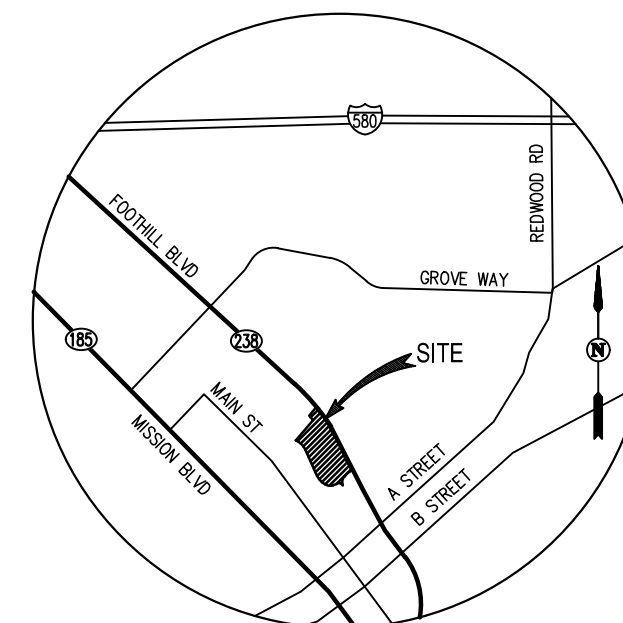


VESTING TENTATIVE MAP LINCOLN LANDING PARCEL MAP 10643

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE

WE, THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, 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: _____

WE, MACDONALD & SOMMER, A CALIFORNIA GENERAL PARTNERSHIP, EDWIN SOMMER LLC, A CALIFORNIA LLC, G.A.R. CORP, A CALIFORNIA CORPORATION, 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, RYAN HANSEN, 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: RYAN HANSEN, RCE #80557 DATE: _____

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY VIEN M. VO ENTITLED PROPOSED BUILDING 22301 FOOTHILL BOULEVARD HAYWARD, CALIFORNIA GEOTECHNICAL INVESTIGATION DATED OCTOBER 3, 2014, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

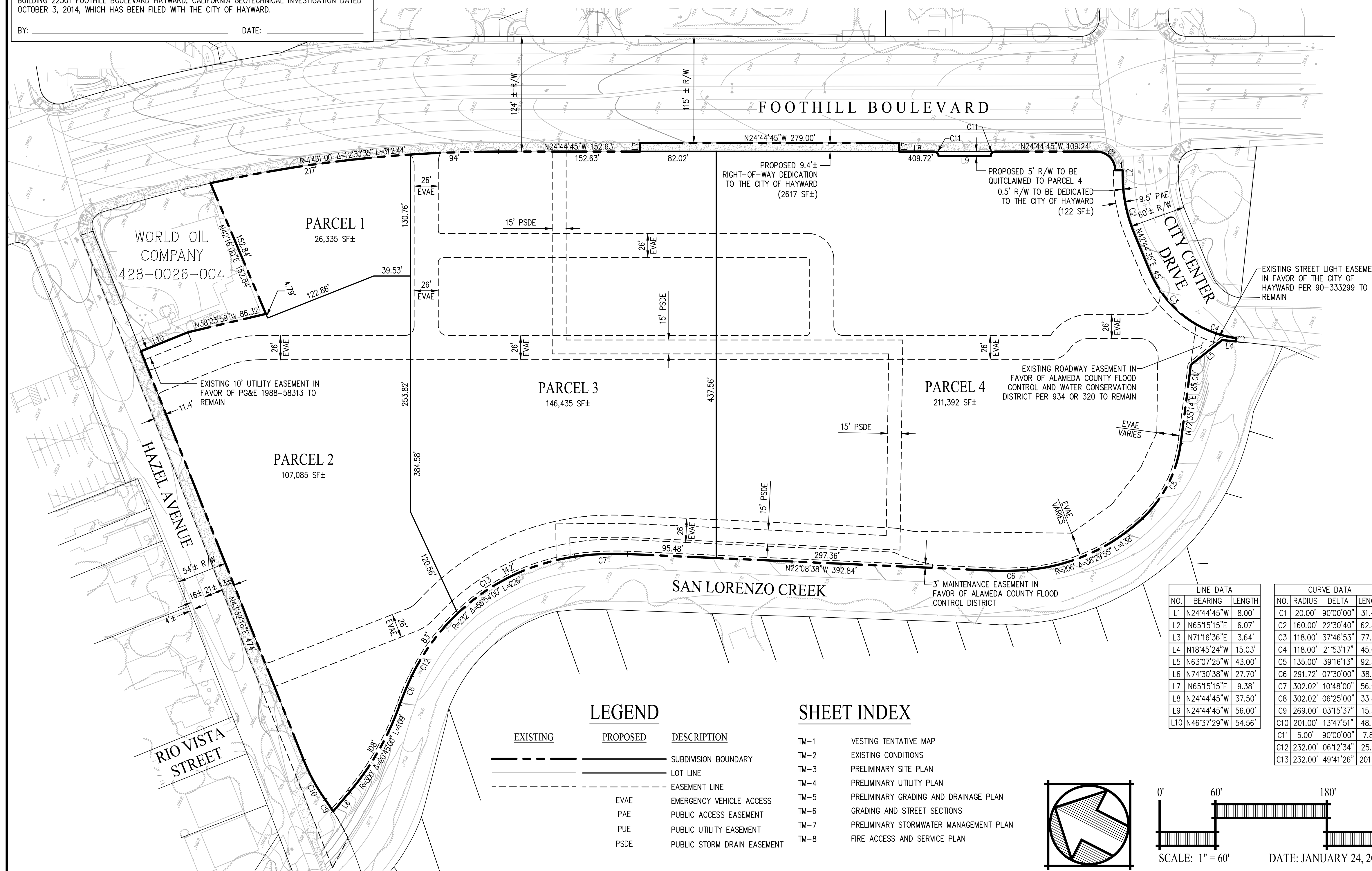
BY: _____ DATE: _____

CONTACTS:

1. OWNER (PARCEL 1): 22301 FOOTHILL HAYWARD, LLC.
C/O CHAVEZ MANAGEMENT GROUP
1860 EL CAMINO REAL, STE 250
BURLINGAME, CA 94010
ATTN: DR. MARCO CHAVEZ
2. OWNER (PARCEL 2): MDS REALTY II, LLC.
C/O KLAFF REALTY, LP
122 SOUTH MICHIGAN AVENUE, STE 1000
CHICAGO, IL 60603
ATTN: LESLIE MARSHAL
3. APPLICANT: DOLLINGER PROPERTIES
555 TWIN DOLPHIN DRIVE, SUITE 600
REDWOOD CITY, CA 94065
PHONE: 650-508-8666
ATTN: SCOTT ATHEARN
4. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: 925-866-0322
ATTN: RYAN HANSEN
REGISTRATION #80557
5. GEOTECHNICAL ENGINEER: SILICON VALLEY SOIL ENGINEERING
2391 ZANKER ROAD, SUITE 350
SAN JOSE, CALIFORNIA
ATTN: VIEN M. VO
REGISTRATION #32296

GENERAL NOTES:

1. BENCHMARK: CITY OF HAYWARD BENCHMARK - PLATE MONUMENT AT THE CENTERLINE INTERSECTION OF CITY CENTER DRIVE AND FOOTHILL BOULEVARD. EL: 118.45 (NGVD 29)
2. BASIS OR BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN FOOTHILL BOULEVARD AS SHOWN HEREON, THE BEARING BEING N24°44'45"W PER PARCEL MAP 9058 (292 MAPS 77).
3. SITE ADDRESS: 22301 FOOTHILL BOULEVARD, HAYWARD, CA.
4. A.P.N.: 428-0026-067-03 & 428-0026-068-01
5. EXISTING/PROPOSED ZONING: CENTRAL CITY - COMMERCIAL CC
6. EXISTING LAND USE: VACANT OFFICE BUILDING
7. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL & COMMERCIAL
8. SITE AREA: GROSS: 11.33± AC (NET 11.27± AC)
9. RESIDENTIAL UNITS: APARTMENTS: 476 UNITS
10. DENSITY: 43 DU/ACRE
11. UTILITIES: ALL ONSITE UTILITIES ARE PRIVATELY OWNED UNLESS OTHERWISE NOTED, AND WILL BE PRIVATELY MAINTAINED
SEWER: ORO LOMA SERVICES DISTRICT
STORM DRAIN: CITY OF HAYWARD
WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: TBD
CABLE TV: TBD
12. FLOOD ZONE: LOMA DETERMINATION - 5/5/12, CASE NO.:12-09-1833A THE SITE IS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. COMMUNITY PANEL NO: 06001C 0287 G DATED AUGUST 3, 2009
13. EXISTING STRUCTURES: ALL EXISTING BUILDINGS ON-SITE, EXCEPT THE PARKING STRUCTURE, ARE TO BE REMOVED.
14. CONTOURS: EXISTING CONTOUR INTERVAL: 1 FOOT
15. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY.
16. HOA'S: A HOMEOWNER ASSOCIATION WILL BE FORMED TO OWN AND MAINTAIN PRIVATE STREETS, DRIVE AISLES, PRIVATE UTILITIES, STORM DRAINAGE FACILITIES AND LANDSCAPE.
17. WALLS: ALL WALLS ARE TO BE PRIVATELY MAINTAINED.
18. DIMENSIONS: DIMENSIONS AS SHOWN ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.
19. FINAL MAP: THIS PROJECT MAY BE PHASED. THE SUBDIVIDER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE A SECTION 66.456.1 OF THE SUBDIVISION ACT.
21. EASEMENTS: THE REAL PROPERTY DESCRIBED AS PARCELS 1-4 WILL BE SUBJECT TO EASEMENT DEDICATIONS FOR PRIVATE PURPOSES TO BE ESTABLISHED BY SEPARATE INSTRUMENT AND RECORDED CONCURRENTLY WITH THE FINAL MAP.



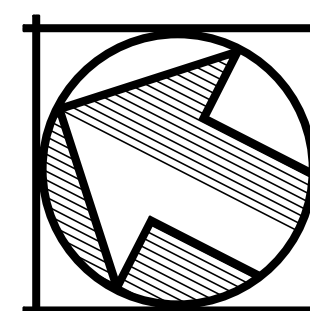
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	EASEMENT LINE
---	---	EMERGENCY VEHICLE ACCESS
---	---	PUBLIC ACCESS EASEMENT
---	---	PUBLIC UTILITY EASEMENT
---	---	PUBLIC STORM DRAIN EASEMENT

SHEET INDEX

TM-1	VESTING TENTATIVE MAP
TM-2	EXISTING CONDITIONS
TM-3	PRELIMINARY SITE PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-6	GRADING AND STREET SECTIONS
TM-7	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-8	FIRE ACCESS AND SERVICE PLAN

LINE DATA			CURVE DATA			
NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	LENGTH
L1	N24°44'45"W	8.00'	C1	20.00'	90°00'00"	31.42'
L2	N65°15'15"E	6.07'	C2	160.00'	22°30'40"	62.86'
L3	N71°16'36"E	3.64'	C3	118.00'	37°46'53"	77.81'
L4	N18°45'24"W	15.03'	C4	118.00'	21°53'17"	45.08'
L5	N63°07'25"W	43.00'	C5	135.00'	39°16'13"	92.53'
L6	N74°30'38"W	27.70'	C6	291.72'	07°30'00"	38.19'
L7	N65°15'15"E	9.38'	C7	302.02'	10°48'00"	56.93'
L8	N24°44'45"W	37.50'	C8	302.02'	06°25'00"	33.82'
L9	N24°44'45"W	56.00'	C9	269.00'	03°15'37"	15.31'
L10	N46°37'29"W	54.56'	C10	201.00'	13°47'51"	48.40'
			C11	5.00'	90°00'00"	7.85'
			C12	232.00'	06°12'34"	25.14'
			C13	232.00'	49°41'26"	201.21'



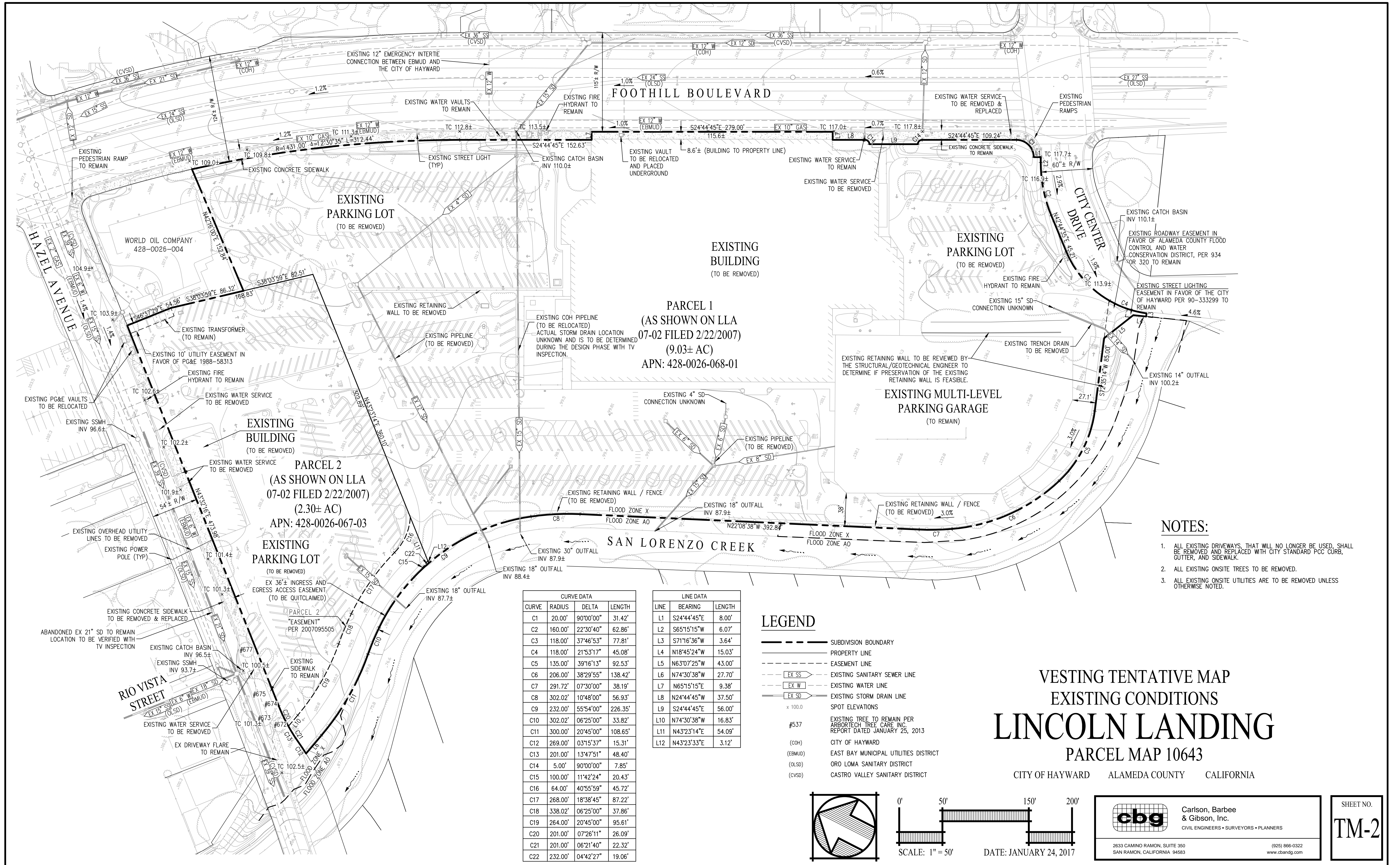
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SHEET NO.

TM-1



PARCEL 1
 (AS SHOWN ON LLA
 07-02 FILED 2/22/2007)
 (9.03± AC)
 APN: 428-0026-068-01

PARCEL 2
 (AS SHOWN ON LLA
 07-02 FILED 2/22/2007)
 (2.30± AC)
 APN: 428-0026-067-03

NOTES:

1. ALL EXISTING DRIVEWAYS, THAT WILL NO LONGER BE USED, SHALL BE REMOVED AND REPLACED WITH CITY STANDARD PCC CURB, GUTTER, AND SIDEWALK.
2. ALL EXISTING ONSITE TREES TO BE REMOVED.
3. ALL EXISTING ONSITE UTILITIES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

CURVE DATA			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	160.00'	22°30'40"	62.86'
C3	118.00'	37°46'53"	77.81'
C4	118.00'	21°53'17"	45.08'
C5	135.00'	39°16'13"	92.53'
C6	206.00'	38°29'55"	138.42'
C7	291.72'	07°30'00"	38.19'
C8	302.02'	10°48'00"	56.93'
C9	232.00'	55°54'00"	226.35'
C10	302.02'	06°25'00"	33.82'
C11	300.00'	20°45'00"	108.65'
C12	269.00'	03°15'37"	15.31'
C13	201.00'	13°47'51"	48.40'
C14	5.00'	90°00'00"	7.85'
C15	100.00'	11°42'24"	20.43'
C16	64.00'	40°55'59"	45.72'
C17	268.00'	18°38'45"	87.22'
C18	338.02'	06°25'00"	37.86'
C19	264.00'	20°45'00"	95.61'
C20	201.00'	07°26'11"	26.09'
C21	201.00'	06°21'40"	22.32'
C22	232.00'	04°42'27"	19.06'

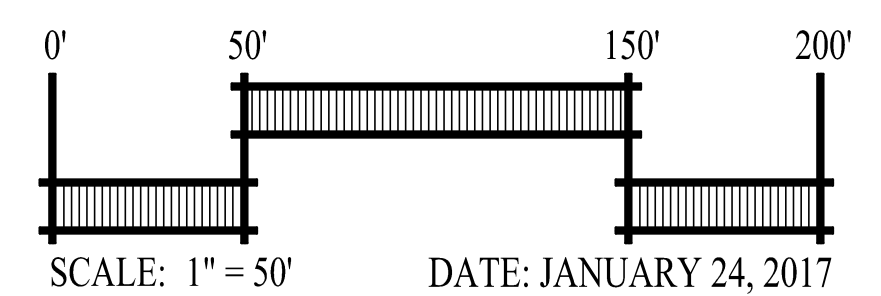
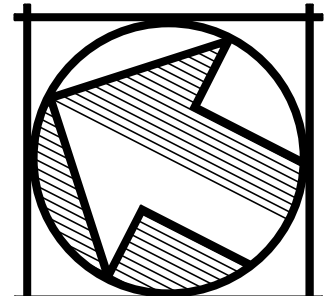
LINE DATA		
LINE	BEARING	LENGTH
L1	S24°44'45"E	8.00'
L2	S65°15'15"W	6.07'
L3	S71°16'36"W	3.64'
L4	N18°45'24"W	15.03'
L5	N63°07'25"W	43.00'
L6	N74°30'38"W	27.70'
L7	N65°15'15"E	9.38'
L8	N24°44'45"W	37.50'
L9	S24°44'45"E	56.00'
L10	N74°30'38"W	16.83'
L11	N43°23'14"E	54.09'
L12	N43°23'33"E	3.12'

LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- EX SS --- EXISTING SANITARY SEWER LINE
- EX W --- EXISTING WATER LINE
- EX SD --- EXISTING STORM DRAIN LINE
- SPOT ELEVATIONS
- #537 EXISTING TREE TO REMAIN PER ARBORTECH TREE CARE INC. REPORT DATED JANUARY 25, 2013
- (COH) CITY OF HAYWARD
- (EBMUD) EAST BAY MUNICIPAL UTILITIES DISTRICT
- (OLS) ORO LOMA SANITARY DISTRICT
- (CVSD) CASTRO VALLEY SANITARY DISTRICT

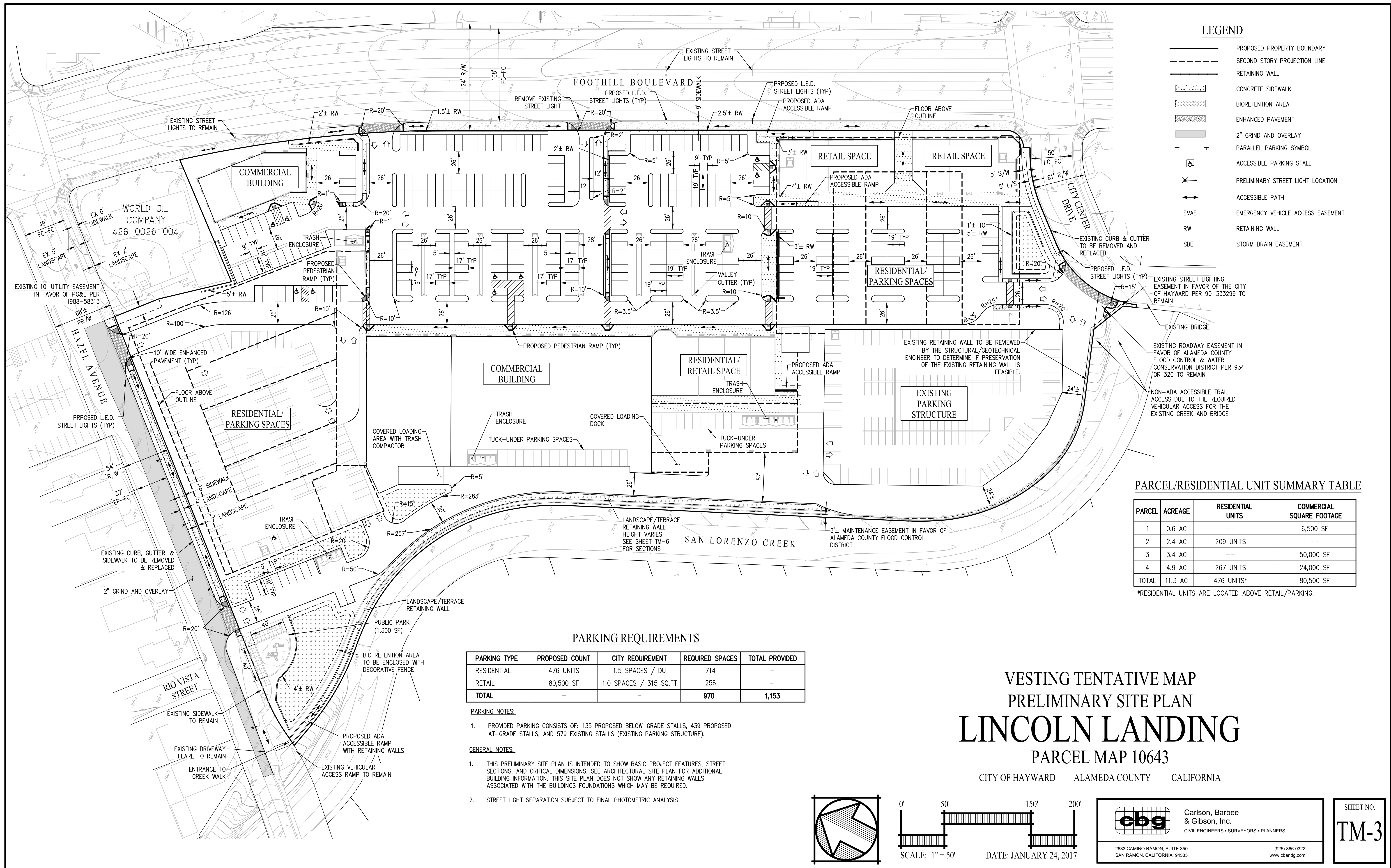
**VESTING TENTATIVE MAP
 EXISTING CONDITIONS
 LINCOLN LANDING
 PARCEL MAP 10643**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
TM-2



LEGEND

- PROPOSED PROPERTY BOUNDARY
- - - SECOND STORY PROJECTION LINE
- ▬ RETAINING WALL
- ▨ CONCRETE SIDEWALK
- ▩ BIORETENTION AREA
- ▧ ENHANCED PAVEMENT
- ▬ 2" GRIND AND OVERLAY
- ⊥ PARALLEL PARKING SYMBOL
- ⊠ ACCESSIBLE PARKING STALL
- ⊙ PRELIMINARY STREET LIGHT LOCATION
- ↔ ACCESSIBLE PATH
- ↔ EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- ▬ RW RETAINING WALL
- ▬ SDE STORM DRAIN EASEMENT

PARCEL/RESIDENTIAL UNIT SUMMARY TABLE

PARCEL	ACREAGE	RESIDENTIAL UNITS	COMMERCIAL SQUARE FOOTAGE
1	0.6 AC	--	6,500 SF
2	2.4 AC	209 UNITS	--
3	3.4 AC	--	50,000 SF
4	4.9 AC	267 UNITS	24,000 SF
TOTAL	11.3 AC	476 UNITS*	80,500 SF

*RESIDENTIAL UNITS ARE LOCATED ABOVE RETAIL/PARKING.

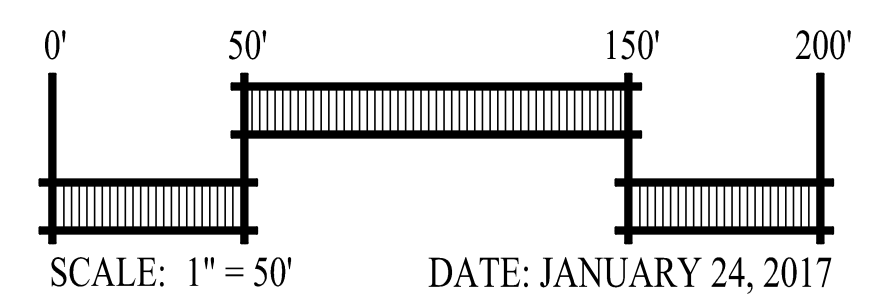
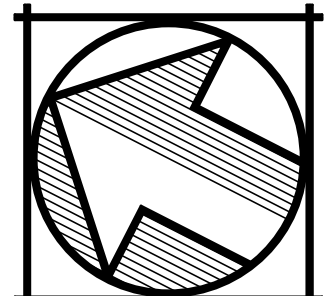
PARKING REQUIREMENTS

PARKING TYPE	PROPOSED COUNT	CITY REQUIREMENT	REQUIRED SPACES	TOTAL PROVIDED
RESIDENTIAL	476 UNITS	1.5 SPACES / DU	714	-
RETAIL	80,500 SF	1.0 SPACES / 315 SQ.FT	256	-
TOTAL	-	-	970	1,153

- PARKING NOTES:**
- PROVIDED PARKING CONSISTS OF: 135 PROPOSED BELOW-GRADE STALLS, 439 PROPOSED AT-GRADE STALLS, AND 579 EXISTING STALLS (EXISTING PARKING STRUCTURE).
- GENERAL NOTES:**
- THIS PRELIMINARY SITE PLAN IS INTENDED TO SHOW BASIC PROJECT FEATURES, STREET SECTIONS, AND CRITICAL DIMENSIONS. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL BUILDING INFORMATION. THIS SITE PLAN DOES NOT SHOW ANY RETAINING WALLS ASSOCIATED WITH THE BUILDINGS FOUNDATIONS WHICH MAY BE REQUIRED.
 - STREET LIGHT SEPARATION SUBJECT TO FINAL PHOTOMETRIC ANALYSIS

**VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
LINCOLN LANDING
PARCEL MAP 10643**

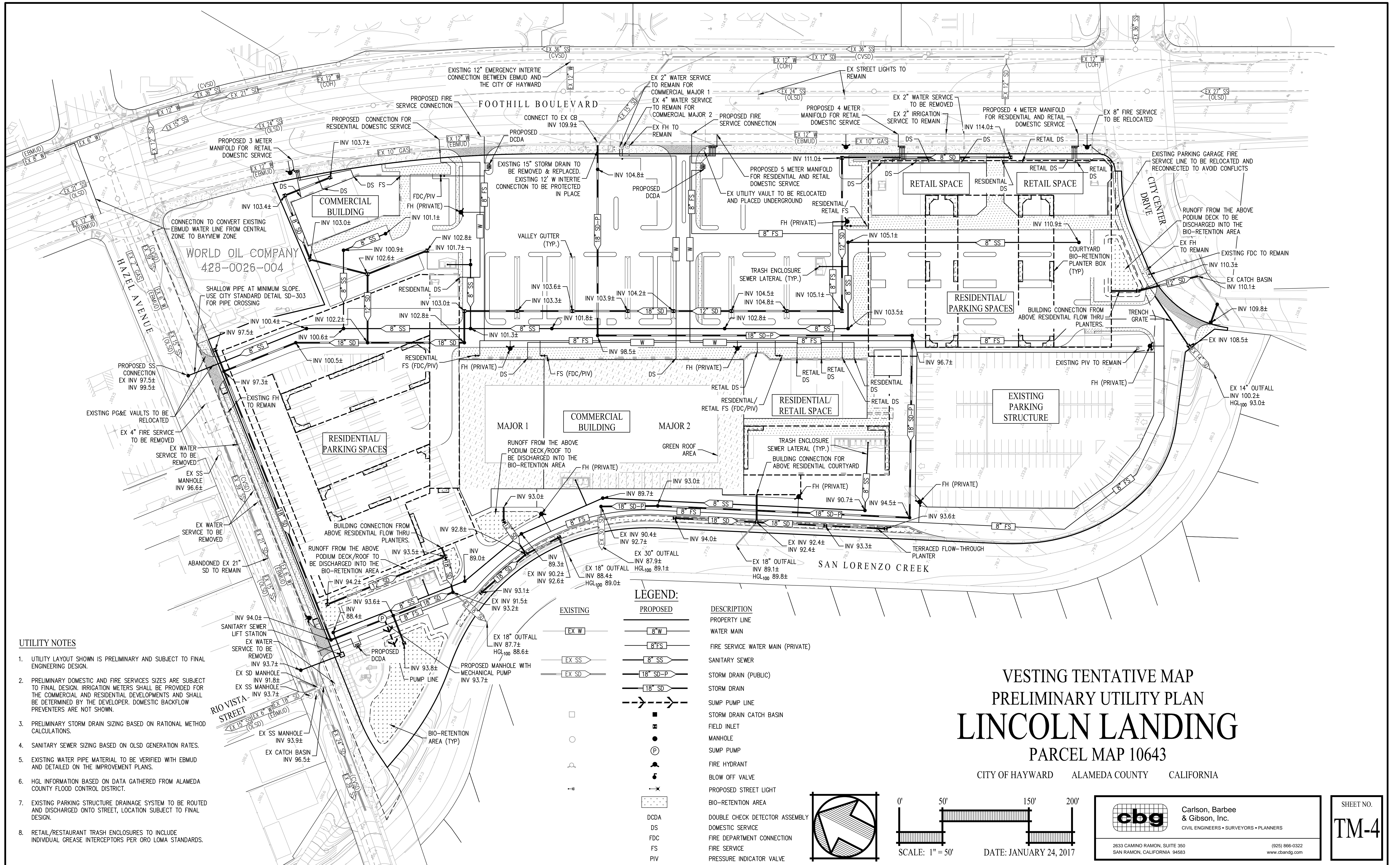
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
TM-3



UTILITY NOTES

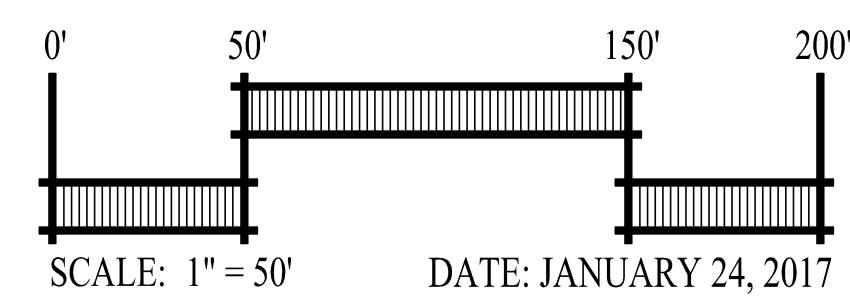
- UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
- PRELIMINARY DOMESTIC AND FIRE SERVICES SIZES ARE SUBJECT TO FINAL DESIGN. IRRIGATION METERS SHALL BE PROVIDED FOR THE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS AND SHALL BE DETERMINED BY THE DEVELOPER. DOMESTIC BACKFLOW PREVENTERS ARE NOT SHOWN.
- PRELIMINARY STORM DRAIN SIZING BASED ON RATIONAL METHOD CALCULATIONS.
- SANITARY SEWER SIZING BASED ON OLSG GENERATION RATES.
- EXISTING WATER PIPE MATERIAL TO BE VERIFIED WITH EBMUD AND DETAILED ON THE IMPROVEMENT PLANS.
- HGL INFORMATION BASED ON DATA GATHERED FROM ALAMEDA COUNTY FLOOD CONTROL DISTRICT.
- EXISTING PARKING STRUCTURE DRAINAGE SYSTEM TO BE ROUTED AND DISCHARGED ONTO STREET, LOCATION SUBJECT TO FINAL DESIGN.
- RETAIL/RESTAURANT TRASH ENCLOSURES TO INCLUDE INDIVIDUAL GREASE INTERCEPTORS PER ORO LOMA STANDARDS.

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
EX W	8" W	PROPERTY LINE
EX SS	8" FS	WATER MAIN
EX SD	8" SS	FIRE SERVICE WATER MAIN (PRIVATE)
	18" SD-P	SANITARY SEWER
	18" SD	STORM DRAIN (PUBLIC)
		STORM DRAIN
		SUMP PUMP LINE
		STORM DRAIN CATCH BASIN
		FIELD INLET
		MANHOLE
		SUMP PUMP
		FIRE HYDRANT
		BLOW OFF VALVE
		PROPOSED STREET LIGHT
		BIO-RETENTION AREA
		DOUBLE CHECK DETECTOR ASSEMBLY
		DOMESTIC SERVICE
		FIRE DEPARTMENT CONNECTION
		FIRE SERVICE
		PRESSURE INDICATOR VALVE
		DCDA
		DS
		FDC
		FS
		PIV

VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
LINCOLN LANDING
PARCEL MAP 10643

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

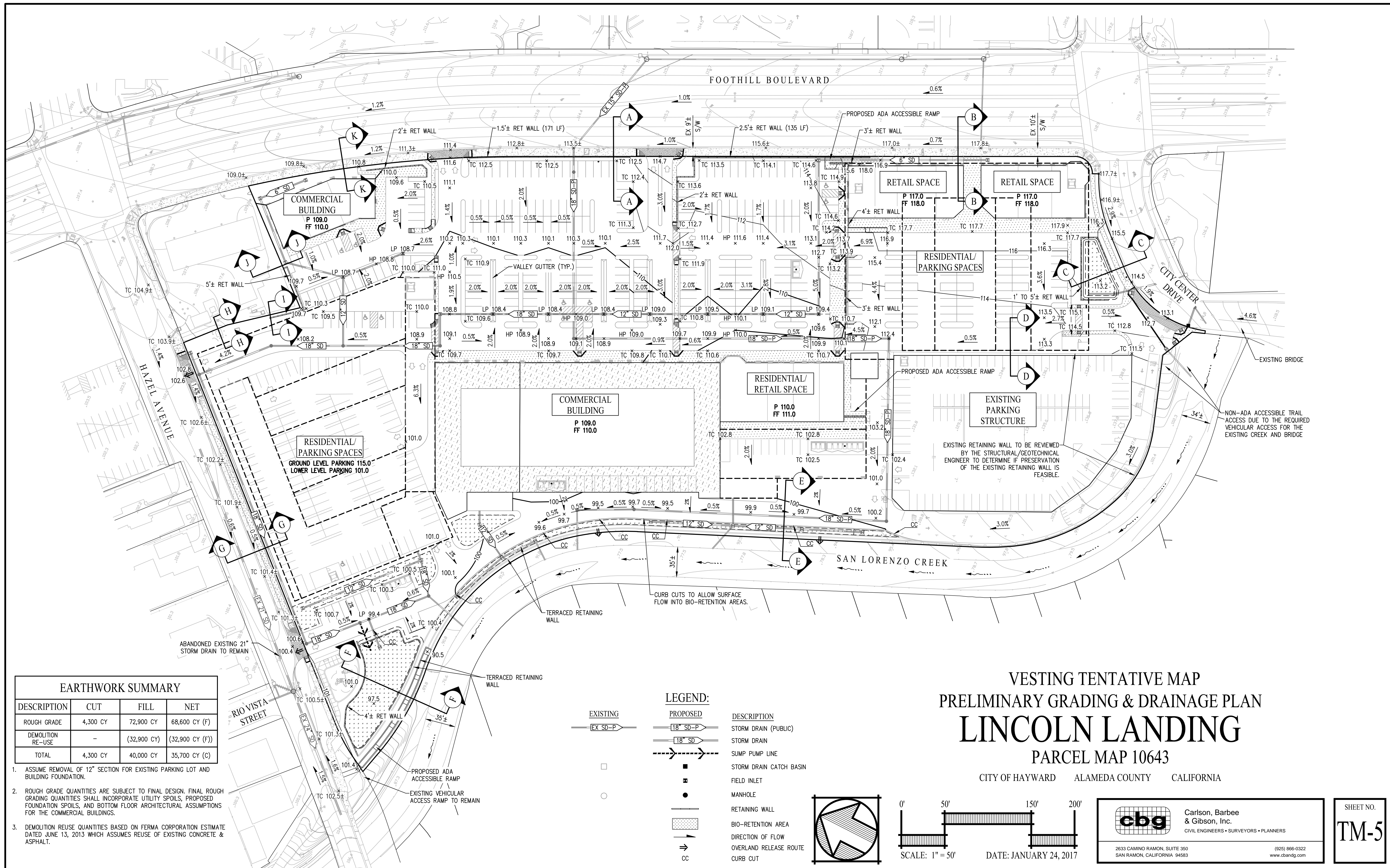


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SHEET NO.
TM-4



EARTHWORK SUMMARY

DESCRIPTION	CUT	FILL	NET
ROUGH GRADE	4,300 CY	72,900 CY	68,600 CY (F)
DEMOLITION RE-USE	-	(32,900 CY)	(32,900 CY (F))
TOTAL	4,300 CY	40,000 CY	35,700 CY (C)

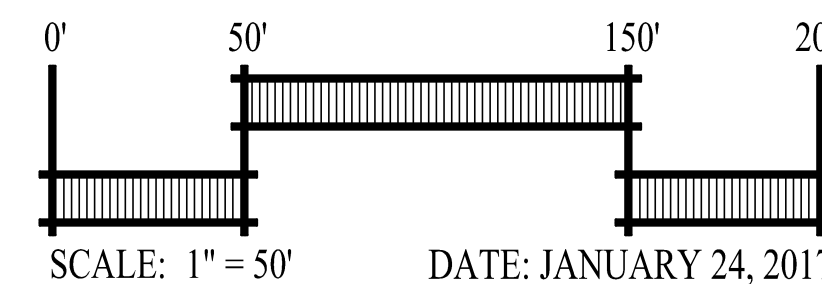
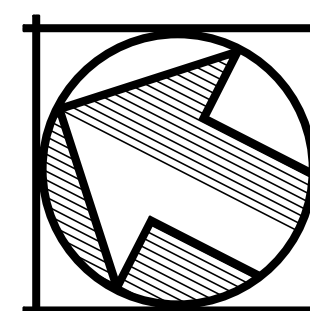
1. ASSUME REMOVAL OF 12" SECTION FOR EXISTING PARKING LOT AND BUILDING FOUNDATION.
2. ROUGH GRADE QUANTITIES ARE SUBJECT TO FINAL DESIGN. FINAL ROUGH GRADING QUANTITIES SHALL INCORPORATE UTILITY SPOILS, PROPOSED FOUNDATION SPOILS, AND BOTTOM FLOOR ARCHITECTURAL ASSUMPTIONS FOR THE COMMERCIAL BUILDINGS.
3. DEMOLITION REUSE QUANTITIES BASED ON FERMA CORPORATION ESTIMATE DATED JUNE 13, 2013 WHICH ASSUMES REUSE OF EXISTING CONCRETE & ASPHALT.

LEGEND:

- | | | | | | |
|--|----------|--|----------|--|-------------------------|
| | EXISTING | | PROPOSED | | DESCRIPTION |
| | EX SD-P | | 18" SD-P | | STORM DRAIN (PUBLIC) |
| | 18" SD | | 18" SD | | STORM DRAIN |
| | - - - - | | CC | | SUMP PUMP LINE |
| | □ | | ■ | | STORM DRAIN CATCH BASIN |
| | ○ | | ● | | FIELD INLET |
| | - - - - | | - - - - | | MANHOLE |
| | ▨ | | ▨ | | RETAINING WALL |
| | → | | → | | BIO-RETENTION AREA |
| | → | | → | | DIRECTION OF FLOW |
| | CC | | CC | | OVERLAND RELEASE ROUTE |
| | | | CC | | CURB CUT |

VESTING TENTATIVE MAP
PRELIMINARY GRADING & DRAINAGE PLAN
LINCOLN LANDING
PARCEL MAP 10643

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

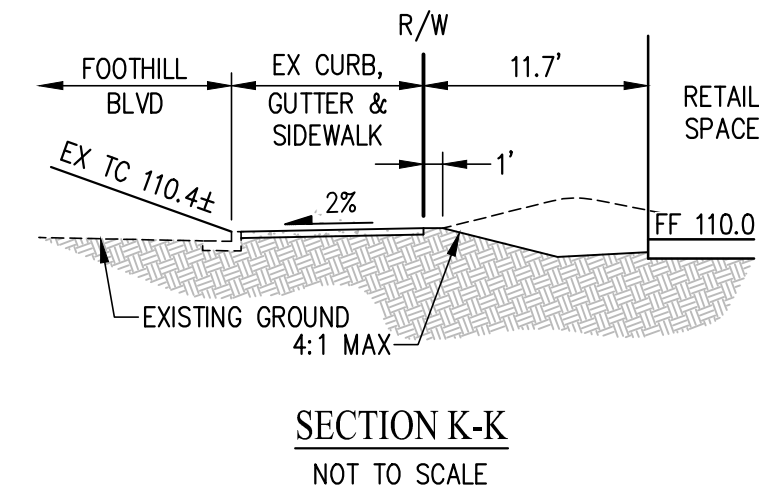
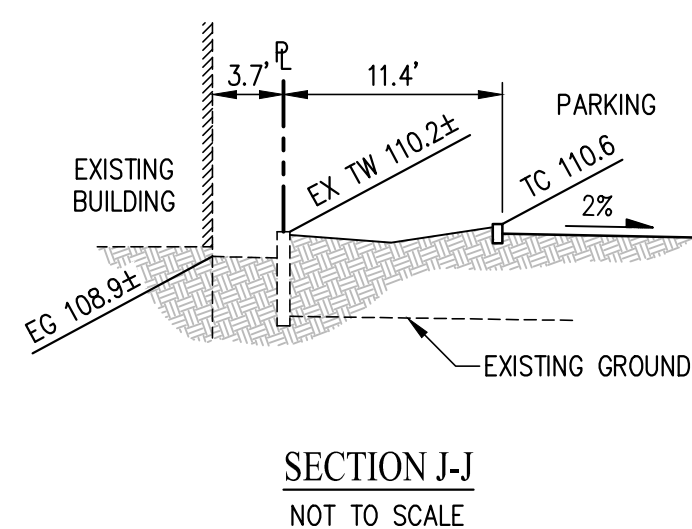
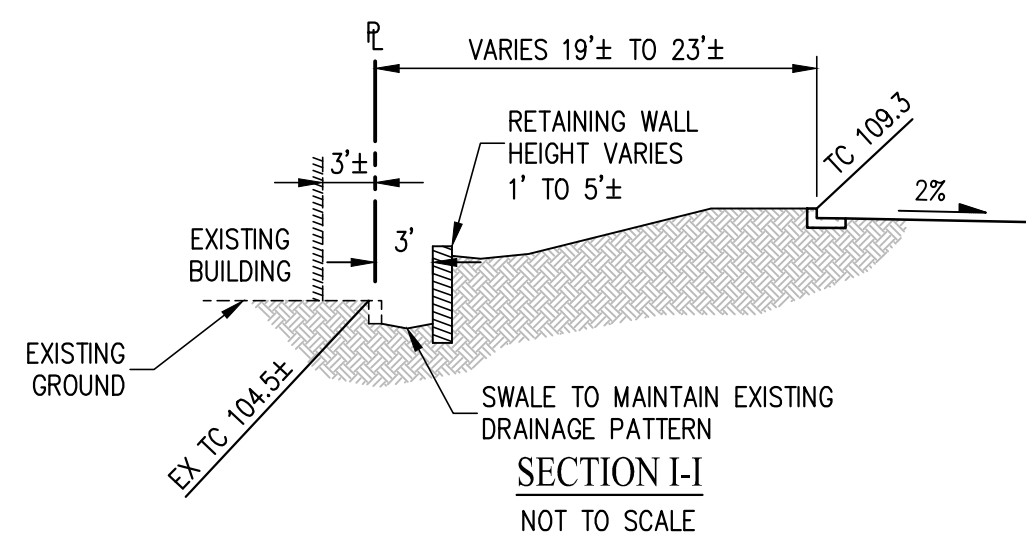
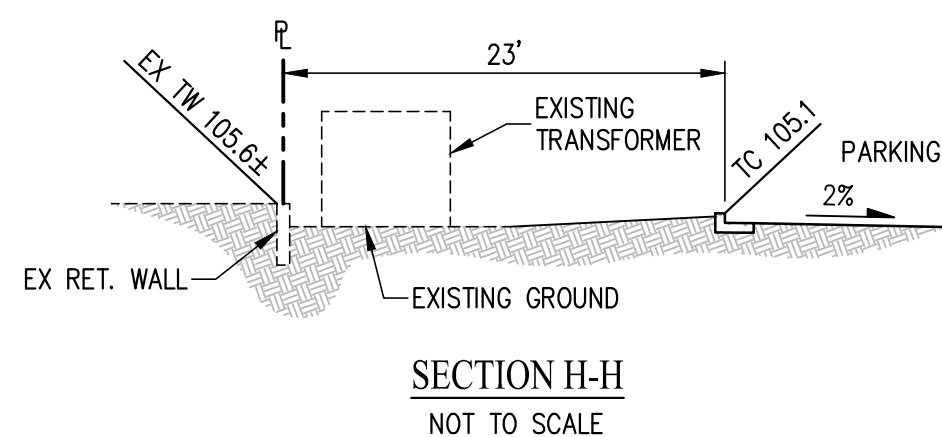
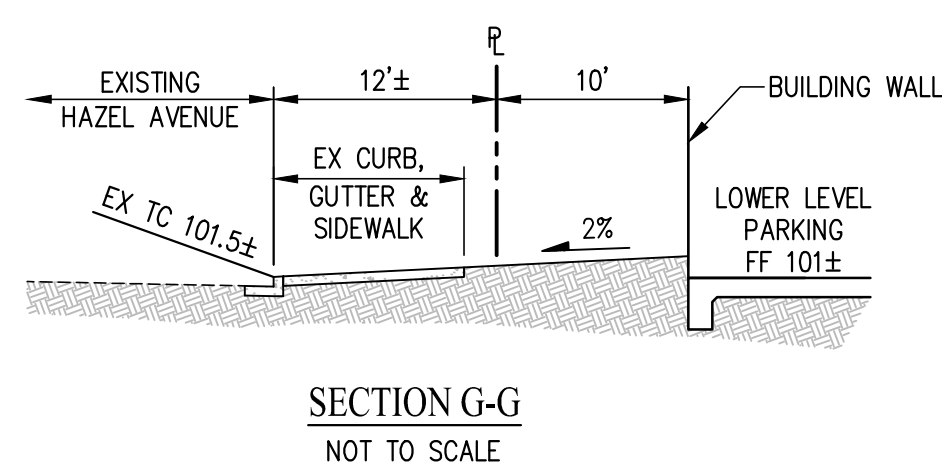
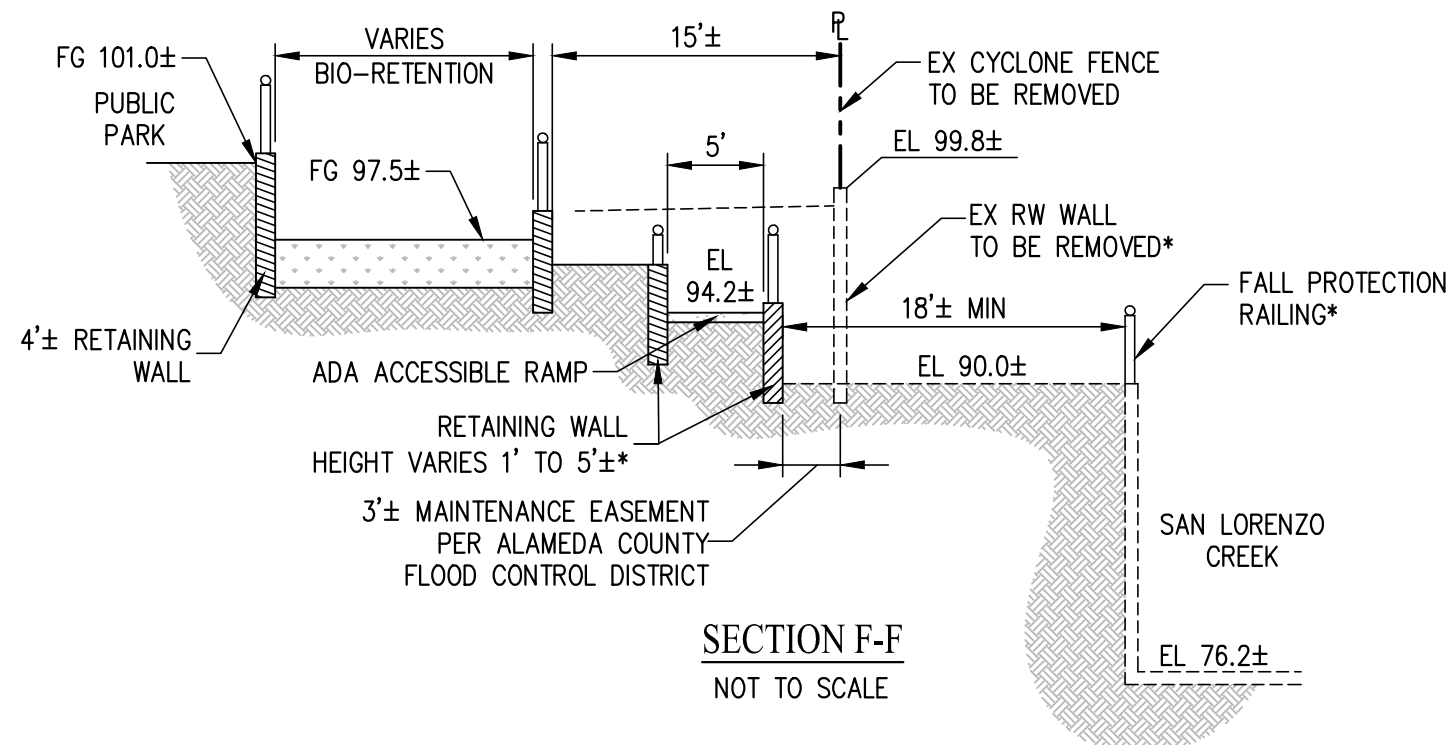
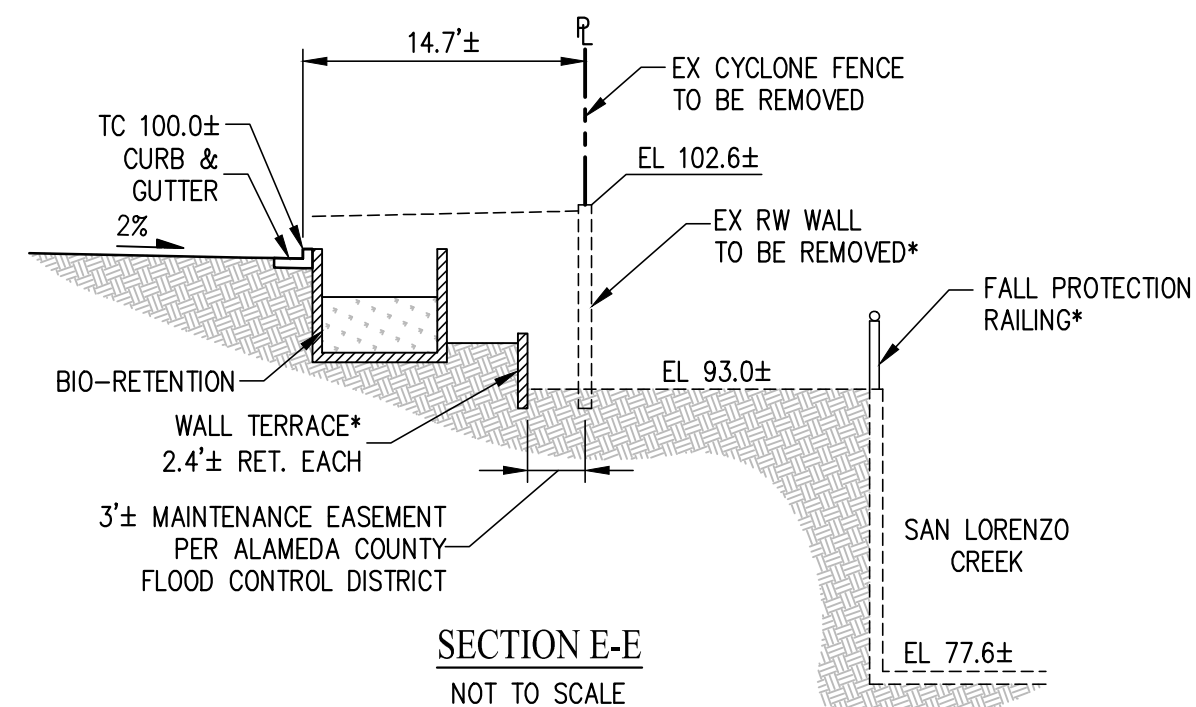
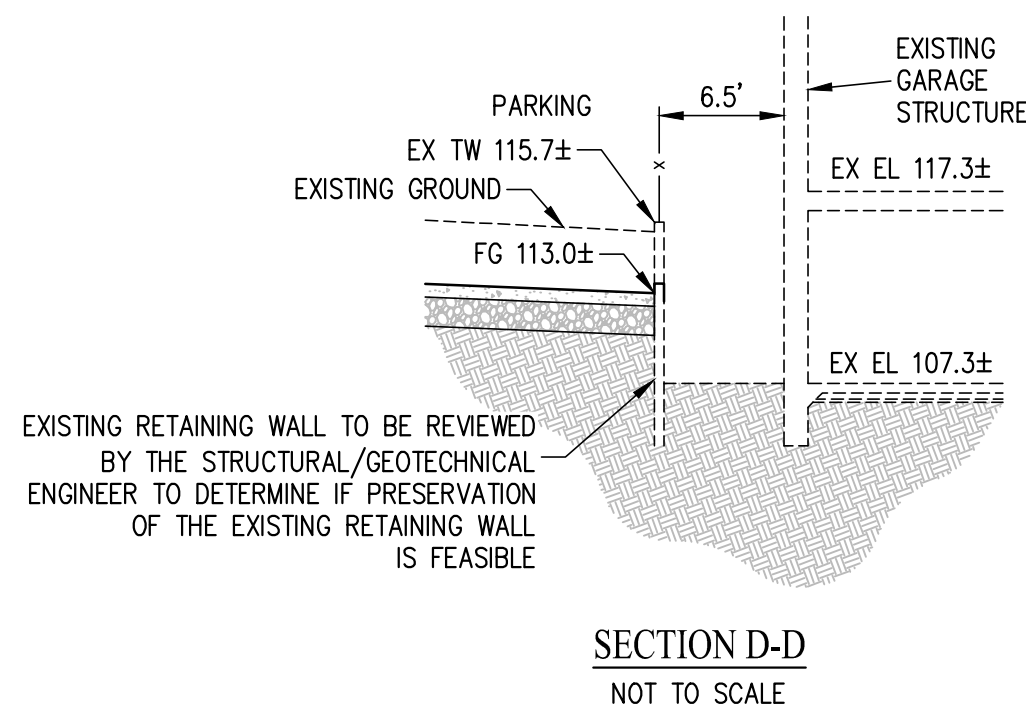
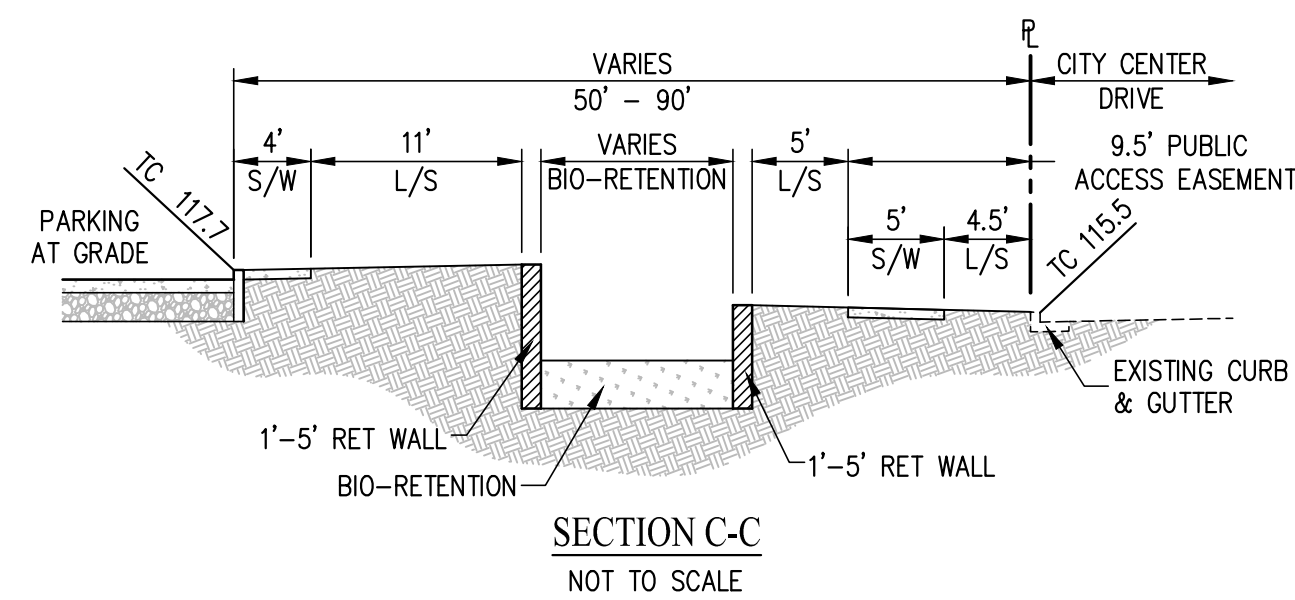
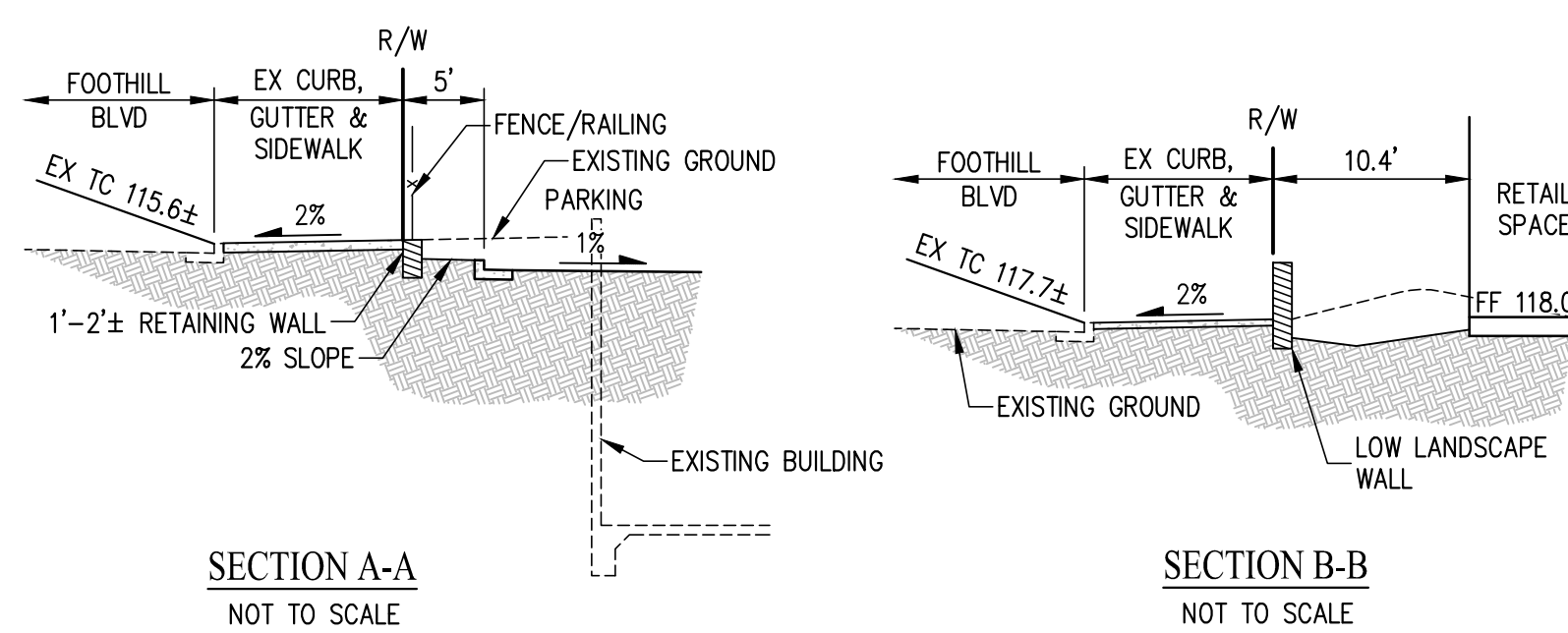


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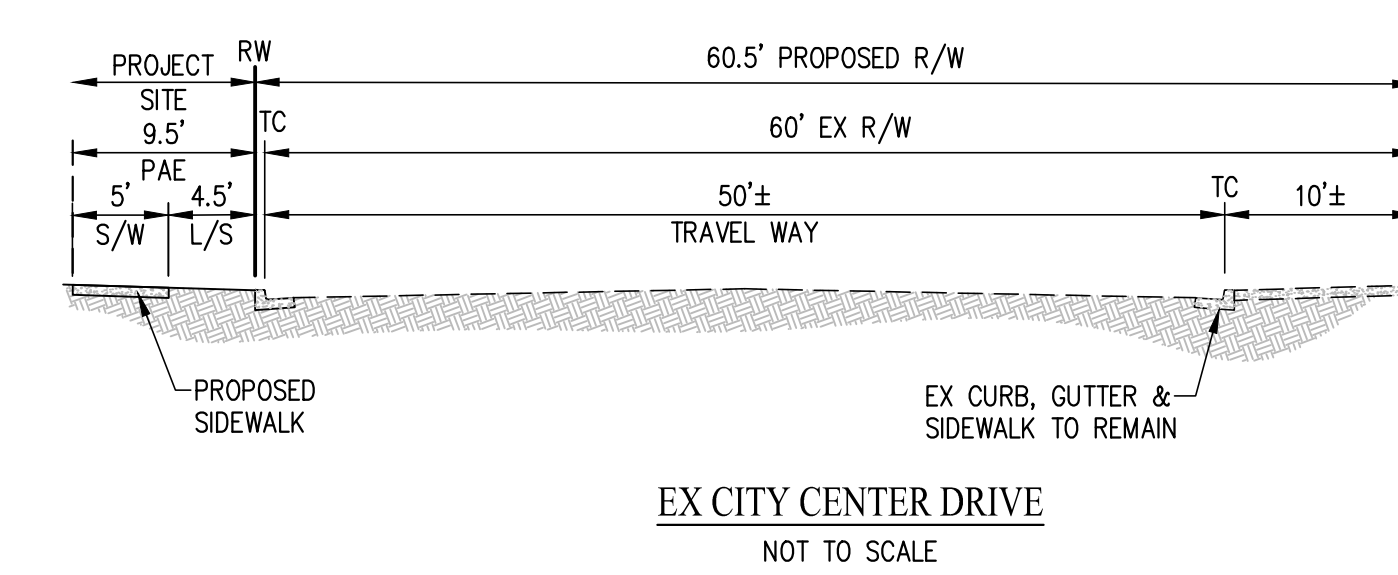
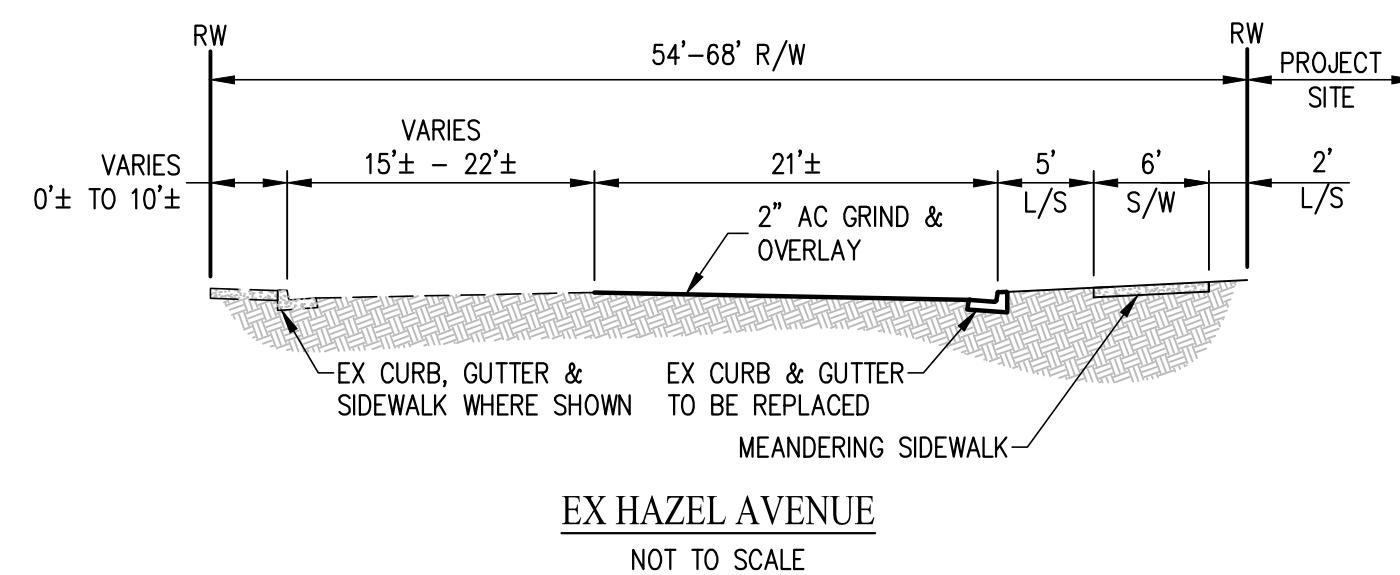
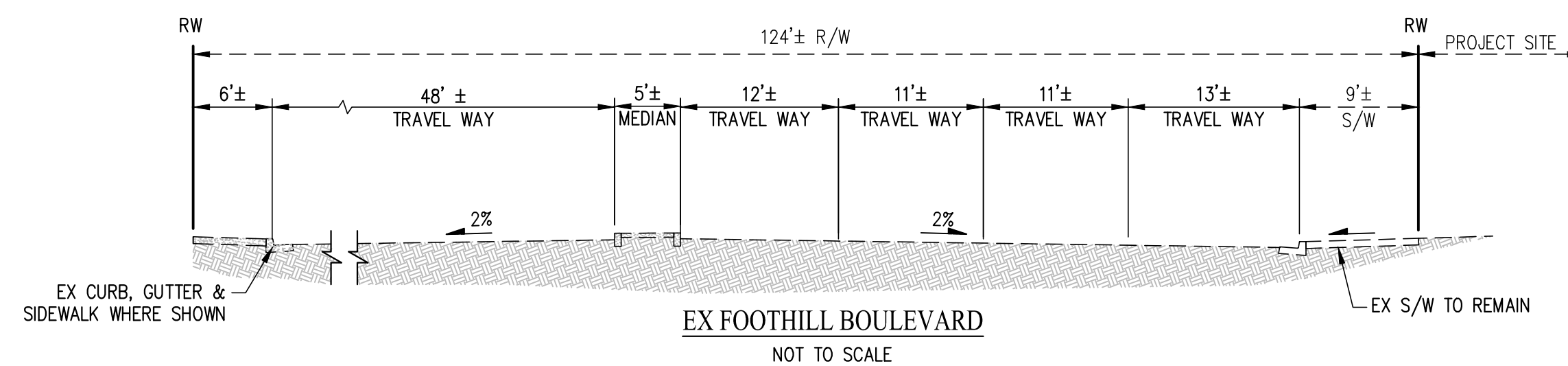
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SHEET NO.
TM-5

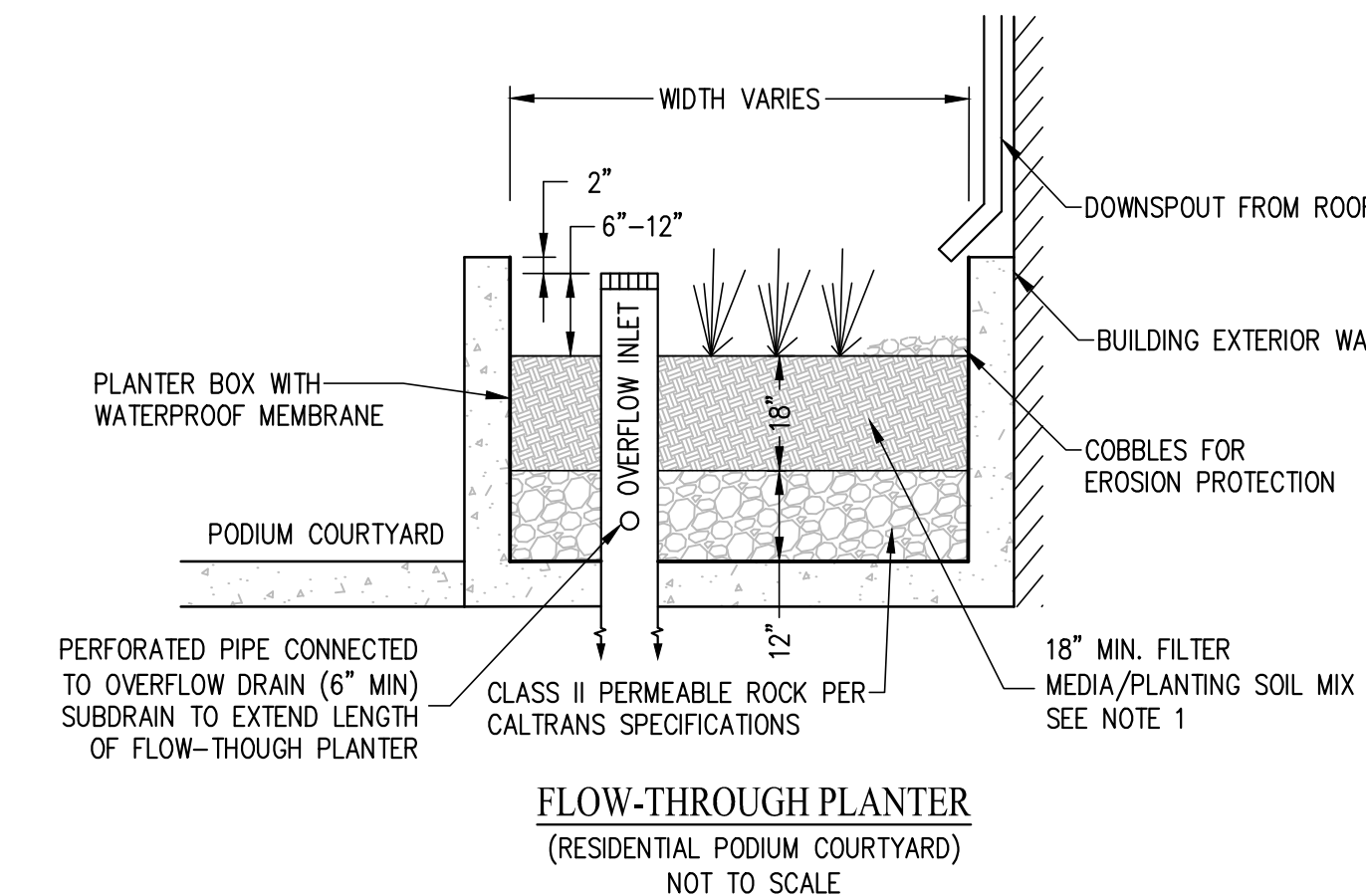
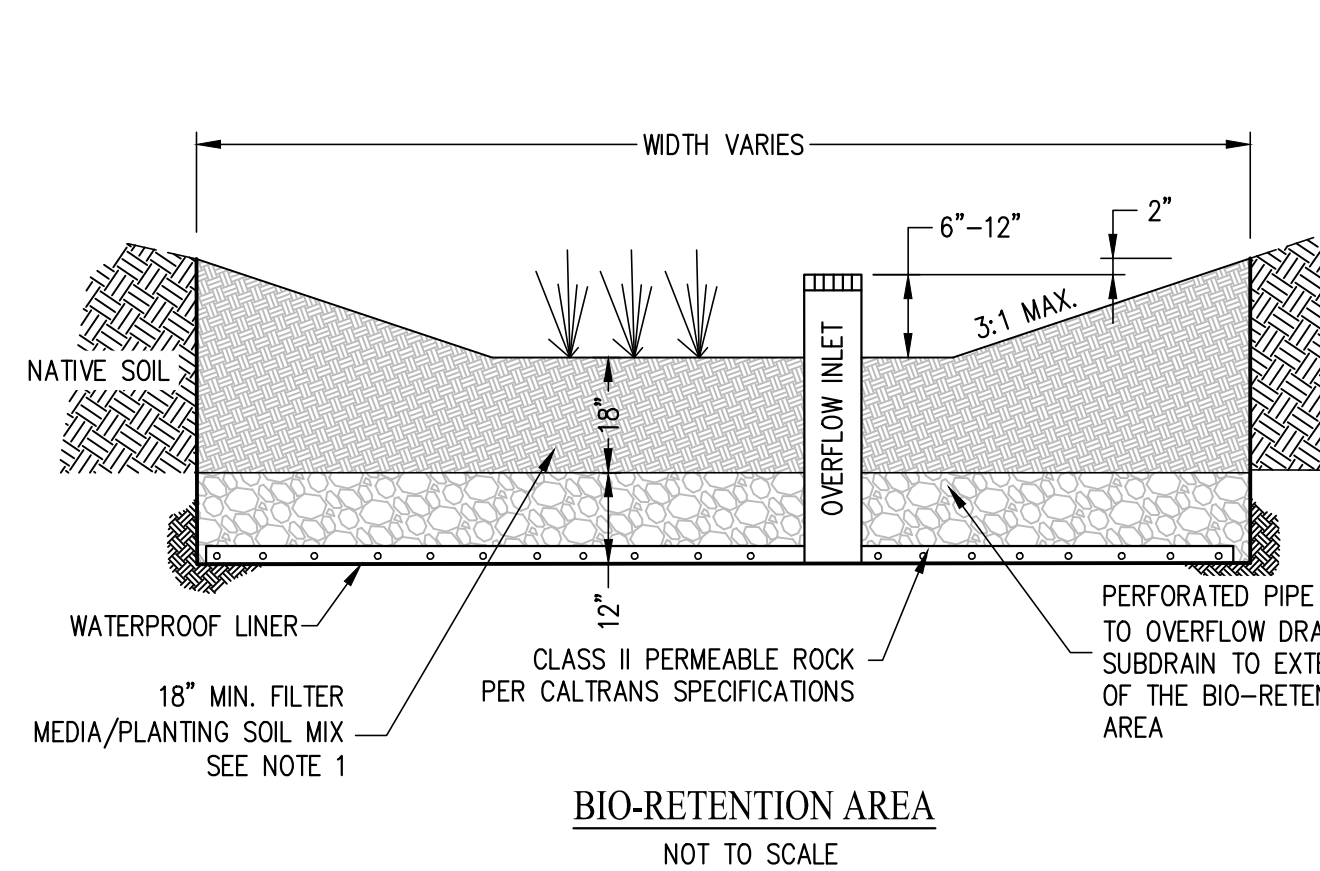
GRADING SECTIONS



STREET SECTIONS



C.3 TREATMENT SECTIONS

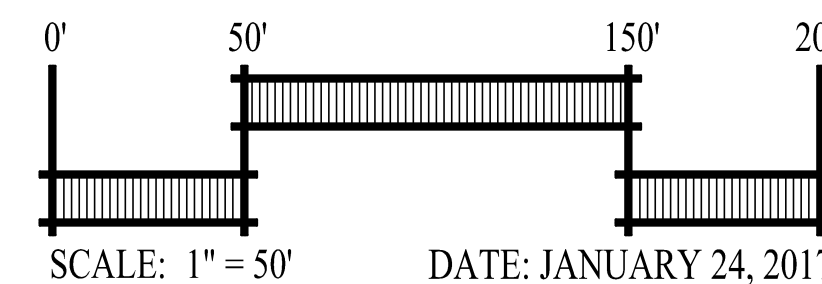
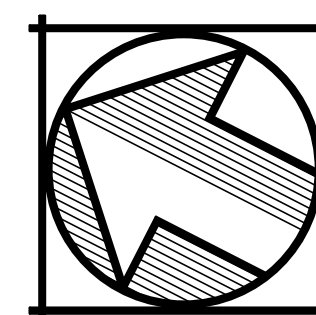


C.3 TREATMENT NOTES:

- SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF APPENDIX L OF THE NPDES MUNICIPAL REGIONAL STORM WATER PERMIT PROVISION C.3.c.i.(1)(B)(v).
- ANY ADDITIONAL IMPERVIOUS SURFACE SHALL BE COLLECTED AND CONVEYED TO ADJACENT TREATMENT AREA PER LANDSCAPE PLANS.
- THE BIO-RETENTION AREAS SHOWN ARE PRELIMINARY AND REPRESENT THE APPROXIMATE SURFACE AREA NEEDED TO TREAT EACH DRAINAGE MANAGEMENT AREA. THESE AREAS ARE SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURE, FINAL LOCATIONS OF BUILDING ROOF DRAINS AND REFINEMENT OF THE PROJECT GRADING PLANS.
- BIO-RETENTION WITHIN THE 1:1 PROJECTION OF A BUILDINGS FOUNDATION MAY BE REQUIRED TO HAVE SUB-SURFACE RETAINING WALLS PER GEOTECHNICAL RECOMMENDATION.

VESTING TENTATIVE MAP GRADING SECTIONS LINCOLN LANDING PARCEL MAP 10643

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



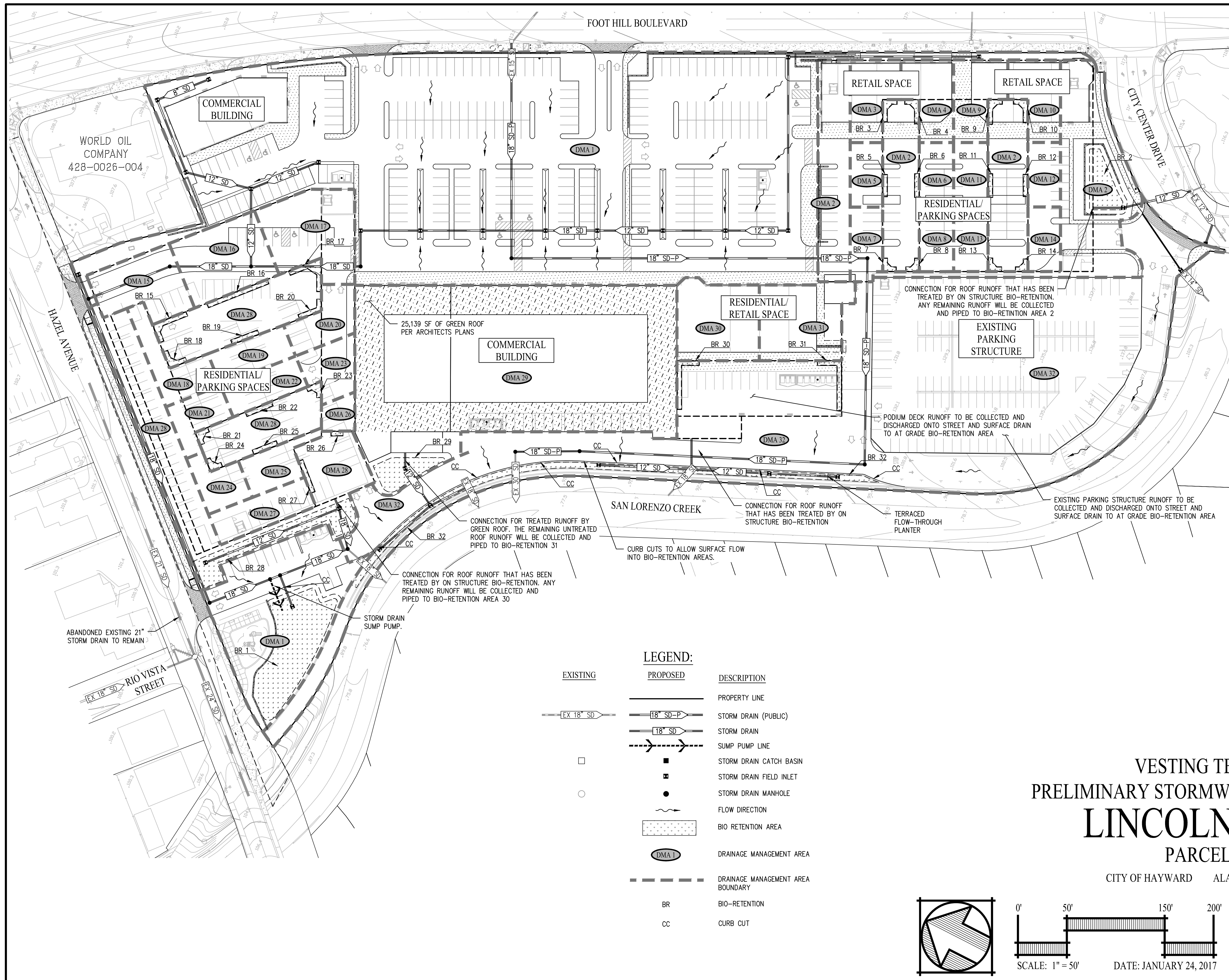
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*NOTES:
PROPOSED CHANNEL/WALL IMPROVEMENTS AND REMOVAL SUBJECT TO ALAMEDA COUNTY FLOOD CONTROL APPROVAL AND STRUCTURAL ENGINEERS REVIEW.



DMA	TREATMENT TYPE	IMPERVIOUS AREA (SF)	SIZING FACTOR	REQUIRED BIO-RETENTION AREA (SF)	PROVIDED BIO-RETENTION AREA (SF)
1	BIO-RETENTION	163,350	0.04	5,513	5,770
2	BIO-RETENTION	35,300	0.04	1,224	1,455
3	RAISED PLANTER	3,560	0.04	142	142
4	RAISED PLANTER	3,730	0.04	149	150
5	RAISED PLANTER	2,186	0.04	87	88
6	RAISED PLANTER	2,315	0.04	93	94
7	RAISED PLANTER	2,430	0.04	97	97
8	RAISED PLANTER	2,316	0.04	93	97
9	RAISED PLANTER	3,771	0.04	151	152
10	RAISED PLANTER	3,622	0.04	145	146
11	RAISED PLANTER	2,317	0.04	93	94
12	RAISED PLANTER	2,199	0.04	88	88
13	RAISED PLANTER	2,316	0.04	93	97
14	RAISED PLANTER	2,197	0.04	88	89
15	RAISED PLANTER	5,354	0.04	213	218
16	RAISED PLANTER	6,578	0.04	264	263
17	RAISED PLANTER	7,480	0.04	299	300
18	RAISED PLANTER	3,427	0.04	137	138
19	RAISED PLANTER	2,838	0.04	114	114
20	RAISED PLANTER	3,099	0.04	124	126
21	RAISED PLANTER	2,497	0.04	100	102
22	RAISED PLANTER	2,823	0.04	113	113
23	RAISED PLANTER	2,792	0.04	112	116
24	RAISED PLANTER	2,327	0.04	93	98
25	RAISED PLANTER	2,587	0.04	103	103
26	RAISED PLANTER	1,138	0.04	46	46
27	RAISED PLANTER	3,450	0.04	138	138
28	BIO-RETENTION	32,352	0.04	1,035	2,879
29	BIO-RETENTION	54,224	0.04	1,180	1,443
30	BIO-RETENTION	6,691	0.04	268	268
31	BIO-RETENTION	6,920	0.04	277	280
32	FLOW-THROUGH PLANTER	113,065	COMBO	3,100	3,431

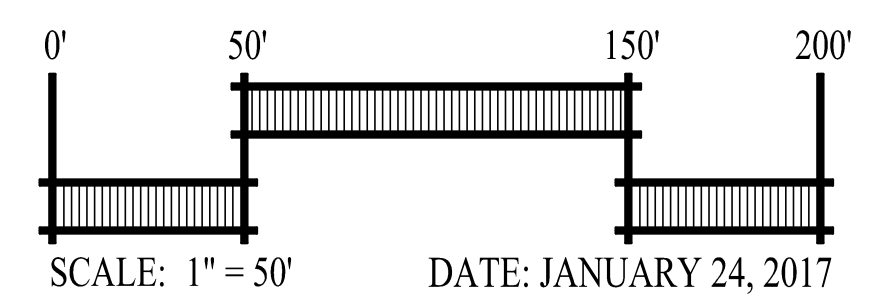
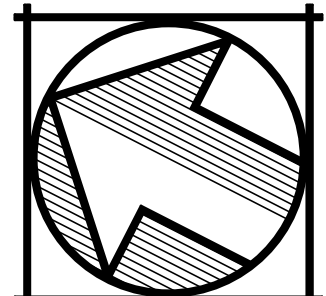
- NOTES:
- BIO-RETENTION AREAS ARE SUBJECT TO FINAL DESIGN AND WILL BE DESIGNED PER THE ALAMEDA COUNTY C3 GUIDANCE MANUAL.
 - CALCULATIONS FOR DMA 31'S REQUIRED BIO-RETENTION AREA EXCLUDES THE 25,139 SF OF SELF-TREATING GREEN ROOF, WHICH SHALL FUNCTION AS A SELF-TREATING AREA.
 - REQUIRED BIO-RETENTION AREA FOR DMA 32 WAS PREPARED USING ALAMEDA COUNTY C3 GUIDANCE MANUAL'S COMBINATION FLOW AND VOLUME METHOD AND ASSUMES 8" OF STORAGE.
 - ALL RESIDENTIAL/COURTYARD BIO-RETENTION AREAS SUBJECT TO FINAL ARCHITECTURAL AND LANDSCAPE DESIGN.

VESTING TENTATIVE MAP
 PRELIMINARY STORMWATER MANAGEMENT PLAN
LINCOLN LANDING
 PARCEL MAP 10643

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
—	—	PROPERTY LINE
EX 18" SD	18" SD-P	STORM DRAIN (PUBLIC)
—	18" SD	STORM DRAIN
—	—	SUMP PUMP LINE
□	■	STORM DRAIN CATCH BASIN
○	■	STORM DRAIN FIELD INLET
○	●	STORM DRAIN MANHOLE
—	—	FLOW DIRECTION
—	—	BIO RETENTION AREA
—	DMA 1	DRAINAGE MANAGEMENT AREA
---	---	DRAINAGE MANAGEMENT AREA BOUNDARY
BR	BR	BIO-RETENTION
CC	CC	CURB CUT

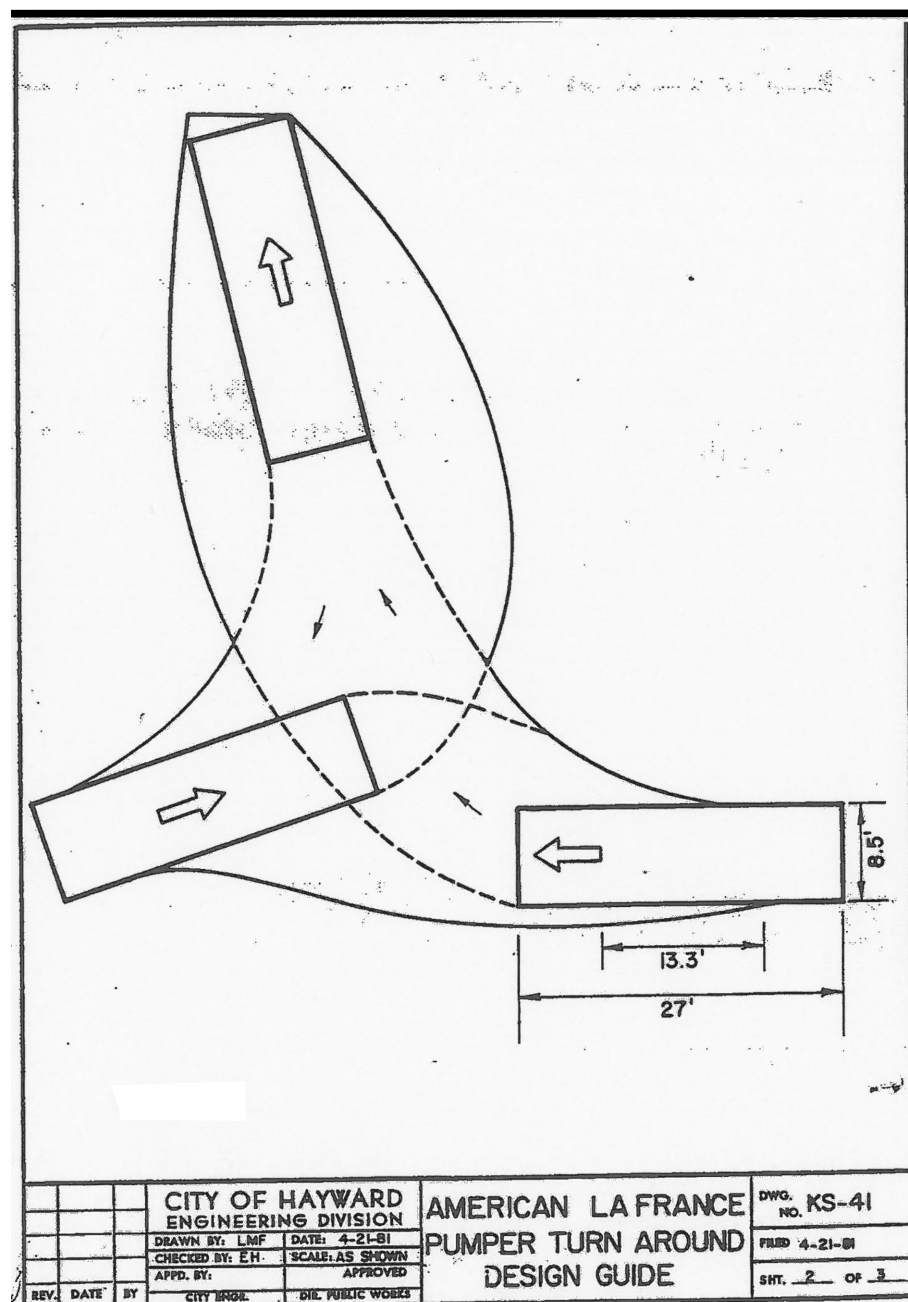
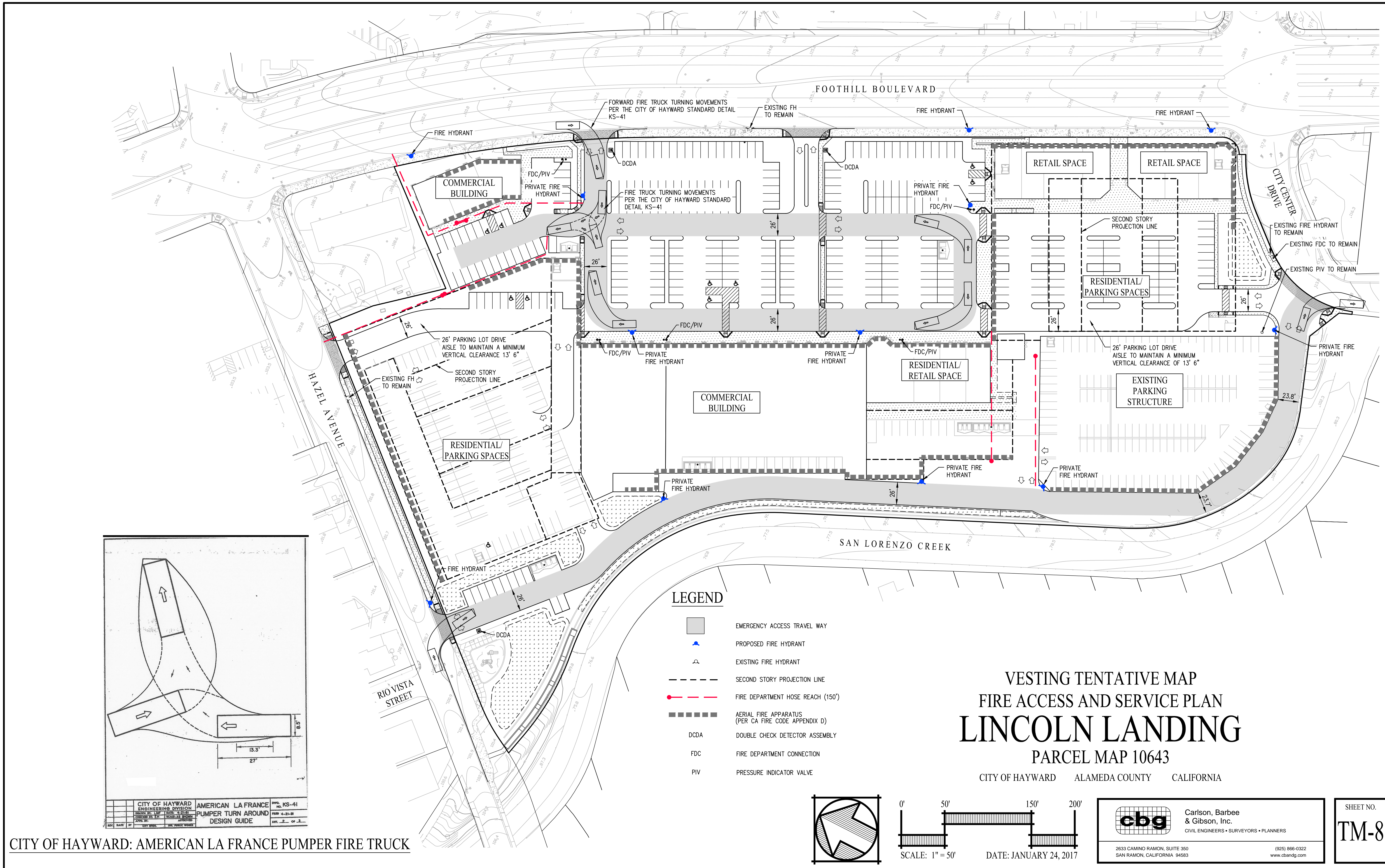


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LEGEND

- EMERGENCY ACCESS TRAVEL WAY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- SECOND STORY PROJECTION LINE
- FIRE DEPARTMENT HOSE REACH (150')
- AERIAL FIRE APPARATUS (PER CA FIRE CODE APPENDIX D)
- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- FDC FIRE DEPARTMENT CONNECTION
- PIV PRESSURE INDICATOR VALVE

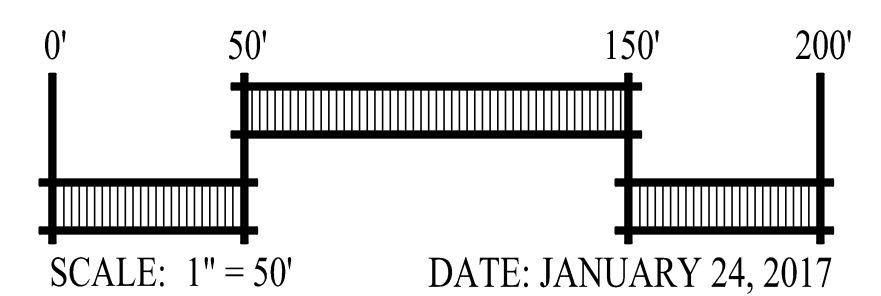
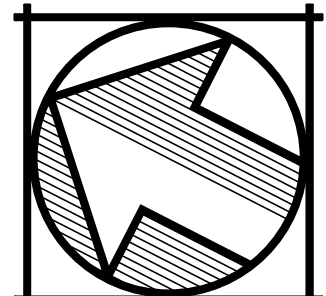
VESTING TENTATIVE MAP
 FIRE ACCESS AND SERVICE PLAN
LINCOLN LANDING
 PARCEL MAP 10643

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

CITY OF HAYWARD: AMERICAN LA FRANCE PUMPER FIRE TRUCK

REV	DATE	BY	CITY SIDE	DESIGNER	APPROVER	PROJECT NO.	DATE
						10643	01-24-2017

AMERICAN LA FRANCE
 PUMPER TURN AROUND
 DESIGN GUIDE



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