

GENERAL NOTES

1.

ASSESSORS PARCEL NO.:

452-0056-007 & 452-0056-008
2.

BENCHMARK:

CITY OF HAYWARD BRASS DISK ON THE WHITMAN STREET OVERPASS OVER HARDER ROAD, HAVING AN NGVD29 ELEVATION OF 68.64 FEET.
3.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON JEFFERSON STREET, THE BEARING BEING N58°09'37"E PER PARCEL MAP NO. 4134 (141 M 38).
4.

OVERALL PROJECT AREA:

GROSS: 2.43± AC
NET: 1.70± AC (EXCLUDES PUBLIC AND PRIVATE ROADWAYS & PUBLIC TRAIL AREA)
5.

TOTAL DWELLING UNITS:

55
6.

OVERALL PROJECT DENSITY:

22.63 DU/AC (GROSS)
32.35 DU/AC (NET)
7.

LOT COVERAGE:

36.3%
8.

FLOOR AREA RATIO:

1.0
9.

GENERAL PLAN:

SMU: SUSTAINABLE MIXED USE
10.

ZONING:

MB-CN: MISSION BOULEVARD CORRIDOR NEIGHBORHOOD - 17.5 TO 35 UNITS/NET ACRE
11.

EXISTING LAND USE:
PROPOSED LAND USE:

COMMERCIAL/INDUSTRIAL
RESIDENTIAL
12.

FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06001C0293G
DATE: AUGUST 3, 2009
13.

EXISTING STRUCTURES:

ALL EXISTING BUILDINGS WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
14.

EXISTING UTILITIES:

EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY TO BE REMOVED AS NOTED.
15.

EXISTING TREES:

EXISTING TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED OR RELOCATED.
16.

STREETS:

ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL PRIVATE STREETS WILL BE WITHIN PUE'S. (MINIMUM LONGITUDINAL SLOPE=0.5%)
17.

STREET TREES:

STREET TREES SHALL BE INSTALLED PER CITY DETAIL SD-122.
18.

WALLS AND FENCING:

ALL WALLS AND FENCING WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
19.

STORM DRAIN:

PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20.

PUBLIC UTILITIES:

PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND DEDICATED TO THE CITY.
21.

LANDSCAPING:

ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
22.

WELLS ONSITE:

NONE
23.

SCHOOL DISTRICT:

HAYWARD UNIFIED SCHOOL DISTRICT
24.

PARK DISTRICT:

HAYWARD AREA RECREATION AND PARK DISTRICT
25.

UTILITIES:
WATER:
SEWER:
GAS:
ELECTRIC:
TELEPHONE:
CABLE TV:

CITY OF HAYWARD
CITY OF HAYWARD
PG&E
PG&E
SBC
COMCAST
26.

DIMENSIONS:

ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
27.

GRADING:

PROPOSED GRADING AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
28.

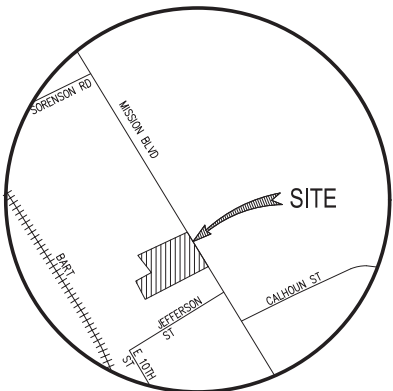
MAINTENANCE:

A HOMEOWNERS ASSOCIATION WILL BE FORMED TO OWN AND MAINTAIN PRIVATE STREETS, DRIVE AISLES, PRIVATE UTILITIES, STORM DRAINAGE FACILITIES AND LANDSCAPE WITHIN ALL RESIDENTIAL AREAS. RETAIL SITE OWNER SHALL BE RESPONSIBLE TO MAINTAIN ALL PRIVATE AMENITIES ON THE RETAIL SITE.
29.

CONDOMINIUM MAP:

A CONDOMINIUM MAP WILL BE RECORDED FOR THE RESIDENTIAL LOTS. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.

TRACT 8556 - VESTING TENTATIVE MAP
LOTTING PLAN
C1.0



VICINITY MAP
NOT TO SCALE

CONTACTS

1. DEVELOPER:

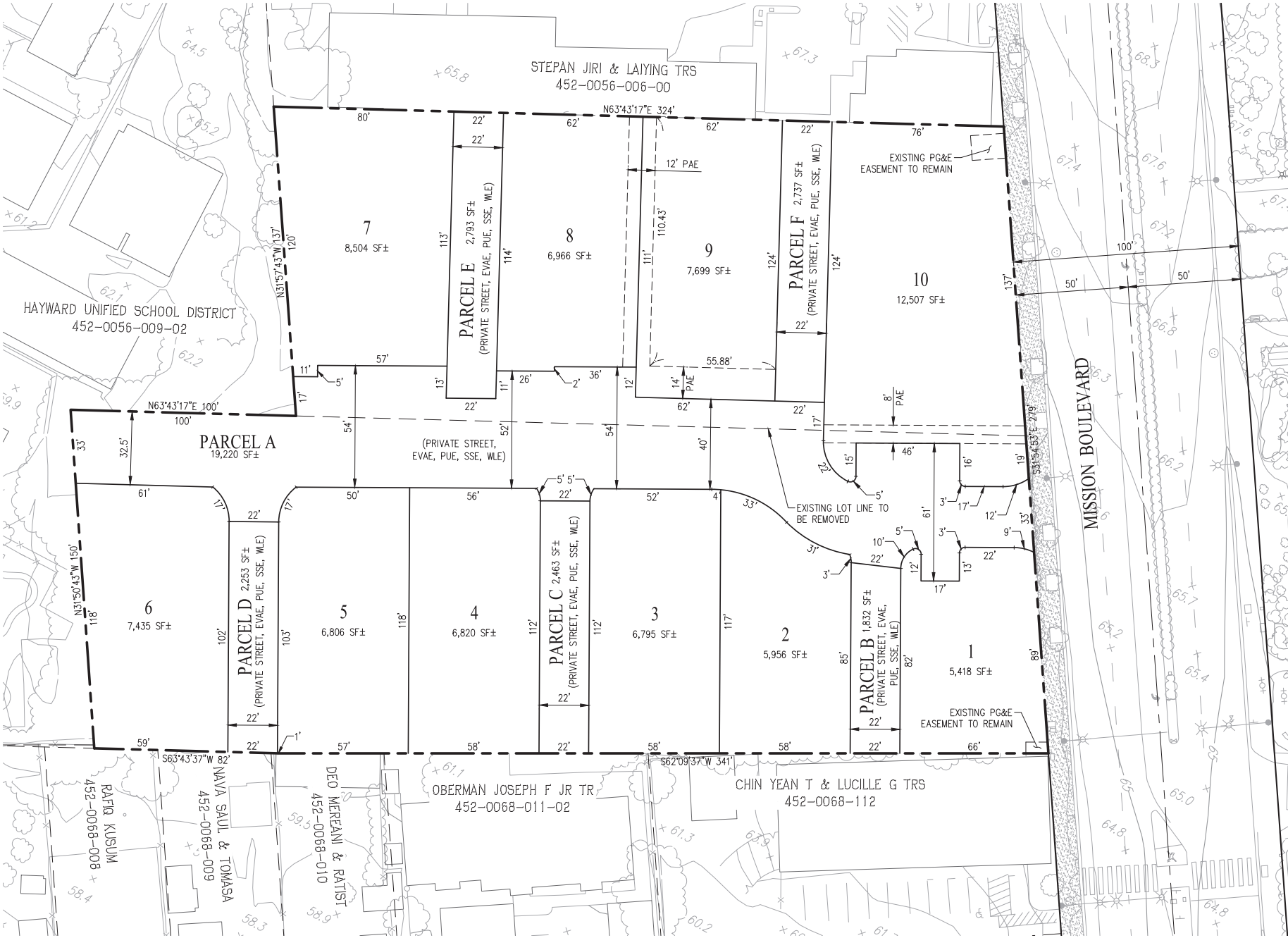
TTLIC MANAGEMENT, INC. AN ARIZONA CORP.
DBA. TTLIC MOREAU, LLC
12647 ALCOSTA BOULEVARD, SUITE 470
SAN RAMON, CA 94583
(925) 380-1210
KELLEY RUTCHENA
2. ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
COLT ALVERNAZ, RCE 75740
3. SOILS ENGINEER:

CORNERSTONE EARTH GROUP
1220 OAKLAND BOULEVARD, SUITE 220
WALNUT CREEK, CA 94596
(925) 988-9500
JOHN DYE, GE 2582
4. ARCHITECT:

SDG ARCHITECTS, INC.
3361 WALNUT BOULEVARD, SUITE 120
BRENTWOOD, CA 94513
(925) 634-7000
SCOTT PRICKETT
5. LANDSCAPE ARCHITECT:

R3 STUDIOS, INC.
201 4TH STREET, SUITE 101B
OAKLAND, CA 94607
(510) 808-5782
ROMAN DE SOTA

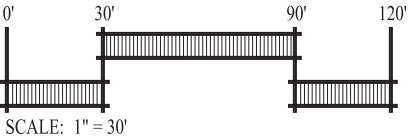


27177 MISSION BOULEVARD
Hayward, CA
APRIL 2021

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925.824.4300



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ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACAE	ACFC & WCD ACCESS EASEMENT
AU	ACCESSIBLE UNIT
BC	BACK OF CURB
BD	BOUNDARY
BE	BRIDGE EASEMENT
BFP	BACK FLOW PREVENTION
CB	CATCH BASIN
DW	DRIVEWAY
EG	EXISTING GRADE
EVC	ELECTRIC VEHICLE CHARGING
EX	EXISTING
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FF	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FU	FUTURE
GB	GRADE BREAK
GLIP	GARAGE LIP
H	ACCESSIBLE STALL
HMP	HYDROMODIFICATION MANAGEMENT PLAN
HP	HIGH POINT
INV	INVERT
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
OH	OVERHEAD ELECTRIC
P	PAD
PAE	PUBLIC ACCESS EASEMENT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PR	PROPOSED
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RW	RIGHT-OF-WAY
RET	RETURN
SD	STORM DRAIN (PRIVATE)
SD-T	STORM DRAIN (TREATED)
SDBU	STORM DRAIN BUBBLE UP
SDE	STORM DRAIN EASEMENT
SDFM	STORM DRAIN FORCE MAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
(T)	TOTAL
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TRC	TOP OF ROLLED CURB
TSM	TOP OF SOIL MIX
TYP	TYPICAL
VU	VISITABLE UNIT
W	WATER
WLE	WATER LINE EASEMENT

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		EASEMENT
		PROPERTY LINE
		RIGHT-OF-WAY
		EXISTING TREE TO BE REMOVED
		TREE
		SIDEWALK AND TOP OF CURB
		DECORATIVE PAVING
		ASPHALT PAVEMENT
		BIORETENTION AREA
		HMP VAULT
		4'X4' NATIVE SOIL PLUG FOR TREE ROOTBALL
		COMPACT PARKING STALL
		VAN ACCESSIBLE PARKING STALL
		PARKING STALL PAVEMENT MARKING
		OVERLAND RELEASE
		SPOT ELEVATIONS
		INVERT ELEVATIONS
		STORM DRAIN LINE
		TREATED STORM DRAIN LINE
		SANITARY SEWER
		WATER
		OVERHEAD UTILITY LINE
		SANITARY SEWER MANHOLE (SSMH)
		STORM DRAIN MANHOLE (SDMH)
		CATCH BASIN (CB)
		JUNCTION BOX (JB)
		FIELD INLET (FI)
		FIRE HYDRANT
		BLOW OFF
		ELECTROLIER
		BUBBLER
		PUMP
		STORM DRAIN FORCE MAIN

UTILITY NOTES

1. EXISTING UTILITIES

ALL EXISTING UTILITIES SERVING ORIGINAL USE WITHIN THE BOUNDARY TO BE REMOVED. EXISTING STORM DRAIN, SANITARY SEWER AND WATER WITHIN EASEMENTS TO REMAIN.
2. PUBLIC UTILITIES

PROPOSED WATER AND SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY.
3. PRIVATE UTILITIES

STORM DRAIN SYSTEM
4. STORM DRAIN

PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MIN SLOPE OF PROPOSED STORM DRAIN PIPE = 0.0035. PUBLIC STORM DRAIN FACILITIES TO BE CONSTRUCTED TO CITY OF HAYWARD STANDARDS. ALL STORM PIPE TO BE RCP OR NDS N-12 PER CITY OF HAYWARD STANDARDS.
5. WATER

A. WATER SHALL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS
B. PROVIDE KEYS/ACCESS CODE/AUTOMATIC GATE OPENER TO UTILITIES FOR ALL METERS ENCLOSED BY A FENCE/GATE AS PER HAYWARD MUNICIPAL CODE 11-2.02.1. ONLY WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE HAYWARD WATER SYSTEM.
C. WATER AND SEWER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.
D. ALL WATER MAINS OUTSIDE OF ROADWAY OR UNDER DECORATIVE PAVEMENT TO BE DUCTILE IRON PIPE.
E. DOMESTIC WATER METERS TO BE LOCATED IN DRIVEWAYS UNLESS SPECIFIED OTHERWISE.
F. FIRE SERVICE: EACH BUILDING SHALL HAVE A DEDICATED FIRE SERVICE.
6. SEWER

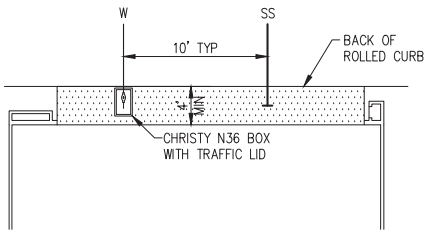
A. CITY OF HAYWARD
B. STANDARD MIN SLOPE OF PROPOSED 8" SEWER PIPE = 0.005
C. STANDARD MIN SLOPE OF PROPOSED 12" SEWER PIPE = 0.002
D. MIN SIZE OF PROPOSED SEWER MAIN IS 8". SEWER SHALL BE CONSTRUCTED OF PVC PIPE PER CITY OF HAYWARD STANDARDS.
E. MANHOLES SHALL BE INSTALLED AT THE 400 FOOT INTERVALS, DEAD ENDS, OR AT ANY CHANGE IN DIRECTION ON GRADE.
F. SEWER CLEANOUTS SHALL BE INSTALLED ON EACH SEWER LATERAL AT THE CONNECTION WITH THE BUILDING DRAIN AT ANY CHANGE IN ALIGNMENT AND AT UNIFORM INTERVAL NOT TO EXCEED 100'.
G. EACH TOWNHOME DWELLING UNIT SHALL HAVE AN INDIVIDUAL SEWER LATERAL PER SD-312.
H. THE MIXED USE BUILDING SHALL BE AN INDIVIDUAL SEWER LATERAL FOR EACH USE (1 RESIDENTIAL AND 1 COMMERCIAL).
7. GAS & ELECTRIC

PG&E
8. TELEPHONE

SBC
9. CABLE TV

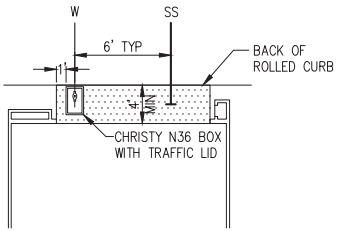
COMCAST CABLE
10. UTILITIES

UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.



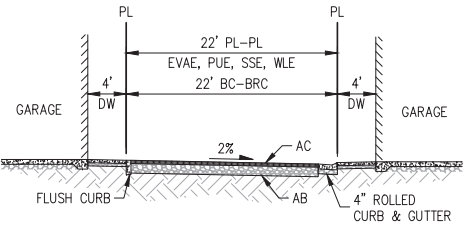
TYPICAL UTILITIES IN 16' DRIVEWAYS

(PRIVATE STREET)
NOT TO SCALE



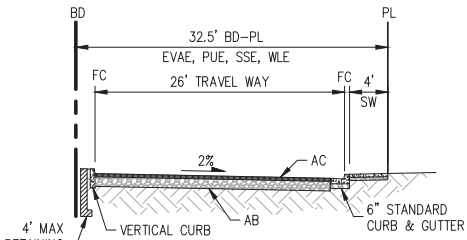
TYPICAL UTILITIES IN 8' DRIVEWAYS

(PRIVATE STREET)
NOT TO SCALE



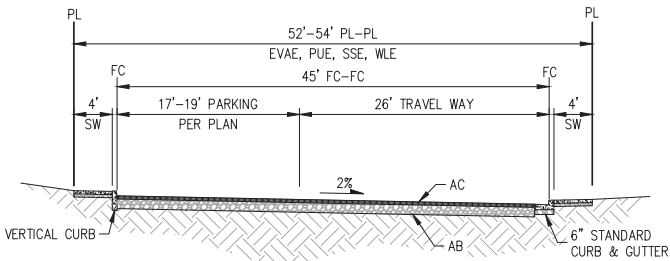
TYPICAL COURT

(COURTS A-E)
(NOT TO SCALE)



STREET A

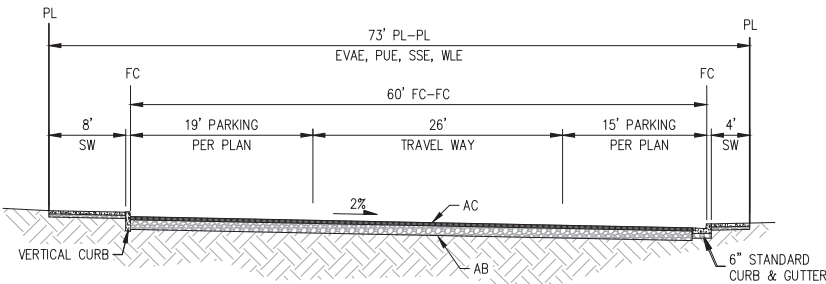
(NOT TO SCALE)



STREET A

(WITH PARKING ON ONE SIDE)

(NOT TO SCALE)



STREET A

(WITH PARKING ON BOTH SIDE)

(NOT TO SCALE)

TRACT 8556 - VESTING TENTATIVE MAP
LEGNEND, ABBREVIATIONS & TYPICAL SECTIONS

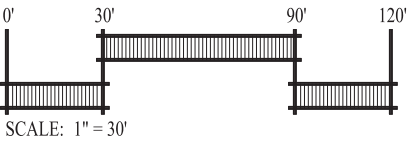
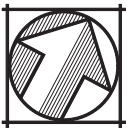
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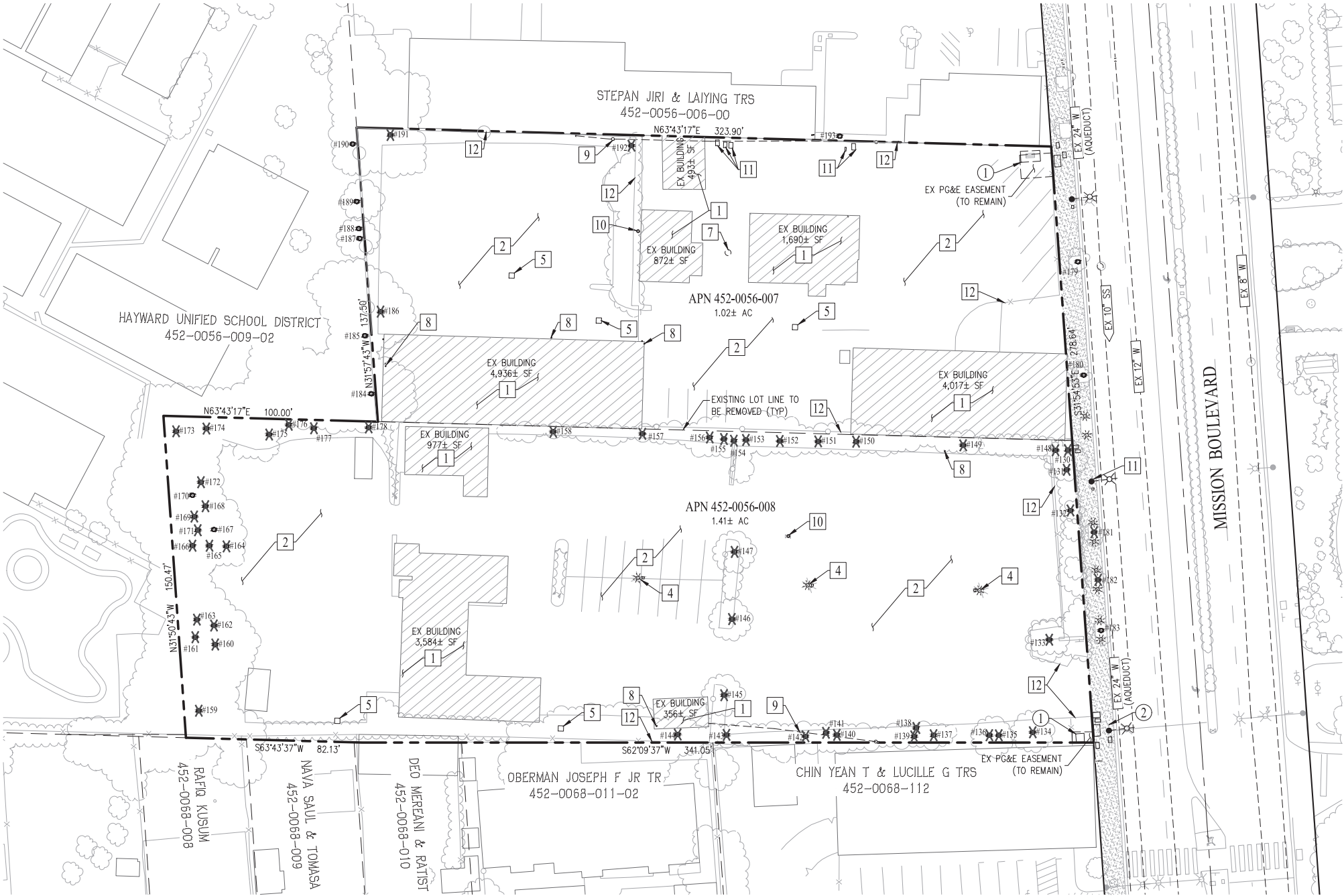
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F:\3016-000\ACAD\TMC2.0.DWG



LEGEND

- [Hatched Box] EXISTING BUILDING TO BE DEMOLISHED
- [Star in Circle] EXISTING TREE TO BE REMOVED
- [Circle with Dot] EXISTING TREE TO REMAIN OR RELOCATE

DEMOLITION NOTES

- | NOTE | DESCRIPTION |
|------|---|
| 1 | REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION |
| 2 | REMOVE EXISTING ASPHALT CONCRETE AND PARKING LOT CURB AND GUTTER |
| 3 | REMOVE EXISTING SERVICE/LATERAL |
| 4 | REMOVE EXISTING LIGHT POLE AND ASSOCIATED BOXES, CONDUIT AND WIRING |
| 5 | REMOVE EXISTING STORM DRAIN AND STRUCTURES |
| 6 | REMOVE EXISTING SIGN |
| 7 | REMOVE EXISTING WELL |
| 8 | REMOVE EXISTING GAS AND ELECTRIC LINES AND STRUCTURE |
| 9 | REMOVE EXISTING POWER POLES AND OVERHEAD WIRES |

PRESERVATION NOTES

- | NOTE | DESCRIPTION |
|------|--|
| 1 | EXISTING TRANSFORMER TO BE PROTECTED IN PLACE |
| 2 | EXISTING TRAFFIC SIGNAL TO BE PROTECTED IN PLACE |

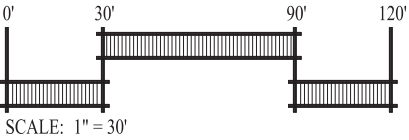
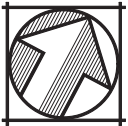
TREE SUMMARY						
TREE NO.	SPECIES	TRUNK DIAMETER (INCHES)	REMOVE OR RETAIN	BASE ELEVATION	HERITAGE TREE	APPRAISED VALUE
130	HOLLYWOOD JUNIPER	10	REMOVE		YES	\$1,850
131	SOUTHERN MAGNOLIA	10	REMOVE		YES	\$1,300
132	SOUTHERN MAGNOLIA	7	REMOVE		NO	\$650
133	SOUTHERN MAGNOLIA	9	REMOVE		YES	\$1,500
134	HOLLYWOOD JUNIPER	6,4,4	REMOVE		NO	\$1,250
135	HOLLYWOOD JUNIPER	5,3,2	REMOVE		NO	\$750
136	HOLLY OAK	6,4,4	REMOVE		NO	\$1,300
137	COAST LIVE OAK	5,5,4,4	REMOVE		NO	\$950
138	HOLLY OAK	7	REMOVE		NO	\$950
139	LONDON PLANE	6,5,5	REMOVE		NO	\$950
140	HOLLY OAK	8	REMOVE		YES	\$1,700
141	HOLLY OAK	8	REMOVE		YES	\$1,200
142	HOLLY OAK	4,4,3	REMOVE		NO	\$800
143	SILVER DOLLAR GUM	5	REMOVE		NO	\$500
144	LONDON PLANE	7,6,6,5,5	REMOVE		NO	\$1,600
145	SOUTHERN MAGNOLIA	5	REMOVE		NO	\$450
146	SOUTHERN MAGNOLIA	6	REMOVE		NO	\$600
147	SOUTHERN MAGNOLIA	6	REMOVE		NO	\$600
148	HOLLYWOOD JUNIPER	13	REMOVE		YES	\$2,600
149	HOLLYWOOD JUNIPER	9,5	REMOVE		YES	\$1,650
150	HOLLYWOOD JUNIPER	15,8	REMOVE		YES	\$4,400
151	MAPLE SPECIES	9	REMOVE		YES	\$900
152	HOLLYWOOD JUNIPER	10,8,7,7,4	REMOVE		YES	\$2,850
153	SOUTHERN MAGNOLIA	8	REMOVE		YES	\$450
154	GLOSSY PRIVET	4,4,3,3,3,2,2	REMOVE		NO	\$300
155	HOLLYWOOD JUNIPER	10,10,5	REMOVE		YES	\$2,450
156	HOLLYWOOD JUNIPER	5,5,4	REMOVE		NO	\$750
157	SARATOGA BAY LAUREL	7	REMOVE		NO	\$200
158	HOLLY OAK	6	REMOVE		NO	\$700
159	BLUE ATLAS CEDAR	19,18,13,9,7,7	REMOVE		YES	\$11,750
160	COAST LIVE OAK	19,14	REMOVE		YES	\$9,800
161	COAST LIVE OAK	12,8	REMOVE		YES	\$2,650
162	COAST LIVE OAK	15	REMOVE		YES	\$4,000
163	COAST LIVE OAK	10	REMOVE		YES	\$1,300
164	CATALINA CHERRY	14,5	REMOVE		YES	\$4,750
165	COAST LIVE OAK	15,7	REMOVE		YES	\$4,900
166	CATALINA CHERRY	7,4	REMOVE		NO	\$1,450
167	COAST LIVE OAK	10	RELOCATE		YES	\$1,850
168	COAST LIVE OAK	10	REMOVE		YES	\$1,300
169	COAST LIVE OAK	7	REMOVE		YES	\$650
170	COST LIVE OAK	23	RELOCATE		YES	\$9,350
171	CATALINA CHERRY	7,5,4	REMOVE		YES	\$1,950
172	COAST LIVE OAK	19,10	REMOVE		NO	\$8,150
173	COAST LIVE OAK	7	REMOVE		YES	\$650
174	COAST LIVE OAK	7	REMOVE		YES	\$650
175	COAST LIVE OAK	8	REMOVE		YES	\$850
176	COAST LIVE OAK	14	REMOVE		YES	\$2,500
177	PARADOX WALNUT	28	REMOVE		YES	\$4,200
178	HOLLY OAK	7	REMOVE		NO	\$1,100
179	LONDON PLANE	8	REMAIN		YES	\$1,200
180	LONDON PLANE	8	REMAIN		YES	\$1,200
181	LONDON PLANE	7	REMOVE		NO	\$950
182	LONDON PLANE	7	REMOVE		NO	\$950
183	LONDON PLANE	7	REMAIN		NO	\$950
184	HOLLY OAK	15	REMAIN		YES	\$6,750
185	PLUM	7,7,6,6,5,4,4,4,3,3,3	REMAIN		NO	\$1,050
186	COAST LIVE OAK	22	REMOVE		YES	\$6,100
187	ALMOND	5,5,4,4	REMAIN		NO	\$300
188	ALMOND	7,7,4,4,4	REMAIN		NO	\$800
189	ALMOND	8,6,4,4,3,3,3	REMAIN		YES	\$800
190	COAST LIVE OAK	9	REMAIN		YES	\$1,050
191	COAST LIVE OAK	34	REMOVE		YES	\$14,100
192	ALMOND	5,5,5	REMOVE		NO	\$450
193	DATE PALM	36	REMAIN		YES	\$1,750

NOTE:
1. PER TREE INVENTORY PREPARED BY HORT SCIENCE ARBORIST SERVICES LLC DATED MARCH 5, 2020.
2. ALL CITY STANDARD TREE PROTECTION MEASURES WILL BE OUTLINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
3. (*) INDICATES THAT THE TREES ARE IN ADJACENT PROPERTIES, WILL REMAIN AND SHOWN FOR INFORMATION ONLY.

27177 MISSION BOULEVARD
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THE TRUE LIFE COMPANIES

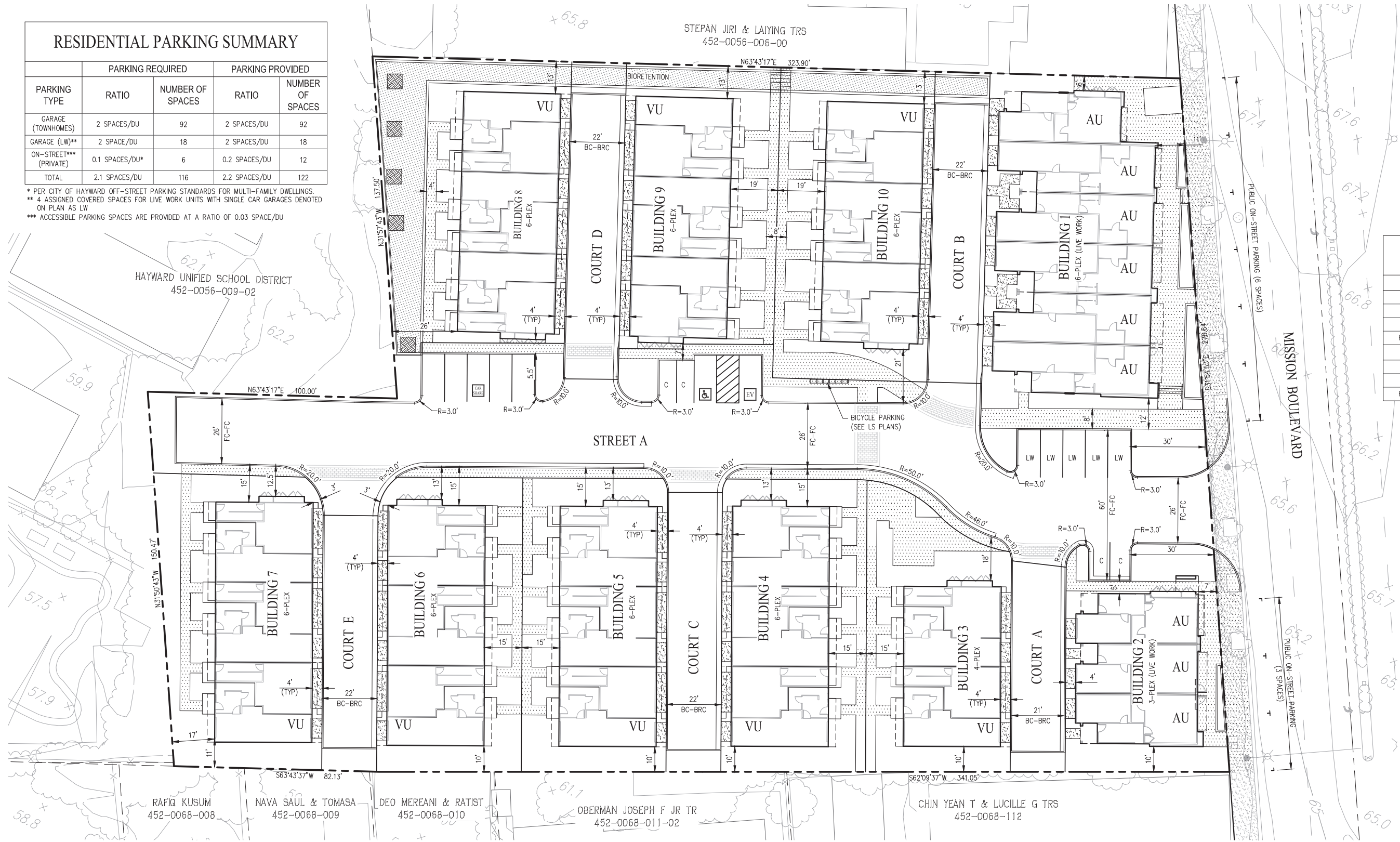
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RESIDENTIAL PARKING SUMMARY				
PARKING REQUIRED			PARKING PROVIDED	
PARKING TYPE	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (TOWNHOMES)	2 SPACES/DU	92	2 SPACES/DU	92
GARAGE (LW)**	2 SPACE/DU	18	2 SPACES/DU	18
ON-STREET*** (PRIVATE)	0.1 SPACES/DU*	6	0.2 SPACES/DU	12
TOTAL	2.1 SPACES/DU	116	2.2 SPACES/DU	122

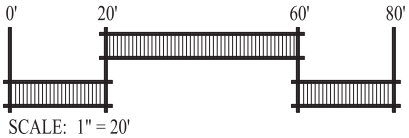
* PER CITY OF HAYWARD OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS.
** 4 ASSIGNED COVERED SPACES FOR LIVE WORK UNITS WITH SINGLE CAR GARAGES DENOTED ON PLAN AS LW
*** ACCESSIBLE PARKING SPACES ARE PROVIDED AT A RATIO OF 0.03 SPACE/DU

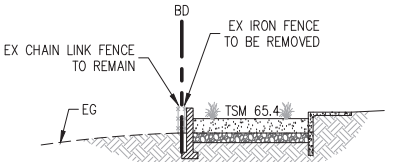
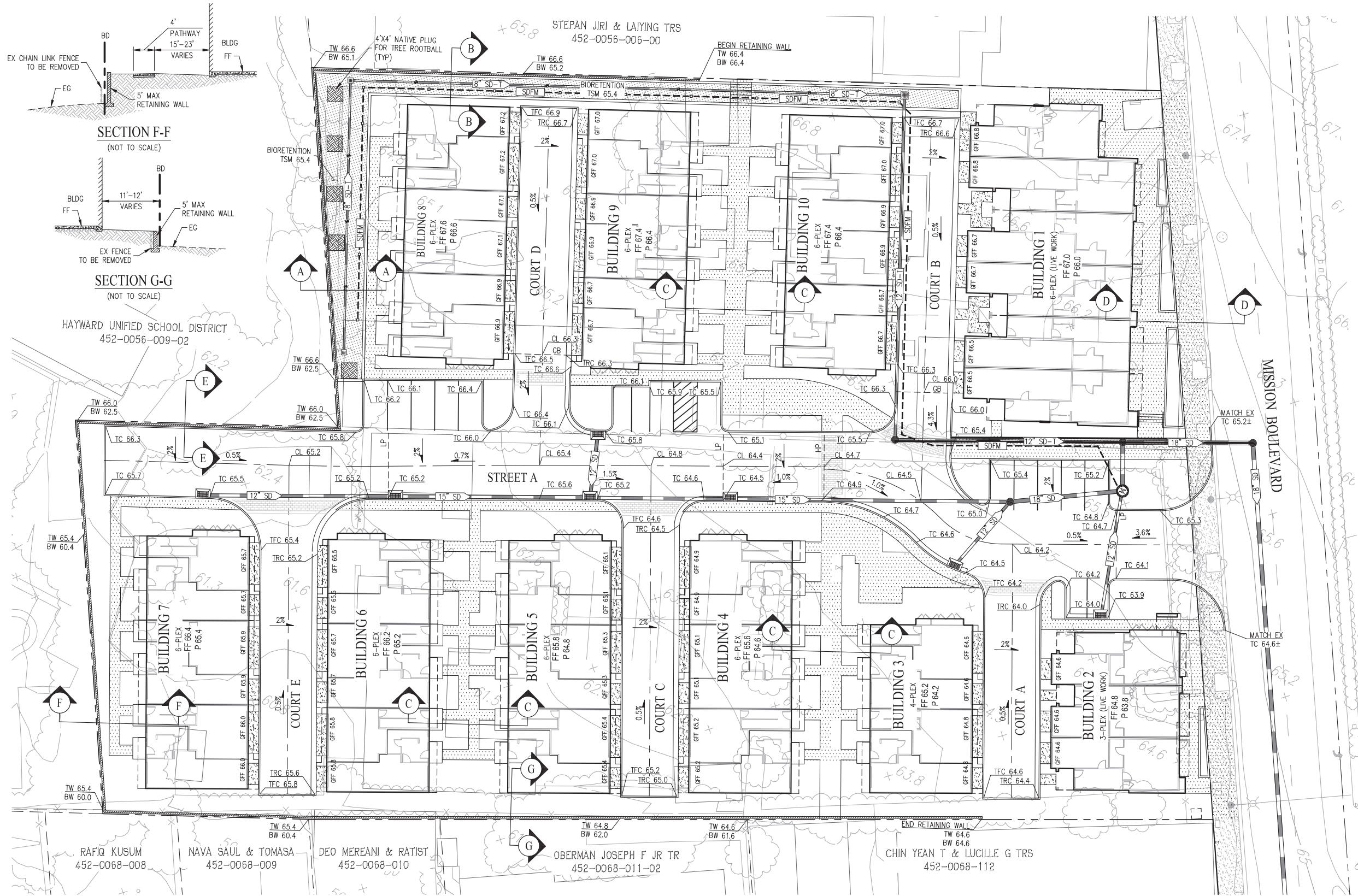


MINIMUM BUILDING SETBACKS		
TOWNS		
	REQUIRED	PROPOSED
FRONT	6'	10'
SIDE	0'	5'
REAR (DRIVE AISLE)	3'	4'
LIVE WORK		
FRONT	6'	10'
SIDE	0'	5'
REAR (DRIVE AISLE)	3'	4'

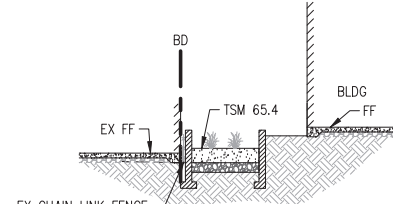
27177 MISSION BOULEVARD
Hayward, CA
APRIL 2021

TRACT 8556 - VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
C4.0

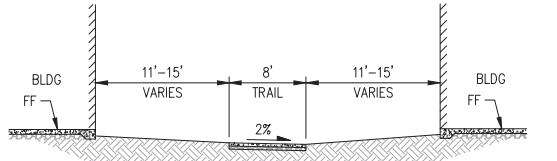




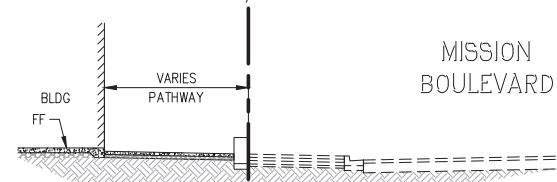
SECTION A-A
(NOT TO SCALE)



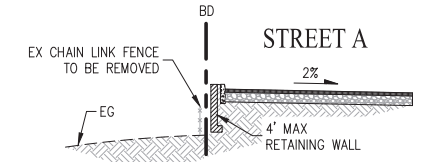
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SECTION C-C
(NOT TO SCALE)



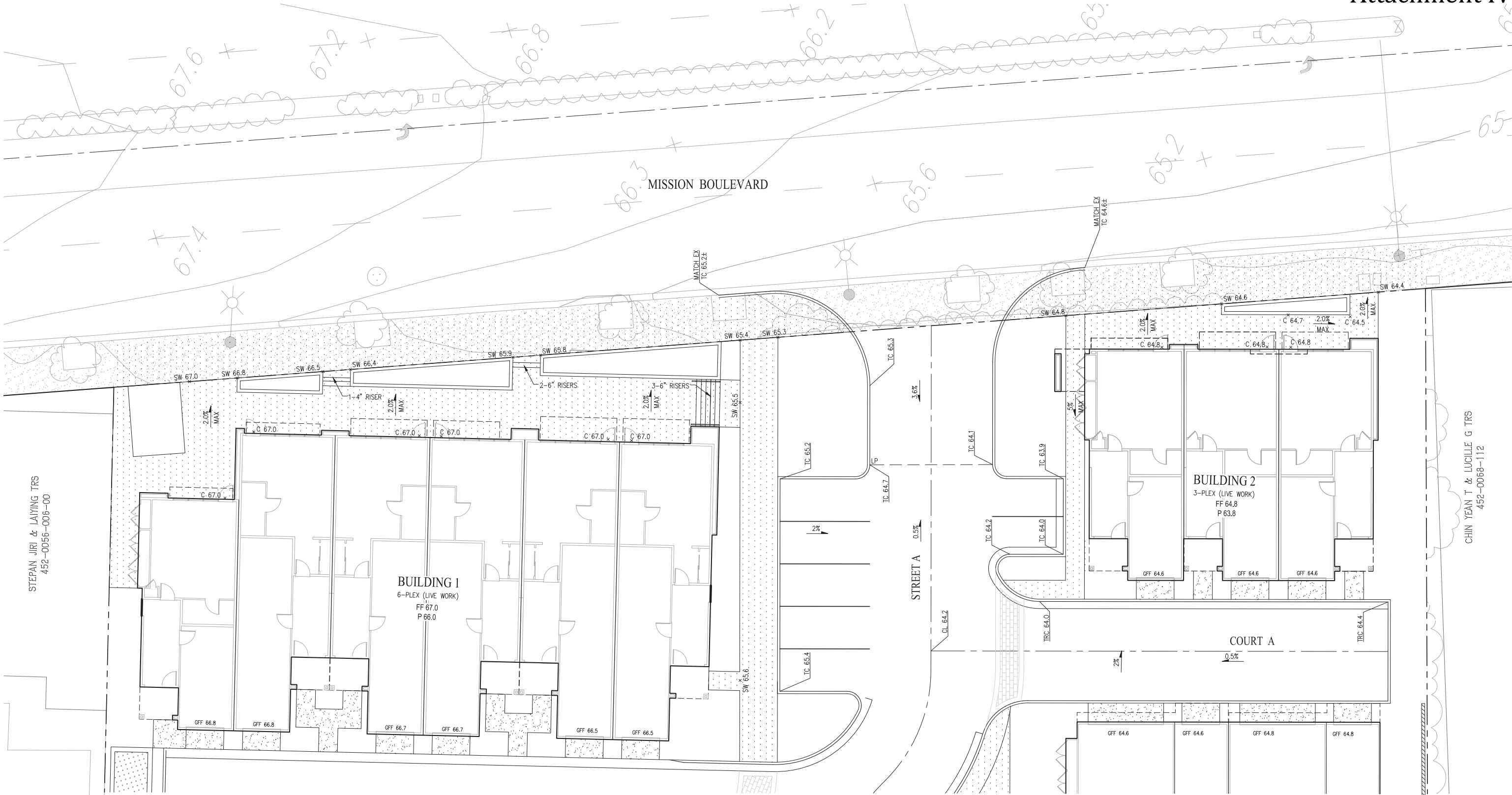
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(NOT TO SCALE)



SECTION E-E
(NOT TO SCALE)

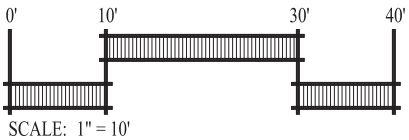
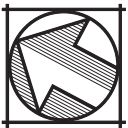
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Hayward, CA
APRIL 2021

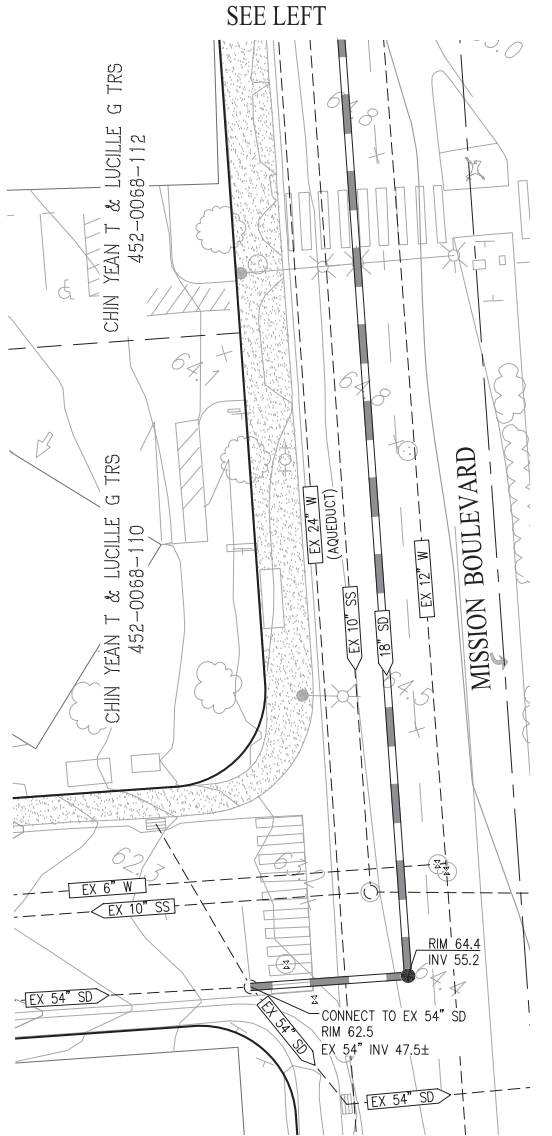
TRACT 8556 - VESTING TENTATIVE MAP
PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0



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TRACT 8556 - VESTING TENTATIVE MAP
LIVE WORK & MISSION BLVD FINE GRADING
C5.1





INDIVIDUAL BUILDING FIRE SERVICE LOCATIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

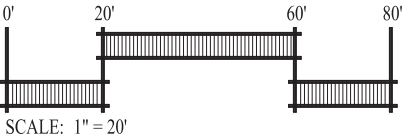
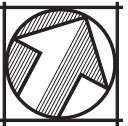
TRACT 8556 - VESTING TENTATIVE MAP
PRELIMINARY UTILITY MAP

C6.0

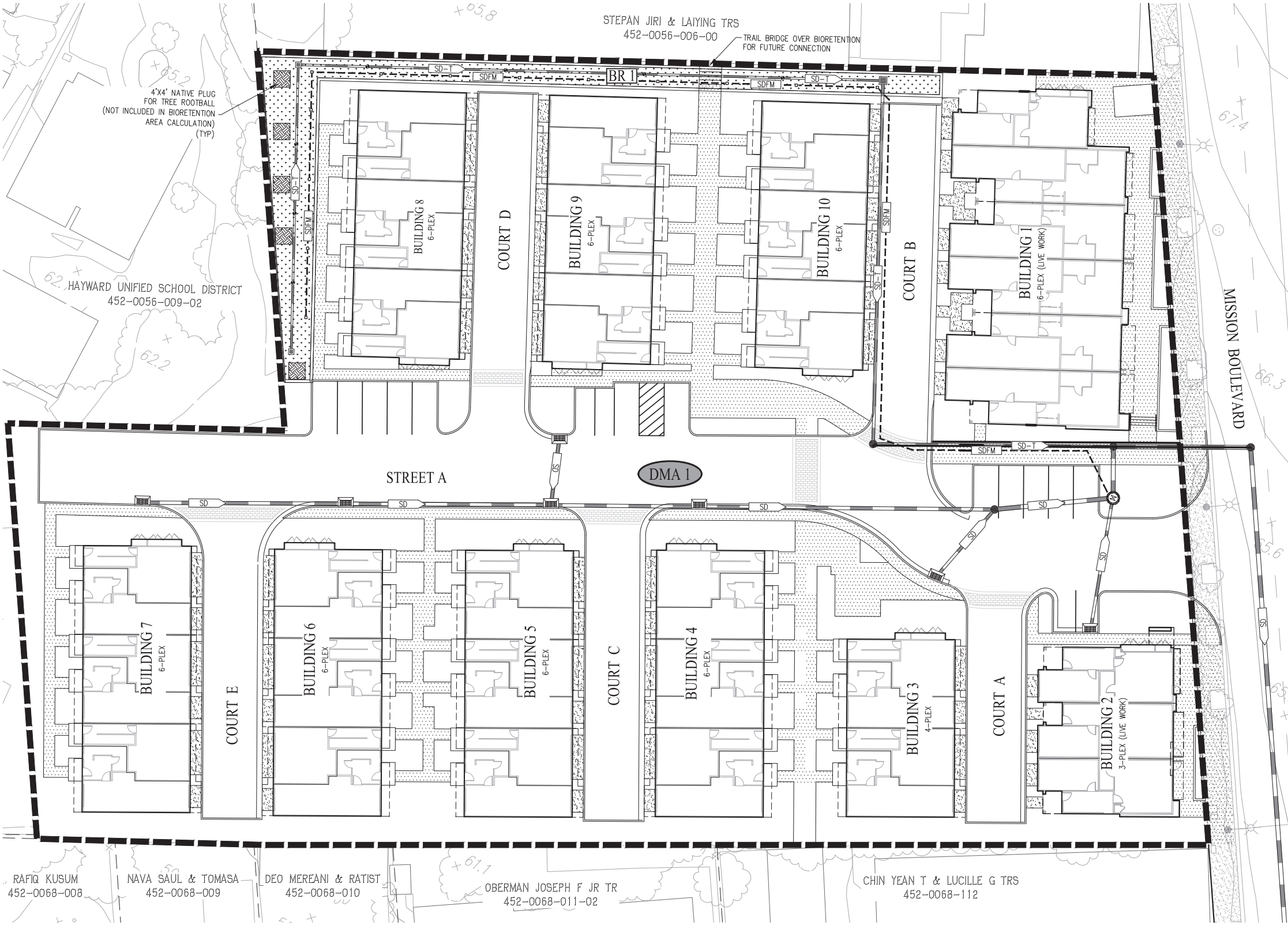


TRUE LIFE

12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

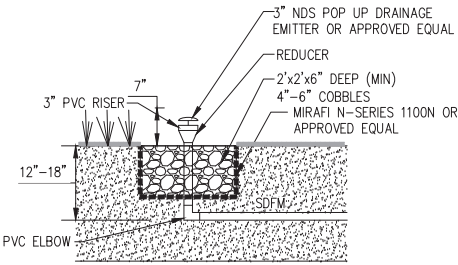


SAN RAMON ■ (925) 866-0322
SACRAMENTO ■ (916) 375-1877
WWW.CBANDG.COM
SURVEYORS ■ PLANNERS



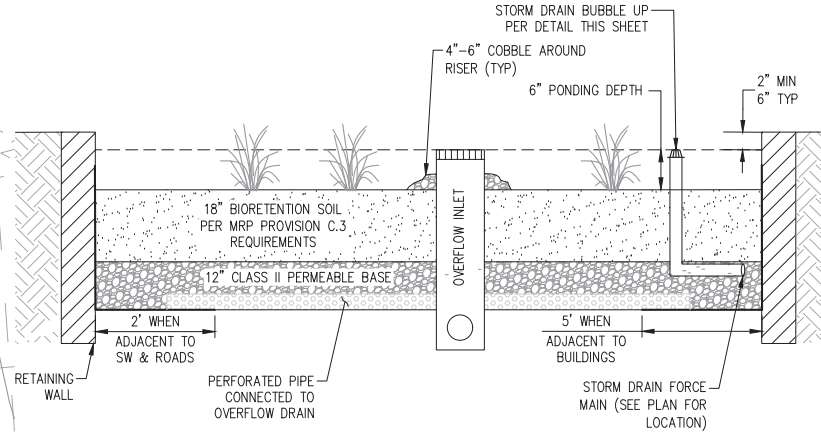
PRELIMINARY STORMWATER TREATMENT						
AREA ID	TREATMENT TYPE	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED* (SF)	PONDING DEPTH (IN)	TREATMENT AREA PROVIDED (SF)
DMA 1	BIORETENTION	77,483	28,719	3,111	6	3,189

*REQUIRED TREATMENT AREA DETERMINED THROUGH THE 4% RULE



TYPICAL SDFM BUBBLE UP DETAIL

NOT TO SCALE

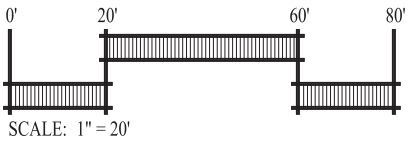
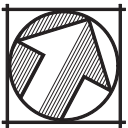


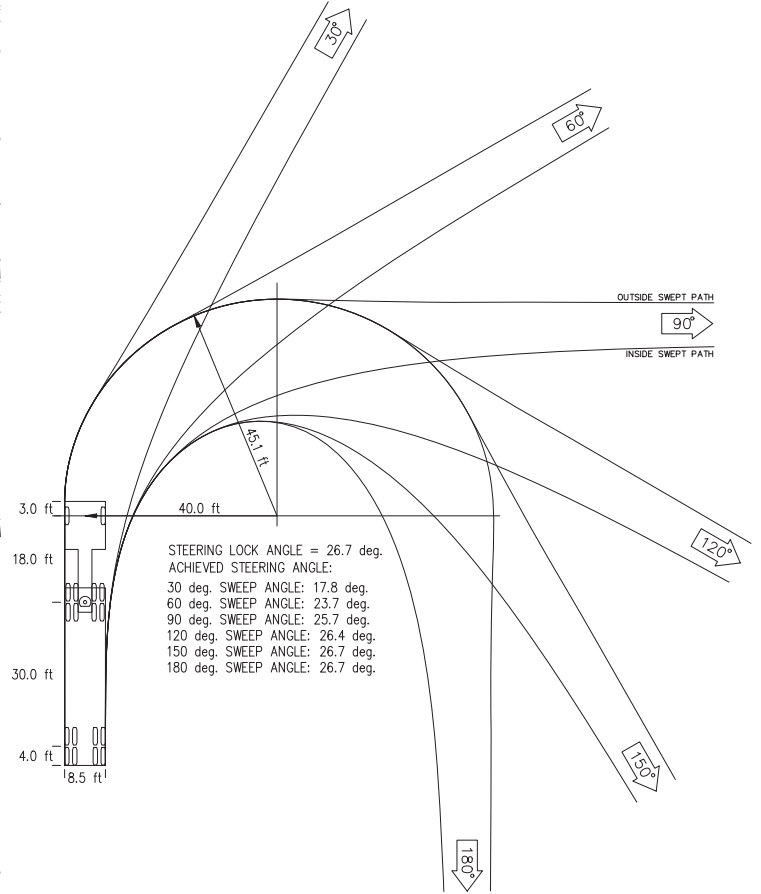
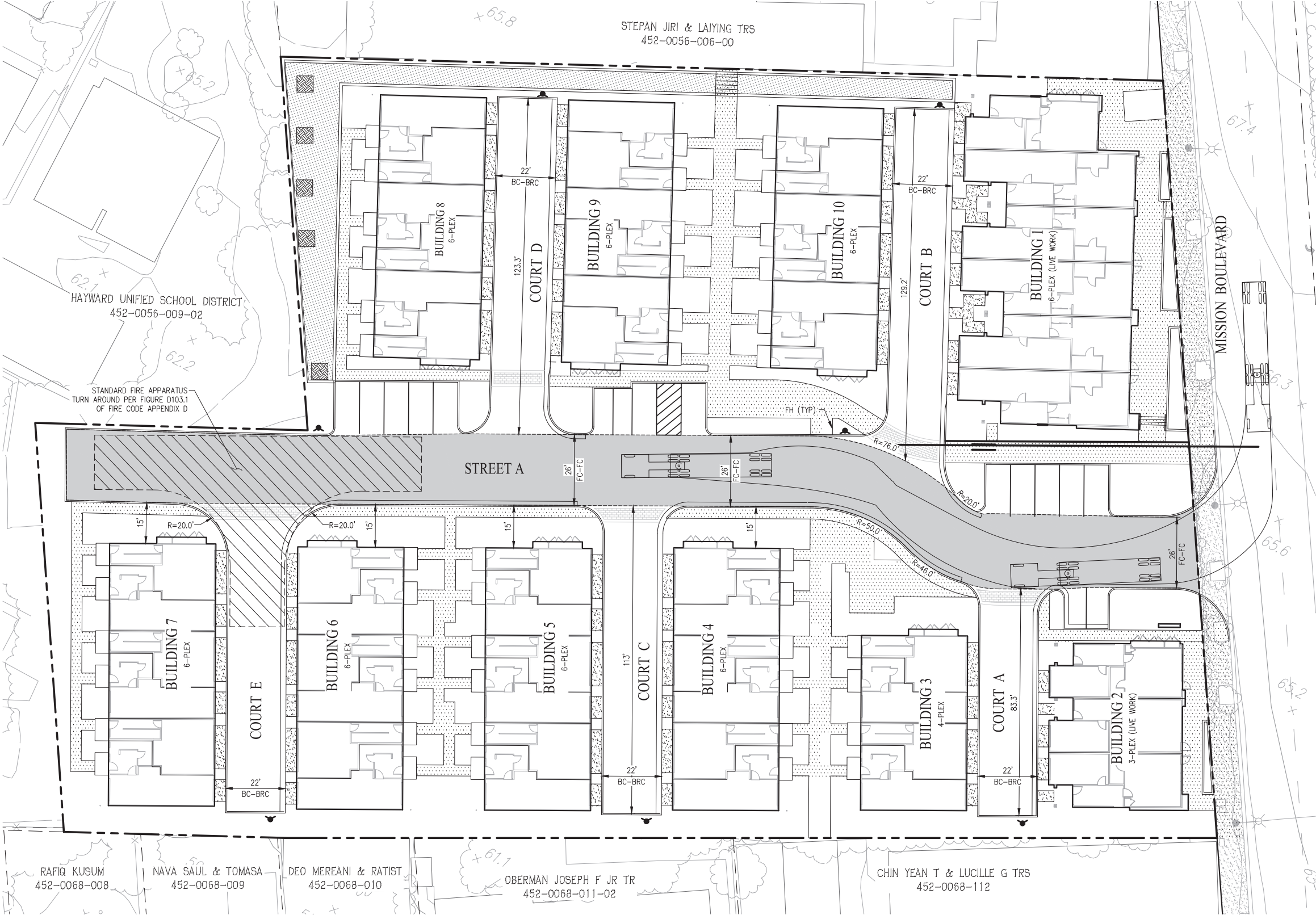
BIORETENTION AREA

(NOT TO SCALE)

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TRACT 8556 - VESTING TENTATIVE MAP
PRELIMINARY STORMWATER CONTROL PLAN
C7.0





CITY OF HAYWARD FIRE DEPARTMENT WB-50
TRUCK TURNING TEMPLATE

NOT TO SCALE
NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH
TURNING MOVEMENT

LEGEND

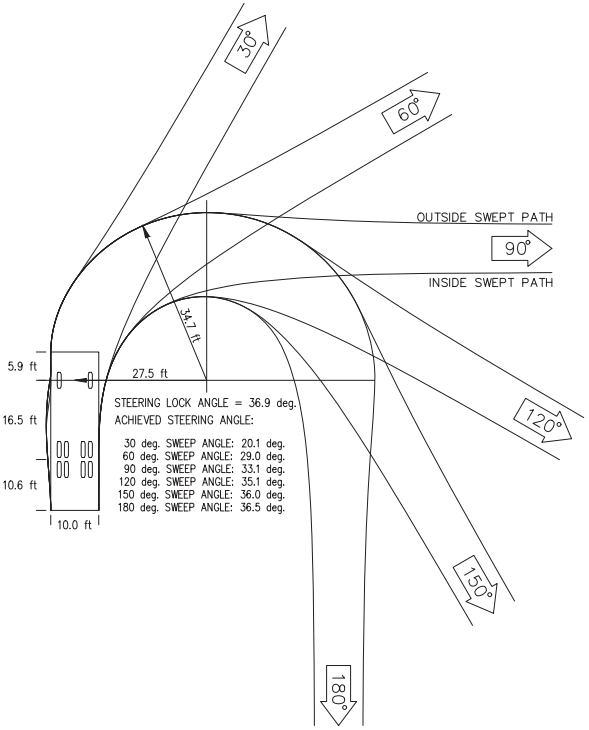
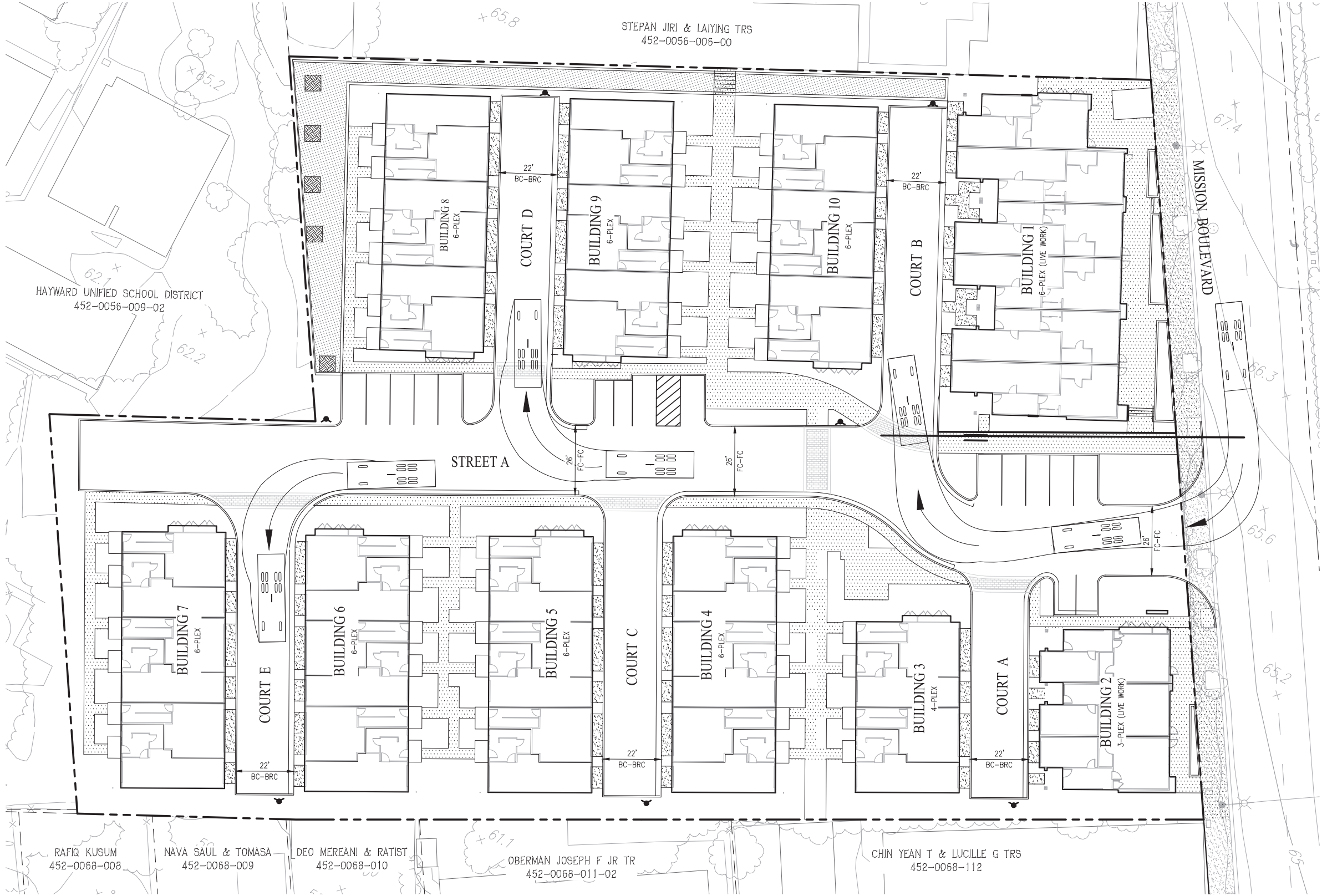
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EMERGENCY AERIAL APPARATUS TRAVEL WAY

FIRE FLOW NOTES:

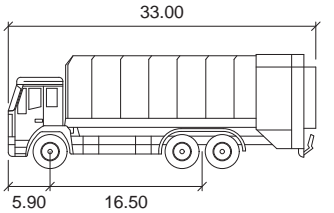
- | | |
|--|--|
| 1. BUILDING CONSTRUCTION TYPE: | TYPE VA & VB |
| 2. MAXIMUM BUILDING SQUARE FOOTAGE: | 16,272 SF |
| 3. REQUIRED FIRE FLOW PER CFC, APPENDIX B: | 1,500 GPM @ 20 PSI |
| 4. AVAILABLE FIRE FLOW AT PROJECT SITE: | TEST TO BE PROVIDED WITH CONSTRUCTION DOCUMENT |

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TRACT 8556 - VESTING TENTATIVE MAP
FIRE ACCESS PLAN
C8.0



WASTE MANAGEMENT TRUCK



Waste Management Truck

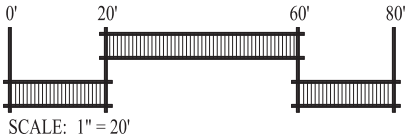
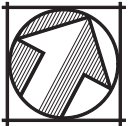
feet	
Width	: 10.00
Track	: 7.32
Lock to Lock Time	: 6.0
Steering Angle	: 36.9

GARBAGE COLLECTION NOTES:

- 1. CONDOMINIUMS SHALL UTILIZE CITY-STANDARD SOLID WASTE CARTS AND SERVICE
- 2. INDIVIDUAL TRASH COLLECTION WILL OCCUR AT EACH UNIT AT DRIVEWAY

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TRACT 8556 - VESTING TENTATIVE MAP
SOLID WASTE HANDLING PLAN
C8.1



OPEN SPACE AREA SUMMARY					
AREA TYPE	PROVIDED GROUP OPEN AREA (SF)	PROVIDED PRIVATE OPEN AREA (SF)	TOTAL LOT AREA (SF)	% OPEN SPACE REQUIRED	% OPEN SPACE PROVIDED
GROUP OPEN SPACE	13,284	7,382	70,452	15%	28.0%

CIVIC SPACE SUMMARY				
AREA TYPE	PROVIDED CIVIC SPACE AREA (SF)	TOTAL LOT AREA (SF)	% CIVIC SPACE REQUIRED	% CIVIC SPACE PROVIDED
GREENWAY	8,397	70,452	10%	11.9%

LEGEND	
	GROUP OPEN SPACE
	PUBLIC USE TRAIL
	CIVIC SPACE (GREENWAY)

PRIVATE OPEN SPACE SUMMARY			
UNIT TYPE	PRIVATE OPEN SPACE (SF PER UNIT)	UNIT MIX	SUBTOTAL
LW1	210	4	840
LW2	324	5	1,620
TH1	157	23	3,611
TH2	57	23	1,311
TOTAL		55	7,382



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TRACT 8556 - VESTING TENTATIVE MAP
OPEN SPACE PLAN
C9.0