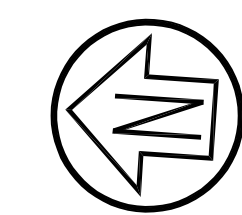
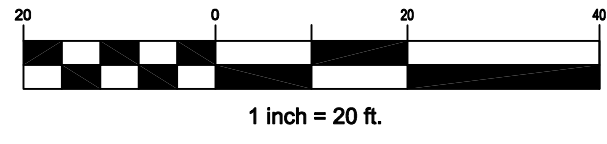


GRAYLAWN AVE.



Graphic Scale (in feet)



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FF 23.0

BLDG 8
FF 23.0

BLDG 10
FF 24.5

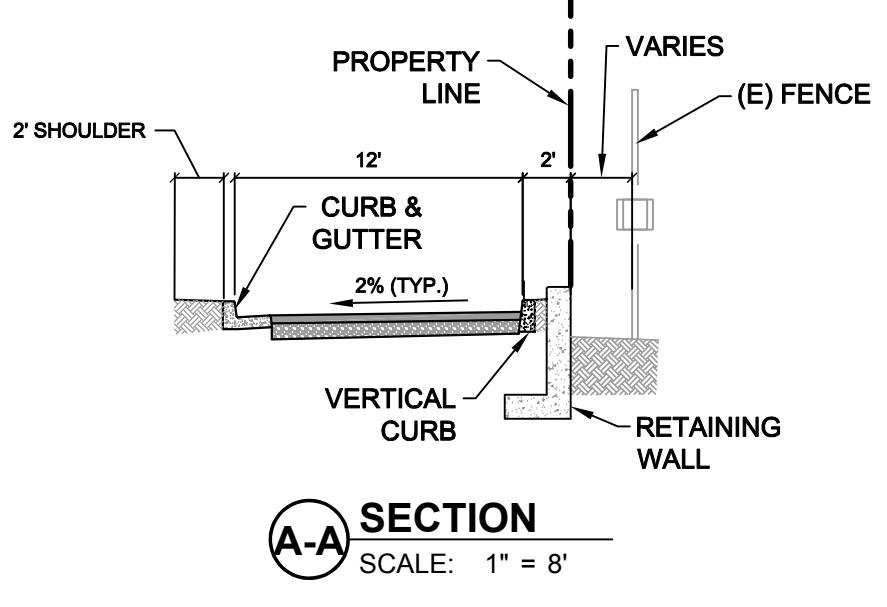
BLDG 11
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BLDG 6
FF 23.5

BLDG 7
FF 24.0

EASE

RAILROAD R/W



Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

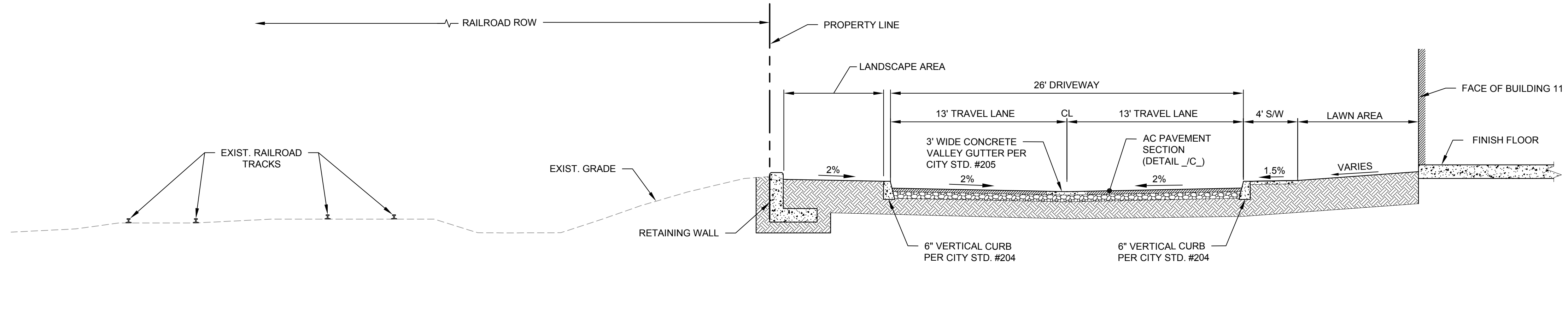
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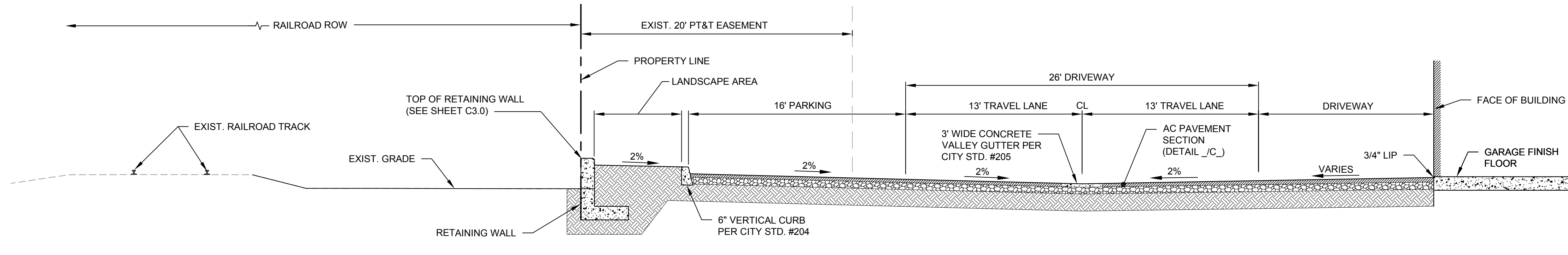
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PRELIMINARY GRADING AND DRAINAGE PLAN - SOUTH
 J. CYRIL JOHNSON INVESTMENT CORP.

Prepared Under the Direction of:

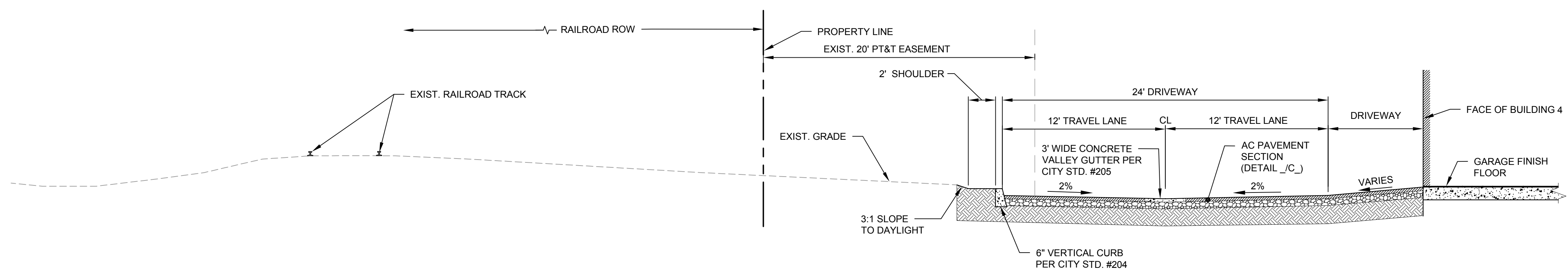
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 Project Number: 5 1037.00
 Plan File: D-5254.08



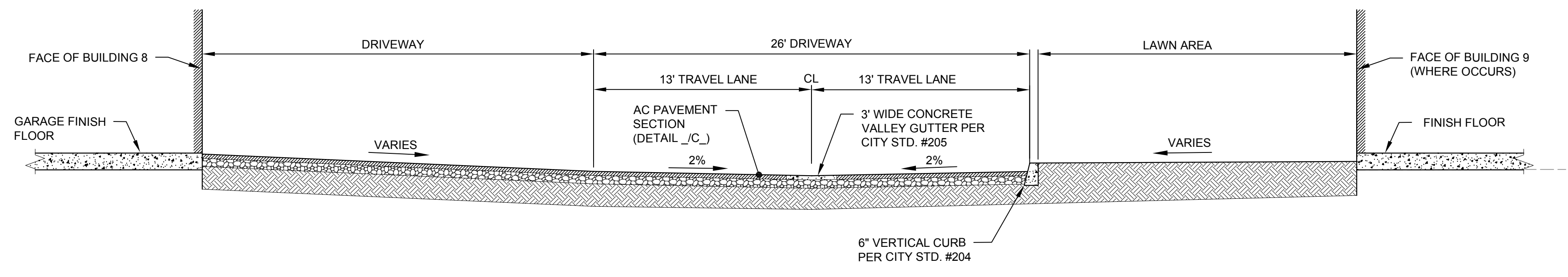
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SCALE: 1" = 5'



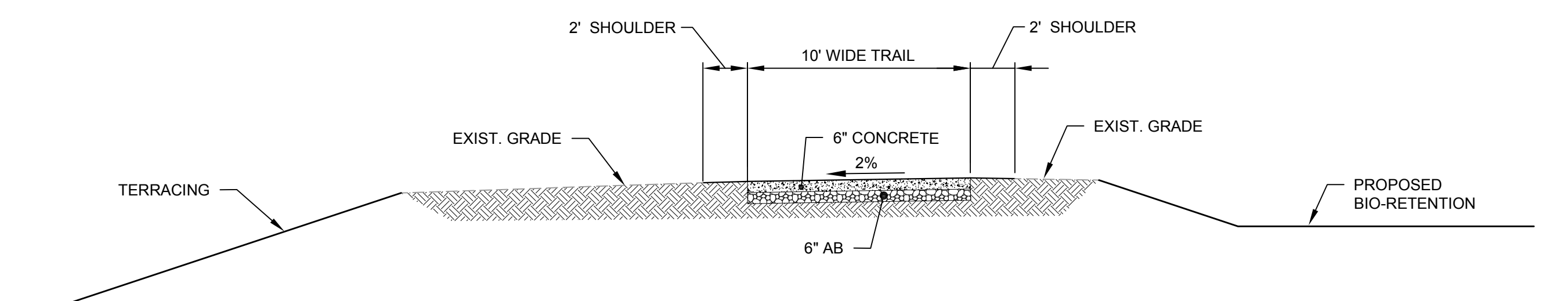
B TYPICAL DRIVEWAY SECTION
SCALE: 1" = 5'



C TYPICAL DRIVEWAY SECTION
SCALE: 1" = 5'



D TYPICAL DRIVEWAY SECTION
SCALE: 1" = 5'



E TYPICAL RIVER TRAIL SECTION
SCALE: 1" = 5'

Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

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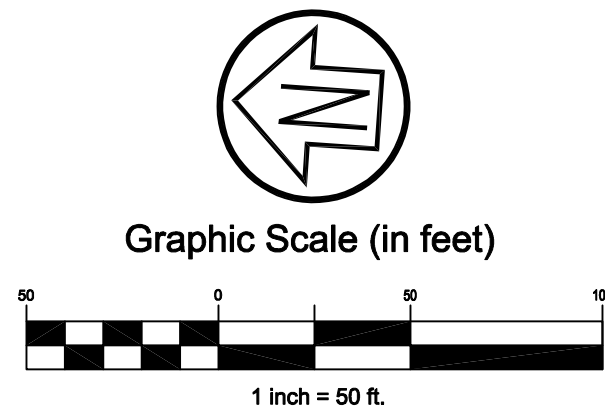
SID COMMONS
GRADING AND DRIVEWAY SECTIONS
 J. CYRIL JOHNSON INVESTMENT CORP.



Prepared Under the Direction of:

Scale: 1"=5'
 Date: 05/01/2020
 Project Number: 5 1037.00
 Plan File: D-5254.0

Sheet C4.3



LEGEND	
— JT —	PROPOSED JOINT TRENCH
— SS —	PROPOSED SANITARY SEWER
— S —	PROPOSED STORM DRAIN
— W —	PROPOSED WATER
---	PROPOSED CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: SID COMMONS HYDRAULIC EVALUATION MEMO, DATED FEBRUARY 22, 2017)
---	EXISTING CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: FIRM 06097C0982G MAP REVISED 10/02/2015 & FIRM 06097C0894F MAP REVISED 02/19/2014)
---	FLOODWAY AREA
✗	EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST.

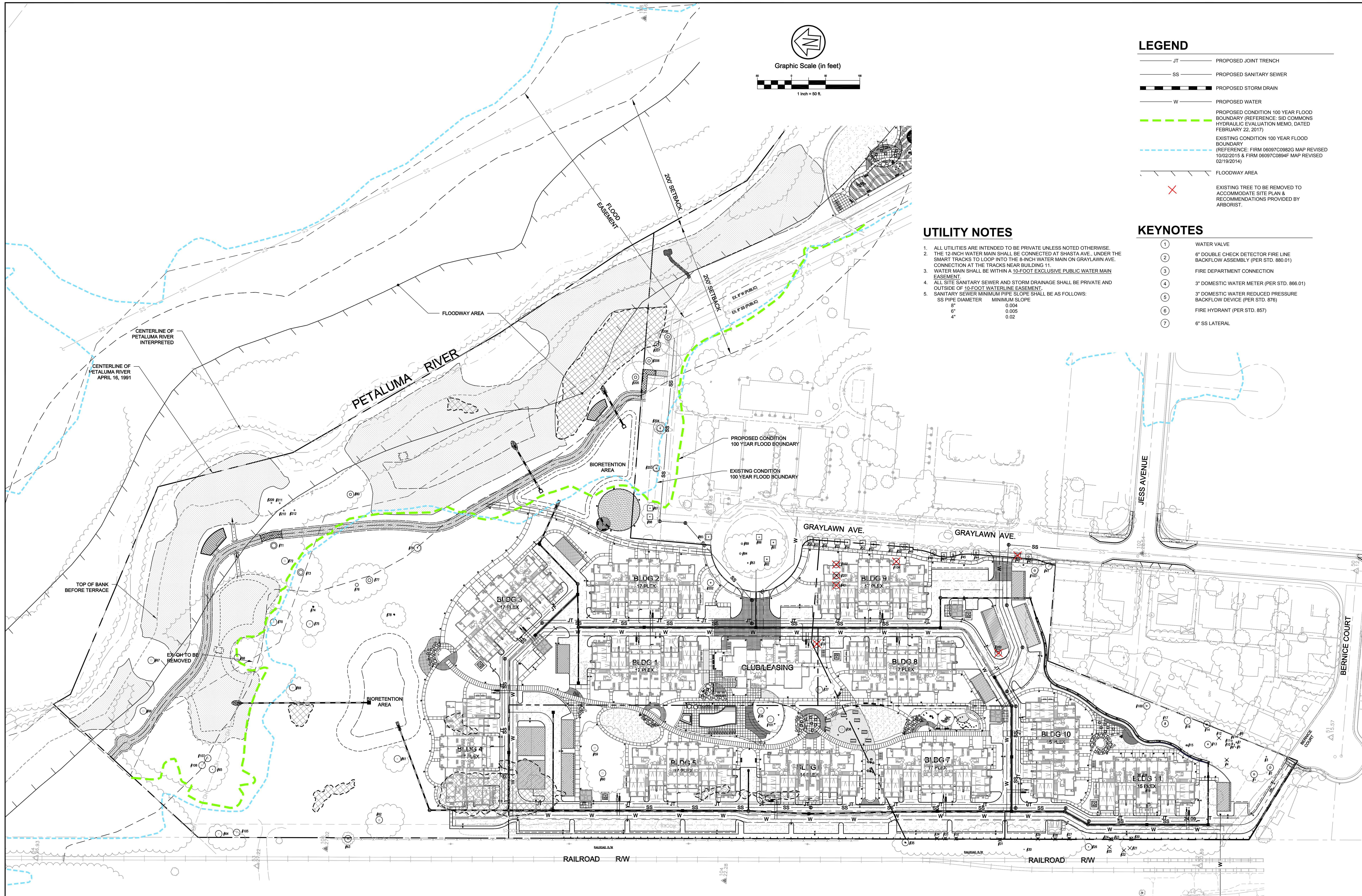
UTILITY NOTES

- ALL UTILITIES ARE INTENDED TO BE PRIVATE UNLESS NOTED OTHERWISE.
- THE 12-INCH WATER MAIN SHALL BE CONNECTED AT SHASTA AVE. UNDER THE SMART TRACKS TO LOOP INTO THE 8-INCH WATER MAIN ON GRAYLAWN AVE. CONNECTION AT THE TRACKS NEAR BUILDING 11.
- WATER MAIN SHALL BE WITHIN A 10-FOOT EXCLUSIVE PUBLIC WATER MAIN EASEMENT.
- ALL SITE SANITARY SEWER AND STORM DRAINAGE SHALL BE PRIVATE AND OUTSIDE OF 10-FOOT WATERLINE EASEMENT.
- SANITARY SEWER MINIMUM PIPE SLOPE SHALL BE AS FOLLOWS:

SS PIPE DIAMETER	MINIMUM SLOPE
8"	0.004
6"	0.005
4"	0.02

KEYNOTES

- WATER VALVE
- 6" DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY (PER STD. 880.01)
- FIRE DEPARTMENT CONNECTION
- 3" DOMESTIC WATER METER (PER STD. 866.01)
- 3" DOMESTIC WATER REDUCED PRESSURE BACKFLOW DEVICE (PER STD. 876)
- FIRE HYDRANT (PER STD. 857)
- 6" SS LATERAL



Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

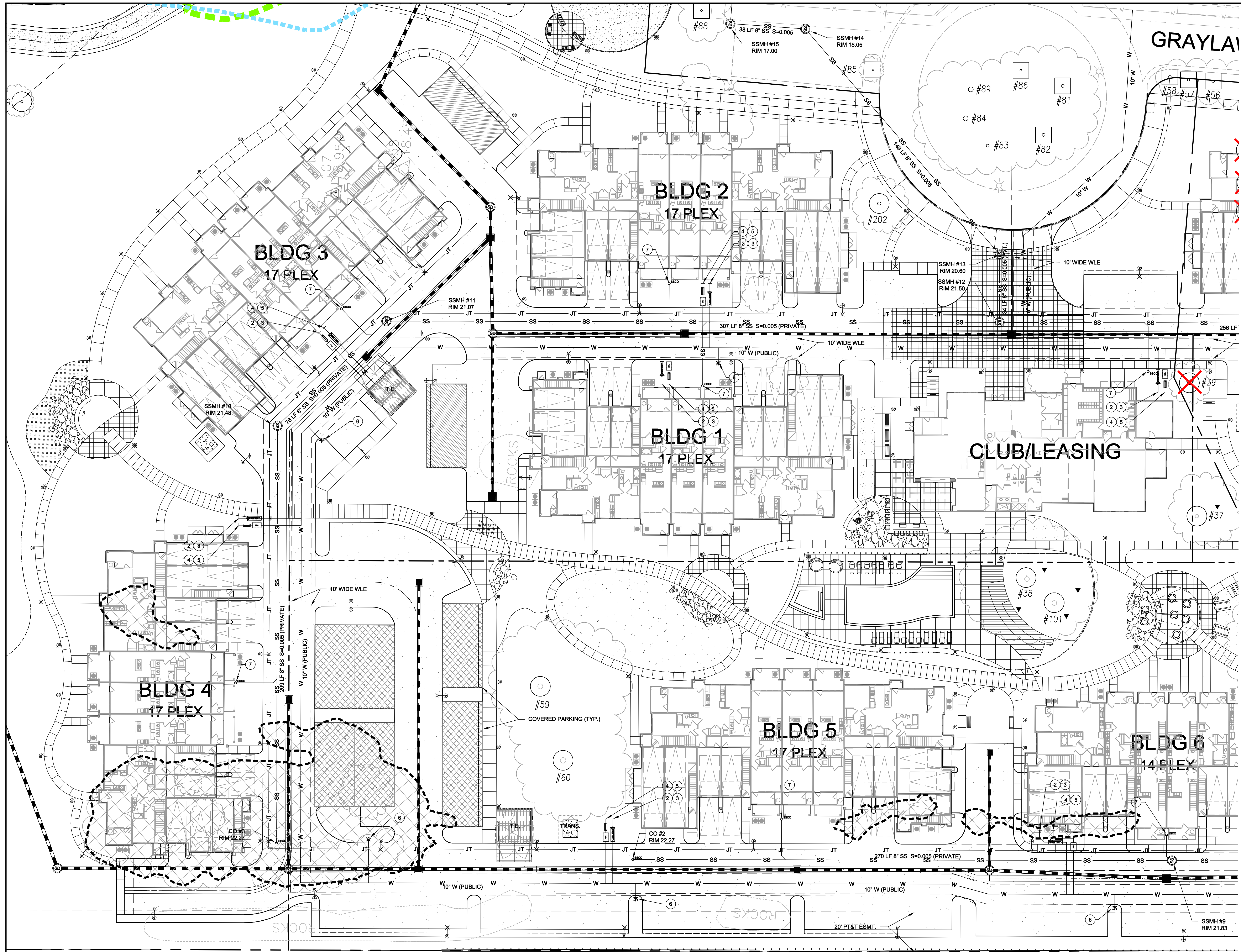
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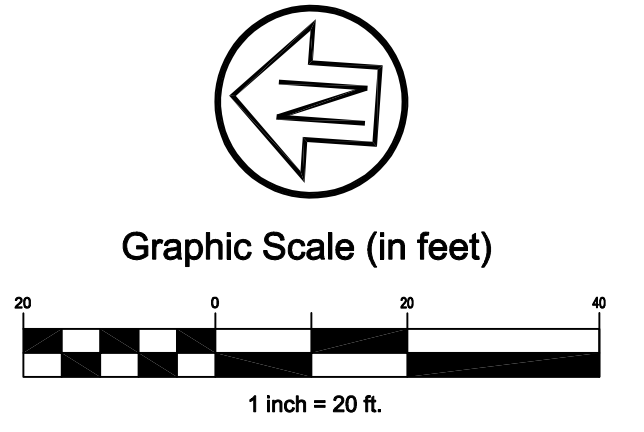
SID COMMONS
PRELIMINARY UTILITY PLAN OVERALL
 J. CYRIL JOHNSON INVESTMENT CORP.

Prepared Under the Direction of:

C5.0
 Scale: 1"=50'
 Date: 05/01/2020
 Project Number: 5 1037.00
 Plan File: D-5254.05



GRAYLAW



LEGEND

- JT — PROPOSED JOINT TRENCH
- SS — PROPOSED SANITARY SEWER
- [Dashed Line] — PROPOSED STORM DRAIN
- W — PROPOSED WATER
- [Green Dashed Line] — PROPOSED CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: SID COMMONS HYDRAULIC EVALUATION MEMO, DATED FEBRUARY 22, 2017)
- [Blue Dashed Line] — EXISTING CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: FIRM 06097C082G MAP REVISED 10/02/2015 & FIRM 06097C0894F MAP REVISED 02/19/2014)
- [Hatched Area] — FLOODWAY AREA
- [Red X] — EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST.

KEYNOTES

- 1 WATER VALVE
- 2 6" DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY (PER STD. 880.01)
- 3 FIRE DEPARTMENT CONNECTION
- 4 3" DOMESTIC WATER METER (PER STD. 866.01)
- 5 3" DOMESTIC WATER REDUCED PRESSURE BACKFLOW DEVICE (PER STD. 876)
- 6 FIRE HYDRANT (PER STD. 857)
- 7 6" SS LATERAL

UTILITY NOTES

1. ALL UTILITIES ARE INTENDED TO BE PRIVATE UNLESS NOTED OTHERWISE.
2. THE 12-INCH WATER MAIN SHALL BE CONNECTED AT SHASTA AVE., UNDER THE SMART TRACKS TO LOOP INTO THE 8-INCH WATER MAIN ON GRAYLAW AVE. CONNECTION AT THE TRACKS NEAR BUILDING 11.
3. WATER MAIN SHALL BE WITHIN A 10-FOOT EXCLUSIVE PUBLIC WATER MAIN EASEMENT.
4. ALL SITE SANITARY SEWER AND STORM DRAINAGE SHALL BE PRIVATE AND OUTSIDE OF 10-FOOT WATERLINE EASEMENT.
5. SANITARY SEWER MINIMUM PIPE SLOPE SHALL BE AS FOLLOWS:
 SS PIPE DIAMETER MINIMUM SLOPE
 8" 0.004
 6" 0.005
 4" 0.02

RAILROAD R/W

Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

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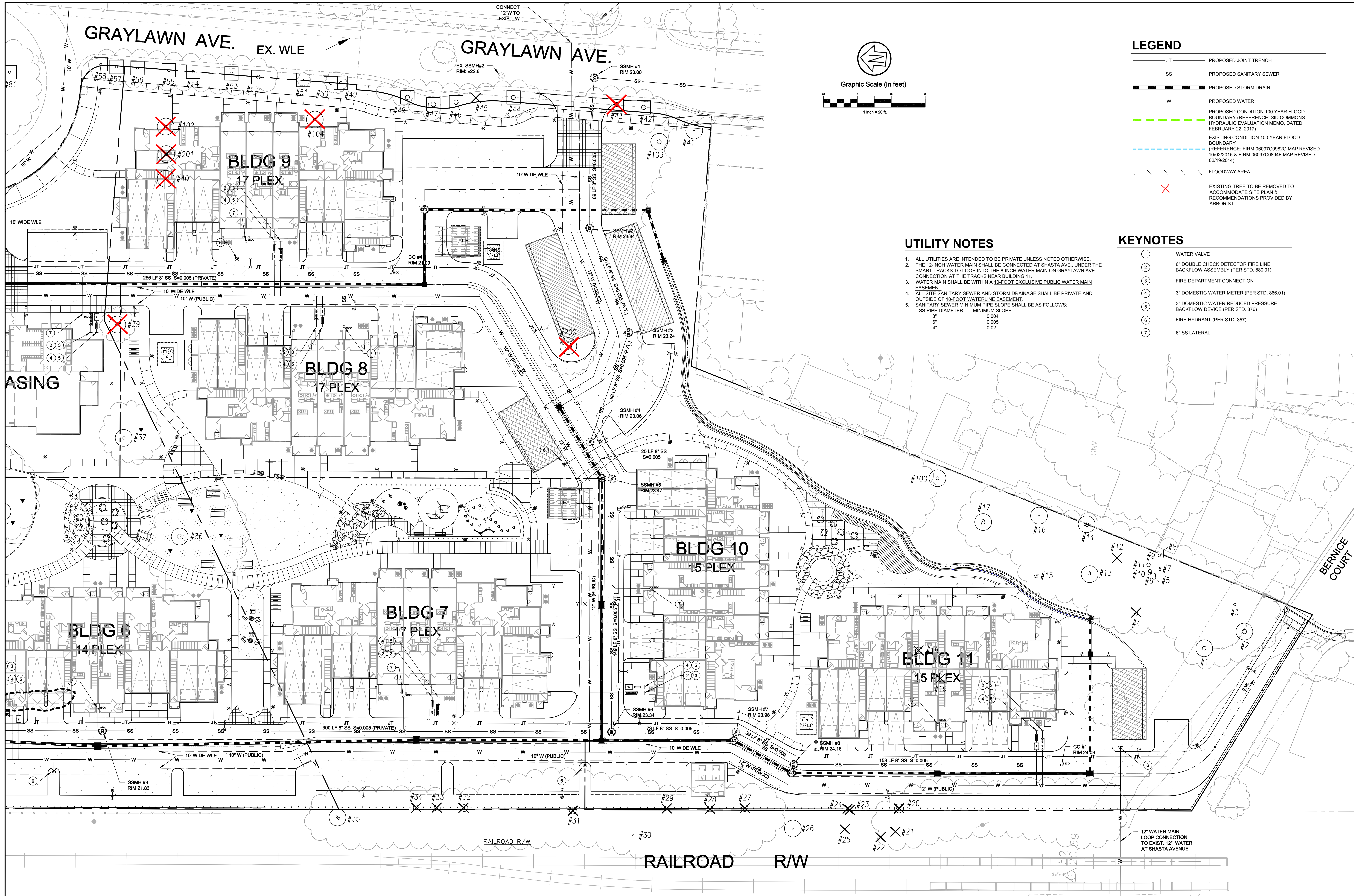
SID COMMONS
PRELIMINARY UTILITY PLAN - NORTH
 J. CYRIL JOHNSON INVESTMENT CORP.



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 Project Number: 5 1037.00
 Plan File: D-5254.05

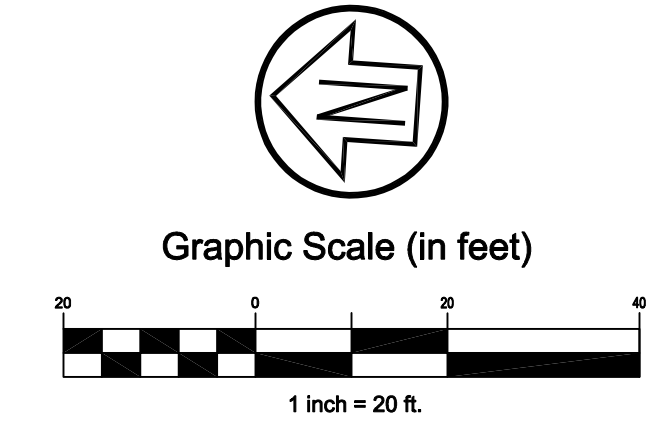
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LEGEND

- JT — PROPOSED JOINT TRENCH
- SS — PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- W — PROPOSED WATER
- PROPOSED CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: SID COMMONS HYDRAULIC EVALUATION MEMO, DATED FEBRUARY 22, 2017)
- EXISTING CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: FIRM 06097C0982G MAP REVISED 10/02/2015 & FIRM 06097C0984F MAP REVISED 02/19/2014)
- FLOODWAY AREA
- X — EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST.



UTILITY NOTES

- ALL UTILITIES ARE INTENDED TO BE PRIVATE UNLESS NOTED OTHERWISE.
- THE 12-INCH WATER MAIN SHALL BE CONNECTED AT SHASTA AVE. UNDER THE SMART TRACKS TO LOOP INTO THE 8-INCH WATER MAIN ON GRAYLAWN AVE. CONNECTION AT THE TRACKS NEAR BUILDING 11.
- WATER MAIN SHALL BE WITHIN A 10-FOOT EXCLUSIVE PUBLIC WATER MAIN EASEMENT.
- ALL SITE SANITARY SEWER AND STORM DRAINAGE SHALL BE PRIVATE AND OUTSIDE OF 10-FOOT WATERLINE EASEMENT.
- SANITARY SEWER MINIMUM PIPE SLOPE SHALL BE AS FOLLOWS:

SS PIPE DIAMETER	MINIMUM SLOPE
8"	0.004
6"	0.005
4"	0.02

KEYNOTES

- WATER VALVE
- 8" DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY (PER STD. 880.01)
- FIRE DEPARTMENT CONNECTION
- 3" DOMESTIC WATER METER (PER STD. 866.01)
- 3" DOMESTIC WATER REDUCED PRESSURE BACKFLOW DEVICE (PER STD. 876)
- FIRE HYDRANT (PER STD. 857)
- 6" SS LATERAL

Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

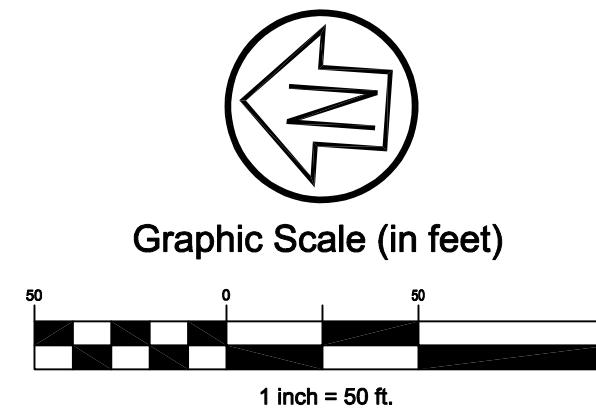
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PRELIMINARY UTILITY PLAN - SOUTH
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Prepared Under the Direction of:

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 Scale: 1"=20'
 Date: 05/01/2020
 Project Number: 5 1037.00
 Plan File: D-5254.05



LEGEND

	BIORETENTION AREA
	SELF-TREATING AREA
	NOT TREATED AREA
	IMPERVIOUS AREA (PAVEMENT / HARDSCAPE)
	IMPERVIOUS AREA (ROOF)
	PERVIOUS AREA (LANDSCAPE)
	DRAINAGE MANAGEMENT AREA
	BMP IDENTIFICATION
	WATER SHED IDENTIFICATION
	BEST MANAGEMENT PRACTICES



Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
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-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

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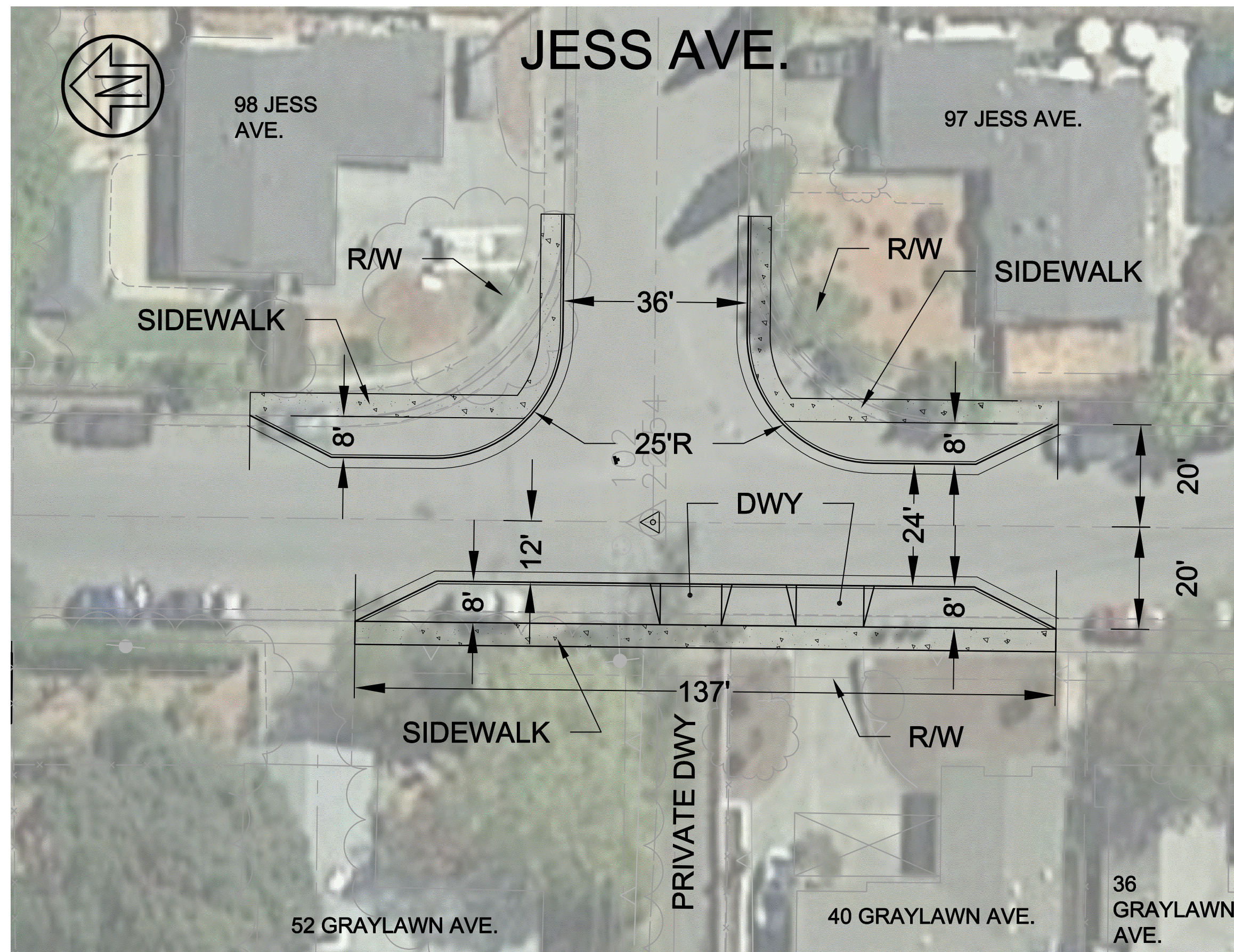
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SID COMMONS
PRELIMINARY STORMWATER CONTROL PLAN - OVERALL
 J. CYRIL JOHNSON INVESTMENT CORP.

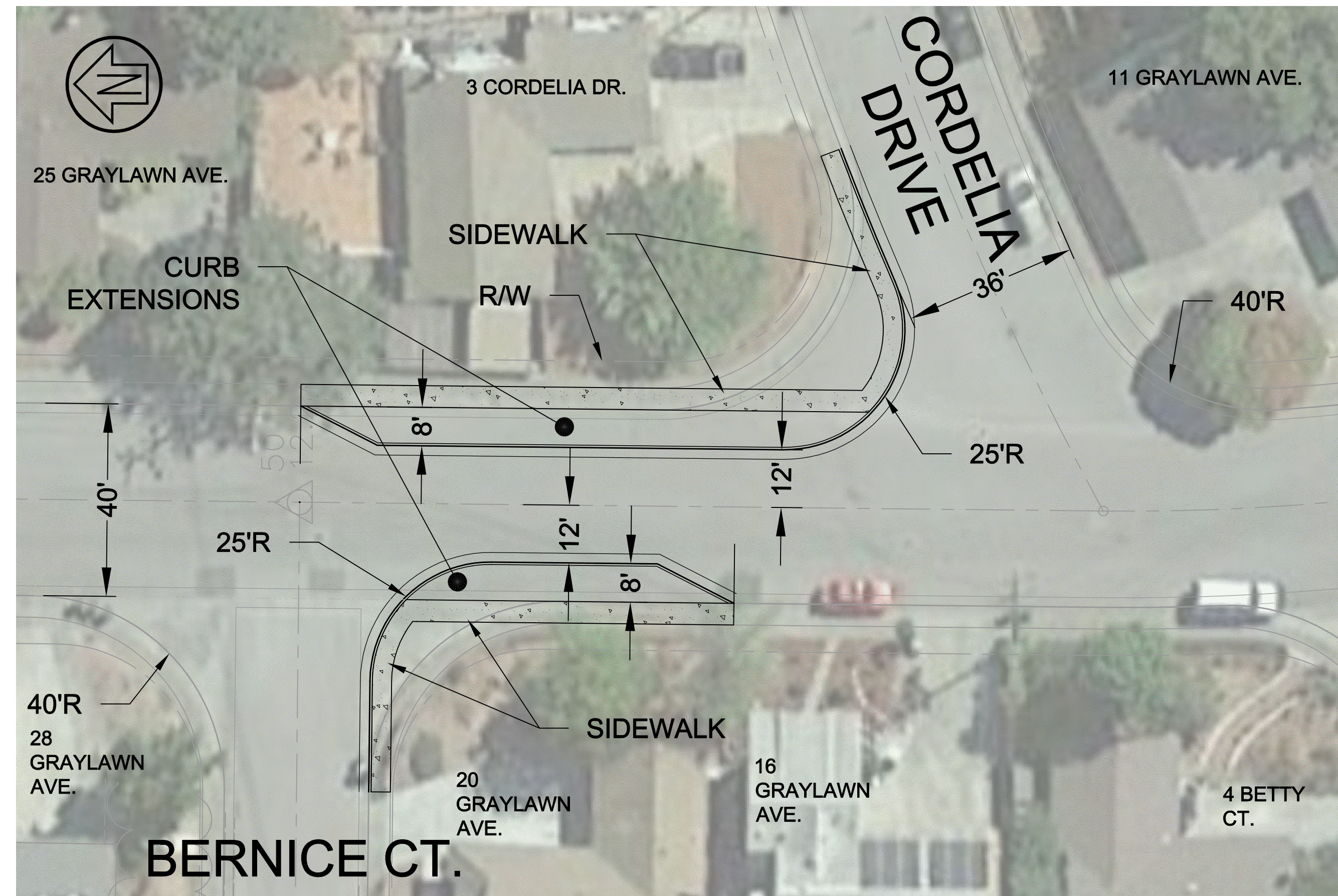
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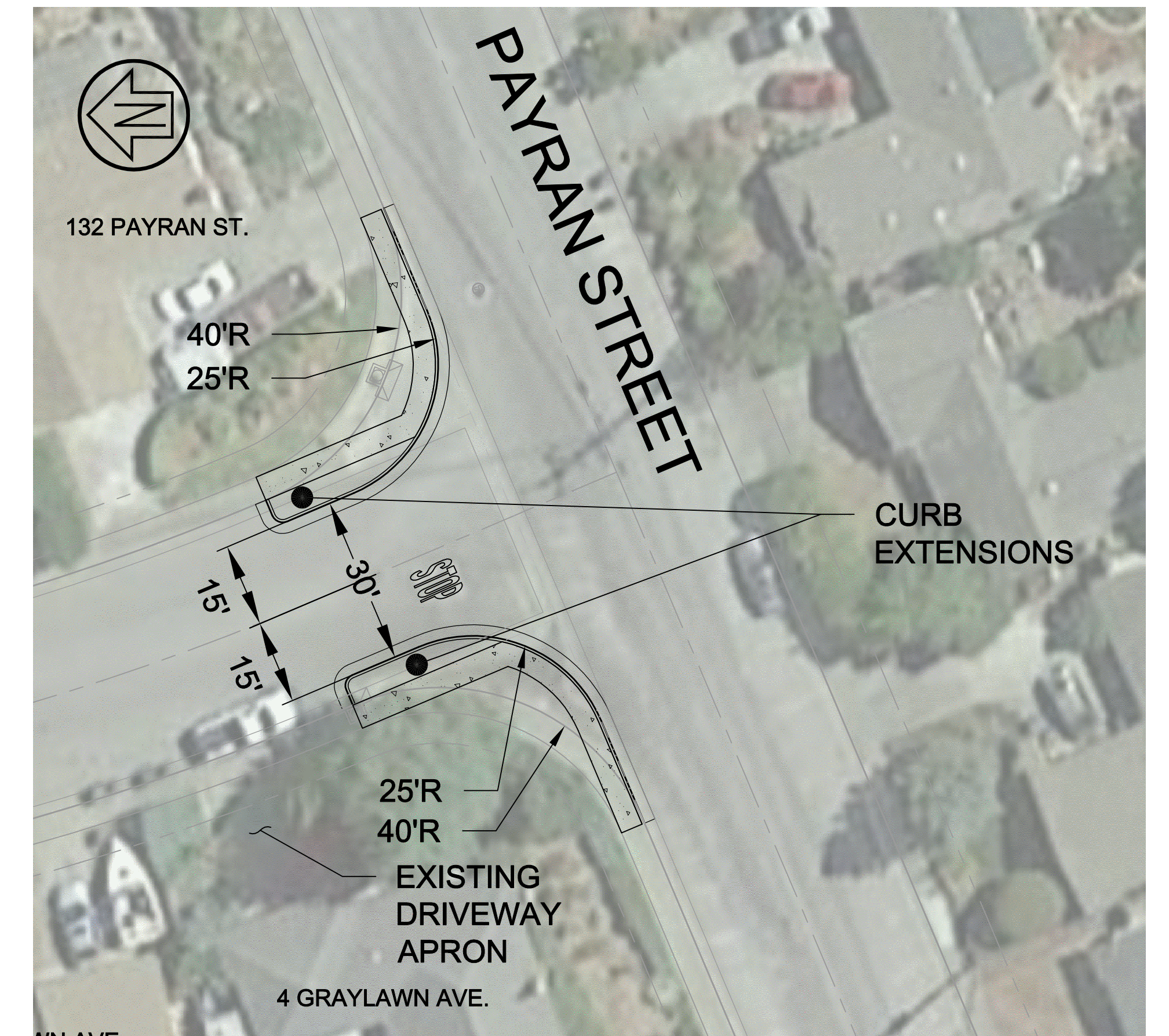
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**CURB EXTENSION
ENLARGE PLAN VIEW**
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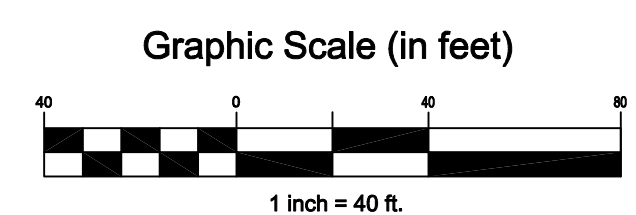
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ENLARGE PLAN VIEW**
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**CURB EXTENSION
ENLARGE PLAN VIEW**
SCALE: 1"=20'



**TRAFFIC CALMING MEASURES
OVERALL PLAN VIEW**
SCALE: 1"=40'



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-	07/09/2021	RESUBMITTAL			
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PROPOSED TRAFFIC CALMING MEASURES
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Prepared Under the Direction of:

 WAYNE J. LEACH
 No. 54339
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