

VESTING TENTATIVE TRACT MAP 8492

COVER SHEET

921 & 999 98TH AVE

CITY OF OAKLAND, CALIFORNIA

A TEN LOT SUBDIVISION
A CONDOMINIUM PROJECT

PARCEL A CONTAINING 90 RESIDENTIAL UNITS, 9 WORK/LIVE UNITS, 7 LIVE/WORK UNITS AND UP TO 10 COMMERCIAL UNITS

PARCEL B CONTAINING 86 RESIDENTIAL UNITS
PARCEL C CONTAINING 34 RESIDENTIAL UNITS
PARCEL D CONTAINING 60 RESIDENTIAL UNITS
PARCEL E CONTAINING 48 RESIDENTIAL UNITS
PARCEL F CONTAINING 48 RESIDENTIAL UNITS
PARCEL G CONTAINING 26 RESIDENTIAL UNITS
PARCEL H FOR NONCONDOMINIUM PURPOSES
PARCEL J FOR NONCONDOMINIUM PURPOSES
PARCEL K FOR NONCONDOMINIUM PURPOSES

AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS FILED FOR RECORD ON SEPTEMBER 17, 2012 AS DOCUMENT NUMBERS 2012303469, 2012303470, 2012303471, 2012303472, 2012303473, 2012303474 ALL IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA



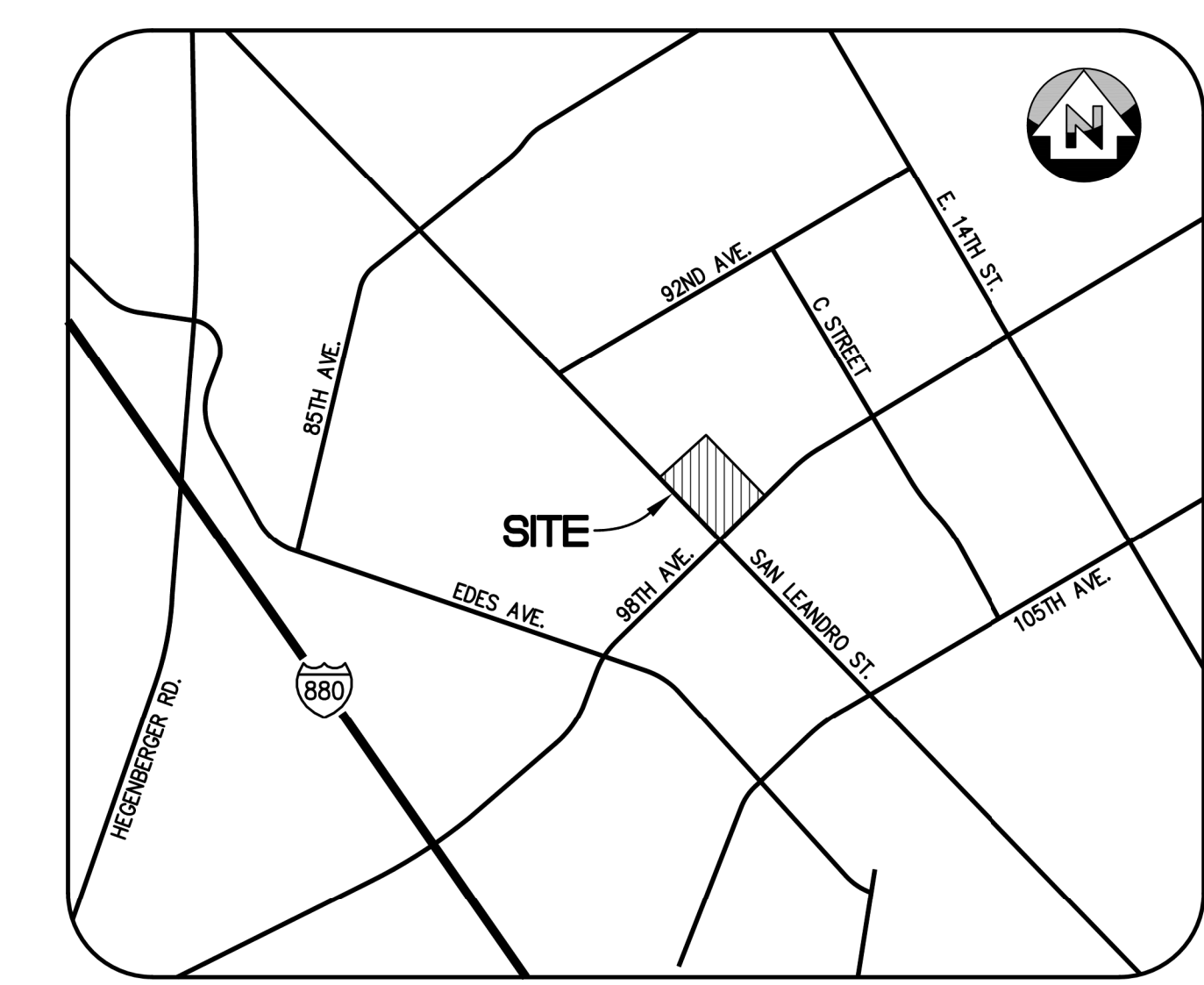
CITY OF OAKLAND TENTATIVE TRACT MAP SUPPLEMENTAL SUBMITTAL REQUIREMENTS

TENTATIVE TRACT MAP (5 or more lots/condominium conversions)	
Supplemental Submittal Requirements:	
1.	Obtain the Tract Map Number from the Mapping Division of the Alameda County Recorder's Office. Please call (510) 208-9857 to determine what information they need in order to assign a Parcel Map number. Applications cannot be accepted without this information.
2.	Twelve (12) full-size copies of the proposed Tentative Tract Map prepared by a California State Licensed Land Surveyor or by a Civil Engineer with a license number below 33966 (licensed prior to January 1, 1992). Each copy must be folded to a size of no larger than 9" x 12". Maps must be no more than 3 years old from the time of submittal.
3.	Two (2) reduced (8 1/2" x 11" or 11" x 17") copies of the proposed Tentative Tract Map.
4.	Prevalent lot size information: (a) a map of all parcels within or partially within 200' of the site perimeter (all using the same map scale). (b) a sequential list of all the parcels within or partially within 200' of the site perimeter, in order of lot area (including a notation of the median lot area). (c) a sequential list of all the parcels within or partially within 200' of the site perimeter, in order of lot width (including a notation of the median lot width). <i>Prevalent lot size information is not required for the following project types:</i> • Creation of new condominiums • Condominium conversions • Mini-lot developments with also involve a Conditional Use Permit pursuant to Section 17.102.320 O.P.C. • Planned Unit Developments (PUD's) • Subdivisions between existing principal buildings which also involve a Conditional Use Permit to waive the lot area and lot width requirements pursuant to Sections 17.102.330 and 17.106.010(B) O.P.C. • Projects which also involve a rezoning, or the creation of a Specific Plan or Development Control Map.
5.	For condominium conversions only: 60-day tenant notification as required by Sections 16.36.020-16.36.020 O.M.C.
6.	For condominium conversions only: Copy of 3R report from Building Services documenting number of legal units.
7.	For condominium conversions only: If units are vacant, a notarized letter stating when the units were vacant (must be at least 60 days).

Map Content:	
1.	Name and address of record property owner(s), the subdivider, and the licensed engineer or surveyor preparing the map.
2.	Wet stamp and signature of the Land Surveyor or Civil Engineer who prepared the survey.
3.	The Tract Map number assigned by the real estate records of the Alameda County Recorder's Office.
4.	Contours with intervals of five (5) feet or less referred to City of Oakland datum, north arrow, date and scale.
5.	Original lot boundaries with lot numbers, as shown on earlier tracts or parcel maps (or names of record owners for unsubdivided land), within and adjacent to boundary of proposed land division.
6.	The location, width, improvement status, purpose, and names of all existing or platted streets (including distance to nearest intersecting street), easements, railroad rights-of-way, other public ways, and buildings within or adjacent to the tract.
7.	Location of all political subdivision lines, corporation lines, water courses, and other physical features.
8.	Location, type, and trunk diameter of trees measuring at least 9-inch diameter (4" diameter if Coast Live Oaks) at a location 4 1/2' above grade.
9.	Existing sewers, culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades and location indicated.
10.	The layout, numerical or alphabetic designation, dimensions, and square footage of all proposed lots, with the boundary lines accurate in scale.
11.	Proposed vehicular access (including driveway width and slope) and building site location for each parcel.
12.	The layout, names, and proposed width of streets, alleys and easements.
13.	The profile of each street with tentative grades.
14.	All parcels of land intended to be dedicated for public use or reserved for the use of property owners in the proposed subdivision, together with the purpose of any conditions or limitation of such reservation.
15.	The cross sections of proposed streets showing roadway widths and sidewalk location and width.
16.	A plan and profile of proposed sanitary and storm water sewers and other public utilities, with grades and sizes indicated.
17.	Signed statement by subdivider indicating amount of street grading, paving, curbing, sidewalk and storm, sanitary and other improvements proposed to be constructed.
18.	Statement of restrictions to be imposed by subdivider as to use or occupancy of land, building setbacks, yard areas, value of construction and any other restrictions.

These supplemental submittal requirements are in addition to the submittal requirements listed in the Basic Application

L:\Zoning Counter Files\Subdivisions (TPM, TM, PMW, PUD)\TM supplemental requirements (01-14-11) revision.doc Revised: 01/14/11



VICINITY MAP
N.T.S.

OWNER/APPLICANT FLEISHMANN PROPERTY, LLC
155 GRAND AVE, STE 950
OAKLAND, CA 94612

ENGINEER SANDIS
636 9TH STREET
OAKLAND, CA 94607

SHEET INDEX	
DWG NO	TITLE
T-1	COVER SHEET
T-2	PROJECT NOTES
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T-4A	PROPOSED PARCELS
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SANDIS CIVIL ENGINEERS
SURVEYORS
PLANNERS

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 11-03-20	SCALE: N.T.S.	DATE: 11/12/2020	DATE: 11/12/2020
DRAWN BY: CF	APPROVED BY: MAK	DRAWING NO: 618107	MICHAEL A. KUYKENDALL R.C.E. NO. 70870, EXPIRES 6-30-21
			KELLY S. JOHNSON P.L.S. NO. 9126, EXPIRES 9-30-2022

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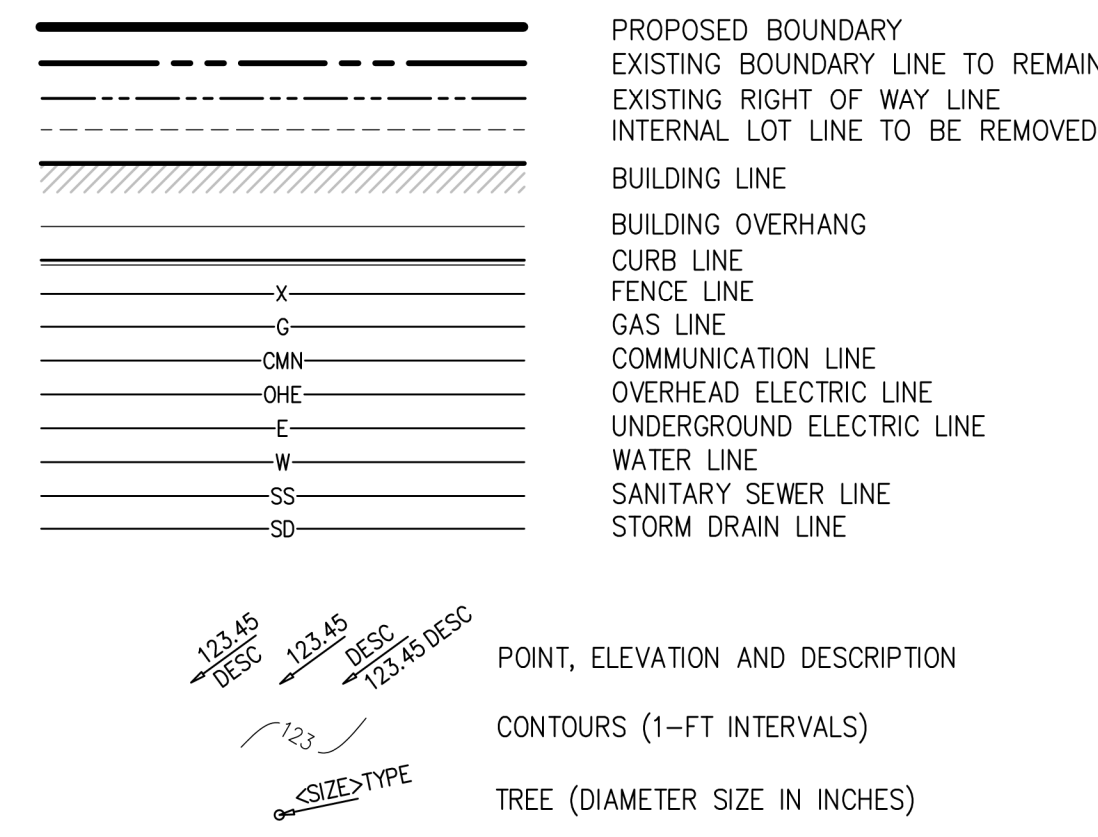
98TH AVENUE

OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
COVER SHEET

SHEET
T-1
OF 9 SHEETS

LEGEND



ABBREVIATIONS

AC	ACRES	MISC-PB	MISCELLANEOUS PULLBOX
ACR	ACCESSIBLE CURB RAMP	OH	OVERHANG
BOL	BOLLARD	OHE	OVERHEAD ELECTRIC
CB	CATCH BASIN	P	PAVEMENT
COM-MH	COMMUNICATION MANHOLE	PM	PARKING METER
CONC	CONCRETE	PP	POWER POLE
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EPB	ELECTRIC PULLBOX	SIGN	SIGNS
FG@DOOR	FINISHED GRADE AT DOOR	SSCO	SANITARY CLEANOUT
FL	FLOW LINE	SSMH	SANITARY MANHOLE
GM	GAS METER	STL	STREET LIGHT LAMP NO ARM
GUY	GUY WIRE OR POLE	STL-T	STREET LIGHT TRAFF SIGNAL
GV	GAS VALVE	STPB	STREET LIGHT PULLBOX
HE	HARDSCAPE ELEC LIGHT	TC	TOP OF CURB
JP	JOINT POLE	TREE	TREE SYMBOL
LIP	LIP OF GUTTER	VL	ELEC VAULT
		WM	WATER METER
		WV	WATER VALVE

GENERAL NOTES

1. APN 044-5080-179 AND 044-5080-180
2. EXISTING LAND USE: VACANT LAND
3. EXISTING ZONING: HBX-I
4. PROPOSED LAND USE: MIXED USE RESIDENTIAL
5. PROPOSED ZONING: HBX-I
6. PROPOSED SITE AREA: 8.50 ACRES
7. EXISTING SITE IMPROVEMENTS: ALL EXISTING ON-SITE SURFACE IMPROVEMENTS TO BE REMOVED.
8. EXISTING FRONTAGE IMPROVEMENTS: ALL FRONTAGE STREET IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN.

TENTATIVE MAP NOTES

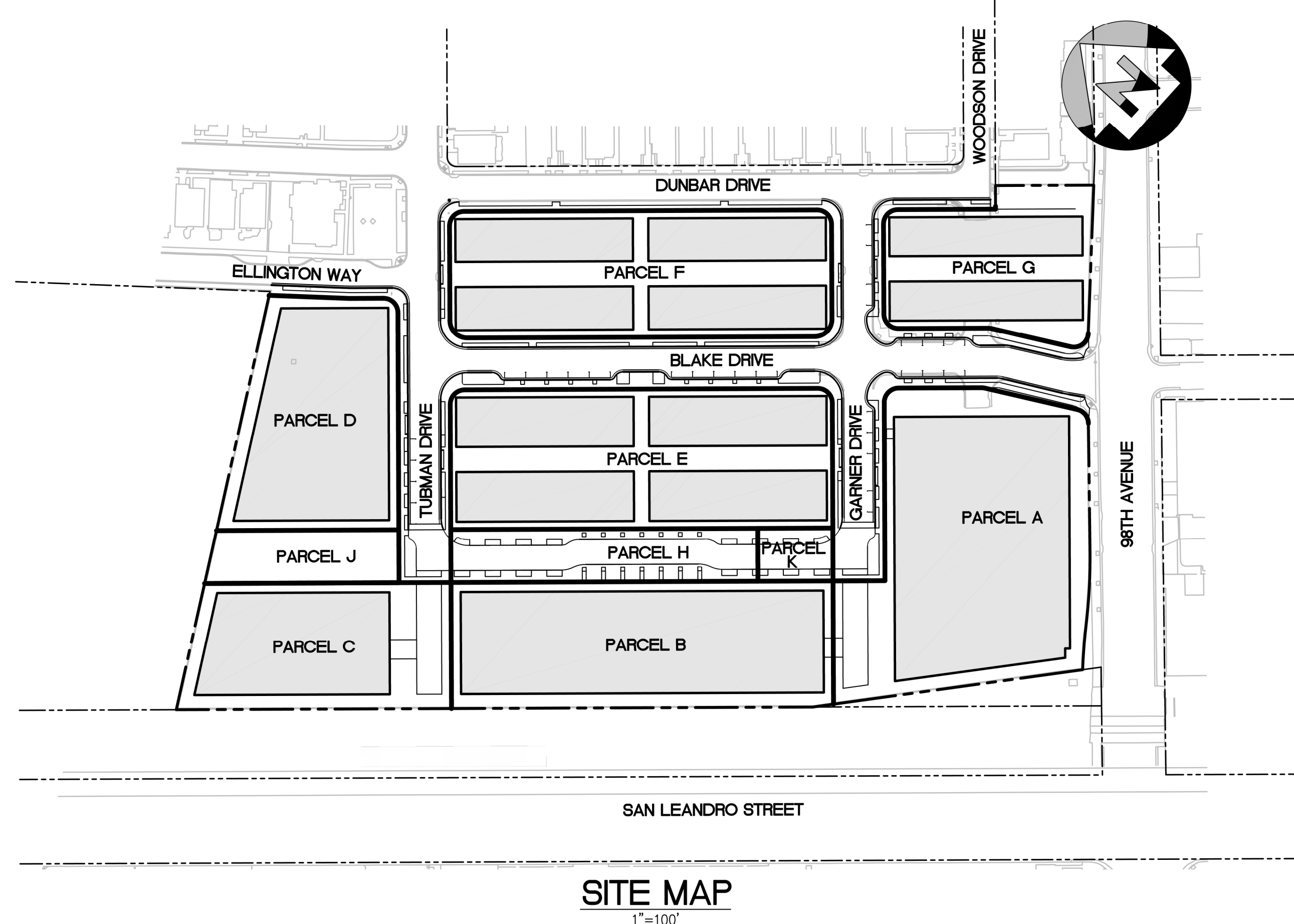
1. FOR EACH PORTION OF THE PROJECT THAT HAS OVER ONE ACRE OF DISTURBED AREA, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE SUBMITTED IN COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THE REGIONAL WATER QUALITY CONTROL BOARD. THE FILING OF NOTICES OF INTENT AND NOTICES OF TERMINATION WILL CORRESPOND TO THE PHASING OF THE PROJECT COMPONENTS.
2. TRAFFIC REGULATORY SIGNAGE MEETING CITY OF OAKLAND STANDARDS WILL BE IMPLEMENTED IN THE P-JOB PERMIT, SUBJECT TO REVIEW AND APPROVAL OF THE CITY'S TRANSPORTATION SERVICES DIVISION.

GENERAL NOTES

1. DEVELOPER RESERVES RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT EACH LEVEL OF DEVELOPMENT OF EACH FINAL MAP NEEDS TO BE COMPLETED/BOUNDED.
2. APPROVAL OF MAP PROVIDES FOR DEVELOPER'S ABILITY TO CREATE UP TO 392 RESIDENTIAL CONDOMINIUM UNITS, 9 WORK/LIVE UNITS, 7 LIVE/WORK UNITS AND 2,468 SF OF COMMERCIAL SPACE, TO BE USED FOR PHASING, FINANCE/SALE OF ONE OR MORE PARCELS TO OTHER DEVELOPERS.
3. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT PER THE PERMIT STREAMLINING ACT (SECTION 65920 ET SEQ OF THE GOVERNMENT CODE).
4. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED.
5. PURSUANT TO THE PROJECT CONDITIONS OF APPROVAL, DEVELOPER MAY TRANSFER UP TO 10% OF THE ALLOCATED RESIDENTIAL UNITS FROM ONE PARCEL TO ANOTHER PARCEL WITH LIKE RESIDENTIAL UNITS UNDER THE SPECIFIC REQUIREMENTS SET FORTH IN SAID CONDITION. NO PARCEL SHALL RECEIVE AN INCREASE OF 10% OF THE ORIGINAL UNIT COUNT PER PARCEL AND THE TOTAL BUILD OUT SHALL NOT EXCEED THE ALLOWABLE RESIDENTIAL UNIT COUNT OF 399 UNITS.

CODE COMPLIANCE

THIS TENTATIVE MAP VESTS THE RIGHT TO CREATE THE PARCELS SHOWN AND TO DEVELOP THEM. EACH INDIVIDUAL PARCEL SHALL BE REQUIRED TO CONFORM TO THE APPLICABLE BUILDING AND FIRE CODES AT THE TIME OF THE APPLICATION FOR BUILDING PERMIT IS FILED. ADDITIONALLY EACH PARCEL SHALL CONFORM TO THE PROJECT CONDITIONS OF APPROVAL WHICH FURTHER DEFINE PROJECT REQUIREMENTS.



EXISTING LOT INFORMATION

PARCEL	USE	LOT SIZE	LOT SIZE	APN	OWNER
182	VACANT LOT	31,691 SF±	0.73 A.C.±	044-5080-179	FLEISCHMANN PROPERTY, LLC
183	VACANT LOT	389,216 SF±	8.94 A.C.±	044-5080-180	FLEISCHMANN PROPERTY, LLC
PUBLIC ROW	STREETS	21,647 SF±	0.49 A.C.±	N/A	PUBLIC ROW
	TOTAL	442,554 SF±	10.16 A.C.±		

PROPOSED LOT INFORMATION

PARCEL	USE	LOT SIZE	LOT SIZE	LOT DESCRIPTION
A	MIXED USE	70,109 SF±	1.61 AC±	90 RESIDENTIAL UNITS, 9 WORK/LIVE UNITS, 7 LIVE/WORK UNITS AND 2,468 SF COMMERCIAL SPACE WITH UP TO 10 UNITS
B	MIXED USE	51,932 SF±	1.19 AC±	86 RESIDENTIAL UNITS
C	RESIDENTIAL USE	35,481 SF±	0.82 AC±	34 RESIDENTIAL UNITS
D	MIXED USE	39,086 SF±	0.90 AC±	60 RESIDENTIAL UNITS
E	RESIDENTIAL USE	57,468 SF±	1.32 AC±	48 RESIDENTIAL UNITS
F	RESIDENTIAL USE	51,968 SF±	1.19 AC±	48 RESIDENTIAL UNITS
G	MIXED USE	30,116 SF±	0.69 AC±	26 RESIDENTIAL UNITS
H	PRIVATE STREET WITH PUBLIC ACCESS EASEMENT	17,580 SF±	0.40 AC±	NONCONDOMINIUM PURPOSES
J	OPEN SPACE	10,792 SF±	0.25 AC±	NONCONDOMINIUM PURPOSES
K	PRIVATE STREET WITH PUBLIC ACCESS EASEMENT	4,299 SF±	0.10 AC±	NONCONDOMINIUM PURPOSES
PUBLIC ROW	STREETS	73,723 SF±	1.69 AC±	PUBLIC ROW
	TOTAL	442,554 SF±	10.16 AC±	

NOTE: NUMBER OF UNITS PER PARCEL SUBJECT TO CHANGE. SEE GENERAL NOTE #5, THIS SHEET.

SEISMIC HAZARD NOTE

PER THE CALIFORNIA GEOLOGICAL SURVEY, EARTHQUAKE ZONES OF REQUIRED INVESTIGATION, SAN LEANDRO QUADRANGLE, THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A LIQUEFACTION HAZARDOUS ZONE WHERE HISTORICAL OCCURRENCE OF LIQUEFACTION, OR LOCAL GEOLOGICAL, GEOTECHNICAL AND GROUND WATER CONDITIONS INDICATE A POTENTIAL FOR PERMANENT GROUND DISPLACEMENTS SUCH THAT MITIGATION AS DEFINED IN PUBLIC RESOURCES CODE SECTION 2693(C) WOULD BE REQUIRED. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

FEMA NOTE

PER FEMA COMMUNITY-PANEL NUMBER 06001C0256G, THE PROJECT SITE LIES IN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BENCHMARK

CITY OF OAKLAND CUT CROSS LOCATED IN THE TOP OF CURB 29.8' SOUTHEASTERLY OF THE SOUTHEAST RETURN OF THE SOUTHERLY CORNER OF 98TH AVENUE AND SAN LEANDRO STREET, HAVING AN ELEVATION OF 19.290 FEET. CITY OF OAKLAND BENCHMARK #4036.

BASIS OF BEARINGS

TAKEN AS NORTH 42°22'51" WEST BETWEEN TWO FOUND MONUMENTS ON DUNBAR DRIVE, AS SHOWN IN PARCEL MAP NO. 8017 (315M9).

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE BACKGROUND TOPOGRAPHIC SURVEYS SHOWN ARE A COMBINATION OF A TOPOGRAPHIC SURVEY PREPARED BY DK CONSULTING, DATED SEPTEMBER 8, 2017, AND A PARTIAL SUPPLEMENTAL TOPOGRAPHIC SURVEY PERFORMED BY SANDIS IN SEPTEMBER 2018.
3. HORIZONTAL CONTROL IS BASED ON A GPS SURVEY USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES NAD83, EPOCH 2017.750.

UTILITY NOTES:

- STORM DRAIN: STORM DRAINAGE TO BE INSTALLED TO COLLECT LOCAL RUNOFF WITHIN SITE AND CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM. (CITY OF OAKLAND).
- WATER: SERVICE TO BE PROVIDED BY EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
- SANITARY SEWER: SANITARY SEWER TO BE INSTALLED TO DISPOSE SEWAGE DISCHARGE WITHIN SITE AND CONNECT TO EXISTING PUBLIC SEWER SYSTEM (CITY OF OAKLAND).
- GAS & ELECTRIC: SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC (PG&E).
- TELEPHONE: SERVICE TO BE PROVIDED BY AT&T AND/OR COMCAST.

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 SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

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 MICHAEL A. KUYKENDALL
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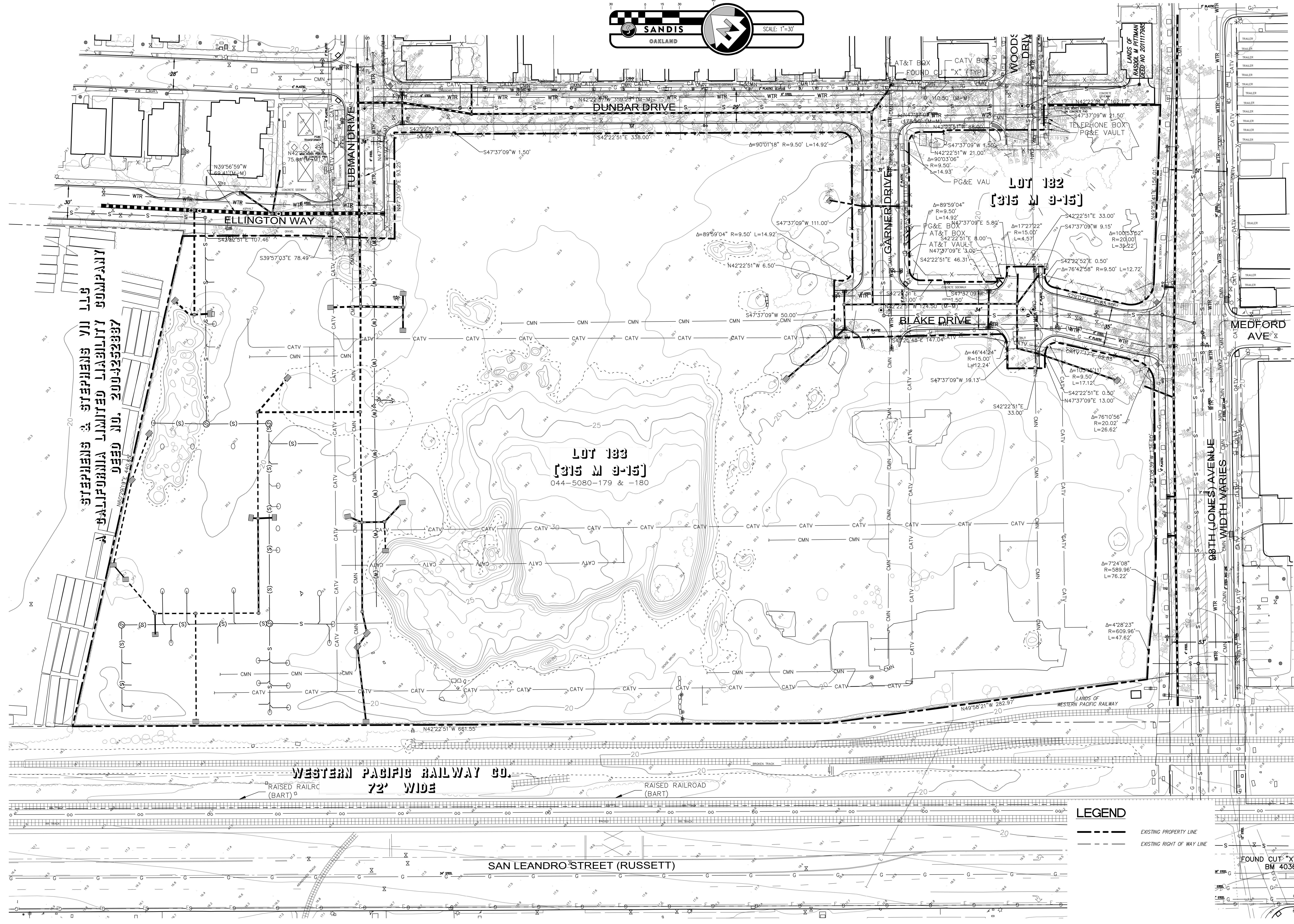
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98TH AVENUE
 OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
 No. 8492
PROJECT NOTES

SHEET
T-2
 OF 9 SHEETS



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STEPHENS & STEPHENS VII LLS
CALIFORNIA LIMITED LIABILITY COMPANY
DEED NO. 2004252337

LEGEND
 - - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING RIGHT OF WAY LINE

FOUND CUT "X"
BM 4036

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98TH AVENUE
 OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
 No. 8492
EXISTING CONDITIONS

SHEET
T-3
 OF 9 SHEETS

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**A TEN LOT SUBDIVISION
A CONDOMINIUM PROJECT**

PARCEL A:
90 RESIDENTIAL UNITS, 9 WORK/LIVE UNITS, 7
LIVE/WORK UNITS AND UP TO 10 COMMERCIAL
UNITS
(1.61 AC) (70,109 SF)

PARCEL B:
86 RESIDENTIAL UNITS
(1.19 AC) (51,932 SF)

PARCEL C:
34 RESIDENTIAL UNITS
(0.82 AC) (35,481 SF)

PARCEL D:
60 RESIDENTIAL UNITS
(0.90 AC) (39,086 SF)

PARCEL E:
48 RESIDENTIAL UNITS
(1.32 AC) (57,468 SF)

PARCEL F:
48 RESIDENTIAL UNITS
(1.19 AC) (51,968 SF)

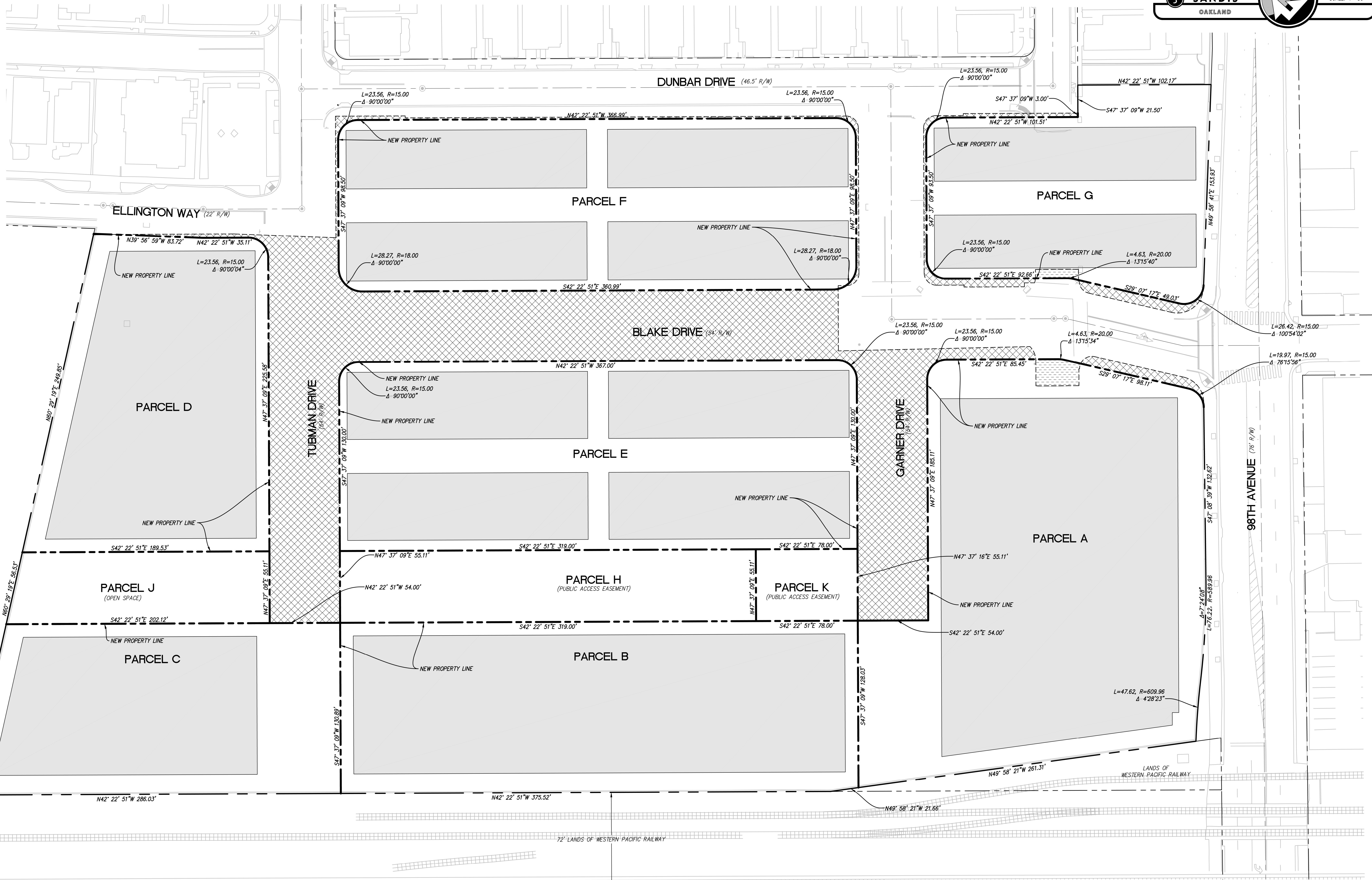
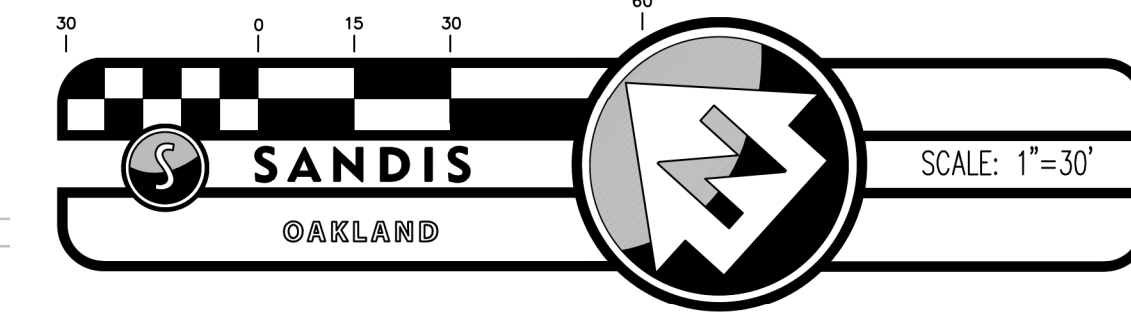
PARCEL G:
26 RESIDENTIAL UNITS
(0.69 AC) (30,116 SF)

PARCEL H:
NONCONDOMINIUM PURPOSES
(0.40 AC) (17,580 SF)

PARCEL I:
NONCONDOMINIUM PURPOSES
(0.25 AC) (10,792 SF)

PARCEL J:
NONCONDOMINIUM PURPOSES
(0.10 AC) (4,299 SF)

PUBLIC RIGHT OF WAY:
(1.69 AC) (73,723 SF)



LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- - - PROPERTY LINE TO BE REMOVED
- · - · - PROPOSED PROPERTY LINE TO BE CREATED BY THIS MAP
- - - EXISTING RIGHT OF WAY LINE
- · - · - CENTER LINE OF RIGHT OF WAY
- EXISTING MONUMENT
- PROPOSED MONUMENT

- PUBLIC RIGHT-OF-WAY TO BE DEDICATED
- PUBLIC RIGHT-OF-WAY TO BE VACATED
- PROPOSED BUILDING AREA

SUPPLEMENTAL NOTE

BENCHMARK #1750 TO BE RESET PER CITY OF OAKLAND'S INSTRUCTIONS.

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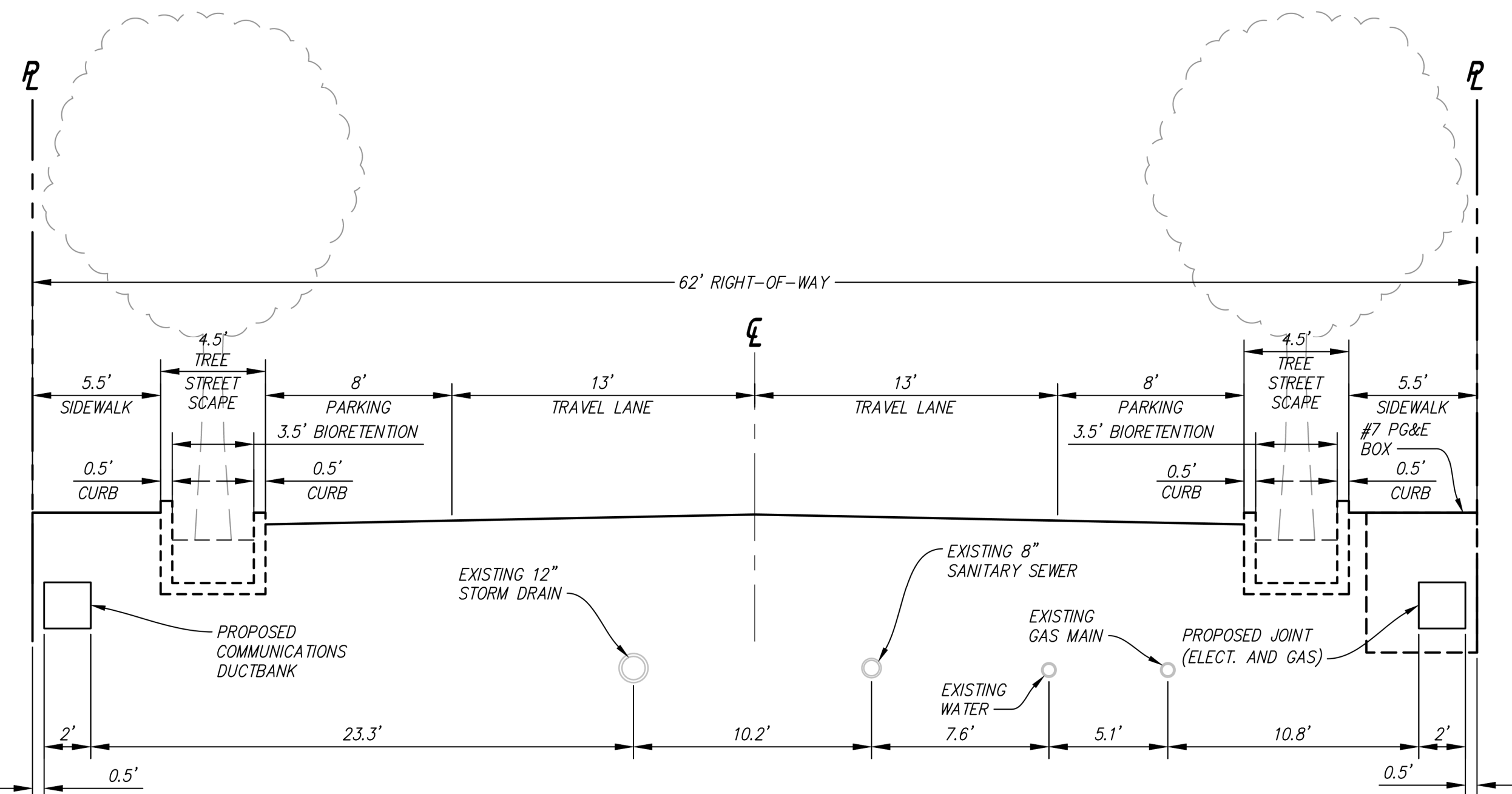
98TH AVENUE
OAKLAND CALIFORNIA

**VESTING TENTATIVE TRACT MAP
No. 8492
PROPOSED PARCELS**

SHEET **T-4A**
OF 9 SHEETS

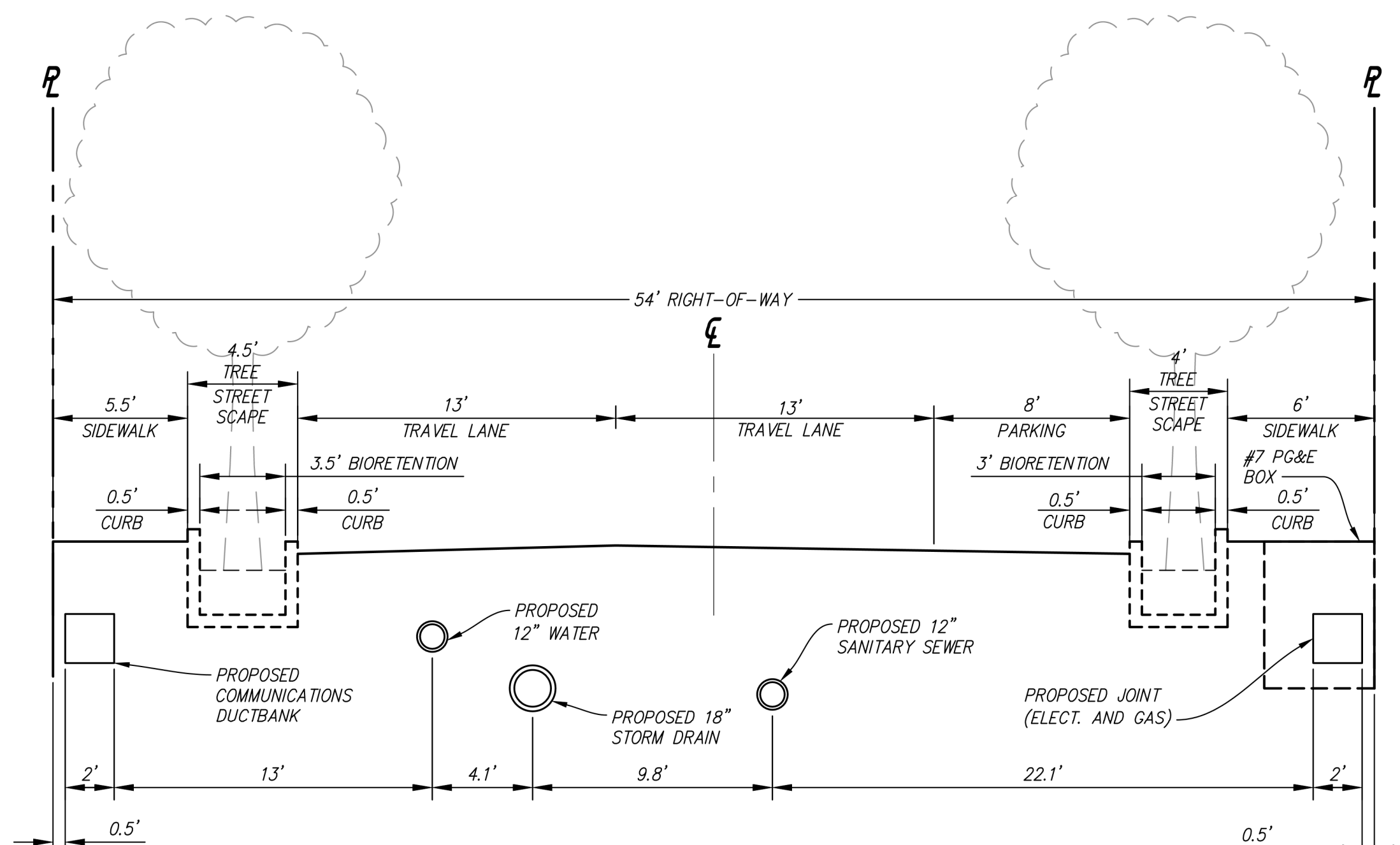
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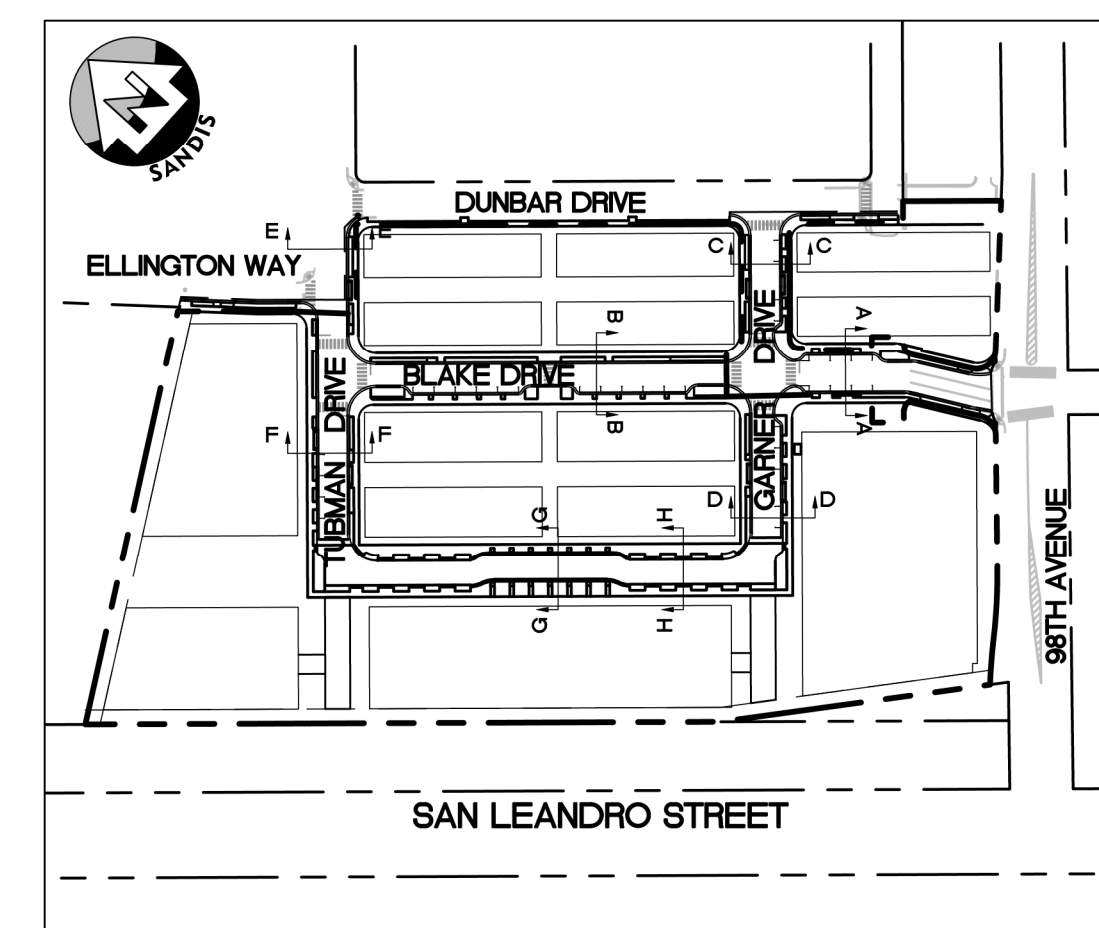
SECTION A-A (BLAKE DRIVE)

SCALE 1"=5'



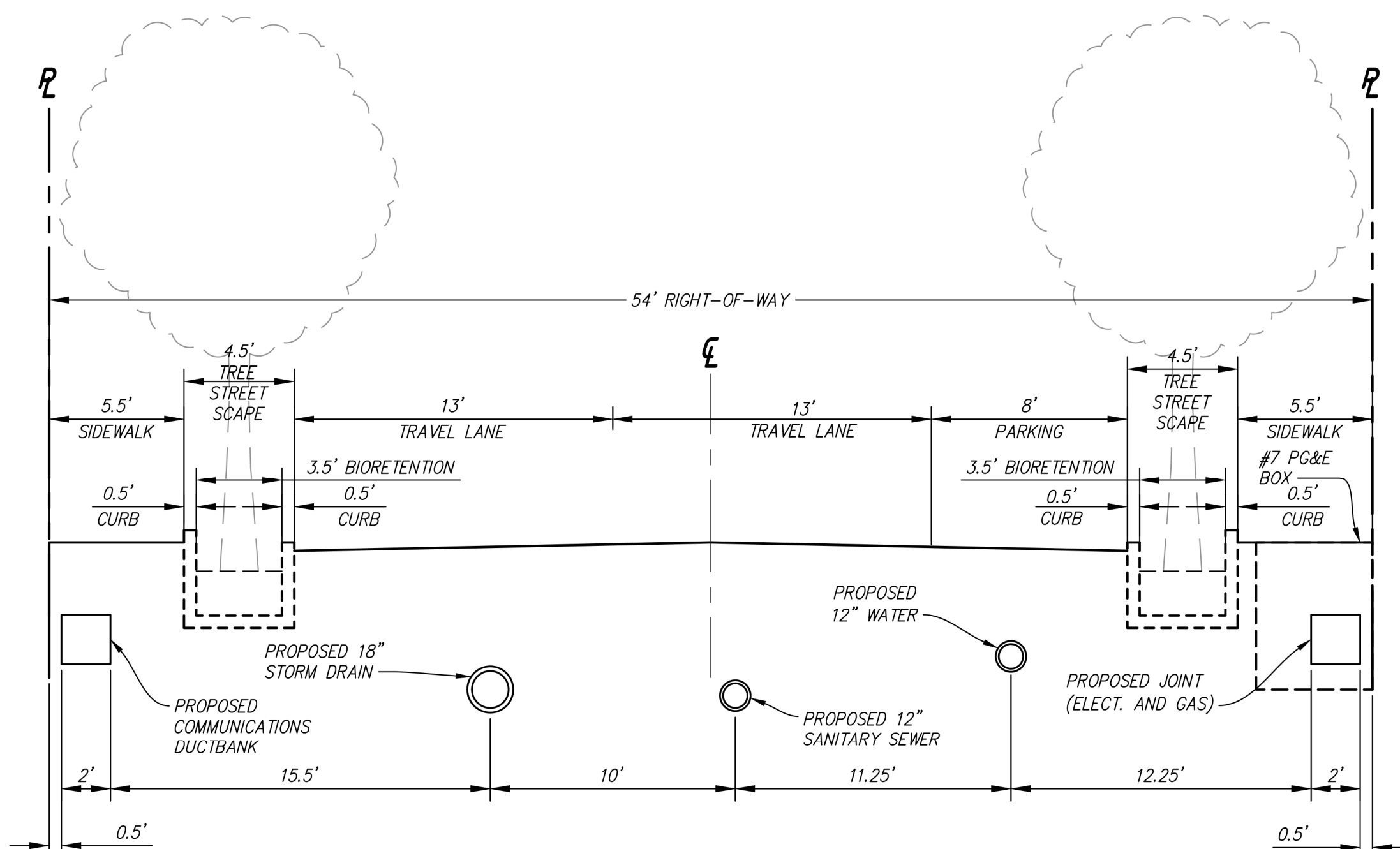
SECTION D-D (GARNER DRIVE)

SCALE 1"=5'



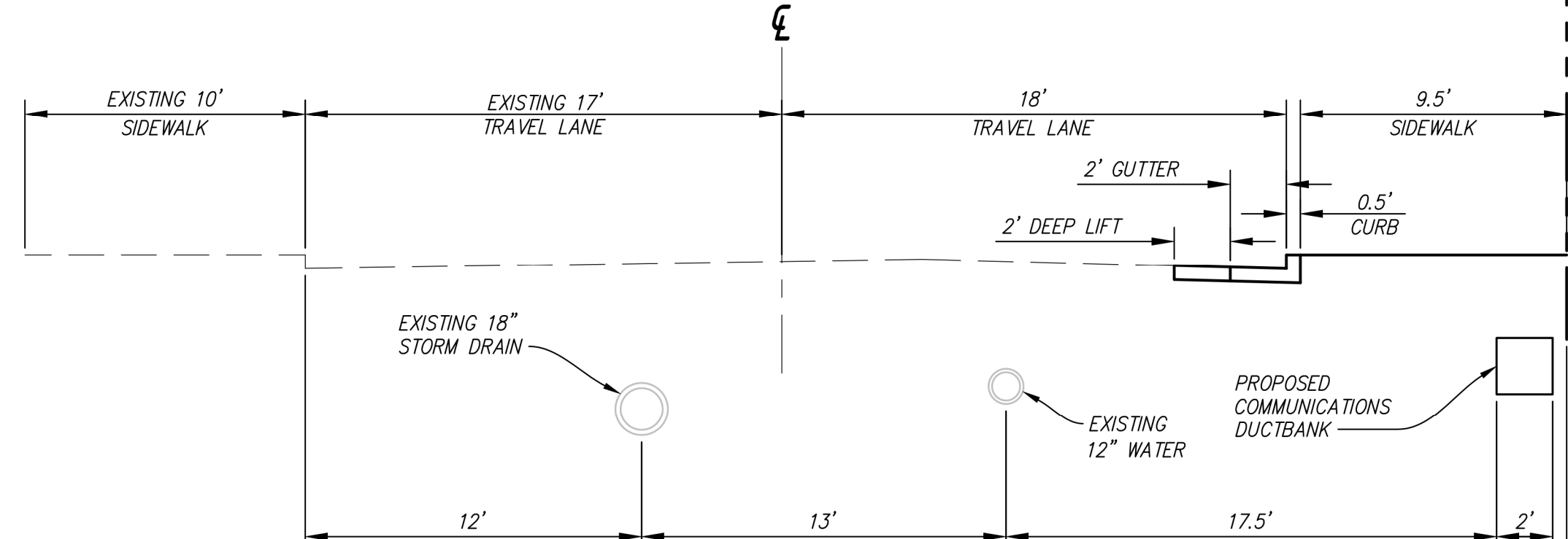
SECTION KEYPLAN

SCALE 1"=200'



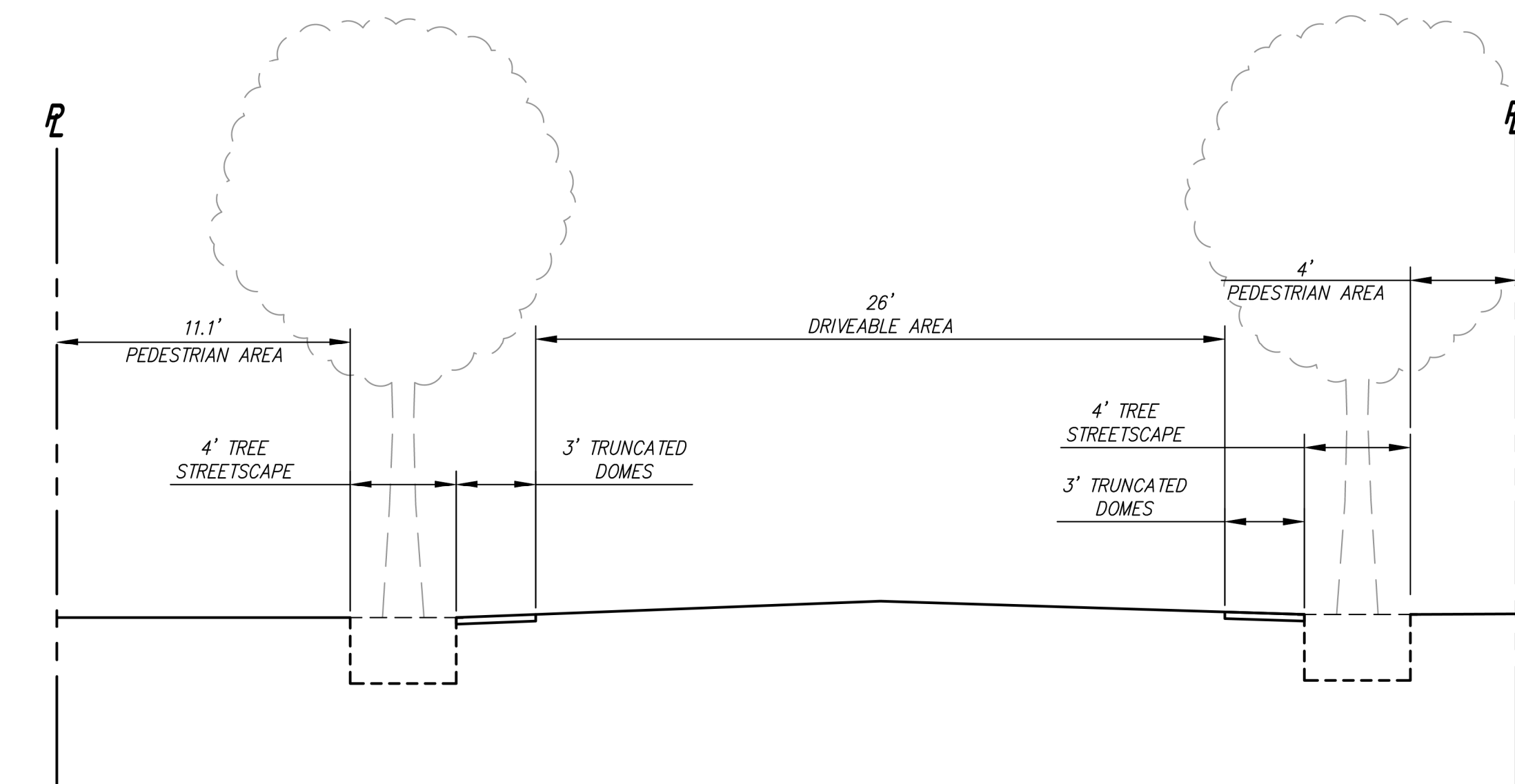
SECTION B-B (BLAKE DRIVE)

SCALE 1"=5'



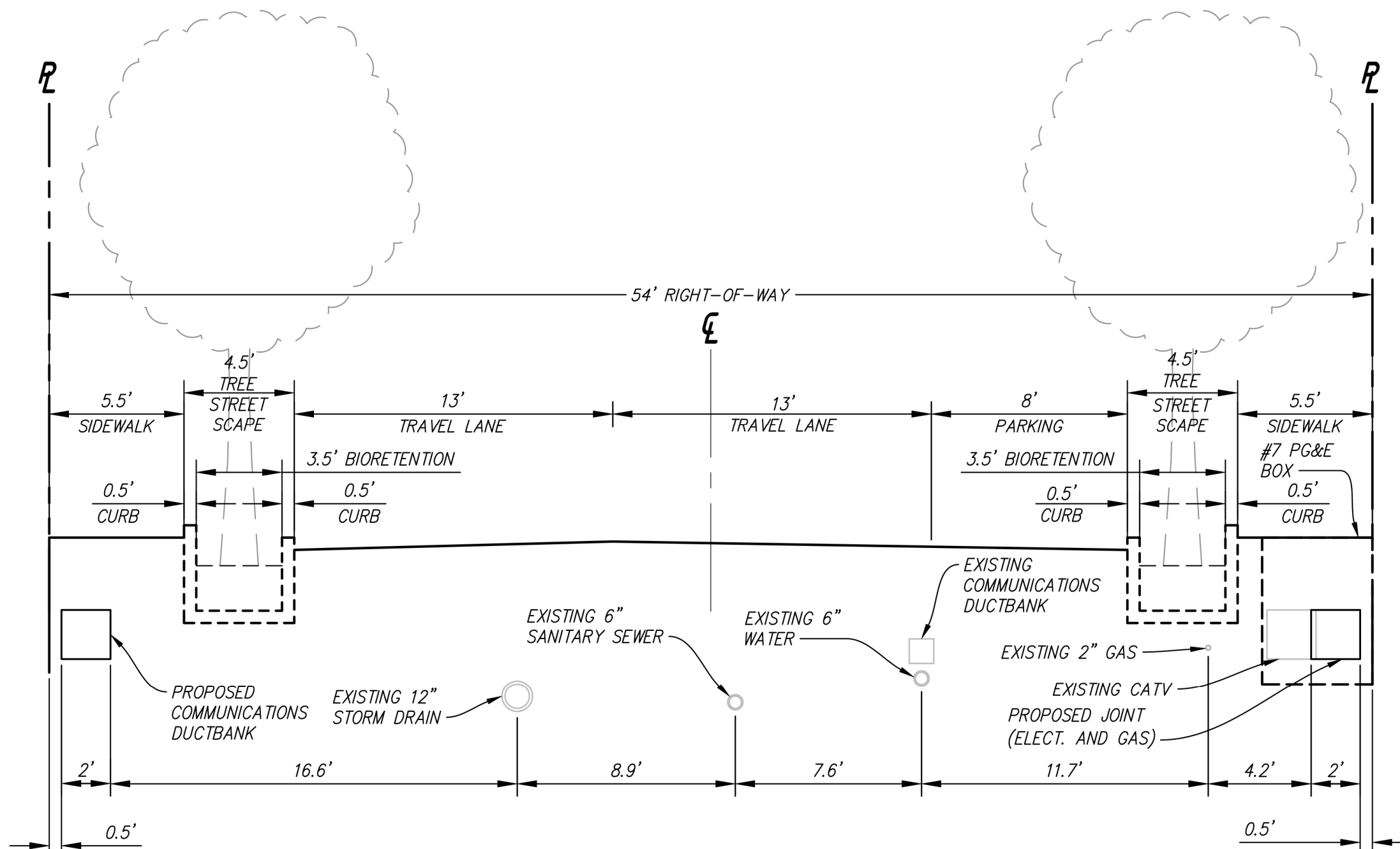
SECTION E-E (TUBMAN DRIVE)

SCALE 1"=5'



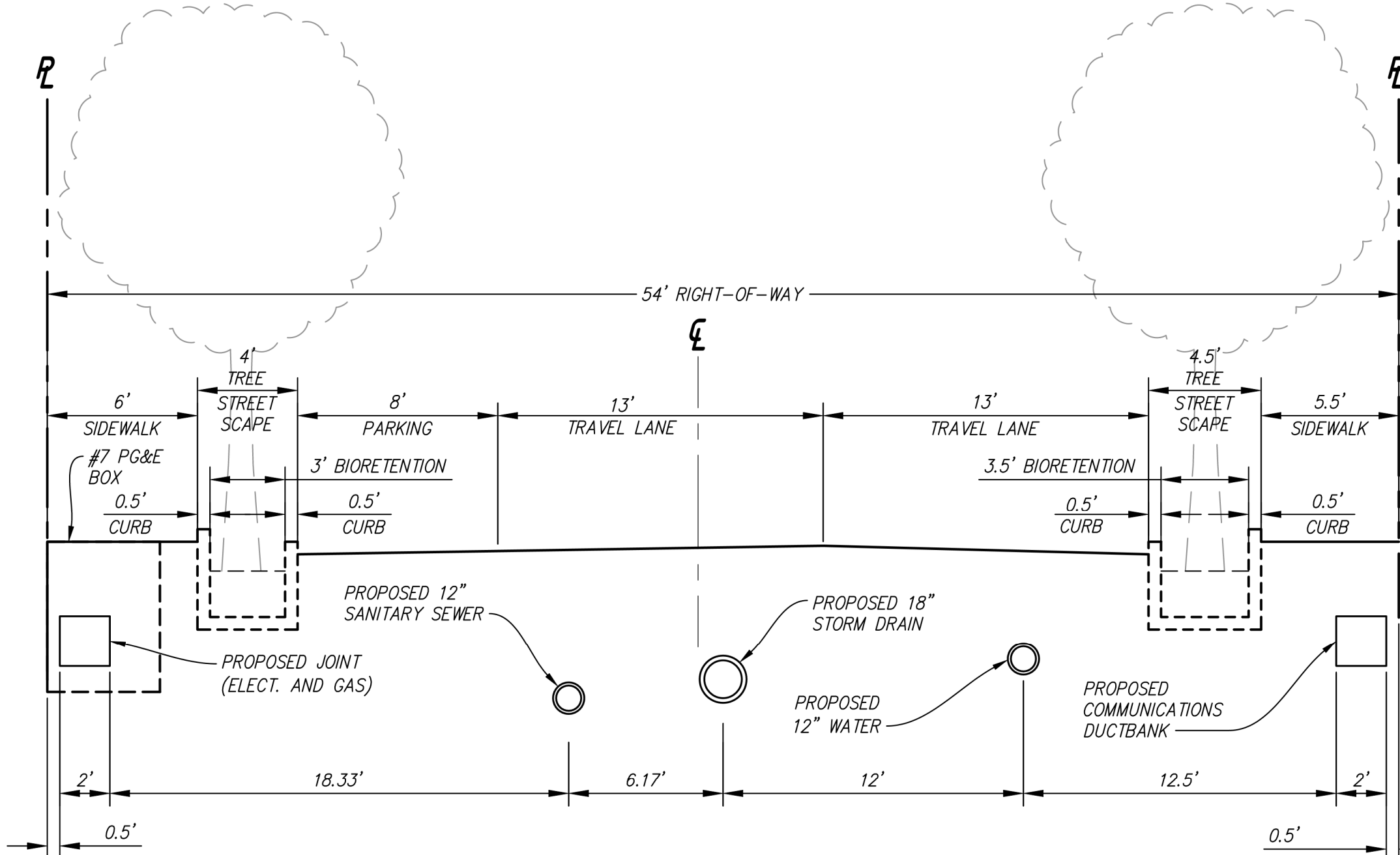
SECTION G-G (PARCEL H WITH PUBLIC ACCESS EASEMENT)

SCALE 1"=5'



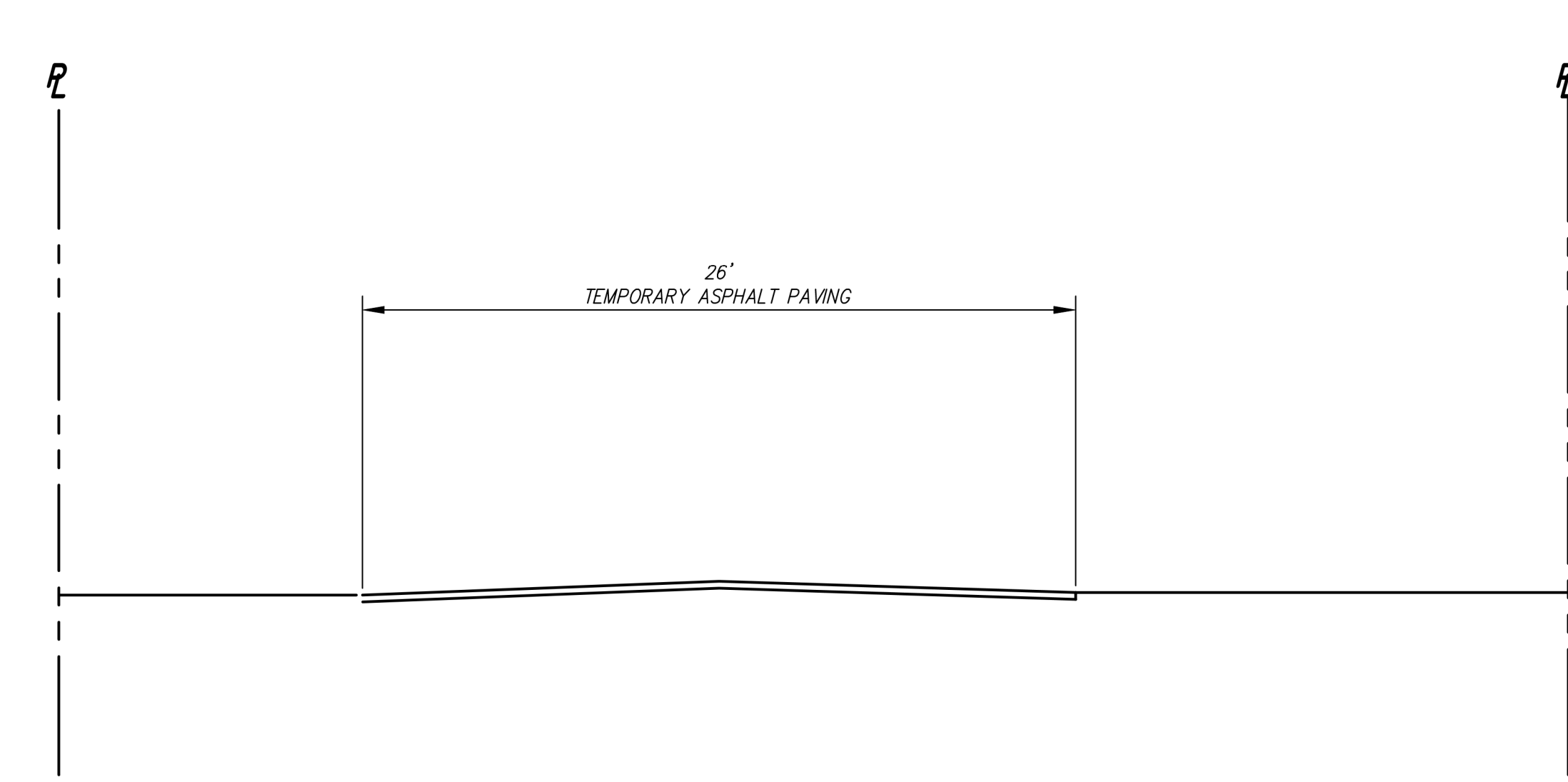
SECTION C-C (GARNER DRIVE)

SCALE 1"=5'



SECTION F-F (TUBMAN DRIVE)

SCALE 1"=5'



SECTION H-H (PARCEL K WITH TEMPORARY ASPHALT PAVING FOR FIRE ACCESS)

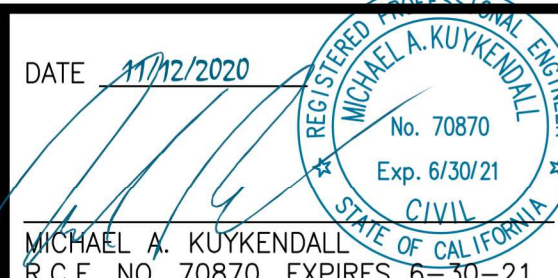
SCALE 1"=5'

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 11-03-20
SCALE: AS SHOWN
DRAWN BY: CF
APPROVED BY: MAK
DRAWING NO: 618107



No.	REVISION	DATE	BY
1	TMAP RESUBMITTAL	06/12/19	
2	TMAP RESUBMITTAL	01/23/20	
3	TMAP RESUBMITTAL	05/26/20	
4	TMAP RESUBMITTAL	11/03/20	

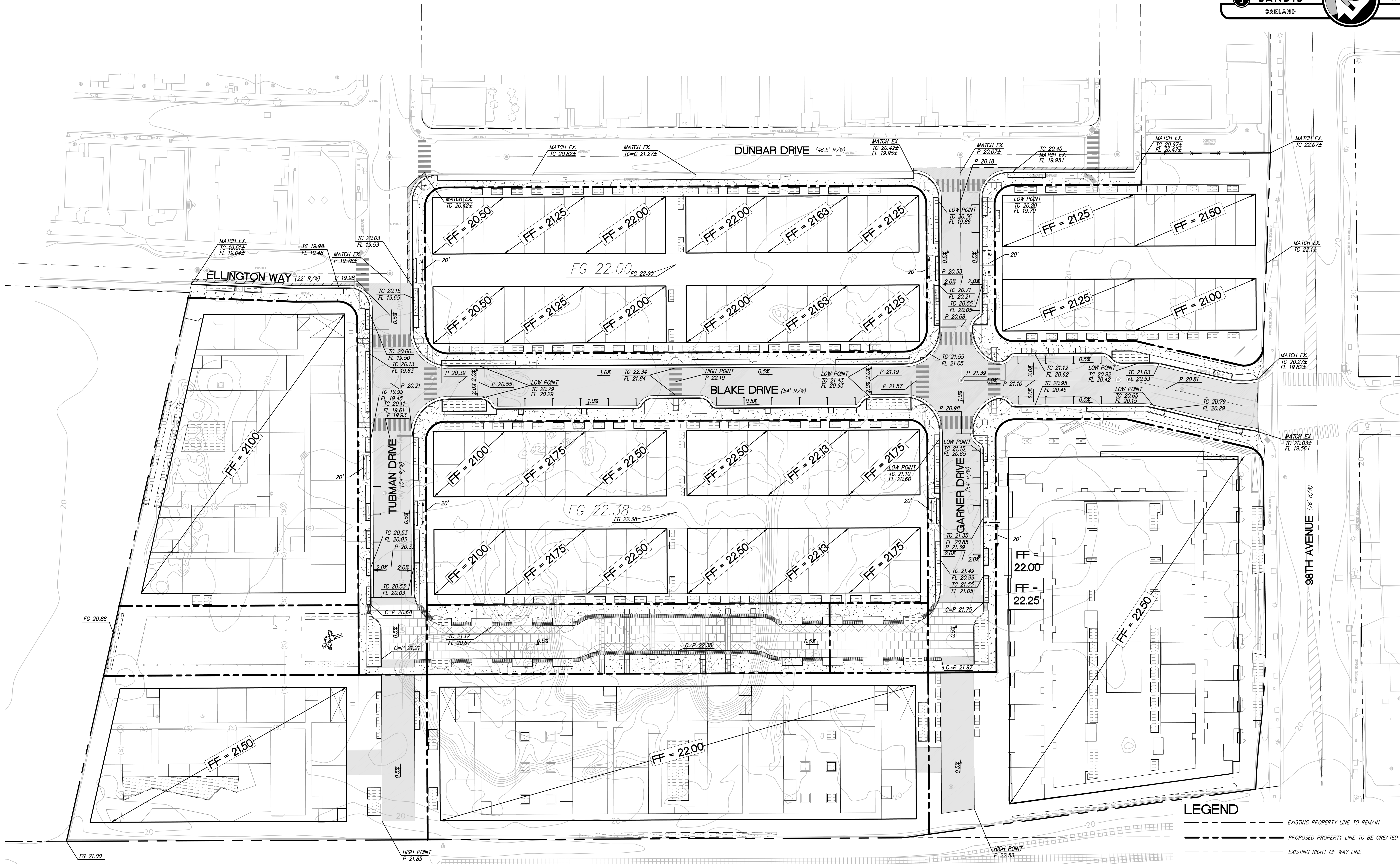
OAKLAND

98TH AVENUE

CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
ROAD SECTIONS

SHEET
T-5
OF 9 SHEETS



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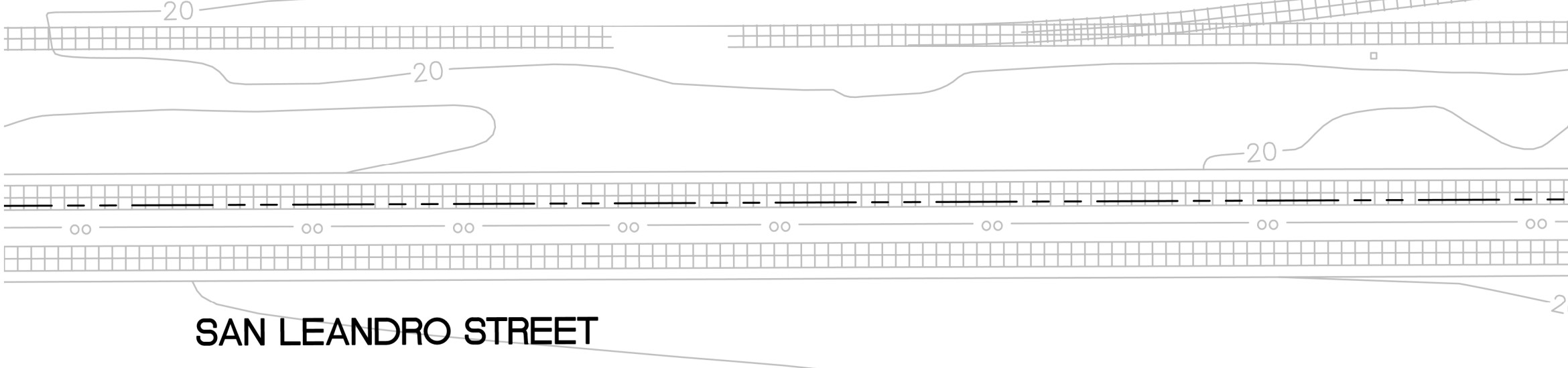
SUBDIVIDERS STATEMENT:
EXISTING STREET GRADES WILL BE MAINTAINED AT THE PROJECT PERIMETER ALONG ELLINGTON WAY, DUNBAR DRIVE, TUBMAN DRIVE AND 98TH AVENUE. NEW CURBING WILL BE INSTALLED ALONG ELLINGTON WAY, TUBMAN DRIVE, A PORTION OF DUNBAR DRIVE AND THE NEW ROADWAYS. SIDEWALK EXTENSIONS WILL BE INSTALLED AROUND THE PROJECT PERIMETER AT ELLINGTON WAY, DUNBAR DRIVE, TUBMAN DRIVE AND GARNER DRIVE, WITH NEW SIDEWALKS ALONG THE NEW ROADWAYS.

AREA OF DISTURBANCE:
442,554 SF

HAUL ROUTE:
98TH AVENUE TO INTERSTATE 880

EARTHWORK SUMMARY

GRADE DEVELOPMENT AREA TO SUB-GRADE ELEVATIONS	CUT (CY)	FILL (CY)	NET (CY)
	8,700	1,500	7,200 (CUT)



LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PROPERTY LINE TO BE CREATED BY THIS MAP
- EXISTING RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- AC PAVEMENT
- CONCRETE SIDEWALK
- DEEP LIFT
- BIO-TREATMENT AREA
- STAMPED CONCRETE
- CONCRETE PAVERS

NOTES:
1. DRIVEWAY OPENING SLOPES SHALL BE 16.7%

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 11-03-20
SCALE: 1"=30'
DRAWN BY: CF
APPROVED BY: MAK
DRAWING NO: 618107
DATE: 11/12/2020
MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-21

No.	REVISION	DATE	BY
1	TMAP RESUBMITTAL	06/12/19	
2	TMAP RESUBMITTAL	01/23/20	
3	TMAP RESUBMITTAL	05/26/20	
4	TMAP RESUBMITTAL	11/03/20	

98TH AVENUE
OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
GRADING PLAN

SHEET
T-6
OF 8 SHEETS

EBMUD FIRE SERVICE AVAILABLE FLOW AND PRESSURE:

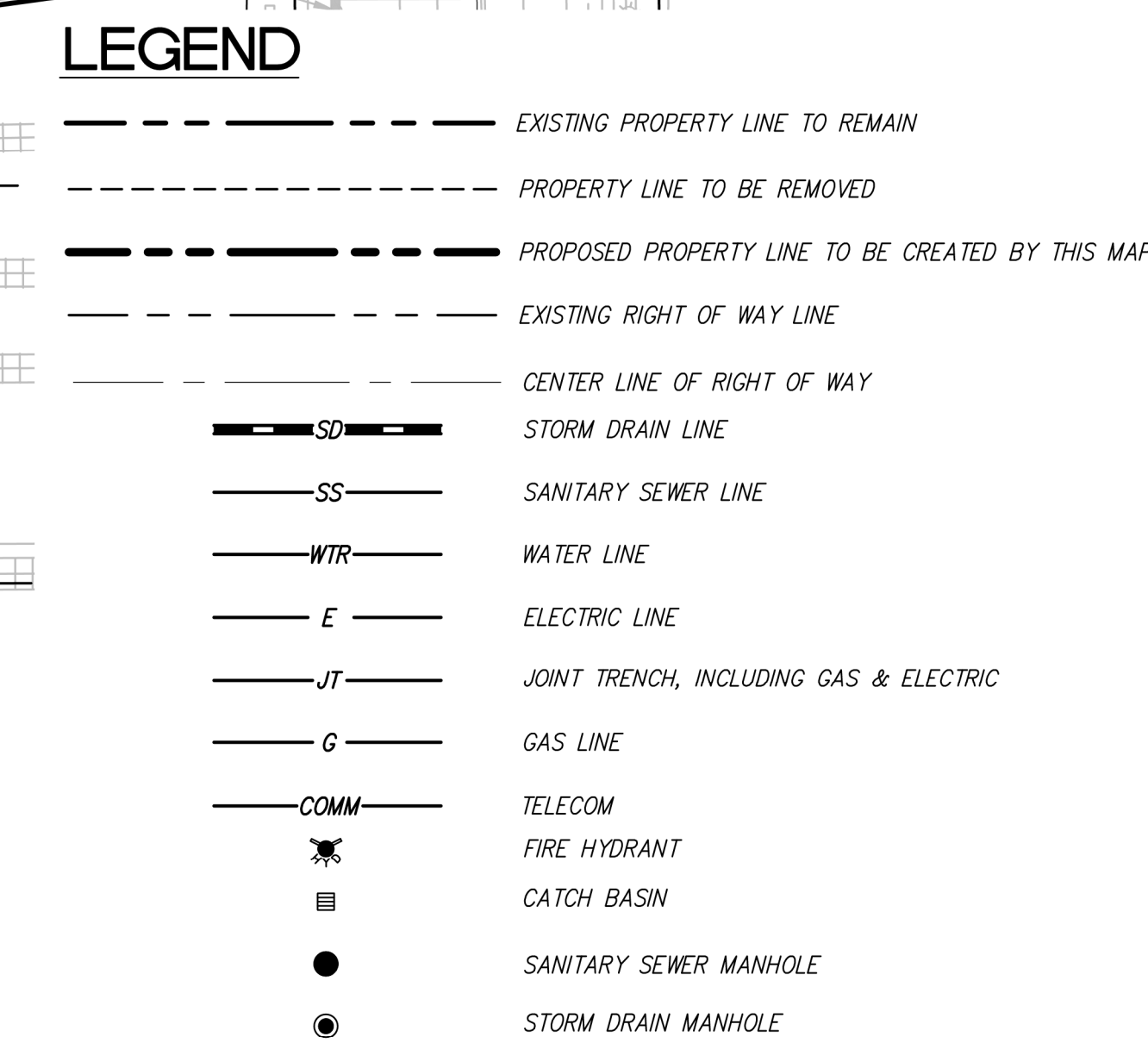
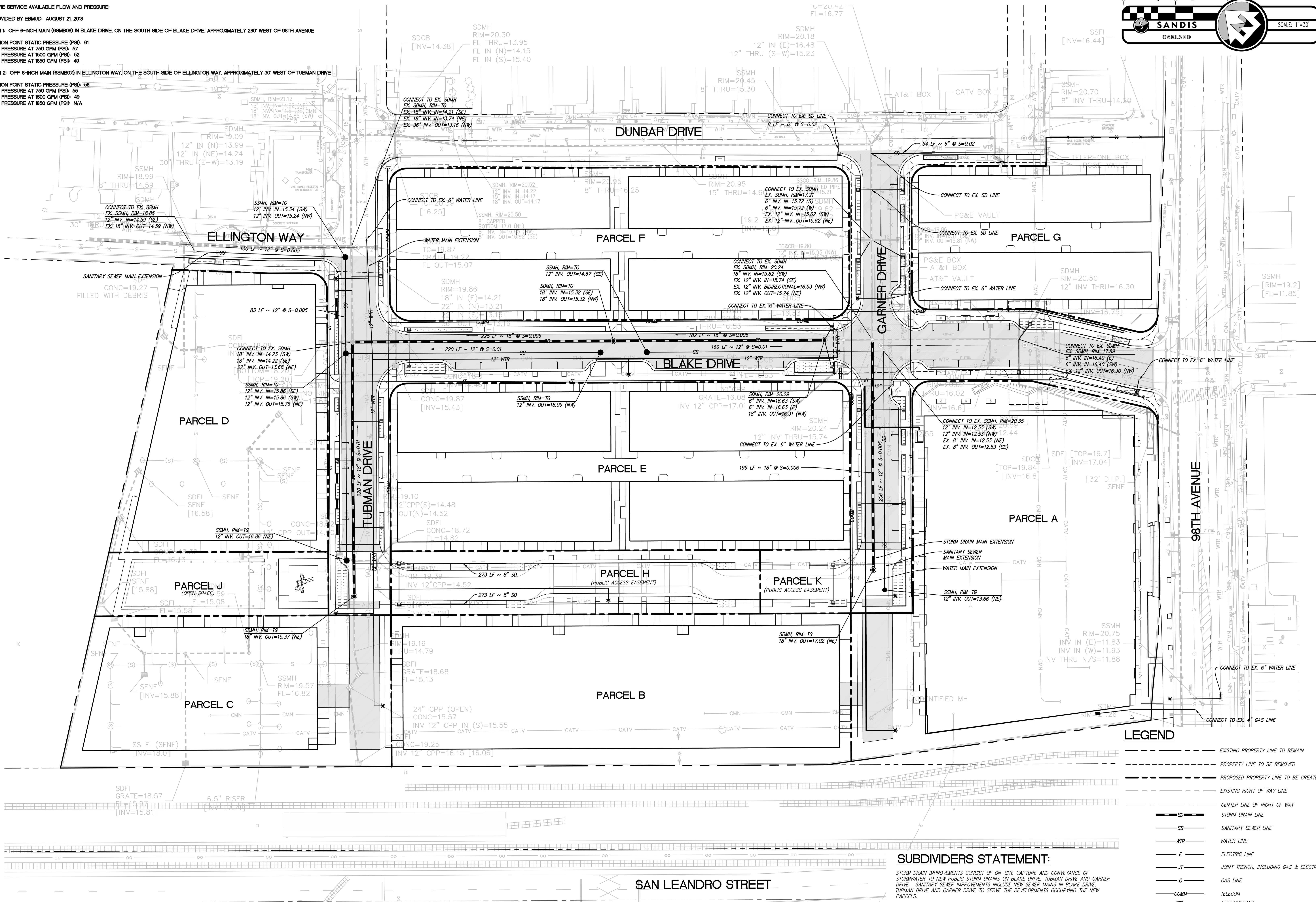
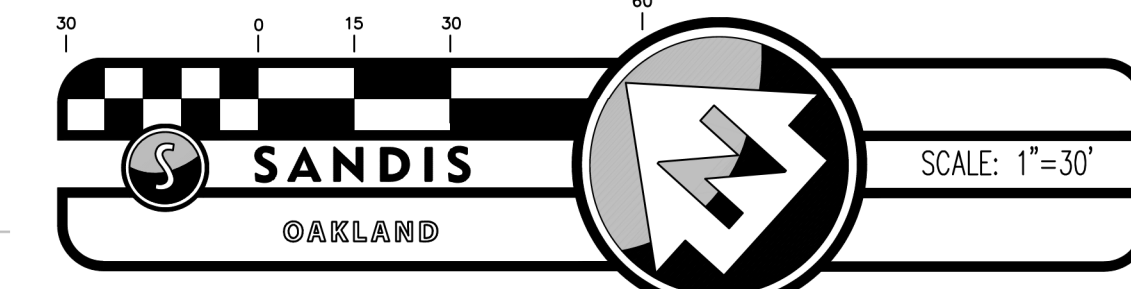
DATE PROVIDED BY EBMUD: AUGUST 21, 2018

LOCATION 1: OFF 6-INCH MAIN (6SMB08) IN BLAKE DRIVE, ON THE SOUTH SIDE OF BLAKE DRIVE, APPROXIMATELY 280' WEST OF 98TH AVENUE

CONNECTION POINT STATIC PRESSURE (PSI): 61
RESIDUAL PRESSURE AT 750 GPM (PSI): 57
RESIDUAL PRESSURE AT 1500 GPM (PSI): 52
RESIDUAL PRESSURE AT 1850 GPM (PSI): 49

LOCATION 2: OFF 6-INCH MAIN (6SMB07) IN ELLINGTON WAY, ON THE SOUTH SIDE OF ELLINGTON WAY, APPROXIMATELY 30' WEST OF TUBMAN DRIVE

CONNECTION POINT STATIC PRESSURE (PSI): 58
RESIDUAL PRESSURE AT 750 GPM (PSI): 55
RESIDUAL PRESSURE AT 1500 GPM (PSI): 49
RESIDUAL PRESSURE AT 1850 GPM (PSI): N/A



SUBDIVIDERS STATEMENT:
STORM DRAIN IMPROVEMENTS CONSIST OF ON-SITE CAPTURE AND CONVEYANCE OF STORMWATER TO NEW PUBLIC STORM DRAINS ON BLAKE DRIVE, TUBMAN DRIVE AND GARNER DRIVE. SANITARY SEWER IMPROVEMENTS INCLUDE NEW SEWER MAINS IN BLAKE DRIVE, TUBMAN DRIVE AND GARNER DRIVE TO SERVE THE DEVELOPMENTS OCCUPYING THE NEW PARCELS.

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MICHAEL A. KUTYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-21

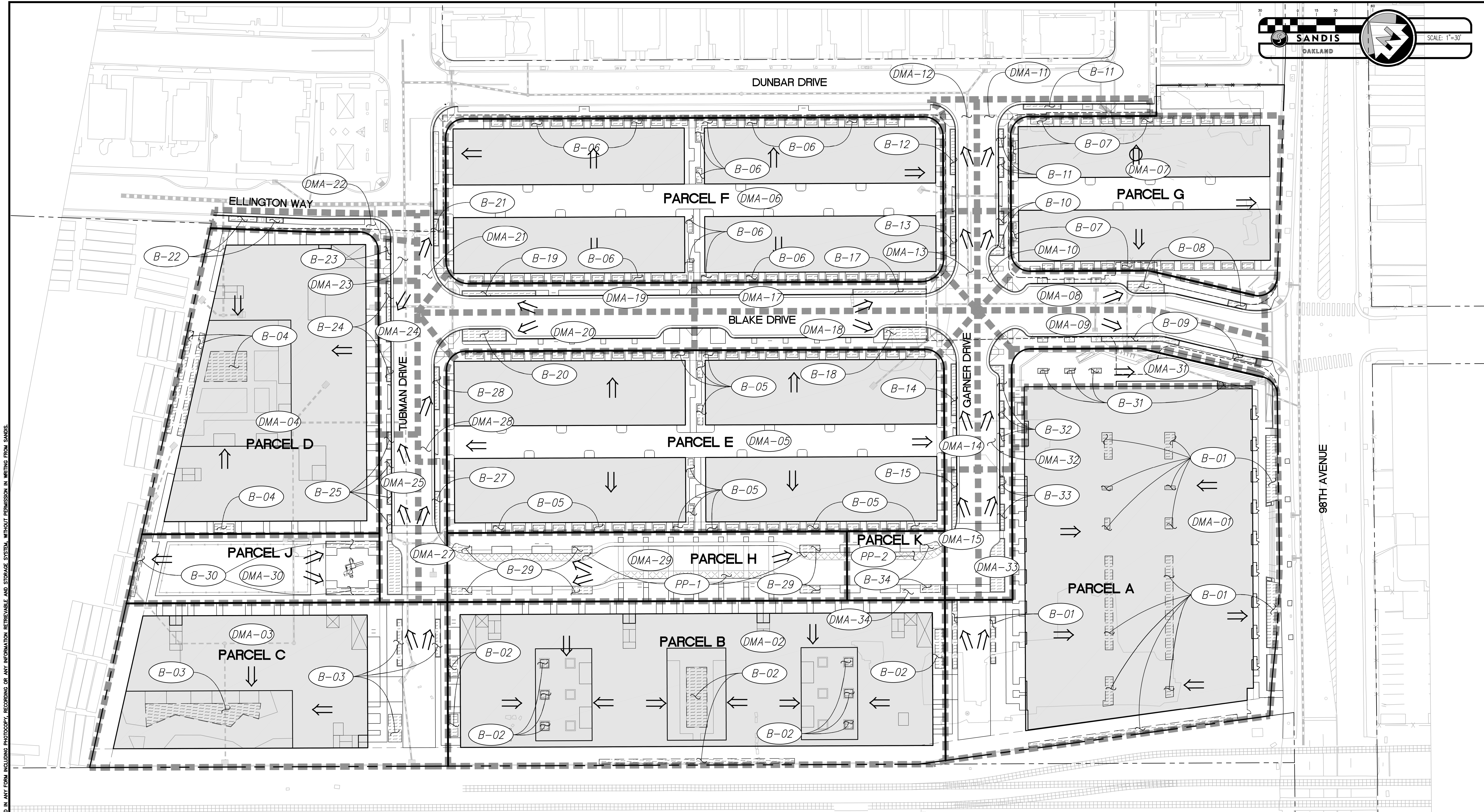
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4	TMAP RESUBMITTAL	11/03/20	

OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
UTILITY PLAN
SHEET T-7 OF 9 SHEETS

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SUBDIVIDERS STATEMENT:

STORM DRAIN IMPROVEMENTS CONSIST OF ON-SITE CAPTURE AND CONVEYANCE OF STORMWATER TO NEW PUBLIC STORM DRAINS ON BLAKE DRIVE, TUBMAN DRIVE AND GARNER DRIVE. SANITARY SEWER IMPROVEMENTS INCLUDE NEW SEWER MAINS IN BLAKE DRIVE, TUBMAN DRIVE AND GARNER DRIVE TO SERVE THE DEVELOPMENTS OCCUPYING THE NEW PARCELS.

STORMWATER MANAGEMENT NOTES

- THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE ALAMEDA COUNTY AND THE CITY OF OAKLAND REQUIREMENTS. THESE REQUIREMENTS INCLUDE BOTH STORMWATER TREATMENT AND FLOW-CONTROL (IT IS BELIEVED THIS PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE EXEMPTIONS LISTED IN THE STORMWATER HANDBOOK).
- BIO-RETENTIONS NOTED ON PLANS ABOVE ARE CALLED OUT TO SPECIFY TREATMENT FACILITIES WITHIN DRAINAGE MANAGEMENT AREAS AND HAVE BEEN SPLIT UP IN ORDER TO CAPTURE RUNOFF FROM VARIOUS AREAS WITHIN THE DMA.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	BMP ID	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
DMA-01	B-01	2,592	3,535
DMA-02	B-02	2,078	2,111
DMA-03	B-03	1,420	1,690
DMA-04	B-04	1,455	1,547
DMA-05	B-05	2,327	2,365
DMA-06	B-06	2,100	2,172
DMA-07	B-07	1,093	1,123
DMA-08	B-08	275	283
DMA-09	B-09	267	293
DMA-10	B-10	75	122
DMA-11	B-11	164	205
DMA-12	B-12	106	125
DMA-13	B-13	74	107
DMA-14	B-14	130	142

C.3 STORMWATER TREATMENT MEASURES

AREA ID	BMP ID	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
DMA-15	B-15	112	160
DMA-16	NOT USED	N/A	N/A
DMA-17	B-17	201	203
DMA-18	B-18	270	309
DMA-19	B-19	197	202
DMA-20	B-20	269	307
DMA-21	B-21	63	106
DMA-22	B-22	103	130
DMA-23	B-23	45	46
DMA-24	B-24	164	176
DMA-25	B-25	167	578
DMA-26	NOT USED	N/A	N/A
DMA-27	B-27	104	106
DMA-28	B-28	103	117

C.3 STORMWATER TREATMENT MEASURES

AREA ID	BMP ID	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
DMA-29	B-29	579	589
DMA-30	B-30	220	557
DMA-31	B-31	239	270
DMA-32	B-32	129	173
DMA-33	B-33	113	518
DMA-34	B-34	134	193
PP-1		1,556	1,556
PP-2		465	465

LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- - - - - PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE TO BE CREATED BY THIS MAP
- EXISTING RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- DMA BOUNDARY AREA
- [Hatched Box] BIO-RETENTION AREA
- [Solid Grey Box] PROPOSED BUILDING AREA
- [Cross-hatched Box] CONCRETE PAVERS
- [Circle with #] DRAINAGE MANAGEMENT AREA ID
- [Arrow] DIRECTION OF SURFACE FLOW

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OAKLAND CALIFORNIA

VESTING TENTATIVE TRACT MAP
No. 8492
STORMWATER MANAGEMENT PLAN

SHEET
T-8
OF 9 SHEETS

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