



**GENERAL NOTES**

- CITY OF HAYWARD STANDARD DRAWINGS AND SPECIFICATIONS, SPECIFIC NOTES AND DETAIL DRAWINGS HEREON, TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED BY ENGINEER. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE ENGINEER AND APPROVAL OF THE CITY ENGINEER. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION.
- CONTRACTOR CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONNEL, CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS SOLE EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH O.S.H.A. REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A., AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF HAYWARD STANDARD PLANS AND SPECIFICATIONS, AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF PLEASANT HILL ENGINEERING DIVISION.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES." ANY MANHOLE, CULVERT, DROP INLET OR TRENCH (WHICH COULD CONTAIN AIR), THAT IS NOT REGULARLY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE."
- CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE DEPARTMENT AND FIRE DISTRICT AT THE JOB SITE.
- NOISE-PRODUCING CONSTRUCTION AND GRADING OPERATIONS SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 8:00 A.M. TO 5:00 P.M. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUESTED CHANGE.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL. AT ALL TIMES, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL BEFORE ANY WORK IS PERFORMED IN THE STREET.
- IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF THE CITY OF HAYWARD OR HIS AUTHORIZED REPRESENTATIVE.
- ENCROACHMENT PERMITS ARE REQUIRED FOR WORK WITHIN PUBLIC RIGHTS OF WAY AND SHALL BE OBTAINED BY THE CONTRACTOR.
- OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL OBSTRUCTIONS WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED.
- THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE ENGINEER. ANY PERMANENT MONUMENT OR POINTS DESTROYED SHALL BE RESTORED BY A REGISTERED ENGINEER OR LICENSED SURVEYOR AT THE CONTRACTOR'S SOLE EXPENSE.
- FENCE LINES, POLES, PROPERTY LINES, AND PROPERTY IMPROVEMENT, ADJACENT TO THE PROPOSED CONSTRUCTION OPERATION SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OPERATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY THESE AREAS WITH THE ENGINEER AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO MINIMIZE EROSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING REQUIRED INSPECTIONS AND SHALL GIVE NOTICE TO THE CITY ENGINEER, GEOTECHNICAL ENGINEER, PROJECT ENGINEER, OR OTHER REQUIRED INDIVIDUALS OR AGENCIES A MINIMUM OF 48 HOURS PRIOR TO, BUT NOT LIMITED TO, THE FOLLOWING: 1) BEGINNING OF ANY GRADING ACTIVITY; 2) COMPLETION OF ROUGH GRADING; 3) COMPLETION OF FINAL GRADING; 4) COMPLETION OF ALL EROSION CONTROL MEASURES; AND 5) READINESS OF SITE FOR FINAL SITE INSPECTION.
- THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH OR WHEN DIRECTED BY THE CITY.
- NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW MATERIAL TO BLOW OR SPILL OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY. ALL LOADS LEAVING THE SITE SHALL BE COVERED.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION MEASURES TO PREVENT THE TRACKING OF SOIL, DUST, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
- ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE CONSTRUCTION BEGINS. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT. THE CITY ENGINEER HAS THE AUTHORITY TO REQUIRE THE OWNER OR HIS AUTHORIZED AGENT TO PLACE ADDITIONAL STAKES OR RESTAKES AS HE DEEMS NECESSARY FOR PROPER CONSTRUCTION OR TO AVOID CONFLICTS.
- ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD, UNLESS OTHERWISE NOTED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ANY MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THESE PLANS OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL REMOVE ALL TREES INCLUDING MAJOR ROOT SYSTEMS AND OTHER OBSTRUCTIONS NECESSARY FOR PUBLIC IMPROVEMENTS OR FOR PUBLIC SAFETY AS DIRECTED BY THE CITY ENGINEER AND THE PROJECT ARBORIST.
- ALL EXISTING WELLS, SEPTIC TANKS, OR HOLDING TANKS LOCATED ON THE PROPERTY SHALL BE SEALED, FILLED AND ABANDONED PRIOR TO THE START OF GRADING OPERATIONS, AS DIRECTED BY THE CITY ENGINEER. CONTRACTOR SHALL OBTAIN APPROPRIATE COUNTY PERMITS AND INSPECTIONS AND SUBMIT COPIES TO ENGINEERING DIVISION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND FACILITIES, WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 811, 48 HOURS PRIOR TO ANY EXCAVATION. WORK SHALL START WITHIN 5 DAYS AFTER THE ISSUANCE OF A USA INQUIRY IDENTIFICATION NUMBER. COMPLETE REMOVAL OF THE USA MARKINGS SHALL BE WITHIN 2 WORKING DAYS AFTER COMPLETION OF THE EXCAVATION, BACKFILL AND SURFACE REPLACEMENT OR FOURTEEN (14) CALENDAR DAYS FOLLOWING THE ISSUANCE OF THE INQUIRY IDENTIFICATION NUMBER WHICHEVER IS EARLIER.
- IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY OR S.O.P.A. HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL GRADING OPERATIONS AND RECEIVE APPROVAL OF SAID SCHEDULE FROM THE CITY ENGINEER PRIOR TO OR THE DAY OF THE PRE-CONSTRUCTION CONFERENCE.

**GENERAL NOTES CONTINUED**

- NO GRADING OR RELATED WORK SHALL BE DONE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE FROM THE SITE ALL MATERIALS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION OPERATIONS.
- A PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AT LEAST TWO WORKING DAYS IN ADVANCE OF COMMENCEMENT OF ANY CONSTRUCTION WORK FOR THE IMPROVEMENTS DELINEATED WITHIN THIS SET OF PLANS. THE FOLLOWING INDIVIDUALS SHALL BE IN ATTENDANCE: OWNER, LANDSCAPE ARCHITECT, CONTRACTORS, CITY ENGINEER, CONSTRUCTION INSPECTOR OR THEIR AUTHORIZED REPRESENTATIVES.
- BEST MANAGEMENT PRACTICES SHALL BE UTILIZED AT ALL TIMES TO COMPLY WITH THE CITY OF HAYWARD STORM WATER MANAGEMENT AND DISCHARGE CENTRAL ORDINANCE.
- STOCKPILED TOPSOIL SHALL BE UTILIZED FOR ONSITE REVEGETATION ONLY.
- REFUELING OF VEHICLES AND EQUIPMENT SHALL BE PROHIBITED WITHIN 100 FEET OF ALL DRAINAGES.
- ALL EQUIPMENT AND VEHICLES SHALL BE CLEAN AND FREE OF GREASE AND/OR HYDRAULIC LEAKS.
- ALL TRENCH BACKFILL SHALL CONFORM TO CITY OF HAYWARD STANDARD PLANS. (PUBLIC AND PRIVATE)
- STOCKPILES OF SOIL, TOPSOIL, CONSTRUCTION DEBRIS, OR ANY OTHER MATERIALS WHICH MAY BE A POTENTIAL SOURCE OF WINDBLOWN PARTICULATES SHALL BE COVERED DURING SITE PREPARATION AND CONSTRUCTION ACTIVITIES, AS NECESSARY OR AS DIRECTED BY THE CITY.
- THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- THE CONTRACTOR SHALL SUBMIT A NOISE CONTROL PLAN AND A DUST CONTROL PLAN TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- THE PERMITTEE/CONTRACTOR SHALL NOTIFY THE CITY OF HAYWARD ENGINEERING DIVISION TWO (2) BUSINESS DAYS PRIOR TO THE START OF ANY WORK.
- CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY HIS OPERATION.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN GRADE AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPE, LOW SPOTS OR HAZARDOUS CONDITIONS.
- MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY, STREET SHALL BE SWEEPED WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY.
- A DISPOSAL SITE FOR ANY OFF-SITE HAUL OF DIRT MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN. THE OFF-SITE HAUL ROUTE FOR EXCESS DIRT OR CONSTRUCTION DEBRIS IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SUBMIT HIS ANNUAL O.S.H.A. PERMIT AT THE PRE-CONSTRUCTION MEETING.
- SITE WORK SHALL BE 8:00A.M. TO 5:00P.M., MONDAY THROUGH FRIDAY WITH NO WORK ON WEEKENDS AND HOLIDAYS UNLESS AUTHORIZED BY THE CITY ENGINEER.
- MINIMUM BUILDING ADDRESS SHALL BE 12 INCHES HIGH WITH 1.5 INCH STROKE. WHEN BUILDING IS LOCATED GREATER THAN 50 FEET FROM THE STREET FRONTAGE, ADDRESS SHALL BE MINIMUM 16 INCHES HIGH WITH 1.5 INCH STROKE. TENANT SPACE NUMBER SHALL BE 6 INCHES HIGH WITH 0.75 INCH STROKE ON A CONTRASTING BACKGROUND SO AS TO BE VISIBLE FROM THE STREET.

**TRAFFIC CONTROL NOTES**

- TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "TRAFFIC CONTROLS IN CONSTRUCTION AND MAINTENANCE WORK ZONES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL PROVIDE, AT ALL TIMES, LIGHTS, SIGNS, BARRICADES, CONES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROLS.
- THE CONTRACTOR SHALL LIMIT ANY LANE CLOSURES TO ONE LANE AT A TIME AND TO ONE SIDE OF THE ROADWAY ON ANY UNDIVIDED STREET UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF HAYWARD ENGINEERING DEPARTMENT.
- THE PERMITTEE SHALL NOTIFY, IN WRITING, ANY PROPERTY/BUSINESS OWNERS OF IMPENDING DETOURS OR LANE CLOSURES THAT MAY IMPACT THEIR PROPERTY AND/OR BUSINESS. THE WRITTEN NOTICE WILL BE HAND DELIVERED THREE (3) BUSINESS DAYS PRIOR TO IMPLEMENTING THE DETOUR AND/OR LANE CLOSURE. THE PERMITTEE SHALL SUBMIT TO THE CITY PROOF THAT NOTICE WAS GIVEN AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF WORK.
- OVERNIGHT STORAGE OF CONSTRUCTION MATERIALS AND/OR EQUIPMENT IS NOT PERMITTED IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF HAYWARD. NO STORAGE OF MATERIAL SHALL BE ALLOWED, AT ANY TIME, WITHIN 40 FOOT OF AN INTERSECTION OR DRIVEWAY.

**FIRE DISTRICT NOTES:**

- FIRE APPARATUS ROADWAYS MUST BE INSTALLED AND FIRE HYDRANT IN SERVICE PER CONSTRUCTION STAGING PLAN PRIOR TO THE COMMENCEMENT OF ANY COMBUSTIBLE MATERIAL. (2" OF ASPHALT IS REQUIRED TO BE INSTALLED.) FINAL LIFT OF ASPHALT TO BE INSTALLED WITHIN 30 DAYS OF SUBSTANTIAL COMPLETION.
- PRIOR TO COMMENCEMENT OF FRAMING, CONTRACTOR TO CONTACT CITY OF HAYWARD FIRE DEPARTMENT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE
- ALL DOMESTIC WATER PIPE TO BE SCHEDULE 80 PVC ~ w/ SOLVENT WELD FITTINGS
- ALL FIRE WATER PIPE TO BE C900 PVC CLASS 305. ALL FIRE LINES SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT NFPA STANDARDS. ALL VALVE AND FITTINGS SHALL BE UL AN FM APPROVED. FIRE WATER LINES WILL BE SUBJECT TO THE PREPARATION OF SHOP DRAWINGS TO BE SUBMITTED BY THE OWNERS FIRE WATER UNDERGROUND CONTRACTOR FOR FIRE DEPARTMENT PERMIT INSPECTION PURPOSES.
- BACKFLOW PREVENTOR TO BE APPROVED AND TO BE INSTALLED PER CITY OF HAYWARD REQUIREMENTS.
- ALL FIRE LINE EQUIPMENT TO BE UL LISTED AND/OR FM APPROVED AS APPROVED BY THE CITY OF HAYWARD FIRE DEPARTMENT.
- FIRE LINE INSTALLATION TO INCLUDE THRUST RESTRAINT AT ALL BENDS, ELBOWS, AND/OR AS REQUIRED BY NFPA AND THE CITY OF HAYWARD FIRE DEPARTMENT.
- ALL PROPOSED BUILDINGS WILL BE SPRINKLERED IN CONFORMANCE WITH NFP1.3.

**STORM DRAIN NOTES:**

- ON-SITE STORM DRAIN PIPE 12" & 15" SHALL BE "ADS N-12 WT 1B" REFER TO ADS FOR INSTALLATION REQUIREMENTS.
- ON-SITE STORM DRAIN PIPE 6" SOLID & PERFORATED SHALL BE SDR-35.
- ALL OVER FLOW INLETS WITH BIO-RETENSION AREAS SHALL BE INSTALLED WITH A "TREM TOP HAT FILTER"

**PRIVATE SANITARY SEWER FACILITIES**

- ON-SITE PRIVATE SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC PIPE IN CONFORMANCE WITH ASTM D 3034, SDR 26 OR AWWA C900, CLASS 200.
- ALL SEWER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY'S "SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER MAINS AND APPURTANANCES (12" DIAMETER OR LESS)," LATEST REVISION AT THE TIME OF PERMIT APPROVAL.

**WATER SYSTEM NOTES**

- ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE PERFORMED BY CITY FORCES AT THE DEVELOPER/APPLICANT'S EXPENSE.
- ONLY CITY WATER DISTRIBUTION FORCES SHALL PERFORM OPERATION OF VALVES ON THE CITY OF HAYWARD WATER SYSTEM.
- IF THE WATER SERVICE CANNOT BE REUSED FOR THE PROPOSED DEVELOPMENT, IT SHALL BE ABANDONED BY THE CITY WATER DISTRIBUTION PERSONNEL AT THE DEVELOPER/APPLICANT'S EXPENSE.
- 6" DOMESTIC, AND FIRE SUPPRESSION WATER LINE ELBOWS SHALL BE DUCTILE IRON MJ X MJ WITH MEGALUG. CONCRETE THRUST BLOCK RESTRAINT SHALL NOT BE USED.
- IRRIGATION LINES SHOWN ON THIS PLAN SET NOT TO BE CONSTRUCTED.
- CONTRACTOR TO TIE INTO EXISTING IRRIGATION SYSTEM

**ADOPTED BUILDING CODES ENFORCED IN HAYWARD**

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Plumbing Code
- 2019 California Mechanical Code
- 2019 California Energy Code
- 2019 California Green Building Standards Code "CalGreen"
- The City of Hayward Reach Code

Storm Water Monitoring & Reporting  
Land Development Engineering  
Environmental Engineering  
Municipal Engineering  
Surveying & Mapping  
Construction Staking



2655 Stanwell Drive, Suite 105  
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Web: www.milaniassociates.com

APN: 416-200-22-6

**TRACT #8775**  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**GENERAL NOTES**

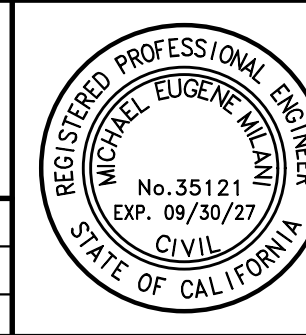
ALAMEDA COUNTY

2492 D STREET

CALIFORNIA

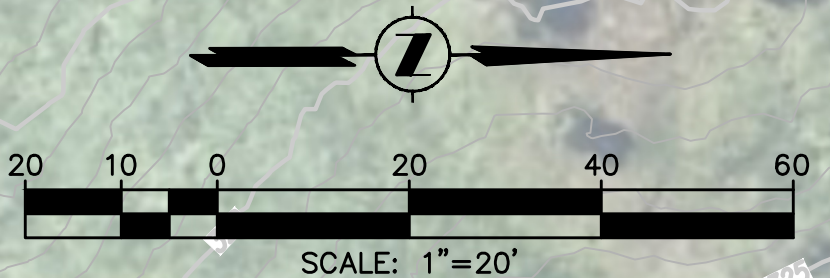
DESIGNED UNDER THE DIRECTION OF:

<i>Michael E. Milani</i>		DECEMBER 2025	
MICHAEL E. MILANI	R.C.E. No. 35121	EXP. 09/30/27	DATE
DESIGN: MEM/SMS	JOB NO: 3636	L.S. No. 5311	EXP. 12/31/27
DRAWN: SMS	DATE: DECEMBER 2025		
CHECKED: KRA	SCALE: AS SHOWN		



NO.	REVISIONS	BY	APP	DATE
	<b>REVIEW COPY</b> SUBJECT TO REVISION <b>NOT FINAL</b> <small>THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP</small>			

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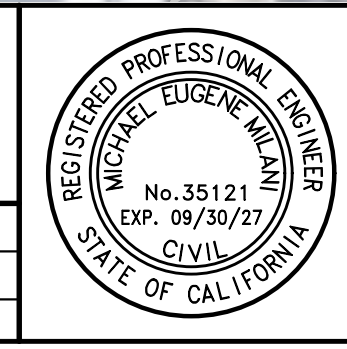
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APN: 416-200-22-6      TRACT #8775      2492 D STREET  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**EXISTING SITE CONDITIONS**  
ALAMEDA COUNTY      CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:  
*Michael E. Milani*  
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R.C.E. No. 35121    EXP. 09/30/27    L.S. No. 5311    EXP. 12/31/27    DATE  
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NO.	REVISIONS	BY	APP	DATE
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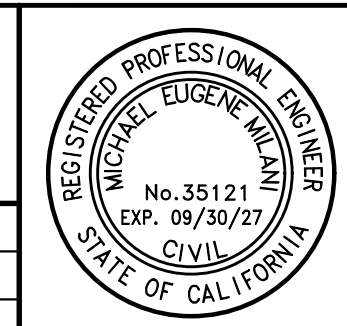
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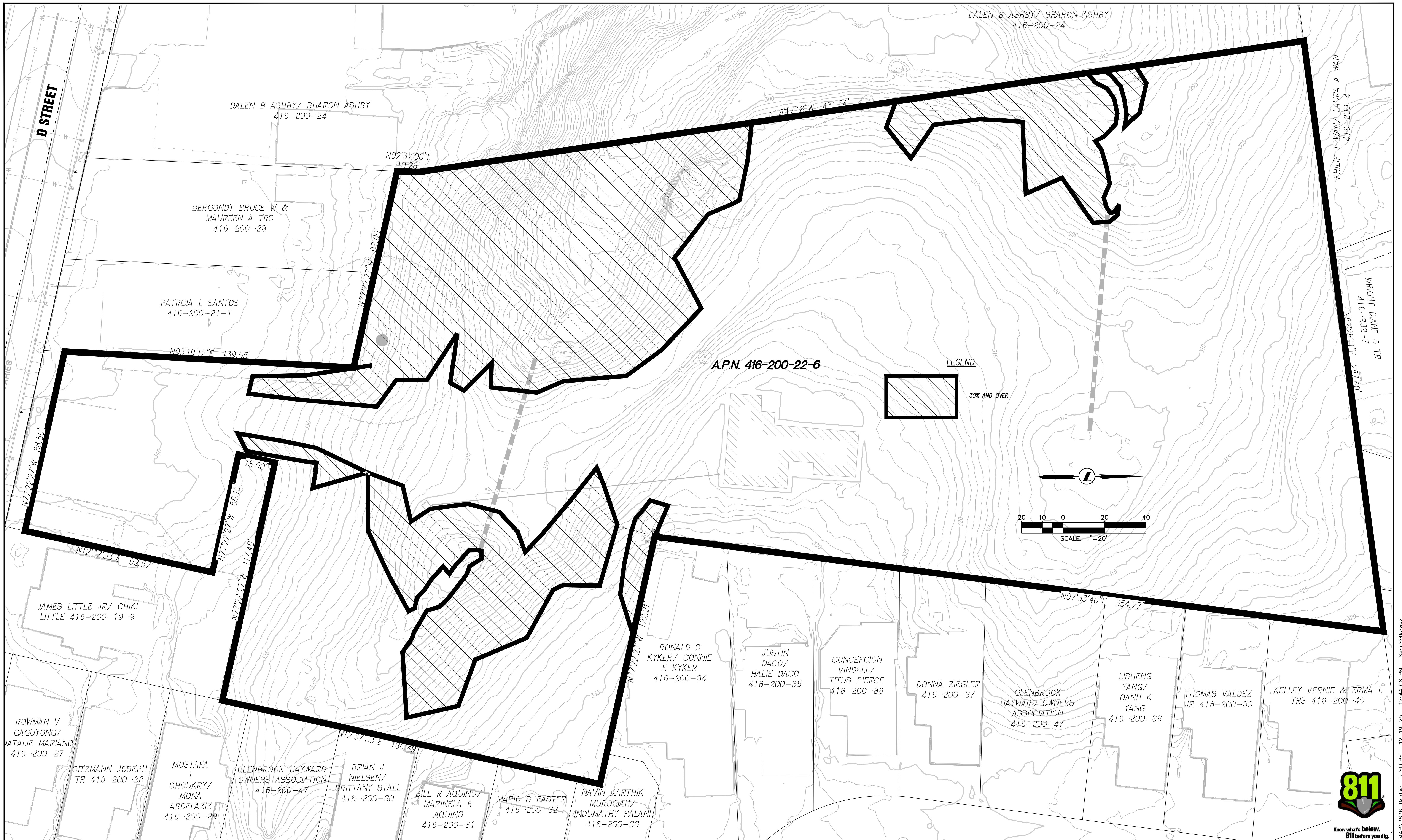
APN: 416-200-22-6 TRACT #8775 2492 D STREET  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**BIOLOGICAL CONSTRAINTS EXHIBIT**  
 ALAMEDA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:  
*Michael E. Milani*  
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**C-4**  
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**TRACT #8775**

**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**

**SLOPE DENSITY MAP**

ALAMEDA COUNTY CALIFORNIA

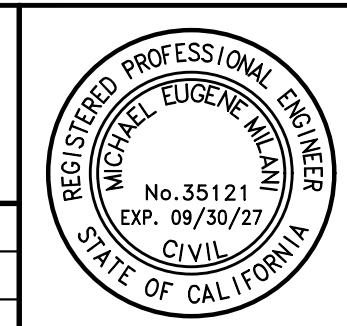
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*Michael E. Milani*

DECEMBER 2025

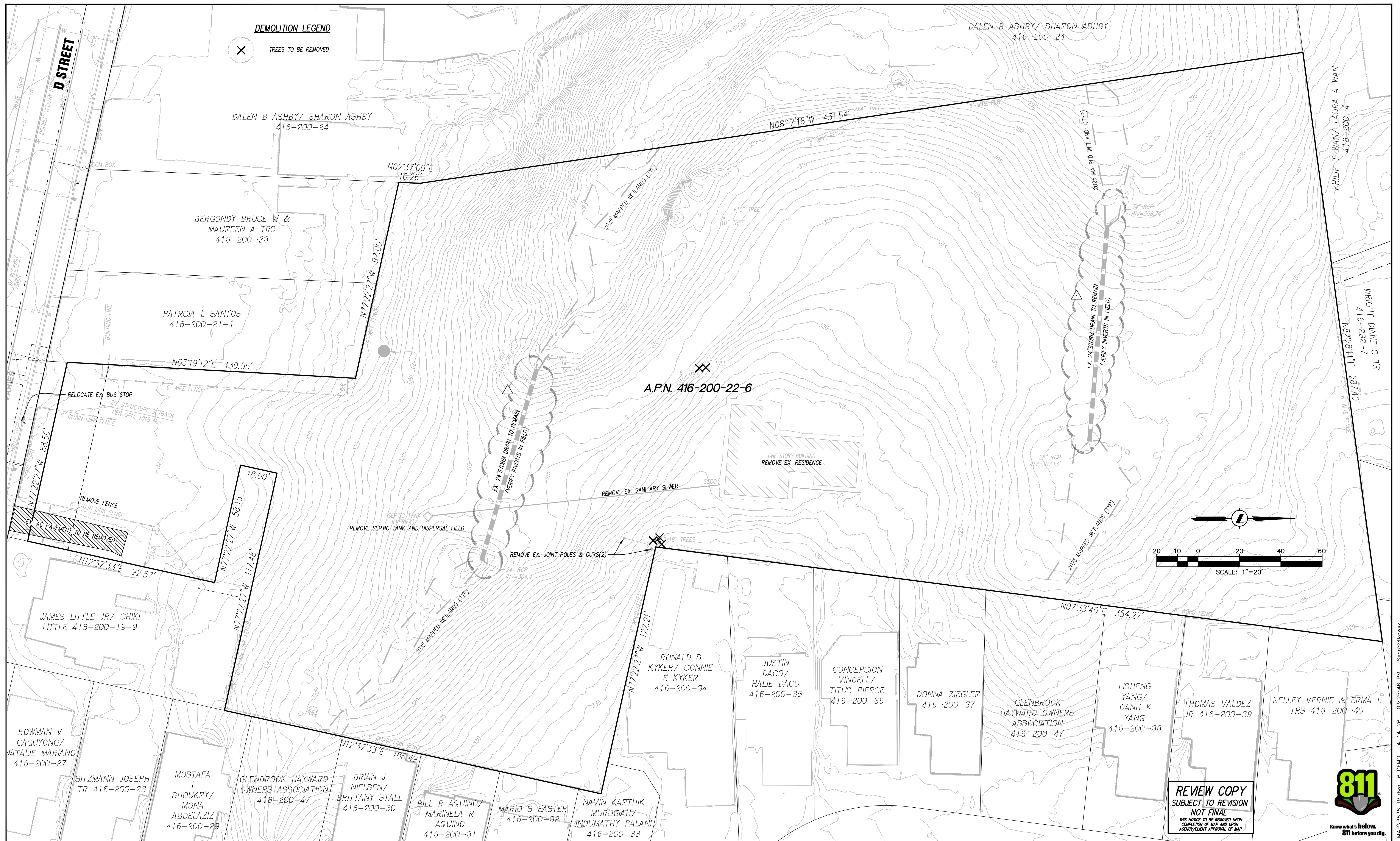
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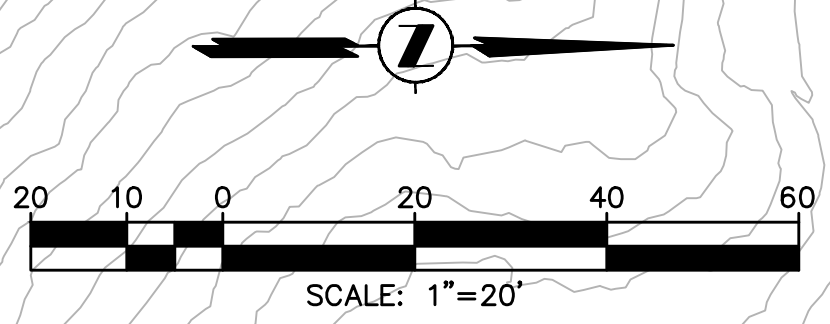
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**DEMOLITION LEGEND**

X TREES TO BE REMOVED



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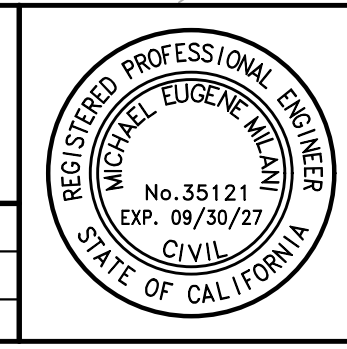


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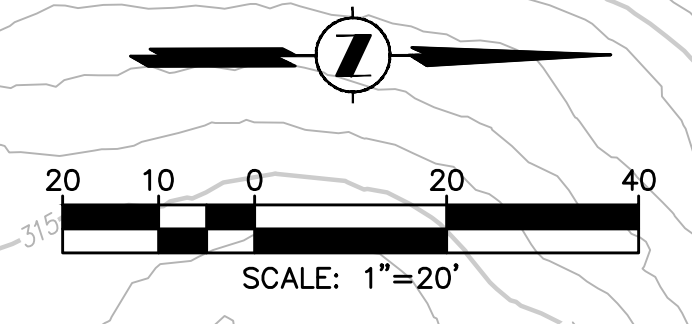
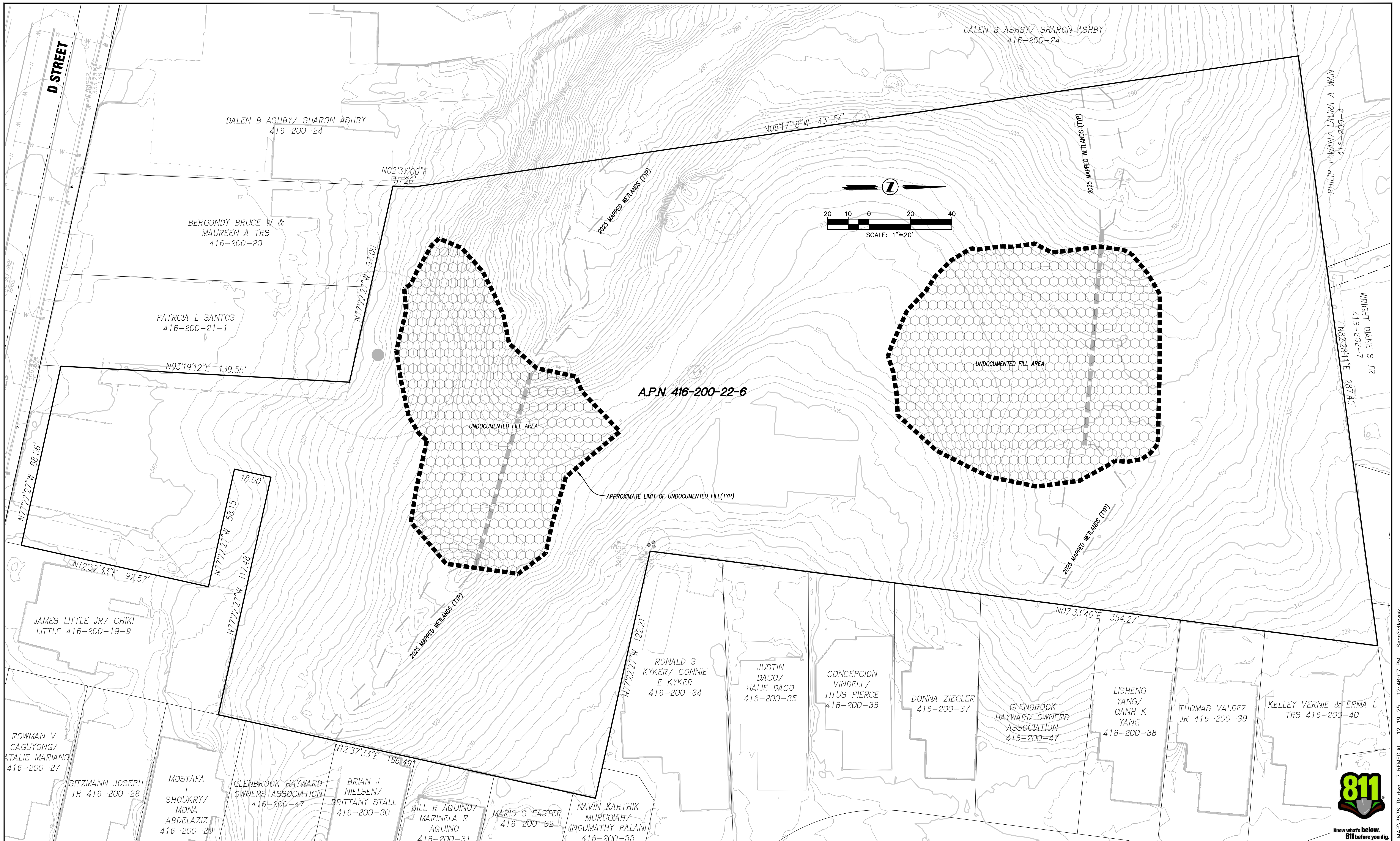
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**TRACT #8775**  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**DEMOLITION PLAN**  
ALAMEDA COUNTY CALIFORNIA

2492 D STREET

DESIGNED UNDER THE DIRECTION OF:  
*Michael E. Milani*  
MICHAEL E. MILANI  
R.C.E. No. 35121 EXP. 09/30/27 L.S. No. 5311 EXP. 12/31/27 DATE: DECEMBER 2025  
JOB NO: 3636  
DESIGN: MEM/SMS  
DRAWN: SMS  
CHECKED: KRA  
DATE: DECEMBER 2025  
SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					<b>C-6</b>
					<b>22</b>
					SHEETS



Storm Water Monitoring & Reporting  
 Land Development Engineering  
 Environmental Engineering  
 Municipal Engineering  
 Surveying & Mapping  
 Construction Staking

**MILANI** & Associates

2655 Stanwell Drive, Suite 105  
 Concord, CA 94520  
 Phone: (925) 674-9082  
 Fax: (925) 674-9279  
 Web: www.milaniassociates.com

APN: 416-200-22-6

**TRACT #8775**

**2492 D STREET**

**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**

**REMEDIAL GRADING PLAN**

ALAMEDA COUNTY CALIFORNIA

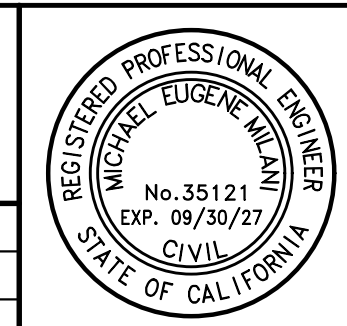
DESIGNED UNDER THE DIRECTION OF:

*Michael E. Milani*

DECEMBER 2025

MICHAEL E. MILANI  
 R.C.E. No. 35121 EXP. 09/30/27 L.S. No. 5311 EXP. 12/31/27 DATE

DESIGN: MEM/SMS JOB NO: 3636  
 DRAWN: SMS DATE: DECEMBER 2025  
 CHECKED: KRA SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE
	<b>REVIEW COPY</b>			
	<b>SUBJECT TO REVISION</b>			
	<b>NOT FINAL</b>			
<small>THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP</small>				

SHEET

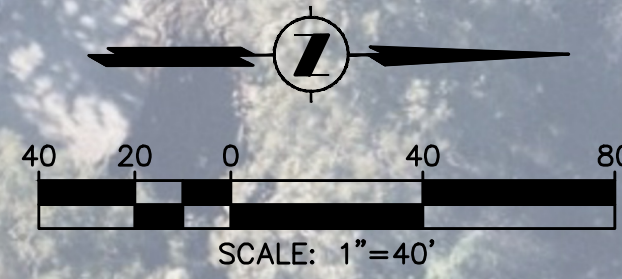
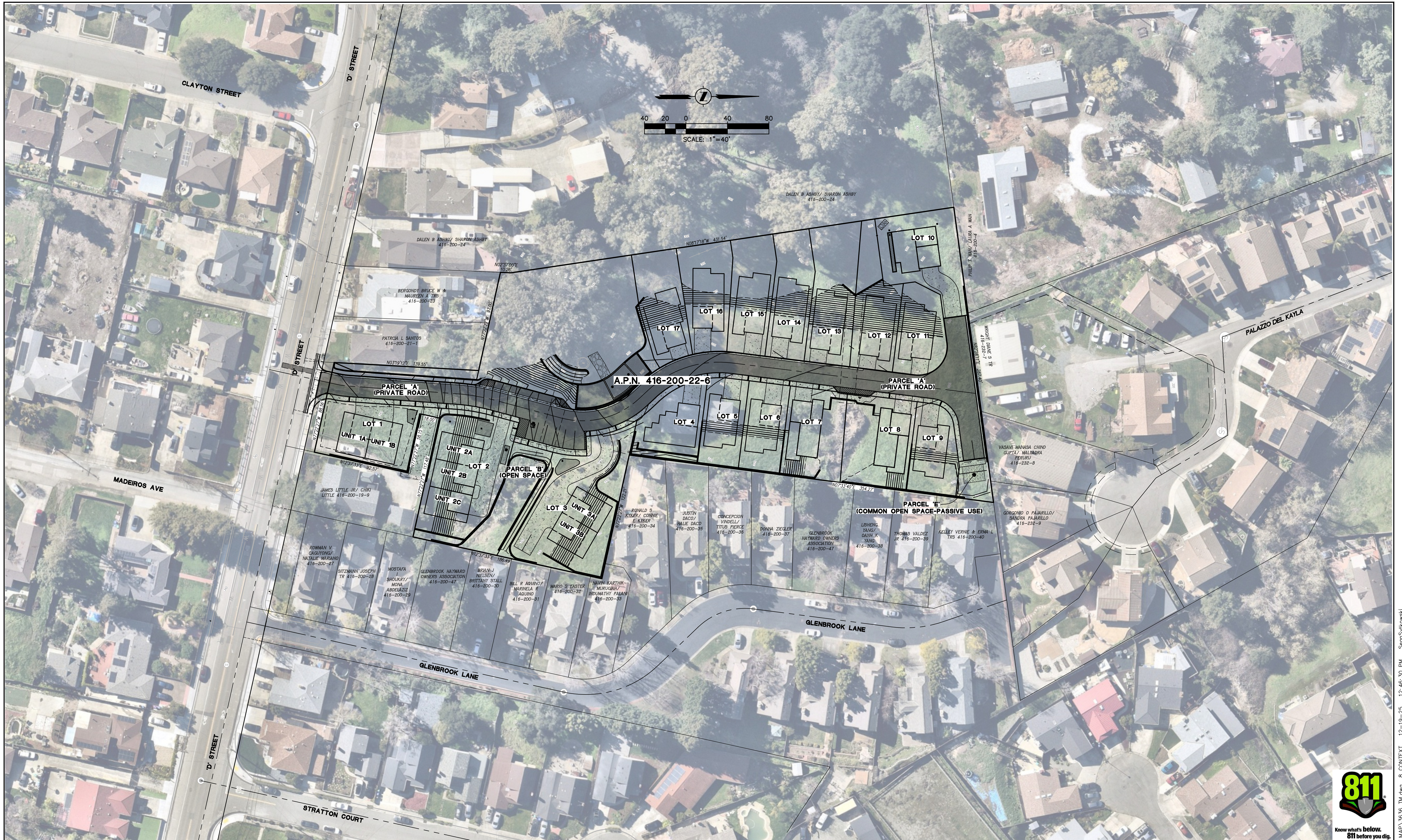
**C-7**

OF

**22**

SHEETS





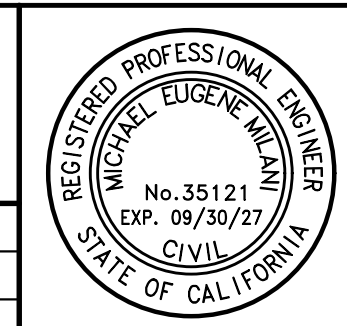
Storm Water Monitoring & Reporting  
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APN: 416-200-22-6  
**TRACT #8775**  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**CONTEXTUAL NEIGHBORHOOD EXHIBIT**  
 ALAMEDA COUNTY CALIFORNIA

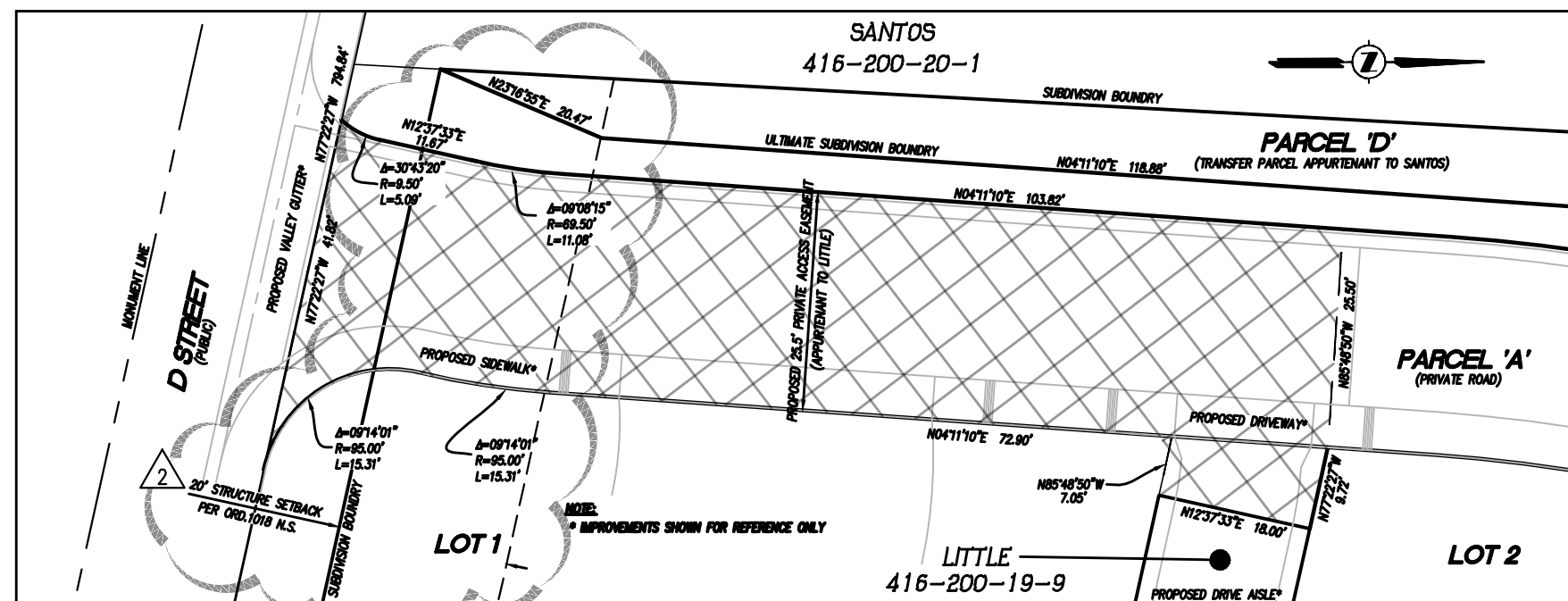
2492 D STREET  
 DESIGNED UNDER THE DIRECTION OF:  
*Michael E. Milani*  
 MICHAEL E. MILANI  
 R.C.E. No. 35121 EXP. 09/30/27 L.S. No. 5311 EXP. 12/31/27 DATE  
 DESIGN: MEM/SMS JOB NO: 3636  
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SHEET  
**C-8**  
 OF  
**22**  
 SHEETS





**LITTLE PRIVATE ACCESS DETAIL**

SCALE - 1" = 10'



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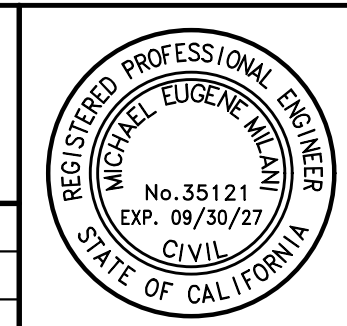
**TRACT #8775**  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**OVERALL SITE PLAN**

2492 D STREET

ALAMEDA COUNTY

CALIFORNIA

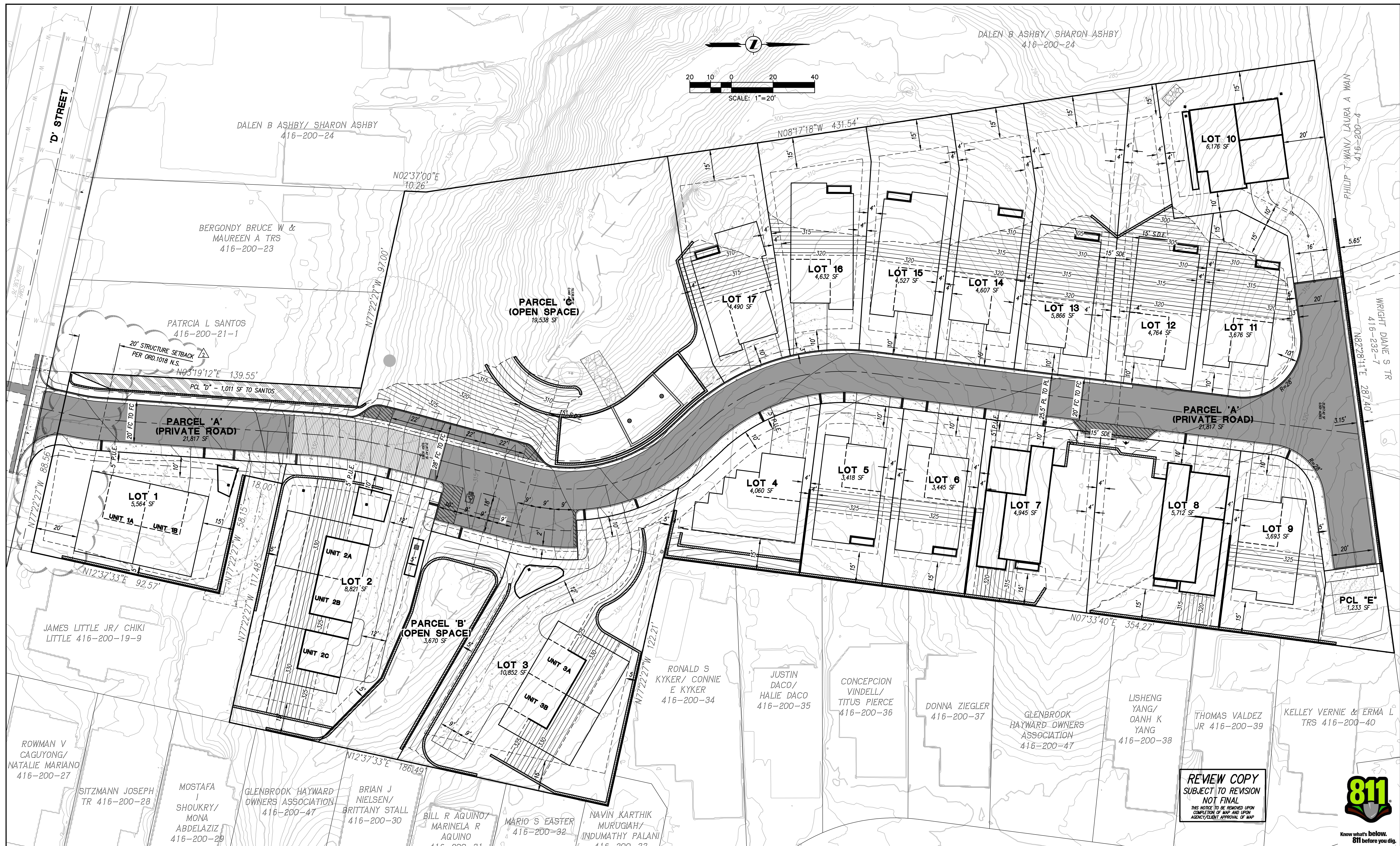
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MICHAEL E. MILANI  
R.C.E. No. 35121 EXP. 09/30/27 L.S. No. 5311 EXP. 12/31/27 DATE  
DESIGN: MEM/SMS JOB NO: 3636  
DRAWN: SMS DATE: DECEMBER 2025  
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NO.	REVISIONS	BY	APP	DATE	SHEET
					<b>C-9</b>
1	ADD ORD.1018 N.S. STRUCTURE SETBACK TO LOT 1	SMS		04/13/26	OF 22 SHEETS
2	REVISE PER FIRE COMMENTS, UPDATE C3 PLAN & DETAILS	SMS		03/01/26	

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COMPLETION OF MAP AND UPON  
AGENCY/CLIENT APPROVAL OF MAP





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 Environmental Engineering  
 Municipal Engineering  
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 Construction Staking

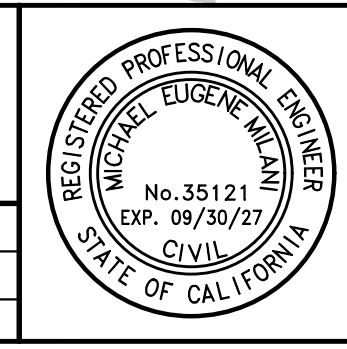


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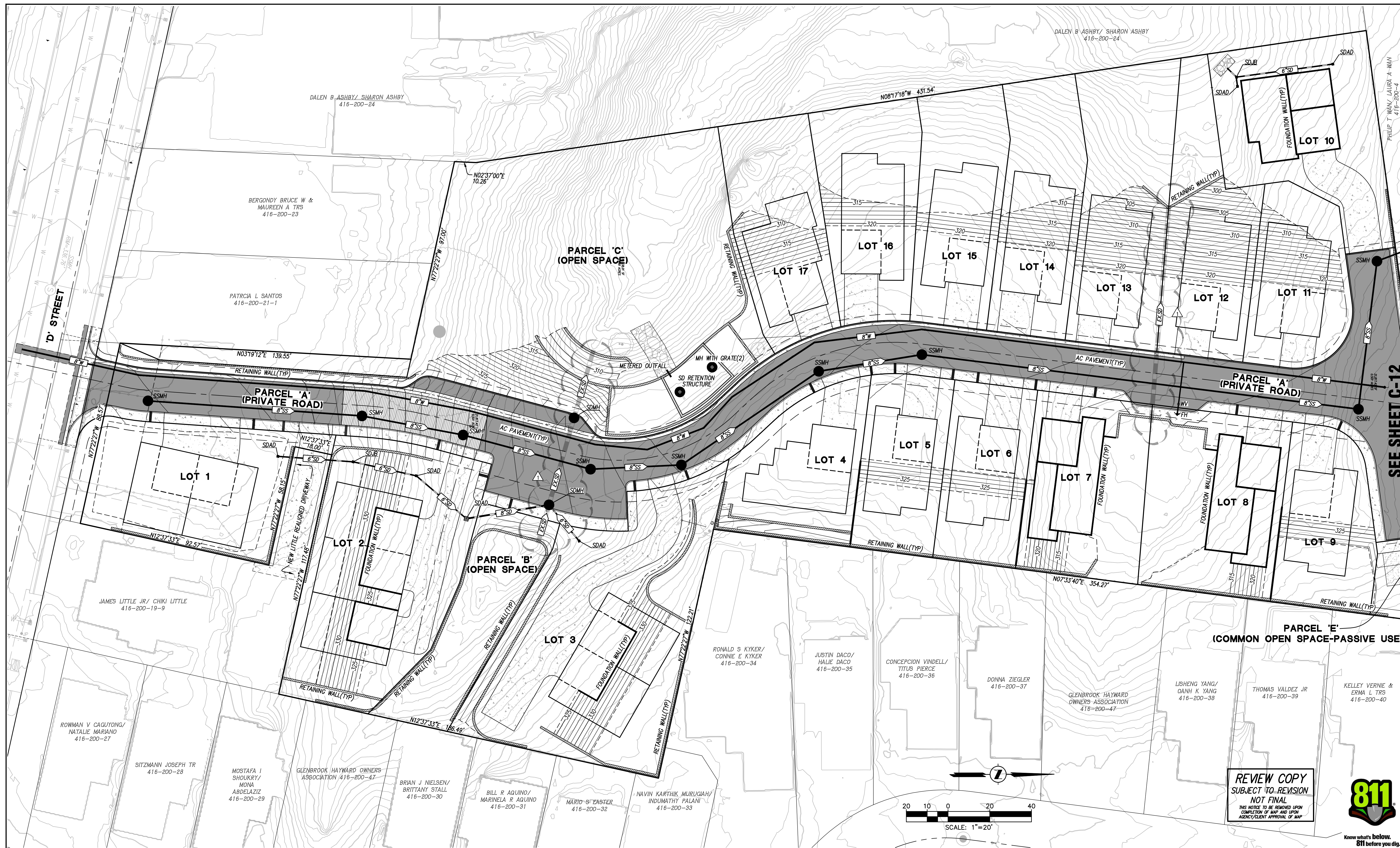
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**TRACT #8775**  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**LOTING PLAN**  
 ALAMEDA COUNTY CALIFORNIA

2492 D STREET

DESIGNED UNDER THE DIRECTION OF:  
  
 DECEMBER 2025  
 DATE  
 MICHAEL E. MILANI  
 R.C.E. No. 35121 EXP. 09/30/27 L.S. No. 5311 EXP. 12/31/27  
 DESIGN: MEM/SMS JOB NO: 3636  
 DRAWN: SMS DATE: DECEMBER 2025  
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NO.	REVISIONS	BY	APP	DATE	SHEET
2	ADD ORD.1018 N.S. STRUCTURE SETBACK TO LOT 1	SMS		04/13/26	OF 22 SHEETS



DALEN B ASHBY / SHARON ASHBY  
416-200-24

DALEN B ASHBY / SHARON ASHBY  
416-200-24

BERGONDY BRUCE W &  
MAUREEN A TRS  
416-200-23

PATRCIA L SANTOS  
416-200-21-1

JAMES LITTLE JR / CHIKI LITTLE  
416-200-19-9

ROWMAN V CAGUYONG/  
NATALIE MARIANO  
416-200-27

SITZMANN JOSEPH TR  
416-200-28

MOSTAFA I  
SHOUKRY /  
MONA  
ABDELAZIZ  
416-200-29

GLENBROOK HAYWARD OWNERS  
ASSOCIATION 416-200-47

BRIAN J NIELSEN/  
BRITTANY STALL  
416-200-30

BILL R AGUIRO/  
MARINELA R AGUIRO  
416-200-31

MARIO S' EASTER  
416-200-32

NAVIN KARTHIK MURUGAH/  
INDUMATHY PALANI  
416-200-33

RONALD S KYKER/  
CONNIE E KYKER  
416-200-34

JUSTIN DACO/  
HALIE DACO  
416-200-35

CONCEPCION VINDELL/  
TITUS PIERCE  
416-200-36

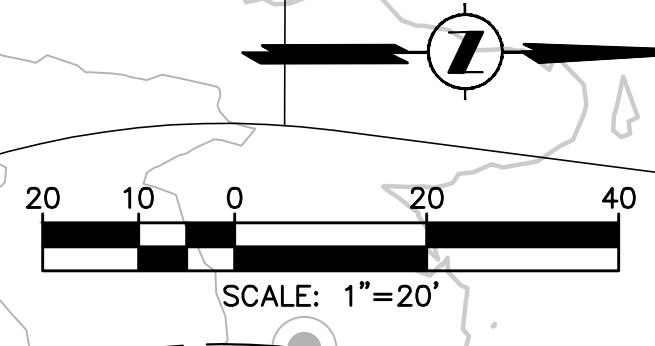
DONNA ZIEGLER  
416-200-37

GLENBROOK HAYWARD  
OWNERS ASSOCIATION  
416-200-47

LISHENG YANG/  
DANH K YANG  
416-200-38

THOMAS VALDEZ JR  
416-200-39

KELLEY VERNIE &  
ERMA L TRS  
416-200-40



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Land Development Engineering  
Environmental Engineering  
Municipal Engineering  
Surveying & Mapping  
Construction Staking



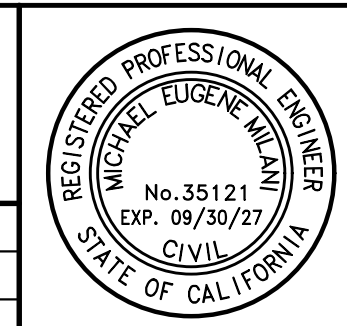
2655 Stanwell Drive, Suite 105  
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APN: 416-200-22-6  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
ALAMEDA COUNTY

**TRACT #8775**  
**COMPOSITE UTILITY PLAN**

2492 D STREET  
CALIFORNIA

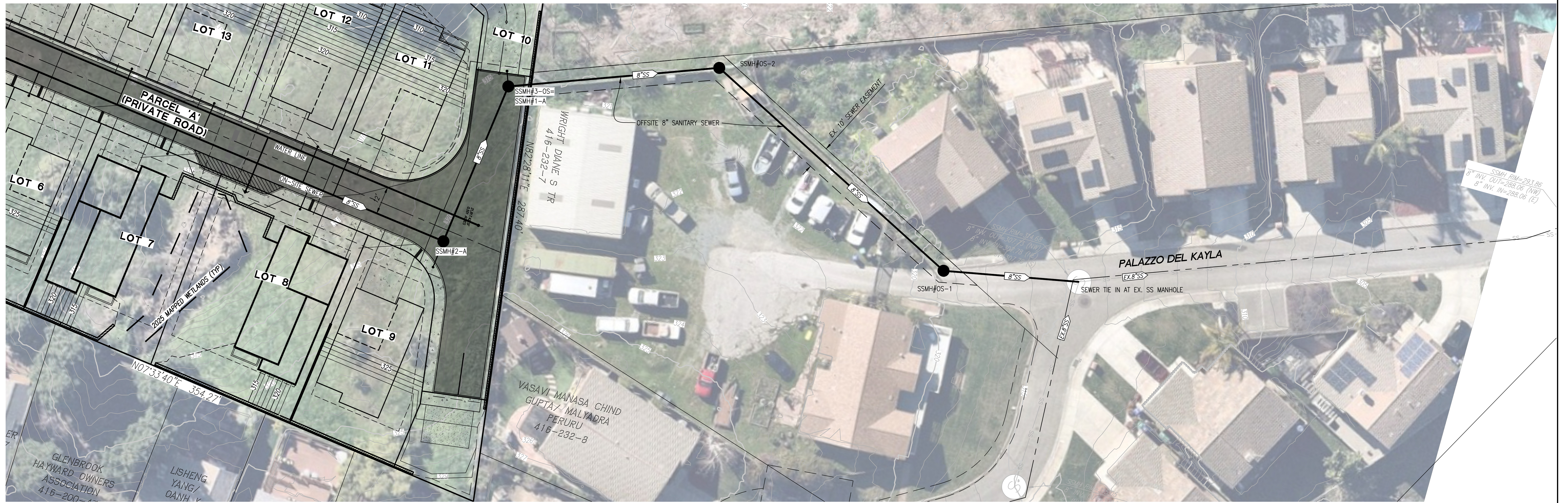
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MICHAEL E. MILANI  
R.C.E. No. 35121 EXP. 09/30/27  
L.S. No. 5311 EXP. 12/31/27  
DATE: DECEMBER 2025  
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DESIGN: MEM/SMS  
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DATE: DECEMBER 2025  
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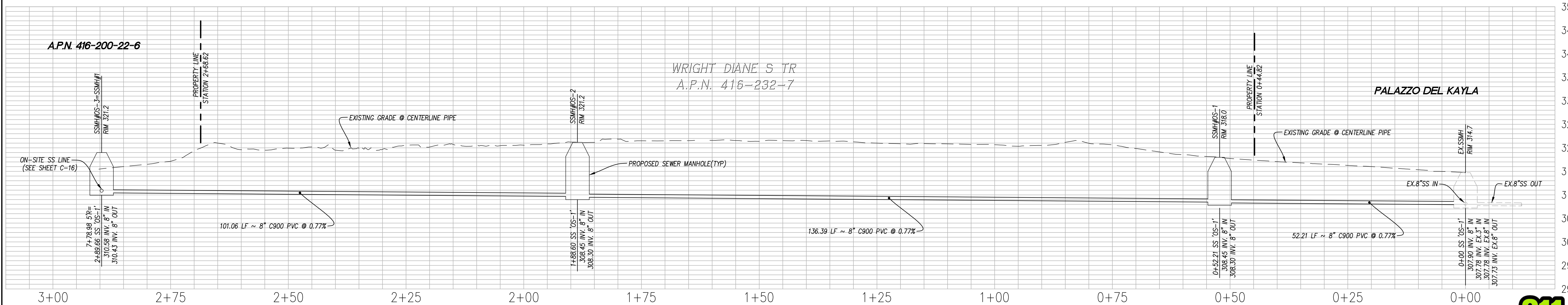
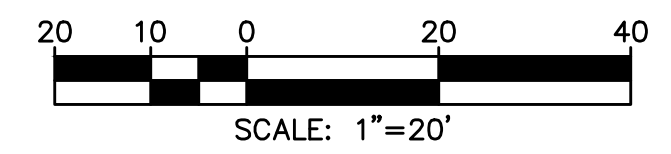
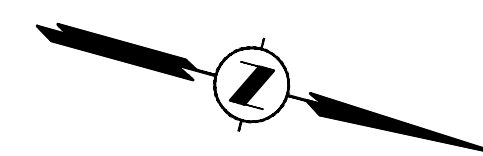
NO.	REVISIONS	BY	APP	DATE	SHEET
					<b>C-11</b>
					<b>22</b>
					SHEETS

REVISE PER FIRE COMMENTS, UPDATE C3 PLAN & DETAILS SMS 03/01/26 OF

R:\Jobs\3636\TENTATIVE MAP\3636.TM.dwg 11 UTIL 4-13-26 12:41:18 PM SeanSakowski



**OFF-SITE SANITARY SEWER PLAN**



**OFF-SITE SANITARY SEWER PROFILE**

Storm Water Monitoring & Reporting  
Land Development Engineering  
Environmental Engineering  
Surveying & Mapping  
Construction Staking



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Phone: (925) 674-9082  
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APN: 416-200-22-6

TRACT #8775

2492 D STREET

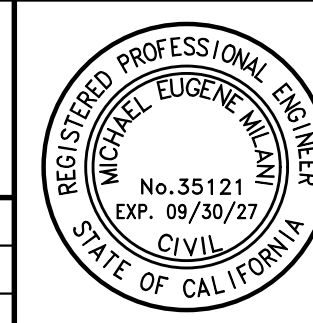
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**OFFSITE SANITARY SEWER EXHIBIT**

ALAMEDA COUNTY

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

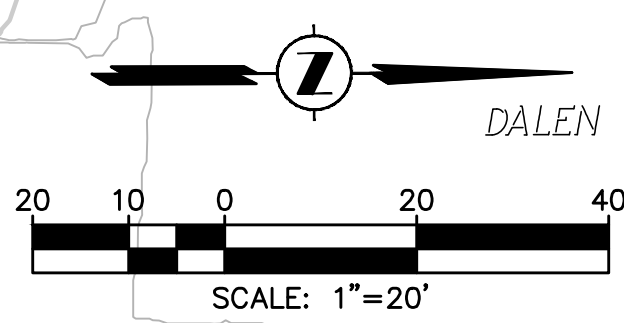
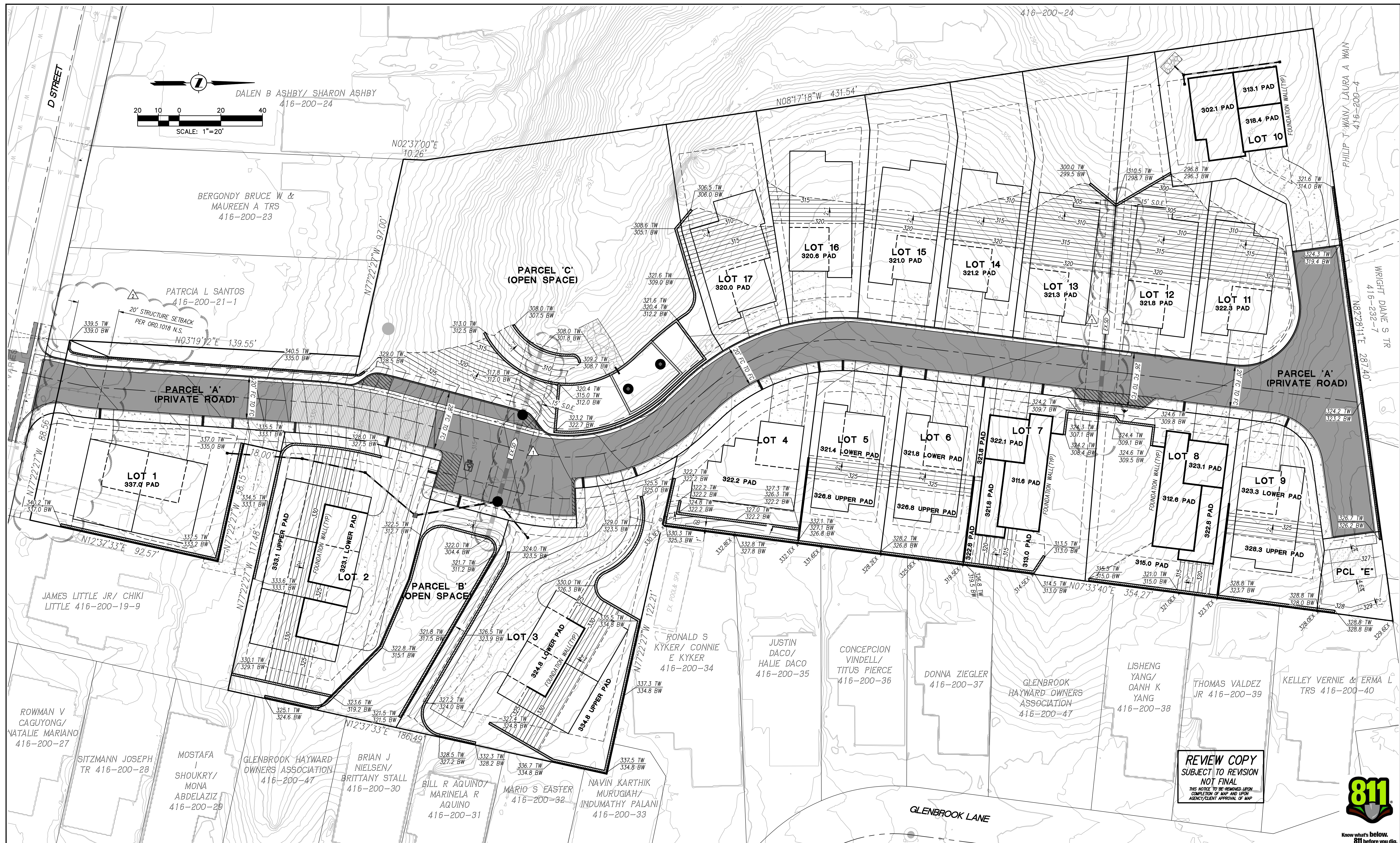
*Michael E. Milani*  
MICHAEL E. MILANI  
R.C.E. No. 35121 EXP. 09/30/27 DATE: DECEMBER 2025  
L.S. No. 5311 EXP. 12/31/27  
JOB NO: 3636  
DESIGN: MEM/SMS  
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NO.	REVISIONS	BY	APP	DATE

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SHEET  
**C-12**  
OF  
**22**  
SHEETS



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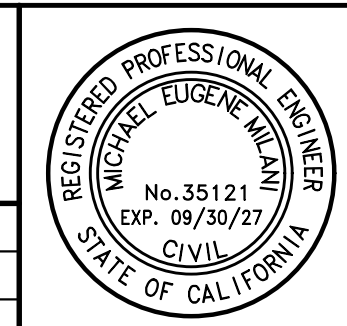
APN: 416-200-22-6  
**ALAMEDA COUNTY**

**TRACT #8775**  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**ROUGH GRADING PLAN**

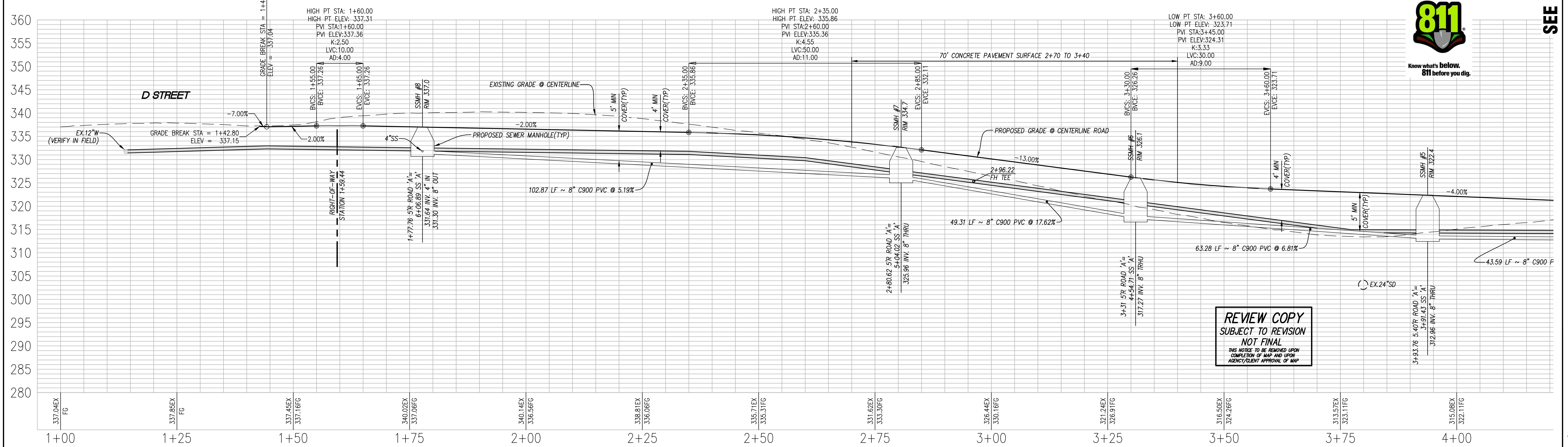
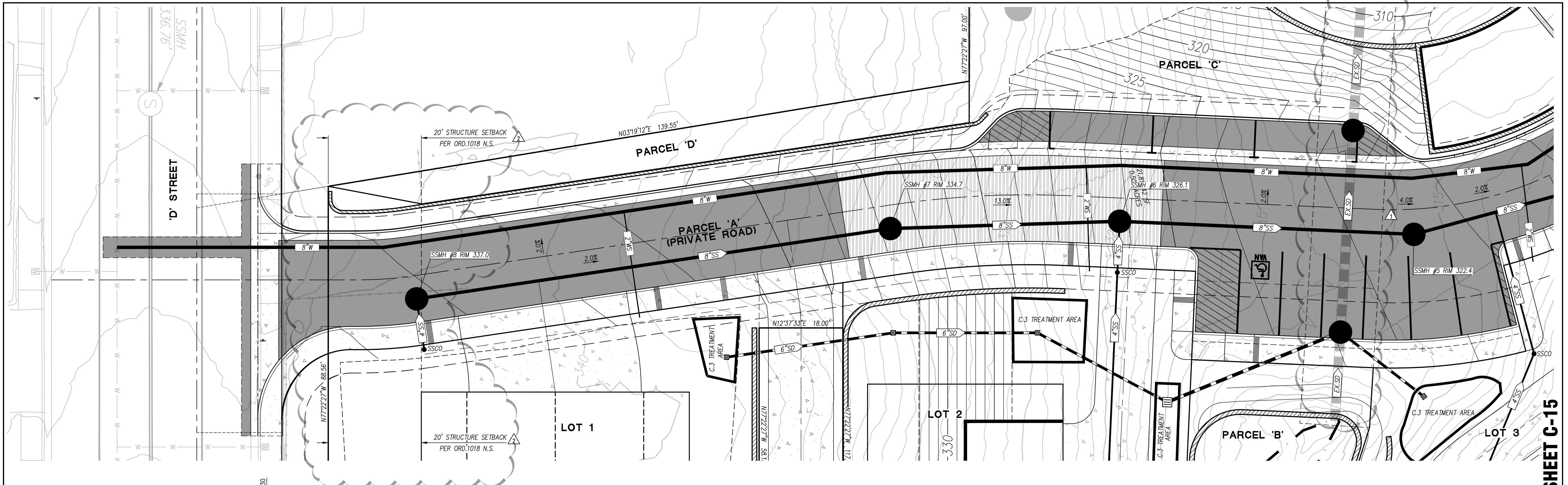
**2492 D STREET**  
**CALIFORNIA**

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI R.C.E. No. 35121 EXP. 09/30/27	L.S. No. 5311 EXP. 12/31/27	DATE
DESIGN: MEM/SMS	JOB NO: 3636	
DRAWN: SMS	DATE: DECEMBER 2025	
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NO.	REVISIONS	BY	APP	DATE	SHEET
					<b>C-13</b>
▲	ADD ORD.1018 N.S. STRUCTURE SETBACK TO LOT 1	SMS		04/13/26	OF 22 SHEETS
▲	REVISE PER FIRE COMMENTS, UPDATE C3 PLAN & DETAILS	SMS		03/01/26	



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SEE SHEET C-15

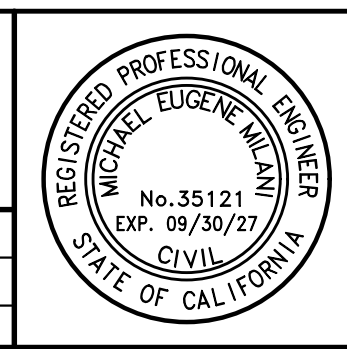
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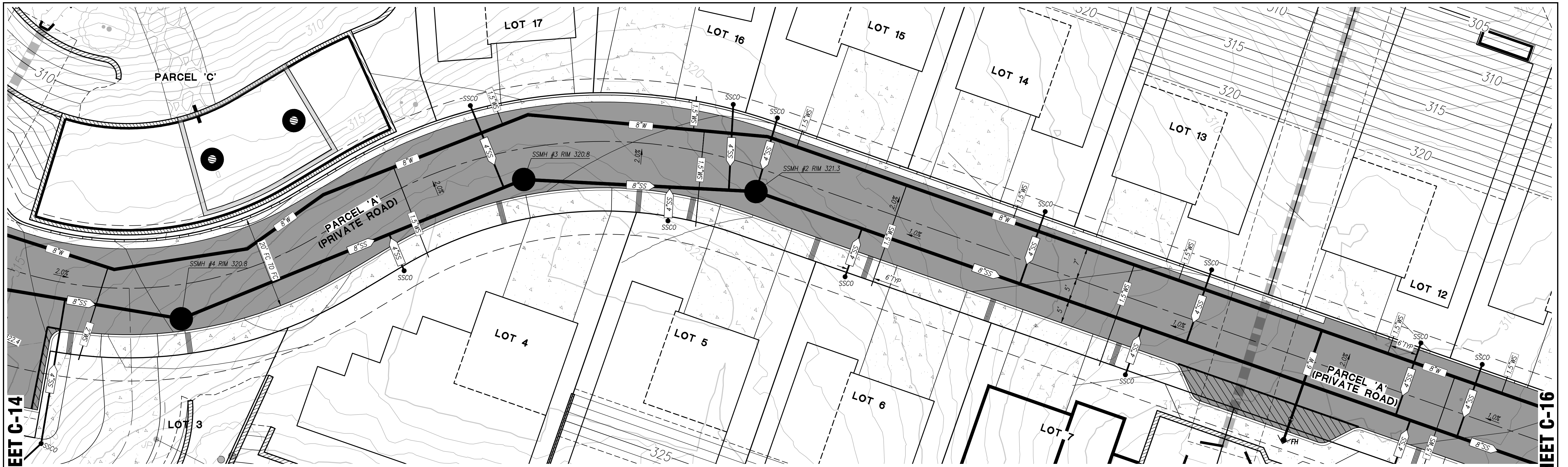
APN: 416-200-22-6  
**TRACT #8775**  
**2492 D STREET**  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**PRIVATE ROAD PROFILE 1+00 TO 4+00**  
 ALAMEDA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:  
  
 MICHAEL E. MILANI  
 R.C.E. No. 35121 EXP. 09/30/27  
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2	ADD ORD.1018 N.S. STRUCTURE SETBACK TO LOT 1	SMS		04/13/26
3	REVISE PER FIRE COMMENTS, UPDATE C3 PLAN & DETAILS	SMS		03/01/26

SHEET  
**C-14**  
 OF  
**22**  
 SHEETS

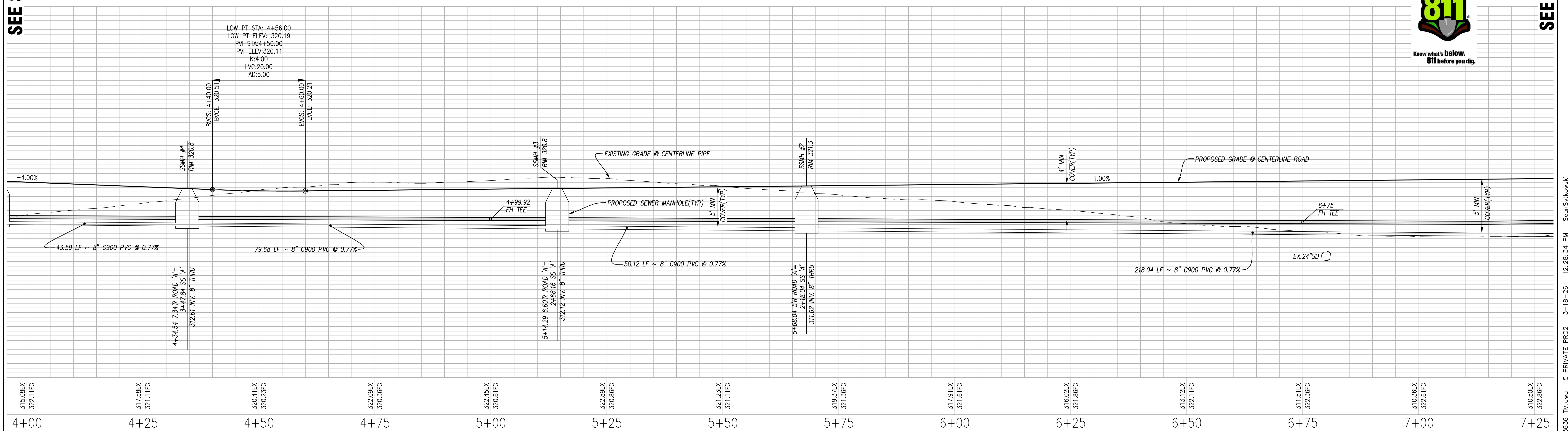


SEE SHEET C-14

SEE SHEET C-16



Know what's below. 811 before you dig.



315.08EX 322.11FG	317.56EX 321.11FG	320.41EX 320.23FG	322.09EX 320.36FG	322.45EX 320.61FG	322.88EX 320.86FG	321.23EX 321.11FG	319.37EX 321.36FG	317.91EX 321.61FG	316.02EX 321.86FG	313.12EX 322.11FG	311.51EX 322.36FG	310.36EX 322.61FG	310.50EX 322.86FG
4+00	4+25	4+50	4+75	5+00	5+25	5+50	5+75	6+00	6+25	6+50	6+75	7+00	7+25

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TRACT #8775

2492 D STREET

**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**PRIVATE ROAD PROFILE 4+00 TO 7+25**

ALAMEDA COUNTY

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

*Michael E. Milani*  
MICHAEL E. MILANI  
R.C.E. No. 35121 EXP. 09/30/27

DECEMBER 2025

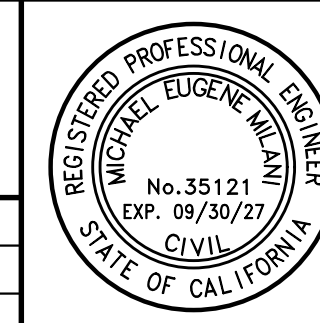
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DRAWN: SMS

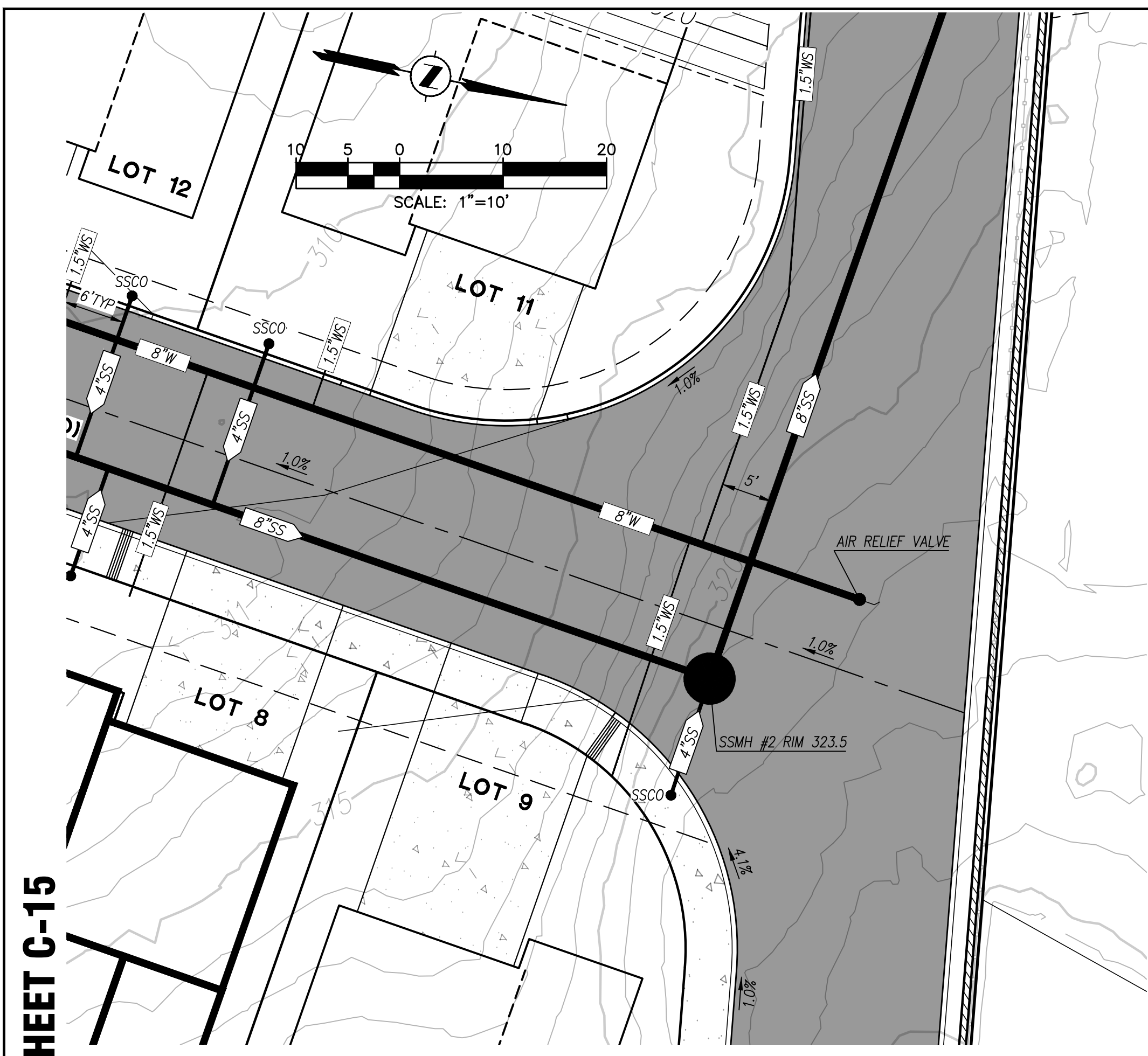
CHECKED: KRA

DATE: DECEMBER 2025

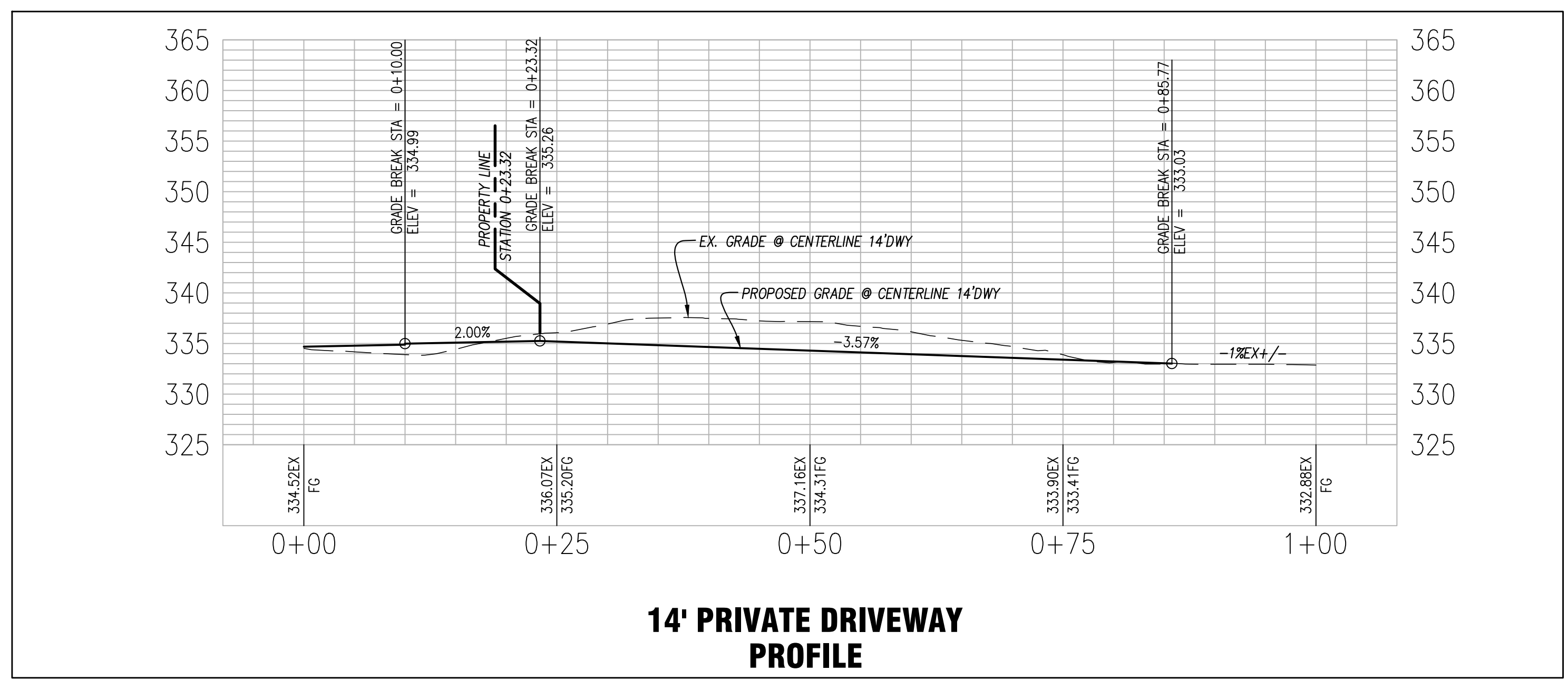
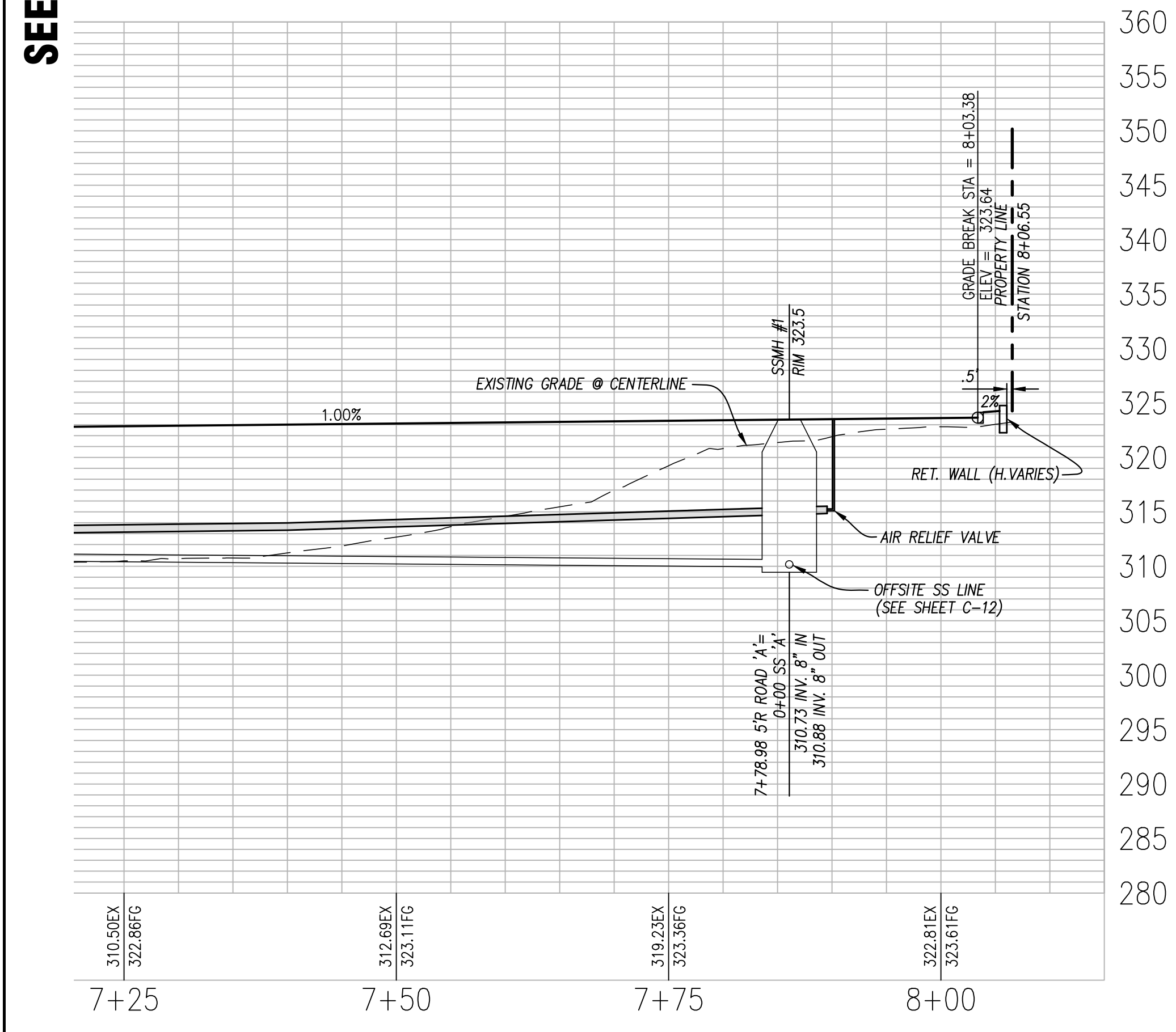
SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
	<b>REVIEW COPY</b> SUBJECT TO REVISION NOT FINAL				<b>C-15</b>
	<small>THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP.</small>				<b>22</b>
					OF SHEETS



14' PRIVATE DRIVEWAY  
PLAN VIEW



14' PRIVATE DRIVEWAY  
PROFILE

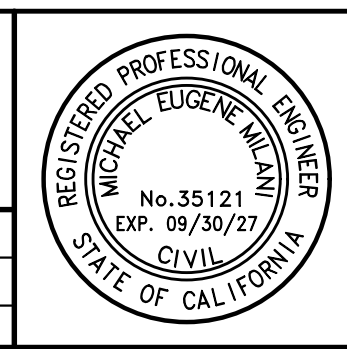
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Environmental Engineering  
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APN: 416-200-22-6 TRACT #8775 2492 D STREET  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**PRIVATE ROAD PROFILE 7+25 TO END AND PRIVATE DRIVEWAY**  
ALAMEDA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:  
*Michael E. Milani*  
MICHAEL E. MILANI R.C.E. No. 35121 EXP. 09/30/27 DATE DECEMBER 2025  
DESIGN: MEM/SMS L.S. No. 5311 EXP. 12/31/27  
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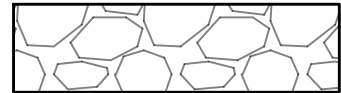
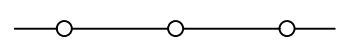


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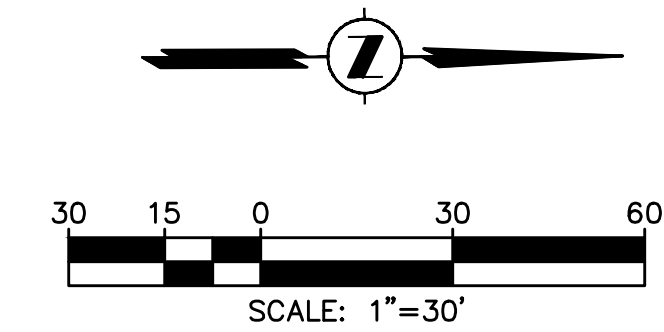
SHEET  
**C-16**  
OF  
**22**  
SHEETS



Know what's below.  
811 before you dig.

### EROSION CONTROL LEGEND

-  STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET C-21)
-  SILT FENCE (SEE DETAIL, SHEET C-21)
-  8" FIBER ROLL (SEE DETAIL, SHEET C-21)
-  INLET PROTECTION (SEE DETAIL, SHEET C-21)



Storm Water Monitoring & Reporting  
Land Development Engineering  
Environmental Engineering  
Municipal Engineering  
Surveying & Mapping  
Construction Staking



2655 Stanwell Drive, Suite 105  
Concord, CA 94520  
Phone: (925) 674-9082  
Fax: (925) 674-9279  
Web: www.milaniassociates.com

APN: 416-200-22-6

TRACT #8775

2492 D STREET

## VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN EROSION CONTROL PLAN

ALAMEDA COUNTY

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

*Michael E. Milani*

DECEMBER 2025

MICHAEL E. MILANI  
R.C.E. No. 35121 EXP. 09/30/27

L.S. No. 5311 EXP. 12/31/27

DESIGN: MEM/SMS

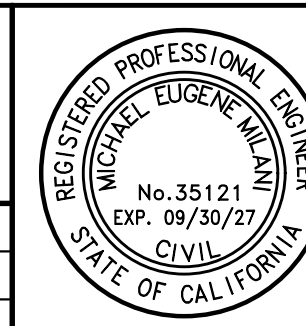
JOB NO: 3636

DRAWN: SMS

DATE: DECEMBER 2025

CHECKED: KRA

SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
	<b>REVIEW COPY</b> SUBJECT TO REVISION <b>NOT FINAL</b> <small>THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP</small>				<b>C-17</b>
					<b>22</b>
					OF SHEETS



Know what's below. 811 before you dig.



Project Name: D STREET  
Project Type: Treatment Only  
APN: 416-200-22-6  
Drainage Area: 136,522  
Mean Annual Precipitation: 21.0

Self-Treating DMAs table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IV. Areas Draining to IMPs table with columns: IMP Name, IMP Type, Soil Group, DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP1 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP2 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP3 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP4 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP5 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP6 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP7 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP8 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP9 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP10 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP11 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP12 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP13 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP14 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP15 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP16 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP17 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP18 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP19 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP20 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP21 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP22 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP23 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP24 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

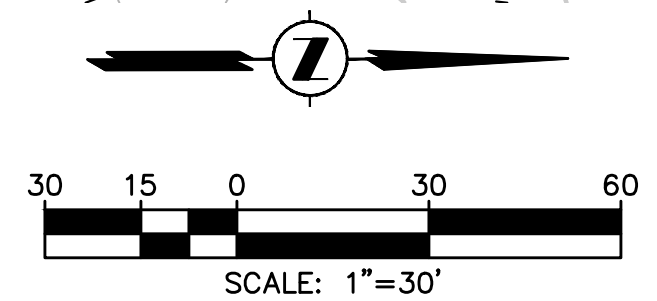
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IMP Name: IMP26 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP27 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP28 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.

IMP Name: IMP29 table with columns: DMA Name, Area (sq ft), Post Project Surface Type, DMA Runoff Factor, DMA Area x Runoff Factor, IMP Sizing Factor, Rain Adjustment Factor, Minimum Area or Volume, Proposed Area or Volume.



C.3 ABBREVIATIONS

- BIO: BIO-RETENTION AREA
DMA: DRAINAGE MANAGEMENT AREA
AGP: ABOVE GROUND PLANTER
IMP: INTEGRATED MANAGEMENT PRACTICE
L: LANDSCAPING
P: PAVED SURFACE(S)
R: ROOF
SF: SQUARE FEET
ST: SELF TREATING

C.3 LEGEND

- COMBINATION IMPERVIOUS SURFACE (ROOF & PAVEMENT)
IMPERVIOUS SURFACE
C.3 TREATMENT AREA
SELF-TREATING DMA (LANDSCAPE)
C.3 DMA BOUNDARY
C.3 IMP BOUNDARY
PROPERTY BOUNDARY

REVIEW COPY SUBJECT TO REVISION NOT FINAL THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

PROJECT C.3 DATA TABLE with columns: ITEM, DESCRIPTION, AREA SF/AC, MINIMUM REQUIRED TREATMENT AREA (SF), PROVIDED TREATMENT AREA (SF). Rows include Roof & Pavement, Treated Landscape, Self-Treating Landscape, Bio-Retention, Above-Ground Planter, and Site Totals.

Storm Water Monitoring & Reporting Land Development Engineering Environmental Engineering Municipal Engineering Surveying & Mapping Construction Staking MILANI & Associates

APN: 416-200-22-6 TRACT #8775 2492 D STREET VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN C.3 COMPLIANCE PLAN ALAMEDA COUNTY CALIFORNIA

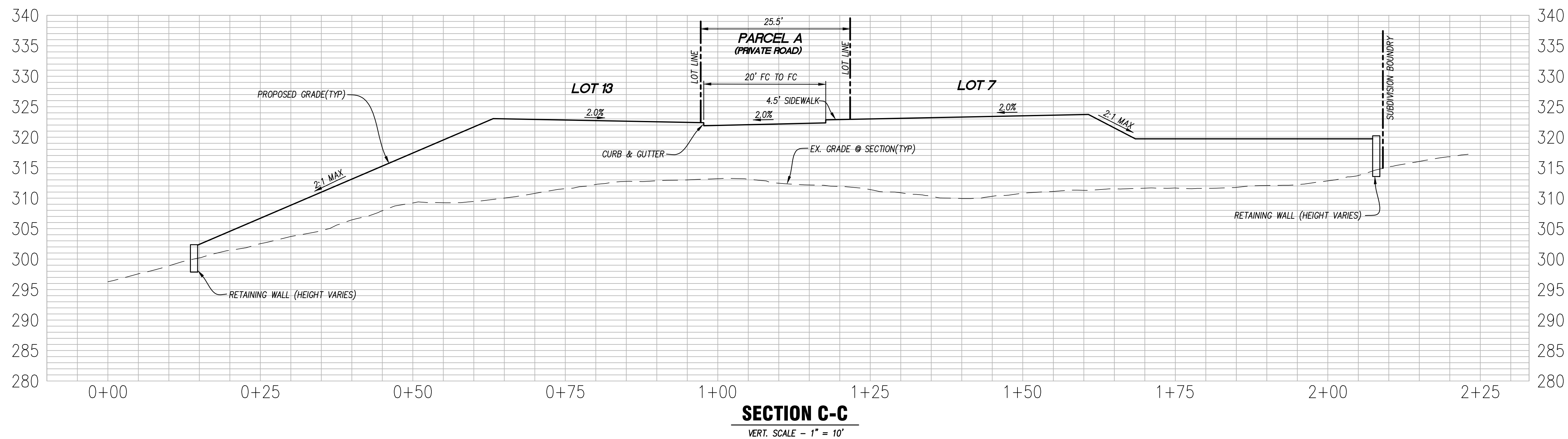
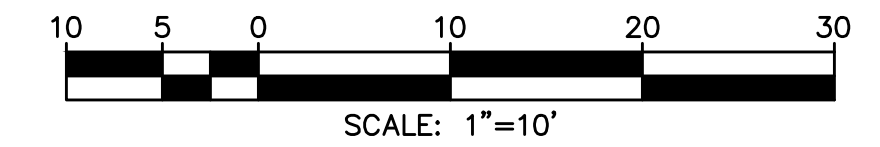
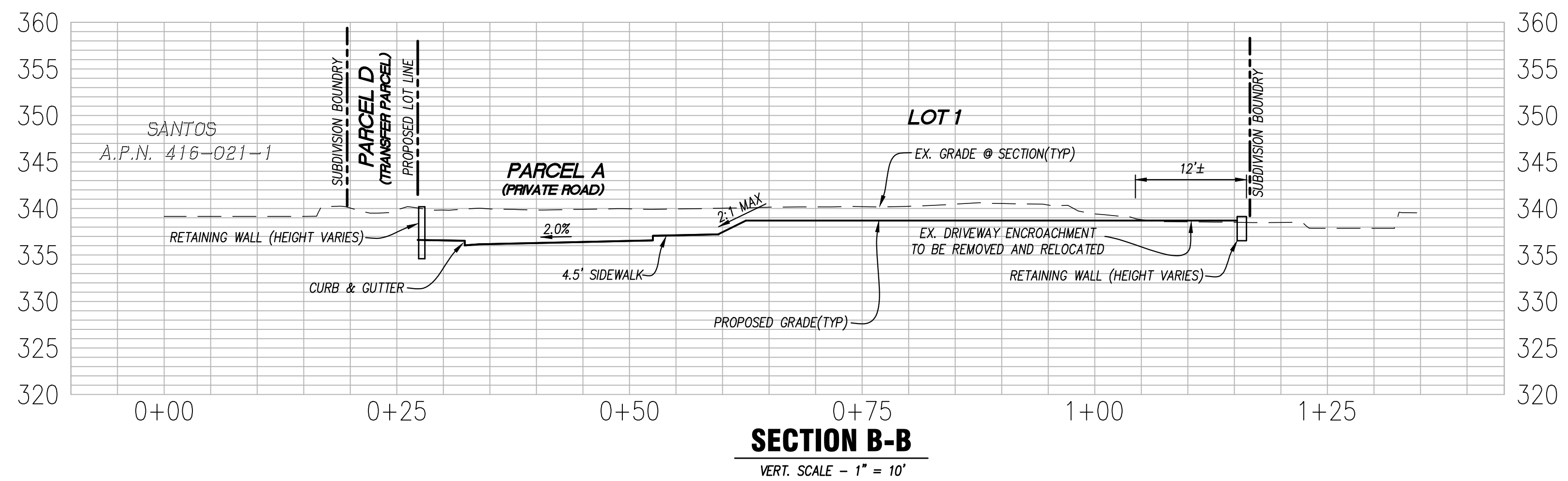
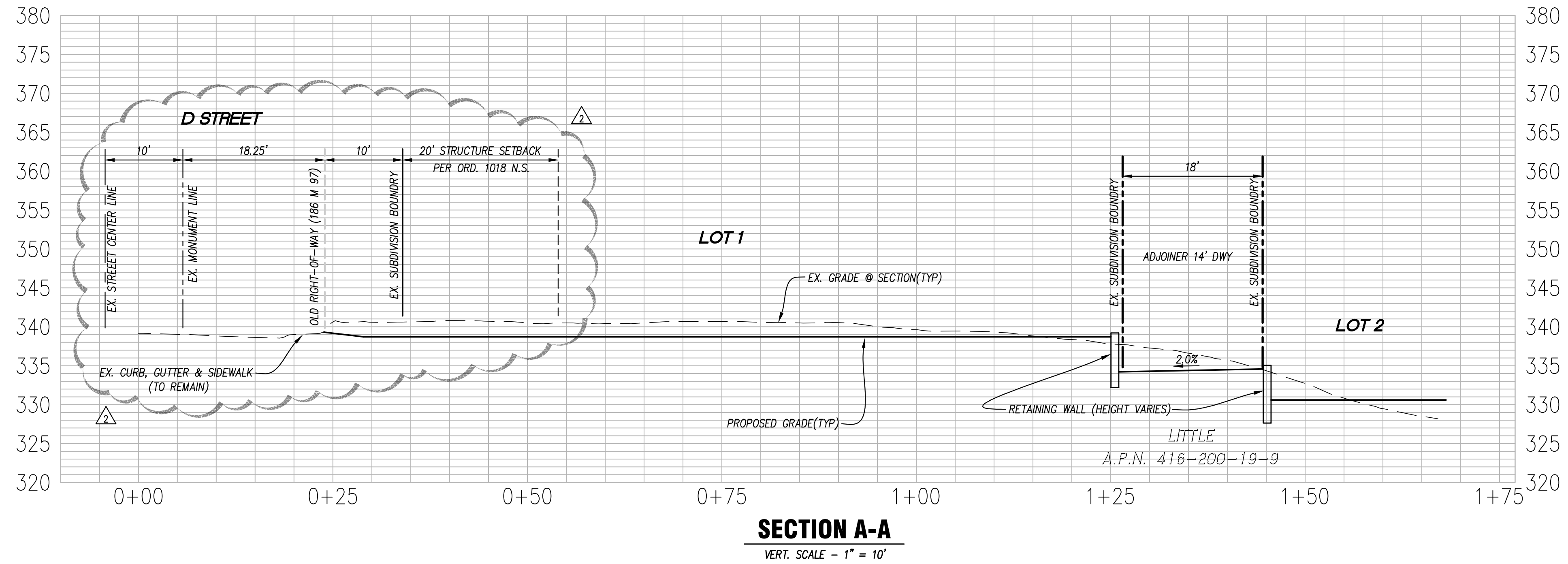
DESIGNED UNDER THE DIRECTION OF: Michael E. Milani, R.C.E. No. 35121, Exp. 09/30/27. DATE: DECEMBER 2025. L.S. No. 5311, Exp. 12/31/27.



Table with columns: NO., REVISIONS, BY, APP, DATE. Includes a note: REVISE PER FIRE COMMENTS, UPDATE C3 PLAN & DETAILS. SHEET 22 OF SHEETS.

Report generated on 3/1/2026 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).





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COMPLETION OF MAP AND UPON  
AGENCY/CLIENT APPROVAL OF MAP



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Land Development Engineering  
Environmental Engineering  
Municipal Engineering  
Surveying & Mapping  
Construction Staking



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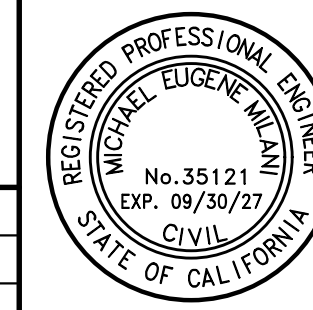
APN: 416-200-22-6  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
ALAMEDA COUNTY

**TRACT #8775**  
**TYPICAL SECTIONS**

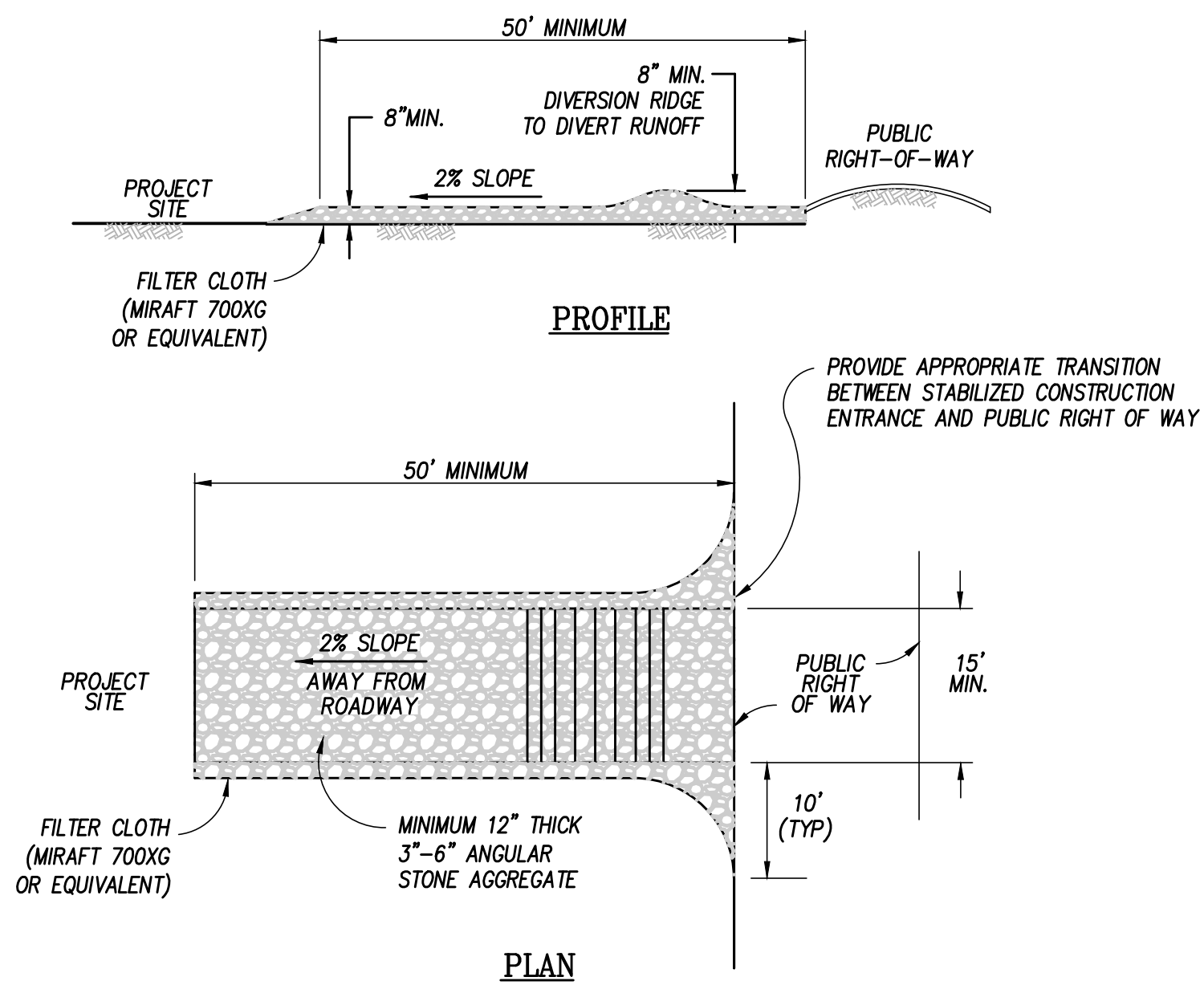
2492 D STREET  
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:  
*Michael E. Milani*  
MICHAEL E. MILANI  
R.C.E. No. 35121 EXP. 09/30/27  
DESIGN: MEM/SMS  
DRAWN: SMS  
CHECKED: KRA

DECEMBER 2025  
DATE  
L.S. No. 5311 EXP. 12/31/27  
JOB NO: 3636  
DATE: DECEMBER 2025  
SCALE: AS SHOWN

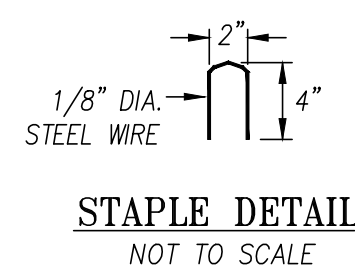
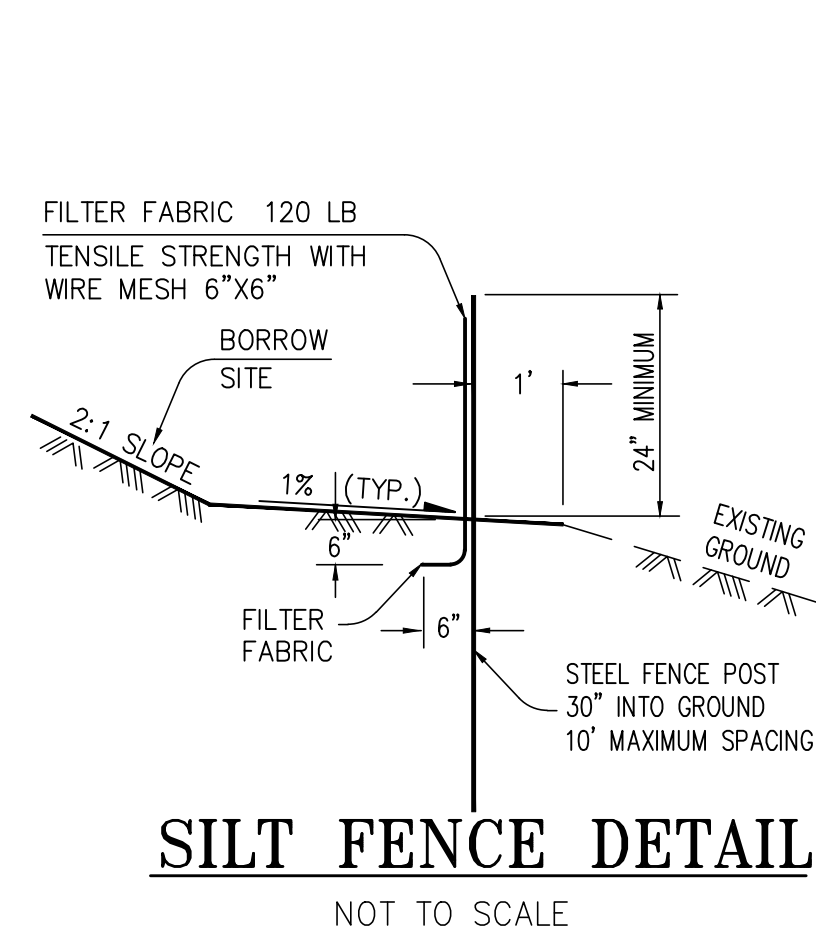


NO.	REVISIONS	BY	APP	DATE	SHEET
2	ADD ORD.1018 N.S. STRUCTURE SETBACK TO LOT 1	SMS		04/13/26	OF 22 SHEETS

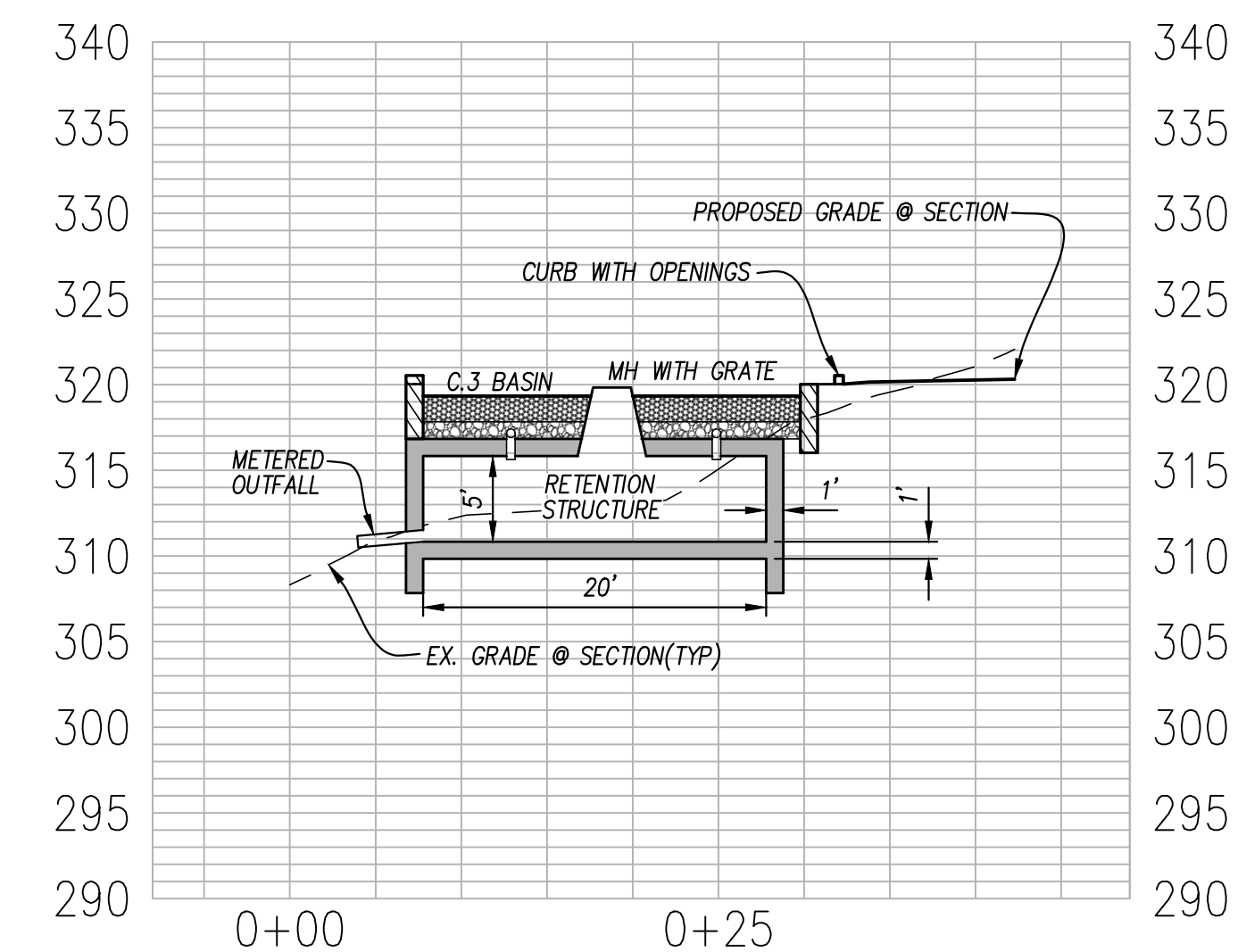
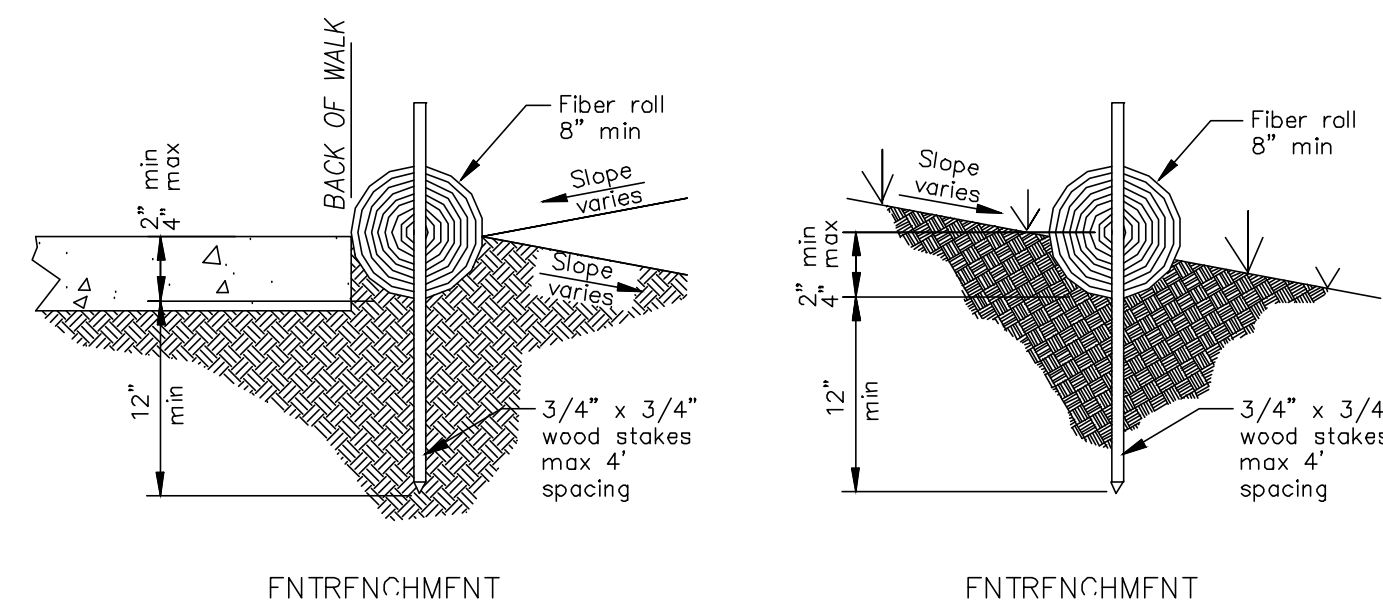
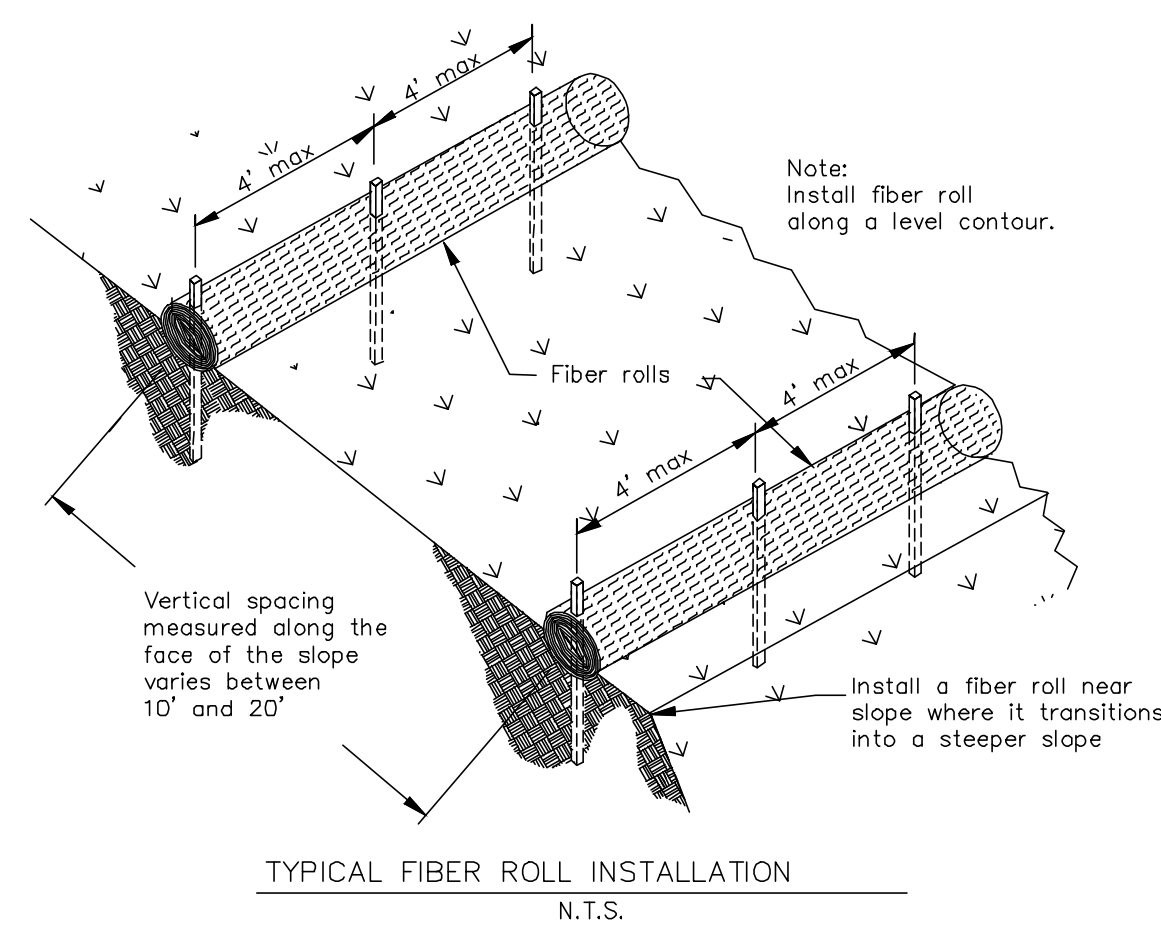


- ENTRANCE SHALL SPAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO LEAVING THE SITE. SEDIMENT SHALL DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT OF WAY. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



**Fiber Rolls**



**SECTION D-D**  
VERT. SCALE - 1" = 10"

Storm Water Monitoring & Reporting  
Land Development Engineering  
Environmental Engineering  
Municipal Engineering  
Surveying & Mapping  
Construction Staking



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TRACT #8775

2492 D STREET

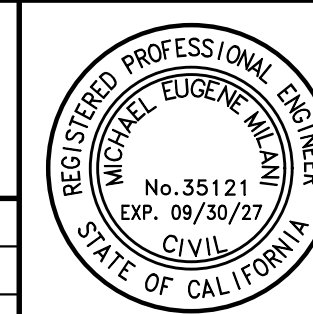
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**EROSION CONTROL DETAILS & TYPICAL SECTIONS**

ALAMEDA COUNTY

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

*Michael E. Milani*  
MICHAEL E. MILANI  
R.C.E. No. 35121 EXP. 09/30/27  
DESIGN: MEM/SMS  
DRAWN: SMS  
CHECKED: KRA  
DATE: DECEMBER 2025  
JOB NO: 3636  
DATE: DECEMBER 2025  
SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
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					<b>22</b>
					OF SHEETS



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APN: 416-200-22-6  
**VESTING TENTATIVE MAP/PRELIMINARY DEVELOPMENT PLAN**  
**FIRE DEPARTMENT ACCESS AND HYDRANT LOCATION PLAN**  
 ALAMEDA COUNTY

**TRACT #8775**

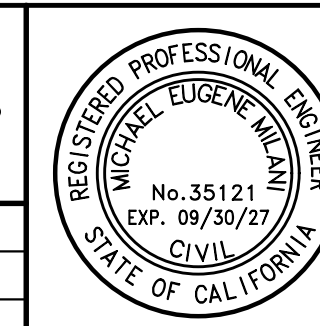
2492 D STREET  
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 MICHAEL E. MILANI  
 R.C.E. No. 35121 EXP. 09/30/27  
 DESIGN: MEM/SMS  
 DRAWN: SMS  
 CHECKED: KRA

DECEMBER 2025

L.S. No. 5311 EXP. 12/31/27  
 DATE  
 JOB NO: 3636  
 DATE: DECEMBER 2025  
 SCALE: AS SHOWN



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SHEET  
**C-22**  
 OF  
**22**  
 SHEETS



Know what's below.  
 811 before you dig.