TENTATIVE MAP
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

GENERAL NOTES

1. PROPOSED LAND USE: RESIDENTIAL

2. EXISTING GENERAL PLAN LAND USE (SCC): OPEN SPACE RESERVE

3. EXISTING ZONING (SCC): A-20Ac & A-20Ac-sr

4. TOTAL BUILDABLE RESIDENTIAL LOTS:

SINGLE FAMILY RESIDENTIAL LOTS	608
MULTIFAMILY RESIDENTIAL LOTS	9
SINGLE FAMILY ATTACHED RESIDENTIAL LOTS	49
	666

5. DWELLING UNIT COUNT:

SINGLE FAMILY DETACHED	522
SINGLE FAMILY ATTACHED	86
TOWNHOMES	245
MULTI-FAMILY	684
	1,537

6. BUILDOUT TABULATION:

EXISTING GROSS AREA	221.1
R/W TO BE DEDICATED	
(THOMAS RD/ MESA RD)	7.3
NET AREA	213.8 AC
PROPOSED OPEN SPACE	87.4
PROPOSED PRIVATE STREETS	33.1
PROPOSED RESIDENTIAL LOTS	93.3
TOTAL	213.8 AC

7. UTILITIES:

WATER	CITY OF GILROY
SANITARY SEWER	CITY OF GILROY
STORM DRAIN	CITY OF GILROY
GAS & ELECTRIC	PG&E

8. THE EXISTING TOPOGRAPHY AS SHOWN IS BASED ON AERIAL SURVEYS DATED AUGUST, 2024, AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA.

9. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN. SLOPES ARE 2:1 MAXIMUM, UNLESS APPROVED BY GEOTECHNICAL ENGINEER. BASIN SLOPES ARE 3:1 MAX.

10. BENCHMARK:
SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM021", A BRASS DISK SET IN THE TOP OF CONCRETE DECK; NORTHWEST END OF THOMAS ROAD BRIDGE OVER UVAS CREEK; 2.5 FEET SOUTH OF HEADWALL; 27 FEET EAST FROM WEST END OF HEADWALL, ELEVATION(NAVD88) = 222.70 FEET.

11. BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83(NA2011) (MYC82), ZONE 3, (2024.051 EPOCH) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE GPS-CORS HxGN SMARTNET RTCM ID 3203.

THE BEARING SHOWN AS N72°00'00"E BETWEEN FOUND MONUMENTS ALONG THE NORTH LINE OF THE 6.22 ACRE PARCEL SHOWN ON THE RECORD OF SURVEY FILED OCTOBER 8, 2019 IN BOOK 926 OF MAPS, AT PAGE 16, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS MEASURED AS N72°39'35"E.

12. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.

13. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.

14. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE COUNTY OF SANTA CLARA STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.

15. THE PROJECT LIES WITHIN FEMA FLOOD ZONE D, AE & AO PER FEMA FLOOD MAP NO. 06085C0752H & 06085C0756H. ZONE D IS DEFINED AS AREA OF UNDETERMINED FLOOD HAZARD. AREAS AE & AO ARE DEFINED AS SPECIAL FLOOD HAZARD AREAS WITH KNOWN BASE FLOOD ELEVATIONS OR DEPTH.

16. PAD AND FINISH FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

17. THE UTILITY PIPE SIZES, LOCATIONS, AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

18. BMP MEASURES FOR STORM WATER QUALITY AND LOW IMPACT DEVELOPMENT WILL BE INCORPORATED ONSITE TO THE MAXIMUM EXTENT PRACTICABLE BASED ON THE CURRENT COUNTY OF SANTA CLARA STANDARDS AT THE TIME OF INITIAL VESTING TENTATIVE MAP SUBMITTAL.

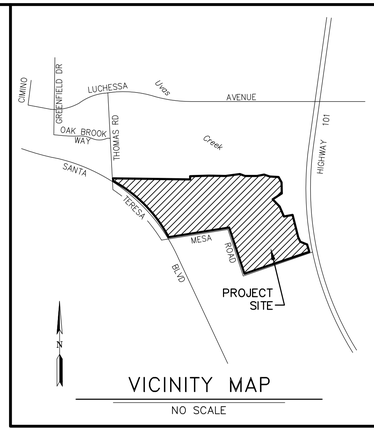
19. ARCHITECTURE, FLOOR PLAN MIX, AMENITIES, AND LANDSCAPE ARCHITECTURE ARE SHOWN IN THE ACCOMPANYING PD SHEET SET.

20. ALL EXISTING BUILDINGS WITHIN THE PROJECT BOUNDARY TO BE REMOVED.

21. THIS TENTATIVE MAP HAS BEEN PREPARED UNDER THE DIRECTION OF PAUL C. PATTON, RCE #66271



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET NO.	TITLE
TM01	TITLE SHEET
TM02	STREET SECTIONS AND DETAILS
TM03–TM06	EXISTING CONDITIONS
TM07–TM33	LOTTING PLAN
TM34–TM60	PRELIMINARY GRADING PLAN
TM61–TM87	PRELIMINARY UTILITIES
TM88	PRELIMINARY STORMWATER CONTROL PLAN

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
LOT LINE		
FACE OF CURB		
SIDEWALK		
EDGE OF PAVEMENT		
CENTERLINE		
EASEMENT		
HANDICAP RAMP		
SPOT ELEVATION		
SLOPE		
OVERLAND DRAINAGE RELEASE		
STORM DRAIN		
SANITARY SEWER		
WATER		
OVERHEAD LINES		OH
SAWCUT		
MANHOLE		
INLET		
FIRE HYDRANT	(N)	(E)
ELECTROLIER		
CONTOUR		
RETAINING WALL		
SECTION CALLOUT	E W/S	
STREET NAME	STREET A	THOMAS ROAD

ABBREVIATIONS

AC	ACRES	PAE	PRIVATE ACCESS EASEMENT
ADU	ACCESSORY DWELLING UNIT	PCL	PARCEL
APPROX	APPROXIMATE	PL	PROPERTY LINE
BFE	BASE FLOOD ELEVATION	PRUE	PRIVATE UTILITY EASEMENT
BL	BIKE LANE	PSE	PUBLIC SERVICE EASEMENT
BMP	BEST MANAGEMENT PRACTICES	PSSE	PRIVATE SANITARY SEWER EASEMENT
BNDY	BOUNDARY	PVT	PRIVATE
BOW	BACK OF WALK	R	RADIUS
BVC	BEGIN VERTICAL CURVE	RETWALL	RETAINING WALL
C&G	CURB AND GUTTER	RPD	RESIDENTIAL PLANNED DEVELOPMENT OVERLAY DISTRICT
DMA	DRAINAGE MANAGEMENT AREA		
DU	DWELLING UNITS	R/W	RIGHT-OF-WAY
DWG	DRAWING	S	SLOPE
DWY	DRIVEWAY	SCC	SANTA CLARA COUNTY
ESMT	EASEMENT	SD	STORM DRAIN
EVAE	EMERGENCY VEHICLE ACCESS	SDMH	STORM DRAIN MANHOLE
EVC	END VERTICAL CURVE	SF	SQUARE FEET
EX	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	STD	STANDARD
GND	GROUND	SWK	SIDEWALK
HP	HIGH POINT	TC	TOP OF CURB ELEVATION
INV	INVERT ELEVATION	TVC	TOP OF VERTICAL CURB
LP	LOW POINT	TYP	TYPICAL
MAX	MAXIMUM	USBR	UNITED STATES BUREAU OF RECLAMATION
NO.	NUMBER	VG	VALLEY GUTTER
OH	OVERHEAD LINE	VTA	VALLEY TRANSPORTATION AUTHORITY
OS	OPEN SPACE	W	WATER

CONTACT INFORMATION

APPLICANT: YELLOWSTONE HOLDING LLC
15594 BRIARWOOD DRIVE
SHERMAN OAKS, CA 91403
CONTACT: ADAM BERNS
310.722.3191

CIVIL ENGINEER/PLANNER: RUGGERI-JENSEN-AZAR & ASSOCIATES
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEERING CONTACT: CHRIS PATTON, RCE 66271
PLANNER CONTACT: ROSS DOYLE

OWNER INFORMATION

Alice C. Kerley, trustee of the Bypass Trust established under the Kenneth W. Kerley and Alice C. Kerley Family Trust, dated March 8, 1982, as to an undivided 10.506733% interest; Carol L. Kerley, trustee of the Dunham Kerley Revocable Trust Agreement, as amended, as to an undivided 32.966633% interest; Michael K. Kerley and Christine A. Kerley, Trustees of the Michael K. Kerley and Christine A. Kerley Trust Agreement, dated March 1, 1996, as to an undivided 29.116634% interest; Brad Hempy and Cheryl L. Hempy, trustees of the Hempy Family Trust 2003, as to an undivided 4.59 % interest; Rodney W. Kerley, trustee of the Rodney W. Kerley 2018 Trust, as to an undivided 2.63% interest and Lisamarie Kerley, an unmarried woman, as to an undivided 1.96% interest; Scott K. Hempy, a married man as his sole and separate property, as to an undivided 1.96% interest; Justin J. Kerley, a married man as his sole and separate property, as to an undivided 1.503% interest; Morgan C. Kerley, a single person, as to an undivided 1.960% interest; Lesley Gallardo, formerly known as Lesley H. Kerley, a married woman as her sole and separate property, as to an undivided 1.960% interest; Chase B. Kerley, a single person, as to an undivided 1.960% interest; Kevin R. Hempy, a married man as his sole and separate property, as to an undivided 1.960% interest; Matthew Hempy, a single man, as to an undivided 1.960% interest; Kristin L. Hempy, a single woman, as to an undivided 1.960% interest; Kimberly A. Kerley, an unmarried woman, as to an undivided 1.504% interest and Josua M. Kerley, an unmarried man, as to an undivided 1.503% interest, all as Tenants in Common

Arch John Ljepava III Trustor & Trustee of Ljepava Family 2015; mary-jean Ljepava Trustor & Trustees of Ljepava FAmily 2015 Trust

Tiebeam Ventures Inc. A California Corporation

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

RJA
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PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
TITLE SHEET
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

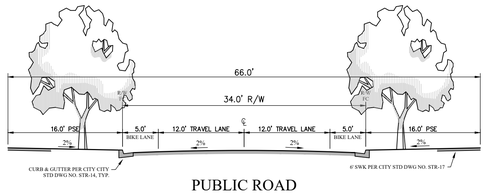
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October 3, 2025

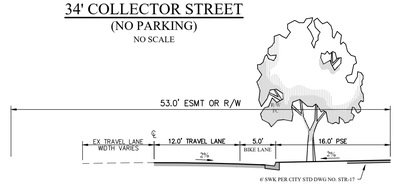
SHEET
TM01
OF 88 SHEETS

JOB NO.
242017

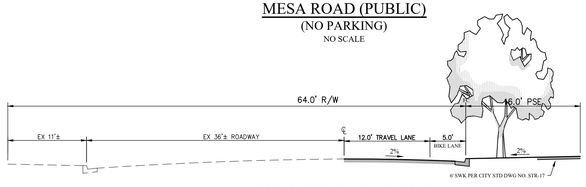
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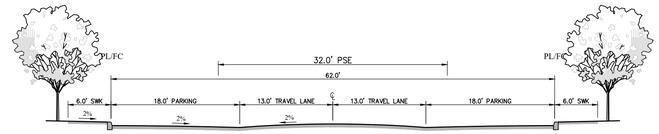
PUBLIC ROAD
34' COLLECTOR STREET
(NO PARKING)
NO SCALE



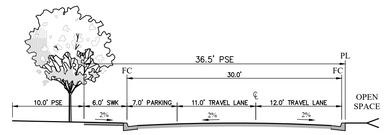
MESA ROAD (PUBLIC)
(NO PARKING)
NO SCALE



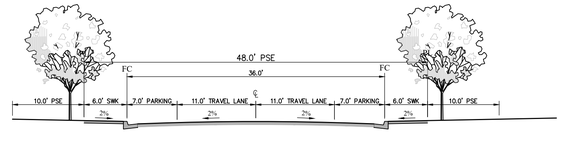
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(NO PARKING)
NO SCALE



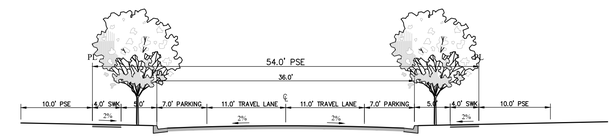
26' PRIVATE DRIVE AISLE
NO SCALE



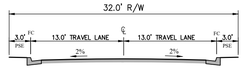
36.5' PRIVATE STREET
NO SCALE



48' PRIVATE STREET
NO SCALE



54' PRIVATE STREET
NO SCALE



26' PRIVATE STREET
NO SCALE

REGISTERED PROFESSIONAL ENGINEER
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WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
STREET SECTIONS
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	SCALE
		NONE
MK	CK	DATE
SHEET REVISIONS		OCT 2025

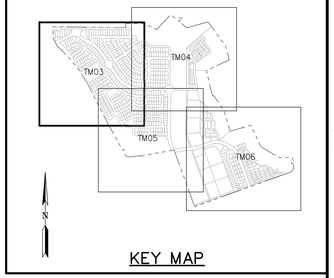
October 3, 2025

SHEET
TM02
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM02 STREET SECTIONS.dwg





KEY MAP

NOTE: EXISTING ONSITE WELLS SHALL BE DESTROYED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICT ORDINANCE NO. 90-1

REGISTERED PROFESSIONAL ENGINEER
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C-66271
CIVIL
STATE OF CALIFORNIA

N

0 100 200 300
SCALE IN FEET: 1"= 100'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
EXISTING CONDITIONS
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=100'	OCT 2025

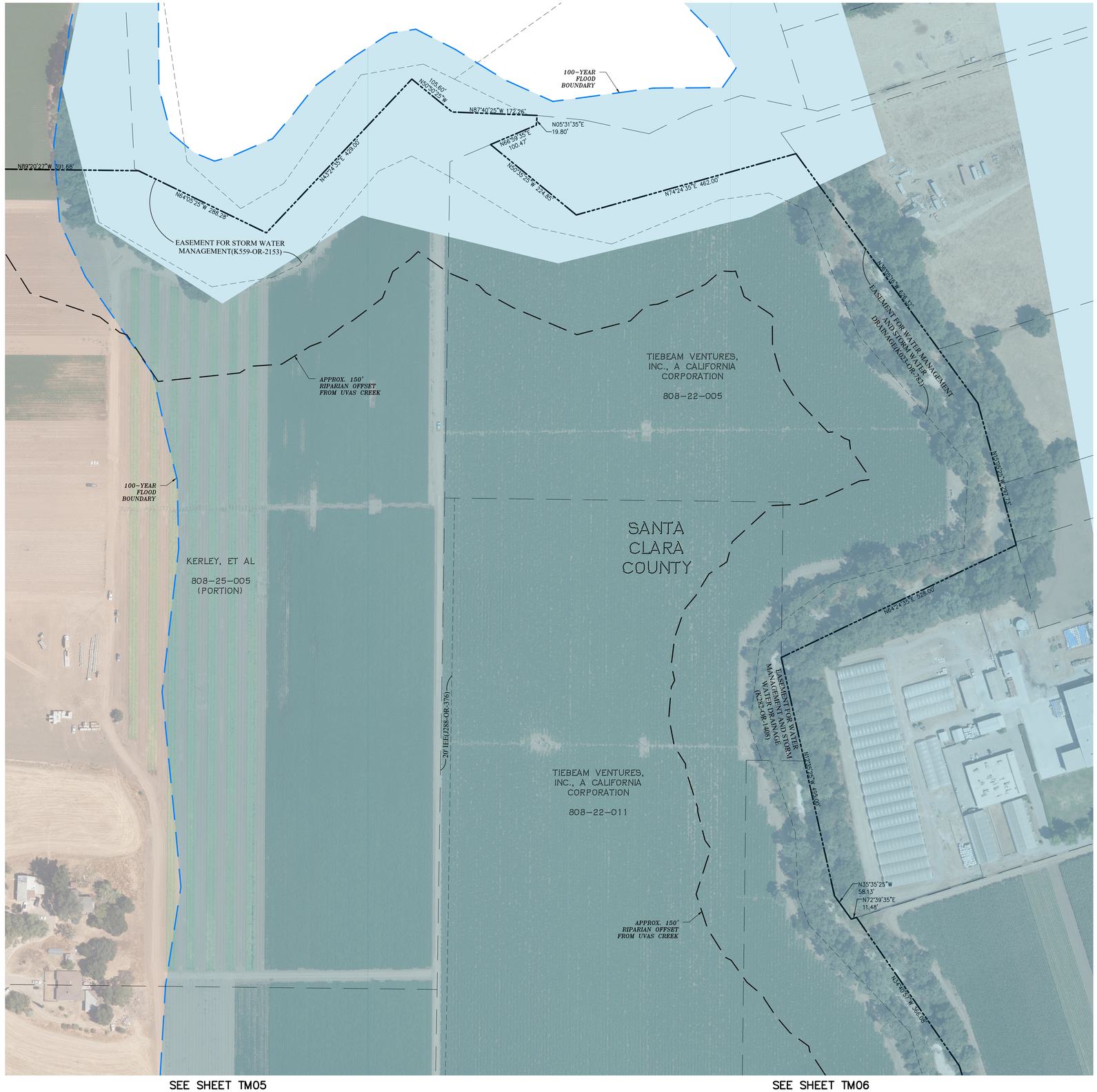
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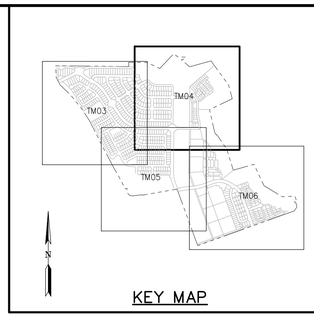
October 3, 2025

SHEET
TM03
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM03 EXISTING CONDITIONS.dwg





NOTE: EXISTING ONSITE WELLS SHALL BE DESTROYED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICT ORDINANCE NO. 90-1

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 100 200 300
SCALE IN FEET: 1"= 100'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
EXISTING CONDITIONS
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=100'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

October 3, 2025

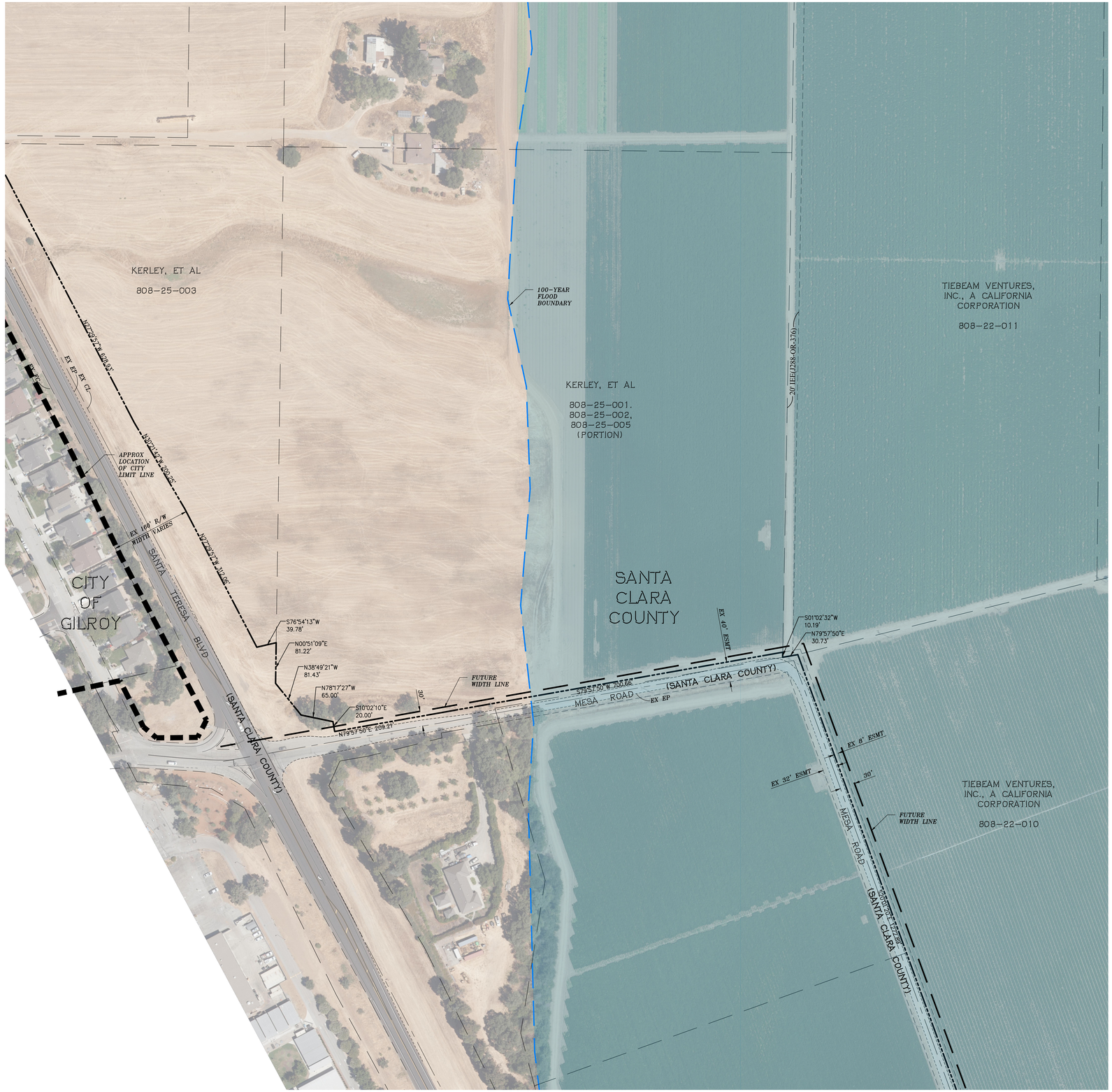
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TM04
OF 88 SHEETS

JOB NO.
242017

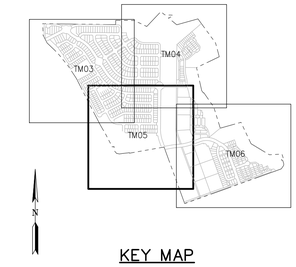
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SEE SHEET TM03

SEE SHEET TM04



SEE SHEET TM06



KEY MAP

NOTE: EXISTING ONSITE WELLS SHALL BE DESTROYED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICT ORDINANCE NO. 90-1

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 100 200 300

SCALE IN FEET: 1"= 100'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
EXISTING CONDITIONS
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=100'

DATE OCT 2025

October 3, 2025

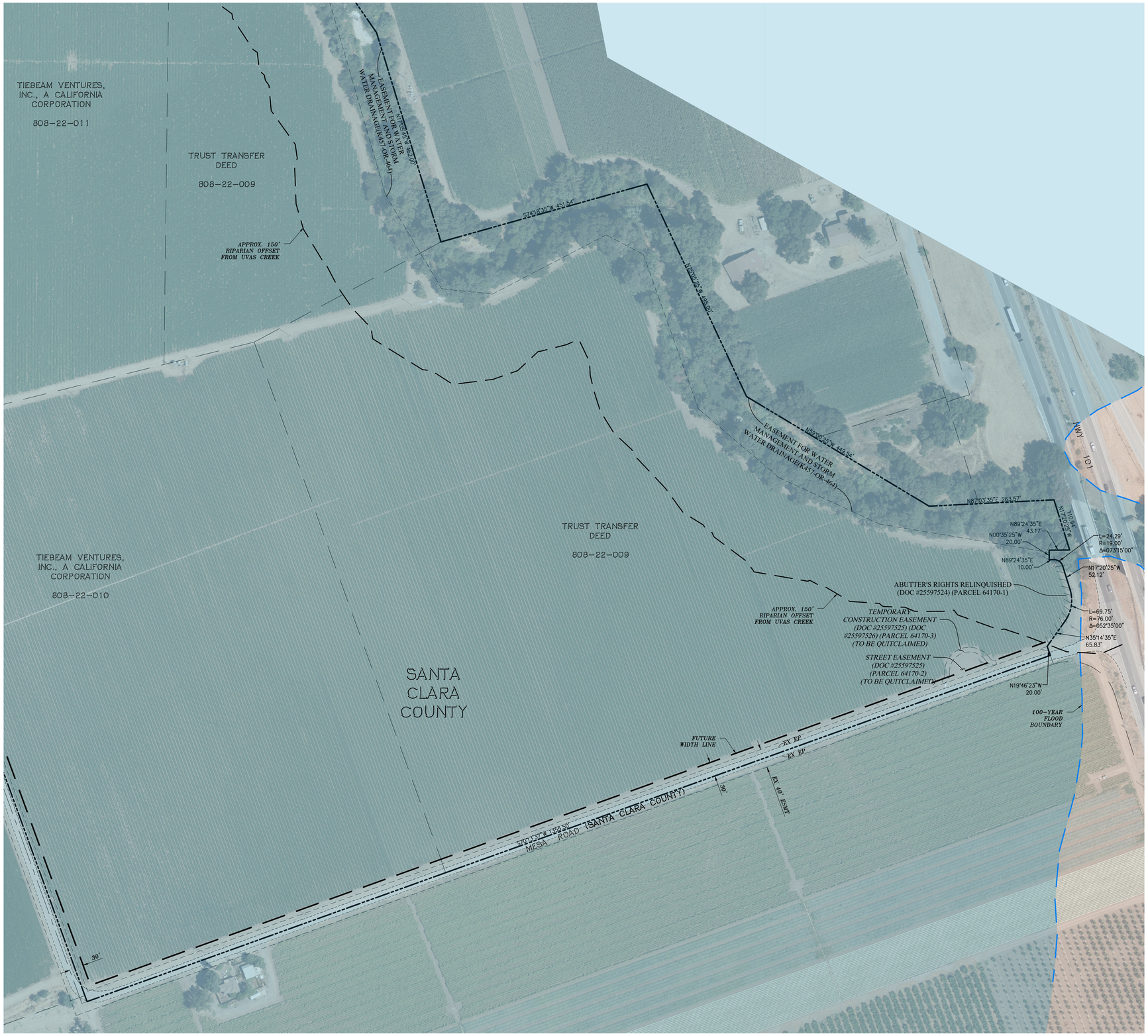
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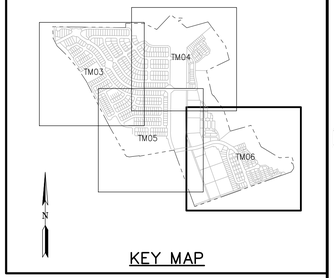
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PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM05 EXISTING CONDITIONS.dwg

SEE SHEET TM04

SEE SHEET TM05





KEY MAP

NOTE: EXISTING ONSITE WELLS SHALL BE DESTROYED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICT ORDINANCE NO. 90-1

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 100 200 300

SCALE IN FEET: 1"= 100'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
EXISTING CONDITIONS
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=100'	OCT 2025

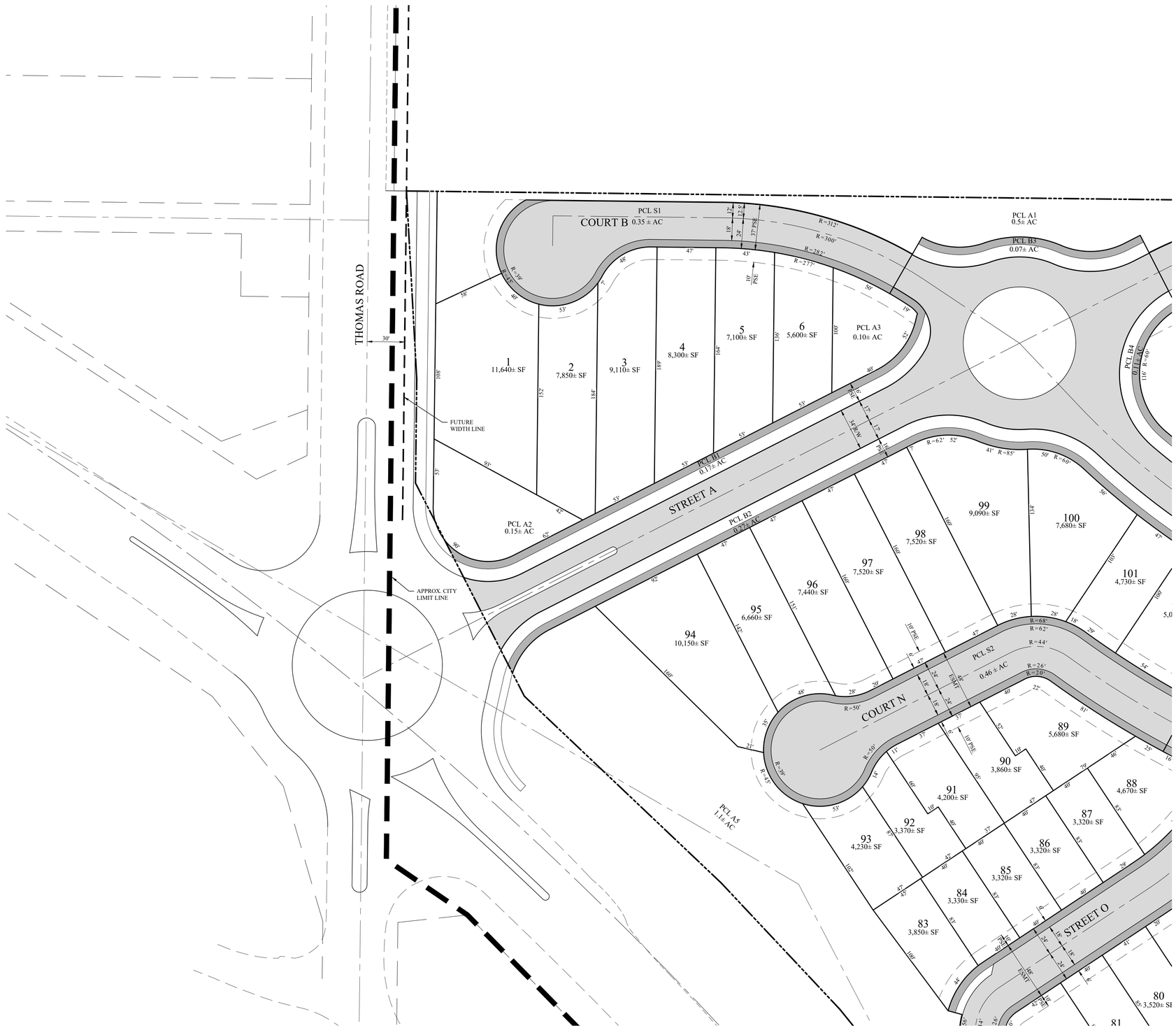
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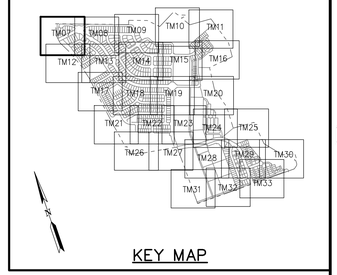
October 3, 2025

SHEET
TM06
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM06 EXISTING CONDITIONS.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

LOTTING NOTES:

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS	SCALE	DATE
				1"=40'	OCT 2025

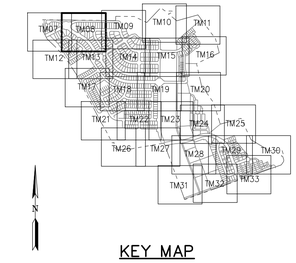
October 3, 2025

SHEET
TM07
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM07 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

LOTTING NOTES:

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RJA
RUGGERI-JENSEN-AZAR
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PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	SHEET REVISIONS	BY	DATE
MK			CK	

SCALE 1"=40'
DATE OCT 2025

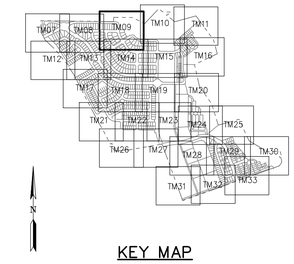
October 3, 2025

SHEET
TM08
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
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KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

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C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK	SHEET REVISIONS

October 3, 2025

SHEET
TM09
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
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SEE SHEET TM09

EASEMENT FOR STORM WATER MANAGEMENT(K559-OR-2153)

SEE SHEET TM11

PCL A26
11.9± AC
OPEN SPACE/ FLOOD CONTROL

PCL S13
0.75 ± AC

STREET J

52' 42' 49' 49' 49' 49' 47'

12' 12' 5' 18' 24' 36.5' PSE 10' PSE

R=61' R=49' R=31' R=20' 55'

119 118 117 116 115 114

SEE SHEET TM15

500
3,050± SF

499
3,140± SF

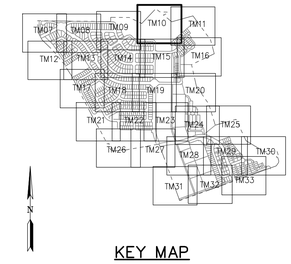
498
3,320± SF

497
4,490± SF

496
5,470± SF

495
6,430± SF

R=215' R=30'



KEY MAP

LOTTING LEGEND

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ESMT	EASEMENT
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LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
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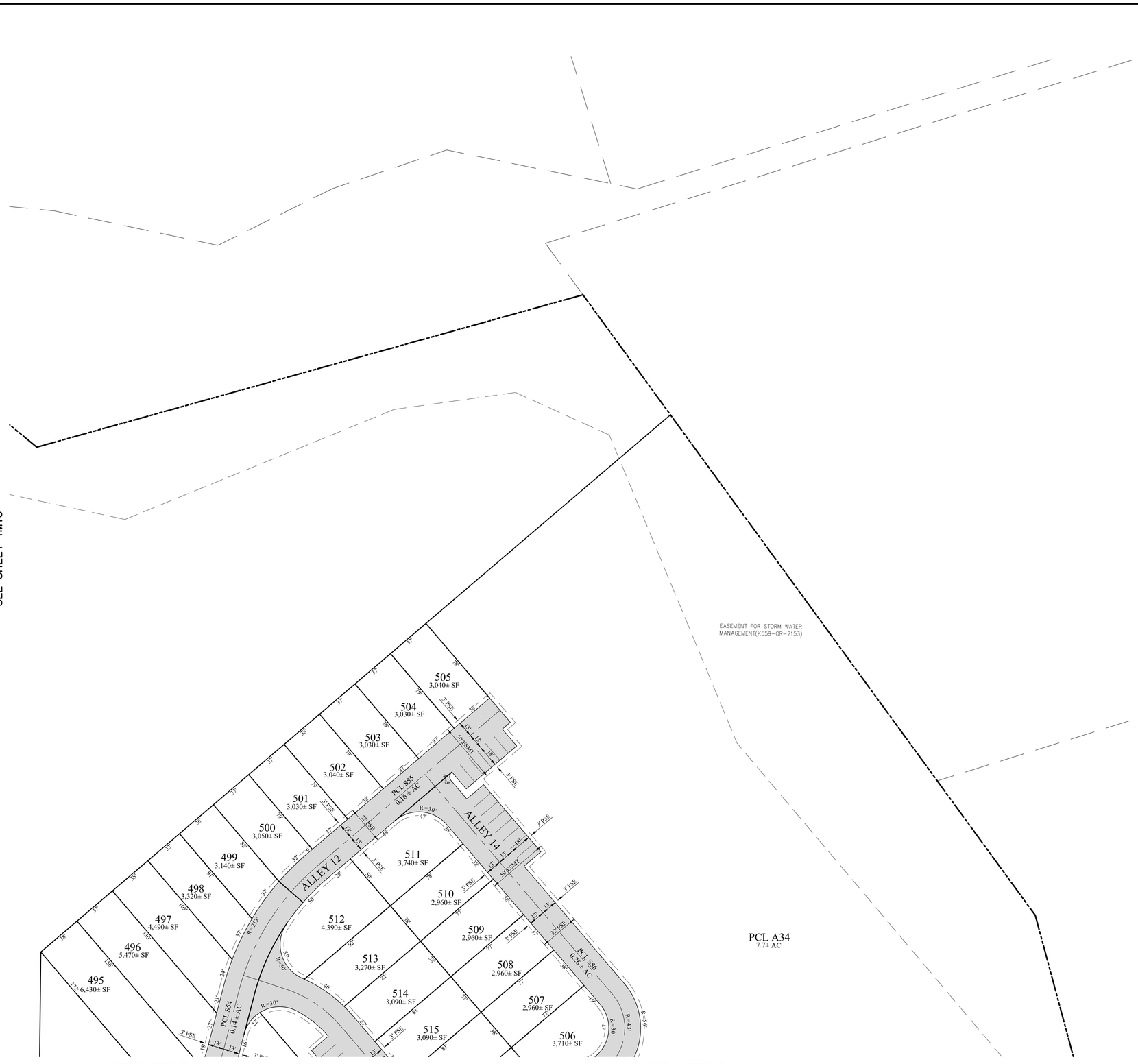
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October 3, 2025			

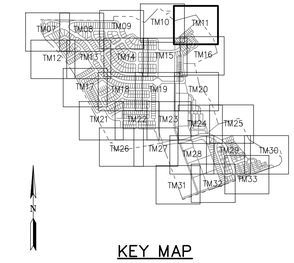
SHEET REVISIONS

SHEET
TM10
OF 88 SHEETS

JOB NO.
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KEY MAP

LOTTING LEGEND

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SF	SQUARE FEET
AC	ACRES
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— — —	EASEMENT
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STATE OF CALIFORNIA

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SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

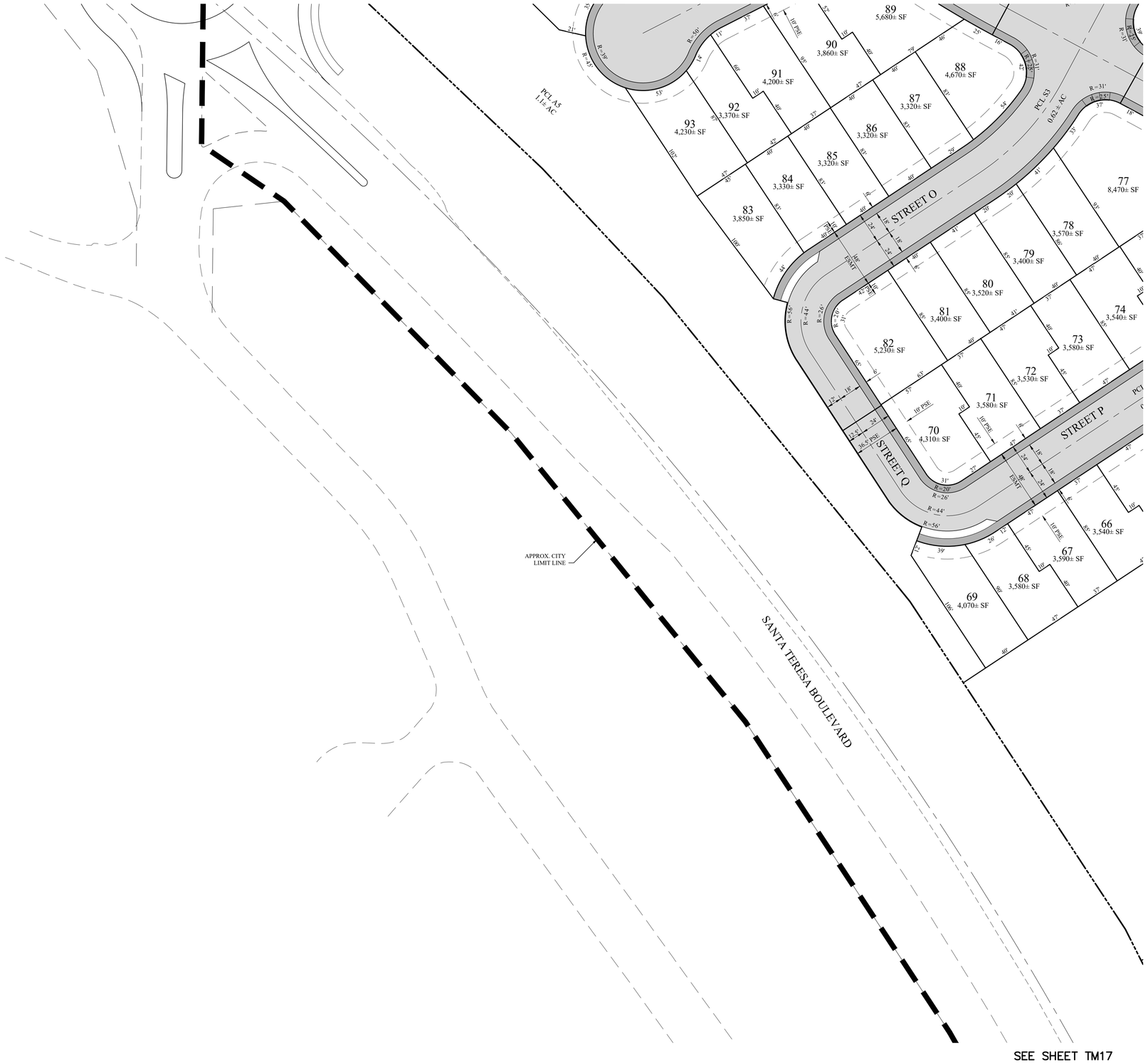
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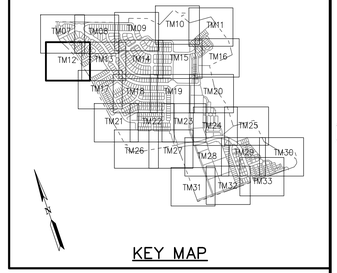
October 3, 2025

SHEET
TM11
OF 88 SHEETS

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242017

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KEY MAP

LOTTING LEGEND

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SF	SQUARE FEET
AC	ACRES
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TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	SCALE	DATE
		1"=40'	OCT 2025

SHEET REVISIONS

DATE	BY	CK

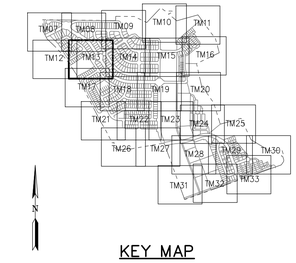
October 3, 2025

SHEET
TM12
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
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KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
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PSE	PUBLIC SERVICE EASEMENT
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STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS	SCALE	DATE
				1"=40'	OCT 2025

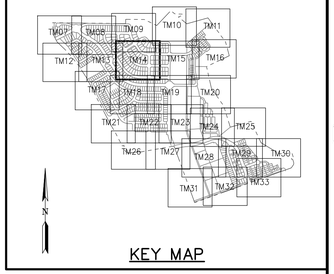
October 3, 2025

SHEET
TM13
OF 88 SHEETS

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242017

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KEY MAP

LOTTING LEGEND

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24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
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ESMT	EASEMENT
PCL	PARCEL

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STATE OF CALIFORNIA

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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

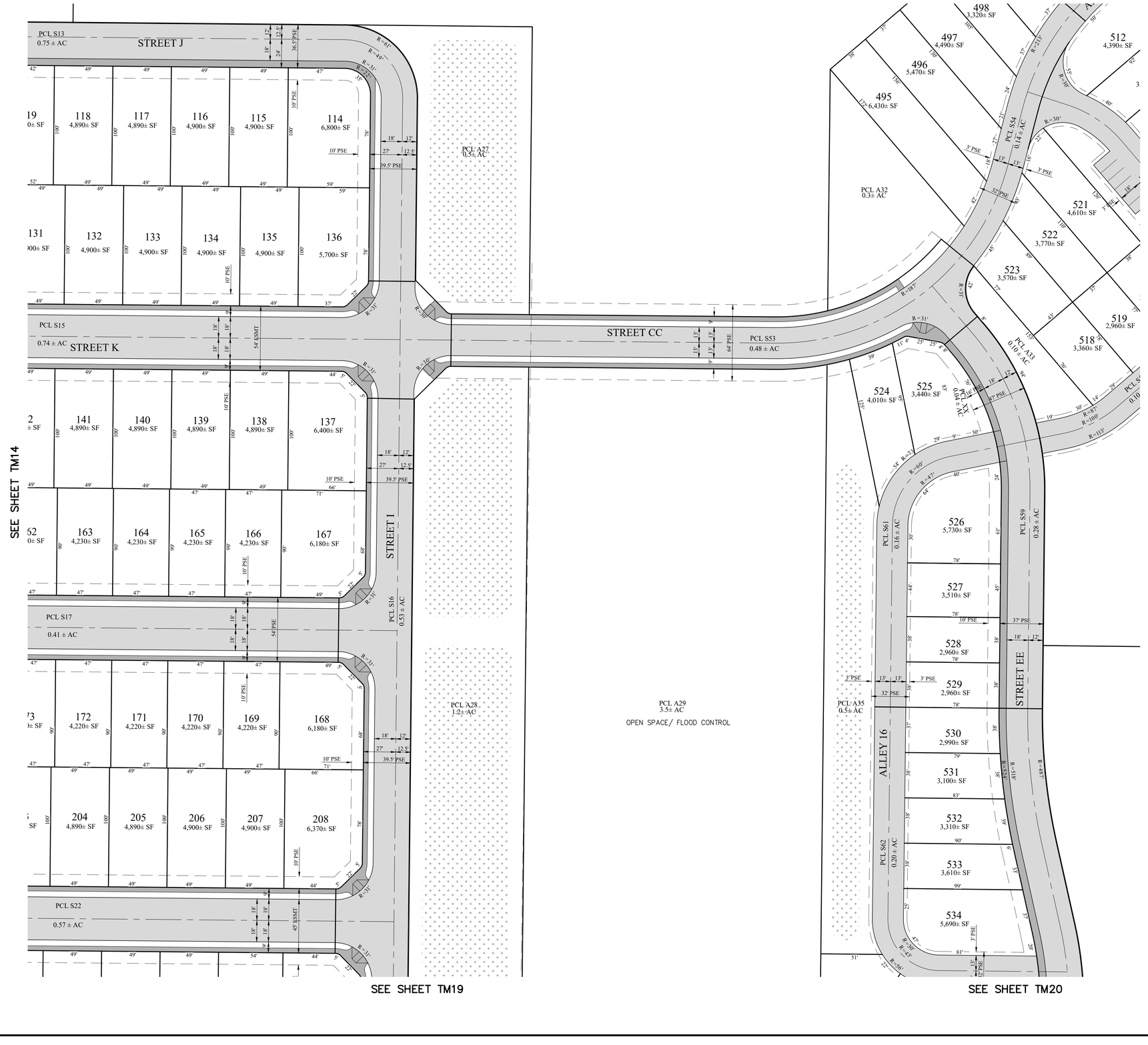
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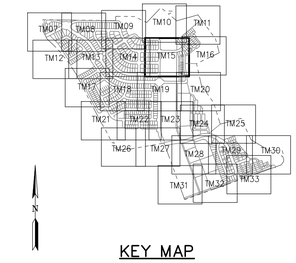
October 3, 2025

SHEET
TM14
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM14 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
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PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS

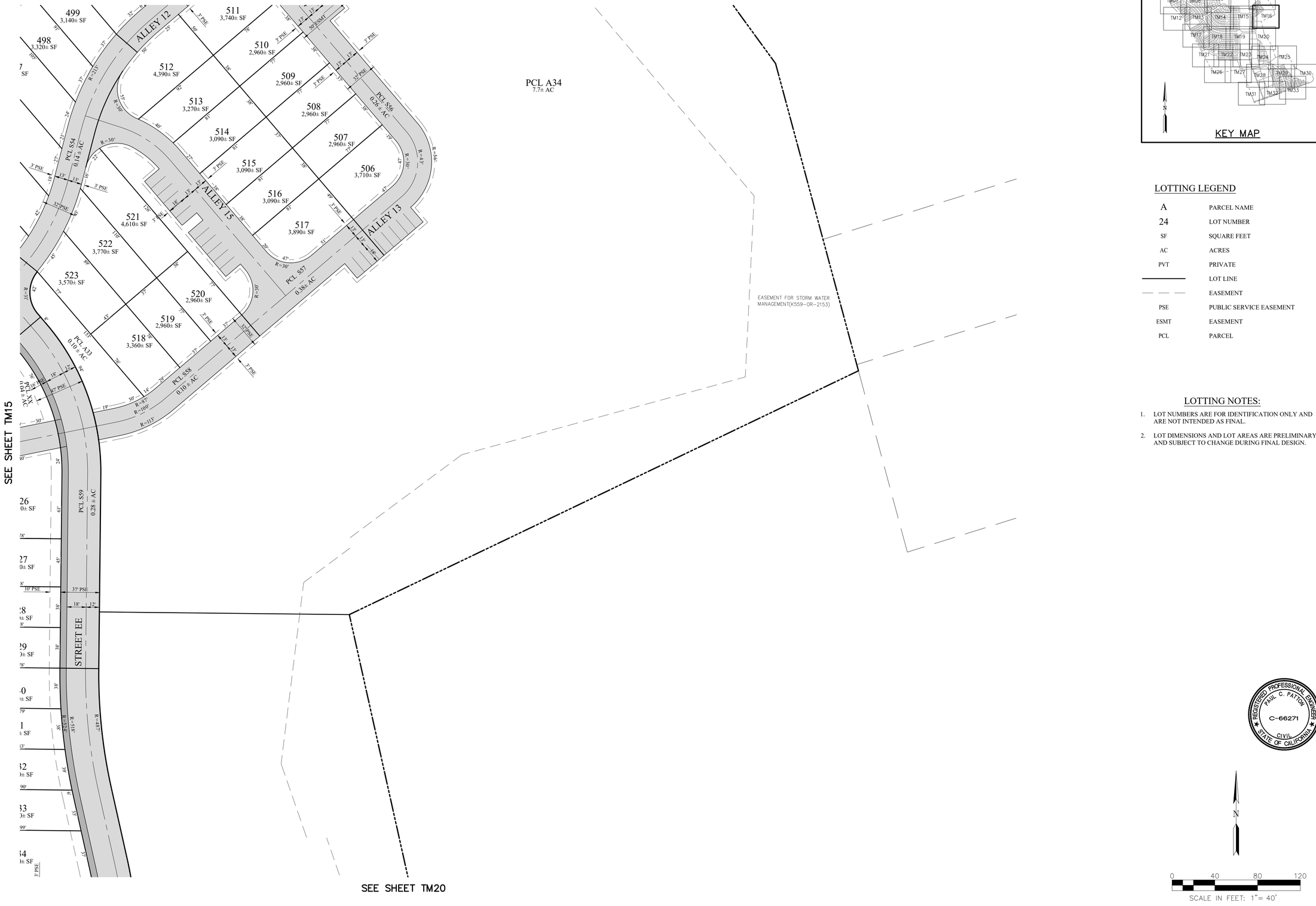
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DATE OCT 2025

October 3, 2025

SHEET
TM15
OF 88 SHEETS

JOB NO.
242017

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KEY MAP

LOTTING LEGEND

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24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

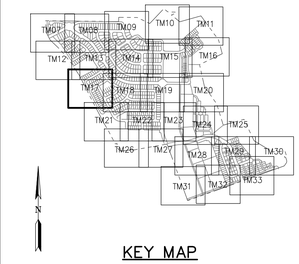
October 3, 2025

SHEET
TM16
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM16 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
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———	LOT LINE
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N

0 40 80 120
SCALE IN FEET: 1"= 40'

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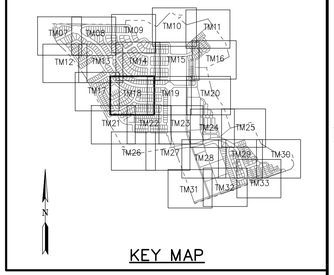
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DATE OCT 2025
October 3, 2025

SHEET TM17 OF 88 SHEETS
JOB NO. 242017

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KEY MAP

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SCALE	DATE
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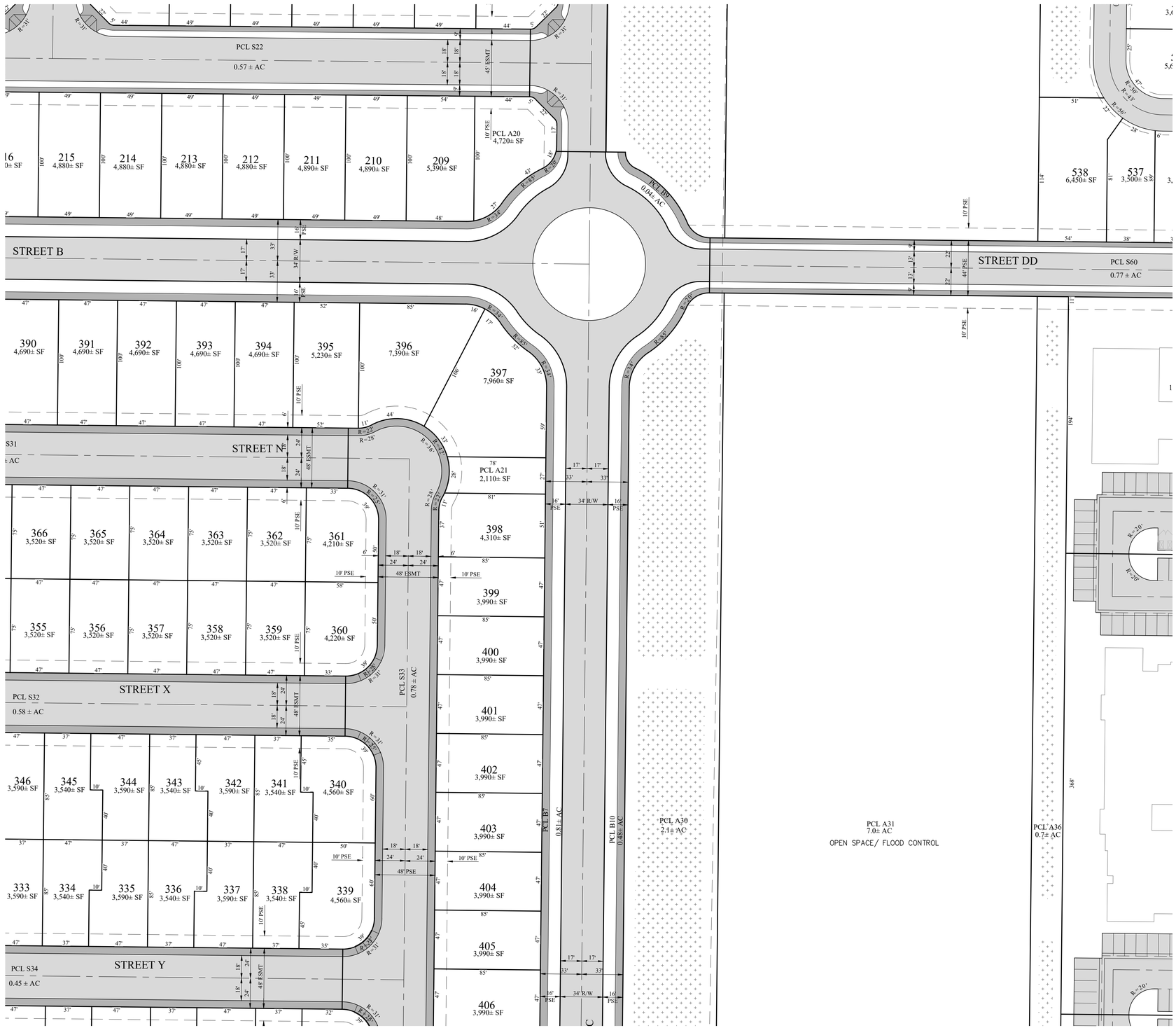
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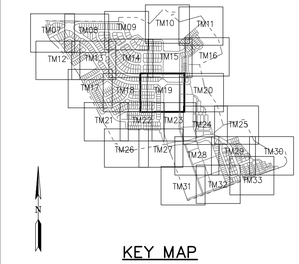
October 3, 2025

SHEET
TM18
OF 88 SHEETS

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SF	SQUARE FEET
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SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
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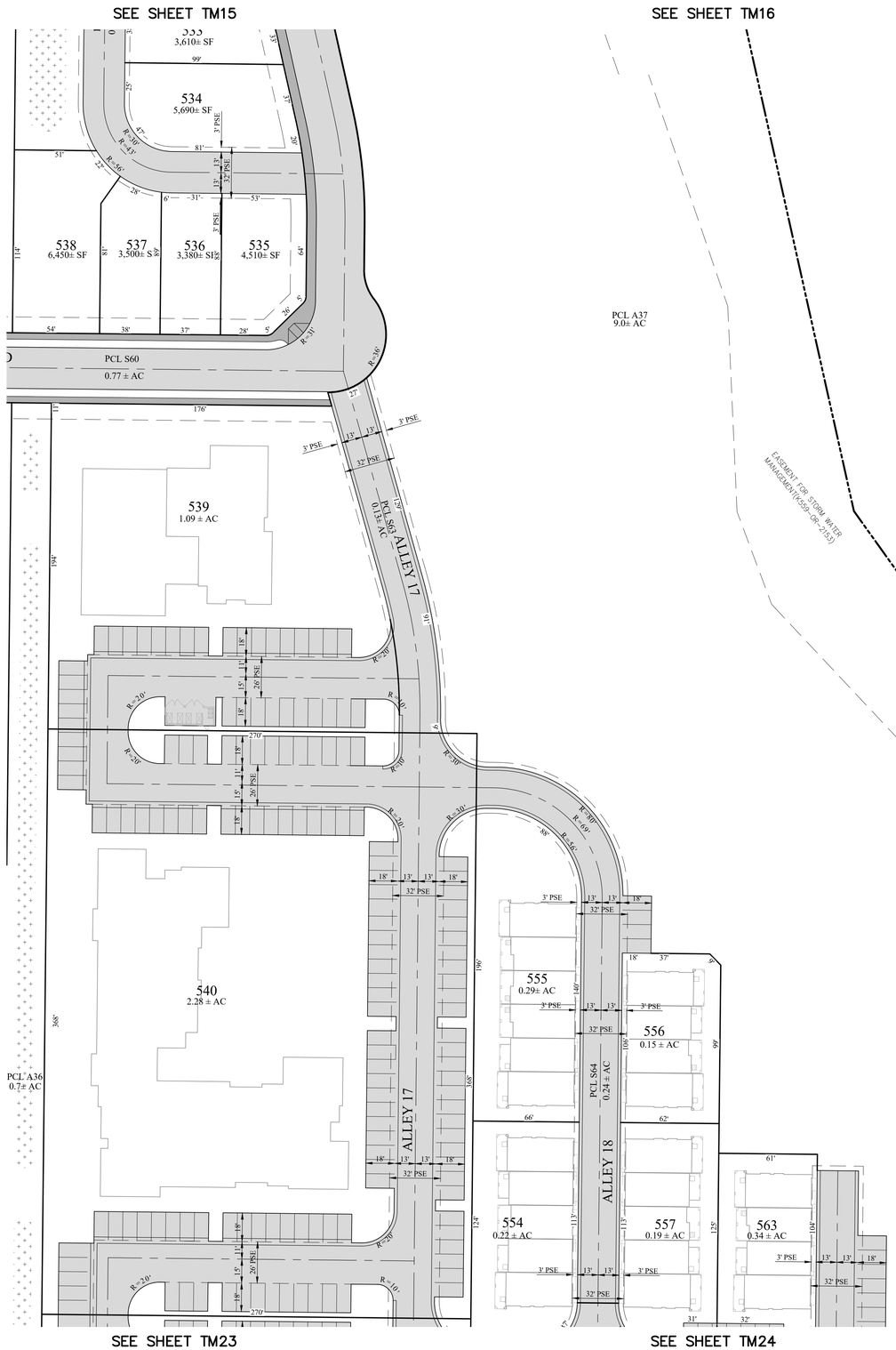
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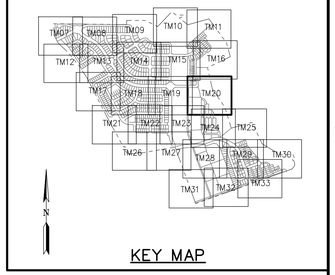
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SHEET
TM19
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM19 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

LOTTING NOTES:

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK	SHEET REVISIONS

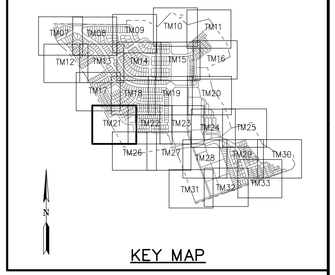
October 3, 2025

SHEET
TM20
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM20 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

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PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE 1"=40'
DATE OCT 2025

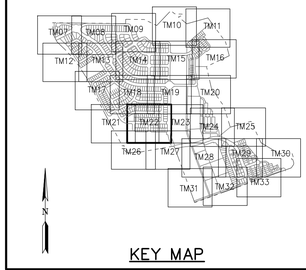
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October 3, 2025		

SHEET
TM21
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM21 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK
MK	SHEET REVISIONS	

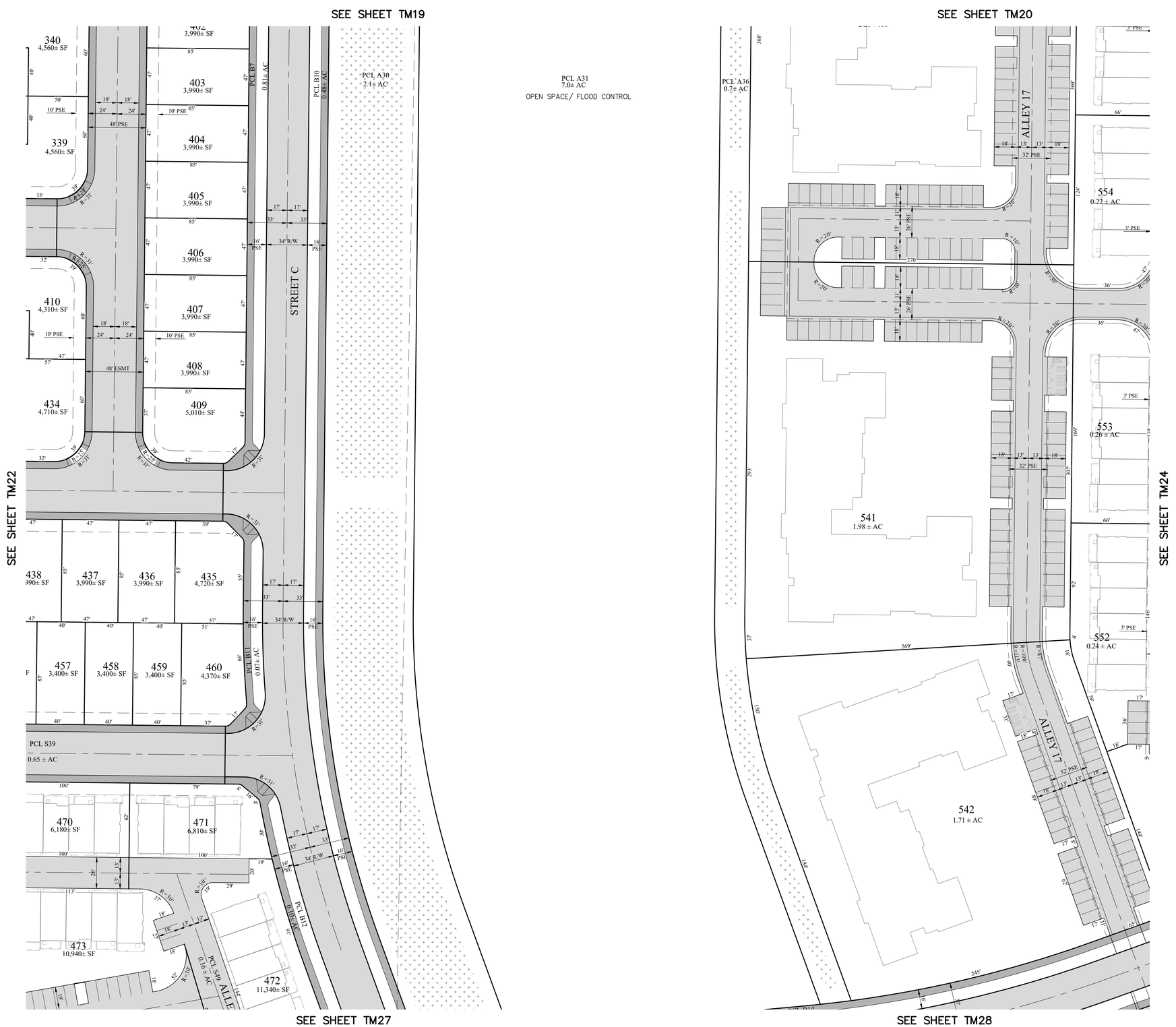
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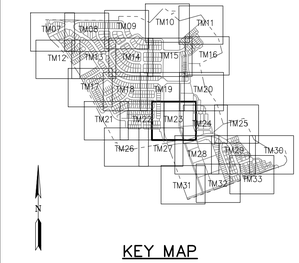
October 3, 2025

SHEET
TM22
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM22 LOTTING PLAN.dwg





LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

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REGISTERED PROFESSIONAL ENGINEER
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C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	SCALE	DATE
		1"=40'	OCT 2025

SHEET REVISIONS
MK
CK

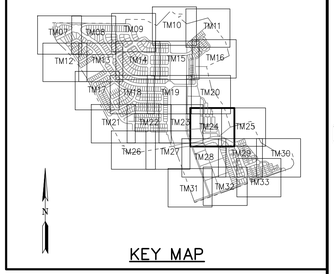
October 3, 2025

SHEET
TM23
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM23 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS	SCALE	DATE
				1"=40'	OCT 2025

October 3, 2025

SHEET
TM24
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM24 LOTTING PLAN.dwg



KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
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PCL	PARCEL

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STATE OF CALIFORNIA

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0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK
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SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY CK

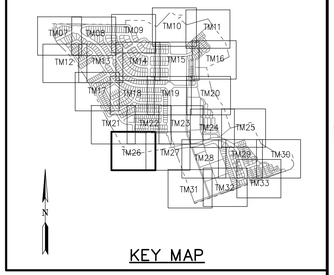
October 3, 2025

SHEET
TM25
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM25 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
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STATE OF CALIFORNIA

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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

October 3, 2025

SCALE 1"=40'
DATE OCT 2025

SHEET
TM26
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM26 LOTTING PLAN.dwg

SEE SHEET TM22

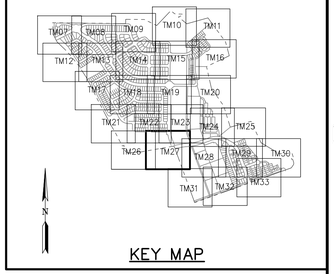
SEE SHEET TM23

SEE SHEET TM26

SEE SHEET TM28

SEE SHEET TM31





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120

SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

October 3, 2025

SCALE 1"=40'

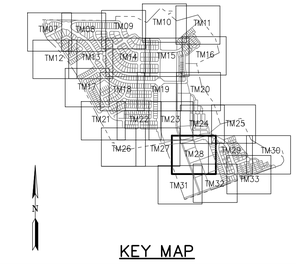
DATE OCT 2025

SHEET TM27 OF 88 SHEETS

JOB NO. 242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM27 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK
October 3, 2025				

SHEET
TM28
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM28 LOTTING PLAN.dwg

SEE SHEET TM24

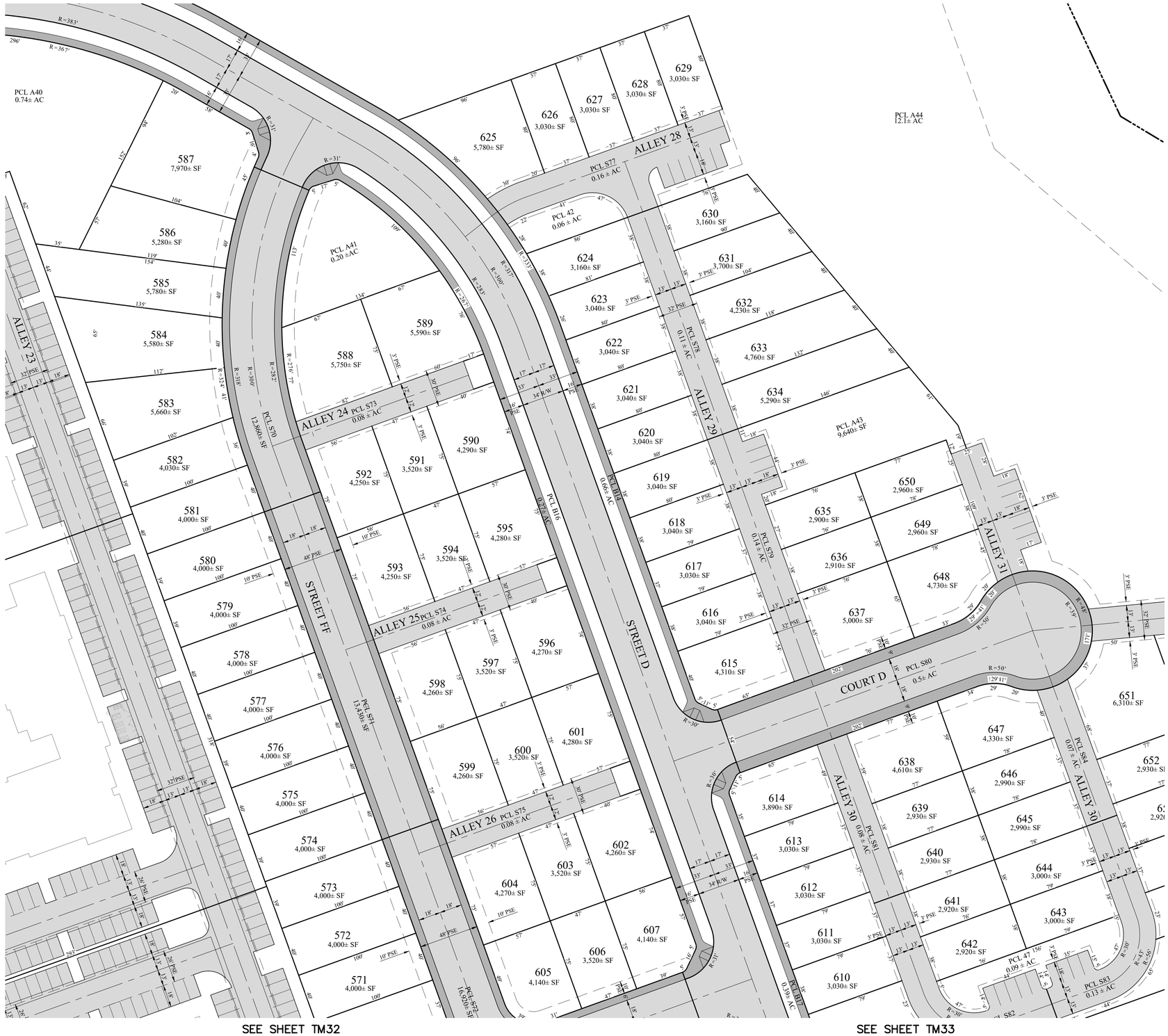
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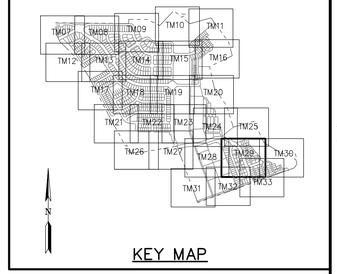
SEE SHEET TM28

SEE SHEET TM30

SEE SHEET TM32

SEE SHEET TM33





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

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C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120

SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS	SCALE	DATE
				1"=40'	OCT 2025

October 3, 2025

SHEET
TM29
OF 88 SHEETS

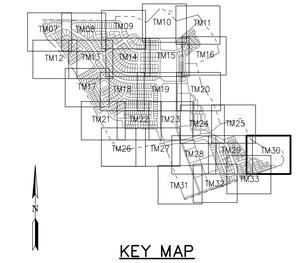
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242017

PLOT DATE: October 3, 2025
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SEE SHEET TM25

SEE SHEET TM29

SEE SHEET TM33



KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATON
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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120

SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK	SHEET REVISIONS

October 3, 2025

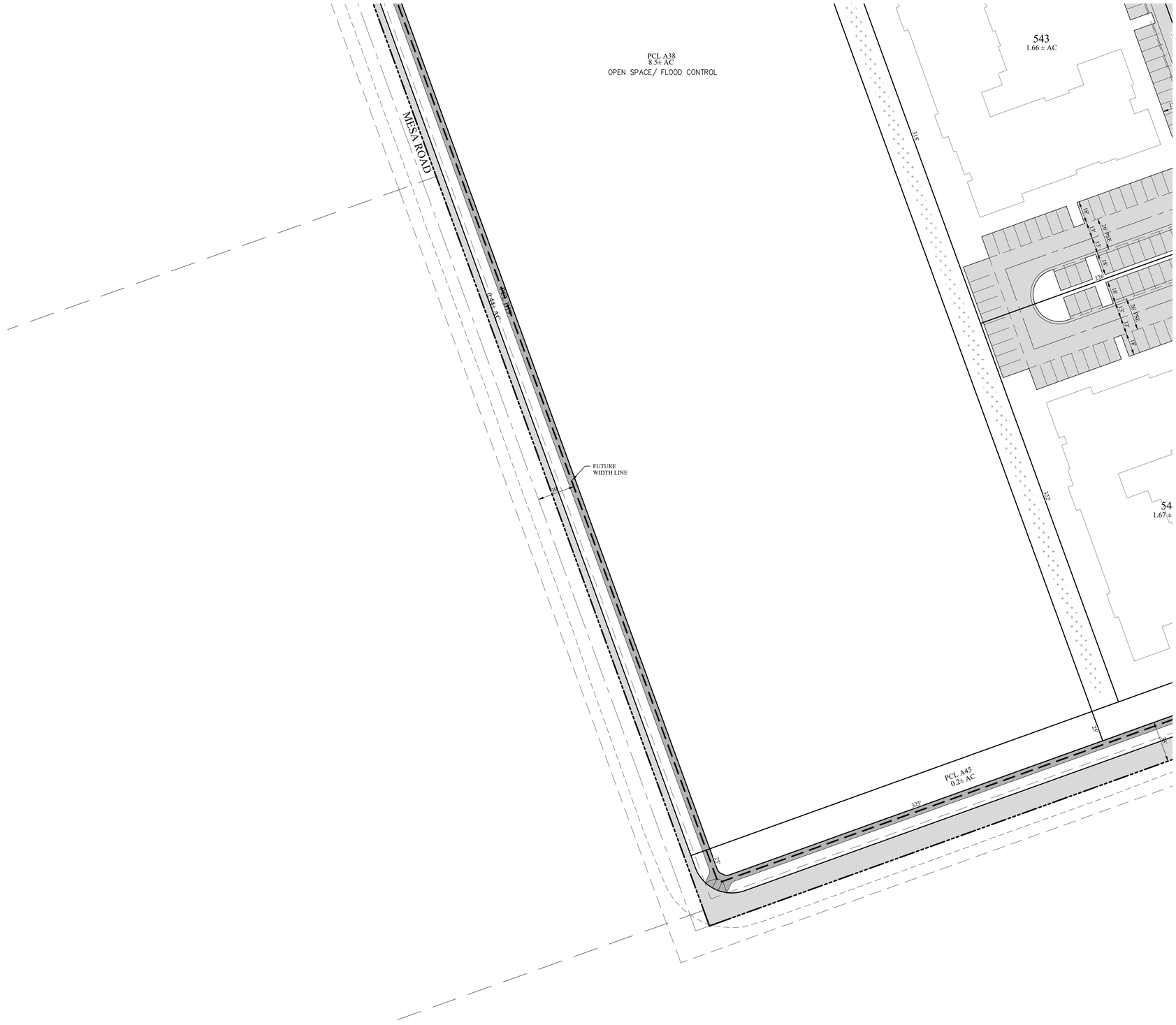
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TM30
OF 88 SHEETS

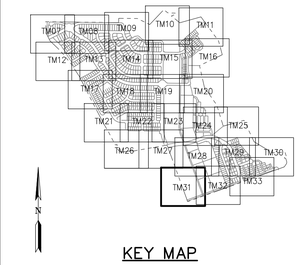
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242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM30 LOTTING PLAN.dwg

SEE SHEET TM27

SEE SHEET TM28





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
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TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

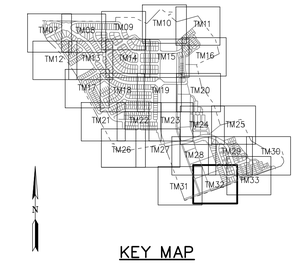
DATE	MK	SHEET REVISIONS	BY	CK
October 3, 2025				

SHEET
TM31
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM31 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

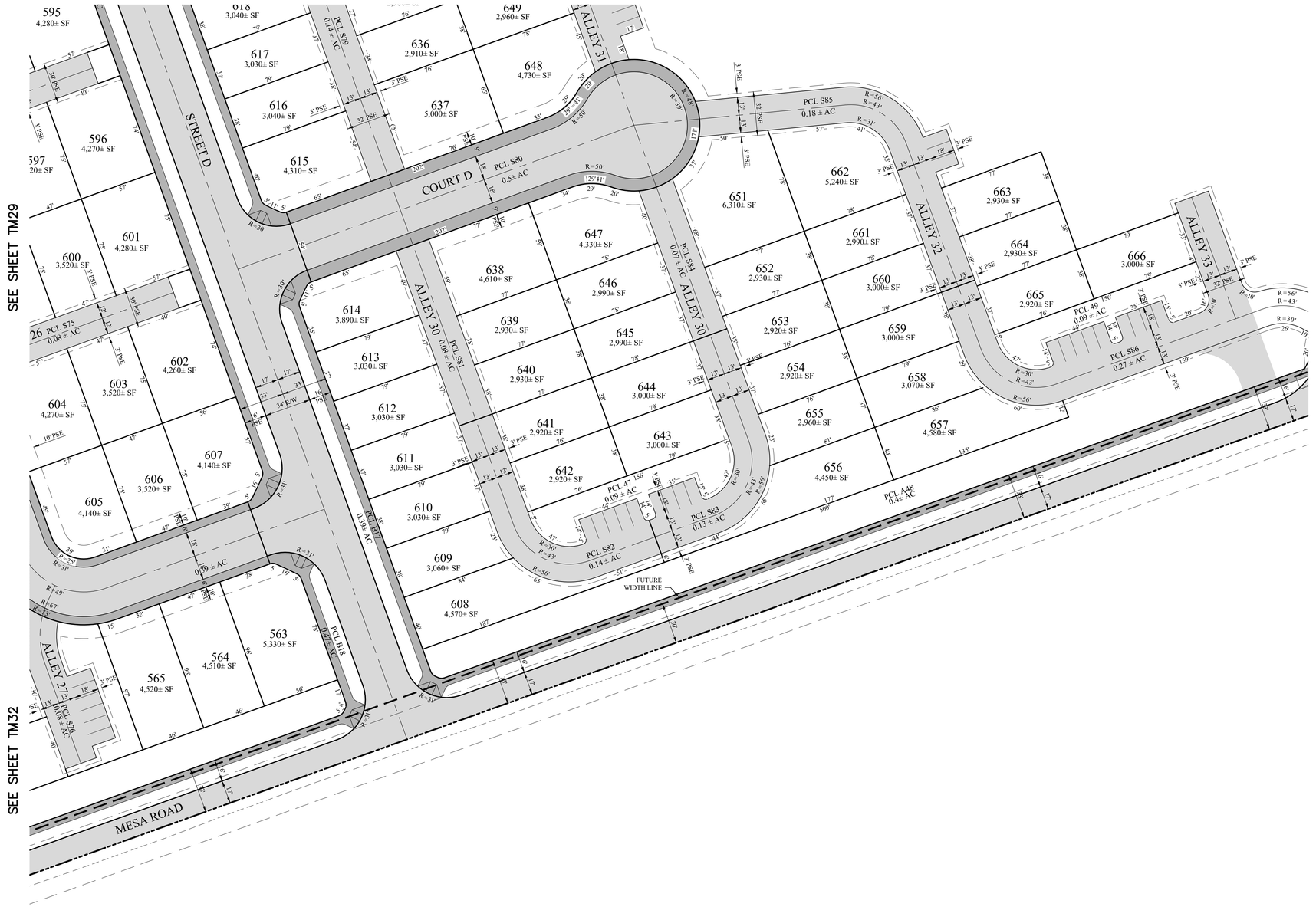
DATE	MK	SHEET REVISIONS	BY	CK

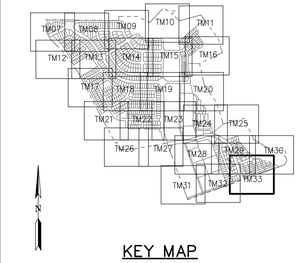
October 3, 2025

SHEET
TM32
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM32 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT
PCL	PARCEL

LOTTING NOTES:

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK	SHEET REVISIONS

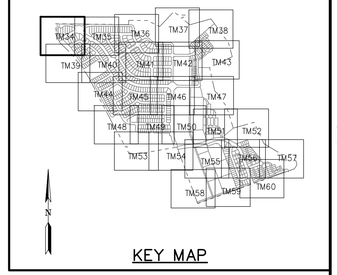
October 3, 2025

SHEET
TM33
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM33 LOTTING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

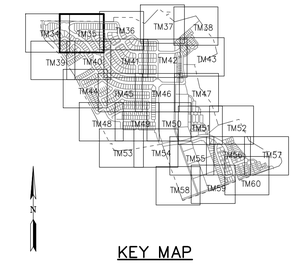
BY	CK	DATE	MK	SHEET REVISIONS
				October 3, 2025

SHEET
TM34
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM34 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SCALE	DATE
			1"=40'	OCT 2025

SHEET REVISIONS

MK

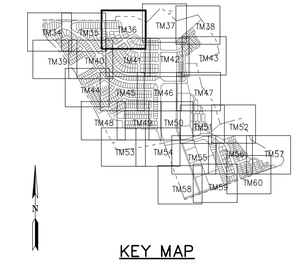
October 3, 2025

SHEET
TM35
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM35 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE 1"=40'
DATE OCT 2025

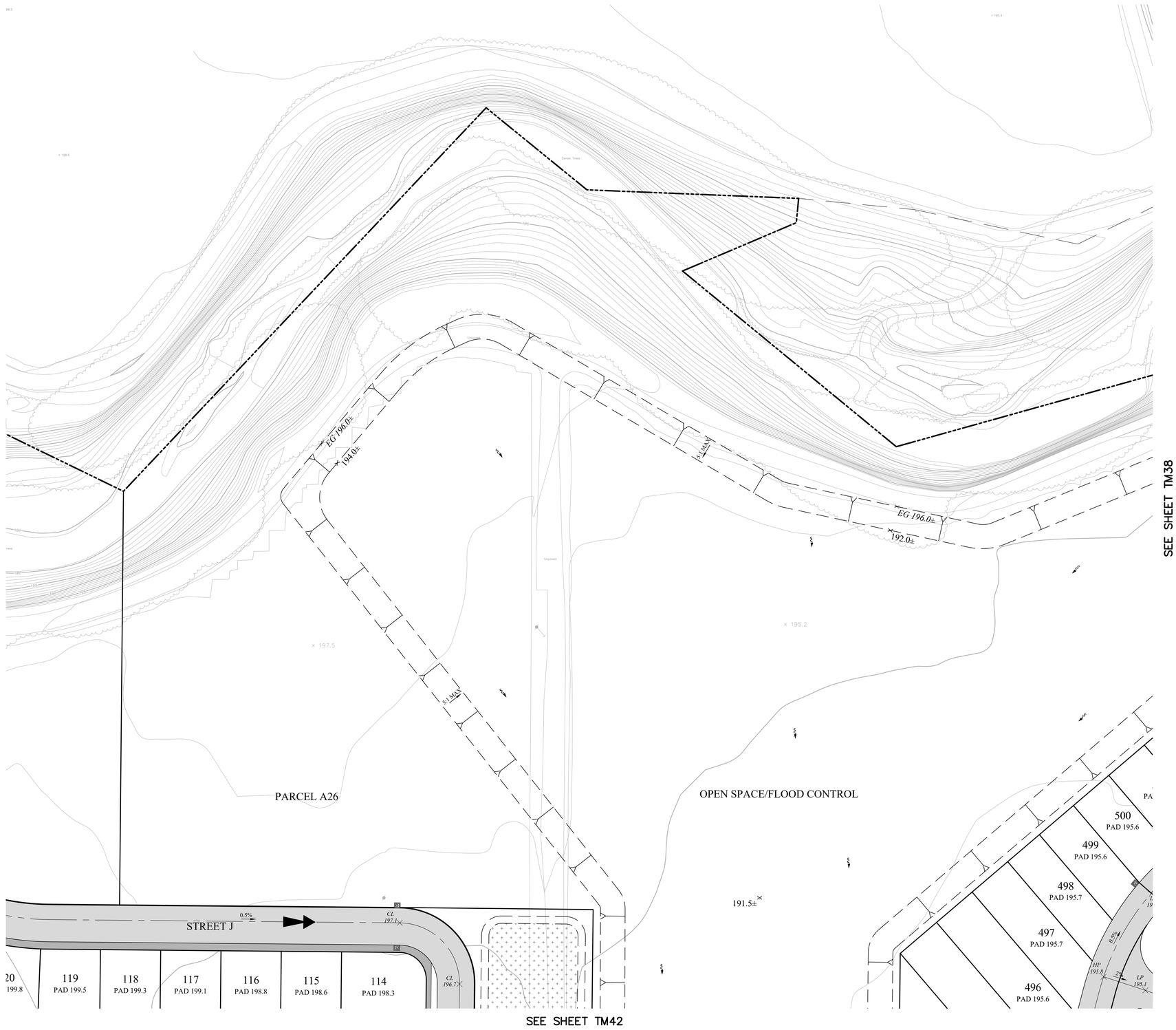
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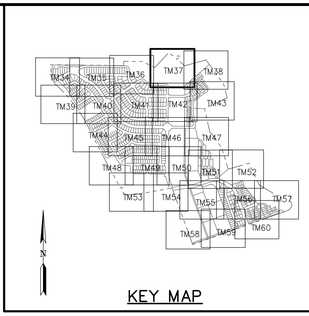
October 3, 2025

SHEET
TM36
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM36 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE 1"=40'
DATE OCT 2025

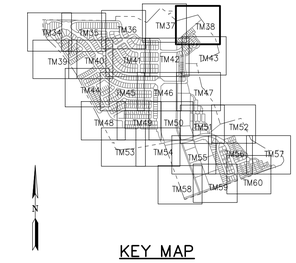
DATE	BY	CK
SHEET REVISIONS		
October 3, 2025		

SHEET
TM37
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM37 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK
SHEET REVISIONS		

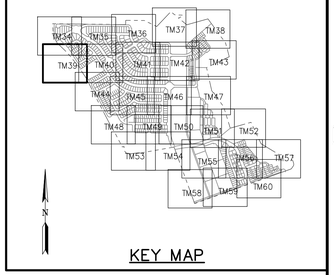
October 3, 2025

SHEET
TM38
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM38 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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8055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

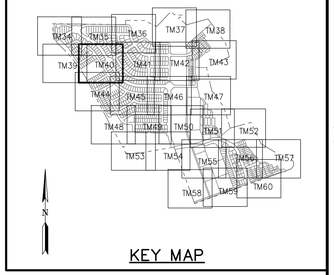
October 3, 2025

SHEET
TM39
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM39 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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8055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

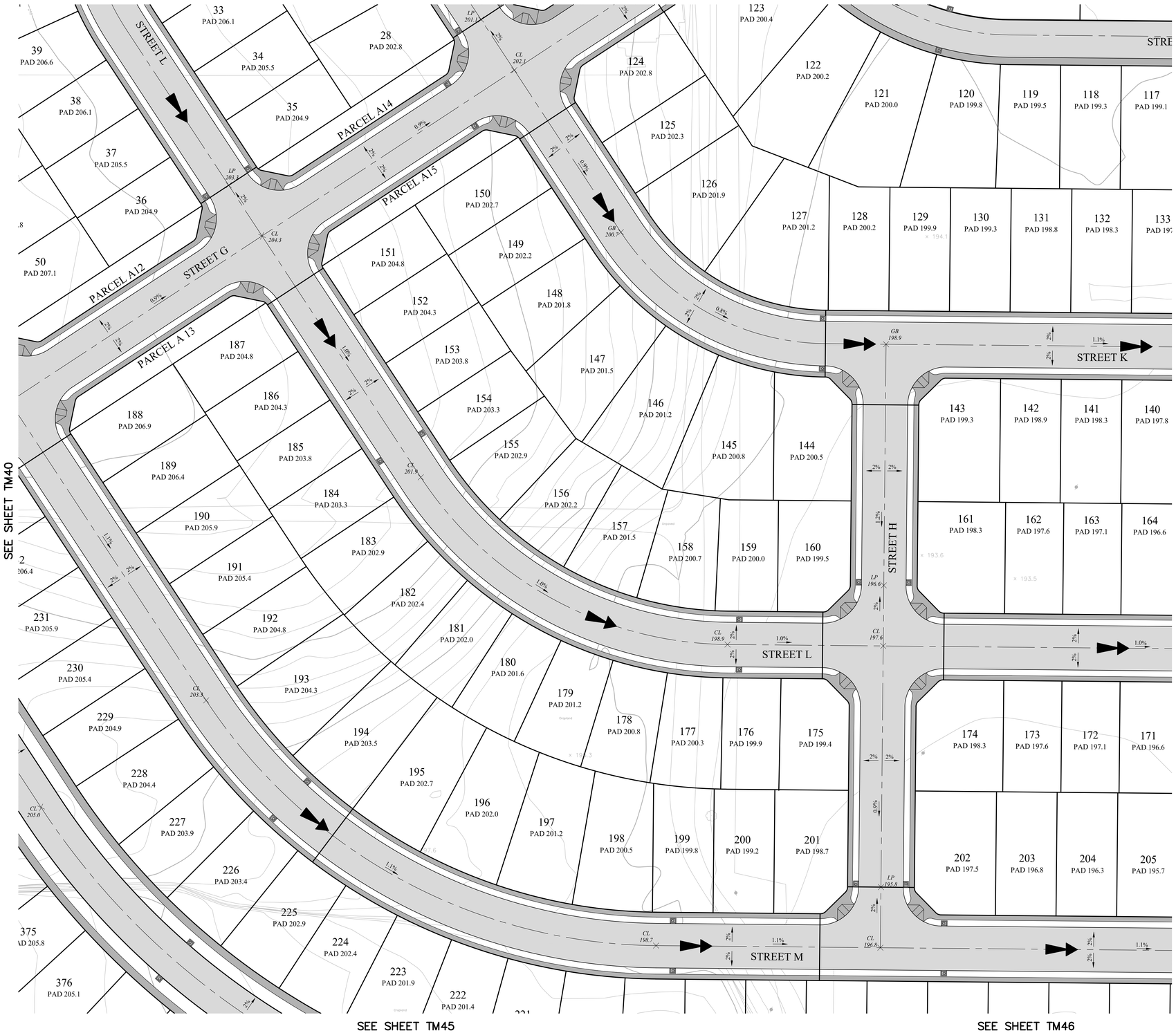
DATE	BY	CK	SHEET REVISIONS

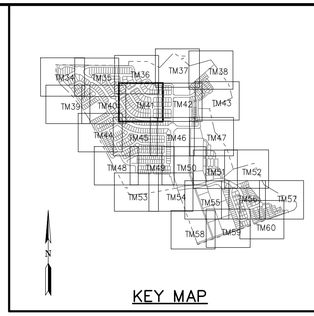
October 3, 2025

SHEET
TM40
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM40 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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8055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	SHEET REVISIONS	BY	CK

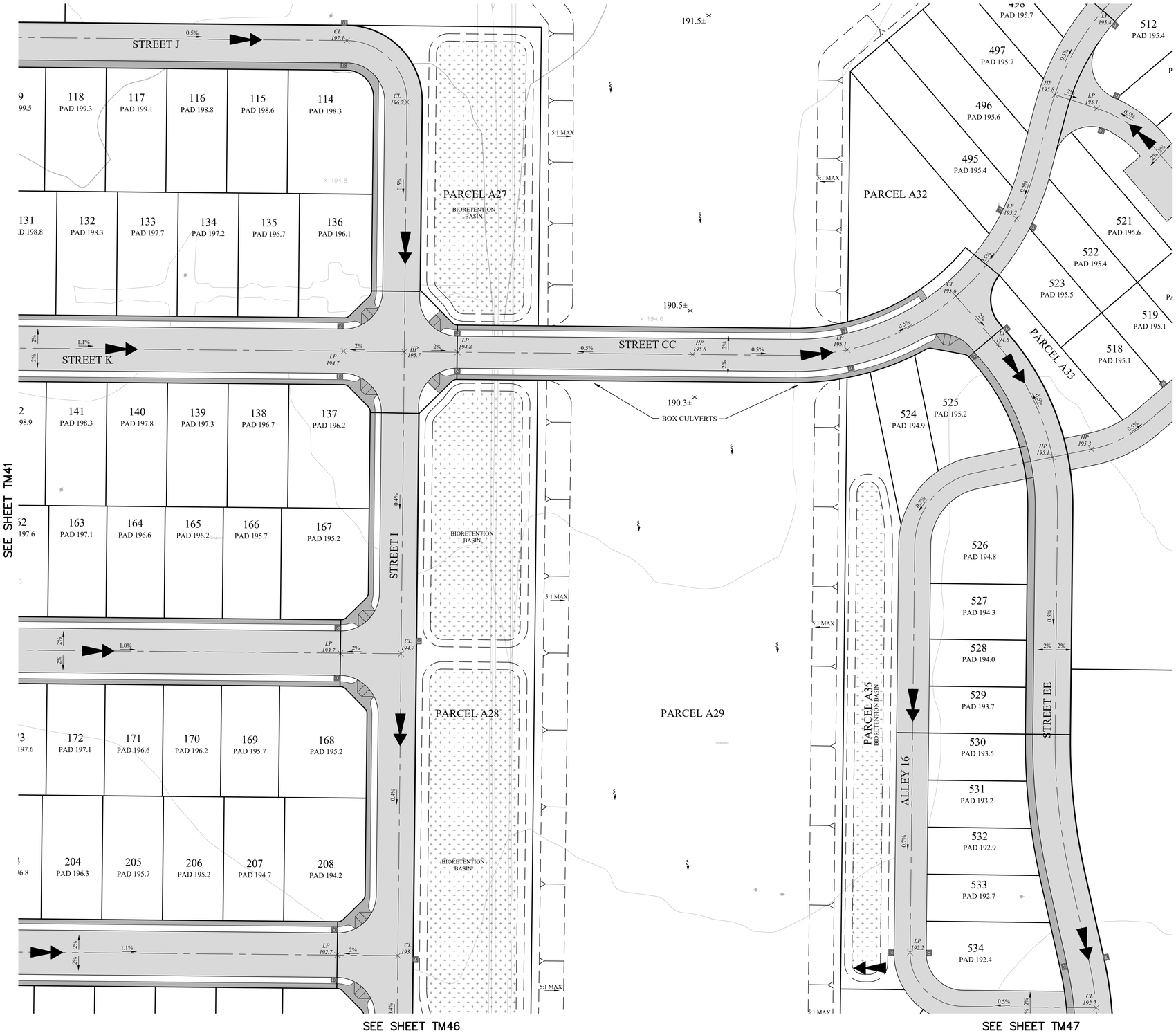
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DATE OCT 2025

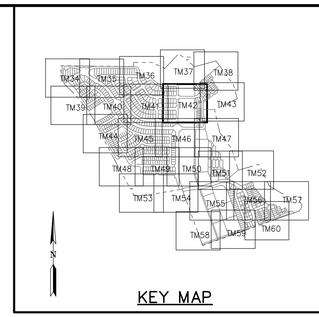
October 3, 2025

SHEET
TM41
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM41 PRELIMINARY GRADING PLAN.dwg





GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

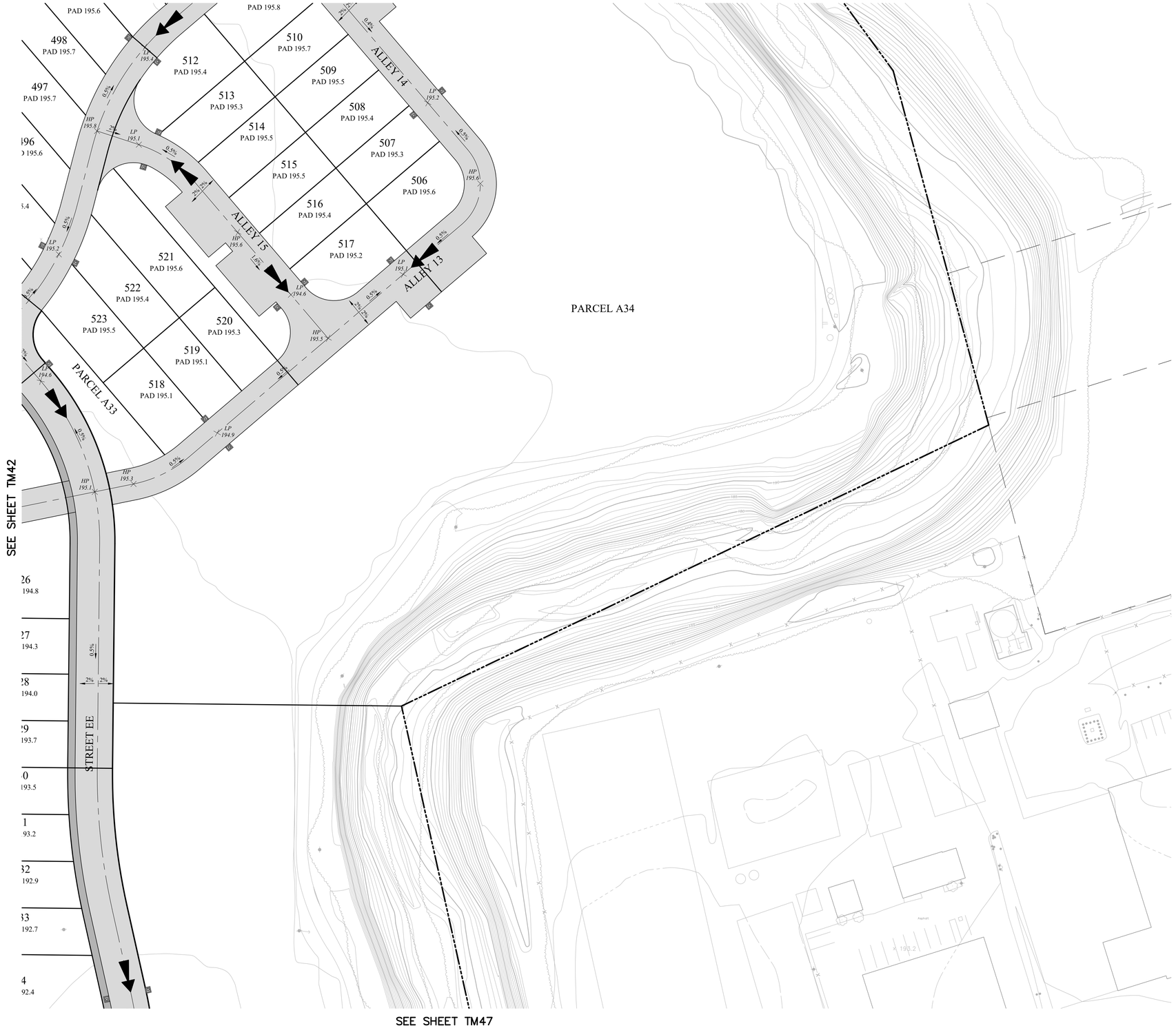
October 3, 2025

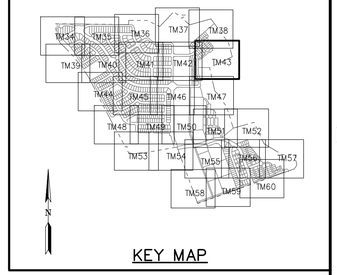
SHEET
TM42
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM42 PRELIMINARY GRADING PLAN.dwg

SEE SHEET TM38





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP

PRELIMINARY GRADING PLAN

N. MESA ROAD

SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=40'

DATE OCT 2025

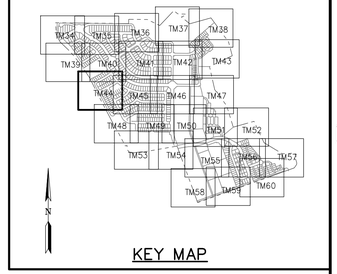
October 3, 2025

SHEET
TM43
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM43 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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8055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK
October 3, 2025		

SHEET REVISIONS

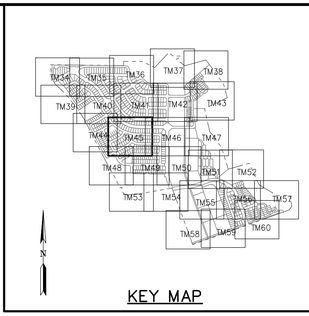
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DATE OCT 2025

SHEET
TM44
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM44 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

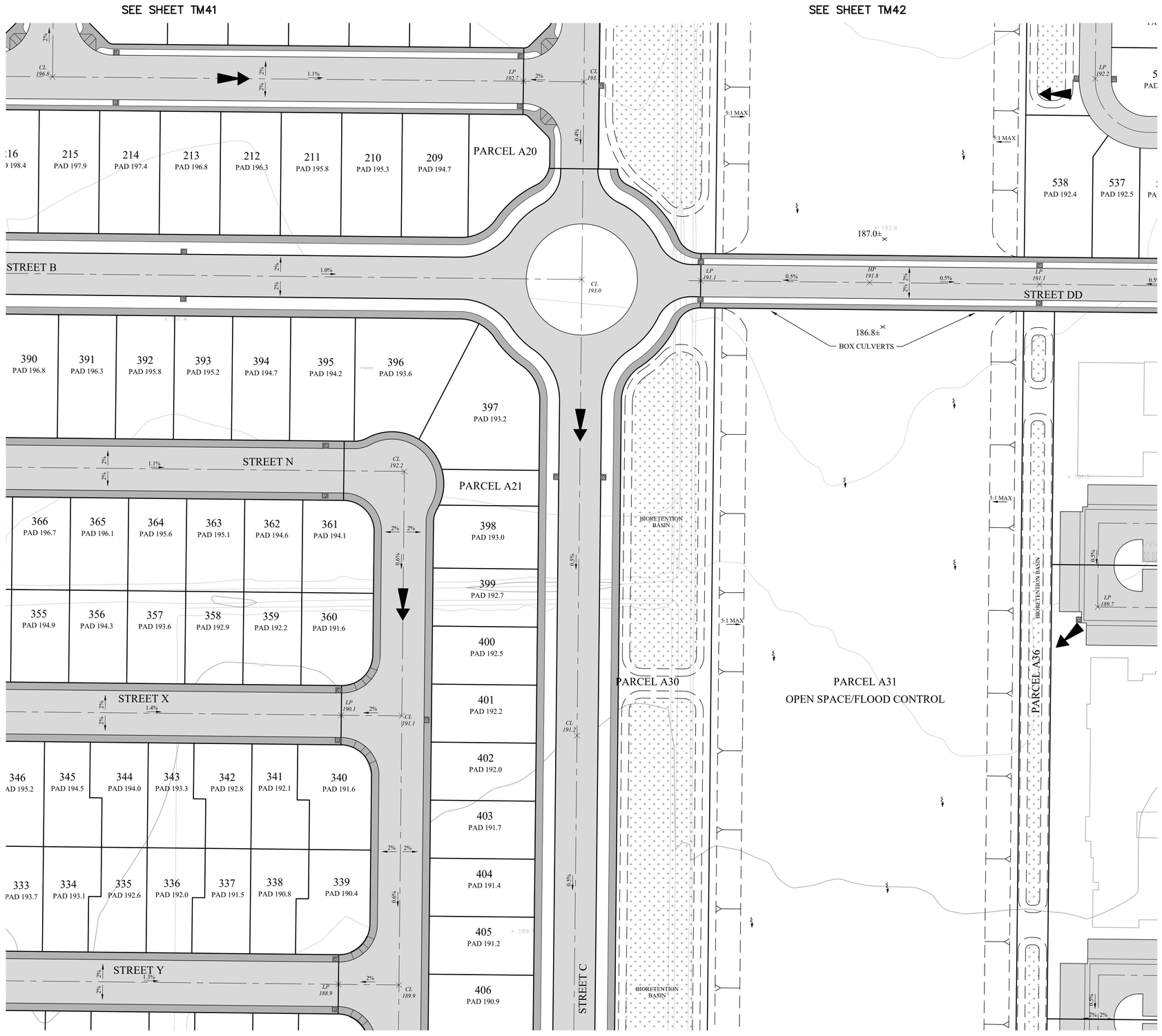
DATE	MK	SHEET REVISIONS	BY	CK

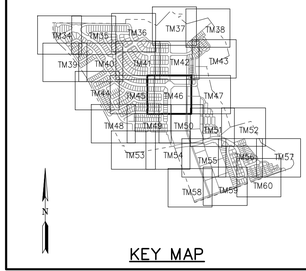
October 3, 2025

SHEET
TM45
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM45 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

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2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
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	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

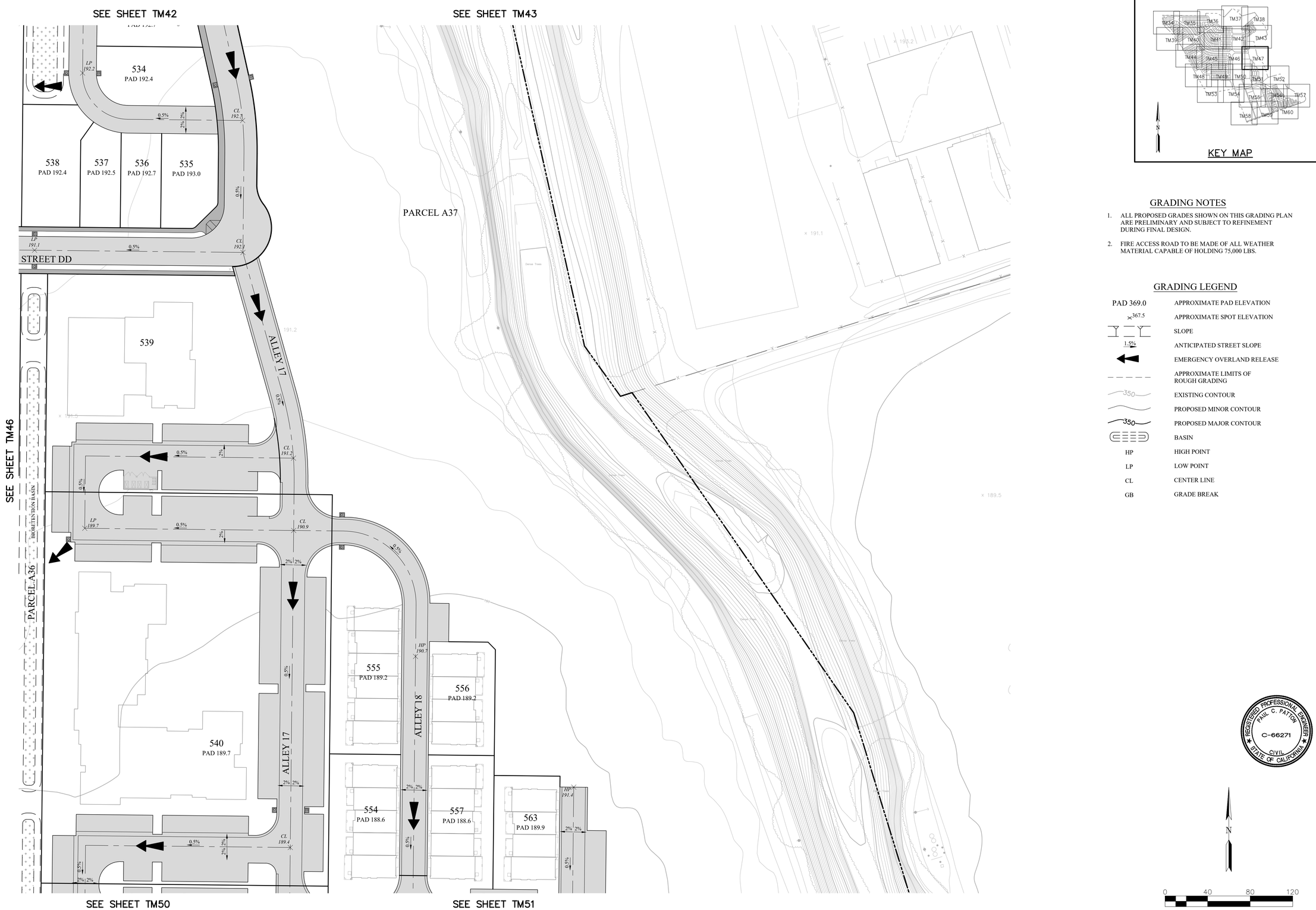
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				1"=40'	OCT 2025

October 3, 2025

SHEET
TM46
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM46 PRELIMINARY GRADING PLAN.dwg



GRADING NOTES

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GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

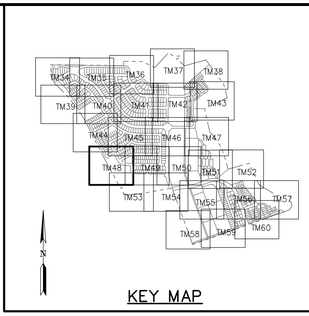
SCALE 1"=40'
DATE OCT 2025
October 3, 2025

SHEET
TM47
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM47 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

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×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

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SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

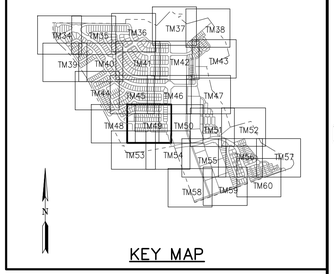
October 3, 2025

SHEET
TM48
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM48 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	SCALE	DATE
		1"=40'	OCT 2025

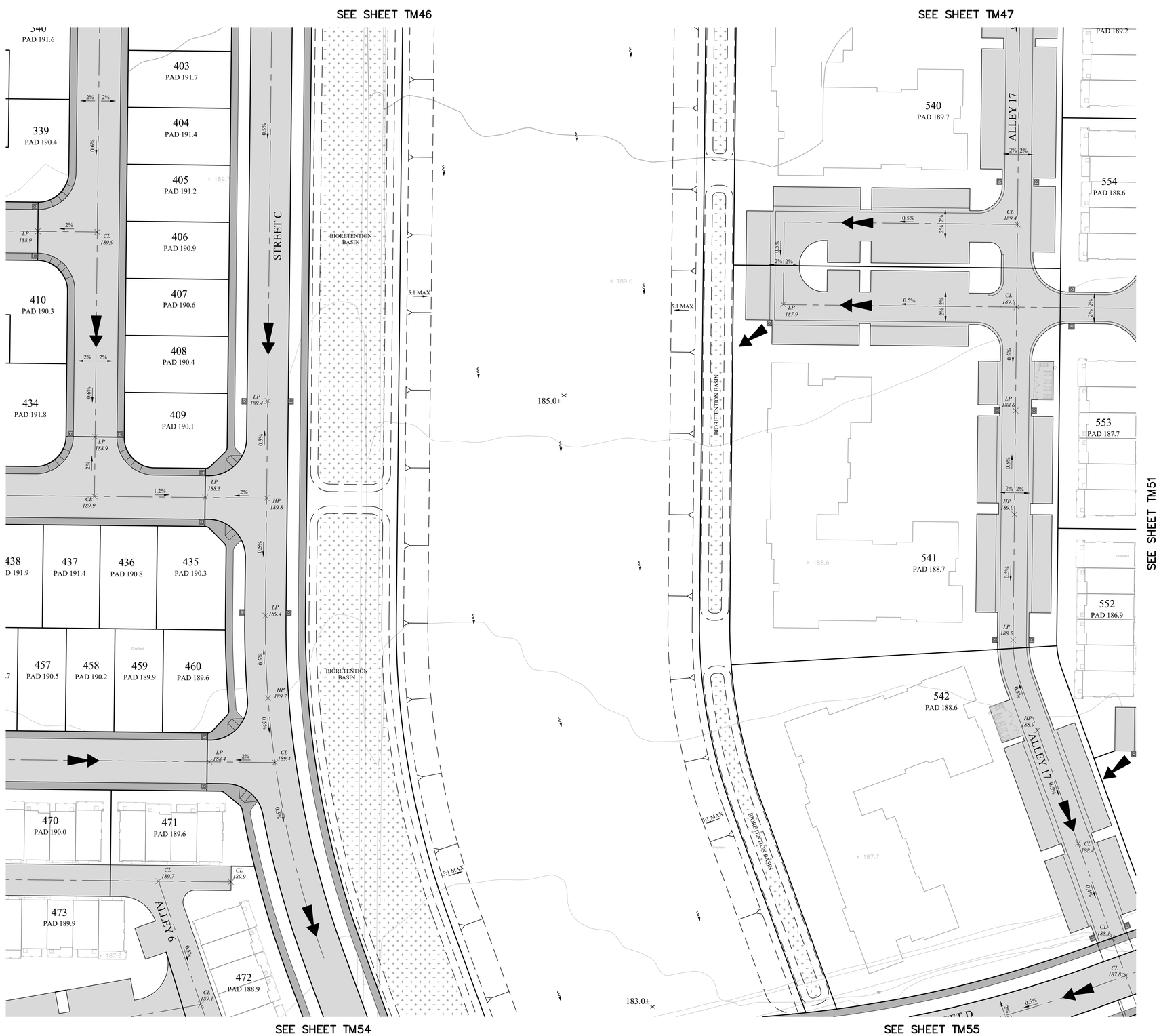
SHEET REVISIONS

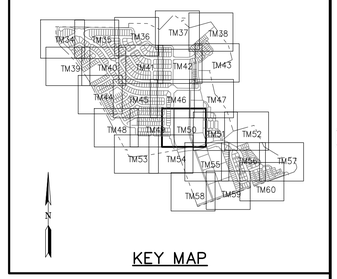
October 3, 2025

SHEET
TM49
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM49 PRELIMINARY GRADING PLAN.dwg





GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS	SCALE	DATE
				1"=40'	OCT 2025

October 3, 2025

SHEET
TM50
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM50 PRELIMINARY GRADING PLAN.dwg

SEE SHEET TM47

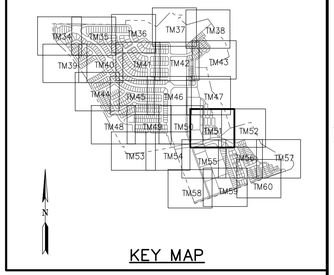
SEE SHEET TM50

SEE SHEET TM52

SEE SHEET TM55

SEE SHEET TM56





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
x367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RJA
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WAYMARK DEVELOPMENT
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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK	SHEET REVISIONS
October 3, 2025			

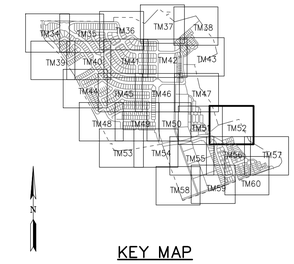
SHEET
TM51
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM51 PRELIMINARY GRADING PLAN.dwg

SEE SHEET TM47





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
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	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
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CIVIL
STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	SCALE	DATE
MK	CK	1"=40'	OCT 2025

SHEET REVISIONS

October 3, 2025

SHEET
TM52
OF 88 SHEETS

JOB NO.
242017

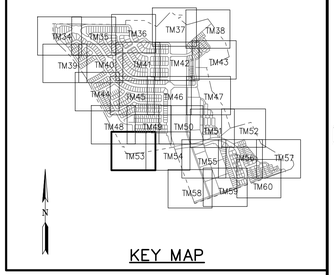
PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM52 PRELIMINARY GRADING PLAN.dwg

SEE SHEET TM48

SEE SHEET TM49

SEE SHEET TM54





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
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GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
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1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
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350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
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GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

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SCALE IN FEET: 1"= 40'

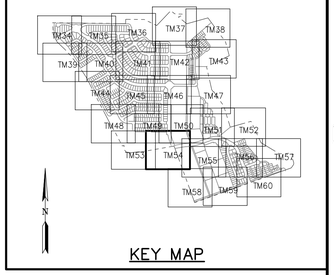
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WAYMARK DEVELOPMENT
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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK





KEY MAP

GRADING NOTES

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	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
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SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

October 3, 2025

SHEET
TM54
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM54 PRELIMINARY GRADING PLAN.dwg

SEE SHEET TM50

SEE SHEET TM51

SEE SHEET TM54

SEE SHEET TM56

SEE SHEET TM58

SEE SHEET TM59

STREET D

ALLEY 23

ALLEY 22

PARCEL A40

PARCEL A39

PARCEL A38

OPEN SPACE/FLOOD CONTROL

BOX CULVERTS

BIORETENTION BASIN

543

544
PAD 186.5

549
PAD 186.5

545
PAD 185.7

548
PAD 185.7

589
PAD 190.4

588
PAD 189.9

587
PAD 189.7

586
PAD 189.4

585
PAD 189.1

584
PAD 188.9

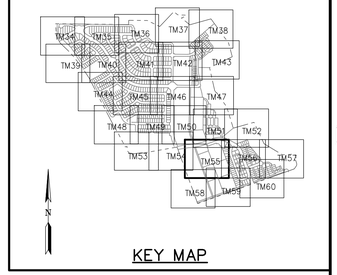
583
PAD 188.6

183.0±

182.8±

180.0±

5:1 MAN



KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120

SCALE IN FEET: 1"= 40'

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
1055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK
October 3, 2025				

SHEET
TM55
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM55 PRELIMINARY GRADING PLAN.dwg

SEE SHEET TM51

SEE SHEET TM52

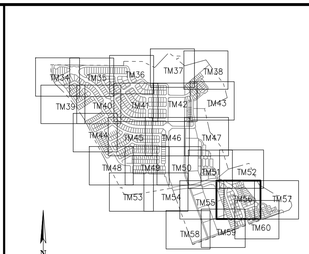
SEE SHEET TM55

SEE SHEET TM57

SEE SHEET TM59

SEE SHEET TM60





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

PAD 369.0	APPROXIMATE PAD ELEVATION
×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120

SCALE IN FEET: 1"= 40'

RJA
RUGGERI-JENSEN-AZAR
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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

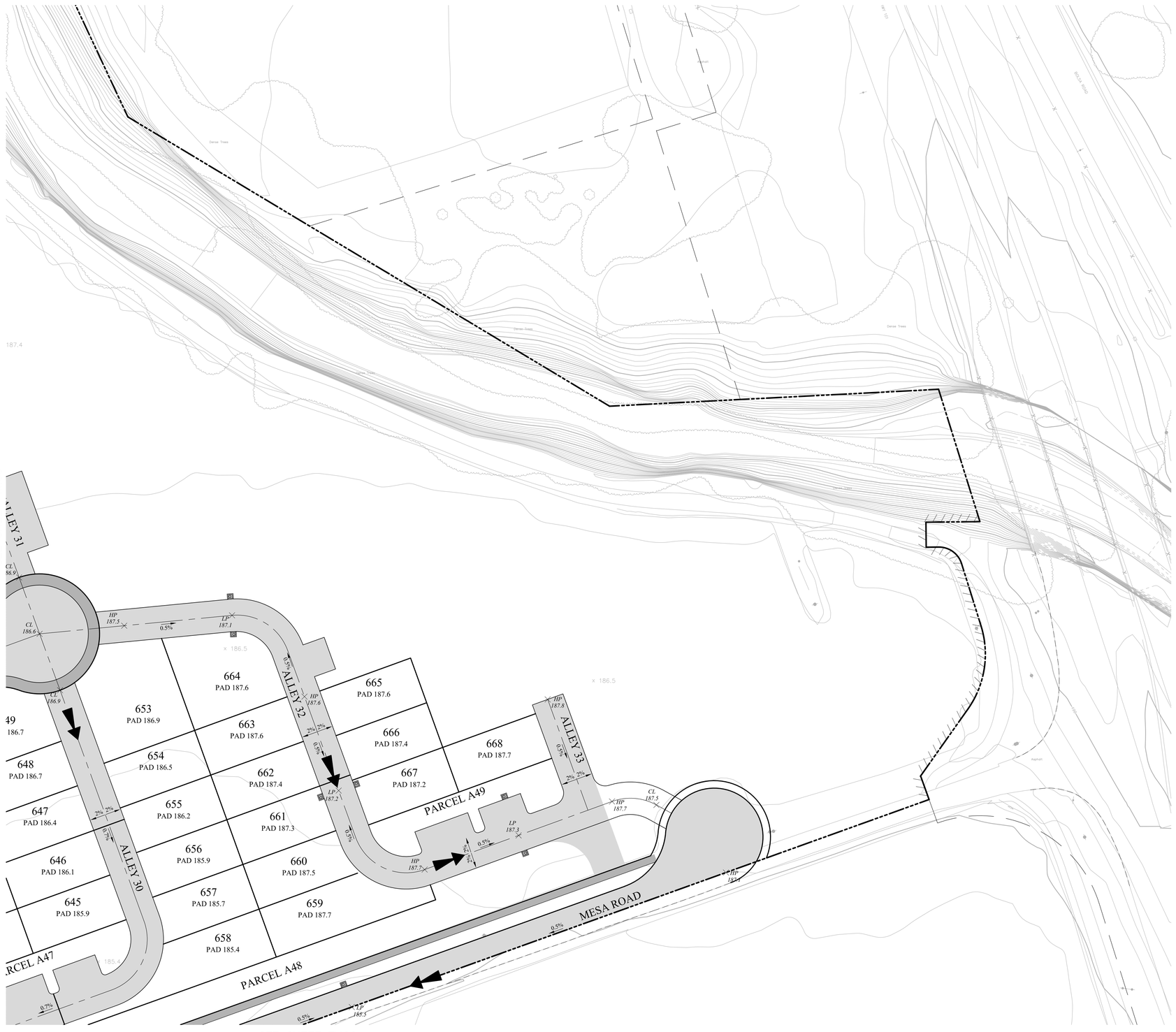
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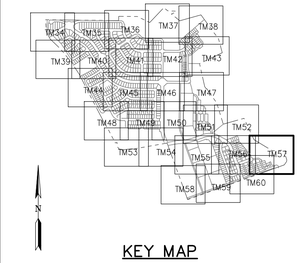
DATE	BY	CK
SHEET REVISIONS		
October 3, 2025		

SHEET
TM56
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM56 PRELIMINARY GRADING PLAN.dwg





KEY MAP

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350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE 1"=40'
DATE OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

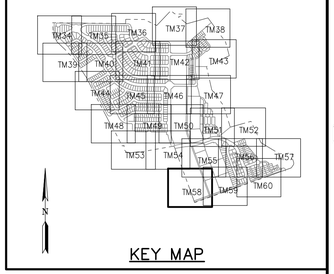
October 3, 2025

SHEET
TM57
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM57 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

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	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

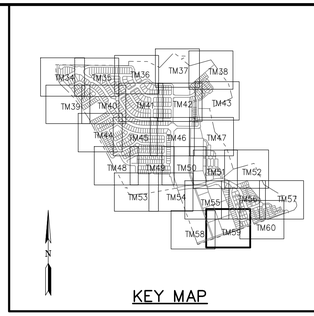
October 3, 2025

SHEET
TM58
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM58 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. FIRE ACCESS ROAD TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS.

GRADING LEGEND

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×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
350	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

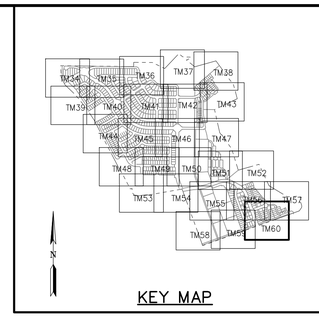
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October 3, 2025		

SHEET
TM59
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM59 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
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GRADING LEGEND

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×367.5	APPROXIMATE SPOT ELEVATION
	SLOPE
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
350	PROPOSED MAJOR CONTOUR
	BASIN
HP	HIGH POINT
LP	LOW POINT
CL	CENTER LINE
GB	GRADE BREAK

REGISTERED PROFESSIONAL ENGINEER
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C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS

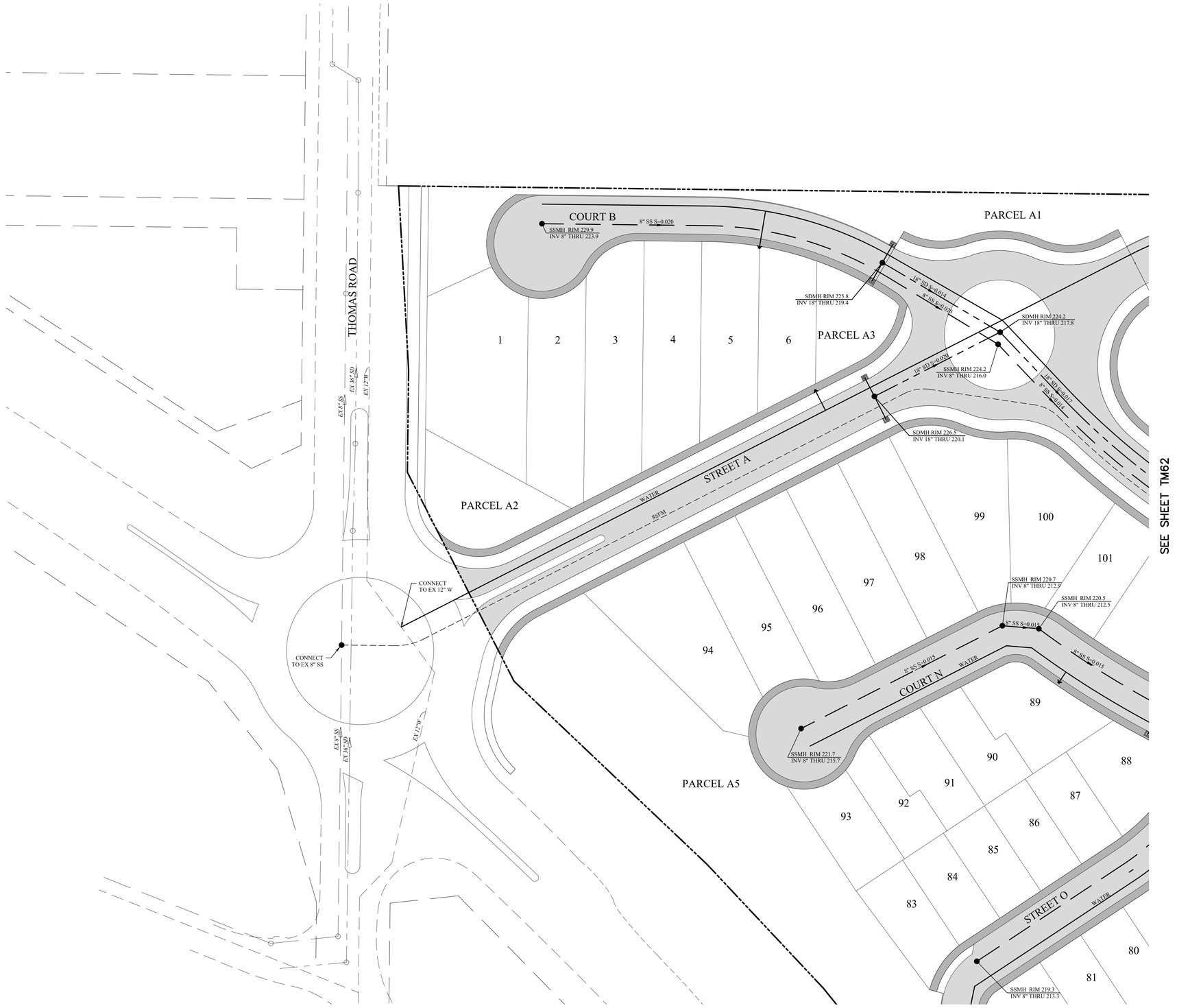
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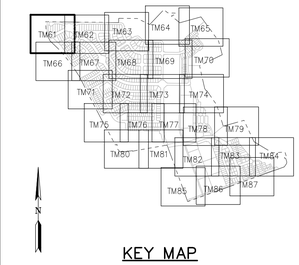
October 3, 2025

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TM60
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM60 PRELIMINARY GRADING PLAN.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

GENERAL NOTES

1. WATER AT ALL TIMES SHALL MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER UTILITIES.
2. ALL PROPOSED PIPE SIZES, SLOPES, AND ELEVATIONS ON THIS UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTOW
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

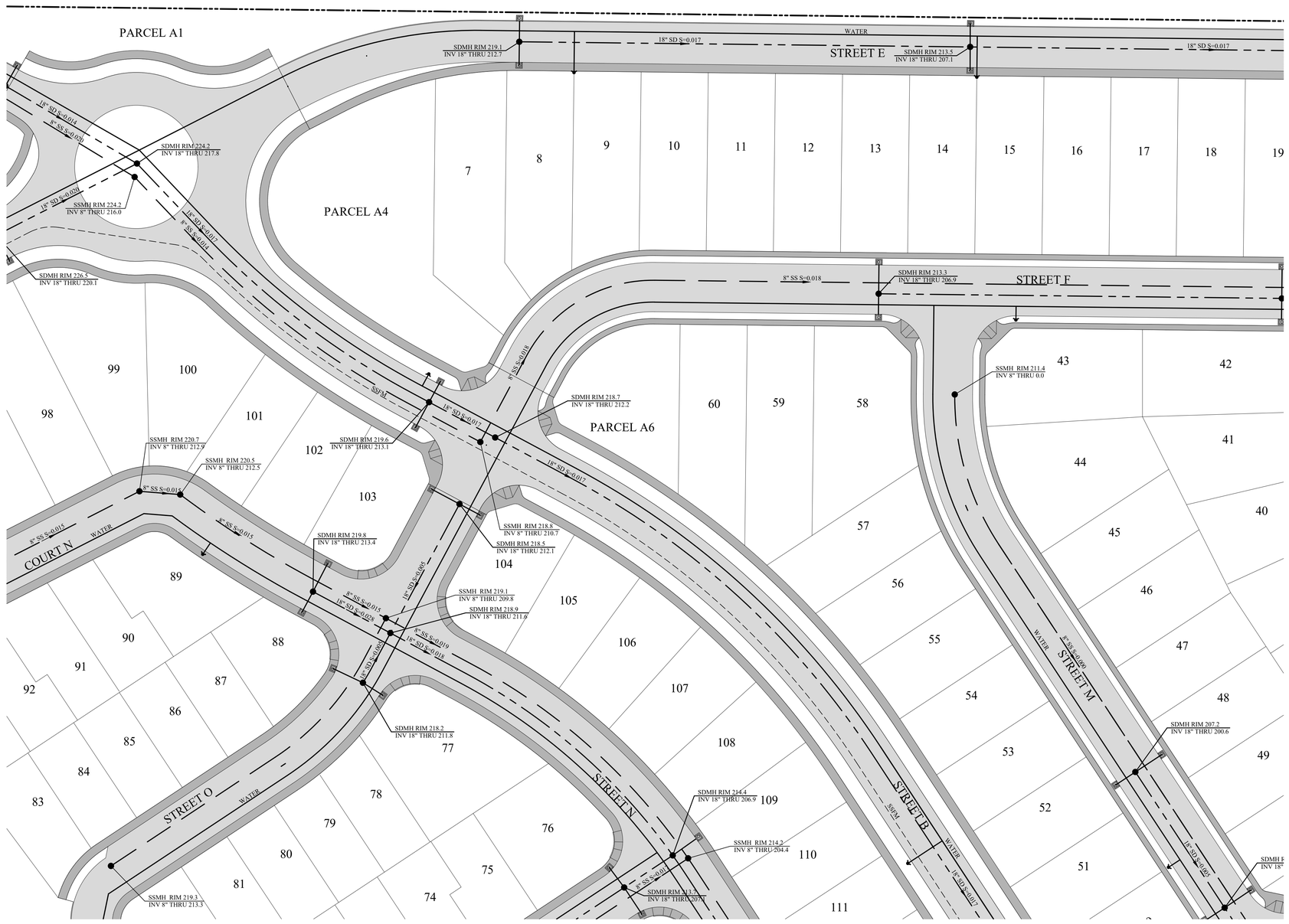
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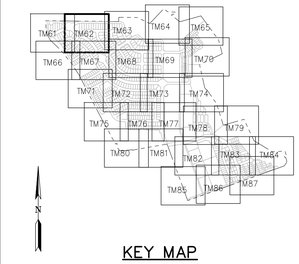
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October 3, 2025				

SHEET
TM61
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM61 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

GENERAL NOTES

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

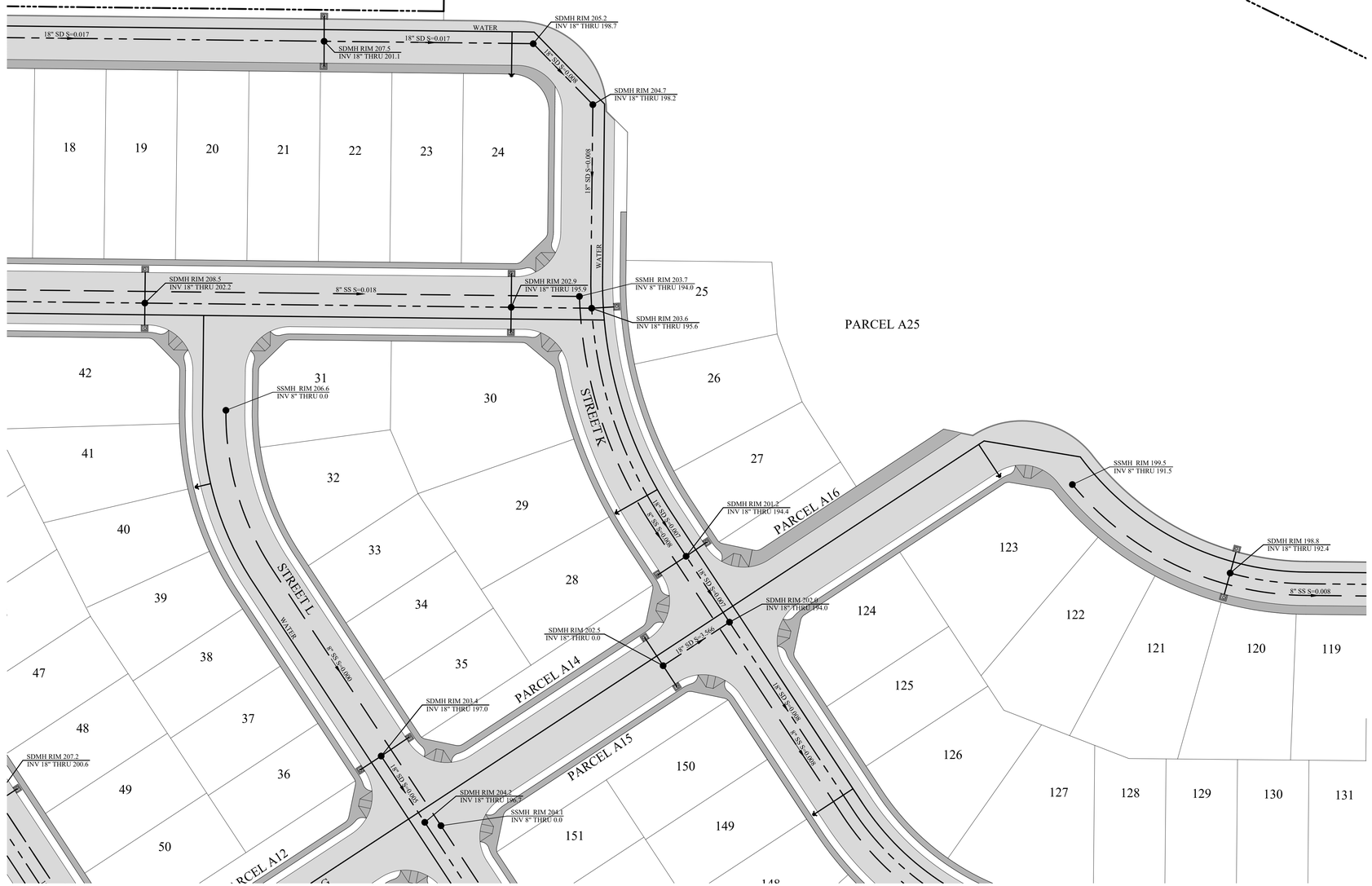
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SCALE IN FEET: 1"= 40'

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WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

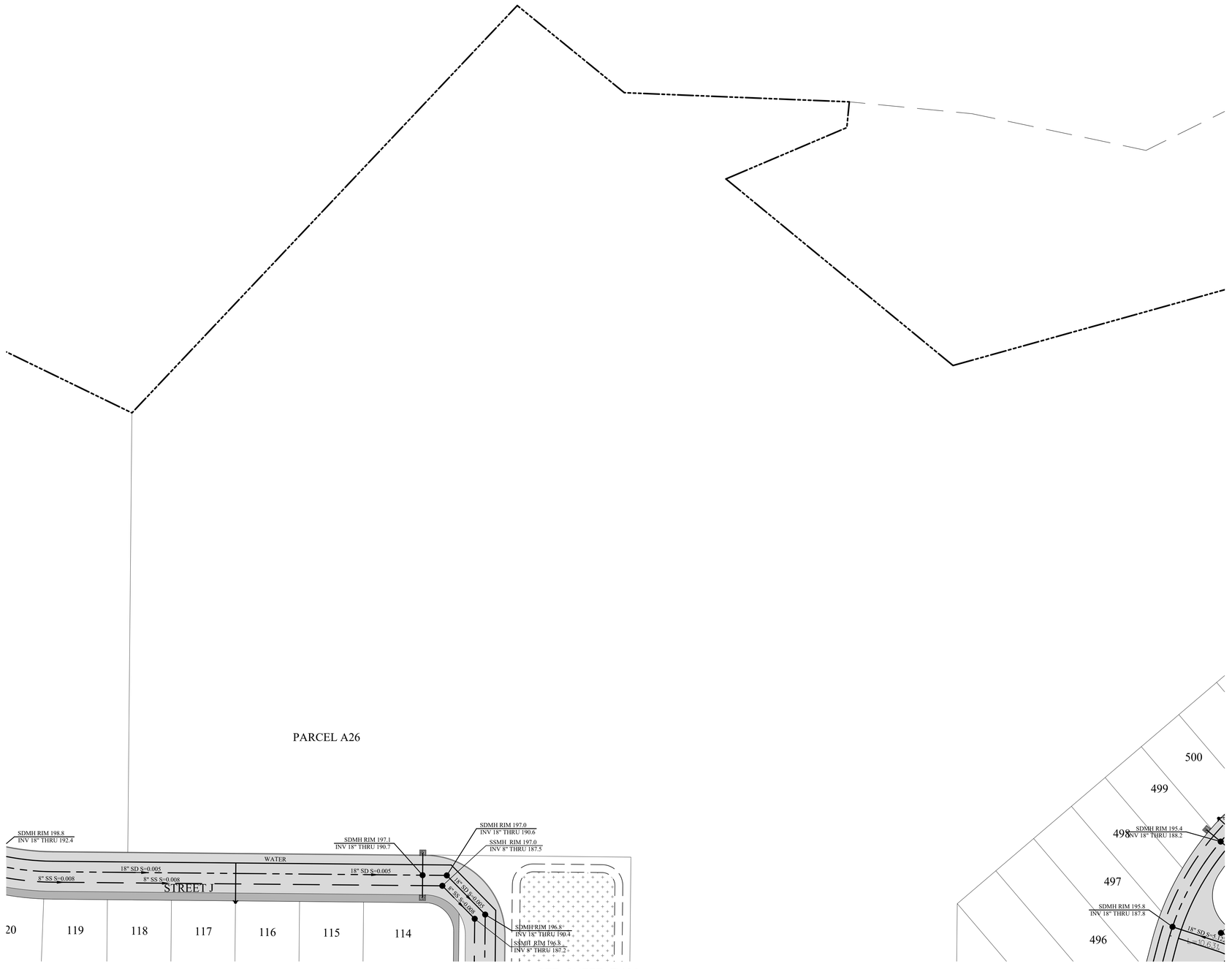
TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS

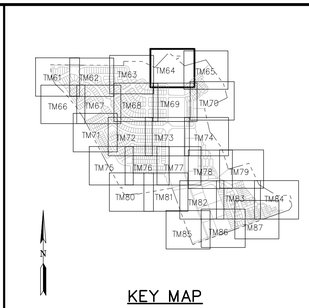

SEE SHEET TM62
SEE SHEET TM64
SEE SHEET TM68
18" SD S=0.017
SDMH RIM 208.5
INV 18" THRU 202.2
8" SS S=0.018
SDMH RIM 202.9
INV 18" THRU 195.9
SSMH RIM 203.7
INV 8" THRU 194.0
SDMH RIM 203.6
INV 18" THRU 195.6
SDMH RIM 205.2
INV 18" THRU 198.7
SDMH RIM 207.5
INV 18" THRU 201.1
WATER
18" SD S=0.008
SDMH RIM 204.7
INV 18" THRU 198.2
SSMH RIM 206.6
INV 8" THRU 0.0
STREET K
STREET L
PARCEL A25
PARCEL A16
PARCEL A14
PARCEL A15
PARCEL A12
SSMH RIM 199.5
INV 8" THRU 191.5
SDMH RIM 198.8
INV 18" THRU 192.4
8" SS S=0.008
SDMH RIM 201.2
INV 18" THRU 194.4
18" SD S=0.007
8" SS S=0.008
SDMH RIM 202.0
INV 18" THRU 194.0
SDMH RIM 202.5
INV 18" THRU 0.0
18" SD S=0.006
8" SS S=0.001
SDMH RIM 203.4
INV 18" THRU 197.0
SDMH RIM 207.2
INV 18" THRU 200.6
SDMH RIM 204.2
INV 18" THRU 196.7
SSMH RIM 204.1
INV 8" THRU 0.0
18" SD S=0.008
8" SS S=0.008
18" SD S=0.008
8" SS S=0.008
18" SD S=0.008
8" SS S=0.008

SEE SHEET TM63

SEE SHEET TM65



SEE SHEET TM69



KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
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PAUL C. PATTON
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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE 1"=40'
DATE OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

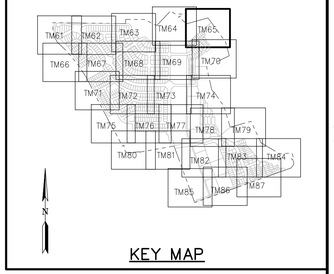
October 3, 2025

SHEET
TM64
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM64 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

GENERAL NOTES

1. WATER AT ALL TIMES SHALL MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER UTILITIES.
2. ALL PROPOSED PIPE SIZES, SLOPES, AND ELEVATIONS ON THIS UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS	SCALE	DATE
				1"=40'	OCT 2025

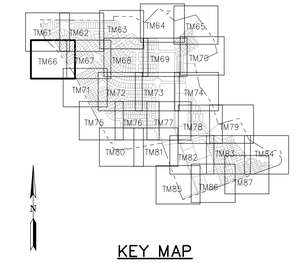
October 3, 2025

SHEET
TM65
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM65 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RJA
RUGGERI-JENSEN-AZAR
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PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK

SHEET REVISIONS

SCALE 1"=40'

DATE OCT 2025

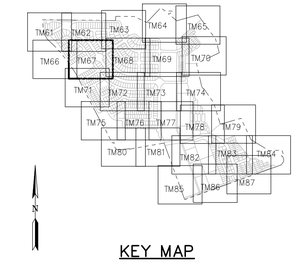
October 3, 2025

SHEET
TM66
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM66 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)

SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDDI	STORM DRAIN DITCH INLET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSLAT	SANITARY SEWER LATERAL
S	SLOPE
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W	WATER
W-SER	WATER SERVICE

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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

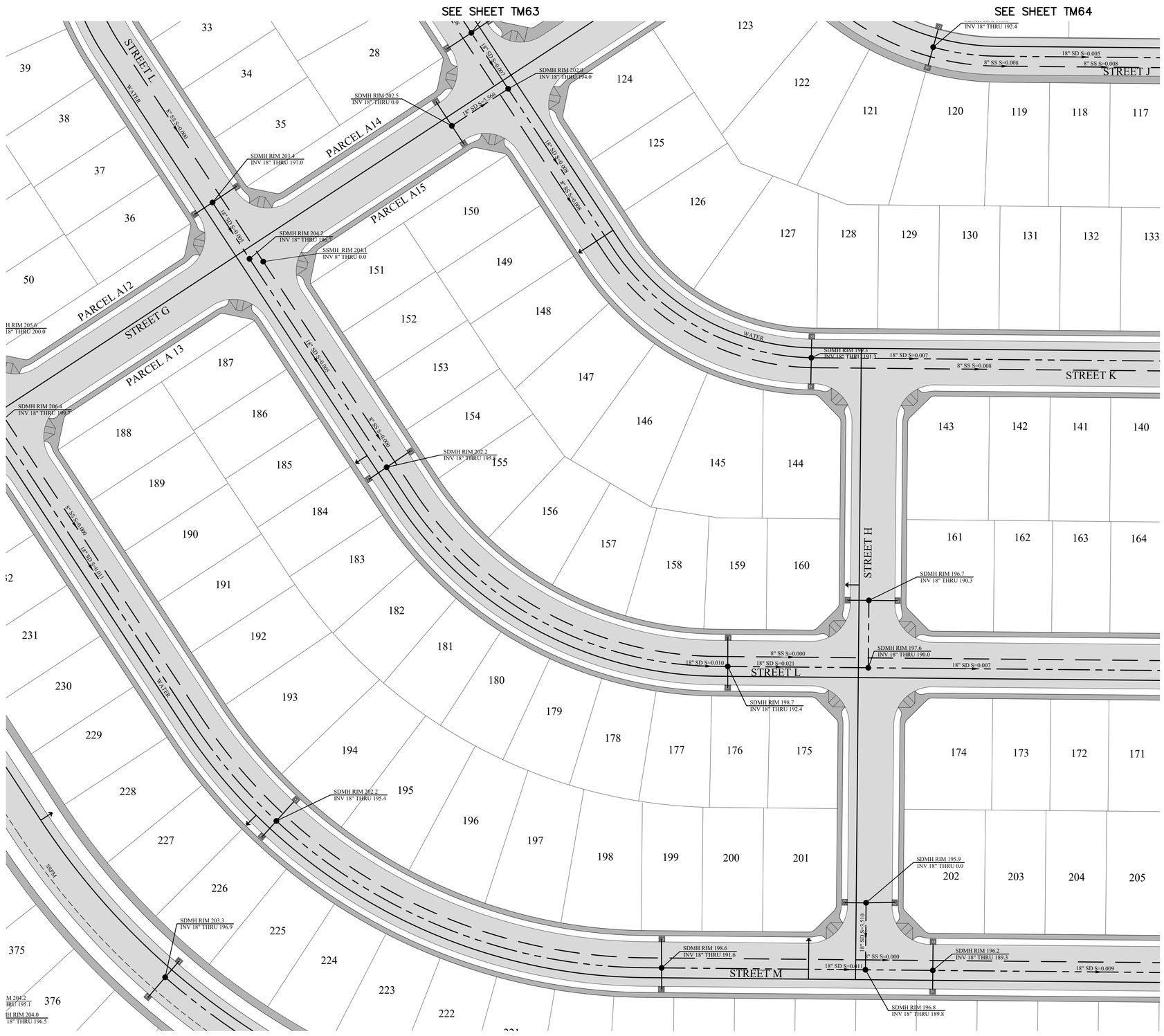
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DATE OCT 2025

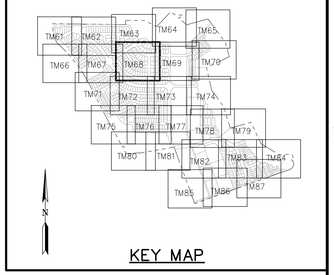
October 3, 2025

SHEET
TM67
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM67 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

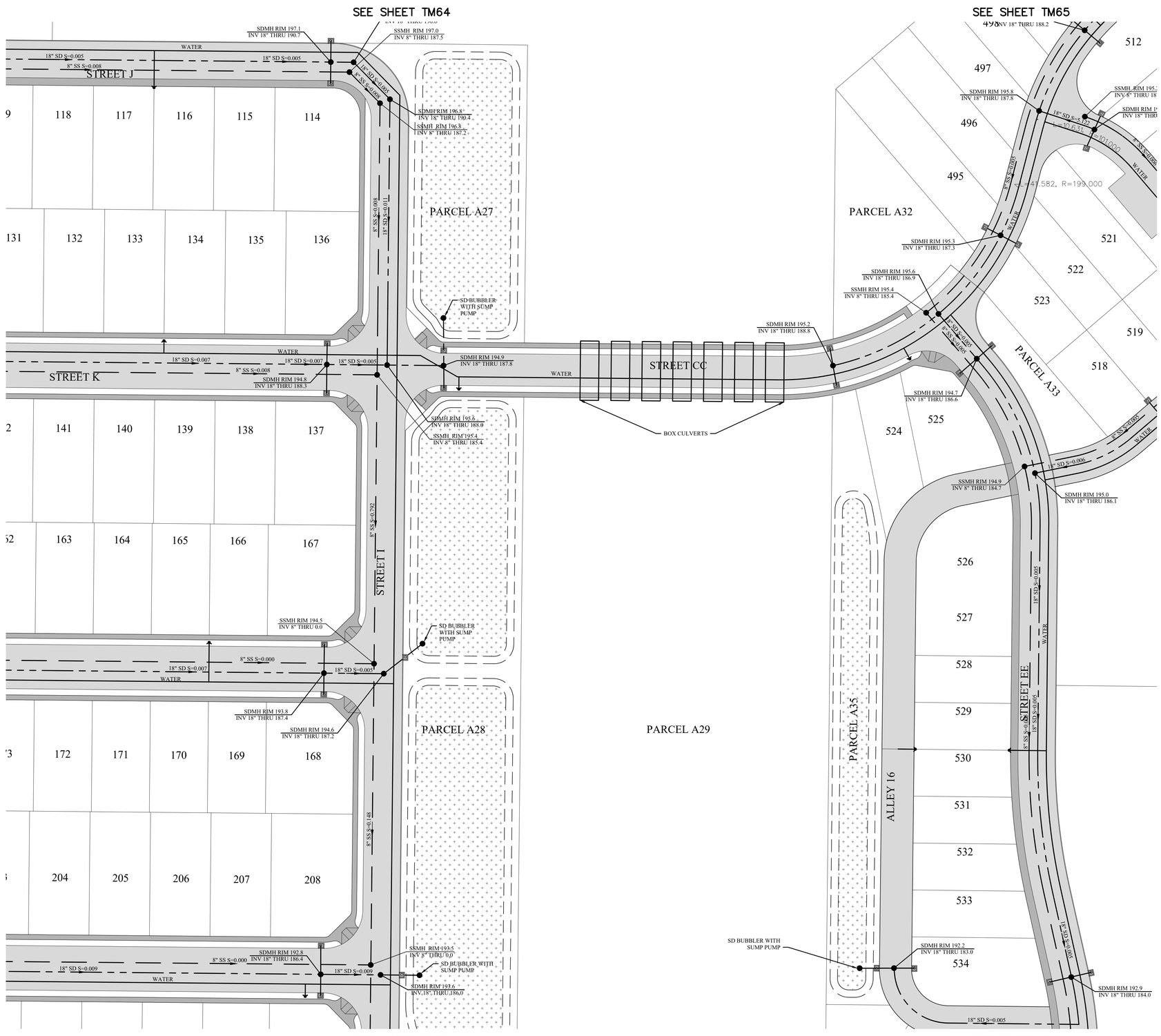
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1"=40'	OCT 2025

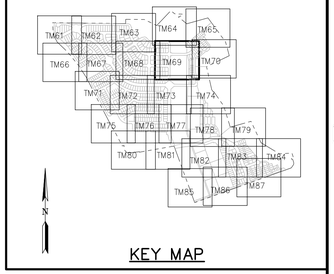
DATE	BY	CK	SHEET REVISIONS
October 3, 2025			

SHEET
TM68
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM68 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)

SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDDI	STORM DRAIN DITCH INLET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSLAT	SANITARY SEWER LATERAL
S	SLOPE
INV	INVERT ELEVATION
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W-SER	WATER SERVICE

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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

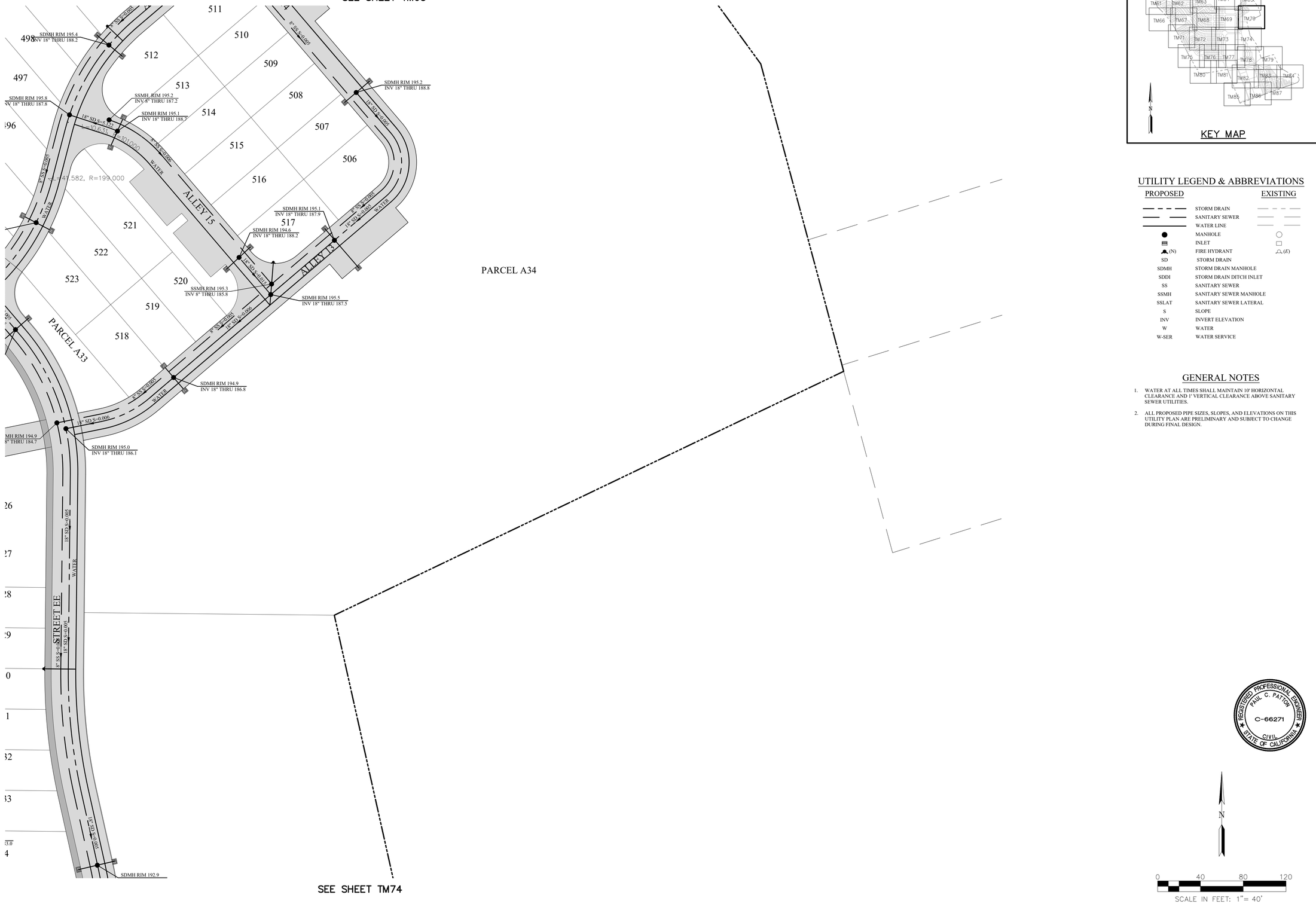
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DATE OCT 2025

DATE	BY	CK	SHEET REVISIONS
October 3, 2025	MK		

SHEET
TM69
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK	SHEET REVISIONS

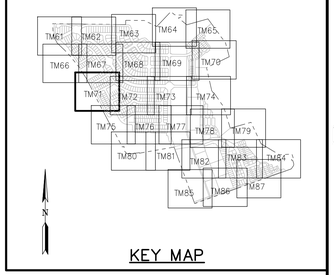
October 3, 2025

SHEET
TM70
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM70 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK

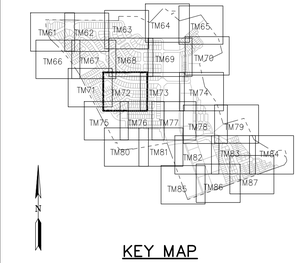
October 3, 2025

SHEET
TM71
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM71 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)

SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDDI	STORM DRAIN DITCH INLET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSLAT	SANITARY SEWER LATERAL
S	SLOPE
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C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CK

SHEET REVISIONS

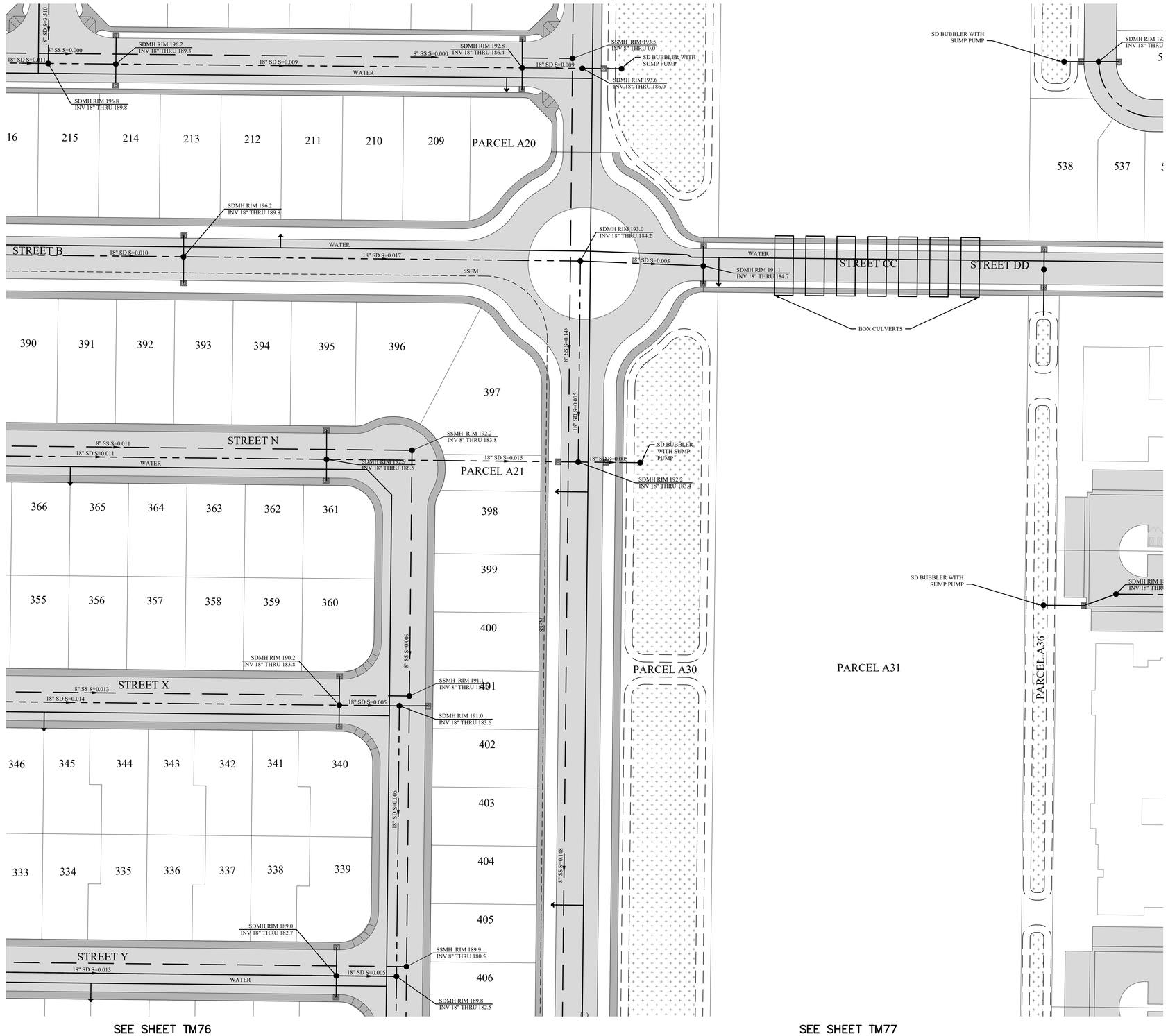
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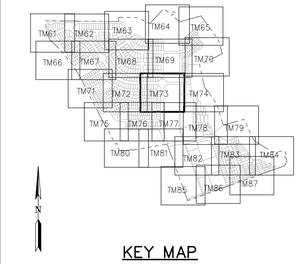
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SHEET
TM72
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM72 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
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W-SER	WATER SERVICE	

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CIVIL
STATE OF CALIFORNIA

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WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

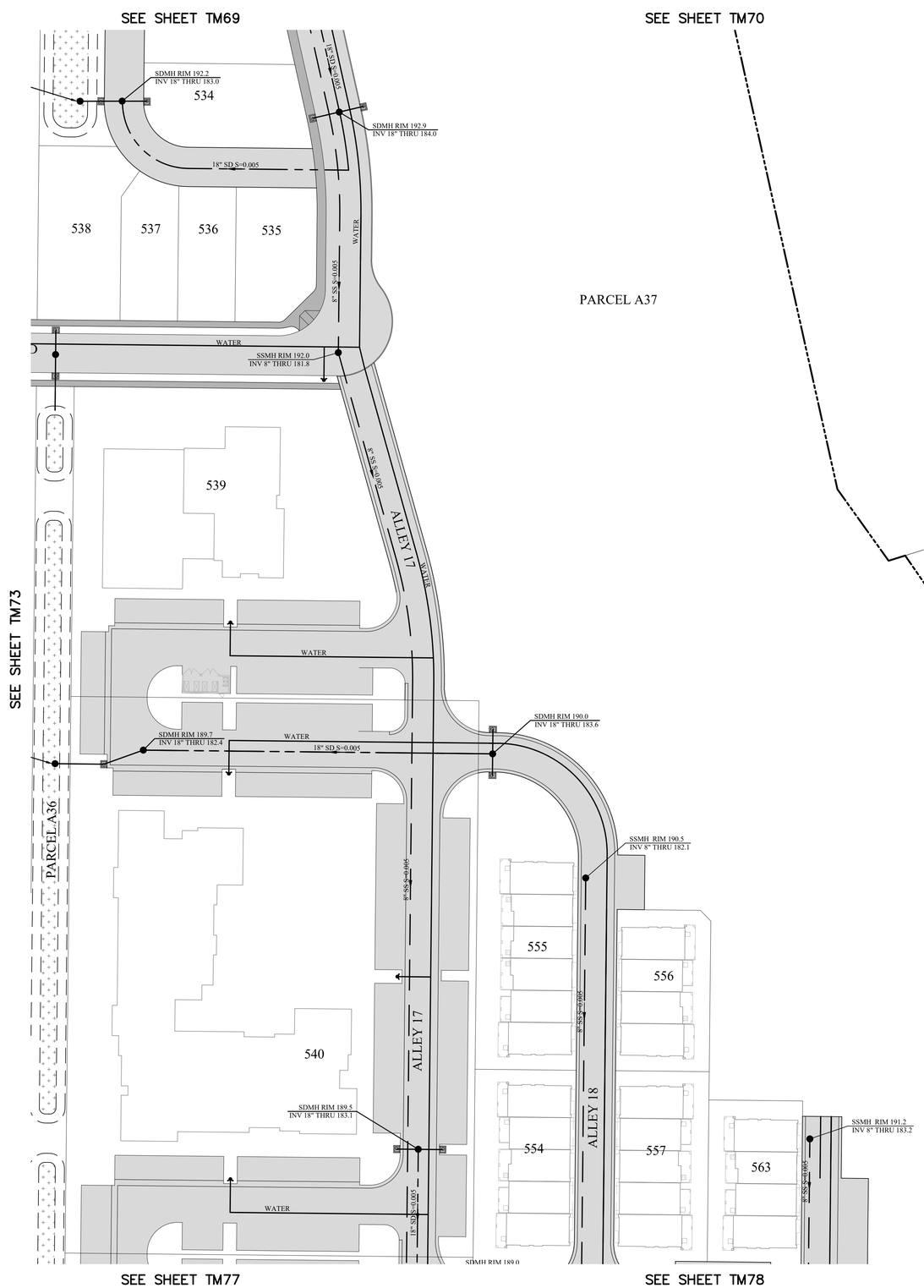
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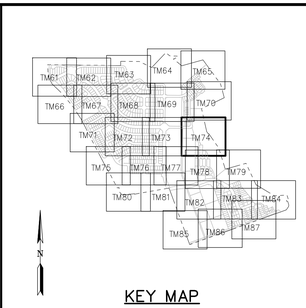
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October 3, 2025				

SHEET
TM73
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
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KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
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S	SLOPE	
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C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK
October 3, 2025		

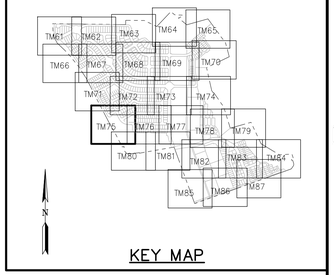
SHEET REVISIONS

SHEET
TM74
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM74 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
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STATE OF CALIFORNIA

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8055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

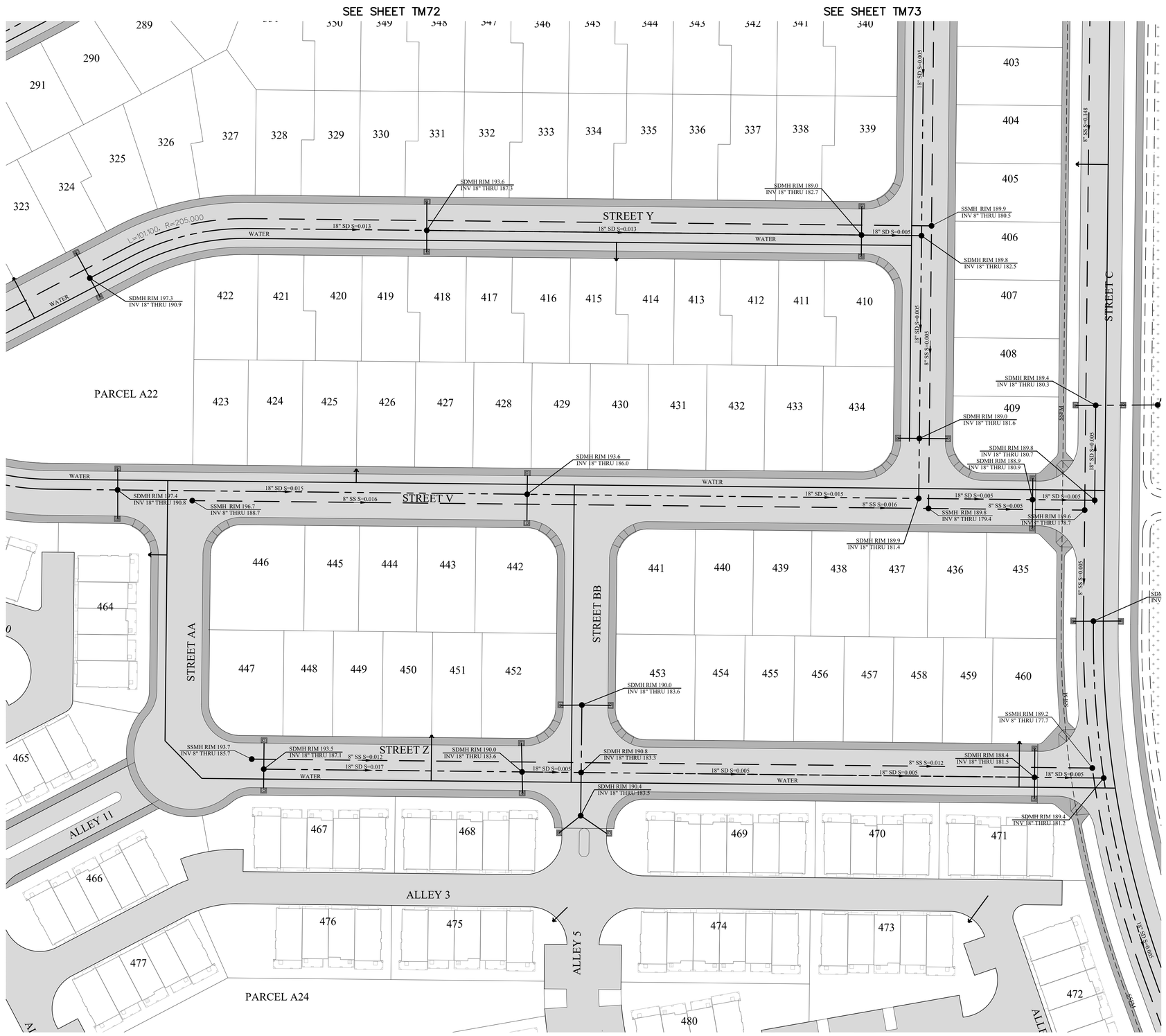
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DATE OCT 2025

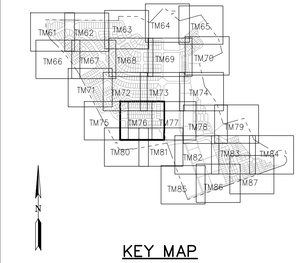
October 3, 2025

SHEET
TM75
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM75 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)

SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDDI	STORM DRAIN DITCH INLET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSLAT	SANITARY SEWER LATERAL
S	SLOPE
INV	INVERT ELEVATION
W	WATER
W-SER	WATER SERVICE

GENERAL NOTES

1. WATER AT ALL TIMES SHALL MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER UTILITIES.
2. ALL PROPOSED PIPE SIZES, SLOPES, AND ELEVATIONS ON THIS UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

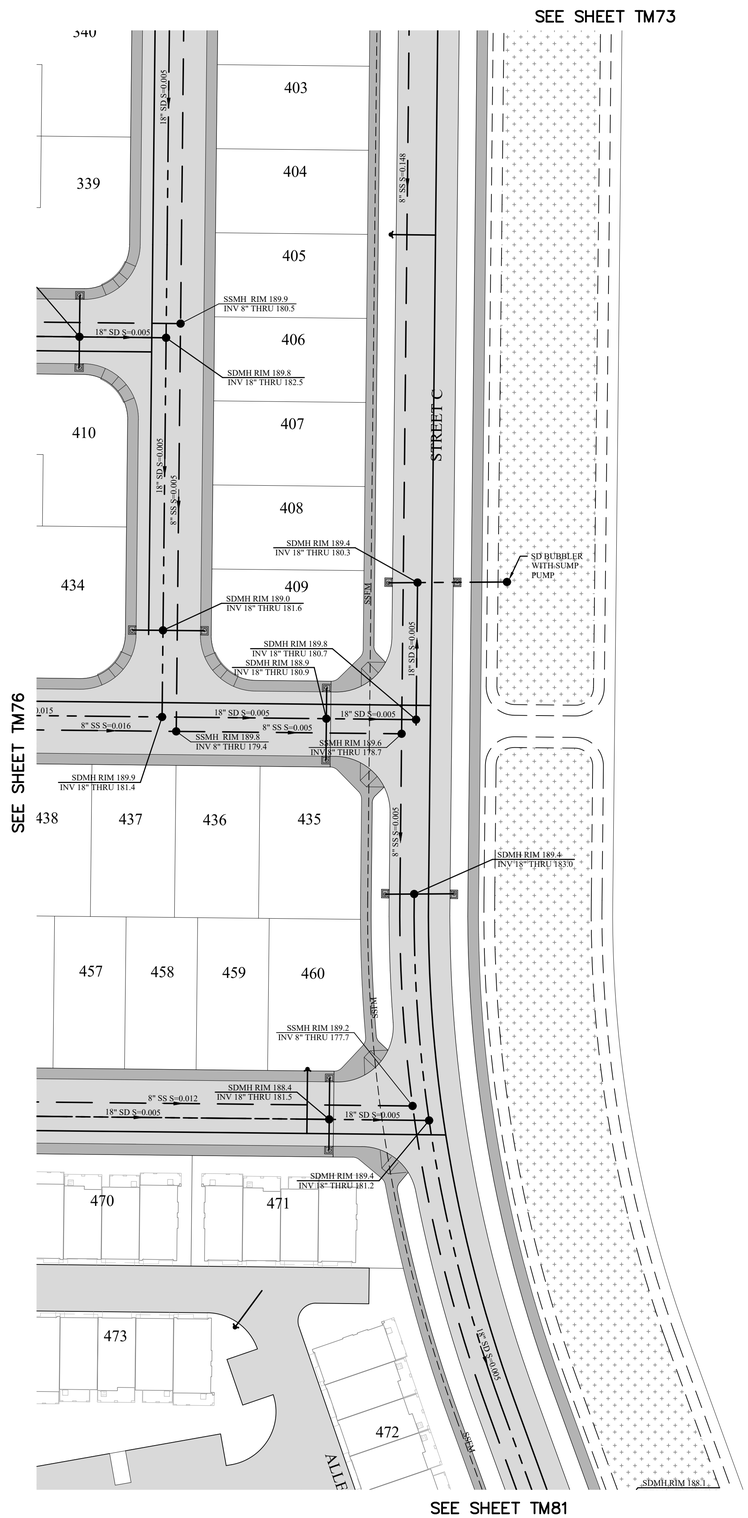
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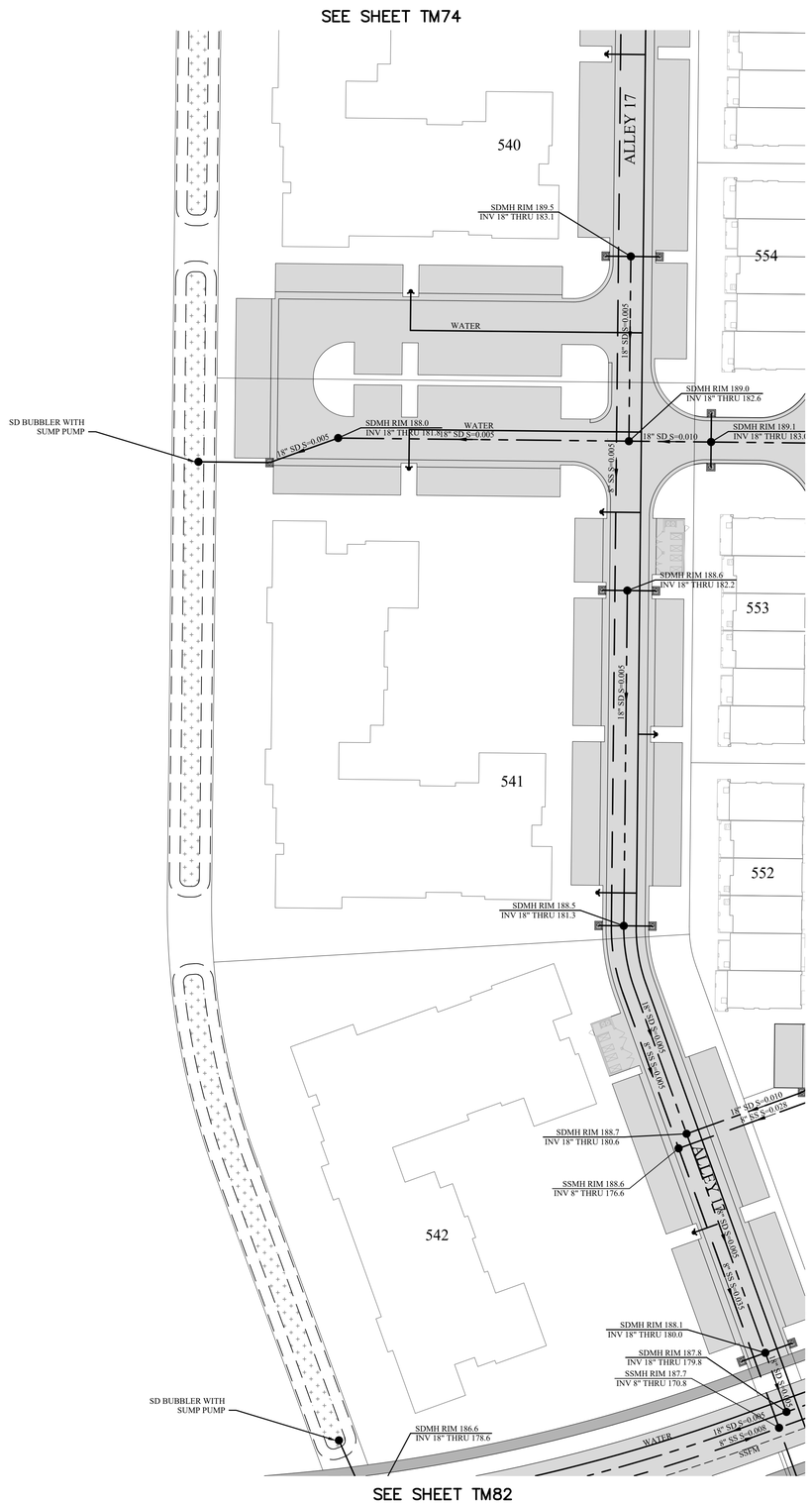
October 3, 2025

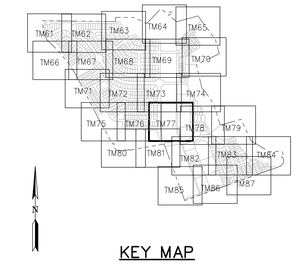
SHEET
TM76
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM76 PRELIMINARY UTILITIES.dwg







KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

GENERAL NOTES

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2. ALL PROPOSED PIPE SIZES, SLOPES, AND ELEVATIONS ON THIS UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTOW
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

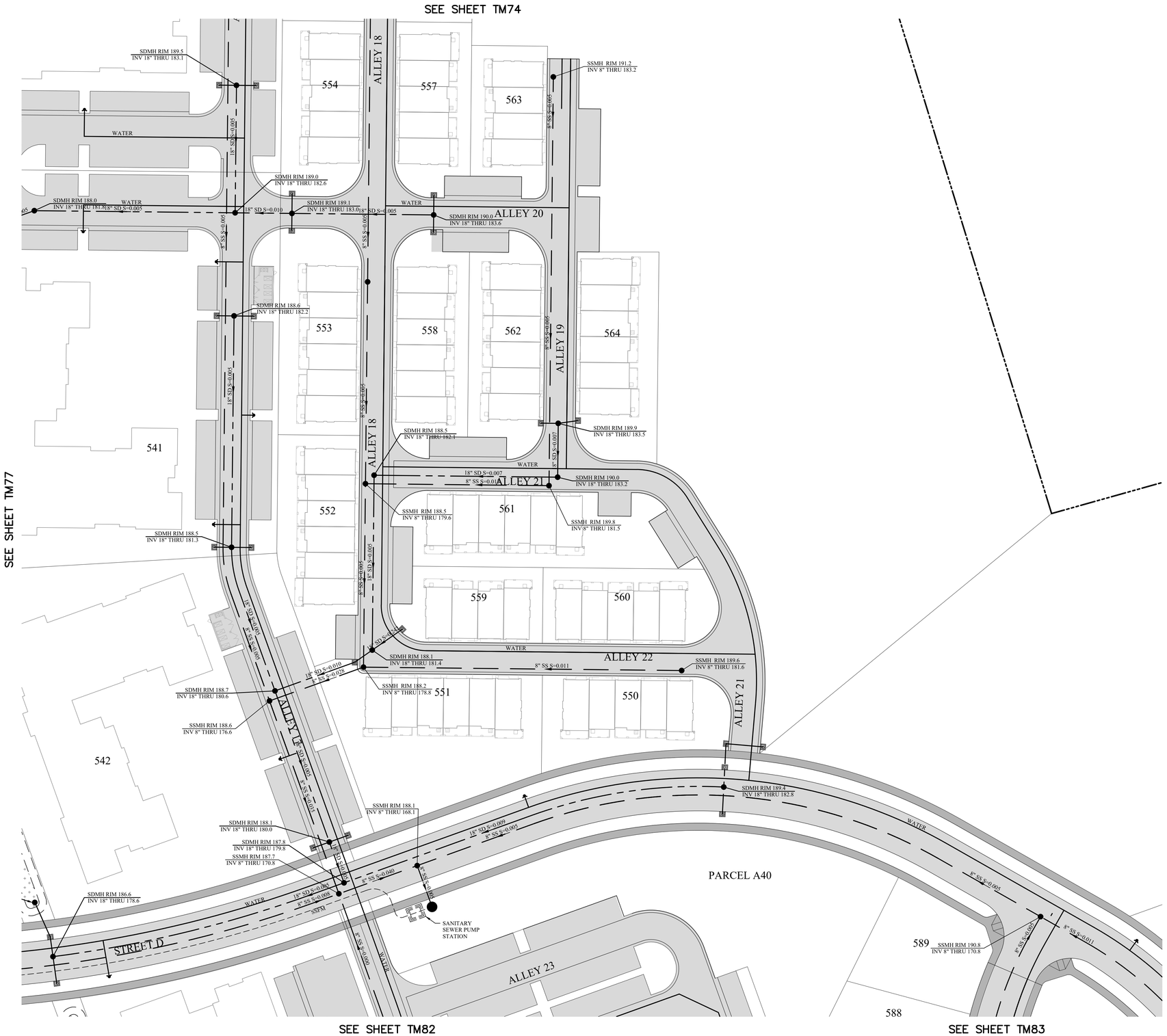
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1"=40'	OCT 2025

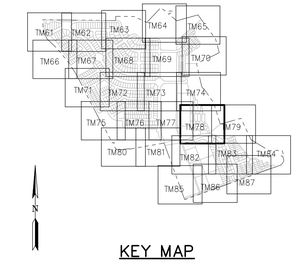
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October 3, 2025			

SHEET
TM77
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM77 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

GENERAL NOTES

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=40'
DATE OCT 2025

October 3, 2025

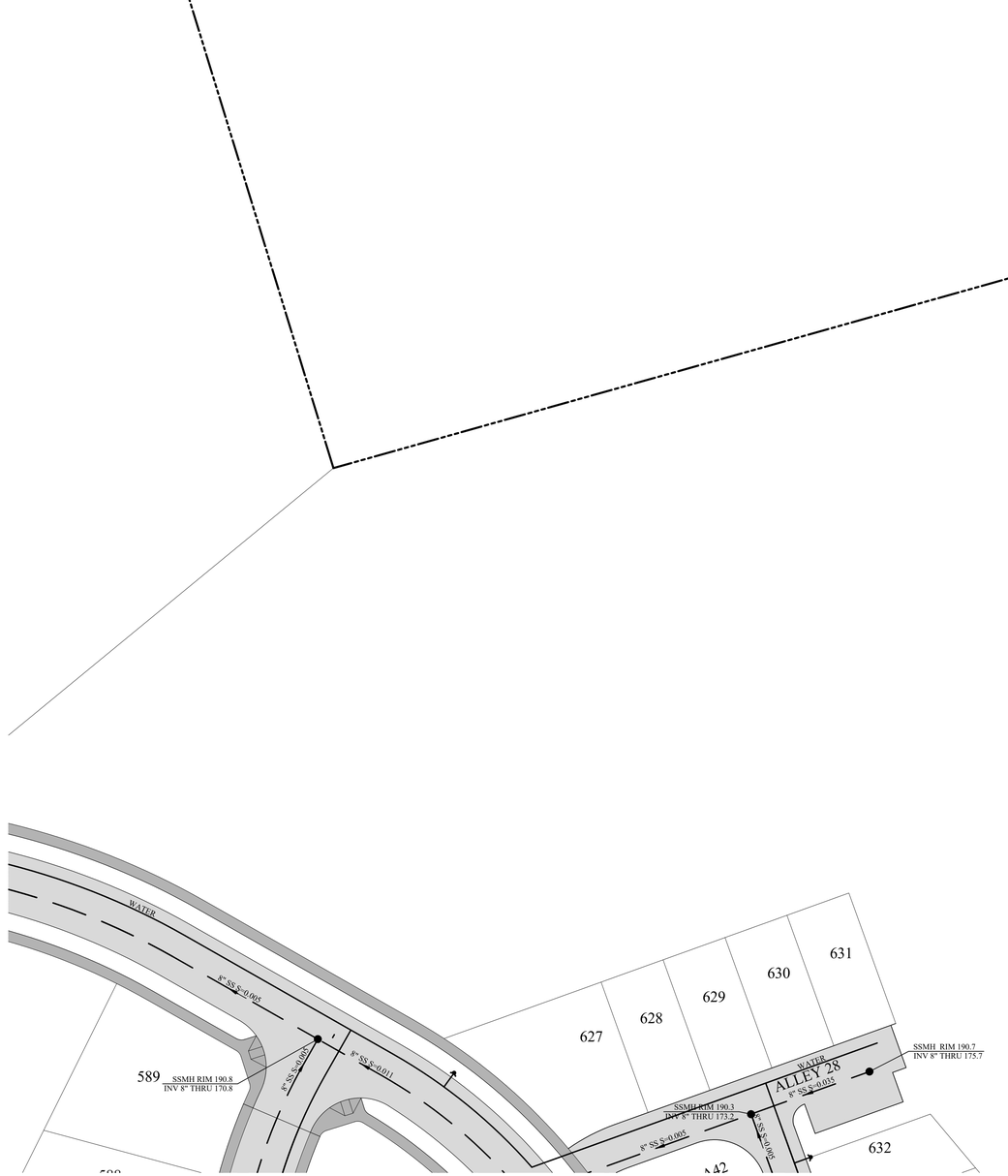
SHEET
TM78
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM78 PRELIMINARY UTILITIES.dwg

SEE SHEET TM74

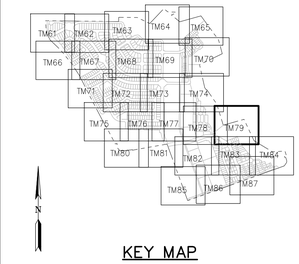
SEE SHEET TM78



SEE SHEET TM83

PARCEL A44

SEE SHEET TM84



KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

GENERAL NOTES

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120

SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=40'

DATE OCT 2025

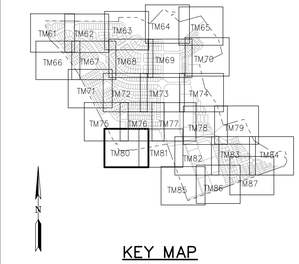
October 3, 2025

SHEET
TM79
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM79 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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805 E. CAMINO ARROYO, HOLLISTER, CA 95023
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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

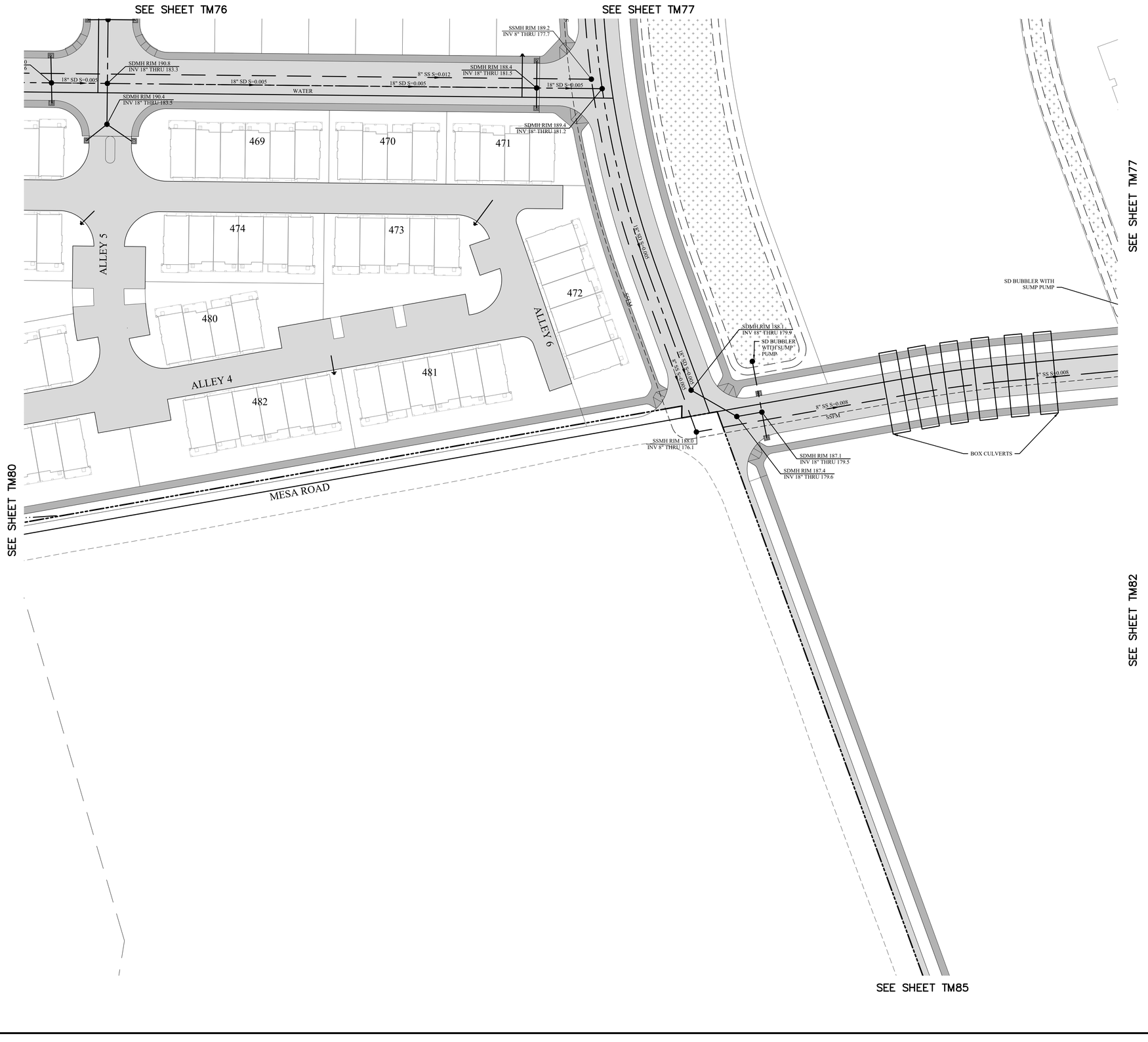
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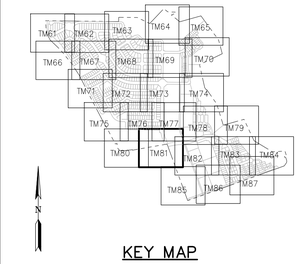
October 3, 2025

SHEET
TM80
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM80 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

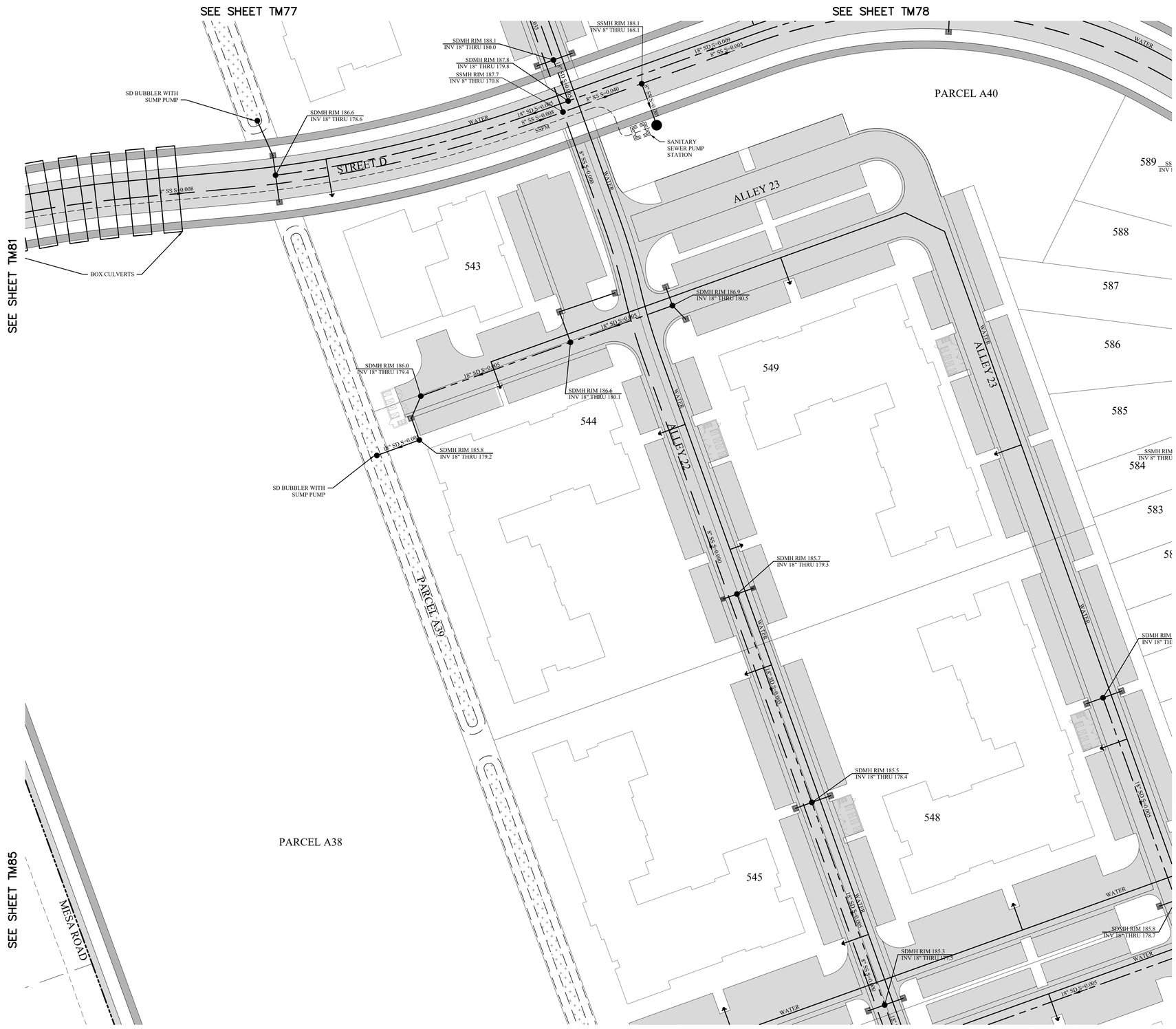
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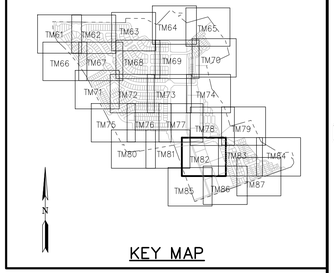
October 3, 2025

SHEET
TM81
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM81 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO, GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

SCALE 1"=40'
DATE OCT 2025

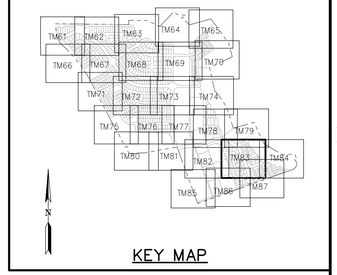
DATE	MK	SHEET REVISIONS	BY	CK
October 3, 2025				

SHEET
TM82
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM82 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=40'
DATE OCT 2025
October 3, 2025

SHEET
TM83
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Mesa Rd\Drawings\Prelim\Applications\Tentative Map\TM83 PRELIMINARY UTILITIES.dwg

SEE SHEET TM79

SSMH RIM 187.4
INV 8" THRU 179.4

SEE SHEET TM83

SDMH RIM 186.6
INV 18" THRU 178.3

8" SS S=0.005

18" SD S=0.005
8" SS S=0.005

SDMH RIM 187.1
INV 18" THRU 179.1

8" SS S=0.005

SSMH RIM 186.8
INV 8" THRU 176.6

SSMH RIM 186.7
INV 8" THRU 176.5

8" SS S=0.010

WATER

ALLEY 30

ALLEY 32

18" SD S=0.005
8" SS S=0.005

WATER

SDMH RIM 187.2
INV 18" THRU 180.0

18" SD S=0.005

ALLEY 33

SSMH RIM 187.7
INV 8" THRU 181.6

8" SS S=0.010

WATER

SSMH RIM 187.6
INV 8" THRU 179.4

18" SD S=0.005
8" SS S=0.005

SDMH RIM 187.3
INV 18" THRU 180.9

PARCEL A49

PARCEL A47

SSMH RIM 185.6
INV 8" THRU 178.9

WATER

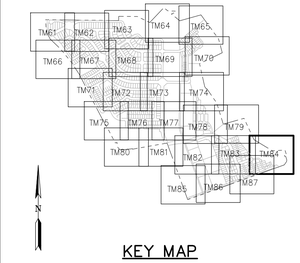
PARCEL A48

WATER

SDMH RIM 185.6
INV 18" THRU 179.2

SEE SHEET TM87

49
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664
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KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

GENERAL NOTES

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2. ALL PROPOSED PIPE SIZES, SLOPES, AND ELEVATIONS ON THIS UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
CIVIL
STATE OF CALIFORNIA

N

0 40 80 120
SCALE IN FEET: 1"= 40'

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ENGINEERS • PLANNERS • SURVEYORS
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PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
N. MESA ROAD
SANTA CLARA COUNTY, CALIFORNIA

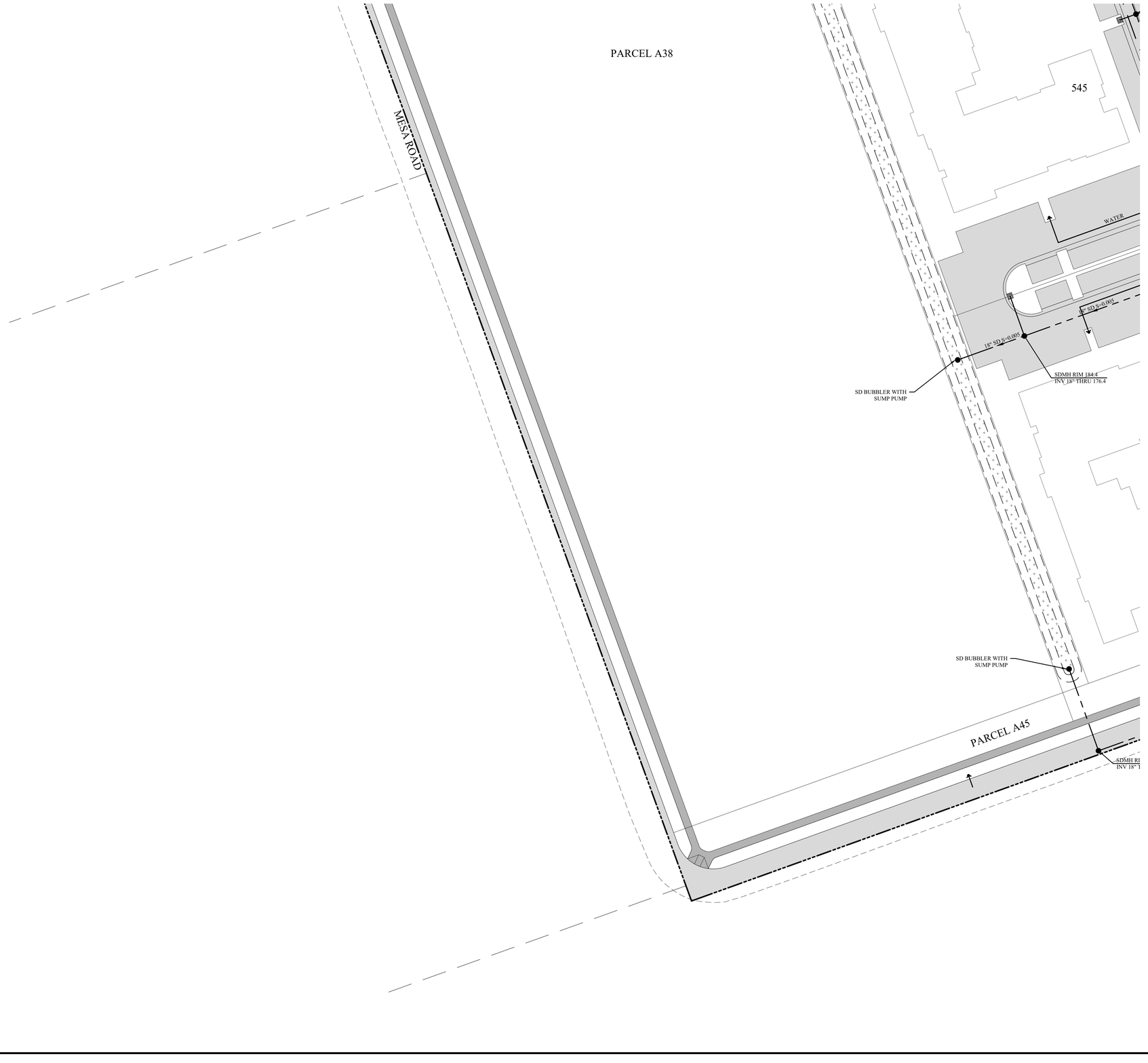
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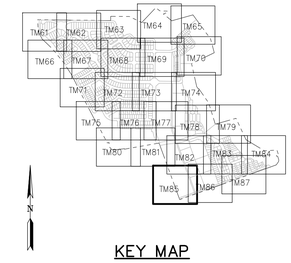
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October 3, 2025			

SHEET
TM84
OF 88 SHEETS

JOB NO.
242017

PLOT DATE: October 3, 2025
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KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(N)	FIRE HYDRANT	(E)
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SDDI	STORM DRAIN DITCH INLET	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
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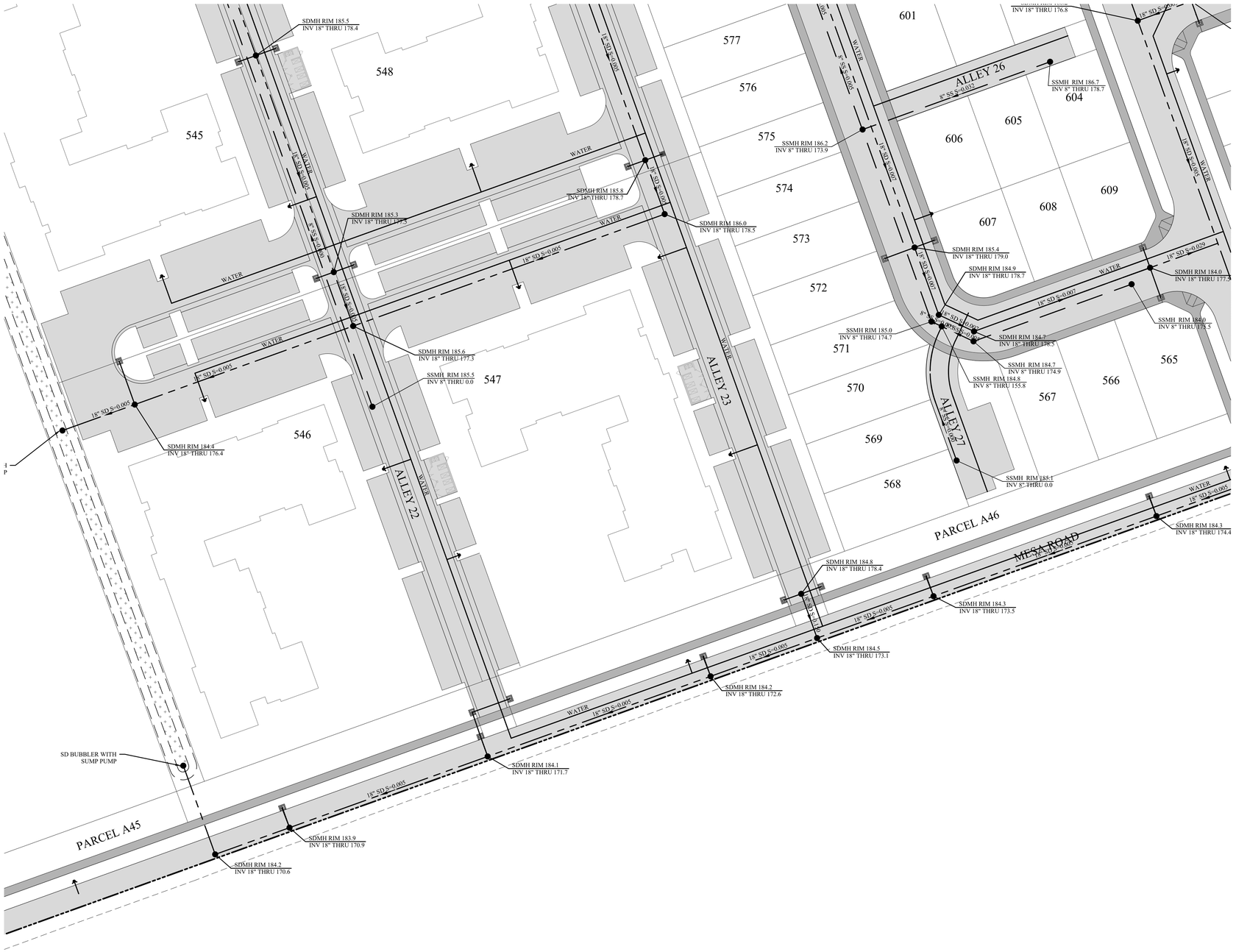
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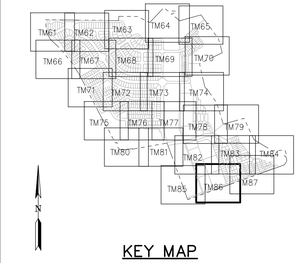
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KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
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(N)	FIRE HYDRANT	(E)
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SANTA CLARA COUNTY, CALIFORNIA

SCALE	DATE
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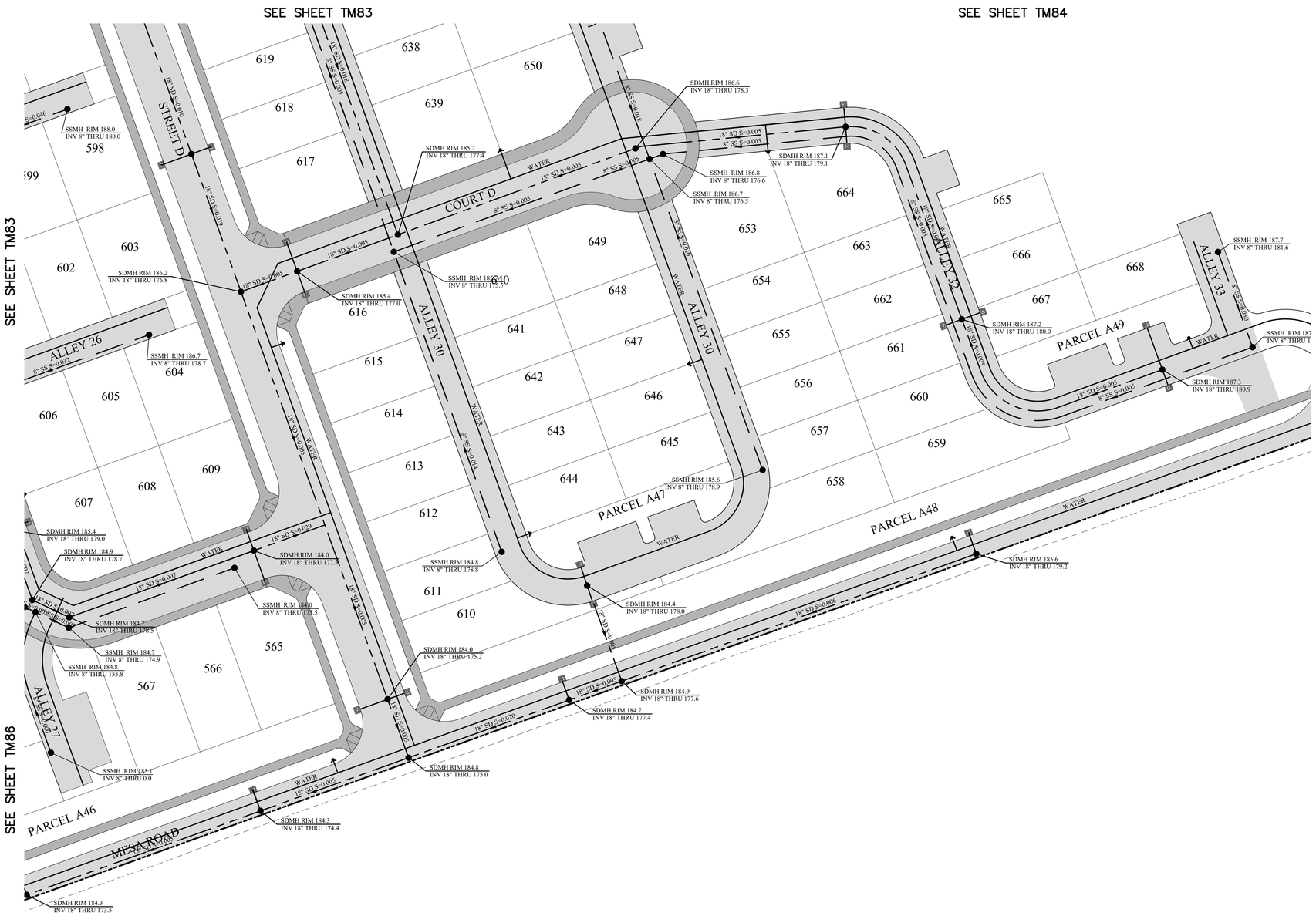
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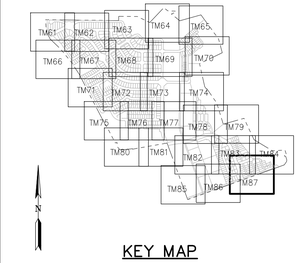
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— — —	STORM DRAIN	— — —
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LEGEND

- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- DMA — DMA NUMBER
- OR — IMPERVIOUS SURFACE
- LOT/BUILDING AREA
- STORMWATER BIORETENTION BASIN

STORMWATER CONTROL PLAN NOTES

1. THE PROJECT IS LOCATED IN SANTA CLARA COUNTY, CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN RESOLUTION R3-2013-0032 "POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION", DATED JULY 12, 2013 AND THE SANTA CLARA COUNTY DRAINAGE MANUAL, DATED AUGUST 2007.
2. THIS PRELIMINARY STORM WATER CONTROL PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING.
3. ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE COUNTY OF SANTA CLARA AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE TENTATIVE MAP APPROVAL.
4. THE OPEN SPACE/FLOOD CONTROL AREAS WILL SERVE AS BOTH DETENTION FOR ONSITE RUNOFF AND FLOOD CONTROL FOR THE OVERFLOW FROM UVAS CREEK THAT PASSES THROUGH THE SITE IN THE EXISTING CONDITION AND WILL CONTINUE TO BE DIRECTED THROUGH THE SITE IN THE PROPOSED CONDITION.

95% RAINFALL DEPTH RUNOFF RETENTION VOLUME

DMA	Area (SF)	Lot	Street/ Parking Lot	Hardscape	Total	Total Pervious Surface	% Impervious	Runoff Coefficient	95th% Volume, V_{95} (ft^3)
1	936,000	277,700	158,900	33,500	470,100	465,900	50%	0.34	38,531
2	370,600	158,300	76,800	16,000	251,100	119,500	68%	0.47	21,191
3	1,235,600	431,500	231,800	59,200	722,500	513,100	58%	0.40	59,337
4	716,900	269,000	172,500	52,300	493,800	223,100	69%	0.48	41,880
5	848,600	318,900	202,700	50,700	572,300	276,300	67%	0.47	48,235
6	705,000	241,700	159,900	23,500	425,100	279,900	60%	0.41	35,030
7	299,000	111,000	80,700	5,000	196,700	102,300	66%	0.46	16,471
8	657,000	191,300	214,800	12,700	418,800	238,200	64%	0.44	34,825
9	1,340,100	361,100	382,700	38,400	782,200	557,900	58%	0.40	64,230
Total	7,108,800	2,360,500	1,680,800	291,300	4,332,600	2,776,200	61%	0.42	359,731

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