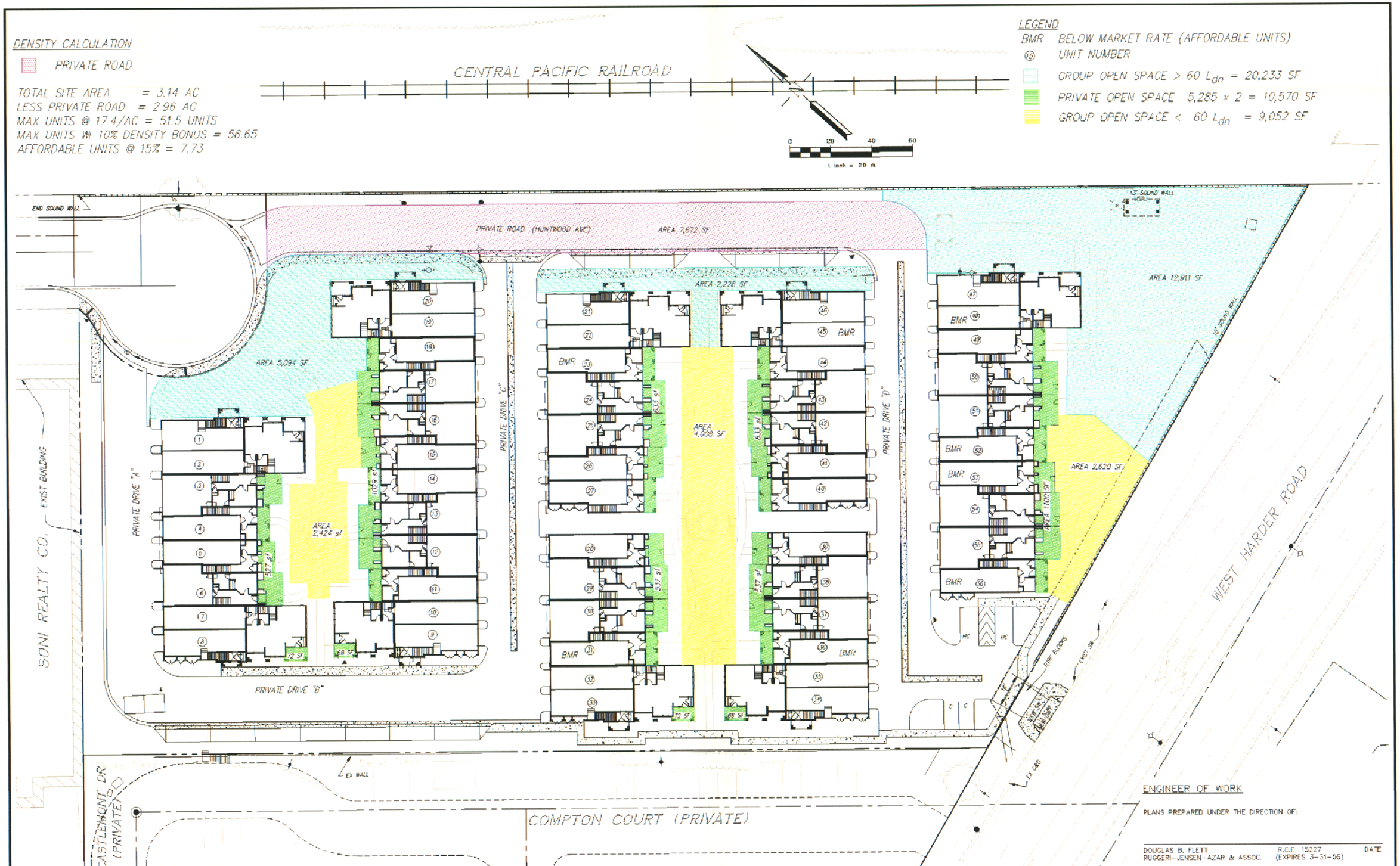
DENSITY CALCULATION

PRIVATE ROAD

TOTAL SITE AREA = 3.14 AC
LESS PRIVATE ROAD = 2.96 AC
MAX UNITS @ 17.4/AC = 51.5 UNITS
MAX UNITS W/ 10% DENSITY BONUS = 56.65
AFFORDABLE UNITS @ 15% = 7.73

LEGEND

BMR BELOW MARKET RATE (AFFORDABLE UNITS)
(12) UNIT NUMBER
GROUP OPEN SPACE > 60 $L_{dn}$ = 20,233 SF
PRIVATE OPEN SPACE 5,285 x 2 = 10,570 SF
GROUP OPEN SPACE < 60 $L_{dn}$ = 9,052 SF




ENGINEER OF WORK

PLANS PREPARED UNDER THE DIRECTION OF:

DOUGLAS B. FLETT R.C.E. 15227 DATE
RUGGERI-JENSEN-AZAR & ASSOC. (EXPIRES 3-31-05)

THE OLSON COMPANY
111 DEERWOOD ROAD, SUITE 195
SAN RAMON, CALIFORNIA 94583

# OPEN SPACE CALCULATIONS

VESTING TENTATIVE MAP
TRACT 7563
CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

Ruggeri - Jensen Azar & Associates
CONSULTING ENGINEERS
1111 CIVIC DRIVE, SUITE 110 • WALNUT CREEK, CA 94596
PHONE (925) 935-7710 • FAX (925) 935-7763

| | |
|---|---|
| SCALE AS SHOWN | SHEET NO. 7 OF 27 SHEETS |
| DATE 03-10-2005 | JOB NO. 043010 |
| DRAWN SY | |
| CHECKED DBF | |
| PROJ. MGR. DBF | |

G:\JOBS 04\043010\TENTATIVE MAP\07-OS-043010TM.dwg, 3/16/2005 10:04:38 AM, wcs_cad63