

LEGEND

SYMBOL		DESCRIPTION
EXISTING	PROPOSED	
		HINGE LINE/TOP/TOE
		CONCRETE V-DITCH
		GRADED SWALE
		CONTOUR LINES
		DAYLIGHT LINE/LIMIT OF GRADING
		PROPERTY LINE / BOUNDARY / RIGHT-OF-WAY
		EASEMENT LINE
		CENTERLINE (CL)
		FENCE (CHAIN LINK)
		DRIVEWAY
		CURB, GUTTER & SIDEWALK
		RETAINING WALL (AS DESCRIBED) w/ SUB-DRAIN
		CITY STANDARD BARRICADE
		WATER LINE AND VALVE
		SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
		STORM DRAIN LINE AND MANHOLE
		4\"/>
		WATER LATERAL / METER
		SANITARY SEWER CLEANOUT (SSCO)
		AREA DRAIN WITH SUMP BOTTOM (NDS 1212 OR APPROVED EQUAL)
		FLAT DRAIN INLET AS SPECIFIED
		FIRE HYDRANT
		STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLIER)
		PULL BOX (AS NOTED)
		ELECTRICAL CONDUIT
		GAS MAIN
		TELEPHONE CONDUIT
		STREET MONUMENT
		BOLLARD
		JOINT POLE w/ GUY ANCHOR
		PERCENT GRADE
		VERTICAL GRADE BREAK (PROFILE)
		BIO-RETENTION AREA NUMBER
		TREE

ABBREVIATIONS

AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVATURE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIE	PRIVATE INGRESS & EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PVI	POINT OF VERTICAL INTERSECTION
CR	CURB RETURN	R=	RADIUS OF CURVE
DI	DRAIN INLET	Δ=	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L=	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
FC, F/C	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FOOT
FL	FLOW LINE	S.O.	SIDE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GI	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BERM
IRR	IRRIGATION	TC	TOP OF CURB
JT	JOINT TRENCH	TCM	TREATMENT CONTROL MEASURE
LF	LINAL FEET	TW	TOP OF WALL
LIP	LIP OF GUTTER	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER LINE
MH	MANHOLE	WM	WATER METER

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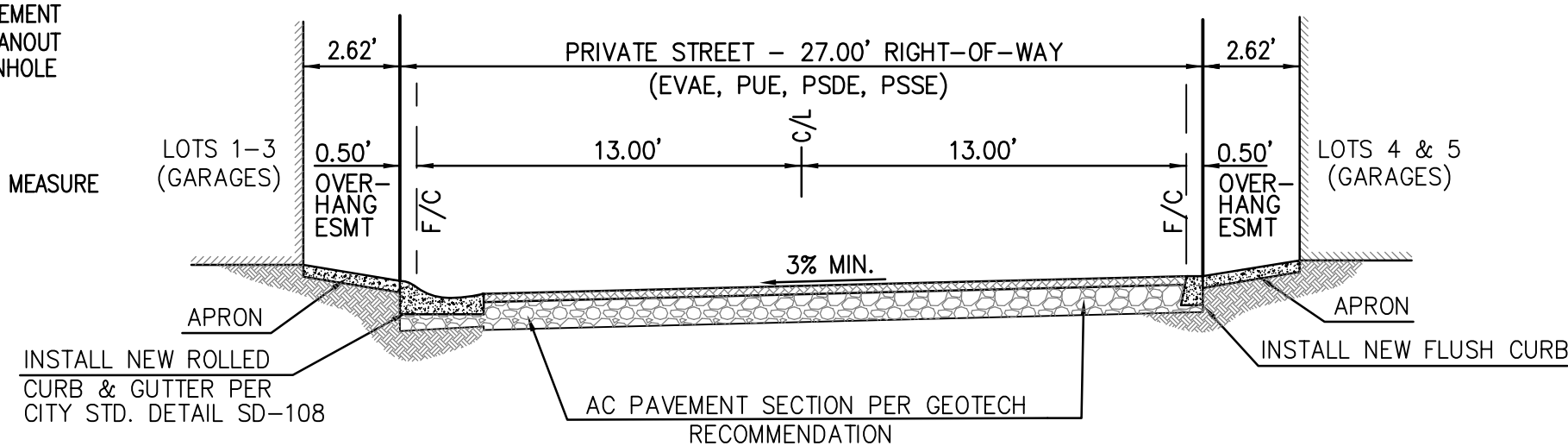
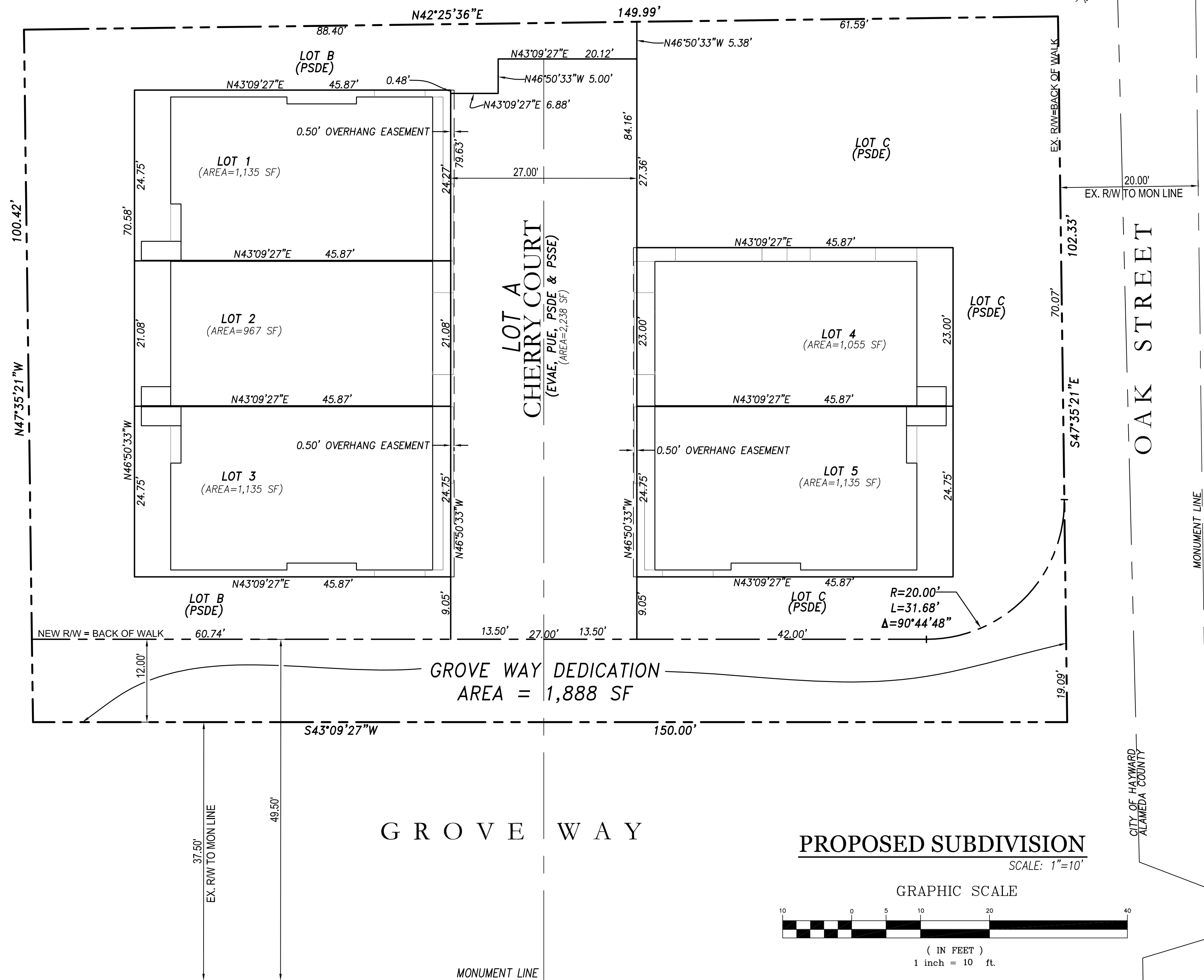
VESTING TENTATIVE TRACT 8426

1434 GROVE WAY

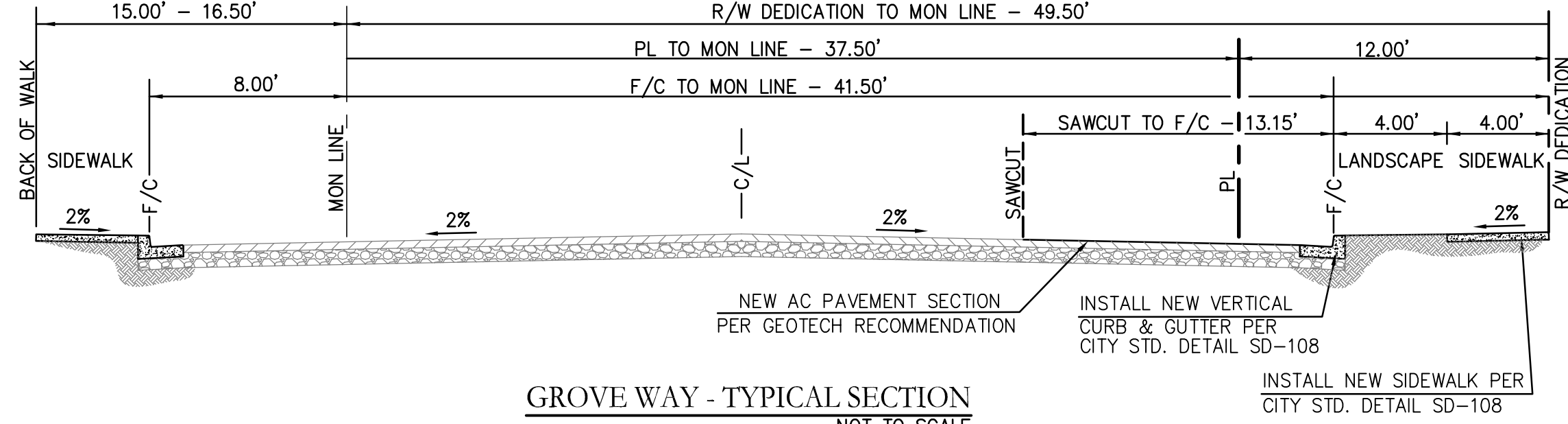
CITY OF HAYWARD

ALAMEDA COUNTY

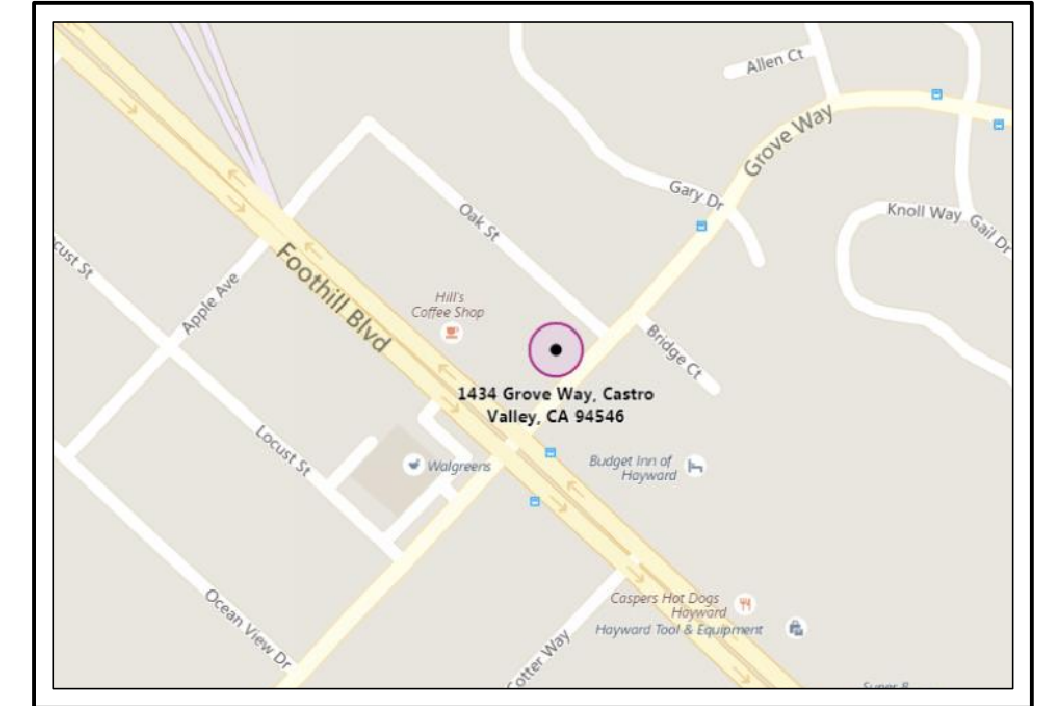
CALIFORNIA



CHERRY COURT - TYPICAL SECTION
NOT TO SCALE



GROVE WAY - TYPICAL SECTION
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

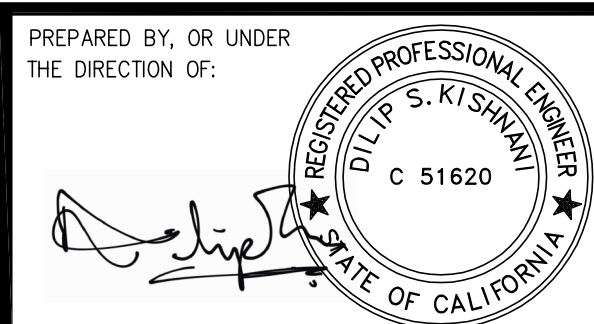
PROJECT GENERAL NOTES:

- OWNER(S) : NAV PAUL DHILLON
2811 DANWOOD CT.
SAN JOSE, CA 95418
- DEVELOPER : NAV PAUL DHILLON
2811 DANWOOD CT.
SAN JOSE, CA 95418
- CIVIL ENGINEER : STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
CONTACT: DILIP S. KISHNANI, P.E., QSD
TEL: 510-344-8956
- SOILS ENGINEER : GEOTECHNICAL ENGINEERING INC.,
38750 PASO PADRE PARKWAY, SUITE B-1,
FREMONT, CA 94536
CONTACT: ALAN S. BORIS, CE
TEL: 510-791-0100
- APNs: 415-0170-027-00
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- SITE AREA: 15,204 SF (0.3490 ACRES) (GROSS)
11,078 SF (0.2543 ACRES) (NET - MINUS DEDICATION AND PRIVATE STREET)
- NUMBER OF LOTS : 5 FOR SALE LOTS; 3 COMMON AREA LOTS; 1 PRIVATE STREET
- GENERAL PLAN: COMMERCIAL / HIGH DENSITY RESIDENTIAL (CDHR)
- EXISTING ZONING: COMMERCIAL OFFICE (CO)
- WATER SYSTEM: EAST BAY MUNICIPAL UTILITY DISTRICT
- SEWER SYSTEM: ORO LOMA SANITARY DISTRICT
- STORM DRAIN SYSTEM: CITY OF HAYWARD
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
- CABLE: COMCAST CABLE
- TOPOGRAPHY: EXISTING TOPOGRAPHY AS SHOWN IS PER FIELD SURVEY DONE BY MISSION ENGINEERS & VERIFIED BY STERLING CONSULTANTS.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS.
- STREETS: THE PROPOSED NEW STREET (CHERRY COURT) IS PRIVATE AND WILL BE MAINTAINED BY HOA.
- FLOOD ZONE: ZONE-X; PANEL-06001C0287G
- GRADING: GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- CONTOURS: EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
- C3 COMPLIANCE: SINCE IMPERVIOUS AREA CREATED BY THE PROJECT IS LESS THAN 10,000 SF, TREATMENT MEASURES ARE NOT WARRANTED. LOW IMPACT DEVELOPMENT SITE DESIGN MEASURES WILL BE IMPLEMENTED.

SHEET INDEX

SHEET NO.	DESCRIPTION
TM-1	TITLE SHEET - PROPOSED SUBDIVISION, NOTES & DETAILS
TM-2	EXISTING CONDITION MAP & DEMOLITION PLAN
TM-3	GRADING, DRAINAGE & UTILITY PLAN
TM-4	SITE CROSS-SECTIONS

DATE: MAY 18, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	



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2811 DANWOOD CT.
SAN JOSE, CA 95148

APN: 415-170-27

1434 GROVE WAY
VESTING TENTATIVE TRACT MAP 8426
TITLE SHEET- PROPOSED SUBDIVISION, NOTES & DETAILS

CITY OF HAYWARD

ALAMEDA COUNTY

CALIFORNIA

SHEET NO.
TM-1
1 OF 4 SHEETS
JOB NO.
2022-084

PRELIMINARY ● NOT FOR CONSTRUCTION

LEGEND

SYMBOL	DESCRIPTIONS	ABBREVIATIONS
---	BOUNDARY/RIGHT-OF-WAY LINE	AC AIR CONDITIONER UNIT
---	EASEMENT LINE	AD AREA DRAIN
---	CENTERLINE (C)	BSW BACK OF WALK
---	RETAINING WALL	BW BOTTOM OF WALL (EXPOSED FACE)
---	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT	CONC. CONCRETE
---	DRAIN INLET	DBH DIAMETER AT BREAST HEIGHT
---	PERCENT GRADE	DI DRAIN INLET
---	EXISTING GRADE ELEVATION	DS DOWNSPOUT
---	EXISTING CONTOUR w/ ELEVATION	EP EDGE OF PAVEMENT
---	EXISTING TREE w/ DBH	EM ELECTRIC METER
---		EX EXISTING
---		FF FINISHED FLOOR ELEVATION
---		FG FINISHED GRADE ELEVATION
---		FL FLOW LINE ELEVATION
---		FW FACE OF WALL
---		GM GAS METER
---		MB MAIL BOX
---		O/H OVERHEAD
---		PL PROPERTY LINE
---		PUE PUBLIC UTILITY EASEMENT
---		R= RADIUS OF CURVE
---		Δ= INCLUDED ANGLE OF CURVE
---		L= LENGTH OF CURVE
---		WM WATER METER

DEMOLITION LEGEND

---	PROPERTY LINE = DEMOLITION LIMITS
---	EASEMENT LINE
---	REMOVE EXISTING TREE

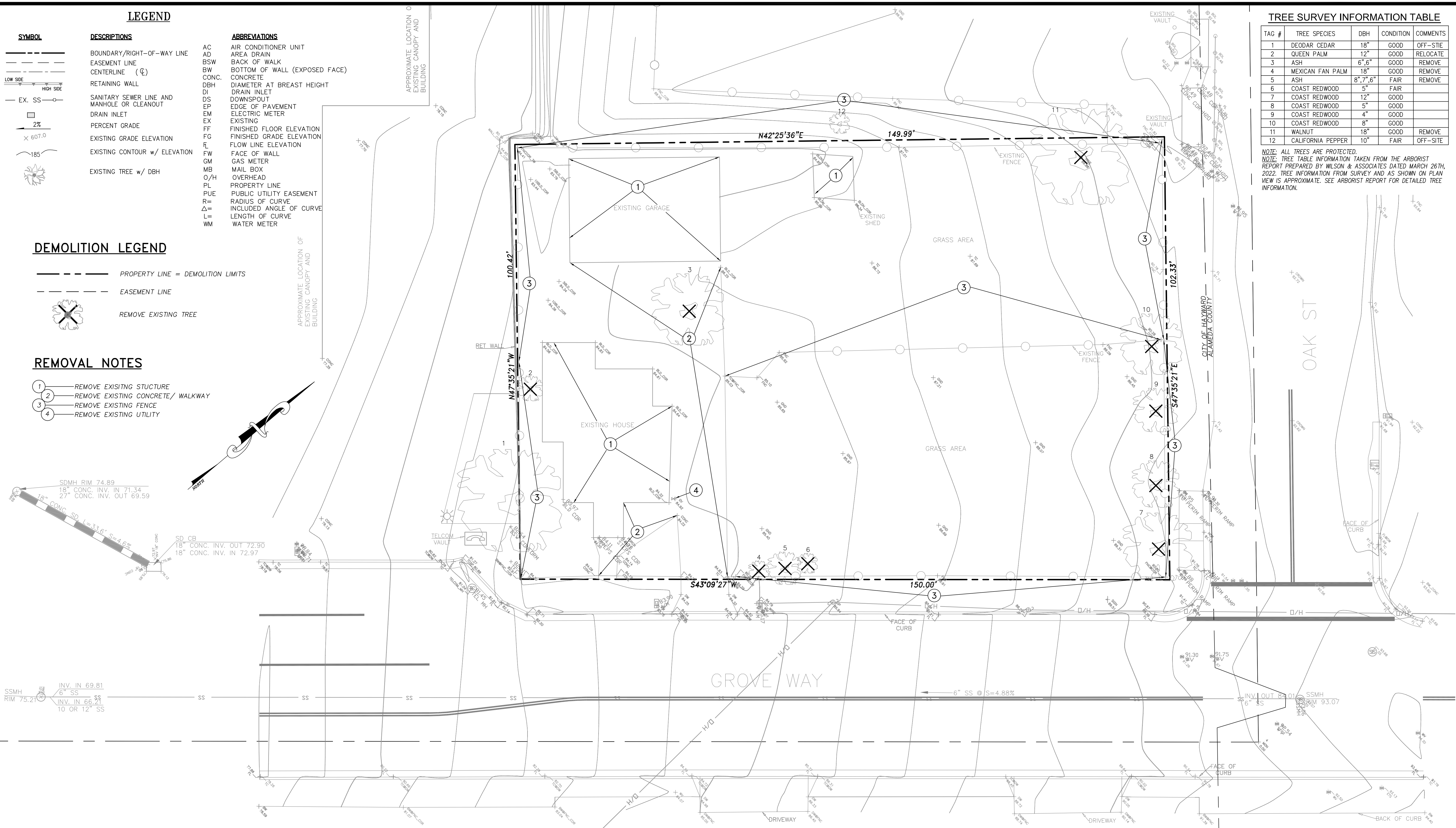
REMOVAL NOTES

- 1 REMOVE EXISTING STRUCTURE
- 2 REMOVE EXISTING CONCRETE/ WALKWAY
- 3 REMOVE EXISTING FENCE
- 4 REMOVE EXISTING UTILITY

TREE SURVEY INFORMATION TABLE

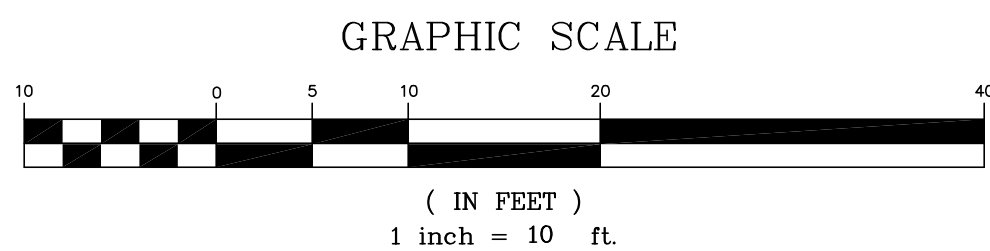
TAG #	TREE SPECIES	DBH	CONDITION	COMMENTS
1	DEODAR CEDAR	18"	GOOD	OFF-SITE
2	QUEEN PALM	12"	GOOD	RELOCATE
3	ASH	6",6"	GOOD	REMOVE
4	MEXICAN FAN PALM	18"	GOOD	REMOVE
5	ASH	8",7",6"	FAIR	REMOVE
6	COAST REDWOOD	5"	FAIR	
7	COAST REDWOOD	12"	GOOD	
8	COAST REDWOOD	5"	GOOD	
9	COAST REDWOOD	4"	GOOD	
10	COAST REDWOOD	8"	GOOD	
11	WALNUT	18"	GOOD	REMOVE
12	CALIFORNIA PEPPER	10"	FAIR	OFF-SITE

NOTE: ALL TREES ARE PROTECTED.
NOTE: TREE TABLE INFORMATION TAKEN FROM THE ARBORIST REPORT PREPARED BY WILSON & ASSOCIATES DATED MARCH 26TH, 2022. TREE INFORMATION FROM SURVEY AND AS SHOWN ON PLAN VIEW IS APPROXIMATE. SEE ARBORIST REPORT FOR DETAILED TREE INFORMATION.



EXISTING CONDITION MAP & DEMOLITION PLAN

SCALE: 1" = 10'

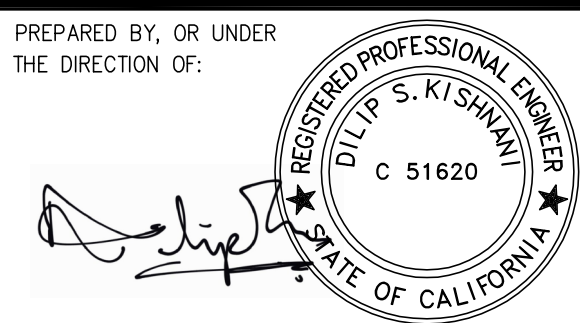


BENCHMARK: HORIZONTAL DATUM IS ASSUMED AND SITE SPECIFIC. ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM AND HAVE NOT BEEN REFERENCED TO AN OFFICIAL COUNTY OF ALAMEDA BECHMARK.

BASIS OF BEARINGS: HELD FOOTHILL BOULEVARD TAKEN AS N47°34'44"W MORE SPECIFICALLY; RECORD OF SURVEY OF MONUMENT LINE OF CERTAIN SHEETS IN HAYWARDS PARK HOMESTEAD UNION BOOK 7 OF MAPS PAGE 30 IN EDEN TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA, JUNE 1963

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY HELMUT KORSTICK, PLS 7739.

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VESTING TENTATIVE TRACT MAP 8426
EXISTING CONDITION MAP & DEMOLITION PLAN
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

1434 GROVE WAY

SHEET NO.
TM-2
2 OF 4 SHEETS
JOB NO. 2022-084

GRADING NOTES:

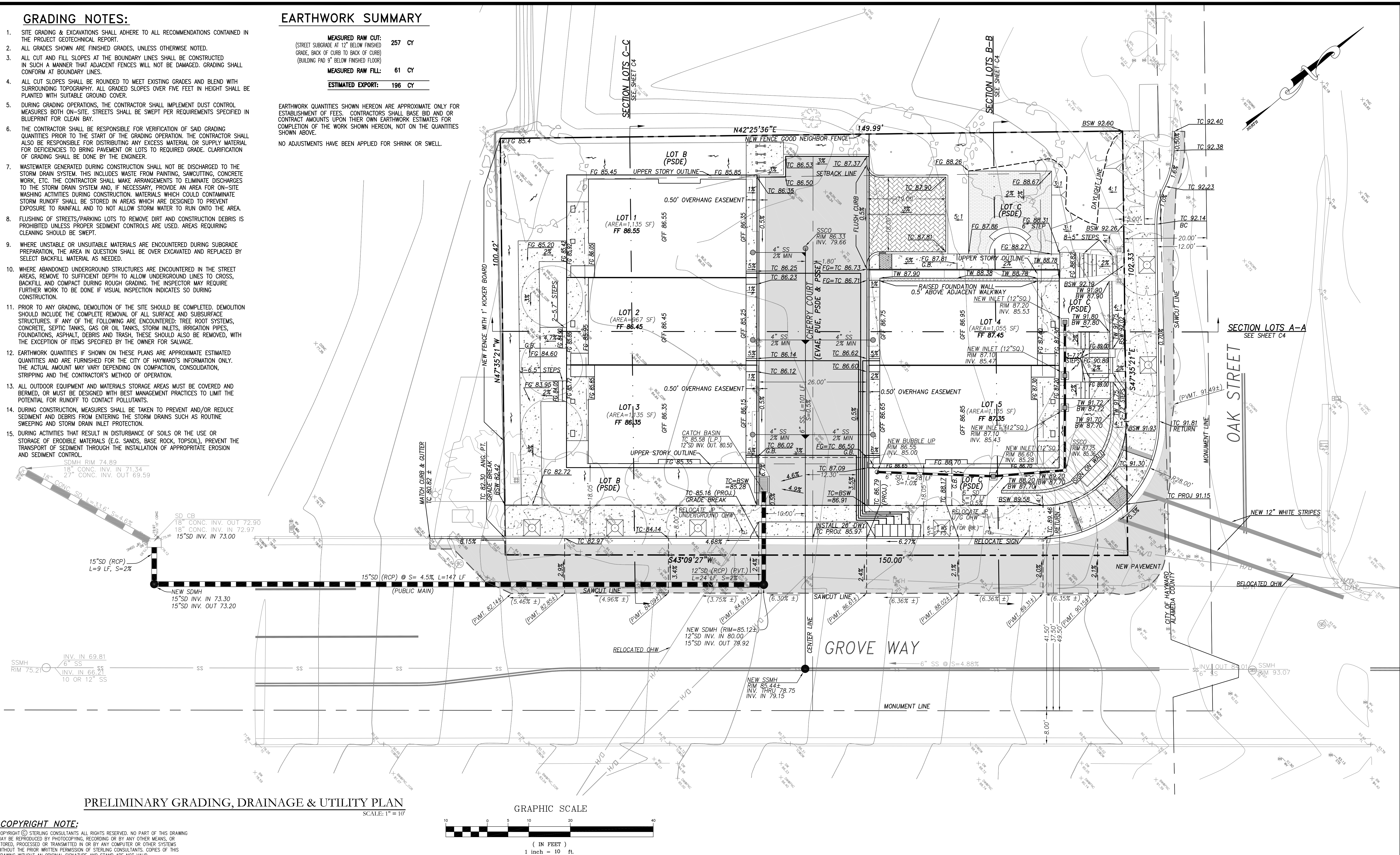
- SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
- ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
- ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
- WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
- FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
- WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
- PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
- EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF HAYWARD'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
- ALL OUTDOOR EQUIPMENT AND MATERIALS STORAGE AREAS MUST BE COVERED AND BERMED, OR MUST BE DESIGNED WITH BEST MANAGEMENT PRACTICES TO LIMIT THE POTENTIAL FOR RUNOFF TO CONTACT POLLUTANTS.
- DURING CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT AND/OR REDUCE SEDIMENT AND DEBRIS FROM ENTERING THE STORM DRAINS SUCH AS ROUTINE SWEEPING AND STORM DRAIN INLET PROTECTION.
- DURING ACTIVITIES THAT RESULT IN DISTURBANCE OF SOILS OR THE USE OR STORAGE OF ERODIBLE MATERIALS (E.G. SANDS, BASE ROCK, TOPSOIL), PREVENT THE TRANSPORT OF SEDIMENT THROUGH THE INSTALLATION OF APPROPRIATE EROSION AND SEDIMENT CONTROL.

EARTHWORK SUMMARY

MEASURED RAW CUT: (STREET SUBGRADE AT 12" BELOW FINISHED GRADE, BACK OF CURB TO BACK OF CURB) (BUILDING PAD 9" BELOW FINISHED FLOOR)	257 CY
MEASURED RAW FILL:	61 CY
ESTIMATED EXPORT:	196 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

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THE DIRECTION OF:



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APN: 415-170-27

VESTING TENTATIVE TRACT MAP 8426
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

CITY OF HAYWARD

ALAMEDA COUNTY

CALIFORNIA

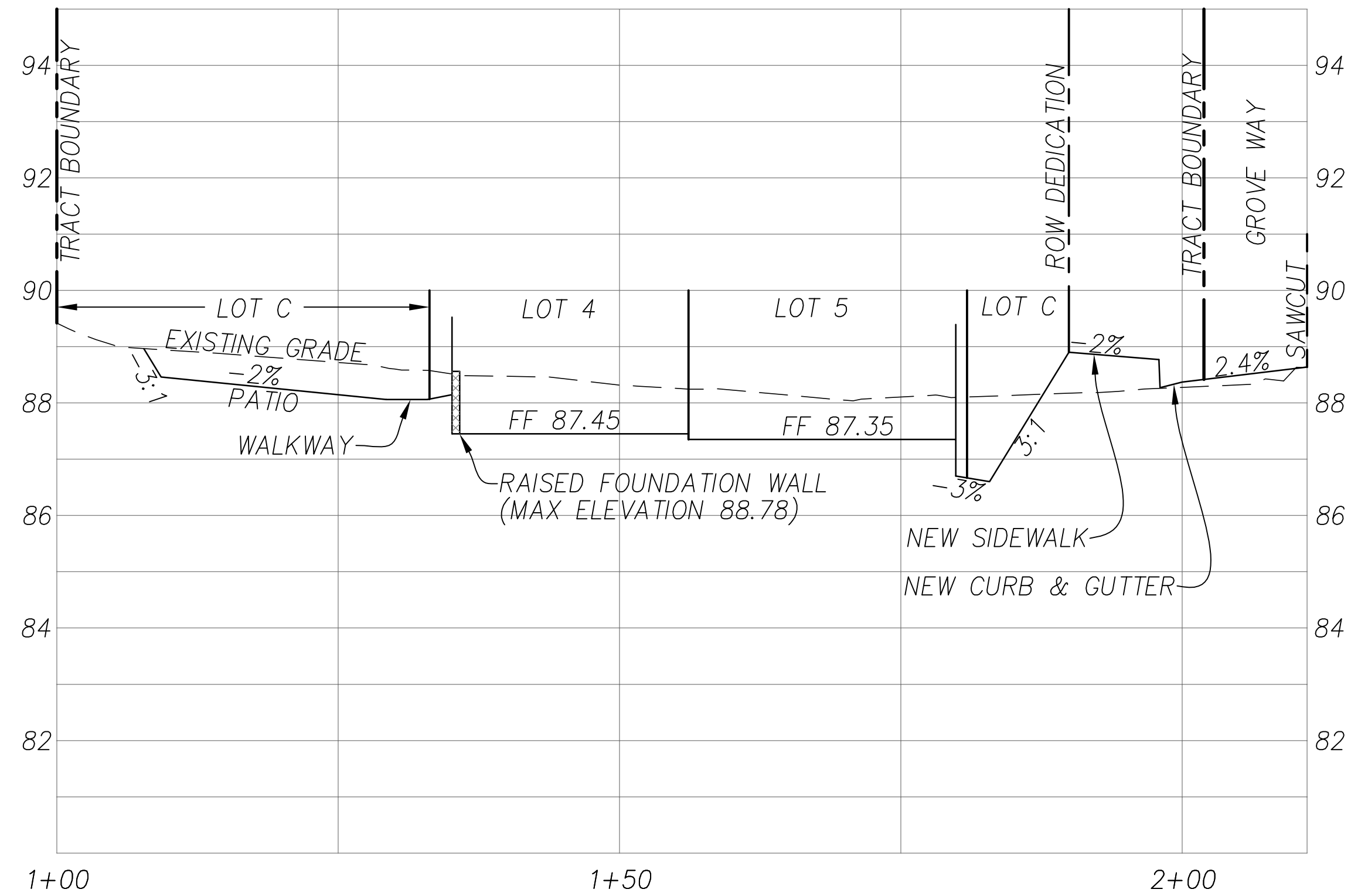
1434 GROVE WAY

SHEET NO.

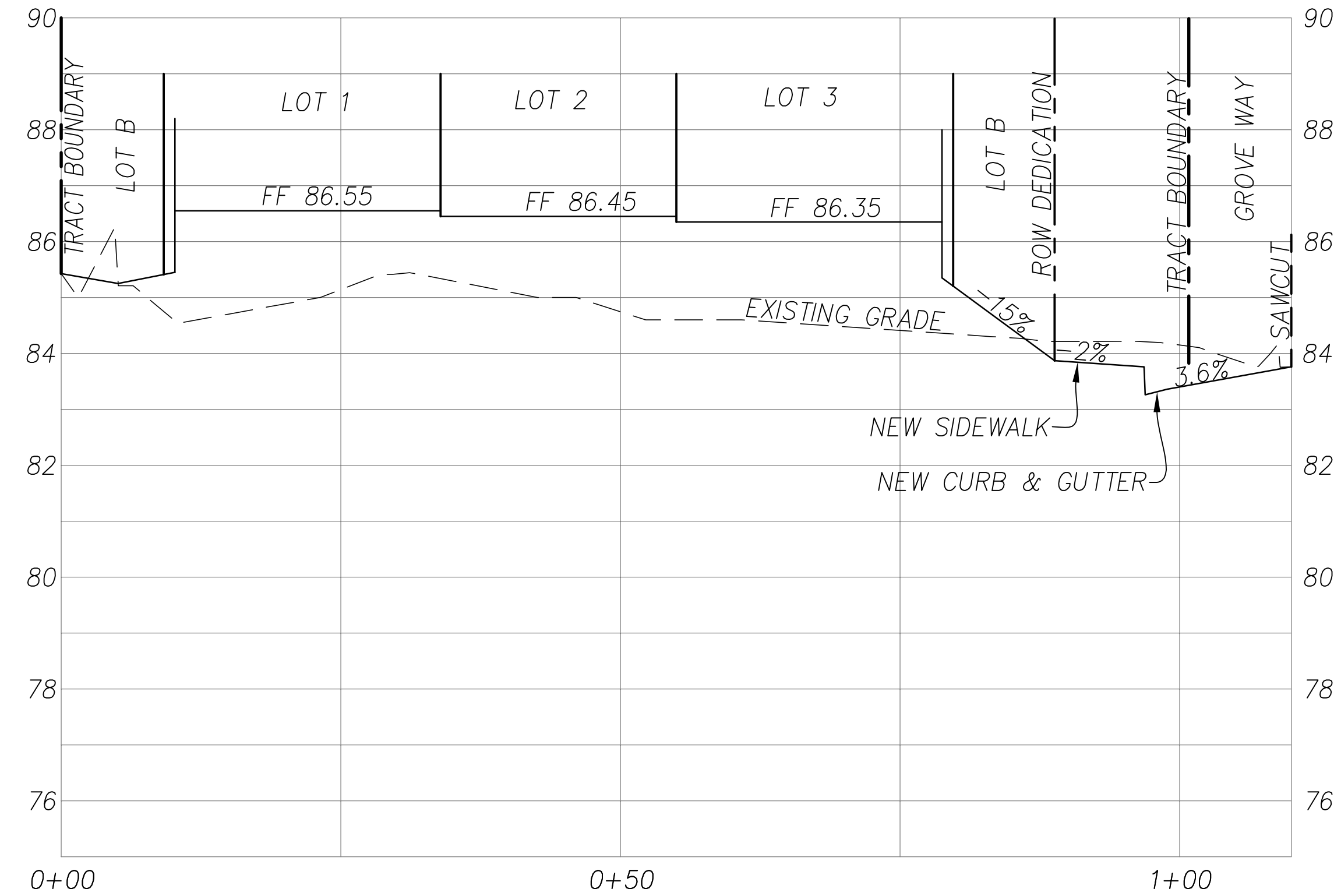
TM-3
3 OF 4 SHEETS

JOB NO. 2022-084

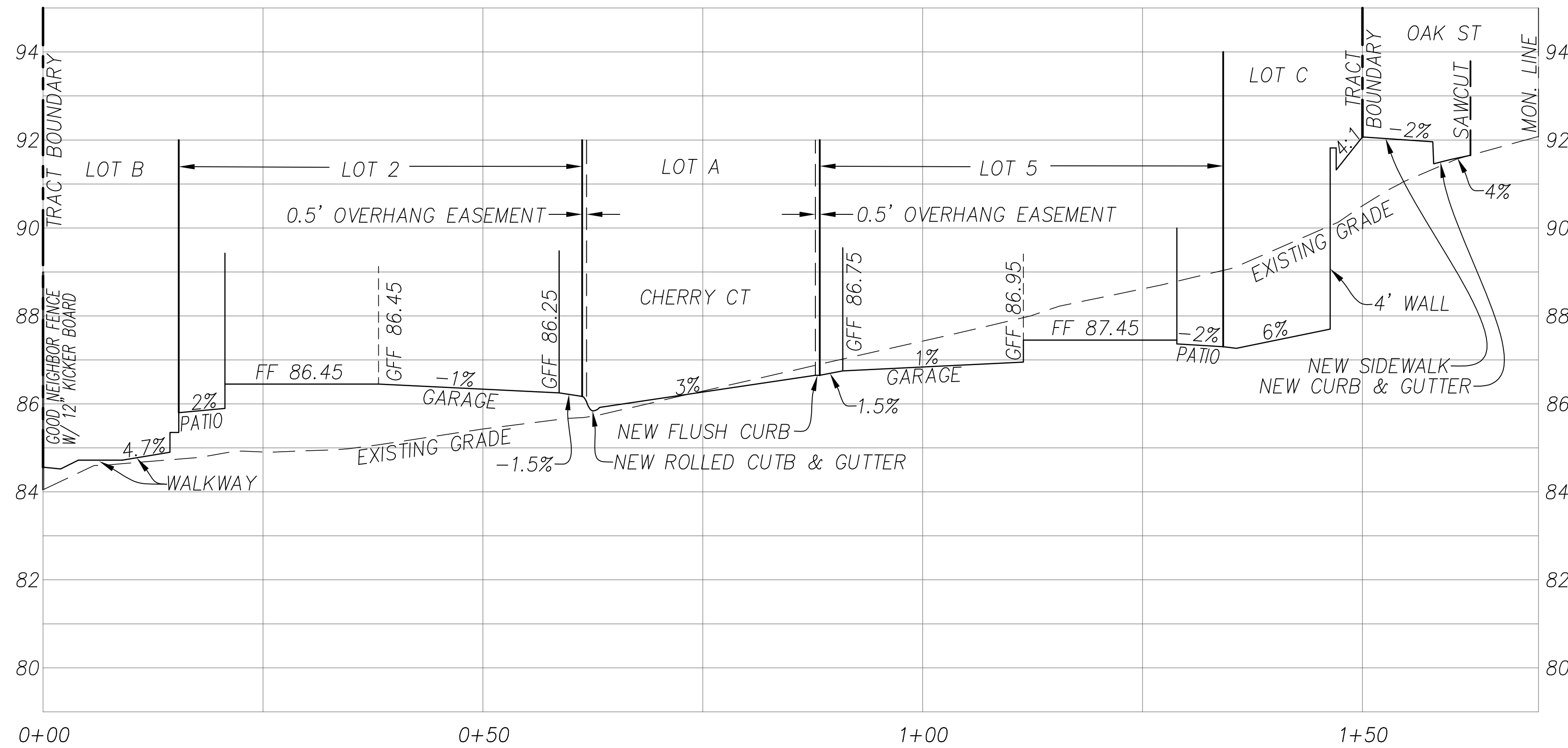
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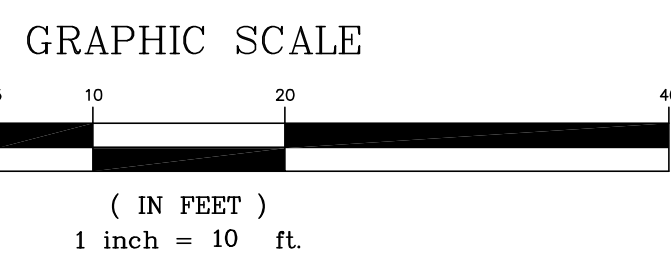
SECTION LOTS B-B
SCALES: HORZ: 1" = 10'; VERT: 1"=2'



SECTION LOTS C-C
SCALES: HORZ: 1" = 10'; VERT: 1"=2'

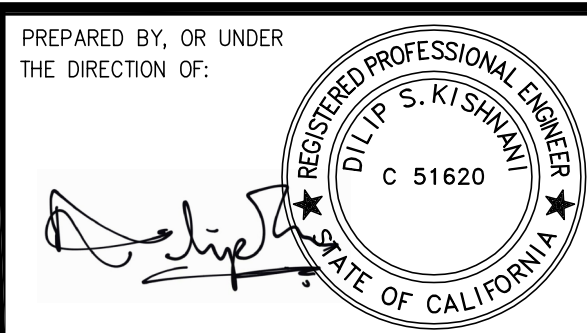


SECTION LOTS A-A
SCALES: HORZ: 1" = 10'; VERT: 1"=2'



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VESTING TENTATIVE TRACT MAP 8426
SITE CROSS SECTIONS
CITY OF HAYWARD
ALAMEDA COUNTY
CALIFORNIA
1434 GROVE WAY

SHEET NO.
TM-4
4 OF 4 SHEETS
JOB NO.
2022-084