VESTING TENTATIVE TRACT MAP NO. 8320

OAK KNOLL

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

GENERAL NOTES

1. TENTATIVE MAP: THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH SECTION 66452 OF THE SUBDIVISION MAP ACT.
2. MULTIPLE FINAL MAPS: PURSUANT TO SECTION 66456.1 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 BOUNDED.
3. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHY SURVEY COMPLETED ON SEPTEMBER 24, 2013, BY BKF ENGINEERS.
4. UTILITIES: UTILITY SIZING AND LOCATIONS, SITE GRADES, INCLUDING PADS AND STREETS AND LOT DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.
5. FEMA DESIGNATED FLOOD ZONE: FLOOD ZONE D, FLOOD POTENTIAL UNDETERMINED, BUT POSSIBLE; AND FLOOD ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE INFORMATION IS PER FLOOD INSURANCE RATE MAP (FIRM) NO. 06001C0095G, COMMUNITY NO. 065048, (CITY OF OAKLAND) PANEL 0095, SUFFIX G, EFFECTIVE DATE AUGUST 3, 2009 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
6. GEOTECHNICAL REPORT: THIS TENTATIVE MAP IS PREPARED IN CONFORMANCE WITH THE GEOTECHNICAL EXPLORATION REPORT PREPARED BY ENGEO, INC., DATED JANUARY 30, 2017 AND THE SUPPLEMENTAL FAULT EXPLORATION REPORT PREPARED BY ENGEO, INC., DATED JUNE 23, 2015.
7. DEDICATIONS, EASEMENTS, AND RIGHT OF ENTRY: ADDITIONAL AND SPECIFIED DEDICATION 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 CREATED SHALL BE DEDICATED AS PART OF THE FILING OF FUTURE FINAL MAPS.
8. UTILITIES: ALL UTILITIES SHALL BE INSTALLED UNDERGROUND ACCORDING TO THE STANDARDS AND REQUIREMENTS OF THE CITY OF OAKLAND AND THE APPLICABLE UTILITIES.
9. THE APPROVAL OF THIS MAP PROVIDES THE DEVELOPER THE ABILITY TO CREATE UP TO 399 PARCELS/LOTS TO BE USED FOR PHASING, FINANCE OR SALE OF ONE OR MORE PARCELS/LOTS TO OTHER DEVELOPERS TO FURTHER SUBDIVIDE.
10. MULTIPLE PARCELS WILL BE FURTHER SUBDIVIDED INTO RESIDENTIAL CONDOMINIUM UNITS AND/OR SINGLE FAMILY RESIDENTIAL LOTS. THE EXACT NUMBER OF UNITS/LOTS WILL BE DETERMINED ON SUBSEQUENT FINAL MAPS, BUT THE OVERALL NUMBER FOR THE ENTIRE PROJECT SHALL NOT EXCEED 918 RESIDENTIAL UNITS.
11. CONDOMINIUM MAPPING: ONE OR MORE CONDOMINIUM MAPS WILL BE RECORDED FOR THIS SUBDIVISION. THE SUBDIVISION HAS PARCELS THAT ARE CONDOMINIUM PROJECTS AS DEFINED IN SECTION 4000 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
12. ALL STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC.

ENGINEER'S STATEMENT

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

JACOB B. NGUYEN
VICE PRESIDENT/PROJECT MANAGER
P.E. No.63094 EXP 06/30/18
BKF ENGINEERS

SURVEYOR'S STATEMENT

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

DAVIS THRESH
VICE PRESIDENT/PROJECT MANAGER
P.L.S. No. 6868
DThresh@bkf.com

BASIS OF BEARINGS

COORDINATES, BEARINGS, AND DISTANCES SHOWN ON THESE PLANS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) CCS83, CALIFORNIA ZONE 3. THE COORDINATES WERE DETERMINED BY HOLDING THE NAD 83, CCS 83 (EPOCH 2002.75) STATE PLANE COORDINATE VALUES OF NGS CONTROL POINTS AA3814 AND DG6882.

TO CONVERT GRID DISTANCE, MULTIPLY VALUES SHOWN BY 1.00008149 TO OBTAIN GROUND DISTANCES.

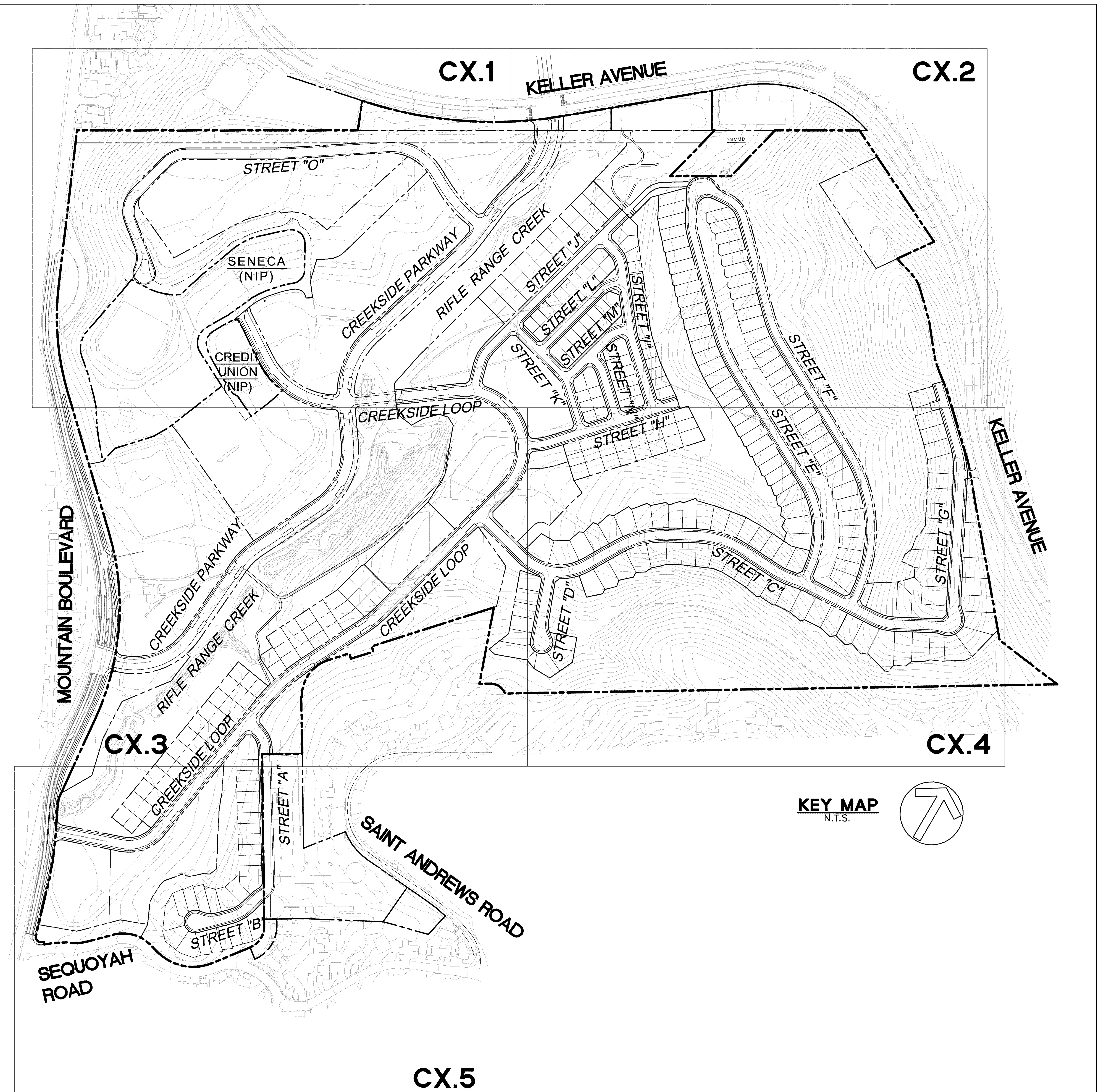
POINT NO. AA3814
NORTHING=21000119.92
EASTING=6068736.63
DESCRIPTION=ALUMINUM SURVEY DISC ENCASED IN PVC PIPE WITH ACCESS COVER SET IN CONCRETE.

POINT NO. DG6882
NORTHING=2095335.18
EASTING=6053751.48
DESCRIPTION=3.5" ALUMINUM DISC STAMPED "CALIFORNIA SPATIAL REFERENCE CENTER BAYFARM 2002" IN MONUMENT WELL

BENCHMARK

CITY OF OAKLAND B.M. 814: PIN IN MONUMENT WELL AT THE INTERSECTION OF SEQUOYAH ROAD AND FAIRWAY AVENUE, ELEVATION = 237.77 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.



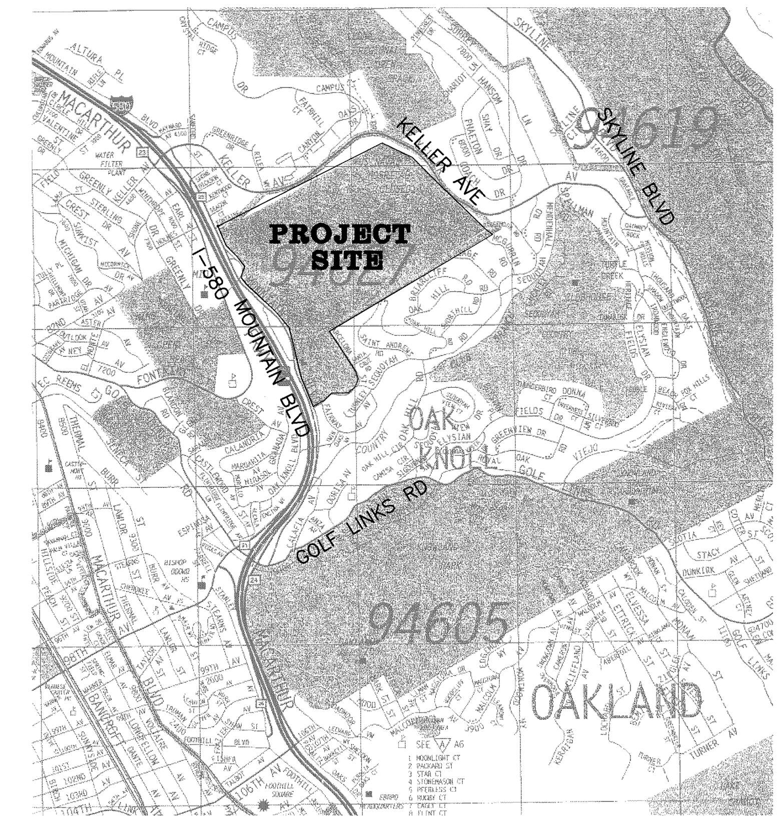
ABBREVIATIONS

SYMBOL	DESCRIPTION
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
C&G	CURB AND GUTTER
℄ , CL	CENTERLINE
CL	CLASS
DI	DROP INLET
DW	DOMESTIC WATER
E	EAST
E, EL	ELECTRICAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FH	FIRE HYDRANT
FM	FORCE MAIN
FS	FIRE SERVICE
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GD	GROUND DISTANCE
HP	HIGH POINT
HV	HIGH VOLTAGE
INV	INVERT
JT	JOINT TRENCH
L	LENGTH
LP	LOW POINT
MH	MANHOLE
MON	MONUMENT
N	NORTH
NIP	NOT IN PROJECT
NPW	NON POTABLE WATER
OC	ON CENTER

SYMBOL	DESCRIPTION
OH	OVERHEAD
OS	OPEN SPACE
PAE	PUBLIC ACCESS EASEMENT
⅊	PROPERTY LINE
POB	POINT OF BEGINNING
POS	PUBLIC OPEN SPACE
PR	PROPOSED
PRAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
R/W ROW	RIGHT OF WAY
S	SOUTH
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
SL	STREETLIGHT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
T.P.O.B.	TRUE POINT OF BEGINNING
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURB
VG	VALLEY GUTTER
W	WEST
W, WL	WATERLINE
WM	WATER METER
WMB	WATER METER BOX
WV	WATER VALVE

LEGEND

	PROPOSED	EXISTING
PROPERTY BOUNDARY		
LOT LINE		
CENTERLINE		
EASEMENT		
CONTOUR LINE	10	10
GAS LINE		EX G
SANITARY SEWER MAIN	8" SS	SS
STORM DRAIN MAIN	30" SD	SD
ELECTRIC		EX EL
WATER MAIN	8" W	EX W
CATCH BASIN		
CLEANOUT		CO
FIRE HYDRANT	FH	FH OR
STREET LIGHT		OR
STORM DRAIN MANHOLE		OR
SANITARY SEWER MANHOLE		
SPOT ELEVATION	× 40.0	40.0
FOUND SURVEY MONUMENT		OR
WATER METER/DCM		
WATER VALVE		OR



VICINITY MAP
N.T.S.

SHEET INDEX

PROJECT DATA

OWNER/DEVELOPER:	OAK KNOLL VENTURE ACQUISITIONS LLC 2392 MORSE AVENUE IRVINE, CA 92614 PHONE: (949) 777–4000 CONTACT: SAM VELTRI
ENGINEER:	BKF ENGINEERS 300 FRANK OGAWA PLAZA OAKLAND, CA 94612 PHONE: (510) 899–7300 CONTACT: JACOB NGUYEN
PLANNER/LANDSCAPE ARCHITECT:	HART HOWERTON ONE UNION STREET, 3RD FLOOR SAN FRANCISCO, CA 94111 PHONE: (415) 439–2200 CONTACT: DAN BUCKO
GEOTECHNICAL ENGINEER:	ENGEO INCORPORATED 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 PHONE: (925) 866–9000 CONTACT: JULIA MORIARTY
TENTATIVE TRACT MAP NO.:	8320
ASSESSOR PARCEL NO.:	043A–4675–003–23; 043A–4675–047–01; 048–6870–001–00; 037A–3152–008; 037A–3152–009
EXISTING ZONING:	RH–3; RH–4
PROPOSED ZONING:	RM–5; CN–4; RH–1
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 AS APPROVED BY THE OAKLAND CITY COUNCIL ON ________, 20___.
EXISTING LAND AREA:	±183.8 ACRES
UTILITIES:	
WATER SUPPLY:	EAST BAY MUNICIPAL UTILITY DISTRICT
FIRE PROTECTION:	CITY OF OAKLAND
SEWAGE DISPOSAL:	CITY OF OAKLAND
STORM DRAIN:	CITY OF OAKLAND/ALAMEDA COUNTY FLOOD CONTROL DISTRICT
GAS:	PACIFIC GAS & ELECTRIC
ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST
PUBLIC DEDICATIONS:	(ROW) RIGHT–OF–WAY (FOR STREET AND UTILITY PURPOSES) (PUE) PUBLIC UTILITY EASEMENT OPEN SPACE & PARKS

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408–467–9100
408–467–9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

CALIFORNIA

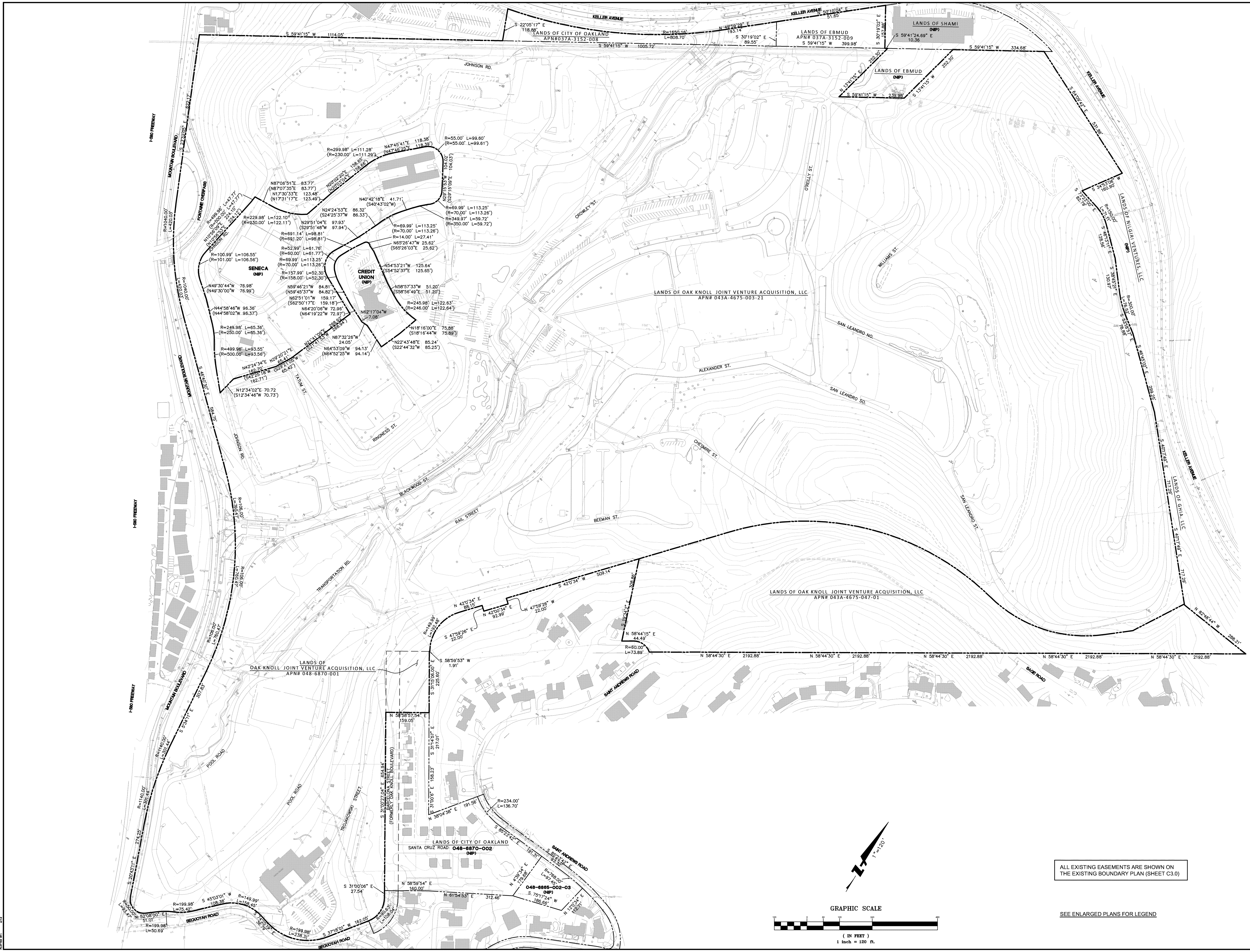
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
TITLE SHEET
ALAMEDA COUNTY

OAKLAND

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: NONE
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C1.0



ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)

GRAPHIC SCALE

(IN FEET)
1 inch = 120 ft.

SEE ENLARGED PLANS FOR LEGEND

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

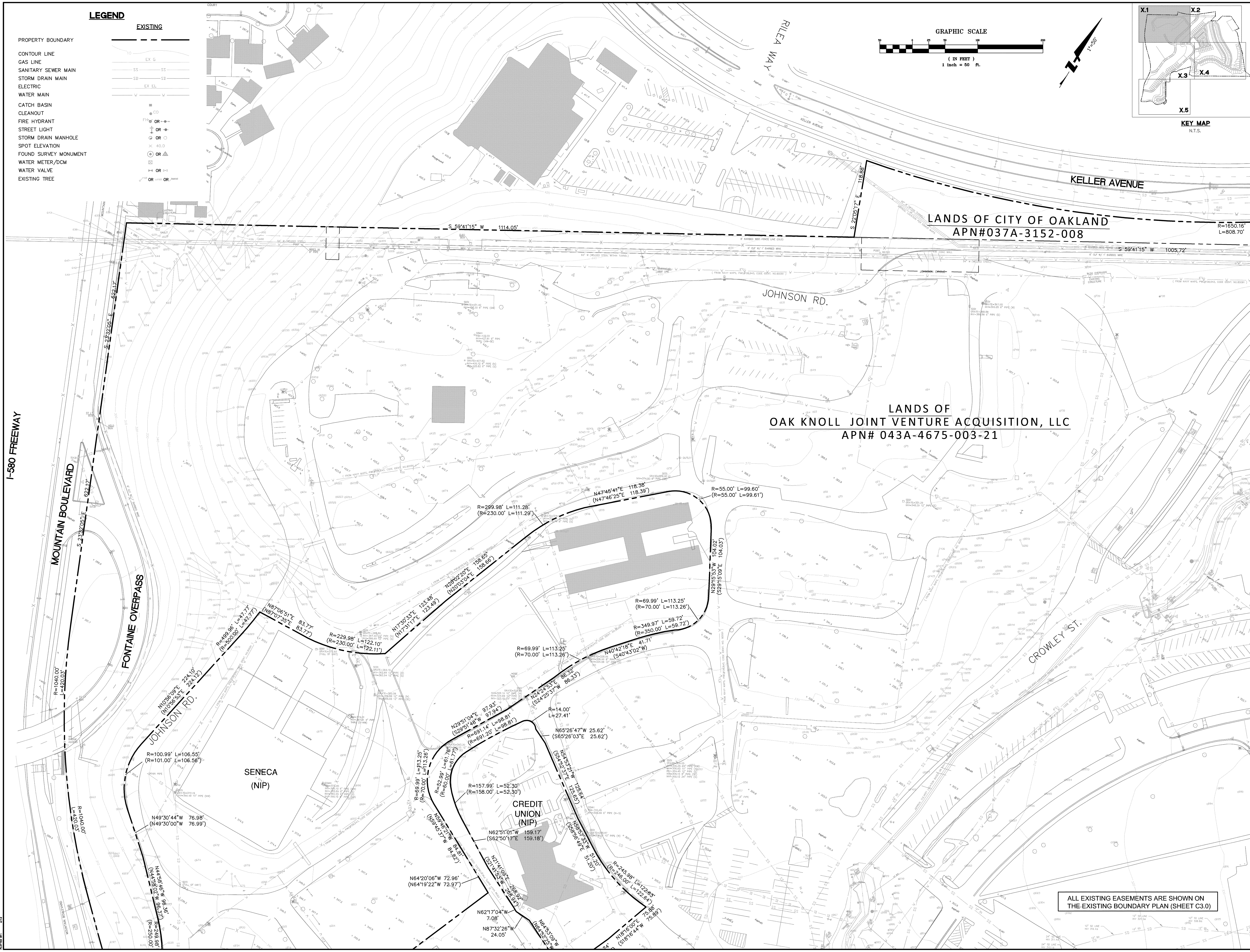
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL EXISTING CONDITIONS PLAN

OAKLAND ALAMEDA COUNTY CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=120'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C2.0
2 of 33



VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
EXISTING CONDITIONS PLAN

OAKLAND ALAMEDA COUNTY CALIFORNIA

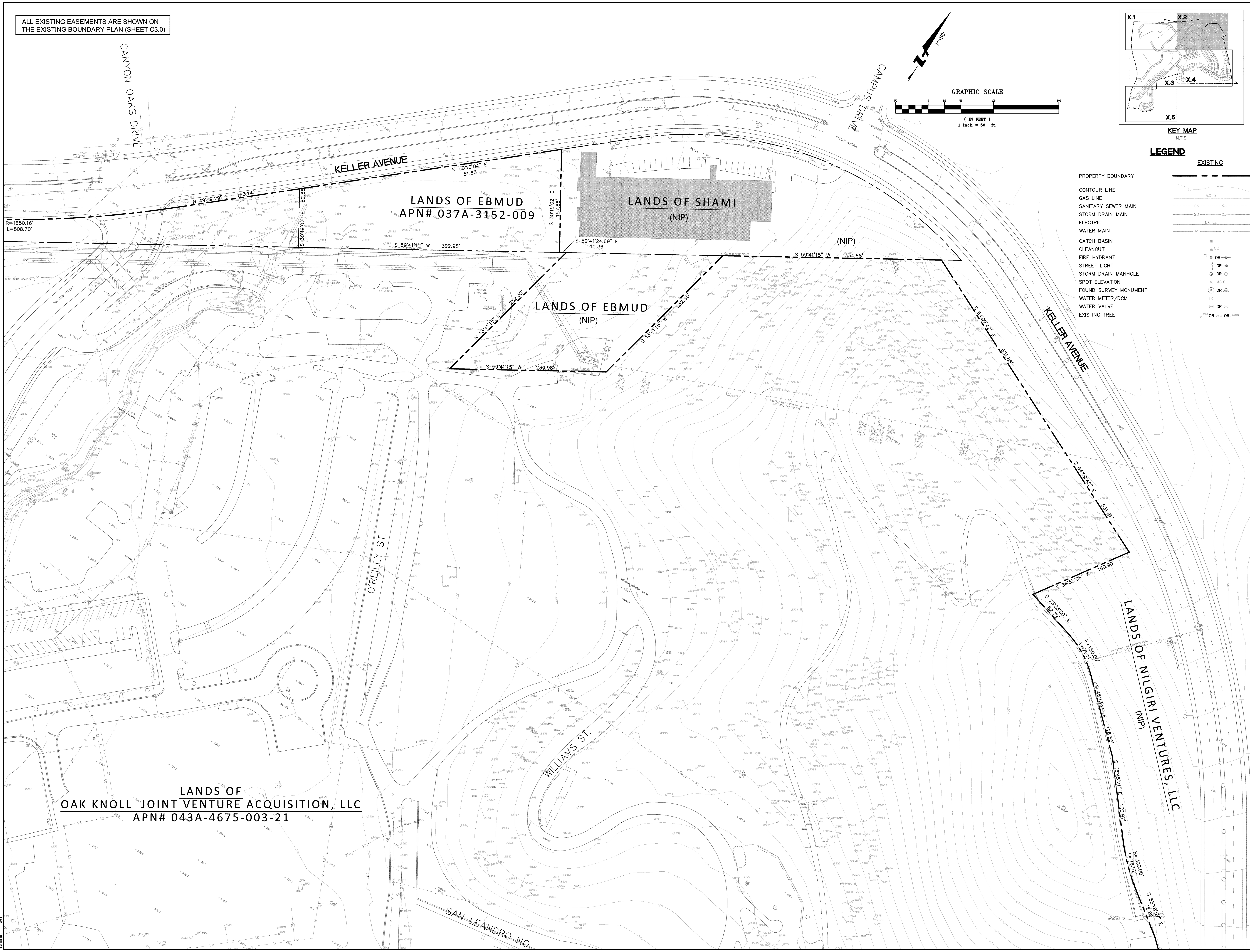
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

No.	Revisions
	09/25/17 City Submitted #3
	01/30/17 City Submitted #2
	05/16/16 City Submitted

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No. 20056154

Drawing Number:
C2.1
3 OF 33



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
EXISTING CONDITIONS PLAN

ALAMEDA COUNTY

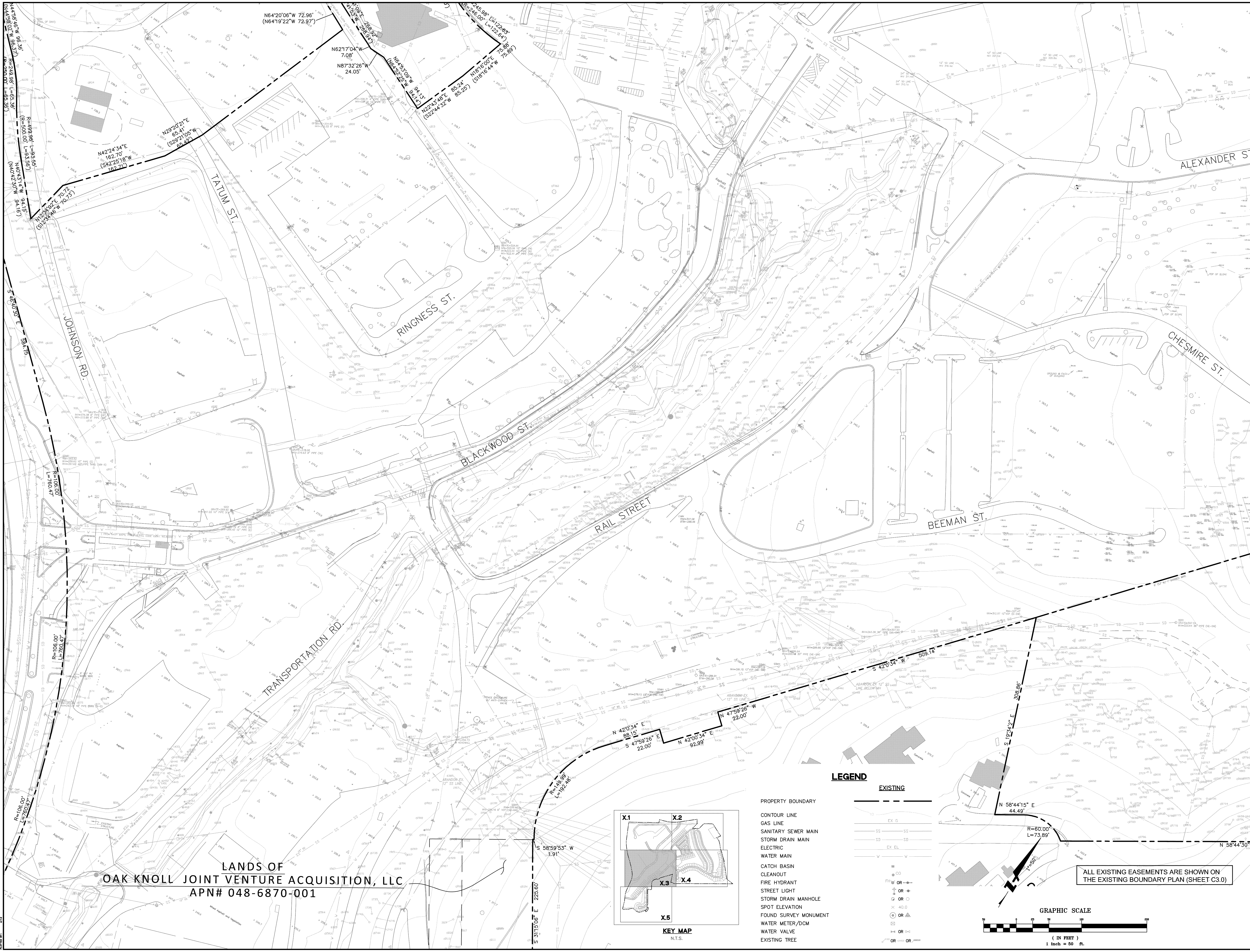
OAKLAND

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 05/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C2.2
4 of 33

© BKF ENGINEERS



LEGEND

EXISTING

PROPERTY BOUNDARY	
CONTOUR LINE	
GAS LINE	
SANITARY SEWER MAIN	
STORM DRAIN MAIN	
ELECTRIC	
WATER MAIN	
CATCH BASIN	
CLEANOUT	
FIRE HYDRANT	OR
STREET LIGHT	OR
STORM DRAIN MANHOLE	OR
SPOT ELEVATION	40.0
FOUND SURVEY MONUMENT	OR
WATER METER/DCM	
WATER VALVE	OR
EXISTING TREE	OR

ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

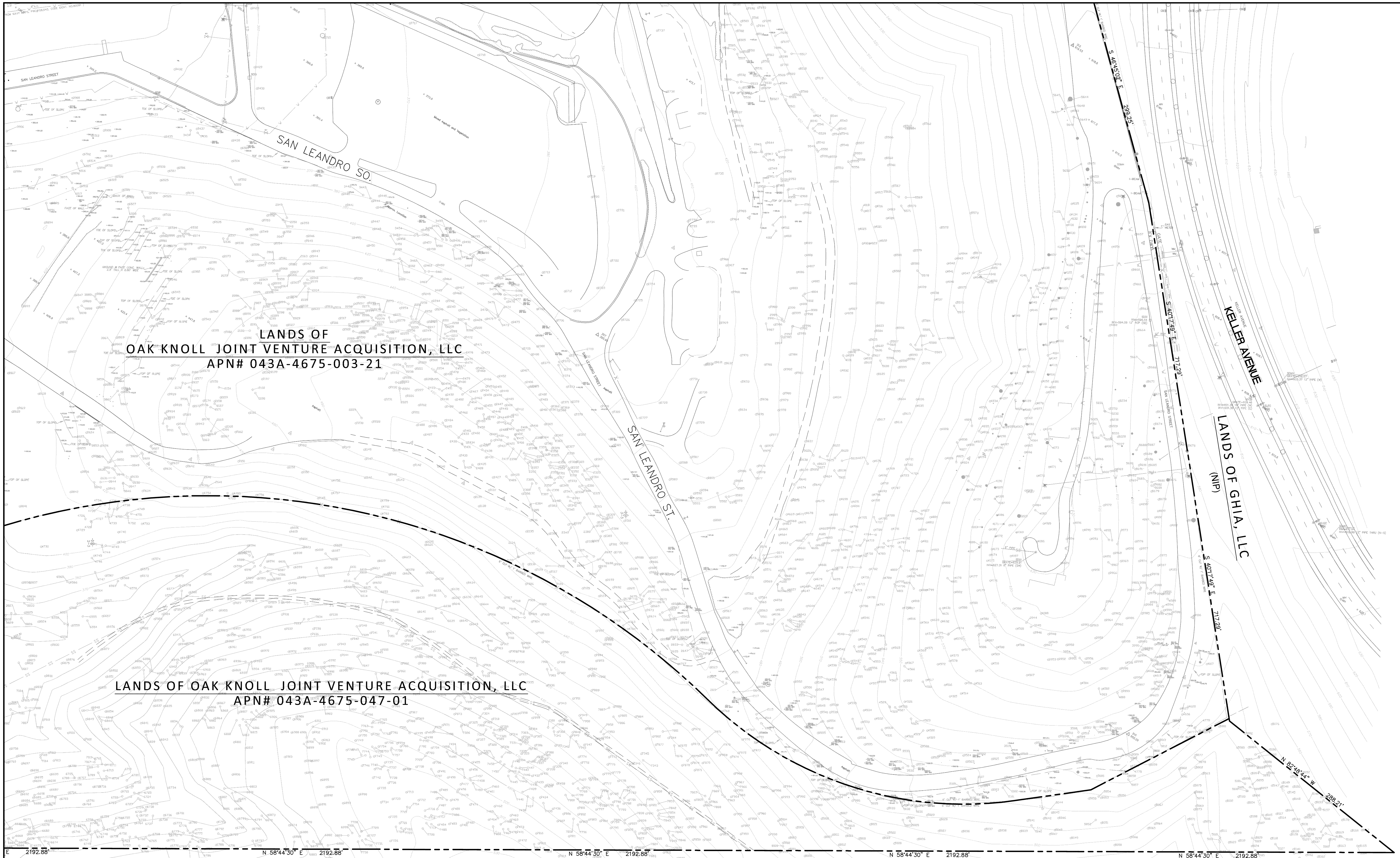
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
EXISTING CONDITIONS PLAN

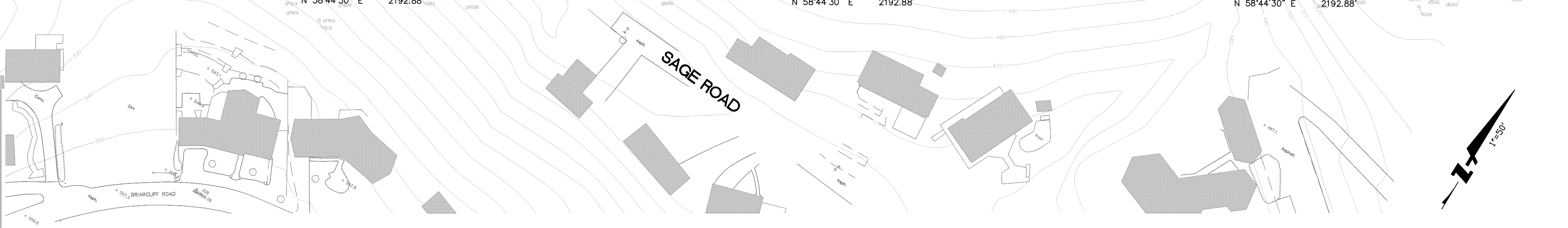
OAKLAND ALAMEDA COUNTY CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C2.3





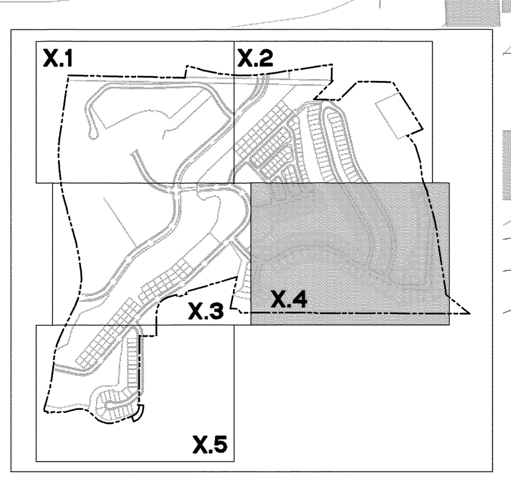
LEGEND

EXISTING

PROPERTY BOUNDARY

CONTOUR LINE
GAS LINE
SANITARY SEWER MAIN
STORM DRAIN MAIN
ELECTRIC
WATER MAIN

CATCH BASIN
CLEANOUT
FIRE HYDRANT
STREET LIGHT — OR
STORM DRAIN MANHOLE — OR
SPOT ELEVATION
FOUND SURVEY MONUMENT — OR
WATER METER/DCM
WATER VALVE — OR
EXISTING TREE — OR — OR



KEY MAP
N.T.S.

ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
EXISTING CONDITIONS PLAN

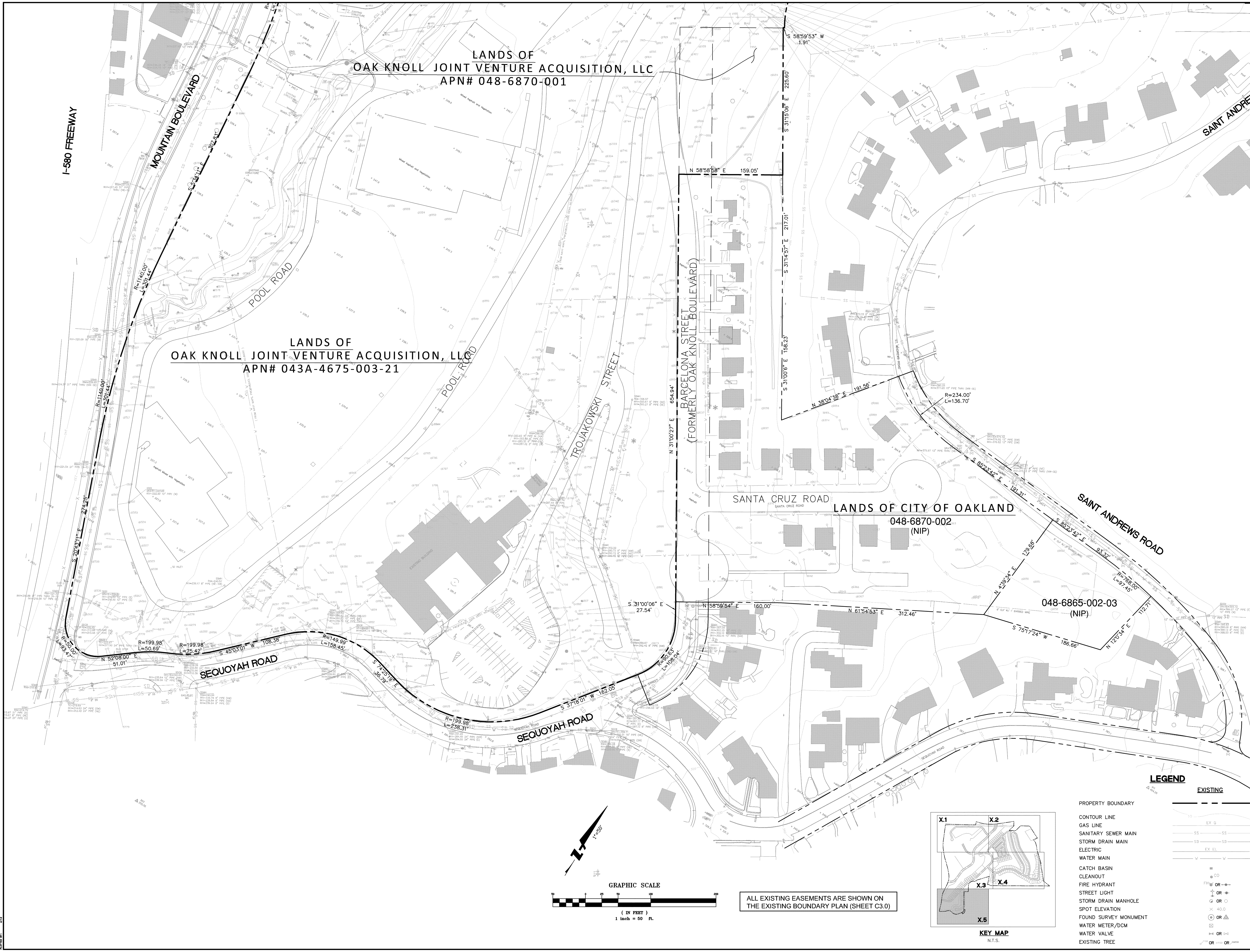
ALAMEDA COUNTY

OAKLAND

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 05/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C2.4
6 OF 33



LEGEND

	EXISTING
PROPERTY BOUNDARY	
CONTOUR LINE	
GAS LINE	EX G
SANITARY SEWER MAIN	SS
STORM DRAIN MAIN	SD
ELECTRIC	EX EL
WATER MAIN	W
CATCH BASIN	
CLEANOUT	CO
FIRE HYDRANT	OR
STREET LIGHT	OR
STORM DRAIN MANHOLE	OR
SPOT ELEVATION	40.0
FOUND SURVEY MONUMENT	OR
WATER METER/DCM	
WATER VALVE	OR
EXISTING TREE	OR OR

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

OAKLAND CALIFORNIA

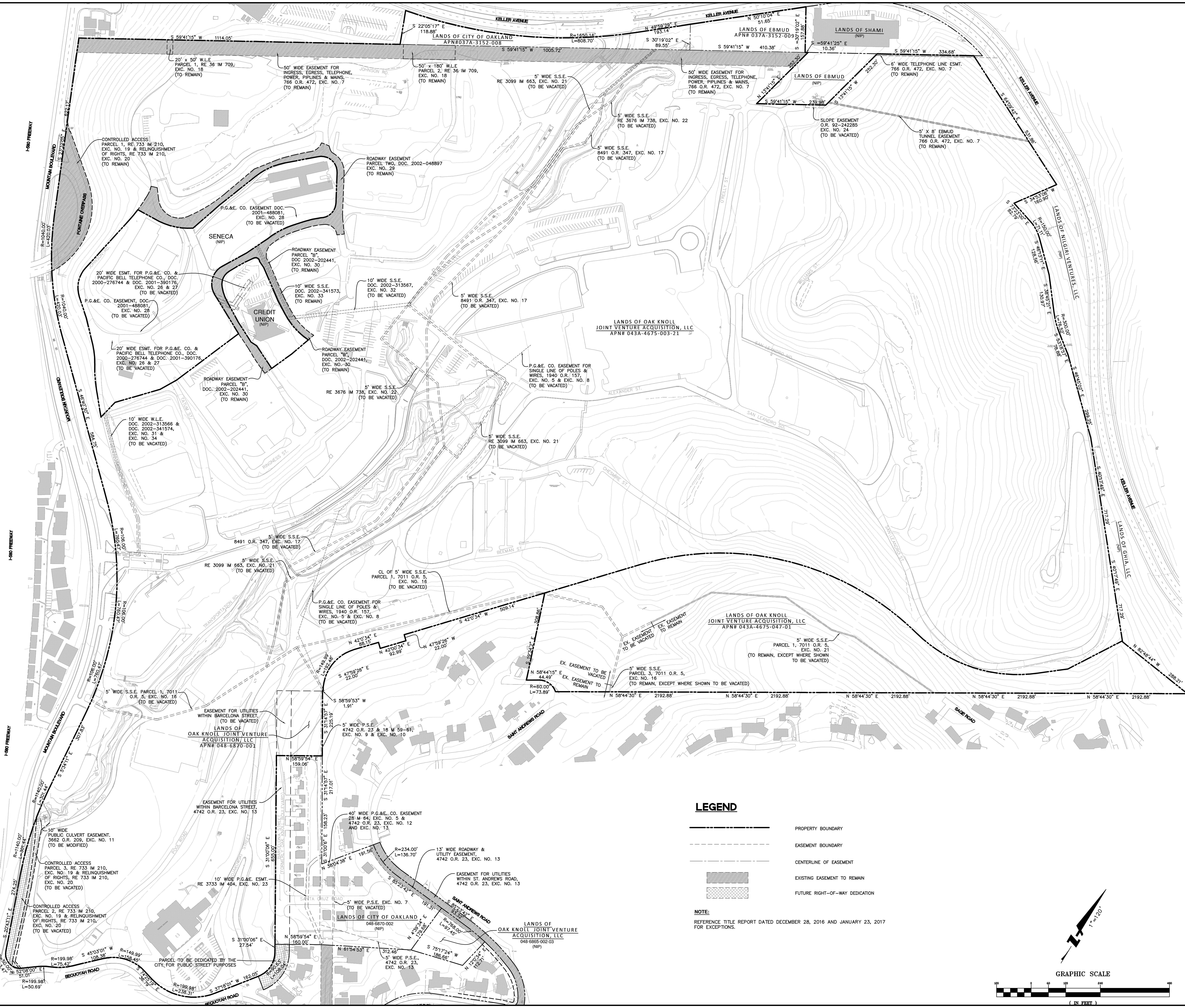
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
EXISTING CONDITIONS PLAN

ALAMEDA COUNTY

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C2.5



VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
EXISTING BOUNDARY & EASEMENTS PLAN

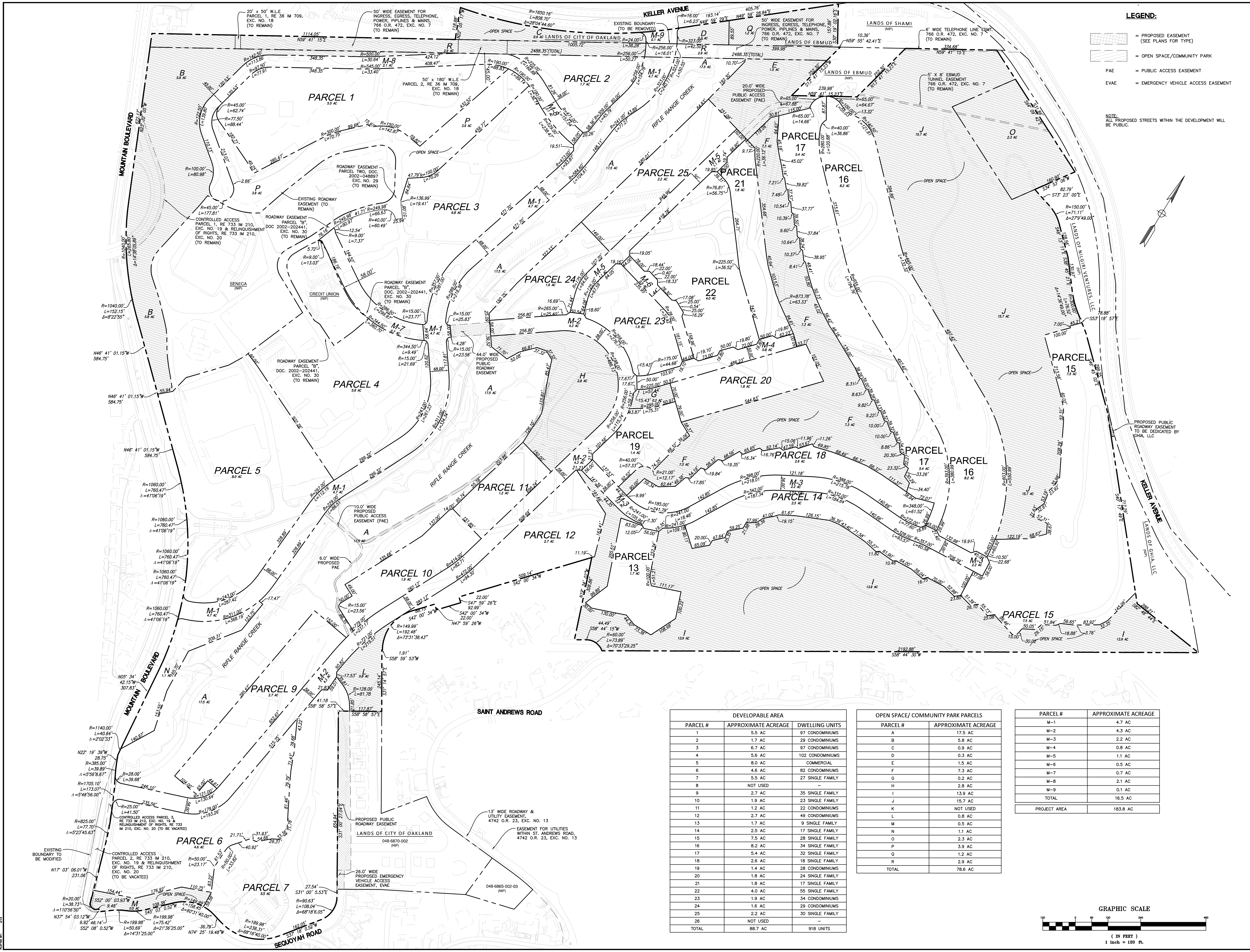
OAKLAND · ALAMEDA COUNTY · CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

No.	Revisions
	09/25/17 City Submitted #3
	01/30/17 City Submitted #2
	05/16/16 City Submitted

Date: 05/09/17
Scale: 1"=120'
Design: JN
Drawn: AN/EA
Approved: JN
Job No.: 20056154

Drawing Number:
C3.0



LEGEND:

- = PROPOSED EASEMENT (SEE PLANS FOR TYPE)
- = OPEN SPACE/COMMUNITY PARK
- PAE = PUBLIC ACCESS EASEMENT
- EVAE = EMERGENCY VEHICLE ACCESS EASEMENT

NOTE:
ALL PROPOSED STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC.

DEVELOPABLE AREA		
PARCEL #	APPROXIMATE ACREAGE	DWELLING UNITS
1	5.5 AC	97 CONDOMINIUMS
2	1.7 AC	29 CONDOMINIUMS
3	6.7 AC	97 CONDOMINIUMS
4	5.6 AC	102 CONDOMINIUMS
5	8.0 AC	COMMERCIAL
6	4.6 AC	82 CONDOMINIUMS
7	5.5 AC	27 SINGLE FAMILY
8	NOT USED	–
9	2.7 AC	35 SINGLE FAMILY
10	1.9 AC	23 SINGLE FAMILY
11	1.2 AC	22 CONDOMINIUMS
12	2.7 AC	49 CONDOMINIUMS
13	1.7 AC	9 SINGLE FAMILY
14	2.5 AC	17 SINGLE FAMILY
15	7.5 AC	28 SINGLE FAMILY
16	8.2 AC	34 SINGLE FAMILY
17	5.4 AC	32 SINGLE FAMILY
18	2.6 AC	18 SINGLE FAMILY
19	1.4 AC	28 CONDOMINIUMS
20	1.8 AC	24 SINGLE FAMILY
21	1.8 AC	17 SINGLE FAMILY
22	4.0 AC	55 SINGLE FAMILY
23	1.9 AC	34 CONDOMINIUMS
24	1.6 AC	29 CONDOMINIUMS
25	2.2 AC	30 SINGLE FAMILY
26	NOT USED	–
TOTAL	88.7 AC	918 UNITS

OPEN SPACE/ COMMUNITY PARK PARCELS	
PARCEL #	APPROXIMATE ACREAGE
A	17.5 AC
B	5.8 AC
C	0.9 AC
D	0.3 AC
E	1.5 AC
F	7.3 AC
G	0.2 AC
H	2.8 AC
I	13.9 AC
J	15.7 AC
K	NOT USED
L	0.8 AC
M	0.5 AC
N	1.1 AC
O	2.3 AC
P	3.9 AC
Q	1.2 AC
R	2.9 AC
TOTAL	78.6 AC

PARCEL #	APPROXIMATE ACREAGE
M–1	4.7 AC
M–2	4.3 AC
M–3	2.2 AC
M–4	0.8 AC
M–5	1.1 AC
M–6	0.5 AC
M–7	0.7 AC
M–8	2.1 AC
M–9	0.1 AC
TOTAL	16.5 AC
PROJECT AREA	183.8 AC

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL PROPOSED LARGE LOT PARCELIZATION

OAKLAND ALAMEDA COUNTY CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=120'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C4.0

PHASE 1: DEVELOPABLE AREA			
PARCEL #	LOT #	APPROXIMATE ACREAGE	PARCEL DESIGNATION
3	EE	1.3 AC	OPEN SPACE
5	–	8.0 AC	COMMERCIAL PURPOSES
6	–	4.6 AC	CONDOMINIUM PURPOSES
7	170–196	2.7 AC	SINGLE FAMILY RESIDENTIAL
	AA	2.0 AC	OPEN SPACE
	STREET "A", "B"	0.8 AC	STREET RIGHT OF WAY
8 , 26	153–169		NOT USED
	BB		NOT USED
	STREET "B"		NOT USED
9	197–231	2.7 AC	SINGLE FAMILY RESIDENTIAL
10	232–233 , 235–255	1.9 AC	SINGLE FAMILY RESIDENTIAL
11	–	1.2 AC	CONDOMINIUM PURPOSES
12	–	2.7 AC	CONDOMINIUM PURPOSES
19	–	1.4 AC	CONDOMINIUM PURPOSES
23	–	1.9 AC	CONDOMINIUM PURPOSES
24	–	1.6 AC	CONDOMINIUM PURPOSES
TOTAL		32.8 AC	

PHASE 1: OPEN SPACE/ COMMUNITY PARK PARCELS			
PARCEL #	LOT #	APPROXIMATE ACREAGE	PARCEL DESIGNATION
A	–	17.5 AC	CREEK
D	–	0.3 AC	OPEN SPACE
G	–	0.2 AC	COMMUNITY PARK
H	–	2.8 AC	COMMUNITY PARK
L	–	0.8 AC	OPEN SPACE
M	–	0.5 AC	OPEN SPACE
N	–	1.1 AC	COMMUNITY PARK
M–1	–	4.7 AC	STREET RIGHT OF WAY
M–2	–	4.3 AC	STREET RIGHT OF WAY
M–7	–	0.7 AC	STREET RIGHT OF WAY
TOTAL	–	32.9 AC	

NOTE:
ALL PROPOSED STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC.

PHASE 2: DEVELOPABLE AREA			
PARCEL #	LOT #	APPROXIMATE ACREAGE	PARCEL DESIGNATION
13	145–152	1.3 AC	SINGLE FAMILY RESIDENTIAL
	STREET "D"	0.4 AC	STREET RIGHT OF WAY
14	127–144	2.5 AC	SINGLE FAMILY RESIDENTIAL
15	99–126	5.2 AC	SINGLE FAMILY RESIDENTIAL
	TOTAL CC	0.6 AC	OPEN SPACE
	STREET "C"	1.7 AC	STREET RIGHT OF WAY
16	65–98	3.8 AC	SINGLE FAMILY RESIDENTIAL
	DD	2.5 AC	OPEN SPACE
	STREET "F"	1.9 AC	STREET RIGHT OF WAY
17	33–64	3.6 AC	SINGLE FAMILY RESIDENTIAL
	STREET "E"	1.8 AC	STREET RIGHT OF WAY
18	15–32	2.6 AC	SINGLE FAMILY RESIDENTIAL
20	256–279	1.8 AC	SINGLE FAMILY RESIDENTIAL
21	280–296	1.0 AC	SINGLE FAMILY RESIDENTIAL
	STREET "I"	0.8 AC	STREET RIGHT OF WAY
22	327–381	3.0 AC	SINGLE FAMILY RESIDENTIAL
	STREET "L","M","N"	1.0 AC	STREET RIGHT OF WAY
25	297–326	2.2 AC	SINGLE FAMILY RESIDENTIAL
TOTAL		37.7 AC	

PHASE 2: OPEN SPACE/ COMMUNITY PARK PARCELS			
PARCEL #	LOT #	APPROXIMATE ACREAGE	PARCEL DESIGNATION
E	–	1.5 AC	COMMUNITY PARK
F	–	7.3 AC	OPEN SPACE
I	–	13.9 AC	OPEN SPACE
J	–	15.7 AC	OPEN SPACE
K	–		NOT USED
O	–	2.3 AC	COMMUNITY PARK
Q	–	1.2 AC	COMMUNITY PARK
M–3	–	2.2 AC	STREET RIGHT OF WAY
M–4	–	0.8 AC	STREET RIGHT OF WAY
M–5	–	1.1 AC	STREET RIGHT OF WAY
M–6	–	0.5 AC	STREET RIGHT OF WAY
TOTAL	–	46.5 AC	

PHASE 3: DEVELOPABLE AREA			
PARCEL #	LOT #	APPROXIMATE ACREAGE	PARCEL DESIGNATION
1	–	5.5 AC	CONDOMINIUM PURPOSES
2	–	1.7 AC	CONDOMINIUM PURPOSES
3	–	5.4 AC	CONDOMINIUM PURPOSES
4	–	5.6 AC	CONDOMINIUM PURPOSES
TOTAL		18.2 AC	

PHASE 3: OPEN SPACE/ COMMUNITY PARK PARCELS			
PARCEL #	LOT #	APPROXIMATE ACREAGE	PARCEL DESIGNATION
B	–	5.8 AC	OPEN SPACE
C	–	0.9 AC	OPEN SPACE
P	–	3.9 AC	OPEN SPACE
R	–	2.9 AC	OPEN SPACE
M–8	–	2.1 AC	STREET RIGHT OF WAY
M–9	–	0.1 AC	STREET RIGHT OF WAY
TOTAL	–	15.7 AC	

SUMMARY TABLE		
PHASE 1	DEVELOPABLE AREA	20.5 AC
	COMMERCIAL AREA	8.2 AC
	OPEN SPACE/ COMMUNITY PARK AREA	26.5 AC
	STREET RIGHT OF WAY	10.5 AC
PHASE 2	DEVELOPABLE AREA	27.0 AC
	OPEN SPACE/ COMMUNITY PARK AREA	45.0 AC
	STREET RIGHT OF WAY	12.2 AC
PHASE 3	DEVELOPABLE AREA	18.2 AC
	OPEN SPACE/ COMMUNITY PARK AREA	13.5 AC
	STREET RIGHT OF WAY	2.2 AC
	PROJECT TOTAL	183.8 AC

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

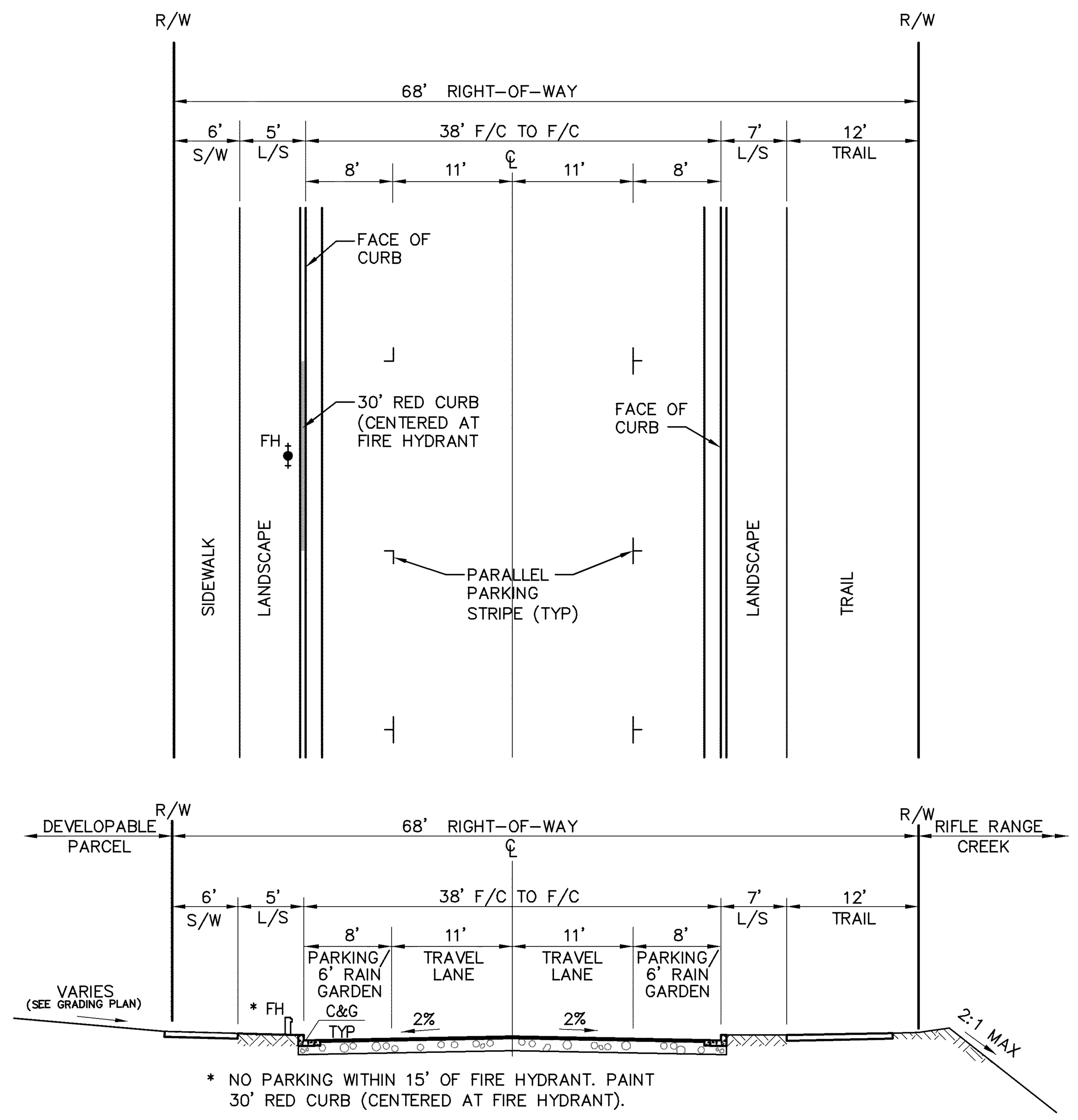
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL PROPOSED PARCELIZATION

OAKLAND ALAMEDA COUNTY CALIFORNIA

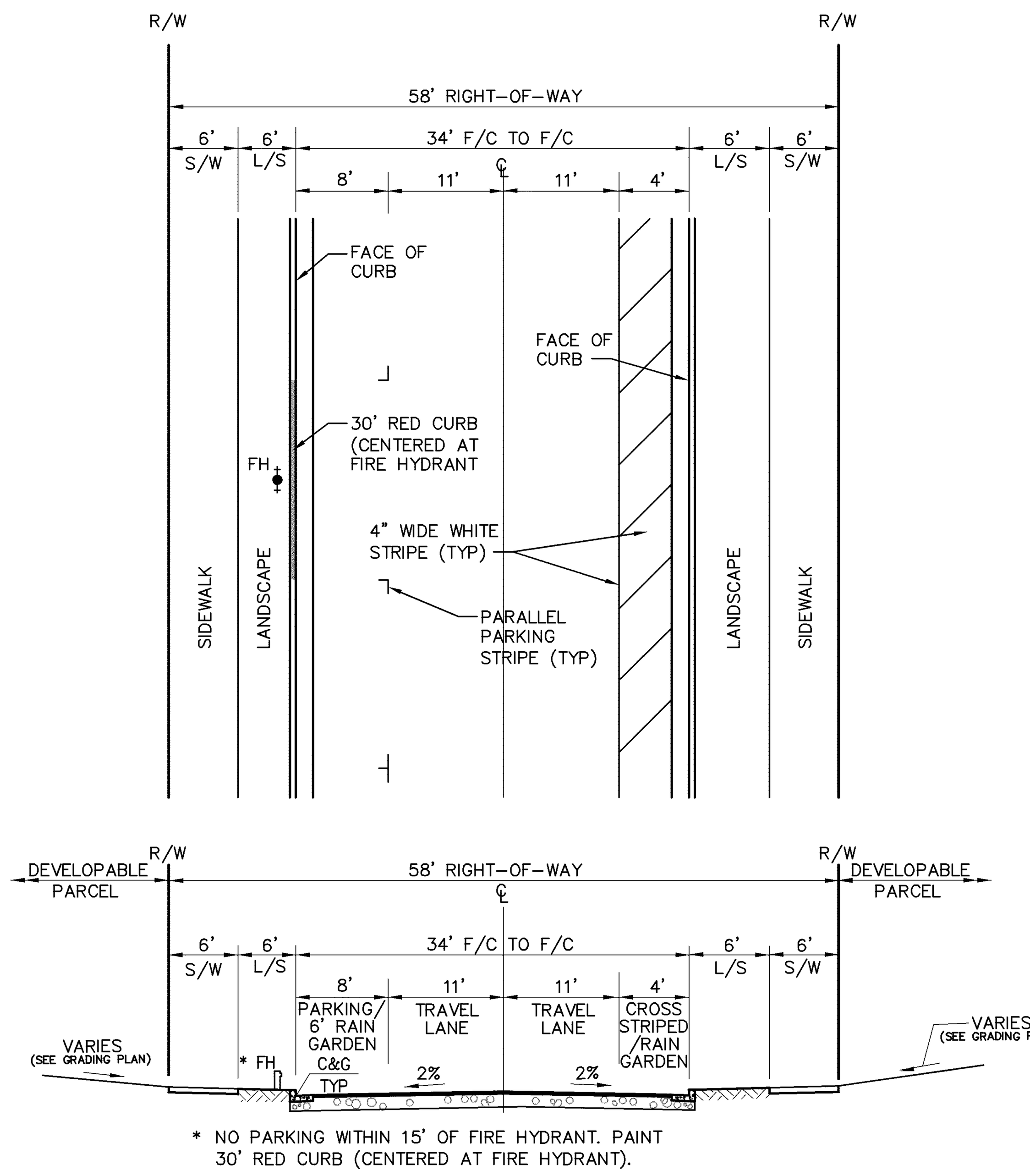
No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=120'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

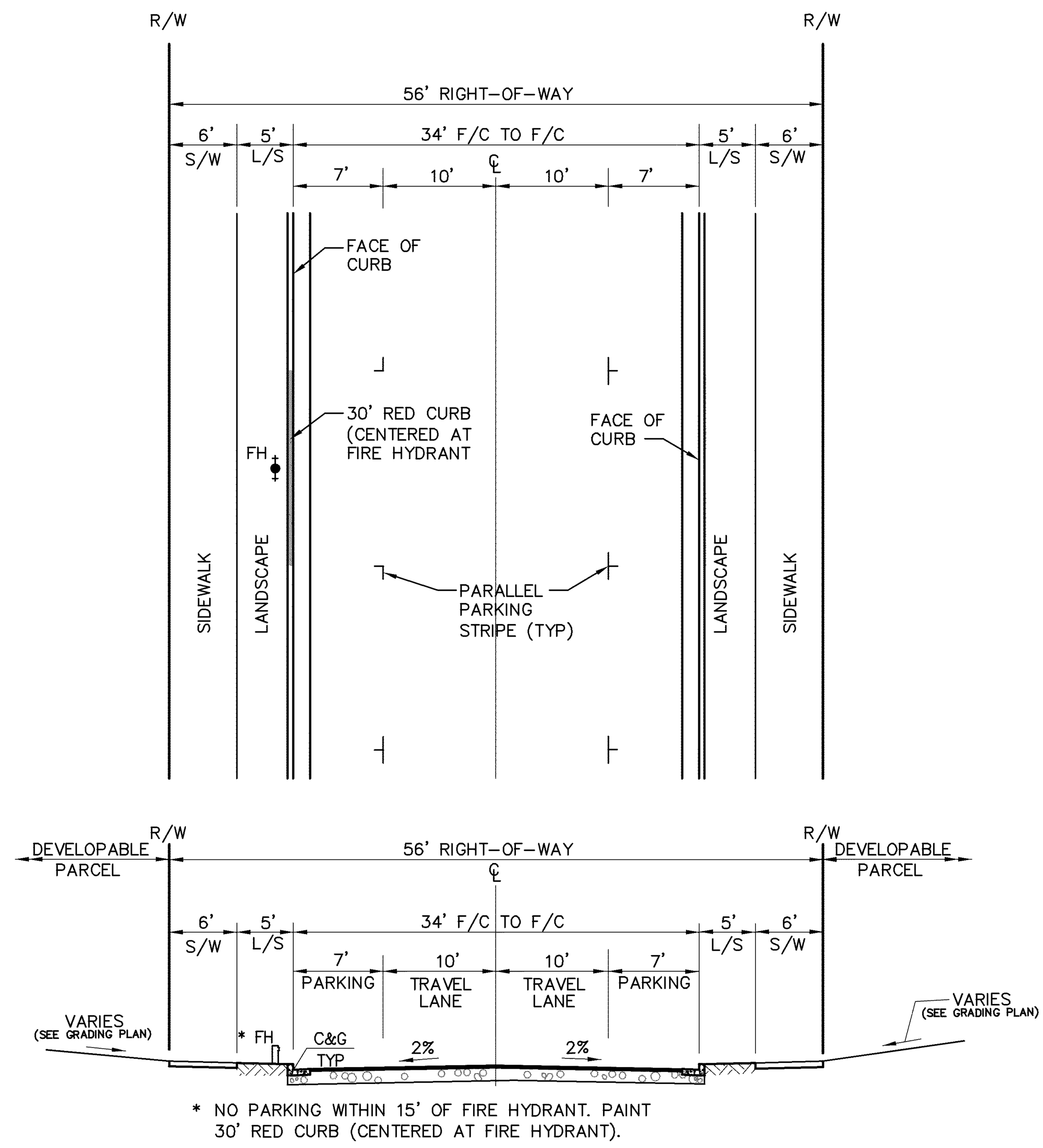
Drawing Number:
C4.1



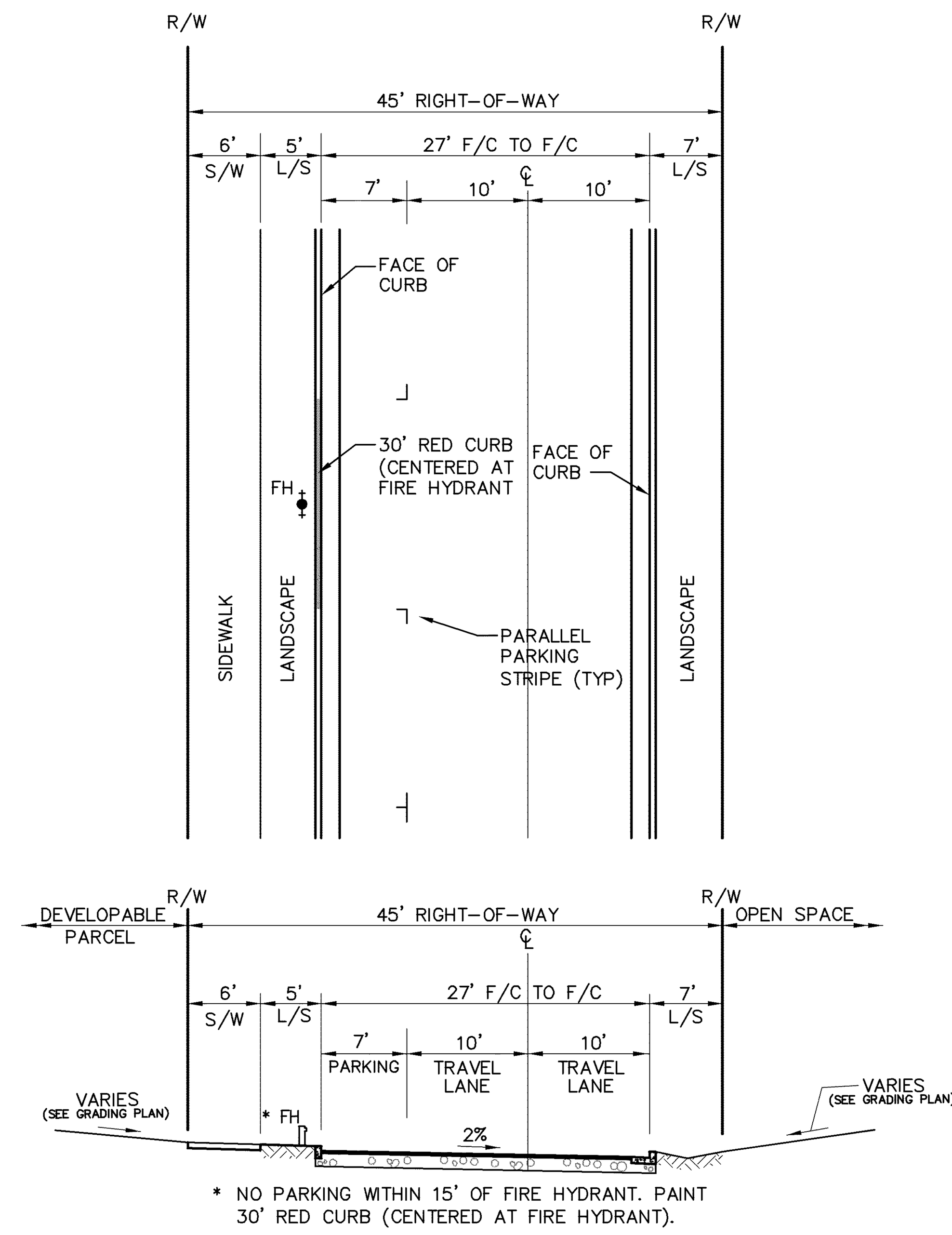
A
CREEKSIDE PARKWAY
NTS



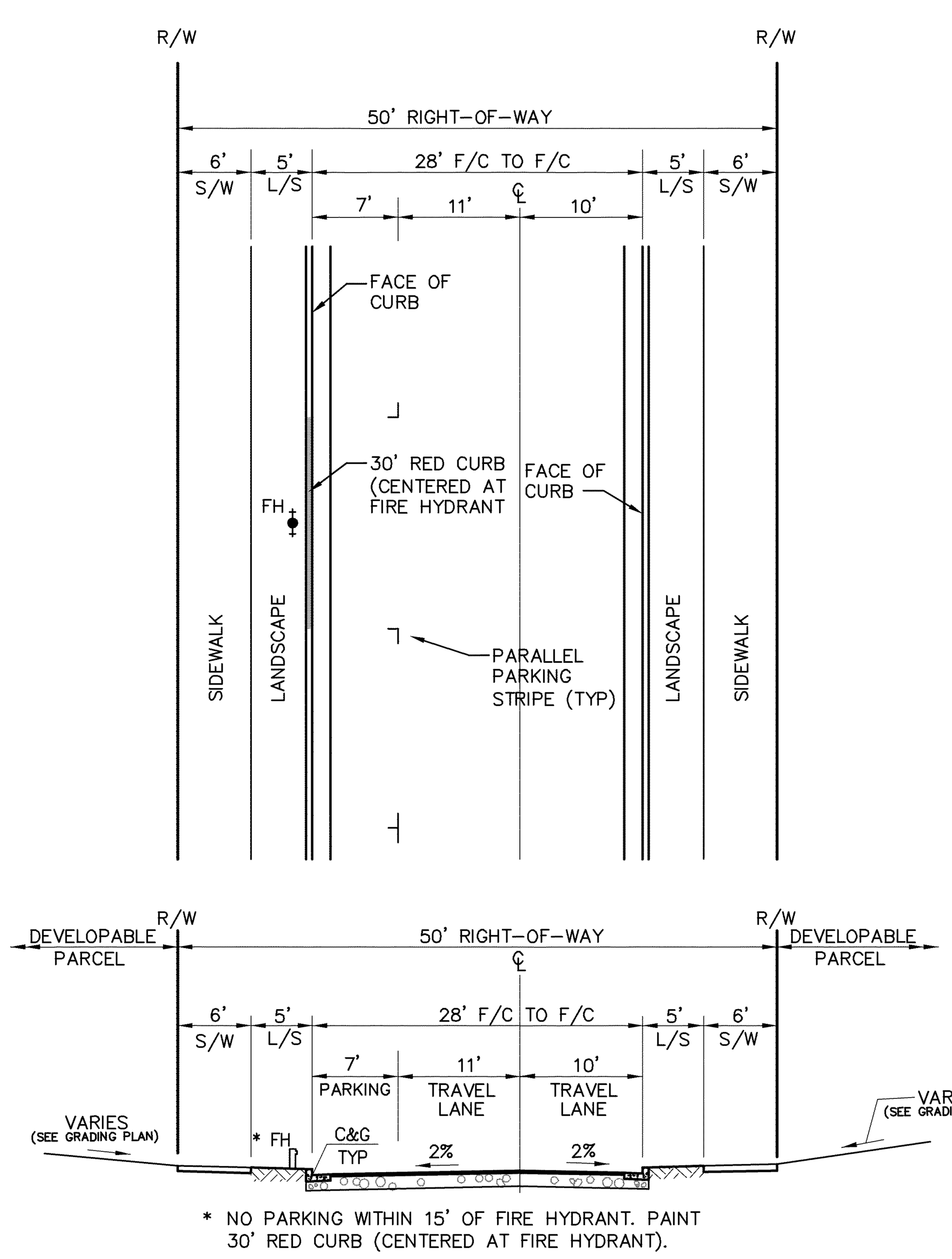
B
CREEKSIDE LOOP
NTS



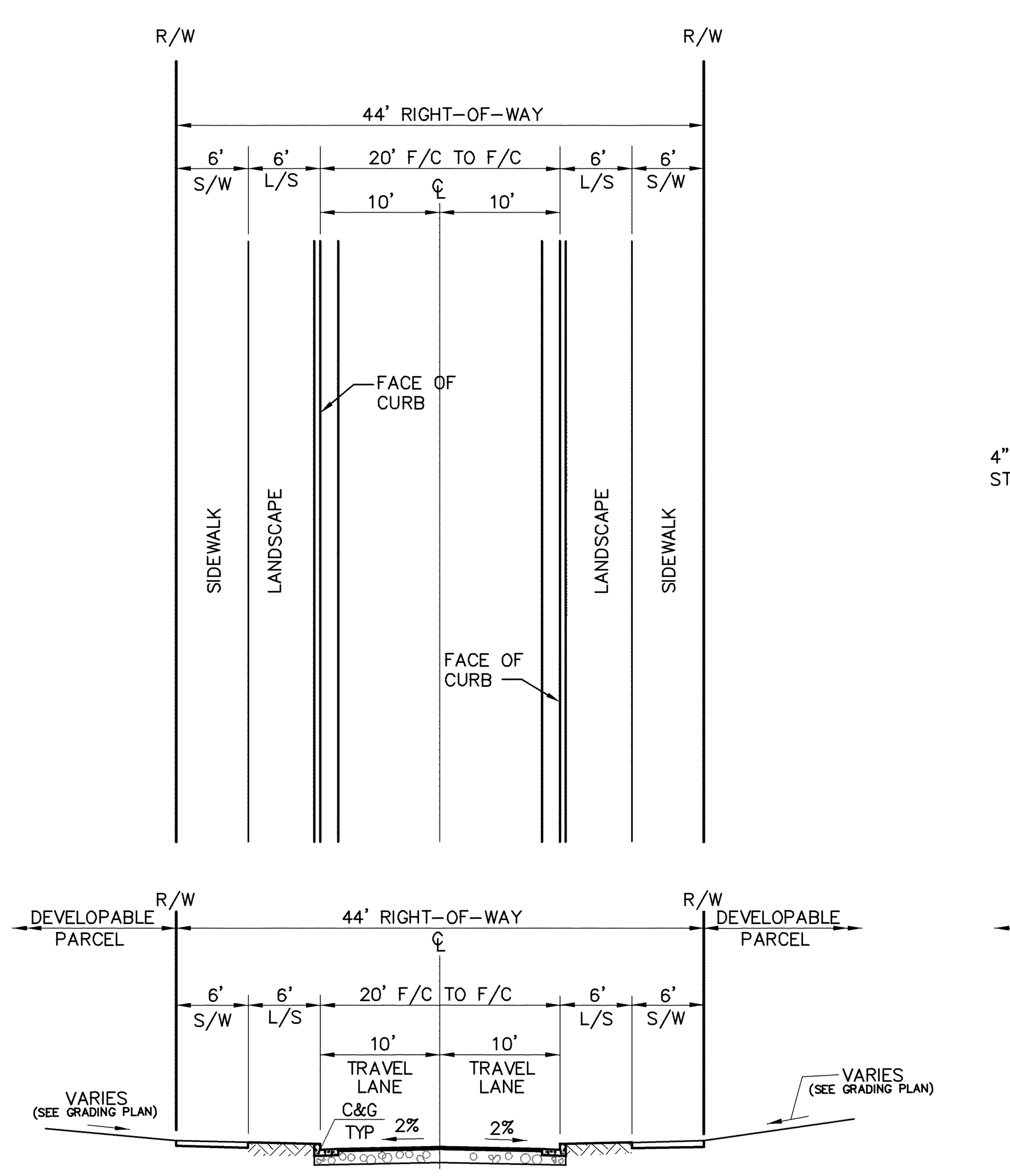
C
STREET "A", "B", "C", "D" AND "G"
NTS



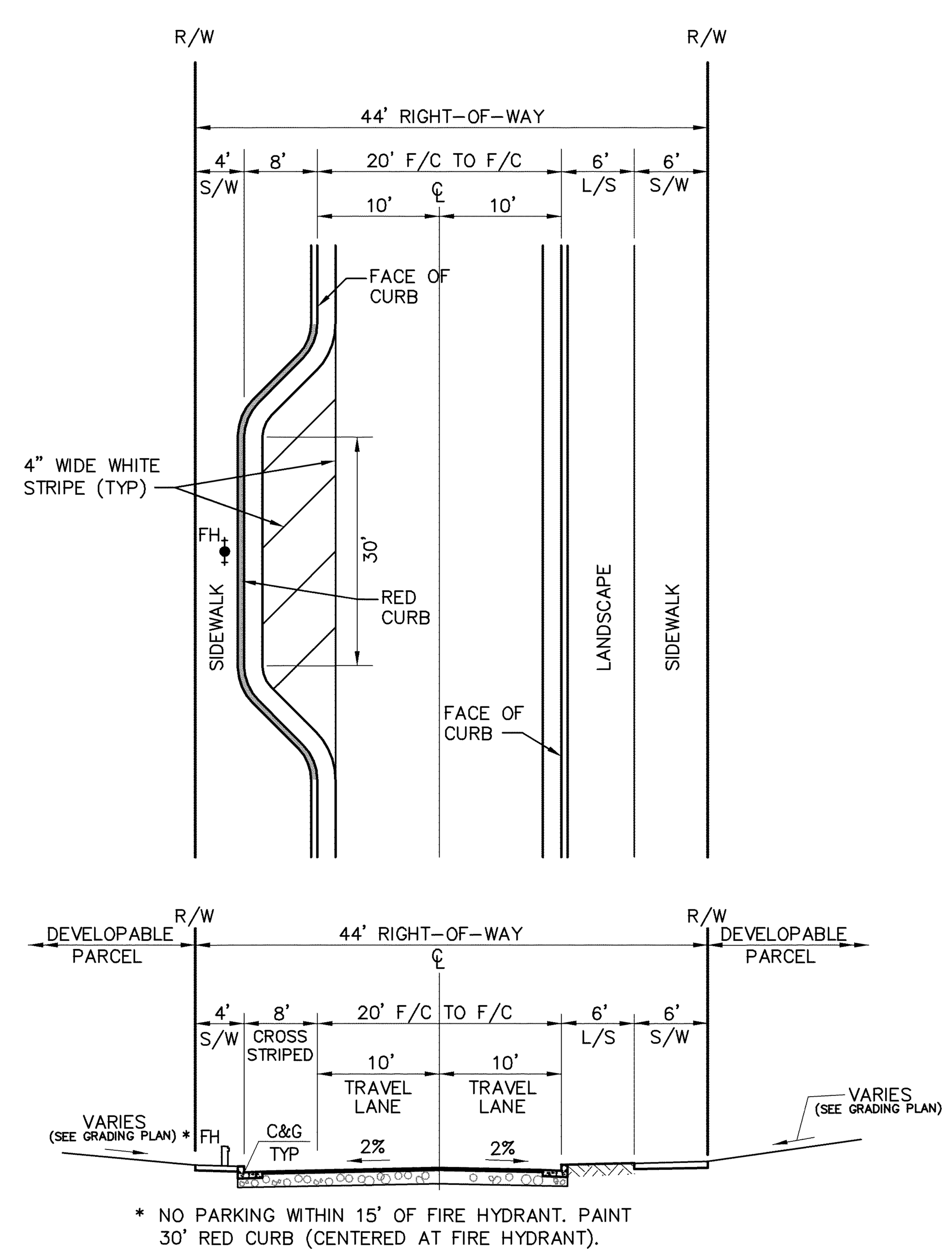
D
STREET "E", "F" AND "G"
NTS



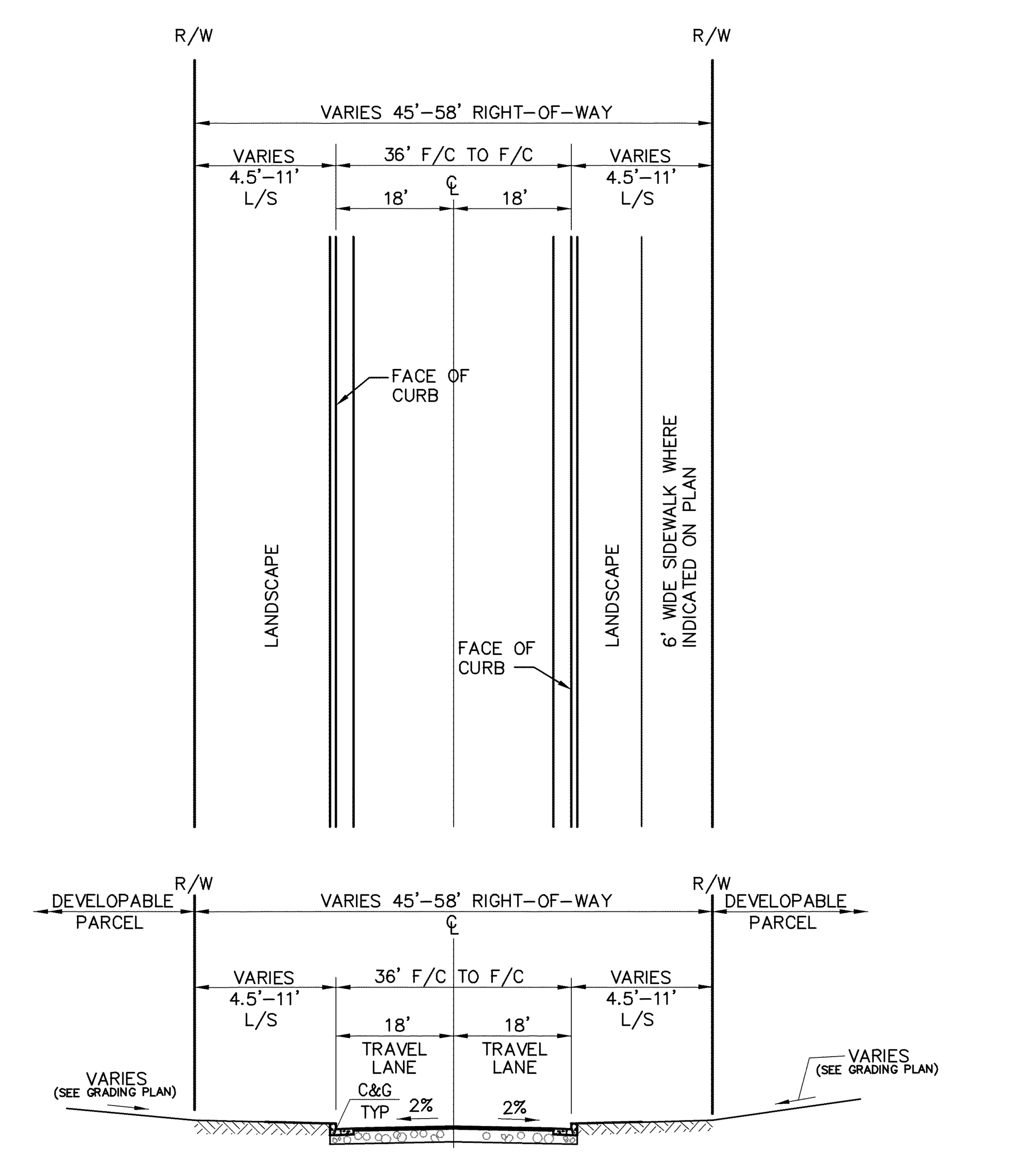
E
STREET "H", "I", "J", "M" AND "N"
NTS



F
STREET "K" AND "L"
NTS



ROAD SECTION AT FIRE HYDRANT LOCATION



G
STREET "O"
NTS

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
TYPICAL STREET SECTIONS

ALAMEDA COUNTY

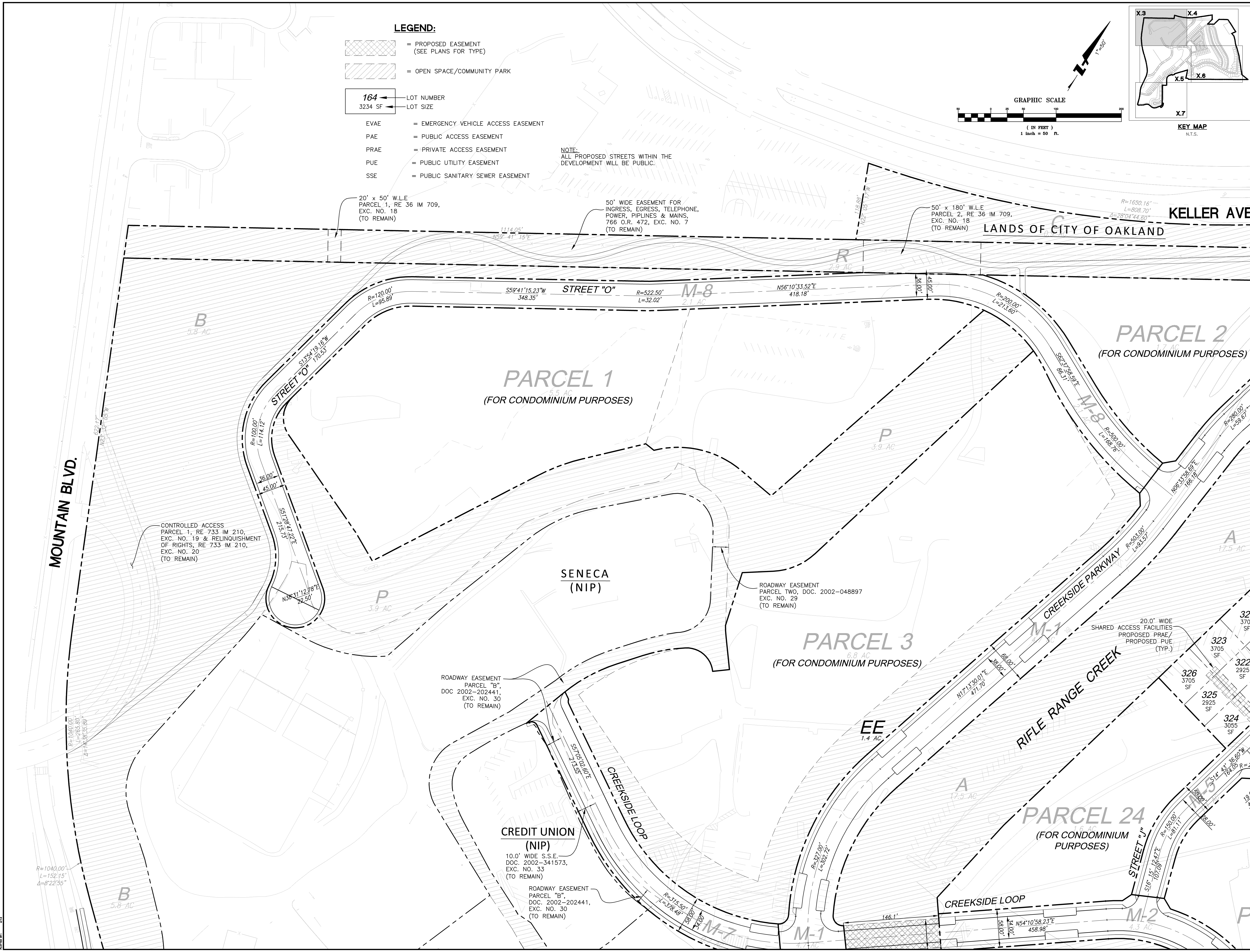
OAKLAND

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 05/09/17
Scale: NTS
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C4.2

© BKF ENGINEERS



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

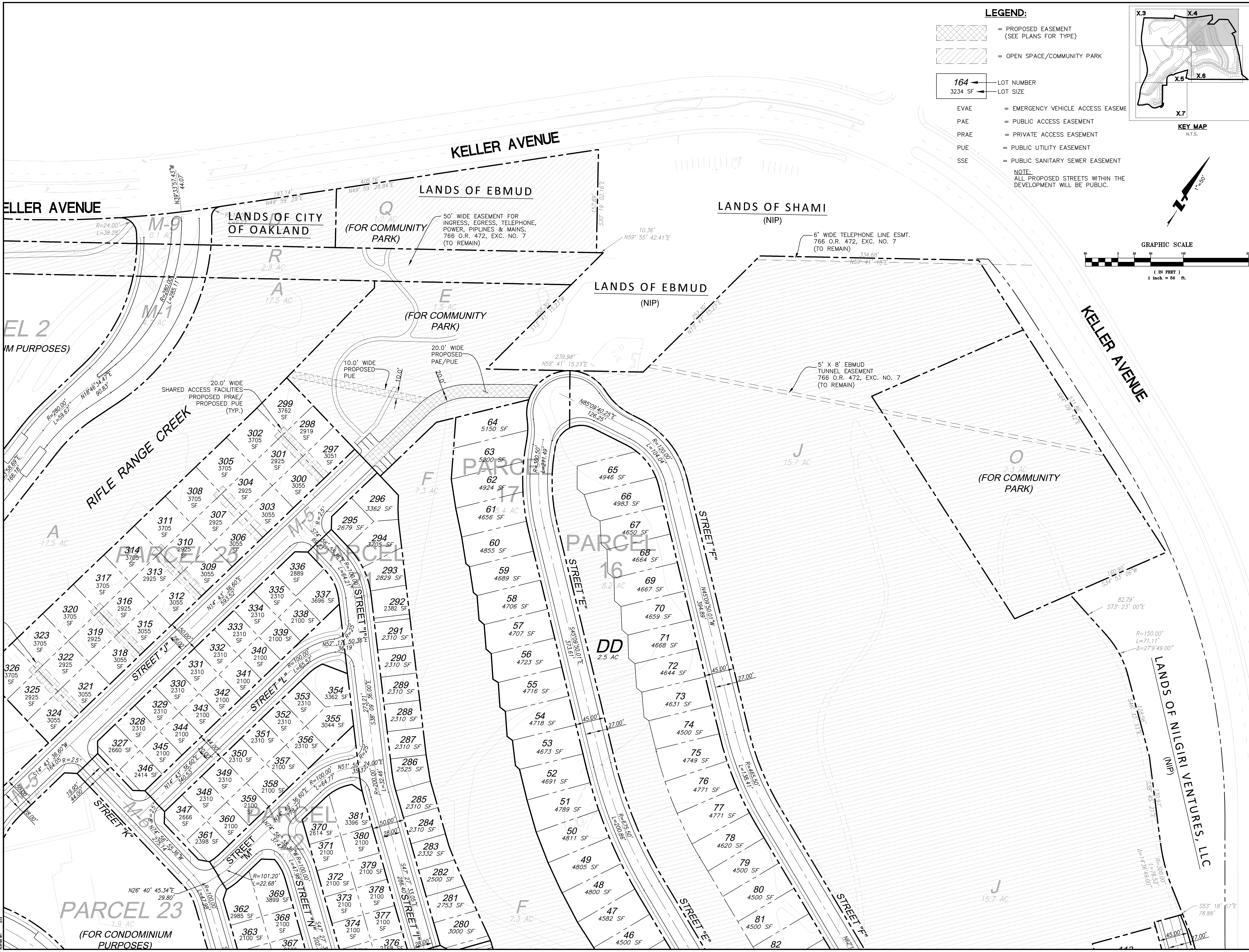
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
PROPOSED PARCELIZATION

OAKLAND — ALAMEDA COUNTY — CALIFORNIA

No.	Revisions
	09/25/17 City Submitted #3
	01/30/17 City Submitted #2
	05/16/16 City Submitted

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C4.3
12 OF 33



VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
PROPOSED PARCELIZATION

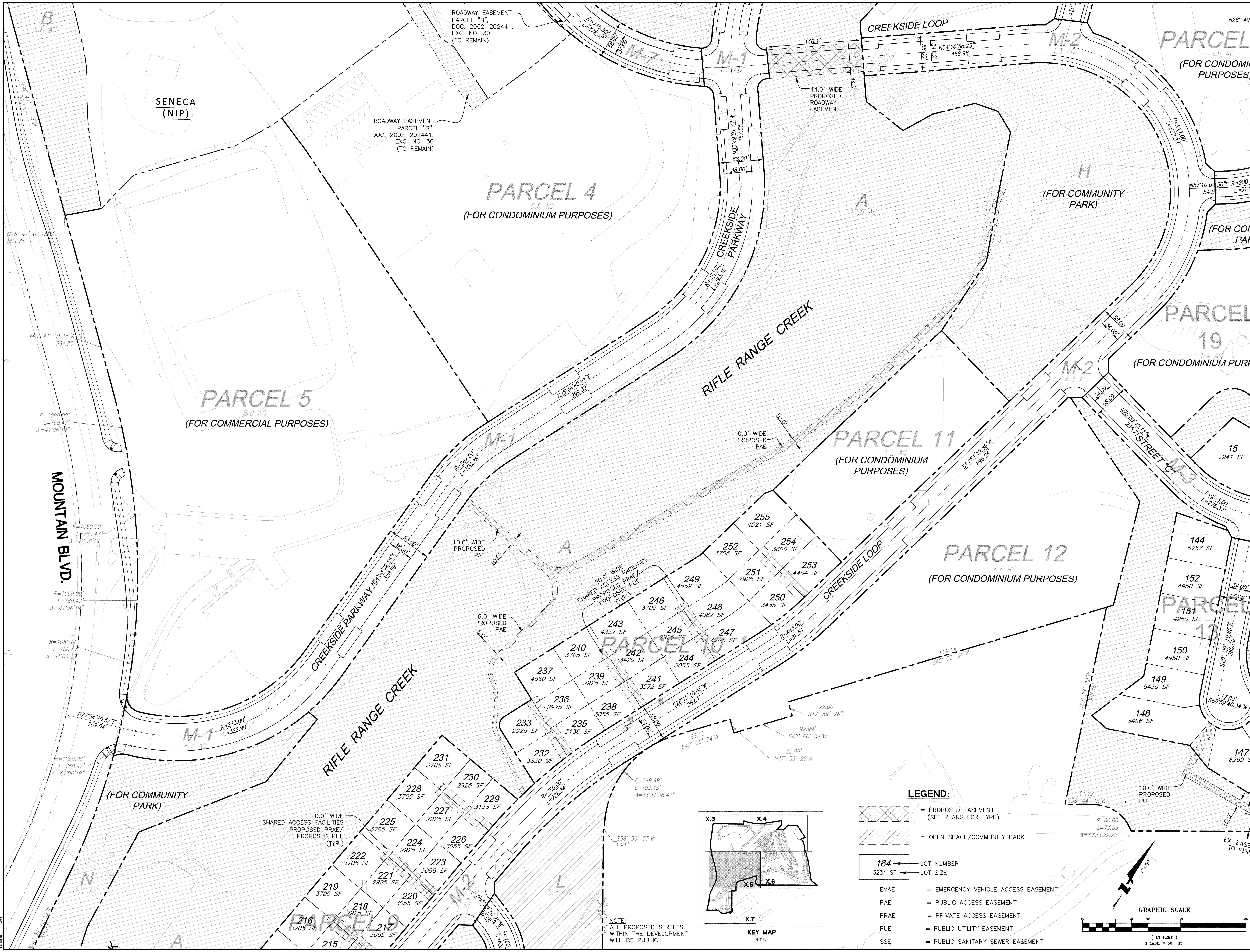
OAKLAND ALAMEDA COUNTY CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C4.4



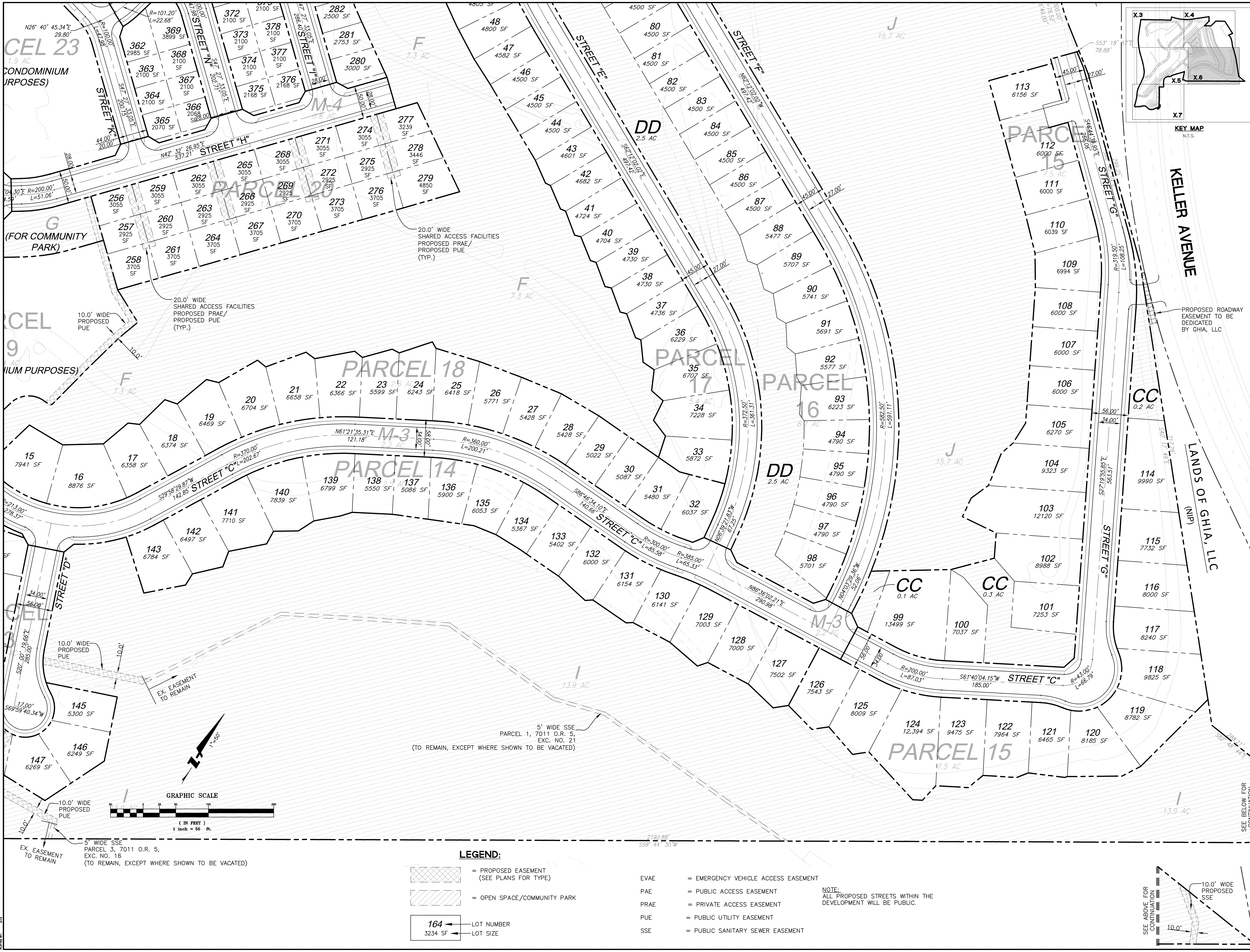
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
PROPOSED PARCELIZATION
OAKLAND — ALAMEDA COUNTY — CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 05/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C4.5



LEGEND:

(crosshatch)	= PROPOSED EASEMENT (SEE PLANS FOR TYPE)
(hatch)	= OPEN SPACE/COMMUNITY PARK
164 / 3234 SF	LOT NUMBER / LOT SIZE

EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PAE	= PUBLIC ACCESS EASEMENT
PRAE	= PRIVATE ACCESS EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
SSE	= PUBLIC SANITARY SEWER EASEMENT

NOTE: ALL PROPOSED STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC.

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
PROPOSED PARCELIZATION

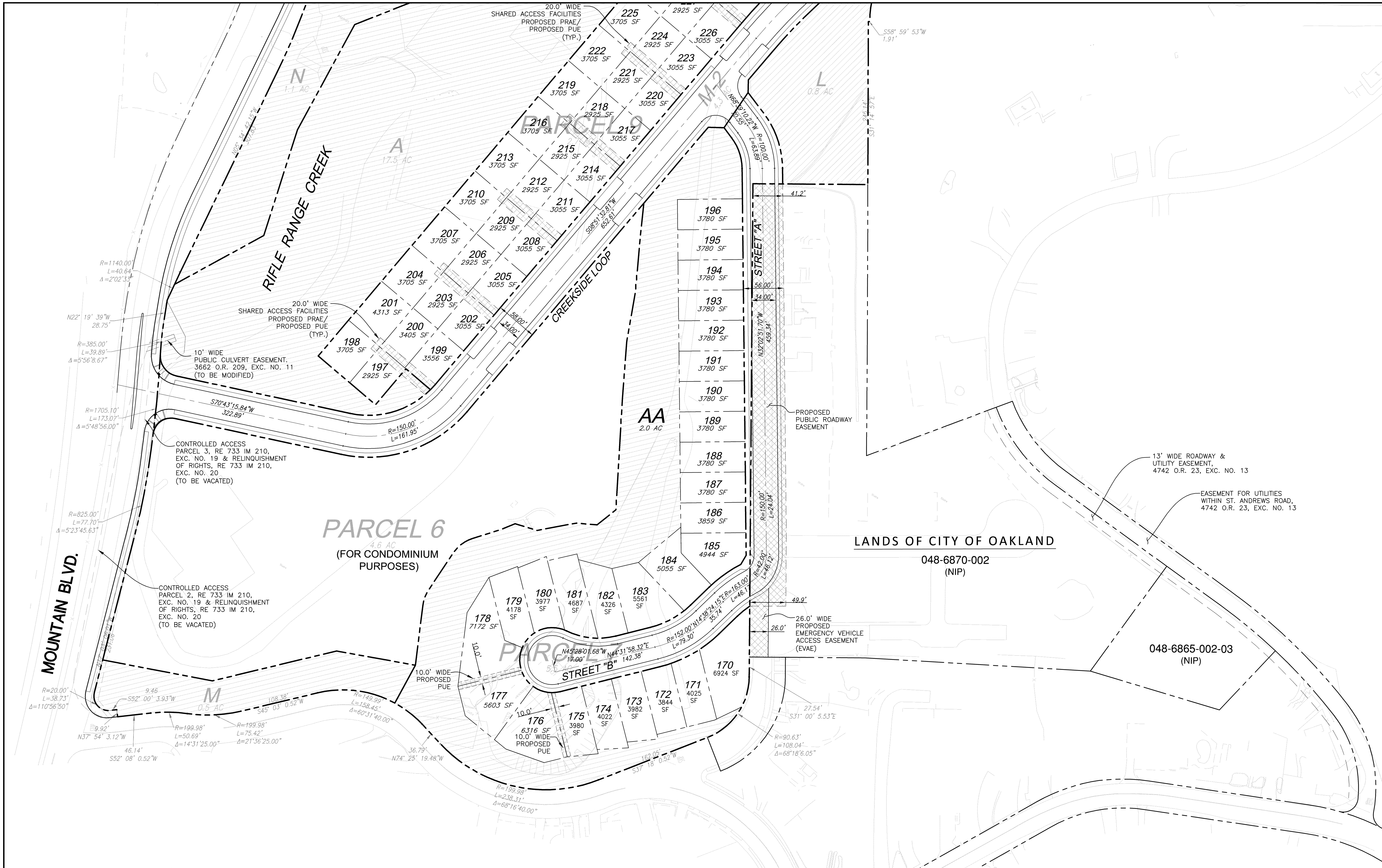
OAKLAND ALAMEDA COUNTY CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

No.	Revisions
	09/25/17 City Submitted #3
	01/30/17 City Submitted #2
	05/16/16 City Submitted

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C4.6



LEGEND:

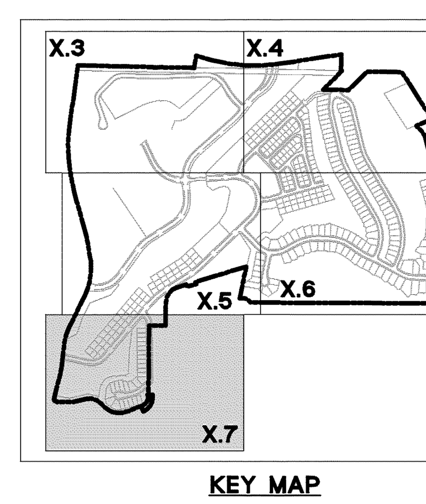
= PROPOSED EASEMENT (SEE PLANS FOR TYPE)

= OPEN SPACE/COMMUNITY PARK

164 — LOT NUMBER
3234 SF — LOT SIZE

EVAE	=	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	=	PUBLIC ACCESS EASEMENT
PRAE	=	PRIVATE ACCESS EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
SSE	=	PUBLIC SANITARY SEWER EASEMENT

NOTE:
ALL PROPOSED STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC.



KEY MAP
N.T.S.

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

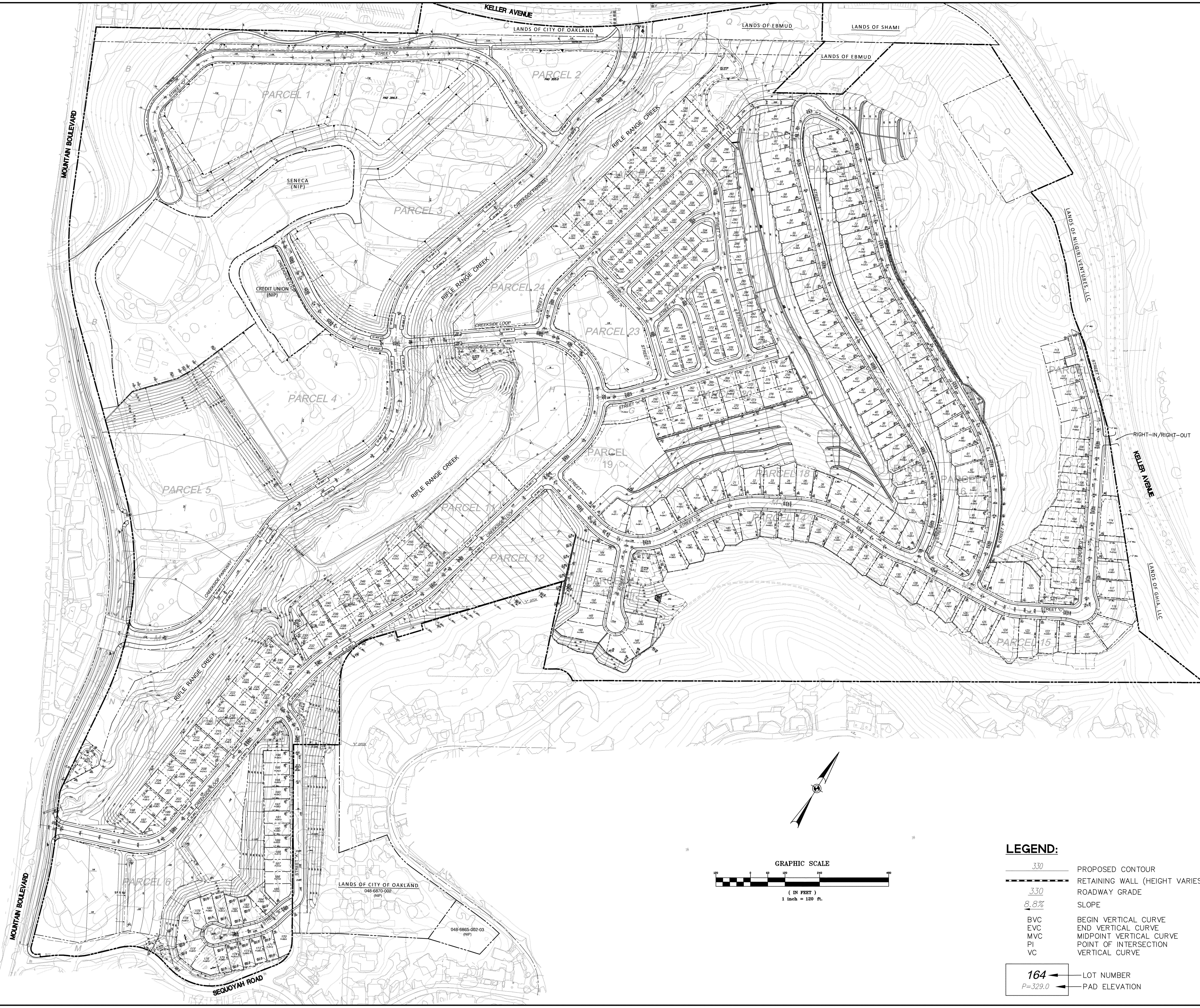
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
PROPOSED PARCELIZATION

OAKLAND
ALAMEDA COUNTY
CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C4.7



GRAPHIC SCALE

(IN FEET)
1 inch = 120 ft.

LEGEND:

330	PROPOSED CONTOUR
	RETAINING WALL (HEIGHT VARIES)
330	ROADWAY GRADE
8.8%	SLOPE
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
MVC	MIDPOINT VERTICAL CURVE
PI	POINT OF INTERSECTION
VC	VERTICAL CURVE
164	LOT NUMBER
P=329.0	PAD ELEVATION

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL GRADING PLAN

OAKLAND · ALAMEDA COUNTY · CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

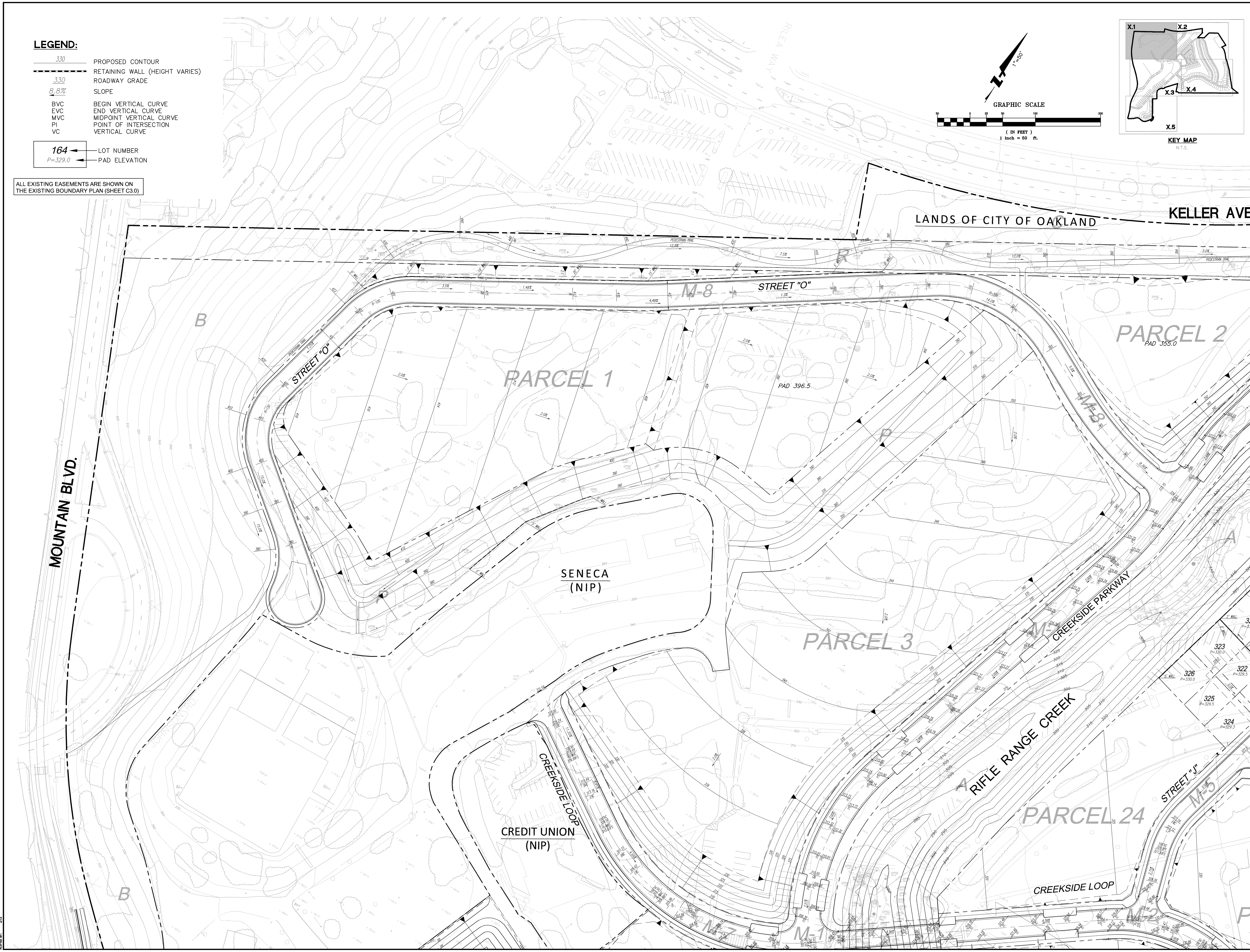
Date: 06/09/17
Scale: 1"=120'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C5.0
17 of 33

LEGEND:

330	PROPOSED CONTOUR
- - -	RETAINING WALL (HEIGHT VARIES)
330	ROADWAY GRADE
8.8%	SLOPE
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
MVC	MIDPOINT VERTICAL CURVE
PI	POINT OF INTERSECTION
VC	VERTICAL CURVE
164	LOT NUMBER
P=329.0	PAD ELEVATION

ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)



BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

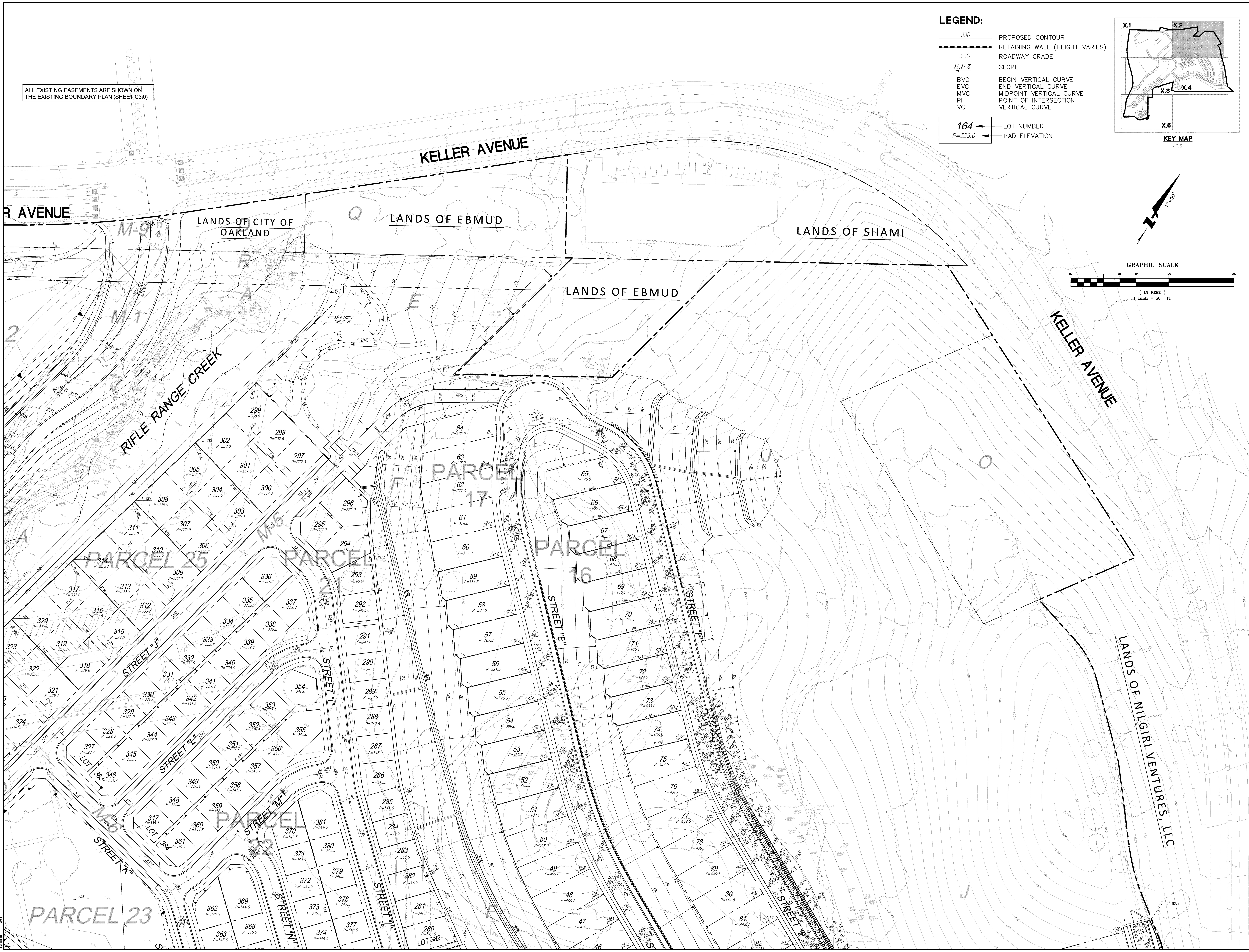
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
GRADING PLAN

OAKLAND ALAMEDA COUNTY CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C5.1
18 OF 33



BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

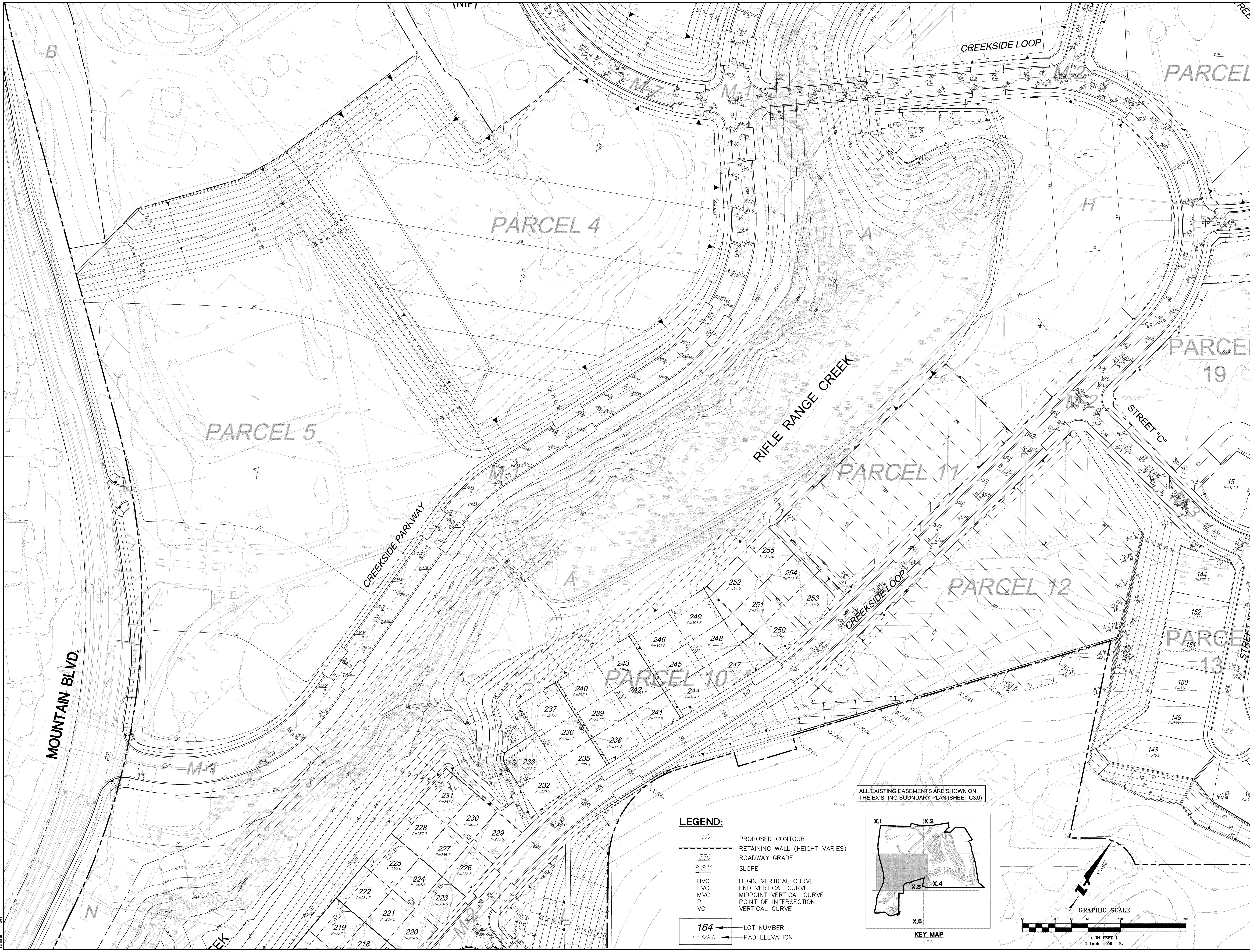
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
GRADING PLAN

OAKLAND — ALAMEDA COUNTY — CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C5.2



LEGEND:

330	PROPOSED CONTOUR
	RETAINING WALL (HEIGHT VARIES)
330	ROADWAY GRADE
8.8%	SLOPE
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
MVC	MIDPOINT VERTICAL CURVE
PI	POINT OF INTERSECTION
VC	VERTICAL CURVE
164	LOT NUMBER
P=329.0	PAD ELEVATION

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

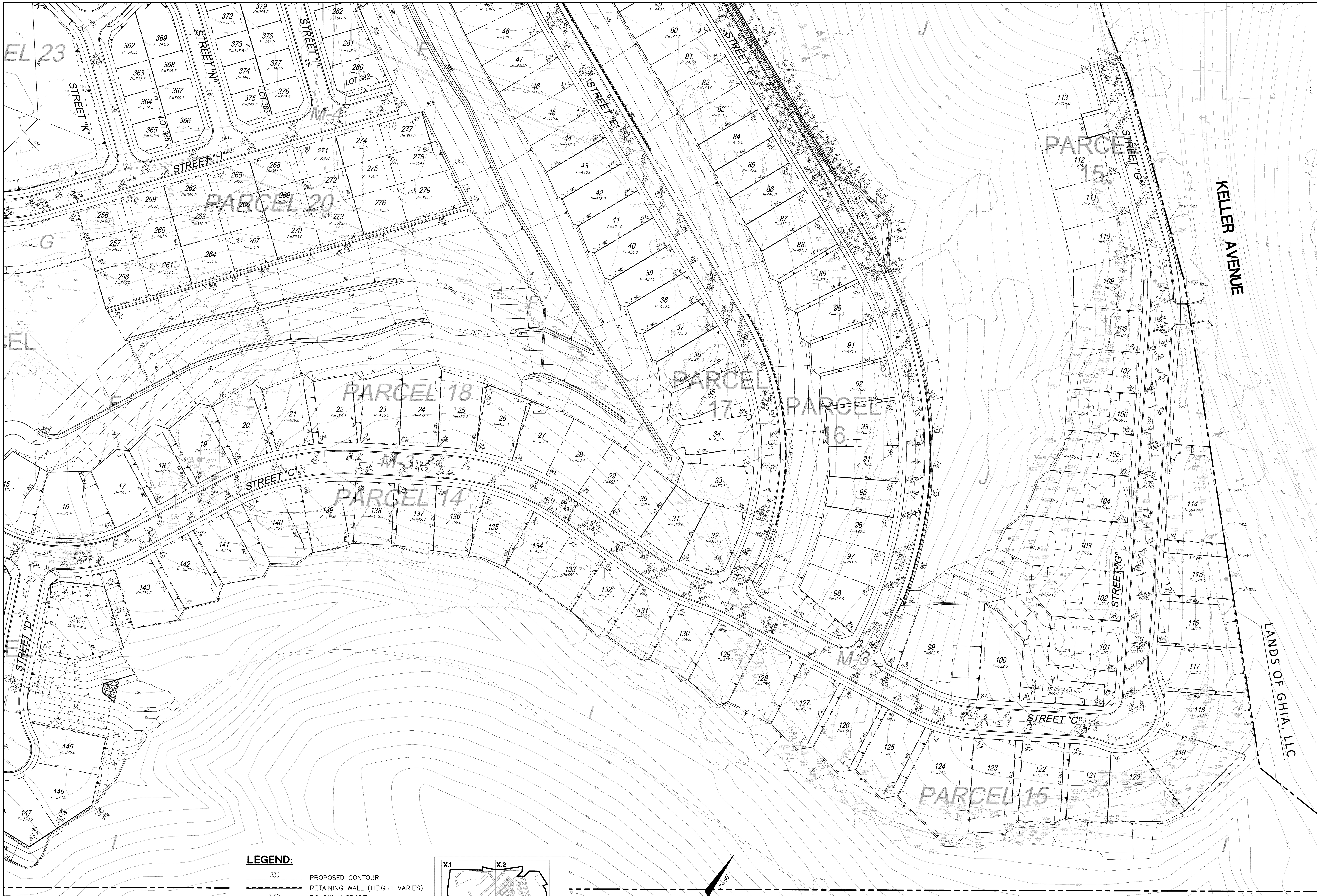
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
GRADING PLAN

OAKLAND ALAMEDA COUNTY CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

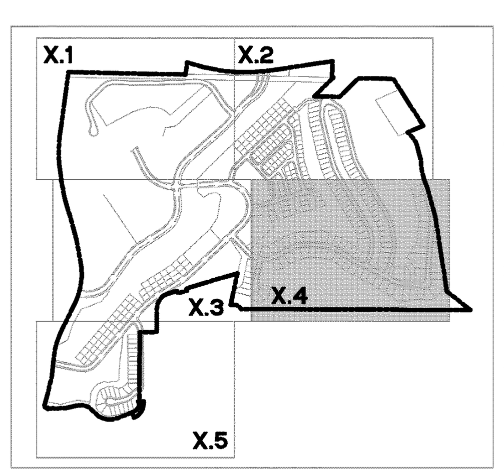
Drawing Number:
C5.3



LEGEND:

330	PROPOSED CONTOUR
	RETAINING WALL (HEIGHT VARIES)
330	ROADWAY GRADE
8.8%	SLOPE
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
MVC	MIDPOINT VERTICAL CURVE
PI	POINT OF INTERSECTION
VC	VERTICAL CURVE
164	LOT NUMBER
P=329.0	PAD ELEVATION

ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)



KEY MAP
N.T.S.

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

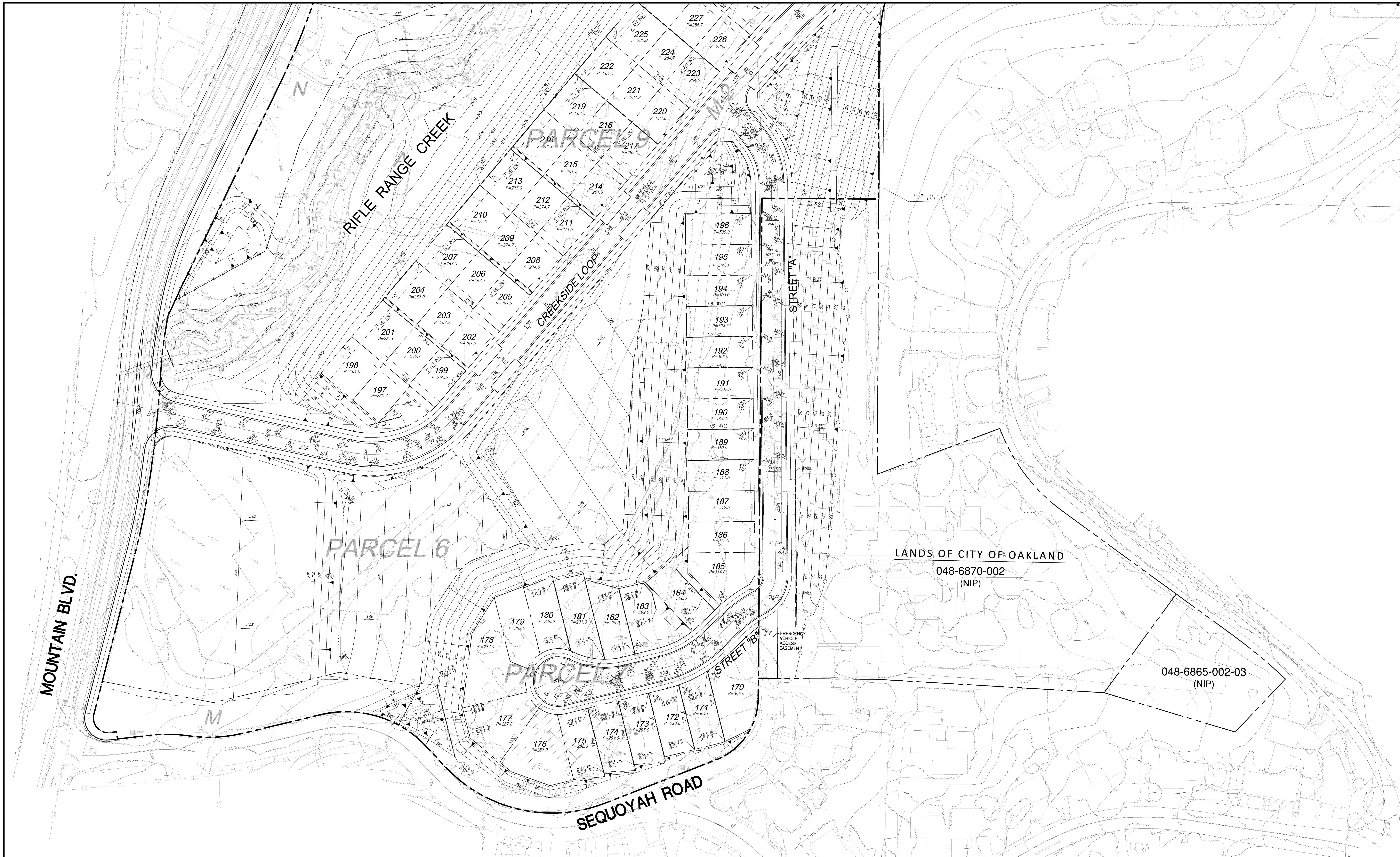
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
GRADING PLAN

OAKLAND · ALAMEDA COUNTY · CALIFORNIA

No.	Revisions
	09/25/17 City Submitted #3
	01/30/17 City Submitted #2
	05/16/16 City Submitted

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

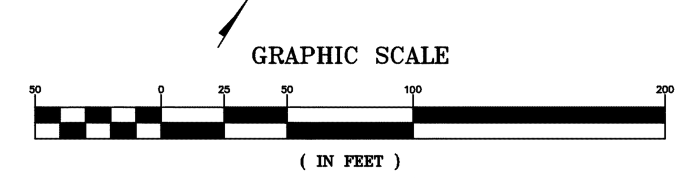
Drawing Number:
C5.4

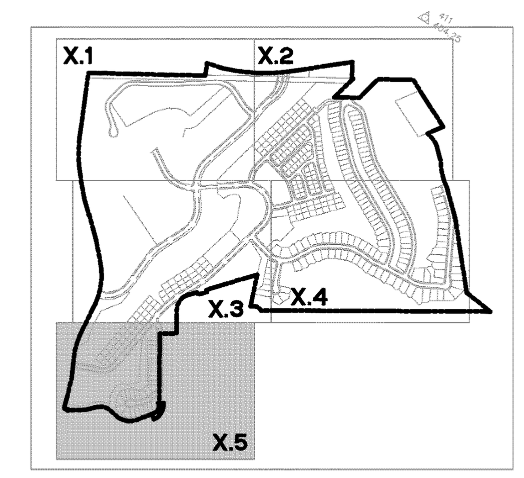


LEGEND:

330	PROPOSED CONTOUR
	RETAINING WALL (HEIGHT VARIES)
330	ROADWAY GRADE
8.8%	SLOPE
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
MVC	MIDPOINT VERTICAL CURVE
PI	POINT OF INTERSECTION
VC	VERTICAL CURVE
164	LOT NUMBER
P=329.0	PAD ELEVATION

ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)





KEY MAP
N.T.S.

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

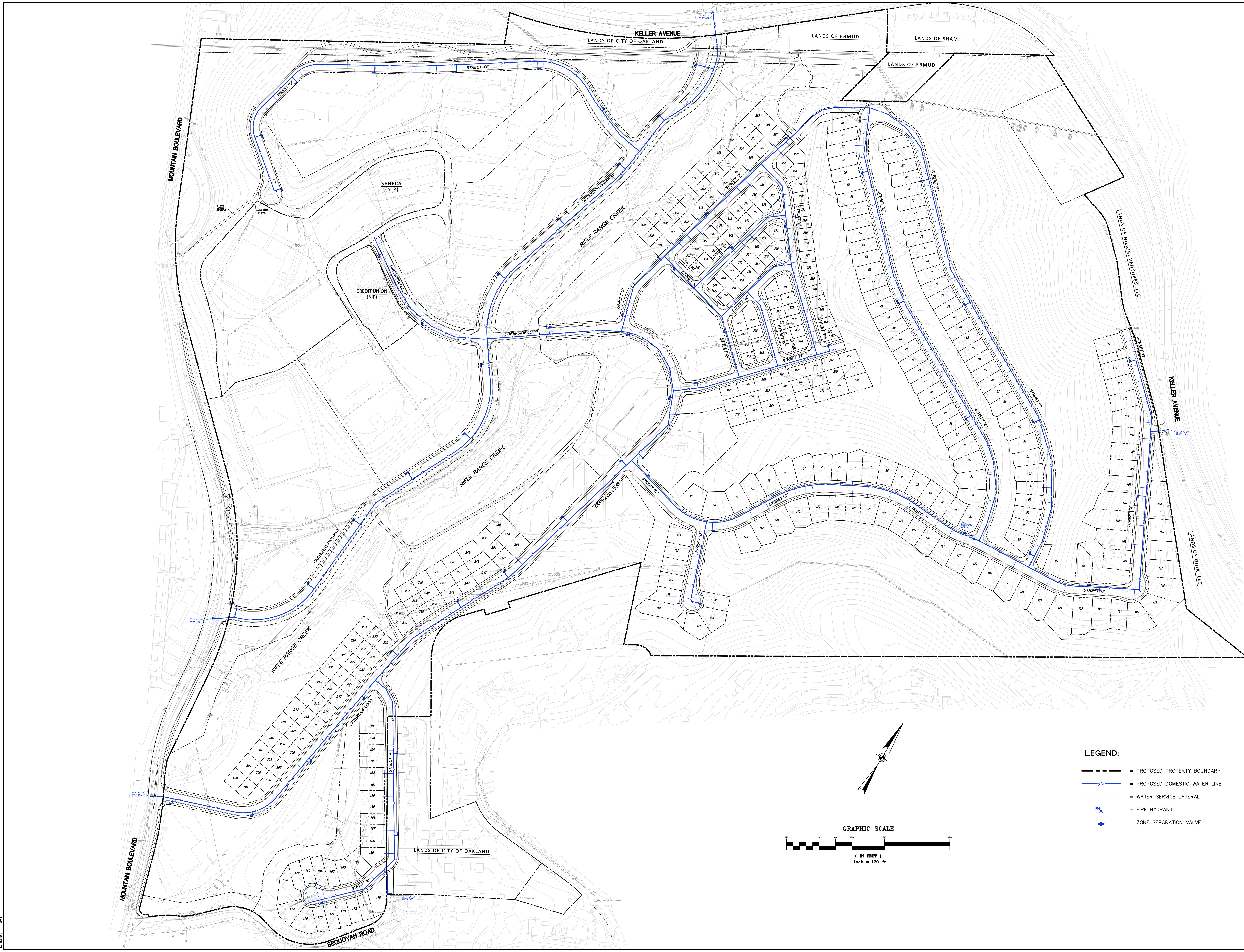
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
GRADING PLAN

OAKLAND ALAMEDA COUNTY CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C5.5



LEGEND:

= PROPOSED PROPERTY BOUNDARY

8"W = PROPOSED DOMESTIC WATER LINE

= WATER SERVICE LATERAL

FH = FIRE HYDRANT

= ZONE SEPARATION VALVE

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

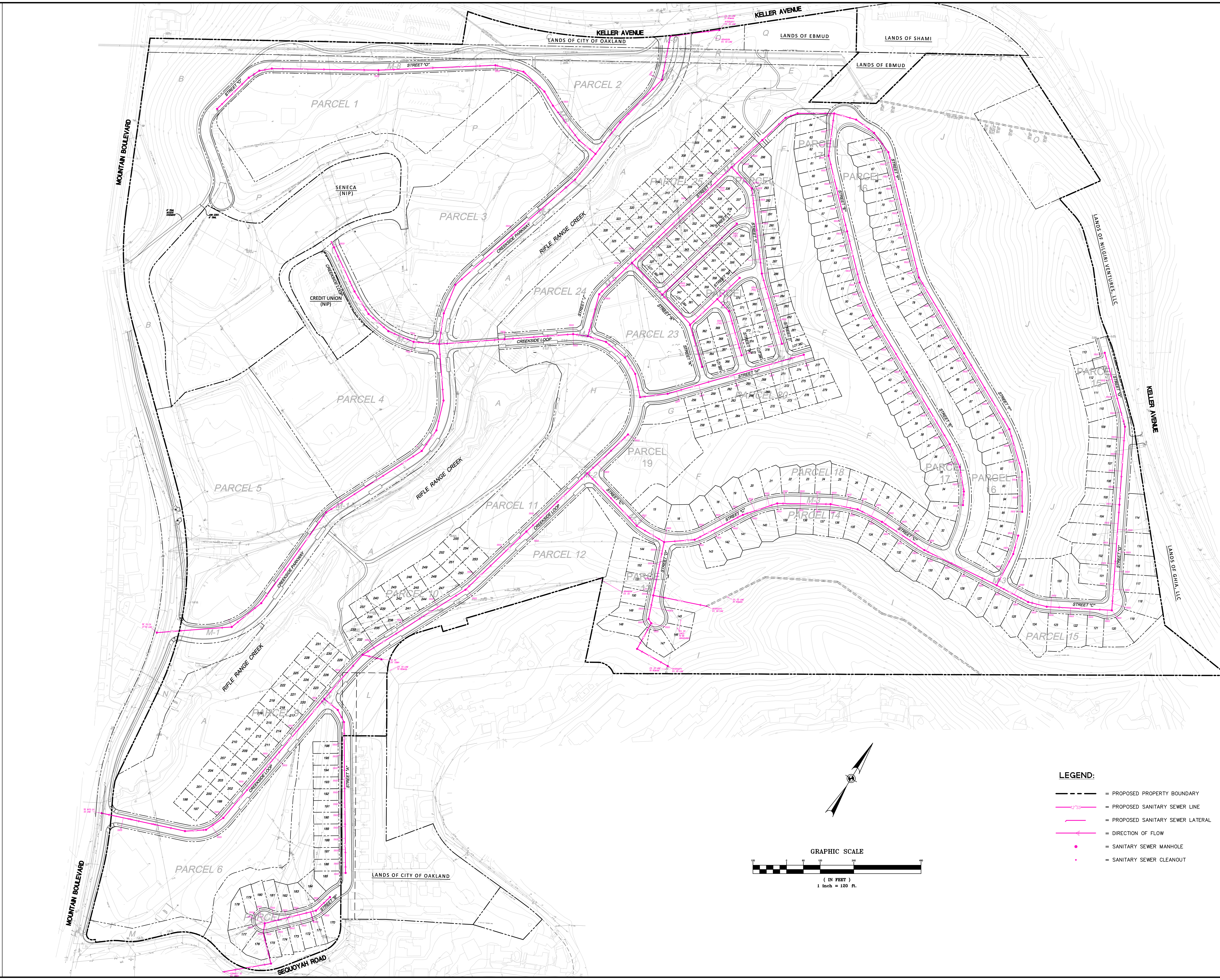
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL POTABLE WATER PLAN

OAKLAND ALAMEDA COUNTY CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=120'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C6.0



LEGEND:

- = PROPOSED PROPERTY BOUNDARY
- = PROPOSED SANITARY SEWER LINE
- = PROPOSED SANITARY SEWER LATERAL
- = DIRECTION OF FLOW
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEANOUT

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL SANITARY SEWER PLAN

OAKLAND — ALAMEDA COUNTY — CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=150'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C6.1

LEGEND:

- = PROPOSED PROPERTY BOUNDARY
- 18"SD = PROPOSED STORM DRAIN LINE
- 12"SD = PROPOSED UNTREATED STORM DRAIN LINE
- = DIRECTION OF FLOW
- = STORM DRAIN MANHOLE
- SDCO = STORM DRAIN CLEANOUT
- = STORM DRAIN CATCH BASIN
- = STORM DRAIN CURB INLET
- = BUBBLER BOX
- = PROPOSED STORM TREATMENT BASIN

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL STORM SEWER PLAN

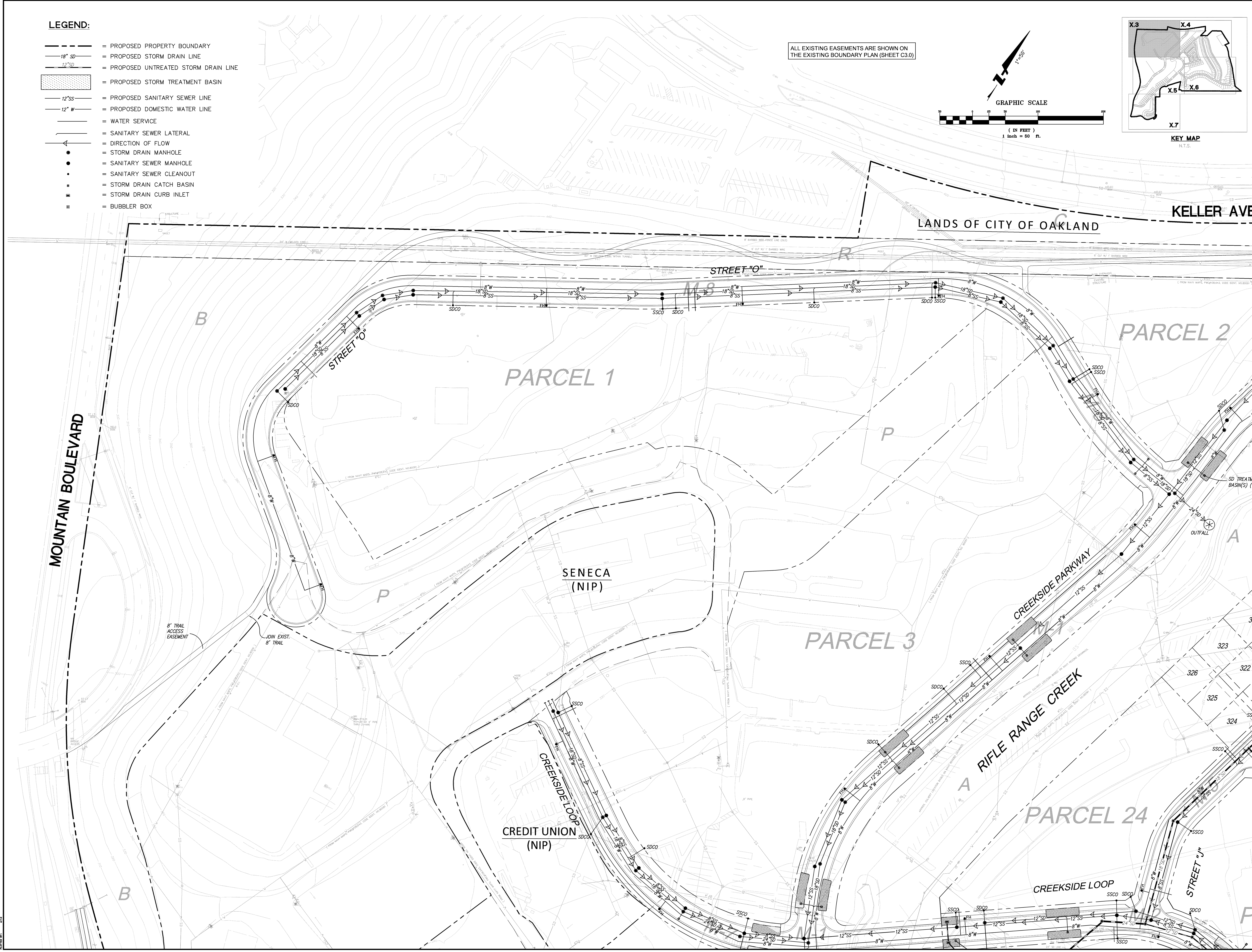
ALAMEDA COUNTY

OAKLAND

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=150'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C6.2



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

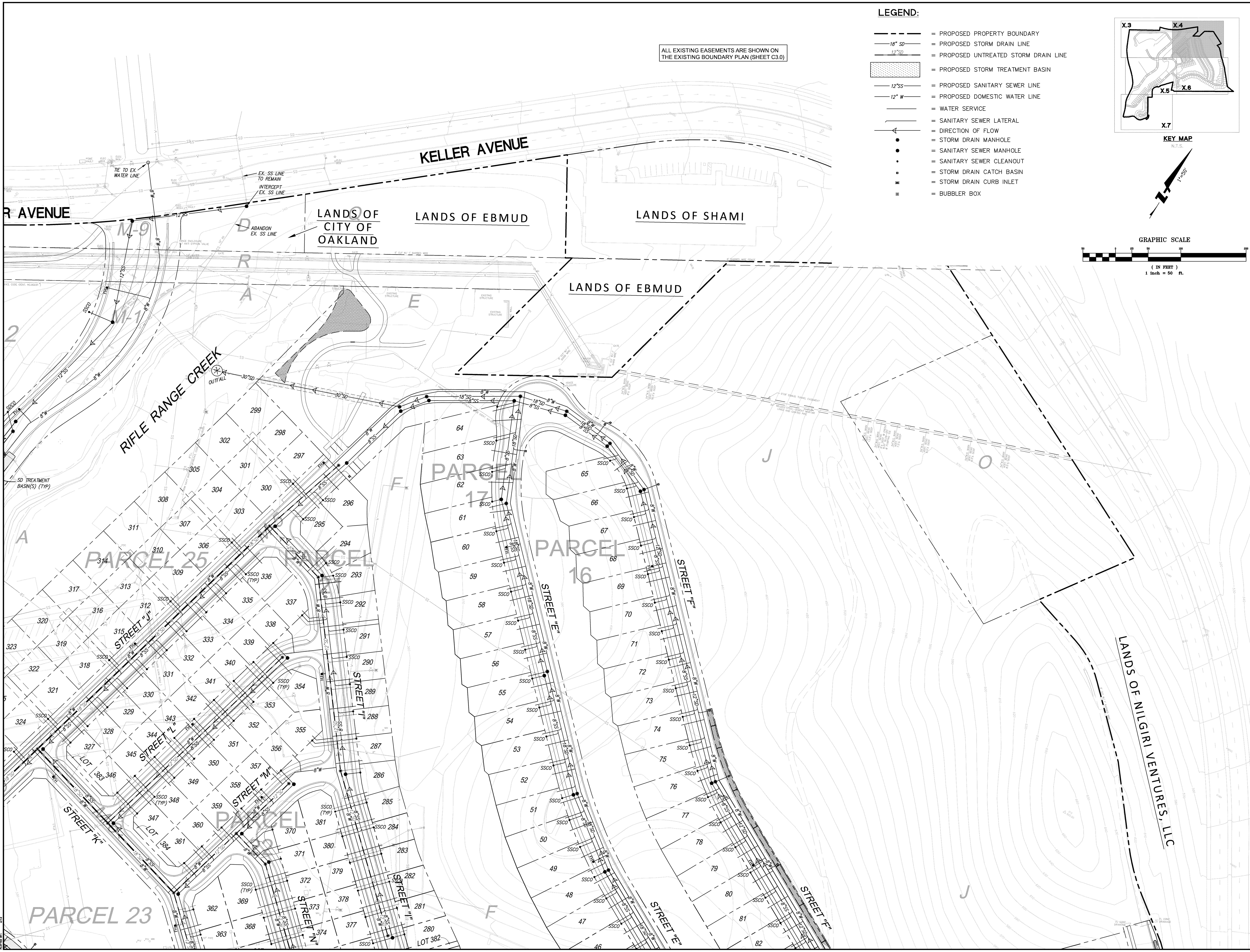
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
UTILITY PLAN

OAKLAND · ALAMEDA COUNTY · CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C6.3



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

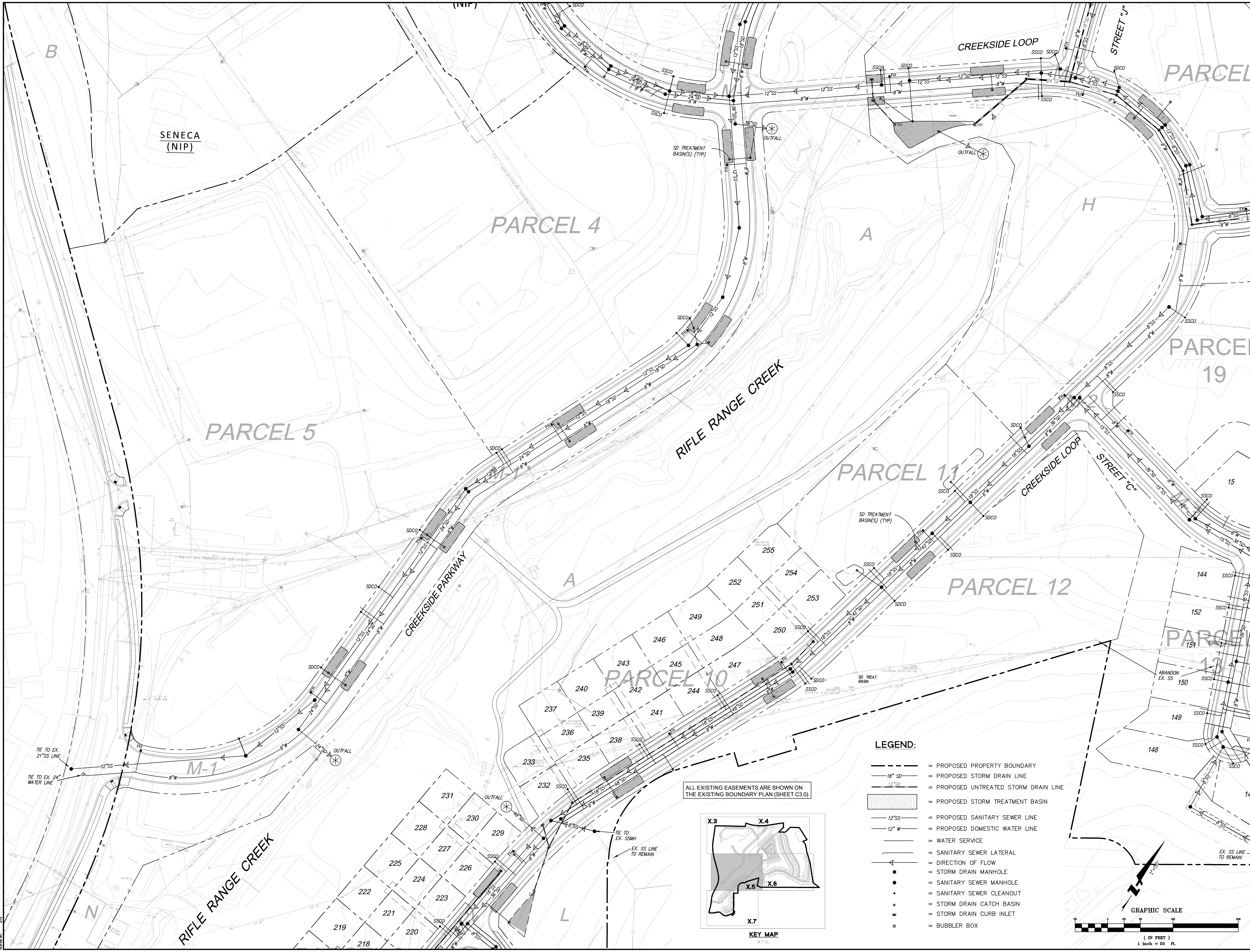
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
UTILITY PLAN

OAKLAND · ALAMEDA COUNTY · CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C6.4



LEGEND:

- = PROPOSED PROPERTY BOUNDARY
- 18" SD = PROPOSED STORM DRAIN LINE
- 12"SD = PROPOSED UNTREATED STORM DRAIN LINE
- = PROPOSED STORM TREATMENT BASIN
- 12"SS = PROPOSED SANITARY SEWER LINE
- 12" W = PROPOSED DOMESTIC WATER LINE
- = WATER SERVICE
- = SANITARY SEWER LATERAL
- = DIRECTION OF FLOW
- = STORM DRAIN MANHOLE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEANOUT
- = STORM DRAIN CATCH BASIN
- = STORM DRAIN CURB INLET
- = BUBBLER BOX

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
UTILITY PLAN

OAKLAND — ALAMEDA COUNTY — CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C6.5

LEGEND:

	= PROPOSED PROPERTY BOUNDARY
18" SD	= PROPOSED STORM DRAIN LINE
12"SD	= PROPOSED UNTREATED STORM DRAIN LINE
	= PROPOSED STORM TREATMENT BASIN
12"SS	= PROPOSED SANITARY SEWER LINE
12" W	= PROPOSED DOMESTIC WATER LINE
	= WATER SERVICE
	= SANITARY SEWER LATERAL
	= DIRECTION OF FLOW
	= STORM DRAIN MANHOLE
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER CLEANOUT
	= STORM DRAIN CATCH BASIN
	= STORM DRAIN CURB INLET
	= BUBBLER BOX

ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

KEY MAP
N.T.S.

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

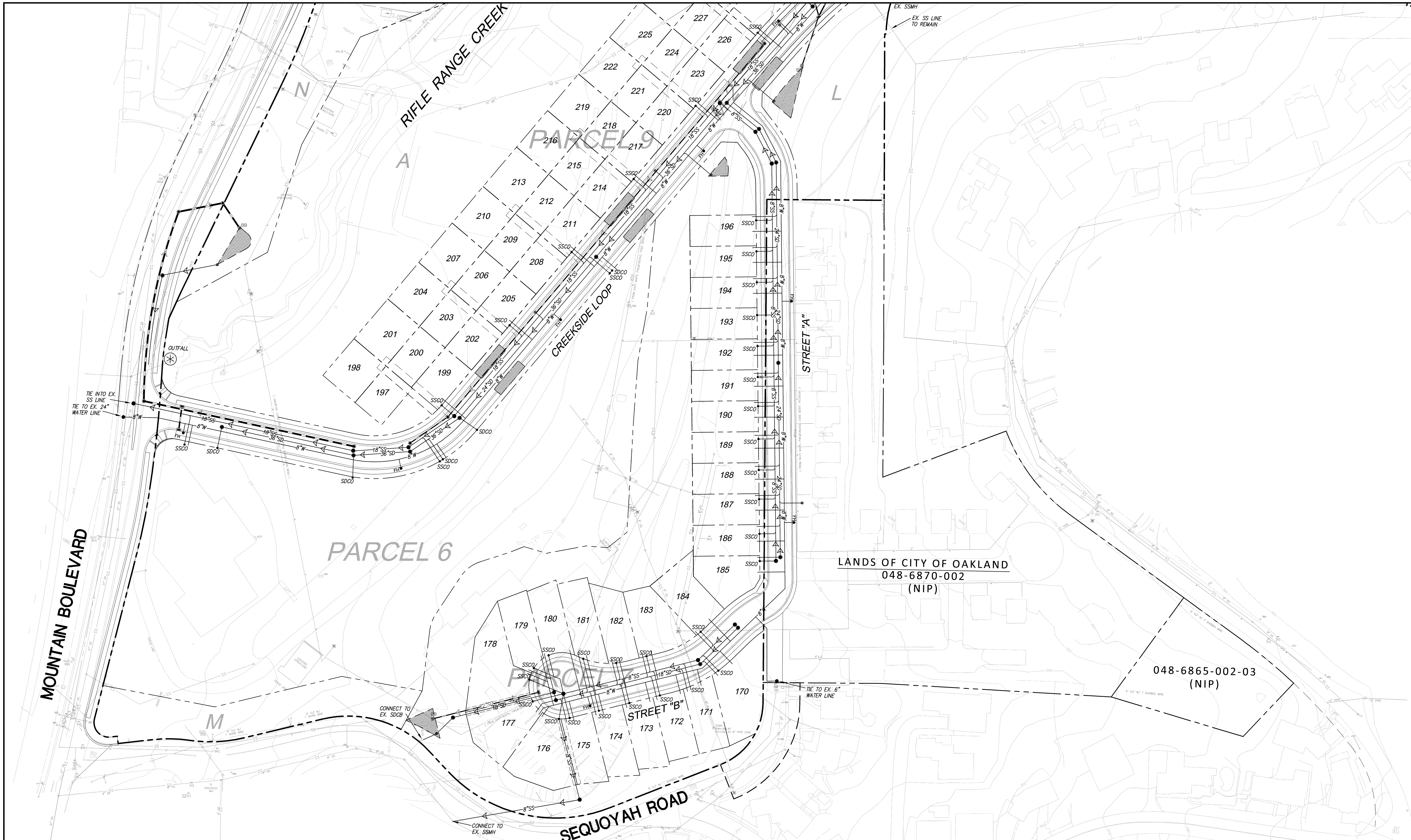
VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
UTILITY PLAN

OAKLAND — ALAMEDA COUNTY — CALIFORNIA

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C6.6



LEGEND:

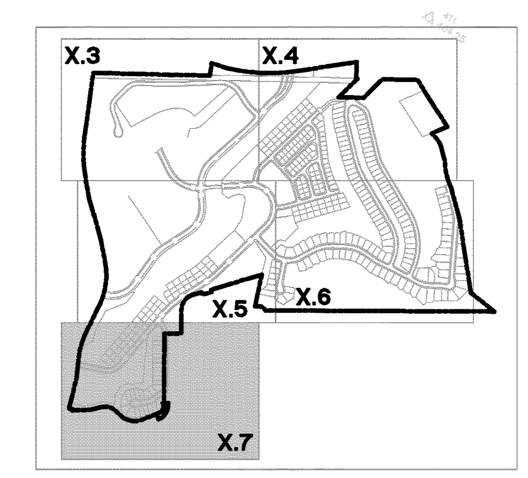
- = PROPOSED PROPERTY BOUNDARY
- 18" SD = PROPOSED STORM DRAIN LINE
- 12" SD = PROPOSED UNTREATED STORM DRAIN LINE
- = PROPOSED STORM TREATMENT BASIN
- 12" SS = PROPOSED SANITARY SEWER LINE
- 12" W = PROPOSED DOMESTIC WATER LINE
- = WATER SERVICE
- = SANITARY SEWER LATERAL
- = DIRECTION OF FLOW
- = STORM DRAIN MANHOLE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEANOUT
- = STORM DRAIN CATCH BASIN
- = STORM DRAIN CURB INLET
- = BUBBLER BOX

ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)

1"=50'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



KEY MAP
N.T.S.

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
UTILITY PLAN

ALAMEDA COUNTY

CALIFORNIA

OAKLAND

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=50'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C6.7

LEGEND

#	DRAINAGE MANAGEMENT AREA (DMA) LABEL
	MAJOR DRAINAGE AREA BOUNDARY
	MINOR DRAINAGE AREA BOUNDARY
	PROPOSED BIORETENTION BASIN
	FLOW DIRECTION
	SELF TREATING AREAS
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN (UNTREATED)

GENERAL 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.
3. ALL COMMERCIAL AND MULTI-FAMILY PARCELS WILL PROVIDE STORMWATER TREATMENT WITHIN THE PARCEL.

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL STORMWATER TREATMENT PLAN

ALAMEDA COUNTY

OAKLAND

No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=120'
Design: JN
Drawn: AN/EA
Approved: JN
Job No. 20056154

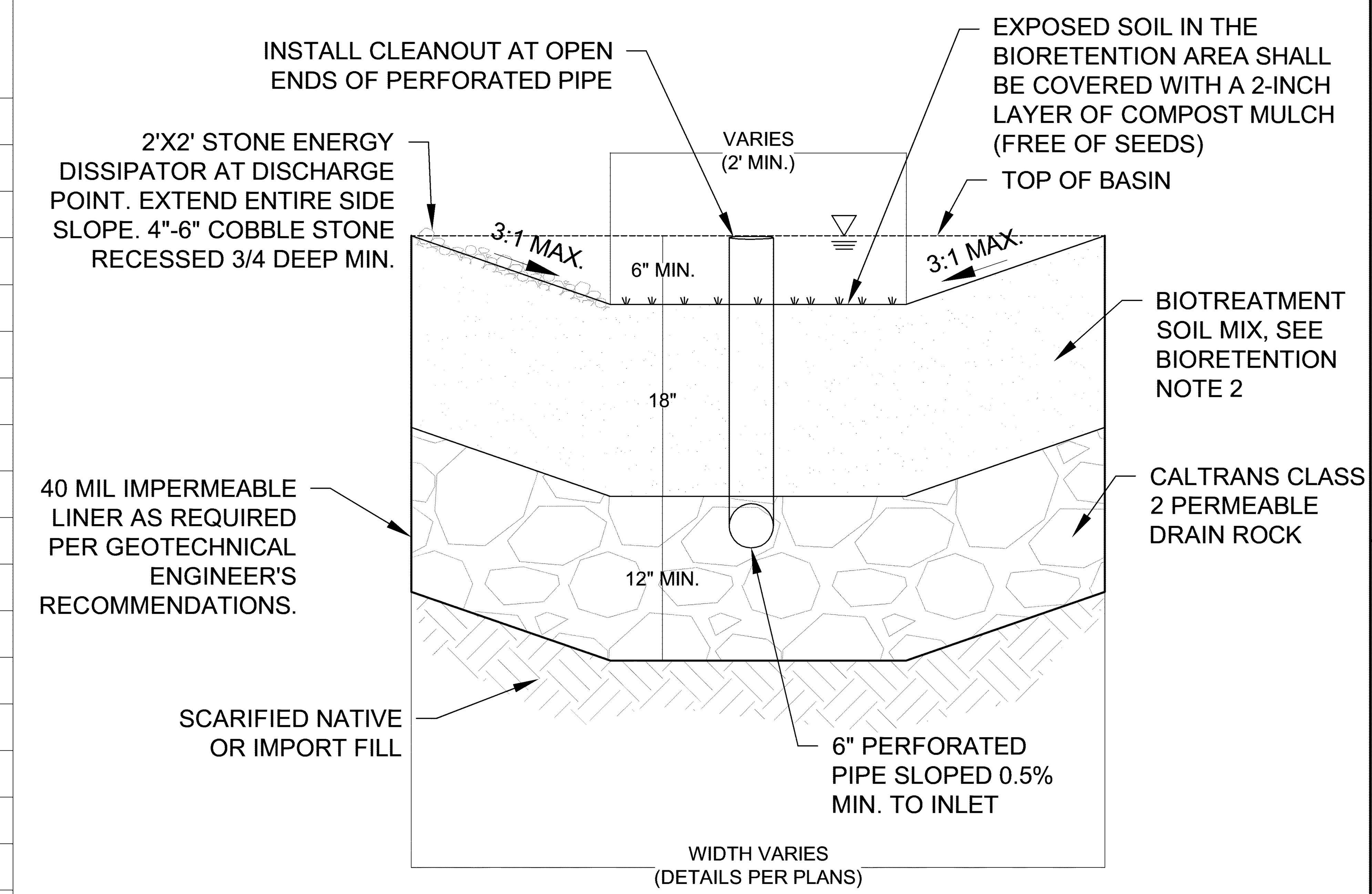
Drawing Number:
C7.0

© BKF ENGINEERS

STORMWATER TREATMENT PLAN SUMMARY

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL DRAINAGE AREA (ACRES)	PROPOSED IMPERVIOUS SURFACE AREA (ACRES)	PROPOSED PERVIOUS SURFACE AREA (ACRES)	REQUIRED TREATMENT VOLUME (Ac.-Ft.)	PROPOSED TREATMENT VOLUME (Ac.-Ft)	PROPOSED TREATMENT METHOD
1	11.46	7.21	4.25	0.60	0.60	BIORETENSION BASIN 1
2	1.95	1.33	0.62	0.11	0.11	BIORETENSION BASIN 2
3	3.50	2.56	0.94	0.20	0.20	BIORETENSION BASIN 3
4	-	-	-	-	-	NOT IN PROJECT (NIP)
5	1.98	1.37	0.6	0.10	0.10	BIORETENSION BASIN 5
6	2.52	1.77	0.76	0.14	0.14	BIORETENSION BASIN 6
7	2.79	1.93	0.86	0.15	0.15	BIORETENSION BASIN 7
8	10.5	7.30	3.21	0.58	0.74	BIORETENSION BASIN 8
9	1.48	1.02	0.47	0.07	0.74	BIORETENSION BASIN 8
10A	9.16	6.71	2.44	0.53	0.66	BIORETENSION BASIN 10
10B	2.21	1.43	0.77	0.11	0.11	BIORETENTION SWALE
1*	8.98	7.18	1.80	0.56	0.56	BIORETENTION BASIN
2*	5.09	4.07	1.02	0.32	0.32	BIORETENTION BASIN
3*	6.65	5.32	1.33	0.41	0.41	BIORETENTION BASIN
4*	5.39	4.31	1.08	0.34	0.34	BIORETENTION BASIN
5*	2.71	2.17	0.54	0.17	0.17	BIORETENTION BASIN
B*	2.56	2.05	0.51	0.16	0.16	BIORETENTION BASIN
7*	2.10	1.68	0.42	0.13	0.13	BIORETENTION BASIN
8*	1.59	1.27	0.32	0.10	0.10	BIORETENTION BASIN
9*	2.14	1.71	0.43	0.13	0.13	BIORETENTION BASIN
10*	2.43	1.94	0.49	0.15	0.15	BIORETENTION BASIN
11*	1.23	0.98	0.25	0.08	0.08	BIORETENTION BASIN
12*	1.55	1.24	0.31	0.10	0.10	BIORETENTION BASIN
13*	1.79	1.43	0.36	0.11	0.11	BIORETENTION BASIN
14*	1.56	1.25	0.31	0.10	0.10	BIORETENTION BASIN
CREEKSIDE LOOP (TYP.)	0.18	0.16	0.02	0.006	0.009	BIORETENTION BASIN PER DETAIL "B"
CREEKSIDE PARKWAY (TYP.)	0.18	0.16	0.02	0.006	0.009	BIORETENTION BASIN PER DETAIL "B"

* STORMWATER TREATMENT TO OCCUR WITHIN PARCEL



BIORETENTION BASIN DETAIL "A" (TYPICAL)

NOT TO SCALE

BIORETENTION NOTES:

1. STENCIL "NO DUMPING, FLOWS TO BAY" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO STORM DRAIN INLET

2. BIOTREATMENT SOIL MIX

   2.A. BIOTREATMENT SOIL MIX SHALL CONFORM TO THE SPECIFICATION PROVIDED IN ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (WHICH ARE ALSO INCLUDED IN APPENDIX C OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK).

   2.B. ACHIEVE A LONG-TERM, IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.

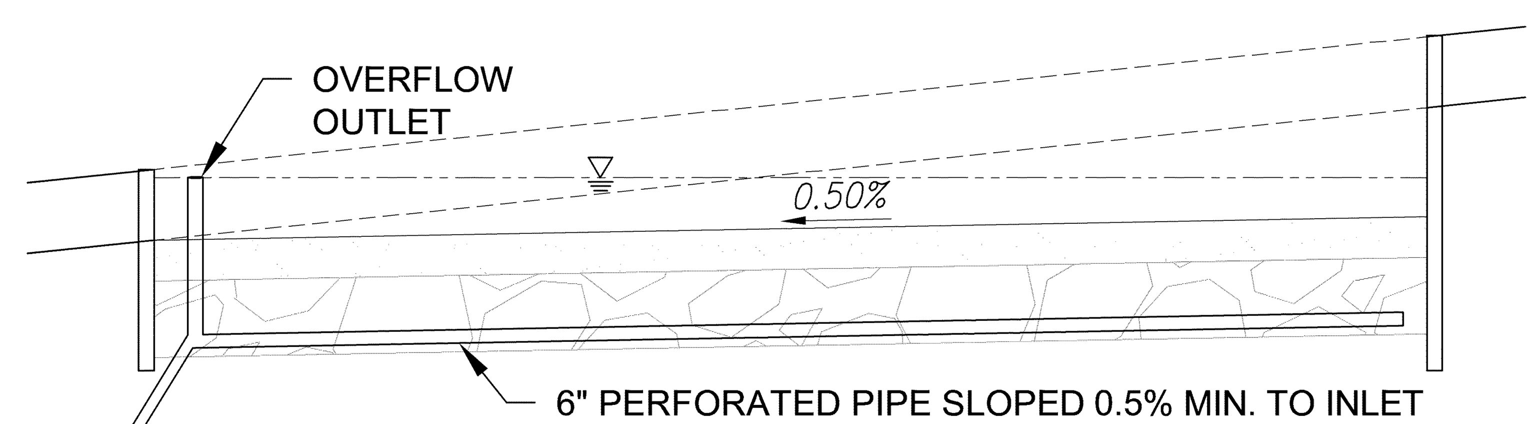
   2.C. SUPPORT VIGOROUS PLANT GROWTH.

   2.D. CONSISTS OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS.

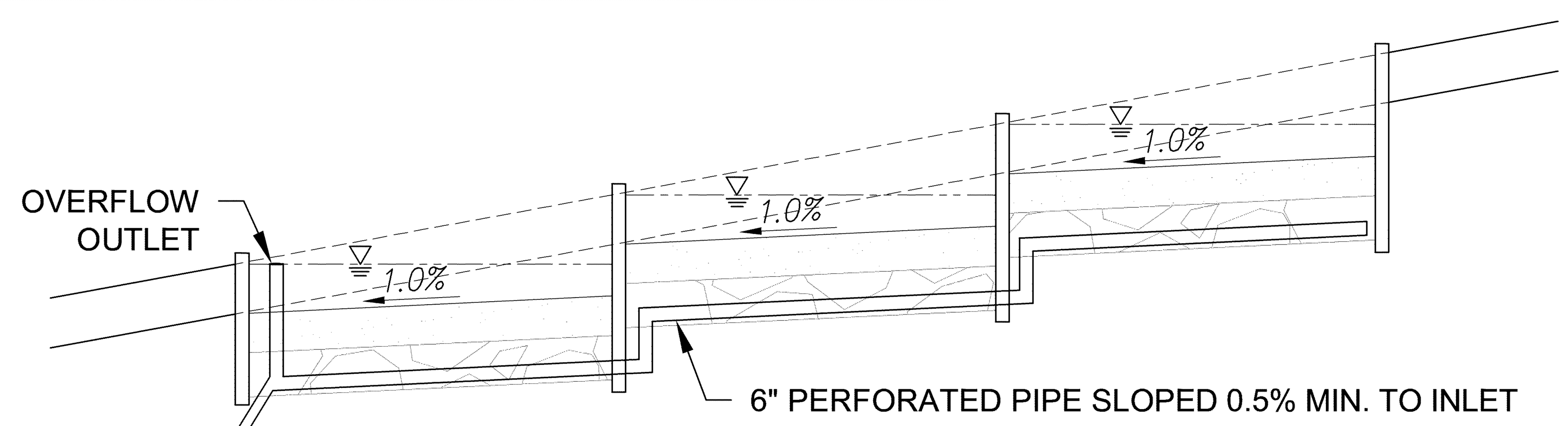
   60%-70% SAND
   30%-40% COMPOST

3. COMPACTION OF THE UNDERLYING SOILS BELOW THE BIORETENTION AREA SHOULD BE AVOIDED.

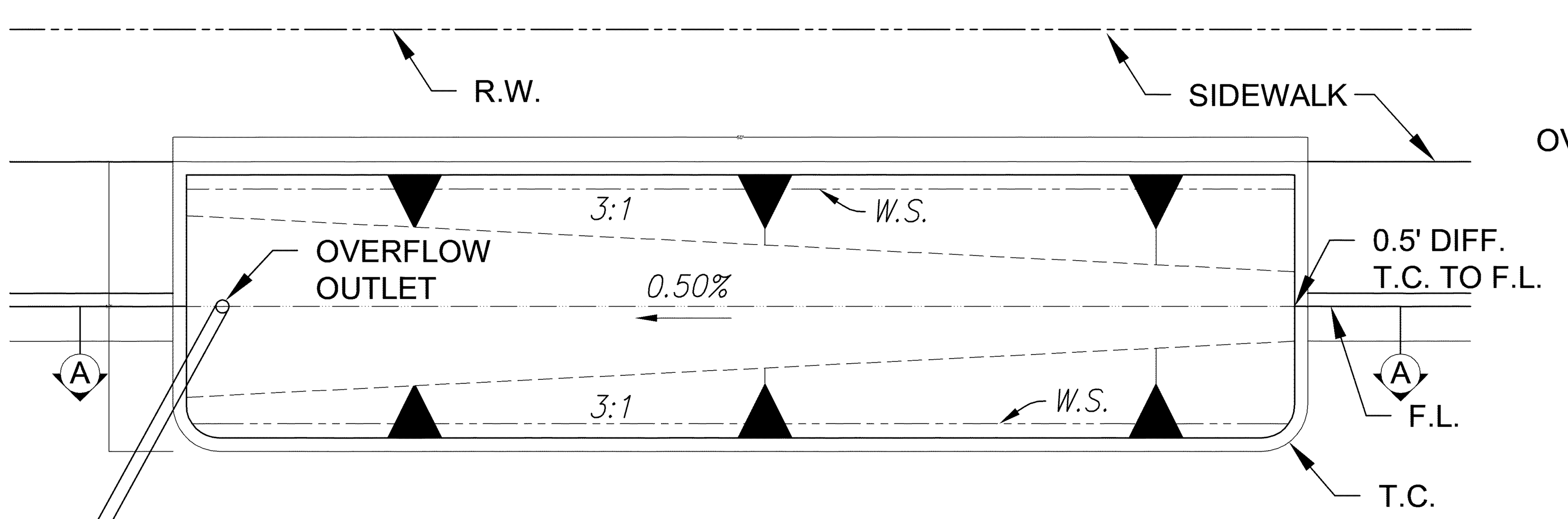
4. PLANTING FOR BIORETENTION AREAS SHALL BE DROUGHT TOLERANT PLANTS AND CONFORM TO THE PLANT LIST PROVIDED IN APPENDIX D OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK.



A-A

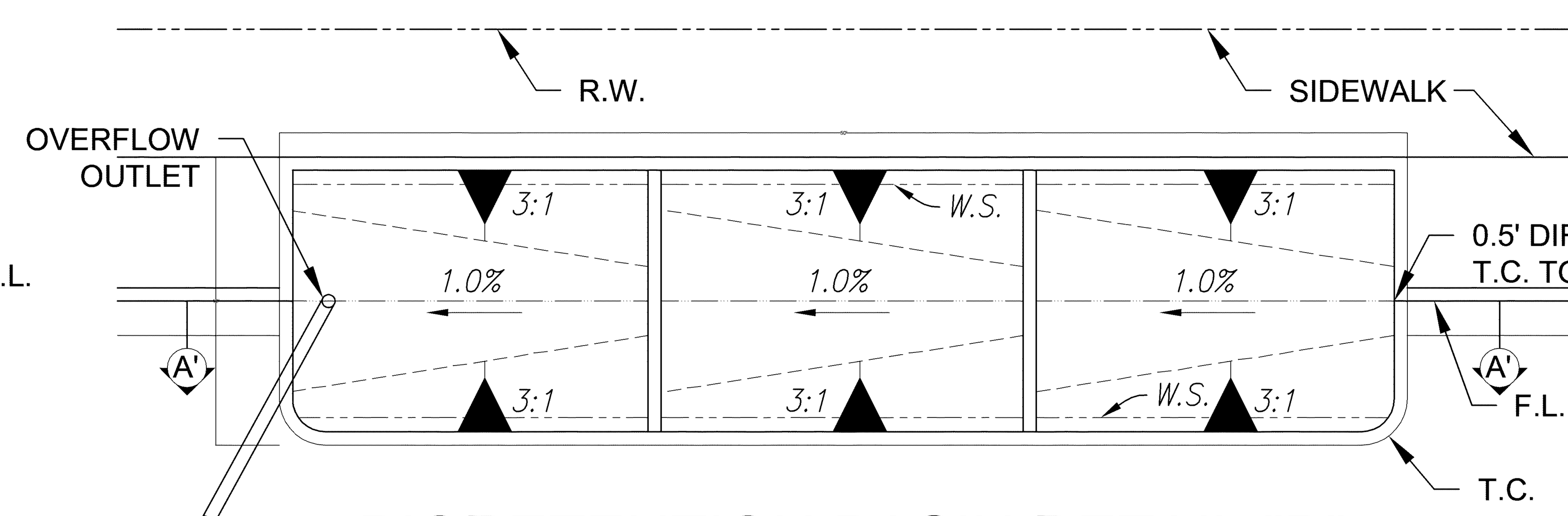


A'-A'



BIORETENTION BASIN DETAIL "B"

FOR CREEKSIDE LOOP & CREEKSIDE PARKWAY
FLAT STREET CONDITION (TYPICAL)
NOT TO SCALE



BIORETENTION BASIN DETAIL "B"

FOR CREEKSIDE LOOP & CREEKSIDE PARKWAY
STEEP STREET CONDITION (TYPICAL)
NOT TO SCALE

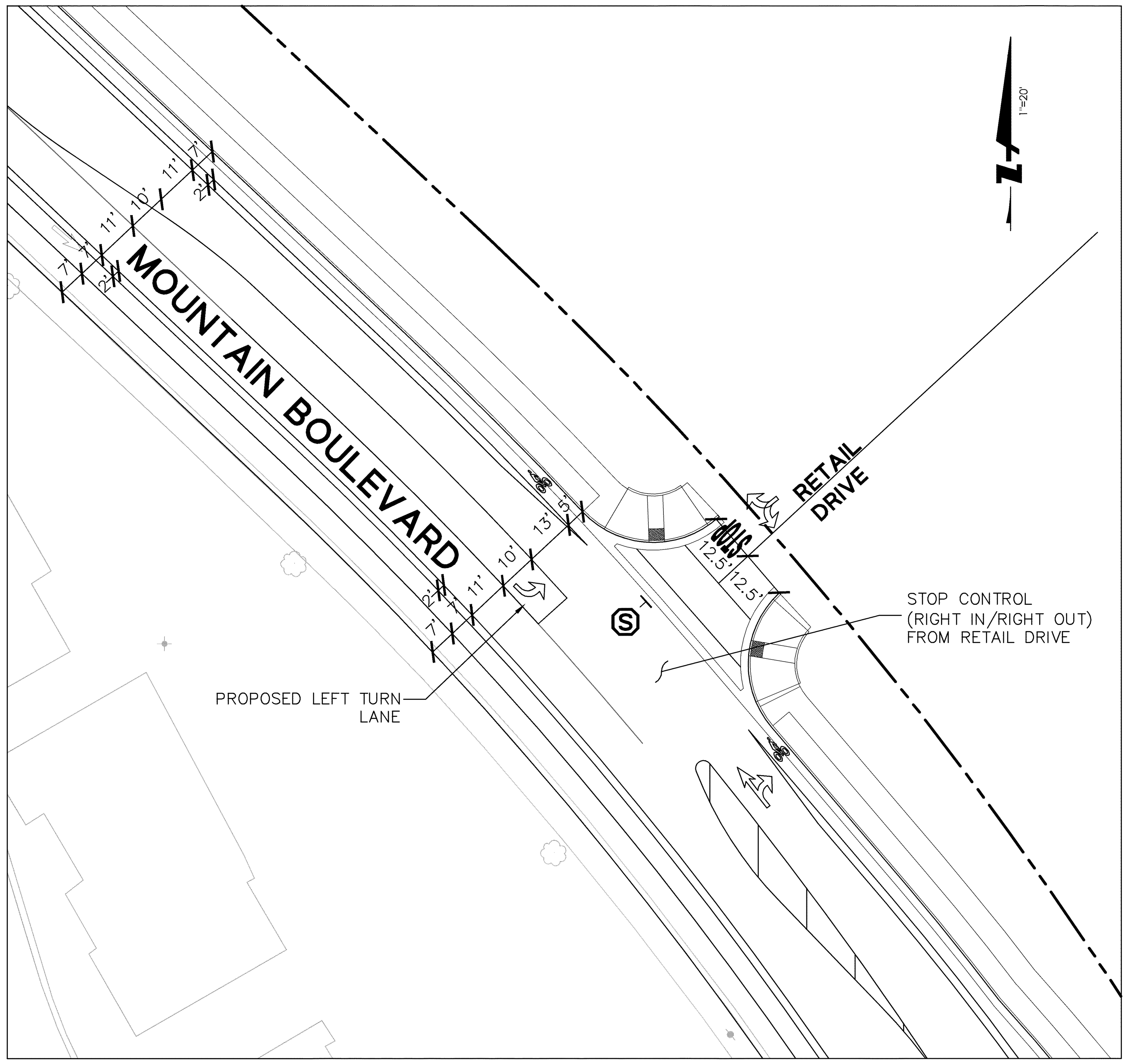
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
STORMWATER TREATMENT PLAN
OAKLAND ALAMEDA COUNTY CALIFORNIA

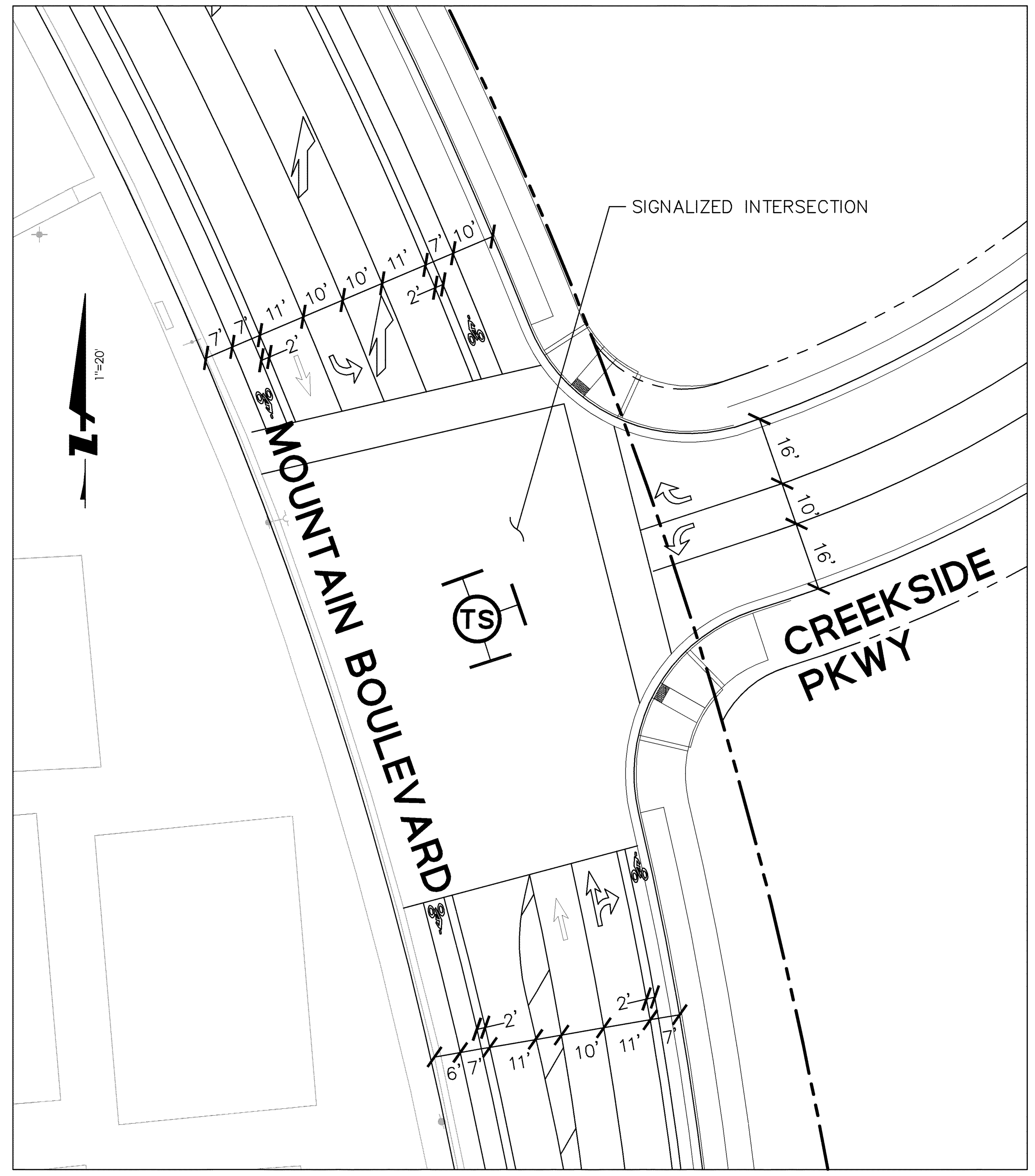
No.	Revisions
	09/25/17 City Submitted #3
	01/30/17 City Submitted #2
	05/16/16 City Submitted

Job No. 20056154

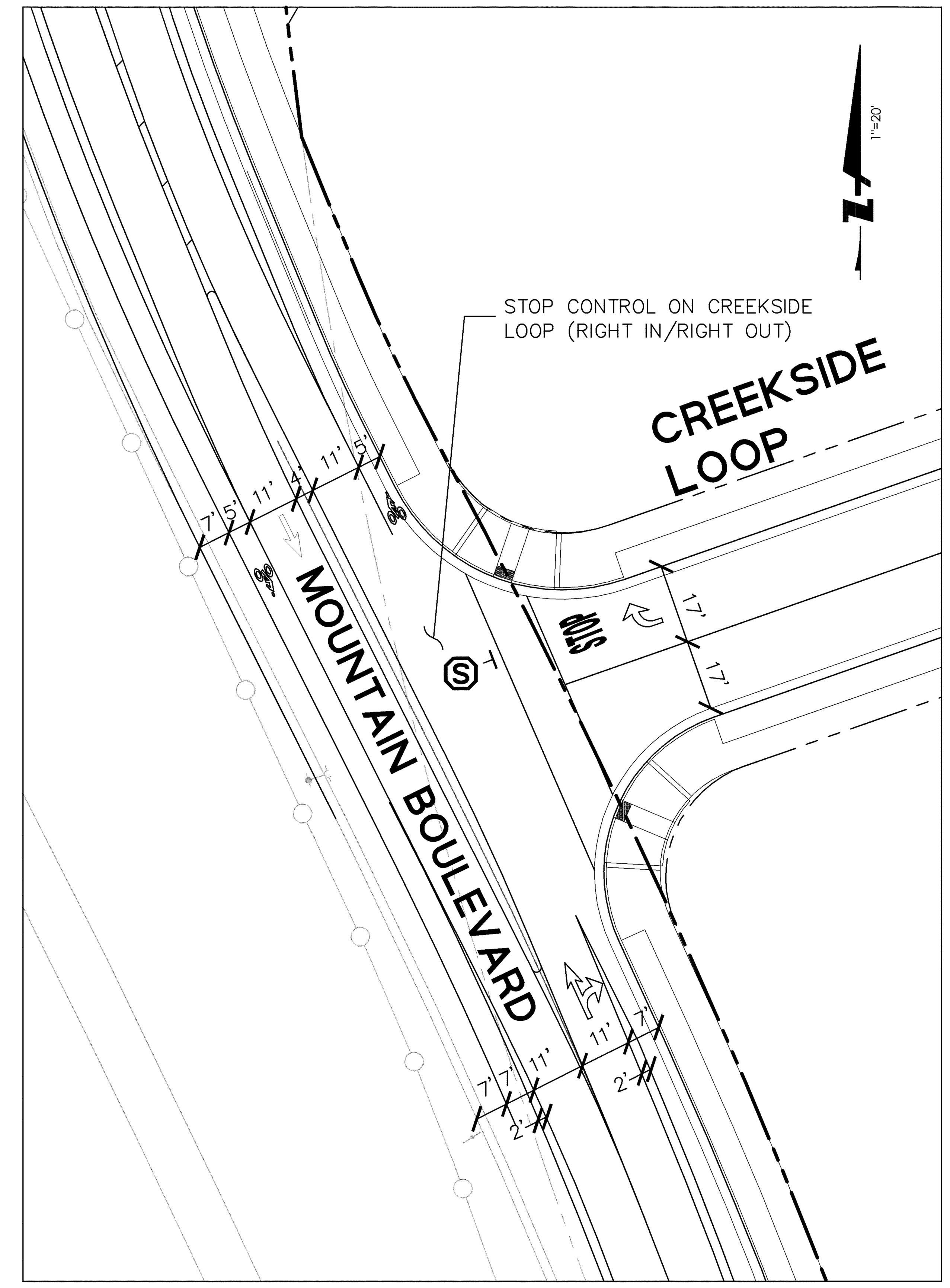
Drawing Number: C7.1



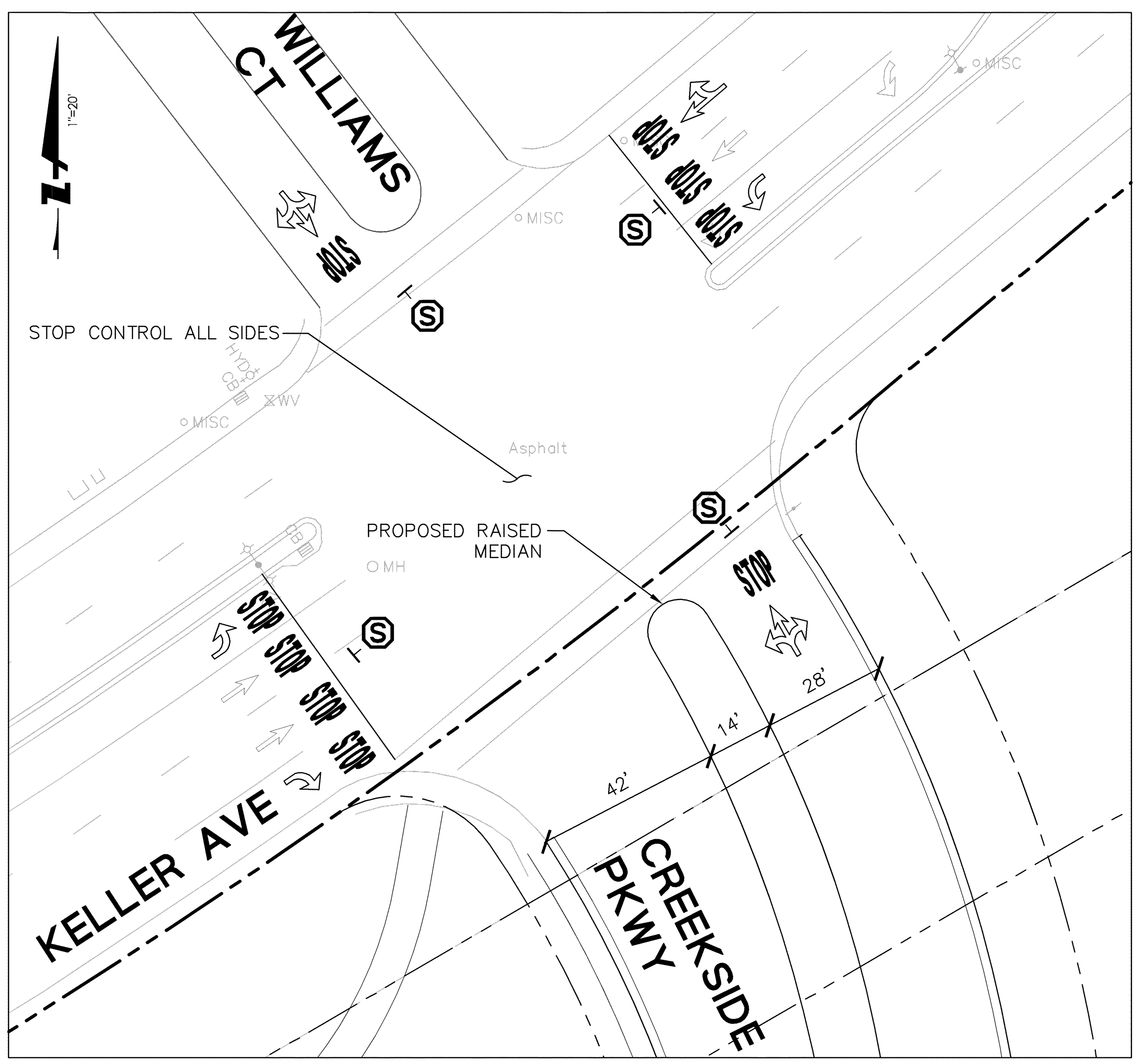
1 MOUNTAIN BLVD AT RETAIL DRIVE
SCALE: 1"=20'



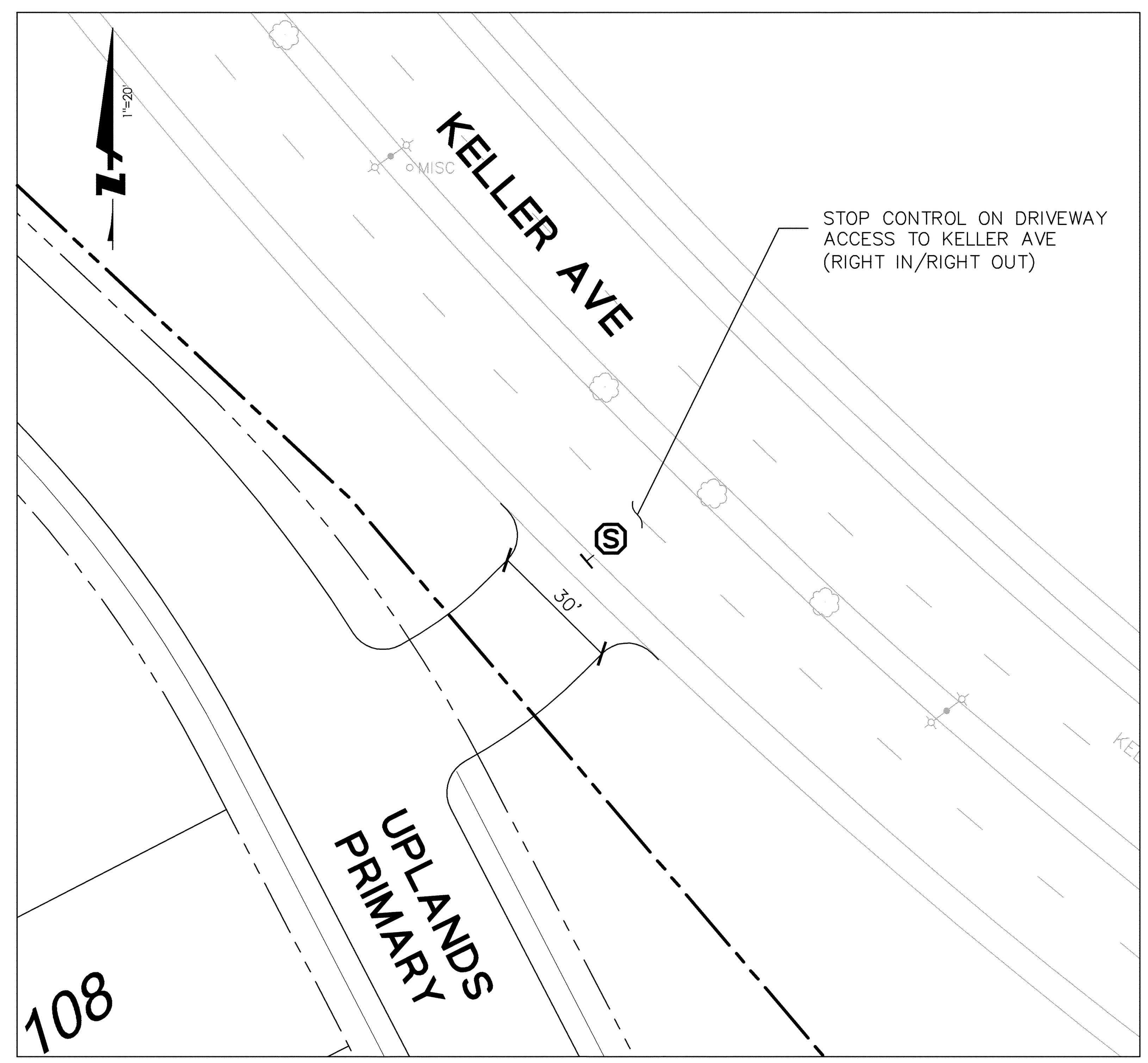
2 OFF-SITE INTERSECTION
MOUNTAIN BLVD AT CREEKSIDE PKWY
SCALE: 1"=20'



3 OFF-SITE INTERSECTION
MOUNTAIN BLVD AT CREEKSIDE LOOP
SCALE: 1"=20'



4 OFF-SITE INTERSECTION
KELLER AVE AT CREEKSIDE PKWY
SCALE: 1"=20'



5 OFF-SITE INTERSECTION
KELLER AVE AT UPLANDS PRIMARY
SCALE: 1"=20'

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
INTERSECTION DETAILS

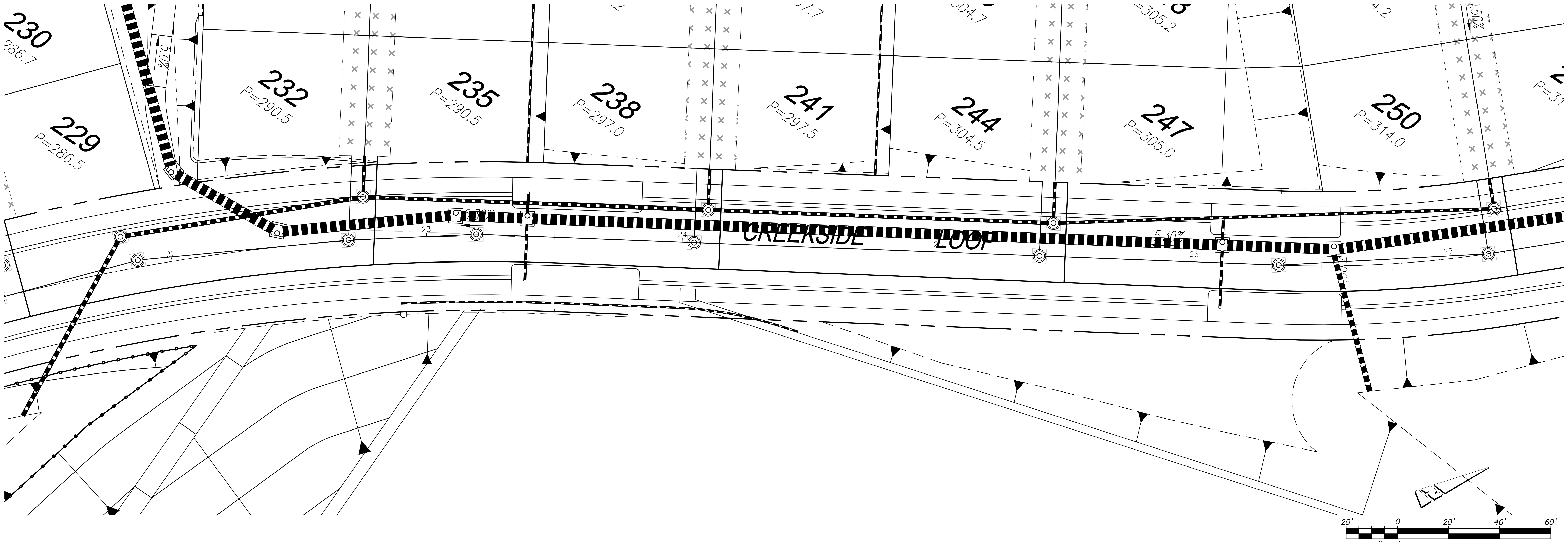
OAKLAND — ALAMEDA COUNTY — CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

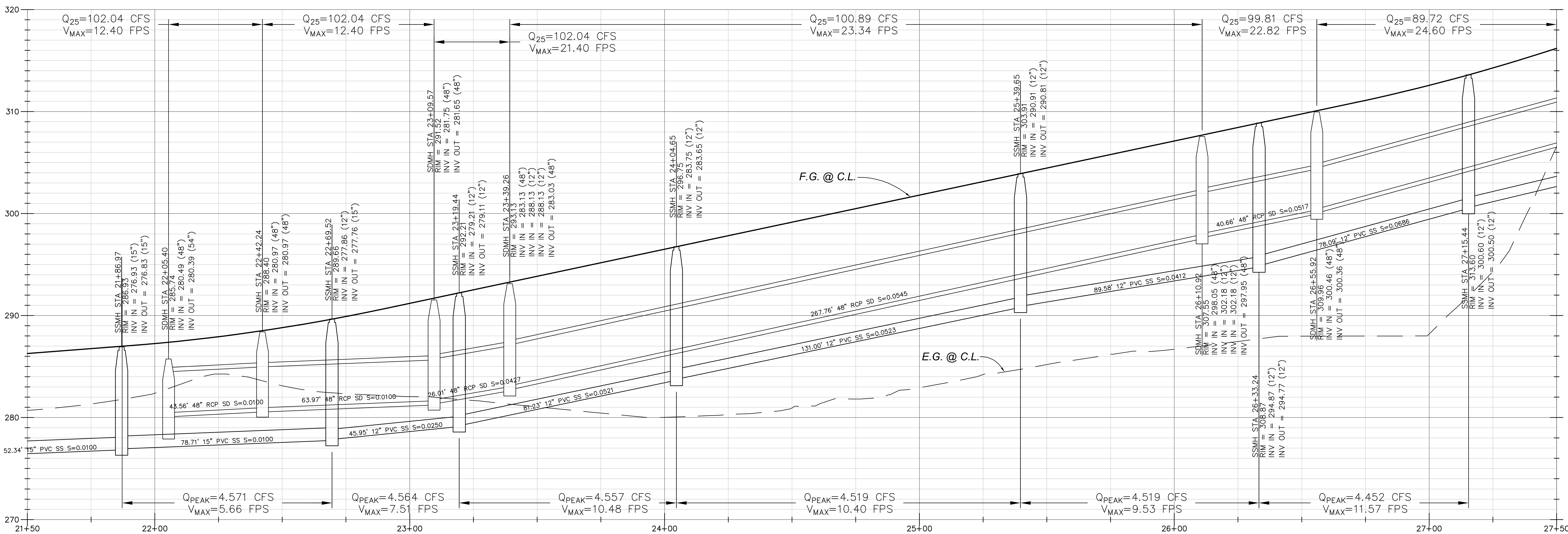
No.	Revisions
	09/25/17 City Submittal #3
	01/30/17 City Submittal #2
	05/16/16 City Submittal

Date: 06/09/17
Scale: 1"=20'
Design: JN
Drawn: AN/EA
Approved: JN
Job No: 20056154

Drawing Number:
C8.0



CREEKSIDE LOOP PLAN
SCALE: 1" = 20'



CREEKSIDE LOOP PROFILE
HORIZ: 1" = 20'
VERT: 1" = 5'

PREPARED BY:

PROACTIVE ENGINEERING WEST

CONSULTANTS WEST

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2016

DATE

SEAL:

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTEY
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

OAK KNOLL

IMPROVEMENT PLANS
PLAN AND PROFILE - CREEKSIDE LOOP
STA. 21+86.97 TO 27+50.00

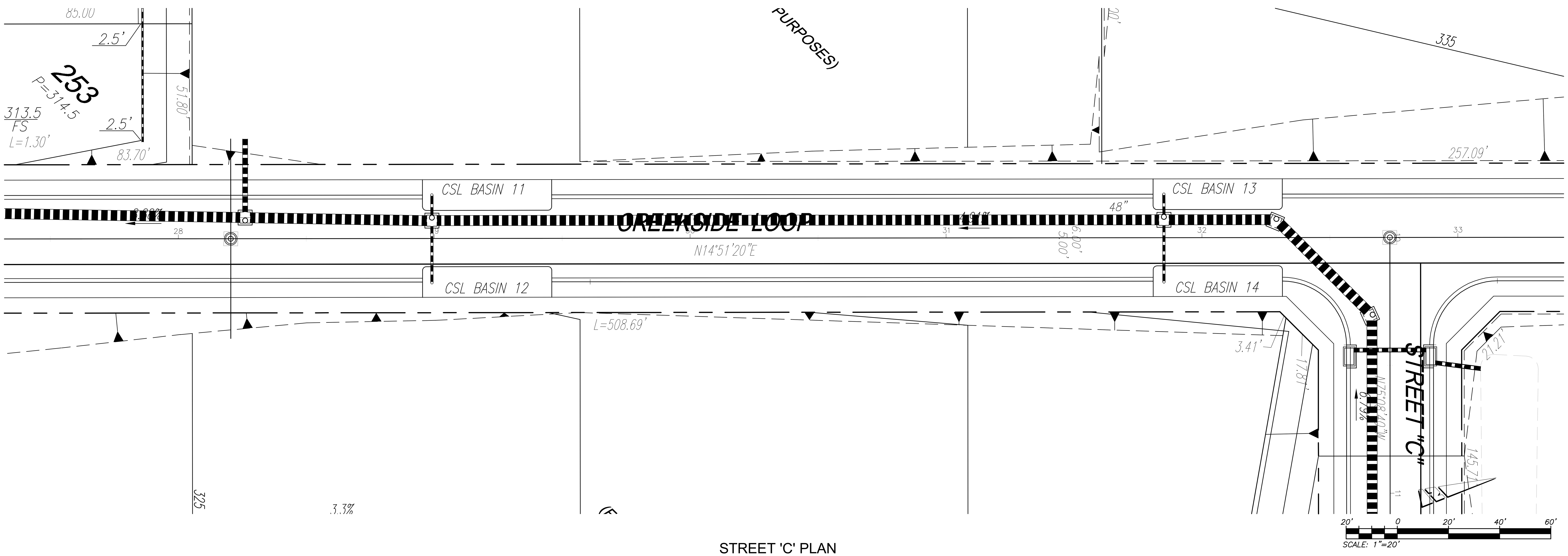
CITY OF OAKLAND | ALAMEDA COUNTY | CALIFORNIA

REVISIONS

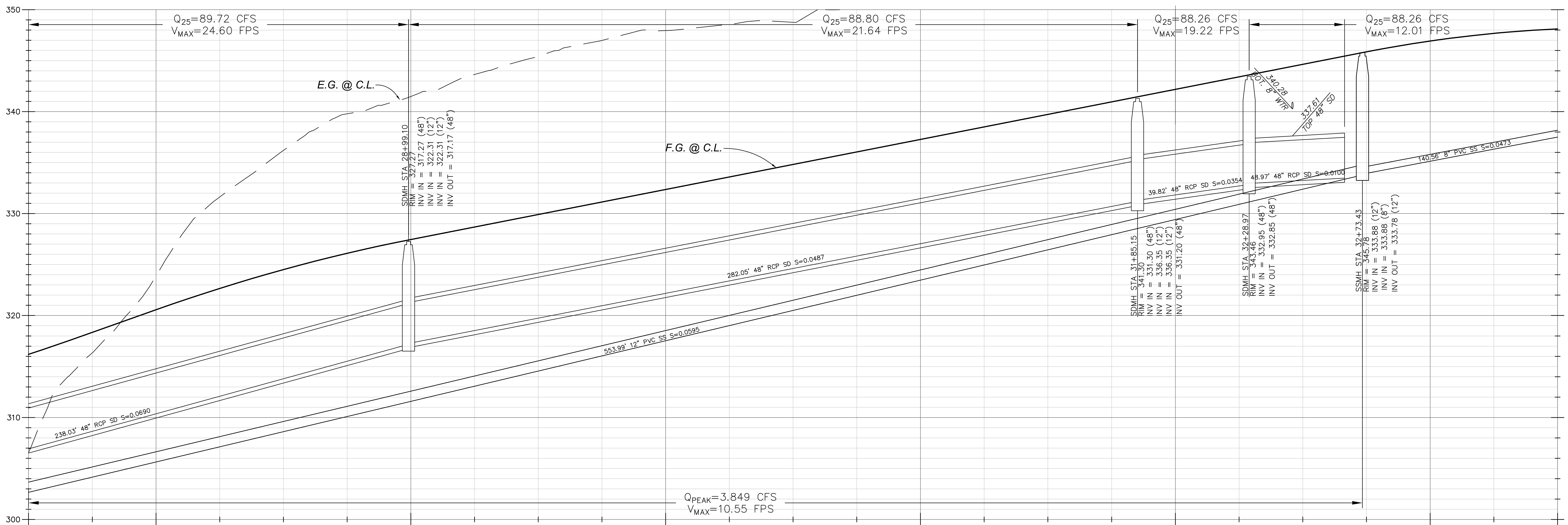
NO.	DATE	

DATE:	03/24/16
SCALE:	AS NOTED
DESIGN BY:	PEC WEST
DRAWN BY:	PEC WEST
CHECKED BY:	PEC WEST
JOB NO.:	01.117.000

SHEET NO.:
1 OF 2



STREET 'C' PLAN
SCALE: 1" = 20'



STREET 'C' PROFILE
HORIZ: 1" = 20'
VERT: 1" = 5'

PREPARED BY:

PROACTIVE ENGINEERING WEST
CONSULTANTS WEST

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2016

DATE

SEAL:

OAK KNOLL

IMPROVEMENT PLANS
PLAN AND PROFILE - CREEKSIDE LOOP
STA. 27+50.00 TO 33+50.00

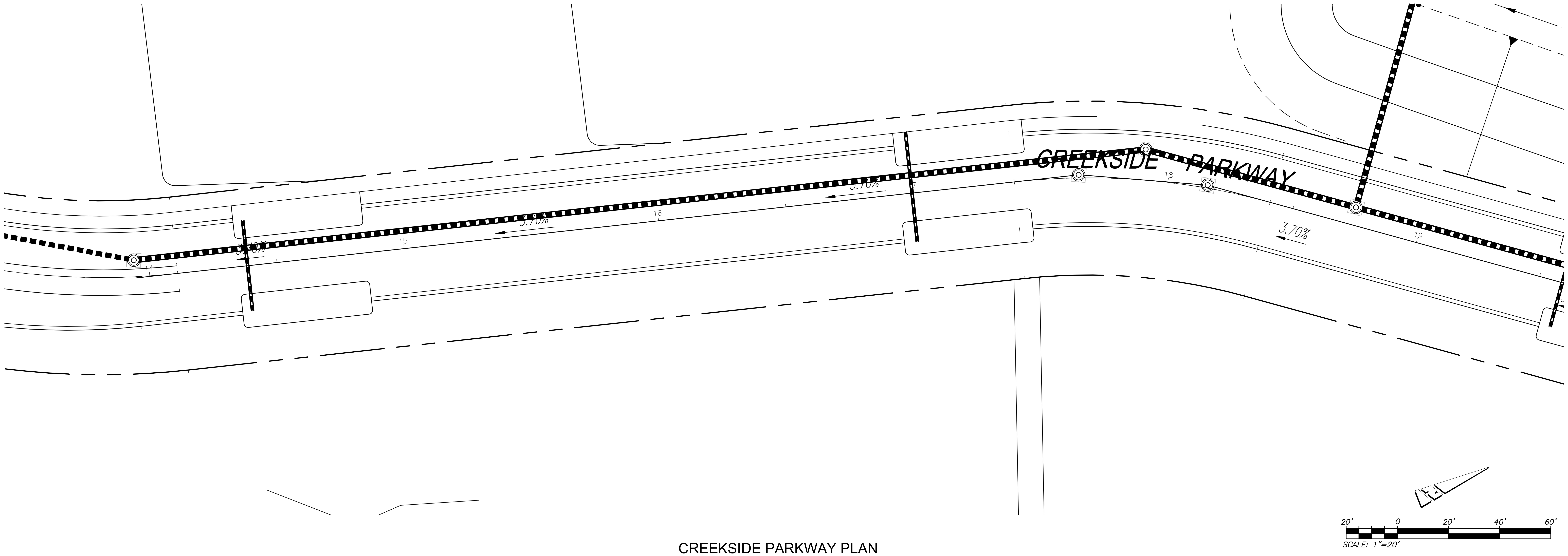
CITY OF OAKLAND
ALAMEDA COUNTY
CALIFORNIA

REVISIONS

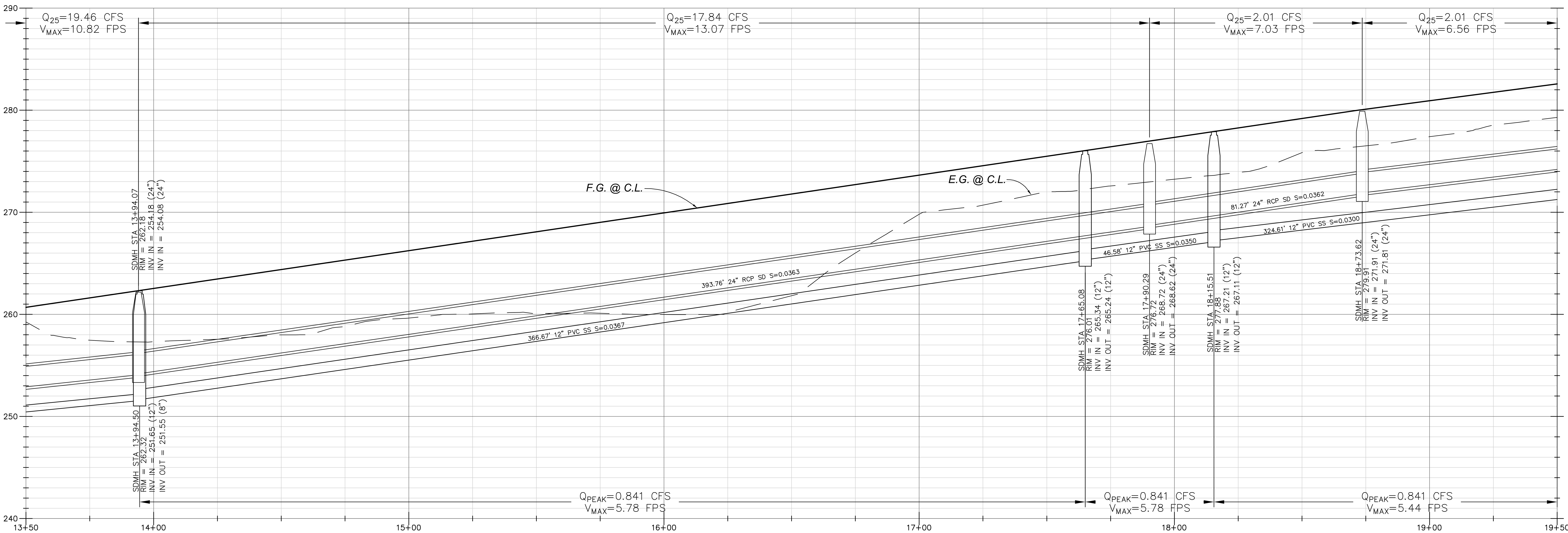
DATE	NO.

DATE: 03/24/16
SCALE: AS NOTED
DESIGN BY: PEC WEST
DRAWN BY: PEC WEST
CHECKED BY: PEC WEST
JOB NO.: 01.117.000

SHEET NO.:
2 OF 2



CREEKSIDE PARKWAY PLAN
SCALE: 1" = 20'



CREEKSIDE PARKWAY PROFILE
HORIZ: 1" = 20'
VERT: 1" = 5'

PREPARED BY:

PROACTIVE ENGINEERING WEST
CONSULTANTS WEST
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2016

DATE

SEAL:

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTEY
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

OAK KNOLL

IMPROVEMENT PLANS
PLAN AND PROFILE - CREEKSIDE PARKWAY
STA. 14+50.00 TO 19+50.00

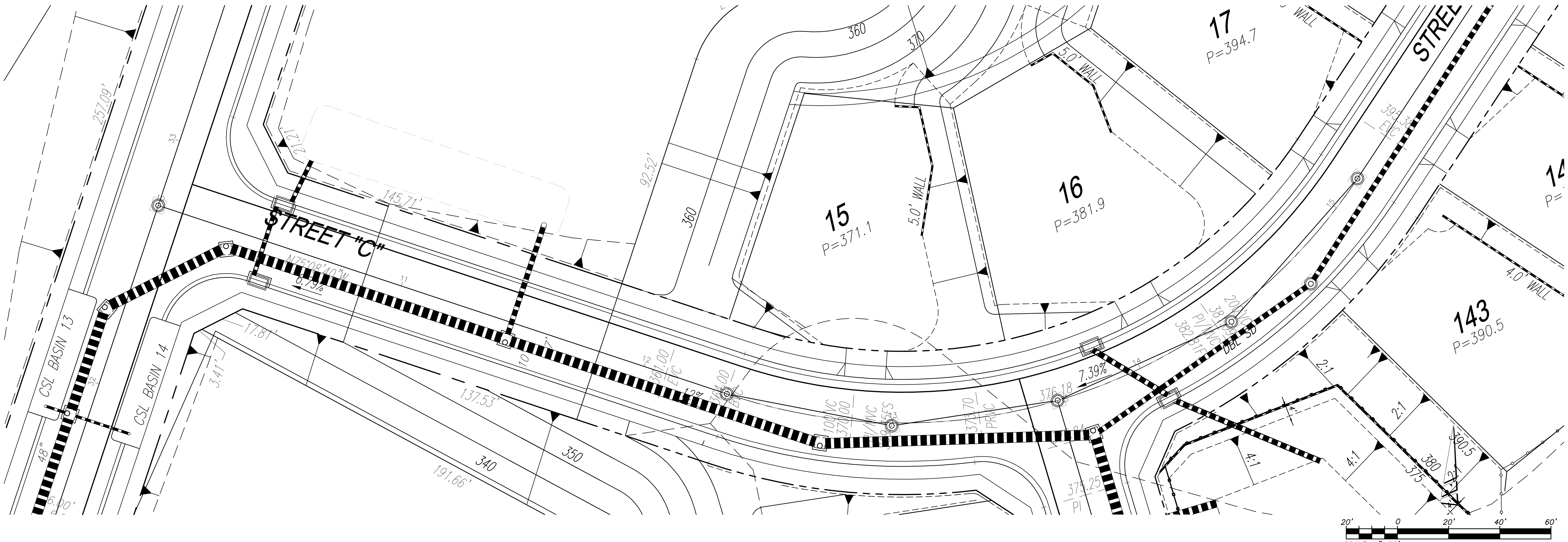
CITY OF OAKLAND | ALAMEDA COUNTY | CALIFORNIA

REVISIONS

NO.	DATE	

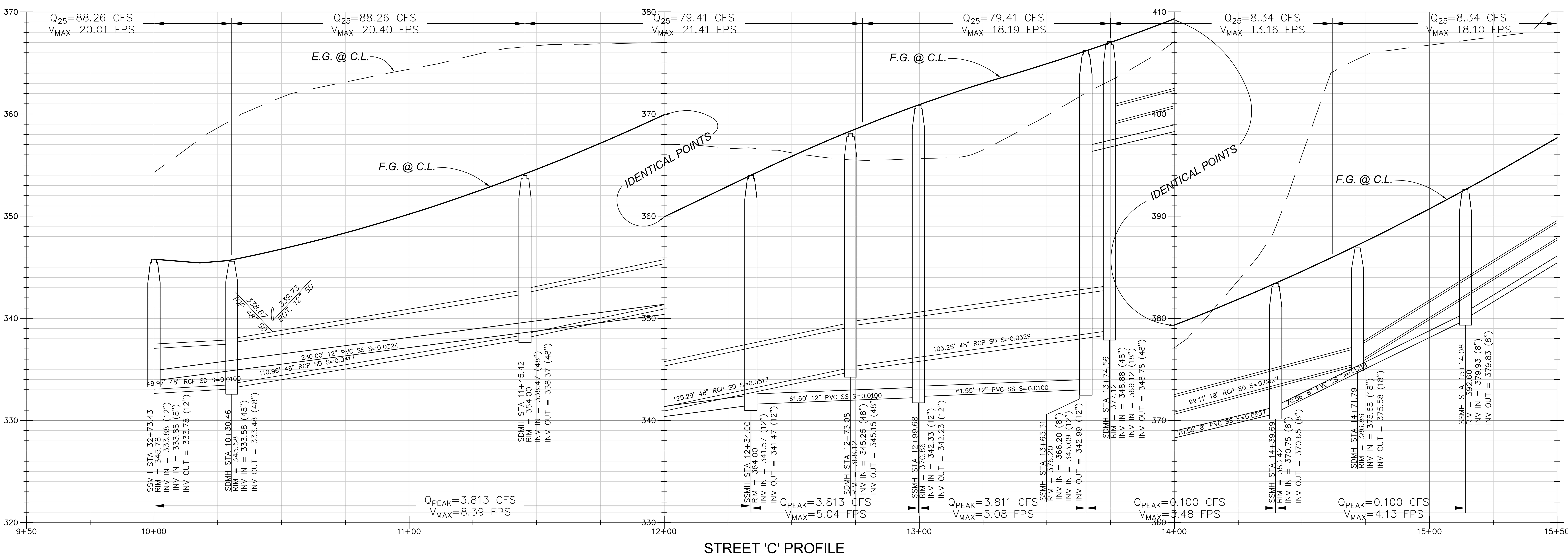
DATE:	03/24/16
SCALE:	AS NOTED
DESIGN BY:	PEC WEST
DRAWN BY:	PEC WEST
CHECKED BY:	PEC WEST
JOB NO.:	01.117.000

SHEET NO.:
1 OF 1



STREET 'C' PLAN

SCALE: 1" = 20'



STREET 'C' PROFILE

HORIZ: 1" = 20'

VERT: 1" = 5'

OAK KNOLL

IMPROVEMENT PLANS
PLAN AND PROFILE - STREET "C"
STA. 9+50.00 TO 15+50.00

CITY OF OAKLAND | ALAMEDA COUNTY | CALIFORNIA

PREPARED BY:

PROACTIVE ENGINEERING WEST
CONSULTANTS WEST

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2016

SEAL:

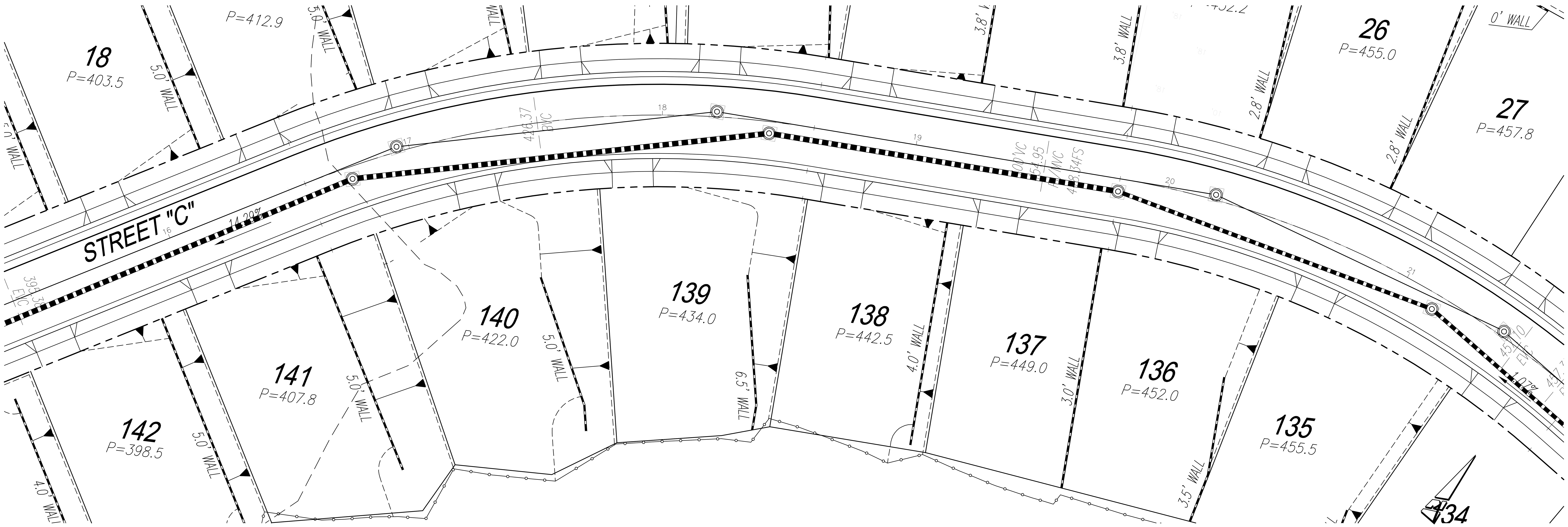
REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTEY
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

REVISIONS

NO.	DATE	

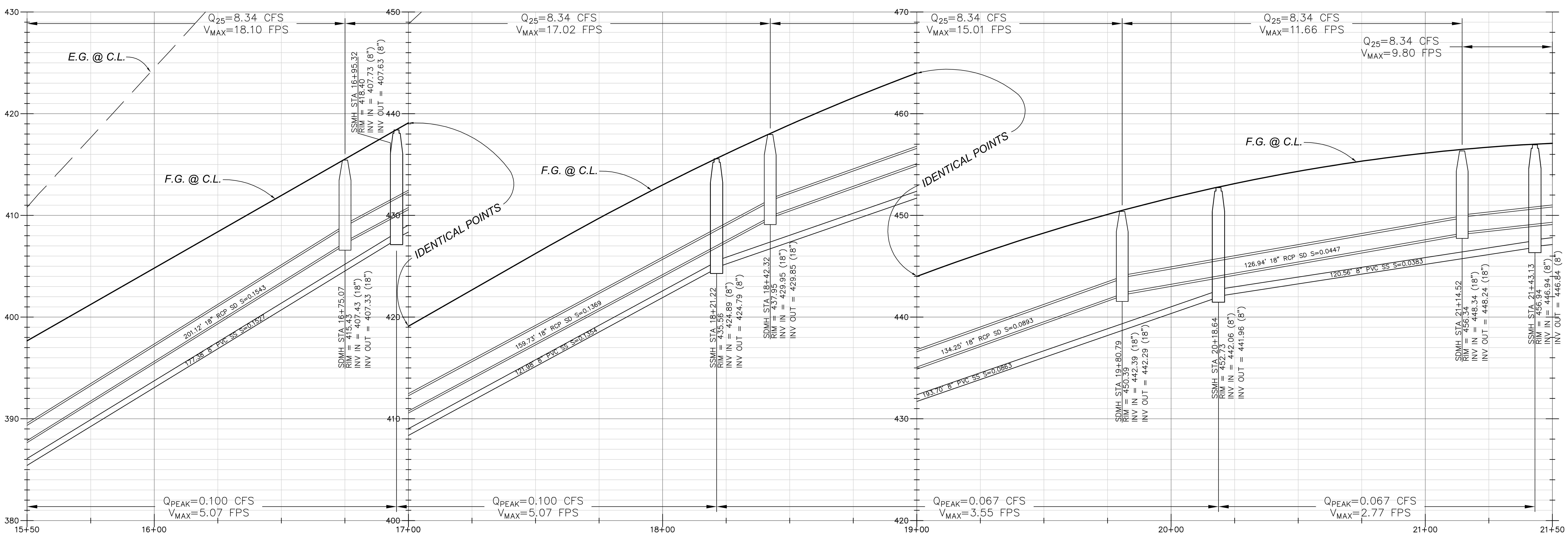
DATE:	03/24/16
SCALE:	AS NOTED
DESIGN BY:	PEC WEST
DRAWN BY:	PEC WEST
CHECKED BY:	PEC WEST
JOB NO.:	01.117.000

SHEET NO.: 1 OF 4



STREET 'C' PLAN

SCALE: 1" = 20'



STREET 'C' PROFILE

HORIZ: 1" = 20'
VERT: 1" = 5'

PREPARED BY:

PROACTIVE ENGINEERING WEST

CONSULTANTS WEST
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2016

DATE

SEAL:

REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTEY
No. 45920
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

OAK KNOLL

IMPROVEMENT PLANS
PLAN AND PROFILE - STREET "C"
STA. 15+50.00 TO 21+50.00

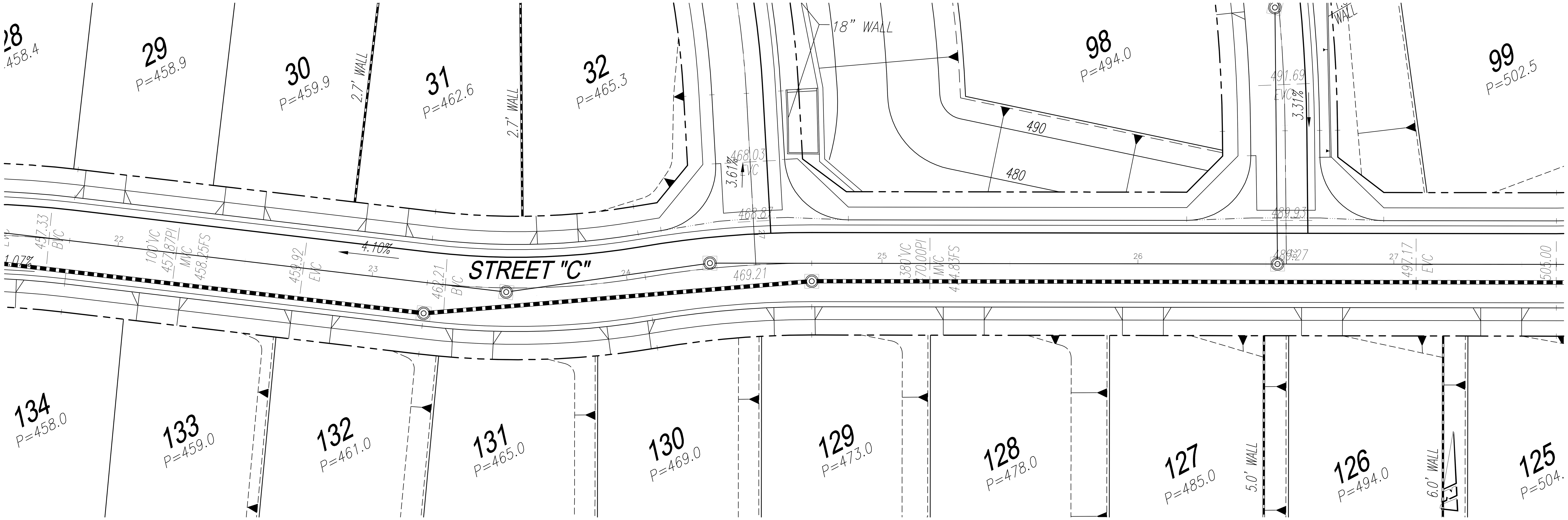
CITY OF OAKLAND | ALAMEDA COUNTY | CALIFORNIA

DATE: 03/24/16	DATE	NO.	REVISIONS	
SCALE: AS NOTED				
DESIGN BY: PEC WEST				
DRAWN BY: PEC WEST				
CHECKED BY: PEC WEST				
JOB NO.: 01.117.000				

SHEET NO.:

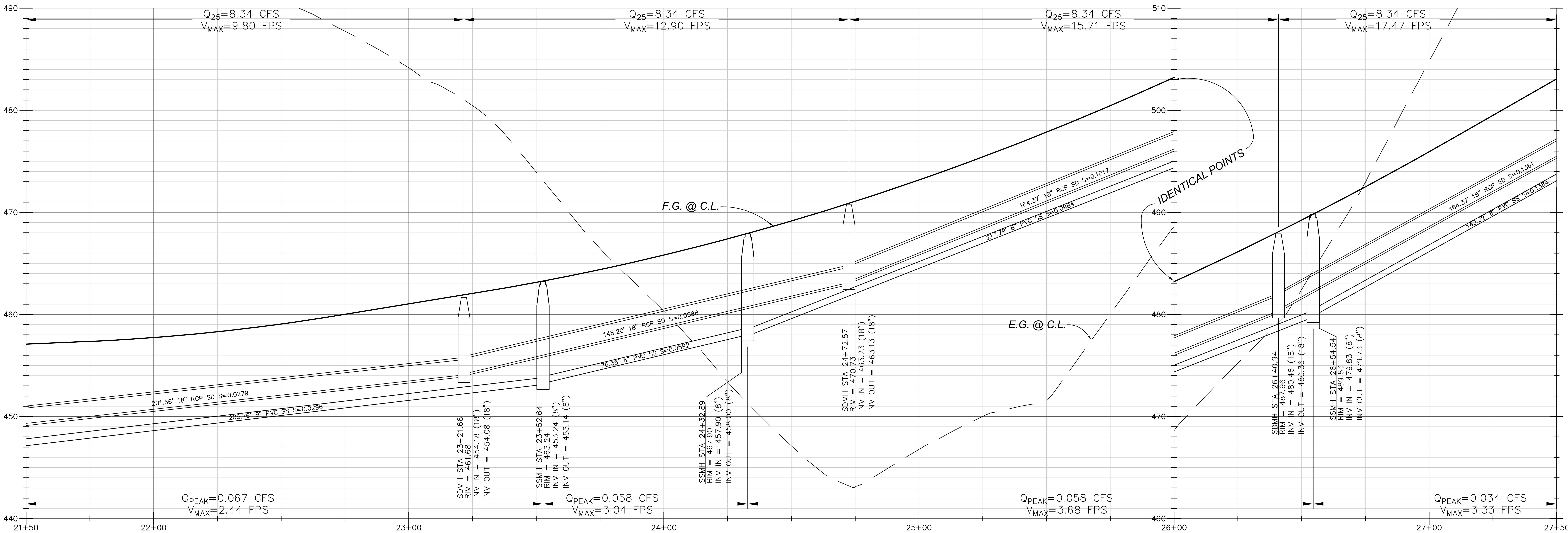
2 OF 4

Plotted: Jan 20, 2017 - 2:05pm By: alexj DWG: C:\Users\alexj\Work\Oak Knoll\Hydro\OK-STORM MODEL.dwg



STREET 'C' PLAN

SCALE: 1" = 20'



STREET 'C' PROFILE

HORIZ: 1" = 20'
VERT: 1" = 5'

PREPARED BY:

CONSULTANTS WEST
PROACTIVE ENGINEERING WEST

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP: 12-31-2016

SEAL:

OAK KNOLL

IMPROVEMENT PLANS
PLAN AND PROFILE - STREET "C"
STA. 21+50.00 TO 27+50.00

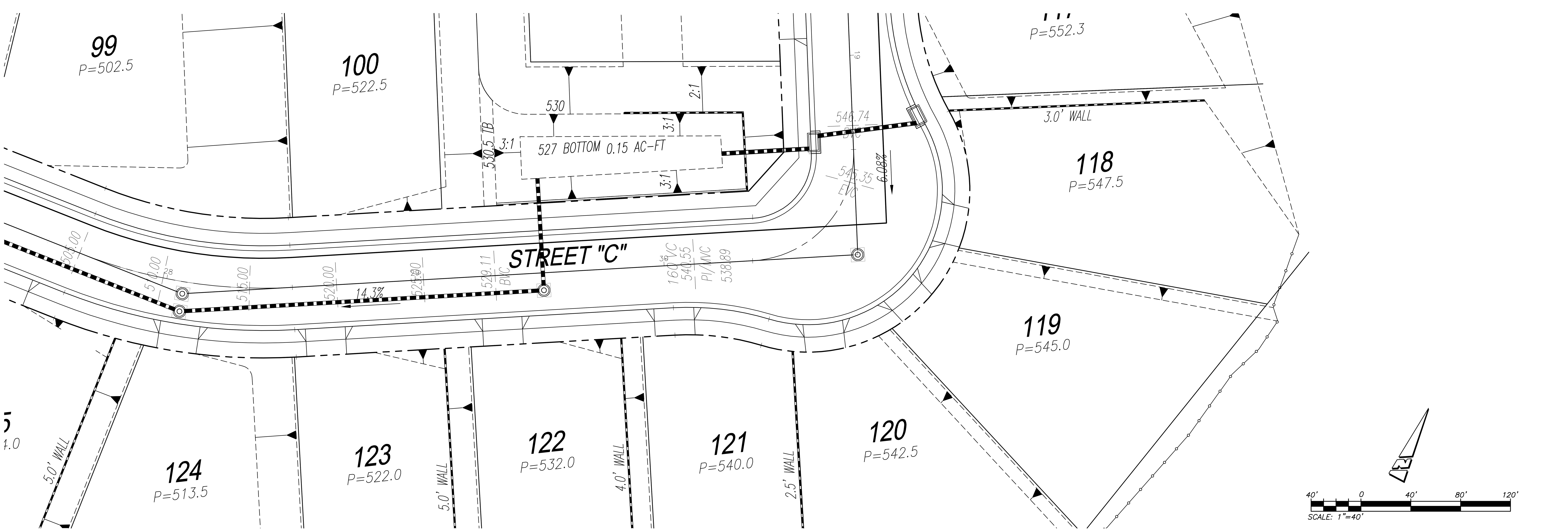
CITY OF OAKLAND
ALAMEDA COUNTY
CALIFORNIA

REVISIONS

NO.	DATE	

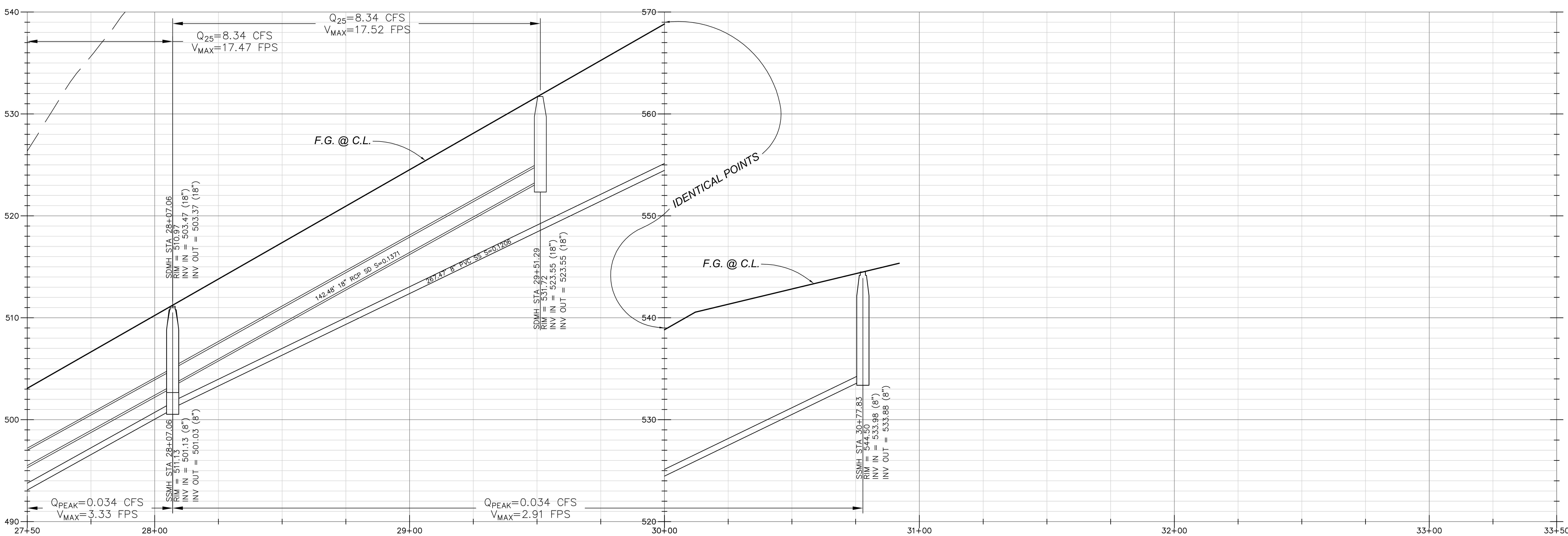
DATE:	03/24/16
SCALE:	AS NOTED
DESIGN BY:	PEC WEST
DRAWN BY:	PEC WEST
CHECKED BY:	PEC WEST
JOB NO.:	01.117.000

SHEET NO.: 3 OF 4



STREET 'C' PLAN

SCALE: 1" = 20'



STREET 'C' PROFILE

HORIZ: 1" = 20'

VERT: 1" = 5'

PREPARED BY:

PROACTIVE ENGINEERING WEST

CONSULTANTS WEST

GEORGE ALAN LENFESTEY R.C.E. 45920 EXP. 12-31-2016

DATE

SEAL:

REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/16 CIVIL STATE OF CALIFORNIA

OAK KNOLL

IMPROVEMENT PLANS

PLAN AND PROFILE - STREET "C"

STA. 27+50.00 TO 30+92.07

CITY OF OAKLAND — ALAMEDA COUNTY — CALIFORNIA

REVISIONS

NO.	DATE	REVISIONS

DATE:	03/24/16
SCALE:	AS NOTED
DESIGN BY:	PEC WEST
DRAWN BY:	PEC WEST
CHECKED BY:	PEC WEST
JOB NO.:	01.117.000

SHEET NO.: 4 OF 4