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PROJECT TEAM

PROJECT SPONSOR

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LANDSCAPE ARCHITECT

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I, F. CLAY FRY, CERTIFY THAT THIS SITEPLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND DO ATTEST TO THE ACCURACY OF ALL INFORMATION INDICATED HEREON.

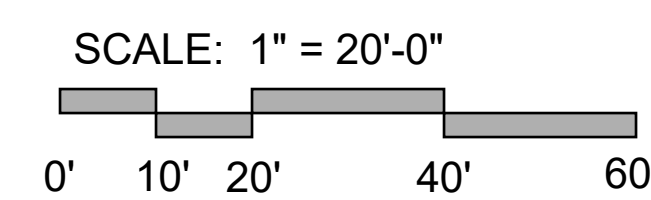
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TITLE: ARCHITECT
REG NO: C18,057
DATE: 10.15.18





SITE PLAN - SOUTH END

MATCH LINE
SEE A1.1.2



Residential	
Units	
At Rear of Site	35
In Mixed-Use Buildings	21
Total	56
Area	
Ground Floor	
At Rear of Site	18,375
In Mixed-use Buildings	800
Second Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,765
Third Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,975
Commercial	
MU1	2,950
MU2	3,415
MU3	4,121
Community Garden	100
Total	10,586
Parking	
On-site	
Carriage House Garages	70
Open/Shared	61
Total	131



CHERRYLAND PLACE MIXED USE PROJECT
20095 MISSION BLVD.
CHERRYLAND, CALIFORNIA

OCTOBER 15, 2018



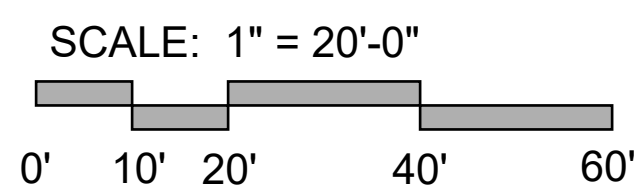
SITE PLAN
SOUTH END

A1.1.1



MATCH LINE
SEE A1.1.1

SITE PLAN - SOUTH END



Residential	
Units	
At Rear of Site	35
In Mixed-Use Buildings	21
Total	56
Area	
Ground Floor	
At Rear of Site	18,375
In Mixed-use Buildings	800
Second Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,765
Third Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,975
Commercial	
MU1	2,950
MU2	3,415
MU3	4,121
Community Garden	100
Total	10,586
Parking	
On-site	
Carriage House Garages	70
Open/Shared	61
Total	131

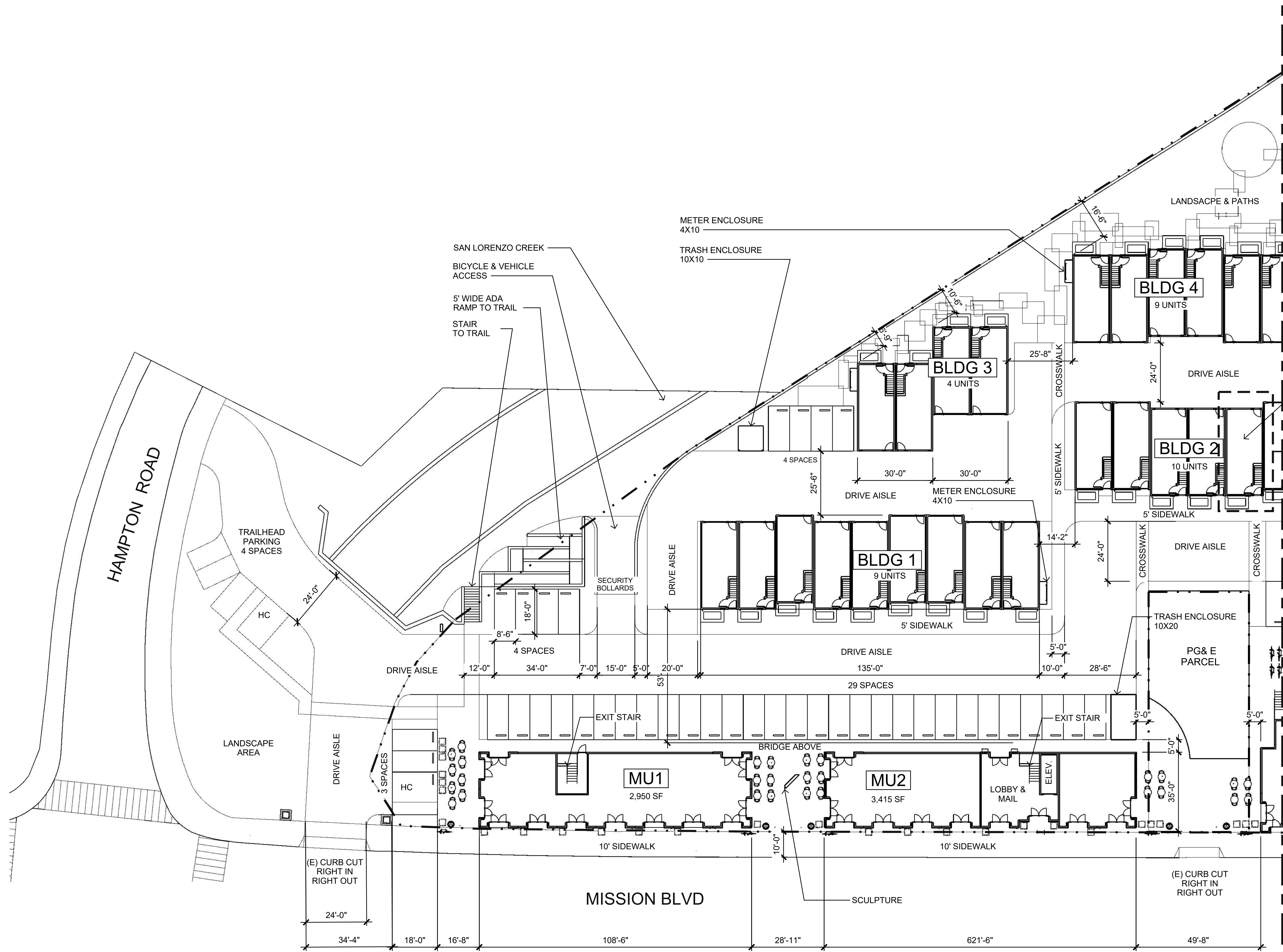


CHERRYLAND PLACE MIXED USE PROJECT
 20095 MISSION BLVD.
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OCTOBER 15, 2018

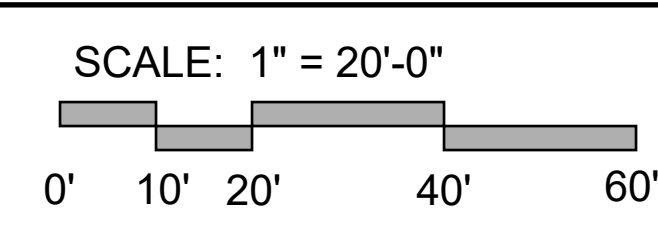


SITE PLAN
NORTH END



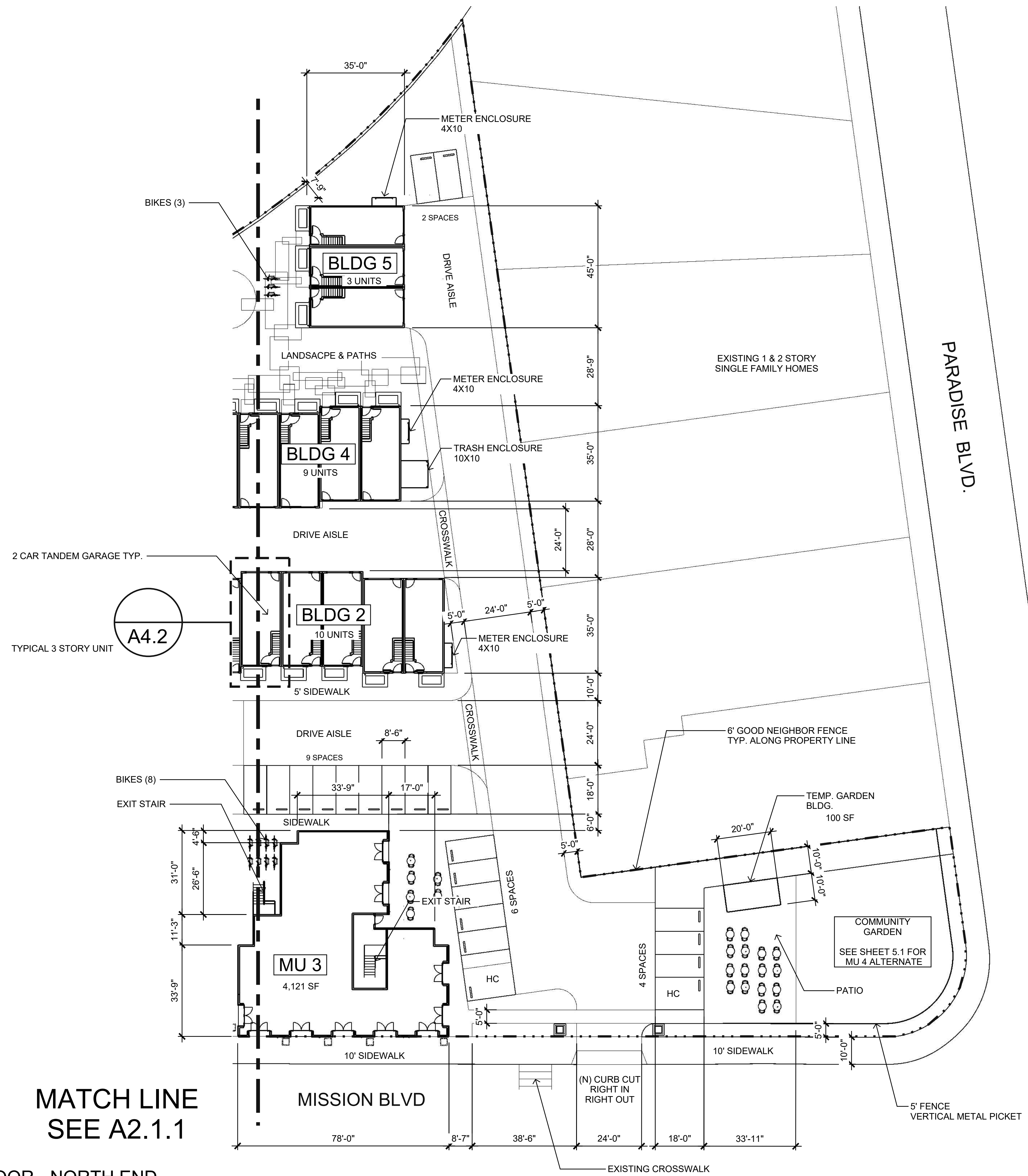
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Units	
At Rear of Site	35
In Mixed-Use Buildings	21
Total	56
Area	
Ground Floor	
At Rear of Site	18,375
In Mixed-use Buildings	800
Second Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,765
Third Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,975
Commercial	
MU1	2,950
MU2	3,415
MU3	4,121
Community Garden	100
Total	10,586
Parking	
On-site	
Carriage House Garages	70
Open/Shared	61
Total	131

1ST FLOOR - SOUTH END



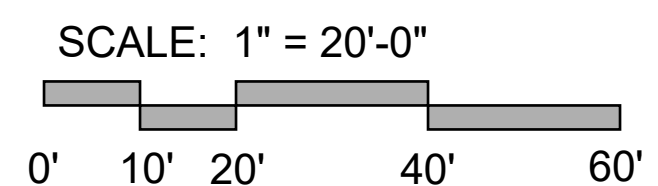
MATCH LINE
SEE A2.1.2





MATCH LINE
SEE A2.1.1

1ST FLOOR - NORTH END



Residential	
Units	
At Rear of Site	35
In Mixed-Use Buildings	21
Total	56
Area	
Ground Floor	
At Rear of Site	18,375
In Mixed-use Buildings	800
Second Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,765
Third Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,975
Commercial	
MU1	2,950
MU2	3,415
MU3	4,121
Community Garden	100
Total	10,586
Parking	
On-site	
Carriage House Garages	70
Open/Shared	61
Total	131



F. Clay Fry Architect Inc.
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clayfry@studiofcf.com



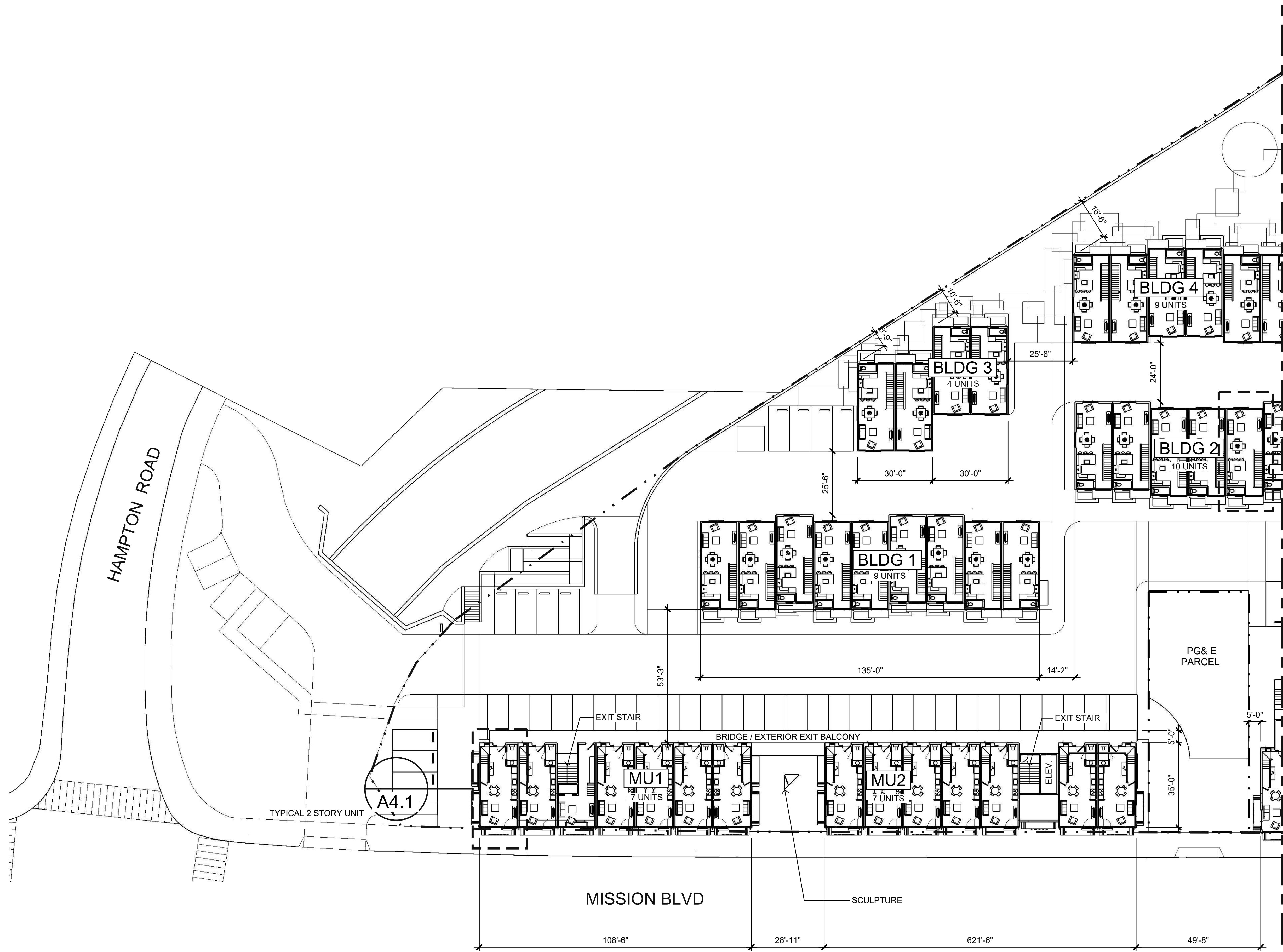
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20095 MISSION BLVD.
CHERRYLAND, CALIFORNIA

OCTOBER 15, 2018



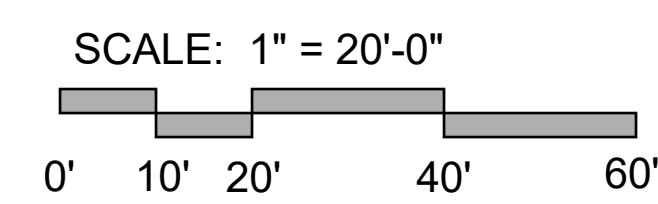
1ST FLOOR
NORTH END

A2.1.2



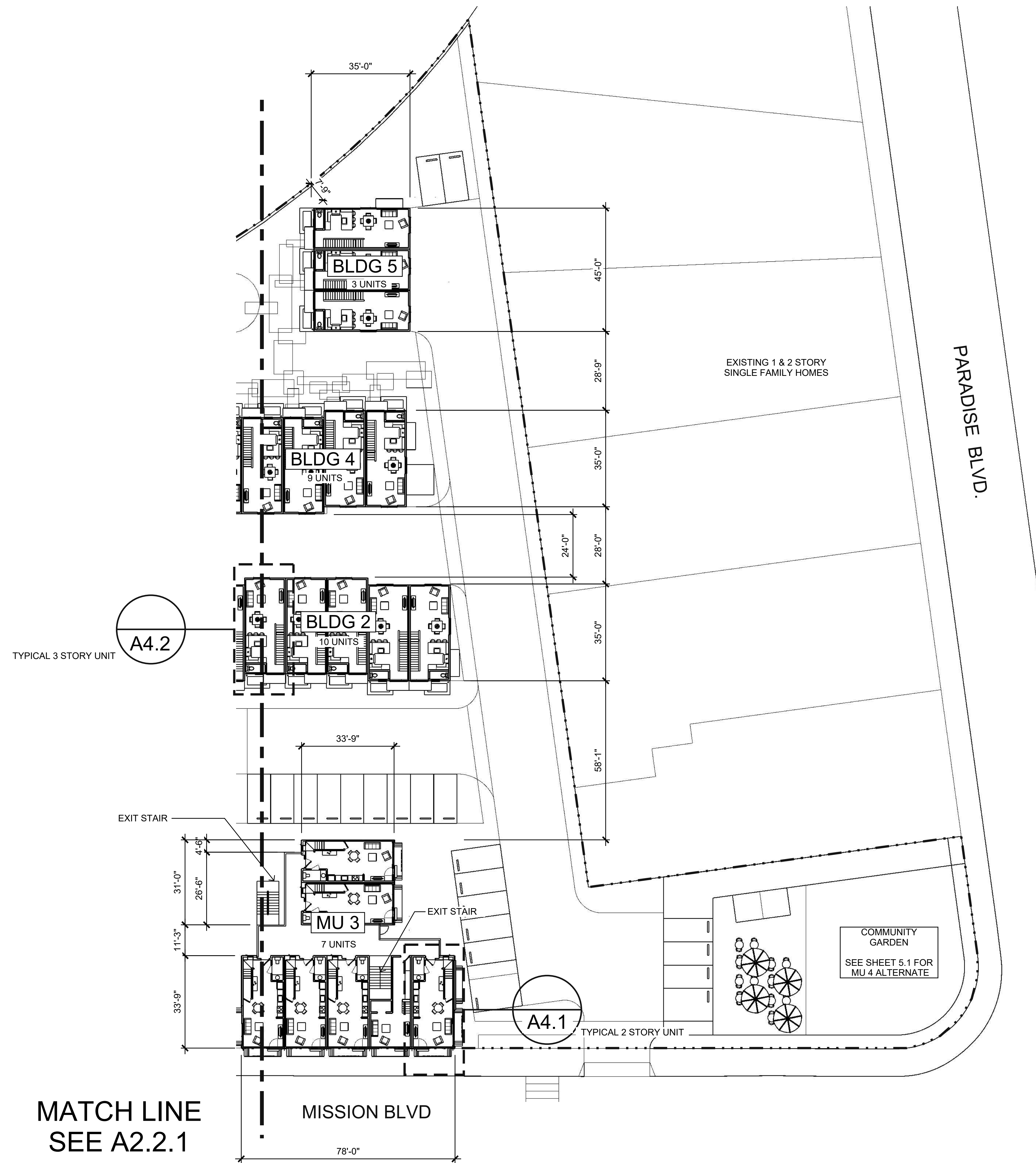
Residential	
Units	
At Rear of Site	35
In Mixed-Use Buildings	21
Total	56
Area	
Ground Floor	
At Rear of Site	18,375
In Mixed-use Buildings	800
Second Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,765
Third Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,975
Commercial	
MU1	2,950
MU2	3,415
MU3	4,121
Community Garden	100
Total	10,586
Parking	
On-site	
Carriage House Garages	70
Open/Shared	61
Total	131

2ND FLOOR - SOUTH END



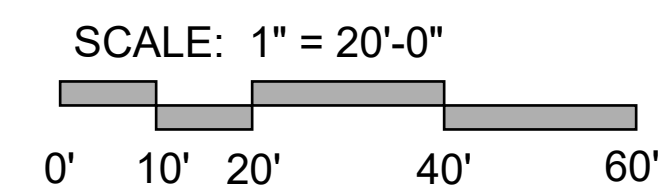
MATCH LINE
SEE A2.2.2





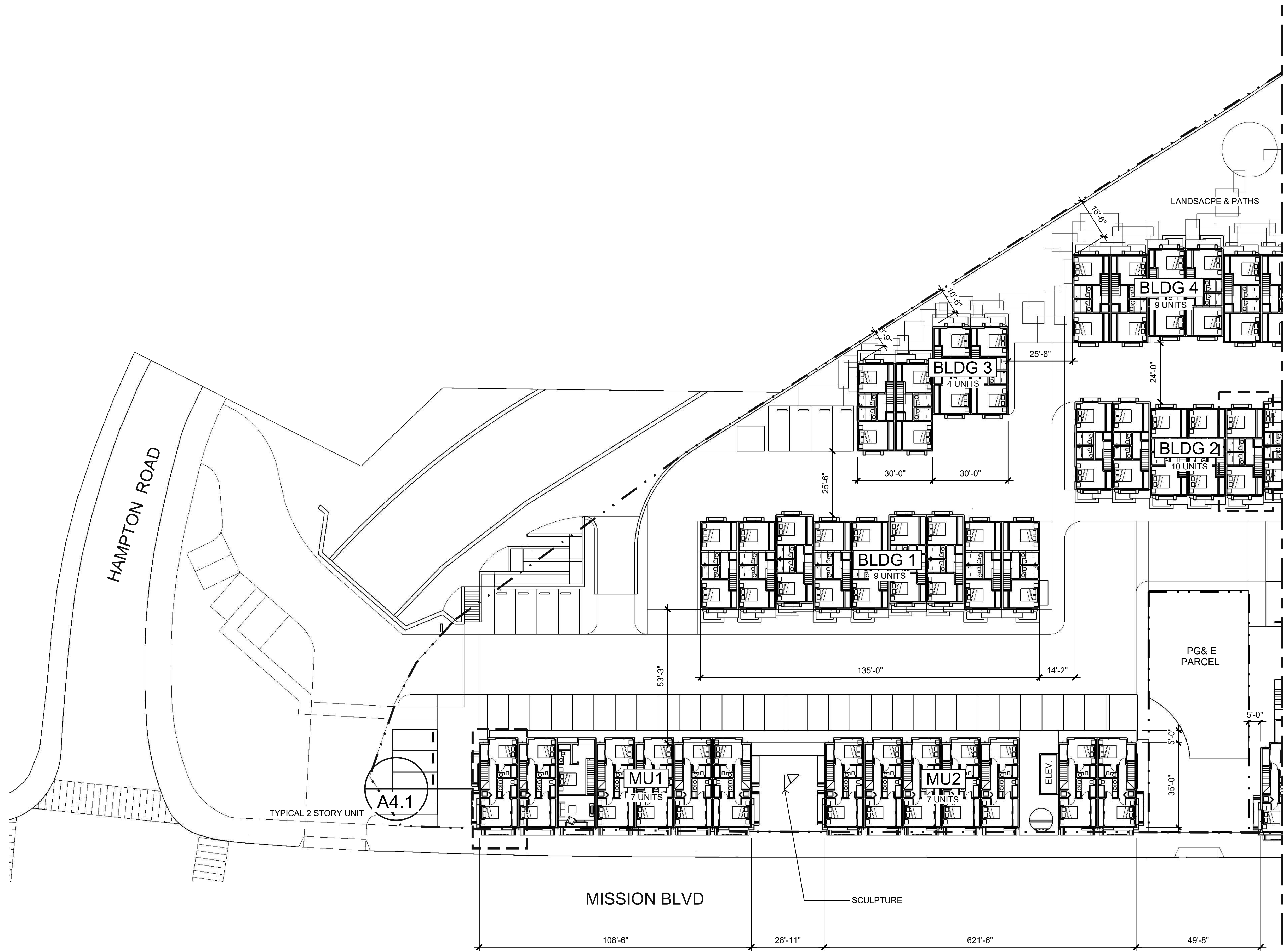
MATCH LINE
SEE A2.2.1

2ND FLOOR - NORTH END



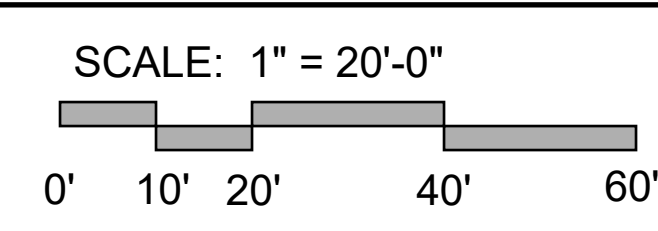
Residential	
Units	
At Rear of Site	35
In Mixed-Use Buildings	21
Total	56
Area	
Ground Floor	
At Rear of Site	18,375
In Mixed-use Buildings	800
Second Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,765
Third Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,975
Total	
At Rear of Site	55,125
In Mixed-use Buildings	20,545
Total	75,670
Commercial	
MU1	2,950
MU2	3,415
MU3	4,121
Community Garden	100
Total	10,586
Parking	
On-site	
Carriage House Garages	70
Open/Shared	61
Total	131





3RD FLOOR - SOUTH END

MATCH LINE
SEE A2.3.2



Residential	
Units	
At Rear of Site	35
In Mixed-Use Buildings	21
Total	56
Area	
Ground Floor	
At Rear of Site	18,375
In Mixed-use Buildings	800
Second Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,765
Third Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,975
Commercial	
MU1	2,950
MU2	3,415
MU3	4,121
Community Garden	100
Total	10,586
Parking	
On-site	
Carriage House Garages	70
Open/Shared	61
Total	131



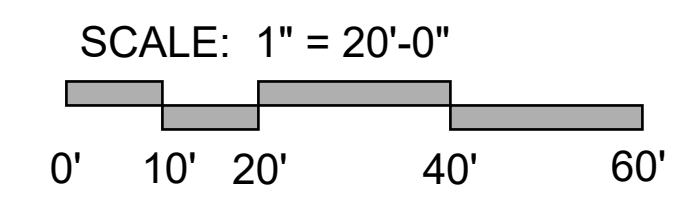


Residential	
Units	
At Rear of Site	35
In Mixed-Use Buildings	21
Total	56
Area	
Ground Floor	
At Rear of Site	18,375
In Mixed-use Buildings	800
Second Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,765
Third Floor	
At Rear of Site	18,375
In Mixed-use Buildings	10,975

Commercial	
MU1	2,950
MU2	3,415
MU3	4,121
Community Garden	100
Total	10,586
Parking	
On-site	
Carriage House Garages	70
Open/Shared	61
Total	131

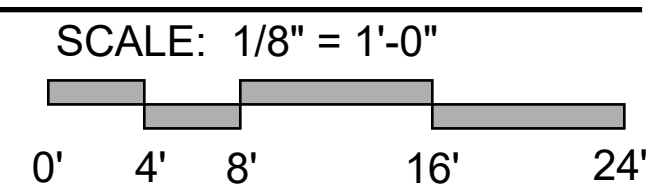


3RD FLOOR - NORTH END

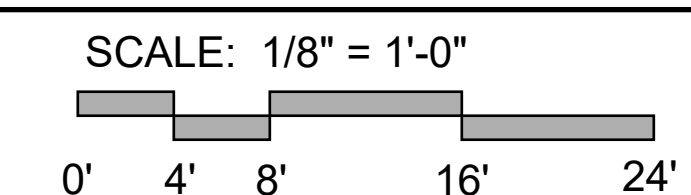




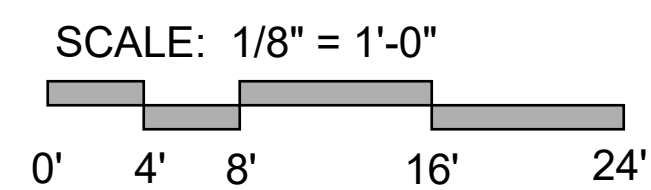
MU1 MISSION BLVD ELEVATION



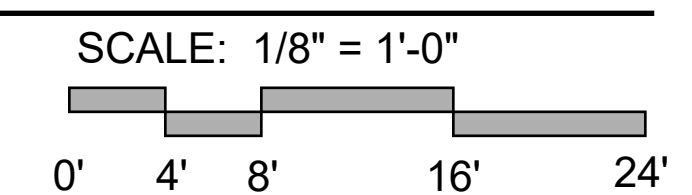
MU1 NORTH ELEVATION



MU1 WEST ELEVATION



MU1 SOUTH ELEVATION



MATERIALS LEGEND

1 SAND FINISH CEMENT PLASTER PAINTED KELLEY MOORE HLS4202-1 FRANK LLOYD WHITE



2 ALUMINUM DOORS AND WINDOWS ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE



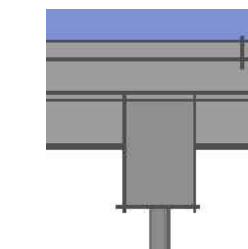
3 STANDING SEAM METAL WAINSCOT ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE



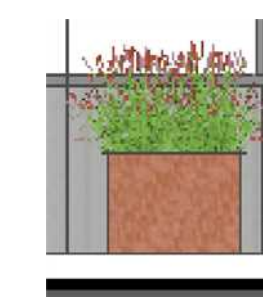
4 ALUMINUM AWNINGS ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE

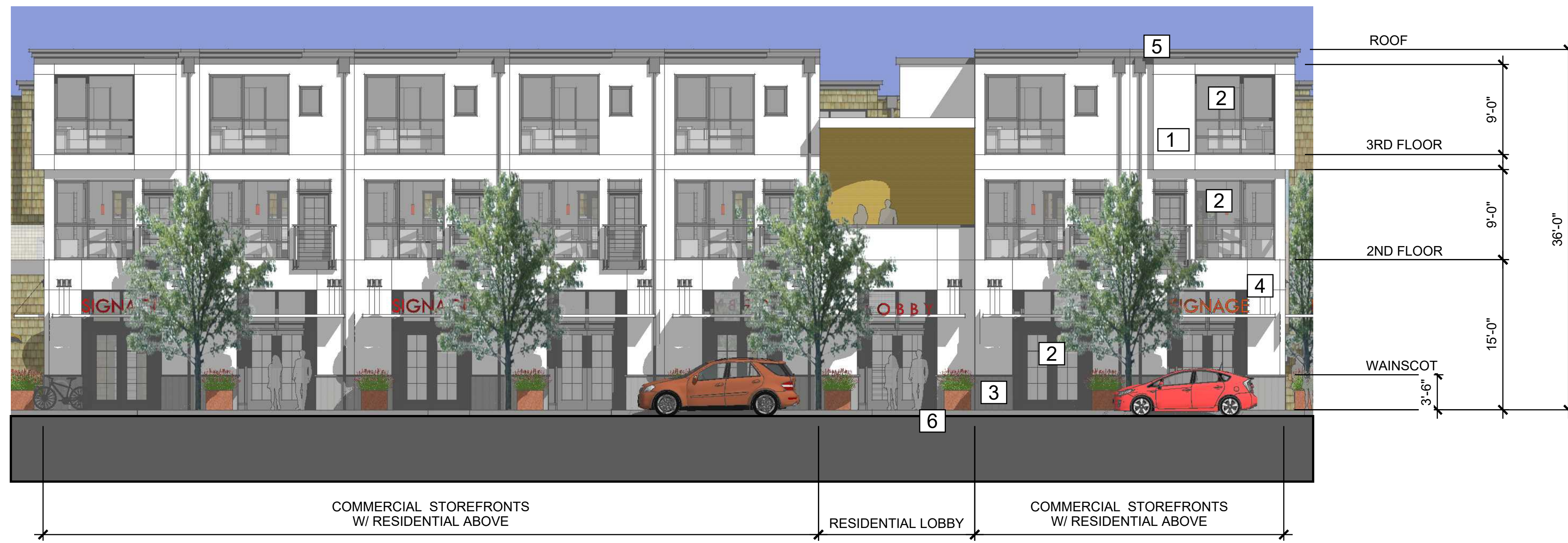


5 GSM GUTTERS & DOWNSPOTS PAINTED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE

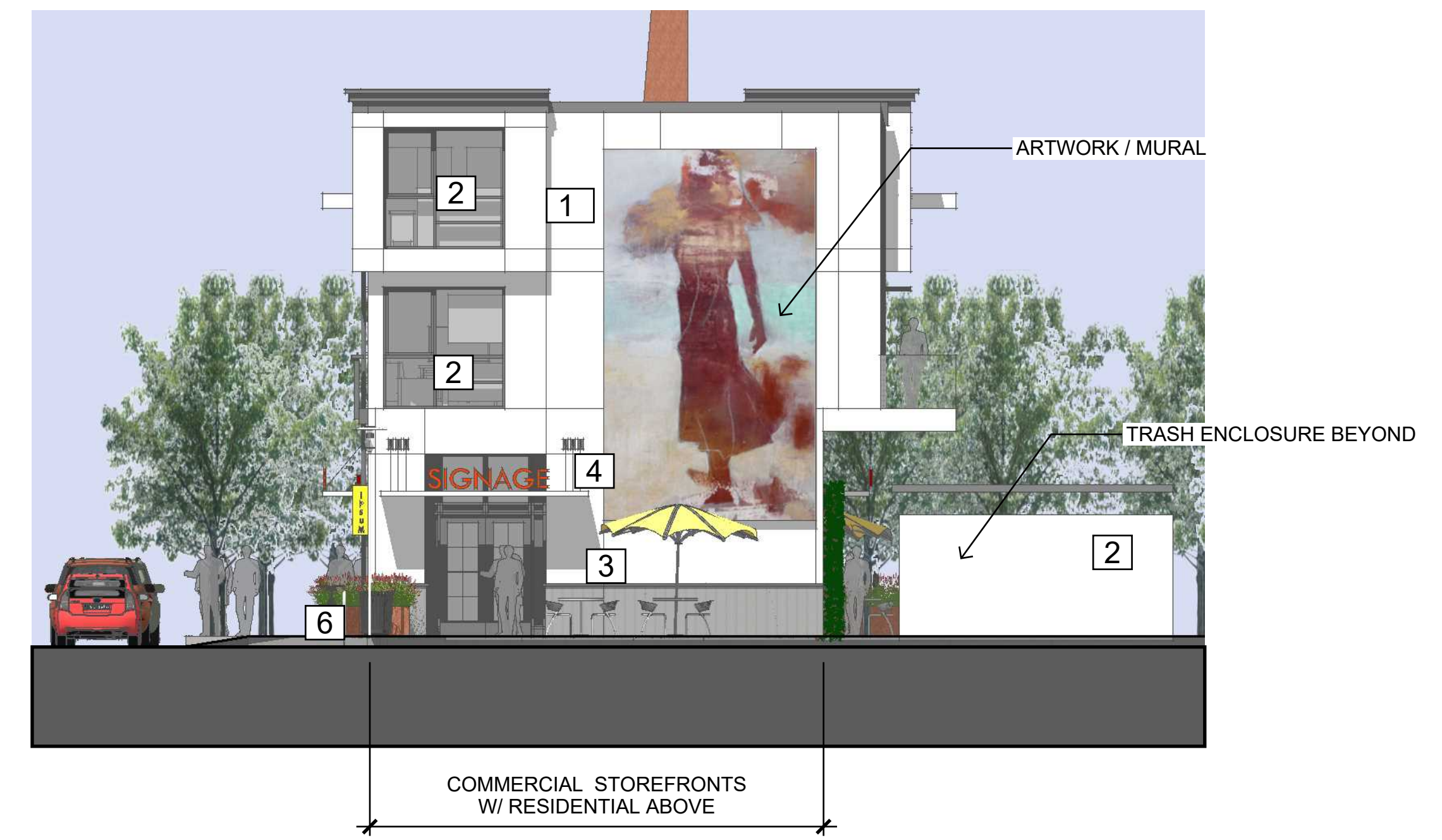
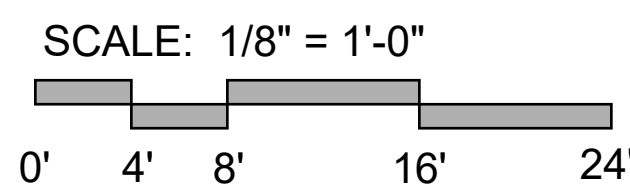


6 CORTEN STEEL PLANTERS

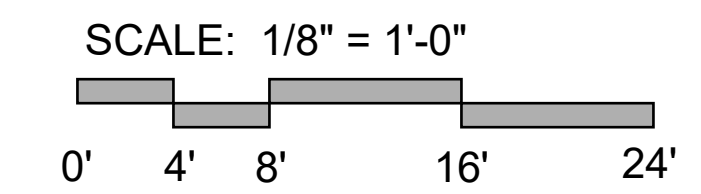




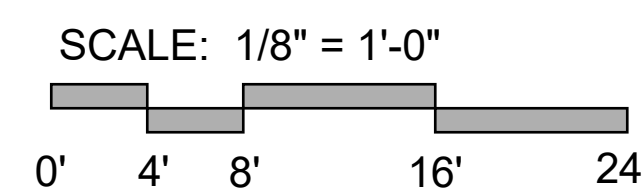
MU2 MISSION BLVD. ELEVATION



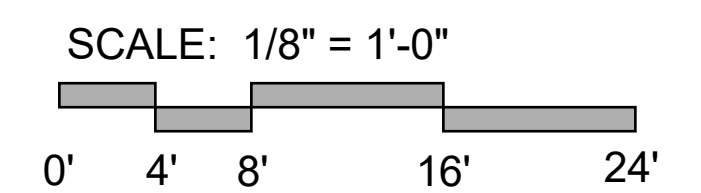
MU2 NORTH ELEVATION



MU2 MISSION BLVD. ELEVATION



MU2 NORTH ELEVATION



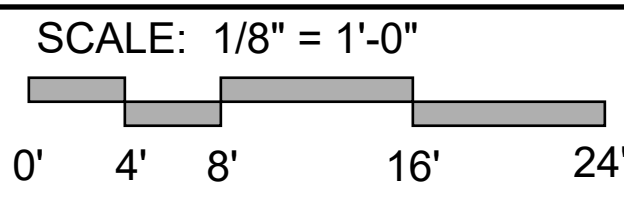
MATERIALS LEGEND

- 1** SAND FINISH CEMENT PLASTER PAINTED KELLEY MOORE HLS4202-1 FRANK LLOYD WHITE
- 2** ALUMINUM DOORS AND WINDOWS ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE
- 3** STANDING SEAM METAL WAINSCOT ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE
- 4** ALUMINUM AWNINGS ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE
- 5** GSM GUTTERS & DOWNSPOTS PAINTED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE
- 6** CORTEN STEEL PLANTERS

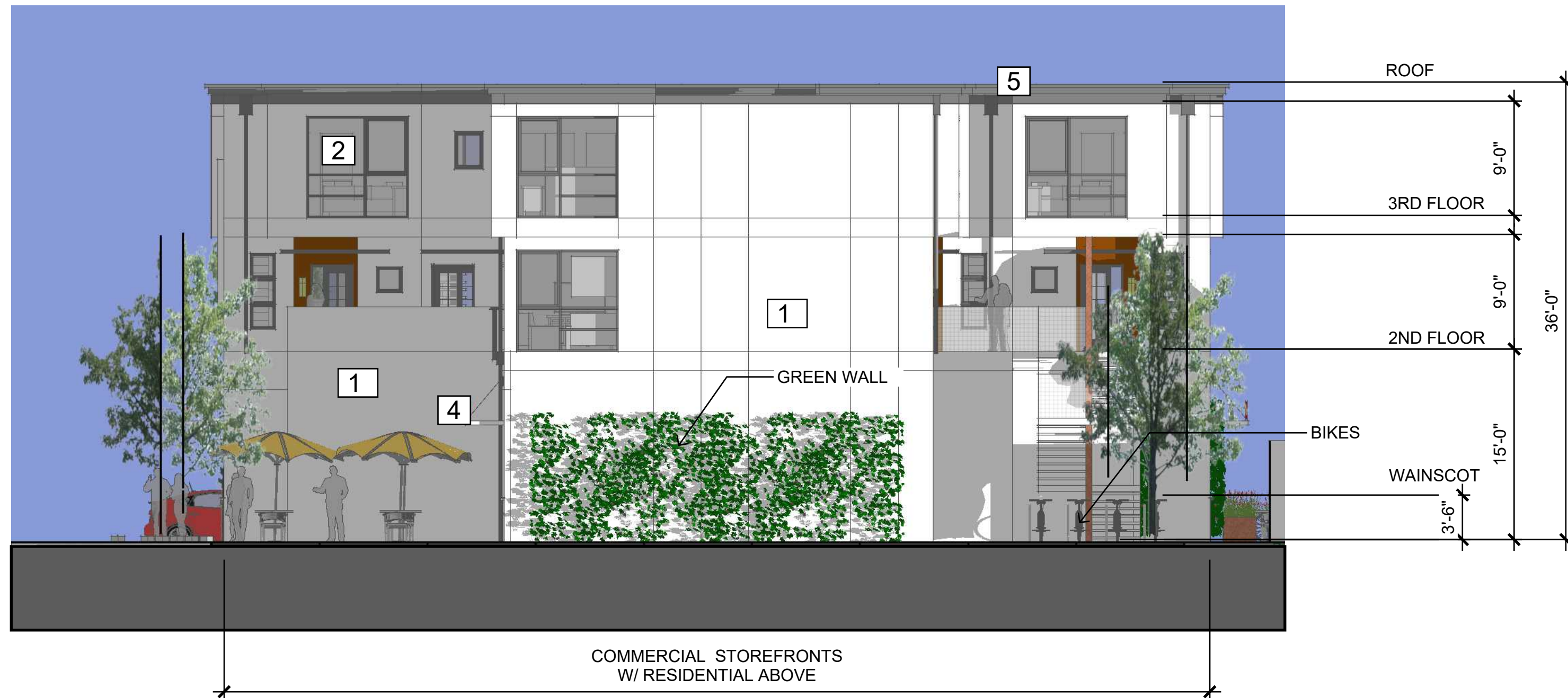
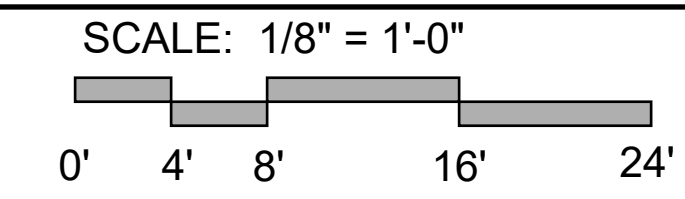




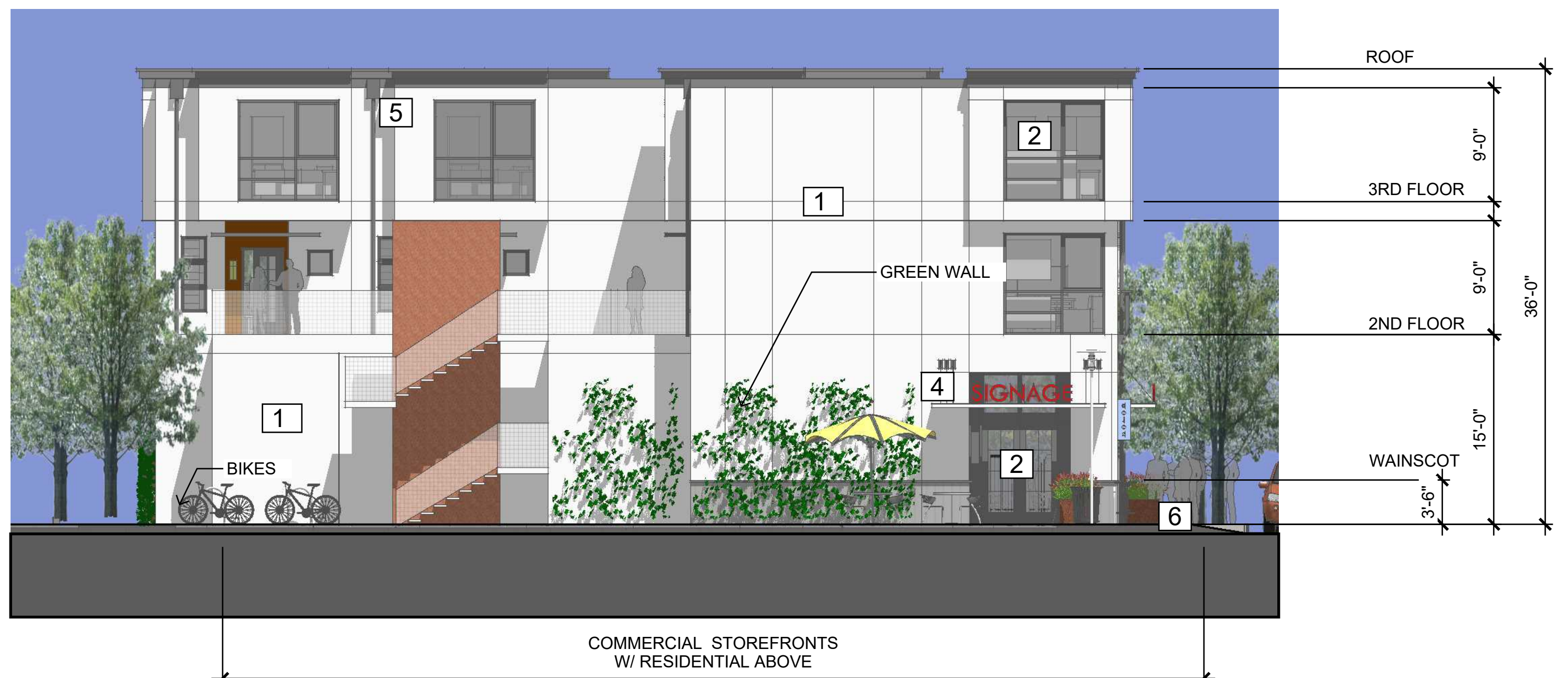
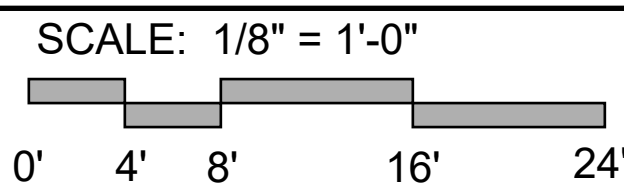
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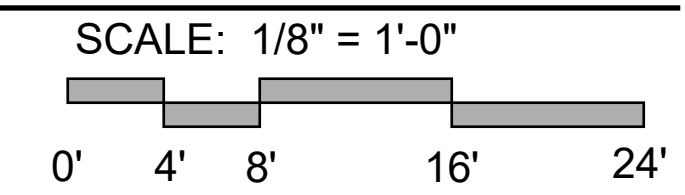
MU3 NORTH ELEVATION



MU3 WEST ELEVATION



MU3 SOUTH ELEVATION



MATERIALS LEGEND

1 SAND FINISH CEMENT PLASTER PAINTED KELLY MOORE HLS4202-1 FRANK LLOYD WHITE



2 ALUMINUM DOORS AND WINDOWS ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE



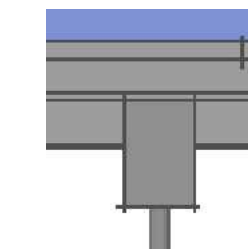
3 STANDING SEAM METAL WAINSCOT ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE



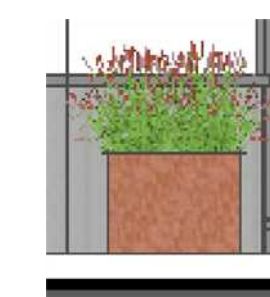
4 ALUMINUM AWNINGS ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE



5 GSM GUTTERS & DOWNSPOTS PAINTED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE

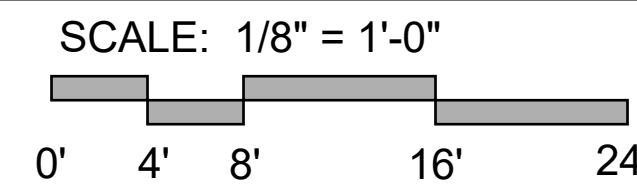


6 CORTEN STEEL PLANTERS

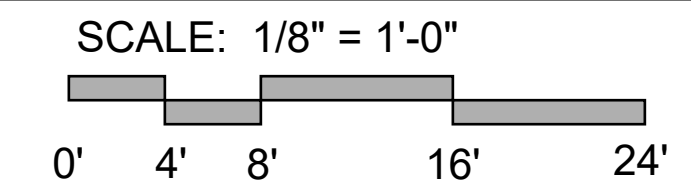




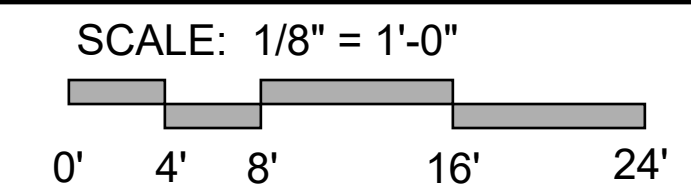
BLDG 5: SIDE ELEVATION (BLDGS 1-4 SIMILAR)



BLDG 5: FRONT ELEVATION (BLDGS 1-4 SIMILAR)



BLDG 5: REAR ELEVATION (BLDGS 1-4 SIMILAR)



MATERIALS LEGEND

1 SHINGLE SIDING



2 ALUMINUM DOORS AND WINDOWS ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE



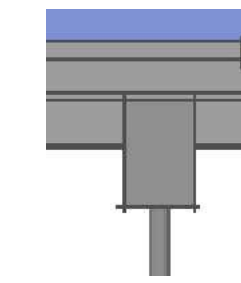
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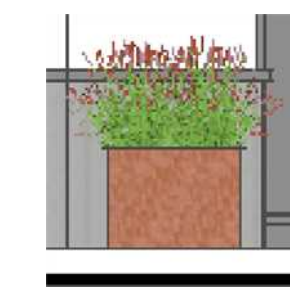
4 ALUMINUM AWNINGS ANODIZED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE

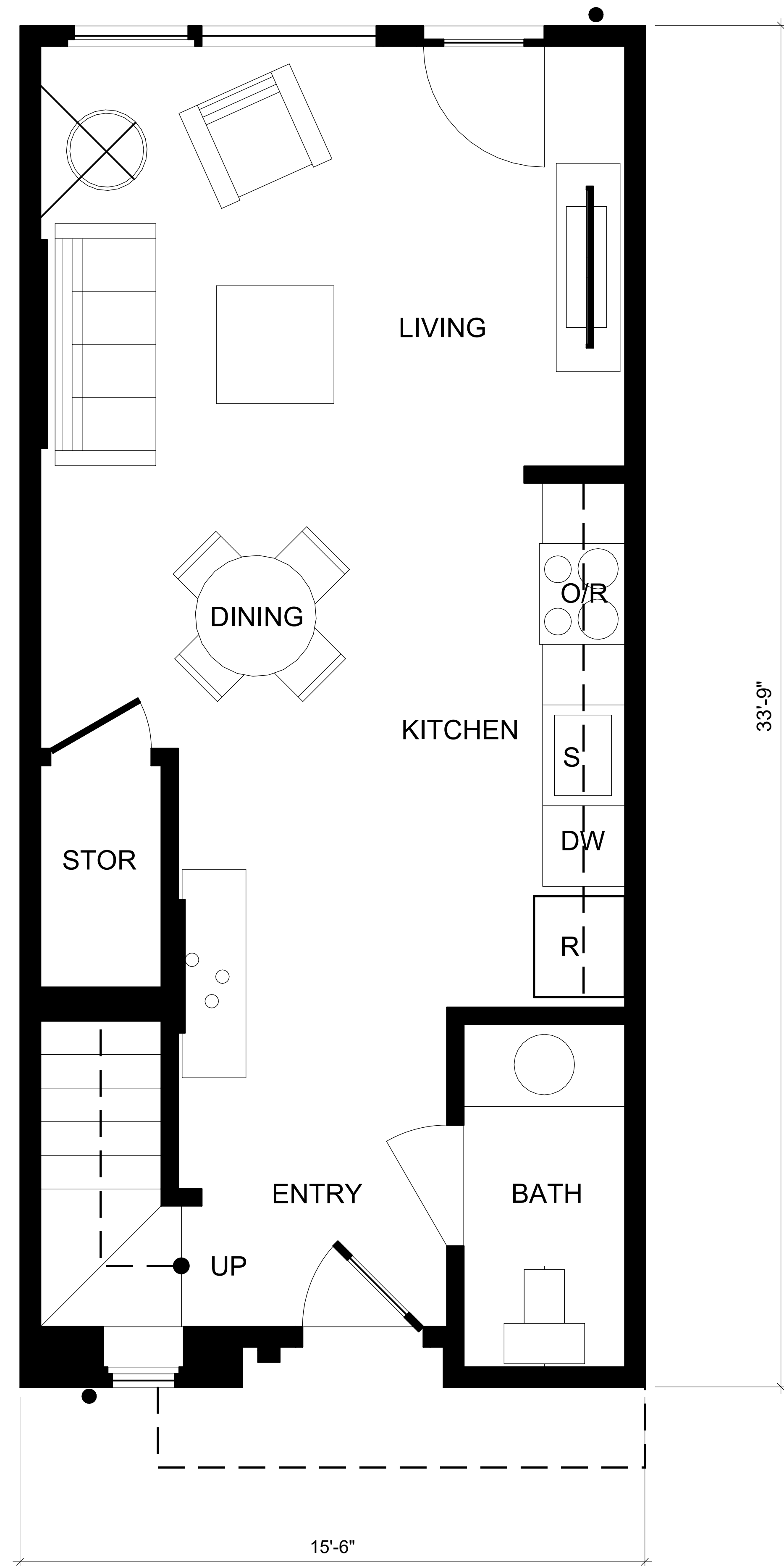


5 GSM GUTTERS & DOWNSPOTS PAINTED TO MATCH: KELLY MOORE-HLS4221-5 RUSKING BRONZE



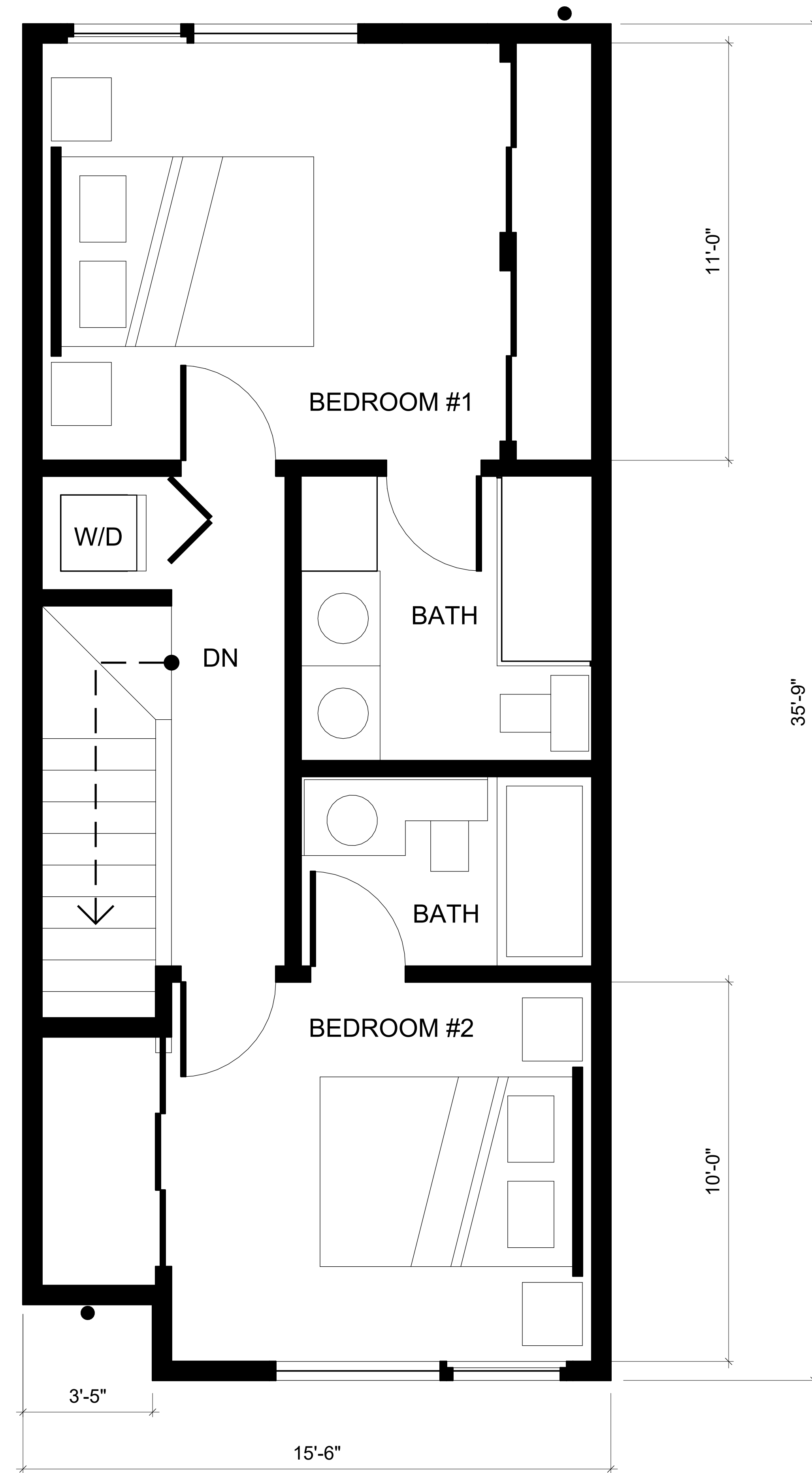
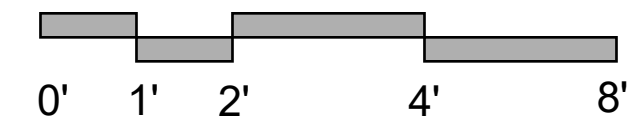
6 CORTEN STEEL PLANTERS





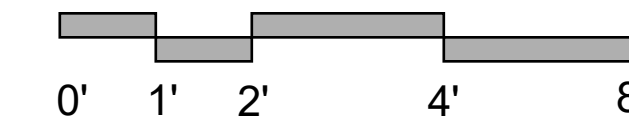
FIRST FLOOR

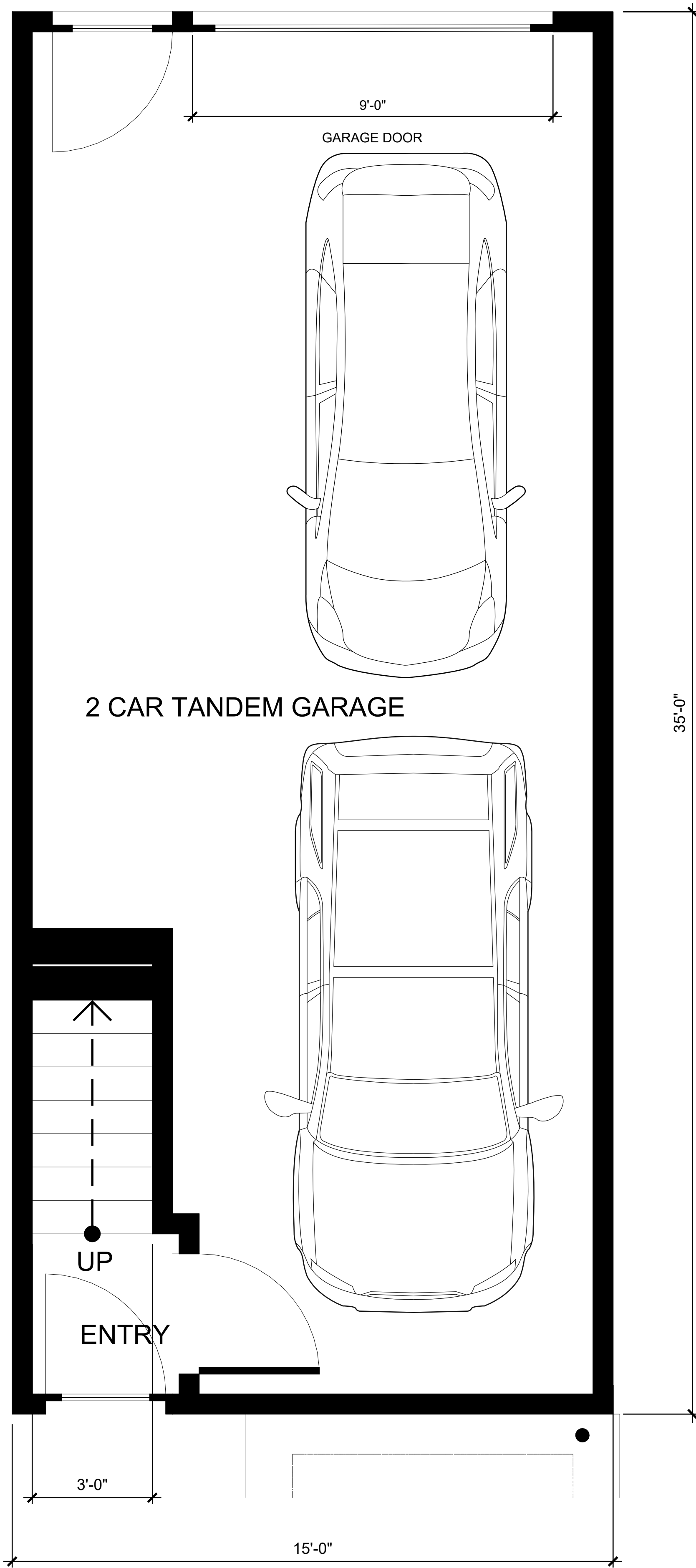
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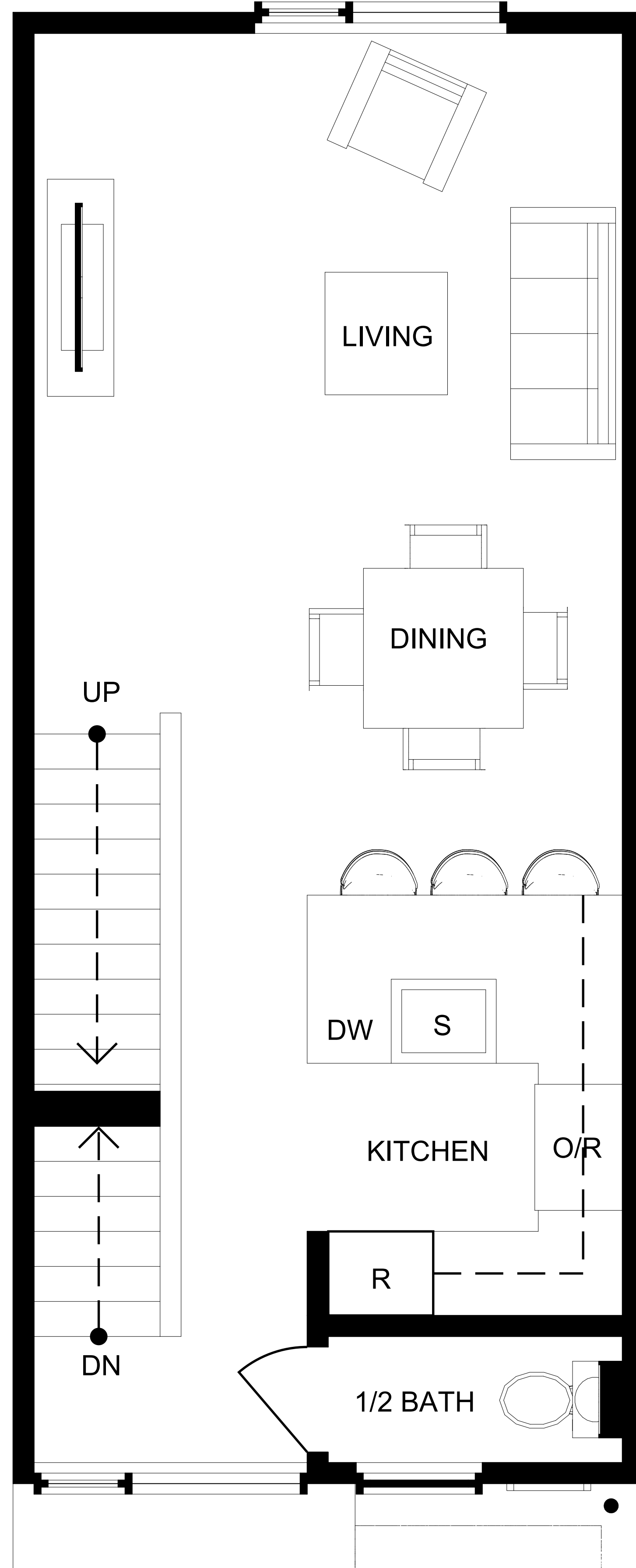
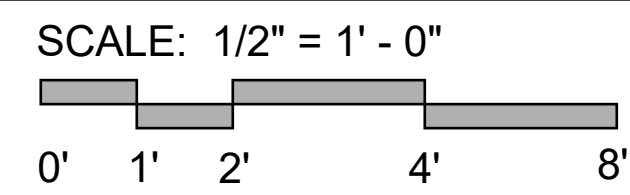
SECOND FLOOR

SCALE: 1/2" = 1' - 0"

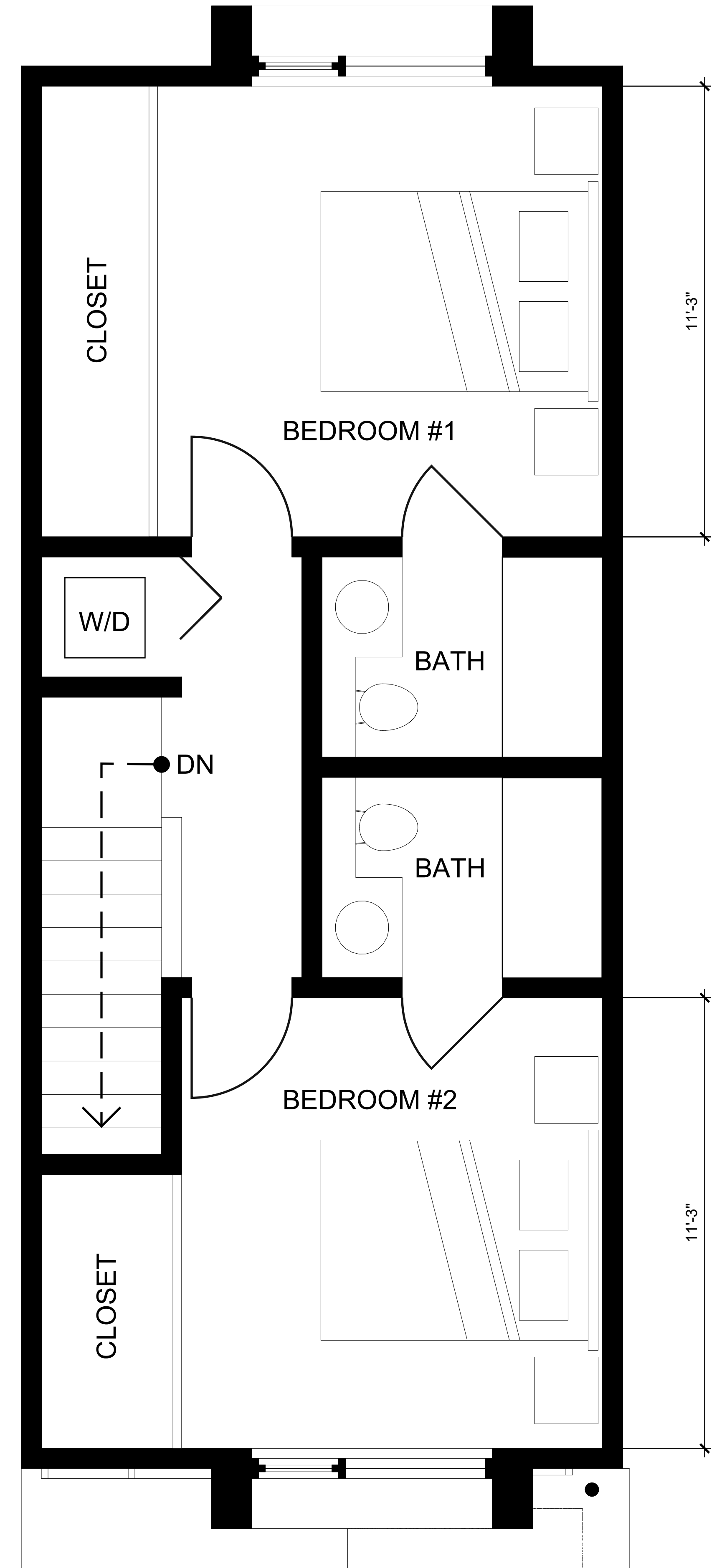
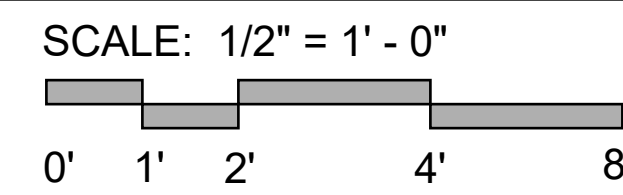




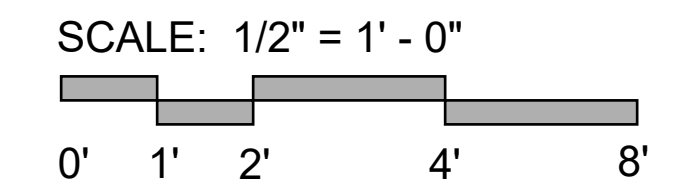
FIRST FLOOR

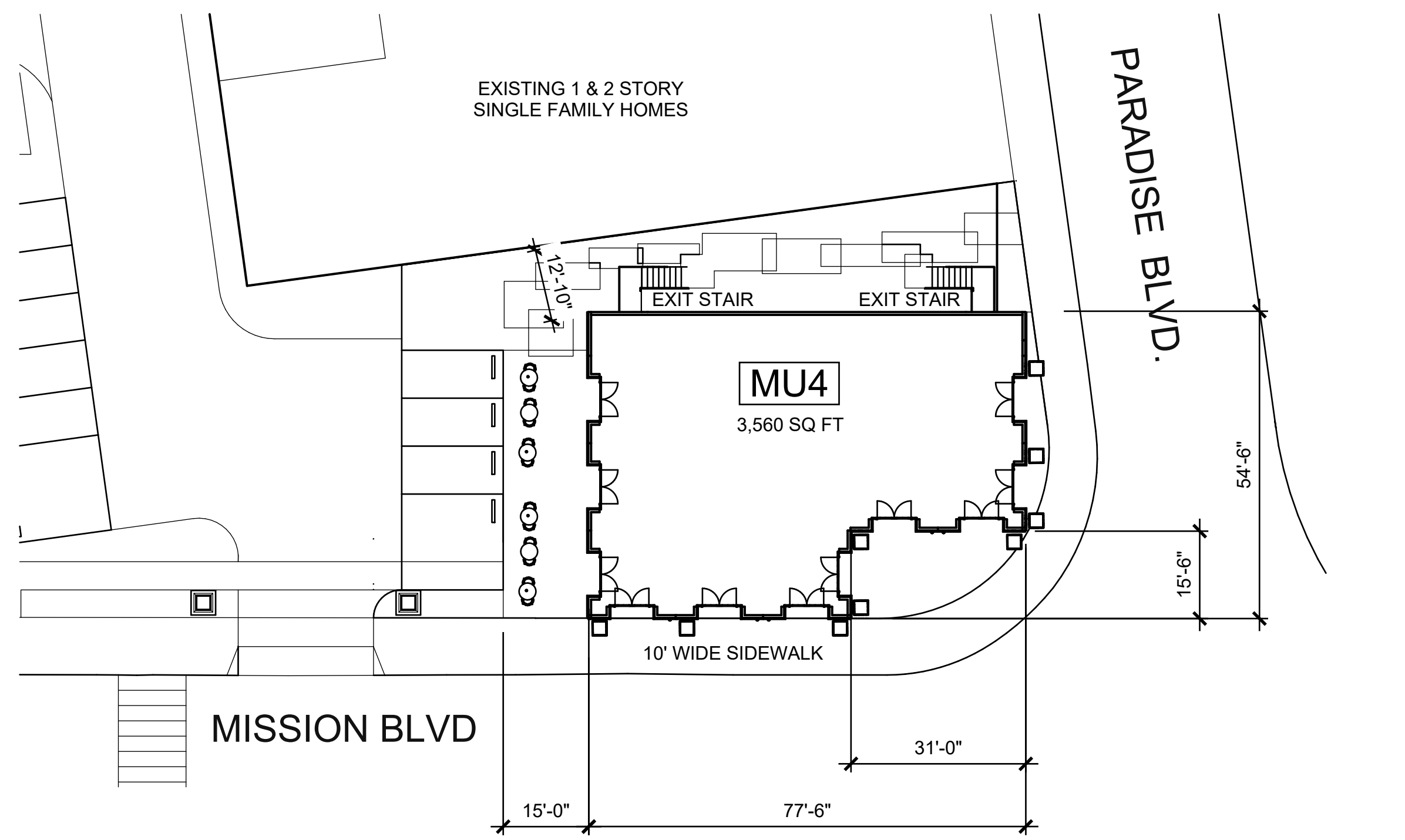


SECOND FLOOR

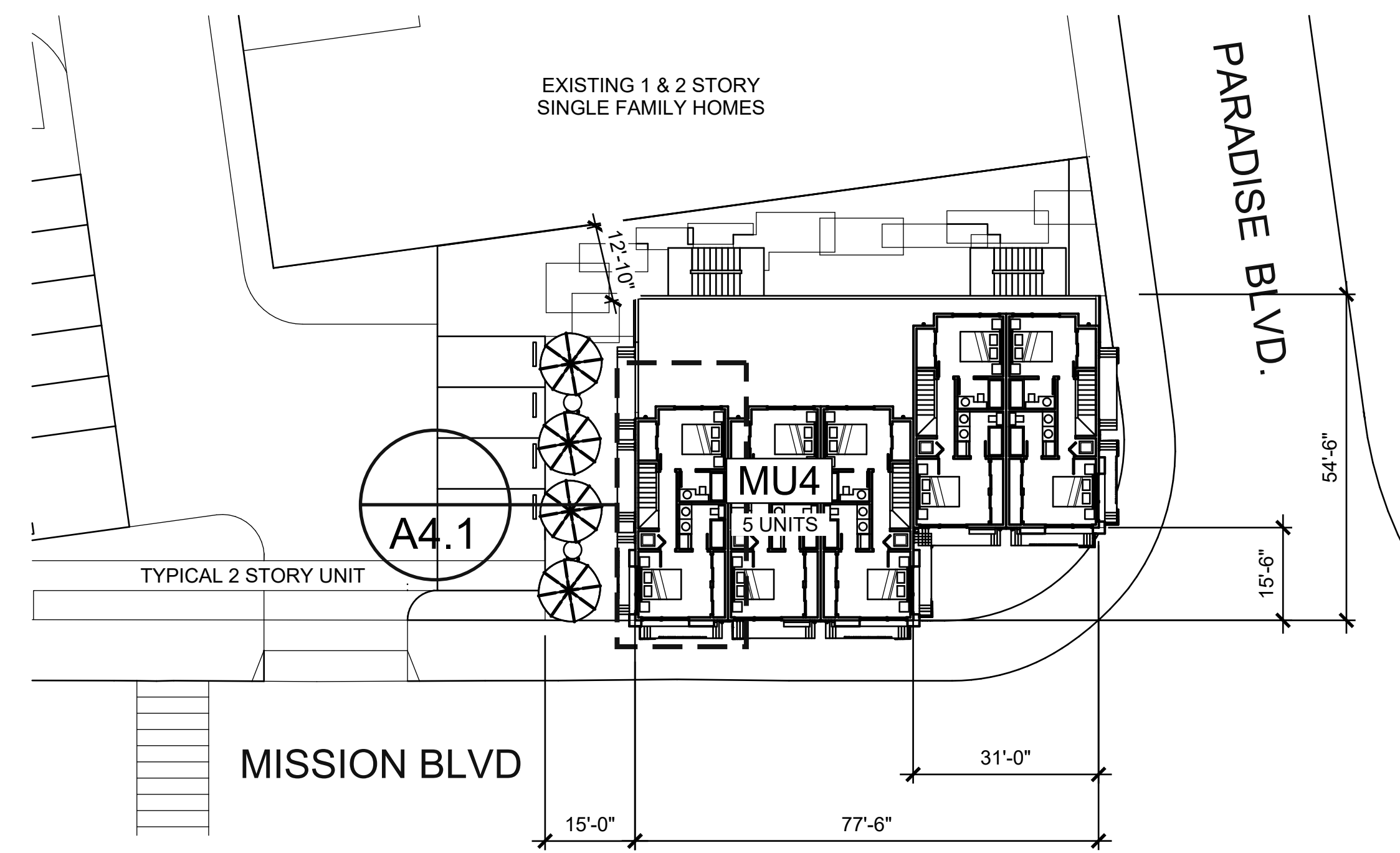
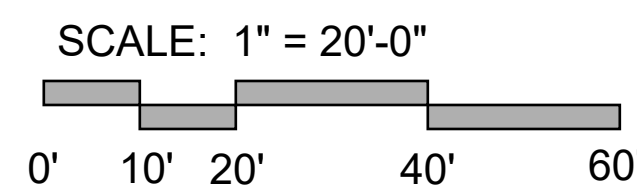


THIRD FLOOR

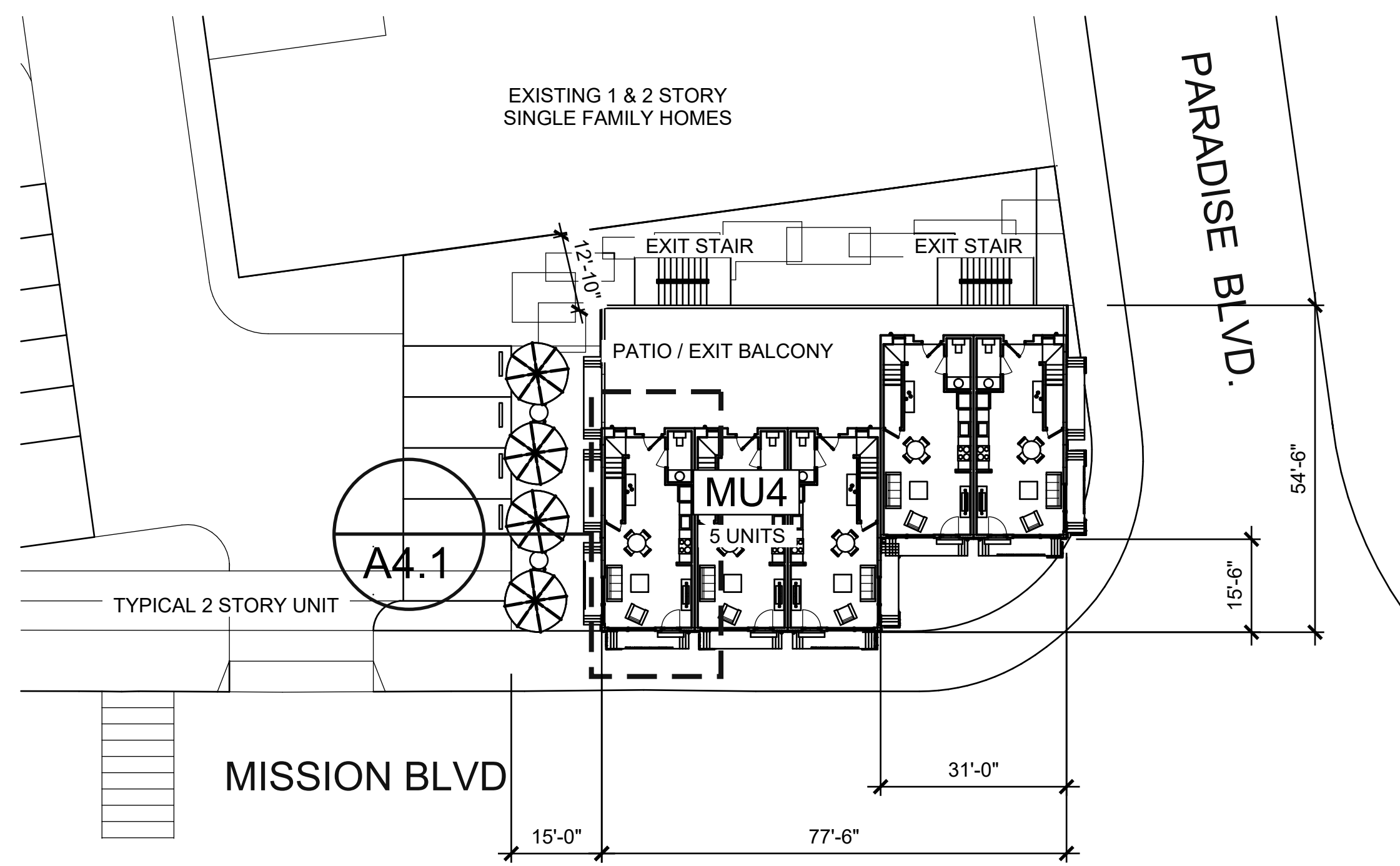
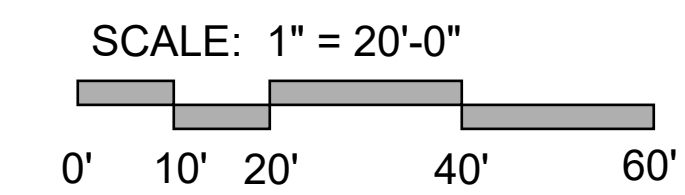




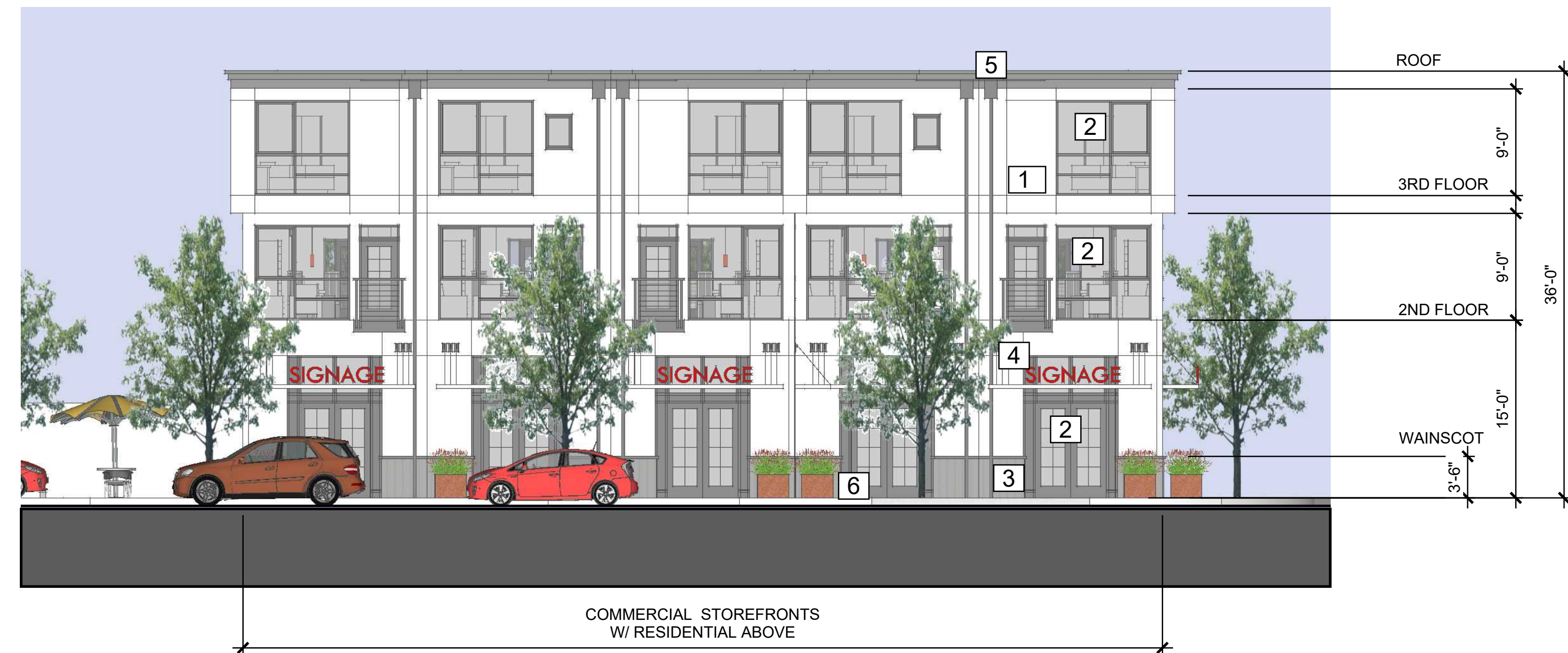
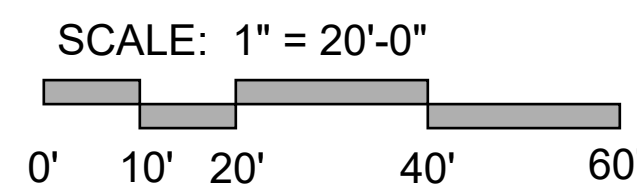
1ST FLOOR - MU4 ALTERNATE



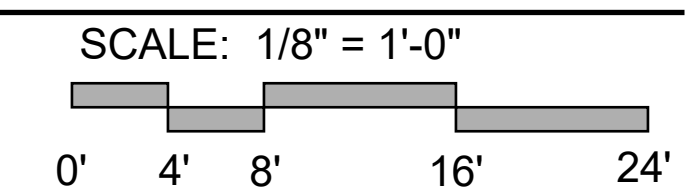
3RD FLOOR - MU4 ALTERNATE



2ND FLOOR - MU4 ALTERNATE



MU4 MISSION BLVD. ELEVATION



MATERIALS LEGEND

1 SAND FINISH CEMENT PLASTER
PAINTED KELLEY MOORE
HLS4202-1 FRANK LLOYD WHITE



2 ALUMINUM DOORS AND WINDOWS
ANODIZED TO MATCH: KELLY MOORE-HLS4221-5
RUSKING BRONZE



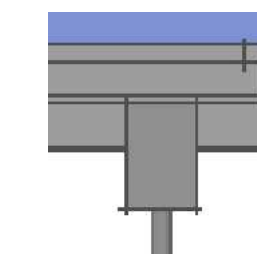
3 STANDING SEAM METAL WAINSCOT
ANODIZED TO MATCH: KELLY MOORE-HLS4221-5
RUSKING BRONZE



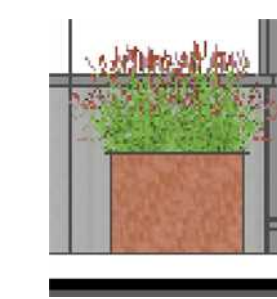
4 ALUMINUM AWNINGS
ANODIZED TO MATCH: KELLY MOORE-HLS4221-5
RUSKING BRONZE

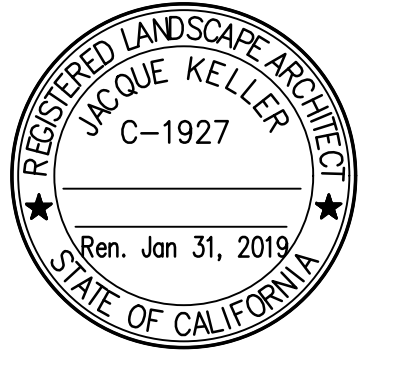


5 GSM GUTTERS & DOWNSPOTS
PAINTED TO MATCH: KELLY MOORE-HLS4221-5
RUSKING BRONZE



6 CORTEN STEEL PLANTERS





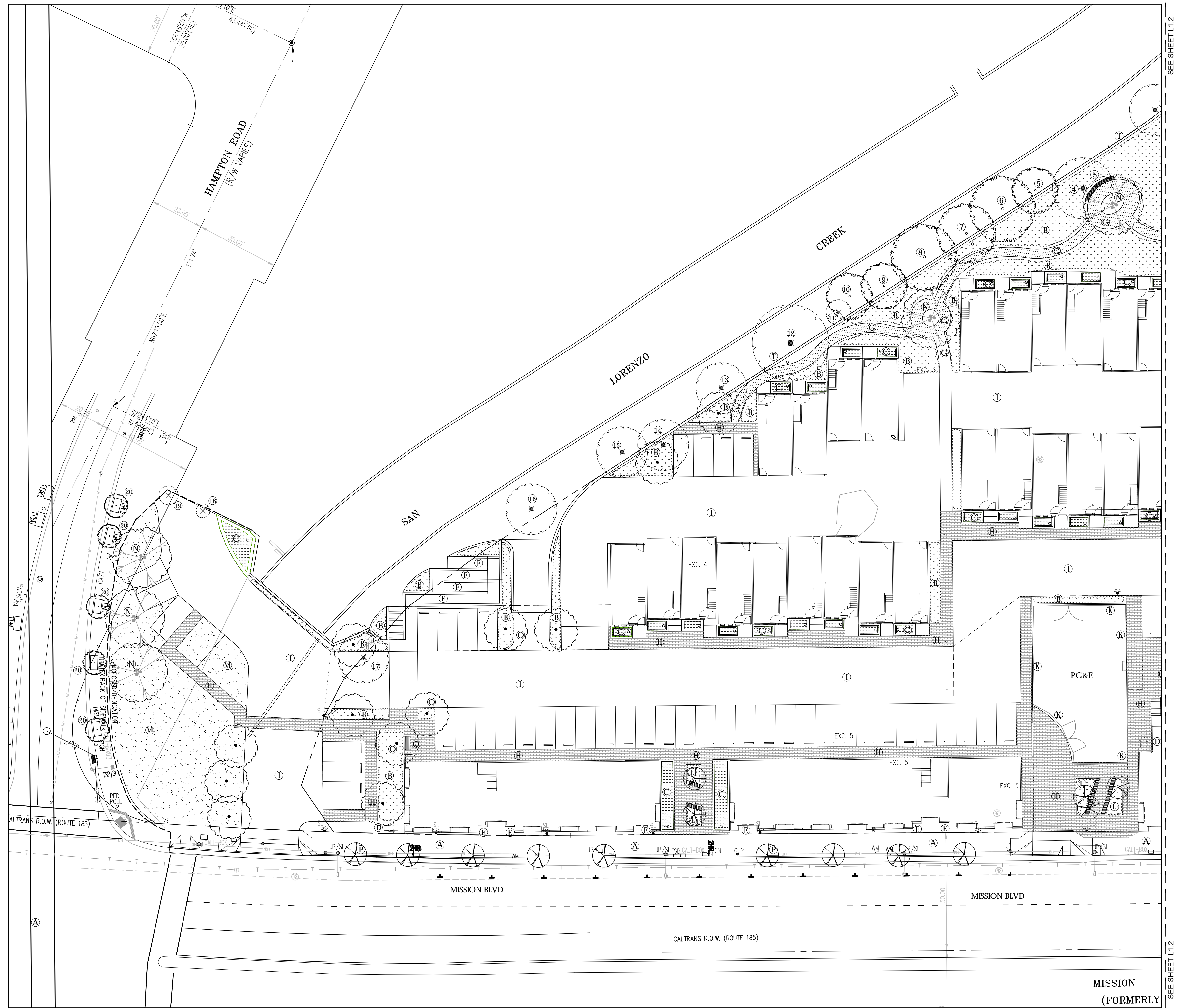
CHERRYLAND PLACE MIXED USE PROJECT
20095 MISSION BLVD.
CHERRYLAND, CALIFORNIA

DATE: 10/12/2018
SCALE: 1" = 20'-0"
DRAWN BY: SD
CHECKED BY: JK
PLOT DATE: 10/12/2018
DRAWING TITLE:
**PRELIMINARY
LANDSCAPE
SITE PLAN**
SHEET NO:

L1.1

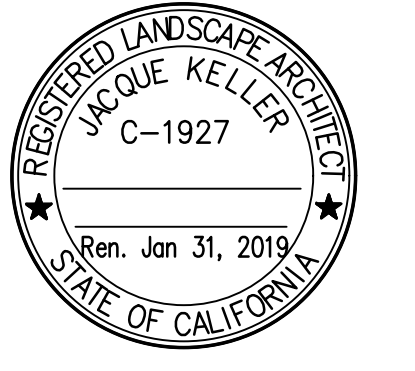
- LEGEND**
- (A) CONCRETE SIDE WALK
 - (B) PLANTING AREA
 - (C) STORM WATER TREATMENT PLANTER
 - (D) BIKE RACKS
 - (E) PLANTER POTS
 - (F) CONCRETE RAMP
 - (G) GRANITECRETE PAVING
 - (H) PERMEABLE PAVERS (PEDESTRIAN)
 - (I) PERMEABLE PAVERS (VEHICULAR)
 - (J) TABLES AND CHAIRS
 - (K) GREENSCREEN WITH VINES
 - (L) RAISED PLANTERS WITH BUILT IN BENCH
 - (M) MEADOW AREA
 - (N) QUERCUS AGRIFOLIA
 - (O) ULMUS PARVIFOLIA
 - (P) LAGERSTROMIA INDICA
 - (Q) BENCH
 - (R) TRASH/RECYCLING RECEPTACLE
 - (S) SEATWALL
 - (T) 4' HT FENCE
 - (U) PLAY SPINNER

- EXISTING TREES**
- (1) MAGNOLIA GRANDIFLORA TWIN 10"/7" (TO BE REMOVED)
 - (2) SCHINUS MOLLE 24" (TO BE REMOVED)
 - (3) SCHINUS MOLLE 15" (TO BE REMOVED)
 - (4) ROBINIA PSEUDOACACIA MULTI 12"/12"/7"/6" (TO BE REMOVED)
 - (5) UMBELLULARIA CALIFORNICA MULTI 8"/8"/4"
 - (6) UMBELLULARIA CALIFORNICA 15"
 - (7) UMBELLULARIA CALIFORNICA 12"
 - (8) UMBELLULARIA CALIFORNICA DOUBLE 12"/8"
 - (9) UMBELLULARIA CALIFORNICA 18"
 - (10) UMBELLULARIA CALIFORNICA 12"
 - (11) ROBINIA PSEUDOACACIA DOUBLE 15"/8" (TO BE REMOVED)
 - (12) ROBINIA PSEUDOACACIA DOUBLE 15"/12" (TO BE REMOVED)
 - (13) ROBINIA PSEUDOACACIA 18" (TO BE REMOVED)
 - (14) ROBINIA PSEUDOACACIA MULTI 18"/18"/8"/8" (TO BE REMOVED)
 - (15) ROBINIA PSEUDOACACIA 16" (TO BE REMOVED)
 - (16) QUERCUS AGRIFOLIA 20" (TO BE REMOVED)
 - (17) PYRUS CALLERYANA 10" (TO BE REMOVED)
 - (18) PYRUS CALLERYANA 7" (TO BE REMOVED)
 - (19) PYRUS CALLERYANA 8" (TO BE REMOVED)
 - (20) CELTIS SPP - STREET TREES



SEE SHEET L1.2

SEE SHEET L1.2



CHERRYLAND PLACE MIXED USE PROJECT
20095 MISSION BLVD.
CHERRYLAND, CALIFORNIA

DATE: 10/12/2018
SCALE: 1" = 20'-0"
DRAWN BY: SD
CHECKED BY: JK
PLOT DATE: 10/12/2018
DRAWING TITLE:
**PRELIMINARY
LANDSCAPE
SITE PLAN**

SHEET NO:
L1.2

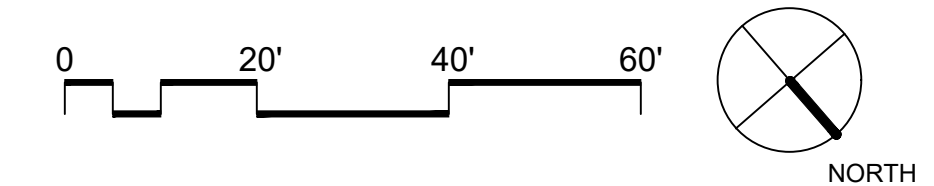
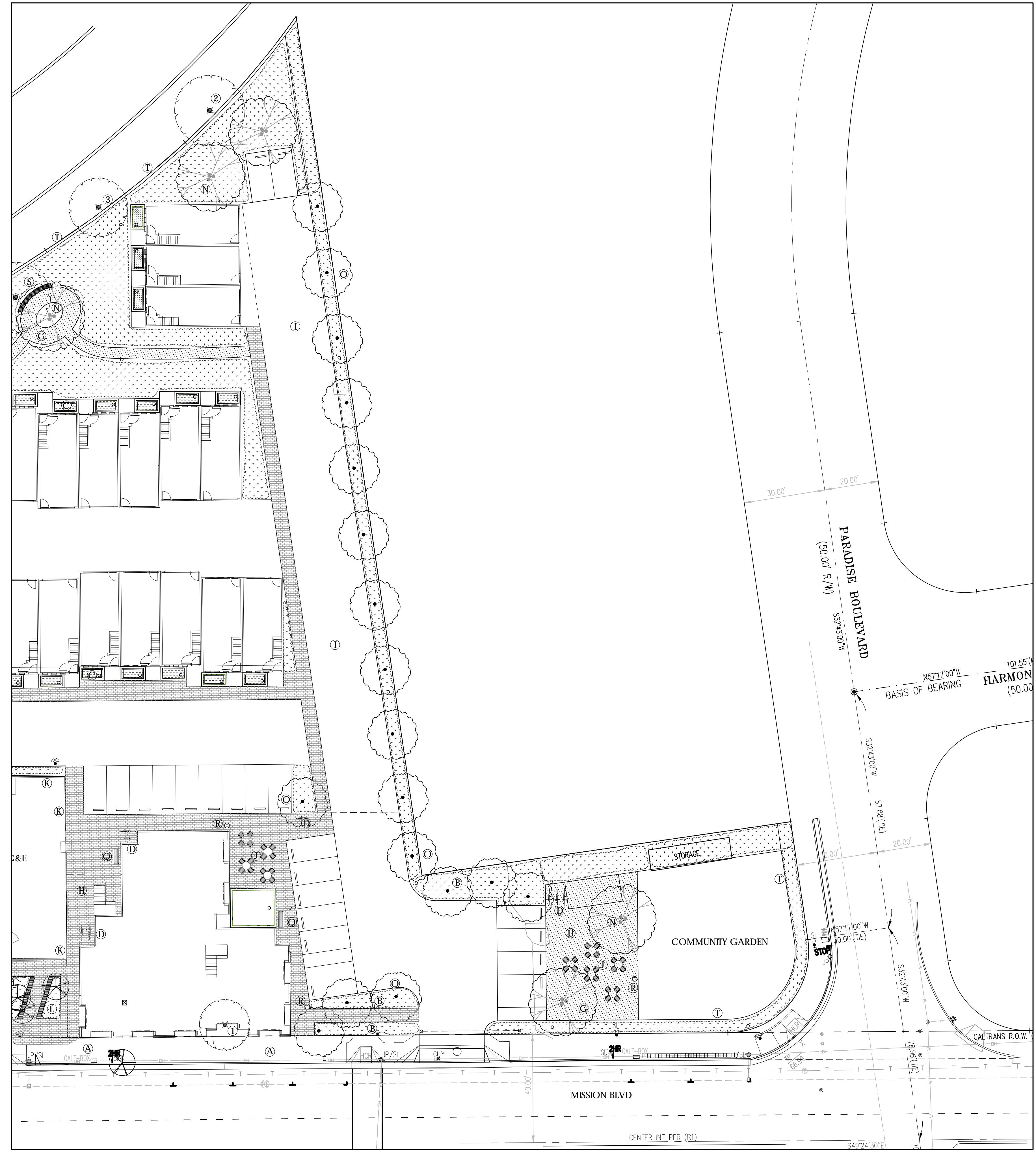
SEE SHEET L1.1

LEGEND

- A CONCRETE SIDE WALK
- B PLANTING AREA
- C STORM WATER TREATMENT PLANTER
- D BIKE RACKS
- E PLANTER POTS
- F CONCRETE RAMP
- G GRANITE/CONCRETE PAVING
- H PERMEABLE PAVERS (PEDESTRIAN)
- I PERMEABLE PAVERS (VEHICULAR)
- J TABLES AND CHAIRS
- K GREENSCREEN WITH VINES
- L RAISED PLANTERS WITH BUILT IN BENCH
- M MEADOW AREA
- N QUERCUS AGRIFOLIA
- O ULMUS PARVIFOLIA
- P LAGERSTROMIA INDICA
- Q BENCH
- R TRASH/RECYCLING RECEPTACLE
- S SEATWALL
- T 4' HT FENCE
- U PLAY SPINNER

EXISTING TREES

- 1 MAGNOLIA GRANDIFLORA TWIN 10"/7" (TO BE REMOVED)
- 2 SCHINUS MOLLE 24" (TO BE REMOVED)
- 3 SCHINUS MOLLE 15" (TO BE REMOVED)
- 4 ROBINIA PSEUDOACACIA MULTI 12"/12"/7"/6" (TO BE REMOVED)
- 5 UMBELLULARIA CALIFORNICA MULTI 8"/8"/4"
- 6 UMBELLULARIA CALIFORNICA 15"
- 7 UMBELLULARIA CALIFORNICA 12"
- 8 UMBELLULARIA CALIFORNICA DOUBLE 12"/8"
- 9 UMBELLULARIA CALIFORNICA 18"
- 10 UMBELLULARIA CALIFORNICA 12"
- 11 ROBINIA PSEUDOACACIA DOUBLE 15"/8" (TO BE REMOVED)
- 12 ROBINIA PSEUDOACACIA DOUBLE 15"/12" (TO BE REMOVED)
- 13 ROBINIA PSEUDOACACIA 18" (TO BE REMOVED)
- 14 ROBINIA PSEUDOACACIA MULTI 18"/18"/8"/8" (TO BE REMOVED)
- 15 ROBINIA PSEUDOACACIA 16" (TO BE REMOVED)
- 16 QUERCUS AGRIFOLIA 20" (TO BE REMOVED)
- 17 PYRUS CALLERYANA 10" (TO BE REMOVED)
- 18 PYRUS CALLERYANA 7" (TO BE REMOVED)
- 19 PYRUS CALLERYANA 8" (TO BE REMOVED)
- 20 CELTIS SPP - STREET TREES





CAFE SEATING



PLANTER POTS AT RETAIL



TRASH / RECYCLING



BENCHES



COMMUNITY GARDEN



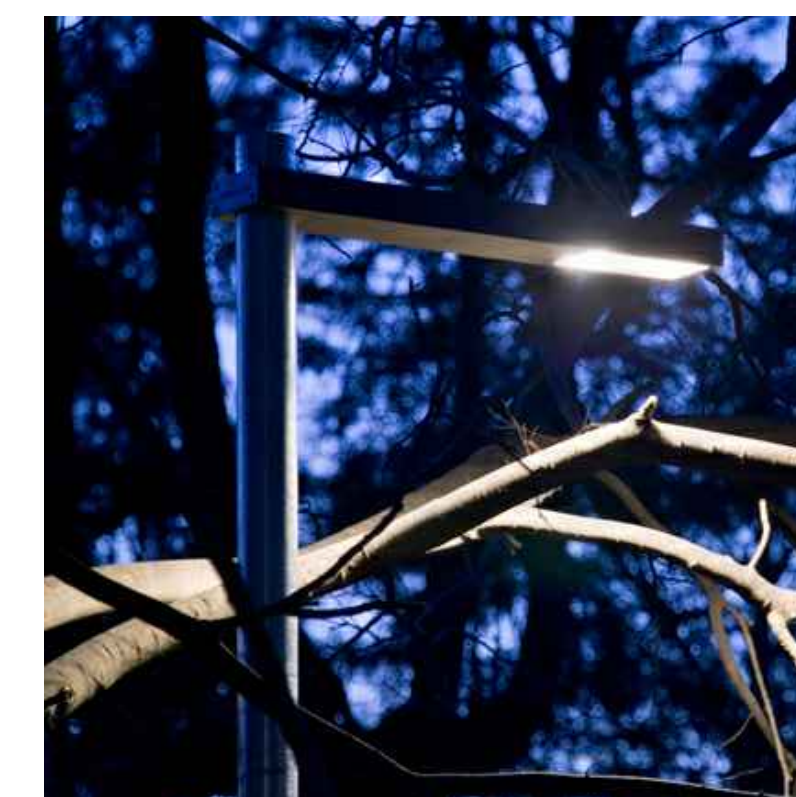
4' HT FENCE



GRANITECRETE



SIDEWALK CONCRETE



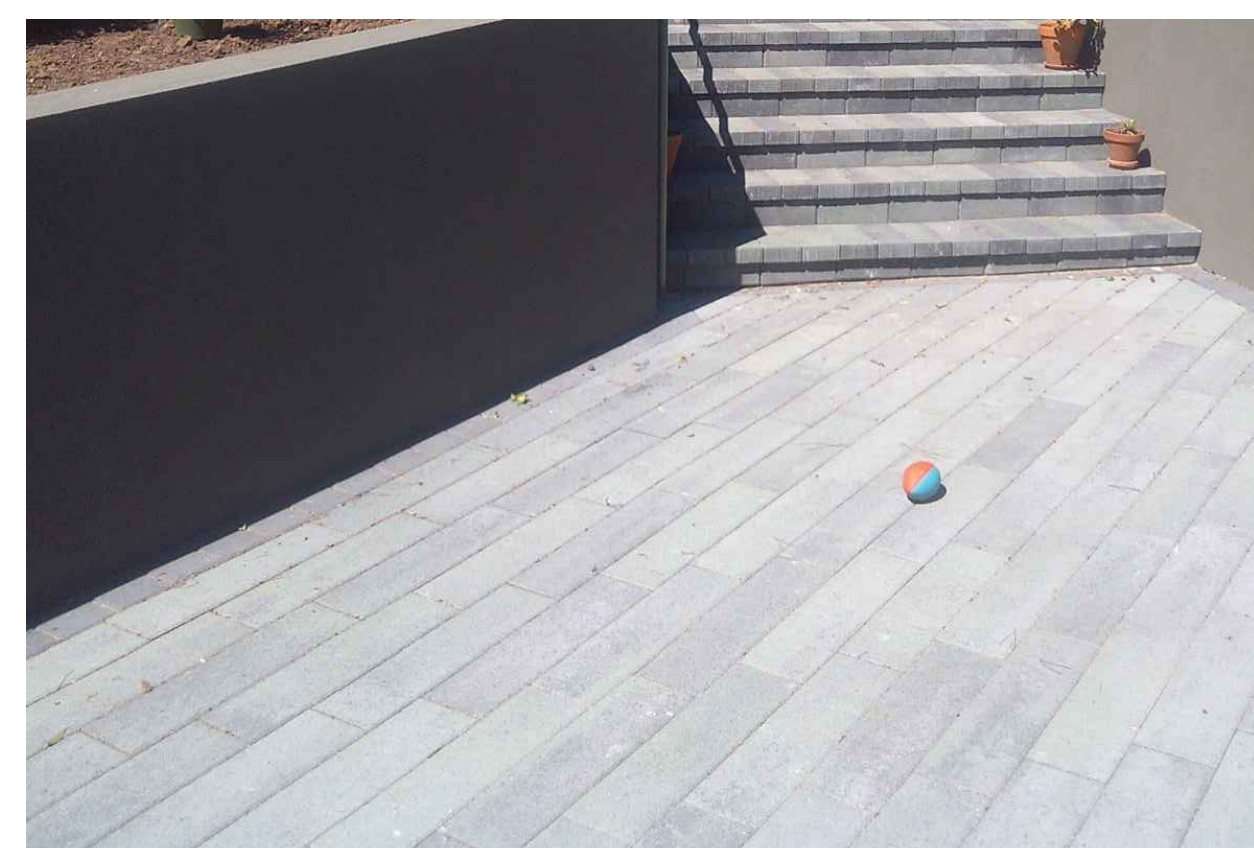
POLE LIGHTING



PATH LIGHTING



GREENSCREEN WITH VINE



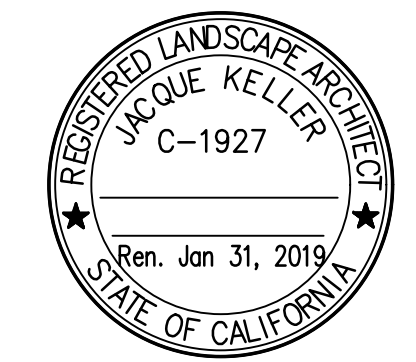
PERMEABLE PAVERS
PEDESTRIAN AND VEHICULAR



BIKE PARKING



PLAY SPINNER



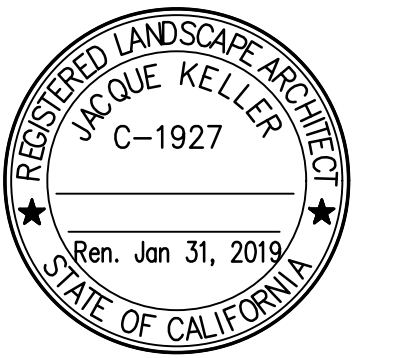
CHERRYLAND PLACE MIXED USE PROJECT

20095 MISSION BLVD.
CHERRYLAND, CALIFORNIA

DATE: 10/12/2018
SCALE: 1" = 20'-0"
DRAWN BY: SD
CHECKED BY: JK
PLOT DATE: 10/12/2018

DRAWING TITLE:
**LANDSCAPE
SITE FURNISHING
CONCEPTS**

SHEET NO:



LAGERSTROEMIA 'NATCHEZ' (SMALL STREET TREE UNDER UTILITY LINES)



ULMUS PARVIFOLIA (SHADE TREE)



QUERCUS AGRIFOLIA (NATIVE)



CEANOTHUS 'YANKEE POINT' (NATIVE GROUNDCOVER)



DIETES GRANDIFLORA



VERBENA DE LA MINA



ARCTOSTAPHYLOS 'SUNSET' (NATIVE)



MULENBERGIA RIGENS (NATIVE)



HELICOTRICHON SEMPERVIRENS



FRANGULA (SHRUB)



LOMANDRA



CHONDROPETALUM TECTORUM (STORMWATER)



JUNCUS PATENS (STORMWATER - NATIVE)



IRIS DOUGLASIANA (STORMWATER - NATIVE)



CAREX DIVULSA (STORMWATER - NATIVE)



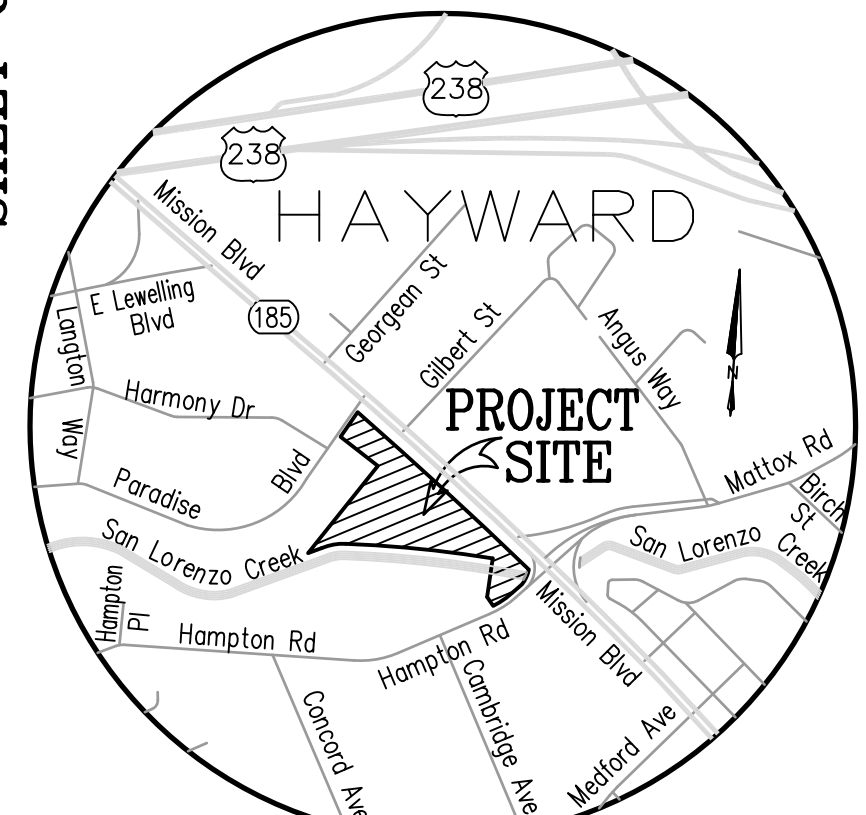
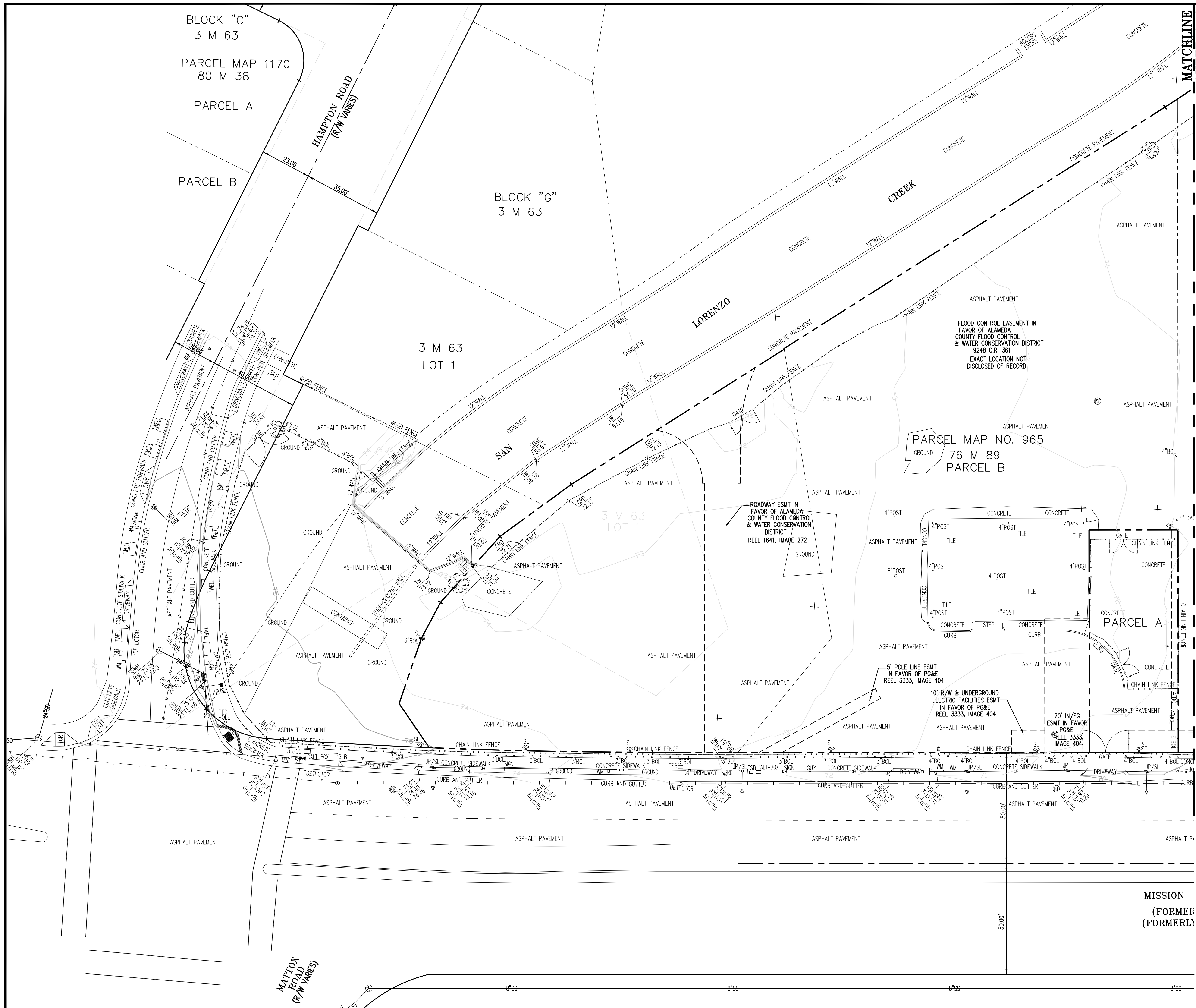
BOUTELOUA GRACILIS 'BLONDE AMBITION' (MEADOW GRASS)

CHERRYLAND PLACE MIXED USE PROJECT

20095 MISSION BLVD.
CHERRYLAND, CALIFORNIA

DATE: 10/12/2018
SCALE: N/A
DRAWN BY: SD
CHECKED BY: JK
PLOT DATE: 10/12/2018
DRAWING TITLE:
PROPOSED PLANTING IMAGES

SHEET NO:



VICINITY MAP
NOT TO SCALE

SEE LEGEND ON SHEET C-2

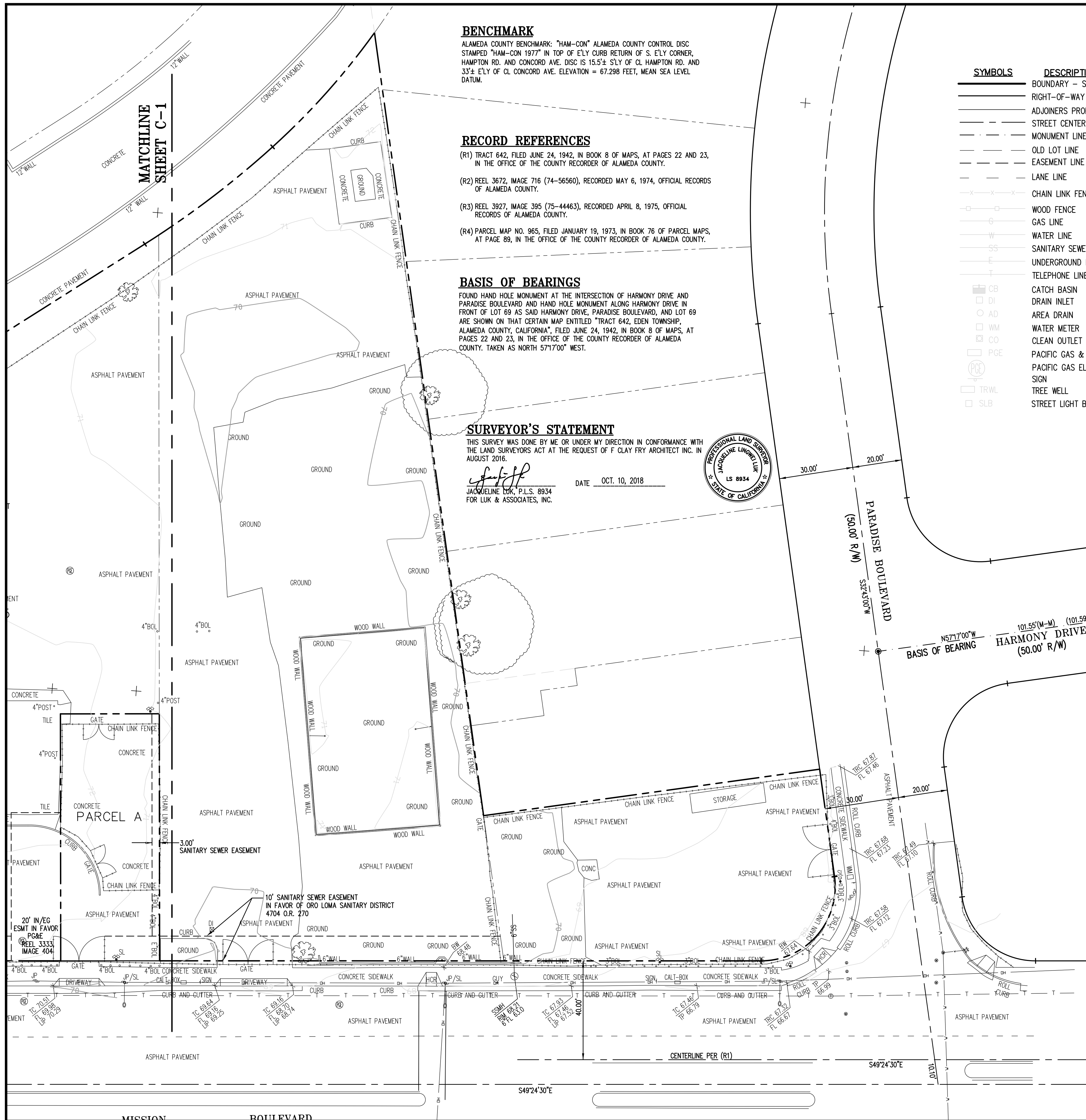
Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

Seal:

**CHERYLAND PLACE
MIXED USE PROJECT**
20095 MISSION BLVD.
CHERYLAND, CA 94541

REVISIONS		
NO.	DATE	DESCRIPTION
△		
△		
△		
△		

Title:	TOPOGRAPHIC & BOUNDARY SURVEY
Date:	OCT. 2018
Scale:	1" = 20'
Drawn By:	D.A.D.
Checked By:	J.L.
Job No.:	16088A10
Drawing No.:	TOPOBDRY
Plot Date:	10/08/2018
Sheet No.:	



BENCHMARK

ALAMEDA COUNTY BENCHMARK: "HAM-CON" ALAMEDA COUNTY CONTROL DISC STAMPED "HAM-CON 1977" IN TOP OF ELY CURB RETURN OF S. ELY CORNER, HAMPTON RD. AND CONCORD AVE. DISC IS 15.5± SLY OF CL HAMPTON RD. AND 33± ELY OF CL CONCORD AVE. ELEVATION = 67.298 FEET, MEAN SEA LEVEL DATUM.

RECORD REFERENCES

- (R1) TRACT 642, FILED JUNE 24, 1942, IN BOOK 8 OF MAPS, AT PAGES 22 AND 23, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.
- (R2) REEL 3672, IMAGE 716 (74-56560), RECORDED MAY 6, 1974, OFFICIAL RECORDS OF ALAMEDA COUNTY.
- (R3) REEL 3927, IMAGE 395 (75-44463), RECORDED APRIL 8, 1975, OFFICIAL RECORDS OF ALAMEDA COUNTY.
- (R4) PARCEL MAP NO. 965, FILED JANUARY 19, 1973, IN BOOK 76 OF PARCEL MAPS, AT PAGE 89, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

BASIS OF BEARINGS

FOUND HAND HOLE MONUMENT AT THE INTERSECTION OF HARMONY DRIVE AND PARADISE BOULEVARD AND HAND HOLE MONUMENT ALONG HARMONY DRIVE IN FRONT OF LOT 69 AS SAID HARMONY DRIVE, PARADISE BOULEVARD, AND LOT 69 ARE SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 642, EDEN TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA", FILED JUNE 24, 1942, IN BOOK 8 OF MAPS, AT PAGES 22 AND 23, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY. TAKEN AS NORTH 57°17'00" WEST.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF F. CLAY FRY ARCHITECT INC. IN AUGUST 2016.

Jacqueline Luk
 JACQUELINE LUK, P.L.S. 8934
 FOR LUK & ASSOCIATES, INC.

DATE OCT. 10, 2018



SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJOINERS PROPERTY LINE
---	STREET CENTER LINE
---	MONUMENT LINE
---	OLD LOT LINE
---	EASEMENT LINE
---	LANE LINE
---	CHAIN LINK FENCE
---	WOOD FENCE
---	GAS LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	UNDERGROUND ELECTRIC LINE
---	TELEPHONE LINE
---	CATCH BASIN
---	DRAIN INLET
---	AREA DRAIN
---	WATER METER
---	CLEAN OUTLET
---	PACIFIC GAS & ELECTRIC BOX
---	PACIFIC GAS ELECTRIC MANHOLE
---	SIGN
---	TREE WELL
---	STREET LIGHT BOX

LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
□ TSB	TRAFFIC SIGNAL BOX	AC	ASPHALT CONCRETE
□ UT	UTILITY BOX	BSW	BACK OF SIDEWALK
⊙ WV	WATER VALVE	CONC	CONCRETE
⊙ SSMH	SANITARY SEWER MANHOLE	HCR	HANDICAP RAMP
⊙ LITE	LIGHT	CLF	CHAIN LINK FENCE
⊙ BOL	BOLLARD	GRD	GROUND
⊙ GV	GAS VALVE	DWY	DRIVEWAY
⊙ JP	JOINT POLE	TRC	TOP OF ROLL CURB
⊙ LIGHT	LIGHT	GV	GAS VALVE
⊙ TSP	TRAFFIC SIGNAL POLE	PL	PROPERTY LINE
⊙ TREE	TREE	PGE	PACIFIC GAS AND ELECTRIC FOUND MONUMENT
⊙ SL	STREET LIGHT	APN	ASSESSOR'S PARCEL NUMBER
⊙ T	TELEPHONE MANHOLE	PTR	PRELIMINARY TITLE REPORT REFERENCE
⊙ CONC 63.15	CONCRETE ELEVATION	(R1)	REFERENCE
⊙ TC 61.50	TOP OF CURB ELEVATION	O.R.	OFFICIAL RECORD
⊙ LP 60.97	FLOWLINE ELEVATION	(R)	RADIAL BEARING
⊙ LP 61.28	LIP ELEVATION	(59.35')	RECORD DATA
⊙ BSW 63.02	BACK OF SIDEWALK ELEVATION	(T)	TOTAL
⊙ TP 67.89	TOP OF PAVEMENT ELEVATION	DOC. NO.	DOCUMENT NUMBER
		S.F.	SQUARE FEET
		±	MORE OR LESS
		(M-M)	MONUMENT TO MONUMENT
		MEAS.	MEASURED
		ESMT	EASEMENT
		EXC. 5	TITLE EXCEPTION

LEGAL DESCRIPTION (PTR1)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY BOUNDARY LINE OF PLOT 11, AS SAID PLOT 11 IS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF LEVELLING FRUIT FARMS, SAN LORENZO, ALAMEDA CO., CAL." FILED FOR RECORD APRIL 5, 1983 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ALAMEDA IN BOOK 17 OF MAPS AT PAGE 20, WITH THE SOUTHWESTERLY BOUNDARY LINE OF THAT CERTAIN 1.342 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM ELI LEVELLING TO COUNTY OF ALAMEDA DATED FEBRUARY 12, 1910 AND RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 1780 OF DEEDS AT PAGE 310, AND RUNNING THENCE SOUTH 48° 57' 28" EAST, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID 1.342 ACRE PARCEL OF LAND, 139.26 FEET; THENCE SOUTH 40° 58' 17" WEST 293.76 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM PACIFIC TO ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DATED OCTOBER 13, 1959 AND RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 9248 OF OFFICIAL RECORDS AT PAGE 363; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF THE PARCEL OF LAND DESCRIBED IN SAID DEED DATED OCTOBER 13, 1959 THE FOLLOWING TWO COURSES AND DISTANCES, NAMELY: WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 380.14 FEET, THROUGH A CENTRAL ANGLE OF 8° 47' 30", AND TANGENT AT THE EASTERLY TERMINUS THEREOF TO A LINE WHICH HAS A BEARING OF NORTH 82° 19' 34" WEST, AN ARC DISTANCE OF 58.33 FEET TO A POINT OF COMPOUND CURVE; AND THENCE WESTERLY ON A CURVE TO THE LEFT, WITH TANGENT AT THE EASTERLY TERMINUS THEREOF TO A LINE WHICH HAS A BEARING OF SOUTH 88° 52' 56" WEST, AN ARC DISTANCE OF 62.03 FEET TO A POINT IN THE NORTHWESTERLY BOUNDARY LINE OF SAID PLOT 11; THENCE NORTH 33° 06' 42" EAST, ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID PLOT 11, A DISTANCE OF 379.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 414-0021-061

LEGAL DESCRIPTION (PTR2)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

- PARCEL 1:
- PARCEL B OF PARCEL MAP NO. 965, FILED JANUARY 17, 1973, IN BOOK 76 OF PARCEL MAPS, PAGE 89, ALAMEDA COUNTY RECORDS.
- PARCEL 2:
- AN EASEMENT FOR SANITARY SEWER PURPOSES APPURTENANT TO SAID PARCEL "B" WITHIN THE STRIP OF LAND DESCRIBED AS FOLLOWS:

A STRIP OF LAND OF THE UNIFORM WIDTH OF 3 FEET LYING CONTIGUOUS TO AND SOUTHEASTERLY OF THE NORTHWESTERLY BOUNDARY LINE OF PARCEL "A" SHOWN ON SAID MAP AND EXTENDING FROM THE SOUTHWESTERLY BOUNDARY LINE OF THE STRIP OF LAND DESCRIBED IN THE DEED FROM FIRST PARTY TO ORO LOMA SANITARY DISTRICT DATED FEBRUARY 9, 1945 AND RECORDED IN BOOK 4704 OF OFFICIAL RECORDS AT PAGE 270, ALAMEDA COUNTY RECORDS, SOUTHWESTERLY 90 FEET, MORE OR LESS, TO THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL "A".

PARCEL 3:

THE RIGHT TO MAINTAIN AS AN ENCROACHMENT OF THE EXISTING BUILDING ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL A, AS SAID PARCEL "A" IS SHOWN ON PARCEL MAP NO. 965, FILED JANUARY 17, 1973, IN BOOK 76 OF PARCEL MAPS, PAGE 89, ALAMEDA COUNTY RECORDS.

PARCEL 4:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF MISSION BOULEVARD, FORMERLY EAST 14TH STREET, 100 FEET IN WIDTH, DISTANT THEREON SOUTH 47° 37' 19" EAST, 375.60 FEET FROM THE SOUTHEAST CORNER OF LOT 27, TRACT 642, FILED JUNE 24, 1942, IN BOOK 8 OF MAPS, PAGES 22 AND 23, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY (THE BEARING OF SAID SOUTHWESTERN LINE OF MISSION BOULEVARD BEING TAKEN AS SOUTH 47° 37' 19" EAST FOR THE PURPOSE OF MAKING THIS DESCRIPTION); AND RUNNING THENCE TANGENT TO LAST SAID LINE SOUTHEASTERLY, 100.63 FEET ALONG THE ARC OF A 2450 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2° 21' 12"; THENCE SOUTH 8° 06' 11" WEST, 23.99 FEET; THENCE SOUTH 61° 15' WEST, 30.86 FEET; THENCE SOUTH 70° 25' WEST, 18.50 FEET; THENCE SOUTH 84° 31' WEST, 40 FEET; THENCE NORTH 83° 40' WEST, 39.71 FEET; THENCE 79° 58' 55" WEST, 113.18 FEET; THENCE NORTH 33° 02' 10" EAST, 131.33; THENCE NORTH 81° 40' 10" EAST, 66.47 FEET TO THE AFORESAID SOUTHWESTERN LINE OF MISSION BOULEVARD; THENCE ALONG LAST SAID LINE SOUTH 47° 37' 19" EAST, 38.33 FEET TO THE POINT OF BEGINNING.

APN: 414-0021-078 (PARCEL 1), 414-0021-090 (PORTION OF PARCEL 4) AND 414-0021-30 (PORTION OF PARCEL 4)

NOTES

- THE TITLE REPORTS ON WHICH THIS SURVEY IS BASED ON FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. 01203087275, DATED AS OF MAY 09, 2008 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR1" AND PRELIMINARY REPORT ORDER NO. 01203087228, DATED AS OF MAY 12, 2008 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR2"
- PER PTR2, FEE TITLE TO THE ESTATE FOR PARCELS 1 AND 4, AN EASEMENT AS TO PARCELS 2 AND 3 IS VESTED IN SAID BARZEGAR AND KATHLEEN M. LYONS-BARZEGAR, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP.
- PER PTR1, FEE TITLE TO THE ESTATE PER THE TITLE REPORT IS VESTED IN JACK W. O'CONNOR AND ARLENE M. O'CONNOR, HUSBAND AND WIFE; BEATRICE O. BANCHERO; JOHN STEVEN BANCHERO AS TRUSTEE OF THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF JOHN S. BANCHERO, ALL AS TENANTS IN COMMON
- LEGAL DESCRIPTION, EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR.
- DATE OF FIELD SURVEY: SEPTEMBER 12, 2016 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.

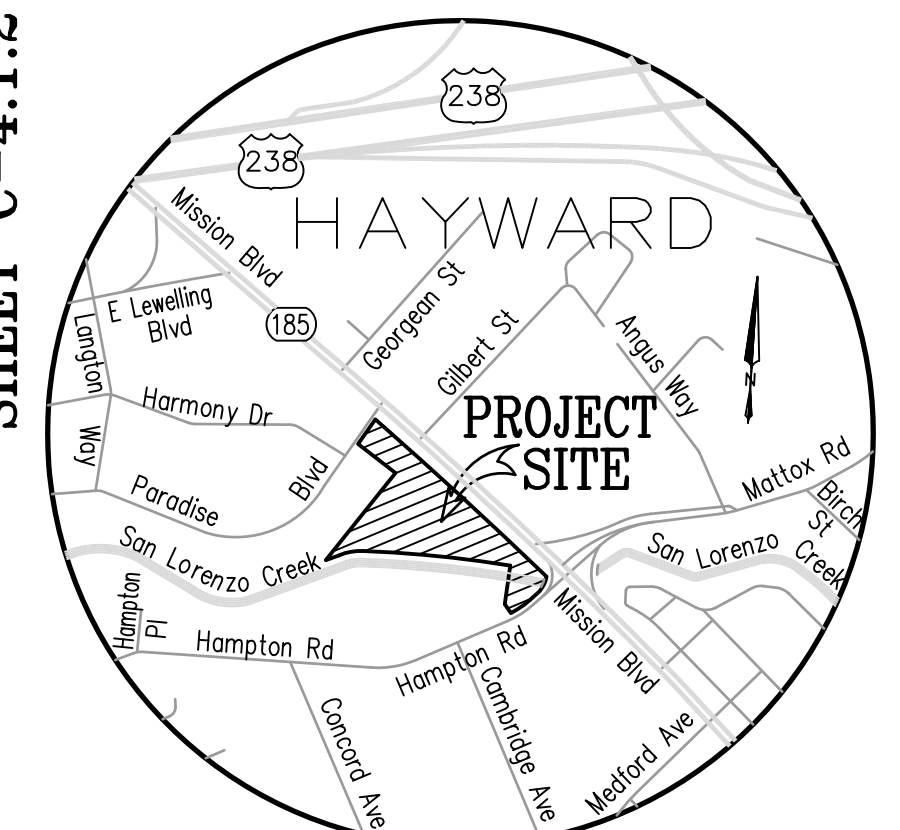
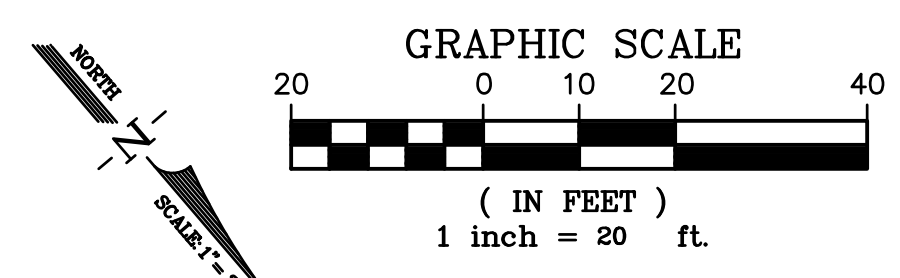
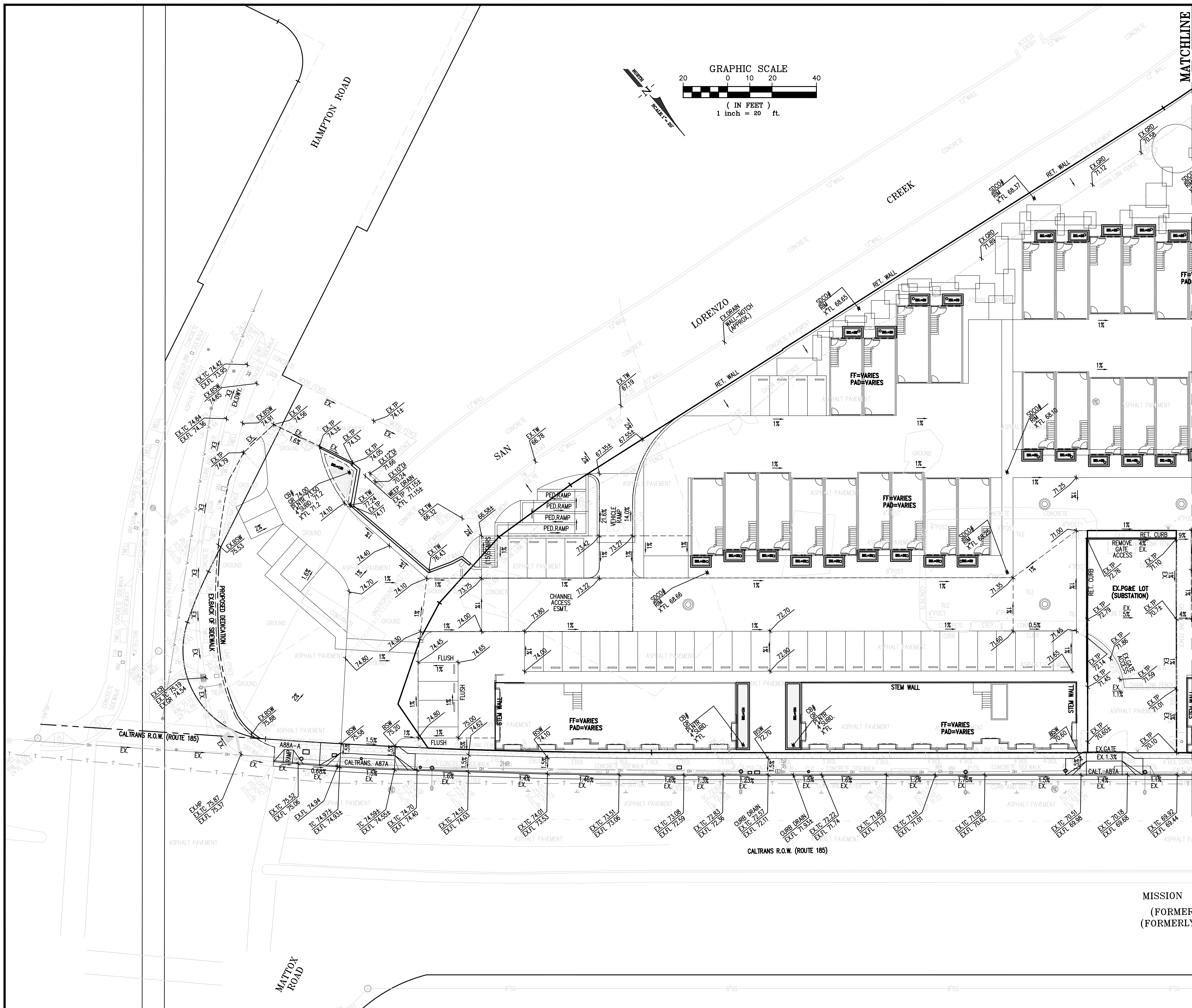
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Seal:

**CHERRYLAND PLACE
 MIXED USE PROJECT**
 20095 MISSION BLVD.
 CHERRYLAND, CA 94541

NO.	DATE	DESCRIPTION

Title:	TOPOGRAPHIC & BOUNDARY SURVEY
Date:	OCT. 2018
Scale:	1" = 20'
Drawn By:	D.A.D.
Checked By:	J.L.
Job No.:	16088A10
Drawing No.:	TOPOBDRY
Plot Date:	10/08/2018
Sheet No.:	C-2



VICINITY MAP
 NOT TO SCALE

BASIS OF BEARINGS

FOUND HAND HOLE MONUMENT AT THE INTERSECTION OF HARMONY DRIVE AND PARADISE BOULEVARD AND HAND HOLE MONUMENT ALONG HARMONY DRIVE IN FRONT OF LOT 69 AS SAID HARMONY DRIVE, PARADISE BOULEVARD, AND LOT 69 ARE SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 642, EDEN TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA", FILED JUNE 24, 1942, IN BOOK 8 OF MAPS, AT PAGES 22 AND 23, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY. TAKEN AS NORTH 57°17'00" WEST.

BENCHMARK

ALAMEDA COUNTY BENCHMARK: "HAM-CON" ALAMEDA COUNTY CONTROL DISC STAMPED "HAM-CON 1977" IN TOP OF E'LY CURB RETURN OF S. E'LY CORNER, HAMPTON RD. AND CONCORD AVE. DISC IS 15.5'± S'LY OF CL HAMPTON RD. AND 33'± E'LY OF CL CONCORD AVE. ELEVATION = 67.298 FEET, MEAN SEA LEVEL DATUM.

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REVISIONS

NO.	DATE	DESCRIPTION

Title: **PRELIMINARY GRADING PLAN: ELEVATIONS**

Date: OCT. 2018

Scale: 1" = 20'

Drawn By: D.A.D.

Checked By: J.L.

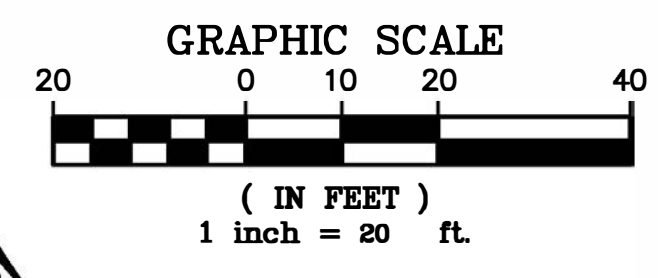
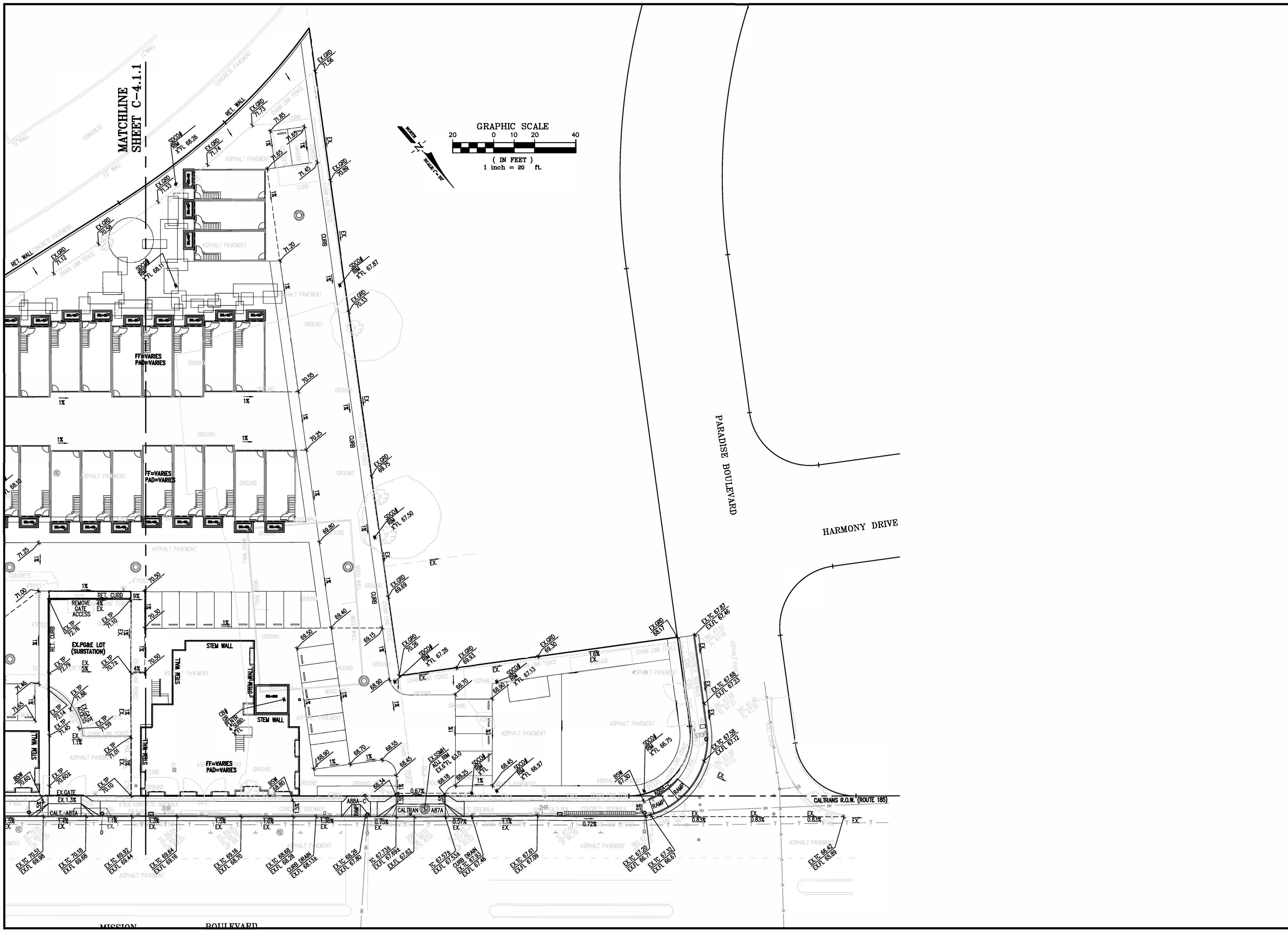
Job No.: 16088A10

Drawing No.: MASTER

Plot Date: 10/08/2018

Sheet No.:

C-4.1.1



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REVISIONS		
NO.	DATE	DESCRIPTION

Title:
**PRELIMINARY
 GRADING PLAN:
 ELEVATIONS**

Date: OCT. 2018

Scale: 1" = 20'

Drawn By: D.A.D.

Checked By: J.L.

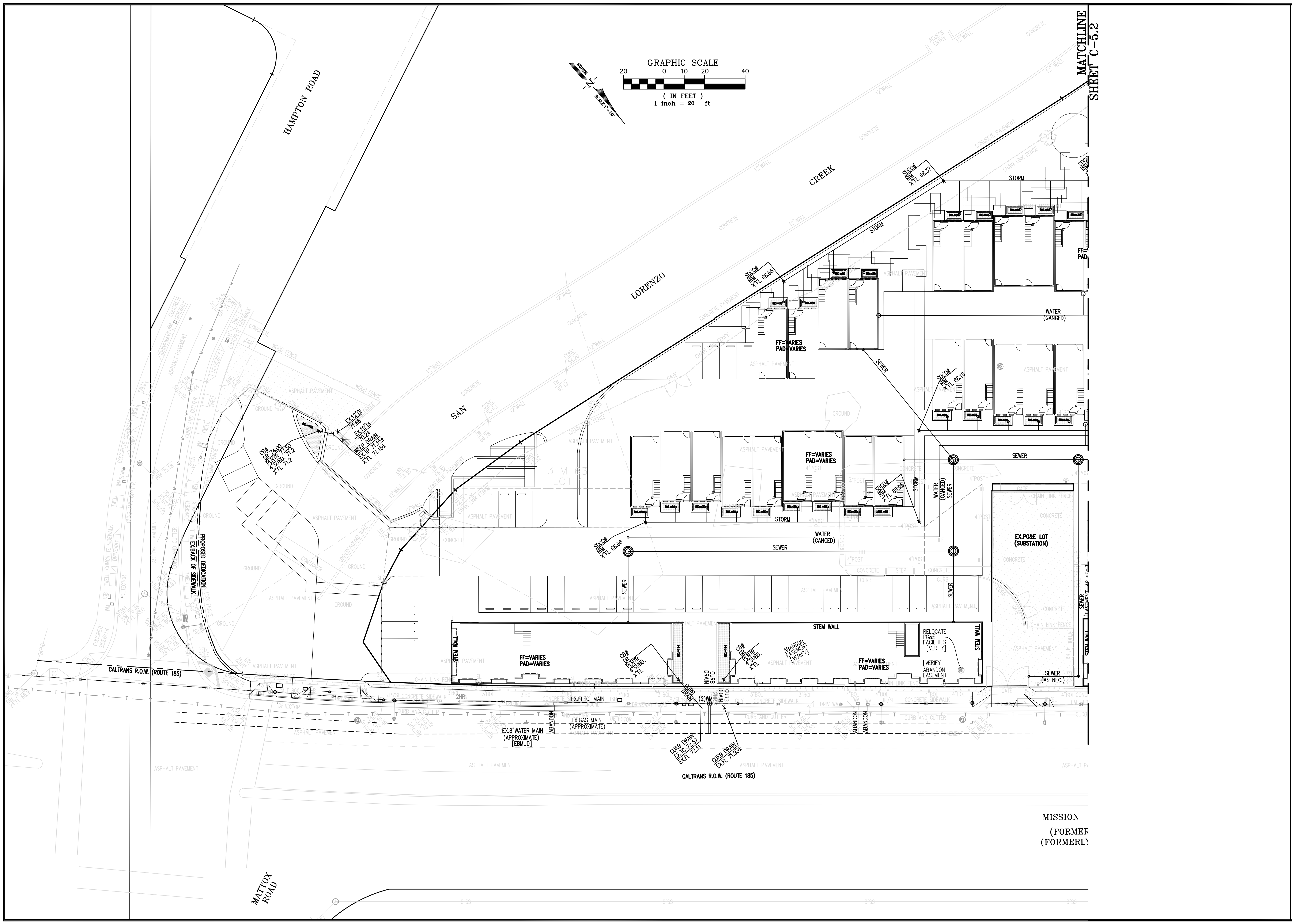
Job No.: 16088A10

Drawing No.: MASTER

Plot Date: 10/08/2018

Sheet No.:

C-4.1.2



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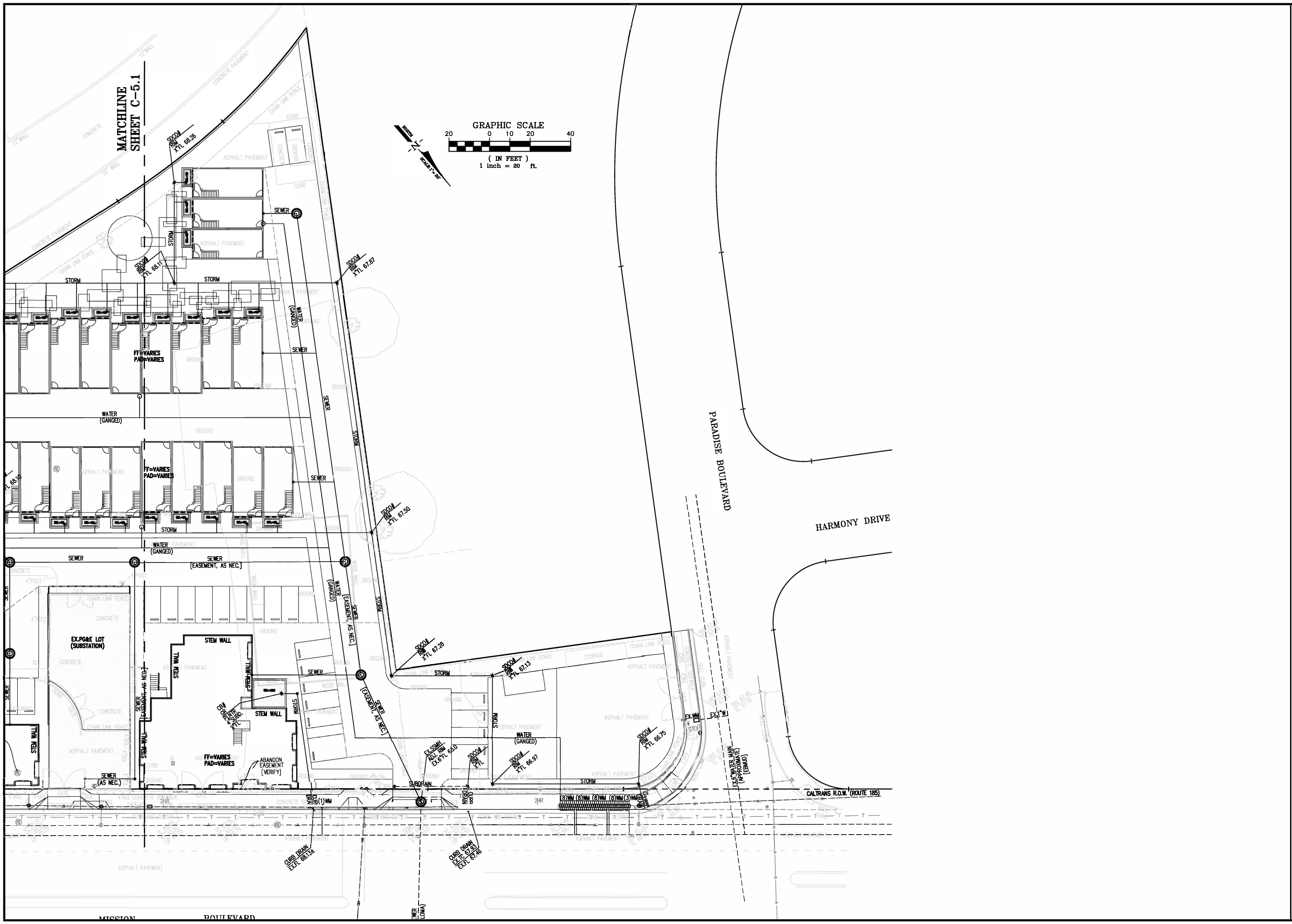
REVISIONS

NO.	DATE	DESCRIPTION

Title:
**PRELIMINARY
 UTILITY PLAN**

Date: OCT. 2018
 Scale: 1" = 20'
 Drawn By: D.A.D.
 Checked By: J.L.
 Job No.: 16088A10
 Drawing No.: MASTER
 Plot Date: 10/08/2018

Sheet No.:
C-5.1



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**CHERRYLAND PLACE
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REVISIONS		
NO.	DATE	DESCRIPTION

Title: **PRELIMINARY UTILITY PLAN**

Date: OCT. 2018

Scale: 1" = 20'

Drawn By: D.A.D.

Checked By: J.L.

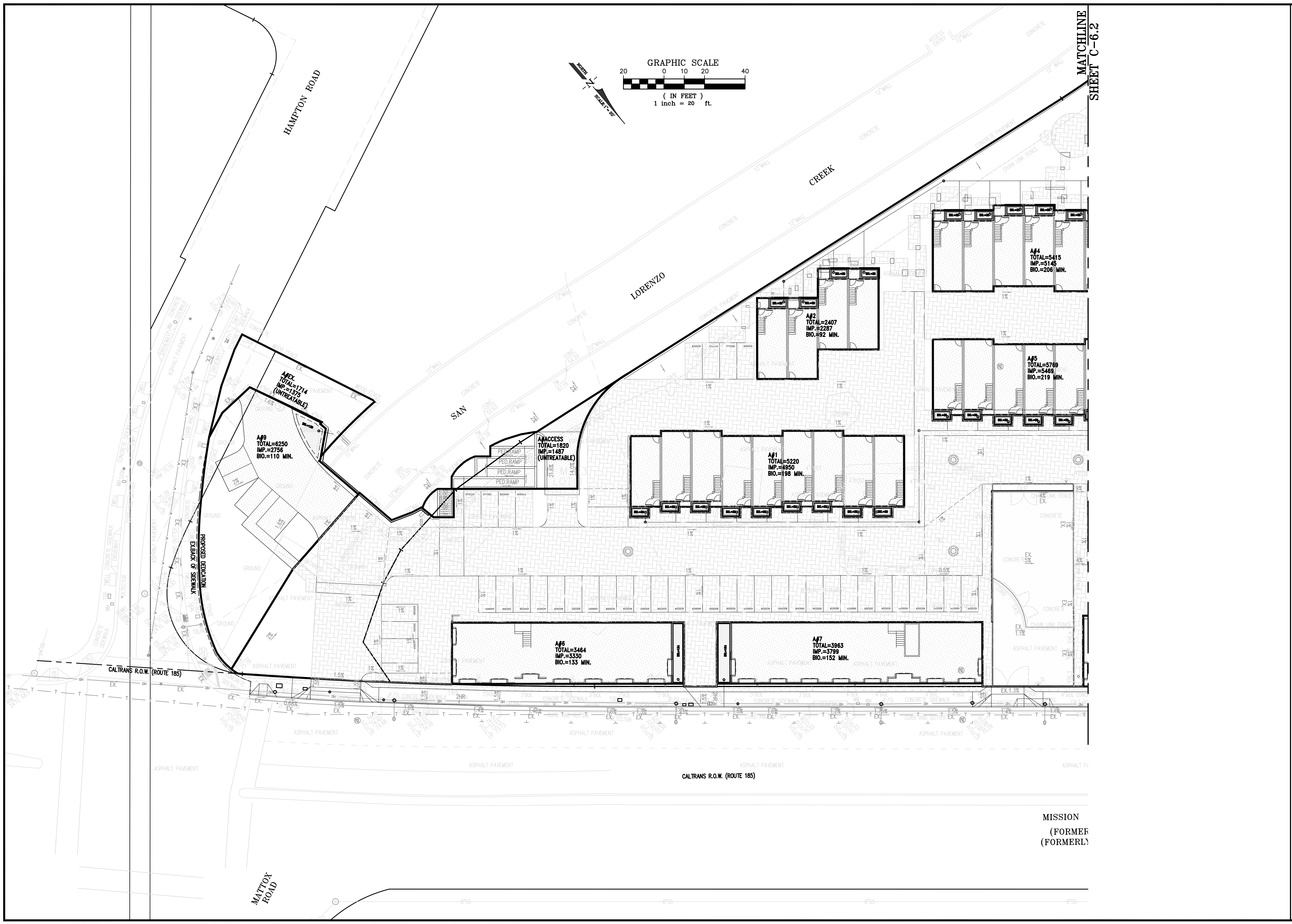
Job No.: 16088A10

Drawing No.: MASTER

Plot Date: 10/08/2018

Sheet No.:

C-5.2



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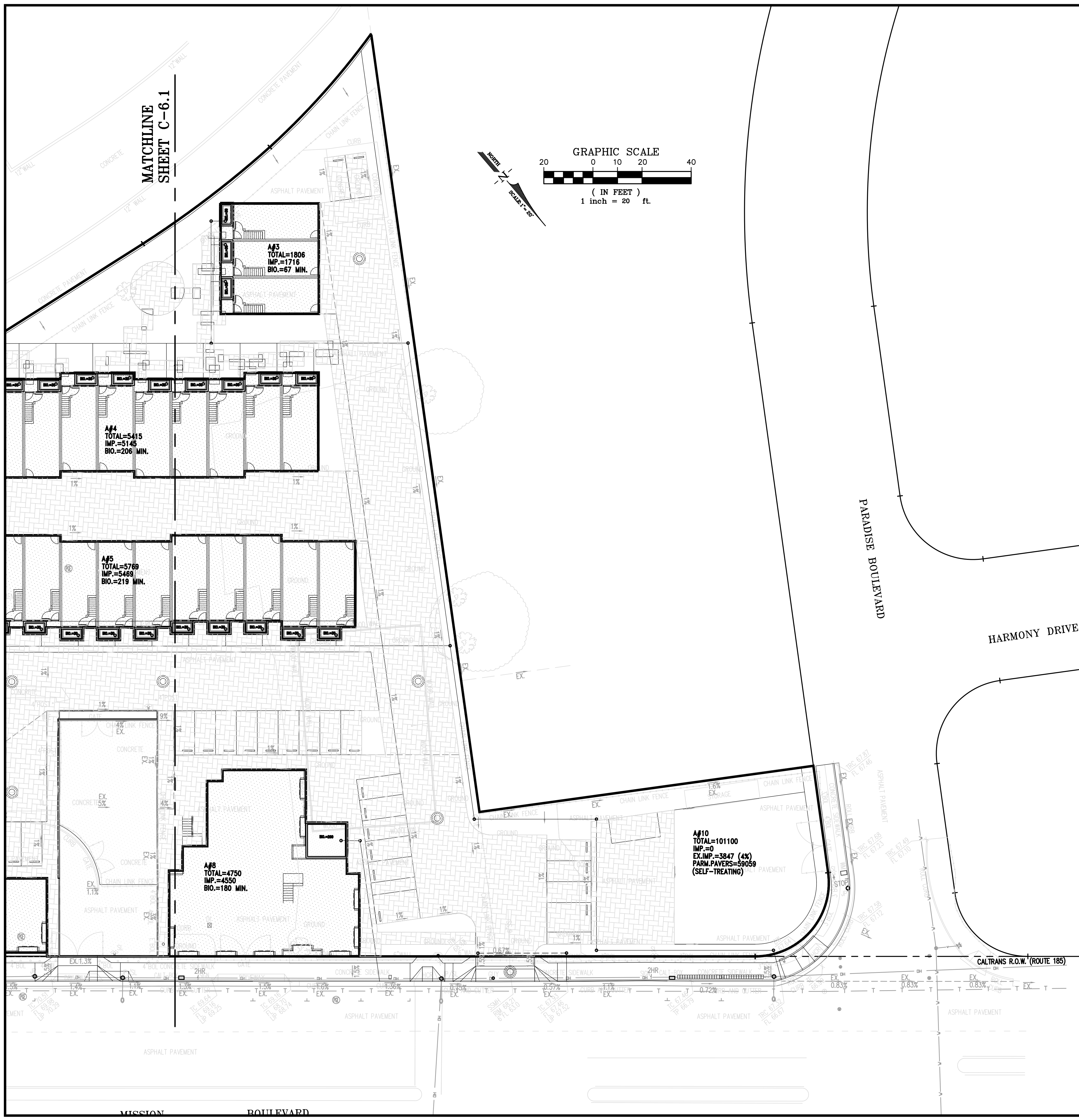
Seal:

**CHERYLAND PLACE
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 CHERYLAND, CA 94541

REVISIONS		
NO.	DATE	DESCRIPTION

Title:	PRELIMINARY STORMWATER TREATMENT PLAN
Date:	OCT. 2018
Scale:	1" = 20'
Drawn By:	D.A.D.
Checked By:	J.L.
Job No.:	16088A10
Drawing No.:	MASTER
Plot Date:	10/08/2018
Sheet No.:	C-6.1

MISSION
 (FORMER)
 (FORMER)



* 4% OF IMP. SURFACE PER TREATMENT ONLY (LESS THAN 1-ACRE OF IMPERVIOUS SURFACE)
 ** INCLUDES EXISTING IMP. SURFACE THAT DRAINS INTO DMA.

STORM TREATMENT DESIGN (PER ALAMEDA COUNTY)*						
DMA & IMP NAME	TYPE	A SIZING FACTOR	D.M. AREA (S.F.)	RUNOFF SURFACE TYPE	MIN. SIZE (S.F.)	PLANNED SIZE (S.F.)
A1	BIO-RETENTION AREA	4% *	4950	IMPERVIOUS	198	270
			270	PERVIOUS		
A2	BIO-RETENTION AREA	4% *	2287	IMPERVIOUS	92	120
			120	PERVIOUS		
A3	BIO-RETENTION AREA	4% *	1716	IMPERVIOUS	67	90
			90	PERVIOUS		
A4	BIO-RETENTION AREA	4% *	5145	IMPERVIOUS **	206	270
			270	PERVIOUS		
A5	BIO-RETENTION AREA	4% *	5469	IMPERVIOUS **	219	300
			300	PERVIOUS		
A6	BIO-RETENTION AREA	4% *	3330	IMPERVIOUS **	133	134
			134	PERVIOUS		
A7	BIO-RETENTION AREA	4% *	3799	IMPERVIOUS **	152	164
			164	PERVIOUS		
A8	BIO-RETENTION AREA	4% *	4550	IMPERVIOUS **	180	200
			200	PERVIOUS		
A9	BIO-RETENTION AREA	4% *	2756	IMPERVIOUS **	110	130
			3494	PERVIOUS		
A10	SELF-TREATING AREA	N/A	3847	IMPERVIOUS	N/A	N/A
			59059	PERMEABLE PAVERS		
			38194	PERVIOUS		

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REVISIONS		
NO.	DATE	DESCRIPTION
△		
△		
△		
△		

Title:
PRELIMINARY STORMWATER TREATMENT PLAN

Date: OCT. 2018

Scale: 1" = 20'

Drawn By: D.A.D.

Checked By: J.L.

Job No.: 16088A10

Drawing No.: MASTER

Plot Date: 10/08/2018

Sheet No.:

C-6.2