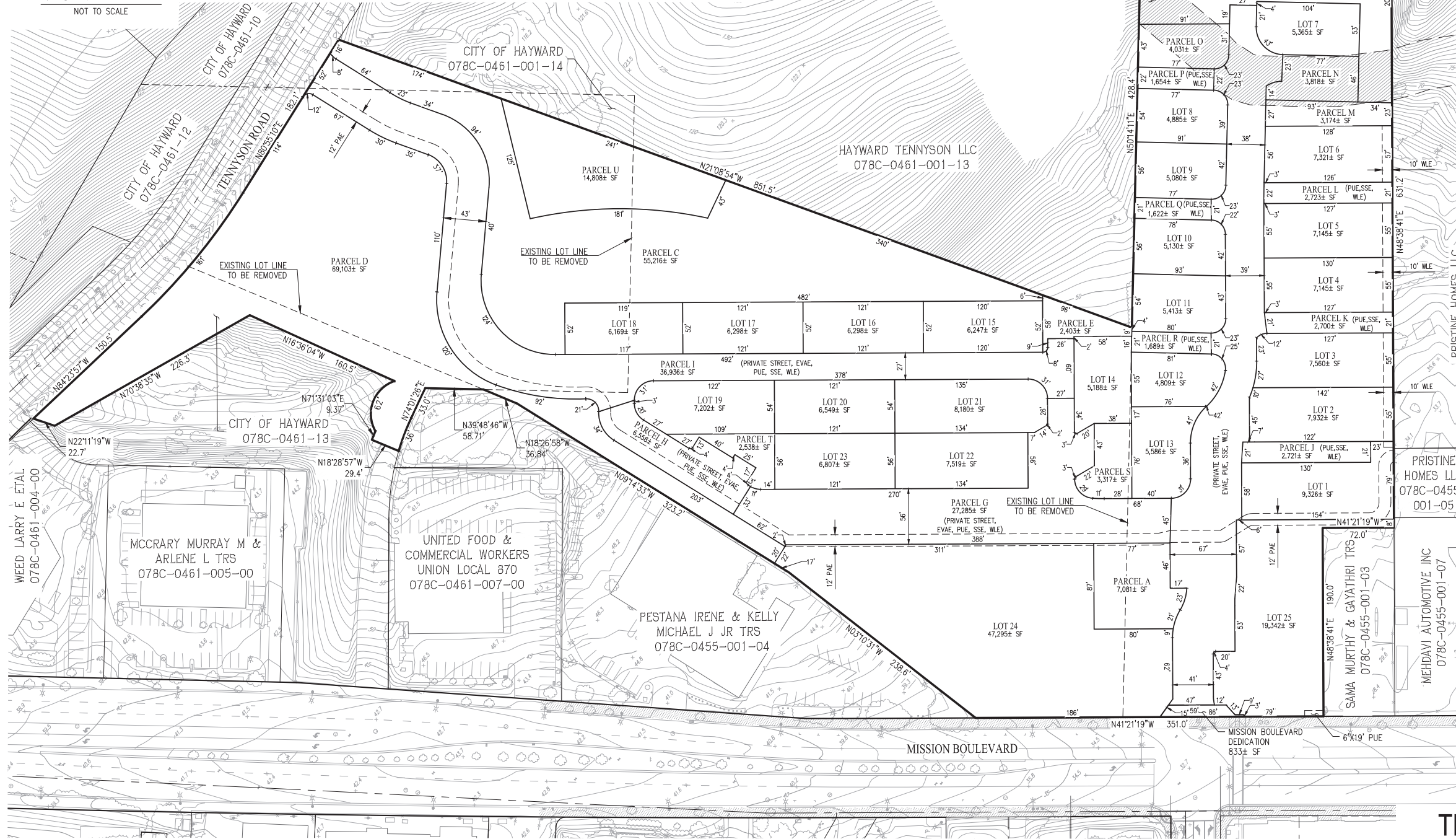


VICINITY MAP  
NOT TO SCALE

## CONTACTS

1. DEVELOPER: THE TRUE LIFE COMPANIES  
12647 ALCOSTA BOULEVARD, SUITE 470  
SAN RAMON, CA 94583  
(925) 824-4300  
LEAH BENISTON
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
(925) 866-0322  
COLT ALVERNAZ, RCE 75740
3. SOILS ENGINEER: EARTH SYSTEMS PACIFIC  
48511 WARM SPRINGS BOULEVARD, SUITE 210  
FREMONT, CA 94539  
(510) 353-3833  
CHRISTOPHER CECILE, PG



## GENERAL NOTES

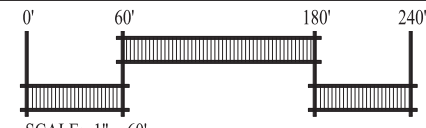
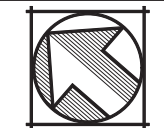
1. BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A CAST AND GEODETIC SURVEYS (CGS) DISC SET IN TOP OF A LARGE BOULDER APPROXIMATELY 700 FEET EAST OF MISSION BOULEVARD AND 280 FEET SOUTH OF TENNYSON ROAD. NGS PID 'HT0202' HAVING AN ELEVATION OF 124.41 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).
2. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE BEARING OF MISSION BOULEVARD BEING N41°21'19"W AS SHOWN ON THE RECORD OF SURVEY NO. 2604 (SHEETS 13 AND 14), FILED NOVEMBER 17, 2014 IN BOOK 40 OF SURVEYS, PAGES 8 THROUGH 22.
3. OVERALL PROJECT AREA: GROSS: 12.20± AC  
NET: 9.81± AC (EXCLUDES PUBLIC AND PRIVATE ROADWAYS & PUBLIC TRAIL AREA)
4. TOTAL DWELLING UNITS: 189
5. OVERALL PROJECT DENSITY: 15.57 DU/AC (GROSS)  
19.27 DU/AC (NET)
6. EXISTING GENERAL PLAN: TTLC PARCEL 1: SMU: SUSTAINABLE MIXED USE  
CALTRANS PARCEL 2: CENTRAL CITY-RETAIL AND OFFICE COMMERCIAL/MEDIUM DENSITY RESIDENTIAL
7. EXISTING ZONING: TTLC PARCEL 1: S-T4: T4 URBAN GENERAL ZONE - 17.5 TO 35 UNITS/NET ACRE  
CALTRANS PARCEL 2: CN: NEIGHBORHOOD COMMERCIAL, RM: MEDIUM DENSITY RESIDENTIAL  
  
PROPOSED ZONING: PD: PLANNED DEVELOPMENT
8. EXISTING LAND USE: VACANT LAND  
PROPOSED LAND USE: RESIDENTIAL
9. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE  
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06001C0293G  
DATE: AUGUST 3, 2009
10. EXISTING STRUCTURES: ALL EXISTING BUILDINGS WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
11. EXISTING UTILITIES: EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY TO BE REMOVED AS NOTED.
12. EXISTING TREES: EXISTING TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED OR RELOCATED.
13. STREETS: ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL PRIVATE STREETS WILL BE WITHIN PUE'S. (MINIMUM LONGITUDINAL SLOPE=0.5%)
14. STREET TREES: STREET TREES SHALL BE INSTALLED PER CITY DETAIL SD-122.
15. WALLS AND FENCING: ALL WALLS AND FENCING WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
16. STORM DRAIN: PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
17. PUBLIC UTILITIES: PROPOSED ONSITE WATER AND SANITARY SEWER FACILITIES ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND DEDICATED TO THE CITY.
18. LANDSCAPING: ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
19. WELLS ONSITE: NONE
20. UTILITIES: CITY OF HAYWARD  
WATER: CITY OF HAYWARD  
SEWER: PG&E  
GAS: PG&E  
ELECTRIC: PG&E  
TELEPHONE: SBC  
CABLE TV: COMCAST
21. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
22. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
23. MAINTENANCE: A HOMEOWNERS ASSOCIATION WILL BE FORMED TO OWN AND MAINTAIN PRIVATE STREETS, DRIVE AISLES, PRIVATE UTILITIES, STORM DRAINAGE FACILITIES AND LANDSCAPE WITHIN ALL RESIDENTIAL AREAS. RETAIL SITE OWNER SHALL BE RESPONSIBLE TO MAINTAIN ALL PRIVATE AMENITIES ON THE RETAIL SITE.
24. FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE TENTATIVE SUBDIVISION MAP.
25. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR THE RESIDENTIAL LOTS. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.

29212 MISSION BOULEVARD  
Hayward, CA  
June 28, 2019

## TRACT 8502 - VESTING TENTATIVE MAP LOTTING PLAN

C1.0

**THE TRUE LIFE COMPANIES**  
The True Life Companies  
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583  
925.824.4300



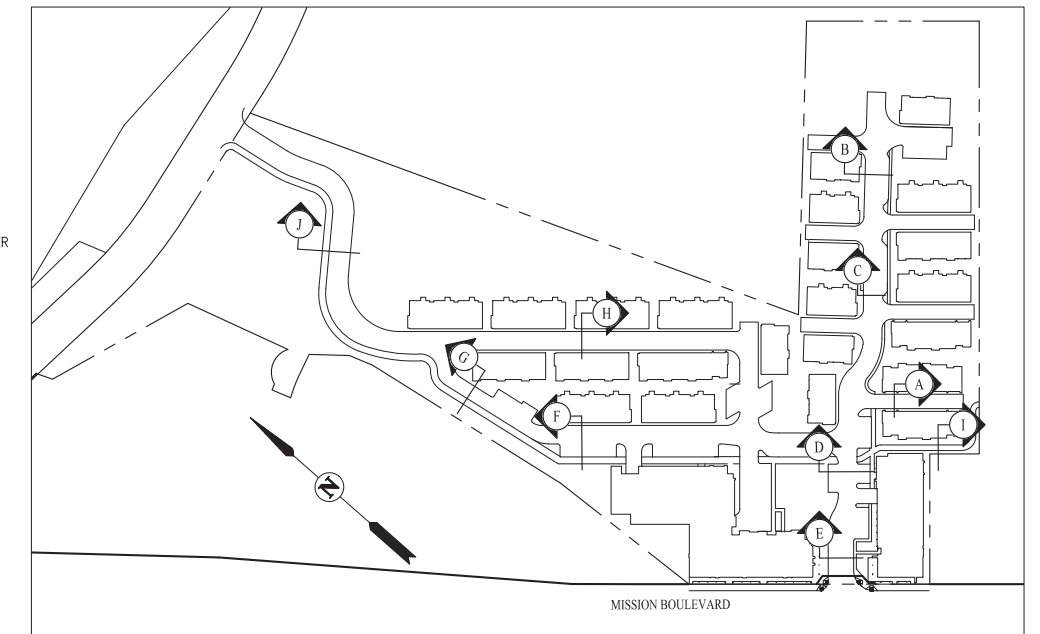
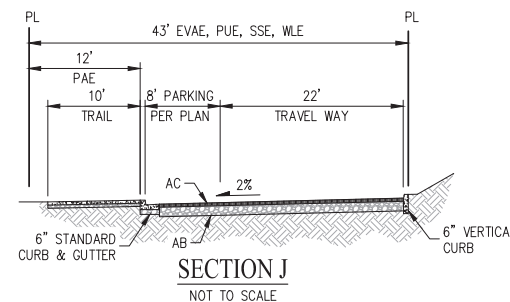
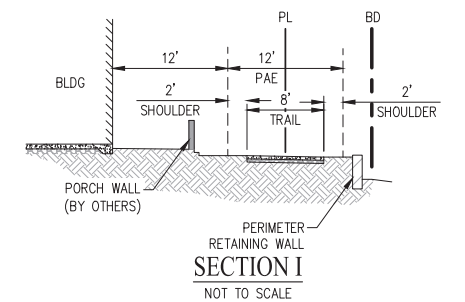
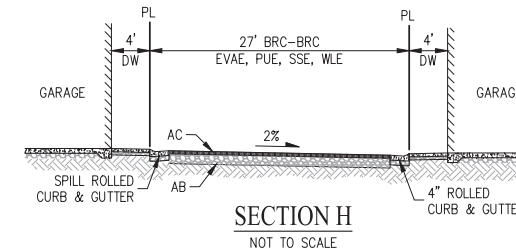
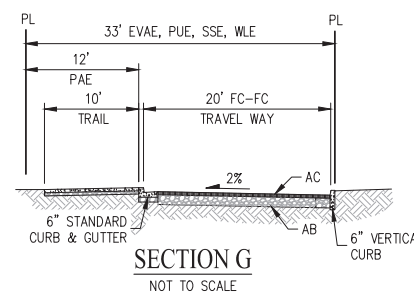
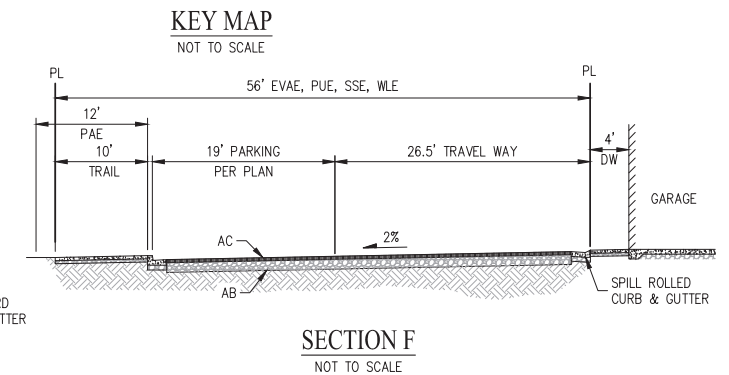
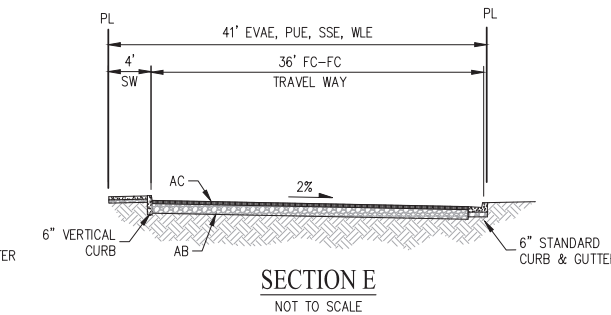
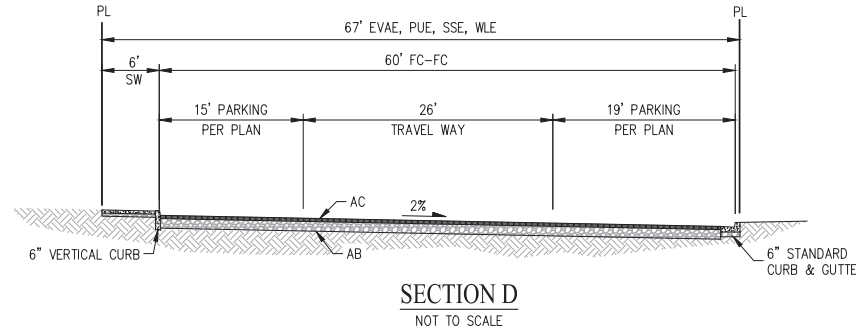
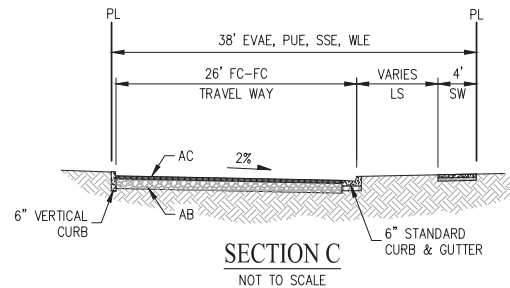
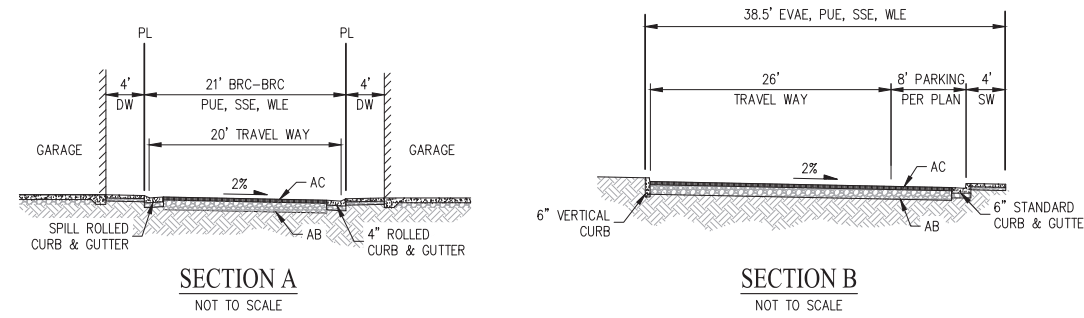
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SAN RAMON (925) 866-0322  
SACRAMENTO (916) 375-1877  
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## ABBREVIATIONS

|      |                                   |
|------|-----------------------------------|
| AB   | AGGREGATE BASE                    |
| AC   | ASPHALT CONCRETE                  |
| ACAE | ACFC & WCD ACCESS EASEMENT        |
| AU   | ACCESSIBLE UNIT                   |
| BC   | BACK OF CURB                      |
| BD   | BOUNDARY                          |
| BE   | BRIDGE EASEMENT                   |
| BFP  | BACK FLOW PREVENTION              |
| CB   | CATCH BASIN                       |
| DW   | DRIVEWAY                          |
| EG   | EXISTING GRADE                    |
| EVC  | ELECTRIC VEHICLE CHARGING         |
| EX   | EXISTING                          |
| FAR  | FLOOR AREA RATIO                  |
| FC   | FACE OF CURB                      |
| FDC  | FIRE DEPARTMENT CONNECTION        |
| FG   | FINISHED GRADE                    |
| FF   | FINISHED FLOOR ELEVATION          |
| FH   | FIRE HYDRANT                      |
| FI   | FIELD INLET                       |
| FL   | FLOWLINE                          |
| FU   | FUTURE                            |
| GB   | GRADE BREAK                       |
| GLIP | GARAGE LIP                        |
| H    | ACCESSIBLE STALL                  |
| HMP  | HYDROMODIFICATION MANAGEMENT PLAN |
| HP   | HIGH POINT                        |
| INV  | INVERT                            |
| LL   | LOT LINE                          |
| LP   | LOW POINT                         |
| LS   | LANDSCAPE                         |
| OH   | OVERHEAD ELECTRIC                 |
| P    | PAD                               |
| PAE  | PUBLIC ACCESS EASEMENT            |
| PIV  | POST INDICATOR VALVE              |
| PL   | PROPERTY LINE                     |
| PR   | PROPOSED                          |
| PIEE | PRIVATE INGRESS EGRESS EASEMENT   |
| PSDE | PRIVATE STORM DRAIN EASEMENT      |
| PUE  | PUBLIC UTILITY EASEMENT           |
| R    | RADIUS                            |
| RW   | RIGHT-OF-WAY                      |
| RET  | RETURN                            |
| SD   | STORM DRAIN (PRIVATE)             |
| SD-T | STORM DRAIN (TREATED)             |
| SDBU | STORM DRAIN BUBBLE UP             |
| SDE  | STORM DRAIN EASEMENT              |
| SDFM | STORM DRAIN FORCE MAIN            |
| SDMH | STORM DRAIN MANHOLE               |
| SF   | SQUARE FEET                       |
| SS   | SANITARY SEWER                    |
| SSMH | SANITARY SEWER MANHOLE            |
| STA  | STATION                           |
| STD  | STANDARD                          |
| SW   | SIDEWALK                          |
| (T)  | TOTAL                             |
| TC   | TOP OF CURB                       |
| TFC  | TOP OF FLUSH CURB                 |
| TRC  | TOP OF ROLLED CURB                |
| TSM  | TOP OF SOIL MIX                   |
| TYP  | TYPICAL                           |
| VU   | VISITABLE UNIT                    |
| W    | WATER                             |
| WLE  | WATER LINE EASEMENT               |

| LEGEND   |          | DESCRIPTION                    |
|----------|----------|--------------------------------|
| EXISTING | PROPOSED |                                |
| ---      | ---      | BOUNDARY                       |
| ---      | ---      | EASEMENT                       |
| ---      | ---      | PROPERTY LINE                  |
| ---      | ---      | RIGHT-OF-WAY                   |
|          |          | EXISTING TREE TO BE REMOVED    |
|          |          | TREE                           |
|          |          | SIDEWALK AND TOP OF CURB       |
|          |          | BIORETENTION AREA              |
|          |          | HMP VAULT                      |
|          |          | COMPACT PARKING STALL          |
|          |          | VAN ACCESSIBLE PARKING STALL   |
|          |          | PARKING STALL PAVEMENT MARKING |
|          |          | OVERLAND RELEASE               |
|          |          | SPOT ELEVATIONS                |
|          |          | INVERT ELEVATIONS              |
|          |          | STORM DRAIN LINE               |
|          |          | TREATED STORM DRAIN LINE       |
|          |          | SANITARY SEWER                 |
|          |          | WATER                          |
|          |          | OVERHEAD UTILITY LINE          |
|          |          | SANITARY SEWER MANHOLE (SSMH)  |
|          |          | STORM DRAIN MANHOLE (SDMH)     |
|          |          | CATCH BASIN (CB)               |
|          |          | JUNCTION BOX (JB)              |
|          |          | FIELD INLET (FI)               |
|          |          | FIRE HYDRANT                   |
|          |          | BLOW OFF                       |
|          |          | ELECTROLIER                    |
|          |          | BUBBLER                        |
|          |          | PUMP                           |
|          |          | STORM DRAIN FORCE MAIN         |

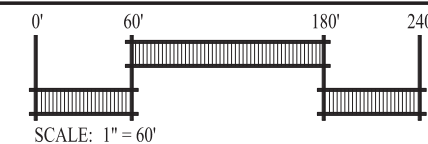
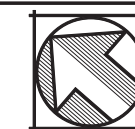
## ATTACHMENT IV



29212 MISSION BOULEVARD  
Hayward, CA  
June 28, 2019

## TRACT 8502 - VESTING TENTATIVE MAP LEGEND, ABBREVIATIONS & TYPICAL SECTIONS

C2.0



## EXISTING TOPOGRAPHY

AERIAL TOPOGRAPHY IS BASED ON PHOTOGRAPHY TAKEN ON APRIL 29, 2016 AND PREPARED BY GEOMAPS. THE FLIGHT WAS SURVEY GROUND CONTROLLED BY CARLSON, BARBEE, & GIBSON, INC

## EXISTING BOUNDARY

THE BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED UPON RECORD TITLE INFORMATION AS LISTED AND DESCRIBED IN THE PRELIMINARY TITLE REPORTS PREPARED BY NORTH AMERICAN TITLE COMPANY, DATED APRIL 13, 2016, ORDER NUMBERS 1429242 AND 1429235. NO ADDITIONAL TITLE WORK HAS BEEN PERFORMED TO COMPLETE THIS EXHIBIT.

## EXISTING AVERAGE SLOPE

13% - AVERAGE SLOPE OF AREA PROPOSED TO BE GRADED OR COVERED IN STRUCTURES PER THE HILLSIDE DESIGN GUIDELINES

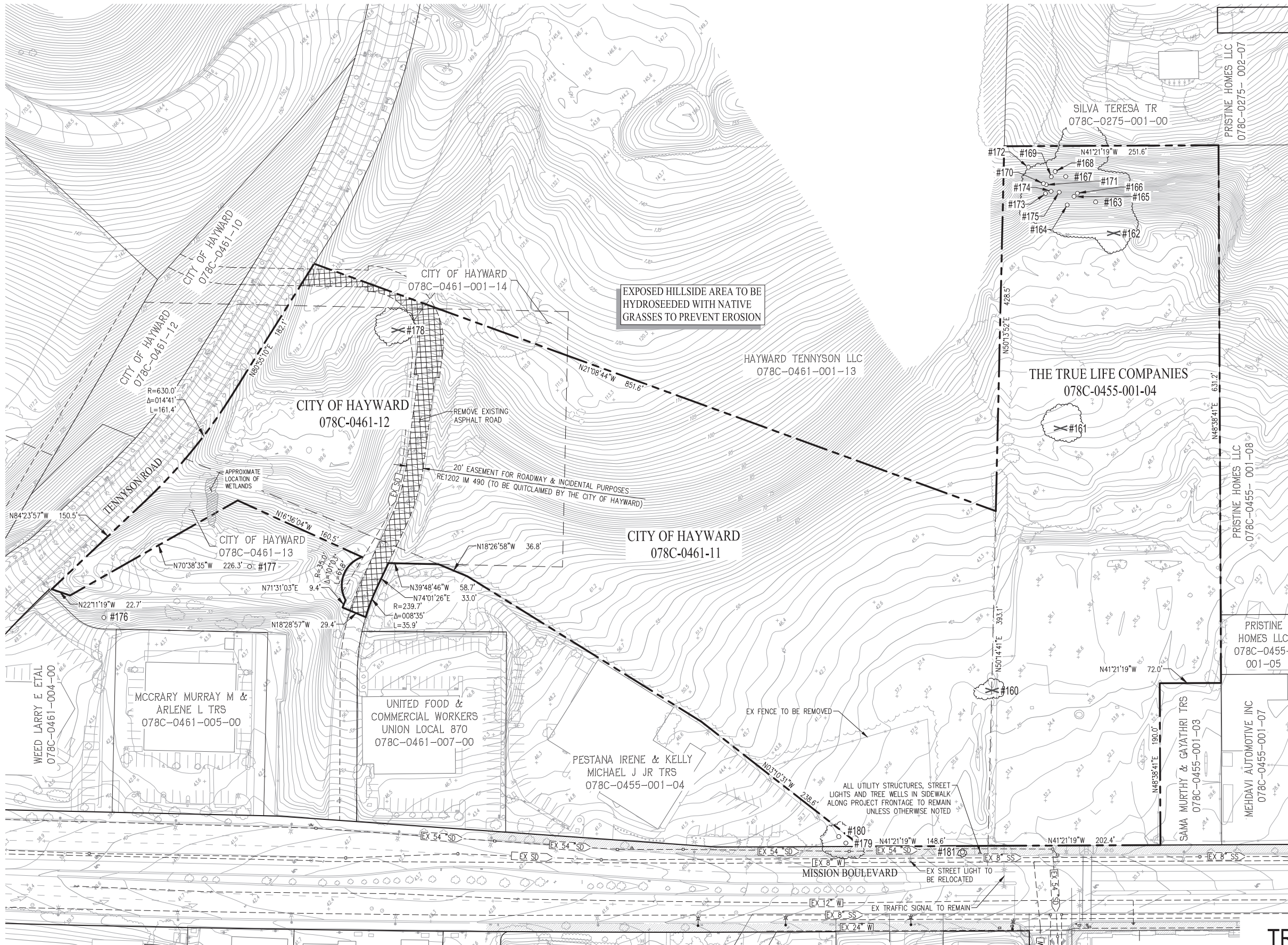
## TREE SUMMARY

| TREE NO. | SPECIES           | TRUNK DIAMETER (INCHES)     | REMOVE OR RETAIN | BASE ELEVATION | HERITAGE TREE | APPRAISED VALUE |
|----------|-------------------|-----------------------------|------------------|----------------|---------------|-----------------|
| 160      | CALIFORNIA PEPPER | 12,10,6                     | REMOVE           | 37.42          | YES           | \$1,700         |
| 161      | COAST LIVE OAK    | 20,18                       | REMOVE           | 54.53          | YES           | \$13,100        |
| 162      | BLUE GUM          | 41                          | REMOVE           | 69.50          | YES           | \$4,800         |
| 163      | BLUE GUM          | 41                          | PRESERVE         | 86.39          | YES           | \$4,800         |
| 164      | BLUE GUM          | 31,20                       | PRESERVE         | 86.25          | YES           | \$4,250         |
| 165      | BLUE GUM          | 15,9                        | PRESERVE         | 89.27          | YES           | \$1,000         |
| 166      | BLUE GUM          | 21                          | PRESERVE         | 100.71         | YES           | \$1,400         |
| 167      | BLUE GUM          | 13                          | PRESERVE         | 103.84         | YES           | \$550           |
| 168      | BLUE GUM          | 9                           | PRESERVE         | 104.85         | YES           | \$150           |
| 169      | BLUE GUM          | 11                          | PRESERVE         | 103.62         | YES           | \$250           |
| 170      | BLUE GUM          | 10                          | PRESERVE         | 99.53          | YES           | \$200           |
| 171      | BLUE GUM          | 16                          | PRESERVE         | 98.65          | YES           | \$500           |
| 172      | BLUE GUM          | 9                           | PRESERVE         | 98.65          | YES           | \$150           |
| 173      | BLUE GUM          | 16                          | PRESERVE         | 93.28          | YES           | \$500           |
| 174      | BLUE GUM          | 13,7,5                      | PRESERVE         | 93.78          | YES           | \$800           |
| 175      | BLUE GUM          | 21                          | PRESERVE         | 94.20          | YES           | \$1,400         |
| 176      | YELLOW WILLOW     | 9                           | PRESERVE         | NOT SURVEY     | YES           | \$250           |
| 177      | YELLOW WILLOW     | 9,7,5                       | PRESERVE         | NOT SURVEY     | YES           | \$500           |
| 178      | BLUE GUM          | 20,17,16,15,15,15,10,10,9,6 | REMOVE           | 103.02         | YES           | \$3,500         |
| 179      | LONDON PLANE      | 15                          | PRESERVE         | 36.94          | YES           | \$2,000         |
| 180      | LONDON PLANE      | 11                          | PRESERVE         | 36.95          | YES           | \$1,100         |
| 181      | VALLEY OAK        | 7                           | PRESERVE         | 33.95          | YES           | \$1,400         |

- NOTE:
- PER TREE INVENTORY PREPARED BY HORT SCIENCE ARBORIST SERVICES LLC DATED MARCH 02, 2018 AND APRIL 18, 2019.
  - ALL CITY STANDARD TREE PROTECTION MEASURES WILL BE OUTLINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
  - (\*) INDICATES THAT THE TREES ARE IN ADJACENT PROPERTIES, WILL REMAIN AND SHOWN FOR INFORMATION ONLY.

## LEGEND

|  |                                 |
|--|---------------------------------|
|  | PROJECT BOUNDARY                |
|  | EASEMENT                        |
|  | STORM DRAIN                     |
|  | SANITARY SEWER                  |
|  | WATER LINE                      |
|  | EXISTING TREE TO BE REMOVED     |
|  | EXISTING TREE TO BE PROTECTED   |
|  | TREE NUMBER PER ARBORIST REPORT |
|  | EXISTING ASPHALT TO BE REMOVED  |

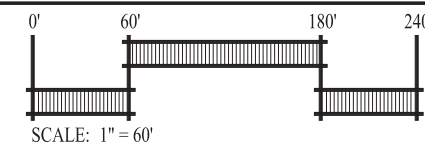
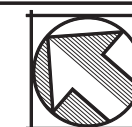


## TRACT 8502 - VESTING TENTATIVE MAP EXISTING CONDITIONS

C3.0

29212 MISSION BOULEVARD  
Hayward, CA  
June 28, 2019

**THE TRUE LIFE COMPANIES**  
The True Life Companies  
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583  
925.824.4300



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SACRAMENTO (916) 375-1877  
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SEE SHEETS C4.1 & C4.2 FOR DIMENSIONED SITE PLANS

| ACCESSIBILITY SUMMARY |             |                           |           |                           |           |
|-----------------------|-------------|---------------------------|-----------|---------------------------|-----------|
| BUILDING TYPE         | TOTAL UNITS | ACCESSIBLE UNITS REQUIRED |           | ACCESSIBLE UNITS PROVIDED |           |
|                       |             | PERCENT                   | UNITS     | PERCENT                   | UNITS     |
| TOWNHOMES             | 123         | 10                        | 13        | 10                        | 13        |
| MIXED USE FLATS       | 66          | 100                       | 66        | 100                       | 66        |
| <b>TOTAL</b>          | <b>189</b>  | <b>42</b>                 | <b>79</b> | <b>42</b>                 | <b>79</b> |

NOTES:  
 \*\*\* DUE TO THE STEEP TOPOGRAPHY OF THE SITE IT HAS BEEN DETERMINED TO BE INFEASIBLE TO PROVIDE ONE VISITABLE UNIT PER BUILDING AS REQUIRED BY THE HAYWARD MISSION BOULEVARD CORRIDOR FORM BASED CODE.

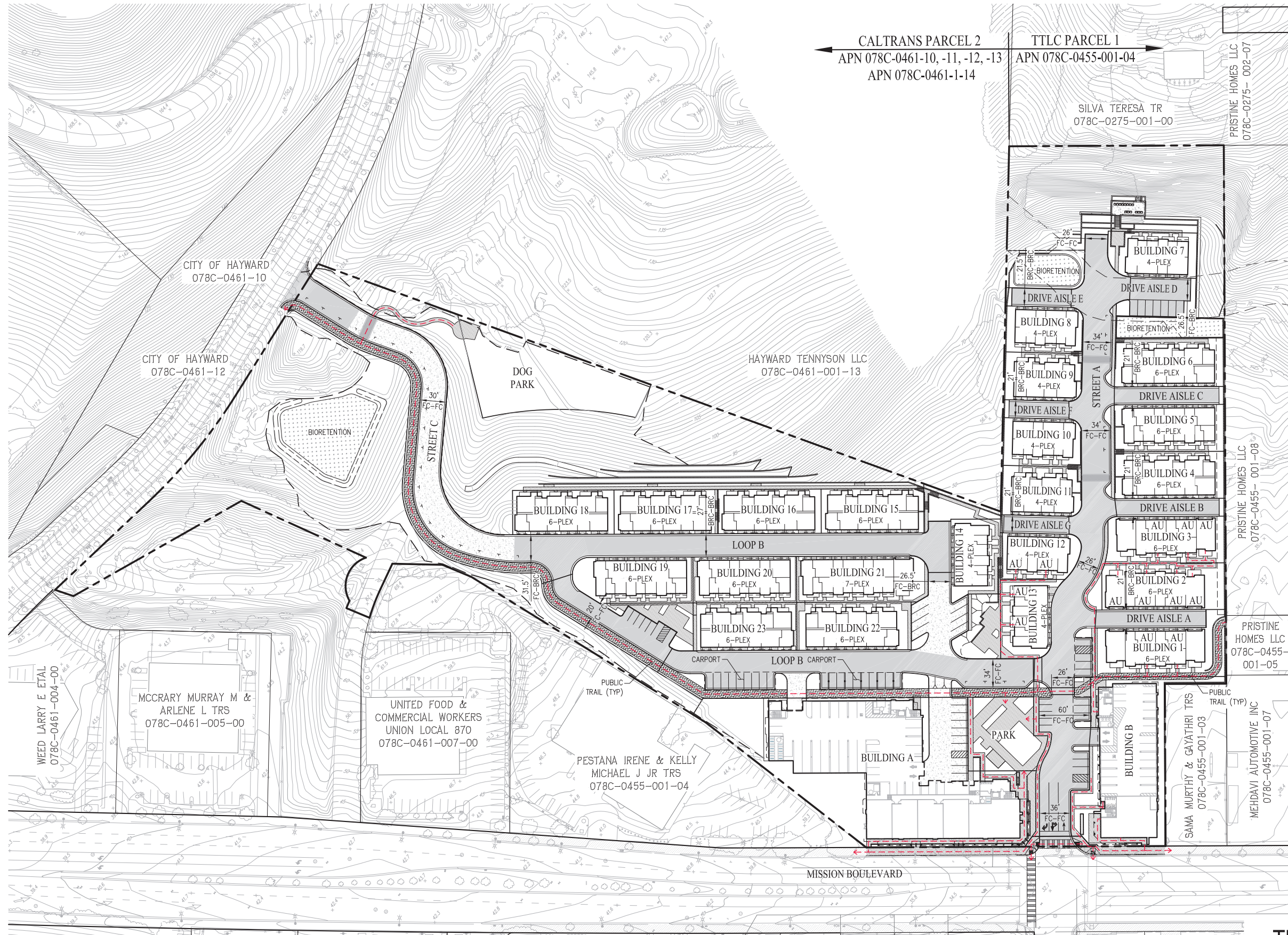
### ACCESSIBILITY LEGEND

- AU ACCESSIBLE UNIT (13 TOTAL)
- ACCESSIBLE PATH OF TRAVEL

### MINIMUM BUILDING SETBACKS

| TOWNS              |        |
|--------------------|--------|
| FRONT              | 6'     |
| SIDE               | 5'/10* |
| REAR (DRIVE AISLE) | 4'     |
| MIXED-USE / FLATS  |        |
| FRONT/REAR/SIDE    | 0'/7*  |

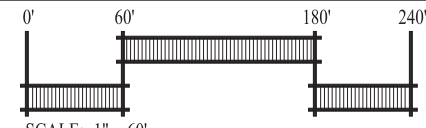
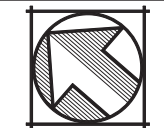
\* DENOTES MINIMUM SETBACK TO EXISTING EXTERNAL PROPERTY BOUNDARY. OTHER SETBACKS ARE MEASURED FROM BUILDING TO A PROPOSED INTERNAL PROPERTY LINE.



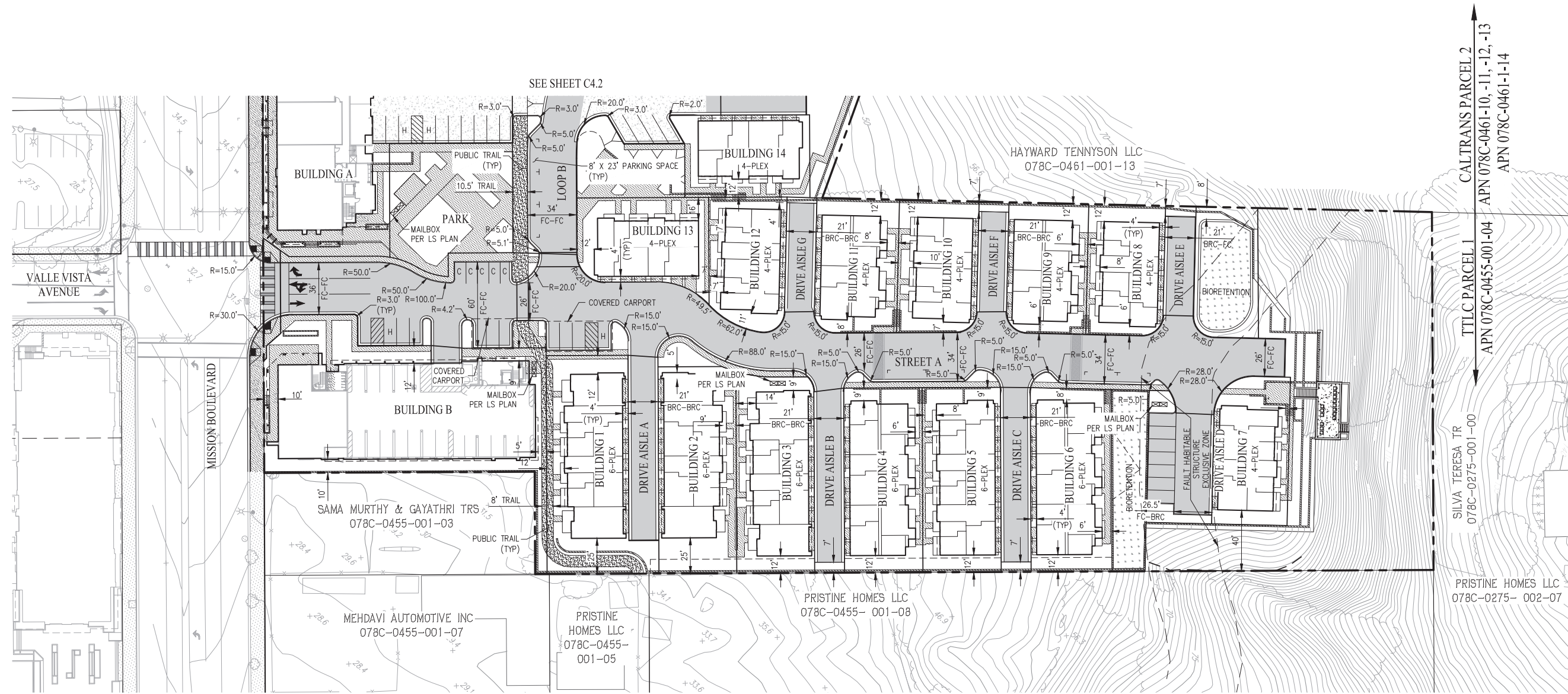
29212 MISSION BOULEVARD  
 Hayward, CA  
 June 28, 2019

TRACT 8502 - VESTING TENTATIVE MAP  
 PRELIMINARY SITE PLAN - OVERALL  
 C4.0

**THE TRUE LIFE COMPANIES**  
 The True Life Companies  
 12647 Alcosta Blvd., Suite 470 San Ramon CA 94583  
 925.824.4300



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 P:0275-000ACADITM04.DWG

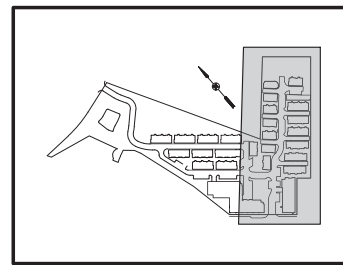


CALTRANS PARCEL 2  
 APN 078C-0461-10, -11, -12, -13  
 APN 078C-0461-1-14

TTLIC PARCEL 1  
 APN 078C-0455-001-04

SILVA TERESA TR  
 078C-0275-001-00

PRISTINE HOMES LLC  
 078C-0275-002-07



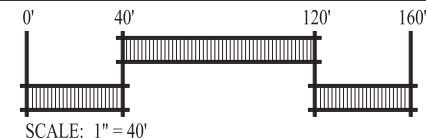
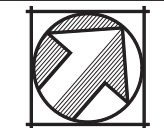
KEY MAP  
 NTS

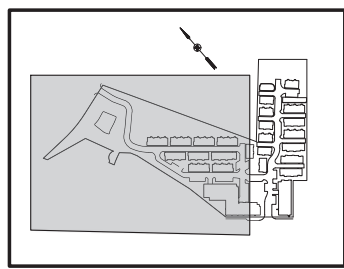
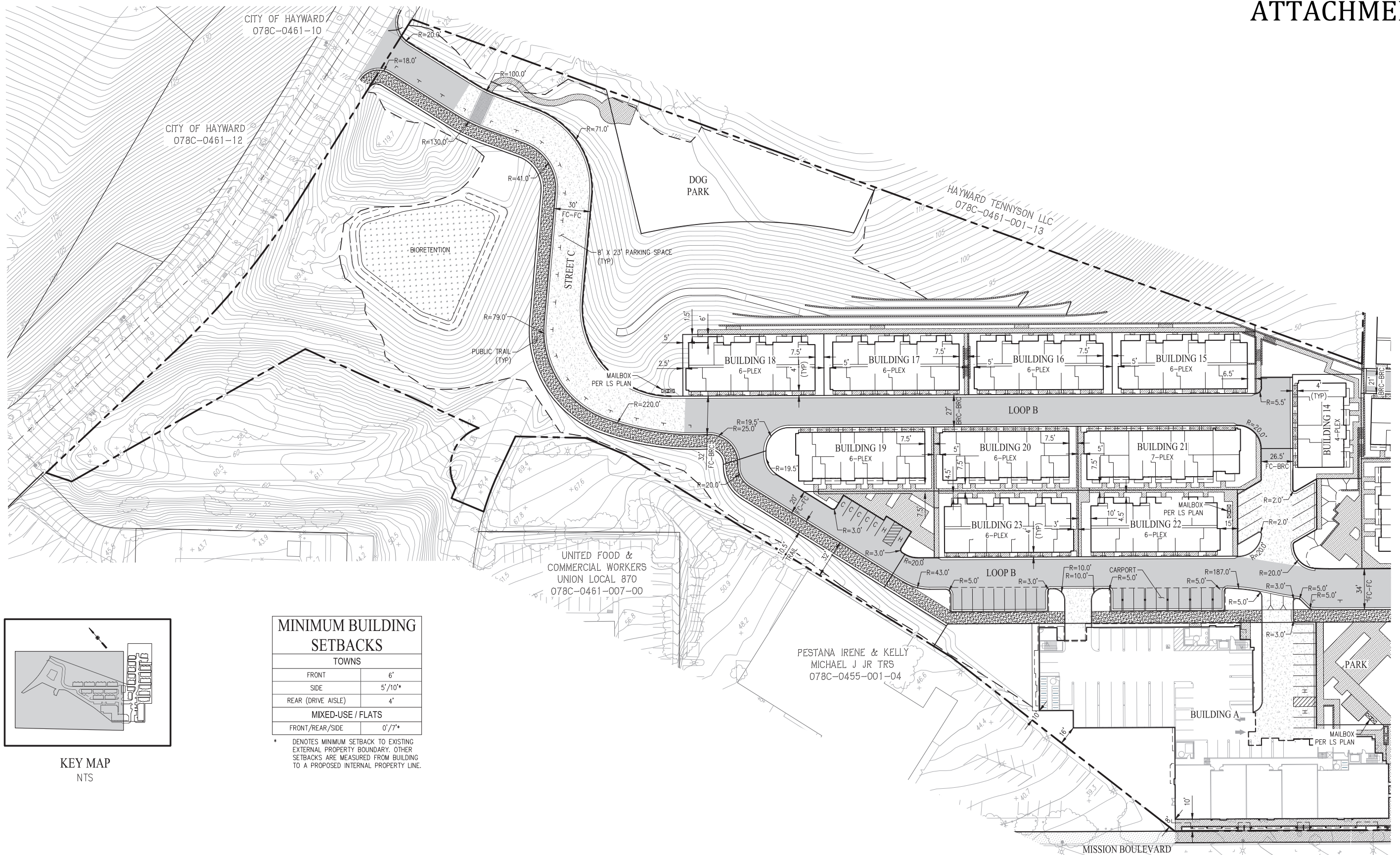
| MINIMUM BUILDING SETBACKS |        |
|---------------------------|--------|
| TOWNS                     |        |
| FRONT                     | 6'     |
| SIDE                      | 5'/10* |
| REAR (DRIVE AISLE)        | 4'     |
| MIXED-USE / FLATS         |        |
| FRONT/REAR/SIDE           | 0'/7*  |

\* DENOTES MINIMUM SETBACK TO EXISTING EXTERNAL PROPERTY BOUNDARY. OTHER SETBACKS ARE MEASURED FROM BUILDING TO A PROPOSED INTERNAL PROPERTY LINE.

29212 MISSION BOULEVARD  
 Hayward, CA  
 June 28, 2019

TRACT 8502 - VESTING TENTATIVE MAP  
 PRELIMINARY SITE PLAN - TTLIC PARCEL 1  
 C4.1





KEY MAP  
NTS

**MINIMUM BUILDING SETBACKS**

| TOWNS              |         |
|--------------------|---------|
| FRONT              | 6'      |
| SIDE               | 5'/10'* |
| REAR (DRIVE AISLE) | 4'      |
| MIXED-USE / FLATS  |         |
| FRONT/REAR/SIDE    | 0'/7'*  |

\* DENOTES MINIMUM SETBACK TO EXISTING EXTERNAL PROPERTY BOUNDARY. OTHER SETBACKS ARE MEASURED FROM BUILDING TO A PROPOSED INTERNAL PROPERTY LINE.

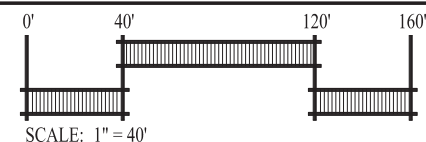
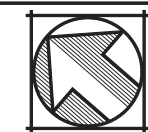
SEE SHEET C4.1

29212 MISSION BOULEVARD  
Hayward, CA  
June 28, 2019

**TRACT 8502 - VESTING TENTATIVE MAP  
PRELIMINARY SITE PLAN - CALTRANS PARCEL 2**

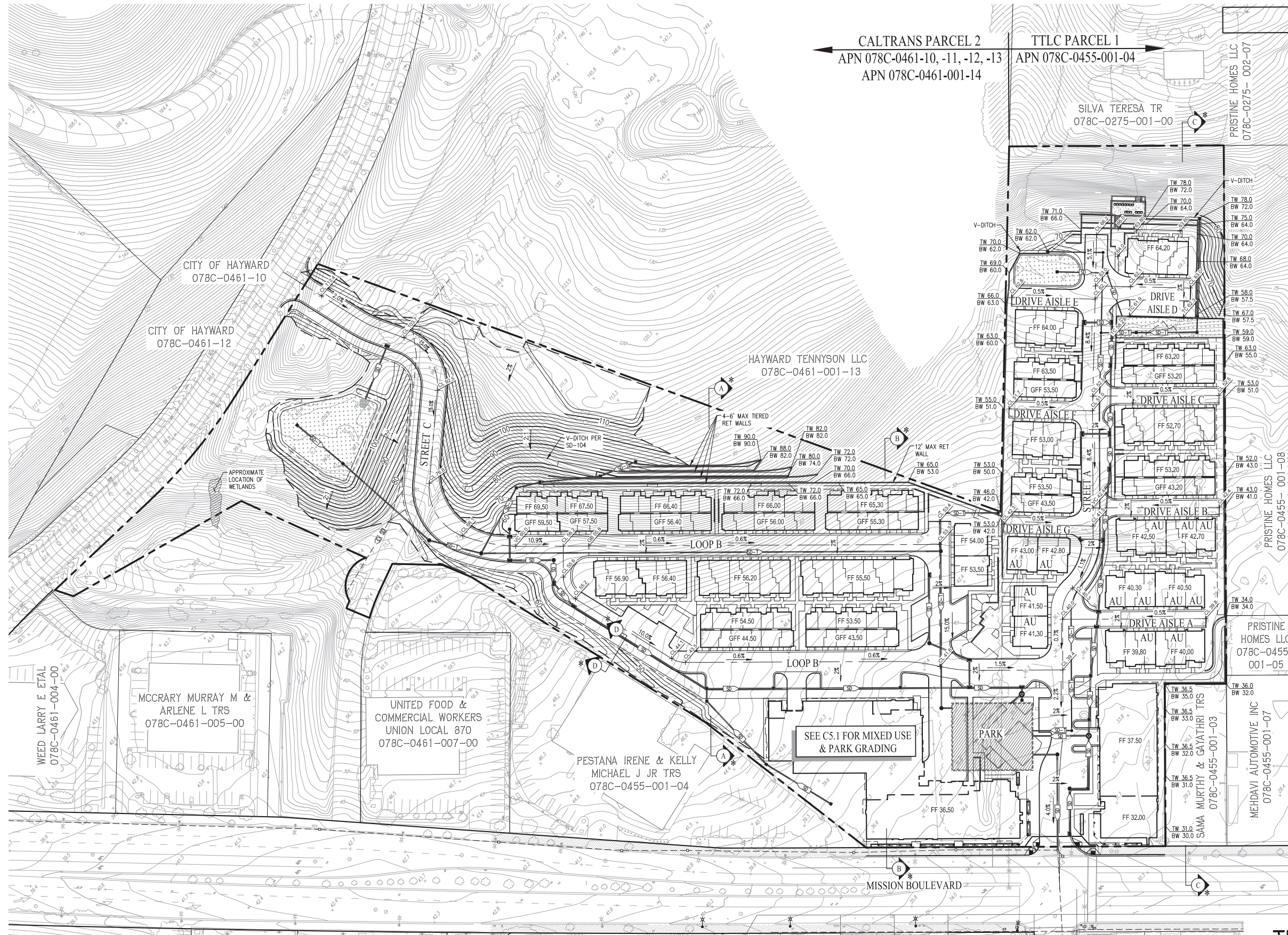
C4.2

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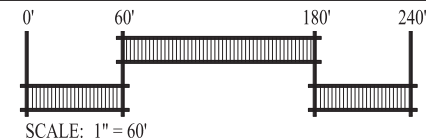
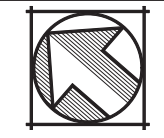
\* SEE SHEET C5.3 FOR GRADING SECTIONS



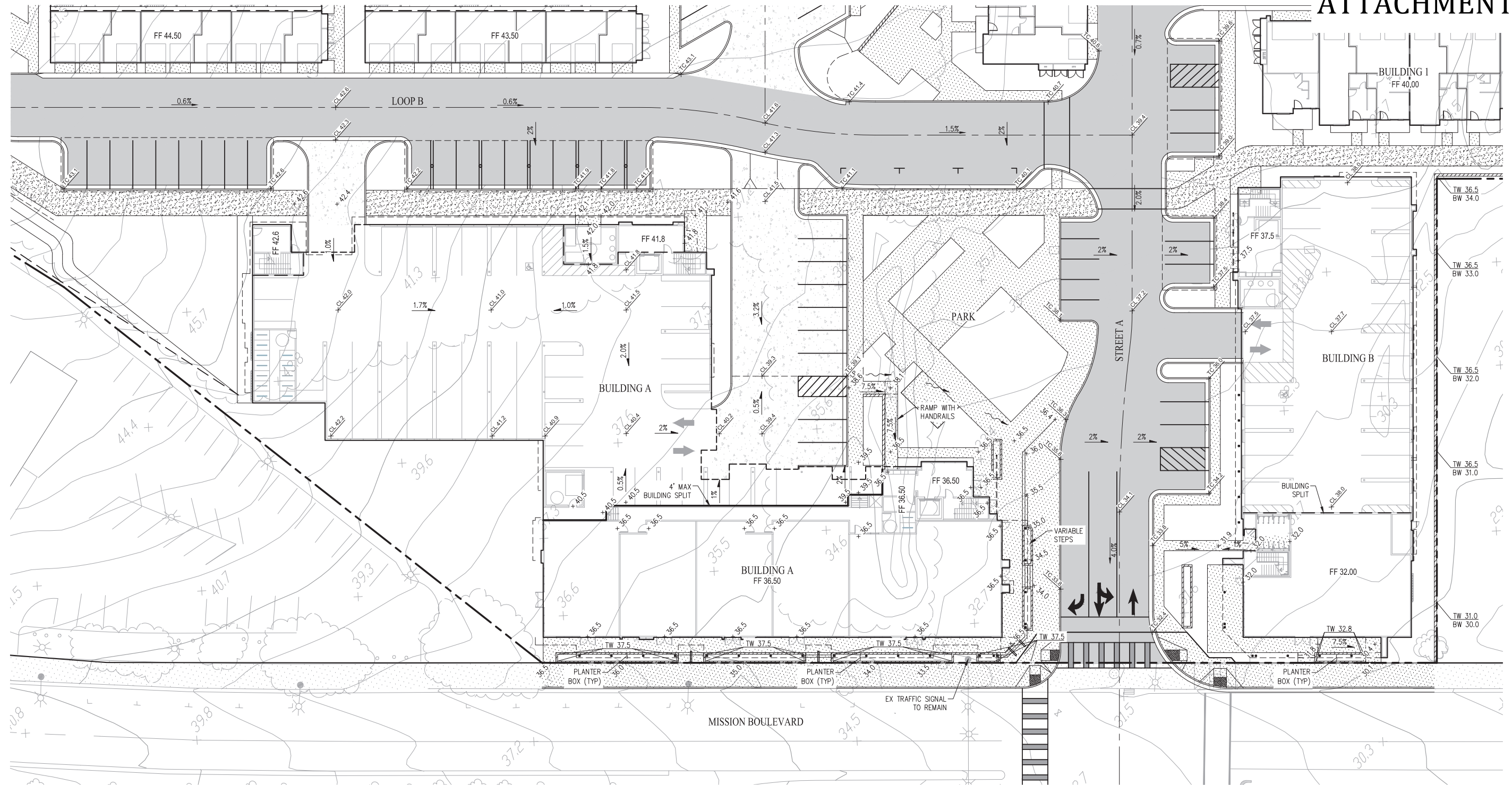
29212 MISSION BOULEVARD  
Hayward, CA  
June 28, 2019

TRACT 8502 - VESTING TENTATIVE MAP  
PRELIMINARY GRADING PLAN  
C5.0

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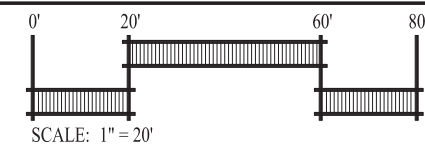
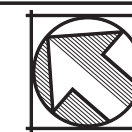
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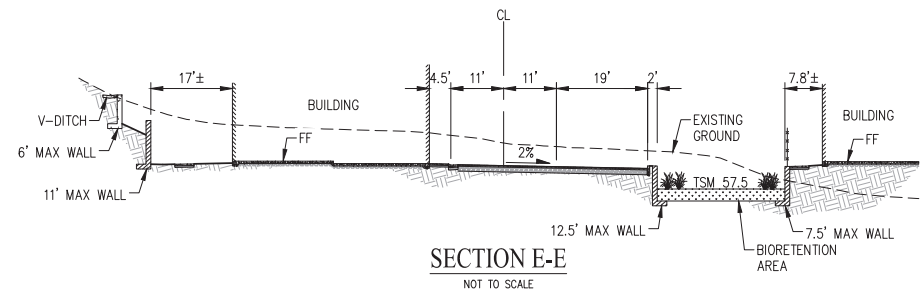
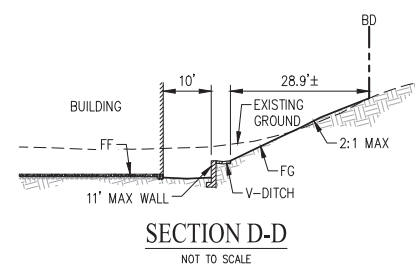
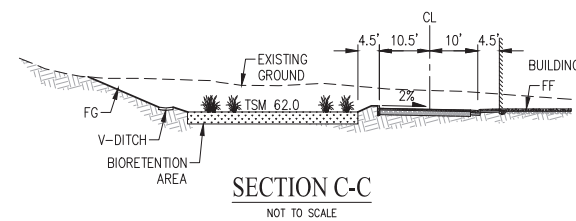
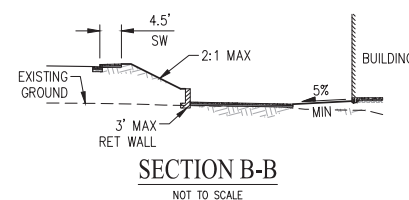
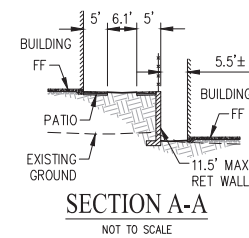
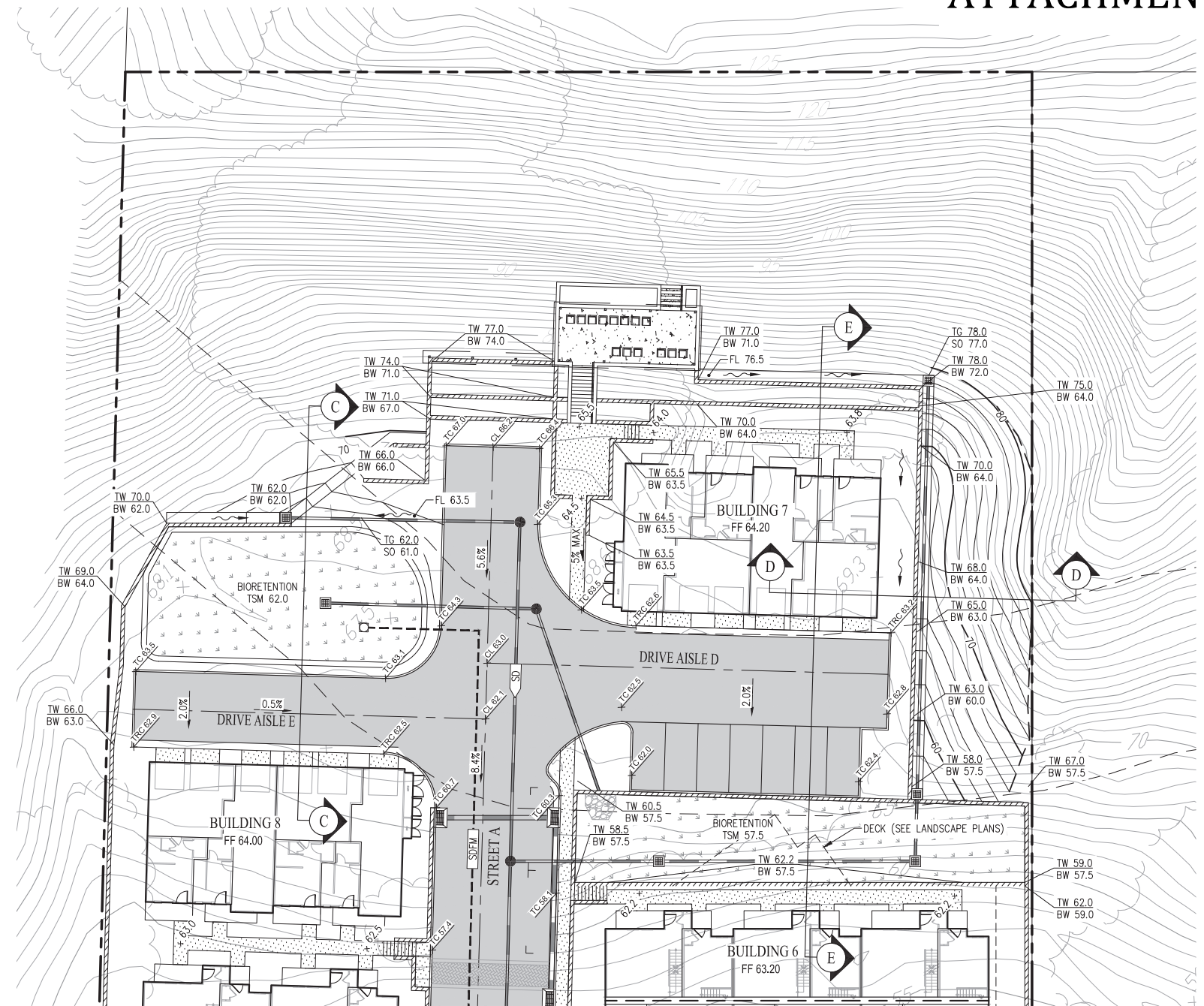
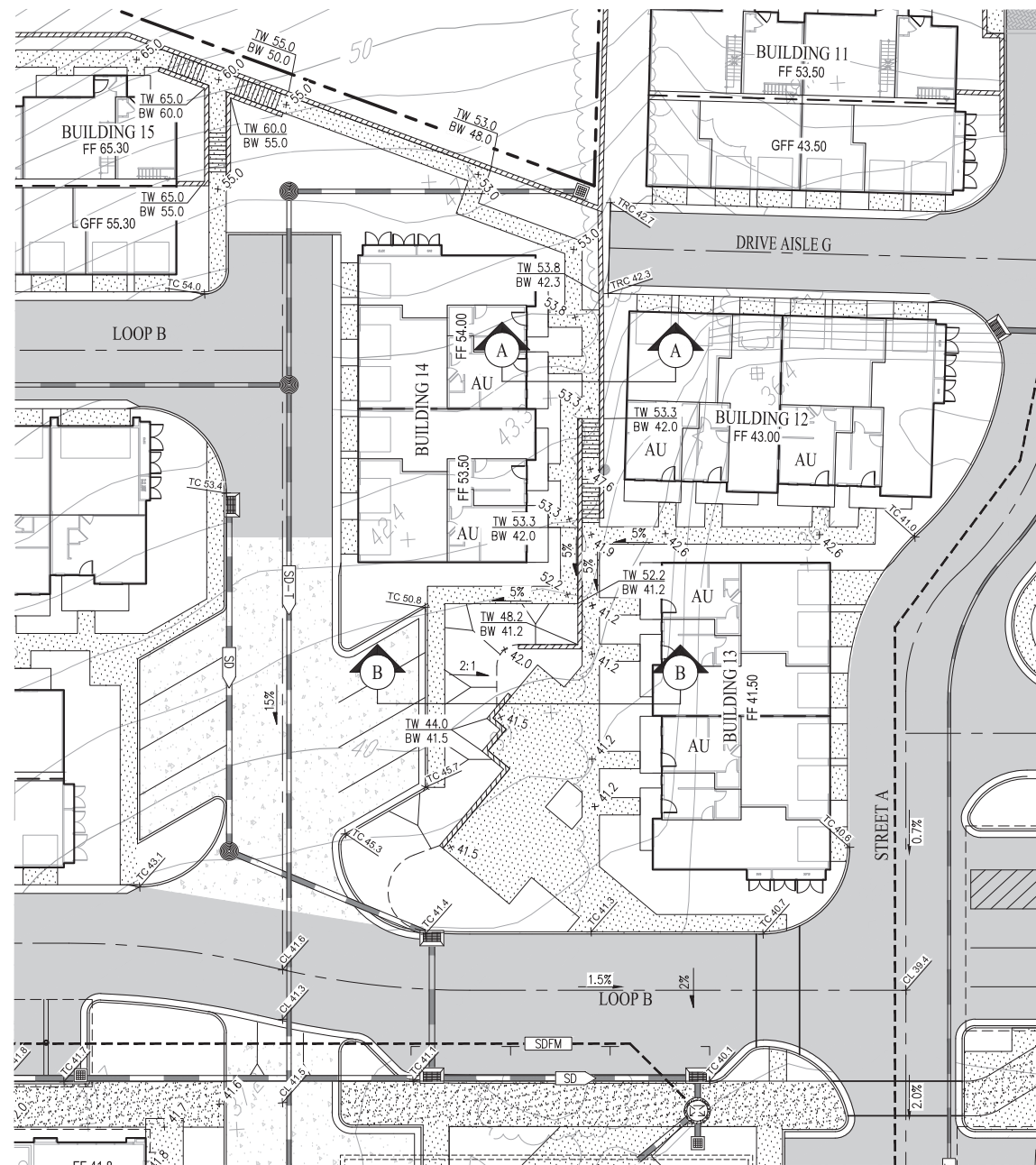
29212 MISSION BOULEVARD  
Hayward, CA  
June 28, 2019

TRACT 8502 - VESTING TENTATIVE MAP  
PRELIMINARY GRADING PLAN - MIXED USE AREA

C5.1





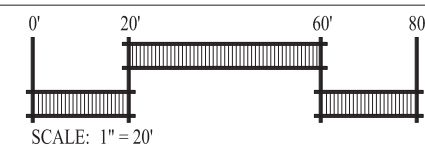
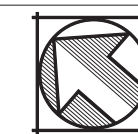


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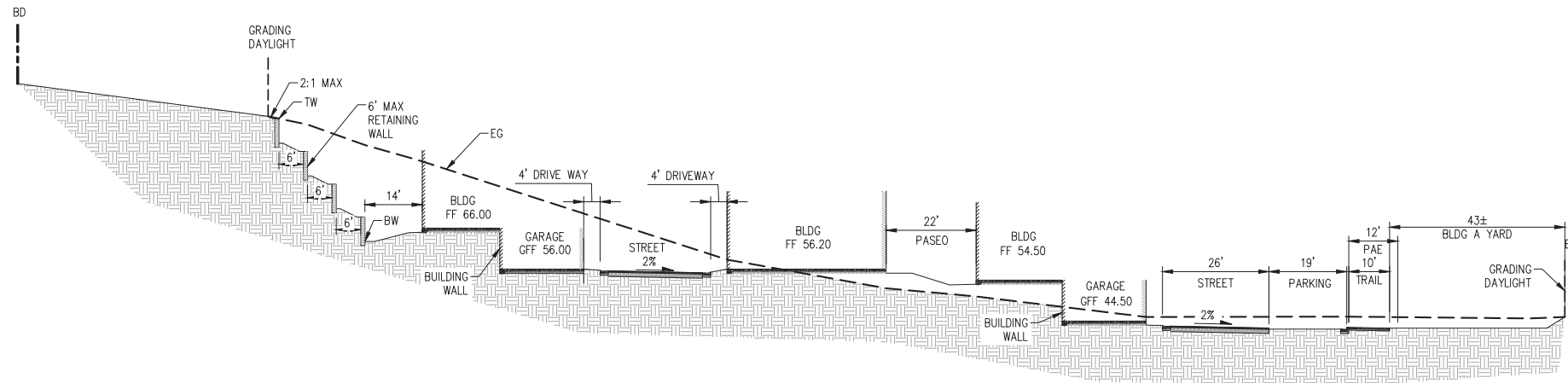
TRACT 8502 - VESTING TENTATIVE MAP  
PRELIMINARY GRADING PLAN - OPEN SPACE AREAS

C5.2

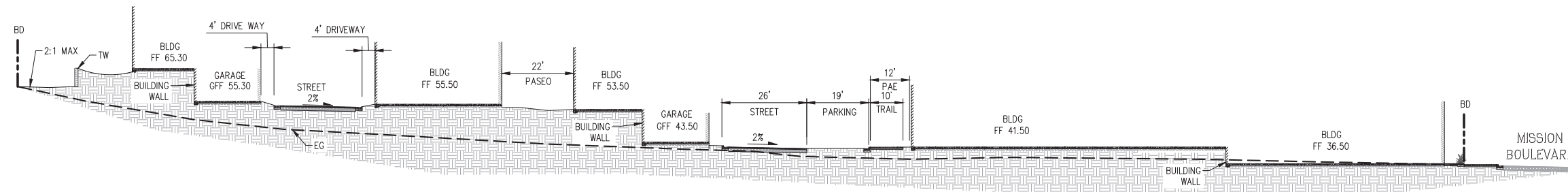


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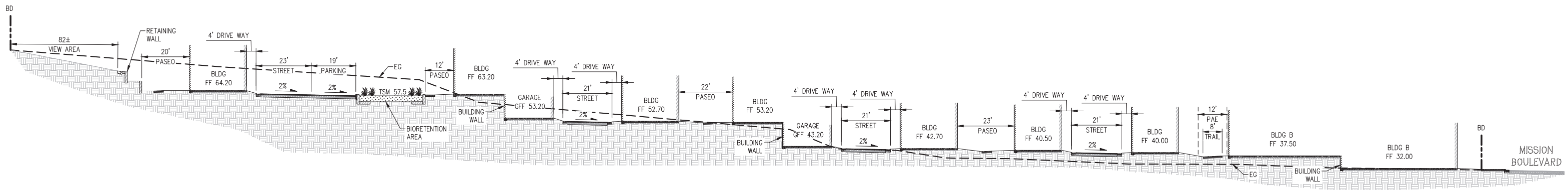
SEE SHEET C5.0 FOR SITE SECTIONS



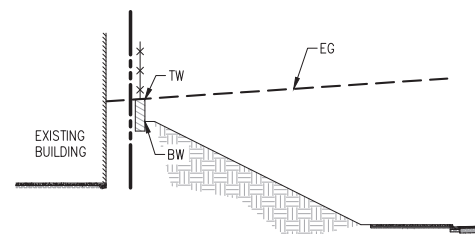
SECTION A-A  
NOT TO SCALE



SECTION B-B  
NOT TO SCALE



SECTION C-C  
NOT TO SCALE



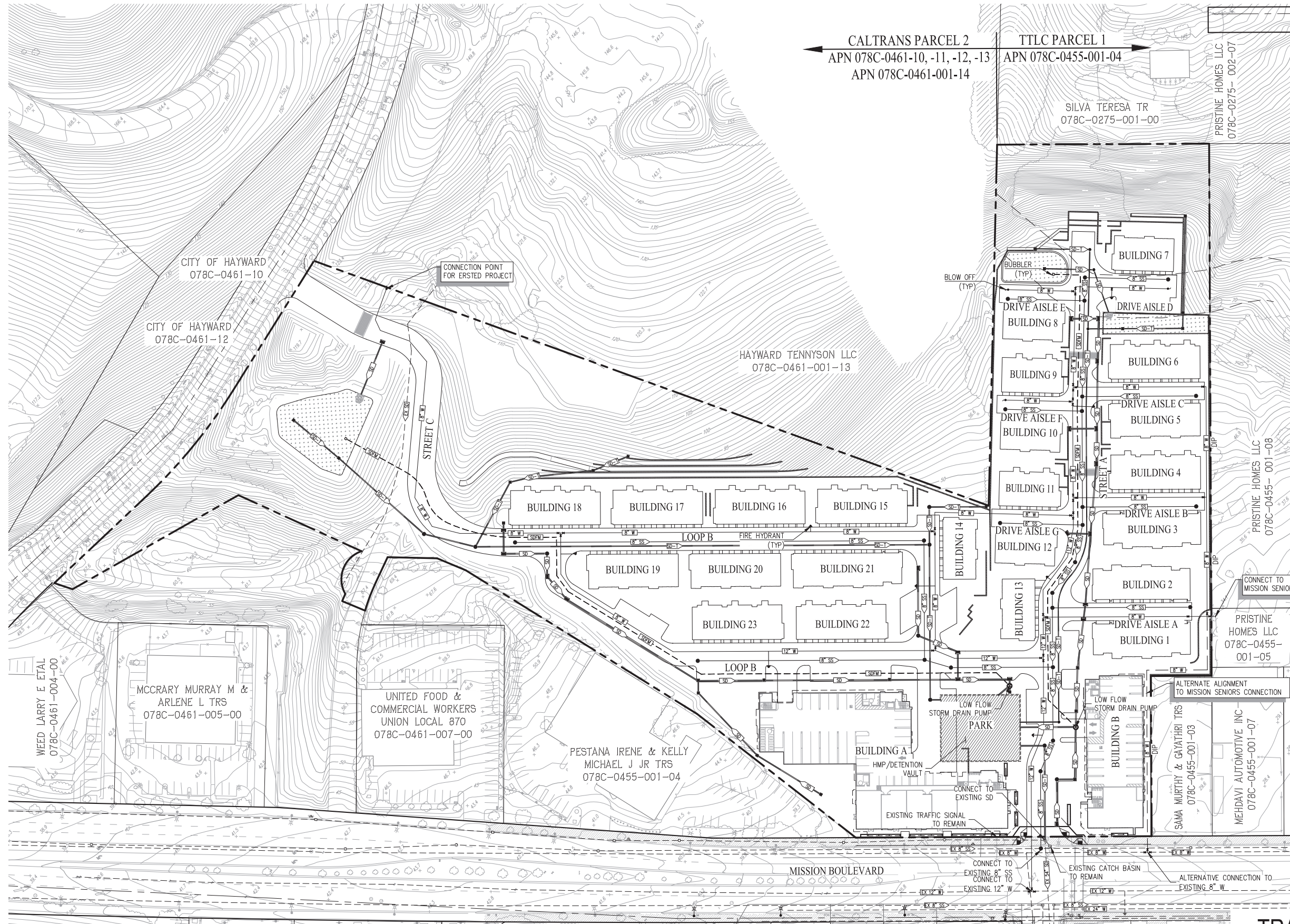
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NOT TO SCALE

29212 MISSION BOULEVARD  
Hayward, CA  
June 28, 2019

TRACT 8502 - VESTING TENTATIVE MAP  
PRELIMINARY GRADING SECTIONS

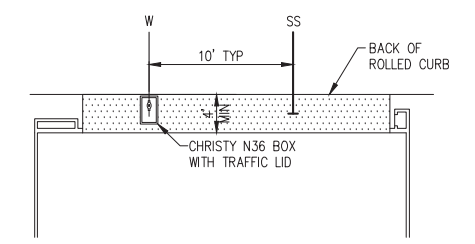
C5.3





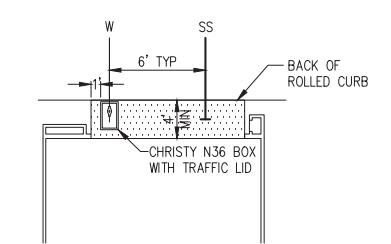
## UTILITY NOTES

1. EXISTING UTILITIES  
ALL EXISTING UTILITIES SERVING ORIGINAL USE WITHIN THE BOUNDARY TO BE REMOVED. EXISTING STORM DRAIN, SANITARY SEWER AND WATER WITHIN EASEMENTS TO REMAIN.
2. PUBLIC UTILITIES  
PROPOSED WATER AND SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS ARE PUBLIC AND WILL BE WITHIN A SANITARY AND/OR WATER EASEMENT. PROPOSED WATER AND SANITARY SEWER FACILITIES WILL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS AND BE DEDICATED TO THE CITY.
3. PRIVATE UTILITIES  
STORM DRAIN SYSTEM
4. STORM DRAIN  
PROPOSED ONSITE STORM DRAIN FACILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. MIN SLOPE OF PROPOSED STORM DRAIN PIPE = 0.0035. PUBLIC STORM DRAIN FACILITIES TO BE CONSTRUCTED TO CITY OF HAYWARD STANDARDS. ALL STORM PIPE TO BE RCP OR NDS N-12 PER CITY OF HAYWARD STANDARDS.
5. WATER  
A. WATER SHALL BE CONSTRUCTED PER CITY OF HAYWARD STANDARDS  
B. PROVIDE KEYS/ACCESS CODE/AUTOMATIC GATE OPENER TO UTILITIES FOR ALL METERS ENCLOSED BY A FENCE/GATE AS PER HAYWARD MUNICIPAL CODE 11-2.02.1. ONLY WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE HAYWARD WATER SYSTEM.  
C. WATER AND SEWER SERVICE AVAILABLE SUBJECT TO STANDARD CONDITIONS AND FEES IN EFFECT AT TIME OF APPLICATION.  
D. ALL WATER MAINS OUTSIDE OF ROADWAY OR UNDER DECORATIVE PAVEMENT TO BE DUCTILE IRON PIPE.  
E. DOMESTIC WATER METERS TO BE LOCATED IN DRIVEWAYS UNLESS SPECIFIED OTHERWISE.
6. SEWER  
A. CITY OF HAYWARD  
B. STANDARD MIN SLOPE OF PROPOSED 8" SEWER PIPE = 0.005  
C. STANDARD MIN SLOPE OF PROPOSED 12" SEWER PIPE = 0.002  
D. MIN SIZE OF PROPOSED SEWER MAIN IS 8". SEWER SHALL BE CONSTRUCTED OF PVC PIPE PER CITY OF HAYWARD STANDARDS.  
E. MANHOLES SHALL BE INSTALLED AT THE 400 FOOT INTERVALS, DEAD ENDS, OR AT ANY CHANGE IN DIRECTION ON GRADE.  
F. SEWER CLEANOUTS SHALL BE INSTALLED ON EACH SEWER LATERAL AT THE CONNECTION WITH THE BUILDING DRAIN AT ANY CHANGE IN ALIGNMENT AND AT UNIFORM INTERVAL NOT TO EXCEED 100'.  
G. EACH TOWNHOME DWELLING UNIT SHALL HAVE AN INDIVIDUAL SEWER LATERAL PER SD-312.  
H. THE MIXED USE BUILDING SHALL BE AN INDIVIDUAL SEWER LATERAL FOR EACH USE (1 RESIDENTIAL AND 1 COMMERCIAL).
7. GAS & ELECTRIC  
PG&E
8. TELEPHONE  
SBC
9. CABLE TV  
COMCAST CABLE
10. UTILITIES  
UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF HAYWARD STANDARDS.



TYPICAL UTILITIES IN 16' DRIVEWAYS

(PRIVATE STREET)  
NOT TO SCALE



TYPICAL UTILITIES IN 8' DRIVEWAYS

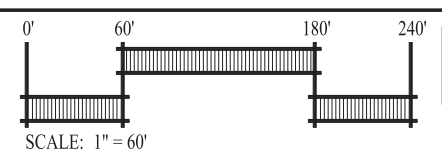
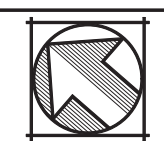
(PRIVATE STREET)  
NOT TO SCALE

## TRACT 8502 - VESTING TENTATIVE MAP PRELIMINARY UTILITY PLAN

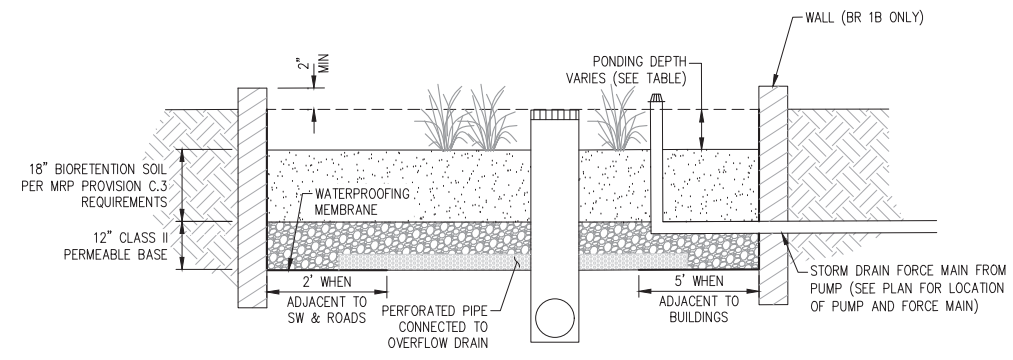
C6.0

29212 MISSION BOULEVARD  
Hayward, CA  
June 28, 2019

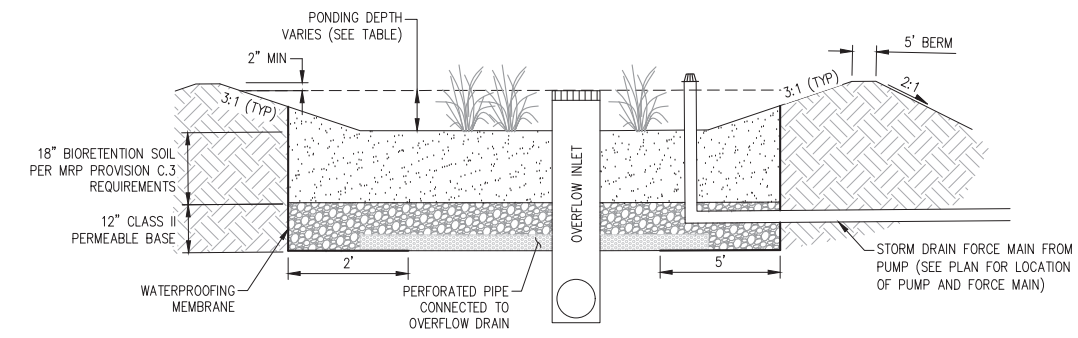
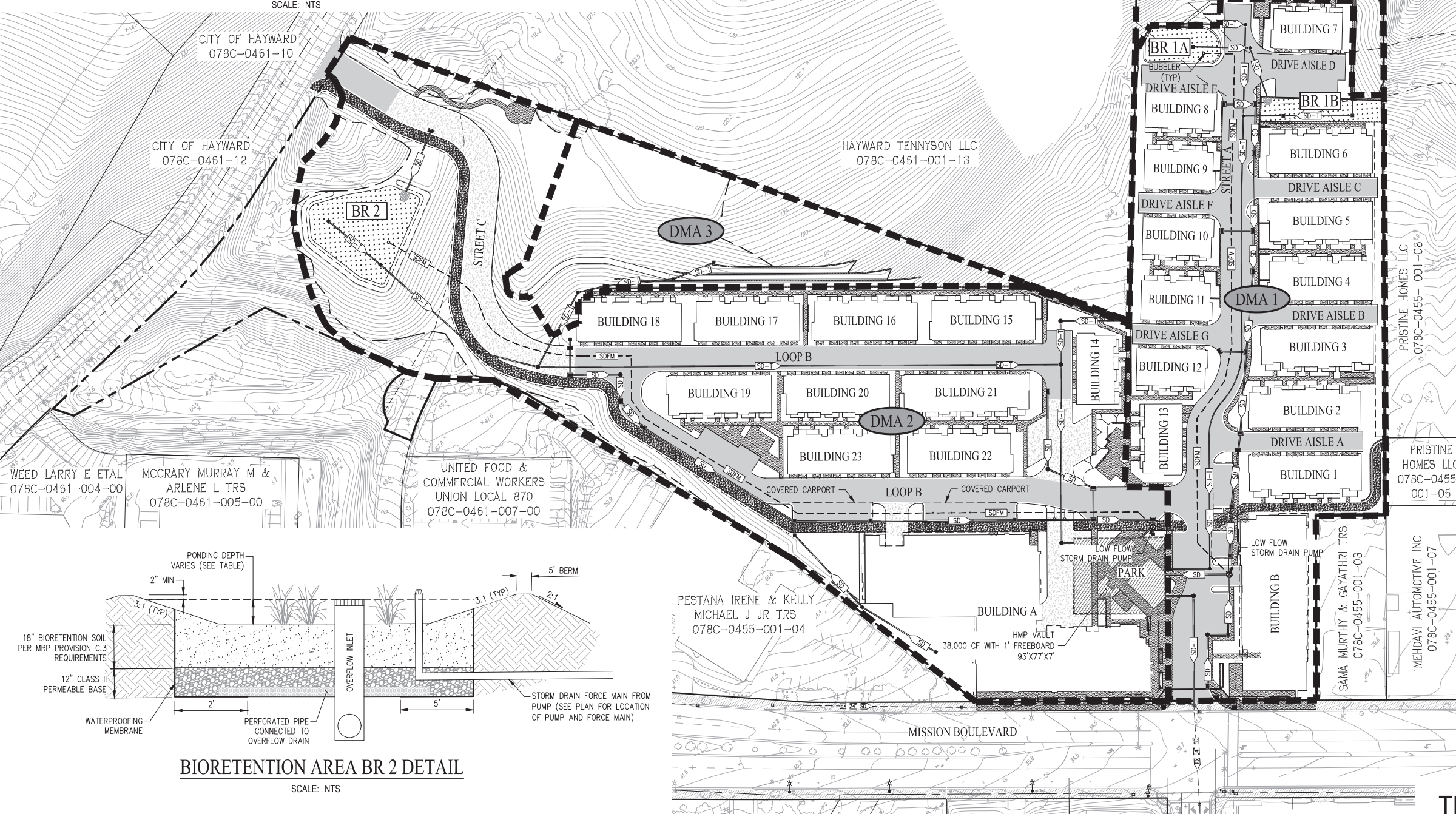
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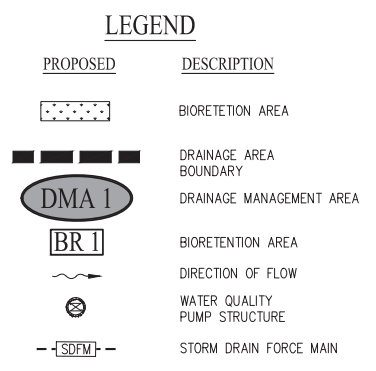
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**BIORETENTION AREA BR 1A & 1B DETAIL**  
SCALE: NTS



**BIORETENTION AREA BR 2 DETAIL**  
SCALE: NTS

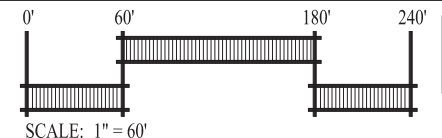
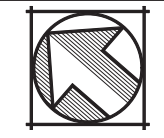


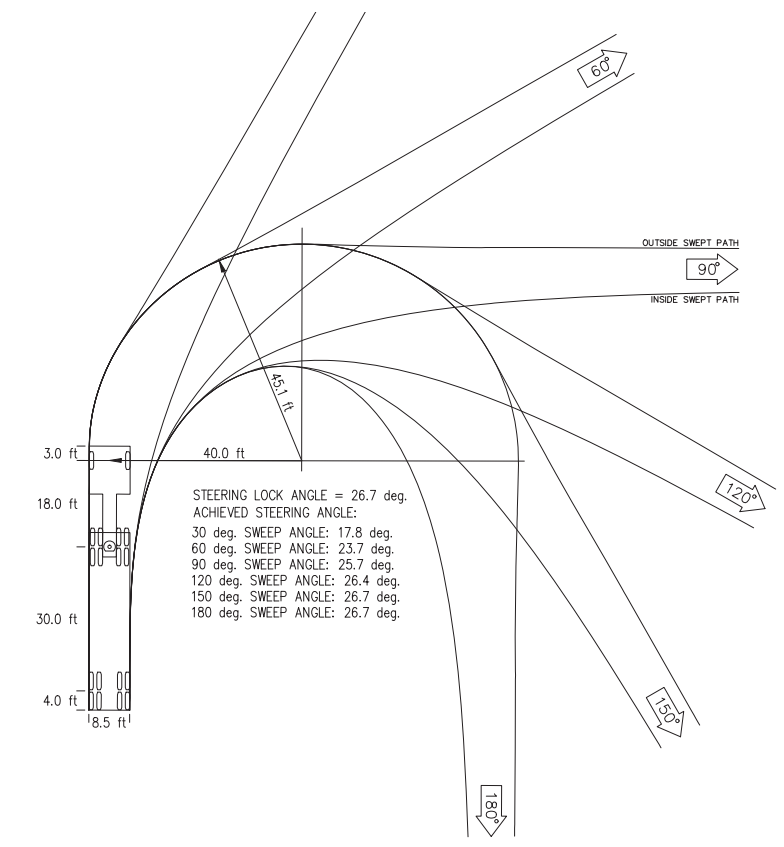
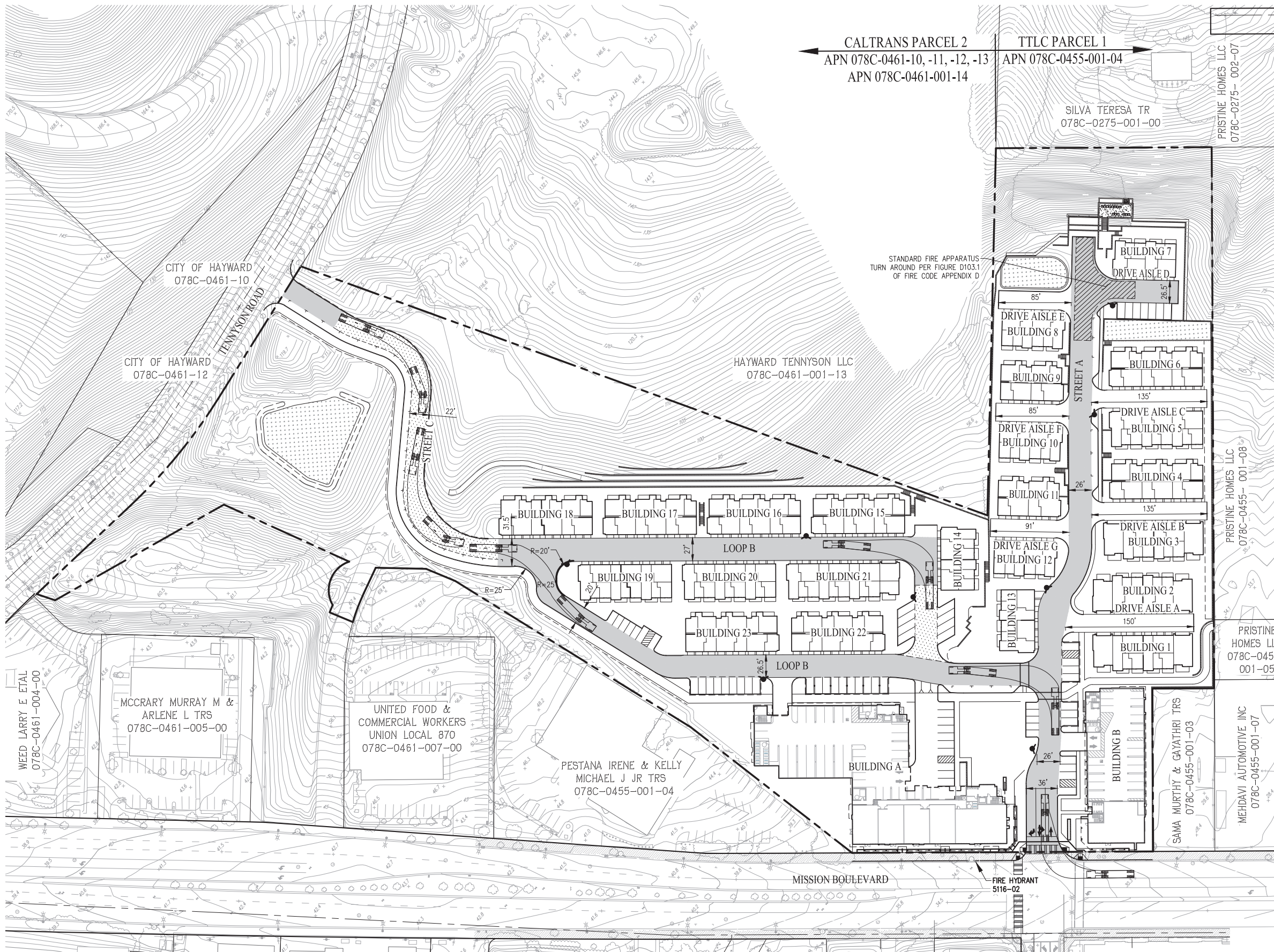
| AREA ID | TREATMENT TYPE | IMPERVIOUS AREA (SF) | PERVIOUS AREA (SF) | TREATMENT AREA REQUIRED* (SF) | PONDING DEPTH (IN) | TREATMENT AREA PROVIDED (SF) |
|---------|----------------|----------------------|--------------------|-------------------------------|--------------------|------------------------------|
| DMA 1   | BIORETENTION   | 124,925              | 37,735             | 5,148                         | 6                  | 5,766                        |
| DMA 2   | BIORETENTION   | 165,048              | 101,297            | 7,008                         | 6                  | 7,470                        |
| DMA 3   | SELF-TREATING  | 0                    | 48,526             | 0                             | -                  | -                            |
| DMA 4   | SELF-TREATING  | 0                    | 30,541             | 0                             | -                  | -                            |

\*REQUIRED TREATMENT AREA DETERMINED THROUGH THE 4% RULE

29212 MISSION BOULEVARD  
Hayward, CA  
June 28, 2019

TRACT 8502 - VESTING TENTATIVE MAP  
STORMWATER MANAGEMENT PLAN  
C7.0





### CITY OF HAYWARD FIRE DEPARTMENT WB-50 TRUCK TURNING TEMPLATE

NOT TO SCALE  
NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT

### LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EMERGENCY AERIAL APPARATUS TRAVEL WAY
- EMERGENCY AERIAL APPARATUS TRAVEL WAY GREATER THAN 10% TO BE CONCRETE WITH GROOVES
- ROLLED CURB

### EXISTING FIRE FLOW TEST DATA

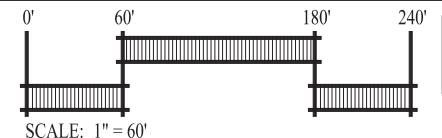
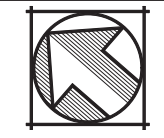
| HYDRANT NUMBER | LOCATION                | PRESSURE (PSI) |          |       | DISCHARGE (GPM) |          |             |
|----------------|-------------------------|----------------|----------|-------|-----------------|----------|-------------|
|                |                         | STATIC         | RESIDUAL | PITOT | ORIFICE         | OBSERVED | 20 PSI CALC |
| 5116-02        | 29212 MISSION BOULEVARD | 115            | 102      | -     | 2.5             | 1,556.1  | 4,554.8     |
| 5116-03        | 29342 MISSION BOULEVARD | -              | -        | 86    | -               | -        | -           |

\*HAYWARD WATER SYSTEM FIRE FLOW TEST #447 PERFORMED ON 1/31/2018 BY HAYWARD WATER DISTRIBUTION

29212 MISSION BOULEVARD  
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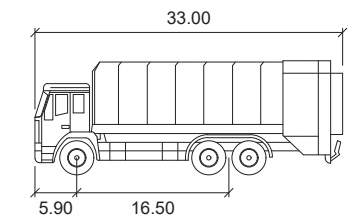
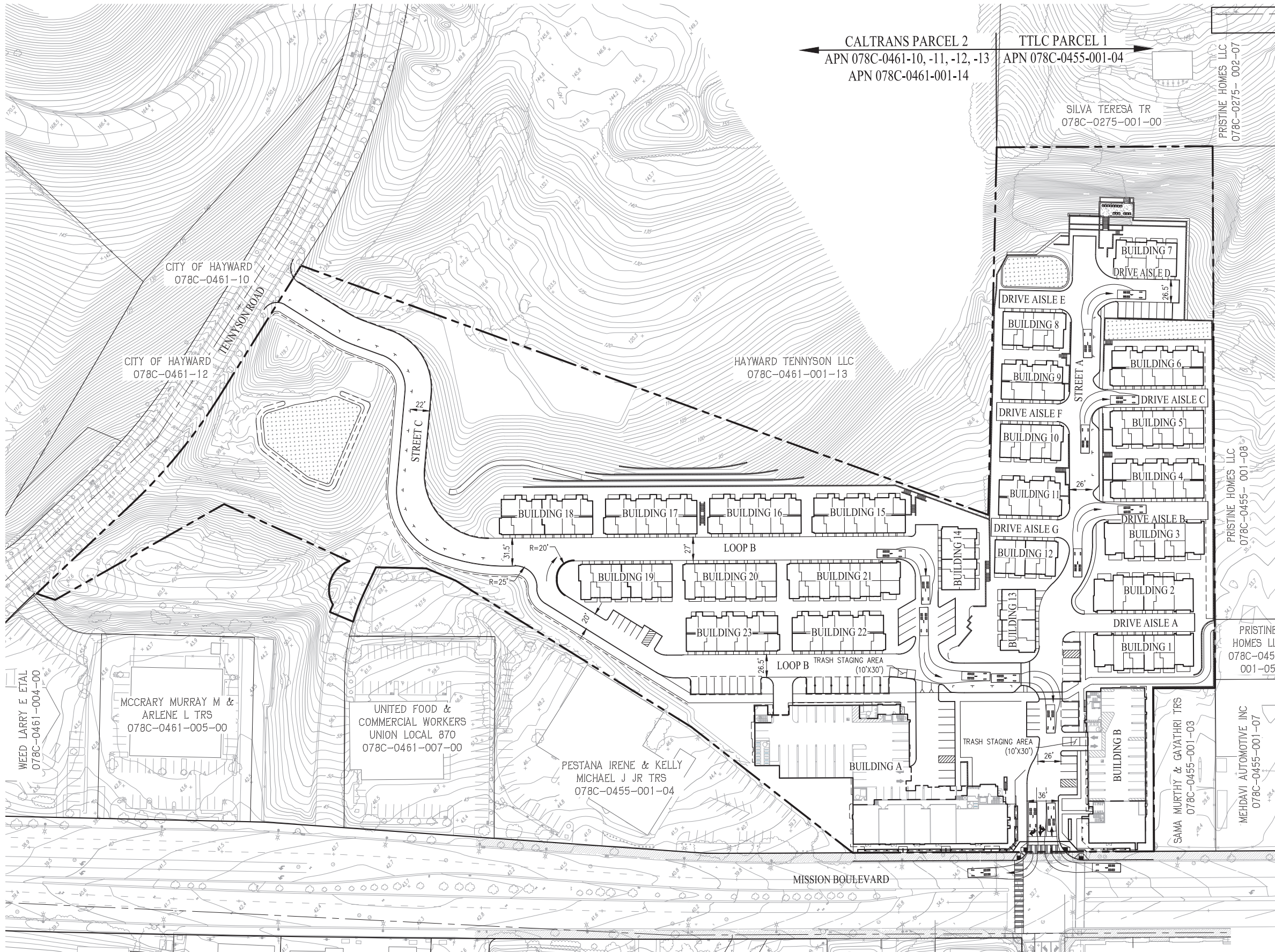
## TRACT 8502 - VESTING TENTATIVE MAP FIRE ACCESS PLAN C8.0

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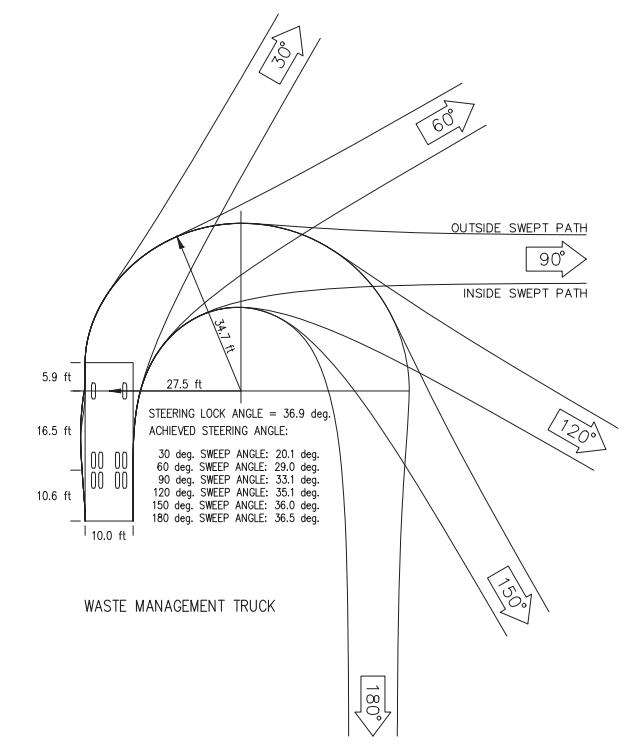
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**Waste Management Truck**

|                   | feet    |
|-------------------|---------|
| Width             | : 10.00 |
| Track             | : 7.32  |
| Lock to Lock Time | : 6.0   |
| Steering Angle    | : 36.9  |

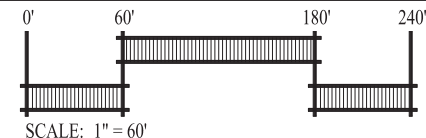
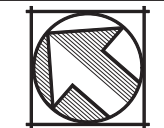
- GARBAGE COLLECTION NOTES:**
1. CONDOMINIUMS SHALL UTILIZE CITY-STANDARD SOLID WASTE CARTS AND SERVICE
  2. INDIVIDUAL TRASH COLLECTION WILL OCCUR AT EACH UNIT AT DRIVEWAY
  3. COMMERCIAL TRASH WILL BE COLLECTED AT THE COVERED TRASH ENCLOSURE OR AT A DESIGNATED TRASH STAGING AREA.



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June 28, 2019

**TRACT 8502 - VESTING TENTATIVE MAP  
SOLID WASTE HANDLING PLAN**  
C8.1

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