TENTATIVE MAP

TRACT 8118 - MARINA COVE II

CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

BENCHMARK

TRAVERSE STATION DISK, STAMPED "GRAND VISTA 1947", SIT IN THE TOP OF A CONCRETE POST IN A SIDEWALK WELL, 8' SOUTH OF THE SOUTH CURB OF BUENA VISTA AVENUE, AND 11' EAST OF THE EAST CURB OF GRAND STREET.

ELEVATION: 10.888

LEGEND

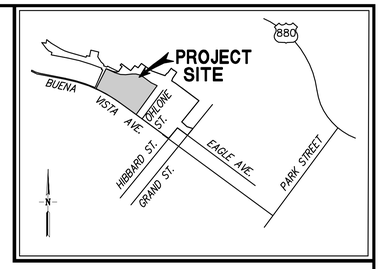
PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	CENTER LINE	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 8"SS
8"W	WATER	
	CURB & GUTTER	EX. FC
	SIDEWALK	
	STORM WATER INLET	
	FIELD INLET	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	WATER VALVE	
	STREET LIGHT	
	FENCE	
	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	×525.2

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BOTTOM OF WALL
CL	CENTER LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EPUE	EXCEPTION TO PUBLIC UTILITY EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FL	FLOW LINE
HP	HIGH POINT
IIEE	IRREVOCABLE INGRESS & EGRESS EASEMENT
INV	INVERT ELEVATION
PAE	PUBLIC ACCESS EASEMENT
PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
SDE	STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
PWSE	PRIVATE WATER SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PYE	PRIVATE YARD EASEMENT
R/W	RIGHT OF WAY
RYE	RECIPROCAL YARD EASEMENT
SWK	SIDEWALK
SSE	SANITARY SEWER EASEMENT
TAE	TRASH AREA AND UTILITY EASEMENT
TC	TOP OF CURB
TW	TOP OF WALL
WLE	WATER LINE EASEMENT

LOCATION MAP

NOT TO SCALE



GRAPHIC SCALE

0 60 120 180

(IN FEET)
1 inch = 60 ft.

GENERAL NOTES

1. OWNER: ENCINAL REAL ESTATE, INC.
   C/O TRIDENT PARTNERS
   502 WAVERLEY STREET, SUITE 302
   PALO ALTO, CA 94301
   (650) 289-9400
   CONTACT: JOHN SHELTON
2. DEVELOPER: TRIDENT PARTNERS
   502 WAVERLEY STREET, SUITE 302
   PALO ALTO, CA 94301
   (650) 289-9400
   CONTACT: JOHN SHELTON
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
   4690 CHABOT DRIVE, SUITE 200
   PLEASANTON, CA 94588
   (925) 227-9100
   CONTACT: EDDIE SIEU
   R.C.E. # 44189
4. ASSESOR'S PARCEL NUMBER: 072-0384-031, 072-0384-033
5. PROPERTY DESCRIPTION: REAL PROPERTY IN THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS LOT B AS SHOWN ON TRACT 7170, MARINA COVE, FILED MARCH 7, 2002, MAP BOOK 263, PAGE 52 THROUGH 62, ALAMEDA COUNTY RECORDS.
6. EXISTING USE: INDUSTRIAL
7. PROPOSED USE: RESIDENTIAL
8. EXISTING ZONING: R-4-PD
9. PROPOSED ZONING: R-4-PD
10. GROSS AREA: 7.1± ACRES
    (NOT INCLUDING CLEMENT AVENUE)
11. NET AREA: 4.6± ACRES
    (NOT INCLUDING CLEMENT AVENUE, ALL STREETS, ALLEY & LOTS A & B)
12. TOTAL NUMBER OF LOTS: 70
13. TOTAL NUMBER OF UNITS: 89
14. GROSS DENSITY: 12.5 UNITS/ACRE
15. UTILITIES
    a. WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
    b. SANITARY SEWER: CITY OF ALAMEDA
    c. STORM DRAIN: CITY OF ALAMEDA
    d. ELECTRIC: ALAMEDA MUNICIPAL POWER
    e. GAS: PACIFIC GAS AND ELECTRIC
    f. TELEPHONE: AT&T
    g. CABLE TV: COMCAST
16. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AN AERIAL SURVEY PREPARED IN FEBRUARY 2012.
17. THE PROPERTY IS WITHIN ZONE X – AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER, 06001C0069G, DATED AUGUST 3, 2009.
18. IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES FOR STORM WATER MANAGEMENT TO MINIMIZE POLLUTANTS FROM ENTERING INTO UNDERGROUND STORM DRAINS, BIO-RETENTION AREAS ARE PROPOSED TO TREAT STORM WATER RUNOFF.
19. THE DEVELOPER MAY FILE MULTIPLE FINAL MAPS AFTER TENTATIVE MAP APPROVAL.
20. CONDOMINIUM PLANS WILL BE FILED FOR LOT 52 THRU 70.
21. PARKING SUMMARY:
    a. GARAGE = 178
    b. DRIVEWAY = 72
    c. ON STREET = 40
    TOTAL = 290

SHEET INDEX

SHEET NO	DESCRIPTION
1	TITLE SHEET
2	LOTTING PLAN
3	PRELIMINARY GRADING AND DRAINAGE PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY STORM WATER TREATMENT PLAN
6	PRELIMINARY STORM WATER TREATMENT DETAILS

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

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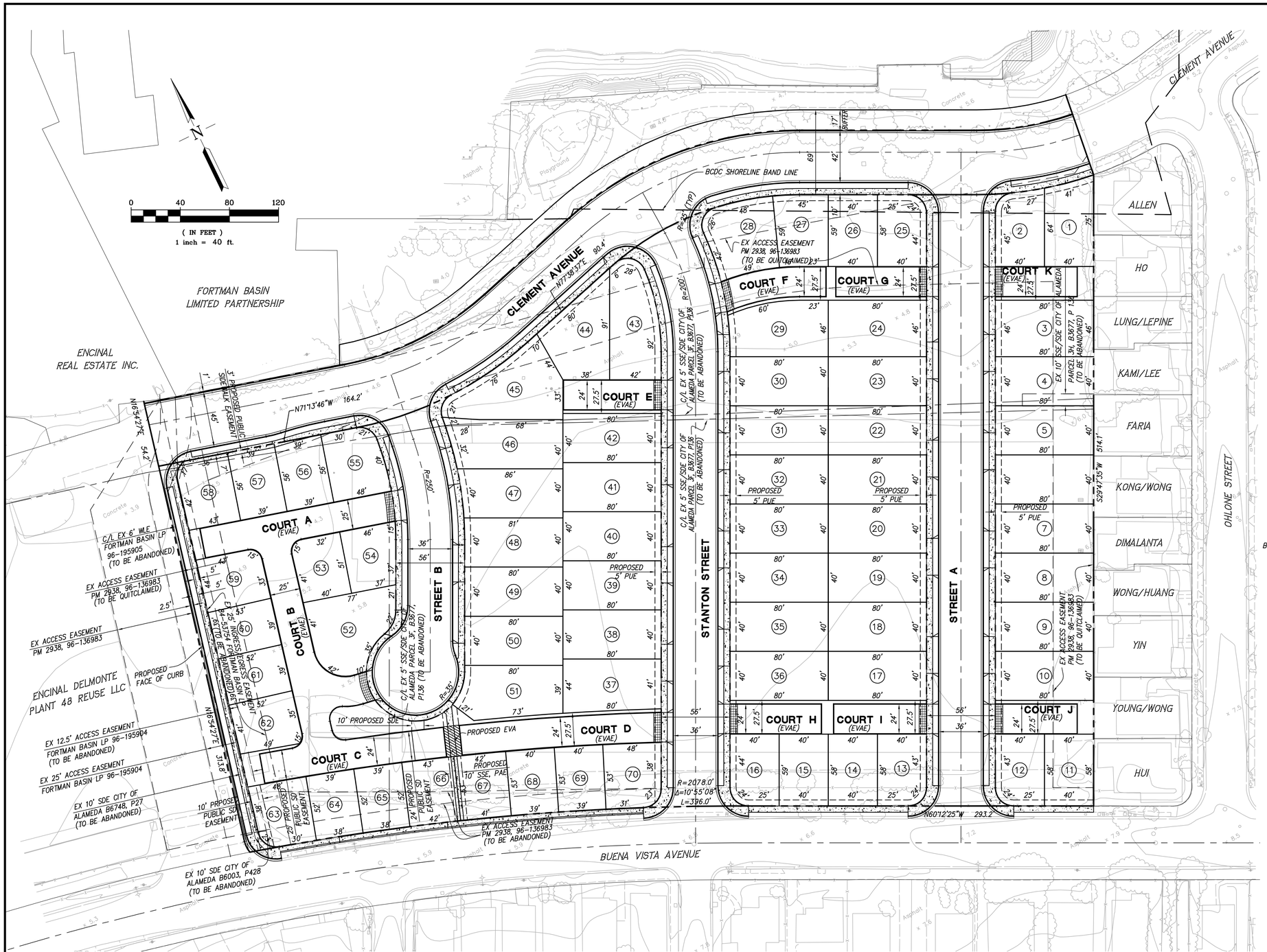

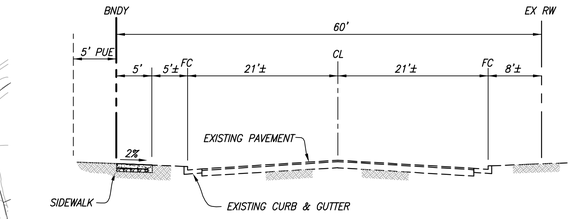

BUENA VISTA AVENUE

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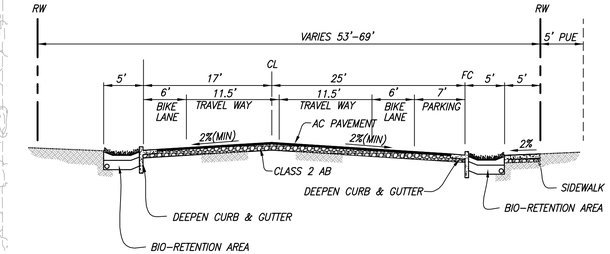

CLEMENT AVENUE

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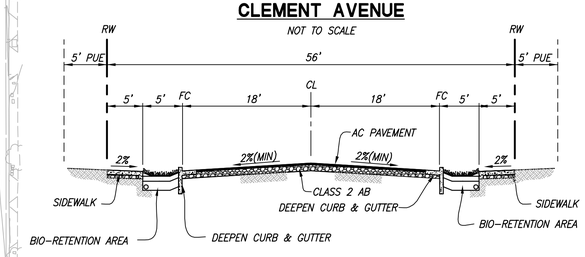

STREET A, STREET B, & STANTON STREET

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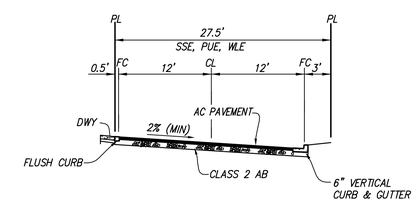
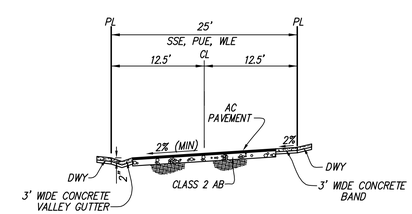


27.5' PRIVATE COURT

NOT TO SCALE



25' PRIVATE COURT

NOT TO SCALE

TENTATIVE MAP - LOTTING PLAN

TRACT 8118 - MARINA COVE II

CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: OCTOBER 10, 2012 JOB NO. 111109 SHEET 2 OF 6

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PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS	130	10,680
STREETS	3,790	260
TRENCH SPOIL	3,100	0
BIO-RETENTION SPOIL	1,040	0
LOT SPOIL (ASSUME 10 CY/LOT)	690	0
OVEREXCAVATION	(60)	60
REMOVE EX AC AND CONCRETE (SEE NOTE 2)	(5,500)	5,500
UNDOCUMENTED FILL OVER EX	11,720	11,720
SHRINKAGE (ASSUMED 15%)	0	4,220
TOTAL	20,470	32,380

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

2. ASSUMED 6" OVER ALL AREAS. REMOVED AC AND CONCRETE MATERIAL WILL BE OFF-HAULED.

NOTE:

1. EXISTING BUILDING, CONCRETE PAVING AND SITE IMPROVEMENTS WILL BE DEMOLISHED PRIOR TO GRADING OPERATION.

TENTATIVE MAP

PRELIMINARY GRADING AND DRAINAGE PLAN

TRACT 8118 - MARINA COVE II

CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

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PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: OCTOBER 10, 2012 JOB NO. 111109 SHEET 3 OF 6

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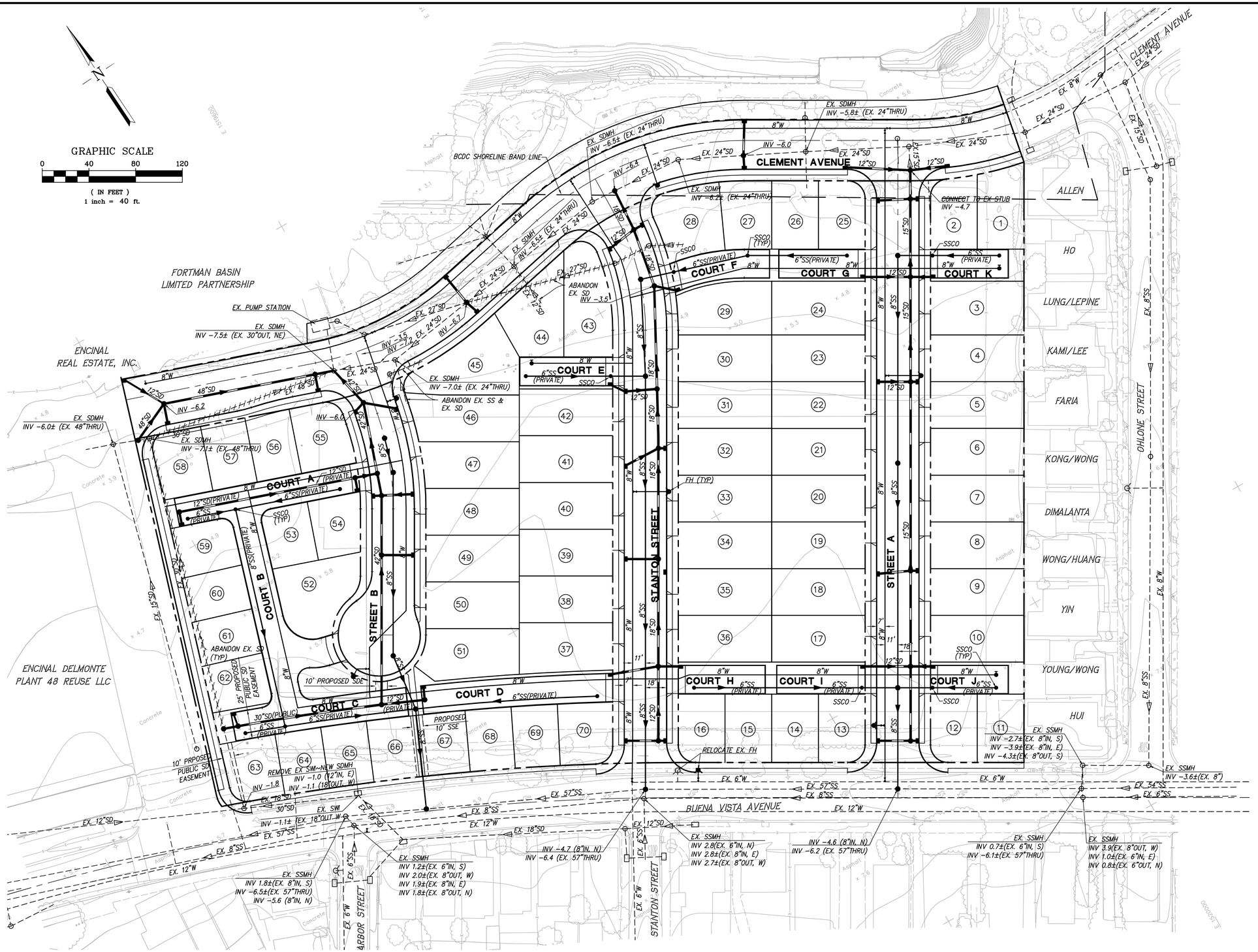

NOTES:

1. ALL SEWER PIPE IN THE COURTS WILL BE PRIVATE.
2. ALL STORM DRAIN PIPE IN THE COURTS WILL BE PRIVATE EXCEPT THE 30" AS NOTED ON THE PLAN.

TENTATIVE MAP
PRELIMINARY UTILITY PLAN
TRACT 8118 - MARINA COVE II

CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

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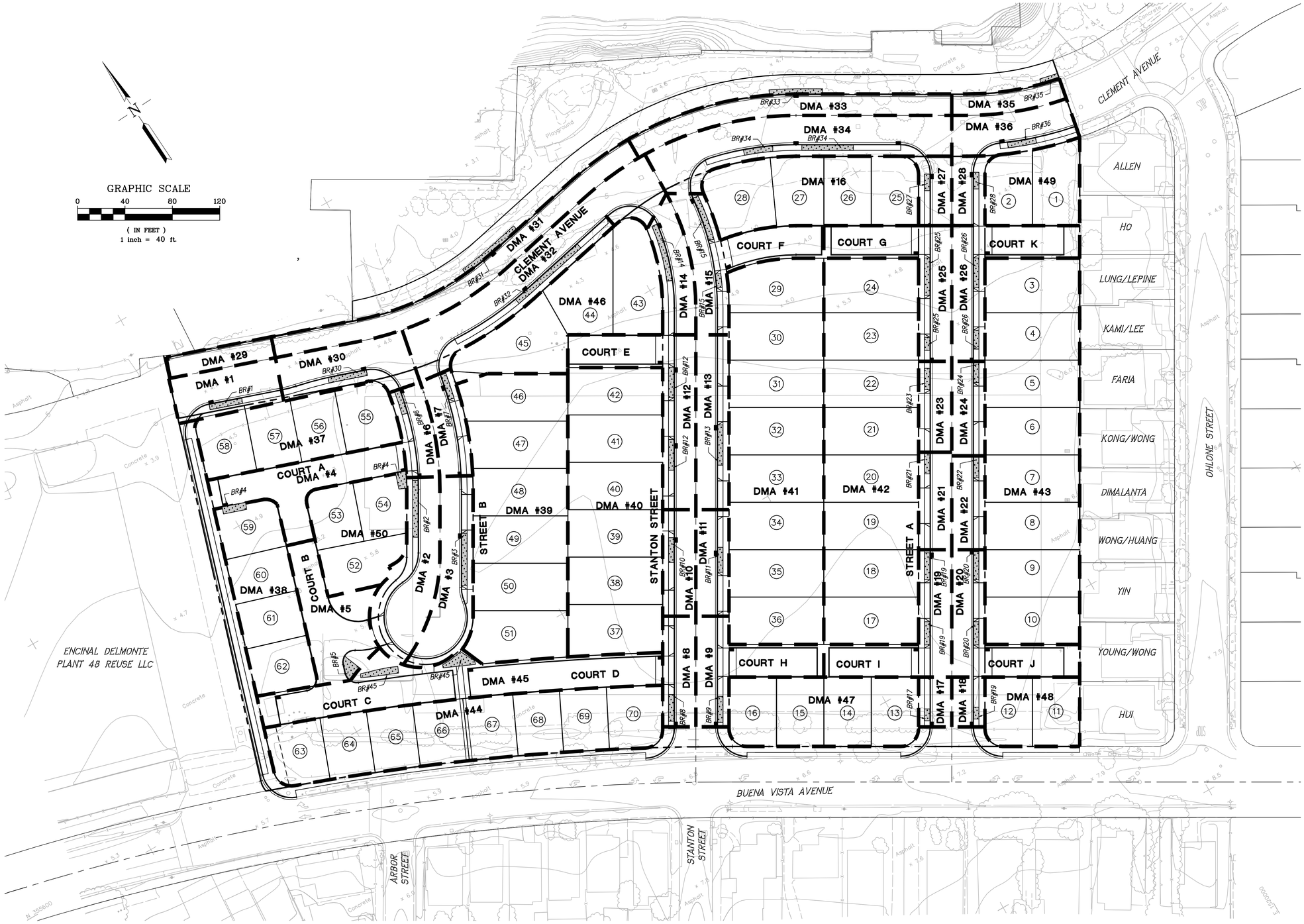

LEGEND

	BIO-RETENTION
DMA	DRAINAGE MANAGEMENT AREA

TENTATIVE MAP

PRELIMINARY STORM WATER TREATMENT PLAN

TRACT 8118 - MARINA COVE II

CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: OCTOBER 10, 2012 JOB NO. 111109 SHEET 5 OF 6

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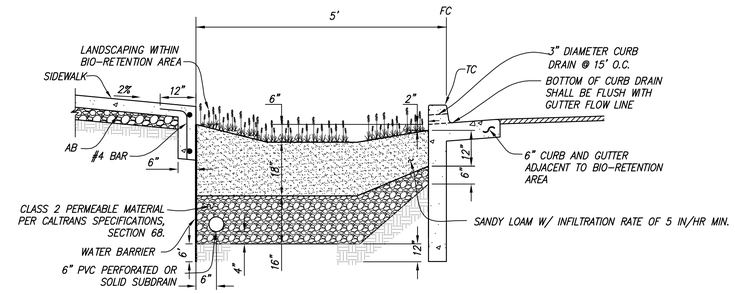
PRELIMINARY STORM WATER TREATMENT CALCULATIONS

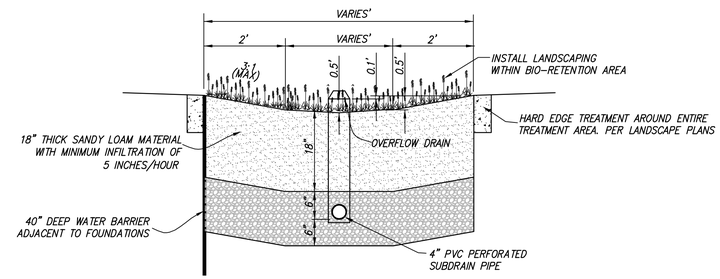
AREA ID	SURFACE	IMPERVIOUS AREA (SF)	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA	PROVIDED SURFACE AREA	BMP
DMA #1	PAVING	3,122	BIO-RETENTION	0.04	125	126	BR#1
DMA #2	PAVING	5,380	BIO-RETENTION	0.04	215	216	BR#2
DMA #3	PAVING	4,900	BIO-RETENTION	0.04	196	199	BR#3
DMA #4	PAVING	5,050	BIO-RETENTION	0.04	202	228	BR#4
DMA #5	PAVING	3,760	BIO-RETENTION	0.04	150	153	BR#5
DMA #6	PAVING	2,270	BIO-RETENTION	0.04	91	97	BR#6
DMA #7	PAVING	2,425	BIO-RETENTION	0.04	97	99	BR#7
DMA #8	PAVING	2,395	BIO-RETENTION	0.04	96	100	BR#8
DMA #9	PAVING	4,185	BIO-RETENTION	0.04	167	100	BR#9
DMA #10	PAVING	2,305	BIO-RETENTION	0.04	92	95	BR#10
DMA #11	PAVING	2,290	BIO-RETENTION	0.04	92	94	BR#11
DMA #12	PAVING	5,730	BIO-RETENTION	0.04	229	232	BR#12
DMA #13	PAVING	3,740	BIO-RETENTION	0.04	150	153	BR#13
DMA #14	PAVING	2,555	BIO-RETENTION	0.04	210	220	BR#14
DMA #15	PAVING	5,260	BIO-RETENTION	0.04	256	226	BR#15
DMA #16	ROOF/DRIVEWAY/HARDSCAPE	6,400	BIO-RETENTION	0.04	128	130	ON INDIVIDUAL LOTS
DMA #17	PAVING	995	BIO-RETENTION	0.04	40	45	BR#17
DMA #18	PAVING	990	BIO-RETENTION	0.04	40	45	BR#18
DMA #19	PAVING	4,680	BIO-RETENTION	0.04	187	190	BR#19
DMA #20	PAVING	4,380	BIO-RETENTION	0.04	175	195	BR#20
DMA #21	PAVING	2,010	BIO-RETENTION	0.04	80	81	BR#21
DMA #22	PAVING	2,010	BIO-RETENTION	0.04	80	82	BR#22
DMA #23	PAVING	1,950	BIO-RETENTION	0.04	78	81	BR#23
DMA #24	PAVING	2,025	BIO-RETENTION	0.04	81	81	BR#24
DMA #25	PAVING	4,775	BIO-RETENTION	0.04	191	192	BR#25
DMA #26	PAVING	4,625	BIO-RETENTION	0.04	185	185	BR#26
DMA #27	PAVING	1,500	BIO-RETENTION	0.04	60	63	BR#27
DMA #28	PAVING	1,480	BIO-RETENTION	0.04	59	63	BR#28
DMA #29	PAVING	1,630	MEDIA FILTER	–	–	–	CONTECH MEDIA FILTER
DMA #30	PAVING	3,670	BIO-RETENTION	0.04	147	234	BR#30
DMA #31	PAVING	6,370	BIO-RETENTION	0.04	255	257	BR#31
DMA #32	PAVING	8,690	BIO-RETENTION	0.04	348	315	BR#32
DMA #33	PAVING	4,954	BIO-RETENTION	0.04	198	203	BR#33
DMA #34	PAVING	7,299	BIO-RETENTION	0.04	292	293	BR#34
DMA #35	PAVING	1,715	BIO-RETENTION	0.04	69	72	BR#35
DMA #36	PAVING	2,666	BIO-RETENTION	0.04	107	108	BR#36
DMA #37	ROOF/DRIVEWAY/HARDSCAPE	6,200	BIO-RETENTION	0.04	189	189	ON INDIVIDUAL LOTS
DMA #38	ROOF/DRIVEWAY/HARDSCAPE	9,600	BIO-RETENTION	0.04	564	567	ON INDIVIDUAL LOTS
DMA #39	ROOF/DRIVEWAY/HARDSCAPE	9,600	BIO-RETENTION	0.04	636	639	ON INDIVIDUAL LOTS
DMA #40	ROOF/DRIVEWAY/HARDSCAPE	12,800	BIO-RETENTION	0.04	512	520	ON INDIVIDUAL LOTS
DMA #41	ROOF/DRIVEWAY/HARDSCAPE	12,800	BIO-RETENTION	0.04	512	520	ON INDIVIDUAL LOTS
DMA #42	ROOF/DRIVEWAY/HARDSCAPE	12,800	BIO-RETENTION	0.04	512	520	ON INDIVIDUAL LOTS
DMA #43	ROOF/DRIVEWAY/HARDSCAPE	22,215	BIO-RETENTION	0.04	889	891	ON INDIVIDUAL LOTS
DMA #44	ROOF/DRIVEWAY/HARDSCAPE	12,400	BIO-RETENTION	0.04	496	520	ON INDIVIDUAL LOTS
DMA #45	PAVING	7,965	BIO-RETENTION	0.04	318	355	BR#45
DMA #46	ROOF/DRIVEWAY/HARDSCAPE	4,800	BIO-RETENTION	0.04	192	195	ON INDIVIDUAL LOTS
DMA #47	ROOF/DRIVEWAY/HARDSCAPE	6,400	BIO-RETENTION	0.04	256	260	ON INDIVIDUAL LOTS
DMA #48	ROOF/DRIVEWAY/HARDSCAPE	3,200	BIO-RETENTION	0.04	128	130	ON INDIVIDUAL LOTS
DMA #49	ROOF/DRIVEWAY/HARDSCAPE	3,200	BIO-RETENTION	0.04	128	130	ON INDIVIDUAL LOTS
DMA #50	ROOF/DRIVEWAY/HARDSCAPE	4,650	BIO-RETENTION	0.04	186	195	ON INDIVIDUAL LOTS

NOTES:

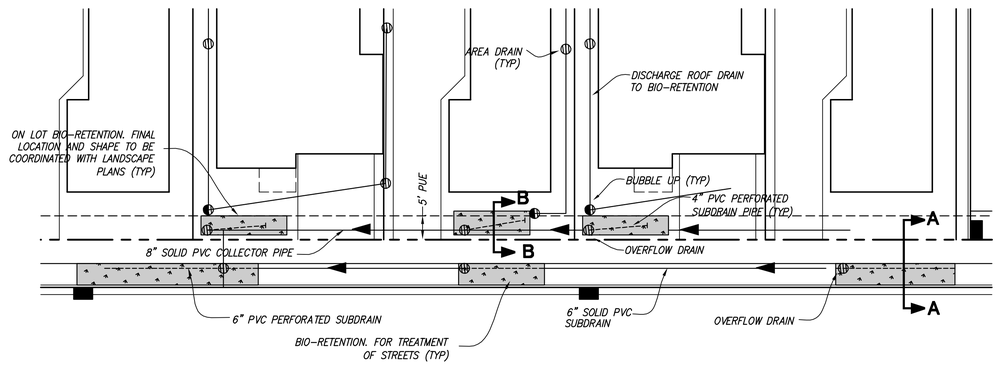
1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 19, 2010, AND THE FOLLOWING CRITERIA:
   a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
   b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
   c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR
2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
   a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04
3. HARDSCAPE ASSUMED TO BE 50% OF ON LOT LANDSCAPE AREA.
4. HYDROMODIFICATION IS EXEMPT FOR THIS PROPERTY PER ALAMEDA COUTYWIDE CLEAN WATER PROGRAM HYDROMODIFICATION SUSCEPTIBILITY MAP.



SECTION A-A
BIO-RETENTION AREA WITH SIDEWALK DETAIL
NOT TO SCALE



SECTION B-B
TYPICAL ON LOT BIO-RETENTION DETAIL
NOT TO SCALE



TYPICAL DRAIN CONNECTION AT BIO-RETENTION AREA
NOT TO SCALE

TENTATIVE MAP
PRELIMINARY STORM WATER TREATMENT DETAILS
TRACT 8118 - MARINA COVE II

CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

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DATE: OCTOBER 10, 2012 JOB NO. 111109 SHEET 6 OF 6

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