VICINITY MAP
NOT TO SCALE

GENERAL NOTES

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

CONTACTS

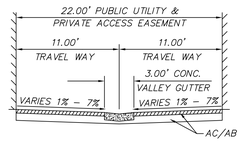
1. OWNER: FRANCIS D. COLLINS
   6050 HOLLIS STREET
   EMERYVILLE, CA 94608
2. ARCHITECT: PHILIP BANTA ASSOCIATES ARCHITECTURE
   PHILIP BANTA
   6050 HOLLIS STREET
   EMERYVILLE CA 94608
   P: 510–654–3255
3. SURVEYOR/ CIVIL ENGINEER: KISTER, SAVIO & REI, INC.
   MATTHEW L. REI
   825 SAN PABLO AVE,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

SUBDIVIDER CERTIFICATION

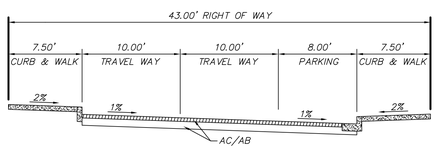
I/WE THE UNDERSIGNED HEREBY AGREE TO THE FILING OF THIS MAP AND TO COMPLY WITH THE PROVISIONS OF THE CITY OF ALAMEDA SUBDIVISION STANDARDS AND THE SUBDIVISION MAP ACT, SECTION 66410 ET SEQ. OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AS THEY APPLY TO THE PROCESSING OF SAID MAP.

OWNER:

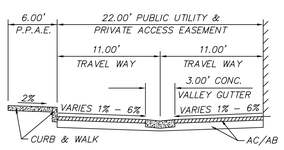
_____
FRANCIS D. COLLINS



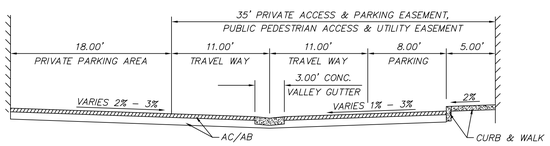
TYPICAL ALLEY SECTION
ALLEYS "A", "B", "C" SOUTH & "D"
NTS



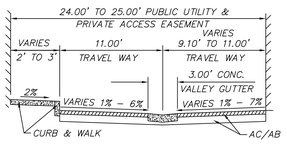
TYPICAL BLANDING DRIVE SECTION
NTS



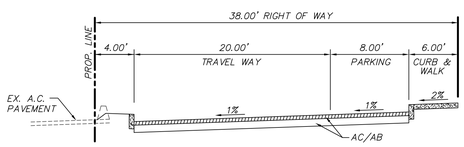
TYPICAL ALLEY SECTION
ALLEY "C" NORTH
NTS



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



TYPICAL ALLEY SECTION
BOATWORKS DRIVE
NTS



TYPICAL ELM DRIVE SECTION
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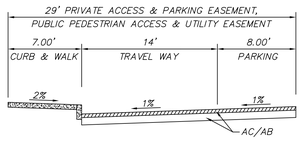
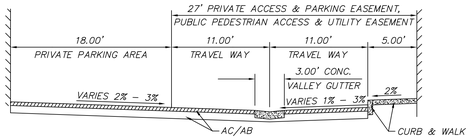
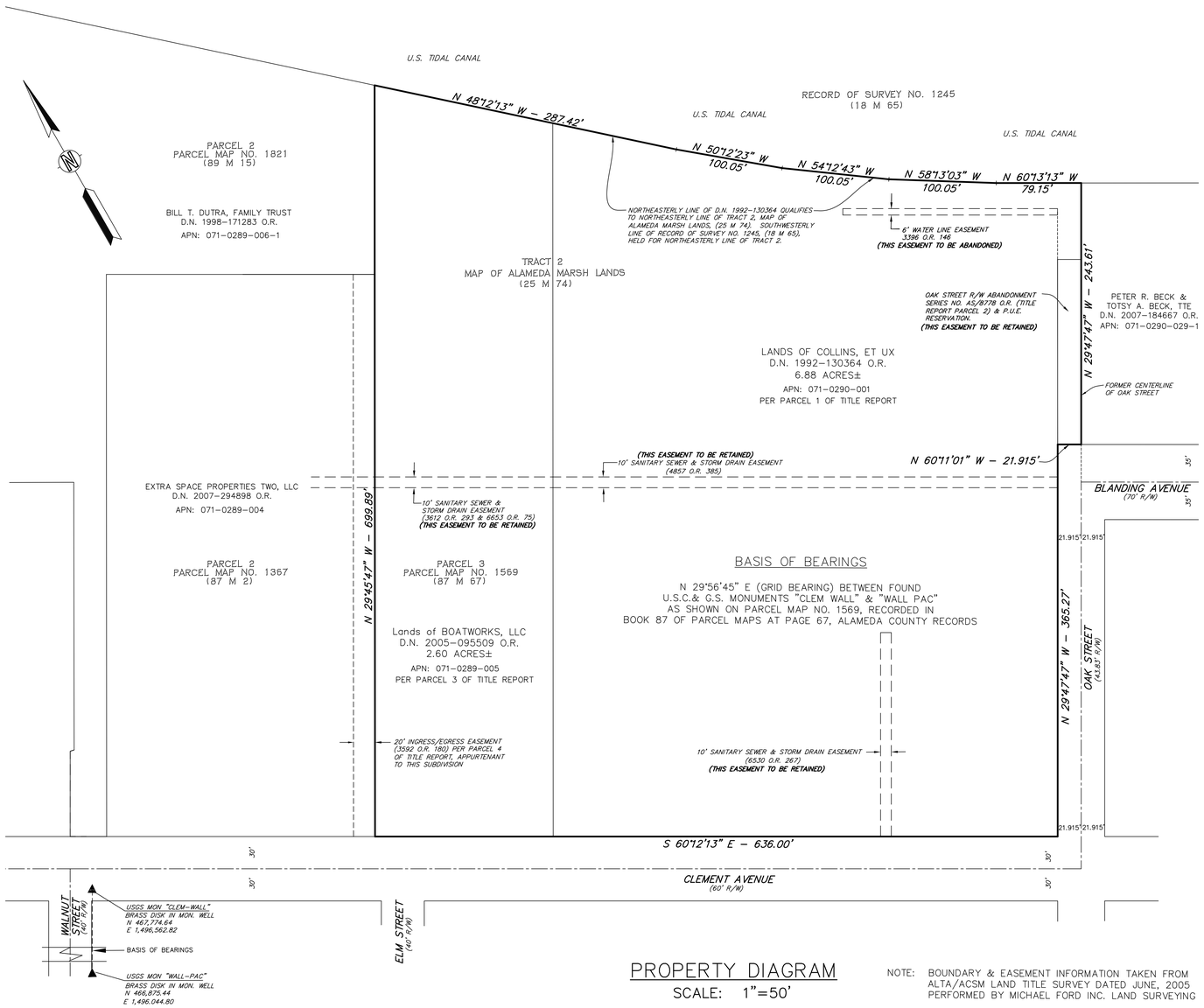


TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS



PROPERTY DIAGRAM
SCALE: 1"=50'

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

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

REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REI
No. 39863
Exp. 12/31/11
CIVIL
STATE OF CALIFORNIA

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

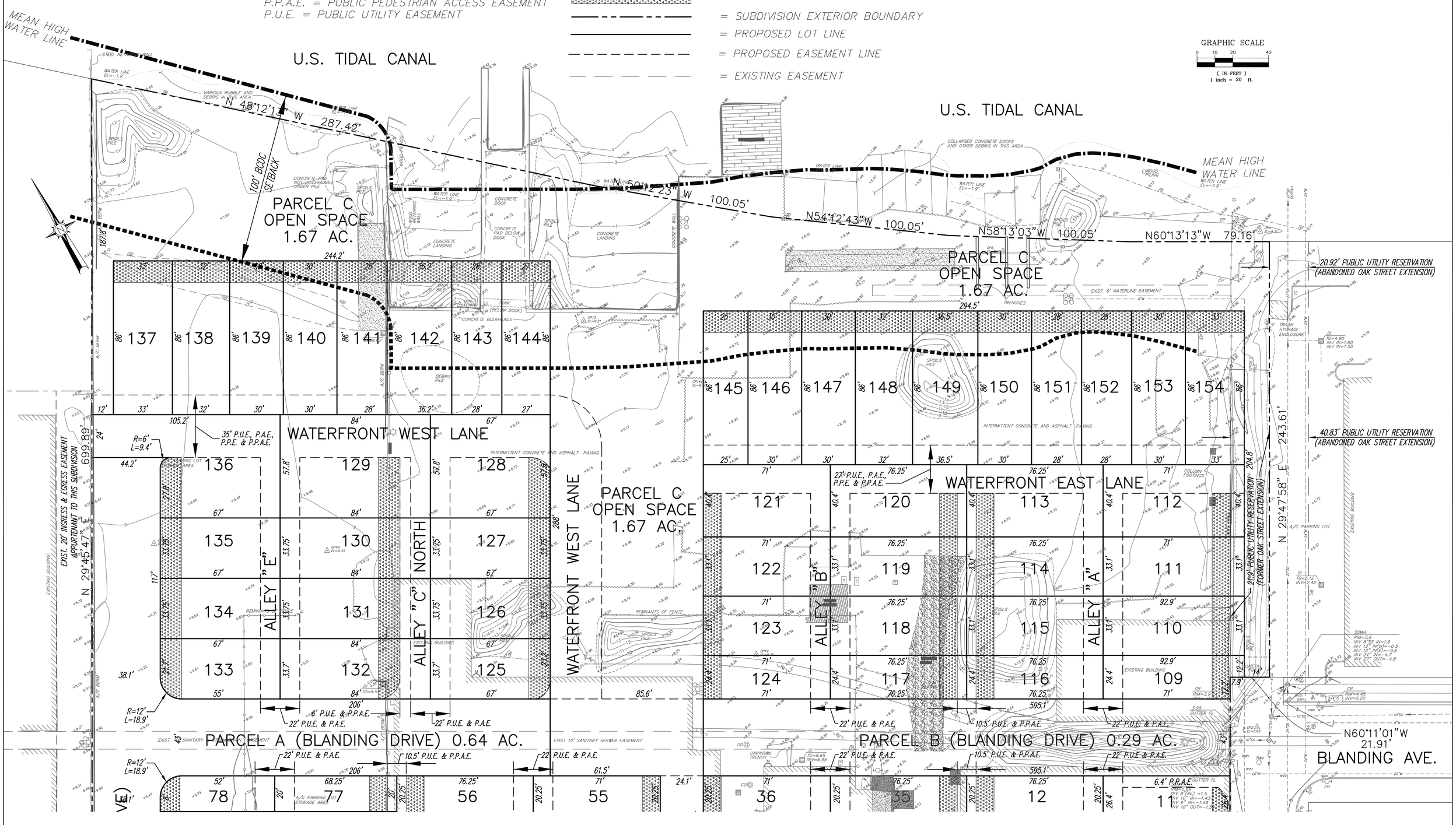
REFERENCES	REVISIONS	KISTER, SAVIO & REI, INC.	DESCRIPTION
FIELD BOOK No. FILE MAP: TITLE CO.: POLICY No.: DATUM: ALAMEDA MISC. REF.: NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.		LAND SURVEYORS – CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222–4020 FAX: (510) 222–3718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

LEGEND

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

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

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.



REGISTERED PROFESSIONAL ENGINEER MATTHEW L. REI No. 39863 Exp. 12/31/11 CIVIL STATE OF CALIFORNIA

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

DATE

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FILE MAP:
TITLE CO.:
POLICY No.:
DATUM: ALAMEDA
MISC. REF.:

NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.

REVISIONS

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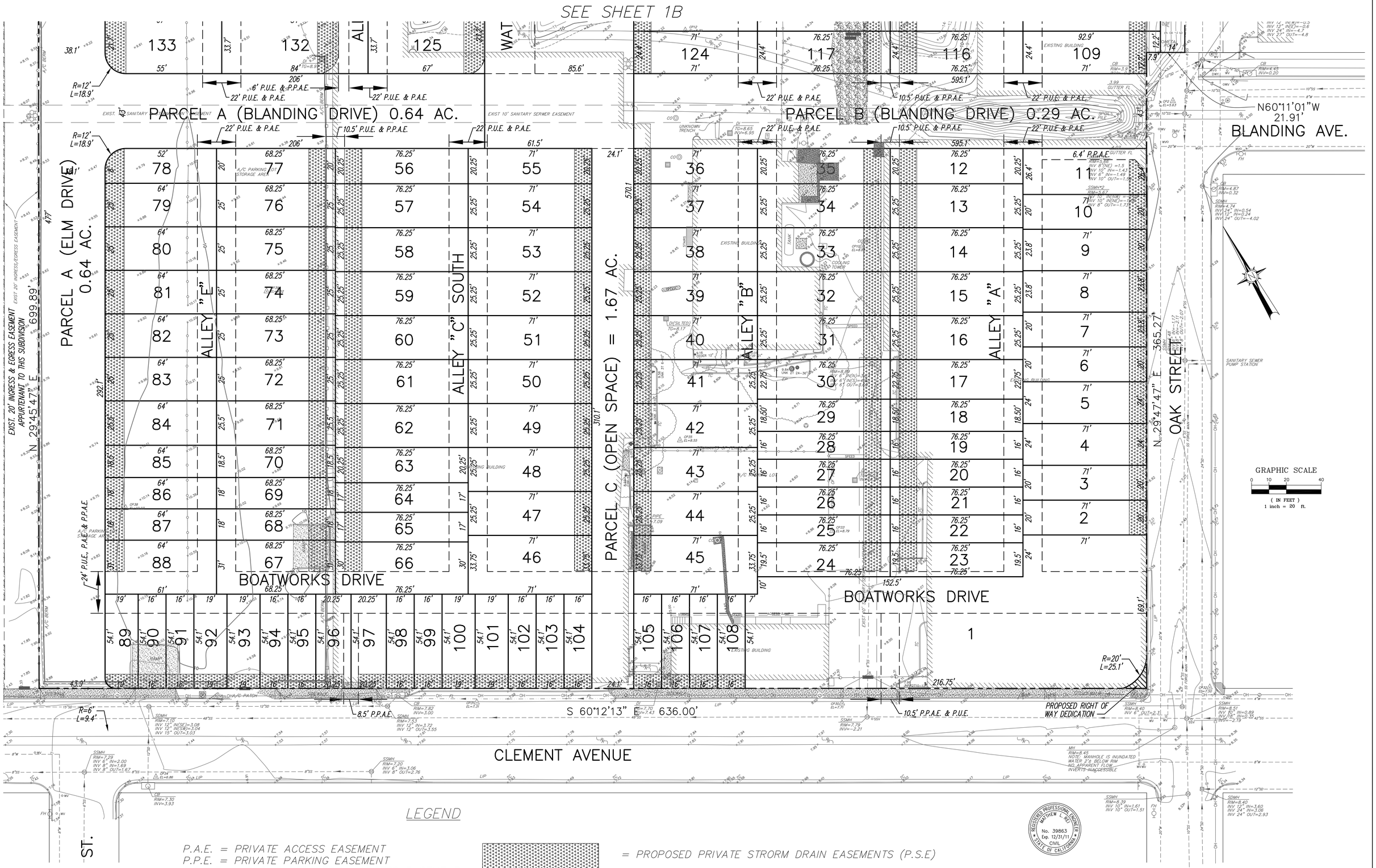
LAND SURVEYORS – CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL info@ksrinc.net

FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE

SCALE: 1"=20'	JOB No. 18972
DATE: JULY 5, 2011	DWG No. O-1162

DESCRIPTION
TENTATIVE MAP
TRACT 8060
BOATWORKS
SITE DIMENSION PLAN
SHEET 1B

ALAMEDA CALIFORNIA



LEGEND

P.A.E. = PRIVATE ACCESS EASEMENT
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= PROPOSED PRIVATE STRORM DRAIN EASEMENTS (P.S.E)

= SUBDIVISION EXTERIOR BOUNDARY

= PROPOSED LOT LINE

= PROPOSED EASEMENT LINE

= EXISTING EASEMENT

REGISTERED PROFESSIONAL ENGINEER MATTHEW L. REI No. 39863 Exp. 12/31/11 CIVIL STATE OF CALIFORNIA

MATTHEW L. REI DATE
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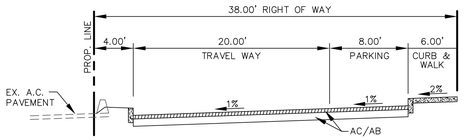
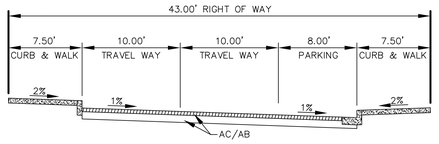
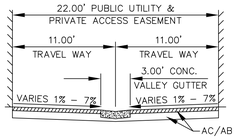


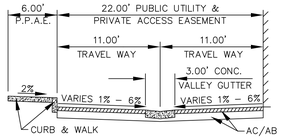
TYPICAL ELM DRIVE SECTION
NTS



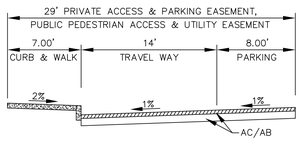
TYPICAL BLANDING DRIVE SECTION
NTS



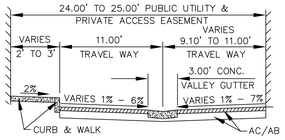
TYPICAL ALLEY SECTION
ALLEYS "A", "B", "C" SOUTH & "D"
NTS



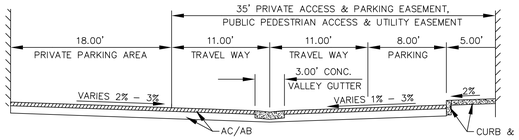
TYPICAL ALLEY SECTION
ALLEY "C" NORTH
NTS



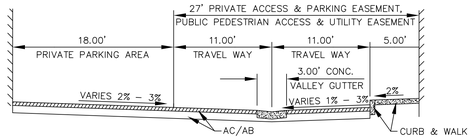
TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



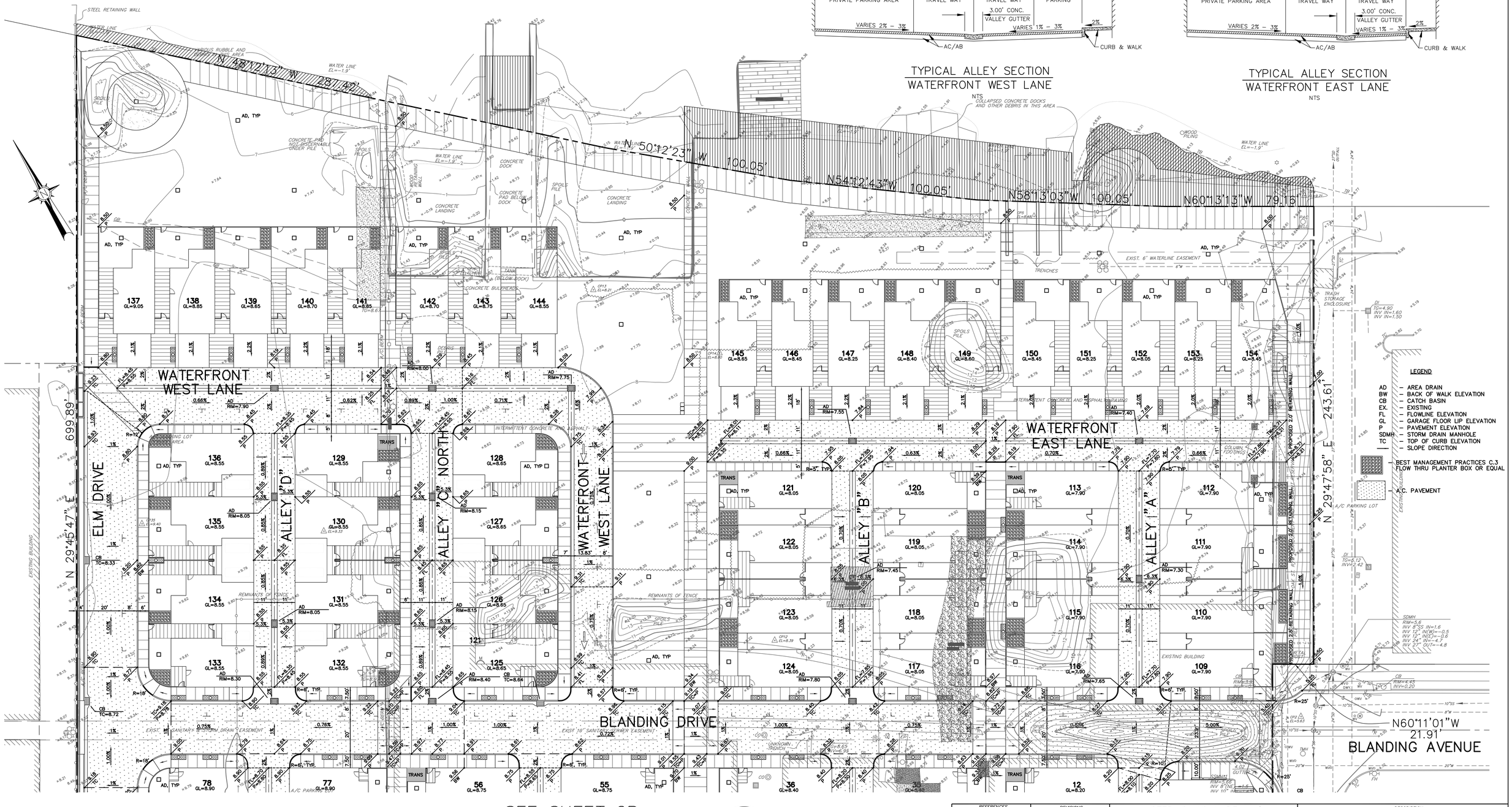
TYPICAL ALLEY SECTION
BOATWORKS DRIVE
NTS



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS



SEE SHEET 2B

REGISTERED PROFESSIONAL ENGINEER MATTHEW L. REI No. 39863 Exp. 12/31/11 CIVIL STATE OF CALIFORNIA

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

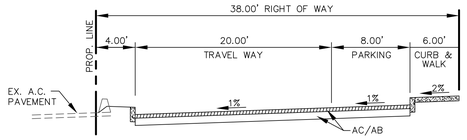
REFERENCES
FIELD BOOK No.
FILE MAP:
TITLE CO.:
POLICY No.:
DATUM: ALAMEDA
MISC. REF.:
NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.

REVISIONS

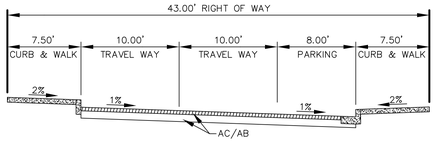
KISTER, SAVIO & REI, INC.
LAND SURVEYORS – CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL: info@ksrinc.net

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

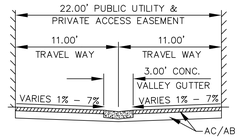
DESCRIPTION
TENTATIVE MAP
TRACT 8060
BOATWORKS
PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 2A
ALAMEDA CALIFORNIA



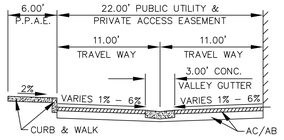
TYPICAL ELM DRIVE SECTION
NTS



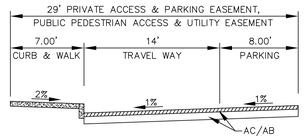
TYPICAL BLANDING DRIVE SECTION
NTS



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



TYPICAL ALLEY SECTION
ALLEY "C" NORTH
NTS



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
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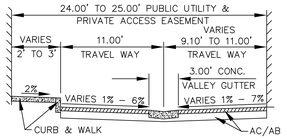
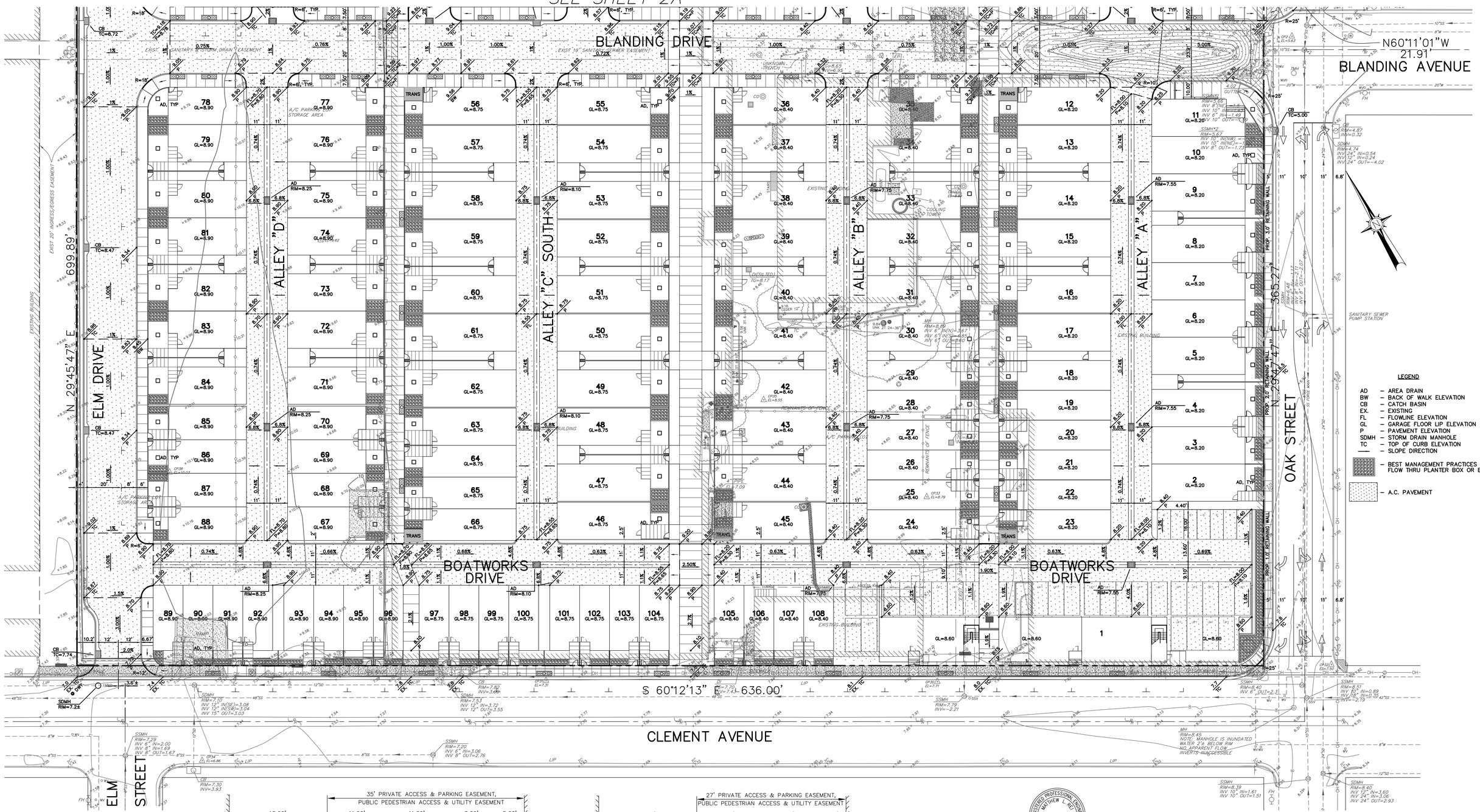
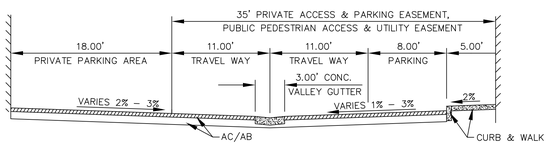


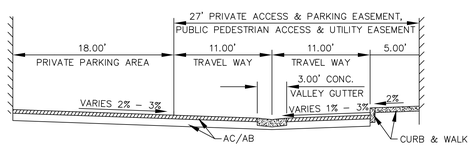
TYPICAL ALLEY SECTION
BOATWORKS DRIVE
NTS

SEE SHEET 2A





TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS

REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REI
No. 39863
Exp. 12/31/11
CIVIL
STATE OF CALIFORNIA

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

DATE

REFERENCES
FIELD BOOK No.
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DATUM: ALAMEDA
MISC. REF.:

NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.

REVISIONS

KISTER, SAVIO & REI, INC.
LAND SURVEYORS – CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
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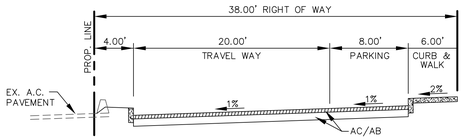
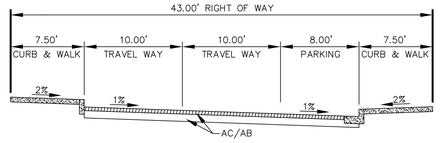
FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE
SCALE: 1"=20' JOB No. 18972
DATE: JULY 5, 2011 DWG No. O-1162

DESCRIPTION
TENTATIVE MAP
TRACT 8060
BOATWORKS
PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 2B

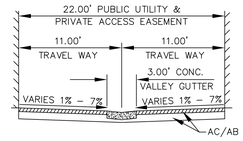
ALAMEDA CALIFORNIA



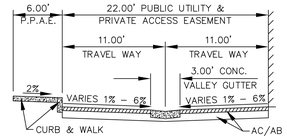
TYPICAL ELM DRIVE SECTION
NTS



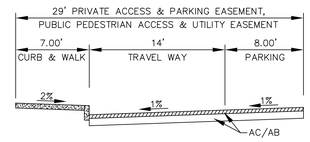
TYPICAL BLANDING DRIVE SECTION
NTS



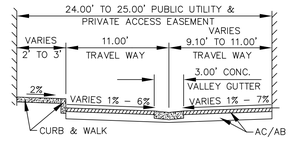
TYPICAL ALLEY SECTION
ALLEYS "A", "B", "C" SOUTH & "D"
NTS



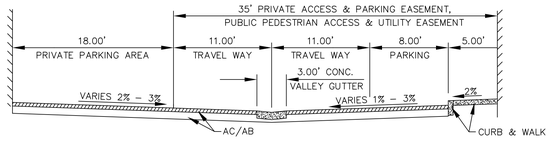
TYPICAL ALLEY SECTION
ALLEY "C" NORTH
NTS



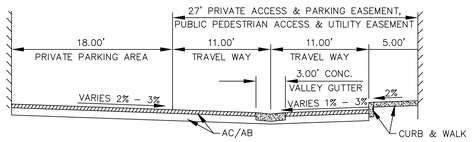
TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



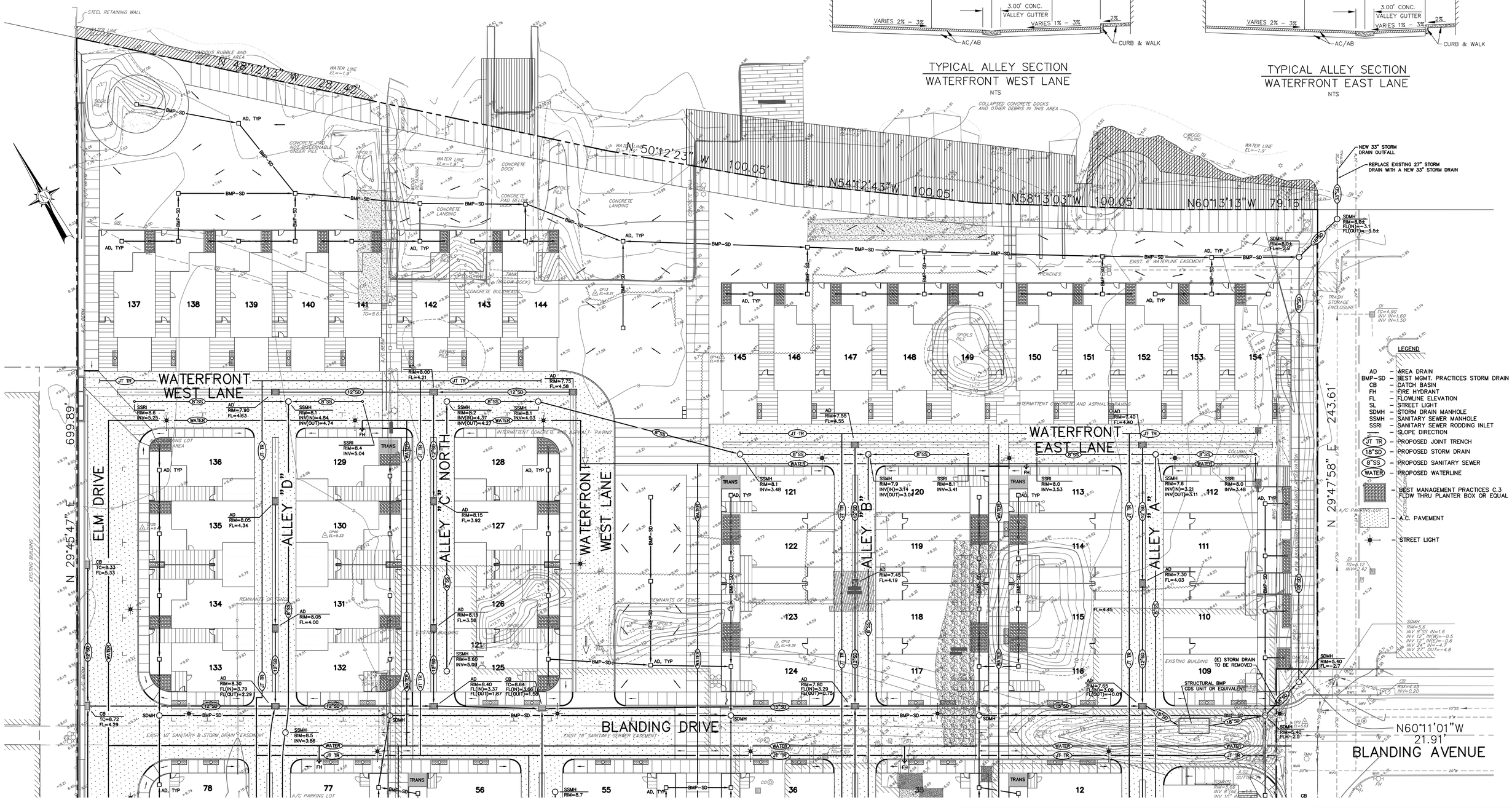
TYPICAL ALLEY SECTION
BOATWORKS DRIVE
NTS



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS



SEE SHEET 3B

REGISTERED PROFESSIONAL ENGINEER MATTHEW L. REI No. 39863 Exp. 12/31/11 CIVIL STATE OF CALIFORNIA

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

DATE

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

REVISIONS

KISTER, SAVIO & REI, INC.
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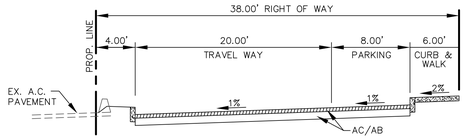
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL info@ksrinc.net

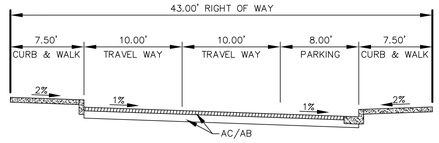
FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE
SCALE: 1"=20'
JOB No. 18972
DATE: JULY 5, 2011
DWG No. O-1162

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

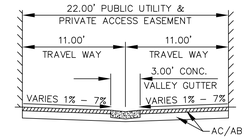
ALAMEDA CALIFORNIA



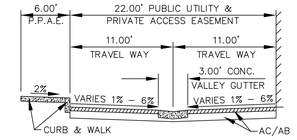
TYPICAL ELM DRIVE SECTION
NTS



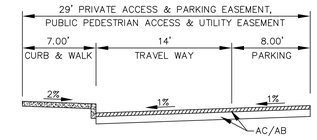
TYPICAL BLANDING DRIVE SECTION
NTS



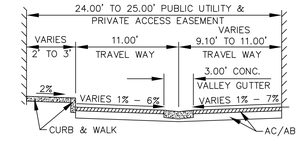
TYPICAL ALLEY SECTION
ALLEYS "A", "B", "C" SOUTH & "D"
NTS



TYPICAL ALLEY SECTION
ALLEY "C" NORTH
NTS

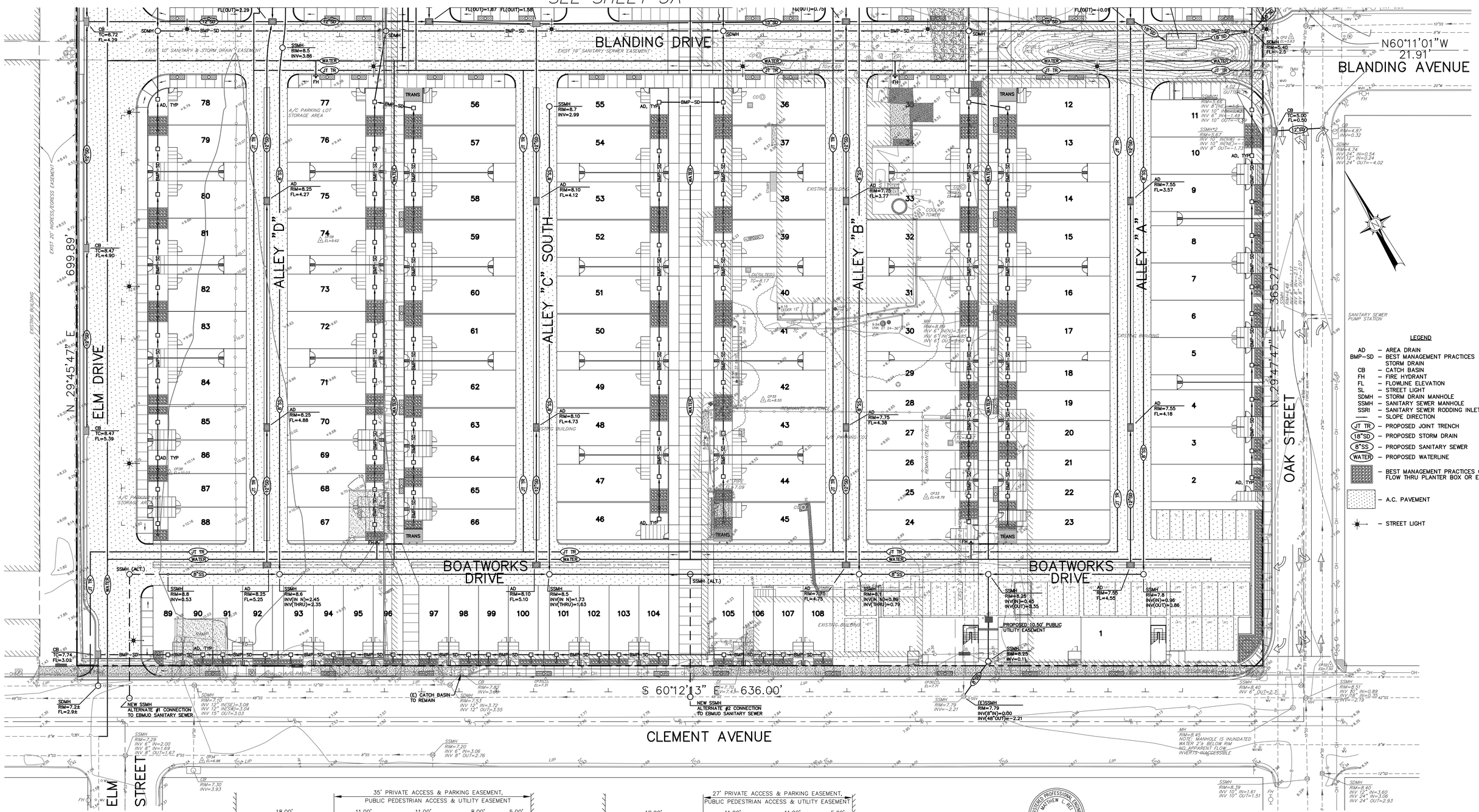


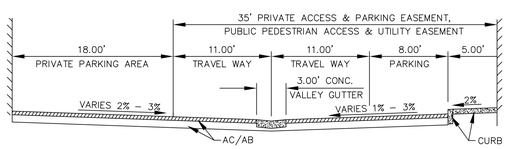
TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



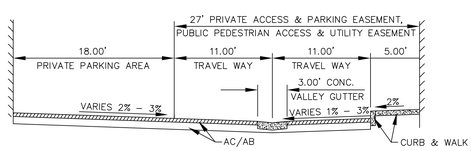
TYPICAL ALLEY SECTION
BOATWORKS DRIVE
NTS

SEE SHEET 3A





TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS

REGISTERED PROFESSIONAL ENGINEER MATTHEW L. REI No. 39863 Exp. 12/31/11 CIVIL STATE OF CALIFORNIA

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

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SCALE: 1"=20' JOB No. 18972
DATE: JULY 5, 2011 DWG No. 0-1162

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

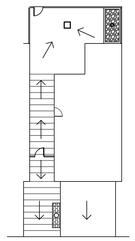
ALAMEDA CALIFORNIA

□ – PROPOSED AREA DRAIN

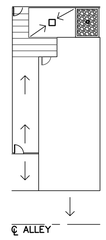
⟶ – SURFACE RUNOFF DIRECTION

▨ – PROPOSED BMP C.3 FLOW THRU PLANTER BOX OR EQ.

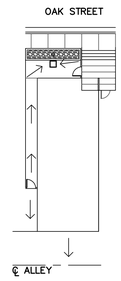
NOTE: DESIGN OF FLOW THRU PLANTER BASED ON TOTAL IMPERVIOUS ROOF SURFACE



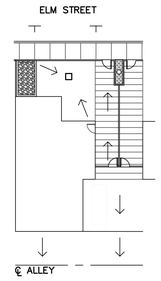
TYPICAL UNIT A
LOT DRAINAGE
SCALE: 1"=20'



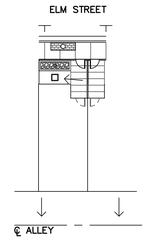
TYPICAL UNIT B
LOT DRAINAGE
SCALE: 1"=20'



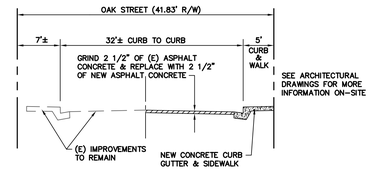
TYPICAL UNIT C
LOT DRAINAGE
SCALE: 1"=20'



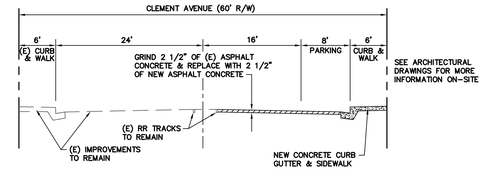
TYPICAL UNIT D
LOT DRAINAGE
SCALE: 1"=20'



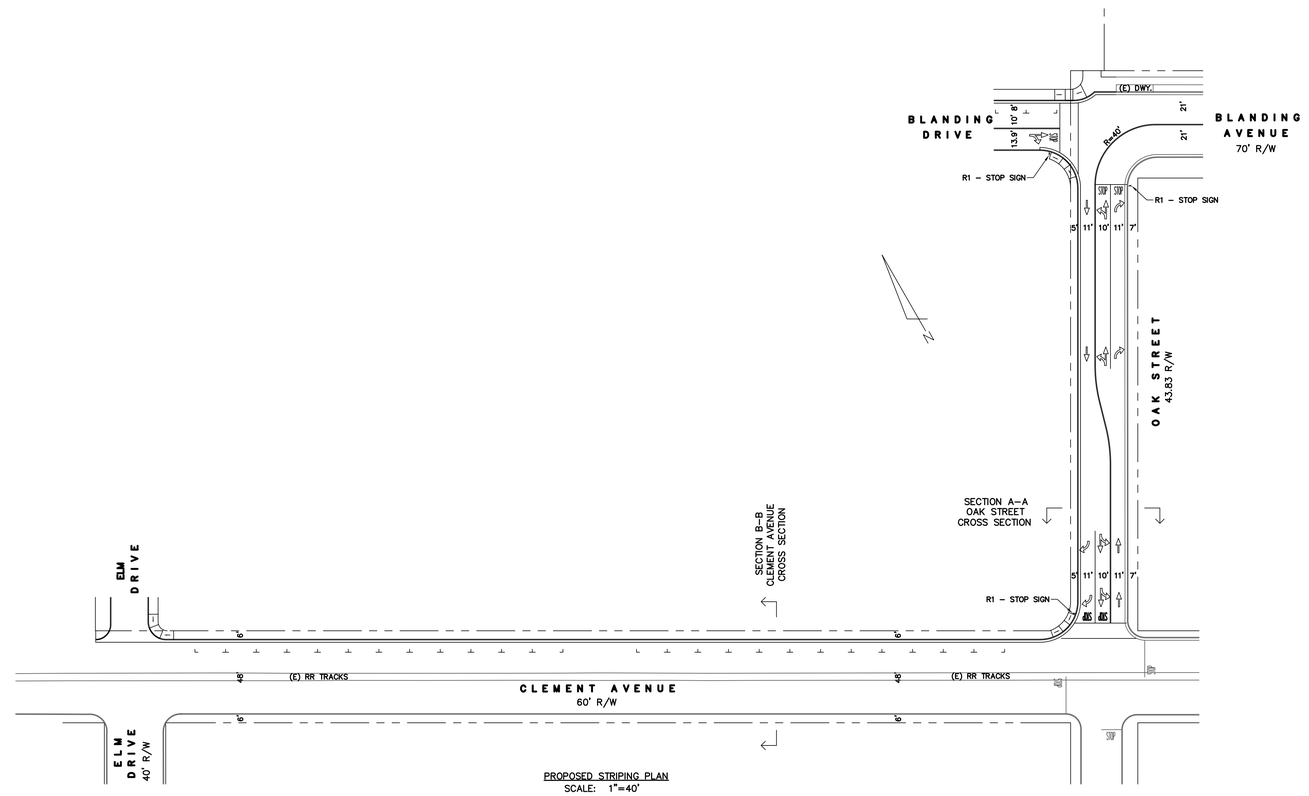
TYPICAL UNIT E
LOT DRAINAGE
SCALE: 1"=20'



SECTION A–A
OAK STREET
SCALE: 1"=10' H
1"=5' V



SECTION B–B
CLEMENT AVENUE
SCALE: 1"=10' H
1"=5' V



PROPOSED STRIPING PLAN
SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REI
No. 39863
Exp. 12/31/11
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STATE OF CALIFORNIA

MATTHEW L. REI DATE
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DESCRIPTION
TENTATIVE MAP
TRACT 8060
BOATWORKS
DETAILS PLAN
SHEET 4

ALAMEDA CALIFORNIA