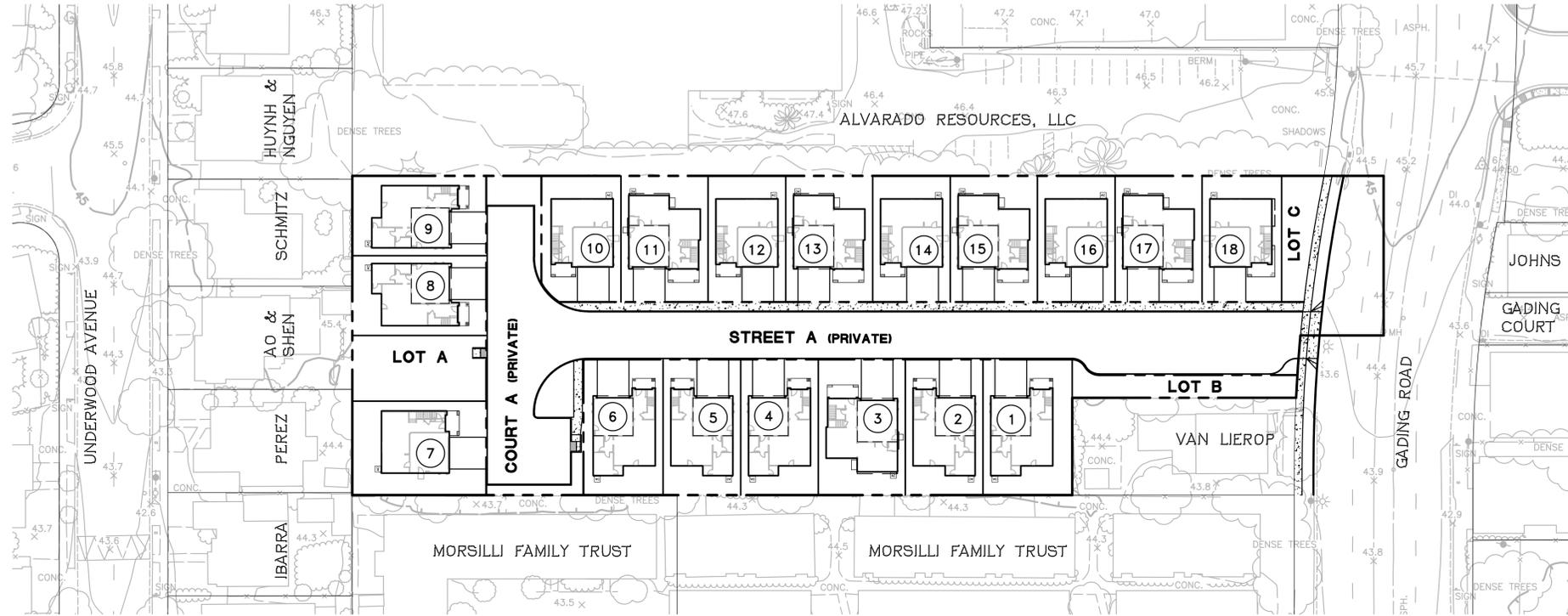
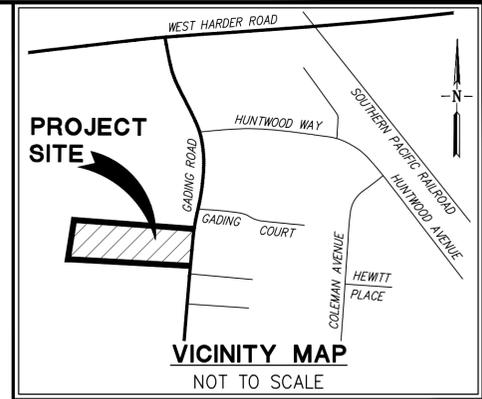


BENCHMARK

CITY OF HAYWARD BENCHMARK. A STANDARD CITY MONUMENT DISK LOCATED AT THE INTERSECTION OF GADING ROAD AND HUNTWOOD WAY. ELEVATION = 46.705 FEET. (NGVD 29).

PRELIMINARY DEVELOPMENT PLAN GADING II

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.



PROJECT TEAM

- | | |
|---------------------------|---|
| 1. APPLICANT: | DUTRA ENTERPRISES, INC.
43360 MISSION BLVD., SUITE 230
FREMONT, CA 94539
TEL: (510) 403-7973
CONTACT: ZAHEER SIDDIQUI |
| 2. CIVIL ENGINEER: | RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: STEVE LICHLITER |
| 3. GEOTECHNICAL ENGINEER: | ENGEO, INC.
2010 CROW CANYON PL, SUITE 250
SAN RAMON, CA 94583
TEL: (925) 866-9000
CONTACT: RANDY HILDEBRANT |
| 4. ARCHITECT: | KTGY GROUP, INC.
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
TEL: (510) 463-2046
CONTACT: CINDY MA |
| 5. LANDSCAPE ARCHITECT: | RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
TEL: (925) 938-7377
CONTACT: MILL GREEN |

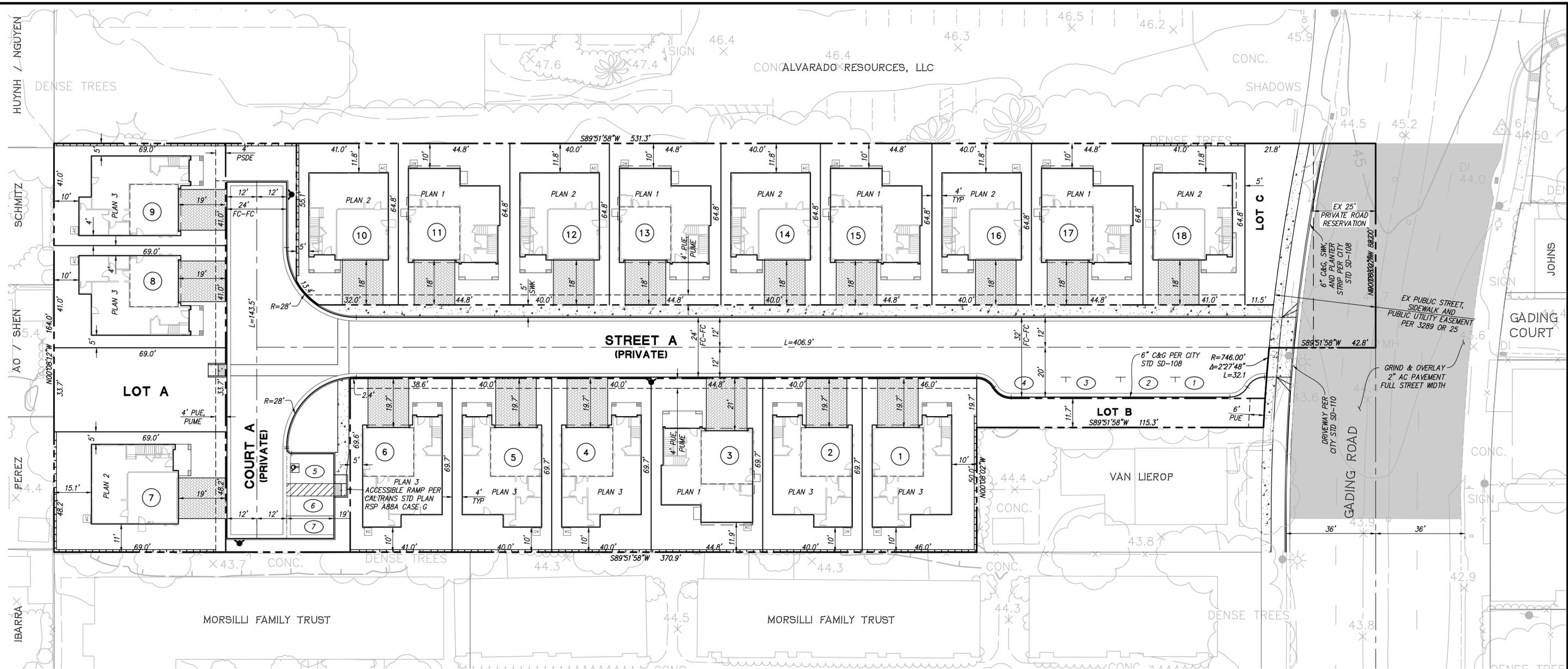
SHEET INDEX

SHEET NO.	DESCRIPTION
P-1	TITLE SHEET
P-2	PRELIMINARY SITE PLAN
P-3	PRELIMINARY GRADING PLAN
P-4	PRELIMINARY TRAFFIC CIRCULATION PLAN

G:\JOB2017\171030\CAD FILES\02-PLANNING\PD\P-1 TITLE SHEET.DWG 2/27/2018 HILLARY RAYA



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

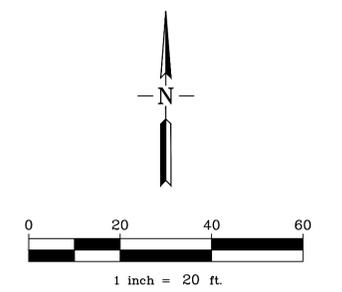


PARKING SUMMARY	
GARAGE PARKING	36
DRIVEWAY PARKING	36
STREET PARKING	7
TOTAL	79

LOT SUMMARY	
LOT NO.	AREA (SF)
1	3,206
2	2,788
3	3,124
4	2,788
5	2,788
6	2,857
7	3,329
8	2,829
9	2,829
10	2,620
11	2,905
12	2,592
13	2,905
14	2,592
15	2,905
16	2,592
17	2,905
18	2,657
LOT A	2,328
LOT B	1,048
LOT C	1,397
STREET A & COURT A	18,632
GADING ROAD	3,077
TOTAL	77,693

LEGEND

- PERVIOUS PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW ASPHALT PAVEMENT

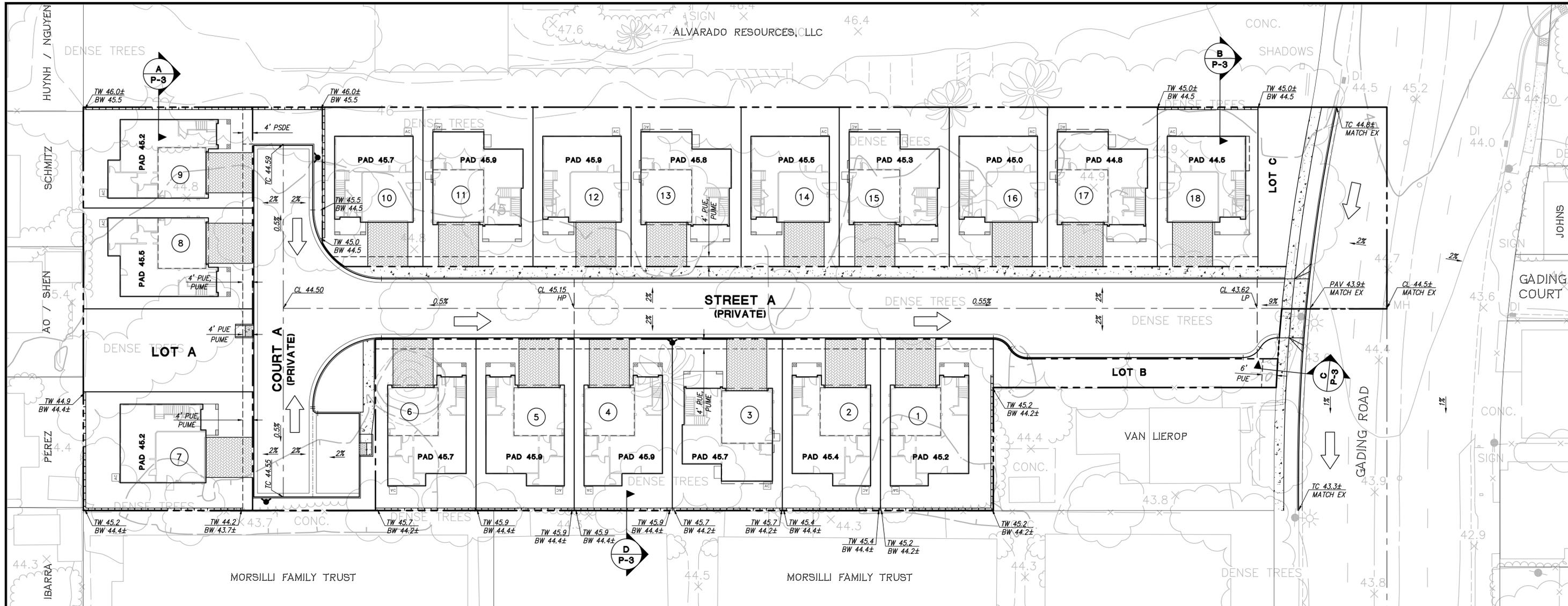


PRELIMINARY DEVELOPMENT PLAN
GADING II
PRELIMINARY SITE PLAN

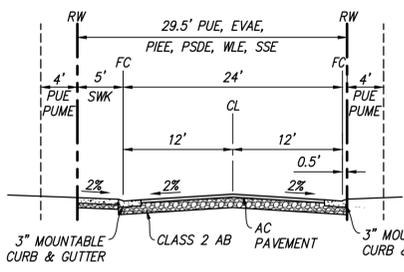
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
 FOR: DUTRA ENTERPRISES, INC.

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

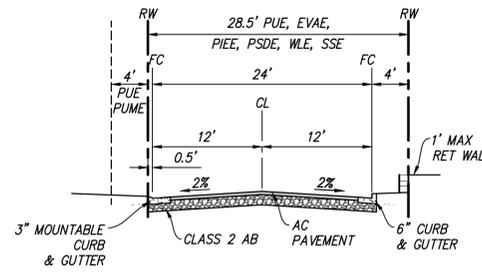
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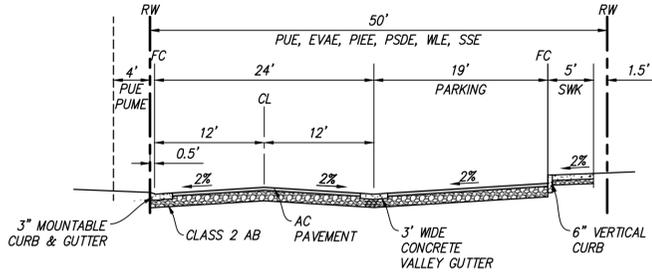
PRELIMINARY PAVEMENT DESIGN CHART				
STREET NAME	TRAFFIC INDEX	"R" VALUE	AC PAVEMENT SECTION	
			A.C.	A.B.
STREET A	5	5	3.0"	10.0"
COURT A	5	5	3.0"	10.0"



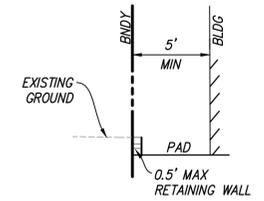
STREET A (PRIVATE)
NOT TO SCALE



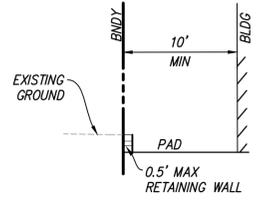
COURT A (PRIVATE)
NOT TO SCALE



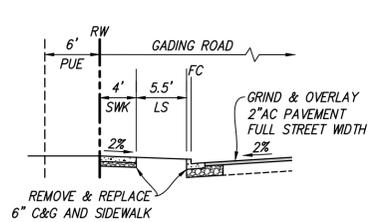
COURT A (PRIVATE) WITH PARKING
NOT TO SCALE



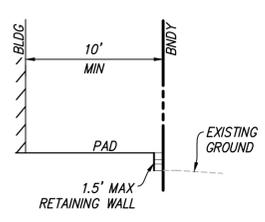
SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE



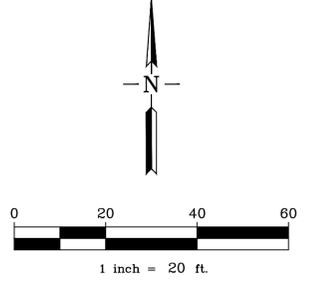
SECTION D
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PRELIMINARY DEVELOPMENT PLAN

GADING II

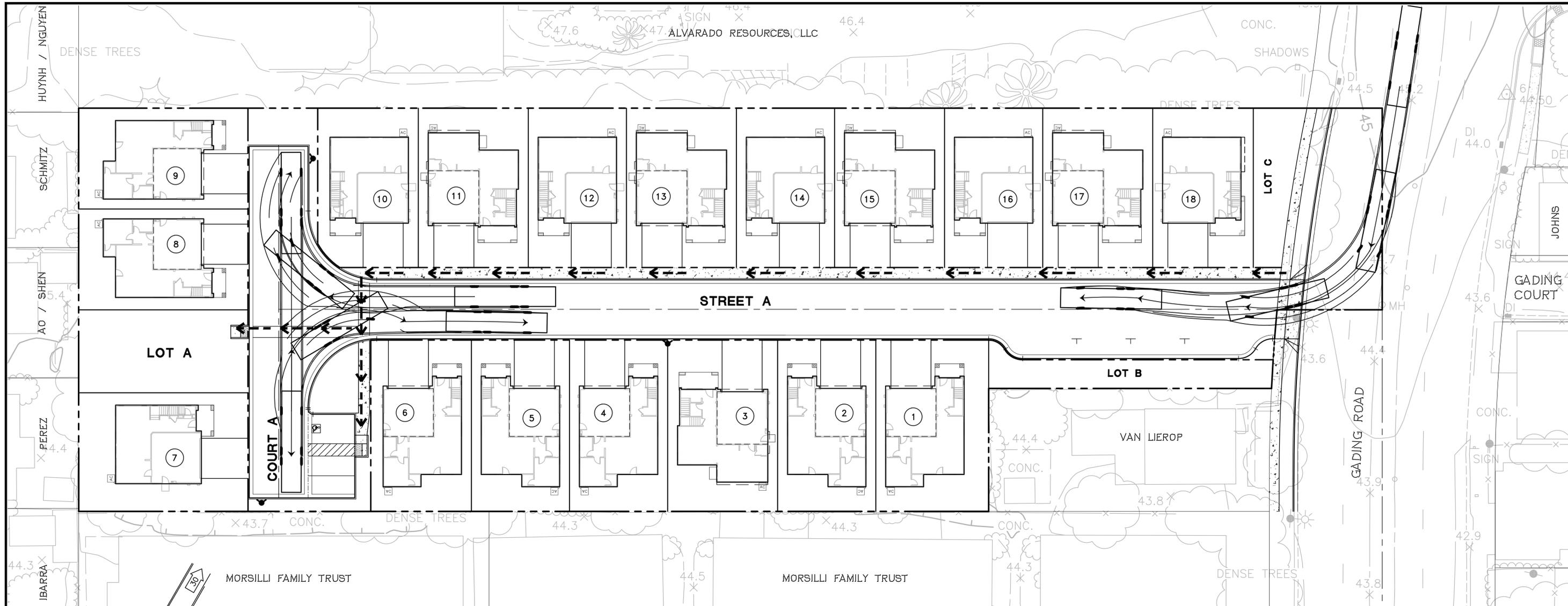
PRELIMINARY GRADING PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

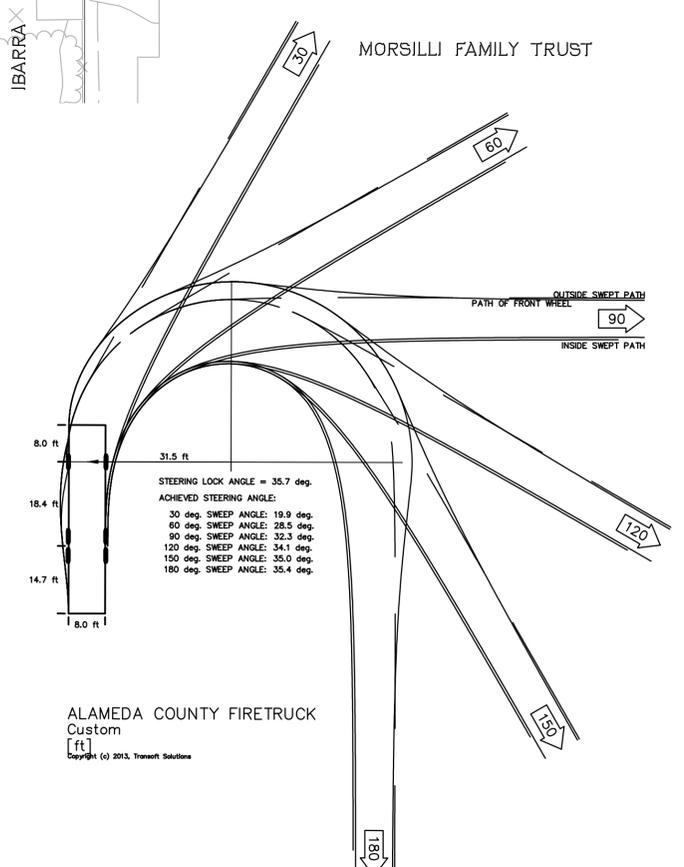


RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

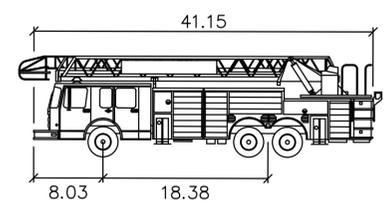
G:\JOB2017\171030\CAD FILES\02-PLANNING\PD\P-3 PRELIMINARY GRADING PLANNING 12/14/2017 HILLARY RAYA



G:\JOB2017\171030\CAD FILES\02-PLANNING\PD\P-4 PRELIMINARY TRAFFIC CIRCULATION PLANNING 10/25/2017 HILLARY RAYA



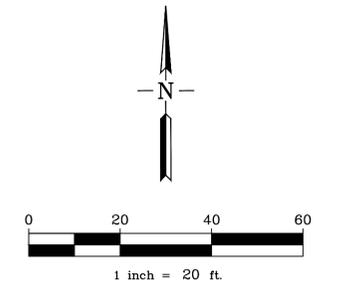
ALAMEDA COUNTY FIRETRUCK



	feet
Width	: 8.00
Track	: 9.06
Lock to Lock Time	: 4.0
Steering Angle	: 35.7

- NOTES:
- HAMMERHEAD TURNAROUND PER CITY STD DETAIL SD-505.

LEGEND
 ACCESSIBILITY PATH



PRELIMINARY DEVELOPMENT PLAN
GADING II
PRELIMINARY TRAFFIC CIRCULATION PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
 FOR: DUTRA ENTERPRISES, INC.

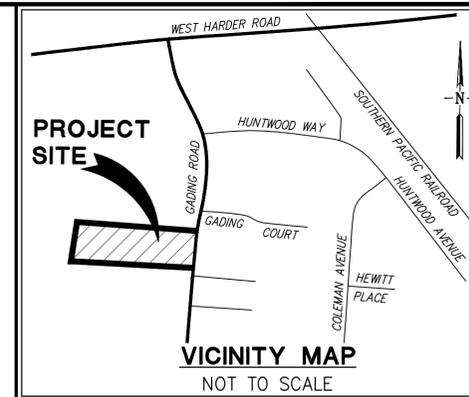
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 PHONE: (925) 227-9100 FAX: (925) 227-9300

BENCHMARK

CITY OF HAYWARD BENCHMARK, A STANDARD CITY MONUMENT DISK LOCATED AT THE INTERSECTION OF GADING ROAD AND HUNTWOOD WAY. ELEVATION = 46.705 FEET. (NGVD 29).

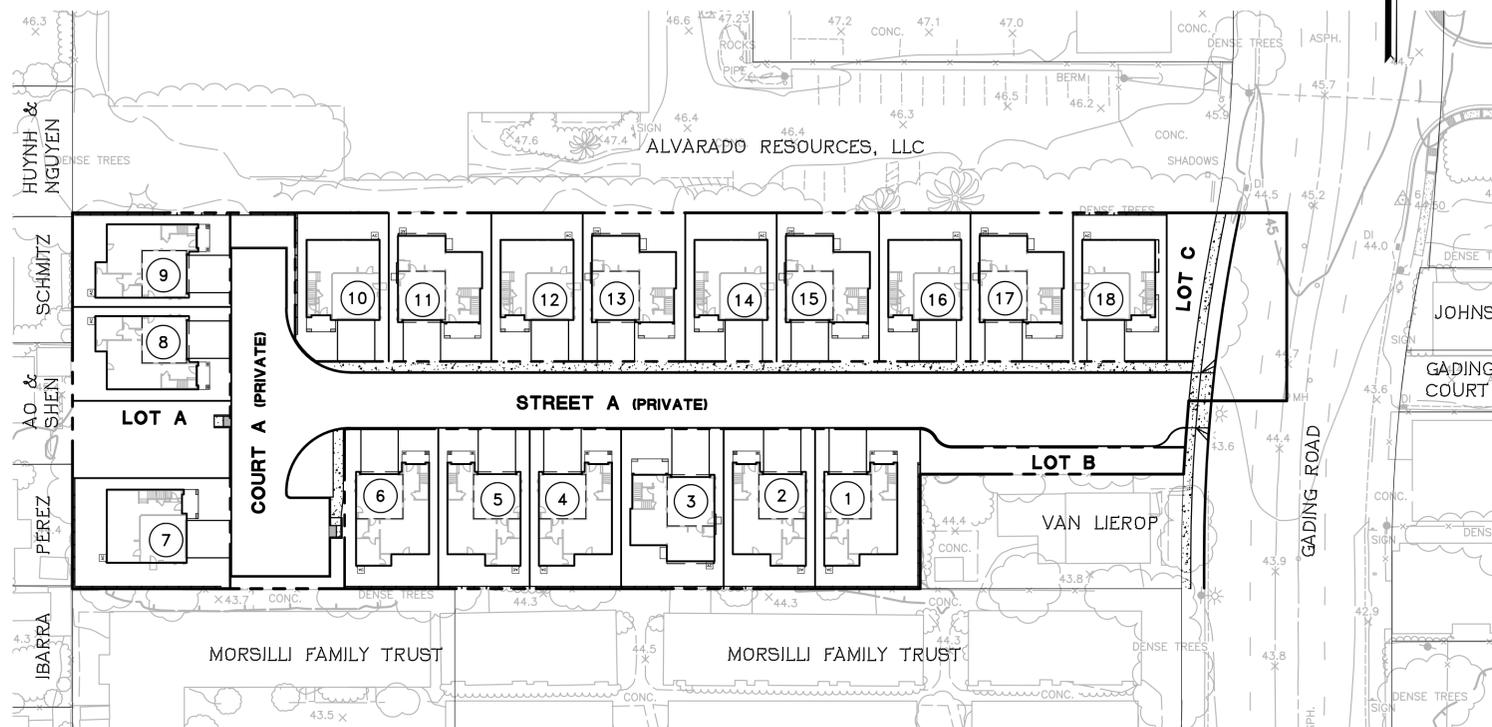
VESTING TENTATIVE MAP TRACT 8432 GADING II

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.



LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	GAS	---
---	CURB & GUTTER	---
---	SIDEWALK	---
---	OVERLAND RELEASE PATH	---
---	STORM WATER INLET	---
---	DROP INLET	---
---	AREA DRAIN	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	WATER LATERAL WITH METER	---
---	WATER BLOWOFF	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	TRANSFORMER	---
---	JOINT TRENCH BOXES	---
---	TREE	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	SLOPE	---
---	LOT NUMBER	---
---	BIO-RETENTION	---



GENERAL NOTES

- OWNER:** DUTRA ENTERPRISES, INC. 43360 MISSION BLVD., SUITE 230 FREMONT, CA 94539 TEL: (510) 403-7973 CONTACT: ZAHEER SIDDIQUI
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 TEL: (925) 227-9100 CONTACT: STEVE LICHLITER
- GEOTECHNICAL ENGINEER:** ENGEQ, INC. 2010 CROW CANYON PL, SUITE 250 SAN RAMON, CA 94583 TEL: (925) 866-9000 CONTACT: RANDY HILDEBRANT
- ARCHITECT:** KTG GROUP, INC. 580 SECOND STREET, SUITE 200 OAKLAND, CA 94607 TEL: (510) 463-2046 CONTACT: CINDY MA
- LANDSCAPE ARCHITECT:** RIPLEY DESIGN GROUP 1615 BONANZA STREET, SUITE 314 WALNUT CREEK, CA 94596 TEL: (925) 938-7377 CONTACT: WILL GREEN
- ASSESSOR'S PARCEL NUMBERS:** 454-0020-062-02 454-0020-069
- CURRENT USE:** VACANT LOT AND ONE SINGLE-FAMILY RESIDENCE
- CURRENT GENERAL PLAN DESIGNATION:** MEDIUM DENSITY RESIDENTIAL
- PROPOSED USE:** SINGLE-FAMILY DETACHED
- EXISTING ZONING:** SINGLE-FAMILY RESIDENTIAL & CIVIL SPACE ZONE
- PROPOSED ZONING:** PLANNED DEVELOPMENT
- GROSS SITE AREA:** 1.78 ACRES
- NET DEVELOPMENT AREAS:** 1.71 ACRES
- PROPOSED SITE DENSITY:** 10.5 (UNITS/ACRE)
- TOTAL NUMBER OF PROPOSED LOTS:** 18 SINGLE-FAMILY LOTS 3 COMMON LOTS TOTAL: 21 LOTS
- OPEN SPACE:** LOT A (2,327 SF) LOT B (1,397 SF) LOT C (1,048 SF)
- UTILITIES:**
 - a. WATER: CITY OF HAYWARD
 - b. SANITARY SEWER: CITY OF HAYWARD
 - c. STORM DRAIN: CITY OF HAYWARD
 - d. FIRE: CITY OF HAYWARD
 - e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
 - f. TELEPHONE: AT&T
 - g. CABLE TV: COMCAST
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PROVIDED BY RADMAN AERIAL SURVEYS IN APRIL 2017.**
- THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 289 OF 725, DATED AUGUST 3, 2009.**
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF HAYWARD.**
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN STREET A, COURT A, AND LOTS A, B & C.**
- A PRIVATE STORM DRAIN EASEMENT SHALL BE PROVIDED OVER LOT B AND LOT C.**
- BUILDING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 CALIFORNIA RESIDENTIAL CODE.**

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY GRADING PLAN
C-5	PRELIMINARY UTILITY PLAN
C-6	PRELIMINARY STORMWATER TREATMENT PLAN
C-7	DETAILS

OWNER'S STATEMENT

DUTRA ENTERPRISES, INC. AGREES TO THE FILING OF SAID MAP AND AGREES TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

DUTRA ENTERPRISES, INC.
ZAHEER SIDDIQUI

PLANS PREPARED UNDER THE DIRECTION OF:

JOHN STEVEN LICHLITER, RCE 41637
RUGGERI-JENSEN-AZAR



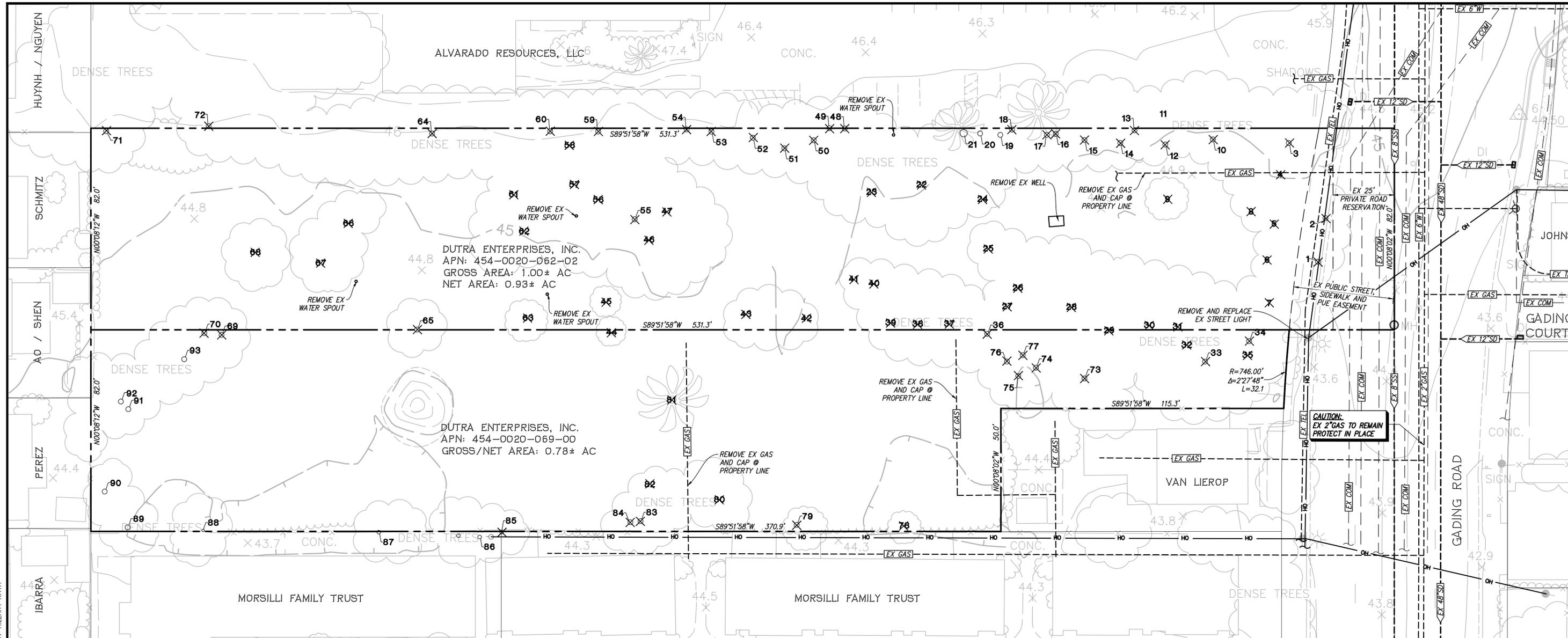
DATE

ABBREVIATIONS

AB	AGGREGATE BASE	PAE	PRIVATE ACCESS EASEMENT
AC	ASPHALT CONCRETE	PIE	PRIVATE INGRESS EGRESS EASEMENT
AD	AREA DRAIN	PL	PROPERTY LINE
BC	BEGINNING OF CURVE	PSDE	PRIVATE STORM DRAIN EASEMENT
BMP	BEST MANAGEMENT PRACTICE	PUE	PUBLIC UTILITY EASEMENT
BW	BACK OF WALK ELEVATION	PUME	PRIVATE UTILITY AND MAINTENANCE EASEMENT
CL	CENTER LINE	RET	CURB RETURN
DMA	DRAINAGE MANAGEMENT AREA	RW	RIGHT-OF-WAY
DS	DOMESTIC SERVICE	S	SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN
EC	END OF CURVE	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GRADE	SF	SQUARE FEET
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SL	STREET LIGHT
EX	EXISTING	SO	SIDE OPENING INVERT
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISH FLOOR	SSE	SANITARY SEWER EASEMENT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FI	FIELD INLET	SWI	STORM WATER INLET
FH	FIRE HYDRANT	SWK	SIDEWALK
FS	FIRE SERVICE	TC	TOP OF CURB
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TRW	TOP OF RETAINING WALL
GE	GARAGE ELEVATION	TW	TOP OF WALL
HP	HIGH POINT	VG	VALLEY GUTTER
INV	INVERT ELEVATION	W/	WITH
JT	JOINT TRENCH	W	WATER LINE
LAT	LATERAL	WLE	WATER LINE EASEMENT
NO	NUMBER	WME	WATER MAIN EASEMENT
		WM	WATER METER
		WS	WATER SERVICE



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



DUTRA ENTERPRISES, INC.
 APN: 454-0020-062-02
 GROSS AREA: 1.00± AC
 NET AREA: 0.93± AC

DUTRA ENTERPRISES, INC.
 APN: 454-0020-069-00
 GROSS/NET AREA: 0.78± AC

CAUTION:
 EX 2 GAS TO REMAIN
 PROTECT IN PLACE

TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	REMOVE OR PRESERVE
1	EVERGREEN PEAR	6	REMOVE
2	EVERGREEN PEAR	10	REMOVE
3	BLUE ATLAS CEDAR	36	REMOVE
4	DEODAR CEDAR	7	REMOVE
5	PURPLELEAF PLUM	9,6,4	REMOVE
6	PEAR	7,6,5,4,4	REMOVE
7	BOTTLEBRUSH	9,7,6	REMOVE
8	DOUGLAS FIR	16	REMOVE
9	BOTTLEBRUSH	13	REMOVE
10	GLOSSY PRIVET	4,4,4,3	REMOVE
11	INCENSE CEDAR	15	PRESERVE
12	ORANGE	5,4,4	REMOVE
13	GLOSSY PRIVET	4,4,4,3,2	REMOVE
14	GLOSSY PRIVET	4,3,2,2,2	REMOVE
15	AUSTRALIAN BUSH CHERRY	10,7	REMOVE
16	AUSTRALIAN BUSH CHERRY	5,4,2	REMOVE
17	AUSTRALIAN BUSH CHERRY	10	REMOVE
18	GLOSSY PRIVET	6,5,4	REMOVE
19	CAUCASIAN PERSIMMON	5,4,4	PRESERVE
20	PLUM	4,3,3,2	PRESERVE
21	CANARY ISLAND DATE PALM	38	PRESERVE
22	ALEPPO PINE	18	REMOVE
23	INCENSE CEDAR	35	REMOVE
24	APPLE	9,8	REMOVE
25	GRAPEFRUIT	5,4,3	REMOVE
26	PERSIMMON	9,7	REMOVE
27	GLOSSY PRIVET	7,4	REMOVE
28	GLOSSY PRIVET	6	REMOVE
29	LOQUAT	17	REMOVE
30	GLOSSY PRIVET	4	REMOVE

TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	REMOVE OR PRESERVE
31	CHINESE HACKBERRY	15	REMOVE
32	CHINESE HACKBERRY	12	REMOVE
33	DEODAR CEDAR	28	REMOVE
34	GINKGO	7	REMOVE
35	GLOSSY PRIVET	4,3,2	REMOVE
36	COAST LIVE OAK	4,3,2	REMOVE
37	CANARY ISLAND PINE	21	REMOVE
38	OLIVE	7,6,6,5	REMOVE
39	CANARY ISLAND PINE	15	REMOVE
40	GLOSSY PRIVET	6,5,5	REMOVE
41	GLOSSY PRIVET	6	REMOVE
42	COAST LIVE OAK	4,3	REMOVE
43	MONTEREY PINE	9	REMOVE
44	FIG	9,6	REMOVE
45	BLACKWOOD ACACIA	16,15,15,12,9,5	REMOVE
46	LOQUAT	12,9	REMOVE
47	APRICOT	4	REMOVE
48	GLOSSY PRIVET	6,6	REMOVE
49	GLOSSY PRIVET	4	REMOVE
50	GLOSSY PRIVET	15,6	REMOVE
51	GLOSSY PRIVET	5	REMOVE
52	GLOSSY PRIVET	4,4,4,3,2	REMOVE
53	GLOSSY PRIVET	12,9,9,8	REMOVE
54	GLOSSY PRIVET	9,7,6,6,5,5,5	REMOVE
55	COAST LIVE OAK	18	REMOVE
56	GLOSSY PRIVET	6,4,3,3,2	REMOVE
57	BOXELDER	5	REMOVE
58	FIG	6,6,5,4	REMOVE
59	GLOSSY PRIVET	9,8,8,8,6,6,5,4,3	REMOVE

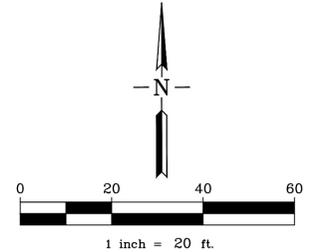
TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	REMOVE OR PRESERVE
60	GLOSSY PRIVET	28 STEMS 10" & SMALLER	REMOVE
61	AVOCADO	4,4,4	REMOVE
62	APPLE	4,4,4	REMOVE
63	APRICOT	4,2,1,1,1	REMOVE
64	GLOSSY PRIVET	50 STEMS 10" & SMALLER	REMOVE
65	COAST LIVE OAK	7,6	REMOVE
66	FIG	12,11,9,8,7	REMOVE
67	FIG	7,5	REMOVE
68	FIG	11,9,7,7,5,5,5	REMOVE
69	COAST LIVE OAK	10	REMOVE
70	COAST LIVE OAK	9	REMOVE
71	GLOSSY PRIVET	10,5,3,1,1,1	REMOVE
72	GLOSSY PRIVET	4,3,1,1,1	REMOVE
73	LOQUAT	12,12	REMOVE
74	COAST LIVE OAK	5	REMOVE
75	COAST LIVE OAK	11	REMOVE
76	COAST LIVE OAK	7	REMOVE

TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	REMOVE OR PRESERVE
77	COAST LIVE OAK	4	REMOVE
78	GLOSSY PRIVET	9,5,5	REMOVE
79	GLOSSY PRIVET	6	REMOVE
80	FIG	12,9,8,7,5	REMOVE
81	CANARY ISLAND DATE PALM	48	REMOVE
82	FIG	7,6,5,5,4	REMOVE
83	COAST LIVE OAK	9	REMOVE
84	COAST LIVE OAK	10	REMOVE
85	GLOSSY PRIVET	7,5,5,4,3	REMOVE
86	HOLLYWOOD JUNIPER	15,9,7,5,4	PRESERVE
87	HOLLYWOOD JUNIPER	17,14,8	PRESERVE
88	ENGLISH WALNUT	11	PRESERVE
89	GLOSSY PRIVET	7,7,6,6,5	PRESERVE
90	COAST LIVE OAK	6,5,5,4,4	PRESERVE
91	COAST LIVE OAK	9,8	PRESERVE
92	COAST LIVE OAK	12	PRESERVE
93	COAST LIVE OAK	9	PRESERVE

LEGEND

- 50 EXISTING TREE TO BE PRESERVED
- ☒ EXISTING TREE TO BE REMOVED

- NOTES:
1. EXISTING UNDERGROUND UTILITIES ARE BASED ON RECORDS PROVIDED BY OTHERS AND FIELD SURVEY IN GADING ROAD.
 2. EXISTING ABOVE GROUND UTILITIES ON GADING ROAD FRONTING THE SITE SHALL BE PLACED IN UNDERGROUND CONDUITS AND VAULTS.
 3. EXISTING WELL ON SITE TO BE ABANDONED AND DESTROYED PER ALAMEDA COUNTY STANDARDS.
 4. EXISTING SEPTIC SYSTEM ON SITE TO BE ABANDONED AND DESTROYED PER ALAMEDA COUNTY ENVIRONMENT HEALTH'S LAND USE PROGRAM REGULATIONS.
 5. REMOVE EXISTING CURB & GUTTER AT PROPOSED DRIVEWAY ENTRY.
 6. THE EXISTING PUBLIC STREET, SIDEWALK AND PUBLIC UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF HAYWARD AS PART OF GADING ROAD.

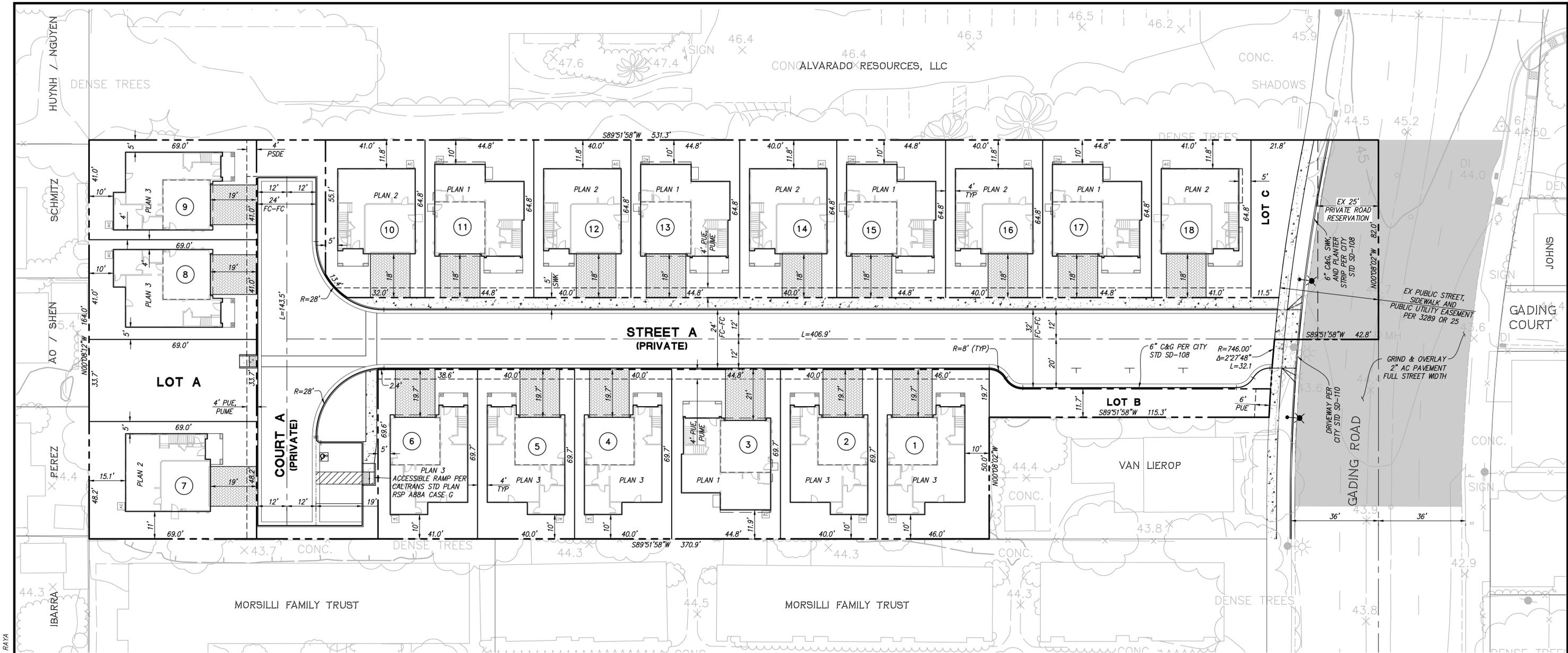


VESTING TENTATIVE MAP
TRACT 8432 - GADING II
EXISTING CONDITIONS & DEMOLITION PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
 FOR: DUTRA ENTERPRISES, INC.

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

G:\082017\171030\CAD FILES\02-PLANNING\TENT-MAP\C-3 EXISTING CONDITIONS & DEMOLITION PLAN.DWG 12/14/2017 HILLARY RAYA



PARKING SUMMARY	
GARAGE PARKING	36
DRIVEWAY PARKING	36
STREET PARKING	7
TOTAL	79

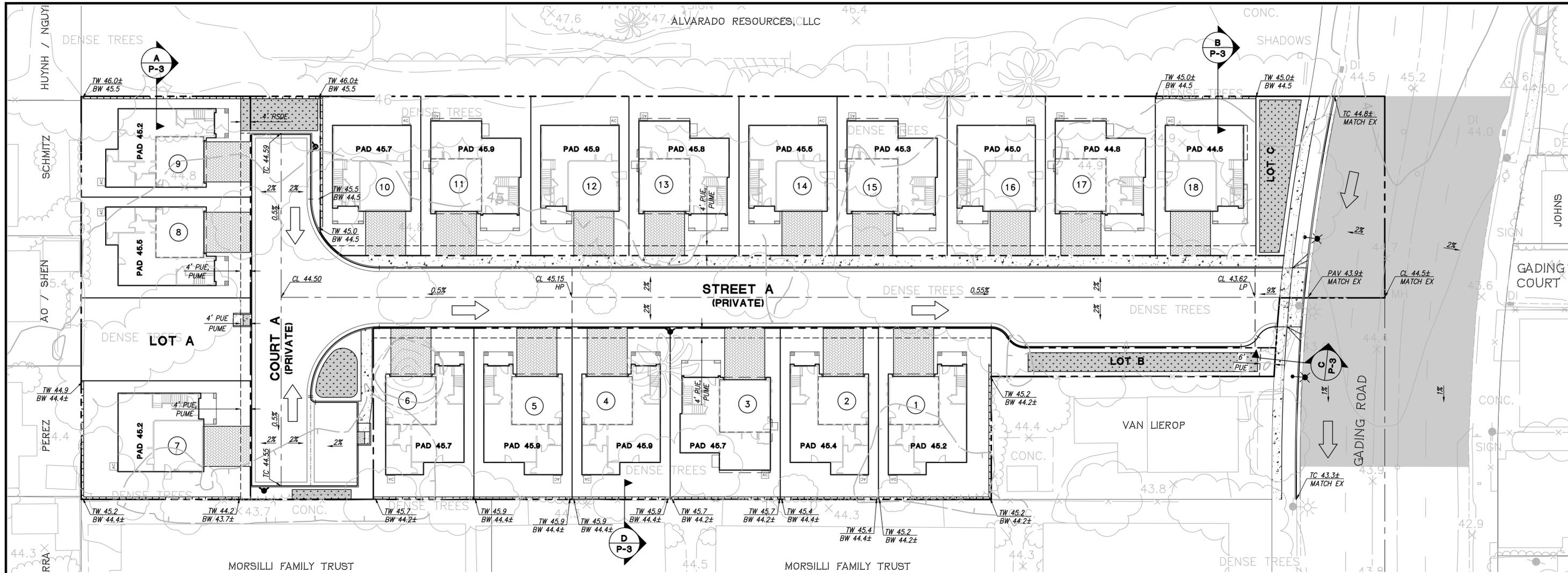
LEGEND	
	PERVIOUS PAVEMENT
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT (GRIND AND OVERLAY)

LOT SUMMARY	
LOT NO.	AREA (SF)
1	3,206
2	2,788
3	3,124
4	2,788
5	2,788
6	2,857
7	3,329
8	2,829
9	2,829
10	2,620
11	2,905
12	2,592
13	2,905
14	2,592
15	2,905
16	2,592
17	2,905
18	2,657
LOT A	2,328
LOT B	1,048
LOT C	1,397
STREET A & COURT A	18,632
GADING ROAD	3,077
TOTAL	77,693

VESTING TENTATIVE MAP TRACT 8432 - GADING II PRELIMINARY SITE PLAN

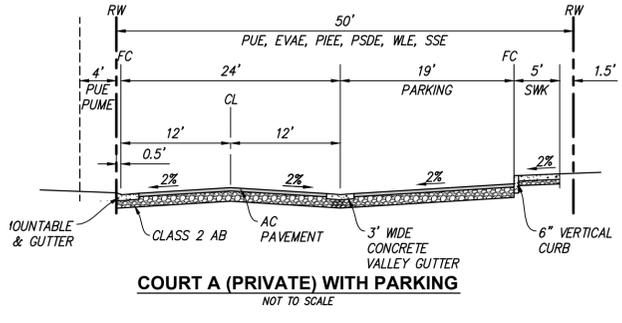
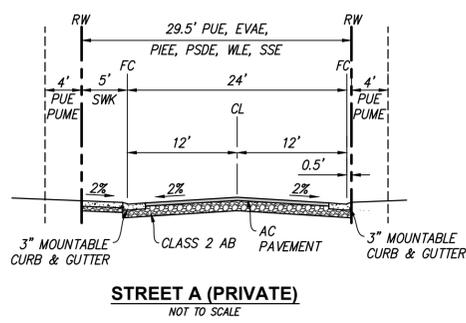
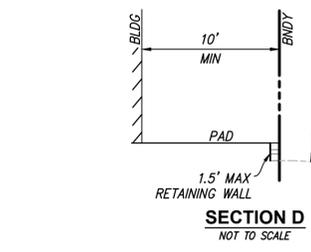
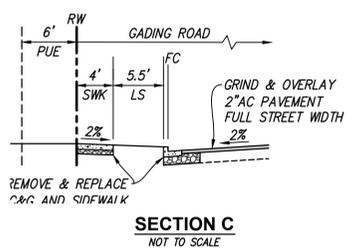
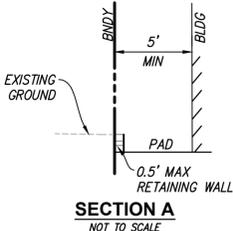
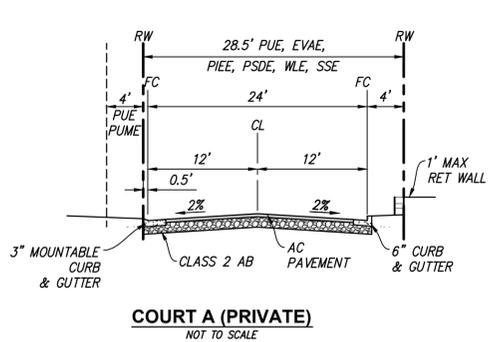
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

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MORSILLI FAMILY TRUST

MORSILLI FAMILY TRUST



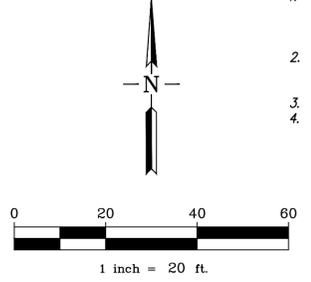
STREET NAME	TRAFFIC INDEX	"R" VALUE	AC PAVEMENT SECTION	
			A.C.	A.B.
STREET A	5	5	3.0"	10.0"
COURT A	5	5	3.0"	10.0"

ITEMS	CUT (C.Y.)	FILL (C.Y.)
STRIPPING & DEMOLITION	-	-
LOTS	150	1,110
STREET A & COURT A	800	0
FOUNDATION & PLUMBING SPOIL	360	-
TRENCH SPOIL	760	-
C.3 SPOIL	250	-
SHRINKAGE (ASSUME 10%)	-	110
TOTAL	2,320	1,220
EXPORT	1,100	-

- NOTE:
- ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
 - THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
 - FOUNDATION SPOIL ASSUMED AT 20 C.Y. PER LOT.
 - IT IS ASSUMED THAT THE SITE HAS UNDERGONE STRIPPING AND DEMOLITION.

VESTING TENTATIVE MAP TRACT 8432 - GADING II PRELIMINARY GRADING PLAN

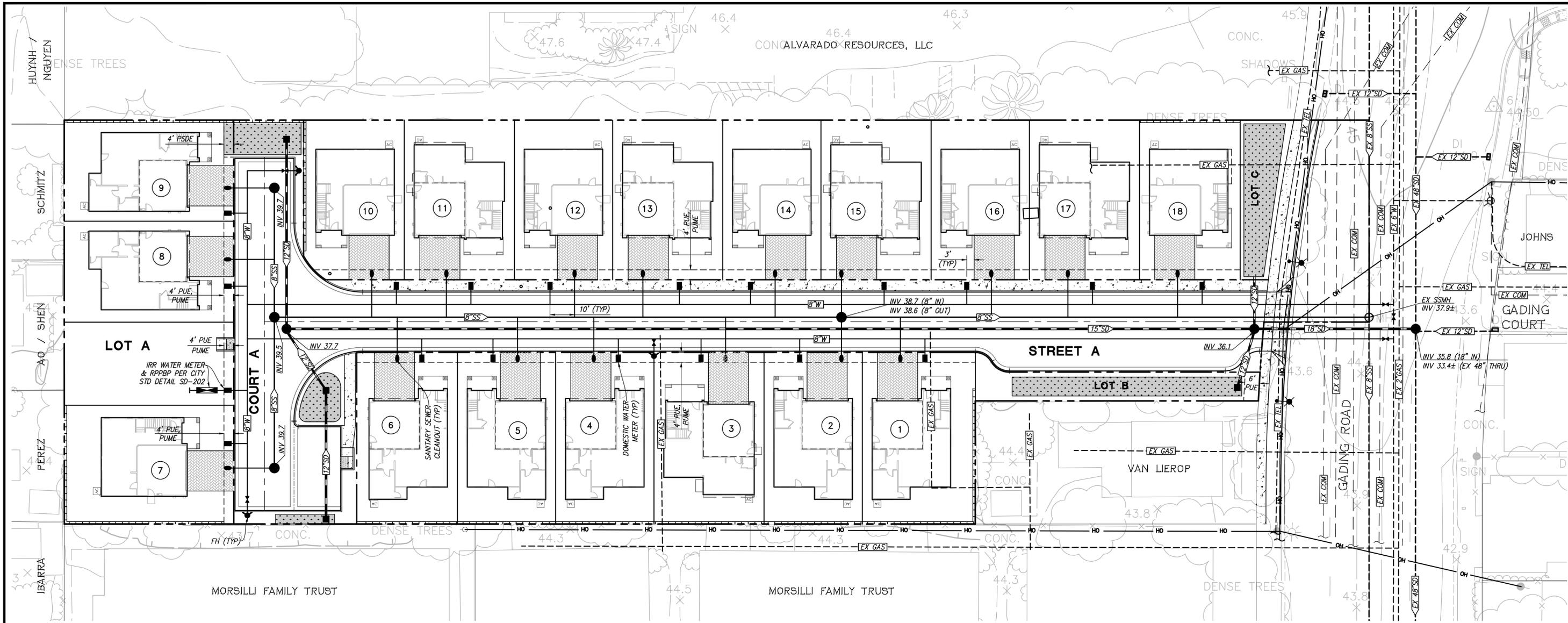
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.



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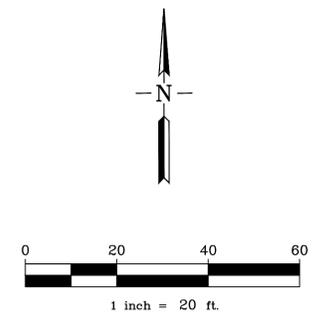
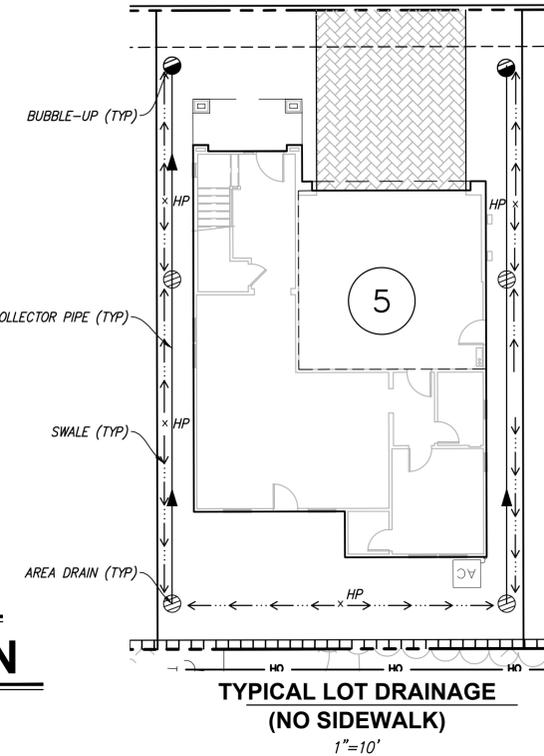
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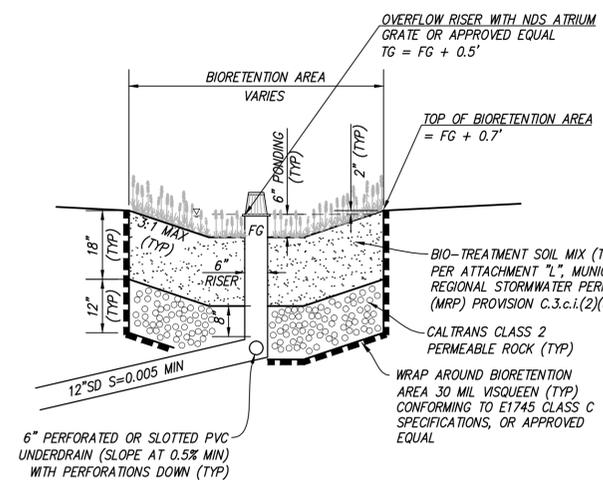
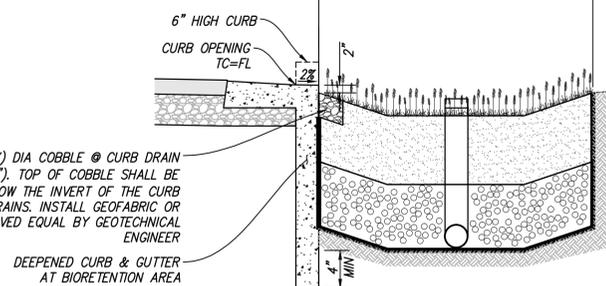
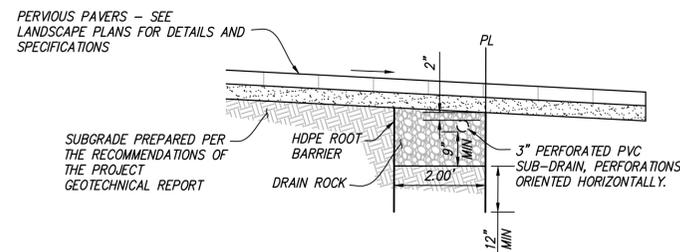
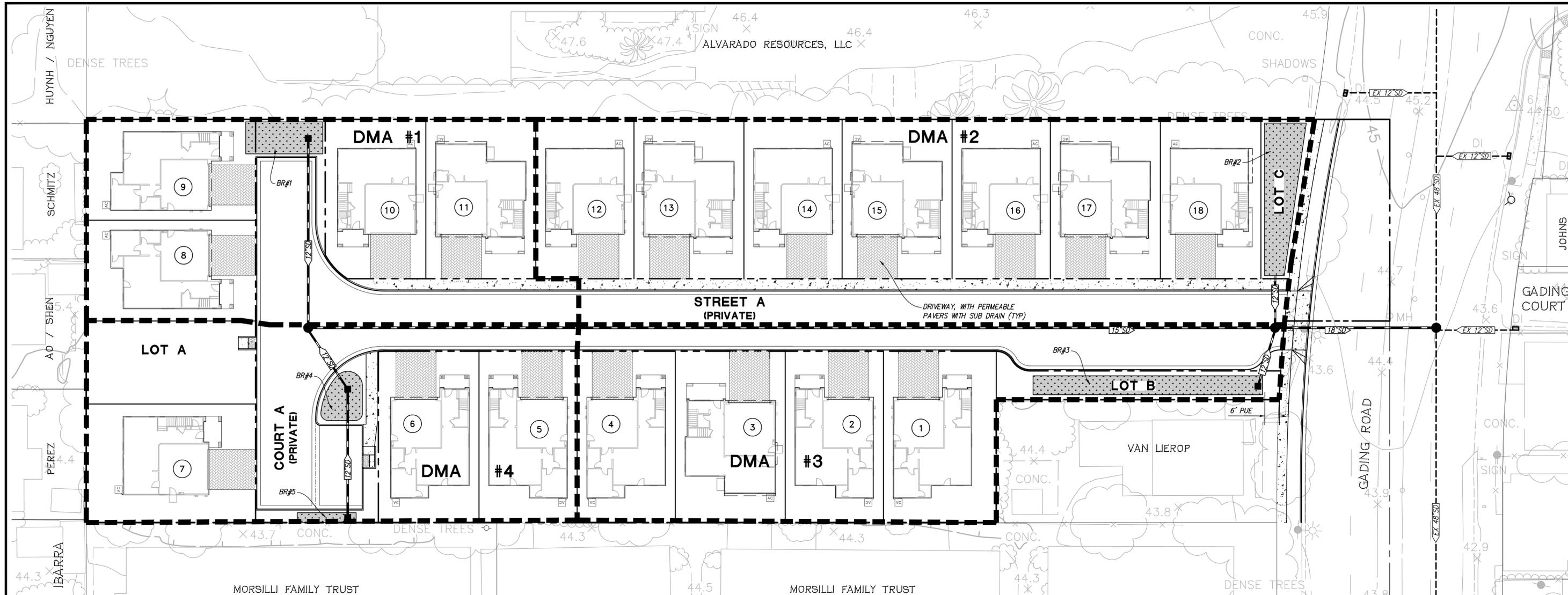
- NOTES:**
1. EACH RESIDENTIAL DWELLING UNIT SHALL HAVE AN INDIVIDUAL SANITARY SEWER LATERAL AND BE CONSTRUCTED PER CITY STD DETAIL SD-312.
 2. ALL DOMESTIC AND IRRIGATION WATER METERS SHALL BE RADIO-READ TYPE.
 3. ALL RESIDENTIAL WATER METERS SHALL HAVE COMBINED DOMESTIC AND FIRE SERVICES PER CITY STD DETAIL SD-216.
 4. WHERE THE PROPOSED PUBLIC WATER MAIN HAS LESS THAN 10 FEET HORIZONTAL CLEARANCE BETWEEN STORM DRAIN AND/OR SANITARY SEWER MAINS OR IS UNDER DECORATIVE, STAMPED, OR COLORED CONCRETE, THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
 5. SIDEWALK CROSS DRAIN TO BE INSTALLED ALONG STREET A TO CONVEY ON LOT DRAINAGE TO STREET. SEE DETAIL ON SHEET C-7.
 6. THE PROPOSED GATE VALVE SHOWN AT THE NEW WATER MAIN CONNECTION IN GADING ROAD SHALL BE INSTALLED BY CITY WATER DISTRIBUTION PERSONNEL AT THE DEVELOPER'S EXPENSE.

**VESTING TENTATIVE MAP
TRACT 8432 - GADING II
PRELIMINARY UTILITY PLAN**

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.



RJA
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ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300
REV DATE: JANUARY 11, 2018
DATE: DECEMBER 11, 2017 JOB NO. 171030 C-5



LEGEND

--- DMA

BR BIO-RETENTION

0 20 40 60

1 inch = 20 ft.

N

PRELIMINARY STORMWATER TREATMENT CALCULATIONS

DMA #	SURFACE	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT CONTROL MEASURES
1	ROOF/HARDSCAPE/LANDSCAPE/STREET	9,379	9,842	394	400	BR#1
2	ROOF/HARDSCAPE/LANDSCAPE/STREET	12,878	13,947	558	775	BR#2
3	ROOF/HARDSCAPE/LANDSCAPE/STREET	8,449	9,192	368	718	BR#3
4	ROOF/HARDSCAPE/LANDSCAPE/STREET	8,048	8,759	350	350	BR#4, BR#5

NOTES:

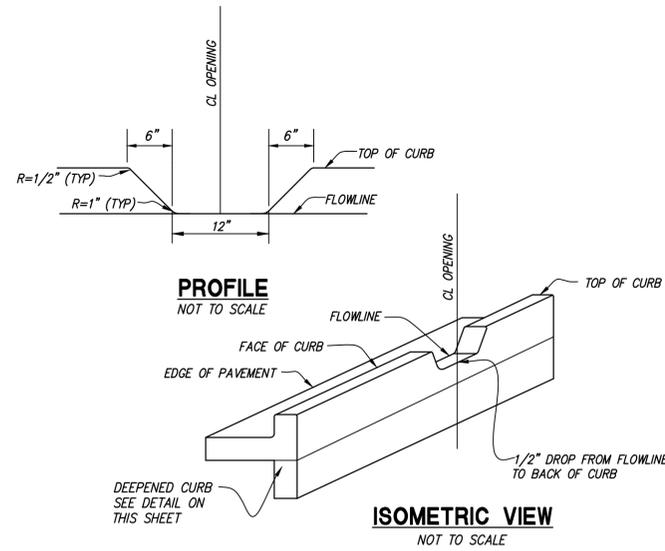
1. THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2, 2016, AND THE FOLLOWING CRITERIA:
a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIO-RETENTION AREAS.

2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04
b. PERVIOUS AREAS DRAINING TO THE TREATMENT MEASURE ARE MULTIPLIED BY A FACTOR OF 0.1 TO OBTAIN THE AMOUNT OF "EFFECTIVE IMPERVIOUS AREA"

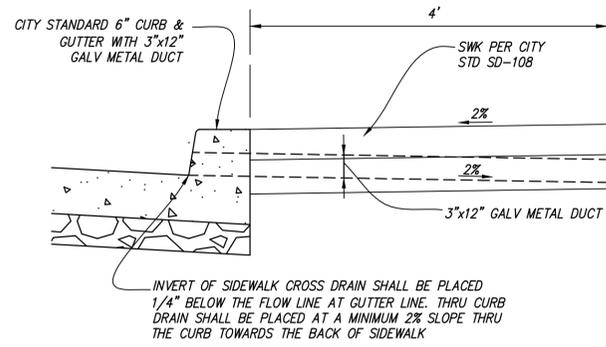
VESTING TENTATIVE MAP
TRACT 8432 - GADING II
PRELIMINARY STORMWATER TREATMENT PLAN

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.

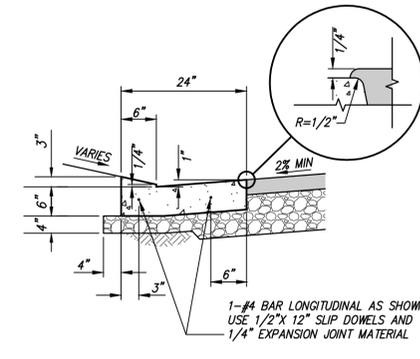
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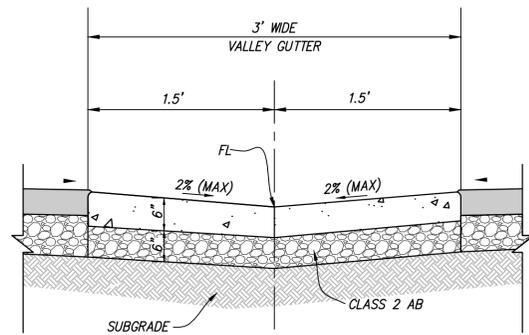
1 Curb opening at bio-retention area
NOT TO SCALE



2 Sidewalk cross drain
NOT TO SCALE



3 3" mountable curb
NOT TO SCALE



4 3' concrete valley gutter
NOT TO SCALE

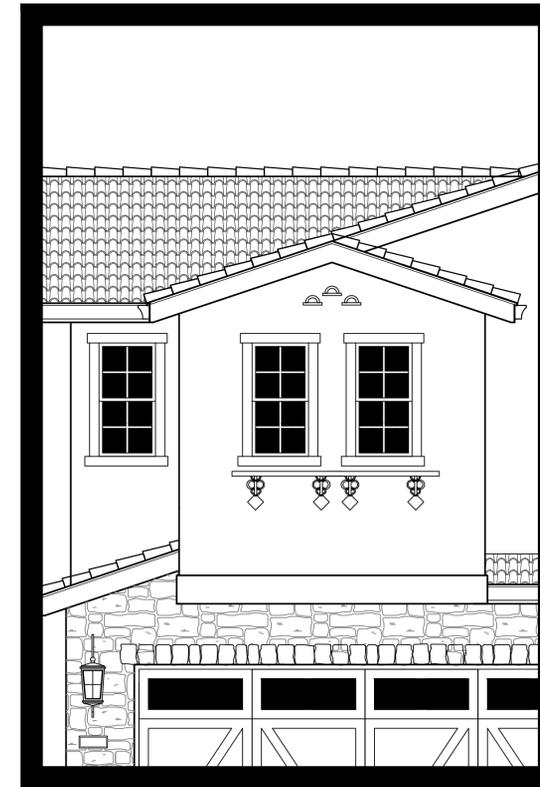
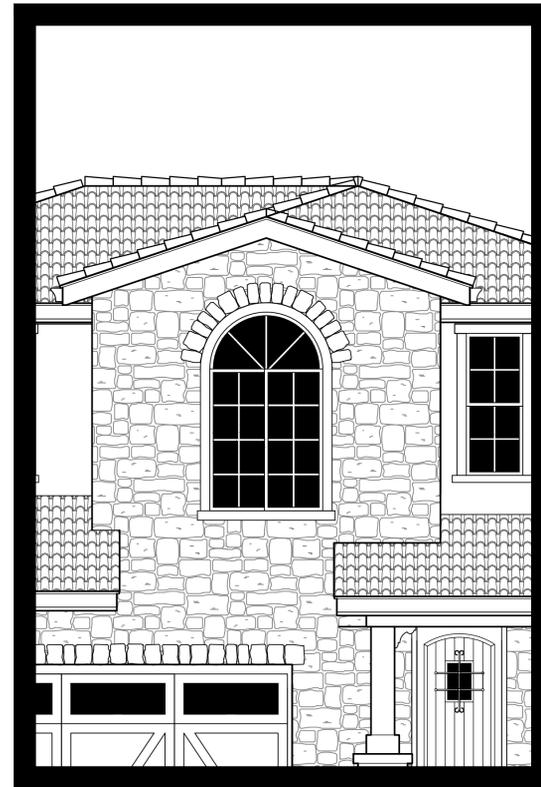
VESTING TENTATIVE MAP
TRACT 8432 - GADING II
DETAILS

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: DUTRA ENTERPRISES, INC.



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PHONE: (925) 227-9100 FAX: (925) 227-9300

GADING II HAYWARD



NOTES:

1. Project scope of work: New Construction of 18 new single family homes, including all utilities, stormwater management and road improvements (see civil drawings)
2. Building construction shall meet the requirements of the 2016 CA Residential Code, 2016 CA Electrical, Mechanical, and Plumbing Codes, and 2016 Energy Efficiency Standards and the City of Hayward Municipal Code and Ordinances.
3. All Buildings shall be Type V-B Construction, R3 Occupancy with U Garage Occupancy. Provide NFPA 13D approved automatic fire sprinkler system.
4. All attached garages shall have conduit for electric vehicle charging capability
5. All homes shall be provided with photovoltaic solar panels

PROJECT TEAM

APPLICANT:
 DUTRA ENTERPRISES, INC.
 43360 MISSION BLVD. STE. 230
 FREMONT, CA 94539
 CONTACT: TONY DUTRA

CIVIL ENGINEER:
 RUGGERI-JENSEN-AZAR
 4690 CHABOT DRIVE, STE. 200
 PLEASANTON, CA 94588
 CONTACT: STEVE LICHLITER

ARCHITECT:
 KTGy GROUP, INC.
 1814 Franklin STREET, STE. 400
 OAKLAND, CA 94612
 CONTACT: JILL WILLIAMS

LANDSCAPE ARCHITECT:
 RIPLEY DESIGN GROUP
 1615 BONANZA STREET, STE 314
 WALNUT CREEK, CA 94596
 CONTACT: ANNIKA CARPENTER

DRAWING INDEX

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A1-11	PLAN 1A	EXTERIOR ELEVATIONS
A1-12	PLAN 1B	EXTERIOR ELEVATIONS
A1-13	PLAN 1C	EXTERIOR ELEVATIONS
A2-01	PLAN 2A,2B,2C	FRONT ELEVATIONS
A2-10	PLAN 2A	FLOOR PLANS
A2-11	PLAN 2A	EXTERIOR ELEVATIONS
A2-12	PLAN 2B	EXTERIOR ELEVATIONS
A2-13	PLAN 2C	EXTERIOR ELEVATIONS
A2-14	PLAN 2A	CORNER ELEVATIONS
A3-01	PLAN 3A,3B,3C	FRONT ELEVATIONS
A3-10	PLAN 3A	FLOOR PLANS
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A3-12	PLAN 3B	EXTERIOR ELEVATIONS
A3-13	PLAN 3C	EXTERIOR ELEVATIONS



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 1814 Franklin St., Suite 400
 Oakland, CA. 94612
 510.272.2910
 ktgy.com



GADING II HAYWARD
 HAYWARD, CA # 170303

SCHEMATIC DESIGN
 FEBRUARY 27, 2018

COVER SHEET

A0-01

UNIT SUMMARY:

Unit Name	Description	Type	Approx Gross SF*	#	%	Approx Gross total SF
P1	3 bd + 2.5 bath	Front Loaded	1956	5	28%	9780
P2	3 bd + 2.5 bath	Front Loaded	1638	6	33%	9828
P3	4 bd + 3 bath	Front Loaded	1915	7	39%	13405
Subtotal				18	100%	33013
Overall Density			+/-	10.5	du/ac	
Approx. GROSS Avg. Unit Square Foot			+/-	1834	sq.ft.	

*Gross SF measure to outside face of stud, excludes garage area

PARKING SUMMARY:

Parking Provided				
Garage spaces:	18	x2	36	garage spaces
Private Driveway spaces:	18	x2	36	driveway spaces
On-street parking:			7	spaces
			79	total spaces provided

OPEN SPACE SUMMARY:

Open Space Required	
18 units X 350 sf/unit =	6300 SF
Open Space Provided	
Private	9750 SF
Group	2328 SF
Total:	12078 SF
	671 SF/Unit



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GADING II HAYWARD
HAYWARD, CA # 170303

SCHEMATIC DESIGN
FEBRUARY 27, 2018



SITE PLAN
SITE SUMMARY & OPEN SPACE

A0-10



1A Materials-
 Concrete Roof Tile
 "Low Profile S Tile"
 12" Eaves, 2" Rakes
 Decorative Details
 Coach Light
 1x Stucco Finish Trim
 Corbels

ELEVATION 1A MISSION



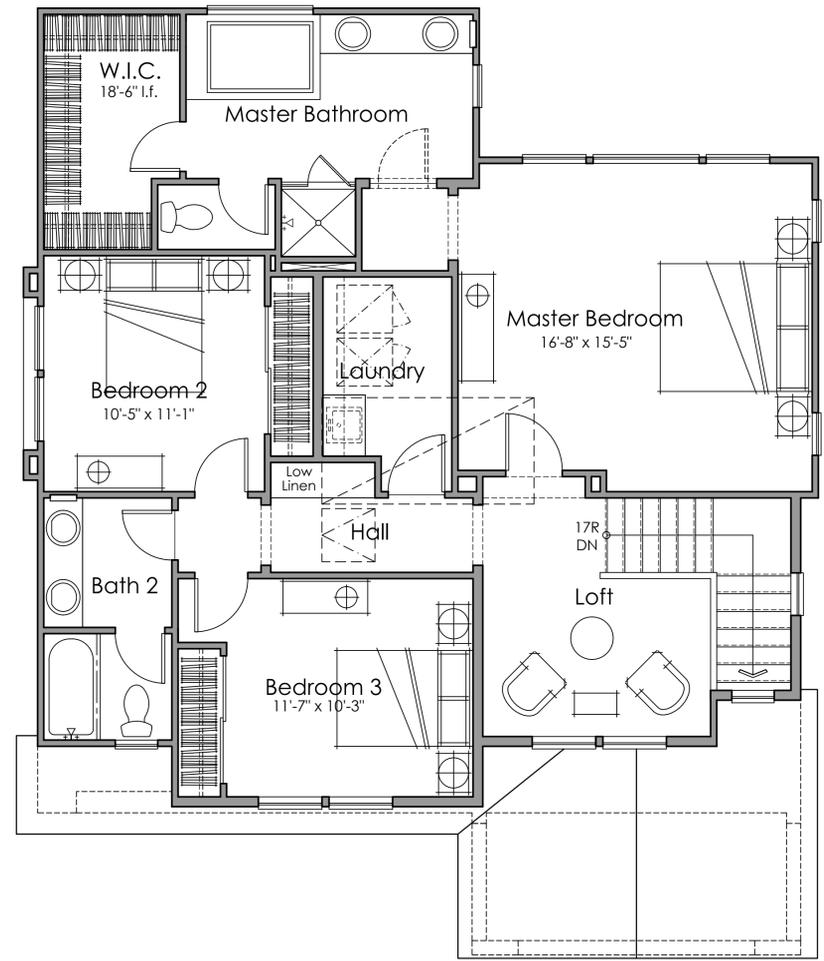
1B Materials-
 Concrete Roof Tile
 "Low Profile S Tile"
 12" Eaves & Rakes
 Decorative Details
 Coach Light
 1x Stucco Finish Trim
 Brackets

ELEVATION 1B SPANISH RESORT

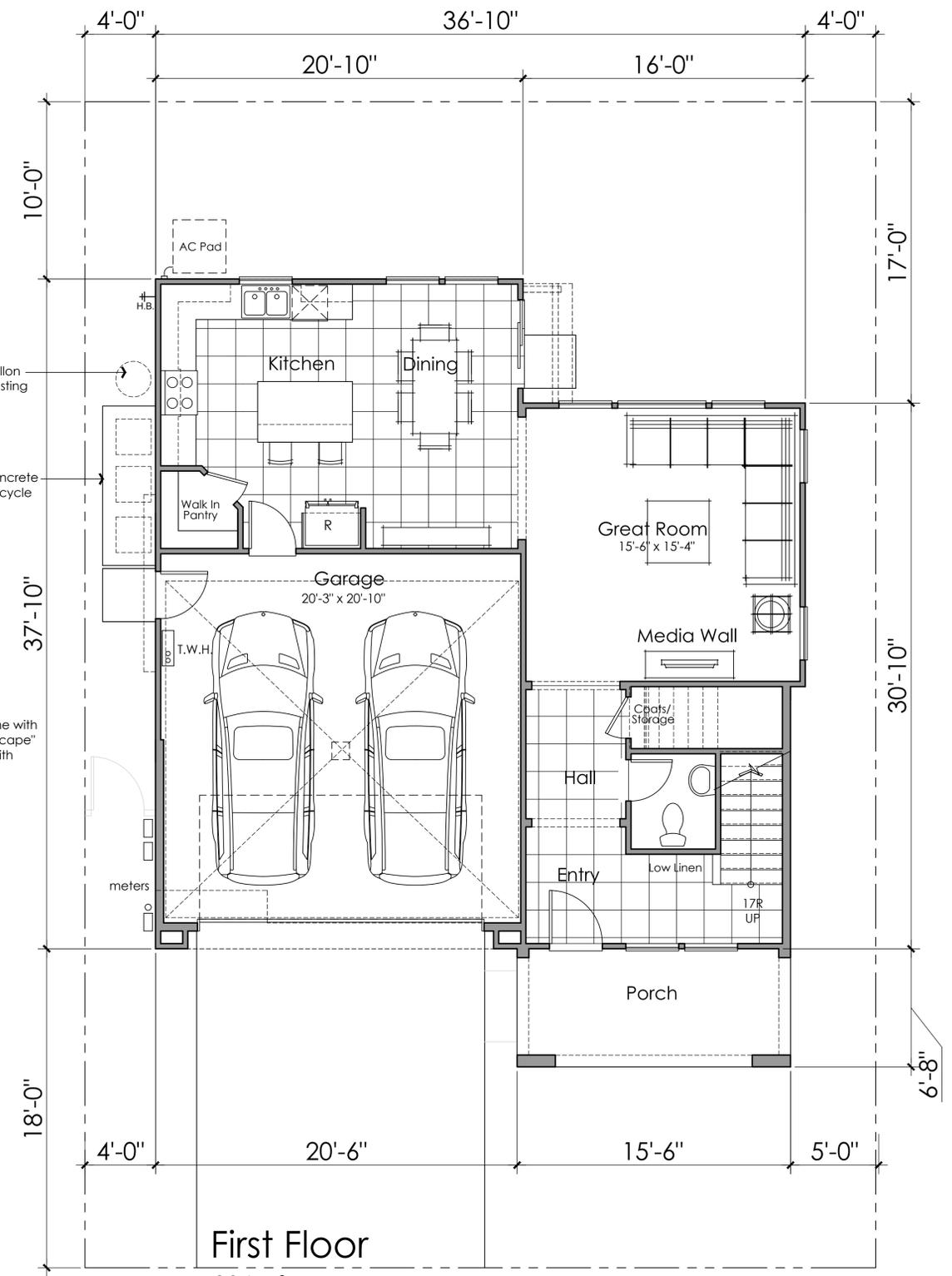


1C Materials-
 Concrete Roof Tile
 "Low Profile S Tile"
 12" Eaves & Rakes
 Decorative Details
 Coach Light
 1x Stucco Finish Trim
 Stone Veneer
 Shutters

ELEVATION 1C HACIENDA



Second Floor
 1150 s.f.



First Floor
 806 s.f.

Floor Plan - Plan 1 Summary:
 Great Room / Entertaining
 3 Bedrooms and Loft
 2.5 Baths
 1,956 s.f.



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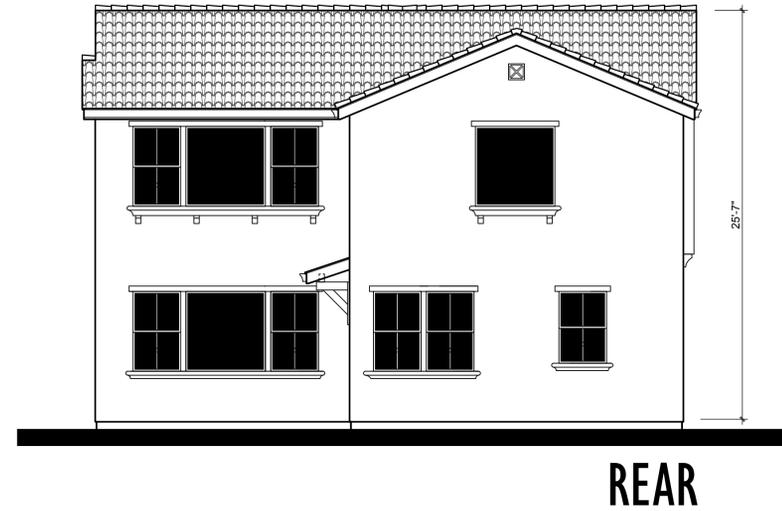
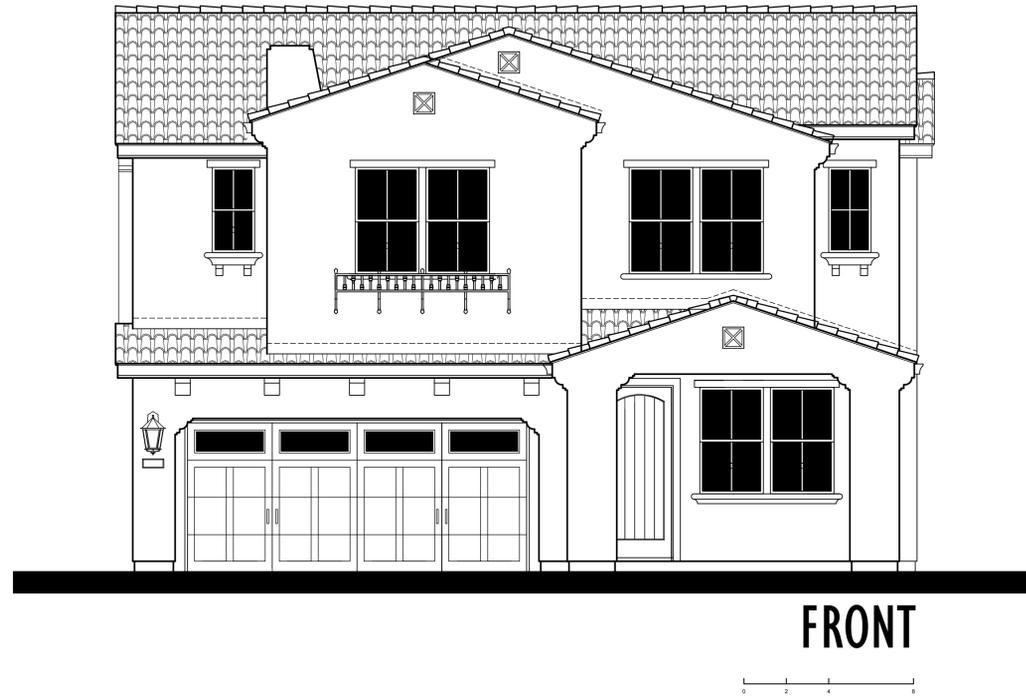
GADING II HAYWARD
 HAYWARD, CA # 170303

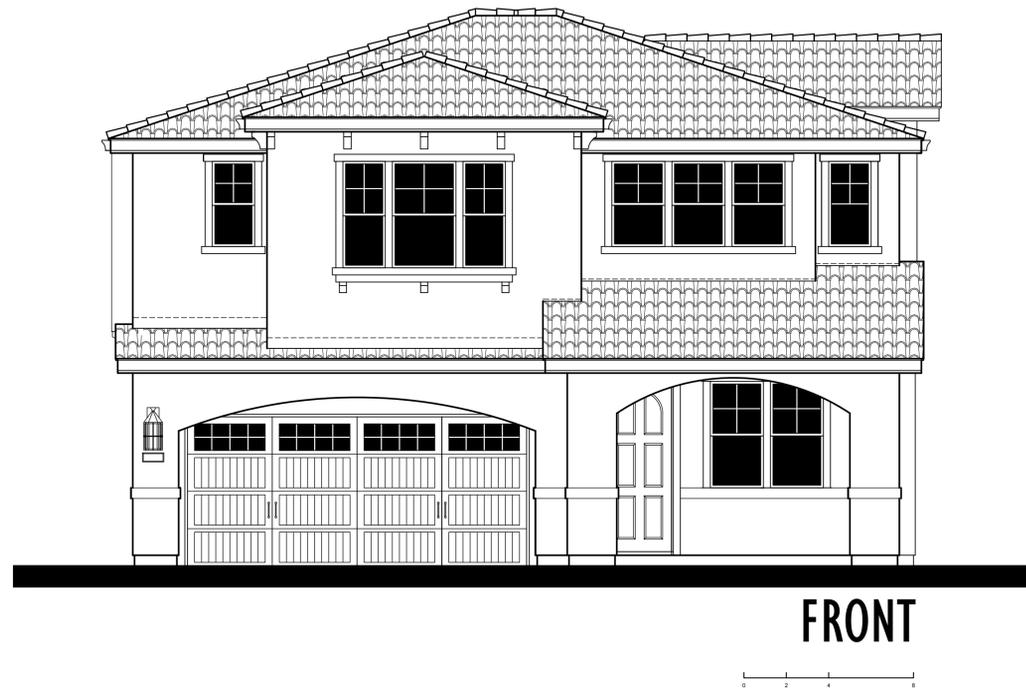
SCHEMATIC DESIGN
 FEBRUARY 27, 2018



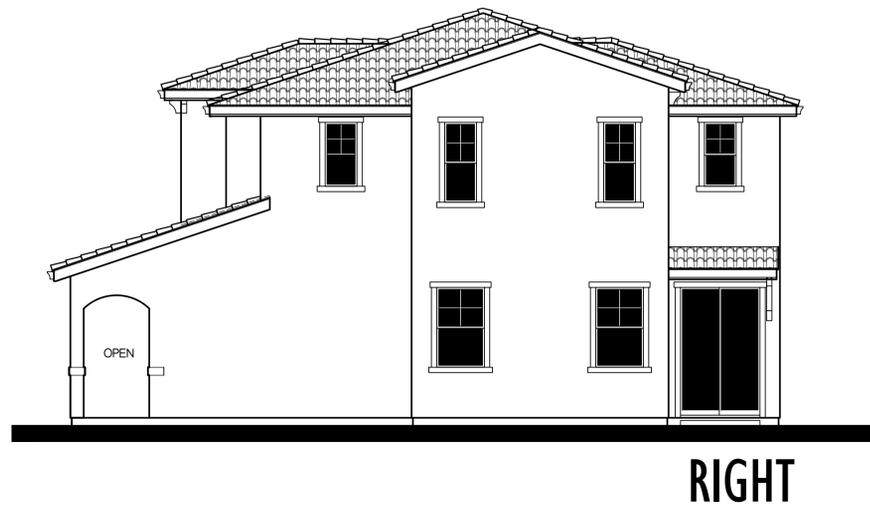
PLAN 1 FLOOR PLANS

A1-10





FRONT



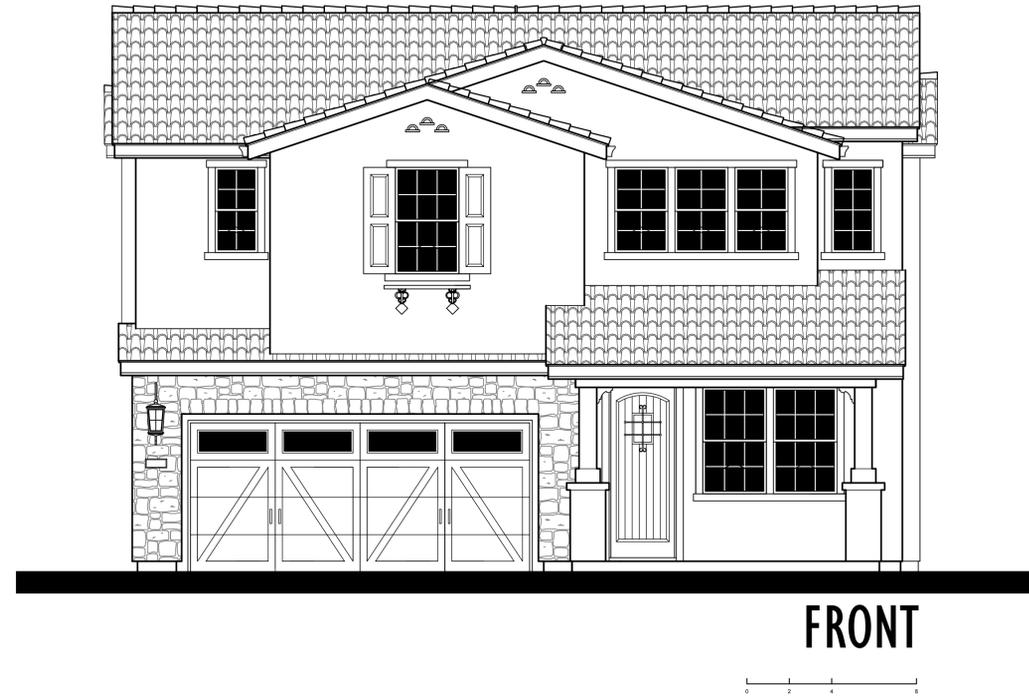
RIGHT



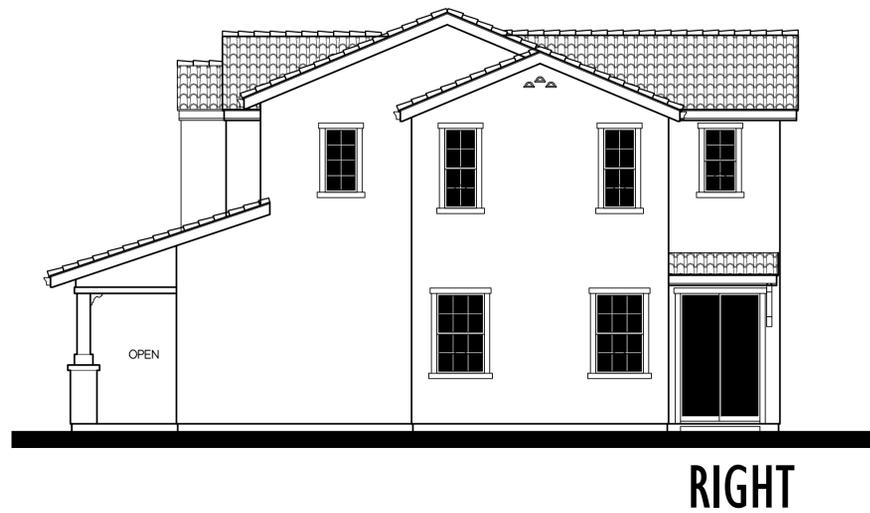
REAR



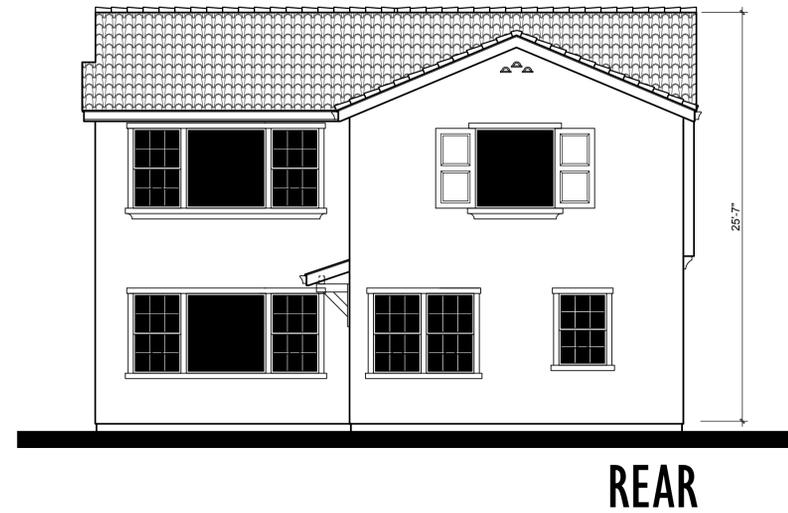
LEFT



FRONT



RIGHT



REAR



LEFT



1A Materials-
 Concrete Roof Tile
 "Low Profile S Tile"
 12" Eaves, 2" Rakes
 Decorative Details
 Coach Light
 1x Stucco Finish Trim

ELEVATION 2A MISSION



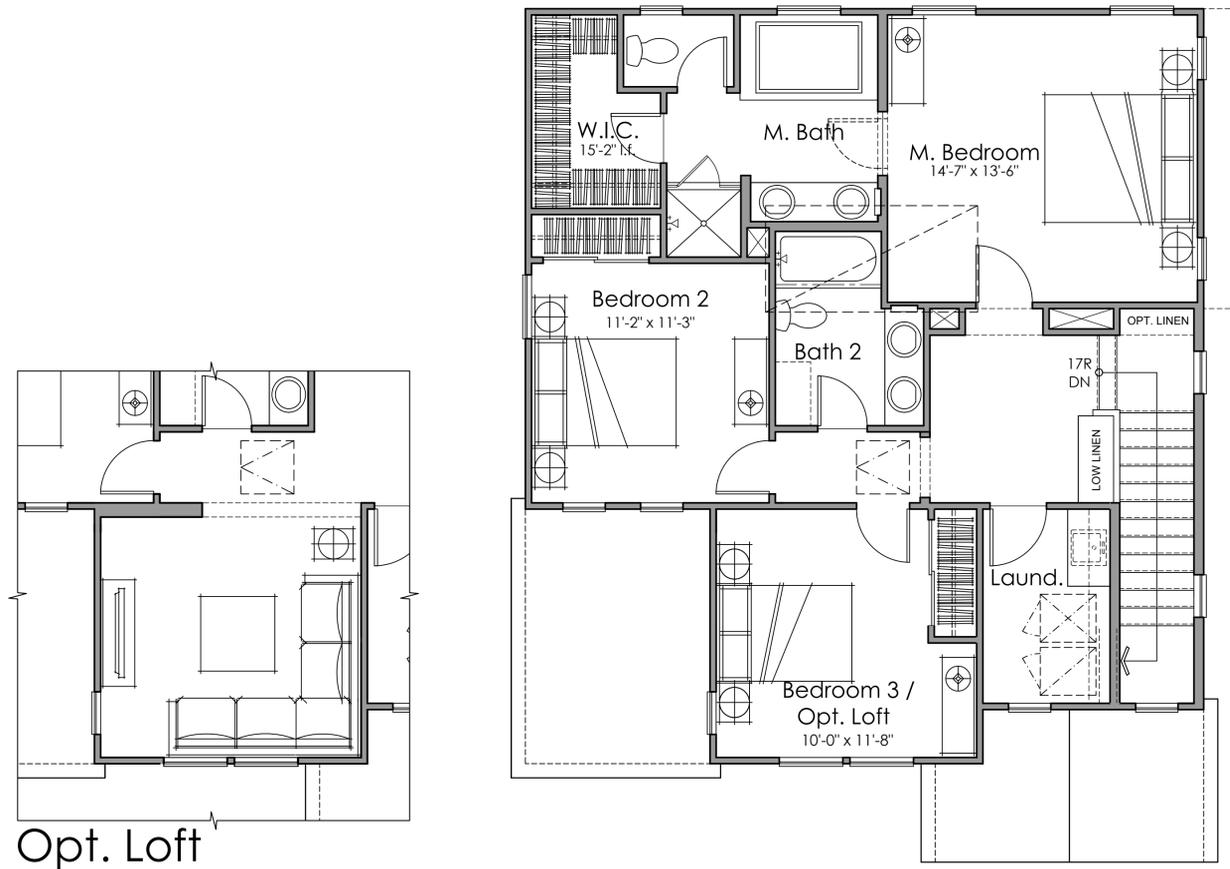
1B Materials-
 Concrete Roof Tile
 "Low Profile S Tile"
 12" Eaves & Rakes
 Decorative Details
 Coach Light
 1x Stucco Finish Trim
 Brackets

ELEVATION 2B SPANISH RESORT



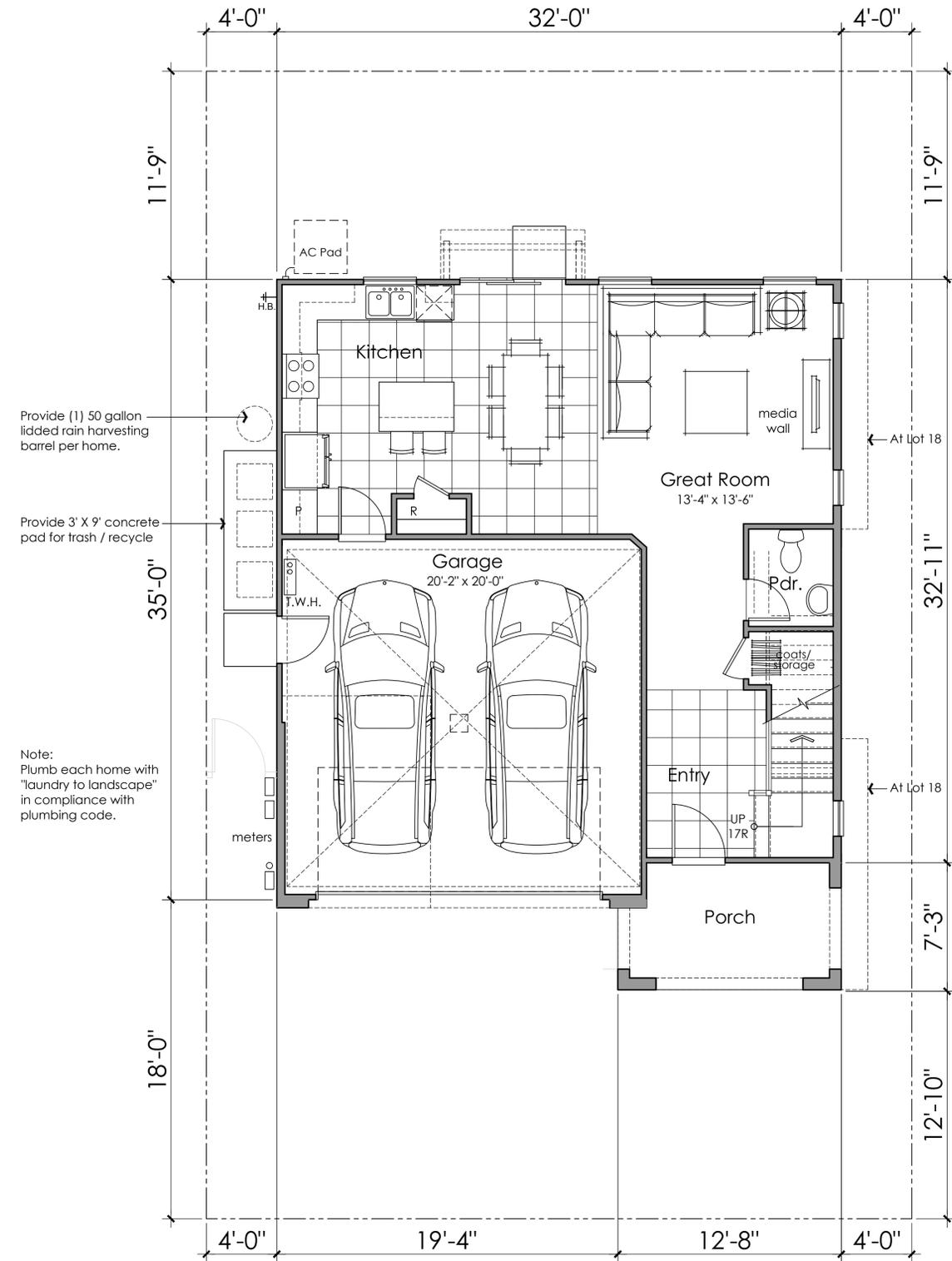
1C Materials-
 Concrete Roof Tile
 "Low Profile S Tile"
 12" Eaves & Rakes
 Decorative Details
 Coach Light
 1x Stucco Finish Trim
 Stone Veneer

ELEVATION 2C HACIENDA



Opt. Loft

Second Floor
962 s.f.



First Floor
676 s.f.

Floor Plan - Plan 2 Summary:
Great Room / Entertaining
3 Bedrooms W/ Loft Option
2.5 Baths
1,638 s.f.

PLAN 2 FLOOR PLANS

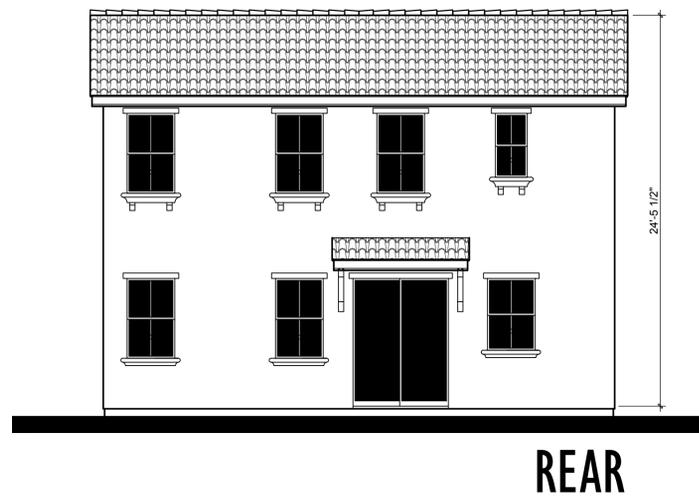
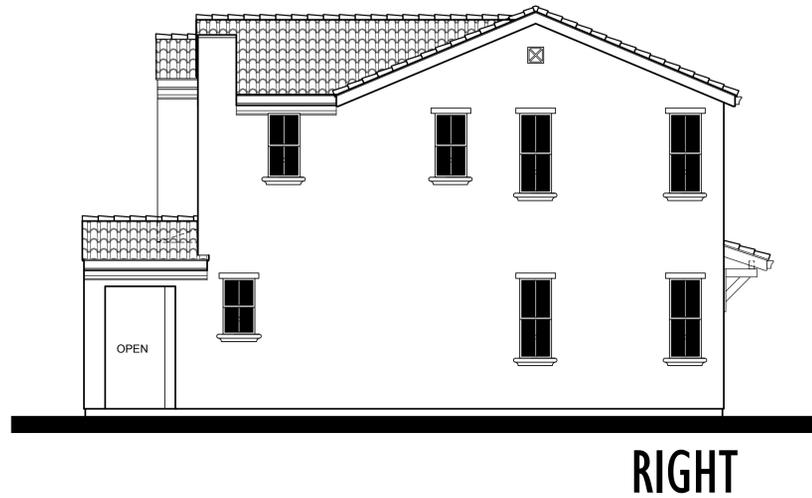


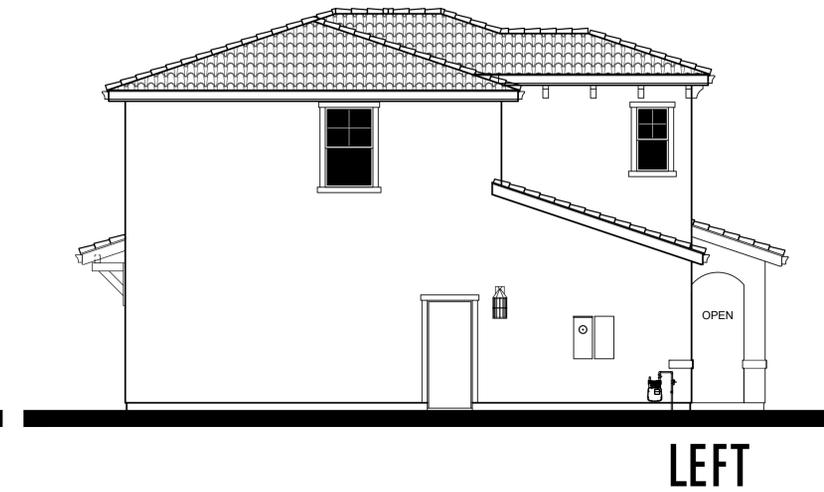
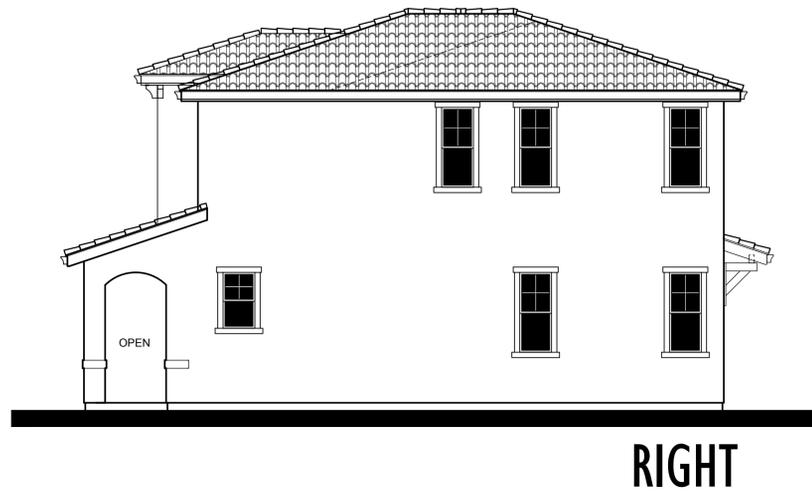
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GADING II HAYWARD
HAYWARD, CA # 170303

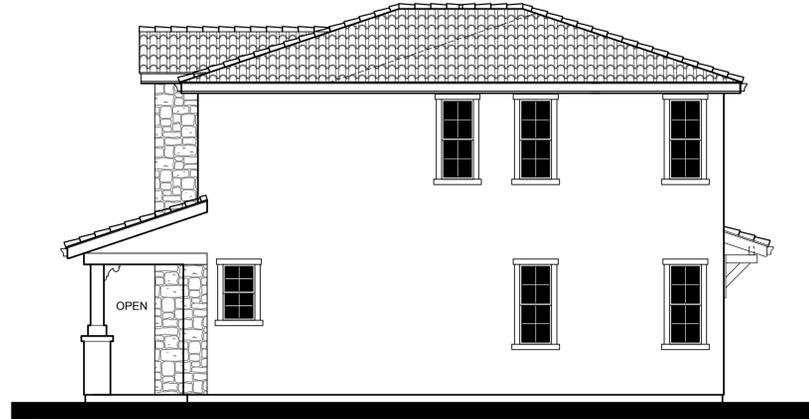
SCHEMATIC DESIGN
FEBRUARY 27, 2018



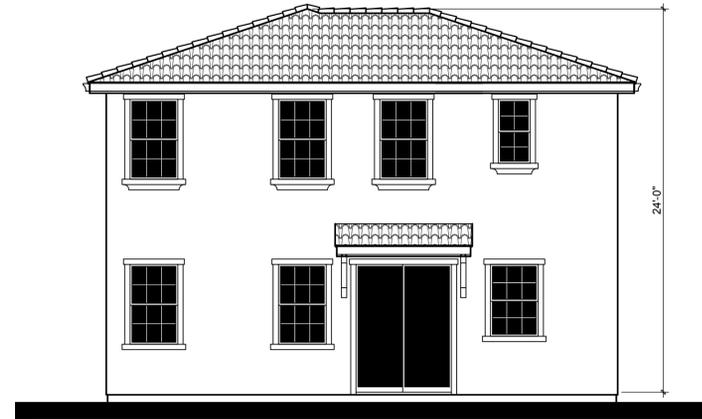




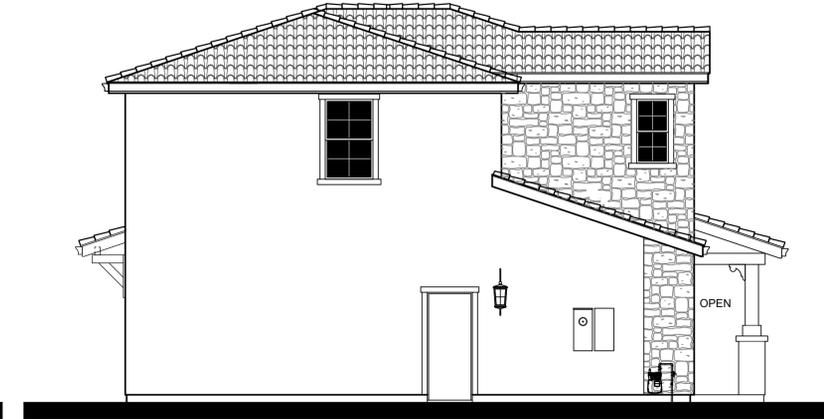
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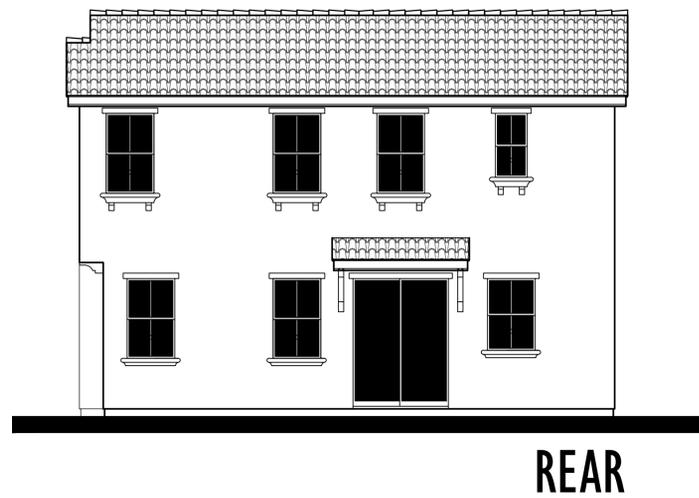
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REAR



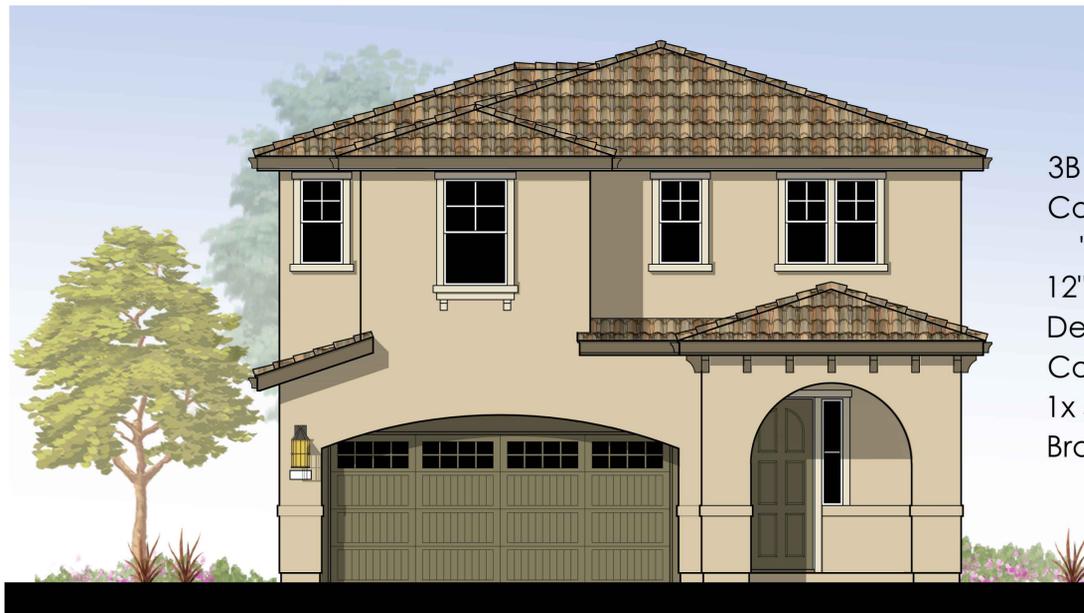
LEFT





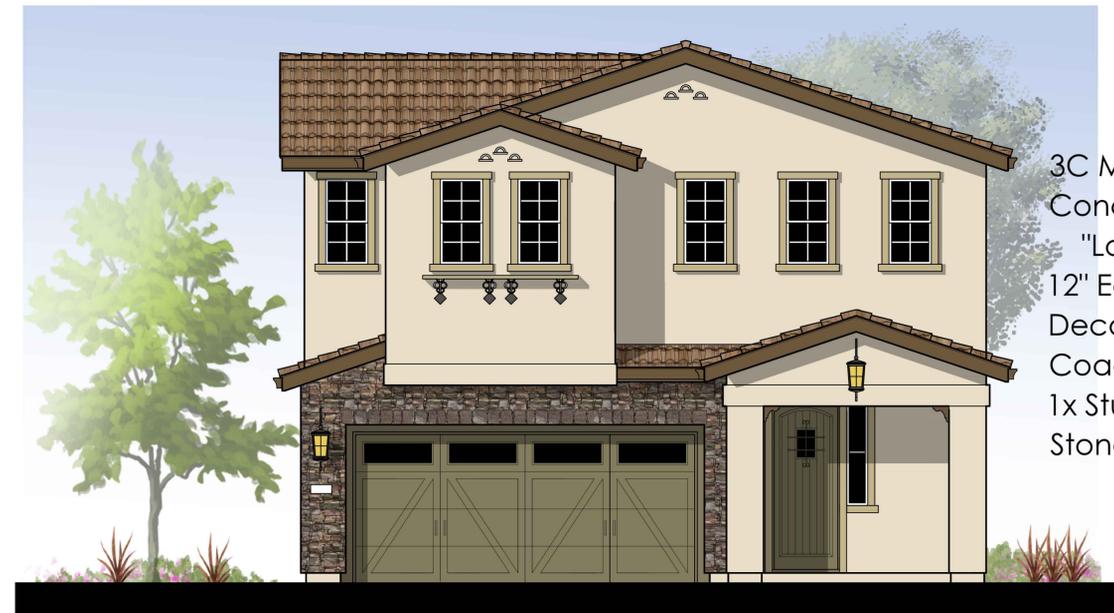
3A Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves, 2" Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim

ELEVATION 3A MISSION



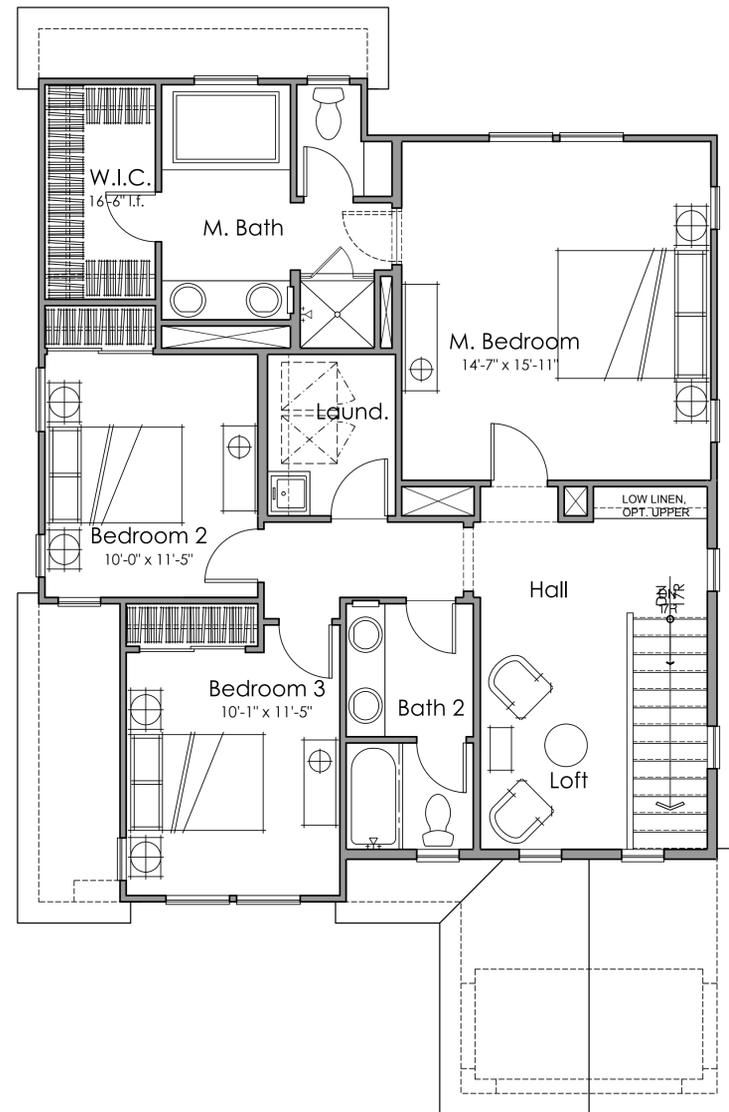
3B Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Brackets

ELEVATION 3B SPANISH RESORT



3C Materials-
Concrete Roof Tile
"Low Profile S Tile"
12" Eaves & Rakes
Decorative Details
Coach Light
1x Stucco Finish Trim
Stone Veneer

ELEVATION 3C HACIENDA

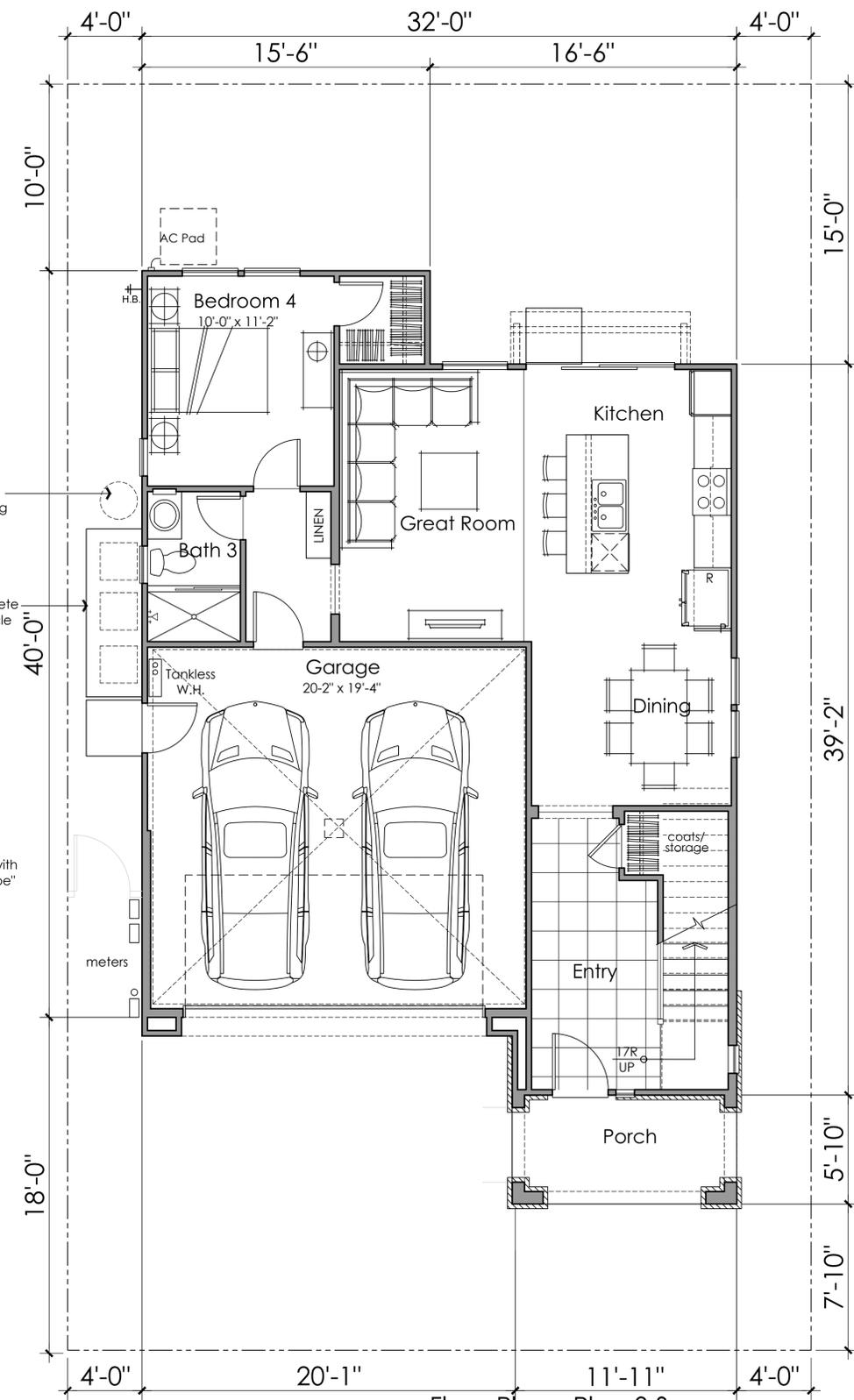


Second Floor
1080 s.f.

Provide (1) 50 gallon lidded rain harvesting barrel per home.

Provide 3' X 9' concrete pad for trash / recycle

Note: Plumb each home with "laundry to landscape" in compliance with plumbing code.



First Floor
835 s.f.

Floor Plan - Plan 3 Summary:
Great Room / Entertaining
4 Bedrooms W/ Loft
3 Baths
1,915 s.f.



Architecture + Planning
1814 Franklin St., Suite 400
Oakland, CA. 94612
510.272.2910
ktgy.com

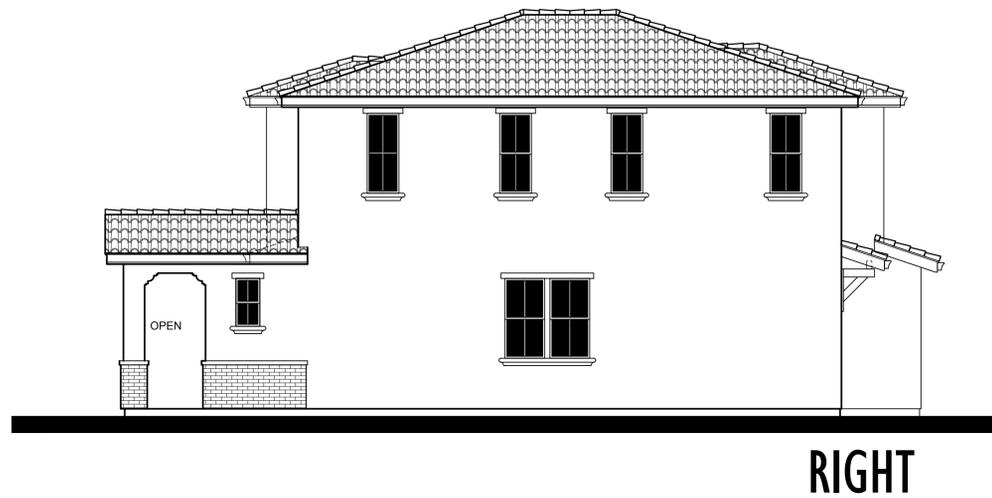


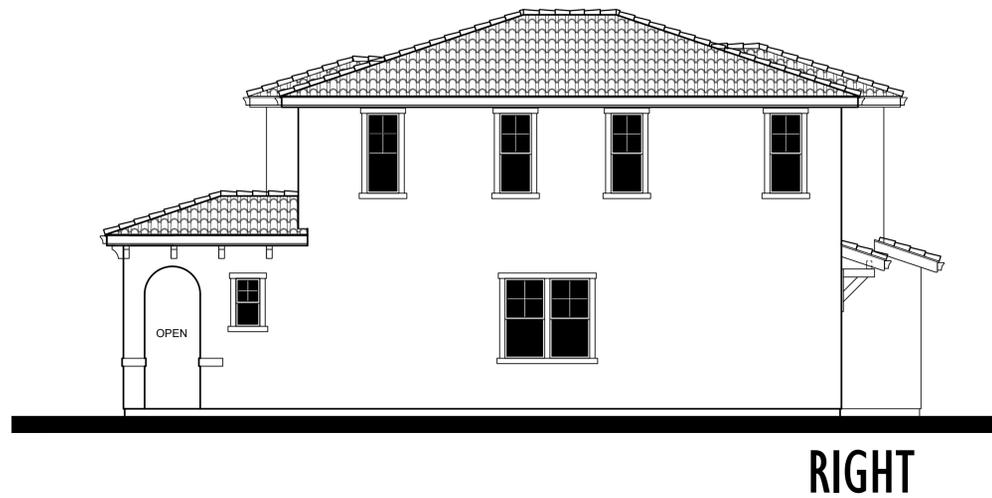
GADING II HAYWARD
HAYWARD, CA # 170303

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PLAN 3 FLOOR PLANS

A3-10





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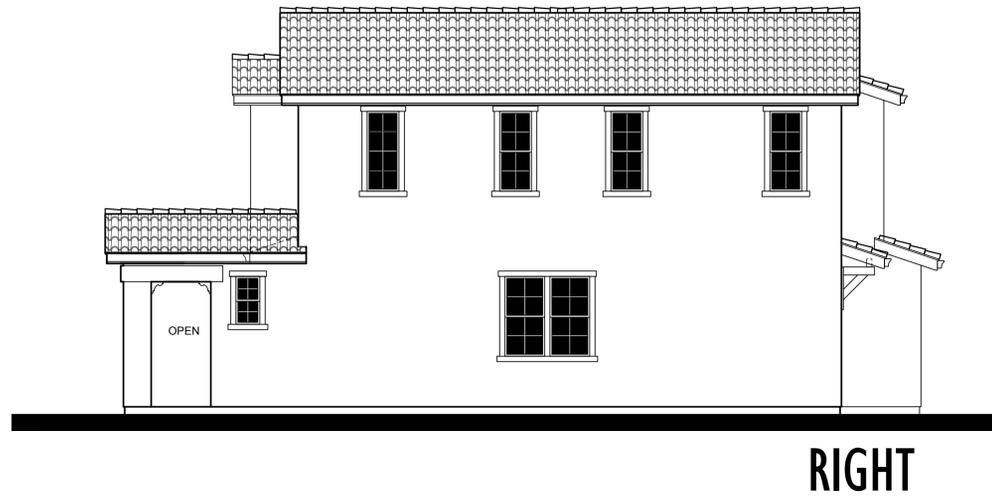
GADING II HAYWARD
HAYWARD, CA # 170303

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PLAN 3 - 'B' EXTERIOR ELEVATIONS

A3-12

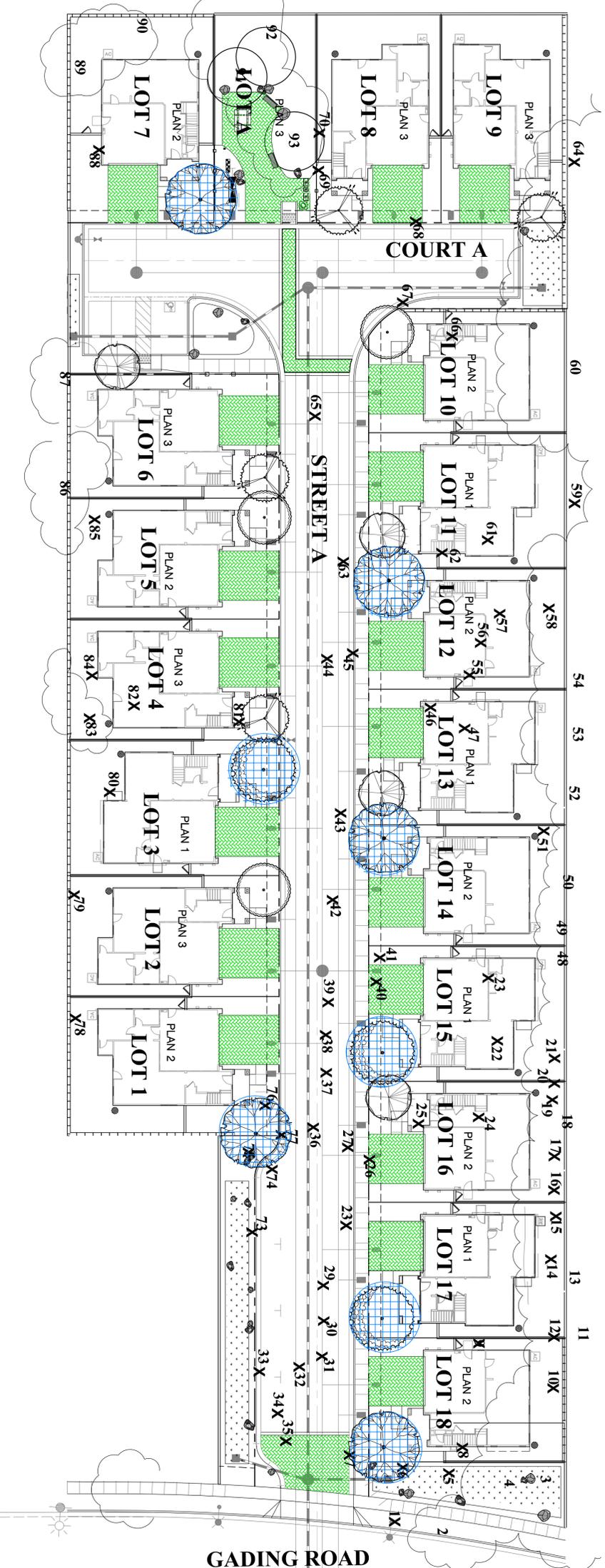


TREE REPORT EVALUATION
(PER TREE REPORT PREPARED BY HORTSCIENCE, INC. AND DATED OCTOBER 2017)

Table 4: Appraisal of Value
28841 Gading Road, Hayward, CA.

No.	Species	Trunk Diameter (in.)	Disp.	Appraised Value
1	Evergreen pear	6	Remove	\$550
2	Evergreen pear	10	Remove	\$1,450
3	Douglas fir	27	Remove	\$1,700
4	Purple leaf plum	9.6/4	Remove	\$1,100
5	Redwood	7.5/2.4	Remove	\$2,400
6	Douglas fir	18	Remove	\$1,000
7	Douglas fir	18	Remove	\$2,250
8	Redwood	4.3/3	Remove	\$2,250
9	Redwood	15	Remove	\$1,350
10	Incense cedar	4.4/4	Remove	\$1,000
11	Incense cedar	4.3/2.2/2	Remove	\$1,100
12	Orange	5.0/7	Remove	\$1,100
13	Orange	5.0/7	Remove	\$1,100
14	Australian black cherry	10.7	Remove	\$1,100
15	Australian black cherry	10.7	Remove	\$1,100
16	Australian black cherry	10.7	Remove	\$1,100
17	Redwood	10	Remove	\$1,100
18	Redwood	6.5/4	Remove	\$550
19	Redwood	4.3/3.2	Remove	\$550
20	Plum	38	Remove	\$1,900
21	Canary alder date palm	38	Remove	\$1,900
22	Canary alder date palm	35	Remove	\$1,725
23	Apple	35	Remove	\$1,725
24	Apple	9.8	Remove	\$500
25	Redwood	5/3	Remove	\$250
26	Redwood	5/3	Remove	\$250
27	Redwood	7/4	Remove	\$350
28	Redwood	6	Remove	\$300
29	Redwood	4	Remove	\$200
30	Redwood	4	Remove	\$200
31	Chinese hickory	15	Remove	\$750
32	Chinese hickory	15	Remove	\$750
33	Douglas fir	28	Remove	\$1,400
34	Redwood	7	Remove	\$350
35	Redwood	4.3/2	Remove	\$215
36	Canary alder oak	7	Remove	\$350
37	Canary alder oak	7	Remove	\$350
38	Canary alder oak	10	Remove	\$500
39	Canary alder oak	10	Remove	\$500
40	Canary alder oak	10	Remove	\$500
41	Canary alder oak	10	Remove	\$500
42	Canary alder oak	10	Remove	\$500
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94	Canary alder oak	10	Remove	\$500
95	Canary alder oak	10	Remove	\$500
96	Canary alder oak	10	Remove	\$500
97	Canary alder oak	10	Remove	\$500
98	Canary alder oak	10	Remove	\$500
99	Canary alder oak	10	Remove	\$500
100	Canary alder oak	10	Remove	\$500
TOTAL				\$158,000

PROPOSED APPRAISED TREE VALUE: \$ 142,300

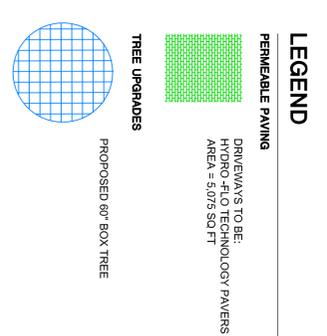


PROPOSED TREE MITIGATION MEASURES

COST OF MATERIALS- TREE UPGRADES	15 GALLON	24" BOX	60" BOX	COST OF UPGRADE	PROPOSED QTY	COST OF IMPROVEMENT
Upgrade 15 Gallon Trees to 60" Box Trees	\$70.00	\$100.00	\$4,000.00	\$3,930.00	4	\$15,720.00
Upgrade 24" Box Trees to 60" Box Trees		\$100.00	\$4,000.00	\$3,930.00	4	\$15,720.00
						\$31,120.00
COST OF LABOR- TREE UPGRADES						
Upgrade 15 Gallon Trees to 60" Box Trees	\$20.00	\$50.00	\$400.00	\$380.00	4	\$1,520.00
Upgrade 24" Box Trees to 60" Box Trees		\$50.00	\$400.00	\$380.00	4	\$1,520.00
						\$2,960.00
TOTAL MATERIAL UPGRADES*						\$34,040.00
TOTAL LABOR UPGRADES*						\$2,960.00
TOTAL UPGRADE COSTS*						\$37,000.00

COST OF MATERIALS- PERMEABLE PAVERS	STANDARD CONCRETE PERMEABLE PAVEMENT	IMPROVEMENT COST	PROPOSED S. F.	COST OF IMPROVEMENT
Upgrade Vehicular Concrete Paving to Permeable Pavers	\$3.75	\$9.90	6343	\$39,099.45
Upgrade Pedestrian Concrete Paving to Permeable Pavers	\$3.00	\$9.90	735	\$5,071.50
				\$44,000.95
COST OF LABOR- PERMEABLE PAVERS				
Upgrade Vehicular Concrete Paving to Permeable Pavers	\$3.75	\$12.10	6343	\$29,844.05
Upgrade Pedestrian Concrete Paving to Permeable Pavers	\$3.00	\$12.10	735	\$5,668.90
				\$35,512.95
TOTAL LABOR UPGRADES*				\$35,512.95
TOTAL UPGRADE COSTS*				\$79,512.90

TOTAL PROPOSED TREE MITIGATION COSTS: \$137,773





LANDSCAPE HYDROZONE LEGEND

- ZONE A - PARTIAL TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS, LOW WATER USE.
- ZONE B - BIOPRETENTION PLANTING WITH DRIP EMITTERS, LOW WATER USE.
- ZONE C - STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)

NOTE: MEDIUM WATER USE SHRUB PLANTING AREAS SHALL NOT EXCEED 20% OF TOTAL LANDSCAPED AREA. SEPARATE VALVES TO BE USED FOR MEDIUM WATER USE SHRUBS.

WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA = 151,629 SF
 MEDIUM WATER USE PLANTING AREA = 0 SF
 HIGH WATER USE AREA - TURF = 0 SF
 TOTAL PLANTING AREA = 151,629 SF

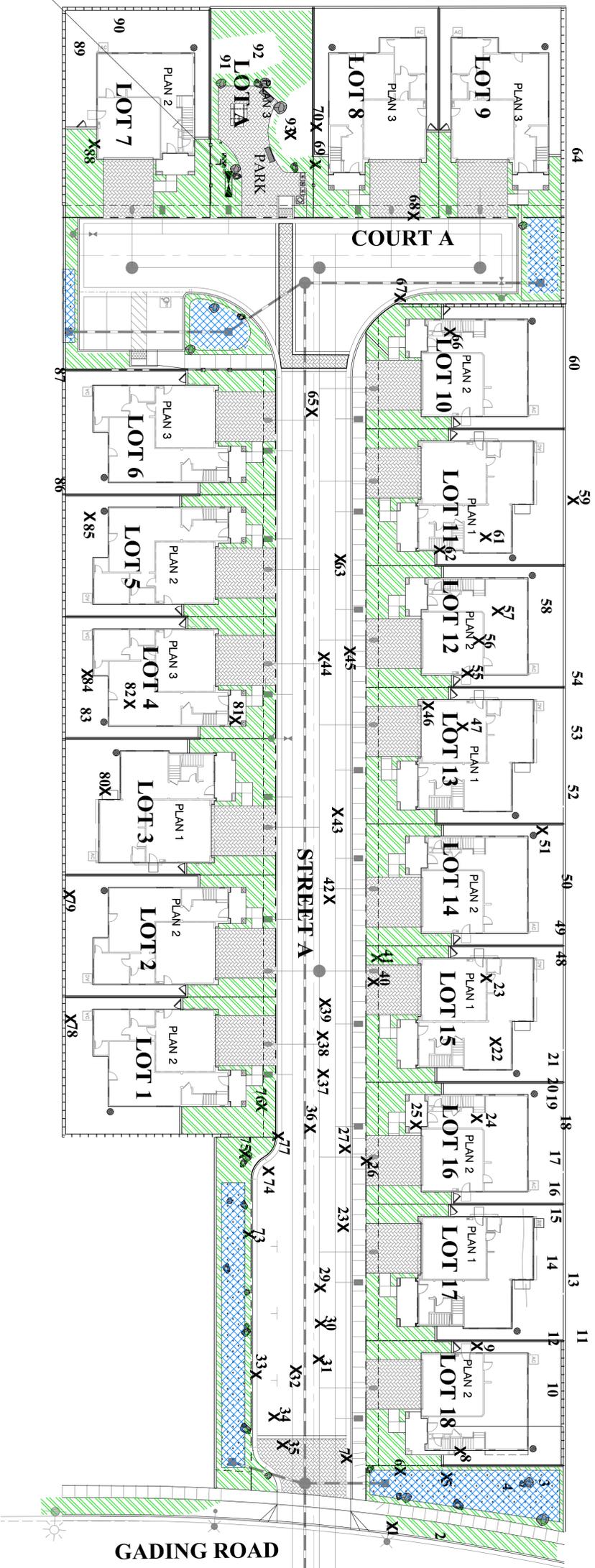
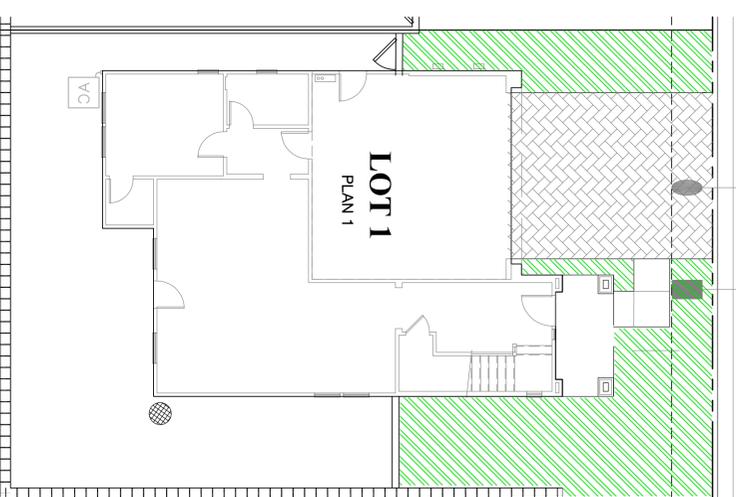
ESTIMATED TOTAL WATER USE:
 ETWU (LOW WATER USE) = (44.2) X (0.62) X (151,629) = 4,172,042 GAL/YR
 ETWU (MEDIUM WATER USE) = (44.2) X (0.62) X (0.4 X 0.2) = 0 GAL/YR
 ETWU (HIGH WATER USE) = (44.2) X (0.62) X (0.2 X 0.2) = 0 GAL/YR

TOTAL ETWU = 4,172,042 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (44.2) X (0.62) X (0.45 X 151,629) = 4,865,974 GAL/YR

PROPOSED IRRIGATION METER LOCATION, BACKFLOW DEVICE, AND POINT OF CONNECTION. IRRIGATION SYSTEM SHALL BE DESIGNED FOR A MAXIMUM OF 7 G.P.M. AT AN OPERATION PRESSURE OF 50 P.S.I. STATIC PRESSURE.



LANDSCAPE HYDROZONE LEGEND

- ZONE A - TO FULL SUN, DROUGHT TOLERANT PLANTING WITH DRIP EMITTERS, LOW WATER USE.
- ZONE B - BIOPRETENTION PLANTING WITH DRIP EMITTERS, LOW WATER USE.
- ZONE C - STREET TREES AND ACCENT TREES WITH INDIVIDUAL BUBBLERS (NOT SHOWN)

TYPICAL LOT WATER BUDGET CALCULATIONS (LOT 1):

LOW WATER USE PLANTING AREA = 1188 SF
 MEDIUM WATER USE PLANTING AREA = 0 SF
 HIGH WATER USE AREA - TURF = 0 SF
 TOTAL PLANTING AREA = 1188 SF

ESTIMATED TOTAL WATER USE:
 ETWU (LOW WATER USE) = (44.2) X (0.62) X (1188) = 3,170 GAL/YR

ETWU (MEDIUM WATER USE) = (44.2) X (0.62) X (0.4 X 0.2) = 0 GAL/YR
 ETWU (HIGH WATER USE) = (44.2) X (0.62) X (0.2 X 0.2) = 0 GAL/YR

TOTAL ETWU = 3,170 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (LOW WATER USE) = (44.2) X (0.62) X (0.45 X 1188) = 4,650 GAL/YR

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS. SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

