

# VESTING TENTATIVE MAP TRACT NO. 8762

RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES  
ONE (1) LOT SUBDIVISION  
BEING A PORTION OF PLOT "C" OF THE MAP OF "RUSSELL HOMESTEAD  
HAYWARD CALIFORNIA," FILED FOR RECORD JULY 17, 1912, IN BOOK 27  
OF MAPS, AT PAGE 6, RECORDS OF ALAMEDA COUNTY, CALIFORNIA, AND  
LYING WITHIN THE CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA.



**GENERAL NOTES**

- OWNERS AND DEVELOPERS:  
4WR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
11000 RUSSELL WAY, SUITE 100  
PIEDMONT, CA 94611  
(510) 910-1911  
4WR@OSUNAEI.COM
- PROPERTY SAME AS ABOVE
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING APN: 415-240-32
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- NUMBER OF EXISTING LOTS: ONE (1)
- NUMBER OF PROPOSED LOTS: ONE (1) FOR CONDOMINIUM PURPOSES, PROPOSED 14 CONDOMINIUM UNITS
- EXISTING WELLS: NONE
- FLOOD ZONE: X
- TOPOGRAPHY: TOPOGRAPHY SURVEY DONE BY OSUNA ENGINEERING, INC.
- BOUNDARY BOUNDARY AS SHOWN IS BASED ON FIELD SURVEY DONE SURVEY DONE BY OSUNA ENGINEERING, INC. SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- WATER: EAST BAY MUNICIPAL
- FIRE PROTECTION: SANTA CLARA COUNTY
- STORM/SANITARY SEWER: ORG. LOMA SANITARY DISTRICT
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE/CABLE: COMCAST
- STREET TREES: STREET TREES TO BE PLANTED PER CITY OF HAYWARD SPECIFICATIONS
- SITE CROSS AREA: 0.15 ACRES (65.97 SQUARE FEET)
- AREA AFTER DEDICATION: 0.14 ACRES (5,950 SQUARE FEET)
- NEW EASEMENT: NONE
- CONTOUR ELEVATION: NAVD83 DATUM
- ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF
- EXISTING DIMENSIONS: NONE PER TITLE REPORT PROVIDED BY OSUNA ENGINEERING, INC. FILED UNDER FILE # 6817324, DATED JUNE 01, 2022.
- C3 COMPLIANCE: SINCE IMPROVED AREA CREATED BY THE PROJECT IS LESS THAN 1,000 SF, TREATMENT MEASURES ARE NOT REQUIRED. HOWEVER, DEVELOPMENT SITE DESIGN MEASURES WILL BE IMPLEMENTED.

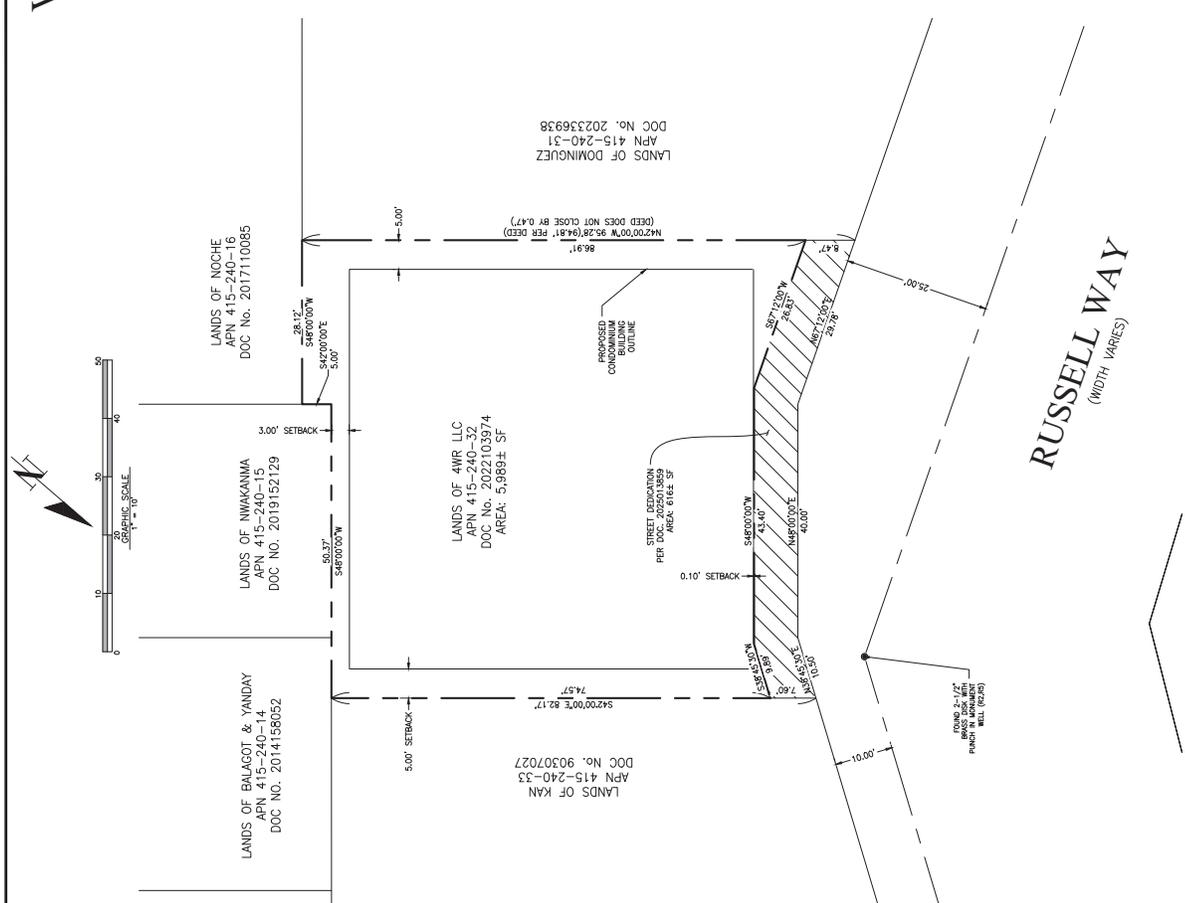
I AGREE OF THE FILING OF SAID TENTATIVE MAP AND I AGREE TO WAIVE MY RIGHTS TO A HEARING AND TO THE PROVISIONS AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP

AS OWNER(S):  
4WR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PRINT NAME / TITLE \_\_\_\_\_

**TENTATIVE MAP SHEET INDEX**

TM-1	TITLE SHEET - PROPOSED SUBDIVISION AND NOTES
TM-2	EXISTING CONDITIONS MAP AND DEDICATION PLAN
TM-3	PROPOSED DEVELOPMENT CHANGES PLAN
TM-4	UTILITY PLAN
TM-5	SITE CROSS SECTIONS



**VICINITY MAP**

**LEGEND**

---	EXISTING CONTOUR LINE
- - - -	NATURAL GRADE CONTOUR LINE
●	FOUND CITY MONUMENT BOLL OR AS NOTED
---	BOUNDARY OF PROPERTY SURVEYED
( )	RECORD INFORMATION
○	CENTRINE
△	CURB LINE
□	DRIVEWAY APRON
○	ELECTRODER
—	FENCE
◆	FIRE HYDRANT
□	FLAT GRADE INLET
—	OVERHEAD POWER LINE
—	OVERHEAD TELEPHONE LINE
○	SMARTWAY SEWER MANHOLE
○	SMARTWAY SEWER CLEANOUT
○	SKN
—	STORM DRAIN LINE
○	STORM DRAIN MANHOLE
□	UTILITY BOX
—	UTILITY POLE
—	WATER LINE
—	WATER METER
—	WATER VALVE
—	ELECTRIC METER
—	WATER HEATER
—	Gas

REVISIONS

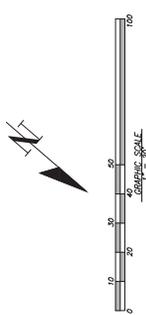
NO.	DATE	BY	DESCRIPTION

PROJECT NO: 2999  
DRAWN BY: Q2  
CHECKED BY: Q2  
DATE: 03/20/23

1149 57000 W  
SUN JOSE, CA 95131  
77723

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
**OSUNA ENGINEERING INC.**  
1149 57000 W  
SUN JOSE, CA 95131  
TEL: (415) 224-2242  
WWW.OSUNAEI.COM

WESTING TENTATIVE MAP  
TITLE SHEET - SUBDIVISION  
APN: 415-240-32  
CALIFORNIA  
1289 RUSSELL WAY  
SHEET  
TM-1  
OF 5 SHEETS

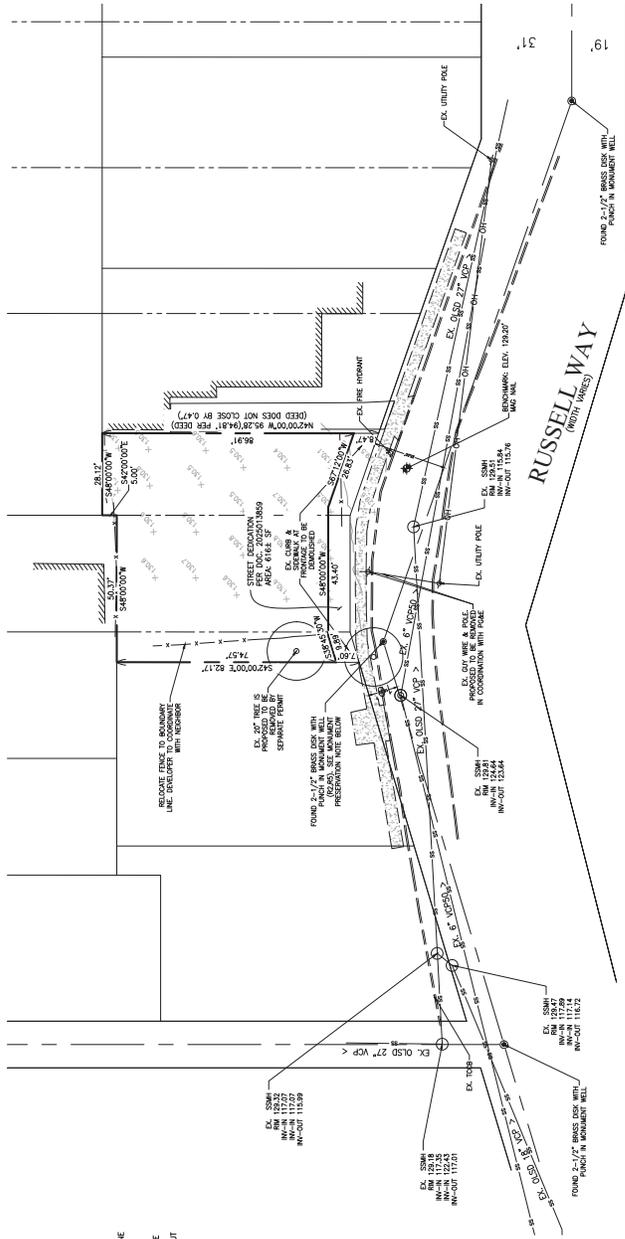


**BENCH MARK**  
 DESCRIPTION: PROJECT BENCHMARK WAS NAIL ON STREET.  
 NAIL ON STREET CORNER OF LOT 80 SHOWN.  
 PROJECT BENCHMARK WAS SET BY THE SURVEYOR.  
 GPS RTK EQUIPMENT WITH RTK CORRECTIONS USED.

- ABBREVIATIONS**
- AN ANCHOR NAIL
  - AS ANCHOR EASEMENT
  - BM BENCH MARK
  - BL BACKLASH LINE
  - BTTC BACK/TOP OF ROLLED CURB
  - CAVY CABLE TELEVISION OVERHEAD
  - DRWY DRIVEWAY
  - EX EXISTING
  - FF FINISH FLOOR
  - FF GARAGE FINISH FLOOR
  - IP IMPASSIBLE
  - IP GROUND LENGTH
  - M-M MONUMENT TO MONUMENT
  - M-M MONUMENT TO MONUMENT
  - O.H. TEL. OVERHEAD TELEPHONE LINE
  - PARCEL PORTION
  - REF REFERENCE DOCUMENT
  - SD STORM DRAIN
  - SD STORM DRAIN
  - SD TOP OF CURB ELEVATION
  - PLP PLUMB
  - PLP PLUMB
  - PLP PLUMB
  - WLE WATER LINE EASEMENT
  - WLE WIRE CLEARANCE EASEMENT

- NOTES:**
1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
  2. TREE SPECIES NAMES ARE APPROXIMATE AND LABELED BY THEIR COMMON NAME.
  3. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
  4. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND UNDERGROUND UTILITIES SHALL BE AS SHOWN AT THE LOCATIONS OF THE BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

**RECORD OF SURVEY NOTE:**  
 THIS SUMMARY OF SURVEY INFORMATION IS INTENDED FOR THE RECORD OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. IT IS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER AND SURVEYORS TO ENSURE THAT ALL INFORMATION IS ACCURATE AND COMPLETE. ANY CHANGES, CORRECTIONS, OR ADDITIONS TO THIS SUMMARY SHALL BE MADE BY THE PROFESSIONAL ENGINEER AND SURVEYORS. THIS SUMMARY SHALL BE FILED WITH THE COUNTY CLERK'S OFFICE IN ACCORDANCE WITH SECTION 8771(1), C.S.



- LEGEND**
- 200--- EXISTING CONTOUR LINE
  - 200--- NATURAL GRADE CONTOUR LINE
  - FOUND CITY MONUMENT BOX, OR AS NOTED
  - BOUNDARY OF PROPERTY SURVEYED
  - RECORD INFORMATION
  - CENTERLINE
  - △ CURB INLET
  - CURB LINE
  - DRIVEWAY APRON
  - ELECTROVALVE
  - FENCE
  - FIRE HYDRANT
  - FLAT GRADE INLET
  - OVERHEAD POWER LINE
  - OVERHEAD TELEPHONE LINE
  - SWARTHY SIBER MANHOLE
  - SWARTHY SIBER CLEANOUT
  - SIGN
  - STORM DRAIN MANHOLE
  - UTILITY POLE
  - WATER METER
  - WATER VALVE
  - ELECTRIC METER
  - WATER HEATER
  - GAS

**SURVEY MONUMENT PRESERVATION:**  
 PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ENGAGE A LICENSED SURVEYOR TO PERFORM A PRE-CONSTRUCTION MONUMENT PRESERVATION SURVEY IN ACCORDANCE WITH SECTION 8771(1)(b) EXISTING MONUMENTATION TO THE ENGINEER THAT ARE WITHIN THE AREA OF PROJECT CONSTRUCTION. THE SURVEYOR SHALL PROVIDE A MONUMENT PRESERVATION REPORT TO THE ENGINEER, BUT PRIOR TO FINAL APPROVAL OF THE IMPROVEMENTS, CONTRACTORS LICENSED SURVEYOR SHALL PERFORM A POST-CONSTRUCTION MONUMENT PRESERVATION SURVEY IN ACCORDANCE WITH SECTION 8771(1)(c) AND SHALL PROVIDE A RECORD OF SURVEY OR CORNER RECORD(S) IN ACCORDANCE WITH SECTION 8771(1).

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**Oscar Coum**  
Professional Engineer  
No. 70830  
Exp. 4-30-25  
Exp. 7-2025 E-34725

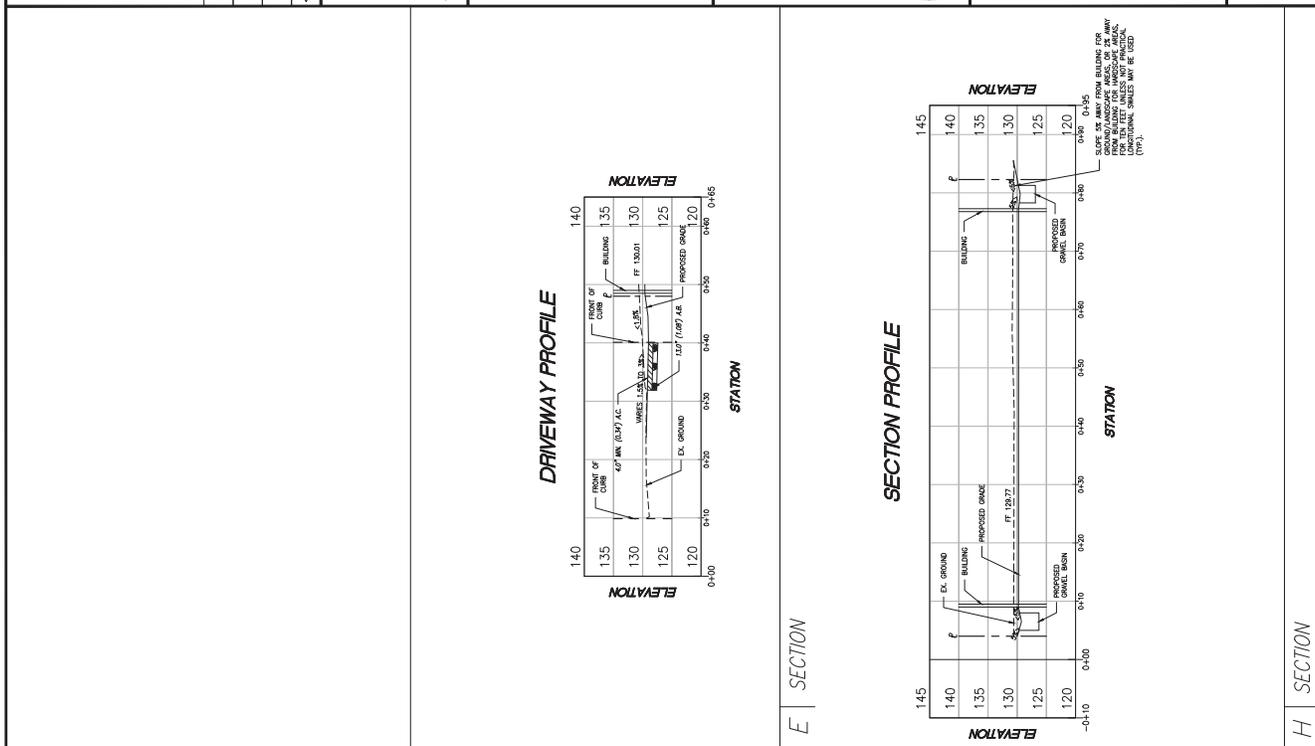
**OSUNA ENGINEERING INC.**  
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
1289 RUSSELL WAY  
CULVERCITY, CA 90230  
TEL: (310) 771-5100  
Hydrosun@osunaengineering.com

Project No: 2399 | Design: TALK | Check: OJ | Date: 7/7/23

1948 O'ROCK WAY  
SAY JOSE, CA 95131

HYDROSUN  
1289 RUSSELL WAY  
SITE CROSS SECTIONS  
VESTING TENTATIVE MAP

SHEET  
TM-5  
OF 5 SHEETS



E SECTION

H SECTION

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOT BE LIABLE TO NORMAL WORKING DIMENSIONS AND THAT THE CONTRACTOR SHALL VERIFY DIMENSIONS AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, LOSS OR ALLEYS, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.