

VESTING TENTATIVE TRACT MAP NO. 8562

HOWARD TERMINAL

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

GENERAL NOTES

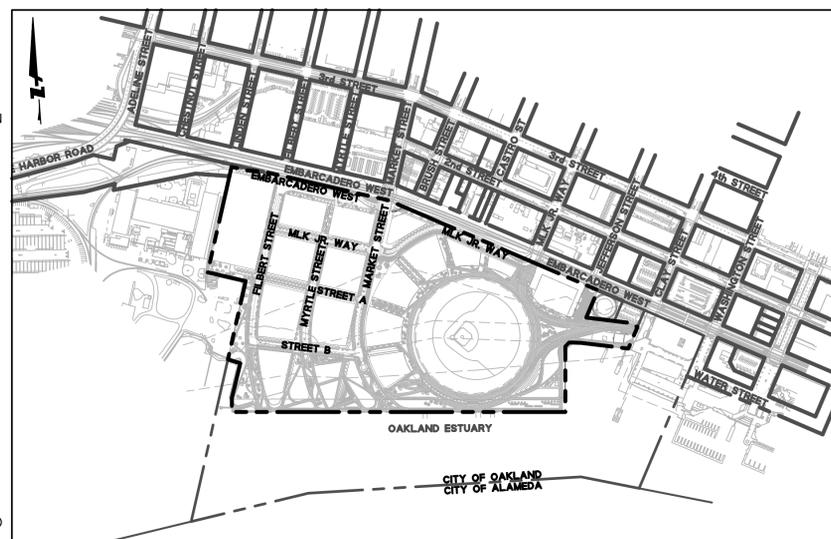
- VESTING TENTATIVE TRACT MAP:** THIS VESTING TENTATIVE TRACT MAP IS BEING FILED IN ACCORDANCE SECTION 66452 OF THE SUBDIVISION MAP ACT.
- MULTIPLE FINAL MAPS:** PURSUANT TO SECTION 66463.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY OF OAKLAND, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BOUNDED.
- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHY SURVEY PREPARED FOR BKF ENGINEERS BY 360 AERIAL SURVEYS, COMPLETED ON MARCH 5, 2018.
- UTILITIES:** UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL, AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO THE APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF OAKLAND. PROPOSED UTILITY SIZING AND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.
- SITE GRADES:** SITE GRADES, INCLUDING PADS AND STREETS, AND LOT DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.
- FEMA DESIGNATED FLOOD ZONE:** ZONE X AND ZONE AE.
 - ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; ALSO AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. INFORMATION PER FLOOD INSURANCE RATE MAP (FIRM), NO. 06001C0066G, COMMUNITY NO. 065048 (CITY OF OAKLAND), PANEL 0066, EFFECTIVE DATE AUGUST 3, 2009 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
 - ZONE X: AREAS OF MINIMAL FLOOD HAZARD PER FIRM, NO. 06001C0066G, COMMUNITY NO. 065048 (CITY OF OAKLAND), PANEL 0066, SUFFIX G, EFFECTIVE DATE AUGUST 3, 2009 FROM FEMA.
 - ZONE AE: BASE FLOOD ELEVATION 10 FEET NAVD88 (4.23 COD) PER FIRM, NO. 06001C0066G, COMMUNITY NO. 065048 (CITY OF OAKLAND), PANEL 0066, SUFFIX G, EFFECTIVE DATE AUGUST 3, 2009 FROM FEMA.
- 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.
- TOTAL AUTHORIZED DWELLING UNITS:** THE WATERFRONT BALLPARK DISTRICT PROJECT THAT WAS THE SUBJECT OF CITY COUNCIL RESOLUTION _____ (ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT) INCLUDES UP TO 3,000 RESIDENTIAL DWELLING UNITS WITHIN THE SUBDIVISION (HEREAFTER THE "TOTAL AUTHORIZED DWELLING UNITS"). THE PROPOSED PARCELIZATION SUMMARY TABLE 1A ON SHEET [11] IDENTIFIES LOTS [2, 3, 4, 5, 6, 7, 9, 10, 11 AND 12. AS THE MIXED USE LOTS WITHIN THE SUBDIVISION ON WHICH RESIDENTIAL CONDOMINIUM PROJECTS MAY BE DEVELOPED (THE "RESIDENTIAL CONDOMINIUM BLOCKS"). THE NUMBER OF TOTAL RESIDENTIAL CONDOMINIUM UNITS PER RESIDENTIAL CONDOMINIUM BLOCK REPRESENTS THE ANTICIPATED NUMBER OF RESIDENTIAL CONDOMINIUM UNITS PER

RESIDENTIAL CONDOMINIUM BLOCK WITHIN THE SUBDIVISION PURSUANT TO WHICH SUBDIVIDER MAY SEEK APPROVAL THROUGH PHASED FINAL MAPS. EACH PHASED FINAL MAP SHALL INCLUDE AN ACCOUNTING OF THE TOTAL RESIDENTIAL UNITS ON SITE. THE UNIT COUNTS IDENTIFIED IN TABLE 1A FOR THE RESIDENTIAL CONDOMINIUM BLOCKS DO NOT REPRESENT THE MAXIMUM NUMBER OF RESIDENTIAL CONDOMINIUM UNITS THAT MAY BE APPROVED ON A FINAL MAP FOR A PARTICULAR RESIDENTIAL CONDOMINIUM BLOCK. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUMS WILL NOT EXCEED 3,000 UNITS. SUBDIVIDER MAY ULTIMATELY SEEK FINAL MAP APPROVAL OF, AND/OR CONSTRUCT, GREATER OR FEWER THAN THE ANTICIPATED NUMBER OF RESIDENTIAL CONDOMINIUM UNITS DESCRIBED HEREIN ON ONE OR MORE RESIDENTIAL CONDOMINIUM BLOCKS, BUT MAY NOT SEEK FINAL MAP APPROVAL AND/OR CONSTRUCT GREATER THAN THE TOTAL AUTHORIZED DWELLING UNITS WITHOUT AMENDING THE SUBMISSION OF A NEW SUBDIVISION MAP APPLICATION. FOR EACH FINAL MAP BASED ON THIS VESTING TENTATIVE TRACT MAP, SUBDIVIDER SHALL PROVIDE A NOTATION INDICATING THE ACTUAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS TO BE APPROVED WITHIN EACH RESIDENTIAL CONDOMINIUM BLOCK PURSUANT TO SUCH FINAL MAP. ANY RESIDUAL RESIDENTIAL CONDOMINIUM UNITS ANTICIPATED FOR A RESIDENTIAL CONDOMINIUM BLOCK BUT NOT SOUGHT FOR APPROVAL ON A FINAL MAP SHALL NOT BE COUNTED AGAINST THE TOTAL AUTHORIZED DWELLING UNITS AND SUCH RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ELSEWHERE WITHIN THE SUBDIVISION.

- AMENDMENT:** IN THE CASE WHERE SUBDIVIDER OBTAINS FINAL MAP APPROVAL AUTHORIZING A GIVEN NUMBER OF RESIDENTIAL CONDOMINIUM UNITS, AND SUCH UNIT OR UNITS ARE NOT CONSTRUCTED, SUBDIVIDER MAY APPLY TO AMEND THE SUBJECT FINAL MAP PURSUANT TO GOVERNMENT CODE § 66469 SO AS TO REDUCE THE NUMBER OF RESIDENTIAL CONDOMINIUM UNITS COMMENSURATE WITH THE AS-BUILT DEVELOPMENT. ANY RESIDENTIAL CONDOMINIUM UNIT OR UNITS NOT BUILT AND WHICH ARE THE SUBJECT OF SUCH AN AMENDMENT SHALL NOT BE COUNTED AGAINST THE TOTAL AUTHORIZED DWELLING UNITS AND SUCH ADDITIONAL RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ELSEWHERE WITHIN THE SUBDIVISION.
- COMMERCIAL CONDOMINIUM UNITS:** THERE IS NO UNIT-BASED LIMIT ON NON-RESIDENTIAL DEVELOPMENT PURSUANT TO CITY COUNCIL RESOLUTION NO. _____ (BY CITY COUNCIL APPROVAL OF THE VESTING TENTATIVE TRACT MAP). "TOTAL COMMERCIAL CONDOMINIUM UNITS" IN TABLE 1A INCLUDES BOTH RETAIL AND OTHER COMMERCIAL UNITS. THE COMMERCIAL CONDOMINIUM UNITS DESCRIBED HEREIN ARE SEPARATE FROM, AND DO NOT COUNT AGAINST, THE TOTAL AUTHORIZED DWELLING UNITS. THE UNIT COUNTS IDENTIFIED IN TABLE 1A FOR COMMERCIAL CONDOMINIUM UNITS REPRESENT THE MAXIMUM NUMBER OF COMMERCIAL CONDOMINIUM UNITS THAT MAY BE APPROVED ON A FINAL MAP FOR A PARTICULAR DEVELOPMENT BLOCK WITHOUT SUBMISSION OF AN APPLICATION FOR A NEW SUBDIVISION MAP.
- HOA/CFD/IFD:** ONE OR MORE HOMEOWNER ASSOCIATIONS AND/OR COMMUNITY FACILITIES DISTRICTS MAY BE FORMED WITHIN THE SUBDIVISION DEPICTED ON THIS VESTING TENTATIVE TRACT MAP. THIS PROPERTY IS ANTICIPATED TO BE INCLUDED WITHOUT THE BOUNDARIES OF AN INFRASTRUCTURE FINANCING DISTRICT.
- CEQA:** THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE WATERFRONT BALLPARK DISTRICT PROJECT ("FEIR") WHICH WAS PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, WAS CERTIFIED AS ADEQUATE, ACCURATE AND OBJECTIVE BY THE OAKLAND CITY COUNCIL ON _____ 202X BY RESOLUTION NO. _____. THE DEVELOPMENT PROPOSED IN THIS VESTING TENTATIVE TRACT MAP IS CONSISTENT WITH THE PROJECT AND WAS EVALUATED IN THE FEIR.

PROJECT DESCRIPTION

THE PROJECT IS PROPOSING TO CONSTRUCT A NEW MAJOR LEAGUE BASEBALL (MLB) BALLPARK, AS WELL AS RESIDENTIAL AND COMMERCIAL (MIXED-USE) DEVELOPMENT, CREATING A NEW OAKLAND WATERFRONT BALLPARK DISTRICT. THE PROJECT SITE PROPOSED FOR DEVELOPMENT INCLUDES THE CHARLES P. HOWARD TERMINAL LOCATED AT THE PORT OF OAKLAND, AND ADJACENT PROPERTIES. THE PROJECT SITE IS LOCATED ON THE OAKLAND WATERFRONT, NORTH OF AND ACROSS THE OAKLAND-ALAMEDA ESTUARY FROM THE CITY OF ALAMEDA; JUST WEST OF THE SAN FRANCISCO BAY FERRY'S OAKLAND TERMINAL AND JACK LONDON SQUARE; AND IMMEDIATELY SOUTH OF THE UNION PACIFIC RAILROAD CORRIDOR ALONG EMBARCADERO WEST. THE PROJECT SITE MEASURES APPROXIMATELY 55.7 ACRES.



LOCATION MAP
1"=500'

SHEET INDEX

SHEET NO	DESCRIPTION	SHEET NO	DESCRIPTION
1	TITLE SHEET	27	GRADING PLAN
2	SHEET INDEX PLAN	22	GRADING PLAN
3	EXISTING CONDITIONS	23	UTILITY PLAN
4	EXISTING CONDITIONS	24	UTILITY PLAN
5	EXISTING CONDITIONS	25	UTILITY PLAN
6	EXISTING CONDITIONS	26	UTILITY PLAN
7	EXISTING CONDITIONS	27-29	UTILITY PLAN AND PROFILE (MARKET ST)
8	EXISTING PARCELIZATION		
9	PROPOSED PARCELIZATION	30	UTILITY PLAN AND PROFILE (MLK)
10	PARCELIZATION SUMMARY	31	STREET SECTIONS
11	LANDS SUBJECT TO PUBLIC TRUST	32	STREET SECTIONS
12	SITE PLAN	33	STREET SECTIONS
13	SITE PLAN	34	INTERSECTION DETAILS
14	SITE PLAN	35	BRUSH ST OVERPASS
15	SITE PLAN		PLAN & PROFILE
16	FIRE ACCESS PLAN	36	PROJECT ALTERNATIVES AND VARIANTS
17	FIRE ACCESS PLAN		
18	PARCELIZATION DATA TABLES	37	MARITIME RESERVATION SCENARIO
19	GRADING PLAN	38	M.R.S. UTILITY PLAN
20	GRADING PLAN	39	FIRE STATION VARIANT

LEGEND

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
ABD	ABANDONED	NO.	NUMBER
AC	ASPHALT CONCRETE	OC	ON CENTER
APN	ASSESSOR PARCEL NUMBER	OH	OVERHEAD
CL, & COD	CENTERLINE	PAE	PUBLIC ACCESS EASEMENT
E, EL, ELEC	ELECTRICAL	PCL	PARCEL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PLR	PROPERTY LINE
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	POB	POINT OF BEGINNING
FDC	FIRE DEPARTMENT CONNECTION	PR	PROPOSED
FF	FINISHED FLOOR	RIM	RIM ELEVATION
FG	FINISHED GRADE	RW	RECLAIMED WATER
FH	FIRE HYDRANT	ROW, R/W	RIGHT OF WAY
FS	FIRE SERVICE	S	SOUTH
FW	FIRE WATER	SDM	STORM DRAIN
G	GAS	SDMH	STORM DRAIN MANHOLE
GB	GRADE BREAK	SDE	STORM DRAIN EASEMENT
HP	HIGH POINT	SF	SQUARE FEET
HV	HIGH VOLTAGE	SL	STREETLIGHT
INV	INVERT	SP	STANDPIPE
JT	JOINT TRENCH	SW, S/W	SIDEWALK
J/L/S	LANDSCAPING	SS	SANITARY SEWER
LP	LOW POINT	SSMH	SANITARY SEWER MANHOLE
M	MANHOLE	TC	TOP OF CURB
MON	MONUMENT	TEL	TELEPHONE
N	NORTH	TYP	TYPICAL
NAD	NORTH AMERICAN DATUM	W	WEST
NAVD	NORTH AMERICAN DATUM VERTICAL DATUM	W, DW	DOMESTIC WATER
		WM	WATER METER
		WV	WATER VALVE

ENGINEER'S STATEMENT

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

Simon R. North 09/23/2022
 SIMON R. NORTH
 PRINCIPAL/VICE PRESIDENT
 P.E. #64657
 BKF ENGINEERS



SURVEYOR'S STATEMENT

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

Davis Thresh 09/23/2022
 DAVIS THRESH
 PRINCIPAL/VICE PRESIDENT
 P.L.S. #6868
 BKF ENGINEERS



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (NAD 83), ZONE 3, EPOCH 1968, PER FAST STATIC GPS TIES TO POINTS 1007, 1033, AND 1061 AS SHOWN ON THE RECORD OF SURVEY MAP PREPARED BY CROSS LAND SURVEYING IN 1993, FILED IN BOOK 18 OF SURVEYS, AT PAGES 50 THROUGH 60 (A.K.A. RS 990) HOLDING THE 1986 EPOCH VALUES OF SAID POINTS PER SAID MAP.

BENCHMARK

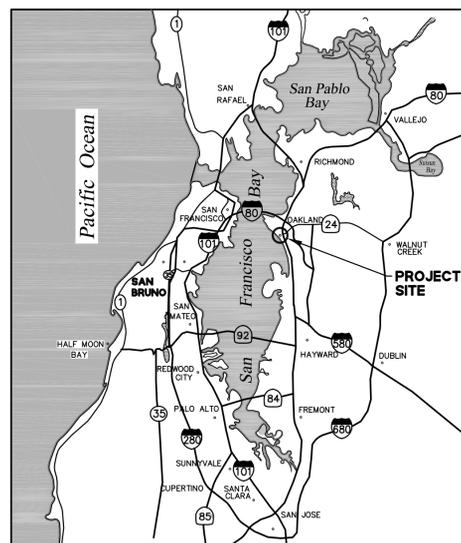
ELEVATIONS SHOWN HEREON ARE BASED ON THE PORT OF OAKLAND BENCHMARK KNOWN AS "PORT 1", AN NGS FIRST ORDER, CLASS I BENCHMARK, PID HT0654, A BRASS DISC ("US&GS, PORT 1") SET IN CONCRETE WALK AT F.D.R. PIER AND ENTRANCE TO THE POTOMAC YACHT SOUTHWEST OF THE INTERSECTION OF CLAY STREET AND WATER STREET. ELEVATION = 9.39 FEET (NAVD88). FOR THIS PROJECT, THIS VALUE HAS BEEN CONVERTED TO CITY OF OAKLAND DATUM BY SUBTRACTING 5.77 FEET, RESULTING IN AN ELEVATION = 3.62 FEET (CITY OF OAKLAND DATUM)

DATUM SUMMARY

PROJECT DATUM: CITY OF OAKLAND
 BENCHMARK ELEVATION = 3.62' (CITY OF OAKLAND)
 CITY OF OAKLAND = NAVD88 - 5.77'

MAPPING STATEMENT

- THIS PROJECT WILL BE A MERGER OF 16 PARCELS INTO 18 DEVELOPMENT PARCELS, 5 OPEN SPACE PARCELS, 4 PUBLIC RIGHT OF WAY PARCELS, 1 CITY-OWNED PARCEL FOR A FIRE STATION, AND 2 REMAINDER PARCELS. A SUMMARY OF THE EXISTING AND PROPOSED PARCELIZATION IS SHOWN ON SHEET 10.
- THE PROJECT IS PROPOSING TO VACATE THE EXISTING PUBLIC RIGHT-OF-WAY ON THE SITE FOR A PORTION OF JEFFERSON STREET. VACATION OF EXISTING ON-SITE EASEMENTS IS ALSO PROPOSED.
- THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUMS WILL NOT EXCEED 3,000 UNITS. THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUMS WILL NOT EXCEED 215 UNITS.
- THE FILING OF EACH PHASED FINAL MAP MAY EXTEND THE TERM OF THIS VESTING TENTATIVE TRACT MAP PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66452.6 IF COSTS FOR OFFSITE PUBLIC IMPROVEMENTS MEET OR EXCEED THE MINIMUM REQUIREMENTS DESCRIBED THEREIN.



VICINITY MAP
NTS

PROJECT DATA

APPLICANT:
 THE OAKLAND ATHLETICS
 7000 COLISEUM WAY
 OAKLAND, CA 94621
 PHONE: (510) 638-4900

OWNER:
 THE CITY OF OAKLAND,
 THROUGH THE PORT OF OAKLAND
 530 WATER STREET
 OAKLAND, CA 94607
 TEL: (510) 638-4900

VISTRA CORP.
 THROUGH D'YNERGY
 6555 SIERRA DRIVE
 IRVING, TX 75039
 TEL: (214) 875-8004

CIVIL ENGINEER:
 BKF ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 TEL: (650) 482-6300
 CONTACT: SIMON NORTH

COASTAL ENGINEER:
 MOFFATT AND NICHOL ENGINEERS
 2185 N. CALIFORNIA BLVD, SUITE 500
 WALNUT CREEK, CA 94596
 TEL: (925) 944-5411

DESIGN CONSULTANT:
 BURKE INGELS GROUP
 45 MAIN STREET, FLOOR 9
 BROOKLYN, NY 11201
 TEL: (347) 549-4141

GEOTECHNICAL ENGINEER:
 ENGO
 1630 SAN PABLO AVE, SUITE 200
 OAKLAND, CA 94612
 TEL: (510) 451-1255

LANDSCAPE ARCHITECT:
 JAMES CORNER FIELD OPERATIONS
 633 BATTERY STREET, SUITE 118
 SAN FRANCISCO, CA 94111
 TEL: (415) 943-9197

TRANSPORTATION ENGINEER:
 FEHR & PEERS
 2201 BROADWAY, SUITE 602
 OAKLAND, CA 94612
 TEL: (510) 834-3200

VESTING TENTATIVE TRACT MAP NO.:
 8562

ASSESSOR PARCEL NO.:
 018-0405-001, 018-0405-002-00, 018-0405-003-01, 018-0405-003-02, 018-0405-004, 018-0410-001-04, 018-0410-001-05, 018-0410-003, 018-0410-004, 018-0410-005, 018-0410-006-01, 018-0410-006-02, 018-0410-007-00

EXISTING ZONING:
 IG (GENERAL INDUSTRIAL)
 M-40 (HEAVY INDUSTRIAL)

EXISTING LAND USE:
 COMMERCIAL BUSINESSES, PORT DISTRICT FRONTAGE PARCEL, PORT DISTRICT CONTAINER STORAGE FACILITIES & CITY FIRE DEPARTMENT, CITY OF OAKLAND PARKING LOT, D'YNERGY ENERGY PRODUCTION FACILITIES.

PROPOSED ZONING:
 WATERFRONT BALLPARK ZONING DISTRICT

PROPOSED LAND USE:
 BASEBALL STADIUM, MIXED-USE RESIDENTIAL AND COMMERCIAL, HOTEL, OPEN SPACE AND PARK, PUBLIC RIGHT OF WAY.

PROPOSED PROJECT AREA:
 55.7± ACRES

UTILITIES:
 WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT
 CITY OF OAKLAND
 FIRE PROTECTION: CITY OF OAKLAND
 SEWAGE DISPOSAL: CITY OF OAKLAND
 STORM DRAIN: CITY OF OAKLAND
 GAS: PACIFIC GAS & ELECTRIC
 ELECTRIC: PACIFIC GAS & ELECTRIC
 COMMUNICATION: COMCAST, AT&T

PUBLIC DEDICATIONS:
 (ROW) PUBLIC RIGHT OF WAY (FOR STREET AND UTILITY PURPOSES)
 (SDE) STORM DRAIN EASEMENT
 (PUE) PUBLIC UTILITY EASEMENT

DRAWING NAME: K:\2017\170324_Oakland_Due_Dilligence\ENG\03-TM\SHEETS\01-HTTM\TMS.dwg
 PLOT DATE: 09-23-22
 PLOTTED BY: dse

255 SHORELINE DRIVE SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com

HOWARD TERMINAL
 VESTING TENTATIVE TRACT MAP
 TITLE SHEET

CITY OF OAKLAND
 ALAMEDA COUNTY
 CALIFORNIA

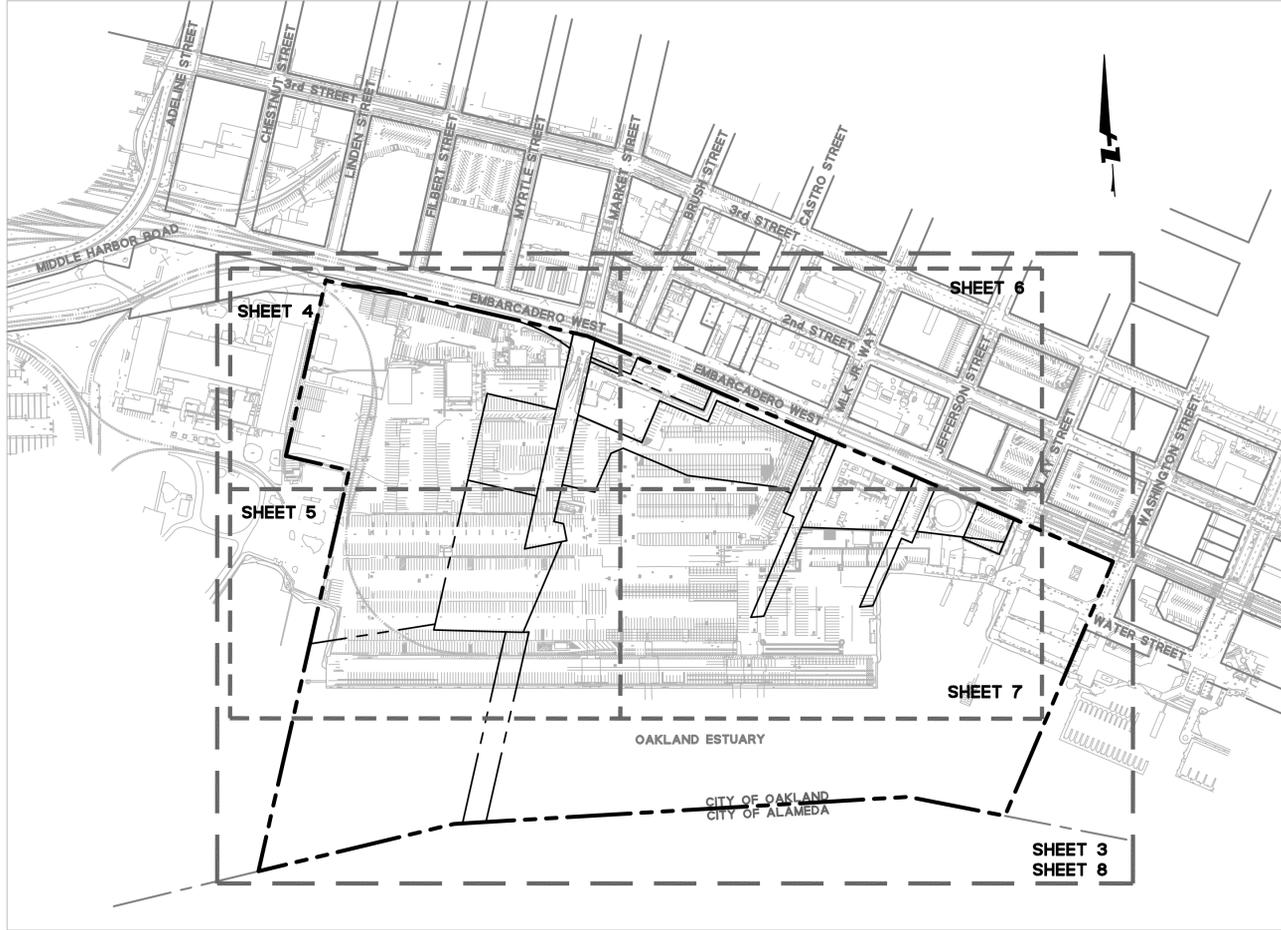
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09/23/22									20170324

Drawing Number: _____

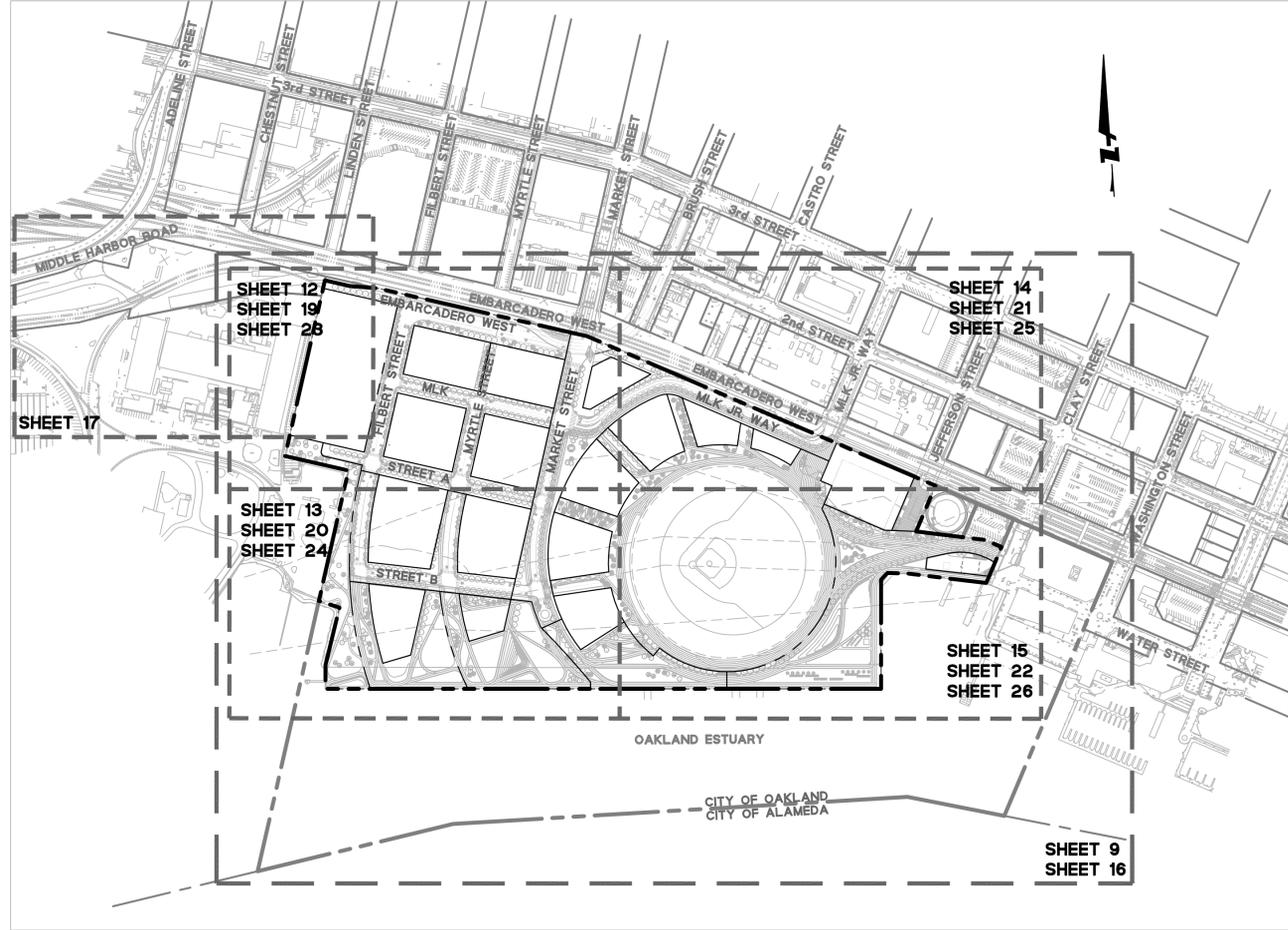
1 OF 39



**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
SHEET INDEX**
ALAMEDA COUNTY
CITY OF OAKLAND



EXISTING CONDITIONS AND PARCELIZATION SHEETS
SCALE 1"=300'



PROPOSED PARCELIZATION, SITE PLAN, GRADING, AND UTILITY SHEETS
SCALE 1"=300'

SHEET INDEX

SHEET NO	DESCRIPTION	SHEET NO	DESCRIPTION
1	TITLE SHEET	27-29	UTILITY PLAN AND PROFILE (MARKET ST)
2	SHEET INDEX PLAN	30	UTILITY PLAN AND PROFILE (MLK)
3-7	EXISTING CONDITIONS	31-33	STREET SECTIONS
8	EXISTING PARCELIZATION	34	INTERSECTION DETAILS
9	PROPOSED PARCELIZATION	35	BRUSH ST OVERPASS - PLAN & PROFILE
10	PARCELIZATION SUMMARY	36	PROJECT ALTERNATIVES AND VARIANTS
11	LANDS SUBJECT TO PUBLIC TRUST	37	MARITIME RESERVATION SCENARIO
12-15	SITE PLAN	38	M.R.S. UTILITY PLAN
16	FIRE ACCESS PLAN	39	FIRE STATION VARIANT
17	FIRE ACCESS PLAN		
18	PARCELIZATION DATA TABLES		
19-22	GRADING PLAN		
23-26	UTILITY PLAN		

NOTES

- EXISTING CONDITIONS, PROPOSED SITE PLAN, GRADING, AND UTILITY PLANS ARE PRESENTED AT 50' SCALE.
- EXISTING LAND TITLE CONDITIONS, EXISTING PARCELIZATION, AND PROPOSED PARCELIZATION PLANS ARE PRESENTED AT 100 SCALE.

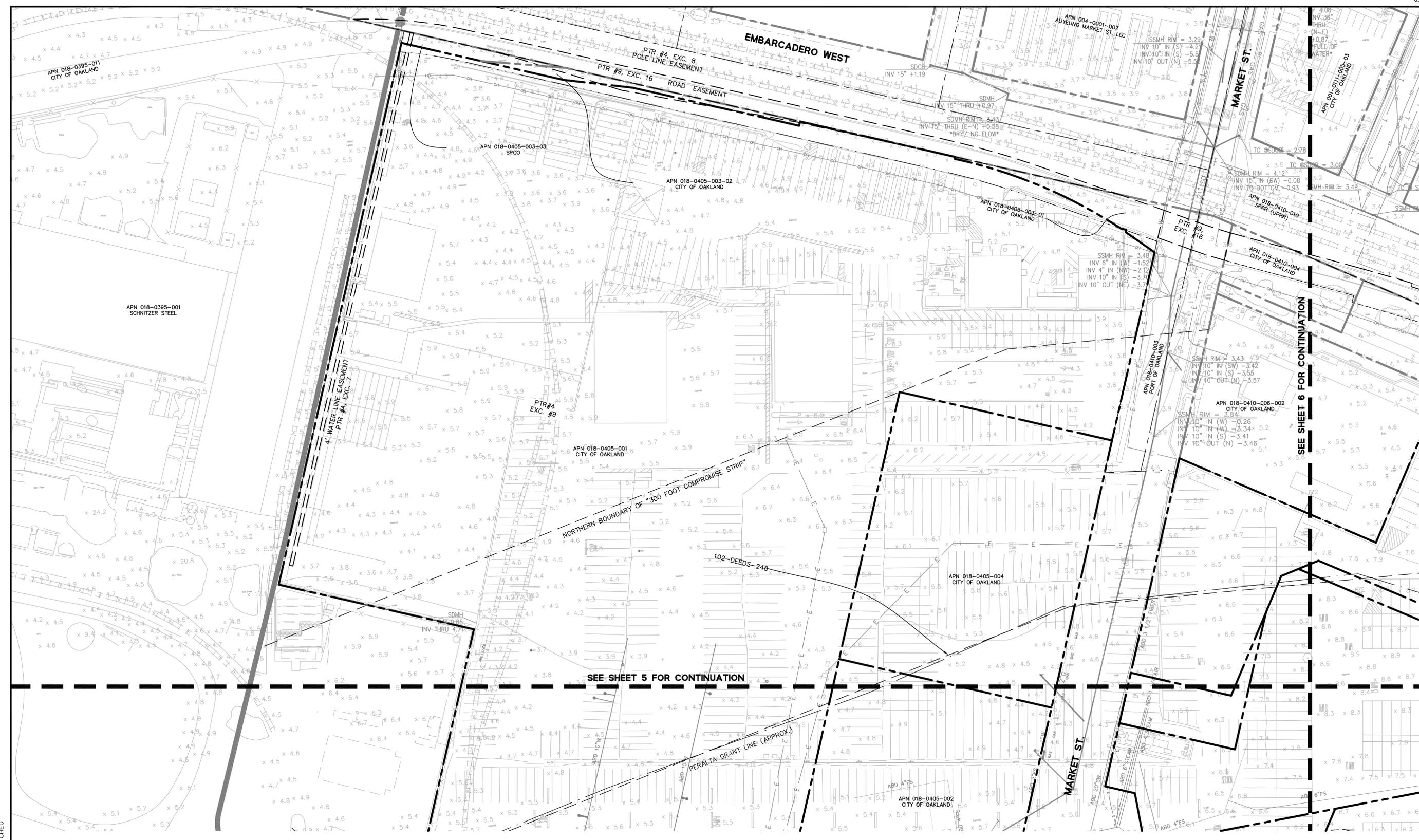
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PLOT DATE: 08-22-22 PLOTTED BY: dase

Date	Revisions
09/23/22	
AS NOTED	
Design JHD	
Drawn JHD	
Approved SRN	
Job No 20170324	

Drawing Number:

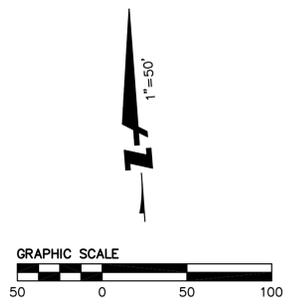
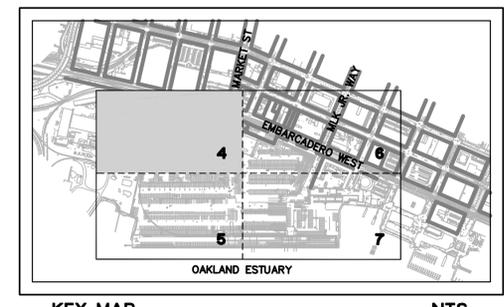


**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
EXISTING CONDITIONS**
ALAMEDA COUNTY
CITY OF OAKLAND



EASEMENT DISPOSITION TABLE	
EASEMENT	ACTION
ROADWAY EASEMENT PTR #9, EXC. 16	EASEMENT TO BE PARTIALLY VACATED
4' WATER LINE EASEMENT PTR #4, EXC. 7	EASEMENT TO BE VACATED
POLE LINE EASEMENT PTR #4, EXC. 8	EASEMENT TO BE VACATED. OVERHEAD ELECTRICAL LINES AND JOIN POLES TO BE RELOCATED

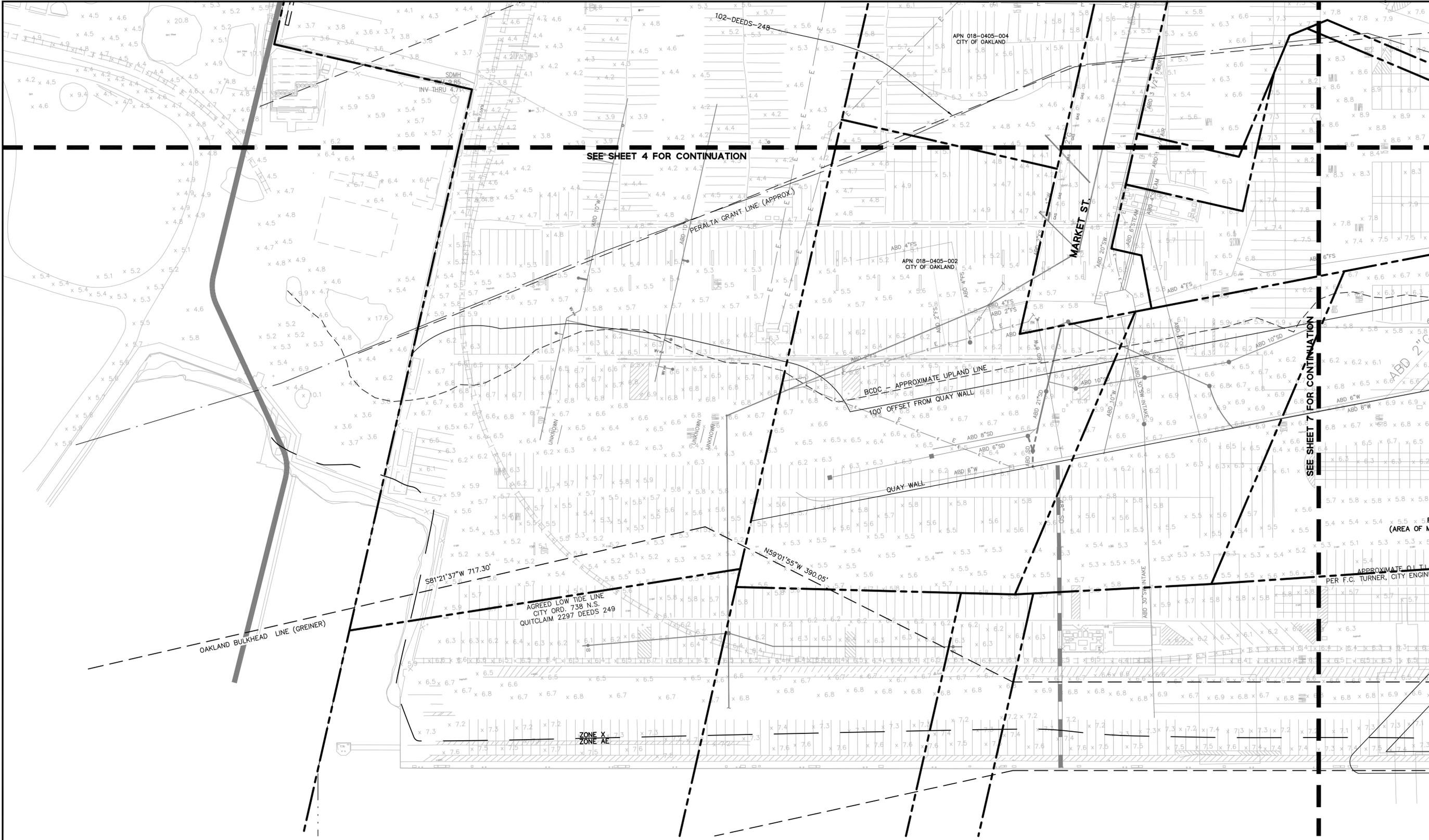
- LEGEND**
- PROJECT SITE BOUNDARY
 - - - OFFSITE PROPERTY BOUNDARY
- NOTES:**
- SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
 - ELEVATIONS AND OBJECTS SHOWN HEREON ARE BASED ON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY 360 AERIAL SURVEYS, DATED MARCH 5, 2018.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, C.O.D.
 - ALL EXISTING UTILITIES TO BE REMOVED UNLESS LABELED AS TO REMAIN OR OTHERWISE NOTED.



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PLOT DATE: 08-03-22
PLOTTED BY: CHEU

Revisions	
No.	Date
	09/23/22

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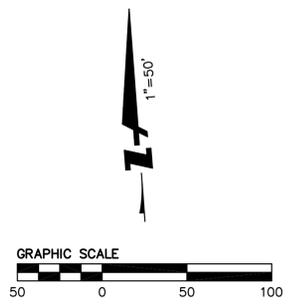
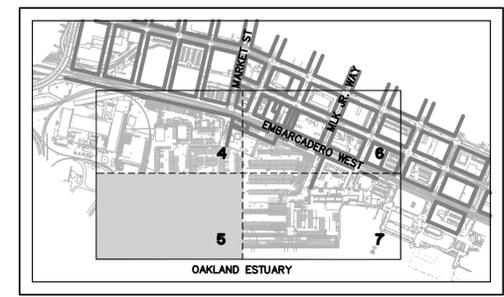


SEE SHEET 4 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

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 ALAMEDA COUNTY
 CALIFORNIA

**HOWARD TERMINAL
 VESTING TENTATIVE TRACT MAP
 EXISTING CONDITIONS**

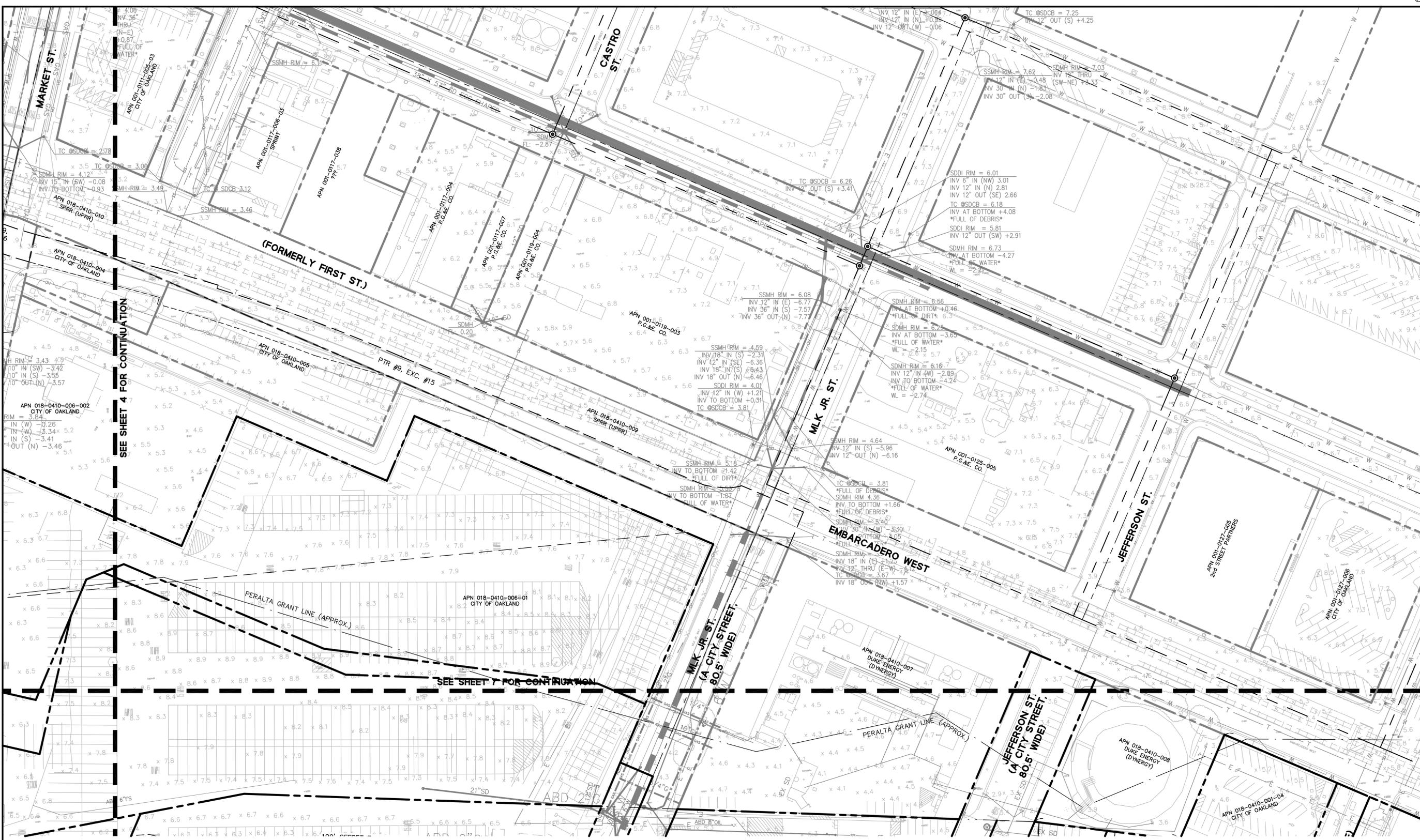
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No.	Date
	09/23/22

Drawing Number: 5 OF 39



**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
EXISTING CONDITIONS**

DRAWING NAME: K:\2017\170324_OakLand_Due.Dwg; PLOTTED BY: CHEU

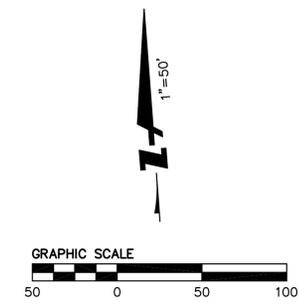
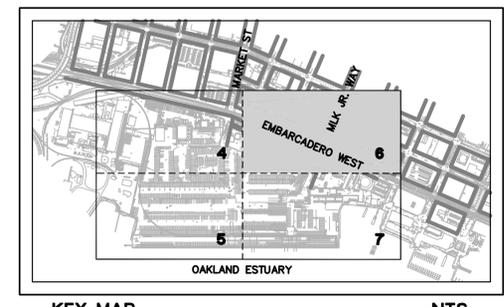


SEE SHEET 4 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

EASEMENT DISPOSITION TABLE	
EASEMENT	ACTION
ROADWAY EASEMENT PTR #9, EXC. 16	EASEMENT TO BE PARTIALLY VACATED
4' WATER LINE EASEMENT PTR #4, EXC. 7	EASEMENT TO BE VACATED
POLE LINE EASEMENT PTR #4, EXC. 8	EASEMENT TO BE VACATED. OVERHEAD ELECTRICAL LINES AND JOIN POLES TO BE RELOCATED

- LEGEND**
- PROJECT SITE BOUNDARY
 - OFFSITE PROPERTY BOUNDARY
- NOTES:**
- SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
 - ELEVATIONS AND OBJECTS SHOWN HEREON ARE BASED ON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY 360 AERIAL SURVEYS, DATED MARCH 5, 2018.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, C.O.D.
 - ALL EXISTING UTILITIES TO BE REMOVED UNLESS LABELED AS TO REMAIN OR OTHERWISE NOTED.

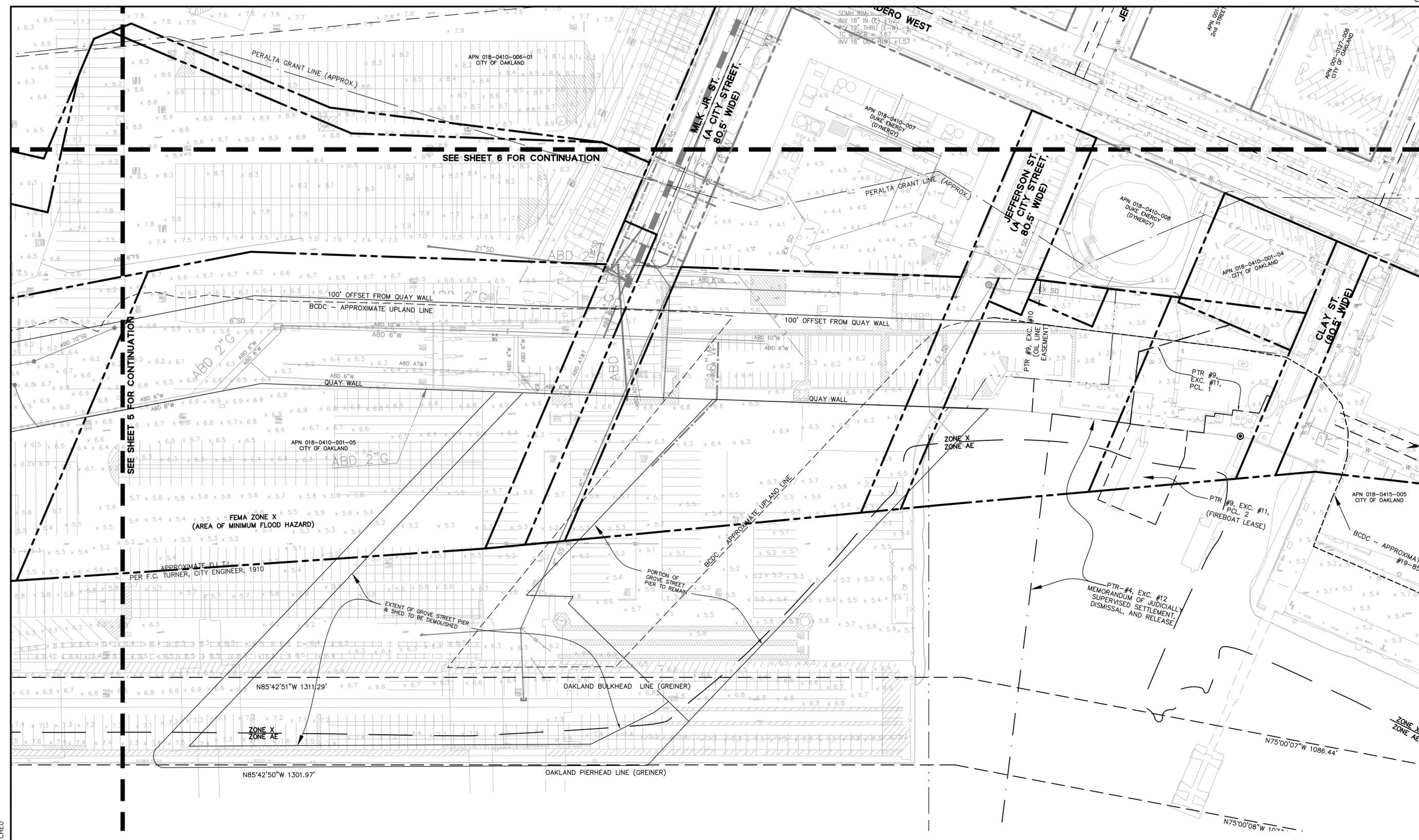


Revisions	
No.	Date
	09/23/22

Date: 09/23/22
Scale: 1" = 50'
Design: JHD
Drawn: JHD
Approved: SRN
Job No: 20170324

Drawing Number:

DRAWING NAME: K:\2017\170324_Oakland_Due_Die.dwg; PLOTTED BY: CHEU

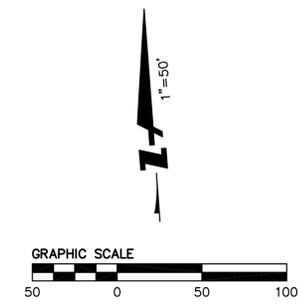
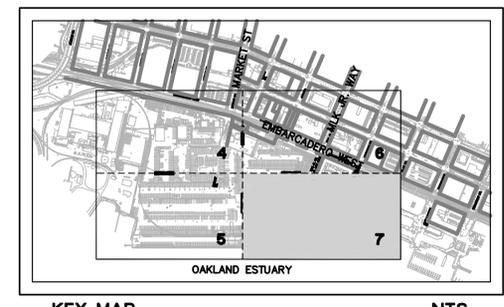


SEE SHEET 5 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

EASEMENT DISPOSITION TABLE	
EASEMENT	ACTION
ROADWAY EASEMENT PTR #9, EXC. 16	EASEMENT TO BE PARTIALLY VACATED
4' WATER LINE EASEMENT PTR #4, EXC. 7	EASEMENT TO BE VACATED
POLE LINE EASEMENT PTR #4, EXC. 8	EASEMENT TO BE VACATED. OVERHEAD ELECTRICAL LINES AND JOIN POLES TO BE RELOCATED

- LEGEND**
- PROJECT SITE BOUNDARY
 - - - OFFSITE PROPERTY BOUNDARY
- NOTES:**
- SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
 - ELEVATIONS AND OBJECTS SHOWN HEREON ARE BASED ON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY 360 AERIAL SURVEYS, DATED MARCH 5, 2018.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, CDD.
 - ALL EXISTING UTILITIES TO BE REMOVED UNLESS LABELED AS TO REMAIN OR OTHERWISE NOTED.



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**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
EXISTING CONDITIONS**

ALAMEDA COUNTY
CITY OF OAKLAND

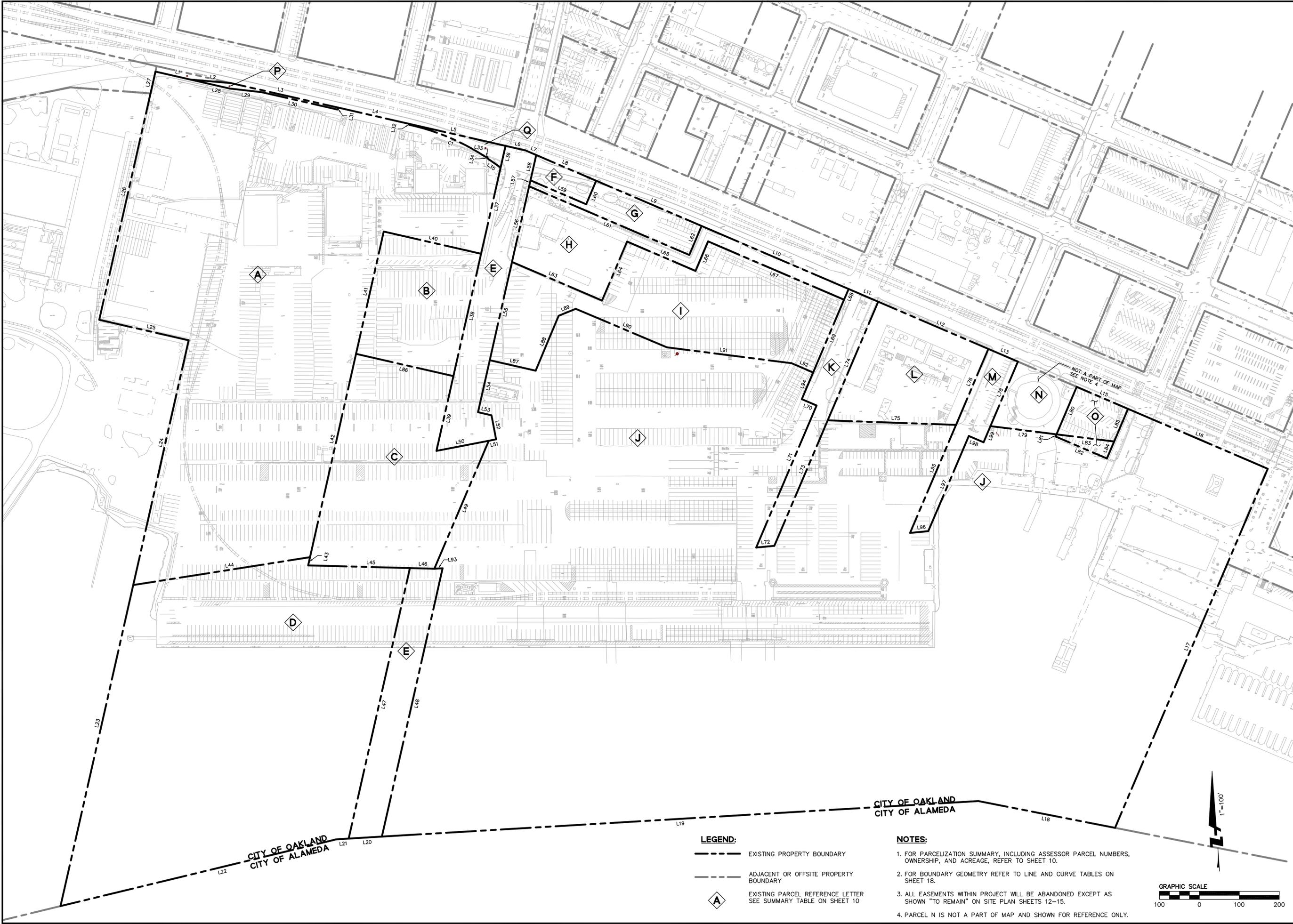
Revisions	
No.	Date
	09/23/22

Scale: 1" = 50'

Design: JHD
Drawn: JHD
Approved: SRN

Drawing Number: No. 20170324

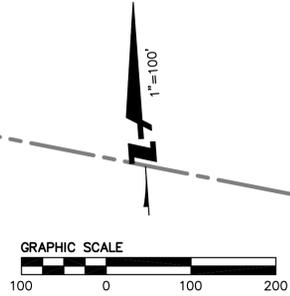
DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\08-HTTMEXPA.dwg
PLOT DATE: 08-02-22 PLOTTED BY: dase



CITY OF OAKLAND
CITY OF ALAMEDA

- LEGEND:**
- EXISTING PROPERTY BOUNDARY
 - ADJACENT OR OFFSITE PROPERTY BOUNDARY
 - EXISTING PARCEL REFERENCE LETTER
SEE SUMMARY TABLE ON SHEET 10

- NOTES:**
1. FOR PARCELIZATION SUMMARY, INCLUDING ASSESSOR PARCEL NUMBERS, OWNERSHIP, AND ACREAGE, REFER TO SHEET 10.
 2. FOR BOUNDARY GEOMETRY REFER TO LINE AND CURVE TABLES ON SHEET 18.
 3. ALL EASEMENTS WITHIN PROJECT WILL BE ABANDONED EXCEPT AS SHOWN "TO REMAIN" ON SITE PLAN SHEETS 12-15.
 4. PARCEL N IS NOT A PART OF MAP AND SHOWN FOR REFERENCE ONLY.



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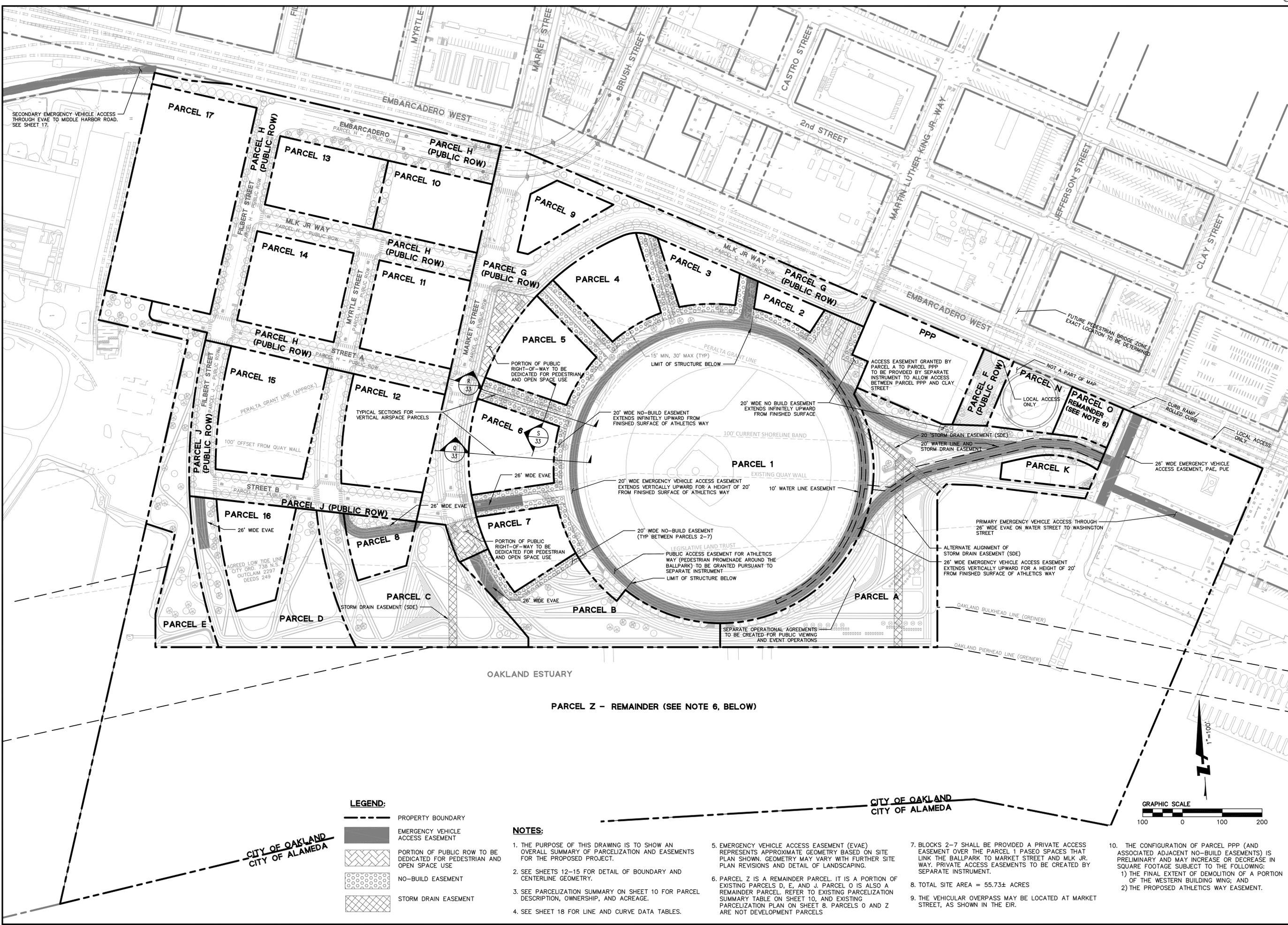
**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
EXISTING PARCELIZATION**
ALAMEDA COUNTY
CITY OF OAKLAND

Revisions	
No.	Date
	09/23/22
	Scale 1" = 100'
	Design JHD
	Drawn JHD
	Approved SRN
	Job No 20170324
Drawing Number:	



**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
PROPOSED PARCELIZATION**
ALAMEDA COUNTY
CITY OF OAKLAND

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM-SHEETS\09-HTMPRPA.dwg
PLOT DATE: 09-23-22
PLOTTED BY: dse



LEGEND:

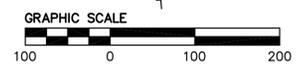
- PROPERTY BOUNDARY
- EMERGENCY VEHICLE ACCESS EASEMENT
- PORTION OF PUBLIC ROW TO BE DEDICATED FOR PEDESTRIAN AND OPEN SPACE USE
- NO-BUILD EASEMENT
- STORM DRAIN EASEMENT

NOTES:

1. THE PURPOSE OF THIS DRAWING IS TO SHOW AN OVERALL SUMMARY OF PARCELIZATION AND EASEMENTS FOR THE PROPOSED PROJECT.
2. SEE SHEETS 12-15 FOR DETAIL OF BOUNDARY AND CENTERLINE GEOMETRY.
3. SEE PARCELIZATION SUMMARY ON SHEET 10 FOR PARCEL DESCRIPTION, OWNERSHIP, AND ACREAGE.
4. SEE SHEET 18 FOR LINE AND CURVE DATA TABLES.
5. EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) REPRESENTS APPROXIMATE GEOMETRY BASED ON SITE PLAN SHOWN. GEOMETRY MAY VARY WITH FURTHER SITE PLAN REVISIONS AND DETAIL OF LANDSCAPING.
6. PARCEL Z IS A REMAINDER PARCEL. IT IS A PORTION OF EXISTING PARCELS D, E, AND J. PARCEL O IS ALSO A REMAINDER PARCEL. REFER TO EXISTING PARCELIZATION SUMMARY TABLE ON SHEET 10, AND EXISTING PARCELIZATION PLAN ON SHEET 8. PARCELS O AND Z ARE NOT DEVELOPMENT PARCELS.
7. BLOCKS 2-7 SHALL BE PROVIDED A PRIVATE ACCESS EASEMENT OVER THE PARCEL 1 PASEO SPACES THAT LINK THE BALLPARK TO MARKET STREET AND MLK JR. WAY. PRIVATE ACCESS EASEMENTS TO BE CREATED BY SEPARATE INSTRUMENT.
8. TOTAL SITE AREA = 55.73± ACRES
9. THE VEHICULAR OVERPASS MAY BE LOCATED AT MARKET STREET, AS SHOWN IN THE EIR.
10. THE CONFIGURATION OF PARCEL PPP (AND ASSOCIATED ADJACENT NO-BUILD EASEMENTS) IS PRELIMINARY AND MAY INCREASE OR DECREASE IN SQUARE FOOTAGE SUBJECT TO THE FOLLOWING:
 - 1) THE FINAL EXTENT OF DEMOLITION OF A PORTION OF THE WESTERN BUILDING WING; AND
 - 2) THE PROPOSED ATHLETICS WAY EASEMENT.

CITY OF OAKLAND
CITY OF ALAMEDA

CITY OF OAKLAND
CITY OF ALAMEDA

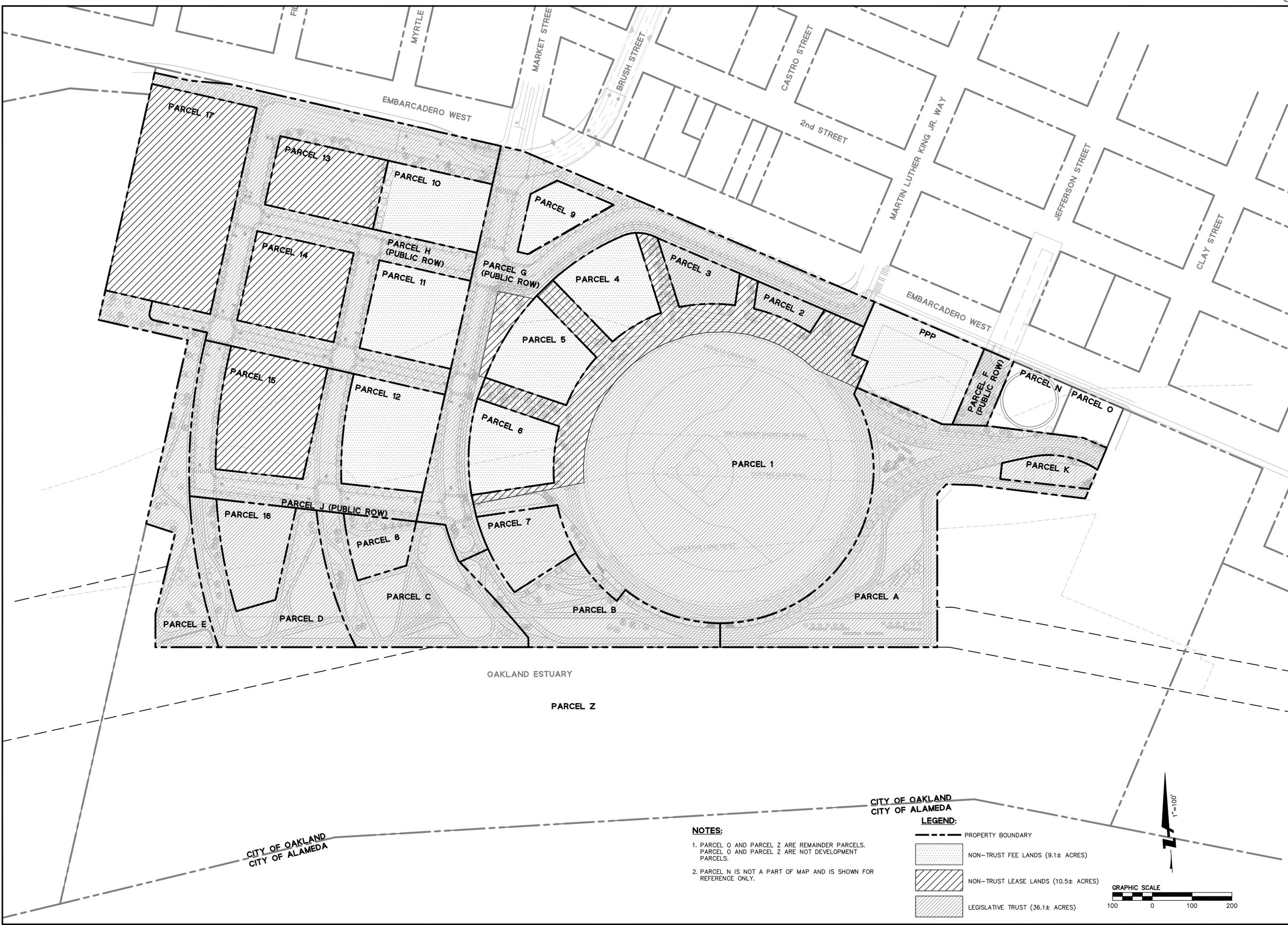


No.	Date	Revisions
	09/23/22	

Scale	1" = 100'
Design	JHD
Drawn	JHD
Approved SRN	
Job No	20170324

Drawing Number: 9 OF 39

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\11-HITMPTRTRUST.dwg
PLOT DATE: 08-22-22 PLOTTED BY: dase

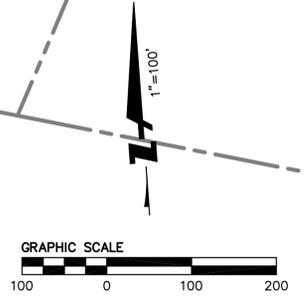


CITY OF OAKLAND
CITY OF ALAMEDA

- NOTES:**
1. PARCEL O AND PARCEL Z ARE REMAINDER PARCELS. PARCEL O AND PARCEL Z ARE NOT DEVELOPMENT PARCELS.
 2. PARCEL N IS NOT A PART OF MAP AND IS SHOWN FOR REFERENCE ONLY.

CITY OF OAKLAND
CITY OF ALAMEDA

- LEGEND:**
- PROPERTY BOUNDARY
 - NON-TRUST FEE LANDS (9.1± ACRES)
 - NON-TRUST LEASE LANDS (10.5± ACRES)
 - LEGISLATIVE TRUST (36.1± ACRES)



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HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
LANDS SUBJECT TO PUBLIC TRUST
ALAMEDA COUNTY
CITY OF OAKLAND CALIFORNIA

No.	Revisions
09/23/22	
Date	
Scale 1"=100'	
Design JHD	
Drawn JHD	
Approved SRN	
Job No 20170324	
Drawing Number:	

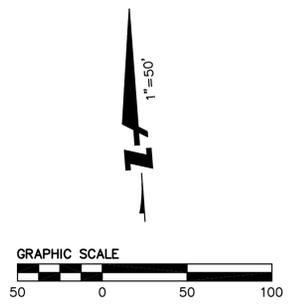
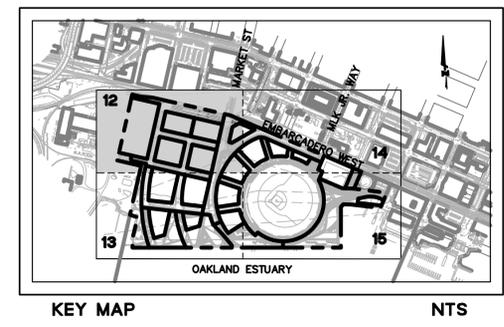
DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\12-HTTMSP.dwg
PLOT DATE: 08-02-22 PLOTTED BY: dse



LEGEND

	PROJECT SITE BOUNDARY		SURVEY MONUMENT, 5 FEET OFFSET FROM PROPERTY LINE UNLESS OTHERWISE NOTED
	OFFSITE OR ADJACENT PROPERTY BOUNDARY		NO BUILD EASEMENT
	RIGHT OF WAY		DEDICATED FOR PEDESTRIAN AND OPEN SPACE USE
	CROSS SECTION		
	EASEMENT (AS NOTED)		
	EMERGENCY VEHICLE ACCESS EASEMENT		
	STORM DRAIN EASEMENT		

- NOTES**
- REFER TO SHEET 10 FOR PROPOSED PARCEL INFORMATION, INCLUDING DESCRIPTION, OWNERSHIP, AND ACREAGES.
 - REFER TO SHEET 18 FOR PROPOSED BOUNDARY LINE AND CURVE INFORMATION.
 - EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) REPRESENTS APPROXIMATE GEOMETRY BASED ON SITE PLAN SHOWN. GEOMETRY MAY VARY WITH FURTHER SITE PLAN REVISIONS AND DETAIL OF LANDSCAPING.
 - ACTUAL MONUMENT FOR INDIVIDUAL PARCELS TO BE SET AT TIME OF FINAL MAP. BENCHMARKS TO BE LOCATED ON STANDARD STREET MONUMENTS. SEE DETAIL ON SHEET 14 FOR CITY STANDARD STREET MONUMENT DETAIL.
 - FINAL ALIGNMENT OF OVERPASS SUBJECT TO CHANGE PENDING PERMITTING WITH CPUC. BLOCK AND STREET ALIGNMENTS MAY ADJUST AS NECESSARY TO ACCOMMODATE THE OVERPASS ALIGNMENT.
 - THE VEHICULAR OVERPASS MAY BE LOCATED AT MARKET STREET, AS SHOWN IN THE EIR.



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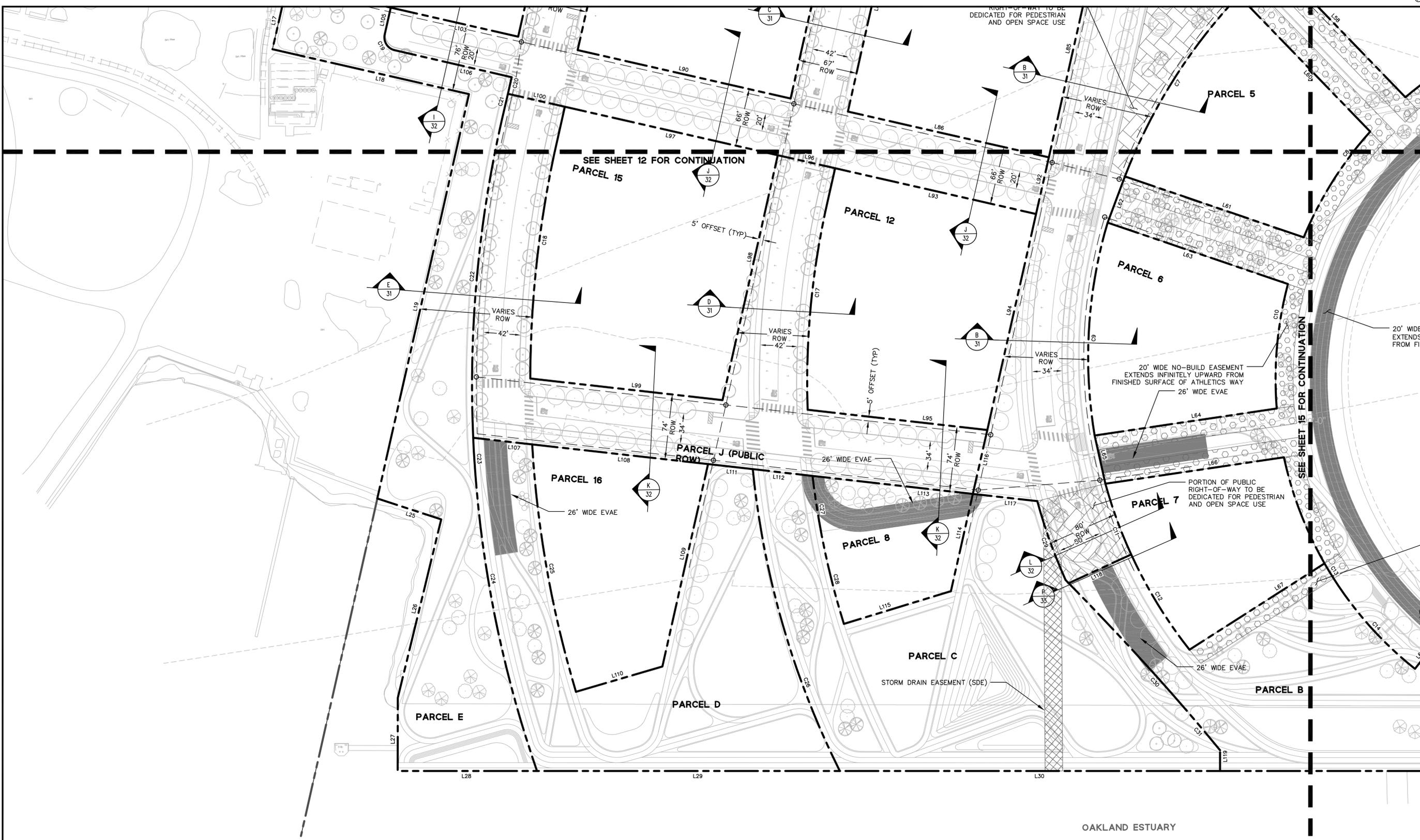
**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
PROPOSED SITE PLAN**
ALAMEDA COUNTY
CITY OF OAKLAND

Revisions	No.	Date	09/23/22
	1	Scale	1" = 50'
		Design	JHD
		Drawn	JHD
		Approved SRN	
		Job No	20170324
Drawing Number:			



HOWARD TERMINAL VESTING TENTATIVE TRACT MAP PROPOSED SITE PLAN

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM-SHEETS\12-HTTMAP.dwg
PLOT DATE: 08-02-22
PLOTTED BY: dase

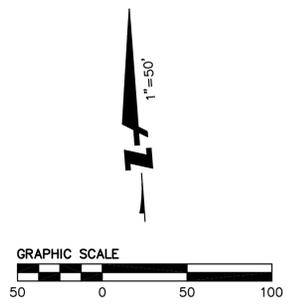
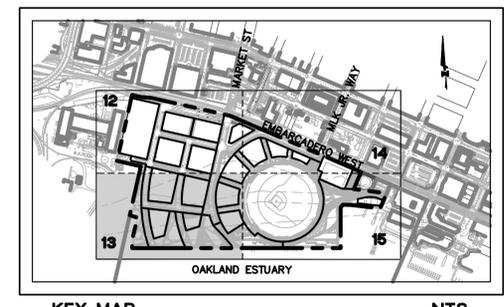


LEGEND

	PROJECT SITE BOUNDARY
	OFFSITE OR ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY
	CROSS SECTION
	EASEMENT (AS NOTED)
	EMERGENCY VEHICLE ACCESS EASEMENT
	STORM DRAIN EASEMENT

	SURVEY MONUMENT, 5 FEET OFFSET FROM PROPERTY LINE UNLESS OTHERWISE NOTED
	NO BUILD EASEMENT
	DEDICATED FOR PEDESTRIAN AND OPEN SPACE USE

- NOTES**
- REFER TO SHEET 10 FOR PROPOSED PARCEL INFORMATION, INCLUDING DESCRIPTION, OWNERSHIP, AND ACRESAGES.
 - REFER TO SHEET 18 FOR PROPOSED BOUNDARY LINE AND CURVE INFORMATION.
 - EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) REPRESENTS APPROXIMATE GEOMETRY BASED ON SITE PLAN SHOWN. GEOMETRY MAY VARY WITH FURTHER SITE PLAN REVISIONS AND DETAIL OF LANDSCAPING.
 - ACTUAL MONUMENT FOR INDIVIDUAL PARCELS TO BE SET AT TIME OF FINAL MAP. BENCHMARKS TO BE LOCATED ON STANDARD STREET MONUMENTS. SEE DETAIL ON SHEET 14 FOR CITY STANDARD STREET MONUMENT DETAIL.
 - FINAL ALIGNMENT OF OVERPASS SUBJECT TO CHANGE PENDING PERMITTING WITH CPUC. BLOCK AND STREET ALIGNMENTS MAY ADJUST AS NECESSARY TO ACCOMMODATE THE OVERPASS ALIGNMENT.
 - THE VEHICULAR OVERPASS MAY BE LOCATED AT MARKET STREET, AS SHOWN IN THE EIR.

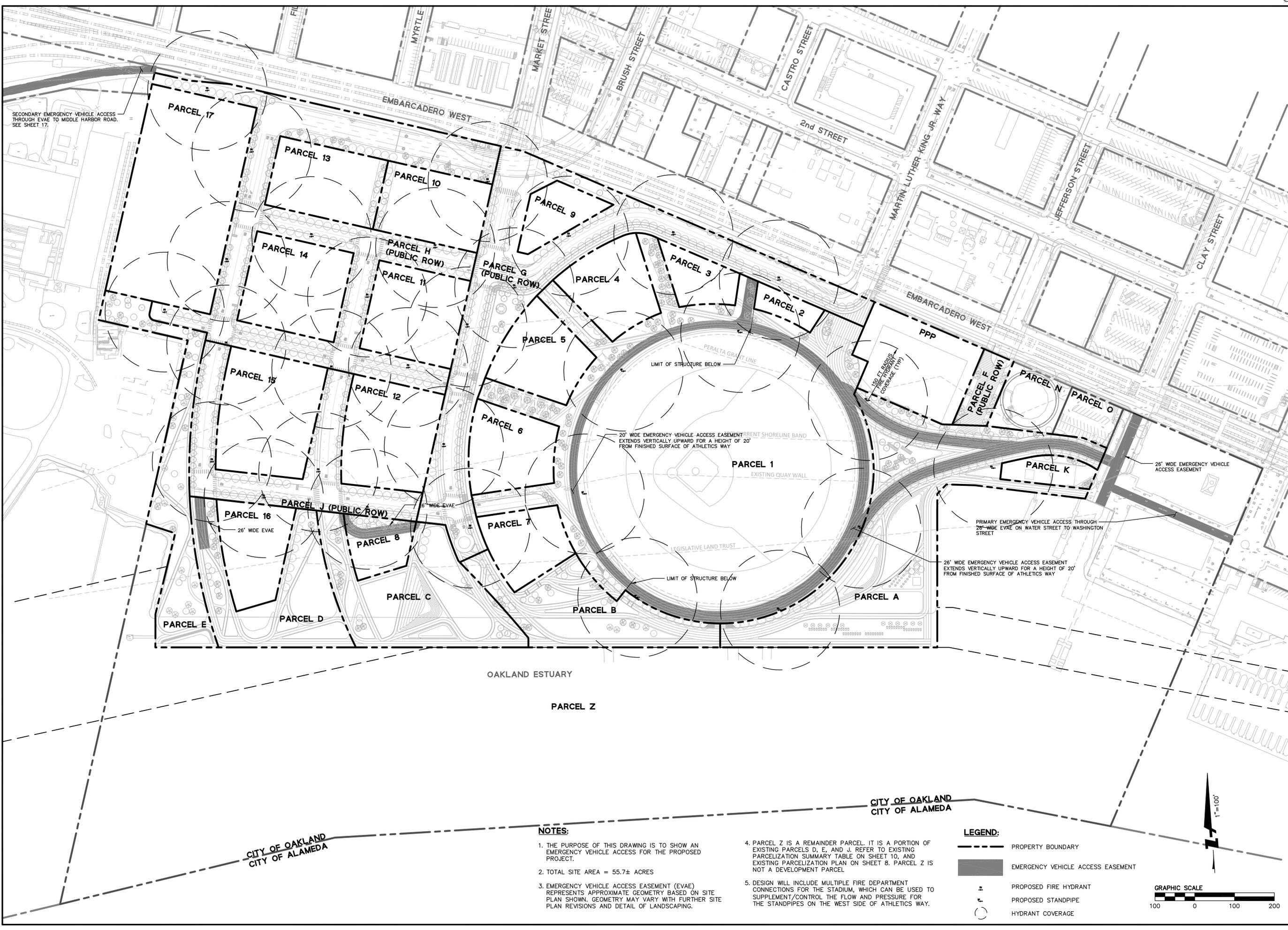


Revisions	
No.	Date
	09/23/22

Scale: 1"=50'
Design: JHD
Drawn: JHD
Approved: SRN
Job No: 20170324



**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
FIRE ACCESS PLAN**
ALAMEDA COUNTY
CITY OF OAKLAND



SECONDARY EMERGENCY VEHICLE ACCESS THROUGH EVAE TO MIDDLE HARBOR ROAD. SEE SHEET 17.

20' WIDE EMERGENCY VEHICLE ACCESS EASEMENT EXTENDS VERTICALLY UPWARD FOR A HEIGHT OF 20' FROM FINISHED SURFACE OF ATHLETICS WAY

PRIMARY EMERGENCY VEHICLE ACCESS THROUGH 26" WIDE EVAE ON WATER STREET TO WASHINGTON STREET

26' WIDE EMERGENCY VEHICLE ACCESS EASEMENT EXTENDS VERTICALLY UPWARD FOR A HEIGHT OF 20' FROM FINISHED SURFACE OF ATHLETICS WAY

NOTES:

1. THE PURPOSE OF THIS DRAWING IS TO SHOW AN EMERGENCY VEHICLE ACCESS FOR THE PROPOSED PROJECT.
2. TOTAL SITE AREA = 55.7± ACRES
3. EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) REPRESENTS APPROXIMATE GEOMETRY BASED ON SITE PLAN SHOWN. GEOMETRY MAY VARY WITH FURTHER SITE PLAN REVISIONS AND DETAIL OF LANDSCAPING.
4. PARCEL Z IS A REMAINDER PARCEL. IT IS A PORTION OF EXISTING PARCELS D, E, AND J. REFER TO EXISTING PARCELIZATION SUMMARY TABLE ON SHEET 10, AND EXISTING PARCELIZATION PLAN ON SHEET 8. PARCEL Z IS NOT A DEVELOPMENT PARCEL.
5. DESIGN WILL INCLUDE MULTIPLE FIRE DEPARTMENT CONNECTIONS FOR THE STADIUM, WHICH CAN BE USED TO SUPPLEMENT/CONTROL THE FLOW AND PRESSURE FOR THE STANDPIPES ON THE WEST SIDE OF ATHLETICS WAY.

LEGEND:

- PROPERTY BOUNDARY
- █ EMERGENCY VEHICLE ACCESS EASEMENT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED STANDPIPE
- HYDRANT COVERAGE



CITY OF OAKLAND
CITY OF ALAMEDA

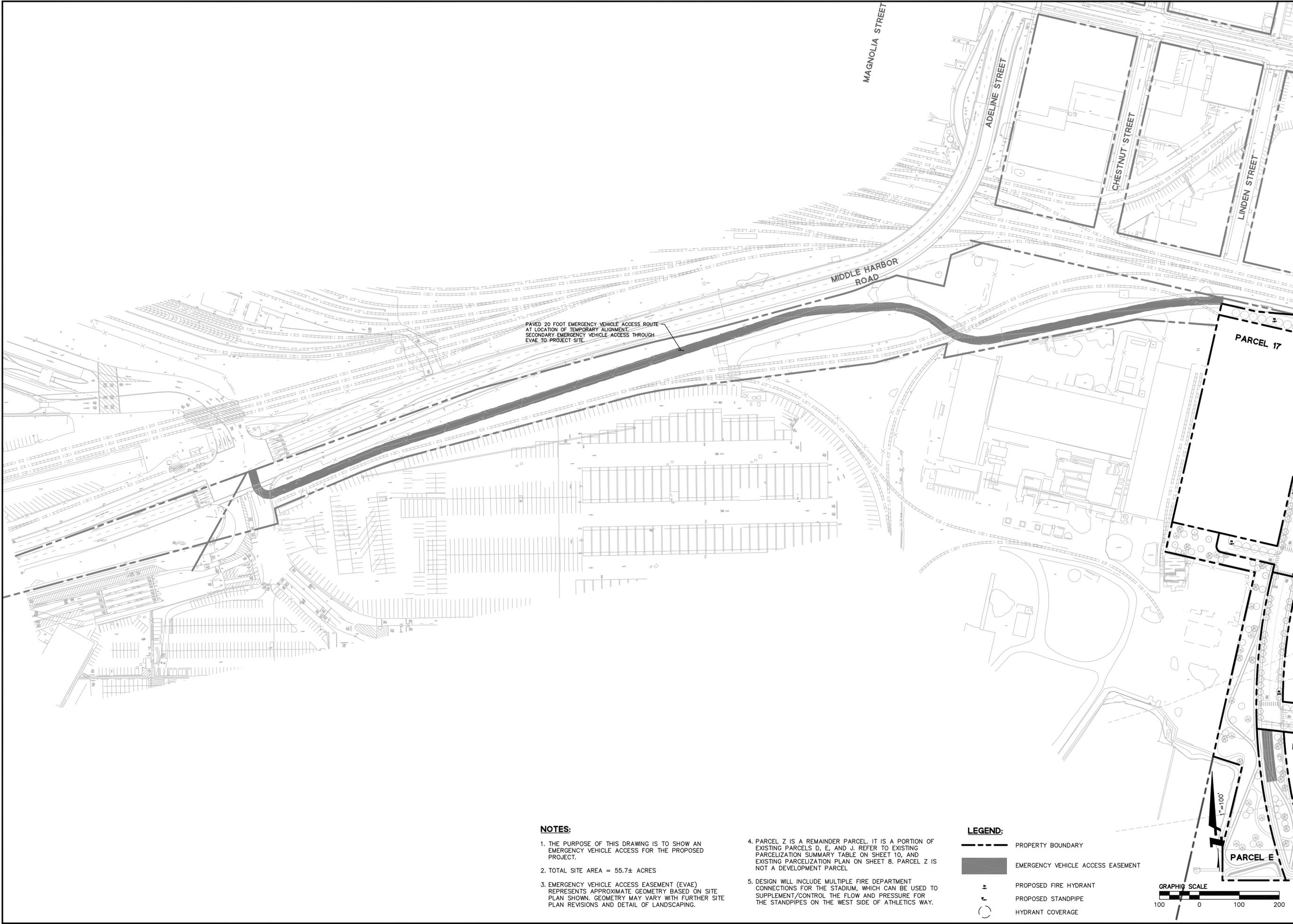
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PLOT DATE: 08-22-22
PLOTTED BY: dse

No.	Date	Revisions
09/23/22		

Date	09/23/22
Scale	1" = 100'
Design	JHD
Drawn	JHD
Approved SRN	
Job No	20170324

Drawing Number:

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENGS\03-TM-SHEETS\16-HTMPRFA.dwg
PLOT DATE: 08-22-22 PLOTTED BY: dase



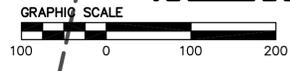
PAVED 20 FOOT EMERGENCY VEHICLE ACCESS ROUTE AT LOCATION OF TEMPORARY ALIGNMENT. SECONDARY EMERGENCY VEHICLE ACCESS THROUGH EVAE TO PROJECT SITE.

NOTES:

1. THE PURPOSE OF THIS DRAWING IS TO SHOW AN EMERGENCY VEHICLE ACCESS FOR THE PROPOSED PROJECT.
2. TOTAL SITE AREA = 55.7± ACRES
3. EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) REPRESENTS APPROXIMATE GEOMETRY BASED ON SITE PLAN SHOWN. GEOMETRY MAY VARY WITH FURTHER SITE PLAN REVISIONS AND DETAIL OF LANDSCAPING.
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LEGEND:

- PROPERTY BOUNDARY
- EMERGENCY VEHICLE ACCESS EASEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED STANDPIPE
- HYDRANT COVERAGE



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CITY OF OAKLAND
 ALAMEDA COUNTY
**HOWARD TERMINAL
 VESTING TENTATIVE TRACT MAP
 FIRE ACCESS PLAN**
 CALIFORNIA

Revisions	
No.	Date
	09/23/22

Scale: 1" = 100'
 Design: JHD
 Drawn: JHD
 Approved: SRN
 Job No: 20170324

Drawing Number: **17** OF **39**

LINE TABLE		
NO.	BEARING	LENGTH
L1	N72°53'29"W	90.00'
L2	N80°51'39"W	100.98'
L3	S72°53'29"E	276.11'
L4	S72°53'29"E	182.70'
L5	S72°53'29"E	247.26'
L6	S72°53'29"E	51.28'
L7	S62°35'14"E	29.19'
L8	S62°35'14"E	163.35'
L9	S62°35'14"E	287.21'
L10	S62°35'14"E	400.37'
L11	S62°35'14"E	80.52'
L12	S62°35'14"E	300.01'
L13	S62°35'14"E	80.50'
L15	S62°35'14"E	139.85'
L16	S62°35'14"E	380.54'
L17	N27°24'50"E	973.93'
L18	N74°40'20"W	348.70'
L19	N89°06'36"W	1496.78'
L20	N89°06'36"W	83.31'
L21	N89°06'36"W	30.89'

LINE TABLE		
NO.	BEARING	LENGTH
L22	S80°44'03"W	710.76'
L23	N17°06'03"E	821.28'
L24	N17°06'03"E	626.19'
L25	S72°53'29"E	229.79'
L26	N17°06'12"E	579.18'
L27	N17°06'12"E	55.73'
L28	N72°53'29"W	100.71'
L29	N79°21'29"W	79.91'
L30	N72°53'29"W	196.00'
L31	S17°06'31"W	5.00'
L32	N17°06'31"E	2.25'
L33	N72°53'29"W	6.10'
L34	N17°06'31"E	2.74'
L35	N50°50'16"W	40.36'
L36	S17°05'43"W	55.54'
L37	S17°05'43"W	220.50'
L38	S17°05'43"W	312.98'
L39	S17°05'43"W	191.13'
L40	S72°53'38"E	250.04'
L41	N17°05'53"E	312.98'

LINE TABLE		
NO.	BEARING	LENGTH
L42	N17°05'53"E	520.01'
L43	S17°05'53"W	20.96'
L44	N85°21'45"E	448.21'
L45	S84°11'44"E	255.02'
L46	S84°11'44"E	61.24'
L47	S17°05'43"W	692.00'
L48	S17°05'43"W	686.39'
L49	S27°24'15"W	347.07'
L50	N83°24'18"E	133.40'
L51	N83°24'18"E	18.74'
L52	N06°35'11"W	61.01'
L53	N72°53'38"W	34.82'
L54	S17°05'43"W	133.11'
L55	S17°05'43"W	251.38'
L56	S17°05'43"W	193.29'
L57	S17°05'43"W	15.25'
L58	S17°05'43"W	64.87'
L59	N62°35'45"W	151.74'
L60	S27°24'15"W	63.80'
L61	N62°35'45"W	436.23'

LINE TABLE		
NO.	BEARING	LENGTH
L62	S27°24'15"W	78.75'
L63	S62°35'14"E	245.22'
L64	S27°24'46"W	160.00'
L65	S62°35'14"E	186.29'
L66	S27°24'46"W	80.00'
L67	S62°35'14"E	370.46'
L68	S27°24'59"W	28.99'
L69	S27°24'59"W	197.39'
L70	N62°35'45"W	40.25'
L71	N27°24'54"E	346.76'
L72	N88°51'58"E	45.79'
L73	N27°24'46"E	340.39'
L74	N27°24'46"E	321.81'
L75	S83°41'08"E	321.57'
L76	N27°24'46"E	206.05'
L78	N27°24'46"E	174.99'
L79	N78°39'14"W	166.67'
L80	S27°24'46"W	128.86'
L81	S27°24'46"W	5.82'
L82	S62°35'49"E	139.85'

LINE TABLE		
NO.	BEARING	LENGTH
L83	N78°39'14"W	145.53'
L84	N27°24'46"E	46.07'
L85	N27°24'46"E	88.59'
L86	N72°53'38"W	250.05'
L87	S72°53'38"E	117.94'
L88	N27°04'50"E	98.07'
L89	N72°06'15"E	24.95'
L90	S62°53'08"E	247.59'
L91	S78°28'44"E	314.92'
L92	S62°35'45"E	58.79'
L93	S88°44'10"E	20.73'
L94	S27°24'59"W	72.32'
L95	N27°24'46"E	292.94'
L96	S88°45'09"W	45.87'
L97	N27°24'46"E	258.05'
L98	N62°31'18"W	40.25'
L99	N27°24'46"E	43.99'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	573.00'	20°47'40"	207.96'

EXISTING PARCELIZATION LINE AND CURVE TABLES
(SEE SHEET 8)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S62°35'14"E	380.54'
L2	N27°24'42"E	106.99'
L3	N62°35'14"W	63.89'
L4	N78°39'45"W	245.16'
L5	N27°14'01"E	174.87'
L6	N62°35'14"W	80.50'
L7	N62°35'14"W	300.01'
L8	N62°35'14"W	696.33'
L9	N62°35'14"W	221.89'
L10	N62°35'14"W	42.43'
L11	N72°53'29"W	57.27'
L12	N72°53'29"W	700.09'
L13	N80°51'39"W	100.98'
L14	N72°53'29"W	90.00'
L15	S17°06'12"W	28.88'
L16	S17°06'12"W	530.00'
L17	S17°06'13"W	76.03'
L18	S72°53'29"E	229.79'
L19	S17°06'32"W	470.96'
L20	N17°06'03"E	976.51'
L21	S80°44'03"W	710.76'
L22	N89°06'36"W	1580.09'
L23	N74°40'20"W	348.70'
L24	N27°24'50"E	973.93'
L25	S67°41'36"E	76.61'

LINE TABLE		
NO.	BEARING	LENGTH
L26	S18°00'14"W	208.65'
L27	S04°25'06"W	83.06'
L28	S85°42'50"E	158.95'
L29	S85°42'50"E	345.30'
L30	S85°42'50"E	433.63'
L31	S85°42'50"E	482.28'
L32	S85°42'50"E	546.01'
L33	N04°17'06"E	384.44'
L34	N48°24'21"E	32.88'
L35	S83°58'37"E	20.50'
L36	S83°58'40"E	51.39'
L37	S78°51'16"E	279.20'
L38	N27°24'46"E	25.74'
L39	N27°24'46"E	52.30'
L40	N27°24'46"E	59.70'
L41	N83°37'44"W	86.84'
L42	N27°24'46"E	206.05'
L43	S83°41'08"E	25.09'
L44	S62°35'14"E	233.18'
L45	S27°24'46"W	71.17'
L46	S62°35'14"E	43.42'
L47	S27°24'46"W	75.89'
L48	S27°38'41"W	68.03'
L49	N62°30'59"W	106.90'
L50	N62°30'59"W	182.77'

LINE TABLE		
NO.	BEARING	LENGTH
L51	N37°32'44"E	67.76'
L52	S12°42'08"W	69.53'
L53	S62°30'59"E	49.64'
L54	N62°30'59"W	225.37'
L55	N12°42'08"E	80.68'
L56	S13°18'51"E	181.37'
L57	N13°18'51"W	210.08'
L58	S39°52'39"E	215.32'
L59	N50°07'21"E	56.00'
L60	S39°52'39"E	215.32'
L61	N66°59'15"W	215.32'
L62	S24°51'48"W	56.03'
L63	S66°59'15"E	217.13'
L64	S85°54'09"W	209.87'
L65	S08°17'51"E	56.15'
L66	N85°54'09"E	205.76'
L67	S61°49'45"W	182.54'
L68	N42°42'41"E	35.00'
L69	S04°17'10"W	60.02'
L70	N62°34'35"W	153.97'
L71	S67°19'53"W	74.94'
L72	S17°03'34"W	148.16'
L73	S72°56'26"E	26.80'
L74	N64°20'04"E	248.14'
L75	S17°03'34"W	98.12'

LINE TABLE		
NO.	BEARING	LENGTH
L76	N72°56'26"W	268.50'
L77	N17°03'34"E	176.00'
L78	S72°56'26"E	268.50'
L79	N17°03'34"E	176.00'
L80	N72°56'26"W	278.50'
L81	S72°56'26"E	278.50'
L82	S17°03'34"W	176.00'
L83	N17°03'34"E	72.00'
L84	S72°56'26"E	235.00'
L85	S17°03'34"W	226.00'
L86	N72°56'26"W	235.00'
L87	N17°03'34"E	226.00'
L88	S72°56'26"E	249.00'
L89	S17°03'34"W	229.00'
L90	N72°56'26"W	249.00'
L91	N17°03'34"E	229.00'
L92	N17°03'34"E	66.00'
L93	N72°56'26"W	235.00'
L94	N17°03'34"E	251.52'
L95	S79°19'38"E	206.17'
L96	S72°56'26"E	67.00'
L97	N72°56'26"W	249.00'
L98	N17°03'34"E	285.21'
L99	S79°19'38"E	220.58'
L100	S72°56'26"E	66.53'

LINE TABLE		
NO.	BEARING	LENGTH
L101	S72°54'07"E	270.00'
L102	S17°06'12"W	530.00'
L103	N72°54'07"W	148.98'
L104	N72°54'07"W	121.02'
L105	N17°01'46"E	31.31'
L106	N72°46'27"W	136.98'
L107	N79°21'32"W	67.65'
L108	N79°21'32"W	201.84'
L109	N17°03'34"E	235.72'
L110	N78°01'00"E	102.60'
L111	N79°16'27"W	51.29'
L112	N79°16'27"W	68.64'
L113	S79°19'38"E	183.94'
L114	S17°03'51"W	113.17'
L115	S77°19'21"W	127.62'
L116	S17°03'34"W	74.46'
L117	N79°22'20"W	73.92'
L118	S69°40'13"W	78.42'
L119	S04°17'10"W	21.15'
L120	N10°40'54"E	40.09'
L121	N79°19'06"W	225.13'
L122	S27°24'46"W	17.89'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	452.61'	19°29'13"	153.94'
C2	452.61'	17°51'59"	141.13'
C3	109.17'	29°41'10"	56.56'
C4	97.00'	18°44'42"	31.73'
C5	633.62'	19°04'08"	210.88'
C6	420.00'	19°27'54"	142.69'
C7	635.00'	22°03'20"	244.44'
C8	420.00'	19°27'54"	142.69'
C9	536.03'	26°06'44"	244.29'
C10	420.00'	19°27'54"	142.69'
C11	532.73'	9°12'30"	85.62'
C12	532.73'	13°41'08"	127.25'
C13	420.00'	4°05'37"	30.01'
C14	420.00'	17°35'33"	128.96'
C15	385.00'	38°16'33"	257.20'
C16	385.00'	119°28'17"	802.79'
C17	919.22'	15°00'02"	240.66'
C18	1224.49'	12°53'40"	275.57'
C19	15.00'	89°48'13"	23.51'
C20	1594.25'	0°41'37"	19.30'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C21	1594.25'	0°24'28"	11.34'
C22	1352.27'	16°13'01"	382.75'
C23	1166.03'	1°56'28"	39.50'
C24	1334.05'	14°54'38"	347.17'
C25	1224.49'	13°23'02"	286.03'
C26	986.19'	20°50'57"	358.86'
C27	919.22'	10°43'30"	172.07'
C28	919.22'	10°43'30"	172.07'
C29	616.12'	8°51'49"	95.31'
C30	2522.04'	1°06'45"	48.97'
C31	2522.04'	1°57'07"	85.92'
C32	221.00'	44°49'55"	172.92'
C33	2467.84'	1°46'05"	76.16'

PROPOSED PARCELIZATION LINE AND CURVE TABLES
(SEE SHEETS 12-15)

DRAWING NAME: K:\2017\170324_Oakland_Due_Di\1\genca\ENG\03-TM\SHEETS\08-HITMEXPA.dwg
PLOT DATE: 08-03-22 PLOTTED BY: dize

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HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
PARCELIZATION DATA TABLES
ALAMEDA COUNTY
CITY OF OAKLAND

Date	No.	Revisions
09/23/22		
Scale		
Design	JHD	
Drawn	JHD	
Approved SRN		
Job No	20170324	

Drawing Number:

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\19-HITMCD.dwg
PLOT DATE: 08-03-22 PLOTTED BY: dse

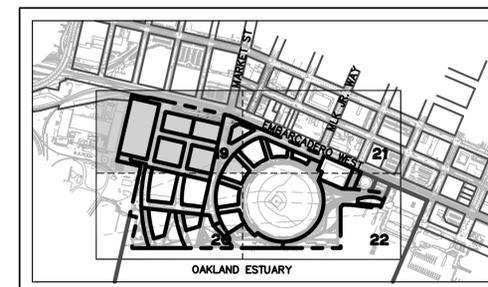


LEGEND

- PROJECT SITE BOUNDARY
- - - OFFSITE OR ADJACENT PROPERTY BOUNDARY
- - - GRADE BREAK
- EX EXISTING GRADE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- HP HIGH POINT
- LP LOW POINT
- 2.0% SLOPE ARROW

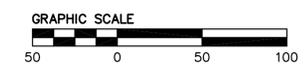
NOTES

1. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.
2. FINISHED FLOOR ELEVATIONS ARE APPROXIMATE AND MAY VARY ACROSS EACH PARCEL, WHERE FEASIBLE, FINISHED FLOORS TO BE SET AT OR ABOVE 10.0 FEET COD TO ACCOMMODATE FUTURE SEA LEVEL RISE.
3. SEE SHEET 35 FOR CONCEPTUAL ELEVATIONS AND SLOPES ON GRADE SEPARATION STRUCTURE.
4. THE VEHICULAR OVERPASS MAY BE LOCATED AT MARKET STREET, AS SHOWN IN THE EIR.



KEY MAP

NTS



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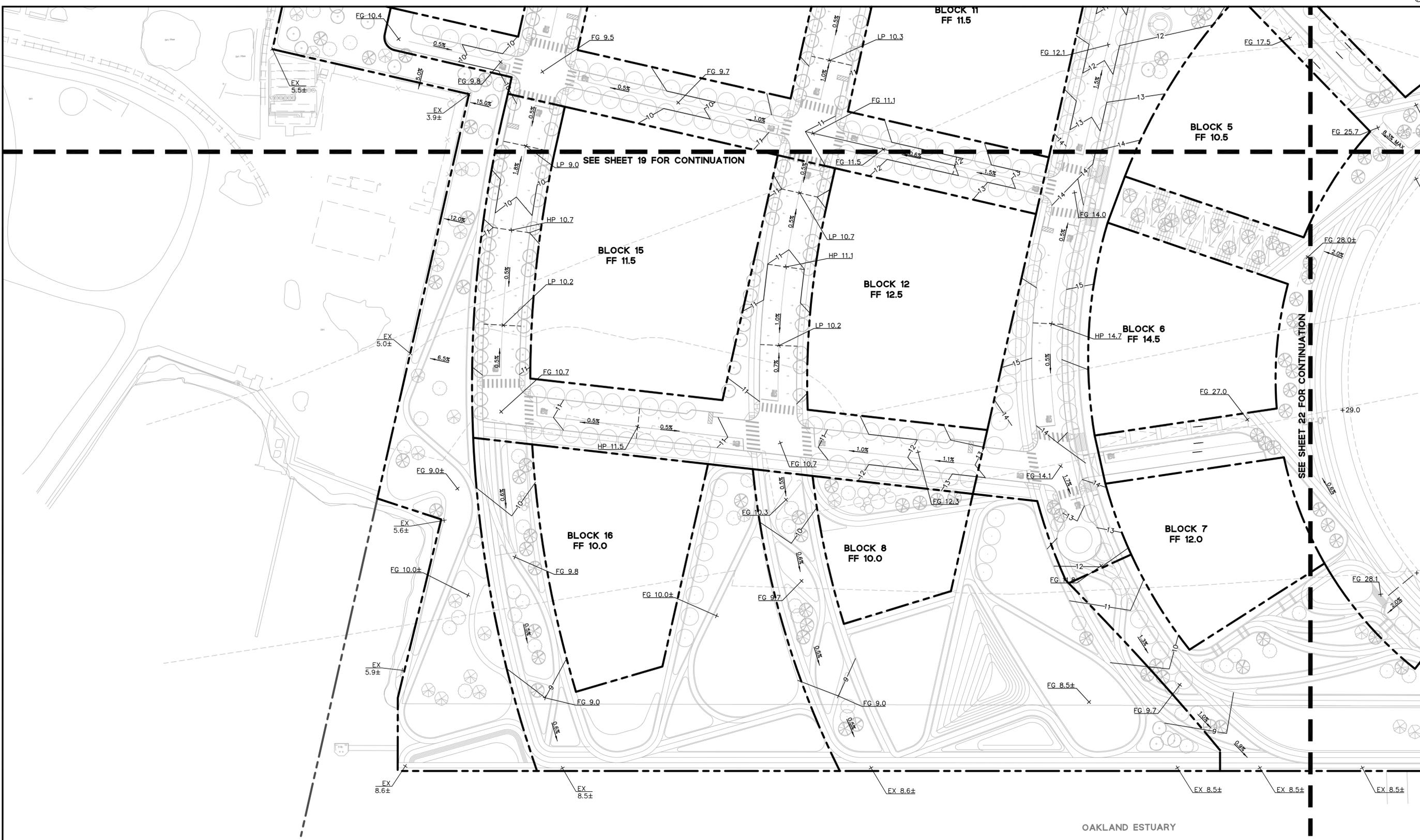
CALIFORNIA

**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
GRADING PLAN**
ALAMEDA COUNTY

Date	No.	Revisions
09/23/22		
Scale 1"=50'		
Design JHD		
Drawn JHD		
Approved SRN		
Job No 20170324		

Drawing Number:

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\19-HTT.MCD.dwg
PLOT DATE: 08-03-22 PLOTTED BY: dse

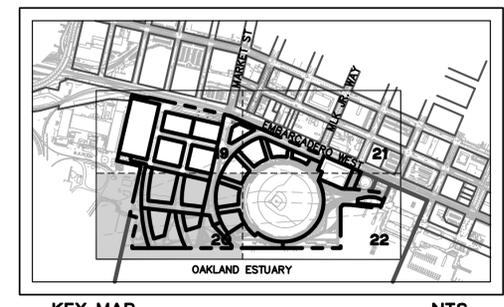


LEGEND

- PROJECT SITE BOUNDARY
- - - OFFSITE OR ADJACENT PROPERTY BOUNDARY
- - - GRADE BREAK
- EX EXISTING GRADE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- HP HIGH POINT
- LP LOW POINT
- 2.0% SLOPE ARROW

NOTES

1. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.
2. FINISHED FLOOR ELEVATIONS ARE APPROXIMATE AND MAY VARY ACROSS EACH PARCEL, WHERE FEASIBLE, FINISHED FLOORS TO BE SET AT OR ABOVE 10.0 FEET COD TO ACCOMMODATE FUTURE SEA LEVEL RISE.
3. SEE SHEET 35 FOR CONCEPTUAL ELEVATIONS AND SLOPES ON GRADE SEPARATION STRUCTURE.
4. THE VEHICULAR OVERPASS MAY BE LOCATED AT MARKET STREET, AS SHOWN IN THE EIR.



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CALIFORNIA
ALAMEDA COUNTY

**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
GRADING PLAN**

CITY OF OAKLAND

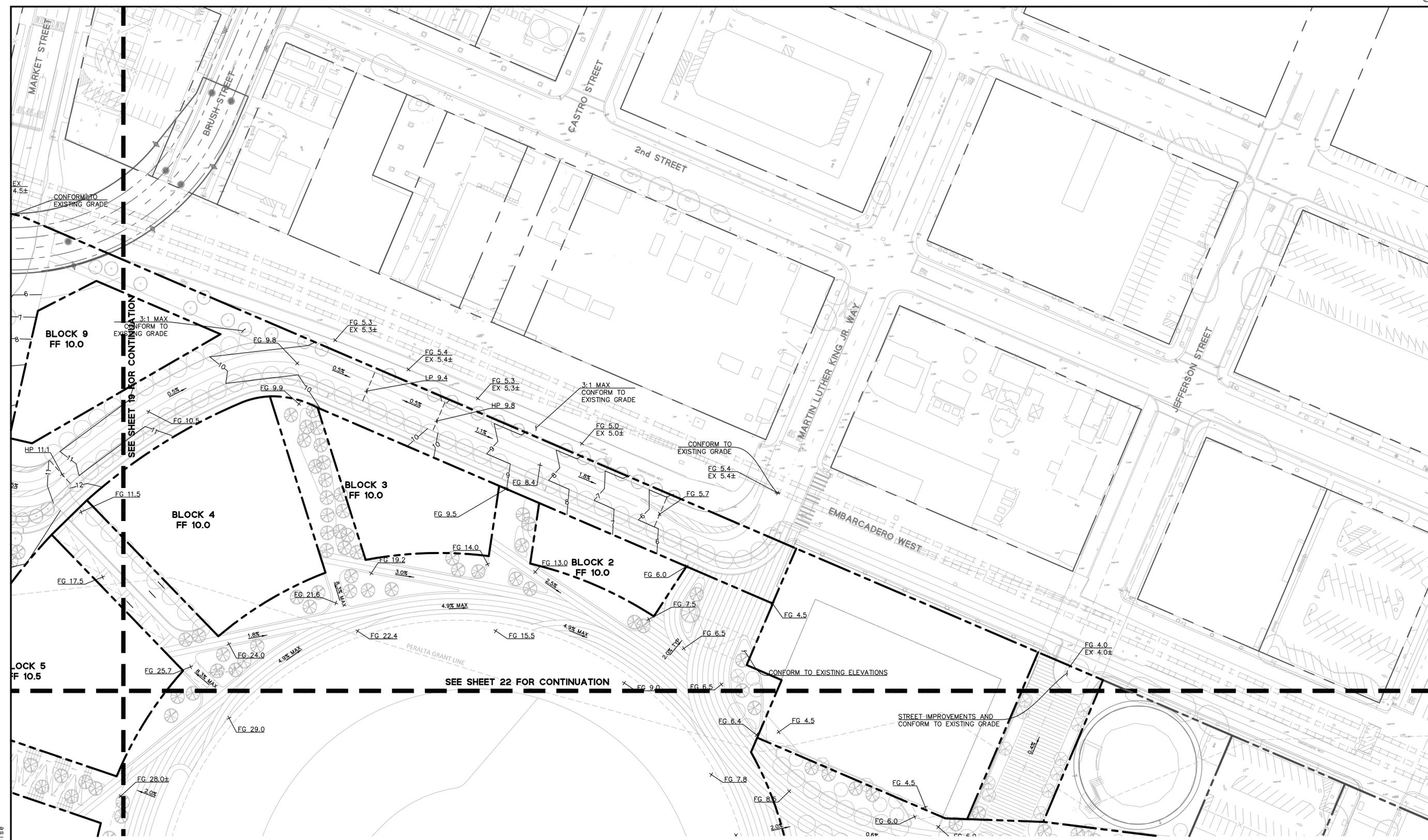
Revisions	
No.	Date
	09/23/22
	Scale 1" = 50'
	Design JHD
	Drawn JHD
	Approved SRN
	Job No 20170324

Drawing Number:



**HOWARD TERMINAL
 VESTING TENTATIVE TRACT MAP
 GRADING PLAN**
 ALAMEDA COUNTY

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\19-HITMGD.dwg
 PLOT DATE: 08-03-22 PLOTTED BY: dse

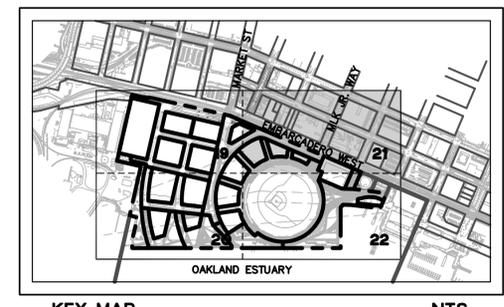


LEGEND

- PROJECT SITE BOUNDARY
- - - OFFSITE OR ADJACENT PROPERTY BOUNDARY
- - - GRADE BREAK
- EX EXISTING GRADE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- HP HIGH POINT
- LP LOW POINT
- 2.0% SLOPE ARROW

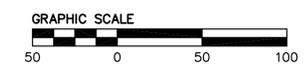
NOTES

1. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.
2. FINISHED FLOOR ELEVATIONS ARE APPROXIMATE AND MAY VARY ACROSS EACH PARCEL, WHERE FEASIBLE, FINISHED FLOORS TO BE SET AT OR ABOVE 10.0 FEET COD TO ACCOMMODATE FUTURE SEA LEVEL RISE.
3. SEE SHEET 35 FOR CONCEPTUAL ELEVATIONS AND SLOPES ON GRADE SEPARATION STRUCTURE.
4. THE VEHICULAR OVERPASS MAY BE LOCATED AT MARKET STREET, AS SHOWN IN THE EIR.



KEY MAP

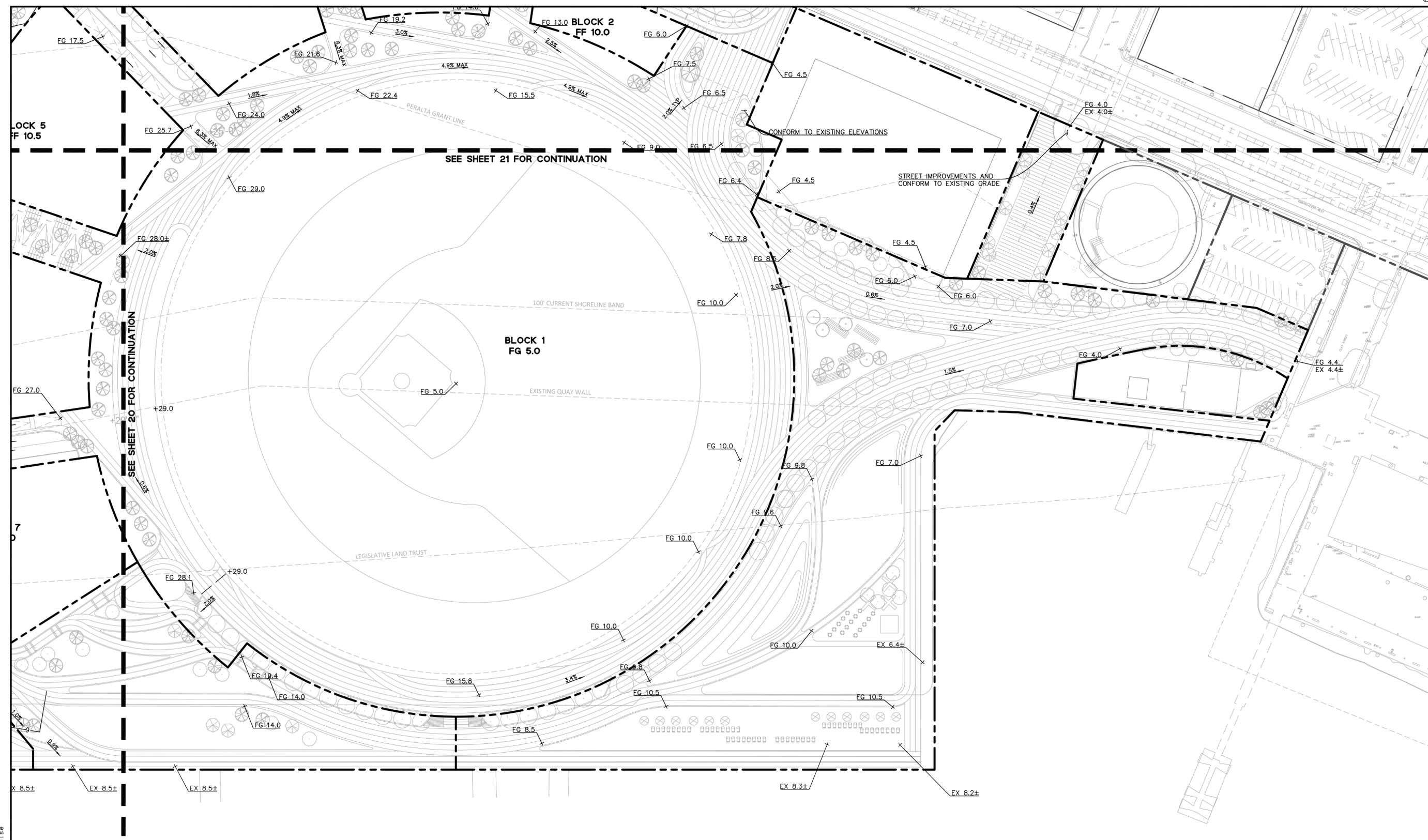
NTS



Revisions	
No.	Date
	09/23/22

Drawing Number: 21 OF 39

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENGS\03-TM\SHEETS\19-HITMGD.dwg
PLOT DATE: 08-03-22 PLOTTED BY: dase



SEE SHEET 21 FOR CONTINUATION

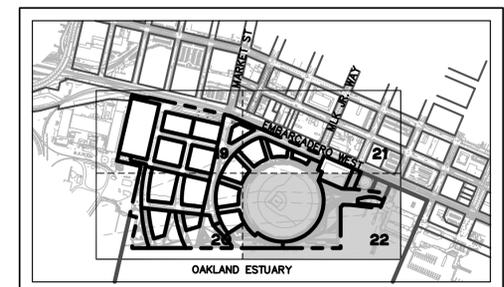
SEE SHEET 20 FOR CONTINUATION

LEGEND

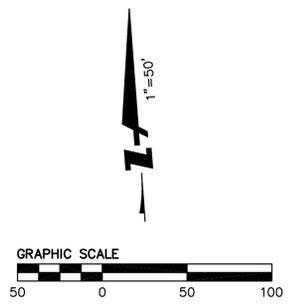
- PROJECT SITE BOUNDARY
- - - OFFSITE OR ADJACENT PROPERTY BOUNDARY
- - - GRADE BREAK
- EX EXISTING GRADE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- HP HIGH POINT
- LP LOW POINT
- 2.0% SLOPE ARROW

NOTES

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3. SEE SHEET 35 FOR CONCEPTUAL ELEVATIONS AND SLOPES ON GRADE SEPARATION STRUCTURE.
4. THE VEHICULAR OVERPASS MAY BE LOCATED AT MARKET STREET, AS SHOWN IN THE EIR.



KEY MAP NTS



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CALIFORNIA
HOWARD TERMINAL VESTING TENTATIVE TRACT MAP GRADING PLAN
 ALAMEDA COUNTY
 CITY OF OAKLAND

Date	No.	Revisions
09/23/22		
Scale 1"=50'		
Design JHD		
Drawn JHD		
Approved SRN		
Job No 20170324		

Drawing Number:



HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
UTILITY PLAN
ALAMEDA COUNTY
CITY OF OAKLAND

Date	09/23/22
Scale	1" = 50'
Design	JHD
Drawn	JHD
Approved SRN	
Job No	20170324
Drawing Number	23 OF 39

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\23-HTTMUT.dwg
PLOT DATE: 08-03-22
PLOTTED BY: dse



LEGEND

	PROJECT PARCEL BOUNDARY
	OFFSITE OR ADJACENT PROPERTY BOUNDARY
EXISTING UTILITY LEGEND:	
	EXISTING UTILITY, AS LABELED

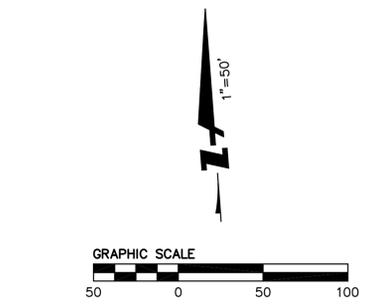
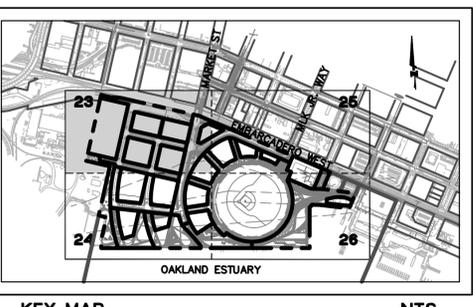
PROPOSED UTILITY LEGEND:

	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED RECYCLED WATER LINE
	PROPOSED JOINT TRENCH
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT

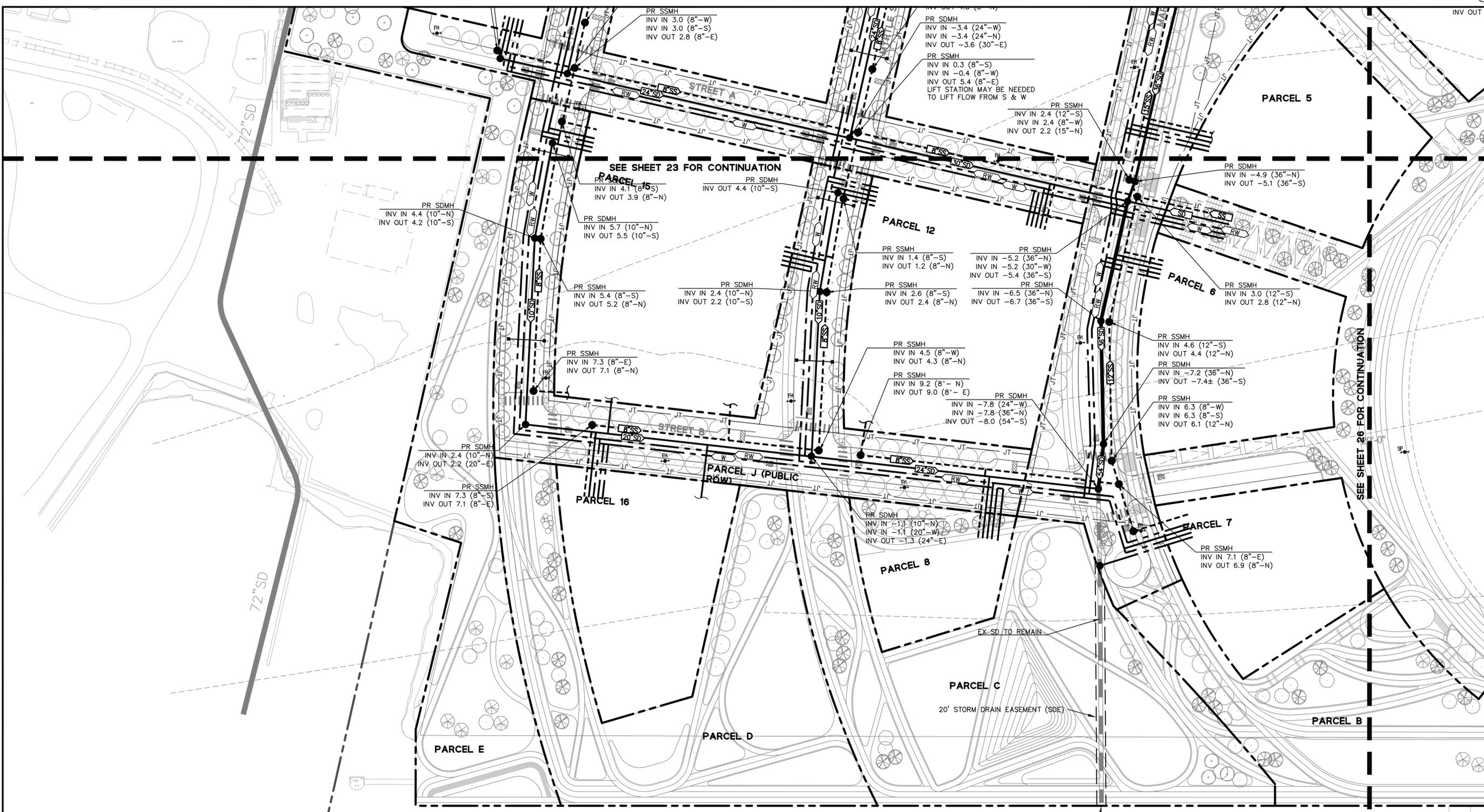
ABBREVIATIONS

EX	EXISTING	SDCB	STORM DRAIN CATCH BASIN
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
INV	INVERT	SP	STANDPIPE
PR	PROPOSED	SS	SANITARY SEWER
RIM	RIM ELEVATION	SSMH	SANITARY SEWER MANHOLE
RW	RECYCLED WATER	W	DOMESTIC WATER
SD	STORM DRAIN		

- NOTES**
- REFER TO SHEETS 12-15 FOR LOCATION AND DETAIL OF PROPOSED EASEMENTS AND PARCELS.
 - UTILITY CONNECTIONS SHOWN FOR INFORMATION ONLY. NUMBER OF CONNECTIONS AND LOCATIONS MAY VARY WITH DETAILED DEVELOPMENT OF BUILDING DESIGN.
 - UTILITY PIPE SIZES SHOWN ARE PRELIMINARY.
 - SEWER PIPE MATERIAL IS EXPECTED TO BE SOLID WALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE SDR 11 WITH SMOOTH INTERIOR. SEWER PIPE SIZES SHOWN ARE THE MINIMUM INNER DIAMETER.
 - ALL SANITARY SEWER PIPELINES AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CITY STANDARDS.
 - POTENTIAL JOINT TRENCH LOCATIONS ARE SHOWN. ACTUAL LOCATIONS WILL BE DEPENDENT ON FINAL DESIGN AND COORDINATION WITH PG&E. LINES MAY BE LOCATED WITHIN STREET OR SIDEWALK.



DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\23-HTTMUT.dwg
PLOT DATE: 08-03-22 PLOTTED BY: dase



LEGEND

- PROJECT PARCEL BOUNDARY
- OFFSITE OR ADJACENT PROPERTY BOUNDARY
- EXISTING UTILITY LEGEND:**
- EXISTING UTILITY, AS LABELED

PROPOSED UTILITY LEGEND:

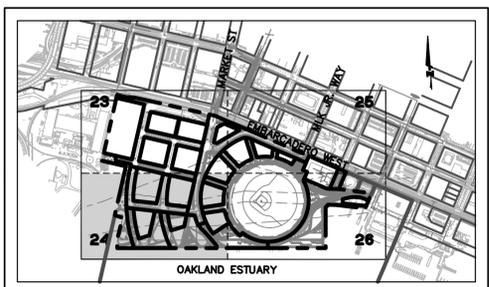
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED RECYCLED WATER LINE
- PROPOSED JOINT TRENCH
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT

ABBREVIATIONS

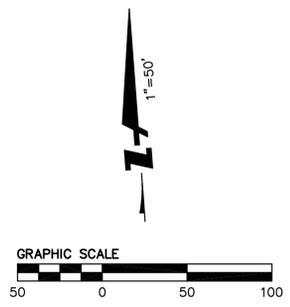
- EX EXISTING
- FH FIRE HYDRANT
- INV INVERT
- PR PROPOSED
- RIM RIM ELEVATION
- RW RECYCLED WATER
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SP STANDPIPE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- W DOMESTIC WATER

NOTES

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KEY MAP NTS



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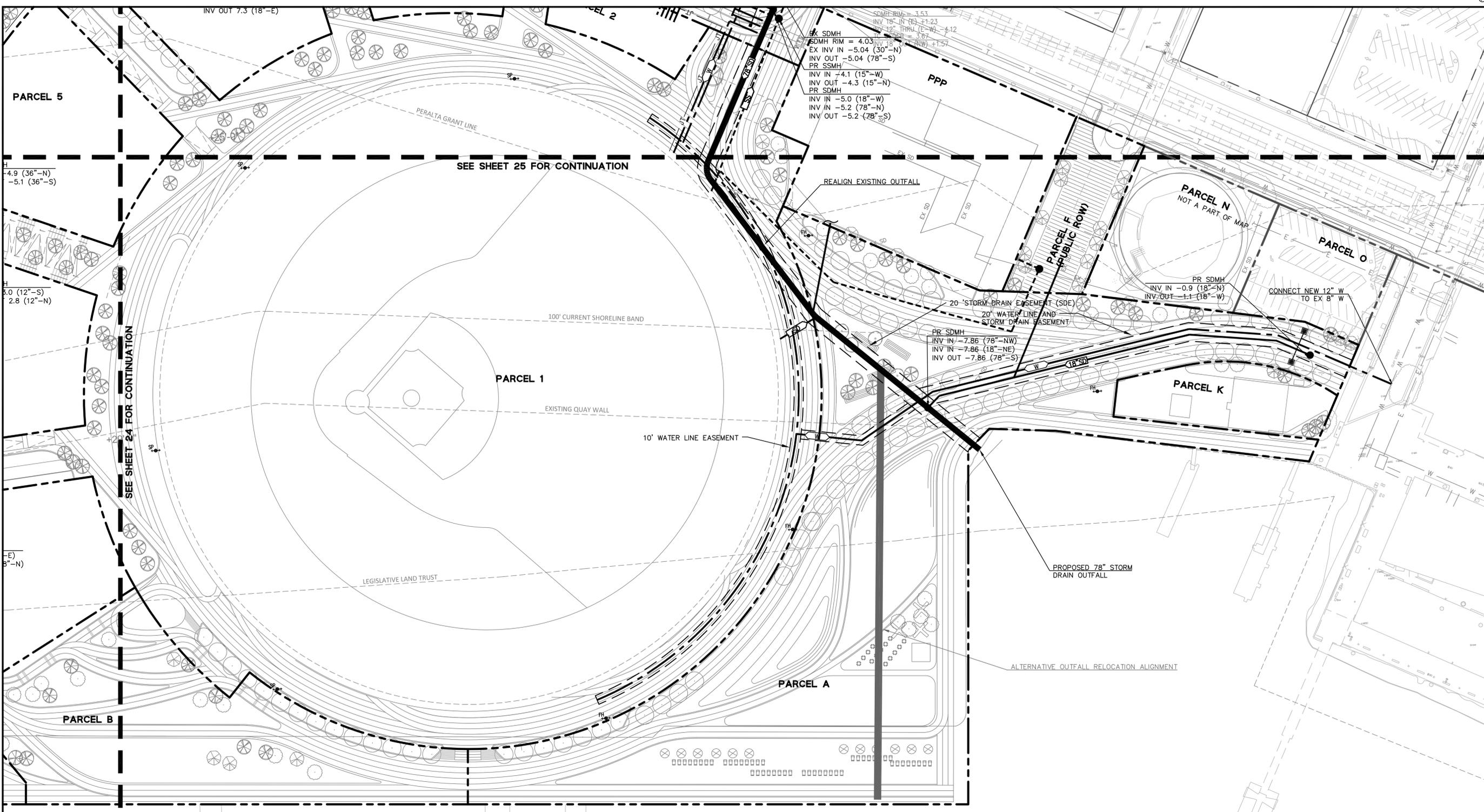
**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
UTILITY PLAN**

CITY OF OAKLAND

Revisions	
No.	Date
	09/23/22
	Scale 1"=50'
	Design JHD
	Drawn JHD
	Approved SRN
	Job No 20170324

Drawing Number:

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\23-HTTMUT.dwg
PLOT DATE: 08-22-22 PLOTTED BY: dase



EX SDMH
SDMH RIM = 4.03
EX INV IN -5.04 (30°-N)
INV OUT -5.04 (78°-S)
PR SSMH
INV IN -4.1 (15°-W)
INV OUT -4.3 (15°-N)
PR SDMH
INV IN -5.0 (18°-W)
INV IN -5.2 (78°-N)
INV OUT -5.2 (78°-S)

PR SDMH
INV IN -7.86 (78°-NW)
INV IN -7.86 (18°-NE)
INV OUT -7.86 (78°-S)

PR SDMH
INV IN -0.9 (18°-N)
INV OUT -1.1 (18°-W)

LEGEND

	PROJECT PARCEL BOUNDARY
	OFFSITE OR ADJACENT PROPERTY BOUNDARY
EXISTING UTILITY LEGEND:	
	EXISTING UTILITY, AS LABELED

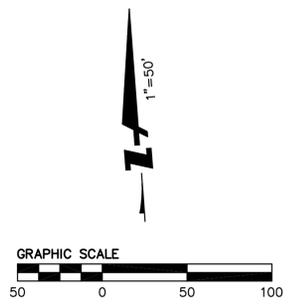
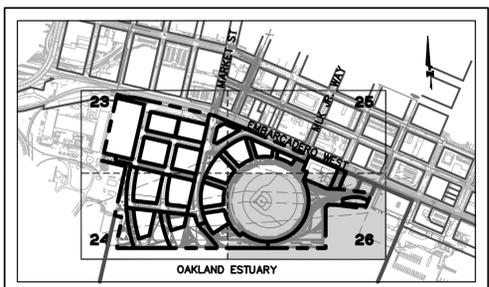
PROPOSED UTILITY LEGEND:

	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED RECYCLED WATER LINE
	PROPOSED JOINT TRENCH
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT

ABBREVIATIONS

EX	EXISTING	SDCB	STORM DRAIN CATCH BASIN
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
INV	INVERT	SP	STANDPIPE
PR	PROPOSED	SS	SANITARY SEWER
RIM	RIM ELEVATION	SSMH	SANITARY SEWER MANHOLE
RW	RECYCLED WATER	W	DOMESTIC WATER
SD	STORM DRAIN		

- NOTES**
- REFER TO SHEETS 12-15 FOR LOCATION AND DETAIL OF PROPOSED EASEMENTS AND PARCELS.
 - UTILITY CONNECTIONS SHOWN FOR INFORMATION ONLY. NUMBER OF CONNECTIONS AND LOCATIONS MAY VARY WITH DETAILED DEVELOPMENT OF BUILDING DESIGN.
 - UTILITY PIPE SIZES SHOWN ARE PRELIMINARY.
 - SEWER PIPE MATERIAL IS EXPECTED TO BE SOLID WALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE SDR 11 WITH SMOOTH INTERIOR. SEWER PIPE SIZES SHOWN ARE THE MINIMUM INNER DIAMETER.
 - ALL SANITARY SEWER PIPELINES AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CITY STANDARDS.
 - POTENTIAL JOINT TRENCH LOCATIONS ARE SHOWN. ACTUAL LOCATIONS WILL BE DEPENDENT ON FINAL DESIGN AND COORDINATION WITH PG&E. LINES MAY BE LOCATED WITHIN STREET OR SIDEWALK.



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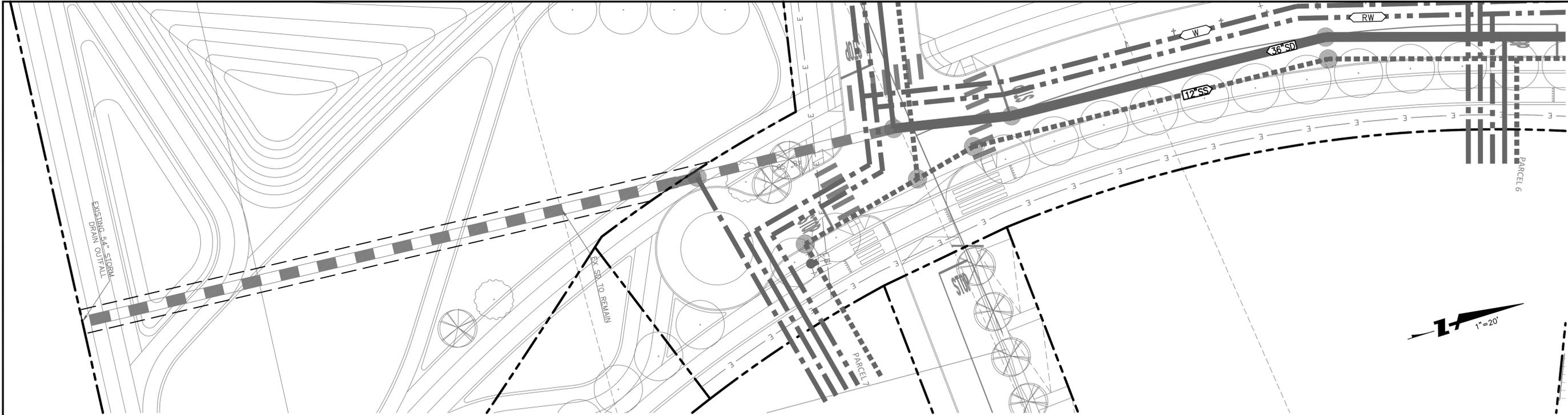


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CALIFORNIA

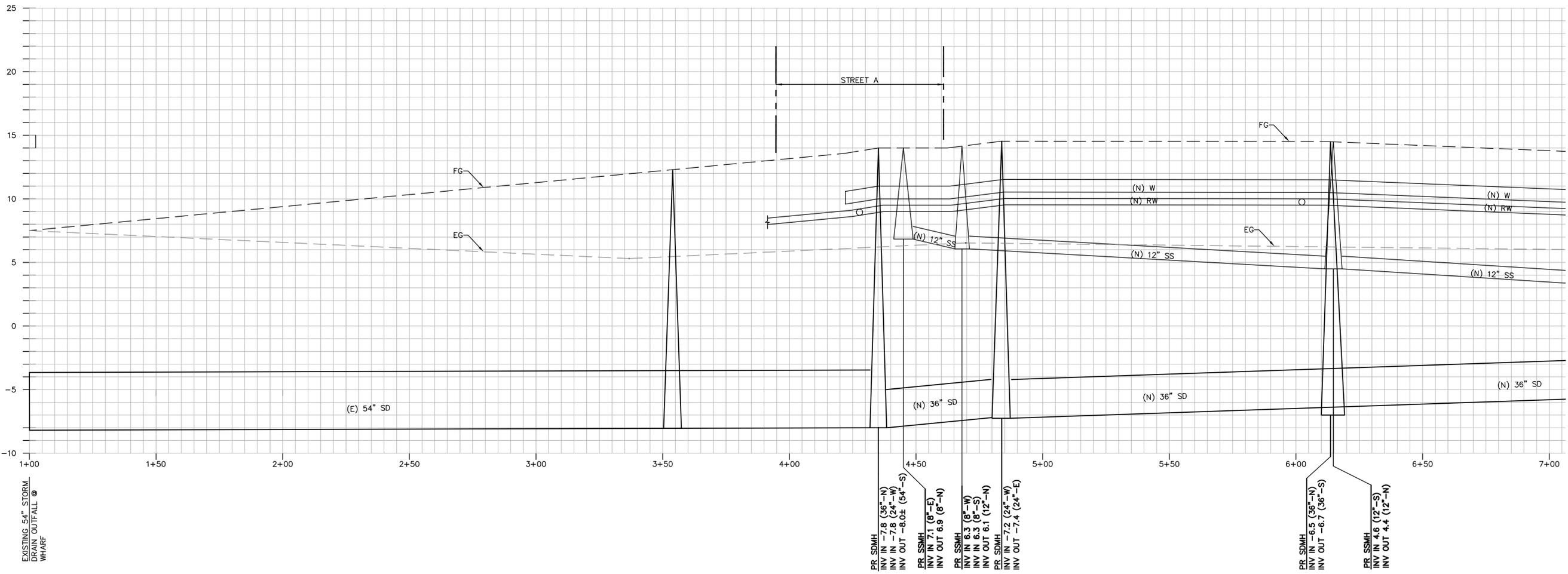
**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
UTILITY PLAN**

Revisions	
No.	Date
	09/23/22
	Scale 1"=50'
	Design JHD
	Drawn JHD
	Approved SRN
	Job No 20170324

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\27-HTTM\TPP-MARKET (2).dwg
PLOT DATE: 08-03-22 PLOTTED BY: dize



PLAN-MARKET STREET
SCALE: 1" = 20'



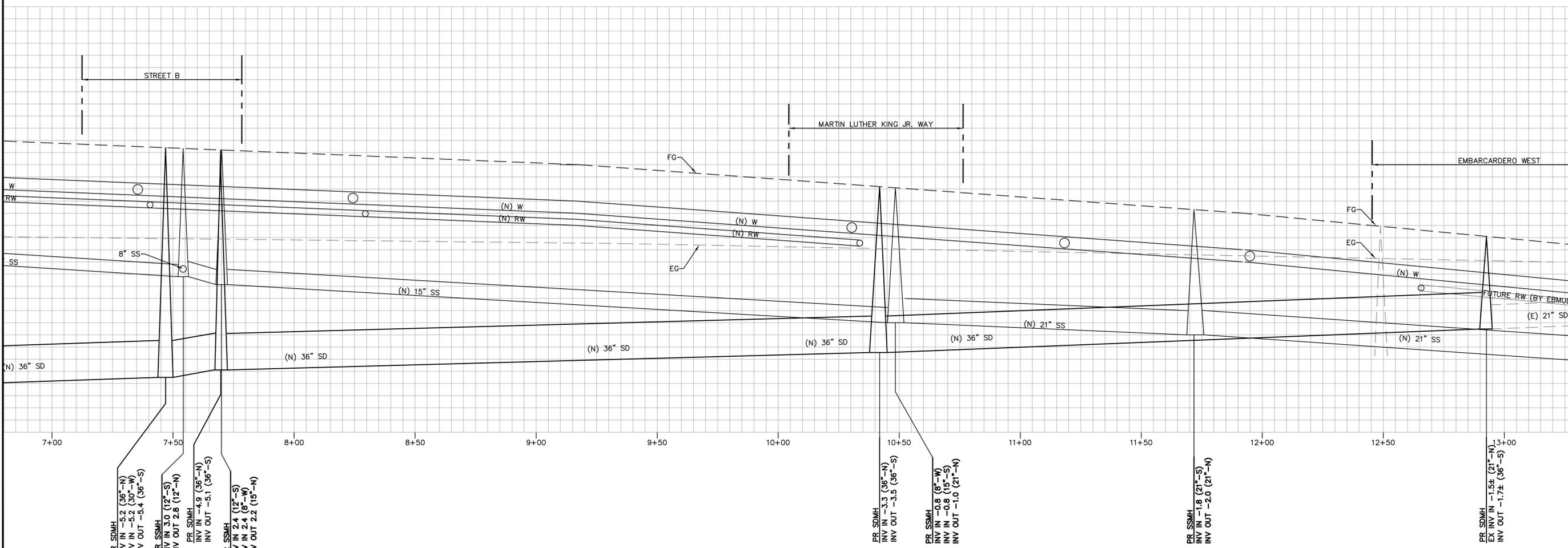
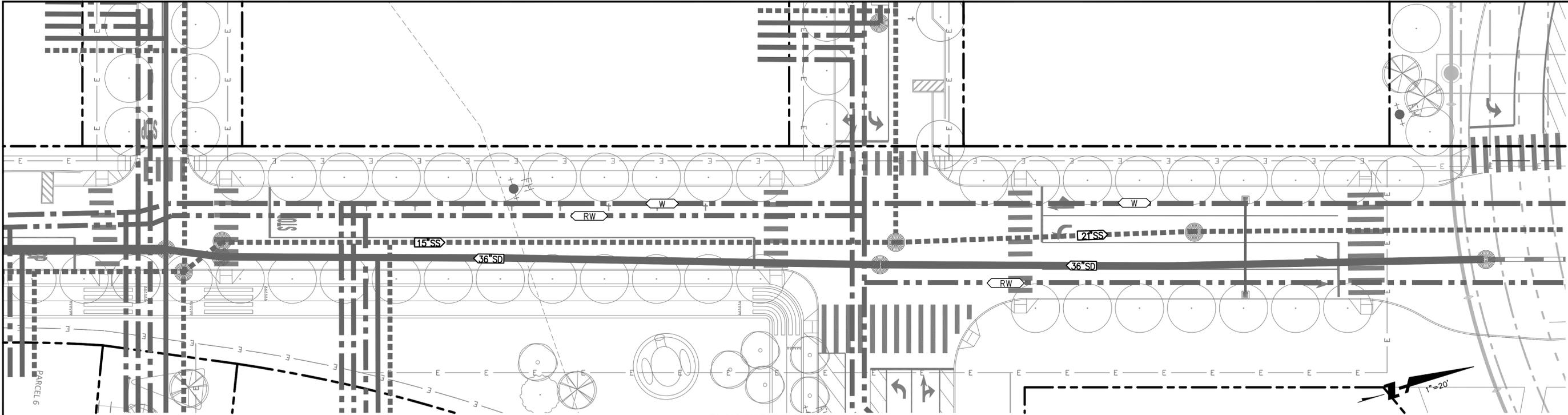
PROFILE-MARKET STREET
SCALE: 1" = 20' HORIZONTAL
SCALE: 1" = 4' VERTICAL

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**HOWARD TERMINAL
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UTILITY PLAN AND PROFILE - MARKET STREET**
CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

Revisions	
No.	Date

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\28-HTT\UTPP-MARKET.dwg
 PLOT DATE: 08-03-22 PLOTTED BY: dase



PR SDMH
 INV IN -5.7 (36"-N)
 INV IN -5.2 (30"-W)
 INV OUT -6.4 (36"-S)

PR SSMH
 INV IN 3.0 (12"-S)
 INV OUT 2.8 (12"-N)

PR SDMH
 INV IN -4.9 (36"-N)
 INV OUT -5.1 (36"-S)

PR SSMH
 INV IN 2.4 (12"-S)
 INV IN 2.4 (8"-W)
 INV OUT 2.2 (15"-N)

PR SDMH
 INV IN -3.3 (36"-N)
 INV OUT -3.5 (36"-S)

PR SSMH
 INV IN -0.8 (8"-W)
 INV IN -0.8 (15"-S)
 INV OUT -1.0 (21"-N)

PR SSMH
 EX INV IN -1.5± (21"-N)
 INV IN -1.8 (21"-S)
 INV OUT -2.0 (21"-N)

PR SDMH
 EX INV IN -1.5± (21"-N)
 INV IN -1.7± (36"-S)
 INV OUT -1.3+00

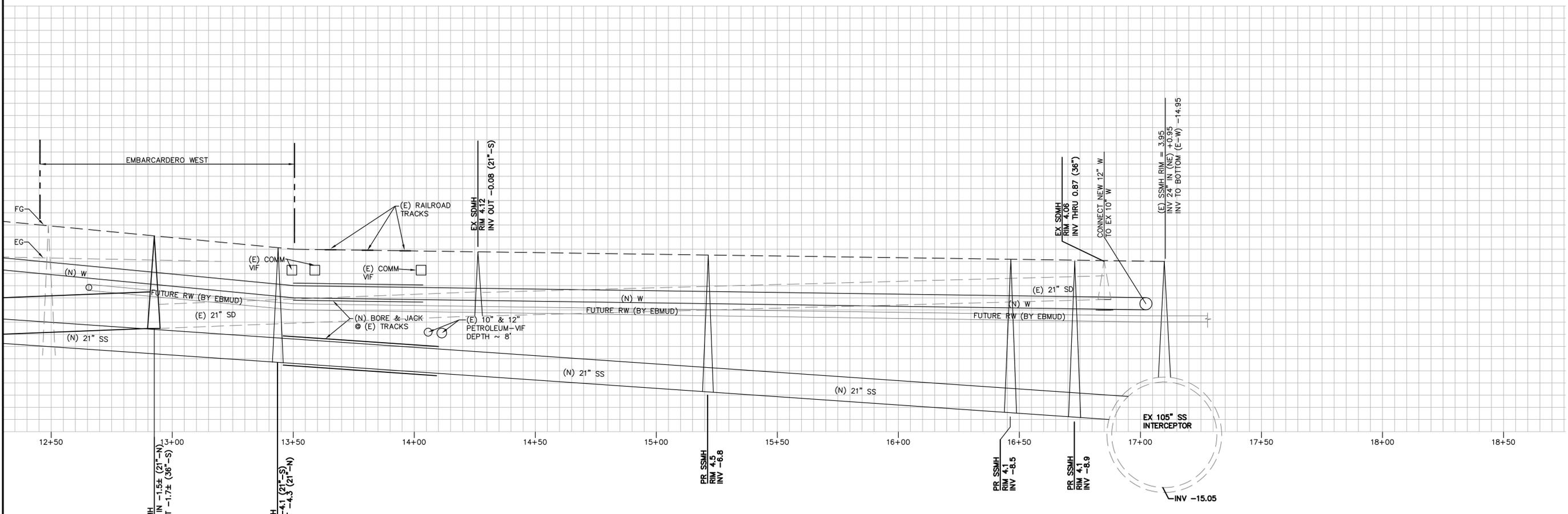
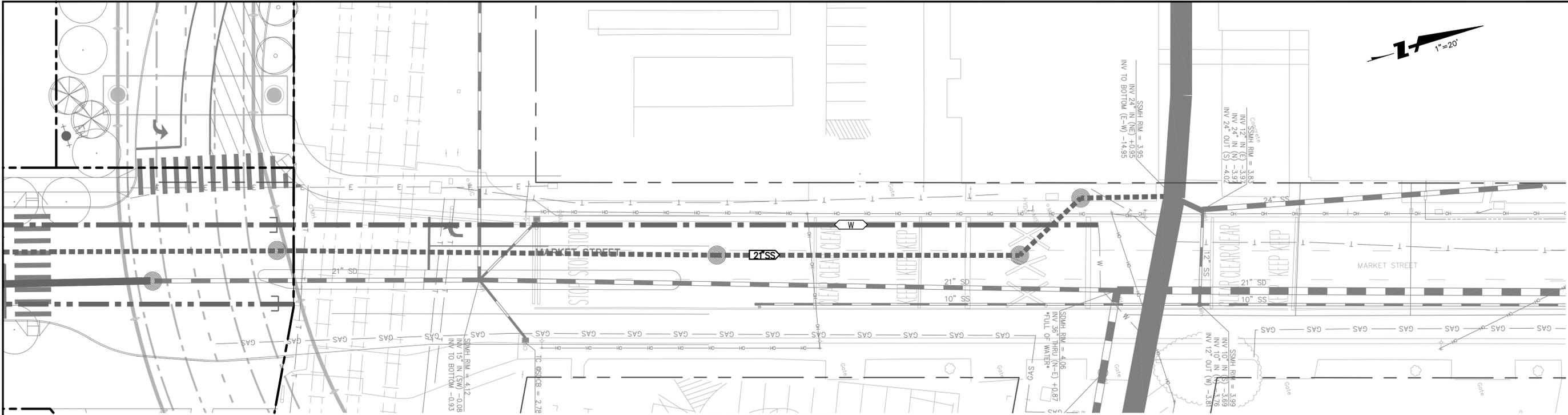
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HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
UTILITY PLAN AND PROFILE - MARKET STREET
 CALIFORNIA
 ALAMEDA COUNTY
 CITY OF OAKLAND

Revisions	
No.	Date
	09/23/22
	AS NOTED
	JHD
	JHD
	SRN
	20170324

Date: 09/23/22
 Scale: AS NOTED
 Design: JHD
 Drawn: JHD
 Approved: SRN
 Job No: 20170324

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM\SHEETS\29-HTTM\TPP-MARKET.dwg
 PLOT DATE: 08-03-22 PLOTTED BY: dize



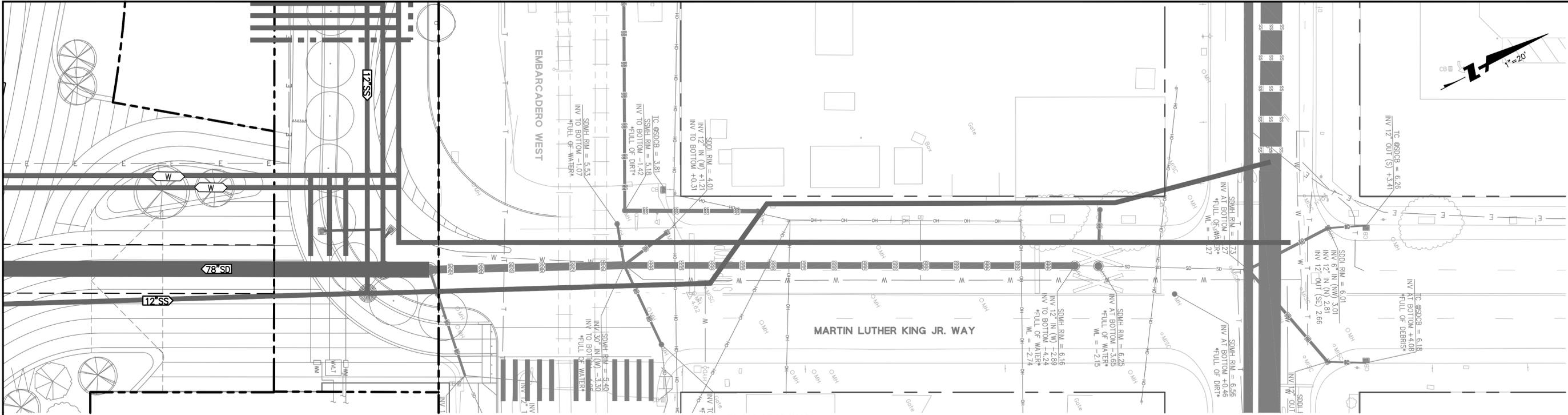
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**HOWARD TERMINAL
 VESTING TENTATIVE TRACT MAP
 UTILITY PLAN AND PROFILE - MARKET STREET**
 CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

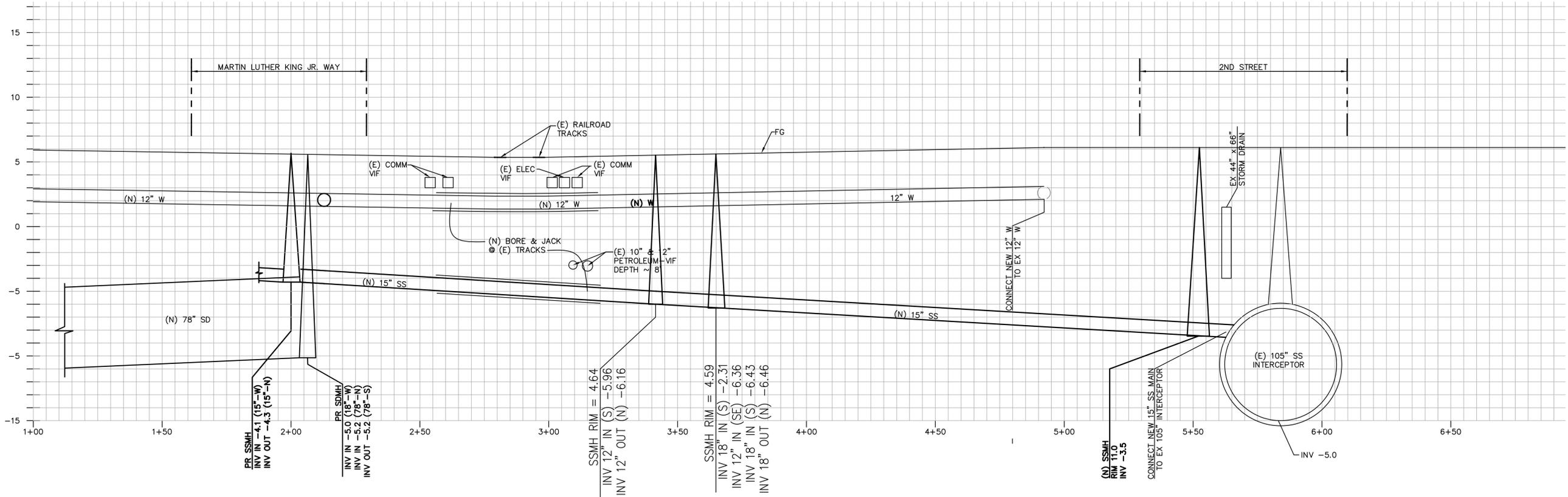
Revisions	
No.	Date
	09/23/22
	Scale AS NOTED
	Design JHD
	Drawn JHD
	Approved SRN
	Job No 20170324

Drawing Number: 29 OF 39

DRAWING NAME: K:\2017\170324_00k\land\Due_Dilligence\ENGS\03-TM\SHEETS\30-HTT\UTPP-MLK.dwg
PLOT DATE: 08-03-22 PLOTTED BY: dse



PLAN-MLK WAY
SCALE: 1" = 20'



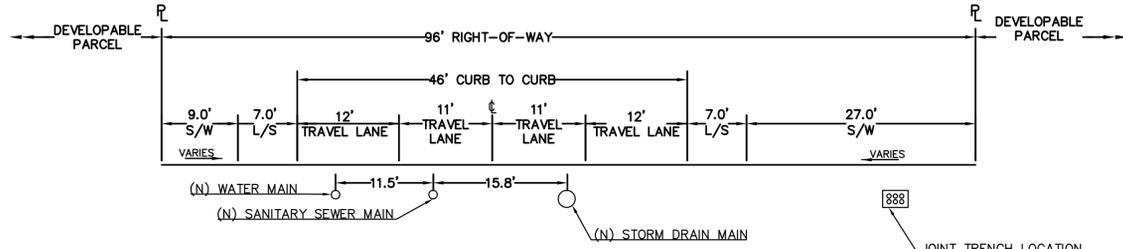
PROFILE-MLK WAY
SCALE: 1" = 20' HORIZONTAL
SCALE: 1" = 4' VERTICAL

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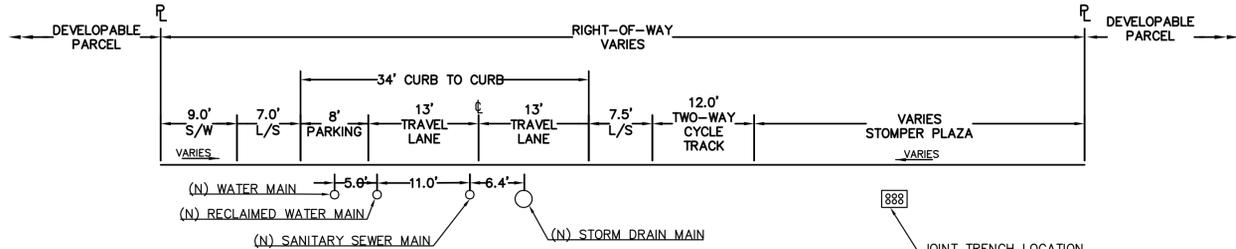
**HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
UTILITY PLAN AND PROFILE - MLK WAY**
ALAMEDA COUNTY
CITY OF OAKLAND
CALIFORNIA

Revisions	
No.	Date
	09/23/22
	AS NOTED
	Design JHD
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	Job No 20170324

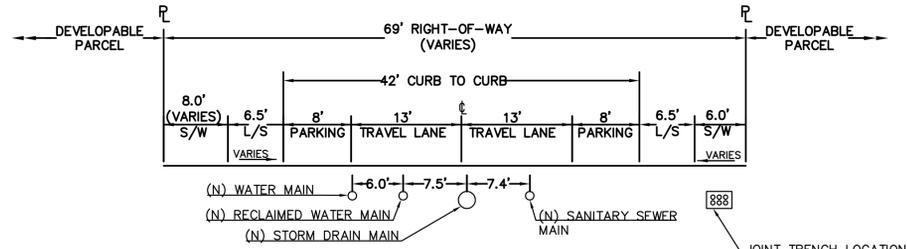
GENERAL NOTE
 WHERE LANDSCAPE (L/S) IS ADJACENT TO ROADWAY, LANDSCAPE WIDTH DIMENSION INCLUDES 0.5' FOR THE CURB.



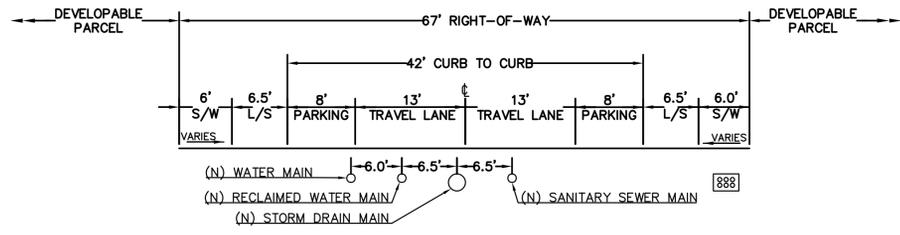
A
 31
MARKET STREET
 SCALE 1"=10'
 (PUBLIC STREET)



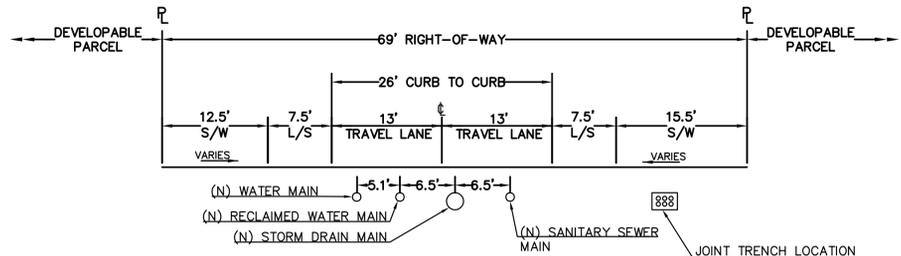
B
 31
MARKET STREET
 SCALE 1"=10'
 (PUBLIC STREET)



D
 31
MYRTLE STREET
 SCALE 1"=10'
 (PUBLIC STREET)



E
 31
FILBERT STREET
 SCALE 1"=10'
 (PUBLIC STREET)



G
 31
MLK JR WAY
 SCALE 1"=10'
 (PUBLIC STREET)

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**HOWARD TERMINAL
 VESTING TENTATIVE TRACT MAP
 STREET CROSS SECTIONS**
 ALAMEDA COUNTY
 CITY OF OAKLAND
 CALIFORNIA

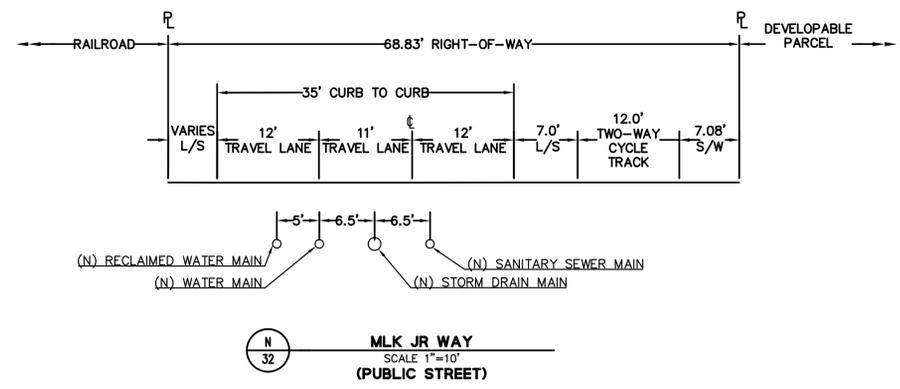
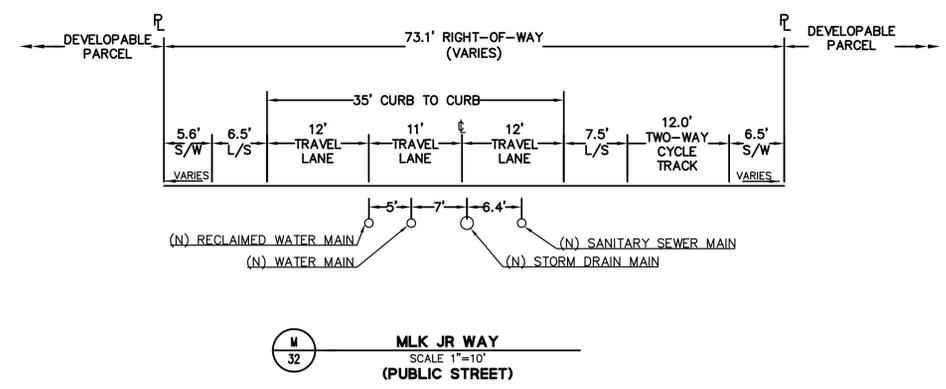
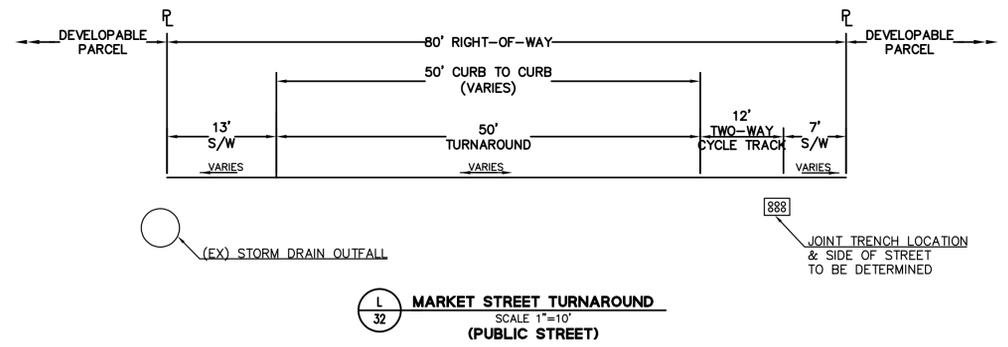
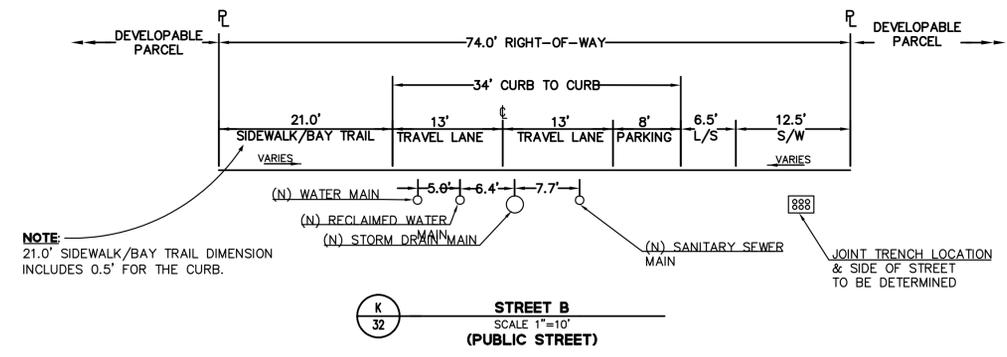
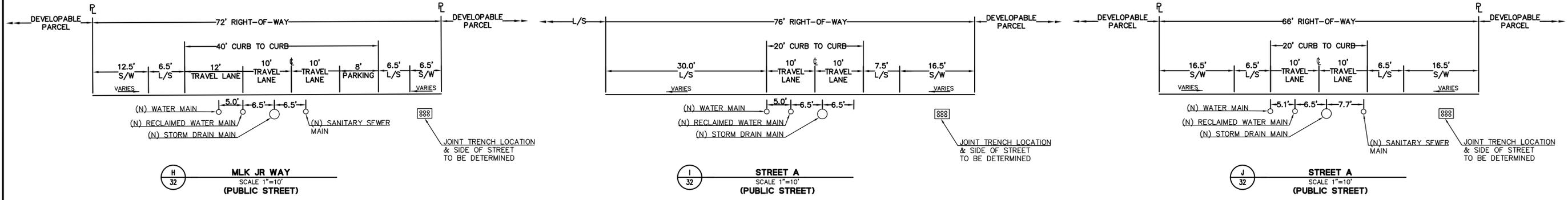
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No.	Date
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Drawing Number:

GENERAL NOTE
 WHERE LANDSCAPE (L/S) IS ADJACENT TO ROADWAY, LANDSCAPE WIDTH DIMENSION INCLUDES 0.5' FOR THE CURB.



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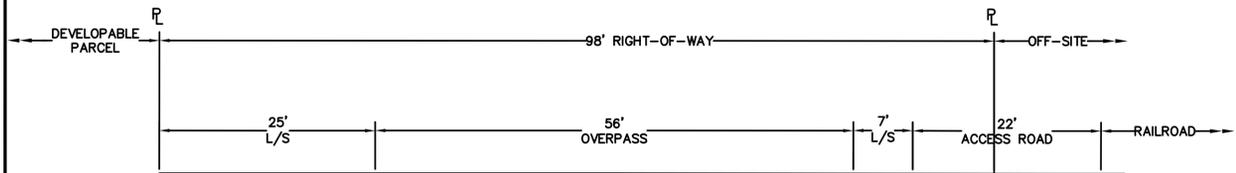


CALIFORNIA
 ALAMEDA COUNTY
 CITY OF OAKLAND
HOWARD TERMINAL VESTING TENTATIVE TRACT MAP STREET CROSS SECTIONS

Revisions	
No.	Date
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	Job No 20170324

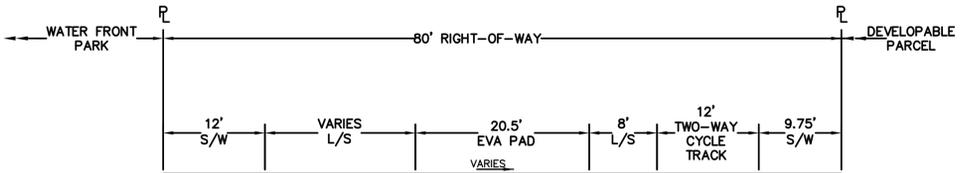
Drawing Number:

GENERAL NOTE:
WHERE LANDSCAPE (L/S) IS ADJACENT TO ROADWAY, LANDSCAPE WIDTH DIMENSION INCLUDES 0.5' FOR THE CURB.

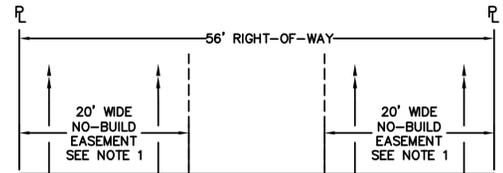


NOTE:
FINAL DIMENSIONS AND ALIGNMENT OF OVERPASS SUBJECT TO CHANGE PENDING PERMITTING WITH CPUC. BLOCK AND STREET ALIGNMENTS MAY ADJUST AS NECESSARY TO ACCOMMODATE THE OVERPASS ALIGNMENT.

0
33 **EMBARCADERO WEST**
SCALE 1"=10'
(PUBLIC STREET & UPRR ROW)

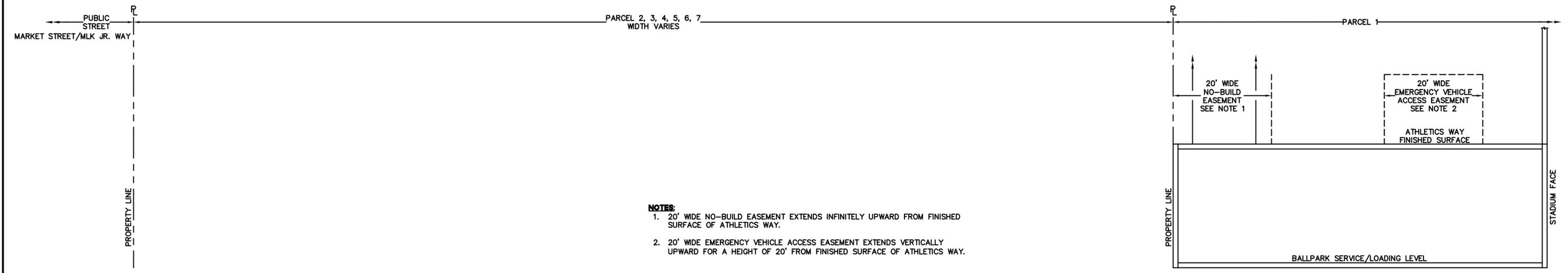


P
33 **MARKET STREET**
SCALE 1"=10'
(PUBLIC STREET)



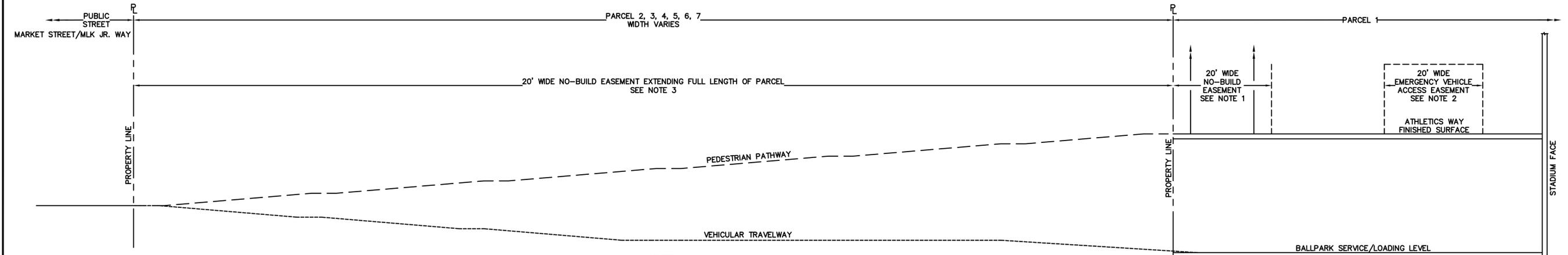
S
33 **ATHLETICS WAY - TYPICAL SECTION AT PASEOS**
SCALE NTS

THE INTENT OF SECTIONS Q AND R BELOW IS TO ILLUSTRATE PROPOSED AIRSPACE EASEMENTS ON THE WEST SIDE OF THE BALLPARK, ALONG ATHLETICS WAY ADJACENT TO DEVELOPMENT PARCELS 2 THROUGH 7 AND THE PASEOS.



NOTES:
1. 20' WIDE NO-BUILD EASEMENT EXTENDS INFINITELY UPWARD FROM FINISHED SURFACE OF ATHLETICS WAY.
2. 20' WIDE EMERGENCY VEHICLE ACCESS EASEMENT EXTENDS VERTICALLY UPWARD FOR A HEIGHT OF 20' FROM FINISHED SURFACE OF ATHLETICS WAY.

Q
33 **ATHLETICS WAY - TYPICAL SECTION AT DEVELOPMENT PARCELS**
NTS



NOTES:
1. 20' WIDE NO-BUILD EASEMENT EXTENDS INFINITELY UPWARD FROM FINISHED SURFACE OF ATHLETICS WAY.
2. 20' WIDE EMERGENCY VEHICLE ACCESS EASEMENT EXTENDS VERTICALLY UPWARD FOR A HEIGHT OF 20' FROM FINISHED SURFACE OF ATHLETICS WAY.
3. 20' WIDE NO-BUILD EASEMENT EXTENDS INFINITELY UPWARD FROM FINISHED SURFACE OF PASEO.

R
33 **ATHLETICS WAY - TYPICAL SECTION AT PASEOS**
NTS

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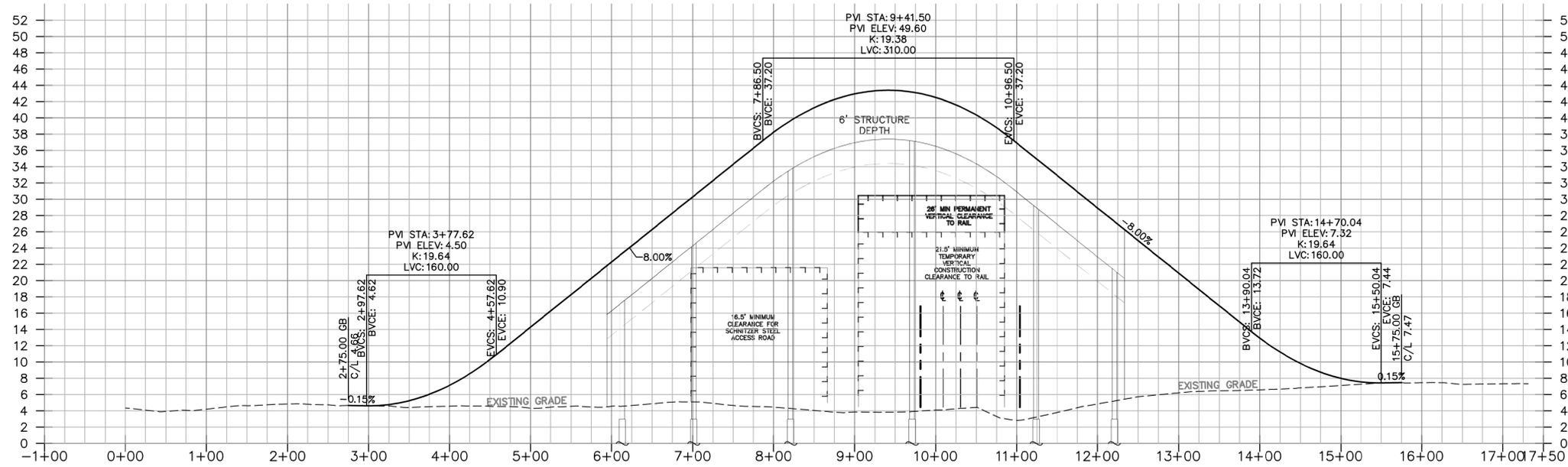
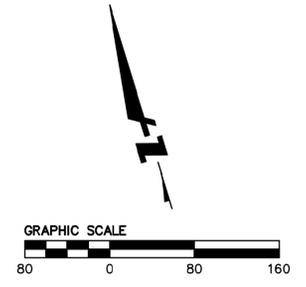
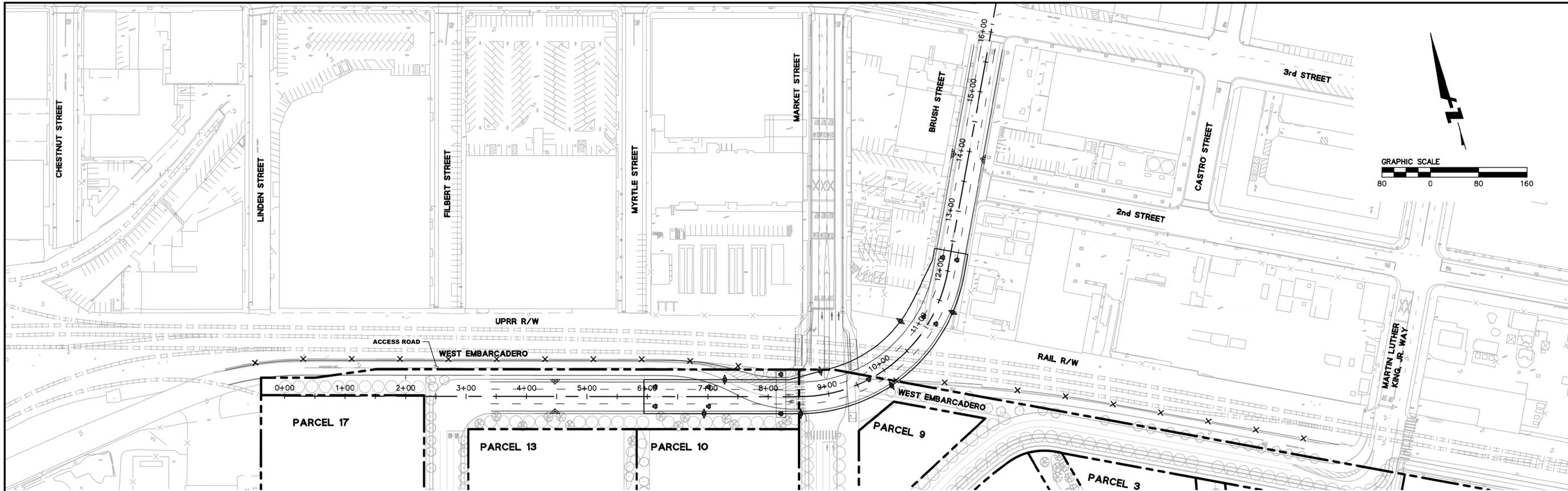


CALIFORNIA

HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
STREET CROSS SECTIONS
ALAMEDA COUNTY
CITY OF OAKLAND

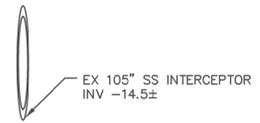
Revisions	
No.	Date

Drawing Number:



NOTE:
 1. FINAL ALIGNMENT OF OVERPASS SUBJECT TO CHANGE PENDING PERMITTING WITH CPUC. BLOCK AND STREET ALIGNMENTS MAY ADJUST AS NECESSARY TO ACCOMMODATE THE OVERPASS ALIGNMENT.
 2. THE VEHICULAR OVERPASS MAY BE LOCATED AT MARKET STREET, AS SHOWN IN THE EIR.

PROFILE SCALE:
 HORIZONTAL: 1"=80'
 VERTICAL: 1"=8'



DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENG\03-TM-SHEETS\35-BrushOP_250_SchAccess.dwg
 PLOT DATE: 08-03-22 PLOTTED BY: dse

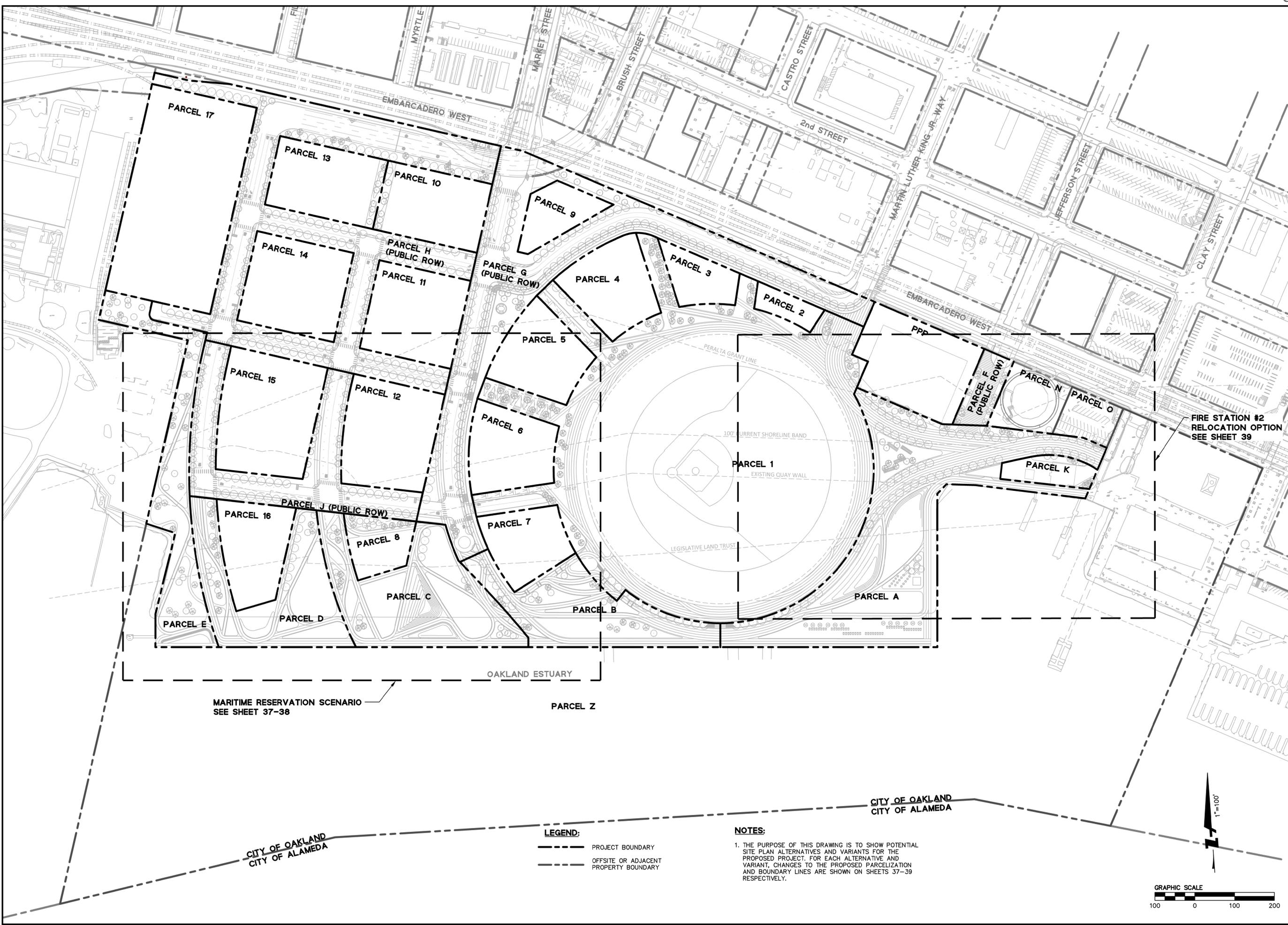
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HOWARD TERMINAL
 VESTING TENTATIVE TRACT MAP
 BRUSH STREET OVERPASS
 ALAMEDA COUNTY
 CITY OF OAKLAND
 CALIFORNIA

Revisions	
No.	Date
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	Approved SRN
	Job No 20170324

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PLOT DATE: 08-03-22 PLOTTED BY: dse



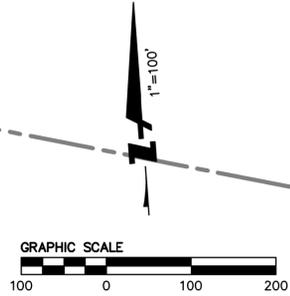
MARITIME RESERVATION SCENARIO
SEE SHEET 37-38

FIRE STATION #2
RELOCATION OPTION
SEE SHEET 39

- LEGEND:**
- PROJECT BOUNDARY
 - OFFSITE OR ADJACENT PROPERTY BOUNDARY

NOTES:

1. THE PURPOSE OF THIS DRAWING IS TO SHOW POTENTIAL SITE PLAN ALTERNATIVES AND VARIANTS FOR THE PROPOSED PROJECT. FOR EACH ALTERNATIVE AND VARIANT, CHANGES TO THE PROPOSED PARCELIZATION AND BOUNDARY LINES ARE SHOWN ON SHEETS 37-39 RESPECTIVELY.



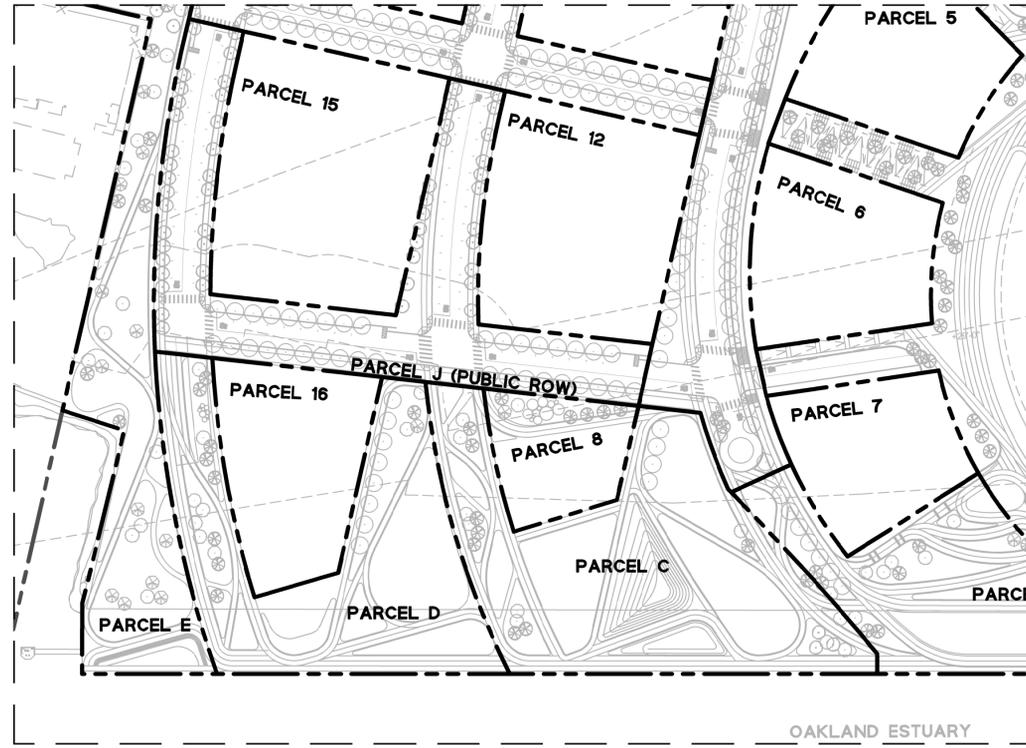
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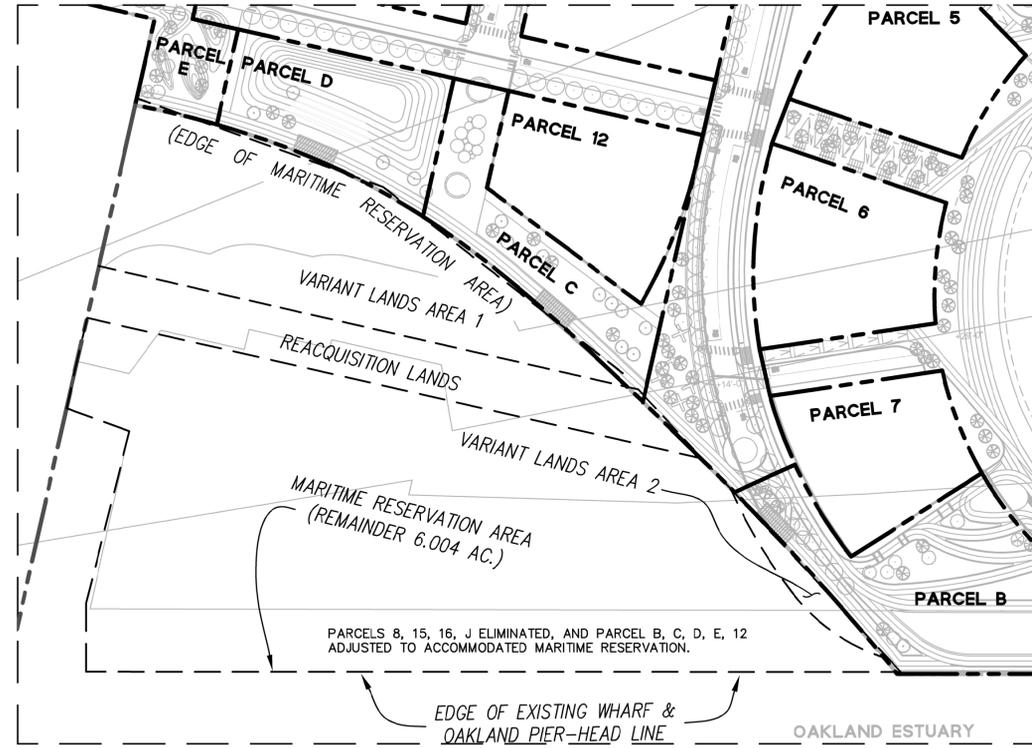
HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
PROJECT ALTERNATIVES AND VARIANTS
ALAMEDA COUNTY CALIFORNIA

Revisions	
No.	Date
	09/23/22
	Scale 1"=100'
	Design JHD
	Drawn JHD
	Approved SRN
	Job No 20170324

Drawing Number: _____



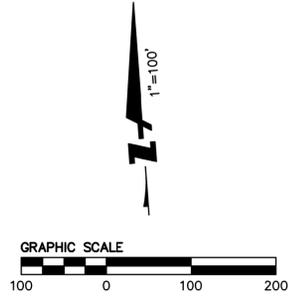
BASELINE SCENARIO PLAN
 1" = 100'



MARITIME RESERVATION SCENARIO PLAN
 1" = 100'

LEGEND:

- PROJECT BOUNDARY
- OFFSITE OR ADJACENT PROPERTY BOUNDARY

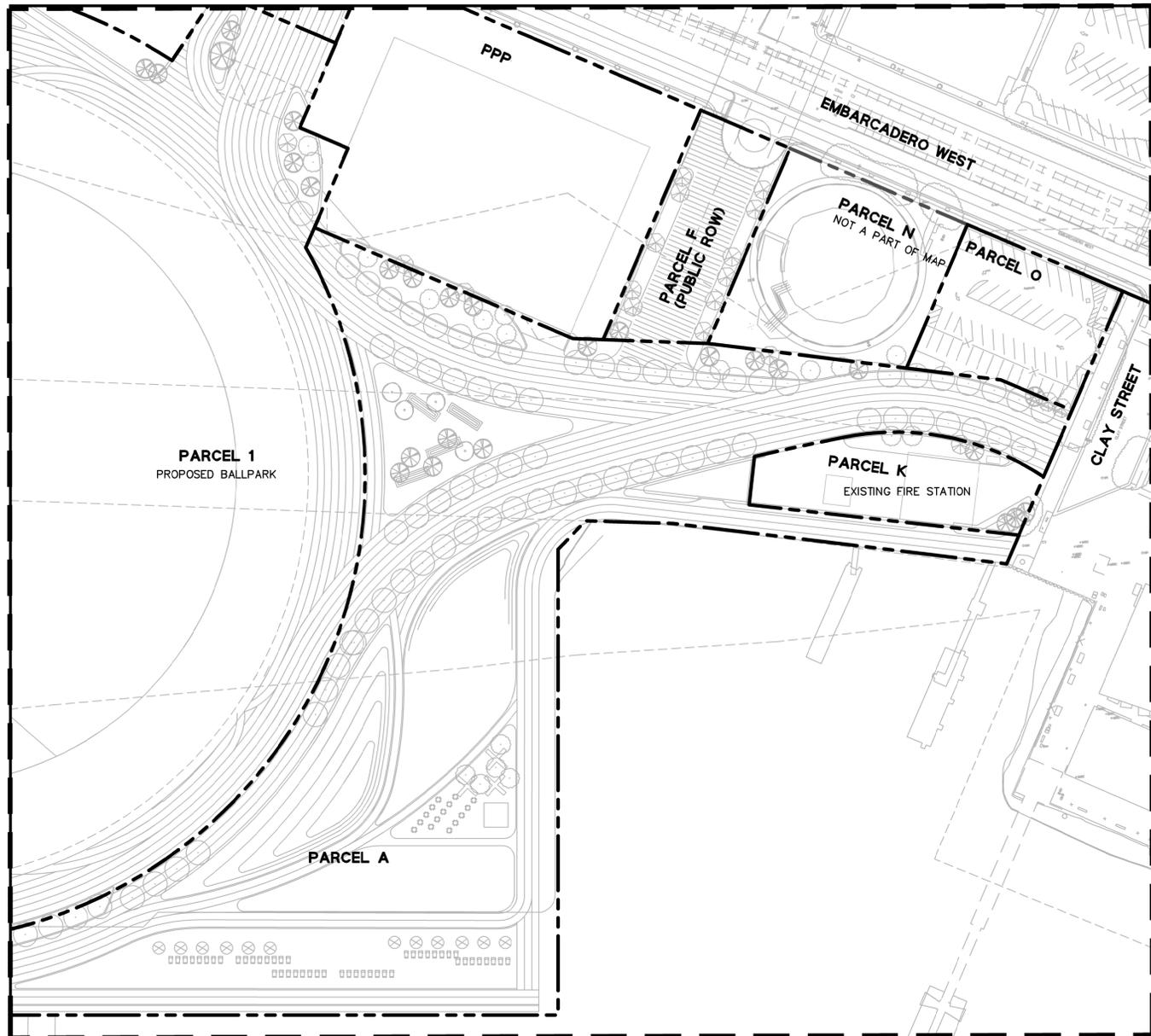


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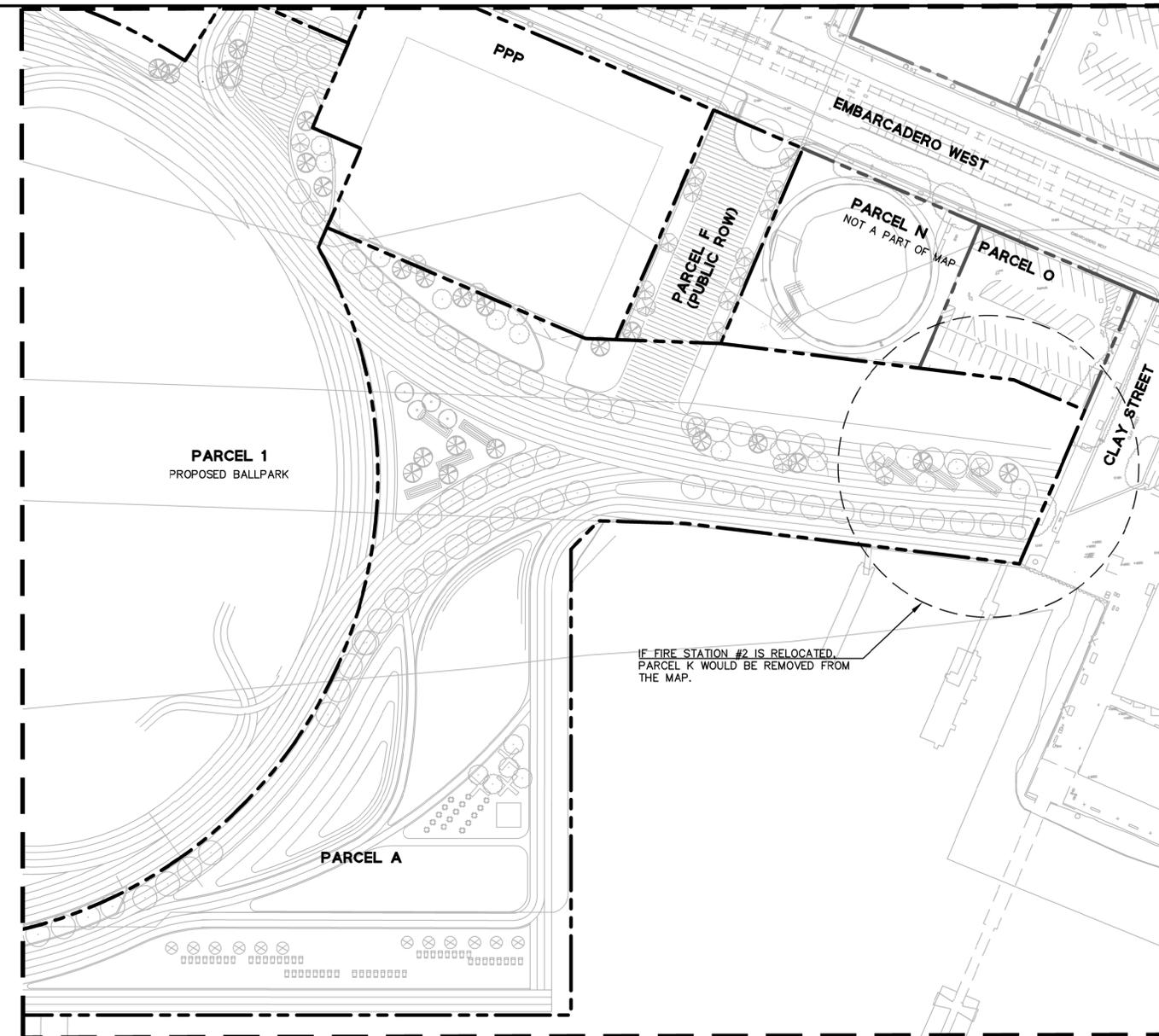
Revisions	
No.	Date
	09/23/22
	Scale 1" = 100'
	Design JHD
	Drawn JHD
	Approved SRN
	Job No 20170324

Drawing Number:

DRAWING NAME: K:\2017\170324_Oakland_Due_Diligence\ENGS\03-TM-SHEETS\40-HTTMRPA - FSV.dwg
PLOT DATE: 08-03-22 PLOTTED BY: dse



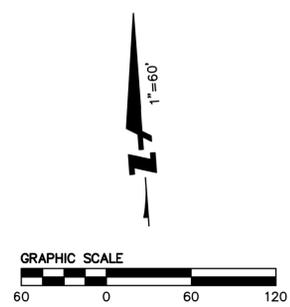
BASELINE SCENARIO PLAN
1" = 60'



FIRE STATION RELOCATION OPTION PLAN
1" = 60'

LEGEND:

- PROPERTY BOUNDARY
- OFFSITE OR ADJACENT PROPERTY BOUNDARY



Revisions	
No.	Date
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Date: 09/23/22
Scale: 1" = 60'
Design: JHD
Drawn: JHD
Approved: SRN
Job No: 20170324
Drawing Number: 39 OF 39



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HOWARD TERMINAL
VESTING TENTATIVE TRACT MAP
FIRE STATION RELOCATION OPTION
ALAMEDA COUNTY
CITY OF OAKLAND
CALIFORNIA