

27865 MANON AVENUE • SUBDIVISION 8600

RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES

CITY OF HAYWARD, CALIFORNIA

VESTING TENTATIVE MAP & PRELIMINARY STORMWATER CONTROL PLAN

DATED: AUGUST 23, 2023
 REVISED: NOVEMBER 6, 2023
 REVISED: DECEMBER 18, 2023

OWNER & DEVELOPER

SUNFLOWER MANON LLC
 467 SARATOGA AVE., SUITE 1450
 SAN JOSE, CA 95129
 CONTACT: KISHORE PAL
 (408) 627-1334

ARCHITECT

HUNT HALE JONES ARCHITECTS
 444 SPEAR STREE, SUITE 105
 SAN FRANCISCO, CA 94105
 CONTACT: BOB IWERSEN, ARCHITECT
 (415) 568-3843

CIVIL ENGINEER

P/A DESIGN RESOURCES, INC
 3021 CITRUS CIRCLE, SUITE 150
 WALNUT CREEK, CA 94598-2635
 CONTACT: R. ROSS AVEDIAN
 (925) 210-9300

LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP
 1615 BONANZA STREET, SUITE 314
 WALNUT CREEK, CA 94596
 CONTACT: ANNIKA CARPENTER
 (925) 938-7377

APN

453-0090-014-00

ZONING

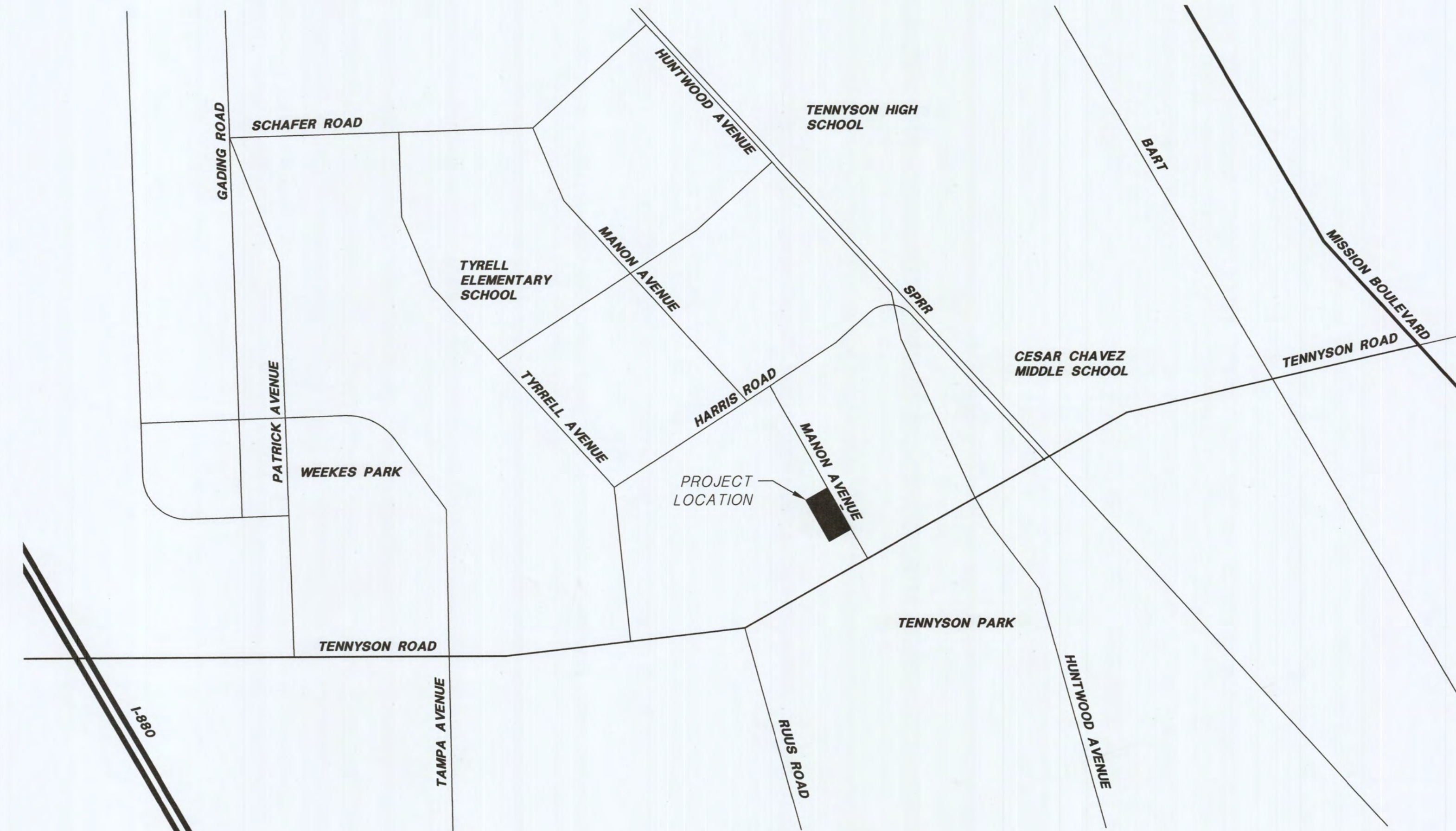
EXISTING: RM
 PROPOSED: MULTI-FAMILY RESIDENTIAL

UTILITIES

WATER: CITY OF HAYWARD
 SEWER: CITY OF HAYWARD
 DRAINAGE: CITY OF HAYWARD
 FIRE: CITY OF HAYWARD
 ELECTRIC: P.G.&E.
 GAS: P.G.&E.

FLOOD ZONE

THERE ARE NO EXISTING AREAS SUBJECT TO INUNDATION OR PONDING WITHIN THE PROPOSED SUBDIVISION. THE SUBJECT PROPERTY CAN BE FOUND ON THE FLOOD INSURANCE RATE MAP (FIRM), PANEL 06001C0289G AND IS LOCATED IN AN AREA DESIGNATED AS "ZONE X". ZONE X DEFINED AS OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP

NTS

ABBREVIATIONS

BB	BOTTOM OF BASIN
BW	BOTTOM OF WALL (GROUND AT FACE OF WALL)
CL	CENTER LINE
C	COMPACT STALL
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY (SD-204)
EP	EDGE OF PAVEMENT
EX	EXISTING
F/C	FACE OF CURB
FG	FINISHED GRADE
GF	GARAGE FINISHED FLOOR ELEVATION
GL	GARAGE LIP ELEVATION
HADU	HANDICAP ACCESSIBLE DWELLING UNIT
HP	HIGH POINT
ML	MAIN LEVEL TOP OF SLAB/TOP OF SHEATHING ELEVATION
M-M	MONUMENT TO MONUMENT
R/W	RIGHT OF WAY
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL
TBW	TOP OF BASIN WALL
W	WATER SERVICE LATERAL
WM	WATER METER

LEGEND

	EXISTING FENCE
	EXISTING FIRE HYDRANT
	EXISTING STORM DRAIN
	STORM DRAIN
	P-25.0 BUILDING PAD ELEVATION
	PAD
	PROPERTY LINE
	SETBACK LINE
	1.0% SLOPE
	RETAINING WALL
	PERVIOUS PAVERS

I, RAZMIK AVEDIAN, 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.



[Handwritten Signature]

RAZMIK AVEDIAN
 P/A DESIGN RESOURCES, INC.

DATE 12/18/23

P/A Design Resources, Inc.
 Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 150
 Walnut Creek, California 94598-2635

TEL (925) 210-9300

C1
 OF 9

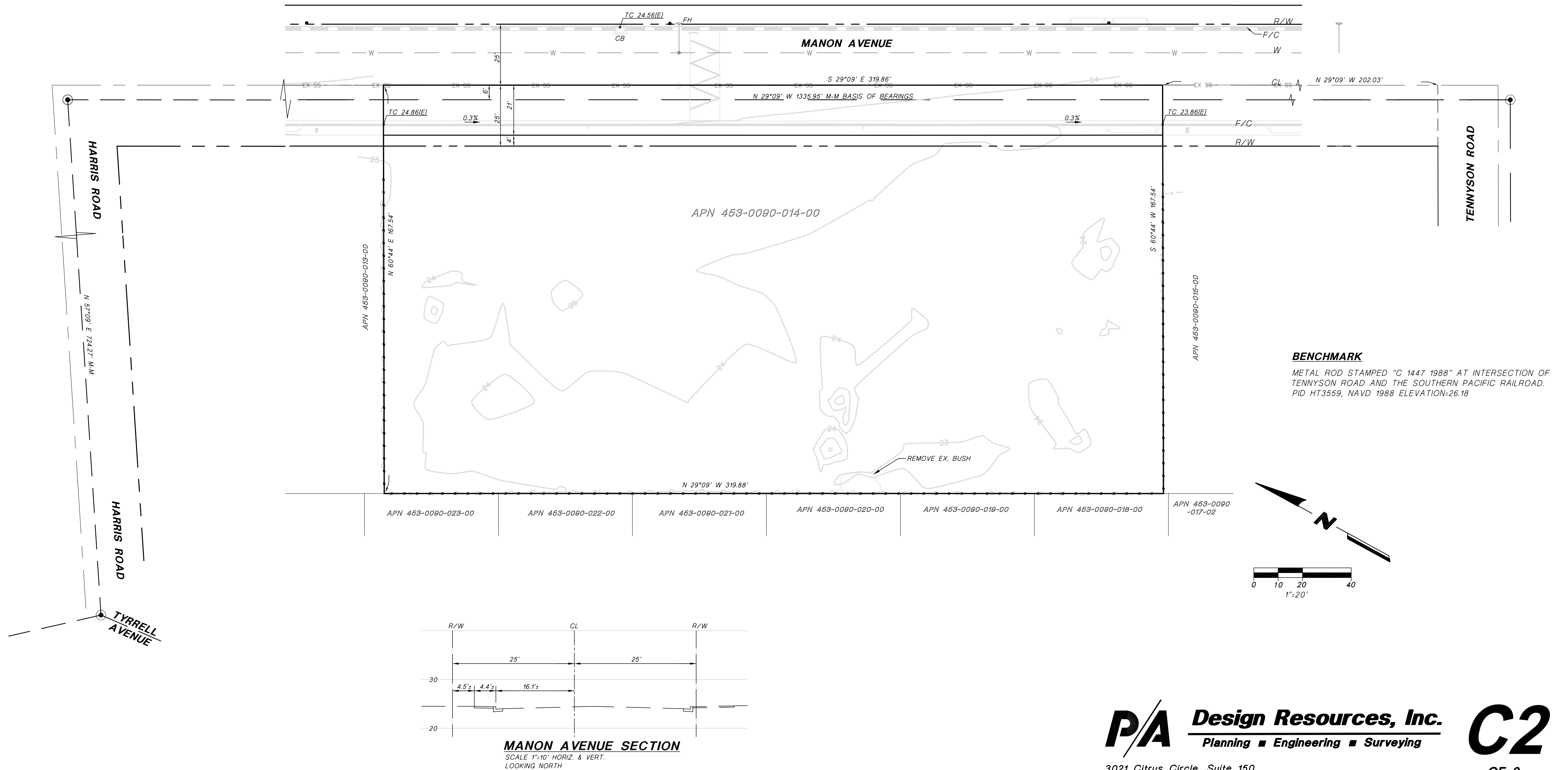
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CITY OF HAYWARD, CALIFORNIA

EXISTING CONDITIONS

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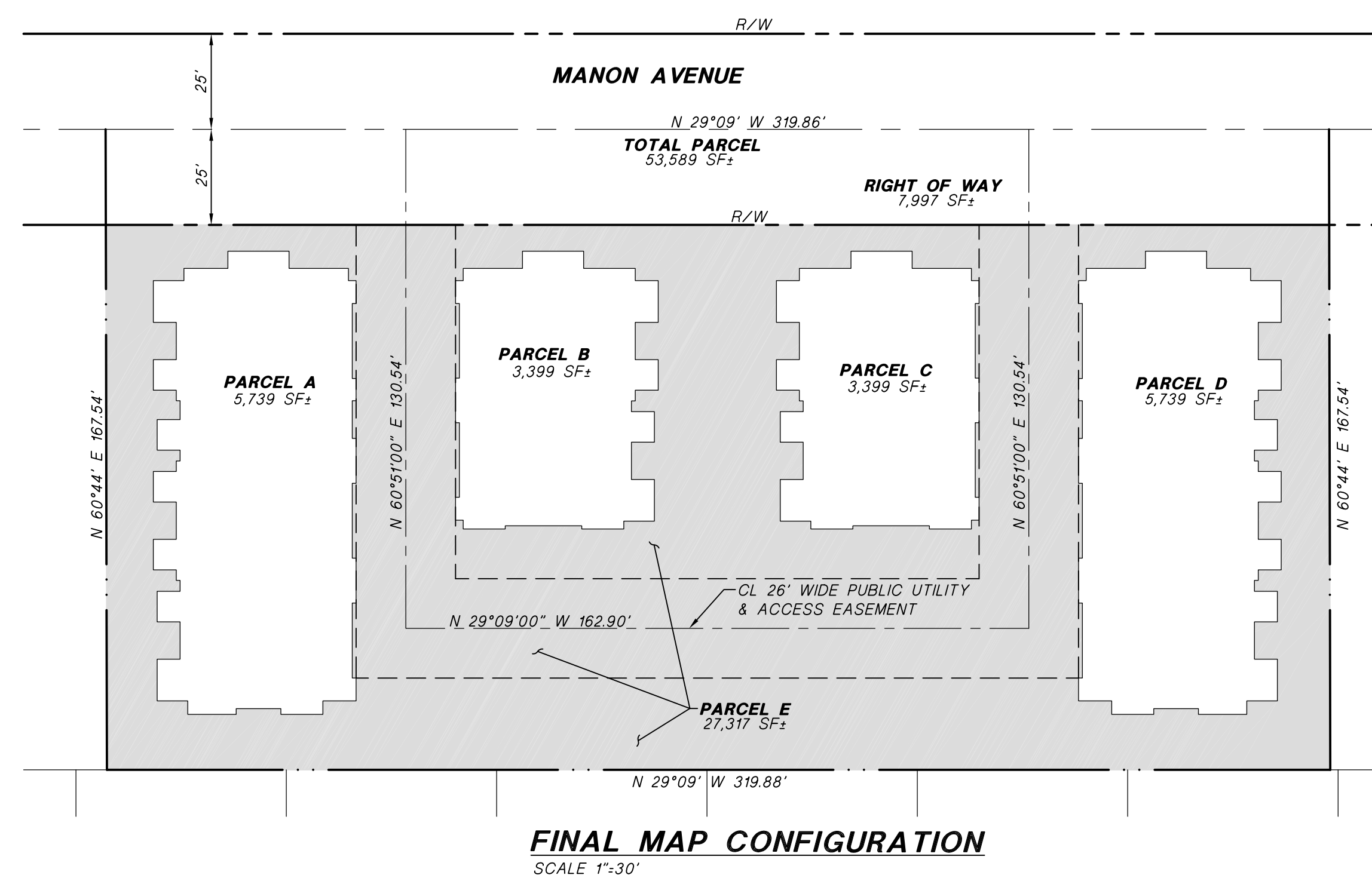
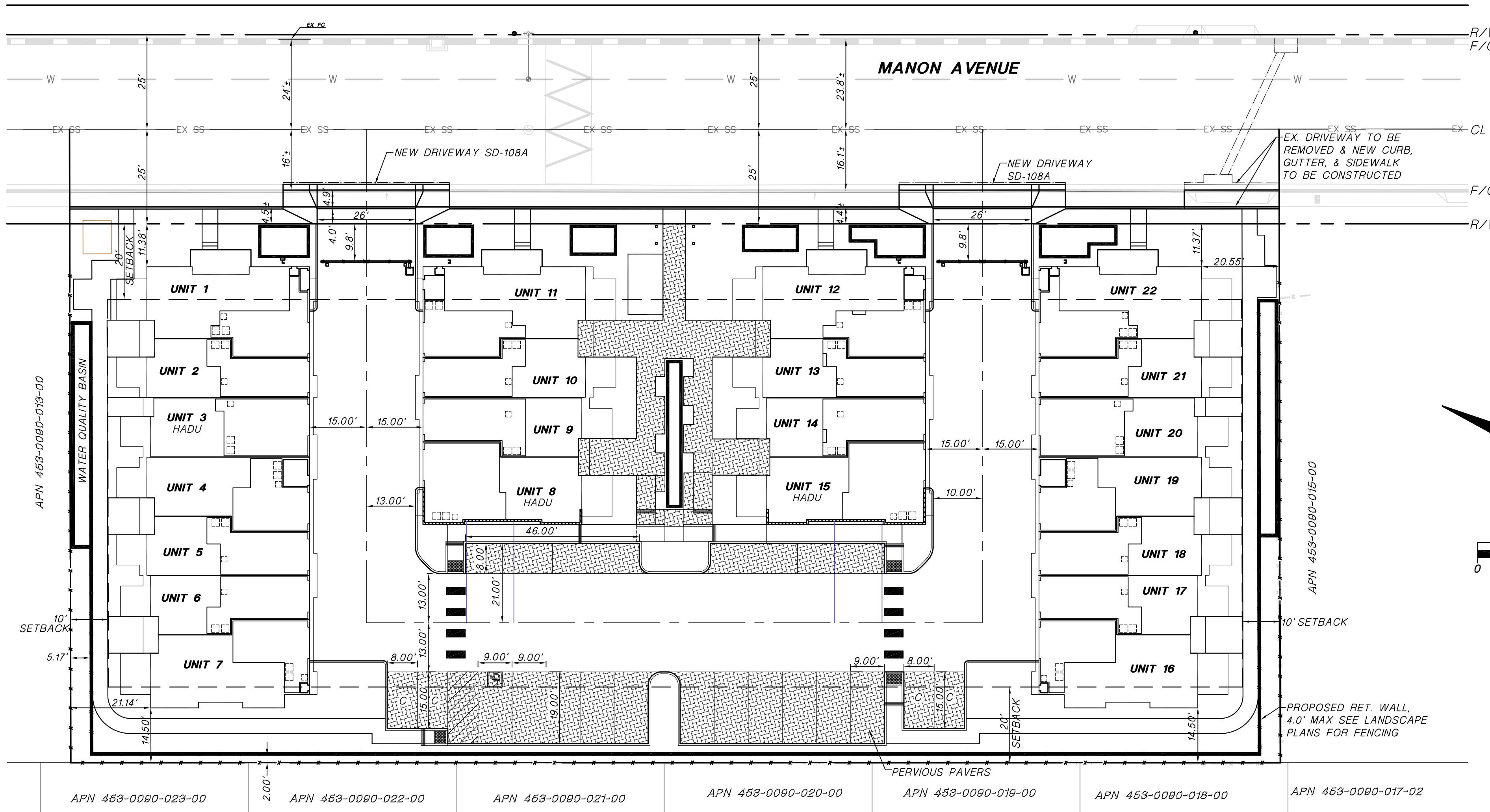
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C2

OF 9

27865 MANON AVENUE SUBDIVISION 8600 RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES CITY OF HAYWARD, CALIFORNIA SITE PLAN

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C3

OF 9

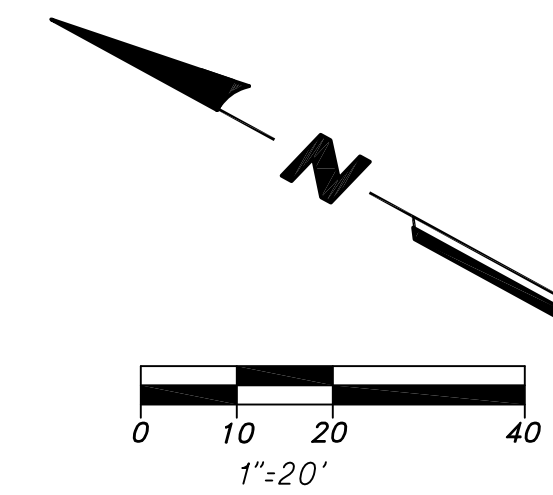
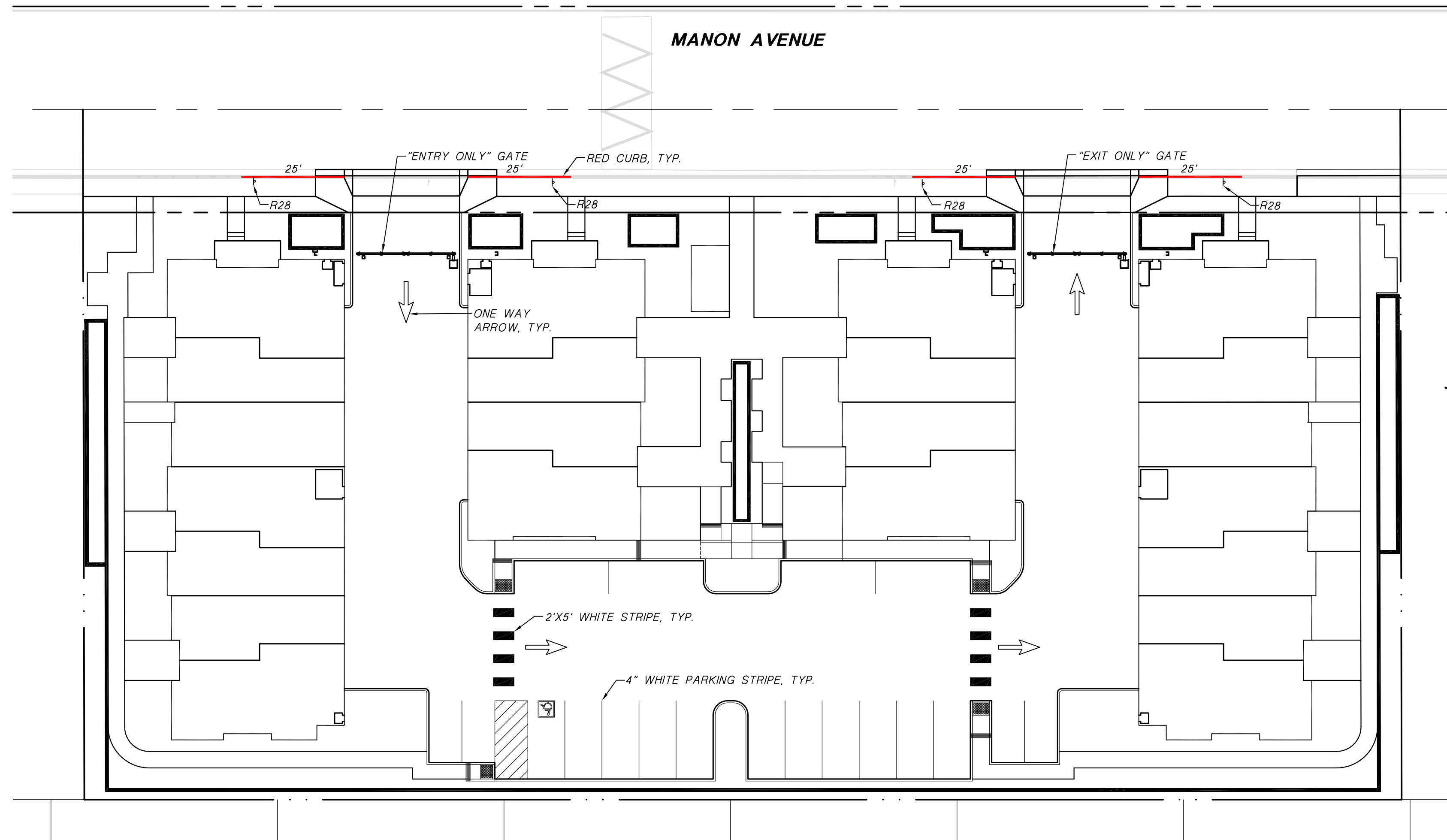
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RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES

CITY OF HAYWARD, CALIFORNIA

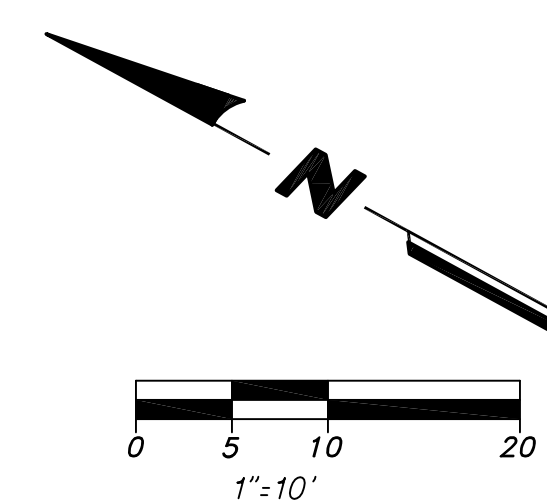
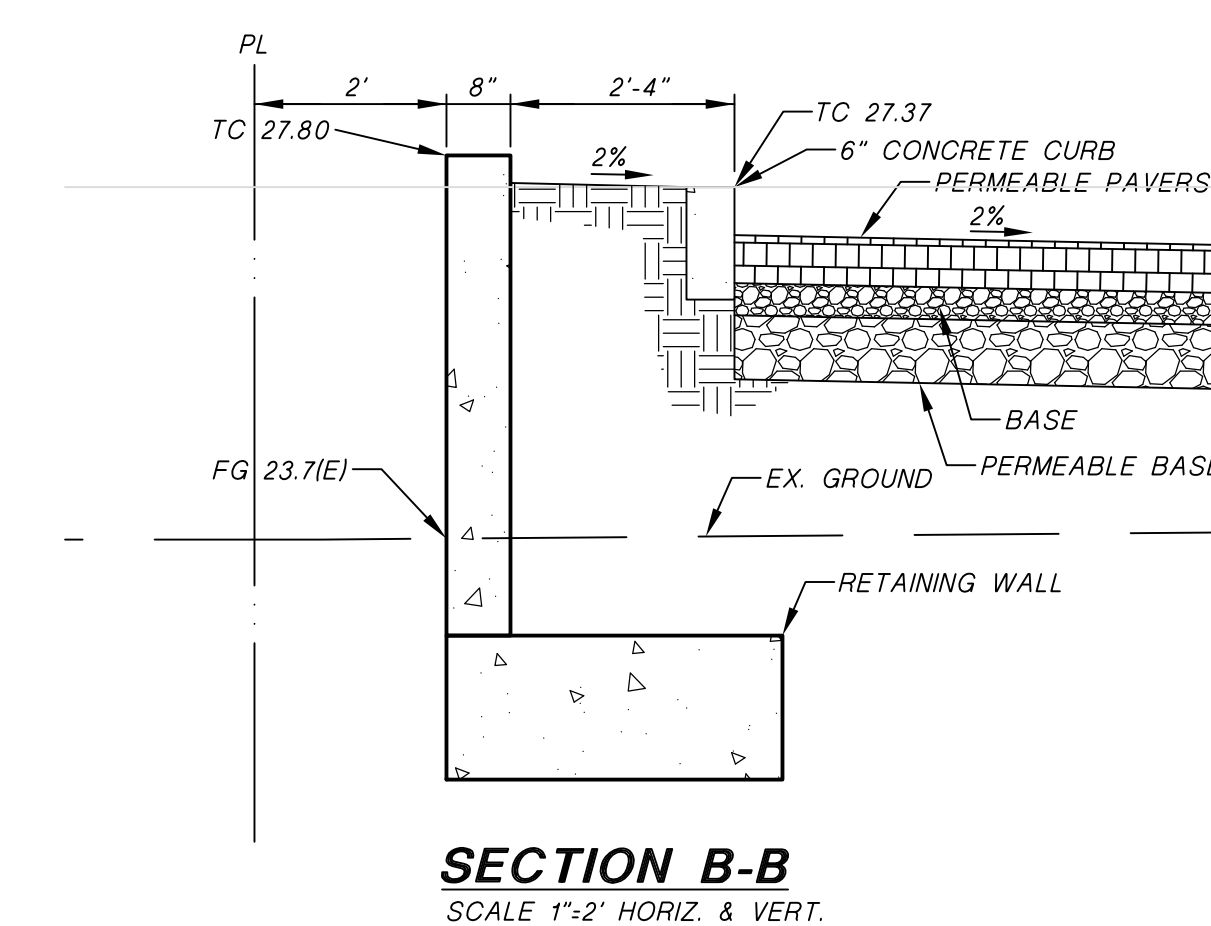
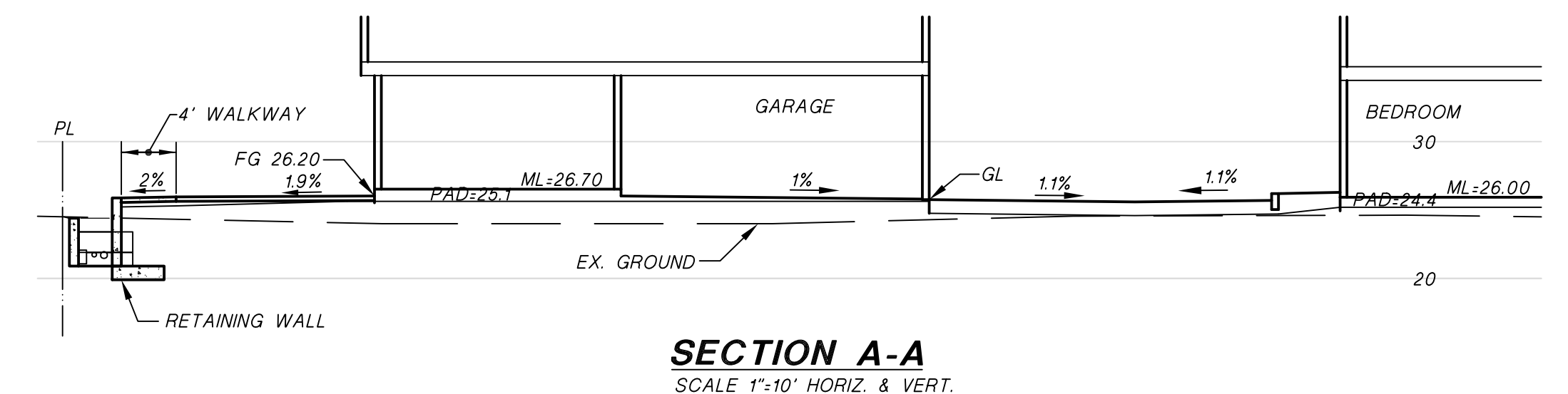
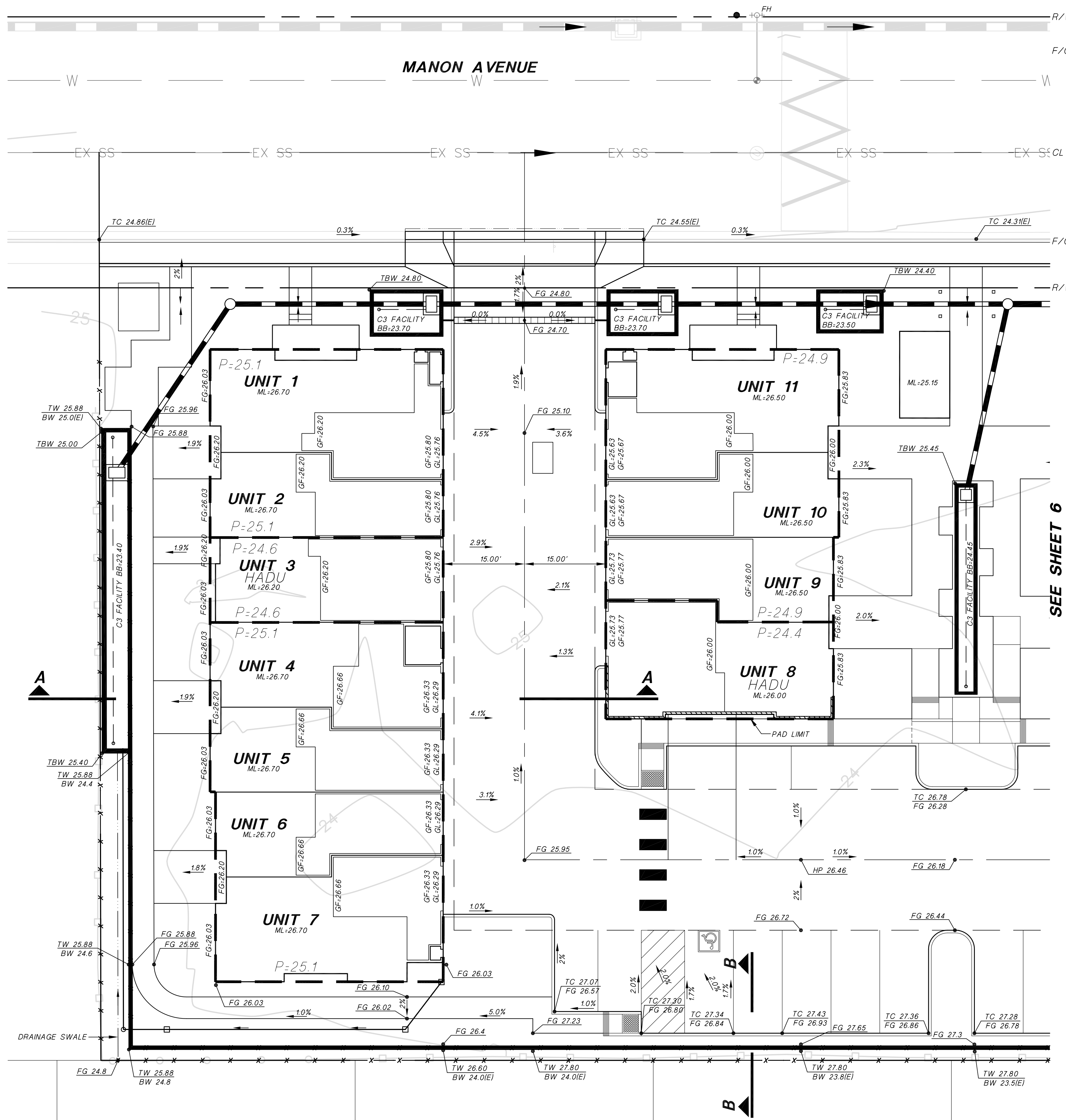
STRIPING PLAN

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27865 MANON AVENUE SUBDIVISION 8600 RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES CITY OF HAYWARD, CALIFORNIA GRADING PLAN

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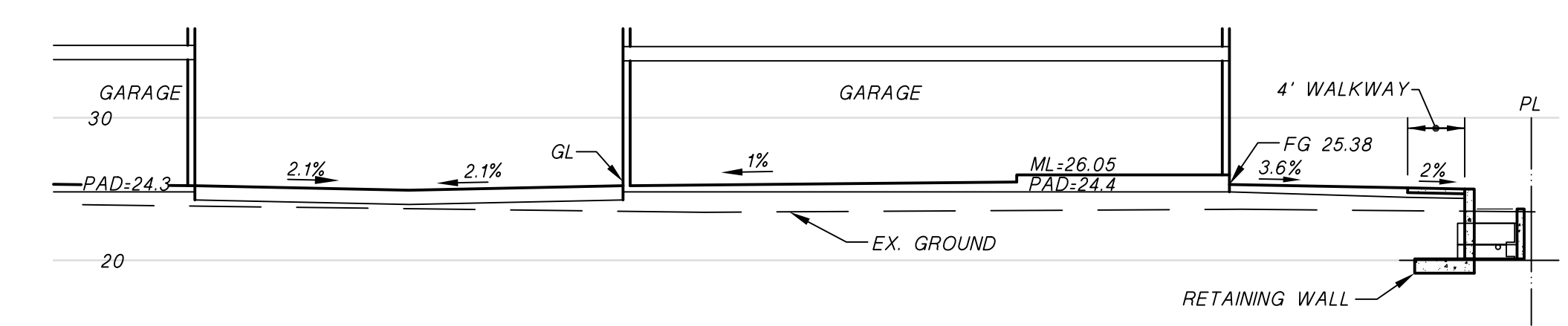
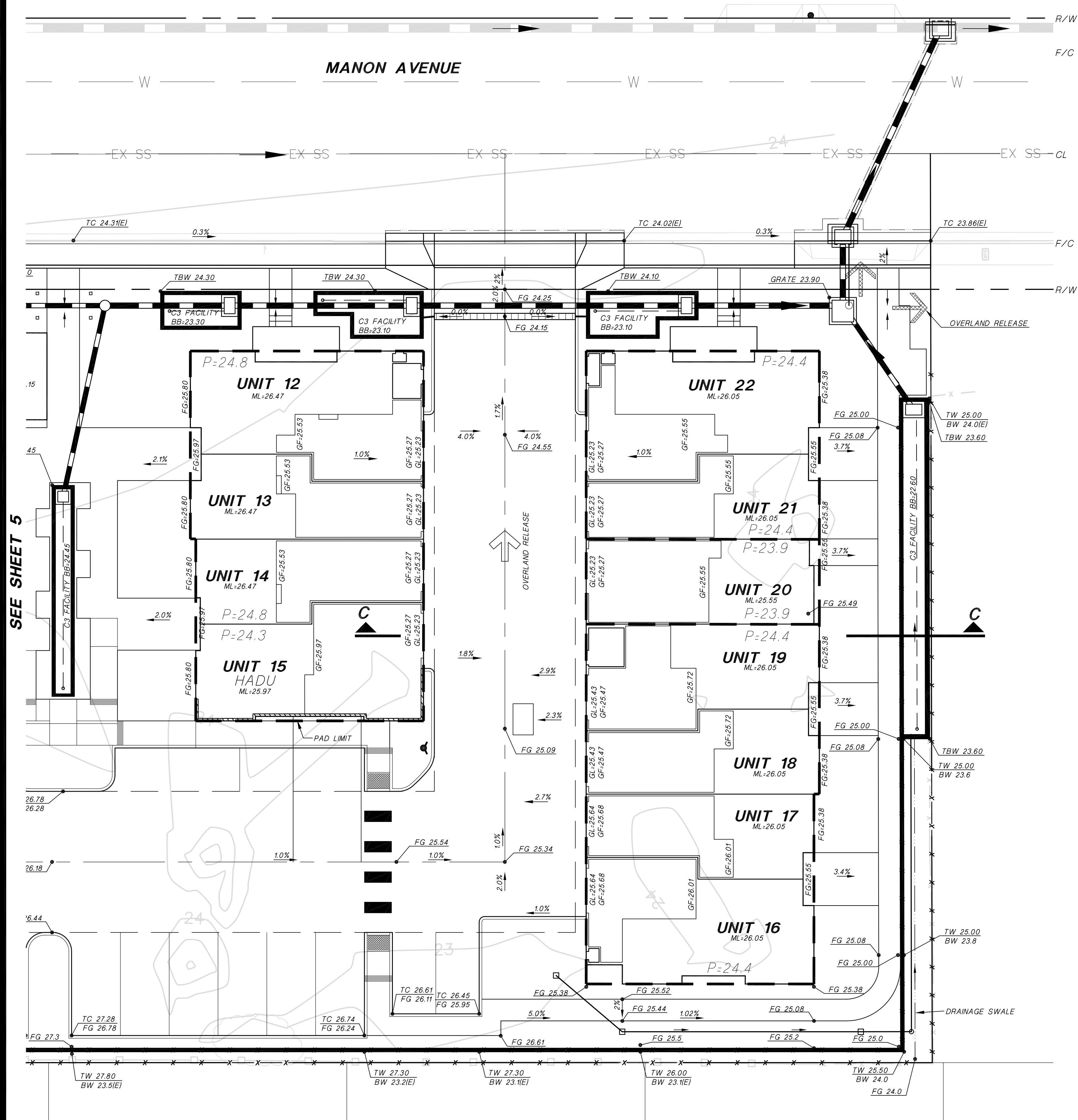
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C5

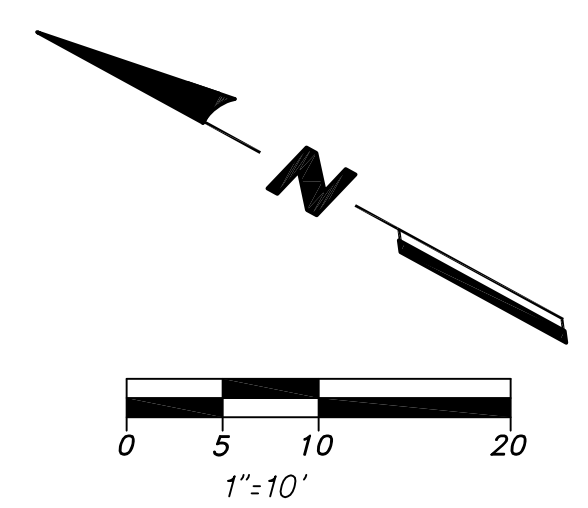
OF 9

27865 MANON AVENUE SUBDIVISION 8600 RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES CITY OF HAYWARD, CALIFORNIA GRADING PLAN

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SECTION C-C
SCALE 1"=10' HORIZ. & VERT.



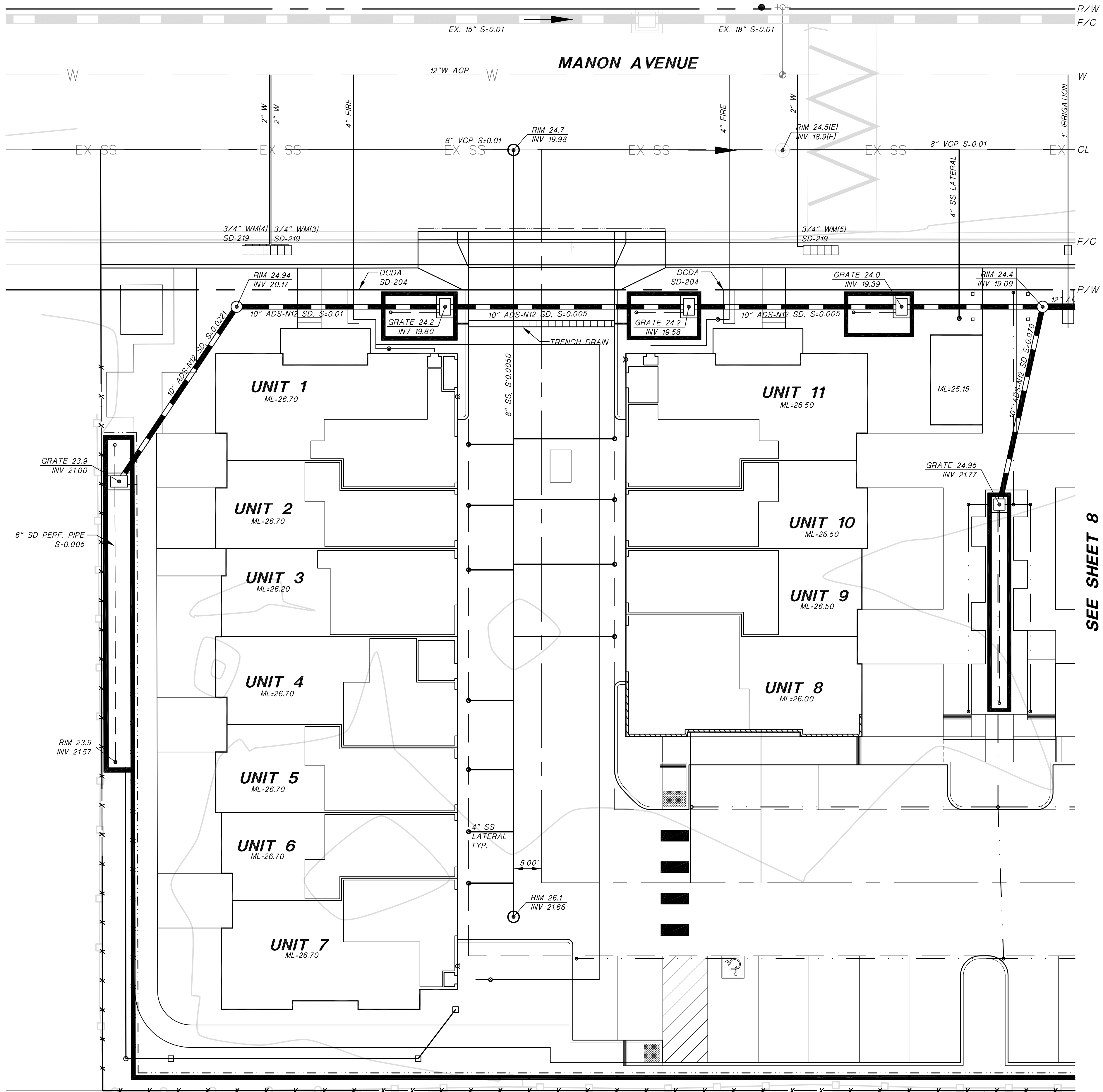
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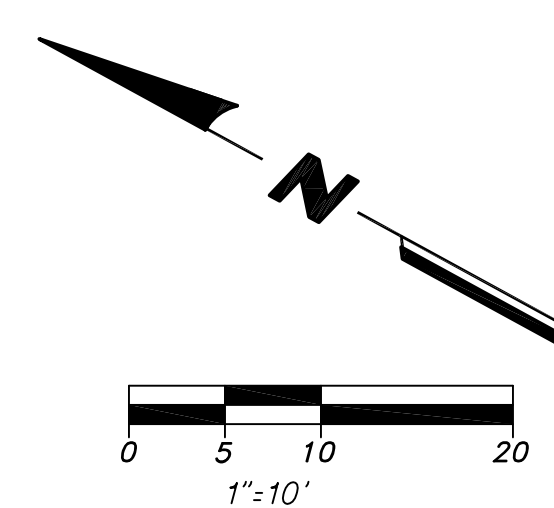
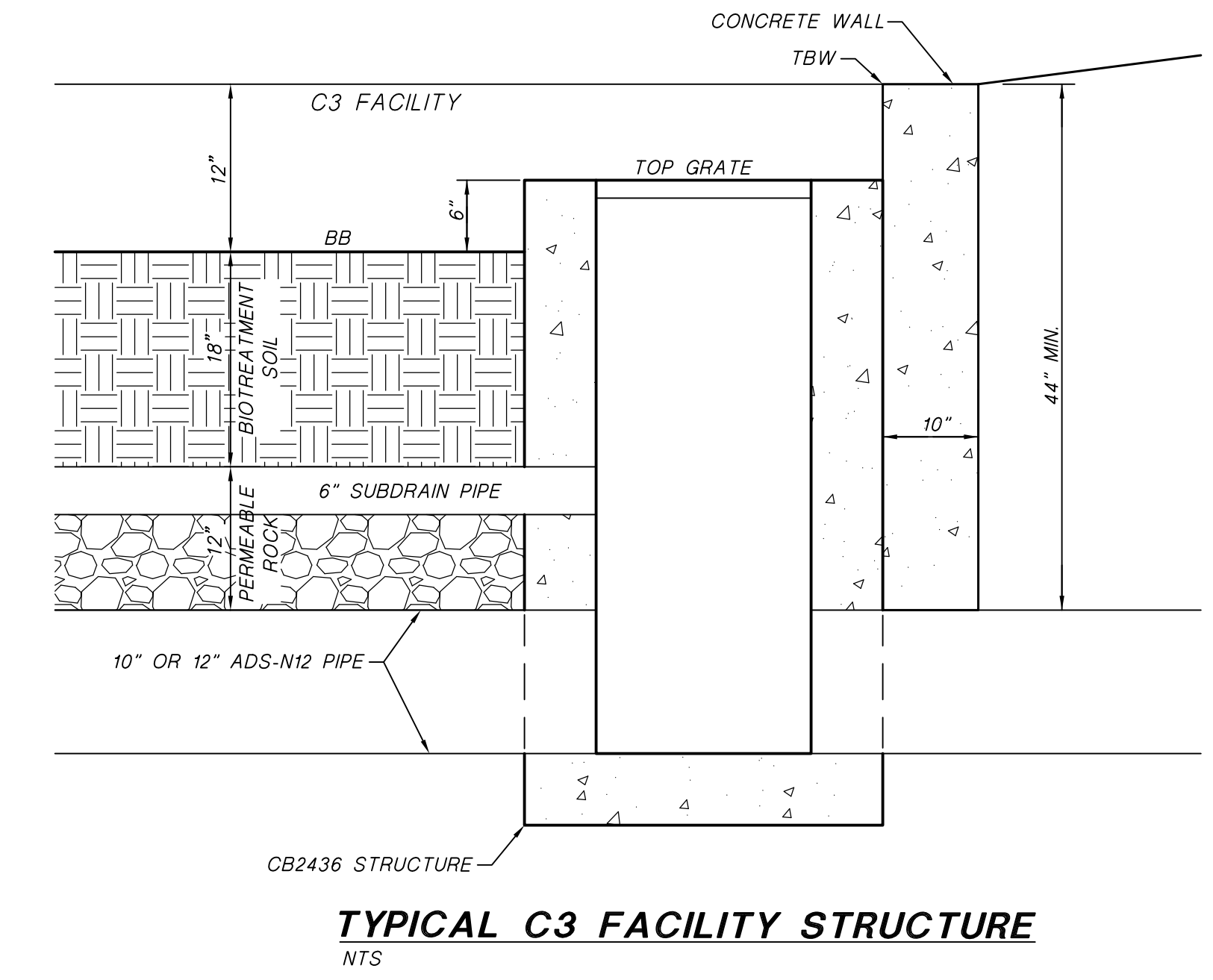
C6
OF 9

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SEE SHEET 8



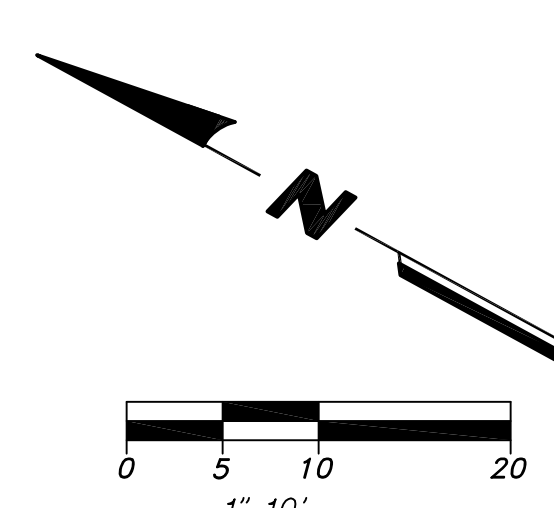
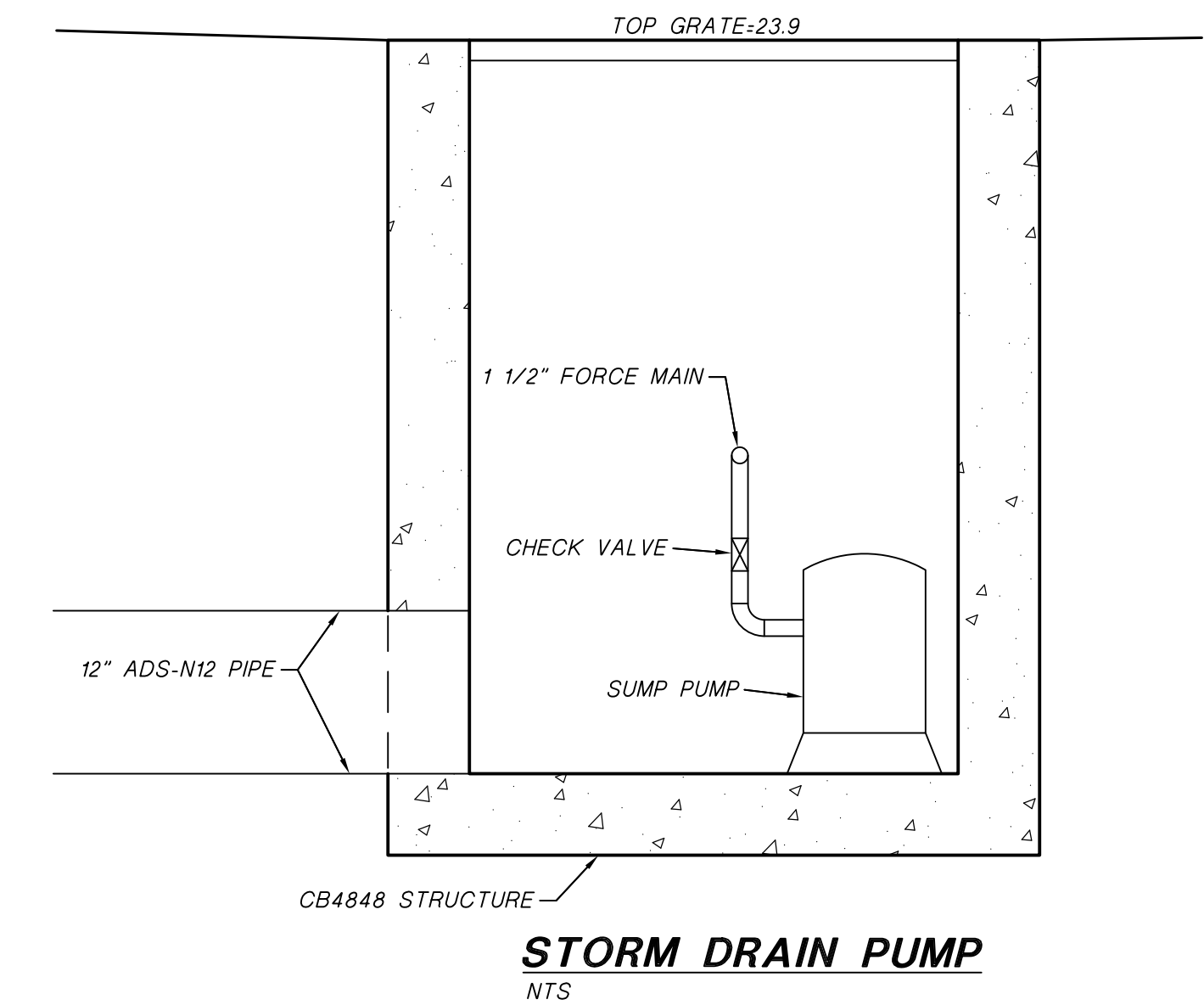
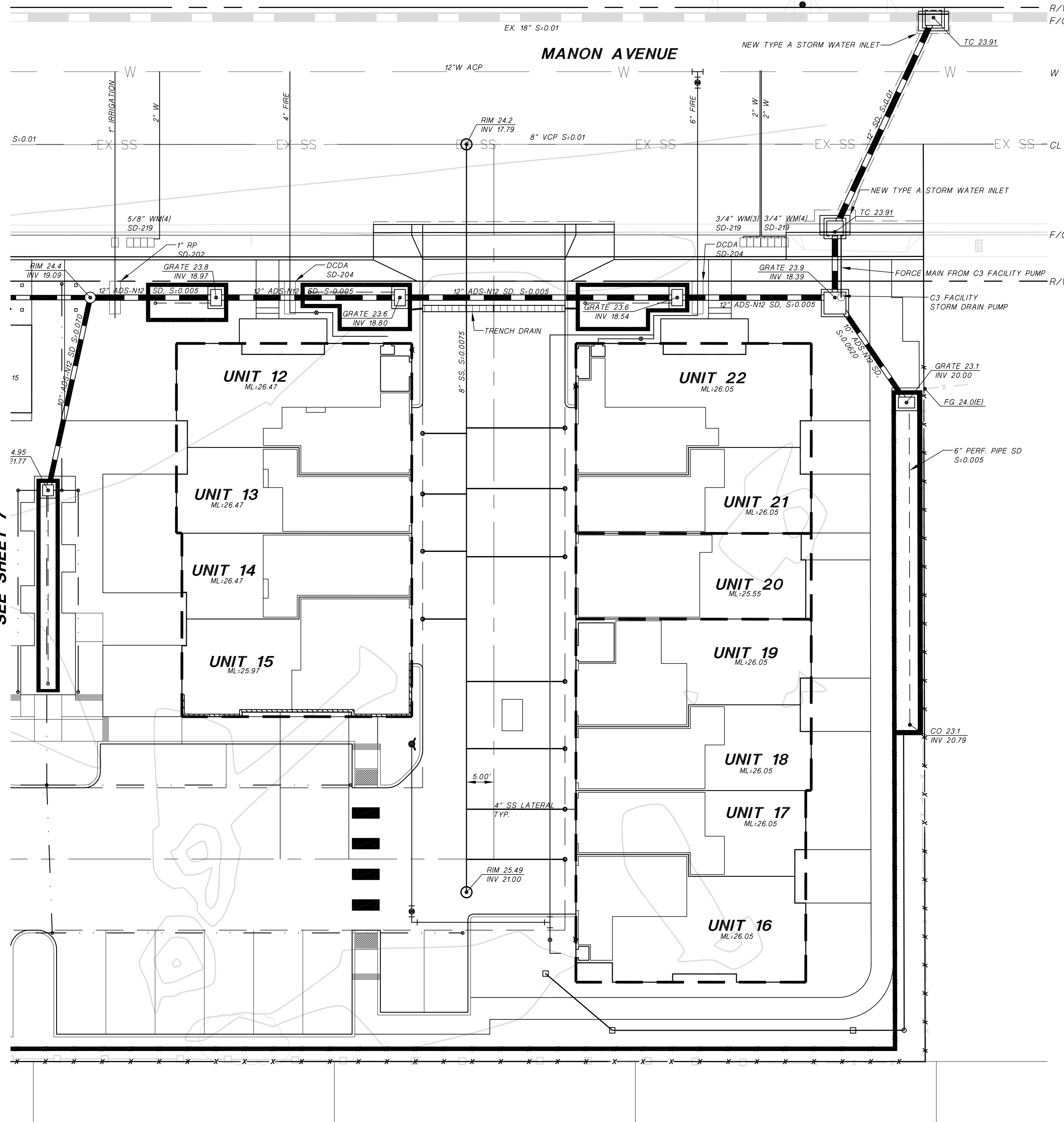
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C7
OF 9

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C8

OF 9

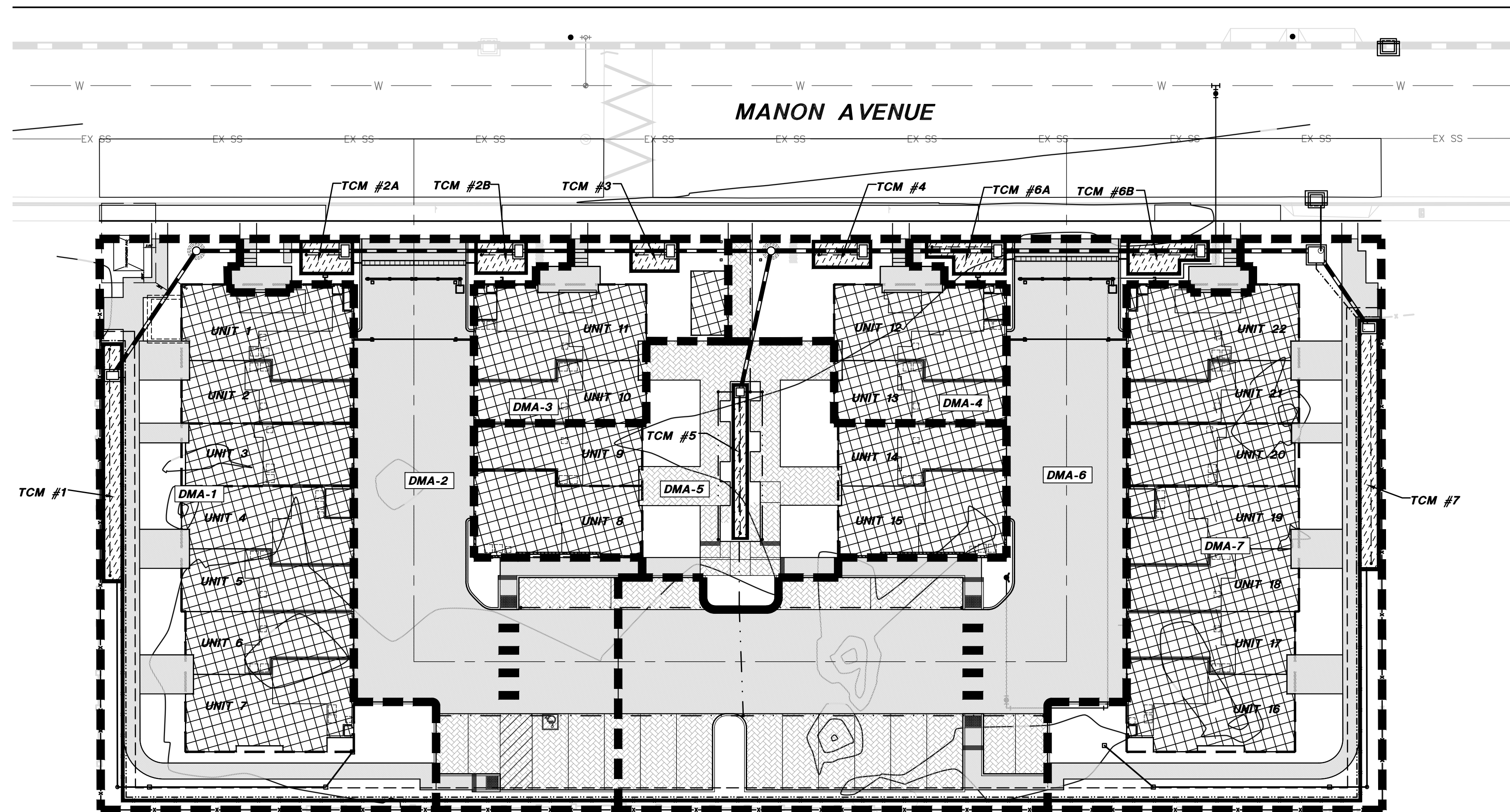
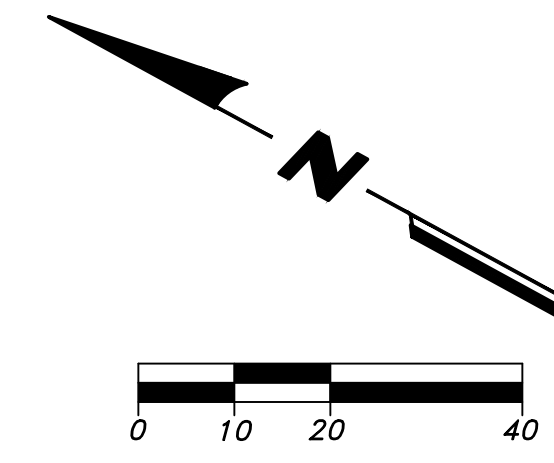
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RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES

CITY OF HAYWARD, CALIFORNIA

STORMWATER CONTROL PLAN

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LEGEND

- WATERSHED BOUNDARY
- ROOF AREA
- IMPERVIOUS PAVEMENT
- PERVIOUS PAVERS
- BIORETENTION AREA

STORMWATER TREATMENT MEASURES SUMMARY TABLE

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURES (TCM)	A TOTAL DRAINAGE AREA (SF)	B PERVIOUS AREA (SF)	C IMPERVIOUS AREA (SF)	D EFFECTIVE PERVIOUS AREA (SF)	E EFFECTIVE IMPERVIOUS AREA (SF)	F TREATMENT AREA REQUIRED (SF)	F TREATMENT AREA PROVIDED (SF)	CALCULATED PONDING DEPTH (INCHES)	PROVIDED PONDING DEPTH (INCHES)	TREATMENT TYPE	SIZING METHOD
DMA-1	TCM #1	9,206	2,670	6,314	267	6,581	197	222	3.05	6.00	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
DMA-2	TCM #2A & TCM #2B	6,623	1,656	4,817	166	4,983	149	150	5.40	6.00	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
DMA-3	TCM #3	2,265	464	1,739	46	1,785	54	62	2.50	6.00	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
DMA-4	TCM #4	2,418	752	1,600	75	1,675	50	66	0.25	6.00	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
DMA-5	TCM #5	5,808	2,782	2,927	278	3,205	96	99	4.85	6.00	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
DMA-6	TCM #6A & TCM #6B	10,033	3,285	6,541	329	6,870	206	207	5.38	6.00	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD
DMA-7	TCM #7	9,240	2,703	6,304	270	6,574	197	233	2.11	6.00	BIO-RETENTION	COMBINATION FLOW AND VOLUME METHOD

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C9

OF 9