

# VESTING TENTATIVE TRACT MAP NO. 8053 17 LOT SUBDIVISION CASTRO VALLEY, CALIFORNIA (UNINCORPORATED ALAMEDA COUNTY) OCTOBER 2014

| EXISTING / BY OTHERS | PROPOSED |                                        |
|----------------------|----------|----------------------------------------|
| ---                  | ---      | BOUNDARY LINE                          |
| ---                  | ---      | RIGHT OF WAY                           |
| ---                  | ---      | STORM DRAIN, MANHOLE<br>AND CURB INLET |
| ---                  | ---      | YARD DRAIN                             |
| ---                  | ---      | FIELD INLET                            |
| ---                  | ---      | WATER LINE AND VALVES                  |
| ---                  | ---      | SANITARY SEWER AND MANHOLE             |
| ---                  | ---      | JOINT TRENCH                           |
| ---                  | ---      | PARCEL LINE                            |
| ---                  | ---      | P523.5<br>PAD GRADE                    |
| ---                  | ---      | ELECTROLIER                            |
| ---                  | ---      | FIRE HYDRANT                           |
| ---                  | ---      | 2:1 SLOPE UNLESS OTHERWISE<br>NOTED    |
| ---                  | ---      | RETAINING WALL                         |
| ---                  | ---      | EARTH SWALE                            |
| ---                  | ---      | 1<br>LOT NUMBER                        |
| ---                  | ---      | EX TREE TO BE REMOVED                  |

## GRADING NOTES/EROSION CONTROL NOTES:

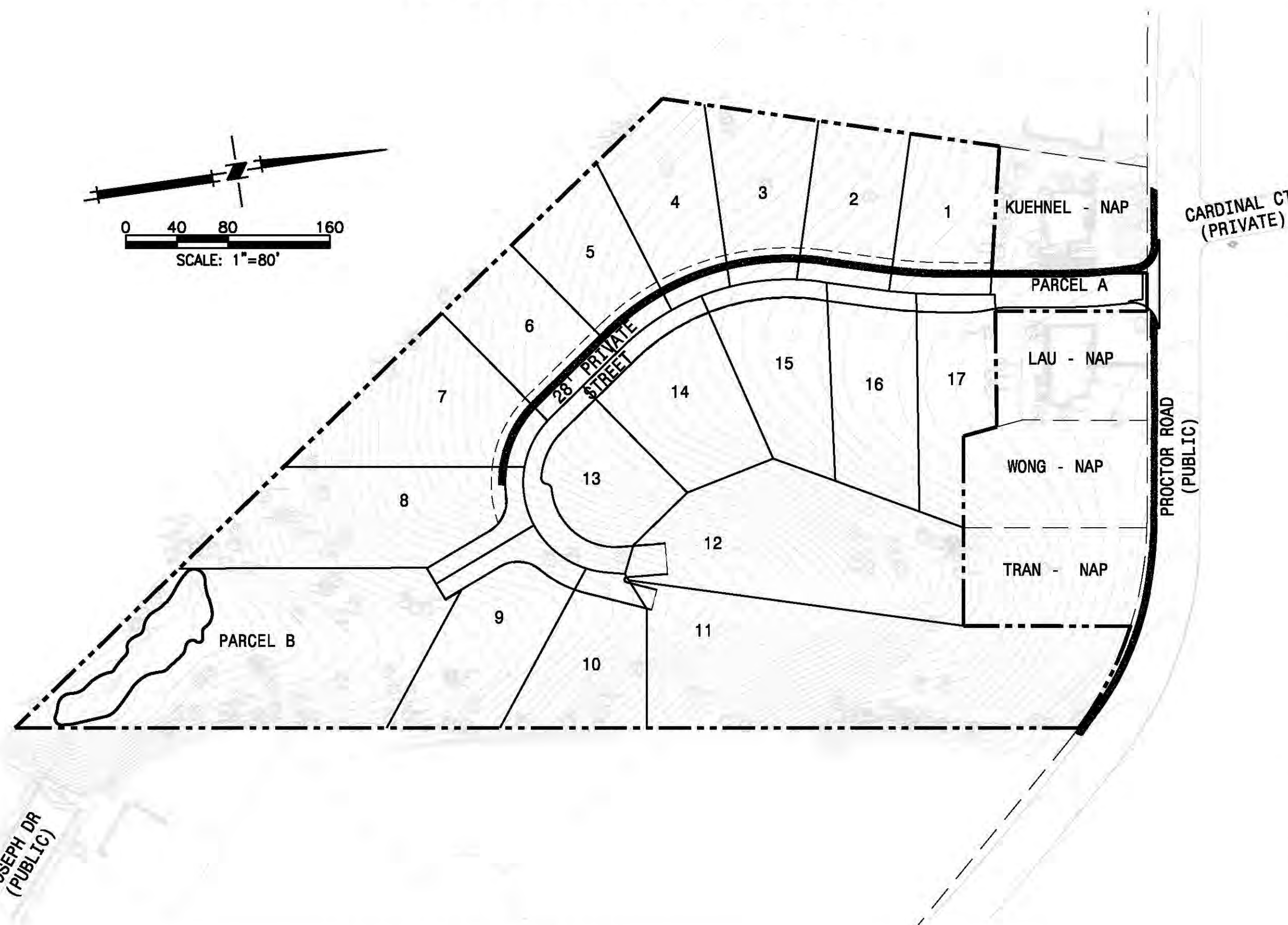
- FACILITIES TO BE SHOWN ON THE FINAL GRADING PLAN TO CONTROL SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30 AFTER ROUGH GRADING HAS BEEN COMPLETED. MEASURES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS REQUIRED.
  - WATTLES, BERMS AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO WITHIN ONE FOOT OF OUTLET ELEVATION.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- ROCK CONSTRUCTION ENTRANCES WILL BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- PAD AND STREET GRADES ARE SHOWN ON GRADING PLAN SHEET 5. PADS WILL BE BERMED TO PREVENT RUNOFF.
- THE GRADING PLAN ANTICIPATES A BALANCE BETWEEN CUT AND FILL. NO EXPORT OR IMPORT IS ANTICIPATED.
- THE GRADING SHALL BE IN CONFORMANCE WITH ALAMEDA COUNTY GRADING ORDINANCE UNLESS OTHERWISE APPROVED AND THE RECOMMENDATIONS OF THE SOILS REPORT.
- PROPOSED GRADES SHOWN ON THE PRELIMINARY GRADING PLAN ARE SUBJECT TO FINAL ENGINEERING DESIGN AND COUNTY REVIEW AND APPROVAL. ALL GRADING IS TO BE UNDERTAKEN PER THE RECOMMENDATIONS OF A SOILS REPORT AND UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- ALL LOTS SHALL DRAIN TO ADJACENT STREET OR DRAINAGE SWALES.
- SLOPES WITHIN LOT AREAS AND ADJACENT LANDSCAPE/OPEN SPACE AREAS ARE TO BE GRADED AT A GRADIENT NOT TO EXCEED 2:1 (HORIZONTAL TO VERTICAL).
- RETAINING WALLS, SLOPES, AND DEEPEDED FOUNDATIONS WILL BE USED TO MAKE UP GRADE DIFFERENCES BETWEEN ADJACENT PADS AND STREETS AS NEEDED. FINAL DESIGN WILL BE DETERMINED WITH THE ROUGH GRADING PLANS.
- THE PROJECT APPLICANT WISHES TO RETAIN THE RIGHT TO BULK GRADE THE SITE OR A PORTION OF THE SITE PRIOR TO FINISHING PADS.

## FIRE DEPARTMENT NOTES:

- PROPOSED 28' PRIVATE ROADWAY WILL BE A FIRE LANE. PARKING IS PRIMARILY ONLY ALLOWED ON ONE SIDE OF THE STREET. SEE SHEET 3 FOR LOCATION OF PARKING STALLS. PROPER SIGNAGE AND STRIPING WILL BE PART OF THE PROJECT IMPROVEMENT PLANS.
- A FIRE SPRINKLER SYSTEM MEETING NFPA 13D WILL BE REQUIRED FOR ALL RESIDENTIAL HOMES REGARDLESS OF SIZE BEGINNING JANUARY 1, 2011.
- THE PROJECT IS LOCATED WITHIN THE LOCAL RESPONSE AREA FOR VERY HIGH FIRE SEVERITY ZONE. PARCELS LARGER THAN ONE ACRE SHALL BE PROVIDED WITH A THIRTY FOOT SETBACK TO ALL PROPERTY LINES. PARCELS LESS THAN ONE ACRE SHALL BE PROVIDED WITH THE SAME PRACTICAL EFFECT OF THE THIRTY FOOT SETBACK. NO COMBUSTIBLE FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE SUBDIVISION.
- THE PROJECT IS LOCATED WITHIN THE LOCAL RESPONSE AREA VERY HIGH FIRE SEVERITY ZONE AND WILL BE REQUIRED TO MEET THE WILDLAND URBAN INTERFACE STANDARDS OF CHAPTER 47 OF THE CALIFORNIA FIRE CODE AND CHAPTER 7A OF THE CALIFORNIA BUILDING CODE.

## SOILS REPORT:

PROVIDED BY: ENGEQ INCORPORATED  
DATED: NOVEMBER 19, 2013  
ENTITLED: GEOTECHNICAL FEASIBILITY EVALUATION  
TRAN PROPERTY  
CASTRO VALLEY, CALIFORNIA  
PROJECT #: 10670.000.000



| LOT     | GROSS AREA (SF) | NET AREA (SF) | PROPOSED LAND USE                 |
|---------|-----------------|---------------|-----------------------------------|
| 1       | 9,047           | 7,903         | RESIDENTIAL LOT                   |
| 2       | 9,052           | 7,998         | RESIDENTIAL LOT                   |
| 3       | 9,361           | 8,568         | RESIDENTIAL LOT                   |
| 4       | 10,548          | 9,796         | RESIDENTIAL LOT                   |
| 5       | 8,836           | 8,014         | RESIDENTIAL LOT                   |
| 6       | 8,943           | 7,842         | RESIDENTIAL LOT                   |
| 7       | 13,493          | 12,817        | RESIDENTIAL LOT                   |
| 8       | 17,589          | 15,800        | RESIDENTIAL LOT                   |
| 9       | 12,960          | 10,618        | RESIDENTIAL LOT                   |
| 10      | 9,727           | 8,804         | RESIDENTIAL LOT                   |
| 11      | 33,105          | 32,890        | RESIDENTIAL LOT                   |
| 12      | 22,487          | 21,751        | RESIDENTIAL LOT                   |
| 13      | 11,273          | 7,725         | RESIDENTIAL LOT                   |
| 14      | 12,257          | 10,592        | RESIDENTIAL LOT                   |
| 15      | 10,661          | 9,253         | RESIDENTIAL LOT                   |
| 16      | 10,961          | 9,940         | RESIDENTIAL LOT                   |
| 17      | 9,024           | 8,154         | RESIDENTIAL LOT                   |
| AVERAGE | 12,901          | 11,674        |                                   |
| PARCELS | PROPOSED OWNER  | MAINTAINED BY | PROPOSED LAND USE                 |
| A       | HOA             | HOA           | LANDSCAPING/PROJECT ENTRANCE/PUAE |
| B       | HOA             | HOA           | OPEN SPACE/WET LAND/PUE/SSE       |

## INDEX OF TENTATIVE MAP SHEETS

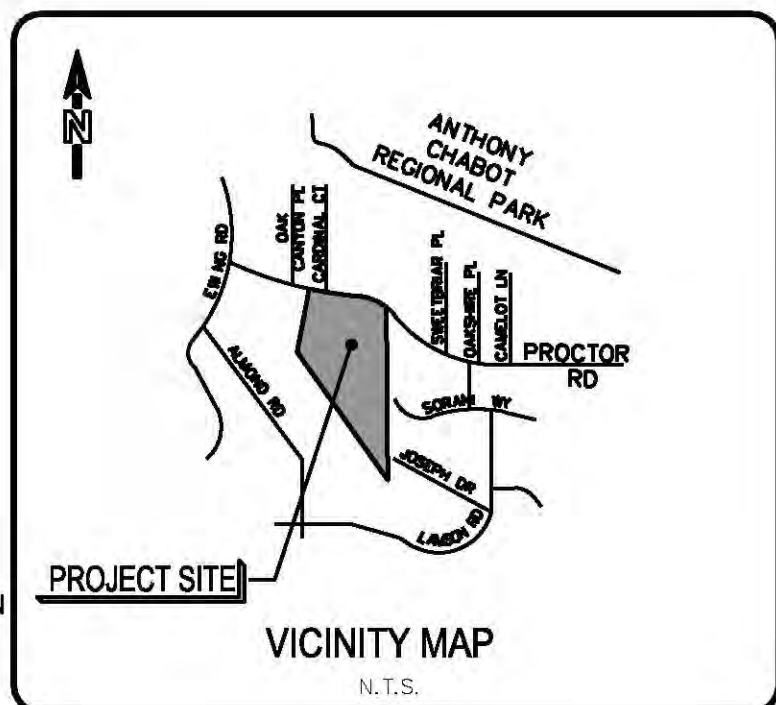
| SHEET  | DESCRIPTION                                                  |
|--------|--------------------------------------------------------------|
| 1.     | COVER SHEET AND NOTES                                        |
| 2.     | EXISTING CONDITIONS                                          |
| 3.     | SITE PLAN                                                    |
| 4.     | PRELIMINARY UTILITY PLAN                                     |
| 5.     | PRELIMINARY GRADING PLAN                                     |
| 6.     | GRADING SECTIONS & DETAILS                                   |
| 7.     | PROJECT ENTRANCE DETAIL                                      |
| 8.     | PRELIMINARY EROSION CONTROL PLAN & DETAILS                   |
| 9.     | STORM WATER MANAGEMENT PLAN                                  |
| 10.    | CONCEPTUAL SITE PLAN                                         |
| 11.    | FENCING PLAN                                                 |
| 12.    | HAZARDOUS VEGETATION & FUEL MANAGEMENT PLAN                  |
| 13.    | TYPICALS AND PLANT LIST                                      |
| 14.    | LANDSCAPE DETAILS                                            |
| 15.    | SITE DEVELOPMENT PLAN/PLANNED DEVELOPMENT EXHIBIT            |
| 16.    | VIEWSHED EXHIBIT- SECTION KEY                                |
| 17-19. | VIEWSHED EXHIBIT- SECTIONS                                   |
| 20.    | LIMITS OF GRADING AND IMPROVEMENTS EXHIBIT                   |
| 21-22. | ACFD FIRE TRUCK TURNING TEMPLATE AT PROJECT ENTRANCE EXHIBIT |
| 23-36. | CONCEPTUAL ARCHITECTURE                                      |

## COUNTY OF ALAMEDA DESIGN GUIDELINES

SD- 300  
SD- 303  
SD- 304  
SD- 405  
SD- 407  
SD- 411  
SD- 434  
SD- 603  
SD- 702  
SD- 707

## TENTATIVE MAP NOTES:

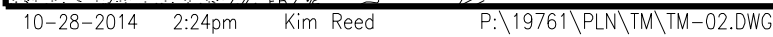
- OWNER: HUE Q. AND YLAN TRAN
- APPLICANT: BRADDOCK AND LOGAN  
4155 BLACKHAWK PLAZA CIRCLE, SUITE 201  
DANVILLE, CA 94506  
CONTACT: ANDY BYDE  
(925) 736-4000
- ENGINEER/PLANNER: MACKAY & SOMPS  
5142 FRANKLIN DR, SUITE B  
PLEASANTON, CA 94588-3355  
CONTACT: MARK MCCLELLAN / KIM REED  
(925) 225-0690
- GEOTECHNICAL CONSULTANTS: ENGEQ  
2010 CROW CANYON PLACE, SUITE 250  
SAN RAMON, CA 94583  
CONTACT: PHIL STUECHELI  
(925) 806-9000
- AREA SUBJECT TO INUNDATION: NONE PER FIRM 06001C0279G AND 06001C0277G
- SUBDIVIDED AREA: 5.85 ± ACRES
- ASSESSOR'S/TRACT PARCEL NUMBER: 084D-1403-014-17
- FIRE PROTECTION: ALAMEDA COUNTY FIRE DEPARTMENT
- SEWER SYSTEM: TO BE INSTALLED IN CONFORMANCE WITH CASTRO VALLEY  
SANITARY DISTRICT STANDARDS.
- WATER SYSTEM: TO BE INSTALLED IN CONFORMANCE WITH EAST BAY MUNICIPAL UTILITY  
DISTRICT STANDARDS.
- DRAINAGE: TO BE INSTALLED IN CONFORMANCE WITH COUNTY OF ALAMEDA STANDARDS.
- GAS & ELECTRICITY: TO BE INSTALLED IN CONFORMANCE WITH  
STANDARDS OF PACIFIC GAS AND ELECTRIC CO.
- TELEPHONE: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF AT&T.
- CABLE: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF COMCAST.
- STREET IMPROVEMENTS: ALL STREETS TO BE PRIVATE.
- EXISTING/PROPOSED ZONING: R-1 (B-E, CSU, RV)  
(5,000 TO 10,000 SF LOTS; 4 - 8 DU / ACRE)
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RESIDENTIAL  
OPEN SPACE
- SITE BENCHMARK: SURVEY CONTROL POINT SET MAG NAIL AND WASHER IN PROCTOR ROAD APPROXIMATELY 196' EAST OF THE  
SANITARY SEWER MANHOLE IN PROCTOR ROAD AT ITS INTERSECTION WITH CARDINAL COURT. ELEVATION (ASSUMED) 500.00
- UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONDITIONS OF APPROVAL, LOCAL AGENCY APPROVAL OF THIS MAP SHALL  
CONSTITUTE AN EXPRESS FINDING THAT THE PROPOSED DIVISION AND DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT  
UNREASONABLY INTERFERE WITH THE FEE AND COMPLETE EXERCISE OF RIGHTS DESCRIBED IN GOVERNMENT CODE SECTION  
86436(a)(3)(A)(i).
- UTILITY SIZES AND LOCATION, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN  
AND HOUSE PLOTTING.
- BUILDING SETBACKS WILL BE ESTABLISHED WITH THE PLANNED DEVELOPMENT (PD) APPROVALS.
- ALL SEWER AND POTABLE WATER MAINS ARE 8" UNLESS NOTED. ALL PUBLIC STORM DRAINS ARE 15" (MIN).
- FACE OF CURB RETURN RADII FOR PUBLIC STREETS WITHIN THE SUBDIVISION ARE 28'; FACE OF CURB RETURN RADII AT THE  
INTERSECTION OF PRIVATE STREET AND PROCTOR ROAD ARE 20'.
- ALL EXISTING EASEMENTS ARE SHOWN ON SHEET 2.
- PROPOSED STREET NAMES AND ALTERNATIVES IN ORDER OF DESIRED USE: 1. PROCTOR COURT, 2. BAYVIEW COURT, 3. ABBY COURT.



## ABBREVIATIONS

|      |                                   |
|------|-----------------------------------|
| BNDY | BOUNDARY                          |
| BW   | BOTTOM OF WALL                    |
| C/L  | CENTERLINE                        |
| DWY  | DRIVEWAY                          |
| ESMT | EASEMENT                          |
| EG   | EXISTING GROUND                   |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| FC   | FACE OF CURB                      |
| L/S  | LANDSCAPE                         |
| NAP  | NOT A PART OF THIS SUBDIVISION    |
| P/L  | PROPERTY LINE                     |
| PAE  | PRIVATE ACCESS EASEMENT           |
| PUE  | PUBLIC UTILITY EASEMENT           |
| R/W  | RIGHT OF WAY                      |
| SD   | STORM DRAIN                       |
| SDE  | STORM DRAIN EASEMENT              |
| SS   | SANITARY SEWER                    |
| SSE  | SANITARY SEWER EASEMENT           |
| SW   | SIDEWALK                          |
| TC   | TOP OF CURB                       |
| TW   | TOP OF WALL                       |
| W    | WATER LINE (DOMESTIC)             |

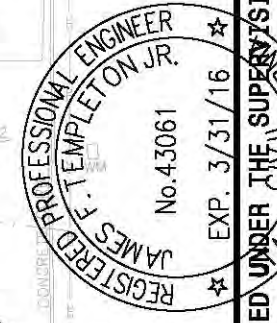
|                                                                                                                                                                                                   |                 |               |                  |                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|------------------|-----------------|
| DATE: OCTOBER 2014                                                                                                                                                                                | SCALE: AS NOTED | DRAWN BY: KMR | DESIGNED BY: KMR | CHECKED BY: JFT |
| MACKAY & SOMPS<br>REGISTERED PROFESSIONAL ENGINEER<br>No. 43061<br>EXP. 3/31/16<br>DESIGNED UNDER THE SUPERVISION OF:<br>JAMES TEMPLETON JR., RCE #40061<br>EXPIRES: MARCH 31, 2016<br>CALIFORNIA |                 |               |                  |                 |
| PROJECT NO. 19761-000                                                                                                                                                                             |                 |               |                  |                 |
| SHT 1                                                                                                                                                                                             |                 |               |                  |                 |
| OF 36                                                                                                                                                                                             |                 |               |                  |                 |



|             |           |                                      |                                                                                      |                                                                                                                                                                                                                                                                                                               |      |
|-------------|-----------|--------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| PROJECT NO. | 19761-000 | PROCTOR ROAD - 17 LOT SUBDIVISION    | DESIGNED UNDER THE SUPERVISION OF:                                                   | DATE: OCTOBER 2014                                                                                                                                                                                                                                                                                            | NO.  |
| SHT         | 2         | VESTING TENTATIVE TRACT MAP NO. 8053 |  | SCALE: 1" = 30'                                                                                                                                                                                                                                                                                               | NO.  |
| OF          | 36        | EXISTING CONDITIONS                  |                                                                                      | DRAWN BY: AKAP                                                                                                                                                                                                                                                                                                | NO.  |
|             |           | CASTRO VALLEY                        | JAMES TEMPLETON, JR.                                                                 | DESIGNED BY: KMR                                                                                                                                                                                                                                                                                              | NO.  |
|             |           | CALIFORNIA                           | EXPRES: MARCH 31, 2016                                                               | CHECKED BY: JFT                                                                                                                                                                                                                                                                                               | NO.  |
|             |           |                                      |                                                                                      | <b>MACKAY &amp; SOMPS</b><br>ENGINEERS<br>PLANNERS<br>51428 FRANCHISE DR., FLEMINGTON, NJ 08822<br>(952) 222-0680<br>SURVEYORS<br>(952) 222-0680<br>MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF<br>REPRODUCTION OF THIS DOCUMENT THAT WAS OBTAINED BY OTHER THAN AUTHORIZED AGENTS. | DATE |



1. SEE SHEET 1 FOR GROSS LOT AREAS
2. 21 TOTAL ON-SITE COMMON PARKING STALLS
3. 24' ENTRY DRIVE TO BE POSTED "FIRE LANE NO PARKING"
4. FRONTAGE OF LOTS 13-17 TO BE POSTED "FIRE LANE NO PARKING"



|    |    |
|----|----|
| HT |    |
| 3  |    |
| F  | 36 |

