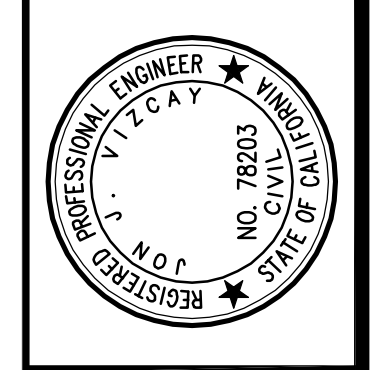
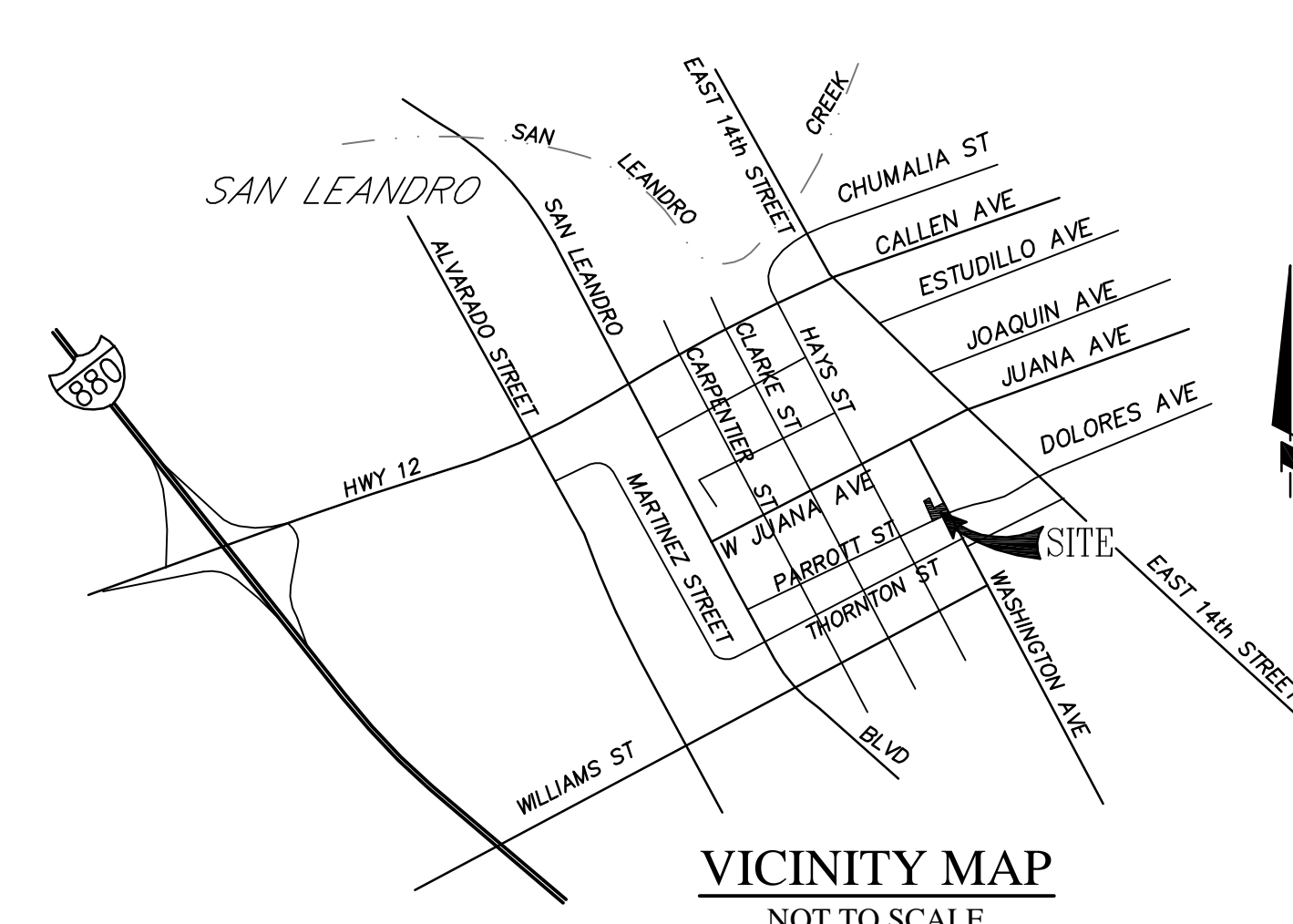
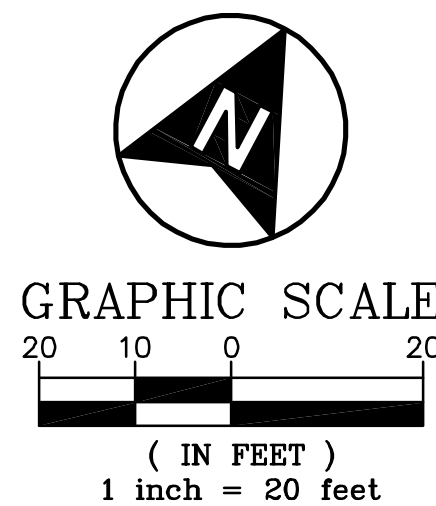


TENTATIVE MAP 268 PARROTT STREET TRACT 8476 FOR CONDOMINIUM PURPOSES

CITY OF SAN LEANDRO
ALAMEDA COUNTY
STATE OF CALIFORNIA



817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net



APPLICANT

DAVID LANGON CONSTRUCTION
3189 DANVILLE BOULEVARD, SUITE 245
ALAMO, CA 94507
(925) 946-1850

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

ARCHITECT

HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
(415) 568-3843

LANDSCAPE ARCHITECT

LEVESQUE PLANNING AND DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CA 94501
(510) 521-6700

GENERAL

ASSESSORS PARCEL NO(s): 075-0005-012-00 & 075-0005-011-01
PROJECT ADDRESS: 268 PARROTT STREET, SAN LEANDRO, CA
TOTAL GROSS AREA: 18,382 SF
EXISTING ZONING: DA-1 (DOWNTOWN AREA 1)
PROPOSED ZONING: DA-1 (DOWNTOWN AREA 1)
EXISTING GENERAL PLAN: DOWNTOWN MIXED USE
EXISTING USE: PARKING LOT/VACANT
PROPOSED USE: 26 CONDOMINIUMS UNITS + 1 COMMERCIAL UNIT
PROPOSED DENSITY: 61.6 DU/AC
LOT COVERAGE: 90%
FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0257G, DATED 08/03/09)
EXISTING TOPOGRAPHY DATE: APRIL 2018
MAXIMUM BUILDING HEIGHT: 55'3"
FIRE PROTECTION DISTRICT: ALAMEDA COUNTY FIRE PROTECTION DIST.

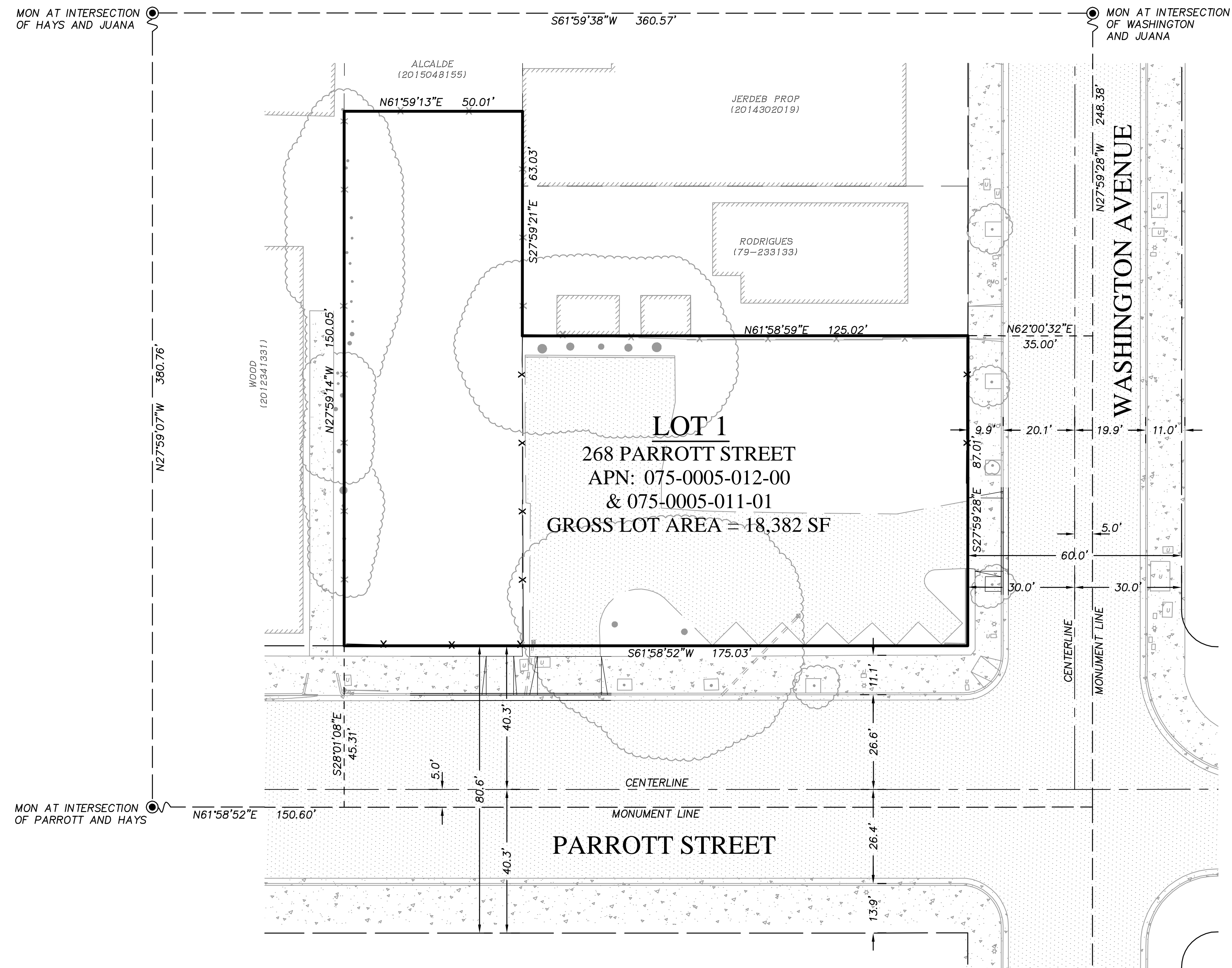
FACILITIES

WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
SEWER: CITY OF SAN LEANDRO
STORM DRAIN: CITY OF SAN LEANDRO
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: BROADBAND COMPARISON

VICINITY MAP
NOT TO SCALE

LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- - - ADJACENT PROPERTY LINE
- ▨ NEW BUILDING
- ▨ EXISTING BUILDING
- ▨ EX. ASPHALT
- ▨ EX. CONCRETE
- ▨ NEW ASPHALT
- ▨ NEW CONCRETE
- 5% FINISHED GRADE SLOPE
- DIRECTION OF DRAINAGE FLOW
- EX. TREE
- STORM DRAIN LINE



PROJECT DATA FORM

PROJECT NAME/NUMBER	268 PARROTT STREET
PROJECT LOCATION	268 PARROTT STREET, SAN LEANDRO, CA
NAME OF DEVELOPER	DAVID LANGON CONSTRUCTION
PROJECT TYPE AND DESCRIPTION	26 CONDOMINIUM UNITS + 1 COMMERCIAL UNIT
PROJECT WATERSHED	SAN LEANDRO CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	0.42 ACRES (18,382 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	12,394 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	6,688 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	5,657 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	19,082 SF
TOTAL NEW SITE COVERAGE	16,473 SF (89.6%)
RUNOFF REDUCTION MEASURES SELECTED	<input type="checkbox"/> 1. DISPERSE RUNOFF TO VEGETATED AREA(S) <input type="checkbox"/> 2. PERVIOUS PAVEMENT (PAVERS) <input type="checkbox"/> 3. CISTERNS OR RAIN BARRELS <input type="checkbox"/> 4. BIO-RETENTION FACILITY OR PLANTER <input checked="" type="checkbox"/> 5. MECHANICAL STORM FILTER SYSTEM (MSF)

ABBREVIATIONS

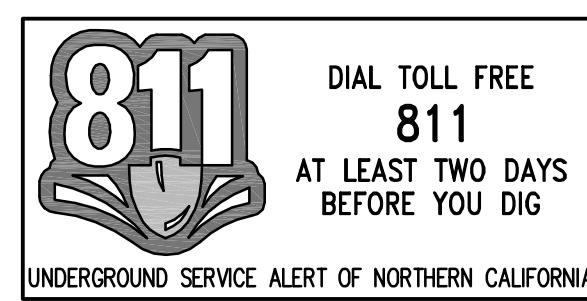
- AB - AGGREGATE BASE
- AC - ACRE
- BW - BOTTOM OF WALL
- CB - CATCH BASIN
- CONC - CONCRETE
- COSL - CITY OF SAN LEANDRO
- DET - DETAIL
- DU - DWELLING UNITS
- EX - EXISTING
- FF - FINISH FLOOR
- FG - FINISH GRADE
- FL - FLOW LINE ELEVATION
- G - GRATE ELEVATION
- GL - GARAGE LIP ELEVATION
- HP - HIGH POINT
- LF - LINEAR FEET
- (N) - NEW
- P - PAD
- PL - PLANTER (FLOW THROUGH)
- PL - PROPERTY LINE
- PVC - POLYVINYL CHLORIDE
- R/W - RIGHT OF WAY
- SD - STORM DRAIN
- SDWK - SIDEWALK
- SF - SQUARE FEET
- STD - STANDARD
- TC - TOP OF CURB
- TD - TRENCH DRAIN
- TW - TOP OF WALL
- TYP - TYPICAL

BENCHMARK

CITY OF SAN LEANDRO BENCHMARK CINCH NAIL IN TOP OF CATCH BASIN INTERSECTION OF JUANA AND WASHINGTON ELEV=51.79

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MONUMENT LINE OF PARROTT STREET AS SHOWN ON THERECORD OF SURVEY RS 0662 (13 RS 39) TAKEN AS NORTH 61°59'42" EAST BETWEEN FOUND MONUMENTS



NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

NO.	REVISIONS	BY	APP	DATE

TENTATIVE MAP
TITLE SHEET
TRACT 8476 - FOR CONDOMINIUM PURPOSES
268 PARROTT STREET, SAN LEANDRO, CA

SHEET

DATE
12-17-2018

PROJECT #: 18025