

LEGEND		DESCRIPTION
EXISTING	PROPOSED	SUBDIVISION BOUNDARY
		RIGHT-OF-WAY
		PROPERTY LINE
		PUBLIC UTILITY EASEMENT
		FENCE
		SIDEWALK
		SPOT ELEVATIONS
		LOT NUMBER
		TRAFFIC DIRECTION
		STORM DRAIN
		SANITARY SEWER
		WATER
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN
		FIELD INLET
		FIRE HYDRANT
		POWER POLE
		RETAINING WALL

ABBREVIATIONS	
BD	BOUNDARY
BRC	BACK OF ROLLED CURB
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTER LINE
EP	EDGE OF PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LS	LANDSCAPE
P	PAD
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TCD	THRU CURB DRAIN
TG	TOP OF GRATE
W	WATER

SHEET INDEX	
TM.1	EXISTING PROPERTY
TM.2	SITE & CIRCULATION PLAN
TM.3	GRADING PLAN
TM.4	UTILITY PLAN
TM.5	STORMWATER MANAGEMENT PLAN

CONTACTS	
1. OWNER/DEVELOPER/ARCHITECT:	NUVERA HOMES 7041 KOLL CENTER PARKWAY, SUITE 170 PLEASANTON, CA 94566 (925) 309-8888 CONTACT: JEFF LAWRENCE CONTACT: ARCHIE ANGULO
2. CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322 CONTACT: LEE ROSENBLATT, RCE #65469
3. SOILS ENGINEER:	SILICON VALLEY SOIL ENGINEERING 2391 ZANKER ROAD, SUITE 350 SAN JOSE, CA (408) 324-1404 CONTACT: SEAN DEIVERT

I, JEFFREY LAWRENCE, AGREE TO THE FILING OF SAID MAP AND 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.

BY: _____ DATE: _____

I, LEE ROSENBLATT, CERTIFY THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

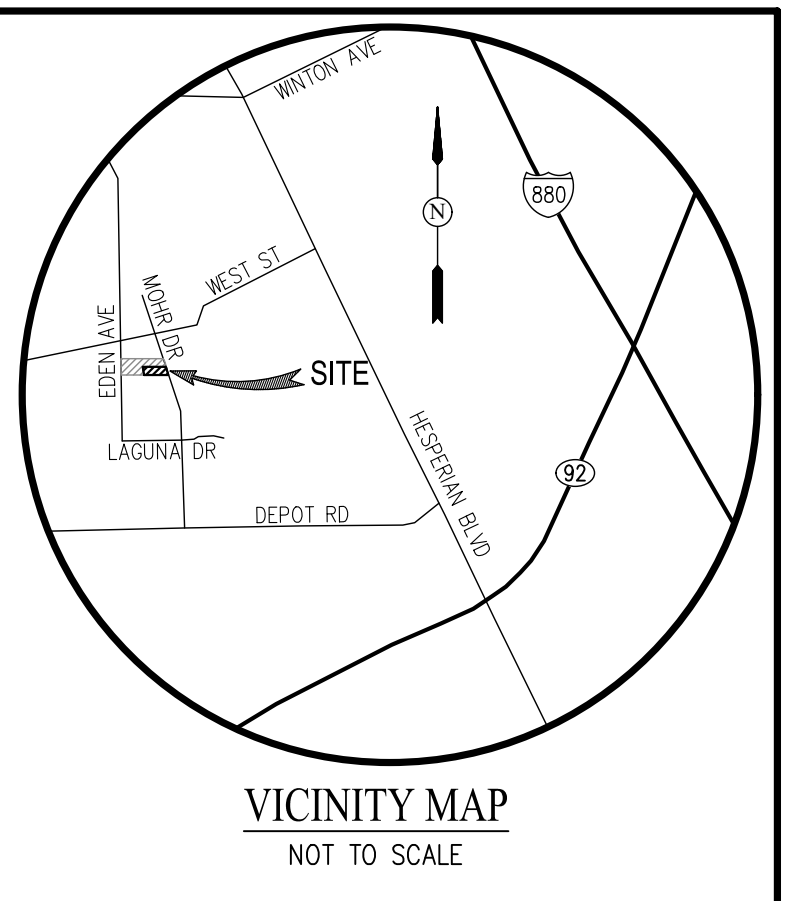
BY: _____ DATE: _____
LEE ROSENBLATT, RCE #65469

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY SILICON VALLEY SOIL ENGINEERING ENTITLED "UPDATED GEOTECHNICAL INVESTIGATION", DATED JUNE 13, 2018, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

BY: _____ DATE: _____
ALAN S. BORIS, RCE #155

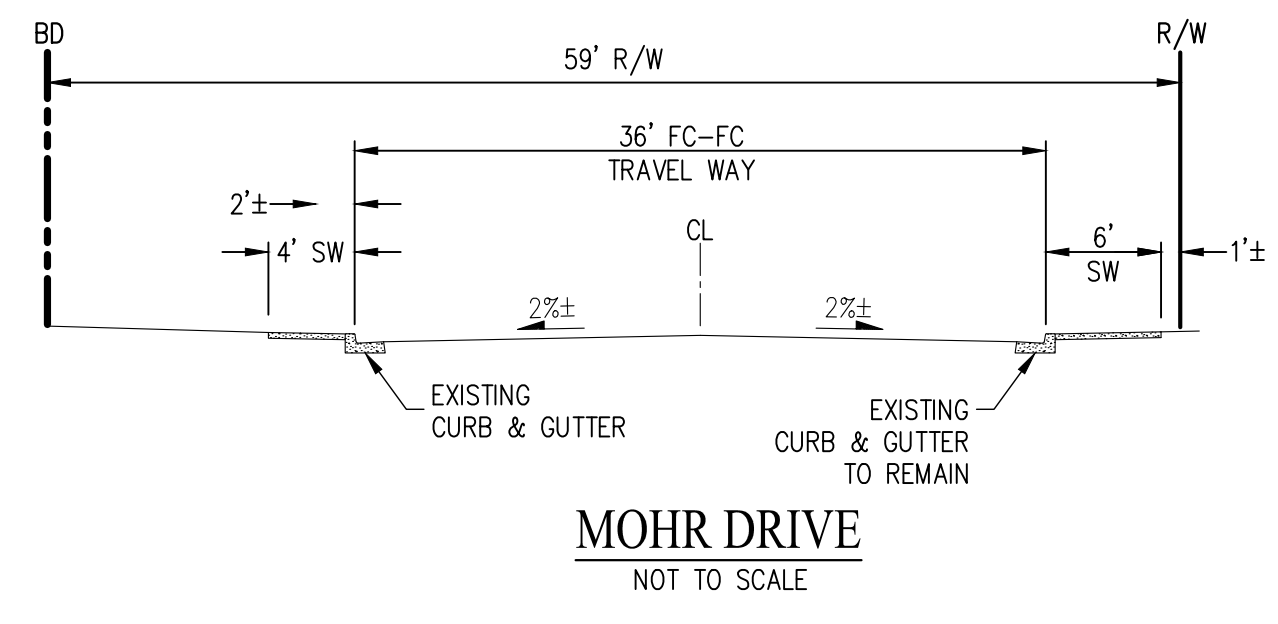
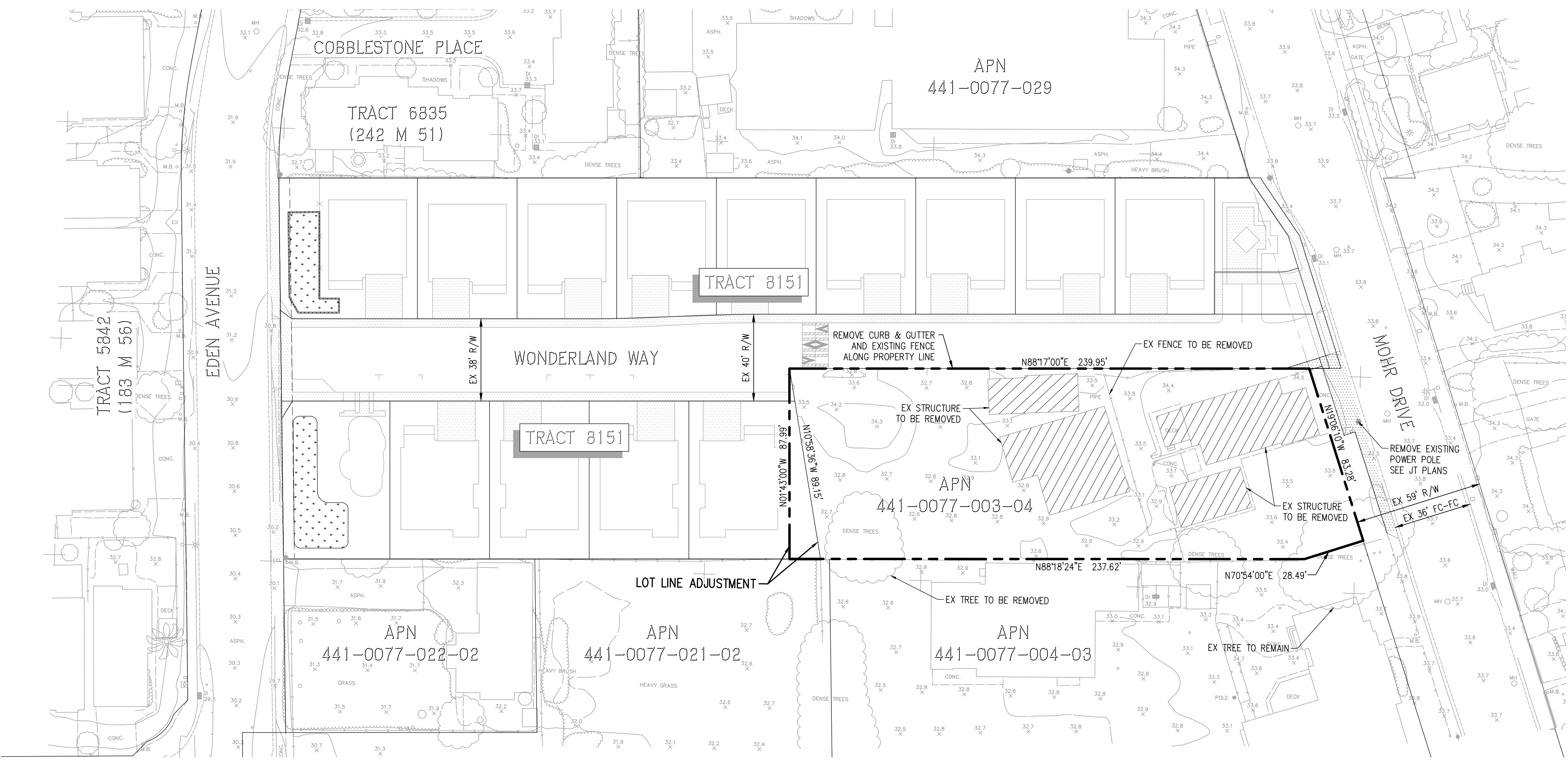
I, MARK H. WEBER, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS TENTATIVE MAP IS BASED UPON A SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

BY: _____ DATE: _____
MARK H. WEBER



NOTE
TRACT 8482 IS PHASE 2 OF APPROVED TRACT 8151

- GENERAL NOTES:**
- ASSESSORS PARCEL NO: 441-0077-003-04
 - SITE ADDRESS: 24763 MOHR DRIVE, HAYWARD, CA 94545
 - SITE AREA: 0.51± AC (POST-LOT LINE ADJUSTMENT WITH LOT 13 [TRACT 8151])
 - GROSS DENSITY: 9.8 UNITS/AC
NET DENSITY: 11.4 UNITS/AC
 - EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL B4
PROPOSED ZONING: PLANNED DEVELOPMENT
 - EXISTING USE: SINGLE-FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY RESIDENTIAL; 5 SINGLE FAMILY LOTS, 2 PARCELS
 - MINIMUM SINGLE FAMILY LOT SIZE: 46'± X 73'± (3,357 SF±)
 - BENCHMARK: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CITY OF HAYWARD BENCHMARK INTERSECTION OF WEST STREET AND MOHR DRIVE ELEVATION: 32.612 FEET (NGVD 29)
 - EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN BOUNDARY TO BE REMOVED
 - STREETS: ALL STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC STREETS WITH AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD. THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS WILL BE 0.50%
 - STREET TREES: STREET TREES ALONG STREETS WITHIN THE DEVELOPMENT WILL BE PROVIDED AS REQUIRED BY THE CITY OF HAYWARD AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOCATION AND SPECIES TO BE SHOWN ON FUTURE LANDSCAPE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH PROJECT CONDITIONS OF APPROVAL.
 - STREET LIGHTS: ALL EXISTING STREET LIGHTS ALONG MOHR DRIVE TO BE RELOCATED (AS NEEDED). ALL STREET LIGHTS ALONG MOHR DRIVE TO BE MAINTAINED BY THE CITY OF HAYWARD. ALL STREET LIGHTS WITHIN THE DEVELOPMENT WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - FENCING: ALL EXISTING FENCING WITHIN THE DEVELOPMENT LIMIT TO BE REMOVED.
 - PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES WILL BE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
 - PRIVATE UTILITIES: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - LANDSCAPE: ALL LANDSCAPE AREAS WITHIN PARCEL C AND ADJACENT TO STREET A INCLUDING THE FRONT YARD OF EACH LOT WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN REFER TO: FLOOD INSURANCE RATE MAP PANEL 06001C0288G (AUGUST 3, 2009)
 - ONSITE WELLS: NONE
 - WATER: CITY OF HAYWARD
 - SANITARY SEWER: CITY OF HAYWARD
 - STORM DRAIN: ALL ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - GAS & ELECTRIC: PG&E
 - TELEPHONE: AT&T
 - CABLE TV: COMCAST CABLE
 - DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
 - EASEMENTS: ALL EXISTING EASEMENTS TO REMAIN



EXISTING PROPERTY VESTING TENTATIVE MAP

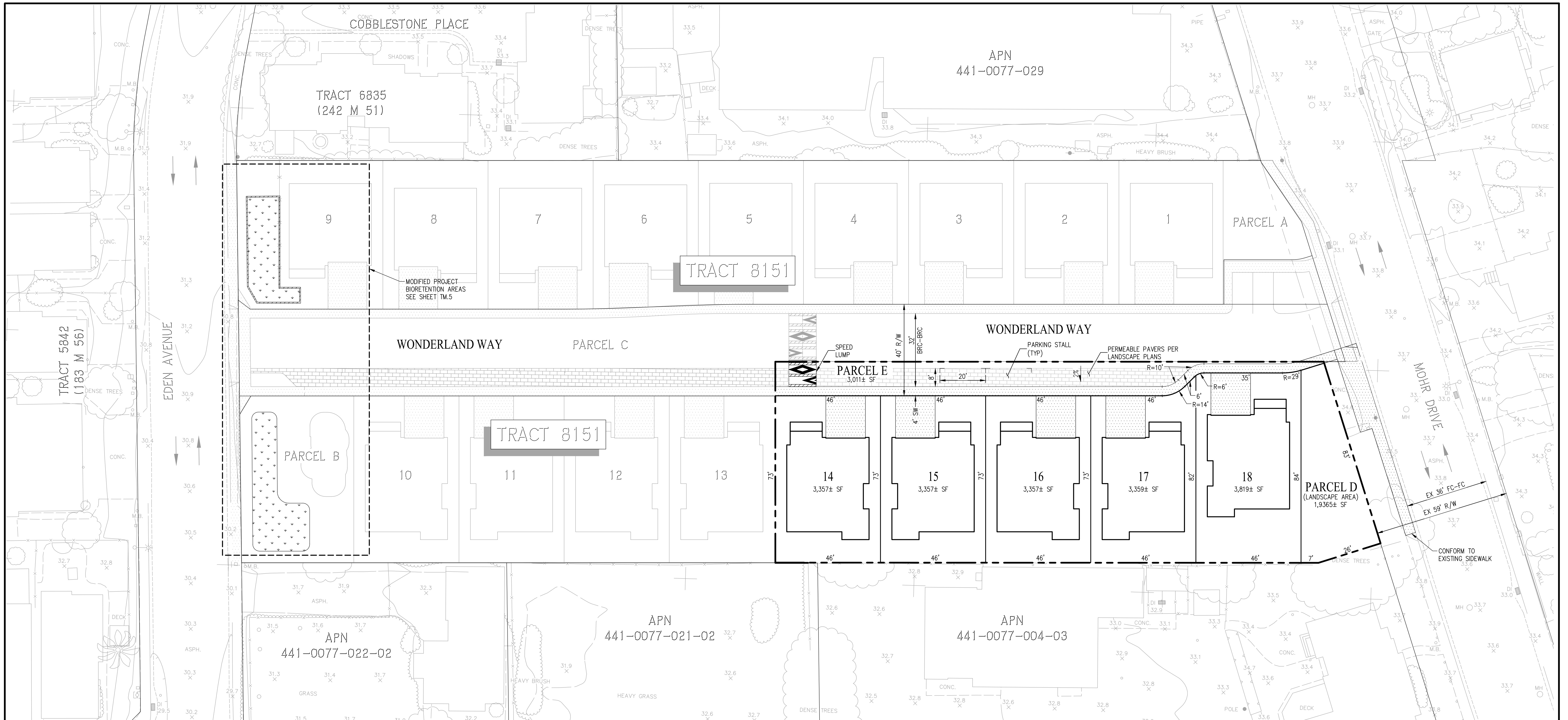
EDEN VILLAGE - TRACT 8482

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30'

DATE: FEBRUARY, 2019

<p>Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS</p> <p>2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583</p> <p>(925) 866-0322</p>	<p>SHEET NO.</p> <p>TM.1</p> <p>OF 21 SHEETS</p>
	<p>G:\2180-010ACAD\TM1\TM1.DWG</p>



PARKING SUMMARY

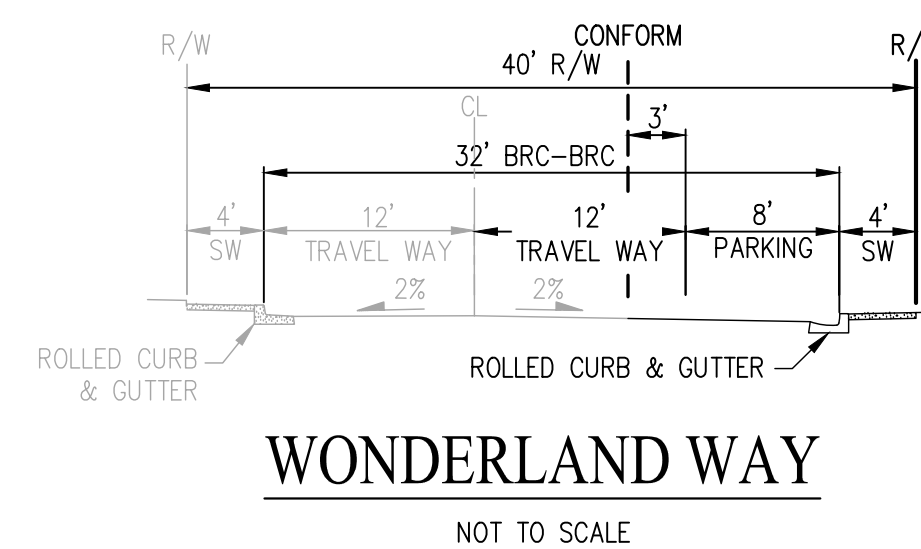
PARKING TYPE	PARKING REQUIRED*		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/DU	10 SPACES	2 SPACES/DU	10 SPACES
ON-STREET/DRIVEWAY	2 SPACE/DU*	4 SPACES	2 SPACES/DU	4 SPACES
GUEST	0.10 SPACE/DU	1 SPACES	0.4 SPACE/DU	2 SPACES
TOTAL	-	15 SPACES	-	16 SPACES

* PER CITY OF HAYWARD OFF-STREET PARKING STANDARDS FOR SINGLE-FAMILY DWELLINGS
 ** OFF-STREET CURB PARKING ON MOHR DRIVE IS NOT COUNTED IN SUMMARY

PAVEMENT DESIGN CHART

STREET	TI	R	ASPHALTIC CONCRETE (AC)	CALTRANS CLASS 2 AGGREGATE BASE (AB)	TOTAL PAVEMENT THICKNESS
WONDERLAND WAY	5.5	5	4"	9.0"	13.0"

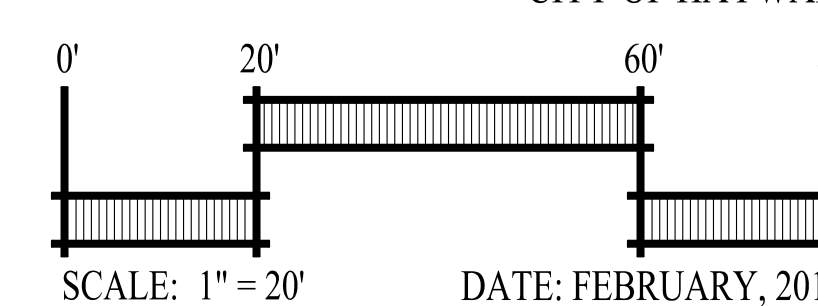
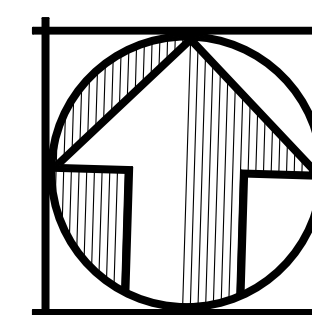
NOTES:
 1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.



NOTE
 TRACT 8482 IS PHASE 2 OF APPROVED TRACT 8151

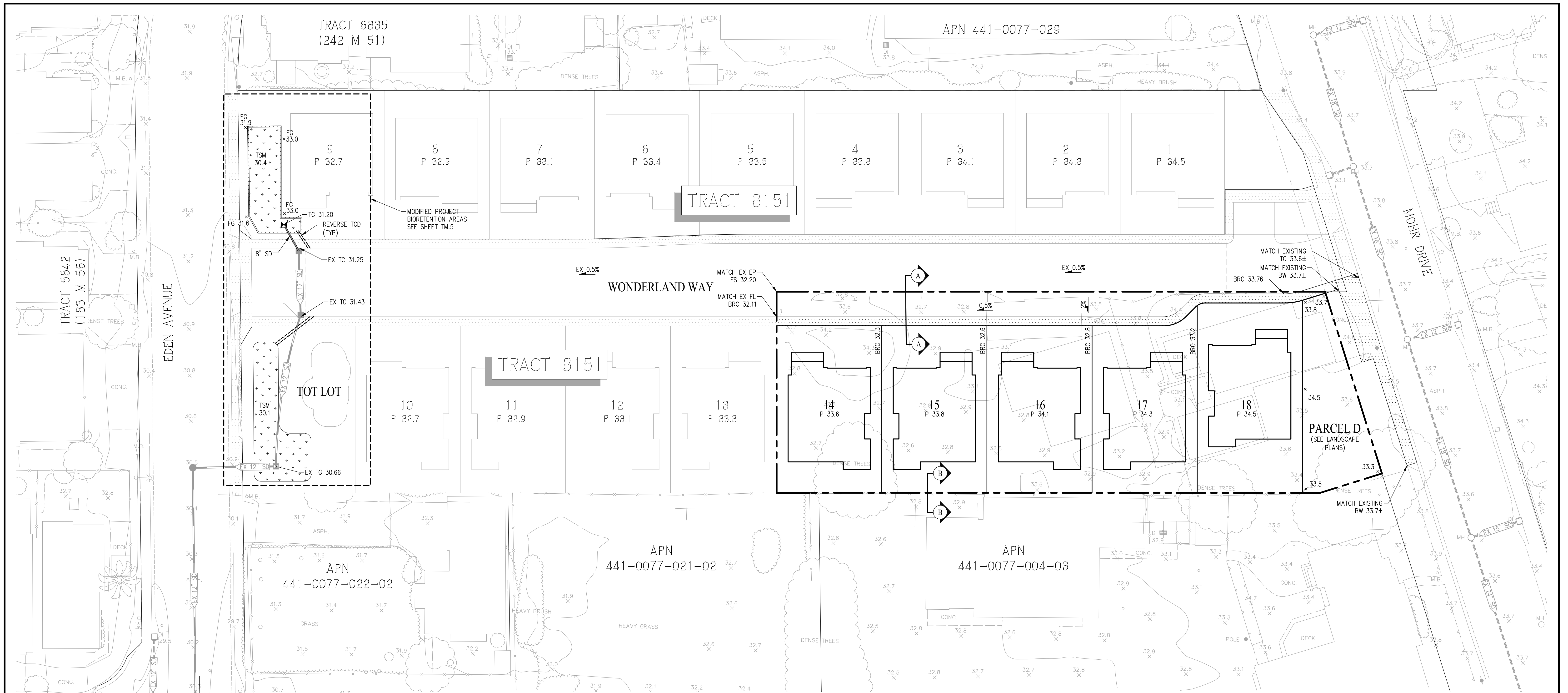
SITE & CIRCULATION PLAN
VESTING TENTATIVE MAP
EDEN VILLAGE - TRACT 8482

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

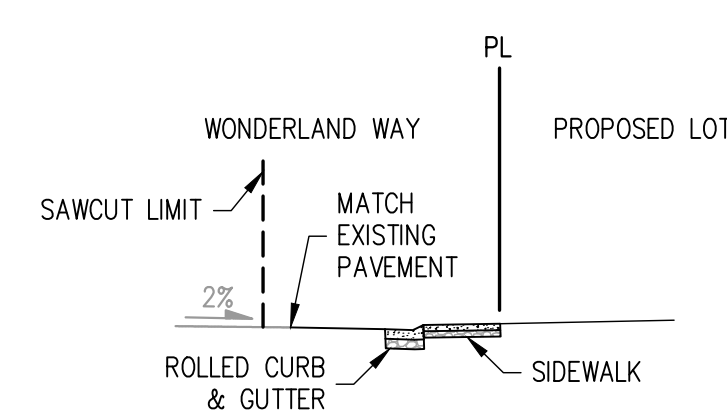


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 2833 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0322

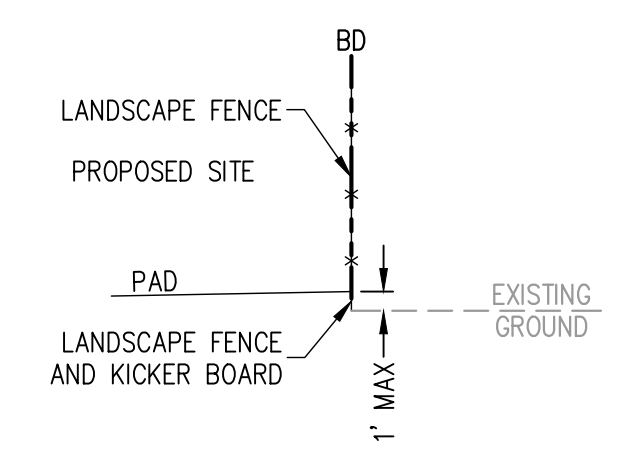
SHEET NO.
TM.2
 OF 21 SHEETS



NOTES
 1. PAD GRADES FOR LOTS 1-13 ARE BASED ON THE LATEST APPROVED IMPROVEMENT PLANS PREPARED BY MID-VALLEY ENGINEERING, INC. AND ARE SUBJECT TO CHANGE.



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

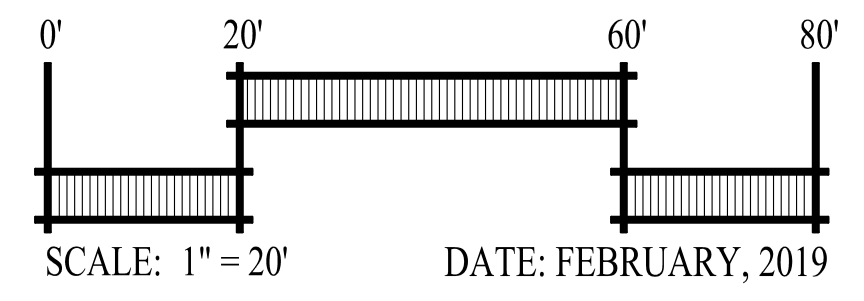
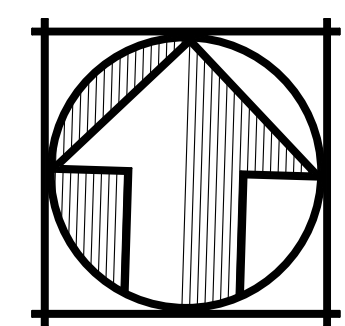
NOTE
 TRACT 8482 IS PHASE 2 OF APPROVED TRACT 8151

GRADING PLAN

VESTING TENTATIVE MAP

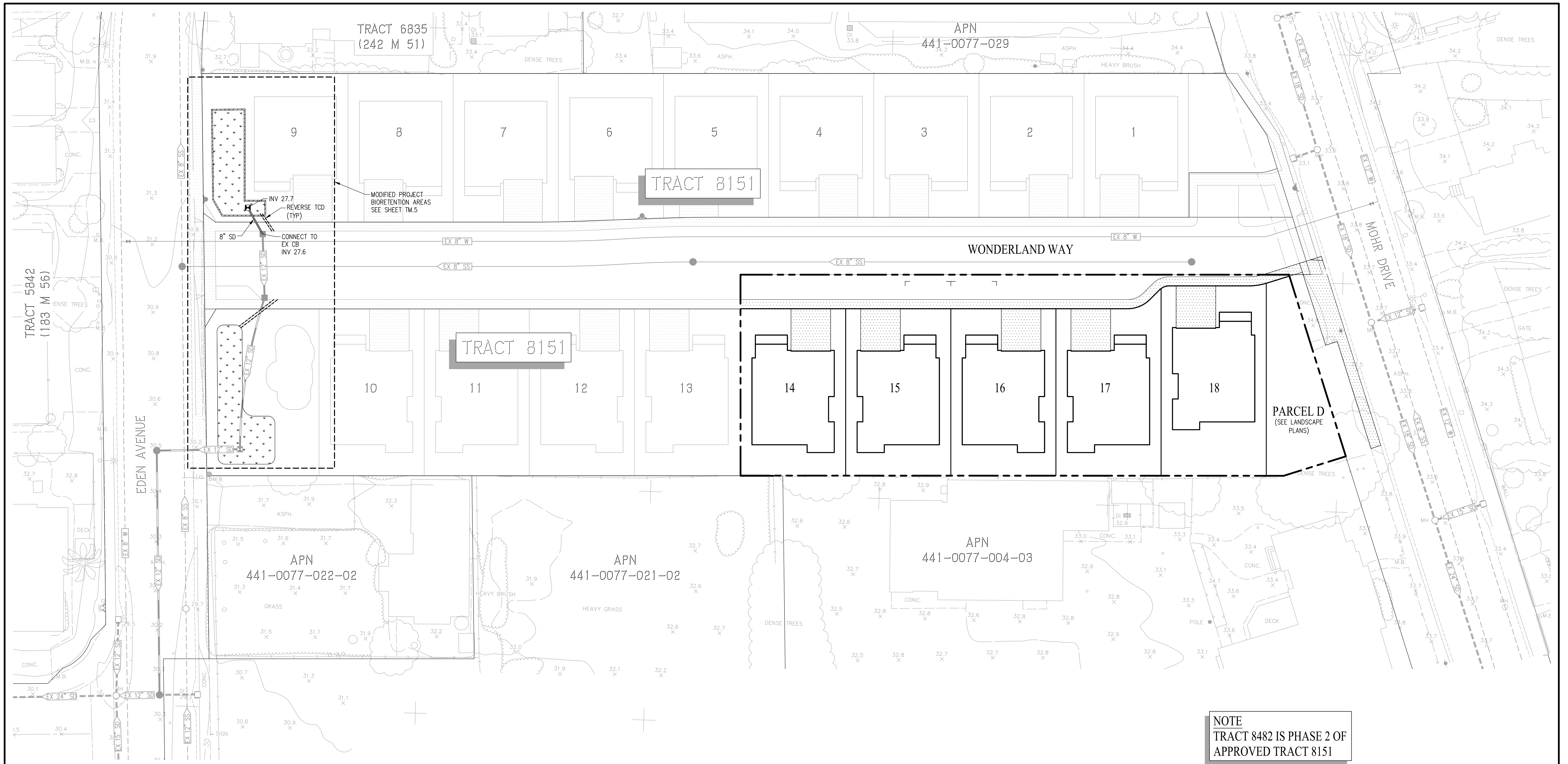
EDEN VILLAGE - TRACT 8482

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
TM.3
 OF 21 SHEETS

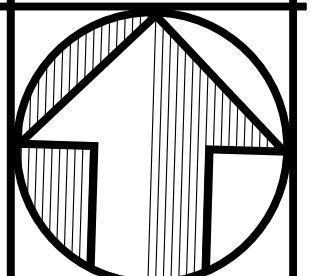
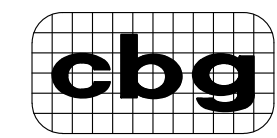


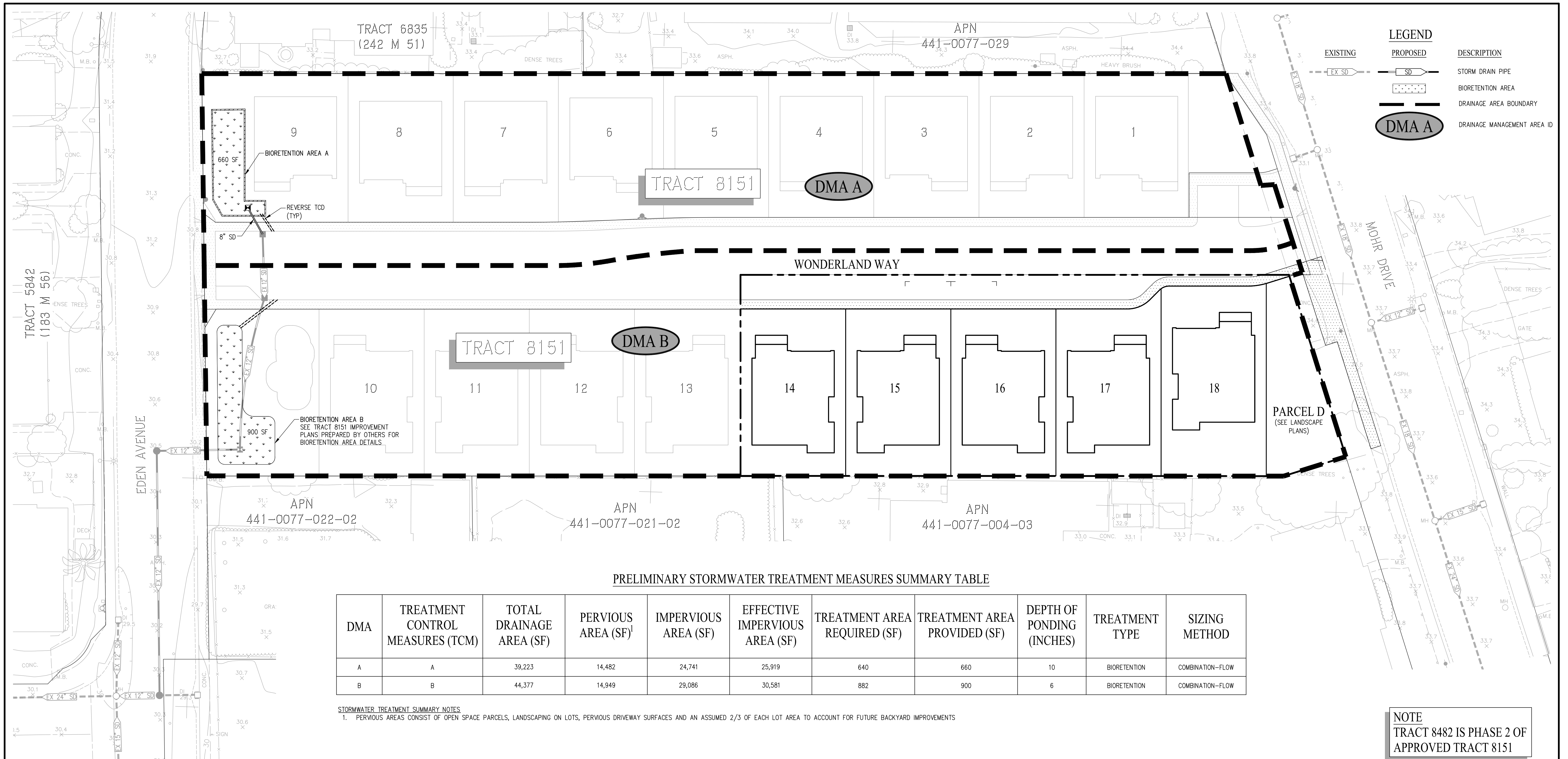
NOTE
TRACT 8482 IS PHASE 2 OF
APPROVED TRACT 8151

UTILITY NOTES:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. EXISTING UTILITIES: 2. PUBLIC UTILITIES: 3. PRIVATE UTILITIES: 4. STORM DRAIN: 5. SANITARY SEWER: 6. WATER: 7. GAS & ELECTRIC: 8. TELEPHONE: 9. CABLE TV: 10. UTILITIES: | <p>ALL EXISTING UTILITIES WITHIN THE BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING OVERHEAD POWER LINES/UTILITIES ALONG THE FRONTAGE OF MOHR DRIVE WILL BE UNDERGROUND PER JOINT TRENCH PLANS. WATER AND SEWER SERVICES TO BE CONNECTED TO NEW SEWER AND WATER MAINS PER TRACT 8151 IMPROVEMENT PLANS.</p> <p>PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES WILL BE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF HAYWARD. SERVICES SHALL CONNECT TO NEW WATER AND SANITARY SEWER MAINS PER TRACT 8151 IMPROVEMENT PLANS.</p> <p>PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.</p> <p>ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MINIMUM SLOPE OF PROPOSED STORM DRAIN PIPE = 0.003.</p> <p>ALL SANITARY SEWER FACILITIES TO BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS. MINIMUM SLOPE OF PROPOSED SANITARY SEWER PIPE = 0.005.</p> <p>ALL WATER FACILITIES TO BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS.</p> <p>PG&E</p> <p>AT&T</p> <p>COMCAST CABLE</p> <p>UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.</p> |
|--|---|

UTILITY PLAN
VESTING TENTATIVE MAP
EDEN AVENUE - TRACT 8482

 SCALE: 1" = 20' DATE: FEBRUARY, 2019	CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA	 Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0322	SHEET NO. TM.4 OF 21 SHEETS
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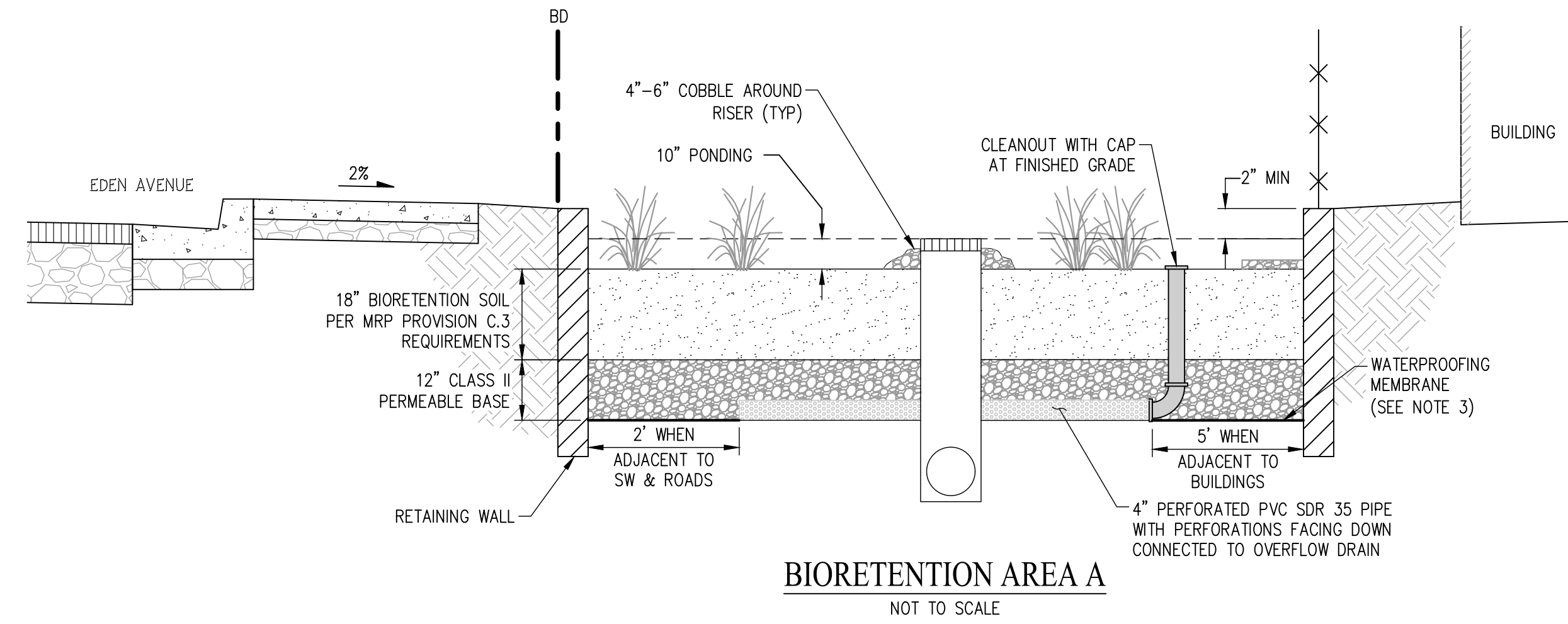
LEGEND		DESCRIPTION
EXISTING	PROPOSED	
EX SD	SD	STORM DRAIN PIPE
		BIORETENTION AREA
		DRAINAGE AREA BOUNDARY
		DRAINAGE MANAGEMENT AREA ID

PRELIMINARY STORMWATER TREATMENT MEASURES SUMMARY TABLE

DMA	TREATMENT CONTROL MEASURES (TCM)	TOTAL DRAINAGE AREA (SF)	PERVIOUS AREA (SF) ¹	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
A	A	39,223	14,482	24,741	25,919	640	660	10	BIORETENTION	COMBINATION-FLOW
B	B	44,377	14,949	29,086	30,581	882	900	6	BIORETENTION	COMBINATION-FLOW

STORMWATER TREATMENT SUMMARY NOTES
 1. PERVIOUS AREAS CONSIST OF OPEN SPACE PARCELS, LANDSCAPING ON LOTS, PERVIOUS DRIVEWAY SURFACES AND AN ASSUMED 2/3 OF EACH LOT AREA TO ACCOUNT FOR FUTURE BACKYARD IMPROVEMENTS

NOTE
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STORMWATER MANAGEMENT PLAN VESTING TENTATIVE MAP EDEN AVENUE - TRACT 8482

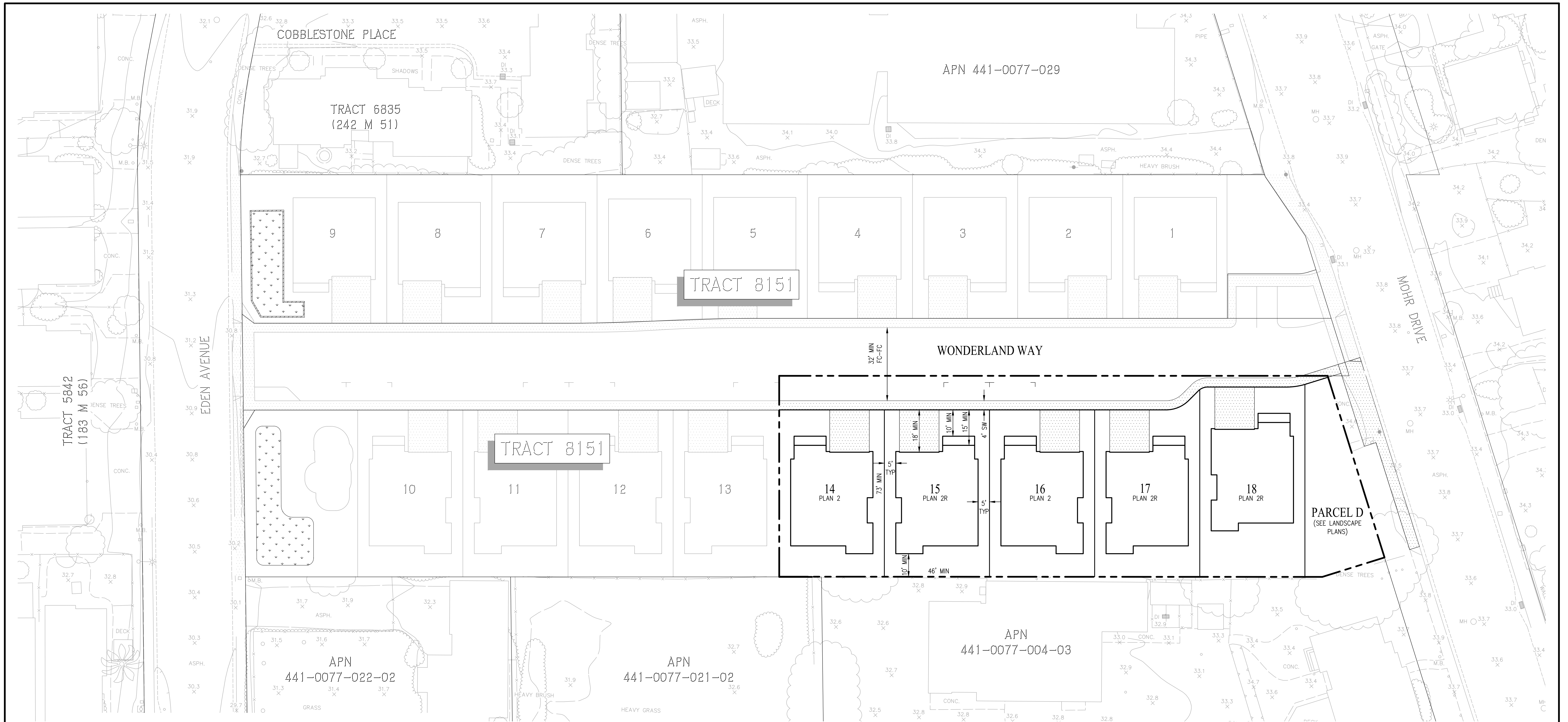
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

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 CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CALIFORNIA 94583 (925) 866-0322

SCALE: 1" = 20' DATE: MARCH, 2019

SHEET NO. TM.5 OF 21 SHEETS



TYPICAL BUILDING & LOT SIZE

PLAN	PLAN TOTAL	PLAN MIX (% TOTAL)	MIN LOT AREA, SF	BUILDING FOOTPRINT, SF	MAX LOT COVERAGE
2	2	40%	3,357	1,554	46%
2R	3	60%	3,357	1,554	46%
TOTAL	5	100%			

NOTE:
1. TYPICAL SETBACKS AS SHOWN ON THIS SITE PLAN INDICATE THE MOST RESTRICTIVE ALLOWABLE SETBACKS.

SITE DENSITY

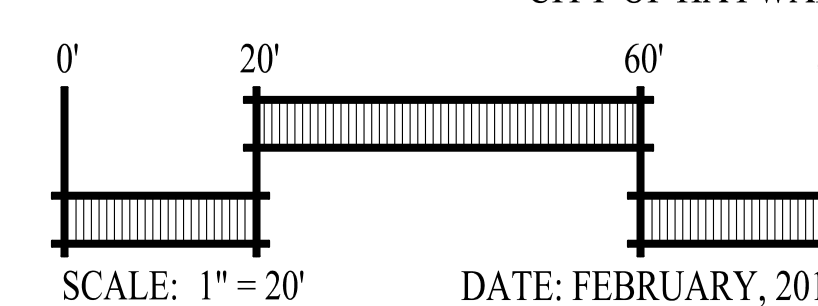
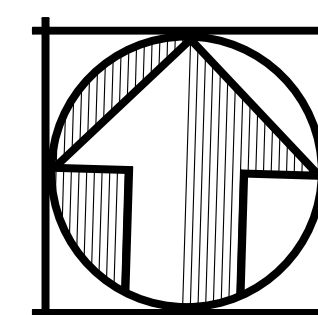
GROSS DENSITY	NET DENSITY
9.8 DU/AC	11.4 DU/AC

NOTE:
1. NET DENSITY EXCLUDES SIDEWALK AND PORTIONS IN THE RIGHT OF WAY AND PARCEL D

NOTE
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PLANNED DEVELOPMENT SITE PLAN EDEN VILLAGE - TRACT 8482

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
C.1
OF 21 SHEETS