

VESTING TENTATIVE TRACT MAP 8429

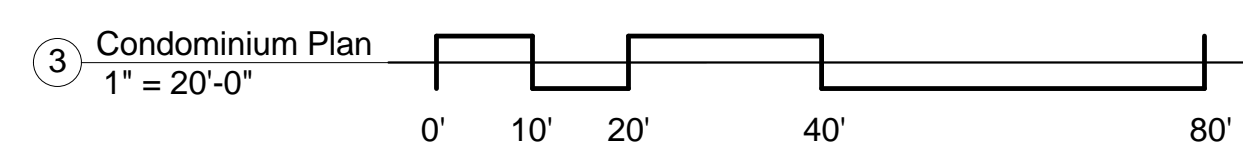
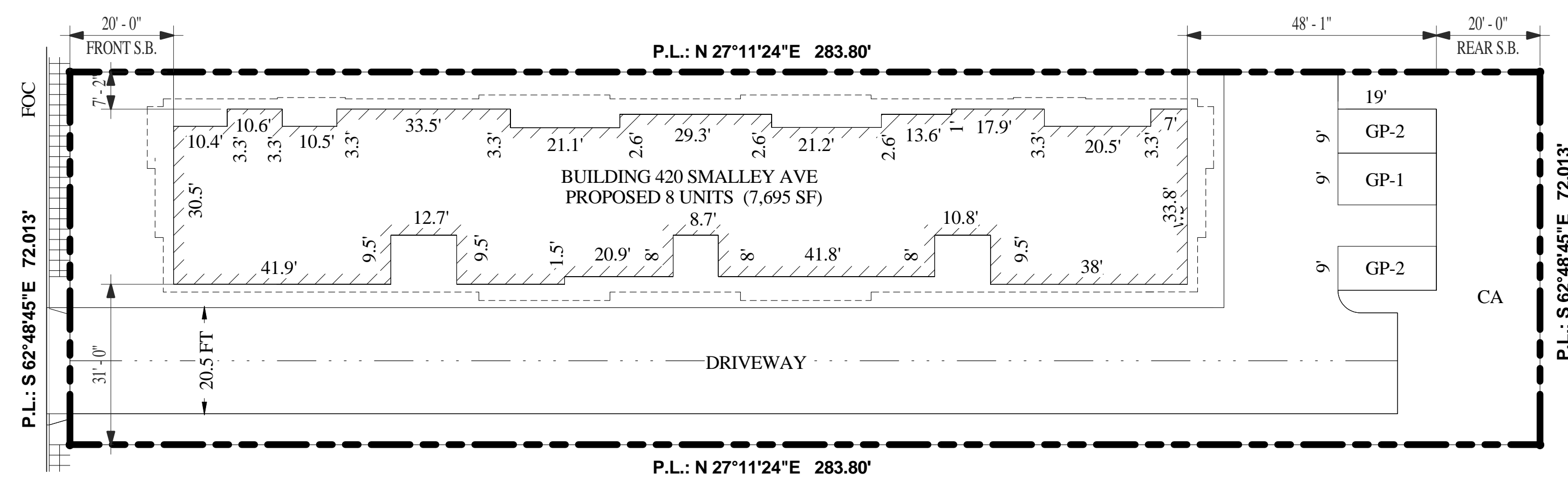
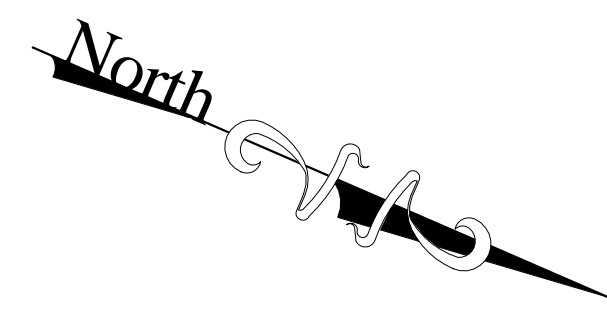
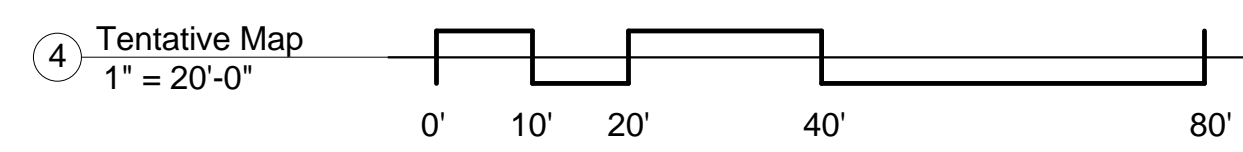
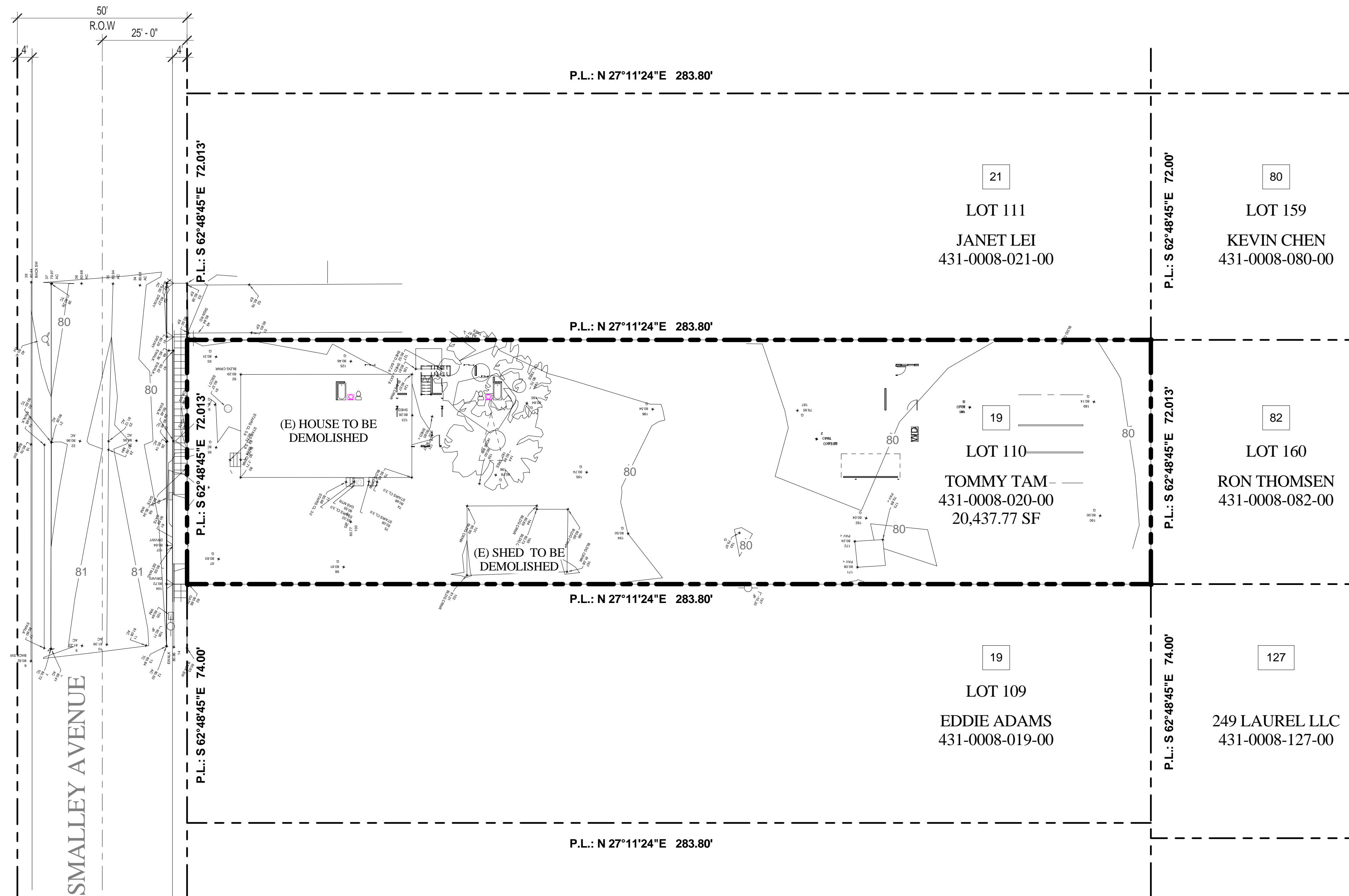
CITY OF HAYWARD, ALAMEDA COUNTY
ONE LOT SUBDIVISION FOR CONDO PURPOSES

LOT 110, MAP OF RESUBDIVISION OF BLOCK D, MEEK
ESTATE ORCHARDS, FILED NOVEMBER 6, 1920, MAP
BOOK 6, PAGE 45, ALAMEDA COUNTY RECORDS
CITY OF HAYWARD
ALAMEDA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC
CONCORD, CALIFORNIA
DECEMBER 6TH, 2017

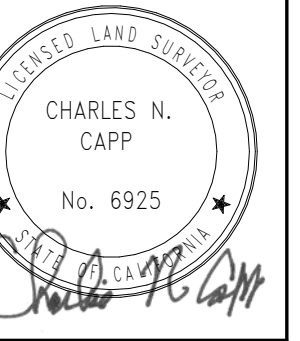
GENERAL NOTES

OWNER:	TOMMY TAM AERIO.COM 420 SMALLLEY AVENUE, HAYWARD, CA 94541 (408) 431-9983 GABLEHOMES@GMAIL.COM
ARCHITECT:	GKW ARCHITECTS, INC 710 E. MCGLINCY LN, SUITE 109 CAMPBELL, CA 95008 408-796-1845
CIVIL ENGINEER/ LAND SURVEYOR:	CHARLES N. CAPP PLS 6925 BELLECCI & ASSOCIATES, INC 2290 DIAMOND BLVD, SUITE 100 CONCORD, CA 94520 (925) 685-4569
APN:	431-000-8020
SITE AREA:	20,437.77 SQ. FT
EXISTING ZONING:	RM-MEDIUM DENSITY
PROPOSED ZONING:	RM-MEDIUM DENSITY
LOT SIZES:	20,437.77 SQ.FT
EXISTING USE:	1 SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	8 UNIT TOWNHOME-STYLE CONDOMINIUMS
SERVICES:	WATER: EBMUD SEWER: CITY OF HAYWARD STORM: CITY OF HAYWARD GAS & ELECTRIC: PACIFIC GAS & ELECTRIC TELEPHONE: AT&T CABLE TV: COMCAST
FLOODING:	ZONE X. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM PANEL 06001002866 EFF. 8/3/2009
TOPOGRAPHY:	TOPO BY BELLECCI & ASSOCIATES PER FIELD SURVEY ON 4/18/16
BOUNDARY:	BOUNDARY BASED ON RECORD DATA ONLY



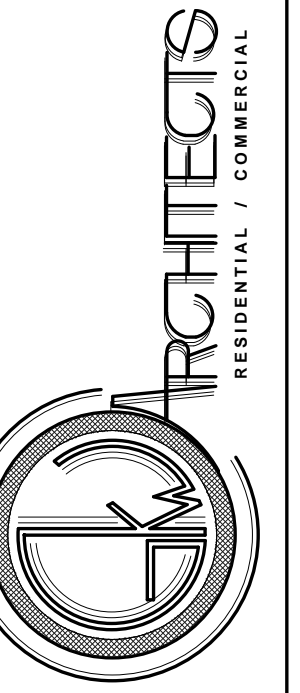
LEGEND

CA	COMMON AREA
GP-1	ADA PARKING
GP-2	GUEST PARKING
FOC	FACE OF CURB
////	BUILDING EDGE
---	PROPERTY LINE
---	FACE OF CURB
---	UPPER STORY BUILDING OUTLINE
	SIDEWALK



LONG NGUYEN, PROJECT REP.
KEVIN YU, DRAFTSMAN
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008
GKWARCHITECTS.COM

GORDON K WONG
ARCHITECT, AIA, LEED GA
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008
GKWARCHITECTS.COM



Smalley Townhouses
420 Smalley Avenue
Hayward, CA 94541

Revision Schedule

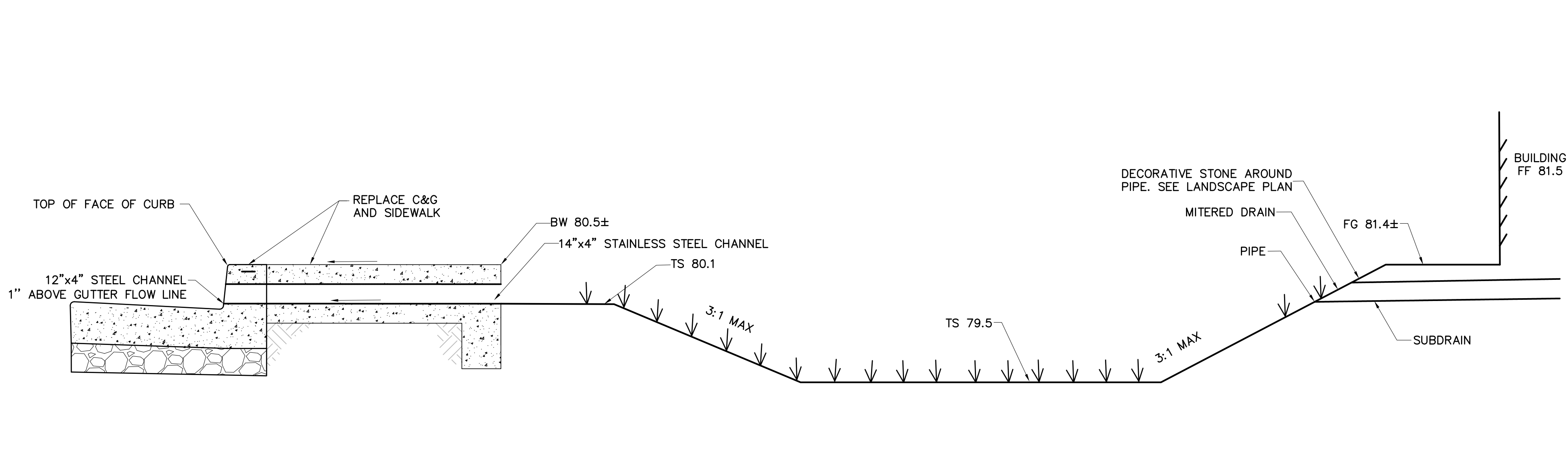
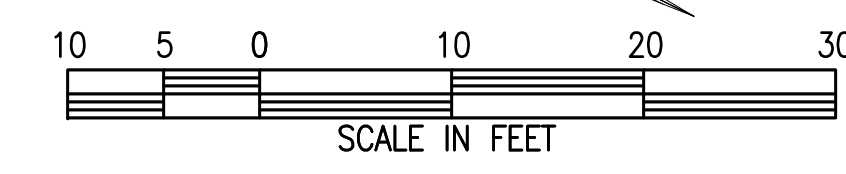
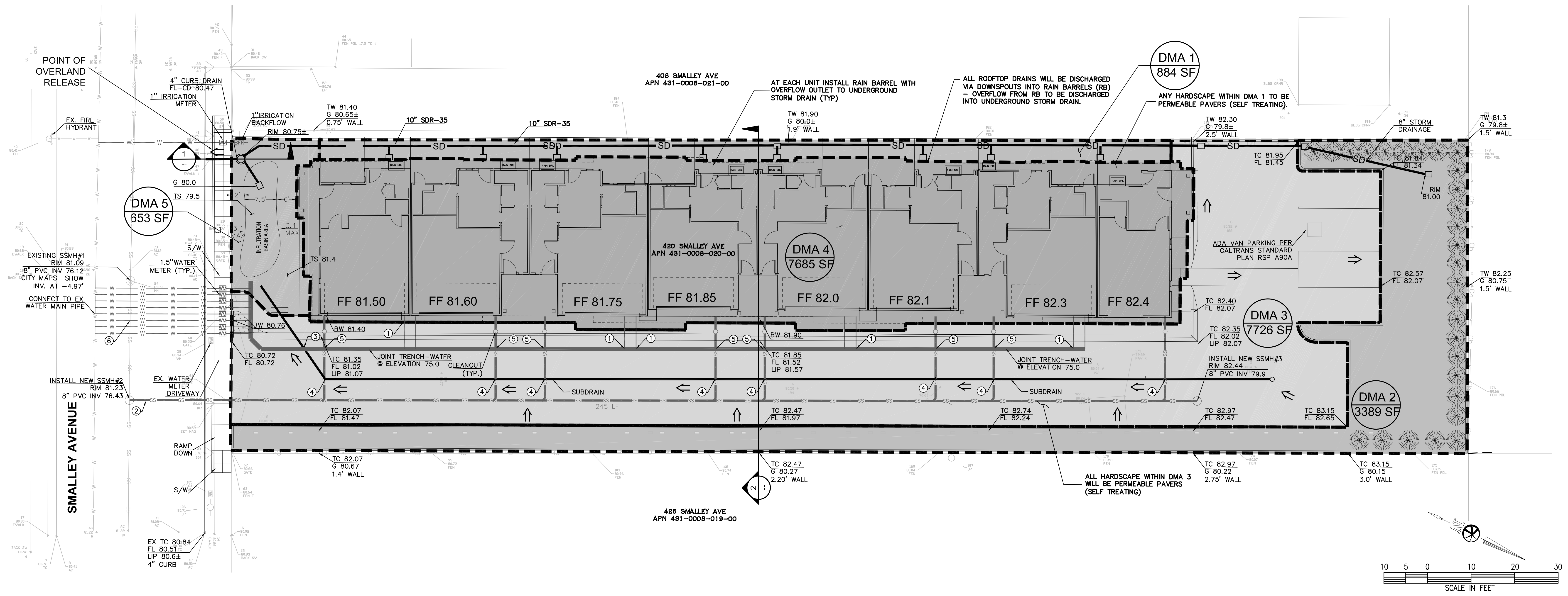
No.	Date	Description
1	10/26/17	Planning Committee

Vesting Tentative Map

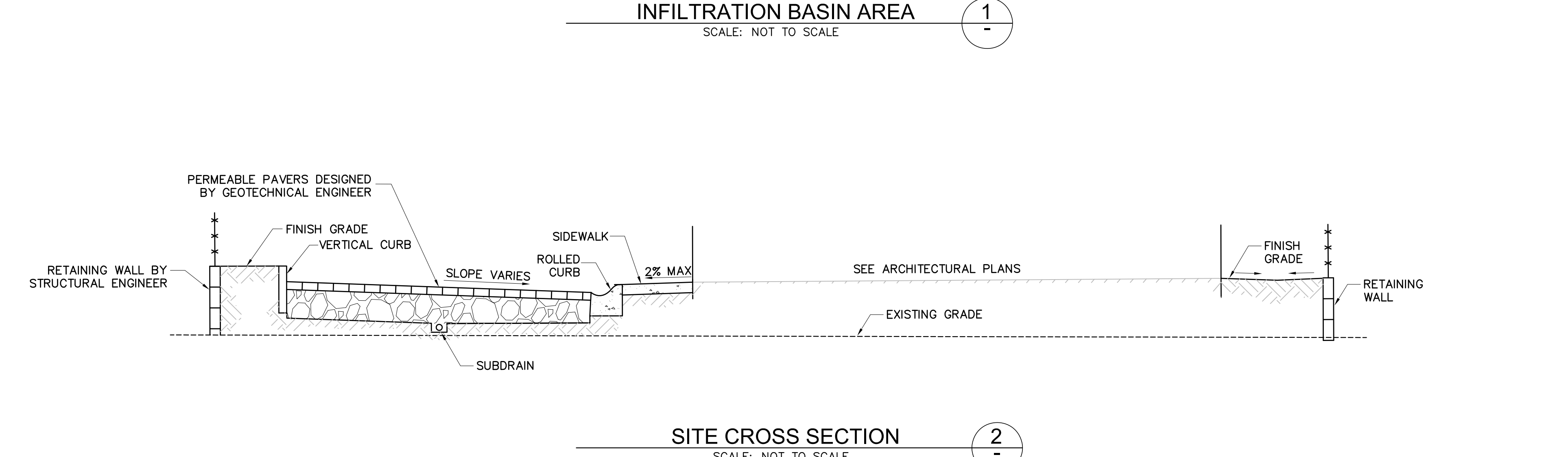
C1

SCALE As indicated

9/27/2018 4:59:26 PM



INFILTRATION BASIN AREA
SCALE: NOT TO SCALE



SITE CROSS SECTION
SCALE: NOT TO SCALE

C.3 CALCULATIONS						
DRAINAGE AREA (DMA)	AREA (SF)	AREA (ACRE)	IMPERVIOUS (SF)	IMPERVIOUS (ACRE)	PERVIOUS (ACRE)	BMP PROVIDED (SF)
1	884	0.020	0	0.000	0.02	LANDSCAPE: SELF-TREATING
2	3,388	0.078	0	0.000	0.08	LANDSCAPE: SELF-TREATING
3	7,726	0.177	7726.00	0.177	0	DRIVE AISLE: PERMEABLE PAVERS WITH SUBDRAIN
4	7,685	0.176	7685.00	0.176	0	ROOFTOP: RAIN BARRELS AND INFILTRATION BASIN
5	653	0.015	0	0.000	0.01	LANDSCAPE: SELF-TREATING

SIZING PERVIOUS PAVING:

- CHECK THE DEPTH OF THE VOLUME IN PONDING AREA (WOD) IN BASE/SUBBASE

UNIT BASIN STORAGE VOLUME, UBS VOLUME (IN.) = 0.73

ASSUME 40% VOID SPACE

DEPTH (IN.) = UBS VOLUME (IN.) / 0.4 = 1.8 IN.

MINIMUM DEPTH FOR VEHICULAR TRAFFIC IS 10 IN. SEE DETAILED PERMEABLE PAVER DESIGN BY GEOTECHNICAL ENGINEER.

- CHECK THE TIME REQUIRED FOR STORED WATER TO DRAIN. ASSUME MINIMUM INFILTRATION RATE FOR PERMEABLE PAVER IS 10 IN/HR.

DRAIN TIME (HRS) = UBS VOLUME (IN.) / INFILTRATION RATE (IN/HR)

DRAIN TIME (HRS) = 0.07 HR (RECOMMEND < 48 HRS)

CALCULATIONS
SCALE: NOT TO SCALE

ABBREVIATIONS & LEGEND:

- CD CURB DRAIN
- C&G CURB AND GUTTER
- DMA DRAINAGE MANAGEMENT AREA
- EX EXISTING
- FF FINISH FLOOR
- IB INFILTRATION BASIN
- IMP INTEGRATED MANAGEMENT PRACTICE - INFILTRATION BASIN
- INV INVERT
- FL FLOW LINE
- G GRATE
- RB RAIN BARREL
- SD STORM DRAIN
- SDR STANDARD DIMENSION RATIO
- SF SQUARE FEET
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TS TOP OF SOIL
- TW TOP OF WALL
- PVC POLYVINYL CHLORIDE
- W WATER

PLAN NOTES:

- INSTALL 1/2" TYPE K COPPER RESIDENTIAL COMBINED DOMESTIC & FIRE SERVICES
- INSTALL 8" PVC SDR-26 @ S=1.4% PER SD-301 (LENGTH SHOWN ON PLAN VIEW)
- MAINTAIN 12" MIN. VERTICAL CLEARANCE BETWEEN JOINT TRENCH AND SUBDRAIN PIPE
- MAINTAIN 12" MIN. VERTICAL CLEARANCE BETWEEN SUBDRAIN PIPE AND SEWER LATERAL
- MAINTAIN 24" MIN. VERTICAL CLEARANCE BETWEEN JOINT TRENCH AND SEWER LATERAL
- MAINTAIN 24" MIN. VERTICAL CLEARANCE BETWEEN WATER SERVICE PIPE AND SEWER MAIN PIPE
- MAINTAIN 12" MIN. VERTICAL CLEARANCE BETWEEN WATER SERVICE PIPE AND SUBDRAIN PIPE

CERTIFICATIONS:

I, DANIEL C. LEARY, P.E., BELLECCI & ASSOCIATES, 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.

DANIEL C. LEARY, P.E., BELLECCI & ASSOCIATES
 CIVIL ENGINEER CERTIFICATE NO. C48394

NOTES:

- THE CITY OF HAYWARD MUST INSPECT AND APPROVE ALL STORMWATER TREATMENT MEASURES PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY THEREAFTER. CITY STAFF TO CONDUCT INSPECTIONS TO VERIFY MAINTENANCE.
- SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SOIL SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT.
- ALL STORMWATER TREATMENT MEASURES MUST BE MAINTAINED REGULARLY BY THE PROPERTY OWNERS, MANAGERS AND HOA.
- FLOODING: ZONE X -- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 06001C0286G, EFFECTIVE DATE AUGUST 3, 2009.
- THE CITY OF HAYWARD PROVIDES WATER SERVICES.
- INLETS SHOULD BE MARKED WITH WORDS "NO DAMPING! FLOWS TO BAY"

I, CHARLES N. CAPP, L.S., BELLECCI & ASSOCIATES, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY STATE THAT THIS TENTATIVE MAP IS BASED UPON SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

CHARLES N. CAPP, L.S., BELLECCI & ASSOCIATES
 LICENSED LAND SURVEYOR CERTIFICATE NO. 6925