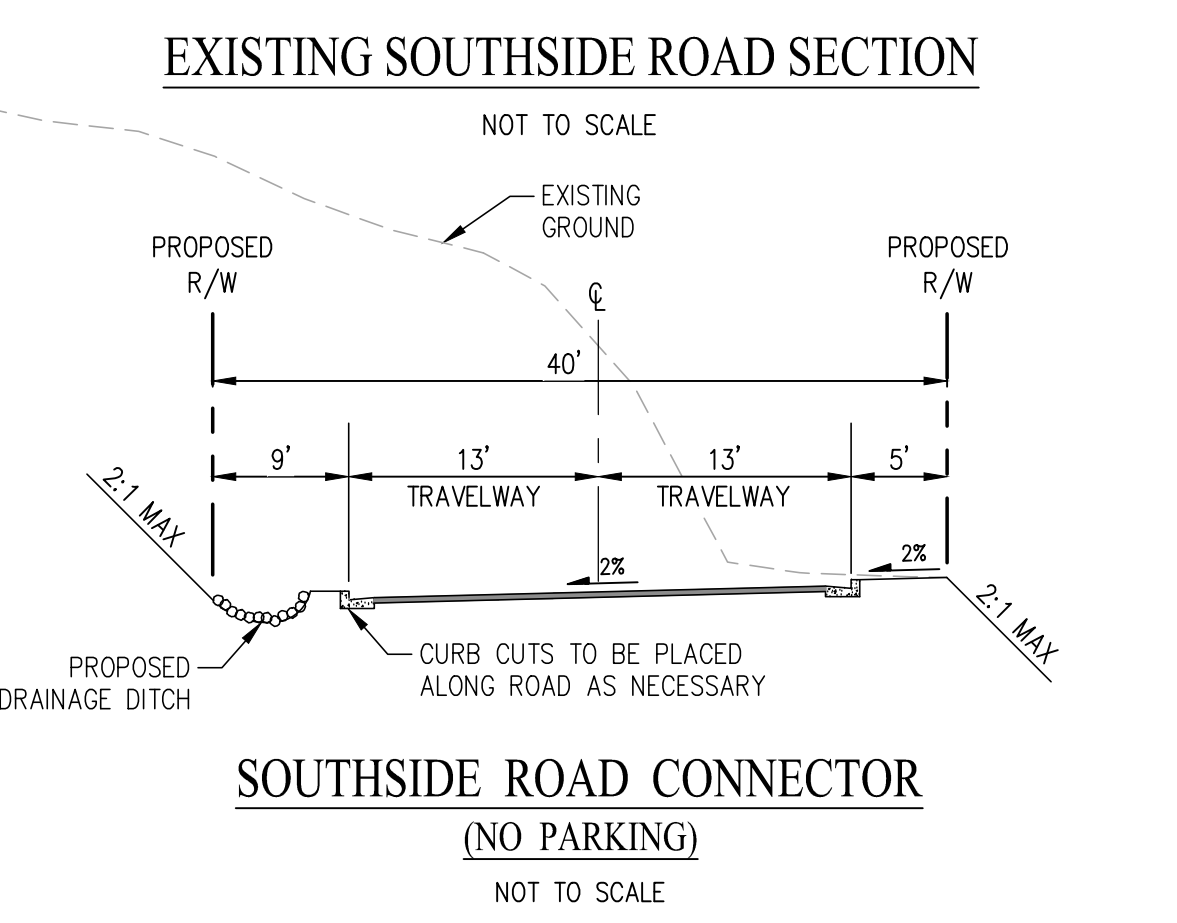
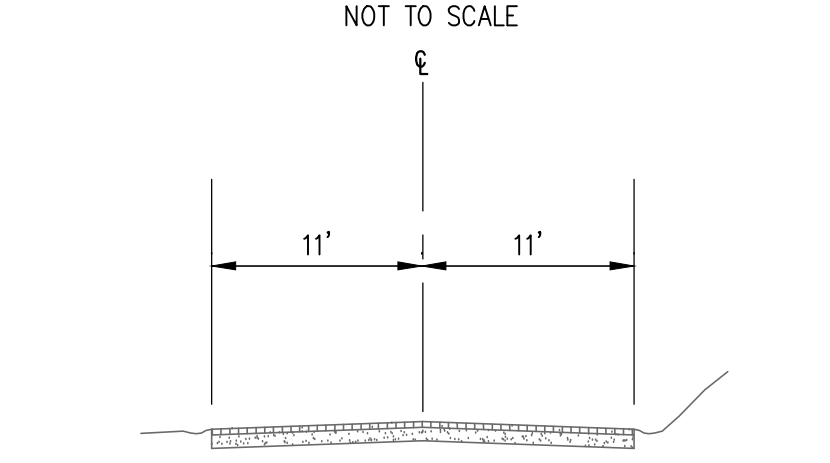
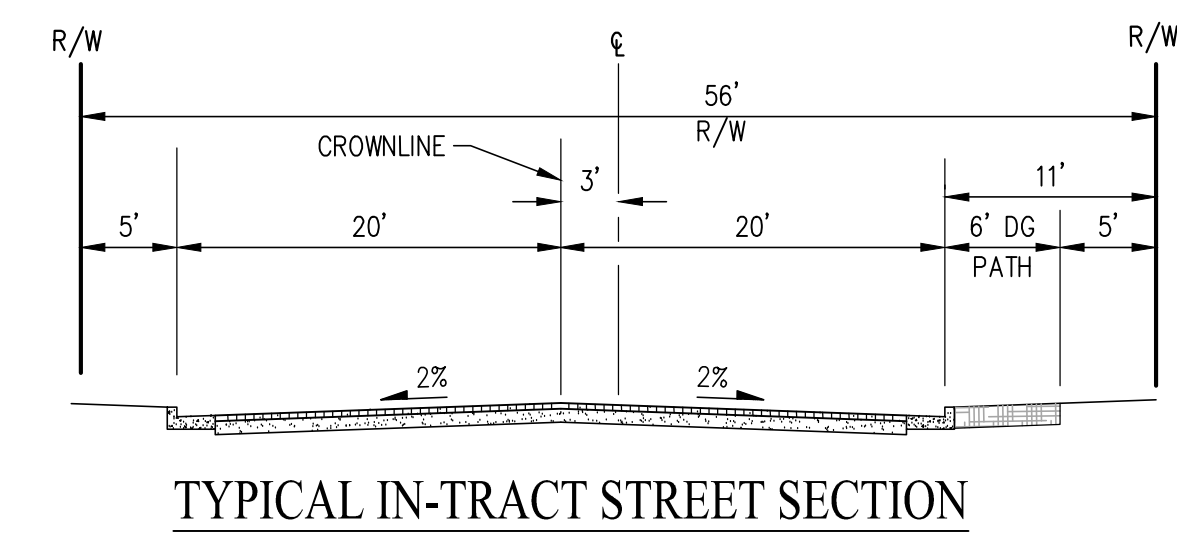


- ### GENERAL NOTES
- OWNERS: ROY E. LOMPA & RITA K. LOMPA
4998 AIRLINE HIGHWAY
HOLLISTER, CA 95023
 - DEVELOPER: BATES PROPERTIES, INC.
8650 RIVER MEADOWS ROAD
CARMEL, CA 93923
(831) 855-5000
FREDERICK M. BATES
 - CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
GORDON T. ZANIN, RCE 76794
 - GEOTECHNICAL ENGINEER: STEVENS, FERRONE & BAILEY
ENGINEERING COMPANY, INC.
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001
KENNETH C. FERRONE, GE 2513
 - ASSESSORS PARCEL NO.: 025-420-005-000
025-420-006-000
025-420-019-000
 - SITE ADDRESS: SOUTHSIDE ROAD, HOLLISTER CA
 - EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL
 - PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: RURAL RESIDENTIAL
 - GROSS SITE AREA: 49.24 ACRES
STREETS AREA: 8.08 ACRES
OPEN SPACE AREA: 13.65 ACRES
 - PARCELS:
PARCEL A - OPEN SPACE (377,650 S.F.)
PARCEL B - OPEN SPACE (31,651 S.F.)
PARCEL C - OPEN SPACE (40,630 S.F.)
PARCEL D - WELL SITE (12,102 S.F.)
PARCEL E - OPEN SPACE (2,769 S.F.)
PARCEL F - OPEN SPACE (7,413 S.F.)
PARCEL G - OPEN SPACE (14,083 S.F.)
PARCEL H - O.S./UTILITY CONNECTION (1,374 S.F.)
PARCEL I - OPEN SPACE (106,793 S.F.)
 - NUMBER OF UNITS: 90
 - PROPOSED DENSITY: 1.83 DU/AC GROSS
 - LOT SIZE: SMALLEST LOT SIZE: LOT 28 (8,464 SF)
LARGEST LOT SIZE: LOT 1 (33,769 SF)
AVERAGE LOT SIZE: 12,427 SF
 - BENCHMARK: DESIGNATED AS B 698 RESET (NGSPID: GU2622)
LOCATED ON BRIDGE ABUTMENT ON 4TH STREET/SAN JUAN ROAD. ELEVATION: 267.8 FT., (NAVD88).
 - STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS MAINTAINED BY THE RIDGEMARK HOME OWNER'S ASSOCIATION
 - UTILITY PROVIDERS:
SEWER: SUNNYSLOPE COUNTY WATER DISTRICT
WATER: SUNNYSLOPE COUNTY WATER DISTRICT
STORM DRAIN: SAN BENITO COUNTY
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
 - FLOOD ZONE: LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP PLAN NO. 06069C0215D DATED APRIL 16, 2009.
 - ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
 - PROJECT MAY BE BUILT IN PHASES & MULTIPLE FINAL MAPS MAY BE FILED.
 - GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
 - PROPOSED UTILITIES SHOWN ARE TENTATIVE AND SHALL ADHERE TO SUNNYSLOPE DESIGN STANDARDS. PROPOSED UTILITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

LOT AREA		LOT AREA		LOT AREA	
LOT NO.	LOT AREA (SF)	LOT NO.	LOT AREA (SF)	LOT NO.	LOT AREA (SF)
1	33,769	41	13,365	81	14,348
2	9,715	42	9,768	82	17,891
3	8,485	43	9,344	83	17,545
4	8,552	44	9,000	84	18,132
5	9,014	45	9,000	85	20,251
6	11,020	46	9,000	86	28,869
7	11,000	47	9,636	87	12,408
8	11,000	48	12,394	88	14,518
9	11,000	49	14,453	89	17,245
10	11,000	50	12,930	90	26,716
11	11,058	51	10,493		
12	12,260	52	9,000		
13	18,864	53	9,000		
14	9,532	54	8,914		
15	9,291	55	8,988		
16	11,949	56	11,188		
17	9,640	57	11,547		
18	16,333	58	10,133		
19	10,518	59	9,846		
20	8,743	60	11,537		
21	8,550	61	9,000		
22	8,550	62	13,525		
23	8,550	63	10,669		
24	8,920	64	8,550		
25	21,762	65	8,550		
26	14,968	66	11,668		
27	15,461	67	18,158		
28	8,464	68	13,605		
29	8,550	69	11,446		
30	8,550	70	12,664		
31	8,550	71	9,914		
32	9,565	72	10,073		
33	10,401	73	13,287		
34	11,332	74	12,851		
35	9,948	75	16,580		
36	9,765	76	15,664		
37	9,672	77	12,151		
38	9,672	78	25,955		
39	9,672	79	21,197		
40	9,528	80	12,297		



SHEET INDEX

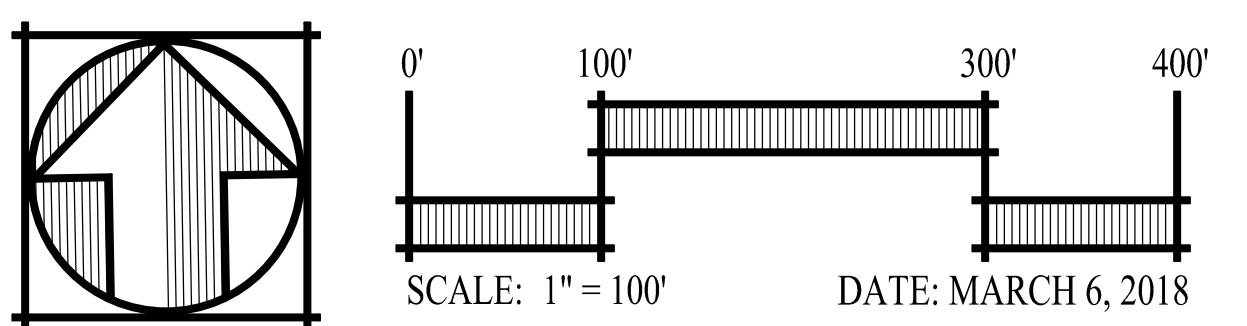
- TM01 LOTTING PLAN
- TM02 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM03 PRELIMINARY UTILITY PLAN
- TM04 PRELIMINARY EROSION CONTROL PLAN

ABBREVIATIONS

- BNDY BOUNDARY
- CL CENTERLINE
- EVA EMERGENCY VEHICLE ACCESS
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- FL FLOW LINE
- HP HIGH POINT
- INV INVERT
- L LENGTH
- LF LINEAR FEET
- LP LOW POINT
- P PAD ELEVATION
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- PVAW PRIVATE VEHICLE ACCESS WAY
- R RADIUS
- R/W RIGHT-OF-WAY
- S SLOPE
- SD STORM DRAIN
- SDE STORM DRAIN EASEMENT
- SS SANITARY SEWER
- TC TOP OF CURB
- W WATER
- WLE WATER EASEMENT

VESTING TENTATIVE MAP LOTING PLAN THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA

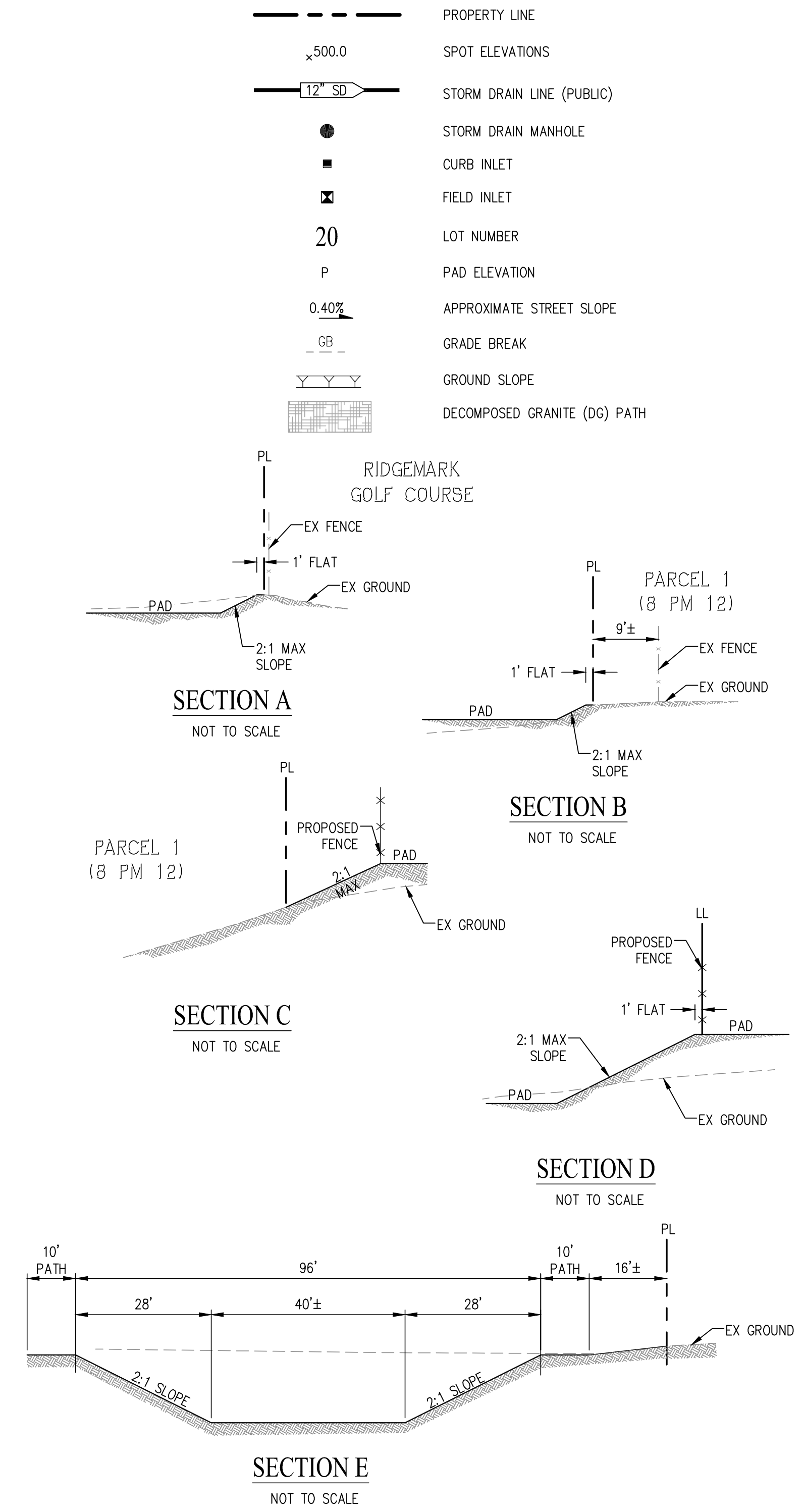


cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbangd.com

SHEET NO.
1
OF 4 SHEETS



LEGEND



- NOTES:**
- RETENTION BASIN SIZING PER SAN BENITO COUNTY CODE OF ORDINANCES CHAPTER 23.31 ARTICLE III.
 - BOTTOM OF BASIN MUST BE 2' ABOVE 10-YEAR AVERAGE GROUNDWATER LEVEL MINIMUM.
 - SIDE SLOPE AT 2:1 MAX.

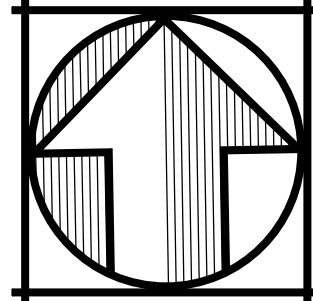
ROUGH EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY.)	FILL (CY.)
ROUGH GRADING	67,400	57,300
SHRINKAGE & COMPACTION *	-	10,100
TOTAL	67,400	67,400

NET 0 CY

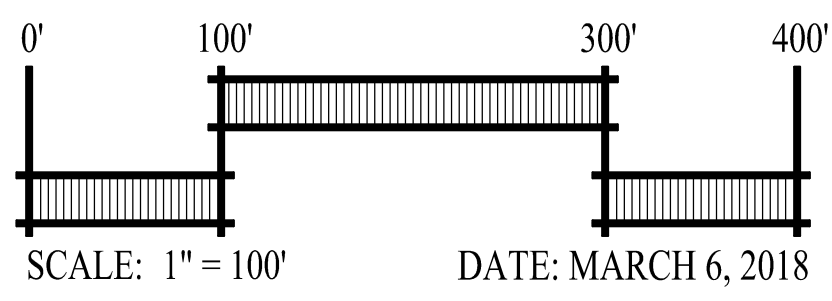
- NOTES:**
- A SHRINKAGE AND COMPACTION OF 15% WAS ASSUMED.
 - THE SITE WAS DESIGNED TO HAVE NO RETAINING WALLS. RETAINING WALL UP TO 3' IN HEIGHT MAY BE ADDED TO SIDE/REAR YARDS DURING THE DESIGN PROCESS TO ACHIEVE DESIRED SETBACKS.

**VESTING TENTATIVE MAP
GRADING AND
DRAINAGE PLAN
THE PROMONTORY AT RIDGEMARK**


CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



SCALE: 1" = 100'



DATE: MARCH 6, 2018

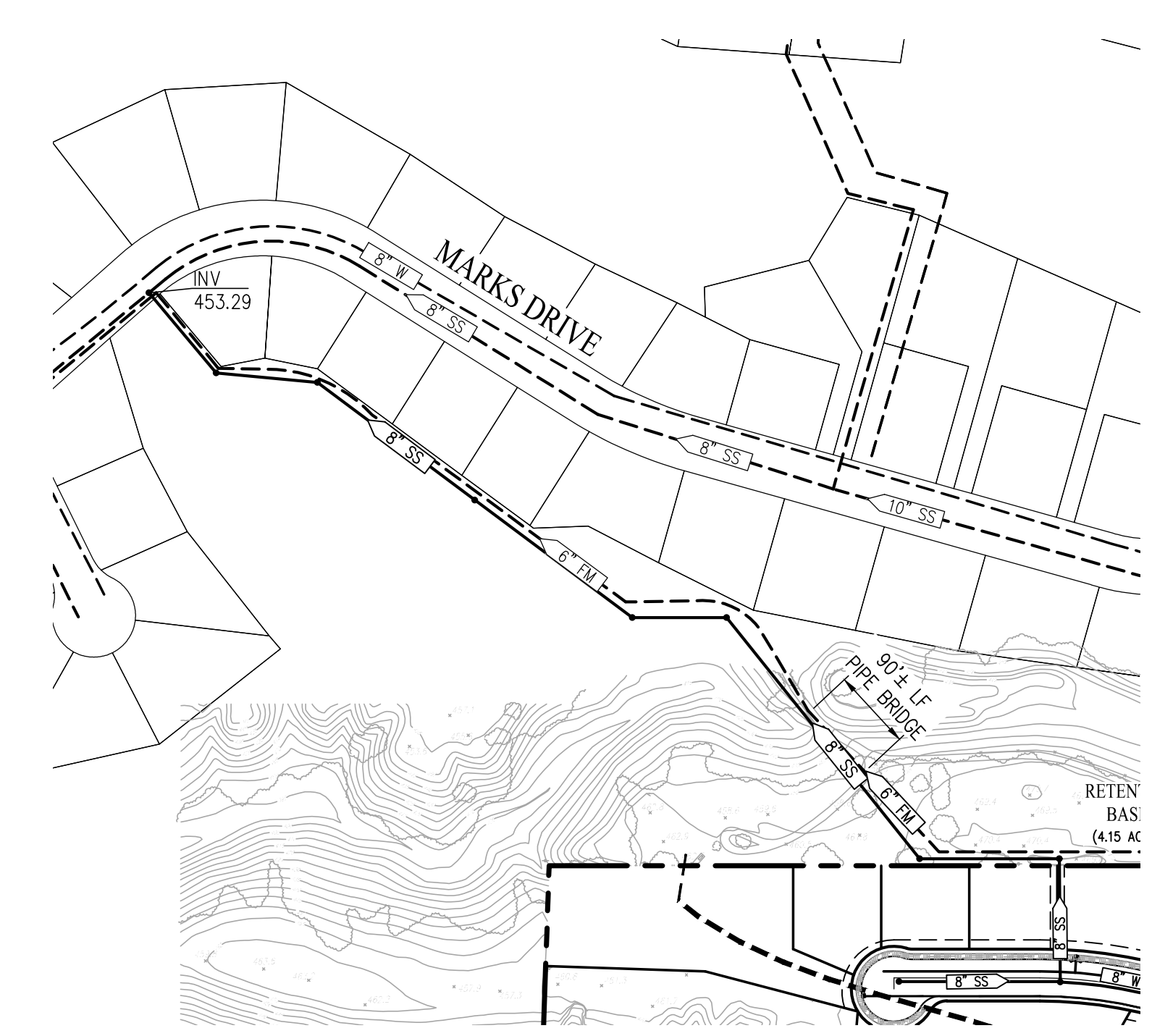
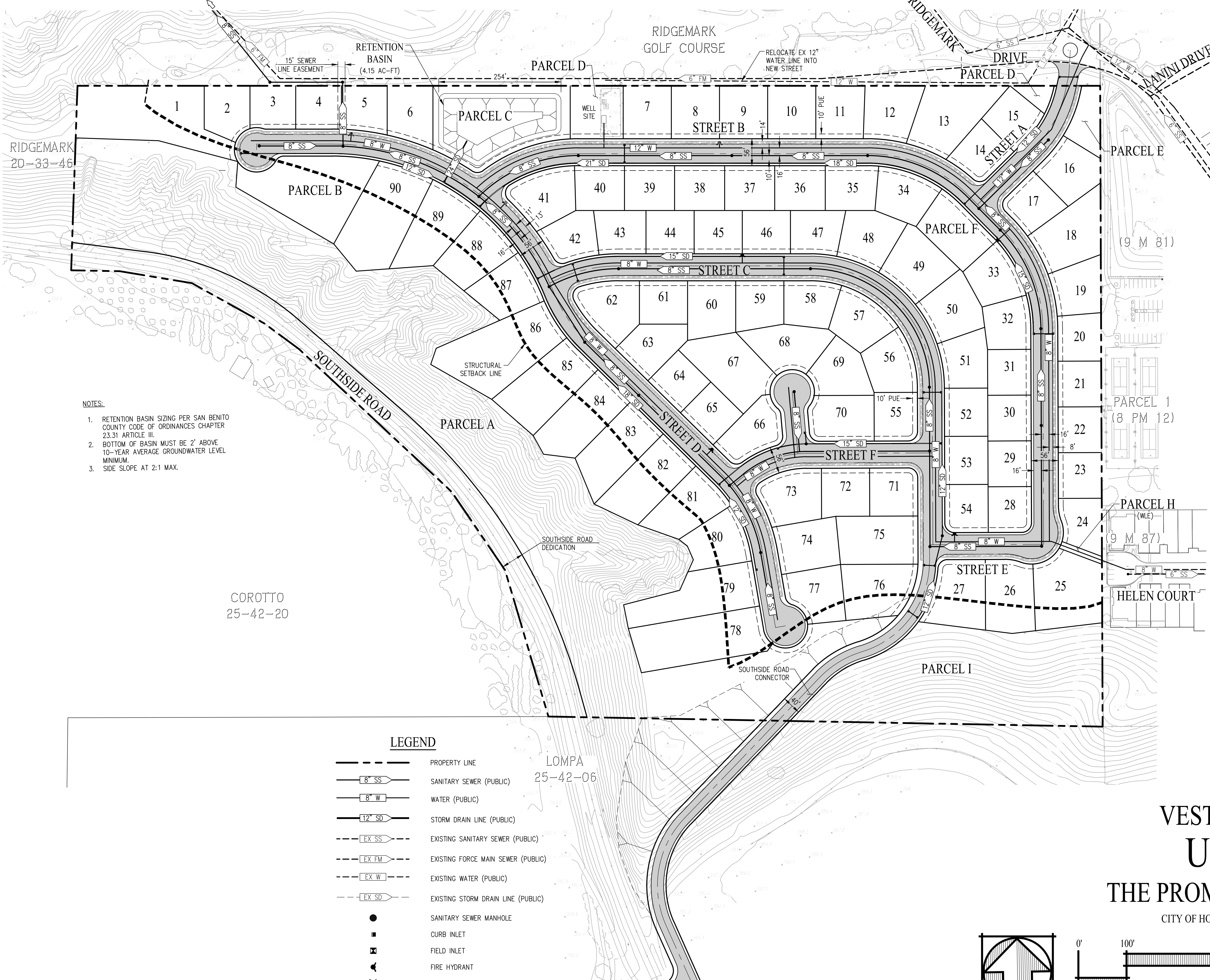


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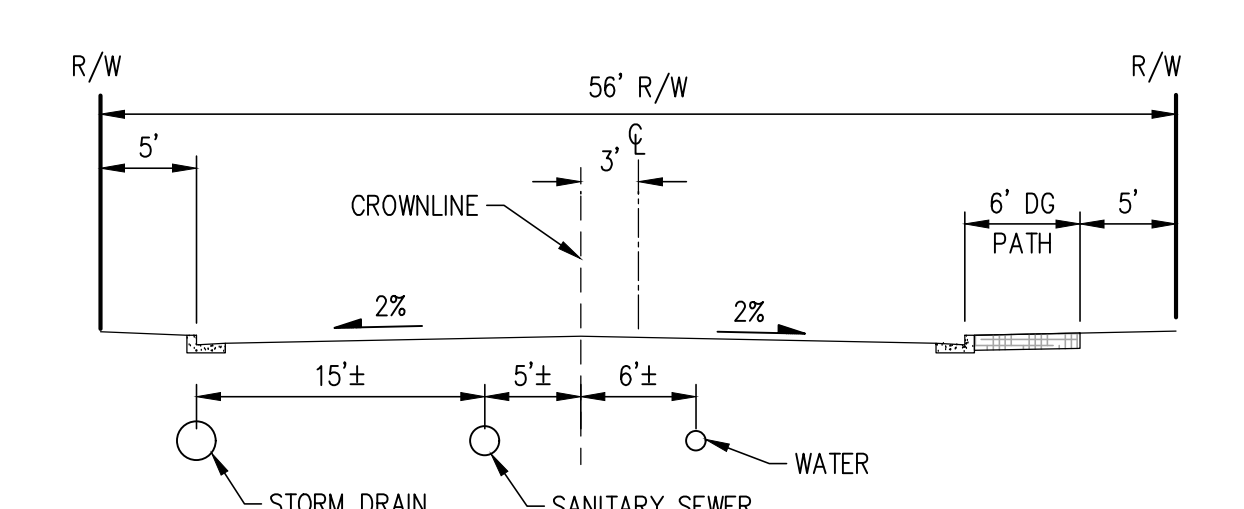
SHEET NO.
2
OF 4 SHEETS

SEE RIGHT FOR SEWER CONNECTION



CONNECTION TO EXISTING SANITARY SEWER
(NOT TO SCALE)

NOTE:
UPSIZING OF EXISTING SANITARY SEWER FACILITIES WILL BE REQUIRED DOWNSTREAM OF THE TIE-IN POINT. COORDINATION WITH SUNNYSLOPE COUNTY UTILITY DISTRICT SHALL TAKE PLACE TO DETERMINE THE REQUIRED UPSIZING.



TYPICAL UTILITY LAYOUT
(PRIVATE STREETS)

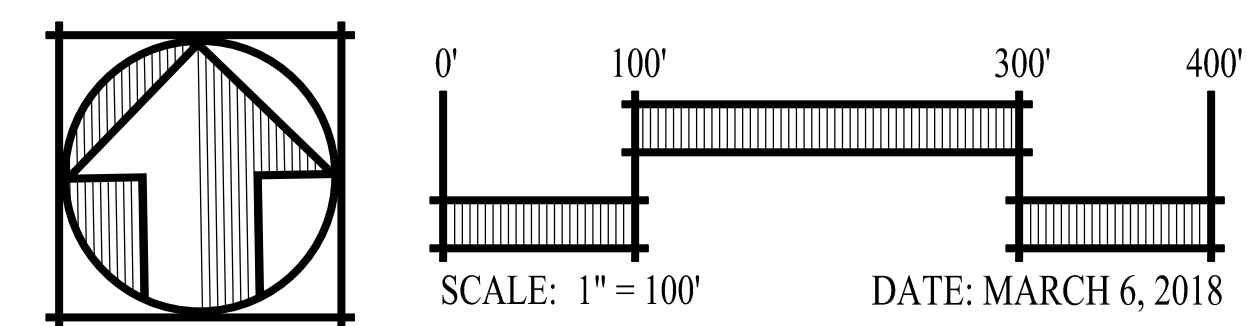
- NOTES:
1. RETENTION BASIN SIZING PER SAN BENITO COUNTY CODE OF ORDINANCES CHAPTER 23.31 ARTICLE III.
 2. BOTTOM OF BASIN MUST BE 2' ABOVE 10-YEAR AVERAGE GROUNDWATER LEVEL MINIMUM.
 3. SIDE SLOPE AT 2:1 MAX.

LEGEND

	PROPERTY LINE
	SANITARY SEWER (PUBLIC)
	WATER (PUBLIC)
	STORM DRAIN LINE (PUBLIC)
	EXISTING SANITARY SEWER (PUBLIC)
	EXISTING FORCE MAIN SEWER (PUBLIC)
	EXISTING WATER (PUBLIC)
	EXISTING STORM DRAIN LINE (PUBLIC)
	SANITARY SEWER MANHOLE
	CURB INLET
	FIELD INLET
	FIRE HYDRANT
	LOT NUMBER
	DECOMPOSED GRANITE (DG) PATH

VESTING TENTATIVE MAP UTILITY PLAN THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



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SHEET NO.
3
OF 4 SHEETS

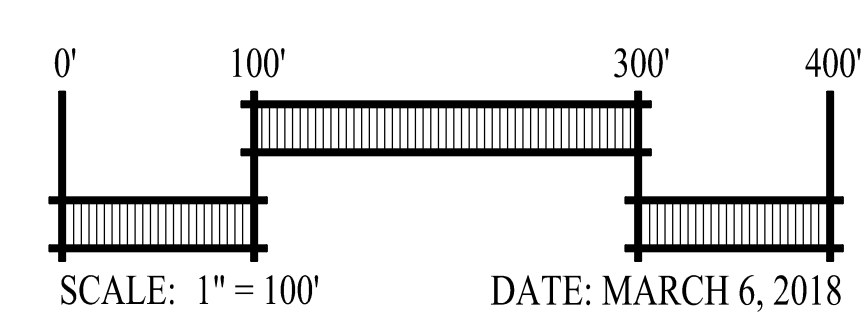
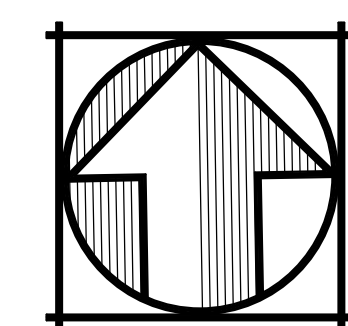


LEGEND

- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- SILT FENCE
- INLET PROTECTION
- STRAW WATTLE (FIBER ROLLS)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- HYDROSEED MIX

VESTING TENTATIVE MAP
PRELIMINARY EROSION CONTROL PLAN
THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



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SHEET NO.
4
 OF 4 SHEETS

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