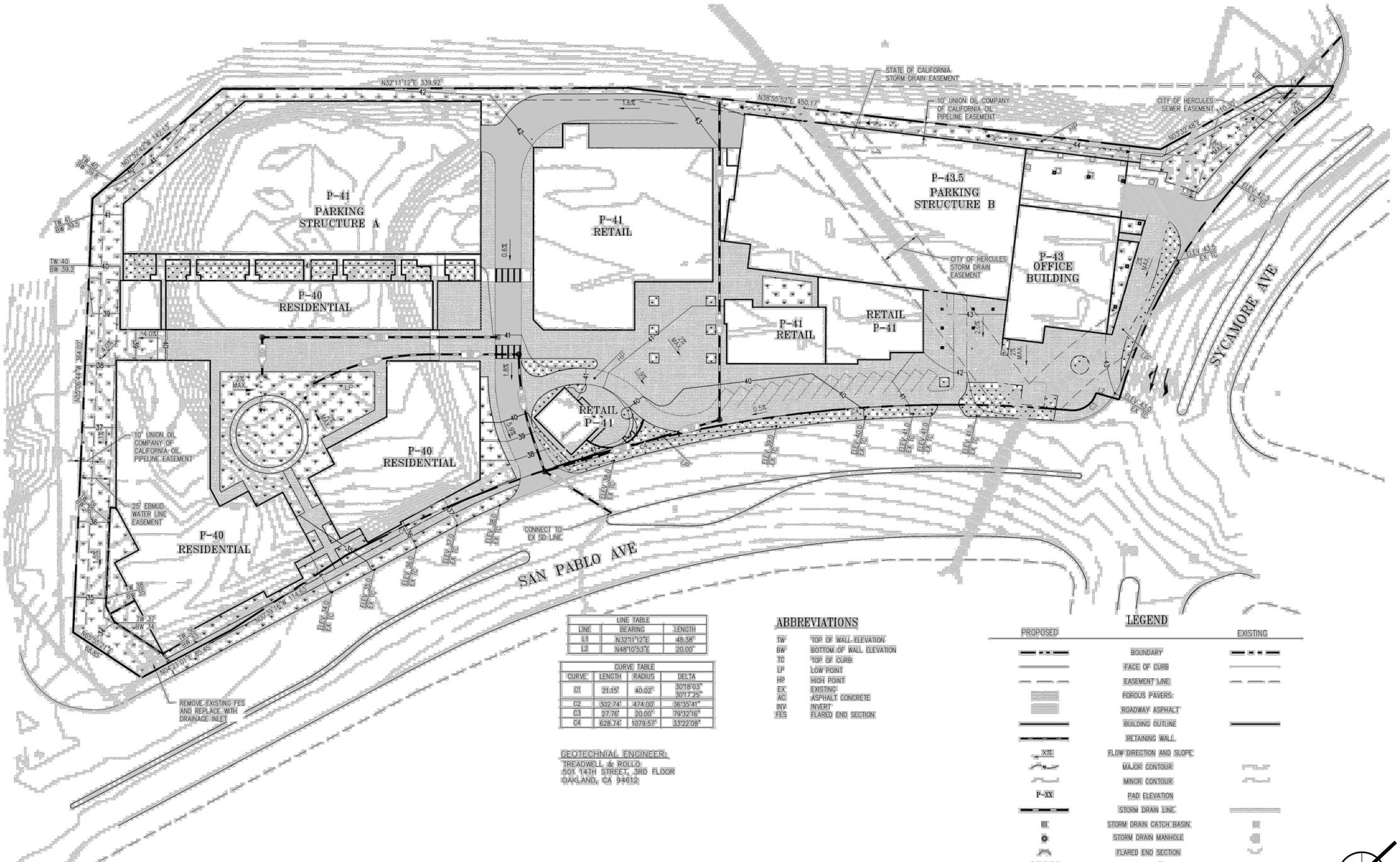
Section B - Civil Engineering

Preliminary Grading Plan	7
Preliminary Circulation Plan	8
Preliminary Utility Plan	9
Preliminary Stormwater Control Plan	10



LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°11'12"E	48.38'
L2	N48°10'53"E	20.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.15'	40.02'	30°18'03" 30°17'25"
C2	302.74'	474.00'	36°35'41"
C3	27.76'	20.00'	79°32'16"
C4	628.74'	1079.57'	33°22'08"

GEOTECHNIAL ENGINEER:
TREADWELL & ROLLO
501 14TH STREET, 3RD FLOOR
OAKLAND, CA 94612

ABBREVIATIONS

TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
TC	TOP OF CURB
LP	LOW POINT
HP	HIGH POINT
EX	EXISTING
AC	ASPHALT CONCRETE
INV	INVERT
FES	FLARED END SECTION

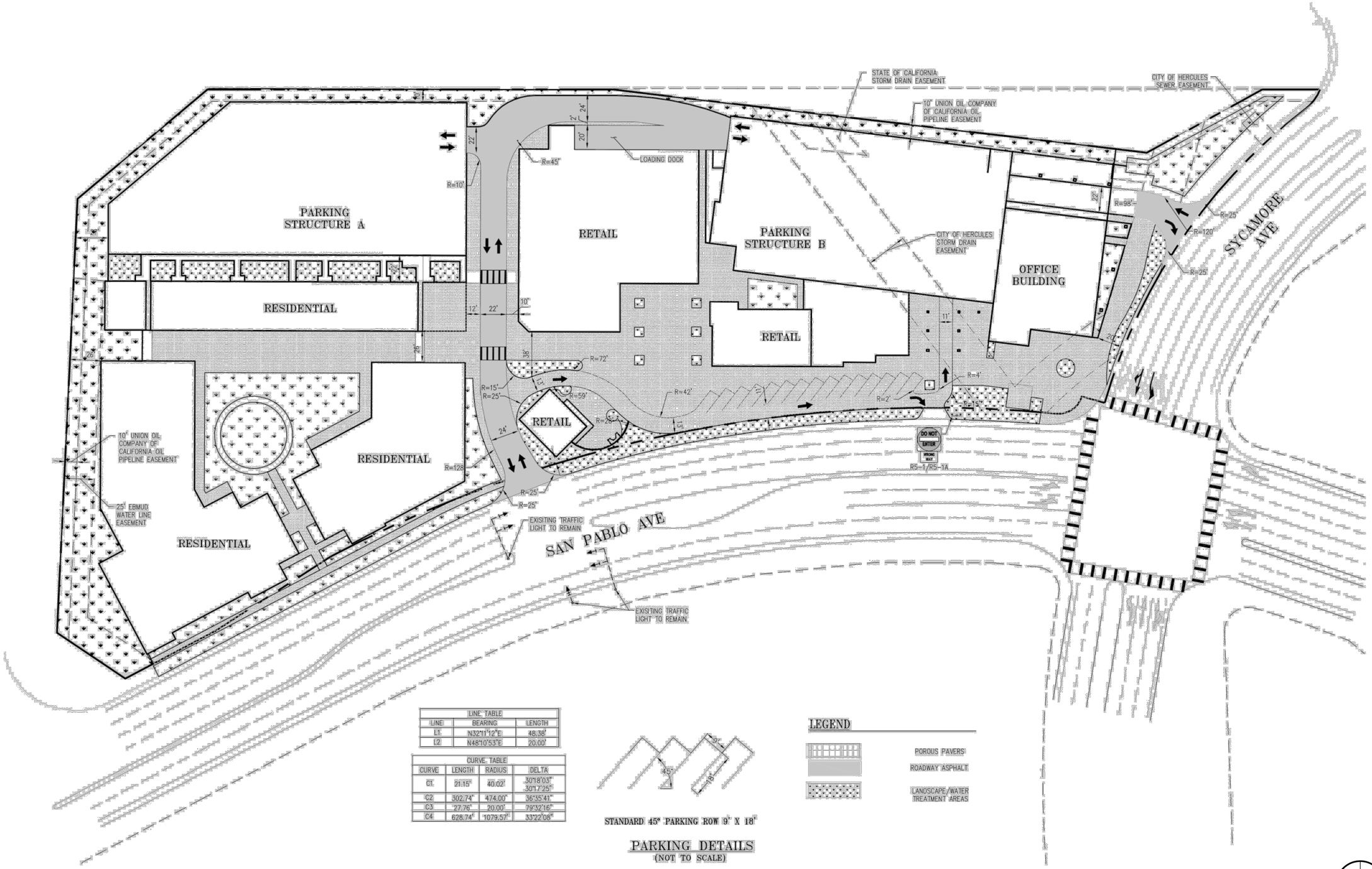
LEGEND

PROPOSED		EXISTING
	BOUNDARY	
	FACE OF CURB	
	EASEMENT LINE	
	POROUS PAVERS	
	ROADWAY ASPHALT	
	BUILDING OUTLINE	
	RETAINING WALL	
X%	FLOW DIRECTION AND SLOPE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
P-XX	PAD ELEVATION	
	STORM DRAIN LINE	
	STORM DRAIN CATCH BASIN	
	STORM DRAIN MANHOLE	
	FLARED END SECTION	
	WATER TREATMENT/LANDSCAPE	

0 40 80 160

NORTH

Civil - Preliminary Grading Plan



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STANDARD 45° PARKING ROW 9' X 18'

PARKING DETAILS
(NOT TO SCALE)

LEGEND

POROUS PAVERS

ROADWAY ASPHALT

LANDSCAPE/WATER TREATMENT AREAS

0 40 80 160

NORTH

Civil - Preliminary Circulation Plan

08

Civil - Preliminary Utility Plan

P-41
PARKING
STRUCTURE A

P-41
RETAIL

P-43.5
PARKING
STRUCTURE B

P-43
OFFICE

P-40
RESIDENTIAL

P-41
RETAIL

RETAIL
P-41

P-40
RESIDENTIAL

P-40
RESIDENTIAL

N32°11'12"E 339.92'

N38°55'52"E 450.17'

N07°52'42"W 142.19'

N55°05'14"W 364.02'

N55°55'01"E 68.65'

N04°17'01"E 85.76'

N00°39'16"W 114.63'

STATE OF CALIFORNIA
STORM DRAIN EASEMENT

10" UNION OIL COMPANY OF
CALIFORNIA OIL PIPELINE EASEMENT

CITY OF HERCULES
SEWER EASEMENT

CITY OF HERCULES
STORM DRAIN
EASEMENT

10" UNION OIL
COMPANY OF
CALIFORNIA OIL
PIPELINE EASEMENT

25" EBMUD
WATER LINE
EASEMENT

SYCAMORE AVE

SAN PABLO AVE

CONNECT TO EX.
12" W LINE

CONNECT TO
EX SD LINE

24" EX W
LINE

36" EX W
LINE

CONNECT TO EX.
12" W LINE

12" EX. W
LINE

24" EX. W
LINE

CONNECT TO
EX SS LINE

EX OUTFALL TO
REFUGIO CREEK

EX OUTFALL TO
REFUGIO CREEK

EXISTING REFUGIO CREEK

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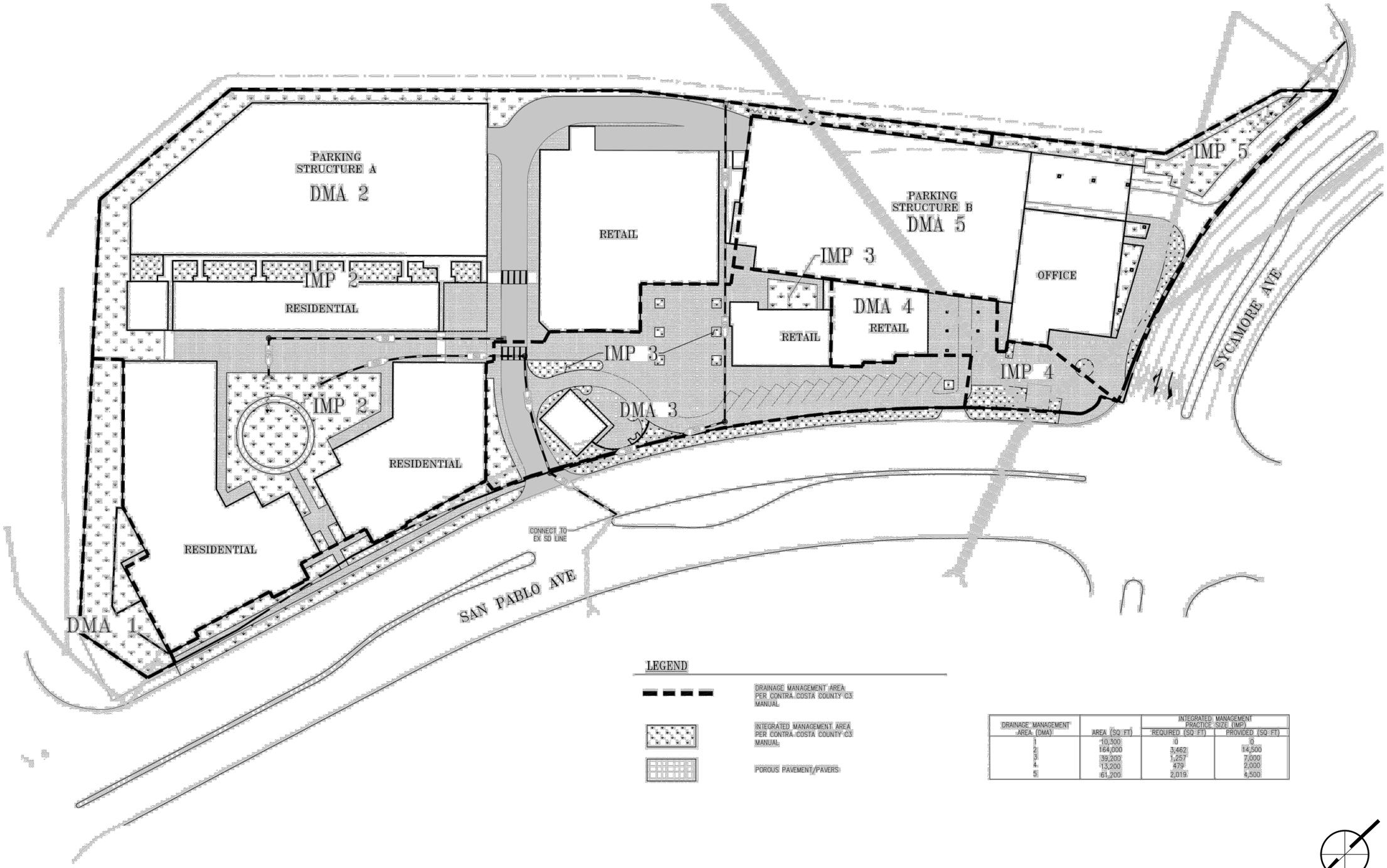
LEGEND

PROPOSED		EXISTING
W	WATER LINE	
SS	SANITARY SEWER LINE	
●	SANITARY SEWER MANHOLE	
SD	STORM DRAIN LINE	
▣	STORM DRAIN INLET	
◉	STORM DRAIN MANHOLE	
▭	WATER QUALITY/LANDSCAPE AREA	

0 40 80 160

NORTH



LEGEND

DRAINAGE MANAGEMENT AREA PER CONTRA COSTA COUNTY C3 MANUAL

INTEGRATED MANAGEMENT AREA PER CONTRA COSTA COUNTY C3 MANUAL

POROUS PAVEMENT/PAVERS

DRAINAGE MANAGEMENT AREA (DMA)	AREA (SQ. FT)	INTEGRATED MANAGEMENT PRACTICE SIZE (IMP)	
		REQUIRED (SQ. FT)	PROVIDED (SQ. FT)
1	10,300	0	0
2	164,000	3,462	14,500
3	39,200	1,257	7,000
4	13,200	479	2,000
5	61,200	2,019	4,500

0 40 80 160

NORTH

Civil - Preliminary Stormwater Control Plan