

**LEGEND**

- UPHILL FLOORPLAN (34)
  - DOWNHILL FLOORPLAN (30)
  - FLAT FLOORPLAN (10)
- TOTAL UNITS: 74 UNITS
- TRAIL 2200 LF; 44,000 SF (1.0± ACRES)

**SITE SUMMARY**

GROSS PROJECT AREA: 37.75± ACRES  
 NET DEVELOPMENT AREA: 19.24 ± ACRES  
 OPEN SPACE AREA: 18.51± ACRES<sup>(2)</sup>

NET DENSITY: 2.0 DU/AC (74 UNITS/37.75 AC)

EXISTING ZONING: RESIDENTIAL NATURAL PRESERVE (RNP)  
 PROPOSED ZONING: PLANNED DEVELOPMENT

**NOTES:**

- 1) REFER TO TENTATIVE MAP FOR LOT DIMENSIONS.
- 2) OPEN SPACE AREA INCLUDES PORTION OF HAYWARD FOOTHILL TRAIL WITHIN PROJECT BOUNDARY. OPEN SPACE DOES NOT INCLUDE APPROXIMATE 1.1± ACRE STORMWATER QUALITY AREA WITHIN PROJECT BOUNDARY.

**OWNERSHIP/MAINTENANCE**

SEWER: CITY OF HAYWARD  
 STORM DRAIN: CITY OF HAYWARD  
 WATER: CITY OF HAYWARD  
 ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)  
 GAS: PACIFIC GAS AND ELECTRIC (PG&E)  
 TELEPHONE: AMERICAN TELEPHONE AND TELEGRAPH (AT&T)  
 CABLE: COMCAST CORPORATION

**PLANNED DEVELOPMENT SHEET INDEX**

**GENERAL**

- G.0: Cover Sheet
- G.1: Typical Setback Exhibits

**CIVIL**

- C.1: Site Plan
- C.2: Parking Plan
- C.3: Refuse Plan
- C.4: Fire Truck Circulation Plan
- C.5: Phasing Plan
- C.6: HARD Foothill Trail Signing and Striping Plan

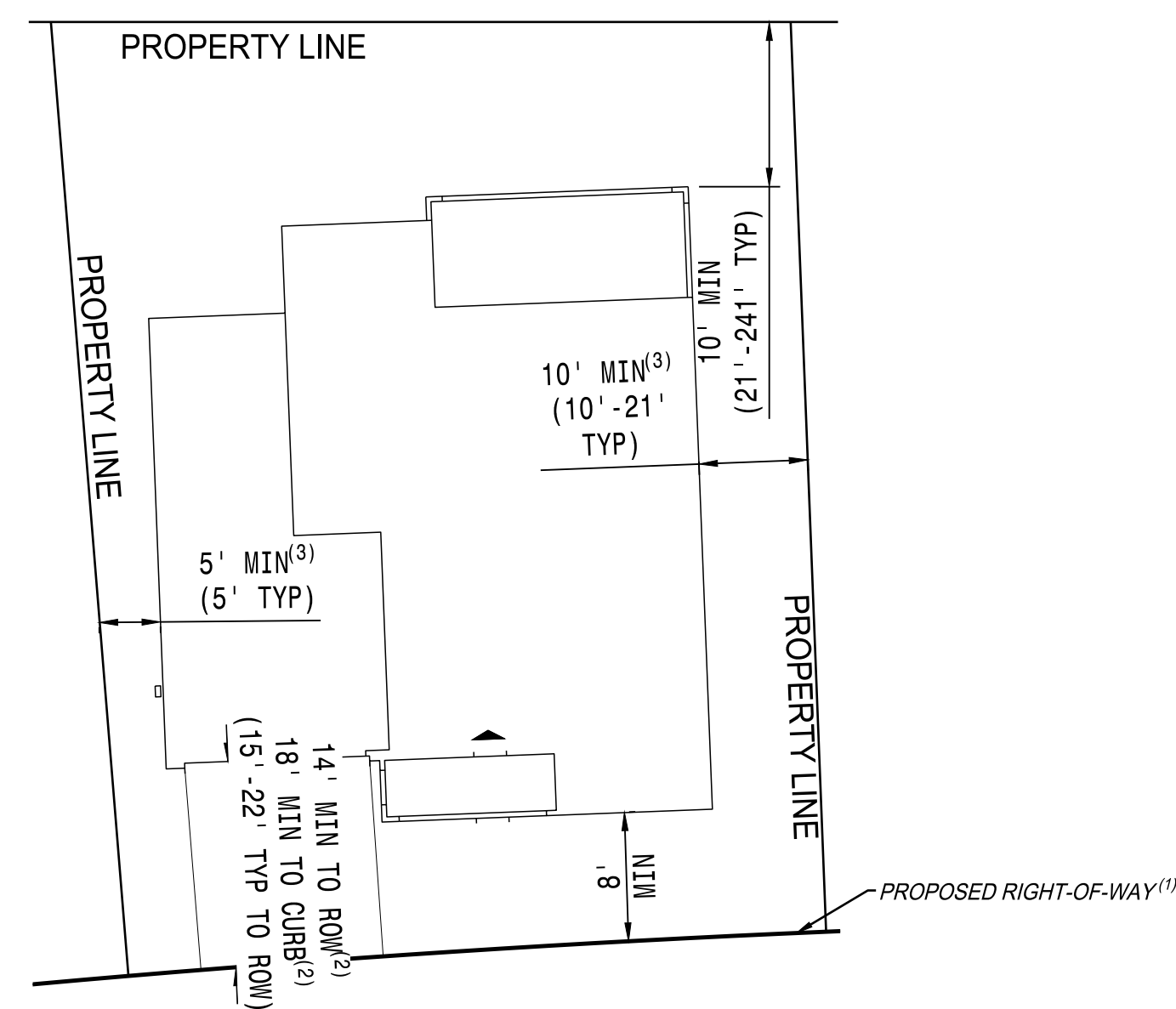
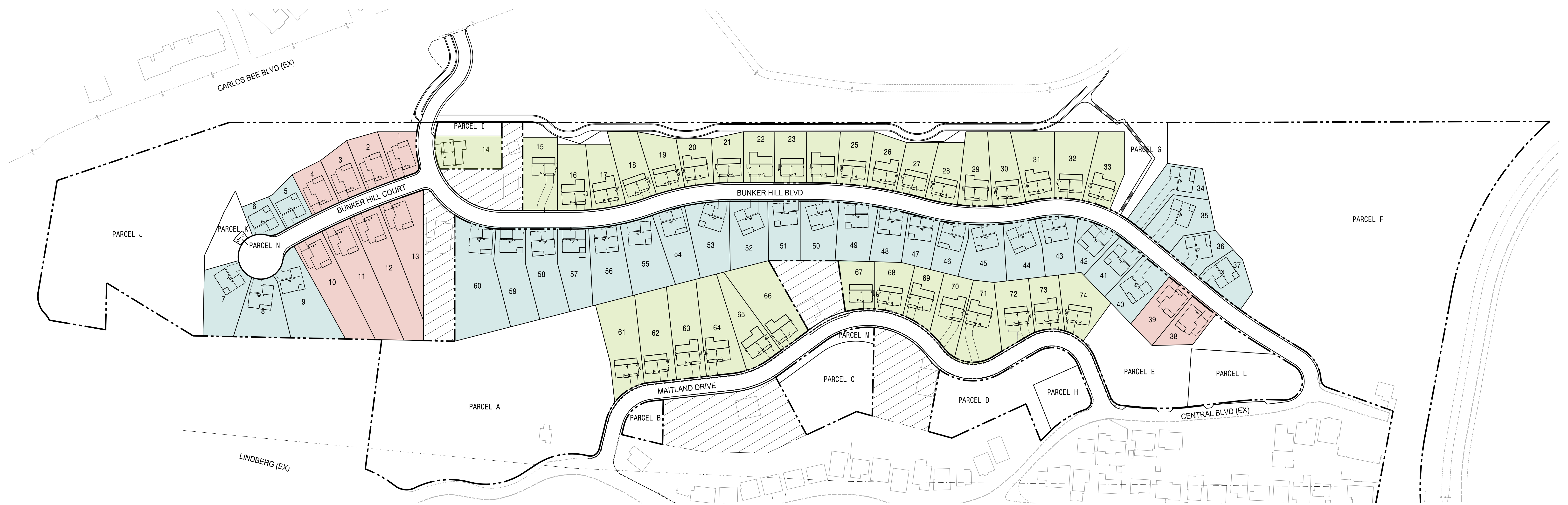
# BUNKER HILL

## PLANNED DEVELOPMENT

HAYWARD, CA  
 11/17/2021

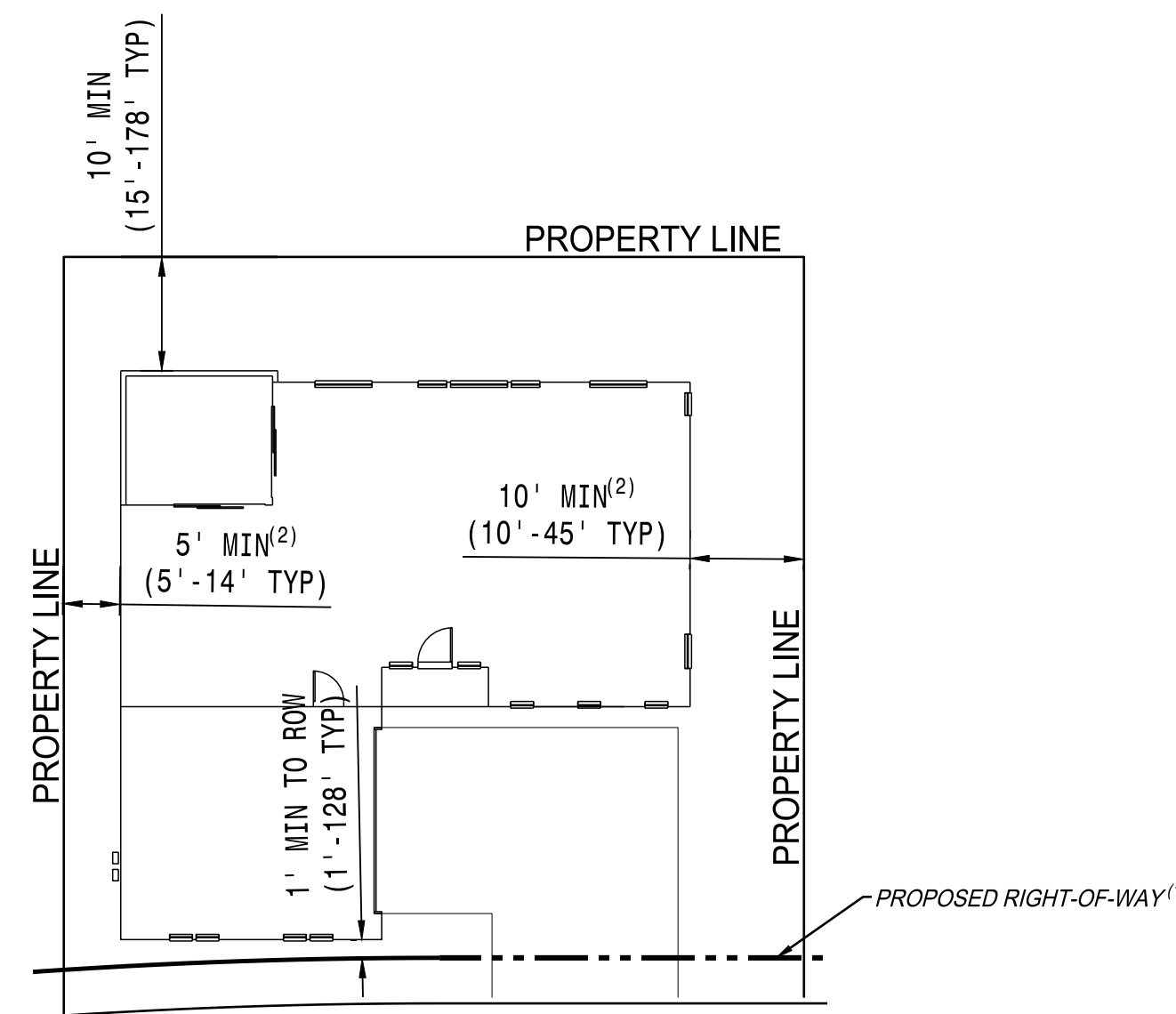


# G.0



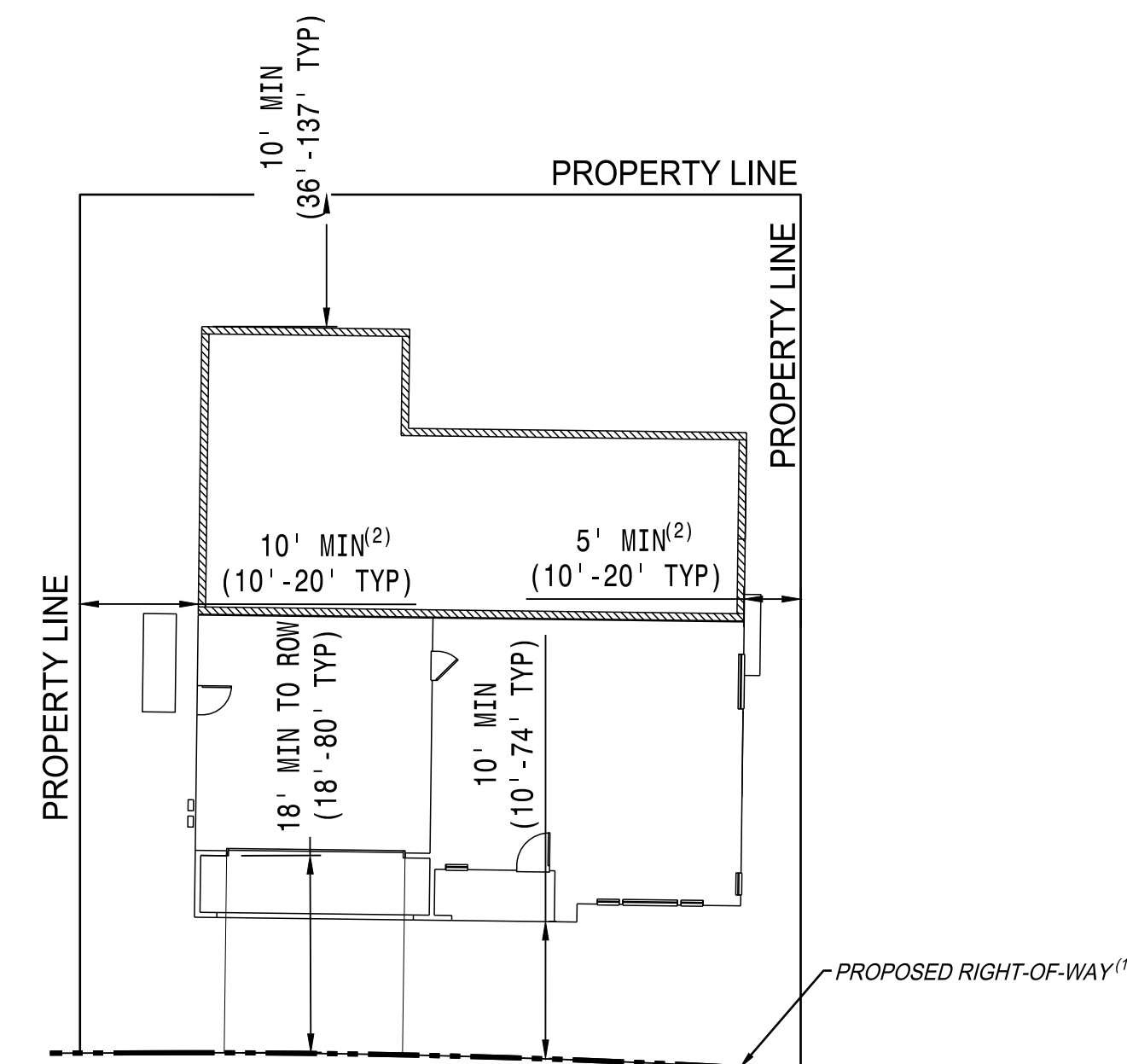
**FLAT**

- (1) RIGHT-OF-WAY ON DOWNHILL SIDE OF STREET IS 4' FROM FACE OF CURB; RIGHT-OF-WAY ON UPHILL SIDE OF STREET IS AT BACK OF WALK
- (2) LOTS ALONG UPHILL SIDE OF STREET HAVE 18' MIN DRIVEWAYS TO BACK OF WALK/ROW; LOTS ALONG THE SOUTH SIDE OF STREET HAVE 18' MIN DRIVEWAY TO BACK OF CURB (4' OF DRIVEWAY WITHIN RIGHT-OF-WAY) REFER TO SHEET C.2 FOR DRIVEWAY PARKING DETAILS
- (3) 5' MINIMUM SIDE YARD ON ONE SIDE; 10' MINIMUM SIDE YARD ON THE OTHER SIDE



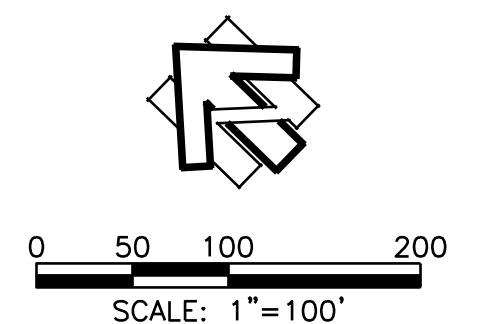
**DOWNHILL**

- (1) RIGHT OF WAY ON DOWNHILL SIDE OF STREET IS 4' FROM FACE OF CURB; RIGHT OF WAY ON UPHILL SIDE OF STREET IS AT BACK OF WALK
- (2) 5' MINIMUM SIDE YARD ON ONE SIDE; 10' MINIMUM SIDE YARD ON THE OTHER SIDE



**UPHILL**

- (1) RIGHT OF WAY ON DOWNHILL SIDE OF STREET IS 4' FROM FACE OF CURB; RIGHT OF WAY ON UPHILL SIDE OF STREET IS AT BACK OF WALK
- (2) 5' MINIMUM SIDE YARD ON ONE SIDE; 10' MINIMUM SIDE YARD ON THE OTHER SIDE



# BUNKER HILL

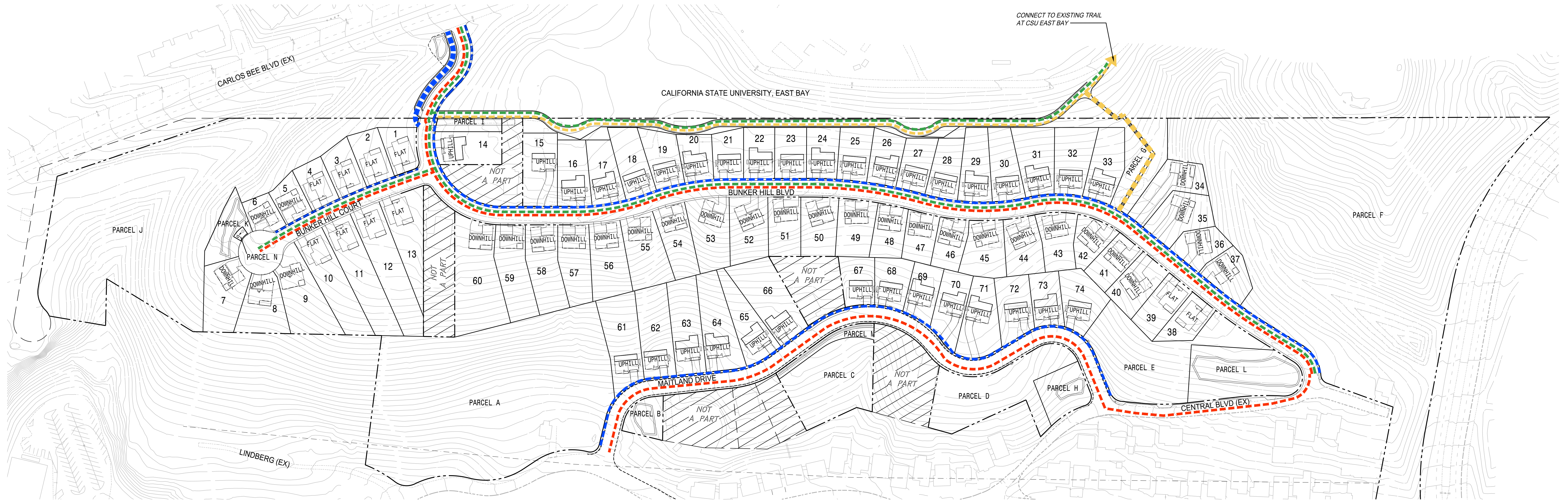
## PLANNED DEVELOPMENT

HAYWARD, CA  
11/17/2021

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS

## TYPICAL SETBACKS

# G.1



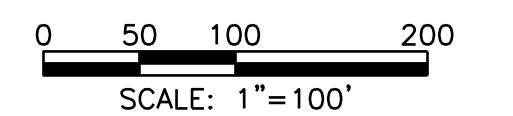
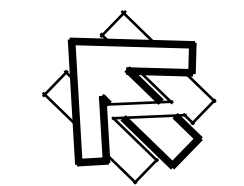
LAND USE COMPLIANCE									COMPLIES
EXISTING GENERAL PLAN					PROPOSED LAND PLAN				
LAND USE	GROSS ACRES	DENSITY	UNIT RANGE	UNITS ALLOWED IN CURRENT MASTER PLAN	LAND USE	GROSS ACRES	GROSS DENSITY	UNITS	
SUBURBAN RESIDENTIAL	37.75	1.0-4.3 DU/AC	37-160	74	SUBURBAN RESIDENTIAL	37.75	2.0 DU/AC	74	✓
EXISTING ZONING					PROPOSED ZONING				
LAND USE	GROSS ACRES	MINIMUM LOT SIZE	AVERAGE LOT SIZE ALLOWED IN CURRENT		LAND USE	GROSS ACRES	MINIMUM LOT SIZE	AVERAGE LOT SIZE	
RESIDENTIAL NATURE PRESERVE	36.75	20,000 SF	10,000 SF		PLANNED DEVELOPMENT	36.75	5,000-24,000 SF*	10,000 SF*	✓
SD-7 HAYWARD FOOTHILL TRAIL	1.0	N/A	16' Min Trail Width; 20' Preferred		SD-7 HAYWARD FOOTHILL TRAIL	1.0	N/A	16' Trail Width	✓
RESIDENTIAL DEVELOPMENT STANDARDS COMPLIANCE (BY PRODUCT)									COMPLIES
RESIDENTIAL DEVELOPMENT STANDARDS									
LOT TYPE	SETBACKS								
	Max Lot Coverage	Front Yard Setbacks	Side Yard Setbacks	Rear Yard Setbacks					
	PROPOSED PLANNED DEVELOPMENT* (Typical Range) Min	PROPOSED PLANNED DEVELOPMENT* (Typical Range) Min	PROPOSED PLANNED DEVELOPMENT* (Typical Range) Min	PROPOSED PLANNED DEVELOPMENT* (Typical Range) Min					
Uphill Lot	(9%-36%) 40% Max	(10'-74') 10' Min	(5'-10') 5' Min on One Side; (10'-20') 10' Min on Opposite Side	(10'-74') 10' Min	N/A				
Downhill Lot	(9%-36%) 40% Max	(1'-128') 1' Min	(5'-14') 5' Min and Typical on One Side; (10'-45') 10' Min on Opposite Side	(15'-178') 15' Min	N/A				
Flat Lot	(9%-36%) 40% Max	(8'-12') 8' Min	5' Min and Typical on One Side; (10'-21') 10' Min on Opposite Side	(21'-241') 20' Min	N/A				
MASTER PLAN DEVELOPMENT STANDARDS									
ACCESSORY DWELLING UNITS	MASTER DEVELOPMENT PLAN				PROPOSED SITE PLAN				
NUMBER OF STORIES	8 Deed Restricted Units (MAX)				8 Deed Restricted Units				✓
HOUSE SIZE	N/A				3 Stories (MAX)*				✓
GARAGE SIZE	3500 SF Average				3500 SF Average				✓
	2-3 Car Garages w/ 2 Car Driveway Aprons				2-3 Car Garages w/ 2 Car Swing-In & Front-On Driveway Aprons				✓

**LEGEND**

- - - PEDESTRIAN CONNECTIVITY
- - - BICYCLE CONNECTIVITY
- - - VEHICULAR CONNECTIVITY
- - - TRAIL ACCESS AND CONNECTIVITY

**NOTE:**

1. TRAIL ACCESS IS NOT TO BE CONSIDERED AN ACCESSIBLE ROUTE
2. TRAIL SIGNAGE AND BICYCLE STRIPING (SHARROWS) TO BE PROVIDED ALONG BUNKER HILL BLVD.



(1) Setback Per Sec 10-1.3 Of Hayward Municipal Code

(2) Measurements Are Approximate And Based On Aerial Topography

\*Per the ENA, Trumark and the City will propose a Planned Development (PD) to allow for an average of 10,000 square foot lots (ranging from 5,000-24,000 square feet), a maximum 40% lot coverage, 3-story homes, and adjustments to the required on-lot setbacks.

# BUNKER HILL

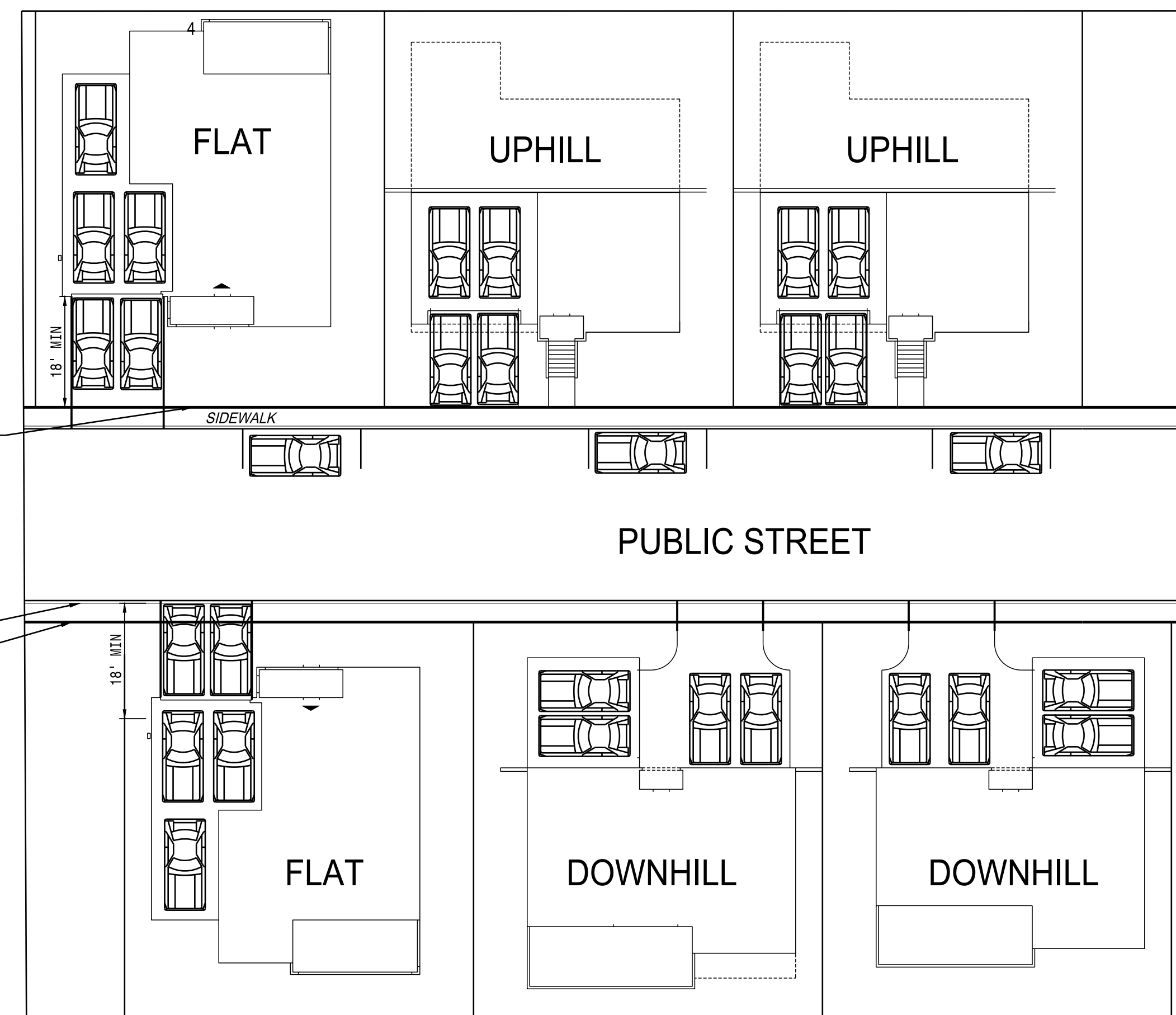
## PLANNED DEVELOPMENT

HAYWARD, CA  
11/17/2021



## SITE PLAN

# C.1



TYPICAL PARKING DETAIL

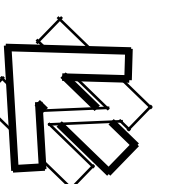
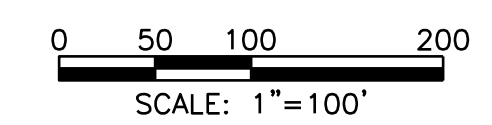
PARKING SUMMARY	
NUMBER OF UNITS	74
ON-STREET	
ALWAYS AVAILABLE	92
OBSTRUCTED ON GARBAGE DAY	N/A
TOTAL ON STREET PARKING	92
OFF-STREET	
DRIVEWAY (2/LOT @ 18' DEEP)	148
GARAGE (2/LOT)	128
GARAGE (3/LOT)	30
TOTAL OFF STREET PARKING	306
TOTAL PARKING PROVIDED	398

**LEGEND**

ON-STREET PARKING

**NOTES:**

- 1) ALL STREETS ARE PUBLIC
- 2) A MINIMUM OF 2 DRIVEWAY PARKING SPACES ARE PROVIDED PER UNIT. LONGER DRIVEWAYS MAY PROVIDE ADDITIONAL SPACES PER HOMEOWNER'S DISCRETION
- 3) PARKING ALONG CENTRAL BLVD TO AVOID EXISTING OVERHEAD UTILITY POLES



# BUNKER HILL

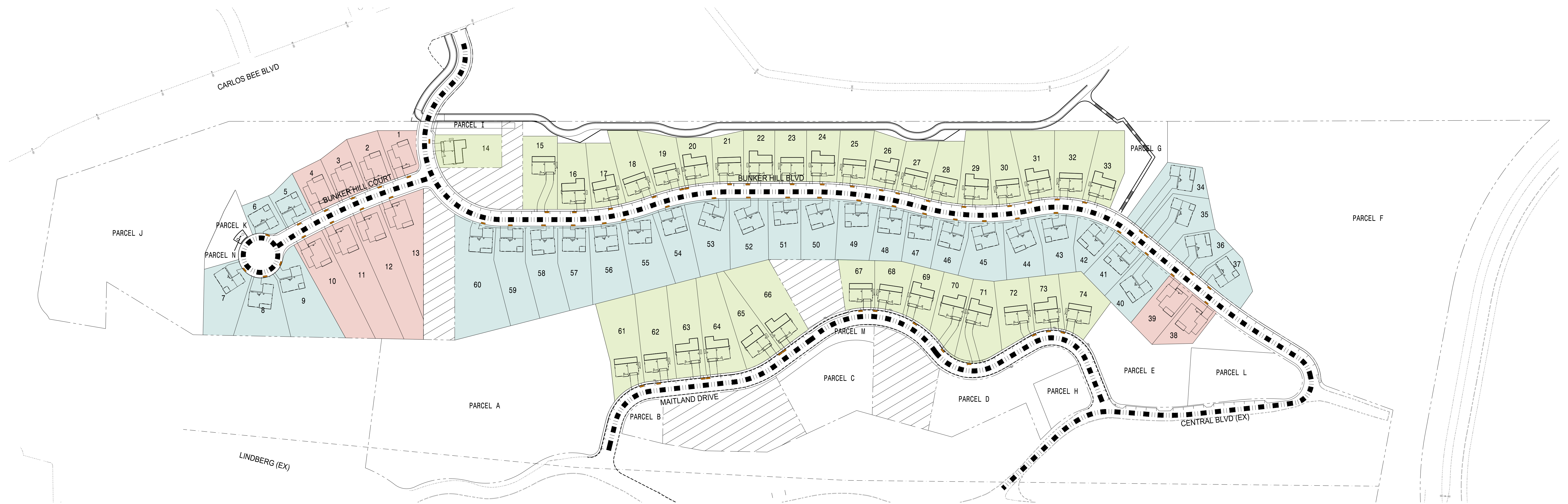
## PLANNED DEVELOPMENT

HAYWARD, CA  
11/17/2021

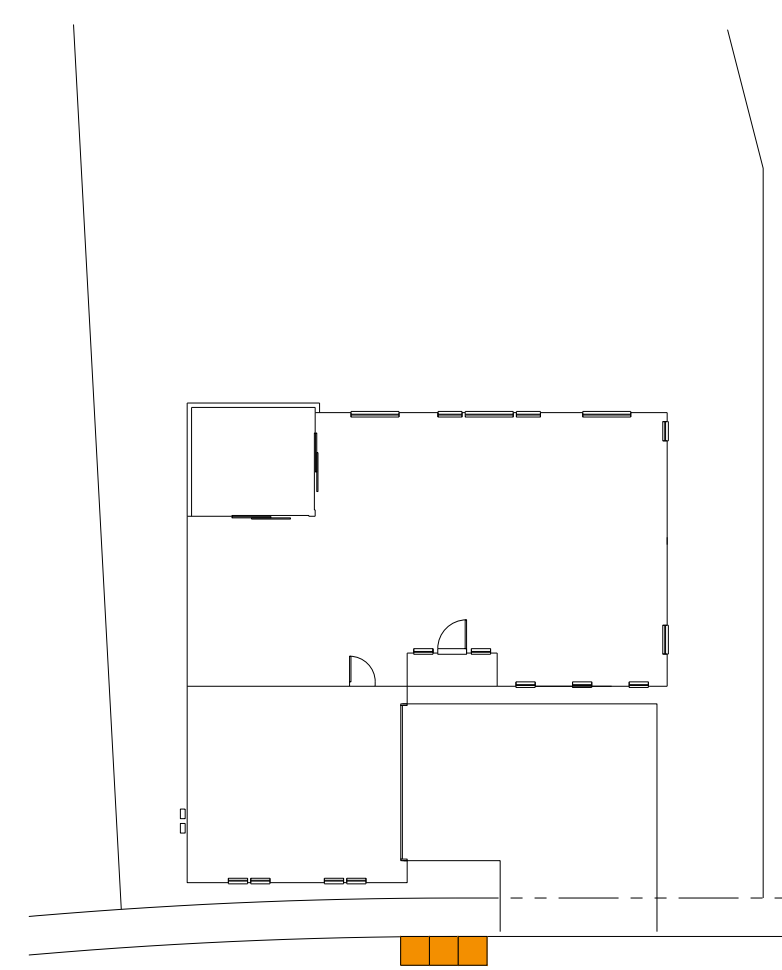


## PARKING PLAN

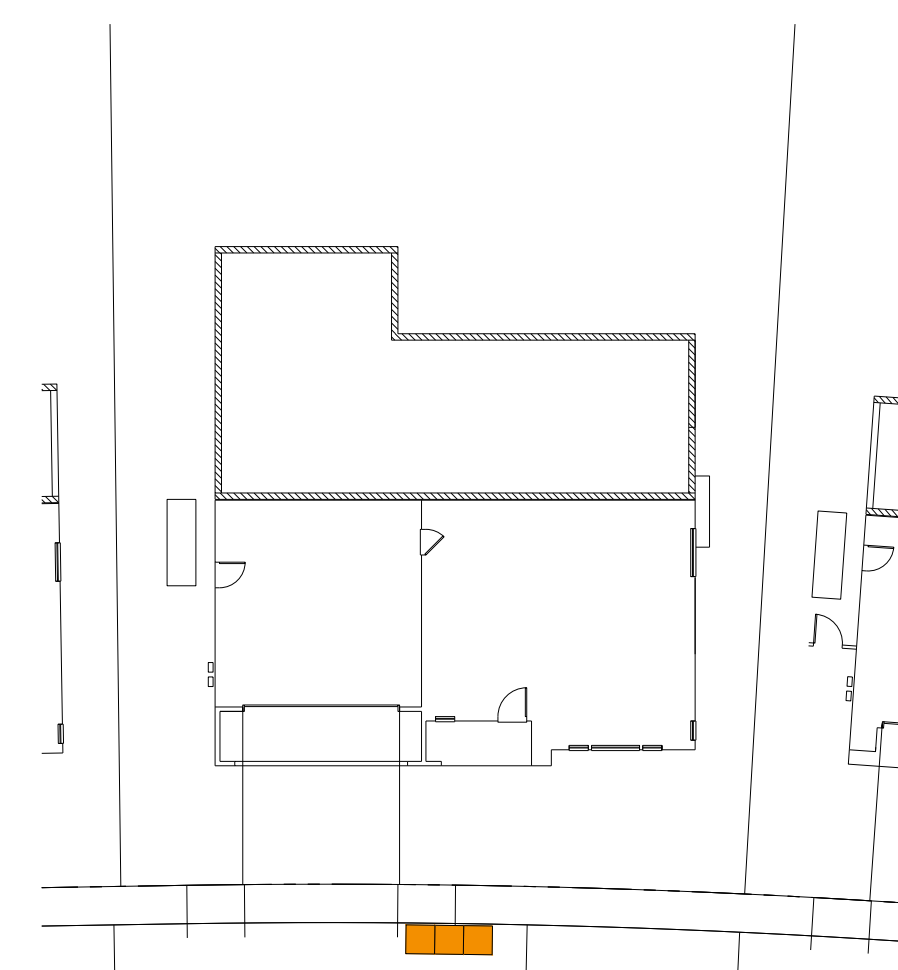
# C.2



**FLAT**  
WASTE BIN PICK UP  
LOCATIONS





**DOWNHILL**  
WASTE BIN PICK UP  
LOCATIONS



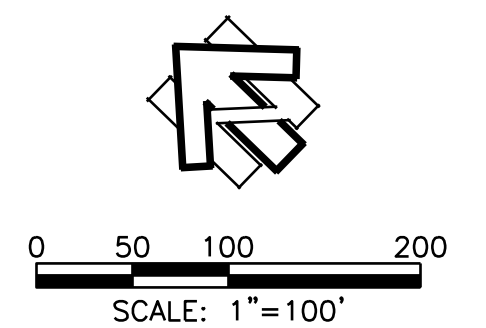
**UPHILL**  
WASTE BIN PICK UP  
LOCATION

**LEGEND:**

-  TRASH/RECYCLE/GREEN WASTE BINS PICK UP
-  TRASH ROUTE

**NOTES:**

1. ALL STREETS ARE PUBLIC
2. WASTE BINS TO BE PLACED AT CURB ALONG PUBLIC STREET FOR PICK UP
3. WASTE BIN PICK UP LOCATIONS AVOID ON-STREET PARKING STALLS
4. REFER TO ARCHITECTURE PLANS FOR ON-LOT WASTE BIN STORAGE



# BUNKER HILL

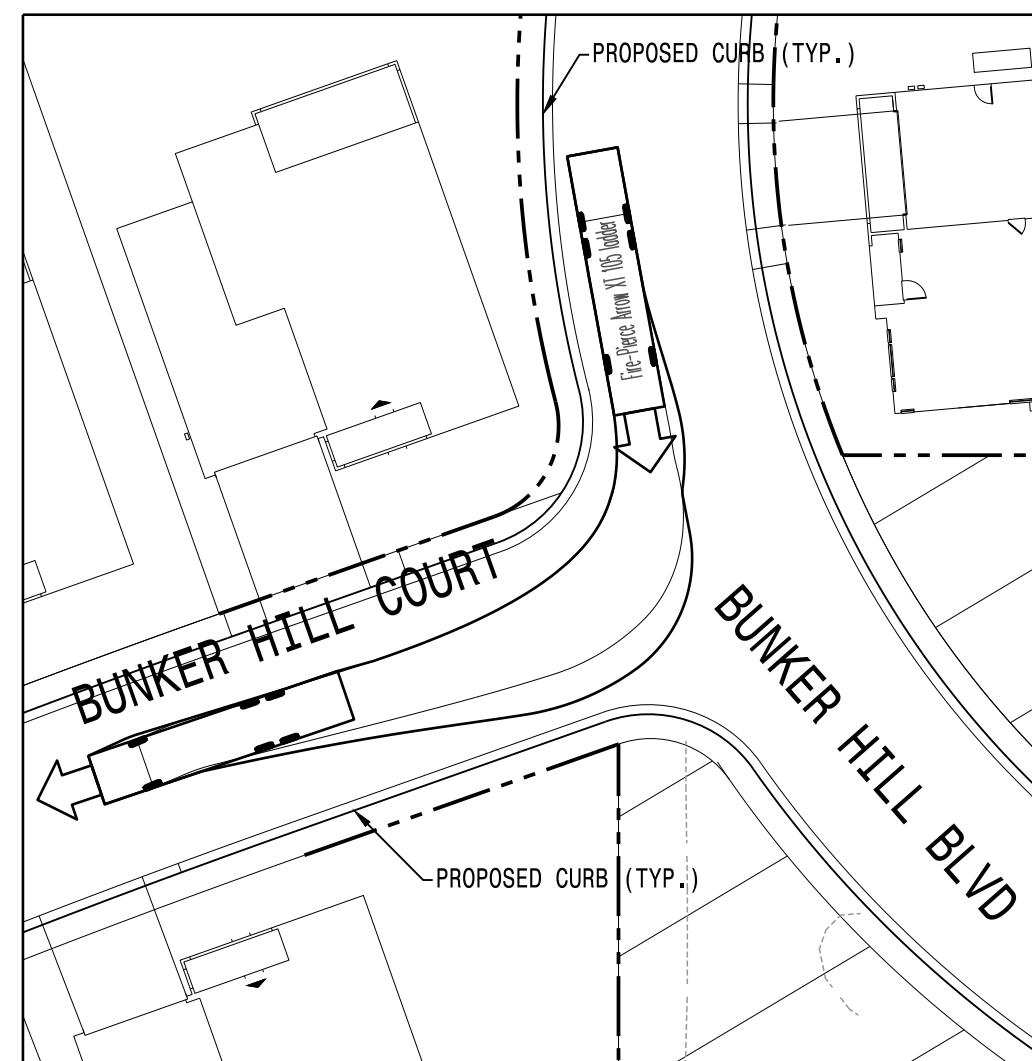
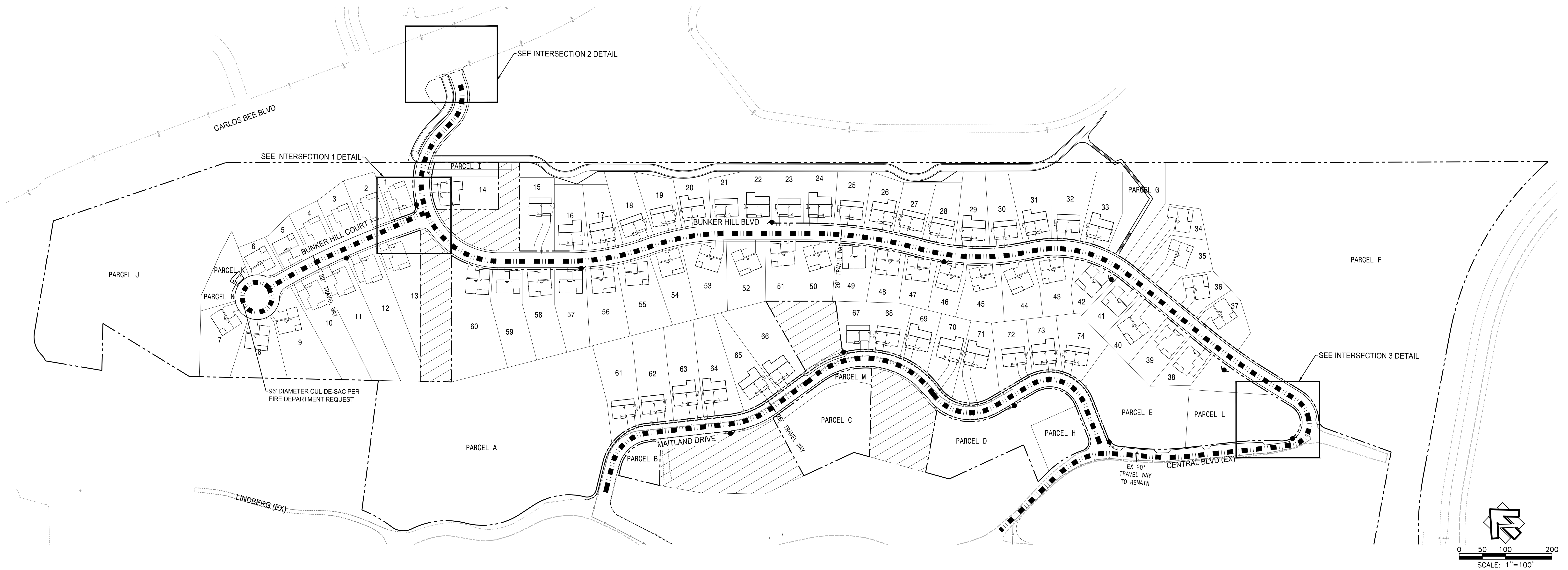
## PLANNED DEVELOPMENT

## REFUSE PLAN

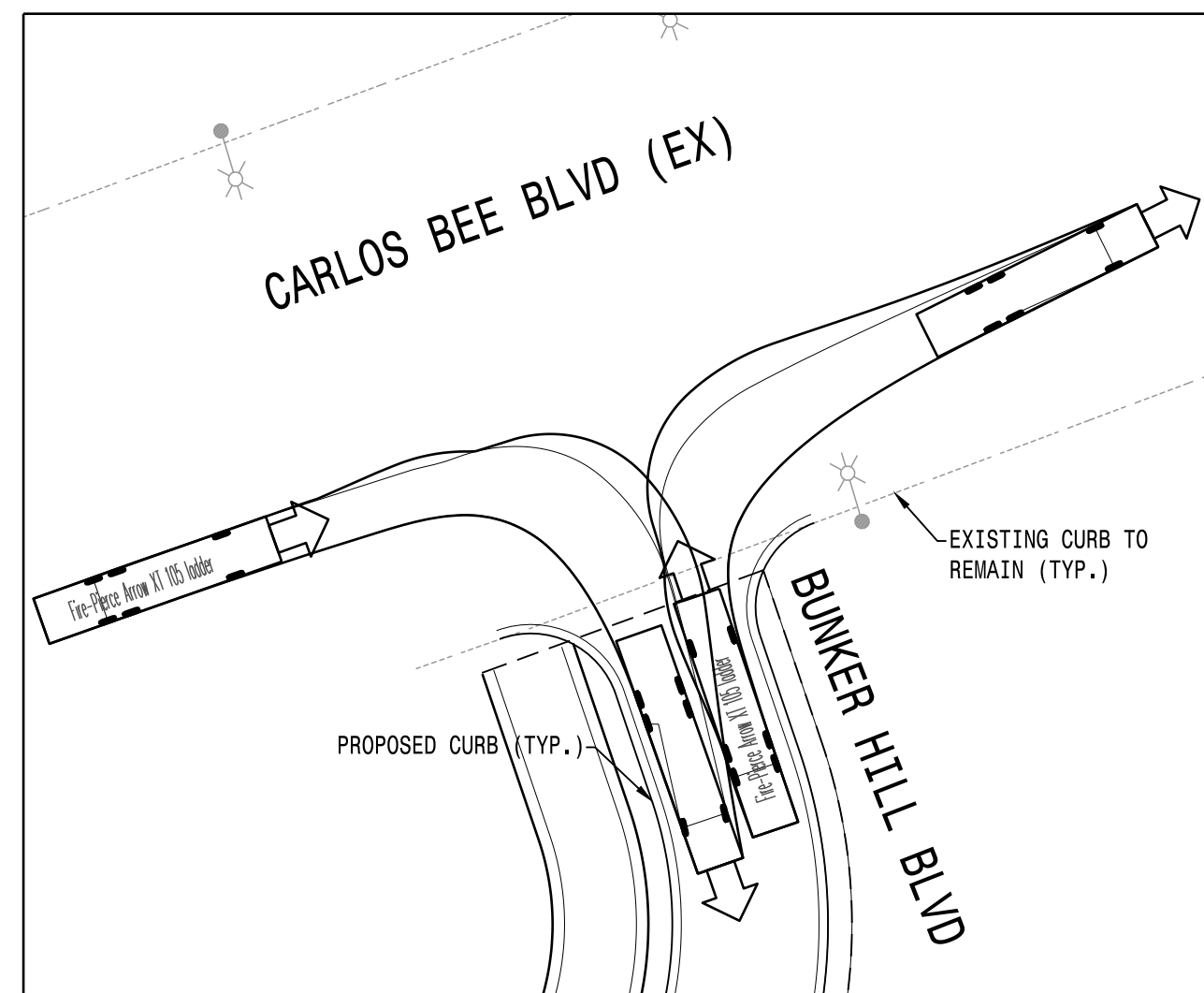
HAYWARD, CA  
11/17/2021



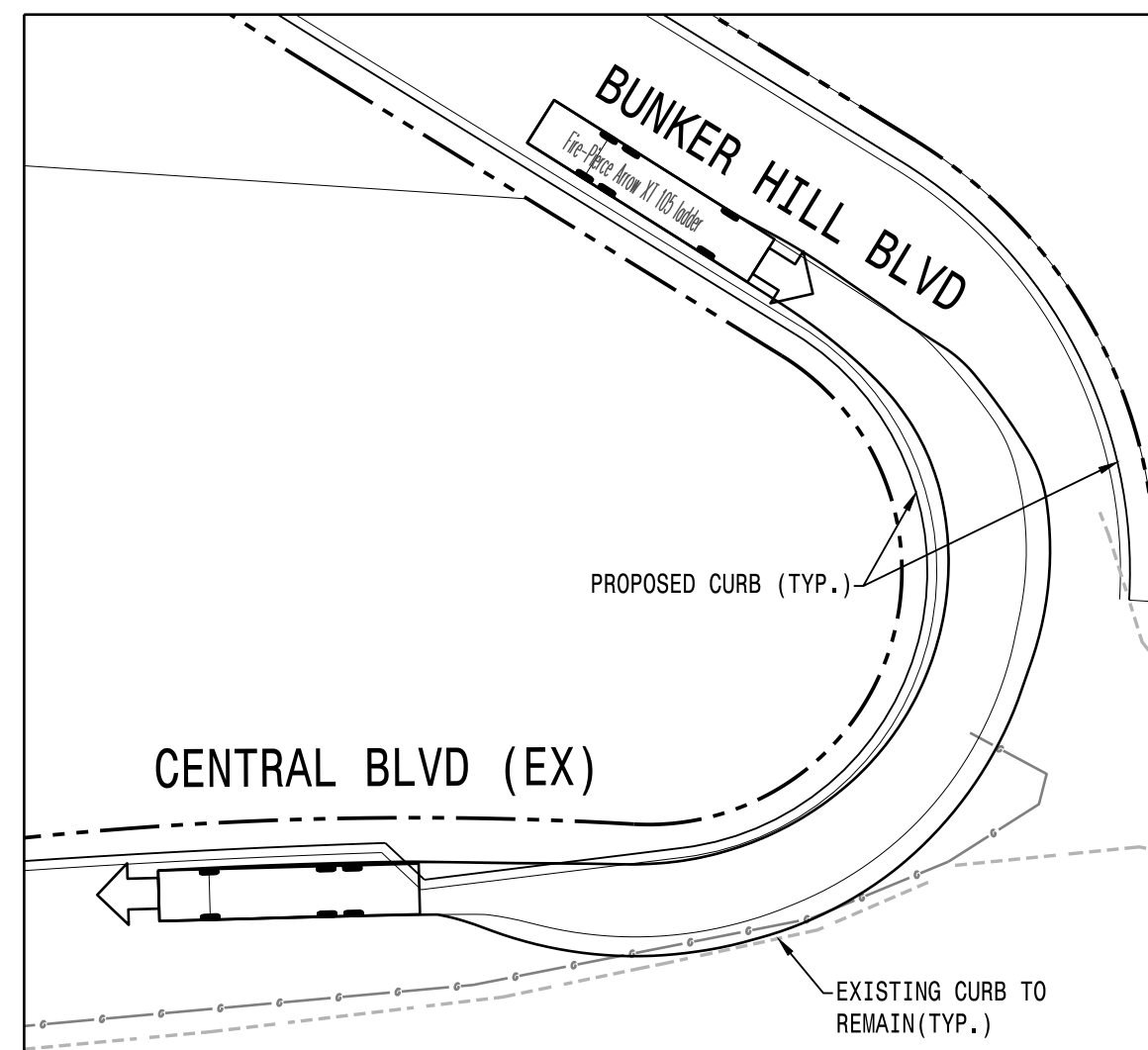
# C.3



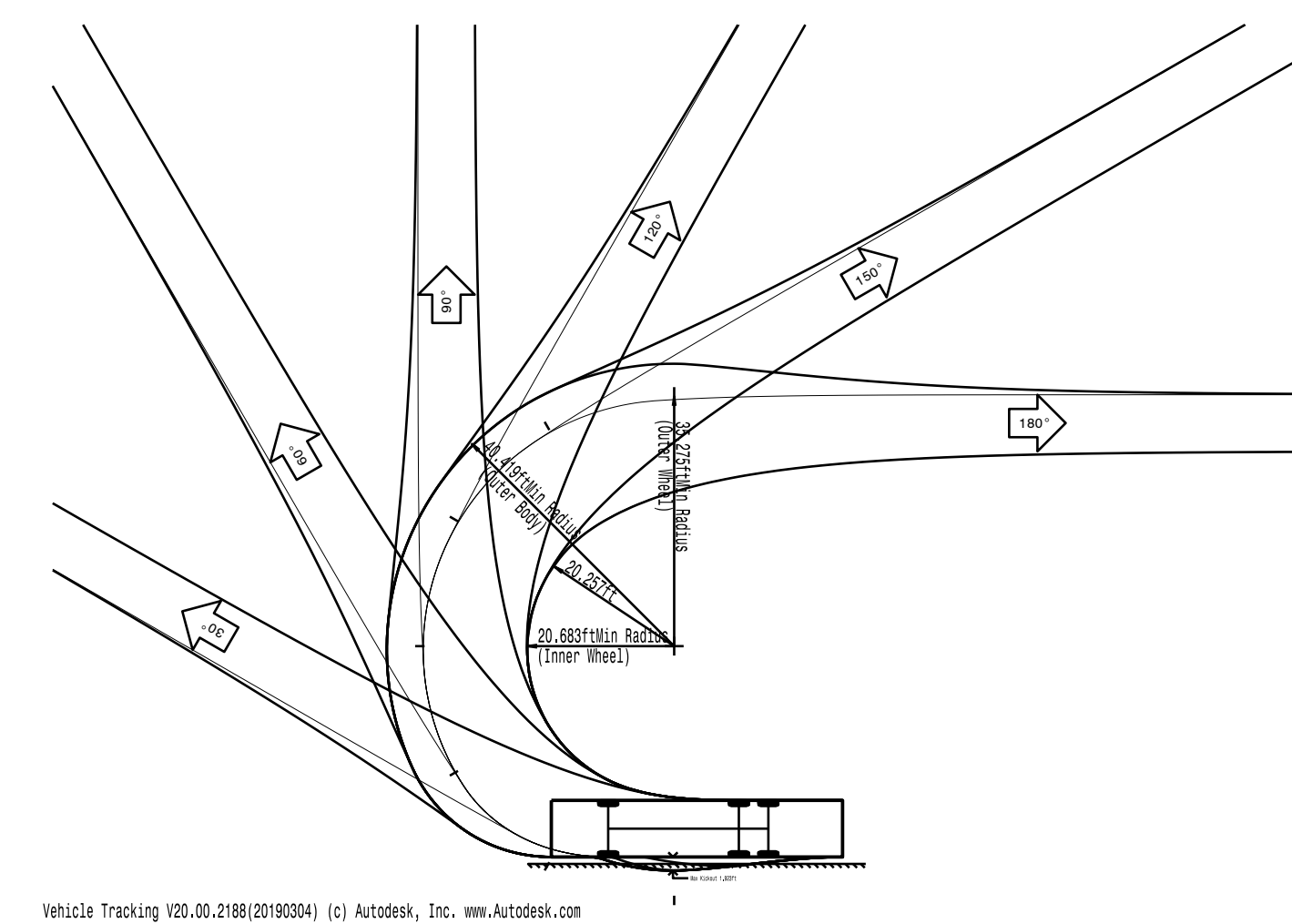
BUNKER HILL COURT / BUNKER HILL BLVD INTERSECTION 1



BUNKER HILL BLVD / CARLOS BEE BLVD (EX) INTERSECTION 2



BUNKER HILL BLVD / CENTRAL BLVD (EX) INTERSECTION 3

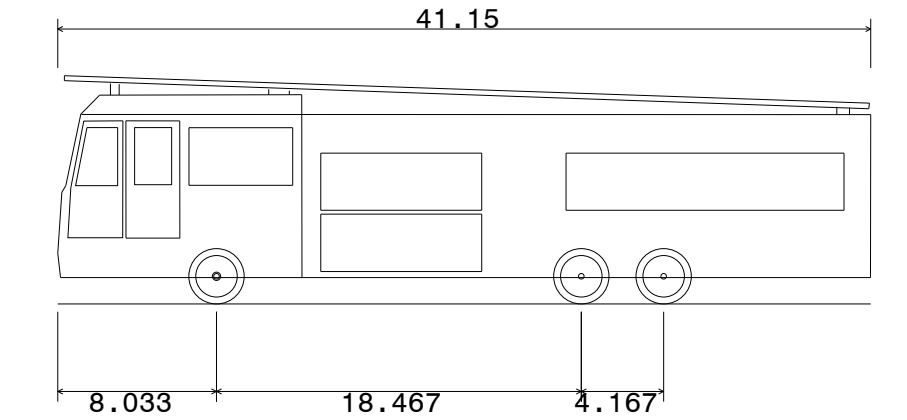


**LEGEND:**

- FIRE ACCESS ROUTE
- FIRE HYDRANT LOCATION

**NOTES:**

1. ALL STREETS ARE PUBLIC.
2. EXISTING STREET GRADES AT BUNKER HILL BLVD AND BUNKER HILL COURT EXCEED 10%. STREETS WILL BE REMOVED AND REPLACED AT 10% STREET SLOPE TO COMPLY WITH CITY OF HAYWARD FIRE ACCESS ROAD REQUIREMENTS.



Fire-Pierce Arrow XT 105 ladder	
Overall Length	41.150ft
Overall Width	8.000ft
Overall Body Height	11.554ft
Min Body Ground Clearance	1.335ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	39.90°

# BUNKER HILL

## PLANNED DEVELOPMENT


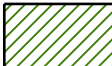






HAYWARD, CA  
11/17/2021



# C.4

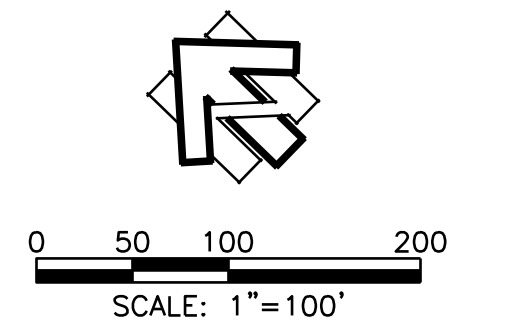


**LEGEND:**

	PHASE 1 BACKBONE		PHASE 1 VERTICAL: BUNKER HILL BOULEVARD CONSTRUCTION
	PHASE 2 BACKBONE		PHASE 2 VERTICAL: MAITLAND DRIVE CONSTRUCTION
	PHASE 3 BACKBONE		PHASE 3 VERTICAL: BUNKER HILL COURT CONSTRUCTION
	PHASE 4 BACKBONE		
	PHASE 5 BACKBONE		

**NOTES:**

1. ALL STREETS ARE PUBLIC
2. BACKBONE PHASES INCLUDE ROAD IMPROVEMENTS AND UTILITIES WITHIN RIGHT-OF-WAY
3. BACKBONE PHASES ARE PLANNED TO BE BUILT BEFORE ADJACENT DEVELOPMENT PHASE
4. SITE GRADING IS PLANNED TO OCCUR IN ONE PHASE



# BUNKER HILL

## PLANNED DEVELOPMENT

## PRELIMINARY PHASING PLAN


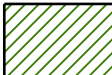

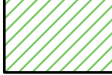

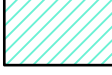


HAYWARD, CA  
11/12/2021



# C.5

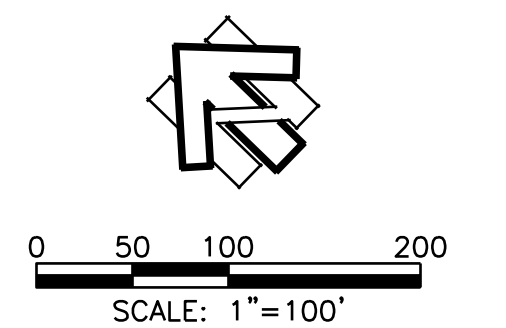


**LEGEND:**

	PHASE 1 BACKBONE		PHASE 1 VERTICAL: BUNKER HILL BOULEVARD CONSTRUCTION
	PHASE 2 BACKBONE		PHASE 2 VERTICAL: MAITLAND DRIVE CONSTRUCTION
	PHASE 3 BACKBONE		PHASE 3 VERTICAL: BUNKER HILL COURT CONSTRUCTION
	PHASE 4 BACKBONE		
	PHASE 5 BACKBONE		

**NOTES:**

1. ALL STREETS ARE PUBLIC
2. BACKBONE PHASES INCLUDE ROAD IMPROVEMENTS AND UTILITIES WITHIN RIGHT-OF-WAY
3. BACKBONE PHASES ARE PLANNED TO BE BUILT BEFORE ADJACENT DEVELOPMENT PHASE
4. SITE GRADING IS PLANNED TO OCCUR IN ONE PHASE



# BUNKER HILL

## PLANNED DEVELOPMENT

## PRELIMINARY PHASING PLAN

HAYWARD, CA  
11/17/2021





# C.5



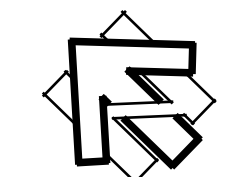


**LEGEND:**

-  FOOTHILL TRAIL SIGNAGE
-  SHARROW PAVEMENT MARKING

**NOTES:**

1. PER THE INTENT OF THE HAYWARD AREA RECREATION AND PARKS DISTRICT (HARD) FOOTHILL TRAIL MASTERPLAN.



0 50 100 200  
SCALE: 1"=100'

# BUNKER HILL

## PLANNED DEVELOPMENT

## HARD FOOTHILL TRAIL SIGNING AND STRIPING PLAN

HAYWARD, CA  
11/17/2021

**MACKEY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS

# C.6