

Office of the City Attorney

2017 AUG 29 PM 3:11 OAKLAND CITY COUNCIL

RESOLUTION NO. 86895 C.M.S.

RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 8351, LOCATED AT 469 JEAN STREET FOR A SEVEN LOT SUBDIVISION FOR IVY PROPERTIES, LLC

WHEREAS, Ivy Properties, LLC, a California limited liability company (“Subdivider”), is the subdivider of seven (7) parcels identified by the Alameda County Assessor as APN 010-0821-024-00, and by the Alameda County Clerk-Recorder as Tract No. 8351, and by the City of Oakland as 469 Jean Street; and

WHEREAS, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 8351 through a grant deed, series no. 2015313953, recorded November 25, 2015, by the Alameda County Clerk-Recorder; and

WHEREAS, said parcel is comprised of a portion of Lot 8 (Block R) of the Map entitled, “Revised Map of Oakland Heights, Alameda County, California,” recorded by the Alameda County Clerk-Recorder on June 11, 1890 in Book 9 of maps, Page 54; and

WHEREAS, the Subdivider applied to the City of Oakland for a Tentative Tract Map (TTM 8351) to subdivide said platted land, which proposed:

- Subdivision of one existing lot into seven (7) mini-lots accessed by a shared-driveway from Jean Street; and
- Construction of six two-story buildings and the preservation of one existing three-story duplex for a total of 8 residential units, each with its own off-street parking space; and

WHEREAS, on September 21, 2016, the City Planning Commission approved the Tentative Tract Map for Tract No. 8351 and the land use entitlements (PLN16193), and affirmed staff’s environmental determination that the project is exempt from CEQA pursuant to CEQA Guidelines sections 15183 (projects consistent with a community plan, general plan or zoning) and 15332 (infill project); and

WHEREAS, the Subdivider has presented a Final Map to the City, identified as Tract Map No. 8351, which proposes the subdivision of seven (7) developable parcels, mini-lot development, identified as Lots 1, 2, 3, 4, 5, 6, and 7; and

WHEREAS, the Secretary of the City Planning Commission has certified that the Planning Commission approved the Tentative Map for Tract No. 8351, upon which said Final Map is based; and

WHEREAS, the City Engineer of the City of Oakland has examined the Final Map and determined that:

- the subdivision as shown on the Final Map for Tract No. 8351, delineated diagrammatically in *Exhibit A* attached hereto and incorporated herein, is substantially the same as it appeared on the approved Tentative Map which created developable Parcels Lots 1, 2, 3, 4, 5, 6, and 7; and
- the Final Map for Tract No. 8351 complies in all manners with the provisions of California Government Code sections 66410 et seq. (Subdivision Map Act) and the City of Oakland's local subdivision ordinance (Oakland Municipal Code, Title 16 - Subdivisions); and

WHEREAS, pursuant to California Business and Professions Code section 6731, the City Engineer has further determined that the Final Map is technically correct and accurately delineates the proposed metes and bounds of the property boundaries separating the proposed seven (7) lots, the limits of which have been established by a field boundary survey performed by a competent Land Surveyor, who is licensed by the State of California to practice land surveying, and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract No. 8351; and

WHEREAS, the Subdivider has employed a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required surface and subsurface public infrastructure improvements in the public right of way; and

WHEREAS, the City Engineer has approved infrastructure permit no. PX1700025 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements and infrastructure within private property common to subdivided lots known as private-public improvements, attached hereto as *Exhibit B* and incorporated herein; and

WHEREAS, through a separate companion Resolution, staff is seeking authorization for the City Administrator to enter into a Subdivision Improvement Agreement with the Subdivider pursuant to Government Code section 66462 and Oakland Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract No. 8351, to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

WHEREAS, pursuant to Government Code section 66499 et seq. and Oakland Municipal Code section 16.20.100, the Subdivider has deposited adequate security in the form of surety bonds to secure the Subdivider's performance of the required public infrastructure improvements identified in the Subdivision Improvement Agreement; and

WHEREAS, the City's approval of a final subdivision map is a ministerial action that is exempt from the requirements of CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268, each as a separate and independent basis and when viewed collectively as an overall basis for CEQA clearance; now, therefore, be it

RESOLVED: That the Final Map for Tract No. 8351 conforms to all the requirements in Government Code sections 66410 et seq. (Subdivision Map Act), Title 16 of the Oakland Municipal Code, and CEQA, and is hereby conditionally approved; and be it

FURTHER RESOLVED: That the approval of the Final Map is conditioned upon completion of public infrastructure improvements and private common access roadways and utilities that are required to service the public or the individual parcels, as required by the Subdivision Improvement Agreement; and be it

FURTHER RESOLVED: That the hereinabove conditions shall be binding upon the Subdivider and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners; and be it

FURTHER RESOLVED: That the successive owners, both individually as purchasers of real property and collectively as a homeowners association, of said lots as delineated on the Final Map shall be responsible for the maintenance in perpetuity of all infrastructure improvements within the areas common to parcels for required access and utilities required excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That failure by the Subdivider to comply in all aspects with the Subdivision Improvement Agreement shall void approval of the Final Map and shall result in reversion to acreage of the original parcels comprising Tract No. 8351; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 8351; and be it

FURTHER RESOLVED: That the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract No. 8351 upon its execution by the City Engineer; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to cause the fully executed Final Map for Tract No. 8351 to be filed with the Alameda County Clerk-Recorder for recordation; and be it

FURTHER RESOLVED: That this Resolution shall be effective upon its adoption by a sufficient affirmative votes of the elected members of Council of the City of Oakland, as provided in the Charter of the City of Oakland.

IN COUNCIL, OAKLAND, CALIFORNIA, SEP 19 2017

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN and PRESIDENT REID ~~8~~

NOES - ~~0~~

ABSENT - ~~0~~

ABSTENTION - ~~0~~

ATTEST:



LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

Exhibits

Exhibit A, Final Tract Map No. 8351 (three pages)

Exhibit B, Public Infrastructure Improvements (three pages)

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IVY PROPERTIES, LLC IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREON EMBODIED TRACT MAP ENTITLED "TRACT 8351, OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE DEED RECORDED NOVEMBER 25, 2015 UNDER SERIES NO. 2015-313953, RECORDS OF ALAMEDA COUNTY, CALIFORNIA; THAT SAID OWNER CONSENTS TO THE PREPARATION OF AND FILING OF THIS TRACT MAP.

THE AREAS DESIGNATED AS "PRIVATE ACCESS AND UTILITIES EASEMENT" ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR THE USE OF THE OWNERS OF LOTS 1-7 OF TRACT 8351 AND THEIR SUCCESSORS AND ASSIGNS AND SHALL BE USED AND MAINTAINED BY SAID LOT OWNERS IN ACCORDANCE WITH THE DECLARATION THAT GOVERNS THE USE AND MAINTENANCE OF SAID EASEMENTS RECORDED UNDER SERIES _____, RECORDS OF ALAMEDA COUNTY, CALIFORNIA.

THE AREAS DESIGNATED AS "EMERGENCY ACCESS EASEMENT" ARE HEREBY OFFERED FOR DEDICATION TO THE PUBLIC FOR ACCESS OF INGRESS AND EGRESS OF PUBLIC SAFETY/EMERGENCY PERSONNEL ON AND OVER SAID AREAS. SAID EASEMENTS WILL BE MAINTAINED BY THE OWNERS OF LOTS 1-7 OF TRACT 8351 AND THEIR SUCCESSORS AND ASSIGNS. NO STRUCTURE MAY BE PLACED ON SAID EASEMENTS.

IVY STAR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BRAD ROEMER, ADMINISTRATIVE MEMBER DATE _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BRAD ROEMER IN MAY OF 2016. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE TRACT MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET BEFORE DECEMBER, 2018, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JEFFREY BLACK, LS 5252 DATE _____

CITY PLANNING COMMISSION'S STATEMENT

THIS MAP IS BASED ON A TENTATIVE TRACT MAP APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND AT THEIR MEETING ON JULY 9, 2014, AND WHEN RECORDED THIS MAP BECOMES THE OFFICIAL MAP OF THE LAND DIVISION.

DATE _____ ROBERT MERKAMP SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND, CALIFORNIA

OWNER'S 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 _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRAD ROEMER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

SIGNATURE OF NOTARY PUBLIC: _____
PRINTED NAME OF NOTARY: _____
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION EXPIRES: _____

CITY ENGINEER'S STATEMENT

I, WLADIMIR WLASSOWSKY, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTION OF THE CITY ENGINEER OF THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED TRACT MAP ENTITLED "TRACT 8351, OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; THAT THE SUBDIVISION AS SHOWN UPON SAID TRACT MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE TRACT MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID PARCEL MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE TRACT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF 2017.

WLADIMIR WLASSOWSKY, RCE 40013
CITY ENGINEER, CITY OF OAKLAND
ALAMEDA COUNTY, STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I, GILBERT E. HAYES, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED TRACT MAP ENTITLED "TRACT 8351 OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; I AM SATISFIED THAT THE TRACT MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF 2017.

GILBERT E. HAYES, PLS 4700
CITY SURVEYOR, CITY OF OAKLAND
ALAMEDA COUNTY, CALIFORNIA

CITY CLERK'S STATEMENT

I, LATONDA D. SIMMONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREON EMBODIED MAP ENTITLED "TRACT 8351, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA", WAS PRESENTED TO SAID COUNCIL AT A REGULAR MEETING HELD ON _____, AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NUMBER _____ APPROVE SAID MAP.

I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND, THE AREAS DESIGNATED AS "EMERGENCY ACCESS EASEMENT" HERIN DEDICATED IN ACCORDANCE WITH SECTION 16.12.080 OF THE OAKLAND MUNICIPAL CODE.

I FURTHER CERTIFY THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY SAID COUNCIL AND ARE FILED IN MY OFFICE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2017.

LATONDA D. SIMMONS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND
ALAMEDA COUNTY, CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK
DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2017, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

STEVE MANNING
COUNTY RECORDER, IN AND FOR
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

**TRACT 8351
BEING A SEVEN MINI-LOT SUBDIVISION OF**

A PORTION OF LOT 8, BLOCK R
REVISED MAP OF OAKLAND HEIGHTS (9 M 54)
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
APRIL 2017

MORAN ENGINEERING, INC.

OWNER/SUBDIVIDER:
IVY STAR, LLC
c/o BRAD ROEMER
P.O. BOX 20545
OAKLAND, CA 94620
510/326-8647

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930
F.B. 899 JEAN-TALDWG JOB NO. 16-34401

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEE OF THE DEED OF TRUST RECORDED JANUARY 24, 2007, UNDER SERIES NUMBER 2007-037336, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
SOLELY AS NOMINEE FOR NL, INC.

NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

TRUSTEE'S 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 _____

COUNTY OF _____

ON _____ BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

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(ES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY(ES) 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:
(SIGNATURE OF NOTARY PUBLIC): _____
PRINTED NAME OF NOTARY: _____
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION EXPIRES: _____

OWNER/SUBDIVIDER:
IVY STAR, LLC
c/o BRAD ROEMER
P.O. BOX 20545 94620
OAKLAND, CA
510\326-8647

NATURAL HAZARDS STATEMENT

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE-LIQUIFACTION ZONE PURSUANT TO SECTION 2698 OF THE PUBLIC RESOURCES CODE. 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.

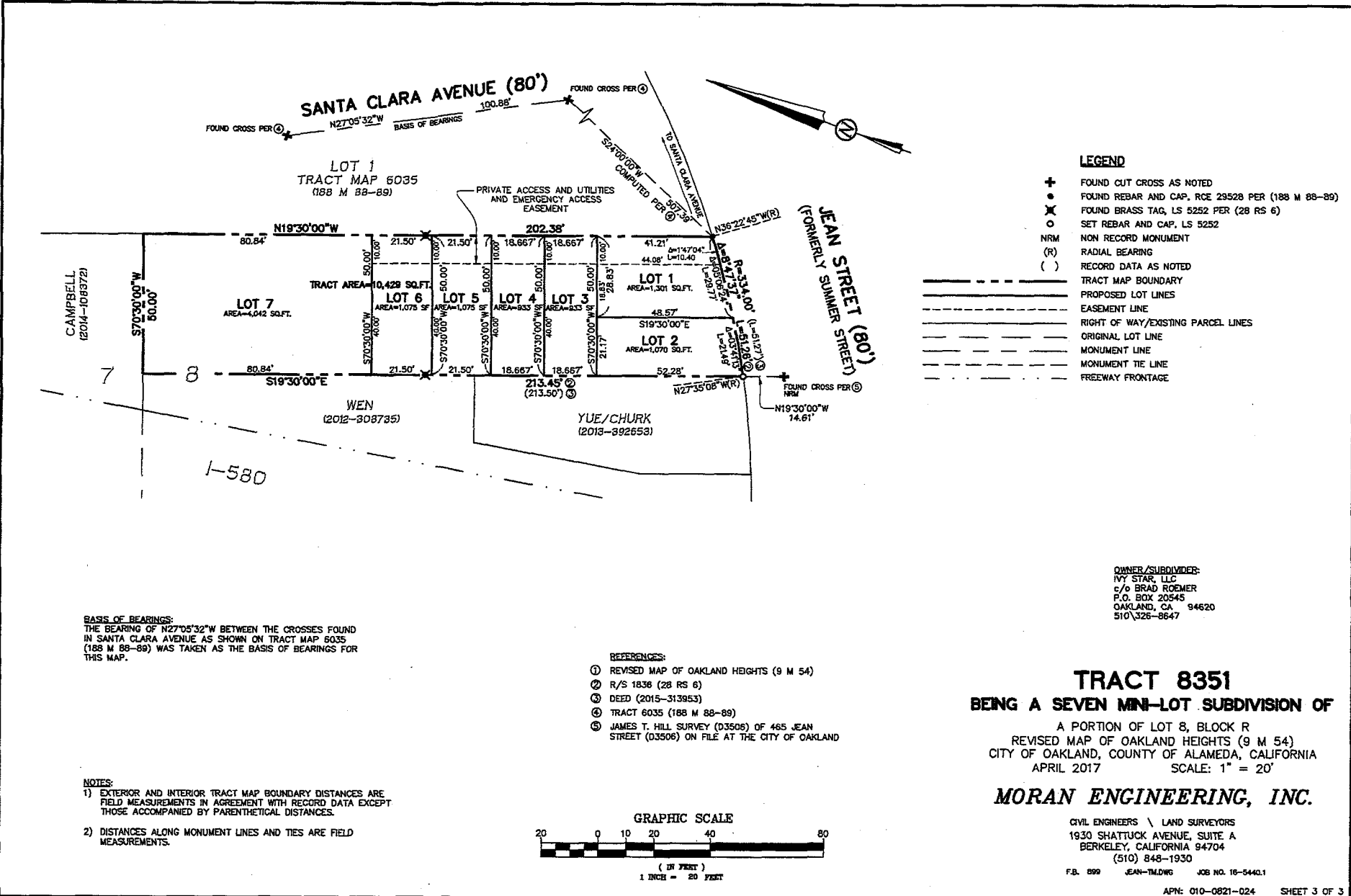
TRACT 8351
BEING A SEVEN MINI-LOT SUBDIVISION OF

A PORTION OF LOT 8, BLOCK R
REVISED MAP OF OAKLAND HEIGHTS (9 M 54)
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
APRIL 2017

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. 899 JEAN-TLDWG JOB NO. 16-5440.1



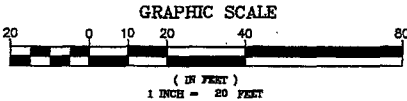
LEGEND

- + FOUND CUT CROSS AS NOTED
- FOUND REBAR AND CAP, RCE 23528 PER (188 M 88-89)
- ⊗ FOUND BRASS TAG, LS 5252 PER (28 RS 6)
- SET REBAR AND CAP, LS 5252
- NRM NON RECORD MONUMENT
- (R) RADIAL BEARING
- () RECORD DATA AS NOTED
- TRACT MAP BOUNDARY
- PROPOSED LOT LINES
- EASEMENT LINE
- RIGHT OF WAY/EXISTING PARCEL LINES
- ORIGINAL LOT LINE
- MONUMENT LINE
- MONUMENT TIE LINE
- FREEWAY FRONTAGE

BASIS OF BEARINGS:
 THE BEARING OF N27°05'32"W BETWEEN THE CROSSES FOUND IN SANTA CLARA AVENUE AS SHOWN ON TRACT MAP 6035 (188 M 88-89) WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

- REFERENCES:**
- ① REVISED MAP OF OAKLAND HEIGHTS (9 M 54)
 - ② R/S 1836 (28 RS 6)
 - ③ DEED (2015-313953)
 - ④ TRACT 6035 (188 M 88-89)
 - ⑤ JAMES T. HILL SURVEY (03506) OF 465 JEAN STREET (03506) ON FILE AT THE CITY OF OAKLAND

- NOTES:**
- 1) EXTERIOR AND INTERIOR TRACT MAP BOUNDARY DISTANCES ARE FIELD MEASUREMENTS IN AGREEMENT WITH RECORD DATA EXCEPT THOSE ACCOMPANIED BY PARENTHEetical DISTANCES.
 - 2) DISTANCES ALONG MONUMENT LINES AND TIES ARE FIELD MEASUREMENTS.



OWNER/SUBDIVIDER:
 IVY STAR, LLC
 c/o BRAD ROEMER
 P.O. BOX 20545
 OAKLAND, CA 94620
 510\326-8647

TRACT 8351
BEING A SEVEN MINI-LOT SUBDIVISION OF

A PORTION OF LOT 8, BLOCK R
 REVISED MAP OF OAKLAND HEIGHTS (9 M 54)
 CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
 APRIL 2017 SCALE: 1" = 20'

MORAN ENGINEERING, INC.

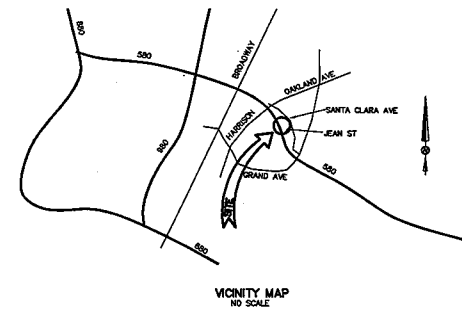
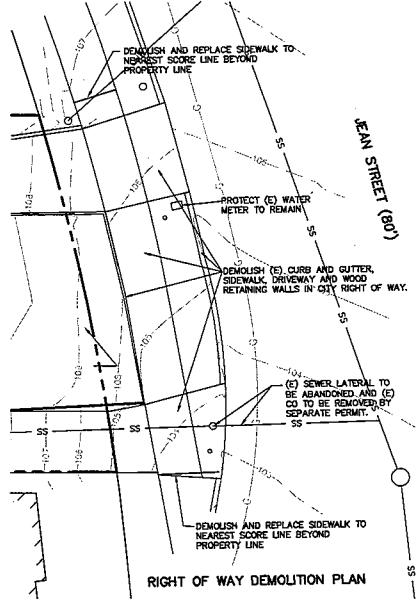
CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930

F.B. 899 JEAN-TLMDWG JOB NO. 16-5440.1

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON THE DATUM OF THE CITY OF OAKLAND.
 - IMPROVEMENTS SHALL BE CONSTRUCTED UNDER THE DIRECTION OF AND IN ACCORDANCE WITH:
 - THE CITY OF OAKLAND COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY.
 - THE GEOTECHNICAL CONSULTATION FOR THE SITE PREPARED BY RODRIGUE GEOTECHNICAL, DATED MAY 27, 2016.
 - THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, (800) 645-2444 48 HOURS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT JOB SITE.
 - SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT DAVID FRANCO AT (510) 948-1930 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
 - THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED 72 HOURS PRIOR TO EARTHWORK OPERATIONS.
 - MINIMUM COVER OVER DRAIN PIPE WITHIN THE CITY RIGHT OF WAY IS 3.5 FEET AND ON PRIVATE PROPERTY 2 FEET. WHERE SLOPE OF SOLID PIPE IS NOT INDICATED MINIMUM SLOPE IS 1%.
 - THE CONTRACTOR SHALL CONSTRUCT THE PROJECT USING APPLICABLE BEST MANAGEMENT PRACTICES TO PREVENT POLLUTANTS AND SEDIMENTS FROM ENTERING INTO THE STORM WATER SYSTEM IN ACCORDANCE WITH THE CITY OF OAKLAND STORM WATER ORDINANCE 11590 CMS AND THE CLEAN WATER ACT.
 - DURING THE RAINY SEASON PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE MANUAL OF STANDARDS FOR THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG). THE MEASURES INCLUDE: STABILIZED CONSTRUCTION ENTRANCE, STRAW BALE DIKE OR SILT FENCE AROUND CONSTRUCTION SITE, DROP INLET SEDIMENTATION FILTERS, TEMPORARY DIVERSION DICES OR ANY OTHER MEASURES AS REQUIRED BY THE CITY OF OAKLAND PUBLIC WORKS DEPARTMENT.
 - MATERIALS FOR SERVICE UTILITIES SHALL CONFORM TO THE STANDARDS OF THE RESPECTIVE LOCAL AGENCIES AND TO THE CURRENT ADDITION OF THE UNIFORM BUILDING CODE.
 - THE PROJECT SHALL MEET APPLICABLE MUNICIPAL AND BUILDING CODES. ALL FEES SHALL BE PAID PRIOR TO ISSUANCE OF PX PERMIT AND PRIOR TO EXECUTION OF A P-JOB AGREEMENT.
 - AFTER ALL UNDERGROUND UTILITY CONNECTIONS ARE MADE, ALL STREET EXCAVATIONS HAVE BEEN PERFORMED, AND THE MAJORITY OF PROJECT CONSTRUCTION IS COMPLETE, PROVIDE 2-INCHES GRIND AND OVERLAY OF ONE TRAFFIC LANE (OR NOT LESS THAN 13 FEET) ALONG THE PROJECT FRONTAGE AND 5 FEET BEYOND EDGE OF UTILITY TRENCHES FOR ALL UTILITIES NOT WITHIN SAID TRAFFIC LANE. UPPER COURSE OF PAVEMENT RESTORATION (TOP 2-INCHES OF AC) OR AC OVERLAY SHALL BE 1/2 INCH AGGREGATE, TYPE C2 MIX FROM TABLE 205-6.4.3 OF THE GREENBOOK, PG 64-10 WITH 15% RAP. REPAIR ALL STOPPING.
 - FOR AC PUGG AT NEW LIP OF GUTTER, BOTTOM COURSES SHALL BE 3/4-INCH AGGREGATE, TYPE C2 MIX, TABLE 205-6.4.3 OF THE GREENBOOK, PG 64-10 WITH 15% RAP.
 - A MINOR ENCROACHMENT PERMIT IS REQUIRED FOR THOSE PORTIONS OF RETAINING WALL, TRENCH DRAIN, DRAINAGE INLETS AND PREVIOUS PARKERS WITHIN THE CITY RIGHT-OF-WAY.
 - SEE LANDSCAPE SHEET L-1 FOR TREATMENT OF FINISHED SURFACES ON SITE.

LEGEND

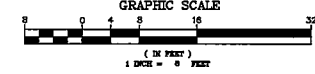
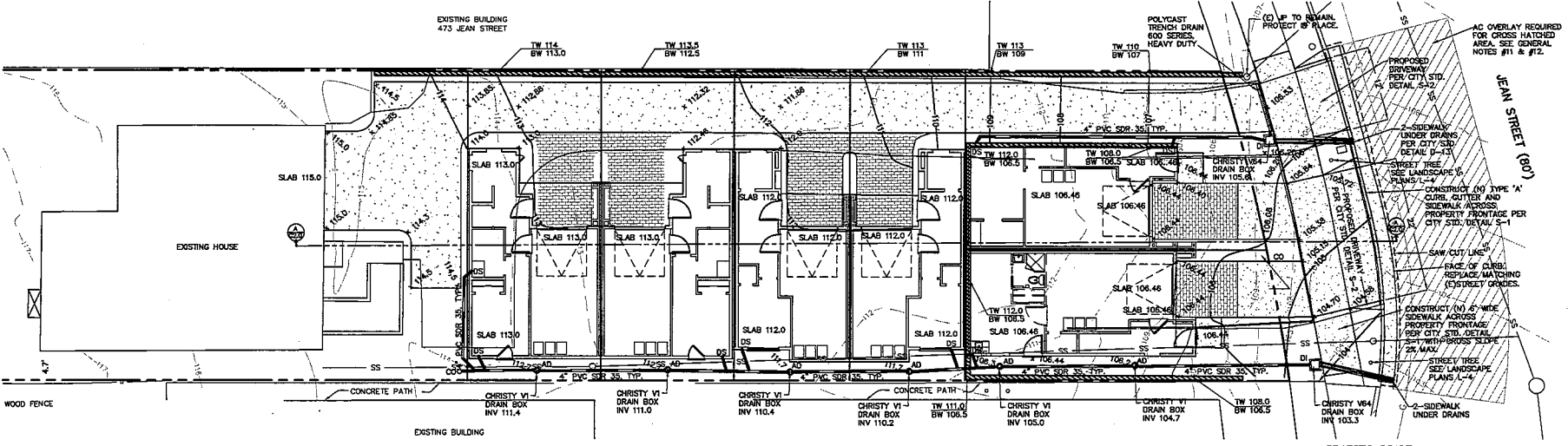
- AC ASPHALT/CONCRETE
 - AD AREA DRAIN
 - BO BIORETENTION PLANTER
 - BW BASE OF WALL
 - CO CLEAN OUT
 - CTV CABLE TELEVISION
 - DI DRAIN INLET
 - DS DOWNSPOUT
 - E ELECTRIC
 - EP EDGE OF PAVEMENT
 - FF FINISH FLOOR
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - FL FLOW LINE
 - G GAS
 - GR GRATE
 - GV GAS VALVE
 - INV INVERT
 - JP JOINT POLE
 - JT JOINT TRENCH (E. G. CTV, TE)
 - MH MANHOLE
 - OHW OVERHEAD WIRES
 - R.O.W. RIGHT OF WAY
 - SB SPLASH BLOCK
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - TC TOP OF CURB
 - TEL TELEPHONE
 - TOS TOP OF SLAB
 - TW TOP OF WALL
 - W WATER
 - WM WATER METER
 - WV WATER VALVE
- STORM DRAIN
 EXISTING CONTOUR
 PROPOSED CONTOUR



APPROXIMATE IN PLACE EARTHWORK QUANTITIES

EXCAVATION	FILL	OFFHAUL
400 CU.YD.	0 CU.YD.	400 CU.YD.

IT IS THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY VERIFY EARTHWORK QUANTITIES. VOLUMES ARE CALCULATED TO FINISH GRADE USING IN PLACE MATERIAL VOLUMES. NO EXPANSION OR SHRINKAGE FACTORS HAVE BEEN APPLIED.



MORAN ENGINEERING, INC.
 CIVIL ENGINEERS / LAND SURVEYORS
 1830 SHATTUCK AVENUE
 BERKELEY, CALIFORNIA 94704
 TEL. (510) 848-1930



PX1700025
FRONTAGE IMPROVEMENTS AND GRADING PLAN
469 JEAN STREET
OAKLAND CALIFORNIA

DRAWING JEAN-CIVIL

F.B. NO. 899

SCALE 1" = 8'

DATE MAY 25, 2017

REVISIONS

JOB NO. 17-5440

SHEET 1 OF 3

C1.0

MORAN ENGINEERING, INC.
 CIVIL ENGINEERS / LAND SURVEYORS
 1930 SHATLUCK AVENUE
 BERKELEY, CALIFORNIA 94704
 TEL. (910) 848-1930



EROSION CONTROL PLAN
 469 JEAN STREET
 OAKLAND CALIFORNIA

DRAWING: JEAN-CIVIL
 P.D. NO.: 899
 SCALE: 1" = 8'
 DATE: MAY 25, 2017
 REVISIONS:

JOB NO.: 17-5440
 SHEET 3 OF 3

C3.0

WET WEATHER NOTES:

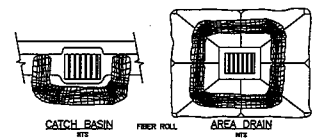
- IF GRADING IS NOT COMPLETED PRIOR TO THE RAINY SEASON, OCTOBER 15 UNTIL APRIL 15, CONSTRUCT AND MAINTAIN A SEDIMENTATION ROLL BARRIER, PER AHEAD EROSION AND SEDIMENTATION CONTROL STANDARDS, AND PROVIDE A CONSTRUCTION ENTRANCE AT THE TOP OF THE DRIVEWAY.
- DURING THE RAINY SEASON PROVIDE DEEP DRETS AND AREA DRAINS WITH SEDIMENTATION FILTERS OR SILT FENCE PROTECTION.
- PROVIDE SHIELDING, AS DETERMINED NECESSARY BY THE GEOTECHNICAL ENGINEER, TO SUPPORT EXCAVATION WALLS AND SLOPES.
- DURING THE RAINY SEASON INSPECT, AND IF NECESSARY REPAIR AND CLEAN, SILT WEATHER CONTROL MEASURES AFTER EACH SIGNIFICANT STORM EVENT.
- DURING THE RAINY SEASON PROTECT GRADED SLOPES WITH JUTE-REINTEC.

CONSTRUCTION BEST MANAGEMENT NOTES:

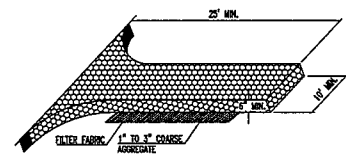
- ALL WORK SHALL APPLY THE "BEST MANAGEMENT PRACTICES (BMPs)" FOR THE CONSTRUCTION INDUSTRY, INCLUDING BMPs FOR DUST, EROSION, AND SEDIMENTATION AND A BEST PRACTICES SECTION (E.O.P.) OF THE OAKLAND MUNICIPAL CODE, AS WELL AS ALL SITESPECIFIC CONSTRUCTION RELATED CONDITIONS OF APPROVAL FOR THIS PROJECT. IN ADDITION, THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH, AND IMPLEMENT, ALL STORMWATER QUALITY AND POLLUTION CONTROL MEASURES IN ACCORDANCE WITH CODE.
- PROTECT ADJACENT PROPERTIES FROM ALL STORM WATER OR SILT RUNOFF GENERATED BY ON-SITE CONSTRUCTION ACTIVITIES.
- CATCHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS. STORE ALL CONSTRUCTION MATERIALS AND WASTE IN A COVERED AREA, OR UNDER A TARP, WHENEVER POSSIBLE. DO NOT USE WATER TO WASH DOWN AREAS DRAINING TO STORM DRAINS.
- MINIMIZE CONSTRUCTION ACCESS POINTS TO THE SITE. PROVIDE A CONSTRUCTION ENTRANCE AT EACH ACCESS POINT. REMOVE ALL SILT, GRAVEL, RUBBER, AND OTHER WASTE FROM THE STREET ALONGSIDE THE SITE PRIOR TO OCTOBER 1ST. PROVIDE REGULAR MAINTENANCE, WEEKLY OR AFTER STORM EVENTS, TO KEEP ACCESS POINTS CLEAN AND FREE OF DEBRIS. DURING WET WEATHER, AVOID DRIVING OFF PAVED AREAS AND TRACKING MUD AND SILT ONTO PAVED AREAS.
- MINIMIZE REMOVAL OF ANY VEGETATION. STABILIZE ALL CLEARED AND DE-VEGETATED AREAS PRIOR TO OCTOBER 1ST. STABILIZATION SHOULD INCLUDE TEMPORARY OR PERMANENT RE-SEEDING, MULCHING, PROTECTIVE BERM, SILT FENCES, PLASTIC COVERING OR SOILING OF AREAS, AND SHOULD BE BASED ON AHEAD EROSION CONTROL, OR CALIFORNIA STORM WATER BMP HANDBOOK STANDARDS.
- DUST CONTROL MEASURES:
 - WATER ALL ACTIVE CONSTRUCTION AREAS NECESSARY TO CONTROL DUST.
 - COVER STOCKPILES OF DEBRIS, SOILS OR OTHER MATERIAL IF BLOWN BY WIND.
 - SHIELD ADJACENT PUBLIC RIGHT OF WAY AND STREET ONLY IF NEGLIGIBLE SOIL, MATERIAL, OR DEBRIS IS CARRIED ONTO THESE AREAS.
 - COVER ALL TRUCKS Hauling SOIL, SAND, AND OTHER LOOSE MATERIALS OF DEBRIS. ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF PRESSURE.
 - HYDRUSOL OR APPLY WIND-TOSS SOIL STABILIZERS TO ACTIVE CONSTRUCTION AREAS.
 - DISCLOSE COVER WATER TRUCKS ONLY OR APPLY WIND-TOSS SOIL BINDERS TO EXPOSED STOCKPILES (DRY, SAND, ETC.).
 - INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF ONTO PUBLIC ROADWAYS.
 - REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.

LEGEND

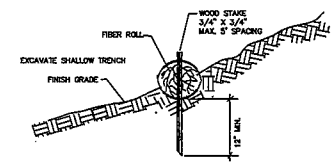
- AC ASPHALT/CONCRETE
- AD AREA DRAIN
- BIO BORENTENTION PLANTER
- BW BASE OF WALL
- CO CLEAN OUT
- CTV CABLE TELEVISION
- DI DRAIN INLET
- DS DOWNSPOUT
- E ELECTRIC
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FF FINISH FLOOR
- FL FIRE HYDRANT
- FL FLOW LINE
- G GAS
- GR GRATE
- GV GAS VALVE
- INV INVERT
- JP JOINT POLE
- JT JOINT TRENCH (E. G. CTV, TE)
- MH MANHOLE
- OHV OVERHEAD WIRES
- R.O.W. RIGHT OF WAY
- SB SPLASH BLOCK
- SD STORM DRAIN
- SS SANITARY SEWER
- TC TOP OF CURB
- TEL TELEPHONE
- TOS TOP OF SLAB
- TW TOP OF WALL
- W WATER
- WM WATER METER
- VV WATER VALVE
- SD STORM DRAIN
- - - EXISTING CONTOUR
- PROPOSED CONTOUR



INLET FILTER DETAIL
 NO SCALE
 USE AT DOWN STREAM QTY CATCH BASIN



STABILIZED CONSTRUCTION ENTRANCE
 NO SCALE



FIBER ROLL DETAIL
 NO SCALE

