

VESTING TENTATIVE MAP

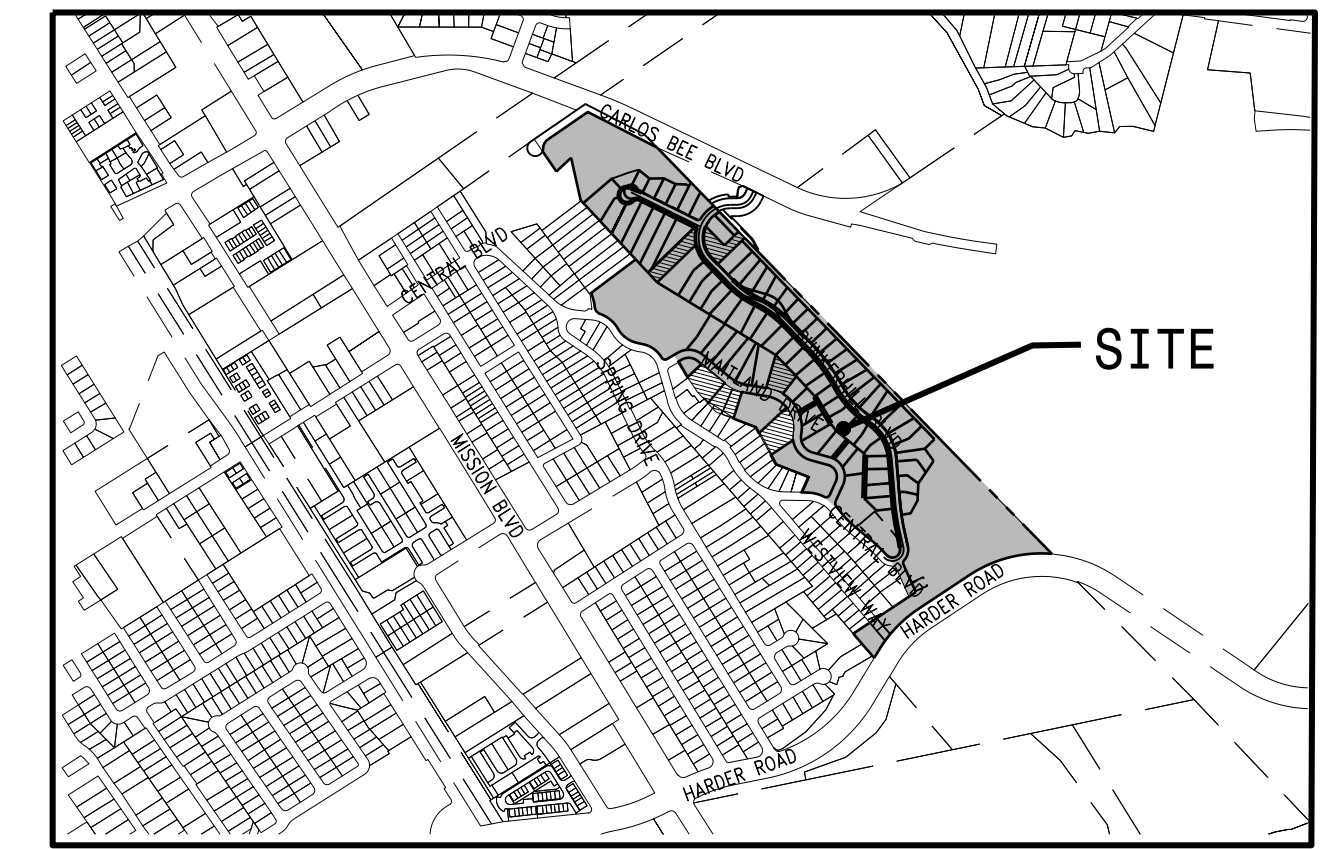
FOR THE BUNKER HILL DEVELOPMENT

PARCEL GROUP 5

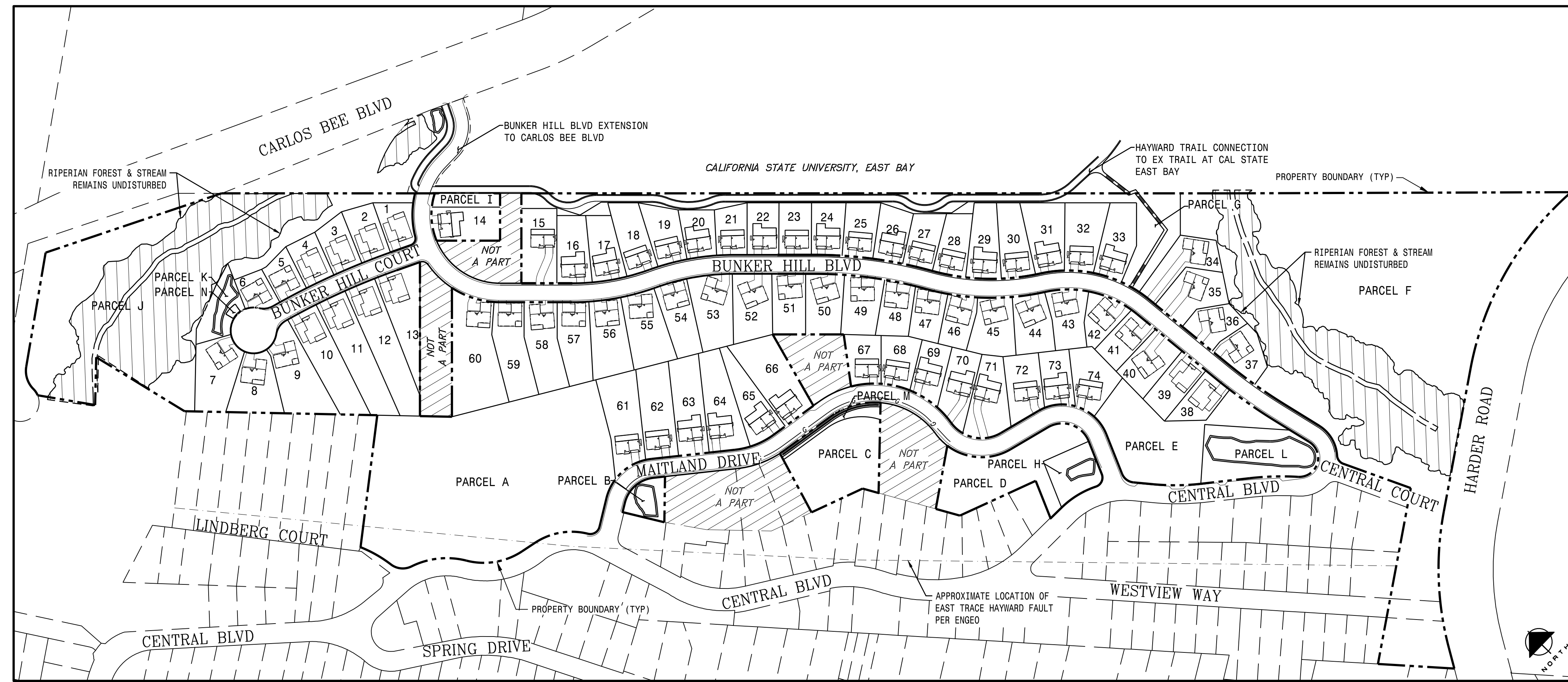
ALAMEDA COUNTY AT

HAYWARD, CALIFORNIA

NOVEMBER 2021



VICINITY MAP

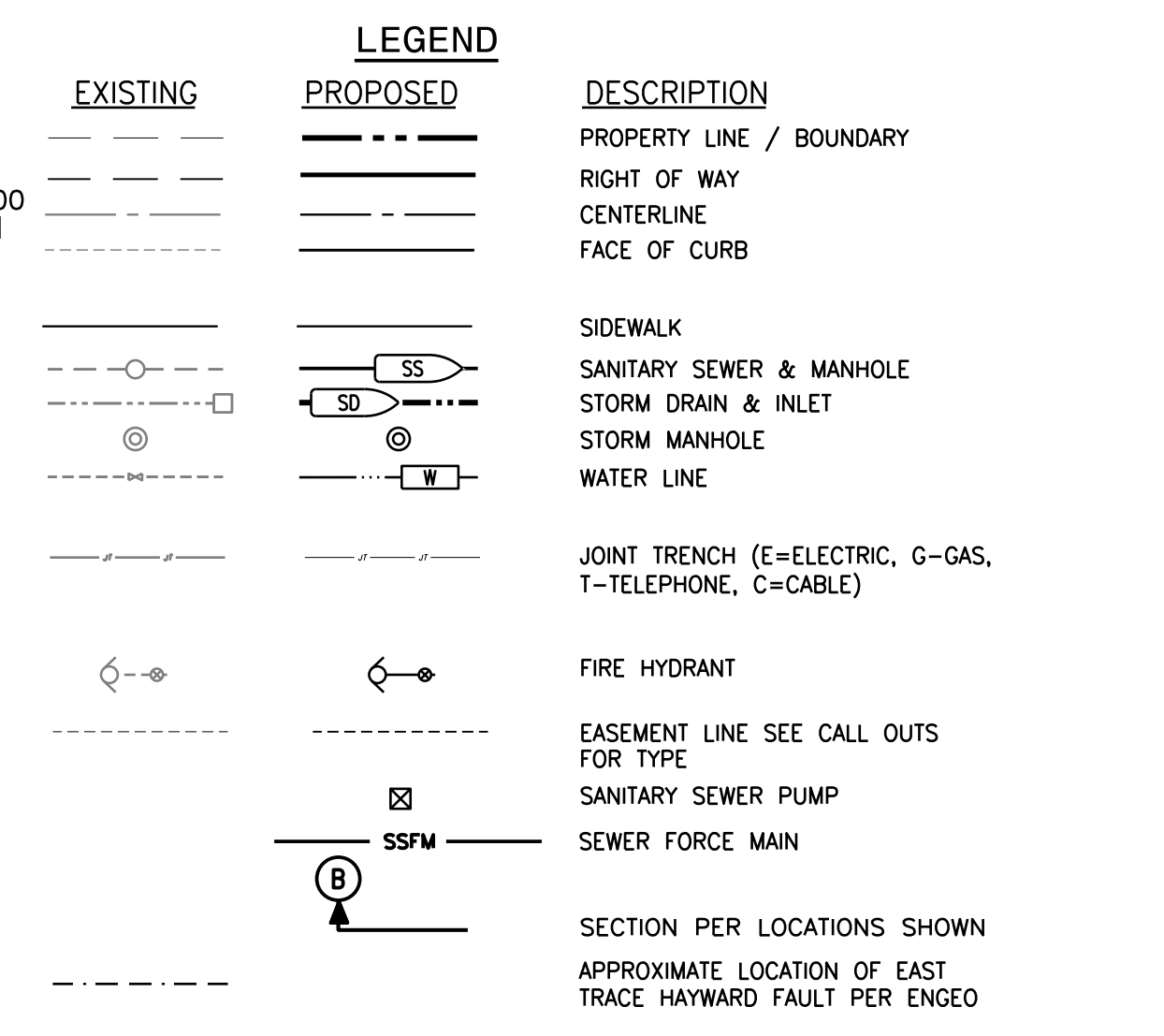


BASIS OF BEARINGS:
THE BASIS OF BEARINGS WAS CALCULATED BETWEEN 2 FOUND MONUMENTS IN BUNKER HILL BOULEVARD (PREVIOUSLY KNOWN AS CENTRAL BOULEVARD), SHOWN ON THAT CERTAIN MAP ENTITLED "E. 14TH ST. HOME SITES", RECORDED IN BOOK 18, AT PAGE 56, ALAMEDA COUNTY RECORDS. THE MONUMENTS FOUND WERE NOT IN THE LOCATIONS SPECIFIED ON THE MAP, BUT WERE AT THE POT AND PRC LOCATIONS IN FRONT OF LOTS 16/58 AND 22/65 RESPECTIVELY. THE BEARING BETWEEN THESE 2 POINTS IS CALCULATED AS N38°16'47"W.

BASIS OF ELEVATION:
THE PROJECT BENCHMARK IS NGS PT HT0201, PID P 1197 FOUND 1.9 MILES SOUTHEAST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION AT HAYWARD, 0.3 MILES SOUTHEAST OF THE CROSSING OF HARDER AVENUE, 5 POLES NORTHWEST OF MILE POLE 22, OPPOSITE A WOODEN RAILROAD BRIDGE OVER WARD CREEK, IN THE TOP AND 1.0 FEET NORTHWEST OF THE SOUTHEAST END OF THE NORTHEAST CONCRETE HEAD WALL, 49.0 FEET SOUTHEAST OF THE SOUTHWEST RAIL, AND 39 FEET NORTHEAST OF THE CENTERLINE OF HUNTWOOD AVENUE.

ELEVATION: 46.26' (NAVD88)

SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	EXISTING BOUNDARY CONDITIONS
3	STREET SECTIONS
4	LOT LAYOUT PLAN
5	LOT LAYOUT PLAN
6	LOT INFORMATION TABLES
7	OVERALL GRADING PLAN
8	LOT GRADING DETAIL A & B
9	LOT GRADING SECTION A & B
10	LOT GRADING DETAIL & SECTION C
11	STORMWATER QUALITY PLAN
12	SANITARY SEWER PLAN
13	WATER PLAN



ABBREVIATIONS

AB - AGGREGATE BASE	INV - INVERT
AC - ASPHALT CONCRETE	IRR - IRRIGATION
BC - BEGINNING OF CURVE	LP - LOW POINT
BV - BUTTERFLY VALVE	LT - LEFT
BNDRY - BOUNDARY	MH - MANHOLE
BW - BACK OF WALK	MID PT - MIDPOINT
CB - CATCH BASIN	P - PAD
CL - CENTERLINE	PL - PROPERTY LINE
C&G - CURB AND GUTTER	R/W - RIGHT OF WAY
DI - DROP INLET	SD - STORM DRAIN
D/W - DRIVEWAY	SS - SANITARY SEWER
DIV - DIVERSION STRUCTURE	S/W - SIDEWALK
EG - END OF CURVE	TC - TOP OF CURB
EL - ELEVATION	TG - TOP OF GRATE
EP - EDGE OF PAVEMENT	TYP - TYPICAL
ER - END OF RETURN	W - WATER
EX - EXISTING	
FC - FACE OF CURB	
FG - FINISH GRADE	
FH - FIRE HYDRANT	
FI - FIELD INLET	
HP - HIGH POINT	

GENERAL NOTES

- SITE INFORMATION:**
- TOTAL PROJECT AREA: 37.75± ACRES
NET DEVELOPMENT AREA: 19.24± ACRES
NOTE: NET DEVELOPMENT AREA INCLUDES ALL PARCELS WITH STORMWATER QUALITY MEASURES, THE SEWER PUMP STATION PARCEL, AND THE EASEMENT AREAS WITHIN CSUEB PROPERTY.
OPEN SPACE AREA: 18.51± ACRES
NOTE: OPEN SPACE AREA INCLUDES A PORTION OF HAYWARD FOOTHILL TRAIL WITHIN PROJECT BOUNDARY.
 - NUMBER OF PROPOSED UNITS: 74 UNITS
DENSITY: 2.0± DU/ACRE
NOTE: DENSITY BASED ON TOTAL PROJECT AREA.
 - EXISTING USE: RESIDENTIAL, VACANT
PROPOSED USE: RESIDENTIAL
 - EXISTING ZONING: RNP (RESIDENTIAL NATURAL PRESERVE WITH SD7 OVERLAY)
PROPOSED ZONING: PLANNED DEVELOPMENT
 - EXISTING GENERAL PLAN DESIGNATION: SDR (SUBURBAN DENSITY RESIDENTIAL)
PROPOSED GENERAL PLAN DESIGNATION: PLANNED DEVELOPMENT
 - PARK DISTRICT: HAYWARD AREA RECREATION & PARK DISTRICT
FIRE PROTECTION: HAYWARD FIRE DEPARTMENT
SCHOOL DISTRICT: HAYWARD UNIFIED SCHOOL DISTRICT
 - ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
GAS: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: AMERICAN TELEPHONE AND TELEGRAPH (AT&T)
CABLE: COMCAST CORPORATION
 - AREA SUBJECT TO INUNDATION: NONE
 - ALL STREETS TO BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
 - STORM WATER QUALITY AND HYDRO MODIFICATION TO BE DESIGNED PER ALAMEDA COUNTY CLEAN WATER PROGRAM DETAILS, STANDARDS AND SPECIFICATION.
 - DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE PROPERTY WITHIN THIS VESTING TENTATIVE MAP.

OWNERSHIP AND MAINTENANCE RESPONSIBILITIES			
PARCEL (IF APPLICABLE)	DESCRIPTION	OWNERSHIP	MAINTENANCE
	RIGHT OF WAY	CITY OF HAYWARD	CITY OF HAYWARD
	SEWER IMPROVEMENTS	CITY OF HAYWARD	CITY OF HAYWARD
	STORM DRAIN IMPROVEMENTS	CITY OF HAYWARD	CITY OF HAYWARD
	WATER IMPROVEMENTS	CITY OF HAYWARD	CITY OF HAYWARD
	STREET LIGHT IMPROVEMENTS	CITY OF HAYWARD	CITY OF HAYWARD
PARCEL A	OPENSACE	GHAD	GHAD
PARCEL B	WATER QUALITY (STORM DRAIN EASEMENT)	GHAD	GHAD
PARCEL C	OPEN SPACE	GHAD	GHAD
PARCEL D	OPEN SPACE	GHAD	GHAD
PARCEL E	OPEN SPACE	GHAD	GHAD
PARCEL F	OPEN SPACE (INCLUSIVE OF RIPARIAN FOREST)	GHAD	GHAD
PARCEL G	OPEN SPACE (INCLUSIVE OF HAYWARD FOOTHILL TRAIL)	GHAD	GHAD/MHOA
PARCEL H	WATER QUALITY (STORM DRAIN EASEMENT)	GHAD	GHAD
PARCEL I	OPEN SPACE	GHAD	GHAD
PARCEL J	OPEN SPACE (INCLUSIVE OF RIPARIAN FOREST)	GHAD	GHAD
PARCEL K	WATER QUALITY (STORM DRAIN EASEMENT)	GHAD	GHAD
PARCEL L	WATER QUALITY (STORM DRAIN EASEMENT)	GHAD	GHAD
PARCEL M	WATER QUALITY (STORM DRAIN EASEMENT)	GHAD	GHAD
PARCEL N	SEWER PUMP STATION	CITY OF HAYWARD	CITY OF HAYWARD
OFFSITE	STREET & UTILITY FACILITIES (BUNKER HILL BOULEVARD EXTENSION TO CARLOS BEE BOULEVARD)	CAL STATE UNIVERSITY EAST BAY (LAND); CITY OF HAYWARD (STREET & UTILITY FACILITIES AND EASEMENT HOLDER)	CITY OF HAYWARD
OFFSITE	HAYWARD FOOTHILL TRAIL FACILITY WITH CAL STATE UNIVERISTY EAST BAY	CAL STATE UNIVERSITY EAST BAY (LAND); GHAD (FOOTHILL TRAIL FACILITY); CITY OF HAYWARD (EASEMENT HOLDER)	GHAD
OFFSITE	WATER QUALITY FACILITY	CAL STATE UNIVERSITY EAST BAY (LAND); GHAD (WATER QUALITY FACILITY); CITY OF HAYWARD (EASEMENT HOLDER)	GHAD

DEVELOPER:	TRUMARK HOMES	
	3001 BISHOP DR #100 SAN RAMON, CA 94583 (925) 999-3956 PAMELA NEITING	
CIVIL ENGINEER:	MACKAY & SOMPS	
	5142 FRANKLIN DR, SUITE B PLEASANTON, CA 94588 (925) 225-0690 JACQUELYN BAYS	
ARCHITECT:	KTGY	
	1814 FRANKLIN STREET, SUITE 400 OAKLAND, CA 94612 (510) 272-2910 JILL D. WILLIAMS	
LANDSCAPE ARCHITECT:	GATES + ASSOCIATES	
	2671 CROW CANYON RD. SAN RAMON, CA 94583 (925)-736-8176 RUSTY CASE	
GEOTECHNICAL ENGINEER:	ENCEO	
	2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925)-864-9000 RANDY HILDEBRANT	
APN	OWNER	STREET ADDRESS
445-0270-054-02	CITY OF HAYWARD	25373 BUNKER HILL CT
445-0260-084-03	CITY OF HAYWARD	25564 MAITLAND DRIVE
445-0260-109-04	CITY OF HAYWARD	25472 BUNKER HILL BLVD
445-0260-109-03	CITY OF HAYWARD	25472 BUNKER HILL BLVD
445-0250-041-01	CITY OF HAYWARD	25777 BUNKER HILL BLVD
445-0250-059-01	CITY OF HAYWARD	25832 BUNKER HILL BLVD
445-0260-018-03	CITY OF HAYWARD	25673 MAITLAND DRIVE
445-0260-018-04	CITY OF HAYWARD	25673 MAITLAND DRIVE
445-0250-060-01	CITY OF HAYWARD	HARDER DRIVE
445-0260-002-00	CITY OF HAYWARD	HARDER DRIVE

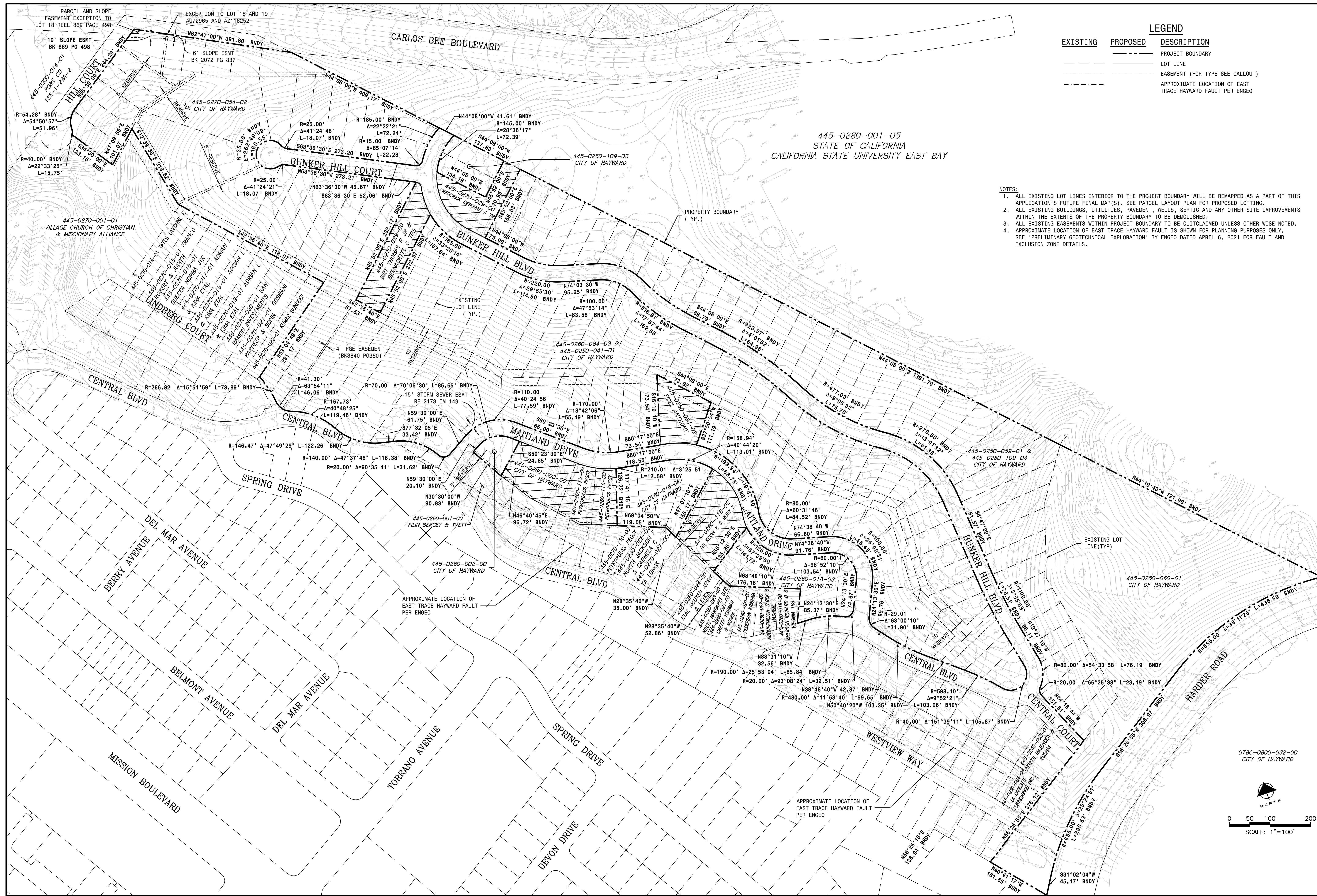
DATE: NOVEMBER 2021
SCALE: N.T.S.
DRAWN BY: OC
JOB: BUNKER HILL
DESIGNED BY: JMB
CHECKED BY: MAM

PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN
RCE # 60467

CALIFORNIA
BUNKER HILL
VESTING TENTATIVE MAP
COVER SHEET & NOTES

PROJECT NO.
29018.000

SHT
1
OF 13



LEGEND

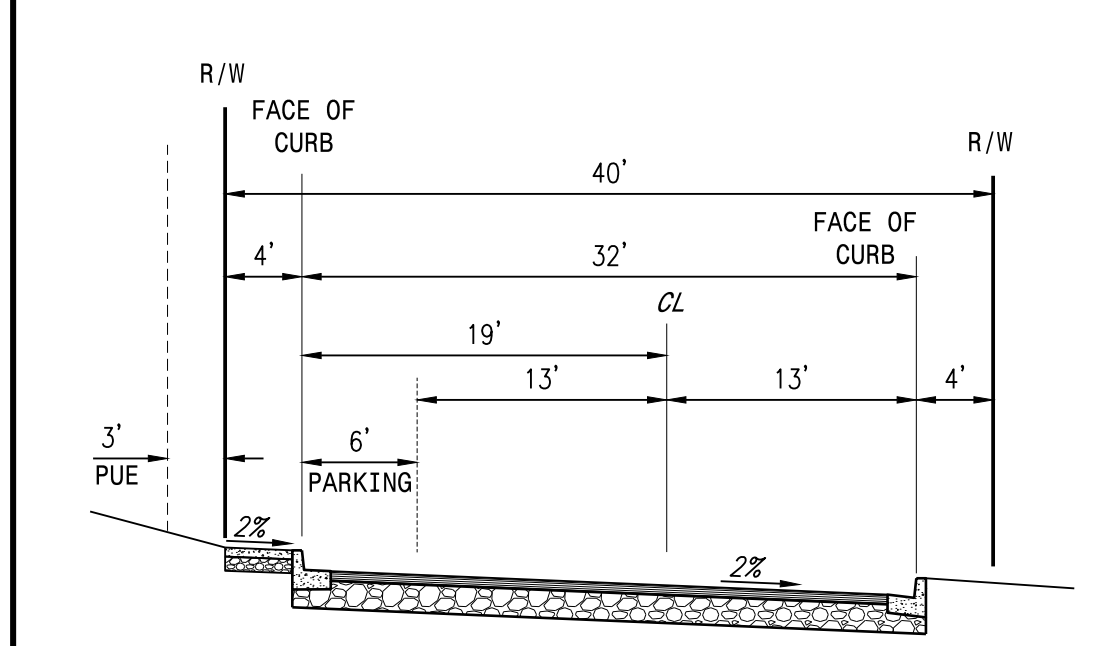
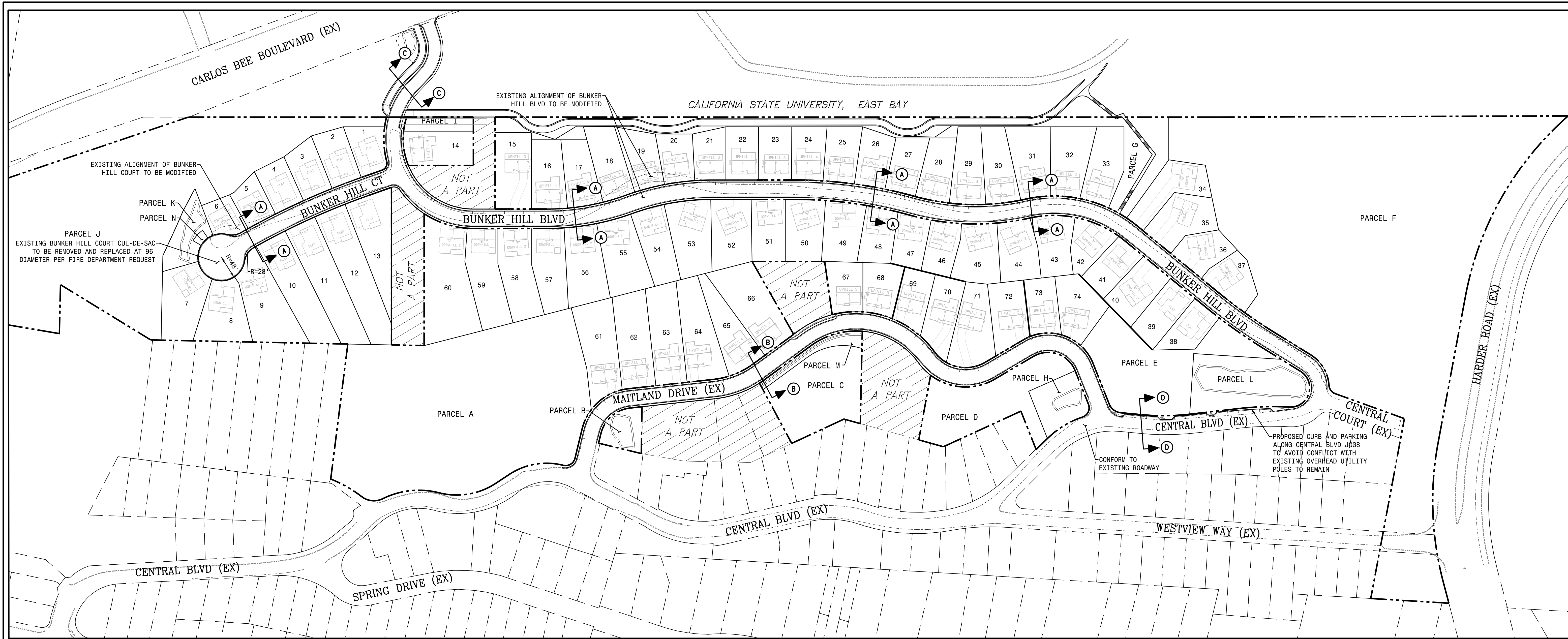
EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	LOT LINE
---	---	EASEMENT (FOR TYPE SEE CALLOUT)
---	---	APPROXIMATE LOCATION OF EAST TRACE HAYWARD FAULT PER ENGO

- NOTES:**
1. ALL EXISTING LOT LINES INTERIOR TO THE PROJECT BOUNDARY WILL BE REMAPPED AS A PART OF THIS APPLICATION'S FUTURE FINAL MAP(S). SEE PARCEL LAYOUT PLAN FOR PROPOSED LOTTING.
 2. ALL EXISTING BUILDINGS, UTILITIES, PAVEMENT, WELLS, SEPTIC AND ANY OTHER SITE IMPROVEMENTS WITHIN THE EXTENTS OF THE PROPERTY BOUNDARY TO BE DEMOLISHED.
 3. ALL EXISTING EASEMENTS WITHIN PROJECT BOUNDARY TO BE QUITCLAIMED UNLESS OTHERWISE NOTED.
 4. APPROXIMATE LOCATION OF EAST TRACE HAYWARD FAULT IS SHOWN FOR PLANNING PURPOSES ONLY. SEE "PRELIMINARY GEOTECHNICAL EXPLORATION" BY ENGO DATED APRIL 6, 2021 FOR FAULT AND EXCLUSION ZONE DETAILS.

DATE: NOVEMBER 2021
 SCALE: 1"=100'
 DRAWN BY: OC
 DESIGNED BY: JMB
 CHECKED BY: MAA

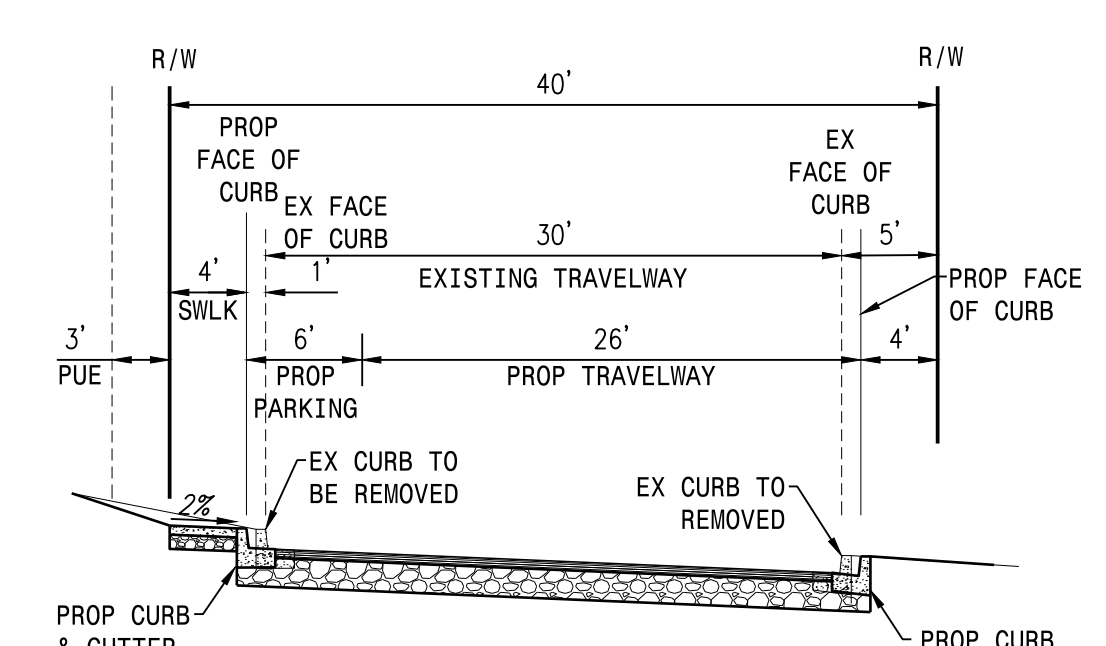
PLANS PREPARED UNDER THE DIRECTION OF:
 MACKAY & SOMPS
 5101 TRAVLER DR., PLEASANTON, CA 94566 (925)222-3000
 MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF
 INFORMATION OR DATA SHOWN HEREON UNLESS IT IS INDICATED OTHERWISE.

CITY OF HAYWARD CALIFORNIA
 PROJECT NO. 29018.000
 SHEET 2 OF 13
 RCE # 60467
 MARK D. MCCLELLAN



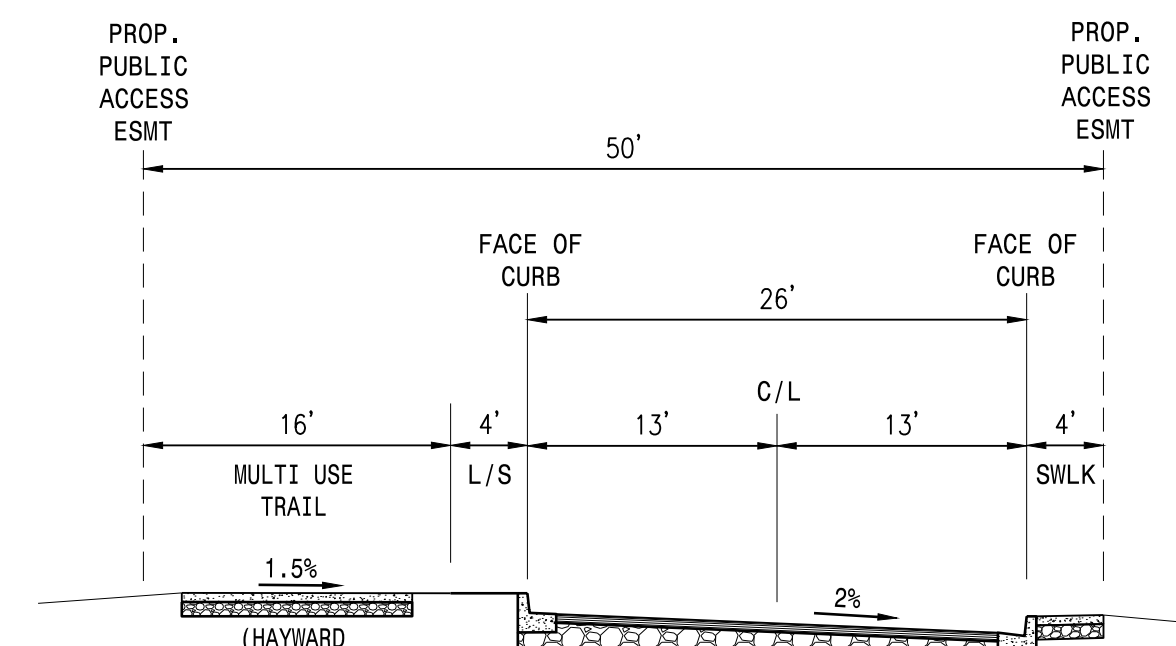
SECTION A
TYPICAL STREET SECTION WITH PARKING
AT BUNKER HILL BLVD AND BUNKER HILL CT
NTS

NOTE: 3' PUE ON HIGH (SIDEWALK) SIDE OF ROADWAY ONLY. 4' WIDTH FROM CURB TO ROW ON LOW SIDE (NON-SIDEWALK) SIDE OF ROADWAY IS EXPECTED TO BE ADEQUATE FOR ANY PROPOSED UTILITIES BEHIND CURB.



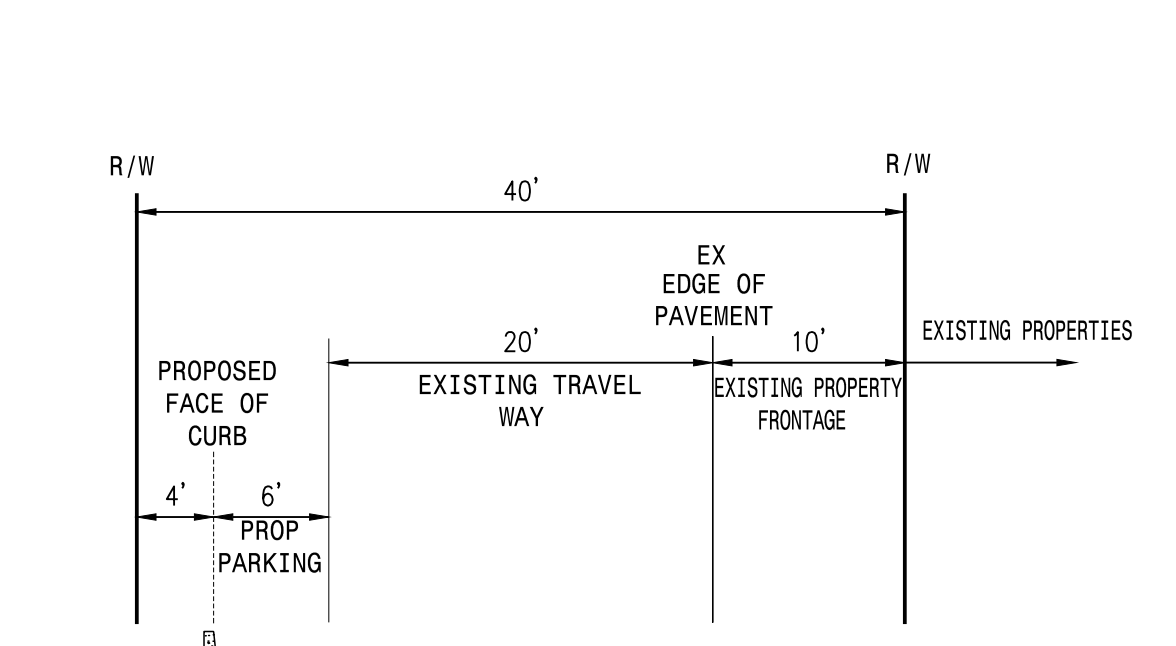
SECTION B
MAITLAND DRIVE
NTS

NOTE: PROPOSED PARKING TO AVOID EXISTING HYDRANTS AND DRIVEWAYS TO REMAIN



SECTION C
BUNKER HILL BLVD EXTENSION TO CARLOS BEE BLVD
NTS

NOTE: PROPOSED CURB TO JOG TO AVOID EXISTING OVERHEAD UTILITY POLES TO REMAIN. RETAINING WALL WILL BE NEEDED TO PROVIDE PARKING.



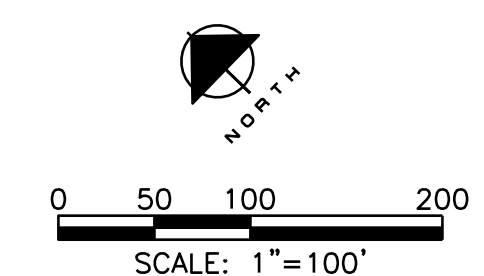
SECTION D
CENTRAL BLVD
NTS

NOTE: PROPOSED CURB TO JOG TO AVOID EXISTING OVERHEAD UTILITY POLES TO REMAIN. RETAINING WALL WILL BE NEEDED TO PROVIDE PARKING.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY (ROW)
---	---	EASEMENT (FOR TYPE SEE CALLOUT)
---	---	FACE OF CURB
---	---	EDGE OF PAVEMENT
---	---	NOT A PART
---	---	OVERHEAD UTILITY POLE

- NOTES:**
- SEE PD PACKAGE FOR PARKING COUNTS.
 - EXISTING BUNKER HILL BLVD AND BUNKER HILL COURT ARE TO BE REMOVED AND REPLACED. SOME PORTIONS OF THESE ROADWAYS WILL BE REALIGNED AND MODIFIED IN ELEVATIONS AND SLOPES.
 - EXISTING MAITLAND DRIVE AND CENTRAL BLVD TO BE REMOVED AND REPLACED. FINISH GRADE TO MATCH EXISTING.



DATE: NOVEMBER 2021
SCALE: N.T.S.
DRAWN BY: OC
DESIGNED BY: JMB
CHECKED BY: MM

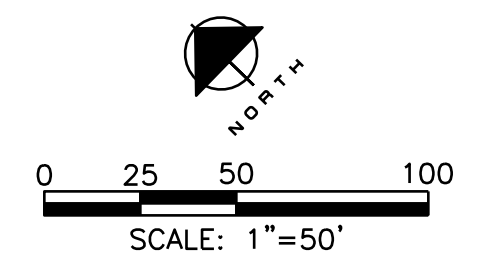
MACKAY & SOMPS
REGISTERED PROFESSIONAL ENGINEERS
CALIFORNIA LICENSE NO. 60467
MARK D. MCCLELLAN

PLANS PREPARED UNDER THE DIRECTION OF:
CALIFORNIA
BUNKER HILL
VESTING TENTATIVE MAP
STREET SECTIONS

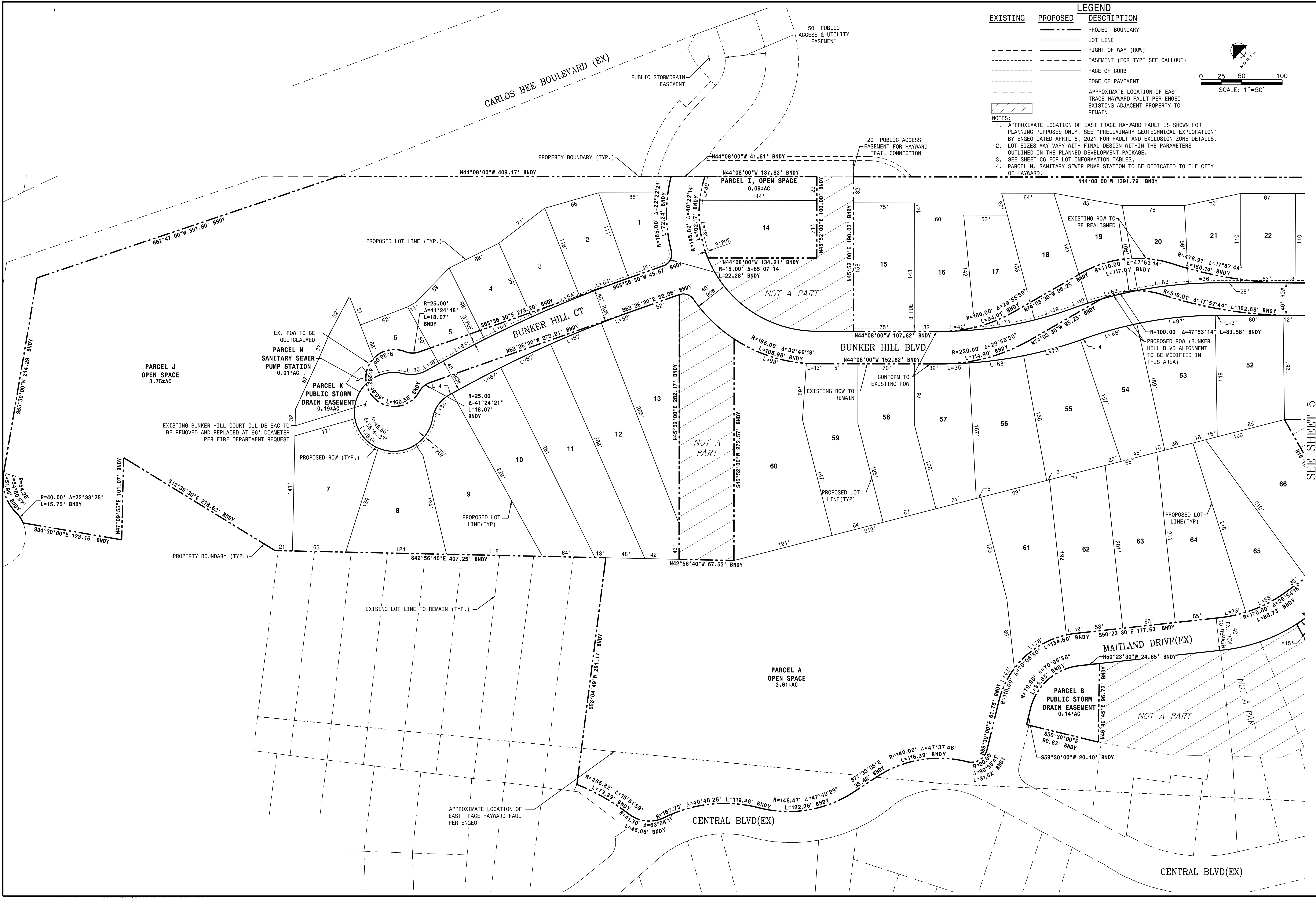
PROJECT NO.
29018.000

SHT
3
OF 13

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY (ROW)
---	---	EASEMENT (FOR TYPE SEE CALLOUT)
---	---	FACE OF CURB
---	---	EDGE OF PAVEMENT
---	---	APPROXIMATE LOCATION OF EAST TRACE HAYWARD FAULT PER ENGEO EXISTING ADJACENT PROPERTY TO REMAIN

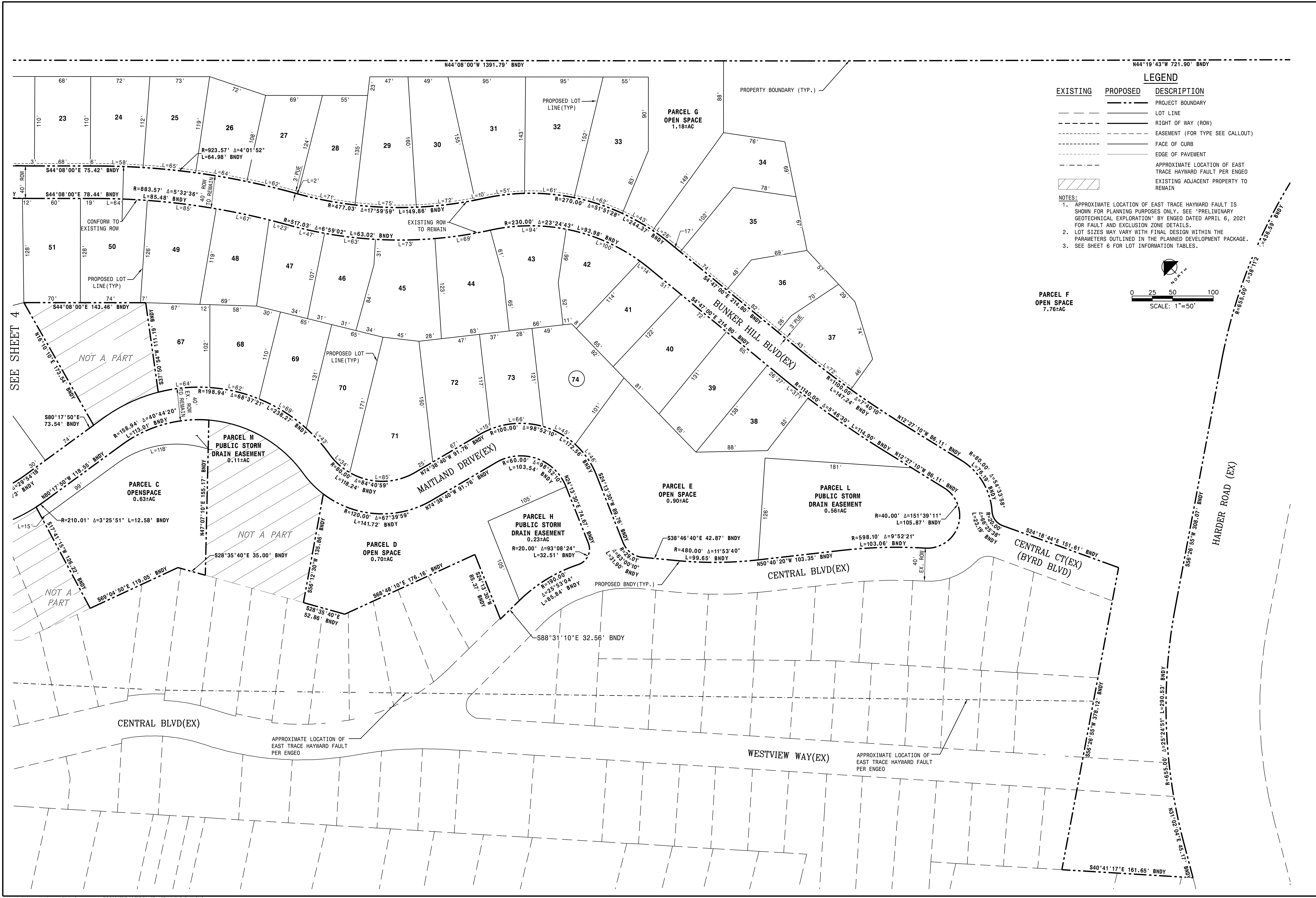


- NOTES:
1. APPROXIMATE LOCATION OF EAST TRACE HAYWARD FAULT IS SHOWN FOR PLANNING PURPOSES ONLY. SEE "PRELIMINARY GEOTECHNICAL EXPLORATION" BY ENGEO DATED APRIL 6, 2021 FOR FAULT AND EXCLUSION ZONE DETAILS.
 2. LOT SIZES MAY VARY WITH FINAL DESIGN WITHIN THE PARAMETERS OUTLINED IN THE PLANNED DEVELOPMENT PACKAGE.
 3. SEE SHEET 08 FOR LOT INFORMATION TABLES.
 4. PARCEL N, SANITARY SEWER PUMP STATION TO BE DEDICATED TO THE CITY OF HAYWARD.



SEE SHEET 5

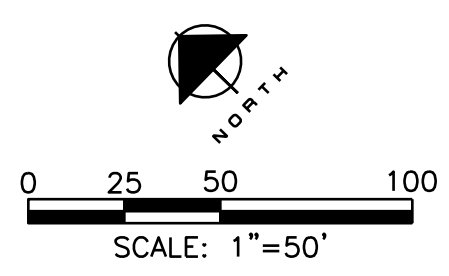
DATE: NOVEMBER 2021	SCALE: 1"=50'	DESIGNED BY: OC	CHECKED BY: MM
MACKAY & SOMPS			
PLANS PREPARED UNDER THE DIRECTION OF:			
MARK D. MCCLELLAN RCE # 60467			
CALIFORNIA			
BUNKER HILL			
VESTING TENTATIVE MAP			
LOT LAYOUT PLAN			
CITY OF HAYWARD			
PROJECT NO. 29018.000			
SHT 4			
OF 13			



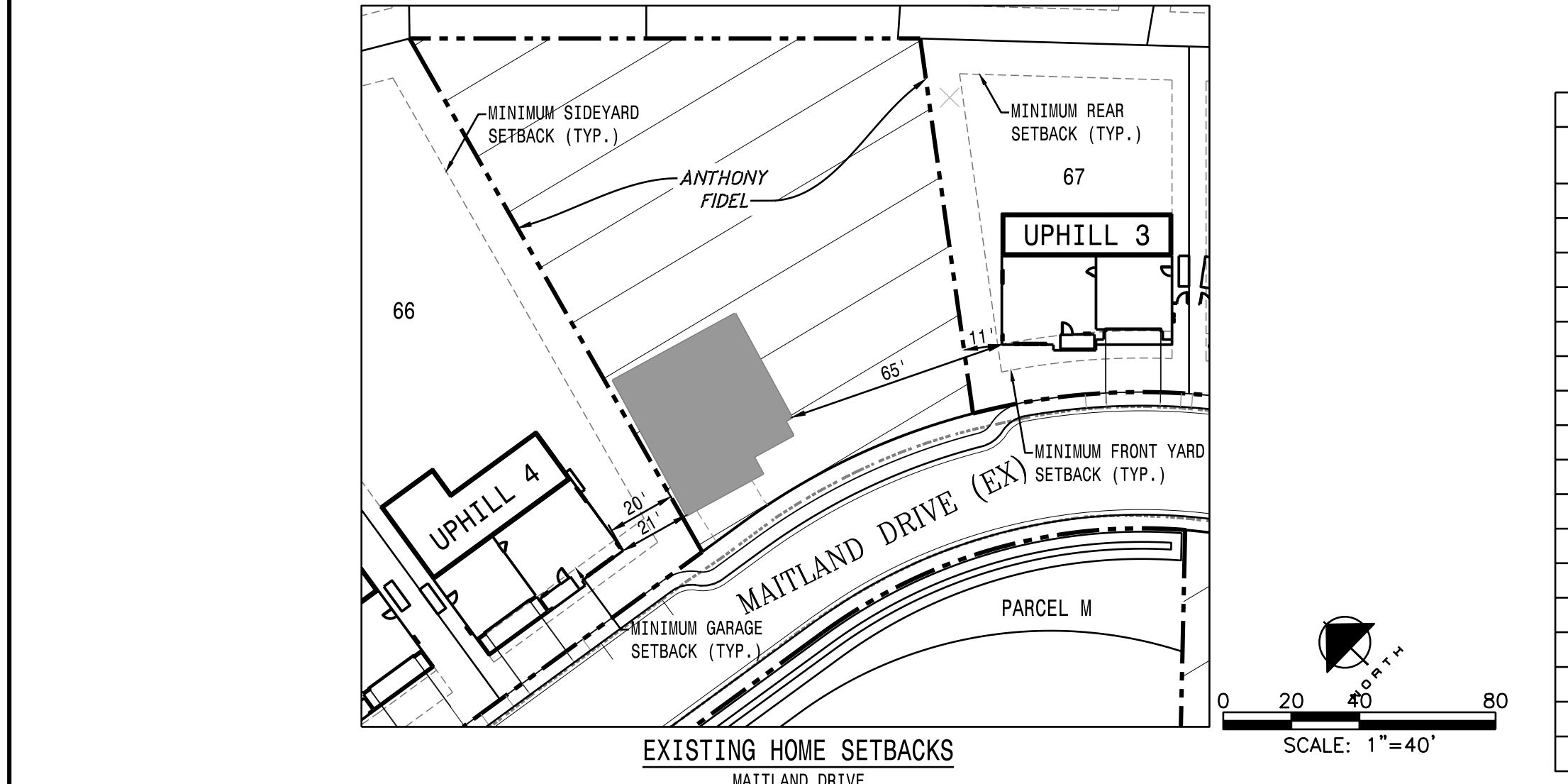
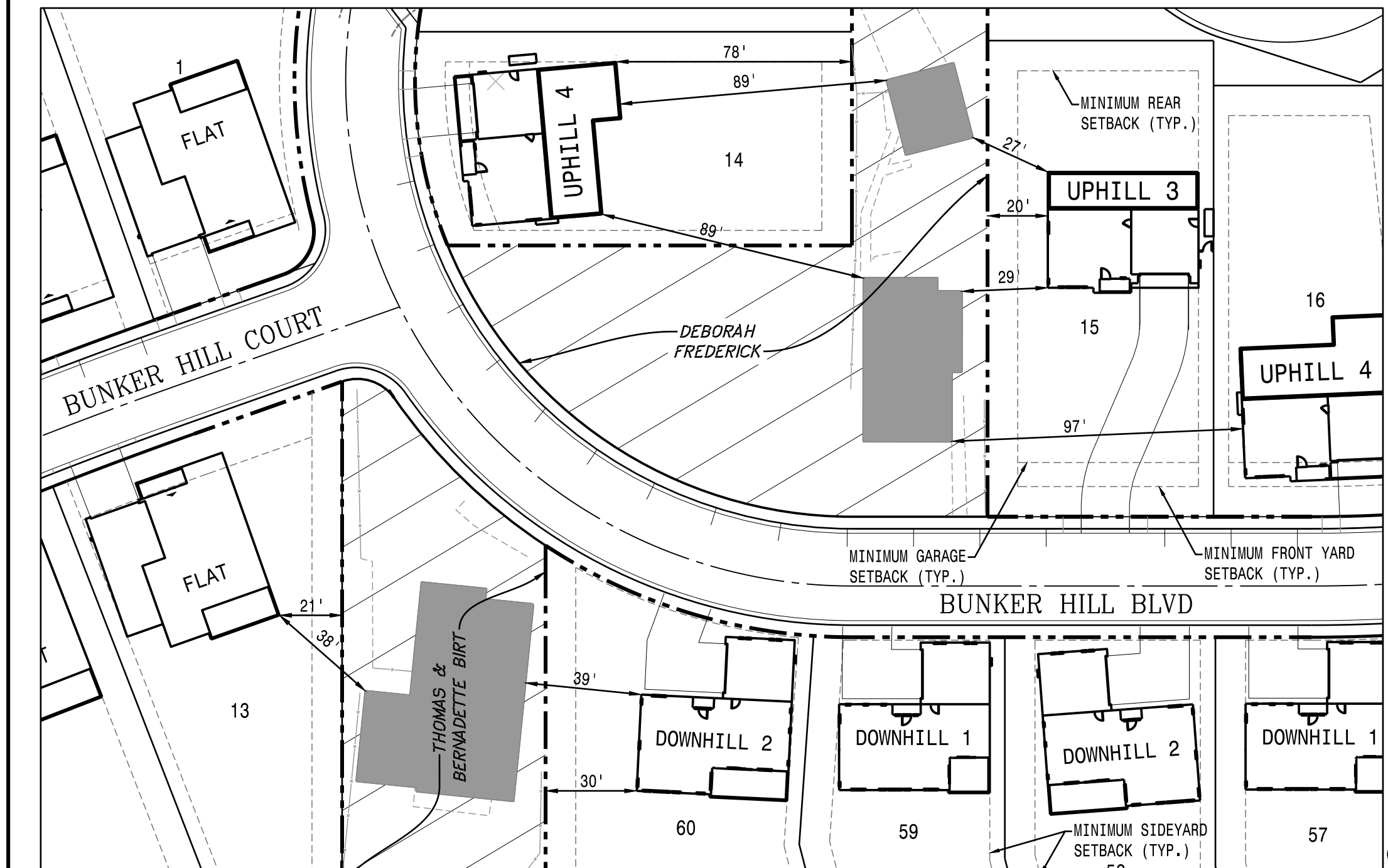
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY (ROW)
---	---	EASEMENT (FOR TYPE SEE CALLOUT)
---	---	FACE OF CURB
---	---	EDGE OF PAVEMENT
---	---	APPROXIMATE LOCATION OF EAST TRACE HAYWARD FAULT PER ENGO
---	---	EXISTING ADJACENT PROPERTY TO REMAIN

- NOTES:**
1. APPROXIMATE LOCATION OF EAST TRACE HAYWARD FAULT IS SHOWN FOR PLANNING PURPOSES ONLY. SEE "PRELIMINARY GEOTECHNICAL EXPLORATION" BY ENGO DATED APRIL 6, 2021 FOR FAULT AND EXCLUSION ZONE DETAILS.
 2. LOT SIZES MAY VARY WITH FINAL DESIGN WITHIN THE PARAMETERS OUTLINED IN THE PLANNED DEVELOPMENT PACKAGE.
 3. SEE SHEET 6 FOR LOT INFORMATION TABLES.



DATE: NOVEMBER 2021 SCALE: 1"=50' DRAWN BY: OC DESIGNED BY: MM CHECKED BY: MM	<p>MACKAY & SOMPS</p> <p>PLANS PREPARED UNDER THE DIRECTION OF:</p> <p>MARK D. MCCLELLAN RCE # 60467</p> <p>CITY OF HAYWARD CALIFORNIA</p> <p>BUNKER HILL VESTING TENTATIVE MAP</p> <p>LOT LAYOUT PLAN</p> <p>PROJECT NO. 29018.000</p> <p>SHT 5 OF 13</p>
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Plan Type	Description	Parking	Total DU	Area (SF)		%	TOTAL GSF
				Per Level	Per Unit		
Plan 1 Downhill	4 bd / 3ba	4 Total (2 car garage / 2 car driveway)	16 DU	First FL	1,249	2,406	22%
				Lower FL	1,157		
Plan 2 Downhill	4 bd / 3ba	4 Total (2 car garage / 2 car driveway)	14 DU	First FL	1,352	2,633	19%
				Lower FL	1,281		
Plan 3 Uphill	4 bd+Loft (opt bed 5) / 3.5 ba (+ opt. ba 4)	4 Total (2 car garage / 2 car driveway)	16 DU	First FL	688	3,293	22%
				Second FL	1,686		
				Third FL	919		
Plan 4 Uphill	4 bd+Office (opt bed 5) / 4 ba	4 Total (2 car garage / 2 car driveway)	18 DU	First FL	707	3,525	24%
				Second FL	1,976		
				Third FL	842		
Plan 5 Flat	4 bd+Loft (opt bed 5) / 3.5 ba	5 Total (3 car garage / 2 car driveway)	10 DU	First FL	1,577	3,200	14%
				Second FL	1,623		
Total						100%	223,496

*Measured to exterior stud of wall. GSF does not include covered parking, covered balconies, or porches.
 Total 8 Accessory Dwelling Units provided on site. Please see the A3.1.2 & A4.1.2 for the ADU layouts.
 ADU on plan 3 Uphill: 433 sq.ft. 1bd/1 ba
 ADU on plan 4 Uphill: 429 sq.ft. 1bd/1 ba

- NOTE:
 1. SEE ARCHITECTURAL PLANS FOR PLAN TYPE DETAILS.
 2. PLAN TYPE DISTRIBUTION SUBJECT TO CHANGE WITH FINAL DESIGN.

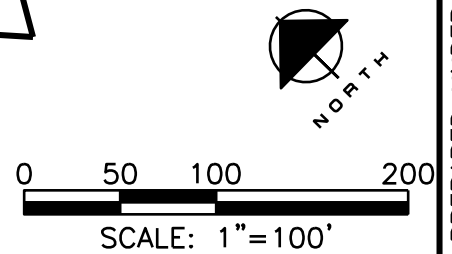
Lot	Area (SF)	Area (AC)	Pplan Type	Lot Coverage Percentage
1	6628	0.15	Flat 5	39%
2	7564	0.17	Flat 5	34%
3	7166	0.16	Flat 5	36%
4	6523	0.15	Flat 5	40%
5	5708	0.13	Downhill 1	37%
6	5108	0.12	Downhill 1	41%
7	12967	0.30	Downhill 1	16%
8	11347	0.26	Downhill 2	18%
9	15652	0.36	Downhill 1	13%
10	15242	0.35	Flat 5	17%
11	16890	0.39	Flat 5	15%
12	17926	0.41	Flat 5	14%
13	13575	0.31	Flat 5	19%
14	10088	0.23	Uphill 4	24%
15	11853	0.27	Uphill 3	20%
16	9690	0.22	Uphill 4	25%
17	8800	0.20	Uphill 4	27%

18	9903	0.23	Uphill 3	24%
19	8680	0.20	Uphill 3	28%
20	6994	0.16	Uphill 4	34%
21	6884	0.16	Uphill 3	35%
22	7388	0.17	Uphill 4	33%
23	7566	0.17	Uphill 3	32%
24	7625	0.18	Uphill 4	32%
25	7966	0.18	Uphill 3	30%
26	7713	0.18	Uphill 4	31%
27	7710	0.18	Uphill 3	31%
28	8277	0.19	Uphill 3	29%
29	9824	0.23	Uphill 4	25%
30	9636	0.22	Uphill 3	25%
31	11525	0.26	Uphill 4	21%
32	11384	0.26	Uphill 3	21%
33	10797	0.25	Uphill 4	22%
34	10856	0.25	Downhill 2	19%
35	11214	0.26	Downhill 1	19%
36	7611	0.17	Downhill 2	28%
37	8111	0.19	Downhill 1	26%

38	7229	0.17	Flat 5	36%
39	8746	0.20	Flat 5	30%
40	9673	0.22	Downhill 2	22%
41	7684	0.18	Downhill 1	27%
42	7043	0.16	Downhill 2	30%
43	9227	0.21	Downhill 1	23%
44	9781	0.22	Downhill 2	21%
45	10604	0.24	Downhill 1	20%
46	7117	0.16	Downhill 2	29%
47	7164	0.16	Downhill 1	29%
48	7709	0.18	Downhill 2	27%
49	9754	0.22	Downhill 1	21%
50	9969	0.23	Downhill 2	21%
51	9028	0.21	Downhill 1	23%
52	11551	0.27	Downhill 2	18%
53	12690	0.29	Downhill 1	17%
54	10136	0.23	Downhill 2	21%
55	13029	0.30	Downhill 1	16%
56	12563	0.29	Downhill 2	17%
57	11140	0.26	Downhill 1	19%

58	12970	0.30	Downhill 2	16%
59	13533	0.31	Downhill 1	15%
60	23402	0.54	Downhill 2	9%
61	14734	0.34	Uphill 3	16%
62	13750	0.32	Uphill 3	18%
63	13393	0.31	Uphill 4	18%
64	14342	0.33	Uphill 4	17%
65	10877	0.25	Uphill 4	22%
66	16095	0.37	Uphill 4	15%
67	7456	0.17	Uphill 3	32%
68	7936	0.18	Uphill 3	30%
69	7719	0.18	Uphill 4	31%
70	9926	0.23	Uphill 4	24%
71	12591	0.29	Uphill 4	19%
72	9973	0.23	Uphill 3	24%
73	7527	0.17	Uphill 4	32%
74	10411	0.24	Uphill 3	23%
Total Lot Area	758,858	17.42		

Max Lot size	23,402	SF
Min Lot Size	5,108	SF
Average Lot Size	10,255	SF
Max Coverage	41	%
Min Coverage	9	%
Average Coverage	24	%
Max Unit Size	3,525	SF
Min Unit Size	2,406	SF
Average Unit Size	3,020	SF



DATE: NOVEMBER 2021
 SCALE: N.I.S.
 DRAWN BY: OC
 DESIGNED BY: MM
 CHECKED BY: MM

PLANS PREPARED UNDER THE DIRECTION OF:
 MARK D. MCCLELLAN RCE # 60467
 CALIFORNIA

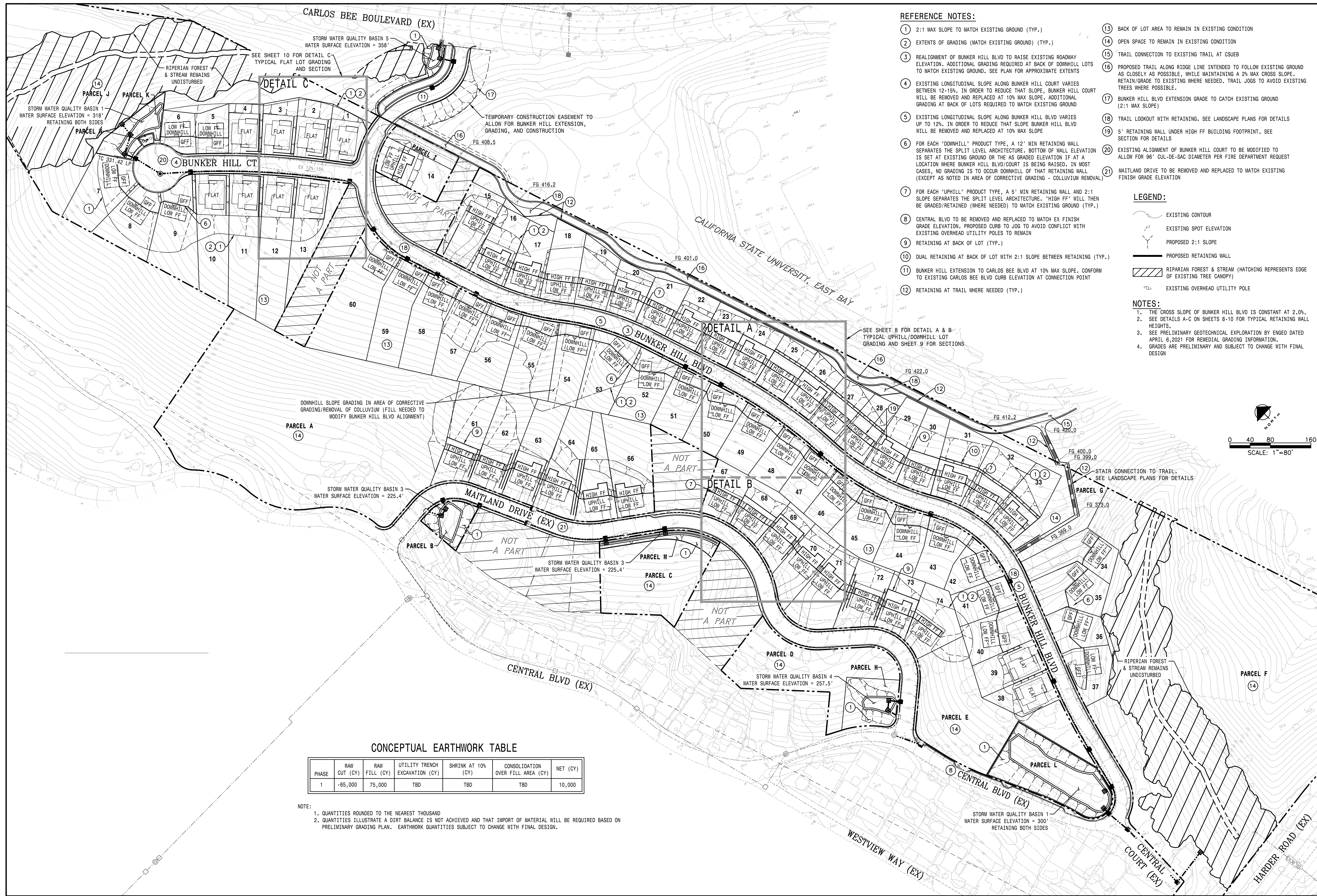
BUNKER HILL VESTING TENTATIVE MAP
 LOT INFORMATION TABLES

CITY OF HAYWARD

PROJECT NO. 29018.000

SHT 6 OF 13

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- REFERENCE NOTES:**
- 2:1 MAX SLOPE TO MATCH EXISTING GROUND (TYP.)
 - EXTENTS OF GRADING (MATCH EXISTING GROUND) (TYP.)
 - REALIGNMENT OF BUNKER HILL BLVD TO RAISE EXISTING ROADWAY ELEVATION. ADDITIONAL GRADING REQUIRED AT BACK OF DOWNHILL LOTS TO MATCH EXISTING GROUND. SEE PLAN FOR APPROXIMATE EXTENTS
 - EXISTING LONGITUDINAL SLOPE ALONG BUNKER HILL COURT VARIES BETWEEN 12-15%. IN ORDER TO REDUCE THAT SLOPE, BUNKER HILL COURT WILL BE REMOVED AND REPLACED AT 10% MAX SLOPE. ADDITIONAL GRADING AT BACK OF LOTS REQUIRED TO MATCH EXISTING GROUND
 - EXISTING LONGITUDINAL SLOPE ALONG BUNKER HILL BLVD VARIES UP TO 12%. IN ORDER TO REDUCE THAT SLOPE BUNKER HILL BLVD WILL BE REMOVED AND REPLACED AT 10% MAX SLOPE
 - FOR EACH 'DOWNHILL' PRODUCT TYPE, A 12' MIN RETAINING WALL SEPARATES THE SPLIT LEVEL ARCHITECTURE. BOTTOM OF WALL ELEVATION IS SET AT EXISTING GROUND OR THE AS GRADED ELEVATION IF AT A LOCATION WHERE BUNKER HILL BLVD/COURT IS BEING RAISED. IN MOST CASES, NO GRADING IS TO OCCUR DOWNHILL OF THAT RETAINING WALL (EXCEPT AS NOTED IN AREA OF CORRECTIVE GRADING - COLLUVIUM REMOVAL)
 - FOR EACH 'UPHILL' PRODUCT TYPE, A 5' MIN RETAINING WALL AND 2:1 SLOPE SEPARATES THE SPLIT LEVEL ARCHITECTURE. 'HIGH FF' WILL THEN BE GRADED/RETAINED (WHERE NEEDED) TO MATCH EXISTING GROUND (TYP.)
 - CENTRAL BLVD TO BE REMOVED AND REPLACED TO MATCH EX FINISH GRADE ELEVATION. PROPOSED CURB TO JOG TO AVOID CONFLICT WITH EXISTING OVERHEAD UTILITY POLES TO REMAIN
 - RETAINING AT BACK OF LOT (TYP.)
 - DUAL RETAINING AT BACK OF LOT WITH 2:1 SLOPE BETWEEN RETAINING (TYP.)
 - BUNKER HILL EXTENSION TO CARLOS BEE BLVD AT 10% MAX SLOPE. CONFORM TO EXISTING CARLOS BEE BLVD CURB ELEVATION AT CONNECTION POINT
 - RETAINING AT TRAIL WHERE NEEDED (TYP.)
 - BACK OF LOT AREA TO REMAIN IN EXISTING CONDITION
 - OPEN SPACE TO REMAIN IN EXISTING CONDITION
 - TRAIL CONNECTION TO EXISTING TRAIL AT CSUEB
 - PROPOSED TRAIL ALONG RIDGE LINE INTENDED TO FOLLOW EXISTING GROUND AS CLOSELY AS POSSIBLE, WHILE MAINTAINING A 2% MAX CROSS SLOPE. RETAIN/GRADE TO EXISTING WHERE NEEDED. TRAIL JOGS TO AVOID EXISTING TREES WHERE POSSIBLE.
 - BUNKER HILL BLVD EXTENSION GRADE TO CATCH EXISTING GROUND (2:1 MAX SLOPE)
 - TRAIL LOOKOUT WITH RETAINING. SEE LANDSCAPE PLANS FOR DETAILS
 - 5' RETAINING WALL UNDER HIGH FF BUILDING FOOTPRINT. SEE SECTION FOR DETAILS
 - EXISTING ALIGNMENT OF BUNKER HILL COURT TO BE MODIFIED TO ALLOW FOR 96" CUL-DE-SAC DIAMETER PER FIRE DEPARTMENT REQUEST
 - MAITLAND DRIVE TO BE REMOVED AND REPLACED TO MATCH EXISTING FINISH GRADE ELEVATION

- LEGEND:**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED 2:1 SLOPE
 - PROPOSED RETAINING WALL
 - RIPIARIAN FOREST & STREAM (HATCHING REPRESENTS EDGE OF EXISTING TREE CANOPY)
 - EXISTING OVERHEAD UTILITY POLE

- NOTES:**
- THE CROSS SLOPE OF BUNKER HILL BLVD IS CONSTANT AT 2.0%.
 - SEE DETAILS A-C ON SHEETS 8-10 FOR TYPICAL RETAINING WALL HEIGHTS.
 - SEE PRELIMINARY GEOTECHNICAL EXPLORATION BY ENGED DATED APRIL 6, 2021 FOR REMEDIAL GRADING INFORMATION.
 - GRADES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN

CONCEPTUAL EARTHWORK TABLE

PHASE	RAW CUT (CY)	RAW FILL (CY)	UTILITY TRENCH EXCAVATION (CY)	SHRINK AT 10% (CY)	CONSOLIDATION OVER FILL AREA (CY)	NET (CY)
1	-65,000	75,000	TBD	TBD	TBD	10,000

- NOTE:**
- QUANTITIES ROUNDED TO THE NEAREST THOUSAND
 - QUANTITIES ILLUSTRATE A DIRT BALANCE IS NOT ACHIEVED AND THAT IMPORT OF MATERIAL WILL BE REQUIRED BASED ON PRELIMINARY GRADING PLAN. EARTHWORK QUANTITIES SUBJECT TO CHANGE WITH FINAL DESIGN.

DATE: NOVEMBER 2021
 SCALE: 1"=80'
 DRAWN BY: DC
 JOB: BUNKER HILL
 CHECKED BY: MM

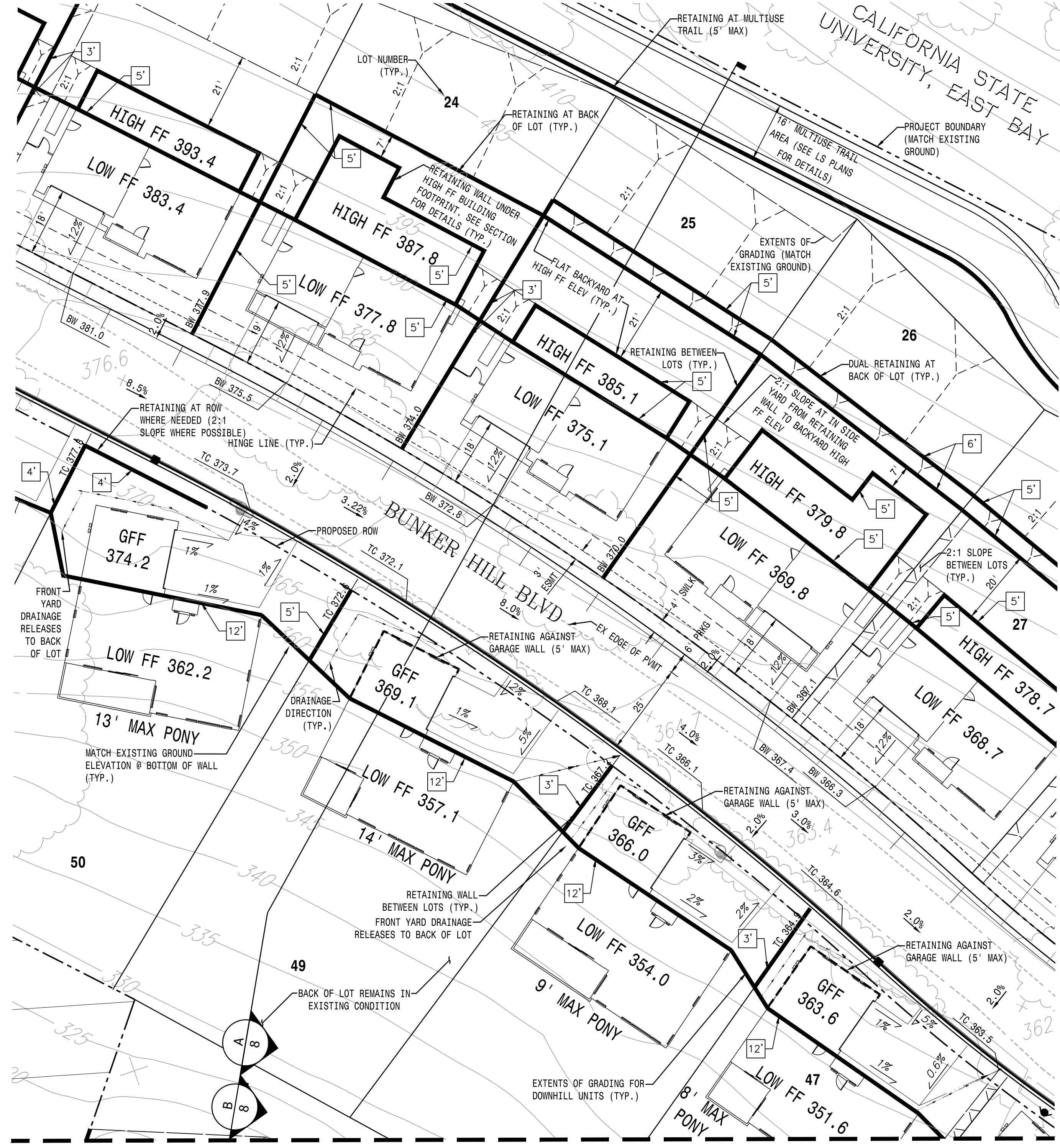
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CITY OF HAYWARD
 BUNKER HILL
 VESTING TENTATIVE MAP
 OVERALL GRADING PLAN
 PROJECT NO. 29018.000
 SHEET 7 OF 13
 RCE # 60467
 MARK D. MCCLELLAN

LEGEND:

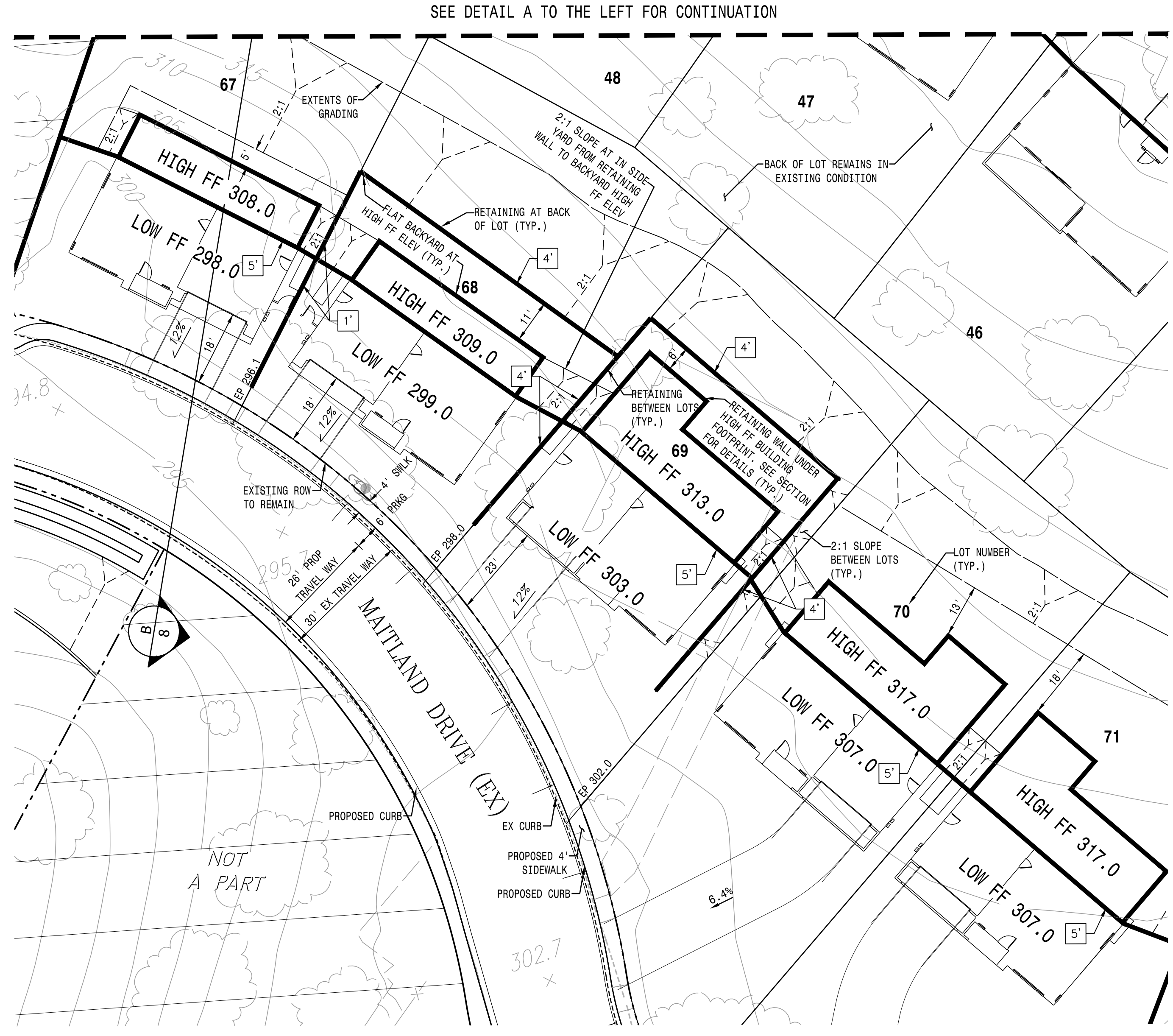
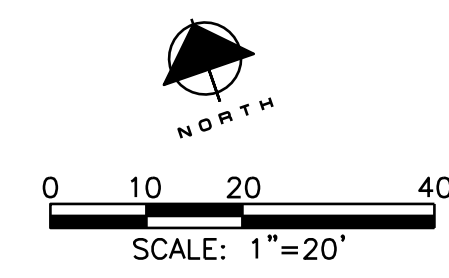
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED 2:1 SLOPE
	HEIGHT OF RETAINING WALL
	PROPOSED RETAINING WALL
	LOT DRAINAGE (AWAY FROM HOUSE)

- NOTES:**
- GRADES ARE PRELIMINARY AND WILL CHANGE WITH FINAL DESIGN.
 - SEE SHEET 9 FOR GRADING SECTION A & B.
 - VERTICAL CURVES WILL BE USED ALONG BUNKER HILL AS REQUIRED BY CITY OF HAYWARD STANDARDS.
 - THE DETAILS HEREON ARE EXAMPLES OF TYPICAL LOT GRADING. ACTUAL GRADING DETAILS VARY BY LOT. SEE OVERALL GRADING PLAN FOR AVAILABLE PLANNING DETAILS.
 - EXISTING LONGITUDINAL SLOPE AT MAITLAND DRIVE EXCEEDS 10%. PROPOSED CURB AND ADDITIONAL PAVEMENT WIDTH PROPOSED TO FOLLOW EXISTING LONGITUDINAL SLOPE EXCEEDING 10%.



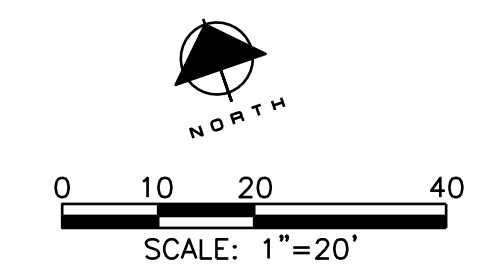
SEE DETAIL B TO THE RIGHT FOR CONTINUATION

DETAIL A

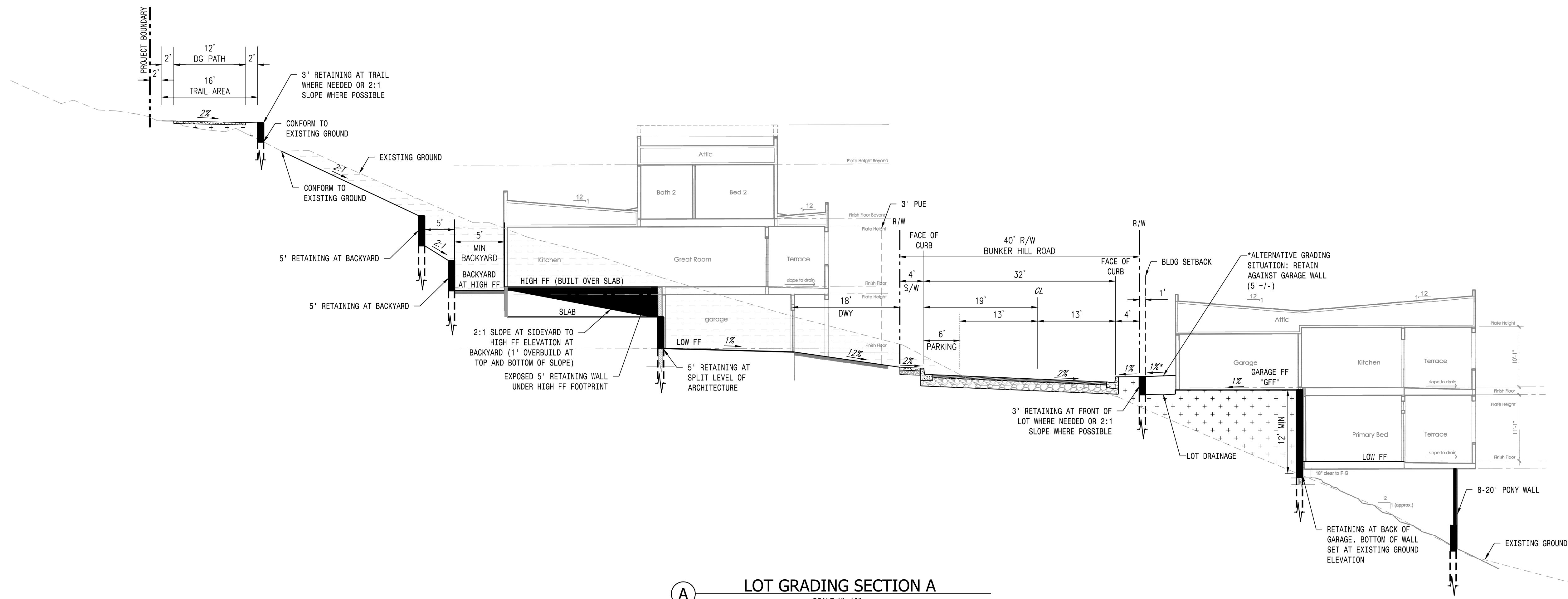


SEE DETAIL A TO THE LEFT FOR CONTINUATION

DETAIL B



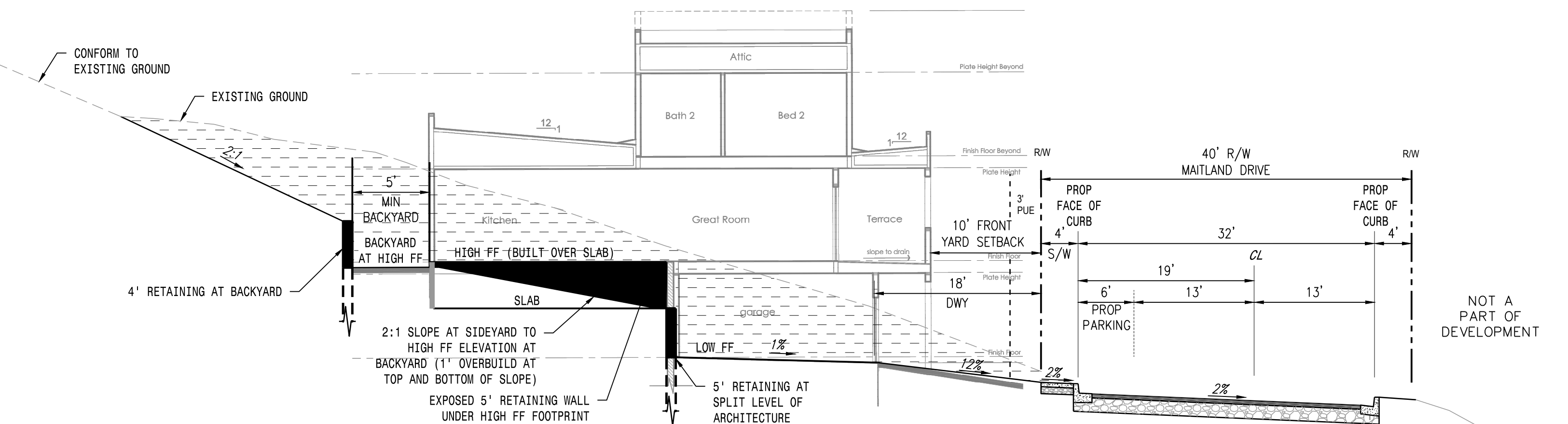
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PLANS PREPARED UNDER THE DIRECTION OF:						
MARK D. MCCLELLAN RCE # 60467 CALIFORNIA						
BUNKER HILL						
VESTING TENTATIVE MAP						
LOT GRADING DETAIL A & B						
CITY OF HAYWARD						
PROJECT NO. 29018.000						
SHT 8						
OF 13						



A LOT GRADING SECTION A
SCALE: 1"=10'

SEE SECTION A ABOVE FOR CONTINUATION

SEE SECTION B BELOW FOR CONTINUATION

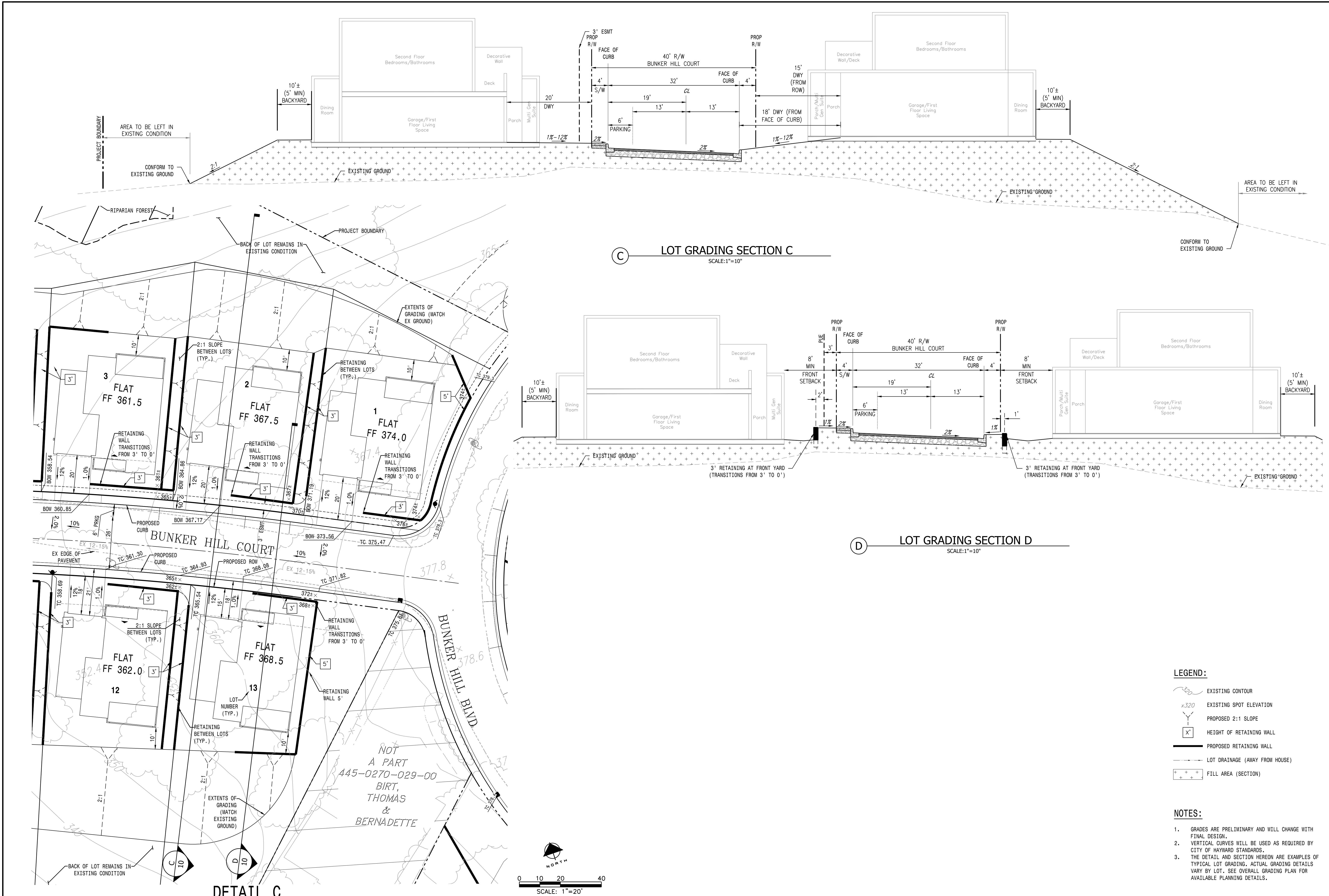


B LOT GRADING SECTION B
SCALE: 1"=10'

- LEGEND:**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED 2:1 SLOPE
 - HEIGHT OF RETAINING WALL
 - PROPOSED RETAINING WALL
 - LOT DRAINAGE (AWAY FROM HOUSE)
 - CUT AREA (SECTION)
 - FILL AREA (SECTION)

- NOTES:**
1. GRADES ARE PRELIMINARY AND WILL CHANGE WITH FINAL DESIGN.
 2. VERTICAL CURVES WILL BE USED ALONG BUNKER HILL AS REQUIRED BY CITY OF HAYWARD STANDARDS.
 3. THE SECTIONS HEREON ARE EXAMPLES OF TYPICAL LOT GRADING. ACTUAL GRADING DETAILS VARY BY LOT. SEE OVERALL GRADING PLAN FOR AVAILABLE PLANNING DETAILS.

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PLANS PREPARED UNDER THE DIRECTION OF: MARK D. MCCLELLAN RCE # 60467				
CITY OF HAYWARD CALIFORNIA				
BUNKER HILL VESTING TENTATIVE MAP LOT GRADING SECTION A & B				
PROJECT NO. 29018.000				
SHT 9 OF 13				



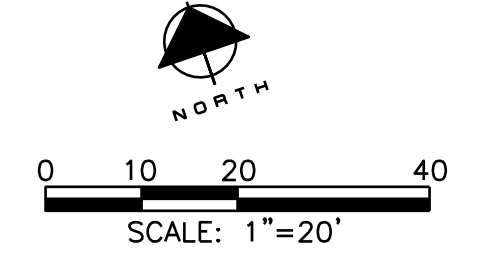
C LOT GRADING SECTION C
SCALE: 1"=10'

D LOT GRADING SECTION D
SCALE: 1"=10'

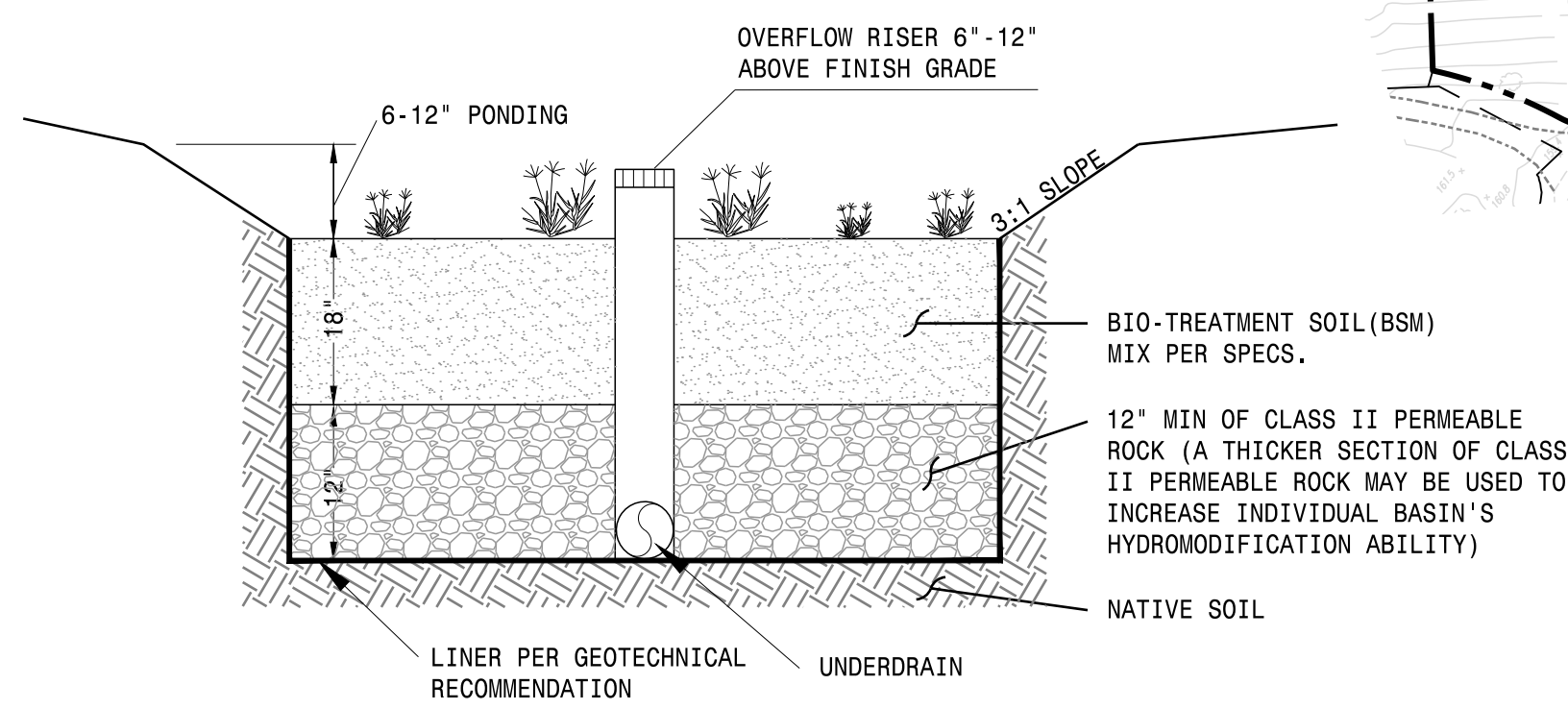
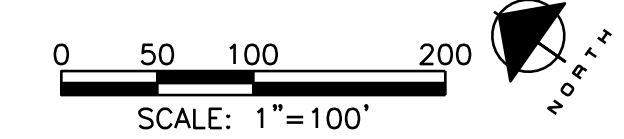
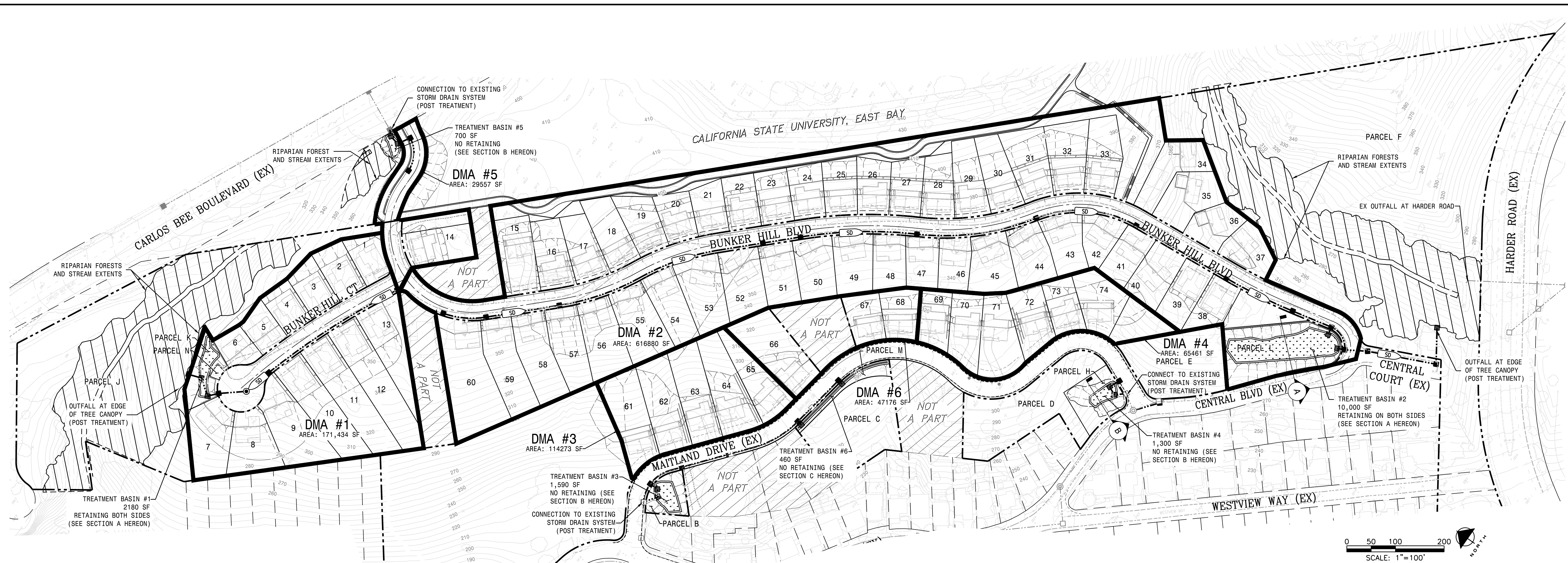
DETAIL C

- LEGEND:**
- EXISTING CONTOUR
 - x320 EXISTING SPOT ELEVATION
 - PROPOSED 2:1 SLOPE
 - HEIGHT OF RETAINING WALL
 - PROPOSED RETAINING WALL
 - LOT DRAINAGE (AWAY FROM HOUSE)
 - FILL AREA (SECTION)

- NOTES:**
1. GRADES ARE PRELIMINARY AND WILL CHANGE WITH FINAL DESIGN.
 2. VERTICAL CURVES WILL BE USED AS REQUIRED BY CITY OF HAYWARD STANDARDS.
 3. THE DETAIL AND SECTION HEREON ARE EXAMPLES OF TYPICAL LOT GRADING. ACTUAL GRADING DETAILS VARY BY LOT. SEE OVERALL GRADING PLAN FOR AVAILABLE PLANNING DETAILS.



<p>BUNKER HILL VESTING TENTATIVE MAP LOT GRADING DETAIL/SECTION C</p>	<p>CITY OF HAYWARD CALIFORNIA</p>
<p>PLANS PREPARED UNDER THE DIRECTION OF: MARK D. MCCLELLAN RCE # 60467</p>	<p>DATE: NOVEMBER 2021 SCALE: N.I.S. DRAWN BY: OC JOB: MM DESIGNED BY: CHECKED BY:</p>
<p>PROJECT NO. 29018.000</p>	
<p>SHT 10 OF 13</p>	



TYPICAL BIORETENTION DETAIL

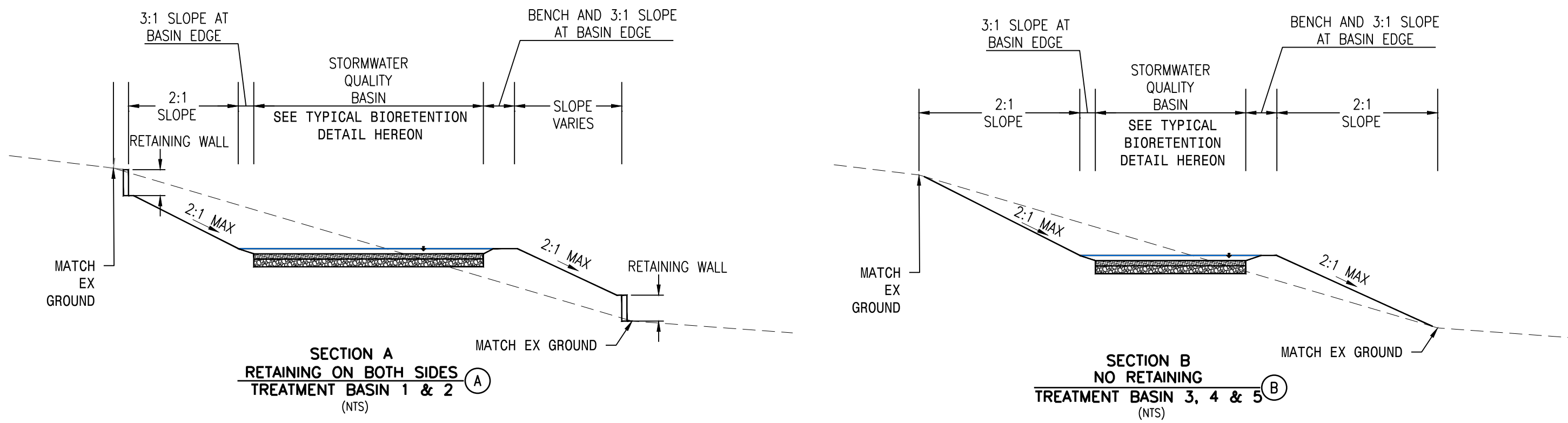
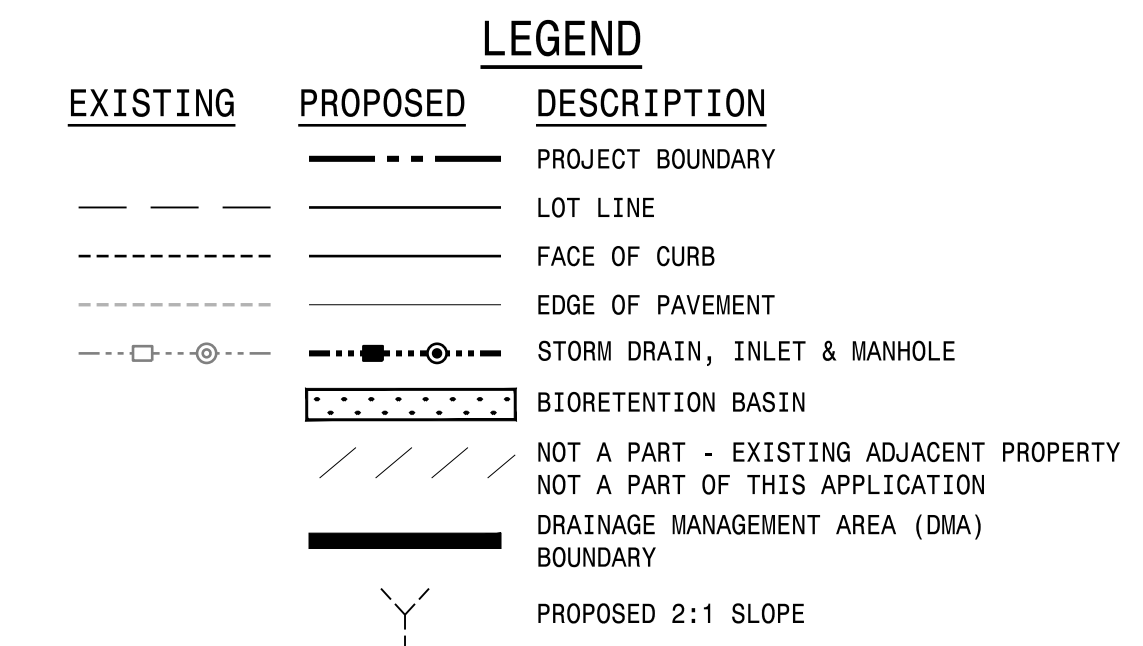
NTS

STORMWATER TREATMENT AREA CALCULATIONS

DRAINAGE MANAGEMENT AREA	IMPERVIOUS AREA				TOTAL IMPERVIOUS AREA (SF)	TOTAL DMA AREA (SF)	TOTAL IMPERVIOUS AREA / TOTAL DMA AREA (IMPERVIOUS PERCENTAGE)	REQUIRED TREATMENT AREA (SF) (% OF IMPERVIOUS AREA)	PROPOSED TREATMENT AREA (SF)
	"IMPERVIOUS AREA: ROOF (SF)"	"IMPERVIOUS AREA: DRIVEWAYS (SF)"	"IMPERVIOUS AREA: ROADWAYS (SF)"	"IMPERVIOUS AREA: SIDEWALK (SF)"					
DMA #1	30,331	6,274	15,793	1,835	54,233	171,434	32%	2,169	2,180
DMA #2	95,423	25,721	65,241	9,653	196,038	616,880	32%	7,842	10,000
DMA #3	10,568	3,892	SEE NOTE 4	989	15,449	114,273	14%	618	1,590
DMA #4	12,851	4,888	SEE NOTE 4	1,335	19,074	65,461	29%	763	1,300
DMA #5	2,293	298	9,697	1,556	13,844	29,557	47%	554	700
DMA #6	6,002	1,125	SEE NOTE 4	263	7,390	47,176	16%	296	460

NOTES:

1. REQUIRED TREATMENT AREA WAS CALCULATED BASED ON 4% OF THE TOTAL IMPERVIOUS AREA SHOWN. IMPERVIOUS CALCULATIONS AND BASIN AREAS/LOCATIONS ARE SUBJECT TO CHANGE AT FINAL DESIGN.
2. STORMWATER QUALITY AND HYDROMODIFICATION DESIGNED PER ALAMEDA COUNTY CLEAN WATER PROGRAM DETAILS AND STANDARDS.
3. STORMWATER QUALITY TREATMENT AREAS ARE OVERSIZED FROM THAT REQUIRED TO ADHERE TO HYDROMODIFICATION REQUIREMENTS.
4. ADDITIONAL PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY OF MAITLAND DRIVE AND CENTRAL BLVD IS EXCLUDED FROM THIS STORMWATER QUALITY CALCULATIONS. SEE THE BUNKER HILL PARCEL GROUP 5 TENTATIVE MAP DRAINAGE ANALYSIS MEMO FOR HYDROMODIFICATION CALCULATIONS.



**SECTION A
RETAINING ON BOTH SIDES
TREATMENT BASIN 1 & 2**
(NTS)

**SECTION B
NO RETAINING
TREATMENT BASIN 3, 4 & 5**
(NTS)

**SECTION C
NO RETAINING
TREATMENT BASIN 6
MAITLAND DRIVE**
(NTS)

DATE: NOVEMBER 2021
SCALE: 1"=100'
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DESIGNED BY: JMB
CHECKED BY: MM

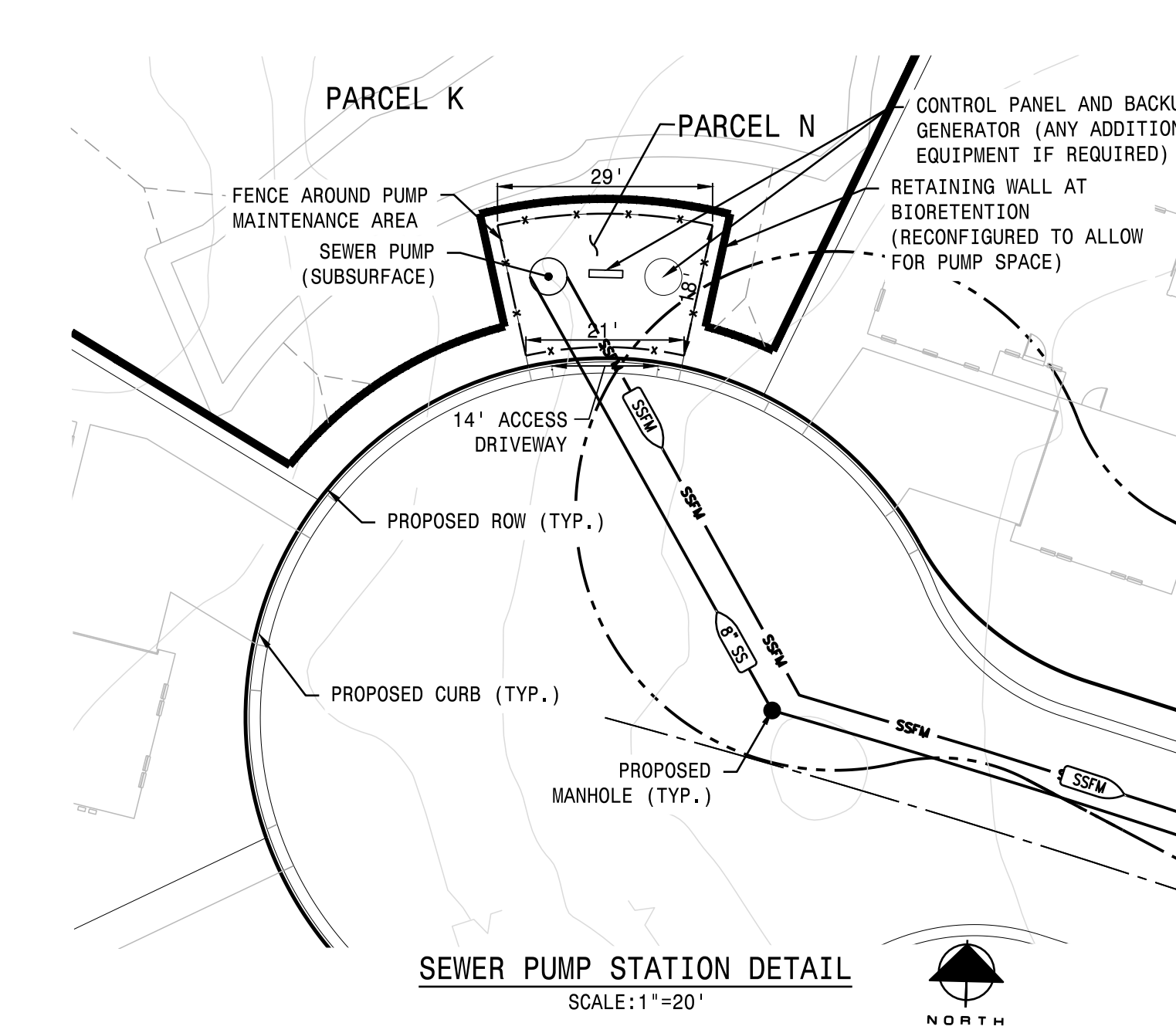
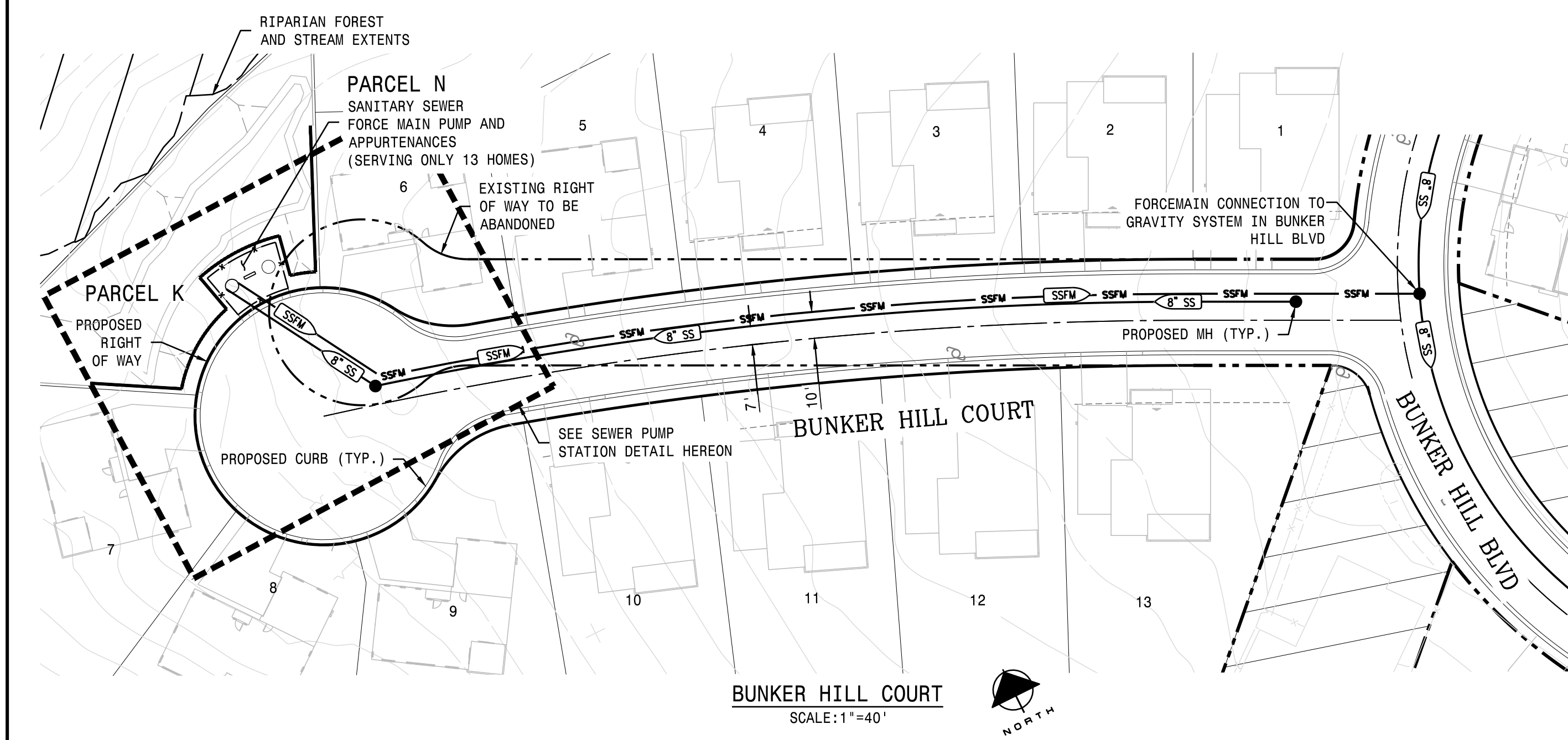
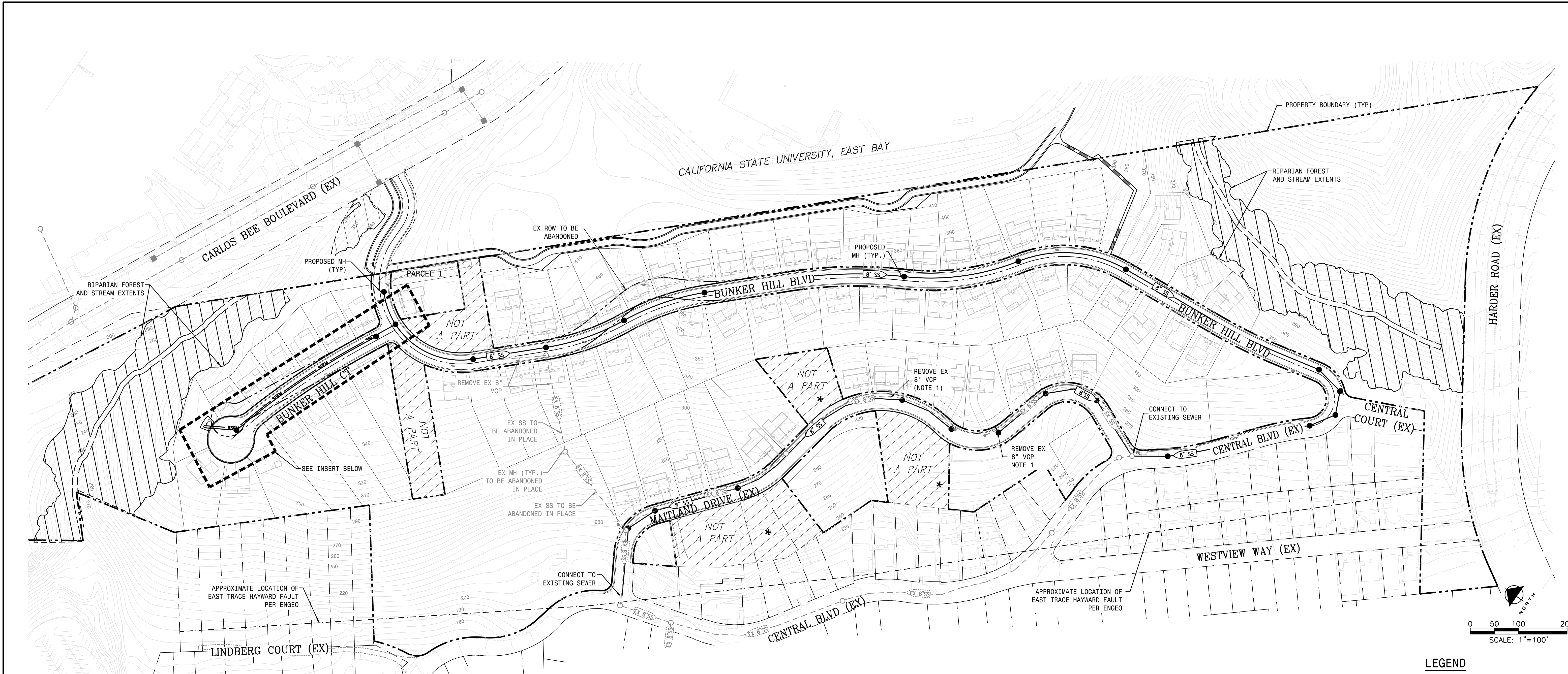
MACKAY & SOMPS
11000 UNIVERSITY AVENUE, SUITE 100, REDWOOD CITY, CA 94063
TEL: 650-222-3000
WWW.MACKAYANDSOMPS.COM

PLANS PREPARED UNDER THE DIRECTION OF:
MARK D. MCCLELLAN
RCE # 60467

CITY OF HAYWARD
**BUNKER HILL
VESTING TENTATIVE MAP
STORMWATER QUALITY PLAN**

PROJECT NO.
29018.000

SHT
11
OF 13



- SEWER PUMP STATION NOTES:**
1. LEVEL PAVED SURFACE LARGE ENOUGH FOR MAINTENANCE VEHICLE PARKING AND POLE MOUNTED SWITCH CONTROLLED AREA LIGHT(S) PROVIDED.
 2. PERIMETER FENCE TO BE STURDY AND VISUALLY COMPATIBLE WITH THE DEVELOPMENT. LOCKABLE GATE WITH PAVED DRIVEWAY TO STREET PROVIDED.
 3. RETAINING WALLS AROUND PUMP STATION TO EXTEND ABOVE GROUND TO CONTAIN ACCIDENTAL ON-SITE SEWER SPILLAGE.
 4. SECONDARY PUMP FOR ALTERNATING OPERATION AND BACKUP PROVIDED.
 5. CAPACITY OF WET WELL/SUMP SHALL BE ADEQUATE AND SIZED APPROPRIATELY FOR HOLDING FLOWS WITH PUMP OUT OF SERVICE DURING PEAK DEMAND PERIOD (5-11AM).
 6. PROVIDE SCADA AT CONTROL PANEL. TO BE COMPATIBLE WITH THE CITY OF HAYWARD'S CURRENT TELEMETRY SYSTEM.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	LOT LINE
---	---	FACE OF CURB
---	---	EDGE OF PAVEMENT
---	---	SANITARY SEWER & MANHOLE
---	---	SANITARY SEWER FORCE MAIN & PUMP
---	---	APPROXIMATE LOCATION OF EAST TRACE HAYWARD FAULT PER ENGeo
---	---	NOT A PART - EXISTING ADJACENT PROPERTY NOT A PART OF THIS APPLICATION
---	---	OVERHEAD UTILITY POLE

- NOTE:**
- * EXISTING HOMES ON MAITLAND DRIVE CURRENTLY CONNECTED TO OLD 8" VCP SYSTEM TO BE PROVIDED NEW LATERAL CONNECTION TO NEW 8" PVC SYSTEM.
1. EXISTING 8" VCP SEWER TO BE REPLACED INKIND WITH NEW 8" PVC PIPE AT MAITLAND DRIVE.
 2. SANITARY SEWER SYSTEM TO BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF HAYWARD.
 3. SANITARY SEWER MAINS AND APPURTENANCES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HAYWARD'S "SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER MAINS AND APPURTENANCES (12" IN DIAMETER OR LESS)".
 4. CURVED PIPE TO BE USED IN THE LOCATIONS APPLICABLE. MINIMUM RADII TO BE CONFIRMED WITH FINAL DESIGN.

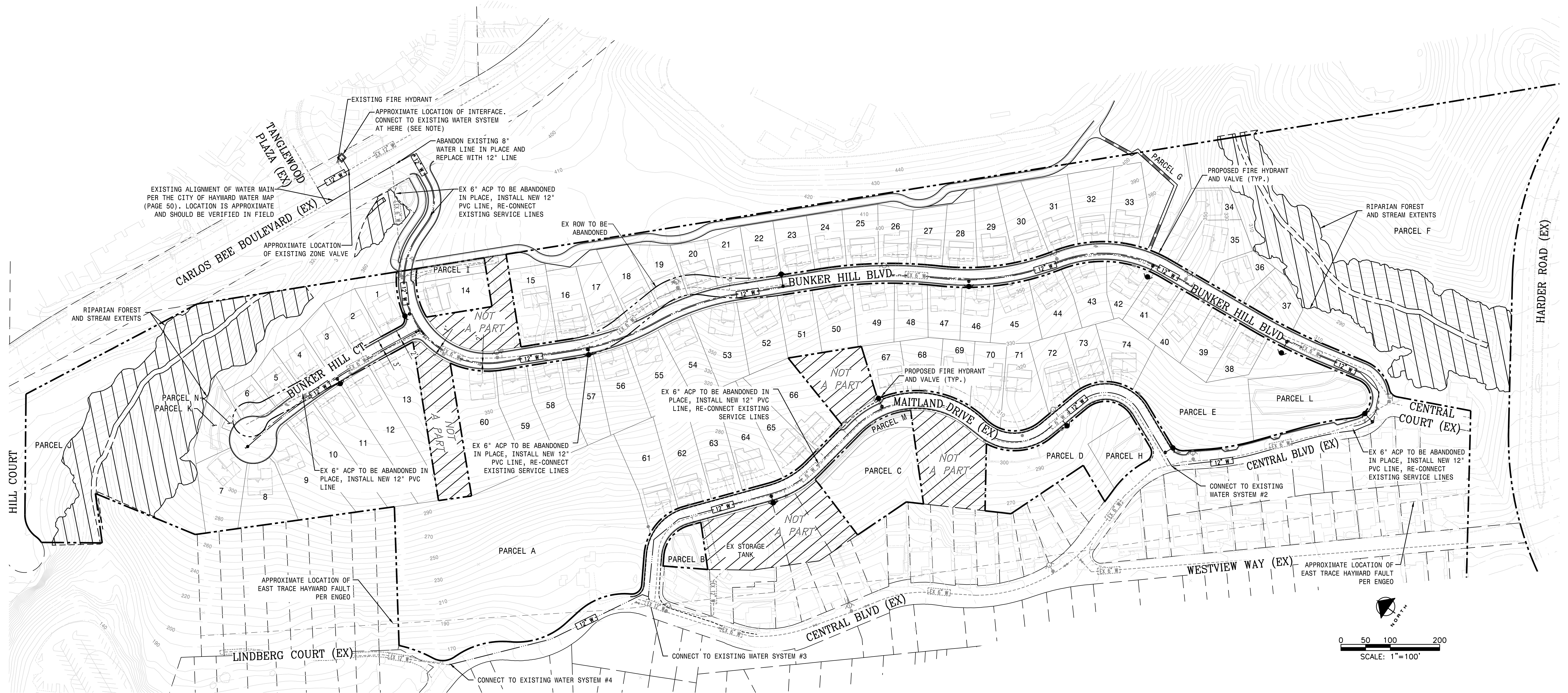
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 MARK D. MCCLELLAN RCE # 60467

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CITY OF HAYWARD
BUNKER HILL VESTING TENTATIVE MAP
SANITARY SEWER PLAN

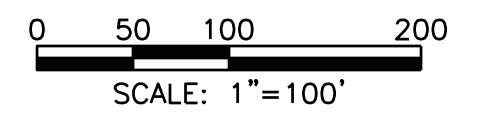
PROJECT NO. 29018.000
 SHT 12 OF 13



LEGEND

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	PROJECT BOUNDARY
- - - - -	- - - - -	LOT LINE
- - - - -	- - - - -	FACE OF CURB
- - - - -	- - - - -	EDGE OF PAVEMENT
- - - - -	- - - - -	WATER LINE, VALVE & FIRE HYDRANT
- - - - -	- - - - -	APPROXIMATE LOCATION OF EAST TRACE HAYWARD FAULT PER ENGeo
- - - - -	- - - - -	NOT A PART - EXISTING ADJACENT PROPERTY
- - - - -	- - - - -	NOT A PART OF THIS APPLICATION
- - - - -	- - - - -	OVERHEAD UTILITY POLE

- NOTES:**
- ◆ CONNECT PROPOSED WATER LINE TO EXISTING INTERFACE AT THE INTERSECTION OF CARLOS BEE BLVD / TANGLEWOOD. EXISTING INTERFACE TO BE IMPROVED AS NECESSARY
 - WATER LINE IMPROVEMENTS PER CITY OF HAYWARD HYDRAULIC EVALUATION OF BUNKER HILL DEVELOPMENT FIGURE 3 ALTERNATIVE BY WEST YOST ASSOCIATES
 - 1. ALL PUBLIC WATER MAINS AND APPURTENANCES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAYWARD'S "SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND FIRE HYDRANTS." ALL EXISTING HYDRANTS TO BE REMOVED.
 - 2. ALL PROPOSED WATER MAINS AND APPURTENANCES TO BE PUBLICLY OWNED AND MAINTAINED.



DATE: NOVEMBER 2021
 SCALE: 1"=100'
 DRAWN BY: OC
 DESIGNED BY: MM
 CHECKED BY: MM

MACKAY & SOMPS
 CIVIL ENGINEERS
 15451 FARMER DR., PLEASANTON, CA 94566
 (925) 222-5000
 WWW.MACKAY-SOMPS.COM
 ENGINEERS OF THE STATE OF CALIFORNIA REG. NO. 10000

PLANS PREPARED UNDER THE DIRECTION OF:
 MARK D. MCCLELLAN RCE # 60467

CITY OF HAYWARD
BUNKER HILL VESTING TENTATIVE MAP WATER PLAN

PROJECT NO. 29018.000
 SHT 13 OF 13