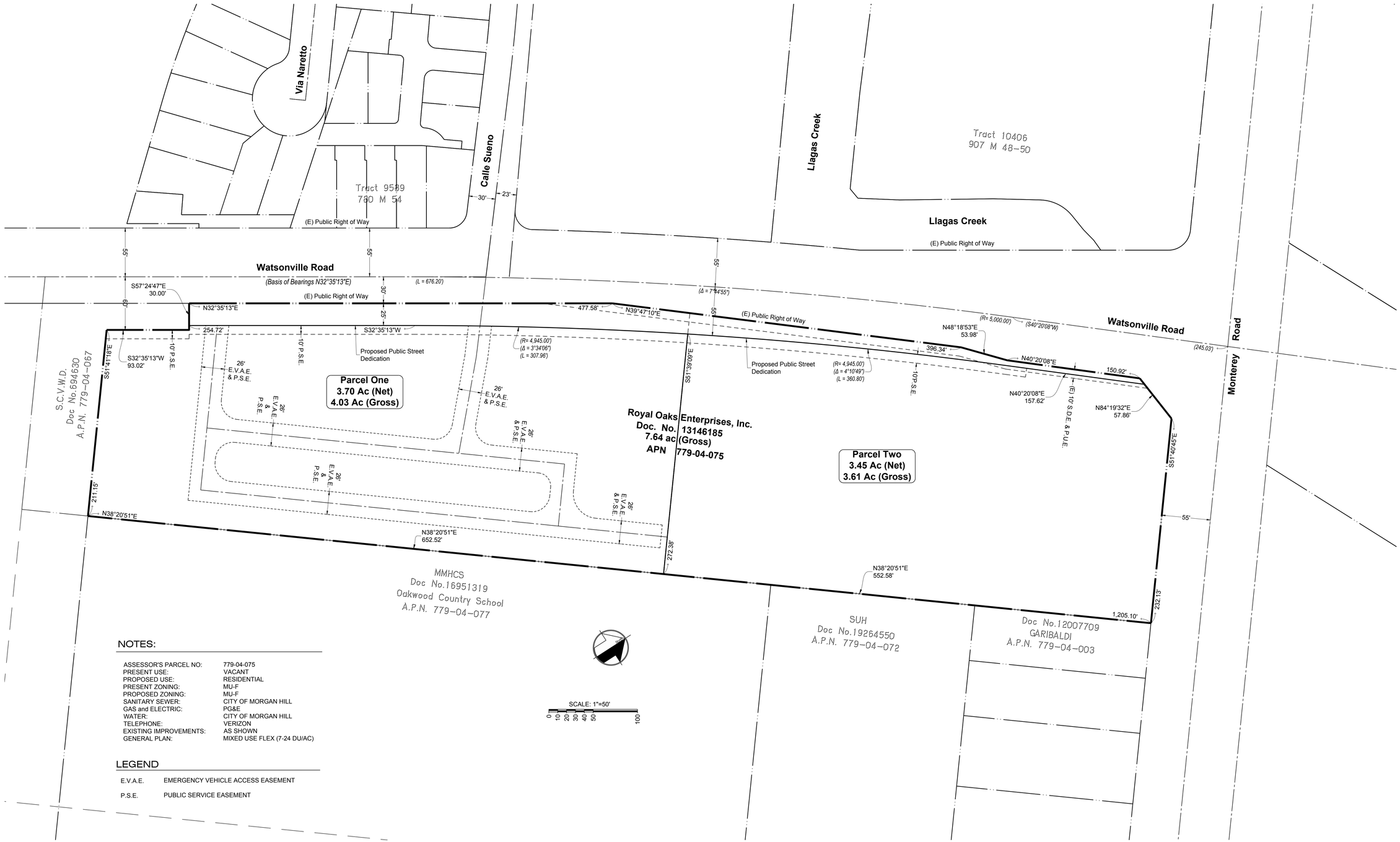


NOTES:

ASSESSOR'S PARCEL NO:	779-04-075
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	MU-F
PROPOSED ZONING:	MU-F
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	MIXED USE FLEX (7-24 DU/AC)

LEGEND

E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT

Crossings on Watsonville Road

Tentative-Parcel Map

LICENSED LAND SURVEYOR
HARTINDER S. SINGH
No. 8347
STATE OF CALIFORNIA

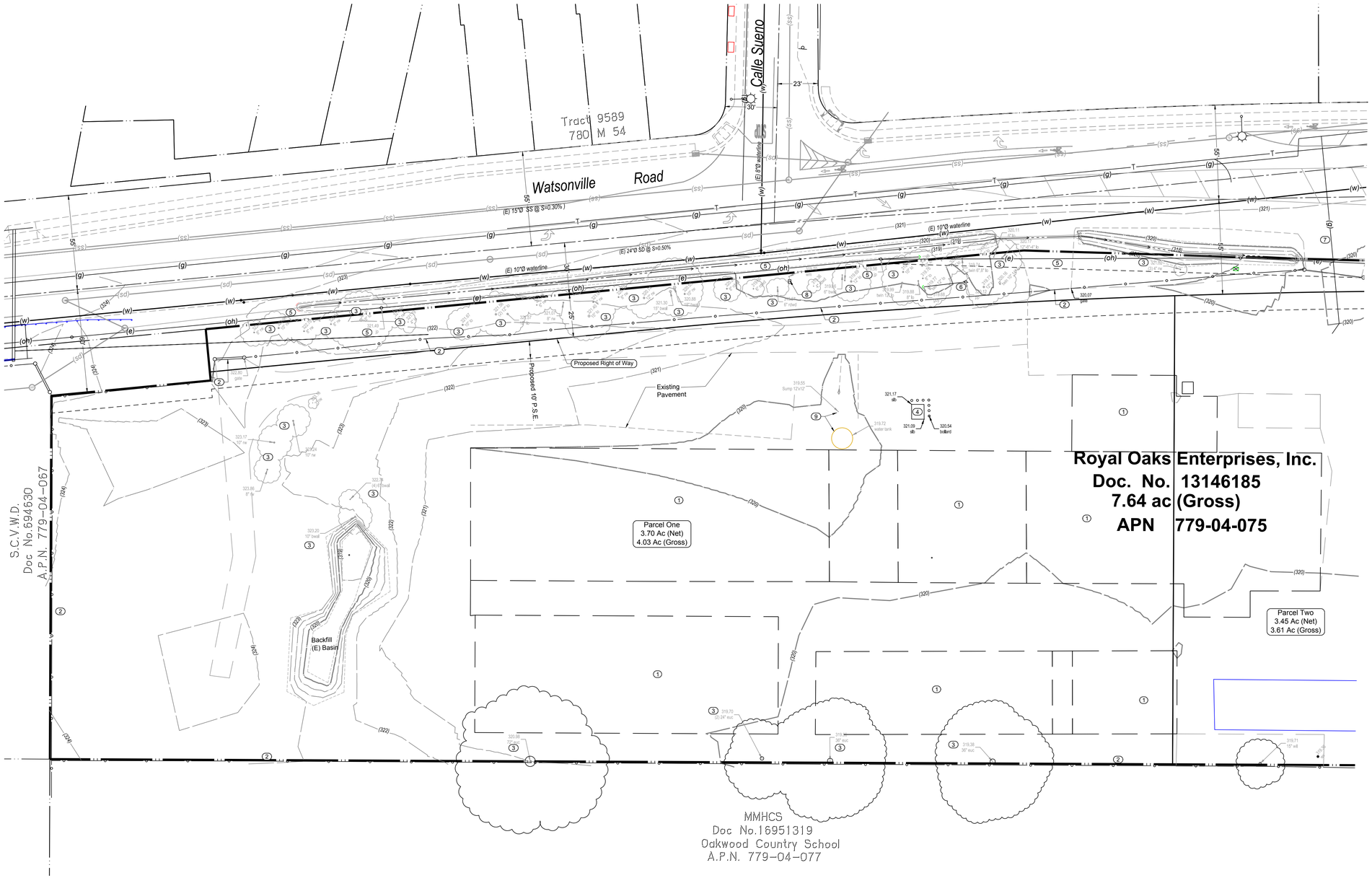
Signature shall be provided upon approval

MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

DATE: 10/20 DRAWN:MM CHECKED: HS

Sheet 1 of 6
220034

L:\Projects\Harry\220034 UHC-Watsonville Road\DWG\220034-S01 Tentative-Parcel Map.dwg - 10/01/2020 9:45am - Plotted 10/01/2020 9:45am by harry



ABBREVIATIONS:

AC	ASPHALT CONCRETE	GV	GATE VALVE
BC	BEGINNING OF CURVE	HP	HIGH POINT
BFE	BASE FLOOD ELEVATION	INV.	INVERT
BLDG	BUILDING	JP	JOINT POLE
BVC	BEG. VERTICAL CURVE	LP	LOW POINT
BW	BACK OF SIDEWALK	MAX.	MAXIMUM
CB	CATCH BASIN	MIN.	MINIMUM
CI	CURB INLET	NG	NATURAL GROUND
℄	CENTERLINE	PB	PULL BOX
CL D/W	CENTERLINE OF DRIVEWAY	⅊	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	P.S.E.	PUBLIC SERVICE EASEMENT
CO	CLEAN OUT	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PVI	POINT OF VERTICAL INTERSECTION
D.I.P.	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END OF CURVE	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROLIER	STD.	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ER	END OF RETURN	TBM	TEMPORARY BENCH MARK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
EX, EXST.	EXISTING	TW	TOP OF WALL
FF	FINISH FLOOR	TOB	TOP OF BANK
FG	FINISH GRADE	BW	BOTTOM OF WALL
FH	FIRE HYDRANT	TYP.	TYPICAL
FL	FLOW LINE	WM	WATER METER
GB	GRADE BREAK	WV	WATER VALVE

LEGEND

PROPOSED	EXISTING	DESCRIPTION (City Std Detail#)
		PROPERTY LINE
		CENTER LINE
		CURB AND GUTTER
		DRIVEWAY APPROACH (A-8 & 9)
		HANDICAP RAMP (A-1 & A-5)
SD	(SD)	STORM DRAIN
SS	(SS)	SANITARY SEWER
W	(W)	WATER MAIN
	(G)	GAS
E	(E)	ELECTRIC
	(T)	TELEPHONE
		FENCE, TYPE AS SHOWN
		STREET BARRICADE (A-32)
		BENCH MARK
		MONUMENT, TYPE AS SHOWN (A-31)
2		REVISION
D 15		SECTION - DETAIL SHEET NO.
2.2%	(2.1%)	SWALE SLOPE
		STORM DRAIN MANHOLE (SD-1)
		CURB INLET (SD-5)
		DROP INLET (SD-4)
		STORM JUNCTION BOX
		SANITARY SEWER MANHOLE (S-4)
S	S	SANITARY SEWER LATERAL (S-2)
		SEWER CLEAN OUT (S-1)
		WATER SERVICE (W-1)
		FIRE HYDRANT (W-14)
		BLOW OFF VALVE (W-20)
		WATER GATE VALVE (W-12)
		ELECTRICAL SERVICE
		PUBLIC STREET LIGHT (E-3)
		PRIVATE STREET LIGHT

Tree Removal Schedule within public right of way:

No.	Tree Type
1	(3) 4" Redwood
2	12" Live Oak
3	6" Live Oak
4	8" Live Oak
5	(2) 6" Live Oak
6	10" Live Oak
7	8" Live Oak
8	(2) 12" Live Oak
9	(2) 12" Live Oak
10	10" Live Oak
11	6" Black Walnut
12	12" Live Oak
13	8" Live Oak
14	4" Redwood
15	6" Redwood
16	8" Redwood
17	10" Redwood
18	18" Black Walnut
19	15" Black Walnut
20	12" Redwood
21	8" Redwood
22	8" Redwood
23	8" Redwood
24	15" Live Oak
25	8" Redwood
26	6" Redwood
27	12" Live Oak
28	(2) 12" Live Oak
29	10" Live Oak
30	4" Live Oak
31	18" Live Oak
32	8" Redwood
33	8" Redwood
34	10" Redwood
35	8" Redwood

within private property on Parcel One:

No.	Tree Type
1	72" Eucalyptus
2	(2) 36" Eucalyptus
3	(2) 24" Eucalyptus
4	(3) 10" Redwood
5	10" Walnut
6	(4) 6" Walnut

BENCHMARK:

BENCHMARK DESCRIPTION: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 'BM004", A BRASS DISK NEAR THE SOUTH CORNER OF WATSONVILLE ROAD AND MONTEREY ROAD, SET IN CONCRETE HEADWALL FOR BOX CULVERT UNDER MONTEREY ROAD, ON THE SOUTHWEST SIDE OF MONTEREY ROAD, 150 FEET SOUTHEAST OF THE CENTERLINE OF WATSONVILLE ROAD, ELEVATION(NAVD88) = 319.12 FEET.

SCALE: 1"=30'

0 10 20 30 40 50 60

Onsite Demolition Notes:

1. All slabs, pavement, buildings, sheds and other related structures located on 'Parcel One' are to be demolished with a separate Permit to allow for imported soil backfill for the proposed development in area of mitigated flood plain.
2. All existing perimeter fencing and gates to be removed on 'Parcel One'.
3. All trees within Watsonville Road right of way are to removed as part of the road widening, see Offsite Improvement Plans. Other remaining trees over 'Parcel One' are to removed per tree schedule on this sheet.
4. Existing Transformer to be relocated per Dry Utility Plans.
5. Existing overhead transmission line to be undergrounded and all affected utility poles to be removed and/or relocated per Dry Utility Plans.
6. Remove existing service pole and guy wire per Dry Utility Plans.
7. Approximate location existing gas lateral, status to be determined with street widening.
8. Remove existing irrigation water service and back flow preventor per City standard.
9. Remove existing water tank and sump.

REGISTERED PROFESSIONAL ENGINEER HARINDER S INGLA C49717 STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE	BY

REVISIONS

WORK ACCEPTED: BY: DATE: INSPECTOR: DATE:

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN: MM	DESIGN: HS	HOR. 1"=30'
CHECKED:	DATE:	VERT. NA
APPROVED:	DATE:	JOB NO. 220034

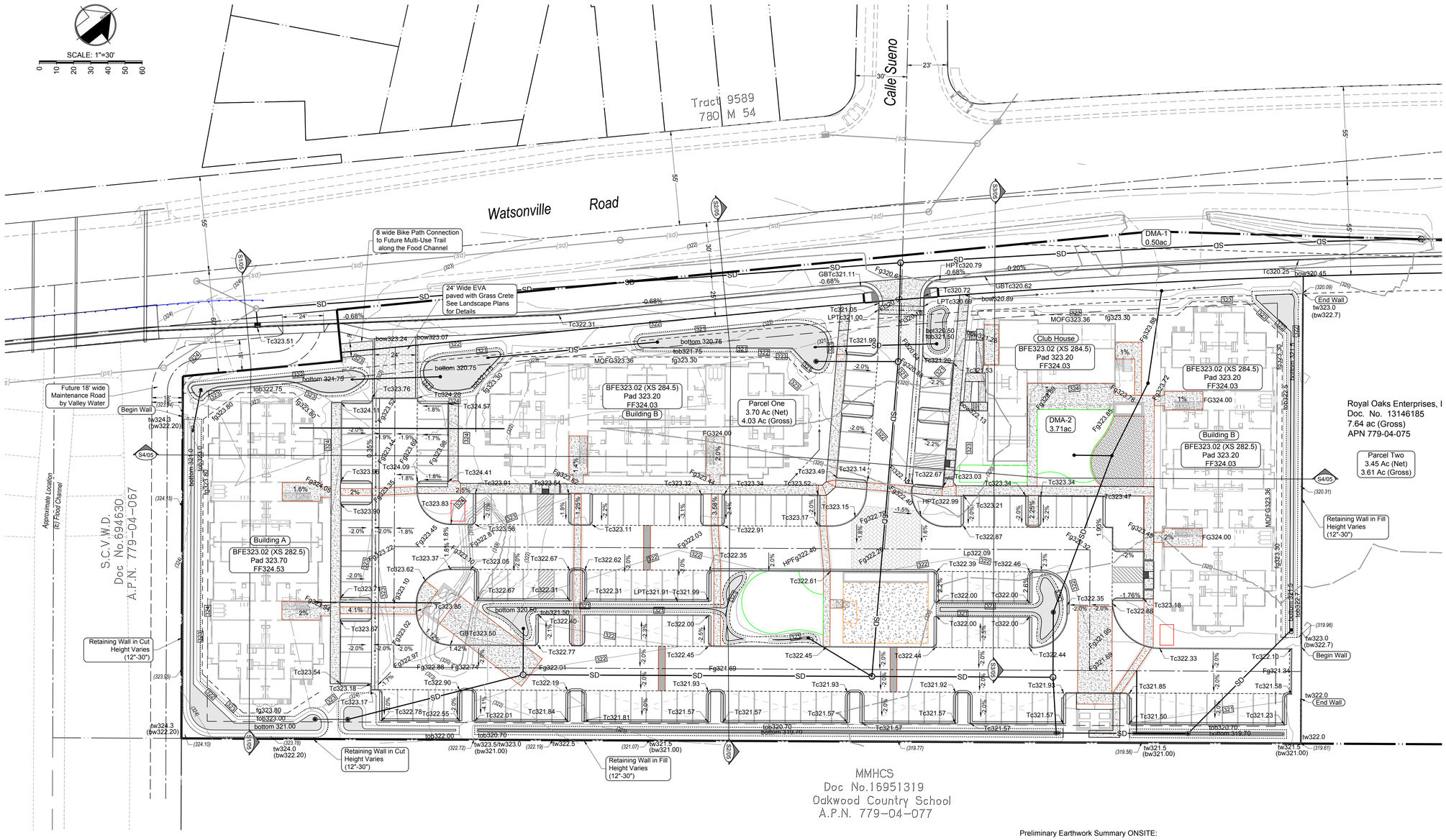
SUPERVISED BY:
SIGNATURE DATE

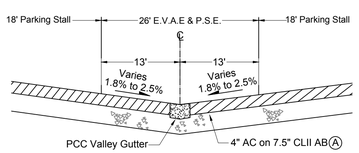
MH engineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

Site Topo Map & Demolition Plan
Crossings on Watsonville Road

MORGAN HILL CALIFORNIA

CITY FILE NO.
PLAN SET: 10/2020
DRAWING: 2 of 6

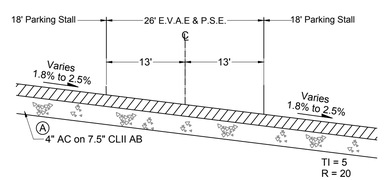




Detail - Private Access off Watsonville Road

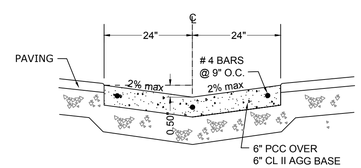
Scale none

Ⓐ Pavement Section to be adjusted prior to base rock placement per final 'R' values obtained by the Geotech



Detail-Typical Private Access All other locations

Scale none



Detail-Typical PCC Valley Gutter

Scale none

Preliminary Earthwork Summary ONSITE:

Description	Cut (yd)	fill (yd)
Strippings Loss (1" depth)	Typically Absorbed Onsite	
Access Drive, Parking & Site Grading incl. bio-retention basin excavation (w/ 10% compaction)	1,827	9,367
Bio-retention basin excavation for backfill with soil media and drain rock	311	
Trench spoils (wet & dry)	2,000	
Finish grading	300	
Net volume	4,438	9,367
	Import of Material	4,929

NO.	DESCRIPTION	DATE	BY

REVISIONS

WORK ACCEPTED: INSPECTOR:
BY: DATE:

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN: MM	DESIGN: HS	HOR. 1"=30'
CHECKED:	DATE:	VERT. NA
APPROVED:	DATE:	JOB NO. 220034

SUPERVISED BY:
SIGNATURE DATE

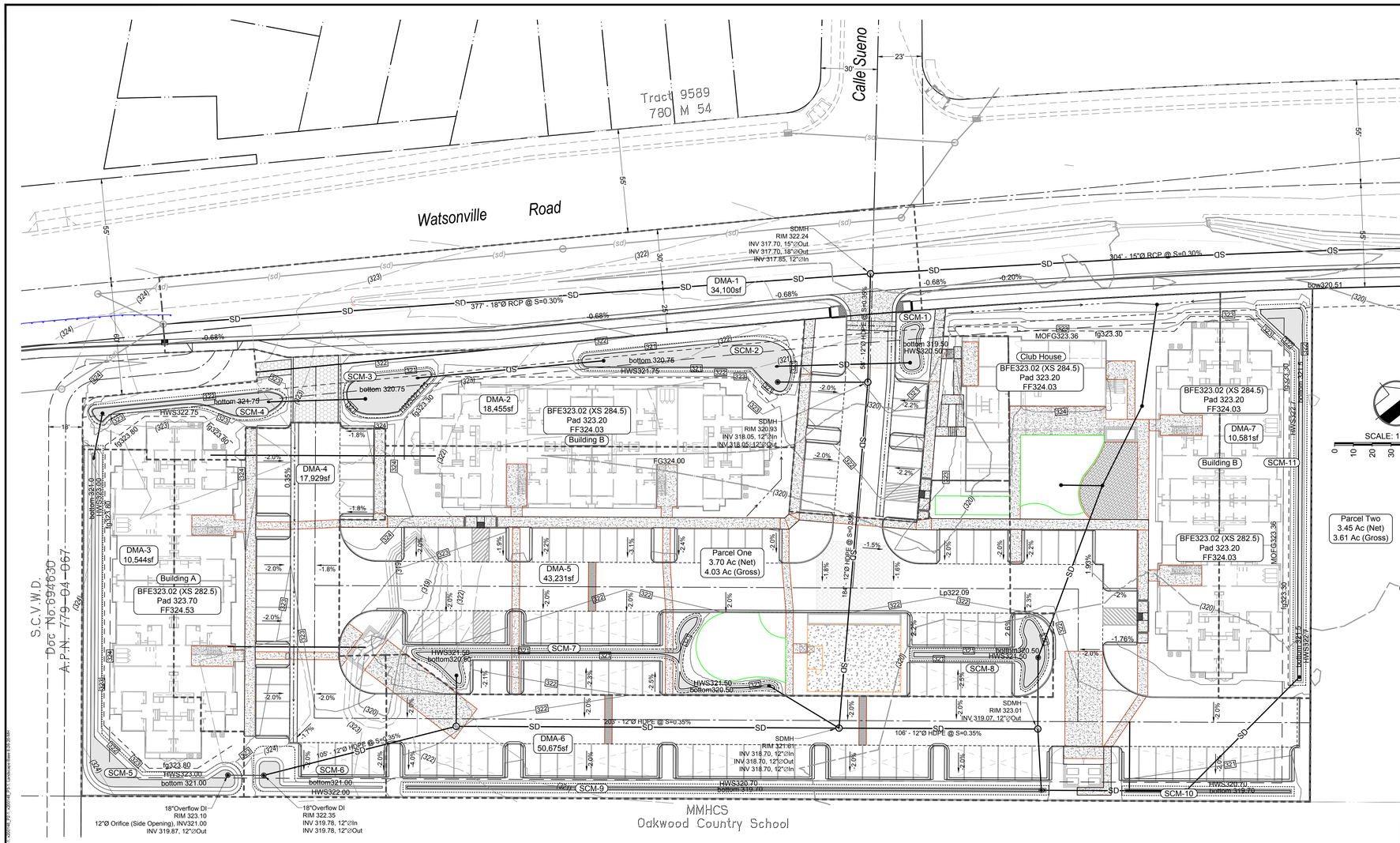
REGISTERED PROFESSIONAL ENGINEER
HALVINDER S. NAGLA
C49717
STATE OF CALIFORNIA

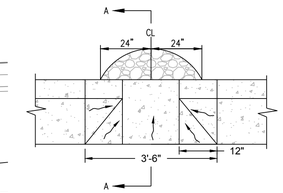
MH engineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

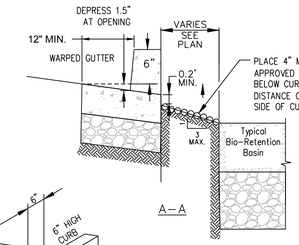
Grading and Drainage Plan
Crossings on Watsonville Road

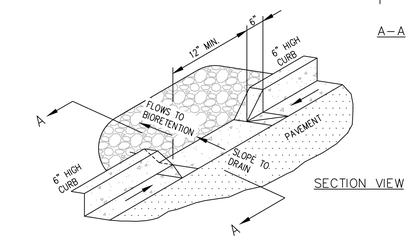
MORGAN HILL CALIFORNIA

CITY FILE NO.
PLAN SET: 10/2020
DRAWING: 3 of 6

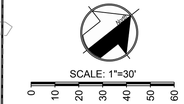


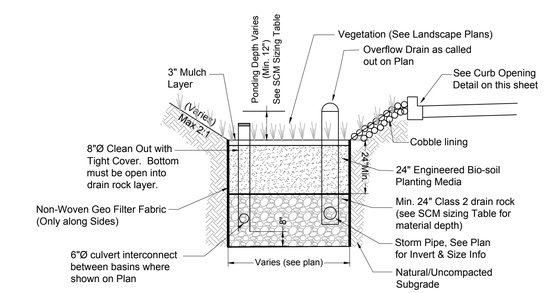






Curb Opening Detail @ Bio-Retention Basin
Scale: None





Typical Bio-Retention Basin Detail
Scale: None

"UHC-Crossings" LID Calcs

DMA	DMA area (sf)	DMA Impervious Area (I.A.) Public Hardscape (sf)	Roof & private Hardscape (sf)	parking and pavement (sf)	Total Impervious Area(sf)	Pervious Area (sf) Planters, Landscape, Lawn Tot lot & Bio-Ret	% Impervious	Runoff Coeff 'C'	85th Percentile (1.1" Rain) Volume (cf)	95th Percentile (1.7" Rain) Volume (cf)	*Native Soil Infiltration Rate (in/hr)
1	34,100	21,472	2,755	5,101	29,328	4,722	86.0%	0.675	2,109	3,259	0.0031
2	18,455	0	6,035	0	6,035	12,420	32.7%	0.240	406	627	0.0031
3	10,544	0	5,289	0	5,289	5,255	50.2%	0.340	329	508	0.0031
4	17,929	0	5,429	9,299	14,728	3,201	82.1%	0.625	1,027	1,588	0.0031
5	43,231	0	11,435	23,718	35,153	13,610	81.3%	0.615	2,437	3,766	0.0031
6	50,675	0	4,353	19,754	24,107	17,904	47.6%	0.324	1,505	2,326	0.0031
7	10,581	0	5,431	0	5,431	5,150	51.3%	0.348	337	521	0.0031
Total Area	185,515	21,472	40,727	57,872	120,071	62,262	Total SCM Volume Required (incl 20% infeasibility increase)		8,150	15,114	

Total Project Site Area	175,546 (4.03ac)
Total DMA Area (includes existing Watsonville Rd Area)	185,515 (4.26ac)
Total New Impervious Area	120,071
Total Replaced Impervious Area	87,832
Total New Pervious Area	62,262
Net Impervious Area	120,071

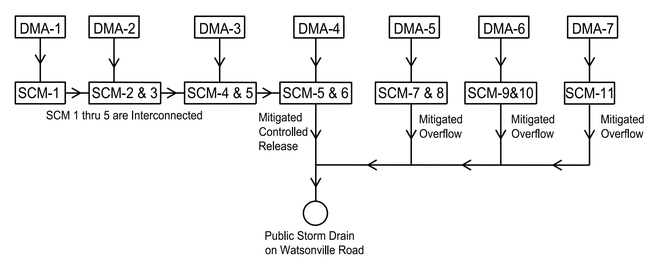
Notes & Equations Used

C==0.858*(I6^3)-0.78*(I6^2)+0.774*I6+0.04

P95/85 Volume= C*I*A/12

***Site is infeasible for permeability. Total 95th percentile volume has been upsized by 20%.**

Porosity Values Used : Bio-soil media = 0.25; Drain Rock = 0.40



Watershed Model Schematic
Scale: None

"UHC-Crossings" SCM Sizing Table

SCM#	SCM Description	SCM Top Surface Area(s/f)	SCM Bottom Suface Area (sf)	SCM above Ground Volume (cf)	Ponding Depth (in)	Bio Soil Media depth (in)	Drain Rock depth (in)	SCM below Ground Volume (cf)	SCM Total Volume provided (cf)
1	bio-retention basin	312	180	246	12.0	24	36	306	552
2	bio-retention basin	1,865	1,354	1,610	12.0	24	36	2,302	3,911
3	bio-retention basin	931	698	815	12.0	24	36	1,187	2,001
4	bio-retention basin	979	538	759	12.0	24	24	699	1,458
5	bio-retention basin	2,957	933	3,890	24.0	24	24	1,213	5,103
6	bio-retention basin	756	202	479	12.0	24	24	263	742
7	bio-retention basin	1,333	378	856	12.0	24	24	491	1,347
8	bio-retention basin	840	436	638	12.0	24	24	567	1,205
9	bio-retention basin	1,714	339	1,027	12.0	24	24	441	1,467
10	bio-retention basin	458	88	273	12.0	24	24	114	387
11	bio-retention basin	1,685	638	1,394	14.4	24	24	829	2,223

Total SCM Volume Provided	20,396
Total SCM 95th Volume Required with 20%	15,006
Balance Storage to be Used for Peak Management	5,390

NO.	DESCRIPTION	DATE	BY

REVISIONS

WORK ACCEPTED: INSPECTOR:
BY: DATE:

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

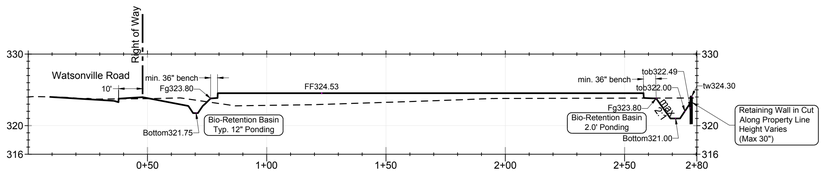
DRAWN: MM | DESIGN: HS | HOR. 1"=30'
CHECKED: | DATE: | VERT. NA
APPROVED: | DATE: | JOB NO. 220034

SUPERVISED BY:
REGISTERED PROFESSIONAL ENGINEER HAYNDER SINGLA C49717 STATE OF CALIFORNIA
SIGNATURE DATE

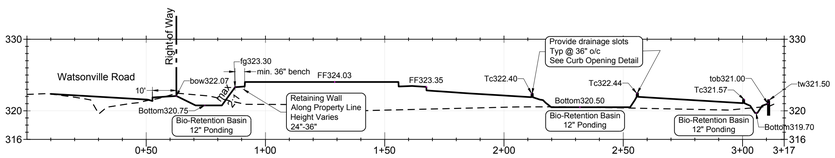
MH engineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

Storm Water Management Plan
Crossings on Watsonville Road
MORGAN HILL CALIFORNIA

CITY FILE NO.
PLAN SET: 10/2020
DRAWING: 4 of 6



PROFILE: Grading Section-S1
SCALE H: 1"=30' SCALE V: 1"=10'



PROFILE: Grading Section S2
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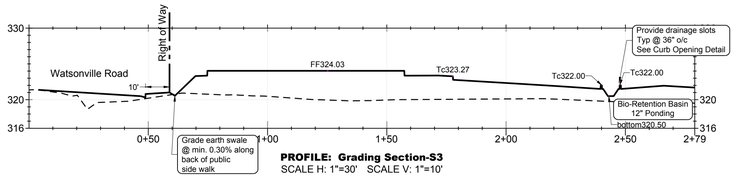

PROFILE: Grading Section-S3
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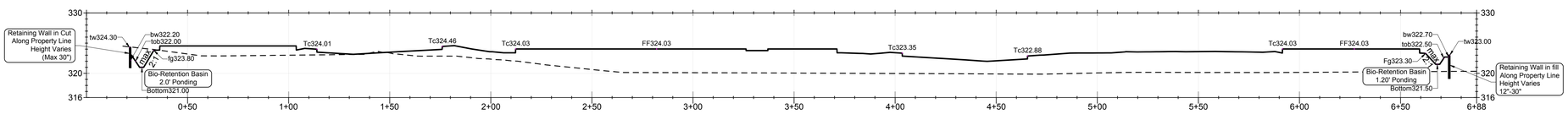


PROFILE: Grading Section-S4
SCALE H: 1"=30' SCALE V: 1"=10'

NO.	DESCRIPTION	DATE	BY

REVISIONS

WORK ACCEPTED: INSPECTOR:
BY: DATE:

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL
17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN: MM	DESIGN: HS	HOR. 1"=30'
CHECKED:	DATE:	VERT. 1"=10'
APPROVED:	DATE:	JOB NO. 220034

SUPERVISED BY:
SIGNATURE DATE

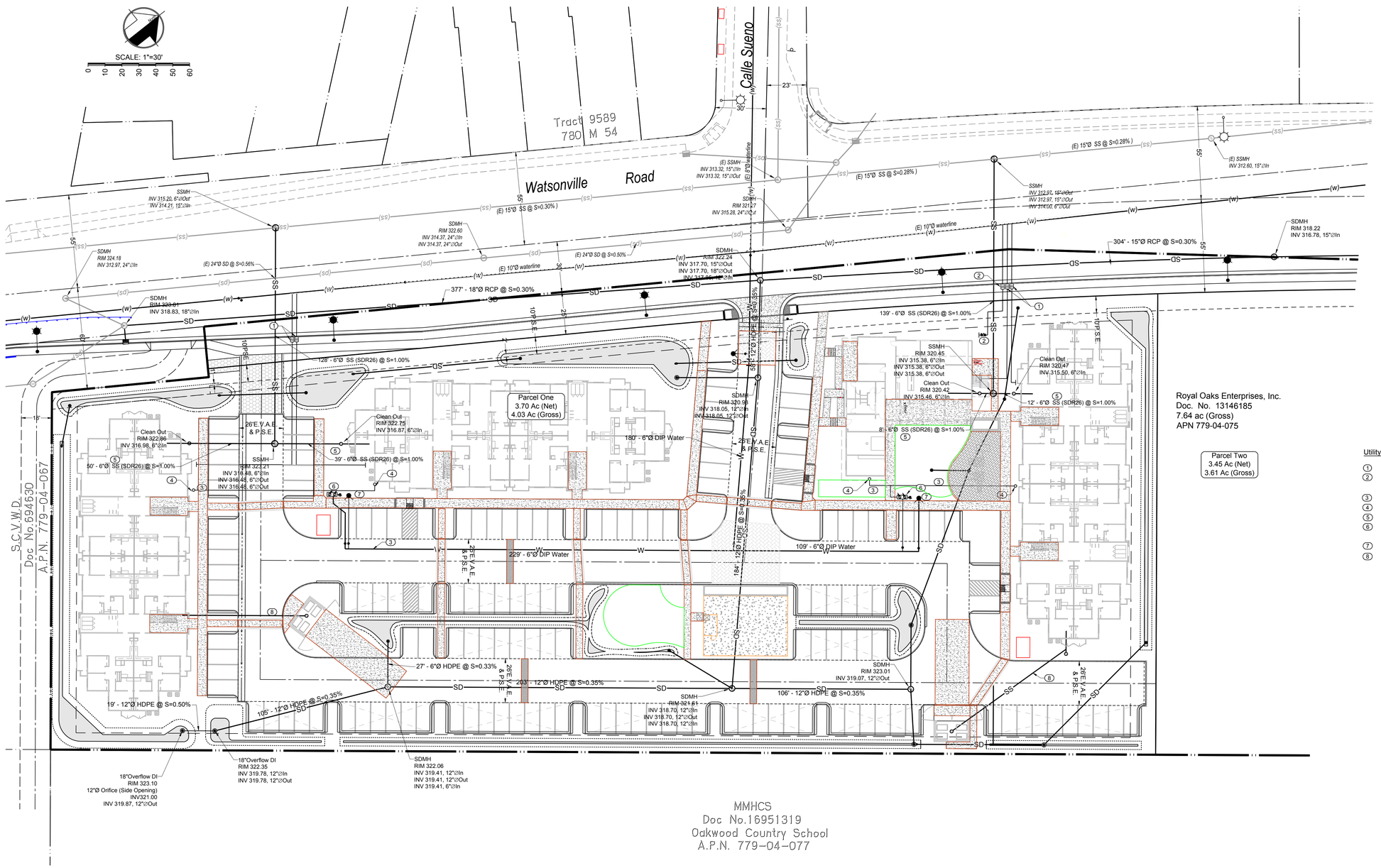
REGISTERED PROFESSIONAL ENGINEER
HARINDER SINGRA
C49717
STATE OF CALIFORNIA

MH engineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

Grading Sections & Details
Crossings on Watsonville Road
MORGAN HILL CALIFORNIA

CITY FILE NO.
PLAN SET: 10/2020
DRAWING: **5** of 6

I:\Projects\2020\220034 Lot 6 Watsonville Road\DWG\220034 Grd Grading Sections.dwg 10/12/2021 11:52 AM mmaa 10/12/2021 11:53 AM by permit Singra



Utility Improvements Notes:

1. Typical 2"Ø Domestic City Std. Water Meter
2. 2"Ø Irrigation City Std. Water Meter with Reduced Pressure Back Flow Preventor
3. Typical 4"Ø Fire Water Main
4. Typical 4"Ø Fire Riser
5. Typical 6"Ø Sewer Lateral at minimum 1% Slope
6. 6"Ø Double Detector Check Valve Assembly with 4"Ø Fire Dept. Connection
7. City. Std Fire Hydrant
8. Typical 4"Ø Trash Area Grease Trap Connection to Sanitary Sewer line

NO.	DESCRIPTION	DATE	BY

REVISIONS

WORK ACCEPTED: INSPECTOR:
BY: DATE:

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL
17575 PEAK AVE. MORGAN HILL, CA 95037
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SIGNATURE DATE

REGISTERED PROFESSIONAL ENGINEER HARJINDER SINGLA C49717 STATE OF CALIFORNIA

MH engineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
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Utility Plan
Crossings on Watsonville Road
MORGAN HILL CALIFORNIA

CITY FILE NO.
PLAN SET: 10/2020
DRAWING: 6 of 6