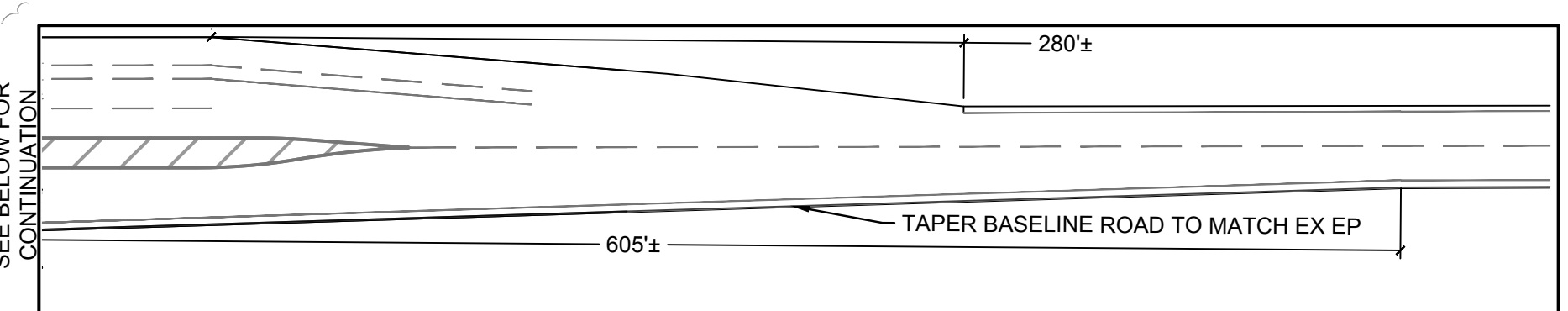
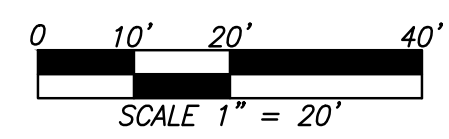
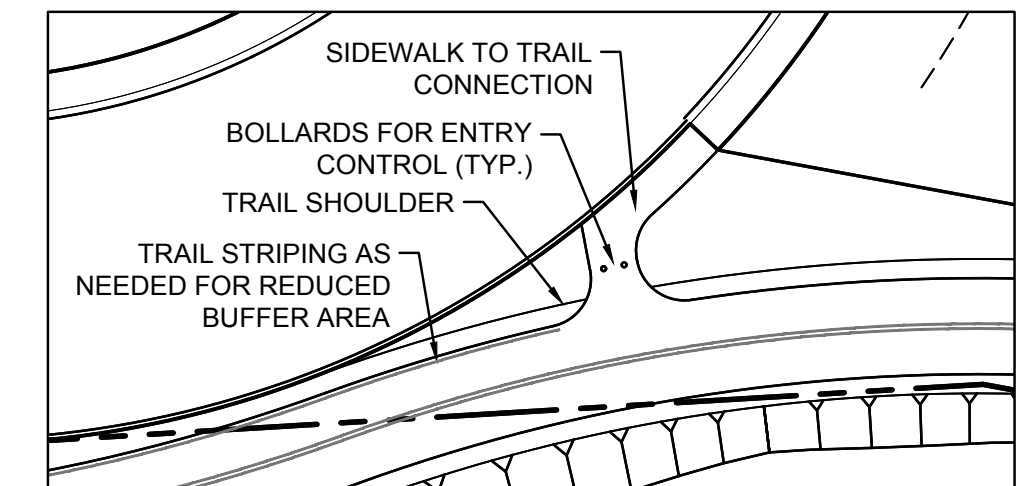


LEGEND

PROPOSED	DESCRIPTION	EXISTING
	WATER PIPE	
	STORM PIPE W/ MANHOLE AND CATCHBASIN	
	OUTFALL HEADWALL	
	SEWER PIPE AND MANHOLE	
	PUBLIC UTILITY EASEMENT	
	LOT LINE/RIGHT OF WAY	
	PROPERTY LINE	
	100 YEAR FLOOD LINE	

- NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED AS SHOWN ON PHASING PLAN DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT.
 - THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 - BASELINE ROAD TO BE WIDENED TO SIERRA VISTA PROJECT IMPROVEMENT SECTION. SEE SHEET 6 FOR TYPICAL SECTION. (2 EASTBOUND LANES, 2 WESTBOUND LANES, 1 CENTER TURN LANE)
 - THE 100 YEAR HGL ELEVATION SHOWN HEREIN IS DERIVED FROM THE APPROVED SVSP PRELIMINARY DRAINAGE & STORM WATER MASTER PLAN PREPARED BY CIVIL ENGINEERING SOLUTIONS INC. DATED OCTOBER 23, 2009
- *SEE SHEET 7 DETAIL I FOR TYPICAL BOUNDARY GRADING ADJACENT TO FRONTAGE.



BASELINE ROAD TAPER DETAIL

CUT/FILL SUMMARY				
	2D AREA (AC.)	CUT (CY)	FILL (CY)	NET (CY)
CG-1 LDR	22.44	29203	36960	7757 (FILL)
CG-20 MDR	4.72	1397	23307	21910 (FILL)
TOTALS	27.16	30600	60267	29667 (FILL)

LDR GRADING, DRAINAGE, AND UTILITIES PHASED TENTATIVE SUBDIVISION MAP

FOR
PARCELS CG-1 & CG-20

4178 & 4230 MARKET STREET

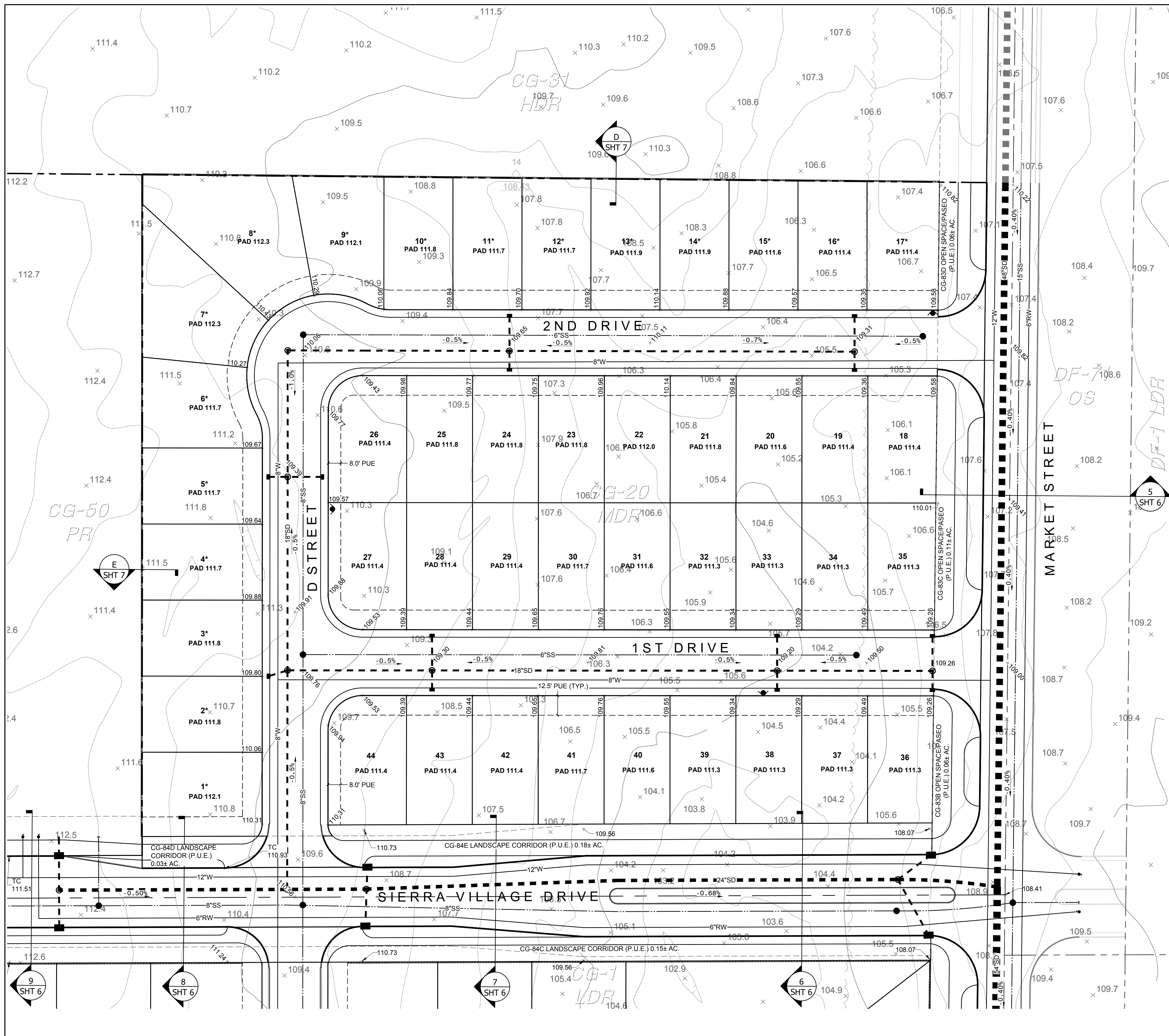
A PORTION OF THE SIERRA VISTA SPECIFIC PLAN AREA

THE CYRIL G. BARBACCIA
IRREVOCABLE TRUST

SCALE: 1"=60'
MAY 2021

SHEET: 2 OF 7

J M H
Weiss
Real Estate Development Consultants
Planning and Engineering
1731 TECHNOLOGY DRIVE, SUITE 800 SAN JOSE, CA 95130



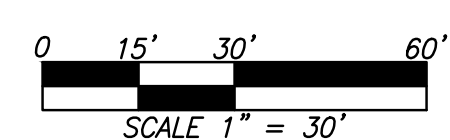
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	WATER PIPE	
	STORM PIPE W/ MANHOLE AND CATCHBASIN	
	OUTFALL HEADWALL	
	SEWER PIPE AND MANHOLE	
	PUBLIC UTILITY EASEMENT	
	LOT LINE/RIGHT OF WAY	
	PROPERTY LINE	
	100 YEAR FLOOD LINE	

- NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED AS SHOWN ON PHASING PLAN DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT.
 - THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 - BASELINE ROAD TO BE WIDENED TO SIERRA VISTA PROJECT IMPROVEMENT SECTION. SEE SHEET 6 FOR TYPICAL SECTION (2 EASTBOUND LANES, 2 WESTBOUND LANES, 1 CENTER TURN LANE)
 - THE 100 YEAR HGL ELEVATION SHOWN HEREIN IS DERIVED FROM THE APPROVED SVSP PRELIMINARY DRAINAGE & STORM WATER MASTER PLAN PREPARED BY CIVIL ENGINEERING SOLUTIONS INC. DATED OCTOBER 23, 2009
- *SEE SHEET 7 DETAIL I FOR TYPICAL BOUNDARY GRADING ADJACENT TO FRONTAGE.

CUT/FILL SUMMARY

	2D AREA (AC.)	CUT (CY)	FILL (CY)	NET (CY)
CG-1 LDR	22.44	29203	36960	7757 (FILL)
CG-20 MDR	4.72	1397	23307	21910 (FILL)
TOTALS	27.16	30600	60267	29667 (FILL)



**MDR GRADING, DRAINAGE, AND UTILITIES
PHASED TENTATIVE SUBDIVISION MAP**
FOR
PARCELS CG-1 & CG-20
4178 & 4230 MARKET STREET

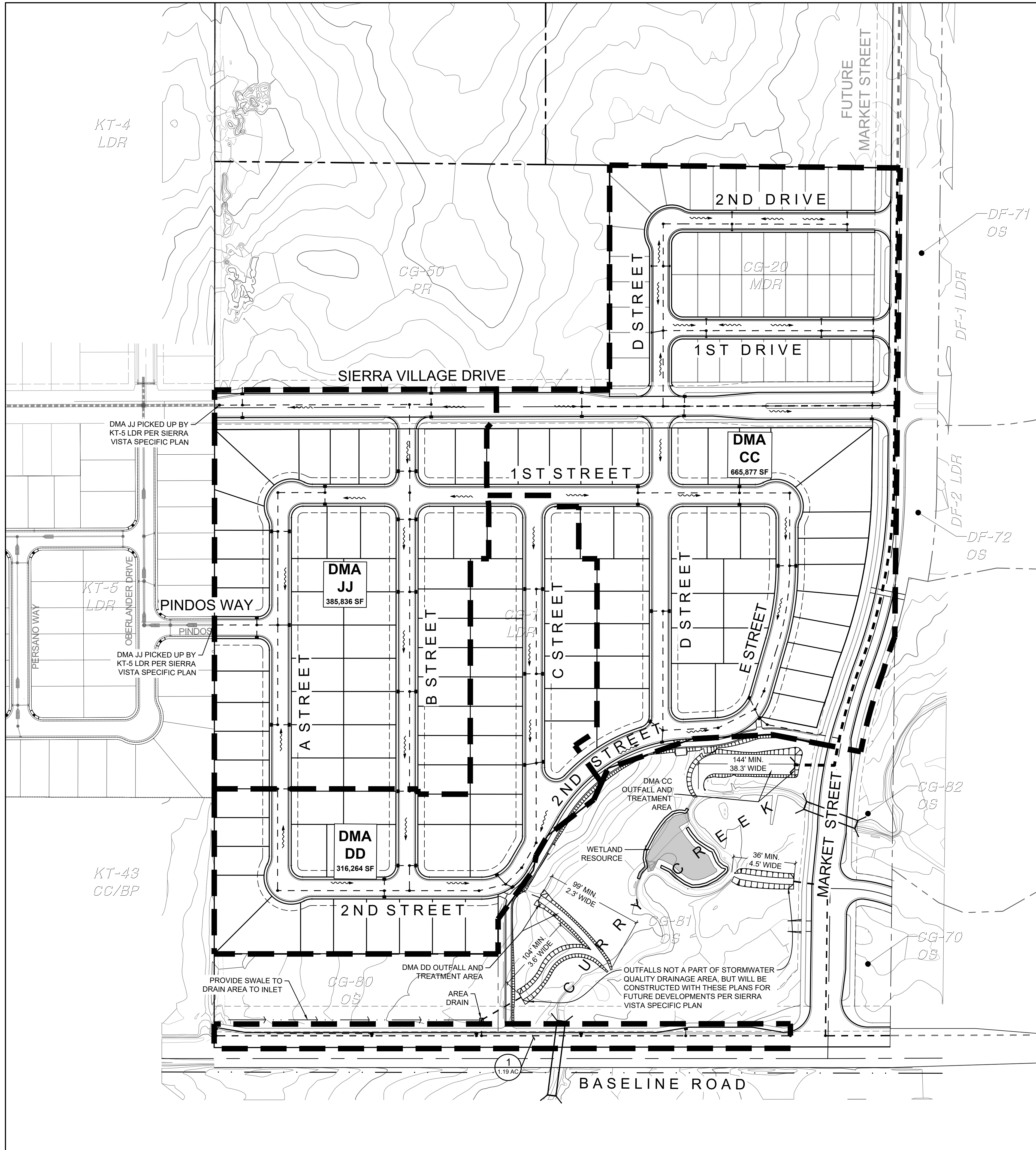
A PORTION OF THE SIERRA VISTA SPECIFIC PLAN AREA

THE CYRIL G. BARBACCIA
IRREVOCABLE TRUST

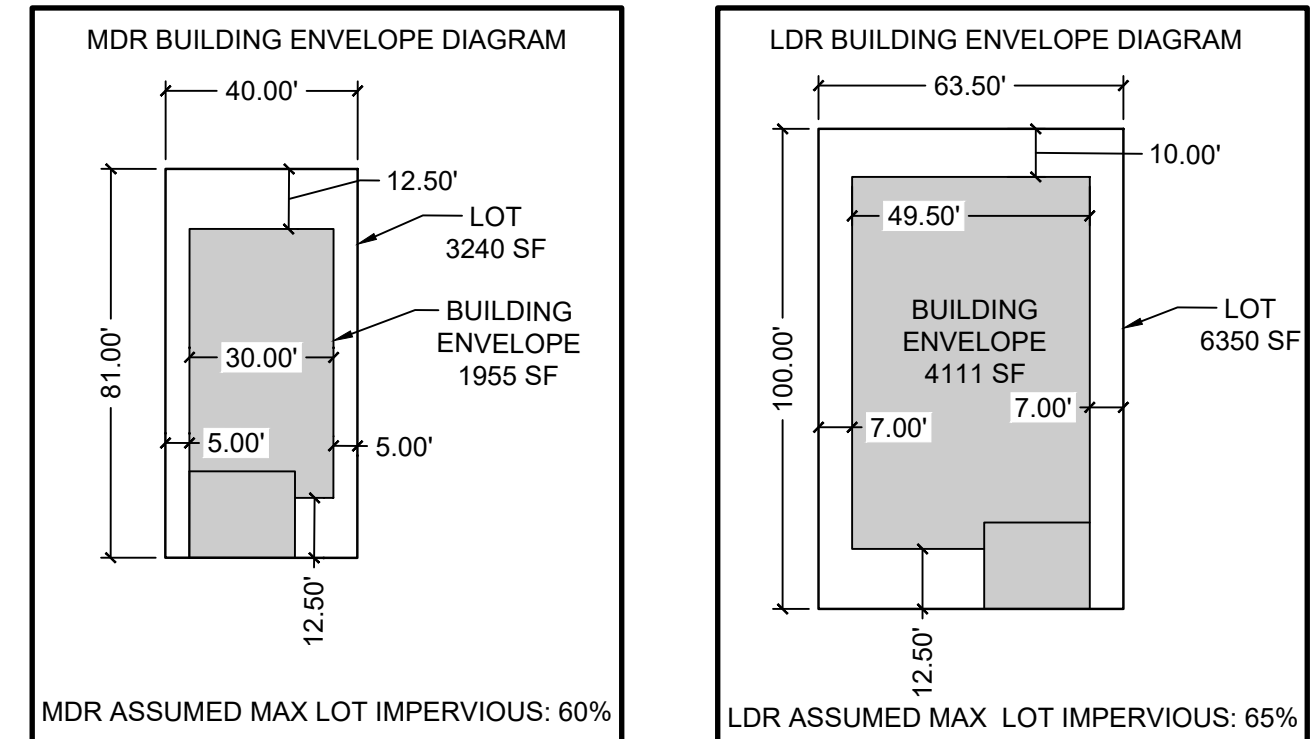
**J M H
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Planning and Engineering
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SCALE: 1"=30"
MAY 2021

SHEET: 3 OF 7



GENERAL NOTES:
 1. STORM DRAINAGE AREA AND TREATMENT SIZES ARE BASED OFF THE SIERRA VISTA SPECIFIC PLAN MASTER DRAINAGE STUDY



DMA	IMPERVIOUS (AC.)	PERVIOUS (AC.)
CC	11.38	3.91
DD	5.30	1.96
JJ	6.51	2.35
TOTAL	23.19	8.22

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)
1	1	Offsite	Vegetated Swale	LID	2C, Flow: 4% Method **	51,753	44,532	7,221	NA	NA
Totals:						51,753	44,532	7,221		

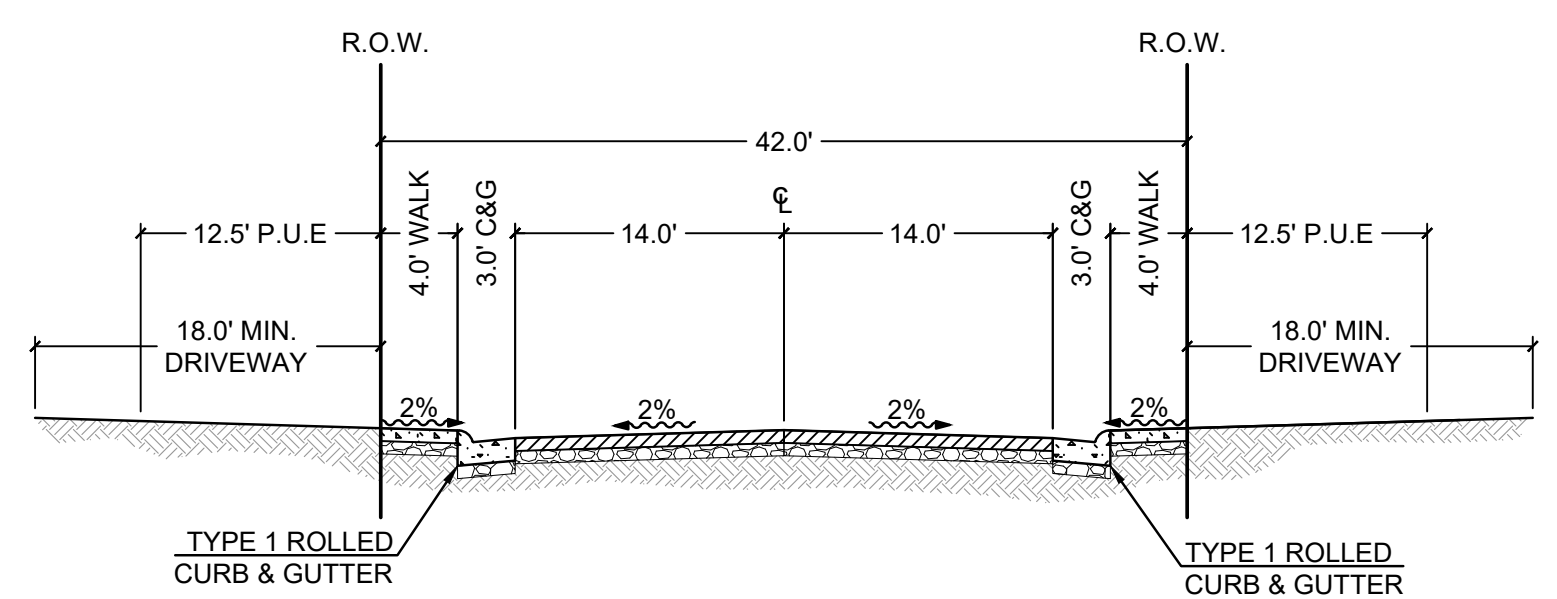
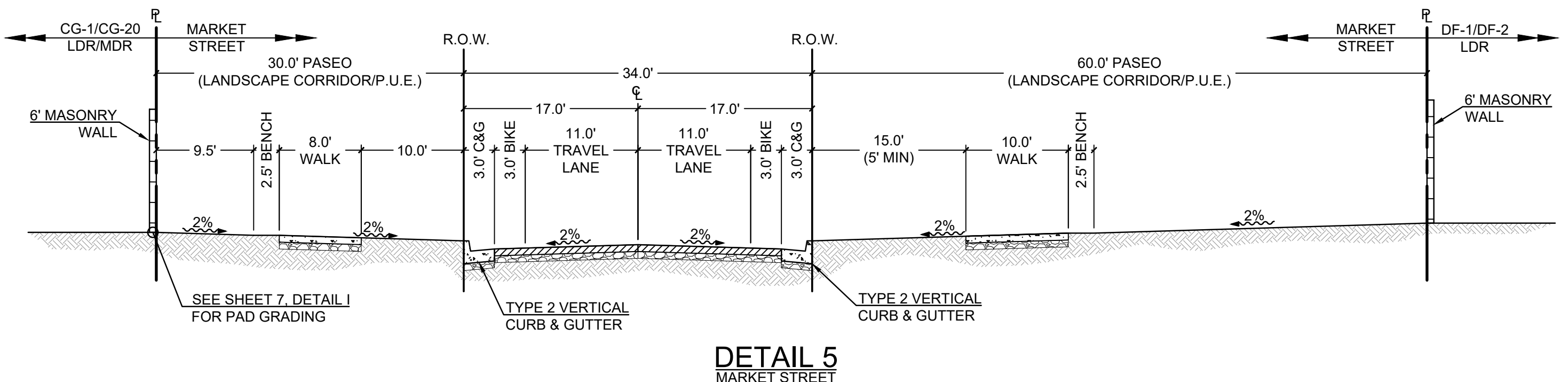
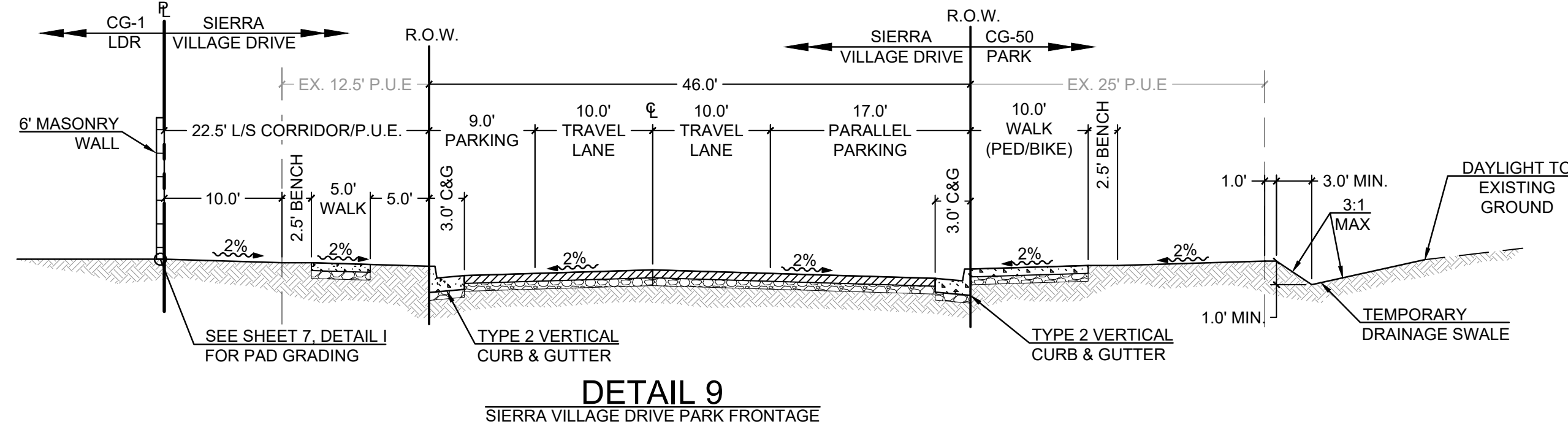
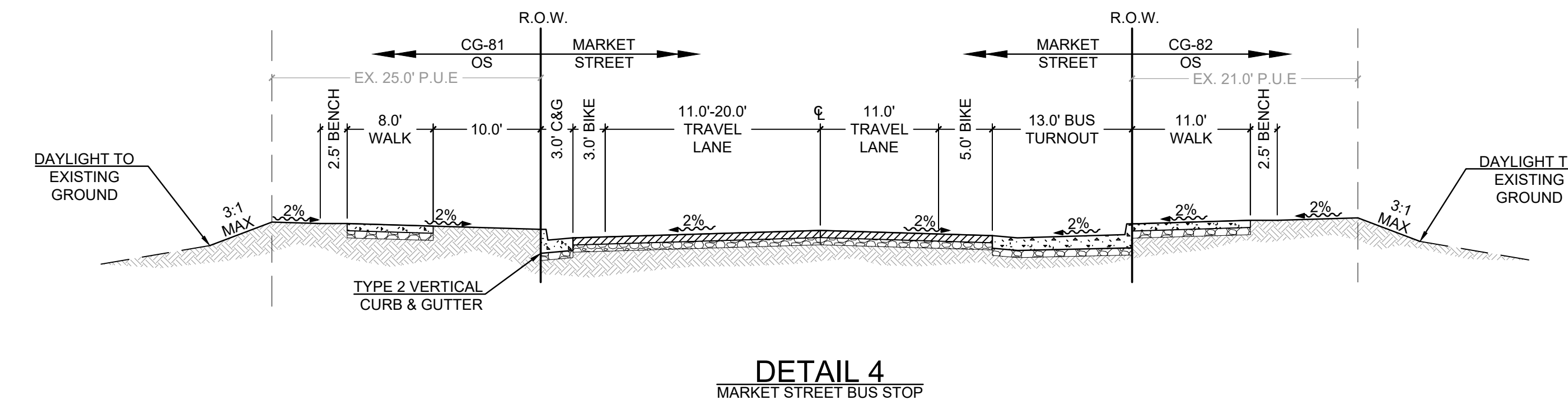
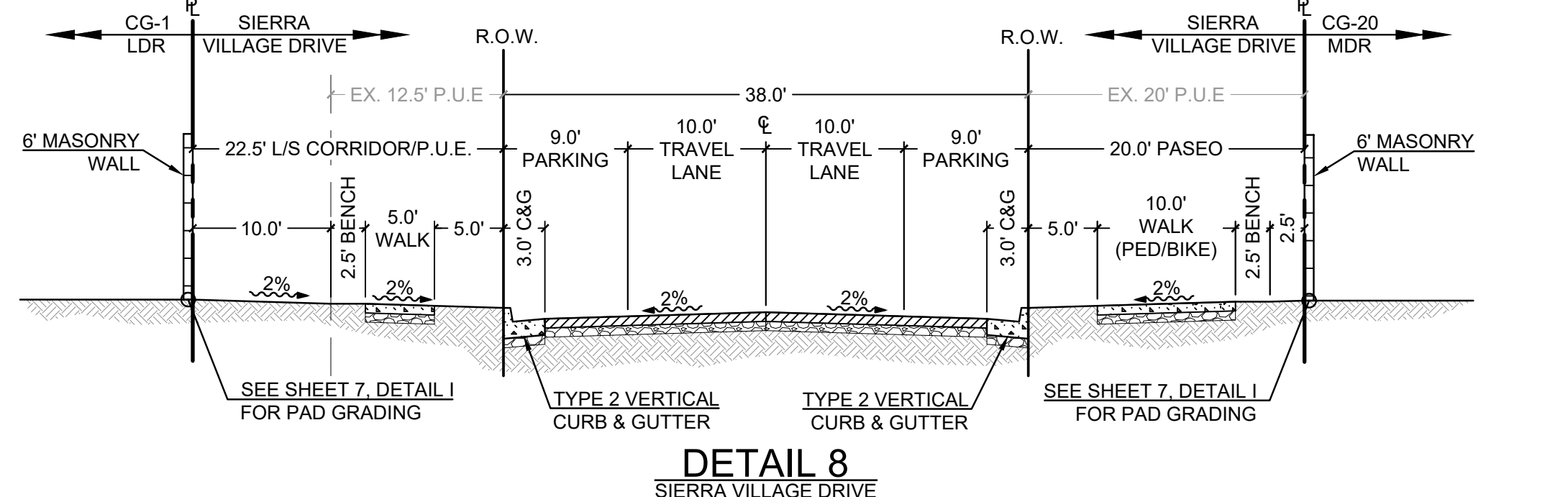
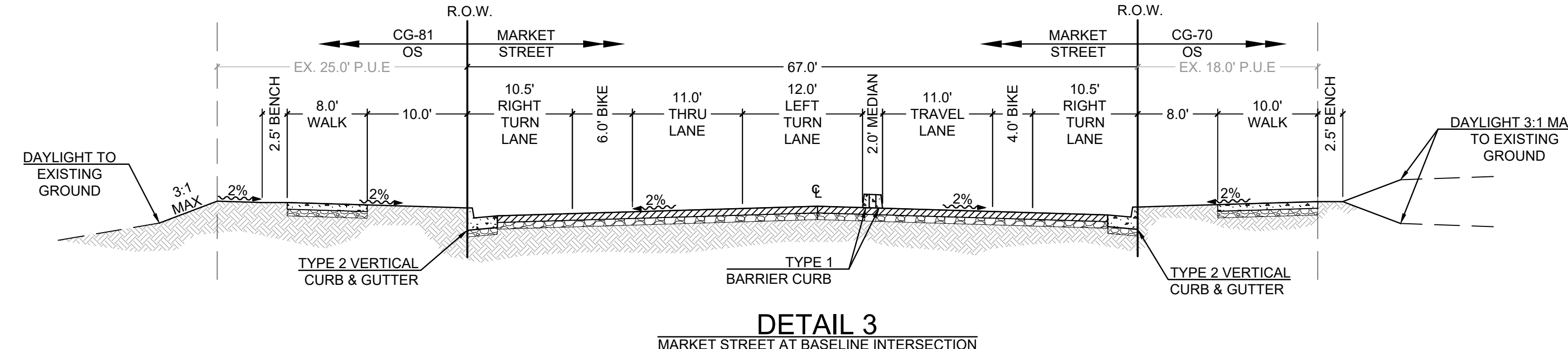
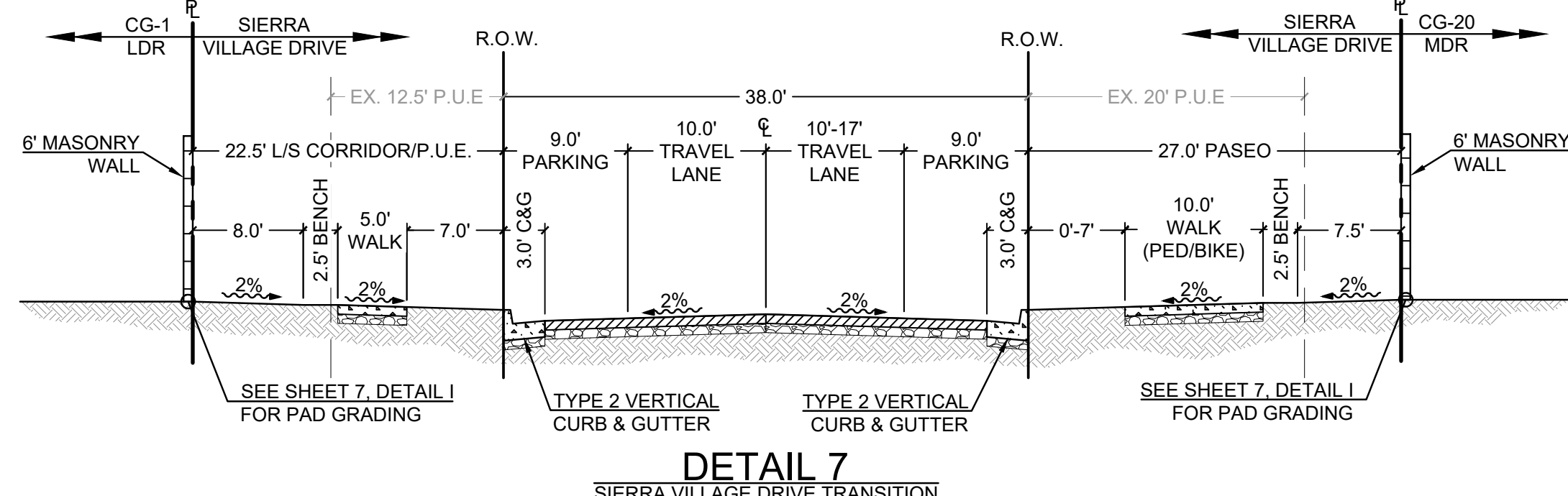
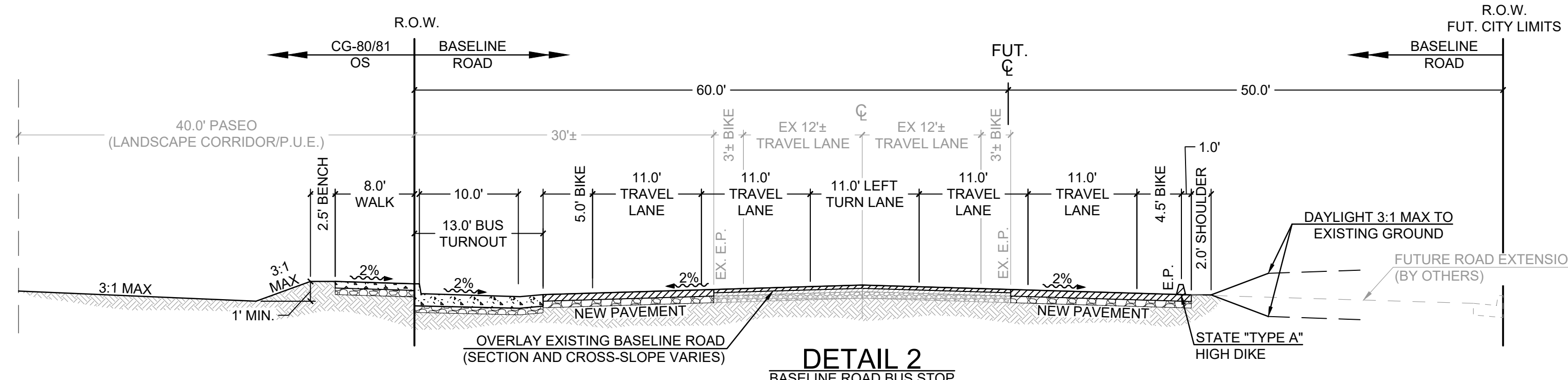
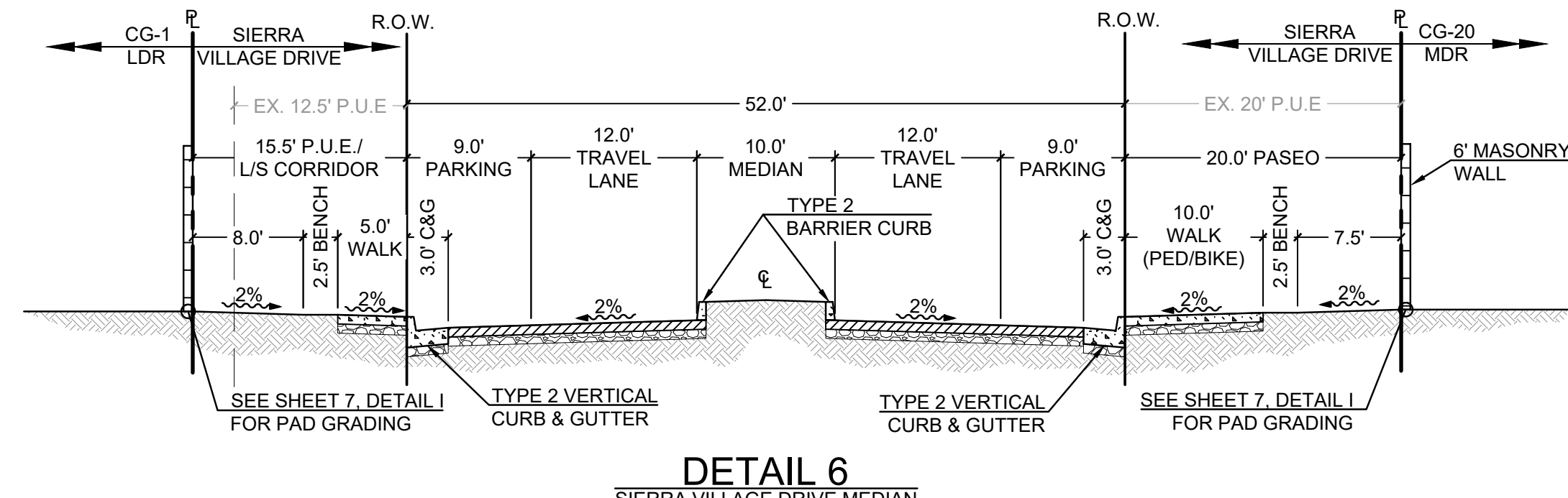
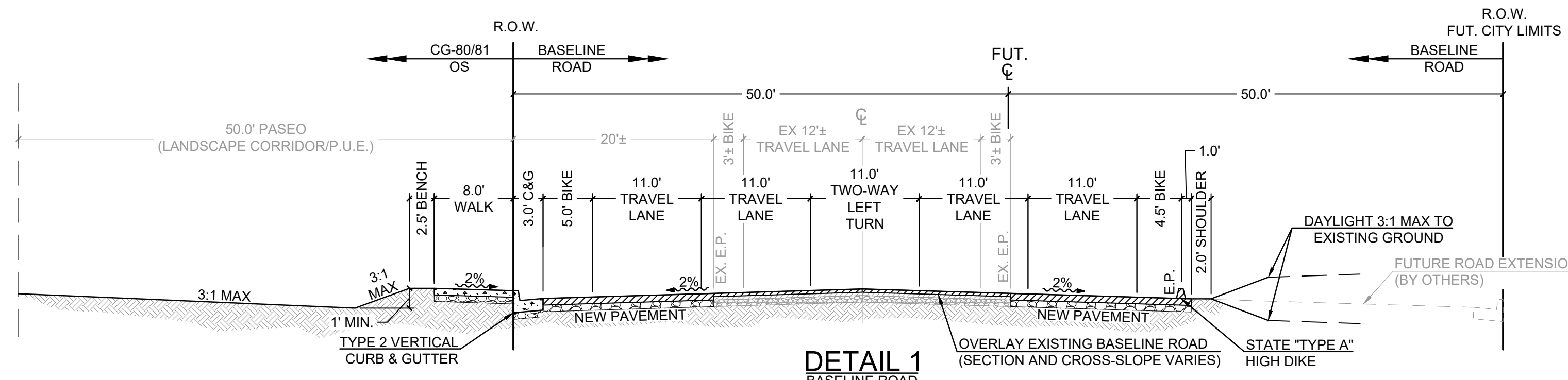
Footnotes:
 ** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

**PRELIMINARY
 STORMWATER CONTROL PLAN
 PHASED TENTATIVE SUBDIVISION MAP
 FOR
 PARCELS CG-1 & CG-20
 4178 & 4230 MARKET STREET**

A PORTION OF THE SIERRA VISTA SPECIFIC PLAN AREA

THE CYRIL G. BARBACCIA
 IRREVOCABLE TRUST
 SCALE: 1"=100'
 MAY 2021

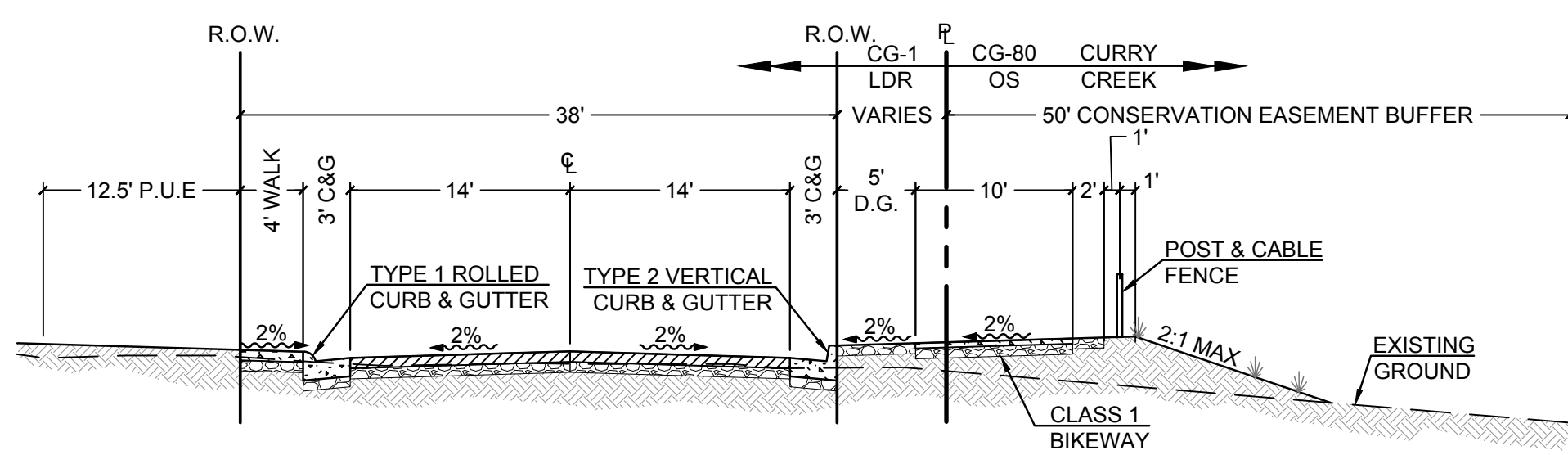
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 Planning and Engineering
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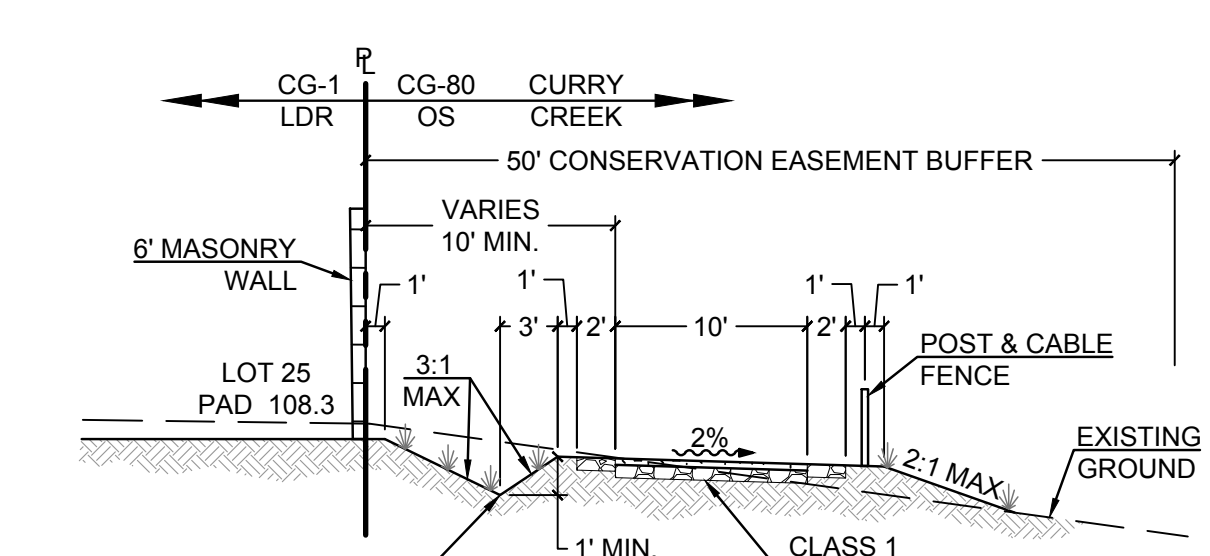
STREET SECTIONS
PHASED TENTATIVE SUBDIVISION MAP
 FOR
PARCELS CG-1 & CG-20
4178 & 4230 MARKET STREET
A PORTION OF THE SIERRA VISTA SPECIFIC PLAN AREA
 THE CYRIL G. BARBACCIA
 IRREVOCABLE TRUST
 SCALE: 1"=10' HORZ. / 1"=5' VERT.
 MAY 2021

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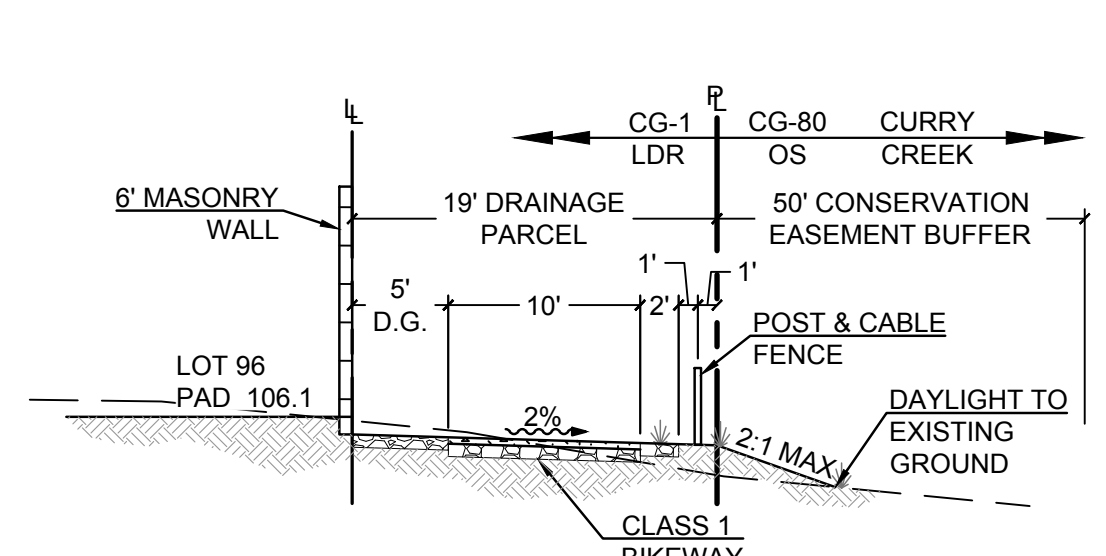
SHEET: 6 OF 7



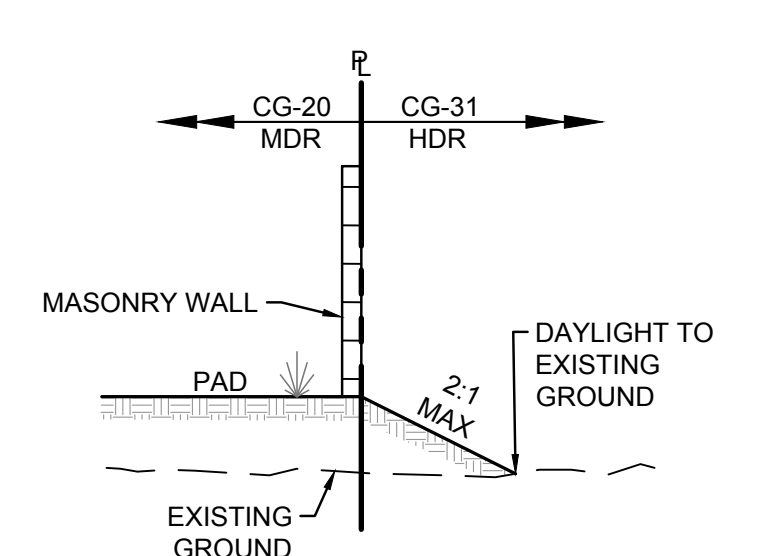
DETAIL A
MINOR RESIDENTIAL STREET ADJACENT TO OPEN SPACE



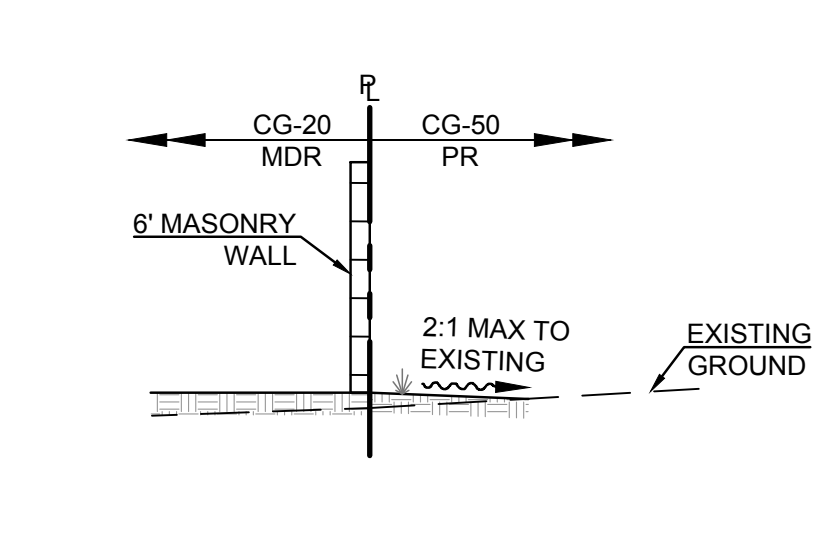
DETAIL B
TRAIL ADJACENT TO LOT 25



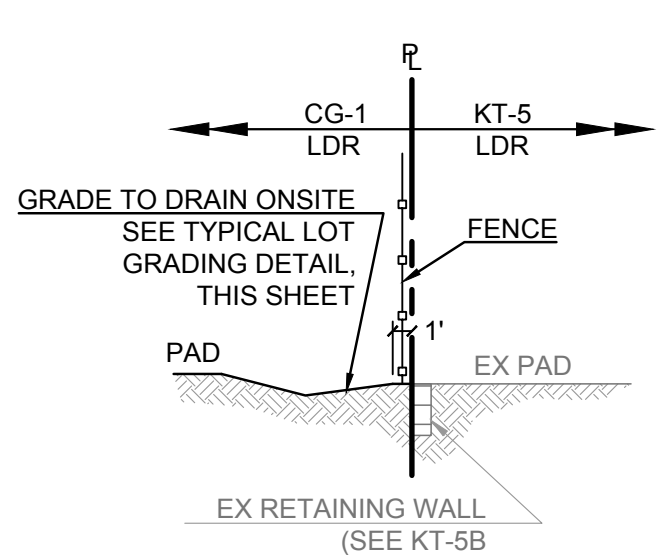
DETAIL C
TRAIL ADJACENT TO LOT 96



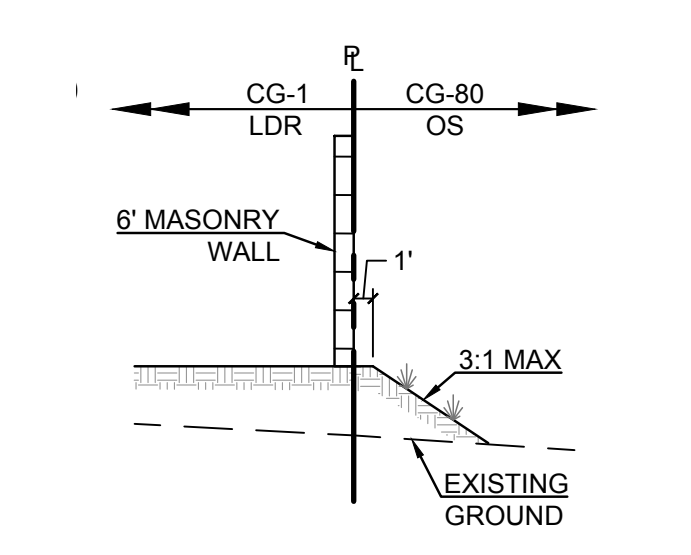
DETAIL D
CG-20 BOUNDARY GRADING ADJACENT TO CG-31



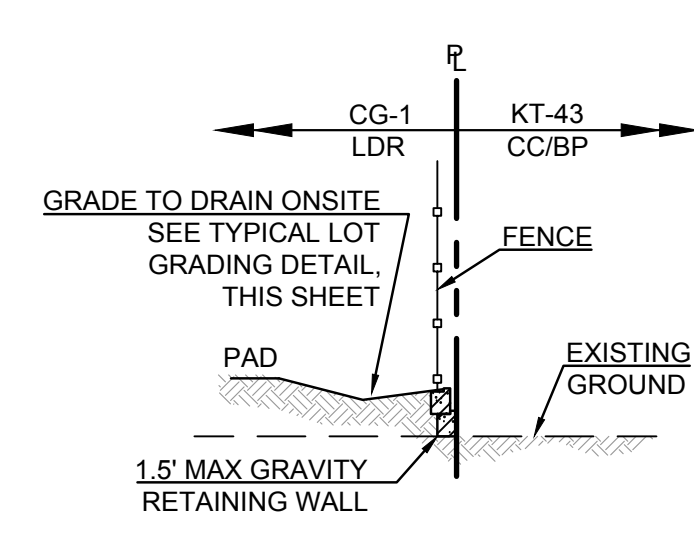
DETAIL E
CG-20 BOUNDARY GRADING ADJACENT TO CG-50



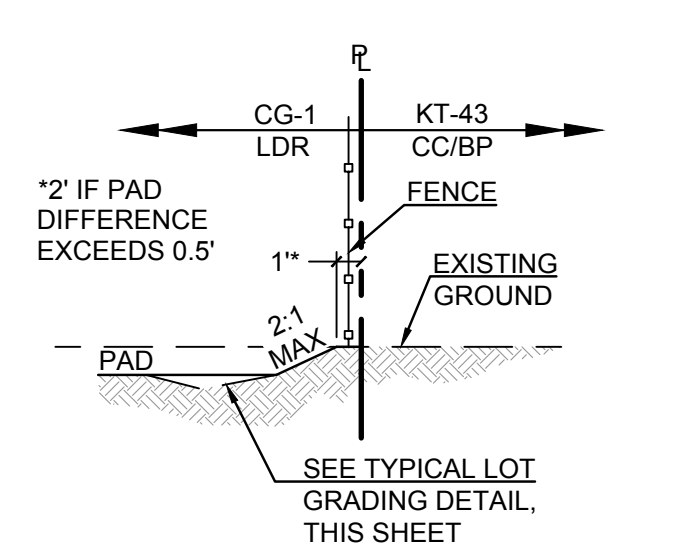
DETAIL F
CG-1 BOUNDARY GRADING ADJACENT TO KT-5



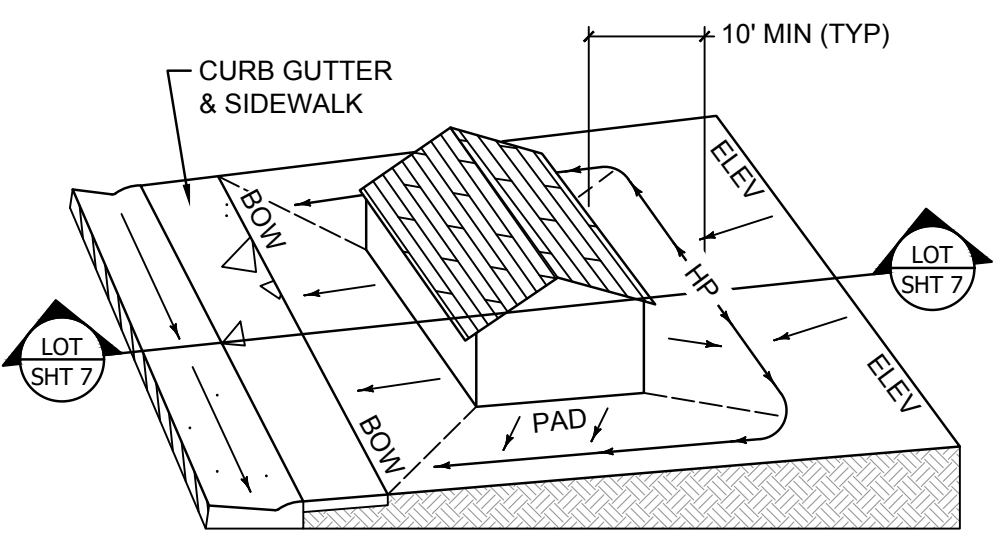
DETAIL G
CG-1 BOUNDARY GRADING ADJACENT TO CG-80



DETAIL H (FILL)
CG-1 BOUNDARY GRADING ADJACENT TO KT-43

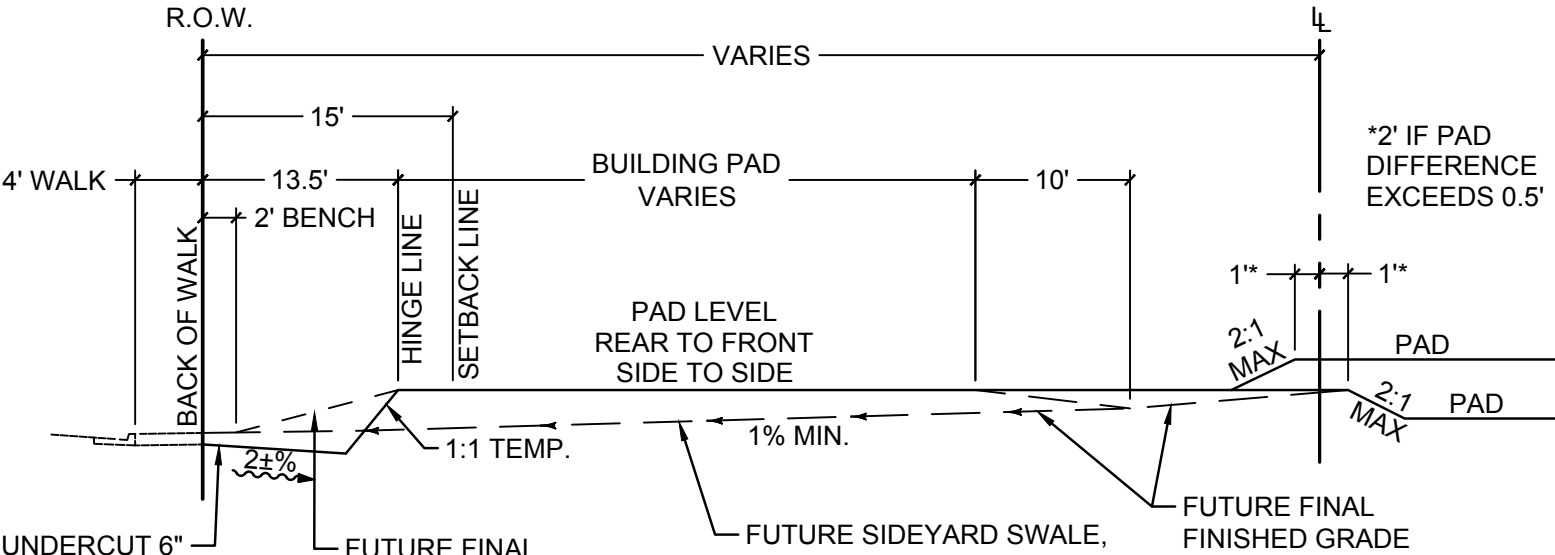


DETAIL H (CUT)
CG-1 BOUNDARY GRADING ADJACENT TO KT-43

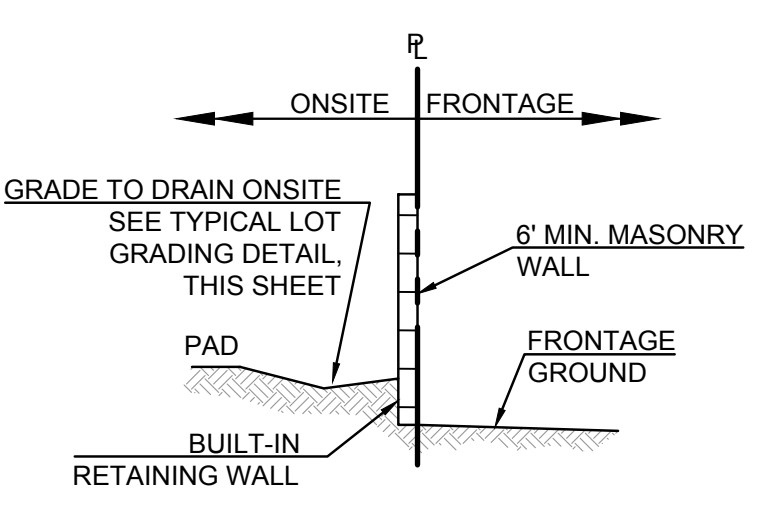


TYPICAL LOT GRADING DETAIL

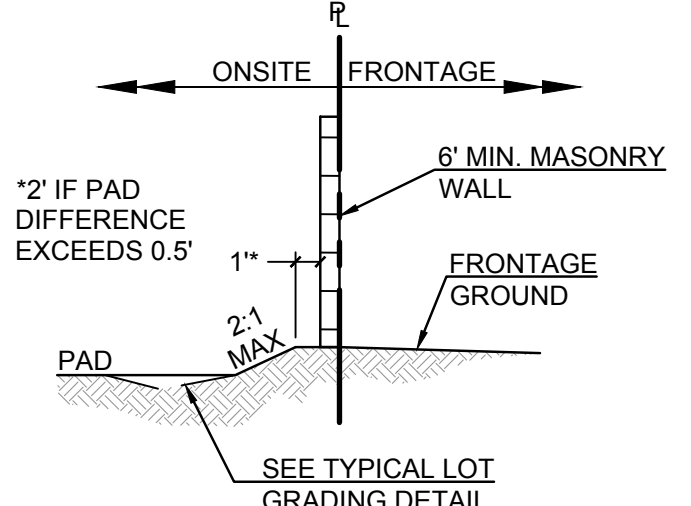
- NOTES:**
- PAD ELEVATION MUST BE A MINIMUM OF 0.3' ABOVE HIGH POINT OF SWALE.
 - REAR AND SIDEYARD SWALES AND FINISH LOT GRADING SHALL BE PERFORMED BY OTHERS AT TIME OF BUILDING PERMIT. PAD ELEVATIONS ARE DESIGNED SUCH THAT THE PAD ELEVATION SPECIFIED WILL ACCOMMODATE REAR AND SIDE YARD SWALES TO BE GRADED AT A MINIMUM GRADIENT OF 1%.
 - PAD LEVEL REAR TO FRONT SIDE TO SIDE



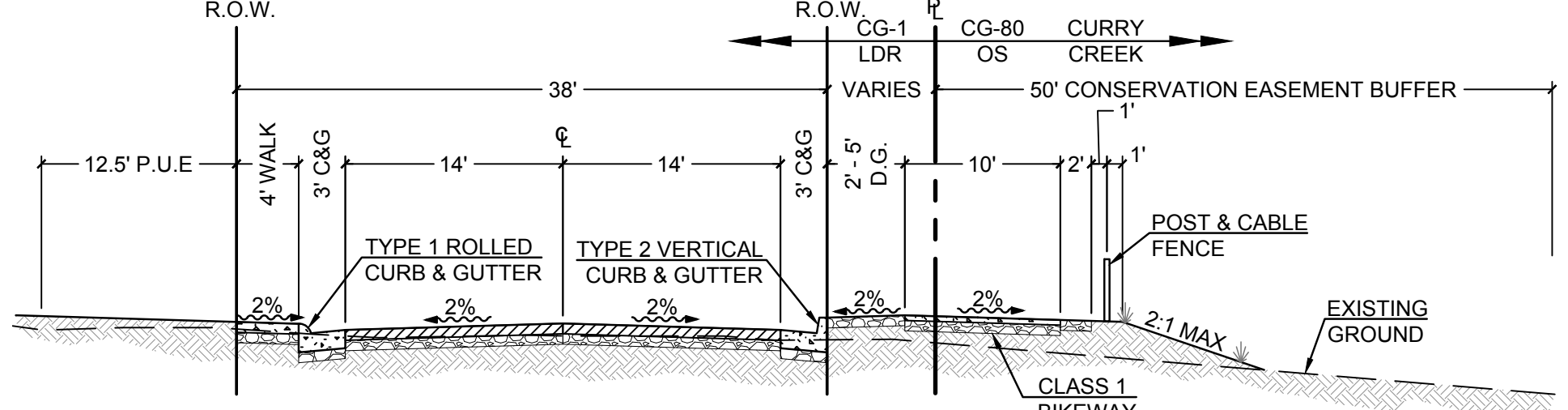
DETAIL LOT
TYPICAL LOT GRADING SECTION



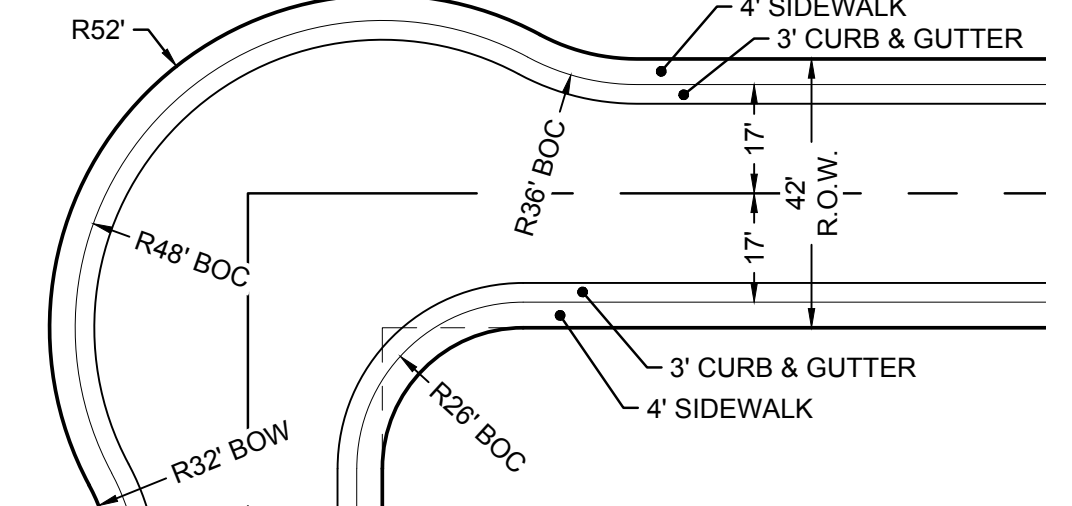
DETAIL I (PAD HIGH)
BOUNDARY GRADING ADJACENT TO FRONTAGE



DETAIL I (PAD LOW)
BOUNDARY GRADING ADJACENT TO FRONTAGE



DETAIL J
MINOR RESIDENTIAL STREET ADJACENT TO OPEN SPACE



STANDARD STREET ELBOW
SCALE = 1"=30'

GRADING SECTIONS & DETAILS
PHASED TENTATIVE SUBDIVISION MAP
FOR
PARCELS CG-1 & CG-20

4178 & 4230 MARKET STREET

A PORTION OF THE SIERRA VISTA SPECIFIC PLAN AREA

THE CYRIL G. BARBACCIA
IRREVOCABLE TRUST

SCALE: 1"=10' HORZ. 1"=5' VERT.
MAY 2021

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1731 TECHNOLOGY DRIVE, SUITE 880 SAN JOSE, CA 95110