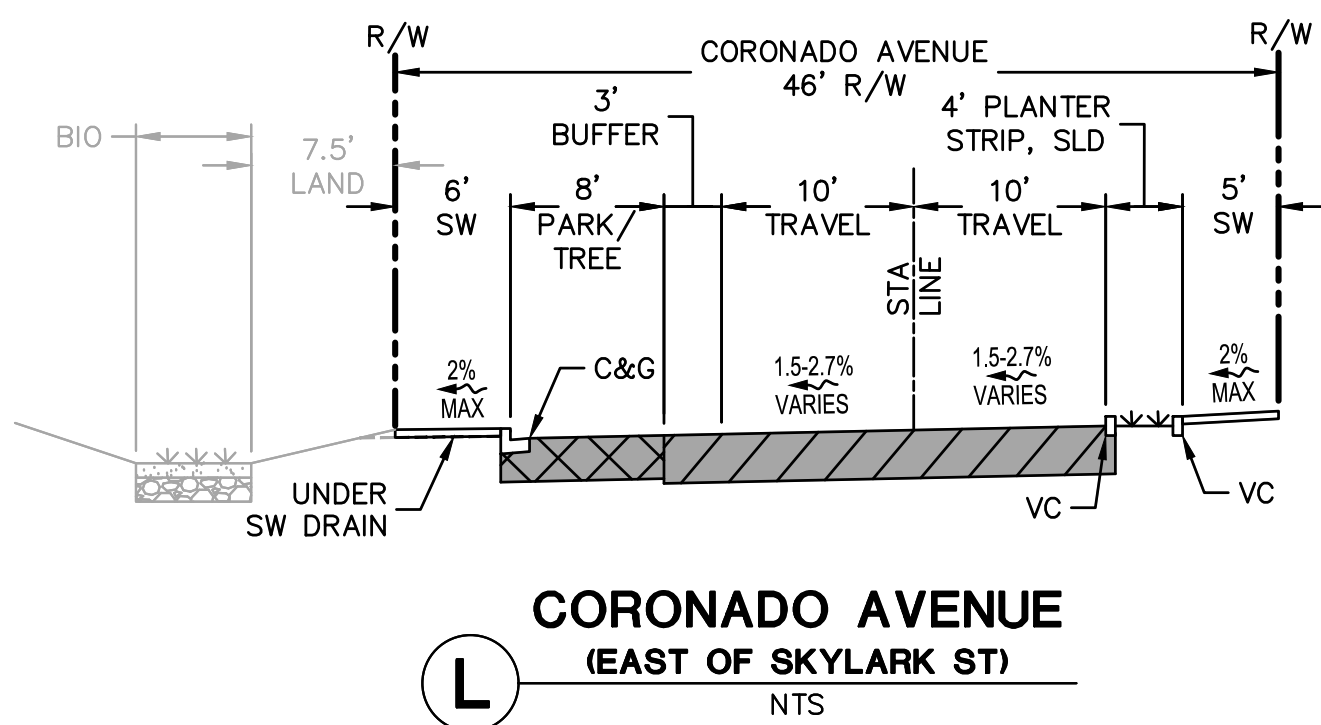
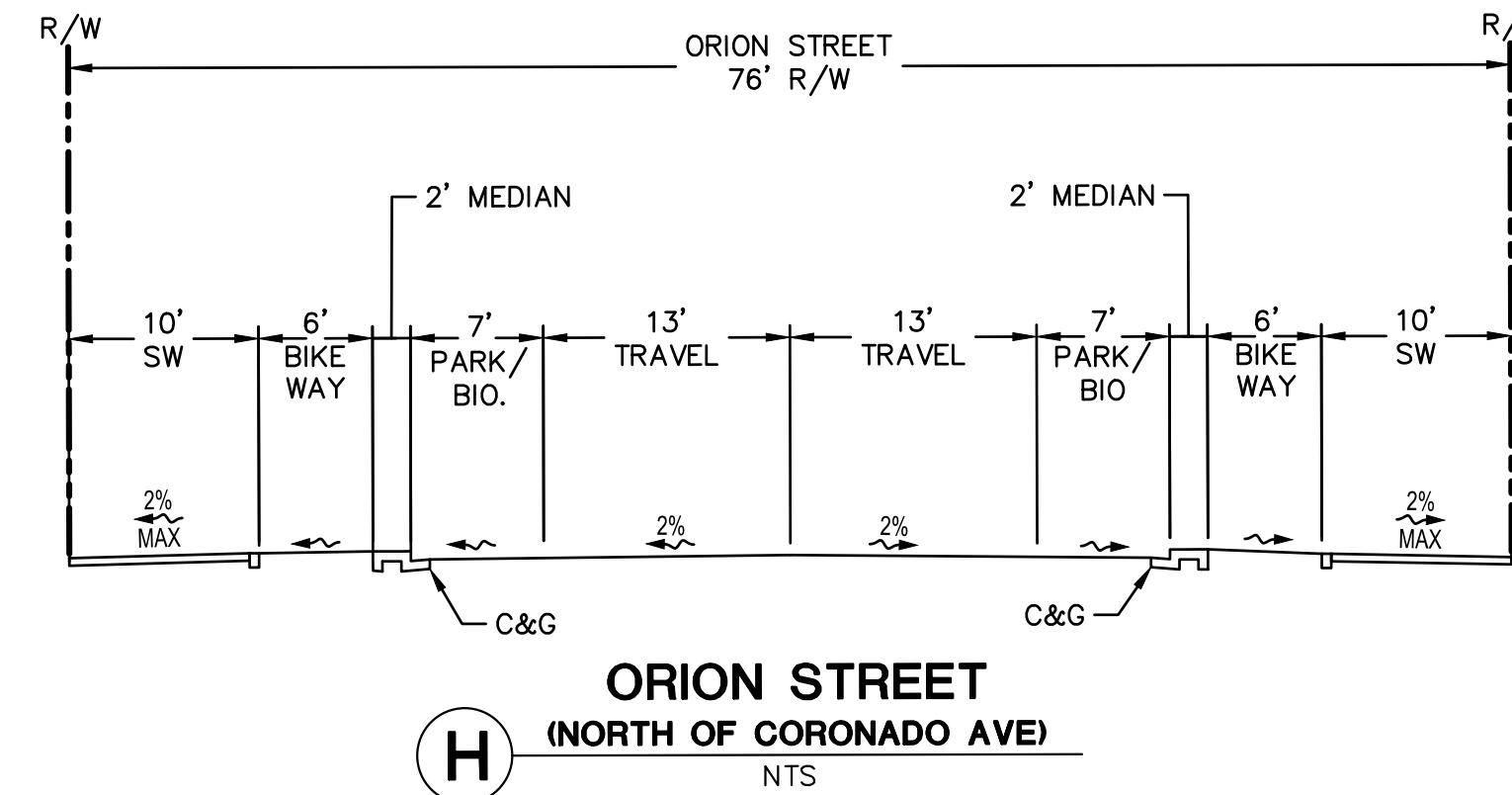
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- NOTES**
- PAN AM WAY SECTION HAS BEEN REVISED SUBSEQUENT TO INSTALLATION OF GRAVITY UTILITIES. EXISTING UTILITIES SHOWN ARE BASED ON DESIGN LOCATIONS, AND ELEVATIONS SHOWN ARE SCHEMATIC.



- NOTES**
- FOR SIDEWALK SECTION DETAILS, SEE DRAWING NO. 6297 IN CITY OF ALAMEDA STANDARD PLANS.
 - MINIMUM AGGREGATE BASE UNDER CURB AND GUTTER SHALL BE 4".
 - SEE PROJECT SPECIFICATIONS FOR COMPACTION REQUIREMENTS.
 - 3" WIDE MOW BAND SHALL BE FLUSH WITH TYPICAL CROSS SLOPE WHEN ADJACENT TO SIDEWALK PAVING (CASE A) AND SHALL TRANSITION TO HAVE A 1" CHAMFER AT ALL OTHER LOCATIONS (CASE B), UNLESS NOTED OTHERWISE.



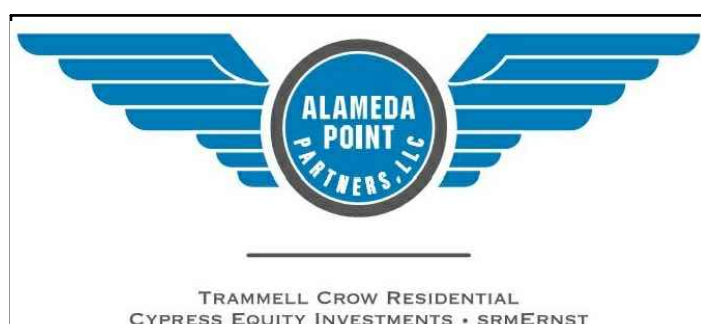
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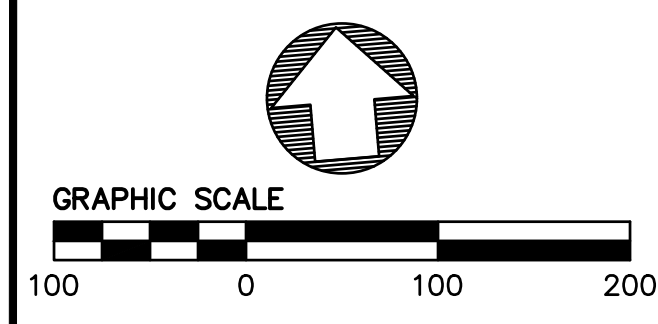
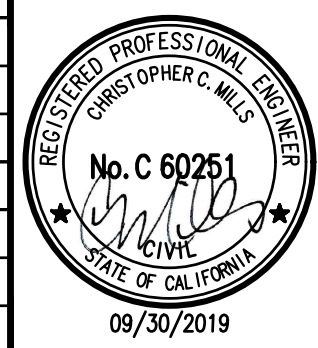
CITY OF ALAMEDA

ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP
TYPICAL CROSS SECTIONS
SECTIONS FROM ALAMEDA POINT PHASE 1 - FOR REFERENCE ONLY

ALAMEDA COUNTY

CALIFORNIA

Sheet Number:
2.2

[illegible]

1646 N. CALIFORNIA BLVD
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CYPRESS EQUITY INVESTMENTS • SRMERNST



CITY OF ALAMEDA

**ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP**

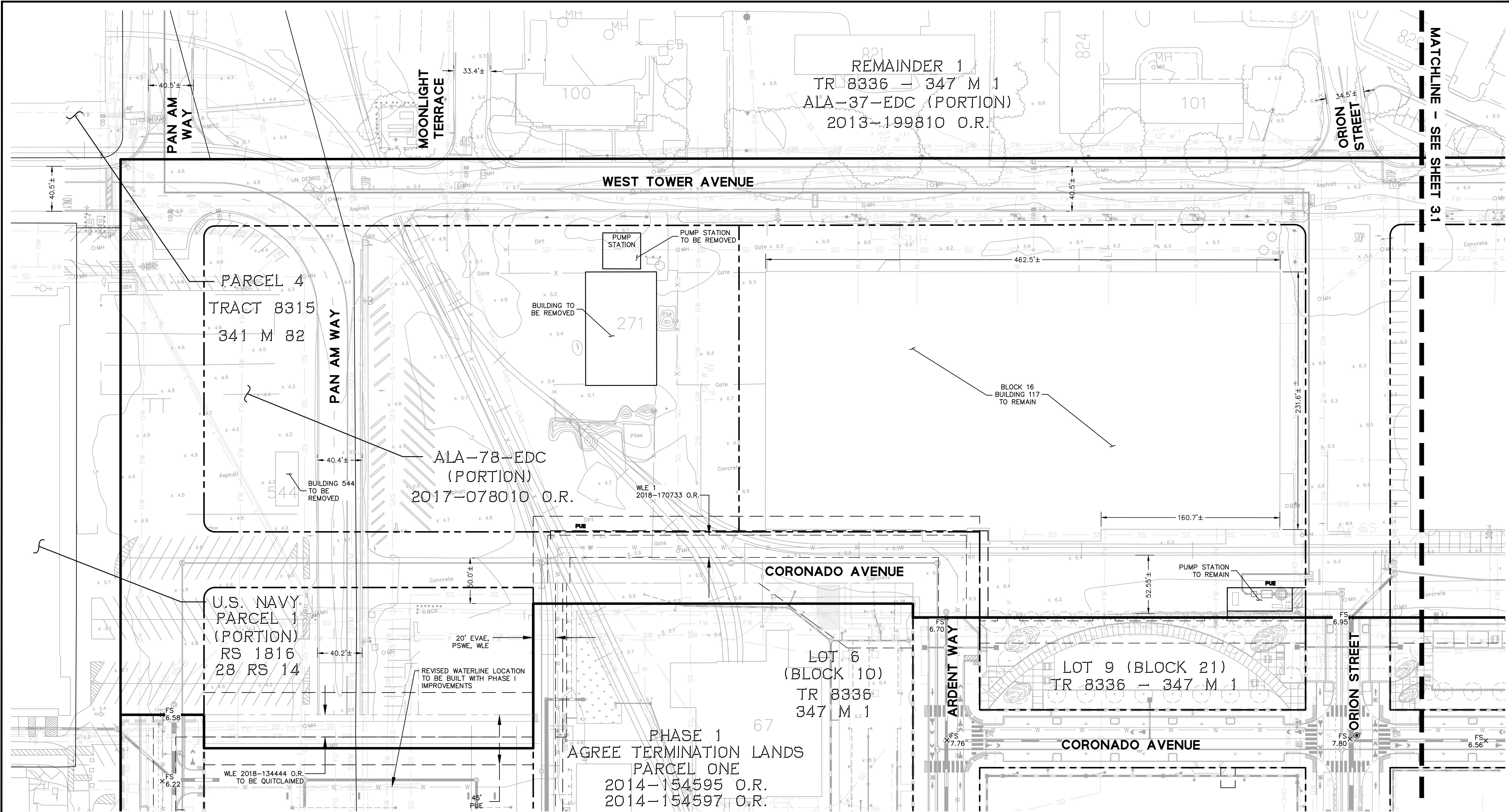
GRAPHICAL INDEX

ALAMEDA COUNTY

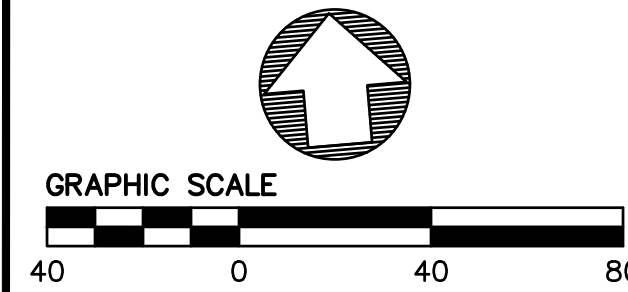
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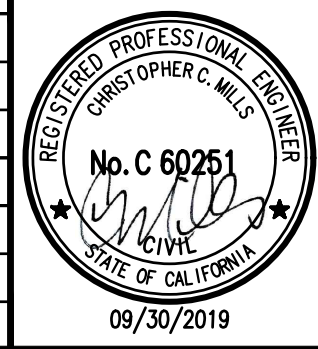
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NOTE
1. IMPROVEMENTS SHOWN WITHIN LIMIT OF PHASE 1 ARE SHOWN AS EXISTING CONDITIONS FOR REFERENCE.



No.	Date	Revisions



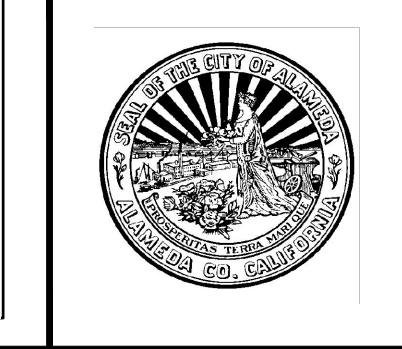


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1646 N. CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
PHONE 925/940-2200
FAX 925/940-2299

Date 09/04/19 Scale
Design MS Drawn AZ

Job No. 20145170
Approved CM



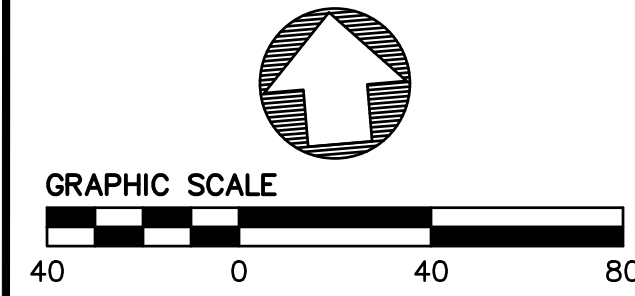
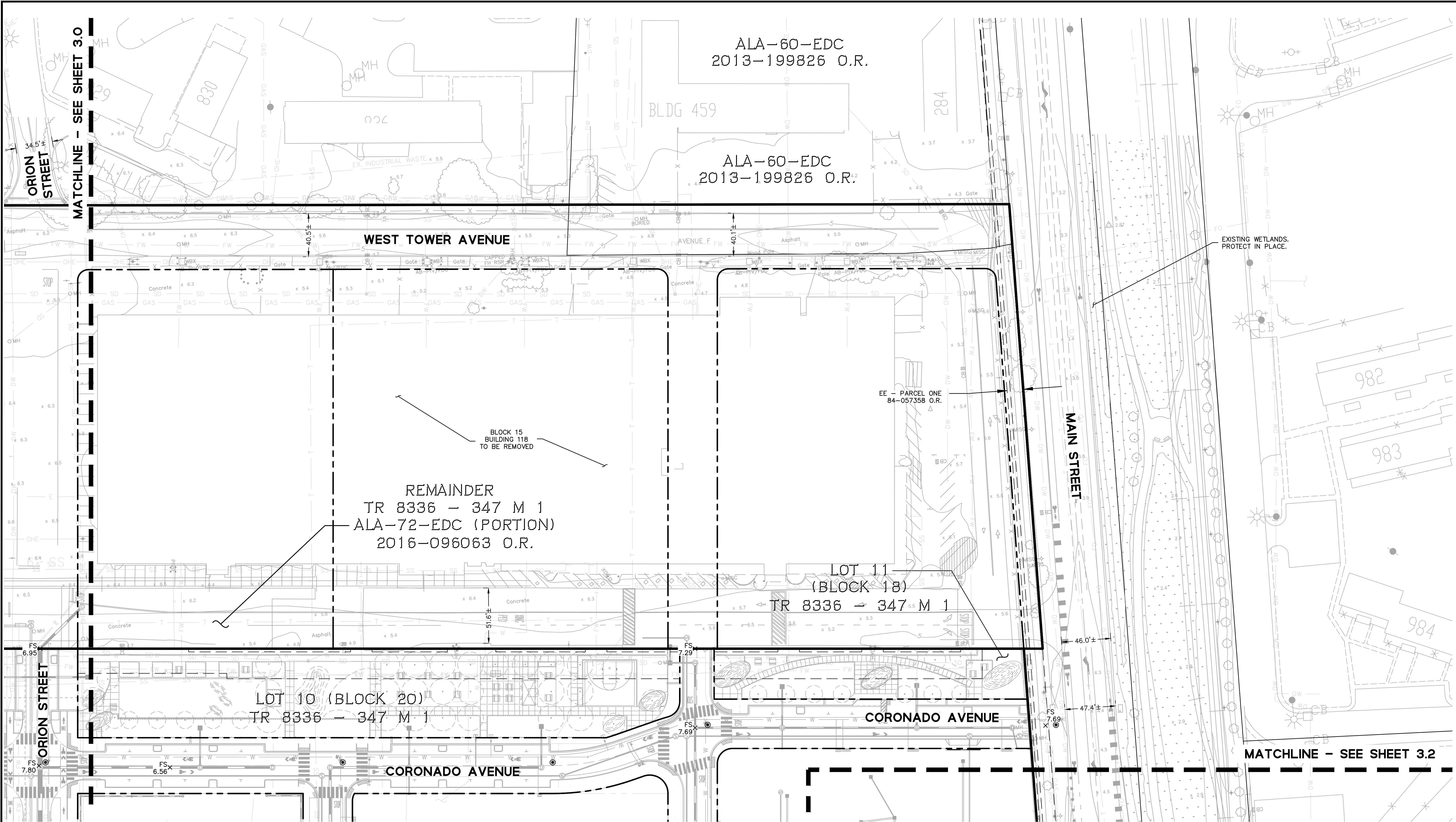
ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

EXISTING CONDITIONS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

Sheet Number:
3.0

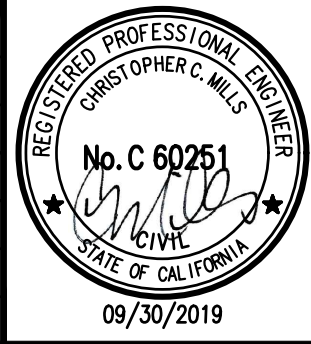
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PLOT DATE: 09-30-19 PLOTTED BY: mikel



NOTE
1. IMPROVEMENTS SHOWN WITHIN LIMIT OF PHASE 1 ARE SHOWN AS EXISTING CONDITIONS FOR REFERENCE.

- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 2 BOUNDARY
 - MONUMENT LINE
 - x FS 6.70 FINISH SURFACE ELEVATION (PHASE 1 IMPROVEMENTS)
 - x 5.4 EXISTING SURFACE ELEVATION

No.	Date	Revisions



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ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

EXISTING CONDITIONS

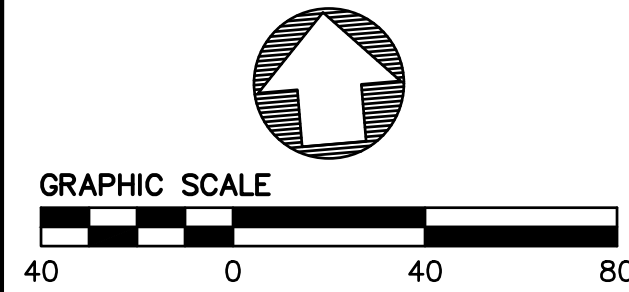
ALAMEDA COUNTY

CALIFORNIA

Sheet Number:
3.1



NOTE
1. IMPROVEMENTS SHOWN WITHIN LIMIT OF PHASE 1 ARE SHOWN AS EXISTING CONDITIONS FOR REFERENCE.



- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 2 BOUNDARY
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CITY OF ALAMEDA

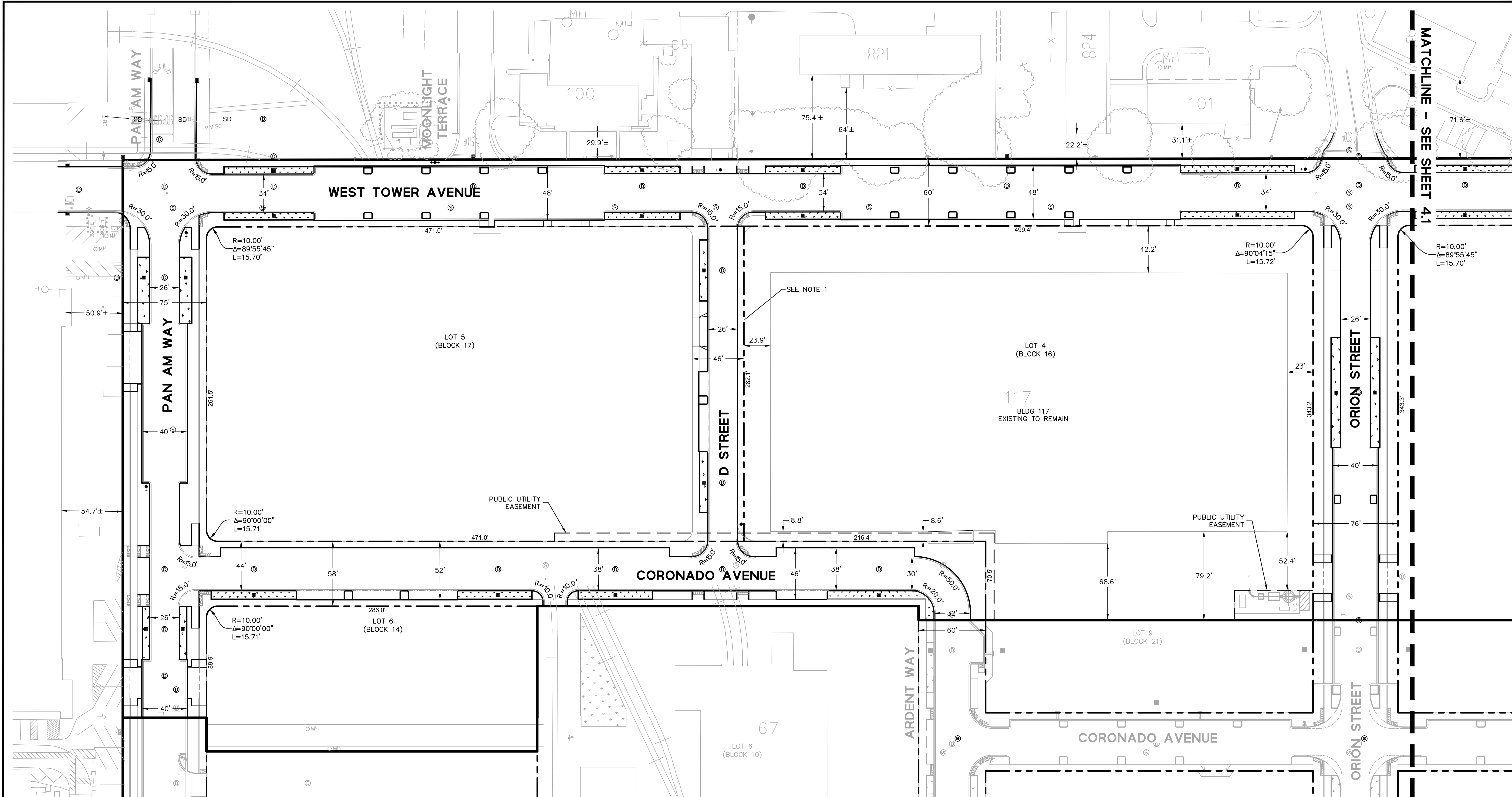
ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

EXISTING CONDITIONS

ALAMEDA COUNTY

CALIFORNIA

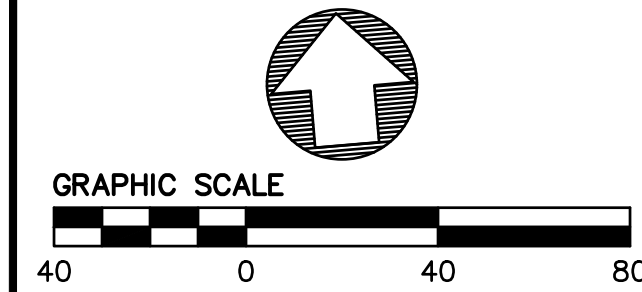
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3.2



NOTES

1. PUBLIC ACCESS EASEMENT TO BE RECORDED UPON DEVELOPMENT OF "FUTURE D STREET" LOCATED BETWEEN BLOCK 16 AND 17.
2. SEE SHEET 2.0 FOR SUMMARY OF LOT#S, AREAS, AND USAGE.

LEGEND	
	RIGHT OF WAY LINE
	PHASE 2 BOUNDARY
	EASEMENT LINE



No.	Date	Revisions



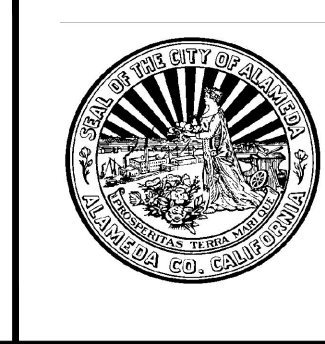
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ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

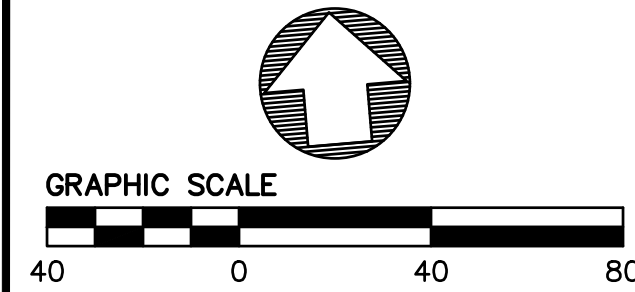
LOTING AND SITE PLAN

ALAMEDA COUNTY

CALIFORNIA

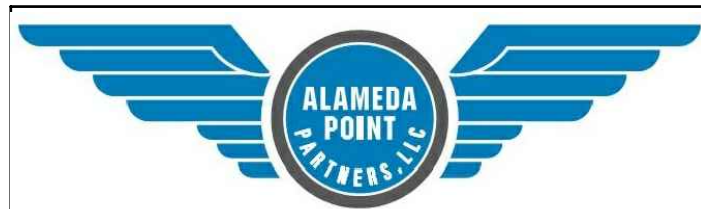
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PLOT DATE: 09-30-19
PLOTTER BY: mikel

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TRAMMELL CROW RESIDENTIAL
CYPRESS EQUITY INVESTMENTS • SRMERNST



**ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP**

LOTTING AND SITE PLAN

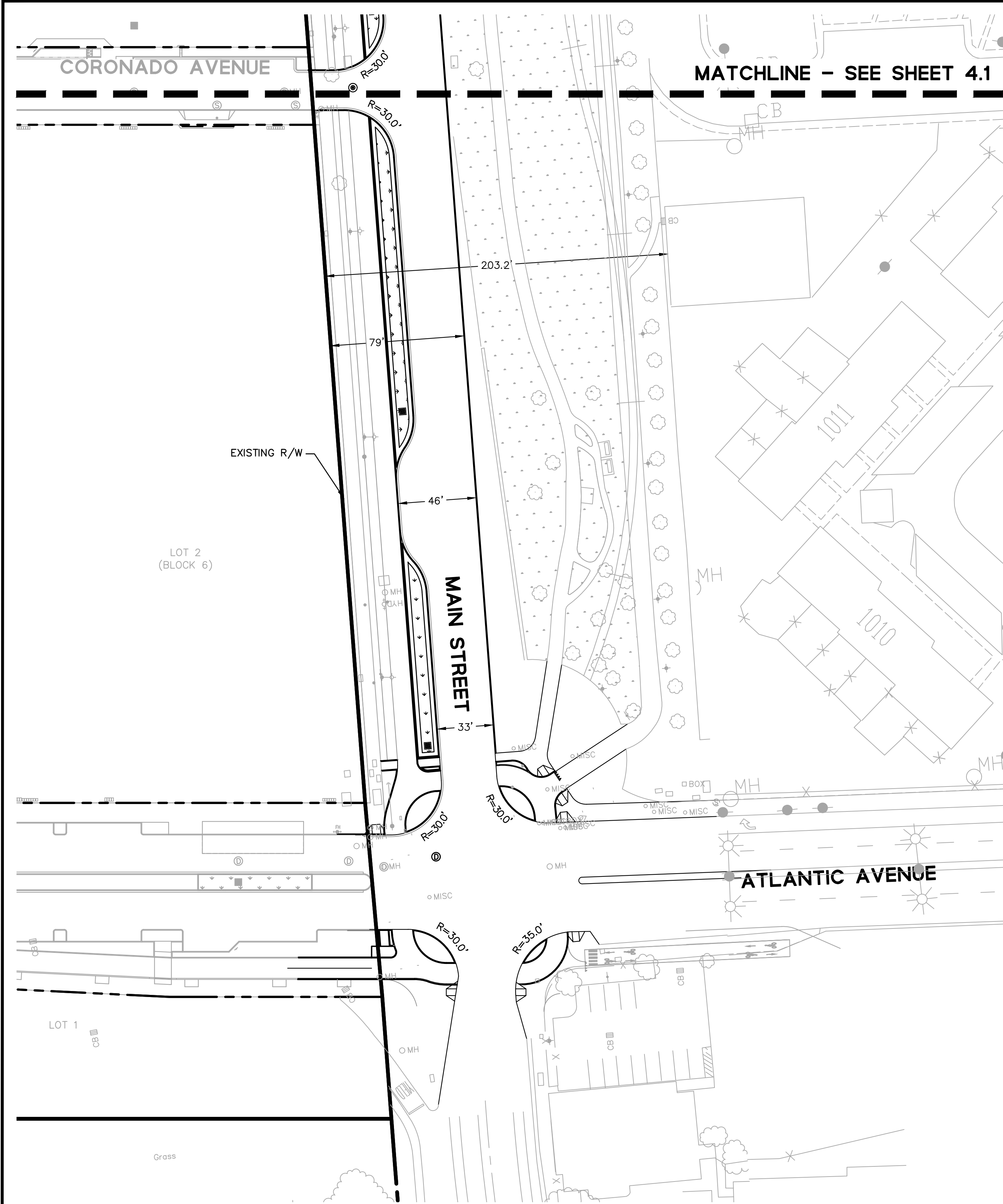
CITY OF ALAMEDA

ALAMEDA COUNTY

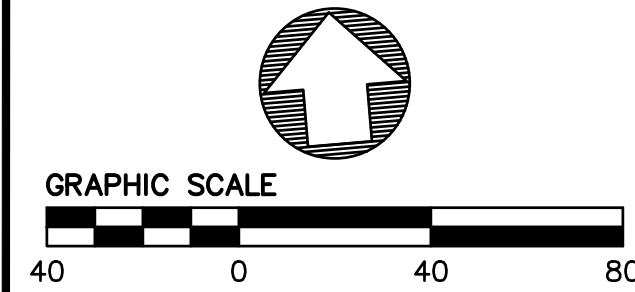
CALIFORNIA

Sheet Number:

4.1



- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 2 BOUNDARY
 - - - EASEMENT LINE



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TRACT # 8532 TENTATIVE MAP

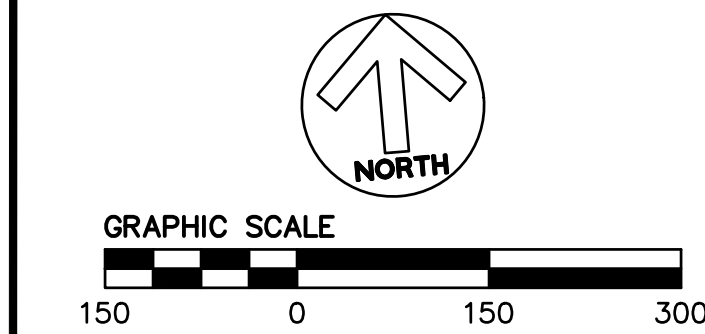
LOTING AND SITE PLAN

ALAMEDA COUNTY

CALIFORNIA

Sheet Number:
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PLOT DATE: 09-30-19 PLOTTED BY: mikel



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ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

BOUNDARY DELINEATION

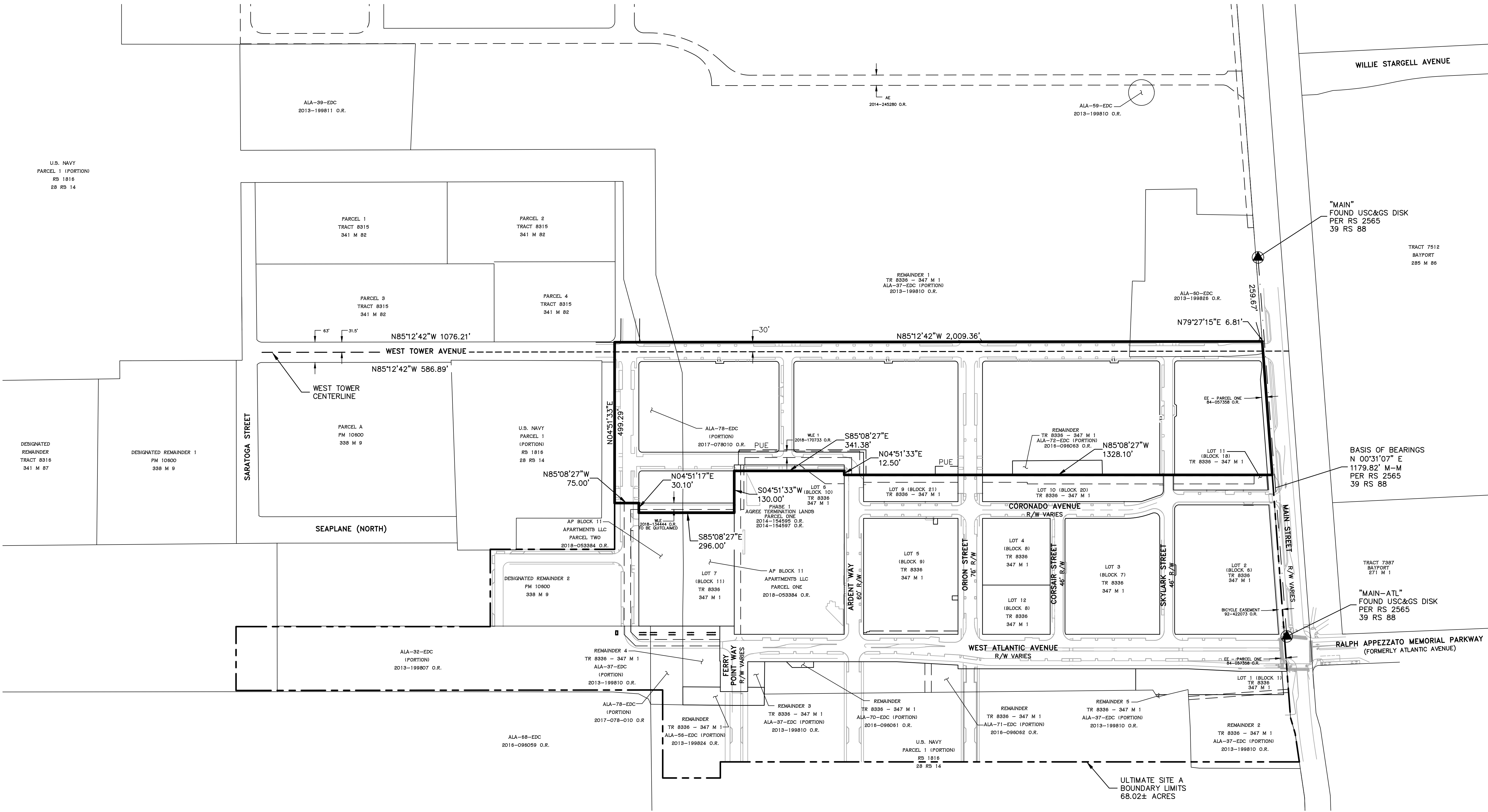
ALAMEDA COUNTY

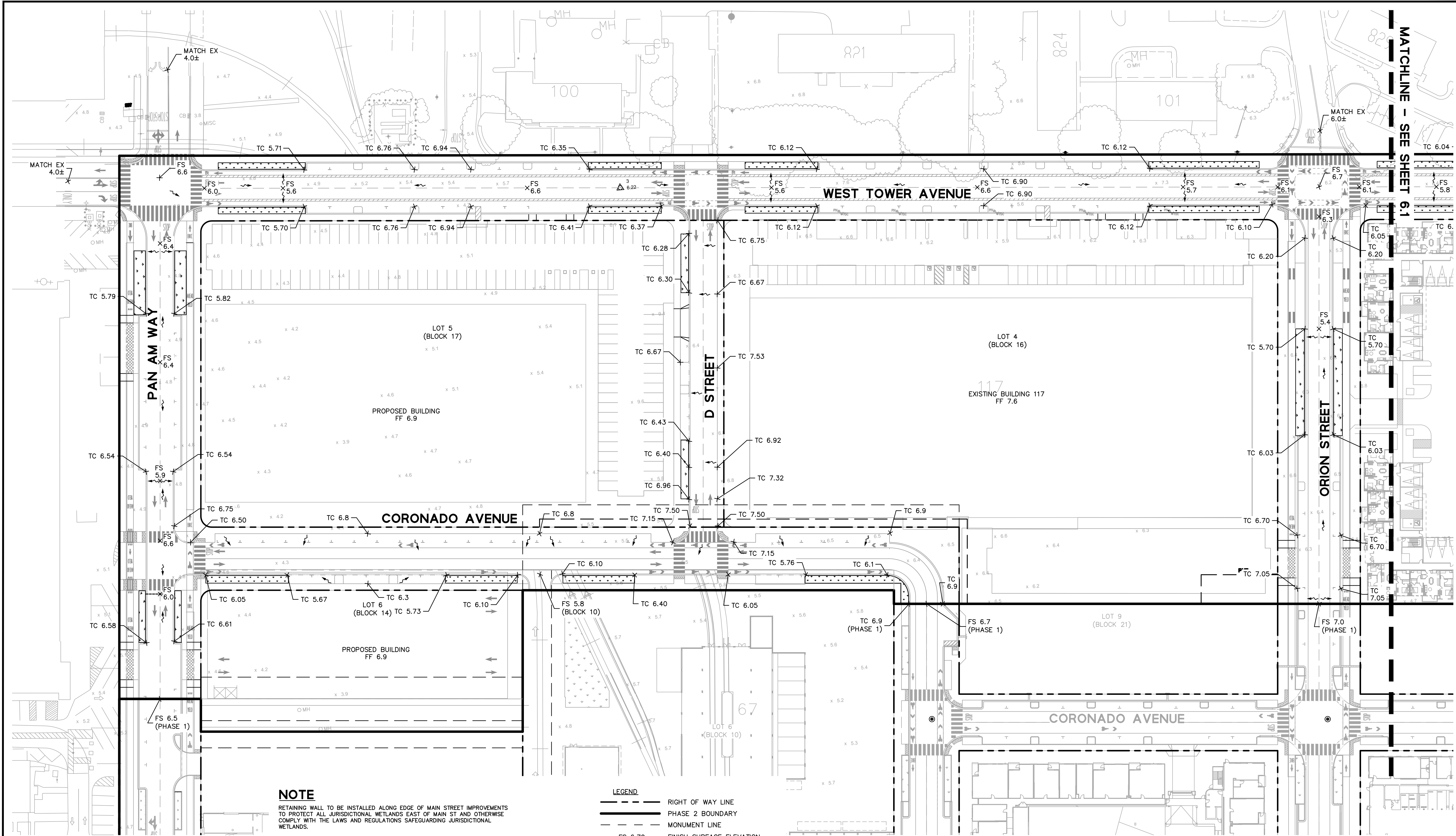
CALIFORNIA

Sheet Number:

5.0

- LEGEND
- ULTIMATE SITE A BOUNDARY LIMITS
 - PHASE 2 BOUNDARY
 - MONUMENT LINE
 - TIE LINE
 - EXISTING PARCEL LINE

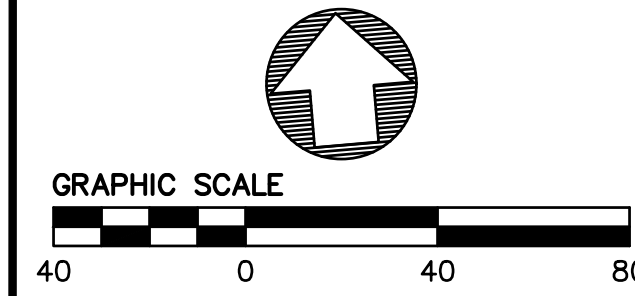




NOTE
RETAINING WALL TO BE INSTALLED ALONG EDGE OF MAIN STREET IMPROVEMENTS TO PROTECT ALL JURISDICTIONAL WETLANDS EAST OF MAIN ST AND OTHERWISE COMPLY WITH THE LAWS AND REGULATIONS SAFEGUARDING JURISDICTIONAL WETLANDS.

- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 2 BOUNDARY
 - MONUMENT LINE
 - FINISH SURFACE ELEVATION
 - TOP OF CURB ELEVATION
 - EXISTING SURFACE ELEVATION
 - BIORETENTION AREA
 - FLOW DIRECTION

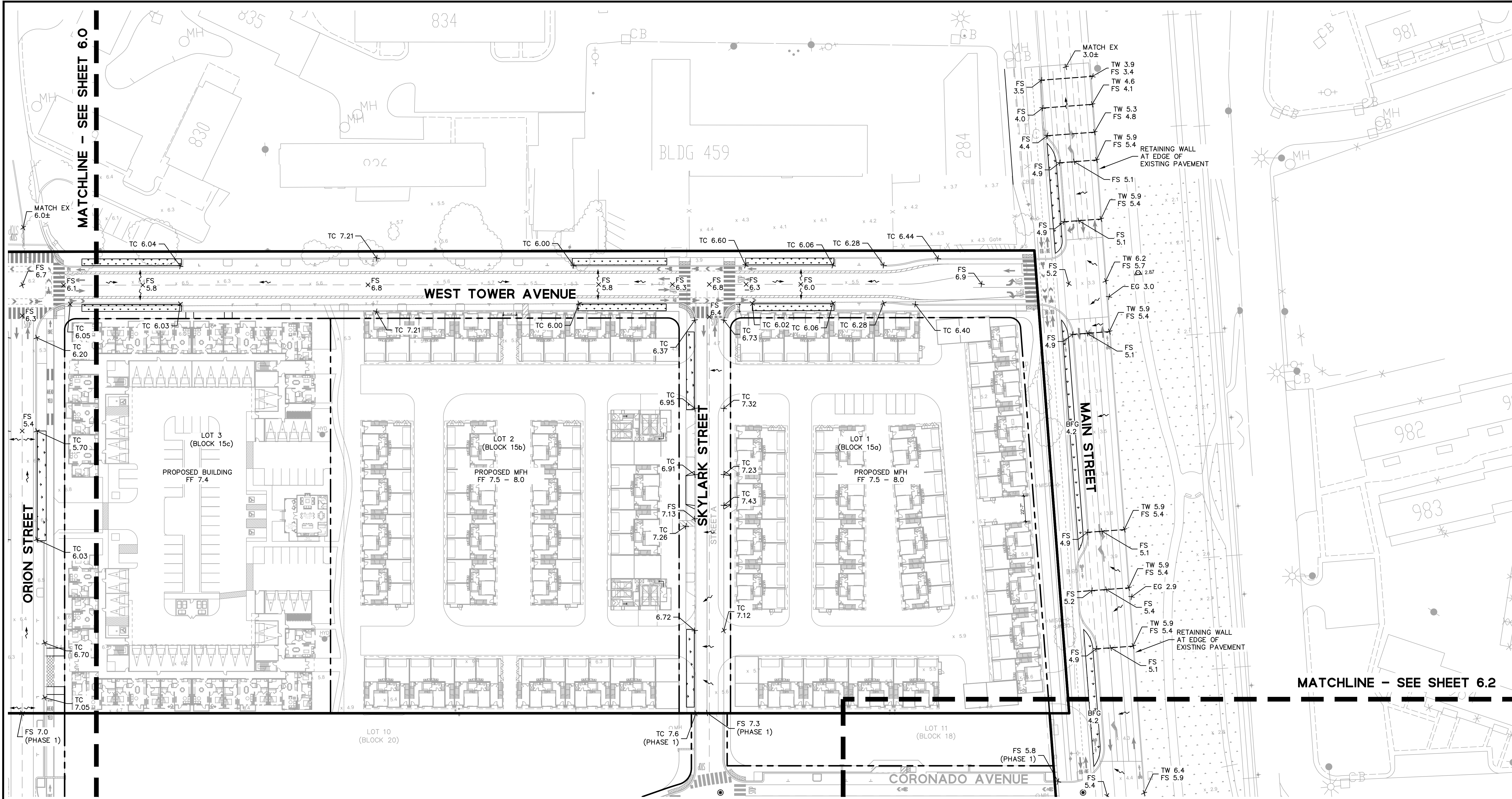
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PLOT BY: mikel



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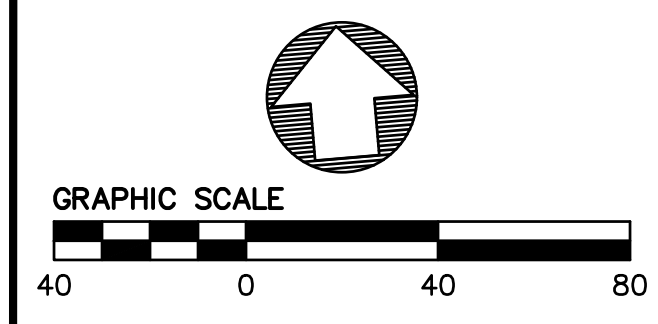
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Date 09/04/19 Design MS			Scale Drawn AZ	Job No. 20145170 Approved CM	PRELIMINARY GRADING PLAN	
CITY OF ALAMEDA			ALAMEDA COUNTY		CALIFORNIA	

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NOTE
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- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 2 BOUNDARY
 - MONUMENT LINE
 - x FS 6.70 FINISH SURFACE ELEVATION
 - x TC 7.50 TOP OF CURB ELEVATION
 - x 5.4 EXISTING SURFACE ELEVATION
 - [Pattern] BIORETENTION AREA
 - ~ FLOW DIRECTION



No.	Date	Revisions



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CITY OF ALAMEDA

ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

PRELIMINARY GRADING PLAN

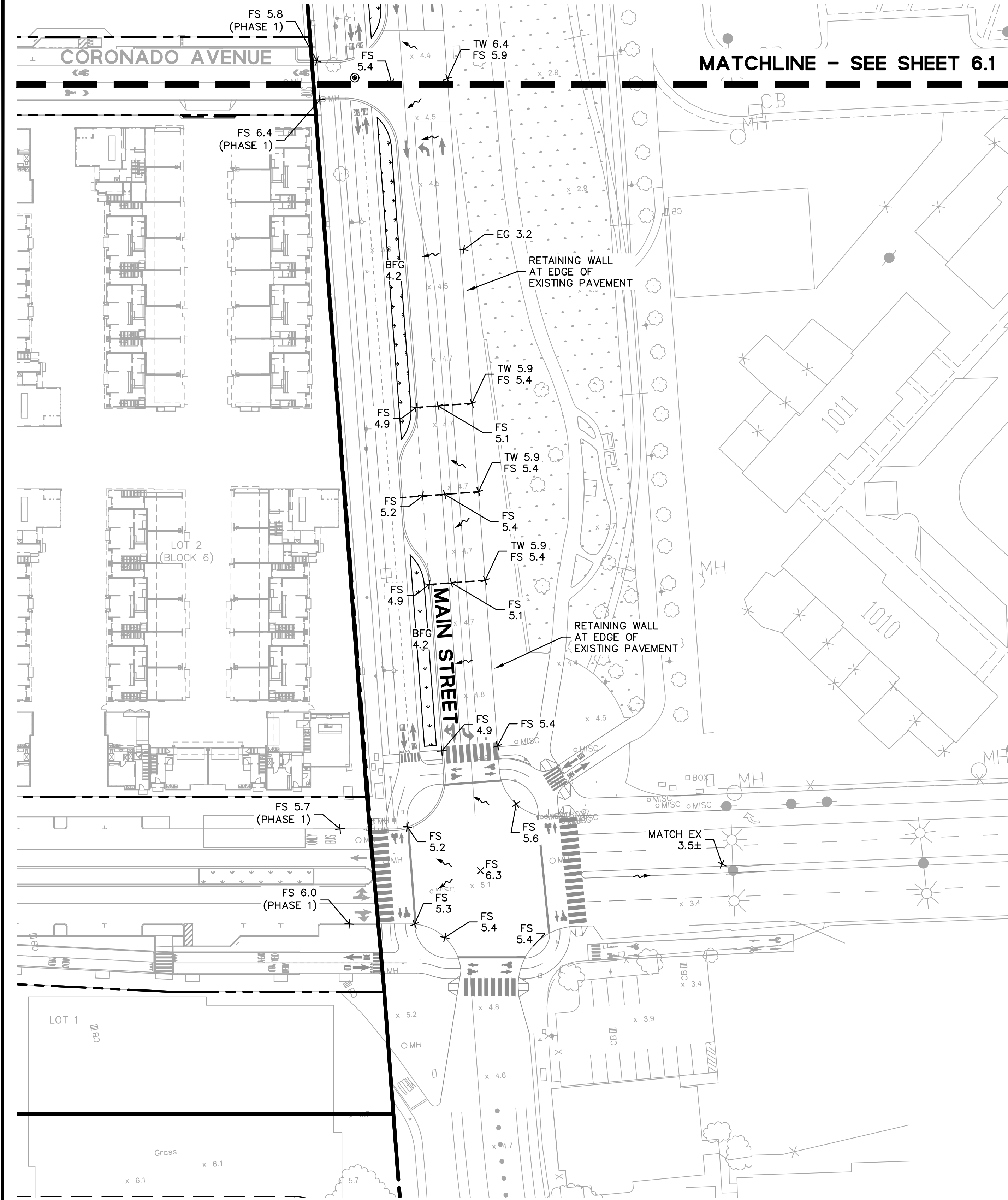
ALAMEDA COUNTY

CALIFORNIA

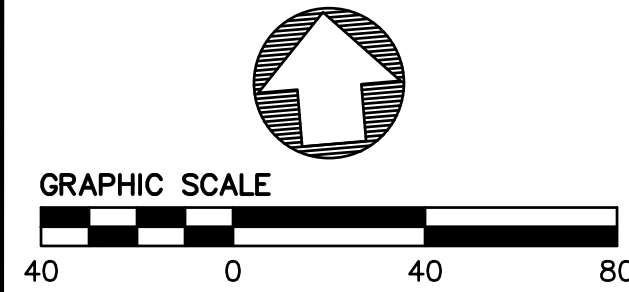
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PLOT DATE: 09-30-19 PLOTTED BY: mikel



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RETAINING WALL TO BE INSTALLED ALONG EDGE OF MAIN STREET IMPROVEMENTS TO PROTECT ALL JURISDICTIONAL WETLANDS EAST OF MAIN ST AND OTHERWISE COMPLY WITH THE LAWS AND REGULATIONS SAFEGUARDING JURISDICTIONAL WETLANDS.



- LEGEND**
- RIGHT OF WAY LINE
 - PHASE 2 BOUNDARY
 - MONUMENT LINE
 - x FS 6.70 FINISH SURFACE ELEVATION
 - x TC 7.50 TOP OF CURB ELEVATION
 - x 5.4 EXISTING SURFACE ELEVATION
 - [Pattern] BIORETENTION AREA
 - ~ FLOW DIRECTION

No.	Date	Revisions



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CITY OF ALAMEDA

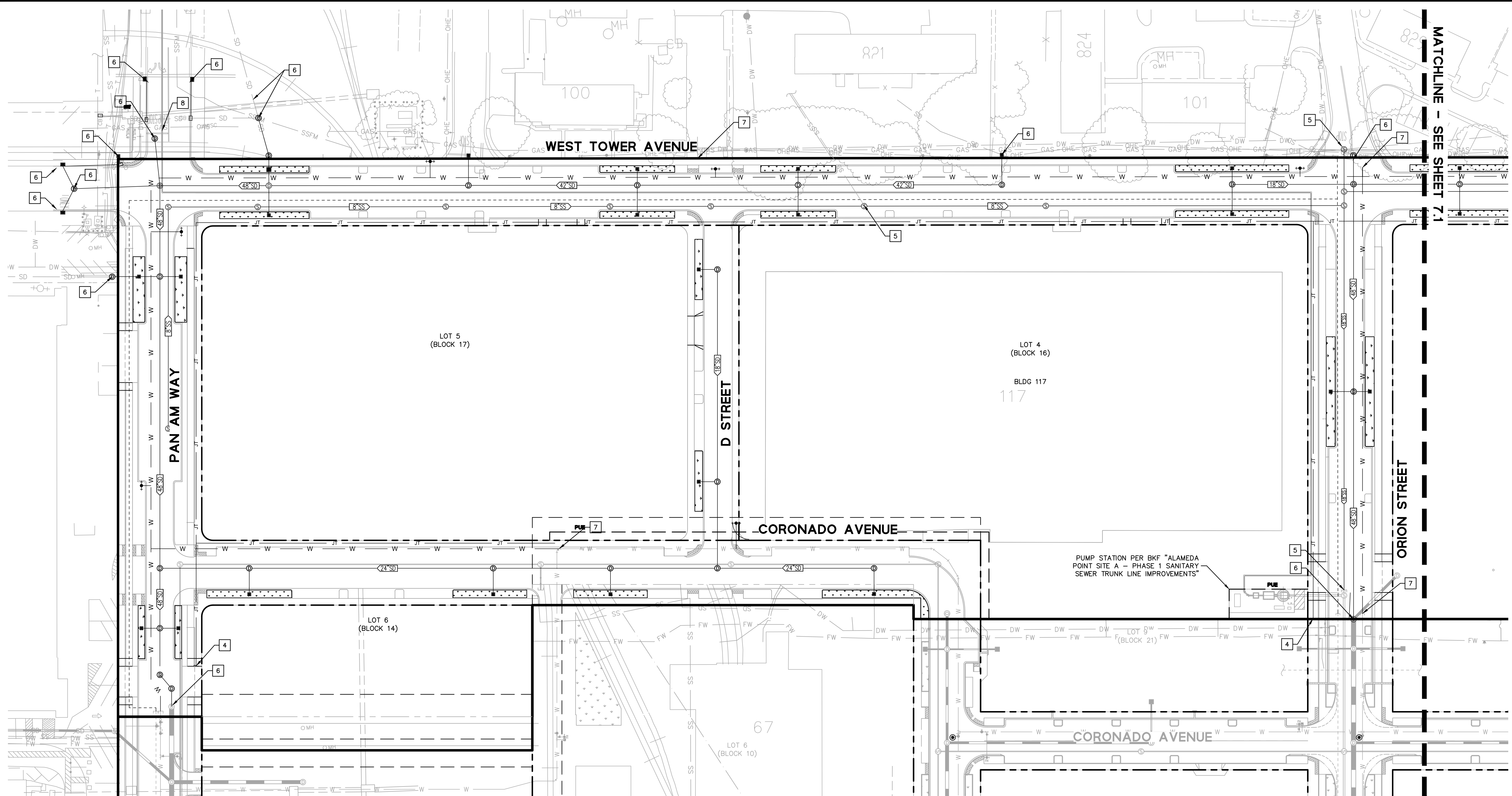
ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

PRELIMINARY GRADING PLAN

ALAMEDA COUNTY

CALIFORNIA

Sheet Number:
6.2



MATCHLINE - SEE SHEET 7.1

UTILITY KEYNOTES

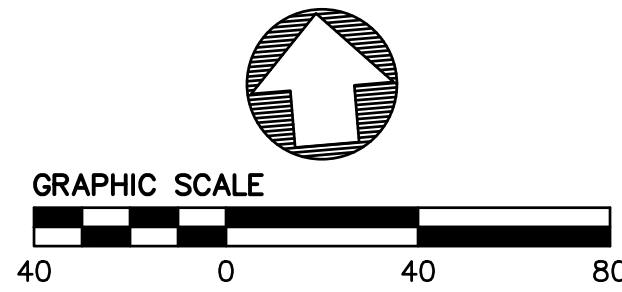
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| 1 SS POC FOR FUTURE CONNECTION | 4 JOINT TRENCH POC FOR FUTURE CONNECTION | 7 DOMESTIC WATER CONNECT TO EXISTING |
| 2 SD POC FOR FUTURE CONNECTION | 5 SS CONNECT TO EXISTING | 8 SSFM TO CONTINUE TO OFFSITE SS MAIN |
| 3 DOMESTIC WATER POC FOR FUTURE CONNECTION | 6 SD CONNECT TO EXISTING | |

NOTE

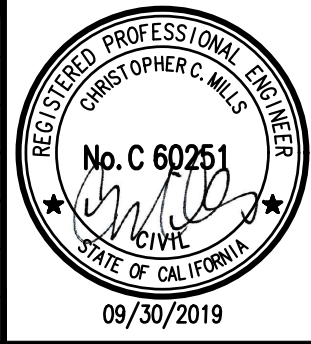
- UTILITY LAYOUT SHOWN WILL BE FURTHER DETAILED IN FUTURE PLAN SUBMITTALS AND TECHNICAL MEMORANDA.
- PROPOSED WATER MAINS ARE PER "ADAPTIVE REUSE WATER SYSTEM PLAN - PHASE 1" BY CBG AND ARE SHOWN FOR REFERENCE ONLY.
- PROPOSED DOMESTIC WATER ON WEST TOWER AVENUE TO BE COORDINATED WITH EBMUD.
- INLETS SHALL BE MARKED "NO DUMPING, FLOWS TO BAY".

LEGEND

- | | |
|--|---------------------|
| | RIGHT OF WAY LINE |
| | PHASE 2 BOUNDARY |
| | MONUMENT LINE |
| | STORM DRAIN LINE |
| | SANITARY SEWER LINE |
| | DOMESTIC WATER MAIN |
| | JOINT TRENCH LINE |
| | BIORETENTION AREA |



No.	Date	Revisions





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CITY OF ALAMEDA

ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

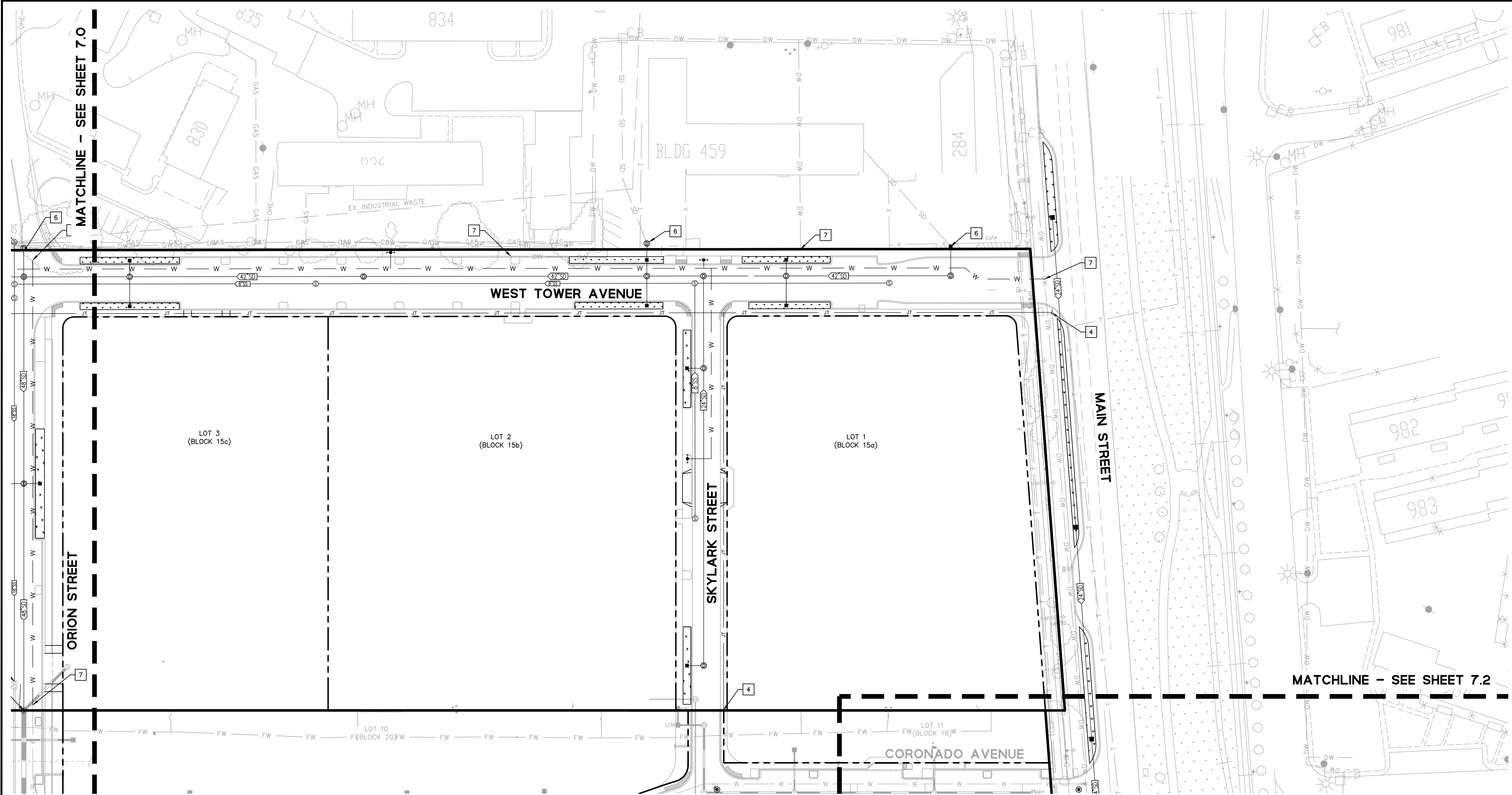
PRELIMINARY UTILITY PLAN

ALAMEDA COUNTY

CALIFORNIA

Sheet Number:
7.0

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PLOT DATE: 09-30-19 PLOTTED BY: mikel



UTILITY KEYNOTES

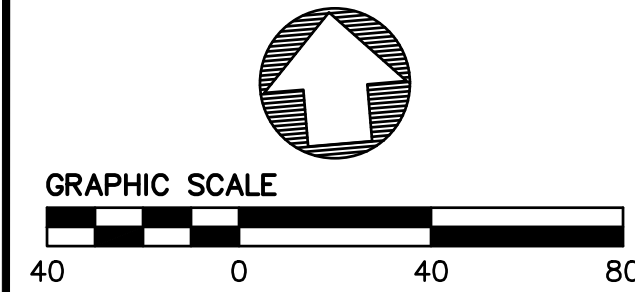
- | | | |
|--|--|---------------------------------------|
| 1 SS POC FOR FUTURE CONNECTION | 4 JOINT TRENCH POC FOR FUTURE CONNECTION | 7 DOMESTIC WATER CONNECT TO EXISTING |
| 2 SD POC FOR FUTURE CONNECTION | 5 SS CONNECT TO EXISTING | 8 SSFM TO CONTINUE TO OFFSITE SS MAIN |
| 3 DOMESTIC WATER POC FOR FUTURE CONNECTION | 6 SD CONNECT TO EXISTING | |

NOTE

- UTILITY LAYOUT SHOWN WILL BE FURTHER DETAILED IN FUTURE PLAN SUBMITTALS AND TECHNICAL MEMORANDA.
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- INLETS SHALL BE MARKED "NO DUMPING, FLOWS TO BAY".

LEGEND

- | | |
|--|---------------------|
| | RIGHT OF WAY LINE |
| | PHASE 2 BOUNDARY |
| | MONUMENT LINE |
| | STORM DRAIN LINE |
| | SANITARY SEWER LINE |
| | DOMESTIC WATER MAIN |
| | JOINT TRENCH LINE |
| | BIORETENTION AREA |



No.	Date	Revisions

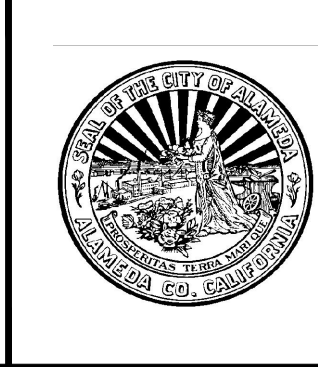




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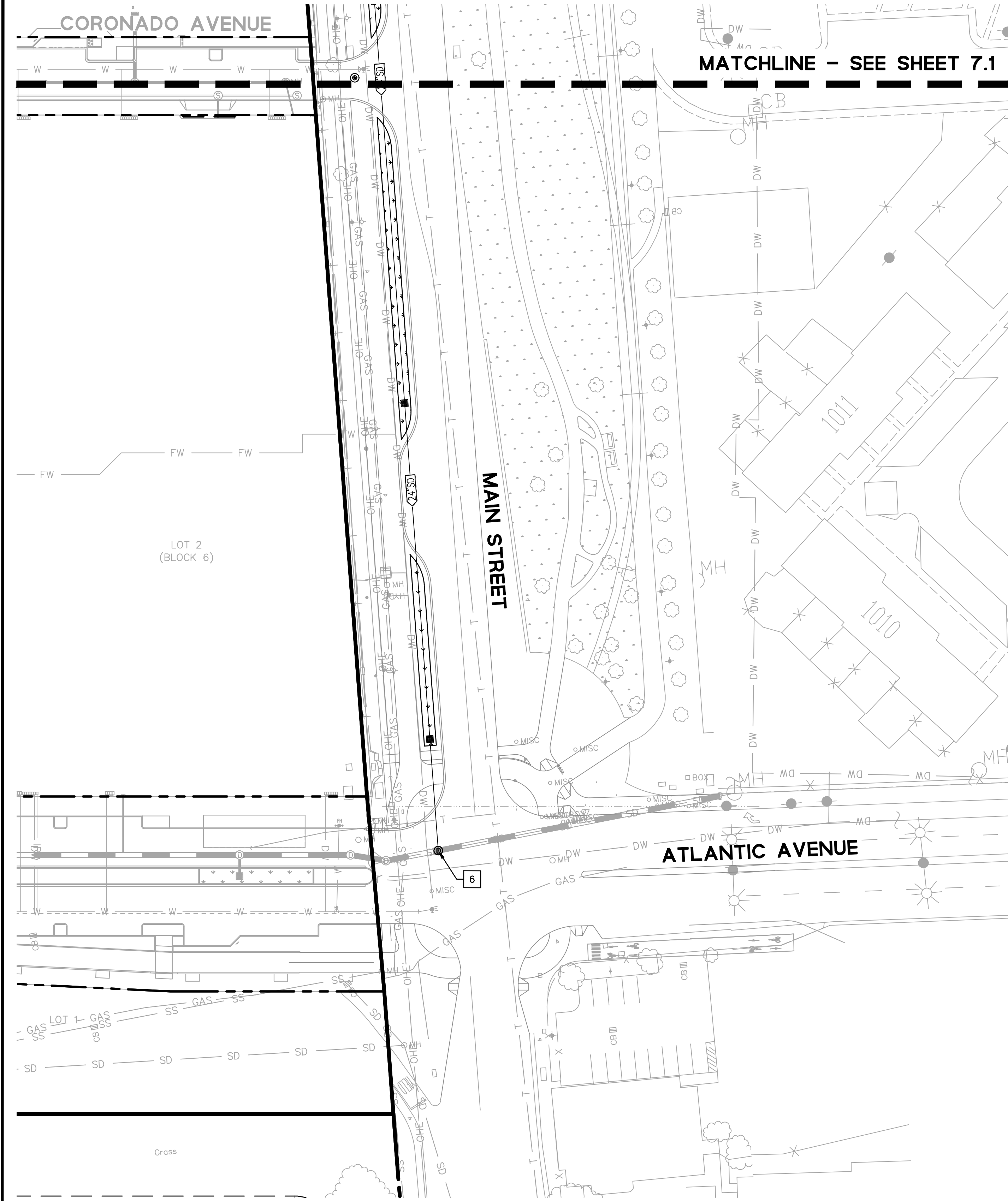
ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

PRELIMINARY UTILITY PLAN

ALAMEDA COUNTY

CALIFORNIA

Sheet Number:
7.1



UTILITY KEYNOTES

- 1

SS POC FOR FUTURE CONNECTION
- 2

SD POC FOR FUTURE CONNECTION
- 3

DOMESTIC WATER POC FOR FUTURE CONNECTION
- 4

JOINT TRENCH POC FOR FUTURE CONNECTION
- 5

SS CONNECT TO EXISTING
- 6

SD CONNECT TO EXISTING
- 7

DOMESTIC WATER CONNECT TO EXISTING
- 8

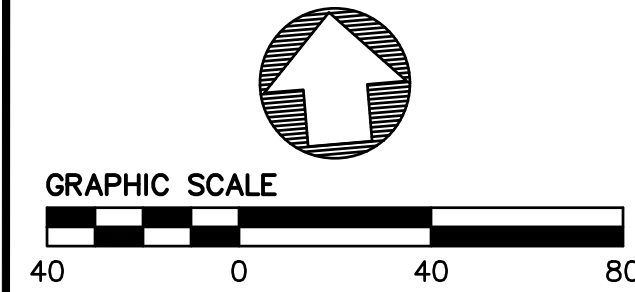
SSFM TO CONTINUE TO OFFSITE SS MAIN

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3. PROPOSED DOMESTIC WATER ON WEST TOWER AVENUE TO BE COORDINATED WITH EBMUD.
4. INLETS SHALL BE MARKED "NO DUMPING, FLOWS TO BAY".

LEGEND

- LEGEND
- RIGHT OF WAY LINE
- PHASE 2 BOUNDARY
- MONUMENT LINE
- 18" SD
- STORM DRAIN LINE

18" SSWJT

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TRACT # 8532 TENTATIVE MAP

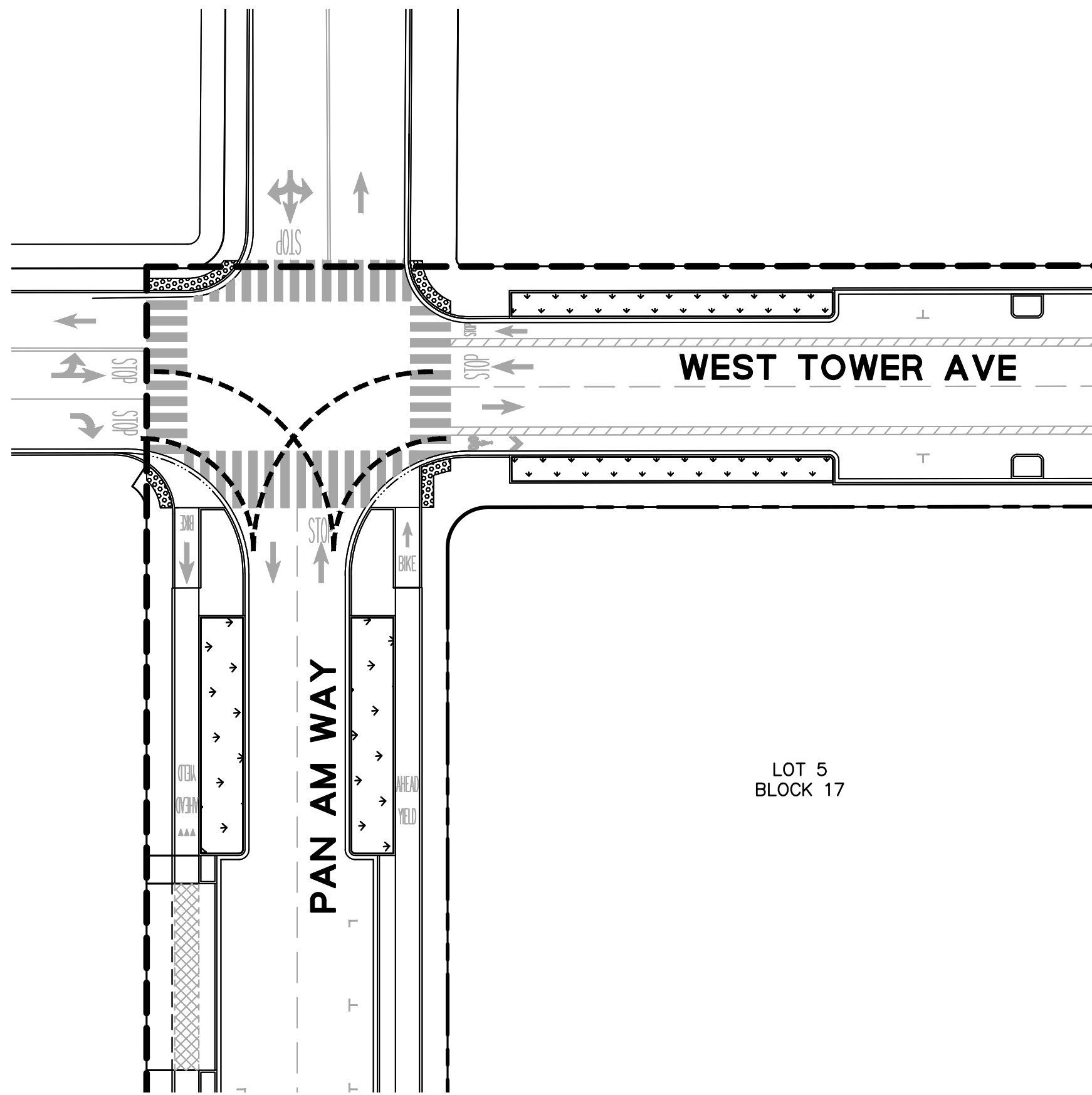
PRELIMINARY UTILITY PLAN

ALAMEDA COUNTY

CALIFORNIA

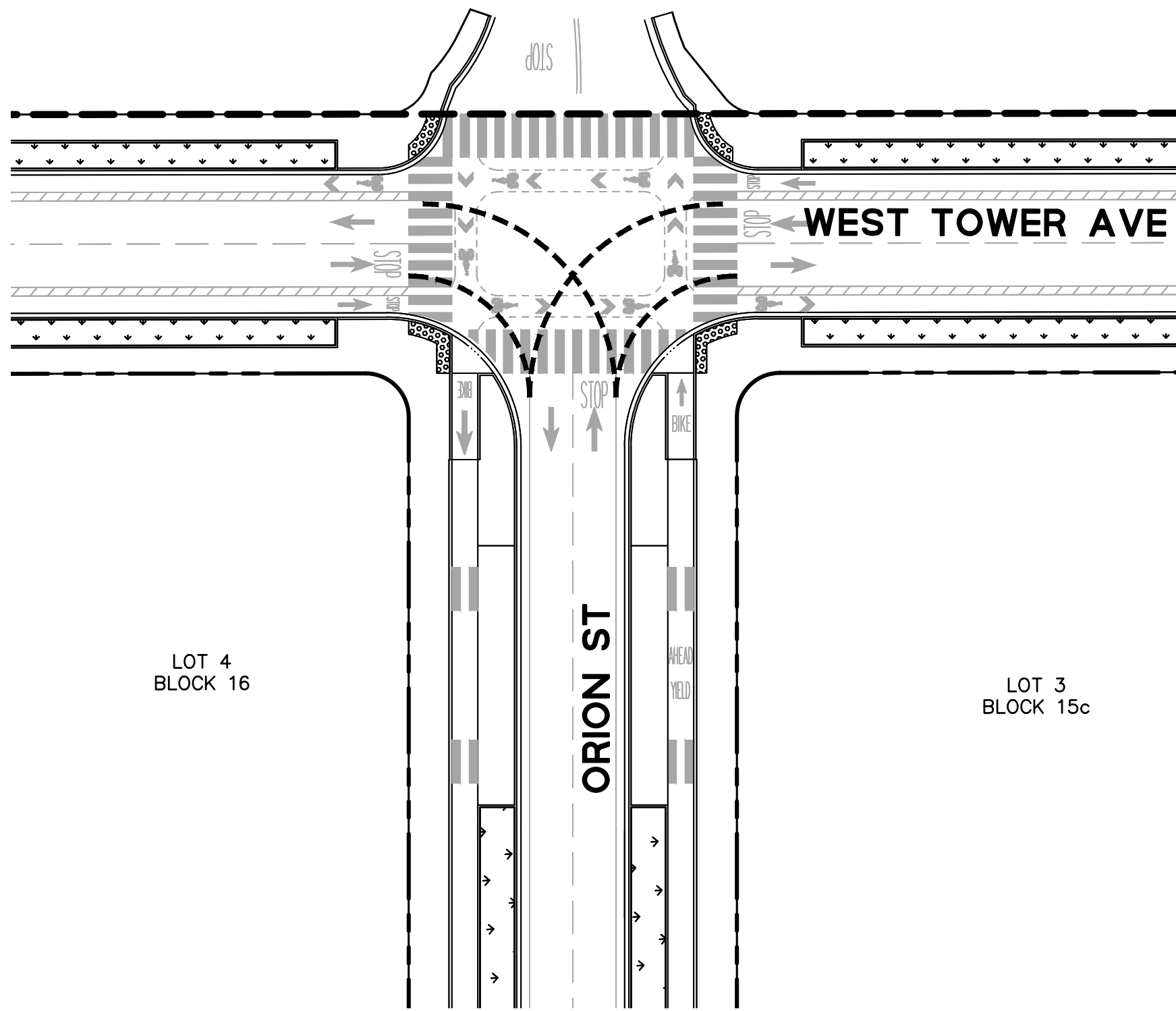
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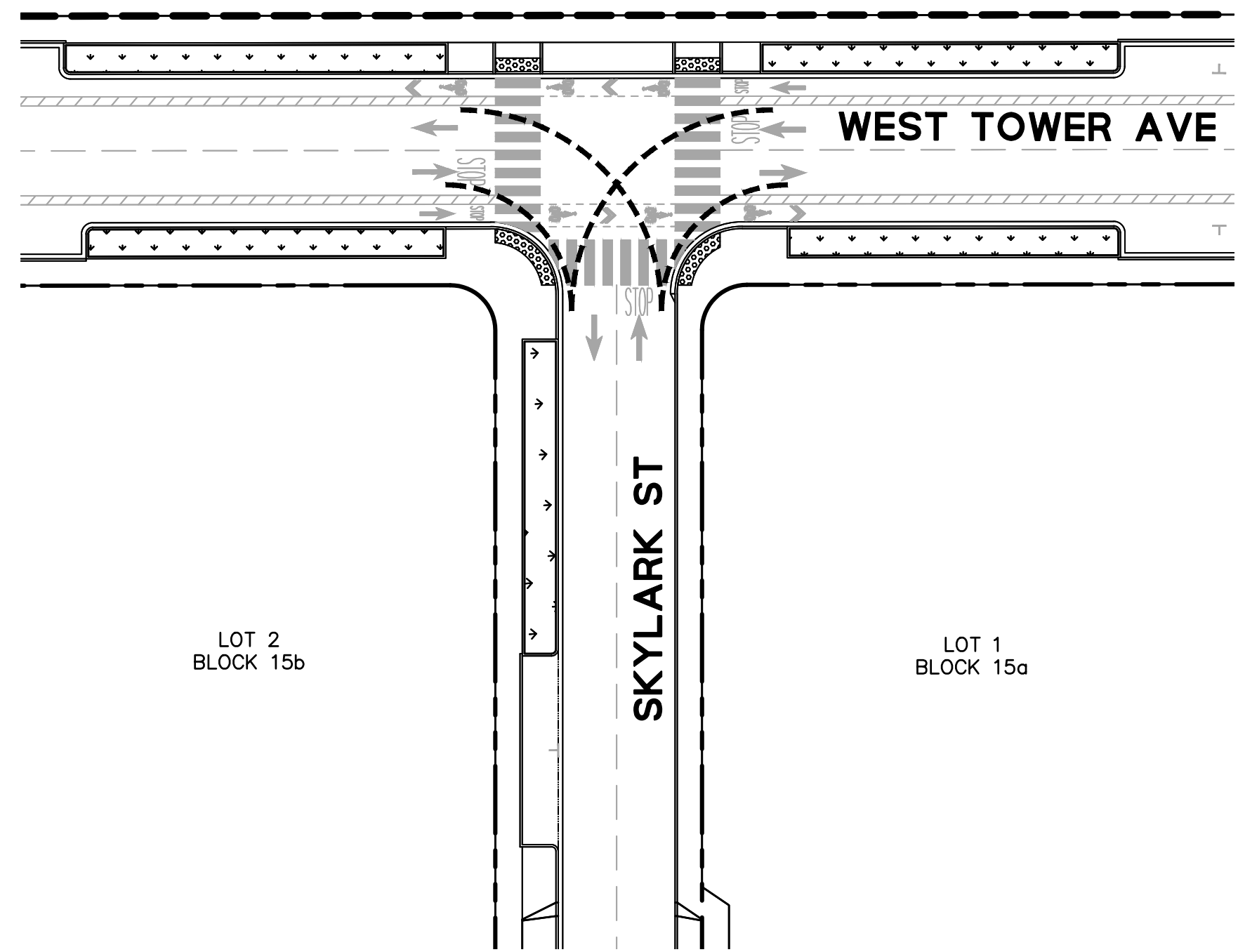
PAN AM WAY AND WEST TOWER AVE

SCALE: 1" = 30'



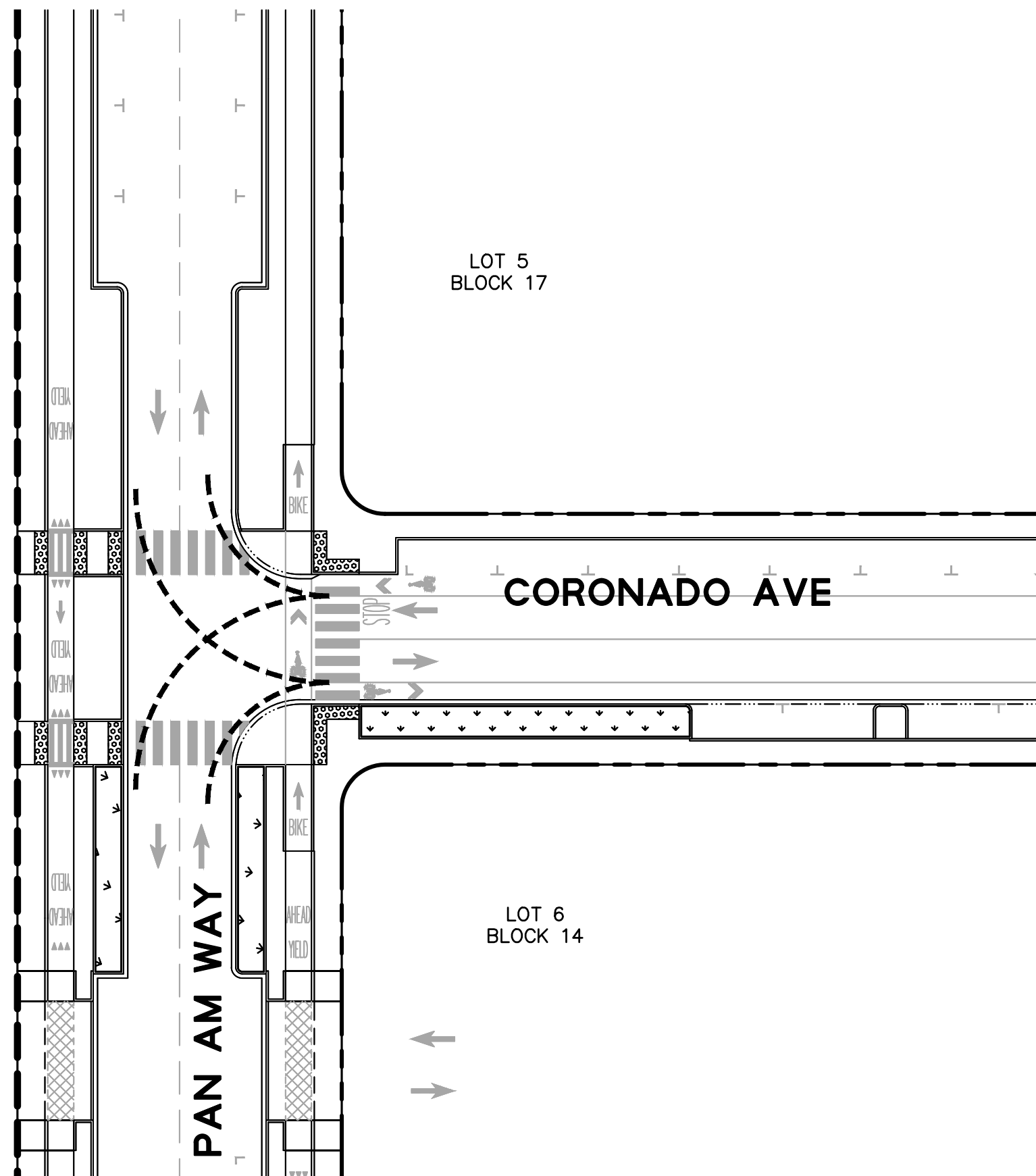
ORION ST AND WEST TOWER AVE

SCALE: 1" = 30'



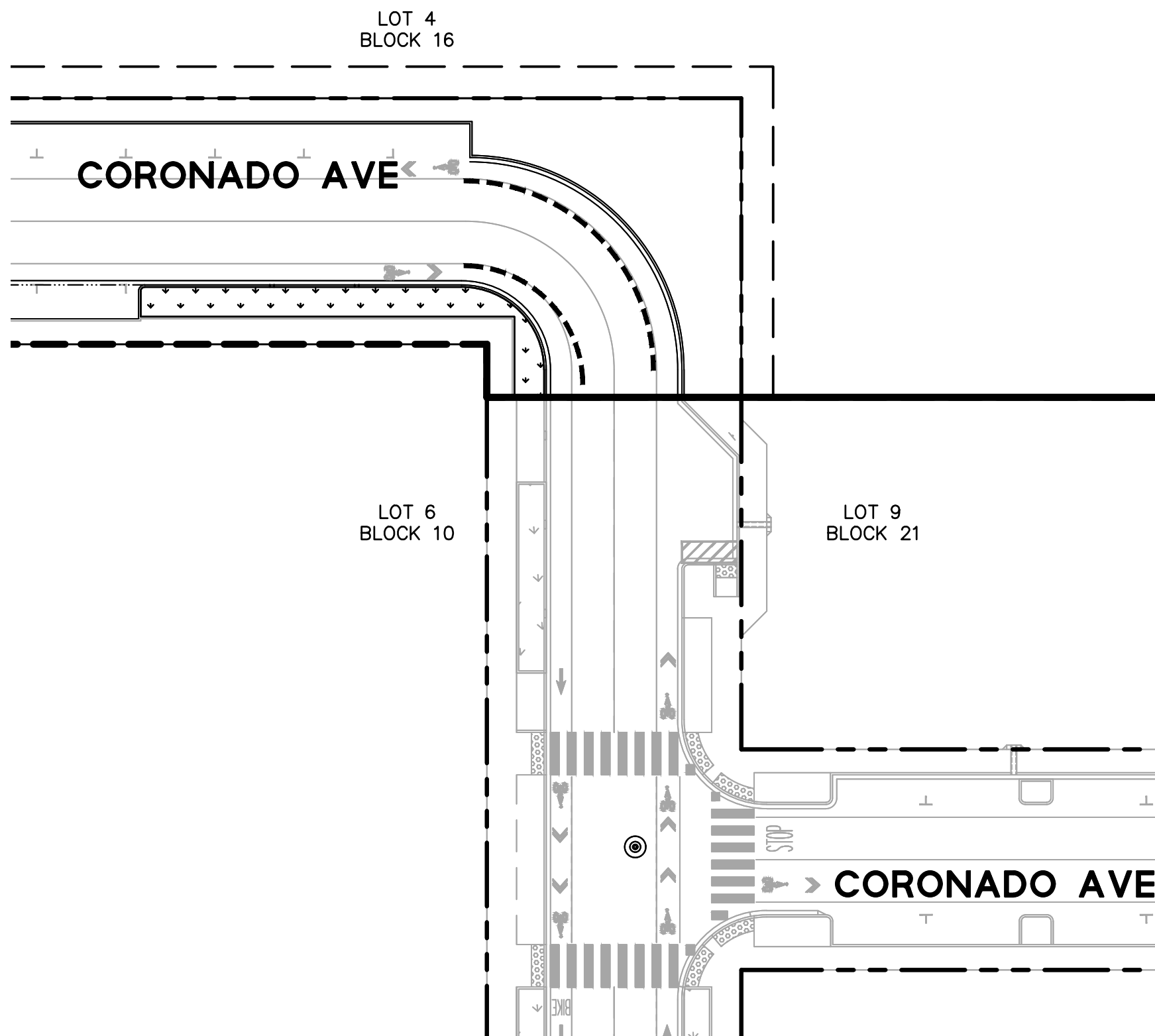
SKYLARK ST AND WEST TOWER AVE

SCALE: 1" = 30'



PAN AM WAY AND CORONADO AVE

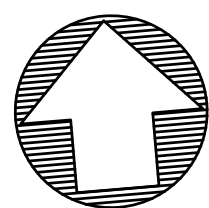
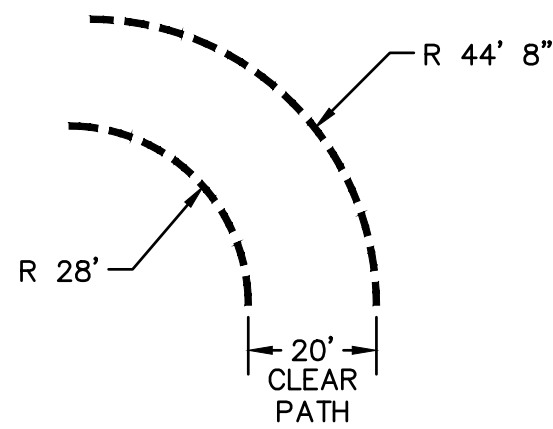
SCALE: 1" = 30'



CORONADO AVE

SCALE: 1" = 30'

FIRE TRUCK TURN TEMPLATE



DRAWING NAME: K:\2014\145170-Alameda_Pt_Mixed_Use\ENG\TM\PHASE 2\SHEETS\80-AP2TM_FT.dwg
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ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

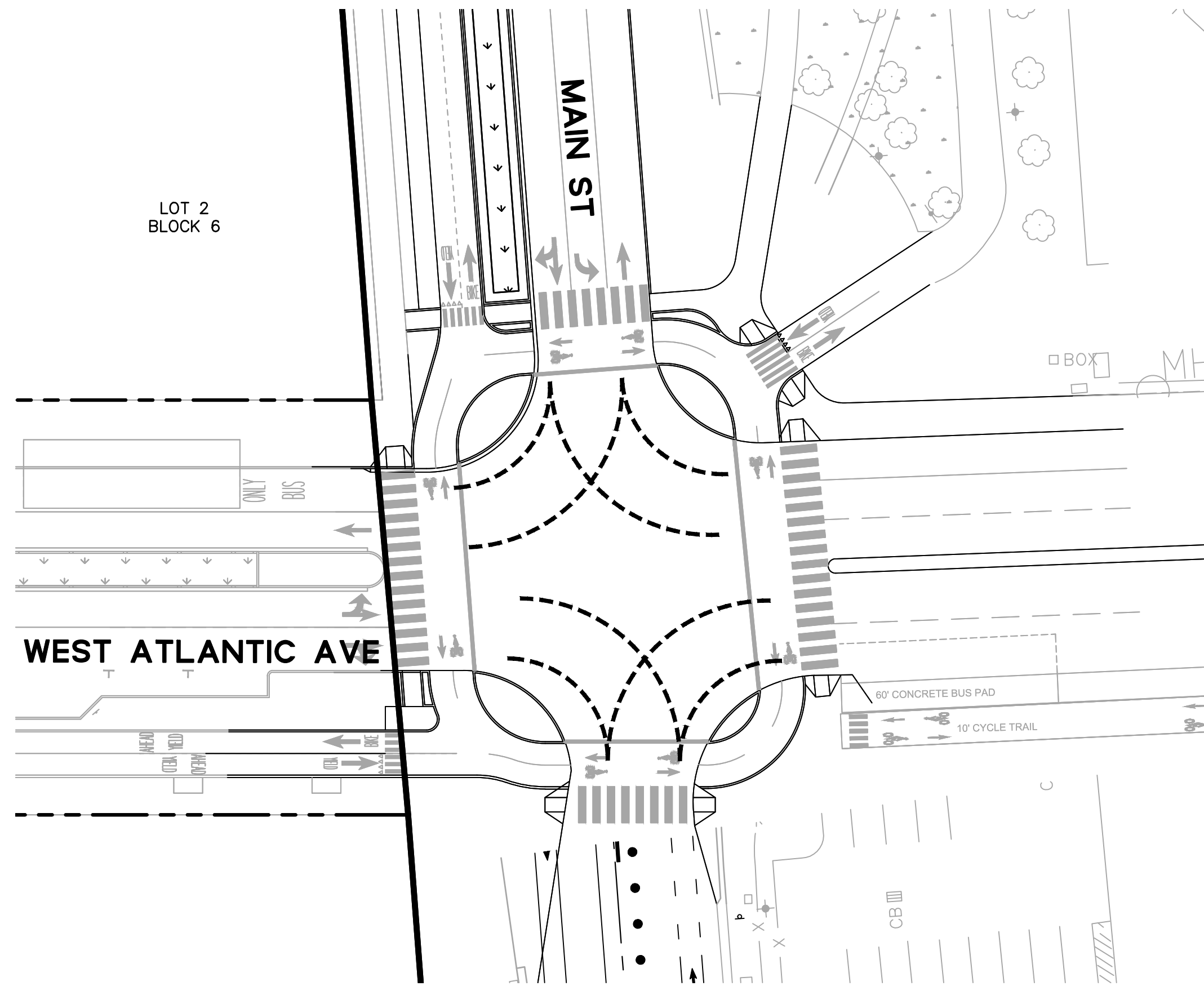
FIRE TRUCK TURNING PLAN

ALAMEDA COUNTY

CALIFORNIA

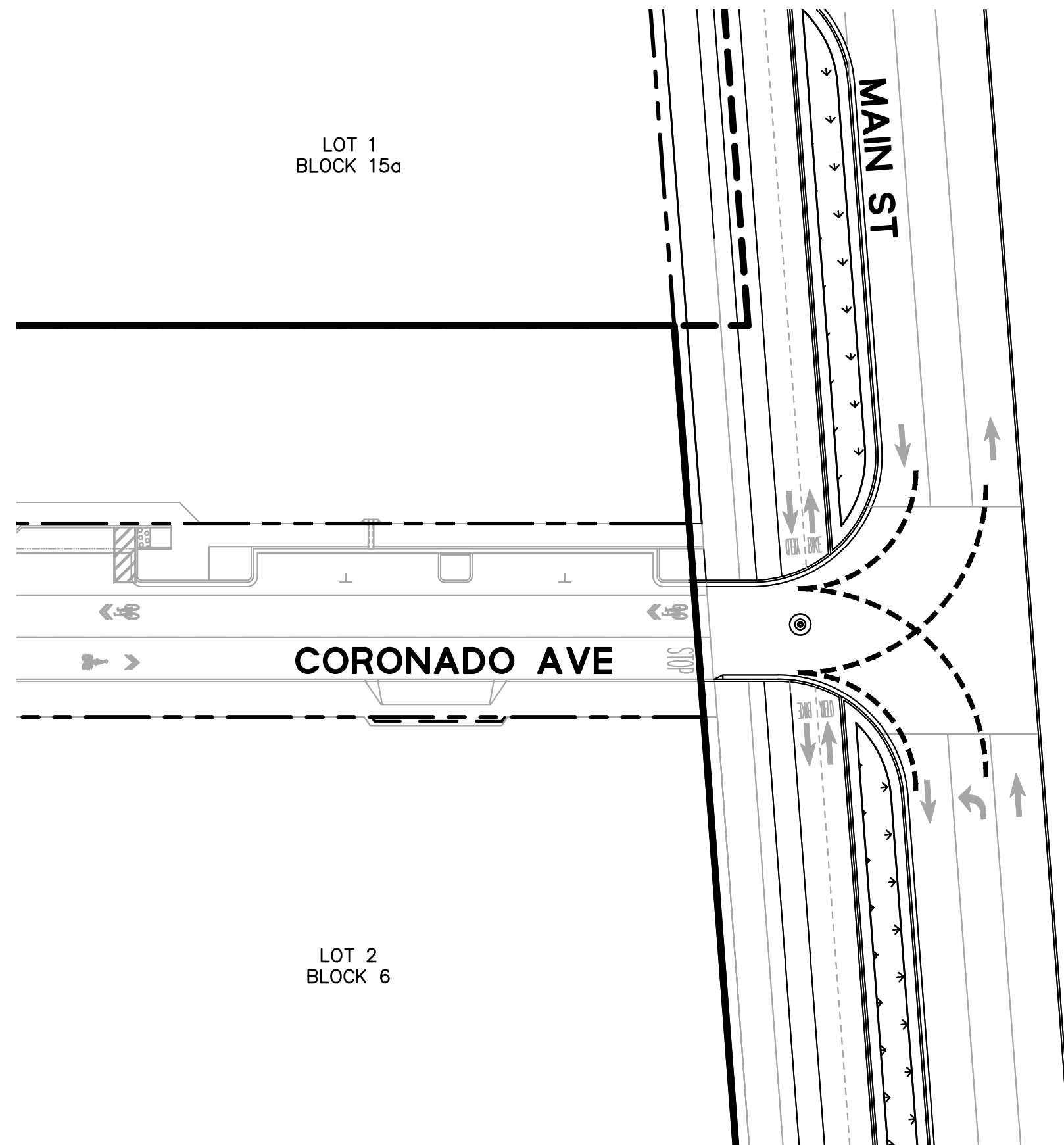
Sheet Number:

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WEST ATLANTIC AVE AND MAIN ST

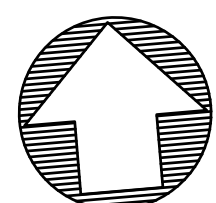
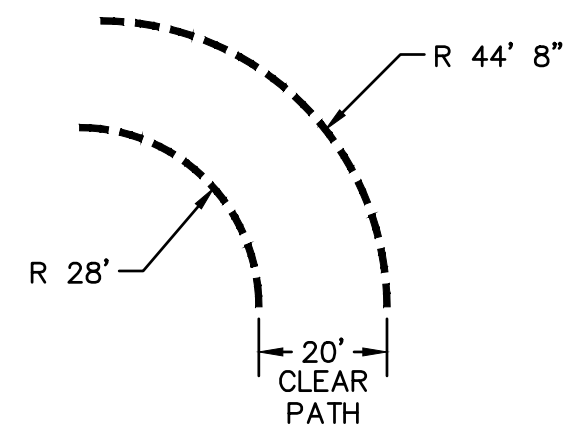
SCALE: 1" = 30'



CORONADO AVE AND MAIN ST

SCALE: 1" = 30'

FIRE TRUCK TURN TEMPLATE



DRAWING NAME: K:\2014\145170_Alameda_PL_Mixed_Use\ENG\TM\PHASE 2\SHEETS\80-AP2TM_FT.dwg
PLOT DATE: 09-30-19 PLOTTED BY: mikel

No.	Date	Revisions



1646 N. CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
PHONE 925/940-2200
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Date 09/04/19 Scale
Design MS Drawn AZ Job No. 20145170
Approved CM



CITY OF ALAMEDA

ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP

FIRE TRUCK TURNING PLAN

ALAMEDA COUNTY

CALIFORNIA

Sheet Number:

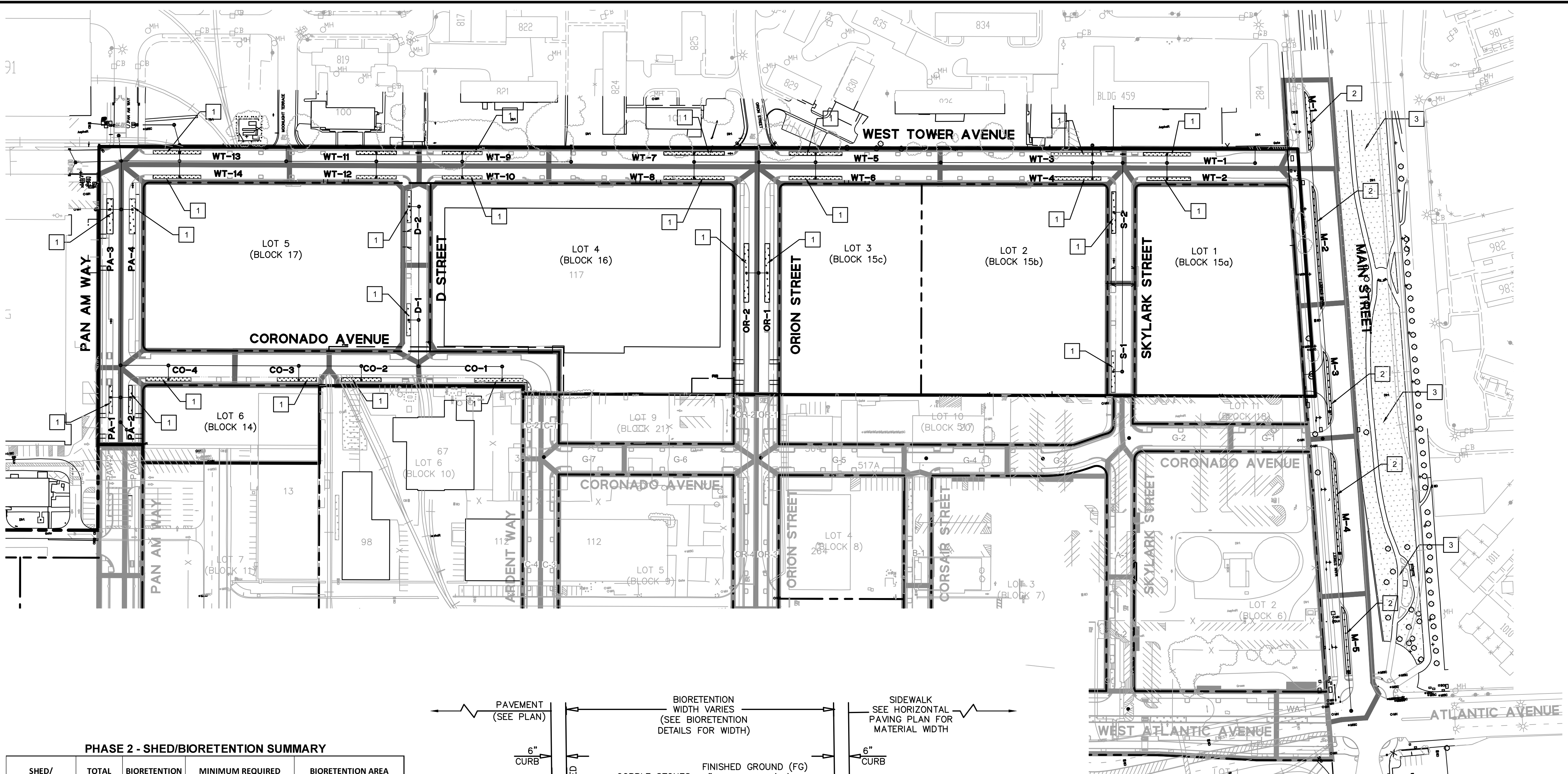
8.1

KEYNOTES

- 1 RETAINED (STRUCTURED) BIORETENTION AREA, SEE DETAIL 1, SHEET 9.0
- 2 UNSTRUCTURED BIORETENTION AREA, SEE DETAIL 2, SHEET 9.0
- 3 ALL GRADING AND FILL WORK ON THE EAST SIDE OF MAIN STREET SHALL PRESERVE AND PROTECT ALL JURISDICTIONAL WETLANDS EAST OF MAIN STREET AND OTHERWISE COMPLY WITH THE LAWS AND REGULATIONS SAFEGUARDING JURISDICTIONAL WETLANDS

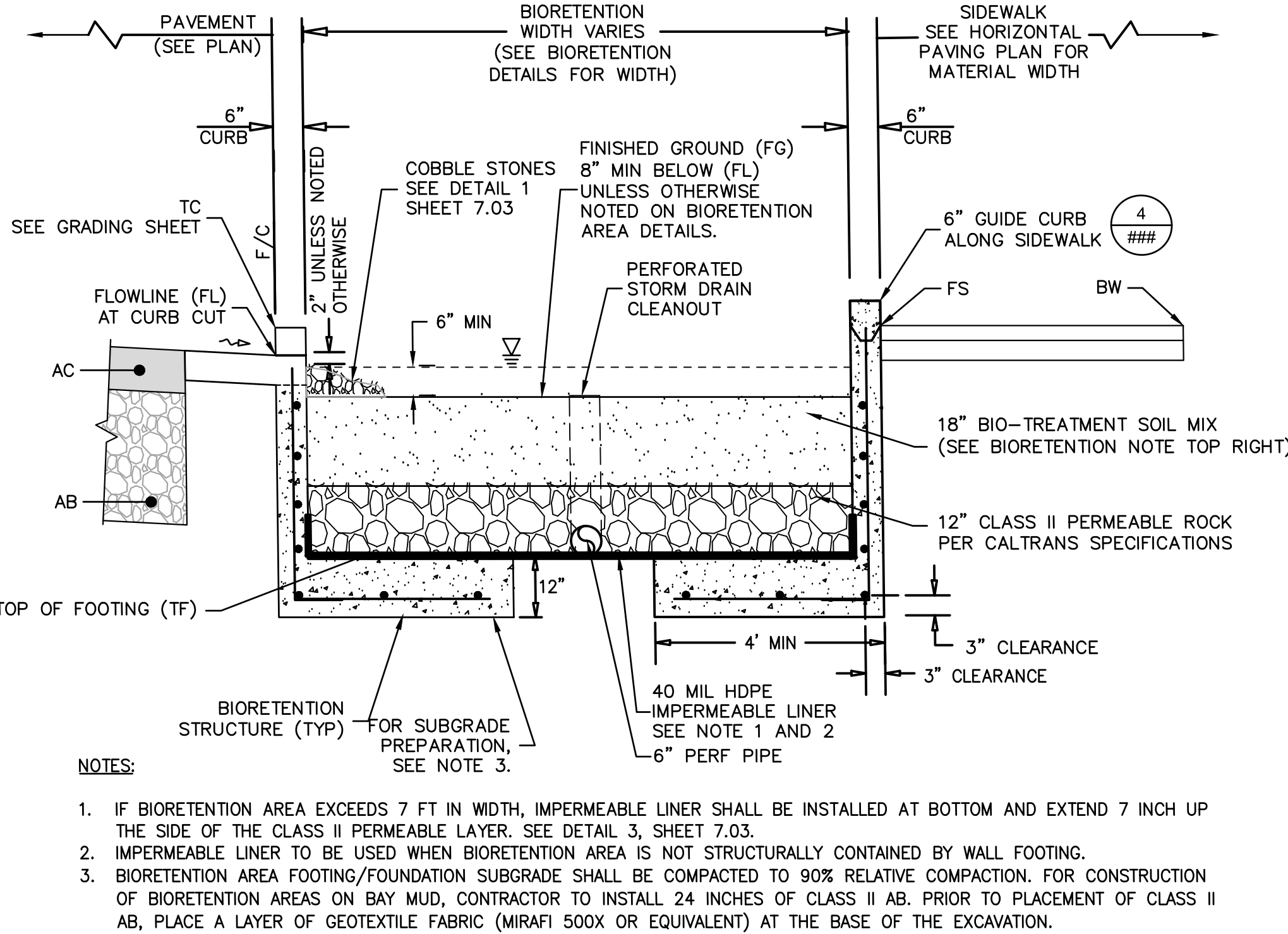
NOTES

1. PORTIONS ONSITE RUNOFF AREAS FROM DEVELOPMENT BLOCKS WILL BE DIRECTED TO PUBLIC STORMWATER TREATMENT WHERE STOOPS AND ENTRY WALKWAYS MAKE ONSITE TREATMENT INFEASIBLE. BLOCK/LOT DEVELOPER MUST PROVIDE SATISFACTORY CERTIFICATION THAT PUBLIC RIGHT-OF-WAY BIOTRETENTION AREAS ARE SUFFICIENTLY OVERSIZED TO ACCOMMODATE THESE ADDITIONAL ON-SITE TREATMENT FLOWS. TO BE FURTHER IDENTIFIED WITH PERMIT PLANS AND BLOCK DEVELOPMENT PLANS.
2. EACH BLOCK (INCLUDING, BUT NOT LIMITED TO 14, 15a, 15b, 15c, 16, AND 17) 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. SATISFACTORY CERTIFICATION PROVING THAT PUBLIC RIGHT-OF-WAY BIORETENTION AREAS ARE SUFFICIENTLY OVERSIZED TO ACCOMMODATE THESE ADDITIONAL ON-SITE TREATMENT FLOWS MUST BE PROVIDED.
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. MINIMUM REQUIRED BIORETENTION AREAS ARE CALCULATED AS ASSUMING 3% OF THE TRIBUTARY AREA FOR BIORETENTION AREAS, UTILIZING THE MINIMUM ALLOWABLE FOR THE FLOW AND VOLUME COMBINATION CALCULATION METHOD.
5. ALL INDIVIDUAL LOTS/BLOCKS MUST INDEPENDENTLY MEET ALL MUNICIPAL STORMWATER PERMIT PROVISION C3 REQUIREMENTS AT THE TIME THEY ARE DEVELOPED.
6. SITE SPECIFIC CALCULATIONS AND DETAILS FOR THE VARIOUS DEVELOPMENT AREAS WILL BE PROVIDED FOR EACH BLOCK AS THEIR RESPECTIVE DESIGN REVIEW SUBMITTAL PACKAGES PROGRESS. FINAL CALCULATIONS AND DETAILS WILL BE PROVIDED IN FINAL STORMWATER CONTROL PLANS WHICH WILL ACCOMPANY FINAL SITE IMPROVEMENT PLANS FOR EACH INDIVIDUAL DEVELOPMENT PROJECT.
7. ALL BIORETENTION AREAS SHALL BE DESIGNED CONSISTENT WITH THE MOST UP-TO-DATE VERSION OF THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM (ACCWP)'S PROVISION C3 TECHNICAL GUIDANCE MANUAL.
8. ALL INDIVIDUAL LOTS/BLOCKS MUST INDEPENDENTLY PROVIDE FULL TRASH CAPTURE TREATMENT ONSITE CONSISTENT WITH THE MUNICIPAL STORMWATER PERMIT'S DEFINITION OF A FULL TRASH CAPTURE DEVICE FOR THE ENTIRETY OF THE LOT/BLOCK AT THE TIME THAT THEY ARE DEVELOPED. THE LOTS/BLOCKS SHALL NOT RELY ON TRASH CAPTURE WITHIN THE PUBLIC RIGHT-OF-WAY.
9. TRASH CAPTURE WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE ADDRESSED WITH FILTER INSERTS INSTALLED IN THE BIORETENTION AREA OVERFLOW CATCH BASIN, CONSISTENT WITH THE LIST OF TRASH CAPTURE DEVICES APPROVED BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD

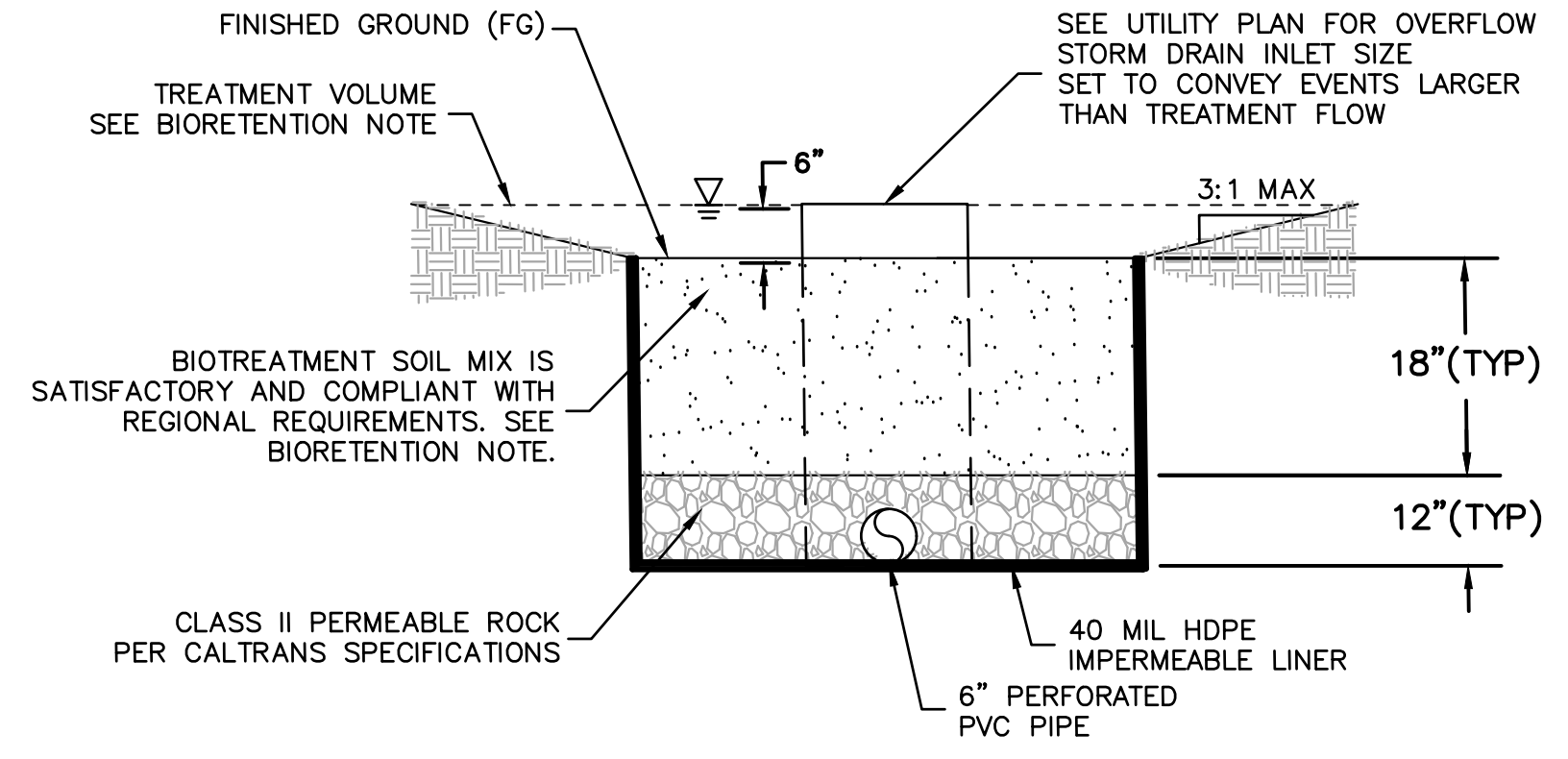


PHASE 2 - SHED/BIORETENTION SUMMARY

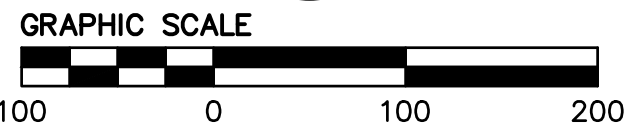
SHED/ BIORETENTION	TOTAL AREA (SF)	BIORETENTION AREA TYPE	MINIMUM REQUIRED BIORETENTION AREA (SF)	BIORETENTION AREA PROVIDED (SF)
CO-1	14122	RETAINED	565	713
CO-2	8110	RETAINED	324	462
CO-3	8900	RETAINED	356	461
CO-4	10009	RETAINED	400	531
D-1	7418	RETAINED	297	377
D-2	6080	RETAINED	243	378
M-1	12023	UNRETAINED	481	629
M-2	18288	UNRETAINED	732	984
M-3	18083	UNRETAINED	723	781
M-4	21173	UNRETAINED	847	1063
M-5	16449	UNRETAINED	658	752
OR-1	13960	RETAINED	558	736
OR-2	13957	RETAINED	558	736
PA-1	4834	RETAINED	193	284
PA-2	4274	RETAINED	171	284
PA-3	12462	RETAINED	498	616
PA-4	11659	RETAINED	466	616
S-1	8652	RETAINED	346	486
S-2	8244	RETAINED	330	486
WT-1	8880	RETAINED	355	474
WT-2	7176	RETAINED	287	438
WT-3	9932	RETAINED	397	506
WT-4	8003	RETAINED	320	504
WT-5	9496	RETAINED	380	533
WT-6	7995	RETAINED	320	534
WT-7	10800	RETAINED	432	608
WT-8	9406	RETAINED	376	608
WT-9	6725	RETAINED	269	401
WT-10	6341	RETAINED	254	401
WT-11	6764	RETAINED	271	401
WT-12	6468	RETAINED	259	401
WT-13	8039	RETAINED	322	480
WT-14	7777	RETAINED	311	480



1 TYPICAL RETAINED BIORETENTION AREA CROSS SECTION



2 TYPICAL UNSTRUCTURED BIORETENTION AREA CROSS SECTION



No.	Date	Revisions



BKF
ENGINEERS / SURVEYORS / PLANNERS

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CITY OF ALAMEDA

ALAMEDA POINT SITE A PHASE 2 MIXED-USE DEVELOPMENT
TRACT # 8532 TENTATIVE MAP
PRELIMINARY STORMWATER MANAGEMENT PLAN

ALAMEDA COUNTY

CALIFORNIA

Sheet Number:
9.0