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VESTING TENTATIVE MAP
HERCULES BAYFRONT, LLC
CITY OF HERCULES, CONTRA COSTA COUNTY, CALIFORNIA
SEPTEMBER 2011
SUBDIVISION #9290

INDEX OF SHEETS

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PR	13–16	PROPOSED FEATURES
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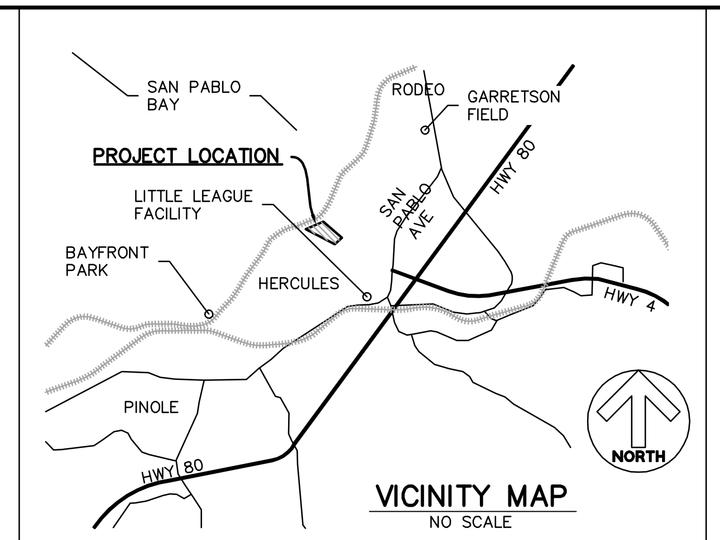
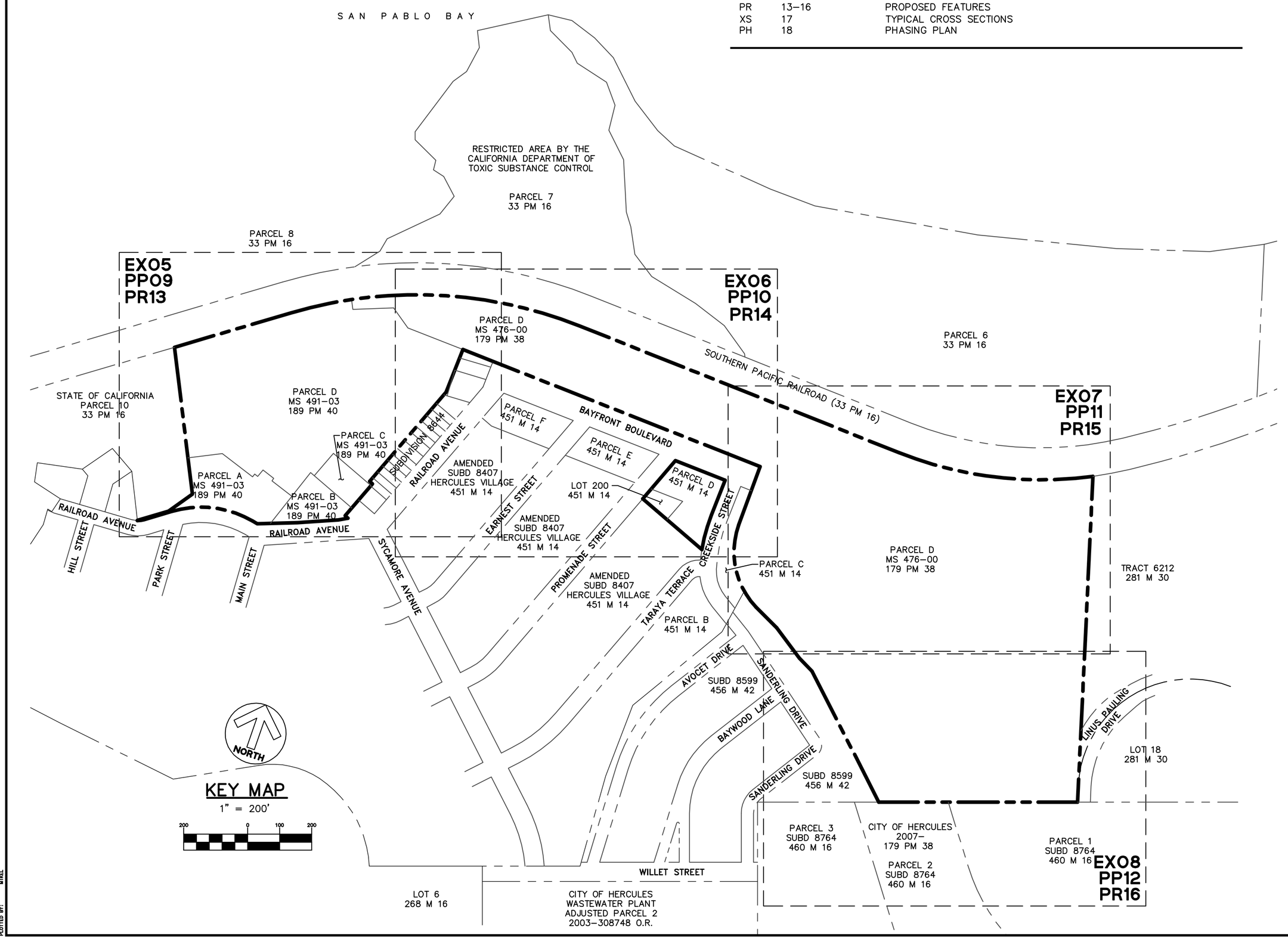
PH	18	PHASING PLAN



VICINITY MAP
NO SCALE



GENERAL

OWNERS:

HERCULES BAYFRONT, LLC
6701 CENTER DRIVE WEST, SUITE 710
LOS ANGELES, CA 90045
(310) 689-2300
CONTACT: ETHAN SISCHO

OSO TRABUCO, LLC
4800 LEGRAY ROAD
WHEELER RIDGE
ARVIN, CA 93203
(661) 858-2868
CONTACT: EDGAR PANKEY

SUBDIVIDER:

HERCULES BAYFRONT, LLC
6701 CENTER DRIVE WEST, SUITE 710
LOS ANGELES, CA 90045
(310) 689-2300
CONTACT: ETHAN SISCHO

CIVIL ENGINEER/SURVEYOR:

BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
(925) 940-2299
CONTACT: ROBERT STEVENS

APN INFO

404-020-65, 404-020-83, 404-020-84, 404-020-85, 404-020-86

BENCHMARK

CONTRA COSTA COUNTY BENCHMARK #1584 – A USC&GS BRASS DISK STAMPED 51936, ELEVATION = 9.104 FEET, NGVD 1929 MEAN SEA LEVEL DATUM.

BASIS OF BEARING

THE MONUMENT LINE OF BAYFRONT BLVD, AS SHOWN ON THE MAP OF TRACT 8407, HERCULES VILLAGE, RECORDED IN BOOK 437 OF MAPS, AT PAGE 33, CONTRA COSTA COUNTY RECORDS, TAKEN AS NORTH 71°00'00" EAST.

UTILITIES

WATER SERVICE: EAST BAY MUNICPAL UTILITY DISTRICT
SEWER SERVICE: CITY OF HERCULES
GAS & ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE SERVICE: AT&T
CABLE TV SERVICE: COMCAST

UTILITY SIZING, LOCATIONS, CONNECTION POINTS AND LOT DIMENSIONS ARE PRELIMINARY ONLY; SUBJECT TO FINAL ENGINEERING DESIGN.

NOTES

1. THE FOLLOWING ACCOMPANYING DOCUMENTS PERTAIN TO THIS PROJECT AND ARE ON FILE AT THE CITY OF HERCULES:
   - 1.1. "WATERFRONT NOW INITIATIVE", 2008
   - 1.2. DEVELOPMENT AGREEMENT ASSOCIATED WITH "WATERFRONT NOW INITIATIVE"
   - 1.3. OCTOBER 5, 2009 DEVELOPMENT APPLICATIONS
2. FINAL MAPS MAY BE PHASED IN THE SEQUENCE AS SHOWN ON SHEET PH 18. THE SUB DIVIDER, IN IT'S SOLE DISCRETION, RESERVES THE RIGHT TO ADJUST THE PHASING SEQUENCE AS NECESSARY.
3. BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED FEBRUARY 26, 2010, ORDER NUMBER 0192-3334314 UPDATED.
4. POST CONSTRUCTION FLOODWATERS SHALL BE CONTAINED WITHIN THE REFUGIO CREEK CHANNEL.
5. THE PROPERTY IS IN AN UNDEVELOPED STATE, EXCEPT FOR TWO VACANT STRUCTURES: THE FORMER HERCULES POWDER COMPANY ADMINISTRATION BUILDING AND THE FORMER HERCULES POWDER COMPANY CLUBHOUSE. (PARCELS "A" AND "C")
6. NO KNOWN OR DOCUMENTED AREAS OF SLOPE INSTABILITY WERE FOUND WITHIN THE PROJECT AREA AS NOTED BY ENGEO INC. IN THE – SUMMARY OF PUBLISHED GEOTECHNICAL RECOMMENDATION REPORTS – PROJECT NO. 4637.220.001 DATED OCTOBER 25, 2010.
7. THIS TENTATIVE PARCEL MAP RESERVES THE RIGHT TO ADD CONDOMINIUM UNITS TO ANY OR ALL OF THE PARCELS CREATED. THE TOTAL NUMBER OF UNITS PER PARCEL WOULD BE CONSISTENT WITH THE HERCULES "WATERFRONT NOW INITIATIVE".
8. AN ASSOCIATION OF PROPERTY OWNERS WILL BE FORMED TO MANAGE AND FUND THE MAINTENANCE OF PRIVATE STREETS AND COMMON AREAS WITHIN THE SUBDIVISION IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF REAL ESTATE'S REQUIREMENTS. EACH OWNER WILL PAY THEIR PRO RATA SHARE OF THE COSTS REQUIRED TO MAINTAIN SURFACE IMPROVEMENTS, UTILITY SYSTEMS, AND LANDSCAPING.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP AND FINAL DEVELOPMENT PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

ROBERT STEVENS, PE
VICE PRESIDENT
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ROBERT S. STEVENS No. C 058660 Exp. 12/31/2010 CIVIL STATE OF CALIFORNIA

10/31/2011

DATE

1646 N. CALIFORNIA
SUITE 400
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925-940-2200
925-940-2299 (FAX)

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
TITLE SHEET
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions

Date: SEPTEMBER 2011
Scale:
Design:
Drawn:
Approved:
Job No: 20095054

Drawing Number:
TS01
1 OF 18

K:\Acad\20095011\CIVIL\TM\MPTM_TS.dwg
Oct 31, 2011 - 9:51am
DRAWING NAME:
PLOTTED BY:

HERCULES WATERFRONT
VESTING TENTATIVE MAP
SUBJECT PROPERTY
CITY OF HERCULES
CONTRA COSTA COUNTY
CALIFORNIA

ALL PARCELS OWNED BY HERCULES BAYFRONT, LLC UNLESS OTHERWISE NOTED.
#PARCEL A, MS 491-03, 189 PM 40, OWNED BY OSO TRABUCO, LLC

CITY OF HERCULES WASTEWATER PLANT ADJUSTED PARCEL 2 2003-308748 O.R.
LOT 6 268 M 16
WILLET STREET
PARCEL 3 SUBD 8764 460 M 16
CITY OF HERCULES 2007-179 PM 38
PARCEL 2 SUBD 8764 460 M 16
PARCEL 1 SUBD 8764 460 M 16
50' BIO-RAD SSE 11338 O.R. 90
50' BIO-RAD AE 11338 O.R. 98
SUBD 8599 456 M 42
SANDERLING DRIVE
BAYWOOD LANE
AVOCET DRIVE
LOT 18 281 M 30
LINUS PAULING DRIVE
BIO-RAD AE 11338 O.R. 74
BIO-RAD GRADING EASEMENT 11338 O.R. 82
TRACT 6212 281 M 30
PARCEL B 451 M 14
TARAVA TERRACE
PARCEL C 451 M 14
PARCEL D MS 476-00 179 PM 38
AMENDED HERCULES VILLAGE SUBD 8407 451 M 14
PROMENADE STREET
EARNEST STREET
CREEKSIDE STREET
20' AE, SDE & PUE 451 M 14
10' SDE 451 M 14
LOT 200 451 M 14
PARCEL D 451 M 14
PARCEL E 451 M 14
PARCEL F 451 M 14
RAILROAD AVENUE
SUBDIVISION 8644
SYCAMORE AVENUE
MAIN STREET
PARK STREET
HILL STREET
RAILROAD AVENUE
PARCEL B MS 491-03 189 PM 40
PARCEL A MS 491-03 189 PM 40
PARCEL C MS 491-03 189 PM 40
PARCEL D MS 491-03 189 PM 40
36' EBMUD M.E. 2002-224956 O.R.
STATE OF CALIFORNIA PARCEL 10 33 PM 16
10' PG&E PIPE LINE EASEMENT 7998 O.R. 958
10' PG&E PIPE LINE EASEMENT 8684 O.R. 134
PARCEL D MS 476-00 179 PM 38
SOUTHERN PACIFIC RAILROAD (33 PM 16)
BAYFRONT BOULEVARD
20' PG&E PIPE LINE EASEMENT 8684 O.R. 134
10' PG&E PIPE LINE EASEMENT 7998 O.R. 958
STATE OF CALIFORNIA NAVIGATION & FISHERIES EASEMENT 7206 O.R. 6
7206 O.R. 107
EASEMENT 2002-264203 O.R.
SS PUMP STATION
PARCEL 6 33 PM 16
PARCEL 7 33 PM 16
PARCEL 8 33 PM 16
RESTRICTED AREA BY THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCE CONTROL
SAN PABLO BAY

GRAPHIC SCALE 150 0 150 300
NORTH

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No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=150
Design:
Drawn:
Approved:
Job No: 20095004

Drawing Number: SP02
Sheet 2 of 18

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TENTATIVE MAP PARCEL INFO

PARCEL #	NAME	(SF)±	(AC)±
1	RAILROAD	60767	1.40
2	HILLSIDE	8227	0.19
3	BLOCK A	68582	1.57
4	BLOCK C1	10107	0.23
5	SPANISH STEPS	5154	0.12
6	BLOCK C2	19480	0.45
7	SHOREHAVEN DRIVE AND PARK STREET	81170	1.86
8	HISTORIC SQUARE	4806	0.11
9	BLOCK B	106951	2.46
10	TAMALPAIS TRAIL	36658	0.84
11	BOWL PARK	12196	0.28
12	BLOCK C3	49376	1.13
13	CREEKSIDE TRAIL 2 OF 2	10361	0.24
14	BLOCK D1	6632	0.15
15	BLOCK D2	55969	1.28
16	POWDER WORKS PLAZA	16195	0.37
17	BLOCK E	36336	0.83
18	BLOCK G	43723	1.00
19	BLOCK L	46373	1.06
20	EMERGENCY VEHICLE ACCESS	5784	0.13
21	BLOCK M	73711	1.69
22	BAYTRAIL 1 OF 2	42682	0.98
23	BLOCK K	65479	1.50
24	BAYTRAIL 2 OF 2	10930	0.25
25	BLOCK N	96044	2.20
26	JOHN MUIR PARKWAY	55388	1.27
27	BLOCK O	55659	1.28
28	BLOCK P	70369	1.62
29	BLOCK Q	44432	1.02
30	BLOCK R	52742	1.21
31	REFUGIO CREEK	172662	3.96
32	PUBLIC ROADWAY	6349	0.15
33	HERCULES PLAZA	21080	0.48
34	BAYFRONT BLVD	32614	0.75
35	NORTH CHANNEL	45276	1.04
36	BLOCK J	37200	0.85
37	SHORELINE LOOP 1 OF 2	52914	1.21
38	EDGEWATER PARK	18884	0.43
39	YOSEMITE DRIVE AND STREET A	75139	1.72
40	HISTORIC GROUNDS	2060	0.05
41	SHORELINE LOOP 2 OF 2	14413	0.33

NOTE
1. PROPOSED USES INCLUDE A MIXTURE OF RESIDENTIAL, OFFICE, RETAIL AND FLEX USES.
2. PROPOSED USES AND PROPOSED DEVELOPED SQUARE FOOTAGE, UNIT COUNTS, AND DENSITIES ARE DESCRIBED IN THE FOLLOWING DOCUMENTS:
   - 2.1. "WATERFRONT NOW INITIATIVE", 2008
   - 2.2. DEVELOPMENT AGREEMENT ASSOCIATED WITH "WATERFRONT NOW INITIATIVE"
   - 2.3. OCTOBER 5, 2009 DEVELOPMENT APPLICATIONS

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
PROPOSED SUBDIVISION

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=150'
Design:
Drawn:
Approved:
Job No: 20095034

Drawing Number:
PS03
3 OF 18

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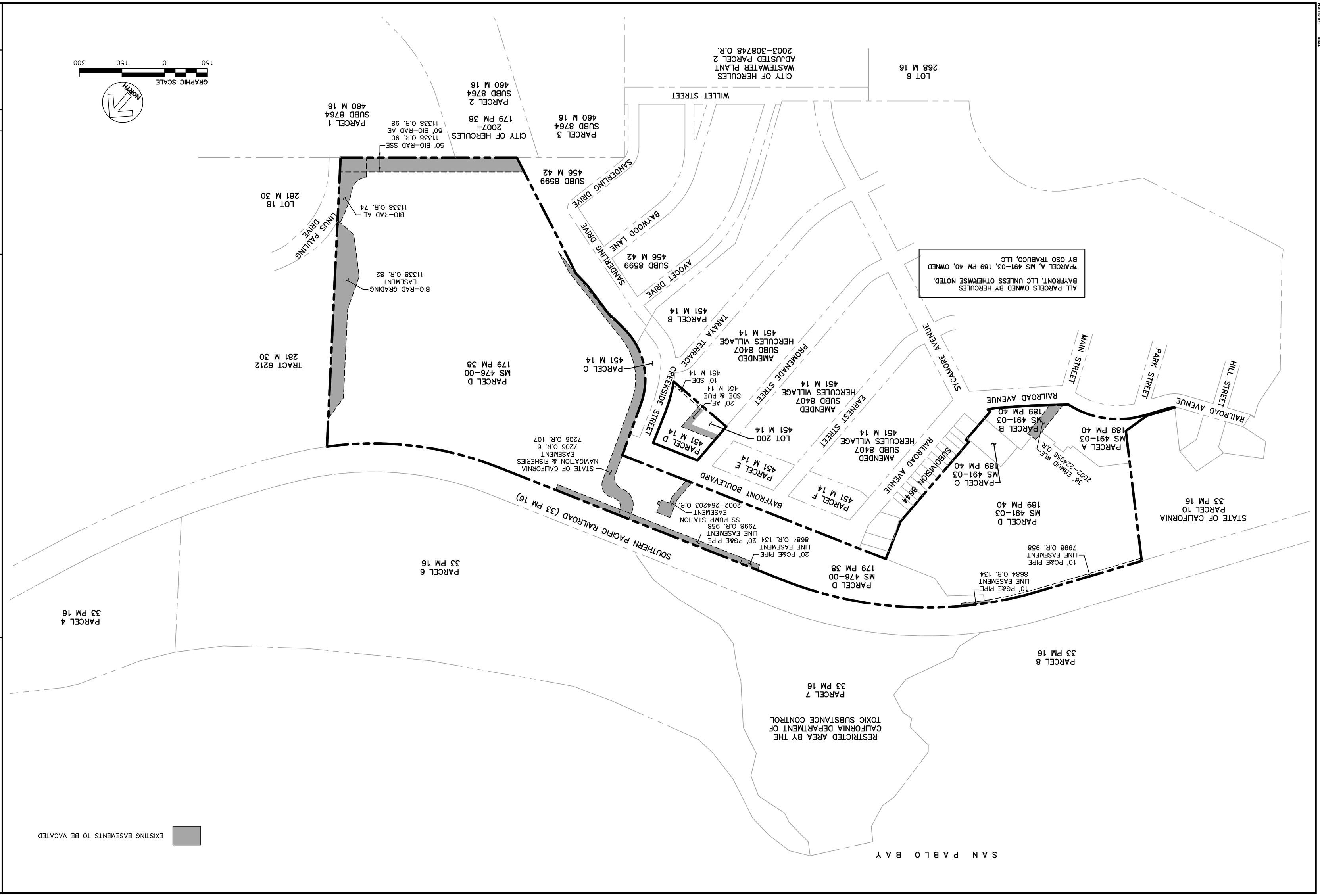
PLOTTED BY: Mike
PLOTTED ON: 9/9/2011

HERCULES WATERFRONT
VESTING TENTATIVE MAP
EXISTING EASEMENTS

CITY OF HERCULES
CONTRA COSTA COUNTY
CALIFORNIA



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No.	Revisions	Date: SEPTEMBER 2011
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		Drawn:
		Approved:
		Job No: 20095504

Drawing Number:
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4 OF 18

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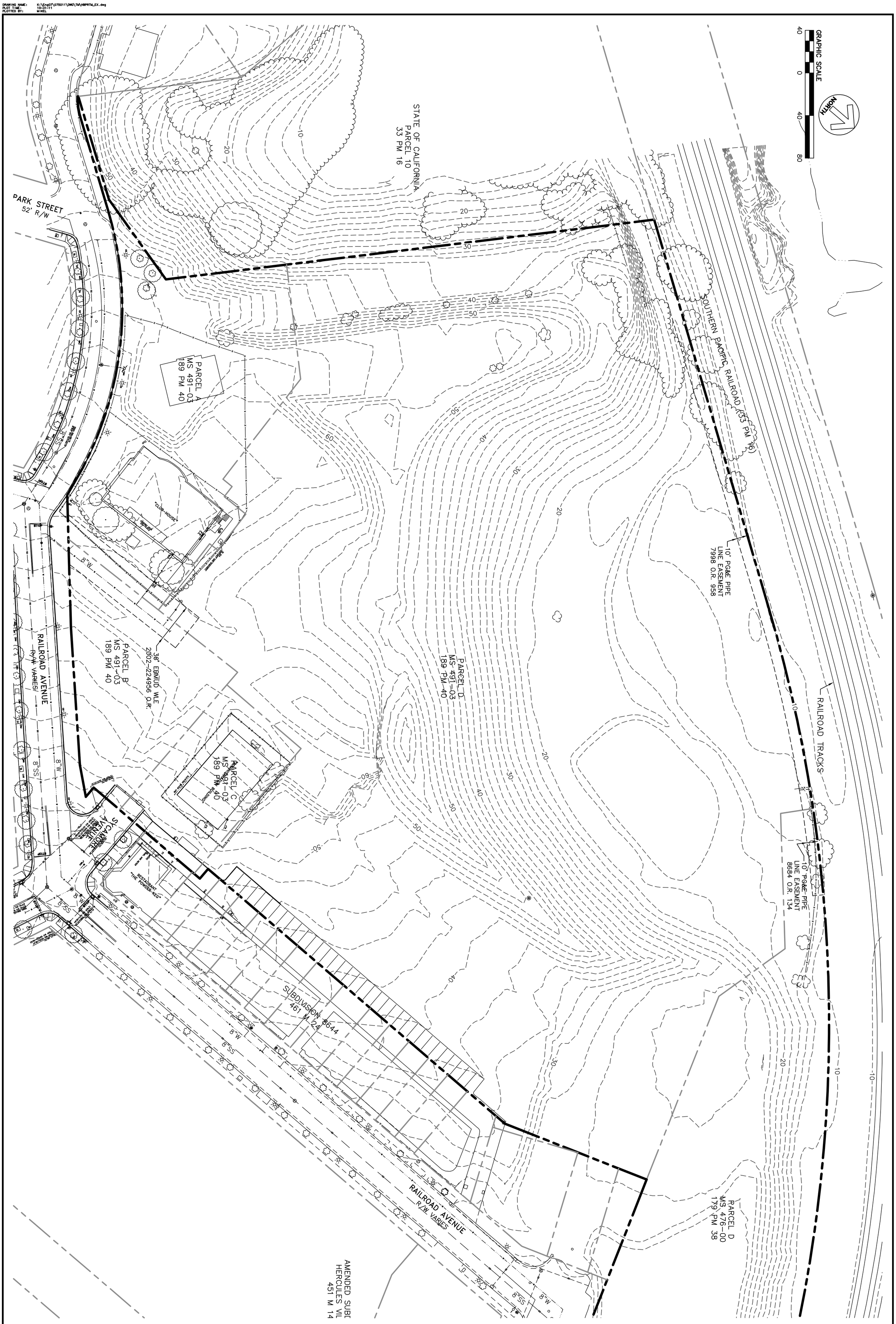
PLOTTED BY: MIKEL



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	Drawn:		
	Approved:		
	Job No: 20095054		

HERCULES WATERFRONT
VESTING TENTATIVE MAP
EXISTING FEATURES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

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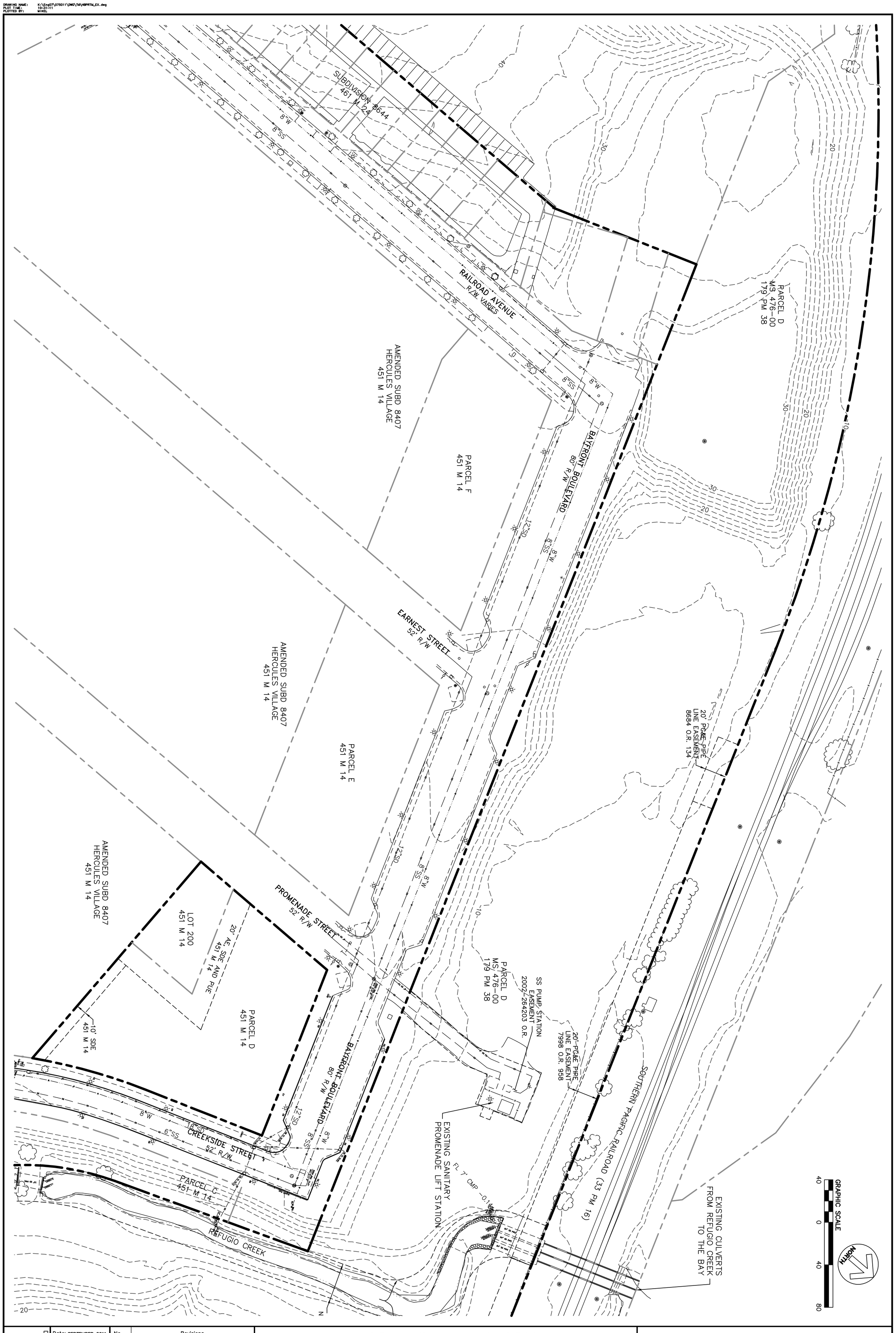
PLOTTED BY: MIKEL



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	Design:		
	Drawn:		
	Approved:		
	Job No: 20095054		

HERCULES WATERFRONT
VESTING TENTATIVE MAP
EXISITNG FEATURES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

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PLOT TIME: 10-31-11
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TATION

REFUGIO CREEK

STATE OF CALIFORNIA NAVIGATION & FISHERIES EASEMENT 7206 O.R. 6 7206 O.R. 107

20' PG&E PIPE LINE EASEMENT 7998 O.R. 958

SANDERLING DRIVE ~38' R/W

3D 8599 6 M 42

SLBD 8599 456 M 42

PARCEL D MS 476-00 179 PM 38

SOUTHERN PACIFIC RAILROAD (33 PM 16)

RAILROAD TRACKS

BIO-RAD GRADING EASEMENT 11338 O.R. 82

30" SD

TRACT 6212 281 M 50

GRAPHIC SCALE 40 0 40 80

NORTH

Drawing Number: EX07 7 OF 18	Date: SEPTEMBER 2011	No.	Revisions
	Scale: 1"=40'		
	Design:		
	Drawn:		
	Approved:		
	Job No: 20095054		

HERCULES WATERFRONT
VESTING TENTATIVE MAP
EXISTING FEATURES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

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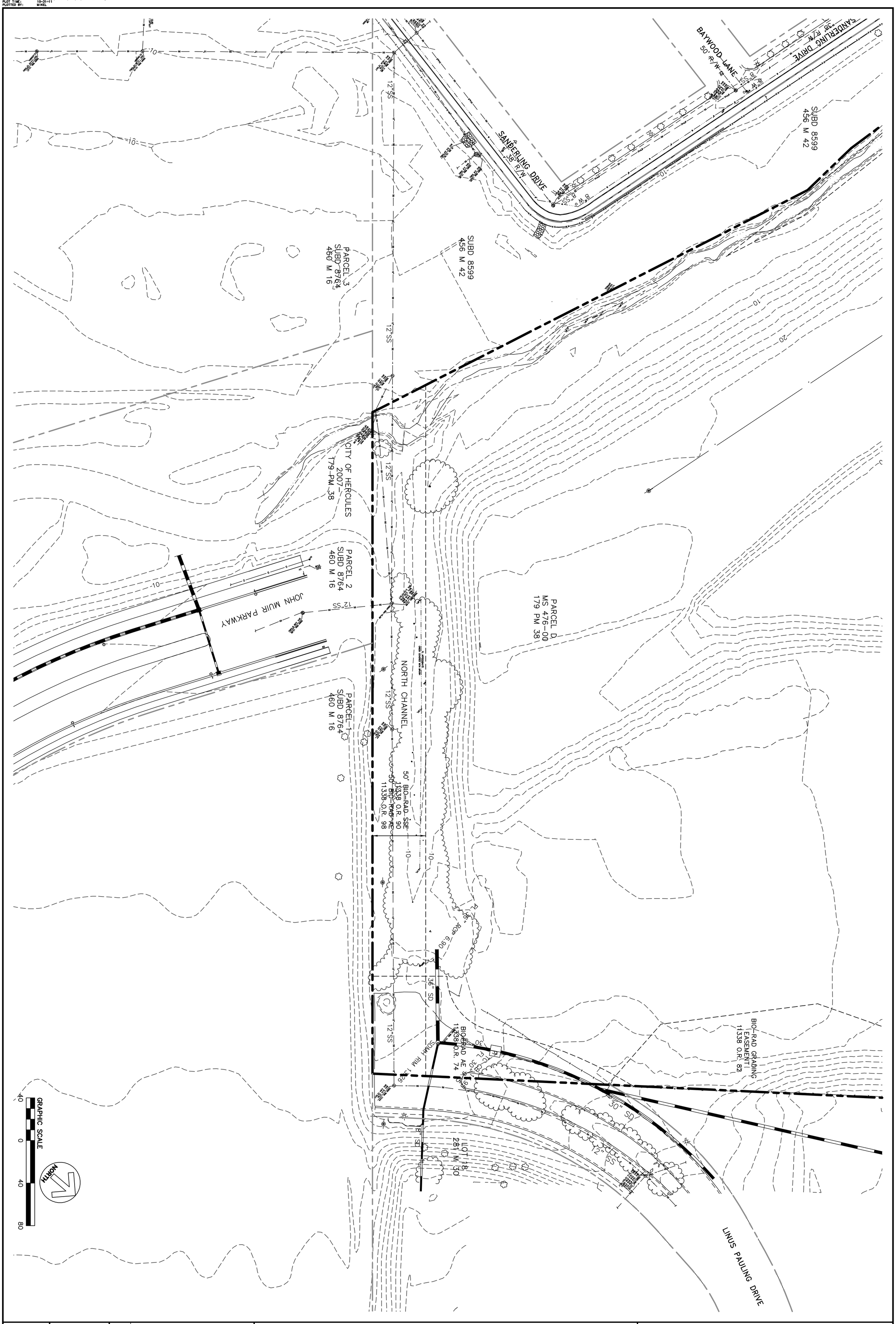

Date: SEPTEMBER 2011	No.	Revisions
Scale: 1"=40'		
Design:		
Drawn:		
Approved:		
Job No: 20095054		

Drawing Number: EX08
8 OF 18

HERCULES WATERFRONT
VESTING TENTATIVE MAP
EXISTING FEATURES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
PROPOSED PARCELS

CITY OF HERCULES — CONTRA COSTA COUNTY — CALIFORNIA

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		Scale: 1"=40'
		Design:
		Drawn:
		Approved:
		Job No: 20095504

Drawing Number:

PP09

9 OF 18

TENTATIVE MAP PARCEL INFO

PARCEL #	NAME	(SF)±	(AC)±
2	HILLSIDE	8227	0.19
3	BLOCK A	68582	1.57
4	BLOCK C1	10107	0.23
5	SPANISH STEPS	5154	0.12
6	BLOCK C2	19480	0.45
7	SHOREHAVEN DRIVE AND PARK STREET	81170	1.86
8	HISTORIC SQUARE	4806	0.11
9	BLOCK B	106951	2.46
10	TAMALPAIS TRAIL	36658	0.84
11	BOWL PARK	12196	0.28
12	BLOCK C3	49376	1.13
14	BLOCK D1	6632	0.15
15	BLOCK D2	55969	1.28
22	BAYTRAIL 1 OF 2	42682	0.98
40	HISTORIC GROUNDS	2060	0.05

NOTE

1. PROPOSED USES INCLUDE A MIXTURE OF RESIDENTIAL, OFFICE, RETAIL AND FLEX USES.
2. PROPOSED USES AND PROPOSED DEVELOPED SQUARE FOOTAGE, UNIT COUNTS, AND DENSITIES ARE DESCRIBED IN THE FOLLOWING DOCUMENTS:
   2.1. "WATERFRONT NOW INITIATIVE", 2008
   2.2. DEVELOPMENT AGREEMENT ASSOCIATED WITH "WATERFRONT NOW INITIATIVE"
   2.3. OCTOBER 5, 2009 DEVELOPMENT APPLICATIONS

(A) ENCROACHMENTS
BAYFRONT BOULEVARD (14' MAX.)
CIVIC SPACE / SECONDARY STREET (14' MAX.)
ENCROACHMENTS ARE NOT ALLOWED BEYOND A STREET CURB

(1) FRONTAGE TYPE MAY INCLUDE...
GALLERY (10' MIN. CLEAR.)
LOADING DOCK (UP TO FACE OF CURB)
SHOPFRONT AWNING (4' MIN. / 10' MAX.)

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
PROPOSED PARCELS

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

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SUITE 400
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No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=40'
Design:
Drawn:
Approved:
Job No: 20095504

Drawing Number:

PP10

10 OF 18

TENTATIVE MAP PARCEL INFO

PARCEL #	NAME	(SF)±	(AC)±
1	RAILROAD	607671	1.40
12	BLOCK C3	49376	1.13
14	BLOCK D1	6632	0.15
15	BLOCK D2	55969	1.28
16	POWDER WORKS PLAZA	16195	0.37
17	BLOCK E	36336	0.83
18	BLOCK G	43723	1.00
20	EMERGENCY VEHICLE ACCESS	5784	0.13
32	PUBLIC ROADWAY	6349	0.15
33	HERCULES PLAZA	21080	0.48
36	BLOCK J	37200	0.85
41	SHORELINE LOOP 2 OF 2	14413	0.33

NOTE

1. PROPOSED USES INCLUDE A MIXTURE OF RESIDENTIAL, OFFICE, RETAIL AND FLEX USES.
2. PROPOSED USES AND PROPOSED DEVELOPED SQUARE FOOTAGE, UNIT COUNTS, AND DENSITIES ARE DESCRIBED IN THE FOLLOWING DOCUMENTS:
   - 2.1. "WATERFRONT NOW INITIATIVE", 2008
   - 2.2. DEVELOPMENT AGREEMENT ASSOCIATED WITH "WATERFRONT NOW INITIATIVE"
   - 2.3. OCTOBER 5, 2009 DEVELOPMENT APPLICATIONS

GRAPHIC SCALE
40 0 40 80

NORTH

(A) ENCROACHMENTS
BAYFRONT BOULEVARD (14', MAX.)
CIVIC SPACE / SECONDARY STREET (14', MAX.)
ENCROACHMENTS ARE NOT ALLOWED BEYOND A STREET CURB

(1) FRONTAGE TYPE MAY INCLUDE...
GALLERY (10', MIN. CLEAR.)
LOADING DOCK (UP TO FACE OF CURB)
SHOPFRONT AWNING (4', MIN. / 10', MAX.)

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Ⓑ ENCROACHMENTS
PRIMARY STREET (14' MAX.)
CIVIC SPACE / SECONDARY STREET (14' MAX.)
ENCROACHMENTS ARE NOT ALLOWED BEYOND A STREET CURB

② FRONTAGE TYPE MAY INCLUDE...
GALLERY/ARCADE (10' MIN. CLEAR.)
LOADING DOCK (UP TO FACE OF CURB)
SHOPFRONT AWNING (4' MIN. / 10' MAX.)

GRAPHIC SCALE
40 0 40 80

TENTATIVE MAP PARCEL INFO			
PARCEL #	NAME	(SF)±	(AC)±
19	BLOCK L	46373	1.06
21	BLOCK M	73711	1.69
23	BLOCK K	65479	1.50
24	BAYTRAIL 2 OF 2	10930	0.25
25	BLOCK N	96044	2.20
27	BLOCK O	55659	1.28
28	BLOCK P	70369	1.62
31	REFUGIO CREEK	172662	3.96
33	HERCULES PLAZA	21080	0.48
34	BAYFRONT BLVD	32614	0.75
37	SHORELINE LOOP 1 OF 2	52914	1.21
38	EDGEWATER PARK	18884	0.43
41	SHORELINE LOOP 2 OF 2	14413	0.33

NOTE
1. PROPOSED USES INCLUDE A MIXTURE OF RESIDENTIAL, OFFICE, RETAIL AND FLEX USES.
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   2.2. DEVELOPMENT AGREEMENT ASSOCIATED WITH "WATERFRONT NOW INITIATIVE"
   2.3. OCTOBER 5, 2009 DEVELOPMENT APPLICATIONS

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
PROPOSED PARCELS

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=40'
Design:
Drawn:
Approved:
Job No: 20095054

Drawing Number:
PP11
11 OF 18

DRAWING NAME: K:\2009\095054\CIVIL\MAPS\PARCEL\PP_ALL.dwg
PLOT DATE: 9/9/2011
PLOT TIME: 11:49:11 AM

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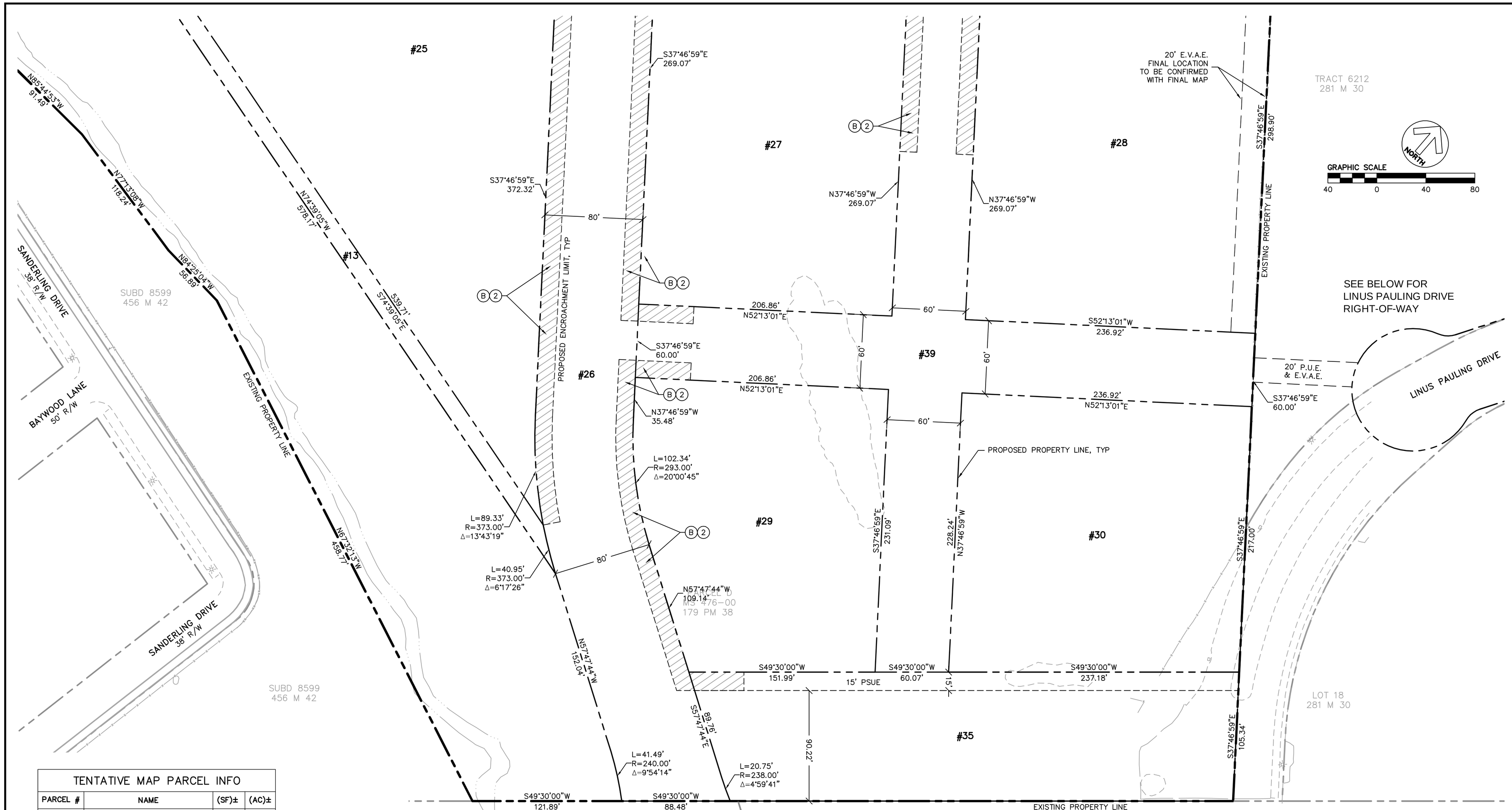
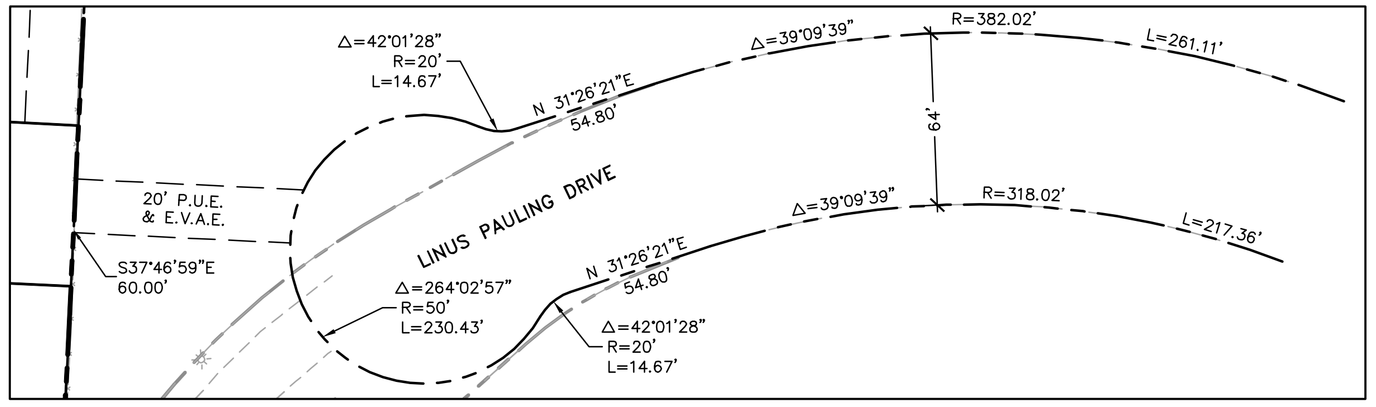


TENTATIVE MAP PARCEL INFO			
PARCEL #	NAME	(SF)±	(AC)±
13	CREEKSIDE TRAIL 2 OF 2	10361	0.24
25	BLOCK N	96044	2.20
26	JOHN MUIR PARKWAY	55388	1.27
27	BLOCK O	55659	1.28
28	BLOCK P	70369	1.62
29	BLOCK Q	44432	1.02
30	BLOCK R	52742	1.21
35	NORTH CHANNEL	45276	1.04
39	YOSEMITE DRIVE AND STREET A	75139	1.72

NOTE
1. PROPOSED USES INCLUDE A MIXTURE OF RESIDENTIAL, OFFICE, RETAIL AND FLEX USES.
2. PROPOSED USES AND PROPOSED DEVELOPED SQUARE FOOTAGE, UNIT COUNTS, AND DENSITIES ARE DESCRIBED IN THE FOLLOWING DOCUMENTS:
   2.1. "WATERFRONT NOW INITIATIVE", 2008
   2.2. DEVELOPMENT AGREEMENT ASSOCIATED WITH "WATERFRONT NOW INITIATIVE"
   2.3. OCTOBER 5, 2009 DEVELOPMENT APPLICATIONS

(B) ENCROACHMENTS
PRIMARY STREET (14' MAX.)
CIVIC SPACE / SECONDARY STREET (14' MAX.)
ENCROACHMENTS ARE NOT ALLOWED BEYOND A STREET CURB

(2) FRONTAGE TYPE MAY INCLUDE...
GALLERY/ARCADE (10' MIN. CLEAR.)
LOADING DOCK (UP TO FACE OF CURB)
SHOPFRONT AWNING (4' MIN. / 10' MAX.)



LINUS PAULING DRIVE RIGHT-OF-WAY

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HERCULES WATERFRONT VESTING TENTATIVE MAP
PROPOSED PARCELS
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=40'
Design:
Drawn:
Approved:
Job No: 20095054

Drawing Number:
PP12
12 OF 18

HERCULES WATERFRONT
VESTING TENTATIVE MAP
PROPOSED FEATURES

CITY OF HERCULES
CONTRA COSTA COUNTY
CALIFORNIA

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	No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=40'
Design:
Drawn:
Approved:
Job No: 20095504

Drawing Number:
PR13
13 OF 18

LEGEND:

- 12" STORM DRAIN LINE (UNLESS OTHERWISE NOTED)
- 8" SANITARY SEWER LINE (UNLESS OTHERWISE NOTED)
- SS — SEWER LATERAL LINE
- SS(LT) — SEWER LATERAL LINE (UNLESS OTHERWISE NOTED)
- W — 8" WATER MAIN (BY EBMUD) (UNLESS OTHERWISE NOTED)
- WD(LT) — WATER LATERAL LINE (BY EBMUD)
- WF(LT) — FIRE WATER LATERAL LINE (BY EBMUD)
- JT — JOINT TRENCH
- UTILITY BOX
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- BLOW-OFF
- GATE VALVE
- FIRE HYDRANT

TYPICAL UTILITY SERVICES TO LOT

LOT

LOT LINE

DOMESTIC WATER SERVICE LINE
FIRE WATER SERVICE LINE
SANITARY SEWER SERVICE LINE
SS(LT)
WD(LT)
WF(LT)
11'
5'

APPROX. PAD ELEV 49.5
APPROX. PAD ELEV 60.0
APPROX. PAD ELEV 60.0
APPROX. PAD ELEV 55.5
APPROX. PAD ELEV 50.0
APPROX. PAD ELEV 45.2
APPROX. PAD ELEV 40.0
APPROX. PAD ELEV 30.0
APPROX. PAD ELEV 30.0
APPROX. PAD ELEV 36.5
APPROX. PAD ELEV 30.0
APPROX. PAD ELEV 15.0

24" CARRIER STORM DRAIN WITH EXISTING AND OUTFALL

GRAPHIC SCALE
40 0 40 80

NORTH

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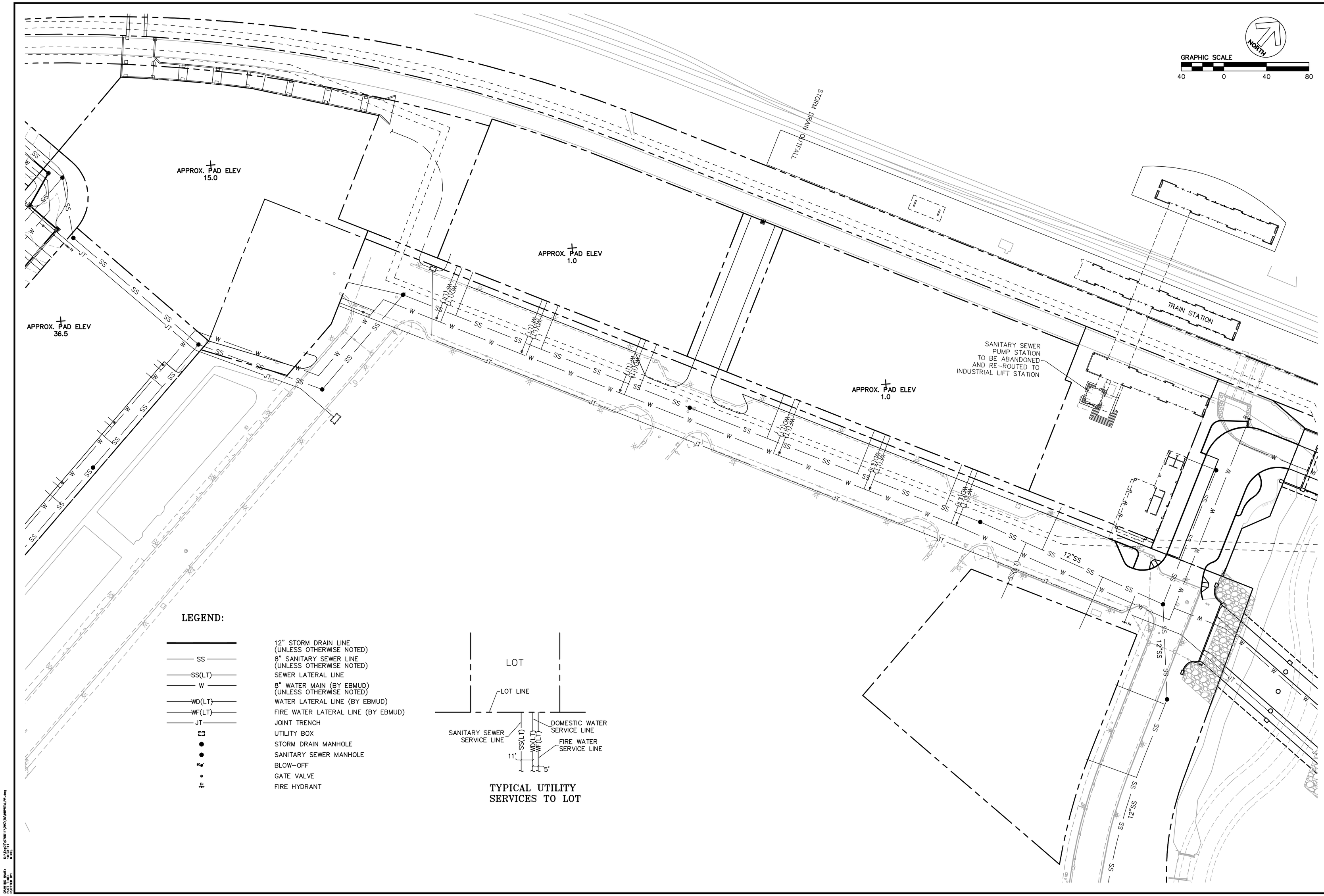

LEGEND:

	12" STORM DRAIN LINE (UNLESS OTHERWISE NOTED)
SS	8" SANITARY SEWER LINE (UNLESS OTHERWISE NOTED)
SS(LT)	SEWER LATERAL LINE
W	8" WATER MAIN (BY EBMUD) (UNLESS OTHERWISE NOTED)
WD(LT)	WATER LATERAL LINE (BY EBMUD)
WF(LT)	FIRE WATER LATERAL LINE (BY EBMUD)
JT	JOINT TRENCH
	UTILITY BOX
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	BLOW-OFF
	GATE VALVE
	FIRE HYDRANT

TYPICAL UTILITY SERVICES TO LOT

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
PROPOSED FEATURES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=40'
Design:
Drawn:
Approved:
Job No: 20095054

Drawing Number:
PR14
14 OF 18

DRAWING NAME: K:\Civil\20\20951\CIVIL\VM\VMTPLN_PR.dwg
PLOT DATE: 9/27/2011
PLOT TIME: 10:49:21
PLOTTED BY: Mark Hall

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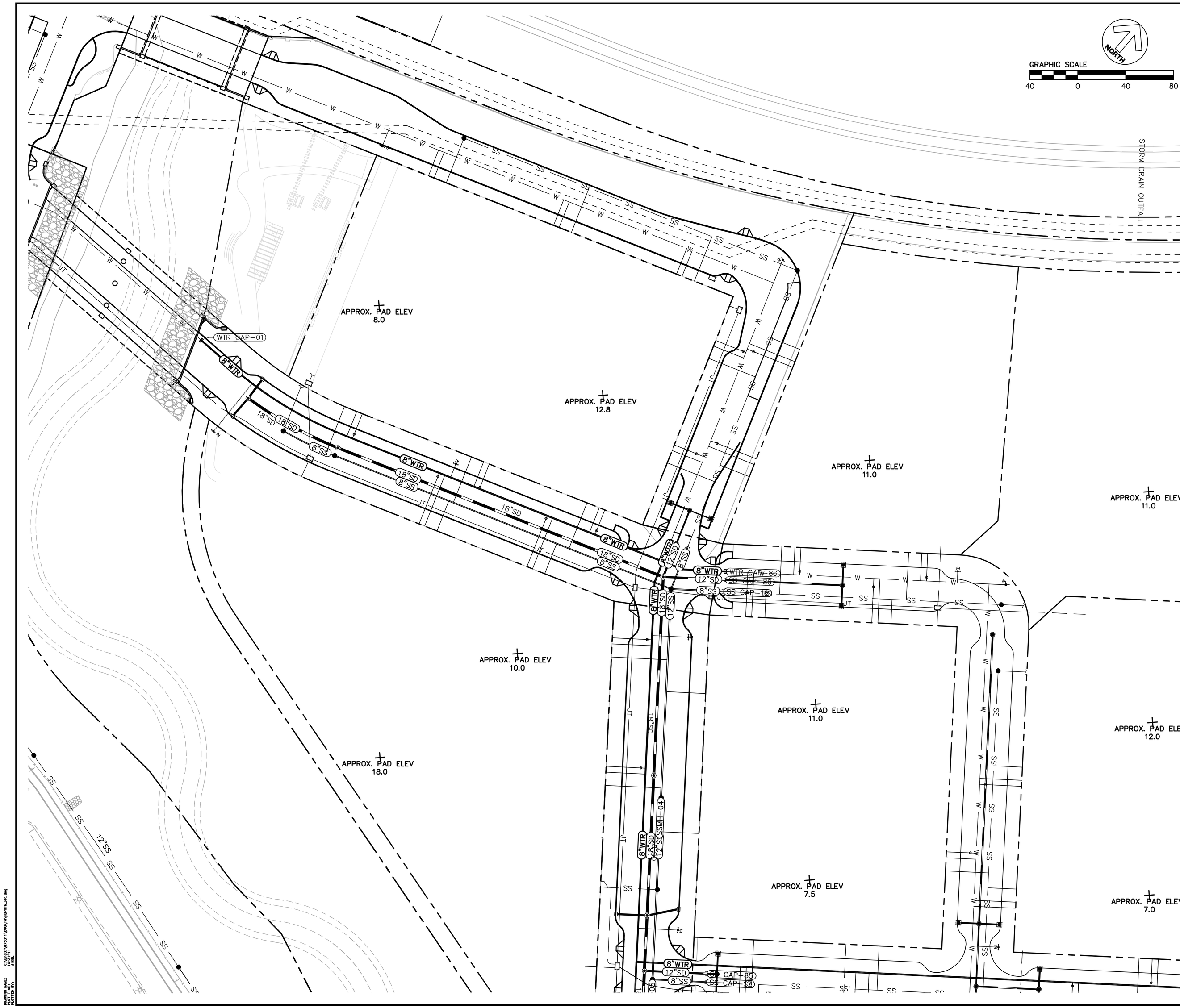

LEGEND:

	12"STORM DRAIN LINE (UNLESS OTHERWISE NOTED)
	8" SANITARY SEWER LINE (UNLESS OTHERWISE NOTED)
SS(LT)	SEWER LATERAL LINE
W	8" WATER MAIN (BY EBMUD) (UNLESS OTHERWISE NOTED)
WD(LT)	WATER LATERAL LINE (BY EBMUD)
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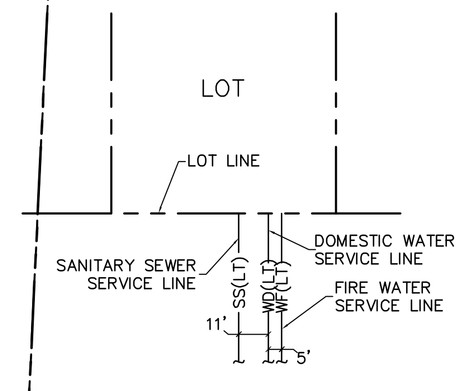
JT	JOINT TRENCH
	UTILITY BOX
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	BLOW-OFF
	GATE VALVE
	FIRE HYDRANT



TYPICAL UTILITY SERVICES TO LOT

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
PROPOSED FEATURES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=40'
Design:
Drawn:
Approved:
Job No: 20095054

Drawing Number:
PR15
15 OF 18

DRAWING NAME: K:\Civil\20\95\11\DWG\VM\VMTPLN_PR.dwg
PLOT DATE: 9/27/2011
PLOT TIME: 11:56:41
PLOTTED BY: Mark

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
PROPOSED FEATURES

CITY OF HERCULES
CONTRA COSTA COUNTY
CALIFORNIA

SEE BELOW FOR LINUS PAULING DRIVE GRADING

APPROX. PAD ELEV 7.5

APPROX. PAD ELEV 7.0

APPROX. PAD ELEV 7.0

APPROX. PAD ELEV 5.0

BLOCK Q

APPROX. PAD ELEV 7.5

BLOCK R

LEGEND:

- 12" STORM DRAIN LINE (UNLESS OTHERWISE NOTED)
- SS — 8" SANITARY SEWER LINE (UNLESS OTHERWISE NOTED)
- SS(LT) — SEWER LATERAL LINE
- W — 8" WATER MAIN (BY EBMUD) (UNLESS OTHERWISE NOTED)
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- JT — JOINT TRENCH
- UTILITY BOX
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- BLOW-OFF
- GATE VALVE
- FIRE HYDRANT

SECTION DETAIL C-C

LINUS PAULING DRIVE GRADING

TO INDUSTRIAL LIFT STATION

SECTION DETAIL B-B

SECTION DETAIL A-A

TYPICAL UTILITY SERVICES TO LOT

VILLAGE AREA STORM WATER QUALITY TABLE 1

	LOCATED ON PARCEL C				LOCATED ON PARCEL D
	FUTURE PRIVATE DEVELOPMENT TO THE SOUTH	JOHN MUIR PARKWAY	STREET A & YOSEMITE DR.	VILLAGE AREA PRIVATE PARCELS	VILLAGE AREA PRIVATE PARCELS
DRAINAGE AREA	881,000 SF	140,900 SF	75,100 SF	375,400 SF	214,800 SF
TREATMENT AREA	25,000 SF	5,000 SF	2,900 SF	11,450 SF	6,550 SF

GRAPHIC SCALE
40 0 40 80

NORTH

No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=40'
Design:
Drawn:
Approved:
Job No: 20095054

Drawing Number:
PR16
16 OF 18

DRAWING NAME: K:\DWG\PD\95\PR\95PR16.dwg
PLOTTED BY: MIKEL

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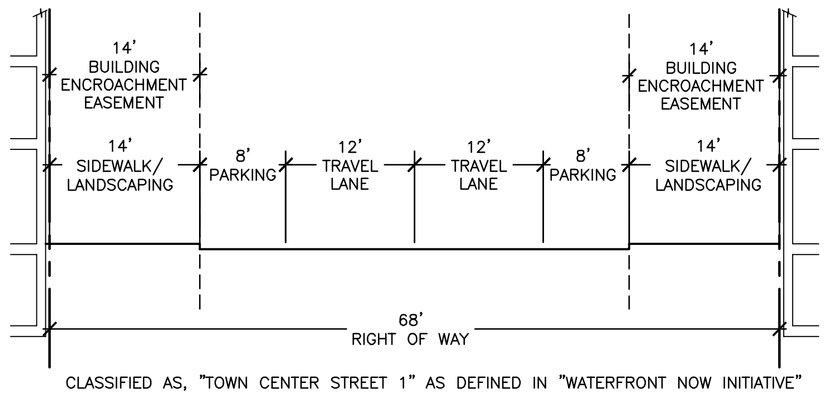
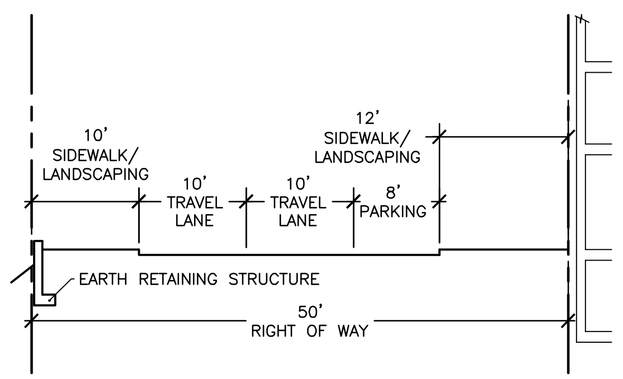


CLASSIFIED AS, "TOWN CENTER STREET 1" AS DEFINED IN "WATERFRONT NOW INITIATIVE"

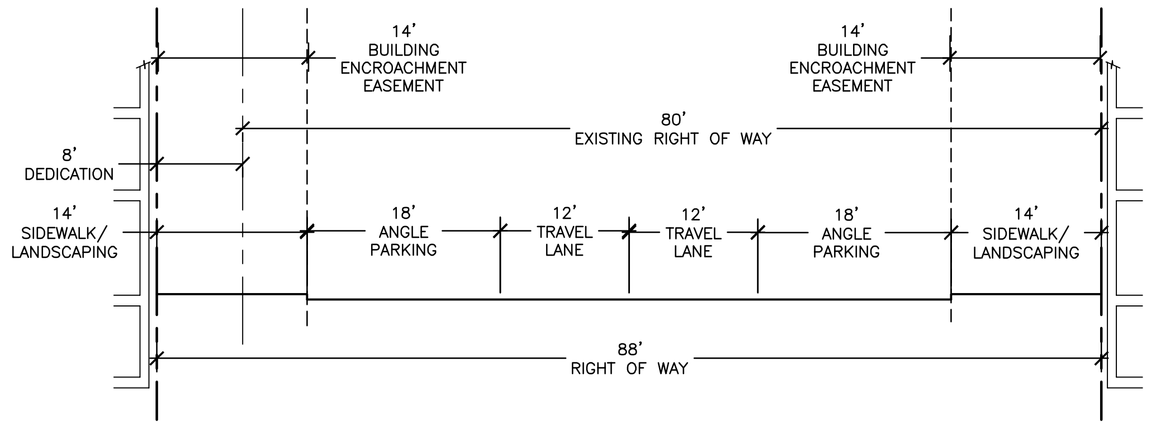
TYPICAL SECTION - BAYFRONT BLVD. (WEST OF JOHN MUIR PARKWAY)

LOOKING WEST
1"=10'



TYPICAL SECTION - EDGE STREET

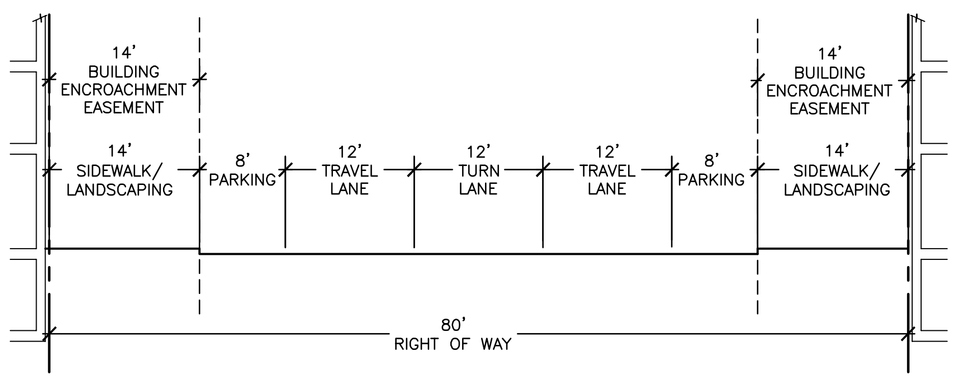
LOOKING NORTH
1"=10'



CLASSIFIED AS, "MAIN STREET" AS DEFINED IN "WATERFRONT NOW INITIATIVE"

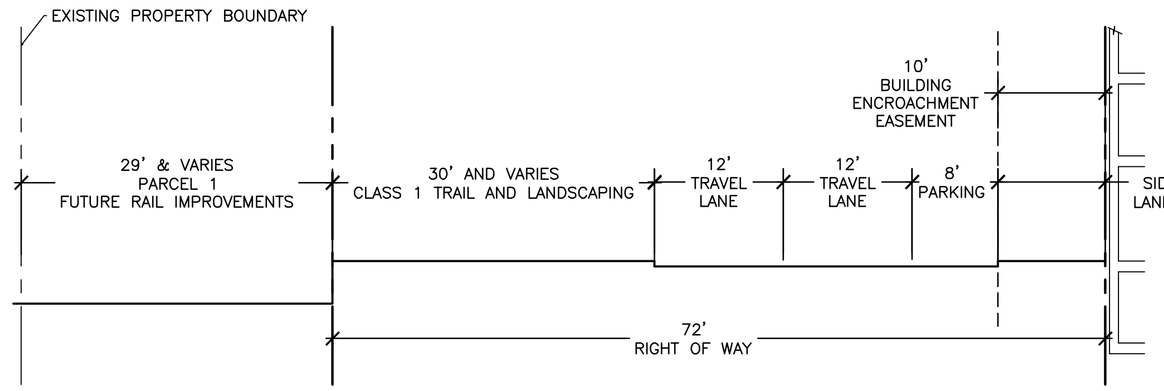
TYPICAL SECTION - BAYFRONT BOULEVARD (WEST OF REFUGIO CREEK)

LOOKING EAST
1"=10'



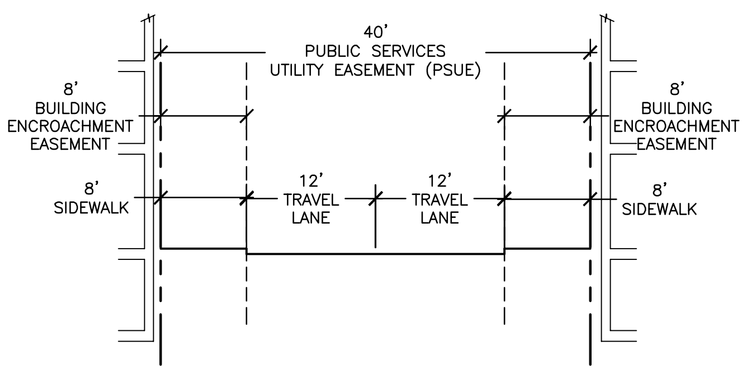
TYPICAL SECTION - JOHN MUIR PARKWAY

LOOKING NORTH
1"=10'



TYPICAL SECTION - TRANSIT LOOP DRIVE

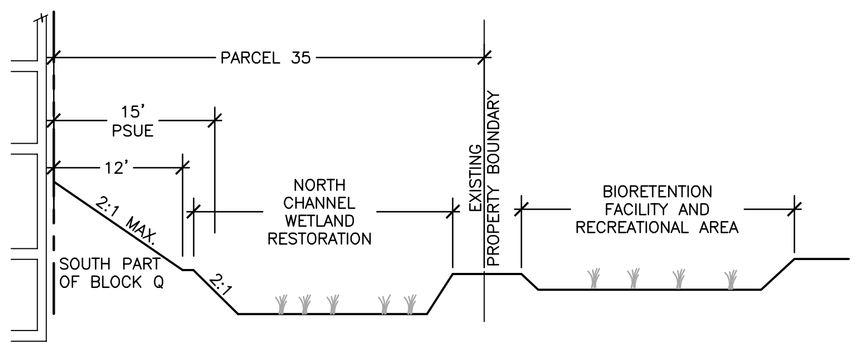
LOOKING EAST
1"=10'



CLASSIFIED AS, "ACCESS ALLEY" AS DEFINED IN "WATERFRONT NOW INITIATIVE"

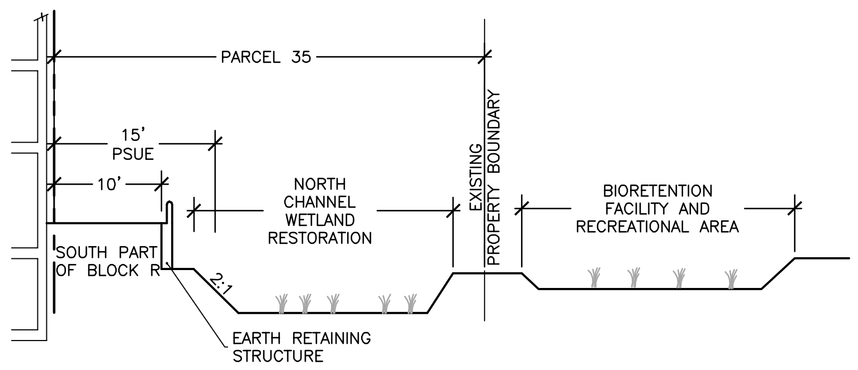
TYPICAL SECTION - EMERGENCY VEHICLE ACCESS

LOOKING NORTH
1"=10'



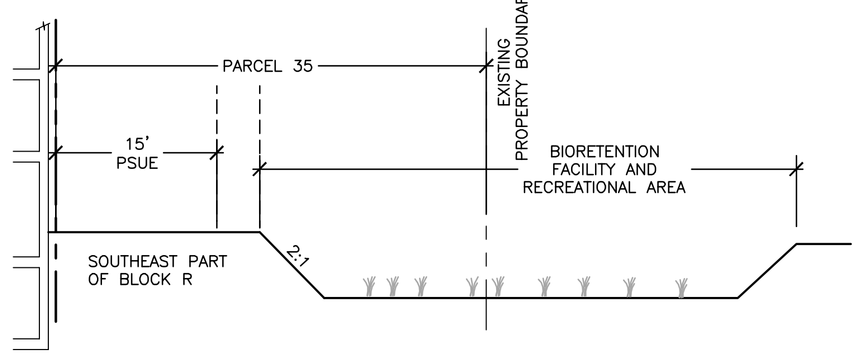
TYPICAL SECTION - NORTH CHANNEL PATH

LOOKING EAST (W/O RETAINING STRUCTURE PORTION)
NO SCALE



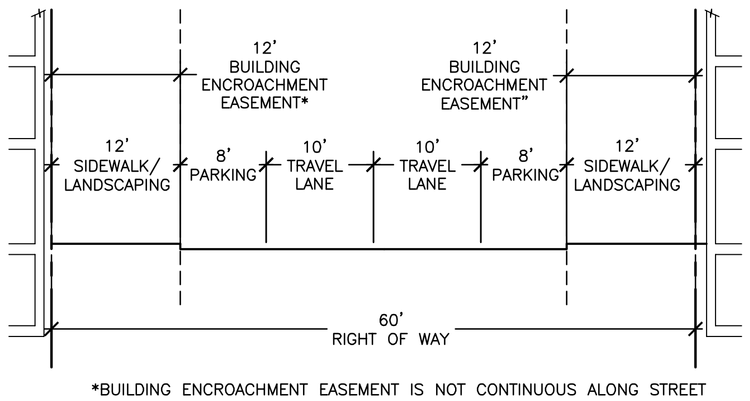
TYPICAL SECTION - NORTH CHANNEL PATH

LOOKING EAST (W/ RETAINING STRUCTURE PORTION)
NO SCALE



TYPICAL SECTION - NORTH CHANNEL PATH

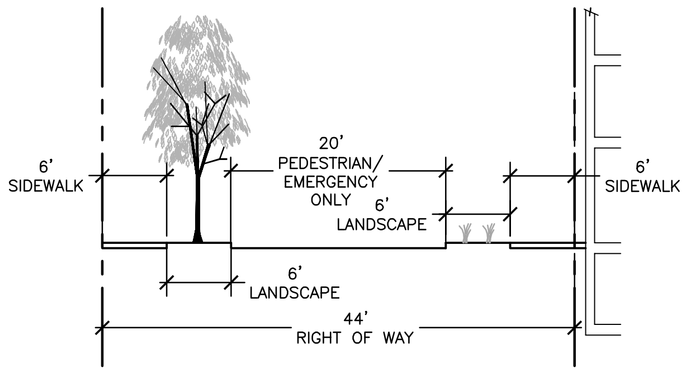
LOOKING EAST (W/O RETAINING STRUCTURE PORTION)
NO SCALE



*BUILDING ENCROACHMENT EASEMENT IS NOT CONTINUOUS ALONG STREET
CLASSIFIED AS, "NEIGHBORHOOD STREET II" AS DEFINED IN "WATERFRONT NOW INITIATIVE"

TYPICAL SECTION -NEIGHBORHOOD STREET

LOOKING NORTH
1"=10'



TYPICAL SECTION - WALK STREET

LOOKING EAST
1"=10'

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
TYPICAL CROSS SECTIONS

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions

Date: SEPTEMBER 2011
Scale:
Design:
Drawn:
Approved:
Job No: 20095054

Drawing Number:
XS17
17 OF 18

DRAWING NAME: K:\Civil\Projects\20095054\Drawings\Tentative Maps\XS17.dwg
PLOTTED BY: Mike Mitchell
PLOTTED ON: 9/29/2011

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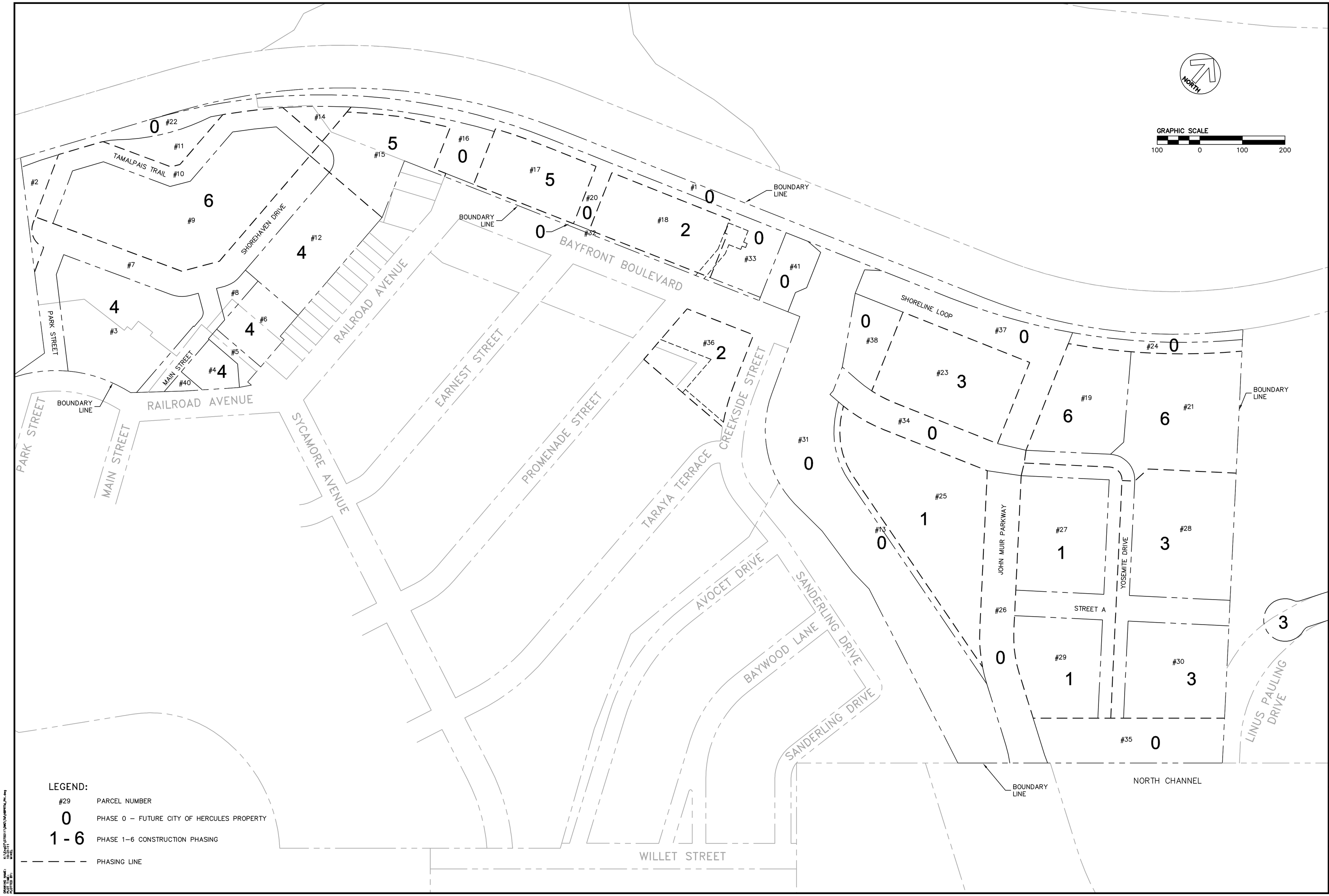

LEGEND:

#29	PARCEL NUMBER
0	PHASE 0 – FUTURE CITY OF HERCULES PROPERTY
1 - 6	PHASE 1–6 CONSTRUCTION PHASING
– – – –	PHASING LINE

DRAWING NAME: K:\JOBS\20095054\DWG\VM\VMPHTNL_Ph.dwg
LAST PLOT: Sep 01, 11 - 14:41
PLOTTED BY: Vince Mercado

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HERCULES WATERFRONT
VESTING TENTATIVE MAP
PHASING PLAN

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions

Date: SEPTEMBER 2011
Scale: 1"=100'
Design:
Drawn:
Approved:
Job No: 20095054

Drawing Number:
PH01
18 OF 18