

# EXHIBIT B - TENTATIVE MAP TRACT 8422

## TENTATIVE MAP BROADMOOR VILLAGE (TRACT 8422) MULTI-FAMILY RESIDENTIAL CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA

### OWNER / DEVELOPER

311 MACARTHUR BLVD, LLC  
6114 LA SALLE AVE # 535  
OAKLAND, CA. 94611  
510-339-9905

### CIVIL ENGINEER

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

### ARCHITECT

HUNT HALE JONES  
444 SPEAR STREET, SUITE 105  
SAN FRANCISCO, CA 94105  
(415) 512-1300

### LANDSCAPE ARCHITECT

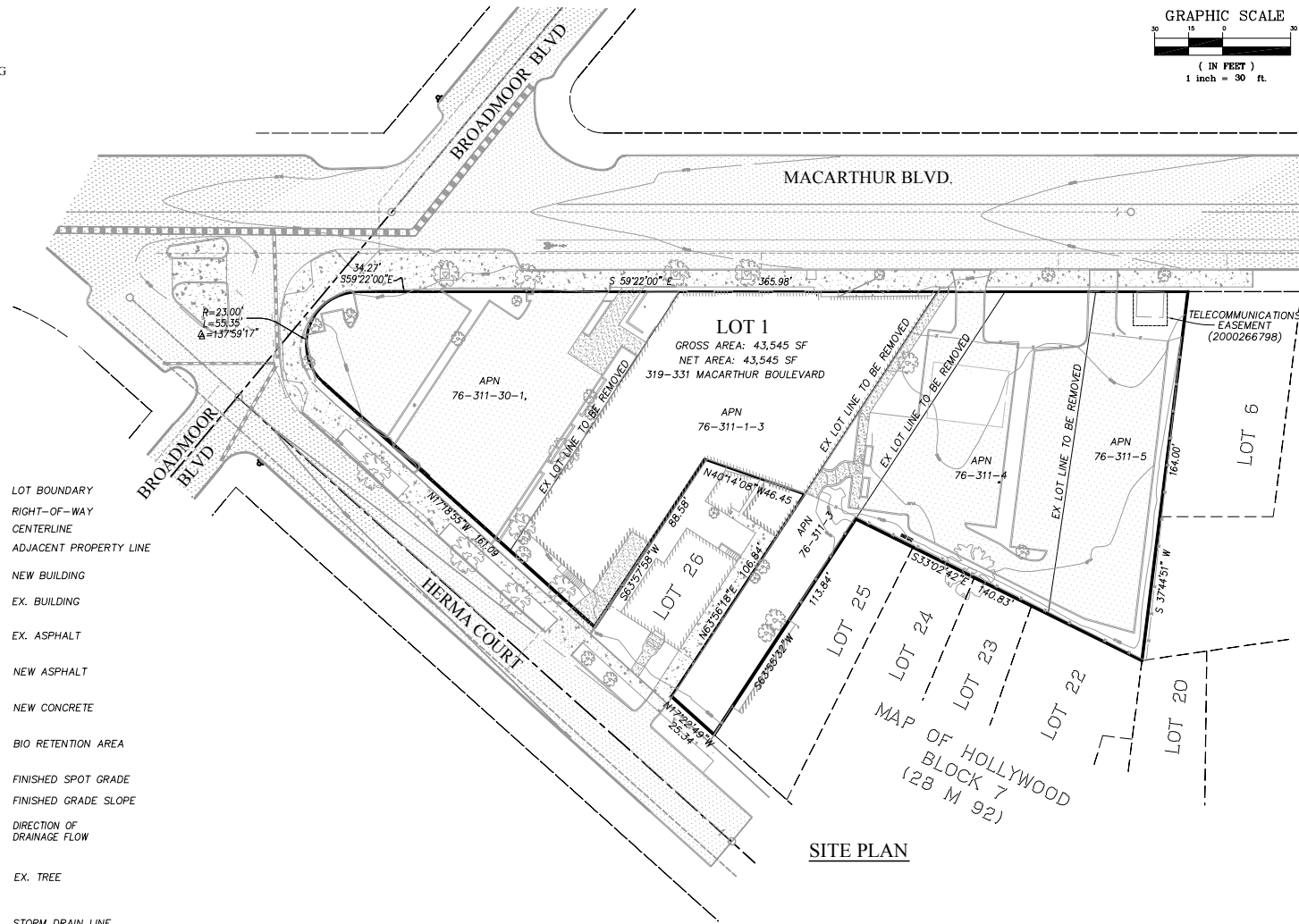
LEVESQUE DESIGN  
1414 BAY STREET, SUITE 100  
ALAMEDA, CA 94501  
(510) 521-6700

### ABBREVIATIONS

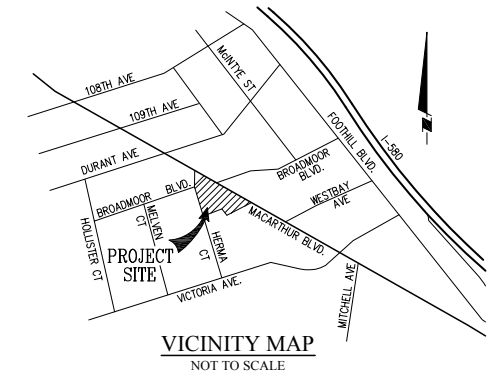
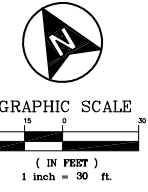
AB	-	AGGREGATE BASE
AC	-	ACRE
AD	-	AREA DRAIN
BW	-	BOTTOM OF WALL
CB	-	CATCH BASIN
CONC	-	CONCRETE
CL	-	CENTER LINE
DET	-	DETAIL
DU	-	DWELLING UNITS
DWG	-	DRAWING
DWY	-	DRIVEWAY
EG	-	EXISTING GROUND
EX	-	EXISTING
FF	-	FINISH FLOOR
FG	-	FINISH GRADE
FL	-	FLOW LINE ELEVATION
G	-	GRATE ELEVATION
GB	-	GRADE BREAK
GFF	-	GARAGE FLOOR
GL	-	GARAGE LIP ELEVATION
HP	-	HIGH POINT
INV	-	INVERT
LF	-	LINEAR FEET
MAX	-	MAXIMUM
MH	-	MANHOLE
MIN	-	MINIMUM
NTS	-	NOT TO SCALE
P	-	PAD
R	-	PROPERTY LINE
PVC	-	POLYVINYL CHLORIDE
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
SD	-	STORM DRAIN
SDWK	-	SIDEWALK
STD	-	STANDARDS
SF	-	SQUARE FEET
SSCO	-	SEWER CLEANOUT
SDMH	-	STORM DRAIN MANHOLE
SSMH	-	SANITARY SEWER MANHOLE
STD	-	STANDARD
TC	-	TOP OF CURB
TSL	-	TOP OF SOIL LAYER
TW	-	TOP OF WALL
TYP	-	TYPICAL

### LEGEND

	LOT BOUNDARY
	RIGHT-OF-WAY
	CENTERLINE
	ADJACENT PROPERTY LINE
	NEW BUILDING
	EX. BUILDING
	EX. ASPHALT
	NEW ASPHALT
	NEW CONCRETE
	BIO RETENTION AREA
	FINISHED SPOT GRADE
	FINISHED GRADE SLOPE
	DIRECTION OF DRAINAGE FLOW
	EX. TREE
	STORM DRAIN LINE
	KEYSTONE RETAINING WALL OR APPROVED EQUAL



SHEET No.	DESCRIPTION
C1	TITLE SHEET & SITE PLAN
C2	TOPOGRAPHIC SURVEY
C3	DIMENSIONED SITE PLAN AND TREE PRESERVATION
C4-C5	PRELIMINARY GRADING AND UTILITY PLAN
C6	PRELIMINARY C.3 STORM WATER CONTROL PLAN
C7	SECTIONS



### GENERAL

ASSESSORS PARCEL NO:	APN'S 76-311-30-1, 76-311-1-3, 76-311-3,4,5
PROJECT ADDRESS:	319-331 MACARTHUR BOULEVARD SAN LEANDRO, CA
GROSS AREA:	43,545 SF
NET AREA:	43,545 SF
EXISTING USE:	COMMERCIAL
EXISTING ZONING:	CC - COMMERCIAL COMMUNITY DISTRICT
EXISTING GENERAL PLAN DESIGNATION:	CORRIDOR MIXED USE
MAXIMUM BUILDING HEIGHT:	35'
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED ZONING:	CC(PD)
NUMBER OF UNITS:	1 LOT - 20 CONDOMINIUM UNITS
GROSS DENSITY:	20 DWELLING UNITS/ACRE
FEMA FLOOD DESIGNATION:	ZONE 'X', #06001C02576, DATED 08-03-09
EXISTING TOPOGRAPHY DATE:	OCTOBER 2016, BAY AREA LAND SURVEYING
FIRE DEPARTMENT:	ALAMEDA COUNTY FIRE DEPARTMENT

### 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

### NOTES

- NO PUBLIC AREAS ARE PROPOSED.
- NO NEW STREET NAMES ARE PROPOSED.

### BASIS OF ELEVATIONS

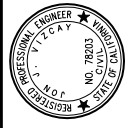
NAIL IN TOP-OF-CURB AT THE EAST RETURN OF THE NORTH-EAST CORNER OF THE INTERSECTION OF MACARTHUR BLVD. & VICTORIA AVE. ELEVATION = 72.66 PER CITY OF SAN LEANDRO DATUM.

### BASIS OF BEARINGS

SOUTHERLY RIGHT-OF-WAY LINE, OF MACARTHUR BLVD. TAKEN AS S59°22'E AS SHOWN ON MAP OF HOLLYWOOD, (28 M. 92).

### SURVEY NOTE

TOPOGRAPHIC SURVEY DATA IS BASED ON A SURVEY FILE PROVIDED BY BAY AREA LAND SURVEYING, DATED OCTOBER 2016.



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



NO.	REVISIONS	BY	DATE

TENTATIVE MAP  
TITLE SHEET  
BROADMOOR VILLAGE (TRACT 8422)  
SAN LEANDRO, CA

SHEET C1
DATE 10-09-2018
PROJECT #: 17028

BROADMOOR VILLAGE (TRACT 8422) ~ TENTATIVE MAP ~ 10-09-2018