

# VESTING TENTATIVE MAP TRACT 8519 - MAPLELANE

CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA  
FOR: DR HORTON

**BENCHMARK**  
CITY OF SAN LEANDRO BENCHMARK, CINCH NAIL ON NORTH HEADWALL  
OF ALAMEDA COUNTY FLOOD CONTROL BOX.  
ELEVATION: 22.772 (NAVD 88)

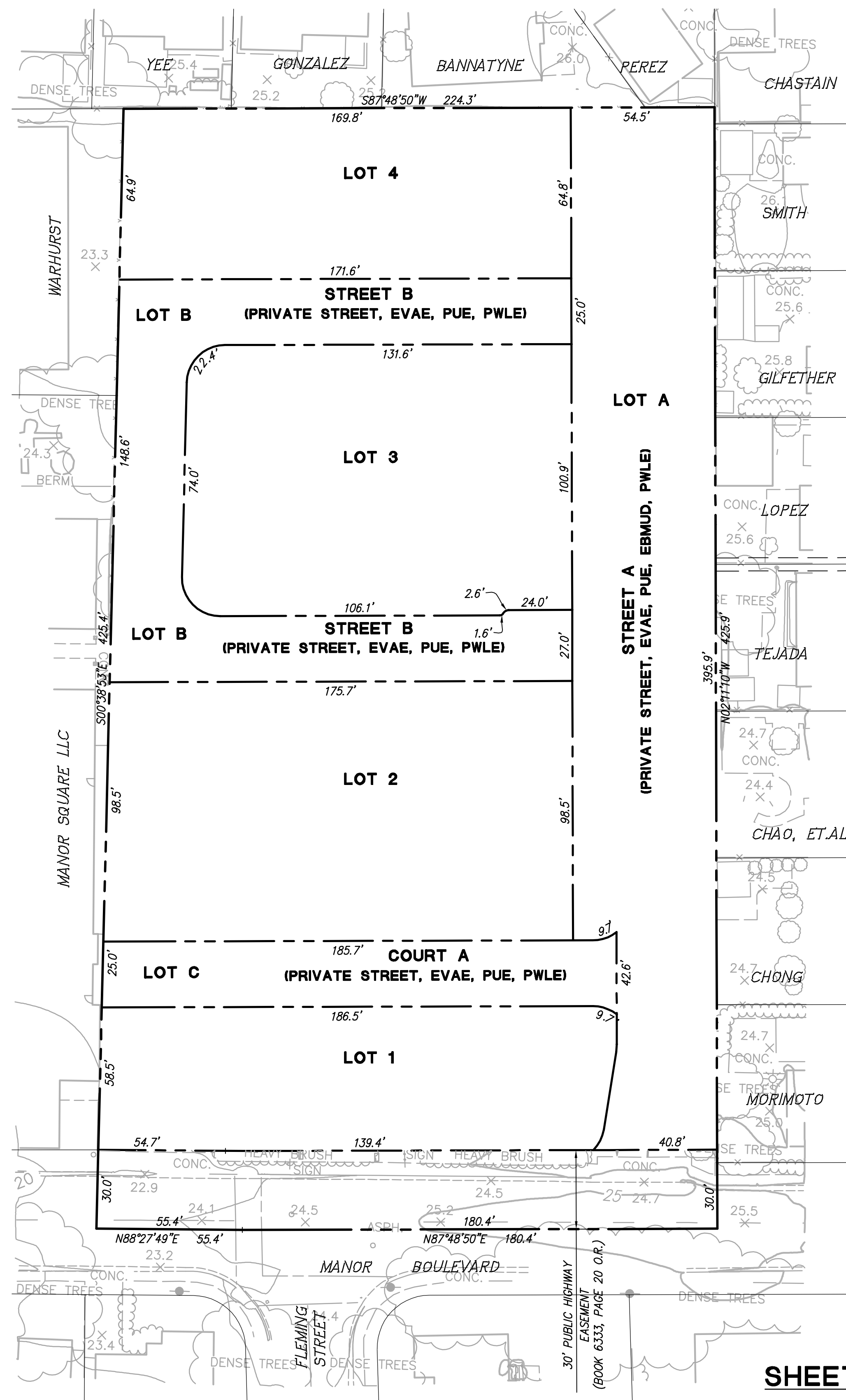
**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	
---	LOT LINE	
---	RIGHT OF WAY	
---	CENTER LINE	
---	RETAINING WALL	
---	EASEMENT LINE	
---	STORM DRAIN	EX 12" SD
---	SANITARY SEWER	EX 12" SS
---	POTABLE WATER	EX 12" W
---	CURB & GUTTER	EX FC
---	VALLEY GUTTER	
---	SIDEWALK	
■	STORM WATER INLET	□
■	DROP INLET	□
○	AREA DRAIN	
○	BUBBLE UP	
○	MANHOLE	○
○	SANITARY SEWER CLEAN OUT	○
○	SANITARY SEWER LATERAL	○
○	FIRE HYDRANT	○
○	BLOW OFF	○
○	WATER SERVICE WITH METER BOX	○
○	BACKFLOW DEVICE	○
○	WATER VALVE	○
○	AIR RELEASE VALVE	○
○	POST INDICATOR VALVE	○
○	FIRE DEPARTMENT CONNECTION	○
○	SINGLE ARM STREET LIGHT	○
○	MONUMENT	○
+	TRAFFIC SIGN	
+	STREET NAME SIGN	
+	FENCE	
+	CURB RAMP	
+	CONTOUR ELEVATIONS	
+	SPOT ELEVATION	
+	BIO-RETENTION	
+	SILVA CELL	

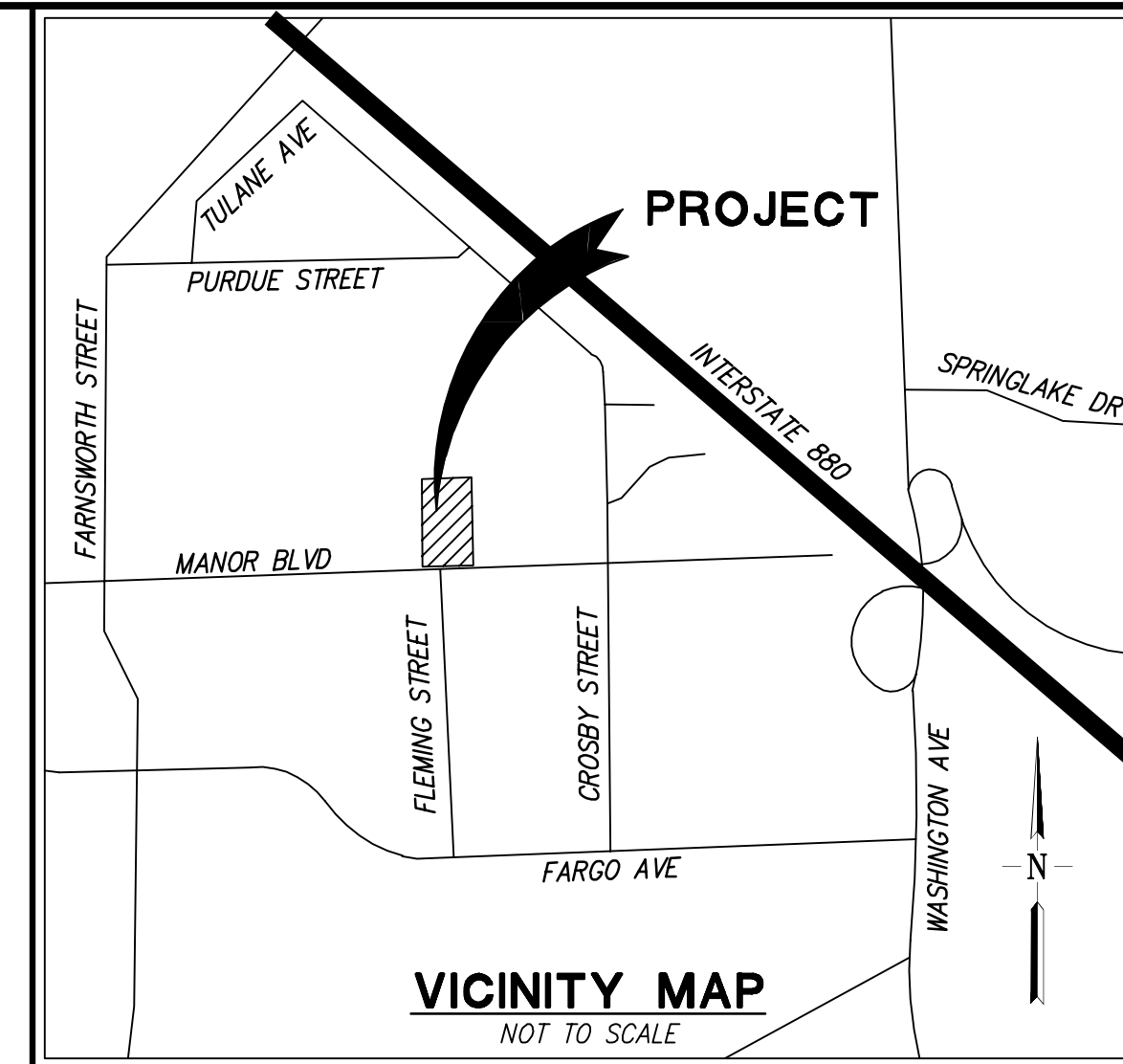
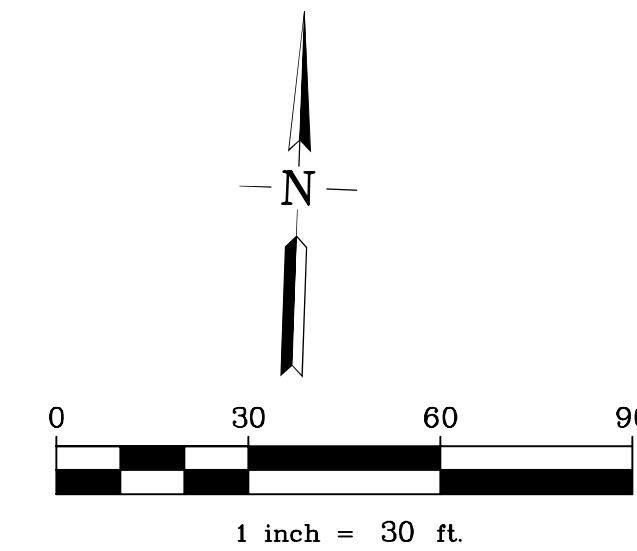
**ABBREVIATIONS**

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	OH	OVERHEAD
AD	AREA DRAIN	P	PAD ELEVATION
BC	BEGINNING OF CURVE	PAV	PAVEMENT
BOC	BACK OF CURVE	PL	PROPERTY LINE
BNDY	BOUNDARY	PIE	PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
BOT	BOTTOM	PSSE	PRIVATE SANITARY SEWER EASEMENT
BSW	BACK OF SIDEWALK	PSDE	PRIVATE STORM DRAIN EASEMENT
BW	BOTTOM OF WALL	PWLE	PRIVATE WATER LINE EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
DI	DROP INLET	PVC	POLYVINYL CHLORIDE PIPE
DMA	DRAINAGE MANAGEMENT AREA	RET	CURB RETURN
DU	DWELLING UNITS	RW	RIGHT OF WAY
EC	END OF CURVE	SD	STORM DRAIN
ESMT	EASEMENT	SF	SQUARE FEET
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SL	STREET LIGHT
EX	EXISTING	SNS	STREET NAME SIGN
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	STD	STANDARD
FH	FIRE HYDRANT	SWE	PUBLIC SIDEWALK EASEMENT
FL	FLOW LINE	SWK	SIDEWALK
GB	GRADE BREAK	SWI	STORM WATER INLET
HP	HIGH POINT	SW	TOP OF CURB
INV	INVERT ELEVATION	TC	TOP OF CURB
LAT	LATERAL	TG	TOP OF GRATE
LF	LINEAR FOOT	TW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
JT	JOINT TRENCH	W	WATER LINE
MAX	MAXIMUM	WM	WATER METER
MH	MANHOLE	WS	WATER SERVICE

LOT AREAS	
LOT #	AREA (SF)
1	10,690
2	17,433
3	14,999
4	11,066
A (STREET A)	20,260
B (STREET B)	11,551
C (COURT A)	4,896
TOTAL	90,895



**LOTING PLAN**  
1"=30'



- OWNER:** PHIPPIN MANOR PROPERTIES LLC  
C/O DR HORTON  
6683 OWENS DRIVE  
PLEASANTON, CA 94588  
(925) 225-7432  
CONTACT: SAMANTHA HIGBEE
- APPLICANT:** DR HORTON  
6683 OWENS DRIVE  
PLEASANTON, CA 94588  
(925) 225-7432  
CONTACT: SAMANTHA HIGBEE
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR  
4690 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94583  
(925) 227-9100  
CONTACT: DOMINIC CARUCCI, RCE # 85585
- GEOTECHNICAL ENGINEER:** QUANTUM GEOTECHNICAL INC.  
6288 SAN IGNACIO AVENUE, SUITE D  
SAN JOSE, CA 95119  
(925) 788-2751  
CONTACT: SIMON MAKDESSI, GE # 2548
- PROPERTY DESCRIPTION:**  
BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF COUNTY ROAD NO. 2831 WITH THE DIRECT EXTENSION SOUTHERLY OF THE WESTERN LINE OF TRACT 930, FILED JUNE 23, 1949, MAP BOOK 30, PAGE 19, ALAMEDA COUNTY RECORDS; THENCE ALONG SAID EXTENDED LINE AND SAID WESTERN LINE NORTH 2°11' 10" WEST 425.90 FEET, TO THE SOUTHERN LINE OF TRACT 1899, FILED MARCH 5, 1958, MAP BOOK 38, PAGE 69, ALAMEDA COUNTY RECORDS; THENCE ALONG THE LAST MENTIONED LINE SOUTH 87° 48' 50" WEST 224.31 FEET; THENCE SOUTH 0° 38' 53" EAST 108.94 FEET TO THE NORTHEASTERN CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ALAMEDA HOMES CORPORATION, RECORDED JULY 18, 1950, IN BOOK 6166 OR, PAGE 69 (AE/62126), ALAMEDA COUNTY RECORDS; THENCE ALONG THE EASTERN BOUNDARY LINE OF SAID PARCEL OF LAND SOUTH 0° 38' 53" EAST 286.50 FEET TO THE NORTHERN LINE OF MANOR BOULEVARD FORMERLY WEST AVENUE 150TH, AS ESTABLISHED BY INSTRUMENT FROM J. SMITH KNAPP AND WIFE TO COUNTY OF ALAMEDA, RECORDED JANUARY 12, 1951 IN BOOK 6333 OR, PAGE 20 (AF/3212); ALAMEDA COUNTY RECORDS; THENCE CONTINUING SOUTH 0° 38' 53" EAST 30.00 FEET TO THE CENTER LINE OF COUNTY ROAD NO. 2831; THENCE ALONG THE LAST MENTIONED LINE NORTH 88° 2' 49" EAST 55.37 FEET AND NORTH 87° 48' 50" EAST 180.35 FEET TO THE POINT OF BEGINNING.
- ASSESSOR PARCEL NUMBER:** 080H-1541-036
- GROSS SITE AREA:** 2.3± ACRES
- NET SITE AREA:** 2.1± ACRES  
(NOT INCLUDING 30' PUBLIC HIGHWAY EASEMENT)
- PROPOSED LAND USE:** RESIDENTIAL
- CURRENT ZONING:** COMMERCIAL
- PROPOSED ZONING:** RM-2500
- NUMBER OF LOTS:** 7
- NUMBER OF UNITS:** 39
- UTILITIES:**  
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT  
SANITARY SEWER: ORO LOMA SANITARY DISTRICT  
STORM DRAIN: CITY OF SAN LEANDRO  
FIRE: ALAMEDA COUNTY FIRE DEPARTMENT  
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE: AT&T  
CABLE TV: COMCAST
- BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.**
- A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE AE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 06001C0259G, MAP DATED AUGUST 3, 2009.**
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN LEANDRO.**
- TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC MAP PREPARED IN NOVEMBER 2018.**
- IT IS THE INTENT OF THE DEVELOPER TO FILE CONDOMINIUM PLANS AFTER THE FINAL MAP APPROVAL.**
- ALL ON-SITE STREETS ARE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.**



**SHEET INDEX**

SHEET NO.	DESCRIPTION
TM1.0	LOTING PLAN
TM2.0	EXISTING CONDITIONS PLAN
TM3.0	PRELIMINARY GRADING PLAN
TM4.0	PRELIMINARY UTILITY PLAN
TM5.0	PRELIMINARY STORMWATER TREATMENT PLAN



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