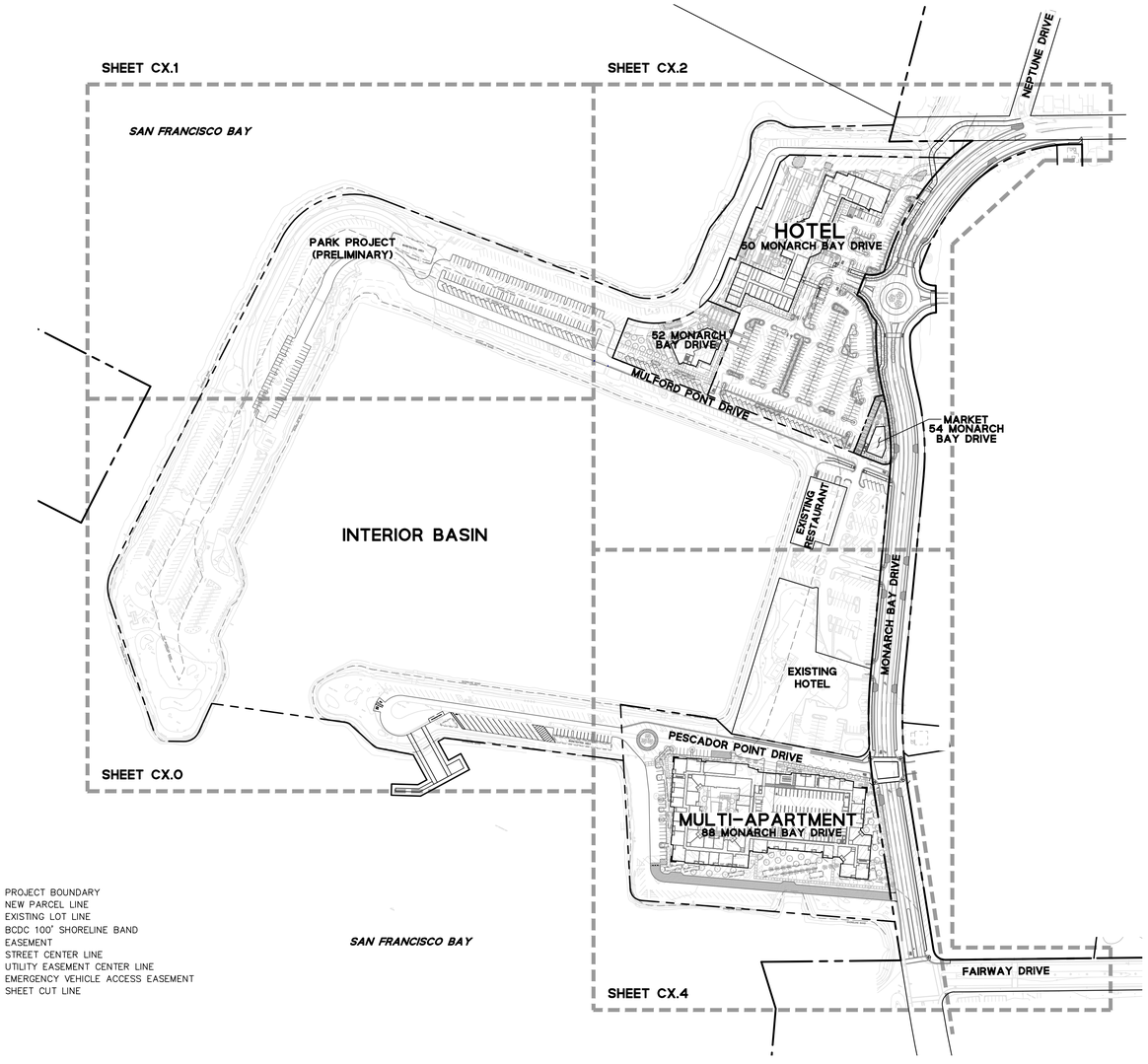
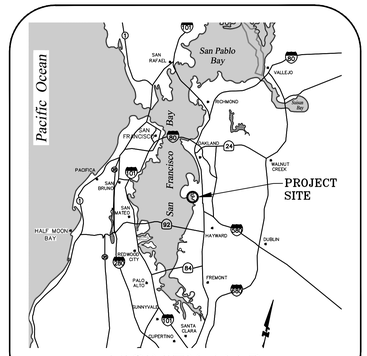
VESTING TENTATIVE MAP
SAN LEANDRO SHORELINE DEVELOPMENT
CITY OF SAN LEANDRO, ALAMEDA COUNTY CALIFORNIA
TRACT NO. 8633



LEGEND

- PROJECT BOUNDARY
- NEW PARCEL LINE
- EXISTING LOT LINE
- BCDC 100' SHORELINE BAND
- EASEMENT
- STREET CENTER LINE
- UTILITY EASEMENT CENTER LINE
- EMERGENCY VEHICLE ACCESS EASEMENT
- SHEET CUT LINE

SITE MAP
SCALE: NTS



VICINITY MAP
SCALE: NTS

PROJECT SUMMARY

OWNER	CITY OF SAN LEANDRO
APPLICANT	EDWARD J. MILLER CAL–COAST COMPANIES, LLC 11755 WILSHIRE BOULEVARD, SUITE 1660 LOS ANGELES, CA 90025
ARCHITECT	YOON CHANG BDE ARCHITECTS 934 HOWARD STREET SAN FRANCISCO, CA 94103 415.967.6883
LANDSCAPE ARCHITECT	COLIN BLY THE GUZZARDO PARTNERSHIP INC 181 GREENWICH STREET SAN FRANCISCO, CA 94111 415.433.4672
CIVIL ENGINEER	PHONG KIET, PE BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95110 408.467.9100
SOILS ENGINEER	ENGEO INC. 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 925.866.9000
TOTAL AREA:	LAND AREA: 23–ACRE WATER AREA: 23–ACRE
EXISTING ZONING	CC(PD) – COMMERCIAL COMMUNITY DISTRICT (PLANNED DEVELOPMENT) CR(PD) – COMMERCIAL RECREATION DISTRICT (PLANNED DEVELOPMENT) RM–2000(PD) – RESIDENTIAL MULTI–FAMILY DISTRICT – 22 DWELLINGS PER GROSS ACRE (PLANNED DEVELOPMENT) RM–1800(PD) – RESIDENTIAL MULTI–FAMILY DISTRICT – 24 DWELLINGS PER GROSS ACRE (PLANNED DEVELOPMENT)
UTILITIES	
WATER SUPPLY:	EAST BAY MUNICIPAL UTILITY DISTRICT
FIRE PROTECTION:	ALAMEDA COUNTY FIRE DEPARTMENT
SEWAGE DISPOSAL:	CITY OF SAN LEANDRO
STORM DRAIN:	CITY OF SAN LEANDRO
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC

ABBREVIATIONS

SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
BB	BUBBLER BOX
BFP	BACKFLOW PREVENTER
BLVD	BOULEVARD
BLDG	BUILDING
BM	BENCH MARK
BW	BACK OF WALK/ BOTTOM OF WALL
C	COMPACT / CENTERLINE
C&G	CURB & GUTTER
CB	CATCH BASIN
CC	CLAY CAP/CURB CUT
CL	CENTERLINE / CHORD LENGTH
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
DW	DOMESTIC WATER
D/W	DRIVEWAY
DWG	DRAWING
E	EAST/EASTING
(E)	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVEL WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
INV	INVERT
J.P.A.	JOINT POWERS AUTHORITY
JT	JOINT TRENCH
L	LENGTH
LAT	LATERAL
LG	LIP OF GUTTER
LT	LEFT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MON	MONUMENT
N	NORTH
(N)	NEW
NO., #	NUMBER
NTS	NOT TO SCALE
PAE	PUBLIC ACCESS EASEMENT
PCC	PORTLAND CEMENT CONCRETE
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCW	RECLAIMED WATER
RIM	RIM ELEVATION
RT	RIGHT
ROW	RIGHT OF WAY
S	SLOPE/SOUTH
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT.	SHEET
SR	STATE ROUTE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
S/W OR SW	SIDEWALK
T OR TELE	TELEPHONE
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEMP	TEMPORARY
TYP.	TYPICAL
VERT	VERTICAL
W	WATER/WEST
W/	WITH
W	WATER LINE
WM	WATER METER
WV	WATER VALVE

BENCHMARK
CITY OF SAN LEANDRO BENCHMARK "AURORA–MARINA" CINCH NAIL S.W.I.S.W. ELEVATION 9.266 FEET (NGVD29)

BASIS OF BEARINGS
THE CALCULATED BEARING OF N58°28'14"E BETWEEN FOUND CITY OF SAN LEANDRO MONUMENTS ON PESCADOR POINT DRIVE (FORMERLY SOUTH DIKE ROAD) AND EASTERLY AND NORTHERLY THEREFROM ON MONARCH BAY DRIVE (FORMERLY NEPTUNE DRIVE), AS SHOWN ON THAT PARCEL MAP NO. 6768, FILED FOR RECORD ON MAY 15, 1996 IN BOOK 223 OF MAPS AT PAGES 50–53, ALAMEDA COUNTY RECORDS.

BASE FLOOD ELEVATIONS
BASE FLOOD ELEVATIONS WEST OF MONARCH BAY DRIVE ARE BASED ON THE RECOMMENDATIONS CONTAINED IN THE "SAN LEANDRO MARINA SEA LEVEL RISE RISK ASSESSMENT (DRAFT)" REPORT PREPARED BY ARCADIS, DATED MAY 2016.

BASE FLOOD ELEVATIONS EAST AND WEST OF MONARCH BAY DRIVE ARE BASED ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL# 06001C0254H AND 06001C0258H, ZONE AE(EL 10 – NAVD88), EFFECTIVE DECEMBER 21, 2018.

INDEX OF SHEETS

1	C1.0	TITLE SHEET
2	C1.1	PARCELIZATION PLAN EXHIBIT
3–7	C2.0–2.4	LOTTING PLAN
8–13	C3.0–3.5	EXISTING CONDITIONS PLANS
14–17	C4.0–4.3	PRELIMINARY CIVIL SITE PLANS
18–21	C5.0–5.3	PRELIMINARY GRADING PLANS
22	C5.4	CROSS–SECTIONS
23–26	C6.0–6.3	PRELIMINARY UTILITY PLANS
27–30	C7.0–7.3	PRELIMINARY STORMWATER CONTROL PLANS
31–32	C8.0–C8.1	PRELIMINARY FIRE ACCESS PLANS

PARCEL SUMMARY

PARCEL	OWNER	PROPOSED USE	AREA (SF)	AREA (AC)
F	CITY OF SAN LEANDRO	COMMERCIAL	15,468	0.36
G	CITY OF SAN LEANDRO	COMMERCIAL	91,693	2.11
H	CITY OF SAN LEANDRO	RESIDENTIAL	277,503	6.37
I	CITY OF SAN LEANDRO	COMMERCIAL	254,753	5.85
J	CITY OF SAN LEANDRO	COMMERCIAL	41,707	0.96
K	CITY OF SAN LEANDRO	COMMERCIAL	9,920	0.23
L	CITY OF SAN LEANDRO	RECREATION	1,864,559	42.80

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VTM SUBMISSION 04	03.24.22
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TITLE SHEET

SHEET TITLE

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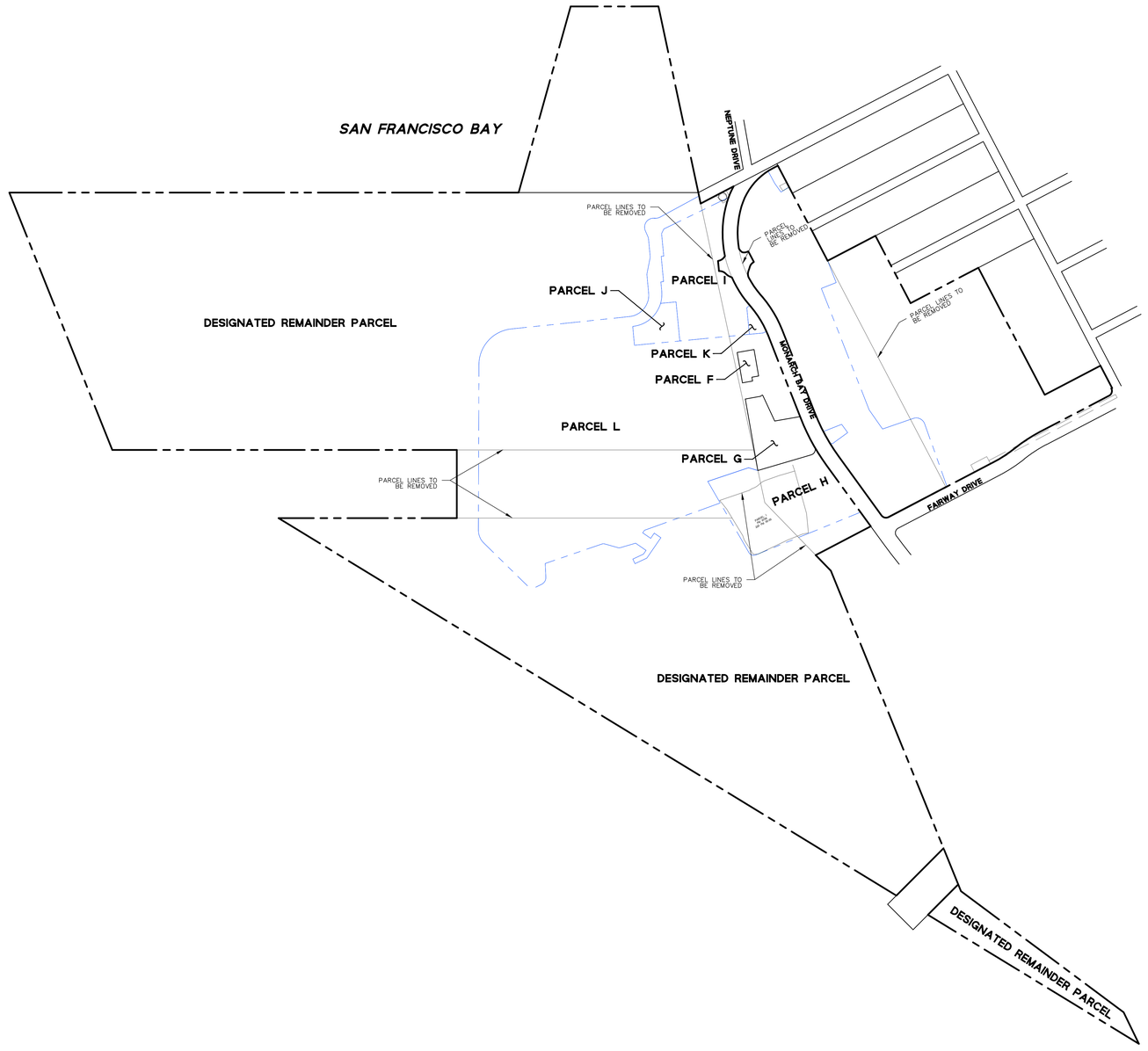

LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE TO BE REMOVED
- EXISTING PARCEL LINE TO REMAIN

GRAPHIC SCALE

300 0 300 600

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PARCELIZATION PLAN EXHIBIT

Sheet Title

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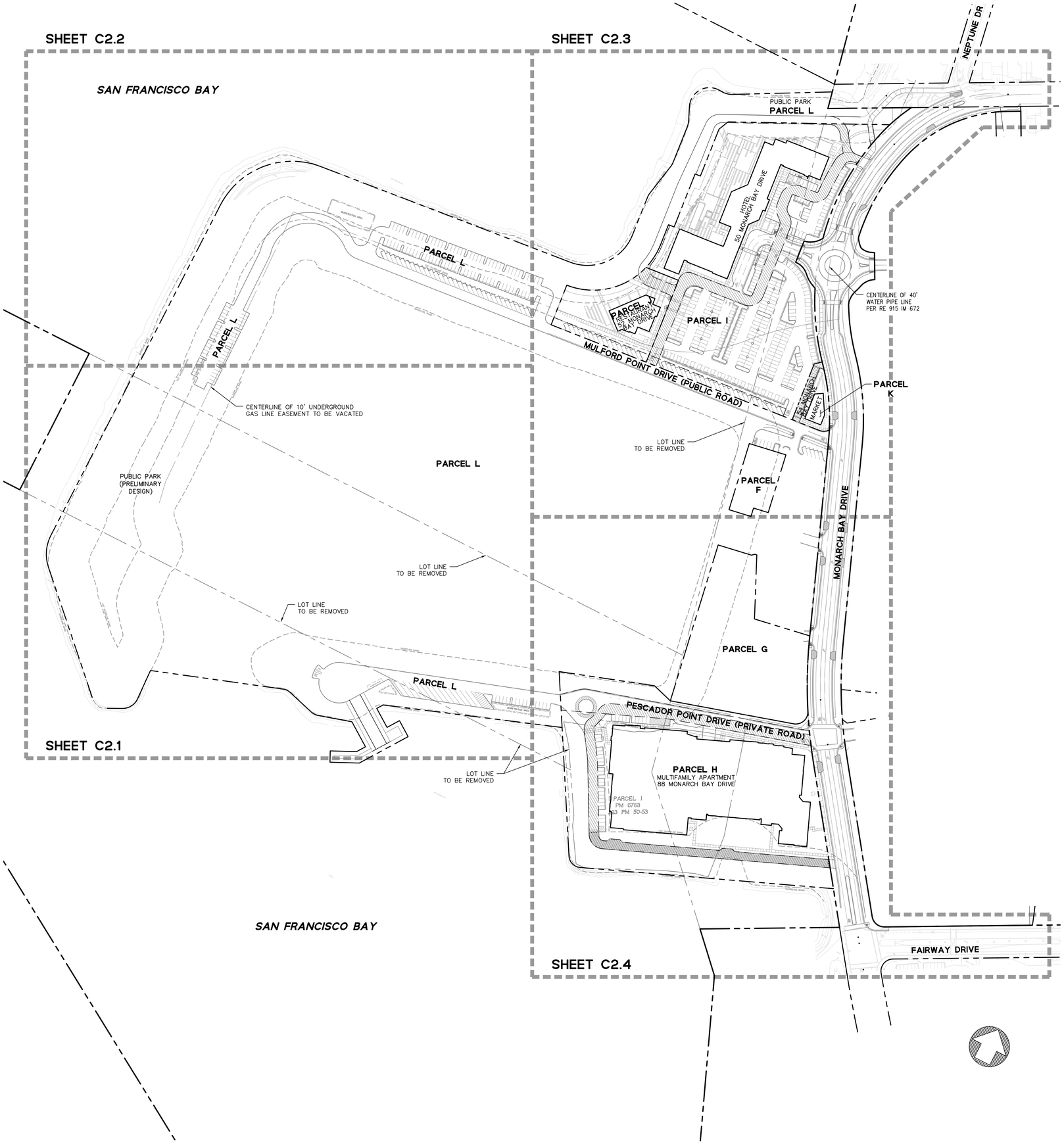

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OVERALL MAP SHEET

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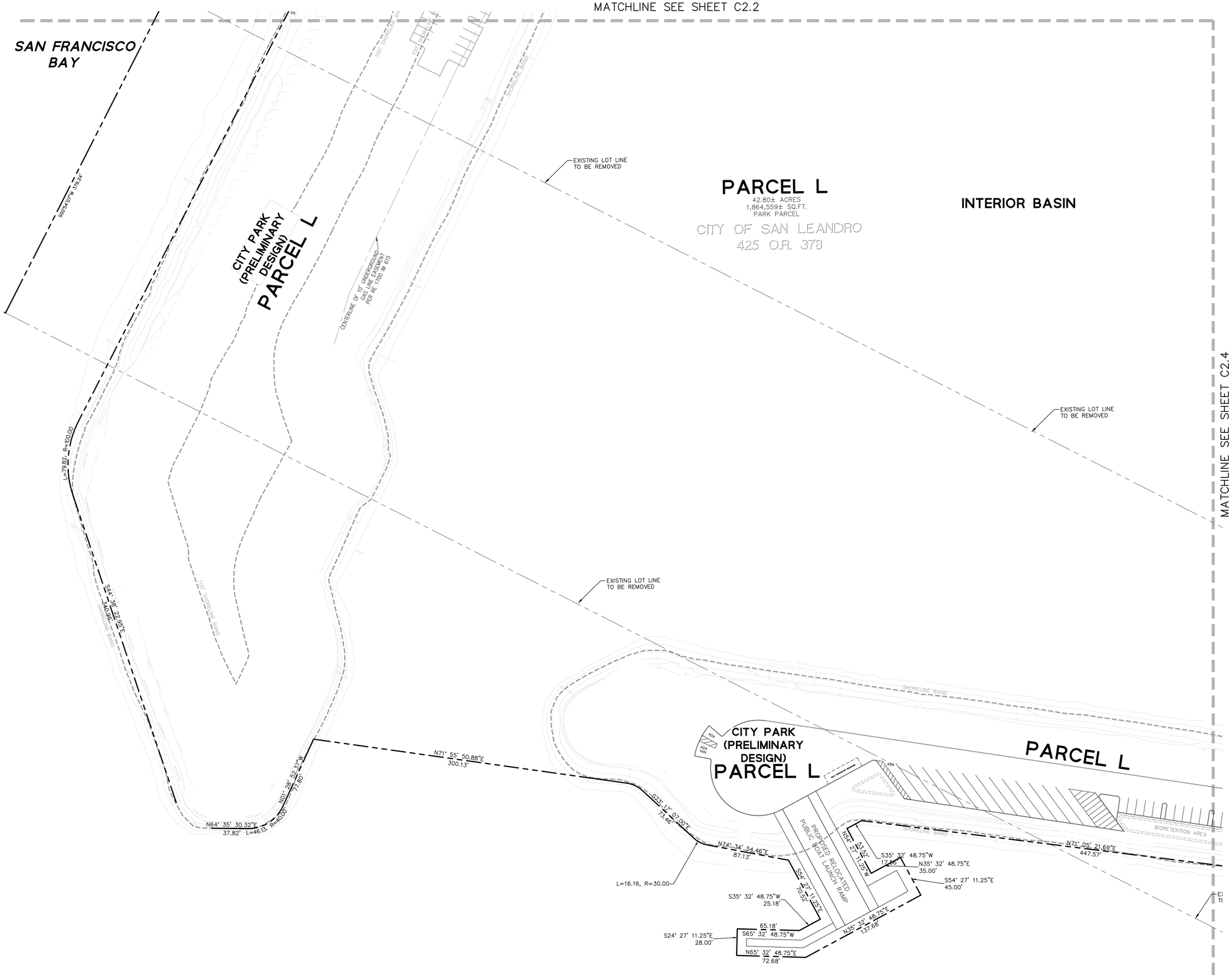

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GENERAL NOTES

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2. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
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GRAPHIC SCALE
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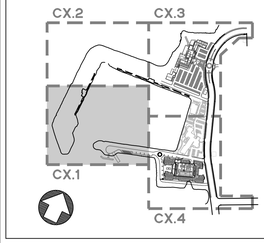
KEYMAP (N.T.S.)



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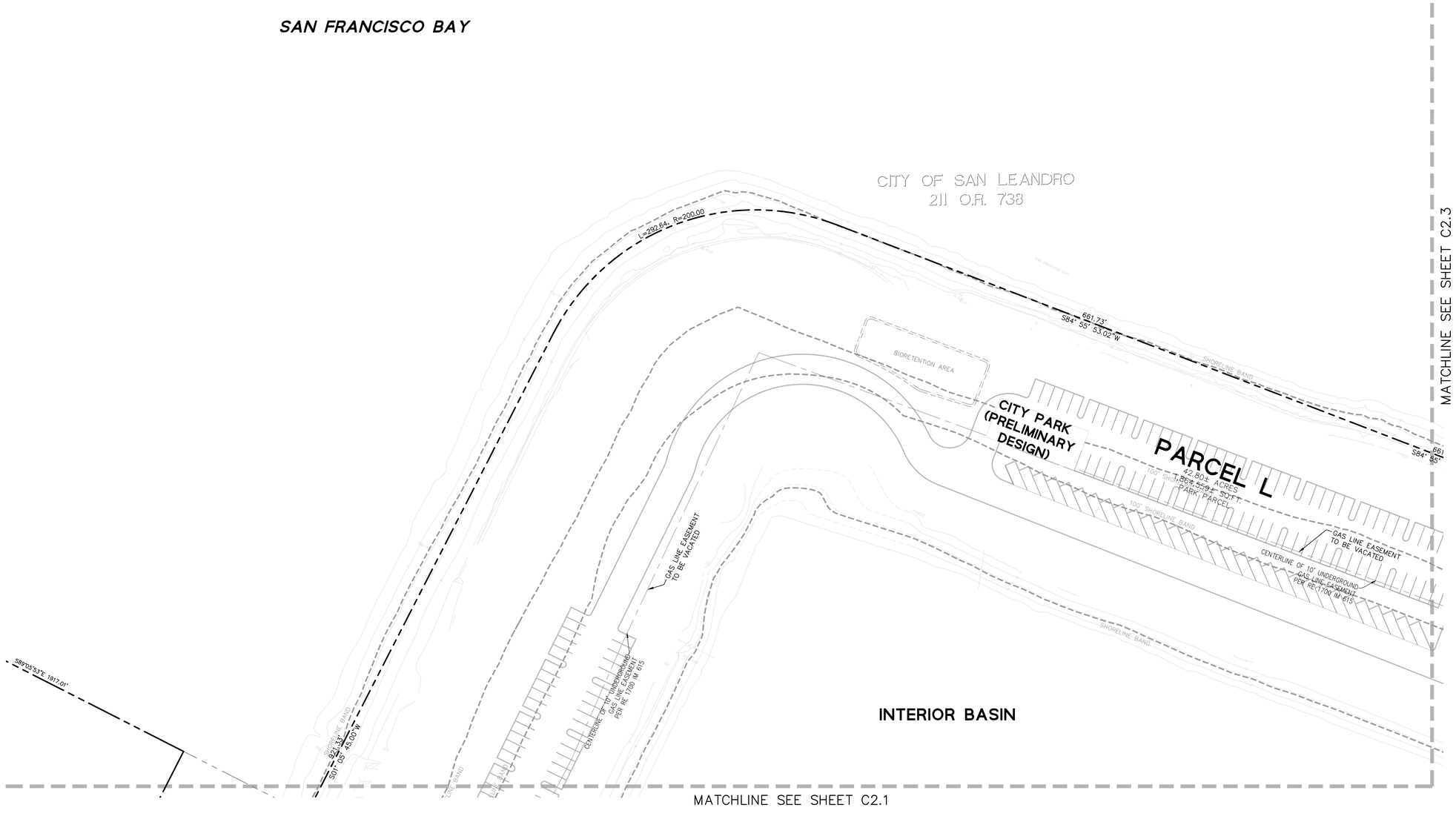

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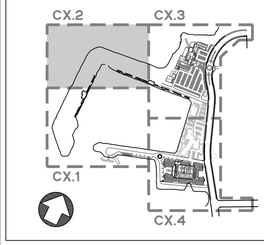

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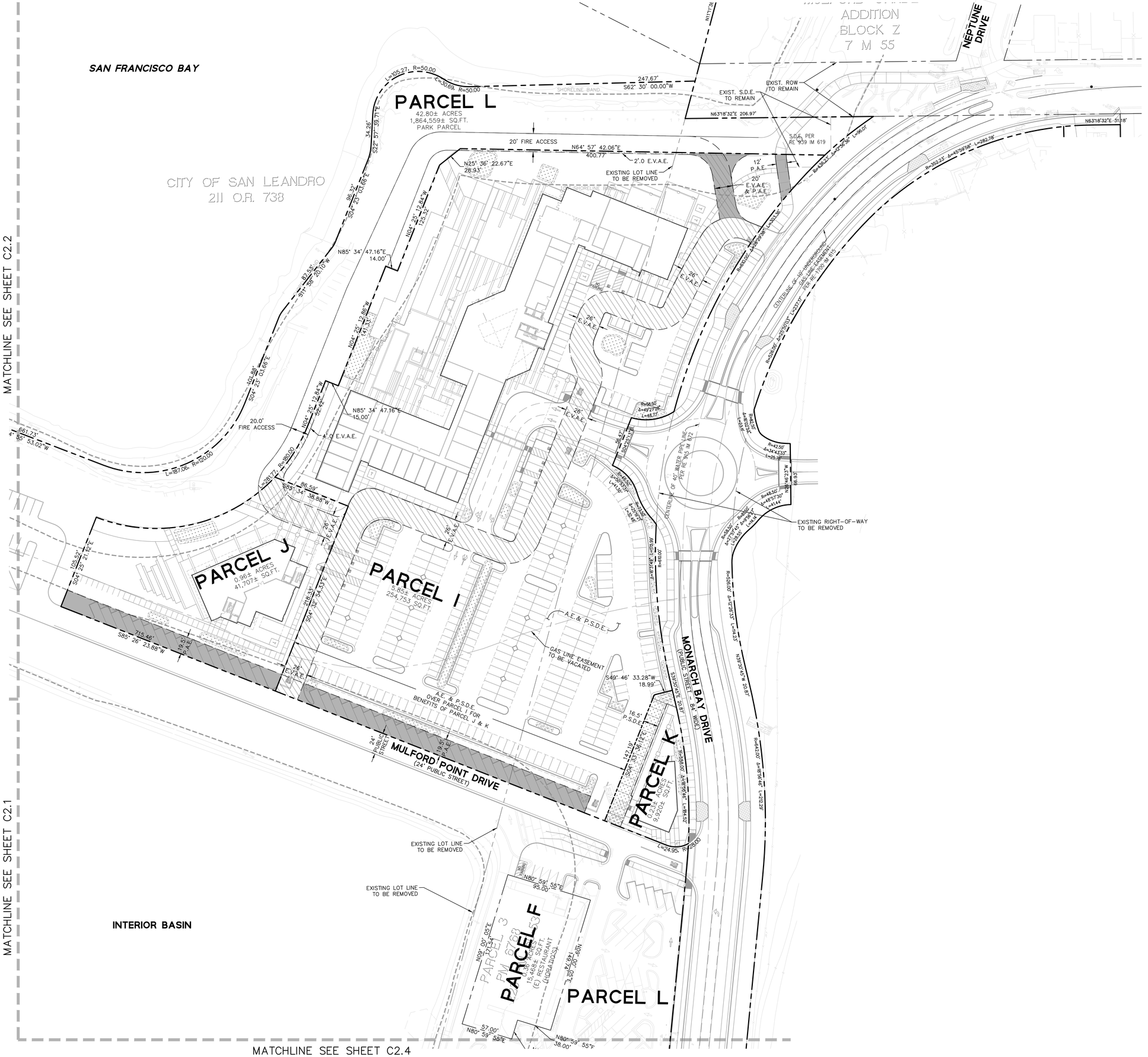

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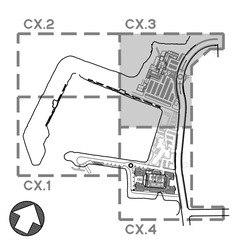

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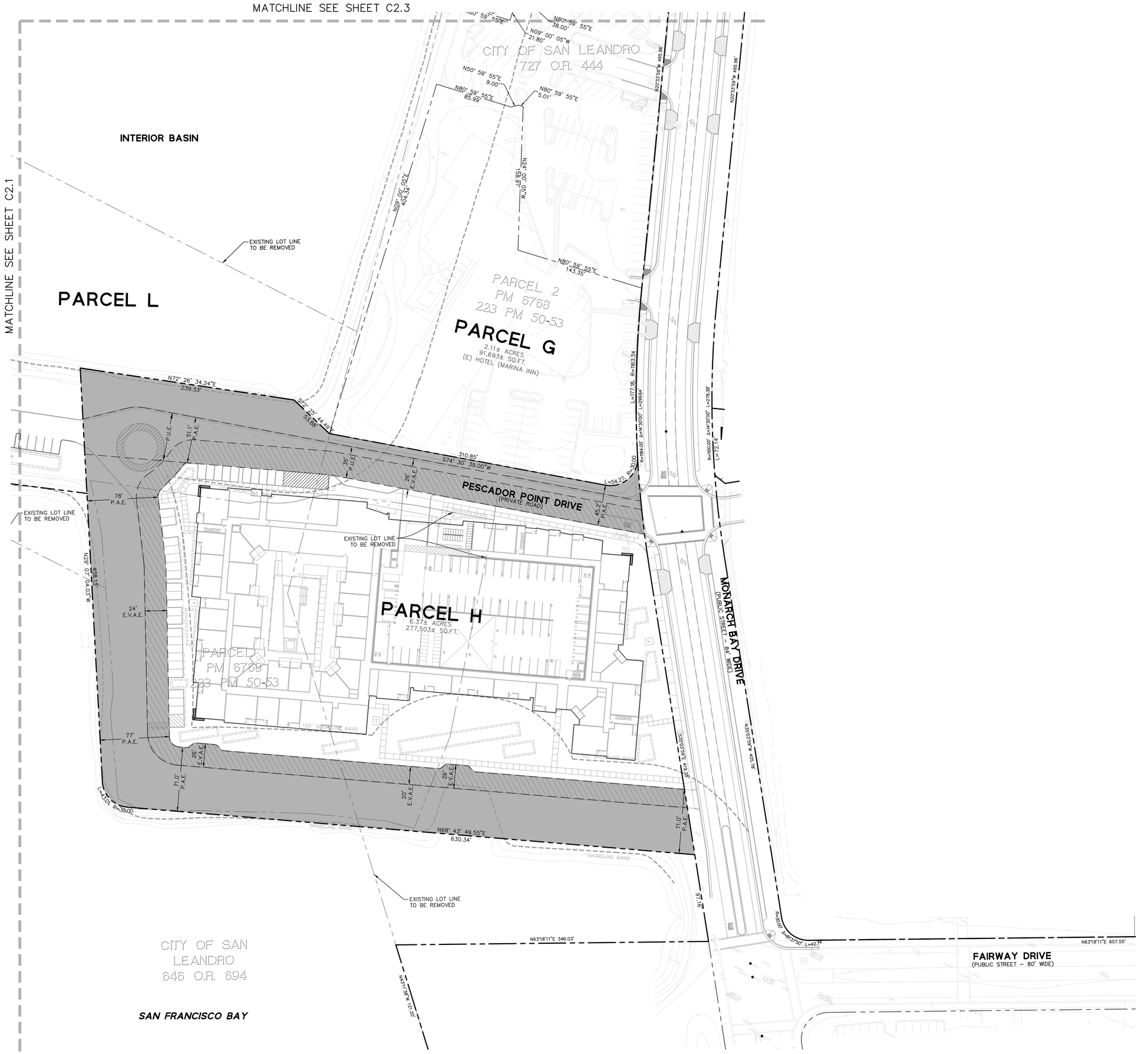

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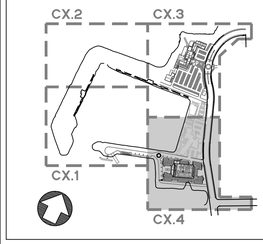
KEYMAP (N.T.S.)



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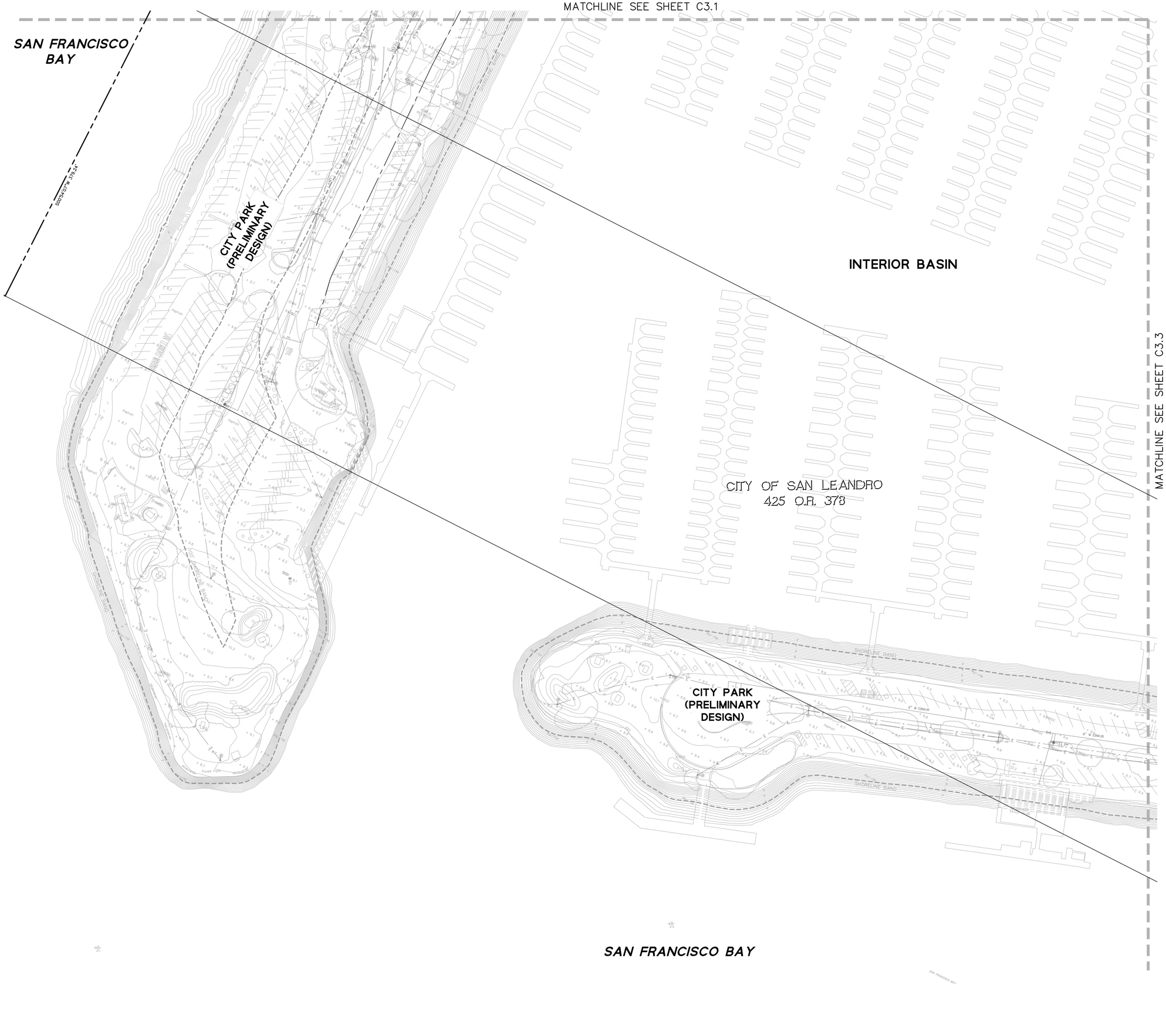
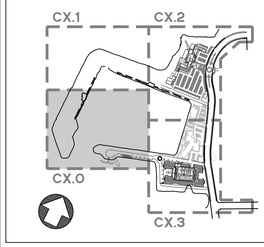


LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- BUILDING WALL LINE
- FENCE LINE
- DRIVEWAY (EXISTING DRIVEWAY)
- SIDEWALK (CC SW)
- OVERHEAD LINE (OH)
- COMMUNICATION LINE (COMM)
- ELECTRICAL LINE (E)
- GAS LINE (G)
- STORM DRAIN LINE (SD)
- SANITARY SEWER LINE (SS)
- WATER LINE (W)
- ELEVATION (TC XX.X+)
- BOLLARD
- COMMUNICATION BOX
- ELECTRIC BOX (EB)
- FIRE HYDRANT
- GAS METER (GM)
- GUY WIRE
- JOINT POLE
- SANITARY SEWER CLEANOUT (SSCO)
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN MANHOLE
- STREET LIGHT BOX (SLB)
- SURVEY IRON PIPE
- SURVEY STREET MONUMENT
- UNKNOWN MANHOLE
- WATER METER (WM)
- WATER VALVE (WV)

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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EXISTING CONDITIONS PLAN

SHEET TITLE

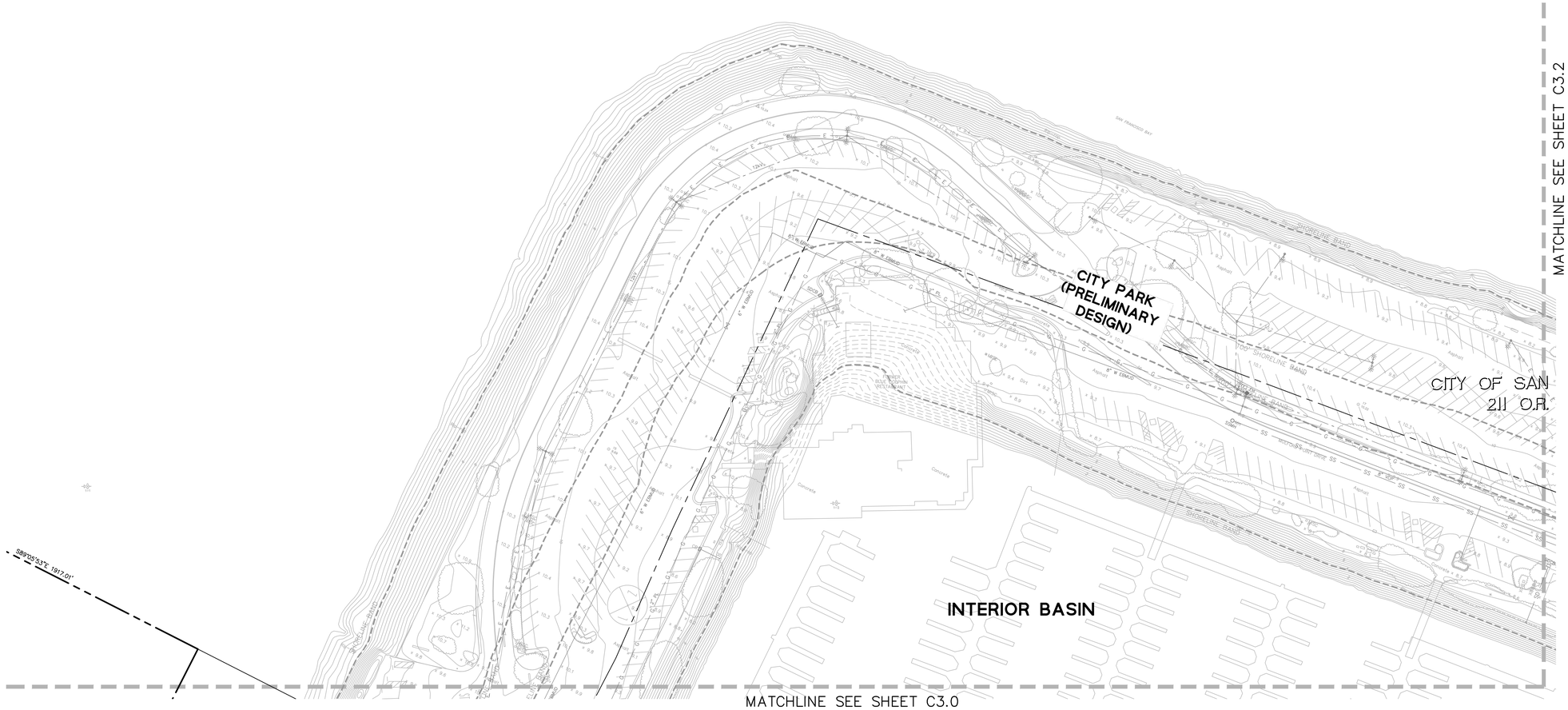
SCALE AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C3.0

K:\BKF\19004\5 - San Leandro Shoreline Development\DWG\PLANNING\SHEETS\TENTATIVE MAP\C3_0 EXI.dwg - 13 Apr 2022 4:22:33pm - ajm

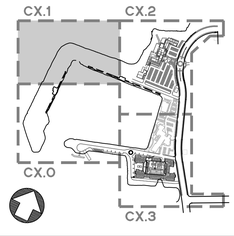


LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- BUILDING WALL LINE
- FENCE LINE
- DRIVEWAY — EXISTING DRIVEWAY
- SIDEWALK — CC SW
- OVERHEAD LINE — OH
- COMMUNICATION LINE — COMM
- ELECTRICAL LINE — E
- GAS LINE — G
- STORM DRAIN LINE — SD
- SANITARY SEWER LINE — SS
- WATER LINE — W
- ELEVATION — (TC XX.X+)
- BOLLARD
- COMMUNICATION BOX
- ELECTRIC BOX — EB
- FIRE HYDRANT
- GAS METER — GM
- GUY WIRE
- JOINT POLE
- SANITARY SEWER CLEANOUT — SSCO
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN MANHOLE
- STREET LIGHT BOX — SLB
- SURVEY IRON PIPE
- SURVEY STREET MONUMENT
- UNKNOWN MANHOLE
- WATER METER — WM
- WATER VALVE — WV

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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EXISTING CONDITIONS PLAN

SHEET TITLE

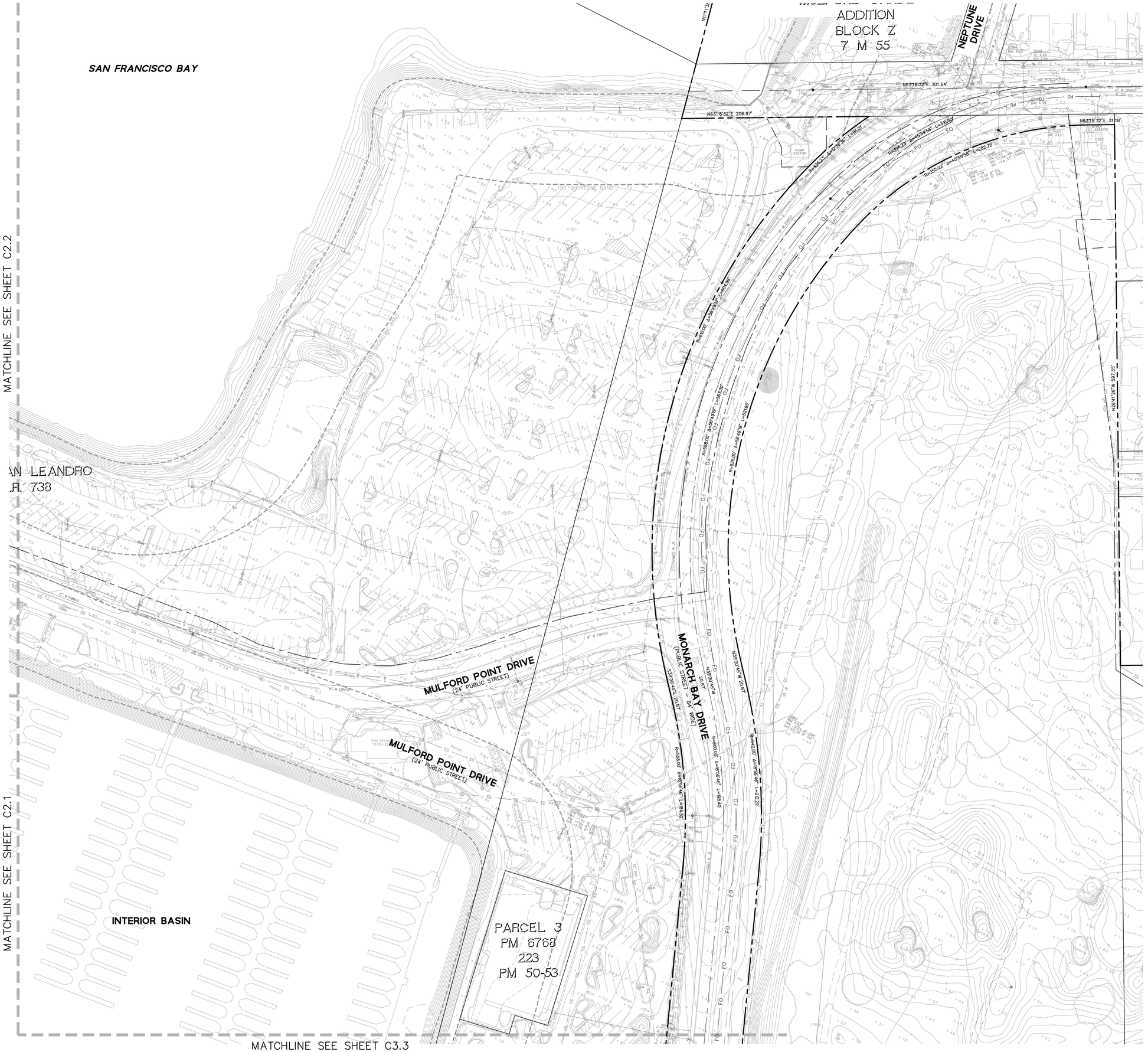
SCALE AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C3.1

K:\ENGR\19\0048 - San Leandro Shoreline Development\DWG\PLANNING\SHEET\INTERATIVE MAPS\4_ALS & EX.dwg 13 Apr 2022 4:22:41pm gjenn

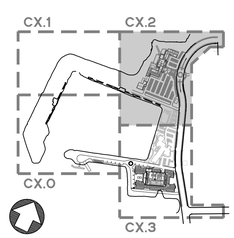


LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
BUILDING WALL LINE	
FENCE LINE	
DRIVEWAY	EXISTING DRIVEWAY
SIDEWALK	CC SW
OVERHEAD LINE	OH
COMMUNICATION LINE	COMM
ELECTRICAL LINE	E
GAS LINE	G
STORM DRAIN LINE	SD
SANITARY SEWER LINE	SS
WATER LINE	W
ELEVATION	(TC XX X±)
BOLLARD	
COMMUNICATION BOX	
ELECTRIC BOX	EB
FIRE HYDRANT	
GAS METER	GM
GUY WIRE	
JOINT POLE	
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	
STORM DRAIN CATCH BASIN	
STORM DRAIN DROP INLET	
STORM DRAIN MANHOLE	
STREET LIGHT BOX	SLB
SURVEY IRON PIPE	
SURVEY STREET MONUMENT	
UNKNOWN MANHOLE	
WATER METER	WM
WATER VALVE	WV

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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EXISTING CONDITIONS PLAN

Sheet Title
Scale AS SHOWN
Proj #. DRAWN BY
Sheet Size: 30 x 42

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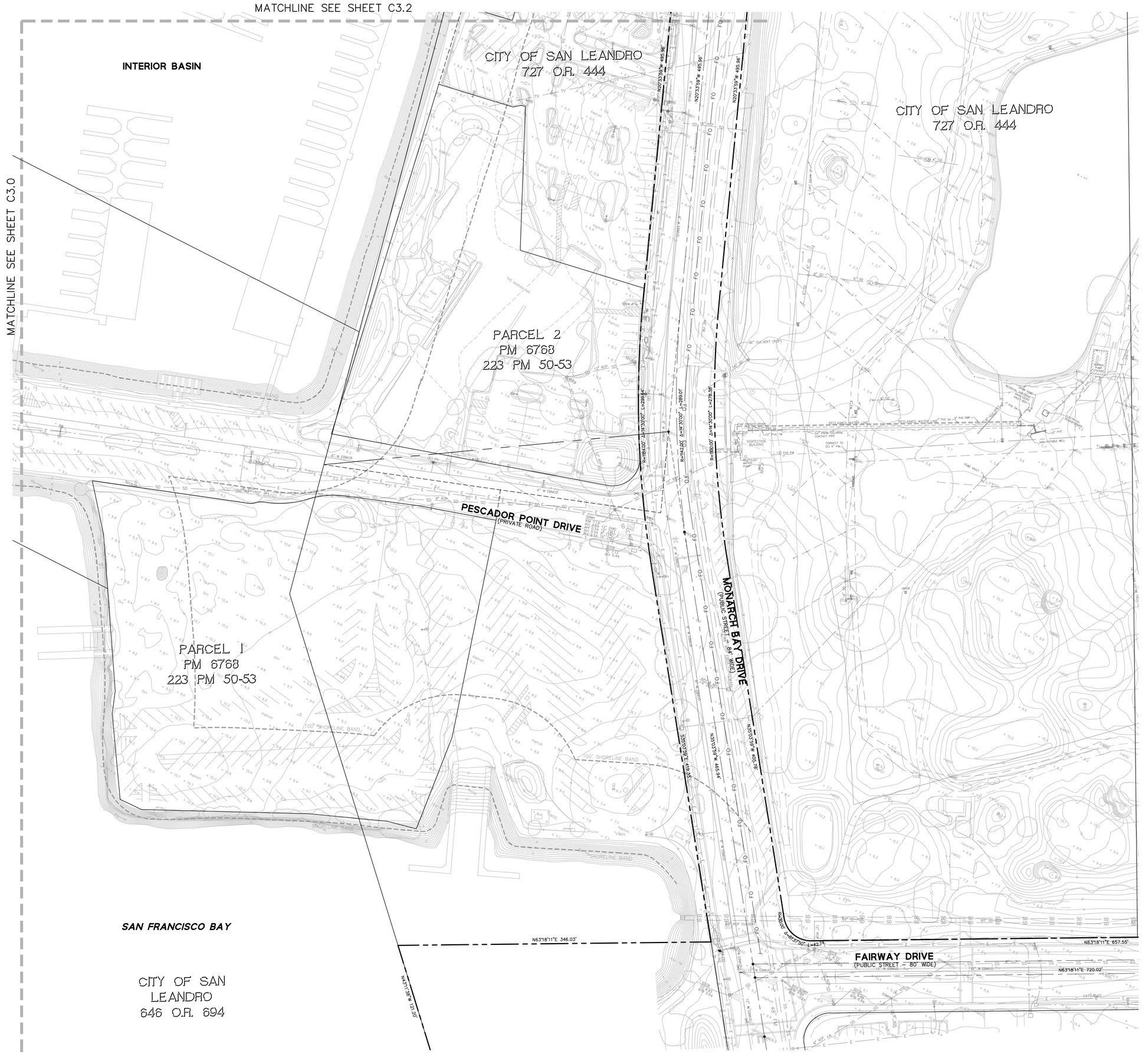


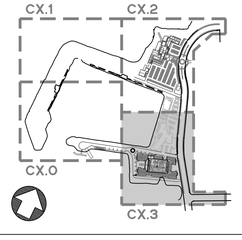
LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
BUILDING WALL LINE	
FENCE LINE	
DRIVEWAY	EXISTING DRIVEWAY
SIDEWALK	CC SW
OVERHEAD LINE	OH
COMMUNICATION LINE	COMM
ELECTRICAL LINE	E
GAS LINE	G
STORM DRAIN LINE	SD
SANITARY SEWER LINE	SS
WATER LINE	W
ELEVATION	(TC XX.X±)
BOLLARD	
COMMUNICATION BOX	
ELECTRIC BOX	EB
FIRE HYDRANT	
GAS METER	GM
GUY WIRE	
JOINT POLE	
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	
STORM DRAIN CATCH BASIN	
STORM DRAIN DROP INLET	
STORM DRAIN MANHOLE	
STREET LIGHT BOX	SLB
SURVEY IRON PIPE	
SURVEY STREET MONUMENT	
UNKNOWN MANHOLE	
WATER METER	WM
WATER VALVE	WV

GRAPHIC SCALE

40 0 40 80

KEYMAP (N.T.S.)



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EXISTING CONDITIONS PLAN

Sheet Title

Scale: AS SHOWN

Proj #: DRAWN BY

Sheet Size: 30 x 42

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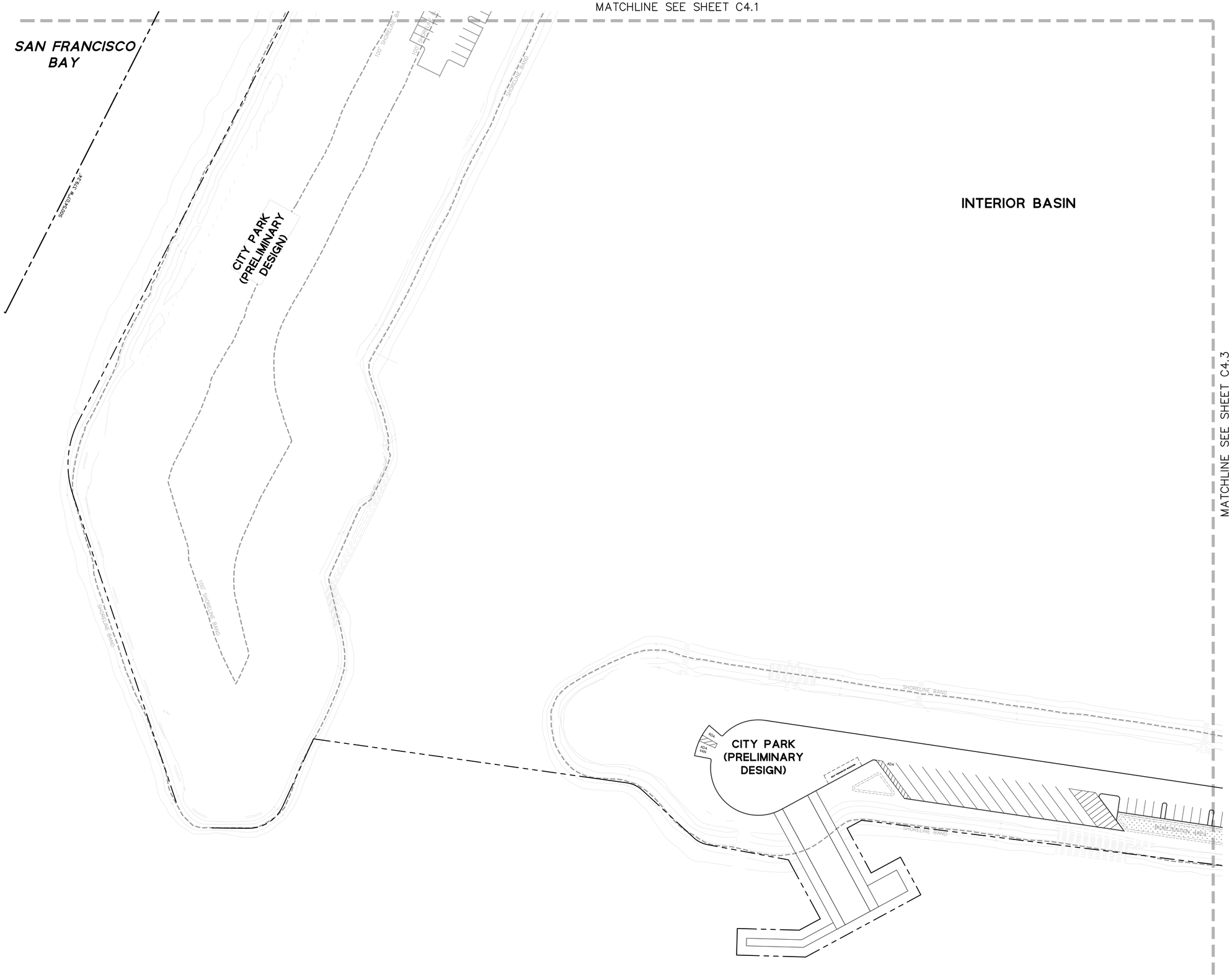
MATCHLINE SEE SHEET C4.1



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- FIRE TRUCK ACCESS
- BIORETENTION BASIN
- GRASSPAVE
- AC PAVEMENT
- CONCRETE SIDEWALK
- TRUNCATED DOMES
- DRIVEWAY
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- STOP MARKING & SIGN
- TURN ARROW
- ADA PARKING MARKING & SIGN

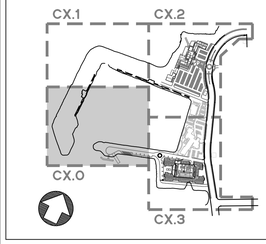
KEYNOTES

1. CONSTRUCT VERTICAL CURB
2. CONSTRUCT CURB AND GUTTER
3. CONSTRUCT ACCESSIBLE PARKING STALL
4. BIORETENTION AREA
5. CONSTRUCT CURB RAMP
6. PAINT CURB RED
7. 4" SOLID WHITE STRIPE (PARKING STALL)
8. NO PARKING FIRE LANE SIGNAGE
9. INSTALL R1-1 STOP SIGN
10. PAVEMENT ARROW PER CALTRANS STD PLAN A24A
11. PAINT LOADING ZONE CURB YELLOW
12. STANDARD PARKING STALL 9.0' X 18.5'
13. COMPACT PARKING STALL 8.0' X 15.0'

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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SITE PLAN

Sheet Title

Scale AS SHOWN

Proj #. Drawn By

Sheet Size: 30 x 42

C4.0

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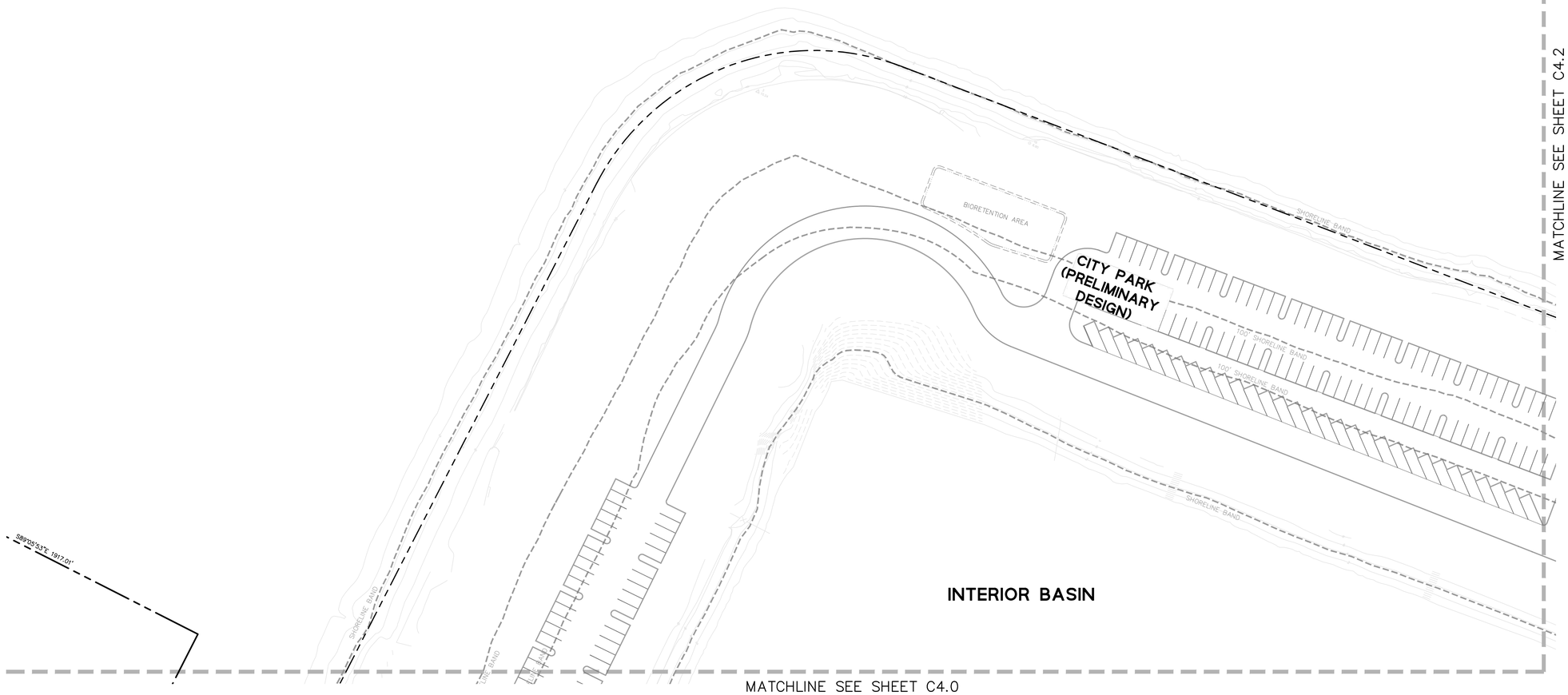


LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- FIRE TRUCK ACCESS
- BIORETENTION BASIN
- GRASSPAVE
- AC PAVEMENT
- CONCRETE SIDEWALK
- TRUNCATED DOMES
- DRIVEWAY
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- STOP MARKING & SIGN
- TURN ARROW
- ADA PARKING MARKING & SIGN

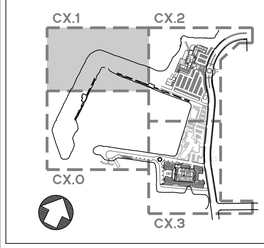
KEYNOTES

1. CONSTRUCT VERTICAL CURB
2. CONSTRUCT CURB AND GUTTER
3. CONSTRUCT ACCESSIBLE PARKING STALL
4. BIORETENTION AREA
5. CONSTRUCT CURB RAMP
6. PAINT CURB RED
7. 4" SOLID WHITE STRIPE (PARKING STALL)
8. NO PARKING FIRE LANE SIGNAGE
9. INSTALL R1-1 STOP SIGN
10. PAVEMENT ARROW PER CALTRANS STD PLAN A24A
11. PAINT LOADING ZONE CURB YELLOW
12. STANDARD PARKING STALL 9.0' X 18.5'
13. COMPACT PARKING STALL 8.0' X 15.0'

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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SITE PLAN

SHEET TITLE
SCALE AS SHOWN
PROJ #. DRAWN BY
SHEET SIZE: 30 x 42

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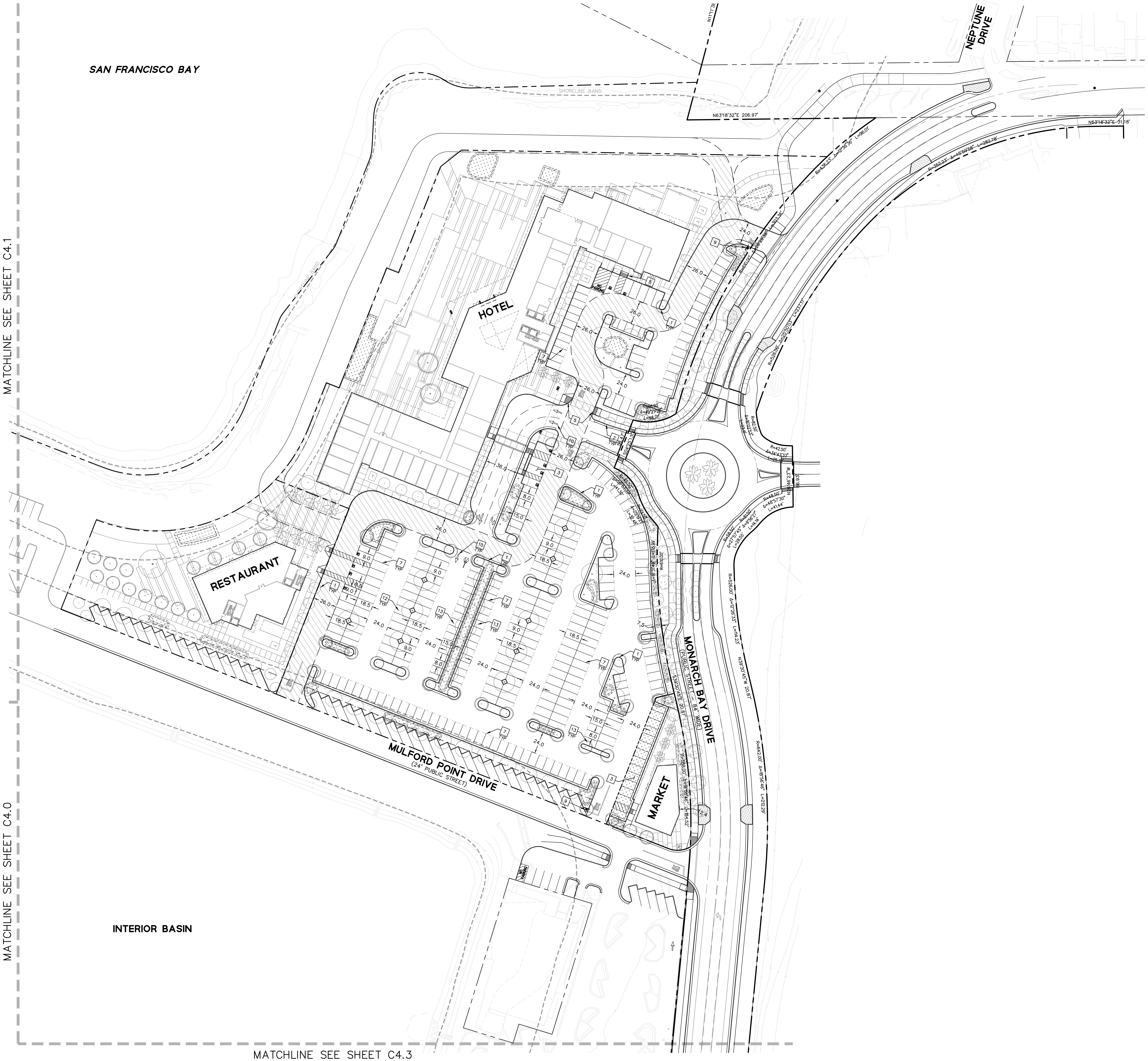

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- FIRE TRUCK ACCESS
- BIORETENTION BASIN
- GRASSPAVE
- AC PAVEMENT
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- STOP MARKING & SIGN
- TURN ARROW
- ADA PARKING MARKING & SIGN

KEYNOTES

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2. CONSTRUCT CURB AND GUTTER
3. CONSTRUCT ACCESSIBLE PARKING STALL
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5. CONSTRUCT CURB RAMP
6. PAINT CURB RED
7. 4" SOLID WHITE STRIPE (PARKING STALL)
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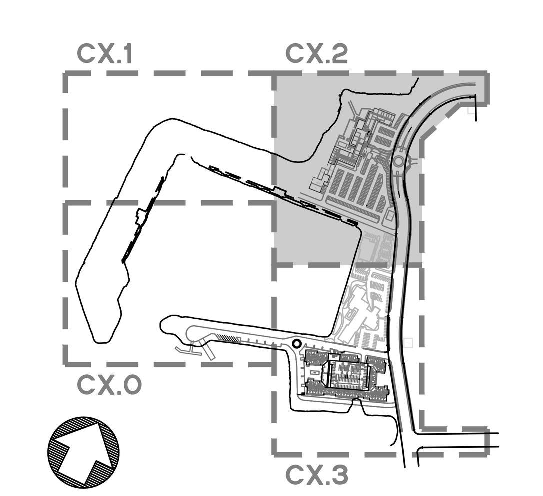
13. COMPACT PARKING STALL 8.0' X 15.0'

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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SITE PLAN

SHEET TITLE
SCALE AS SHOWN
PROJ #. DRAWN BY
SHEET SIZE: 30 x 42

C4.2

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MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.0

INTERIOR BASIN

PESCADOR POINT DRIVE
(PRIVATE ROAD)

MULTI-FAMILY

MONARCH BAY DRIVE
(PUBLIC STREET – 84' WIDE)

FAIRWAY DRIVE
(PUBLIC STREET – 80' WIDE)

SAN FRANCISCO BAY

SHORELINE BAND

100' SHORELINE BAND

9.0'

22'

9.0'

26'

16.5'

24'

R19.0'

N20°33'59"W 495.96'

R=1884.00' Δ=4°30'00" L=299.64'

R=1900.00' Δ=14°30'00" L=278.38'

S35°01'59"E 419.35'

N35°03'59"W 405.78'

R=300.00' Δ=81°37'59" L=427.14'

N63°18'11"E 346.03'

N63°18'11"E 657.55'

N43°11'39"W 121.20'

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- FIRE TRUCK ACCESS
- BIORETENTION BASIN
- GRASSPAVE
- AC PAVEMENT
- CONCRETE SIDEWALK
- TRUNCATED DOMES
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- VERTICAL CURB
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- STOP MARKING & SIGN
- TURN ARROW
- ADA PARKING MARKING & SIGN

KEYNOTES

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GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)

CX.1 CX.2 CX.0 CX.3

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SITE PLAN

SHEET TITLE

SCALE AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C4.3

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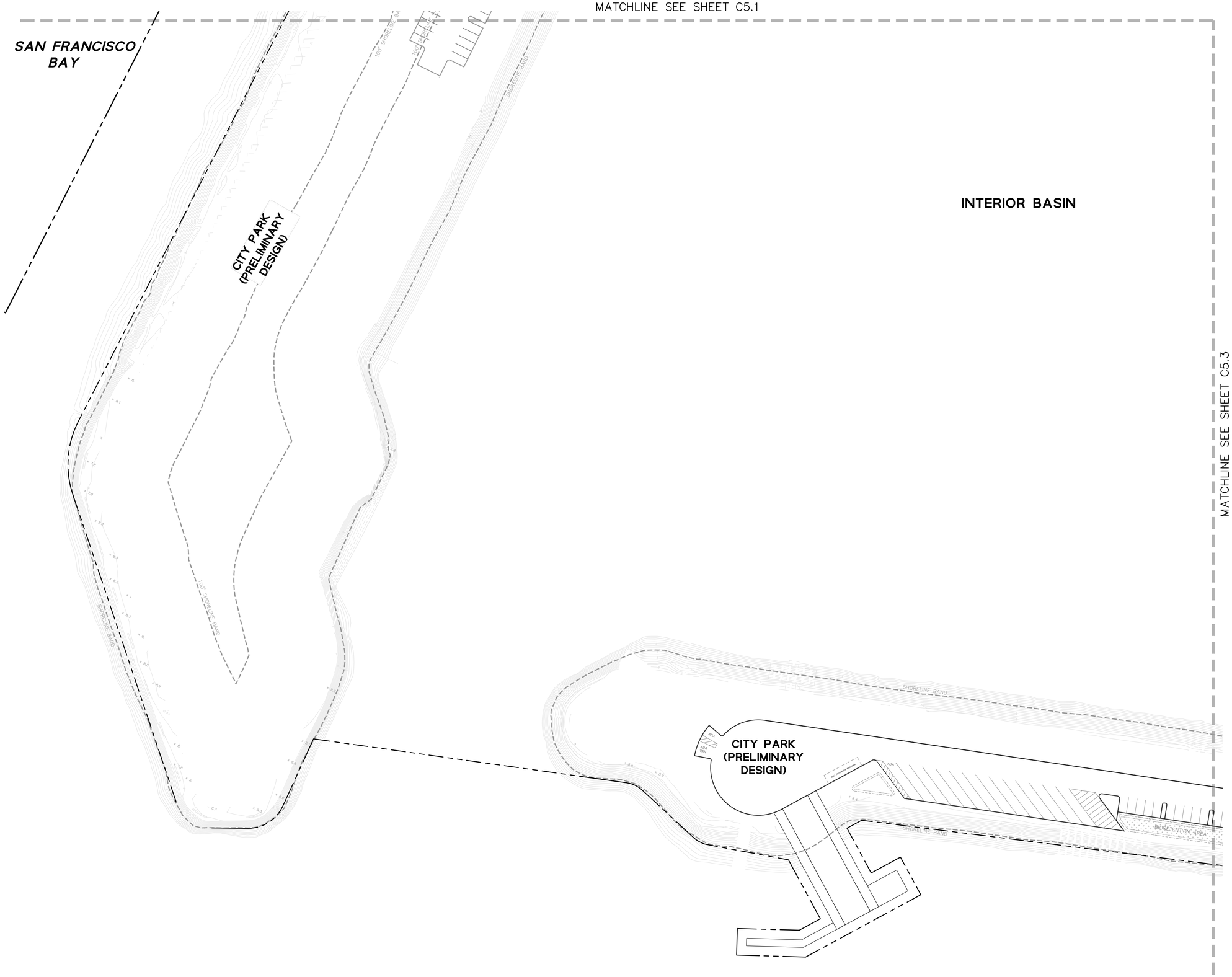


LEGEND

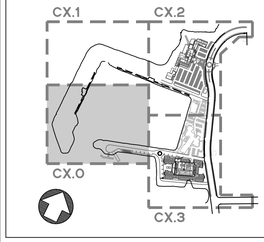
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX / FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) / (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	× 100.00
SPOT ELEVATION (EXISTING)	× (100.00±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
SLOPE TO GRADE (HARDSCAPE)	X.X%
SPILL (GUTTER)	

GENERAL NOTES

GRAPHIC SCALE

40 0 40 80

KEYMAP (N.T.S.)



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GRADING PLAN

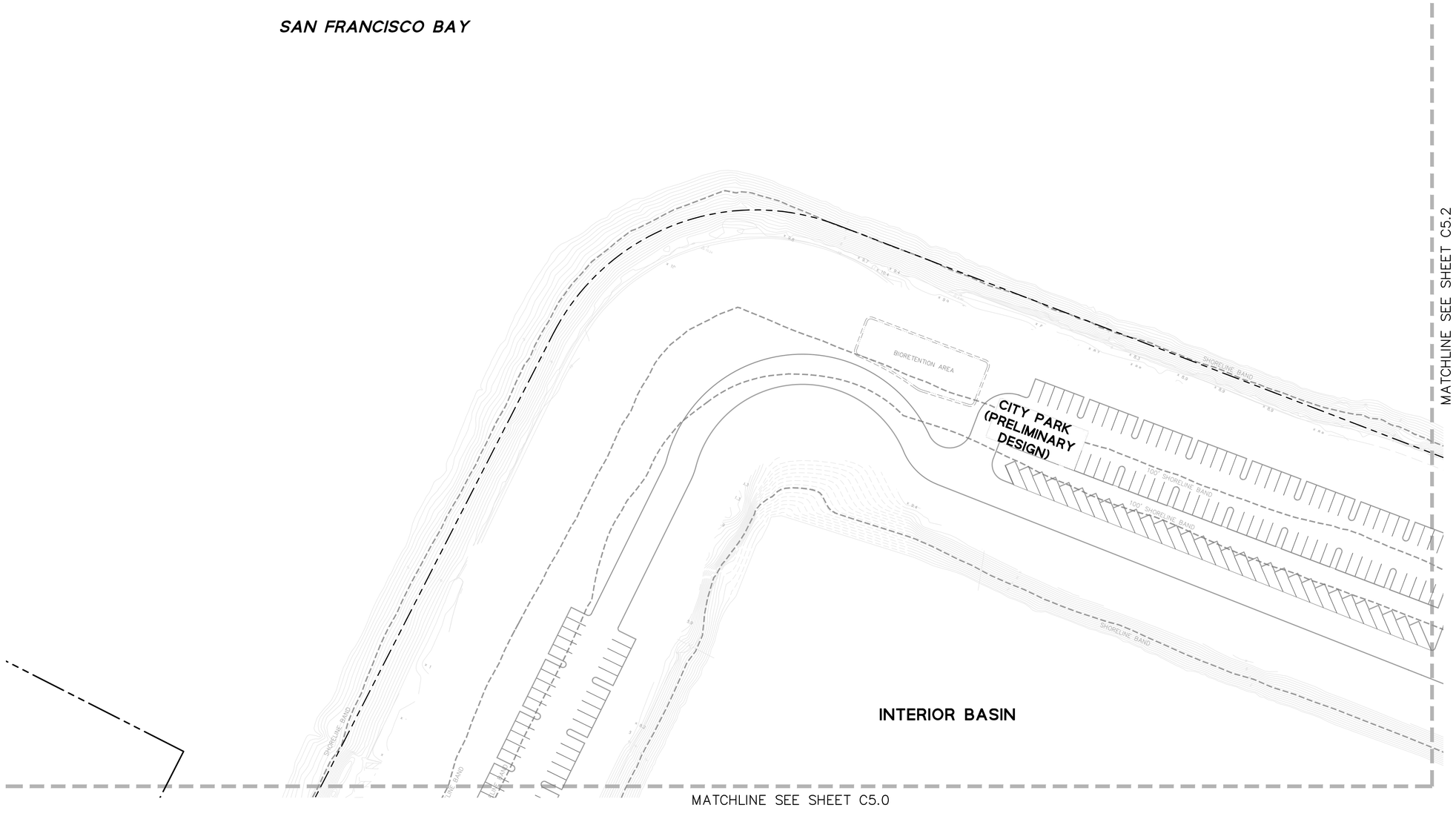
Sheet Title

Scale AS SHOWN

Proj #. DRAWN BY

Sheet Size: 30 x 42

C5.0



LEGEND

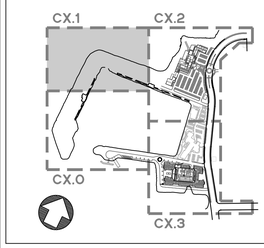
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX / FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) / (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	× 100.00
SPOT ELEVATION (EXISTING)	× (100.00±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
SLOPE TO GRADE (HARDSCAPE)	X.X%
SPILL (GUTTER)	

GENERAL NOTES

GRAPHIC SCALE

40 0 40 80

KEYMAP (N.T.S.)



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GRADING PLAN

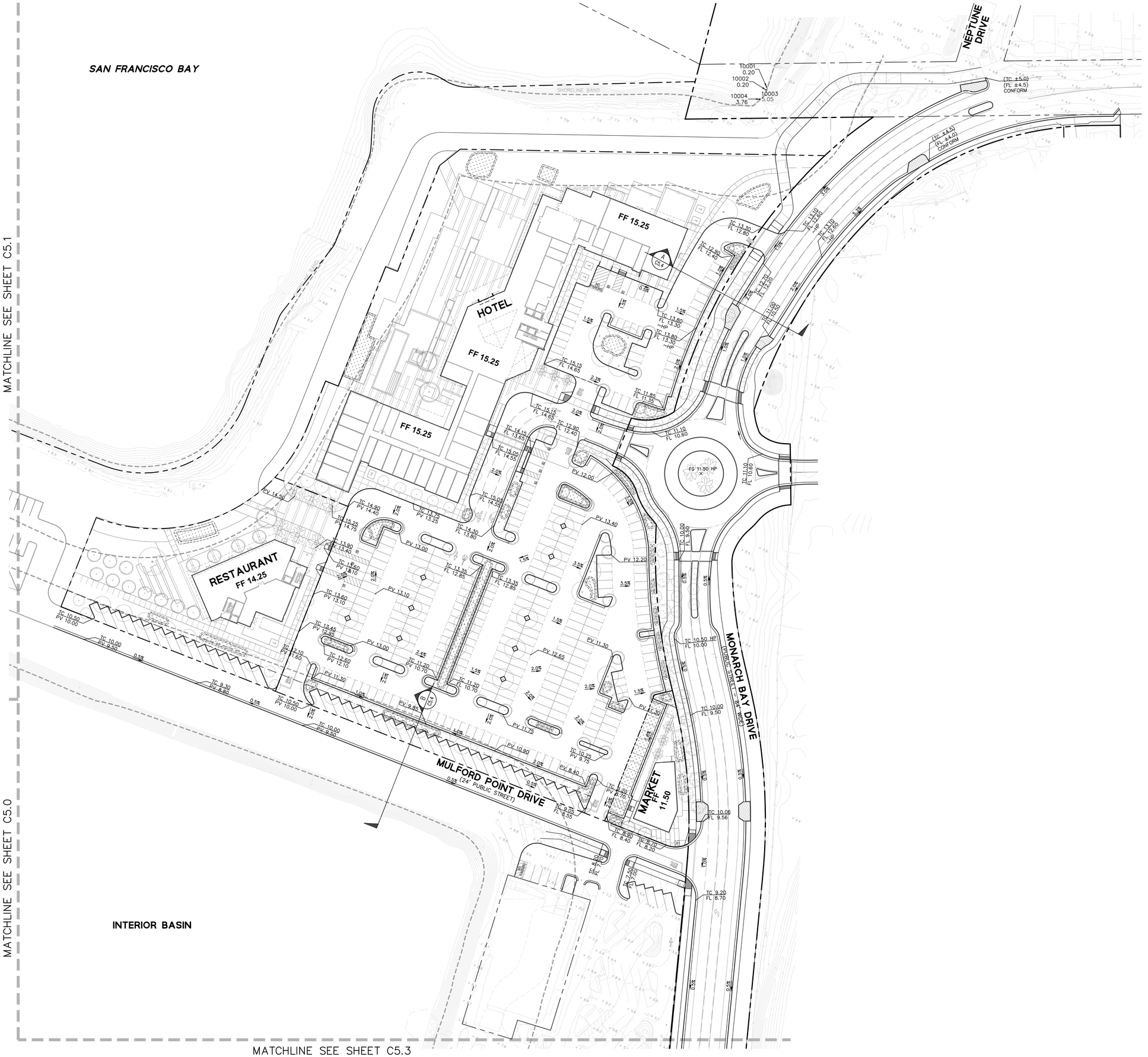
Sheet Title

Scale AS SHOWN

Proj #. DRAWN BY

Sheet Size: 30 x 42

C5.1



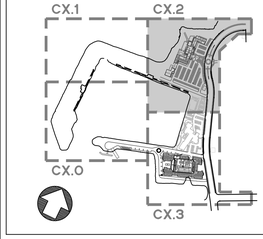
LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX / FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) / (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	× 100.00
SPOT ELEVATION (EXISTING)	× (100.00±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
SLOPE TO GRADE (HARDSCAPE)	X.X%
SPILL (GUTTER)	

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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GRADING PLAN

SHEET TITLE
SCALE AS SHOWN
PROJ #. DRAWN BY
SHEET SIZE: 30 x 42

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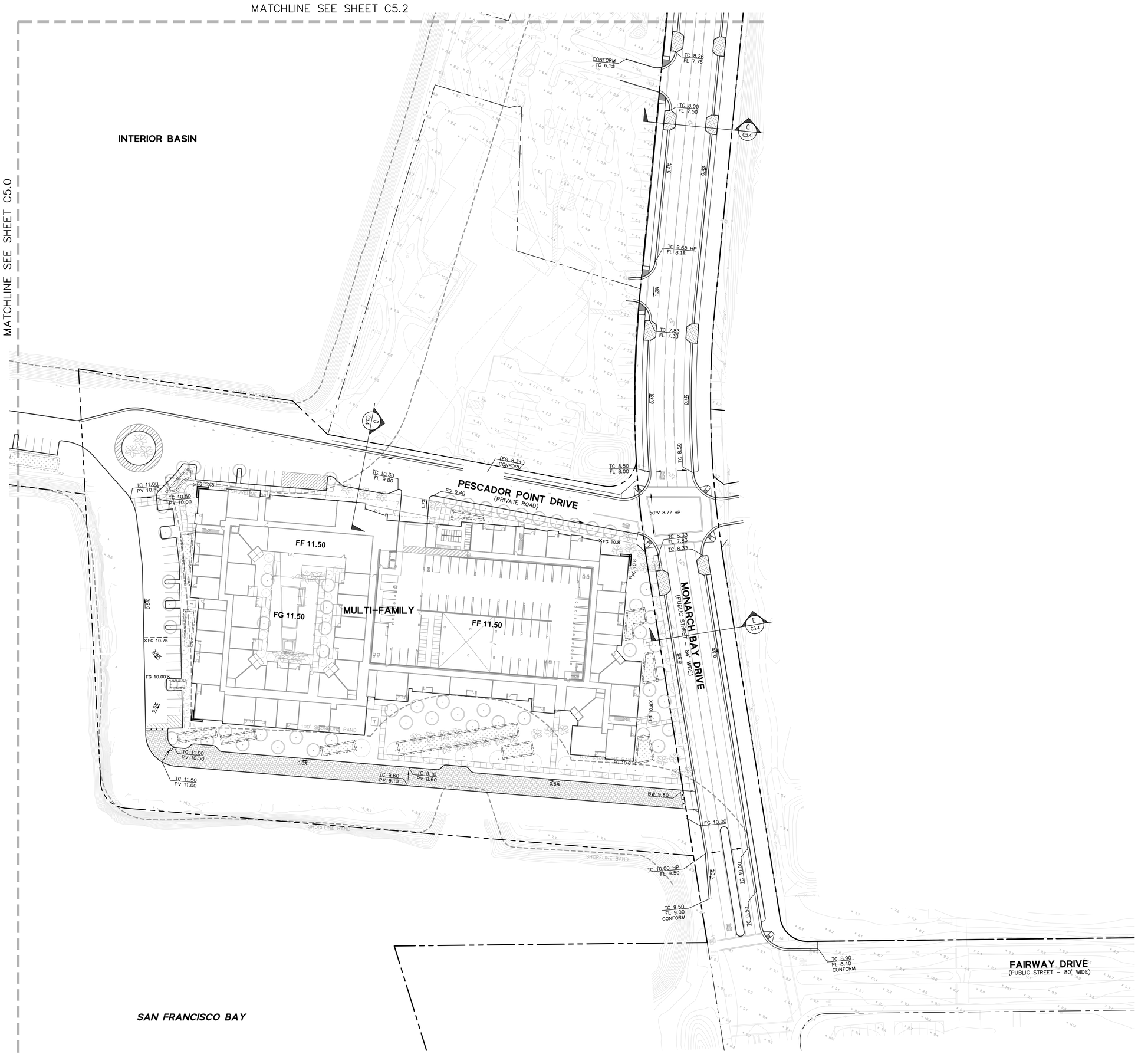


LEGEND

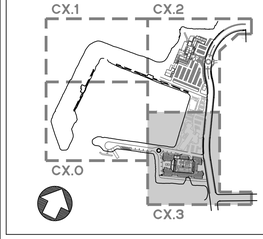
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX / FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) / (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	× 100.00
SPOT ELEVATION (EXISTING)	× (100.00±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
SLOPE TO GRADE (HARDSCAPE)	X.X%
SPILL (GUTTER)	

GENERAL NOTES

GRAPHIC SCALE

40 0 40 80

KEYMAP (N.T.S.)



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Sheet Title

Scale AS SHOWN

Proj #. DRAWN BY

Sheet Size: 30 x 42

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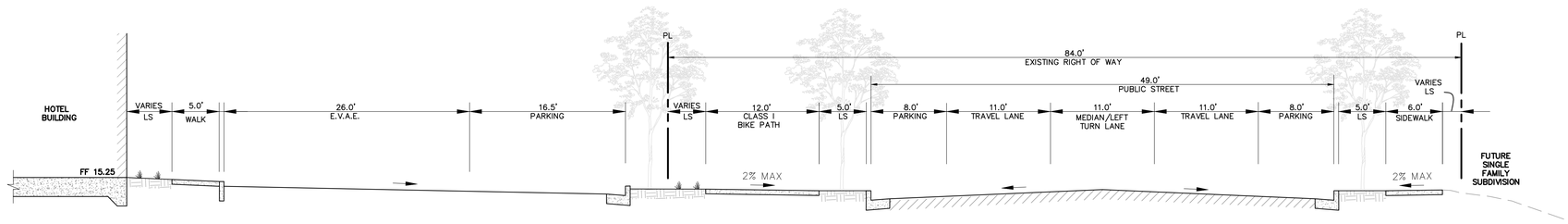

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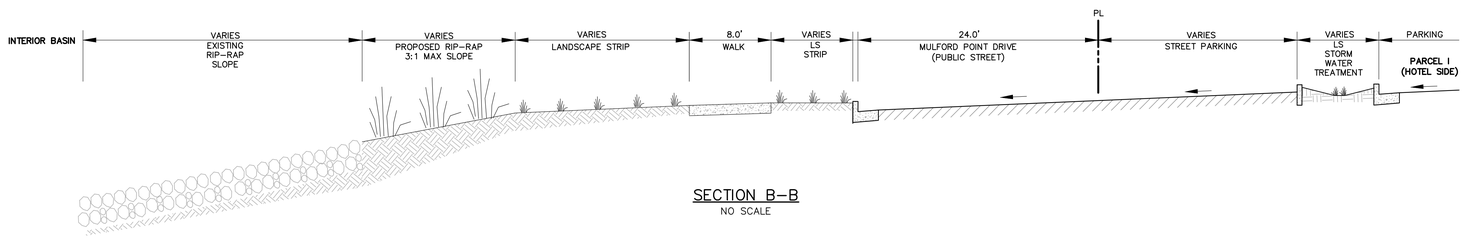

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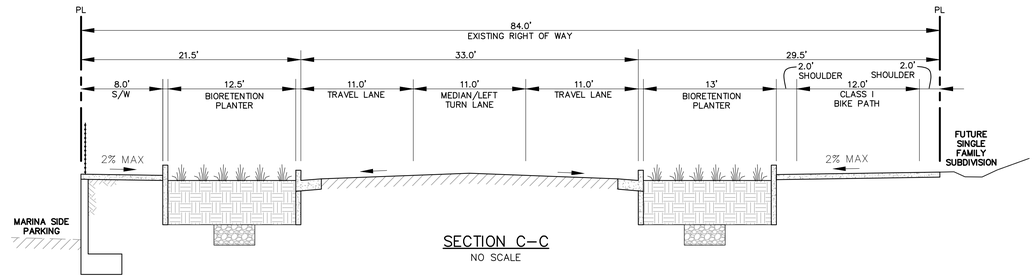

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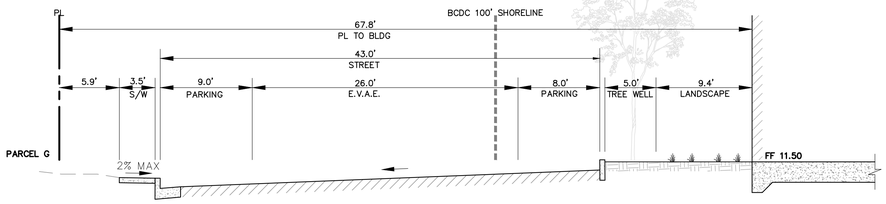

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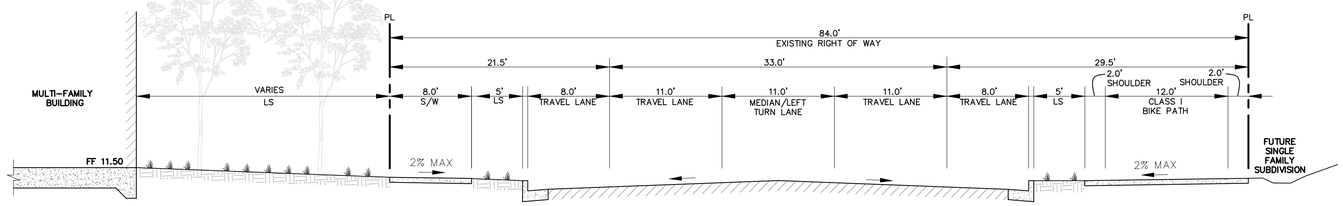

SECTION E–E
NO SCALE

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CROSS-SECTIONS

Sheet Title
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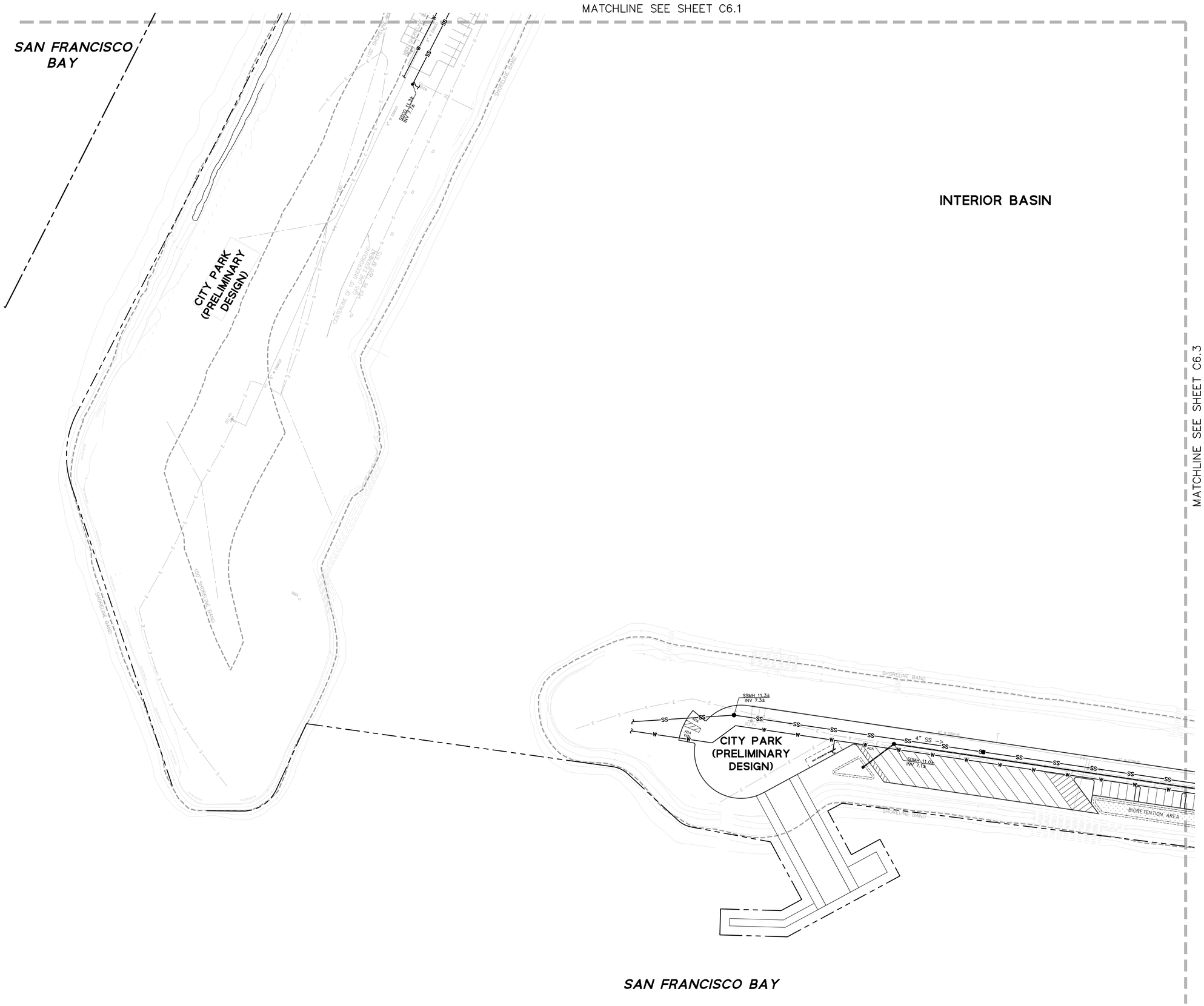


LEGEND

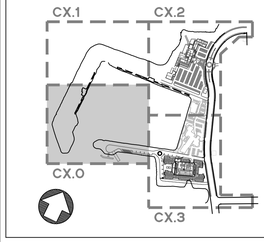
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX / INV XXX.XX
COMMUNICATION LINE	COMM
DOMESTIC WATER LINE	W
ELECTRIC LINE	E
FIRE WATER LINE	FW
GAS LINE	G
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	XX'-X" S=X.X% SS
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	XX'-X" S=X.X%
STORM DRAIN (TREATED)	XX'-X" S=X.X%
STORM DRAIN (UNTREATED)	XX'-X" S=X.X% SD
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	SDBB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	SSMH
BACKFLOW PREVENTER	BFV
FIRE HYDRANT	FH
WHARF HYDRANT	WH
WATER METER	WM
WATER VALVE	WV
BLOW-OFF VALVE	BV
PAD-MOUNTED TRANSFORMER (FOR REFERENCE ONLY)	T

GENERAL NOTES

GRAPHIC SCALE

40 0 40 80

KEYMAP (N.T.S.)



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UTILITY PLAN

Sheet Title

Scale

Proj #. Drawn By

Sheet Size: 30 x 42

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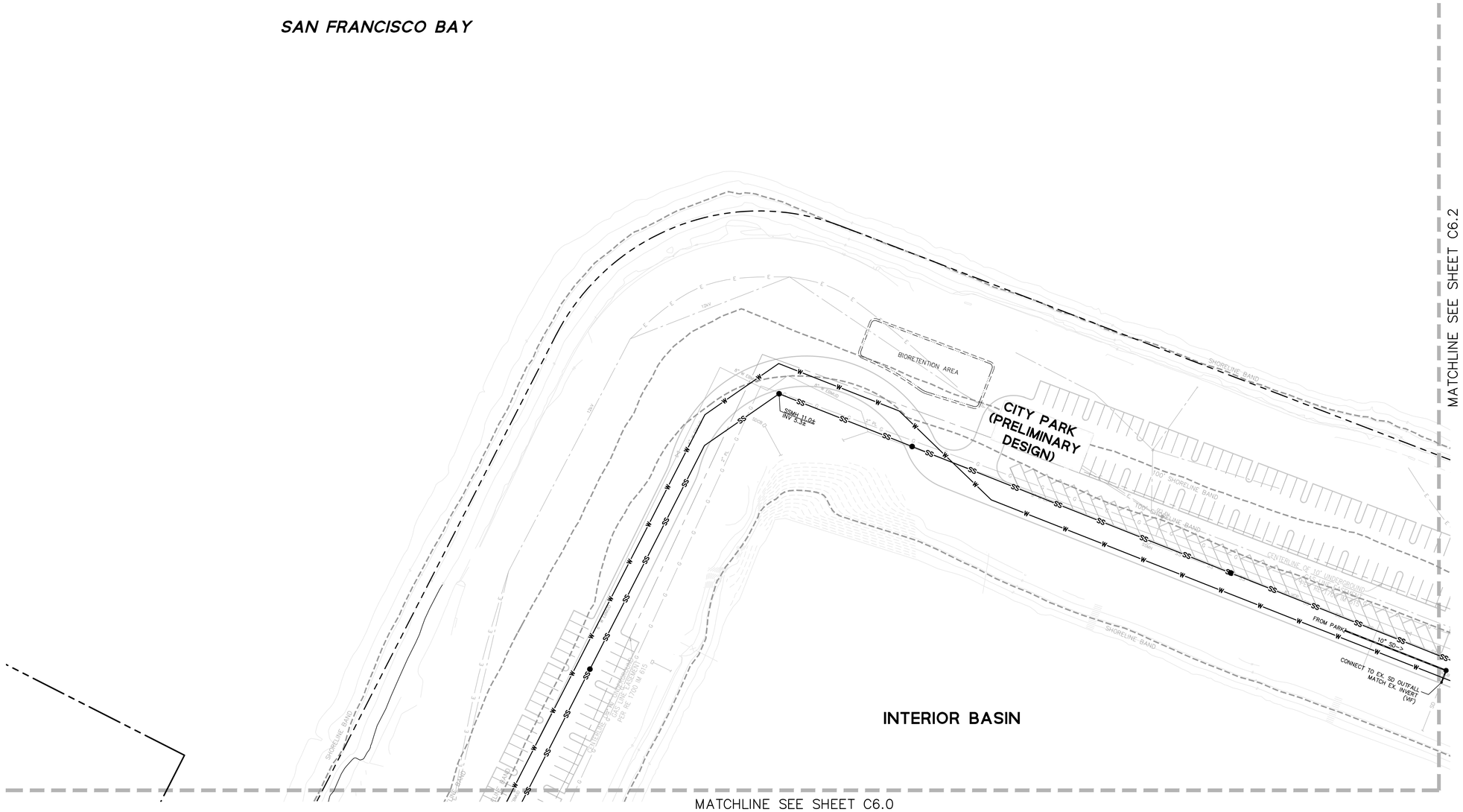


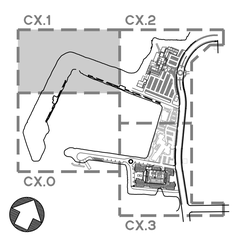
LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX / INV XXX.XX
COMMUNICATION LINE	COMM
DOMESTIC WATER LINE	W
ELECTRIC LINE	E
FIRE WATER LINE	FW
GAS LINE	G
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	XX'-X" S=X.X% SS
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	XX'-X" S=X.X%
STORM DRAIN (TREATED)	XX'-X" S=X.X%
STORM DRAIN (UNTREATED)	XX'-X" S=X.X% SD
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	SDBB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	SSMH
BACKFLOW PREVENTER	BFV
FIRE HYDRANT	FH
WHARF HYDRANT	WH
WATER METER	WM
WATER VALVE	WV
BLOW-OFF VALVE	BV
PAD-MOUNTED TRANSFORMER (FOR REFERENCE ONLY)	T

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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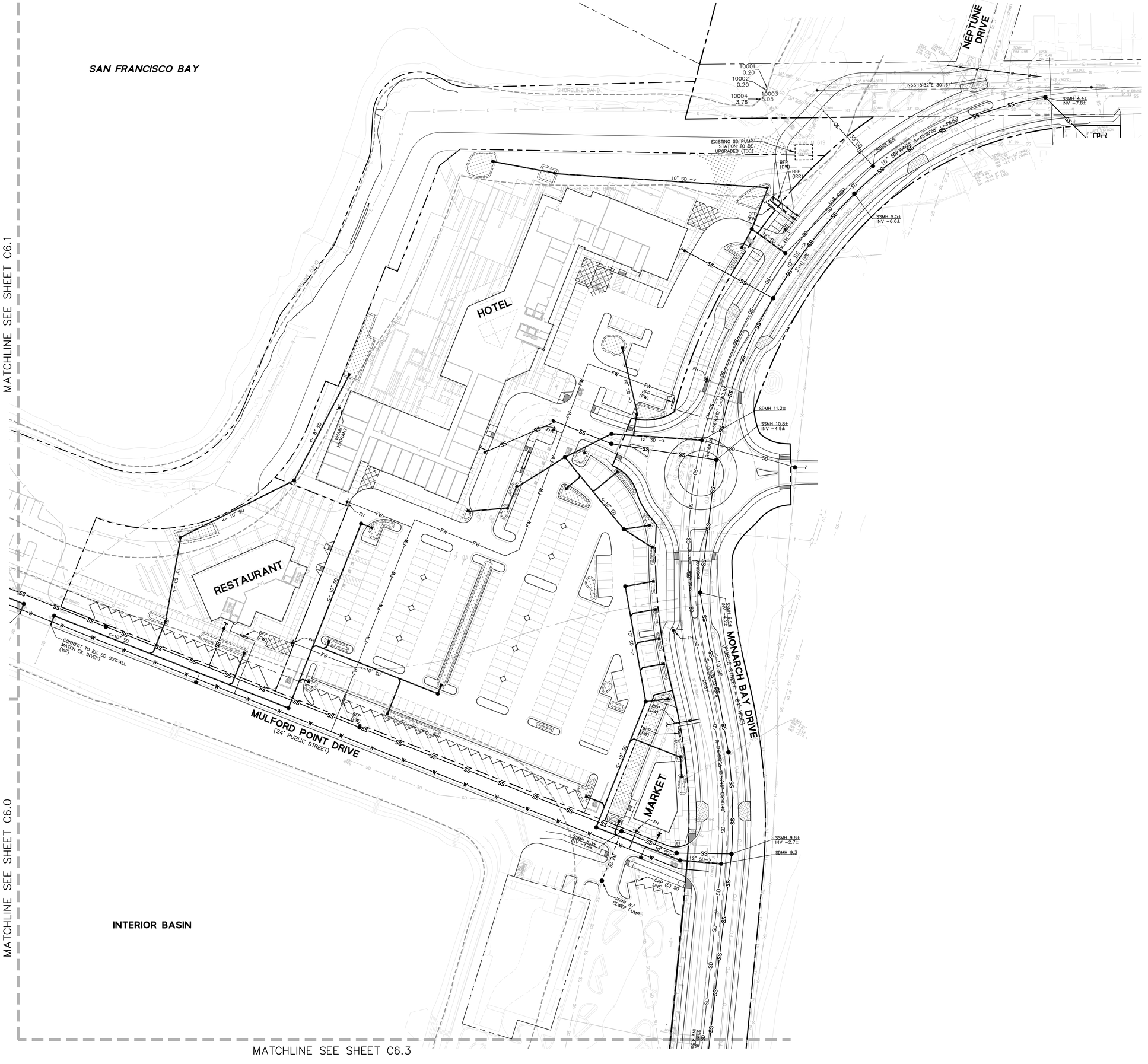
UTILITY PLAN

Sheet Title
Scale
Proj #. Drawn By
Sheet Size: 30 x 42

C6.1



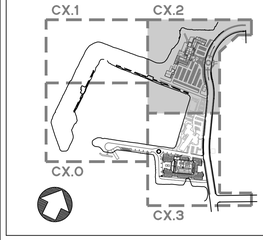
LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX / INV XXX.XX
COMMUNICATION LINE	COMM
DOMESTIC WATER LINE	W
ELECTRIC LINE	E
FIRE WATER LINE	FW
GAS LINE	G
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	XX"–X" SS S=X.X%
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	XX"–X" S=X.X%
STORM DRAIN (TREATED)	XX"–X" S=X.X%
STORM DRAIN (UNTREATED)	XX"–X" SD S=X.X%
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	SDBB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	SSMH
BACKFLOW PREVENTER	BFV
FIRE HYDRANT	FH
WHARF HYDRANT	WH
WATER METER	WM
WATER VALVE	WV
BLOW-OFF VALVE	BV
PAD-MOUNTED TRANSFORMER (FOR REFERENCE ONLY)	T

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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	VTM SUBMISSION 05	04.14.22

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UTILITY PLAN

SHEET TITLE

SCALE

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C6.2

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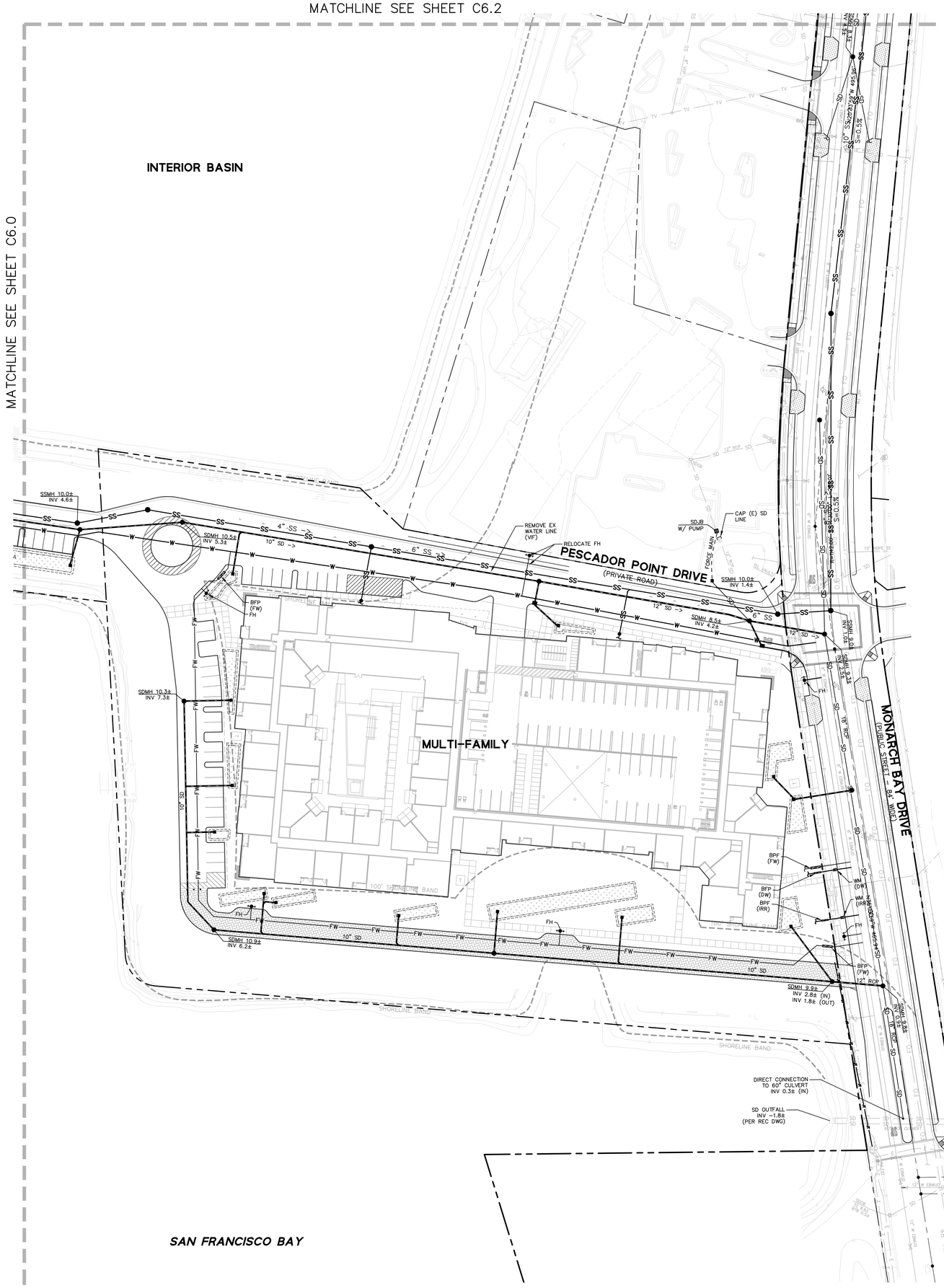


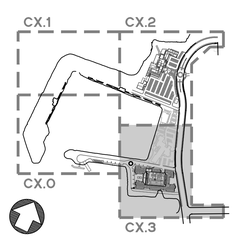
LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX INV XXX.XX
COMMUNICATION LINE	COMM
DOMESTIC WATER LINE	W
ELECTRIC LINE	E
FIRE WATER LINE	FW
GAS LINE	G
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	XX"–X" S=X.X% SS
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	XX"–X" S=X.X%
STORM DRAIN (TREATED)	XX"–X" S=X.X%
STORM DRAIN (UNTREATED)	XX"–X" S=X.X% SD
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	SDBB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	SSMH
BACKFLOW PREVENTER	BFV
FIRE HYDRANT	FH
WHARF HYDRANT	WH
WATER METER	WM
WATER VALVE	WV
BLOW-OFF VALVE	BV
PAD-MOUNTED TRANSFORMER (FOR REFERENCE ONLY)	T

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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SHEET TITLE

SCALE

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

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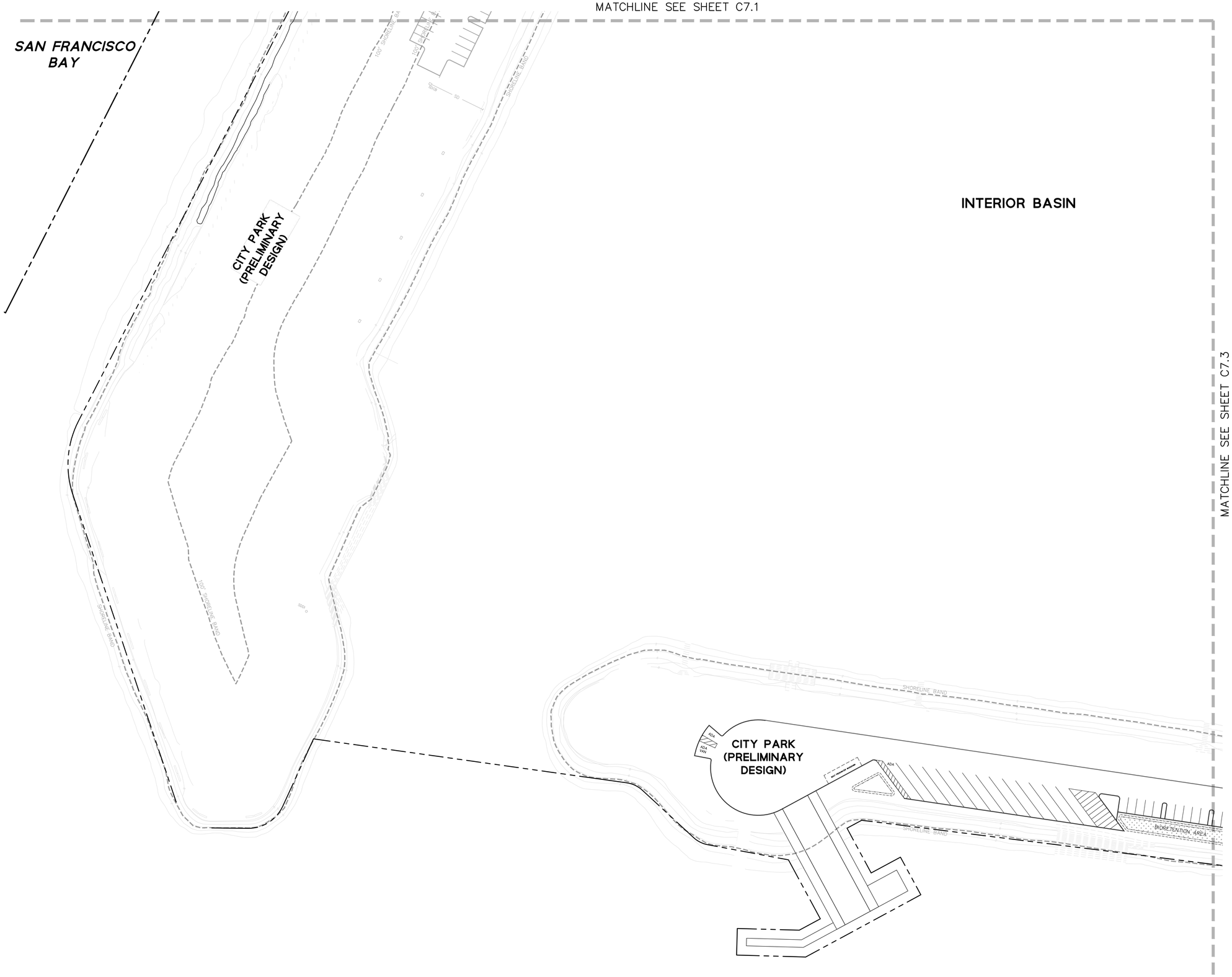


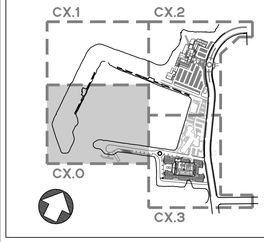
LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- GRASS PAVER
- DRAINAGE MANAGEMENT AREA (A-1)
- BIORETENTION BASIN
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) (SD)
- STORM DRAIN AREA DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FLOW DIRECTION (PLANTING AREA)
- FLOW DIRECTION (PAVEMENT AREA)
- OVERLAND RELEASE DIRECTION

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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STORM WATER CONTROL PLAN

Sheet Title
Scale
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Sheet Size: 30 x 42

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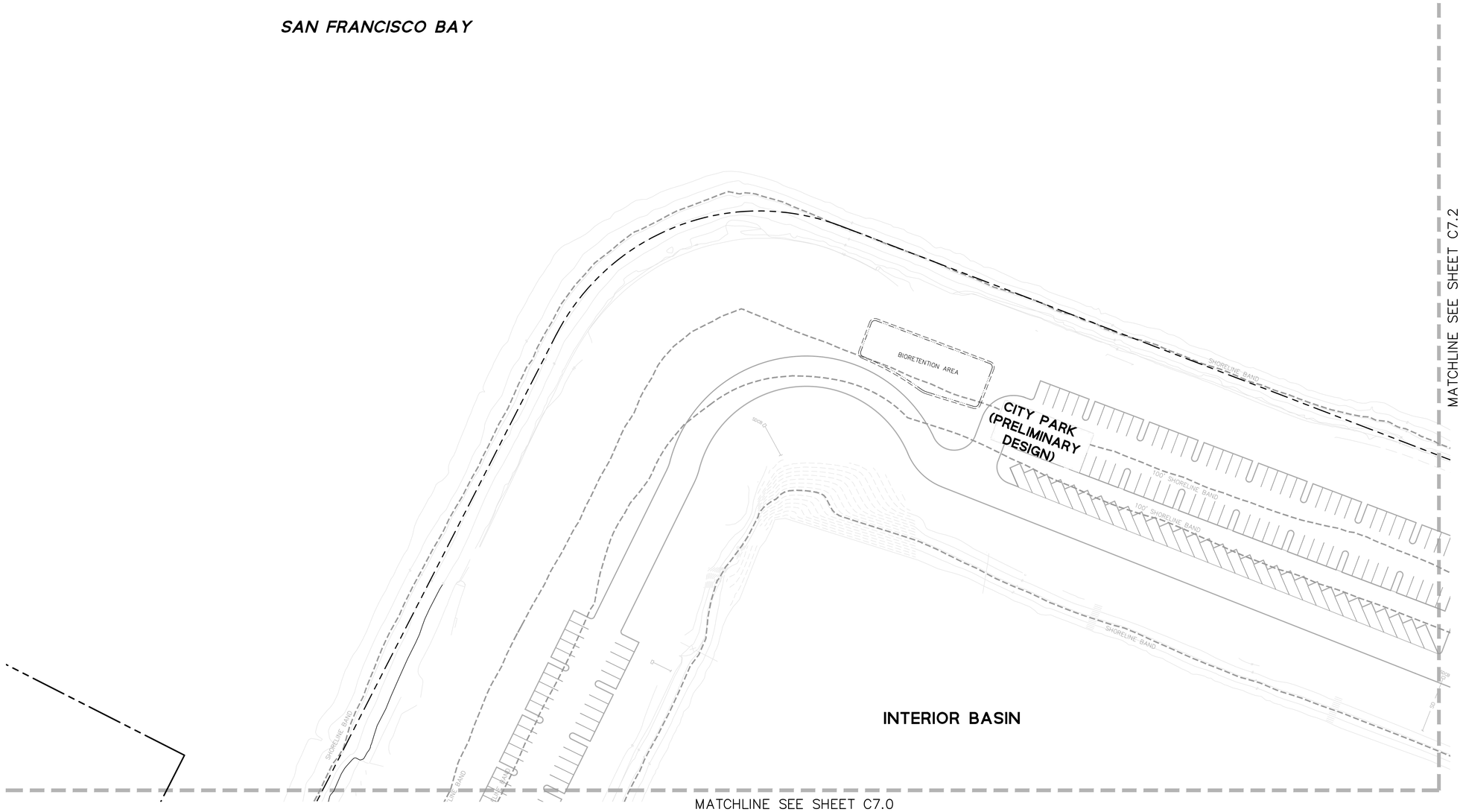


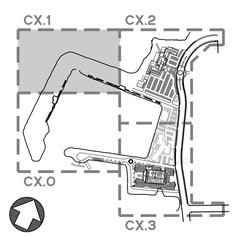
LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- GRASS PAVER
- DRAINAGE MANAGEMENT AREA (A-1)
- BIORETENTION BASIN
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) (SD)
- STORM DRAIN AREA DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FLOW DIRECTION (PLANTING AREA)
- FLOW DIRECTION (PAVEMENT AREA)
- OVERLAND RELEASE DIRECTION

GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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	PLANNING SUBMISSION 01	05.24.21
	PLANNING SUBMISSION 02	11.17.21
	VTM SUBMISSION 03	03.03.22
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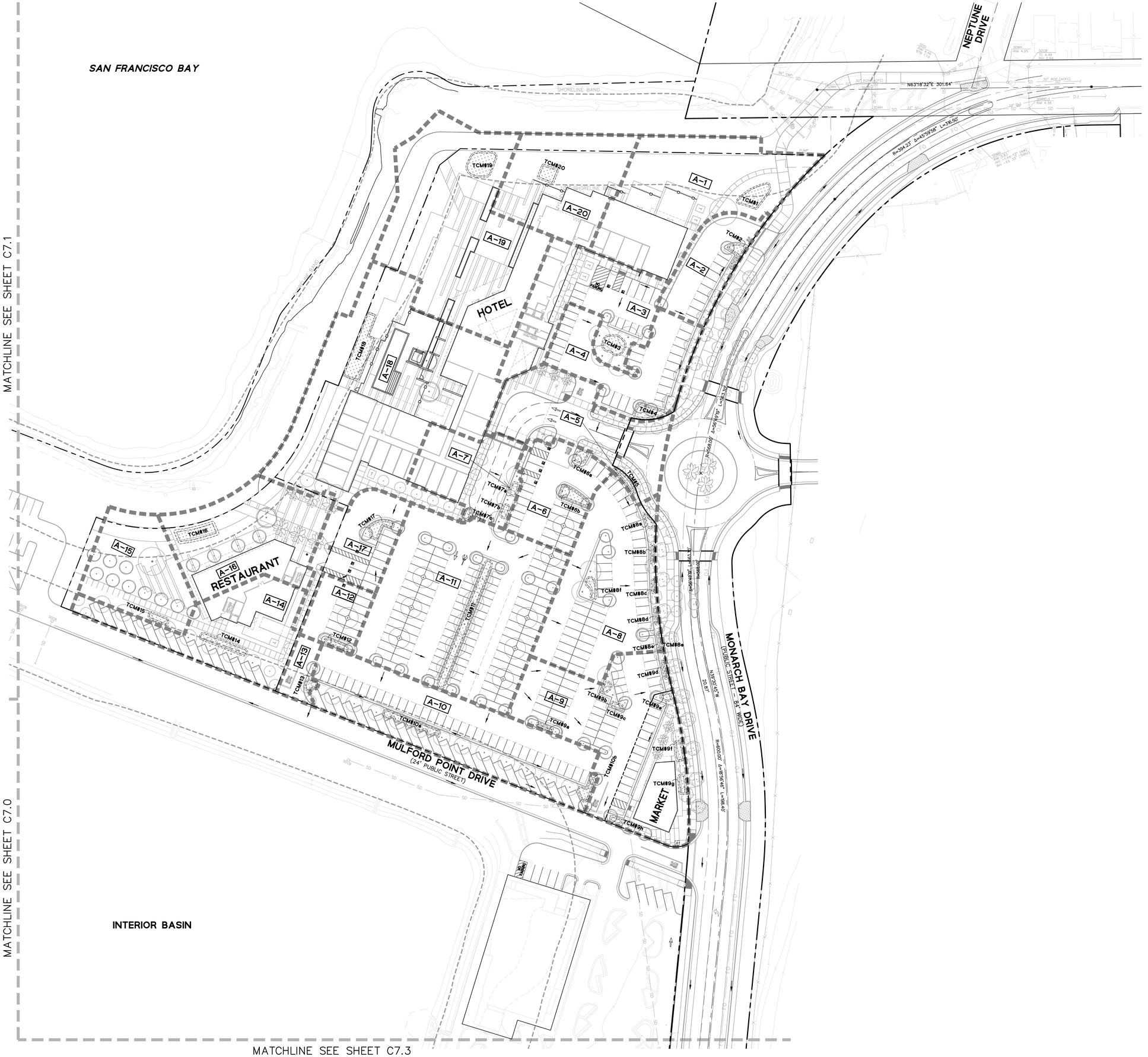
STORM WATER CONTROL PLAN

Sheet Title
Scale
Proj #. Drawn By
Sheet Size: 30 x 42

C7.1



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- GRASS PAVER
- DRAINAGE MANAGEMENT AREA (A-1)
- BIORETENTION BASIN
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) (SD)
- STORM DRAIN AREA DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
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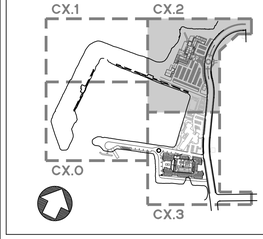
GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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STORM WATER CONTROL PLAN

SHEET TITLE

SCALE

PROJ #. DRAWN BY

SHEET SIZE: 30 x 42

C7.2

\\BKF-SJ\Jobs\EN\SF\19\19048 - San Leandro Shoreline Development\DWG\PLANNING\SHEET ENTITLEMENT MAP.dwg ALEX JOYCE.dwg 13 Apr 2022 8:53:08am cam

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
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- DRAINAGE MANAGEMENT AREA (A-1)
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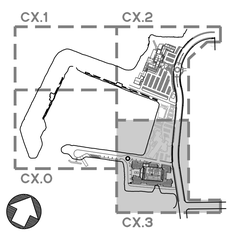
GENERAL NOTES

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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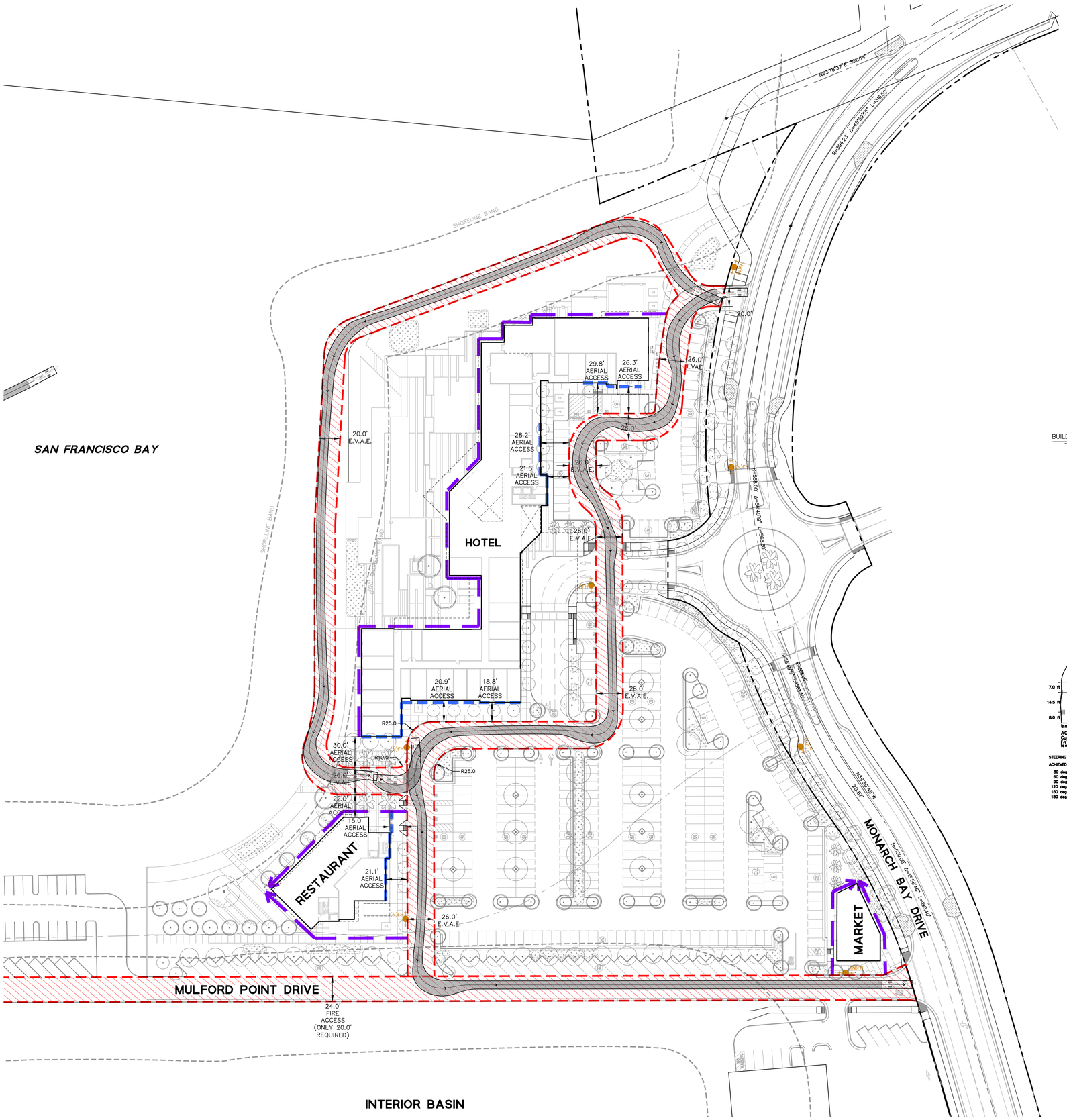
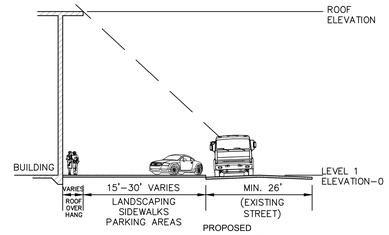
STORM WATER CONTROL PLAN

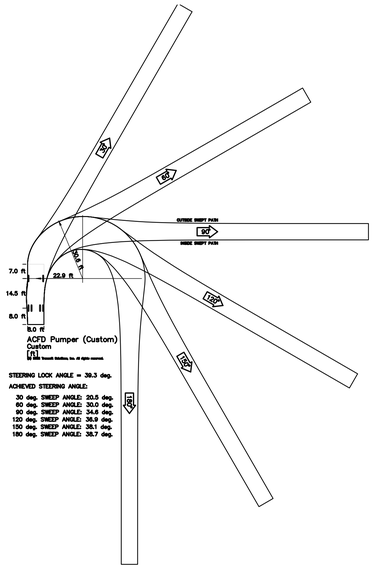
Sheet Title
Scale
Proj #. Drawn By
Sheet Size: 30 x 42

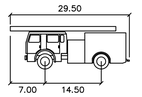
C7.3





TYPICAL AERIAL ACCESS SECTION
SCALE: NTS





ACFD Pumper (Custom)
feet

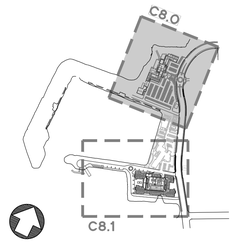
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 39.3

LEGEND

- BOUNDARY LINE
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)
- AERIAL ACCESS
- HOSE PULL (200' MAX)
- EXISTING HYDRANT (E)FH
- PROPOSED HYDRANT (N)FH
- PROPOSED WET STANDPIPE (WHARF HYDRANT) (N)WH

GRAPHIC SCALE
40 0 40 80

KEYMAP (N.T.S.)



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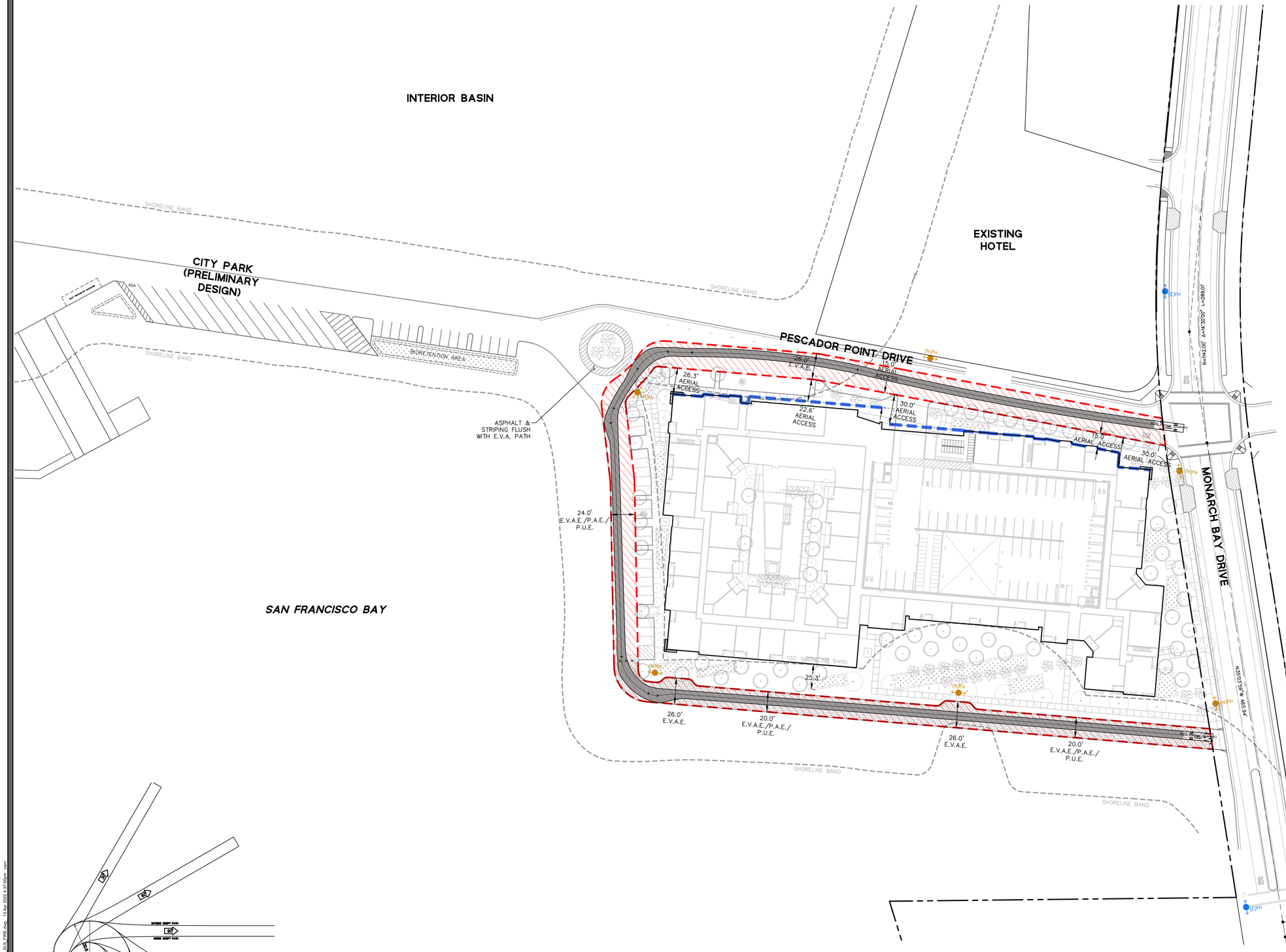
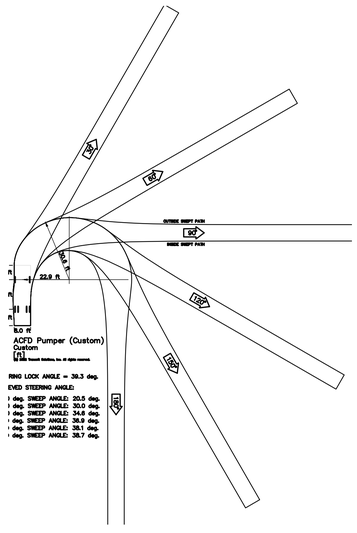
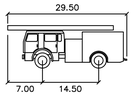
FIRE ACCESS PLAN

Sheet Title
Scale: AS SHOWN
Proj #: DRAWN BY
Sheet Size: 30 x 42

C8.0







ACFD Pumper (Custom)
feet

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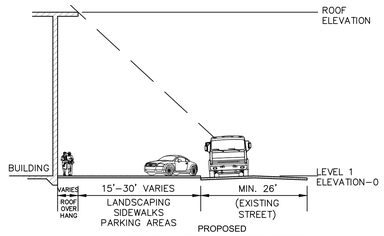
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 39.3



TYPICAL AERIAL ACCESS SECTION
SCALE: NTS

LEGEND

BOUNDARY LINE	
EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)	
AERIAL ACCESS	
HOSE PULL (200' MAX)	
EXISTING HYDRANT	(E)FH
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GRAPHIC SCALE
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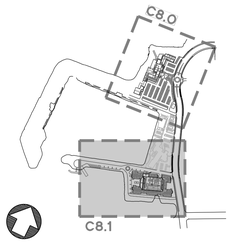

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