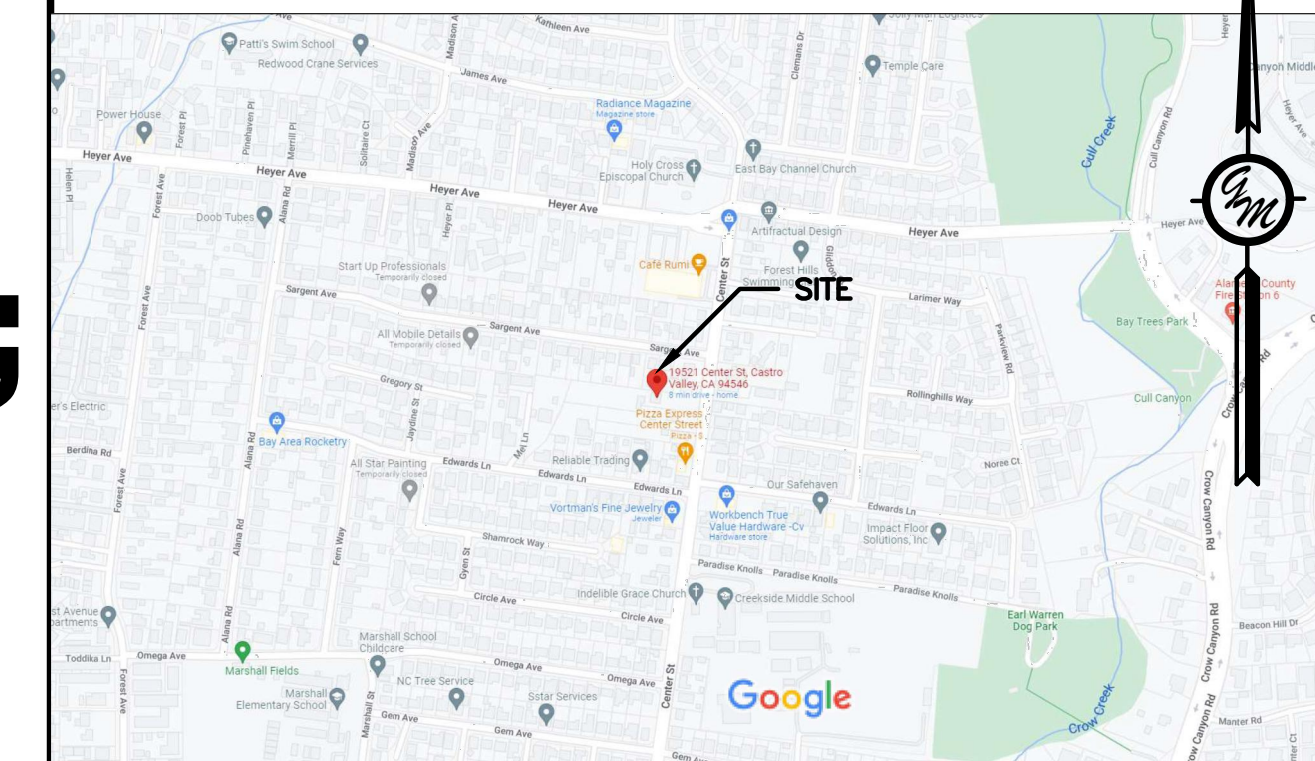


# VESTING TENTATIVE TRACT MAP 8655 CENTER STREET APN: 084C-0697-011-09,06,07; -010-04



## VICINITY MAP

**ENGINEER:**  
GREENWOOD & MOORE, INC.  
3111 CASTRO VALLEY BLVD,  
CASTRO VALLEY, CA 94546  
CONTACT: JEFFREY R. MOORE  
PHONE: (510) 581-2772

**OWNER/APPLICANT:**  
CRESTON DEVELOPMENTS LLC  
STEVE MOK  
43685 MISSION BLVD.  
FREMONT, CA 94539

**PROPERTY ADDRESS:**  
19521, 19527, & 19539 CENTER STREET,  
CASTRO VALLEY, CA 94546

**ASSESSOR'S PARCEL NO.:**  
084C-0697-011-09,06,07; -010-04

**EXISTING AND PROPOSED ZONING:**  
R1 (SINGLE FAMILY) CSU-RV

**TOTAL AREA TO BE DIVIDED:**  
87,902± SQ.FT.

**SANITARY SEWER BY:**  
CASTRO VALLEY SANITARY DISTRICT

**WATER SERVICE BY:**  
EAST BAY MUNICIPAL UTILITY DISTRICT

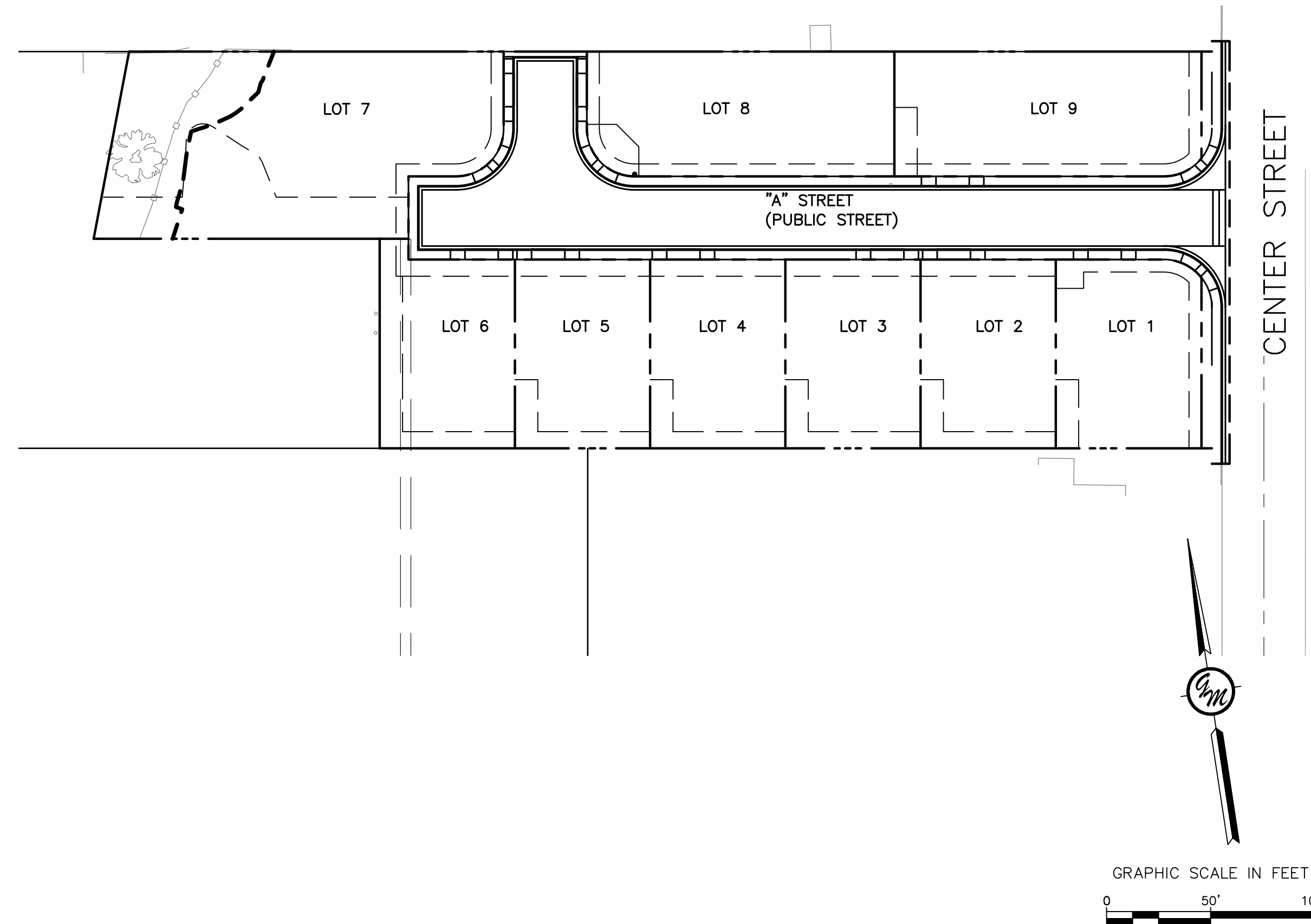
**GAS & ELECTRIC SERVICE BY:**  
PACIFIC GAS & ELECTRIC COMPANY

**FIRE PROTECTION BY:**  
ALAMEDA COUNTY FIRE DEPARTMENT

**BASIS OF BEARINGS:**  
THE LINE IN CENTER STREET BETWEEN THE MONUMENTS SHOWN FOUND AT EDWARDS LANE AND SOUTHERLY OF SARGENT AVE. TAKEN AS 375.44FT REC. AS SHOWN ON PARCEL MAP 3202, FILED OCTOBER 17, 1980 IN BOOK 121 OF MAPS AT PAGES 41 AND 42, ALAMEDA COUNTY RECORDS.

**VERTICAL DATUM / BENCHMARK:**  
ELEVATIONS FOR THIS PROJECT WERE ESTABLISHED USING THE BENCHMARK CENT C-ALAMEDA COUNTY-1954. BM IS A DRILLED HOLE IN A STANDARD ALAMEDA COUNTY DISC STAMPED "CENT-C-1954", ELEVATION: 279.29FT (NAVD 1988).

**UTILITIES NOTE:**  
INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND/OR UTILITY COMPANY RECORDS, AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.



EXISTING	PROPOSED	DESCRIPTION
	AL	AREA LIGHT
BO	BO	BLOWOFF
	BL	BRUSH LINE
CTV	CTV	BUILDING CABLE TV LINE
	CB	CATCH BASIN
	CONC	CONCRETE
	CURB	CURB
	C&G	CURB & GUTTER
	C&S	CURB, GUTTER & SIDEWALK
	CUT	CUT/FILL LINE
	DL	DAYLIGHT LINE
E	E	ELECTRIC LINE
	EL	ELECTROLIER
X	X	FENCE
	FH	FIRE HYDRANT
F	F	FIRE MAIN
	FP	FLAG POLE
G	G	GAS MAIN
	GV	GAS VALVE
GM	GM	GAS METER
UPA	UPA	GUY ANCHOR
JT	JT	JOINT TRENCH
	MON	MONUMENT
	SSC	SANITARY SEWER CLEANOUT
SS	SS	SANITARY SEWER LINE
SSMH	SSMH	SANITARY SEWER MANHOLE
	SIGN	SIGN
	SLOPE	SLOPE
SD	SD	STORM DRAIN LINE
	SDM	STORM DRAIN MANHOLE
T	T	TELEPHONE LINE
	TV	TELEPHONE VAULT
	TS	TRAFFIC SIGNAL
	TR	TRANSFORMER
	UP	UTILITY POLE
	VG	VALLEY GUTTER
	W	WALL
	WGV	WATER GATE VALVE
W	W	WATER MAIN
WM	WM	WATER METER
	WV	WATER VALVE

AB	AGGREGATE BASE	PVC	POLY VINYL CHLORIDE
AC	ASPHALTIC CONCRETE	PVIC	POINT OF VERTICAL INTERSECTION
AD	AREA DRAIN	PL	PROPERTY LINE
AL	AREA LIGHT	R	RADIUS
ANC	ANCHOR	(R)	RADIAL LINE
ANG PT	ANGLE POINT	RCP	REINFORCED CONCRETE PIPE
AP	ANCHOR POLE	RIM	RIM ELEVATION
ARV	AIR RELIEF VALVE	RT	RIGHT
ASB	AGGREGATE SUB-BASE	ROW	RIGHT OF WAY
BC	BEGINNING OF CURVE	S	SLOPE
BOC	BACK OF CURB	SD	STORM DRAIN
BOW	BACK OF SIDEWALK	SDMH	STORM DRAIN MANHOLE
BM	BENCH MARK	SF	SQUARE FEET
BO	BLOWOFF	SHT	SHEET
	BACKFLOW PREVENTION DEVICE	SL	STREET LIGHT
BPD	BACKFLOW PREVENTION DEVICE	SS	SANITARY SEWER
BVC	BEGINNING OF VERTICAL CURVE	SSCO	SANITARY SEWER CLEANOUT/RISER
BW	BOTTOM OF WALL	SSMH	SANITARY SEWER MANHOLE
CATV	CABLE TELEVISION	STA	STATION
C&G	CURB AND GUTTER	STD	STANDARD
CB	CATCH BASIN	SW	SIDEWALK
CIP	CAST IRON PIPE	T	TELEPHONE LINE
CL	CENTERLINE	TBO	TEMPORARY BLOWOFF
CMP	CORRUGATED METAL PIPE	TC	TOP OF CURB
CO	CLEANOUT	TELE	TELEPHONE
CONF	CONFORM	TS	TRAFFIC SIGNAL
CONC	CONCRETE	TW	TOP OF WALL
COTG	CLEANOUT TO GRADE	TYP	TYPICAL
DDCV	DOUBLE DETECTOR CHECK VALVE	UNO	UNLES NOTED OTHERWISE
CY	CUBIC YARDS	VAR	VARIES
DI	DROP INLET	VC	VERTICAL CURVE
DIP	DUCTILE IRON PIPE	VCP	VITRIFIED CLAY PIPE
DWG	DRAWING	VERT	VERTICAL
DWY	DRIVEWAY	W	WITH
(E)	EXISTING	W/O	WITHOUT
EA	EACH	WM	WATER METER
EC	END OF CURVE	WV	WATER VALVE
EG	EXISTING GRADE	YL	YARD LIGHT
ELEC	ELECTRIC		
ELECTRO	ELECTROLIER		
ELEV	ELEVATION		
EP	EDGE OF PAVEMENT		
EVC	END OF VERTICAL CURVE		
FM	FIELD MEASUREMENT		
FC	FACE OF CURB		
FF	FINISH FLOOR		
FG	FINISH GRADE		
FH	FIRE HYDRANT		
FI	FIELD INLET		
FL	FLOW LINE		
G	GAS MAIN		
GAS V	GAS VALVE		
GM	GAS METER		
GB	GRADE BREAK		
GR	GRATE ELEVATION		
GV	GATE VALVE		
HC	HANDICAP		
HGL	HYDRAULIC GRADE LINE		
HOR	HORIZONTAL		
HP	HIGH POINT		
INT	INTERSECTION		
INV	INVERT ELEVATION		
JP	JOINT POLE		
LP	LOW POINT		
LS	LANDSCAPING		
LT	LEFT		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
MON	MONUMENT		
(N)	NEW		
NTS	NOT TO SCALE		
OD	OUTSIDE DIAMETER		
P	PAVEMENT		
PCC	PORTLAND CONCRETE CEMENT		
PI	POINT OF INTERSECTION		
PIV	POST INDICATOR VALVE		
POC	POINT OF CURVE		
PRC	POINT OF REVERSE CURVATURE		
PUE	PUBLIC UTILITY EASEMENT		



## ABBREVIATIONS

## LEGEND

## SITE

## PROJECT INFORMATION

SHEET NUMBER	SHEET TITLE
CO.0	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	WB-40 TRUCK TURNING
C2.2	FIRE TRUCK TURNING
C3.0	PLAN & PROFILE
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	SECTIONS
C4.3	SECTIONS
C5.0	STORMWATER CONTROL PLAN

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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**

## COVER SHEET

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=50'
DATE:	06/07/2023
PROJECT NO.:	2018.051
PHASE NO.:	XX
SHEET NO.:	

## CO.0

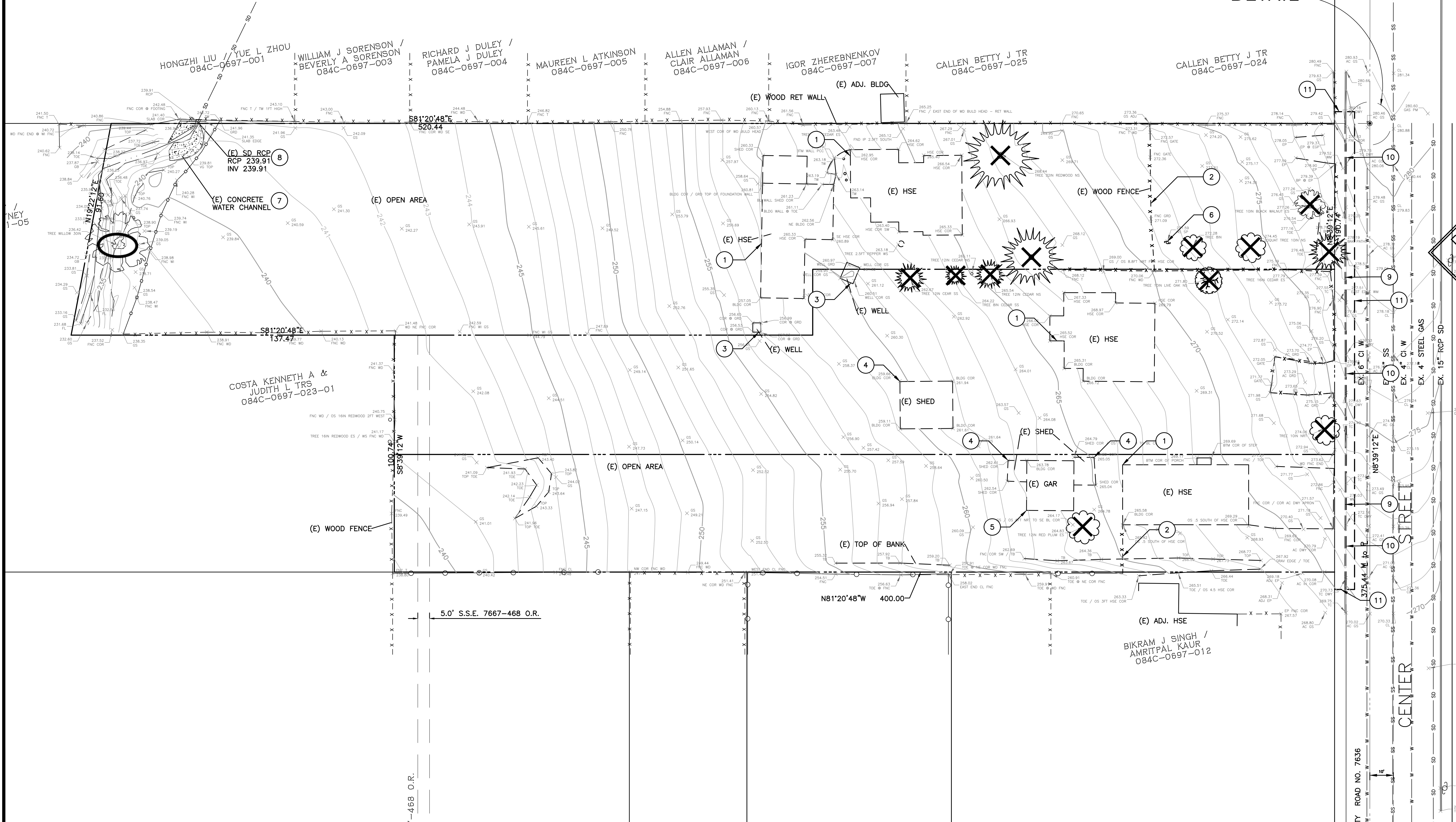
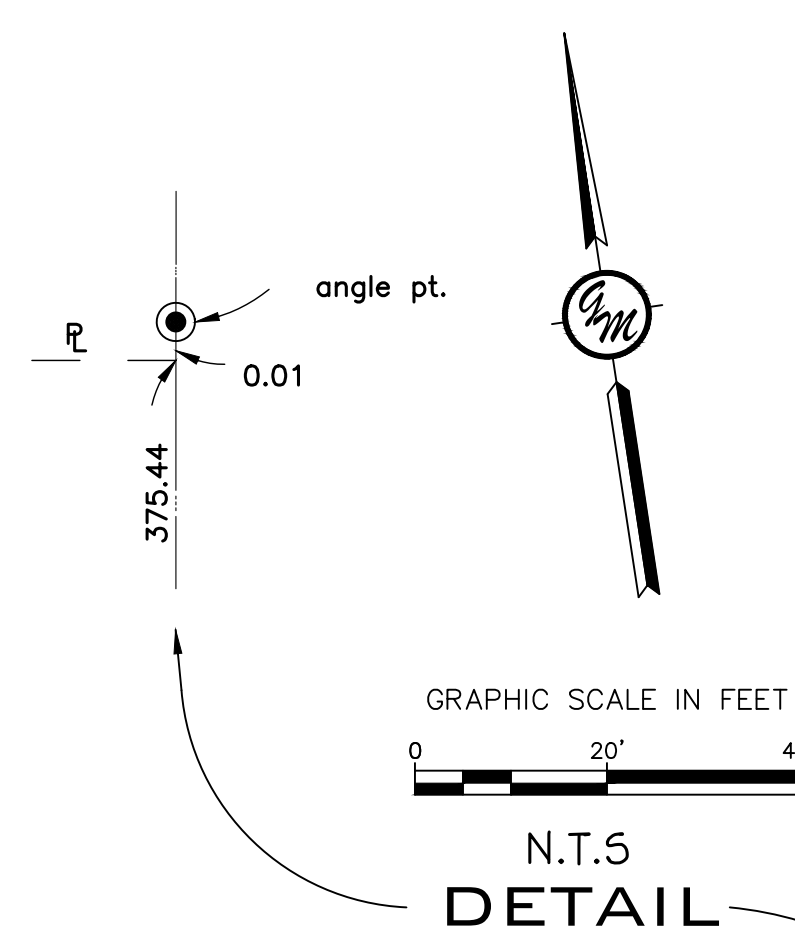
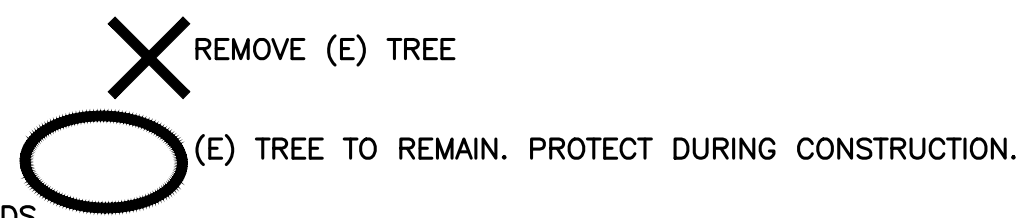
## SHEET INDEX

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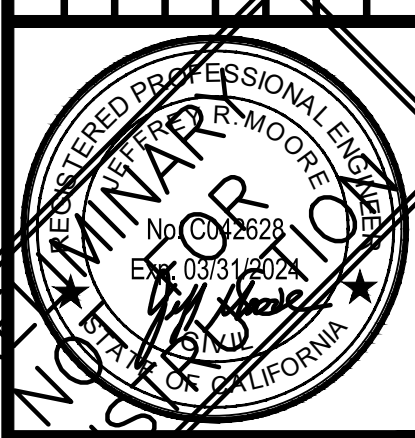
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**KEYNOTES:**

1. REMOVE (E) HOUSE
2. REMOVE (E) WOOD FENCE
3. REMOVE (E) WELL PER ALAMEDA COUNTY STANDARDS
4. REMOVE (E) SHED
5. REMOVE (E) GARAGE
6. REMOVE (E) JP
7. (E) CONCRETE CHANNEL TO REMAIN
8. (E) RCP TO REMAIN
9. REMOVE (E) CURB & GUTTER
10. REMOVE (E) DRIVEWAY
11. SAWCUT



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**VESTING TENTATIVE TRACT MAP 8659**  
**19521, 19527 & 19539 CENTER ST.**  
**CASTRO VALLEY, CA**  
**084C-0697-011-09,06,07;-010-04**

**TOPOGRAPHIC SURVEY & DEMOLITION PLAN**

CHECKED BY:	BD
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DATE:	06/07/2023
PROJECT NO.:	2018.051
PHASE NO.:	XX
SHEET NO.:	C1.0

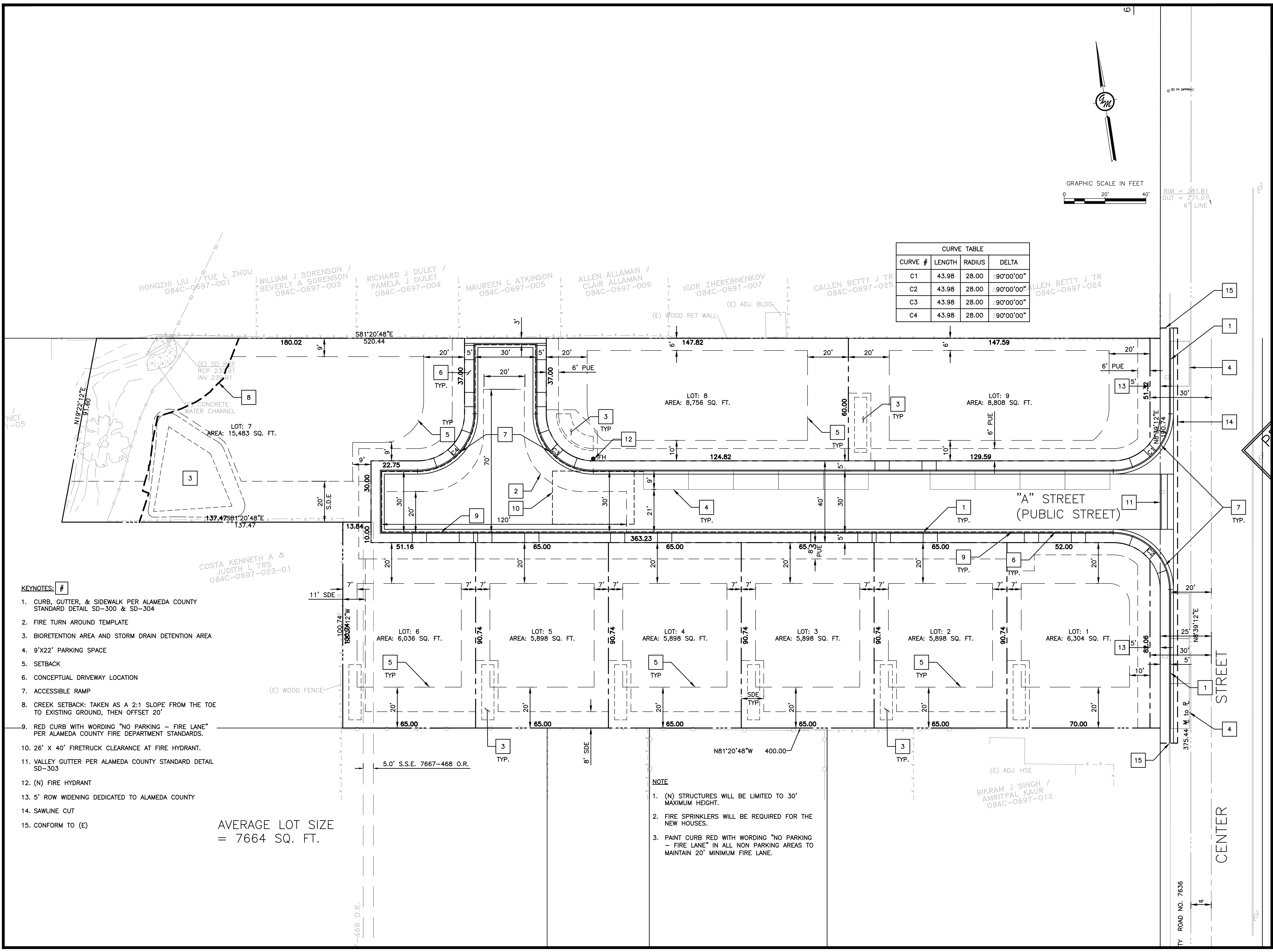
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**VESTING TENTATIVE TRACT MAP 8659**  
**19521, 19527 & 19539 CENTER ST.**  
**CASTRO VALLEY, CA**  
**084C-0697-011-09,06,07;-010-04**

**SITE PLAN**

CHECKED BY: **BD**  
 DRAWN BY: **ST**  
 SCALE: **1"=20'**  
 DATE: **06/07/2023**  
 PROJECT NO.: **2018.051**  
 PHASE NO.: **XX**  
 SHEET NO.: **C2.0**

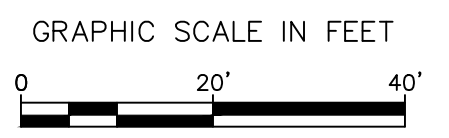


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	43.98	28.00	Δ90°00'00"
C2	43.98	28.00	Δ90°00'00"
C3	43.98	28.00	Δ90°00'00"
C4	43.98	28.00	Δ90°00'00"

- 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
  - ACCESSIBLE RAMP
  - 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.
  - VALLEY GUTTER PER ALAMEDA COUNTY STANDARD DETAIL SD-303
  - (N) FIRE HYDRANT
  - 5' ROW WIDENING DEDICATED TO ALAMEDA COUNTY
  - SAWLINE CUT
  - CONFORM TO (E)

AVERAGE LOT SIZE = 7664 SQ. FT.

- 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.



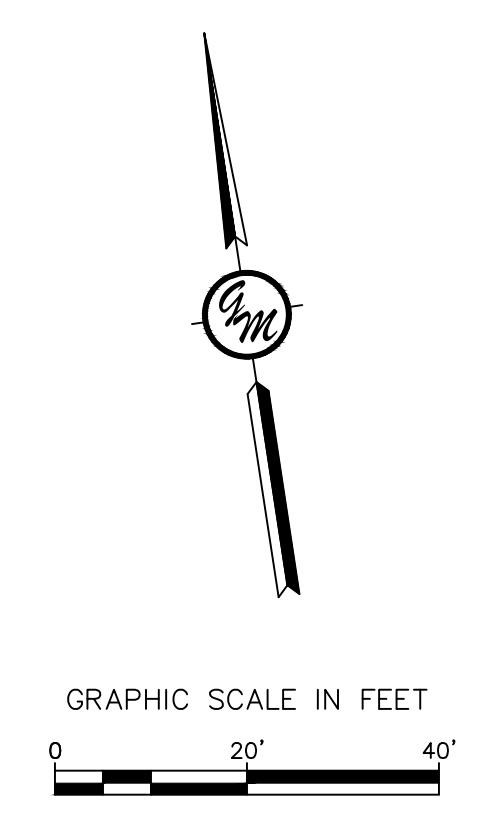
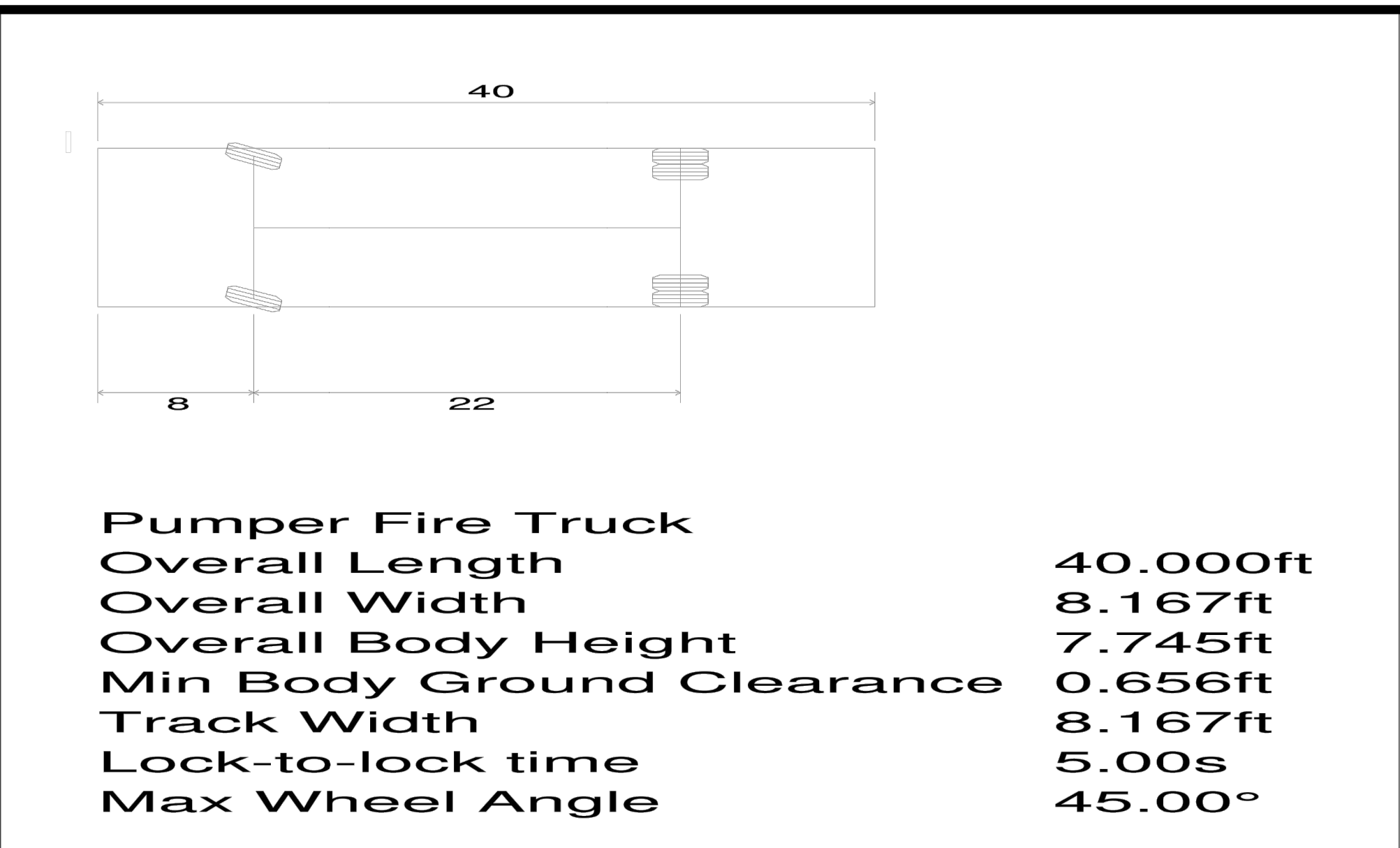
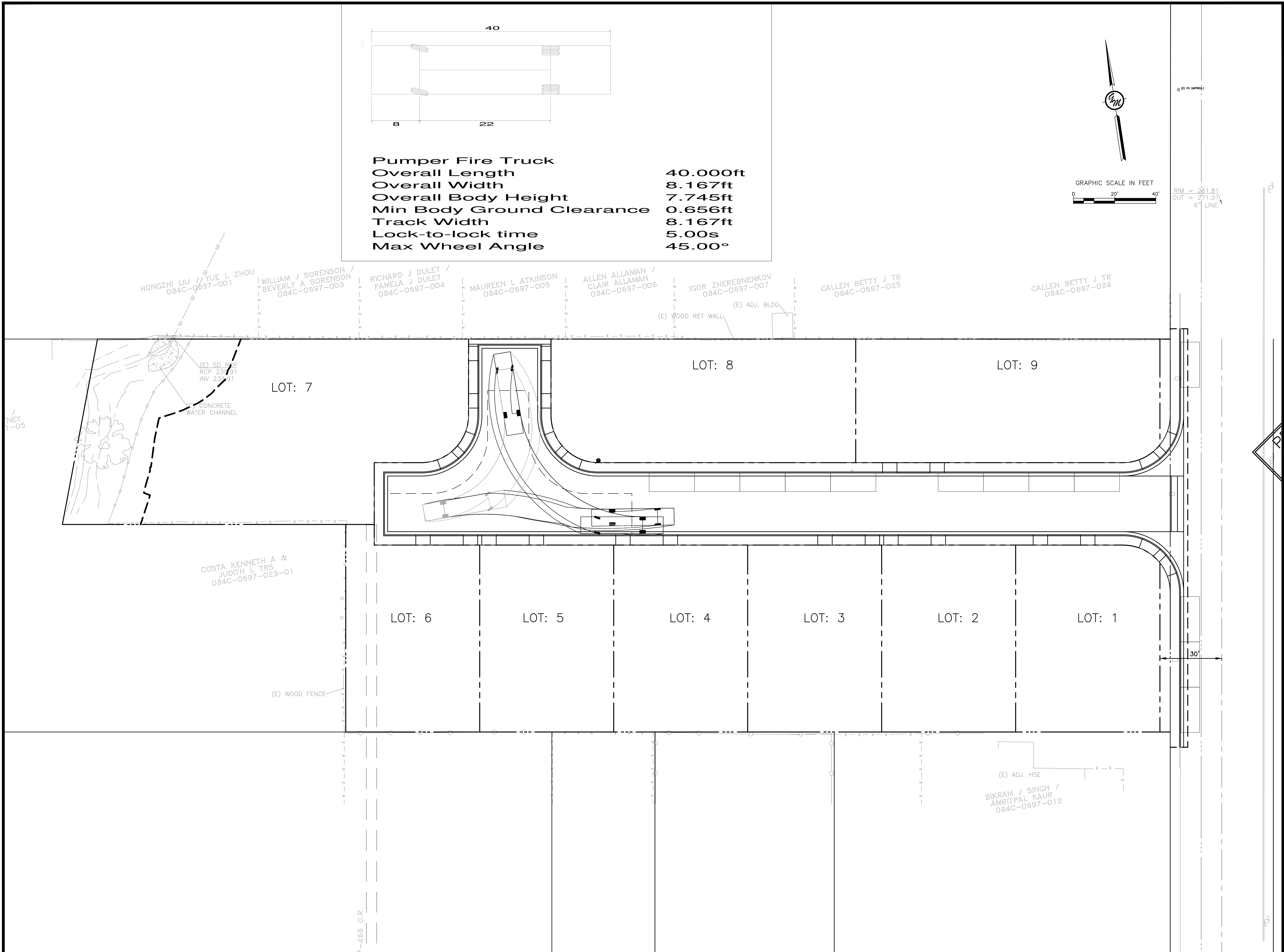
RIM = 261.81  
 OUT = 271.01  
 6" LINE

TY ROAD NO. 7636

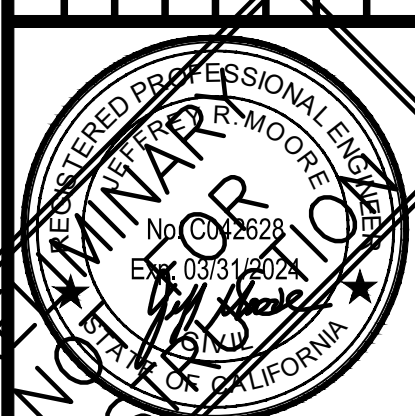


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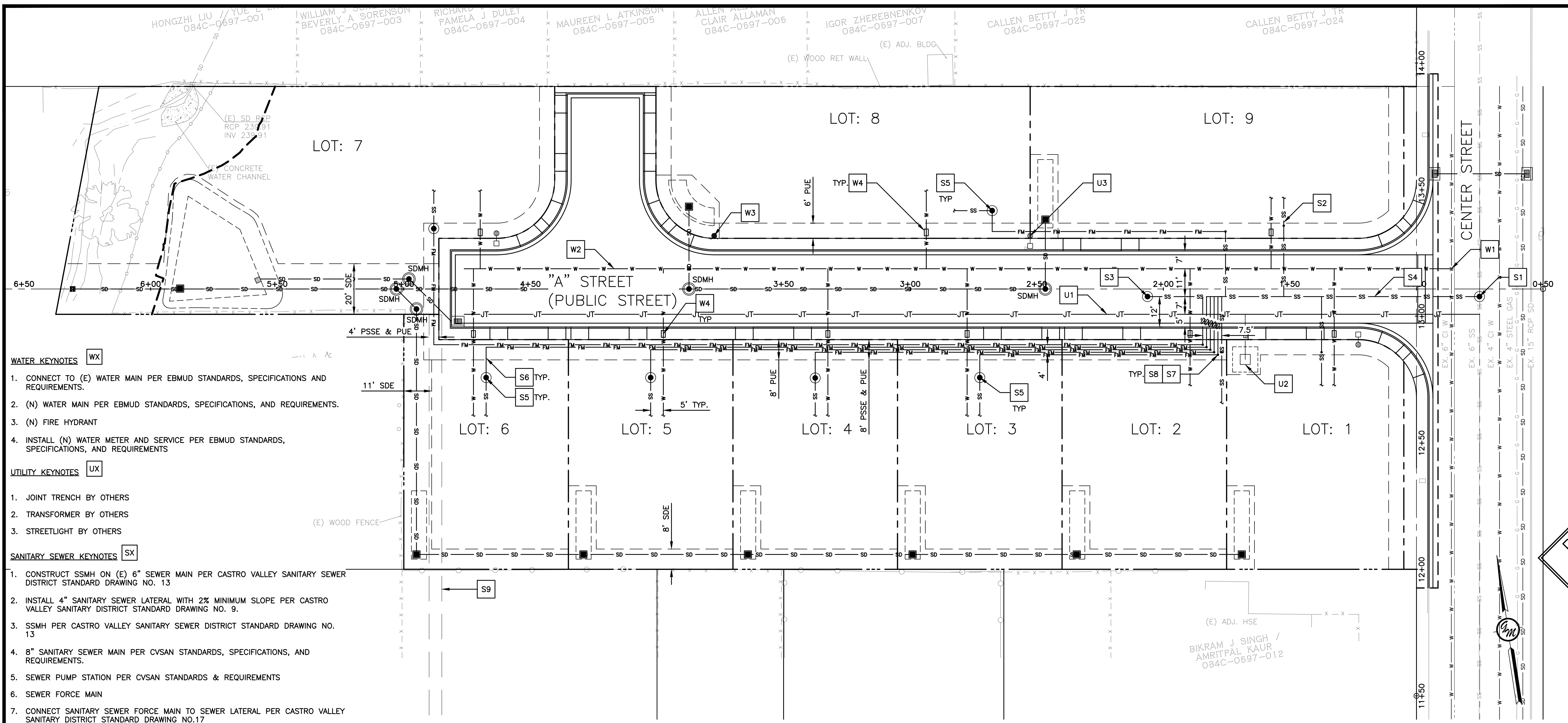
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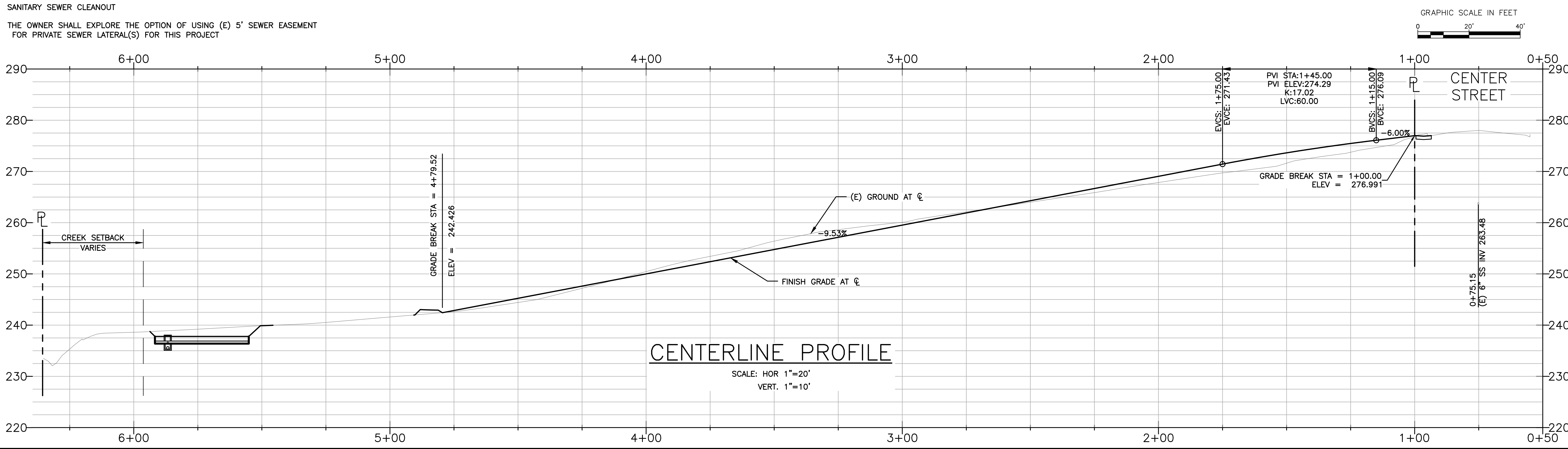
**VESTING TENTATIVE TRACT MAP 8659**  
**19521, 19527 & 19539 CENTER ST.**  
**CASTRO VALLEY, CA**  
**084C-0697-011-09,06,07;-010-04**

<b>FIRE TRUCK TURNING</b>
CHECKED BY: <b>BD</b>
DRAWN BY: <b>ST</b>
SCALE: <b>1"=20'</b>
DATE: <b>06/07/2023</b>
PROJECT NO.: <b>2018.051</b>
PHASE NO.: <b>XX</b>
SHEET NO.: <b>C2.2</b>

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- WATER KEYNOTES [WX]**
1. CONNECT TO (E) WATER MAIN PER EBMUD STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
  2. (N) WATER MAIN PER EBMUD STANDARDS, SPECIFICATIONS, AND REQUIREMENTS.
  3. (N) FIRE HYDRANT
  4. INSTALL (N) WATER METER AND SERVICE PER EBMUD STANDARDS, SPECIFICATIONS, AND REQUIREMENTS
- UTILITY KEYNOTES [UX]**
1. JOINT TRENCH BY OTHERS
  2. TRANSFORMER BY OTHERS
  3. STREETLIGHT BY OTHERS
- SANITARY SEWER KEYNOTES [SX]**
1. CONSTRUCT SSMH ON (E) 6" SEWER MAIN PER CASTRO VALLEY SANITARY SEWER DISTRICT STANDARD DRAWING NO. 13
  2. INSTALL 4" SANITARY SEWER LATERAL WITH 2% MINIMUM SLOPE PER CASTRO VALLEY SANITARY DISTRICT STANDARD DRAWING NO. 9.
  3. SSMH PER CASTRO VALLEY SANITARY SEWER DISTRICT STANDARD DRAWING NO. 13
  4. 8" SANITARY SEWER MAIN PER CVSAN STANDARDS, SPECIFICATIONS, AND REQUIREMENTS.
  5. SEWER PUMP STATION PER CVSAN STANDARDS & REQUIREMENTS
  6. SEWER FORCE MAIN
  7. CONNECT SANITARY SEWER FORCE MAIN TO SEWER LATERAL PER CASTRO VALLEY SANITARY DISTRICT STANDARD DRAWING NO.17
  8. SANITARY SEWER CLEANOUT
  9. THE OWNER SHALL EXPLORE THE OPTION OF USING (E) 5' SEWER EASEMENT FOR PRIVATE SEWER LATERAL(S) FOR THIS PROJECT



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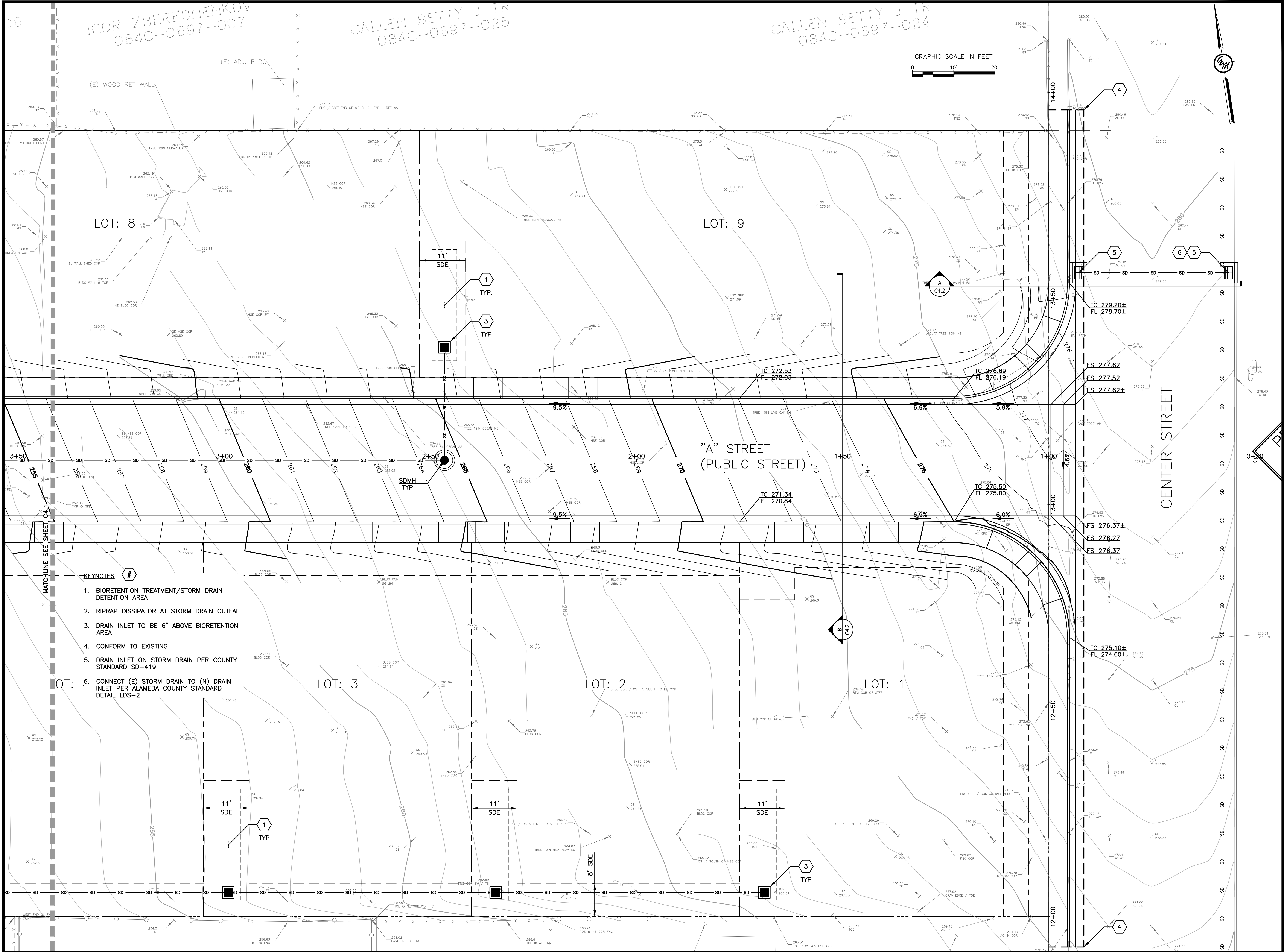


**VESTING TENTATIVE TRACT MAP 8859**  
**19521, 19527 & 19539 CENTER ST.**  
**CASTRO VALLEY, CA**  
**084C-0697-011-09,06,07;-010-04**

**PLAN & PROFILE**

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=20'
DATE:	06/07/2023
PROJECT NO.:	2018.051
PHASE NO.:	XX
SHEET NO.:	C3.0

n:\jobs\2018\2018.051 creston developments, llc (DWG entitlement)\c4.0 (GRADING PLAN).dwg 6/7/2023 8:41 AM  
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IGOR ZHEREBNIKOV  
084C-0697-007

CALLEN BETTY J TR  
084C-0697-025

CALLEN BETTY J TR  
084C-0697-024

GRAPHIC SCALE IN FEET  
0 10' 20'

LOT: 8

LOT: 9

"A" STREET  
(PUBLIC STREET)

CENTER STREET

KEYNOTES

- 1. BIORETENTION TREATMENT/STORM DRAIN DETENTION AREA
- 2. RIPRAP DISSIPATOR AT STORM DRAIN OUTFALL
- 3. DRAIN INLET TO BE 6" ABOVE BIORETENTION AREA
- 4. CONFORM TO EXISTING
- 5. DRAIN INLET ON STORM DRAIN PER COUNTY STANDARD SD-419
- 6. CONNECT (E) STORM DRAIN TO (N) DRAIN INLET PER ALAMEDA COUNTY STANDARD DETAIL LDS-2

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VESTING TENTATIVE TRACT MAP 8859  
19521, 19527 & 19539 CENTER ST.  
CASTRO VALLEY, CA  
084C-0697-011-09,06,07;-010-04

GRADING PLAN
CHECKED BY: <b>BD</b>
DRAWN BY: <b>ST</b>
SCALE: <b>1"=10'</b>
DATE: <b>06/07/2023</b>
PROJECT NO.: <b>2018.051</b>
PHASE NO.: <b>XX</b>
SHEET NO.: <b>C4.0</b>

n:\jobs\2018\2018.051 creston developments, llc (DWG)entitlement\C4.0 (GRADING PLAN).dwg 6/7/2023 8:41 AM  
 ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND FOR 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 REGULATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

HONGZHI LIU / YUE L 084C-0697-001  
 WILLIAM J SORENSON / BEVERLY A SORENSON 084C-0697-003  
 RICHARD J DULEY / PAMELA J DULEY 084C-0697-004  
 MAUREEN L ATKINSON 084C-0697-005  
 ALLEN ABBOTT / CLAIR ALLAMAN 084C-0697-006

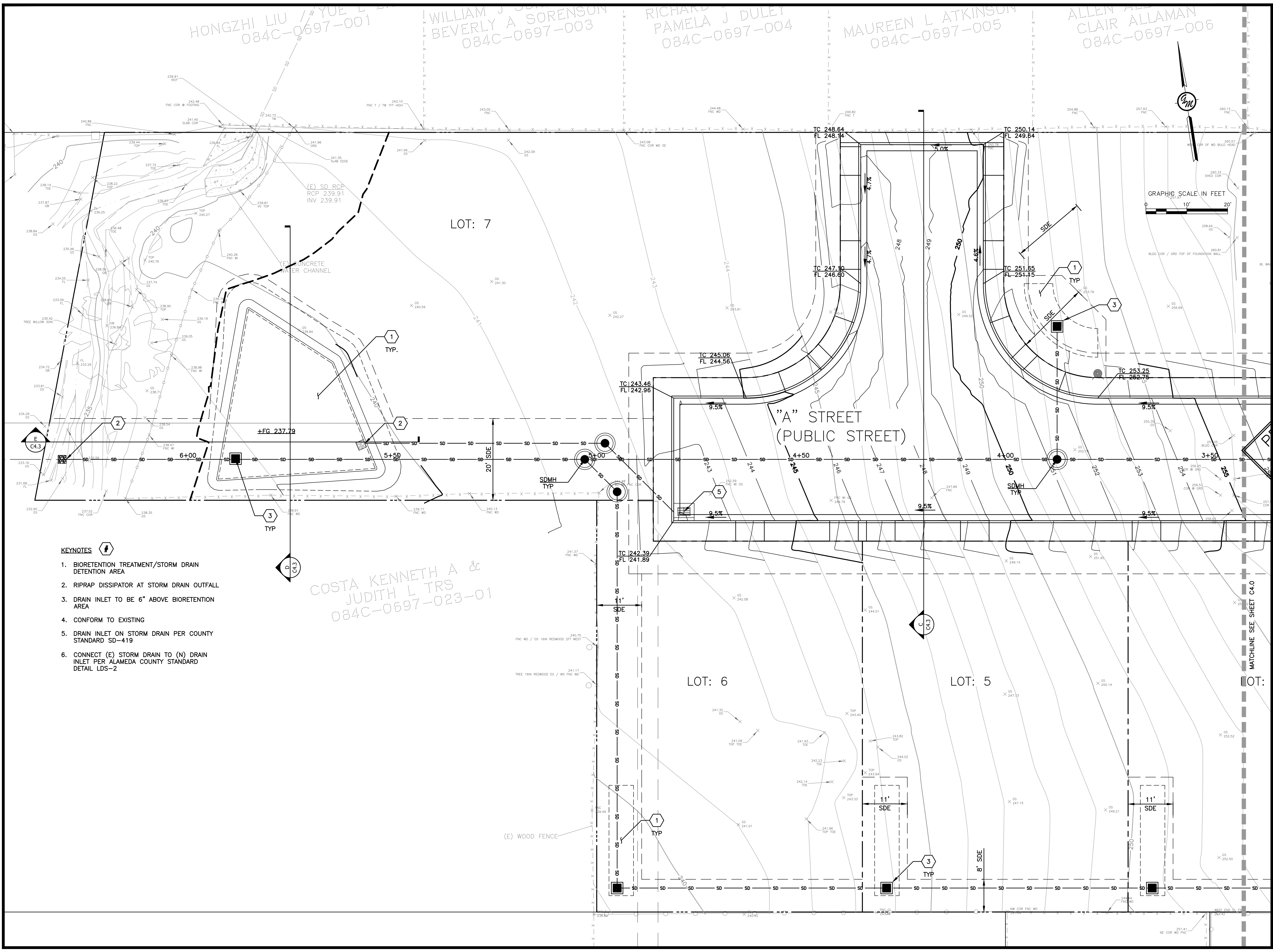
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**VESTING TENTATIVE TRACT MAP 8659**  
**19521, 19527 & 19539 CENTER ST.**  
**CASTRO VALLEY, CA**  
**084C-0697-011-09,06,07;-010-04**

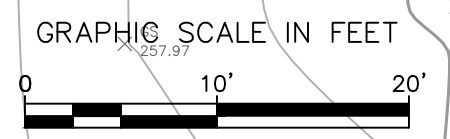
**GRADING PLAN**

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 DRAWN BY: **ST**  
 SCALE: **1"=10'**  
 DATE: **06/07/2023**  
 PROJECT NO.: **2018.051**  
 PHASE NO.: **XX**  
 SHEET NO.: **C4.1**



- KEYNOTES**
- BIORETENTION TREATMENT/STORM DRAIN DETENTION AREA
  - RIPRAP DISSIPATOR AT STORM DRAIN OUTFALL
  - DRAIN INLET TO BE 6" ABOVE BIORETENTION AREA
  - CONFORM TO EXISTING
  - DRAIN INLET ON STORM DRAIN PER COUNTY STANDARD SD-419
  - CONNECT (E) STORM DRAIN TO (N) DRAIN INLET PER ALAMEDA COUNTY STANDARD DETAIL LDS-2

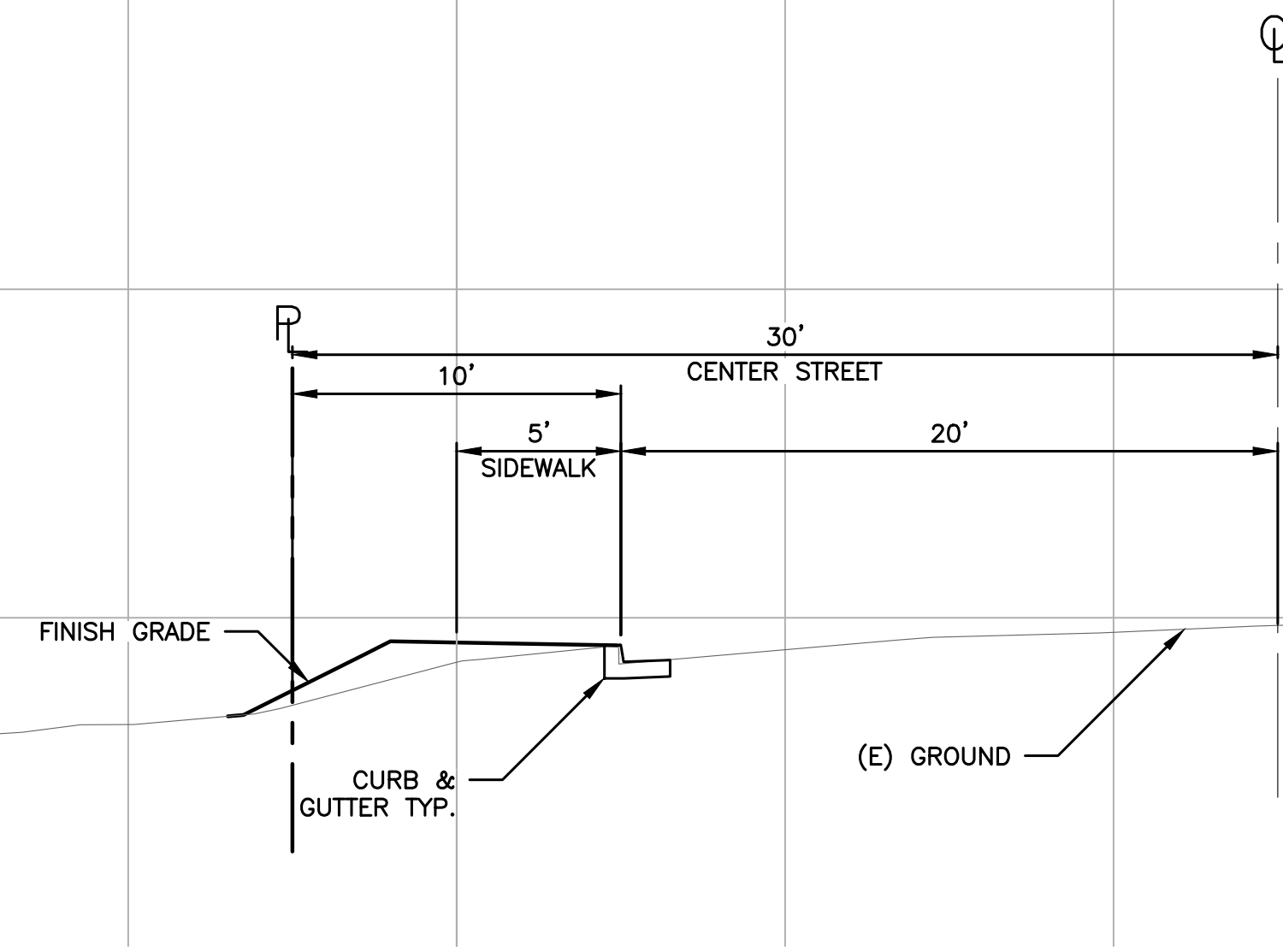
COSTA KENNETH A & JUDITH L TRS  
 084C-0697-023-01



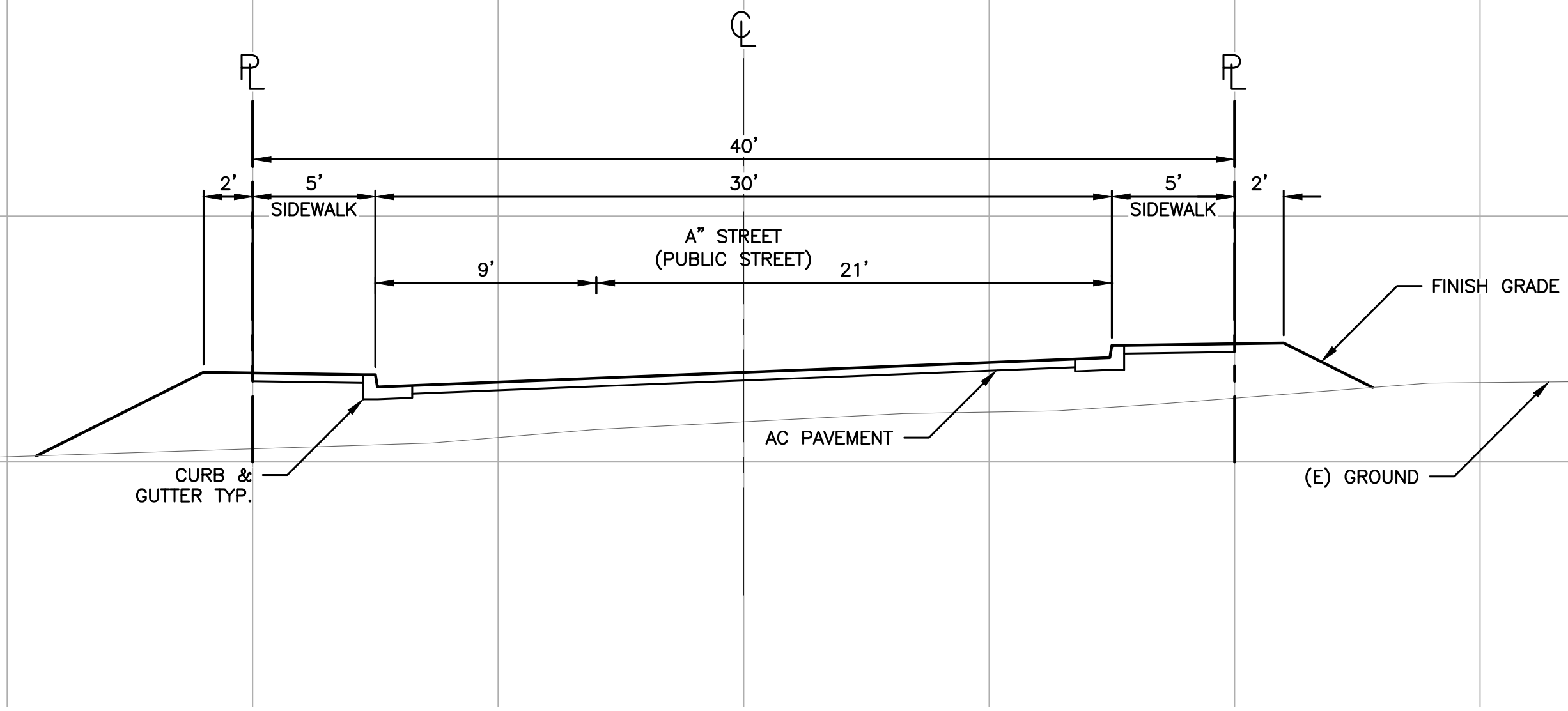


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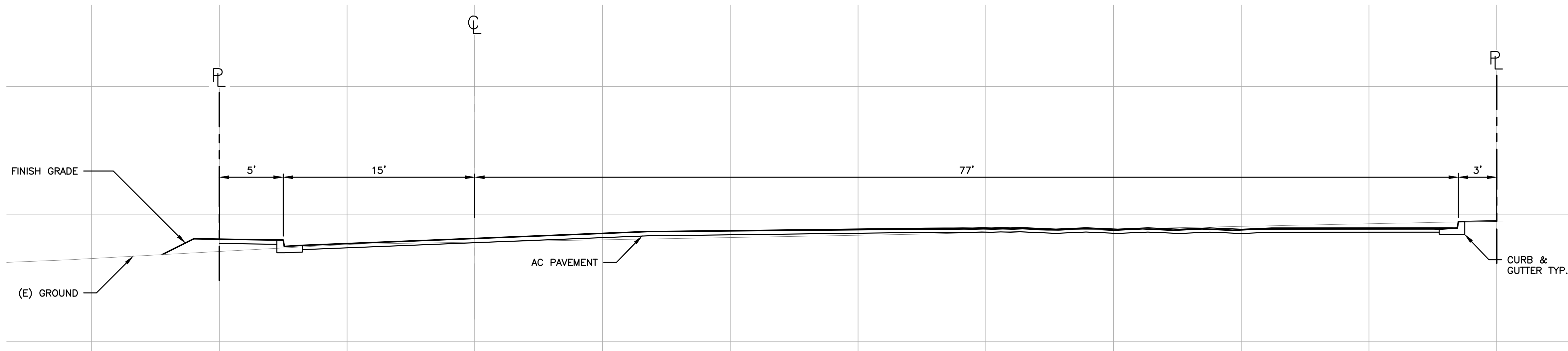
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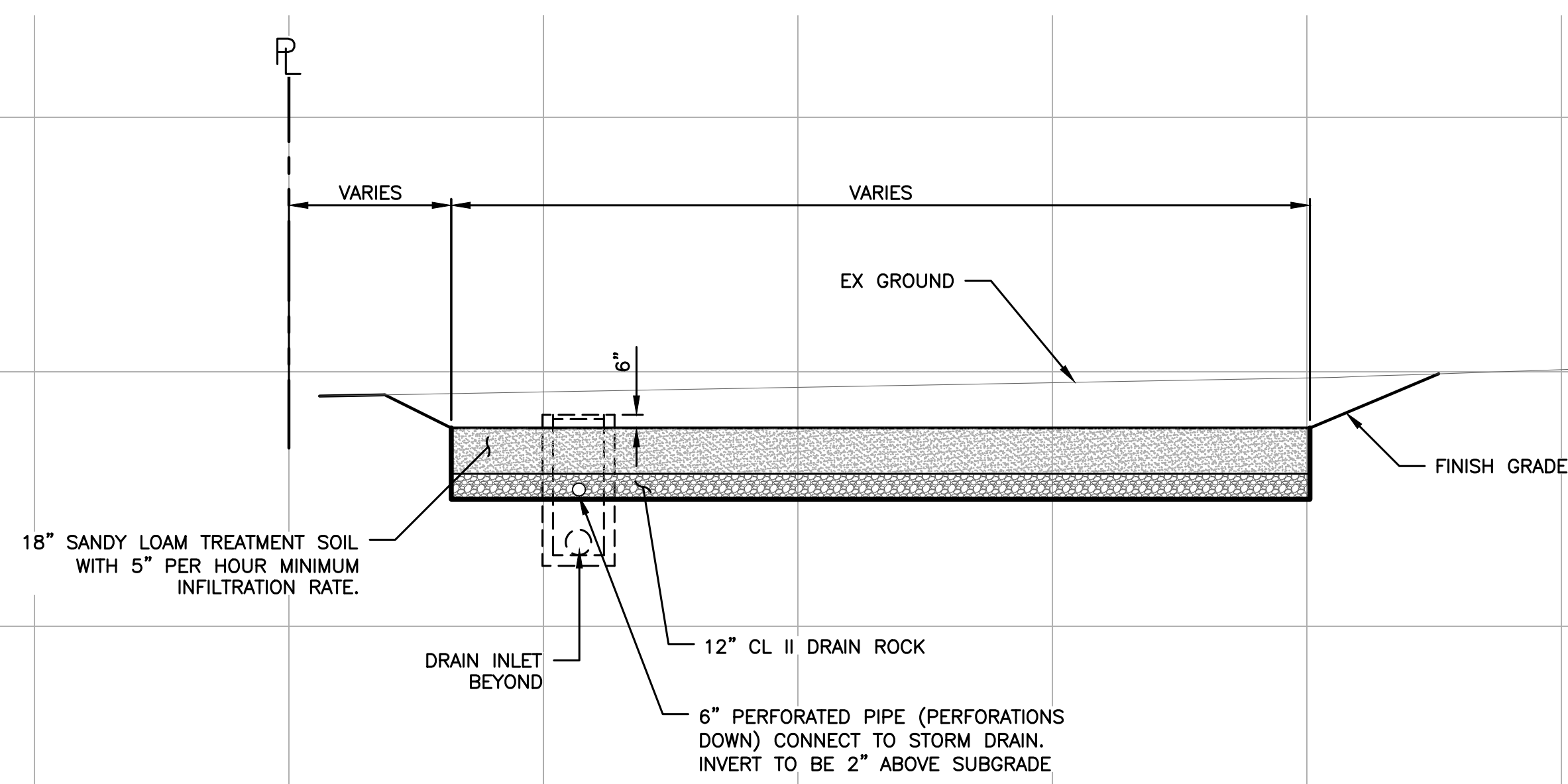
**SECTION A**  
SCALE: 1"=5'



**SECTION B**  
SCALE: 1"=5'



**SECTION C**  
SCALE: 1"=5'



**SECTION D**  
SCALE: 1"=5'

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**19521, 19527 & 19539 CENTER ST.**  
**CASTRO VALLEY, CA**  
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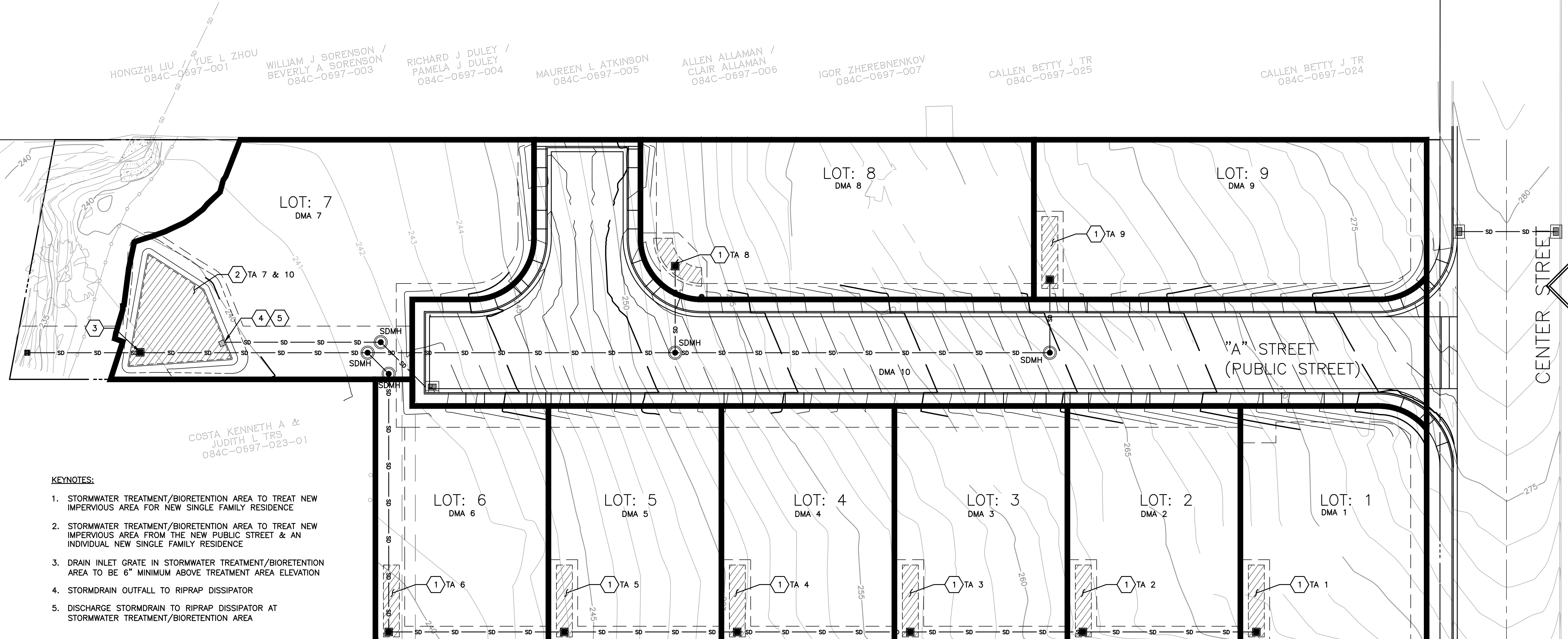
**SECTIONS**

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SCALE: **AS SHOWN**  
DATE: **06/07/2023**  
PROJECT NO.: **2018.051**  
PHASE NO.: **XX**  
SHEET NO.:

**C4.2**



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- KEYNOTES:**
1. STORMWATER TREATMENT/BIORETENTION AREA TO TREAT NEW IMPERVIOUS AREA FOR NEW SINGLE FAMILY RESIDENCE
  2. STORMWATER TREATMENT/BIORETENTION AREA TO TREAT NEW IMPERVIOUS AREA FROM THE NEW PUBLIC STREET & AN INDIVIDUAL NEW SINGLE FAMILY RESIDENCE
  3. DRAIN INLET GRATE IN STORMWATER TREATMENT/BIORETENTION AREA TO BE 6" MINIMUM ABOVE TREATMENT AREA ELEVATION
  4. STORMDRAIN OUTFALL TO RIPRAP DISSIPATOR
  5. DISCHARGE STORMDRAIN TO RIPRAP DISSIPATOR AT STORMWATER TREATMENT/BIORETENTION AREA

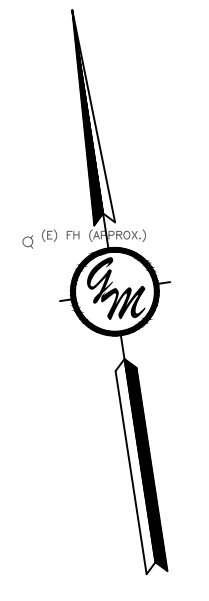
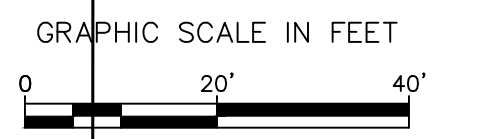
TABLE 1: IMPERVIOUS AREA SUMMARY

	IMPERVIOUS AREA (SQ.FT)	LANDSCAPE (SQ.FT)	TOTAL (SQ.FT)
EXISTING	8,185	79,717	87,902
PROPOSED	53,968	32,979	86,947

TABLE 2: STORMWATER TREATMENT AREA DESIGN

BIORETENTION AREA	AREA (SQ.FT)				*TOTAL IMPERVIOUS AREA	REQUIRED TREATMENT AREA	PROVIDED TREATMENT AREA
	IMPERVIOUS PAVEMENT*	ROOF**	LANDSCAPING	0.1*LANDSCAPING			
1	1,000	3,000	2,304	230.4	4,230	169	162
2	1,000	3,000	1,898	189.8	4,190	168	162
3	1,000	3,000	1,898	189.8	4,190	168	162
4	1,000	3,000	1,898	189.8	4,190	168	162
5	1,000	3,000	1,898	189.8	4,190	168	162
6	1,000	3,000	2,036	203.6	4,204	168	162
7	1,000	3,000	7,176	717.6	4,718	189	980
8	1,000	3,000	4,756	475.6	4,476	179	162
9	1,000	3,000	4,808	480.8	4,481	179	162
10	17,968	0	0	0	17,968	719	980

\* ASSUME 3,000 SQ. FT. ROOF AREA PER LOT  
 \*\* ASSUME 500 SQ. FT. DRIVEWAY AND 500 SQ. FT. HARDSCAPE PER LOT



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**C5.0**