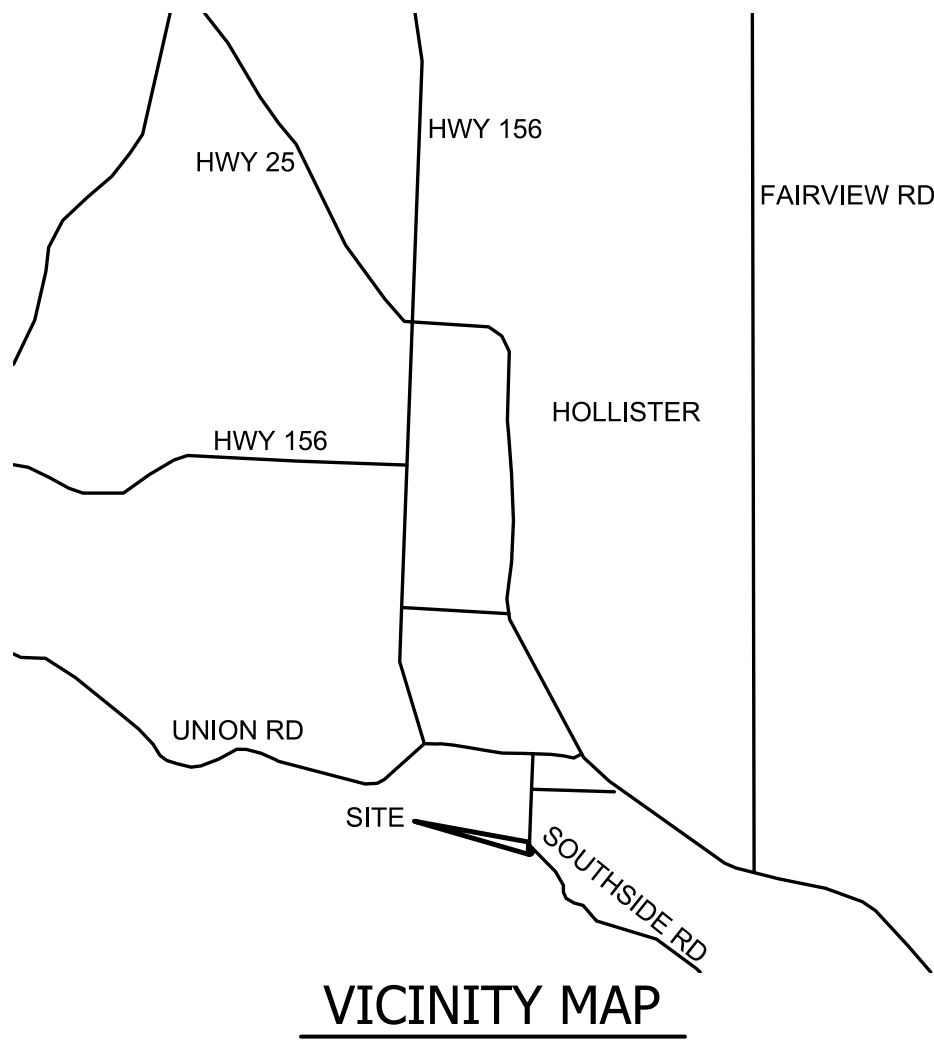


VESTING TENTATIVE MAP
MAJOR SUBDIVISION
RIVERVIEW ESTATES II
SAN BENITO COUNTY, CA
NOVEMBER, 2019



PROJECT INFORMATION:

OWNER:
COMMUNITY SERVICES DEVELOPMENT CORPORATION
1101 SAN FELIPE ROAD
HOLLISTER, CA 95023
(831) 636-5524

APPLICANT:
SAN BENITO ENGINEERING & SURVEYING
502 MONTEREY STREET
HOLLISTER, CA 95023
(831) 637-2763

ENGINEER:
ANNE E. HALL, RCE 55611
SAN BENITO ENGINEERING & SURVEYING
502 MONTEREY STREET
HOLLISTER, CA 95023
(831) 637-2763

GEOTECHNICAL ENGINEER:
GEORGE J. BARNETT, GE 2309
EARTH SYSTEMS PACIFIC
500 PARK CENTER DRIVE, SUITE 1
HOLLISTER, CA 95023
(831) 637-2133

ASSESSORS PARCEL NO. 020-320-032
EXISTING PARCEL AREA = 4.9 ACRES

GENERAL PLAN: PUBLIC QUASI PUBLIC

CURRENT ZONING: AP
PROPOSED ZONING: R-1

CURRENT LAND USE: PUBLIC QUASI PUBLIC

WATER SOURCE: CITY OF HOLLISTER
SEWER: CITY OF HOLLISTER
GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T

THIS PROJECT IS NOT WITHIN THE FLOOD PLAIN ACCORDING
TO THE FLOOD INSURANCE MAPS DATED APRIL 16, 2009.
(APPROXIMATE LIMIT OF THE FLOOD PLAIN IS SHOWN ON SHEET 9)

PART OF THIS PROPERTY IS WITHIN THE CALAVERAS FAULT ZONE

TOPOGRAPHIC SURVEY PERFORMED JUNE 2018 BY SAN BENITO
ENGINEERING & SURVEYING, INC.

THIS PROPERTY IS CATEGORIZED AS A NON-WILDLAND/NON-URBAN
FIRE SEVERITY AREA.

DEVELOPMENT REGULATIONS:

24 SINGLE FAMILY LOTS
- GROSS LOT SIZE RANGE = 3,784 - 20,796 SF
- GROSS AVERAGE LOT SIZE = 7,124 SF

SETBACKS:
- FRONT = 8'
- FRONT GARAGE = 18'
- BACK = 12'
- SIDE = 5'
- SIDE GARAGE = 4'

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	BOUNDARY
	CENTERLINE
	EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING RETAINING WALL
	EXISTING BARRICADE
	EXISTING WATER LINE
	EXISTING OVERHEAD LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	PROPOSED FENCE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED JOINT TRENCH
	SANITARY SEWER CLEANOUT
	STORM DRAIN MANHOLE
	EXISTING POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	STREET LIGHT
	EXISTING SURVEY MONUMENT
	PROPOSED SURVEY MONUMENT

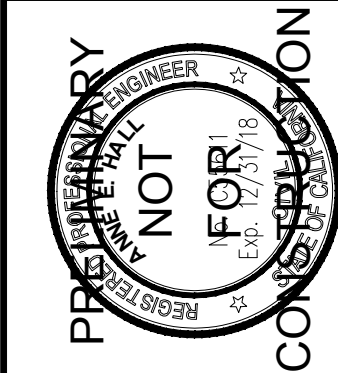
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BOW	BACK OF WALK
CL	CENTERLINE
CONC	CONCRETE
DMA	DRAINAGE MANAGEMENT AREA
(E)	EXISTING
FH	FIRE HYDRANT
FLG	FLOW LINE GRADE
FOC	FACE OF CURB
GB	GRADE BREAK
INV	INVERT
LP	LOW POINT
(P)	PROPOSED
PX.XX	PAD GRADE
PL	PROPERTY LINE
R	RADIUS
R.O.W.	RIGHT OF WAY
RW	RETAINING WALL
SD	STORM DRAIN
S.D.E.	STORM DRAIN EASEMENT
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
STA	STATION
S/W	SIDEWALK
TBR	TO BE REMOVED
TC	TOP OF CURB
TYP	TYPICAL
VC	VERTICAL CURVE
W	WATER
W.L.E.	WATER LINE EASEMENT

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	BOUNDARY & EXISTING CONDITIONS
3	SITE PLAN
4	STRIPING PLAN
5	SITE FENCING
6	GRADING PLAN
7	UTILITY PLAN
8	PLAN & PROFILE SOUTHSIDE ROAD
9	PLAN & PROFILE ROAD "A"
10	STORMWATER CONTROL PLAN

SAN BENITO ENGINEERING
& SURVEYING, INC.



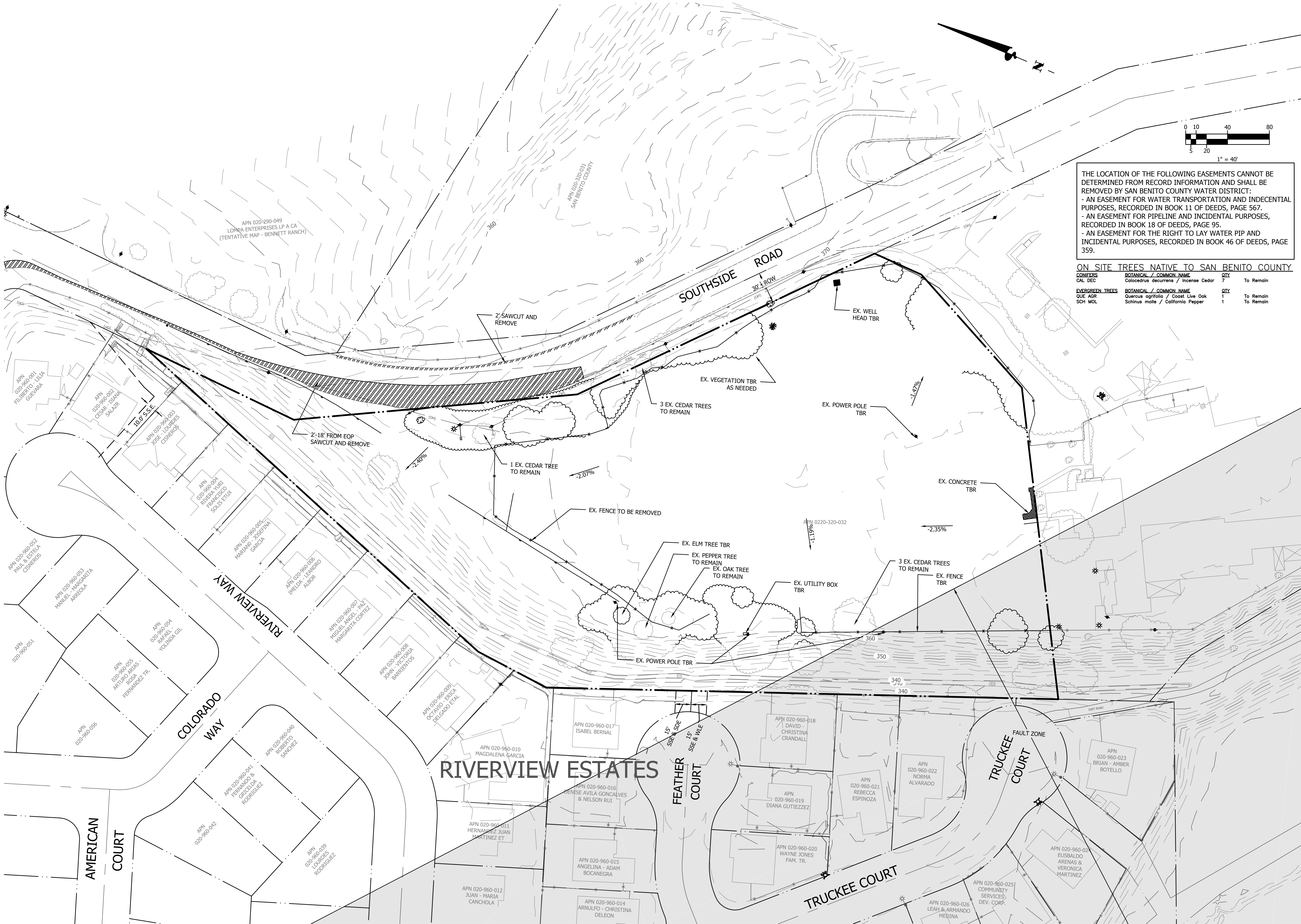
NO.	REVISIONS	DATE

COUNTY OF SAN BENITO
APN 020-320-032
SOUTHSIDE & HOSPITAL RD
STATE OF CALIFORNIA

COVER SHEET
& NOTES

SCALE: AS NOTED
DATE: 01 November 2019
JOB #: 117023
DWG: 117023TM.dwg

SHEET: 1
OF 10 SHEETS



THE LOCATION OF THE FOLLOWING EASEMENTS CANNOT BE DETERMINED FROM RECORD INFORMATION AND SHALL BE REMOVED BY SAN BENITO COUNTY WATER DISTRICT:
- AN EASEMENT FOR WATER TRANSPORTATION AND INDECENTIAL PURPOSES, RECORDED IN BOOK 11 OF DEEDS, PAGE 567.
- AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED IN BOOK 18 OF DEEDS, PAGE 95.
- AN EASEMENT FOR THE RIGHT TO LAY WATER PIP AND INCIDENTAL PURPOSES, RECORDED IN BOOK 46 OF DEEDS, PAGE 359.

ON SITE TREES NATIVE TO SAN BENITO COUNTY			
CONIFERS	BOTANICAL / COMMON NAME	QTY	
CAL DEC	Calocedrus decurrens / Incense Cedar	7	To Remain
EVERGREEN TREES			
QUE AGR	BOTANICAL / COMMON NAME	QTY	
SCH MOL	Quercus agrifolia / Coast Live Oak	1	To Remain
	Schinus molle / California Pepper	1	To Remain

TENTATIVE MAP

BOUNDARY & EXISTING CONDITIONS

SCALE: 1" = 40'

DATE: 01 November 2019

JOB #: 117023

DWG: 117023TM.dwg

SHEET: 2

OF 10

SHEETS

COUNTY OF SAN BENITO

APN 020-320-032

RIVERVIEW ESTATES II

STATE OF CALIFORNIA

PREPARED BY

REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

DATE

REVISIONS

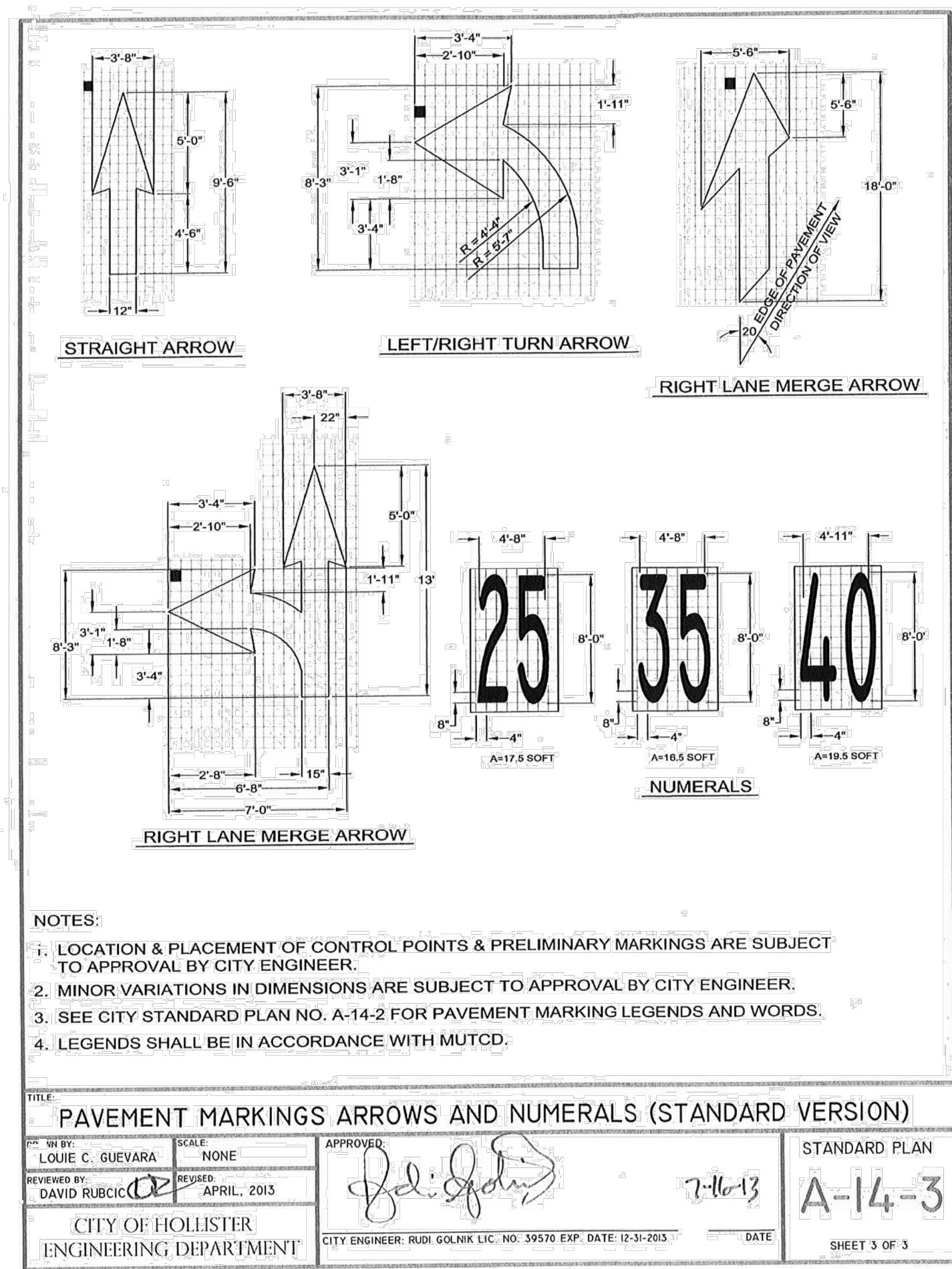
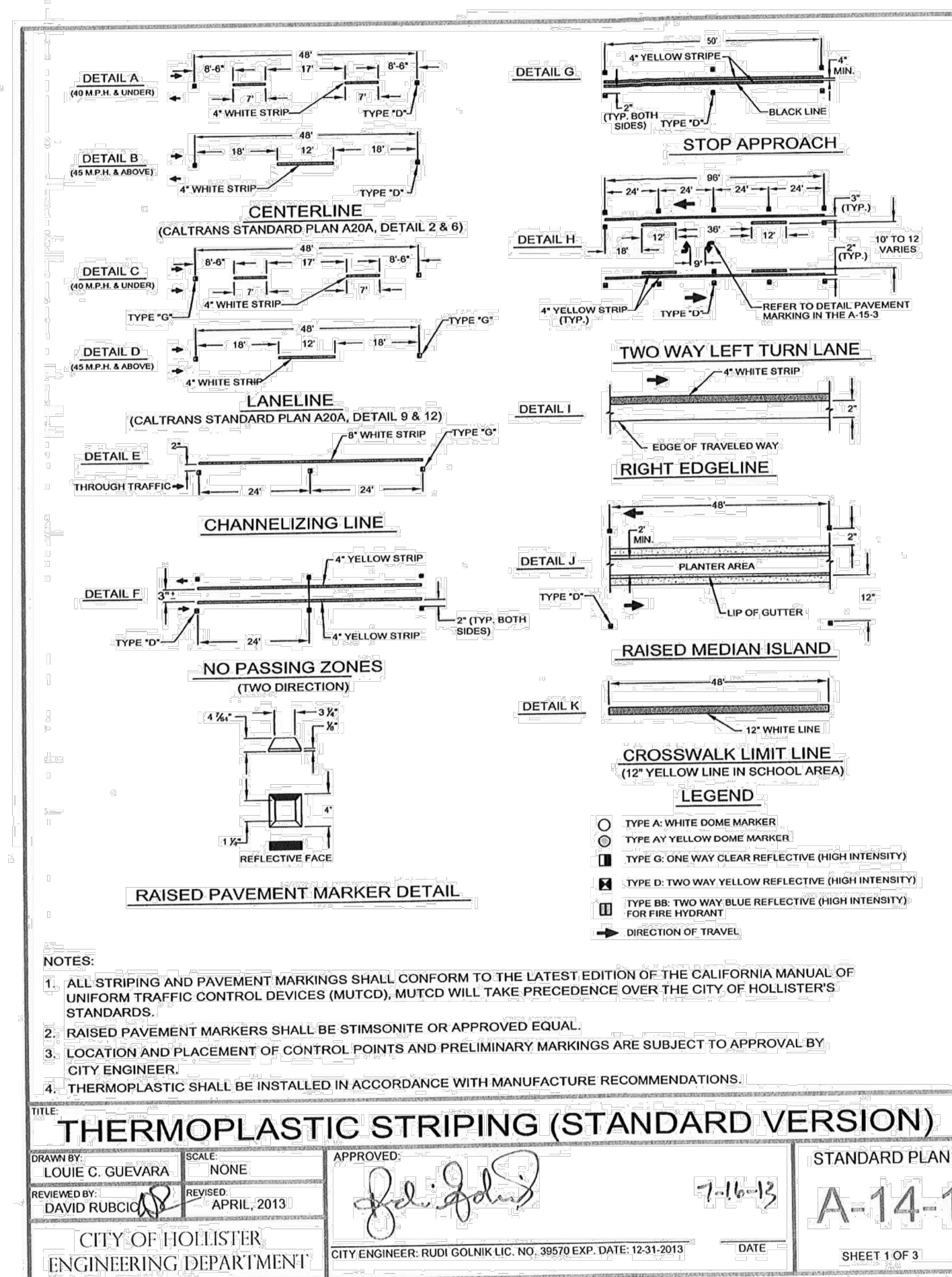
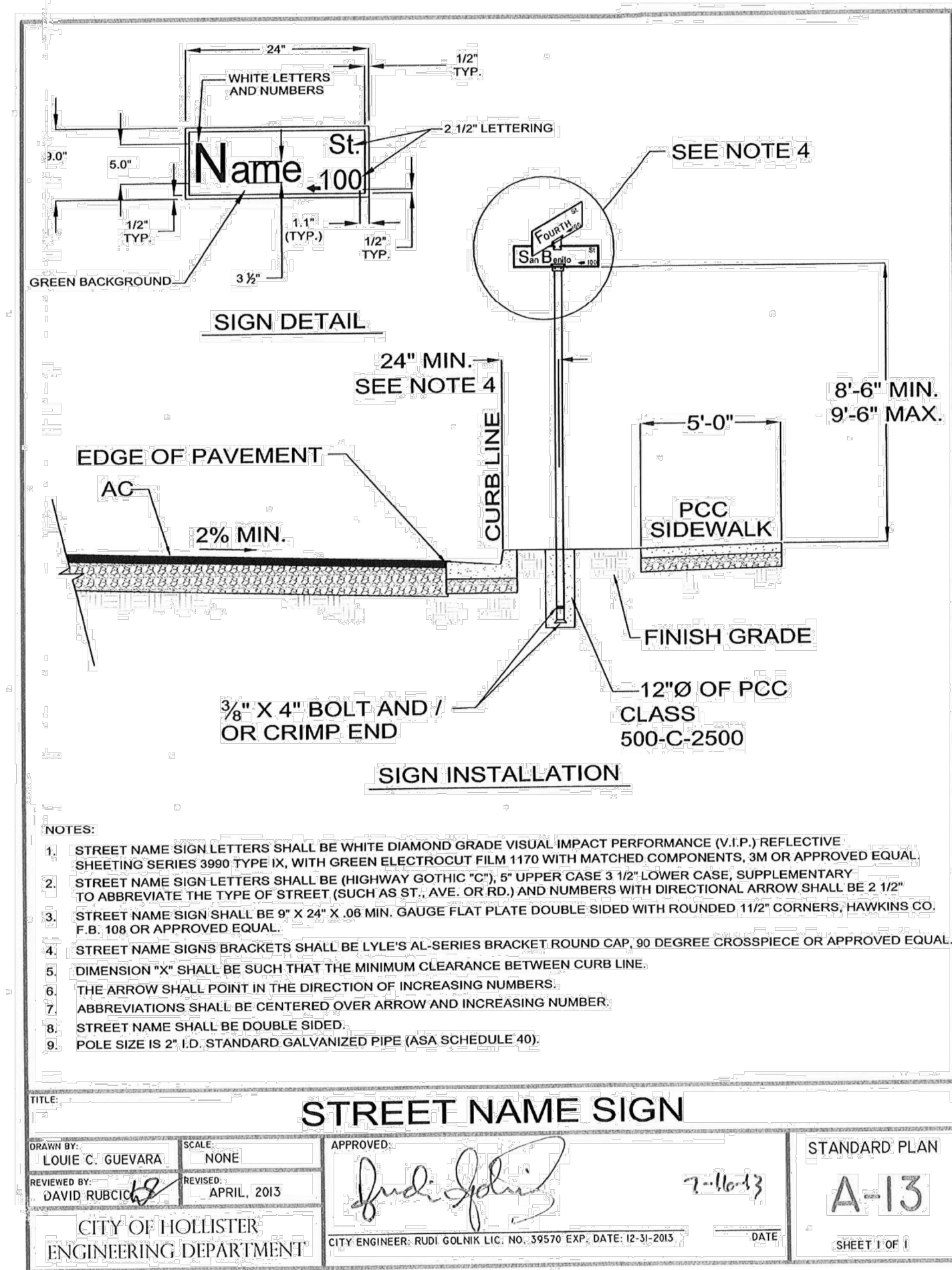
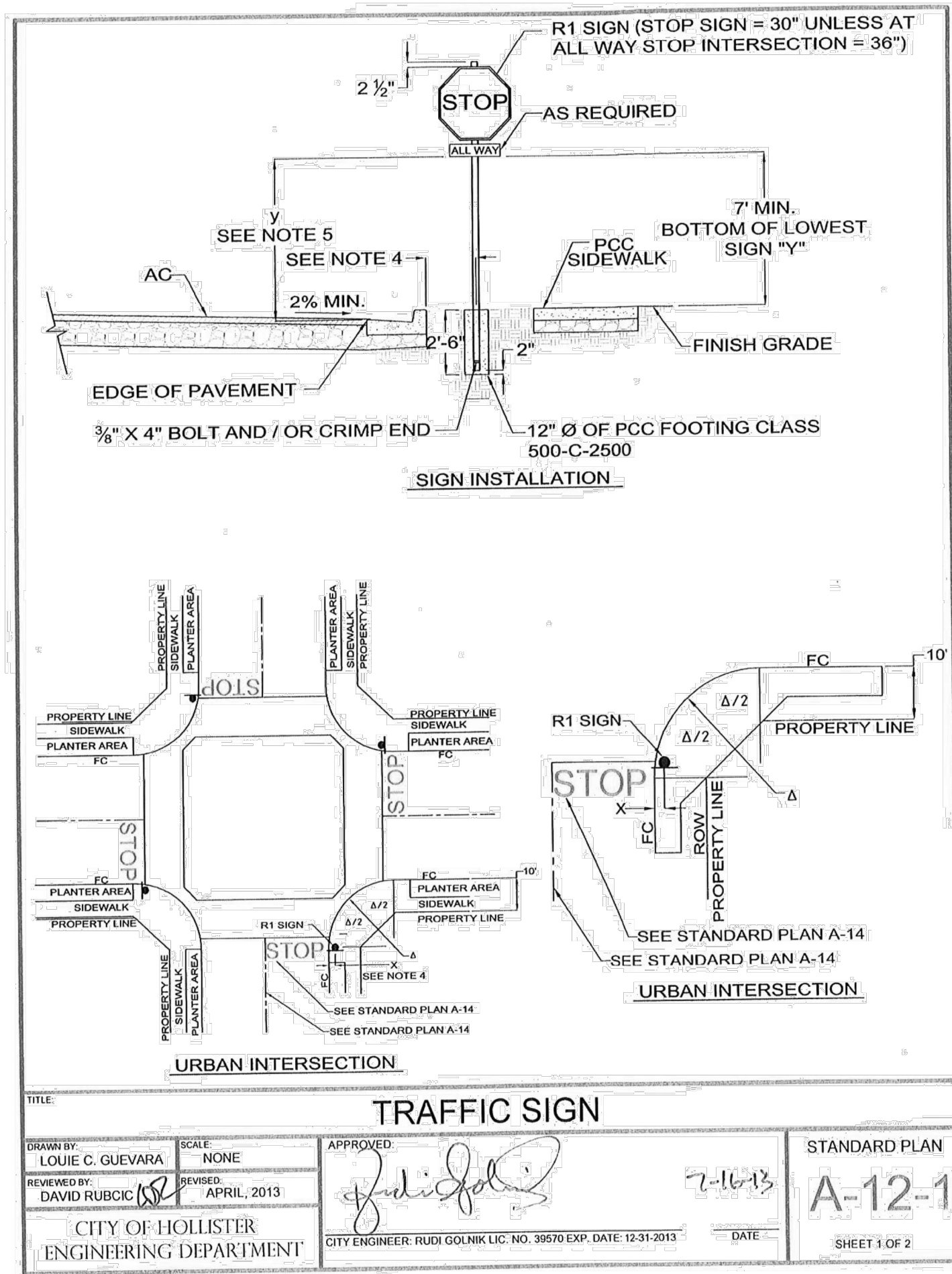
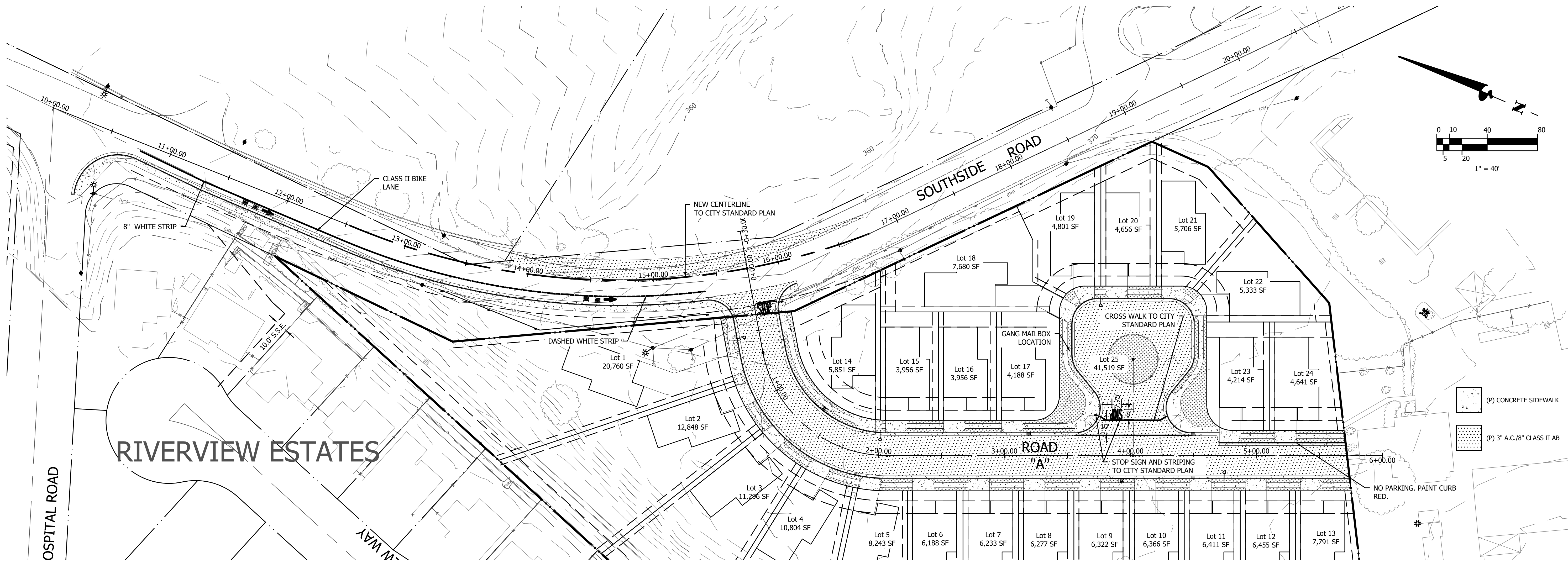
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SAN BENITO ENGINEERING & SURVEYING, INC.

502 Monterey Street Hollister, California 95023

(831) 637-2763 FAX (831) 854-9581 email: info@sanbenitoeng.com

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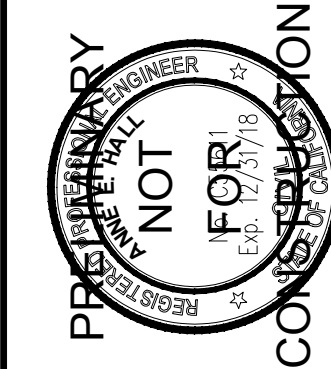


TENTATIVE MAP

COUNTY OF SAN BENITO
APN 020-320-032
RIVERVIEW ESTATES II
STATE OF CALIFORNIA

STRIPING PLAN

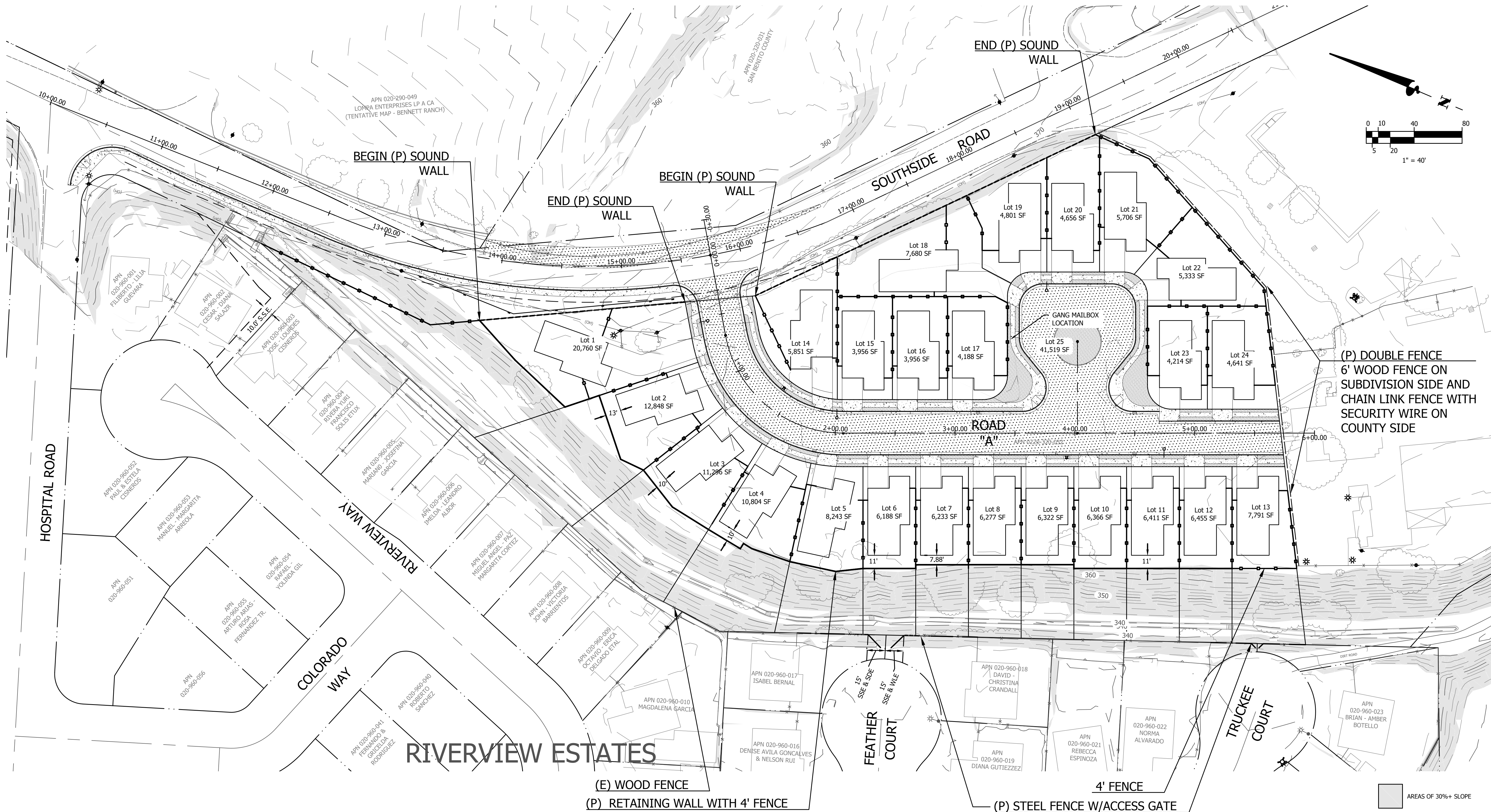
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JOB #: 117023
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SHEET: 4
OF 10 SHEETS



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* FILE NAME: X:\AuscAD Projects\2017\117023\DWG\117023TM.dwg * Plotted on: Friday, 01 November 2019 at 4:13pm by: OWNER *



TENTATIVE MAP

SITE FENCING

COUNTY OF SAN BENITO
APN 020-320-032
RIVERVIEW ESTATES II
STATE OF CALIFORNIA

PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE

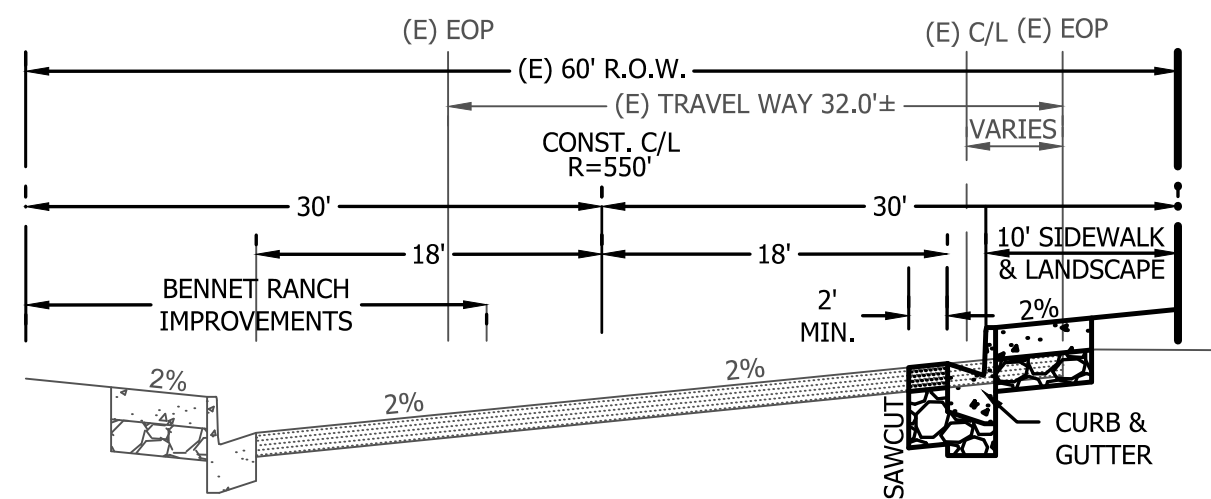
SAN BENITO ENGINEERING
& SURVEYING, INC.

502 Monterey Street
Hollister, California 95023
FAX (831) 637-2763 email: info@sanbenitoeng.com

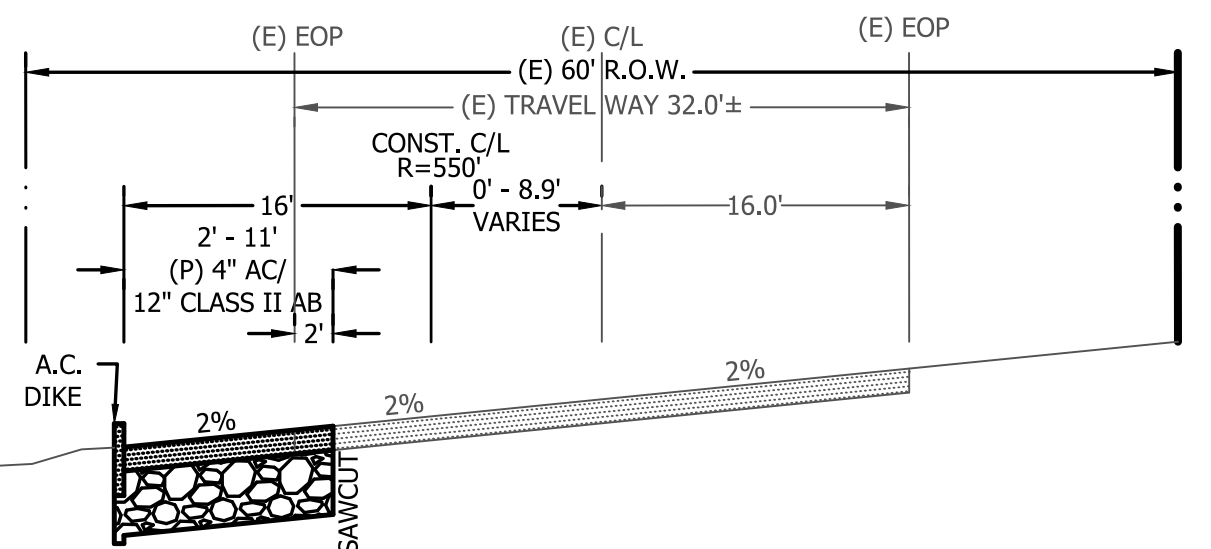
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JOB #: 117023
DWG: 117023TM.dwg

SHEET: 5
OF 10 SHEETS

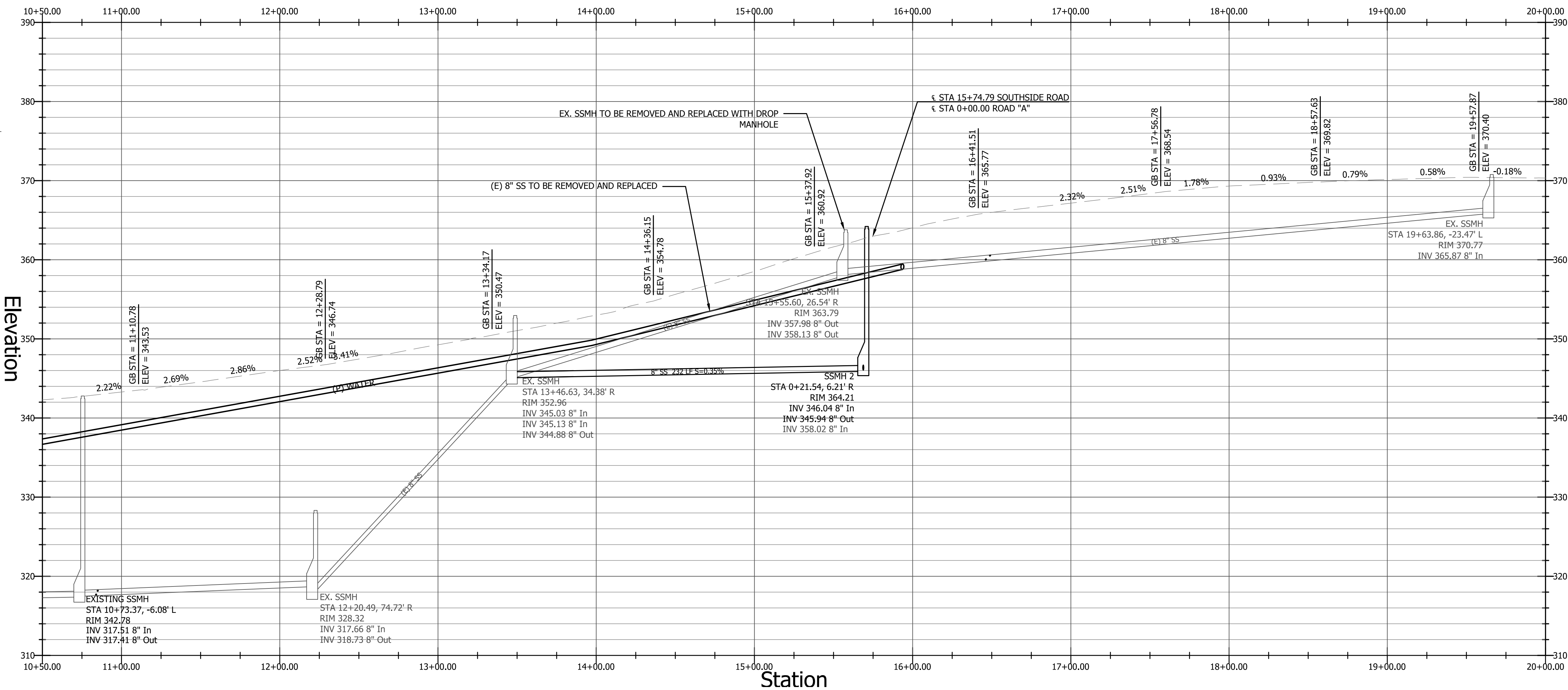
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SOUTHSIDE ROAD
STA 10+76.67 TO 16+77.23



SOUTHSIDE ROAD
STA 16+10 TO 16+77.23



* FILE NAME: X:\AuscAD Projects\2017\117023\DWG\117023TM.dwg * Plotted on: Friday, 01 November 2019 at 4:13pm by: OWNER *

DRAINAGE MANAGEMENT AREA SUMMARY:

- BEFORE SITE CLEARING: 25,700 SF ROOF
60,223 SF AC/CONC/AB
85,923 SF TOTAL IMPERVIOUS

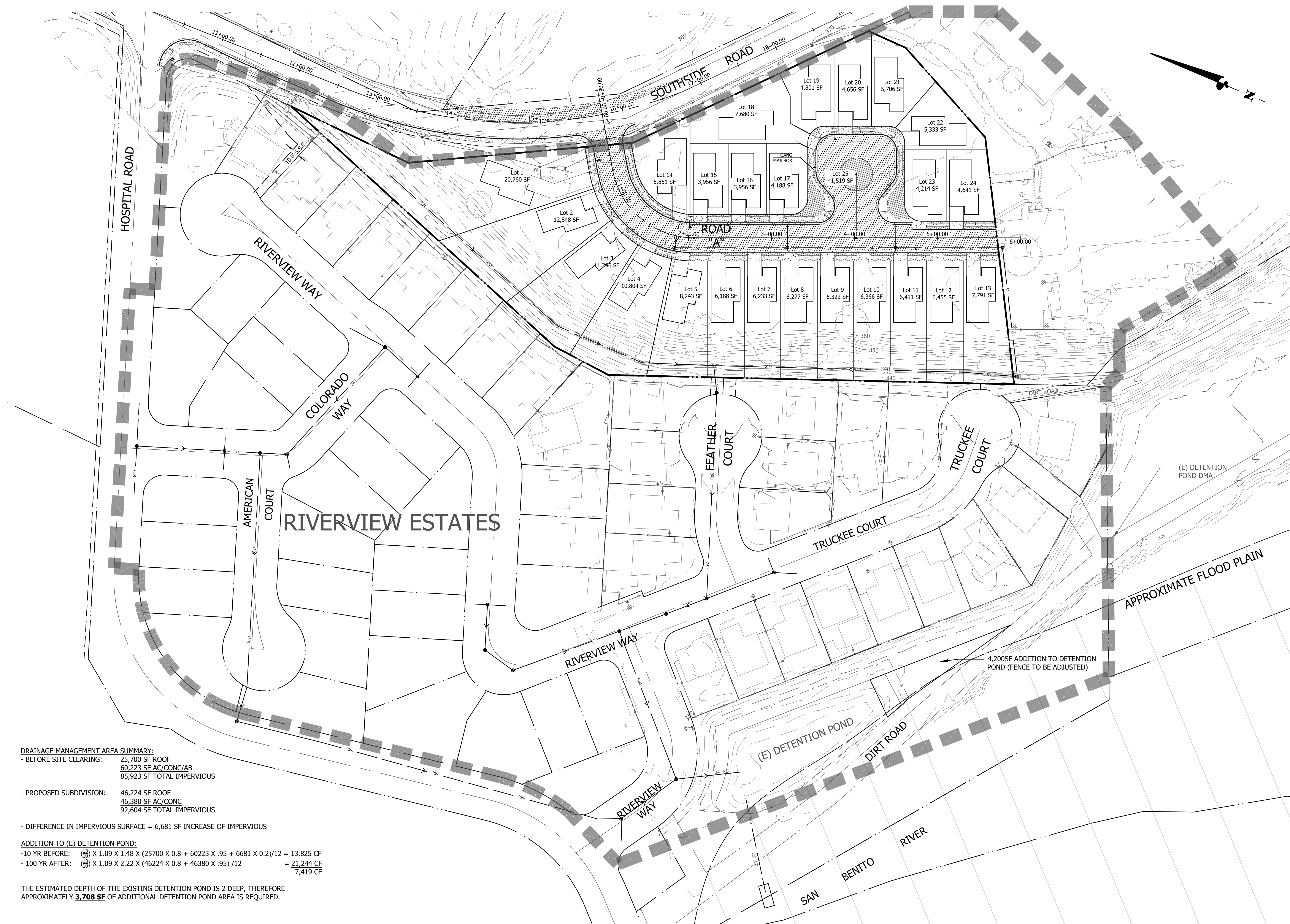
- PROPOSED SUBDIVISION: 46,224 SF ROOF
46,380 SF AC/CONC
92,604 SF TOTAL IMPERVIOUS

- DIFFERENCE IN IMPERVIOUS SURFACE = 6,681 SF INCREASE OF IMPERVIOUS

ADDITION TO (E) DETENTION POND:

-10 YR BEFORE: $\left(\frac{1}{16}\right) \times 1.09 \times 1.48 \times (25700 \times 0.8 + 60223 \times .95 + 6681 \times 0.2) / 12 = 13,825 \text{ CF}$
- 100 YR AFTER: $\left(\frac{1}{16}\right) \times 1.09 \times 2.22 \times (46224 \times 0.8 + 46380 \times .95) / 12 = 21,244 \text{ CF}$
7,419 CF

THE ESTIMATED DEPTH OF THE EXISTING DETENTION POND IS 2 DEEP, THEREFORE
APPROXIMATELY **3,708 SF** OF ADDITIONAL DETENTION POND AREA IS REQUIRED.



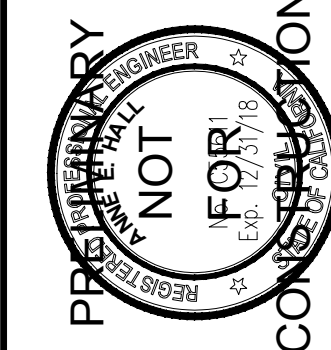
TENTATIVE MAP

**STORMWATER CONTROL
PLAN**

SCALE: 1" = 50'
DATE: 01 November 2019
JOB #: 117023
DWG: 117023TM.dwg

SHEET: 10
OF 10 SHEETS

COUNTY OF SAN BENITO
APN 020-320-032
RIVERVIEW ESTATES II
STATE OF CALIFORNIA



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