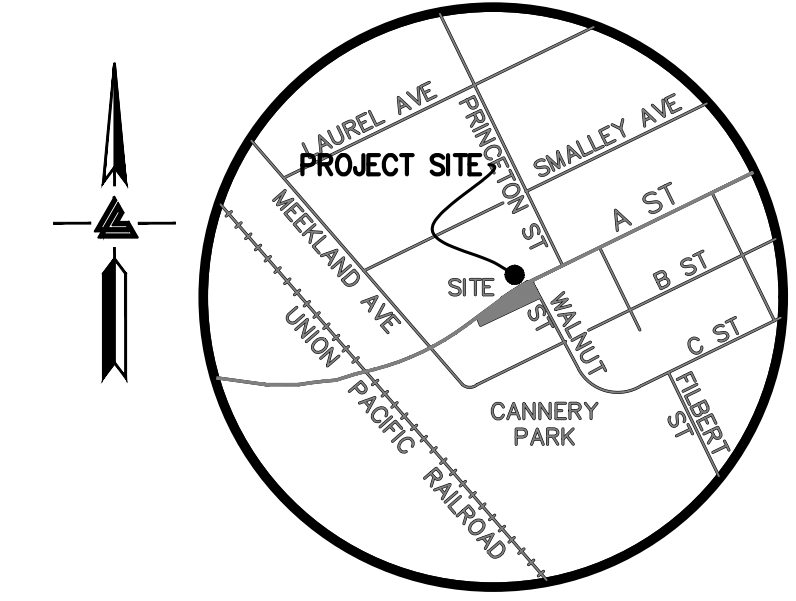


# VESTING TENTATIVE MAP TRACT MAP # 8104 SEQUOIA GROVE 123 A STREET HAYWARD, CALIFORNIA



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
MAIN OFFICE: 12300 RAVEN HILL BLVD., SUITE 100, HAYWARD, CALIFORNIA 94545  
SAN JOSE OFFICE: 1000 S. BASCOM AVE., SUITE 100, SAN JOSE, CALIFORNIA 95128  
(510) 887-4086  
WWW.LEA-BRAZE.COM



VICINITY MAP

OWNER'S INFORMATION

**OWNER:** CITY OF HAYWARD  
777 "B" STREET  
HAYWARD, CA 94541

**APPLICANT:** HABITAT FOR HUMANITY  
EAST BAY / SILICON VALLEY  
2619 BROADWAY  
OAKLAND, CA 94612  
PH. 510 251-6304

**ENGINEER:** LEA & BRAZE ENGINEERING, INC.  
2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CA 94545  
(510) 887-4086

**APN:** 431-0016-088-03

**ZONING INFORMATION:**  
EXISTING ZONING: RM/SD4  
PROPOSED ZONING: PD

FEMA NOTES

SUBJECT SITE IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD; WITH AVERAGE OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION FOR SUBJECT SITE IS NOT SHOWN ON FLOOD INSURANCE RATE MAP NO. 06001C0286G, AUGUST 3, 2009.

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:  
1. TOPOGRAPHIC SURVEY BY LEA AND BRAZE ENGINEERING, ENTITLED:  
"TOPOGRAPHIC SURVEY"  
123 A STREET  
HAYWARD, CALIFORNIA  
DATED: TBD  
JOB #: 2230238
- SITE PLAN BY GEOFFREY HOLTON AND ASSOCIATES ENTITLED:  
"SITE PLAN - HABITAT FOR HUMANITY EAST BAY/ SILICON VALLEY, INC., SEQUOIA GROVE"  
"A" STREET & WALNUT STREET  
HAYWARD, CALIFORNIA
- CITY OF HAYWARD BASE MAPS FOR STORM DRAIN, SANITARY SEWER AND WATER.
- SOIL REPORT BY ROCKRIDGE GEOTECHNICAL ENTITLED:  
"GEOTECHNICAL INVESTIGATION"  
123 A STREET  
HAYWARD, CALIFORNIA  
DATED: 7-19-12  
JOB #: 11-354

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

UTILITIES / SERVICES

WATER	CITY OF HAYWARD
SEWER	CITY OF HAYWARD
GAS	PACIFIC GAS AND ELECTRIC (PG&E)
ELECTRICITY	PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE	AT&T
FIRE PROTECTION	CITY OF HAYWARD
STORM WATER	CITY OF HAYWARD

SHEET INDEX

TM-1	TITLE SHEET
TM-2	LOT LAYOUT PLAN
TM-3	PRELIMINARY GRADING PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	SITE SECTIONS
TM-6	STORM WATER CONTROL PLAN

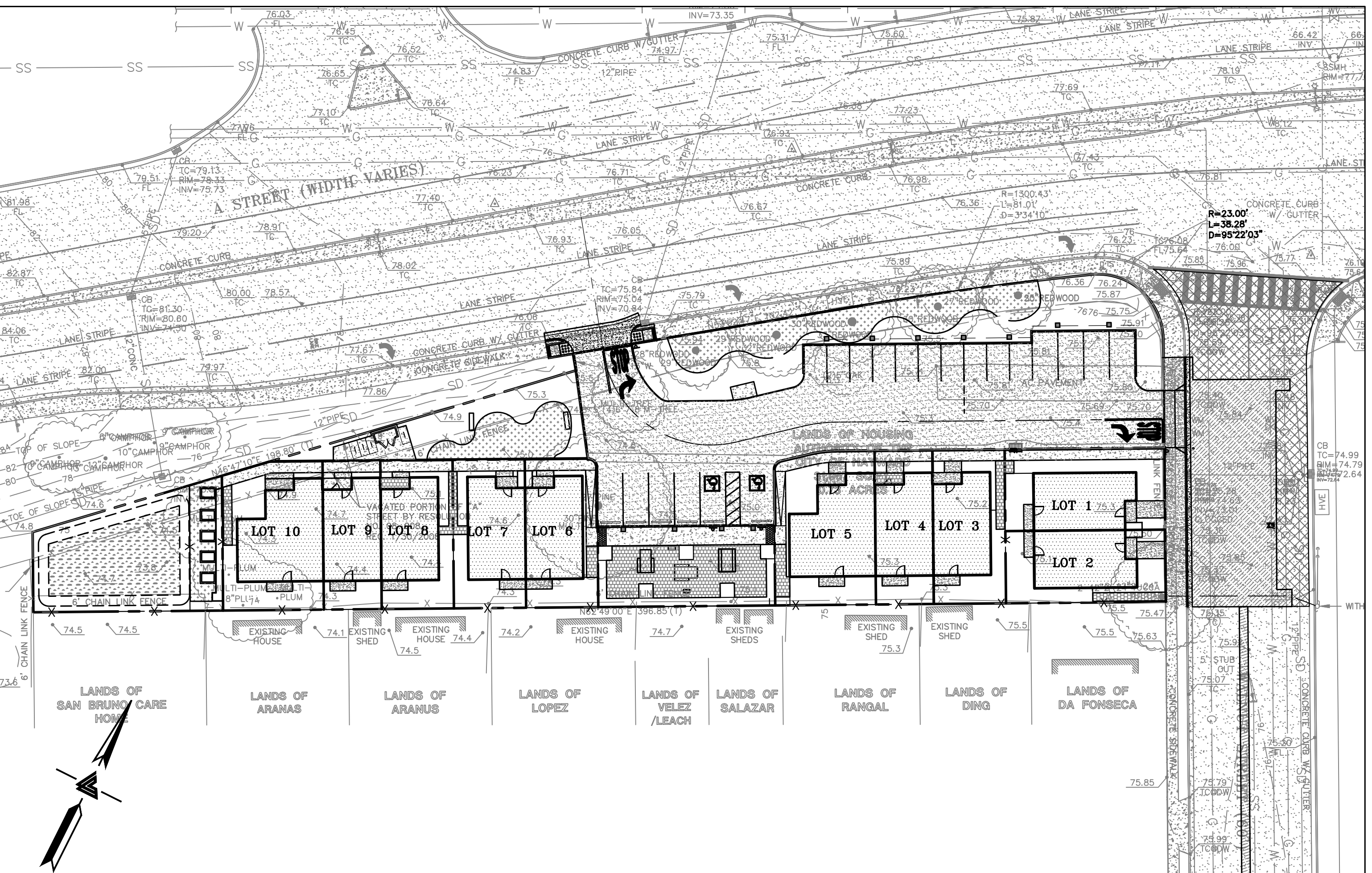
SEQUOIA GROVE  
123 A STREET  
HAYWARD, CALIFORNIA  
HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY INC.  
ALAMEDA COUNTY  
APN: 431-0016-088-03

VESTING TENTATIVE MAP  
TRACT MAP #8104  
TITLE SHEET

JOB NO:	2230237PH1
DATE:	02-10-23
SCALE:	AS NOTED
DESIGN BY:	PT/VA
CHECKED BY:	JH/PC
SHEET NO:	TM-1
01 OF 06 SHEETS	

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING

ABBREVIATIONS		
AB	AGGREGATE BASE	LF
AC	ASPHALT CONCRETE	MAX
ACC	ACCESSIBLE	MH
AD	AREA DRAIN	MIN
BC	BEGINNING OF CURVE	MON.
B & D	BEARING & DISTANCE	MRO
BM	BENCHMARK	(N)
BUB	BUBBLER BOX	NO.
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS
CB	CATCH BASIN	O.C.
C & G	CURB AND GUTTER	O/
CL	CENTER LINE	(PA)
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PLANTING AREA
CO	CLEANOUT	PEDESTRIAN
COTG	CLEANOUT TO GRADE	POST INDICATOR VALVE
CONC	CONCRETE	PUBLIC SERVICES EASEMENT
CONST	CONSTRUCT or -TION	PROPERTY LINE
CONC COR	CONCRETE CORNER	POWER POLE
CY	CUBIC YARD	PUBLIC UTILITY EASEMENT
D	DIAMETER	POLYVINYL CHLORIDE
DI	DROP INLET	R
DIP	DUCTILE IRON PIPE	RCP
EA	EACH	RIM
EC	END OF CURVE	RW
EG	EXISTING GRADE	R/W
EL	ELEVATIONS	S
EP	EDGE OF PAVEMENT	S.A.D.
EQ	EQUIPMENT	SAN
EW	EACH WAY	SD
(E)	EXISTING	SDMH
FC	FACE OF CURB	SHT
FF	FINISHED FLOOR	S.L.D.
FG	FINISHED GRADE	SPEC
FH	FIRE HYDRANT	SS
FL	FLOW LINE	SSCO
FS	FINISHED SURFACE	SSMH
G	GAGE OR GAUGE	ST.
GB	GRADE BREAK	STA
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STD
HORIZ	HORIZONTAL	STRUCTURAL
HI PT	HIGH POINT	T
H&T	HUB & TACK	TC
ID	INSIDE DIAMETER	TOW
INV	INVERT ELEVATION	TEMP
JB	JUNCTION BOX	TP
JT	JOINT TRENCH	TW/FG
JP	JOINT UTILITY POLE	TYP
L	LENGTH	VC
LNDG	LANDING	VCP
		VERT
		VERT
		W/
		W.WL
		WM
		WWF
		LINEAR FEET
		MAXIMUM
		MANHOLE
		MINIMUM
		MONUMENT
		METERED RELEASE OUTLET
		NEW
		NUMBER
		NOT TO SCALE
		ON CENTER
		OVER
		PLANTING AREA
		PEDESTRIAN
		POST INDICATOR VALVE
		PUBLIC SERVICES EASEMENT
		PROPERTY LINE
		POWER POLE
		PUBLIC UTILITY EASEMENT
		POLYVINYL CHLORIDE
		RADIUS
		REINFORCED CONCRETE PIPE
		RIM ELEVATION
		RAINWATER
		RIGHT OF WAY
		SLOPE
		SEE ARCHITECTURAL DRAWINGS
		SANITARY
		STORM DRAIN
		STORM DRAIN MANHOLE
		SHEET
		SEE LANDSCAPE DRAWINGS
		SPECIFICATION
		SANITARY SEWER
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STREET
		STATION
		STANDARD
		STRUCTURAL
		TELEPHONE
		TOP OF CURB
		TOP OF WALL
		TEMPORARY
		TOP OF PAVEMENT
		TOP OF WALL/FINISH GRADE
		TYPICAL
		VERTICAL CURVE
		VITRIFIED CLAY PIPE
		VERTICAL
		WITH
		WATER LINE
		WATER METER
		WELDED WIRE FABRIC



KEY MAP  
1" = 30'

DATE	CIVIL ENGINEER	79555
	PETER CARLINO	
DATE	LAND SURVEYOR	7623
	GREGORY F. BRAZE	
DATE	GEOTECHNICAL ENGINEER	

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	270	645	915
FILL	0	0	0
EXPORT			915

**NOTE:**  
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

OWNER'S STATEMENT

I, \_\_\_\_\_ (AN AUTHORIZED SIGNING AGENT FOR HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY, INC.) AGREE TO THE FILING OF SAID MAP AND AGREE 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.

AS OWNER:  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTE:**  
HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN ALL COMMON LOTS, PRIVATE DRIVEWAY, PRIVATE STREET LIGHTS, PRIVATE STORM DRAIN SYSTEM, WATER QUALITY TREATMENT FACILITIES AND COMMON AMENITIES

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.  
UNDERGROUND UTILITY LOCATION IS BASED ON CITY OF HAYWARD AS-BUILT PLANS.  
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

BENCHMARK

CITY OF HAYWARD BENCHMARK MON (PLATE) NEAR INTERSECTION "A" STREET & "WALNUT STREET" (FORMERLY BURBANK)  
5'± N FROM N SIDE ISLAND CURB ELEVATION = 75.375' (CITY OF HAYWARD DATUM)

EASEMENT NOTE

TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY DATED MAY 22, 2015 ORDER NO. 1117010856-JM.  
EXCEPTION #3: "RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF A STREET."  
THERE ARE NO OTHER EASEMENTS LISTED IN SAID REPORT.

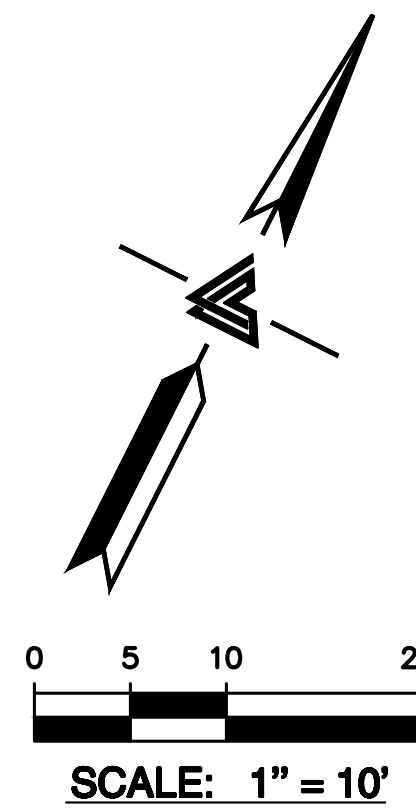
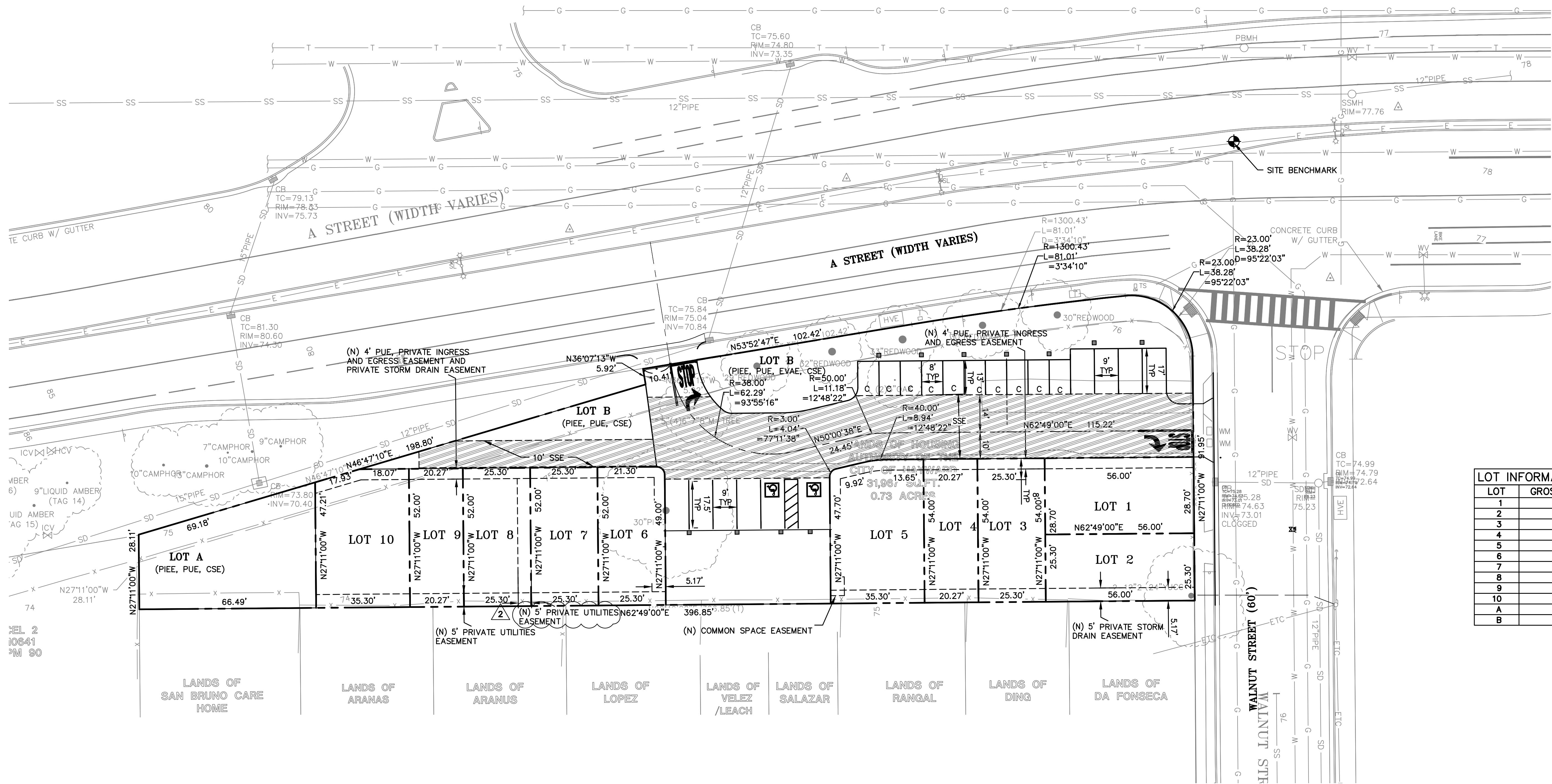
SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 77.92' (CITY OF HAYWARD DATUM)



\* BUILDING PAD NOTE:  
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

**NOTE:**  
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com



LOT	GROSS AREA (SF)
1	1,607
2	1,417
3	1,366
4	1,095
5	1,871
6	1,314
7	1,316
8	1,316
9	1,054
10	1,796
A	2,504
B	15,303

**EASEMENT ABBREVIATIONS**

CSE COMMON SPACE EASEMENT  
 EVAE EMERGENCY VEHICLE ACCESS EASEMENT  
 PIEE PRIVATE INGRESS/EGRESS EASEMENT  
 PSDE PRIVATE STORM DRAIN EASEMENT  
 PUE PUBLIC UTILITY EASEMENT  
 SSE SANITARY SEWER EASEMENT  
 WLE WATER LINE EASEMENT



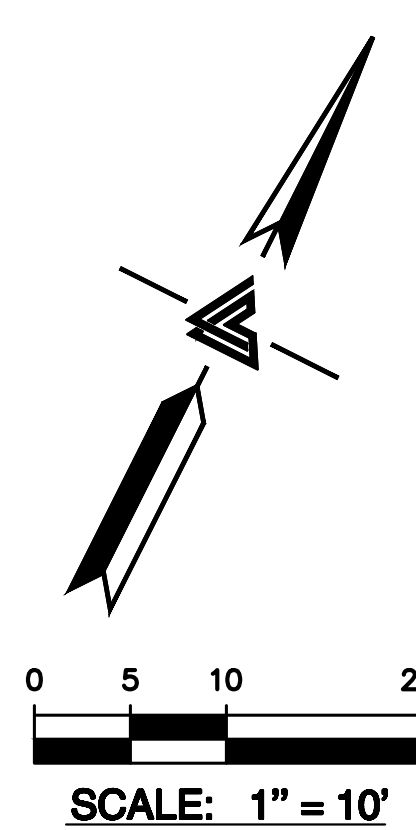
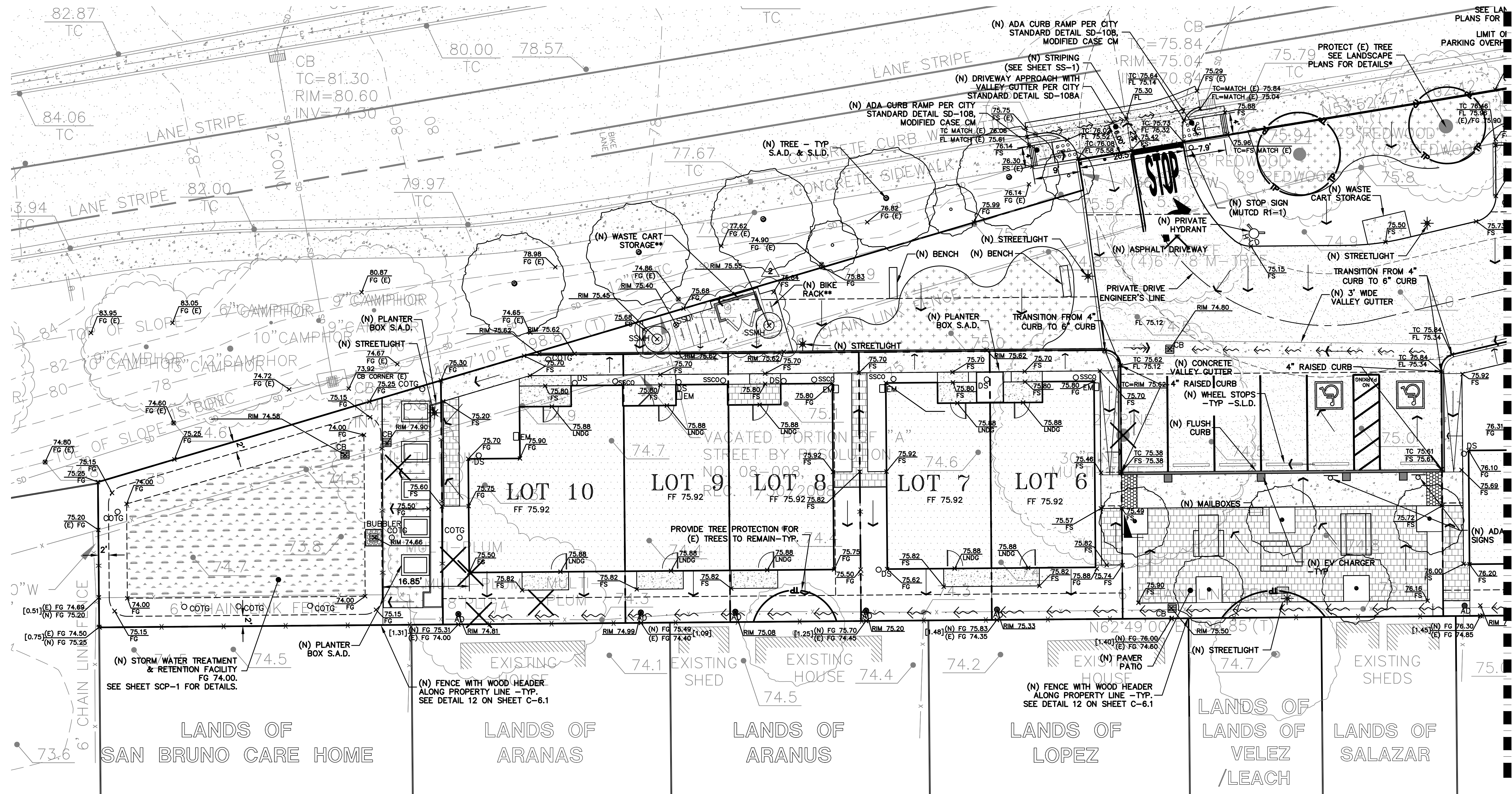
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 DUBLIN, CALIFORNIA 94568  
 HAYWARD, CALIFORNIA 94545  
 SAN JOSE, CALIFORNIA 95128  
 WWW.LEA-BRAZE.COM

**SEQUOIA GROVE**  
 123 A STREET  
 HAYWARD, CALIFORNIA  
 HABITAT FOR HUMANITY EAST  
 BAY/SILICON VALLEY INC.  
 ALAMEDA COUNTY APN: 431-0016-088-03

**VESTING TENTATIVE MAP**  
**TRACT MAP #8104**  
**LOT LAYOUT PLAN**

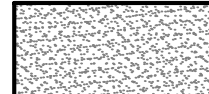


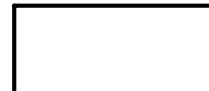
REVISIONS	BY
2	PERMIT REV 2 2023-08-03
1	PERMIT REV 1 2023-06-13

JOB NO: 2230237PH1  
 DATE: 02-10-23  
 SCALE: AS NOTED  
 DESIGN BY: PT/VA  
 CHECKED BY: JH/PC  
 SHEET NO:



SEE SHEET TM-4

**HATCHING LEGEND**

-  ASPHALT PAVEMENT
-  CONCRETE SURFACE
-  PAVERS SET ON SAND
-  SLURRY SEAL (E) ASPHALT PAVEMENT

**NOTE:**  
ALL EXISTING DRIVEWAY APPROACHES NO LONGER IN USE SHALL BE REMOVED AND REPLACED WITH CITY STANDARD CONCRETE CURB, GUTTER AND SIDEWALK. EXISTING BROKEN CURB AND GUTTER ALONG WALNUT STREET FRONTAGE SHALL BE REPLACED PER CITY STANDARDS

**\*NOTE:**  
EXISTING REDWOOD TREES ALONG A STREET TO REMAIN. THEIR PRESERVATION IS PENDING ARBORIST OBSERVATION AT INITIAL EXCAVATION.

**\*\*NOTE:**  
SCREENING AND BIKE RACKS TO BE REMOVABLE DUE TO LOCATION IN THE SANITARY SEWER EASEMENT (SSE)



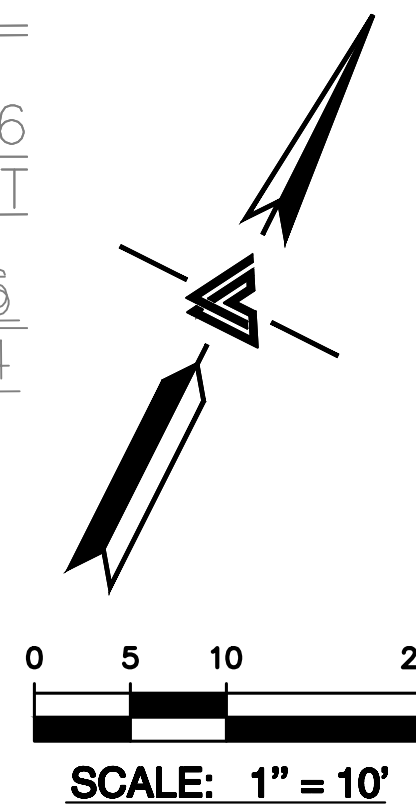
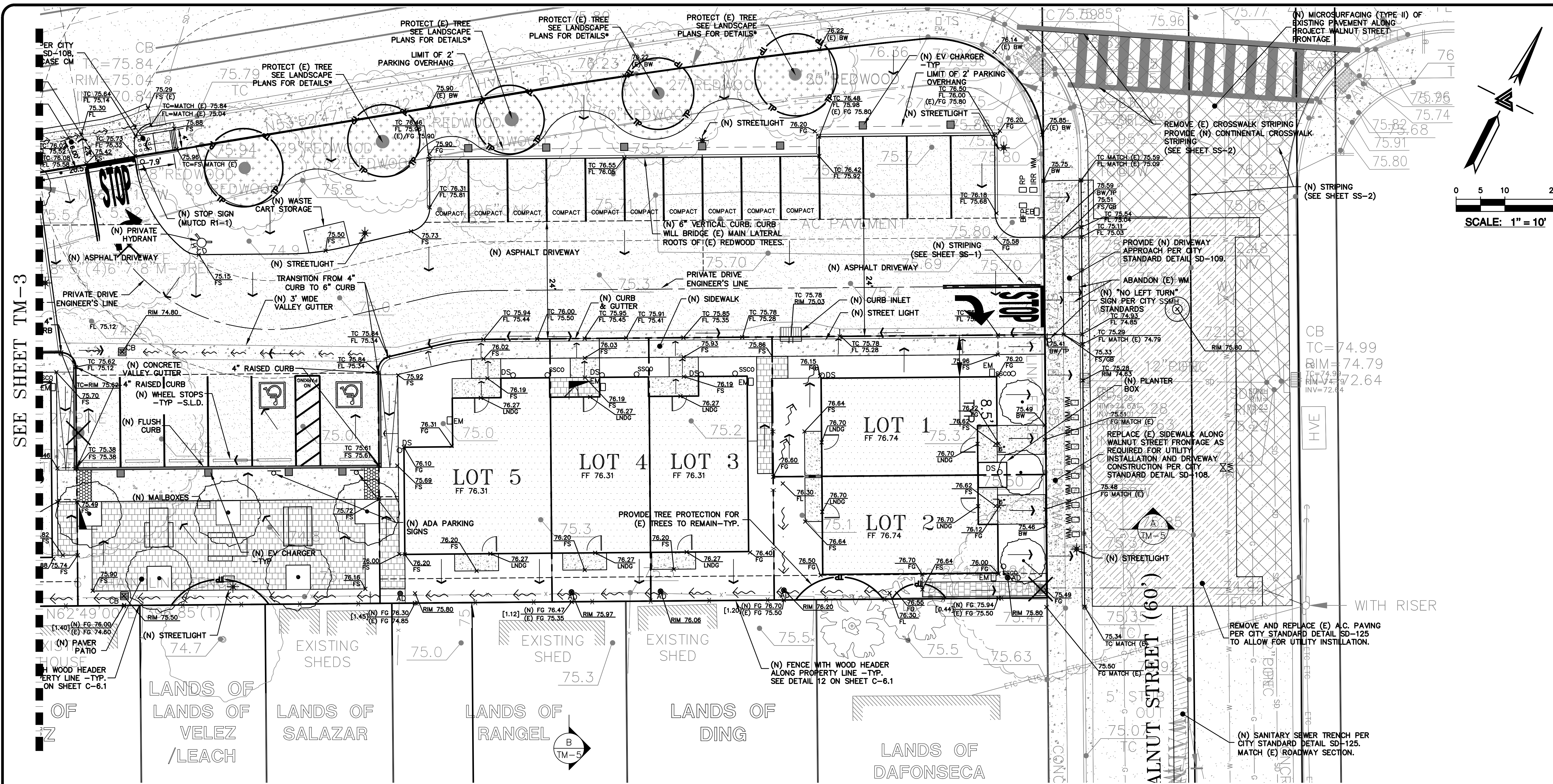
**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
DUBLIN, CALIFORNIA 94568  
SAN JOSE, CALIFORNIA 95128  
(510) 887-4086  
WWW.LEABRAZE.COM

**SEQUOIA GROVE**  
123 A STREET  
HAYWARD, CALIFORNIA  
HABITAT FOR HUMANITY EAST  
BAY/SILICON VALLEY INC.  
ALAMEDA COUNTY APN: 431-0016-088-03

**VESTING TENTATIVE MAP**  
TRACT MAP #8104  
PRELIMINARY GRADING  
PLAN

REVISIONS	BY	
2	2023-08-03	VA
1	2023-06-13	VA

JOB NO: 2230237PH1  
DATE: 02-10-23  
SCALE: AS NOTED  
DESIGN BY: PT/VA  
CHECKED BY: JH/PC  
SHEET NO:



**HATCHING LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SURFACE
- PAVERS SET ON SAND
- SLURRY SEAL (E) ASPHALT PAVEMENT

NOTE:  
ALL EXISTING DRIVEWAY APPROACHES NO LONGER IN USE SHALL BE REMOVED AND REPLACED WITH CITY STANDARD CONCRETE CURB, GUTTER AND SIDEWALK. EXISTING BROKEN CURB AND GUTTER ALONG WALNUT STREET FRONTAGE SHALL BE REPLACED PER CITY STANDARDS

NOTE:  
EXISTING REDWOOD TREES ALONG A STREET TO REMAIN. THEIR PRESERVATION IS PENDING ARBORIST OBSERVATION AT INITIAL EXCAVATION.

\*\*NOTE:  
SCREENING AND BIKE RACKS TO BE REMOVABLE DUE TO LOCATION IN THE SANITARY SEWER EASEMENT (SSE)



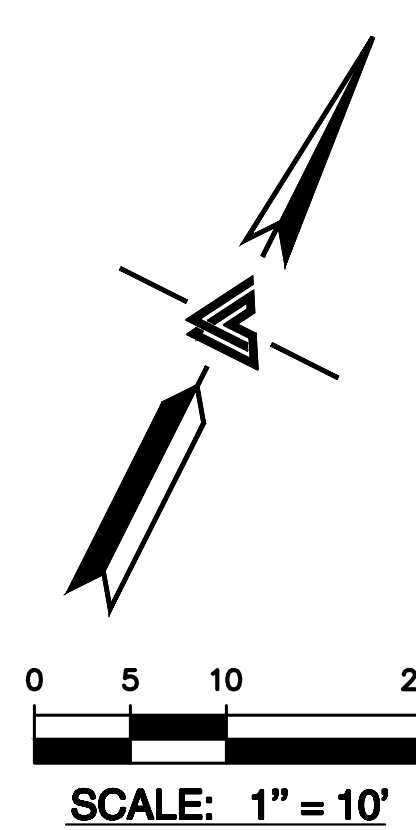
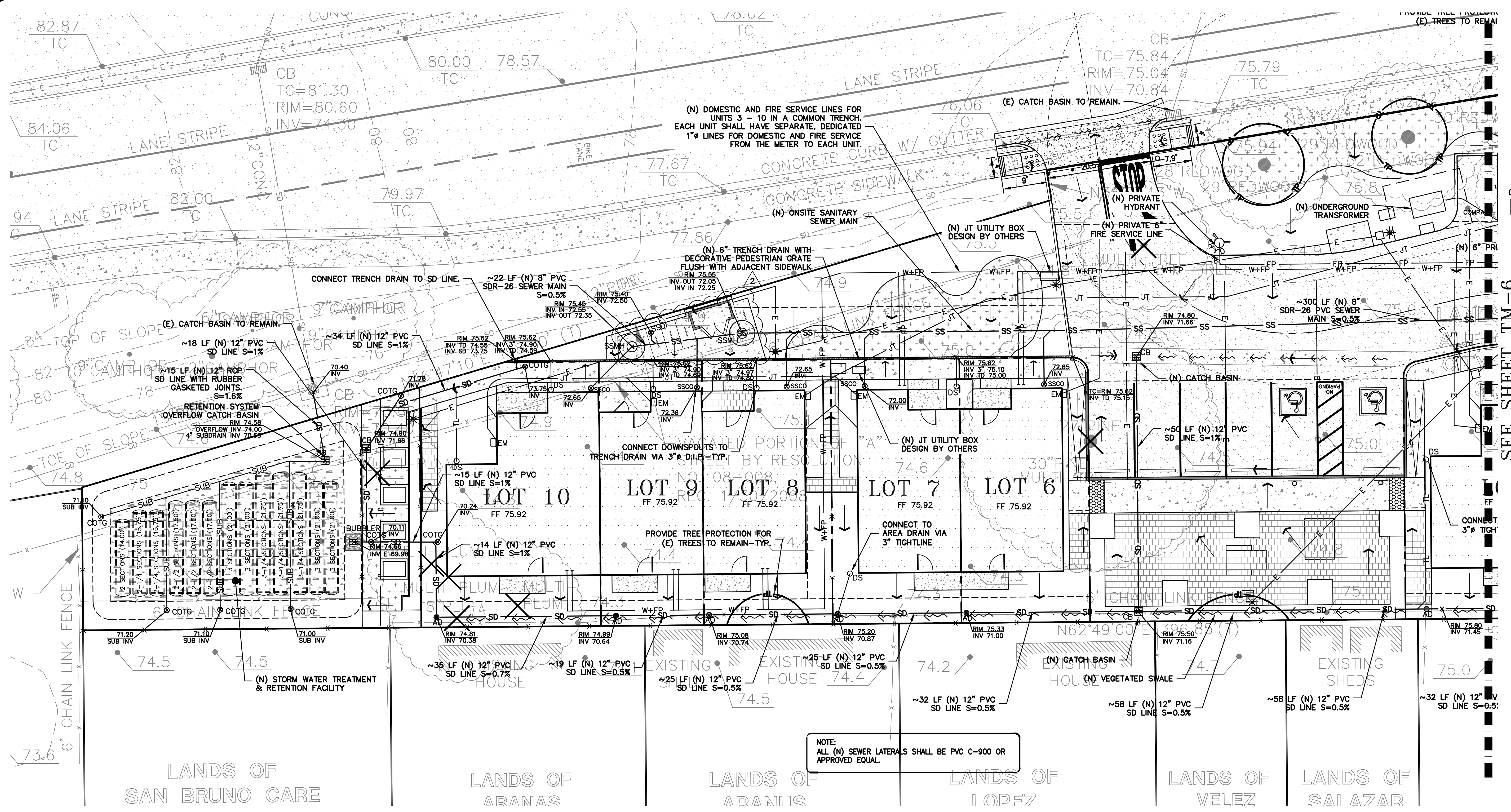
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 MAIN OFFICE: 10000 RAVEN HILL ROAD, DUBLIN, CALIFORNIA 94568  
 HAYWARD OFFICE: 15000 HAYWARD AVENUE, HAYWARD, CALIFORNIA 94545  
 SAN JOSE OFFICE: 10000 RAVEN HILL ROAD, SAN JOSE, CALIFORNIA 95131  
 WWW.LEABRAZE.COM

**SEQUOIA GROVE**  
 123 A STREET  
 HAYWARD, CALIFORNIA  
 HABITAT FOR HUMANITY EAST  
 BAY/SILICON VALLEY INC.  
 ALAMEDA COUNTY  
 APN: 431-0016-088-03

**VESTING TENTATIVE MAP**  
**TRACT MAP #8104**  
**PRELIMINARY GRADING**  
**PLAN**

REVISIONS	BY
2	PERMIT REV 2 2023-08-03 VA
1	PERMIT REV 1 2023-06-13 VA

JOB NO: 2230237PH1  
 DATE: 02-10-23  
 SCALE: AS NOTED  
 DESIGN BY: PT/VA  
 CHECKED BY: JH/PC  
 SHEET NO:



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 MAIN OFFICE: 1234 RAVEN HILL  
 HAYWARD, CALIFORNIA 94545  
 (510) 887-4086  
 WWW.LEABRAZE.COM

**SEQUOIA GROVE**  
 123 A STREET  
 HAYWARD, CALIFORNIA  
 HABITAT FOR HUMANITY EAST  
 BAY/SILICON VALLEY INC.  
 ALAMEDA COUNTY  
 APN: 431-0016-088-03

**VESTING TENTATIVE MAP**  
**TRACT MAP #8104**  
**PRELIMINARY UTILITY**  
**PLAN**

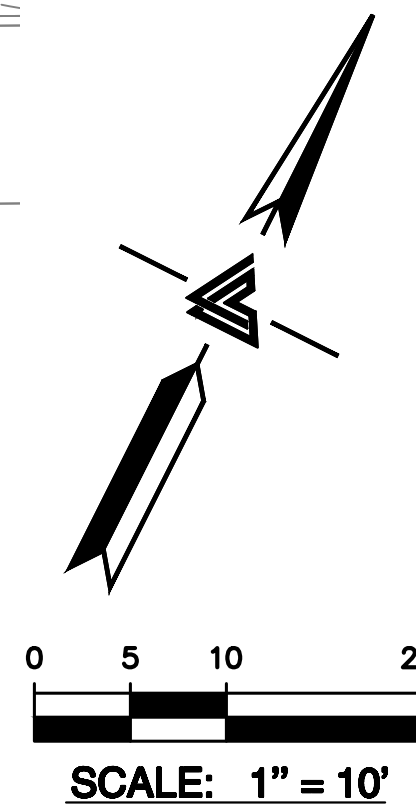
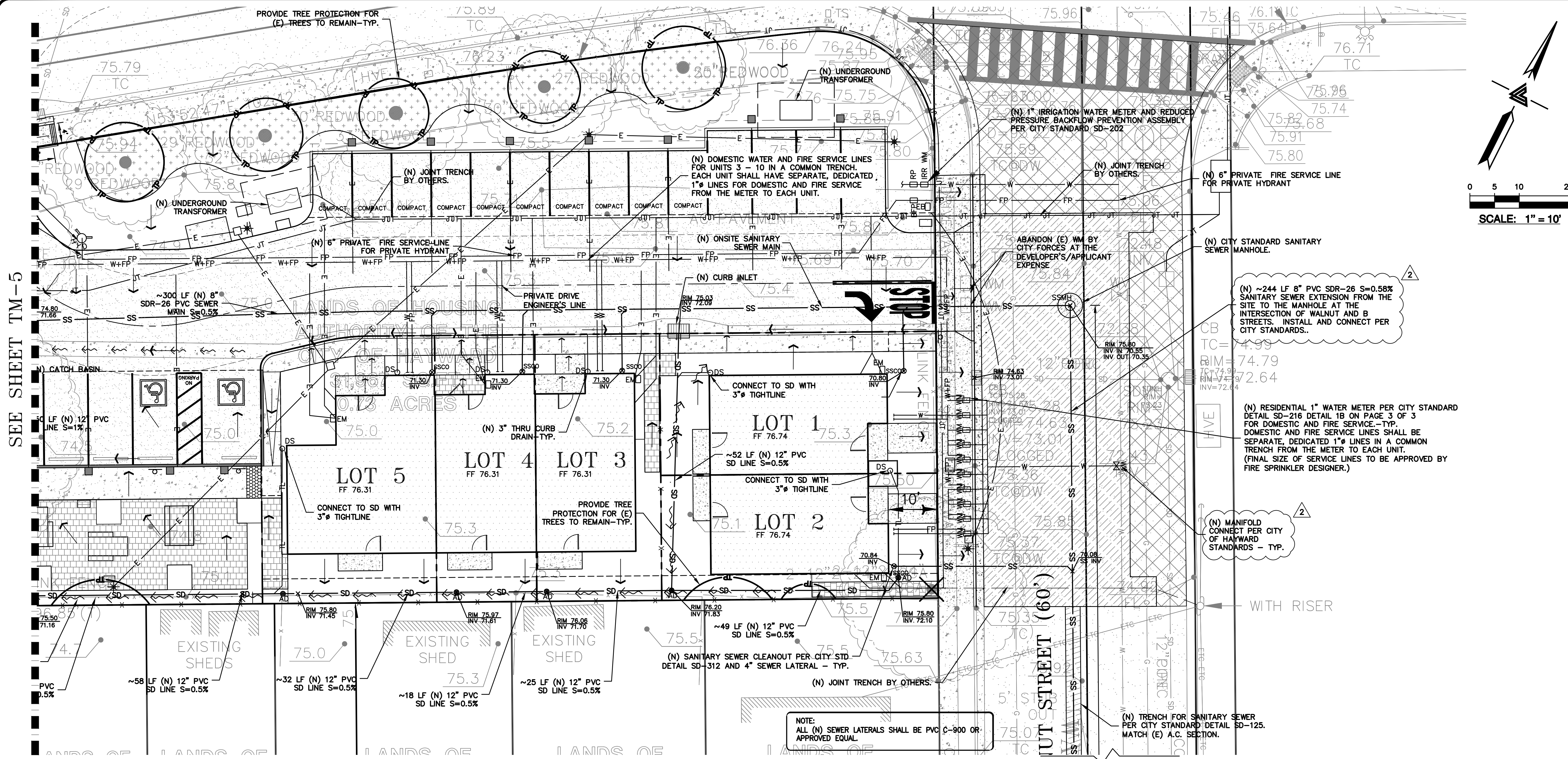
REVISIONS	BY	
2	PERMIT REV 2 2023-08-03	VA
1	PERMIT REV 1 2023-06-13	VA

JOB NO: 2230237PH1  
 DATE: 02-10-23  
 SCALE: AS NOTED  
 DESIGN BY: PT/VA  
 CHECKED BY: JH/PC  
 SHEET NO:

LANDS OF SAN BRUNO CARE  
**HATCHING LEGEND**

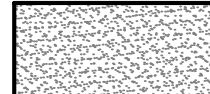
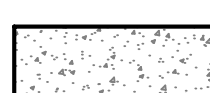


- ASPHALT PAVEMENT
- CONCRETE SURFACE
- PAVERS SET ON SAND
- SLURRY SEAL  
(E) ASPHALT PAVEMENT

**\*\*NOTE:**  
 SCREENING AND BIKE RACKS TO BE REMOVABLE DUE TO LOCATION IN THE SANITARY SEWER EASEMENT (SSE)



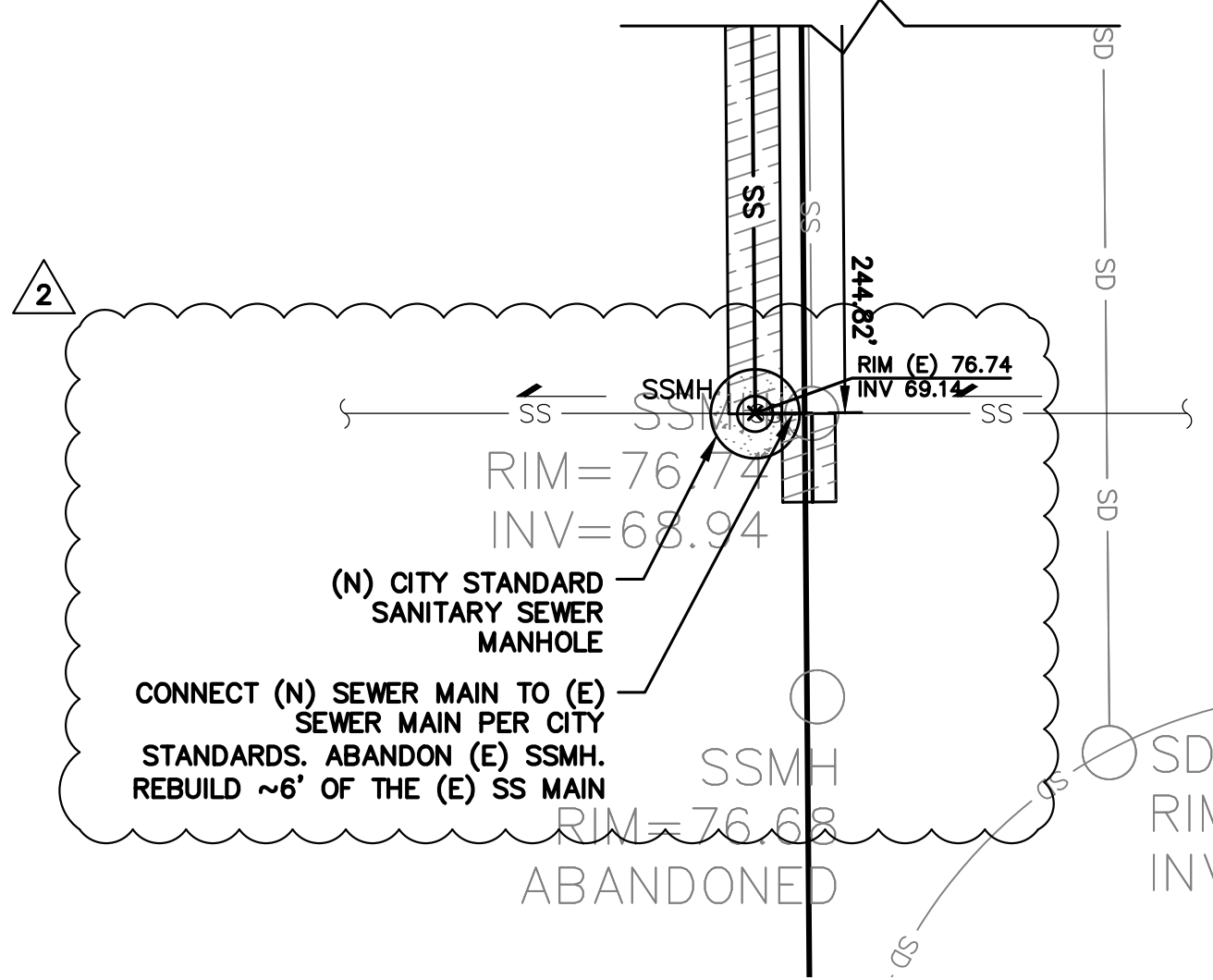
SEE SHEET TM-5

**HATCHING LEGEND**

-  ASPHALT PAVEMENT
-  CONCRETE SURFACE
-  PAVERS SET ON SAND
-  SLURRY SEAL (E) ASPHALT PAVEMENT

**\*\*NOTE:**  
SCREENING AND BIKE RACKS TO BE REMOVABLE DUE TO LOCATION IN THE SANITARY SEWER EASEMENT (SSE)

**NOTE:**  
ALL (N) SEWER LATERALS SHALL BE PVC C-900 OR APPROVED EQUAL.



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
MAIN OFFICE: 12301 RIVINGTON WEST  
DUBLIN, CALIFORNIA 94568  
SAN JOSE  
(510) 887-4086  
WWW.LEABRAZE.COM

**SEQUOIA GROVE**  
123 A STREET  
HAYWARD, CALIFORNIA  
HABITAT FOR HUMANITY EAST  
BAY/SILICON VALLEY INC.  
ALAMEDA COUNTY  
APN: 431-0016-088-03

**VESTING TENTATIVE MAP**  
**TRACT MAP #8104**  
**PRELIMINARY UTILITY**  
**PLAN**

REVISIONS	BY	
2	PERMIT REV 2 2023-08-03	VA
1	PERMIT REV 1 2023-06-13	VA

JOB NO: 2230237PH1  
DATE: 02-10-23  
SCALE: AS NOTED  
DESIGN BY: PT/VA  
CHECKED BY: JH/PC  
SHEET NO:



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 OAKVILLE, OHIO  
 DUBLIN, OHIO  
 HAYWARD, CALIFORNIA 94545  
 SAN JOSE, CALIFORNIA 95128  
 (510) 887-4066  
 WWW.LEABRAZE.COM

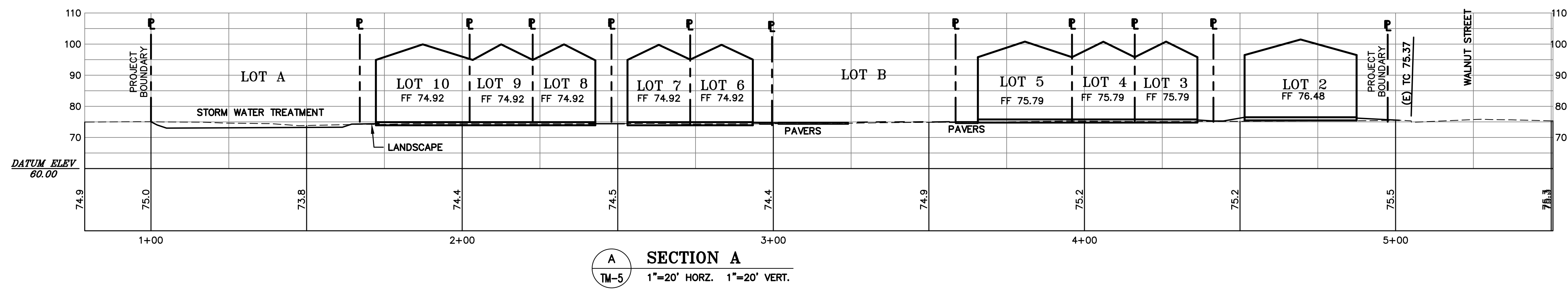
**SEQUOIA GROVE**  
 123 A STREET  
 HAYWARD, CALIFORNIA  
 HABITAT FOR HUMANITY EAST  
 BAY/SILICON VALLEY INC.  
 ALAMEDA COUNTY  
 APN: 431-0016-088-03

**VESTING TENTATIVE MAP**  
**TRACT MAP #8104**  
**PRELIMINARY UTILITY**  
**PLAN**

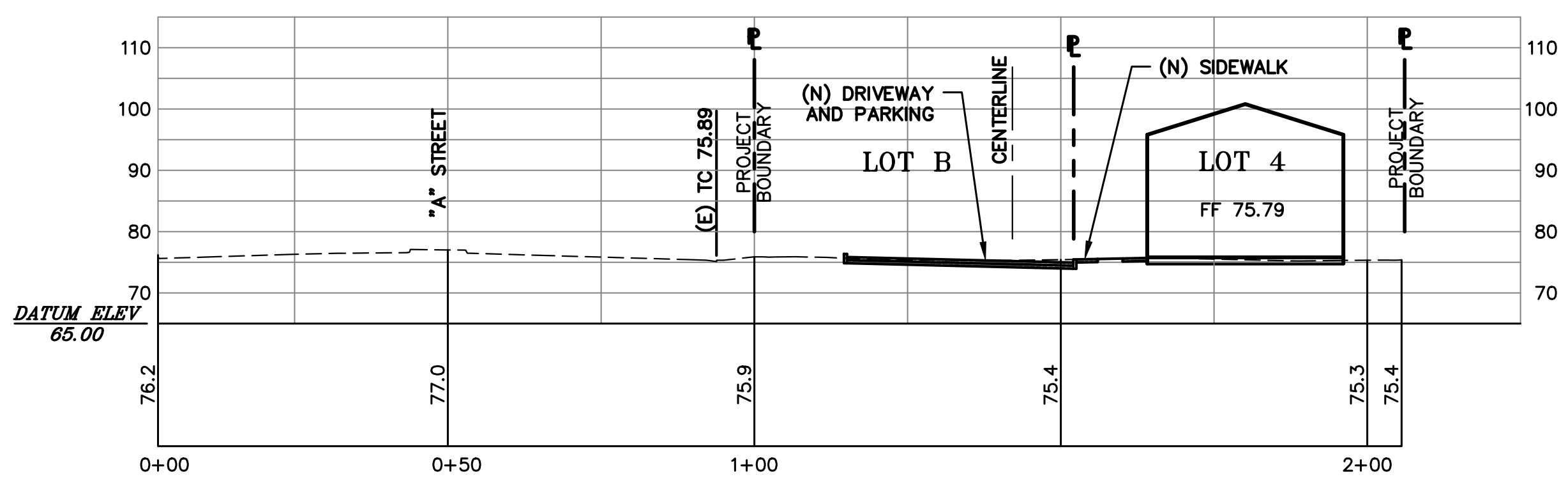
NO.	DATE	BY
2	2023-08-03	VA
1	2023-06-13	VA
REVISIONS		BY

JOB NO: 2230237PH1  
 DATE: 02-10-23  
 SCALE: AS NOTED  
 DESIGN BY: PT/VA  
 CHECKED BY: JH/PC  
 SHEET NO:

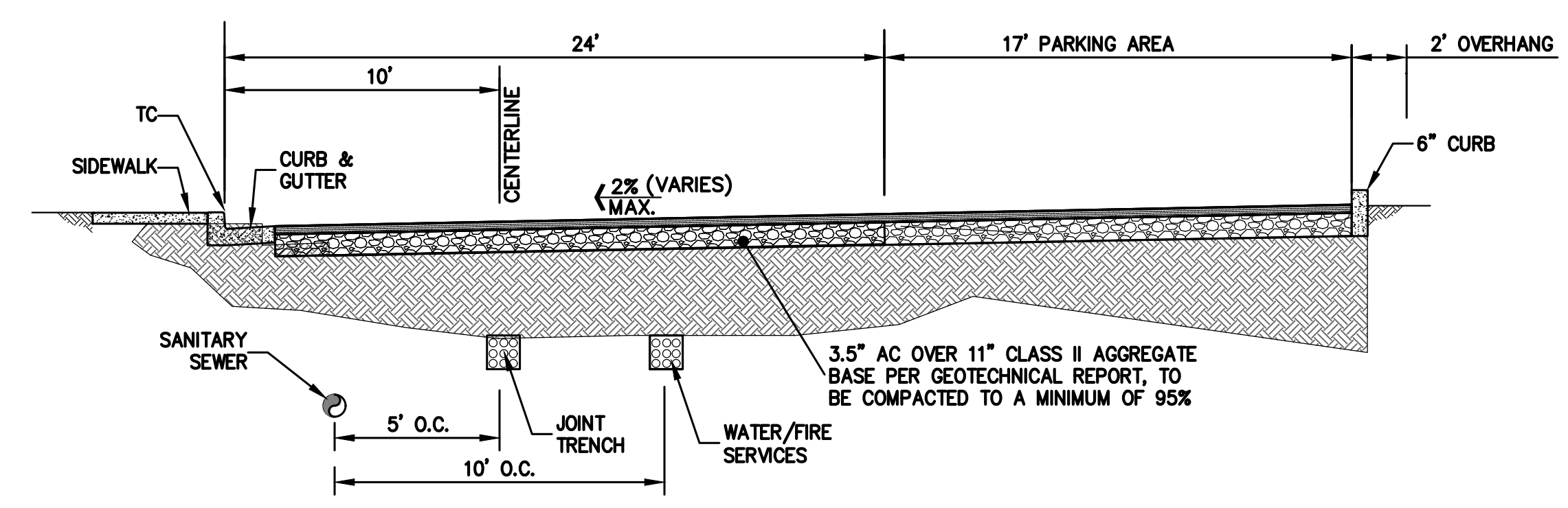
**TM-7**  
 07 OF 06 SHEETS



**A SECTION A**  
 TM-5 1"=20' HORZ. 1"=20' VERT.



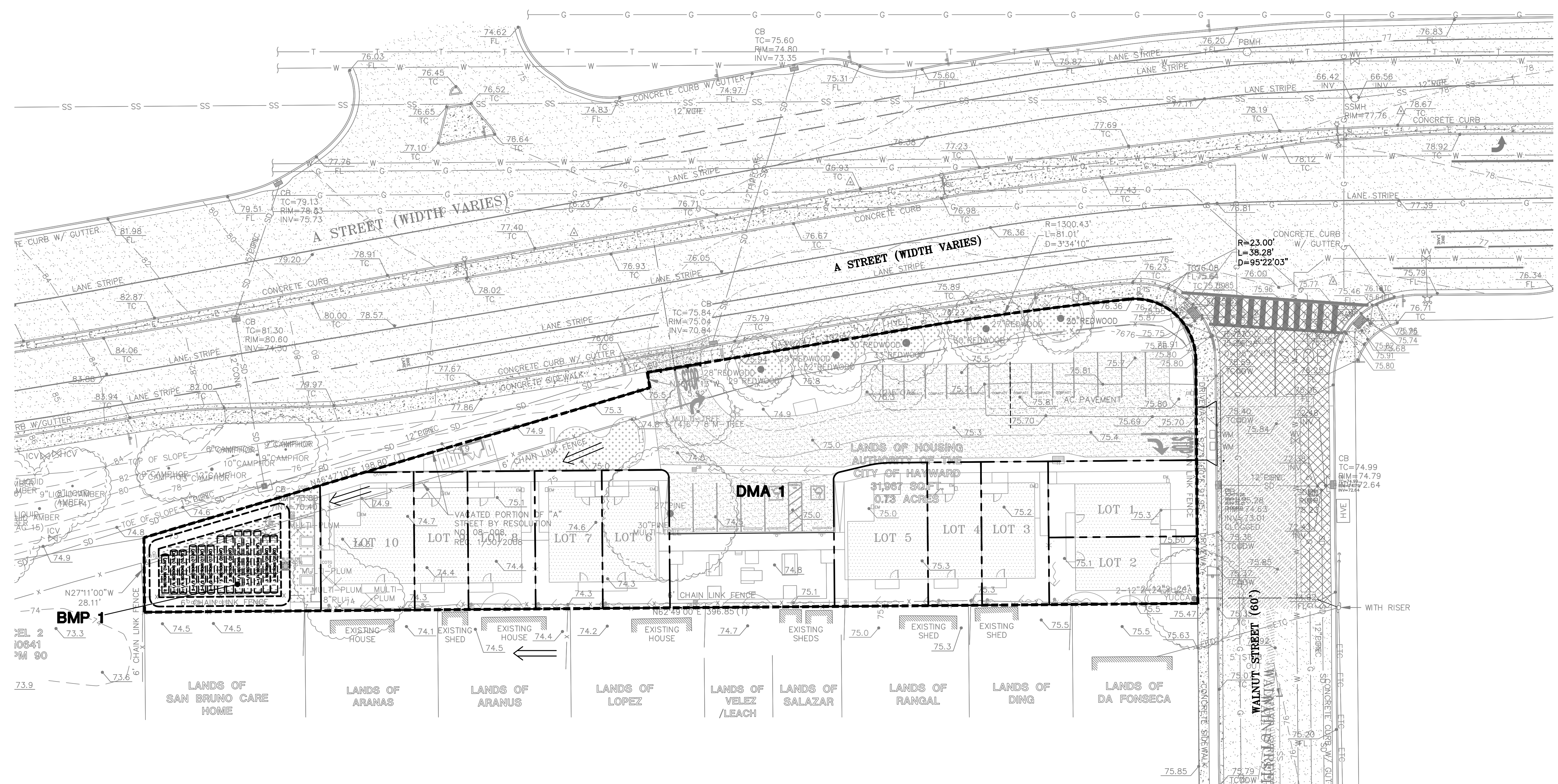
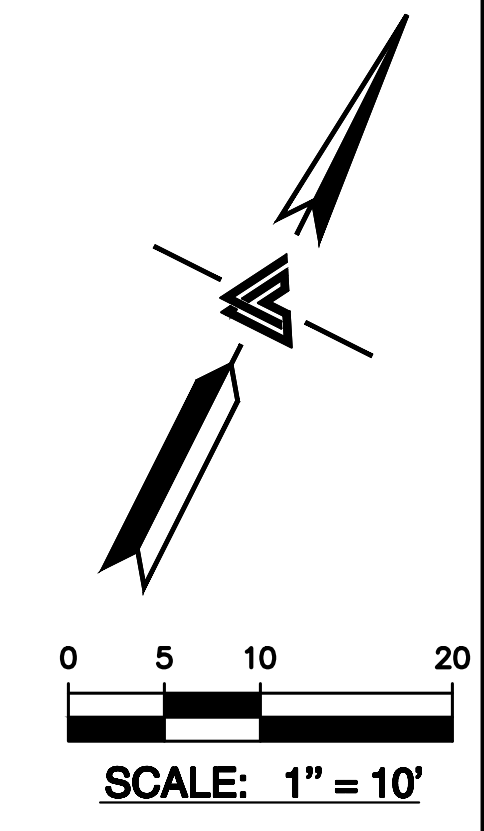
**B SECTION B**  
 TM-5 1"=20' HORZ. 1"=20' VERT.



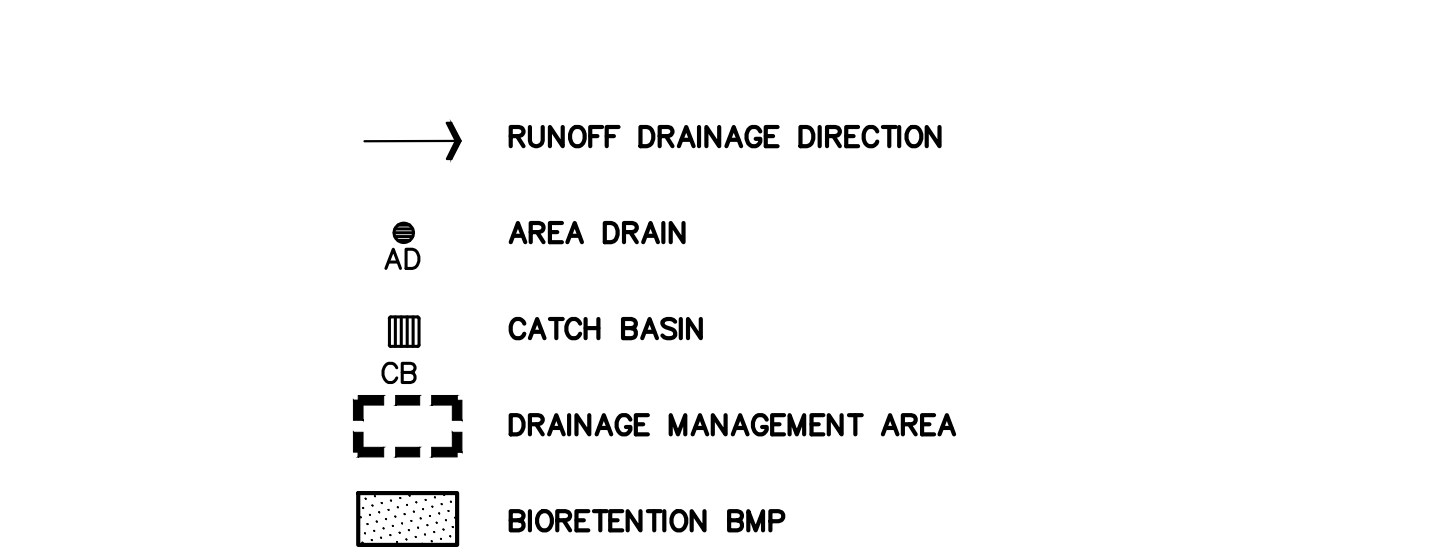
**C TYPICAL DRIVEWAY SECTION**  
 TM-5 NTS



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 DUBLIN, CALIFORNIA 94568  
 HAYWARD, CALIFORNIA 94545  
 SAN JOSE  
 (510) 887-4086  
 WWW.LEABRAZE.COM



STORMWATER MANAGEMENT PLAN TREATMENT AREA TABLE			
DRAINAGE MANAGEMENT AREAS (DMA)	TOTAL IMPERVIOUS AREA	REQUIRED TREATMENT AREA (4%)	* AVAILABLE TREATMENT AREA
DMA-1	19,718 SF	789 SF	1,285 SF



**PROJECT DESCRIPTION:**

123 A STREET  
 HAYWARD, CA 94541  
 APN: 431-0016-088-03

**DESCRIPTION OF FACILITY ACTIVITY:**

CONSTRUCT HOUSING AND EXTEND UTILITIES TO SERVE THE RESIDENTS. FRONTAGE IMPROVEMENTS, ROUGH GRADING, DRIVEWAY, AND UTILITY STUBS WILL BE INSTALLED FOR THESE IMPROVEMENTS.

**DESCRIPTION OF WATER BODIES:**

THE PROJECT WILL TIE INTO THE CITY'S EXISTING STORM DRAIN SYSTEM.

**IDENTIFICATION OF POTENTIAL POLLUTANTS:**

POSSIBLE POLLUTANTS FOR THIS SITE INCLUDE TRASH, SEDIMENTS, NUTRIENTS, DUST, CONSTRUCTION DEBRIS, AUTOMOBILE DEBRIS, AND PESTICIDES. THE CONSTRUCTION OF THE PROJECT AND THE LONG TERM MAINTENANCE SHOULD NOT ADD ANY OF THE FOLLOWING: COPPER, NICKEL, DIAZINON, MERCURY, CHLORIDANE, DDT, DIELDRIN, AND PCB'S.

**BMP DESCRIPTION**

THIS PROJECT USES BMP RECOMMENDATIONS FROM THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM INCLUDING A BIO-RETENTION AREA.

THE SITE IS APPROXIMATELY 31,984 SF. THE DEVELOPMENT WILL ADD APPROXIMATELY 19,104 SF OF IMPERVIOUS SURFACE. THE SITE WILL RETAIN APPROXIMATELY 40% PERVIOUS SURFACES, INCLUDING LANDSCAPING AREA AND PERVIOUS PAVING MATERIALS.

THE SITE IS COMPRISED OF ONE DRAINAGE MANAGEMENT AREA (DMA). AREA 1 USES A BIO-RETENTION AREA. BIORETENTION AREA SHALL USE A BIORETENTION MIX PER ATTACHMENT L OF THE E.3 TECHNICAL GUIDANCE DATED MAY 14, 2013.

**POST CONSTRUCTION BMP MAINTENANCE AND/OR SOURCE CONTROL**

FUEL, OIL, PETROLEUM PRODUCTS, PESTICIDES, AND OTHER STORM DRAINAGE POLLUTANT SPILLS NEED TO BE CONTAINED. OWNERS SHALL USE ABSORBENT MATERIAL ON SMALL SPILLS RATHER THEN HOSING SPILLS DOWN. REMOVE THE ABSORBENT MATERIAL PROMPTLY AND DISPOSE OF PROPERLY, AS REQUIRED BY CITY, STATE AND FEDERAL REGULATIONS.

DRAINAGE INLETS SHALL BE INSPECTED MONTHLY AND KEPT CLEAN OF ANY TRASH THAT MAY HAVE ACCUMULATED. IT IS THE RESPONSIBILITY OF THE PROPERTY MANAGER/OWNER TO HAVE THOSE INSPECTIONS PERFORMED, DOCUMENTED AND ANY REPAIRS MADE.

**A. LANDSCAPE MAINTENANCE**

LANDSCAPE AREAS SHALL BE COVERED WITH PLANTS OR SOME TYPE OF GROUND COVER TO MINIMIZE EROSION. NO AREAS ARE TO BE LEFT AS BARE DIRT THAT COULD ERODE. MOUNDING SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL.

PESTICIDES AND FERTILIZERS SHALL BE STORED AS HAZARDOUS MATERIALS AND IN APPROPRIATE PACKAGING. OVER SPRAYING ONTO PAVED AREAS SHALL BE AVOIDED WHEN APPLYING FERTILIZERS AND PESTICIDES. PESTICIDES AND FERTILIZERS WILL BE PROHIBITED FROM STORAGE OUTSIDE.

THE LANDSCAPE AREAS SHALL BE INSPECTED AND ALL TRASH PICKED UP AND OBSTRUCTIONS TO THE DRAINAGE FLOW REMOVED ON A MONTHLY BASIS MINIMUM. THIS SITE HAS BEEN DESIGNED WITH EFFICIENT IRRIGATION AND DRAINAGE TO REDUCE PESTICIDE USE. PLANTS HAVE BEEN SELECTED BASED ON SIZE AND ARE SITUATED TO REDUCE MAINTENANCE AND ROUTINE PRUNING.

THE INTEGRATED PEST MANAGEMENT INFORMATION ATTACHED WILL BE PROVIDED TO BUILDING MANAGEMENT.

**B. DRAINAGE COLLECTION MANAGEMENT**

THE STORM DRAINAGE SYSTEM CONSISTS OF AREA DRAINS, CATCH BASINS, COLLECTION AND DISTRIBUTION PIPING, SWALES, AND CLEAN OUTS. ALL STORM DRAIN INLETS MUST BE LABELED "NO DUMPING-DRAINS TO BAY" USING CITY APPROVED METHODS.

THE STORM DRAINAGE COLLECTION SYSTEM SHALL BE CLEANED YEARLY BY THE PROPERTY MANAGEMENT/OWNER. THE INSPECTION SHALL BE PERFORMED DURING THE DRY SEASON. THIS INCLUDES THE FOLLOWING:

\*ALL TRASH AND OBSTRUCTIONS SHALL BE REMOVED FROM AREA DRAINS, BUBBLERS, CLEAN OUTS, AND CATCH BASINS.

**C. BIO-RETENTION AREA**

MAINTENANCE AGREEMENT UPON ACCEPTANCE OF THE DESIGN CONCEPT. A MAINTENANCE AGREEMENT WILL BE DEVELOPED REQUIRING THE PROPERTY MANAGER/OWNER TO PROVIDE THE FOLLOWING INFORMATION ON A ROUTINE BASIS. THESE REQUIREMENTS APPLY ONLY TO THE PORTION OF THE BIORETENTION AREA USED FOR STORM WATER TREATMENT.

**MAINTENANCE STANDARDS:**

\*SOILS AND PLANTINGS MUST BE MAINTAINED, INCLUDING ROUTINE PRUNING, MOWING, IRRIGATION, REPLENISHMENT OF MULCH, WEEDING, AND FERTILIZING WITH A SLOW-RELEASE FERTILIZER WITH TRACE ELEMENTS.

\*REMOVE OBSTRUCTIONS AND TRASH FROM BIORETENTION AREA.

\*ONLY PESTICIDES AND FERTILIZERS THAT ARE ACCEPTED WITHIN THE INTEGRATED PEST MANAGEMENT APPROACH FOR USE IN BIORETENTION AREA SHALL BE USED.

\*EROSION AT INFLOW POINTS MUST BE REPAIRED.

BIORETENTION AREAS SHALL BE INSPECTED AND MAINTAINED MONTHLY TO REVIEW:

\*OBSTRUCTION AND TRASH

\*IF PONDED WATER IS OBSERVED, THE SURFACE SOILS SHALL BE REMOVED AND REPLACED AND SUBDRAIN SYSTEM INSPECTED.

\*CONDITION OF GRASSES.

**D. TRAINING PROGRAM**

A COPY OF THE STORM WATER MANAGEMENT PLANS (SWMP) WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

MATERIAL PRESENTED IN THE INTEGRATED PEST MANAGEMENT PROGRAM WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

A COPY OF THE YEARLY INSPECTION REPORTS SHALL BE MANAGED BY THE PROPERTY MANAGER/OWNER.

VESTING TENTATIVE MAP  
 TRACT MAP #8104  
 PRELIMINARY UTILITY PLAN

SEQUOIA GROVE  
 123 A STREET  
 HAYWARD, CALIFORNIA  
 HABITAT FOR HUMANITY EAST  
 BAY/SILICON VALLEY INC.  
 ALAMEDA COUNTY  
 APN: 431-0016-088-03

REVISIONS	BY
2	VA
1	VA

JOB NO: 2230237PH1  
 DATE: 02-10-23  
 SCALE: AS NOTED  
 DESIGN BY: PT/VA  
 CHECKED BY: JH/PC  
 SHEET NO:  
**TM-8**  
 08 OF 06 SHEETS