

28

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19

18

17

16

15

14

SCREEN ELEMENT
(SEE ELEV'S SHT. 3)

ELECTRICAL TRANSFORMERS
& EMERGENCY GEN.

STORAGE TANKS
AT GRADE

LOADING
DUMPSTER

SHELL MOUND
SETBACK

50'-0"

PLANTING - 5'-0"

SIDEWALK 10'-0"

PLANTING - 5'-0"

CURB

311'-5"

175'-0"

22'-0"

277'-6"

290'-0"

PROPOSED R.O.W. PER
CULLEN ENG. 1 FEB. 88

BELOW GRADE
SETTLEMENT PIT

I-80 FREEWAY

PILOT PLANT
2 STORIES PLUS MEZZANINE
AND MECH. PENTHOUSE
(67' HIGH)

RED/OFFICE
3 STORIES PLUS MECH. PEN
(60' HIGH)

POTENTIAL
BUILDING
EXPANSION

45'-0"

HC

HC

HC

HC

HC

TRASH RECYCLING

ELLY SEATING

1230'-0"

15'-6"
TR.

15'-6"
TR.

EDGE OF ESMT.

EBMUD 25'
ESMT.
PROPOSED H.O.V. EDGE OF
STRUCTURE (PER CALTRANS
11 MARCH 88 PLAN)
PROPOSED ADDITIONAL 15'
R.O.W. DURING CONSTRUCTION
(CALTRANS 11 MARCH 88)

1075.17'

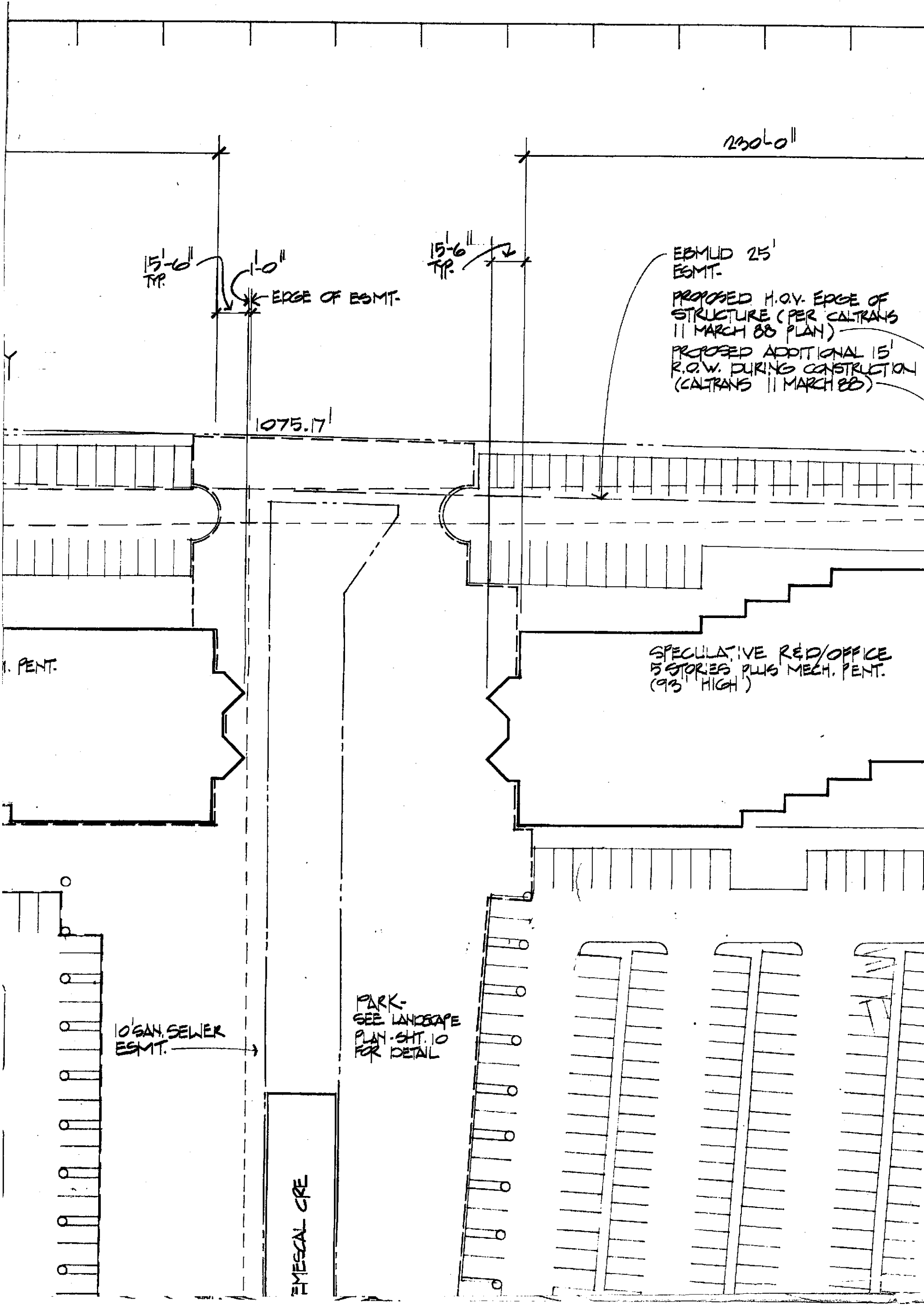
PENT.

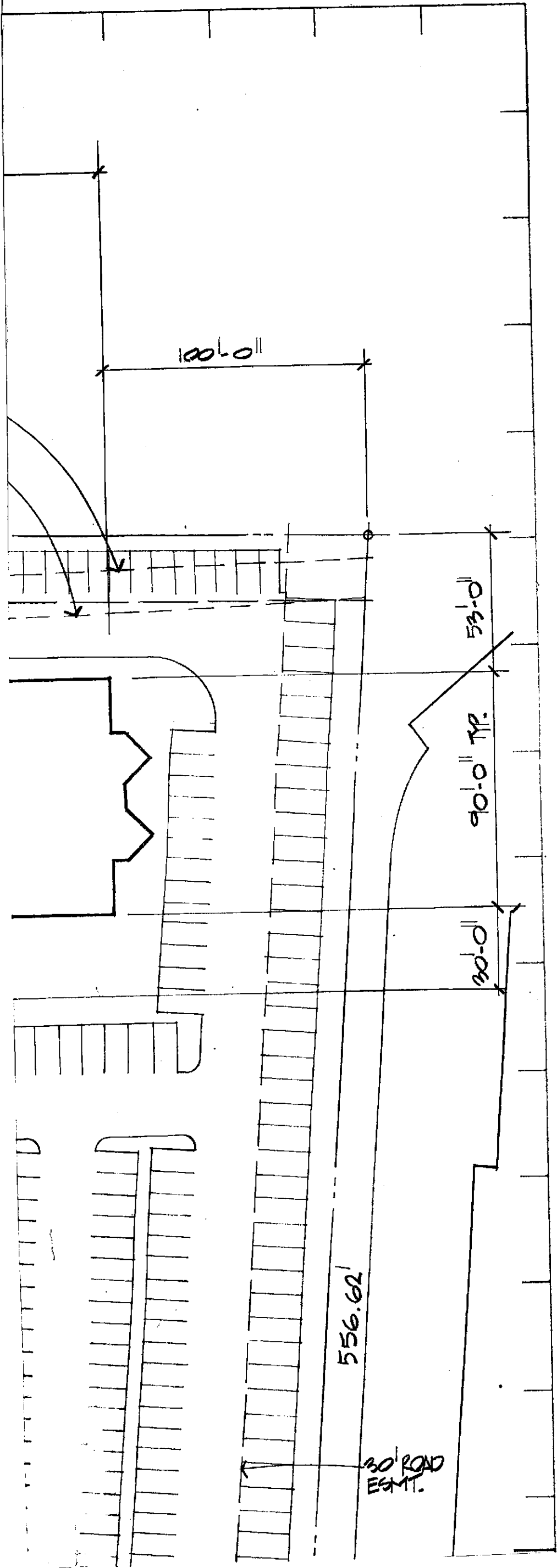
SPECULATIVE R&D/OFFICE
5 STORIES PLUS MECH. PENT.
(93' HIGH)

10' SAN SEWER
ESMT.

PARK.
SEE LANDSCAPE
PLAN - SHT. 10
FOR DETAIL

MESCAL CRE





Project

CHIRON RESEARCH PARK

EMERYVILLE
CALIFORNIA

Client

SHELLMOUND VENTURES

EMERYVILLE
CALIFORNIA

Consultant

BUILDINGS:

Pilot Plant	71,100 SF
R&D/Office	75,000
<u>Speculative R&D/Office</u>	<u>100,000</u>
Total Building Area	246,100 SF

AUTO PARKING:

For Pilot Plant and R&D/Office
(south site)

Standard	205
<u>Compact</u>	<u>175</u>
Total	380

spaces
Pilot Plant (1.0/1000)
R&D/Office(4.1/1000)

For Speculative R&D/Office
(north site)

Standard	174
<u>Compact</u>	<u>211</u>
Total	385

spaces
Speculative R&D/Office (3.85/1000)

Total parking spaces:

765 spaces

PARK AREA

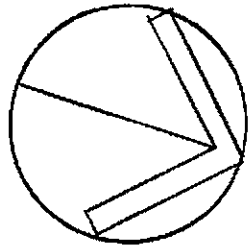
1.7 Acres

SITE AREA

10.5782 Acres

SITE PLAN

SCALE 1" = 40'



Vicinity Map

not to scale

BUS STOP

1170 ±

SHELLMOU

AUTO PARKING
(minus those spaces affected by the H.O.V. construction)

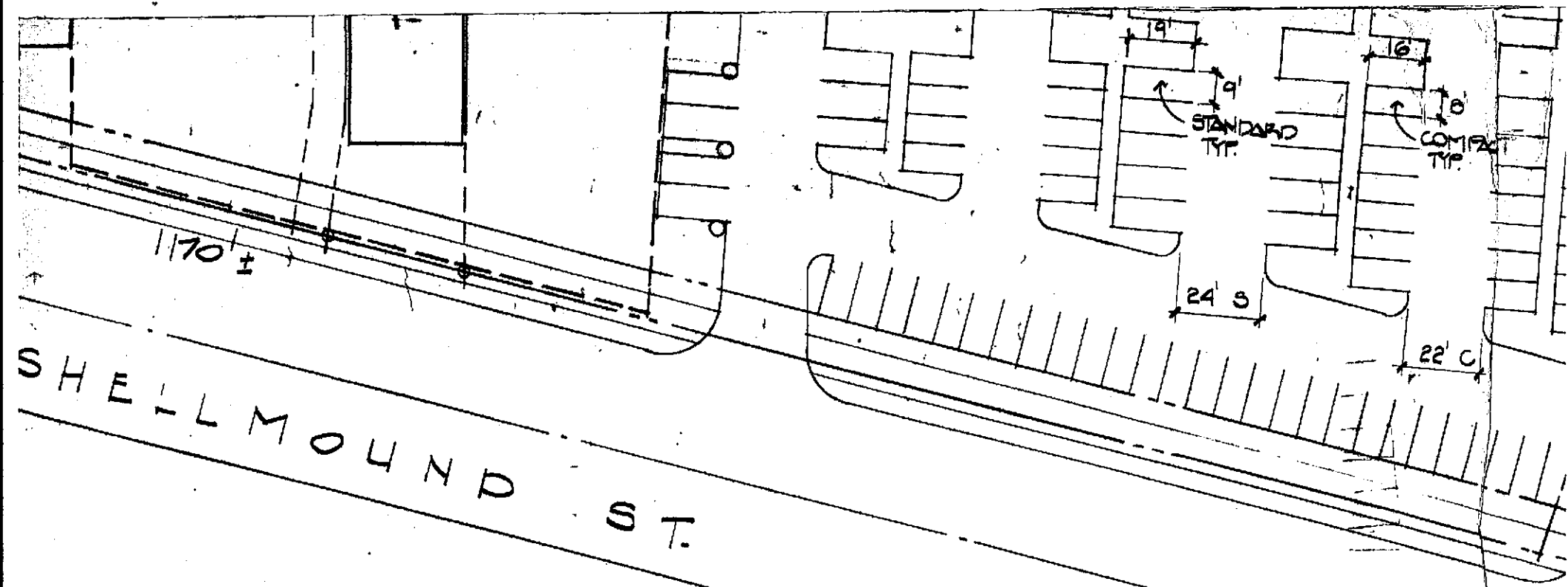
FOR PILOT PLANT AND R&D/OFFICE
(south site)

	<u>PILOT PLANT</u>	<u>R&D/OFFICE</u>
Minimum spaces required by General Plan	36 (.5/1000)	150 (2/1000)
- Actual spaces provided (total 287)	72 (1/1000)	215 (2.86/1000)

FOR SPECULATIVE R&D/OFFICE
(north site)

	<u>Speculative R&D/Office</u>
Minimum spaces required by General Plan	200 (2/1000)
Actual spaces provided	335 (3.35/1000)

13 | 14 | 15 | 16 | 17 | mp | 18 | 19 | 20 | 21 | 22



21

22

23

24

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26

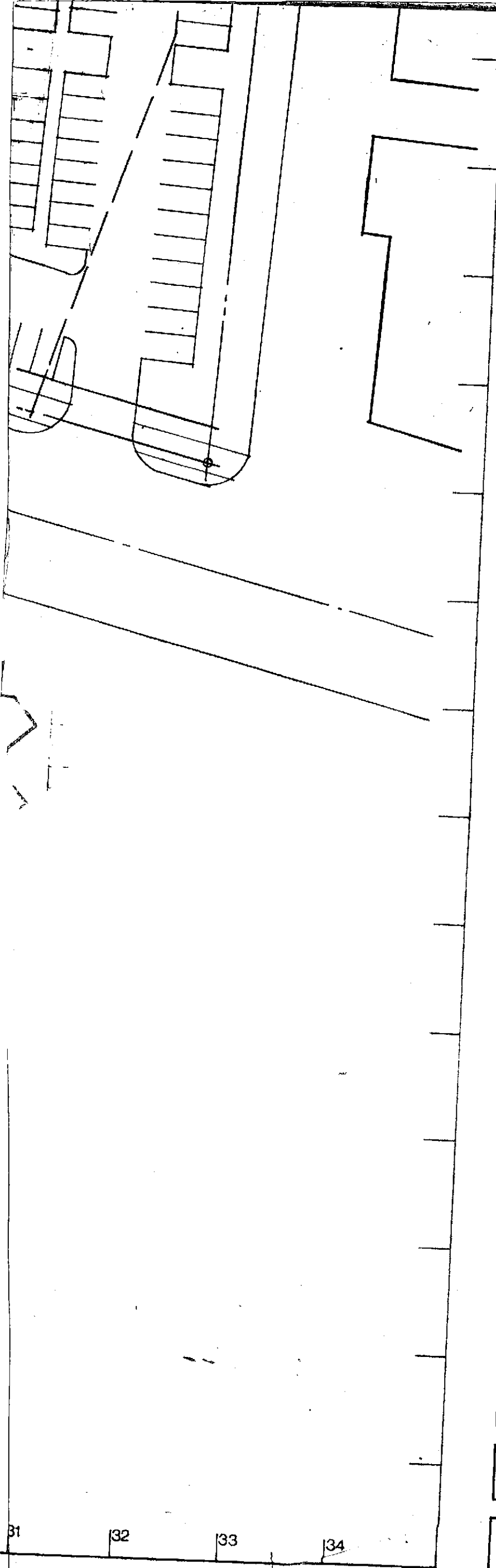
27

28

29

30

B



Revisions			
Number	Date	Description	Initial

Sheet Title
SITE DEVELOPMENT PLAN

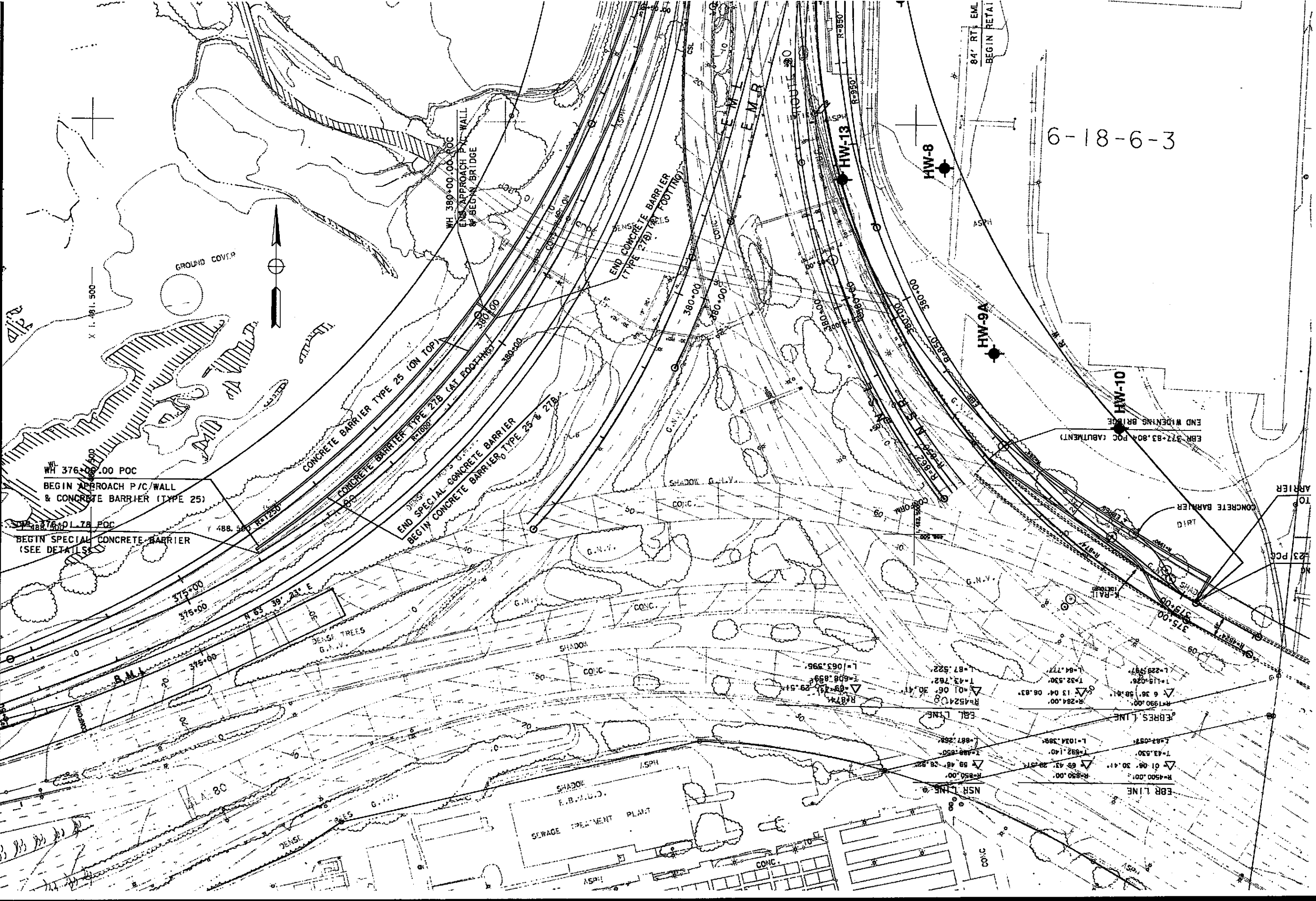
Date
5 MAY 00

Scale
1" = 40'

Drawn by

Sheet Number
1

6-18-6-3



WH 376+00.00 POC
 BEGIN APPROACH P/C WALL
 & CONCRETE BARRIER (TYPE 25)

WH 377+00.75 POC
 BEGIN SPECIAL CONCRETE BARRIER
 (SEE DETAILS)

WH 389+00.00 POC
 END APPROACH P/C WALL
 & BEGIN BRIDGE

END CONCRETE BARRIER
 (TYPE 27B) (AT FOOTING)

END SPECIAL CONCRETE BARRIER
 BEGIN CONCRETE BARRIER TYPE 25 & 27B

END WIDENING BRIDGE
 (ABUTMENT)

HW-8

HW-9A

HW-10

HW-13

SEWAGE TREATMENT PLANT
 F.B.M.C.C.

NSR LINE
 EBL LINE
 FEBRES LINE
 EBR LINE

R=4500.00' Δ 01.06' 30.41"
 L=488.50'
 R=284.00' Δ 13.04' 06.83"
 L=229.997'
 R=4524.08' Δ 01.06' 30.41"
 L=608.899'
 R=874.4' Δ 08.43' 29.51"
 L=1063.995'
 R=850.00' Δ 59.48' 28.97"
 L=488.50'
 R=850.00' Δ 59.48' 28.97"
 L=887.258'
 R=4500.00' Δ 01.06' 30.41"
 L=1024.389'
 R=4524.08' Δ 01.06' 30.41"
 L=115.026'
 R=284.00' Δ 13.04' 06.83"
 L=64.777'
 R=850.00' Δ 59.48' 28.97"
 L=887.258'

TO
 ARRIER
 NO
 23 P.C.

CITY OF OAKLAND
CITY OF EMERYVILLE

—Y 49

END OF BRIDGE
BEGIN APPROACH P/C WALL
CONCRETE BARRIER (TYPE 27B)

ROUTE 80

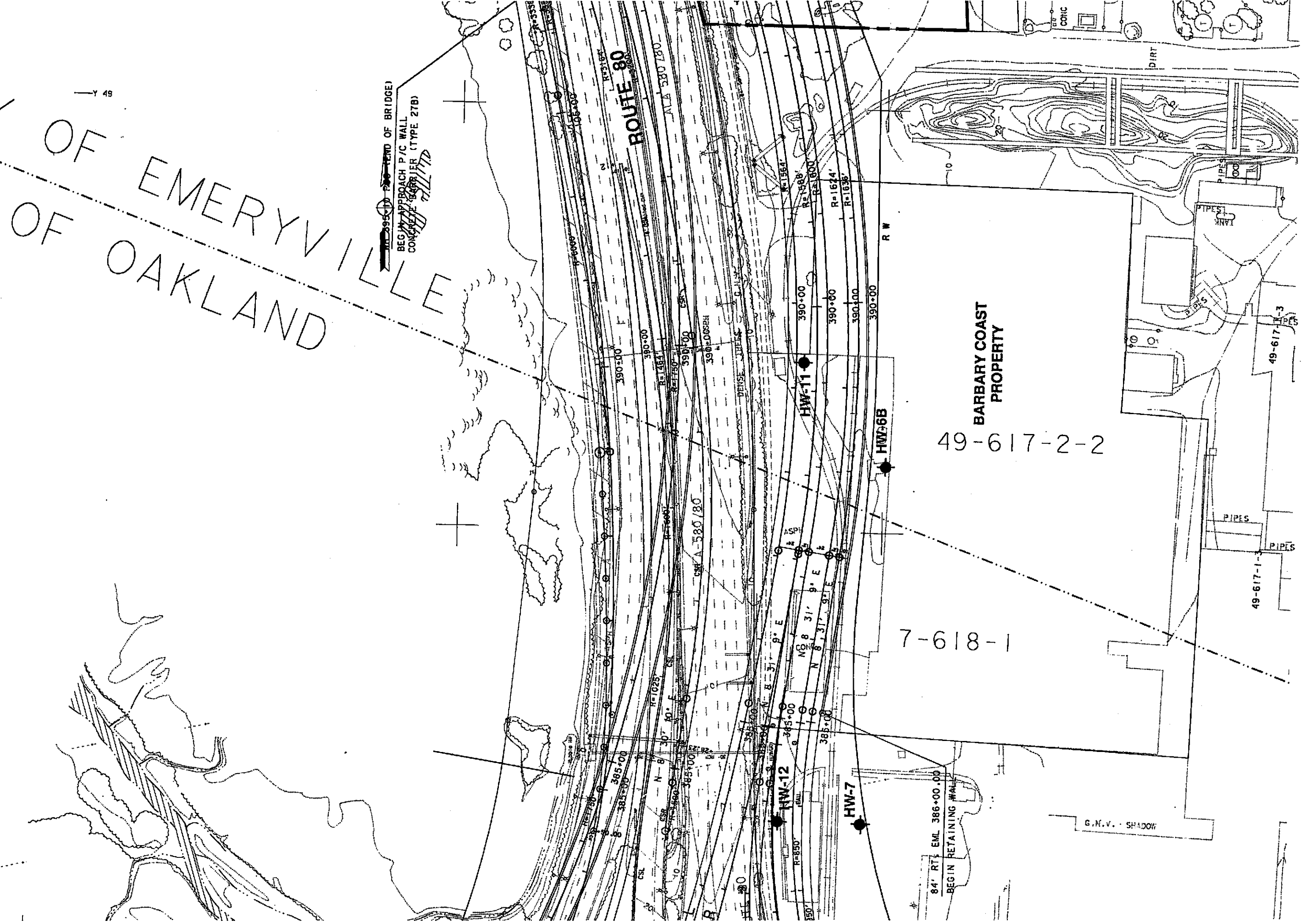
BARBARY COAST
PROPERTY

49-617-2-2

7-618-1

84' RT EML 386+00.00
BEGIN RETAINING WALL

G.M.V. SHADOW



GROUND COVER

HW-1			
DEPTH	ANALYTE / COMPOUND CONCENTRATIONS		
3.0' - 3.5'	O&G 110	CADMIUM 5.9	
	TPH-G ND	CHROMIUM 68	
	TPH-D ND	LEAD 9.1	
	VOC's ND	ZINC 32	
	PCB's 0.055	NICKEL 98	
5.5' - 6.0'	O&G 100	CADMIUM 11	
	TPH-G ND	CHROMIUM 21	
	TPH-D ND	LEAD 210	
	VOC's ND	ZINC 360	
	PCB's 0.29	NICKEL 20	
GRAB GROUNDWATER	NOT SAMPLED		

WH 399+10.00

END OF APPROACH (P/C WALL) & CONCRETE BARRIER (TYPE 25)

ROUTE 80

N-19 26' 4.1" W
N-29 31' 1.4" W

MEDIAN BARRIER

HW-5

84' RT. EML 405+00.00
END RETAINING WALL

SHELLMOUND VENTURE PROPERTY (SHELLMOUND III)

SHELLMOUND VENTURE PROPERTY (SHELLMOUND II)

SHELLMOUND VENTURE PROPERTY (SHELLMOUND I)

SHELLMOUND ST.

49-1516-1-6

APPROXIMATE LOCATION OF FORMER UNDERGROUND FUEL TANK

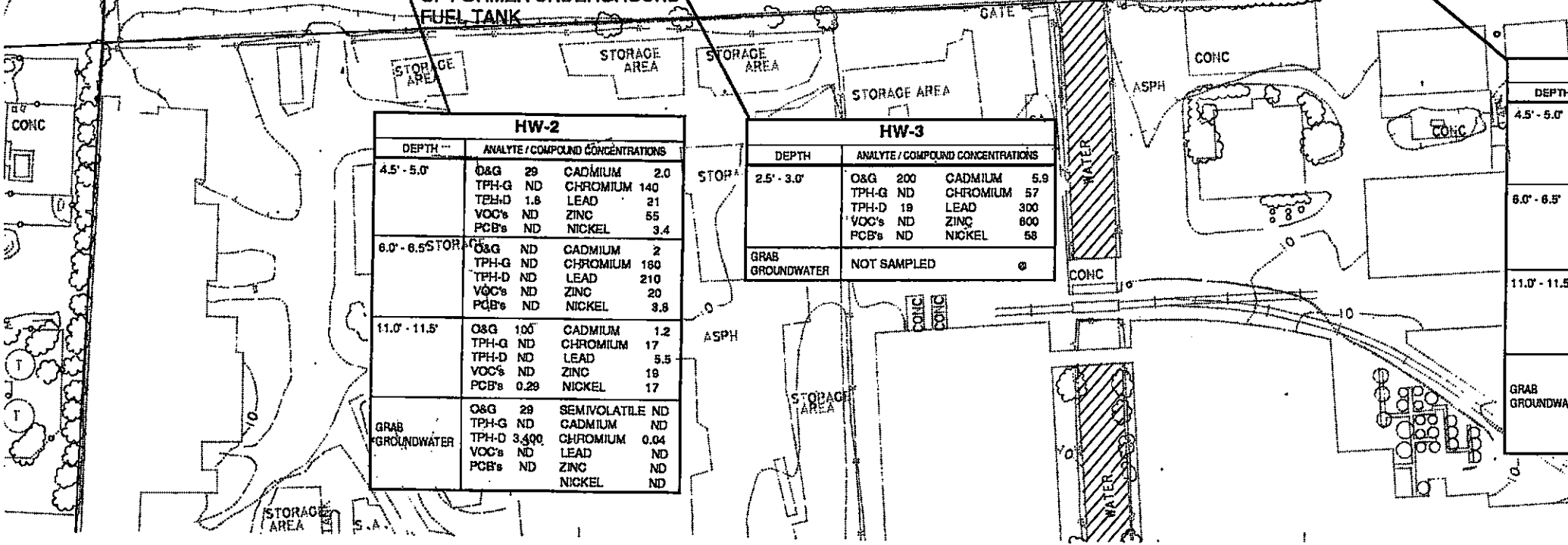
ASPH

SHELLMOUND ST.

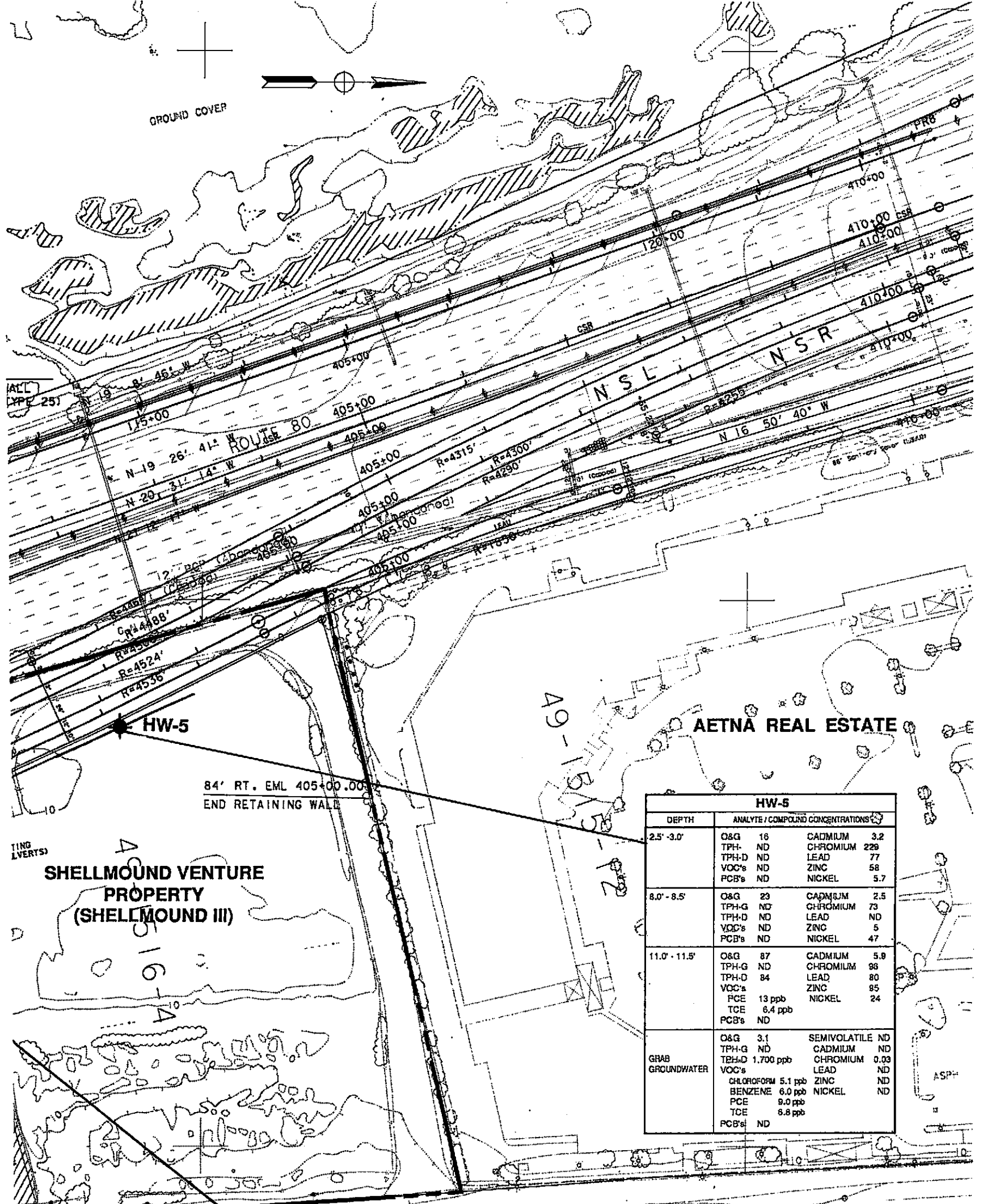
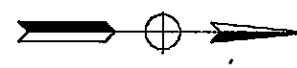
HW-2			
DEPTH	ANALYTE / COMPOUND CONCENTRATIONS		
4.5' - 5.0'	O&G 29	CADMIUM 2.0	
	TPH-G ND	CHROMIUM 140	
	TPH-D 1.8	LEAD 21	
	VOC's ND	ZINC 55	
	PCB's ND	NICKEL 3.4	
6.0' - 6.5'	O&G ND	CADMIUM 2	
	TPH-G ND	CHROMIUM 180	
	TPH-D ND	LEAD 210	
	VOC's ND	ZINC 20	
	PCB's ND	NICKEL 3.8	
11.0' - 11.5'	O&G 100	CADMIUM 1.2	
	TPH-G ND	CHROMIUM 17	
	TPH-D ND	LEAD 5.5	
	VOC's ND	ZINC 18	
	PCB's 0.29	NICKEL 17	
GRAB GROUNDWATER	O&G 29	SEMIVOLATILE ND	
	TPH-G ND	CADMIUM ND	
	TPH-D 3.400	CHROMIUM 0.04	
	VOC's ND	LEAD ND	
	PCB's ND	ZINC ND	
		NICKEL ND	

HW-3			
DEPTH	ANALYTE / COMPOUND CONCENTRATIONS		
2.5' - 3.0'	O&G 200	CADMIUM 5.9	
	TPH-G ND	CHROMIUM 57	
	TPH-D 18	LEAD 300	
	VOC's ND	ZINC 600	
	PCB's ND	NICKEL 58	
GRAB GROUNDWATER	NOT SAMPLED		

DEPTH
4.5' - 5.0'
6.0' - 6.5'
11.0' - 11.5'
GRAB GROUNDWATER



GROUND COVER



SHELLMOUND VENTURE PROPERTY (SHELLMOUND III)

AETNA REAL ESTATE

84' RT. EML 405+00.00
END RETAINING WALL

HW-5			
DEPTH	ANALYTE / COMPOUND CONCENTRATIONS		
2.5' - 3.0'	O&G 16	CADMIUM 3.2	
	TPH- ND	CHROMIUM 229	
	TPH-D ND	LEAD 77	
	VOC's ND	ZINC 58	
	PCB's ND	NICKEL 5.7	
6.0' - 8.5'	O&G 23	CADMIUM 2.5	
	TPH-G ND	CHROMIUM 73	
	TPH-D ND	LEAD ND	
	VOC's ND	ZINC 5	
	PCB's ND	NICKEL 47	
11.0' - 11.5'	O&G 87	CADMIUM 5.9	
	TPH-G ND	CHROMIUM 86	
	TPH-D 84	LEAD 80	
	VOC's ND	ZINC 95	
	PCE 13 ppb	NICKEL 24	
	TCE 6.4 ppb		
	PCB's ND		
GRAB GROUNDWATER	O&G 3.1	SEMIVOLATILE ND	
	TPH-G ND	CADMIUM ND	
	TPH-D 1,700 ppb	CHROMIUM 0.03	
	VOC's ND	LEAD ND	
	CHLOROFORM 5.1 ppb	ZINC ND	
	BENZENE 6.0 ppb	NICKEL ND	
	PCE 9.0 ppb		
	TCE 6.8 ppb		
	PCB's ND		

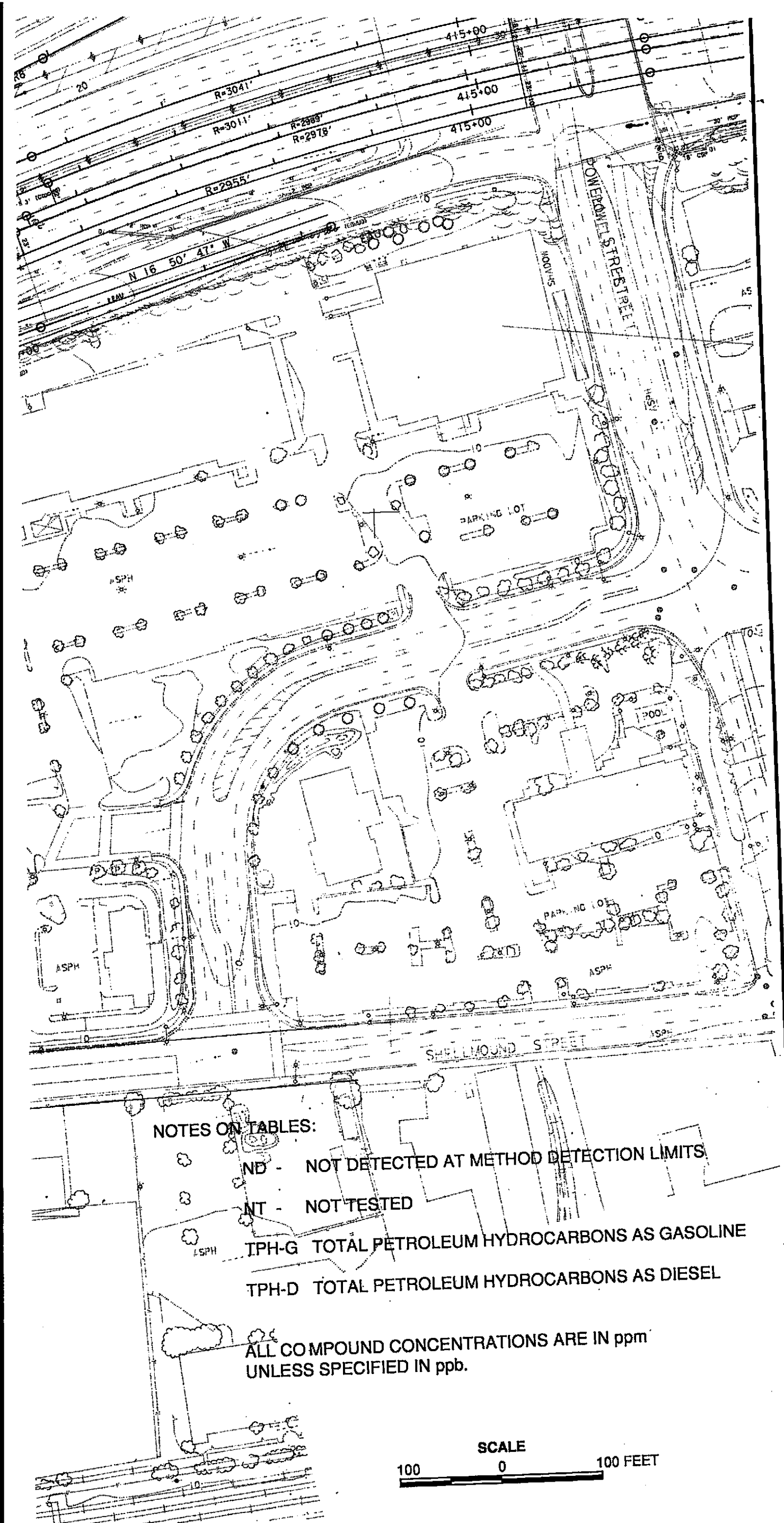
SHELLMOUND ST.

HW-4			
DEPTH	ANALYTE / COMPOUND CONCENTRATIONS		
4.5' - 5.0'	O&G ND	CADMIUM 9.3	
	TPH- ND	CHROMIUM 180	
	TPH-D ND	LEAD 4.3	
	VOC's ND	ZINC 59	
	PCB's ND	NICKEL 21	
6.0' - 6.5'	O&G 150	CADMIUM 5.4	
	TPH-G ND	CHROMIUM 81	
	TPH-D 7.3	LEAD 43	
	VOC's ND	ZINC 290	
	PCB's ND	NICKEL 57	
11.0' - 11.5'	O&G 92	CADMIUM 3.9	
	TPH-G ND	CHROMIUM 180	
	TPH-D 3.3	LEAD 240	
	VOC's ND	ZINC 634	
	PCB's ND	NICKEL 11	
GRAB GROUNDWATER	O&G 1.2	SEMIVOLATILE NS	
	TPH-G ND	CADMIUM ND	
	TPH-D 430 ppb	CHROMIUM 0.06	
	VOC's ND	LEAD ND	
	PCB's ND	ZINC 0.02	
		NICKEL ND	

JUND
OXIMATE.



**FREEWAY I-80 WIDENING AND REALIGNMENT
HAZARDOUS WASTE INVESTIGATIONS AND
REMEDIAL ALTERNATIVES
EMERYVILLE, CALIFORNIA**



NOTES ON TABLES:

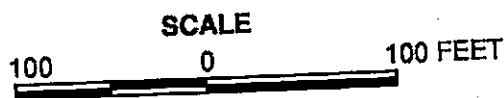
ND - NOT DETECTED AT METHOD DETECTION LIMITS

NT - NOT TESTED

TPH-G TOTAL PETROLEUM HYDROCARBONS AS GASOLINE

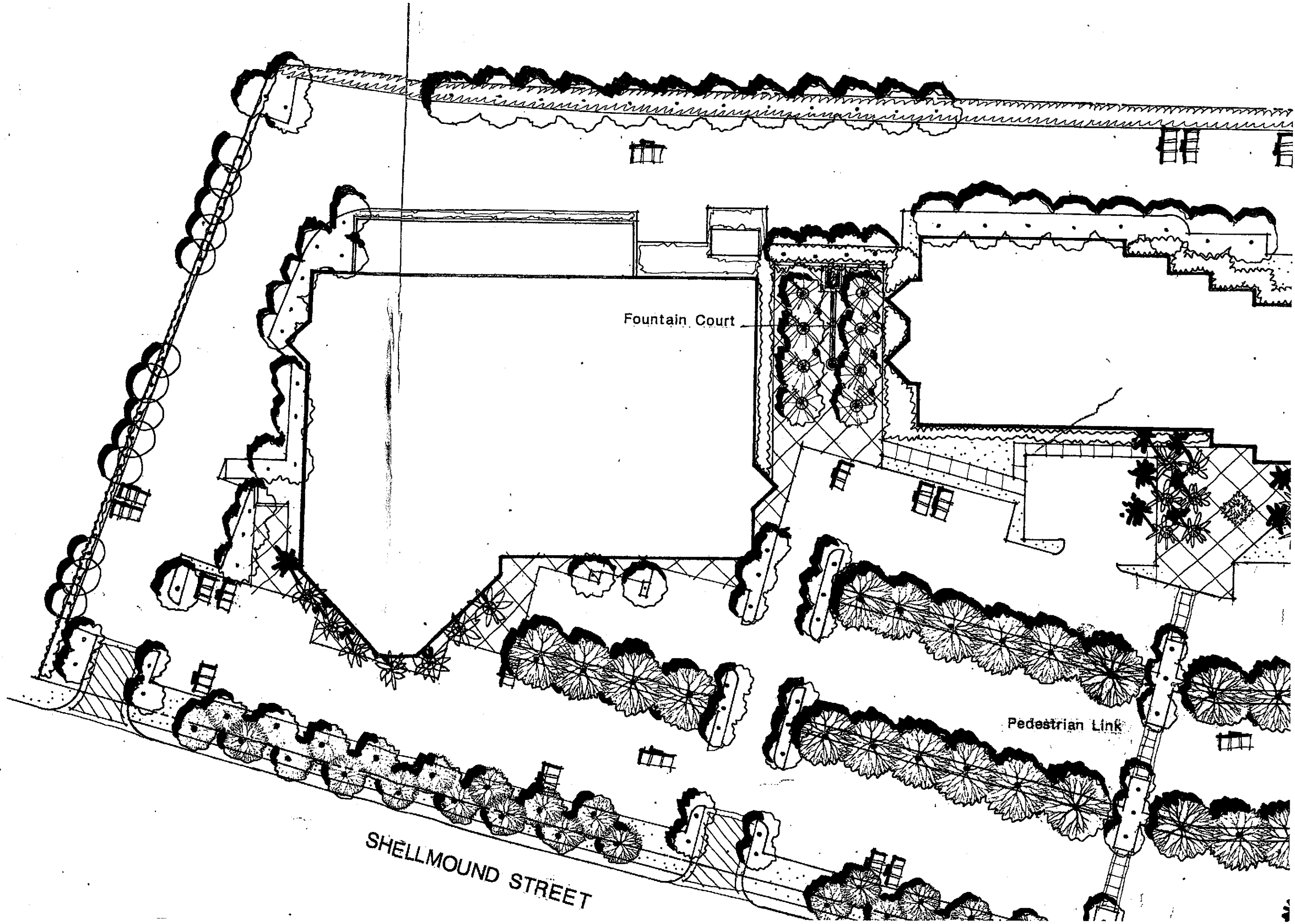
TPH-D TOTAL PETROLEUM HYDROCARBONS AS DIESEL

ALL COMPOUND CONCENTRATIONS ARE IN ppm
UNLESS SPECIFIED IN ppb.



SOIL BORING LOCATIONS AND CHEMICAL ANALYSES RESULTS FOR SHELLMOUND VENTURES PROPERTY

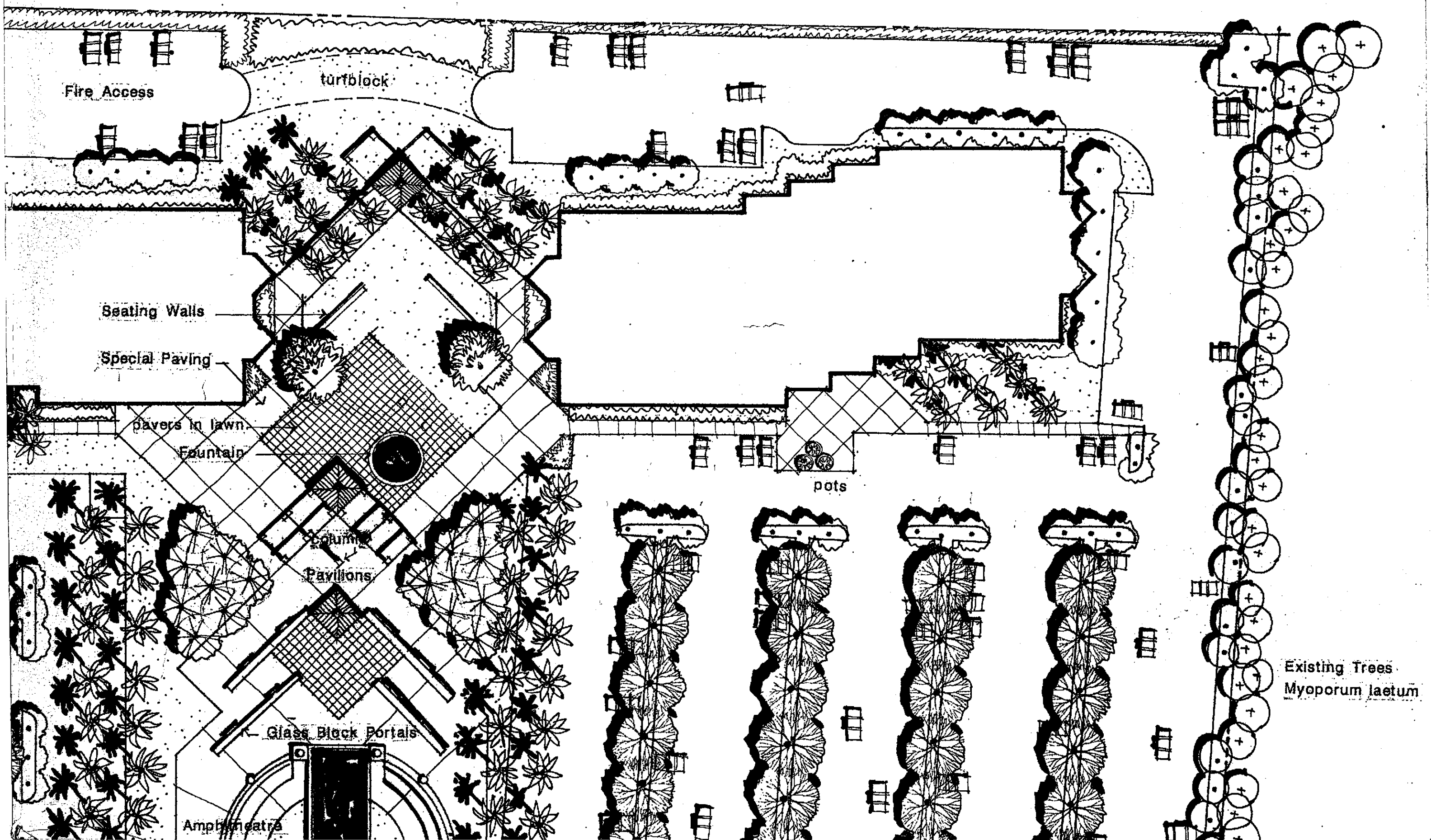
ENT ND	PROJECT NO.	DATE	PLATE NO.
	CDT-105L	JUNE 1992	1



Fountain Court

Pedestrian Link

SHELLMOUND STREET



Fire Access

turfblock

Seating Walls

Special Paving

pavers in lawn

Fountain

Columns

Pavilions

Glass Block Portals

Amphitheatre

pots

Existing Trees
Myoporum laetum

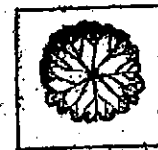
LEGEND

TREES



Acacia subporosa

River Wattle



Alnus cordata

Italian Alder



Betula alba

Birch



Ficus retusa

Indian Laurel Fig



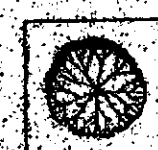
Metrosideros excelsus

New Zealand Christmas Tree



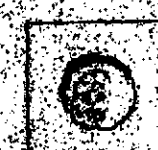
Phoenix dactylifera

Date Palm



Platanus acerifolia
'Bloodgood'

London Plane Tree



Populus canadensis

Carolina Poplar



Schinus terebinthifolius

Brazilian Pepper

SHRUBS

BOTANICAL NAME

COMMON NAME

Abelia grandiflora 'Edward Goucher'

Glossy Abelia

Agapanthus 'Queen Anne'

Lily-of-the-Nile

Escallonia terri

Escallonia

Hebe 'Patty's Purple'

Hebe

Nandina domestica

Heavenly Bamboo

Viburnum tinus 'Spring Bouquet'

Laurustinus

GROUNDCOVER

Acacia redolens

Gazania uniflora 'Mitsuwa'

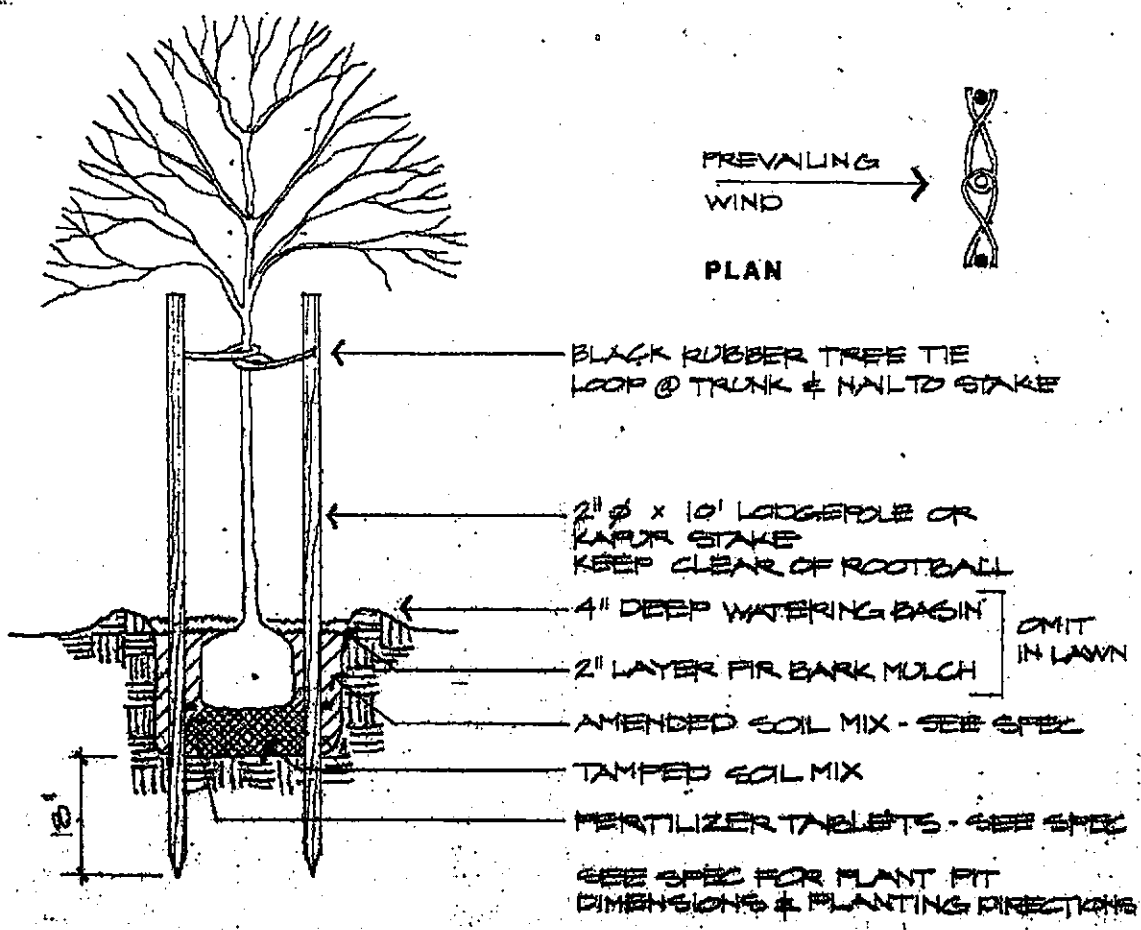
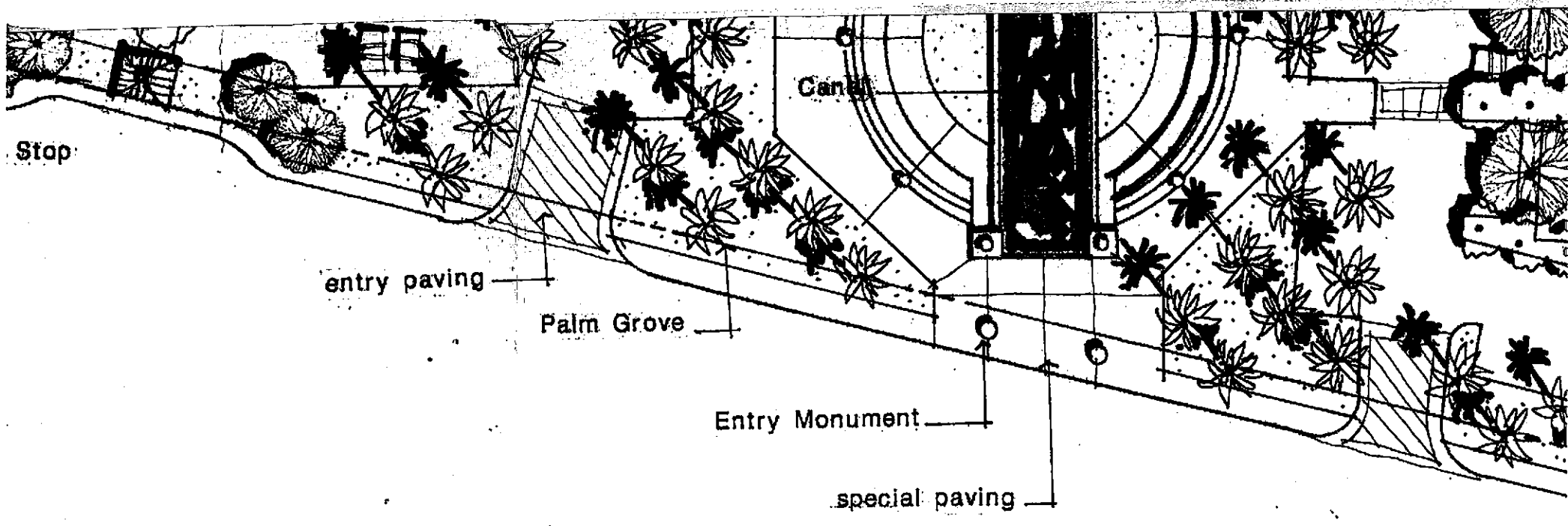
Gazania

NOTES

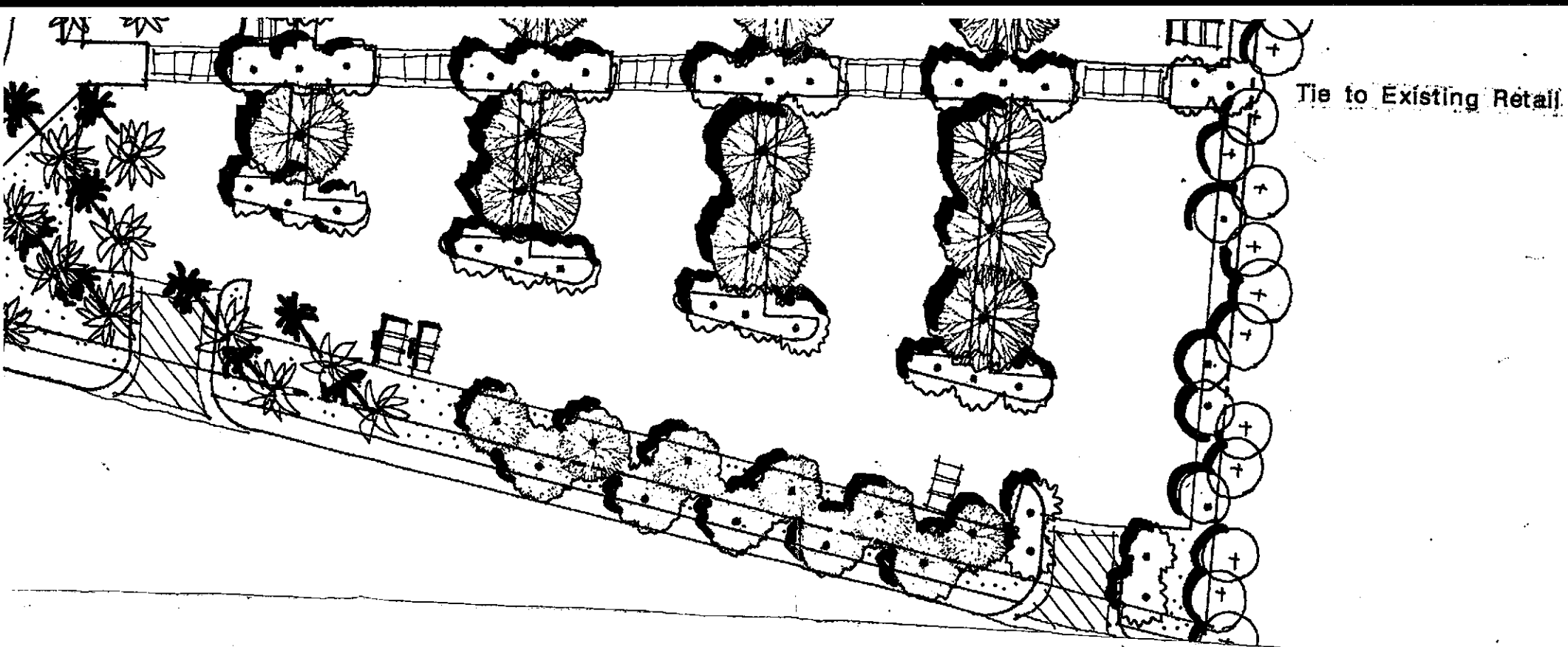
1. All landscaped areas are to be watered with an approved automatic underground irrigation system.
2. All trees shall be a minimum of 15 gallon size. All shrubs shall be a minimum of 5 gallon size.
3. All shrubs shall be double staked or guyed.

Soil Preparation:

Site soil shall be tested for horticultural suitability. Soil amendment shall be based on recommendations made by an approved soil testing facility to insure proper plant growth.



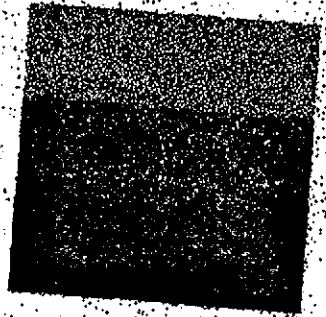
TREE STAKING DETAIL



PRELIMINARY LANDSCAPE PLAN

CHIRON RESEARCH PARK EMERYVILLE, CALIFORNIA

GATES



DAVID L. GATES & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING ■ URBAN DESIGN
 2440 TASSAJARA LANE
 DANVILLE ■ CA 94526 ■ 415-837-8176

Project Name: _____
 Project No: _____
 Sheet Title: _____
 Drawn: _____
 Check: _____
 Date: 5 May 1988
 Scale: _____
 1" = 40' 0"

11
Exist. L&G, sidewalk

12
HV-1

59.M.H.
Elev 103, inv. 6.8

Powell Street Plaza

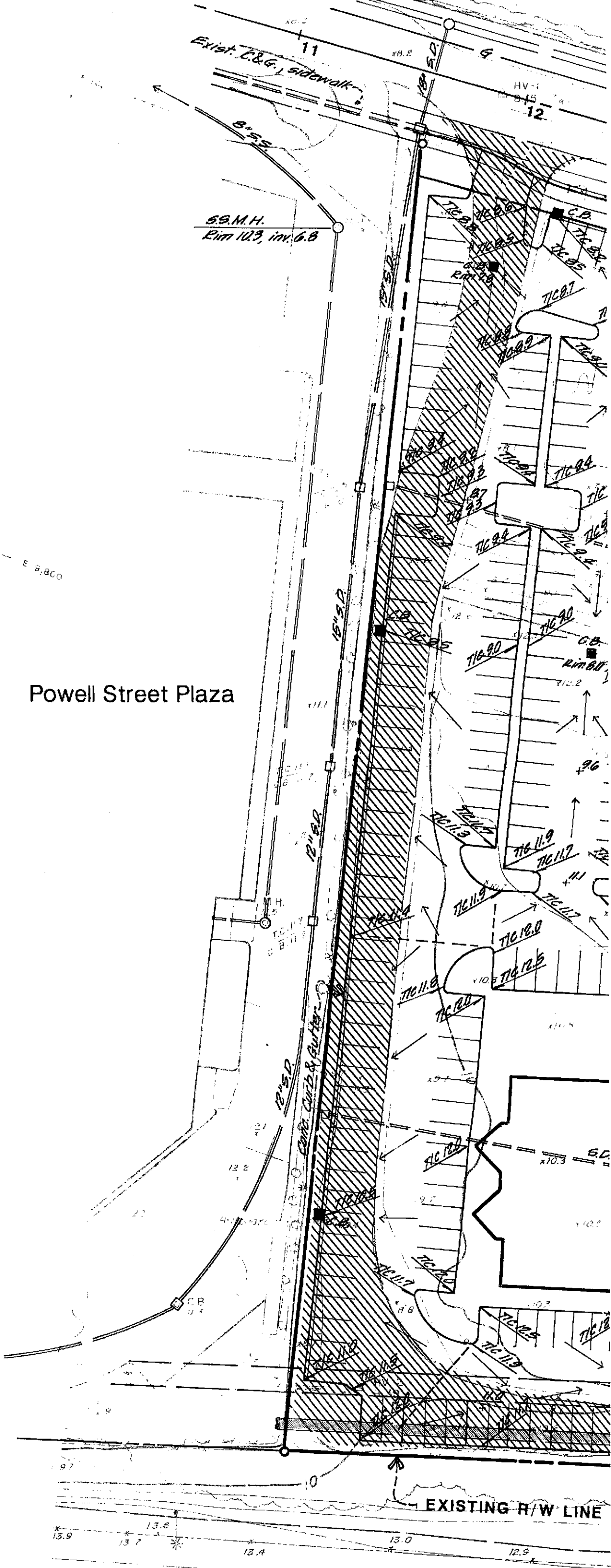
E 9,800

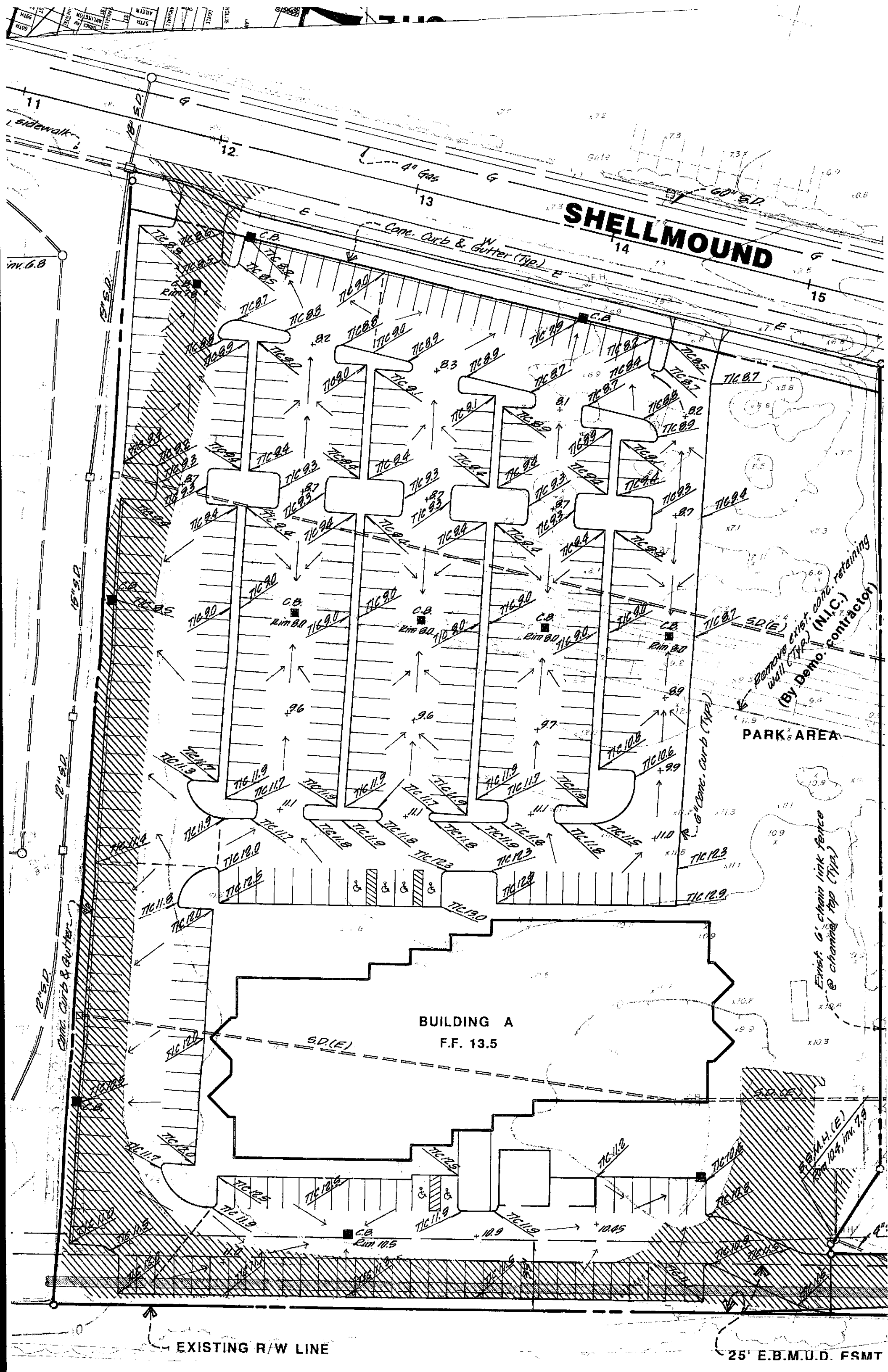
E 9,600

EXISTING R/W LINE

13.9 13.6 13.4 13.0 12.9

E 9,400





SHELLMOUND

BUILDING A
F.F. 13.5

PARK AREA

EXISTING R/W LINE

25' E.B.M.U.D. FSMT

Remove exist. conc. retaining wall (Typ.) (N.I.C.) (By Demo. Contractor)

Exist. 6" chain link fence @ chaming top (Typ.)

sidewalk

in. G.B.

4" Gas

Cone. Curb & Gutter (Typ.)

6" Conc. Curb (Typ.)

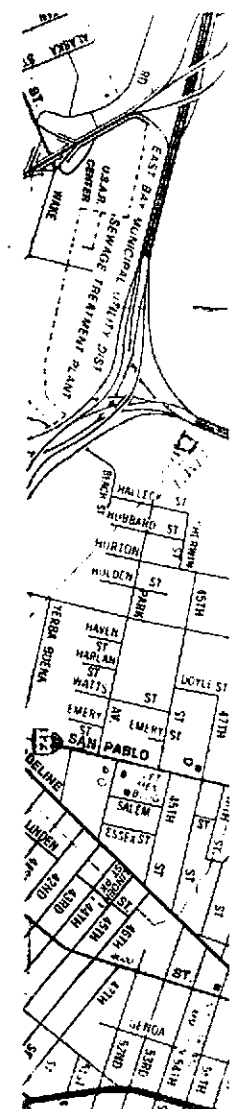
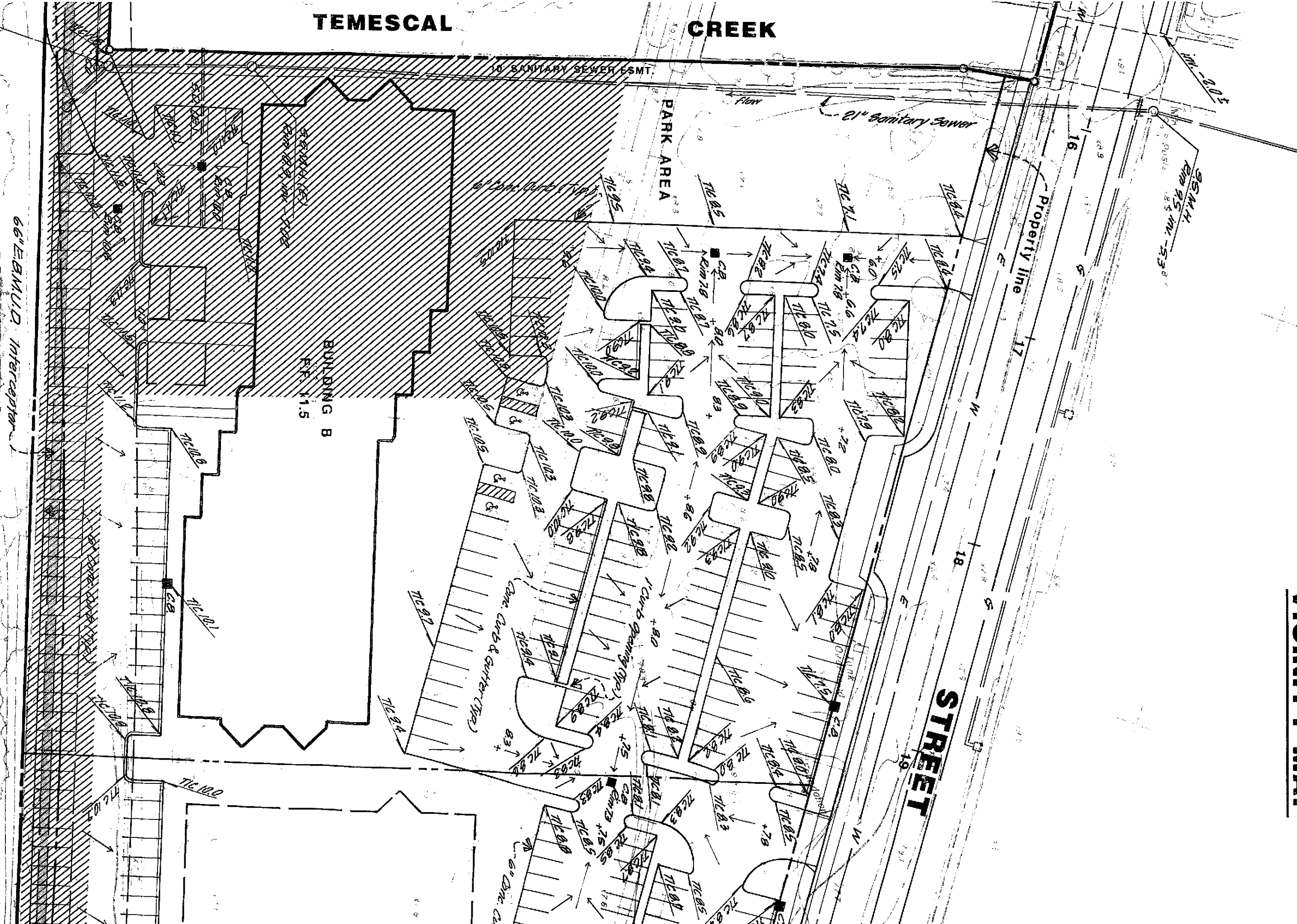
SD(E)

SD(E)

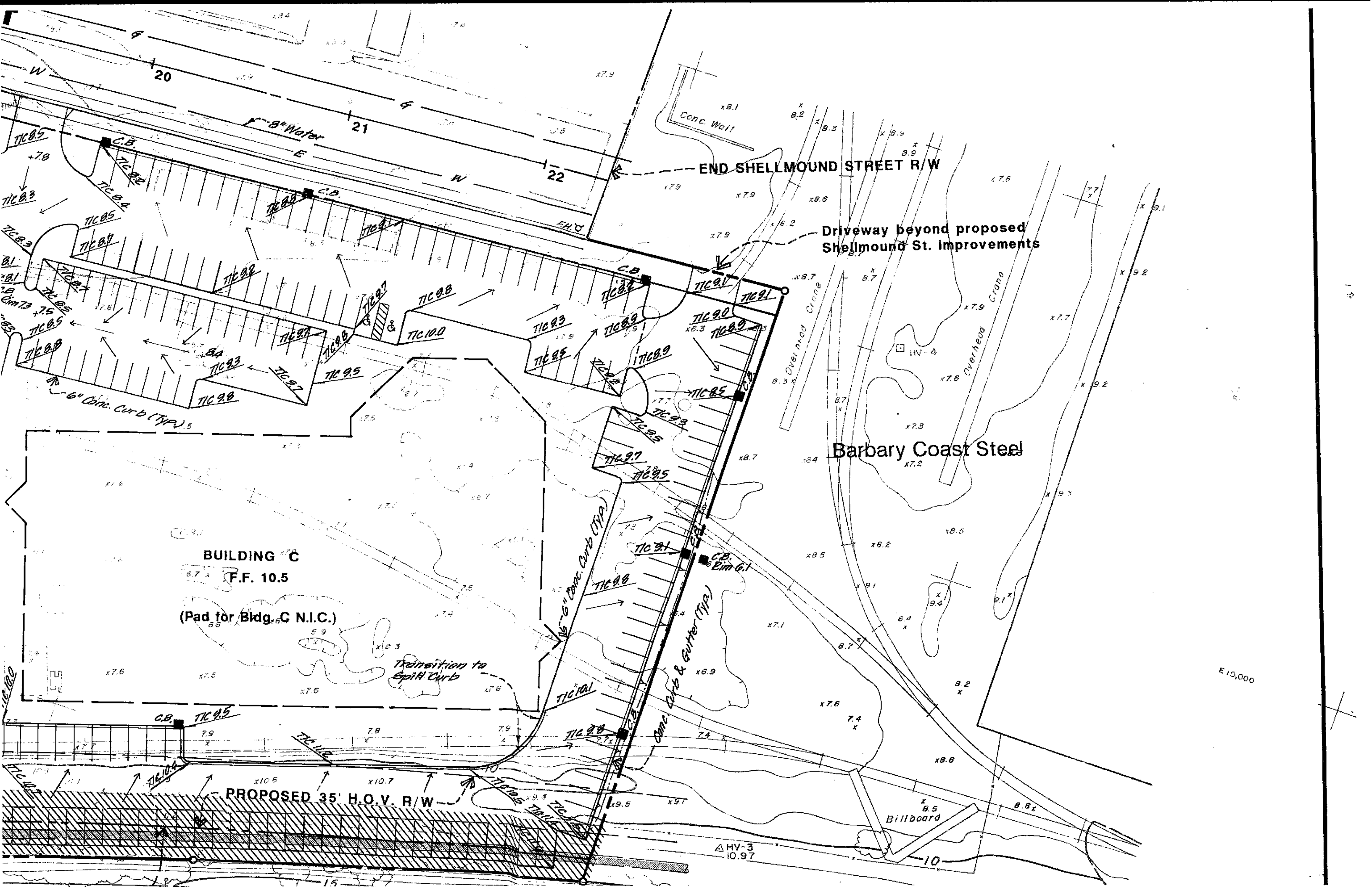
SB M.H. (E)
Rim 10.4, Inv. 7.9

TEMESCAL

CREEK



VICINITY MAP



END SHELLMOUND STREET R/W

Driveway beyond proposed Shellmound St. improvements

Barbary Coast Steel

BUILDING C

F.F. 10.5

(Pad for Bldg. C N.I.C.)

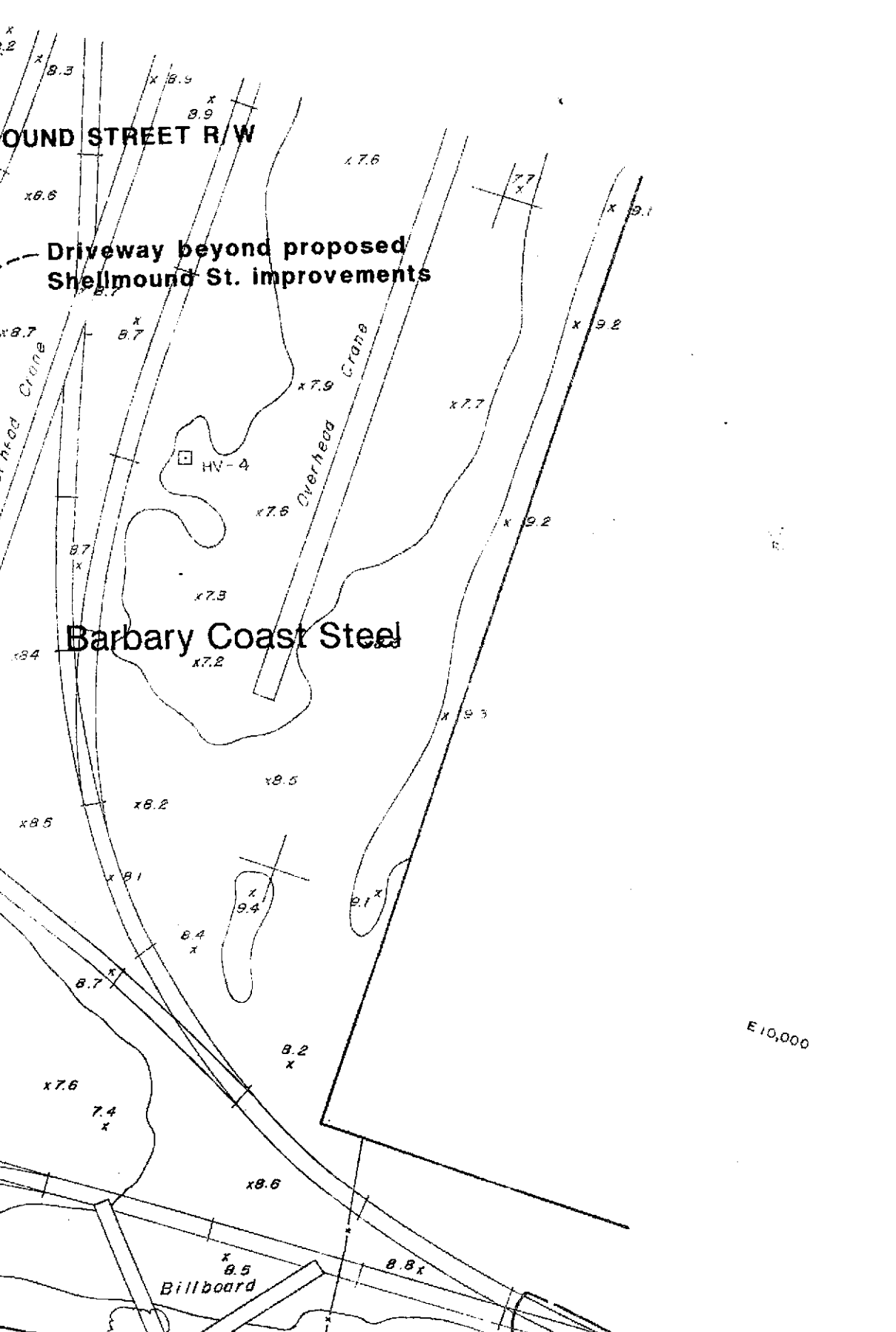
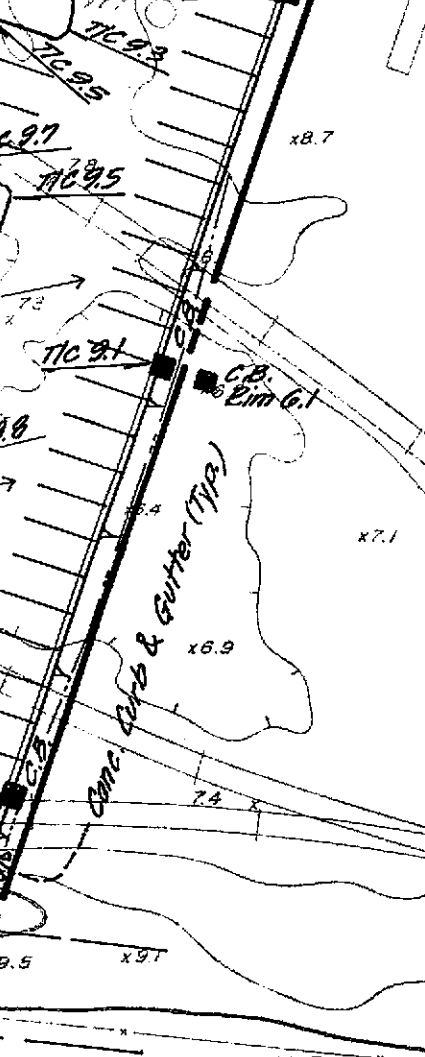
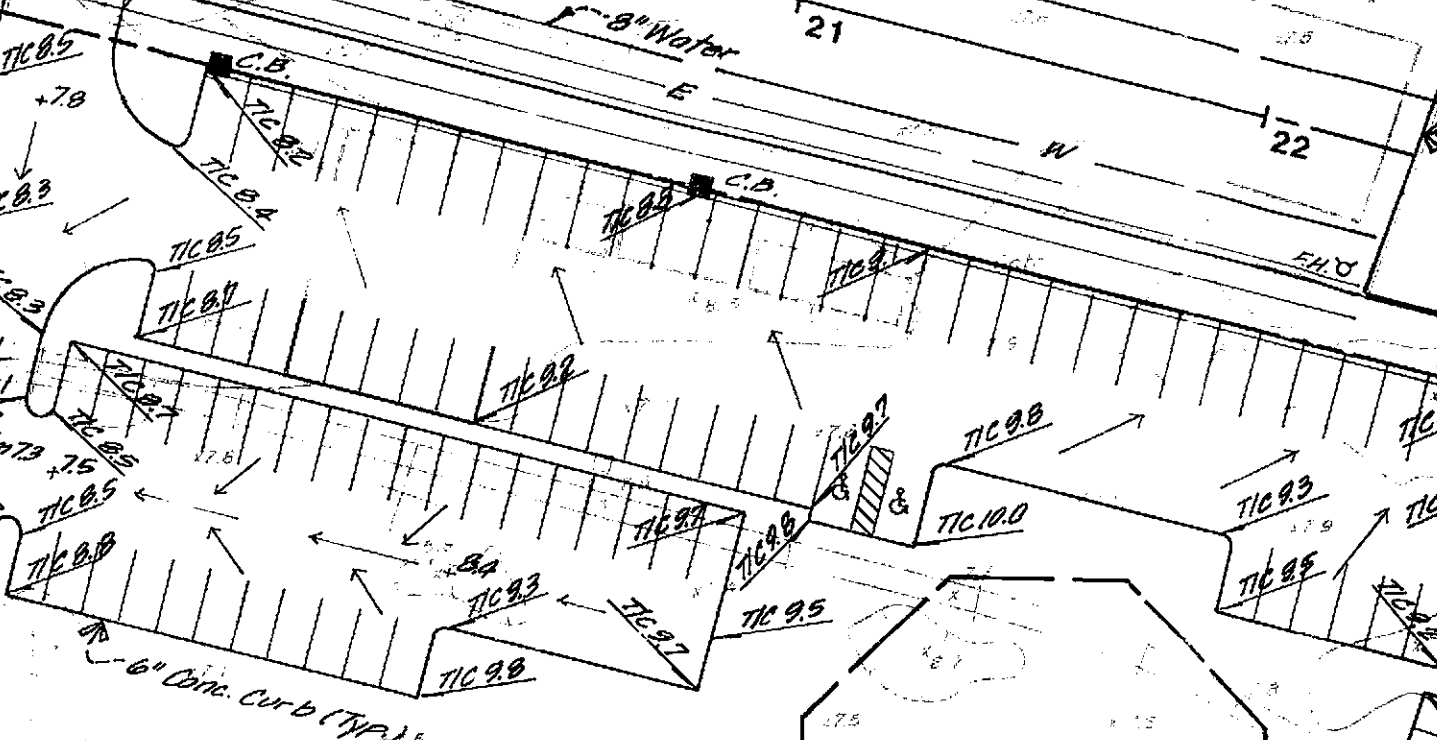
Transition to Spill Curb

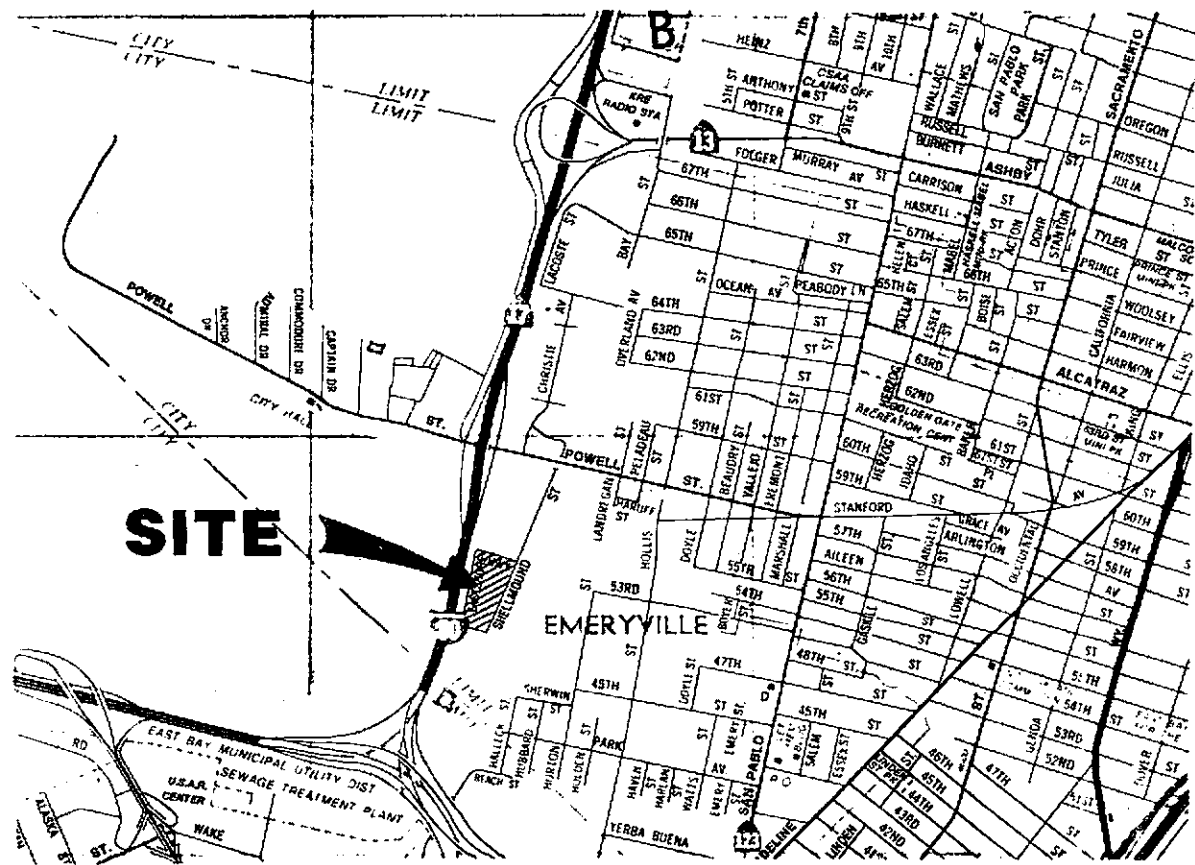
PROPOSED 35' H.O.V. R/W

E10,000

△ HV-3 10.97

Billboard

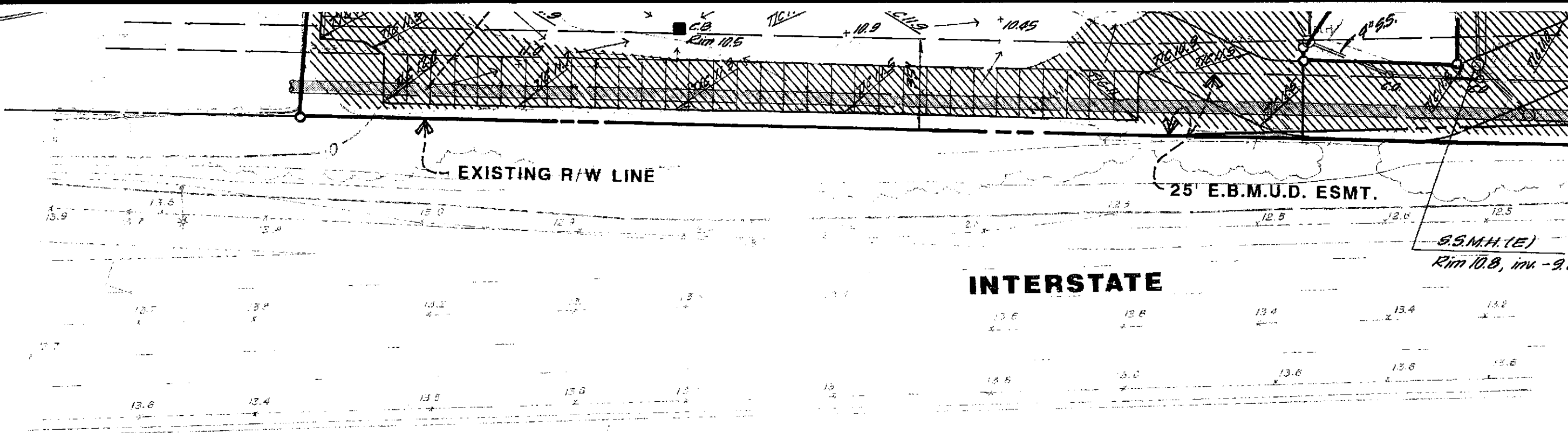




VICINITY MAP

LEGEND

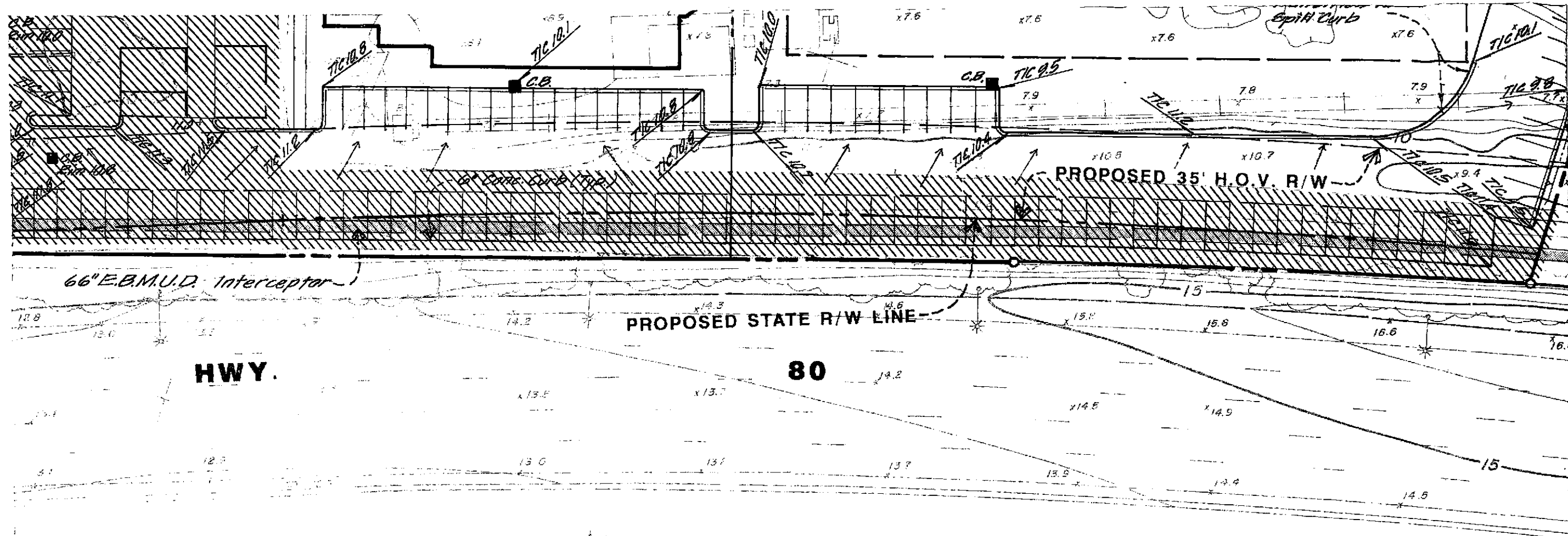
- C.B. CATCH BASIN
- ==== STORM DRAIN (NEW)
- ==== STORM DRAIN (EXISTING)
- > DIRECTION OF FLOW
- T/C TOP OF CURB
- + SPOT ELEVATION
- ==== 6" CONCRETE CURB
- ==== CURB & GUTTER
- SS— SANITARY SEWER
- W— WATER
- ⊕ FH FIRE HYDRANT
- G— GAS
- E— ELECTRIC
- ♿ HANDICAP STALL
- (E) EXISTING
- N.I.C. NOT IN CONTRACT
- ▨ EXISTING PAVEMENT



INTERSTATE

GENERAL NOTES:

1. BENCH MARK: E.B.M.U.D. BRASS CAP ON LOADING DOCK @ APEX MACHINE STAMPING COMPANY. (ELEV. 11.82)
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF EMERYVILLE.
3. THE CITY OF EMERYVILLE (CITY ENGINEER) SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. (PHONE: 415-654-6161)
4. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE CITY OF EMERYVILLE FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, AND MUST BE SECURED PRIOR TO THE START OF WORK.
5. AN ENCROACHMENT PERMIT IS REQUIRED FROM THE COUNTY OF ALAMEDA, PUBLIC WORKS DEPARTMENT FOR WORK WITHIN TEMESCAL CREEK AND MUST BE SECURED PRIOR TO THE START OF WORK.
6. THE CONTRACTOR SHALL NOTIFY U.S.A. @ (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY EXISTING UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL CONFORM TO THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATION AND TRENCHES.
8. THE SITE SHALL BE CLEARED OF ALL OBSTRUCTIONS INCLUDING THE EXISTING BUILDINGS AND ASSOCIATED FOUNDATION SYSTEMS, CONCRETE SLABS, ASPHALTIC CONCRETE PAVEMENTS, RAILROAD TRACKS AND TIES AND ANY ASSOCIATED BASE, DESIGNATED RETAINING WALLS AND FOUNDATIONS, ANY ABANDONED FOUNDATIONS AND DEBRIS.
9. SEE "DIMENSIONED SITE PLAN" BY DEVCON CONSTRUCTION, INC. FOR CURB LAYOUT DIMENSIONS.
10. SEE LANDSCAPE PLANS FOR GRADES IN PARK AREA, AROUND BUILDINGS.
11. THE LOCATION OF EXISTING STORM DRAIN PIPES SHOWN HEREON ARE APPROXIMATE ONLY, AND SHALL BE REMOVED UNLESS NOTED OTHERWISE, OR UNLESS INSTRUCTED OTHERWISE BY THE DEVELOPER'S REPRESENTATIVE.
12. WHERE EXISTING STORM DRAIN PIPES (WHICH ARE TO BE ABANDONED) DRAIN INTO TEMESCAL CREEK, THEY SHALL BE REMOVED AND FILLED-IN WITH A SMOOTH FINISH, AND TO THE SATISFACTION OF ALAMEDA COUNTY FLOOD CONTROL.
13. SHOULD THE DEVELOPER ELECT TO UTILIZE EXISTING PAVEMENT (WHERE POSSIBLE) ALONG THE FREEWAY, THE PAVEMENT SHALL BE SAW-CUT TO ACCOMMODATE THE NEW CONCRETE CURB.
- ~~14. SOME AREAS OF THE EXISTING PAVEMENT ALONG THE FREEWAY WILL REQUIRE ADDITIONAL PAVING TO DRAIN PROPERLY.~~
15. ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE (R.C.P.) CLASS III.
16. ALL CURB INLETS SHALL BE CHRISTY U37 (OR EQUAL)
17. ALL AREA DRAINS WITHIN THE PAVED AREAS SHALL BE EITHER U23 OR U21 (AS DESIGNATED ON THE PLAN) - (OR EQUAL) AND SHALL HAVE HEAVY DUTY GRATES.



- 18. SEE LANDSCAPE PLANS TO SET RIM GRADES FOR SANITARY SEWER CLEANOUTS IN THE VICINITY OF THE BUILDINGS.
- 19. ALL SANITARY SEWER PIPE SHALL BE VITRIFIED CLAY PIPE (V.C.P.).
- 20. FOR PROPOSED IMPROVEMENTS FOR SHELLMOUND STREET SEE "IMPROVEMENT PLANS FOR A PORTION OF SHELLMOUND STREET SOUTH OF POWELL STREET PLAZA".
- 21. FOR BOUNDARY AND EASEMENT INFORMATION SEE PARCEL MAP NO. 5818 (BOOK 172 P.M., PAGES 28 & 29), AND PARCEL MAP NO. 5326 (BOOK 176 P.M., PAGES 93 & 94), ALAMEDA COUNTY RECORDS.
- 22. THE PAVEMENT SECTIONS SHALL BE AS FOLLOWS:

PARKING AREAS 2" A.C., 4" A.B. CLASS II

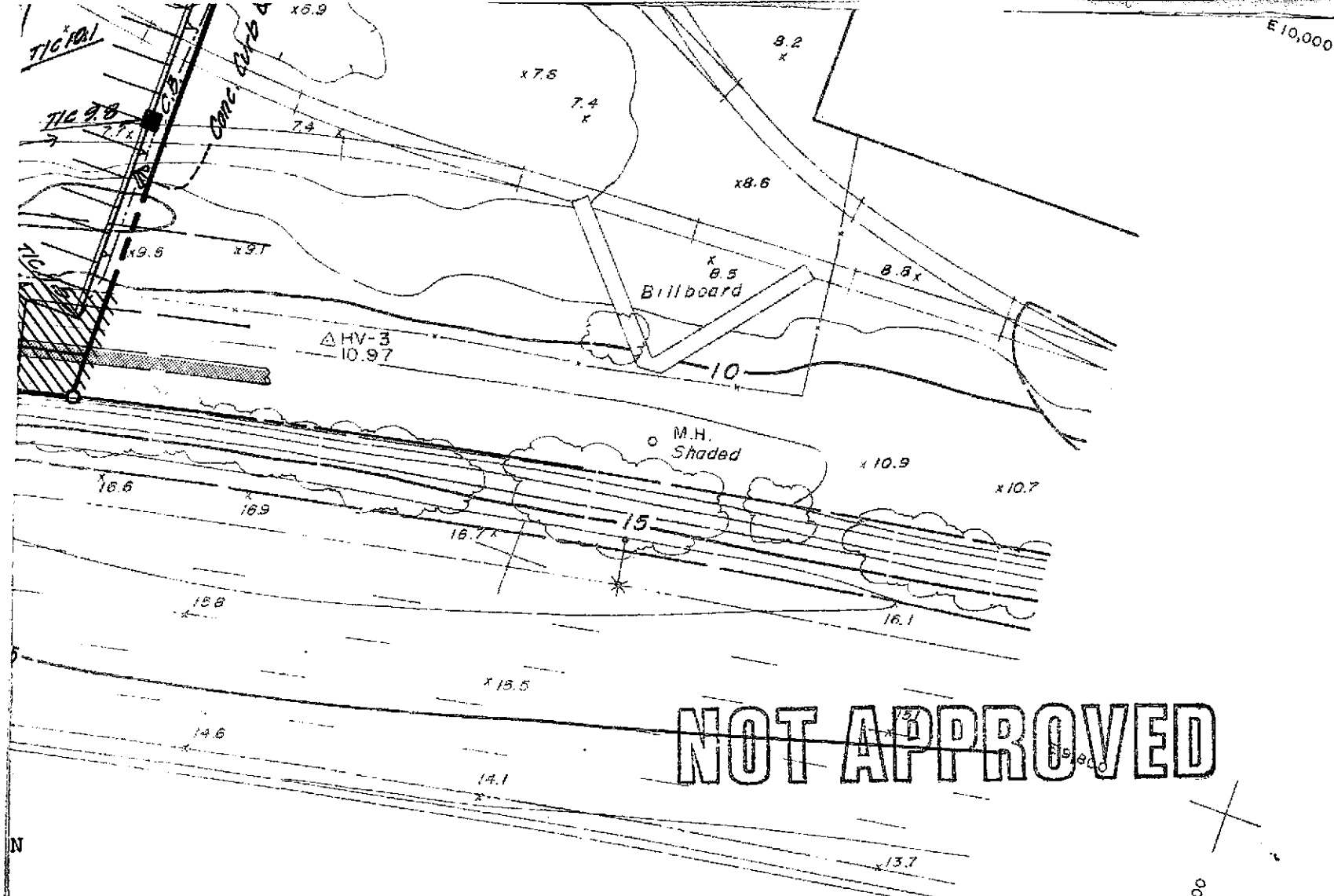
 AUTOMOBILE AND
 LIGHT TRUCK
 ACCESS 2.5" A.C., 6" A.B. CLASS II
 (DRIVE ISLES)

 HEAVY TRUCK 3" A.C., 9" A.B. CLASS II
 (SEE SHEET A-1)

23. THE CONTRACTOR IS ADVISED TO STUDY THE FOUNDATION INVESTIGATION BY KALDVEER ASSOCIATES, DATED: JULY 20, 1988, K1048-1, 11767.

24. PIPELINE TRENCHES SHALL BE BACKFILLED WITH FILL PLACED IN LIFTS OF APPROXIMATELY 8 INCHES IN UNCOMPACTED THICKNESS. THICKER LIFTS MAY BE USED PROVIDED THE METHOD OF COMPACTION IS APPROVED BY THE SOIL ENGINEER AND THE REQUIRED MINIMUM DEGREE OF COMPACTION IS ACHIEVED. IF ON-SITE SOIL IS USED, THE MATERIAL SHOULD BE COMPACTED TO AT LEAST 85 PERCENT RELATIVE COMPACTION BY MECHANICAL MEANS ONLY. IMPORTED SAND CAN ALSO BE USED FOR BACKFILLING TRENCHES PROVIDED IT IS COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. IF IMPORTED SAND IS USED, SUFFICIENT WATER SHOULD BE ADDED DURING THE TRENCH BACKFILLING OPERATIONS TO PREVENT THE SOIL FROM "BULKING" DURING COMPACTION. IN SLAB AND PAVEMENT AREAS, THE UPPER 3 FEET OF TRENCH SHALL BE COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION FOR ON-SITE SOILS, AND 95 PERCENT WHERE IMPORTED SAND BACKFILL IS USED. IN ADDITION, THE UPPER 6 INCHES OF ALL TRENCH BACKFILL IN PAVEMENT AREAS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION.

AE
DA



NOT APPROVED

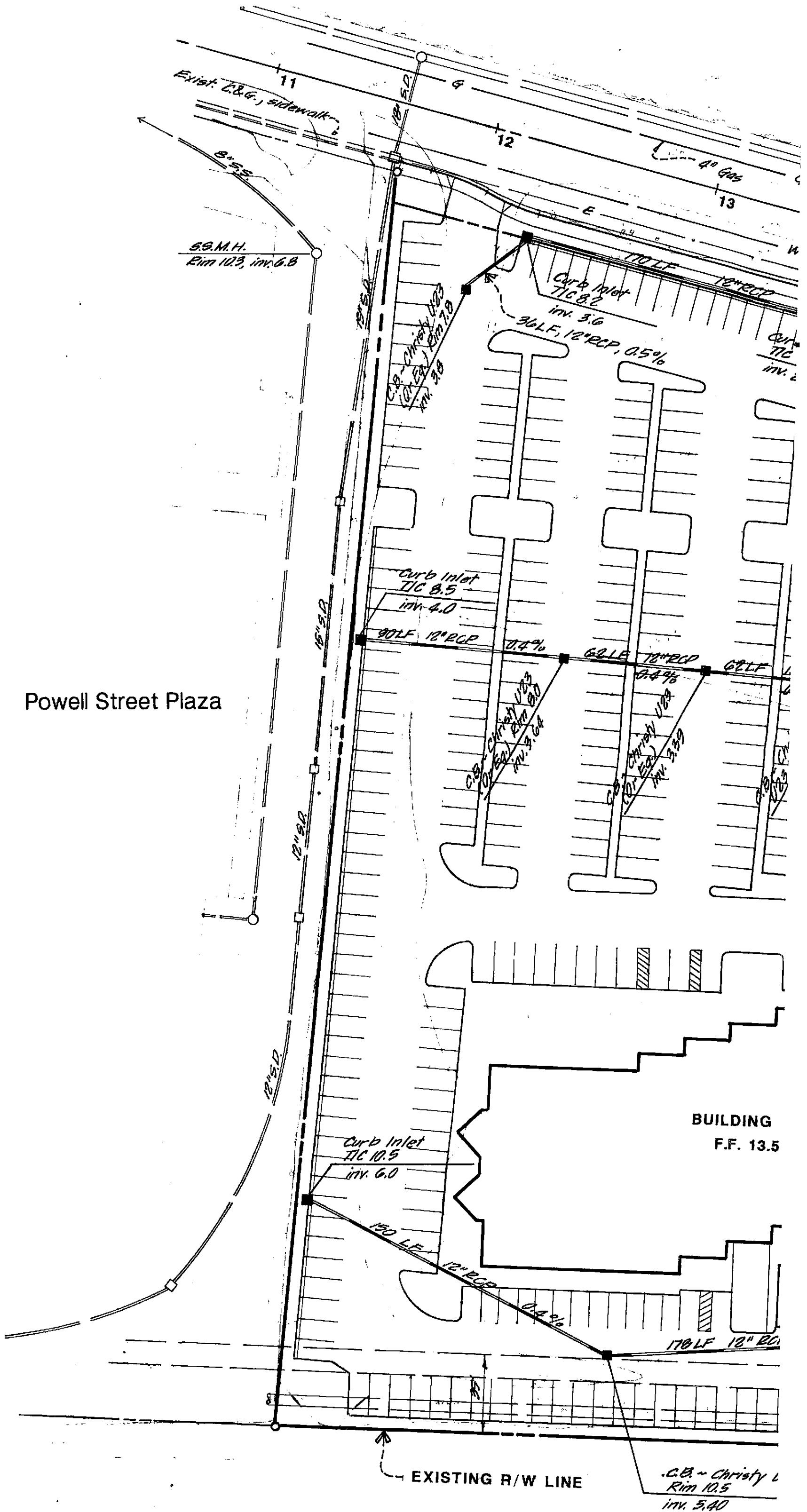
See Sheet C-2 for further information and Details.

CULLEN ENGINEERING ASSOCIATES, INC.

NOV 1 1989

AERO - GEODETIC CORP.
 JOB NO. 873789
 DATE OF PHOTOGRAPHY 11-10-87
 SCALE 1" = 40'/1'

NO.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
Grading & Drainage Plan			24287
			SCALE
CHIRON RESEARCH PARK Emeryville, California			1" = 40'
			DATE
PROJECT			10/20/88
			DRAWN BY
CULLEN ENGINEERING ASSOCIATES, INC. Civil Engineering - Surveying P. O. Box 591 Benicia, California 94510 (707) 745-3219			EAD
			CHECKED BY
CULLEN ENGINEERING ASSOCIATES, INC. Civil Engineering - Surveying P. O. Box 591 Benicia, California 94510 (707) 745-3219			DRAWING NO.
			C-1
			OF SHTS



Powell Street Plaza

BUILDING
F.F. 13.5

EXISTING R/W LINE

C.B. - Christy
Rim 10.5
inv. 5.40

S.S.M.H.
Rim 10.3, inv. 6.8

Curb Inlet
TIC 8.5
inv. 4.0

Curb Inlet
TIC 8.2
inv. 3.6

Curb Inlet
TIC 10.5
inv. 6.0

Curb
TIC
inv. 2

Exist. C.&G. sidewalk

4" Gas

11

12

13

8" S.S.

12" S.S.

15" S.S.

12" S.S.

12" S.S.

3'

3'

3'

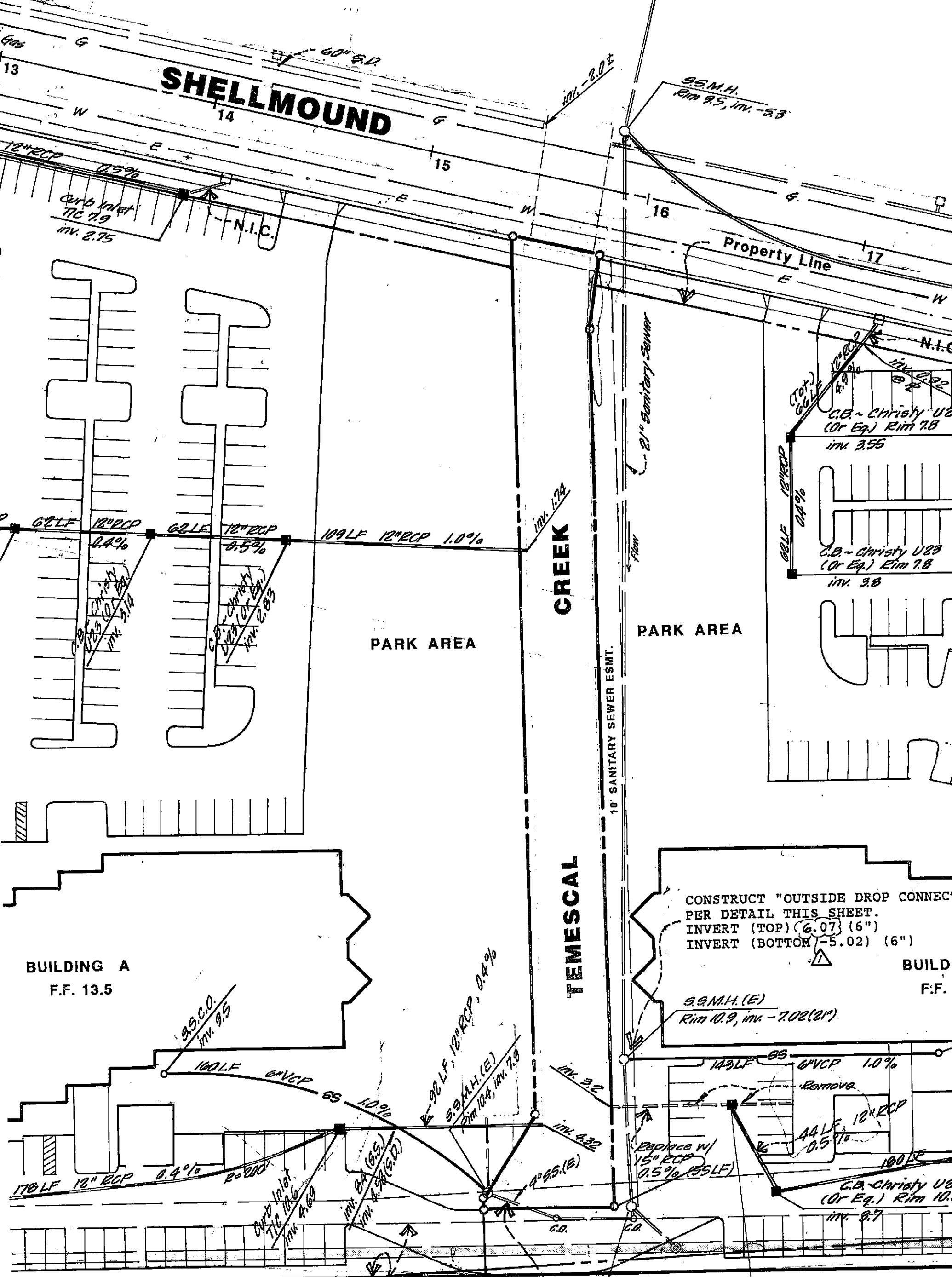
3'

3'

SHELLMOUND

CREEK

TEMESCAL



C.B. - Christy U23 (Or Eq.)
Rim 10.5
inv. 5.40

25' E.B.M.U.D. ESMT.

66" E.B.M.U.D. Inter
C.B. - Christy U23 (Or Eq.)
Rim 10.0
inv. 3.50

CONSTRUCT "OUTSIDE DROP CONNECT"
PER DETAIL THIS SHEET.
INVERT (TOP) 6.07 (6")
INVERT (BOTTOM) 5.02 (6")

9.9 M.H. (E)
Rim 10.9, inv. -7.02(21")

Replace w/
15" RCP
0.5% (35LF)

C.B. - Christy U23
(Or Eq.) Rim 10.8
inv. 3.7

C.B. - Christy U23
(Or Eq.) Rim 7.8
inv. 3.8

C.B. - Christy U23
(Or Eq.) Rim 7.8
inv. 3.55

Curb Inlet
T.C. 7.9
inv. 2.75

N.I.C.

Property Line

N.I.C.

10' SANITARY SEWER ESMT.

21" Sanitary Sewer

BUILDING A
F.F. 13.5

BUILDING B
F.F. 1

PARK AREA

PARK AREA

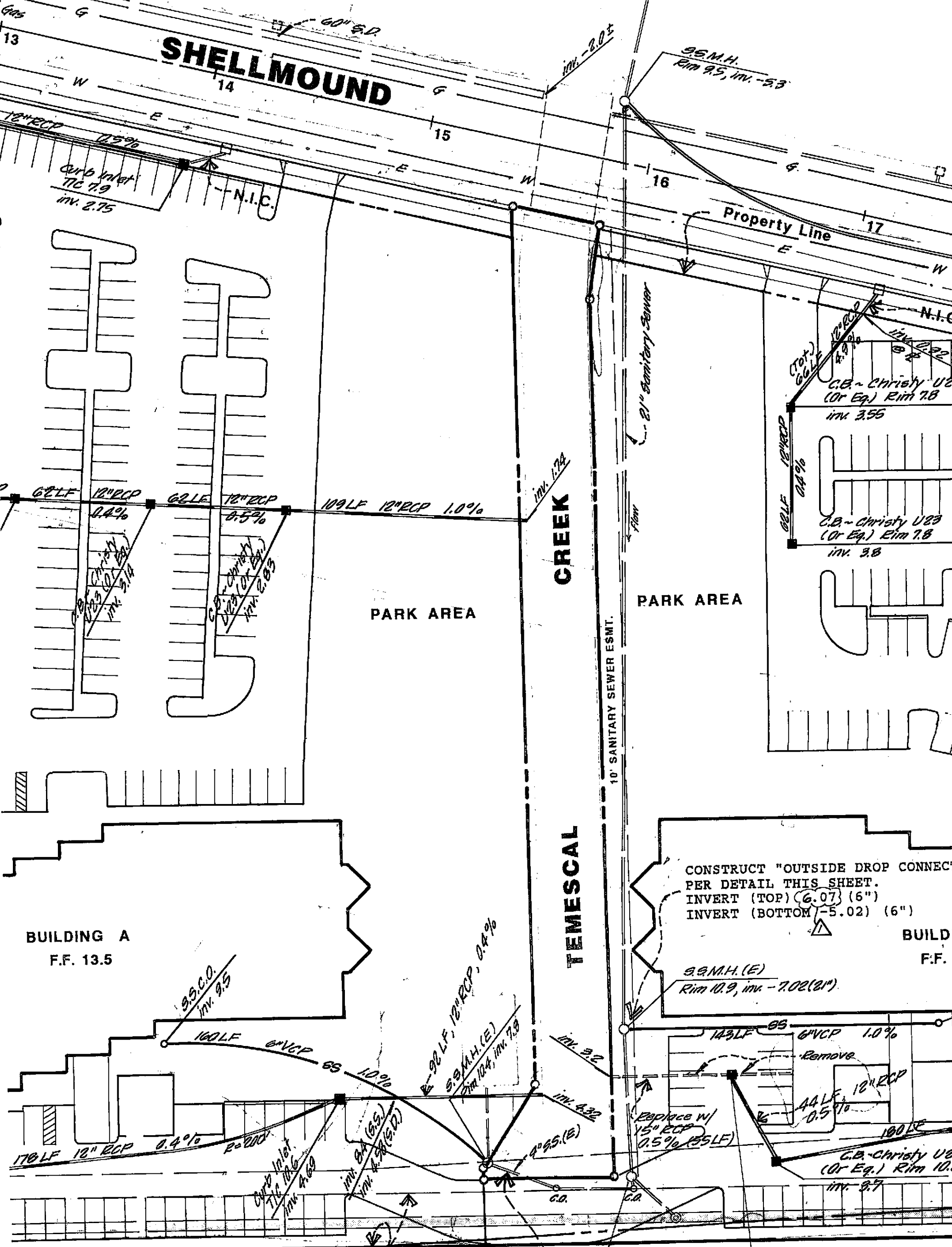
13

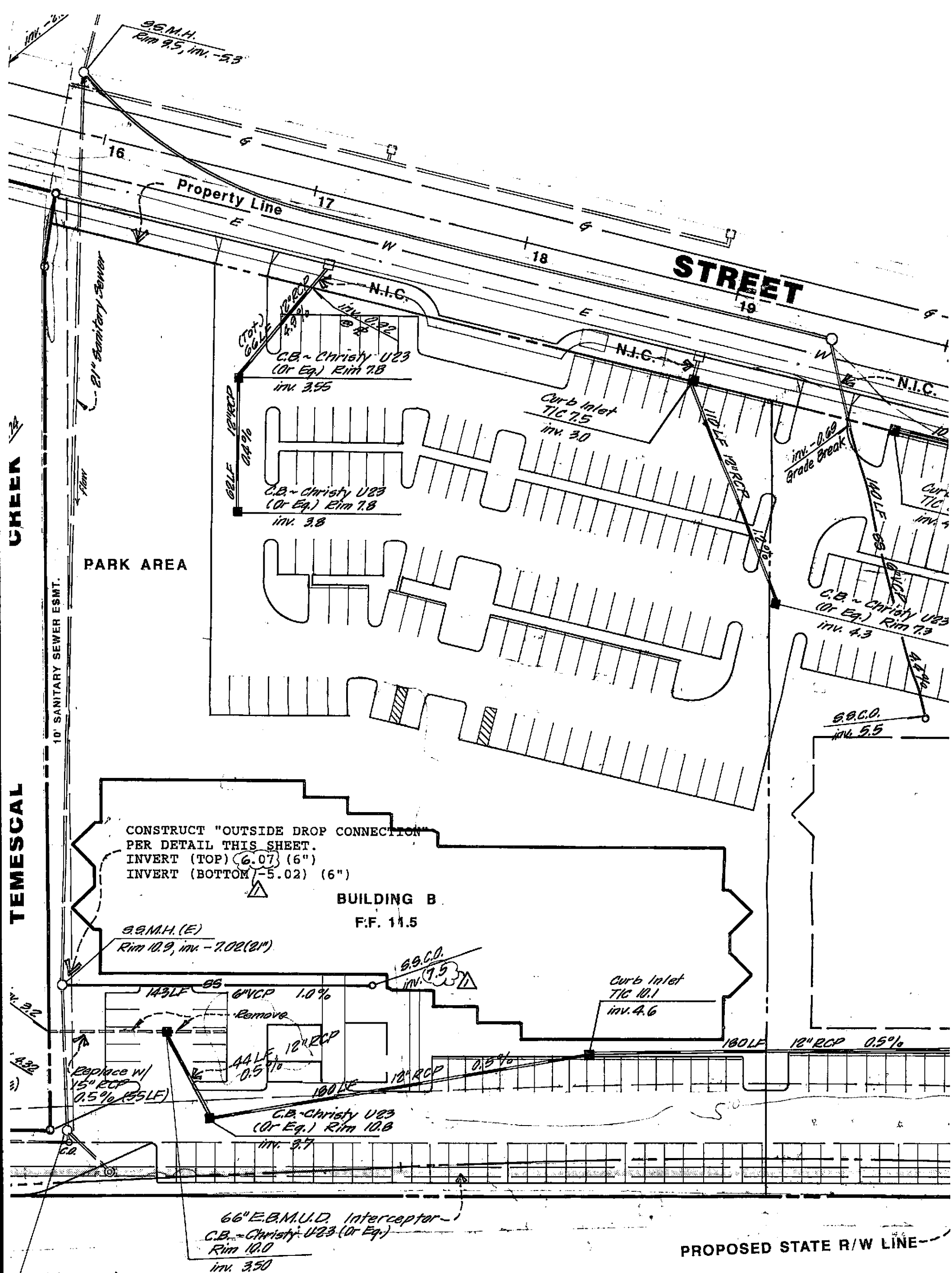
14

15

16

17





CONSTRUCT "OUTSIDE DROP CONNECTION"
 PER DETAIL THIS SHEET.
 INVERT (TOP) 6.07 (6")
 INVERT (BOTTOM) -5.02 (6")

BUILDING B
 F.F. 11.5

S.S.M.H. (E)
 Rim 10.9, inv. -7.02(21")

S.S.C.O.
 inv. 7.5

Curb Inlet
 TIC 10.1
 inv. 4.6

C.B. - Christy U23
 (Or Eq.) Rim 10.8
 inv. 3.7

66" E.B.M.U.D. Interceptor -
 C.B. - Christy U23 (Or Eq.)
 Rim 10.0
 inv. 3.50

S.S.M.H. (E)
 Rim 10.8, inv. -9.6

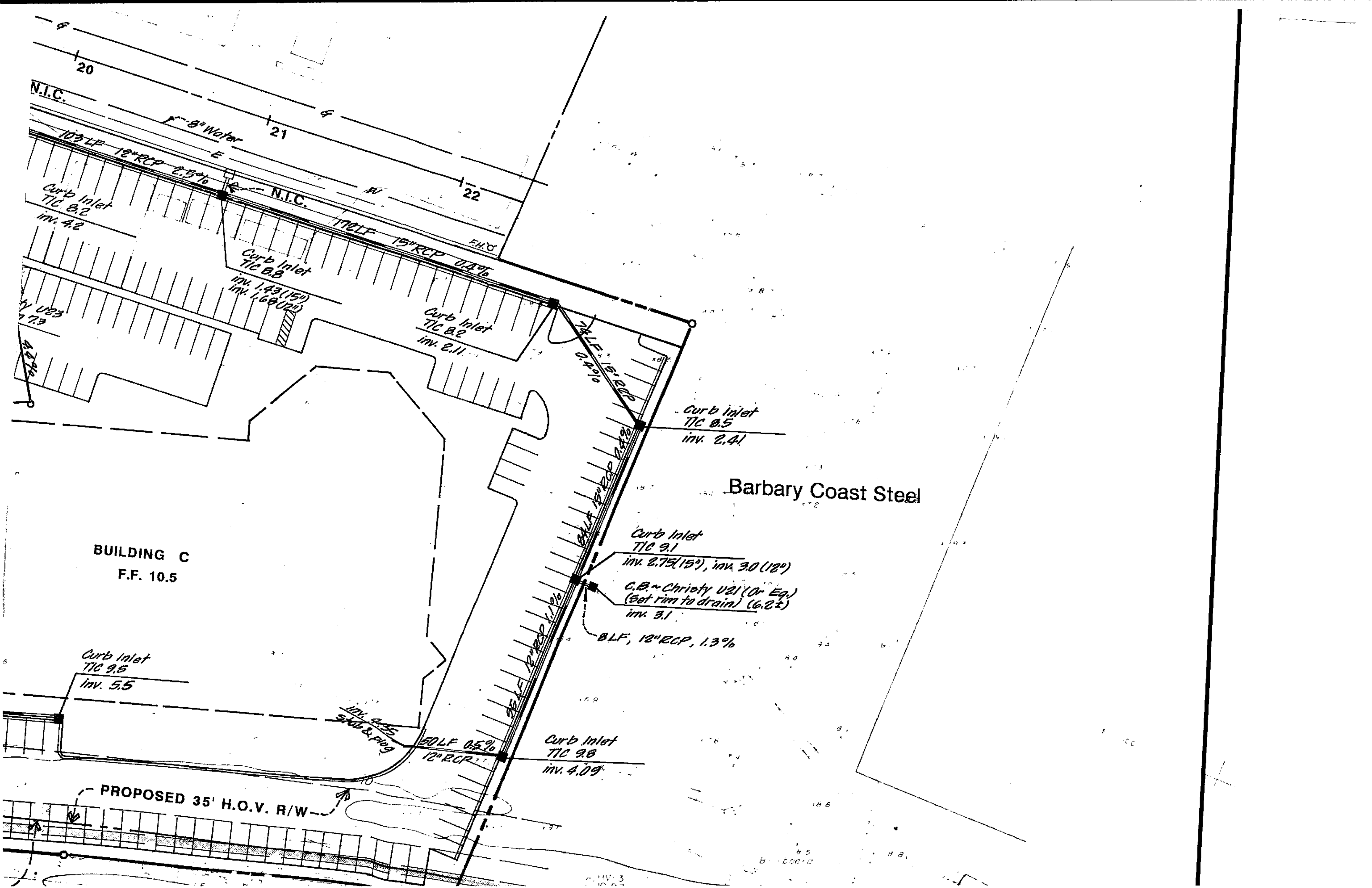
PROPOSED STATE R/W LINE

HWY.

80

NOTE:

THE EXISTING 4" S.S. LATERAL MUST BE UPGRADED TO 6".
 CONDITIONS WHICH DICTATE THE ROUTE AND METHOD ARE
 NOT KNOWN AND MUST BE DETERMINED UPON FIELD
 INVESTIGATION ON OR BEFORE THE TIME OF CONSTRUCTION.



N.I.C.
103 LF 12" RCP 0.5%
Curb Inlet
TIC 8.2
inv. 4.2

N.I.C.
172 LF 15" RCP 0.4%
Curb Inlet
TIC 8.8
inv. 1.49 (15")
inv. 1.68 (20")

Curb Inlet
TIC 8.2
inv. 2.11

24 LF 16" RCP 0.4%
Curb Inlet
TIC 8.5
inv. 2.41

Barbary Coast Steel

BUILDING C
F.F. 10.5

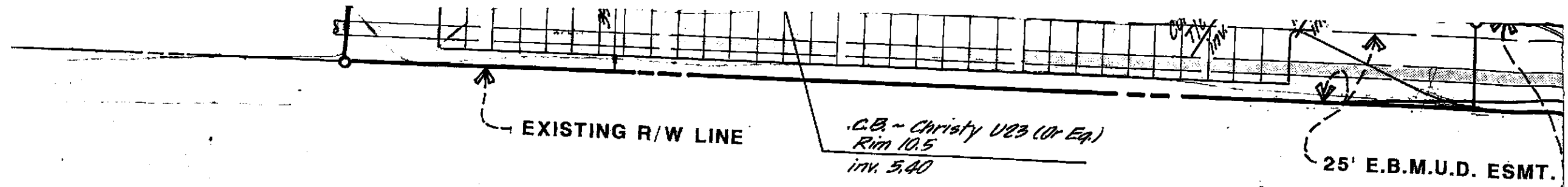
Curb Inlet
TIC 9.1
inv. 2.75 (15"), inv. 3.0 (12")
C.B. ~ Christy U21 (Or Eq.)
(set rim to drain) (6.2±)
inv. 3.1
B.L.F., 12" RCP, 1.3%

Curb Inlet
TIC 9.5
inv. 5.5

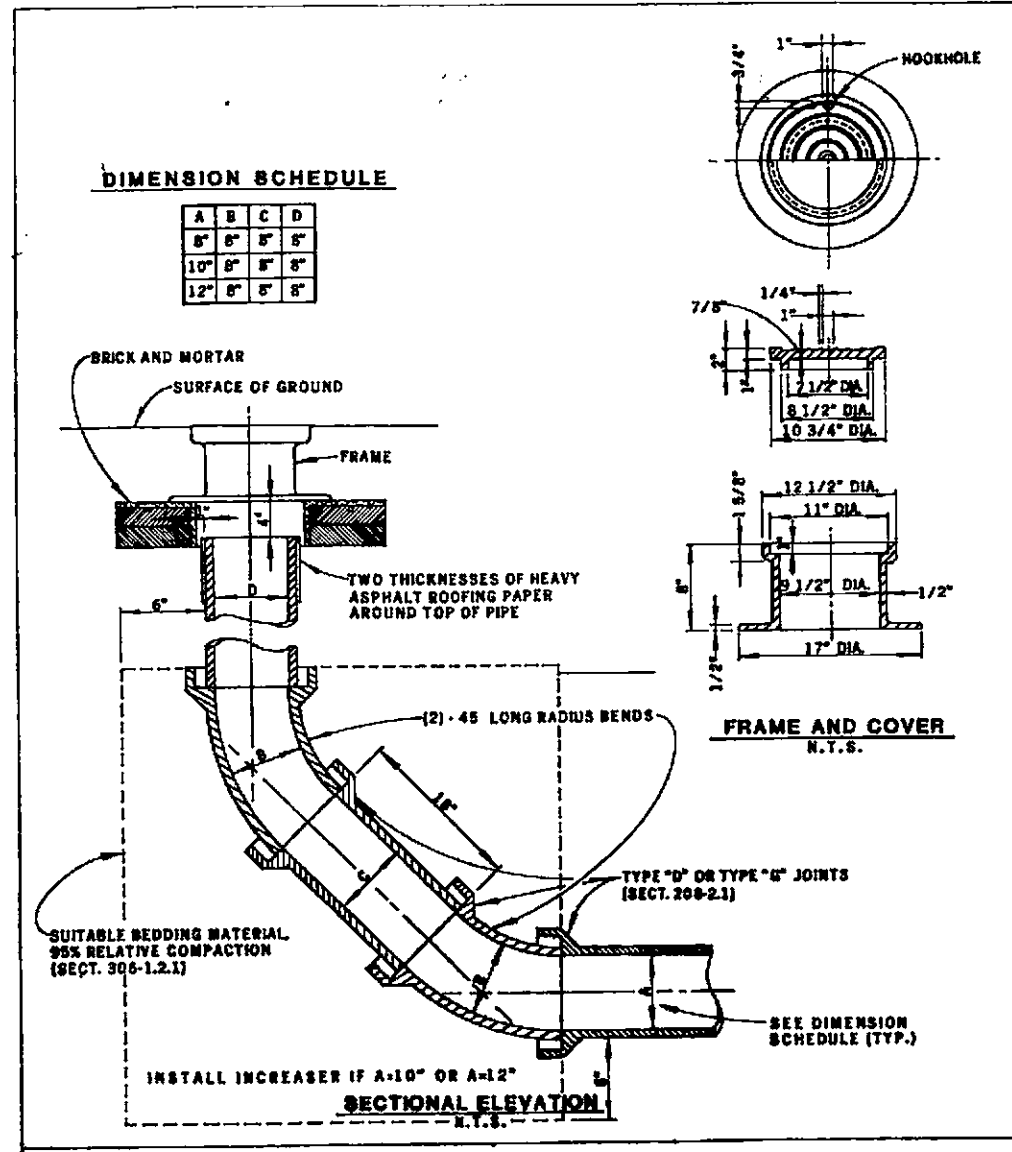
100 LF 24" RCP 1.1%
SLOPE & PIG

50 LF 0.5%
12" RCP
Curb Inlet
TIC 9.8
inv. 4.09

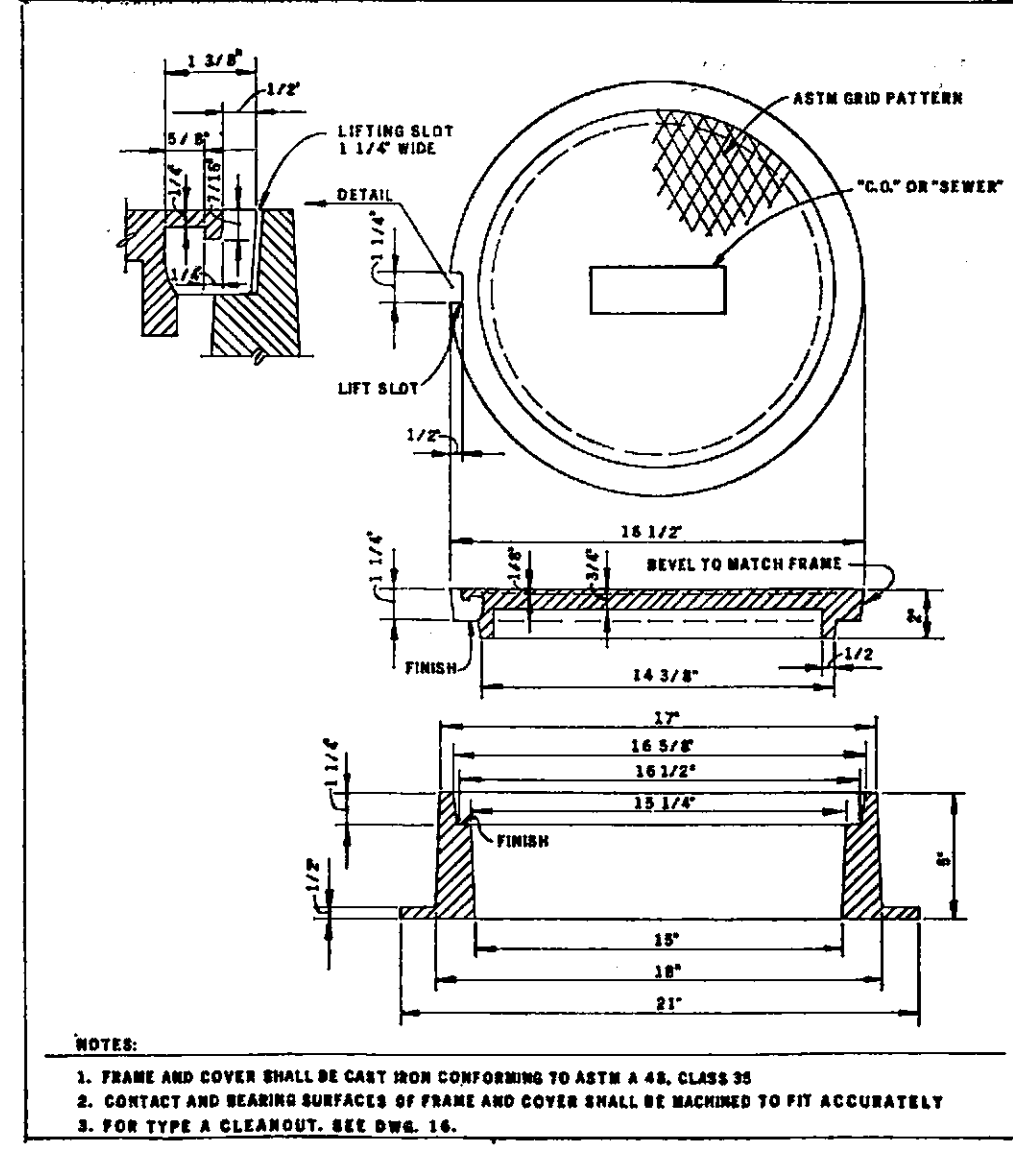
PROPOSED 35' H.O.V. R/W



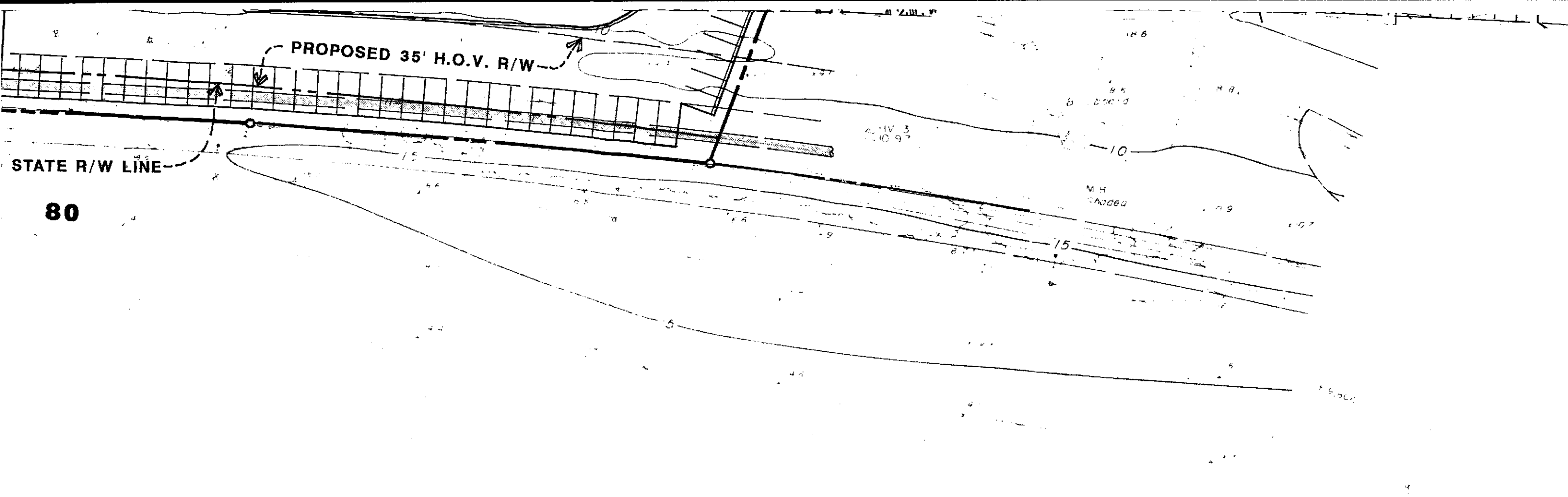
INTERSTATE



SEWER CLEANOUT - TYPE B



SEWER CLEANOUT-FRAME AND COVER DETAILS



AERO - GEODETIC CORP.
 JOB NO. 873789
 DATE OF PHOTOGRAPHY 11-10-87
 SCALE 1" = 40'/1'

△	11/14/88	Sanitary Sewer lowered	EAD
NO.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
UTILITY PLAN (DETAILS)			24287
			SCALE
CHIRON RESEARCH PARK Emeryville, California			1" = 40'
			DATE
PROJECT			10/20/88
			DRAWN BY
CULLEN ENGINEERING ASSOCIATES, INC. Civil Engineering - Surveying P. O. Box 591 Benicia, California 94510 (707) 745-3219			EAD
			CHECKED BY
DRAWING NO.			
C-2			
OF SHTS			