

TENTATIVE PARCEL MAP AMENDMENT
LANDS OF STROLATA PROPERTIES, LLC
SABINI COURT

MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA



CITY OF MORGAN HILL
PLAN APPROVED

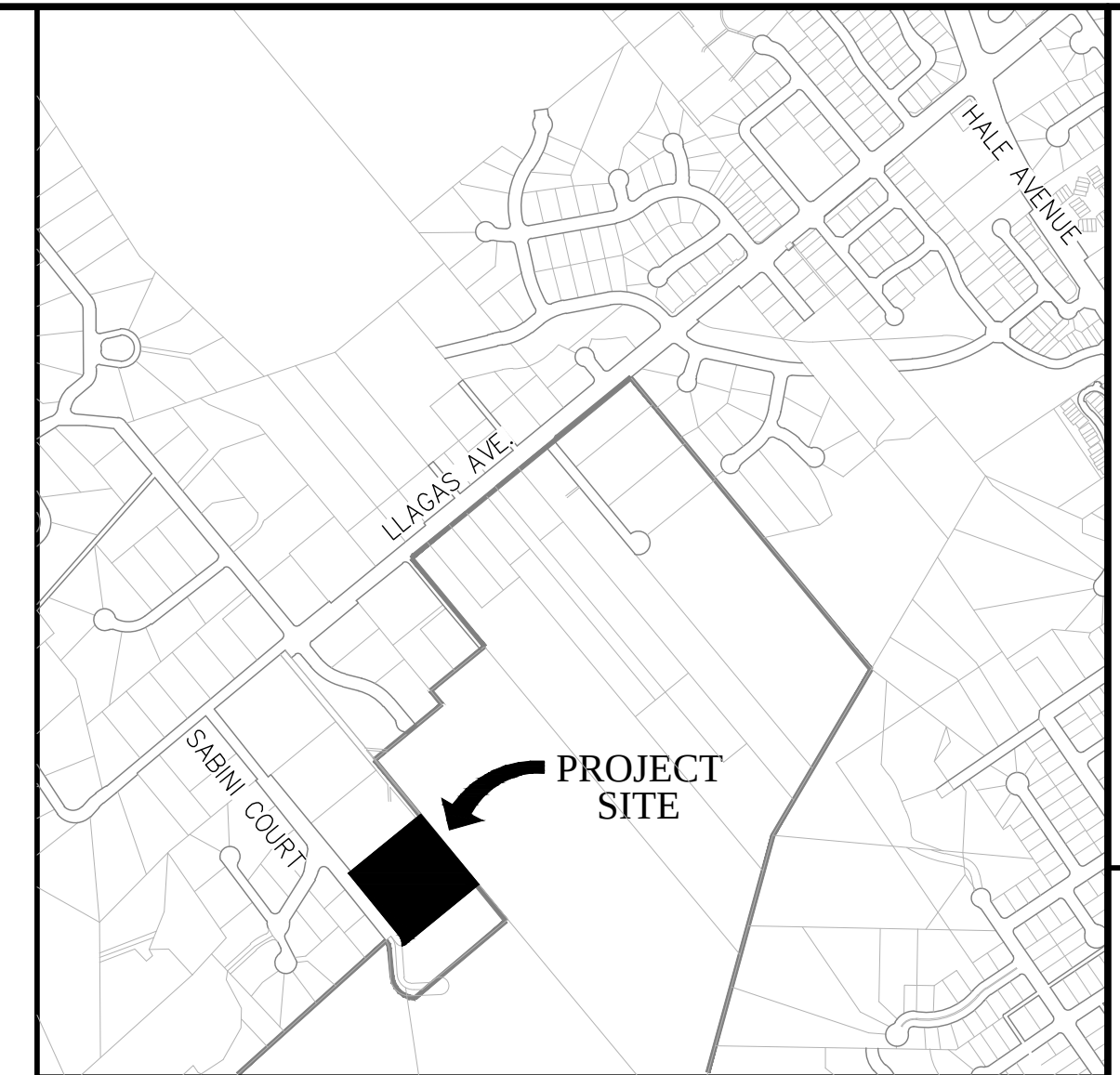
**THIS PLAN WAS APPROVED BY
THE PLANNING DIVISION**

ON 6/16/2020

AAE2020-0001

~~FILE NUMBER~~

PLANNING OFFICIAL



VICINITY MAP

SITE DATA

- SUBJECT PARCELS: 1100 LLAGAS ROAD (APN 773-32-013)
- CURRENT LAND USE: FALLOW, VACANT
- CURRENT ZONING: RE-40,000
- CURRENT GENERAL PLAN: RESIDENTIAL ESTATE (UP TO 1 DU/AC)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENCES
(FOUR LOTS)
- BUILDOUT TABULATION

GROSS AREA	4.48 ± AC
RESIDENTIAL SINGLE-FAMILY DETACHED (LOTS 1-4)	4.07 ± AC
PUBLIC RIGHT-OF-WAY DEDICATION (SABINI COURT)	0.41 ± AC
- UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON
- PRELIMINARY EARTHWORK SUMMARY:

CUT	7,700 CY±
FILL	3,400CY±
NET	4,300 CY± (EXPORT)

SHEET INDEX

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| TM-01 | TITLE SHEET |
| TM-02 | EXISTING CONDITIONS |
| TM-03 | LOTING PLAN |
| TM-04 | GRADING AND UTILITY PLAN |
| TM-05 | PRELIMINARY STORMWATER CONTROL PLAN |

GENERAL INFORMATION

1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. BOUNDARY SHOWN HEREIN IS BASED ON RECORD DATA. ADDITIONAL SURVEY IS RECOMMENDED.
3. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
4. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
5. PROJECT LIES WITHIN FLOOD ZONE D: AREAS OF 0.2% CHANCE OF FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (FIRM MAP NUMBER 06085C0444H, EFFECTIVE DATE MAY 18, 2009).
6. FINISHED FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
7. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
8. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
9. EXISTING TOPOGRAPHY IS BASED ON INFORMATION BY OTHERS AND IS SUBJECT TO FURTHER ANALYSIS.
10. LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP PORTION OF LOT 46 OF THE MORGAN HILL RANCH MAP NO. 3, BOOK G OF MAPS, PAGES 20 AND 21", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON NOVEMBER 10, 1972 IN BOOK 312 OF MAPS, AT PAGE 1.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ONE, AN UNDIVIDED 4/5 INTEREST IN AND TO THAT PORTION OF SABINI COURT, AS SHOWN UPON THAT CERTAIN PARCEL MAP ABOVE REFERRED TO.

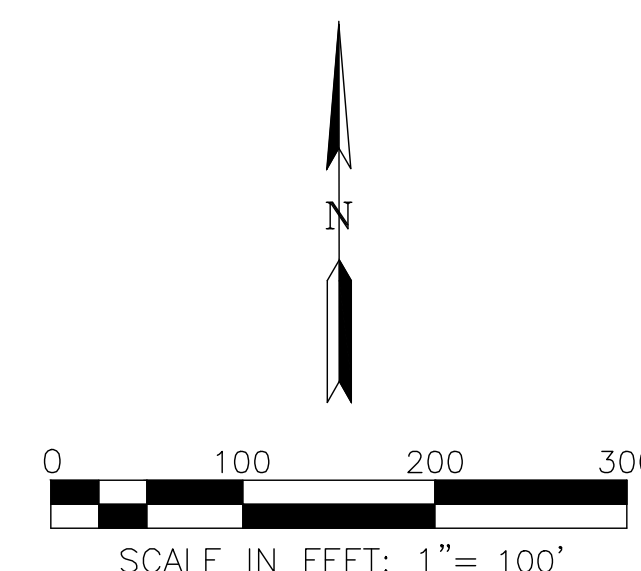
ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ONE, AN UNDIVIDED 4/5 INTEREST IN AND TO A STRIP OF LAND 16.50 FEET IN WIDTH, THE SOUTHWESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ADAH A. WALKER, RECORDED JANUARY 4, 1902, BOOK 249 OF DEEDS, PAGE 288, AT THE MOST WESTERLY CORNER OF SAID WALKER PARCEL. IN THE NORTHWEST LINE OF SAID LOT 46; THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTHWEST LINE OF THE WALKER PARCEL SOUTH 40° 15' EAST 984.39 FEET TO THE MOST SOUTHERLY CORNER OF SAID WALKER PARCEL.

CONTACT INFORMATION

APPLICANT: LATALA HOMES
1999 SOUTH BASCOM AVENUE, SUITE 700
CAMPBELL, CA 95008
CONTACT: PAUL LATALA
(408) 515-9205, PAUL@LATALAHOMES.COM

CIVIL ENGINEER: 8055 CAMINO ARROYO
AND PLANNER GILROY, CA 95020
ENGINEER: JIM SCHUL (JSCHUL@RJA-GPS.COM)
PLANNER: JOHN MONIZ (JMONIZ@RJA-GPS.COM)
(408) 848-0300



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

Latala
HOMES INC.
1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008
www.latalahomes.com

TITLE SHEET
SABINI COURT
MORGAN HILL, CALIFORNIA

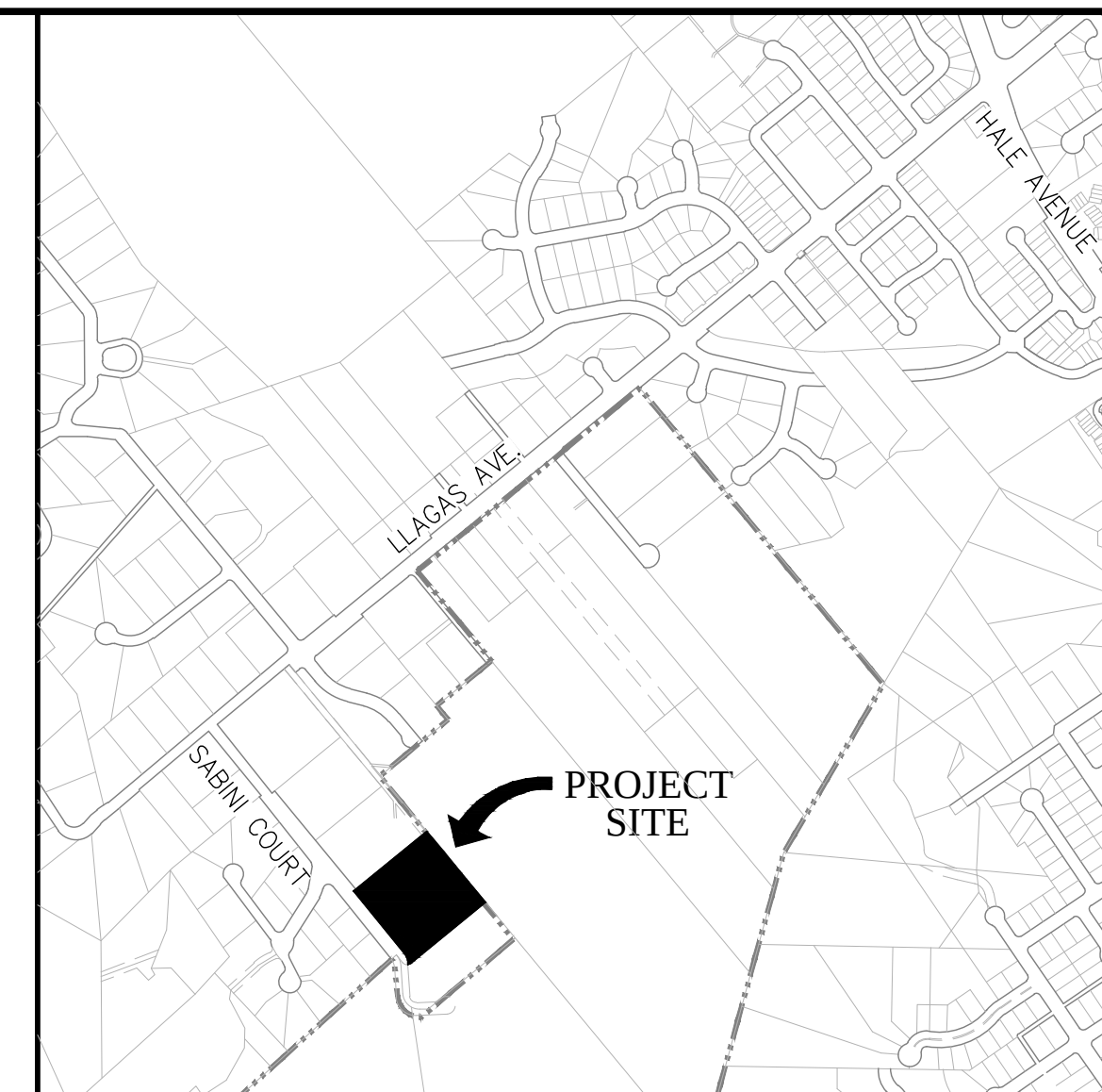
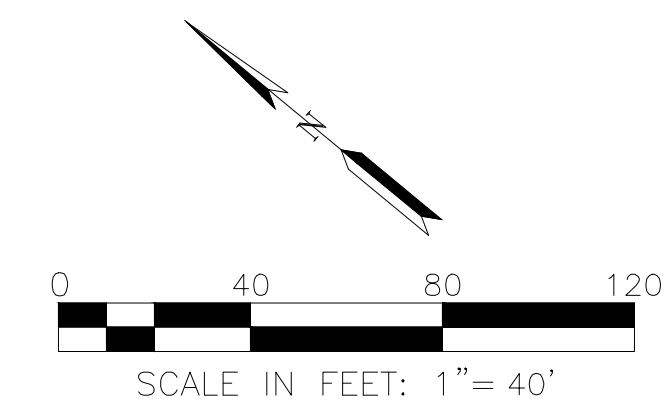
AS SHOWN		DATE	
		05/05/2020	

SHEET

CM-01

OF 5 SHEETS

NO.
172024-001



LANDS OF CALHOUN
(APN 773-32-012)
SINGLE RESIDENCE

LANDS OF MAX
(APN 773-27-018)
SINGLE RESIDENCE

LANDS OF DELEON
(APN 773-27-019)
SINGLE RESIDENCE

LANDS OF GUADINO
(APN 773-27-020)
SINGLE RESIDENCE

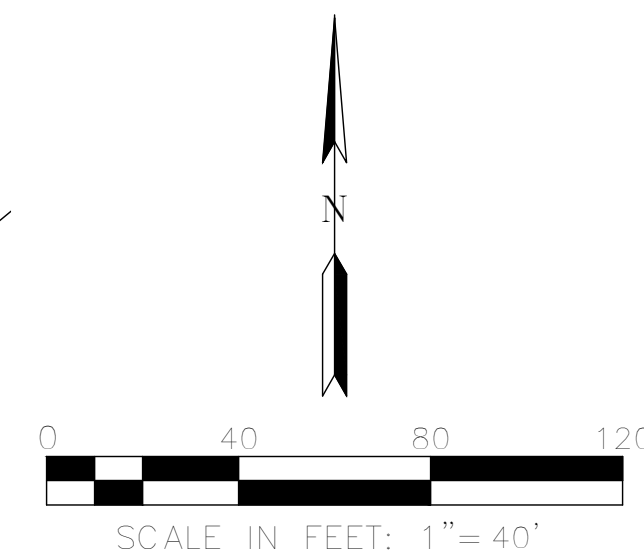
LANDS OF COX
(APN 773-32-014)
SINGLE RESIDENCE



 PUBLIC STREET DEDICATION (±0.41 AC)

 FUTURE ROW VACATION FROM CITY OF MORGAN HILL
(± 0.14 AC)

<u>EXISTING</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
-----	BOUNDARY	=====
-----	LOT LINE	-----
-----	FACE OF CURB	-----
-----	EDGE OF PAVEMENT	
-----	RIGHT-OF-WAY	
-----	CENTERLINE	
PSE		PUBLIC SERVICE EASEMENT
PSDE		PRIVATE STORM DRAIN EASEMENT
EVAE		EMERGENCY VEHICLE ACCESS EASEMENT

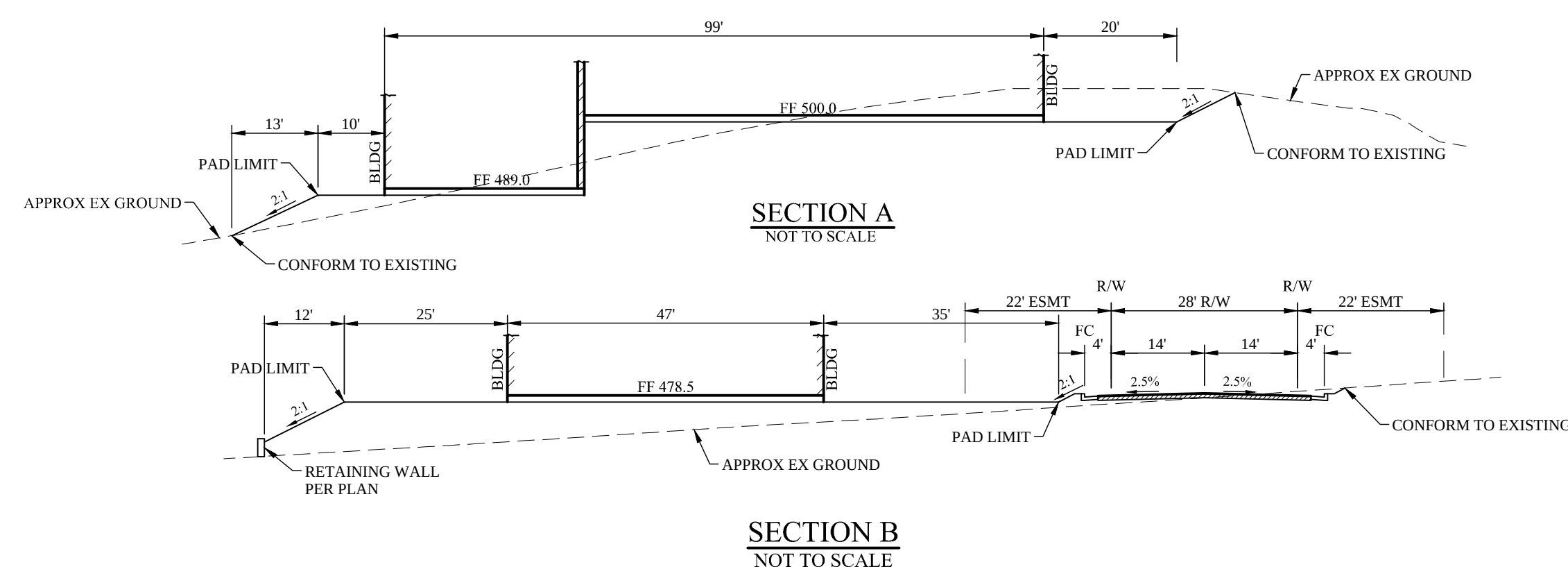


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LOTTING PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

[illegible]



A graphic scale bar is shown below the map, with markings for 0, 30, 60, and 90 feet. Below the scale bar, the text reads: SCALE IN FEET: 1" = 30'. A north arrow is located above the scale bar, pointing towards the top-left of the page.

