

VESTING TENTATIVE TRACT MAP NO. _____

TERMINAL ONE

CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA

GENERAL NOTES

1. TENTATIVE MAP: THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH SECTION 6602 OF THE SUBDIVISION MAP ACT.
2. MULTIPLE FINAL MAPS: PURSUANT TO SECTION 6602 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BOUNDARY.
3. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHY SURVEY COMPLETED IN OCTOBER 2014, BY BKF ENGINEERS.
4. UTILITIES, UTILITY DESIGN AND LOCATIONS, SITE GRADES, INCLUDING PADS AND STREETS AND LOT DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.
5. FINAL DESIGNATED FLOOD ZONE, SPECIAL FLOOD HAZARD AREA, FIRM 17, ZONES XE AND XE, AND FLOOD ZONE 1 AREAS OF 0.25 ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD ZONE 1.
6. GEOTECHNICAL REPORT: THIS TENTATIVE MAP IS PREPARED IN CONFORMANCE WITH THE GEOTECHNICAL EXPLORATION REPORT PREPARED BY ENGEO, INC., DATED APRIL 28, 2017.
7. DESIGNATIONS, EASEMENTS AND RIGHT OF ENTRY: ADDITIONAL AND SPECIFIED DESIGNATION OF PROPERTY RIGHTS AND RIGHTS OF ENTRY AS NECESSARY TO ACCOMMODATE ALL DRAINAGE FACILITIES, SEWER FACILITIES, PUBLIC UTILITY EASEMENTS, AND OTHER EASEMENTS AS MAY BE NECESSARY TO PROPERLY SERVE THE LOTS DRAINED SHALL BE INDICATED AS PART OF THE FILING OF FINAL MAPS.
8. UTILITIES: ALL UTILITIES SHALL BE INSTALLED UNDERGROUND ACCORDING TO THE STANDARDS AND REQUIREMENTS OF THE CITY OF RICHMOND AND THE APPLICABLE UTILITIES.

ENGINEER'S STATEMENT

THIS TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

MICHAEL STEELE

P.E. No. C79127 EXP 01/31/2024
BKF ENGINEERS

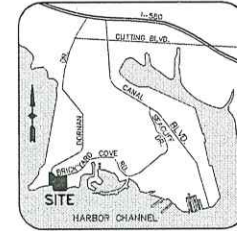
BASIS OF BEARINGS

THE BEARING OF NORTH 0°24'40" EAST, BETWEEN FOUND MONUMENTS ON THE DOWMAN DRIVE, AS SHOWN ON THE RECORD OF SURVEY, BEING FILED IN BOOK 150 OF LICENSED SURVEYOR'S MAPS AT PAGE 7, CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK & VERTICAL DATUM

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1989 (NAVD80) AND REFERENCED TO NGVD 1985 DATUM HAVING A PUBLISHED ELEVATION OF 10.4 FEET.

NOTE: THIS TENTATIVE MAP IS FOR A PROJECT WHICH WILL BE CONSTRUCTED IN NOT YET FINALLY DETERMINED PHASES. THEREFORE MULTIPLE FINAL MAPS WILL BE FILED. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, FOR EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.

- C1.0 COVER SHEET
- C2.0 BOUNDARY AND EXISTING CONDITIONS
- C3.0 LOTTING AND SITE PLAN
- C4.0 HORIZONTAL CONTROL
- C5.0 PRELIMINARY GRADING PLAN AND DRAINAGE
- C6.0 PRELIMINARY UTILITY PLAN
- C7.0 PRELIMINARY STORMWATER CONTROL PLAN

DESCRIPTION

PROJECT DATA

OWNER/DEVELOPER:

CITY OF RICHMOND
CITY HALL
400 JANE CENTER PLAZA
RICHMOND, CA 94804
PHONE: (925) 307-6001

ENGINEER:

BKF ENGINEERS
1446 N. CALIFORNIA BLVD
SUITE 400, WALNUT CREEK, CA 94596
PHONE: (925) 940-0200
CONTACT: MICHAEL STEELE

PLANNER/LANDSCAPE ARCHITECT:

UNDERSTOOLN ASSOCIATES
700 YONACIO VALLEY ROAD
SUITE 300
WALNUT CREEK, CA 94596
PHONE: (925) 944-2999
CONTACT: JACQUELYNE SMYTH

GEOTECHNICAL ENGINEER:

ENGEO INCORPORATED
1630 SAN PABLO AVENUE, SUITE 200
OAKLAND, CA 94612
PHONE: (510) 451-1755
CONTACT: JEFF PIPPIN

TENTATIVE TRACT MAP NO.:

560-420-008
560-420-007
560-420-010

ASSESSOR'S PARCEL NO.:

EXISTING ZONING:

PK PLANNED AREA

PROPOSED ZONING:

PK PLANNED AREA

PHASING:

THIS PROJECT IS PROPOSED TO BE CONSTRUCTED IN PHASES AS SET FORTH IN THE CONDITIONS OF APPROVAL AND THE MITIGATION MONITORING AND REPORTING PROGRAM IS APPROVED BY THE RICHMOND CITY COUNCIL ON 10/20/2023.

EXISTING LAND AREA:

113.513 ACRES

UTILITIES:

WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT
FIRE PROTECTION: CITY OF RICHMOND
SEWAGE DISPOSAL: CITY OF RICHMOND
STORM DRAIN: CITY OF RICHMOND
ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST

PUBLIC DEDICATIONS:

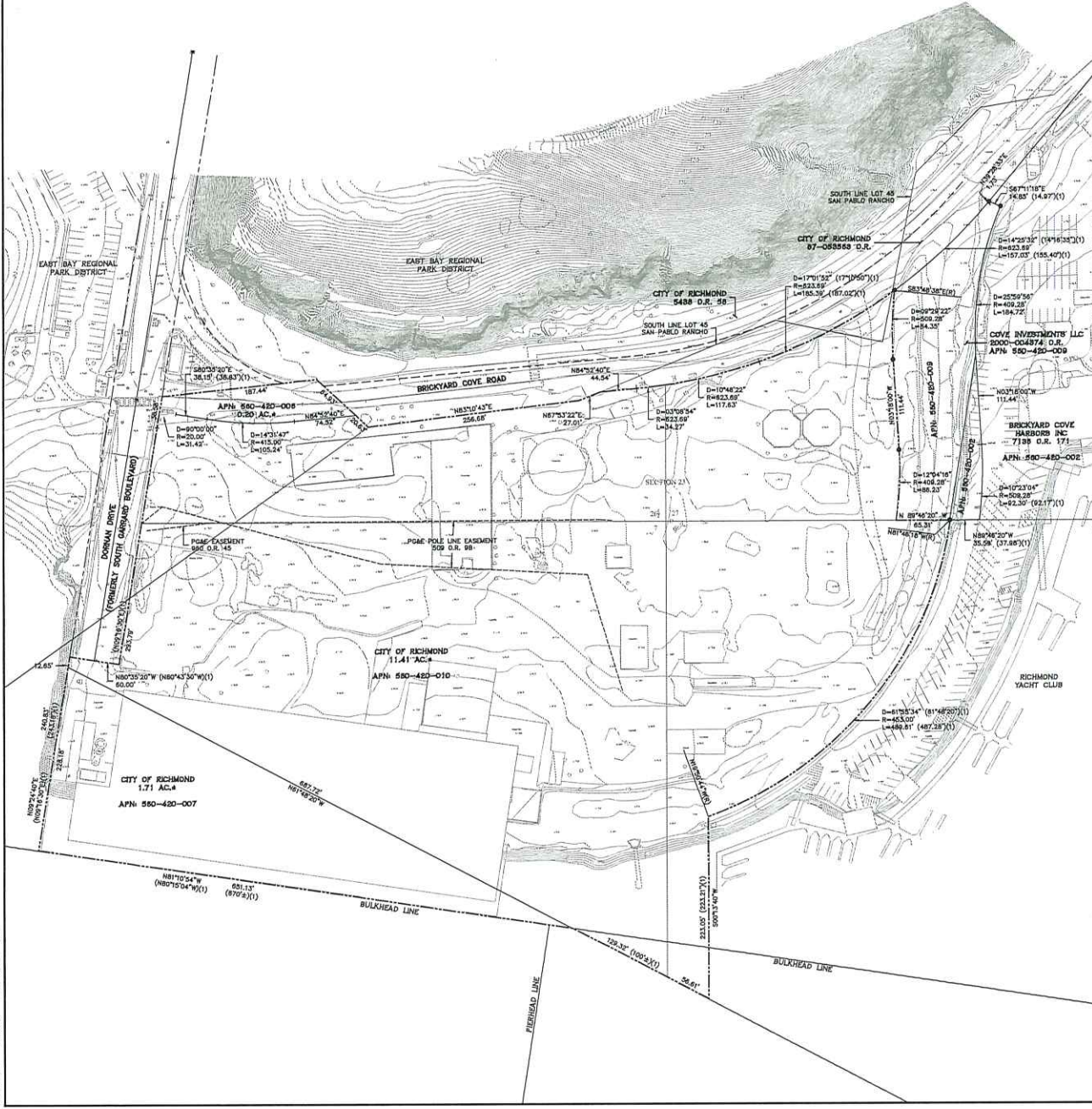
UTILITY EASEMENTS (WATER, SEWER, PRIVATE STORM DRAIN, ELECTRIC) PARCELS A, L, M, & ARE TO BE DEDICATED TO THE CITY OF RICHMOND.

KEY MAP
N.T.S.

VESTING TENTATIVE SUBDIVISION MAP
TERMINAL ONE | PLANNED AREA DISTRICT
COVER SHEET
CONTRA COSTA COUNTY

11/02/23
2014/02/10
01 of 07
C1.0

DRAWING NAME: \\\b17-45\15024_Tentative_Map\Sheet\02_Tentative_Map\Sheet\02_Tentative_Map.dwg
PLOT DATE: 11-08-22
PLOT BY: bkr



LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY IN THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, BEING PORTIONS OF LOT 26-1/2 AND 27, SECTION 23, AND PORTIONS OF LOTS 6, 7 AND 8, SECTION 26, TOWNSHIP 1 NORTH, RANGE 5 WEST, MOUNT Diablo BASE AND MERIDIAN, AS SHOWN ON THE MAP ENTITLED "MAP NO. 1 OF SALT MARSH AND TIDELANDS," FILED JUNE 11, 1917, IN BOOK MAP NO. 5, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAN PABLO RANCHO EXTERIOR BOUNDARY STAKE NO. 347 AS SHOWN ON THE MAP ENTITLED "MAP OF THE SAN PABLO RANCHO, ACCOMPANYING AND FORMING A PART OF THE FINAL REPORT OF THE REDEEMERS IN PARTITION," FILED MARCH 1, 1904, AT NO. 2, MAP BOOK, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, CALIFORNIA; THENCE ALONG THE NORTHERLY LINE OF LOT 26 1/2 NORTH 83°58'58" EAST 31.12 FEET TO A POINT OF INTERSECTION OF SAID LOT LINE AND THE EASTERLY LINE OF DORMAN DRIVE (FORMERLY KNOWN AS SOUTH GARRARD BOULEVARD) (60 FOOT WIDE) THE CENTER LINE OF WHICH IS DESCRIBED AS PARCEL NO. 2 IN THE DEED FROM THE ATCHISON, TOPSKA AND SANTA FE RAILWAY COMPANY TO THE CITY OF RICHMOND FILED FEBRUARY 26, 1920 IN VOLUME 356 OF DEEDS AT PAGE 256, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, CALIFORNIA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF LOT 26 1/2 NORTH 83°58'58" EAST 187.44 FEET TO STATION 348 IN SAID EXTERIOR BOUNDARY; THENCE CONTINUING ALONG SAID EXTERIOR BOUNDARY SOUTH 40°29'00" EAST 85.56 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THE SAN PABLO RANCHO, AS SHOWN ON SAID MAP OF THE SAN PABLO RANCHO; SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM ATCHISON, TOPSKA AND SANTA FE RAILWAY COMPANY TO THE CITY OF RICHMOND, FILED FEBRUARY 26, 1920, IN VOLUME 356 OF DEEDS AT PAGE 270 IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, CALIFORNIA, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE GRANT OF EASEMENT FROM THE ATCHISON, TOPSKA AND SANTA FE RAILWAY COMPANY TO THE CITY OF RICHMOND, FILED JANUARY 13, 1910, IN VOLUME 4043 OF OFFICIAL RECORDS AT PAGE 198 IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, CALIFORNIA, TO EXTERIOR BOUNDARY STAKE NO. 349 OF SAID SAN PABLO RANCHO; THENCE NORTH 83°10'43" EAST 256.68 FEET ALONG SAID EXTERIOR BOUNDARY OF THE SAN PABLO RANCHO, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL, (359 D 270) AND THE SOUTHERLY LINE OF SAID EASEMENT (6043 D.R. 198), TO EXTERIOR BOUNDARY STAKE NO. 350 OF SAID SAN PABLO RANCHO; THENCE NORTH 87°32'22" EAST 27.61 FEET ALONG SAID EXTERIOR BOUNDARY OF THE SAN PABLO RANCHO, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL, (359 D 270) AND THE SOUTHERLY LINE OF SAID EASEMENT (6043 D.R. 198); THENCE NORTH 84°52'40" EAST 44.54 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 623.69 FEET; THENCE EASTERLY AN ARC DISTANCE OF 337.28 FEET ALONG SAID 623.69 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 30°59'08" TO THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE GRANT OF EASEMENT FROM RICHMOND BELT RAILWAY TO THE CITY OF RICHMOND, FILED NOVEMBER 20, 1917, IN VOLUME 310 OF DEEDS AT PAGE 45, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, CALIFORNIA, BEING ON A NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 509.28 FEET, THE CENTER OF THE CIRCLE OF SAID CURVE BEARS SOUTH 87°48'38" EAST; THENCE SOUTHERLY AN ARC DISTANCE OF 84.35 FEET ALONG SAID 509.28 FOOT RADIUS CURVE, ALSO BEING ALONG SAID WESTERLY LINE OF THE BELT RAILWAY EASEMENT (310 D 45), THROUGH A CENTRAL ANGLE OF 09°25'22" THENCE SOUTH 03°58'01" EAST 114.44 FEET ALONG SAID WESTERLY LINE (310 D 45) TO A POINT ON A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 409.28 FEET; THENCE SOUTHERLY AN ARC DISTANCE OF 86.23 FEET ALONG SAID 409.28 FOOT RADIUS CURVE, ALSO BEING ALONG SAID WESTERLY LINE (310 D 45), THROUGH A CENTRAL ANGLE OF 12°04'16", TO THE SOUTHWESTERLY CORNER OF SAID EASEMENT (310 D 45), SAID CORNER BEING ON THE SOUTHERLY LINE OF SAID LOT 27, SECTION 23; THENCE SOUTH 89°48'20" EAST 65.31 FEET ALONG THE SOUTHERLY LINE OF SAID EASEMENT (310 D 45), ALSO BEING ALONG THE SOUTHERLY LINE OF LOT 27, SECTION 23, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 403.00 FEET, THE CENTER OF THE CIRCLE OF SAID CURVE BEARS NORTH 87°46'16" WEST FROM SAID CORNER, SAID POINT AS SHOWN ON THE RECORD OF SURVEY FILED AUGUST 3, 1966, IN BOOK 44 OF LAND SURVEY MAPS AT PAGE 3, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, CALIFORNIA; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 489.61 FEET ALONG SAID 403.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 61°55'34", THENCE SOUTH 09°53'41" WEST 223.55 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 6, SECTION 26; THENCE NORTH 61°46'20" WEST 185.83 FEET ALONG SAID SOUTHERLY LINE OF LOT 6, SECTION 26, AND THE SOUTHERLY LINE OF SAID LOT 7, SECTION 26 TO A POINT ON THE UNITED STATES BULKHEAD LINE, AS SHOWN ON THE DRAWING ENTITLED, "HARBOR LINES FOR SAN FRANCISCO BAY, CALIFORNIA, VICINITY OF RICHMOND," SHEET NO.3 OF 10 SHEETS, DATED SEPTEMBER 21, 1983, PREPARED BY THE U.S. ARMY ENGINEER DISTRICT, SAN FRANCISCO CORPS OF ENGINEERS; THENCE NORTH 80°54'01" WEST 65.13 FEET, MORE OR LESS, ALONG SAID BULKHEAD LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THE AFOREMENTIONED DORMAN DRIVE; THENCE NORTH 09°24'40" EAST 240.83 FEET ALONG SAID WESTERLY LINE OF DORMAN DRIVE AND ITS SOUTHERLY EXTENSION; THENCE SOUTH 80°35'20" EAST 60.00 FEET TO THE EASTERLY LINE OF SAID DORMAN DRIVE; THENCE NORTH 09°24'40" EAST 332.37 FEET ALONG SAID EASTERLY LINE OF DORMAN DRIVE TO THE POINT OF BEGINNING.

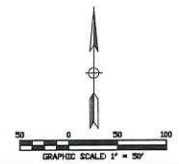
CONTAINING AN AREA OF 13.313 ACRES, MORE OR LESS, CONSISTING OF APN NOS. 560-420-006, 560-420-007, AND 560-420-010, AS SHOWN ON ASSESSOR'S MAP FOR CONTRA COSTA COUNTY, CALIFORNIA, EAST DATED 6-18-87 AT BOOK 560 PAGE 42.

SUBJECT TO ANY EASEMENTS OF RECORD.

THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AND SHALL NOT BE UTILIZED IN ANY CONVEYANCE WHICH VIOLATES THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA OR LOCAL ORDINANCES.

LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE



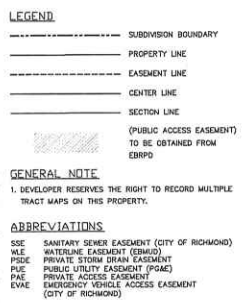
VESTING TENTATIVE SUBDIVISION MAP TERMINAL ONE | PLANNED AREA DISTRICT BOUNDARY AND EXISTING CONDITIONS

DATE: 11-08-22
BY: bkr
20140224-10
02 of 07
C2.0

NO.	DATE	BY	DESCRIPTION
1			INITIAL
2			REVISIONS
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT TEAM
OWNER: CITY OF RICHMOND
DESIGNER: BKF ENGINEERS
CHECKER: J. L. MANN
DATE: 11-08-22
APPROVED: J. L. MANN
DATE: 11-08-22
CITY OF RICHMOND
CITY ENGINEER
DATE: 11-08-22
CITY OF RICHMOND
CITY ENGINEER
DATE: 11-08-22

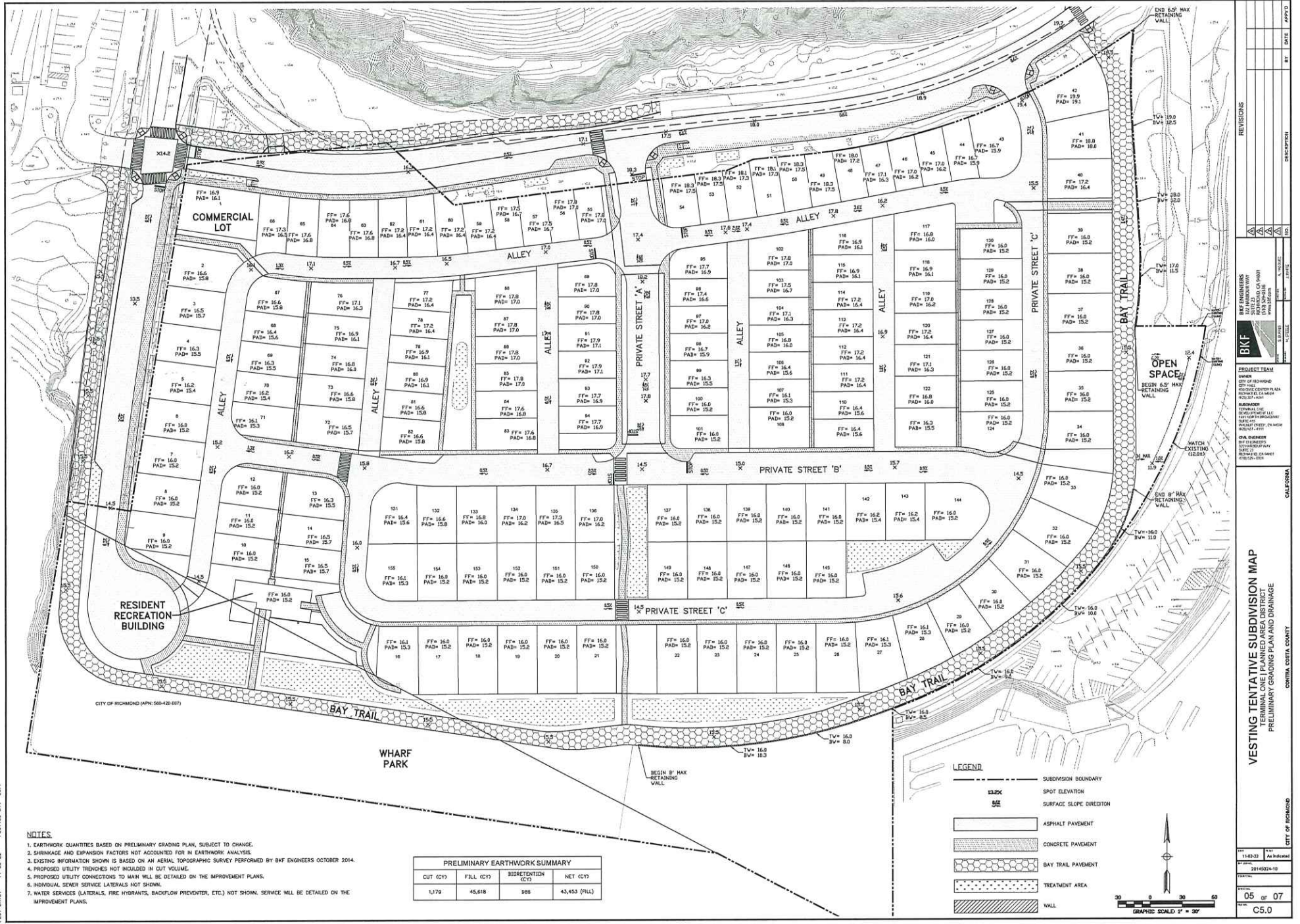
CALIFORNIA



PARCEL USE	NUMBER	PARCELS
PARCELS TO BE RETAINED BY THE CITY OF RICHMOND	6	PARCEL A,B,L,M,O, & Q
COMMERCIAL PARCEL	1	1
COMMON USE PARCEL	11	PARCEL C,D,E,F,G,H,I,J,K,N, & P
RESIDENTIAL LOTS	154	2-155



DATE: 11-09-22
 DRAWING NAME: V:\05-2014\05204_Terminal_One_Landfill_SFPA_FillMaterials\Doc\A_Tentative Map\SheetA05_01_02-SR.dwg
 PLOT DATE: 11-09-22 PLOTTED BY: berr



NOTES

1. EARTHWORK QUANTITIES BASED ON PRELIMINARY GRADING PLAN, SUBJECT TO CHANGE.
2. SHRINKAGE AND EXPANSION FACTORS NOT ACCOUNTED FOR IN EARTHWORK ANALYSIS.
3. EXISTING INFORMATION SHOWN IS BASED ON AN AERIAL PHOTOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS OCTOBER 2014.
4. PROPOSED UTILITY TRENCHES NOT INCLUDED IN CUT VOLUME.
5. PROPOSED UTILITY CONNECTIONS TO MAIN WILL BE DETAILED ON THE IMPROVEMENT PLANS.
6. INDIVIDUAL SEWER SERVICE LATERALS NOT SHOWN.
7. WATER SERVICES (LATERALS, FIRE HYDRANTS, BACKFLOW PREVENTER, ETC.) NOT SHOWN. SERVICE WILL BE DETAILED ON THE IMPROVEMENT PLANS.

PRELIMINARY EARTHWORK SUMMARY

CUT (CY)	FILL (CY)	RETENTION (CY)	NET (CY)
1,179	45,618	988	43,453 (FILL)

VESTING TENTATIVE SUBDIVISION MAP TERMINAL ONE | PLANNED AREA DISTRICT PRELIMINARY GRADING PLAN AND DRAINAGE

05 OF 07
 C5.0

REVISIONS	DATE	BY	APP'D

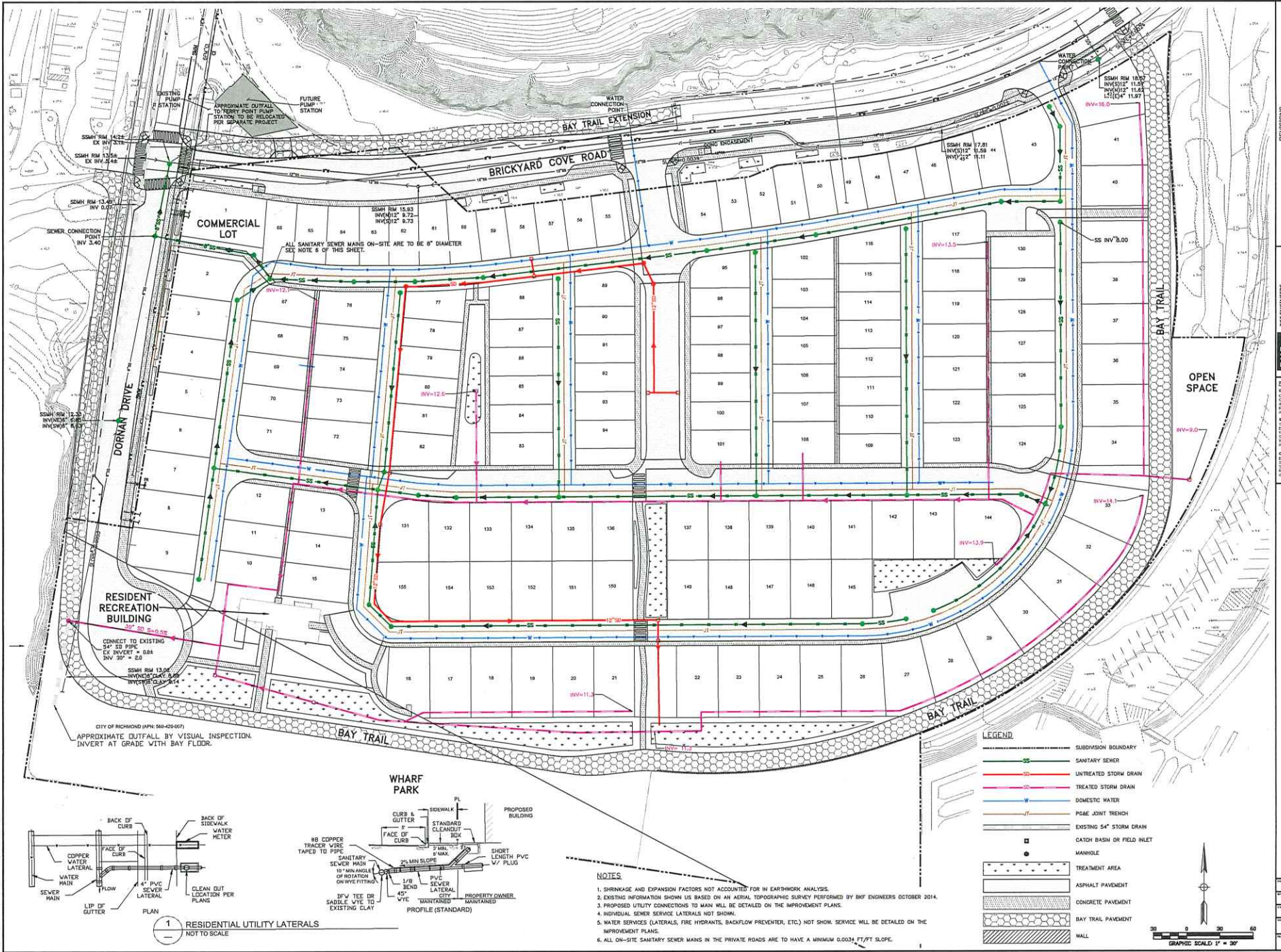
BKF ENGINEERS
 1100 N. GARDEN
 SUITE 200
 COSTA MESA, CA 92626
 (714) 440-1100
 www.bkf-engineers.com

PROJECT TEAM
 OWNER: CITY OF RICHMOND
 DESIGNER: BKF ENGINEERS
 CHECKER: J. L. LEE
 DATE: 10/20/2014

CALIFORNIA

VESTING TENTATIVE SUBDIVISION MAP
 TERMINAL ONE PLANNED AREA DISTRICT
 PRELIMINARY UTILITY PLAN
 CONTRA COSTA COUNTY

DATE: 11-02-22	BY: As Indicated
DATE: 2010-02-16	BY: J. L. LEE
DATE: 06-07-16	BY: J. L. LEE
DATE: 06-07-16	BY: J. L. LEE



LEGEND

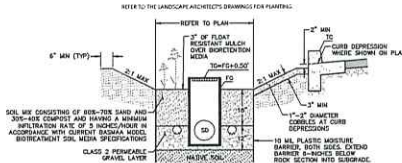
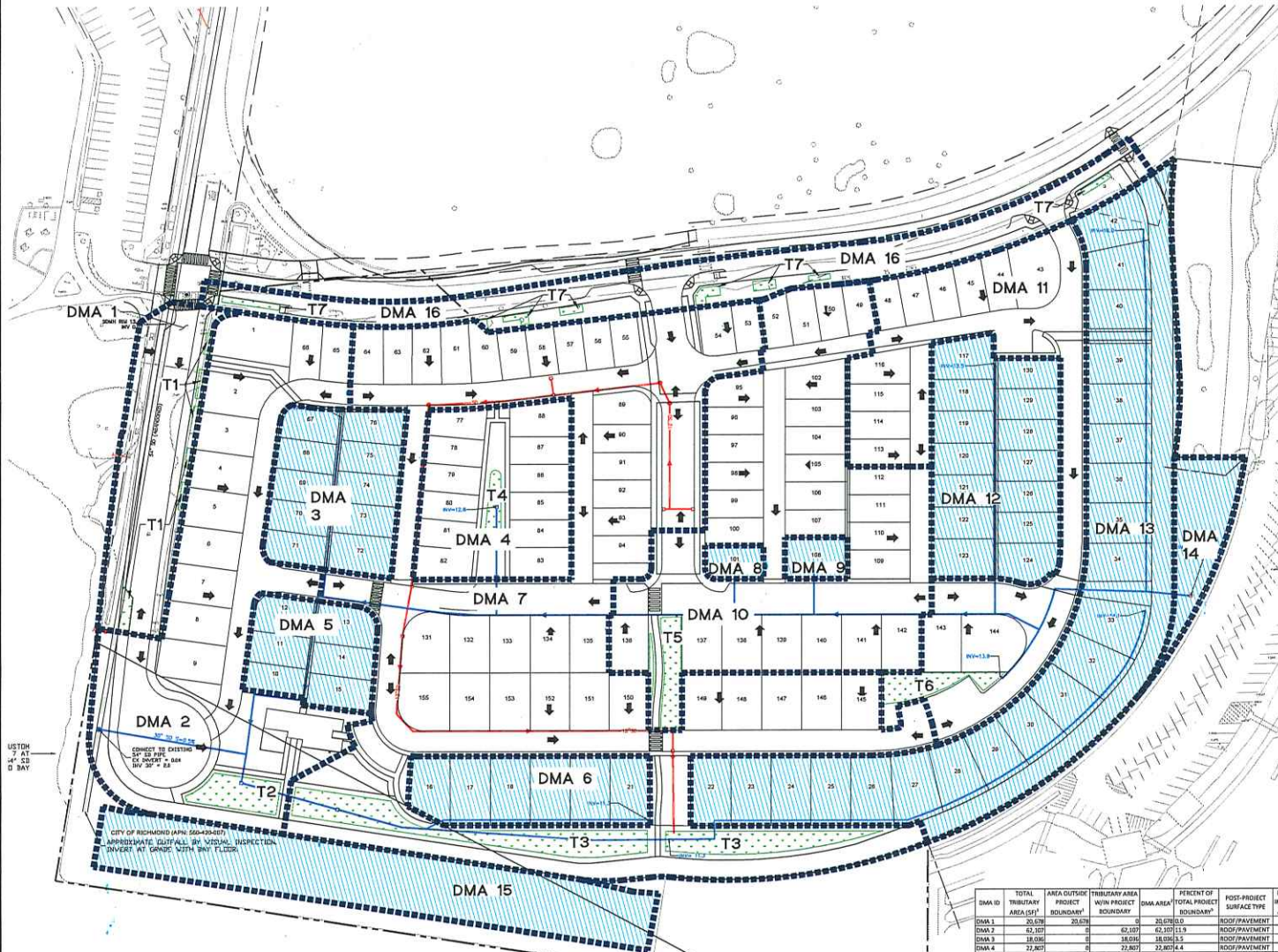
- PROPERTY LINE
DRAINAGE MANAGEMENT AREA
BIORETENTION FACILITY
SELF-RETAINING AREAS
PROPOSED STORM DRAIN LINE
PROPOSED STORM DRAIN LINE (UNTREATED)
EXISTING 54" STORM DRAIN LINE (TREATED)
CATCH BASIN OR FIELD INLET
MANHOLE

ABBREVIATIONS

- DMA DRAINAGE MANAGEMENT AREA
O OUTFALL
T TREATMENT FACILITY
SCP SELF-TREATED HILLSIDE STORMWATER COLLECTION POINT

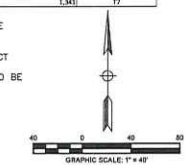
NOTES

1. THE PURPOSE OF THIS PRELIMINARY STORMWATER PLAN IS TO SHOW CONCEPTUALLY THE STORM DRAINAGE PATTERN AND THE TREATMENT AREAS NEEDED BASED ON THE ANTICIPATED DRAINAGE BASINS. ACTUAL TREATMENT LOCATIONS AND OPTIONS WILL BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
2. PROPOSED GRADING, STORM DRAIN LINE, AND RETAINING WALLS ASSOCIATED WITH THE TREATMENT FACILITIES WILL BE SHOWN IN THE CONSTRUCTION DOCUMENTS.



DMA ID	TOTAL AREA OUTSIDE PERVIOUS AREA (SQ FT)	PERCENT OF TOTAL PROJECT BOUNDARY	PERCENT OF PERVIOUS AREA	POST-PROJECT SURFACE TYPE	PROPOSED PERVIOUS AREA (SQ FT)	PROPOSED SELF-RETAINING PERVIOUS AREA (SQ FT)	PERVIOUS AREA (SQ FT)	REQUIRED IMP SIZE (SQ FT)	PROVIDED IMP SIZE (SQ FT)	DESIGNATED TREATMENT AREA
DMA 1	20,678	20.678	0	ROOF/PAVEMENT	38810	0	33200	8500	8500	T1
DMA 2	42,107	42.107	0	ROOF/PAVEMENT	34550	0	29200	1754	2,238	T2
DMA 3	18,035	18.035	15.035	ROOF/PAVEMENT	9920	0	4900	4900	Self-Retaining	
DMA 4	22,807	22.807	22.807	ROOF/PAVEMENT	14805	0	7238	7238	744	T4
DMA 5	11,100	11.100	11.100	ROOF/PAVEMENT	6138	0	3000	3000	Self-Retaining	
DMA 6	14,204	14.204	14.204	ROOF/PAVEMENT	7812	0	3906	3906	Self-Retaining	
DMA 7	141,402	141.402	141.402	ROOF/PAVEMENT	77804	0	53461	4059	5,309	T3
DMA 8	1,080	1.080	1.080	ROOF/PAVEMENT	924	0	464	464	Self-Retaining	
DMA 9	2,368	2.368	2.368	ROOF/PAVEMENT	1247	0	624	624	Self-Retaining	
DMA 10	67,566	67.566	67.566	ROOF/PAVEMENT	37551	0	28896	3953	1,975	T5
DMA 11	46,974	46.974	46.974	ROOF/PAVEMENT	26836	0	20365	1414	1,873	T6
DMA 12	25,917	25.917	25.917	ROOF/PAVEMENT	14505	0	7133	7133	Self-Retaining	
DMA 13	19,380	19.380	19.380	ROOF/PAVEMENT	38164	0	19082	19082	Self-Retaining	
DMA 14	7,396	7.396	7.396	ROOF/PAVEMENT	740	0	370	370	Self-Retaining	
DMA 15	29,431	29.431	29.431	ROOF/PAVEMENT	33179	0	4098	4,098	Self-Retaining	
DMA 16	30,862	30.862	30.862	ROOF/PAVEMENT	77704	0	1743	1743	Self-Retaining	

1. TOTAL TRIBUTARY AREA INCLUDES ALL DRAINAGE THAT IS DIRECTED TO A SINGLE OUTFALL. THIS WILL INCLUDE AREAS OUTSIDE OF THE OVERALL PROJECT BOUNDARY AND THE SHORELINE AREA.
2. DRAINAGE MANAGEMENT AREA (DMA) REFERS TO THE AREA THAT WILL REQUIRE TREATMENT VIA BIORETENTION FACILITIES. THIS AREA EXCLUDES SHORELINE AREAS AND ANY AREA THAT IS OFFSITE OF THE OVERALL PROJECT BOUNDARY.
3. FOR SIMPLICITY, PROPOSED DEVELOPED AREAS WITHIN DMA IS ASSUMED TO BE IMPERVIOUS. FINAL DESIGN TO BE DETERMINED.
4. TO SIZE THE BIORETENTION FACILITIES, AN ASSUMED BIORETENTION SIZING FACTOR OF 4.5% IS APPLIED TO IMPERVIOUS AREAS AND 1% IS APPLIED TO PERVIOUS AREAS.
5. TOTAL PROJECT BOUNDARY REFERS TO TOTAL UNSUBMERGED LAND WITHIN THE PROJECT BOUNDARY (APPROXIMATELY 12.4+ ACRES).
6. MAIN BIORETENTION AREAS HAVE BEEN DIVIDED INTO SMALLER SUBTREATMENT AREAS TO ACCOMMODATE FOR LANDSCAPING FEATURES. THESE SUBTREATMENT AREAS WILL BE CONNECTED HYDRAULICALLY AND ARE TO BE CONSIDERED ONE SINGLE BIORETENTION.



REVISIONS

NO.	DATE	BY	APP'D	DESCRIPTION
1	11-09-22	BT		ISSUED FOR PERMIT

PROJECT TEAM

OWNER: CITY OF RICHMOND, 1211 WALNUT STREET, RICHMOND, CA 94804

DESIGNER: BKF ENGINEERS, 1211 WALNUT STREET, RICHMOND, CA 94804

PROJECT: VESTING TENTATIVE SUBDIVISION MAP, TERMINAL ONE PLANNED AREA DISTRICT, PRELIMINARY STORMWATER CONTROL PLAN

CITY OF RICHMOND, CONTRA COSTA COUNTY

07 of 07

C7.0