RETAIL DEVELOPMENT

UNIVERSITY VILLAGE - PARCEL A
SAN PABLO AVENUE AND MONROE STREET
ALBANY, CA 94706

PROJECT NAME

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UNIVERSITY VILLAGE - PARCEL A

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UNIVERSITY VILLAGE - PARCEL A
EXISTING CONDITIONS

1. 8/15/13 PLANNING SUBMITTAL TS
2. CORNER OF SAN PABLO AND MONROE
3. SAN PABLO FACING NORTH
4. SAN PABLO FACING SOUTH
5. NORTHWEST SIDE OF PROJECT SITE
6. MONROE FACING WEST
7. MONROE FACING SOUTH
8. MONROE FACING EAST
9. 12" = 1'-0" EXISTING SITE MAP
10. 12" = 1'-0" CORNER OF SAN PABLO AND MONROE
11. 12" = 1'-0" SAN PABLO FACING SOUTH
12. 12" = 1'-0" SAN PABLO FACING NORTH
13. 12" = 1'-0" MONROE FACING WEST
14. 12" = 1'-0" MONROE FACING EAST
15. 12" = 1'-0" MONROE FACING SOUTH

RETAIL DEVELOPMENT
OPPIDAN
UNIVERSITY VILLAGE - PARCEL A
ALANY, CA

CONSULTANT

NOT FOR CONSTRUCTION
1. SKYLIGHT AND ROOFTOP MECHANICAL UNIT LOCATIONS ARE TO BE DETERMINED AT A LATER DATE. LAYOUT ILLUSTRATES POTENTIAL QUANTITIES, SIZES AND LOCATIONS.

2. TREES AND LANDSCAPING ARE SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR TREE TYPES AND DIMENSIONS.
1. Bird's Eye View from Southeast
2. Corner Retail Building at San Pablo and Monroe
3. Flowering Tree Boulevard Between Retail and Sprouts
4. Corner Retail Building and Grocery Anchor - Viewed from San Pablo
1. 8/15/13 PLANNING SUBMITAL TS

12" = 1'-0" 1. GROCERY ANCHOR AND CORNER RETAIL - VIEWED FROM PARKING FIELD

12" = 1'-0" 2. VIEW FROM PARKING FACING NORTHEAST

12" = 1'-0" 3. VIEW OF SPROUTS ENTRY AND CORNER RETAIL BEYOND

12" = 1'-0" 4. NORTHEAST CORNER OF SPROUTS
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

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4670 WILLOW ROAD, SUITE 250
PLEASANTON, CA 94588-3323
TEL: (925) 396-7700
FAX: (925) 396-7799

PROPOSED SITE PLAN

OPTION "B" - CLASS BIKE PATH
NEEDS FURTHER STUDY
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TM-6

GRADING PLAN
## Stormwater Treatment Plan

**Bioretention Area**
- Proposed: 141,414 sq ft
- Required: 5,657 sq ft
- Potential: 8,325 sq ft
- Excess: 2,668 sq ft

### Notes:
1. Required treatment area based on 4% of new impervious area.

**Stormwater Treatment Plan**

- Bioretention area
- Overflow drain
- Bioretention wall (24")
- Structural bioretention retaining wall required at all locations where bioretention drains are less than 6' from curb or wall.

**Construction Notes**

- Bioretention area
- Structural bioretention retaining wall design

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**Stormwater Treatment Plan**

- Bioretention area
- Overflow drain
- Bioretention wall (24"")
- Structural bioretention retaining wall required at all locations where bioretention drains are less than 6' from curb or wall. See structural plans for bioretention retaining wall design.

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**Bioretention Area**

- Proposed: 141,414 sq ft
- Required: 5,657 sq ft
- Potential: 8,325 sq ft
- Excess: 2,668 sq ft

**Notes:**
1. Required treatment area based on 4% of new impervious area.