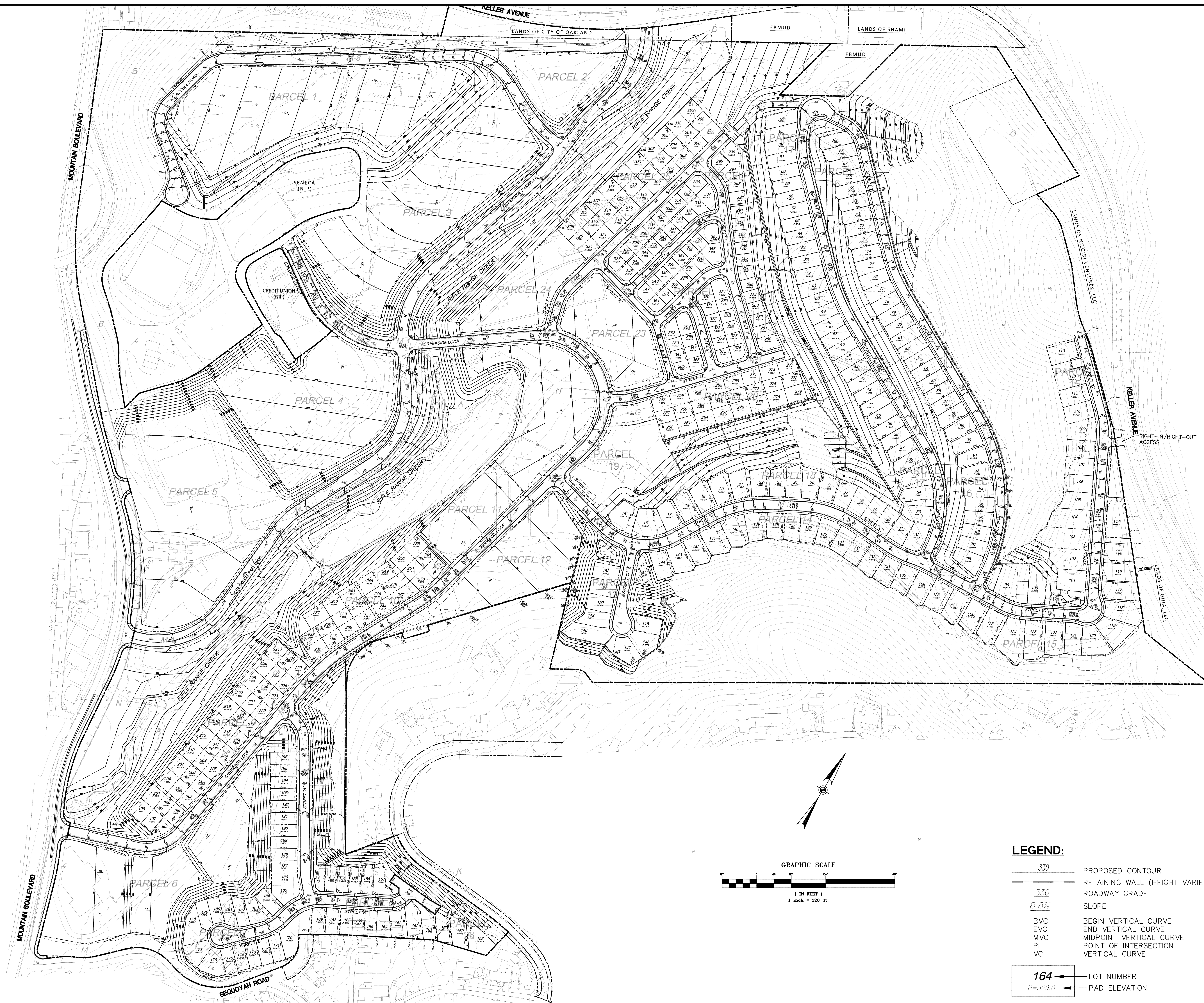


**VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL GRADING PLAN
ALAMEDA COUNTY**

Drawing Number:		Date: 09/06/16	No.	Revisions
Scale: 1"=20'				
Design: JN				
Drawn: DP/AN/CU/EA				
Approved: JN				
Job No: 20056154				

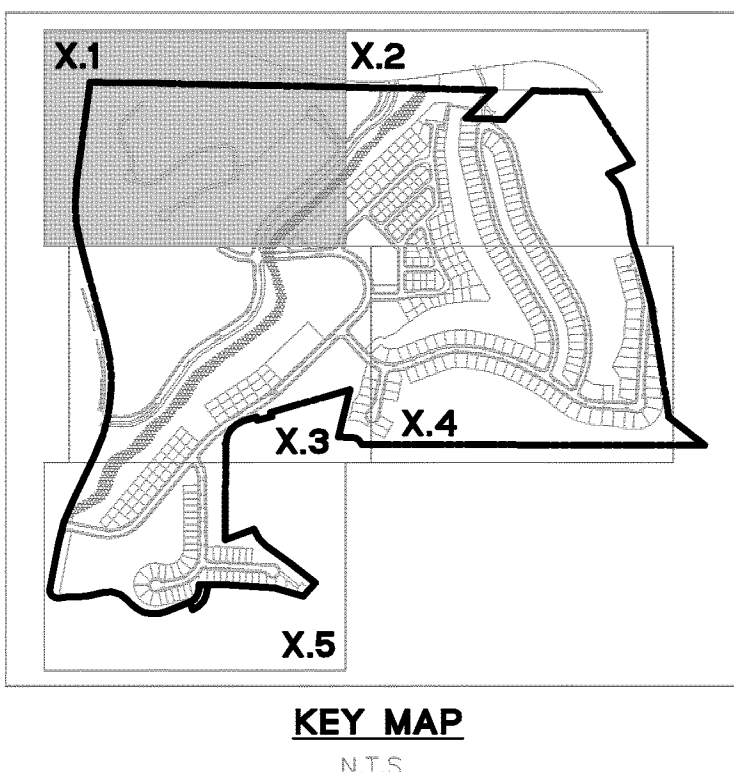
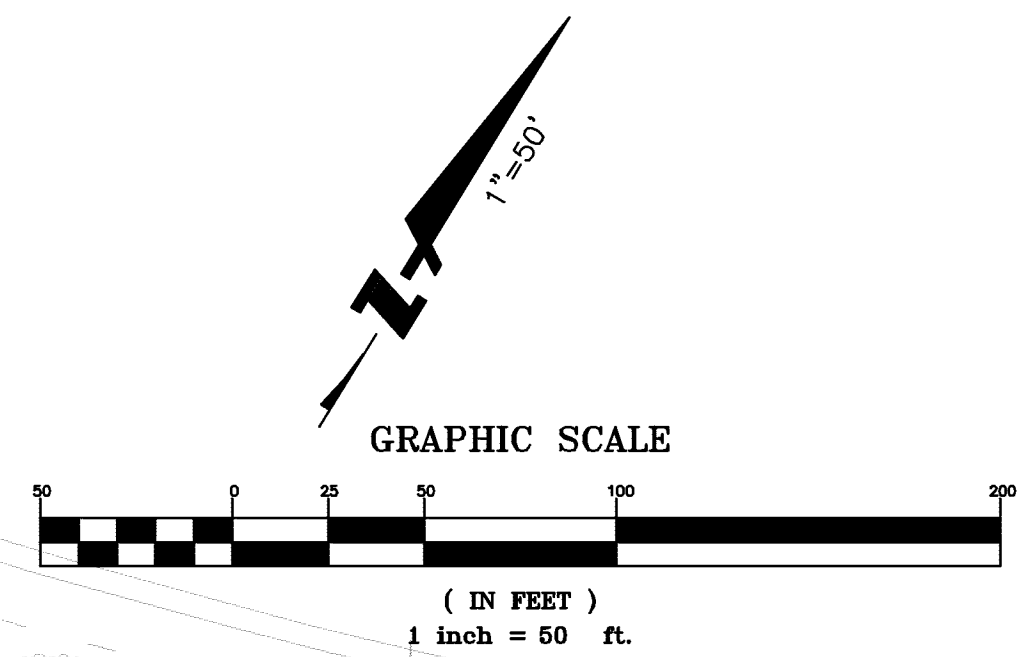


LEGEND:

- 330 PROPOSED CONTOUR
330 RETAINING WALL (HEIGHT VARIES)
330 ROADWAY GRADE
8.8% SLOPE
BVC BEGIN VERTICAL CURVE
EVC END VERTICAL CURVE
MVC MIDPOINT VERTICAL CURVE
PI POINT OF INTERSECTION
VC VERTICAL CURVE

164 LOT NUMBER
P=329.0 PAD ELEVATION

ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)



1730 N. FIRST STREET
SUITE 600 CA 95112
408-467-9100
408-467-9199 (FAX)

BKF100
YEARS
ENGINEERS SURVEYORS PLANNERS

CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
GRADING PLAN
ALAMEDA COUNTY

OAKLAND

Date	No.	Revisions
09/06/16		
Scale: 1"=50'		
Design: JN		
Drawn: DP/AN/QU/EA		
Approved: JN		
Job No: 20050154		

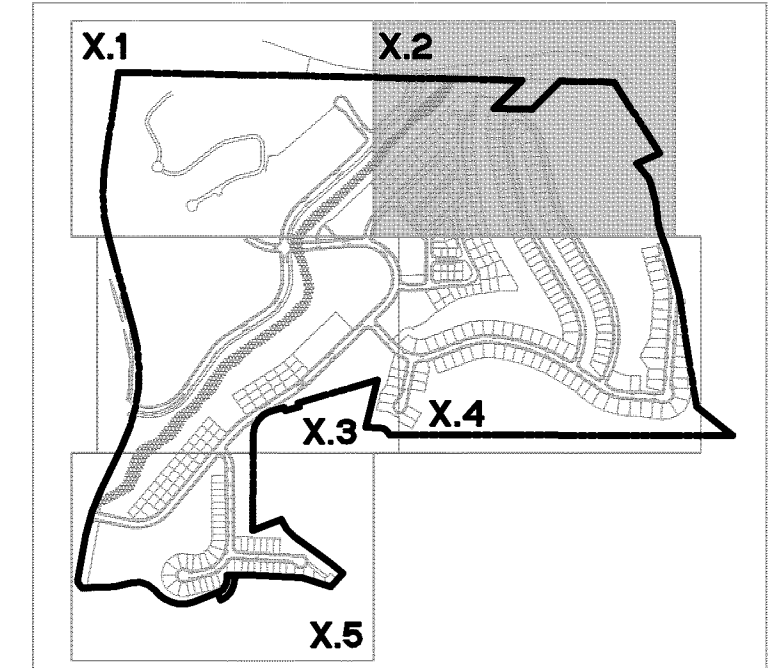
Drawing Number:
C5.1
18 OF 33

THIS PLAN, SPECIFICATIONS, AND CONTRACT DOCUMENTS SHALL BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF HIGHWAYS, SEVENTH EDITION, 2003, AND THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF BRIDGES, SEVENTH EDITION, 2003, AND THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF TUNNELS, SEVENTH EDITION, 2003.

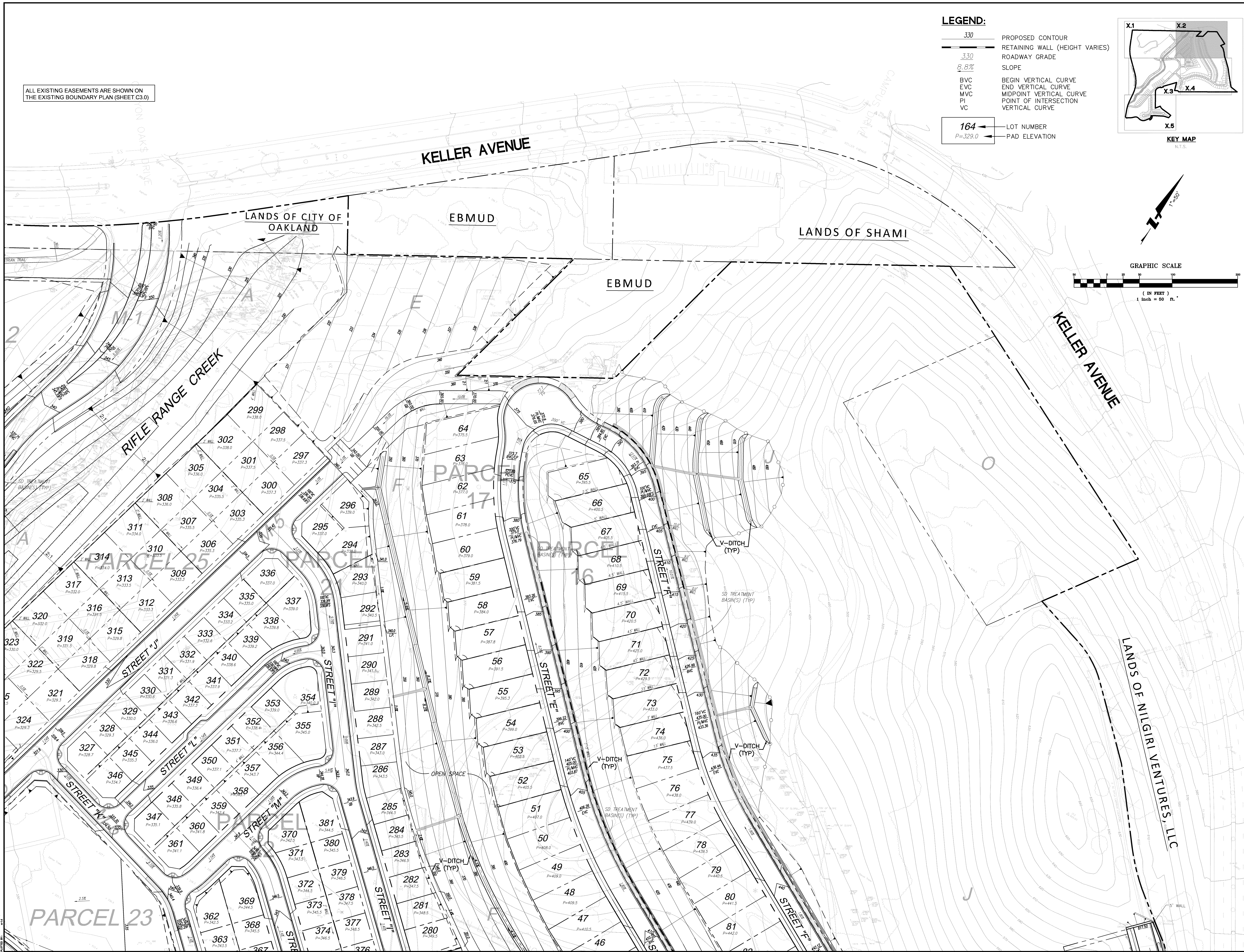
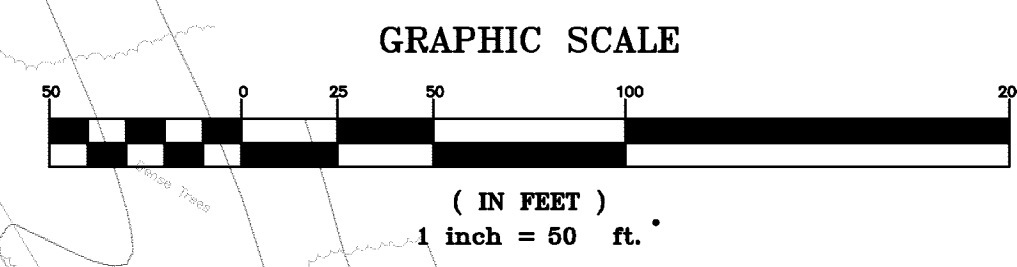
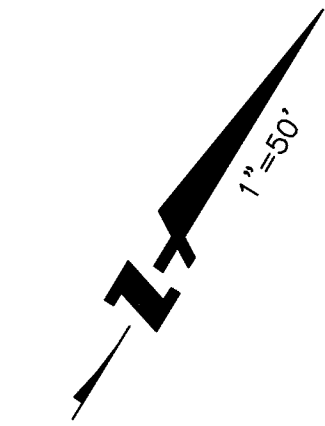
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No.	
1	Date: 09/06/16 Scale: 1" = 50' Design: JN Drawn: DP/AN/QU/EA Approved: JN Job No: 20050154
C5.2	
19 OF 33	

LEGEND:

- 330 PROPOSED CONTOUR
- 330 RETAINING WALL (HEIGHT VARIES)
- 8.8% ROADWAY GRADE
- 8.8% SLOPE
- BVC BEGIN VERTICAL CURVE
- EVC END VERTICAL CURVE
- MVC MIDPOINT VERTICAL CURVE
- PI POINT OF INTERSECTION
- VC VERTICAL CURVE
- 164 LOT NUMBER
- P=329.0 PAD ELEVATION

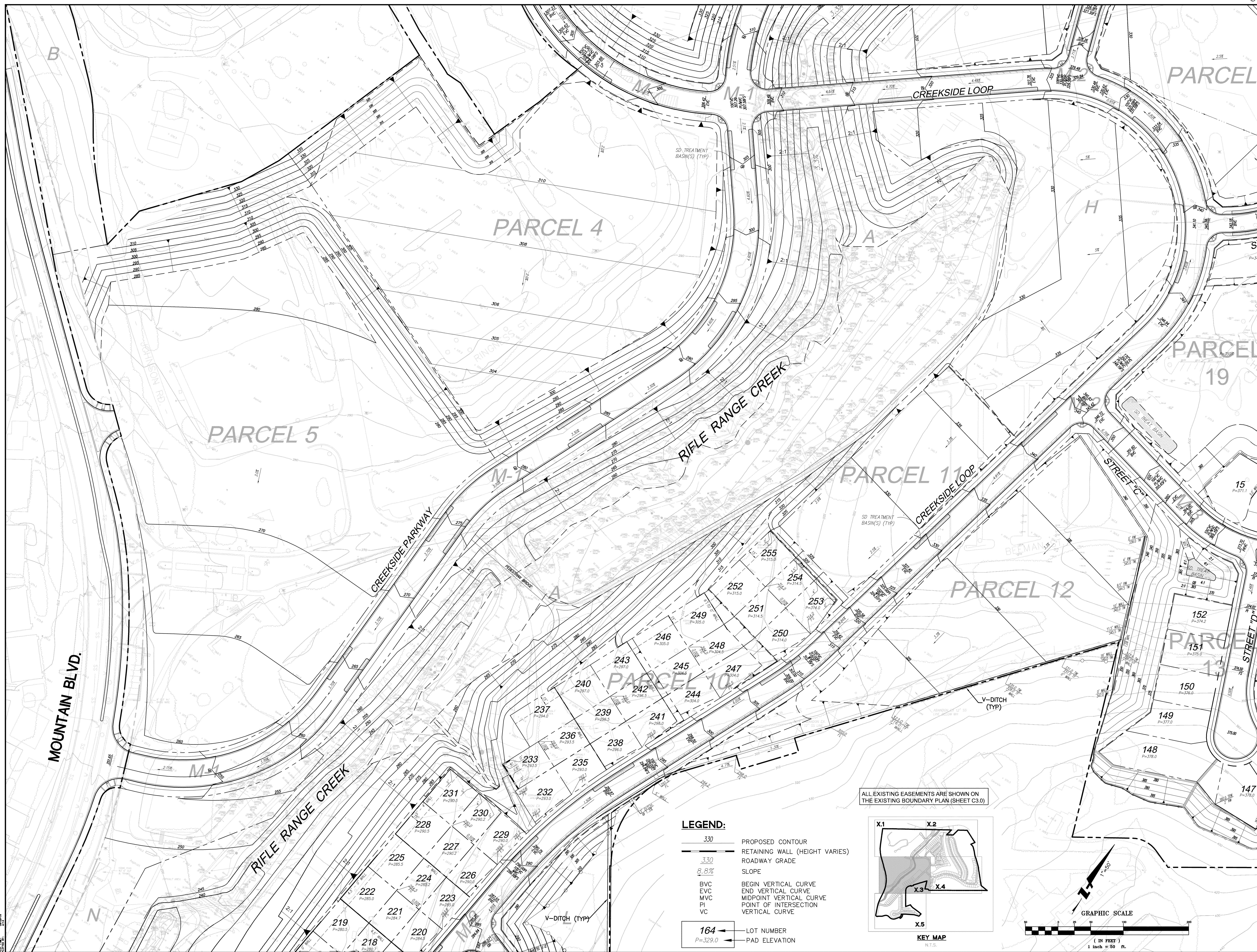


KEY MAP
N.T.S.

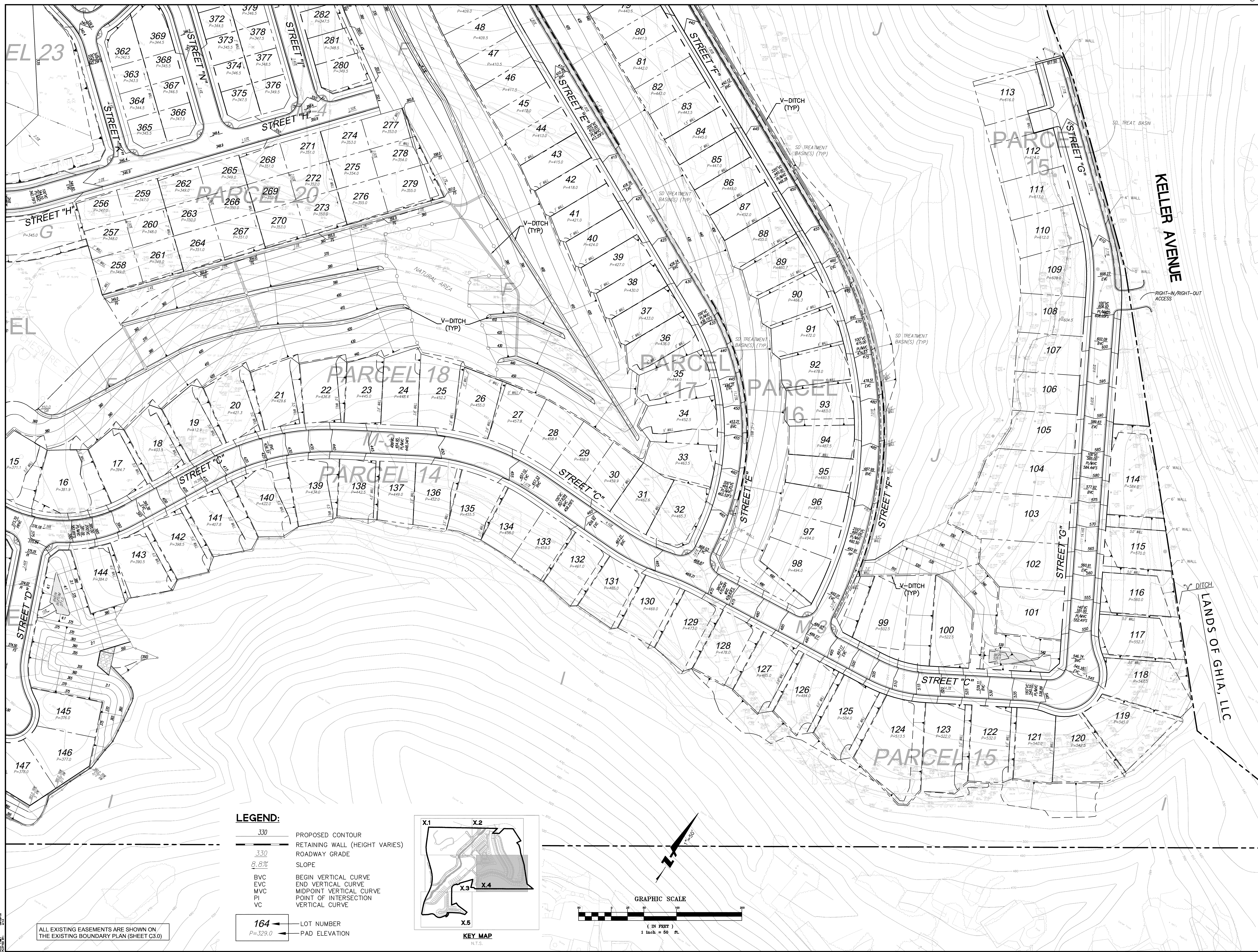


ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING BOUNDARY PLAN (SHEET C3.0)

Date: 09/06/16	No.	Revisions
Scale: 1"=50'		
Design: JN		
Drawn: DP/AN/CU/EA		
Approved: JN		
Job No: 20056154		

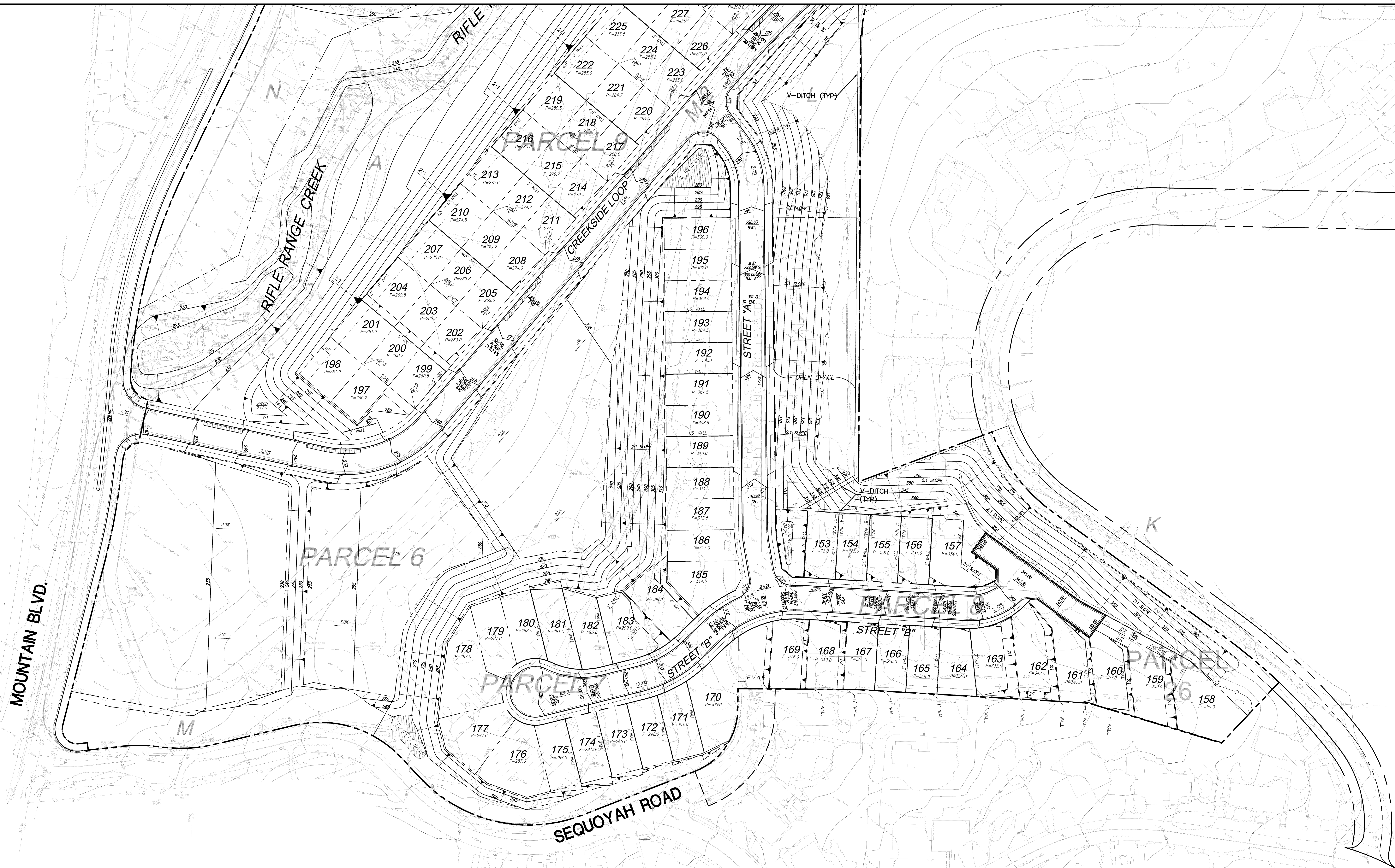


Date: 09/06/16	No.	Revisions
Scale: 1"=50'		
Design: JN		
Drawn: DP/AN/CU/EA		
Approved: JN		
Job No: 20056154		



**VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
GRADING PLAN
ALAMEDA COUNTY**

7.	Date: 09/06/16	No.	Revisions
Drawing Number:			
Scale: 1"=50'			
Design: JN			
Drawn: DP / AN / CU / EA			
Approved: JN			
Job No: 20056154			

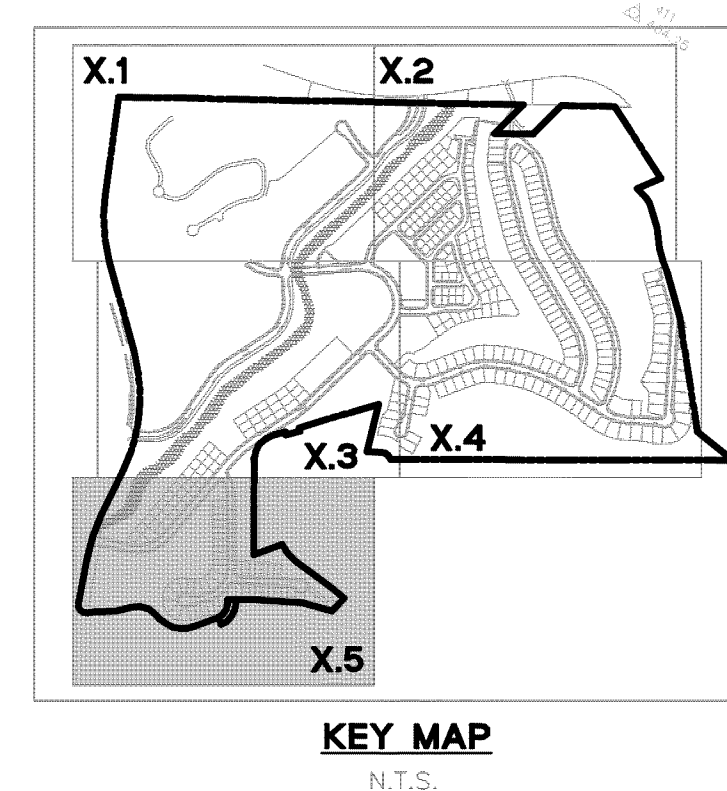
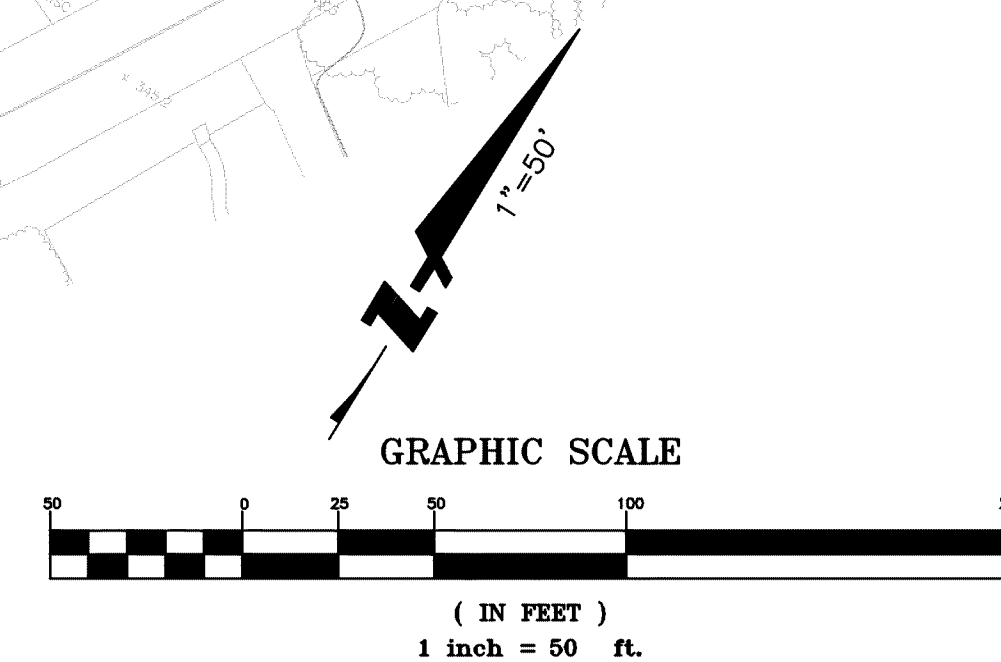


LEGEND:

- | | |
|---|--------------------------------|
| <u>330</u> | PROPOSED CONTOUR |
|  | RETAINING WALL (HEIGHT VARIES) |
| <u>330</u> | ROADWAY GRADE |
| <u>8.8%</u> | SLOPE |
| BVC | BEGIN VERTICAL CURVE |
| EVC | END VERTICAL CURVE |
| MVC | MIDPOINT VERTICAL CURVE |
| PI | POINT OF INTERSECTION |
| VC | VERTICAL CURVE |

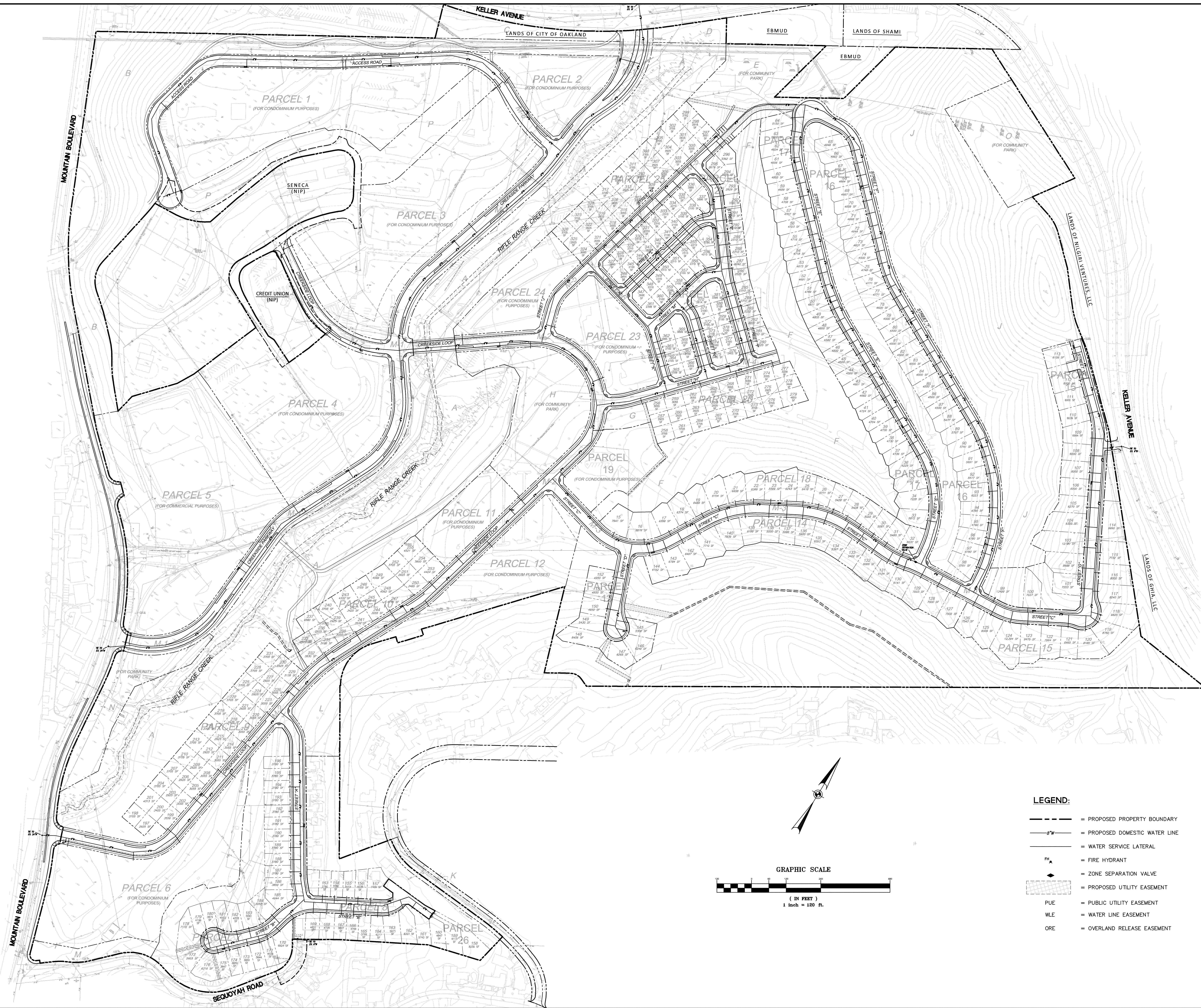
164 ← LOT NUMBER
P=329.0 ← PAD ELEVATION

ALL EXISTING EASEMENTS ARE SHOWN ON
THE EXISTING BOUNDARY PLAN (SHEET C3.0)

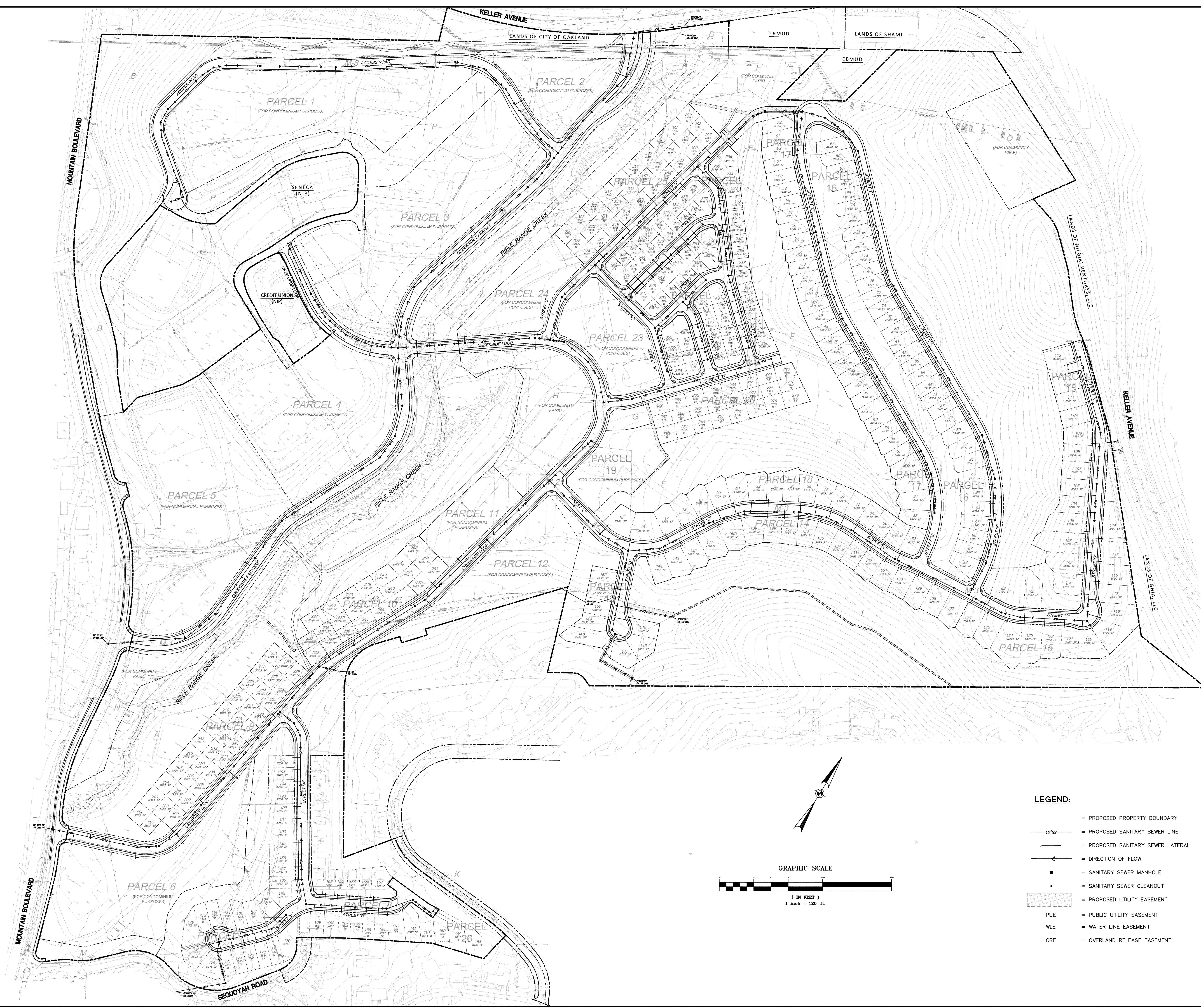


**VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL POTABLE WATER PLAN**

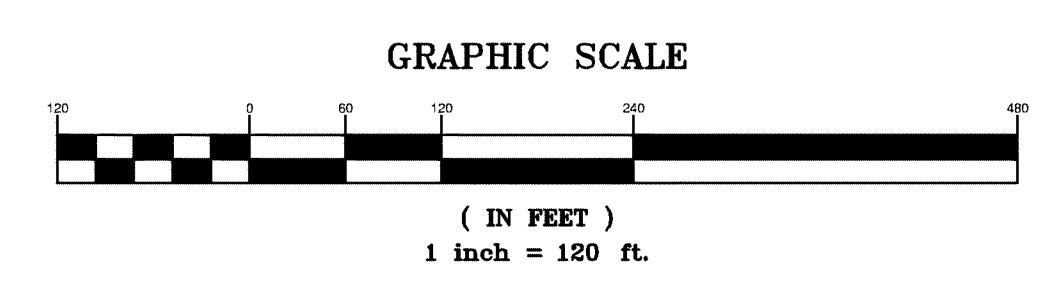
?	Date: 09/06/16	No.	Revisions
	Scale: 1"=150'		
	Design: JN		
	Drawn: DP /AN/CU/EA		
	Approved: JN		
	Job No: 20056154		



Revisions	
No.	
Date: 09/06/16	
Scale: 1"=150'	
Design: JN	
Drawn: DP/AN/CL/EA	
Approved: JN	
Job No: 20059154	

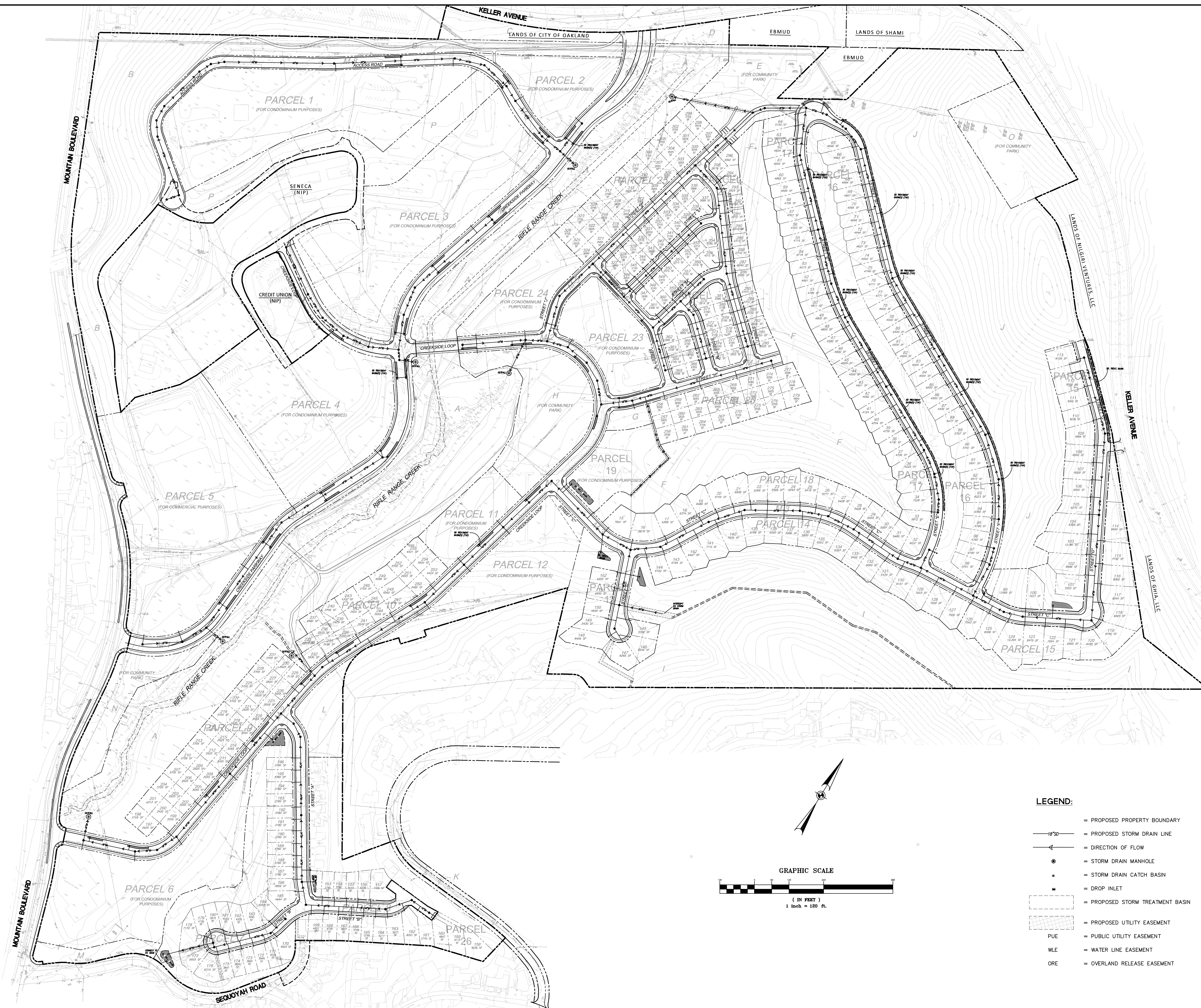


- LEGEND:**
- PROPOSED PROPERTY BOUNDARY
 - 12"SS— PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LATERAL
 - ← DIRECTION OF FLOW
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - PROPOSED UTILITY EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - WLE = WATER LINE EASEMENT
 - ORE = OVERLAND RELEASE EASEMENT



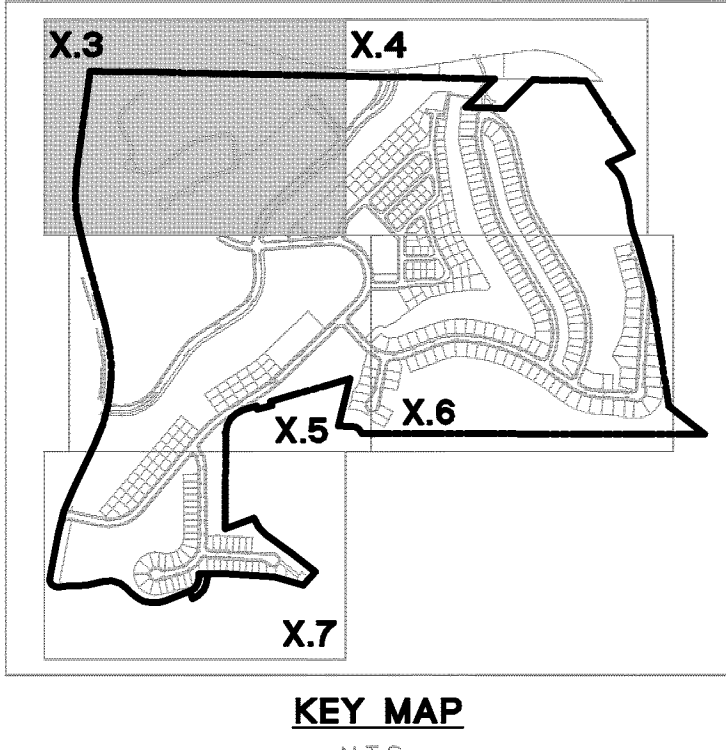
**VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL STORM SEWER PLAN**

Revisions	
No.	Date: 09/06/16
Scale: 1"=150'	
Design: JN	
Drawn: DP /AN/CU/EA	
Approved: JN	
Job No: 20056154	



Drawing Number:		Date: 09/06/16	No.	Revisions
C6.3 26 OF 33		Scale: 1"=50'		
		Design: JN		
		Drawn: DP / AN / CU / EA		
		Approved: JN		
		Job No: 20056154		

C6.3
26 OF 33

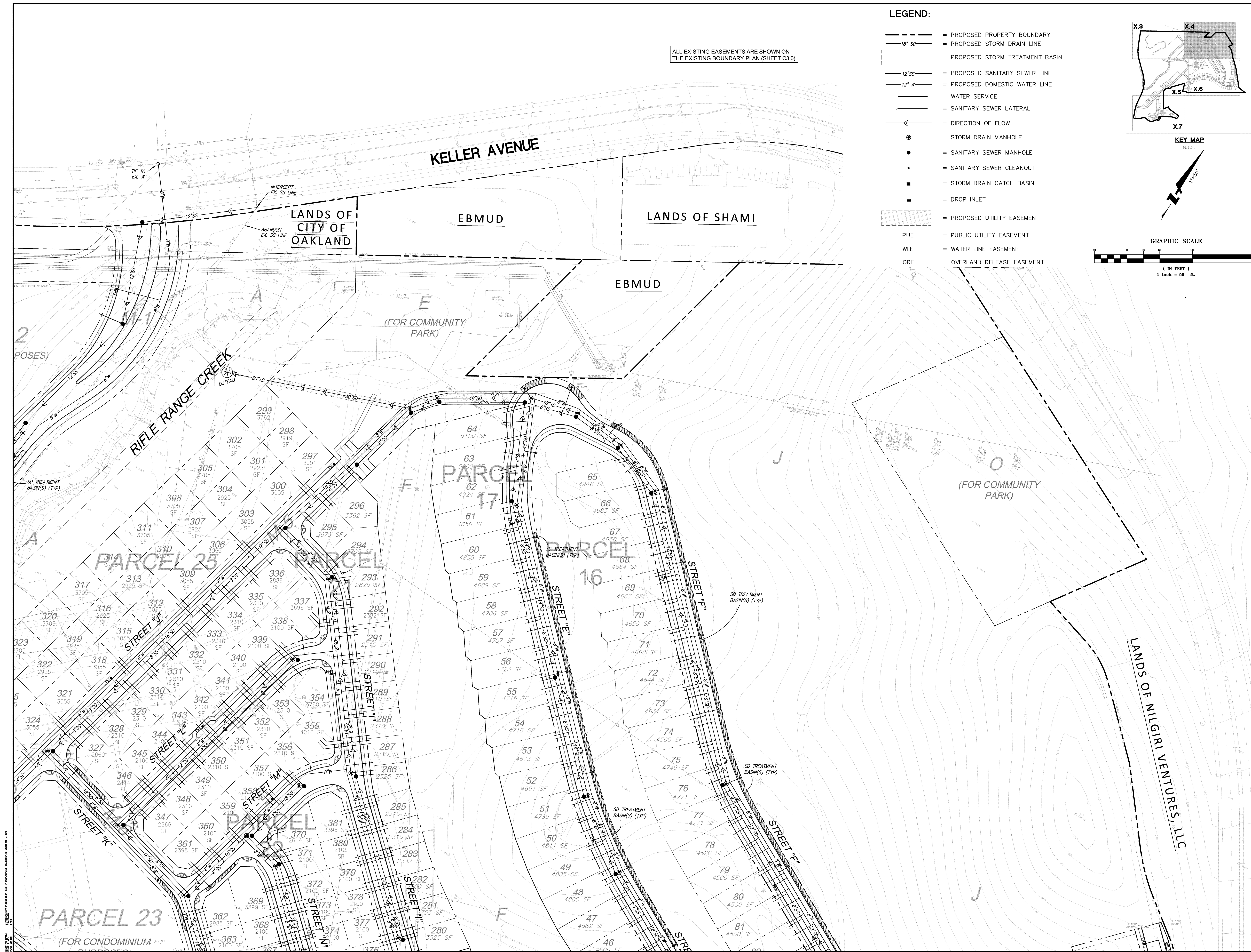


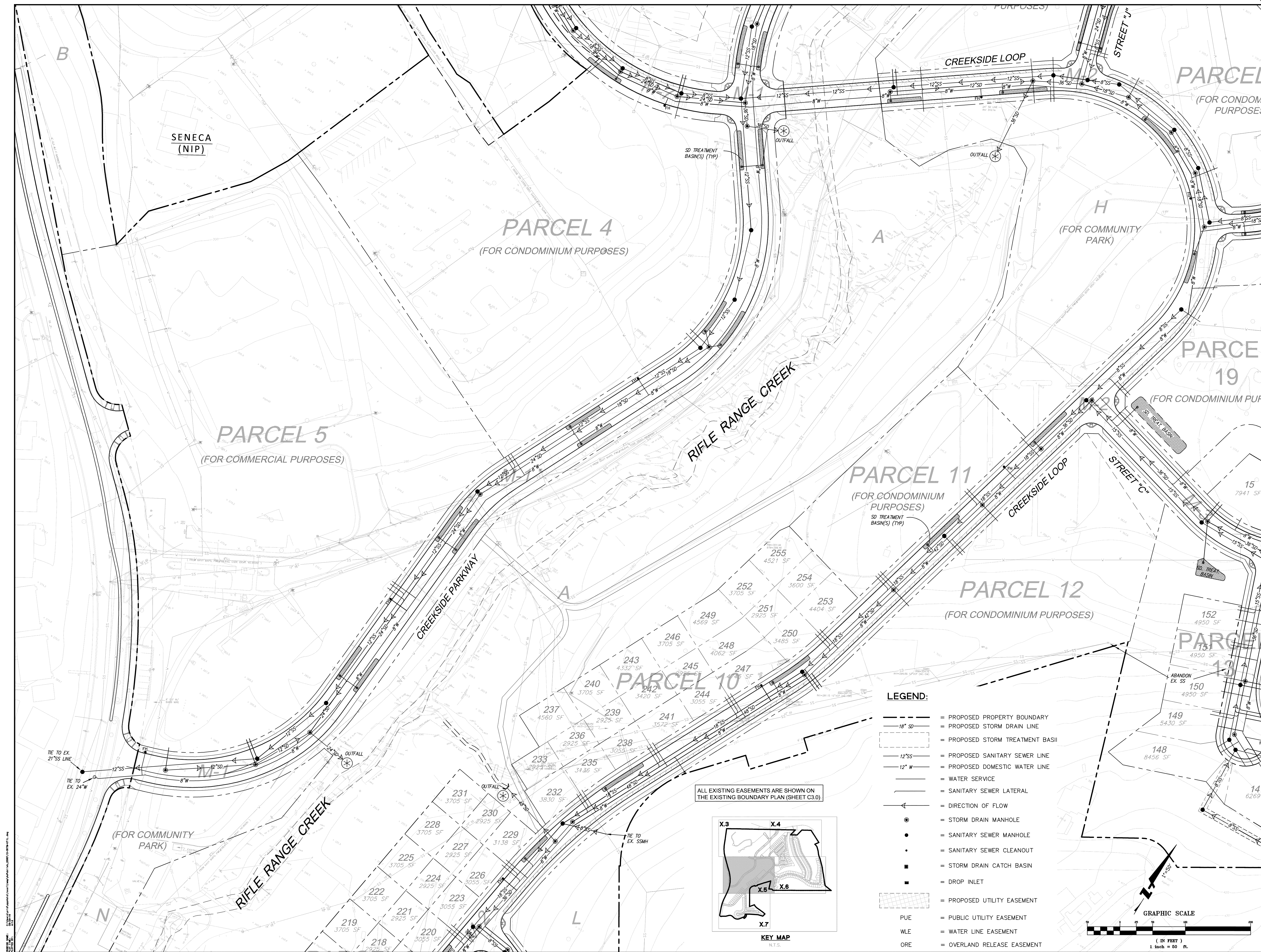
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	= PROPOSED STORM DRAIN LINE
	= PROPOSED STORM TREATMENT BASIN
	= PROPOSED SANITARY SEWER LINE
	= PROPOSED DOMESTIC WATER LINE
	= WATER SERVICE
	= SANITARY SEWER LATERAL
	= DIRECTION OF FLOW
	= STORM DRAIN MANHOLE
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER CLEANOUT
	= STORM DRAIN CATCH BASIN
	= DROP INLET
	= PROPOSED UTILITY EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
WLE	= WATER LINE EASEMENT
ORE	= OVERLAND RELEASE EASEMENT

MOUNTAIN BOULEVARD

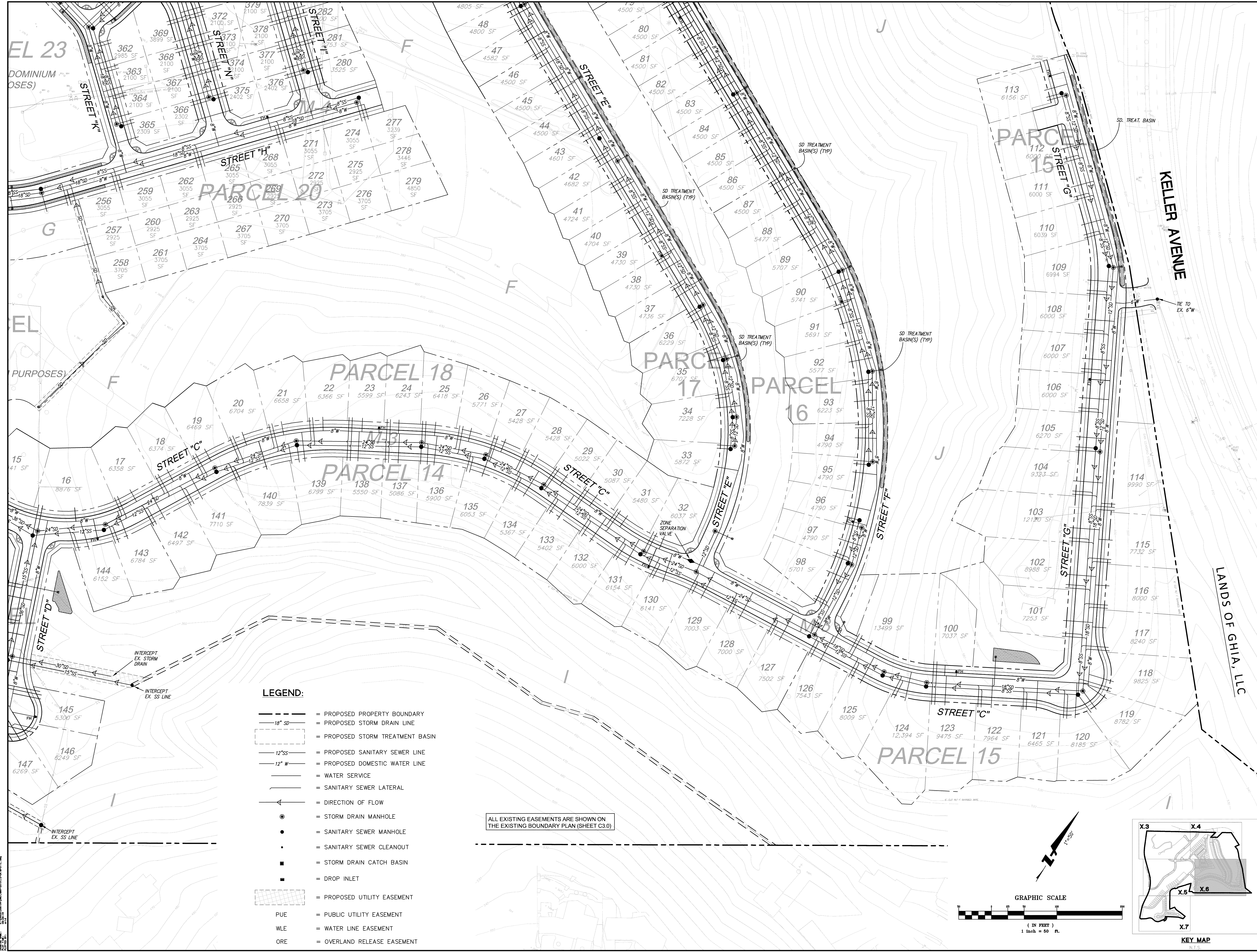
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Drawing Number:		Date: 09/06/16	No.	Revisions
C6.4 27 OF 33		Scale: 1"=50'		
		Design: JN		
		Drawn: DP / AN / CU / EA		
		Approved: JN		
		Job No: 20056154		



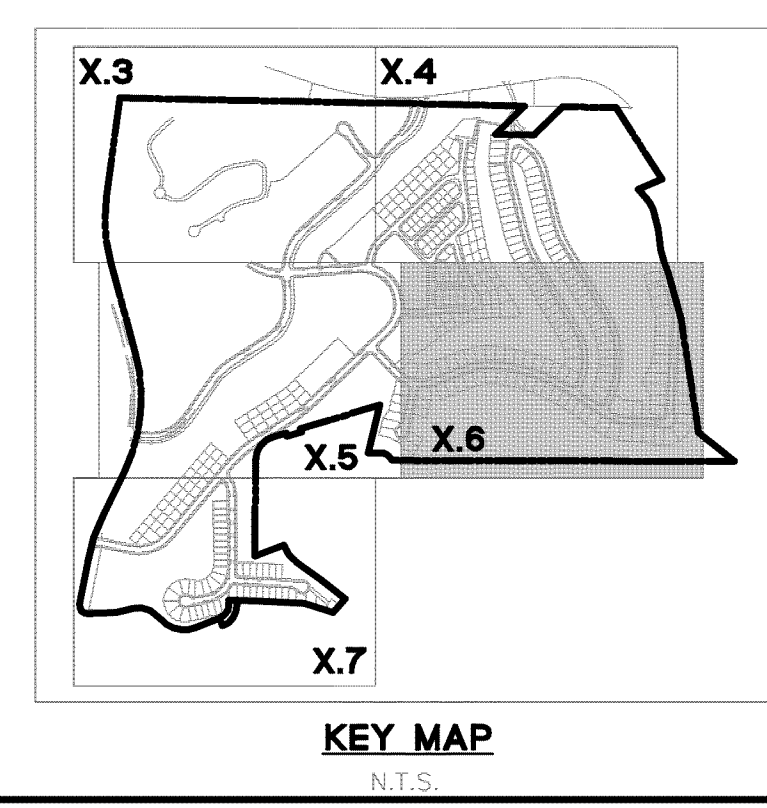
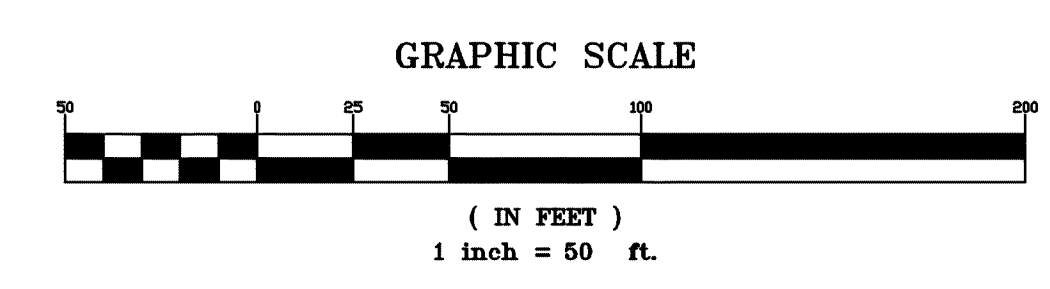


Revisions	
No.	
Date: 09/06/16	
Scale: 1"=50'	
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Drawn: DP/AN/QU/EA	
Approved: JN	
Job No: 20080164	



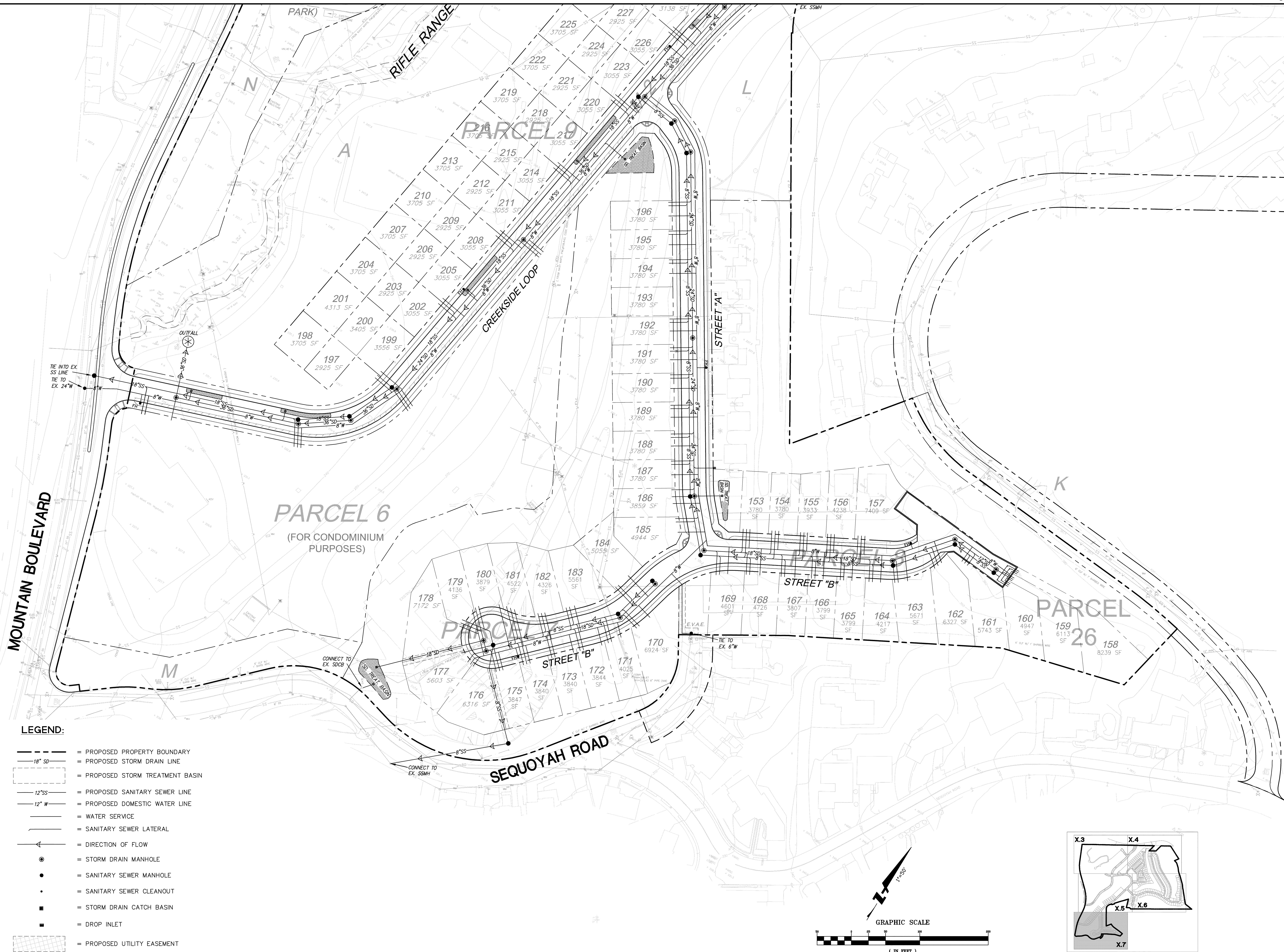
- LEGEND:**
- = PROPOSED PROPERTY BOUNDARY
 - 18" SD = PROPOSED STORM DRAIN LINE
 - [] = PROPOSED STORM TREATMENT BASIN
 - 12" SS = PROPOSED SANITARY SEWER LINE
 - 12" W = PROPOSED DOMESTIC WATER LINE
 - = WATER SERVICE
 - = SANITARY SEWER LATERAL
 - = DIRECTION OF FLOW
 - = STORM DRAIN MANHOLE
 - = SANITARY SEWER MANHOLE
 - = SANITARY SEWER CLEANOUT
 - = STORM DRAIN CATCH BASIN
 - = DROP INLET
 - [] = PROPOSED UTILITY EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - WLE = WATER LINE EASEMENT
 - ORE = OVERLAND RELEASE EASEMENT

ALL EXISTING EASEMENTS ARE SHOWN ON
THE EXISTING BOUNDARY PLAN (SHEET C3.0)



**VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
UTILITY PLAN
ALAMEDA COUNTY**

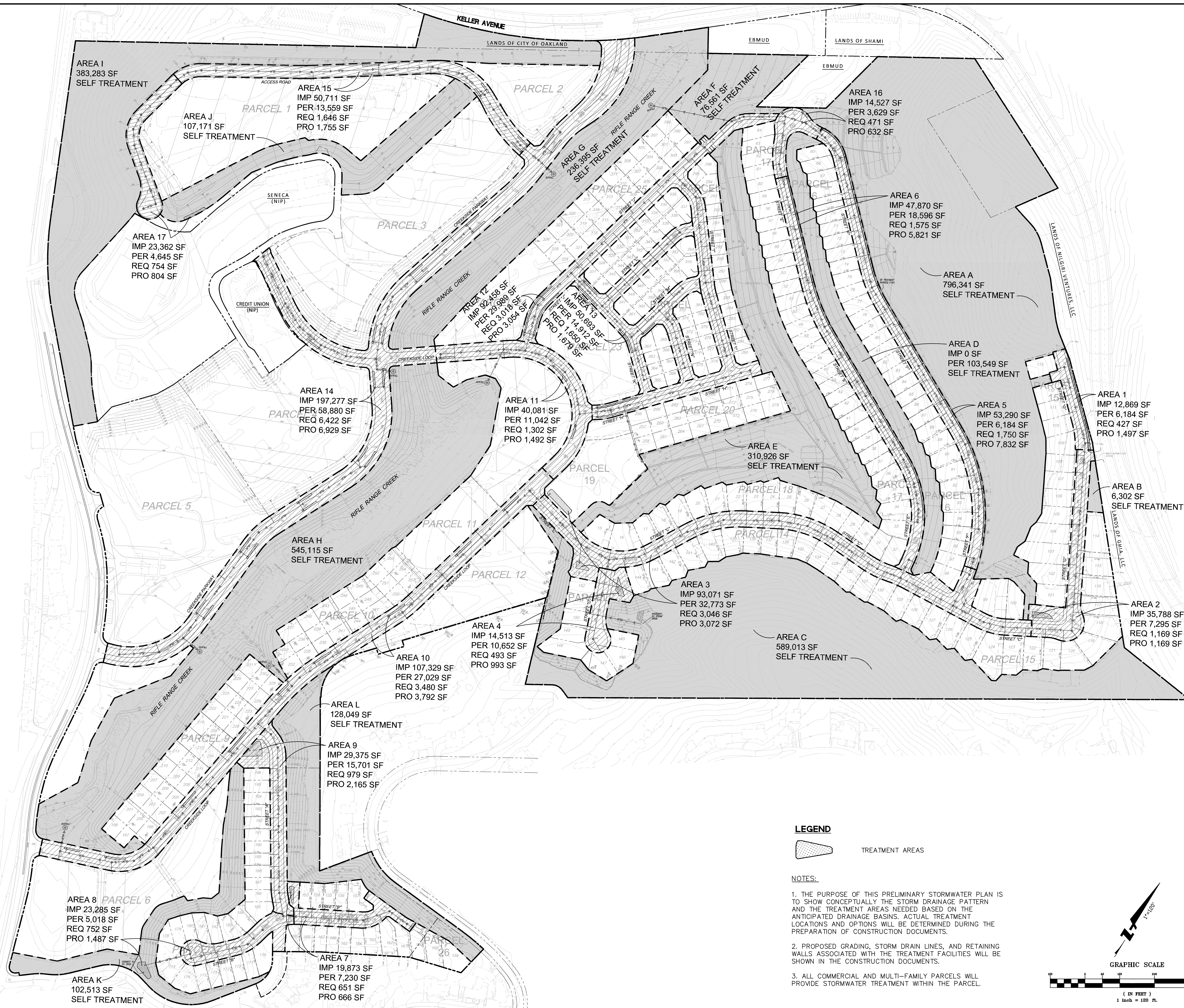
Date: 09/06/16	No.	Revisions
Scale: 1"=50'		
Design: JN		
Drawn: DP/AN/CU/EA		
Approved: JN		
Job No: 20056154		



ALL EXISTING EASEMENTS ARE SHOWN ON
THE EXISTING BOUNDARY PLAN (SHEET C3.0)

**VESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
OVERALL STORMWATER TREATMENT PLAN**
ALAMEDA COUNTY

Date: 09/06/16	No.	Revisions
Scale: 1"=120'		
Design: JN		
Drawn: DP/AN/CU/EA		
Approved: JN		
Job No: 20056154		



BKF YEA
EN INEE . VEY . LANNE

**INVESTING TENTATIVE TRACT MAP NO. 8320
OAK KNOLL PROJECT
STORMWATER TREATMENT PLAN**
ALAMEDA COUNTY

Date: 09/06/16	No.	Revisions
Scale: 1"=120'		
Design: JN		
Drawn: DP/AN/CU/EA		
Approved: JN		
Job No. 20056154		

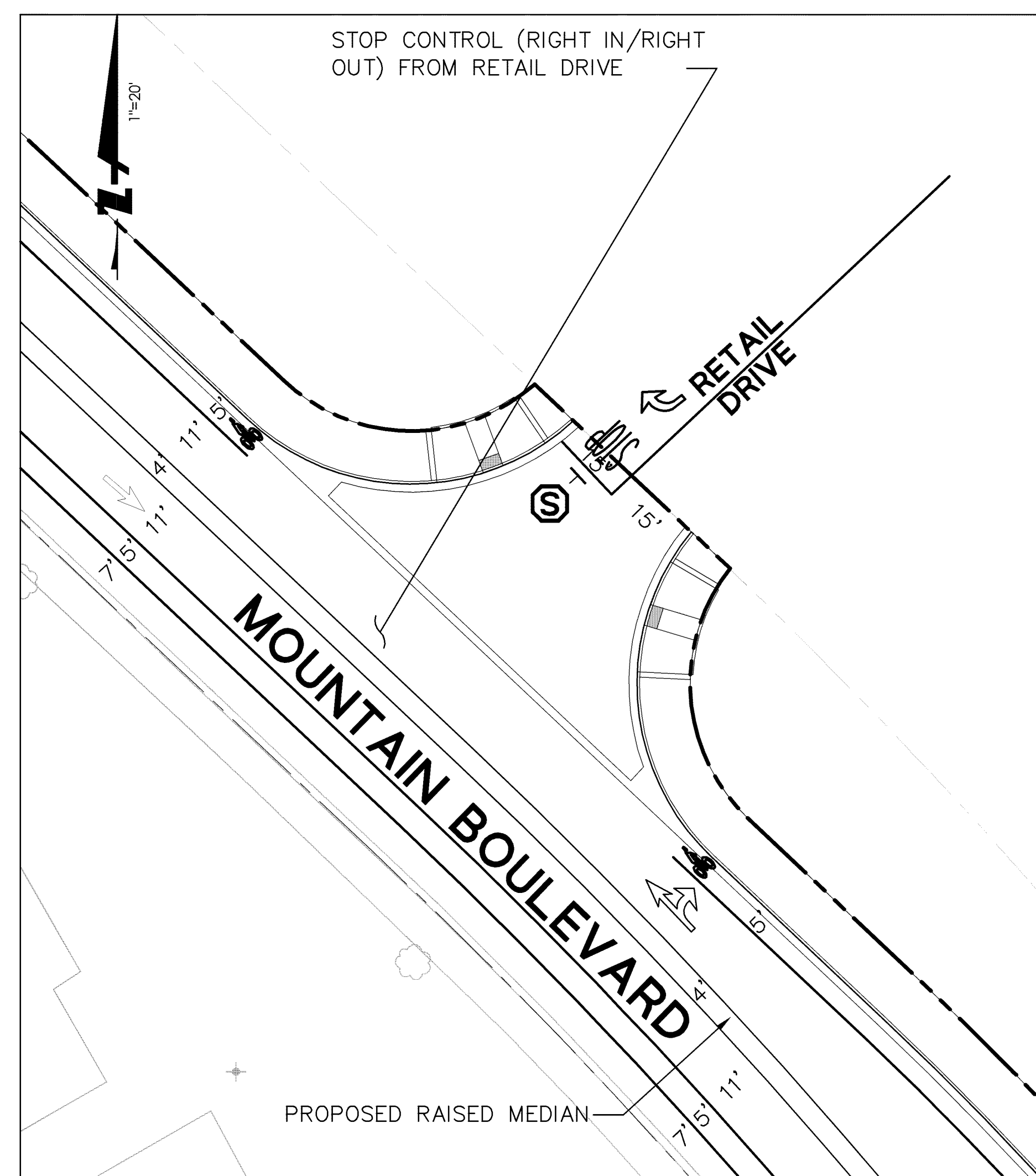
C7.1
32 OF 33

1. STENCIL "NO DUMPING, FLOWS TO BAY" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO STORM DRAIN INLET.
2. BIOTREATMENT SOIL MIX
 - A. BIOTREATMENT SOIL MIX SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (WHICH ARE ALSO INCLUDED IN APPENDIX D OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK).
 - B. ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
 - C. SUPPORT VIGOROUS PLANT GROWTH.
 - D. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST,
MEASURED ON A VOLUME BASIS:

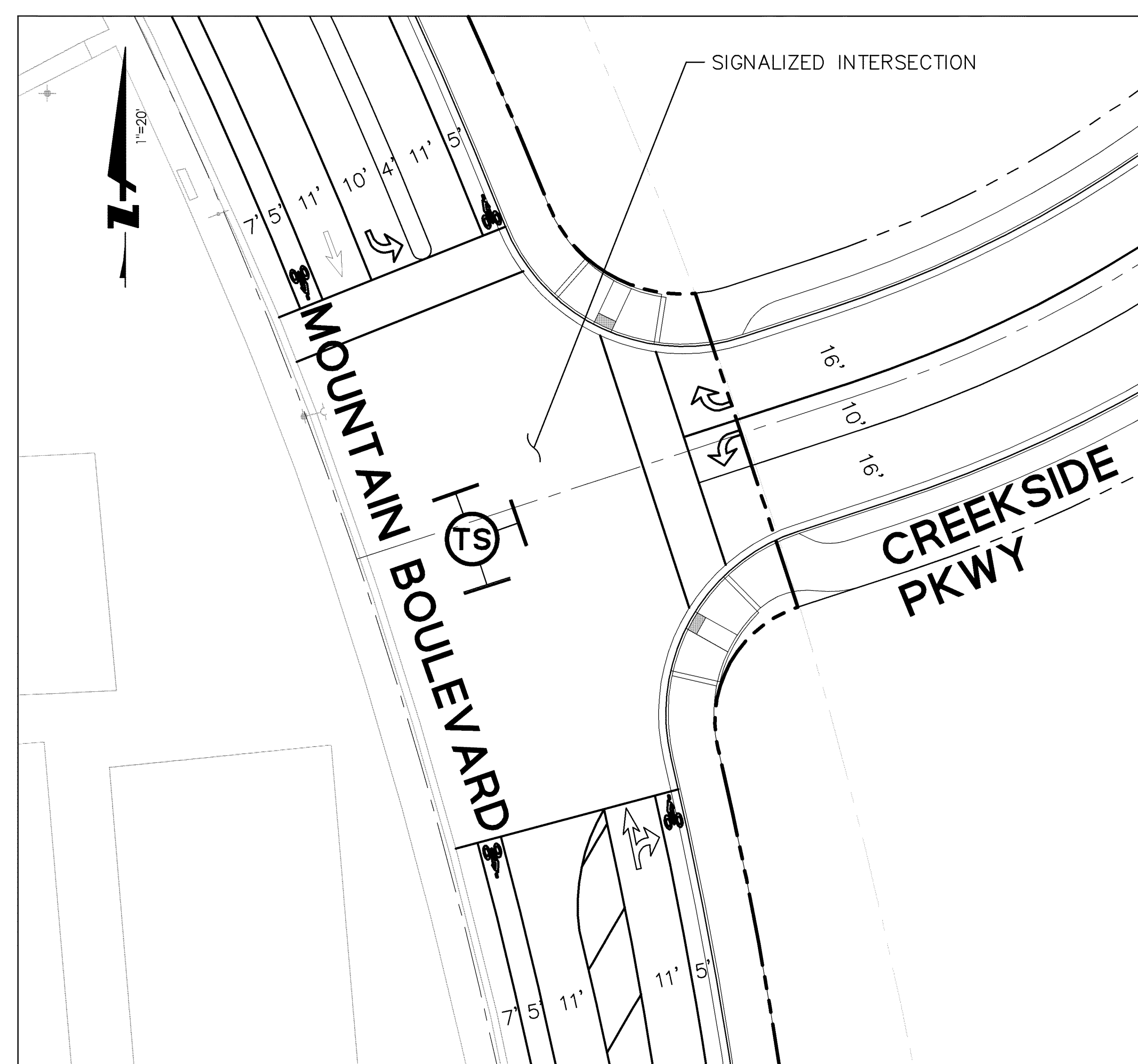
60%-70% SAND
30%-40% COMPOST
3. COMPACTION OF THE UNDERLYING SOILS BELOW THE BIORETENTION AREA SHOULD BE AVOIDED.
4. PLANTING FOR BIORETENTION AREAS SHALL BE DROUGHT TOLERANT PLANTS AND CONFORM TO THE PLANT LIST PROVIDED IN APPENDIX D OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK.



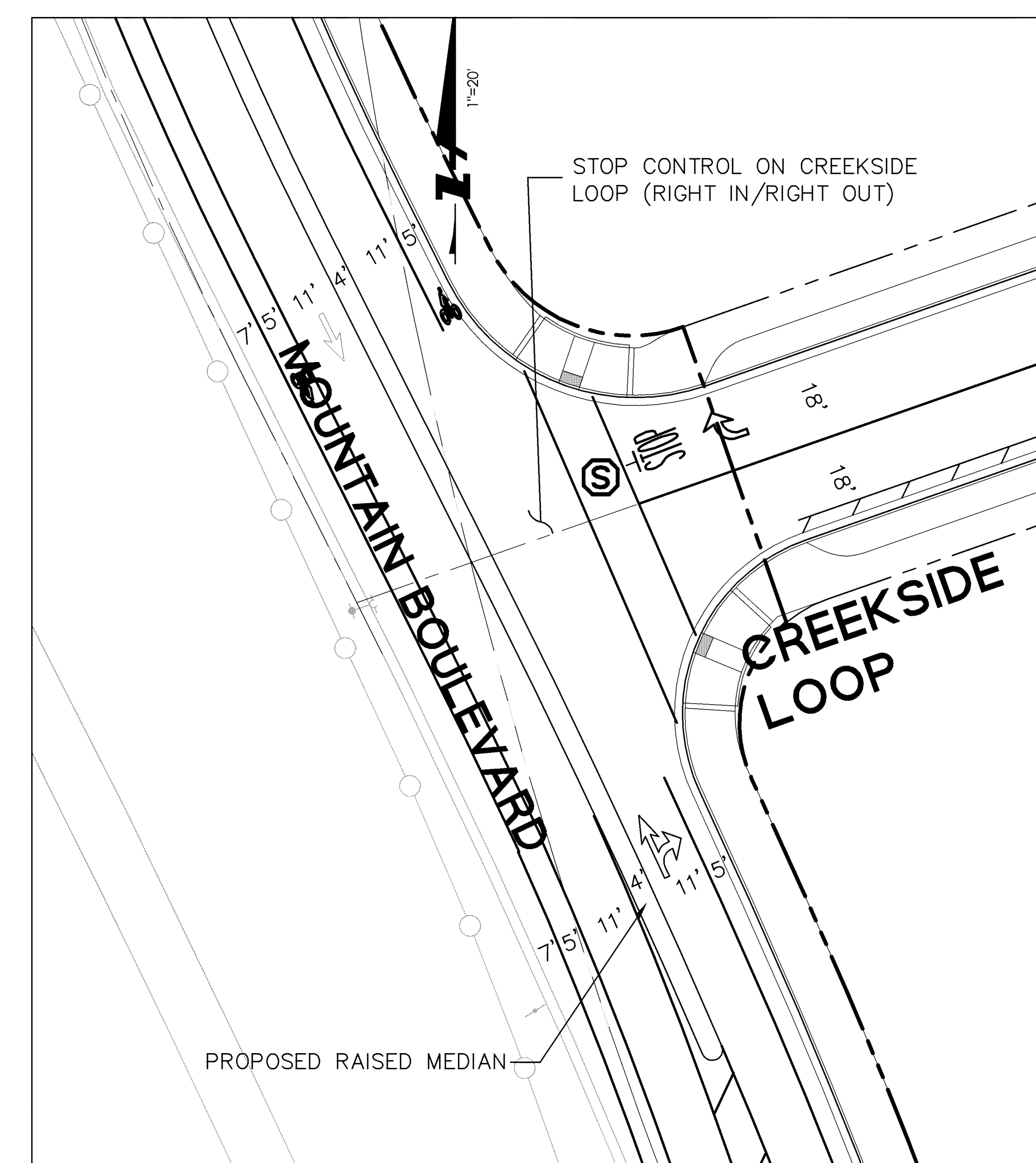
Revisions	
No.	Date
	09/06/16
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	Drawn: DP/AN/CU/EA
	Approved: JN
	Job No: 20086164



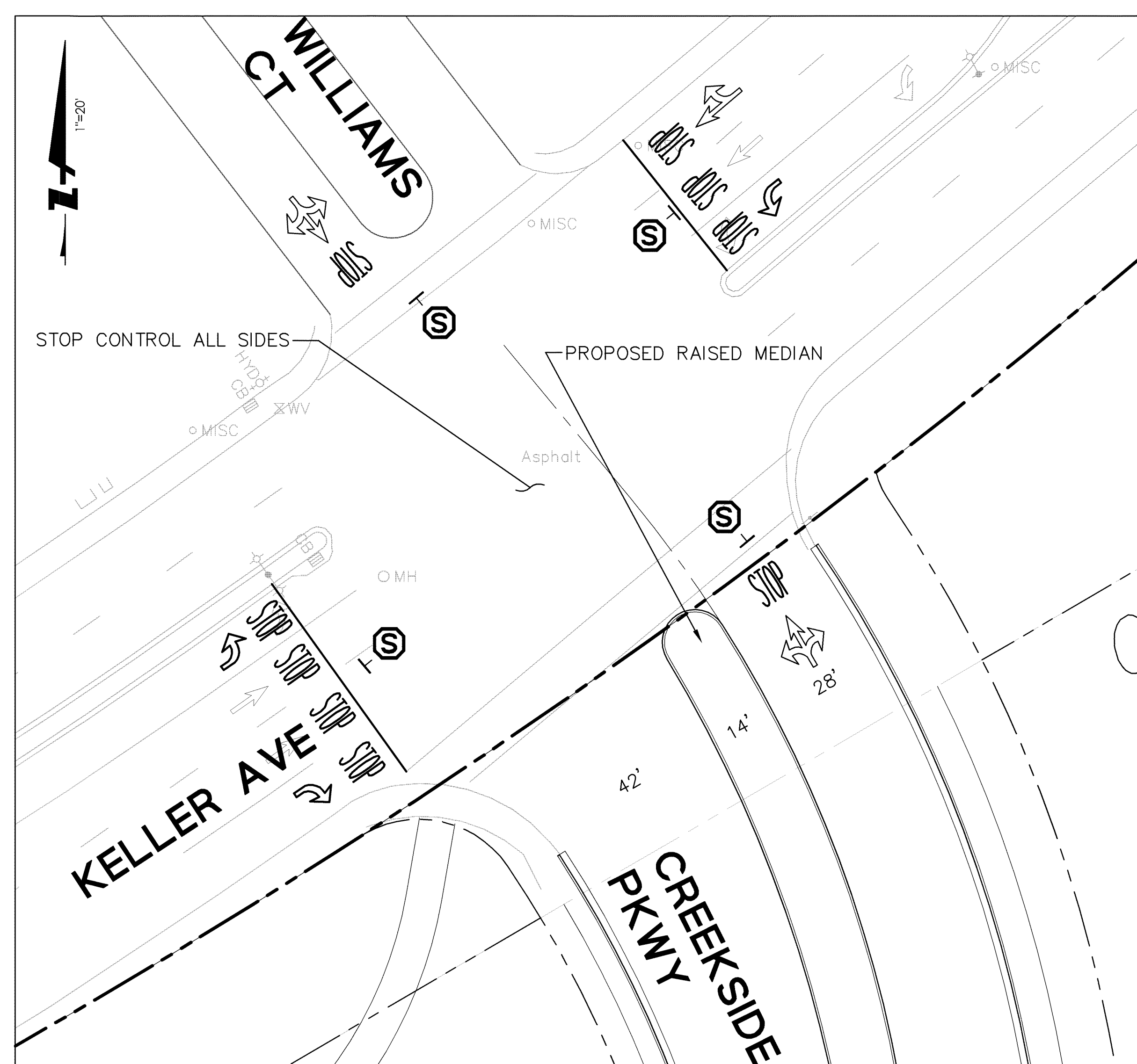
1 MOUNTAIN BLVD AT RETAIL DRIVE
SCALE: 1"=20'



2 OFF-SITE INTERSECTION
MOUNTAIN BLVD AT CREEKSIDE PKWY
SCALE: 1"=20'



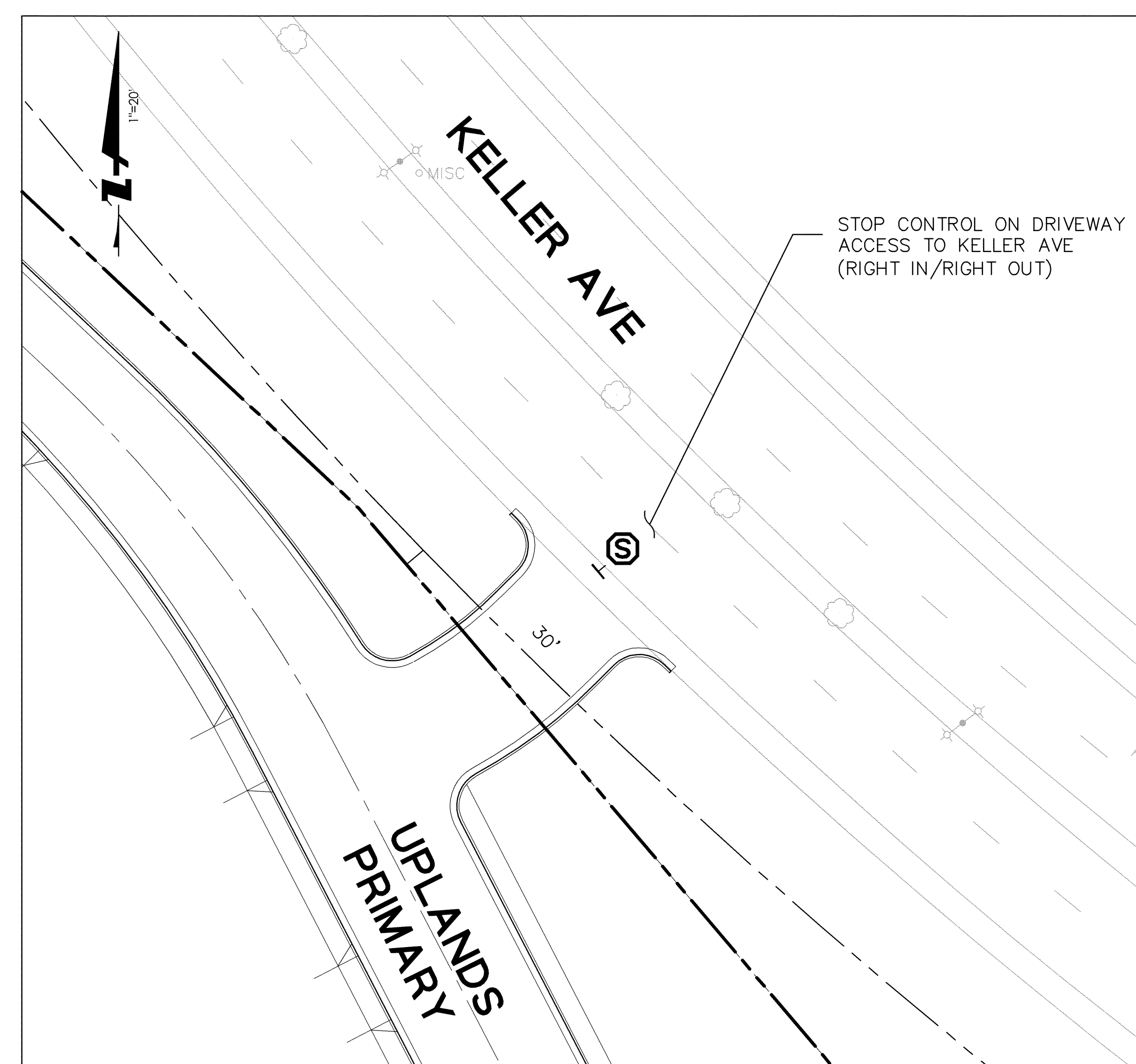
3 OFF-SITE INTERSECTION
MOUNTAIN BLVD AT CREEKSIDE LOOP
SCALE: 1"=20'



4
—

OFF-SITE INTERSECTION
KELLER AVE AT CREEKSIDE PKWY

SCALE: 1"=20'



5 OFF-SITE INTERSECTION
KELLER AVE AT UPLANDS PRIMARY
SCALE: 1"=20'