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TENTATIVE PARCEL MAP
FOR LEASE PURPOSES
ALBANY VILLAGE
THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
ALBANY, CALIFORNIA

GENERAL INFORMATION

1. OWNER/SUBDIVIDER: THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
200 A&E BUILDING
BERKELEY, CA 94720-1382
(510) 643-5314
CONTACT: XXXXXXX

2. MAP PREPARED BY: BKF ENGINEERS
1650 TECHNOLOGY DR., SUITE 650
SAN JOSE, CA 95110
(408) 467-9100
CONTACT: XXXXXXXX

NOTES

1. ASSESSORS PARCEL NO.: 066-2692-002-06 AND 066-2692-003
2. EXISTING ZONING: SPC, SAN PABLO COMMERCIAL
3. PROPOSED ZONING: SPC, SAN PABLO COMMERCIAL
4. GROSS ACREAGE: PARCEL A = 2.196 AC±
5. FLOOD ZONE: ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD;

   ZONE AO, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

   THE ABOVE INFORMATION IS PER FLOOD INSURANCE RATE MAP (FIRM) NO. 06001C0018G, COMMUNITY NO. 06000. (CITY OF ALBANY), PANEL 0018, SUFFIX G, EFFECTIVE DATE OF AUGUST 3, 2009 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

6. THERE ARE PROPOSED EASEMENT AREAS ACROSS THE DESIGNATED REMAINDER PARCEL FOR INGRESS AND EGRESS PURPOSES, RESERVED FOR THE BENEFIT OF PACEL A. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND.

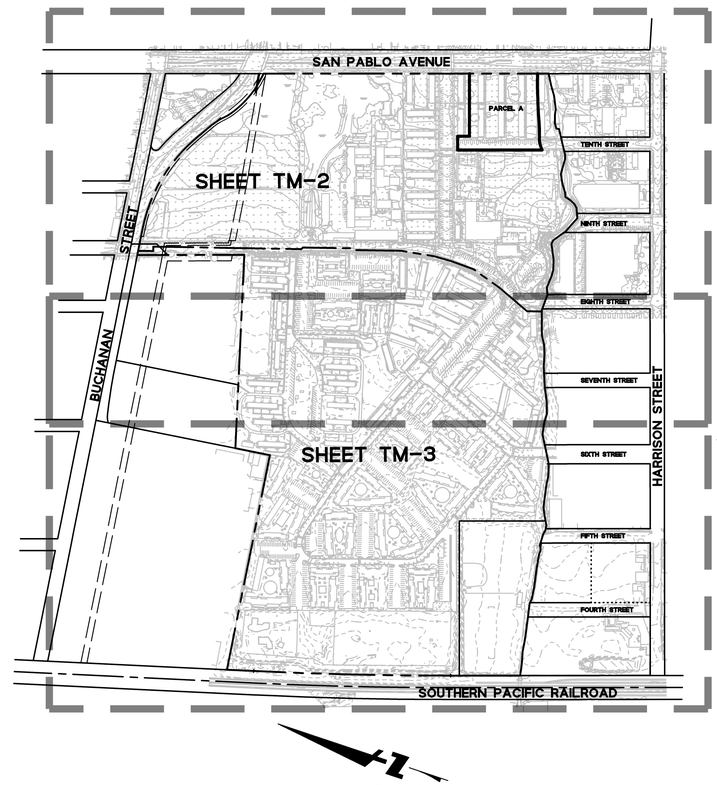
7. THERE ARE PROPOSED EASEMENT AREAS ACROSS THE DESIGNATED REMAINDER PARCEL FOR EMERGENCY ACCESS PURPOSES, RESERVED FOR THE BENEFIT OF PARCEL A. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND.

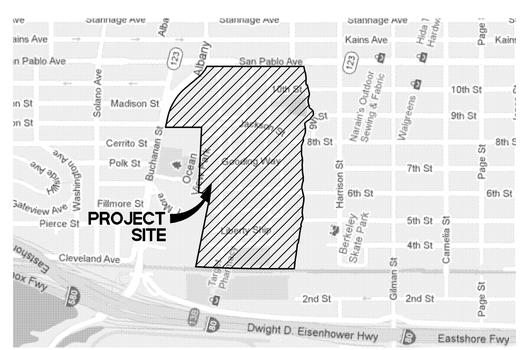
8. THERE ARE PROPOSED EASEMENT AREAS ACROSS THE DESIGNATED REMAINDER PARCEL FOR UTILITIES AND SERVICES, RESERVED FOR THE BENEFIT OF PARCEL A, FOR SUCH USE AS GAS MAINS, UTILITIES AND SERVICES, INCLUDING ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STURCTURES OF ANY KIND, EXCEPT LAWFUL PROPERTY LINE FENCES, ALL LAWFULL UNSUPORTED ROOF OVERHANGS, SURFACE PAVEMENT, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

9. THERE ARE PROPOSED EASEMENT AREAS ACROSS THE DESIGNATED REMAINDER PARCEL FOR STORM DRAINS AND OVERLAND DRAINAGE RELEASE PURPOSES, RESERVED FOR THE BENEFIT OF PARCEL A, FOR SUCH USE AS INSTALLATION, MAINTENANCE AND FOR THE OVERLAND RELEASE OF WATER ON AND FROM SAID PARCEL A. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STURCTURES OF ANY KIND.

10. THERE ARE PROPOSED EASEMENT AREAS ACROSS THE DESIGNATED REMAINDER PARCEL FOR SANITARY SEWER PURPOSES, RESERVED FOR THE BENEFIT OF PARCEL A, FOR SUCH USE AS SANITARY SEWER SYSTEMS.

11. THERE ARE PROPOSED EASEMENT AREAS ACROSS THE DESIGNATED REMAINDER PARCEL FOR WATER LINE PURPOSES, RESERVED FOR THE BENEFIT OF PARCEL A, FOR SUCH USE AS WATER SYSTEMS (DOMESTIC AND FIRE).





VICINITY MAP
N.T.S.

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SHEET	DESCRIPTION
TM-1	TITLE SHEET
TM-2	TENTATIVE MAP
TM-3	TENTATIVE MAP

ABBREVATIONS

△	ANGLE
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BLDG	BUILDING
BM	BENCH MARK
BO	BLOWOFF
BW	BACK OF WALK OR BOTTOM OF WALL
CATV	CATV LINE
CB	CATCH BASIN
℄ , CL	CENTERLINE
DWG	DRAWING
ELEC	ELECTRICAL BOX
EX	EXISTING
F	FIRE WATER
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
F.O.B.	FACE OF BUILDING
G	GAS
GB	GRADE BREAK
GM	GAS METER
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JB	JUNCTION BOX
L	LENGTH
LG	LIP OF GUTTER
MAX	MAXIMUM
NTS	NOT TO SCALE
PERF	PERFORATED PIPE
PL, ℙ	PROPERTY LINE
PR	PROPOSED
P.S.E.	PUBLIC SERVICES EASEMENT
PV	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RIM	RIM ELEVATION
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDTD	STORM DRAIN TREATMENT DEVICE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TELE	TELEPHONE LINE
TC	TOP OF CURB
TEMP	TEMPORARY
TH	THRESHOLD
TRANS	TRANSFORMER
TW	TOP OF WALL
TYP.	TYPICAL
W	DOMESTIC WATER
WM	WATER METER
WV	WATER VALVE

BASIS OF BEARINGS

CALIFORNIA ZONE III, 1983 NORTH AMERICAN DATUM (NAD '83) GRID WITH BEARINGS DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE MAPPING ANGLE OF -01°06'06.8" IS GIVEN FOR CONTROL POINT #2 (2149355.814N, 6042284.977E, ELEV 29.27). CONTROL POINT #2 IS A PK NAIL AND SHINER AT THE SOUTHEAST CORNER OF JACKSON AND MONROE STREETS. ALL DISTANCES SHOWN AS MEASURED ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES MULTIPLY BY A FACTOR OF 0.99993046.

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TENTATIVE PARCEL MAP
ALBANY VILLAGE
ALBANY ALAMEDA COUNTY CALIFORNIA

No.	Revisions

Date: 08-09-2013
Scale: AS SHOWN
Design:
Drawn:
Approved:
Job No: 20127007

Drawing Number:
TM-1
1 OF 3

DRAWING NAME: K:\Civil\20127007 Albany Village\Dwg\Tentative Map\Albany Village TM_Sheet 1.dwg
PLOT TIME: 08-09-2013 10:31:13

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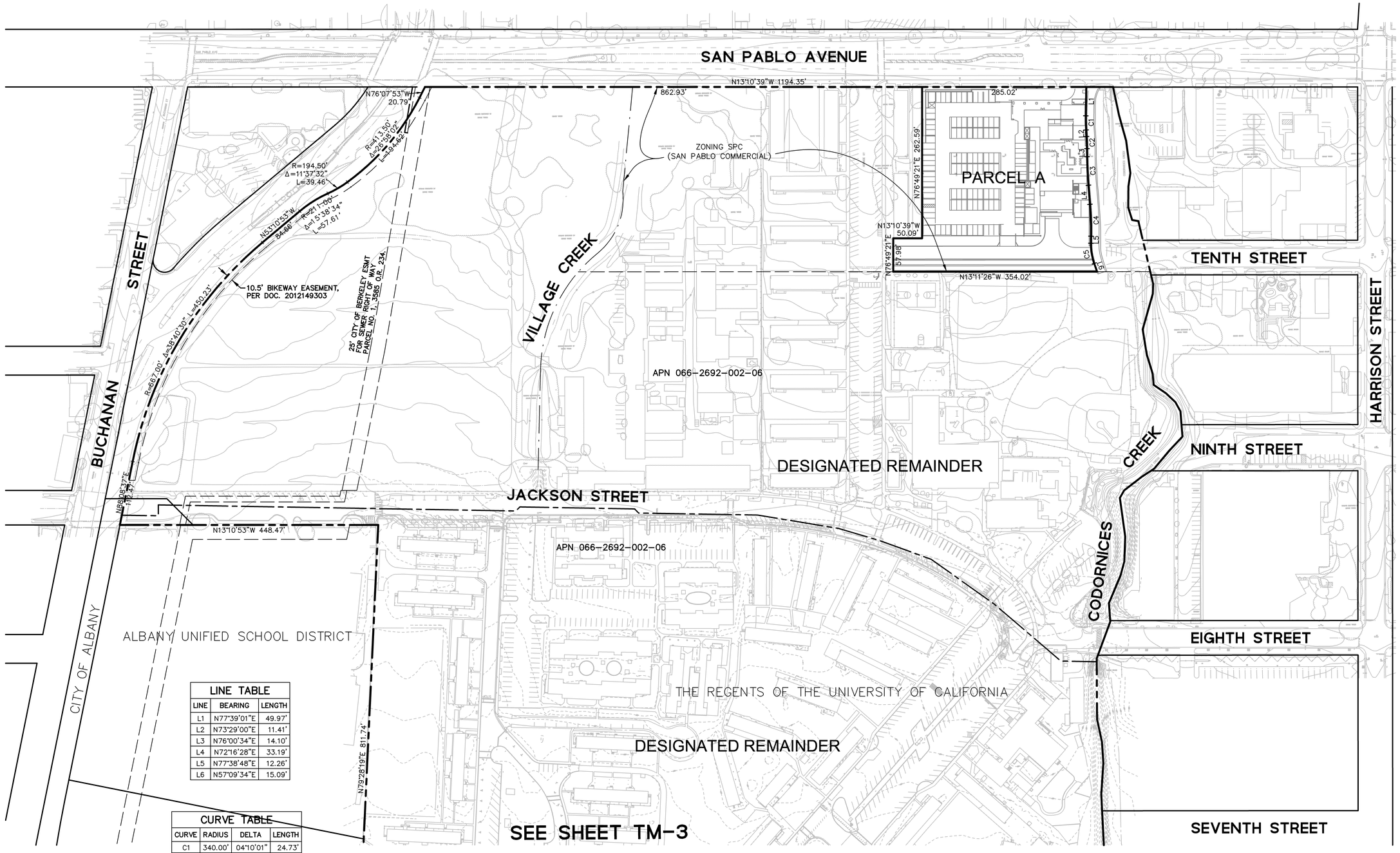

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°39'01"E	49.97'
L2	N73°29'00"E	11.41'
L3	N76°00'34"E	14.10'
L4	N72°16'28"E	33.19'
L5	N77°38'48"E	12.26'
L6	N57°09'34"E	15.09'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	340.00'	04°10'01"	24.73'
C2	475.00'	02°31'34"	20.94'
C3	760.00'	03°44'06"	49.54'
C4	590.00'	05°22'20"	55.32'
C5	100.00'	20°29'14"	35.76'

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- CENTER LINE

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

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TENTATIVE PARCEL MAP
ALBANY VILLAGE

ALBANY — ALAMEDA COUNTY — CALIFORNIA

No.	Revisions

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TM-2

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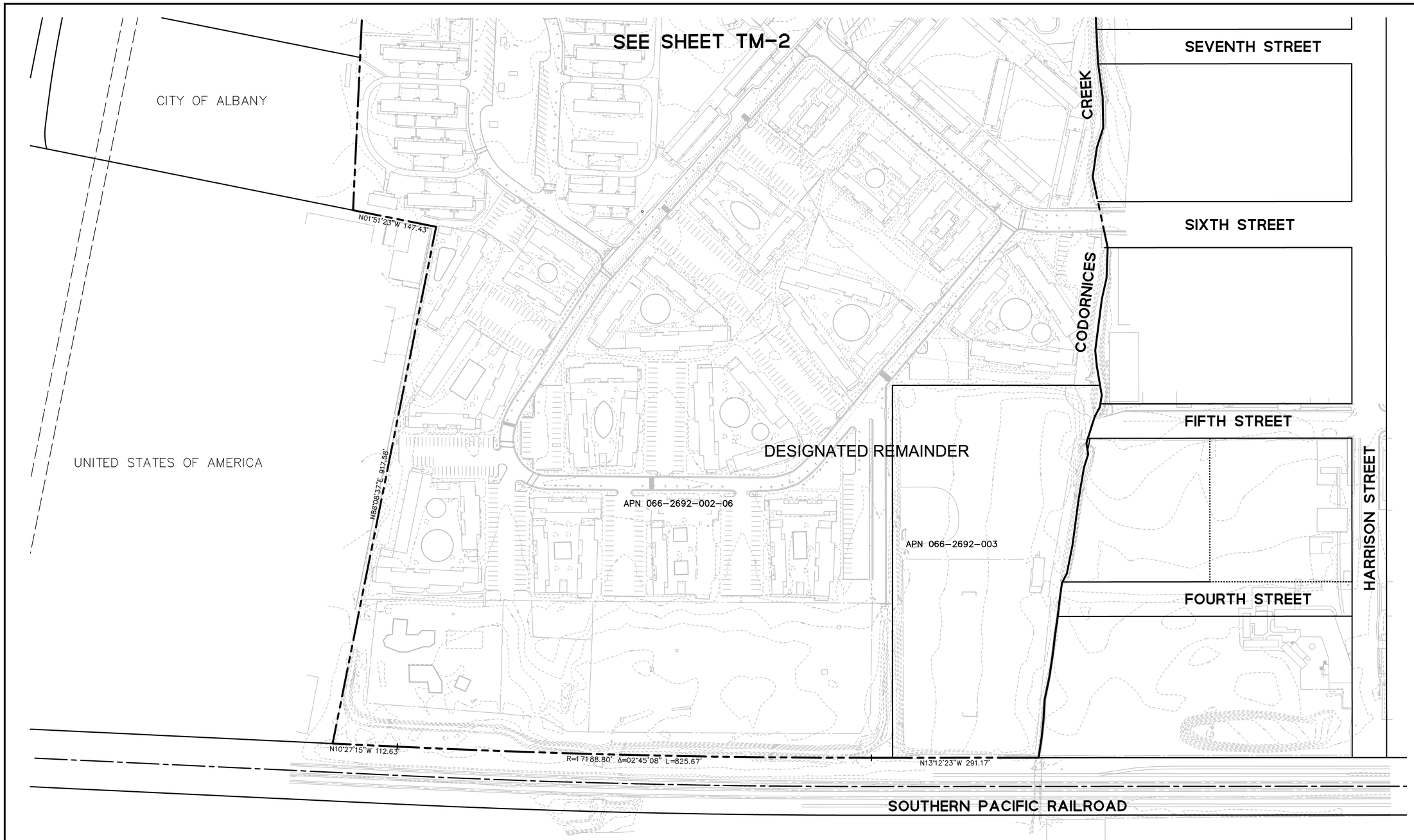

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- CENTER LINE

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

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TENTATIVE PARCEL MAP
ALBANY VILLAGE

ALBANY ALAMEDA COUNTY CALIFORNIA

No.	Revisions

Date: 08-09-2013
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Approved:
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Drawing Number:
TM-3
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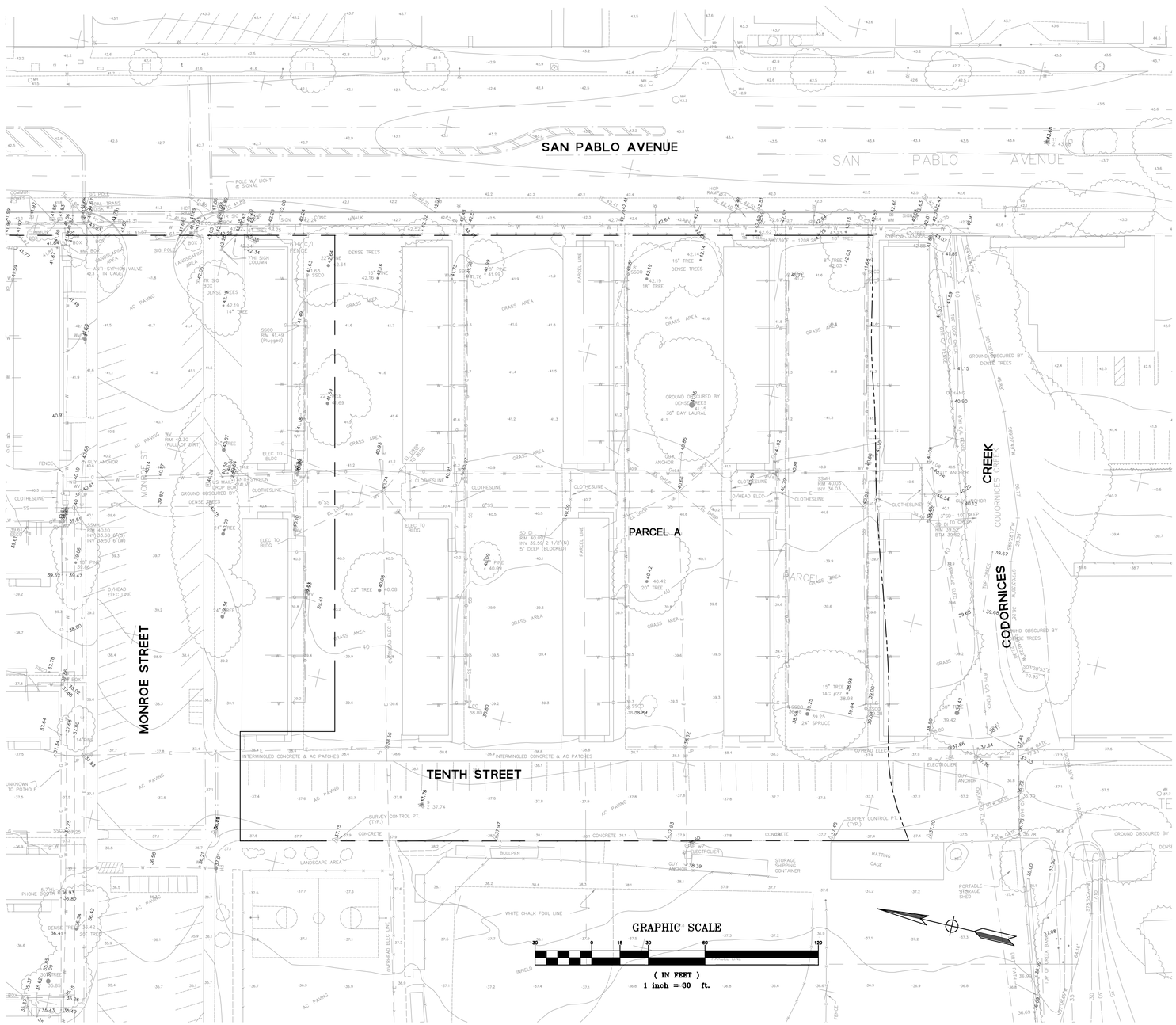

LEGEND AND ABBREVIATIONS

BFP	BACKFLOW PREVENTOR
•B.	BOLLARD
BW 40.75	BACK OF WALK ELEVATION
BLDG, BLDG COR	BUILDING, BUILDING CORNER
CATV o	CABLE TELEVISION BOX
CB	CATCH BASIN
CONC	CONCRETE
4'Hi C/L FENCE	CHAIN LINK FENCE
DI	DRAIN INLET
	ELECTROLIER / AREA LIGHT
ELEC BOX	ELECTRIC BOX
FH	FIRE HYDRANT
FF 194.26	FINISHED FLOOR ELEVATION
FL 40.72	CURB FLOWLINE ELEVATION
GMO GV	GAS METER BOX GAS VALVE
·37.8 x 40.67	GROUND ELEVATION– AERIAL, SURVEY
HCP	HANDICAP
HI	HIGH
INV 43.90 8"THRU	PIPE INVERT ELEVATION
IRRIG	IRRIGATION STRUCTURE
JP	JOINT POLE
LG 46.01	LIP OF GUTTER ELEVATION
BLDG. O/HANG	BUILDING OVERHANG
TR SIG SIG BOX	TRAFFIC SIGNAL, SIGNAL BOX
ST LT BOX	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TELE BOX TELE VAULT	TELEPHONE BOX TELEPHONE VAULT
TW 46.65	TOP OF WALL ELEVATION
TC 36.25	TOP OF CURB ELEVATION
DENSE TREES 13" OAK	OUTLINE OF DENSE TREES, TREE TYPE & TRUNK DIAMETER
20" ø PINE	TREE TYPE AND LOCATION (BY OTHERS– NOT SURVEYED)
UTIL BOX	UTILITY BOX
VALVE ASSEM.	VAVE ASSEMBLY
WM WV	WATER METER WATER VALVE
W, W/	WIDE, WITH
G G	GAS LINE
6"SS	SANTARY SEWER LINE
E E	ELECTRIC LINE
W W	DOMESTIC WATER LINE
STM	STEAM LINE
TV	CABLE TELEVISION LINE
SL	STREET LIGHT LINE
T T	TELEPHONE LINE

NOTES

1. CALIFORNIA ZONE III, 1983 NORTH AMERICAN DATUM (NAD '83) GRID WITH BEARINGS DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE MAPPING ANGLE (?) OF −01°06'06.8" IS GIVEN FOR CONTROL POINT #2 (2149355.814N, 6042284.977E, ELEV 29.27). CONTROL POINT #2 IS A PK NAIL AND SHINER AT THE SOUTHEAST CORNER OF JACKSON AND MONROE STREETS. ALL DISTANCES SHOWN AS MEASURED ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES MULTIPLY BY A FACTOR OF 0.99993046.

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TENTATIVE PARCEL MAP
ALBANY VILLAGE
EXISTING CONDITIONS
ALAMEDA COUNTY
ALBANY
CALIFORNIA

No.	Revisions

Date: 08/12/2013
Scale: 1"=20'
Design: SH
Drawn: SH
Approved: JL
Job No: 20137007-10

Drawing Number:
TM-4
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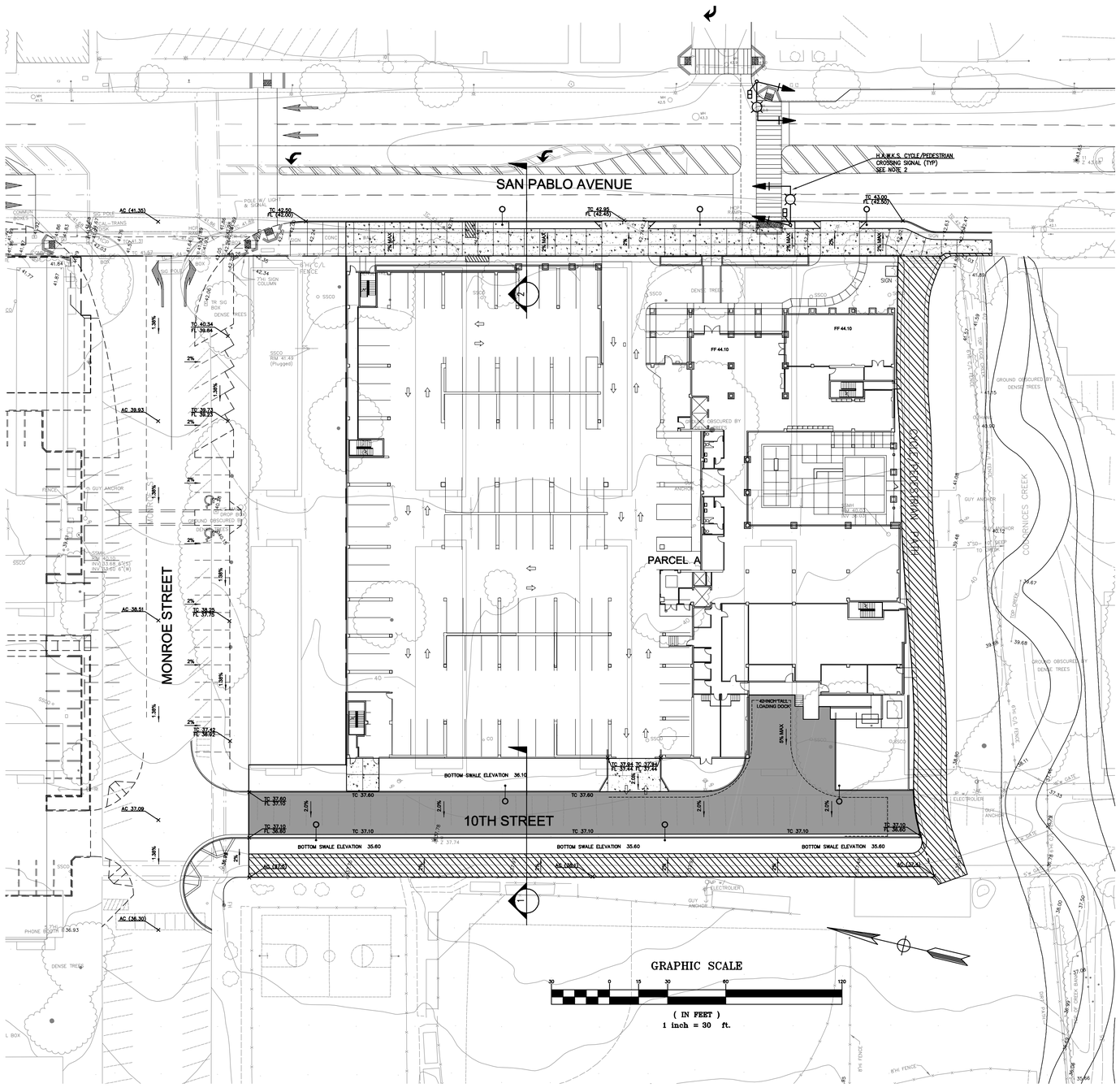
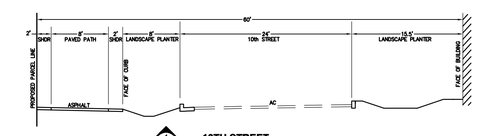


NOTES

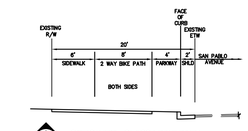
1. AERIAL SURVEY DATED APRIL 9, 2003.
2. SUPPLEMENTAL SURVEY PERFORMED BY BKF ENGINEERS, DATED SEPTEMBER 2003.
3. UTILITY SERVICES:
   a. WATER SERVICE SHALL BE CONNECTED TO THE EBMUD MAIN IN SAN PABLO AVE. AT THE NORTH END OF THE PROPOSED BUILDING.
   b. FIRE SPRINKLER SERVICE WILL BE CONNECTED TO THE EBMUD MAIN IN SAN PABLO AVE.
   c. FIRE HYDRANT COVERAGE SHALL BE SUPPLEMENTED WITH NEW HYDRANTS ON 10TH ST AND ON SAN PABLO AVE.
   d. SANITARY SEWER SERVICE SHALL BE CONNECTED TO THE EXISTING 6" MAIN IN MONROE ST. THIS MAIN CONNECTS TO THE CITY MAIN IN JACKSON ST.
   e. STORM WATER FROM ALL OF PARCEL A SHALL BE PIPED TO STORM WATER BIO-INFILTRATION SWALES ON EITHER SIDE OF 10TH STREET.

LEGEND

TC 98.50	TOP OF CURB ELEV
FL 98.00	FLOW LINE AT CURB
AC 97.00	ASPHALT ELEVATION
(42.50)	EXISTING CONFORM GRADE
2%	SLOPE ON GRADE
	NEW ASPHALT PAVING
	NEW CONCRETE PAVING
	NEW CYCLE/PEDESTRIAN PATH (MATERIAL TO BE DETERMINED)



1 10TH STREET (LOOKING NORTH) SCALE 1"=10'



2 OPTION "B" - CLASS I BIKE PATH NOT TO SCALE

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TENTATIVE PARCEL MAP
ALBANY VILLAGE
TENTATIVE IMPROVEMENT PLAN

ALAMEDA COUNTY CALIFORNIA

ALBANY

Revisions

No.	

Date: 07/24/2013
Scale: 1"=20'
Design: SH
Drawn: SH
Approved: JL
Job No: 20137007-10

Drawing Number:
TM-5
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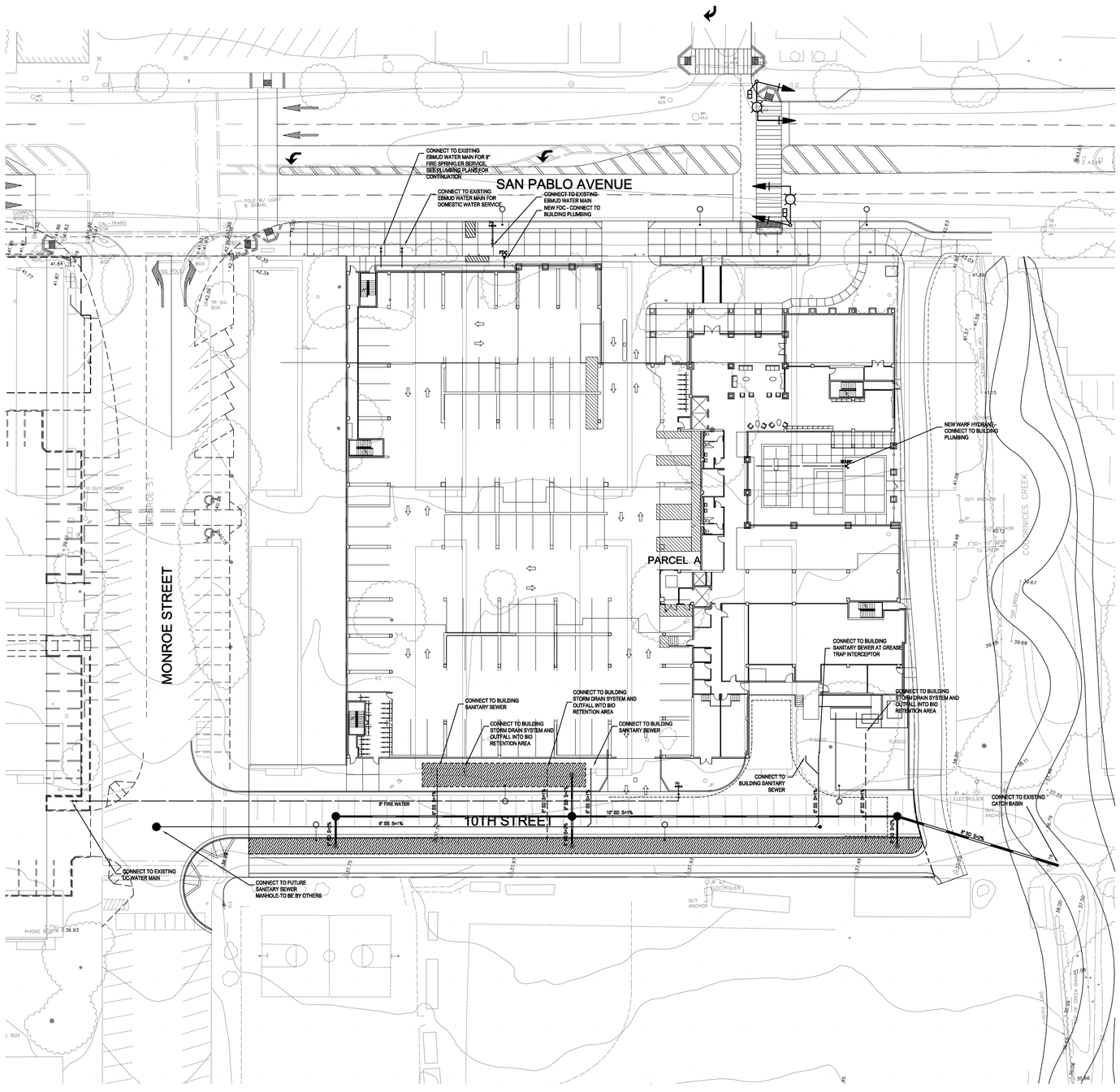

LEGEND

- MANHOLE (MH)
- STORM DRAIN
- AREA DRAIN
- 12"X12" STORM DRAIN CATCH BASIN (SDCB), JENSEN PRECAST OR APPROVED EQUIVALENT
- CLEANOUT
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER VALVE
- STORM DRAIN LINE (MINIMUM SLOPE OF 0.5%)
- UNTREATED STORM DRAIN LINE (MINIMUM SLOPE OF 0.5%)
- SANITARY SEWER LINE (6" - MIN SLOPE 0.5%, 4" - MIN SLOPE 2%)
- DOMESTIC WATER LINE
- FIRE WATER LINE
- NATURAL GAS
- BIORETENTION AREA

GENERAL GRADING SHEET NOTES

1. SEE IRRIGATION CONNECTIONS AND LAYOUT SEE LANDSCAPE PLANS.
2. ALL WORK WITHIN THE CAL TRANS RIGHT OF WAY IS SUBJECT TO CAL TRANS REVIEW AND APPROVAL.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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TENTATIVE PARCEL MAP
ALBANY VILLAGE
SITE UTILITY PLAN

ALBANY ALAMEDA COUNTY CALIFORNIA

Revisions	No.

Date: 06/12/2013
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Approved: JL
Job No: 20137007-10

Drawing Number:

TM-6

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DRAWING NAME: K:\Jobs2\20137007 Albany senior housing\dwg\Tentative\Albany Utility Plan.dwg
LAST EDIT BY: JLEE
PLOT DATE: 06-13-13
PLOT BY: JLEE