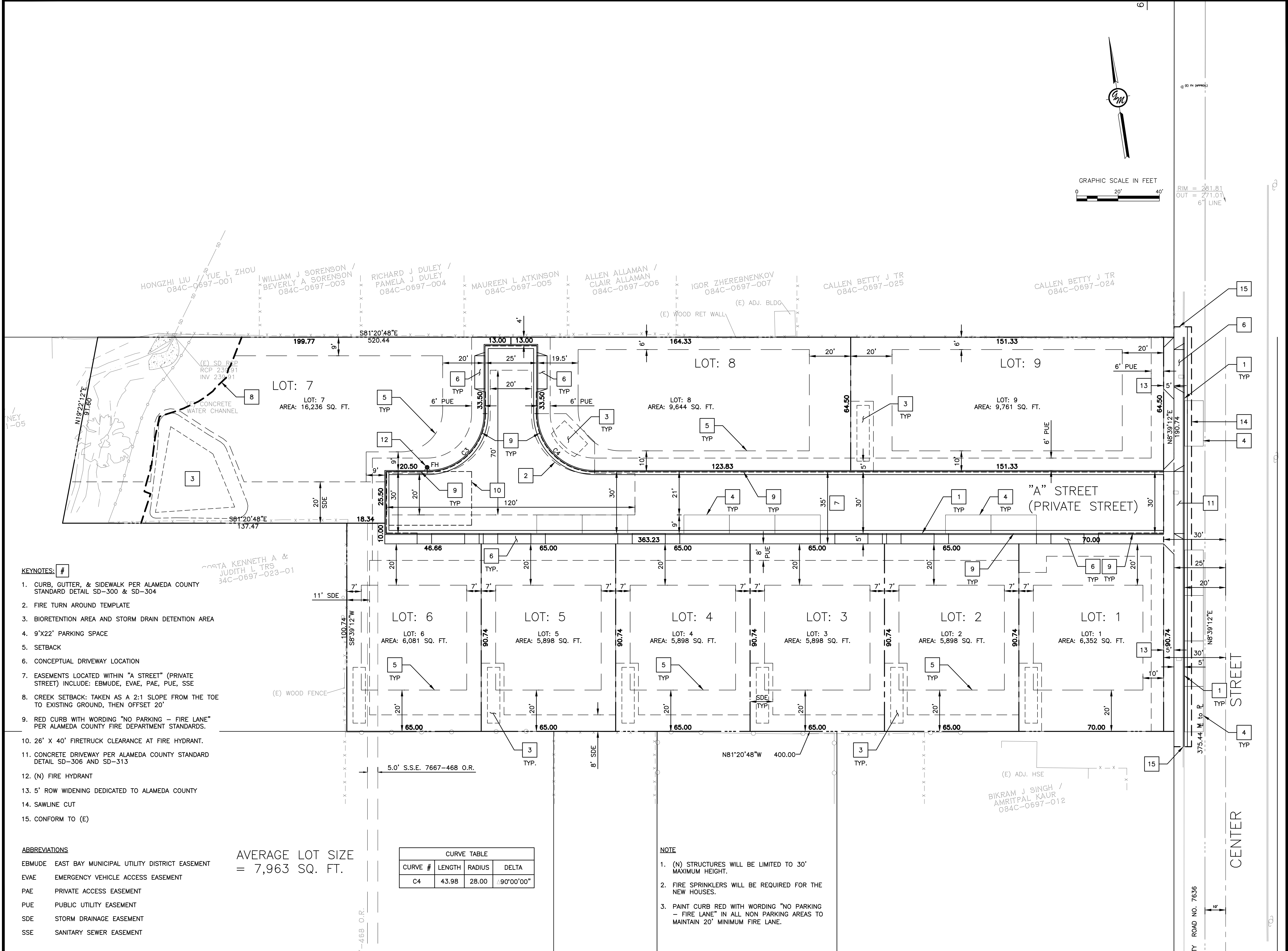


N:\Jobs\2018\2018.051 Creston Developments, LLC\DWG\ENTITLEMENT\C2.3 (SITE PLAN).dwg 12/13/2023 1:30 PM
 ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DISCLOSED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF APPROPRIATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.



- KEYNOTES:** #
- CURB, GUTTER, & SIDEWALK PER ALAMEDA COUNTY STANDARD DETAIL SD-300 & SD-304
 - FIRE TURN AROUND TEMPLATE
 - BIORETENTION AREA AND STORM DRAIN DETENTION AREA
 - 9'X22' PARKING SPACE
 - SETBACK
 - CONCEPTUAL DRIVEWAY LOCATION
 - EASEMENTS LOCATED WITHIN "A STREET" (PRIVATE STREET) INCLUDE: EBMUDE, EVAE, PAE, PUE, SSE
 - CREEK SETBACK: TAKEN AS A 2:1 SLOPE FROM THE TOE TO EXISTING GROUND, THEN OFFSET 20'
 - RED CURB WITH WORDING "NO PARKING - FIRE LANE" PER ALAMEDA COUNTY FIRE DEPARTMENT STANDARDS.
 - 26' X 40' FIRETRUCK CLEARANCE AT FIRE HYDRANT.
 - CONCRETE DRIVEWAY PER ALAMEDA COUNTY STANDARD DETAIL SD-306 AND SD-313
 - (N) FIRE HYDRANT
 - 5' ROW WIDENING DEDICATED TO ALAMEDA COUNTY
 - SAWLINE CUT
 - CONFORM TO (E)

- ABBREVIATIONS**
- EBMUDE EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT
 - EVAE EMERGENCY VEHICLE ACCESS EASEMENT
 - PAE PRIVATE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - SDE STORM DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT

AVERAGE LOT SIZE = 7,963 SQ. FT.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C4	43.98	28.00	49°00'00"

- NOTE**
- (N) STRUCTURES WILL BE LIMITED TO 30' MAXIMUM HEIGHT.
 - FIRE SPRINKLERS WILL BE REQUIRED FOR THE NEW HOUSES.
 - PAINT CURB RED WITH WORDING "NO PARKING - FIRE LANE" IN ALL NON PARKING AREAS TO MAINTAIN 20' MINIMUM FIRE LANE.

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VESTING TENTATIVE TRACT MAP 8655
 19521, 19527 & 19539 CENTER ST.
 CASTRO VALLEY, CA
 084C-0697-011-09,06,07;-010-04

SITE PLAN
PRIVATE STREET OPTION

CHECKED BY: **BD**
 DRAWN BY: **ST**
 SCALE: **1"=20'**
 DATE: **06/07/2023**
 PROJECT NO.: **2018.051**
 PHASE NO.: **XX**
 SHEET NO.:

C2.3