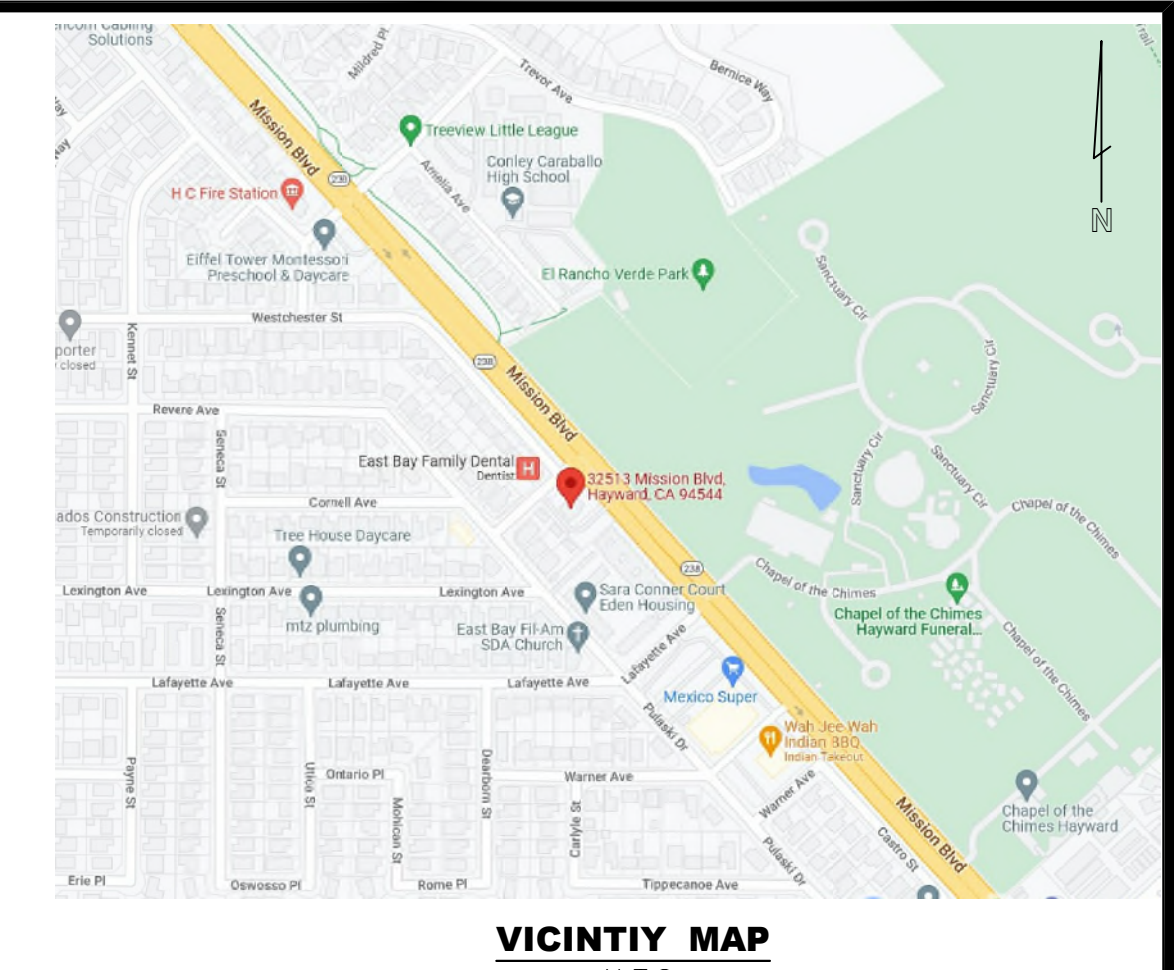


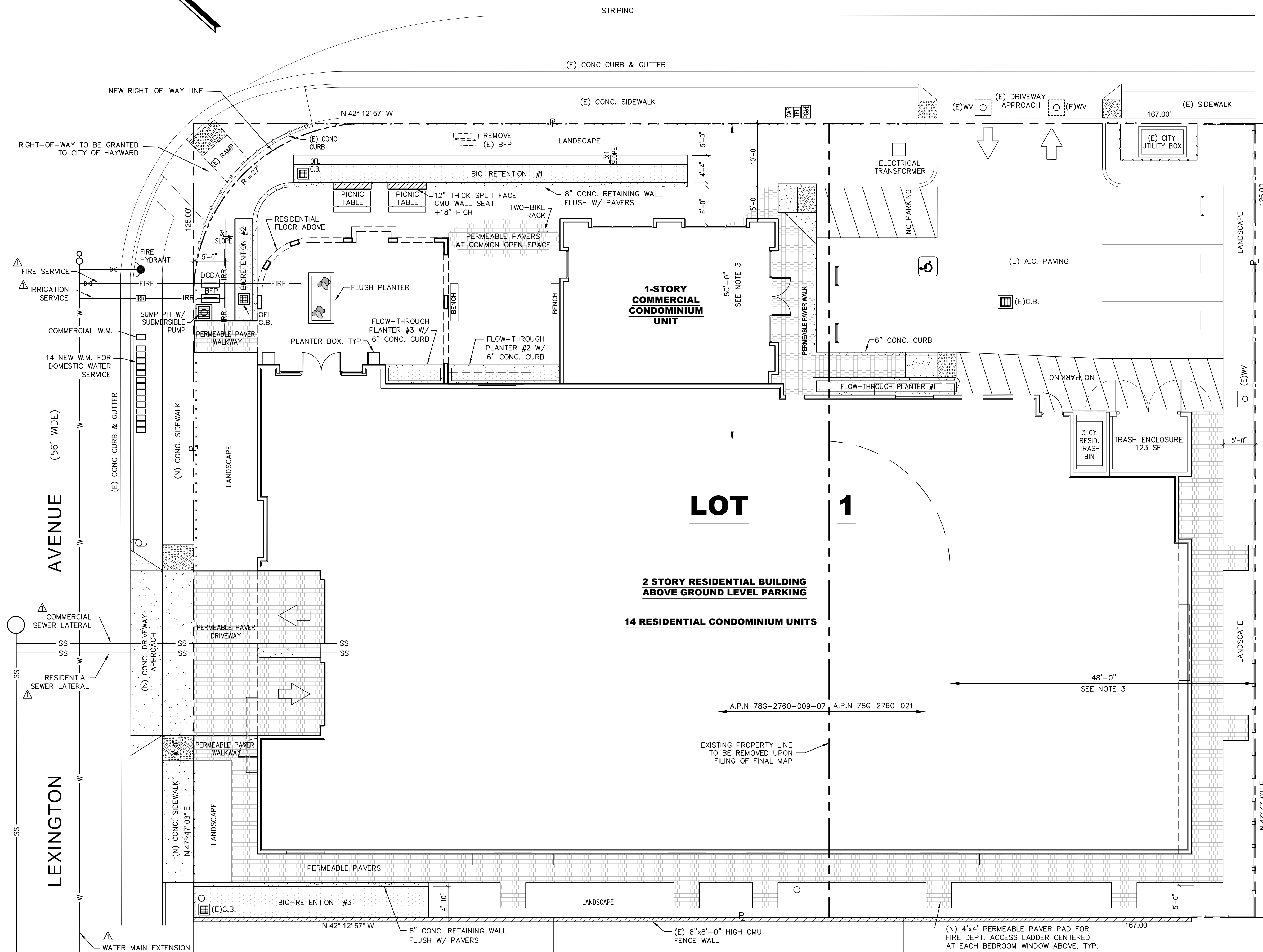
# VESTING TENTATIVE TRACT 8660

## A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

MISSION BOULEVARD (150' WIDE)



VICINITY MAP  
N.T.S.



**OWNER/DEVELOPER:**

HAMAARA LLC  
ATTN: MURTHY AYYAGARI  
3100 MOWRY AVENUE, #206  
FREMONT, CA 94538  
(510) 673-6390

**SURVEYOR:**

ACCURATE LAND SOLUTIONS  
ROSS KINNIE, L.S. 7905  
1271 WASHINGTON AVENUE, #533  
SAN LEANDRO, CA 94577  
(510) 553-9700

**PROPERTY ADDRESS:**

32513 MISSION BOULEVARD  
HAYWARD, CA 94544

**ASSESSOR'S PARCEL NUMBERS:**

78G-2760-009-07 & 78G-2760-021

**EXISTING & PROPOSED ZONING:**

COMMERCIAL NEIGHBORHOOD (CN)

**EXISTING USE:**

RESTAURANT BUILDING (TO BE DEMOLISHED)

**PROPOSED USE:**

MIXED USE DEVELOPMENT CONSISTING OF:  
1 LOT FOR CONDOMINIUM PURPOSES CONTAINING:  
14 RESIDENTIAL CONDOMINIUM UNITS  
1 COMMERCIAL CONDOMINIUM UNIT

**TOTAL SITE AREA:**

20,875± SQ. FT. / 0.479± ACRES  
20,719± SQ. FT. / 0.476± ACRES AFTER GRANT OF R/W

**SANITARY SEWER SERVICE:**

CITY OF HAYWARD

**WATER SERVICE:**

CITY OF HAYWARD

**STORM DRAINAGE FACILITIES:**

CITY OF HAYWARD & ALAMEDA COUNTY FLOOD CONTROL

**GAS & ELECTRIC SERVICE:**

PACIFIC GAS & ELECTRIC COMPANY

**FIRE PROTECTION:**

CITY OF HAYWARD FIRE DEPARTMENT

**NOTES:**

- THIS TENTATIVE MAP IS PREPARED FOR THE PURPOSES CONVERTING TO FOR-SALE CONDOMINIUMS THAT PROJECT ORIGINALLY APPROVED BY THE PLANNING DIVISION AS 14 RENTAL RESIDENTIAL APARTMENTS AND 1 COMMERCIAL RENTAL SPACE UNDER SITE DEVELOPMENT REVIEW APPLICATION NO. 201900753, EFFECTIVE SEPTEMBER 17, 2021. THE ARCHITECTURAL, CIVIL AND LANDSCAPE PLANS APPROVED UNDER THE SDR AND DATE STAMPED AUGUST 31, 2021 ARE INCORPORATED HEREIN BY REFERENCE.
- THE SUBJECT SITE IS LOCATED IN UNSHADED FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOOD PLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 06001C0432G, DATED AUGUST 3, 2009.
- THE WATER, TELEPHONE AND ELECTRICAL EASEMENT RESERVED BY THE CITY OF HAYWARD OVER THE VACATED PORTION OF LEXINGTON AVENUE, RECORDED AUGUST 9, 1956, IN BOOK 8115, AT PAGE 83, ALAMEDA COUNTY RECORDS, IS TO BE VACATED BY THE CITY PRIOR TO BUILDING PERMIT ISSUANCE OR FILING OF THE FINAL MAP, WHICHEVER OCCURS FIRST.

**SURVEYOR'S STATEMENT:**

I, ROSS KINNIE, 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 STATE MAP ACT.

ROSS KINNIE, L.S. 7905

A.P.N. 78G-2771-001-12  
HIGH DENSITY RESIDENTIAL

AVENUE (56' WIDE)

LEXINGTON

A.P.N. 78G-2760-024  
SINGLE FAMILY RESIDENTIAL

A.P.N. 78G-2760-023  
SINGLE FAMILY RESIDENTIAL

A.P.N. 78G-2760-022  
SINGLE FAMILY RESIDENTIAL

ACCURATE LAND SOLUTIONS  
1271 WASHINGTON AVE, #533  
SAN LEANDRO, CA 94577  
(510) 553-9700

MIXED USE DEVELOPMENT  
32513 MISSION BOULEVARD  
HAYWARD, CALIFORNIA  
A.P.N.'s. 78G-2760-009-07 & 021

VESTING TENTATIVE TRACT 8660  
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

CHECKED BY:  
DRAWN BY: DJR  
SCALE: 1/8"=1'-0"  
DATE: 09/09/2021  
PROJECT NO. 2022.027  
SHEET NO.

VTM