50' 0' 25' 50' 100'

1 INCH = 50 FEET

ABBREVIATIONS

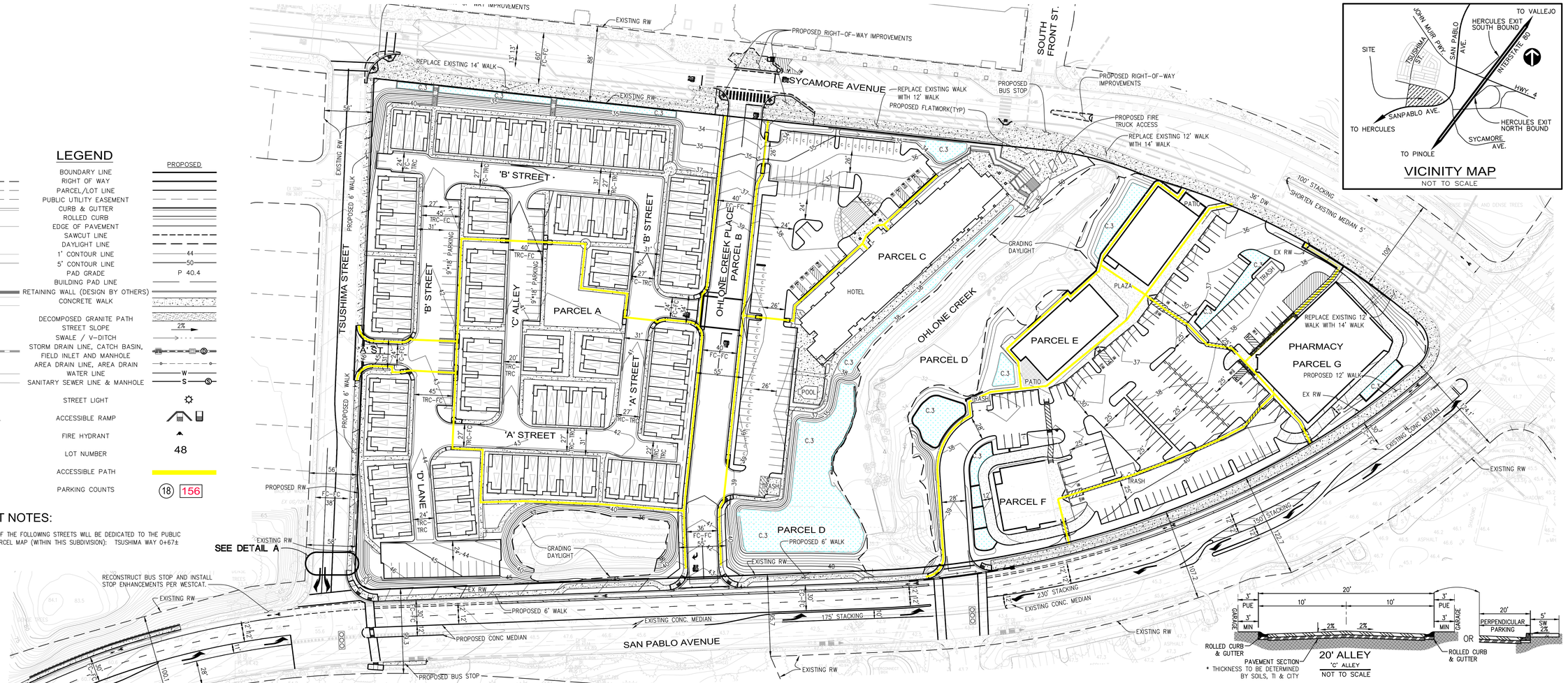
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AP	ANGLE POINT
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGINNING OF CURVE
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
BVC	BEGINNING OF VERTICAL CURVE
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
CONST	CONSTRUCT
CR	CURB RETURN
D/W	DRIVEWAY
DIA	DIAMETER
DTL	DETAIL
DWG	DRAWING
(E)	EAST
EC	END OF CURVE
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END OF VERTICAL CURVE
EX	EXISTING
(F)	FUTURE
FC	FACE OF CURB
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
G	GAS
GB	GRADE BREAK
HGL#	HYDRAULIC GRADE LINE (DESIGN STORM)
HP	HIGH POINT
INTX	INTERSECTION
INV	INVERT
L	LEFT
LE	LANDSCAPE EASEMENT
LF	LINEAL FEET
LIP	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MON	MONUMENT
(N)	NORTH
PCC	POINT OF COMPOUND CURVE
PG	PAVEMENT GRADE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR	PEDESTRIAN RAMP
PRC	POINT OF REVERSE CURVE
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
R	RIGHT
(R)	RADIAL
REC	RECORD INFORMATION
R/W	RIGHT OF WAY
(S)	SOUTH
SBL	SETBACK LINE
SW	SIDEWALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SF	SQUARE FEET
T	TELEPHONE
TC	TOP OF CURB
T-MAIN	TRANSMISSION MAIN
TW	TOP OF WALL
TYP	TYPICAL
W	WATER MAIN
(W)	WEST

LEGEND

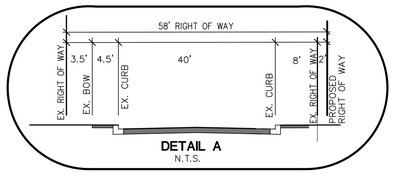
EXISTING		PROPOSED
	BOUNDARY LINE	
	RIGHT OF WAY	
	PARCEL/LOT LINE	
	PUBLIC UTILITY EASEMENT	
	CURB & GUTTER	
	ROLLED CURB	
EP	EDGE OF PAVEMENT	
	SAWCUT LINE	
	DAYLIGHT LINE	
44	1' CONTOUR LINE	44
45	5' CONTOUR LINE	50
	PAD GRADE	P 40.4
	BUILDING PAD LINE	
	RETAINING WALL (DESIGN BY OTHERS)	
	CONCRETE WALK	
	DECOMPOSED GRANITE PATH	
2%	STREET SLOPE	2%
	SWALE / V-DITCH	
	STORM DRAIN LINE, CATCH BASIN, FIELD INLET AND MANHOLE	D
	AREA DRAIN LINE, AREA DRAIN	
W	WATER LINE	W
S	SANITARY SEWER LINE & MANHOLE	S
	STREET LIGHT	
	ACCESSIBLE RAMP	
	FIRE HYDRANT	
	LOT NUMBER	48
	ACCESSIBLE PATH	
	PARKING COUNTS	18 156

STREET NOTES:

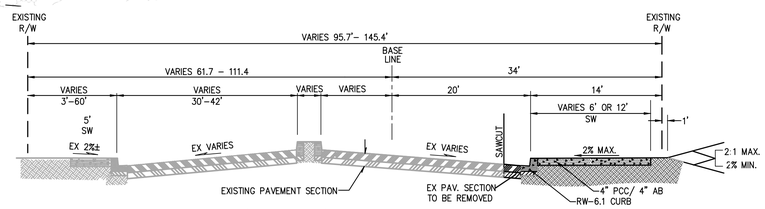
1. PORTIONS OF THE FOLLOWING STREETS WILL BE DEDICATED TO THE PUBLIC ON THE PARCEL MAP (WITHIN THIS SUBDIVISION): TSUSHIMA WAY 0+67± TO 1+74±



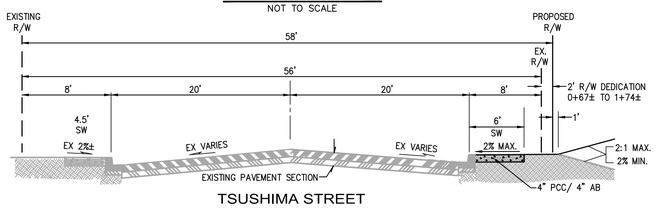
VICINITY MAP
NOT TO SCALE



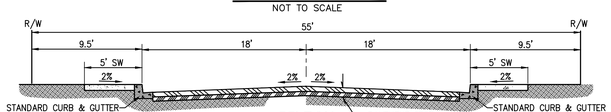
DETAIL A
N.T.S.



SAN PABLO AVENUE
NOT TO SCALE

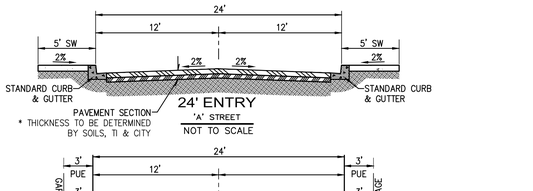


TSUSHIMA STREET
NOT TO SCALE

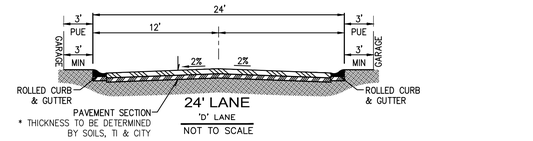


55' R/W
ENTRANCE DRIVE OHLONE CREEK PLACE OFF SAN PABLO
NOT TO SCALE

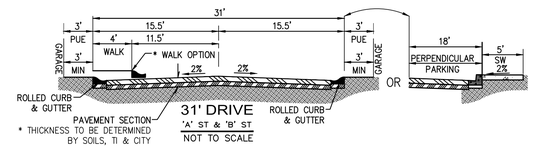
20' ALLEY
'C' ALLEY
NOT TO SCALE



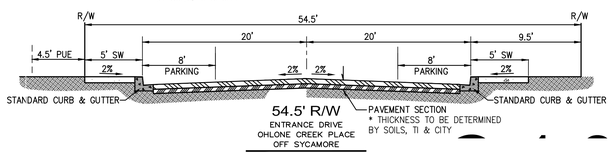
24' ENTRY
'A' STREET
NOT TO SCALE



24' LANE
'D' LANE
NOT TO SCALE



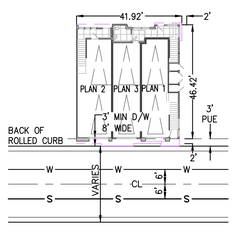
31' DRIVE
'A' ST & 'B' ST
NOT TO SCALE



54.5' R/W
ENTRANCE DRIVE OHLONE CREEK PLACE OFF SYCAMORE
NOT TO SCALE

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C–1.0	FINAL DEVELOPMENT PLAN & VESTING TENTATIVE MAP
C–2.0	VESTING TENTATIVE MAP–LOTS ONLY
C–3.0	PRELIMINARY GRADING & UTILITY PLAN–HOTEL/RESIDENTIAL
C–3.1	PRELIMINARY GRADING & UTILITY PLAN–COMMERCIAL
C–3.2	UTILITY RELOCATION PLAN
C–4.0	SITE SECTIONS / PARKING EXHIBIT
C–4.1	FIRE TRUCK TURNING ANALYSIS
C–5.0	BOUNDARY & TOPOGRAPHIC SURVEY
C–5.1	WETLAND DELINEATION AND TREE REMOVAL PLAN



BUILDING GROUND FLOOR (typ)
NOT TO SCALE

LAND USE SUMMARY

LAND USE	ACRES	SQ. FT.	PERCENTAGE
EXISTING BOUNDARY	12.88	561246.99	
ROW DEDICATION	0.00	131.76	
PROPOSED BOUNDARY	12.88	561115.23	100.0%
PARCEL 'D' – OPEN SPACE	2.02	87876.83	15.7%
PARCEL 'A' – RESIDENTIAL	5.12	222886.25	39.7%
PARCEL 'C' – HOTEL	1.74	75699.61	13.5%
PARCEL 'E' – COMMERCIAL	1.19	52045.96	9.3%
PARCEL 'F' – COMMERCIAL	0.94	41052.73	7.3%
PARCEL 'G' – COMMERCIAL	1.19	51734.18	9.2%
PARCEL 'B' – PUBLIC STREET	0.68	29721.91	5.3%

SYCAMORE CROSSING
HERCULES, CALIFORNIA

FINAL DEVELOPMENT PLAN & VESTING TENTATIVE MAP

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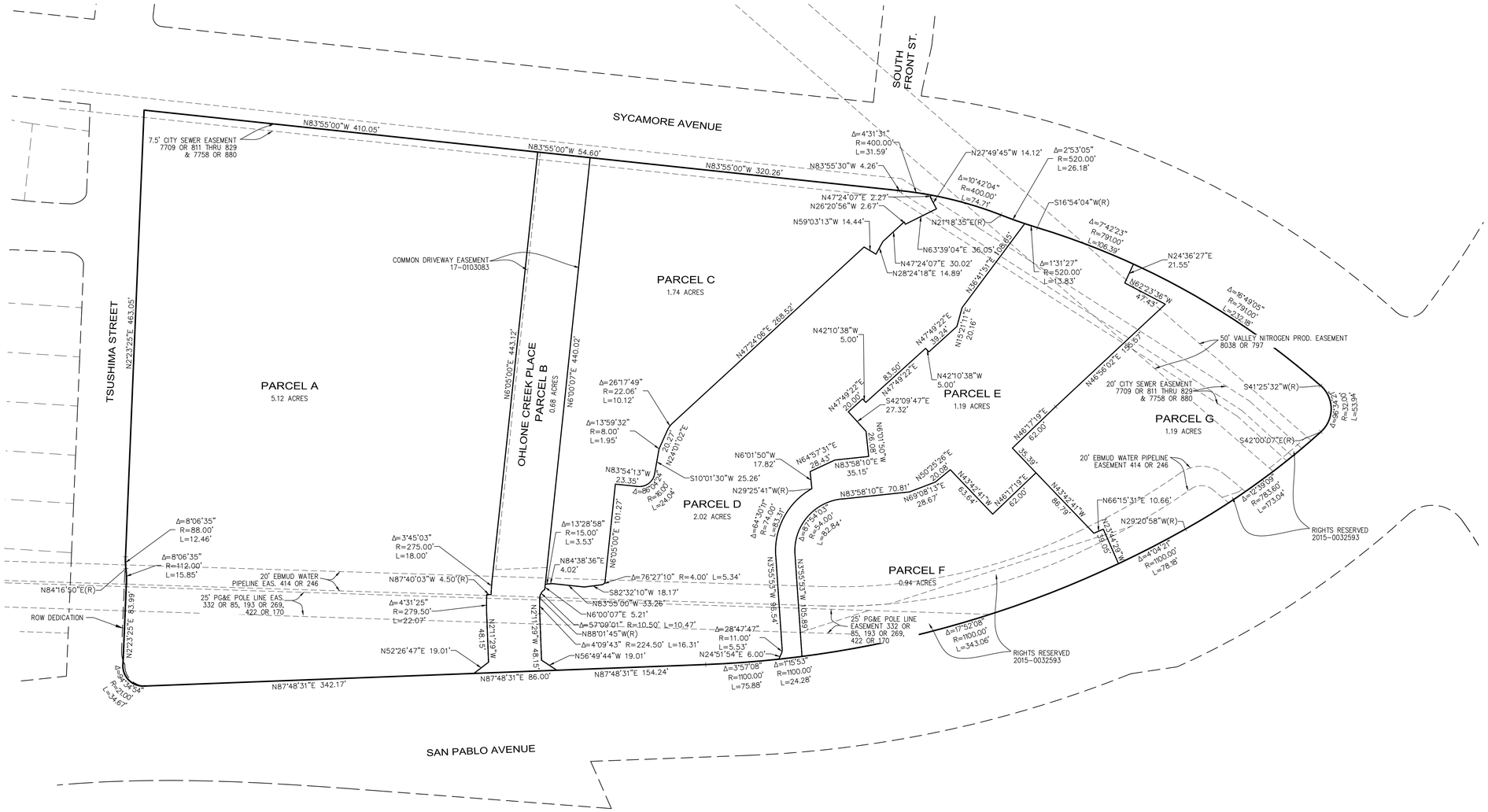
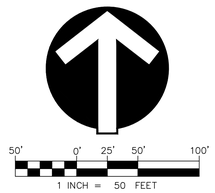
C-1.0
06/21/2019





LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	RIGHT OF WAY	
	PARCEL/LOT LINE	

LAND USE SUMMARY

LAND USE	ACRES	SQ. FT.	PERCENTAGE
EXISTING BOUNDARY	12.88	561246.99	
ROW DEDICATION	0.00	131.76	
PROPOSED BOUNDARY	12.88	561115.23	100.0%
PARCEL 'D' – OPEN SPACE	2.02	87876.83	15.7%
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PARCEL 'C' – HOTEL	1.74	75699.61	13.5%
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PARCEL 'F' – COMMERCIAL	0.94	41052.73	7.3%
PARCEL 'G' – COMMERCIAL	1.19	51734.18	9.2%
PARCEL 'B' – PUBLIC STREET	0.68	29721.91	5.3%

NOTES:

TOPOGRAPHY: TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED UPON AN AERIAL SURVEY BY AMERICAN AERIAL MAPPING INC. FLOWN OCTOBER, 2008 AND A SURVEY DK CONSULTING COMPLETED IN JUNE, 2017.

BENCHMARK: STANDARD STREET MONUMENT LOCATED AT THE INTERSECTION OF SYCAMORE AVENUE AND SOUTH FRONT STREET. ELEVATION = 30.51'

BASIS OF BEARINGS: TAKEN AS "N 83°55'00"W" BETWEEN STREET MONUMENTS AS SHOWN ON THE MAP OF SUBDIVISION 8853 (472 M 1) IN SYCAMORE AVENUE. DISTANCES SHOWN ARE MEASURED GROUND DISTANCES. REFERENCE MAPS 1,2 & 3 DISTANCES ON THE MAPS ARE ON GRID. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.999931.

SYCAMORE CROSSING

HERCULES, CALIFORNIA

VESTING TENTATIVE MAP-LOTS ONLY

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN | mcg architecture | J.M. CALIFF AIA & PARTNERS INCORPORATED | CONSULTING PLANNING · ENGINEERING · CONSTRUCTION | National Sign | woodley architectural group inc

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C-2.0

06/21/2019

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	RIGHT OF WAY	
	PARCEL/LOT LINE	
	PUBLIC UTILITY EASEMENT	
	CURB & GUTTER	
	ROLLED CURB	
EP	EDGE OF PAVEMENT	
	SAWCUT LINE	
	DAYLIGHT LINE	
44	1' CONTOUR LINE	44
45	5' CONTOUR LINE	50
	PAD GRADE	P 40.4
	BUILDING PAD LINE	
	RETAINING WALL (DESIGN BY OTHERS)	
	CONCRETE WALK	
	DECOMPOSED GRANITE PATH	
2%	STREET SLOPE	2%
	SWALE / V-DITCH	
	STORM DRAIN LINE, CATCH BASIN, FIELD INLET AND MANHOLE	
	AREA DRAIN LINE, AREA DRAIN	
W	WATER LINE	W
S	SANITARY SEWER LINE & MANHOLE	S
	STREET LIGHT	
	ACCESSIBLE RAMP	
	FIRE HYDRANT	
	LOT NUMBER	48
	ACCESSIBLE PATH	

WEST SIDE (RESIDENTIAL AND HOTEL) EARTHWORK QUANTITIES		
FG CUT	WEST OF OHLONE CREEK	129,212 CY
FG FILL	WEST OF OHLONE CREEK	8,363 CY
UNADJUSTED FG EXPORT		120,849 CY
HOTEL	ASSUMED 12" SECTION	604 CY
PAVING	ASSUMED 18" SECTION	5,681 CY
HARDSCAPE	ASSUMED 8" SECTION	831 CY
UTILITIES		ASSUMED 1,500 CY
ADJUSTED EXPORT WEST OF CREEK		129,465 CUBIC YARDS

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PRELIMINARY GRADING & UTILITY PLAN: HOTEL & RESIDENTIAL

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
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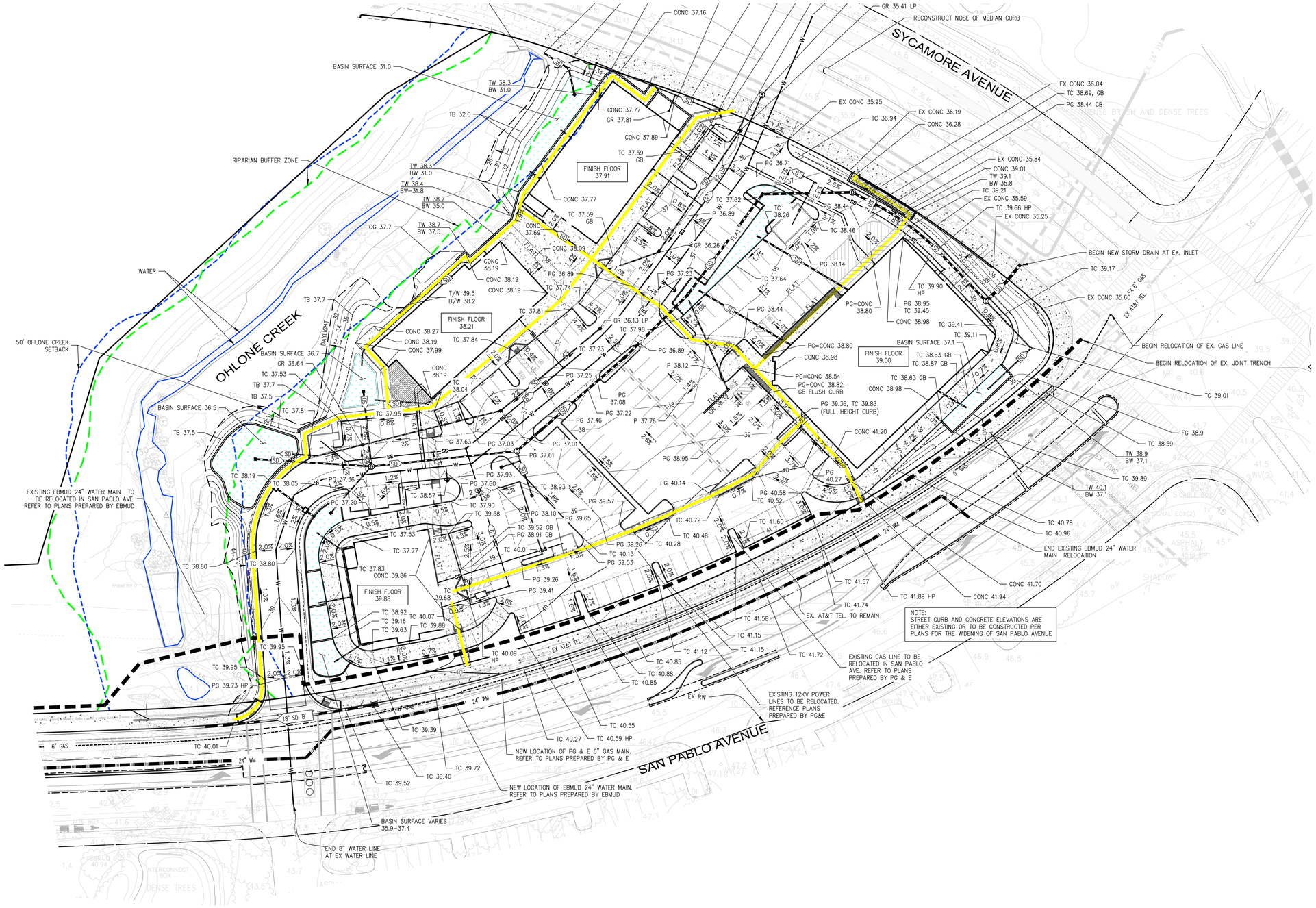
C-3.0
06/21/2019



ROLLED CURB	
EDGE OF PAVEMENT	EP
SAWCUT LINE	
DAYLIGHT LINE	
1' CONTOUR LINE	44
5' CONTOUR LINE	45
PAD GRADE	P 40.4
BUILDING PAD LINE	
RETAINING WALL (DESIGN BY OTHERS)	
CONCRETE WALK	
DECOMPOSED GRANITE PATH	
STREET SLOPE	2%
SWALE / V-DITCH	
STORM DRAIN LINE, CATCH BASIN, FIELD INLET AND MANHOLE	D
AREA DRAIN LINE, AREA DRAIN	
WATER LINE	W
WATER LINE (FIRE SERVICE)	FIRE
WATER LINE (DOMESTIC SERVICE)	DOM
SANITARY SEWER LINE & MANHOLE	S
STREET LIGHT	
ACCESSIBLE RAMP	
FIRE HYDRANT	
LOT NUMBER	48
ACCESSIBLE PATH	

EAST SIDE (COMMERCIAL) EARTHWORK QUANTITIES

FG CUT	EAST OF OHLONE CREEK		43,674 CY
FG FILL	EAST OF OHLONE CREEK		1,582 CY
UNADJUSTED FG EXPORT			42,092 CY
BUILDINGS	29,602 SF	ASSUMED 14" SECTION	1,279 CY
PAVING	65,951 SF	ASSUMED 13" SECTION	2,646 CY
HARDSCAPE	15,311 SF	ASSUMED 8" SECTION	378 CY
UTILITIES			ASSUMED 2,500 CY
ADJUSTED EXPORT WEST OF CREEK			48,895 CUBIC YARDS

30' 0' 15' 30' 60'
1 INCH = 30 FEET

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PRELIMINARY GRADING & UTILITY PLAN: COMMERCIAL

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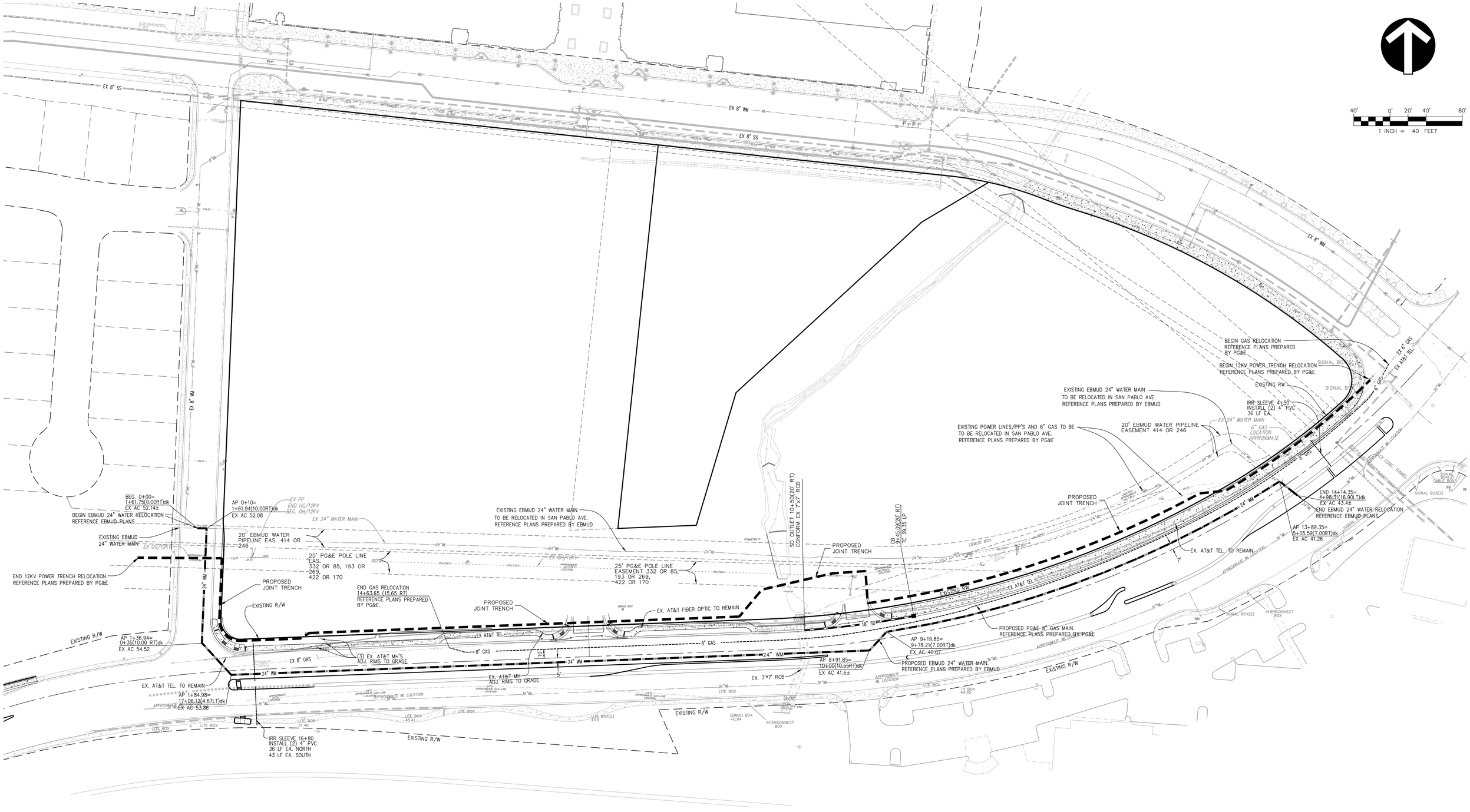
C-3.1
06/21/2019



SYCAMORE CROSSING

HERCULES, CALIFORNIA

UTILITY RELOCATION PLAN

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

mcg architecture

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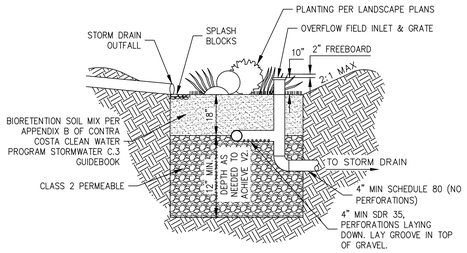
C-3.2

06/21/2019

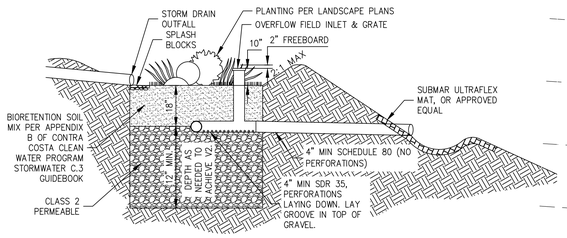


BIORETENTION AREA OUTFLOW TO STORM DRAIN

NOT TO SCALE

NOTES:

1. BIORETENTION FACILITY, INCLUDING PLANTING, SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 7TH EDITION.
2. SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5"/HOUR.
3. UNDERDRAIN SHALL HAVE CLEANOUTS CONSISTING OF RIGID, NON-PERFORATED PVC PIPE WITH A MINIMUM DIAMETER OF 4" AND A WATERTIGHT CAP.
4. NO FILTER FABRIC SHALL BE USED.

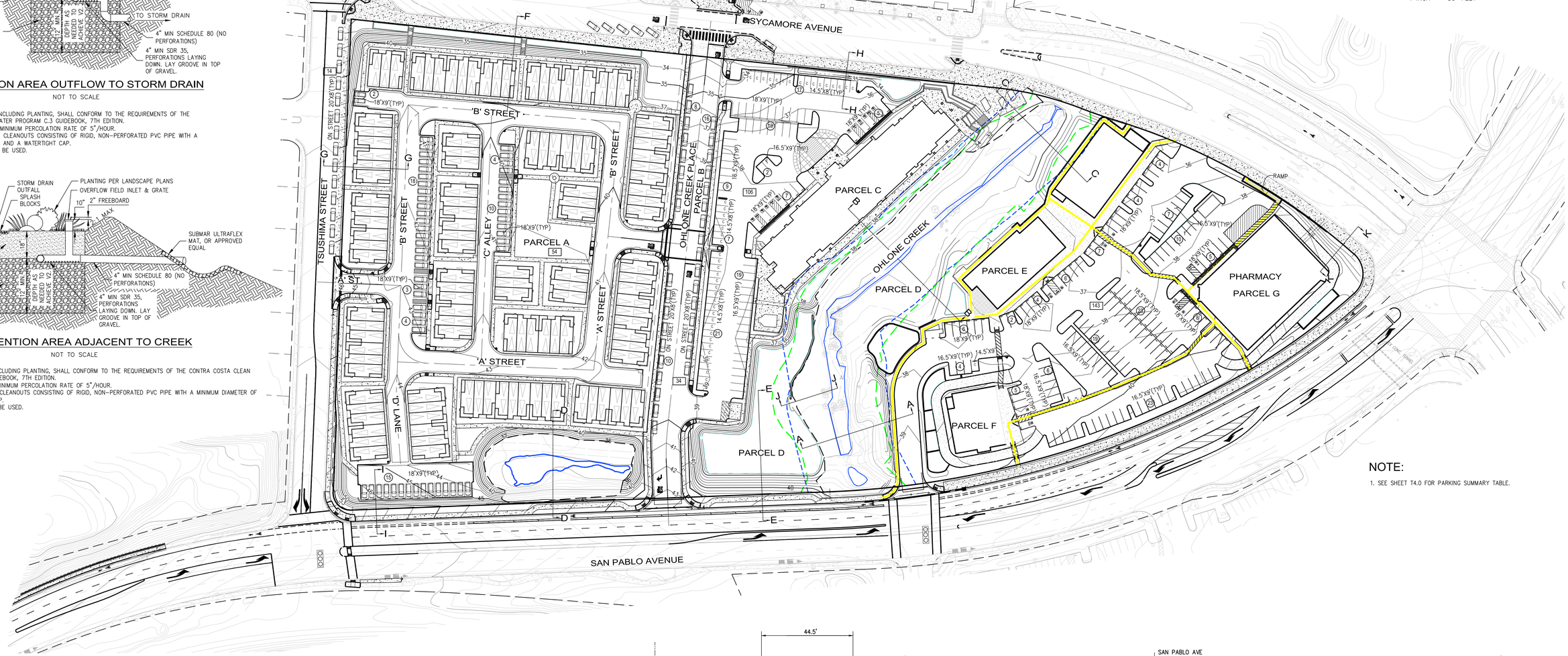


BIORETENTION AREA ADJACENT TO CREEK

NOT TO SCALE

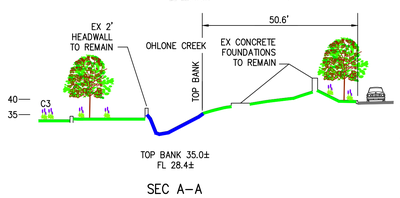
NOTES:

1. BIORETENTION FACILITY, INCLUDING PLANTING, SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 7TH EDITION.
2. SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5"/HOUR.
3. UNDERDRAIN SHALL HAVE CLEANOUTS CONSISTING OF RIGID, NON-PERFORATED PVC PIPE WITH A MINIMUM DIAMETER OF 4" AND A WATERTIGHT CAP.
4. NO FILTER FABRIC SHALL BE USED.

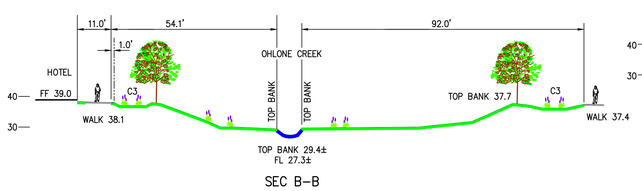


NOTE:

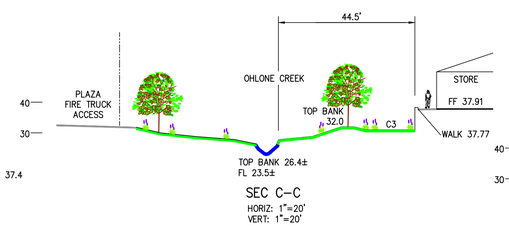
1. SEE SHEET T4.0 FOR PARKING SUMMARY TABLE.



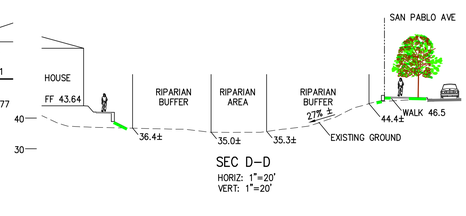
SEC A–A
HORIZ: 1"=20'
VERT: 1"=20'



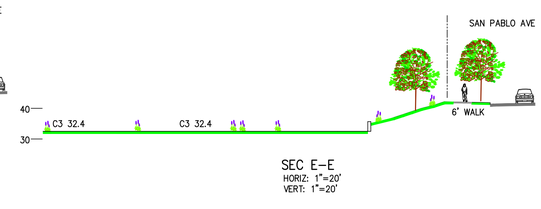
SEC B–B
HORIZ: 1"=20'
VERT: 1"=20'



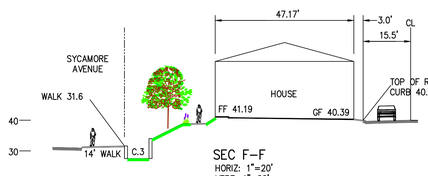
SEC C–C
HORIZ: 1"=20'
VERT: 1"=20'



SEC D–D
HORIZ: 1"=20'
VERT: 1"=20'



SEC E–E
HORIZ: 1"=20'
VERT: 1"=20'



SEC F–F
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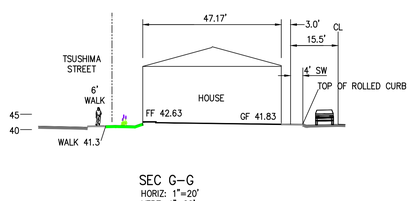
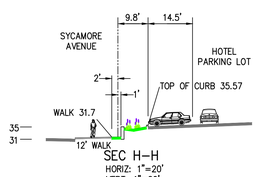
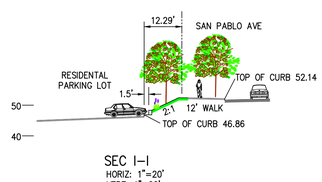
VERT: 1"=20'



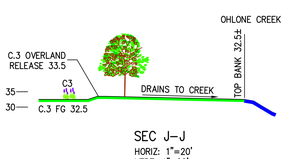
SEC G–G
HORIZ: 1"=20'
VERT: 1"=20'



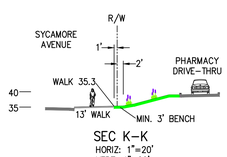
SEC H–H
HORIZ: 1"=20'
VERT: 1"=20'



SEC I–I
HORIZ: 1"=20'
VERT: 1"=20'



SEC J–J
HORIZ: 1"=20'
VERT: 1"=20'



SEC K–K
HORIZ: 1"=20'
VERT: 1"=20'

SYCAMORE CROSSING

HERCULES, CALIFORNIA

SITE SECTIONS/PARKING EXHIBIT

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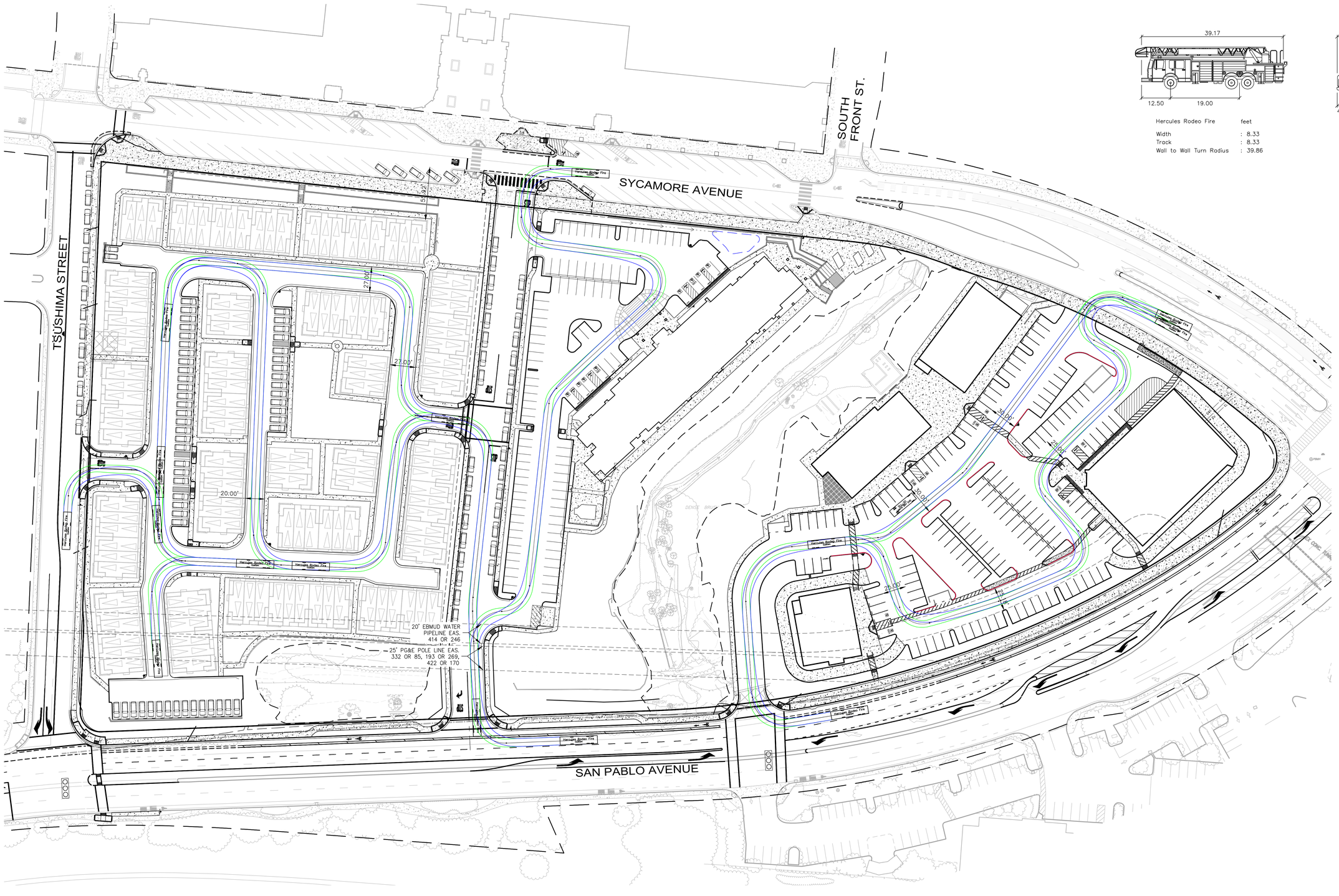
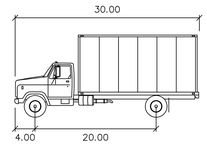
LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- RED CURB



Hercules Rodeo Fire	feet
Width	: 8.33
Track	: 8.33
Wall to Wall Turn Radius	: 39.86



SU-30	feet
Width	: 8.00
Track	: 8.00

40' 0' 20' 40' 80'

1 INCH = 40 FEET

SYCAMORE CROSSING

HERCULES, CALIFORNIA

FIRE TRUCK TURNING ANALYSIS

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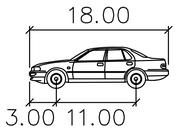
FRONT WHEEL PATH
VEHICLE ENVELOPE



Passenger Vehicle

		feet
Width	:	7.00
Track	:	6.00
Steering Angle	:	31.6

SYCAMORE CROSSING
HERCULES, CALIFORNIA

RESIDENTIAL AUTO TURNING ANALYSIS

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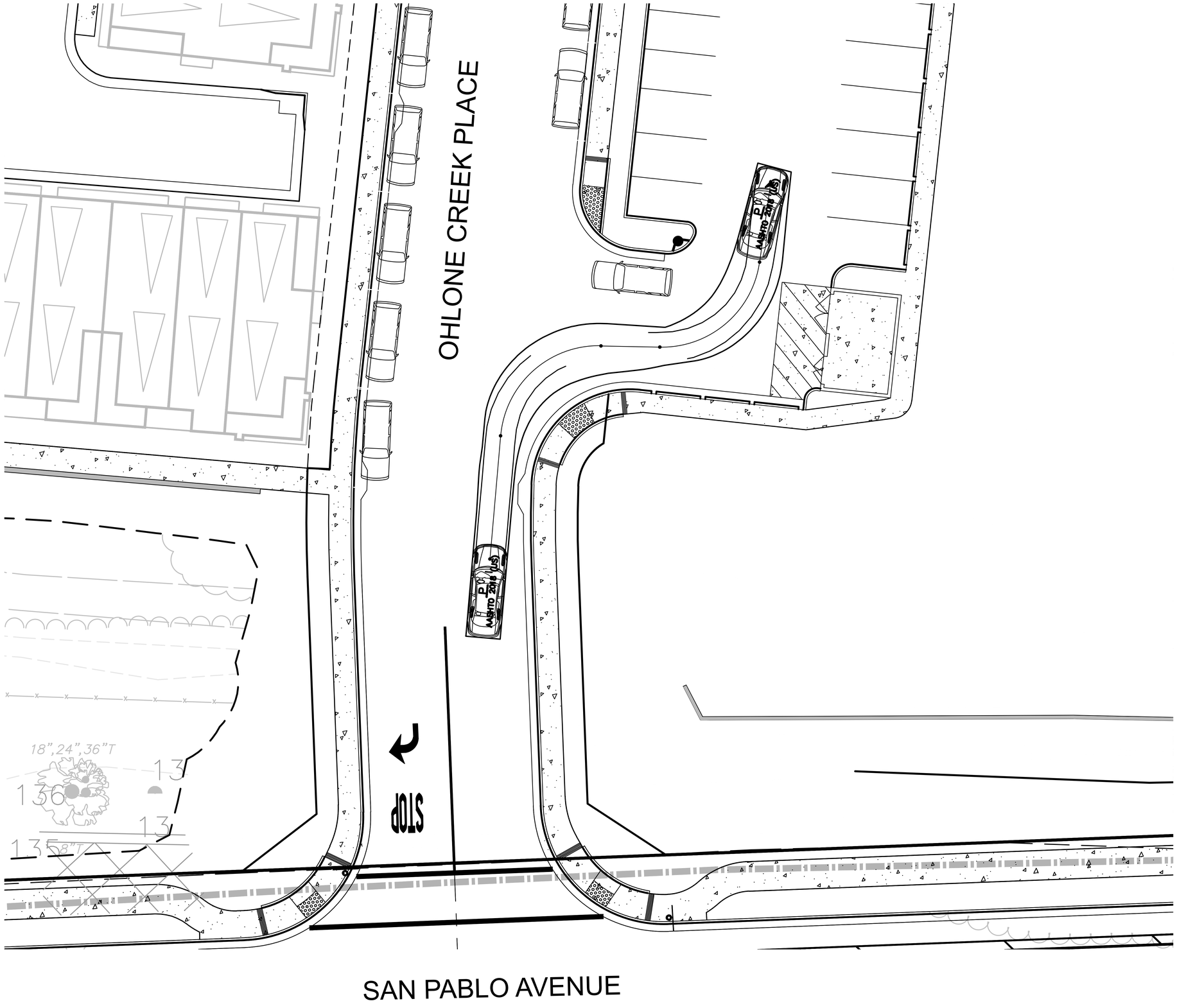
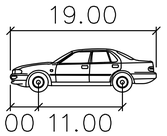


FRONT WHEEL PATH

VEHICLE ENVELOPE



AASHTO 2018 PASSENGER

	feet
Width	: 7.00
Track	: 6.00
Steering Angle	: 31.6

SYCAMORE CROSSING

HERCULES, CALIFORNIA

HOTEL DRIVEWAY AUTO TURNING ANALYSIS

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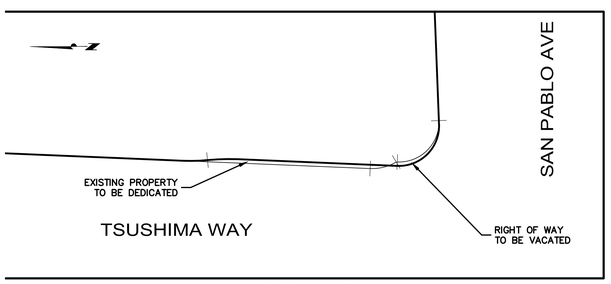

DETAIL A
1 INCH = 20 FEET

NOTES:

TOPOGRAPHY: TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED UPON AN AERIAL SURVEY BY AMERICAN AERIAL MAPPING INC. FLOWN OCTOBER, 2008 AND A SURVEY DK CONSULTING COMPLETED IN JUNE, 2017.

BENCHMARK: STANDARD STREET MONUMENT LOCATED AT THE INTERSECTION OF SYCAMORE AVENUE AND SOUTH FRONT STREET.
ELEVATION = 30.51'

BASIS OF BEARINGS: TAKEN AS "N 83°55'00"W" BETWEEN STREET MONUMENTS AS SHOWN ON THE MAP OF SUBDIVISION 8853 (472 M 1) IN SYCAMORE AVENUE. DISTANCES SHOWN ARE MEASURED GROUND DISTANCES. REFERENCE MAPS 1,2 & 3 DISTANCES ON THE MAPS ARE ON GRID. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.999931.

FLOOD INFORMATION: PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06013C0044F, WITH A DATE OF IDENTIFICATION OF MARCH 21, 2017, FOR COMMUNITY OF HERCULES, IN CONTRA COSTA COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. THE SITE ALSO INCLUDES A REQUEST FOR CONDITIONAL LETTER OF MAP REVISION.
COMMUNITY NUMBER 060434-HERCULES, CA. CASE NUMBER 09-091191C WHICH IS NOT SHOWN OF THE REFERENCED FLOOD INSURANCE RATE MAP NO. 06013C0044F
dk DATUM: NAVD 29 FEMA -2.68'=dk

EASEMENTS: ANY EASEMENT FOR WATER COURSE OVER THAT PORTION OF SAID LAND LYING WITHIN THE BANKS OF A BRANCH OF REFUGIO CREEK AND ANY CHANGES IN THE BOUNDARY LINES OF SAID LAND THAT HAVE OCCURRED OR MAY HEREAFTER OCCUR FROM NATURAL CAUSES

TITLE REPORT

FIRST AMERICAN TITLE COMPANY
ORDER NO. 0192-5387244
UPDATED: DECEMBER 28, 2018

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- ADJOINING LOT LINE
- EASEMENT
- BUILDING
- MAJOR CONTOUR
- MINOR CONTOUR
- TREE DRIP LINE
- SIDEWALK
- CURB LINE
- EDGE OF PAVEMENT
- CONCRETE GUTTER
- FLOW LINE V-DITCH
- WALL
- FENCE
- STORM DRAIN LINE, MANHOLE, CURB CATCH BASIN
- SANITARY SEWER, MANHOLE, CLEANOUT
- WATER LINE, METER, VALVE, BLOW-OFF VALVE,
- COMMUNICATIONS LINE, MANHOLE,CABLE TV,
- GAS LINE, VALVE, METER
- BOLLARD
- TREE, DIAMETER OF TRUNK AT BREST HEIGHT
- SIGN
- UNVERIFIED MANHOLE
- POLE
- × 233.98 > SPOT ELEVATION
- × 233.98TC TOP OF CURB ELEVATION
- ELECTROLIER
- IRON PIPE, AS NOTED
- STANDARD STREET MONUMENT
- FEMA ZONE AE REGULATORY FLOODWAY
- FEMA ZONE AE

SYCAMORE CROSSING
HERCULES, CALIFORNIA

BOUNDARY & TOPOGRAPHIC SURVEY

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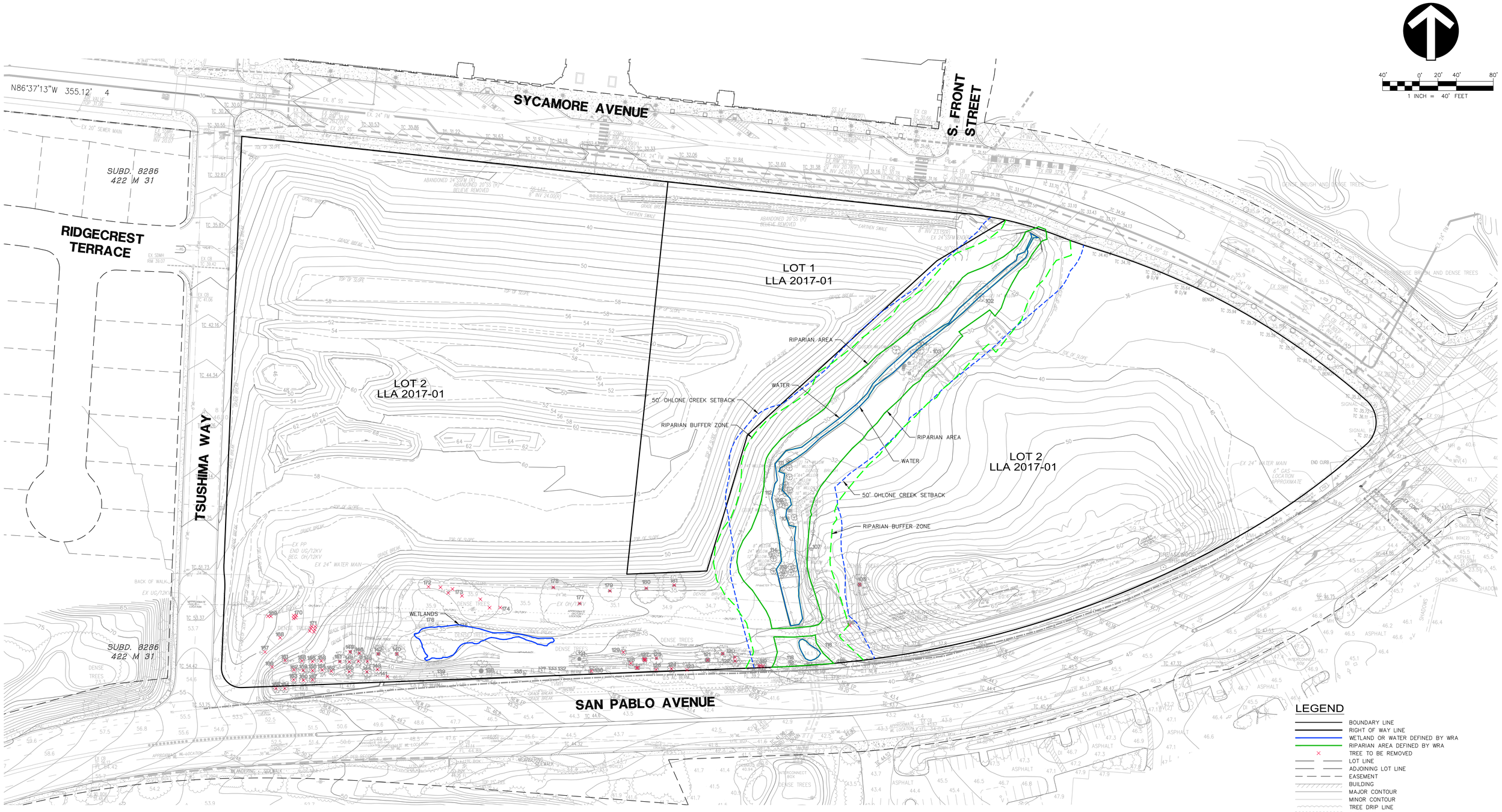

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- WETLAND OR WATER DEFINED BY WRA
- RIPARIAN AREA DEFINED BY WRA
- TREE TO BE REMOVED
- LOT LINE
- ADJOINING LOT LINE
- EASEMENT
- BUILDING
- MAJOR CONTOUR
- MINOR CONTOUR
- TREE DRIP LINE
- SIDEWALK
- CURB LINE
- EDGE OF PAVEMENT
- CONCRETE GUTTER
- FLOW LINE V-DITCH
- WALL
- FENCE
- STORM DRAIN LINE, MANHOLE, CURB CATCH BASIN
- SANITARY SEWER, MANHOLE, CLEANOUT
- WATER LINE, METER, VALVE, BLOW-OFF VALVE,
- COMMUNICATIONS LINE, MANHOLE,CABLE TV,
- GAS LINE, VALVE, METER
- BOLLARD
- TREE, DIAMETER OF TRUNK AT BREST HEIGHT
- SIGN
- UNVERIFIED MANHOLE
- POLE
- × 233.98 SPOT ELEVATION
- × 233.98TC TOP OF CURB ELEVATION

SYCAMORE CROSSING

HERCULES, CALIFORNIA

WETLAND DELINEATION & TREE REMOVAL PLAN

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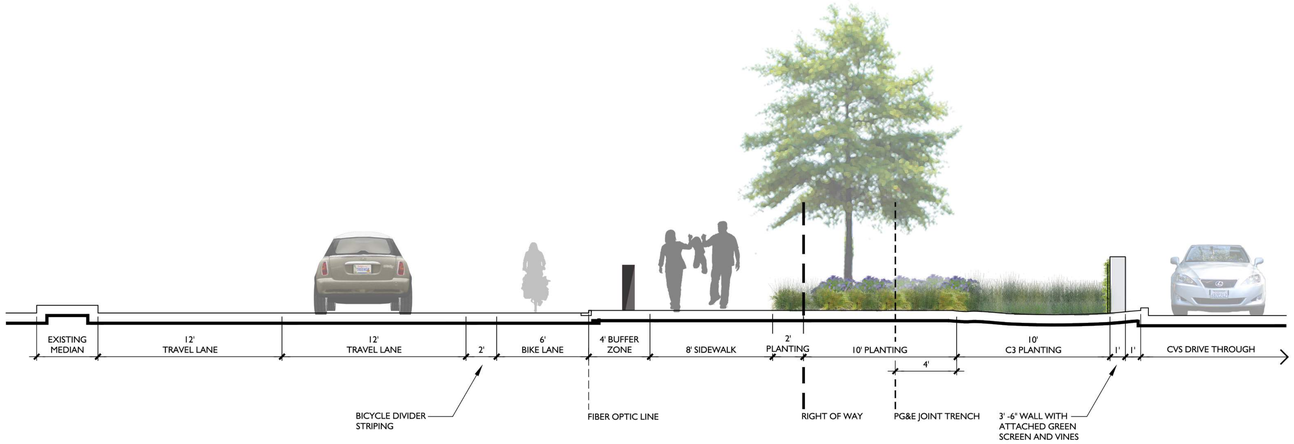
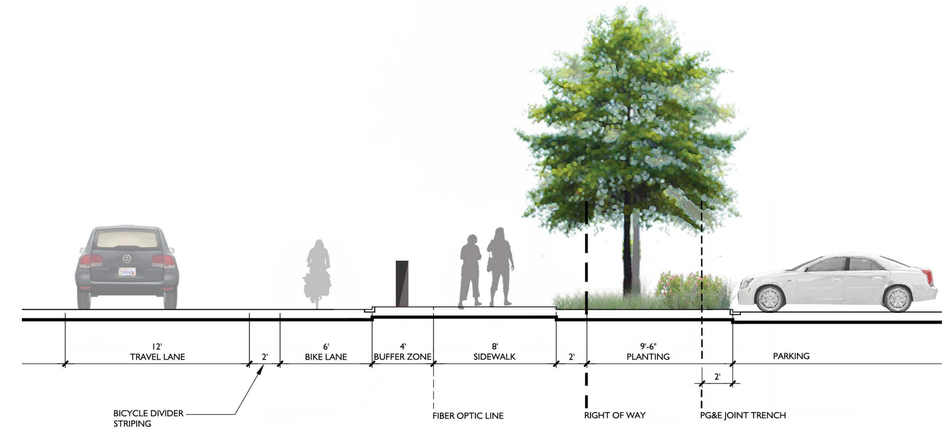
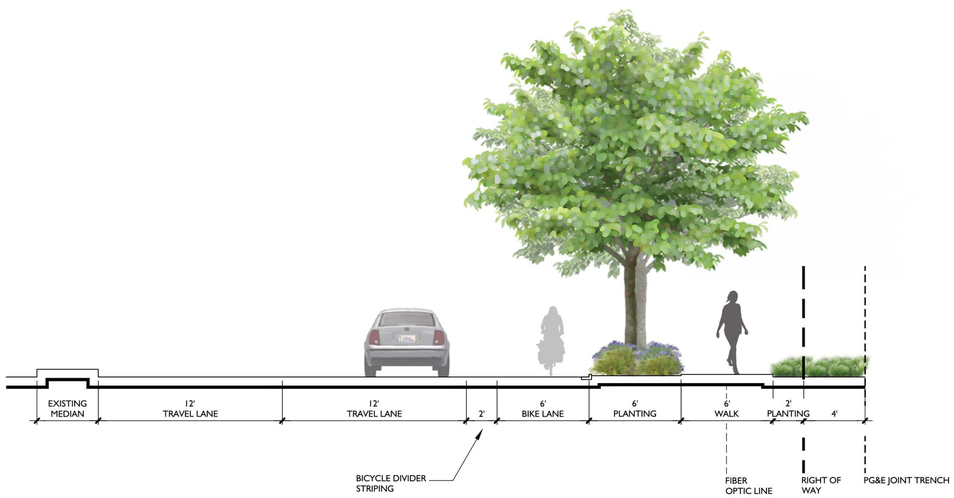


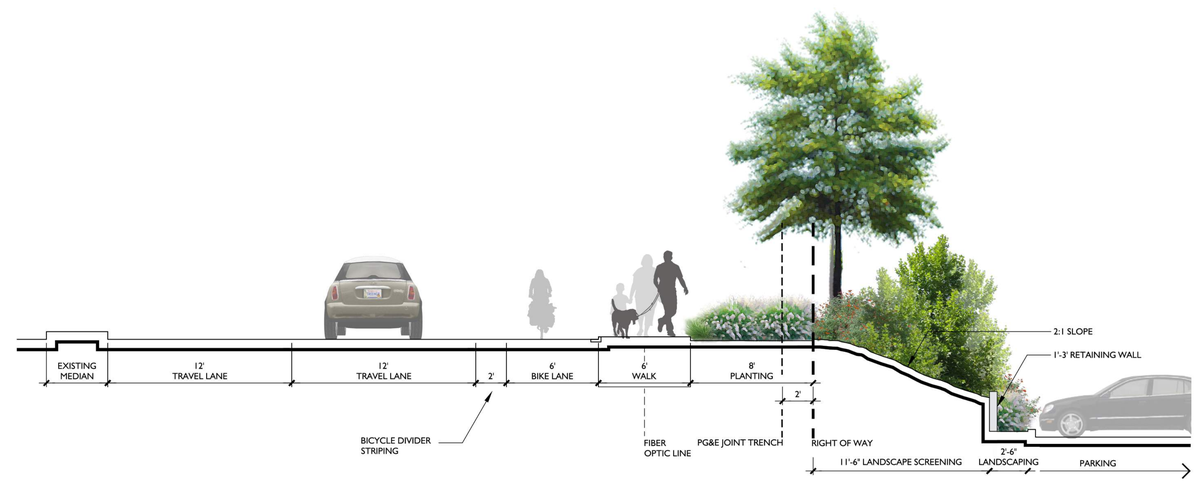
SAN PABLO AVENUE SECTION A



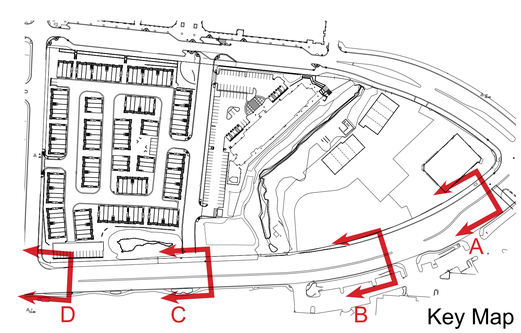
SAN PABLO AVENUE SECTION B



SAN PABLO AVENUE SECTION C



SAN PABLO AVENUE SECTION D



SYCAMORE CROSSING
HERCULES, CALIFORNIA

SAN PABLO AVENUE SECTIONS

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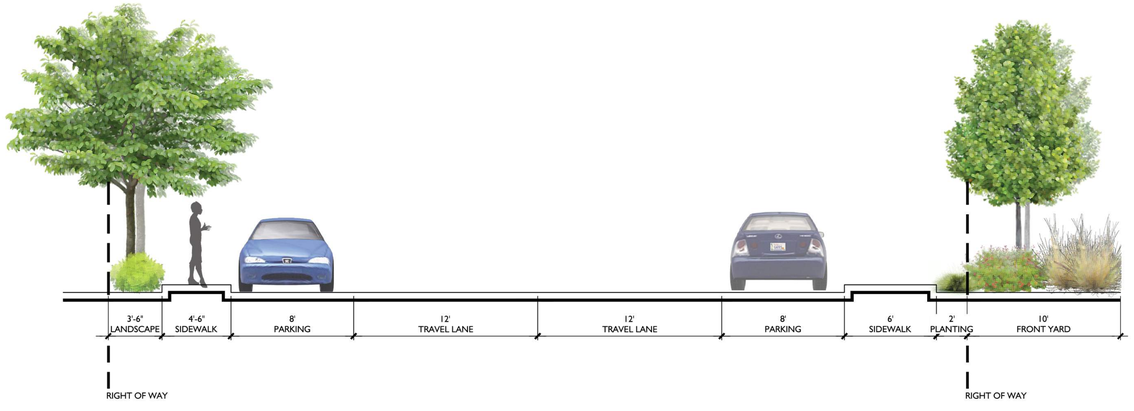
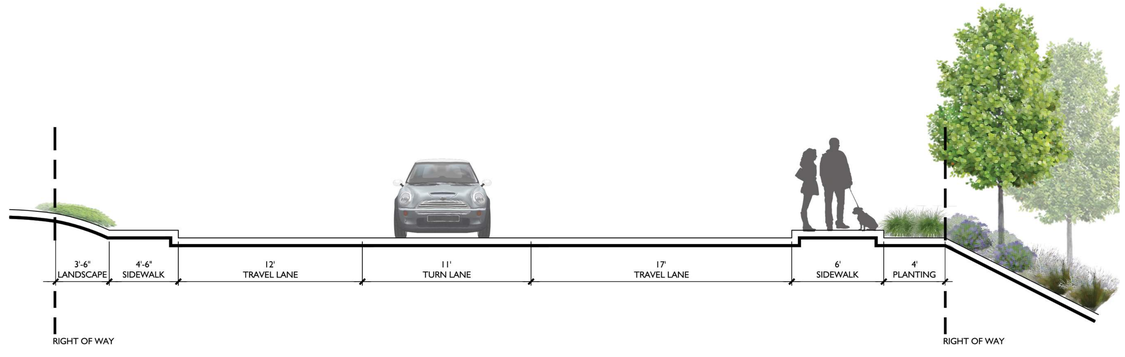
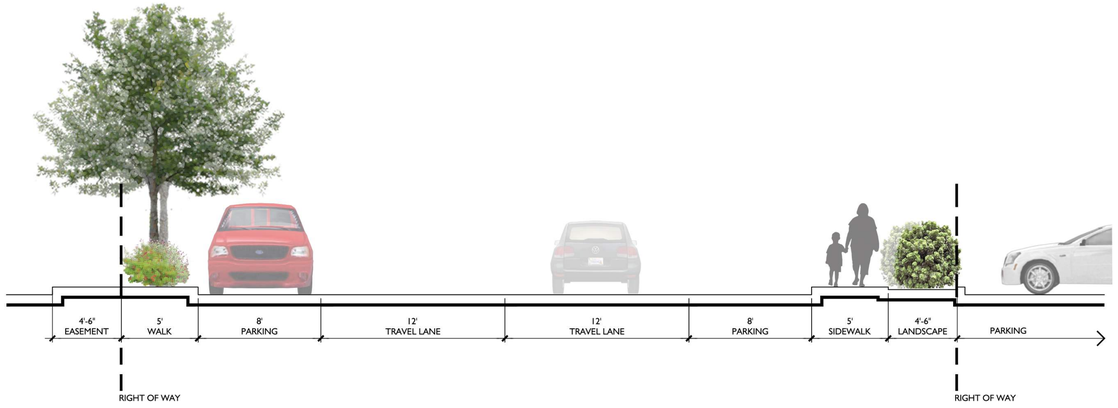


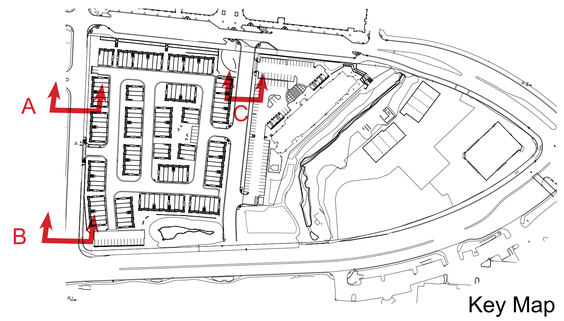
TSUSHIMA STREET SECTION A



TSUSHIMA STREET SECTION B



OHLONE CREEK PLACE SECTION C



Key Map

SYCAMORE CROSSING
HERCULES, CALIFORNIA

TSUSHIMA & OHLONE CREEK PLACE SECTIONS

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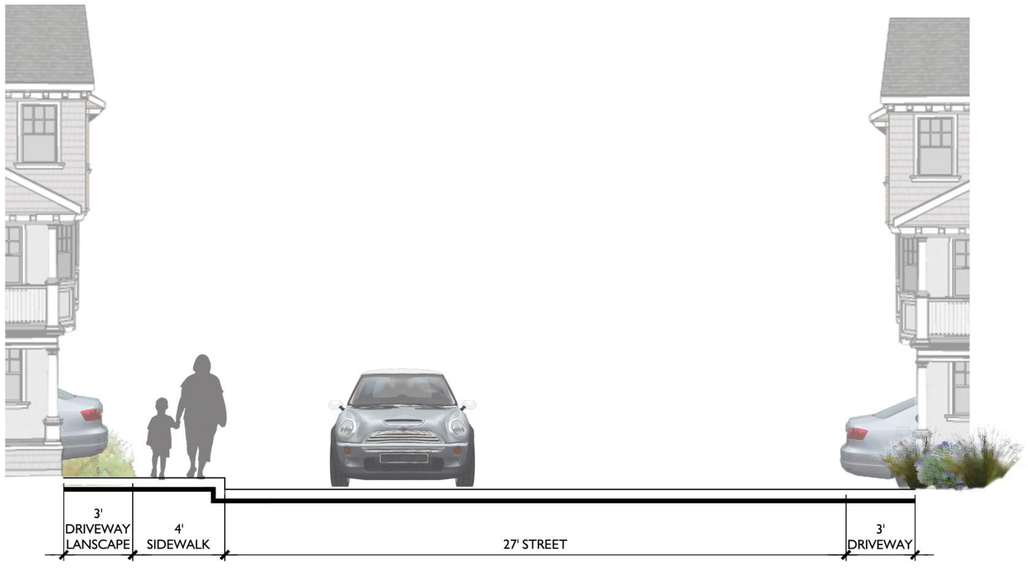
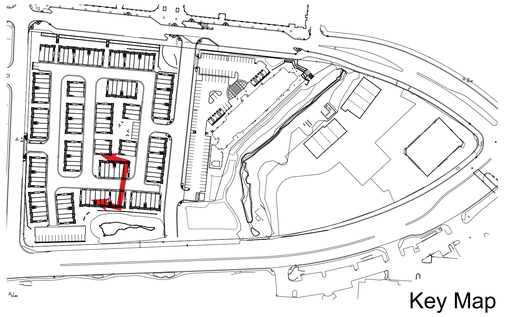


DRIVEWAY AT NINE UNIT BUILDING



Key Map

SYCAMORE CROSSING

HERCULES, CALIFORNIA

DRIVEWAY SECTION

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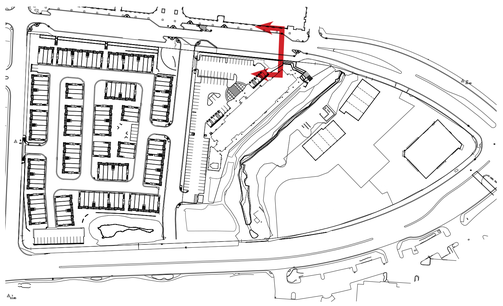

Key Map

SYCAMORE CROSSING

HERCULES, CALIFORNIA

SYCAMORE AVENUE SECTION

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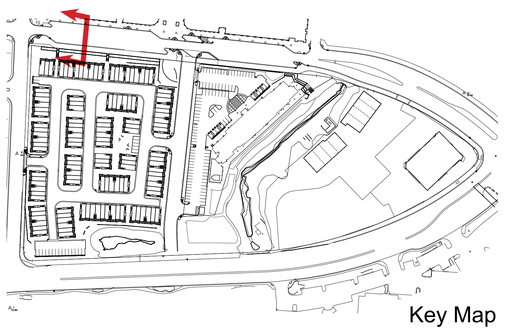

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HERCULES, CALIFORNIA

SYCAMORE AVENUE SECTION

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