



WE, THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, AGREE TO THE FILING OF SAID MAP AND 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.

BY: _____ DATE: _____

I, RYAN HANSEN, 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.

BY: RYAN HANSEN, RCE #80557 DATE: _____

WE, MACDONALD & SOMMER, A CALIFORNIA GENERAL PARTNERSHIP, EDWIN SOMMER LLC, A CALIFORNIA LLC, G.A.R. CORP., A CALIFORNIA CORPORATION, AGREE TO THE FILING OF SAID MAP AND 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.

BY: _____ DATE: _____

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY SCOTT E. FITINGHOFF ENTITLED PRELIMINARY GEOTECHNICAL INVESTIGATION 411 INDUSTRIAL PARKWAY HAYWARD, CALIFORNIA DATED OCTOBER 1, 2015, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

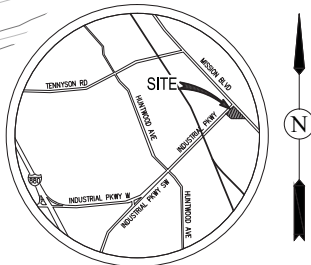
BY: _____ DATE: _____

GENERAL NOTES:

- BENCHMARK: CITY OF HAYWARD DM: MONUMENT (PLATE) AT THE INTERSECTION OF INDUSTRIAL PARKWAY AND DIXON STREET. ELEVATION: 16.2902 FEET (NGVD29)
- BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN ARROWHEAD WAY, THE BEARING BEING N 45°29'59"W, PER TRACT 7015 (235 M 71)
- SITE ADDRESS: 411 INDUSTRIAL PARKWAY, HAYWARD, CA
- A.P.N.: 78G-2651-009-02, 78G-2651-011-02, 78G-2651-010-03, 78G-2651-012-08, 78G-2651-008
- EXISTING GENERAL PLAN: SMU (SUSTAINABLE MIXED-USE)
- EXISTING/PROPOSED ZONING: S-T4 URBAN GENERAL ZONE FORM BASED CODE / URBAN GENERAL ZONE
- EXISTING LAND USE: RETAIL BUILDING & BOWLING ALLEY
- PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL & RETAIL
- RESIDENTIAL UNITS: TOWNHOMES: 72 UNITS
- BUILDING HEIGHT: RETAIL 33.5' (1 STORY) RESIDENTIAL 37.0' (3 STORIES)
- SITE AREA: GROSS: 5.88± AC (NET: 3.99± AC) (LESS STREET DEDICATIONS/PARCEL A & C)
- DENSITY: 18.0 DU/AC
- STREETS: PRIVATE STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOA OR THE OWNER OF PARCEL A
- STREET TREES AND LIGHTS: ONSITE STREET TREES AND LIGHTS ARE TO BE PRIVATELY MAINTAINED BY THE HOA OR THE OWNER OF PARCEL A
- UTILITIES: SEWER: CITY OF HAYWARD STORM DRAIN: CITY OF HAYWARD WATER: CITY OF HAYWARD GAS: PACIFIC GAS & ELECTRIC ELECTRIC: PACIFIC GAS & ELECTRIC TELEPHONE & CABLE: TBD
- FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN SOURCE: COMMUNITY PANEL NO: 06001C 0293 G, DATED AUGUST 3, 2009
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS ON-SITE ARE TO BE REMOVED
- HOA: A HOMEOWNER ASSOCIATION WILL BE FORMED TO OWN AND MAINTAIN PRIVATE STREETS, DRIVE AISLES, PRIVATE UTILITIES, STORM DRAINAGE FACILITIES, AND LANDSCAPE WITHIN PARCELS B THROUGH T AND LOT 1-13
- WALLS: ALL WALLS ARE TO BE PRIVATELY MAINTAINED BY THE HOA OR THE OWNER OF PARCEL A
- GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN
- DIMENSIONS: DIMENSIONS AS SHOWN ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP
- FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE TENTATIVE SUBDIVISION MAP
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1-13. 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. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 72 UNITS FOR LOTS 1-13

CONTACTS:

- OWNER 1: STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION R/W EXCESS LANDS 111 W GRAND AVE MS 11 OAKLAND, CA 94543
- OWNER 2: MACDONALD & SOMMER, A CALIFORNIA GENERAL PARTNERSHIP EDWIN SOMMER LLC, A CALIFORNIA LLC G.A.R. CORP., A CALIFORNIA CORPORATION PO BOX 599 HAYWARD, CA 94543
- APPLICANT/DEVELOPER: DOUG RICH VALLEY OAK PARTNERS, LLC 734 THE ALAMEDA SAN JOSE, CA 95126 (408) 282-0995
- CIVIL ENGINEER: RYAN HANSEN, RCE 80557 CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322
- GEOTECHNICAL ENGINEER: SCOTT E. FITINGHOFF CORNERSTONE EARTH GROUP 1259 OAKMEAD PARKWAY SUNNYVALE, CA 94085 (408) 245-4600
- ARCHITECT: HENRY CHI STUDIO T SQUARE 304 12TH STREET, SUITE 2A OAKLAND, CA 94607 (510) 451-2850
- LANDSCAPE ARCHITECT: TOM NASH GATES & ASSOCIATE 2671 CROW CANYON RD SAN RAMON, CA 94583 (925) 736-8176



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		LOT LINE
		EASEMENT LINE
		EMERGENCY VEHICLE ACCESS EASEMENT
		PUBLIC ACCESS EASEMENT
		PUBLIC STORM DRAIN EASEMENT
		PUBLIC UTILITY EASEMENT
		WATER LINE EASEMENT
		RIGHT-OF-WAY
		SANITARY SEWER EASEMENT

SHEET INDEX

TM-1	VESTING TENTATIVE TRACT MAP 8304
TM-2	EXISTING CONDITIONS
TM-3	PRELIMINARY SITE PLAN
TM-4	PRELIMINARY GRADING & DRAINAGE PLAN
TM-5	GRADING & STREET SECTIONS
TM-6	PRELIMINARY UTILITY PLAN
TM-7	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-8	PRELIMINARY FIRE ACCESS & SERVICE PLAN
TM-9	SIGNING AND STRIPING PLAN

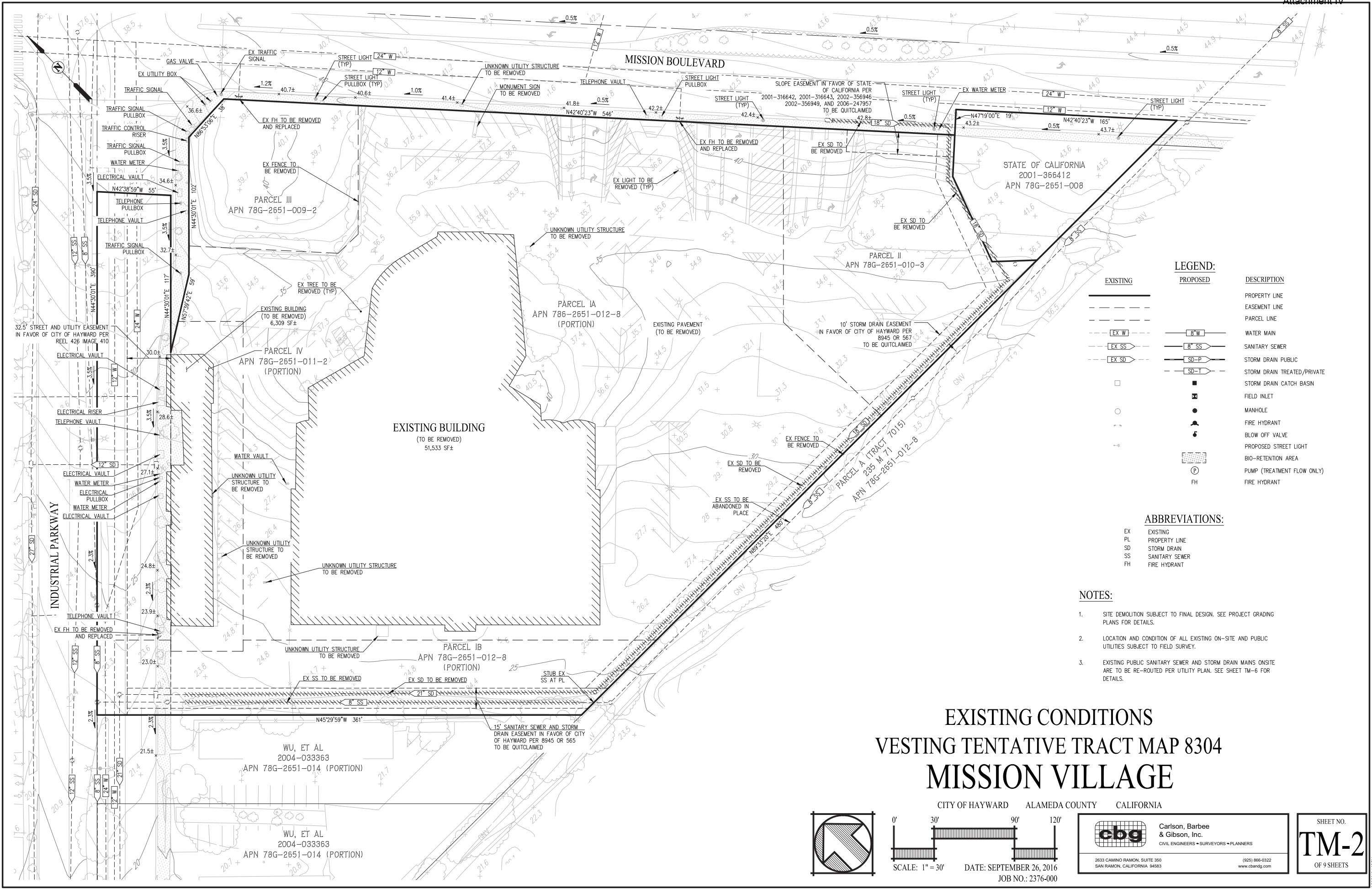
VESTING TENTATIVE TRACT MAP 8304
MISSION VILLAGE

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: SEPTEMBER 26, 2016 JOB NO.: 2376-000

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SHEET NO.
TM-1
OF 9 SHEETS



LEGEND:		DESCRIPTION
EXISTING	PROPOSED	PROPERTY LINE
		EASEMENT LINE
		PARCEL LINE
		WATER MAIN
		SANITARY SEWER
		STORM DRAIN PUBLIC
		STORM DRAIN TREATED/PRIVATE
		STORM DRAIN CATCH BASIN
		FIELD INLET
		MANHOLE
		FIRE HYDRANT
		BLOW OFF VALVE
		PROPOSED STREET LIGHT
		BIO-RETENTION AREA
		PUMP (TREATMENT FLOW ONLY)
		FIRE HYDRANT

ABBREVIATIONS:	
EX	EXISTING
PL	PROPERTY LINE
SD	STORM DRAIN
SS	SANITARY SEWER
FH	FIRE HYDRANT

- NOTES:
- SITE DEMOLITION SUBJECT TO FINAL DESIGN. SEE PROJECT GRADING PLANS FOR DETAILS.
 - LOCATION AND CONDITION OF ALL EXISTING ON-SITE AND PUBLIC UTILITIES SUBJECT TO FIELD SURVEY.
 - EXISTING PUBLIC SANITARY SEWER AND STORM DRAIN MAINS ON-SITE ARE TO BE RE-ROUTED PER UTILITY PLAN. SEE SHEET TM-6 FOR DETAILS.

EXISTING CONDITIONS
VESTING TENTATIVE TRACT MAP 8304
MISSION VILLAGE

0'30'90'120'

SCALE: 1" = 30'

CITY OF HAYWARD

ALAMEDA COUNTY

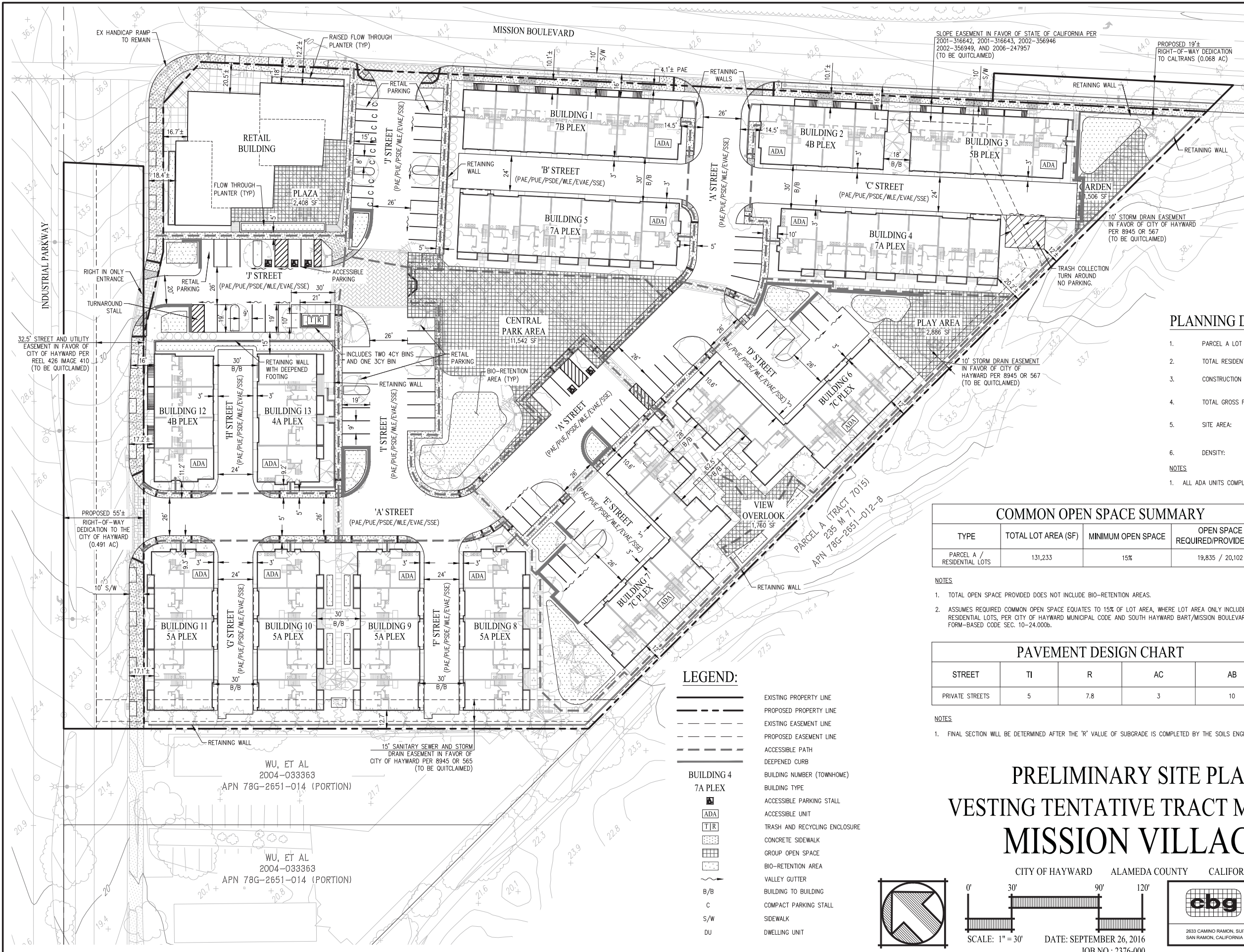
CALIFORNIA

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SHEET NO.

TM-2

OF 9 SHEETS



PARKING SUMMARY		
RETAIL PARKING		
TYPE	RETAIL SIZE	TOTAL PROVIDED
GUEST STANDARD	-	36
GUEST COMPACT	-	9
GUEST ACCESSIBLE	-	3
TOTAL	8,000 SF	48
RESIDENTIAL PARKING		
TYPE	UNITS	TOTAL PROVIDED
PRIVATE GARAGE	72	144
GUEST STANDARD	-	29
GUEST ACCESSIBLE	-	2
TOTAL	-	175

- NOTES
- SOUTH HAYWARD BART/MISSION BOULEVARD FORM-BASED CODE PROVIDES NO PARKING REQUIREMENTS FOR RESIDENTIAL OR RETAIL AREAS.
 - ALL GUEST SPACES ARE UNCOVERED.

PLANNING DATA SUMMARY

- PARCEL A LOT AREA / LOT COVERAGE: 42,405 SF / 18.9 %
- TOTAL RESIDENTIAL LOT AREA / LOT COVERAGE: 89,795 SF / 71.7 %
- CONSTRUCTION / OCCUPANCY TYPE: RESIDENTIAL: TYPE V-B / R-2
RETAIL: TYPE V-A / M
- TOTAL GROSS FLOOR AREA: RESIDENTIAL: 180,186 SF
RETAIL: 8,000 SF
- SITE AREA: GROSS: 5.88± AC (NET: 3.99± AC)
(LESS STREET DEDICATIONS/PARCEL A & C)
- DENSITY: 18.0 DU/AC

- NOTES
- ALL ADA UNITS COMPLY WITH FORM BASED CODE VISIBILITY STANDARDS 10-24.265

COMMON OPEN SPACE SUMMARY			
TYPE	TOTAL LOT AREA (SF)	MINIMUM OPEN SPACE	OPEN SPACE REQUIRED/PROVIDED (SF)
PARCEL A / RESIDENTIAL LOTS	131,233	15%	19,835 / 20,102

- NOTES
- TOTAL OPEN SPACE PROVIDED DOES NOT INCLUDE BIO-RETENTION AREAS.
 - ASSUMES REQUIRED COMMON OPEN SPACE EQUATES TO 15% OF LOT AREA, WHERE LOT AREA ONLY INCLUDES RESIDENTIAL LOTS, PER CITY OF HAYWARD MUNICIPAL CODE AND SOUTH HAYWARD BART/MISSION BOULEVARD FORM-BASED CODE SEC. 10-24.000b.

PAVEMENT DESIGN CHART				
STREET	TI	R	AC	AB
PRIVATE STREETS	5	7.8	3	10

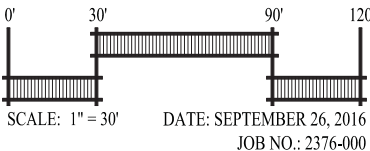
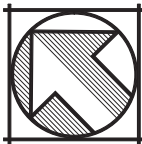
- NOTES
- FINAL SECTION WILL BE DETERMINED AFTER THE 'R' VALUE OF SUBGRADE IS COMPLETED BY THE SOILS ENGINEER

OPEN SPACE CALCULATION

LOT/PARCEL	AREA (SF)	REQUIRED OPEN SPACE (SF)
PARCEL A	42,405	6,361
LOT 1	8,573	1,286
LOT 2	5,407	811
LOT 3	6,736	1,010
LOT 4	8,084	1,213
LOT 5	7,960	1,194
LOT 6	10,028	1,504
LOT 7	10,028	1,504
LOT 8	5,869	880
LOT 9	5,865	880
LOT 10	5,865	880
LOT 11	5,838	876
LOT 12	4,776	716
LOT 13	4,802	720
TOTAL	132,236	19,835

PRELIMINARY SITE PLAN
VESTING TENTATIVE TRACT MAP 8304
MISSION VILLAGE

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

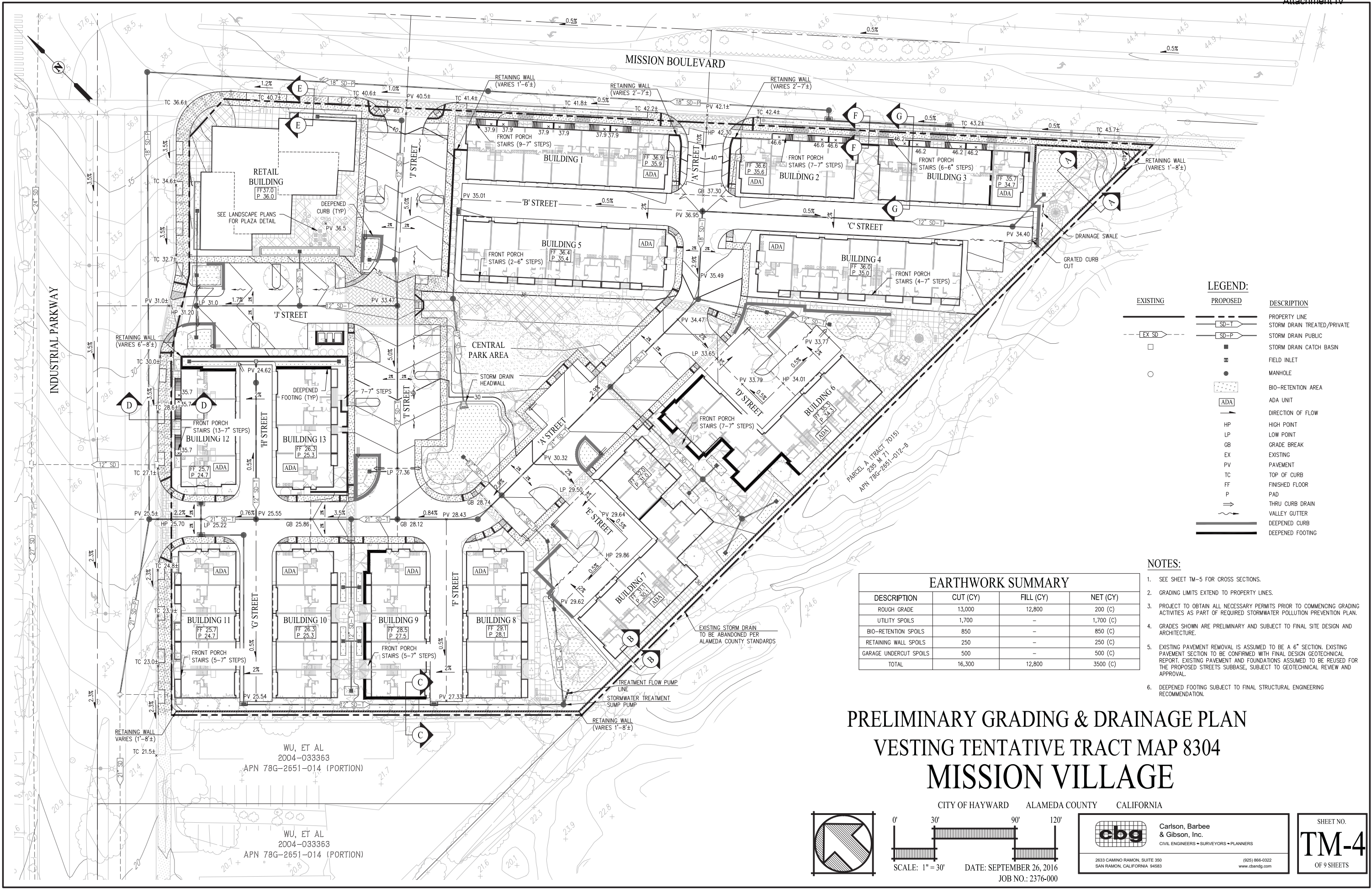


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SHEET NO.
TM-3
OF 9 SHEETS



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	STORM DRAIN TREATED/PRIVATE
---	---	STORM DRAIN PUBLIC
---	---	STORM DRAIN CATCH BASIN
---	---	FIELD INLET
---	---	MANHOLE
---	---	BIO-RETENTION AREA
---	---	ADA UNIT
---	---	DIRECTION OF FLOW
---	---	HIGH POINT
---	---	LOW POINT
---	---	GRADE BREAK
---	---	EXISTING
---	---	PAVEMENT
---	---	TOP OF CURB
---	---	FINISHED FLOOR
---	---	PAD
---	---	THRU CURB DRAIN
---	---	VALLEY GUTTER
---	---	DEEPEENED CURB
---	---	DEEPEENED FOOTING

NOTES:

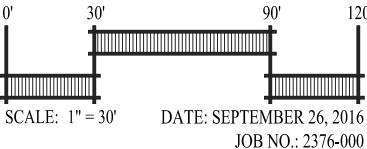
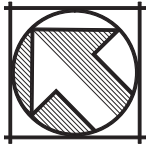
- SEE SHEET TM-5 FOR CROSS SECTIONS.
- GRADING LIMITS EXTEND TO PROPERTY LINES.
- PROJECT TO OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING GRADING ACTIVITIES AS PART OF REQUIRED STORMWATER POLLUTION PREVENTION PLAN.
- GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL SITE DESIGN AND ARCHITECTURE.
- EXISTING PAVEMENT REMOVAL IS ASSUMED TO BE A 6" SECTION. EXISTING PAVEMENT SECTION TO BE CONFIRMED WITH FINAL DESIGN GEOTECHNICAL REPORT. EXISTING PAVEMENT AND FOUNDATIONS ASSUMED TO BE REUSED FOR THE PROPOSED STREETS SUBBASE, SUBJECT TO GEOTECHNICAL REVIEW AND APPROVAL.
- DEEPEENED FOOTING SUBJECT TO FINAL STRUCTURAL ENGINEERING RECOMMENDATION.

EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADE	13,000	12,800	200 (C)
UTILITY SPOILS	1,700	-	1,700 (C)
BIO-RETENTION SPOILS	850	-	850 (C)
RETAINING WALL SPOILS	250	-	250 (C)
GARAGE UNDERCUT SPOILS	500	-	500 (C)
TOTAL	16,300	12,800	3500 (C)

PRELIMINARY GRADING & DRAINAGE PLAN
VESTING TENTATIVE TRACT MAP 8304
MISSION VILLAGE

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA





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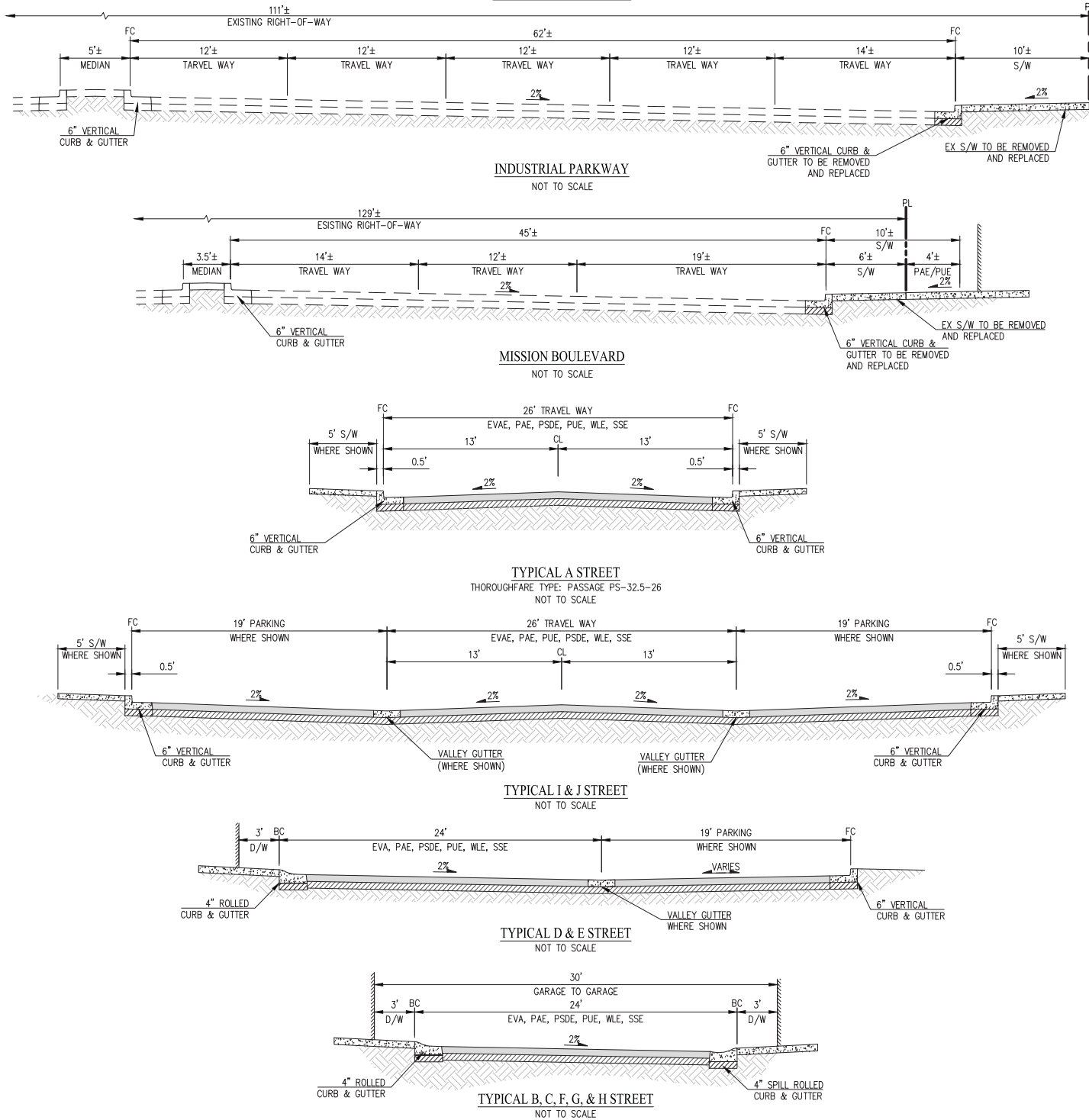
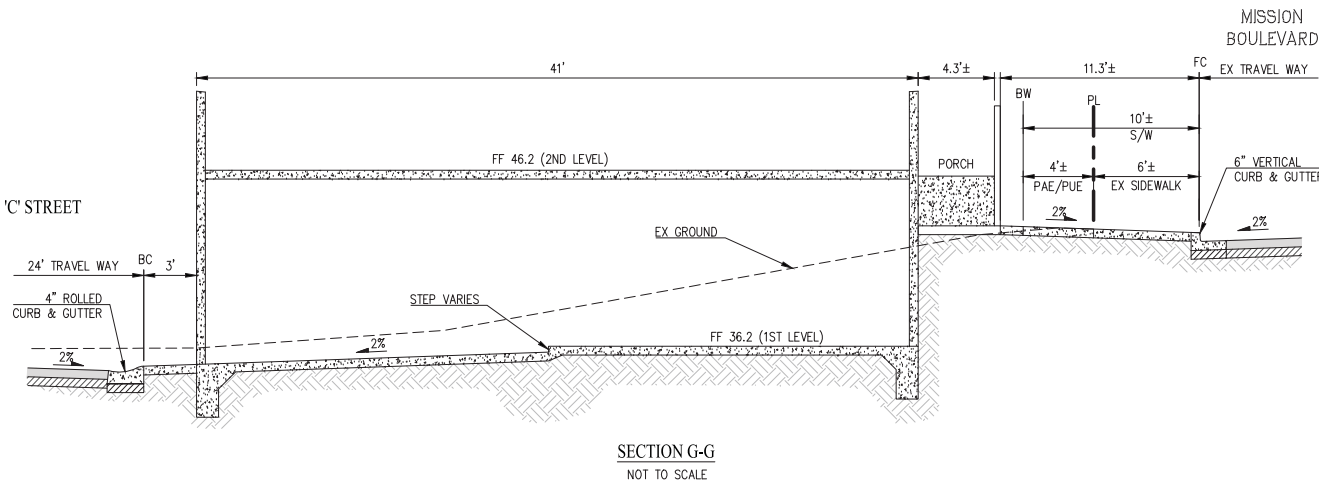
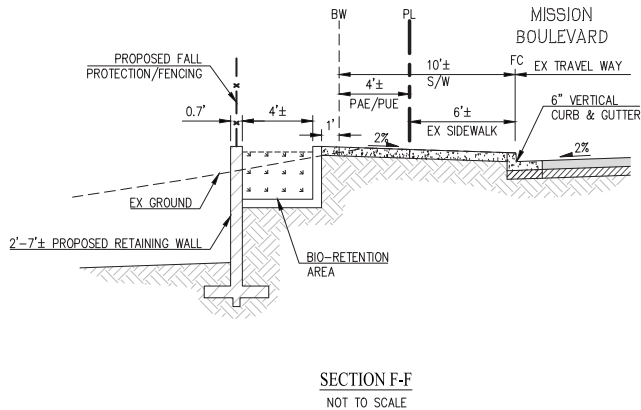
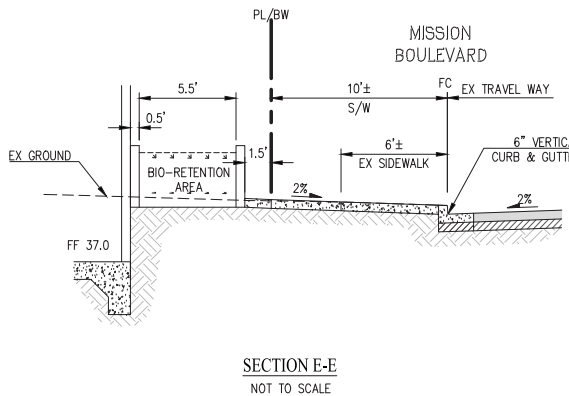
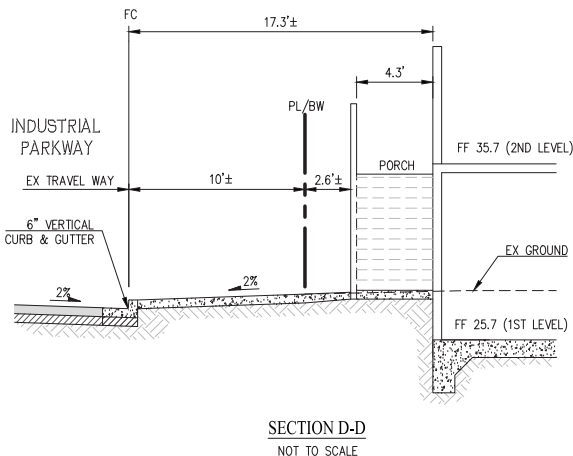
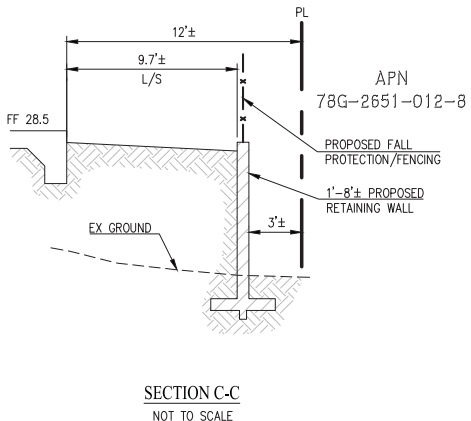
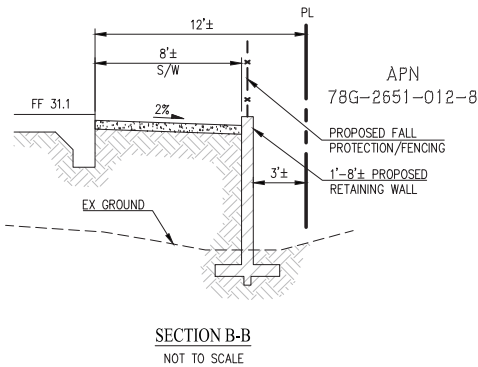
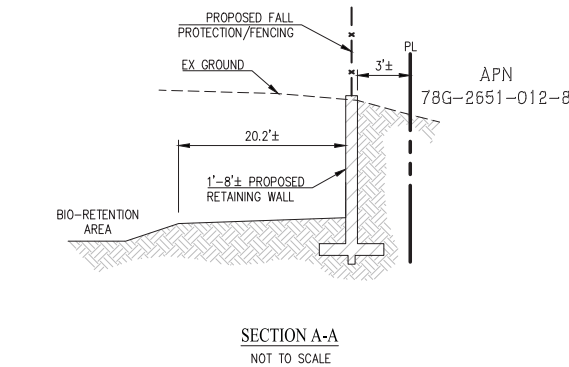
SHEET NO.

TM-4

OF 9 SHEETS

GRADING SECTIONS

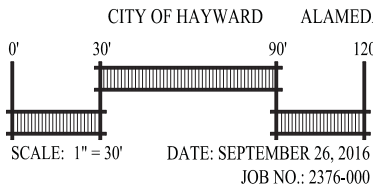
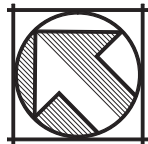
STREET SECTIONS



ABBREVIATIONS

BC	BACK OF CURB
BW	BACK OF WALK
EL	ELEVATION
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EX
FC	FACE OF CURB
FF	FINISHED FLOOR
L/S	LANDSCAPE
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PSDE	PUBLIC STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RET	RETAINING
RW	RIGHT OF WAY
S/W	SIDEWALK
TC	TOP OF CURB
SSE	SANITARY SEWER EASEMENT
TW	TOP OF WALL
WLE	WATER LINE EASEMENT

GRADING & STREET SECTIONS
VESTING TENTATIVE TRACT MAP 8304
MISSION VILLAGE



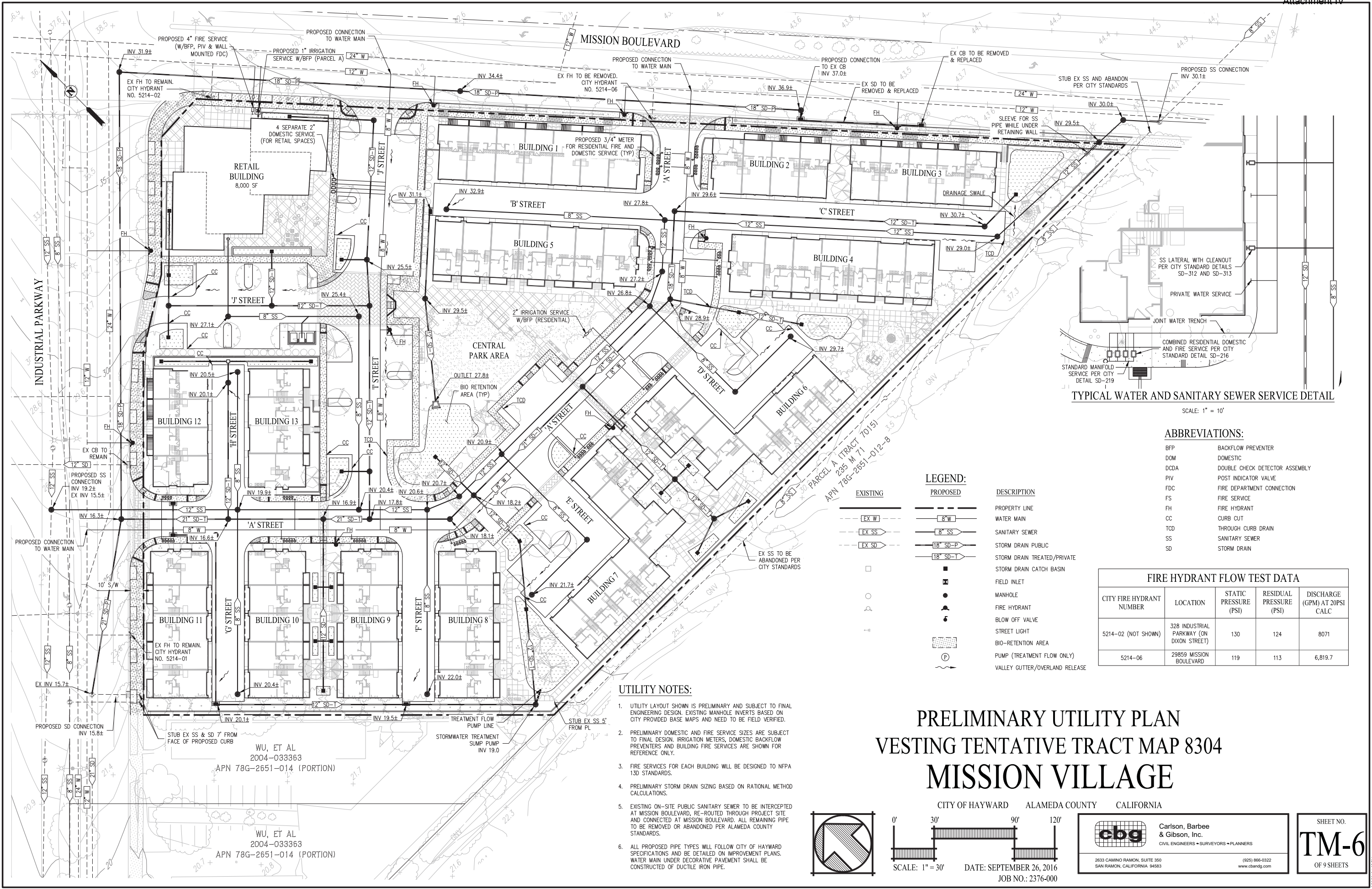
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SHEET NO.
TM-5
OF 9 SHEETS



TYPICAL WATER AND SANITARY SEWER SERVICE DETAIL

SCALE: 1" = 10'

ABBREVIATIONS:

BFP	BACKFLOW PREVENTER
DOM	DOMESTIC
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FS	FIRE SERVICE
FH	FIRE HYDRANT
CC	CURB CUT
TCD	THROUGH CURB DRAIN
SS	SANITARY SEWER
SD	STORM DRAIN

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
EX W	8" W	PROPERTY LINE
EX SS	8" SS	WATER MAIN
EX SD	18" SD-P	SANITARY SEWER
	18" SD-T	STORM DRAIN PUBLIC
		STORM DRAIN TREATED/PRIVATE
		STORM DRAIN CATCH BASIN
		FIELD INLET
		MANHOLE
		FIRE HYDRANT
		BLOW OFF VALVE
		STREET LIGHT
		BIO-RETENTION AREA
		PUMP (TREATMENT FLOW ONLY)
		VALLEY GUTTER/OVERLAND RELEASE

FIRE HYDRANT FLOW TEST DATA

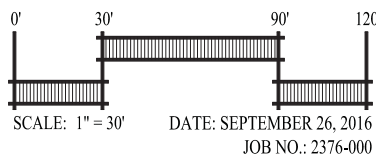
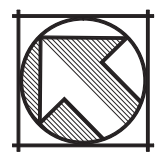
CITY FIRE HYDRANT NUMBER	LOCATION	STATIC PRESSURE (PSI)	RESIDUAL PRESSURE (PSI)	DISCHARGE (GPM) AT 20PSI CALC
5214-02 (NOT SHOWN)	328 INDUSTRIAL PARKWAY (ON DIXON STREET)	130	124	8071
5214-06	29859 MISSION BOULEVARD	119	113	6,819.7

UTILITY NOTES:

- UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING MANHOLE INVERTS BASED ON CITY PROVIDED BASE MAPS AND NEED TO BE FIELD VERIFIED.
- PRELIMINARY DOMESTIC AND FIRE SERVICE SIZES ARE SUBJECT TO FINAL DESIGN. IRRIGATION METERS, DOMESTIC BACKFLOW PREVENTERS AND BUILDING FIRE SERVICES ARE SHOWN FOR REFERENCE ONLY.
- FIRE SERVICES FOR EACH BUILDING WILL BE DESIGNED TO NFPA 13D STANDARDS.
- PRELIMINARY STORM DRAIN SIZING BASED ON RATIONAL METHOD CALCULATIONS.
- EXISTING ON-SITE PUBLIC SANITARY SEWER TO BE INTERCEPTED AT MISSION BOULEVARD, RE-ROUTED THROUGH PROJECT SITE AND CONNECTED AT MISSION BOULEVARD. ALL REMAINING PIPE TO BE REMOVED OR ABANDONED PER ALAMEDA COUNTY STANDARDS.
- ALL PROPOSED PIPE TYPES WILL FOLLOW CITY OF HAYWARD SPECIFICATIONS AND BE DETAILED ON IMPROVEMENT PLANS. WATER MAIN UNDER DECORATIVE PAVEMENT SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.

PRELIMINARY UTILITY PLAN
VESTING TENTATIVE TRACT MAP 8304
MISSION VILLAGE

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

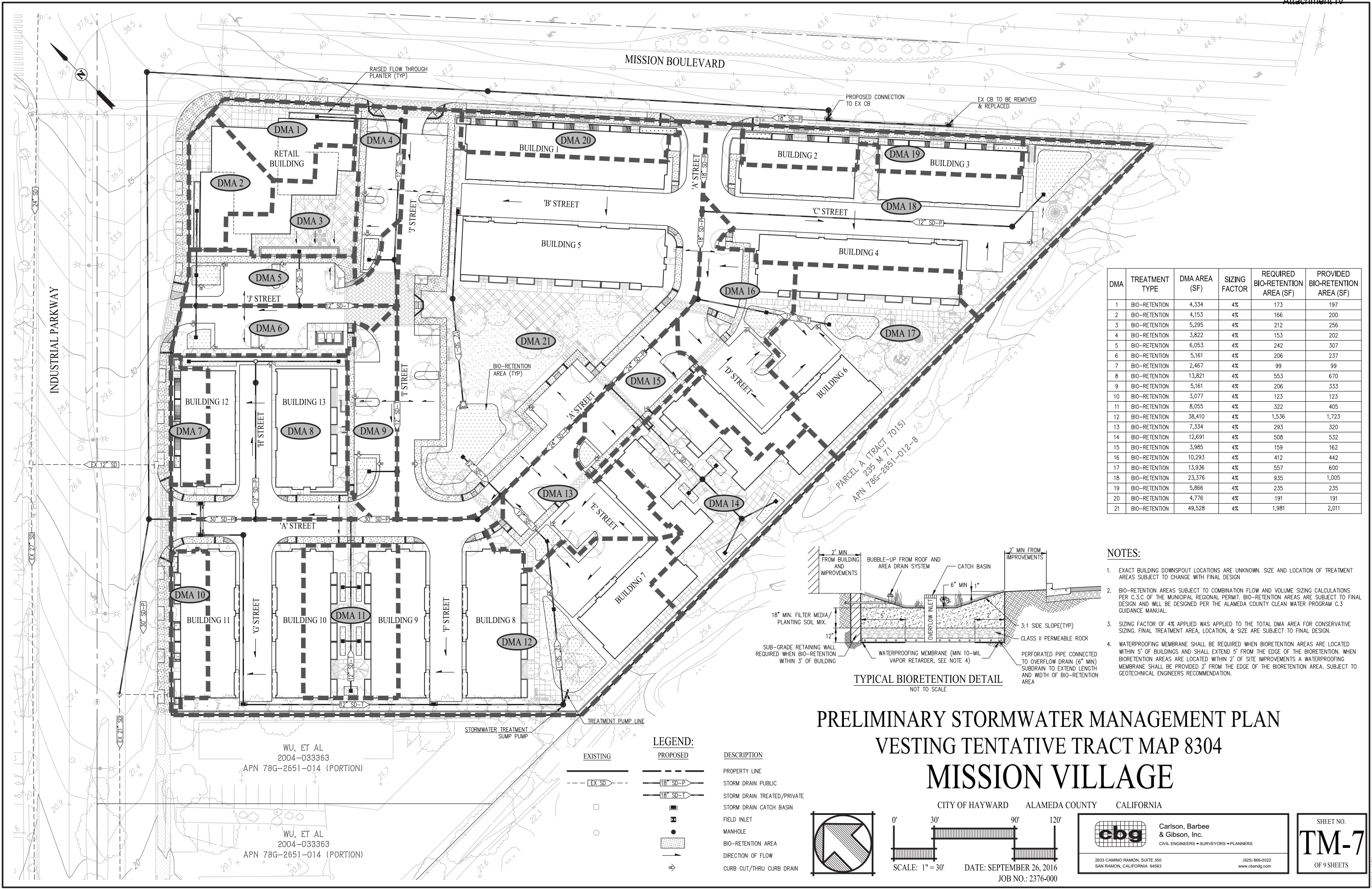


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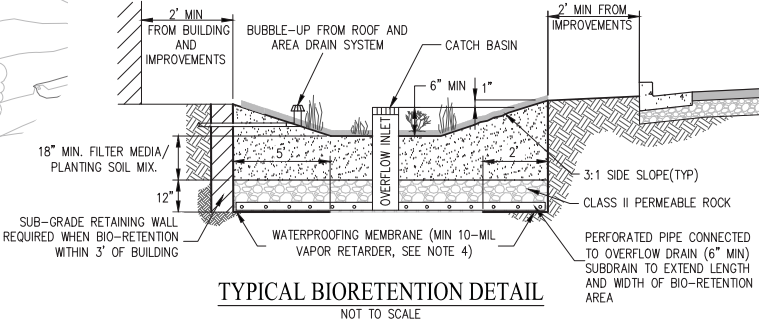
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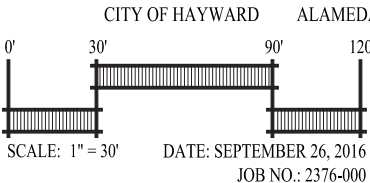
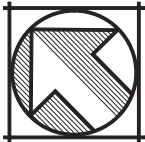
DMA	TREATMENT TYPE	DMA AREA (SF)	SIZING FACTOR	REQUIRED BIO-RETENTION AREA (SF)	PROVIDED BIO-RETENTION AREA (SF)
1	BIO-RETENTION	4,334	4%	173	197
2	BIO-RETENTION	4,153	4%	166	200
3	BIO-RETENTION	5,295	4%	212	256
4	BIO-RETENTION	3,822	4%	153	202
5	BIO-RETENTION	6,053	4%	242	307
6	BIO-RETENTION	5,161	4%	206	237
7	BIO-RETENTION	2,467	4%	99	99
8	BIO-RETENTION	13,821	4%	553	670
9	BIO-RETENTION	5,161	4%	206	333
10	BIO-RETENTION	3,077	4%	123	123
11	BIO-RETENTION	8,055	4%	322	405
12	BIO-RETENTION	38,410	4%	1,536	1,723
13	BIO-RETENTION	7,334	4%	293	320
14	BIO-RETENTION	12,691	4%	508	532
15	BIO-RETENTION	3,985	4%	159	162
16	BIO-RETENTION	10,293	4%	412	442
17	BIO-RETENTION	13,936	4%	557	600
18	BIO-RETENTION	23,376	4%	935	1,005
19	BIO-RETENTION	5,866	4%	235	235
20	BIO-RETENTION	4,776	4%	191	191
21	BIO-RETENTION	49,528	4%	1,981	2,011

- NOTES:
- EXACT BUILDING DOWNSPOUT LOCATIONS ARE UNKNOWN. SIZE AND LOCATION OF TREATMENT AREAS SUBJECT TO CHANGE WITH FINAL DESIGN.
 - BIO-RETENTION AREAS SUBJECT TO COMBINATION FLOW AND VOLUME SIZING CALCULATIONS PER C.3.C OF THE MUNICIPAL REGIONAL PERMIT. BIO-RETENTION AREAS ARE SUBJECT TO FINAL DESIGN AND WILL BE DESIGNED PER THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 GUIDANCE MANUAL.
 - SIZING FACTOR OF 4% APPLIED WAS APPLIED TO THE TOTAL DMA AREA FOR CONSERVATIVE SIZING. FINAL TREATMENT AREA, LOCATION, & SIZE ARE SUBJECT TO FINAL DESIGN.
 - WATERPROOFING MEMBRANE SHALL BE REQUIRED WHEN BIORETENTION AREAS ARE LOCATED WITHIN 5' OF BUILDINGS AND SHALL EXTEND 5' FROM THE EDGE OF THE BIORETENTION. WHEN BIORETENTION AREAS ARE LOCATED WITHIN 2' OF SITE IMPROVEMENTS A WATERPROOFING MEMBRANE SHALL BE PROVIDED 2' FROM THE EDGE OF THE BIORETENTION AREA. SUBJECT TO GEOTECHNICAL ENGINEERS RECOMMENDATION.



PRELIMINARY STORMWATER MANAGEMENT PLAN
VESTING TENTATIVE TRACT MAP 8304
MISSION VILLAGE

- LEGEND:
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-----------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | STORM DRAIN PUBLIC |
| --- | --- | STORM DRAIN TREATED/PRIVATE |
| --- | --- | STORM DRAIN CATCH BASIN |
| --- | --- | FIELD INLET |
| --- | --- | MANHOLE |
| --- | --- | BIO-RETENTION AREA |
| --- | --- | DIRECTION OF FLOW |
| --- | --- | CURB CUT/THRU CURB DRAIN |

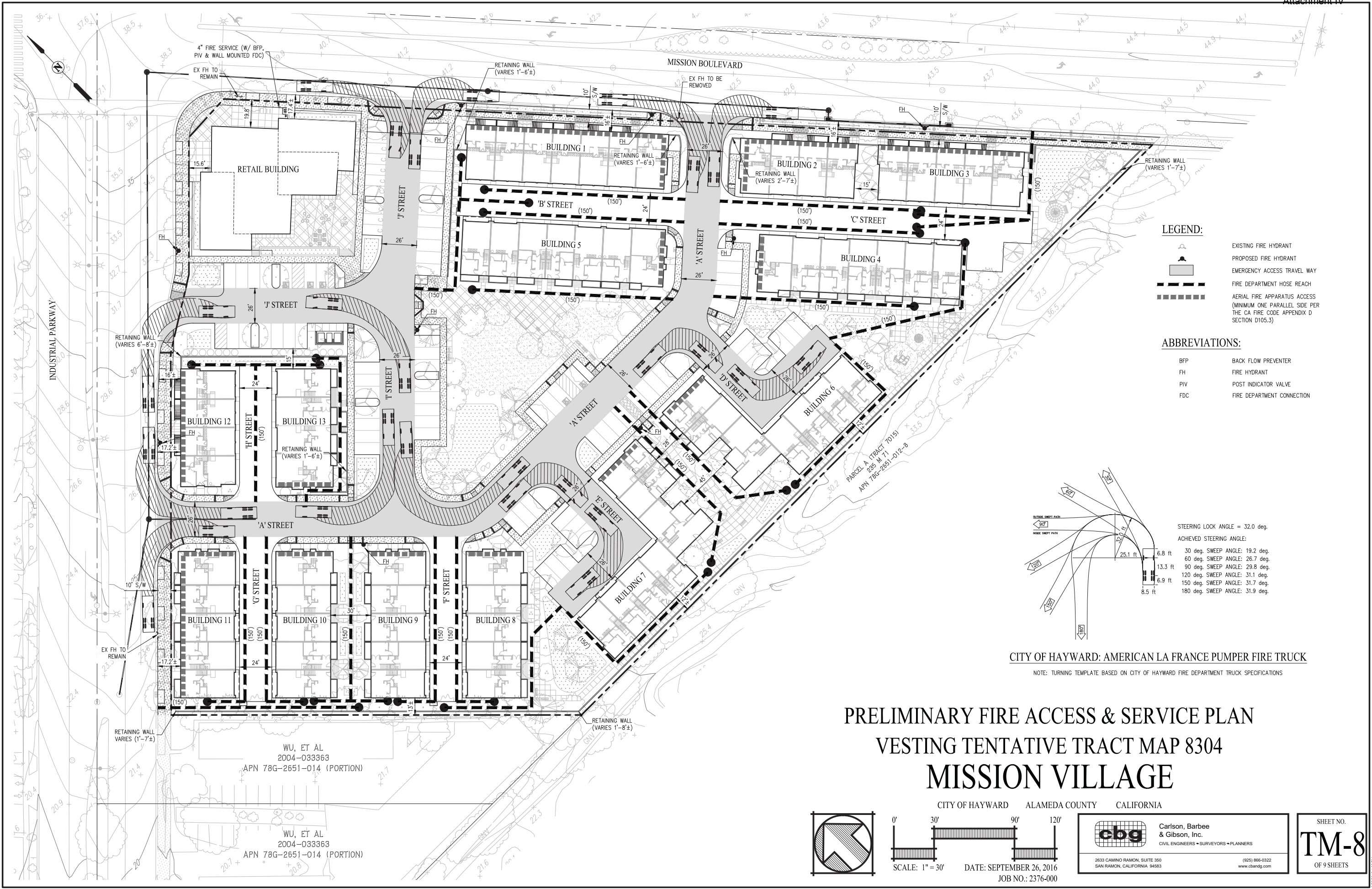


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TM-7
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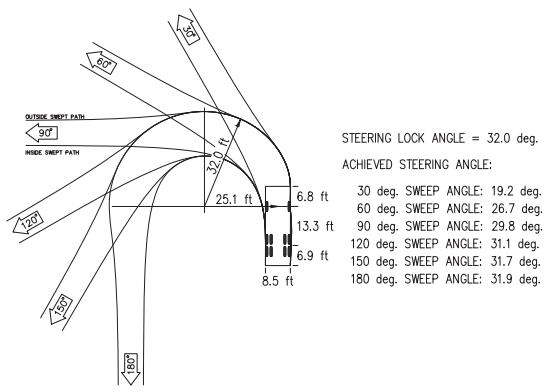


LEGEND:

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EMERGENCY ACCESS TRAVEL WAY
- FIRE DEPARTMENT HOSE REACH
- AERIAL FIRE APPARATUS ACCESS (MINIMUM ONE PARALLEL SIDE PER THE CA FIRE CODE APPENDIX D SECTION D105.3)

ABBREVIATIONS:

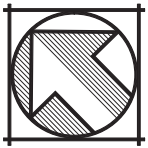
- BFP BACK FLOW PREVENTER
- FH FIRE HYDRANT
- PIV POST INDICATOR VALVE
- FDC FIRE DEPARTMENT CONNECTION



CITY OF HAYWARD: AMERICAN LA FRANCE PUMPER FIRE TRUCK

NOTE: TURNING TEMPLATE BASED ON CITY OF HAYWARD FIRE DEPARTMENT TRUCK SPECIFICATIONS

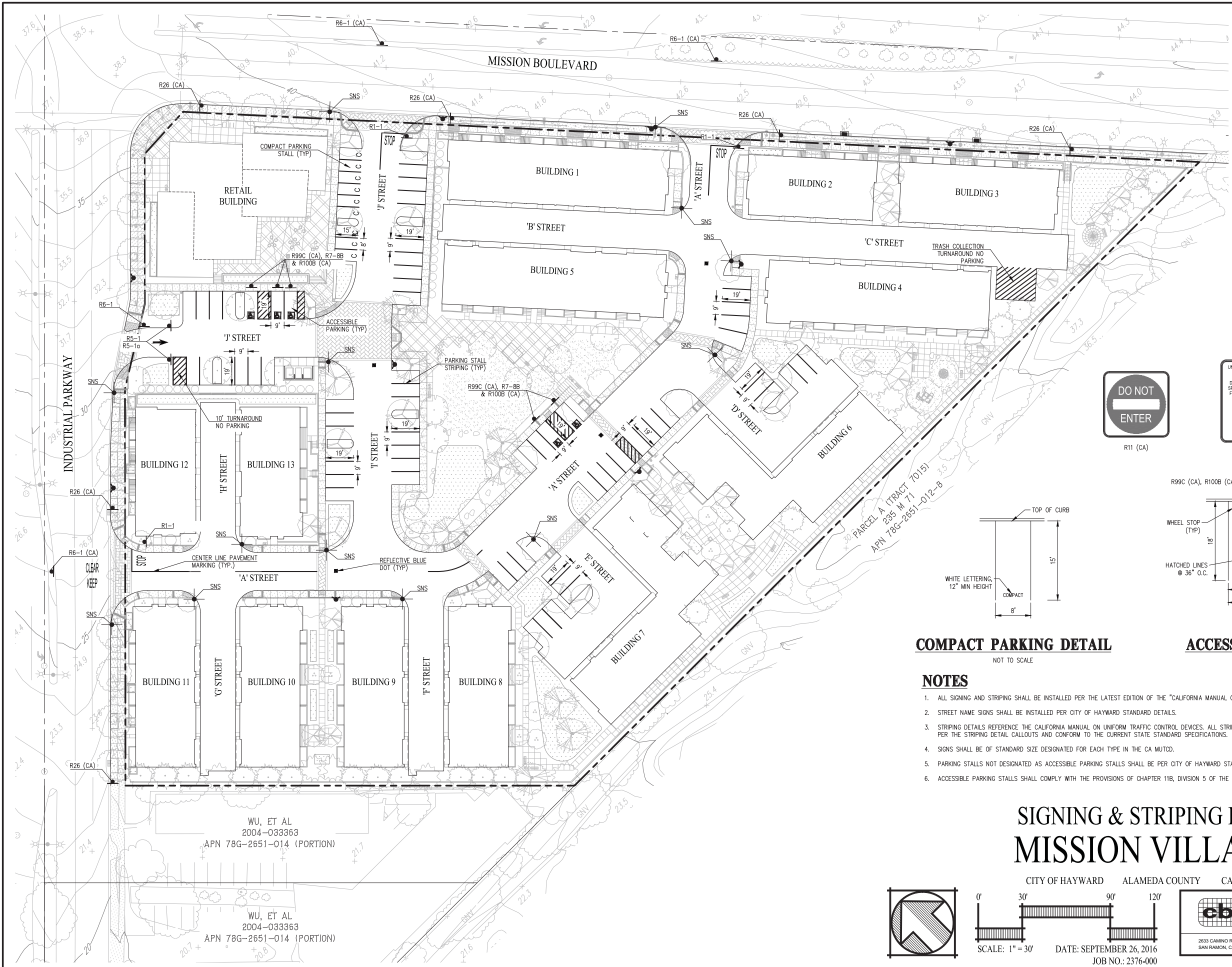
PRELIMINARY FIRE ACCESS & SERVICE PLAN
VESTING TENTATIVE TRACT MAP 8304
MISSION VILLAGE



CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 30'
DATE: SEPTEMBER 26, 2016
JOB NO.: 2376-000

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SHEET NO.
TM-8
OF 9 SHEETS



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PARKING STALL STRIPING (4" WHITE)
- RED CURB ALONG FIRE LANE
- STREET NAME SIGN
- SIGN
- FIRE HYDRANT
- REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER TO BE INSTALLED
- INTERNATIONAL SYMBOL OF ACCESSIBILITY
- ACCESSIBLE PARKING STRIPING / NO PARKING STRIPING PER 2013 CALIFORNIA BUILDING CODE FIGURE 11B-502.3.3
- "STOP" PAVEMENT MARKINGS WITH 12" WHITE LIMIT LINE
- COMPACT PARKING STALL
- SNS STREET NAME SIGN
- R1-1 STOP SIGN
- R5-1/R5-1a DO NOT ENTER/WRONG WAY ONE WAY
- R26(CA) NO PARKING SIGN
- R99(CA) HANDICAP PARKING SIGN
- R100B(CA) HANDICAP TOW-AWAY WARNING



R11 (CA)



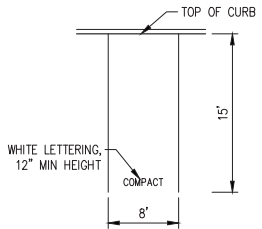
R100B (CA)



R26 (CA)

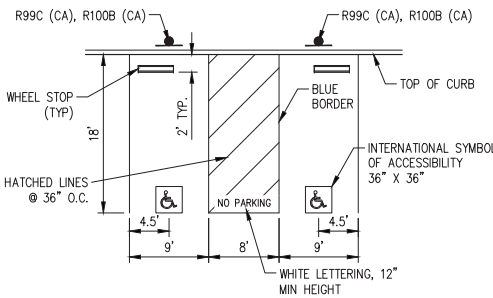


R99C (CA)



COMPACT PARKING DETAIL

NOT TO SCALE



ACCESSIBLE PARKING DETAIL

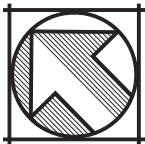
NOT TO SCALE

NOTES

- ALL SIGNING AND STRIPING SHALL BE INSTALLED PER THE LATEST EDITION OF THE "CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- STREET NAME SIGNS SHALL BE INSTALLED PER CITY OF HAYWARD STANDARD DETAILS.
- STRIPING DETAILS REFERENCE THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL STRIPING SHALL BE THERMOPLASTIC OR RAISED PAVEMENT MARKERS PER THE STRIPING DETAIL CALLOUTS AND CONFORM TO THE CURRENT STATE STANDARD SPECIFICATIONS.
- SIGNS SHALL BE OF STANDARD SIZE DESIGNATED FOR EACH TYPE IN THE CA MUTCD.
- PARKING STALLS NOT DESIGNATED AS ACCESSIBLE PARKING STALLS SHALL BE PER CITY OF HAYWARD STANDARDS.
- ACCESSIBLE PARKING STALLS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 11B, DIVISION 5 OF THE CURRENT CALIFORNIA BUILDING CODE.

SIGNING & STRIPING PLAN
MISSION VILLAGE

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



SCALE: 1" = 30'

DATE: SEPTEMBER 26, 2016

JOB NO.: 2376-000



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