VESTING TENTATIVE MAP

for

Lands of Johnson
16165 Church Street - apn 817-03-028

in the

City of Morgan Hill

CITY OF MORGAN HILL GENERAL NOTES:

1. TEMPORARY BENCH MARK – BASED ON A CITY APPROVED BENCHMARK AS SHOWN ON THESE PLANS.
2. ALL EXISTING ELEVATIONS SHALL BE FIELD VERIFIED BY CONTRACTOR UNLESS OTHERWISE NOTED.
3. ALL SURVEY MONUMENTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE CORRESPONDING FINAL MAP BEFORE ACCEPTANCE OF THE SUBDIVISION.
4. CONTRACTOR SHALL NOT DESTROY EXISTING PERMANENT SURVEY MONUMENTS.
5. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF MORGAN HILL STANDARD DETAILS FOR CONSTRUCTION WHICH ARE HEREBY MADE A PART OF THESE PLANS. DEVIATIONS FROM THE STANDARD DETAILS MUST BE APPROVED BY THE CITY ENGINEER.
6. DEVELOPER SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER (MUNICIPAL CODE 17.32.250B) PRIOR TO COMMENCING ANY CONSTRUCTION. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT UPON COMPLETION OF SAID MEETING AND PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN AN EXISTING OR OFFERED FOR DEDICATION RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT OR PUBLIC SERVICE EASEMENT.
7. A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF MORGAN HILL BUILDING DIVISION PRIOR TO ANY GRADING OF BUILDING PADS. APPLICANT FOR THE GRADING PERMIT SHALL PROVIDE A PLAN REVIEW LETTER FROM THE SOILS ENGINEER. A GRADING PERMIT DOES NOT GIVE CONTRACTOR PERMISSION TO COMMENCE OFFSITE (STREET) GRADING. ONLY UPON CITY APPROVAL OF THE IMPROVEMENT PLANS AND COMPLETION OF A PRECONSTRUCTION MEETING, SHALL CONTRACTOR COMMENCE OFF-SITE GRADING.
8. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK PHASE. AT THAT TIME AN "INSPECTION REQUEST FORM" SHALL BE COMPLETED TO ENSURE PROPER SCHEDULING OF AN INSPECTION WITH THE CITY ENGINEER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PRESERVE ALL SURROUNDING PROPERTY BY CONFINING OPERATIONS TO WITHIN THE "LIMITS OF WORK". CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS FOR ALL ADJOINING RESIDENTS, PLACES OF BUSINESS, AND PROPERTIES AT ALL TIMES AND IN A SAFE MANNER. CONTRACTOR SHALL MAKE PROPER NOTIFICATION AT LEAST 24 HOURS IN ADVANCE OF ANY INTERRUPTION IN ACCESS OR SERVICE TO THE ABOVE PROPERTY OWNERS AS WELL AS TO THE CITY ENGINEER'S REPRESENTATIVE.
10. CONTRACTOR SHALL ONLY USE EQUIPMENT PROVIDED WITH A SPARK ARRESTOR DEVICE TO REDUCE A POTENTIAL FIRE HAZARD.
11. RIGHT OF MODIFICATION:APPROVAL OF THIS PLAN DOES NOT RELEASE SUBDIVIDER OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSION, CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THESE IMPROVEMENT PLANS OR THE CITY STANDARD DETAILS FOR CONSTRUCTION, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS AND DEPARTURES AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
12. OFF-SITE WATER & DUST CONTROL:
    CONTRACTOR SHALL PROVIDE A WATER TRUCK ONSITE AT ALL TIMES. CONTRACTOR WILL BE ALLOWED TO DRAW WATER FROM THE CITY OF MORGAN HILL WATER DISTRIBUTION SYSTEM ONLY AFTER OBTAINING A HYDRANT METER FROM THE PUBLIC WORKS DEPARTMENT AND AN INSPECTION OF THE WATER TRUCK FOR A PROPER BACKFLOW DEVICE OR "AIR-GAP" FILLING PIPE. CONTRACTOR SHALL KEEP DOWN DUST FROM CONSTRUCTION ACTIVITY TO THE MAXIMUM EXTENT POSSIBLE. CONTRACTOR SHALL CLEAN ALL EXISTING STREETS, CURBS, GUTTERS, AND SIDEWALKS AFFECTED BY THE PROJECT AT THE END OF EACH WORKING DAY.
13. MATERIAL STORAGE:
    NO MATERIAL SHALL BE STORED NEAR THE EDGE OF PAVEMENT, TRAVELED WAY, SIDEWALK, DRIVEWAY, OR SHOULDER LINE WHICH MAY CREATE A HAZARD FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
14. TRAFFIC CONTROL:
    CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL TO THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 5 DAYS PRIOR TO ANY WORK WITHIN AN EXISTING PUBLIC STREET. THE PLAN SHALL BE SIGNED BY A LICENSED TRAFFIC ENGINEER WHEN IT INVOLVES AN ARTERIAL STREET. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF "MUTCD", WHILE WORKING WITHIN THE PUBLIC RIGHT-OF WAY. TWO TRAFFIC LANES (10' MIN.) SHALL BE OPEN TO VEHICULAR TRAFFIC DURING ALL HOURS, WEEKENDS, AND HOLIDAYS. ONE LANE ONE WAY TRAFFIC, MAY BE PERMITTED UNDER THE CONTROL OF NOT LESS THAN 2 (TWO) COMPETENT FLAGMEN DURING CONSTRUCTION OPERATIONS. STREET CLOSURES AND DETOURS SHALL ONLY TAKE PLACE UPON CITY ENGINEER APPROVAL AND POLICE DEPARTMENT COORDINATION.
15. TRENCH EXCAVATION:
    CONTRACTOR SHALL EXERCISE DILIGENCE IN REVIEWING THE APPROVED SOILS REPORT AND OTHER AVAILABLE RESOURCES TO FAMILIARIZE HIMSELF/HERSELF WITH THE SOIL CONDITIONS TO BE ENCOUNTERED IN THE COURSE OF WORK IDENTIFIED IN THESE PLANS. CONTRACTOR SHALL NOT CAUSE DAMAGE TO ADJACENT TREES OR EXISTING STRUCTURES ABOVE OR BELOW GRADE DURING TRENCH EXCAVATION. ALL ROCKS, BOULDERS, AND LARGE STONES ENCOUNTERED SHALL BE REMOVED TO PROVIDE A CLEARANCE OF 6 INCHES AROUND THE PIPE. THE TRENCH BOTTOM SHALL BE REFILLED TO GRADE WITH SAND, PEA GRAVEL, OR OTHER APPROVED GRANULAR MATERIAL. CLEAN 1/4" OR ½" PEA GRAVEL SHALL BE USED IN AREAS OF MOST FLOW CONDITION, OR WHERE THE SOIL HAS A HISTORY OF SUBSURFACE WATER. IF THE BOTTOM OF THE TRENCH IS FOUND TO CONSIST OF WET OR UNSTABLE MATERIAL INCAPABLE OF PROPERLY SUPPORTING THE PIPE, THE MATERIAL SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES BELOW THE UNSTABLE LAYER FOR THE FULL WIDTH OF THE TRENCH AND REPLACED WITH APPROVED GRANULAR MATERIAL. TRENCH EXCAVATION MATERIAL DEPOSITED ADJACENT TO THE TRENCH SHALL BE PLACED AND LOCATED TO PREVENT SPILLAGE INTO THE OPEN TRENCH.
16. TRENCH SAFETY:
    IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY TRENCH SAFETY MEASURES FOR EXCAVATIONS. ALL TRENCH SAFETY MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST CAL-OSHA GUIDELINES. CONTRACTOR SHALL PROVIDE EVIDENCE OF A CAL-OSHA TRENCHING PERMIT AT THE PRECONSTRUCTION MEETING.
17. EXCAVATIONS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED, COMPACTED, AND TEMPORARILY PAVED WITH COLD MIX "CUT BACK" TYPE A.C. TO ALLOW FOR VEHICULAR AND PEDESTRIAN TRAFFIC PRIOR TO 4:00 P.M. THE USE OF TRENCH PLATES IS ALLOWED, PROVIDED THE CONTRACTOR COVERS ALL EDGES OF THE PLATES WITH COLD MIX MATERIAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ON A DAILY BASIS, INCLUDING WEEKENDS, THE AMOUNT OF MATERIAL NECESSARY TO MAINTAIN THE TRENCH SURFACE FLUSH WITH THE EXISTING STREET OR SIDEWALK. IN ADDITION, THE CONTRACTOR SHALL RESPOND TO AND CORRECT SHIFTING TRENCH PLATES REGARDLESS OF THE TIME OF DAY. IF CONTRACTOR FAILS TO CORRECT SINKING BACKFILL MATERIAL OR SHIFTING TRENCH PLATES IN A TIMELY MANNER, CITY SHALL RESERVE THE RIGHT TO CORRECT THE PROBLEM AND BACK CHARGE THE CONTRACTOR.
18. JOINING EXISTING PAVEMENT:
    EXISTING PAVEMENT WHICH IS TO BE JOINED BY NEW PAVEMENT SHALL BE SAW CUT VERTICAL TO PROVIDE STRAIGHT, TRUE AND NEAT JOINTS. OVERLAPPING OF EXISTING PAVEMENT WITHOUT SAW CUTTING OR GRINDING SHALL NOT BE PERMITTED. THE VERTICAL EDGES SHALL BE TACKED PRIOR TO PAVING. TERMINALS OF ALL SURFACING INDICATED ON THE PLANS SHALL JOIN ANY EXISTING SURFACE IN A SMOOTH BUTT JOINT. CONFORM PAVING BY METHOD OF ABRASIVE GRINDING WILL BE ALLOWED UPON APPROVAL OF THE CITY ENGINEER.

SANITARY SEWERS:

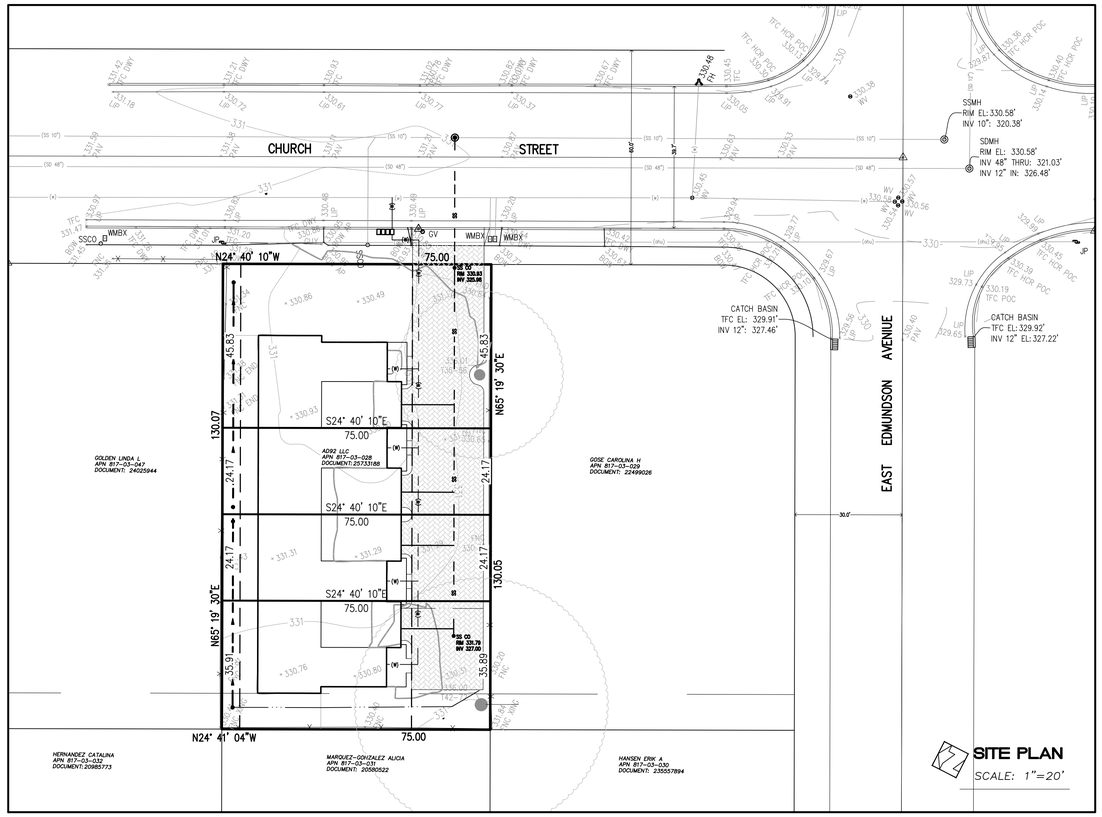
19. ALL MANHOLES, SEWER MAINS, AND LATERALS MUST PASS A LEAKAGE TEST AS DESCRIBED IN THE CITY OF MORGAN HILL STANDARD DETAILS FOR CONSTRUCTION. AFTER ALL BACKFILL, TESTING, AND PAVEMENT RESTORATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER LINES 24 INCHES OR LESS IN DIAMETER BY THE "WAYNE BALL METHOD". AFTER THE LEAKAGE TEST, BUT PRIOR TO PAVING, A TELEVISION INSPECTION SHALL BE PERFORMED AT ALL LOCATIONS OF NEWLY INSTALLED SEWER MAINS AT CONTRACTOR'S EXPENSE. THE UNDERGROUND CONTRACTOR MUST KEEP AN ACCURATE RECORD OF MANHOLES AND THE DISTANCE BETWEEN THEM AND EACH WYE BRANCH LATERAL, AND THEIR DIRECTION.
20. BEFORE ANY UPSTREAM SEWERS ARE CONSTRUCTED, THE CONTRACTOR SHALL VERIFY THE ELEVATION AND LOCATION OF EXISTING SEWER LINES TO BE CONNECTED.
21. THE END OF EACH NEW LATERAL SHALL BE MARKED AS SHOWN IN DETAIL S-2. THE CONCRETE CONTRACTOR SHALL STAMP AN "S" ON THE FACE OF CURB DIRECTLY ABOVE THE LATERAL.

WATER LINES:

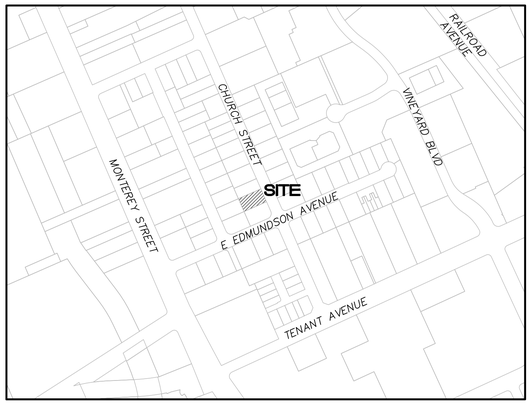
22. CONTRACTOR SHALL NOT TURN OFF OR ON ANY VALVES BELONGING TO THE CITY'S WATER SYSTEM. ONLY DEPARTMENT OF PUBLIC WORKS PERSONNEL SHALL OPEN THE NECESSARY VALVES TO CONNECT NEW LINES. FAILURE TO FOLLOW THIS REQUIREMENT SHALL BE CONSIDERED AN "UNLAWFUL CONNECTION" AND MAY RESULT IN ISSUING OF A CITATION AND FINES AS SPECIFIED IN SECTION 13.04 OF THE MORGAN HILL MUNICIPAL CODE.
23. CONNECTIONS REQUIRING SHUT DOWN OF THE SYSTEM SHALL BE DONE BETWEEN THE HOURS OF 12:00 MIDNIGHT AND 6:00 AM, AND ONLY UPON COORDINATION WITH THE DEPARTMENT OF PUBLIC WORKS.
24. ALL WATER LINES SHALL BE TESTED AFTER COMPLETION OF THE TRENCH BACKFILL AND COMPACTION OF THE FINAL BASE MATERIAL, BUT PRIOR TO PLACEMENT OF THE FINAL ROADWAY SURFACE.
25. CONTRACTOR SHALL PLACE MARKER POSTS ADJACENT TO ALL AIR RELIEF VALVES AND BLOW OFF ASSEMBLIES ALONG WATER MAINS LOCATED IN UNIMPROVED AREAS OR FIELDS. THE POSTS SHALL BE PRESSURE TREATED REDWOOD 4"X4"X6', PAINTED WHITE, BURIED 2'-6", AND INSCRIBED WITH "W/A.V." (FOR AIR RELIEF VALVES) OR "B.O." (FOR BLOW OFF ASSEMBLIES), IN 3 INCH HIGH CARVED LETTERS PAINTED BLUE.
26. THE CONCRETE CONTRACTOR SHALL STAMP A LETTER "W" ON THE FACE OF CURB DIRECTLY ABOVE THE WATER SERVICE.

BACKFILL & COMPACTION:

27. BACKFILL MATERIAL SHALL BE HAND PLACED AND COMPACTED UP TO AT LEAST 6" ABOVE THE PIPE. WHEN USING NATIVE SOIL AS TRENCH BACKFILL, THE MINIMUM SAND COVER SHALL BE 12".
28. JETTING AND/OR FLOODING OF TRENCH BACKFILL MATERIAL WILL BE PERMITTED ONLY IF APPROVED BY THE SOILS ENGINEER AND CITY ENGINEER.
29. ANY EXCESS EXCAVATION MATERIAL MAY BE DEPOSITED ONSITE IN AREAS AND AT DEPTHS DESIGNATED BY THE OWNER, AND WITH APPROVAL OF THE CITY ENGINEER.
30. THE MINIMUM RELATIVE COMPACTION FOR TRENCH BACKFILL, SUBGRADE AND BASE MATERIAL SHALL BE 95% THROUGHOUT THE PROJECT. UNLESS RECOMMENDED OTHERWISE IN THE SOILS REPORT AND APPROVED BY THE CITY ENGINEER.
31. IF TRENCH BACKFILL MATERIAL IS 100% SAND, THE CITY SHALL CONDUCT COMPACTION TESTS OF THE LIFTS SPECIFIED. IF THE TRENCH BACKFILL MATERIAL IS NATIVE SOIL, CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS OF THE LIFTS SPECIFIED IN THE SOILS REPORT TO THE CITY ENGINEER FROM A CERTIFIED TESTING LABORATORY AT CONTRACTOR'S EXPENSE.
32. ANY AGGREGATE BASE THAT BECOMES CONTAMINATED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH UNCONTAMINATED BASE.
33. EROSION AND SEDIMENT CONTROL:
    EROSION CONTROL AN EROSION CONTROL PLAN SHALL BE REQUIRED PRIOR TO ANY PHYSICAL DEVELOPMENT OF A PROPERTY PLANNED BETWEEN SEPTEMBER 15TH AND MAY 1ST. SAID PLAN SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) FOR STORMWATER BEST MANAGEMENT PRACTICES (BMP's). CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING THE REQUIRED EROSION CONTROL MEASURES.
34. CURB INLET STENCILING:
    ALL CURB INLETS SHALL HAVE THERMOPLASTIC STENCILING: "NO DUMPING, FLOWS TO CREEK/RIVER".
35. ELECTROLIERS:
    ALL ELECTROLIERS SHALL BE INSTALLED BY THE DEVELOPER. SEE ELECTRICAL SECTION OF THE STANDARD DETAILS. ELECTROLIERS SHALL BE BETA LED. A DIVISION OF RUDD LIGHTING OR APPROVED EQUAL
    (30 LED @ RESIDENTIAL; 50 LED @ COLLECTION; 80 LED @ ARTERIALS; AT LOCATIONS SHOWN ON THESE PLANS).



SITE PLAN
SCALE: 1"=20'



VICINITY MAP
NO SCALE

FLOODZONE STATEMENT

PANEL NUMBER: 060346-0608SC0607H
REVISION DATE: MAY 18, 2009
COMMUNITY NAME: SANTA CLARA COUNTY

ZONE X

0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE Z

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF EAST EDMUNDSON AVENUE AS FOUND MONUMENTED AND RECORDED AS NORTH 65° 19' 30" EAST ON THAT RECORD OF SURVEY FILED IN BOOK 934 OF MAPS, AT PAGE 12, RECORDS OF THE COUNTY OF SANTA CLARA.

BENCHMARK

BENCHMARK ID: BM321
ELEVATION: 330.37 (NAVD88)
ORGANIZATION:SCVWD

DESCRIPTION:
BRASS DISK ON TOP OF SIDEWALK; 3 FEET EAST OF WESTERLY CONCRETE HEADWALL; AT THE NORTHWEST CORNER OF EDMUNDSON AVENUE AND WEST LITTLE LLAGAS CREEK; 300 FEET WEST FROM MONTEREY ROAD ALONG NORTH SIDE EDMUNDSON AVENUE. CITY OF MORGAN HILL.

GRADING QUANTITIES

BUILDING PAD	CUT=5± C.Y.	FILL=64± C.Y.
DRIVEWAY	CUT=103± C.Y.	FILL=0± C.Y.
YARD	CUT=0± C.Y.	FILL=65± C.Y.
TOTAL	CUT=108± C.Y.	FILL=129± C.Y.

PROJECT SUMMARY

1. GROSS AREA: 0.22 ACRES / 9754 SF
2. ASSESSOR'S PARCEL NUMBER: 817-03-028
3. EXISTING LAND USE: VACANT
4. PROPOSED LAND USE: RESIDENTIAL, MULTI-FAMILY
5. GENERAL PLAN: RESIDENTIAL ATTACHED LOW (6-16 DU/AC)
6. ZONING CLASSIFICATION: RESIDENTIAL ATTACHED LOW DENSITY (RAL 3,500 OR RAL 3,000)

SHEET INDEX

C.1 COVER SHEET
C.2 EXISTING SITE CONDITIONS
C.3 VESTING TENTATIVE MAP
C.4 PRELIMINARY GRADING PLAN
C.5 UTILITY PLAN
C.6 EROSION CONTROL PLAN

ABBREVIATIONS

AC	ASPHALT CONCRETE	ER	END OF RETURN	Pr.S.D.E.	PRIVATE STORM DRAIN EASEMENT
AB	AGGREGATE BASE	ESMT	EASEMENT	Pr.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
AD	AREA DRAIN	(E)	EXISTING	P.U.E.	PUBLIC UTILITY EASEMENT
AGG	AGGREGATE	E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	Pr.U.E.	PRIVATE UTILITY EASEMENT
BC	BEGINNING OF CURVE			PVI	POINT OF VERTICAL INTERSECTION
BLDG	BUILDING	EX.	EXISTING	PVC	POLYVINYL CHLORIDE PIPE
BOC	BACK OF CURB	FF	FINISH FLOOR	R	RADIUS
BO	BLOW OFF	FG	FINISH GRADE	RCP	REINFORCED CONCRETE PIPE
BOT	BOTTOM	FH	FIRE HYDRANT	R/W	RIGHT OF WAY
BOW	BACK OF WALK	FL	FLOWLINE	RWL	RAINWATER LEADER
BW	BOTTOM OF WALL	FOC	FACE OF CURB	S	SLOPE
BWF	BARBWIRE FENCE		GAS LINE	SD	STORM DRAIN PIPE
CATV	CABLE TELEVISION	GM	GAS METER	SS	SANITARY SEWER PIPE
CB	CATCH BASIN	GB	GRADE BREAK	STM	STORM DRAIN MANHOLE
C&G	CURB & GUTTER	GUY	GUY WIRE FOR POLE	SS MH	SANITARY SEWER MANHOLE
CI	CURB INLET	GV	GATE VALVE	SP	SERVICE POLE
CL	CENTERLINE	HDPE	HIGH DENSITY POLYETHYLENE	STD	STANDARD
CMP	CORRUGATED METAL PIPE	HMA	HOT MIX ASPHALT	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	HP	HIGH POINT	SW	SIDEWALK
CO	CLEAN OUT	INV	INVERT OF PIPE	T	TELEPHONE LINE
CONC	CONCRETE	I.E.E.	INGRESS/EGRESS EASEMENT	TBM	TEMPORARY BENCHMARK
CONST	CONSTRUCTION	IP	IRON PIPE	TC	TOP OF CURB
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	JP	JOINT POLE	TCM	TREATMENT CONTROL MEASURES
		JT	JOINT TRENCH	TFC	TOP FACE OF CURB
DI	DROP INLET	LF	LINEAR FEET	TG	TOP OF GRATE
DIP	DUCTILE IRON PIPE	LP	LOW POINT	TOB	TOP OF BANK
DMA	DRAINAGE MANAGEMENT AREA	MAX	MAXIMUM	TOE	TOE OF BANK
DS	DOWNSPOUT	MIN	MINIMUM	TW	TOP OF WALL
DWY	DRIVEWAY	N.I.C.	NOT IN CONTRACT	TYP	TYPICAL
E	ELECTRIC LINE	(N)	NEW	W	WATER LINE
EC	END OF CURVE	OHU	OVERHEAD UTILITY	WM	WATER METER
EG	EXISTING GRADE	PB	PULL BOX	WV	WATER VALVE
ELEV	ELEVATION	PCC	PORTLAND CONCRETE CEMENT		
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE		
		PRC	POINT REVERSE CURVE		
		P.S.E.	PUBLIC SERVICE EASEMENT		

LEGEND

EXISTING	PROPOSED	
450	454	CONTOUR ELEVATION
(W)	W	WATER MAIN
(SD)	SD	STORM DRAIN
(SS)	SS	SANITARY SEWER
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER SERVICE
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
		DRAINAGE SWALE
	SS	SEWER LATERAL

DEVELOPER/OWNER

AD92 LLC
ADAM JOHNSON
P.O. BOX 7
MORGAN HILL, CA 95038

TELEPHONE: 408-310-1360

DESIGNER

D&Z DESIGN ASSOCIATES, INC.
18640 SUTTER BOULEVARD, SUITE 500
MORGAN HILL, CA 95037

OFFICE: 408 778-7005

CIVIL ENGINEER

HANNA – BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020

OFFICE: 408 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

date: _____19
Hanna – Brunetti

Amanda Joy Musy-Verdel

R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE	BY

Revisions p:\proj\

HOR AS SHOWN
VERT NONE
AS BUILT
JOB NUMBER 23021

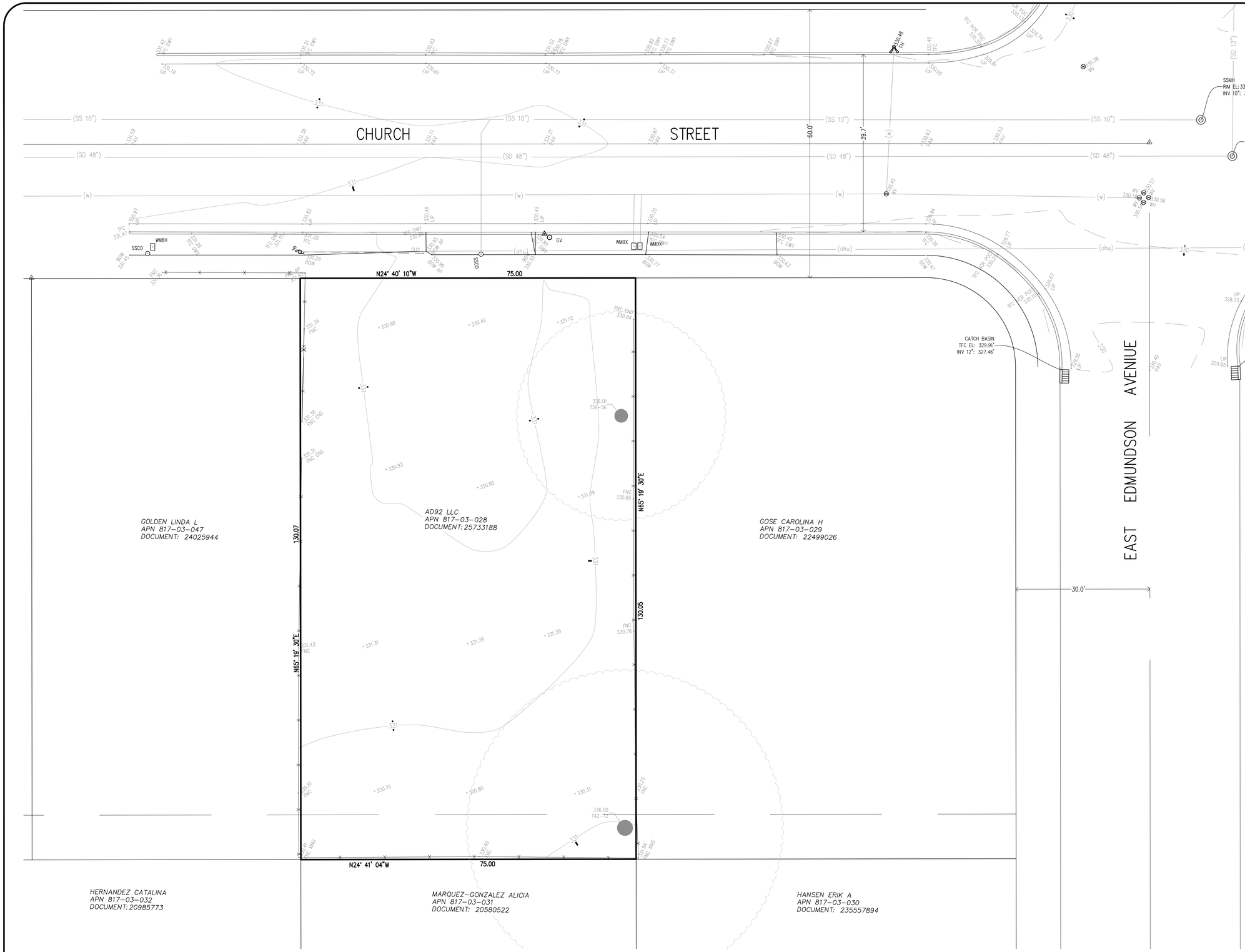
DRAWN TM
DESIGN AM,EDV
CHECKED DATE
APPROVED DATE
R.C.E. # CITY ENGINEER
EXPIRES

CITY OF MORGAN HILL
Public Works Dept.
17575 Peak Avenue
Morgan Hill, CA 95037
(408) 778-6480

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL

Cover Sheet - Lands of Johnson
16165 Church Street

City File no.
PRINT DATE
SHEET NUMBER
C.1 of 6



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

BENCHMARK:

BENCHMARK ID: BM321
ELEVATION: 330.37 (NAVD88)
ORGANIZATION: SCVWD

DESCRIPTION:
BRASS DISK ON TOP OF SIDEWALK; 3 FEET EAST OF WESTERLY CONCRETE HEADWALL; AT THE NORTHWEST CORNER OF EDMUNDSON AVENUE AND WEST LITTLE LLAGAS CREEK; 300 FEET WEST FROM MONTEREY ROAD ALONG NORTH SIDE EDMUNDSON AVENUE. CITY OF MORGAN HILL.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF EAST EDMUNDSON AVENUE AS FOUND MONUMENTED AND RECORDED AS NORTH 65° 19' 30" EAST ON THAT RECORD OF SURVEY FILED IN BOOK 934 OF MAPS, AT PAGE 12, RECORDS OF THE COUNTY OF SANTA CLARA.

FLOOD ZONE:

PANEL NUMBER: 060346-06085C0607H
REVISION DATE: MAY 18, 2009
COMMUNITY NAME: SANTA CLARA COUNTY

ZONE X

0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE Z

GENERAL NOTES:

1. THE CONTOURS DISPLAYED ON THIS SHEET ARE AT AN INTERVAL OF 1' AND COMPILED FROM A TOPOGRAPHIC SURVEY PERFORMED BY HANNA-BRUNETTI, FEBRUARY, 2025.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections
By: Date:

DRAWN T.M. | DESIGN A.M./EDV | HOR 1"=10'
CHECKED | DATE | VERT NONE
APPROVED | DATE | AS BUILT
– CITY ENGINEER | JOB NUMBER 25005
R.C.E. #

City of Morgan Hill
Public Works Department
17575 Peak Avenue, Morgan Hill - California - 95037
(408) 776-6480 - fax (408) 779-7236
CITY OF MORGAN HILL

Supervised by:
Amanda Joy Musy-Verdel
Registered Civil Engineer
RCE no. 69278
signature date

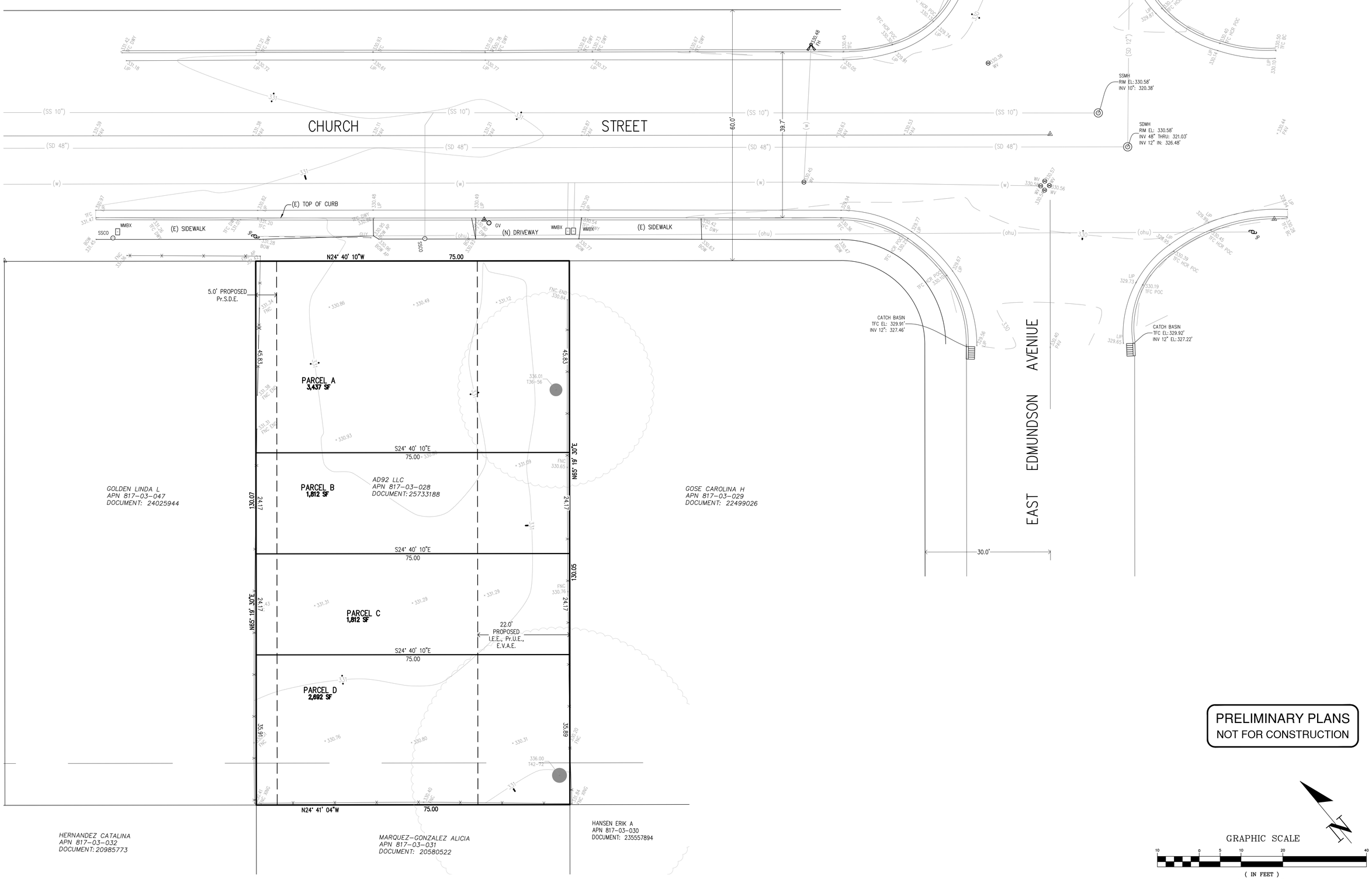
REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

Existing Site Conditions

Lands of Johnson - 16165 Church St - apn 817-03-028

City File no.
PRINT DATE
SHEET NUMBER C.2 OF 6



PRELIMINARY PLANS
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GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections
By: _____ Date: _____

DRAWN T.M.	DESIGN A.M./EDV	HOR 1"=10'	
CHECKED	DATE	VERT NONE	
APPROVED	DATE	AS BUILT	
R.C.E. #	– CITY ENGINEER	JOB NUMBER 25005	

CITY OF MORGAN HILL

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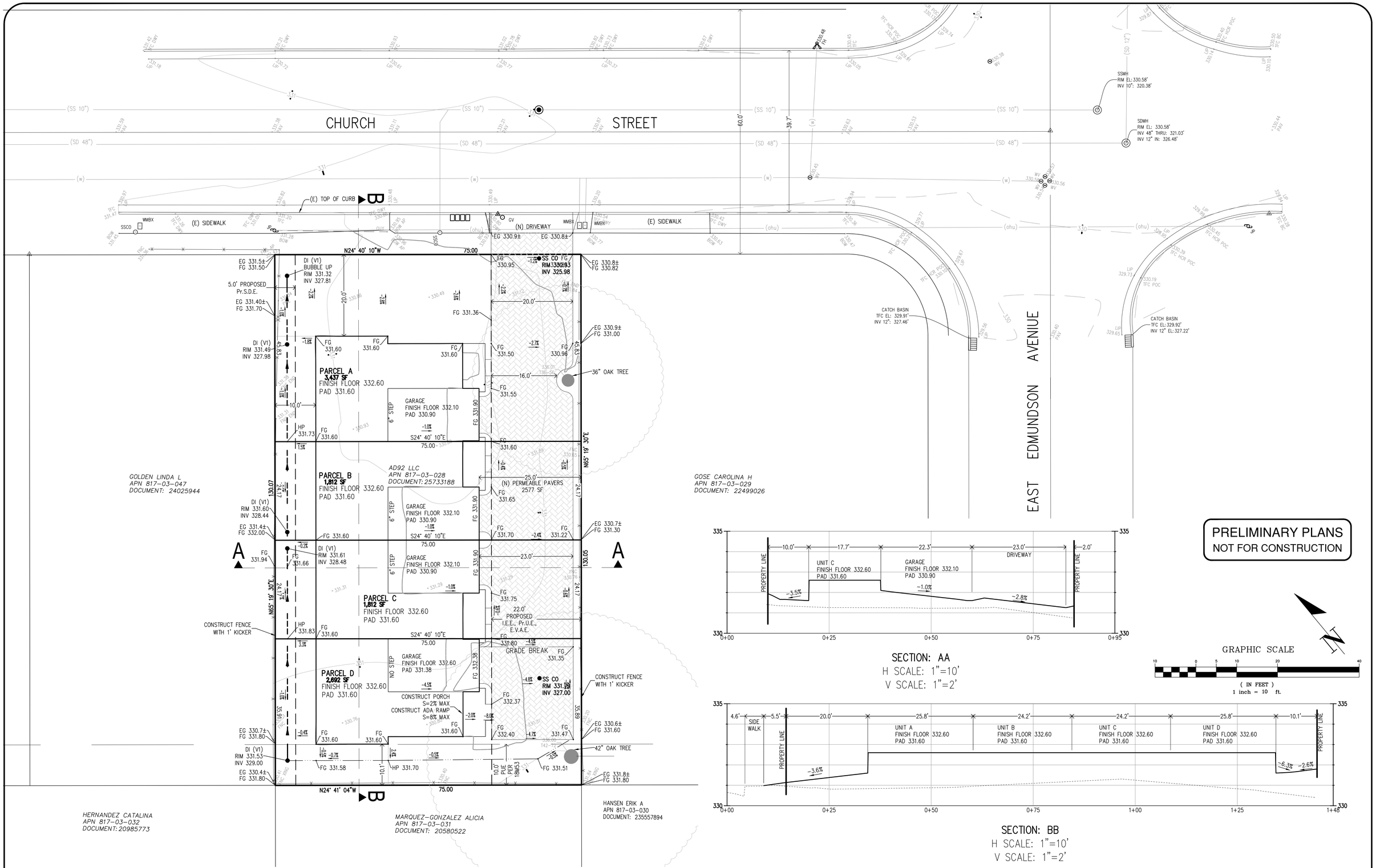
Vesting Tentative Map

Lands of Johnson - 16165 Church St - apn 817-03-028

City File no.
PRINT DATE
SHEET NUMBER
C.3 OF 6



SECTION: AA
H SCALE: 1"=10'
V SCALE: 1"=2'

SECTION: BB
H SCALE: 1"=10'
V SCALE: 1"=2'

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections

By: _____ Date: _____

DRAWN T.M.	DESIGN A.M./EDV	HOR 1"=10'	
CHECKED	DATE	VERT NONE	
APPROVED	DATE	AS BUILT	
R.C.E. #	– CITY ENGINEER	JOB NUMBER 25005	

City of Morgan Hill
Public Works Department
17575 Peak Avenue, Morgan Hill - California - 95037
(408) 776-6480 - fax (408) 779-7236
CITY OF MORGAN HILL

Supervised by:
Amanda Joy Musy-Verdel
Registered Civil Engineer
RCE no. 69278
signature date

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI EST. 1910
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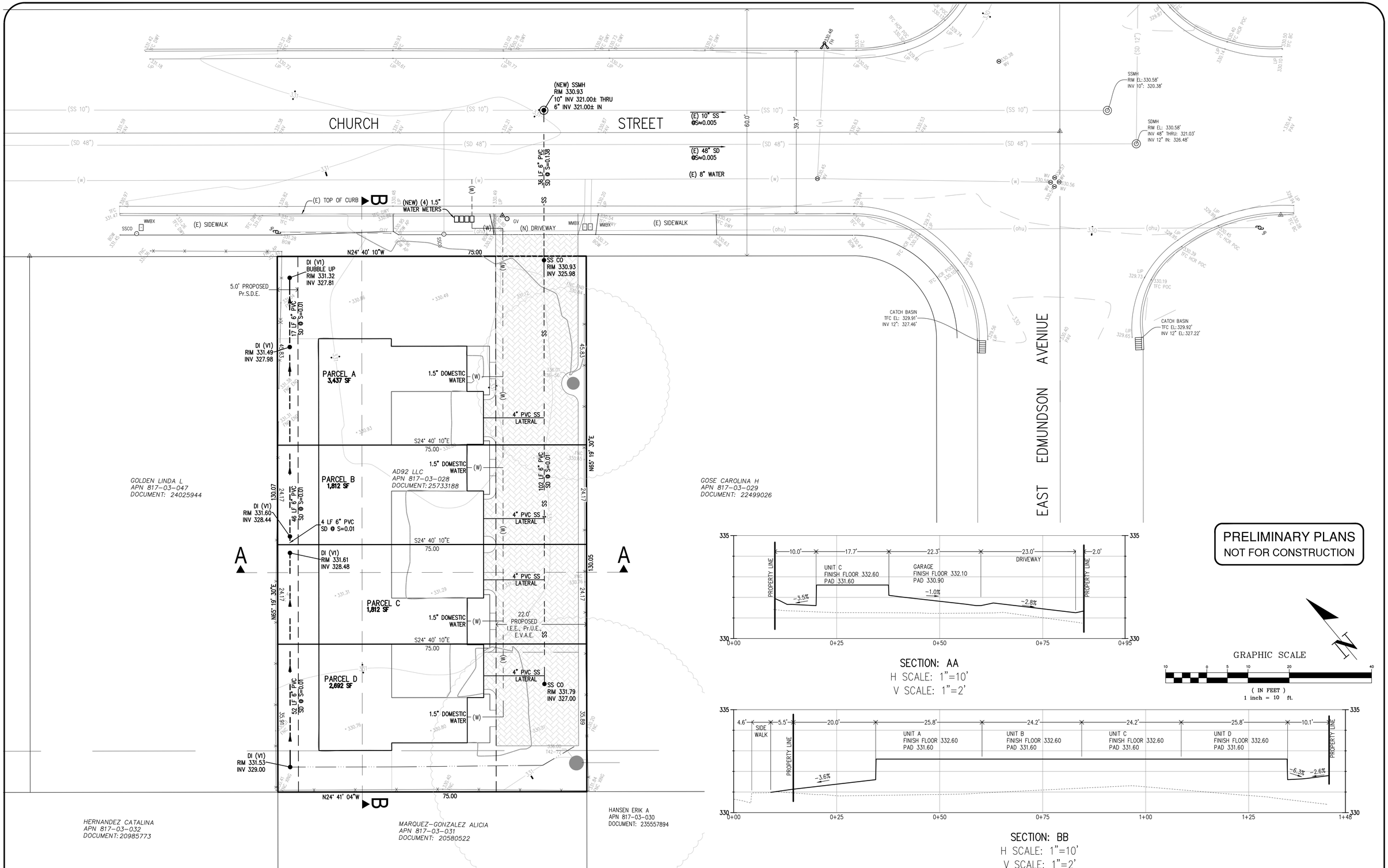
Preliminary Grading Plan

Lands of Johnson - 16165 Church St - apn 817-03-028

City File no.

PRINT DATE

SHEET NUMBER C.4 OF 6



NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections

By: Date:

DRAWN T.M. DESIGN A.M./EDV HOR 1"=10'

CHECKED DATE VERT NONE

APPROVED DATE AS BUILT

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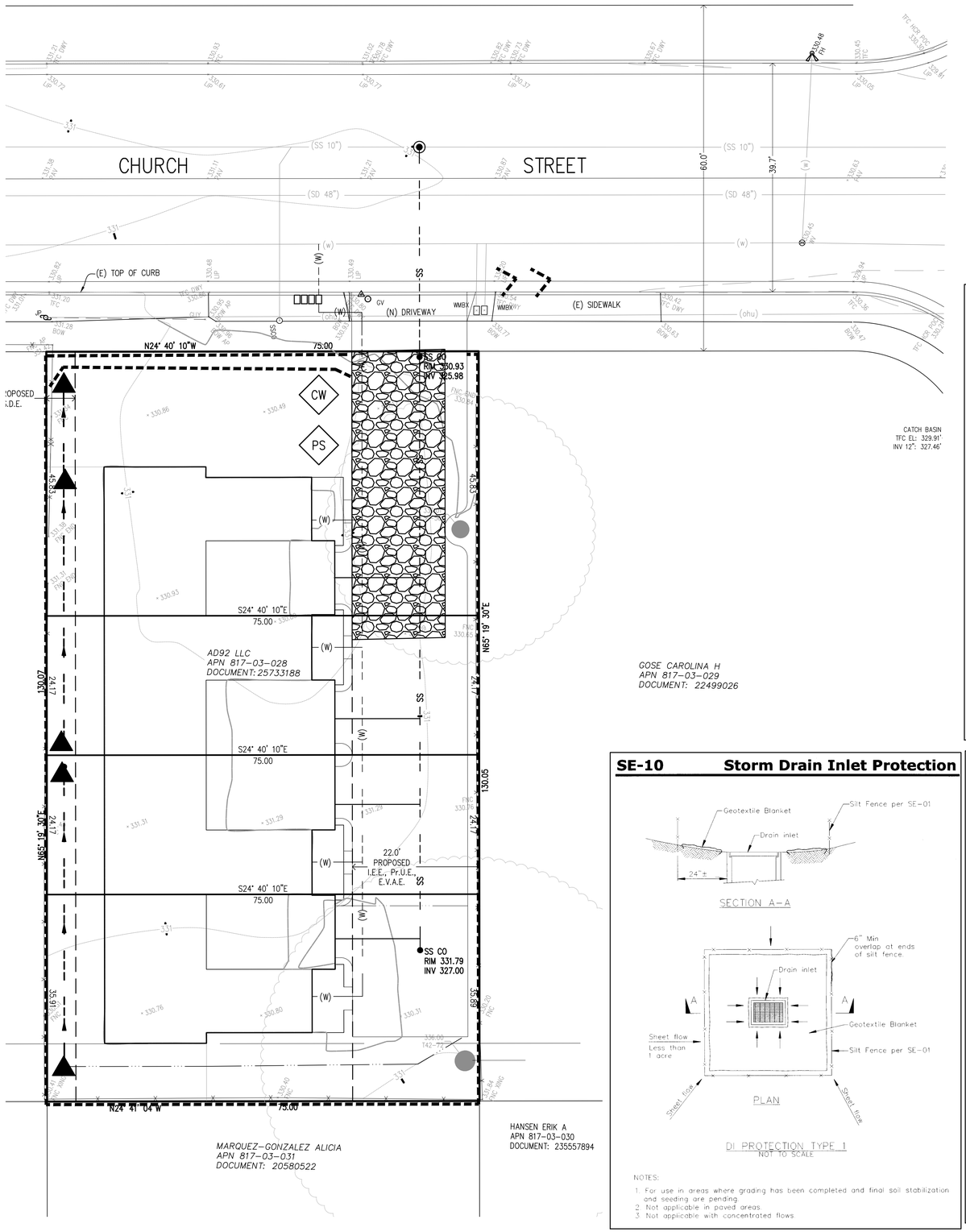
Preliminary Utility Plan

Lands of Johnson - 16165 Church St - apn 817-03-028

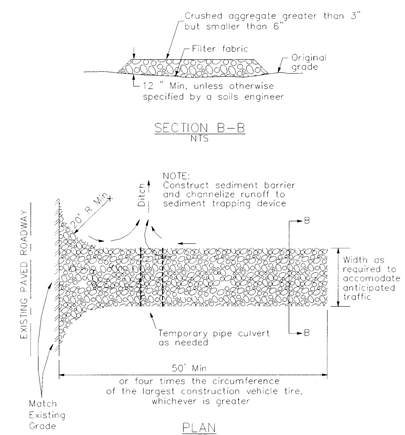
City File no.

PRINT DATE

SHEET NUMBER C.5 OF 6



Stabilized Construction Entrance/Exit TC-1

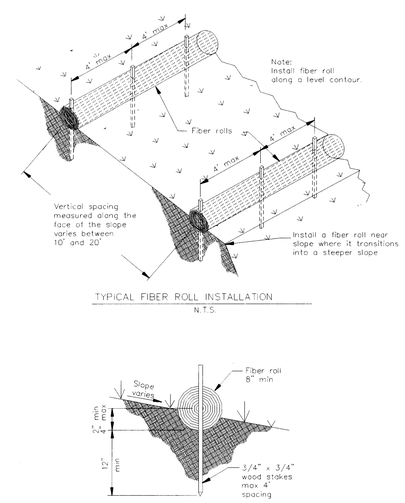


SE-10 Storm Drain Inlet Protection

NOTES:

1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

SE-5 Fiber Rolls



EROSION CONTROL NOTES

EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION THROUGHOUT THE DURATION OF THE PROJECT AND UNITL THE SITE IS PERMANENTLY STABILIZED.

1. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED STORM DRAIN SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED AND RUNOFF IS CLEAR, AND FREE OF SILTS.
2. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
3. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
4. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.
5. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.
6. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE CITY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO CITY INSPECTOR'S APPROVAL.
7. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
9. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
10. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
11. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY INSPECTOR.
12. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

13. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE CITY BUILDING OFFICIAL.
14. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
15. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
    - A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
    - B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
    - C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

LEGEND

- CONSTRUCTION ENTRANCE PER DETAIL TC-1
- FIBER ROLL BARRIER PER DETAIL SE-5
- STORM DRAIN INLET PROTECTION PER DETAIL SE-10
- CW — CONCRETE WASHOUT
- PS — PORTABLE SANITATION FACILITIES

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections
By: Date:

DRAWN T.M. | DESIGN A.M./EDV | HOR 1"=10'
CHECKED | DATE | VERT NONE
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– CITY ENGINEER | R.C.E. # | JOB NUMBER 25005

CITY OF MORGAN HILL

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Erosion and Control Plan
Lands of Johnson - 16165 Church St - apn 817-03-028

City File no.
PRINT DATE
SHEET NUMBER C.6 OF 6