

# 27865 MANON AVENUE • SUBDIVISION 8600

## RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES

### CITY OF HAYWARD, CALIFORNIA

# VESTING TENTATIVE MAP & PRELIMINARY STORMWATER CONTROL PLAN

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

#### OWNER & DEVELOPER

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

#### ARCHITECT

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

#### CIVIL ENGINEER

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

#### LANDSCAPE ARCHITECT

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

#### APN

453-0090-014-00

#### ZONING

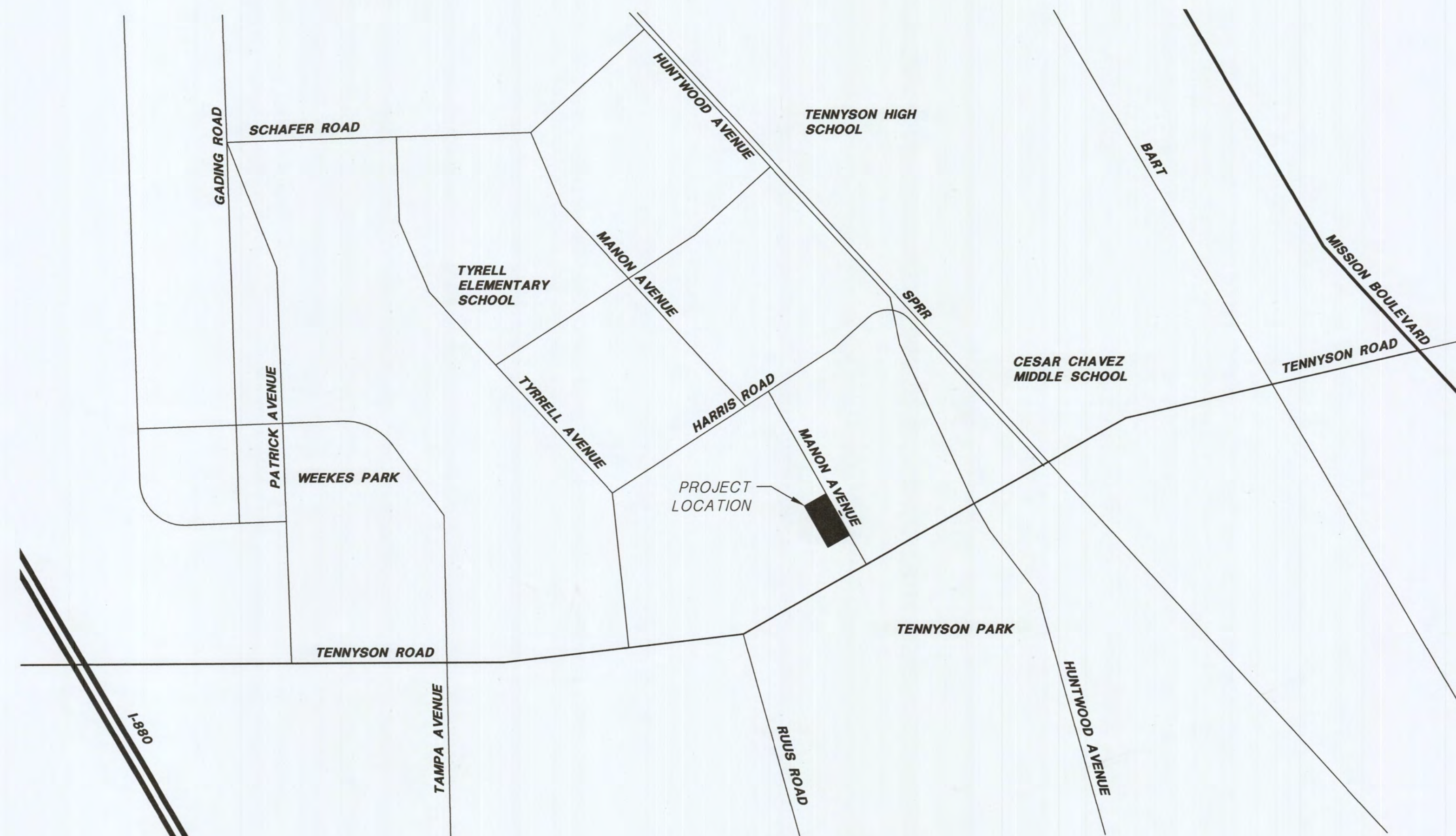
EXISTING: RM  
PROPOSED: MULTI-FAMILY RESIDENTIAL

#### UTILITIES

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

#### FLOOD ZONE

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



VICINITY MAP

NTS

#### ABBREVIATIONS

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

#### LEGEND

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

I, RAZMIK AVEDIAN, CERTIFY THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT.



*[Handwritten Signature]*

RAZMIK AVEDIAN  
P/A DESIGN RESOURCES, INC.

DATE 12/18/23

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Planning ■ Engineering ■ Surveying

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Walnut Creek, California 94598-2635

TEL (925) 210-9300

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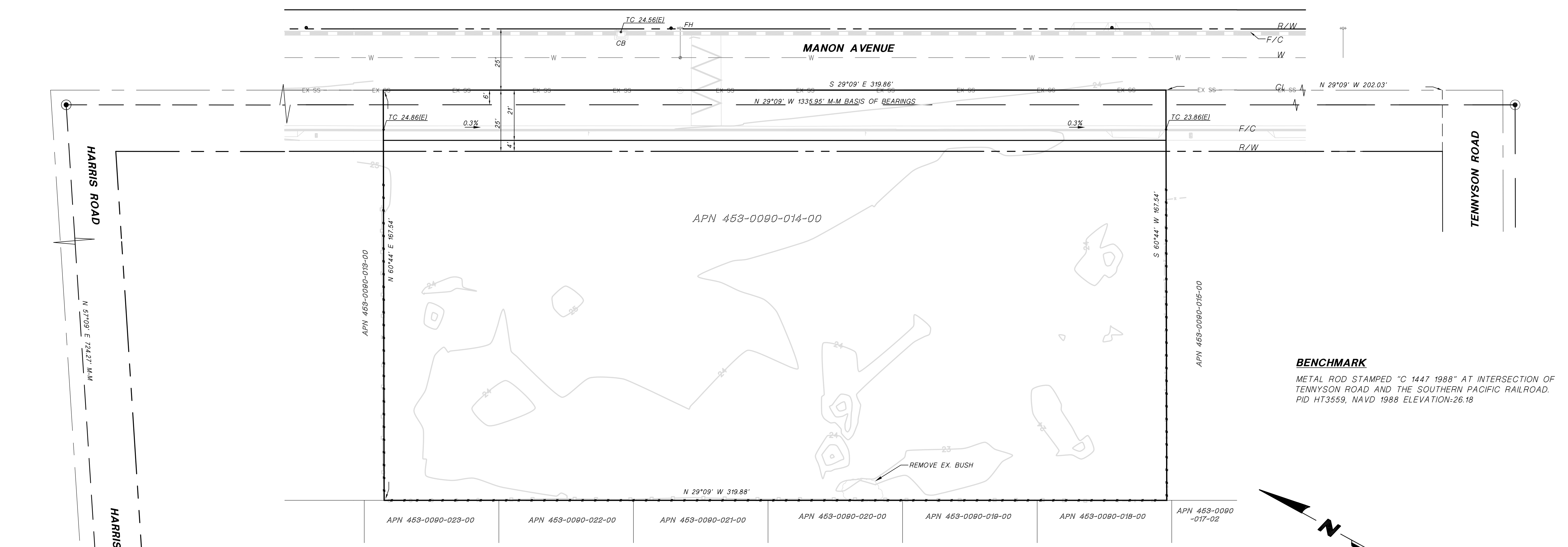
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## RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES

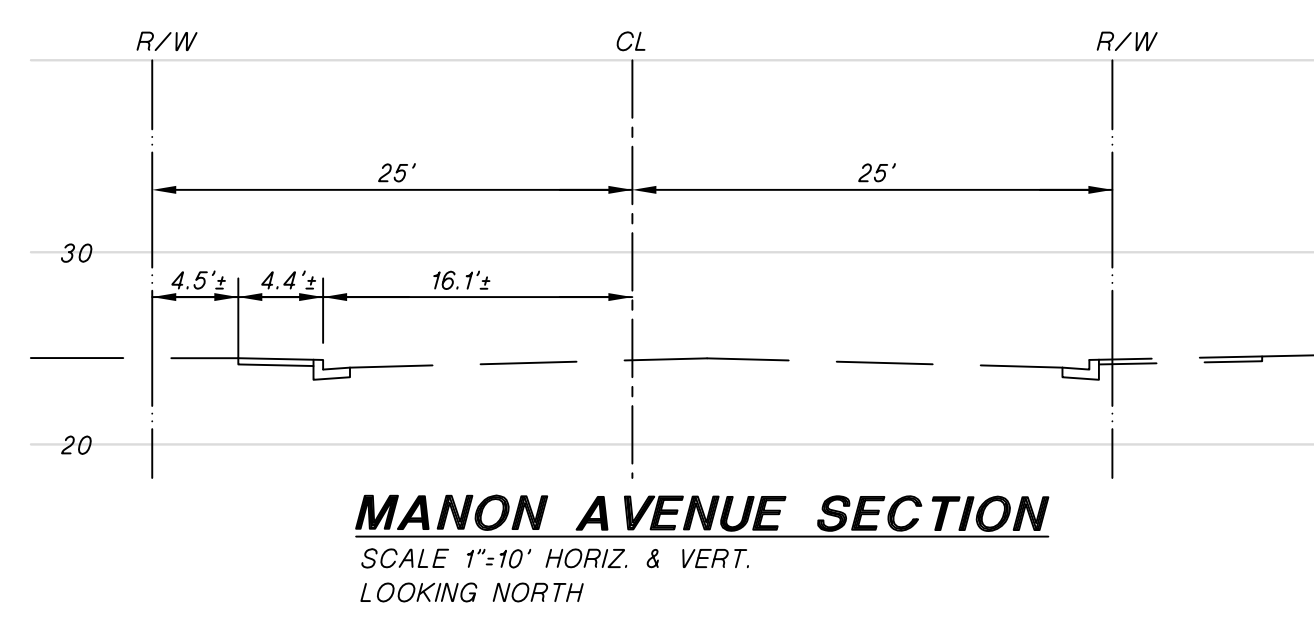
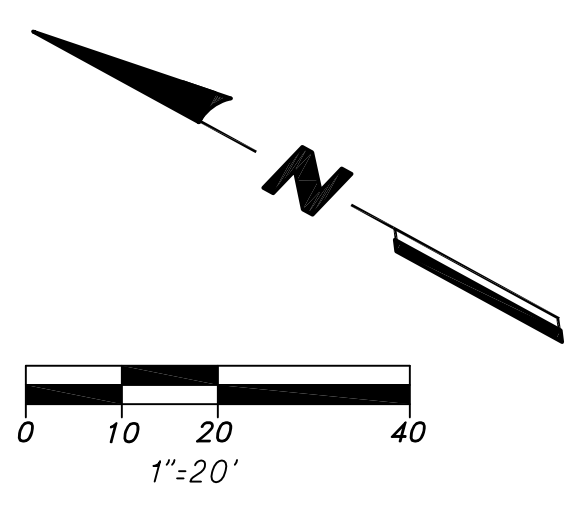
### CITY OF HAYWARD, CALIFORNIA

# EXISTING CONDITIONS

DATED: AUGUST 23, 2023  
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**BENCHMARK**  
 METAL ROD STAMPED "C 1447 1988" AT INTERSECTION OF TENMYSON ROAD AND THE SOUTHERN PACIFIC RAILROAD. PID HT3559, NAVD 1988 ELEVATION=26.18



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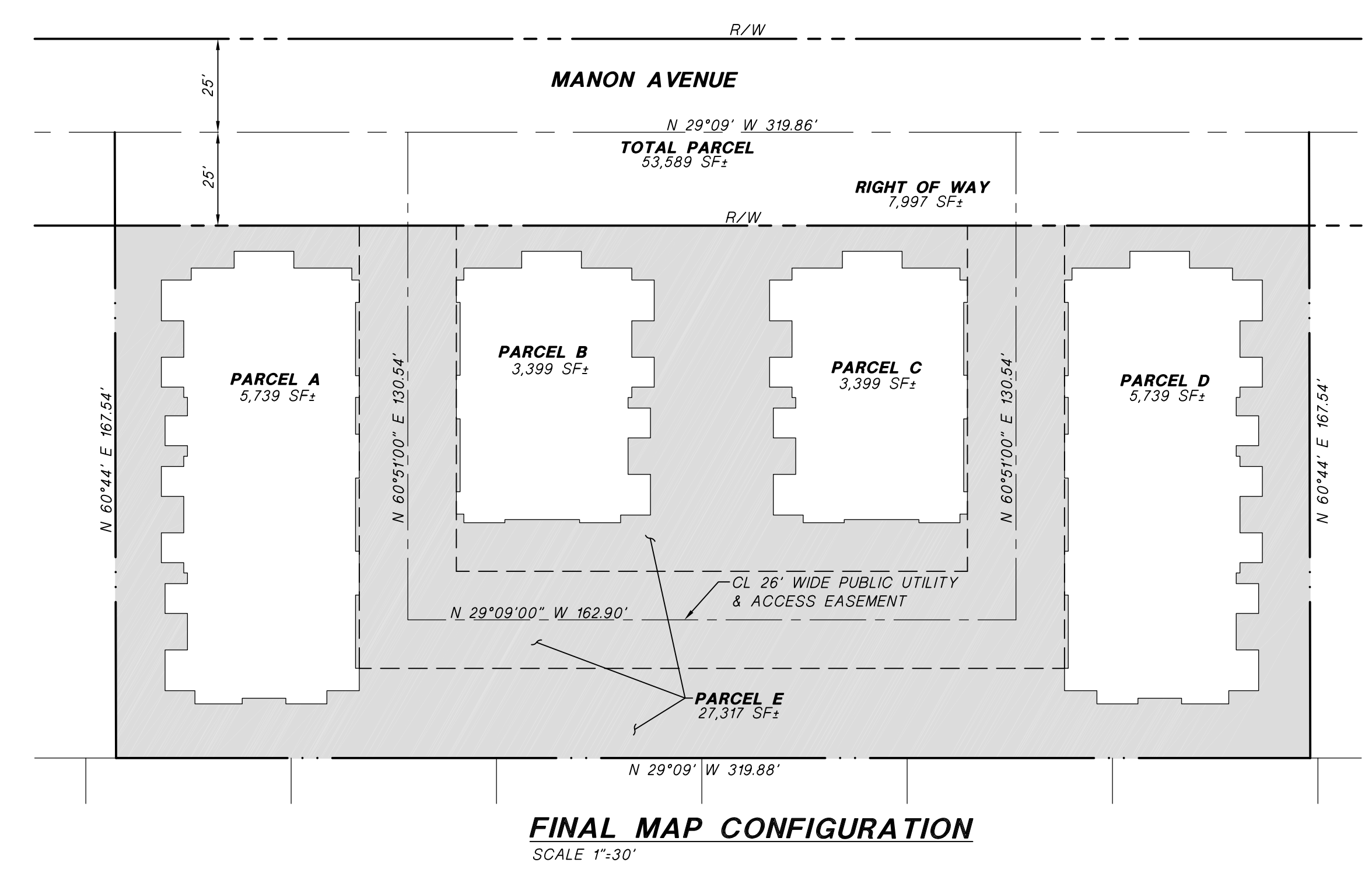
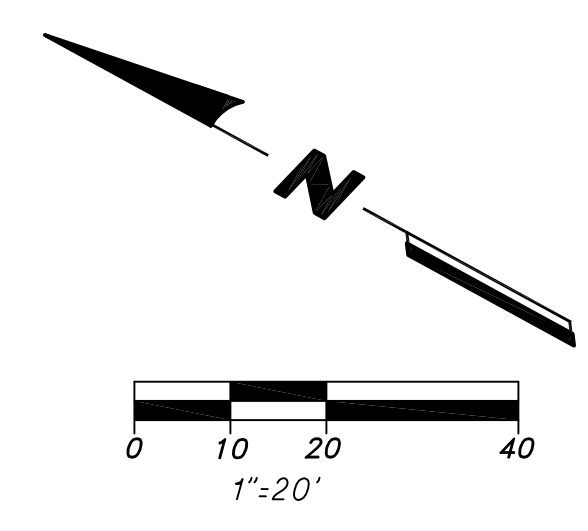
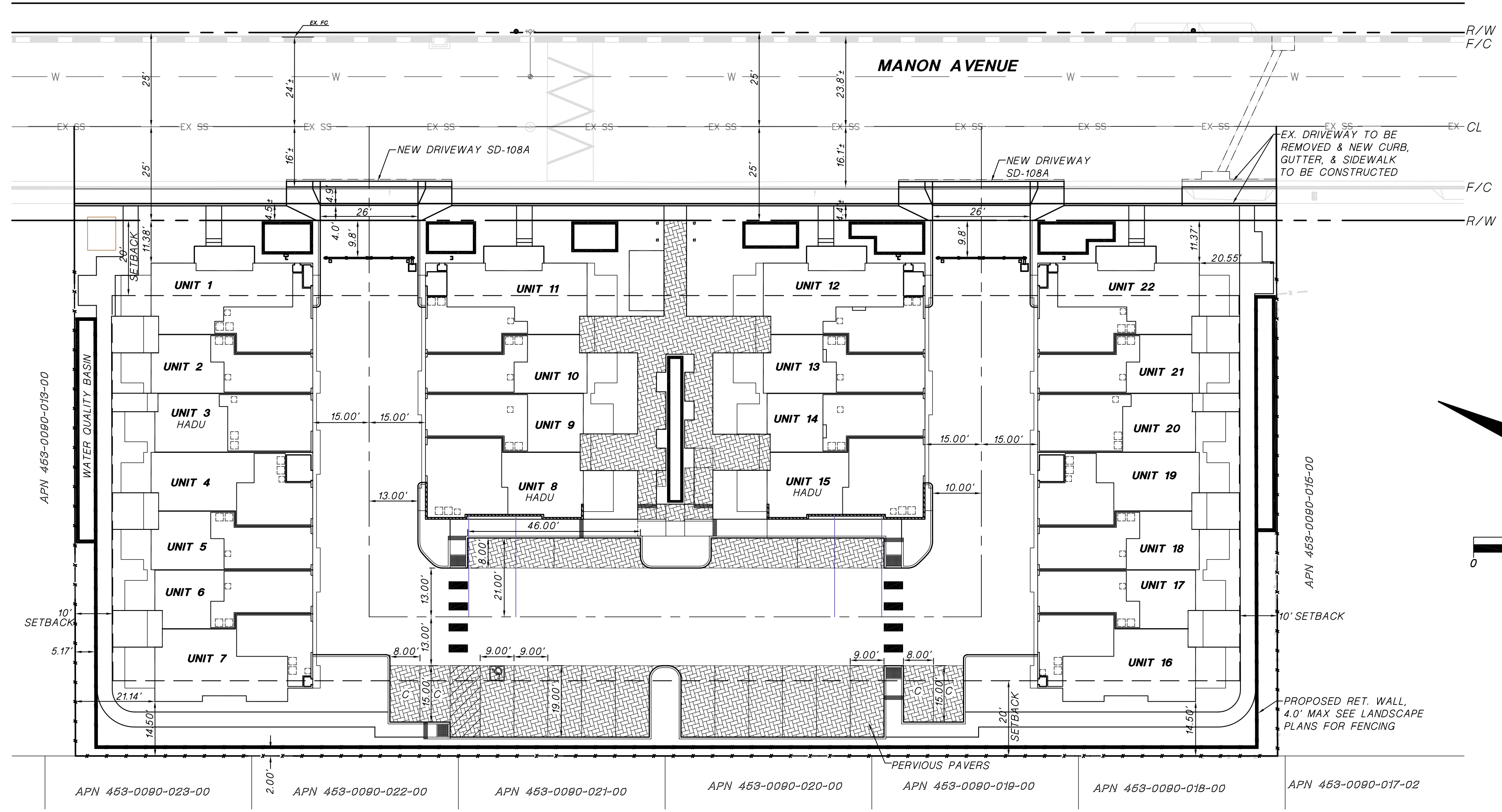
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## RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES

### CITY OF HAYWARD, CALIFORNIA

# SITE PLAN

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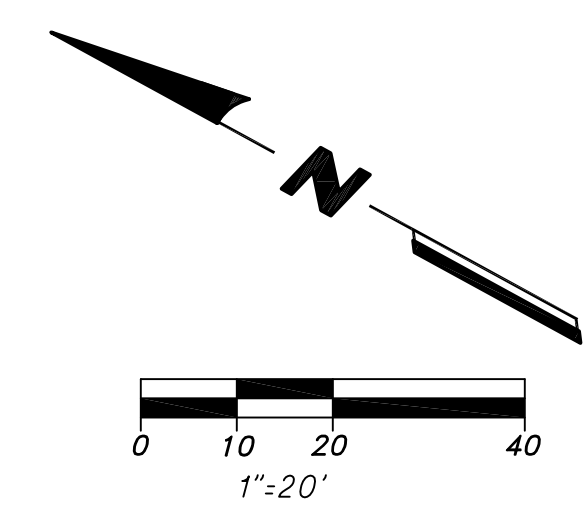
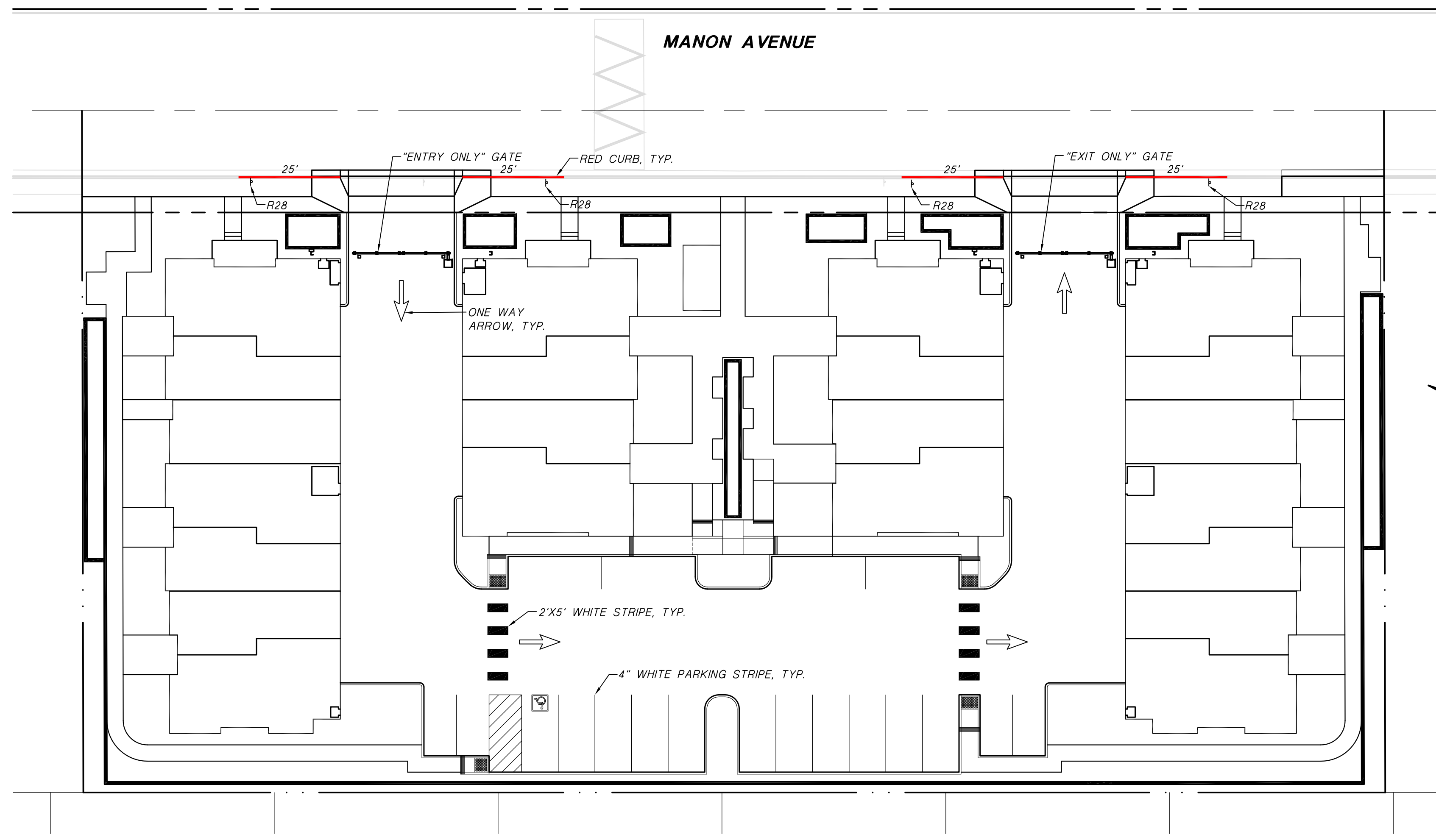
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## RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES

### CITY OF HAYWARD, CALIFORNIA

# STRIPING PLAN

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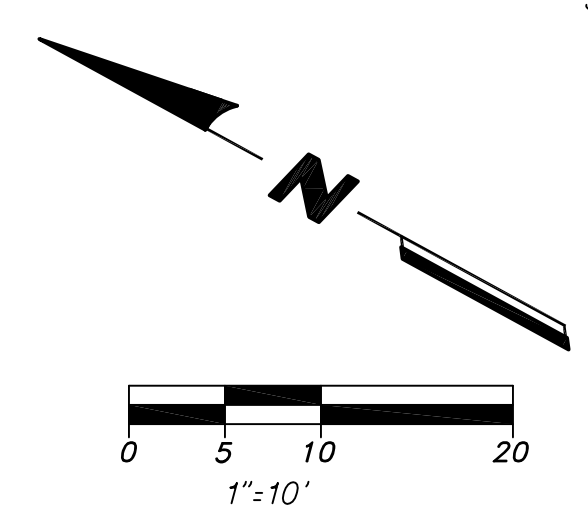
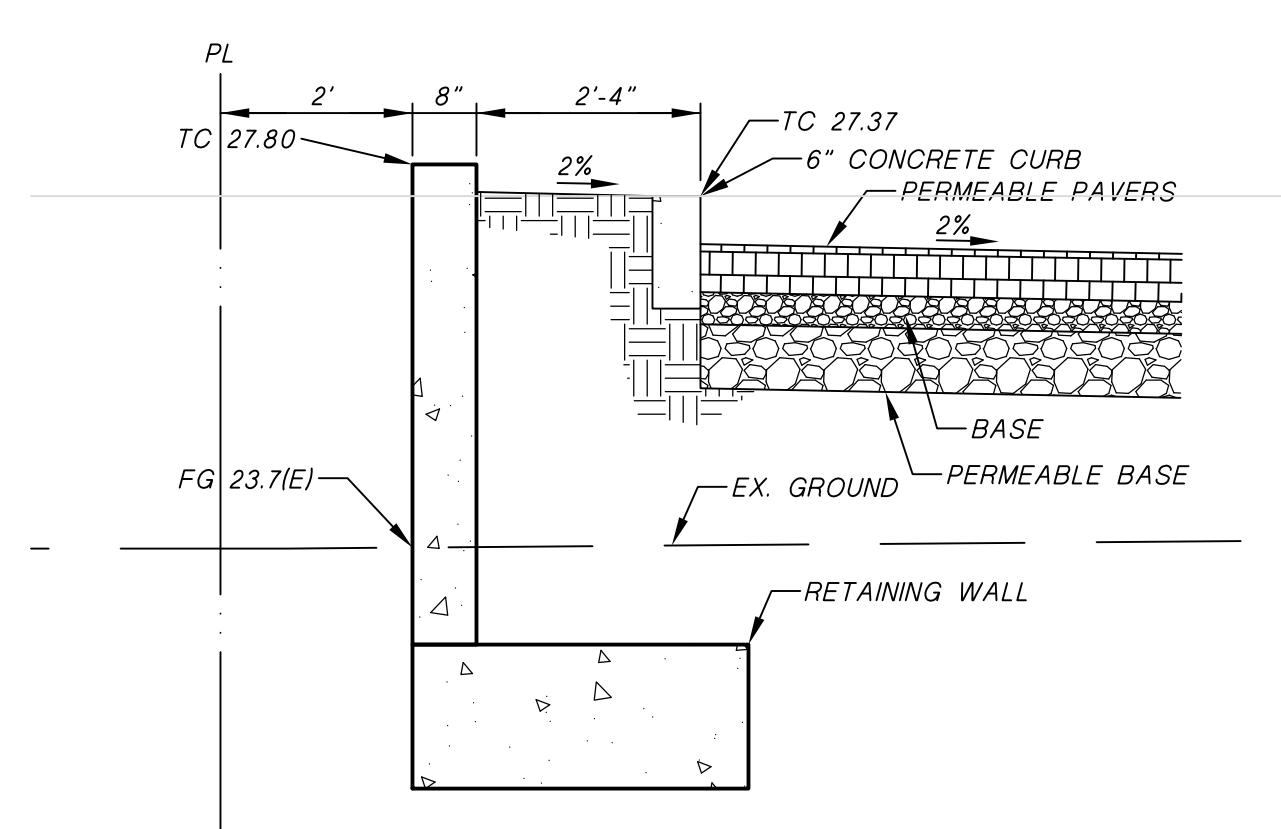
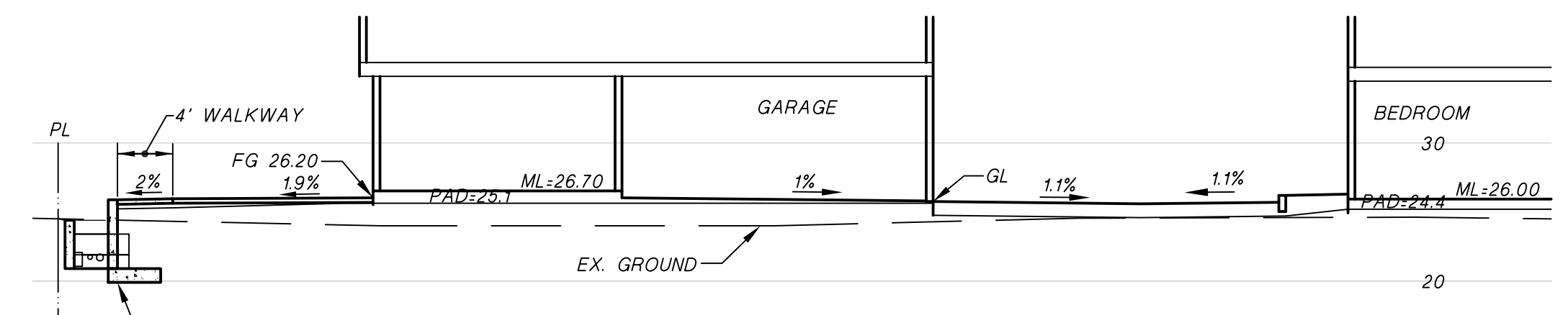
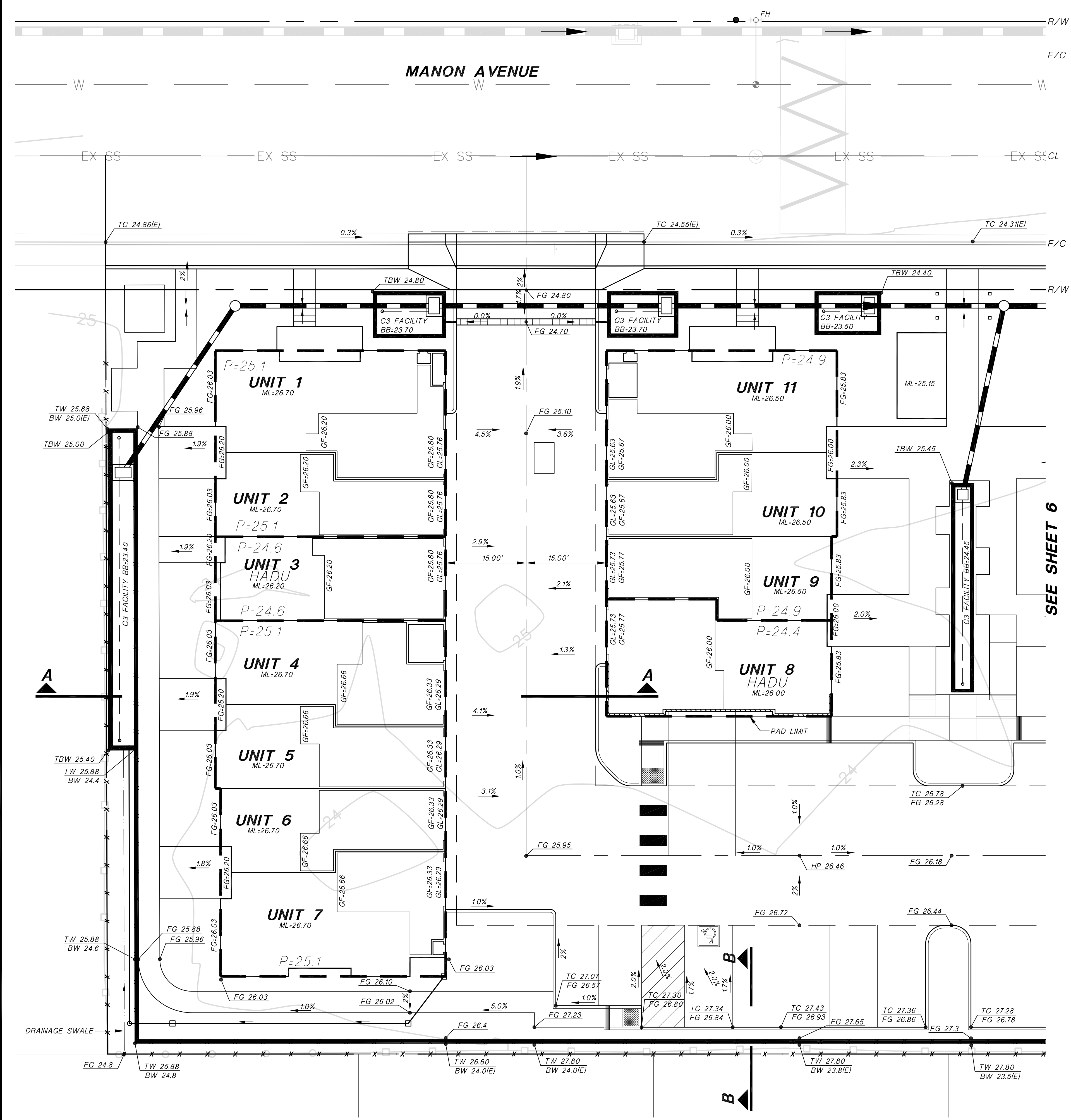
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# 27865 MANON AVENUE SUBDIVISION 8600 RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES CITY OF HAYWARD, CALIFORNIA GRADING PLAN

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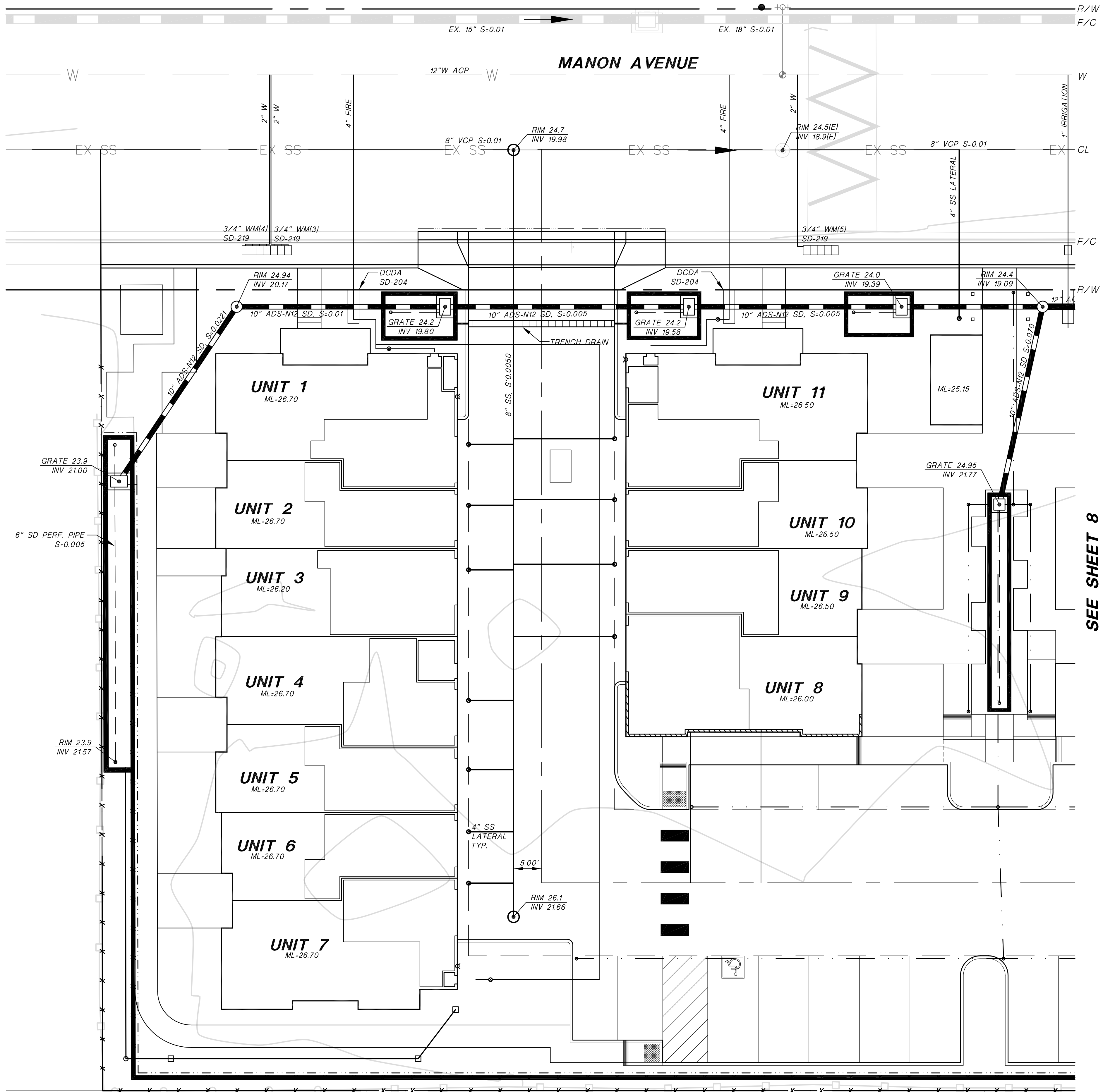
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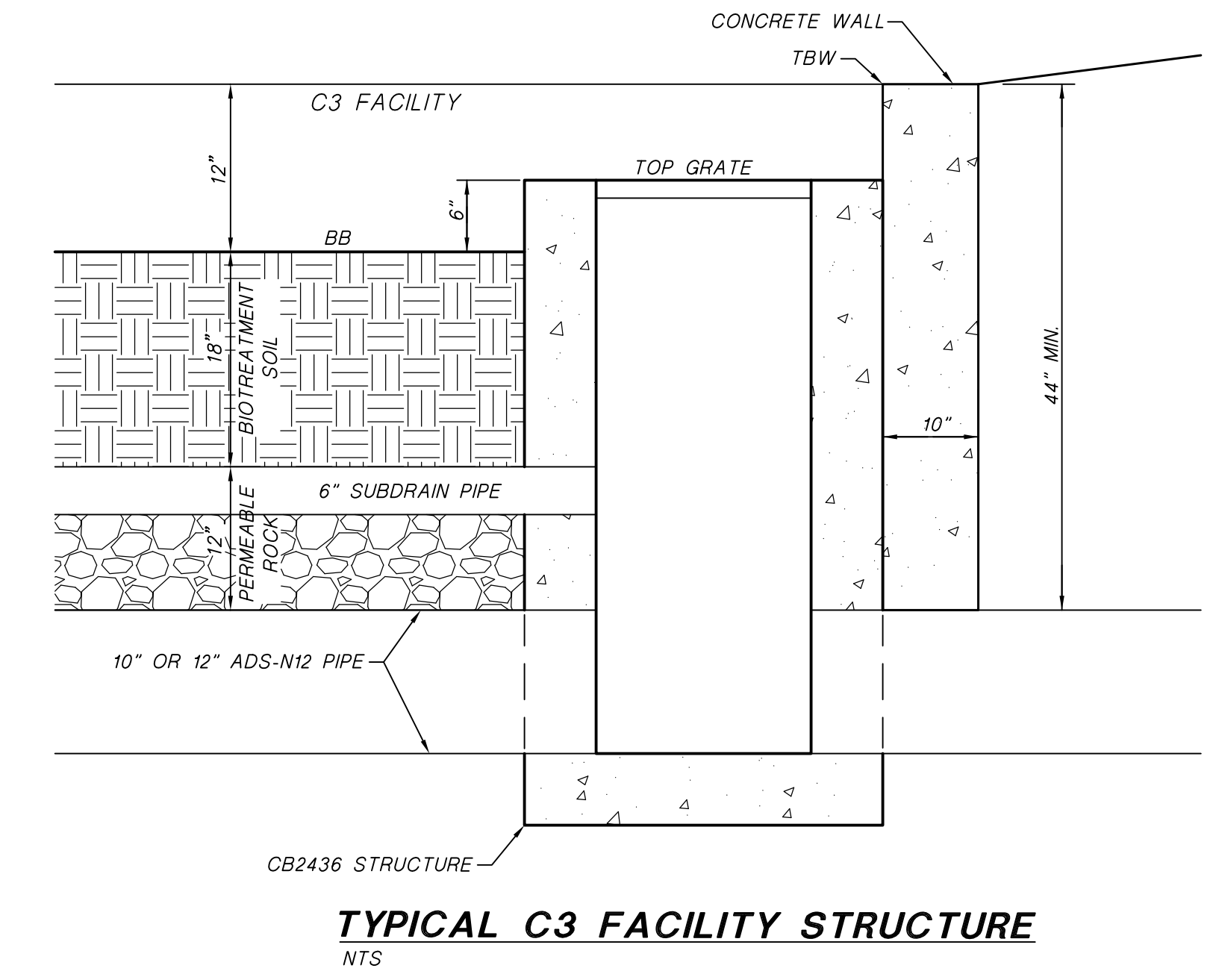
### CITY OF HAYWARD, CALIFORNIA

# UTILITY PLAN

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SEE SHEET 8



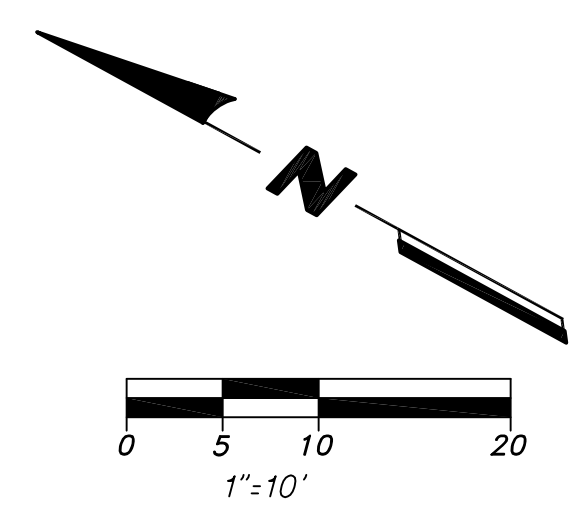
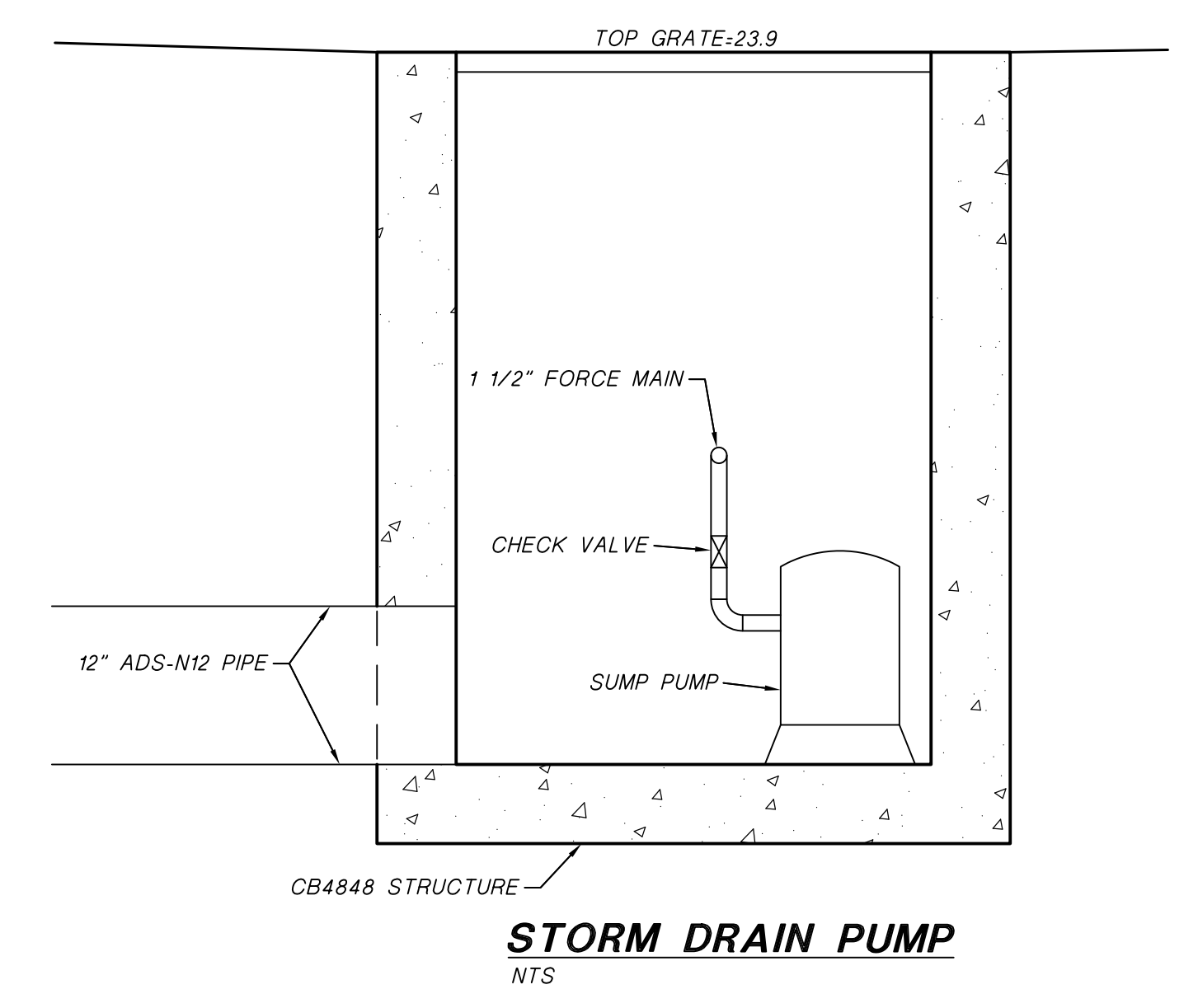
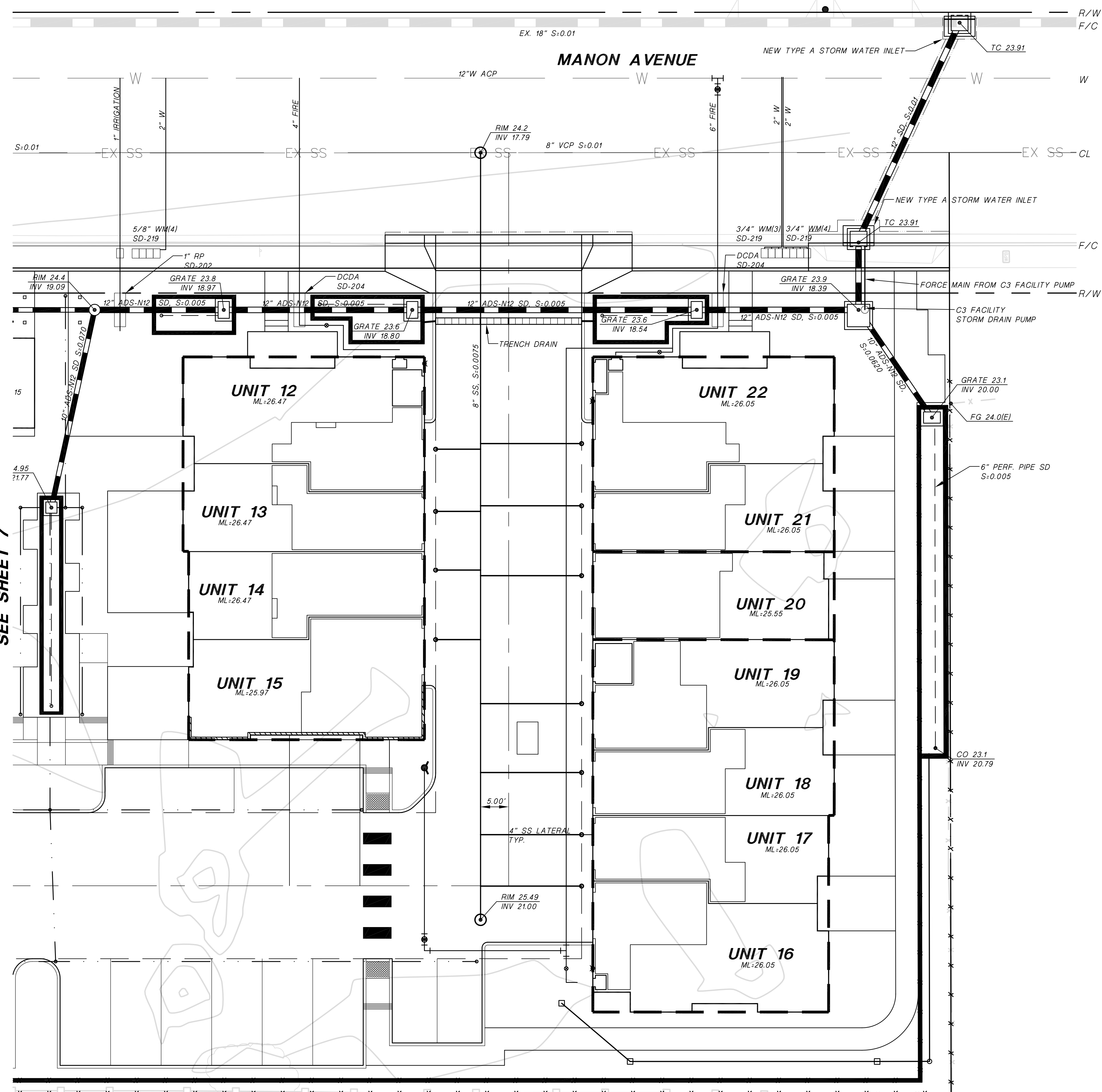
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# 27865 MANON AVENUE SUBDIVISION 8600 RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES CITY OF HAYWARD, CALIFORNIA UTILITY PLAN

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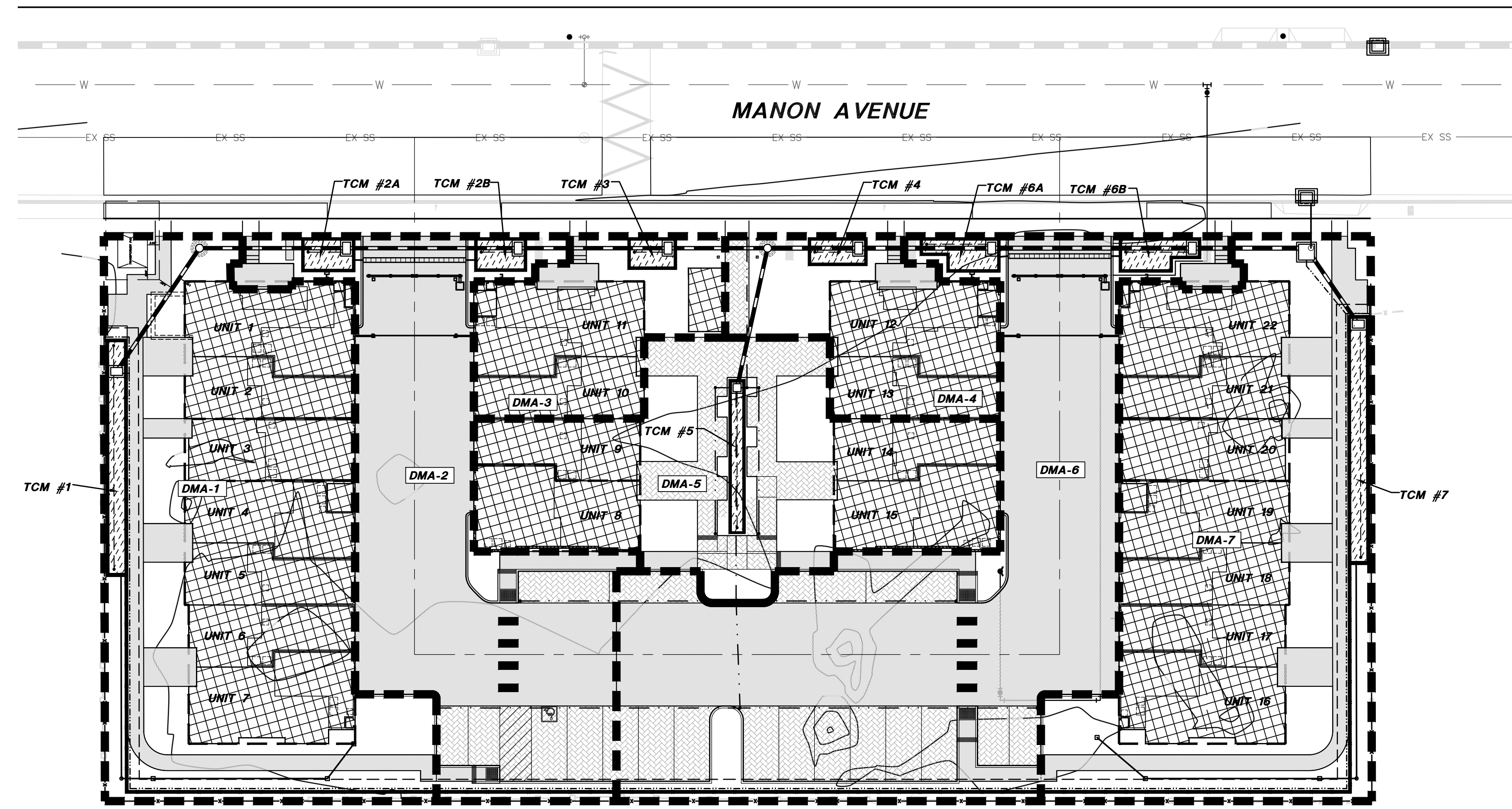
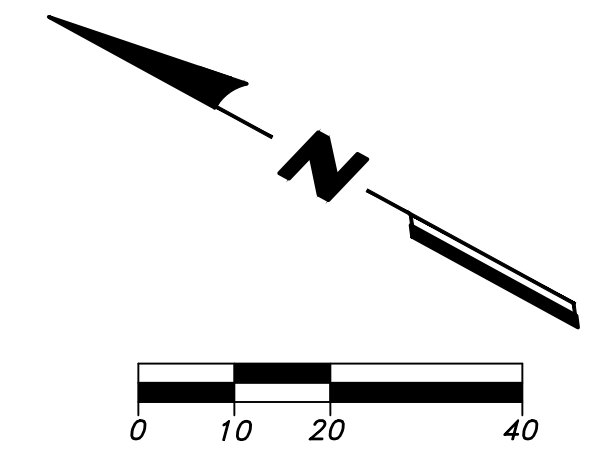
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## RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES

### CITY OF HAYWARD, CALIFORNIA

# STORMWATER CONTROL PLAN

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**LEGEND**

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

**STORMWATER TREATMENT MEASURES SUMMARY TABLE**

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

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