

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
		VALLEY GUTTER
		PUBLIC UTILITY EASEMENT
		FENCE
		SPOT ELEVATIONS
		LOT NUMBER
		FIRE HYDRANT
		ELECTROUER
		BIO-RETENTION AREA
		TREE
		TREE TO BE REMOVED
		SANITARY SEWER LINE
		STORM DRAIN LINE
		WATER LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE
CO	CLEAN OUT
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FH	FIRE HYDRANT
GLIP	GARAGE LIP
L	LENGTH
LS	LANDSCAPE
P	PAD
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RW	RIGHT-OF-WAY
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
WM	WATER METER
WT	WATER

CONTACTS

- DEVELOPER: SCS DEVELOPMENT
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 582-3782
MARK TIERNAN
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469
- SOILS ENGINEER: TERRARESEARCH, INC.
6840 VIA DEL ORO, SUITE 110
SAN JOSE, CA 95119
(408) 362-4920
- TOPOGRAPHIC SOURCE: AERIAL TOPOGRAPHY COMPILED BY:
AEROMETRIC SURVEYS
915 CLAREMONT STREET
SAN MATEO, CA 94402

WE, SCS DEVELOPMENT, 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: LEE ROSENBLATT, RCE #65469 DATE: _____

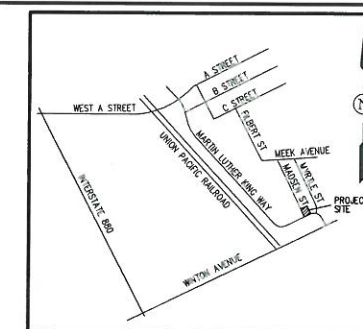


A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY TERRARESEARCH ENTITLED "PROPOSED RESIDENTIAL DEVELOPMENT 21 AND 24 CANNERY COURT" DATED OCTOBER 19, 2006, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

BY: KAMRAN GHIASSI RCE 66379 DATE: _____

I, DANA T. BAUMANN, 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.

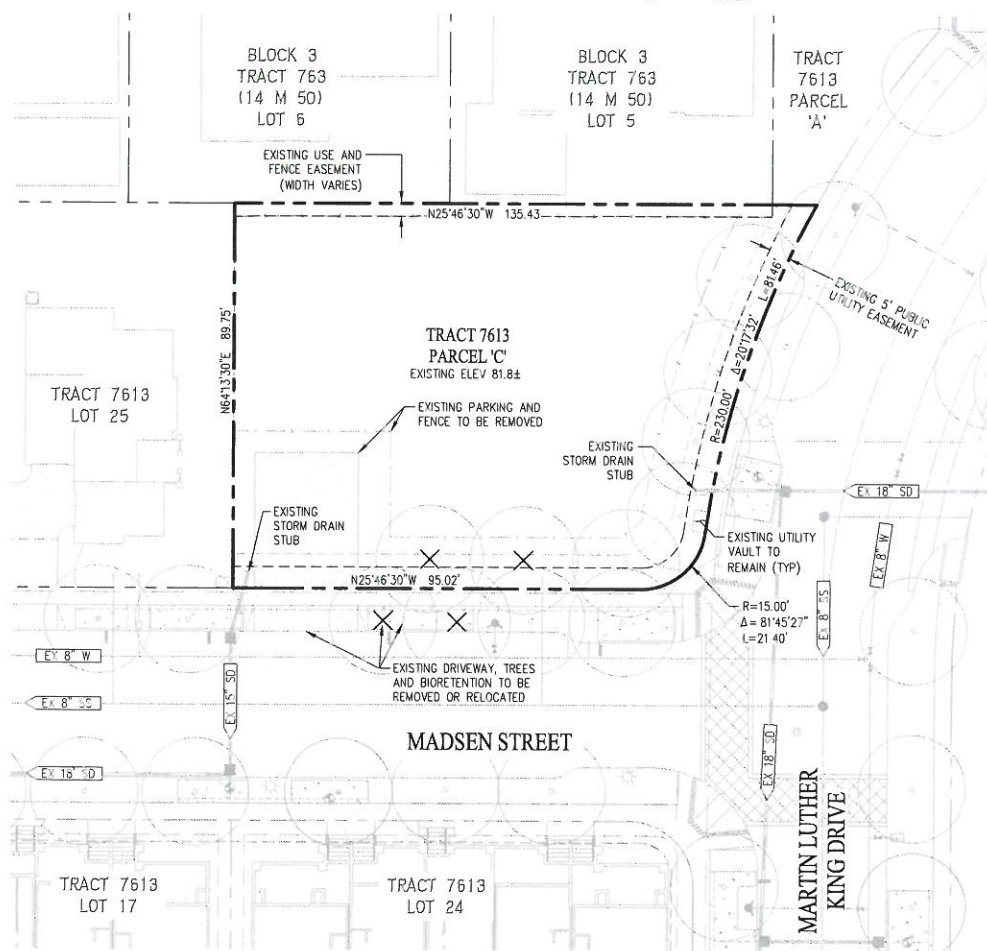
BY: DANA T. BAUMANN, LS 7438 DATE: _____



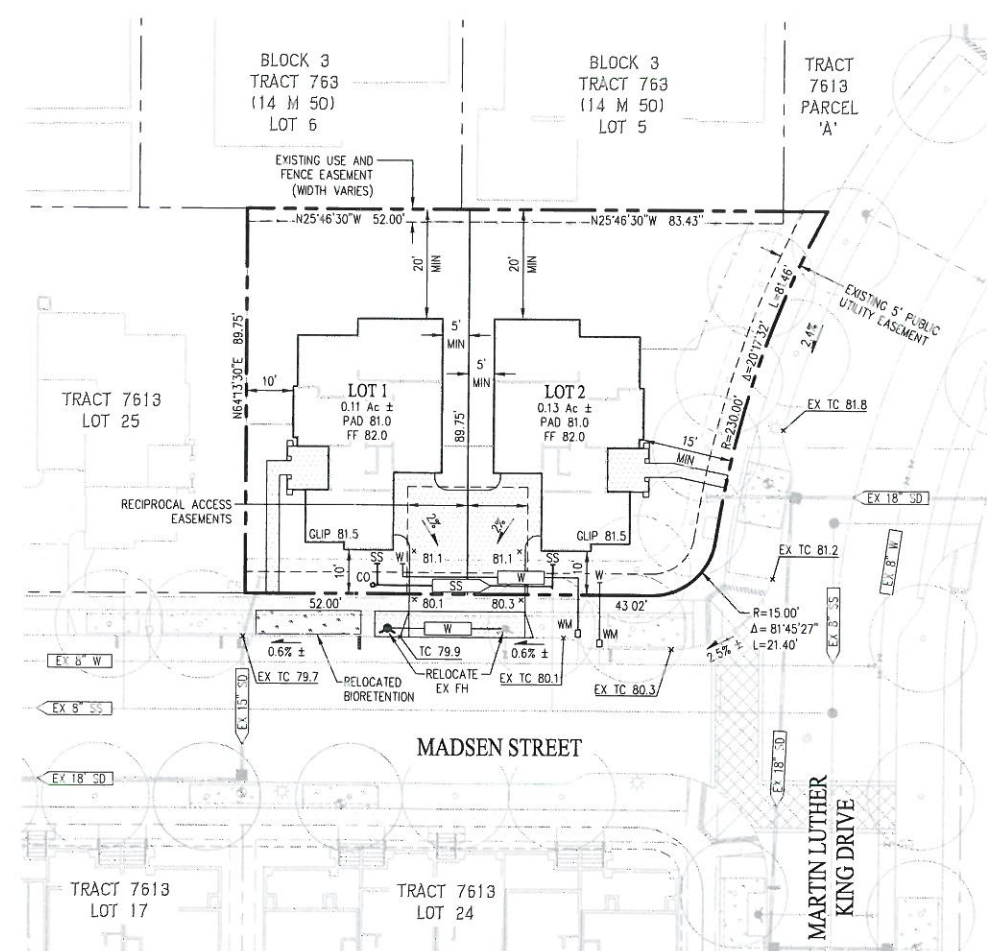
VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- ASSESSORS PARCEL NO: 431-010-800-300
- SITE ADDRESS: MADSEN STREET/ MARTIN LUTHER KING DRIVE, HAYWARD, CA
- SITE AREA: 0.24± ACRES
- EXISTING ZONING: PD/SDA PLANNED DEVELOPMENT
PROPOSED ZONING: PLANNED DEVELOPMENT
- EXISTING USE: OPEN SPACE
PROPOSED USE: RESIDENTIAL
- BENCHMARK: TOP OF DISC, STANDARD STREET MONUMENT, CENTERLINE WINTON AVENUE, 41 FEET NORTHEAST OF UNION PACIFIC RAILROAD RIGHT-OF-WAY; ELEVATION = 77.72, NGVD29, 1959 ADJUSTMENT.
- EXISTING STRUCTURES: EXISTING FENCES, DRIVEWAY, AND TREES TO BE REMOVED AS SHOWN.
- STREETS: NO NEW STREETS PROPOSED.
- TREES: TREES WITHIN PROPERTY BOUNDARY TO REMAIN OR TO BE REMOVED AS INDICATED.
- STREET TREES: STREET TREES SHALL BE INSTALLED PER CITY STD SD-122
- WALLS AND FENCING: ALL WALLS AND FENCING WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED
- STORM DRAIN: PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED.
- PUBLIC UTILITIES: PROPOSED SEWER AND WATER SERVICES TO BE INSTALLED AND MAINTAINED BY PUBLIC OR PRIVATE PER CITY STANDARDS.
- FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN REFER TO: FLOOD INSURANCE RATE MAP PANEL 06001C0287G (AUGUST 3, 2009)
- WELLS ONSITE: NONE
- WATER: CITY OF HAYWARD; SERVICE EXTENSION TO LOT 1 WITHIN UTILITY EASEMENT.
- SEWER: CITY OF HAYWARD; EXISTING SERVICE TO SERVE BOTH PROPOSED LOTS WITHIN EXISTING UTILITY EASEMENT.
- GAS & ELECTRIC: PG&E
- TELEPHONE: SBC
- CABLE TV: COMCAST CABLE
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- FINAL MAP: ONE PARCEL MAP SHALL BE FILED FOR THIS SITE
- HOMEOWNER'S ASSOCIATION: AN EXISTING HOMEOWNER'S ASSOCIATION SHALL MAINTAIN COMMON PRIVATE SPACES AND FACILITIES.
- MUNICIPAL REGIONAL STORMWATER PERMIT COMPLIANCE (MRP): THIS IS NOT A REGULATED MRP PROJECT SINCE IT DOES NOT CREATE AND/OR REPLACE 10,000 SQUARE FEET OR MORE IMPERVIOUS SURFACE.



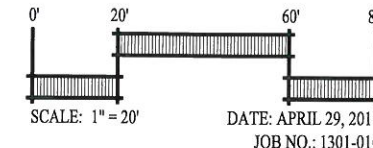
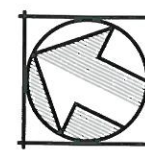
EXISTING PROPERTY



SITE/GRADING/UTILITY PLAN

VESTING TENTATIVE PARCEL MAP **10373**
PARCEL 'C'

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

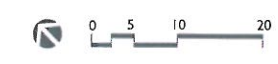
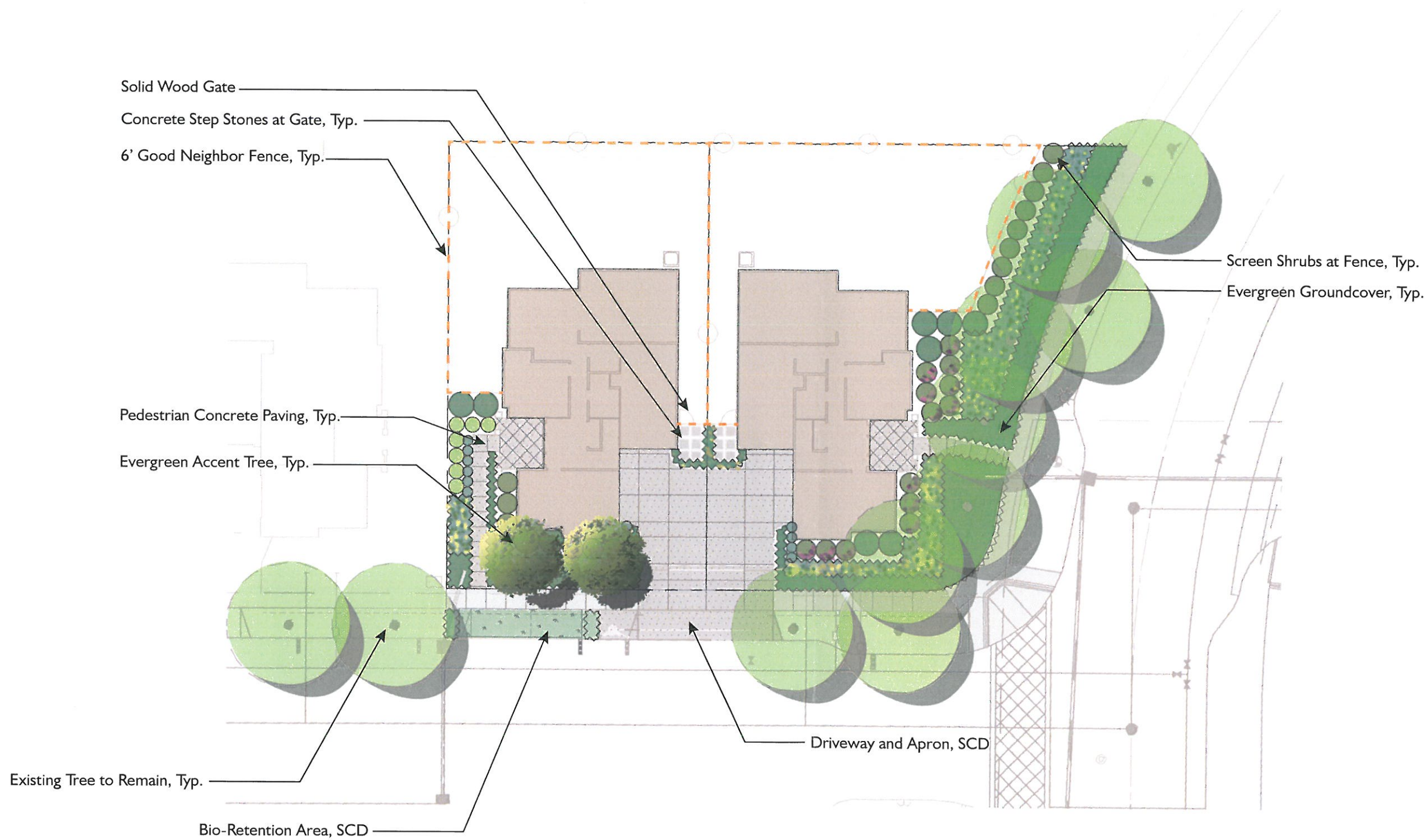


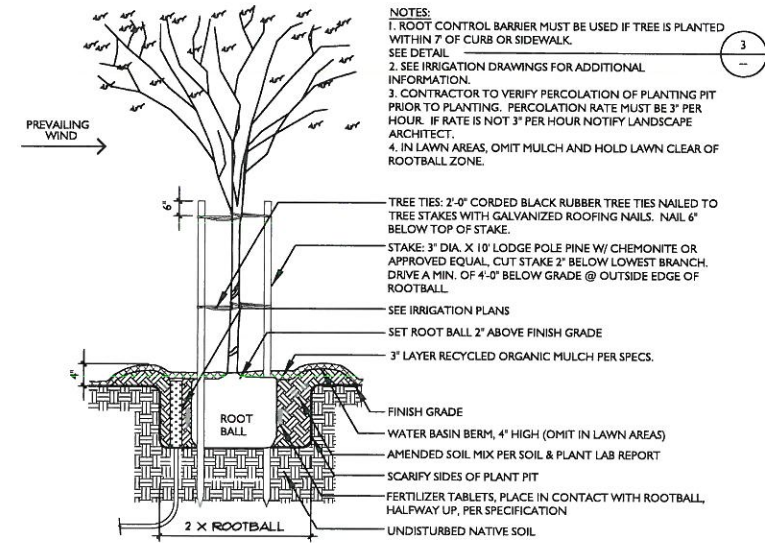
cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2131 CAMINO RAMON, SUITE 100
SAN RAMON, CALIFORNIA 94583

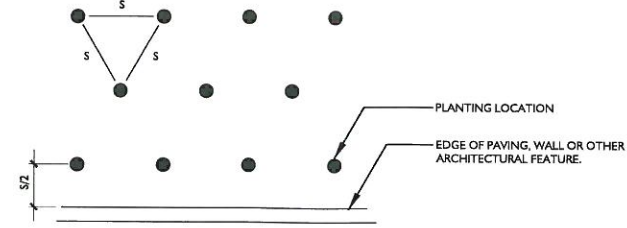
(925) 866-0122
www.cbng.com

SHEET NO.
C-1
OF - SHEETS





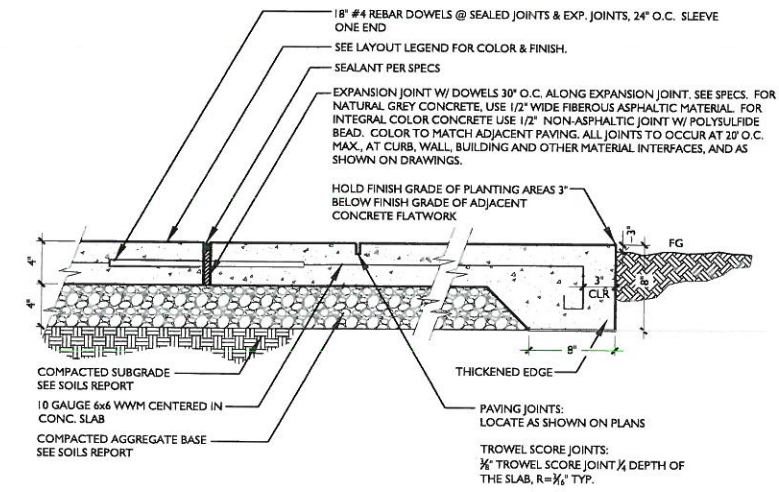
1 TREE STAKING DETAIL - ON SITE
 SCALE: 3/8" = 1'-0"



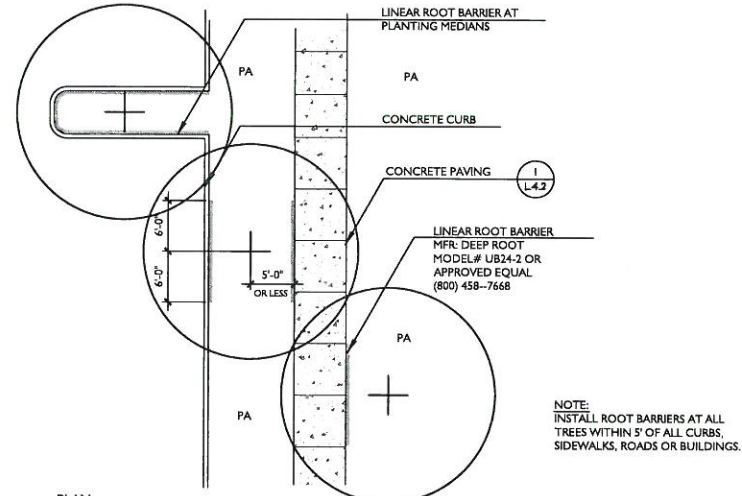
NOTES:
 A. S = PLANT SPACING DISTANCE ON CENTER, SEE CHART
 B. FOR USE AS A GUIDE FOR SHRUBS AND GROUNDCOVER WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER.

Spacing	# of Plants/S.F.
6" o.c.	4.60
8" o.c.	2.60
12" o.c.	1.15
18" o.c.	.512
24" o.c.	.290
30" o.c.	.185
36" o.c.	.128
42" o.c.	.087
48" o.c.	.063

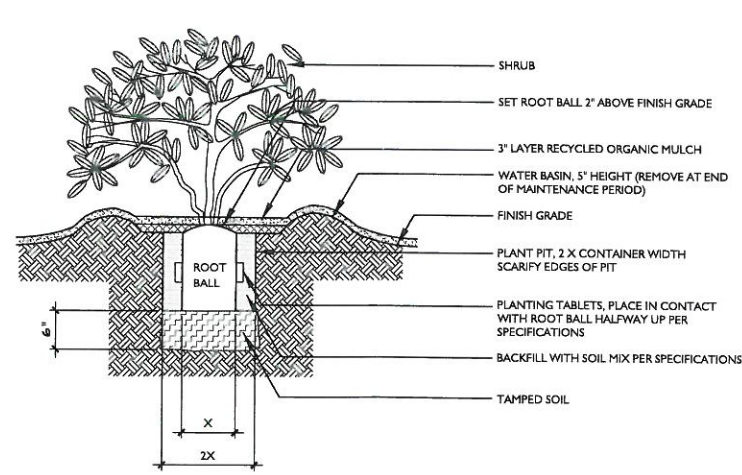
3 PLANT SPACING
 SCALE: N.T.S.



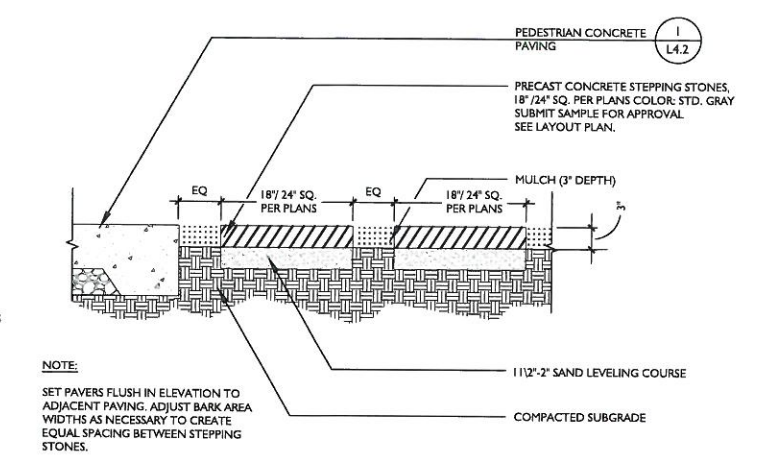
5 PEDESTRIAN CONCRETE PAVING
 SCALE: 1 1/2" = 1'-0"



2 LINEAR ROOT BARRIER
 SCALE: 1" = 10'-0"



4 SHRUB PLANTING
 SCALE: N.T.S.



6 PRE-CAST CONCRETE STEPPING STONES
 SCALE: 1 1/2" = 1'-0"

PLANT LIST

TREE							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	U.C. SPACING	WATER REQ. REF.	CA NATIVE/ MED.
	AM	Arbutus 'Marina'	NCN	15 Gal.	As Shown	OCC-INF EBMUD	Mediterranean
SHRUB/PERENNIALS							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	U.C. SPACING	WATER REQ. REF.	CA NATIVE/ MED.
	AY	Achillea tomentosa 'King George'	Woolly Yarrow	1 Gal.	1'-6"	OCC-INF	EBMUD Mediterranean
	BU	Buxus sempervirens 'Green Mountain'	Boxwood	1 Gal.	3'-0"	INF-NONE	EBMUD CA Native
	CS	Cistus x. argenteus 'Silver Pink'	Rockrose	1 Gal.	4'-0"	OCC-INF	EBMUD Mediterranean
	CU	Cuphea hyssopifolia 'Caribbean Sunset'	Faint Heather	1 Gal.	2'-0"	OCC-INF	EBMUD Mediterranean
	DG	Diates grandiflora 'Variegata'	Variegated Fortnight Lily	1 Gal.	3'-0"	LOW	WUCOLS -
	EG	Euonymus fortunei 'Golden Prince'	NCN	1 Gal.	3'-6"	LOW	WUCOLS -
	HA	Hebe x andersonii	Hebe	1 Gal.	5'-0"	MOD	WUCOLS -
	HO	Hebe odora	Boxleaf Hebe	1 Gal.	5'-0"	MOD	WUCOLS -
	HR	Hemerocallis 'Terra Cotta Baby'	Evergreen Daylily	1 Gal.	2'-0"	LOW	WUCOLS -
	HY	Hemerocallis hybrid 'Yellow'	Evergreen Daylily	1 Gal.	2'-6"	MOD	WUCOLS -
	HS	Helictotrichon sempervirens	Blue Oat Grass	1 Gal.	2'-6"	MOD-OCC	EBMUD CA Native
	LT	Lavatera thuringica 'Red Rum'	Tree Malow	1 Gal.	4'-0"	LOW	WUCOLS Mediterranean
	MC	Myrtus communis 'Compacta'	Oswart Myrtle	1 Gal.	4'-0"	LOW	WUCOLS CA Native
	PJ	Phormium 'Jester'	New Zealand Flax	1 Gal.	1'-6"	LOW	WUCOLS -
	PF	Phormium 'Yellow Wave'	New Zealand Flax	1 Gal.	4'-0"	LOW	WUCOLS -
	SL	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	1 Gal.	4'-0"	OCC	EBMUD -
	SV	Salvia leucophylla 'Figueras'	Purple Sage	5 Gal.	6'-0"	OCC	EBMUD CA Native
	TF	Teucrium fruticosum 'Compactum'	Bush Germander	1 Gal.	2'-6"	OCC	EBMUD Mediterranean
GROUNDCOVERS							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	U.C. SPACING	WATER REQ. REF.	CA NATIVE/ MED.
	EK	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.	3'-0"	OCC-INF	EBMUD CA Native
	FC	Festuca californica	California Fescue	1 Gal.	1'-6"	LOW	WUCOLS CA Native
	GZ	Gazania	Gazania	1 Gal.	12"	OCC	EBMUD -
	RR	Rosa 'Carpet Rose Red'	Yellow Carpet Rose	1 Gal.	3'-0"	LOW	WUCOLS -
	RY	Rosa 'Carpet Rose Yellow'	Yellow Carpet Rose	1 Gal.	3'-0"	LOW	WUCOLS -
GRASS							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	U.C. SPACING	WATER REQ. REF.	CA NATIVE/ MED.
	CH	Chondropetalum tectorum	Cape Rush	1 Gal.	3'-6"	MOD	EBMUD
	CT	Carex tumulicola	Berkeley Sedge	1 Gal.	2'-0"	OCC	EBMUD CA Native
	JP	Juncus patens	California Gray Rush	1 Gal.	2'-0"	OCC	EBMUD CA Native

NOTE: ** ARE PLANTS APPROPRIATE FOR SHADE LOCATIONS.

WATER USE RATING LEGEND

EBMUD CATEGORIES OF WATER NEEDS FROM PLANTS & LANDSCAPES FOR SUMMER DRY CLIMATES OF THE SAN FRANCISCO BAY REGION BY THE EAST BAY MUNICIPAL UTILITY DISTRICT, 2004		WUCOLS III CATEGORIES OF WATER NEEDS FROM UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, UNITED STATES BUREAU OF RECLAMATION		CALIFORNIA NATIVE PLANTS (CNP) FOR THE GARDEN, 2005 BY CAROL BOHNSTEIN, DAVID FROES, BART O'BRIEN	
MOD	MODERATE WATER	HIGH	MODERATE WATER	MOD	MODERATE WATER
OCC	OCCASIONAL WATER	LOW	OCCASIONAL WATER	OCC	OCCASIONAL WATER
INF	INFREQUENT WATER	VERY LOW	INFREQUENT WATER	INF	INFREQUENT WATER
NONE	NO ADDITIONAL WATER				

ON-SITE	TOTAL PLANTS	SUBTOTAL PLANTS WITH OCC/INF/NONE /LOW/VERY LOW WATER REQUIREMENTS
	x	x
PERCENTAGE OF PLANTS MEETING LOW WATER REQUIREMENTS: 94.7% MORE THAN 75% REQUIRED.		

TREES



Arbutus 'Marina'

SHRUBS



Achillea tomentosa



Buxus sempervirens



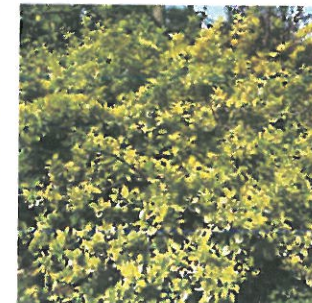
Cistus x. a. 'Silver Pink'



Cuphea hyssopifolia



Diates grandiflora



Euonymus f. 'Golden Prince'



Hebe ssp.



Lavatera t. 'Red Rum'



Myrtus c. 'Compacta'



Phormium ssp.



Salvia leucantha



Salvia leucophylla



Teucrium fruticosum 'Compactum'

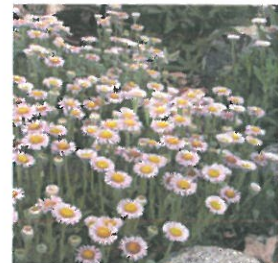


Helictotrichon sempervirens



Hemerocallis

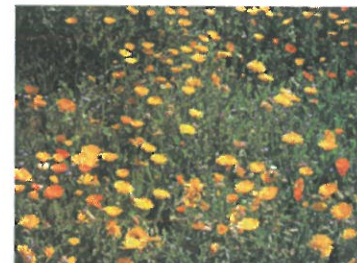
GROUNDCOVERS



Erigeron karvinskianus



Festuca californica



Gazania



Rosa 'Carpet Rose'



Carex tumulicola

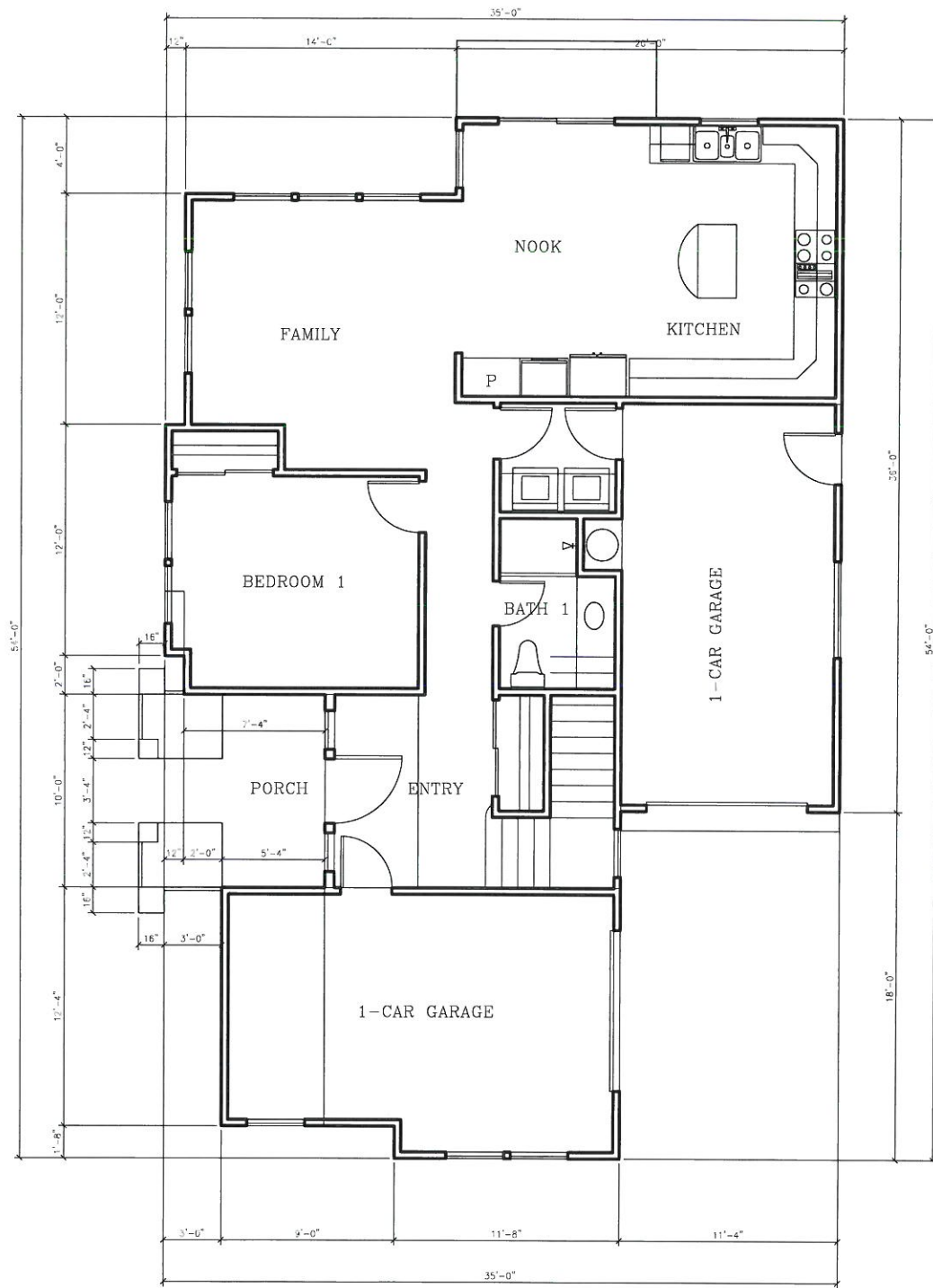


Chondropetalum tectorum

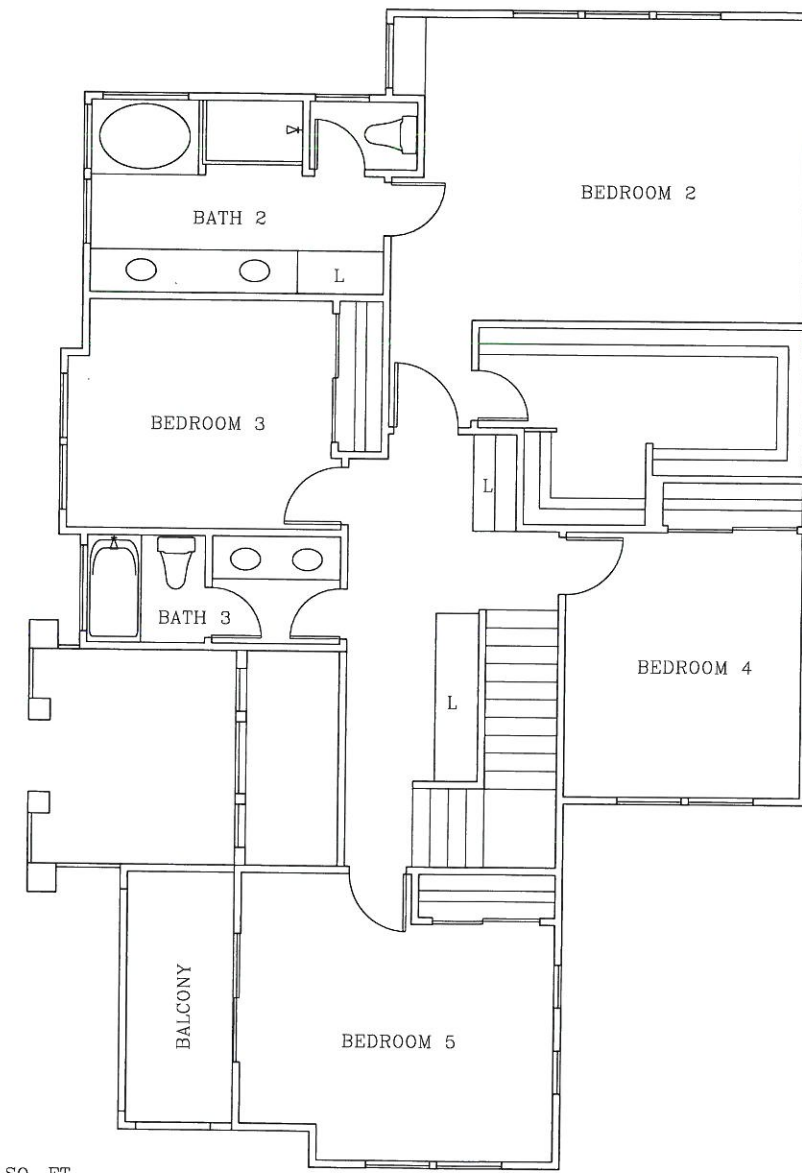


Juncus patens

3186 MADSEN ST.
HAYWARD, CA



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

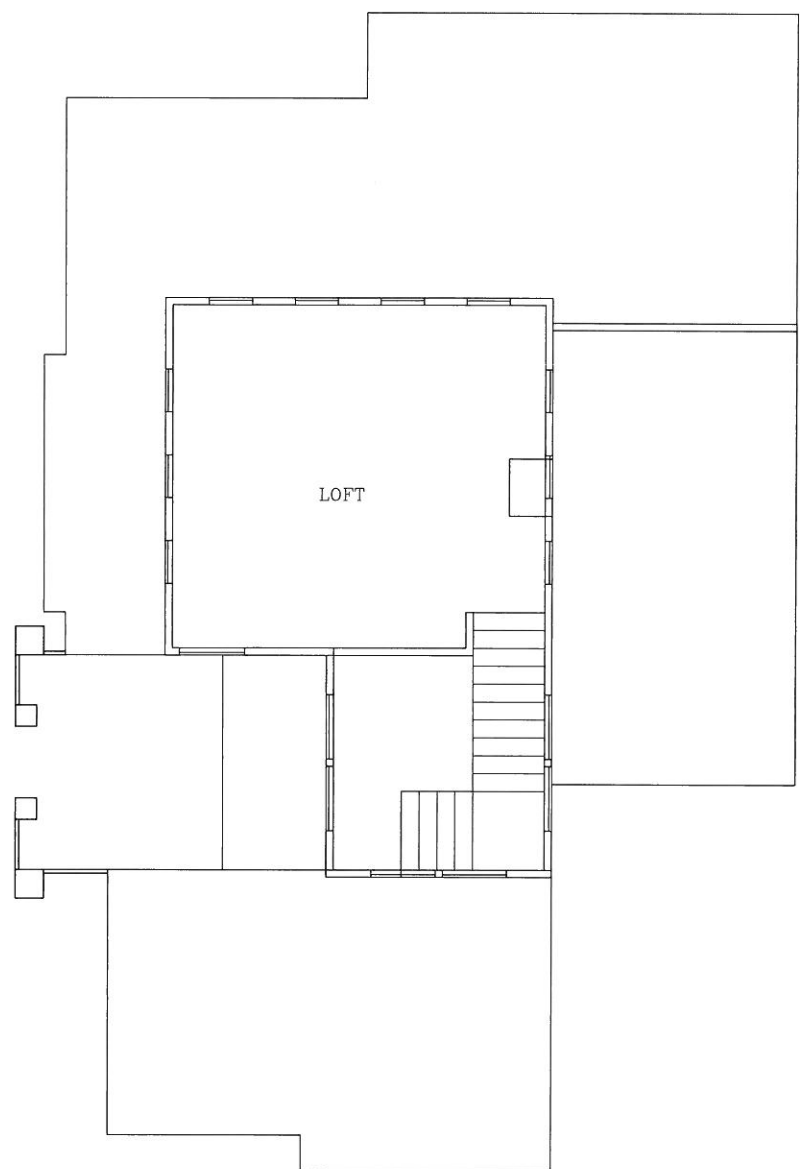
FIRST FLOOR AREA = 952 SQ. FT.
 SECOND FLOOR AREA = 1,366 SQ. FT.
 THIRD FLOOR AREA = 351 SQ. FT.
 TOTAL LIVING AREA = 2,669 SQ. FT.
 GARAGE AREA = 275+249 = 524 SQ. FT.
 TOTAL BUILDING AREA = 3,193 SQ. FT.

FIRST & SECOND FLR PLAN

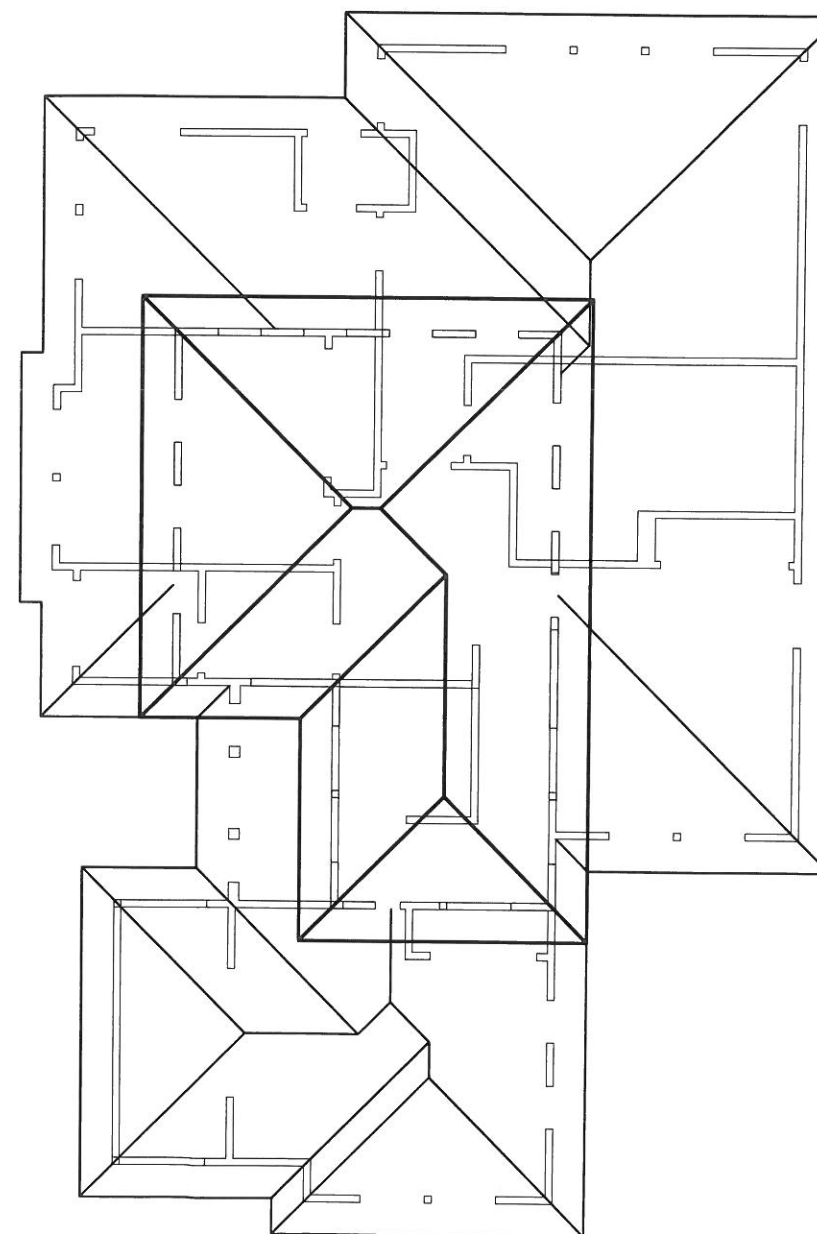
SHEET

A-1

3186 MADSEN ST.
HAYWARD, CA



THIRD FLOOR (LOFT) PLAN SCALE: 1/4" = 1'-0"



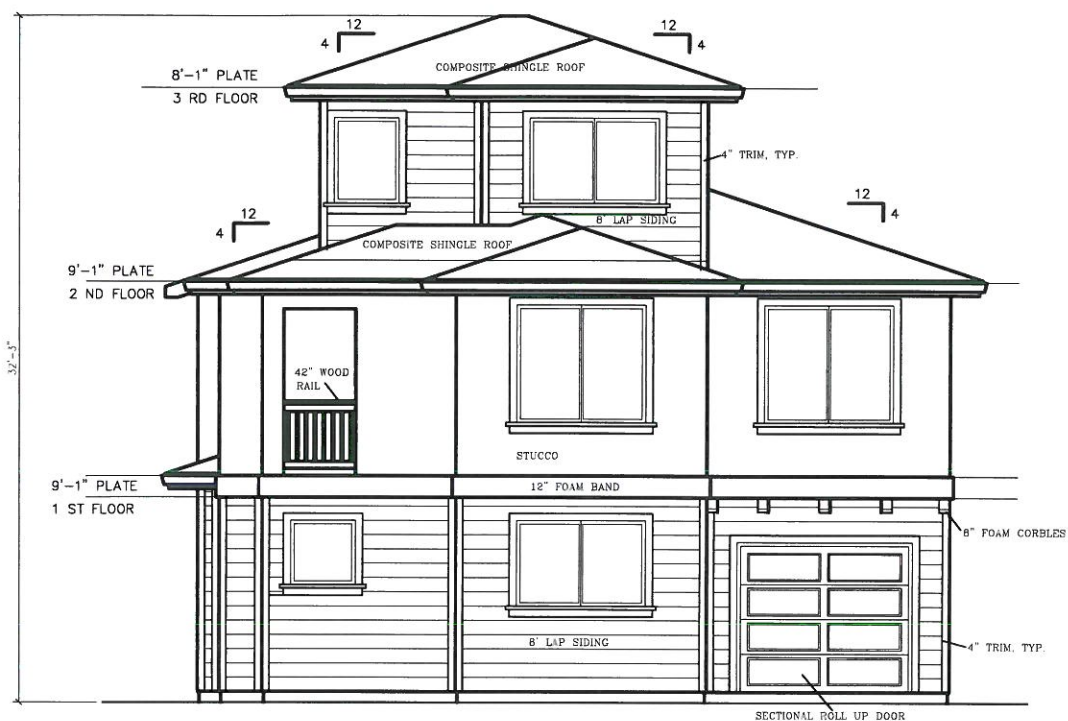
ROOF PLAN SCALE: 1/4" = 1'-0"

LOFT & ROOF PLAN SCALE: 1/4" = 1'-0"

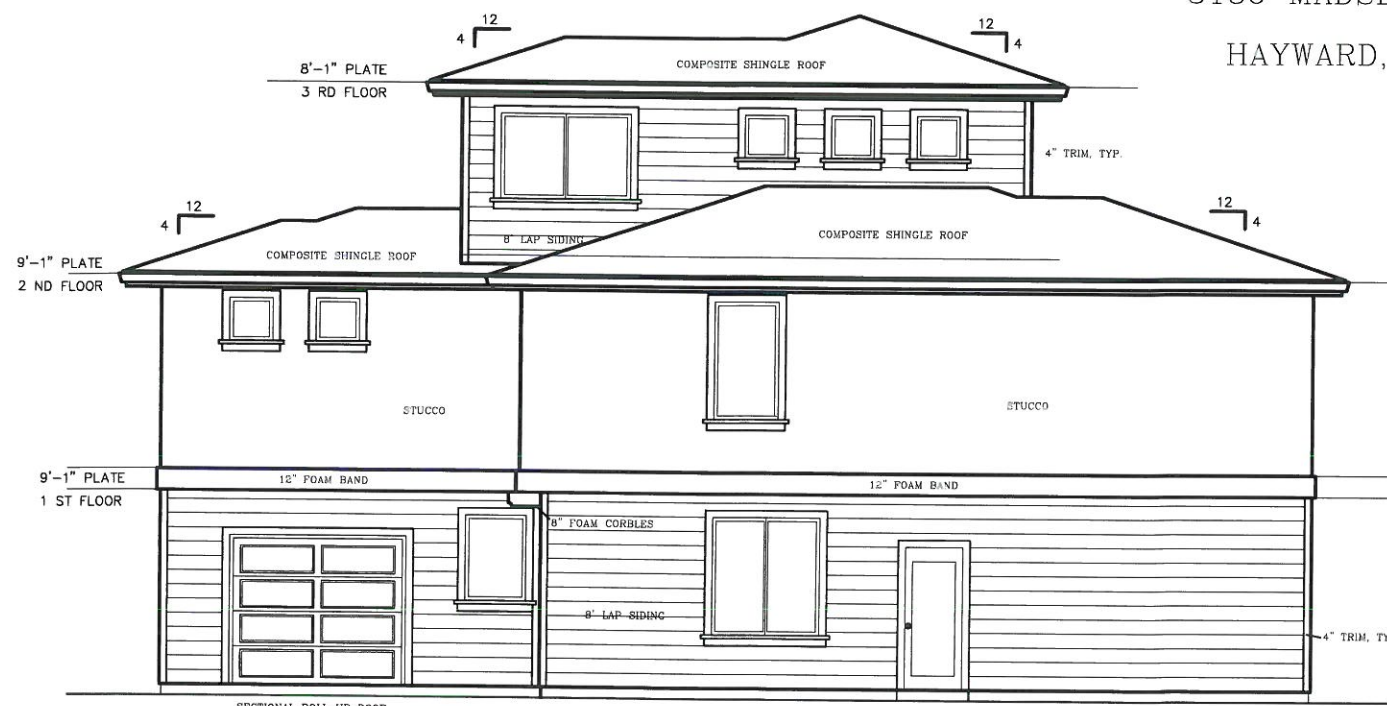
SHEET

A-2

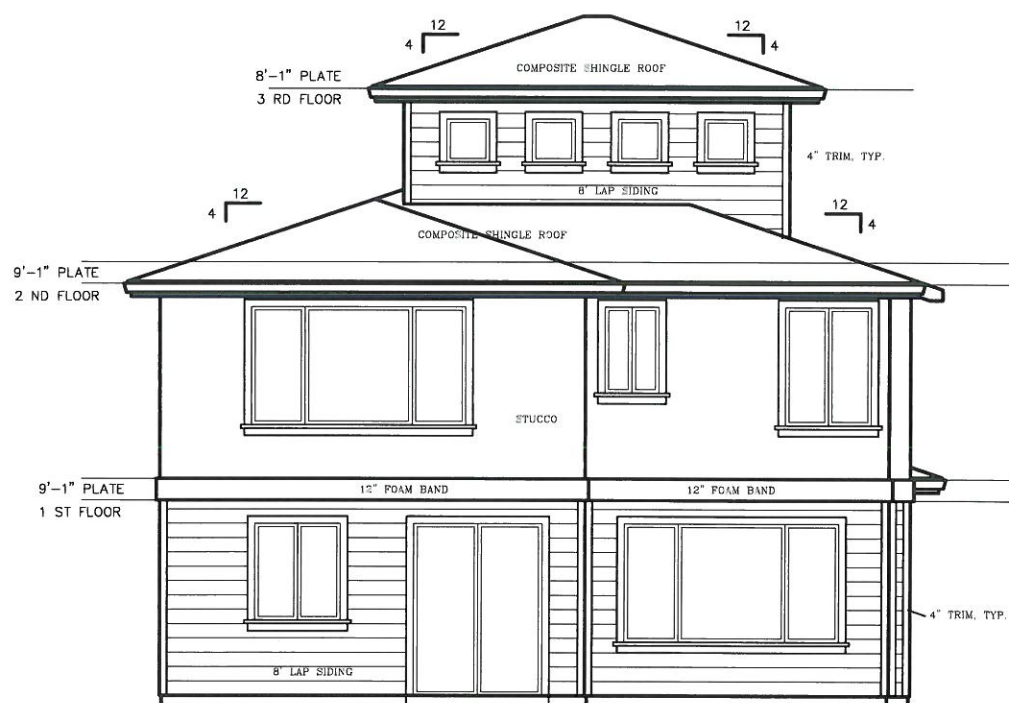
3186 MADSEN ST.
HAYWARD, CA



FRONT ELEVATION SCALE: 1/4" = 1'-0"



RIGHT ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

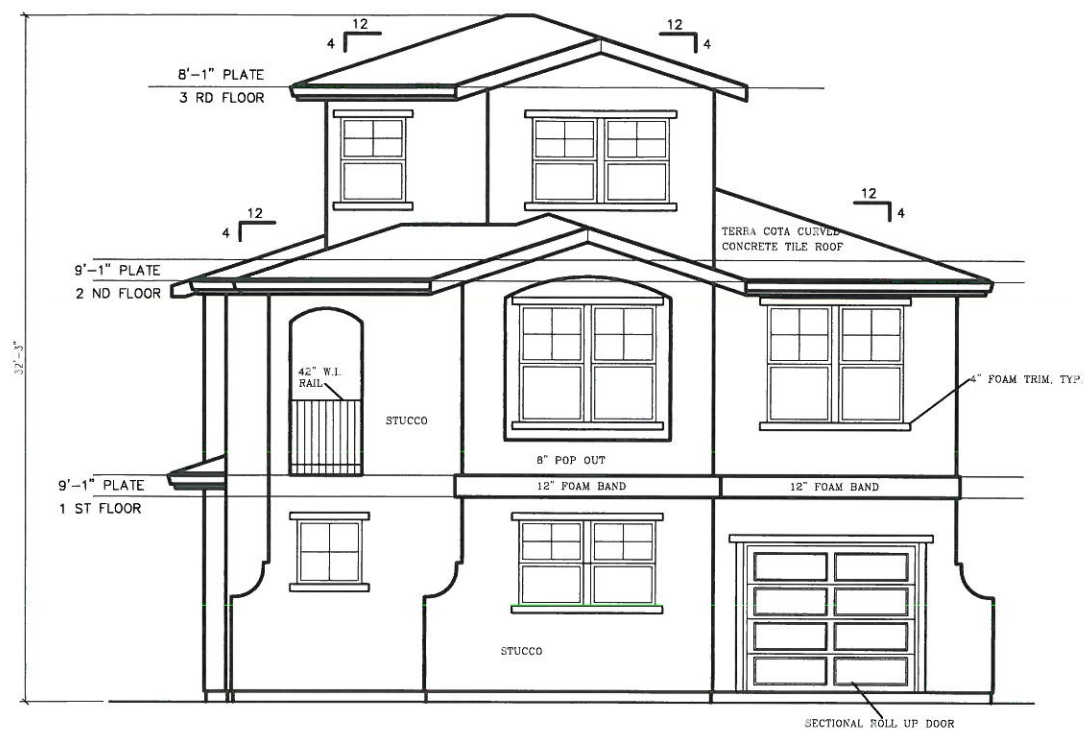


LEFT ELEVATION SCALE: 1/4" = 1'-0"

ELEVATION A
SCALE: 1/4" = 1'-0"

SHEET
A-3

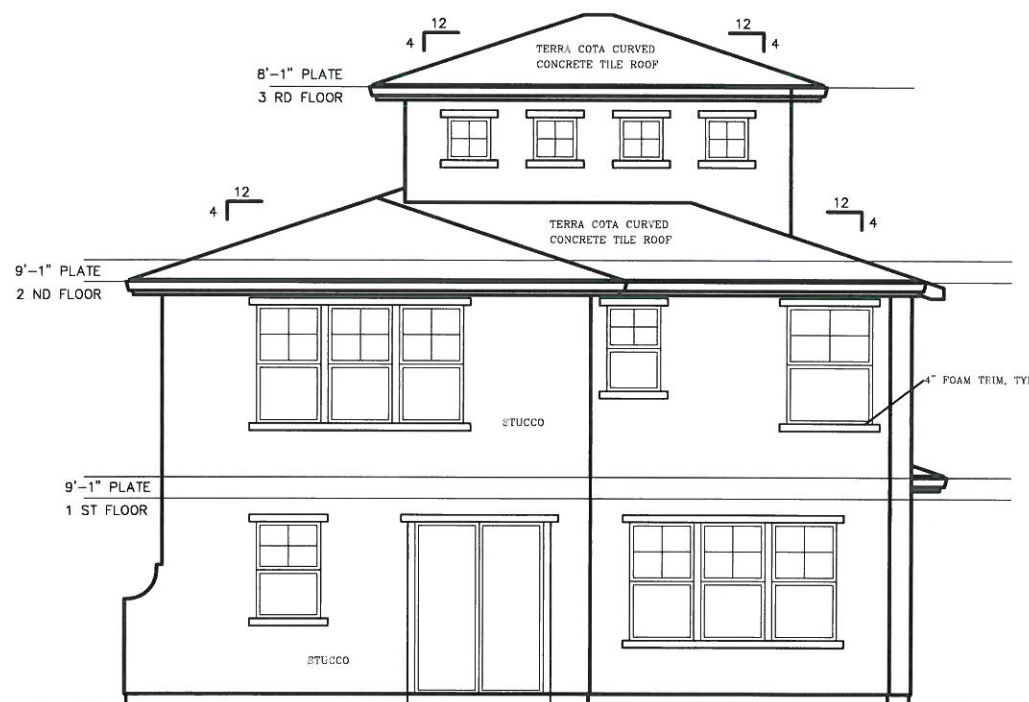
3186 MADSEN ST.
HAYWARD, CA



FRONT ELEVATION SCALE: 1/4" = 1'-0"



RIGHT ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"



LEFT ELEVATION SCALE: 1/4" = 1'-0"

ELEVATION B
SCALE: 1/4" = 1'-0"

SHEET

A-4