

LEGEND

	EXISTING	PROPOSED
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	PED	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
FEE	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	VL	VAULT
ICV	IRRIGATION CONTROL VALVE	W, WTR	WATER
INT	INTERSECTION	W-B	BOTTOM OF WALL
INV	INVERT	W-T	TOP OF WALL
IP	IRON PIPE	WB	WATER BOX
IRR	IRRIGATION	WM	WATER METER
LSCP	LANDSCAPE	WV	WATER VALVE
LG	LIP OF GUTTER		

UTILITY INFORMATION

STORM DRAIN AND SANITARY SEWER:
BERKELEY PUBLIC WORKS
2180 MILVIA STREET, BERKELEY, CA 94704
(510) 981-6300

WATER:
EAST BAY MUNICIPAL UTILITY DISTRICT
375 11TH STREET, OAKLAND, CA 94607
(866) 403-2683

ELECTRIC:
PACIFIC GAS & ELECTRIC
77 BEALE STREET, SAN FRANCISCO, CA 94105
(877) 660-6789

TELEPHONE:
AT&T
95 S ALMADEN AVENUE, SAN JOSE, CA 95113

CABLE:
COMCAST
1050 ENTERPRISE WAY, 6TH FLOOR, SUNNYVALE, CA 94089

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

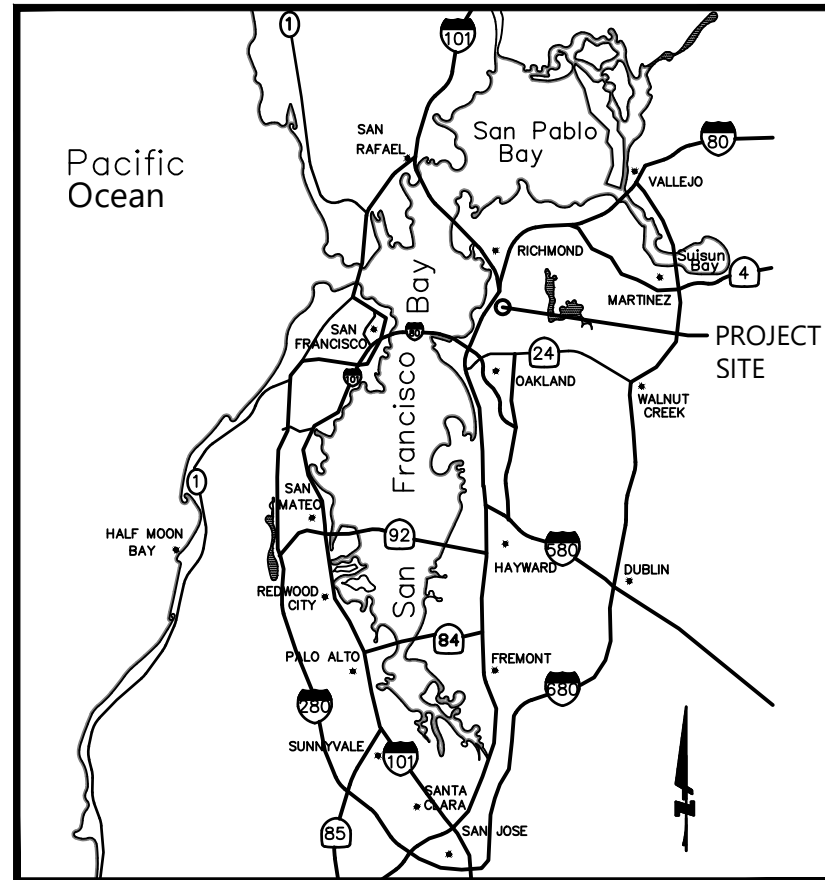
TENTATIVE MAP NO.8713

NORTH BERKELEY BART STATION

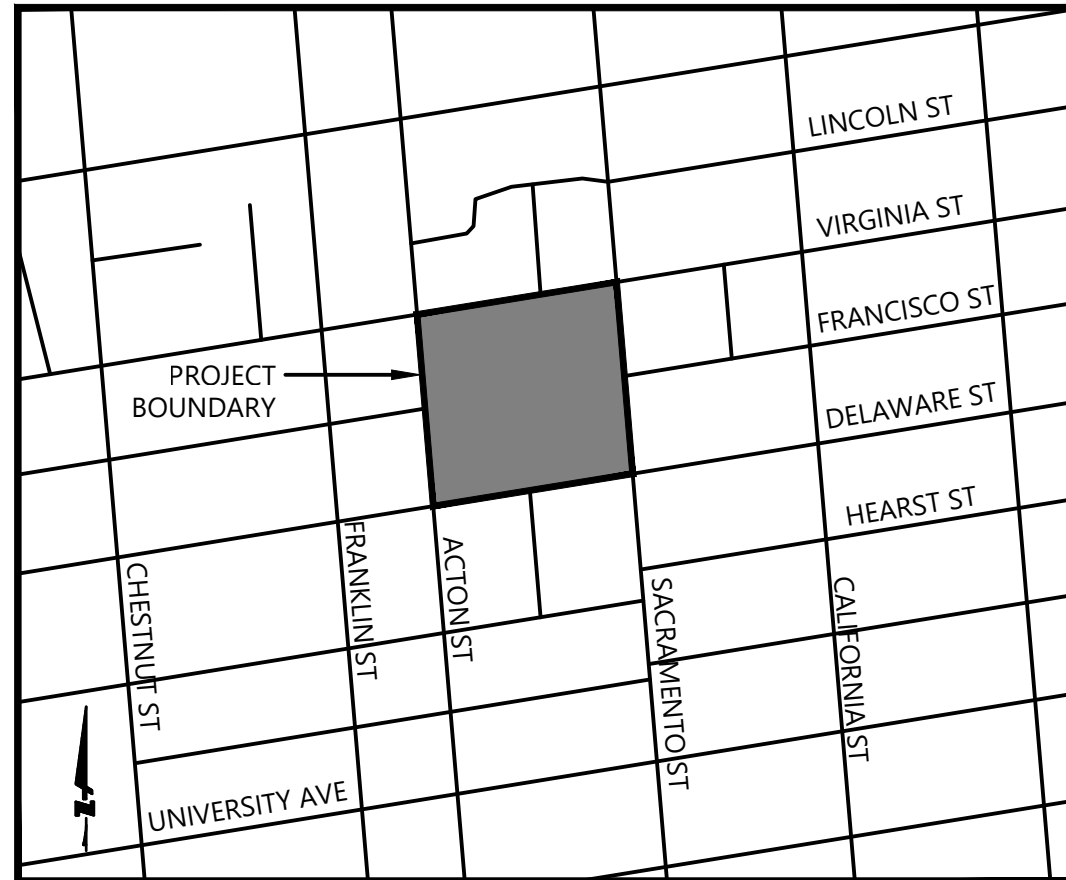
TRANSIT-ORIENTED DEVELOPMENT PROJECT

FOR SUBDIVISION OF LAND

CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA



VICINITY MAP
NTS



LOCATION MAP
NTS

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 C127
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

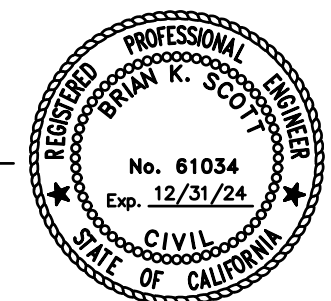


DATE

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



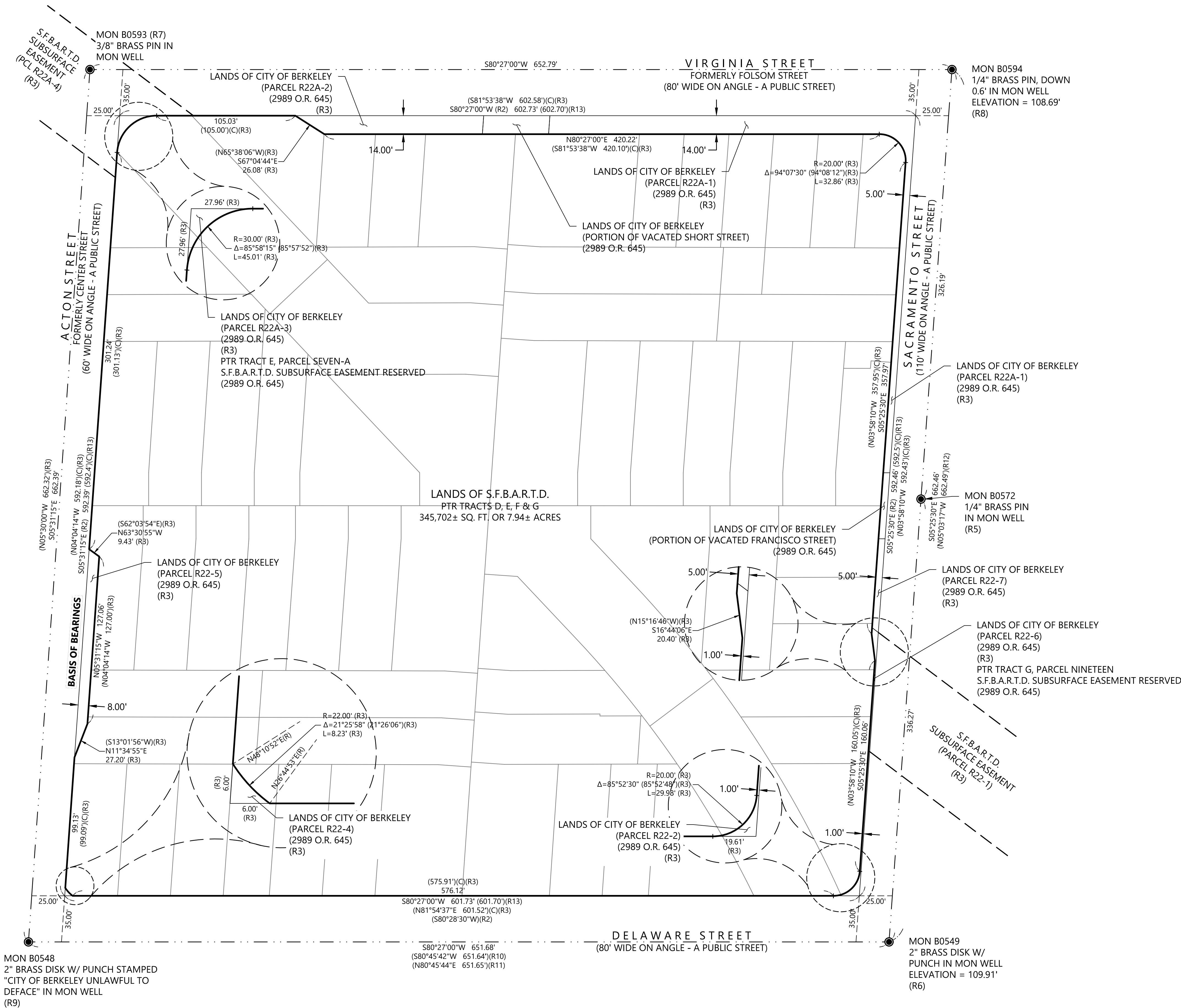
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NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
TITLE SHEET
ALAMEDA COUNTY
BERKELEY

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com



DRAWING NAME: K:\2023\230975 North_Berkeley_BART_Surveys\ENG\Sheets\TM2_0_0_BNDY.dwg
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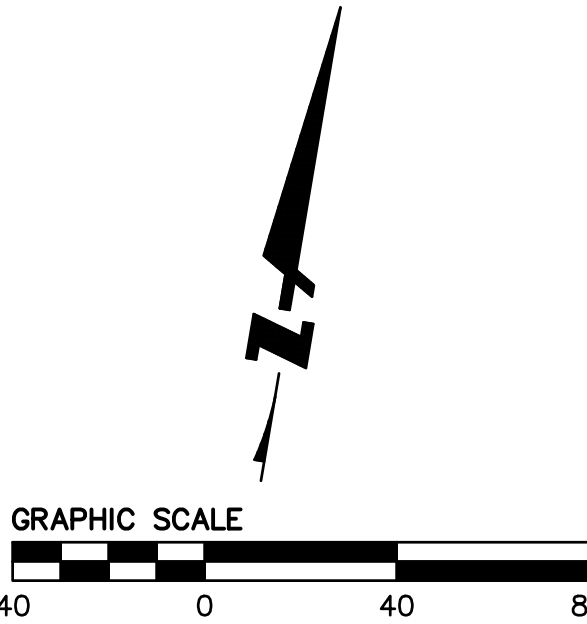
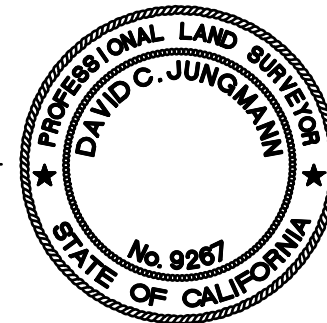


- RECORD MAP REFERENCES**
- (R1) SUBDIVISION MAP ENTITLED "MAP OF THE VISTA DEL MAR TRACT" FILED FOR RECORD ON MAY 27, 1893 IN BOOK 12 OF MAPS AT PAGE 59, ALAMEDA COUNTY RECORDS.
 - (R2) UNRECORDED MAP ENTITLED "SKETCH OF PROPOSED RESUBDIVISION OF A PORTION OF THE VISTA DEL MAR TRACT", DATED FEBRUARY 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**
- ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
 - 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. JUNGSMANN, P.L.S. 9267 1/24/2024 DATE



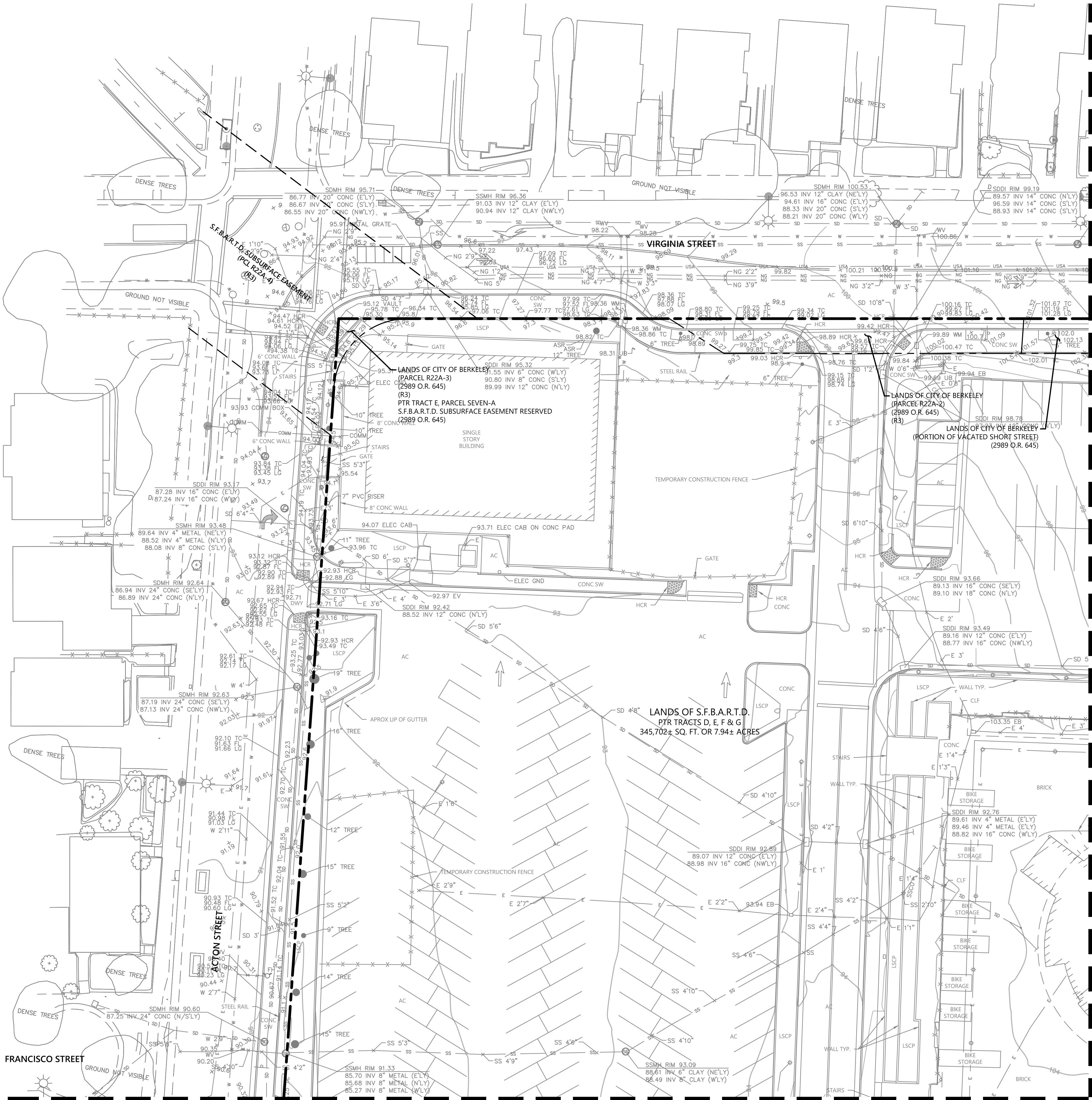
**NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
BOUNDARY SURVEY**

BERKELEY ALAMEDA COUNTY CALIFORNIA

No.	Revisions
Date 7/23/2024	
Scale 1" = 40'	
Design JY	
Drawn JC	
Approved BS	
Job No C20230975	
Drawing Number:	
TM2.0	
2 OF 15	



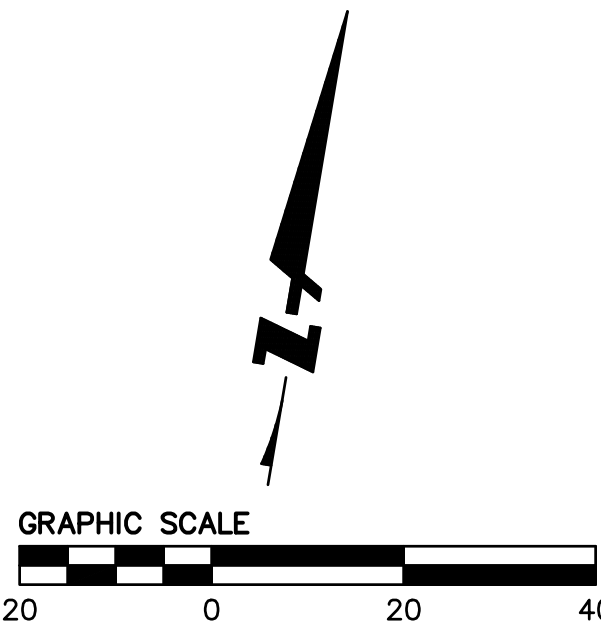
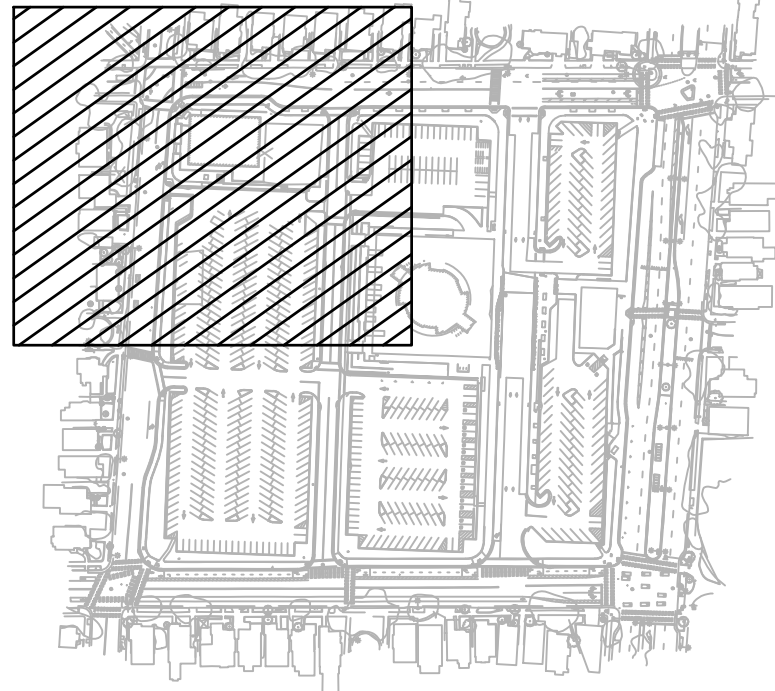
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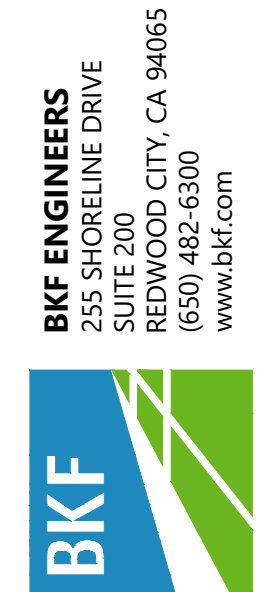
MATCHLINE - SEE TM 2.2 SHEET 4

MATCHLINE - SEE TM2.3 SHEET 5

KEYMAP



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

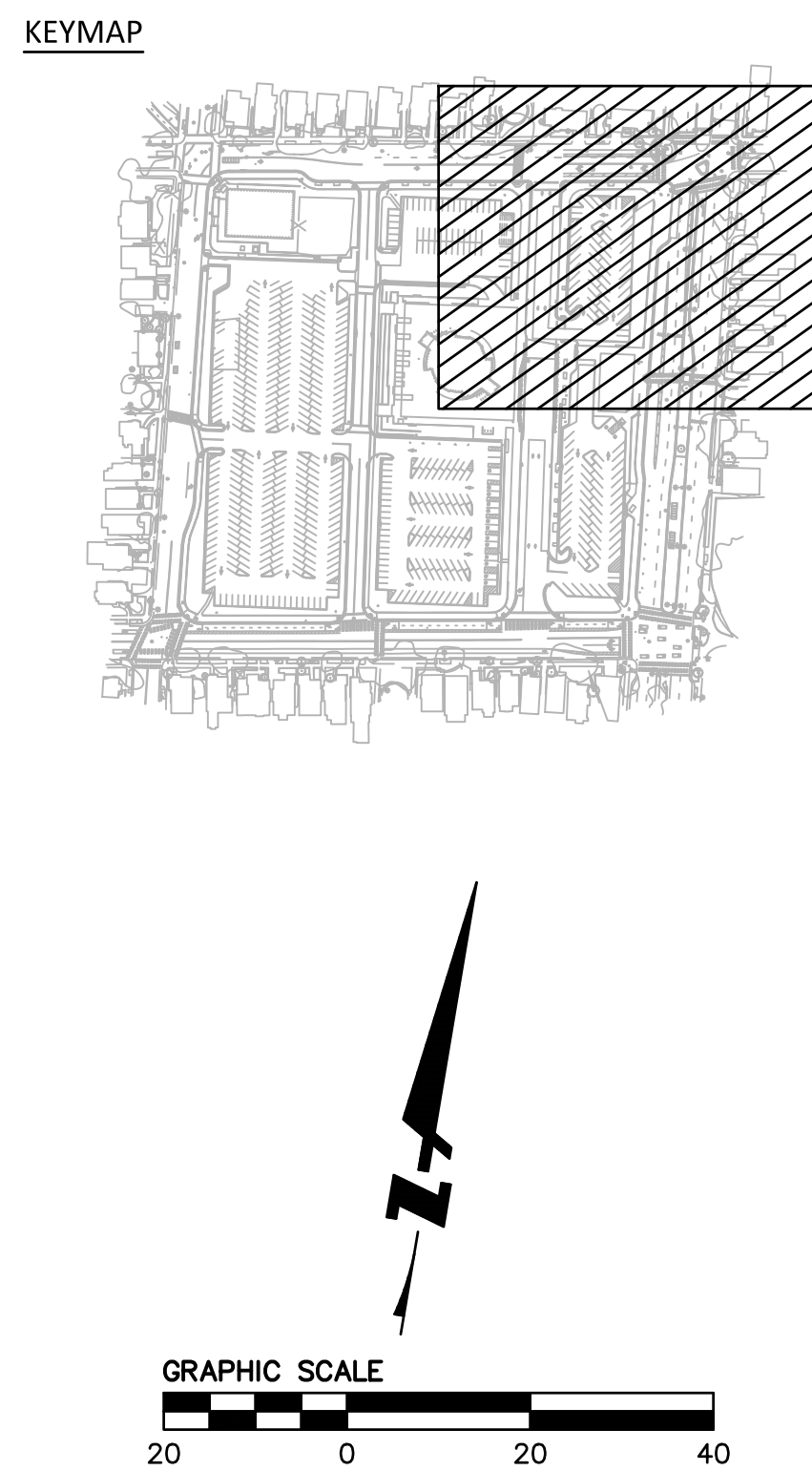


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Drawn	JC	Approved	BS
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	3	OF	15

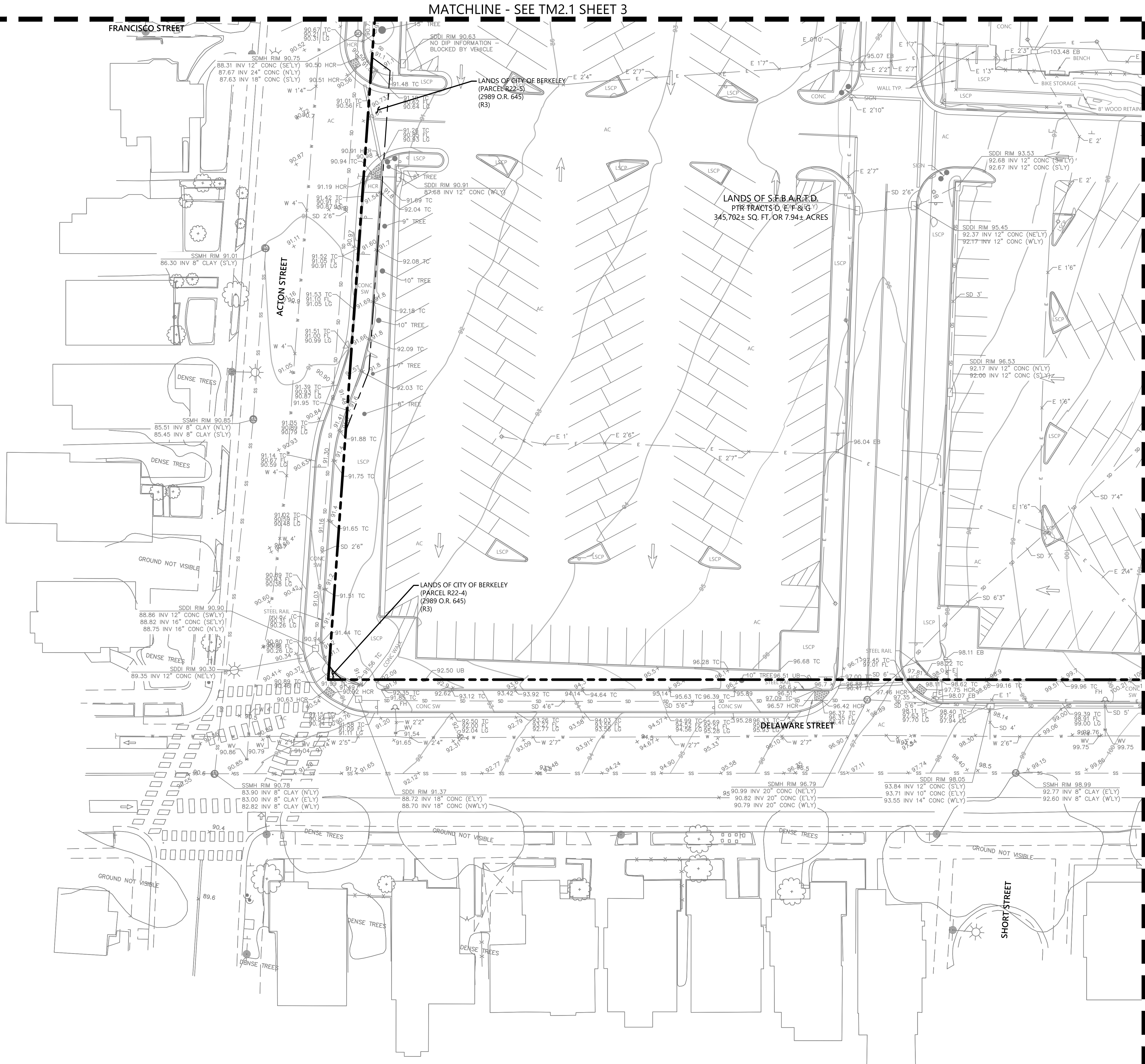
BERKELEY

ALAMEDA COUNTY

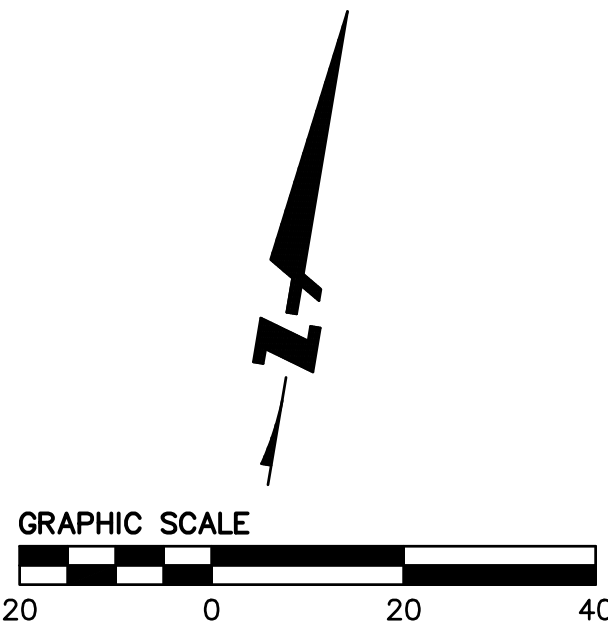
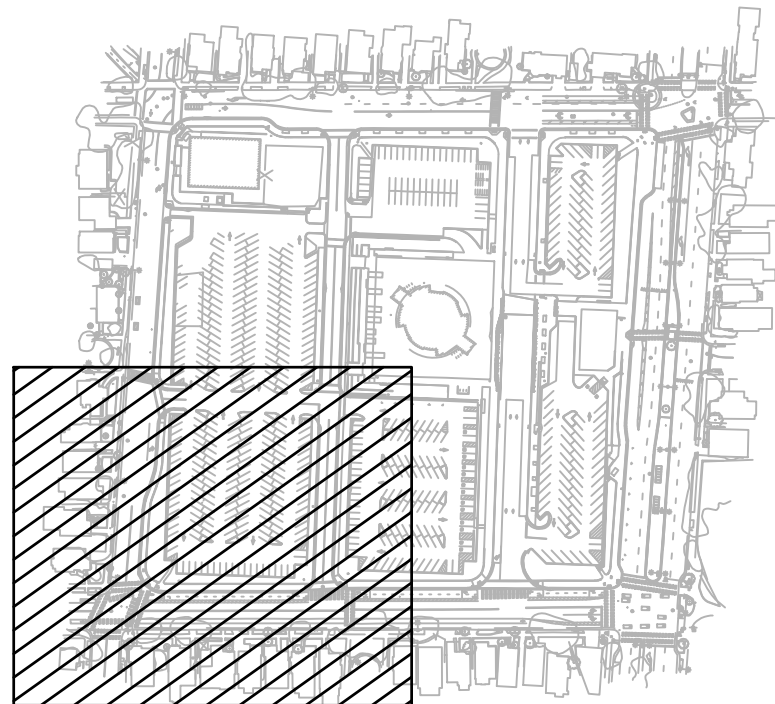
CALIFORNIA



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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

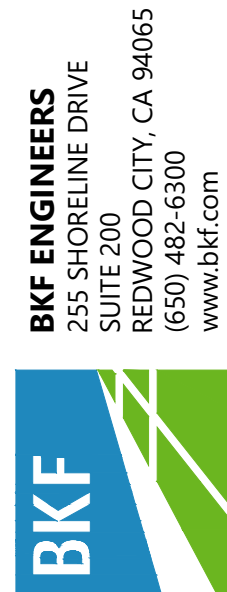
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BERKELEY

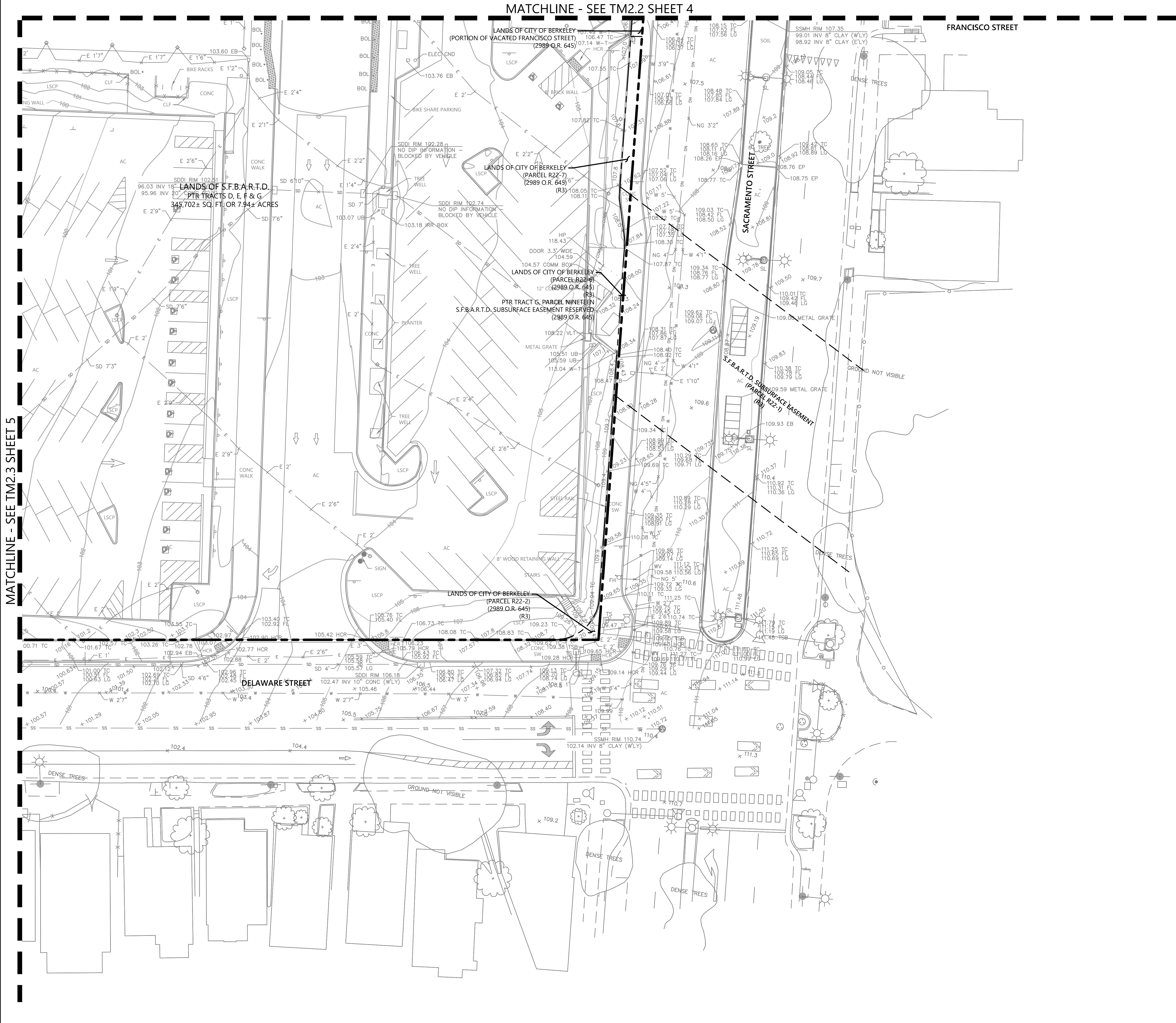
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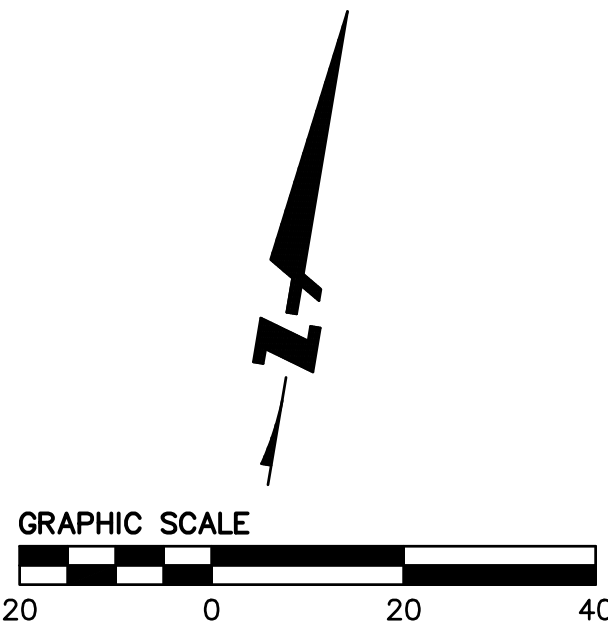
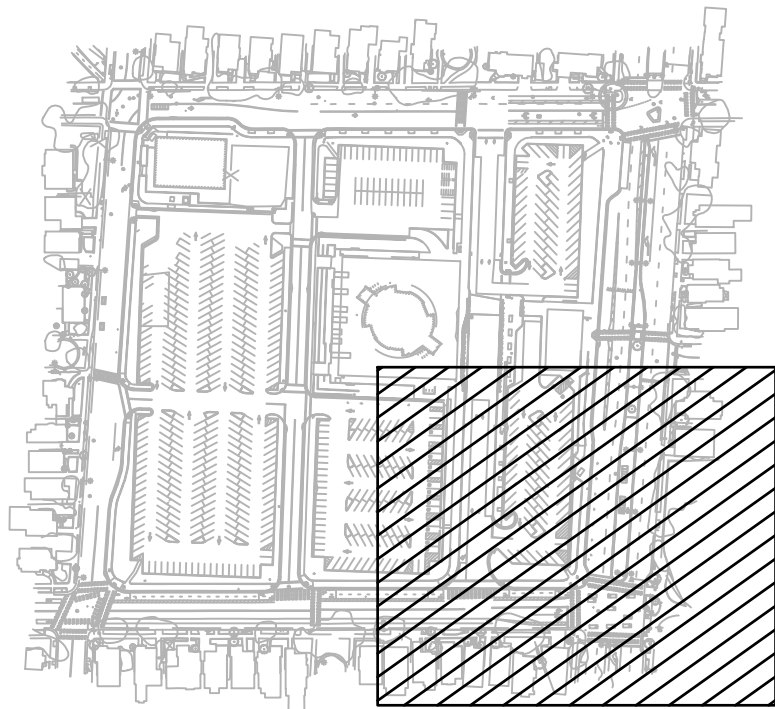
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5 OF **15**



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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

BERKELEY

ALAMEDA COUNTY

CALIFORNIA

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

Revisions	
No.	
1	Date: 7/23/2024
2	Scale: 1" = 20'
3	Design: JY
4	Drawn: JC
5	Approved: BS
6	Job No: C20230975

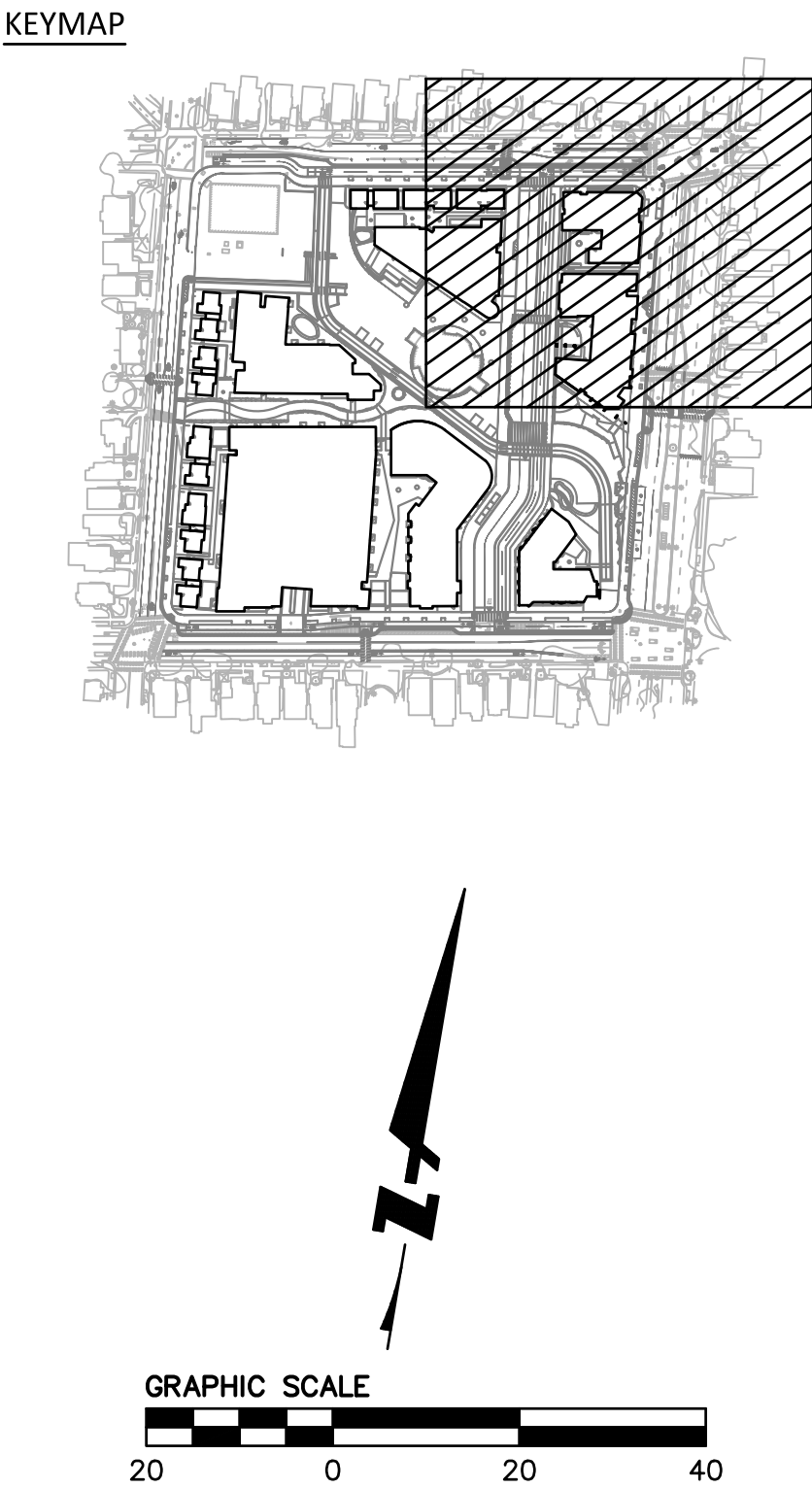
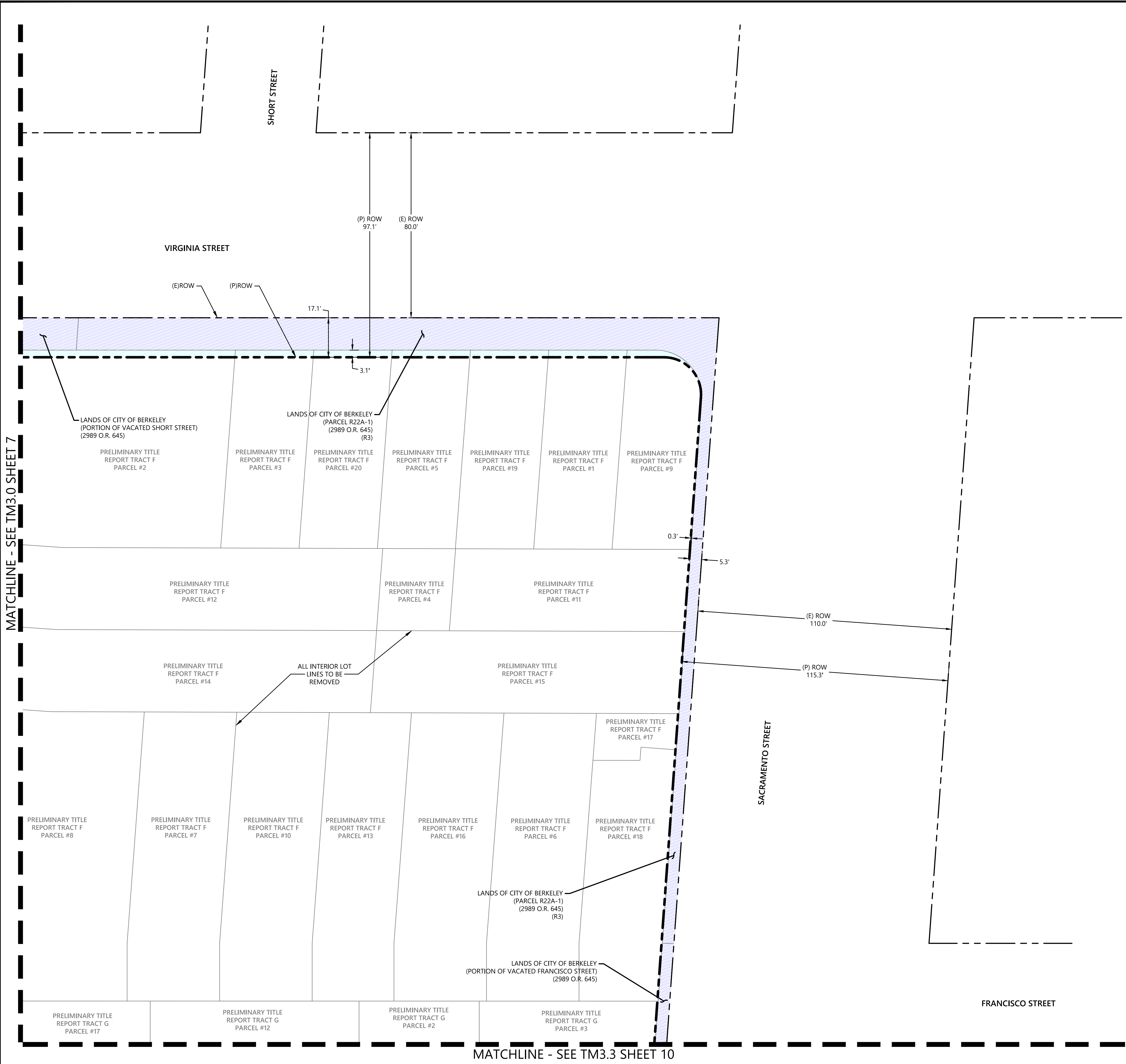
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6 OF **15**



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

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Design		JY		
Drawn		JC		
Approved		BS		
Job No.		C20230975		

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



- 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

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

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

Revisions		No.	Date
			7/23/2024
Scale		1" = 20'	
Design		JY	
Drawn		JC	
Approved		BS	
Job No		C20230975	
Drawing Number:			
TM3.1			
8 OF 15			

BERKELEY

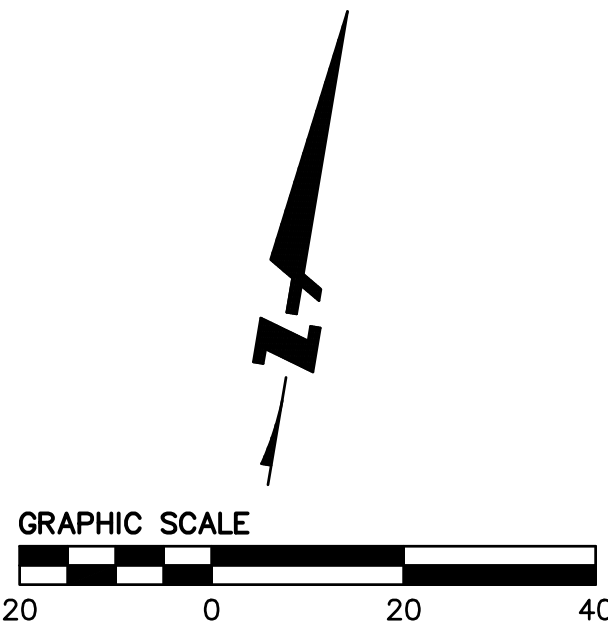
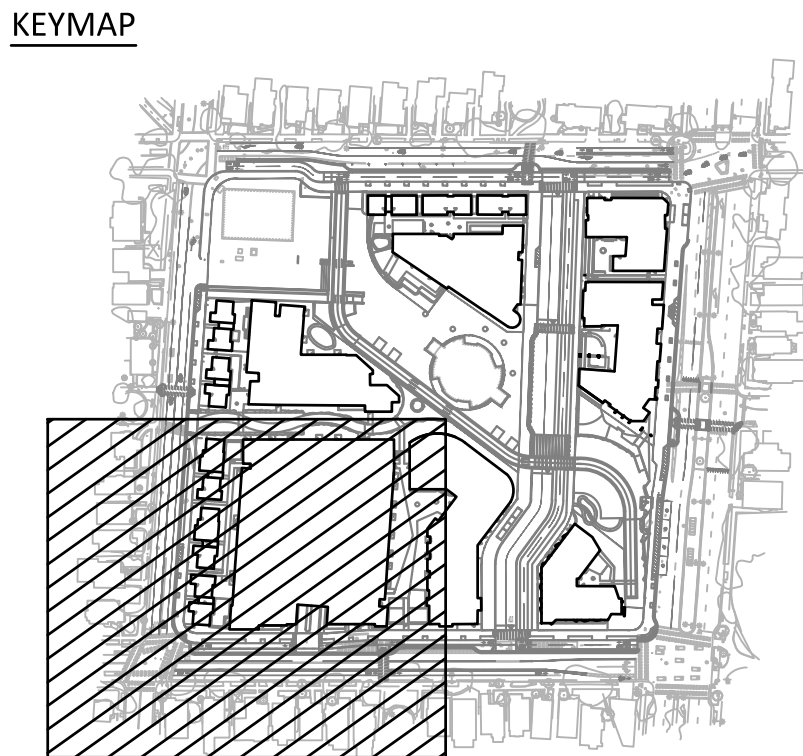
ALAMEDA COUNTY

CALIFORNIA

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



- 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



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

BERKELEY ALAMEDA COUNTY CALIFORNIA

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

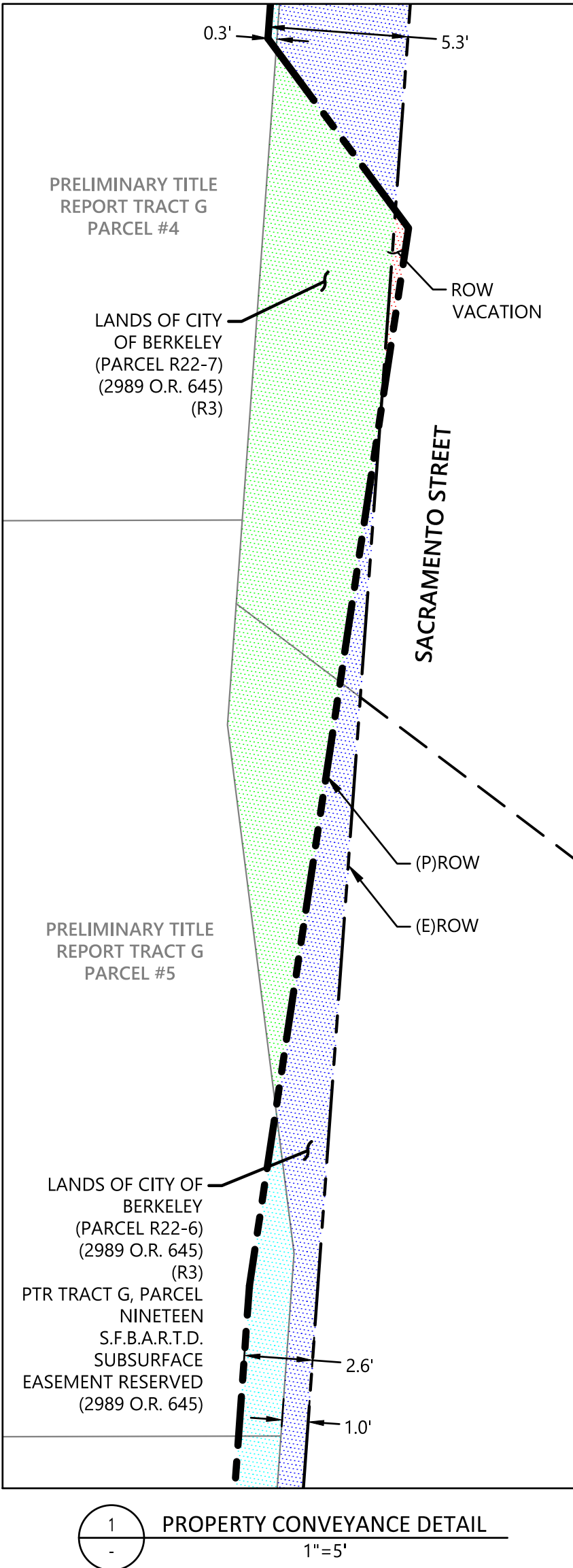
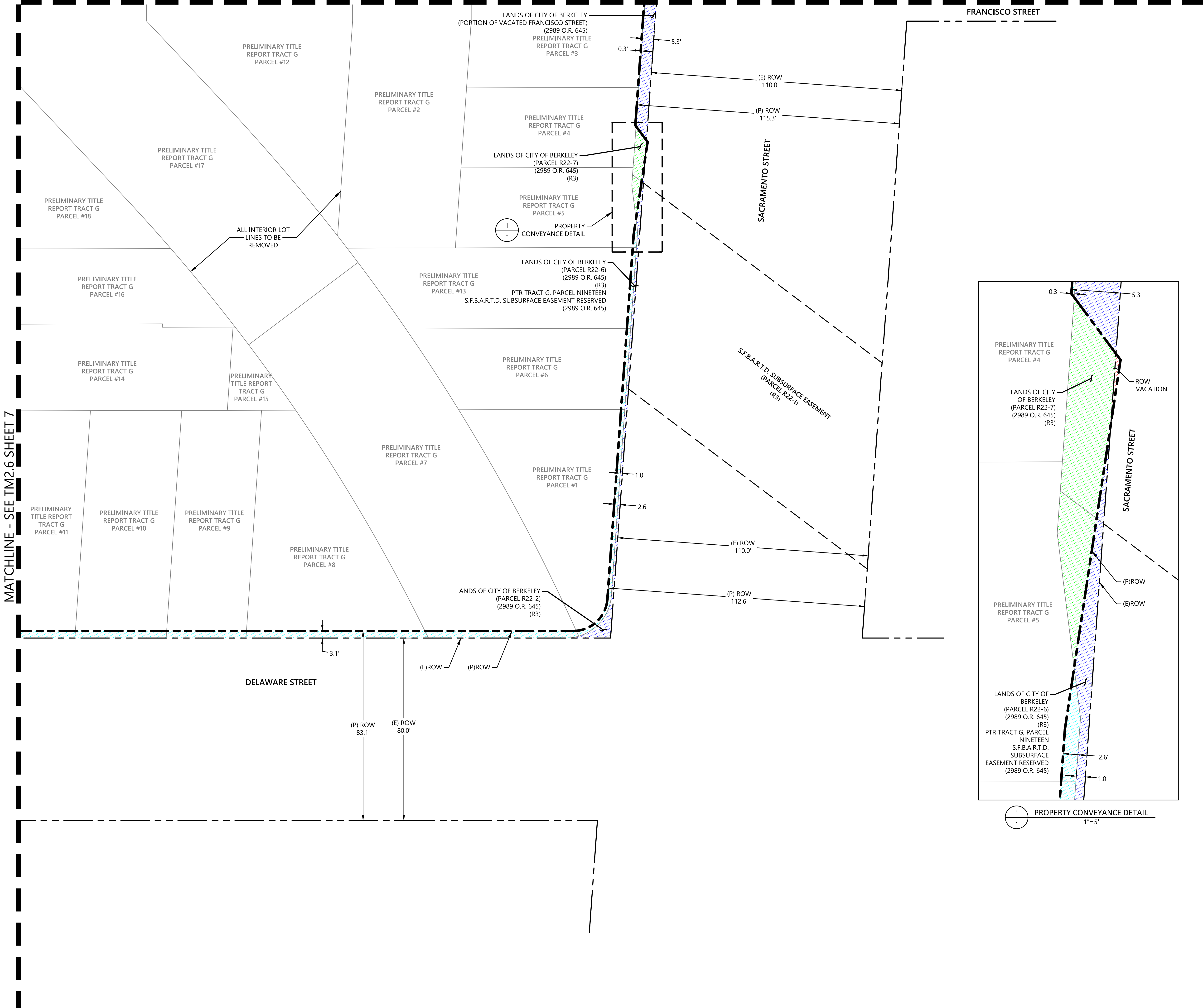
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PLOT DATE: 07-23-24

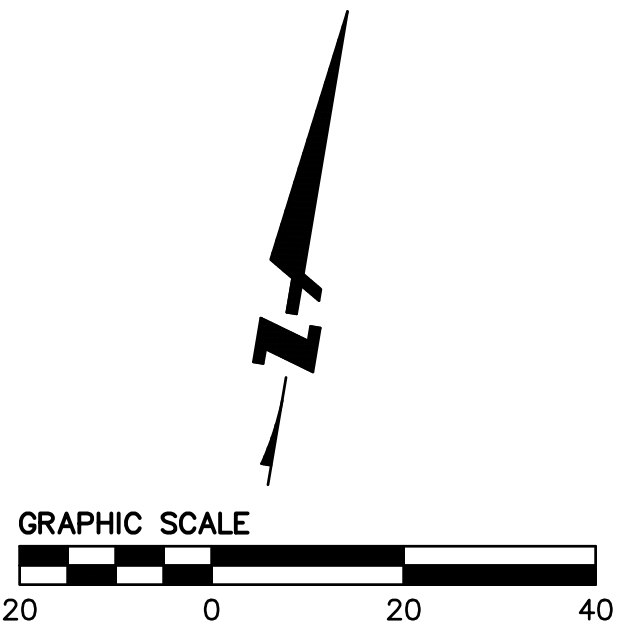
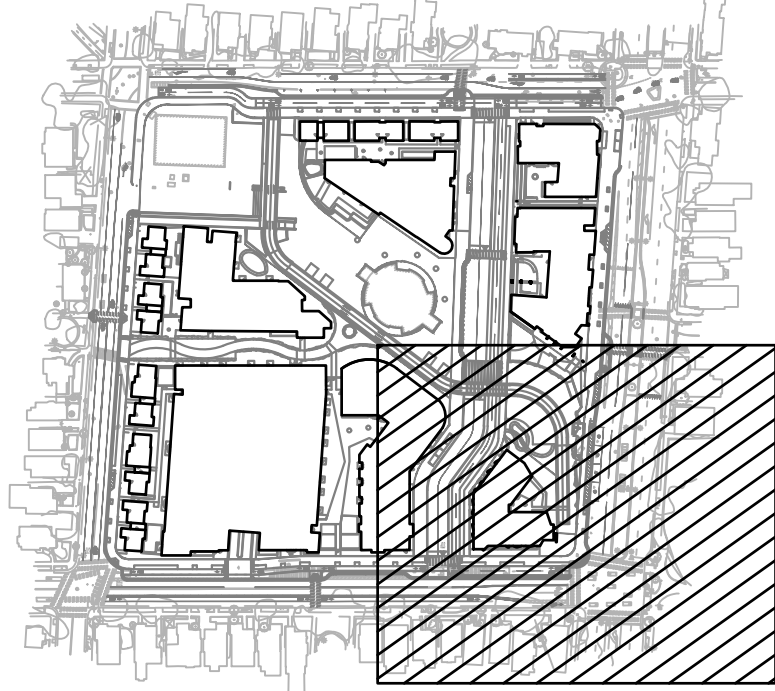
BY: jeej

MATCHLINE - SEE TM2.6 SHEET 7

MATCHLINE - SEE TM2.5 SHEET 6

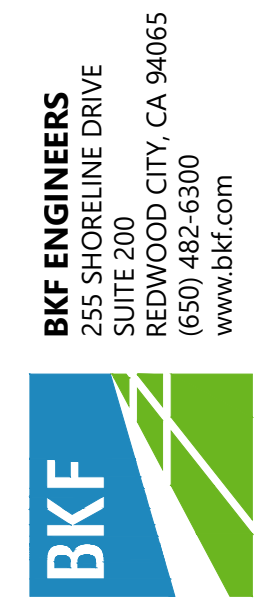


KEYMAP



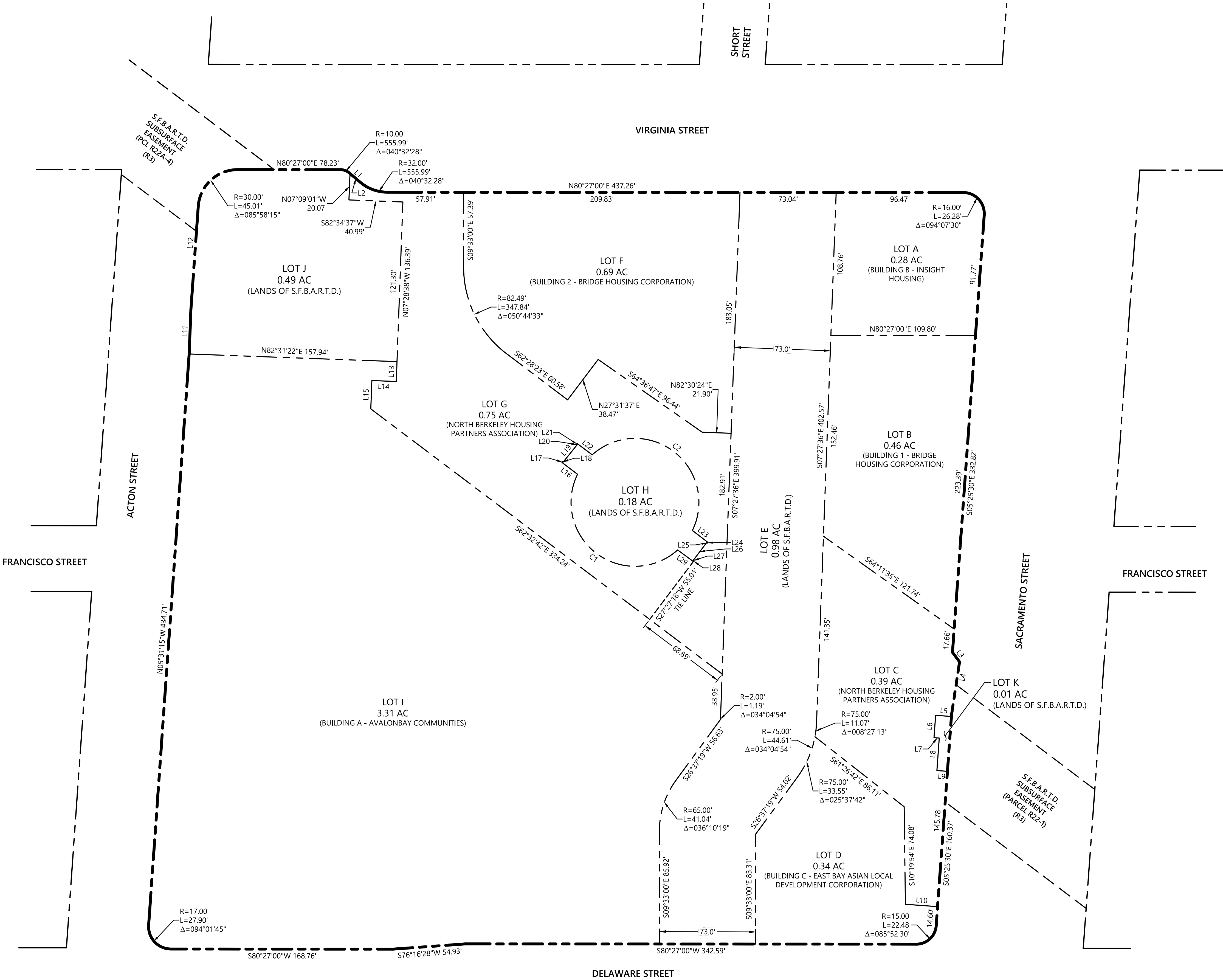
- LEGEND:**
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NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
PROPERTY CONVEYANCE PLAN



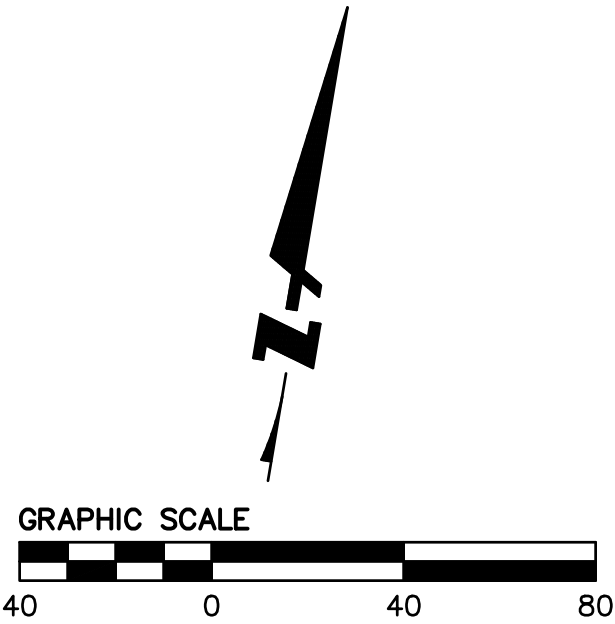
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Date	7/23/2024	No.	
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Drawn	JC	Approved	BS
Job No	C20230975		
Drawing Number:			
TM3.3			
10 OF 15			

DRAWING NAME: K:\2023\230975\North_Berkeley_BART_Surveys\ENG\Sheets\TM4_C4_0_PLOT.dwg
PLOT DATE: 07-23-24 PLOTTED BY: jeej

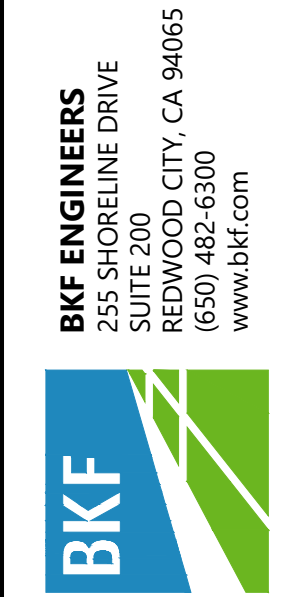


LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	10.779	S59° 00' 31.98"E
L2	9.982	S59° 00' 31.98"E
L3	9.042	S46° 06' 38.21"E
L4	40.950	S00° 59' 15.25"E
L5	12.000	S84° 34' 30.00"W
L6	17.000	S05° 25' 30.00"E
L7	4.000	N84° 34' 30.00"E
L8	24.750	S05° 25' 30.00"E
L9	8.000	N84° 34' 30.00"E
L10	24.487	N84° 34' 30.00"E
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



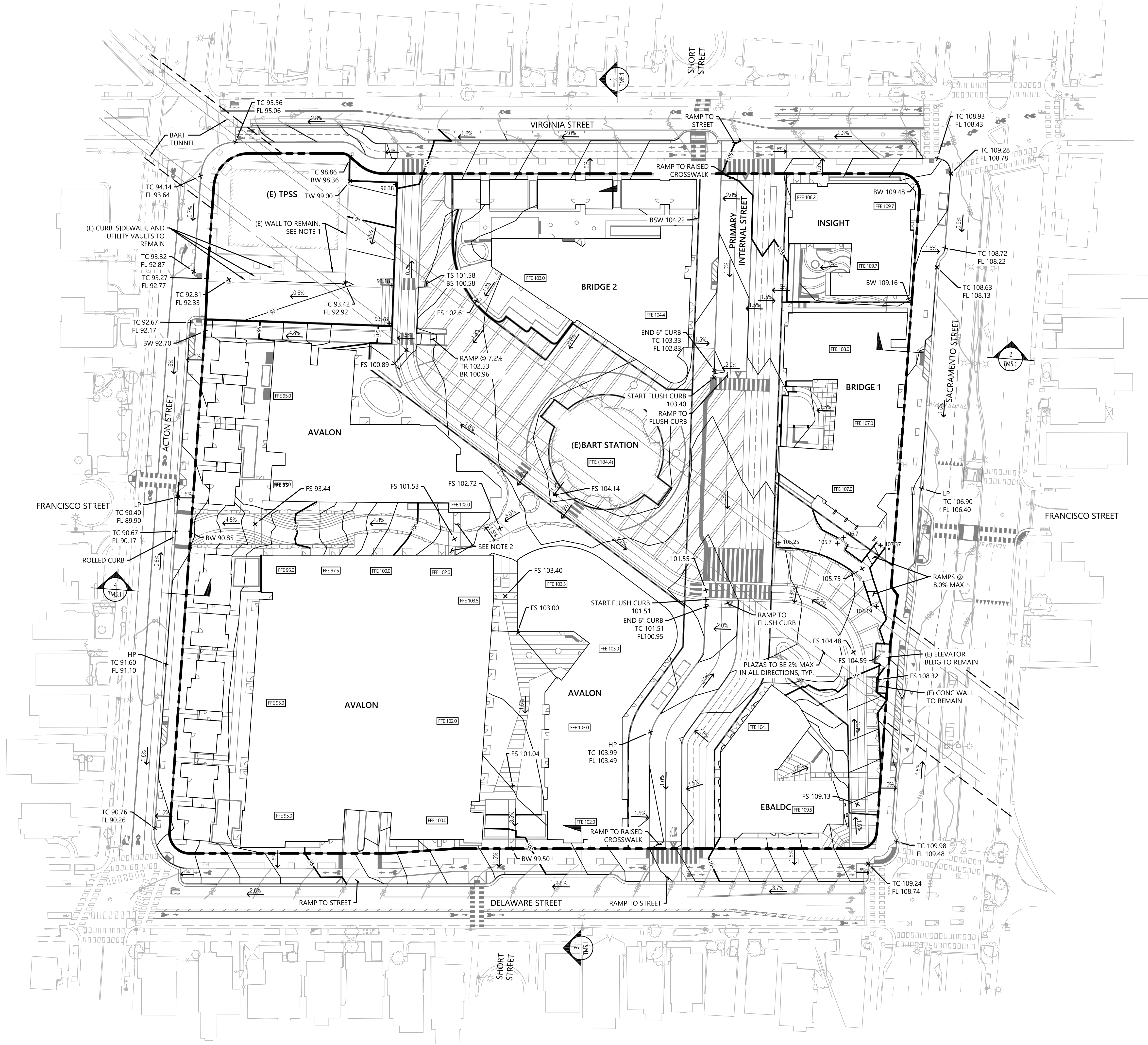
Date	7/23/2024	No.	
Scale	1" = 40'		
Design	JY		
Drawn	JC		
Approved	BS		
Job No	C20230975		
Drawing Number:	TM4.0		
	11 OF 15		

BERKELEY

CALIFORNIA

ALAMEDA COUNTY

DRAWING NAME: K:\2023\230975\North_Berkeley_BART_Surveys\TM5.0_GRAD.dwg
PLOT DATE: 07-23-24 PLOTTED BY: yeej



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.

**NORTH BERKELEY BART STATION TOD PROJECT
TENTATIVE MAP NO.8713
GRADING PLAN**

BERKELEY

CALIFORNIA

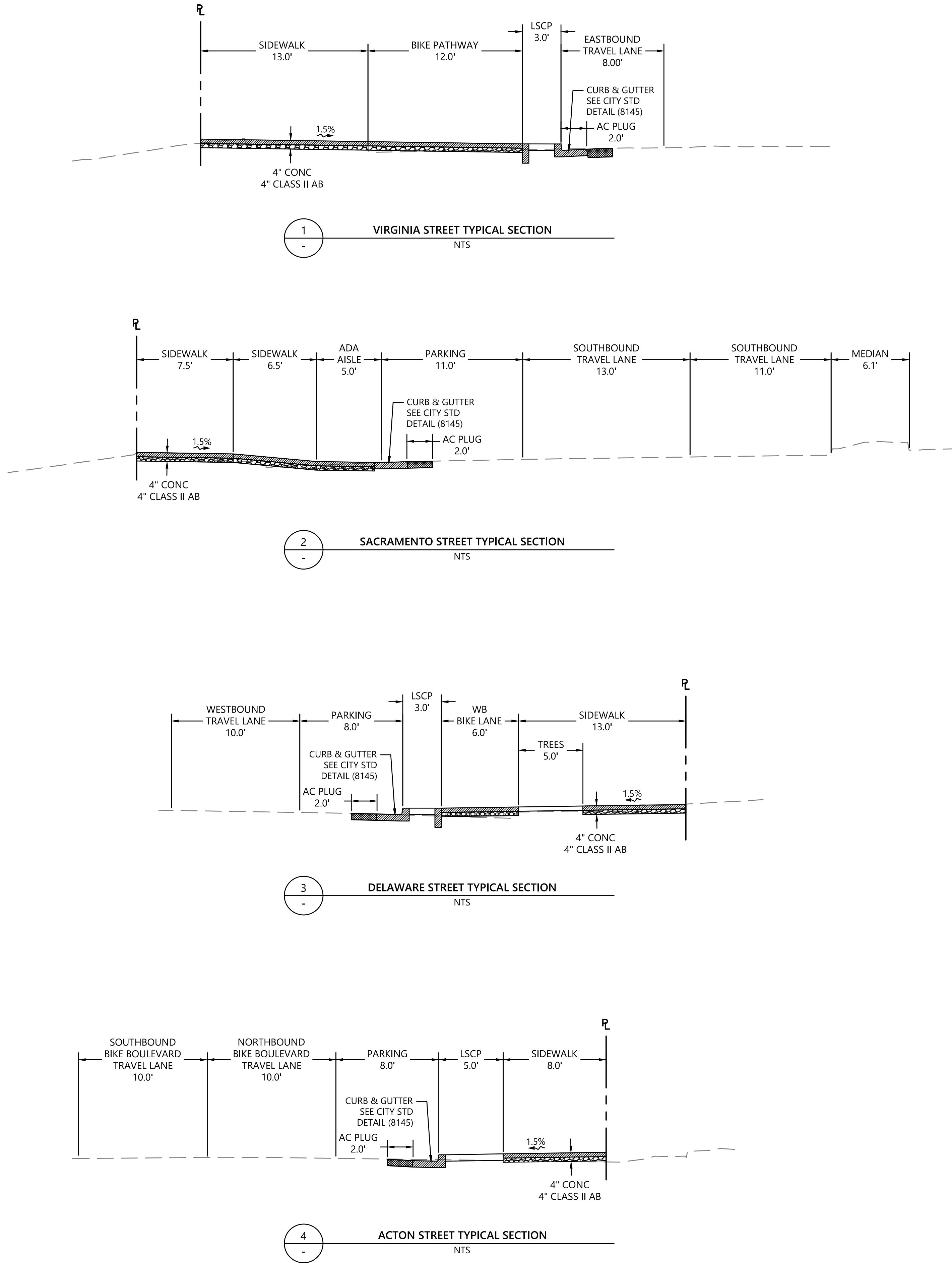


Revisions	
No.	Date
1	7/23/2024
Scale: 1" = 40'	
Design	JY
Drawn	JC
Approved	BS
Job No C20230975	

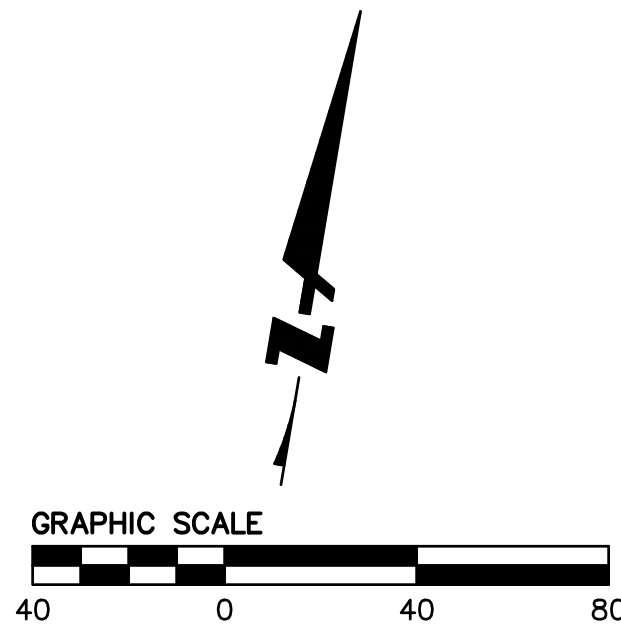
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TM5.0
12 OF 15

DRAWING NAME: K:\2023\230975\North_Berkeley_BART_Surveys\ENG\Sheets\TM\CS.0_GRAD.dwg
PLOT DATE: 07-23-24 PLOTTED BY: yeej



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



NOTES:

1. ALL STORM AND SEWER PIPE SLOPES SHALL MEET THE MINIMUM DESIGN SLOPE DESCRIBED IN THE CITY'S SPECIFICATIONS.
2. CUT, CAP, AND ABANDON EXISTING SANITARY SEWER LATERAL THAT EXTENDS INTO BART PROPERTY.

DRAWING NAME: K:\2023\230975\North_Berkeley_BART_Surveys\ENG\Sheets\TM 07_0_SWMP.dwg
PLOT DATE: 07-23-24 PLOTTED BY: yeej



- LEGEND:**
- BIORETENTION PLANTER
 - LANDSCAPE AREA
 - PERMEABLE PAVEMENT
 - DMA BOUNDARY
 - ROOF AREA
 - FLOW DIRECTION - ROOF
 - FLOW DIRECTION - GROUND
 - AREA OF ROW REQUIRING TREATMENT
- NOTES:**
- 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.
 - STORMWATER MANAGEMENT FOR NON-LEASED PARCELS WILL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF BART'S MS4 PERMIT AND SHALL ADDRESS 100% FULL TRASH CAPTURE.
 - 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).
 - THIS PROJECT IS NOT LOCATED IN A HYDROMODIFICATION SUSCEPTIBILITY AREA AND THEREFORE HYDROMODIFICATION IS NOT A REQUIREMENT PER THE MRP.
 - 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.
 - 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.
 - 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 CONCRETE GRAVEL BASE LAYERS, AND A MAXIMUM RUN-OF RATIO OF 2:1 IMPERVIOUS AREA TO RECEIVING PERVIOUS AREA.
 - 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).
 - 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 MS4 PERMIT SECTION F.5.g.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.
 - 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
 - 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		
DMA NAME	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		
DMA NAME	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