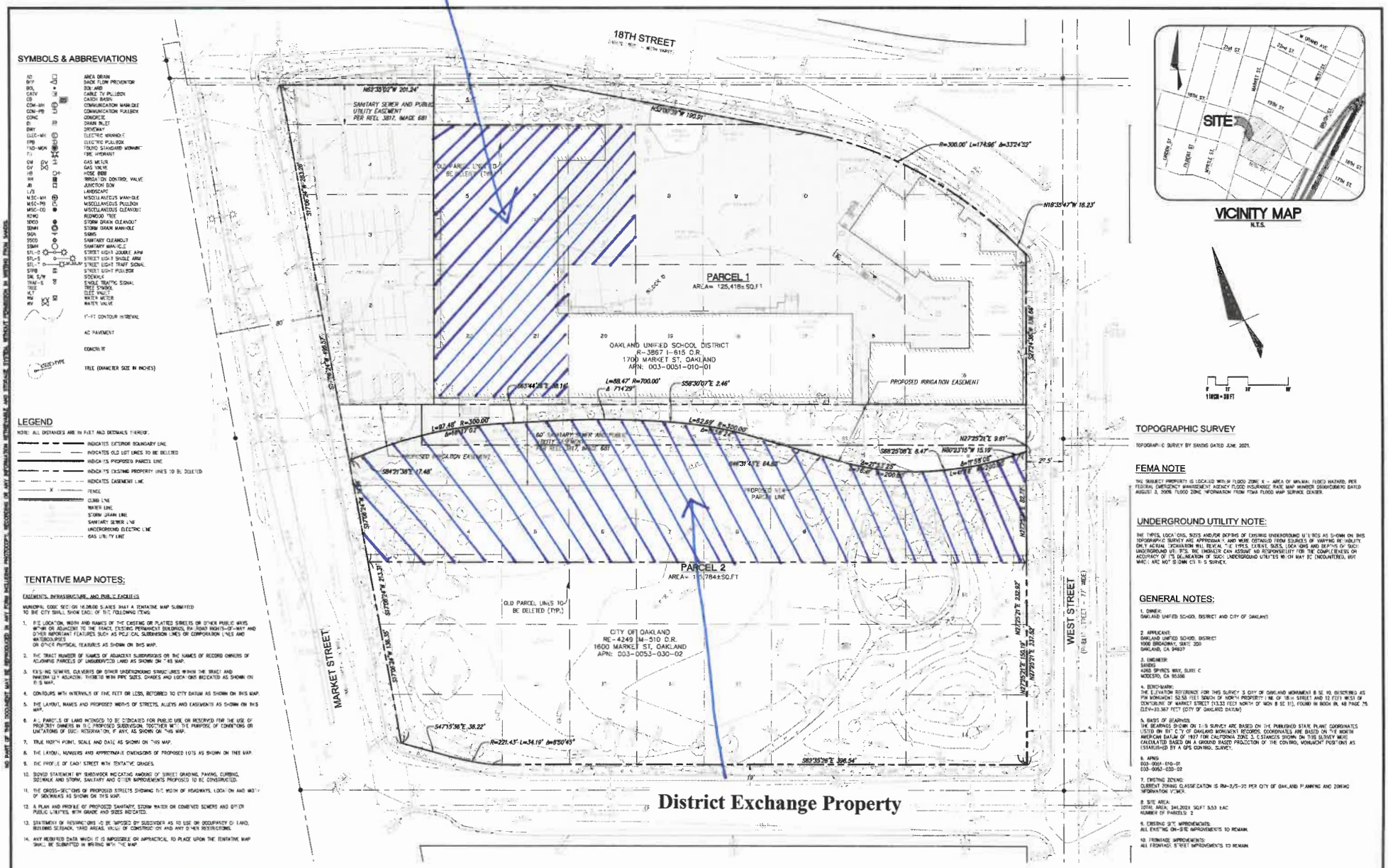


## SYMBOLS & ABBREVIATIONS

AD AREA DRAIN
BFP BACK FLOW PREVENTOR
BOL BOLLARD
CATV CABLE TV PULLBOX
CB CATCH BASIN
COM-MH COMMUNICATION MANHOLE
COM-PB COMMUNICATION PULLBOX
CONC CONCRETE
DI DRAIN INLET
DWY DRIVEWAY
ELEC-MH ELECTRIC MANHOLE
EPB ELECTRIC PULLBOX
FND-MON FOUND STANDARD MONUMENT
FH FIRE HYDRANT
GM GAS METER
GV GAS VALVE
HB HOSE BIBB
WH IRRIGATION CONTROL VALVE
JB JUNCTION BOX
L/S LANDSCAPE
MISC-MH MISCELLANEOUS MANHOLE
MISC-PB MISCELLANEOUS PULLBOX
MISC-CO MISCELLANEOUS CLEANOUT
REDWD REDWOOD TREE
SDCO STORM DRAIN CLEANOUT
SDMH STORM DRAIN MANHOLE
SIGN SIGNS
SSCO SANITARY CLEANOUT
SSMH SANITARY MANHOLE
ST-D STREET LIGHT DOUBLE ARM
ST-S STREET LIGHT SINGLE ARM
STT-T STREET LIGHT TRAFF SIGNAL
STPB STREET LIGHT PULLBOX
SW, S/W SIDEWALK
TRAF-S SINGLE TRAFFIC SIGNAL
TREE TREE SYMBOL
VLT ELEC VAULT
WM WATER METER
WV WATER VALVE
1'-FT CONTOUR INTERVAL
AC PAVEMENT
CONCRETE
TREE (DIAMETER SIZE IN INCHES)

## LEGEND

NOTE: ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

- INDICATES EXTERIOR BOUNDARY LINE
- INDICATES OLD LOT LINES TO BE DELETED
- INDICATES PROPOSED PARCEL LINE
- INDICATES EXISTING PROPERTY LINES TO BE DELETED
- INDICATES EASEMENT LINE
- FENCE
- CURB LINE
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- GAS UTILITY LINE

## TENTATIVE MAP NOTES:

EASEMENTS, INFRASTRUCTURE, AND PUBLIC FACILITIES

MUNICIPAL CODE SECTION 16.08.030 STATES THAT A TENTATIVE MAP SUBMITTED TO THE CITY SHALL SHOW EACH OF THE FOLLOWING ITEMS:

1. THE LOCATION, WIDTH AND NAMES OF THE EXISTING OR PLATTED STREETS OR OTHER PUBLIC WAYS WITHIN OR ADJACENT TO THE TRACT, EXISTING PERMANENT BUILDINGS, RAILROAD RIGHTS-OF-WAY AND OTHER IMPORTANT FEATURES SUCH AS POLITICAL SUBDIVISION LINES OR CORPORATION LINES AND WATERCOURSES OR OTHER PHYSICAL FEATURES AS SHOWN ON THIS MAP.
2. THE TRACT NUMBER OF NAMES OF ADJACENT SUBDIVISIONS OR THE NAMES OF RECORD OWNERS OF ADJOINING PARCELS OF UNSUBDIVIDED LAND AS SHOWN ON THE MAP.
3. EXISTING SEWERS, CULVERTS OR OTHER UNDERGROUND STRUCTURES WITHIN THE TRACT AND IMMEDIATELY ADJACENT THERETO WITH PIPE SIZES, GRADES AND LOCATIONS INDICATED AS SHOWN ON THIS MAP.
4. CONTOURS WITH INTERVALS OF FIVE FEET OR LESS, REFERRED TO CITY DATUM AS SHOWN ON THIS MAP.
5. THE LAYOUT, NAMES AND PROPOSED WIDTHS OF STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THIS MAP.
6. 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 CONDITIONS OR LIMITATIONS OF SUCH RESERVATION, IF ANY, AS SHOWN ON THIS MAP.
7. TRUE NORTH POINT, SCALE AND DATE AS SHOWN ON THIS MAP.
8. THE LAYOUT, NUMBERS AND APPROXIMATE DIMENSIONS OF PROPOSED LOTS AS SHOWN ON THIS MAP.
9. THE PROFILE OF EACH STREET WITH TENTATIVE GRADES.
10. SIGNED STATEMENT BY SUBDIVIDER INDICATING AMOUNT OF STREET GRADING, PAVING, CURBING, SIDEWALK AND STORM, SANITARY AND OTHER IMPROVEMENTS PROPOSED TO BE CONSTRUCTED.
11. THE CROSS-SECTIONS OF PROPOSED STREETS SHOWING THE WIDTH OF ROADWAYS, LOCATION AND WIDTH OF SIDEWALKS AS SHOWN ON THIS MAP.
12. A PLAN AND PROFILE OF PROPOSED SANITARY, STORM WATER OR COMBINED SEWERS AND OTHER PUBLIC UTILITIES, WITH GRADE AND SIZES INDICATED.
13. STATEMENTS OF RESTRICTIONS TO BE IMPOSED BY SUBDIVIDER AS TO USE OR OCCUPANCY OF LAND, BUILDING SETBACK, YARD AREAS, WIDTH OF CONSTRUCTION AND ANY OTHER RESTRICTIONS.
14. ANY REQUIRED DATA WHICH IT IS IMPOSSIBLE OR IMPRACTICAL TO PLACE UPON THE TENTATIVE MAP SHALL BE SUBMITTED IN WRITING WITH THE MAP.

## TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY BY SANDIS DATED JUNE 2021.

## FEMA NOTE

THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X – AREA OF MINIMAL FLOOD HAZARD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06001C0061G DATED AUGUST 3, 2009. FLOOD ZONE INFORMATION FROM FEMA FLOOD MAP SERVICE CENTER.

## 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. 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.

## GENERAL NOTES:

1. OWNER:
OAKLAND UNIFIED SCHOOL DISTRICT AND CITY OF OAKLAND

2. APPLICANT:
OAKLAND UNIFIED SCHOOL DISTRICT
1000 BROADWAY, SUITE 300
OAKLAND, CA 94607

3. ENGINEER:
SANDIS
4040 SPYRES WAY, SUITE C
MODESTO, CA 95356

4. BENCH MARK:
THE ELEVATION REFERENCE FOR THIS SURVEY IS CITY OF OAKLAND MONUMENT 8 SE 10, DESCRIBED AS PIN MONUMENT 52.50 FEET SOUTH OF NORTH PROPERTY LINE OF 18TH STREET AND 12 FEET WEST OF CENTERLINE OF MARKET STREET (13.33 FEET NORTH OF MON 8 SE 11), FOUND IN BOOK 8R, 48 PAGE 75. ELEV=10.367 FEET (CITY OF OAKLAND DATUM)

5. BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE PUBLISHED STATE PLANE COORDINATES LISTED ON FILE CITY OF OAKLAND MONUMENT RECORDS. COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 FOR CALIFORNIA ZONE 3. DISTANCES SHOWN ON THIS SURVEY WERE CALCULATED BASED ON A GROUND BASED PROJECTION OF THE CONTROL MONUMENT POSITIONS AS ESTABLISHED BY A GPS CONTROL SURVEY.

6. APNS:
003-0051-010-01
003-0053-030-02

7. EXISTING ZONING:
CURRENT ZONING CLASSIFICATION IS RM-3/S-20 PER CITY OF OAKLAND PLANNING AND ZONING INFORMATION VIEWER.

8. SITE AREA:
TOTAL AREA: 344,202± SQFT 5.53 ±AC
NUMBER OF PARCELS: 2

9. EXISTING SITE IMPROVEMENTS:
ALL EXISTING ON-SITE IMPROVEMENTS TO REMAIN.

10. FRONTAGE IMPROVEMENTS:
ALL FRONTAGE STREET IMPROVEMENTS TO REMAIN.

SANDIS
BUILD ON. SANDIS.NET

DATE: 07/22/2021
SCALE: 1"=30'
DRAFTED: EV
PROJECT NO: 618052.A

DATE _____, 2021

CHRISTIAN GINTEAN
P.L.S. NO. 8941 EXPIRES 9-30-22

| No. | REVISION | DATE |
|---|---|---|

1700 MARKET STREET
OAKLAND CALIFORNIA

VESTING TENTATIVE PARCEL MAP

SHEET 1 OF 1 SHEETS

File: S:\618052.A\(3) SURVEY\(1) MAPPING\618152 TENTATIVE MAP.dwg Date: Jul 22, 2021 - 3:05 PM

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