

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

**City of Oakland
Public Works Department
Dalziel Administration Building
250 Frank H. Ogawa Plaza – 4th Floor
Oakland, CA 94612
Attention: City Engineer**

This document is exempt from payment
of a recording fee pursuant to California
Government Code section 27383.

SPACE ABOVE FOR RECORDER'S USE

SUBDIVISION IMPROVEMENT AGREEMENT

Deferred Construction of Public Infrastructure Improvements

1608 and 1618 32nd Street

Final Map No. 8421

This SUBDIVISION IMPROVEMENT AGREEMENT (“**Agreement**”), dated as of _____, 2020 (“**Effective Date**”), is entered into by and between the City of Oakland, a California municipal corporation (“**CITY**”), and Gold Standard Partners, LLC, a California limited liability company (no. 2016296933) (“**SUBDIVIDER**”), with reference to the following facts and circumstances:

RECITALS

- A. SUBDIVIDER is the owner in fee title and subdivider of one (1) lot located within the corporate limits of the CITY, which are identified by the Alameda County Assessor as parcel numbers 007-0598-017-00, 007-0598-018-00, 007-0598-019-00, 007-0598-021-01 and by the Alameda County Clerk-Recorder as Tract No. 8421, and by the City of Oakland as 1608 and 1618 32nd Street.
- B. SUBDIVIDER has presented a proposed Final Map to the City, identified as Final Map No. 8421, which proposes a subdivision of previously subdivided lots of this platted land into six (6) developable micro-lots (“**Final Map**”).
- C. As a condition precedent to the CITY’s approval of the proposed Final Map, the CITY requires the construction of public infrastructure improvements off-site in the CITY right-of-way that customarily include, but are not limited to, grading, paving, striping and lettering, curbs, gutters and sidewalks, trees, landscaping and irrigation, retaining walls, storm drains and sanitary sewers, street name and public transportation signs, survey monuments, electricity, communication, water, and natural gas utility mains and branch

pipng and wiring, fire hydrants, street light electroliers, traffic control and curb parking signs, signals and meters, and all appurtenances thereto (“**Public Infrastructure Improvements**”).

- D. SUBDIVIDER has asked the CITY and local public utility companies to accept the permanent maintenance of the required Public Infrastructure Improvements shown on the construction plans accompanying permit number PX1900036 and included in *Exhibit A*, attached hereto and incorporated herein.
- E. Construction of the required Public Infrastructure Improvements, however, has not commenced nor has it been accepted by the CITY. Consequently and in consideration of the approval of the proposed Parcel Map and acceptance of the irrevocable offers of dedication of public right-of-way and easements and acceptance of the permanent maintenance of the required Public Infrastructure Improvements, the parties desire to establish an Agreement binding the SUBDIVIDER to complete the required improvements pursuant to the terms and conditions set forth herein.

AGREEMENT

ACCORDINGLY, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the CITY and SUBDIVIDER agree as follows:

1. Approval of Final Map No. 8421

Approval of Final Map No. 8421 by the CITY shall be conditioned upon recordation of this Agreement with the Alameda County Recorder, as well as SUBDIVIDER’s satisfactory performance of its obligations specified in this Agreement, as determined by the CITY.

2. Construction of Public Infrastructure Improvements

SUBDIVIDER shall construct all required off-site and on-site Public Infrastructure Improvements in strict accordance with all permits, specifications, plans and applicable CITY standards and performance criteria as specified in *Exhibit A* and set forth below in Section 3, Special Conditions.

3. Special Conditions

SUBDIVIDER shall comply with the special conditions as follows:

A. The Public Infrastructure Improvements shall conform to the performance criteria specified in Oakland Municipal Code Chapter 16.16 – Design Standards and in Standard Details for Public Works Construction and Standard Specifications for Public Works Construction, current editions.

B. The time duration for the completion of required Public Infrastructure Improvements, as set forth in Section 4 below, shall include allowance for construction workday delays attributable to consecutive and intermittent inclement weather, as has been recorded by the United States Weather Bureau for the CITY and surrounding area and seasonally averaged

for the previous ten years.

C. Hours, days, and months of operation and control of public nuisance conditions for the construction of required Public Infrastructure Improvements shall conform to the requirements of all CITY Conditions of Approval for the project and the Oakland Municipal Code, including section 15.04.780 and subsections 3304.6 and 3304.11. No work shall be performed on Saturdays or Sundays or holidays nor commence before 8:00 am local time nor be performed after 5:00 pm local time without the written authorization of the City Engineer.

D. Performance standards for the construction of required public infrastructure improvements shall comply with the requirements of Oakland Municipal Code chapter 17.120 and with regional, state, and federal regulations for “Best Management Practices” for erosion and sedimentation control, including a California Construction General Permit with a Storm Water Pollution Prevention Plan (SWPPP – “C6”) provided by a Qualified SWPPP Developer (QSD) and monitored by a Qualified SWPPP Practitioner (QSP).

E. In order to safeguard life, public and private property, and to ensure that the work will be carried out in an orderly manner in conformance with all regulations and without creating a public nuisance, the City Engineer may add to, remove, or change these Special Conditions from time to time during the duration of the permit as he or she deems reasonably necessary.

4. Completion of Public Infrastructure Improvements

A. All construction of required Public Infrastructure Improvements shall be completed by SUBDIVIDER within one (1) year of the Effective Date of this Agreement, except those required improvements for which another completion date is stated in *Exhibit A* or set forth above in Section 3, Special Conditions. Construction shall not be deemed complete until the public infrastructure permit has received a final inspection sign-off by the city inspector, an unconditional Letter of Completion, signed and stamped by the SUBDIVIDER’s engineer, has been received by the CITY, and an unconditional Letter of Completion has been issued by the City Engineer.

B. The City Engineer may extend the time for completion of the required public infrastructure improvements upon demonstration of good cause. The City Engineer shall be the sole and final judge as to whether or not good cause has been shown to entitle SUBDIVIDER to an extension under this Section 4B.

C. An extension may be granted without notice to SUBDIVIDER’s surety, and extensions so granted shall not relieve the surety’s liability on any of the bonds required by this Agreement.

D. In the event that an extension is granted, SUBDIVIDER agrees to promptly extend the term of all surety bonds securing its performance under this Agreement, and/or provide additional bonds or other surety acceptable to the CITY. All such bonds and/or other surety are subject to review and approval by the City Attorney for legal sufficiency, and if no bonds or other surety acceptable to the City Attorney are provided to secure SUBDIVIDER’s performance, the extension shall be void.

5. Acceptance of Dedications and Ownership of Public Infrastructure Improvements

Upon final approval of the public infrastructure improvement permit and unconditional issuance of a Certificate of Completion, and all improvements required by this Agreement shall become the sole property of the CITY. The CITY will subsequently accept the permanent maintenance of these improvements as set forth below in Sections 7, Maintenance of Public Infrastructure Improvements, and 8, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise.

6. Responsibility for Dedications and Public Infrastructure Improvements

Until the Certificate of Completion is unconditionally issued, SUBDIVIDER shall give good and adequate warning to the public of each and every defective or dangerous condition existing or arising within all public right-of-way and public easements offered for dedication and shall adequately protect the public from said unsafe conditions. Warning to and protection of the public shall remain the sole responsibility and expense of SUBDIVIDER until such time as the Certificate of Completion is unconditionally issued.

7. Maintenance of Public Infrastructure Improvements

Until one (1) year has elapsed following unconditional issuance of the Certificate of Completion, SUBDIVIDER shall maintain the construction of the required public infrastructure improvements and shall immediately perform or cause to be performed at its sole expense all necessary repairs, replacements, additions, or other corrective actions.

8. Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise

Until one (1) year has elapsed following the unconditional issuance of the Certificate of Completion, SUBDIVIDER warrants that the required public infrastructure improvements, including the equipment and materials provided for the required improvements, are and will be free from defects and guarantees that the construction of the required improvements is and will be free from deficiencies and that the required improvements will perform satisfactorily in accordance with the specifications, plans and applicable CITY standards and performance criteria as specified in *Exhibit A* and set forth above in Section 3, Special Conditions. SUBDIVIDER further warrants that its design professionals are competent, that their analyses are adequate, and that their designs will meet or exceed the applicable CITY standards and performance criteria as specified in *Exhibit A* and set forth above in Section 3, Special Conditions.

If at any time before the expiration of the guarantee and warranty period specified herein said designs prove to be inadequate in any respect, as determined by the City Engineer, SUBDIVIDER shall make changes at its sole expense necessary to assure conformance with said standards and criteria.

9. Inspection of Construction

Inspection of the construction and equipment and materials, or approval of the construction and equipment and materials inspected, or statement by any officer, agent, or employee of the CITY indicating the construction and equipment and materials, or any part thereof, comply with the requirements and conditions of this Agreement, or acceptance of the whole or any part of the construction and materials, or payments thereof, or any combinations, or any combination, or all of these acts shall not relieve SUBDIVIDER of its obligation to fulfill this Agreement as prescribed herein; nor shall the CITY be thereby estopped from bringing any action for damages arising from the failure of SUBDIVIDER to comply with any of the requirements and conditions of this Agreement.

10. Payment of Fees and Penalties and Accrued Interest

Prior to issuance of the Certificate of Completion and prior to acceptance by the CITY of the on-site and off-site required public infrastructure improvements for permanent maintenance, SUBDIVIDER shall pay all fees and penalties and accrued interest to the CITY and other Public Agencies that remain unpaid. Interest on amounts owed to the CITY shall accrue at the rates set forth in its Master Fee Schedule and from the date that the fees and penalties are assessed and shall continue until full payment is received, whether or not any conditions of this Agreement are extended or modified.

11. Reversion to Acreage

If SUBDIVIDER fails to perform its obligations under this Agreement, SUBDIVIDER consents to the reversion to acreage of the land which is the subject of this Agreement pursuant to Government Code section 66499.16 and to bear all applicable costs.

12. Property Acquisition

If SUBDIVIDER is unable to acquire property required for the construction of required improvements, SUBDIVIDER agrees to execute the standard CITY Contract for Real Property Acquisition to provide for acquisition through eminent domain.

13. Security

SUBDIVIDER shall present to the CITY surety bonds, in a form satisfactory to the City Attorney, issued by a corporate surety authorized to issue said security in the State of California as follows:

A. Before execution of this Agreement, the following securities shall be presented:

1. **Faithful Performance Bond** in a face amount not less than One Hundred Fifty One Thousand and Seven Hundred Dollars (**\$52,854.00**), which is the full amount (one-hundred percent) of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure faithful performance of this Agreement by SUBDIVIDER; and

2. Labor and Materials Bond in a face amount not less than Seventy Five Thousand and Eight Hundred Fifty Dollars (**\$26,427.00**), which is one-half (fifty percent) of the full amount of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure payment by SUBDIVIDER to its contractor, subcontractors, laborers and material suppliers furnishing supervision, labor, materials and equipment engaged in the construction pursuant to this Agreement, and further to secure payment as required by the Unemployment Insurance Act.

The Faithful Performance Bond and the Labor and Materials Bond shall not be limited in duration nor stipulate a date of expiration and shall remain in effect until the unconditional issuance of the Certificate of Completion of the required public infrastructure improvements.

B. Before final approval of the public infrastructure permit, the following security shall be presented:

Maintenance Bond in a face amount not less than Thirty Seven Thousand and Nine Hundred Twenty Five (**\$13,213.50**), which is one-quarter (twenty-five percent) of the full amount of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure faithful performance of Sections 7, Maintenance of Public Infrastructure Improvements, and 8, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise, above. This Maintenance Bond shall remain in effect for not less than one year after the date of the unconditional issuance of the Certificate of Completion of the required public infrastructure improvements.

C. Pursuant to Government Code section 66499.4, the obligation guaranteed by each bond shall include costs and reasonable expenses and fees, including reasonable attorney fees and expert witness fees, incurred by the CITY in successfully enforcing said obligations and shall be in addition to the face amount of each bond.

D. All such bonds and/or other surety are subject to review and approval by the City Attorney for legal sufficiency, and if no bonds or other surety acceptable to the City Attorney are provided, this Agreement shall be void.

14. Alternative Security

In lieu of the bonds required above in Section 13, Security, alternative securities may be substituted by SUBDIVIDER in a form provided by Government Code Section 66499.3 and subject to review and approval by the City Attorney.

15. Defense, Indemnity, and Hold Harmless

A. To the maximum extent permitted by law, SUBDIVIDER shall defend (with counsel acceptable to the CITY), hold harmless, and indemnify the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers from any and all liability, claims, demands, losses (direct or indirect), lawsuits, actions, causes of action, proceeding and judgments for injury and/or damages of any kind and nature whatsoever (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "**Action**") arising out of, related to or caused by

performance of this Agreement, including without limitation the design, construction and/or maintenance (for a period of one year following unconditional issuance of the Certificate of Completion) of the required on-site and off-site public infrastructure improvements and regardless of responsibility for negligence. The CITY may elect, in its sole and absolute discretion, to participate in the defense of said Action, and SUBDIVIDER shall reimburse the CITY for its reasonable legal costs and attorneys' fees. Not in limitation of the foregoing, SUBDIVIDER further agrees to defend and protect the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers from all liability or claims because of, or arising out of the use of any patent or patented articles in the construction of said improvements. SUBDIVIDER waives all claims and recourse against the CITY, including, without limitation, the right of contribution for loss or damage to persons or property, arising from, growing out of, or in any way connected with or incident to the work performed or failed to be performed under this Agreement. This Defense, Indemnity, and Hold Harmless section shall survive the termination of this Agreement.

B. Within ten (10) calendar days of the filing of any Action as specified in subsection A above, SUBDIVIDER shall execute a Joint Defense Letter Agreement with the CITY, acceptable to the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment or invalidation of this Agreement. Failure to timely execute the Joint Defense Letter Agreement does not relieve SUBDIVIDER of any of the obligations contained in this Agreement or other requirements that may be imposed by the CITY.

16. Insurance Required

SUBDIVIDER shall procure and maintain for the duration of the Agreement sufficient insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by SUBDIVIDER and his agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage ("occurrence" form CG 0001).
2. Insurance Services Office form number CA 0001 covering Automobile Liability, code 1 "any auto."
3. Workers' Compensation insurance as required by the Labor Code of the State of California and Employers Liability insurance.

B. Minimum Limits of Insurance

1. **Commercial General Liability** insurance, including but not limited to, Bodily Injury, Broad Form Property Damage, Contractual Liability, Operations, Products and Completed Operations, Owners and Contractors Protective Liability, and/or XCU coverage,

when applicable, with limits not less than **\$2,000,000.00** combined single limit per occurrence for bodily damage, personal injury and property damage. The limits of insurance shall apply separately to this project or location. The policy shall contain a severability of interest clause or cross liability clause or the equivalent thereof.

2. Automobile Liability with limits not less than **\$2,000,000.00** combined single limit per accident for bodily injury and property damage.

3. Worker's Compensation insurance as required by the laws of the State of California with limits not less than **\$1,000,000.00**. Statutory coverage may include Employers Liability coverage. SUBDIVIDER certifies that he/she is aware of the provisions of section 3700 of the California Labor Code, which requires every employer to provide Workers' Compensation coverage, or to undertake self-insurance in accordance with the provisions of that Code. SUBDIVIDER shall comply with the provisions of section 3700 of the California Labor Code before commencing performance of the work under this Agreement and thereafter as required by that code.

4. Professional Liability/Errors/Omissions insurance with limits not less than **\$1,000,000.00**.

5. Builders' Risk/Course of Construction insurance covering all risks of loss with limits not less than the completed value of the project with no coinsurance penalty provisions. The CITY shall be named as loss payee under this policy. The insurer shall waive all rights of subrogation against the CITY.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, either:

1. the insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers; or

2. SUBDIVIDER shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions

The general and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

1. The CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of SUBDIVIDER, products and completed operations of SUBDIVIDER; premises owned, occupied or used by SUBDIVIDER, or automobiles owned, leased, hired or borrowed by SUBDIVIDER. The coverage shall contain no special limitations on the scope of protection afforded to the

CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers.

2. SUBDIVIDER's insurance coverage shall be primary insurance as respects the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers. Any insurance or self-insurance maintained by the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers shall be excess of SUBDIVIDER's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies required by this clause, including breaches of warranties, shall not affect coverage provided to the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers.

4. SUBDIVIDER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. The insurer shall agree to waive all rights of subrogation against the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers for losses arising from work performed by SUBDIVIDER for the CITY.

6. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled, except for non-payment of premium, by either party, except after thirty (30) days prior written notice by certified mail, return receipt required, has been given to the CITY. In the event the policy is canceled for non-payment of premium, ten (10) days prior written notice, as stated above, will be given.

E. Acceptability of Insurers

If the insurance company providing coverage is licensed to do business in the State of California, the company shall have an A.M. Best rating of not less than A:VII. However, if the insurance company is not licensed to do business in California, the A.M. Best rating shall not be less than A+:X. The maximum A.M. Best rating is A++:XV.

F. Verification of Coverage

SUBDIVIDER shall furnish the CITY with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Commercial General Liability endorsement shall be a form CG 20 10 (or proprietary equivalent), attached to this form. The Commercial Automobile Liability endorsement shall be a form CA 20 48, attached to this document. All certificates and endorsements are to be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time. A STATEMENT OF ADDITIONAL INSURED ENDORSEMENT ON THE ACORD INSURANCE CERTIFICATE FORM IS INSUFFICIENT AND WILL BE REJECTED AS PROOF OF THE ADDITIONAL INSURED REQUIREMENT.

G. Subcontractors

SUBDIVIDER shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

17. Participation in Benefit Districts

SUBDIVIDER shall participate in all Benefit Districts formed by the CITY prior to the execution of this Agreement and shall pay the prorated fee due the CITY under the terms of Benefit District or Districts as applied to the real property covered by this Agreement.

18. Actions to Enforce

If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to costs and reasonable expenses and fees, including reasonable attorneys' fees and expert witness fees, in addition to any other relief to which they may be entitled.

19. Beneficiaries, Heirs, Assigns, and Successors In Interest

This Agreement pertains to and runs with the real property included within Final Map No. 8421, which land is expressly agreed to benefit from the privileges granted to SUBDIVIDER under this Agreement, and binds the beneficiaries, heirs, assigns, and successors in interest of SUBDIVIDER.

20. Attachments

The following documents are incorporated into this Agreement by reference:

- CITY Permits: Public Infrastructure – PX1900036
- Planning – PLN17189
- Creek Protection – N/A
- Building – RBC1802926, RBC1802925
- Grading – N/A
- Encroachment – applicant will need to apply

CITY Resolution: _____

Subdivision: Final Map No. 8421

City Engineer's Estimate of the Cost of Improvements

Insurer: _____

Surety: _____

21. Constructive Notice

This Agreement shall be filed for recordation in the Official Records of Alameda County within five (5) calendar days following execution by the CITY.

22. Effective Date

This Agreement shall be effective on the Effective Date.

22. Miscellaneous

A. Counterparts. This Agreement may be executed in any number of counterparts (including by fax, PDF or other electronic means), each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

B. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California. The parties agree that all actions or proceedings arising directly or indirectly under this Agreement shall be litigated in courts within the County of Alameda, State of California.

C. Integration. This Agreement contains the entire agreement between the parties with respect to the subject matter of this Agreement. Any prior correspondence, memoranda, agreements, warranties or representations relating to such subject matter are superseded in total by this Agreement. No prior drafts of this Agreement or changes from those drafts to the executed version of this Agreement shall be introduced as evidence in any litigation or other dispute resolution proceeding by either party or any other person, and no court or other body shall consider those drafts in interpreting this Agreement.

D. Further Assurances. The CITY and SUBDIVIDER shall execute and deliver all documents, amendments, agreements and instruments reasonably necessary or reasonably required in furtherance of this Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the CITY and SUBDIVIDER have each caused this Agreement to be duly executed on its behalf as of the Effective Date.

Authorized by City Resolution No. _____
C.M.S., adopted _____

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

CITY:

CITY OF OAKLAND, a municipal corporation

By: _____
Wladimir Wlassowsky, P.E.
Assistant Director
Oakland Department of Transportation

SUBDIVIDER*:

Gold Standard Partners, LLC, A California
Limited Liability Company

By: 
Name: Kathleen Kuhner
Title: Managing Member

*Notarized acknowledgment required.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On June 19, 2020 before me, Paula Elazier, Notary Public
(insert name and title of the officer)

personally appeared Kathleen Kuhner,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

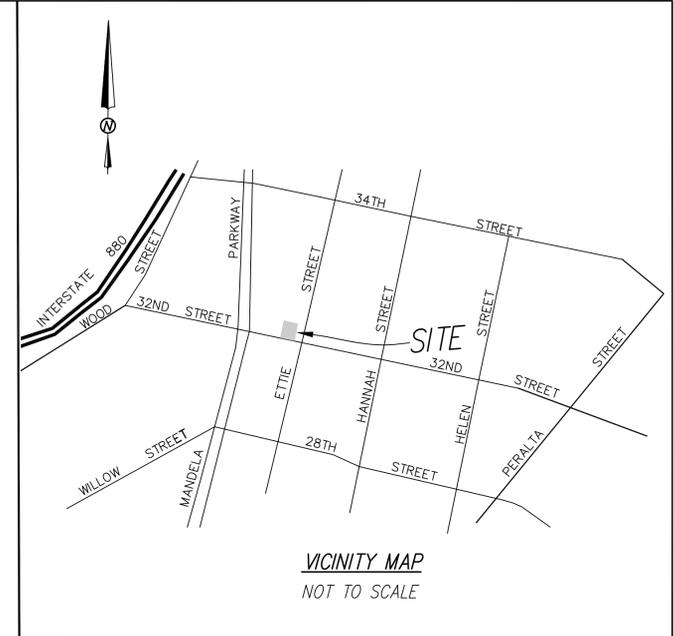
Signature Paula Elazier (Seal)



IMPROVEMENT PLANS

P-JOB PERMIT #PX1900036

1608, 1612 & 1618 32nd STREET



PROJECT CIVIL IMPROVEMENT PLANS

- C0.0 - PROJECT COVER SHEET
- C1.0 - CIVIL IMPROVEMENT PLAN
- C1.1 - CIVIL PROFILE & SECTIONS
- C1.2 - CIVIL DETAILS
- C1.3 - CIVIL DETAILS
- C1.4 - LANDSCAPE PLAN
- C1.5 - PHOTOMETRIC PLAN
- C1.6 - JOINT TRENCH PLAN

OWNER

GOLD STANDARD PARTNERS, LLC
3294 LOUISE STREET
OAKLAND, CA 94608
510-301-9630

PROJECT CIVIL ENGINEER

KISTER, SAVIO & REI, INC.
ATTENTION: MATTHEW L. REI
825 SAN PABLO AVENUE
PINOLE, CA 94564
510-222-4020 X25
matt@ksrinc.net

PROJECT ARCHITECT

JOHN NEWTON DESIGN & DEVELOPMENT
5666 TELEGRAPH, SUITE A
OAKLAND, CA 94609
510-526-7370

PROJECT GEOTECHNICAL ENGINEER

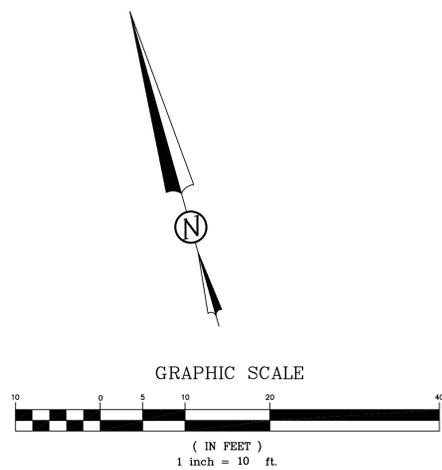
ROCKRIDGE GEOTECHNICAL
270 GRAND AVE
OAKLAND, CA 94610
510-420-5738
PROJECT No. 16-1117
DATED: JUNE 29, 2016

CO.0

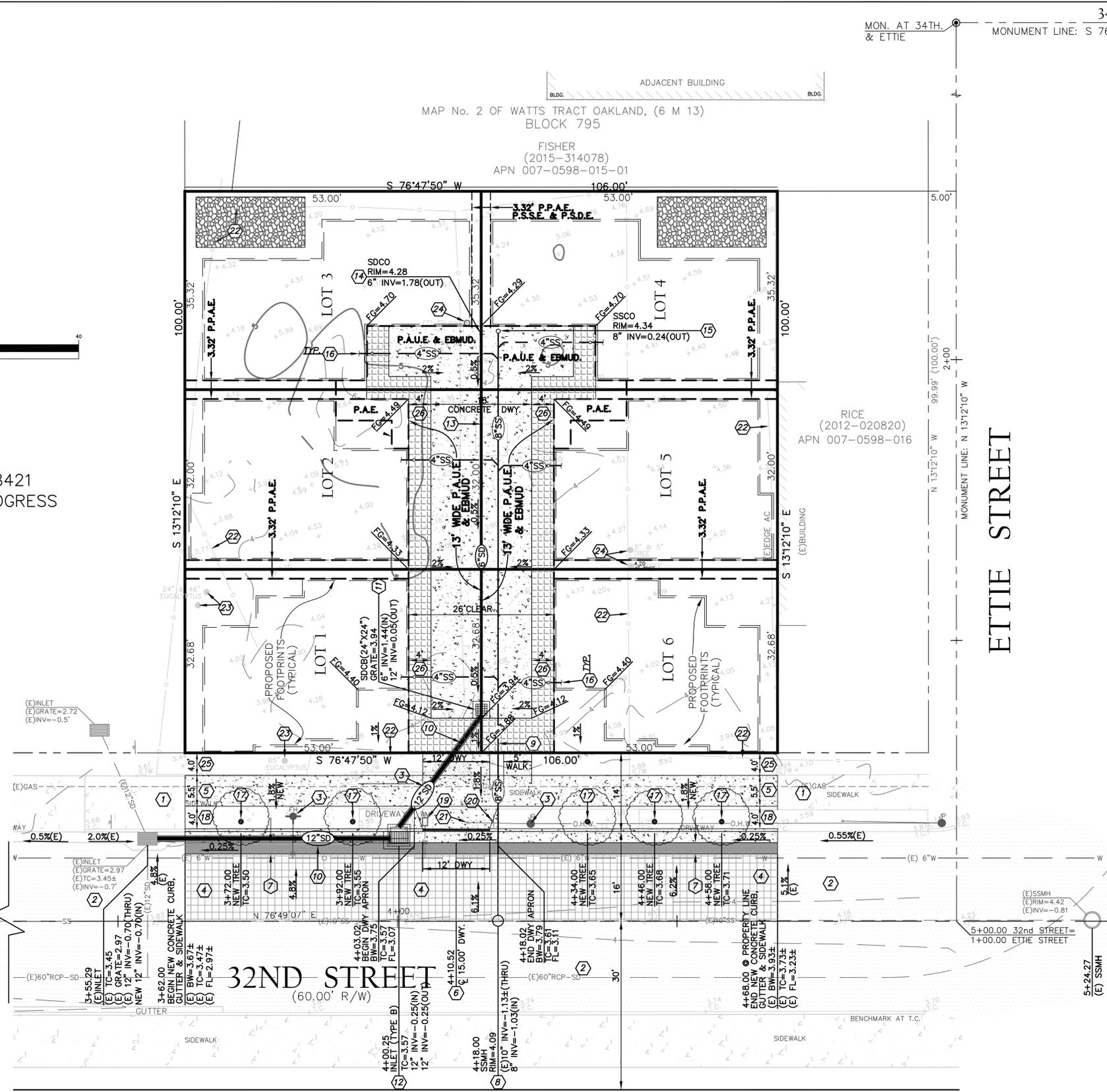


Matthew L. Rei
Exp. 12/31/21

<p>REFERENCES</p> <p>FIELD BOOK No. FILE MAP: TITLE CO.: POLICY No.: DATUM: CITY OF OAKLAND MISC. REF.:</p>	<p style="text-align: center;">KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564</p> <hr/> <p style="text-align: center;">DESCRIPTION</p> <p style="text-align: center;">COVER SHEET</p> <p>PUBLIC IMPROVEMENTS P-JOB PERMIT #PX1900036 1608, 1612, & 1618 32nd St. IMPROVEMENTS OAKLAND CALIFORNIA</p>
<p>REVISIONS</p> <p>1-20-20: REVISE FRONTAGE IMPROVEMENTS, ADD EASEMENT INFO, AND MISC. CITY REQUESTED ITEMS. 3-4-20: REVISE SEWER MAIN ALIGNMENT FOR PGE PURPOSES.</p>	<p>FOR: GOLD STANDARD PARTNERS, LLC</p> <p>SCALE: 1"=10' JOB No. 19974</p> <p>DATE: OCTOBER 7, 2019 DWG No. X-4151</p>



NOTE: TRACT MAP 8421 IS CURRENTLY IN PROGRESS



MON. AT 34TH. & ETTIE
 MONUMENT LINE: S 76°47'50" W - 326.02' MON. TO MON.
 MON. AT 34TH. & HANNAH

DESIGNER'S STATEMENT:
 THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS AND CONTOURS DELINEATED UPON THIS PLOT PLAN ARE BASED UPON A SURVEY BY BAY AREA LAND SURVEYING, P.L.S. 7170, DATED SEPTEMBER, 2015 THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED UPON CITY OF OAKLAND DATUM.

MATTHEW L. REI
 RCE 39863
 EXP. 12/31/19

CIVIL WORK LEGEND

- 1 EXISTING CONCRETE CURB, GUTTER & SIDEWALK TO REMAIN.
- 2 EXISTING ASPHALT PAVEMENT TO REMAIN.
- 3 EXISTING UTILITIES AND EXISTING IMPROVEMENTS SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED UTILITIES OR IMPROVEMENTS DUE TO CONSTRUCTION ACTIVITIES.
- 4 EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN. NOTE, AFTER ALL UTILITY CONNECTIONS AND MAJORITY OF PROJECT CONSTRUCTION IS COMPLETE, PROVIDE 2" GRIND AND ASPHALT CONCRETE OVERLAY TO ROADWAY CENTERLINE AND AS SHOWN ON THIS PLAN. ACTUAL LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT.
- 5 SAWCUT AND REMOVE EXISTING CONCRETE PUBLIC IMPROVEMENTS ALONG 32ND STREET FRONTAGE. INSTALL 4" THICK CONCRETE SIDEWALK AND TYPE "B" CURB & 2" GUTTER PER CITY OF OAKLAND STANDARD DRAWING S-1. NEW PUBLIC IMPROVEMENTS TO CONFORM TO EXISTING PUBLIC IMPROVEMENTS AT CONFORM LINE.
- 6 INSTALL CONCRETE DRIVEWAY (WIDTH AS SHOWN ON PLAN) PER CITY OF OAKLAND STANDARD DRAWING S-2. MAINTAIN A MINIMUM 4' LEVEL AREA, 2% MAXIMUM CROSS SLOPE FOR PEDESTRIAN PATH OF TRAVEL BEHIND DRIVEWAY. SEE CITY STANDARD DETAIL ON SHEET C1.3.
- 7 SAWCUT & REMOVE 24" (MIN.) WIDE EXISTING ASPHALT CONCRETE PAVEMENT AND BASEROCK. INSTALL FULL DEPTH ASPHALT CONCRETE (9" THICK, MIN.). VERIFY NEW ASPHALT CONCRETE PAVEMENT CROSS SLOPE IS 1% MINIMUM. NOTE, UPPER COURSE OF PAVEMENT RESTORATION (TOP 2" OF AC) OR AC OVERLAY SHALL BE 1/2" AGGREGATE, TYPE C2 MIX FROM TABLE 203-6.4.3 OF THE GREENBOOK, PG 64-10, WITH 15% RAP. BOTTOM COURSES SHALL BE 3/4" AGGREGATE, TYPE C2 MIX, TABLE 203-6.4.3 OF THE GREENBOOK, PG 64-10, WITH 15% RAP.
- 8 INSTALL NEW SANITARY SEWER MANHOLE, "TYPE 1" PER CITY OF OAKLAND STANDARD DETAIL D-11 ON SHT. C1.3.
- 9 INSTALL NEW 105 LF 8" SANITARY SEWER PIPE, HDPE SDR-11. S=0.0075 SEE PROFILE ON SHT. C1.1.
- 10 INSTALL NEW 72 LF 12" STORM DRAIN PIPE, RCP CLASS 3, S=0.0100. SEE PROFILE ON SHT. C1.1.
- 11 NEW 24" x 24" STORM DRAIN INLET, WITH TRAFFIC RATED, BICYCLE PROOF, LOCK DOWN FRAME & GRATE. SEE DETAILS ON SHT. C1.3.
- 12 CONSTRUCT NEW "TYPE B" STORM DRAIN INLET, PER CITY OF OAKLAND STANDARD DETAIL D-4 ON SHT. C1.3.
- 13 INSTALL NEW 68 LF 6" SOLID SDR-35 PVC STORM DRAIN PIPE @ S=0.50%, PER DETAIL ON SHT. C1.3.
- 14 INSTALL NEW 6" STORM DRAIN CLEANOUT, PER DETAIL ON SHT. C1.2.
- 15 INSTALL NEW 8" SANITARY SEWER CLEANOUT, PER CITY OF OAKLAND STANDARD DETAIL D-2 ON SHT. C1.2.
- 16 INSTALL NEW 4" SANITARY SEWER LATERAL, HDPE SDR-11. INSTALL STANDARD CITY OF OAKLAND BUILDING CLEANOUT & BACKFLOW PREVENTER. SEE PLUMBING PLANS FOR CONNECTION POINT.
- 17 INSTALL 5 NEW STREET TREES, AS SHOWN ON PLAN, PER CONDITIONS OF APPROVAL. SEE LANDSCAPE PLANS FOR DETAILS.
- 18 NEW 4.0' WIDE PLANTER STRIP. SEE LANDSCAPE PLANS FOR IRRIGATION DETAILS & SPECIFICATIONS.
- 19 RELOCATE EXISTING WATER METER. NOTE, EBMUD TO PROVIDE DESIGN FOR NEW DOMESTIC WATER SERVICE FOR ALL LOTS.
- 20 RELOCATE EXISTING "NO PARKING" SIGN OUT OF NEW DRIVEWAY LOCATION AND INTO NEW LANDSCAPE PLANTER AREA.
- 21 COORDINATE WITH P.G. & E. TO RELOCATE EXISTING GUY WIRE SUPPORT FOR EXISTING JOINT POLE OUT OF NEW DRIVEWAY AREA.
- 22 EXISTING CHAINLINK FENCE SHALL BE REMOVED. SEE LANDSCAPE PLANS FOR PROPOSED NEW FENCING LOCATIONS.
- 23 EXISTING TREES TO REMAIN. SEE LANDSCAPE PLAN FOR DISPOSITION OF ALL EXISTING TREES AND NEW TREES.
- 24 EXISTING TREES TO BE REMOVED.
- 25 NEW 4.0' WIDE PLANTER STRIP. SEE LANDSCAPE PLANS FOR IRRIGATION DETAILS & SPECIFICATIONS.
- 26 NEW 4.0' WIDE IMPERVIOUS STAMPED CONCRETE WALKWAY. SEE LANDSCAPE PLANS FOR DETAILS.

CIVIL LEGEND

- [Pattern] - EXISTING ASPHALT PAVEMENT (SCREENED)
- [Pattern] - EXISTING CONCRETE (SCREENED)
- [Pattern] - AREA OF NEW ASPHALT GRIND & 2" OVERL.
- [Pattern] - AREA OF NEW "FULL DEPTH" AC SECTION
- [Pattern] - AREA OF NEW PERMEABLE MATERIAL
- [Pattern] - AREA OF NEW CONCRETE PAVEMENT
- [Pattern] - AREA OF NEW STAMPED CONCRETE

CIVIL ABBREVIATIONS

- BW - BACK OF SIDEWALK ELEVATION
- CL - CENTERLINE
- DWY - DRIVEWAY
- (E) - EXISTING
- FL - FLOWLINE ELEVATION
- INV - INVERT ELEVATION
- P.A.U.E. - PUBLIC ACCESS & UTILITY EASEMENT
- SD - STORM DRAIN
- SDCB - STORM DRAIN CATCH BASIN (INLET)
- SDCO - STORM DRAIN CLEANOUT
- SS - SANITARY SEWER
- SSCO - SANITARY SEWER CLEANOUT
- TC - TOP OF CURB ELEVATION

ENCROACHMENT PERMIT NOTE:
 A MINOR ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY (ROW), INCLUDING STREET TREES, NON-STANDARD PAVERS, IRRIGATION SYSTEM, PLANTING AREAS, UTILITIES, CURB, GUTTER & SIDEWALK, ASPHALT AND GRADING.

GEOTECHNICAL NOTE:
 ALL WORK SHALL FOLLOW THE RECOMMENDATIONS SHOWN IN THE SOILS REPORT PREPARED BY ROCKRIDGE GEOTECHNICAL, DATED; JUNE 26, 2016, PROJECT No. 16-1117. THIS REPORT SHALL BE A PART OF THESE PLANS BY REFERENCE.

SURVEY LEGEND

- ⊙ = FOUND MONUMENT
- - - = CHAIN LINK FENCE
- A/C = ASPHALT CONCRETE
- EB = ELECTRIC BOX
- E.P. = EDGE OF PAVEMENT
- G = GAS
- H.C.R. = HANDICAP RAMP
- J.P. = JOINT POLE
- M.H. = MANHOLE
- O.H.W. = OVERHEAD WIRE
- PL = PROPERTY LINE
- SDMH = STORM DRAIN MANHOLE
- SL = STREET LIGHT
- SLB = STREET LIGHT BOX
- SSMH = SANITARY SEWER MANHOLE
- S/W = SIDEWALK
- TEL = TELEPHONE
- TVB = TELEVISION BOX
- U.G.E. = UNDERGROUND ELECTRIC
- O.H.W. = OVERHEAD WIRES
- W = WATER
- W.M. = WATER METER

UTILITY PIPE LEGEND

- 12" SD - 12" STORM DRAIN RCP CLASS 3
- 6" SD - 6" STORM DRAIN SDR-35 PVC PIPE
- 8" SS - 8" SANITARY SEWER HDPE SDR-11
- 4" SS - 4" SANITARY SEWER LATERAL HDPE SDR-11



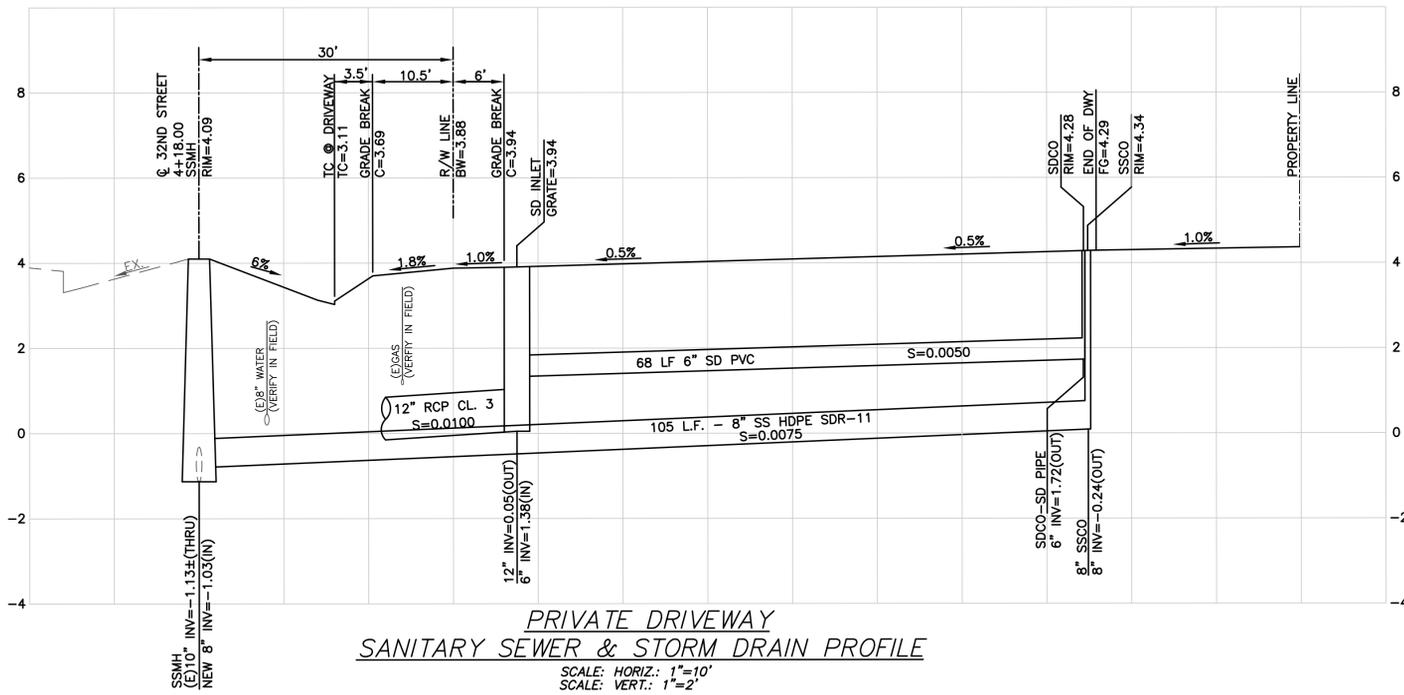
REFERENCES
 FIELD BOOK No.
 FILE MAP:
 TITLE CO.:
 POLICY No.:
 DATUM: CITY OF OAKLAND
 MISC. REF.:
 4-2-20: REVISE BOUNDARY & EASEMENT INFO
 REVISIONS
 1-20-20: REVISE FRONTAGE IMPROVEMENTS, ADD EASEMENT INFO AND MISC. CITY REQUESTED ITEMS.
 3-4-20: REVISE SEWER MAIN ALIGNMENT FOR PGE PURPOSES.

KISTER, SAVIO & REI, INC.
 LAND SURVEYORS - CIVIL ENGINEERS
 825 SAN PABLO AVENUE
 PINOLE, CALIFORNIA 94564

DESCRIPTION
CIVIL IMPROVEMENT PLAN
 PUBLIC IMPROVEMENTS P-JOB PERMIT #PX1900036
 1608, 1612, & 1618 32nd St. IMPROVEMENTS
 OAKLAND CALIFORNIA

FOR: GOLD STANDARD PARTNERS, LLC
 SCALE: 1"=10'
 DATE: OCTOBER 7, 2019
 JOB No. 19974
 DWG No. X-4151

C1.0

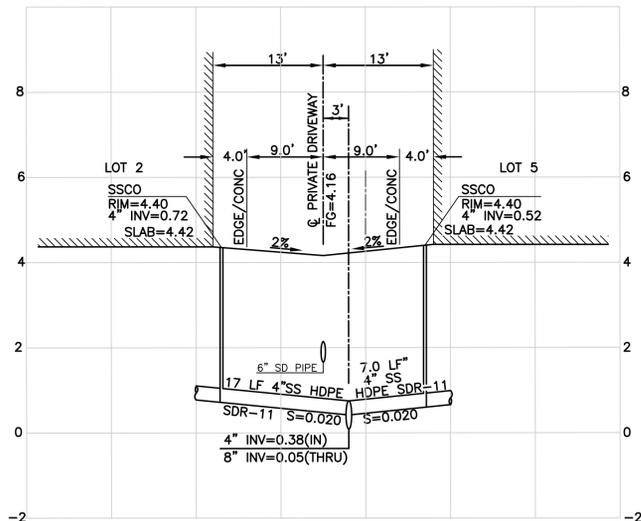


**PRIVATE DRIVEWAY
SANITARY SEWER & STORM DRAIN PROFILE**

SCALE: HORIZ.: 1"=10'
SCALE: VERT.: 1"=2'

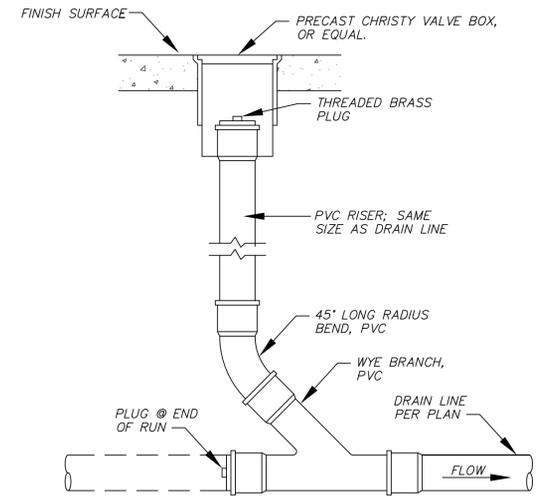
NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARDS & SPECIFICATIONS OF THE CITY OF OAKLAND.
2. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON SURFACE EVIDENCE OR UTILITY MAPS. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. 4" HDPE SDR-11 (OR APPROVED EQUAL) SANITARY SEWER LATERALS @ SLOPE=2% MIN.

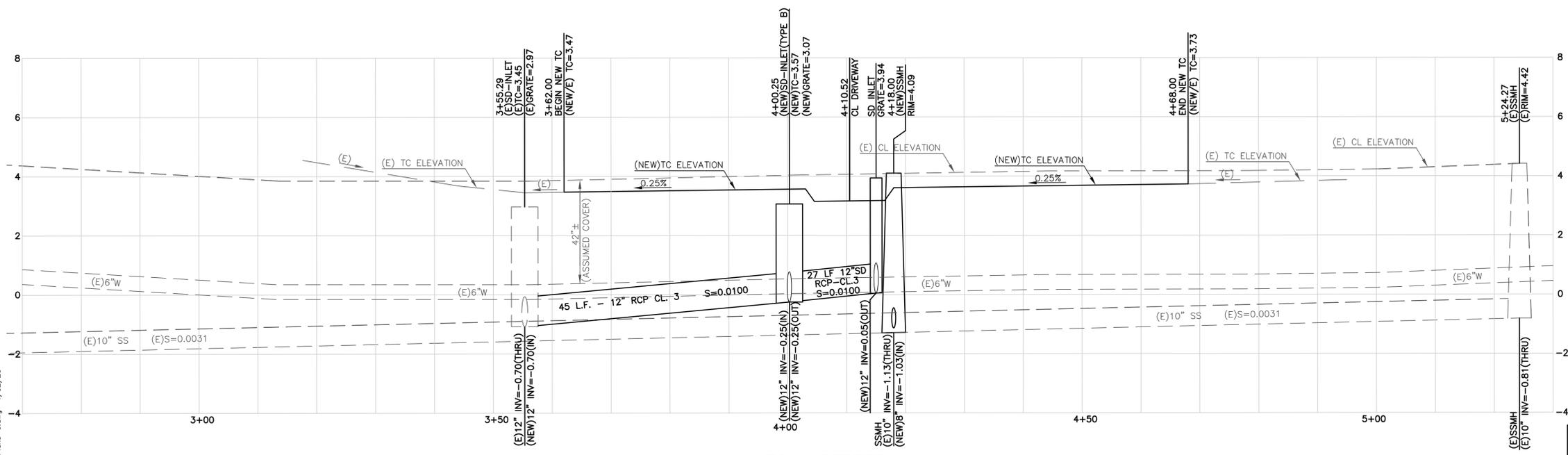


**TYPICAL SANITARY SEWER
LATERAL PROFILE**

SCALE: HORIZ.: 1"=10'
VERT.: 1"=2'

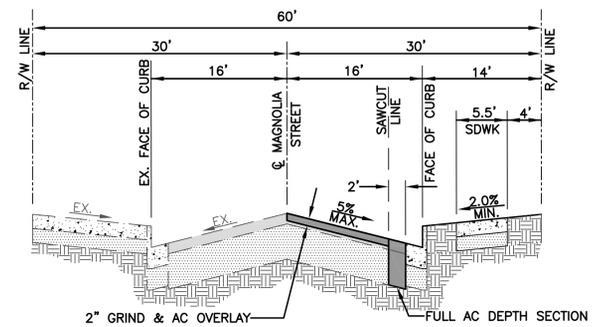


CLEANOUT TO FINISH PAVED SURFACE
NTS



**32nd STREET
IMPROVEMENT PLAN PROFILE**

SCALE: HORIZ.: 1"=10'



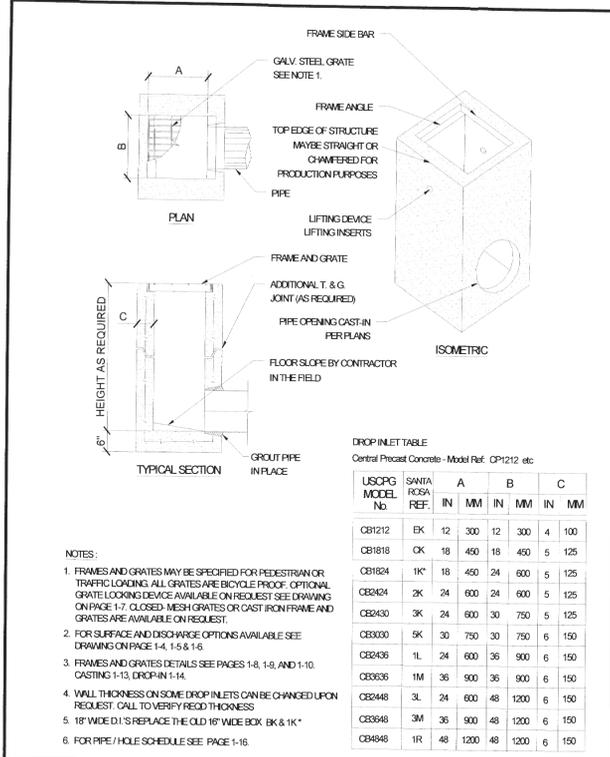
**32nd STREET
STREET SECTION**

SCALE: HORIZ.: 1"=10'
SCALE: VERT.: 1"=2'



<p>REFERENCES</p> <p>FIELD BOOK No.</p> <p>FILE MAP:</p> <p>TITLE CO.:</p> <p>POLICY No.:</p> <p>DATUM: CITY OF OAKLAND</p> <p>MISC. REF.:</p>	<p>KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564</p>
<p>REVISIONS</p> <p>1-20-20: REVISE FRONTAGE IMPROVEMENTS, ADD EASEMENT INFO, AND MISC. CITY REQUESTED ITEMS.</p> <p>3-4-20: REVISE SEWER MAIN ALIGNMENT FOR PGE PURPOSES.</p>	<p>CIVIL PROFILES & SECTIONS</p> <p>PUBLIC IMPROVEMENTS P-JOB PERMIT #PX1900036 1608, 1612, & 1618 32nd St. IMPROVEMENTS</p> <p>OAKLAND CALIFORNIA</p> <p>FOR: GOLD STANDARD PARTNERS, LLC</p> <p>SCALE: 1"=10' JOB No. 19974</p> <p>DATE: OCTOBER 7, 2019 DWG No. X-4151</p>

C1.1



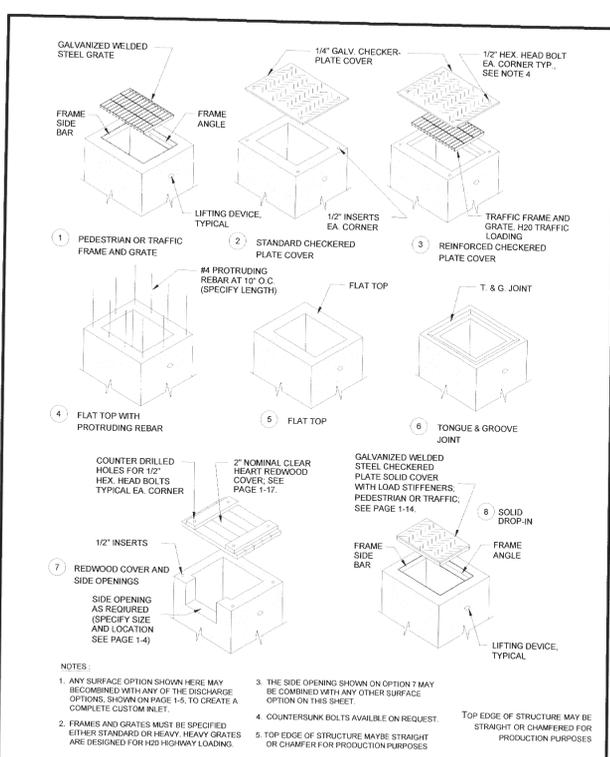
US CONCRETE PRECAST GROUP

3049 INDEPENDENCE DRIVE, SUITE A
LIVERMORE, CA 94551
PHONE: 925-960-8740
FAX: 925-960-1903

Date: 3/11/2010
Scale: N.T.S.
Rev: 0
DWG: 1-2.dwg

CITY OF OAKLAND
DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE: S-1



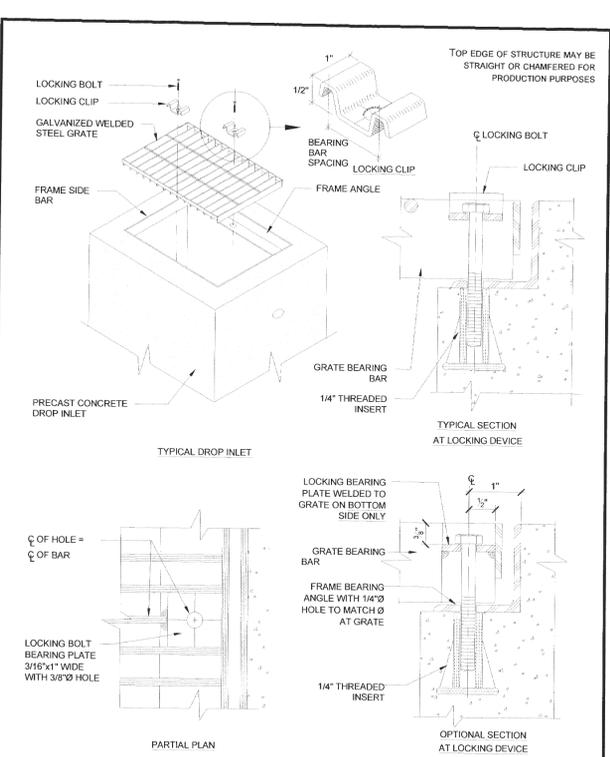
US CONCRETE PRECAST GROUP

3049 INDEPENDENCE DRIVE, SUITE A
LIVERMORE, CA 94551
PHONE: 925-960-8740
FAX: 925-960-1903

Date: 3/11/2010
Scale: N.T.S.
Rev: 0
DWG: 1-6.dwg

CITY OF OAKLAND
DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE: S-2



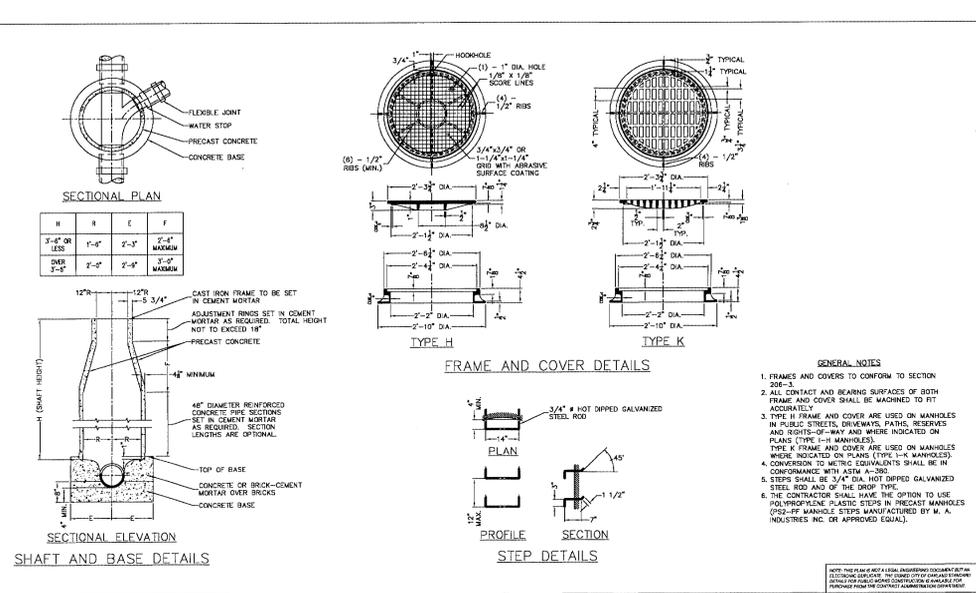
US CONCRETE PRECAST GROUP

3049 INDEPENDENCE DRIVE, SUITE A
LIVERMORE, CA 94551
PHONE: 925-960-8740
FAX: 925-960-1903

Date: 3/11/2010
Scale: N.T.S.
Rev: 0
DWG: 1-7.dwg

CITY OF OAKLAND
DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE: S-3



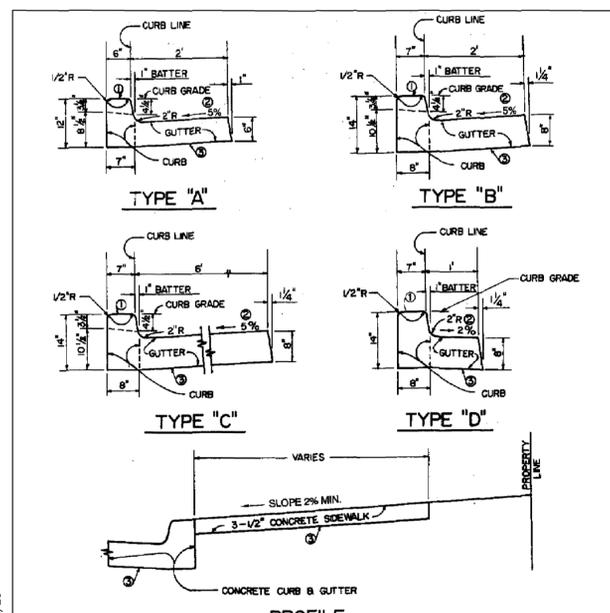
US CONCRETE PRECAST GROUP

3049 INDEPENDENCE DRIVE, SUITE A
LIVERMORE, CA 94551
PHONE: 925-960-8740
FAX: 925-960-1903

Date: 3/11/2010
Scale: N.T.S.
Rev: 0
DWG: D-11

CITY OF OAKLAND
DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE: D-11



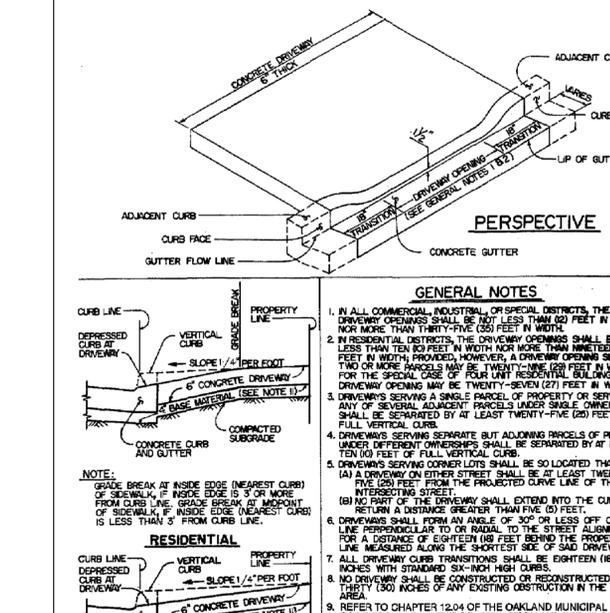
US CONCRETE PRECAST GROUP

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PHONE: 925-960-8740
FAX: 925-960-1903

Date: 3/11/2010
Scale: N.T.S.
Rev: 0
DWG: 6.dwg

CITY OF OAKLAND
DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE: S-1



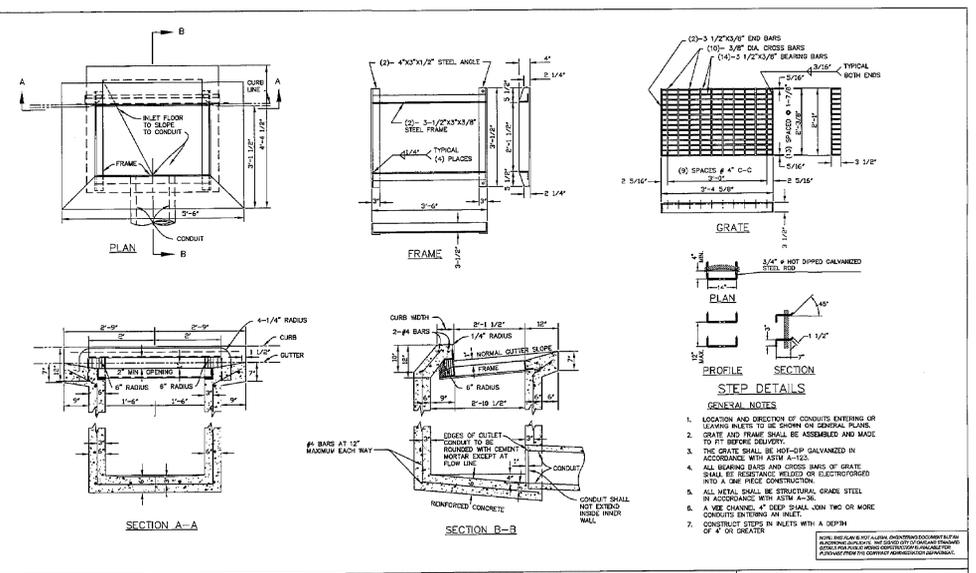
US CONCRETE PRECAST GROUP

3049 INDEPENDENCE DRIVE, SUITE A
LIVERMORE, CA 94551
PHONE: 925-960-8740
FAX: 925-960-1903

Date: 3/11/2010
Scale: N.T.S.
Rev: 0
DWG: 1-6.dwg

CITY OF OAKLAND
DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE: S-2



US CONCRETE PRECAST GROUP

3049 INDEPENDENCE DRIVE, SUITE A
LIVERMORE, CA 94551
PHONE: 925-960-8740
FAX: 925-960-1903

Date: 3/11/2010
Scale: N.T.S.
Rev: 0
DWG: D-4

CITY OF OAKLAND
DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE: D-4

CITY OF OAKLAND
DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

CONCRETE CURB AND GUTTER

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE: S-1

CITY OF OAKLAND
ENGINEERING DESIGN SERVICES DIVISION

CONCRETE DRIVEWAY

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002
REV. DATE: S-2

CITY OF OAKLAND
DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

TYPE "B" INLET

REFERENCES
FIELD BOOK No.
FILE MAP:
TITLE CO.:
POLICY No.:
DATE: CITY OF OAKLAND
MISC. REF.:
4-2-20: REVISE BOUNDARY & EASEMENT INFO
REVISIONS
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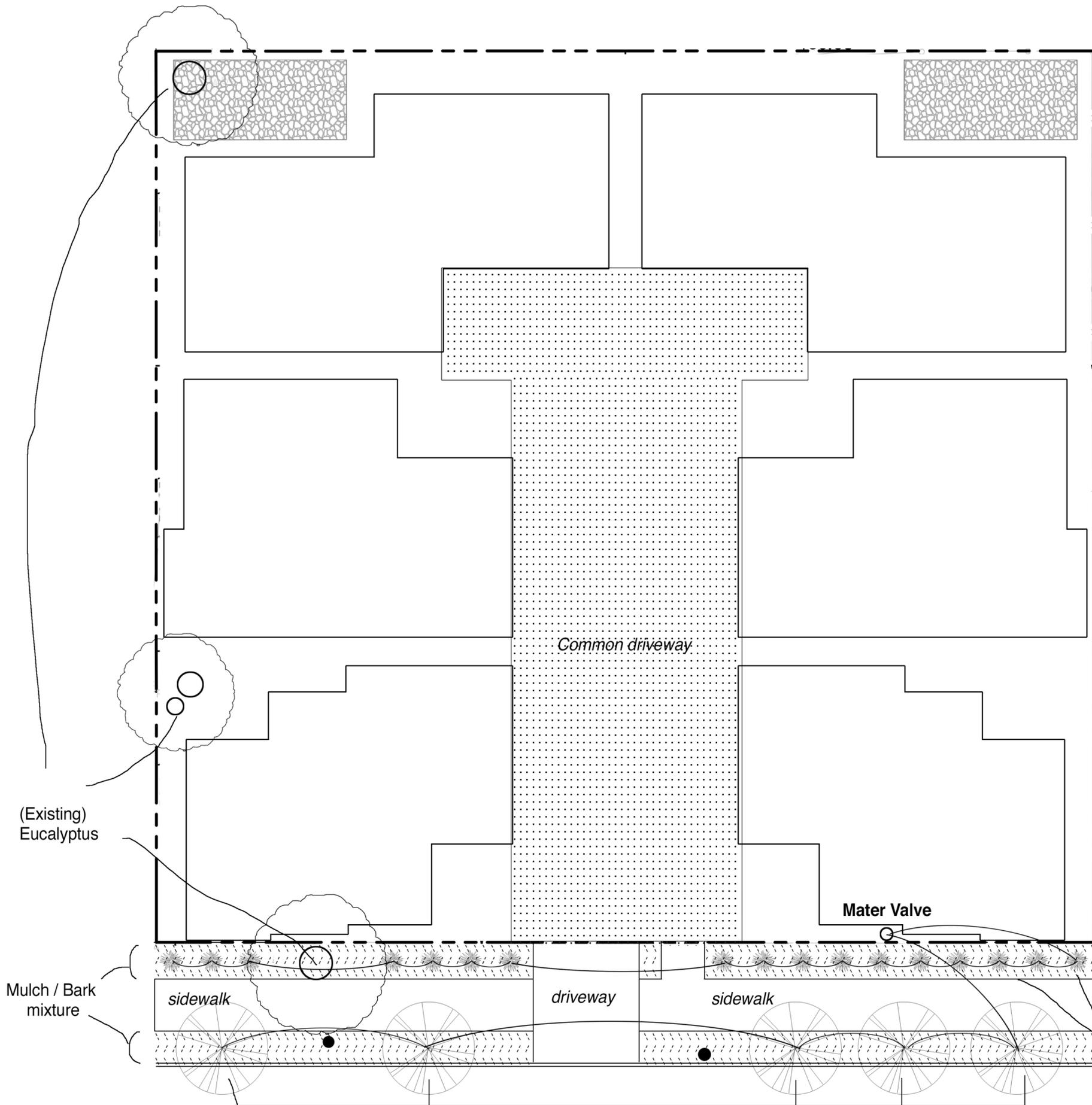
PROFESSIONAL ENGINEER
MATTHEW L. REIBER
C30863
CIVIL
STATE OF CALIFORNIA

KISTER, SAVIO & REI, INC.
LAND SURVEYORS - CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564

DESCRIPTION
CIVIL DETAILS
PUBLIC IMPROVEMENTS P-JOB PERMIT #PX1900036
1608, 1612, & 1616 32nd St. IMPROVEMENTS
OAKLAND CALIFORNIA

FOR: GOLD STANDARD PARTNERS, LLC
SCALE: 1"=10'
DATE: OCTOBER 7, 2019
JOB No. 19974
DWG No. X-4151

P:\projects\1997A\DWG\DWG\1997A_PX_Plans-6.dwg 4/02/20



(Existing)
Eucalyptus

Mulch / Bark
mixture

sidewalk

driveway

sidewalk

Platanus Acerifolia "Colombia"
London Plain Tree
(25 Gallon)

Tree Bubbler(s) for
London Plain Tree
0.5 GPM each =
2.5 GPM total

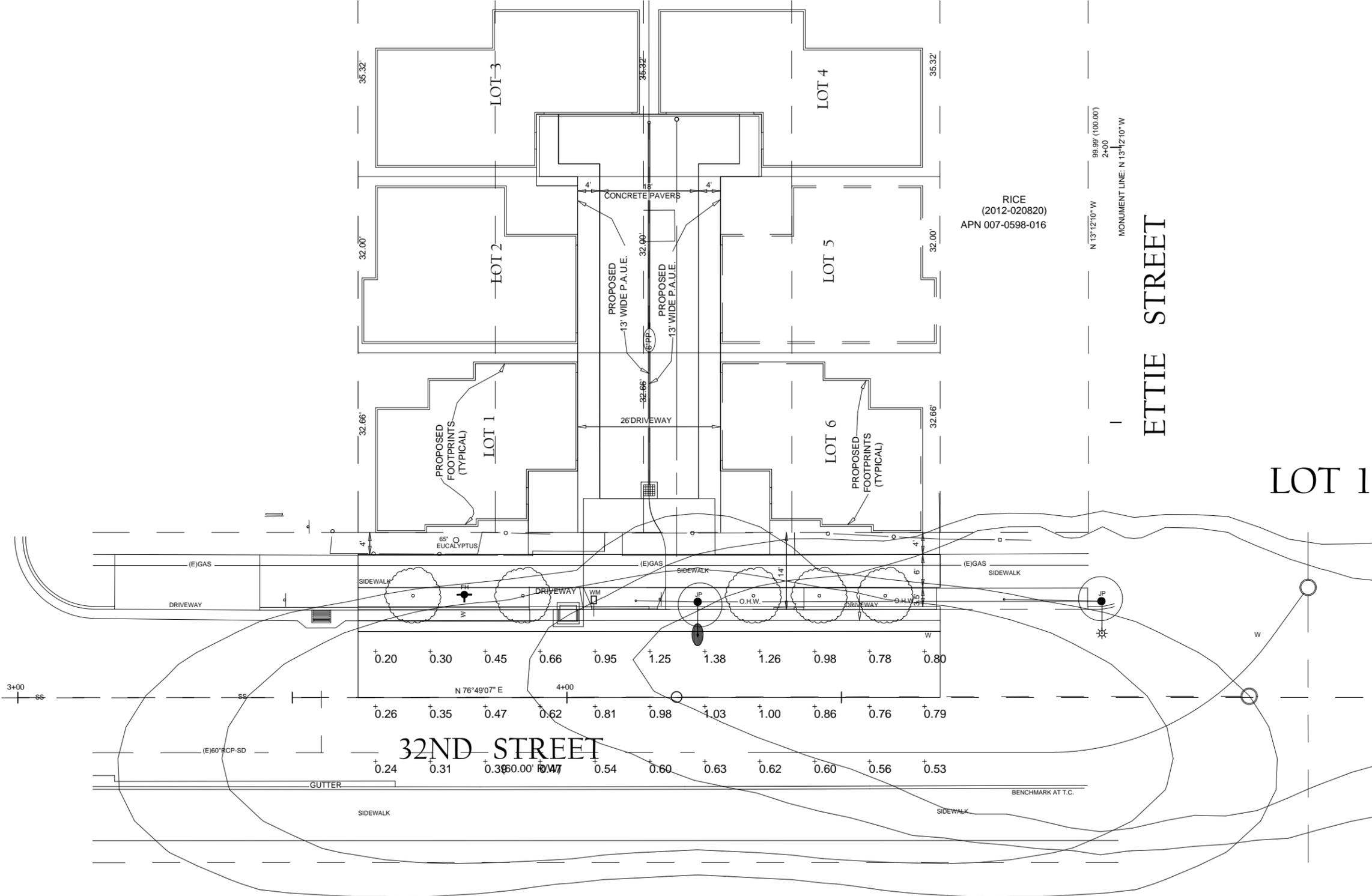
Water Valve

Common driveway

(N) PLANTS (*mixture of following - all max 5 gallons:
Shrub: Myrica California (Pacific Wax Myrtle)
Shrub: Salvia Leucantha (mexican Bush Sage)
Shrub: Plumbago Royal cape (Royal Cape)
Shrub: Ceanothus Phelps (Julia Phelps)

Emitter Drip (throughout)
for mixture of shrubs/plants*
0.2 GPM
3.4 GPM total

MANDELA PARKWAY



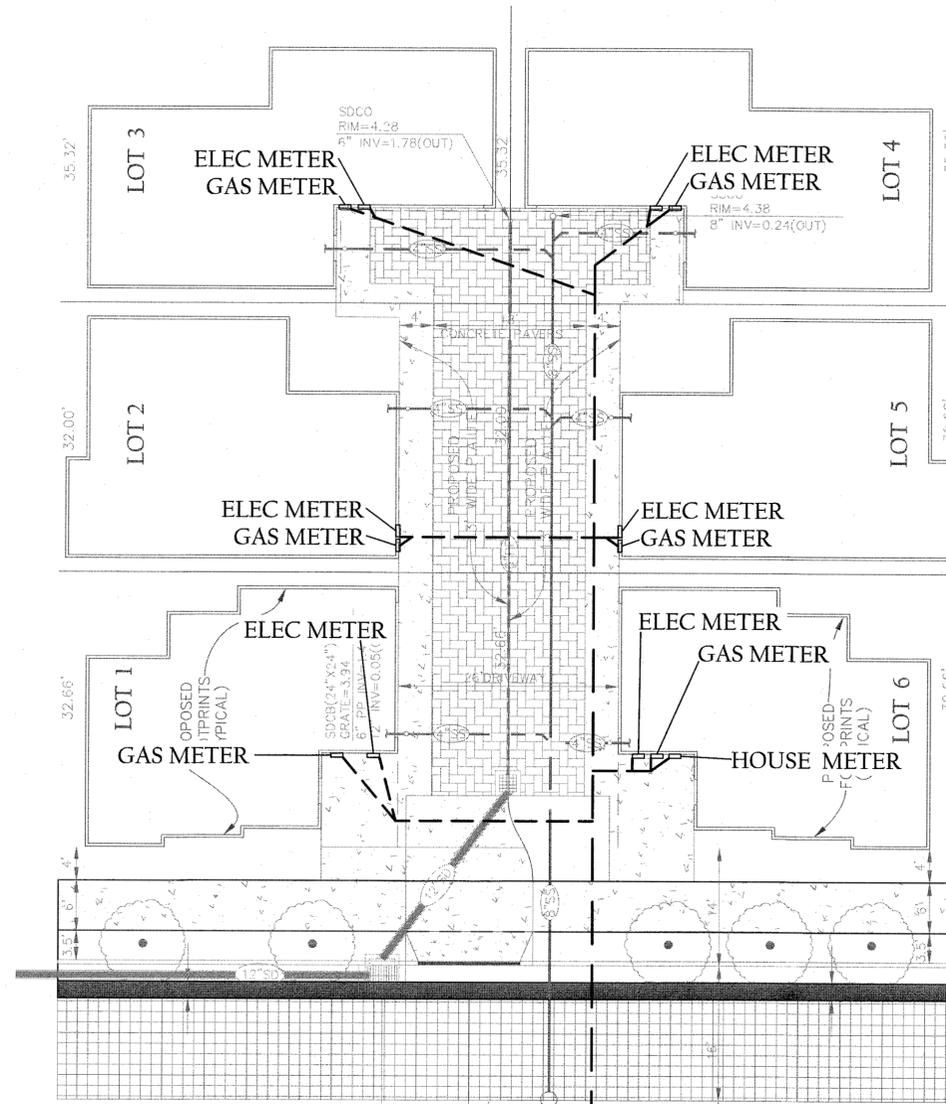
Luminaire Schedule - LED												
Project: 32nd STREET - OAKLAND												
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description	Filename	
⊛	1	(E)	SINGLE	58	3900	0.900	0.900	1.000	1.000	EXISTING 57 LED COBRAHEAD @ 28.5' + 6' ARM	ERS1_AXAX740____-GE456225.IES	
●	1	BB	SINGLE	38	3695	0.900	0.900	1.000	1.000	LUMEC RFS-35W16LED4K-G2-R2M-HS @ 28.5' + 6' ARM	RFS-35W16LED4K-G2-R2M-HS.ies	

Calculation Summary								
Project: 32nd STREET - OAKLAND								
Description	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
PROJECT FRONTAGE	Illuminance	Fc	0	0.68	1.38	0.20	3.40	6.90

MANDELA PARKWAY

MAP No. 2 OF WATTS TRACT OAKLAND, (6 M 13)
BLOCK 795

FISHER
(2015-314078)
APN 007-0598-015-01



RICE
(2012-020820)
APN 007-0598-016

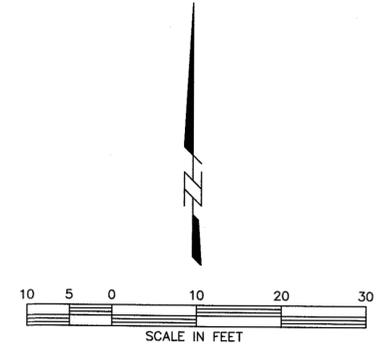
MONUMENT LINE, N 13°12'10" W

ETTIE STREET

32ND STREET
(60.00' R/W)

UTILITIES TO INDICATE
TIE-IN POINT

- LEGEND**
- EXIST. TRENCH (as shown)
 - - - PROP. TRENCH (distribution)
 - - - PROP. TRENCH (services)
 - S.D., S.S. & WATERLINES



<p>SUNSHINE DESIGN AN IUJCG CO. UTILITY DESIGN ENGINEERS AND CONSULTANTS 324 CAMPUS LN, STE B FAIRFIELD, CA 94534 (707) 429-5658 FAX (707) 429-5454</p>		<p>NO. 1</p>	<p>REVISIONS</p>	<p>BY DATE APPROVAL</p>
<p>JOINT TRENCH INTENT MINILOTT DEVELOPMENT DOXTOWN DEVELOPMENT 1608-1618 32nd Ave OAKLAND CALIFORNIA</p>				
		<p>DESIGNED:</p>		
		<p>CHECKED: SA</p>		
		<p>SCALE: 1"=10'</p>		
		<p>DATE: 10-1-19</p>		
		<p>JOB NO. 990-19-D</p>		
		<p>SHEET NO. 1</p>		
		<p>OF 1</p>		