CITY OF
HAYWARD
HEART OF THE BAY

Eden Village
July 24, 2014
Planning Commission Meeting

Damon Golubics, Senior Planner

Planning Division
Development Services Department

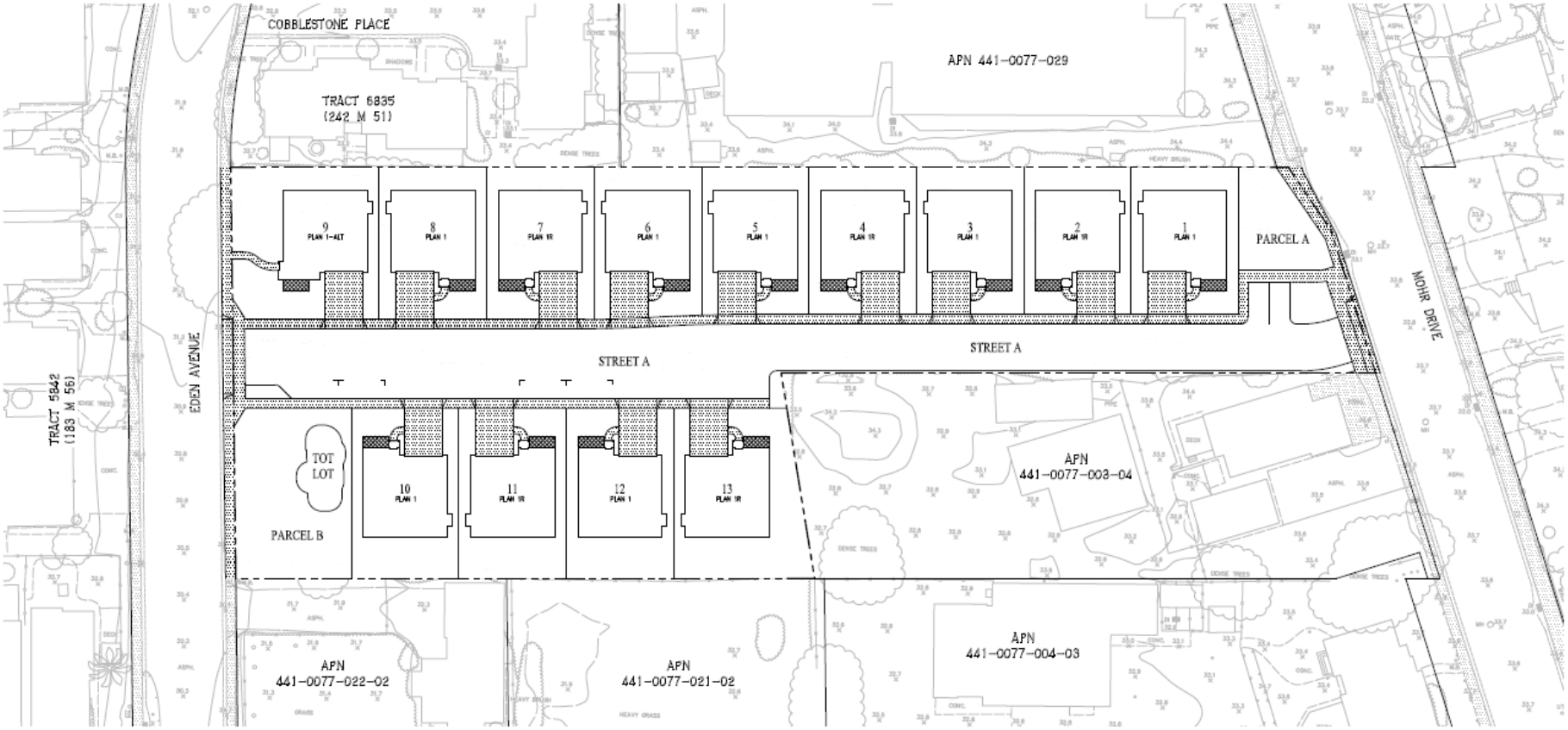
Eden Village

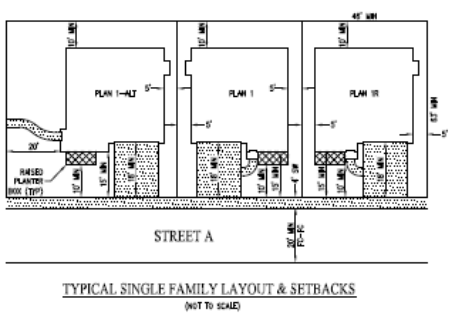
Eden Village

- *Aerial of Site*

- *Eden Avenue View*

Eden Village





TYPICAL SINGLE FAMILY LAYOUT & SETBACKS
(NOT TO SCALE)

TYPICAL BUILDING & LOT SIZE

PLAN	PLAN SF	PLAN TOTAL	PLAN MIX (% TOTAL)	MIN LOT AREA, SF	BUILDING FOOTPRINT, SF	MAX LOT COVERAGE
1	2,387	7	54%	2,898	1,324	46%
1R	2,387	5	38%	2,898	1,324	46%
1-ALT	2,387	1	8%	4,084	1,326	32%
TOTAL		13	100%			

NOTES:
1. TYPICAL SETBACKS AS SHOWN ON THIS SITE PLAN INDICATE THE MOST RESTRICTIVE ALLOWABLE SETBACKS.
2. ARCHITECTURAL POPS OUTS SUCH AS SECOND STORY OVERHANGS, FIREPLACES, MEDIA NICHES, NOOKS, ETC MAY PROJECT 2 FEET INTO SETBACKS.

PLANNED DEVELOPMENT SITE PLAN
EDEN VILLAGE - TRACT 8151

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=20' DATE: APRIL 14, 2014

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

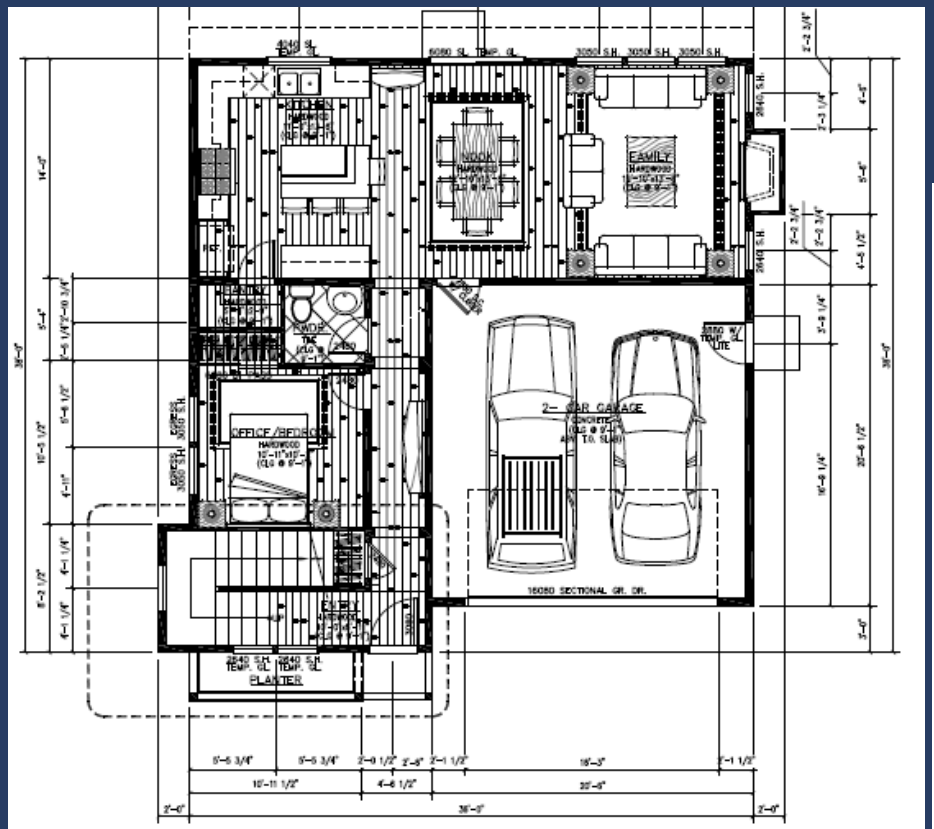
SHEET NO. C.1 OF 16 SHEETS

Eden Village

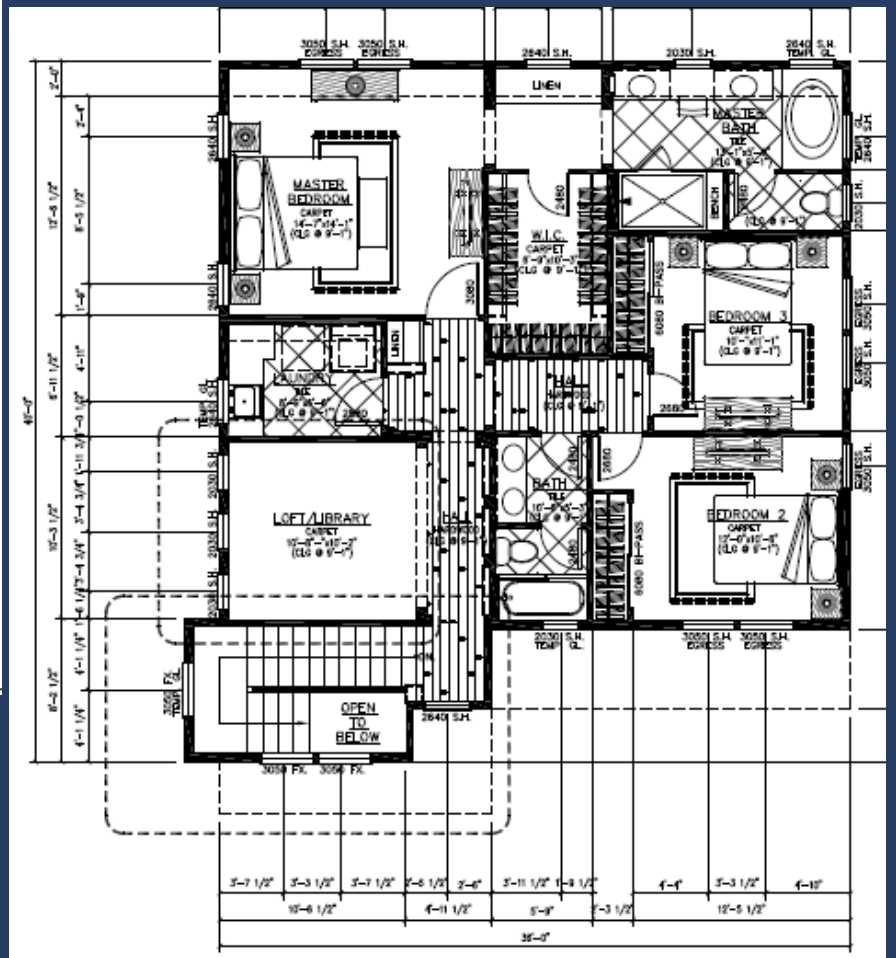
- Elevations

HAYWARD

Eden Village



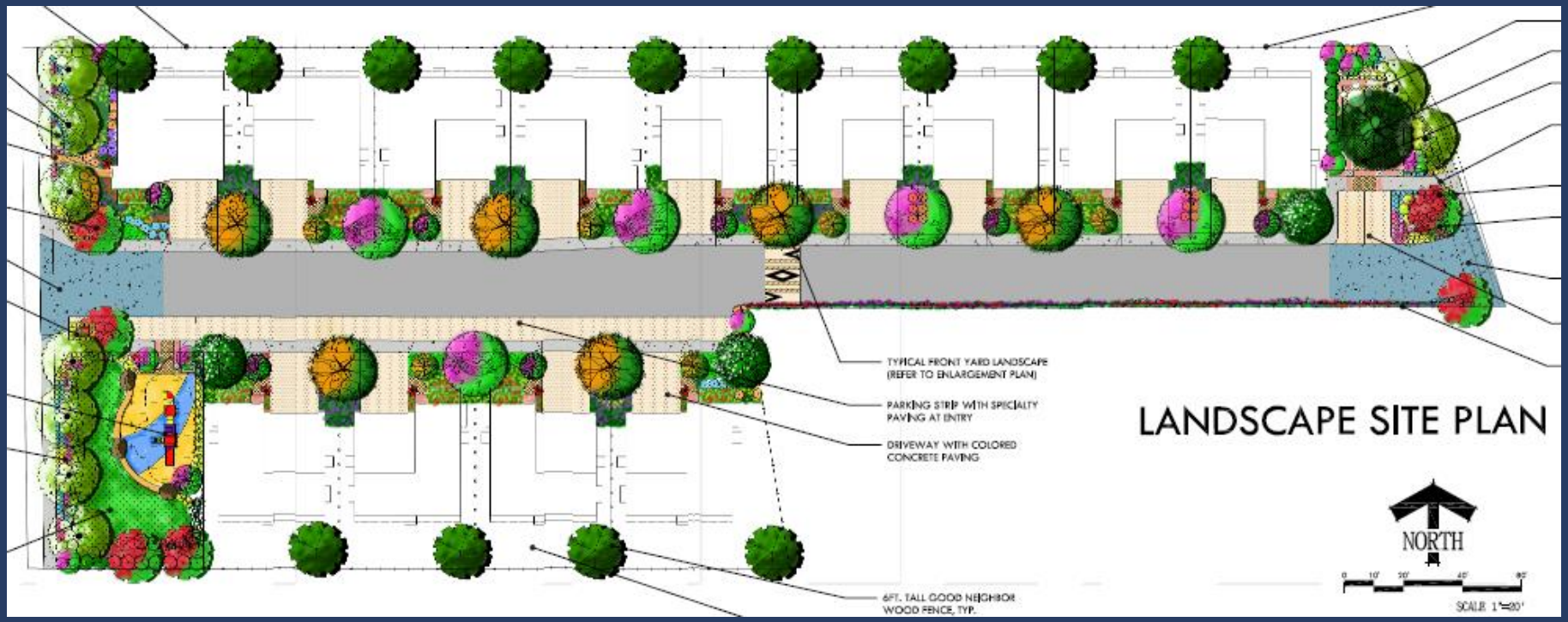
4. FIRST FLOOR



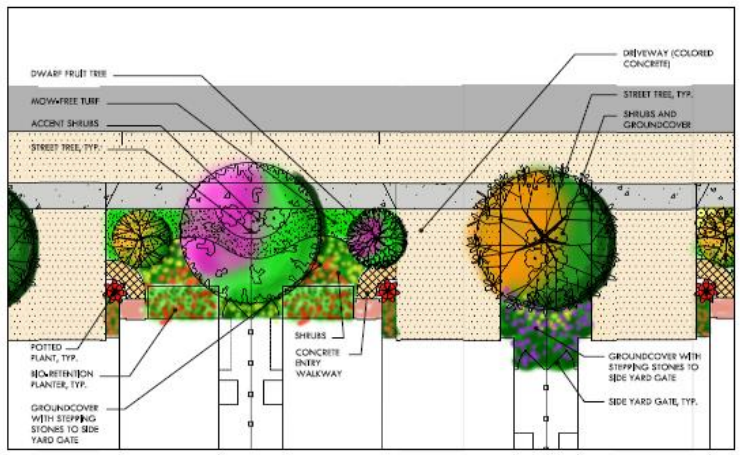
5. SECOND FLOOR

HAYWARD

Eden Village



2-5 YEAR OLD PLAY STRUCTURE



TYPICAL FRONT YARD ENLARGEMENT

Eden Village

VINES

JASMINUM SAMBAC 'GRAND DUKE' • ARABIAN JASMINE

HARDENBERGIA 'VANDERBERG' • LILAC VINE • LILAC VINE

BOUGAINVILLEA 'BARBARA KARST' • BARBARA KARST BOUGAINVILLEA

POTTED PLANTS

RHODODENDRON • DWARF RHODODENDRON

PIERIS JAPONICA 'PURITY' • PURITY PIERIS

SPIRIEA 'BRIDAL WREATH' • BRIDAL WREATH SPIRIEA

TREES

PRUNUS SERRULATA AMANOGAWA • JAPANESE FLOWERING CHERRY (ACCENT TREE)

QUERCUS AGRIFOLIA • COAST LIVE OAK (SPECIMEN TREE)

PRUNUS CERASIFERA 'THUNDERCLOUD' • THUNDERCLOUD FLOWERING PLUM (ACCENT TREE/STREET TREE)

MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' • D.D. BLANCHARD MAGNOLIA (STREET TREE)

PISTACIA CHINENSIS • CHINESE PISTACHE (STREET TREE)

ACER PALMATUM 'SANGO KAKU' • CORAL BARK JAPANESE MAPLE (ACCENT TREE)

SHRUBS

EUONYMUS JAPONICUS 'GREENSPIRE' • GREEN SPIRE EUONYMUS

ROSMARINUS OFFICINALIS 'BARBECUE' • BARBECUE ROSEMARY

RHODODENDRON HYBRIDS • AZALEAS

LIGURIA STENOCEPHALA • LEOPARD PLANT

STRELITZIA REGINAE • BIRD OF PARADISE

BUDDLEIA HYBRID 'LOCHINCH' • BUDDLEIA HYBRID

GRASSES/BAMBOO/GRASS LIKE PLANTS

PENNISETUM ORIENTALE • ORIENTAL FOUNTAIN GRASS

PENNISETUM SETACEUM 'RUBRUM' • RED FOUNTAIN GRASS

LAVANDULA 'PROVENCE' • FRENCH LAVENDER

MISCANTHUS SINENSIS • MAIDEN GRASS

FARGESIA ROBUSTA 'CAMPBELL' • CLUMPING BAMBOO

EQUISETUM HYPERMALE • HORSE TAIL

FRUIT TREES

CITRUS RETICULATA 'OWARI' • MANDARIN ORANGE

PRUNUS SALICINA 'BEAUTY' • BEAUTY JAPANESE PLUM

TURF SOD

NATIVE MOW FREE (FROM DELTA BLUE GRASS)

BIO-INFILTRATION SOD (FROM DELTA BLUE GRASS)

GROUNDCOVER

SEDUM SPATHULIFOLIUM • BROADLEAF STONECROP

VERBENA HYBRID 'HOMESTEAD PURPLE'

HYPERICUM X MODERANUM TRICOLOR

RAISED PLANTER PLANTS

IRIS VARIETY

DIGITALIS PURPUREA • FOXGLOVE

LILIUM VARIETY

ESCHSCHOLZIA CALIFORNICA • CALIFORNIA POPPY

BACKYARD SCREEN TREES

RAPHIOLEPIS 'MONITO' • INDIAN HAWTHORN

CITRUS 'PUMMELO'

DRIMYS WINTERI • WINTER'S BARK

PLANT IMAGES

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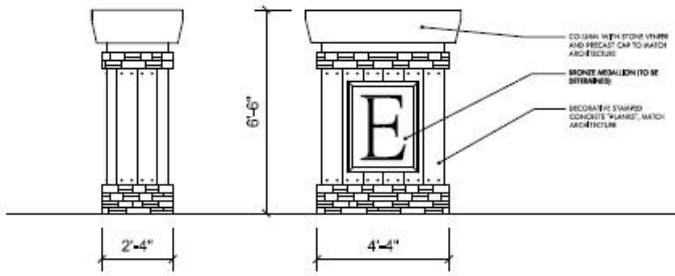
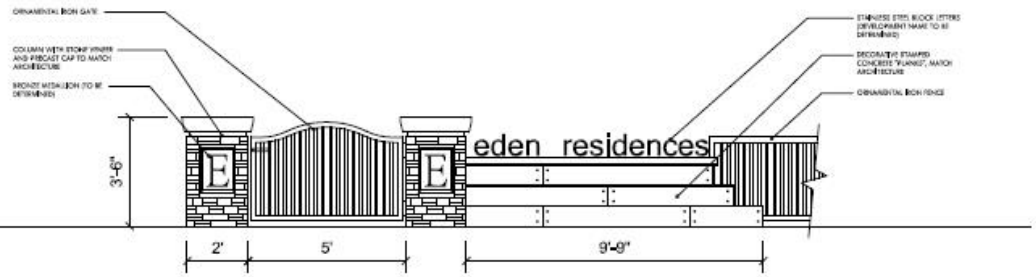
ph: 408.896.9895
CA License Number LA 5910

SHEET L.4 OF 16 SHEETS
April 14, 2014

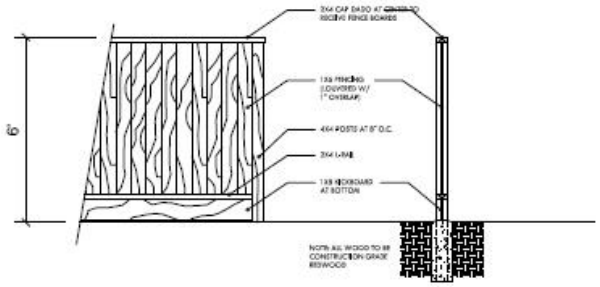
Eden Village



CONCEPTUAL ENTRY MONUMENT ELEVATION



CONCEPTUAL ENTRY GATE/SIGNAGE ELEVATION



6 FT. TALL GOOD NEIGHBOR WOOD FENCE, TYP.

L.E.D. STREET LIGHTING (TBD)

FENCING & SIGNAGE IMAGES

RECOMMENDATION

- That the Planning Commission recommends approval to the City Council of the proposed project, including the adoption of the Initial Study, Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program (MMRP), and approval of the Zone Change and Vesting Tentative Tract Map to build thirteen detached single-family homes, subject to the Findings and Conditions of Approval contained in the staff report.

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