

LEGEND

SUBJECT BOUNDARY LINE		
BUILDING STRUCTURE		
FENCE LINE		
MAJOR CONTOUR LINE		
MINOR CONTOUR LINE		
EASEMENT LINE		
MONUMENT LINE		
TIE LINE		
USA GENERIC		
COMMUNICATION LINE		
DOMESTIC WATER LINE		
FIRE WATER LINE		
ELECTRIC LINE		
JOINT TRENCH LINE		
GAS LINE		
SANITARY SEWER LINE		
STORM DRAIN LINE		
CONTROL POINT AS NOTED		
FOUND MONUMENT AS NOTED		
AREA LIGHT		
ANTI-SIPHON VALVE/ BACKFLOW PREVENTER		
BOLLARD		
ELECTRIC UTILITY HOLE		
FIRE HYDRANT		
UNIDENTIFIED UTILITY HOLE		
SANITARY SEWER UTILITY HOLE		
SIGN		
SITE LIGHT		
STORM DRAIN UTILITY HOLE		
STREET LIGHT		
TELEPHONE UTILITY HOLE		
TRAFFIC SIGNAL		
TREE SIZE AS NOTED		
VALVE AS NOTED		

ABBREVIATIONS

AC	ASPHALTIC CONCRETE, ACRE	MH	MANHOLE
ASR	ANTI SIPHON RESTRICTOR	MON	MONUMENT
ASV/BFP	ANTI-SIPHON VALVE/BACKFLOW PREVENTER	NG	NATURAL GAS
BM	BENCHMARK	OR	OFFICIAL RECORD
BOL	BOLLARD	OVH	OVERHEAD
BTM	BOTTOM	(P)	PROPOSED
BS	BOTTOM OF STAIRS	PB	PULL BOX
BW	BACK OF WALK	PCL	PARCEL
(C)	CALCULATED FROM RECORD	PEL	PEDESTAL
CAB	CABINET	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PL	PROPERTY LINE
C.GS	CONC. GRADE SPOT ELEVATION	PLS	PROFESSIONAL LAND SURVEYOR
CLDR	CENTERLINE OF DOOR	POC	POINT OF CONNECTION
CLF	CHAIN LINK FENCE	PTR	PRELIMINARY TITLE REPORT
CDN	CONDUIT	PVC	POLYVINYL CHLORIDE PIPE
CO	CLEAN OUT	(R)	DENOTES RADIAL BEARING
COL	COLUMN	(R#)	DENOTES RECORD REFERENCE
COMM	COMMUNICATION	R/W, ROW	RIGHT-OF-WAY
CONC	CONCRETE	RBC	REBAR & CAP
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
DI	DRAIN INLET	SD	STORM DRAIN
DW	DOMESTIC WATER	SDAD	STORM DRAIN AREA DRAIN
DWY	DRIVEWAY	SDCB	STORM DRAIN CATCH BASIN
(E)	EXISTING	SDDI	STORM DRAIN DRAIN INLET
E	ELECTRIC	SDJB	STORM DRAIN JUNCTION BOX
EB	ELECTRIC BOX	SDOS	STORM DRAIN OVERFLOW STRUCTURE
EL	ELEVATION	SDUH	STORM DRAIN UTILITY HOLE
ELEC	ELECTRIC	SFBARTD	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
EMH	ELECTRIC MANHOLE	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SLB	STREET LIGHT BOX
EV	ELECTRIC VAULT	SQ FT	SQUARE FEET
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FFE	FINISHED FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSUH	SANITARY SEWER UTILITY HOLE
FL	FLOWLINE	SW	SIDEWALK
FNC	FENCE	TC	TOP OF CURB
FND	FOUND	TS	TOP OF STAIRS
FS	FINISHED SURFACE	TSB	TRAFFIC SIGNAL BOX
FW	FIRE WATER	TYP	TYPICAL
G	GAS	UH	UTILITY HOLE
GL	GAS LINE	USA	UNDERGROUND SERVICE ALERT
GND	GROUND	UB	UTILITY BOX
GR	GRATE	UH	UTILITY HOLE
GV	GAS VALVE	UNK	UNKNOWN
HCR	HANDICAP RAMP	UTIL	UTILITY
HNDRL	HANDRAIL	VG	VALLEY GUTTER
HP	HIGH POINT	VLT	VAULT
ICV	IRRIGATION CONTROL VALVE	W	WATER
INT	INTERSECTION	W-WTR	WATER
INV	INVERT	W-B	BOTTOM OF WALL
IP	IRON PIPE	W-T	TOP OF WALL
IRR	IRRIGATION	WB	WATER BOX
LSCP	LANDSCAPE	WM	WATER METER
LG	LIP OF GUTTER	WV	WATER VALVE

UTILITY INFORMATION

STORM DRAIN AND SANITARY SEWER: BERKELEY PUBLIC WORKS 2180 MILVIA STREET, BERKELEY, CA 94704 (510) 981-6300	TELEPHONE: AT&T 95 S ALMADEN AVENUE, SAN JOSE, CA 95113
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT 375 11TH STREET, OAKLAND, CA 94607 (866) 403-2683	CABLE: COMCAST 1050 ENTERPRISE WAY, 6TH FLOOR, SUNNYVALE, CA 94089
ELECTRIC: PACIFIC GAS & ELECTRIC 77 BEALE STREET, SAN FRANCISCO, CA 94105 (877) 660-6789	FIBER: SONIC 2260 APOLLO WAY, SANTA ROSA, CA 95407
FIRE PROTECTION: BERKELEY FIRE DEPARTMENT 2100 MARTIN LUTHER KING, JR. WAY, BERKELEY, CA 94704 (510) 981-3473	

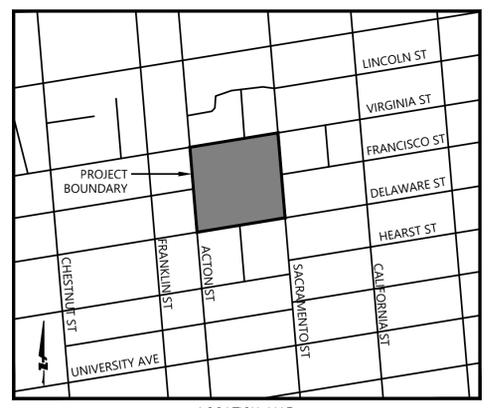
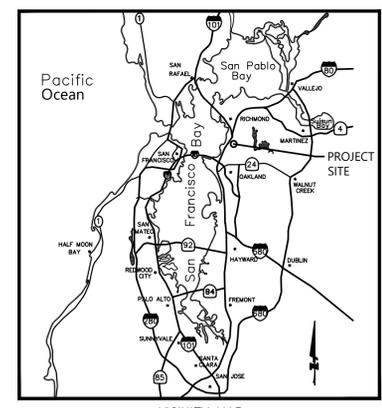
TENTATIVE MAP NO.8713

NORTH BERKELEY BART STATION

TRANSIT-ORIENTED DEVELOPMENT PROJECT

FOR SUBDIVISION OF LAND

CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA



GENERAL NOTES:

- CIVIL SITE DESIGN:** CIVIL SITE DESIGN WAS PREPARED BY LOTUS WATER. BKF ENGINEERS TAKES NO RESPONSIBILITY OF THE SITE DESIGN PROPOSED IMPROVEMENTS PRESENTED IN THIS TENTATIVE MAP.
- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS DATED NOVEMBER 2, 2023.
- FEMA DESIGNATED FLOOD ZONE:** AREA OF MINIMAL FLOOD HAZARD ZONE X.
- UTILITIES:** UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.
- TENTATIVE MAP:** THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- FINAL MAP:** PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- BOUNDARY:** THE PROPERTY BOUNDARY SHOWN HEREON IS BASED UPON A FIELD SURVEY.
- DIMENSIONS:** ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
- HQA:** ONE OR MORE HOMEOWNER'S ASSOCIATIONS MAY BE FORMED WITHIN THE SUBDIVISION DEPICTED ON THIS TENTATIVE MAP.

TABLE 1: PROPOSED LOTS

LOT	DESCRIPTION	AREA (AC)	PROPOSED USE
A	BUILDING B - INSIGHT HOUSING (INSIGHT)	0.28	RESIDENTIAL
B	BUILDING 1 - BRIDGE HOUSING CORPORATION (BRIDGE)	0.46	RESIDENTIAL
C	NORTH BERKELEY HOUSING PARTNERS ASSOCIATION (NBHP)	0.39	PUBLIC ACCESS/ OPEN SPACE
D	BUILDING C - EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION (EBALDC)	0.34	RESIDENTIAL
E	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	0.98	PUBLIC ACCESS
F	BUILDING 2 - BRIDGE HOUSING CORPORATION (BRIDGE)	0.69	RESIDENTIAL
G	NORTH BERKELEY HOUSING PARTNERS ASSOCIATION (NBHP)	0.75	PUBLIC ACCESS/ OPEN SPACE
H	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	0.18	PUBLIC ACCESS
I	BUILDING A - AVALONBAY COMMUNITIES (AVALON)	3.31	RESIDENTIAL
J	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	0.49	BART FACILITIES
K	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	0.01	BART FACILITIES
L*	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (BART) DESIGNATED REMAINDER PARCEL	-	BART FACILITIES
TOTALS	12	7.88	

*: A SUBSURFACE DESIGNATED REMAINDER PARCEL WILL BE CREATED FOR THE BAY AREA RAPID TRANSIT INFRASTRUCTURE BELOW THE PLANNED DEVELOPMENT. IT SHALL BE VERTICALLY AND HORIZONTALLY DEFINED BY THE TUNNEL STRUCTURE FROM SACRAMENTO STREET TO THE INTERSECTION OF VIRGINIA AND ACTON STREETS.

PROJECT INFORMATION

OWNER/SUBDIVIDER
SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
P.O. BOX 12688
OAKLAND, CA 94604

CIVIL ENGINEER - SITE DESIGN
LOTUS WATER
660 MISSION STREET, 2ND FLOOR
SAN FRANCISCO, CA 94105
(415) 800-6805

ARCHITECT
DAVID BAKER ARCHITECTS
461 2ND STREET CT127
SAN FRANCISCO, CA 94107

CIVIL ENGINEER - MAPPING
BKF ENGINEERS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
(650) 482-6300

LAND SURVEYOR
BKF ENGINEERS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
(650) 482-6300

- ASSESSOR'S PARCEL NUMBERS: 58-2146-16-5, 58-2147-18-5, 58-2148-17-4, 58-2149-19-4.
- CURRENT USE: BART STATION, SURFACE PARKING LOT
- EXISTING ZONING: R-BMU - RESIDENTIAL BART MIXED USE DISTRICT
- PROPOSED LAND USE: MIX OF RESIDENTIAL, COMMERCIAL, COMMUNITY FACILITY, OPEN SPACE AND OTHER USES.
- LAND AREA: 7.87 ± ACRES

BENCHMARK STATEMENT

THE ELEVATIONS SHOWN ON THE SURVEY ARE BASED ON THE CITY OF BERKELEY VERTICAL DATUM. PER A LEVEL LOOP PERFORMED BY BKF ENGINEERS ON JULY 7, 2023, THROUGH CITY MONUMENT B0549, A 2" BRASS DISK WITH PUNCH STAMPED "LS 5003 CITY OF BERKELEY UNLAWFUL TO DEFACE" IN MONUMENT WELL, AND CITY MONUMENT B0594, A 1/4" BRASS PIN DOWN 0.6" IN MONUMENT WELL.

BASIS OF BEARINGS

THE BEARING OF SOUTH 05°31'15" EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ACTON STREET AS SHOWN ON THAT CERTAIN UNRECORDED MAP ENTITLED "SKETCH OF PROPOSED RESUBDIVISION OF A PORTION OF THE VISTA DEL MAR TRACT", DATED FEBRUARY 1913 BY T.J. ALLEN, C.E. AND ON FILE WITH THE CITY OF BERKELEY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SHEET INDEX

SHT NO	DESCRIPTION
1	TM1.0 TITLE SHEET
2	TM2.0 BOUNDARY SURVEY
3	TM2.1 TOPOGRAPHIC SURVEY AND BOUNDARY
4	TM2.2 TOPOGRAPHIC SURVEY AND BOUNDARY
5	TM2.3 TOPOGRAPHIC SURVEY AND BOUNDARY
6	TM2.4 TOPOGRAPHIC SURVEY AND BOUNDARY
7	TM3.0 PROPERTY CONVEYANCE PLAN
8	TM3.1 PROPERTY CONVEYANCE PLAN
9	TM3.2 PROPERTY CONVEYANCE PLAN
10	TM3.3 PROPERTY CONVEYANCE PLAN
11	TM4.0 PROPOSED LOT PLAN
12	TM5.0 GRADING PLAN
13	TM5.1 TYPICAL CROSS SECTIONS
14	TM6.0 UTILITY PLAN
15	TM7.0 STORM WATER MANAGEMENT PLAN

SURVEYOR'S STATEMENT

THE BOUNDARY AND TOPOGRAPHIC SURVEY PORTION OF THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, IS BASED ON FIELD SURVEYS, AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNGSMANN, P.L.S. 9267
BKF ENGINEERS



ENGINEER'S STATEMENT

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

BRIAN SCOTT, PE 61034
BKF ENGINEERS



NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
TITLE SHEET
 ALAMEDA COUNTY
 CALIFORNIA
 BERKELEY

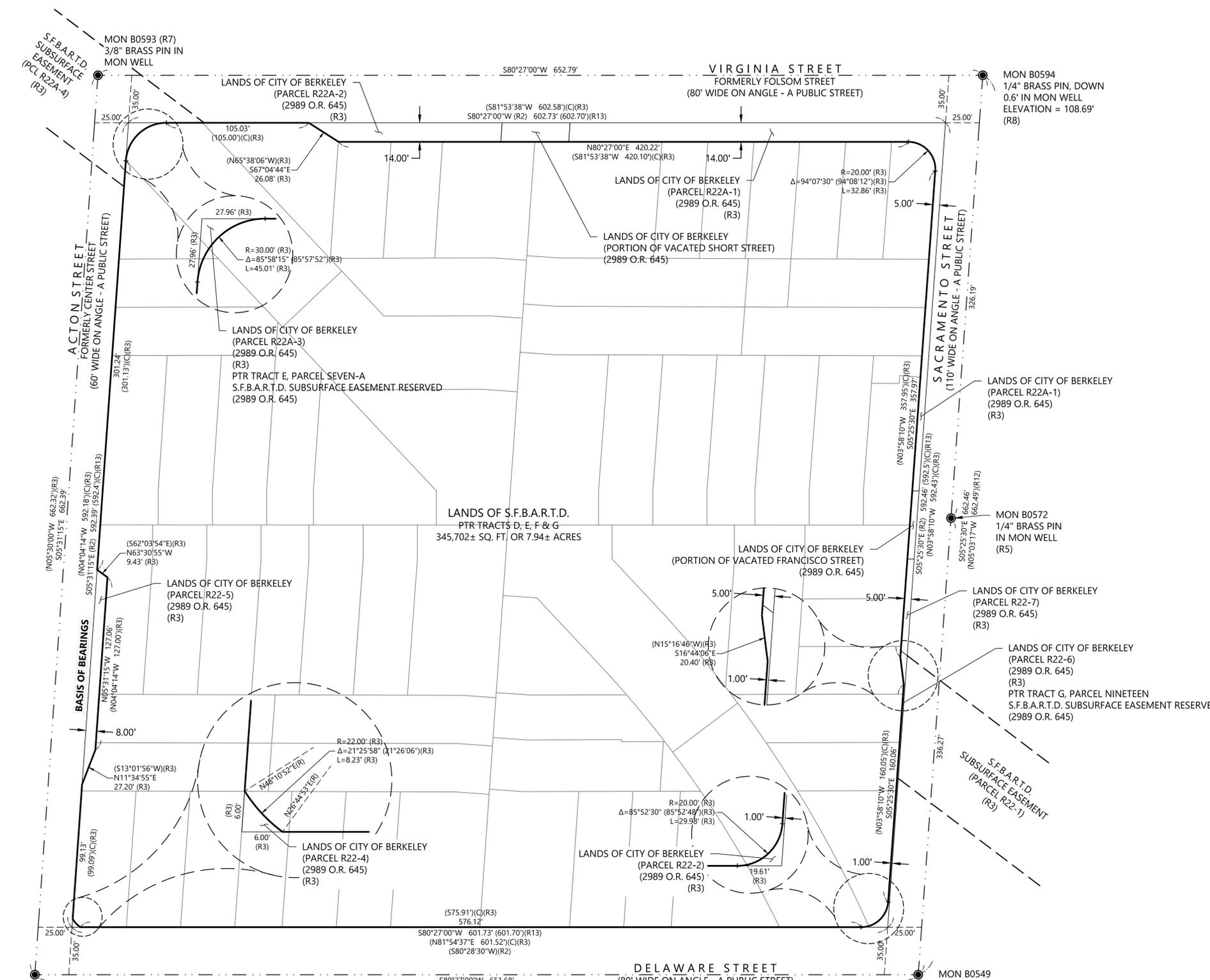
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 SUITE 200
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 (650) 482-6300
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 PLOTTED BY: yeej

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TM1.0													
1 OF 15													

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PLOT DATE: 07-23-24
PLOTTED BY: yee



MON B0548
2" BRASS DISK W/ PUNCH STAMPED
"CITY OF BERKELEY UNLAWFUL TO
DEFACE" IN MON WELL
(R9)

MON B0549
2" BRASS DISK W/
PUNCH IN MON WELL
ELEVATION = 109.91'
(R6)

RECORD MAP REFERENCES

- (R1) SUBDIVISION MAP ENTITLED "MAP OF THE VISTA DEL MAR TRACT" FILED FOR RECORD ON MAY 27, 1893 IN BOOK 12 OF MAPS AT PAGE 59, ALAMEDA COUNTY RECORDS.
- (R2) UNRECORDED MAP ENTITLED "SKETCH OF PROPOSED RESUBDIVISION OF A PORTION OF THE VISTA DEL MAR TRACT", DATED FEBRUARY 1913 BY T.J. ALLEN, C.E. AND ON FILE WITH THE CITY OF BERKELEY
- (R3) RECORD MAPS OF RIGHT OF WAY KNOWN AS RRW 22 AND RRW 22A WITHIN THAT CERTAIN MAP PACKAGE ENTITLED "RECORD MAPS OF RIGHT OF WAY BAY AREA RAPID TRANSIT DISTRICT ALAMEDA COUNTY" FILED FOR RECORD ON SEPTEMBER 20, 1971 IN BOOK 68 OF MAPS AT PAGES 122 THROUGH 146, SERIES NUMBER 71-122851, ALAMEDA COUNTY RECORDS.
- (R4) PARCEL MAP "P.M. 10035" FILED FOR RECORD ON DECEMBER 23, 2013 IN BOOK 324 OF MAPS AT PAGES 51 AND 52, ALAMEDA COUNTY RECORDS.
- (R5) CORNER RECORD NUMBER 7061 FILED FOR RECORD ON MAY 8, 2015 IN BOOK 67 OF CORNER RECORDS AT PAGE 29, ALAMEDA COUNTY RECORDS.
- (R6) CORNER RECORD NUMBER 7861 FILED FOR RECORD ON DECEMBER 23, 2015 IN BOOK 75 OF CORNER RECORDS AT PAGE 28, ALAMEDA COUNTY RECORDS.
- (R7) CORNER RECORD NUMBER 11444 FILED FOR RECORD ON JULY 24, 2018 IN BOOK 110 OF CORNER RECORDS AT PAGE 60, ALAMEDA COUNTY RECORDS.
- (R8) CORNER RECORD NUMBER 12826 FILED FOR RECORD ON SEPTEMBER 6, 2019 IN BOOK 122 OF CORNER RECORDS AT PAGE 81, ALAMEDA COUNTY RECORDS.
- (R9) CORNER RECORD NUMBER 16349 FILED FOR RECORD ON JANUARY 4, 2023 IN BOOK 150 OF CORNER RECORDS AT PAGE 53, ALAMEDA COUNTY RECORDS.
- (R10) PARCEL MAP "P.M. 8646" FILED FOR RECORD ON AUGUST 18, 2005 IN BOOK 284 OF MAPS AT PAGES 3 AND 4, ALAMEDA COUNTY RECORDS.
- (R11) RECORD OF SURVEY 2675 FILED FOR RECORD ON JUNE 17, 2015 IN BOOK 40 OF RECORDS OF SURVEY AT PAGE 91, ALAMEDA COUNTY RECORDS.
- (R12) CORNER RECORD NUMBER 2759 FILED FOR RECORD ON OCTOBER 29, 2006 IN BOOK 24 OF CORNER RECORDS AT PAGE 98, ALAMEDA COUNTY RECORDS.
- (R13) FIELD BOOK PAGE 1263, DATED JANUARY 15, 1907, ON FILE WITH THE CITY OF BERKELEY.

SURVEYOR'S NOTES

1. ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. THIS SURVEY WAS PREPARED UTILIZING A PRELIMINARY TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER 1117025337-JM, DATED FEBRUARY 7, 2023, AT 7:30 AM. PLOTTABLE EXCEPTIONS ARE SHOWN HEREON. SITE MAY BE AFFECTED BY NON-PLOTTABLE EASEMENTS OR AGREEMENTS. SEE TITLE REPORT FOR PARTICULARS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

David C. Jungmann
DAVID C. JUNGMMANN, P.L.S. 9267

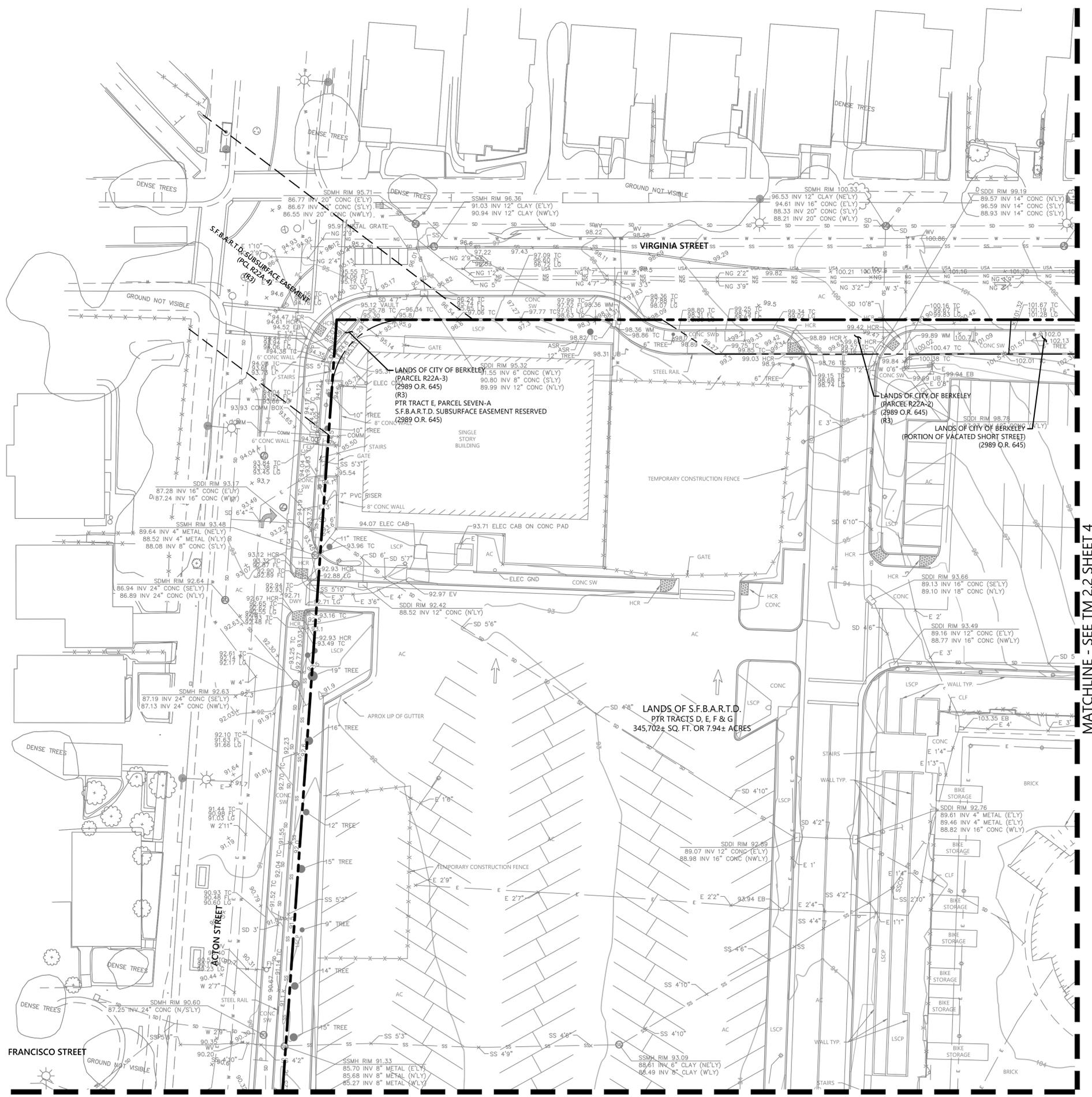


NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
BOUNDARY SURVEY
 ALAMEDA COUNTY
 BERKELEY

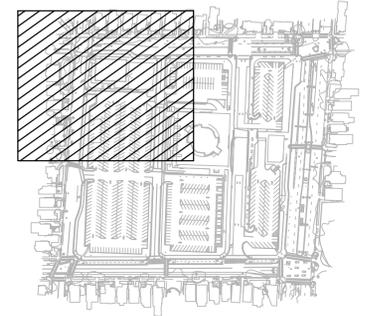


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Drawn	JC
Approved	BS
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PLOT DATE: 07-23-24 PLOTTED BY: yeej



KEYMAP



NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
TOPOGRAPHIC SURVEY

CALIFORNIA

ALAMEDA COUNTY

BERKELEY

Revisions	
No.	Date
	7/23/2024

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 Drawn JC
 Approved BS
 Job No C20230975

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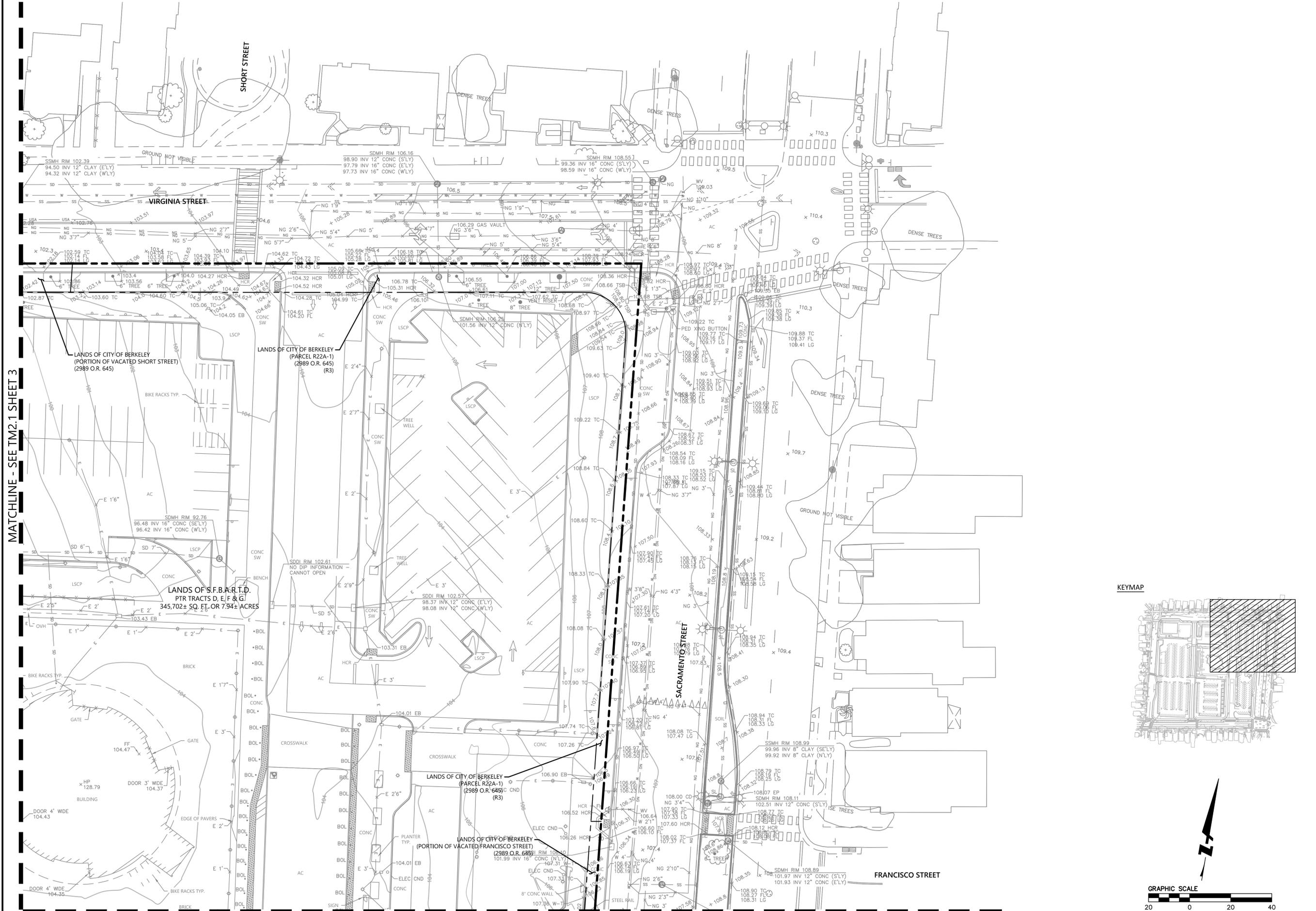
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TENTATIVE MAP NO.8713
TOPOGRAPHIC SURVEY
ALAMEDA COUNTY CALIFORNIA

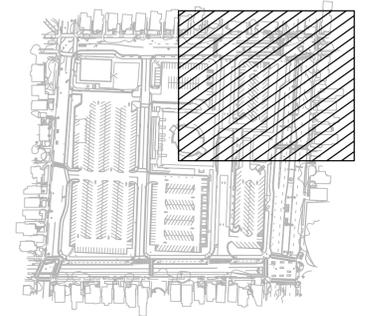
BERKELEY



MATCHLINE - SEE TM2.1 SHEET 3

MATCHLINE - SEE TM2.4 SHEET 6

KEYMAP



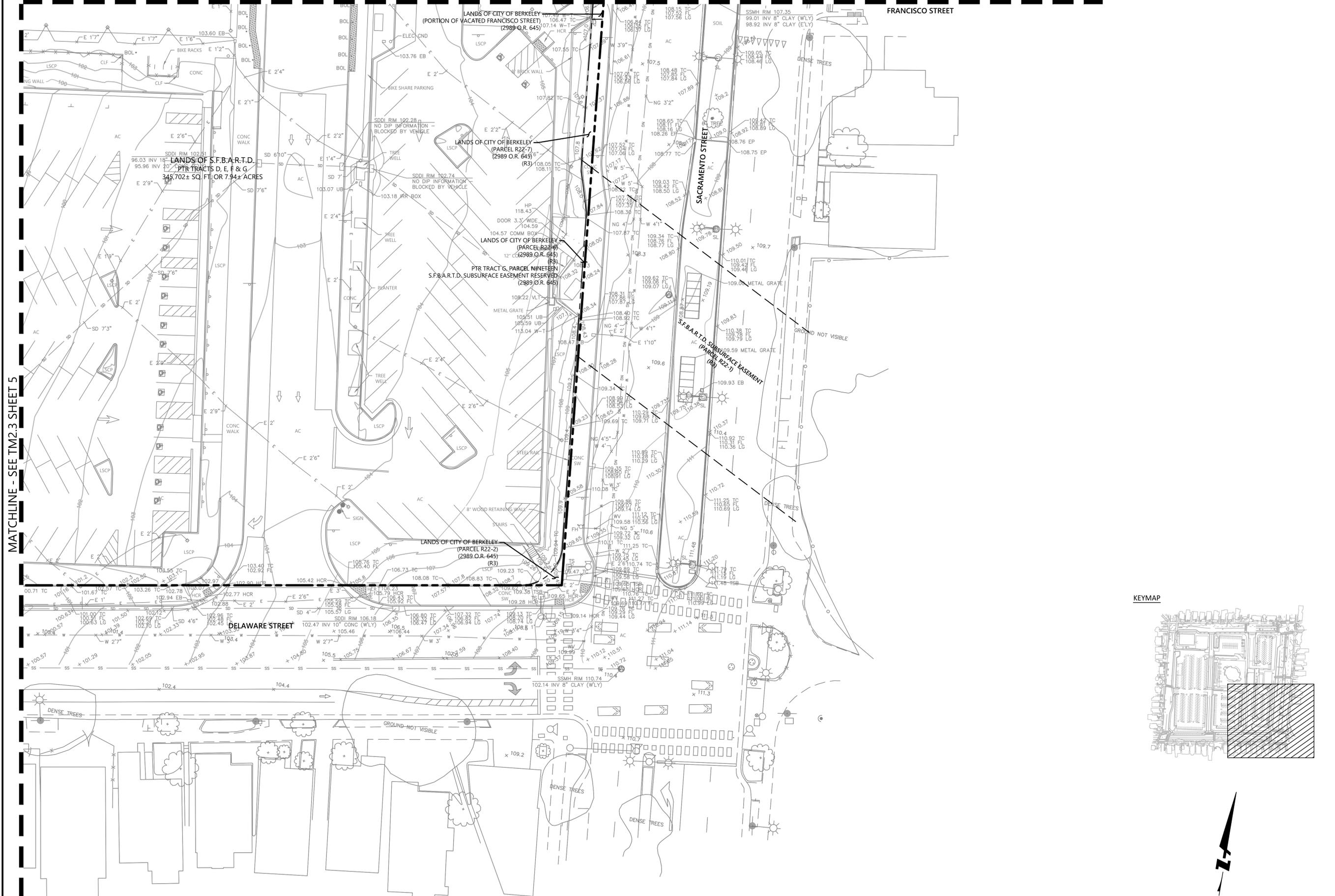
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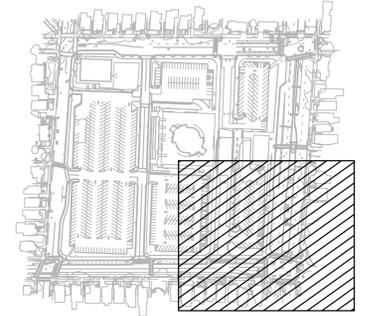
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4 OF 15

MATCHLINE - SEE TM2.2 SHEET 4



MATCHLINE - SEE TM2.3 SHEET 5

KEYMAP



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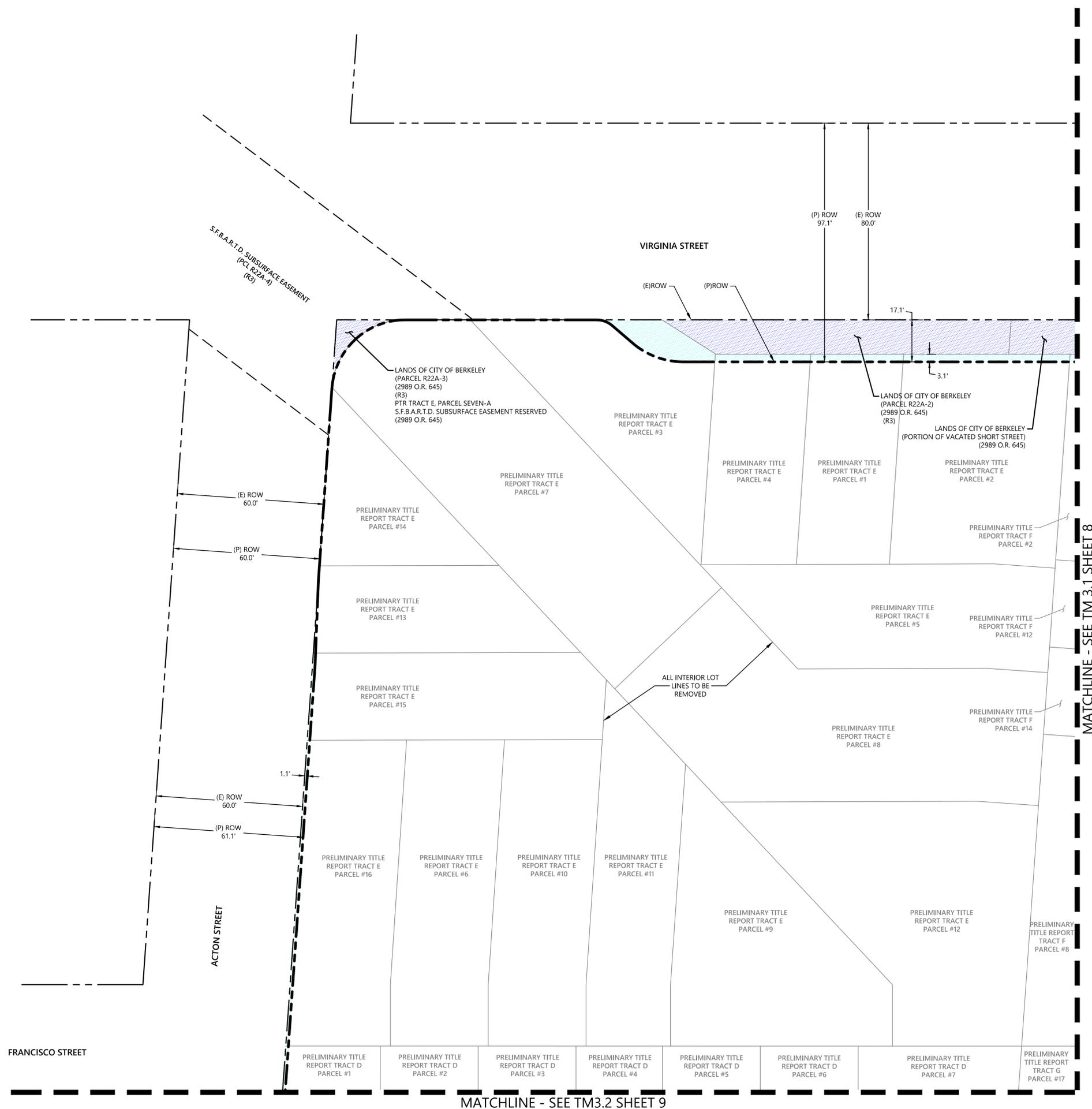


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TOPOGRAPHIC SURVEY
 ALAMEDA COUNTY
 CALIFORNIA
 BERKELEY

Revisions	
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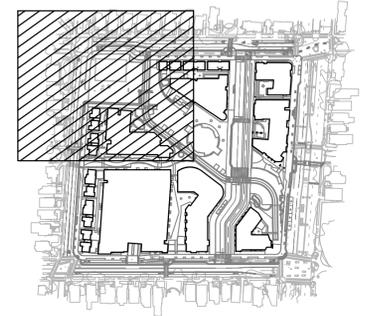
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PLOT DATE: 07-23-24 PLOTTED BY: jee



- LEGEND:**
- RIGHT OF WAY VACATION (ROW TO BART)
165 SF
 - RIGHT OF WAY DEDICATION (CITY-OWNED TO ROW)
8,902 SF
 - RIGHT OF WAY DEDICATION (BART-OWNED TO ROW)
3,684 SF
 - LOT TRANSFER (CITY-OWNED TO BART-OWNED)
1,114 SF
 - EXISTING RIGHT OF WAY
 - EXISTING LOT LINES
 - EXISTING EASEMENT
 - PROPOSED RIGHT OF WAY

KEYMAP



NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
PROPERTY CONVEYANCE PLAN

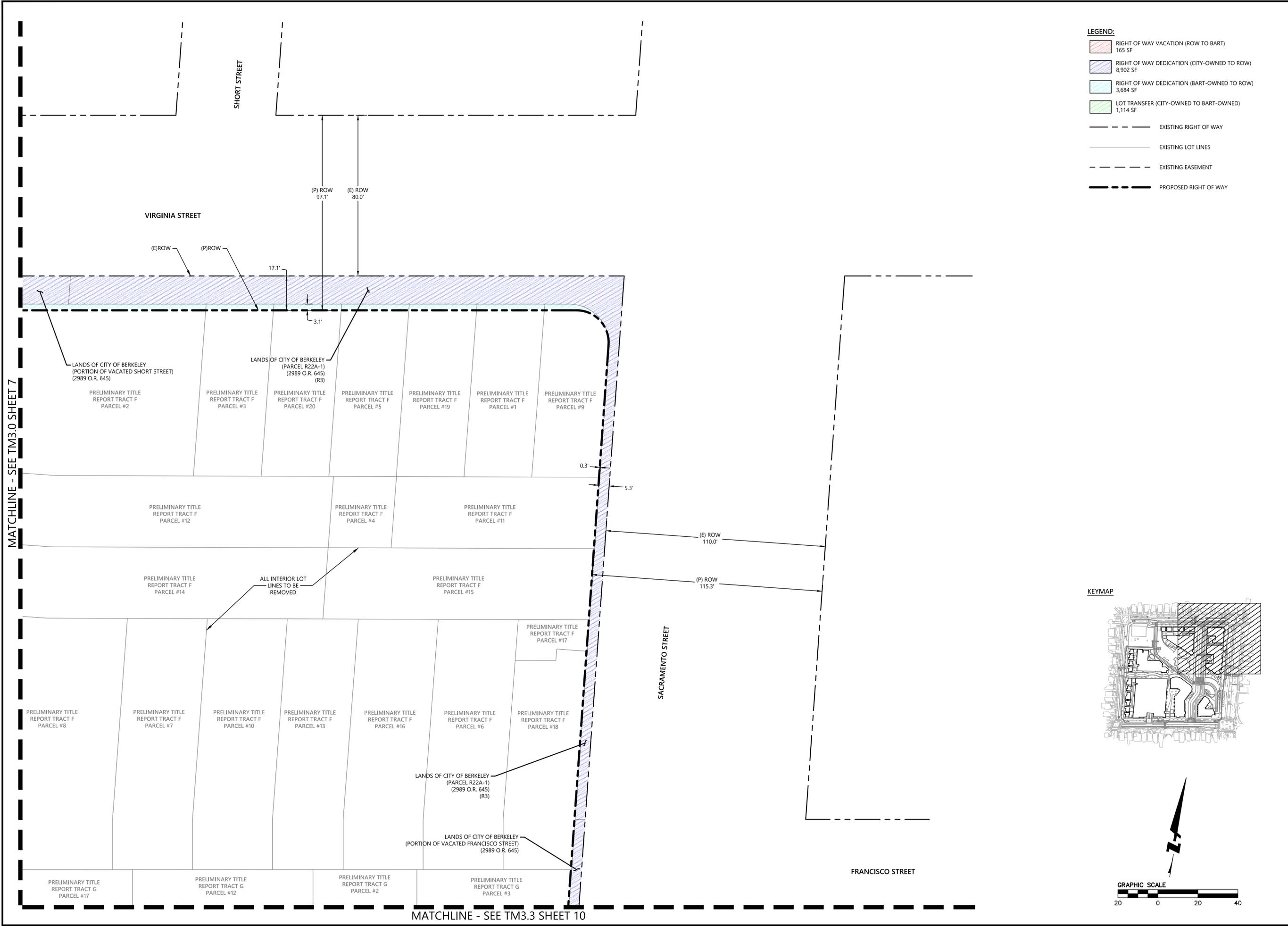
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 BERKELEY CALIFORNIA

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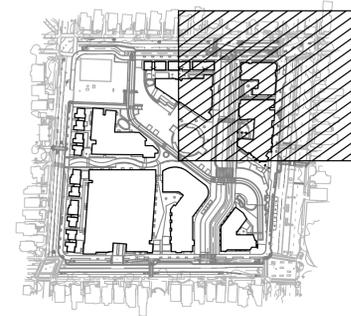
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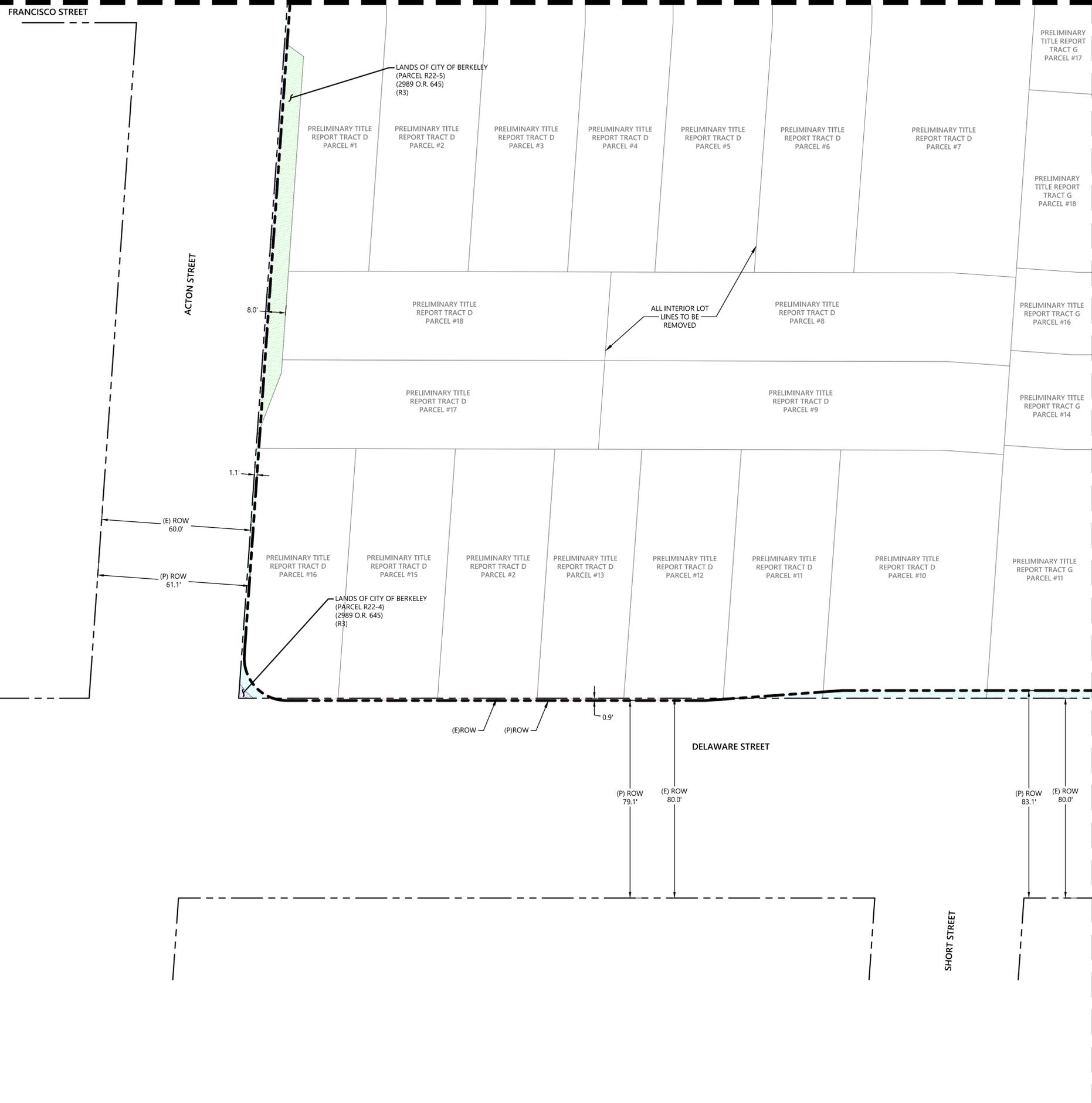
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PROPERTY CONVEYANCE PLAN
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BERKELEY CALIFORNIA

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PLOT DATE: 07-23-24 PLOTTED BY: jee

MATCHLINE - SEE TM2.4 SHEET 5

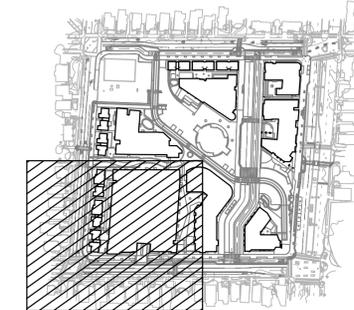


LEGEND:

- RIGHT OF WAY VACATION (ROW TO BART)
165 SF
- RIGHT OF WAY DEDICATION (CITY-OWNED TO ROW)
8,902 SF
- RIGHT OF WAY DEDICATION (BART-OWNED TO ROW)
3,684 SF
- LOT TRANSFER (CITY-OWNED TO BART-OWNED)
1,114 SF
- EXISTING RIGHT OF WAY
- EXISTING LOT LINES
- EXISTING EASEMENT
- PROPOSED RIGHT OF WAY

MATCHLINE - SEE TM2.7 SHEET 8

KEYMAP



GRAPHIC SCALE



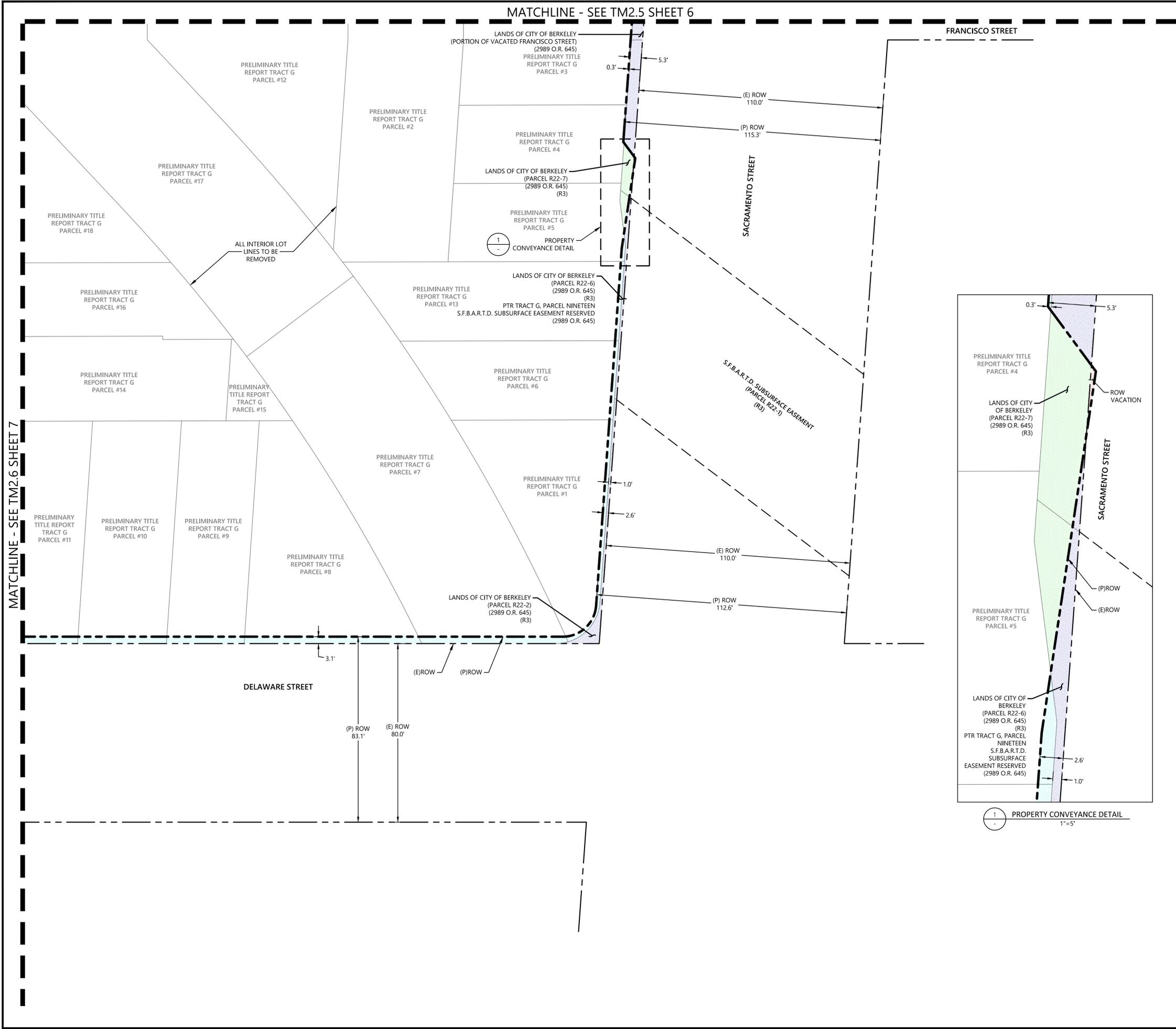
NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
PROPERTY CONVEYANCE PLAN

ALAMEDA COUNTY
BERKELEY CALIFORNIA

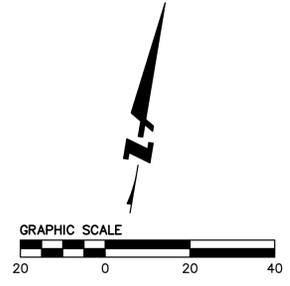
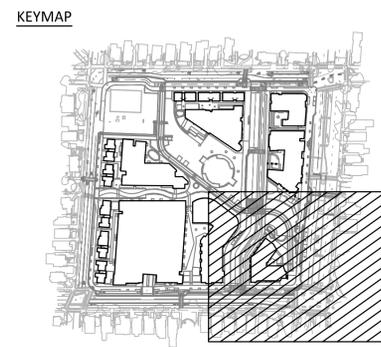
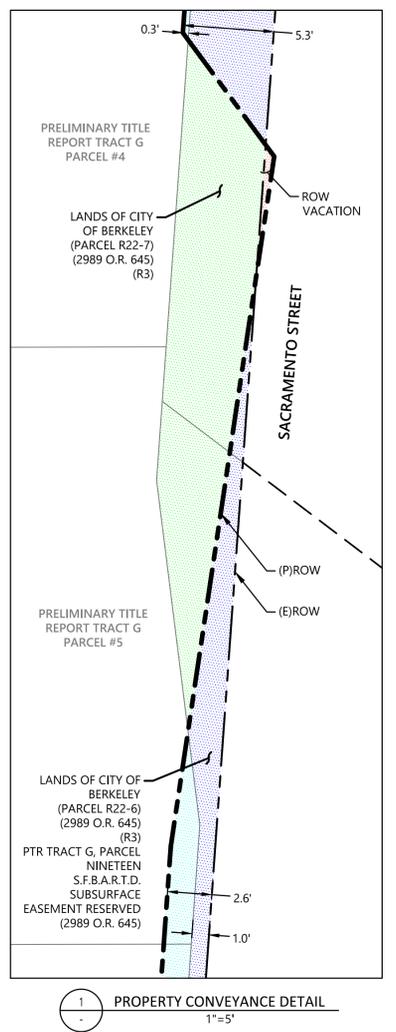


Date	7/23/2024
Scale	1" = 20'
Design	JY
Drawn	JC
Approved	BS
Job No	C20230975
TM3.2	
9 OF 15	

DRAWING NAME: K:\2023\230975_North_Berkeley_BART_Surveys\ENG\Sheets\TM\CS_0_PROP_CONVEYANCE.dwg
PLOT DATE: 07-23-24 PLOTTED BY: jee



- LEGEND:**
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165 SF
 - RIGHT OF WAY DEDICATION (CITY-OWNED TO ROW)
8,902 SF
 - RIGHT OF WAY DEDICATION (BART-OWNED TO ROW)
3,684 SF
 - LOT TRANSFER (CITY-OWNED TO BART-OWNED)
1,114 SF
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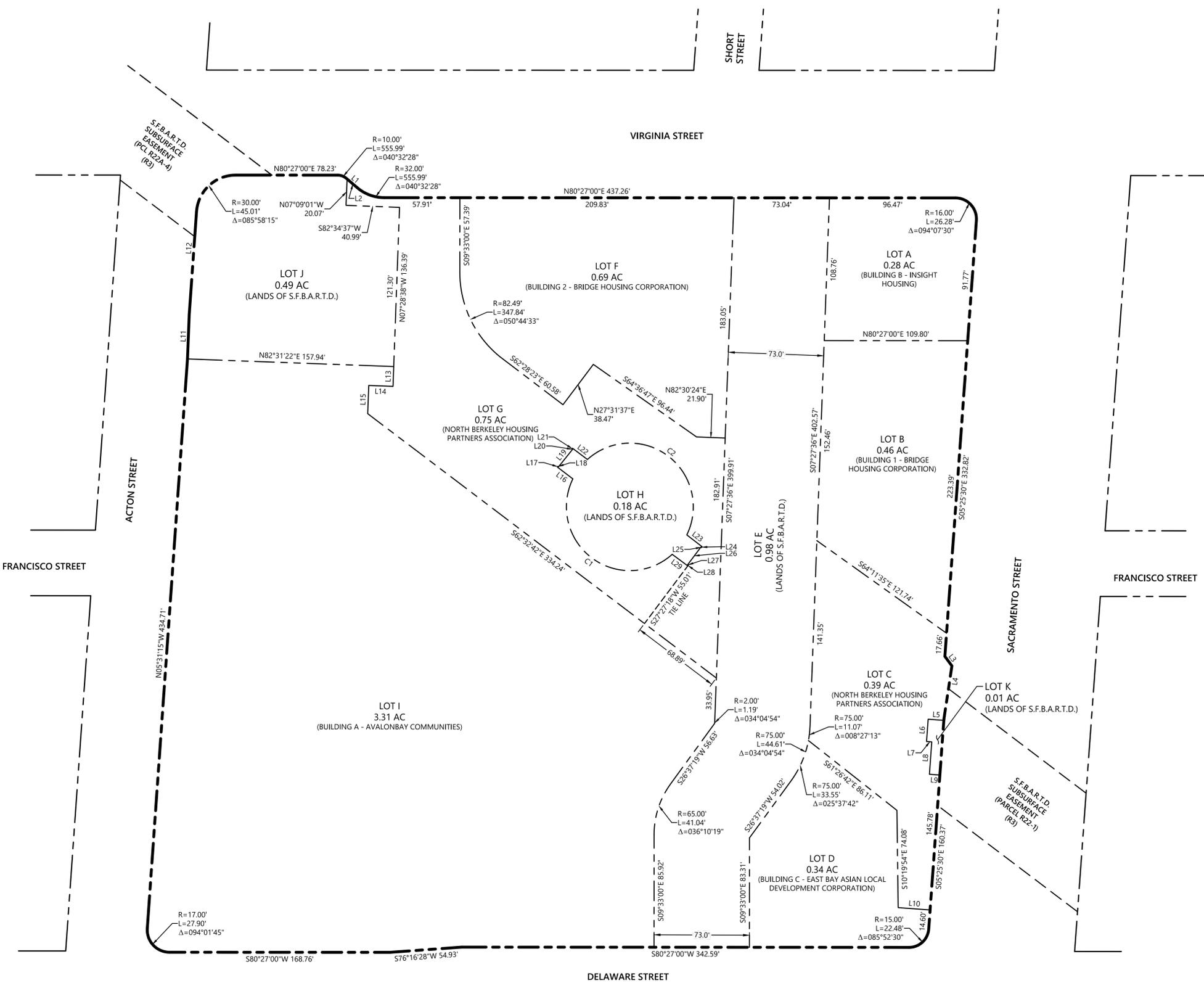
NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
PROPERTY CONVEYANCE PLAN

ALAMEDA COUNTY
BERKELEY
CALIFORNIA

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255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
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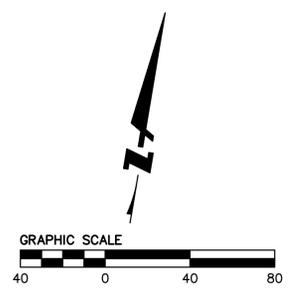
Date	7/23/2024	No.		
Scale	1" = 20'	Design	JY	
Drawn	JC	Approved	BS	
Drawing Number:		Job No C20230975		
TM3.3				
10 OF 15				

DRAWING NAME: K:\2023\230975_North_Berkeley_BART_Surveys\ENG\Sheets\TM\CA_0_PLOT.dwg
PLOT DATE: 07-23-24
PLOTTED BY: [Name]



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	10.779	S59° 00' 31.98"E
L2	9.982	S59° 00' 31.98"E
L3	9.042	S46° 06' 38.21"E
L4	40.950	S00° 59' 15.25"E
L5	12.000	S84° 34' 30.00"W
L6	17.000	S05° 25' 30.00"E
L7	4.000	N84° 34' 30.00"E
L8	24.750	S05° 25' 30.00"E
L9	8.000	N84° 34' 30.00"E
L10	24.487	N84° 34' 30.00"E
L11	33.844	N07° 19' 07.13"W
L12	78.487	N05° 31' 15.00"W
L13	15.084	S07° 28' 37.66"E
L14	18.576	S82° 31' 22.34"W
L15	21.527	S07° 28' 37.66"E
L16	14.840	N62° 20' 42.79"W
L17	0.793	N27° 42' 08.68"E
L18	0.550	S62° 20' 42.79"E
L19	16.877	N29° 26' 46.82"E
L20	0.543	N62° 45' 14.30"W
L21	0.771	N27° 14' 45.70"E
L22	14.246	S62° 45' 14.30"E
L23	14.813	S61° 59' 21.92"E
L24	0.756	S28° 00' 38.08"W
L25	0.628	N61° 59' 21.92"W
L26	16.836	S27° 27' 26.06"W
L27	0.609	S63° 07' 49.52"E
L28	0.661	S26° 52' 10.48"W
L29	14.815	N63° 07' 49.52"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	133.85	48.56	157°55'47"
C2	133.97	48.56	158°04'01"



NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
PROPOSED LOT PLAN

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CALIFORNIA

ALAMEDA COUNTY

BERKELEY

Date	7/23/2024
Scale	1" = 40'
Design	JY
Drawn	JC
Approved	BS
Job No	C20230975
Drawing Number	TM4.0
	11 OF 15

NOTES:
1. GRADING AROUND EXISTING BART SUBSTATION TO BE COORDINATED WITH BART.

EROSION CONTROL NOTES:
1. STORM DRAIN INLET PROTECTION AND FIBER ROLLS WILL BE INSTALLED ONSITE AND WITHIN THE PUBLIC RIGHT OF WAY TO PREVENT EROSION AND TO PREVENT SEDIMENTATION ONTO OTHER PROPERTIES.

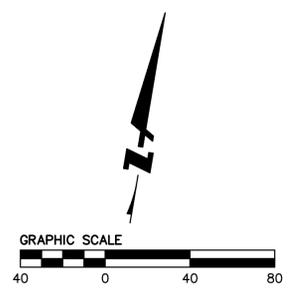
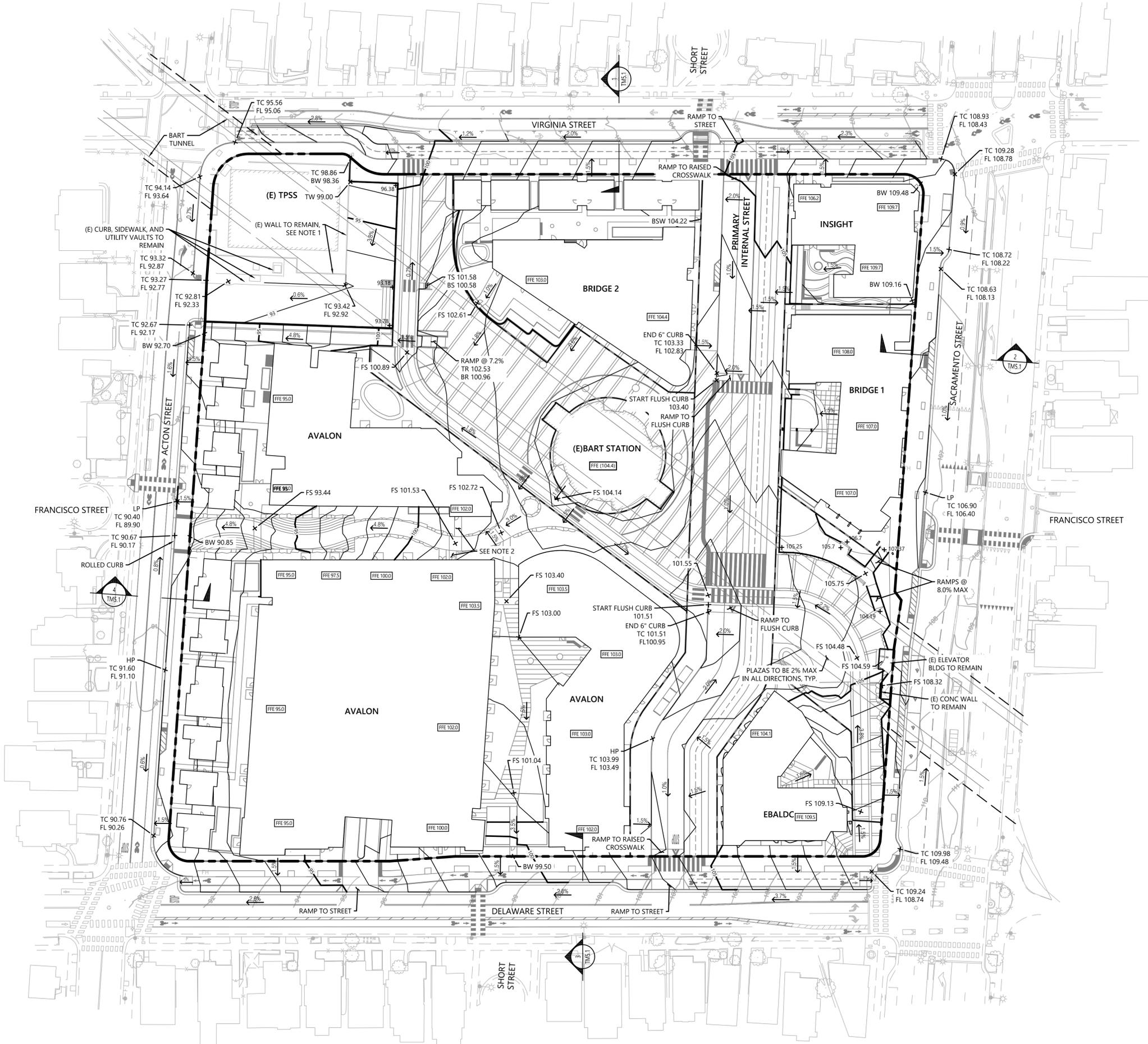
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NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
GRADING PLAN
ALAMEDA COUNTY CALIFORNIA

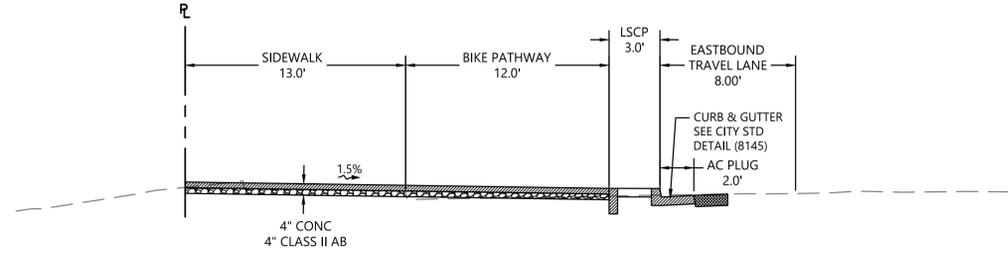
BERKELEY

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PLOT DATE: 07-23-24 PLOTTED BY: yeej

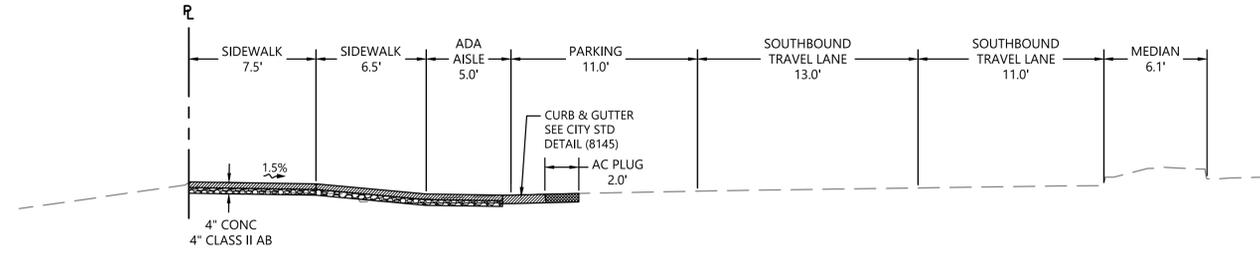


Date	7/23/2024
Scale	1" = 40'
Design	JY
Drawn	JC
Approved	BS
Job No	C20230975
Drawing Number:	TM5.0
	12 OF 15

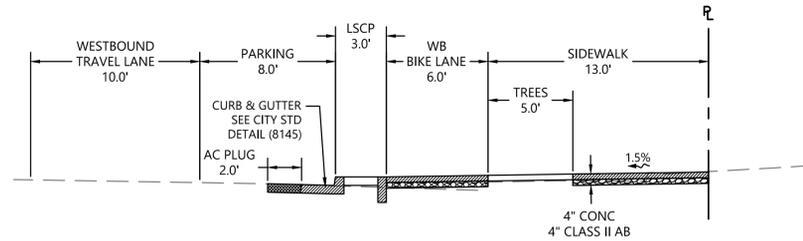
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 PLOT DATE: 07-23-24 PLOTTED BY: jee



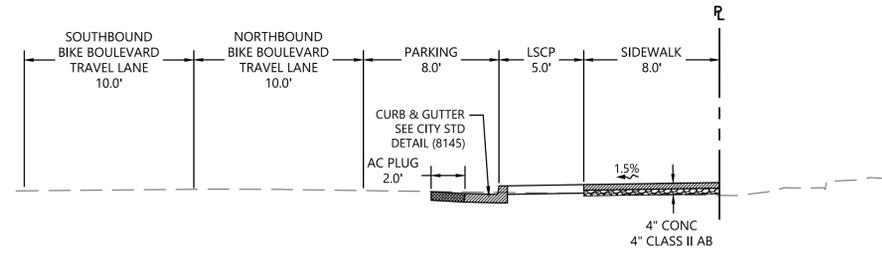
1
-
VIRGINIA STREET TYPICAL SECTION
NTS



2
-
SACRAMENTO STREET TYPICAL SECTION
NTS



3
-
DELAWARE STREET TYPICAL SECTION
NTS



4
-
ACTON STREET TYPICAL SECTION
NTS

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NORTH BERKELEY BART STATION TOD PROJECT
 TENTATIVE MAP NO.8713
 TYPICAL CROSS SECTIONS
 ALAMEDA COUNTY CALIFORNIA
 BERKELEY

No.	Revisions

Date: 7/23/2024
 Scale: 1" = 40'
 Design: JY
 Drawn: JC
 Approved: BS
 Job No: C20230975
 Drawing Number:
TM5.1
 13 OF 15

DRAWING NAME: K:\2023\230975_North_Berkeley_BART_Surveys\ENG_Sheets\TM C7_0_SIMP.dwg
PLOT DATE: 07-23-24
PLOTTER: BY: yje



- LEGEND:**
- BIORETENTION PLANTER
 - LANDSCAPE AREA
 - PERMEABLE PAVEMENT
 - DMA BOUNDARY
 - ROOF AREA
 - FLOW DIRECTION - ROOF
 - FLOW DIRECTION - GROUND
 - AREA OF ROW
 - AREA OF ROW REQUIRING TREATMENT

- NOTES:**
1. THIS PLAN ONLY SHOWS THE STORMWATER TREATMENT APPROACH FOR THE BART PARCELS. THE STORMWATER TREATMENT APPROACH FOR THE CITY OF BERKELEY RIGHT-OF-WAY AREAS.
 2. STORMWATER MANAGEMENT FOR NON-LEASED PARCELS WILL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF BART'S M54 PERMIT AND SHALL ADDRESS 100% FULL TRASH CAPTURE.
 3. STORMWATER MANAGEMENT FOR ALL LEASED PARCELS WILL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF PROVISION C.3 IN THE SAN FRANCISCO BAY REGION MUNICIPAL REGIONAL STORMWATER PERMIT (MRP).
 4. THIS PROJECT IS NOT LOCATED IN A HYDROMODIFICATION SUSCEPTIBILITY AREA AND THEREFORE HYDROMODIFICATION IS NOT A REQUIREMENT PER THE MRP.
 5. THE PROJECT SITE HAS BEEN DELINEATED INTO DRAINAGE MANAGEMENT AREAS (DMA) ASSOCIATED WITH EACH BUILDING AND COMMON AREAS, AS SHOWN ON THE PLAN AND ACCOMPANYING TABLE BELOW.
 6. ROOFTOPS AND SOME AT-GRADE IMPERVIOUS HARDSCAPE WITHIN EACH DMA ARE ROUTED TO ADJACENT LOW IMPACT DEVELOPMENT (LID) TREATMENT FACILITIES, AS INDICATED IN THE TABLE BELOW. TREATMENT FACILITIES WILL BE DESIGNED ACCORDING TO THE GUIDANCE IN THE "ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE". ALL FACILITIES SHALL BE SIZED PER THE "4 PERCENT METHOD" OR LARGER. ALL BIORETENTION PLANTERS WILL BE DESIGNED AS FLOW-THROUGH FACILITIES WITH AN IMPERMEABLE LINER AND UNDERDRAIN DUE TO CONSTRAINTS OF THE IN-SITU SOIL.
 7. MUCH OF THE AT-GRADE AREA WILL BE MANAGED AS "SELF-RETAINING" WITH IMPERVIOUS HARDSCAPE RUNOFF ROUTED ONTO ADJACENT LANDSCAPED AREAS OR PERMEABLE PAVEMENT. THESE SELF-RETAINING AREAS WILL BE DESIGNED ACCORDING TO THE GUIDANCE IN THE "ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE", INCLUDING A 3-INCH PONDING DEPTH IN LANDSCAPED AREAS, ADEQUATE STORAGE IN PERMEABLE GRAVEL BASE LAYERS, AND A MAXIMUM RUN-OF RATIO OF 2:1 IMPERVIOUS AREA TO RECEIVING PERVIOUS AREA.
 8. STORMWATER MANAGEMENT WITHIN THE COMMON PLAZA AREAS IS CHALLENGING DUE TO PROGRAMMATIC FUNCTIONAL REQUIREMENTS, SURFACE GRADING, AND PRESENCE OF THE UNDERGROUND BART TUNNEL AND ZONE OF INFLUENCE (ZOI). THE PLAZA AREAS WILL BE DESIGNED AS A COMBINATION OF SELF-RETAINING AREAS (TO LANDSCAPE AND PERMEABLE CONCRETE) AND IMPERVIOUS RUNOFF TREATED IN BIORETENTION PLANTERS (AND POTENTIALLY TREE WELL FILTERS WITH A DESIGN FOLLOWING THE SAME PARAMETERS AND PERFORMANCE AS A BIORETENTION PLANTER).
 9. RUNOFF FROM THE EXISTING STATION ROOF IS NOT REQUIRED TO RECEIVE TREATMENT, AS THE PROJECT WILL NOT RESULT IN AN INCREASE OF MORE THAN 50% OF THE EXISTING IMPERVIOUS SURFACE AREA AND THUS PER M54 PERMIT SECTION F.5.2.(ii)(b) ONLY RUNOFF FROM NEW AND/OR REPLACED IMPERVIOUS SURFACE OF THE PROJECT MUST BE INCLUDED, WHICH THE EXISTING STATION ROOF IS NOT.
 10. THE TOTAL AREA REQUIRED TO BE MANAGED PER THE MRP (i.e., FROM CURB TO ROW BOUNDARY LINE) IS APPROXIMATELY 56,890 SQUARE FEET. SOME OF THIS AREA IS INFEASIBLE TO TREAT OR SELF-RETAIN (SUCH AS AT DRIVEWAY CROSSINGS OR OVER THE BART TUNNEL) AND THUS WILL NOT BE DIRECTLY MANAGED, HOWEVER, ADDITIONAL ROW AREA WILL BE TREATED THAT IS NOT REQUIRED (SUCH AS STREET AREA OUTSIDE THE CURB THAT WILL BE CAPTURED IN PERMEABLE PAVEMENT AND BIORETENTION PLANTERS) WITH THE NET TOTAL AREA TREATED TO BE EQUAL TO OR LARGER THAN THE REQUIRED AREA.
TOTAL REQUIRED TREATMENT AREA = 56,890 SF
TOTAL AREA TREATED = 57,186 SF
 11. MUCH OF THE AREA ON VIRGINIA STREET AND DELAWARE STREET IS ROUTED TO LOW IMPACT DEVELOPMENT (LID) TREATMENT FACILITIES, AS INDICATED IN THE TABLE BELOW. TREATMENT FACILITIES WILL BE DESIGNED ACCORDING TO THE GUIDANCE IN THE "ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE". ALL FACILITIES SHALL BE SIZED PER THE "4 PERCENT METHOD" OR LARGER. ALL BIORETENTION PLANTERS WILL BE DESIGNED AS FLOW-THROUGH FACILITIES WITH AN IMPERMEABLE LINER AND UNDERDRAIN DUE TO CONSTRAINTS OF THE IN-SITU SOIL.

ON-SITE DRAINAGE MANAGEMENT AREA TABLE									
DRAINAGE MANAGEMENT AREA (DMA)	DMA TREATED IN LOW IMPACT DEVELOPMENT (LID) FACILITY					SELF-RETAINING PORTIONS OF DMA			
	TOTAL AREA (SF)	ROOF AREA (SF)	HARDSCAPE AREA (SF)	LID FACILITY TYPE	LID AREA PROVIDED (SF)	MIN LID AREA (4%) (SF)	HARDSCAPE AREA (SF)	LANDSCAPED AREA (SF)	PERMEABLE PAVEMENT (SF)
INSIGHT	12,079	9,002	1,240	BIORETENTION	583	410	209	1,045	0
BRIDGE 1	19,992	16,048	1,120	BIORETENTION	748	687	1,223	853	0
BRIDGE 2	29,974	19,195	1,150	BIORETENTION	820	814	4,039	4,770	0
EBALDC	14,769	10,922	0	BIORETENTION	579	437	2,290	3,103	0
AVALON	144,541	97,000	2,530	BIORETENTION	4,572	3,981	10,790	27,500	2,149
ZOI 1	17,665	0	8,293	BIORETENTION	340	332	5,382	3,650	0
ZOI 2	41,227	0	31,775	BIORETENTION	1,709	1,271	3,241	1,140	3,362
TPSS ACCESS	8,911	0	0	-	-	-	5,909	0	3,002
INTERNAL STREET	34,033	0	0	-	-	-	18,662	5,305	10,066

OFF-SITE DRAINAGE MANAGEMENT AREA TABLE									
DRAINAGE MANAGEMENT AREA (DMA)	DMA TREATED IN LOW IMPACT DEVELOPMENT (LID) FACILITY					SELF-RETAINING PORTIONS OF DMA			
	TOTAL AREA (SF)	ROOF AREA (SF)	HARDSCAPE AREA (SF)	LID FACILITY TYPE	LID AREA INCLUDED (SF)	MIN. LID AREA (4%) (SF)	HARDSCAPE AREA (SF)	LANDSCAPED AREA (SF)	PERMEABLE PAVEMENT (SF)
VIRGINIA ST	17,284	0	14,746	BIORETENTION	729	590	1,163	646	0
SACRAMENTO ST	5,972	0	0	-	-	-	4,049	270	1,653
DELAWARE ST	24,684	0	20,215	BIORETENTION	948	809	2,264	1,258	0
ACTON ST	9,245	0	0	-	-	-	6,002	685	2,558



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NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
STORMWATER MANAGEMENT PLAN
ALAMEDA COUNTY
BERKELEY

No.	Revisions

Date: 7/23/2024
Scale: 1" = 40'
Design: JY
Drawn: JC
Approved: BS
Job No: C20230975
Drawing Number: **TM7.0**
15 OF **15**