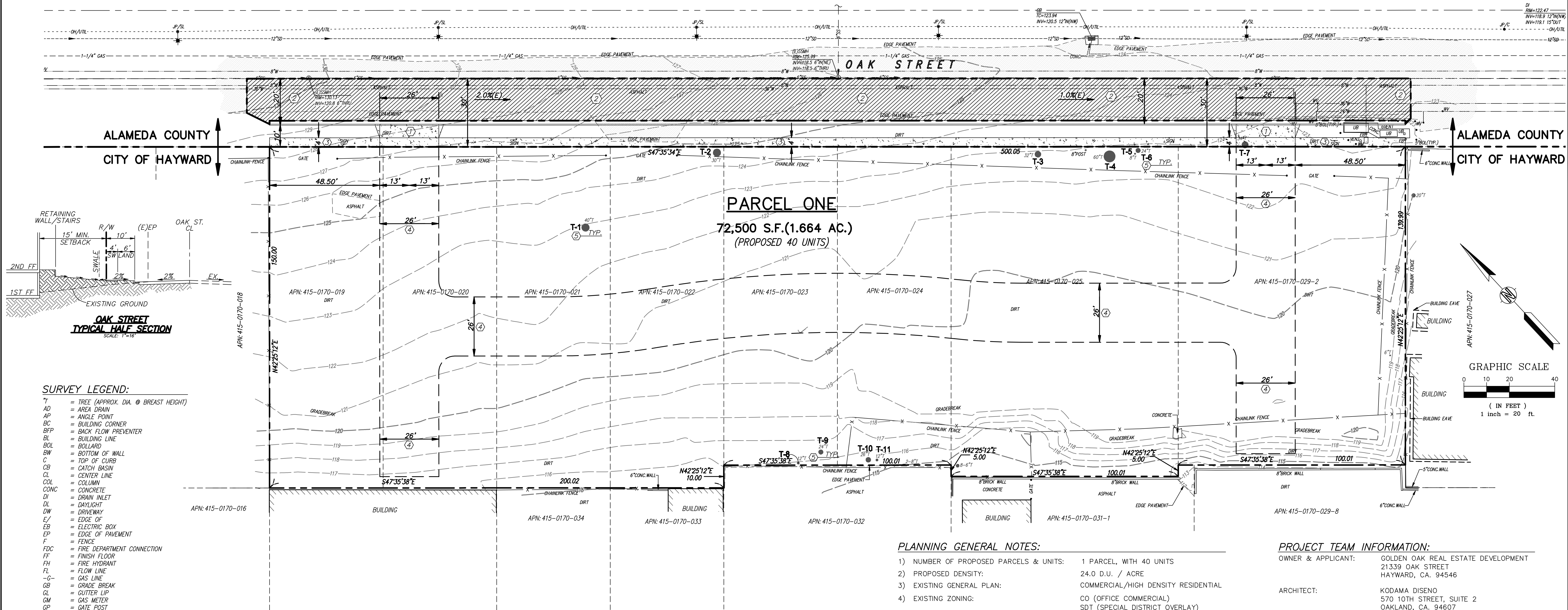


VESTING TENTATIVE MAP

"OAK STREET TOWNHOUSES"

TRACT 8461

FOR CONDOMINIUM PURPOSES



SURVEY GENERAL NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
- CONTOUR INTERVAL = 1'
- BASIS OF BEARINGS: THE BEARING N42°25'12"E BETWEEN TWO FOUND MONUMENTS ON APPLE AVE. AS SHOWN ON THE RECORD OF SURVEY, FILED JULY 12, 1963, IN BOOK 5 OF R.O.S. AT PAGE 1, ALAMEDA COUNTY RECORDS.
- BENCHMARK: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED BY AN RTK GPS SURVEY, REFERENCED TO THE TOPNET LIVE REAL TIME GNSS REFERENCE NETWORK.

SURVEYOR'S/ENGINEER'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF KODAMA, DISENO, IN JANUARY, 2018.

I HEREBY STATE THAT ALL EXISTING GRADES ARE BASED ON CITY OF HAYWARD DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE, ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

MATTHEW L. REI, CA. LS 7115

DATE

EXISTING SITE NOTES:

- SITE AREA: 1.664 ACRES (RECORD BOUNDARY)
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: CONDOMINIUM (40 UNITS)
- ASSESSOR'S PARCEL NO.'S: 415-0170-019, 415-0170-020, 415-0170-021, 415-0170-022, 415-0170-023, 415-0170-024, 415-0170-025, 415-0170-029-02

UTILITIES & PUBLIC SERVICES:

- FIRE SERVICE: ALAMEDA COUNTY FIRE PROTECTION
- POLICE SERVICE: CITY OF HAYWARD
- SCHOOL DISTRICT: HAYWARD UNIFIED SCHOOL DISTRICT
- EXISTING SEWER: ORO LOMA SANITARY DISTRICT (OLSD)
- EXISTING STORM DRAINAGE: ALAMEDA COUNTY FLOOD CONTROL DISTRICT
- EXISTING WATER: E.B.M.U.D.
- GAS & ELECTRIC: P.G. & E.

PUBLIC IMPROVMENT NOTES:

- CITY OF HAYWARD STANDARD DRIVEWAY DETAIL (SD-109) IS SHOWN FOR PLANNING PURPOSES ONLY AT THIS TIME. THE APPLICANT MAY PURSUE AN ALTERNATE, "CURB RETURN" DESIGN FOR REVIEW, FOR ACHIEVING GREATER TURNING RADIUS FOR FIRE PROTECTION VEHICLE ACCESS.
- PROPOSING LIMITS OF NEW ASPHALT PAVEMENT TO THE CENTERLINE OF OAK STREET, SECTION TO BE DETERMINED FOLLOWING PUBLIC WORKS REVIEW AND GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- PROPOSING A STANDARD DEPRESSED CURB & GUTTER WITH A SEPARATED 4-FOOT WIDE SIDEWALK WITH 5.5-FOOT WIDE PLANTER STRIP AS SHOWN ON CITY STANDARD DETAIL SD-108.
- PROPOSED PRIVATE INGRESS/EGRESS, PUBLIC UTILITY EASEMENT, AND EMERGENCY VEHICLE ACCESS EASEMENT.
- EXISTING TREES WITH TREE IDENTIFICATION NUMBERS, AS SHOWN IN THE ARBORIST REPORT PREPARED BY: TREE MANAGEMENT EXPERTS, DATED JULY 25, 2016.

PLANNING GENERAL NOTES:

- NUMBER OF PROPOSED PARCELS & UNITS: 1 PARCEL, WITH 40 UNITS
- PROPOSED DENSITY: 24.0 D.U. / ACRE
- EXISTING GENERAL PLAN: COMMERCIAL/HIGH DENSITY RESIDENTIAL
- EXISTING ZONING: CO (OFFICE COMMERCIAL)
SDT (SPECIAL DISTRICT OVERLAY)
- ZONING MINIMUM PARCEL WIDTHS & DEPTHS: 50' (MINIMUM WIDTH)
80' (MINIMUM DEPTH)
- ZONING MINIMUM SETBACKS: 10' (MINIMUM FRONT YARD)
20' (MINIMUM REAR YARD)
5' (MINIMUM SIDE YARD)
- ZONING MAXIMUM BUILDING HEIGHT: 40'
- PROPOSED NUMBER OF STORIES: 3
- PROPOSED PARKING: COVERED, 80 SPACES; OPEN, 4 SPACES
- EXISTING TREES: ALL TREES ONSITE WILL BE REMOVED

FEMA NOTE:

SUBJECT SITE IS LOCATED WITHIN FEMA FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP 06001C0287G, DATED 8-03-09.

GEOTECHNICAL REPORT NOTE:

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY: GEOTECHNICAL ENGINEERING INC., ENTITLED "REPORT-SOIL INVESTIGATION, PLANNED RESIDENTIAL DEVELOPMENT", DATED, MAY 3, 2016, JOB NO. 113023, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

PROJECT TEAM INFORMATION:

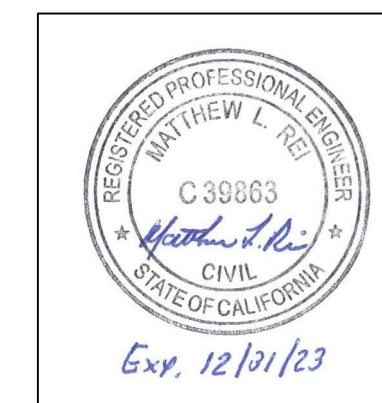
- OWNER & APPLICANT:** GOLDEN OAK REAL ESTATE DEVELOPMENT
21339 OAK STREET
HAYWARD, CA. 94546
- ARCHITECT:** KODAMA DISENO
570 10TH STREET, SUITE 2
OAKLAND, CA. 94607
(510) 986-0694
- CIVIL ENGINEER:** KISTER, SAVIO & REI
570 10TH STREET, SUITE 2
OAKLAND, CA. 94607
(510) 222-4020
- GEOTECHNICAL ENGINEER:** GEI
38750 PASEO PADRE PARKWAY, SUITE B-1
FREMONT, CA. 94536
(510) 791-0100
- LANDSCAPE ARCHITECT:** ROBERT LA ROCCA & ASSOCIATES, INC.
538 NINTH STREET, SUITE 240
OAKLAND, CA. 94607
(510) 208-2800

OWNERS'S ACKNOWLEDGEMENT:

I/WE HEREBY STATE THAT I/WE ARE THE OWNER(S) OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND DO HEREBY AGREE TO THE FILING OF THIS TENTATIVE MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD COMPREHENSIVE PLAN AND THE STATE OF CALIFORNIA MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF HAYWARD STANDARDS.

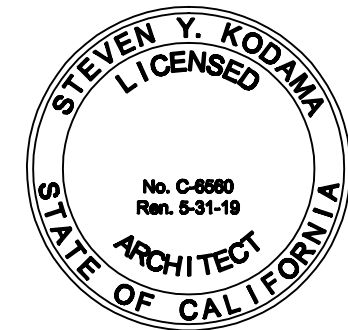
AS OWNER: GOLDEN OAK REAL ESTATE DEVELOPMENT, LLC

BY: _____ DATE: _____



REVISIONS		KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS		VESTING TENTATIVE MAP "OAK STREET TOWNHOUSES"	
1.	ADD COUNTY/CITY BOUNDARY LINE, ADD TYPICAL STREET SECTION, EXPANDED LIMITS OF OAK ST. REPAVING.	825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net		21339 OAK STREET	
2.		FOR: GOLDEN-OAK-REAL-ESTATE-DEVELOPMENT-LLC			
3.		SCALE: 1"=20'			
4.		JOB No. 19863			
5.		DATE: 2-15-22		HAYWARD ALAMEDA-COUNTY CALIFORNIA	
		DWG No. VTM			

C1.3



SEAL

OAK STREET TOWNHOUSES

21339 OAK STREET, 94546
HAYWARD, CA 94546

EXISTING CONDITIONS

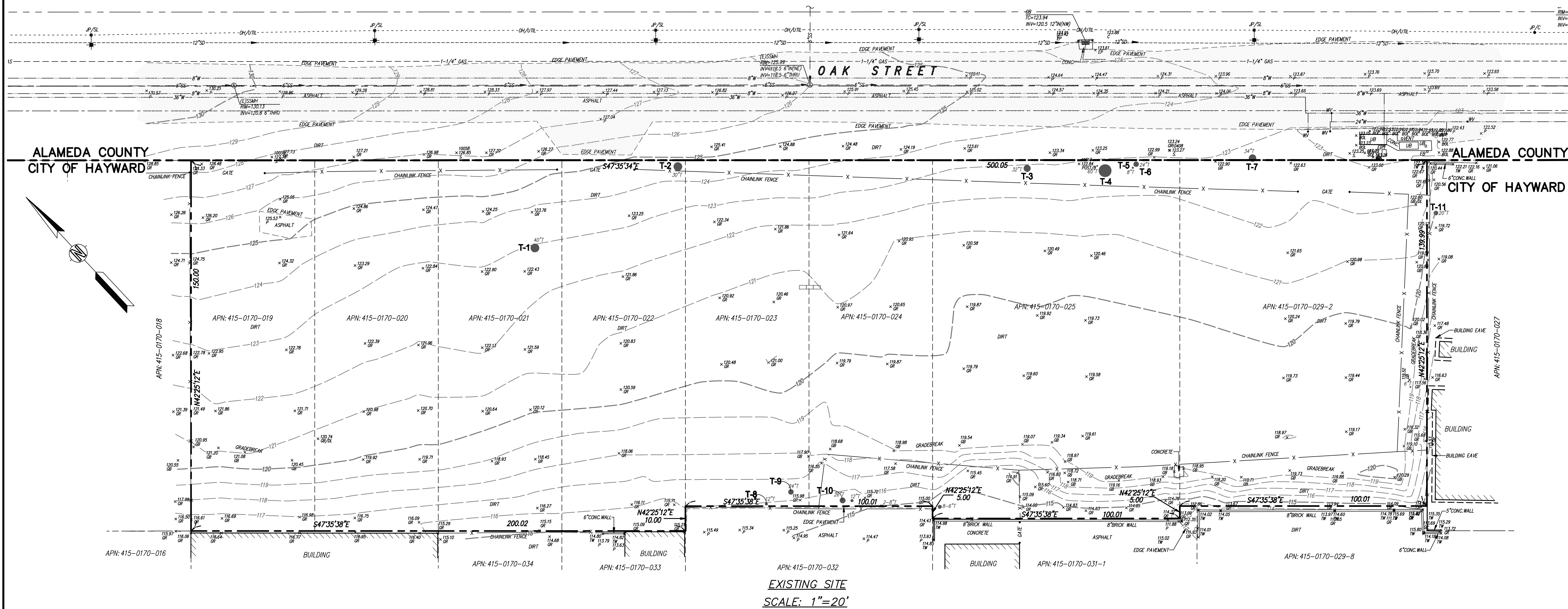
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2	2/13/18	PLANNING SUBMITTAL	HO	-
3	6/26/18	PLANNING RESUBMITTAL	HO	-
4	9/13/18	PLANNING RESUBMITTAL	SK	-
5	3/5/20	PLANNING RESUBMITTAL	SK	-
6	10/12/21	PLANNING RESUBMITTAL	SK	-
7	2/18/22	PLANNING RESUBMITTAL	SK	-



Exp. 12/31/23

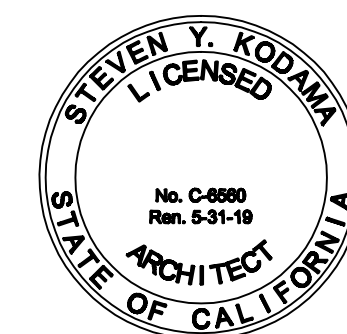
No.	DATE	DESCRIPTION	BY	CHKD
SCALE				
KD PROJ. NO.	2.1703			

C0.0



GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. CONTOUR INTERVAL = 1'
4. BASIS OF BEARINGS: THE BEARING N42°25'12"E BETWEEN TWO FOUND MONUMENTS ON APPLE AVE AS SHOWN ON THE RECORD OF SURVEY, FILED JULY 12, 1963, IN BOOK 5 OF R.O.S. AT PAGE 1, ALAMEDA COUNTY RECORDS.
5. BENCHMARK: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED BY AN RTK GPS SURVEY, REFERENCED TO THE TOPNET LIVE REAL TIME GNSS REFERENCE NETWORK.



SEAL

OAK STREET TOWNHOUSES

21339 OAK STREET, 94546
HAYWARD, CA 94546

STORM WATER CONTROL PLAN

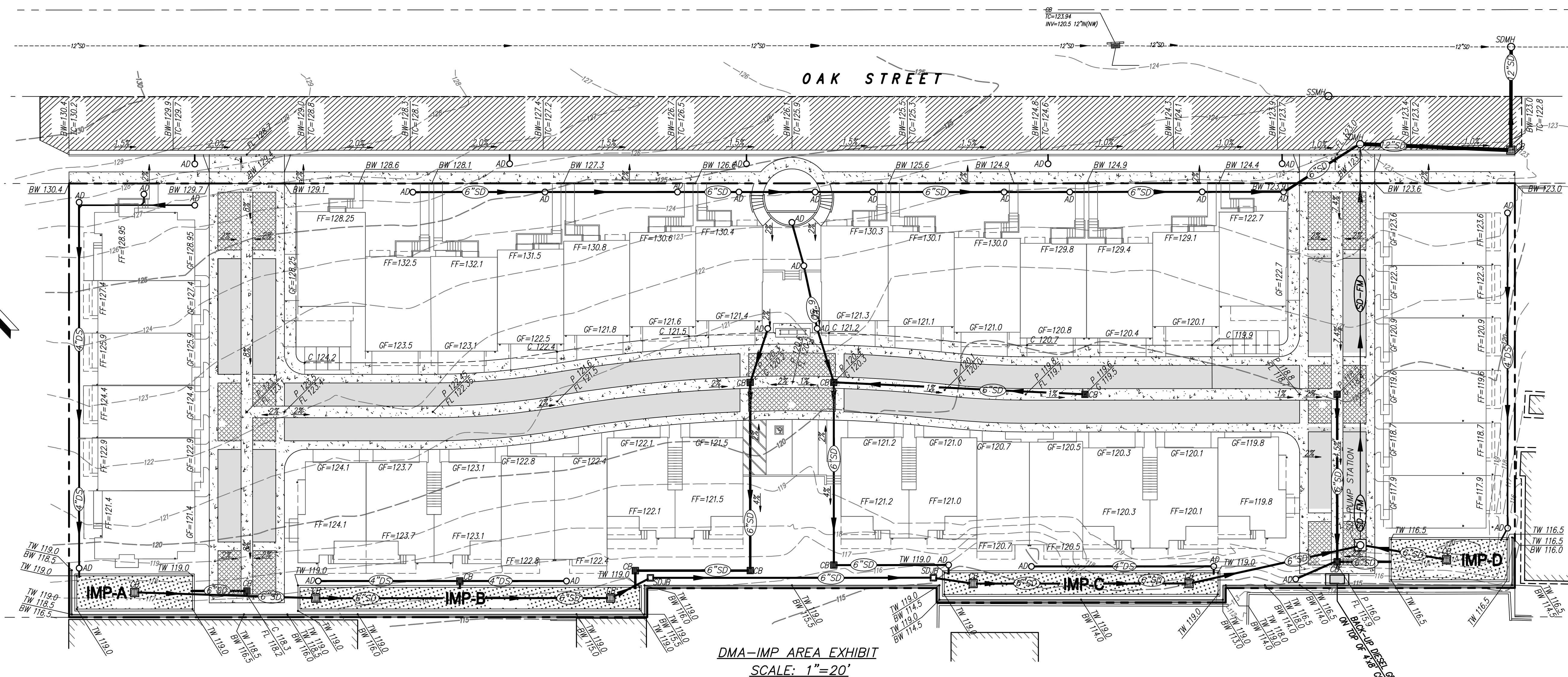
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2	2/13/18	PLANNING	HQ	-
3	6/26/18	SUBMITTAL	HQ	-
4	9/13/18	PLANNING	HQ	-
5	3/5/20	RESUBMITTAL	HQ	-
6	10/12/21	PLANNING	HQ	-
7	2/18/22	RESUBMITTAL	SK	-

NO.	DATE	DESCRIPTION	BY	CHKD
1	9/13/17	PRE-APPLICATION REVIEW	HQ	-
2	2/13/18	PLANNING	HQ	-
3	6/26/18	SUBMITTAL	HQ	-
4	9/13/18	PLANNING	HQ	-
5	3/5/20	RESUBMITTAL	HQ	-
6	10/12/21	PLANNING	HQ	-
7	2/18/22	RESUBMITTAL	SK	-

C1.0

NO.	DATE	DESCRIPTION	BY	CHKD
1	9/13/17	PRE-APPLICATION REVIEW	HQ	-
2	2/13/18	PLANNING	HQ	-
3	6/26/18	SUBMITTAL	HQ	-
4	9/13/18	PLANNING	HQ	-
5	3/5/20	RESUBMITTAL	HQ	-
6	10/12/21	PLANNING	HQ	-
7	2/18/22	RESUBMITTAL	SK	-

C1.0



DMA-IMP AREA EXHIBIT
SCALE: 1"=20'

C.3 STORM WATER TREATMENT MEASURES

IMP	IMP TYPE	DMA AREA	DMA TYPE	DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	BIORETENTION AREA REQUIRED	BIORETENTION AREA PROVIDED	RISER HEIGHT	LOCATION
A	BIORETENTION* (IN GROUND FLOW-THROUGH BIOSWALE)	A1	ROOF	4,600 SF	4,600 SF		222 SF	510 SF	0.50'	ONSITE
		A2	CONCRETE & AC PAVEMENT	4,400 SF	4,400 SF		212 SF			ONSITE
		A3	LANDSCAPING	2,020 SF		2,020 SF	68 SF			ONSITE
				11,020 SF	9,000 SF	2,020 SF	502 SF			
B	BIORETENTION* (IN GROUND FLOW-THROUGH BIOSWALE)	B1	ROOF	5,660 SF	5,660 SF		273 SF	950 SF	0.50'	ONSITE
		B2	CONCRETE & A.C. PAVEMENT	5,990 SF	5,990 SF		289 SF			ONSITE
		B3	ROOF	6,100 SF	6,100 SF		294 SF			ONSITE
		B4	LANDSCAPING	2,600 SF		2,600 SF	88 SF			ONSITE
				20,350 SF	17,750 SF		944 SF			
C	BIORETENTION* (FLOW-THROUGH PLANTER BIOSWALE)	C1	ROOF	5,690 SF	5,690 SF		275 SF	840 SF	0.50'	ONSITE
		C2	CONCRETE & AC PAVEMENT	3,250 SF	3,250 SF		157 SF			ONSITE
		C3	ROOF	6,100 SF	6,100 SF		294 SF			ONSITE
		C4	HARDSCAPE	365 SF	365 SF		18 SF			ONSITE
		C5	LANDSCAPING	2,710 SF		2,710 SF	92 SF			ONSITE
				18,115 SF	15,405 SF		836 SF			
D	BIORETENTION* (FLOW-THROUGH PLANTER BIOSWALE)	D1	ROOF	4,300 SF	4,300 SF		207 SF	590 SF	0.50'	ONSITE
		D2	CONCRETE/A.C. PAVEMENT	6,250 SF	6,250 SF		302 SF			ONSITE
		D3	LANDSCAPING	2,280 SF		2,280 SF	77 SF			ONSITE
				12,830 SF	10,550 SF		586 SF			

*E THRU S (DMA'S & IMP'S): SEE NOTE 1. BELOW

NOTE 1: REFER TO THE STORM WATER CONTROL REPORT THAT ACCOMPANIES THIS EXHIBIT TO SEE THE BREAKDOWN OF DMA AND IMP SELF TREATING AREAS AND REQUIRED TREATMENT.

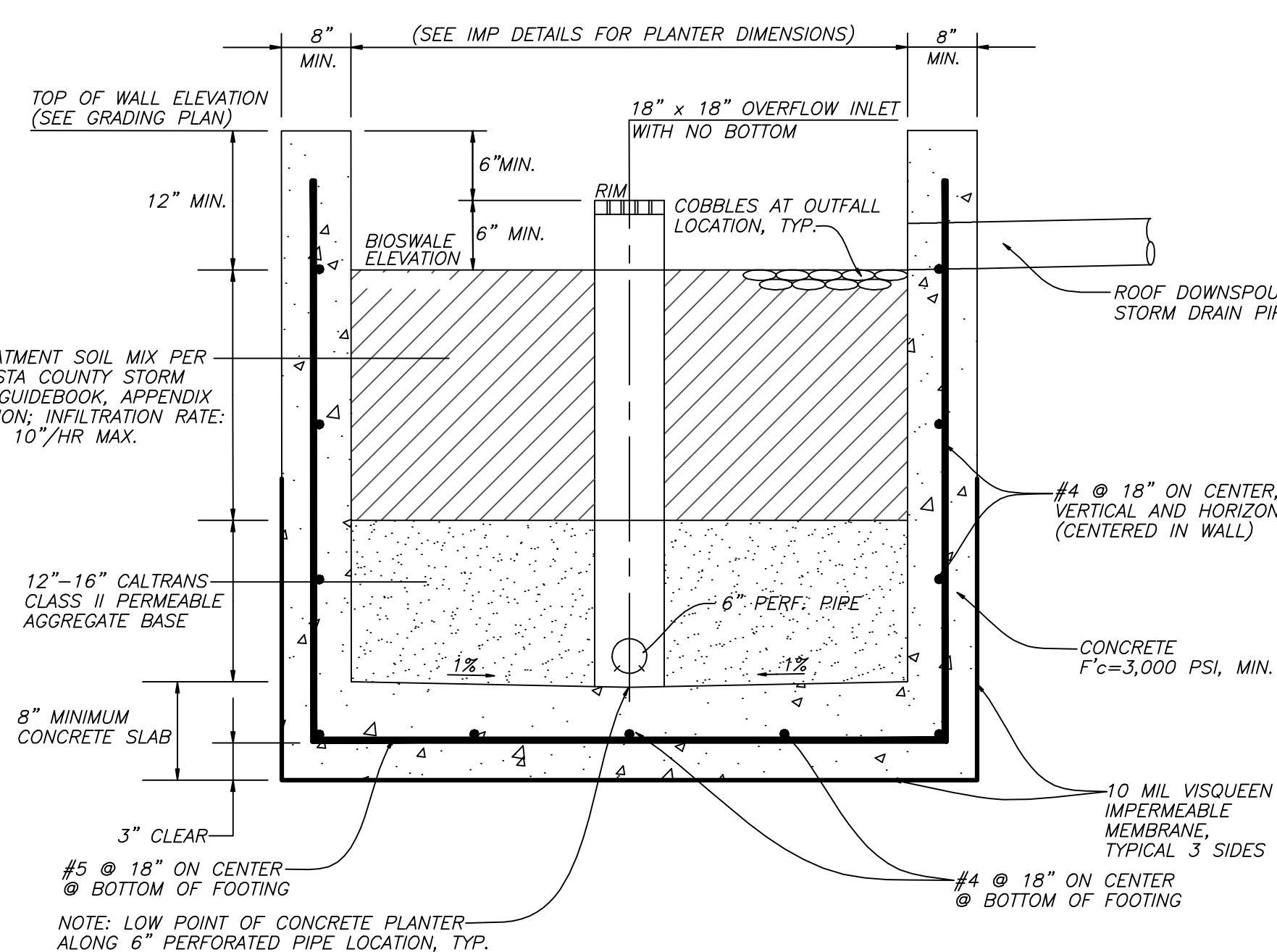
NOTE 2: THIS PROJECT CREATES MORE THAN ONE ACRE OF IMPERVIOUS SURFACES, THEREFORE, HYDROMODIFICATION IS REQUIRED. BASED ON ANNUAL RAINFALL OF 21 INCHES, THE TOTAL BIORETENTION AREA REQUIRED IS:
((1.0)(IMPERVIOUS AREA) + (0.7)(PERVIOUS AREA)) (0.05)(0.965)

PROPOSED STORM DRAIN PIPE LEGEND

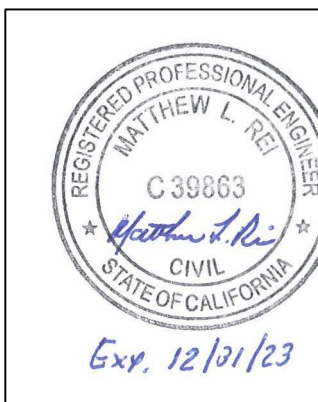
- 6"PP - 6" SDR-35 PERFORATED PVC PIPE; SLOPE=0.5% MIN.
- 6"SD - SDR-35 PVC STORM DRAIN PIPE, OR APPROVED EQUAL, SIZE AS SHOWN; SLOPE=1% MIN.
- SD-FM - SCHEDULE 80 PVC STORM DRAIN FORCE MAIN, OR EQUAL, SIZE TO BE DETERMINED.
- 4"DS - 4" SCHEDULE 40 DOWNSPOUT DRAIN PIPE WITH INTEGRAL CLEANOUT; SLOPE=2% MIN.
- BACK-UP DIESEL GENERATOR FOR STORM DRAIN LIFT STATION 0 OF (4'x8') CONCRETE PAD. PIPE SIZE TO BE DETERMINED. GEN. TO BE SIZED TO ACCOMMODATE A 100 YEAR STORM EVENT.

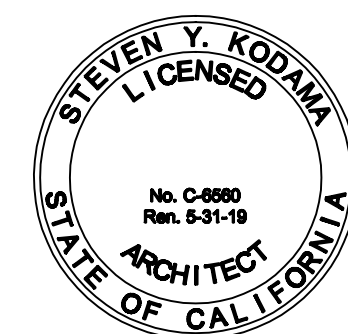
HATCHING LEGEND

- NEW ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- BIO-FILTRATION PLANTERS
- NEW CONCRETE PAVEMENT



TYPICAL FLOW-THRU VEGETATED PLANTER SECTION
NTS

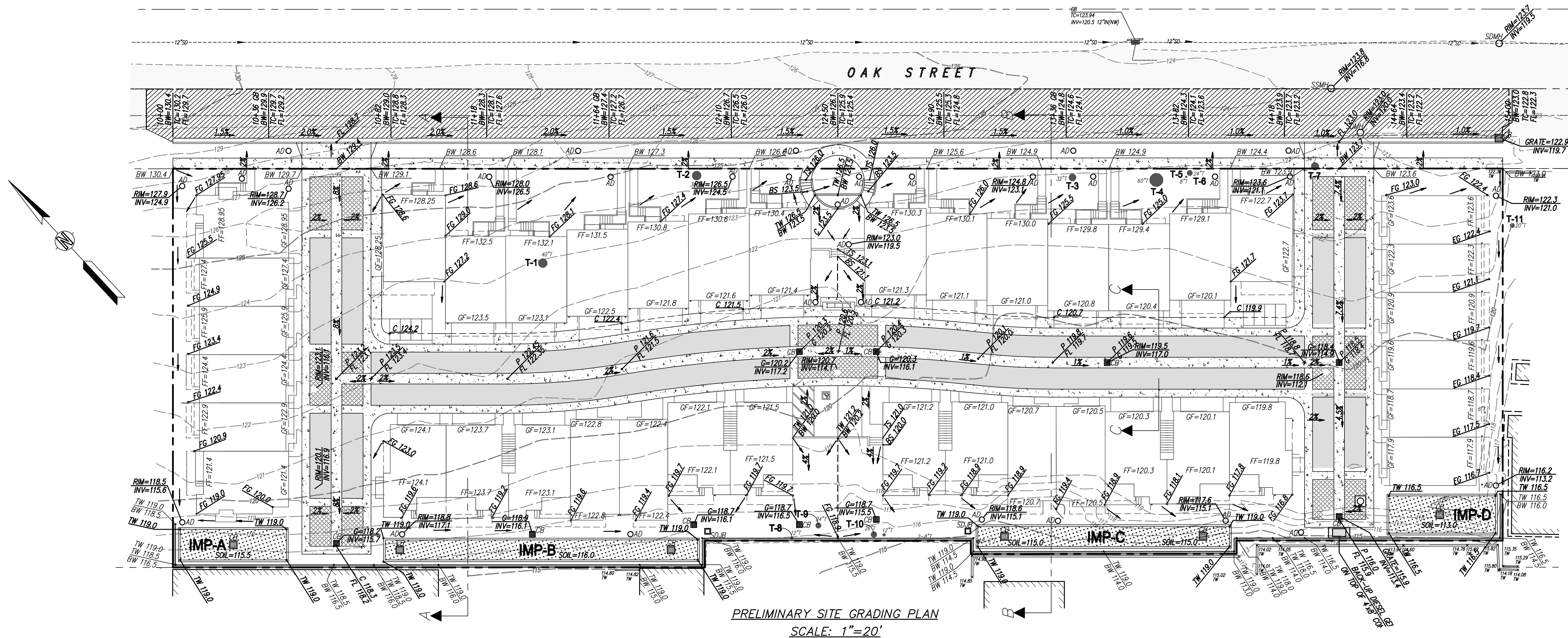




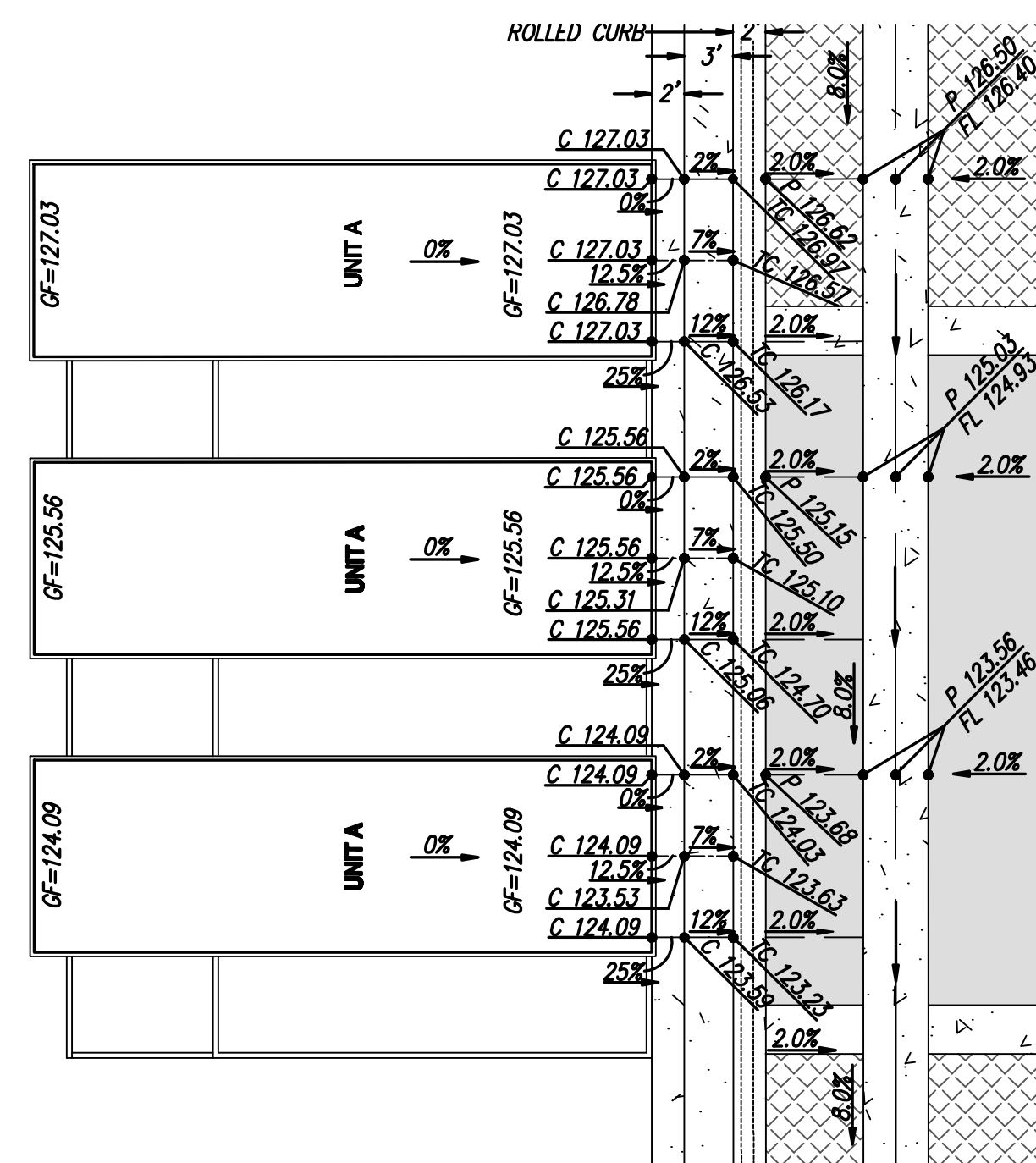
21339 OAK STREET, 94546
HAYWARD, CA 94546

1	9/13/17	PRE-APPLICATION REVIEW	HQ	-
2	2/13/18	SUBMITTAL	HQ	-
3	6/26/18	RESUBMITTAL	SK	-
4	9/13/18	PLANNING	HQ	-
5	3/5/20	PLANNING	HQ	-
6	10/12/21	RESUBMITTAL	SK	-
7	2/18/22	PUBLIC WORKS REVIEW	SK	-
		PLANNING	SK	-
		RESUBMITTAL	SK	-

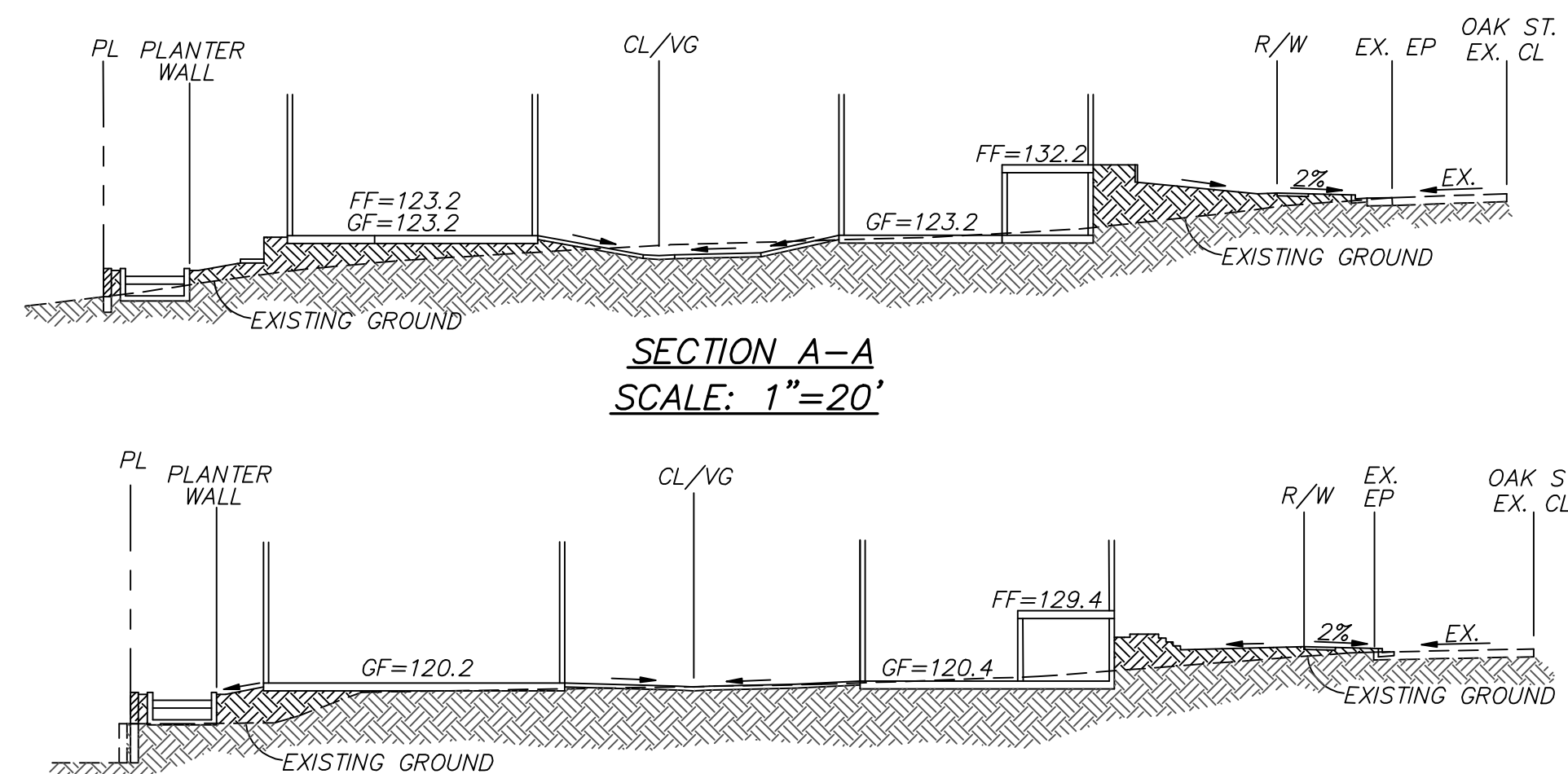
No.	DATE	DESCRIPTION	BY	CHKD
SCALE		SHEET		
KD PROJ. NO. 2.1703		C1.1		



PRELIMINARY SITE GRADING PLAN
SCALE: 1"=20'

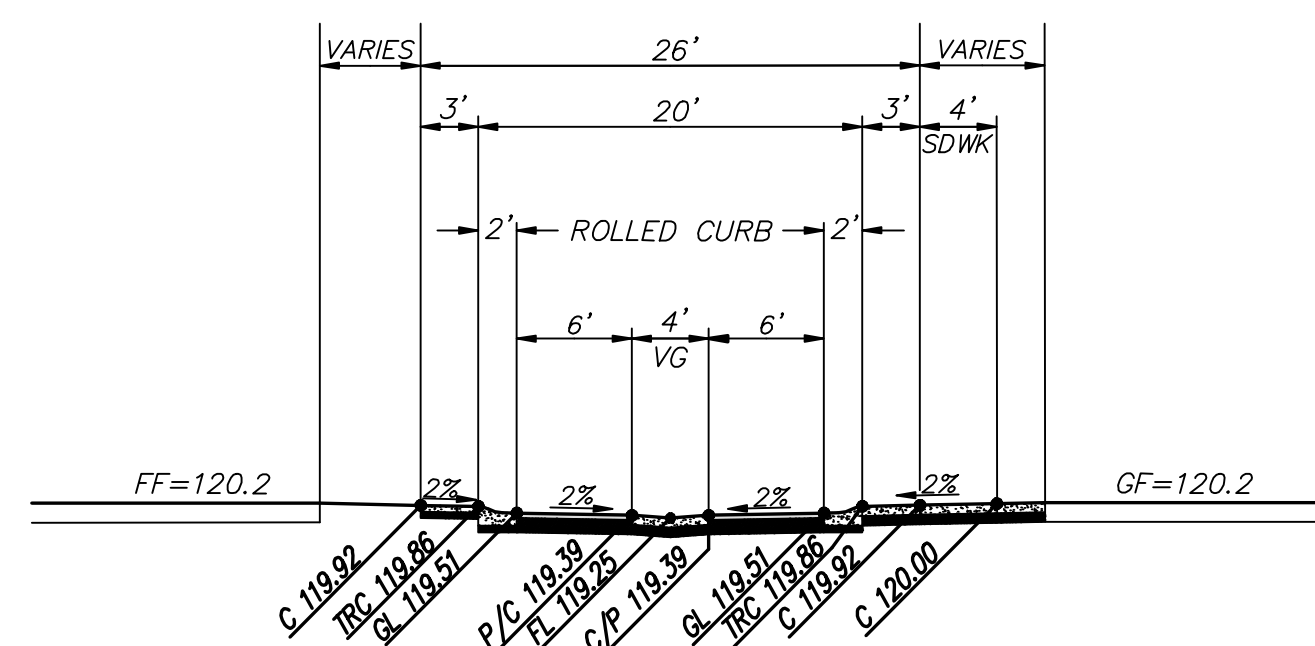


TYPICAL DRIVEWAY ELEVATION DETAIL
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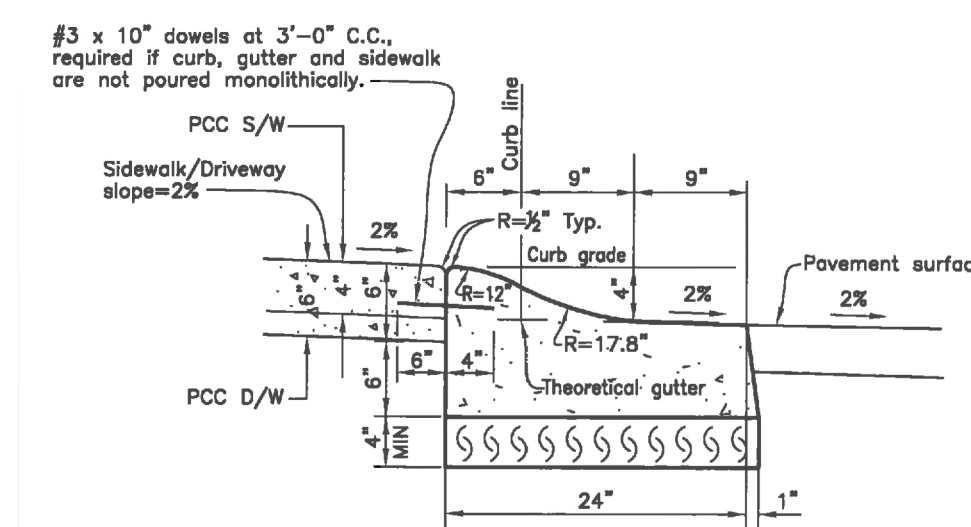


SECTION A-A
SCALE: 1"=20'

SECTION B-B
SCALE: 1"=20

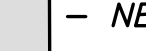








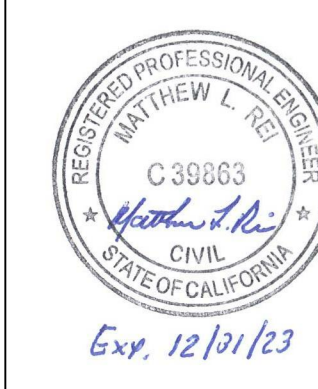
SECTION C-C
SCALE: 1"=10'

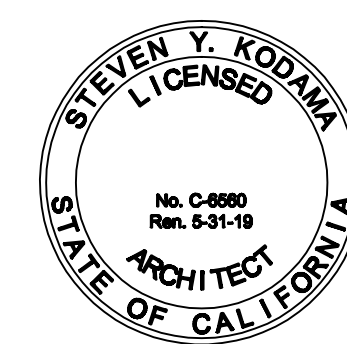


SECTION A-A

HATCHING LEGEND

-  – NEW ASPHALT PAVEMENT
 -  – BIO-FILTRATION PLANTERS
 -  – EXISTING ASPHALT PAVEMENT
 -  – NEW CONCRETE PAVEMENT
 -  – NEW DECORATIVE CONCRETE
 -  **T-3** – ARBORIST I.D. FOR EXISTING TREES
 -  – SAWCUT EXISTING AC AND PROPOSED ROAD WIDENING





OAK STREET TOWNHOUSES

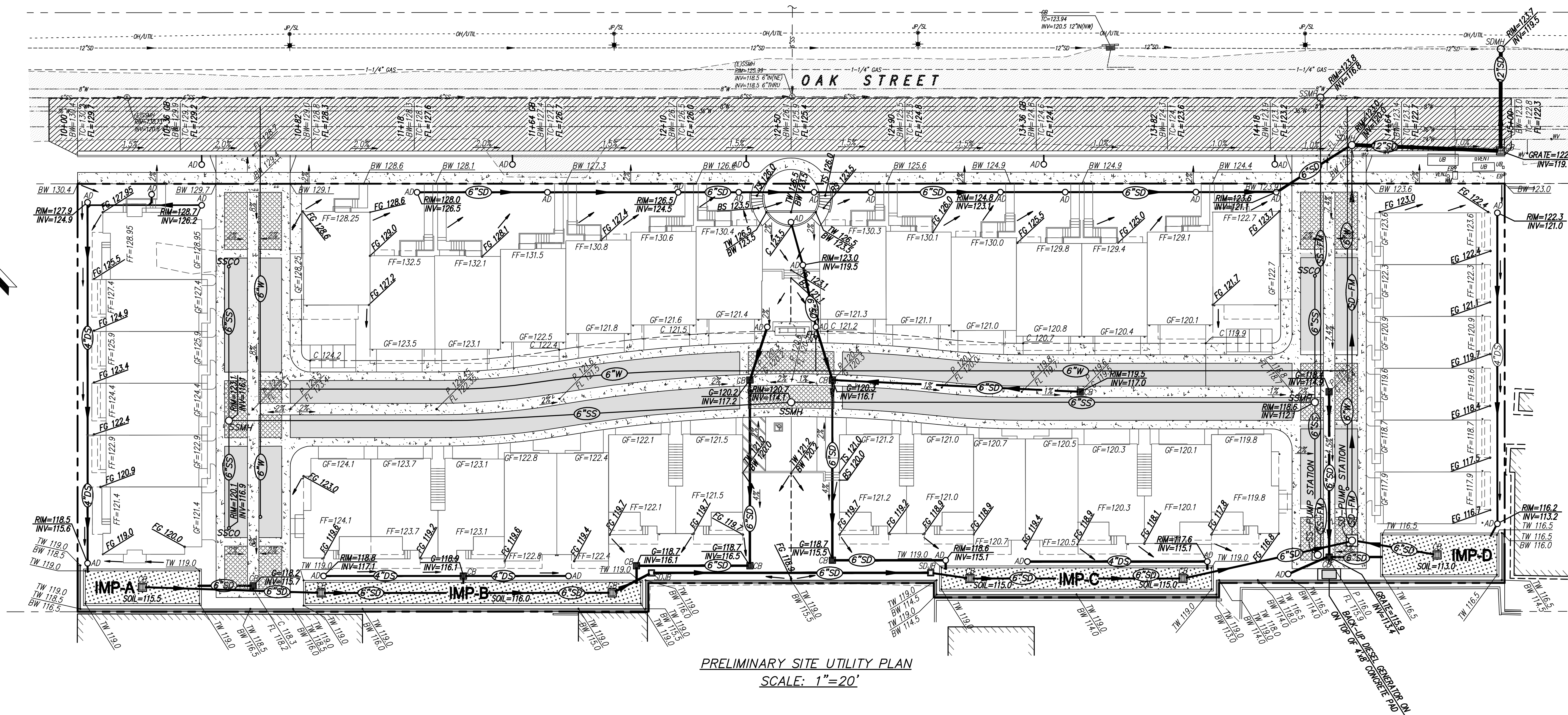
21339 OAK STREET, 94546
HAYWARD, CA 94546

PRELIMINARY UTILITY PLAN

No.	DATE	DESCRIPTION	BY	CHKD
1	9/13/17	PRE-APPLICATION	HQ	-
2	2/13/18	PLANNING	HO	-
3	6/26/18	SUBMITTAL	HO	-
4	9/13/18	PLANNING	HO	-
5	3/5/20	RESUBMITTAL	HO	-
6	10/12/21	PLANNING	SK	-
7	2/18/22	RESUBMITTAL	SK	-

No.	DATE	DESCRIPTION	BY	CHKD
1	12/12/23	PRELIMINARY	HO	-
2	12/12/23	UTILITY PLAN	HO	-

C1.2



PROPOSED SANITARY SEWER & WATER PIPE LEGEND

- 6"SS - SDR-26 PVC SANITARY SEWER PIPE, OR APPROVED EQUAL, SIZE AS SHOWN; SLOPE=1% MIN.
- SS-FM - SCHEDULE 80 PVC SANITARY SEWER FORCE MAIN, OR EQUAL, SIZE TO BE DETERMINED.
- 6"W - ESTIMATED 6" PIPE SIZE FOR PROJECT WATER SERVICE. E.B.M.U.D. TO PROVIDE ULTIMATE DESIGN/SIZE FOR WATER MAIN.
- IMP-A, IMP-B, IMP-C, IMP-D - BACK-UP DIESEL GENERATOR FOR SANITARY SEWER LIFT STATION ON TOP OF (4'x8') CONCRETE PAD. PIPE SIZE TO BE DETERMINED.

PROPOSED STORM DRAIN PIPE LEGEND

- 6"PP - 6" SDR-35 PERFORATED PVC PIPE; SLOPE=0.5% MIN.
- 6"SD - SDR-35 PVC STORM DRAIN PIPE, OR APPROVED EQUAL, SIZE AS SHOWN; SLOPE=1% MIN.
- SD-FM - SCHEDULE 80 PVC STORM DRAIN FORCE MAIN, OR EQUAL, SIZE TO BE DETERMINED.
- 4"DS - 4" SCHEDULE 40 DOWNSPOUT DRAIN PIPE WITH INTEGRAL CLEANOUT; SLOPE=2% MIN.
- IMP-A, IMP-B, IMP-C, IMP-D - BACK-UP DIESEL GENERATOR FOR STORM DRAIN LIFT STATION ON TOP OF (4'x8') CONCRETE PAD. PIPE SIZE TO BE DETERMINED. GENERATOR TO BE SIZED TO ACCOMMODATE A 100 YEAR STORM EVENT.

HATCHING LEGEND

- NEW ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- NEW DECORATIVE CONCRETE
- SAWCUT EXISTING AC AND PROPOSED ROAD WIDENING
- BIO-FILTRATION PLANTERS
- NEW CONCRETE PAVEMENT
- T-3 - ARBORIST I.D. FOR EXISTING TREES

