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MORGAN HILL SENIOR HOUSING

16685 Church Street,
Morgan Hill, Santa Clara County
CA 95037

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES:
- DEMO OF EXISTING STRUCTURES AND HARDSCAPE ON SITE
- TREE REMOVAL
- LOT MERGER
- CONSTRUCTION OF
  - 3-STORY, 82-UNIT AFFORDABLE SENIOR HOUSING DEVELOPMENT (81 ONE-BEDROOM UNITS, AND 1 TWO-BEDROOM MANAGER'S UNIT)
  - 37 ON GRADE PARKING SPACES
  - NEW LANDSCAPE ELEMENTS, INCLUDING BIO-RETENTION PONDS

ON-SITE RECREATIONAL AMENITIES INCLUDE:
- TIER 1 (2 REQ'D): PARK BENCHES & PASSIVE WATER FEATURE (FOUNTAIN)
- TIER 2 (2 REQ'D): SHADE TRELLIS & CLUBHOUSE
- TIER 3 (1 REQ'D): EXERCISE RM

PERMITS REQUIRED:
1. DEMO PERMIT FOR REMOVAL OF EXISTING STRUCTURES ON SITE.
2. CONDITIONAL USE PERMIT REQUIRED FOR SENIOR HOUSING, INDEPENDENT LIVING, IN THE MIXED-USE-FLEX ZONE.
3. DESIGN PERMIT REQUIRED FOR THE ADDITION OF 3 OR MORE RESIDENTIAL UNITS.
4. DENSITY BONUS IS REQUESTED FOR ADDITION OF 37 UNITS OVER STATED ZONING DENSITY. CONCESSIONS REQUESTED ARE AN INCREASE IN HEIGHT AND F.A.R. AND A REDUCTION IN PARKING AND PRIVATE OPEN SPACE.

PROJECT DESCRIPTION

BUILDING CODE INFORMATION

OCCUPANCY & BUILDING TYPE				
MIXED USE (R2) MULTI-FAMILY DWELLING UNITS				
FLOOR 2 - 4	R2	VA	FULLY...	CBC 510.2

HEIGHT AND AREA LIMITATIONS						
TYPE VA						
		ALLOWED		PROPOSED		
		STORIES	FEET	STORIES	FEET	
HEIGHT	R2	4	70 FT	3	41'-8"	CBC 504.2, WITH NFPA 13 SPRINKLERS
AREA		115,216 SF		69,239 SF		
ALLOWABLE AREA PER FLOOR	*38,405 SF*	*FRONTAGE INCREASE PER CBC 506.3.ALLOWABLE BUILING AREA WITHOUT FRONTAGE INCREASE 36,000 SF PER CBC 506.1*				
SPRINKLER (Is)	*2*					
FRONTAGE (F)	*356'*					
BLDG PERIMETER (P)	*787'*					
WIDTH (W)	*29.72'*					
FRONTAGE INCREASE (If)	*.2*					

FIRE RATING		
	TYPE VA	
STRUCTURAL FRAME	1	CBC TABLE 601
BEARING WALLS		
EXTERIOR	1	
INTERIOR	1	
NON-BEARING WALLS	0	
FLOOR...	1	
ROOF CONSTRUCTION	1	
FSD < 5 FT	**1**	CBC TABLE 602
5 FT < FSD < 10 FT	**1**	
10FT < FSD < 30 FT	**1**	
FSD > 30 FT	**0**	
BTWN DWELLING UNITS (WALLS AND...	**1**	CBC 420.2
CORRIDOR WALLS	**1**	CBC TABLE 1018.1

PLANNING CODE INFORMATION

SITE INFORMATION	
ADDRESS:	16685 CHURCH ST
APN:	817-02-001 & 817-02-025
ZONING:	MIXED USE FLEX

PARCEL CONDITIONS	EXISTING	PROPOSED
LOT AREA	817-02-001: 38,593 SF 817-02-025: 43,650 SF	82,243 SF
BLDG FOOTPRINT	817-02-001: 2,967 SF 817-02-025: 0 SF	24,300 SF
YEAR CONSTRUCTED	1917	---

	ALLOWED/ REQUIRED	EXISTING	PROPOSED	NOTES
SITE REQUIREMENTS				
FLOOR-AREA RATIO	0.5	02-001: 0.077 02-025: 0	0.84	F.A.R. INCREASE REQUESTED AS DENSITY BONUS CONCESSION
RESIDENTIAL DENSITY	7 - 24 DU/ACRE 1.89 ACRE = 45 DU/ ACRE MAX	0	82 TOTAL (44 DU/ACRE)	DENSITY BONUS REQUESTED FOR ADDITIONAL 37
BUILDING COVERAGE	50%	3.6%	29.5%	
COMMON USABLE OPEN SPACE	25% SITE AREA = 12,335 SF	N/A	24,349	COMMON IN LIEU OF PRIVATE OPEN SPACE REQUESTED AS DENISTY BONUS CONCESSION
PRIVATE USABLE OPEN SPACE	48 SF X 41 UNITS =1,968 SF	N/A	0 SF	
STRUCTURE REQUIREMENTS				
HEIGHT	35'	17'-6"	36'-8" TO ROOF FRMING. 41' -...	HEIGHT INCREASE REQUESTED AS DENSITY BONUS CONCESSION
# STORIES	3 STORIES	1	3	
FRONT SETBACK (MONTEREY)	15' - 0"	N/A	18' - 3 1/2"	Table 18.22-3
STREET SIDE SETBACK (CHURCH ST)	10' - 0"	10' - 6"	10' - 0"	
STREET SIDE SETBACK (SAN PEDRO)	10' - 0"	31' - 2"	14' - 3"	
INTERIOR SIDE SETBACK	5' - 0"	26' - 6"	5' - 0"	
FLOOR AREAS				
TOTAL GROSS FLOOR AREA		2,967 SF	69,239 SF	
FIRST FLOOR		*2,967 SF*	*24,300 SF*	
SECOND FLOOR		*--*	*22,614 SF*	
THIRD FLOOR		*--*	*22,325 SF*	
PARKING				
RESIDENT PARKING SPACES	1 PER UNIT = 82	6	37 TOTAL	PARKING REDUCTION REQUESTED AS DENSITY BONUS CONCESSION
GUEST PARKING SPACES	1 per 5 UNITS = 17	0		
ADA PARKING SPACES	5% MIN	1	7	
EV PARKING SPACES	1 PER 49 SPACES	0	2	1 AT ADA, 1 AT TYP
BIKE PARKING				
SHORT TERM BIKE PARKING	10% REQ'D CAR PKG = 8.2	0	9	
LONG TERM BIKE PARKING	1 PER 5 UNITS =16.4	0	18	

OWNER:
Morgan Hil Senior Housing LP
6120 Stoneridge Mall, Suite 100
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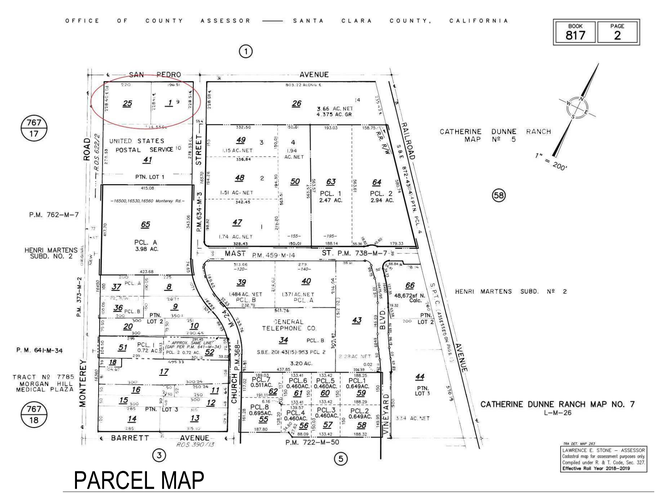
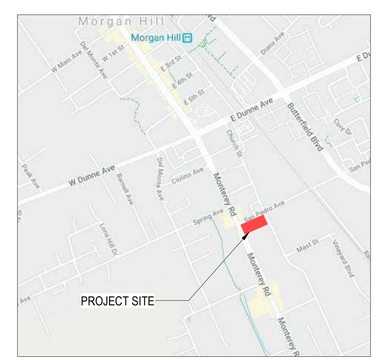
PROJECT TEAM



PARCEL MAP



VICINITY MAP

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
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MORGAN HILL
SENIOR HOUSING

SAN PEDRO AT MONTEREY ROAD, MORGAN HILL, CA
JOB NO. 19045

ISSUE

△	DATE	DESCRIPTION
	04.28.20	PLANNING APP
	05.04.20	PFL PHASE 1
	05.22.20	100% SCHEMATIC
	06.10.20	PLANNING RESUB
	07.13.20	PLANNING RESUB #2

DRAWING TITLE
PROJECT INFO

SCALE As indicated

G1.00

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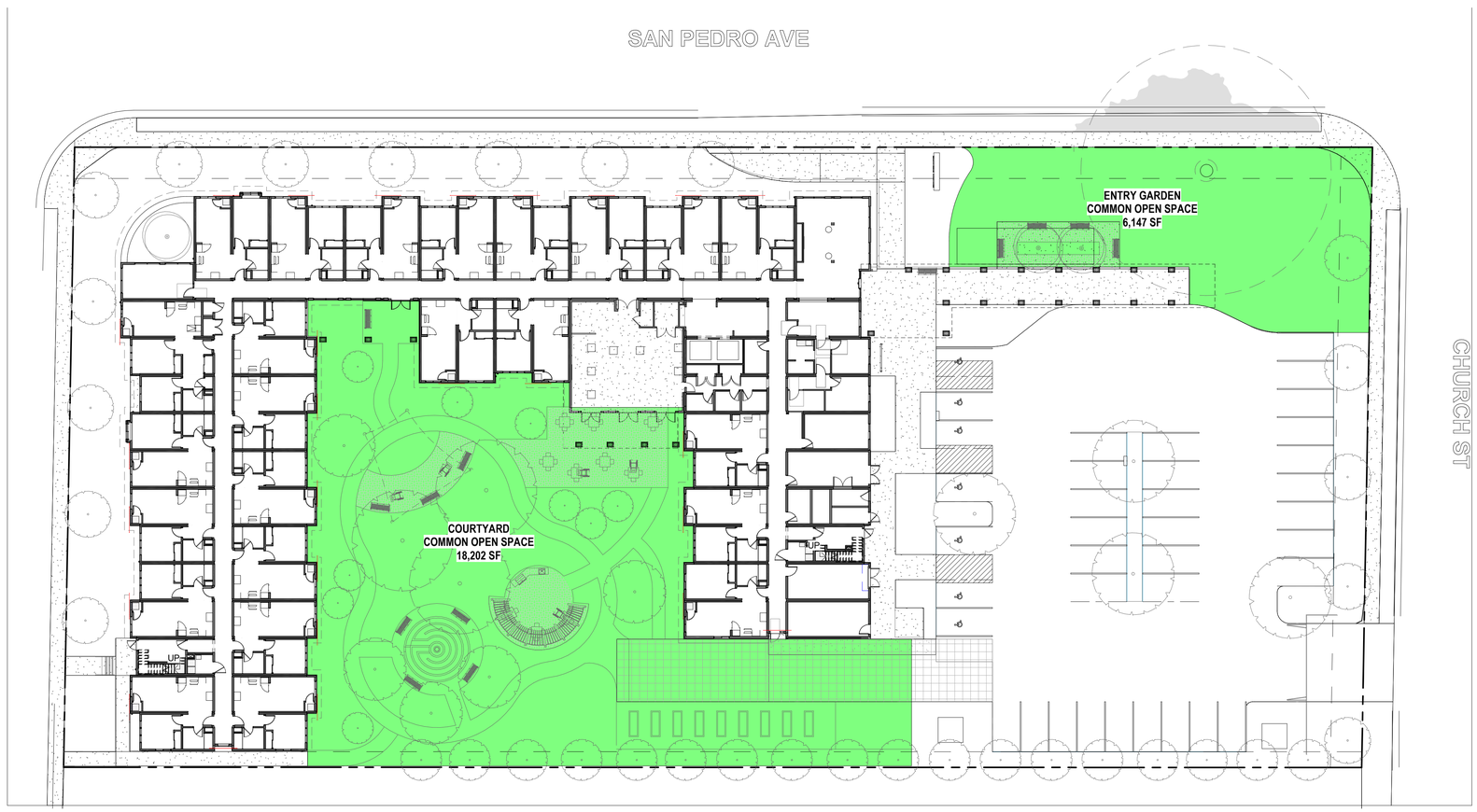

1 USABLE OPEN SPACE DIAGRAM
3/64" = 1'-0"

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DRAWING TITLE
PLANNING DIAGRAMS

SCALE 3/64" = 1'-0"

G3.02

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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 MOIST 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 STENCILIING: "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 THIRD PARTY STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
INSPECTIONS AND COMPLIANCE AS REQUIRED BY THE CITY OF MORGAN HILL
STORMWATER MANAGEMENT PLAN (SWMP)
FOR CROSSING AT MONTEREY
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
GENERAL PERMIT FOR STORM WATER DISCHARGES
ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES
WDID # ---------------

A. PRIOR TO ANY GRADING ACTIVITY, DEVELOPER/OWNER/CONTRACTOR SHALL OBTAIN THE SERVICES OF A QUALIFIED THIRD PARTY SWPPP INSPECTOR.
   1) Developer shall provide contact information of site's Third Party SWPPP Inspector (TPSI) to Public Works Engineering.
   2) Public Works Engineering shall go over the requirements of inspections with the TPSI.
   3) Public Works Engineering shall coordinate with TPSI in maintaining an inspection log of all SWPPP Inspections and their respective sites.
B. SITE SWPPP INSPECTIONS VIA THIRD PARTY SWPPP INSPECTOR
   1) Project shall have the site inspected by a qualified* (R.C.E., CPESC, CPSWQ, CESSWI, CISEC, etc.) Third Party SWPPP Inspector (TPSI) *Third Party SWPPP Inspectors must hold certification of Qualified SWPPP Practitioner (QSP) or a Qualified SWPPP Development (QSD) issued by the State Water Resources Control Board.
   2) SWPPP Inspections shall occur 48 hours prior to and following a forecasted rain event.
   3) SWPPP Inspections shall occur WEEKLY during the rainy season (September 15th – May 1st)
   4) SWPPP Inspections shall occur BI–WEEKLY during the non–rainy season.
   5) Per each of the inspection conditions 2, 3, or 4, the TPSI shall certify in writing to the Building and Public Works Department if the site is in compliance/non–compliance with the NPDES General Permit for Stormwater, site SWPPP Manual, and Water Pollution Control Drawings (see attached Inspection Check List). NPDES SWPPP Inspectors shall forward onsite and offsite information/certification to the Building (onsite, private property issues) and Public Works (offsite, public right–of–way issues) inspectors respectively.
   6) Prior to rain events, BMPs not in compliance will need to be corrected immediately.
   7) Illicit discharges per the NPDES General Permit, non–compliance of tracking control, and inlet protection within the public right of way shall be address immediately.
   8) Other non–compliance issues need to be addressed within a 24 hour period.
   9) Non–compliance issues which have been corrected shall be verified by TPSI by a follow up inspection.
C. CITY OVERSIGHT OF INSPECTORS
   1) City Inspectors and Engineers shall recieve site inspection information/certification from the TPSI per items B.2, B.3, and/or B.4.
   2) City Inspectors/Engineers shall coordinate with TPSI to address any outstanding items within the required time frame.
   3) Sites that are not able to address non–conformance shall be denied further Building or Public Works inspections or required to stop work until non–compliance issues shall be corrected.

FLOODZONE STATEMENT

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND ZONE AE.

ZONE X:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL 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

ZONE AE:
BASE FLOOD ELEVATIONS DETERMINED. (337 FEET)

COMMUNITY – CITY OF MORGAN HILL
COMMUNITY PANEL NO. – 06085C0607H
EFFECTIVE DATE OF MAY 18, 2009

BASIS OF BEARINGS

THE BEARING, NORTH 64°31'00" EAST ALONG THE CENTERLINE "SAN PEDRO AVENUE", AS FILED IN THE RECORD OF SURVEY IN BOOK 622 OF MAPS, PAGE 2 ON DECEMBER 3rd, 1990, SANTA CLARA COUNTY RECORDS.

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT

BENCHMARK ID: BM002

ELEVATION: NAVD 88 – 342.81 FEET

DESCRIPTION:
BRASS DISK ON TOPO OF CONCRETE CURB; AT BACK OF SIDEWALK OF NORTHWEST CORNER OF INTERSECTION OF MONTEREY ROAD AND W. DUNNE AVENUE; 13.4 FEET NORTH OF TRAFFIC SIGNAL # 2343; 10.3 FEET RADIALLY FROM FLOWLINE OF GUTTER; 0.55 FEET HIGHER THAN BACK OF SIDEWALK.

GRADING QUANTITIES

BUILDING	CUT=±0 C.Y.	FILL=±2,141 C.Y.
PARKING LOT	CUT=±441 C.Y.	FILL=±292 C.Y.
PONDS	CUT=±2 C.Y.	FILL=±51 C.Y.
LANDSCAPING	CUT=±3 C.Y.	FILL=±1,951 C.Y.
TOTAL	CUT=446 C.Y.	FILL=±4,435 C.Y.

PROJECT SUMMARY

1. GROSS AREA: 101,546 S.F. / 2.331 ACRES
2. ASSESSOR'S PARCEL NUMBER: 817–02–001 & 025
3. EXISTING LAND USE – VACANT (025) COMMERCIAL (001)
   PROPOSED LAND USE – RESIDENTIAL
4. EXISTING ZONING – MU–F (MIXED USE FLEX)
   PROPOSED ZONING – RESIDENTIAL ATTACHED LOW DENSITY
5. NUMBER OF UNITS – 1 PARCEL / 16 RESIDENTIAL UNITS

Architectural & Site Review

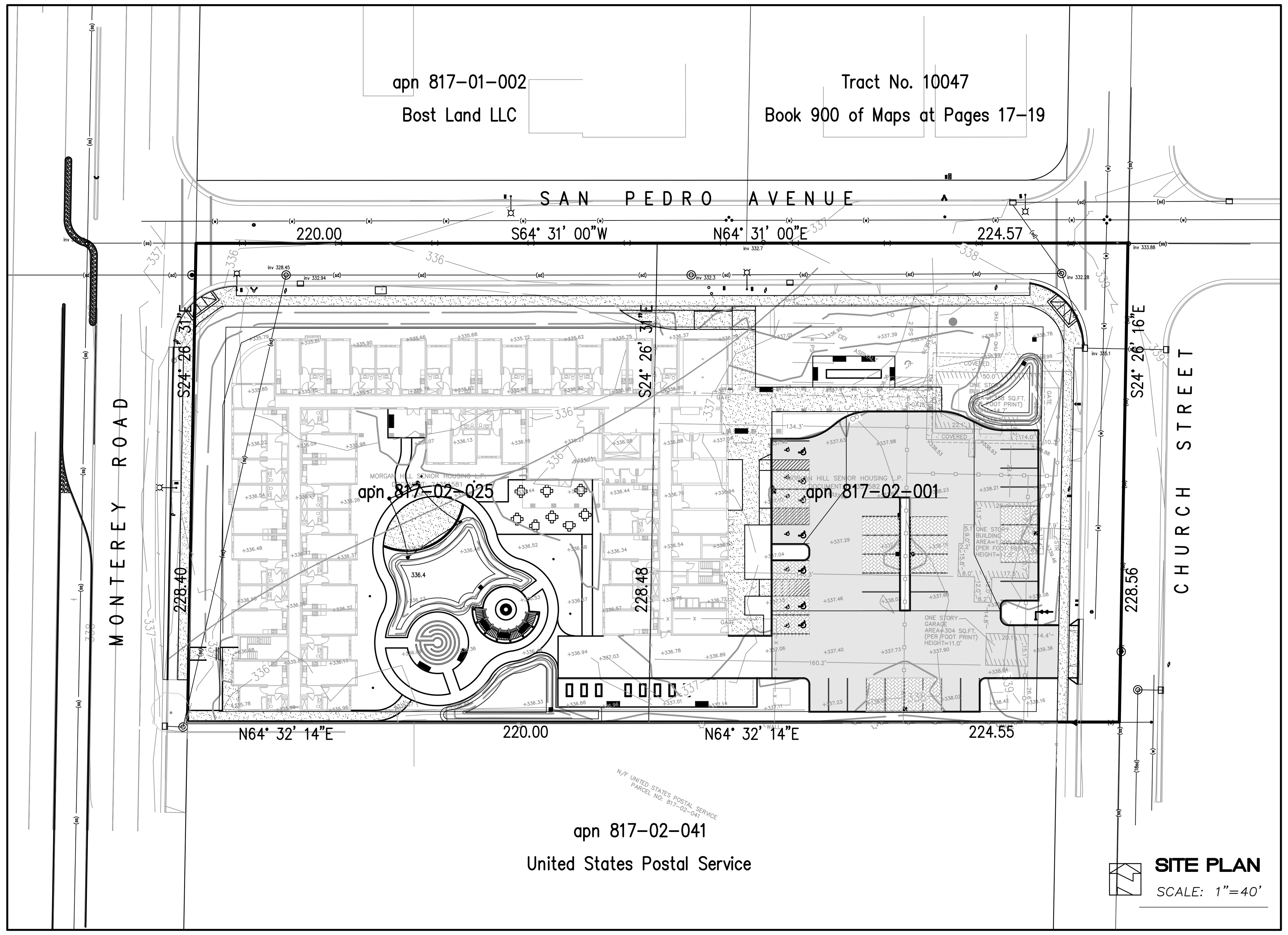
for

Morgan Hill Senior Housing

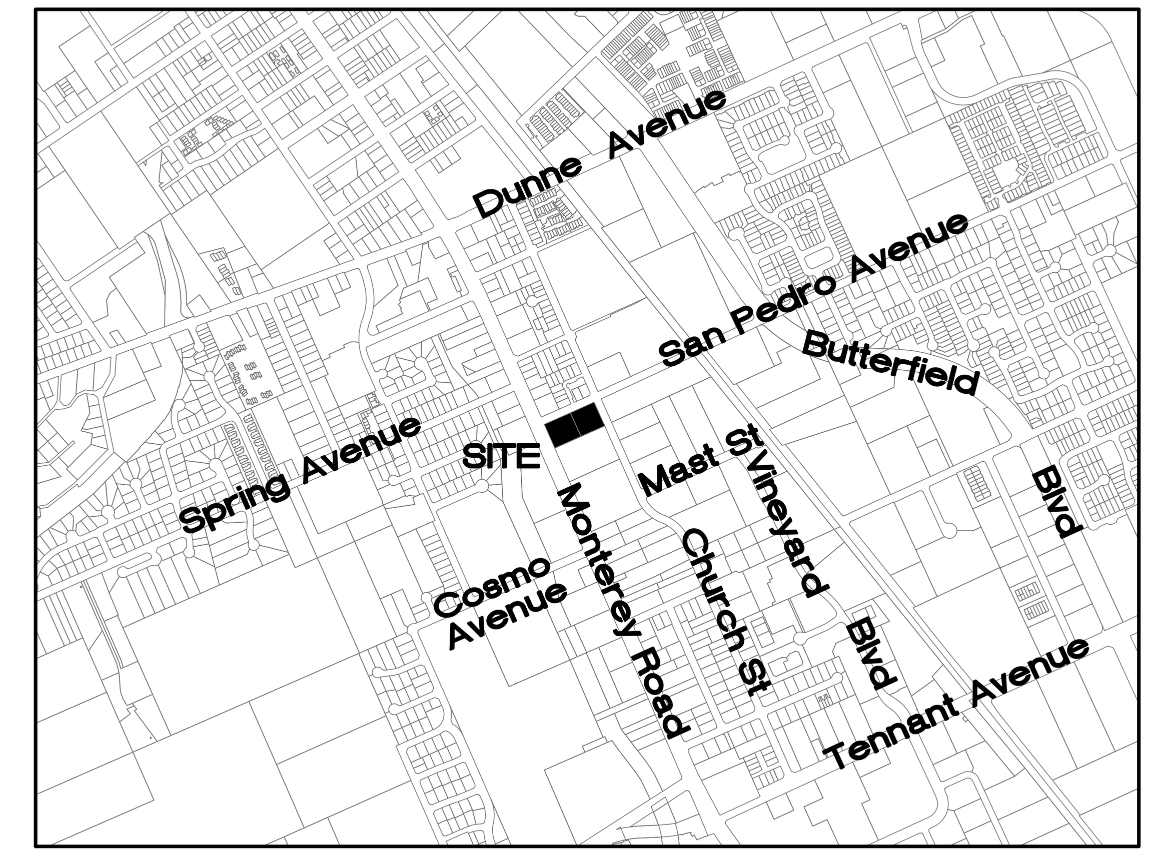
16685 Church Street - apn 817-02-001 & 025

in the

City of Morgan Hill



SITE PLAN
SCALE: 1"=40'

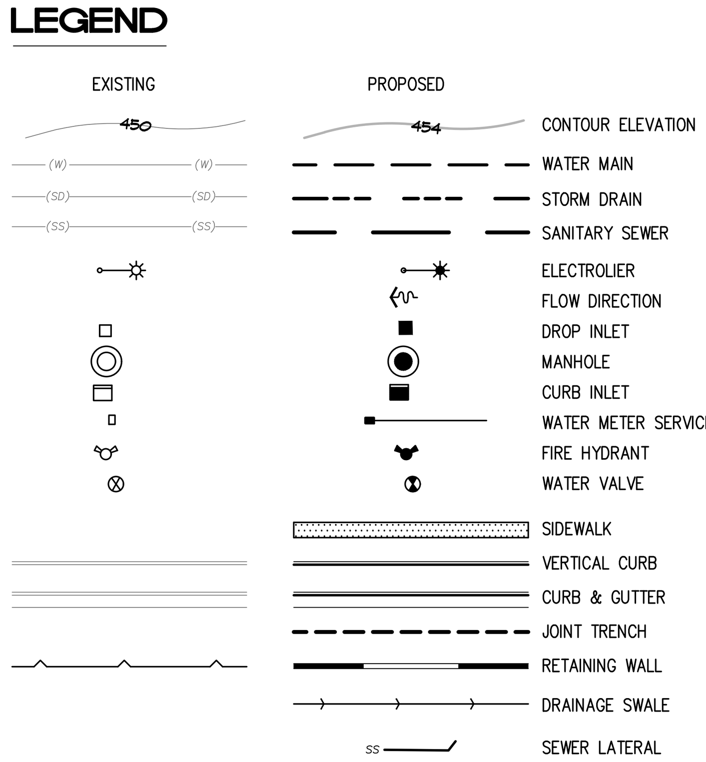


VICINITY MAP
NO SCALE

ABBREVIATIONS

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

LEGEND



DEVELOPER/OWNER

MORGAN HILL SENIOR HOUSING, L.P.
C/O BEACON COMMUNITIES, INC
6120 STONERIDGE MALL ROAD, SUITE 100
PLEASANTON, CA 94588

TELEPHONE:

ARCHITECT

HKIT ARCHITECTS
538 NINTH STREET – SUITE 240
OAKLAND, CA 94607

TELEPHONE: 510 625–9801

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. # 69,278
expires: 6/30/20

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY–VERDEL
NO. 69278
EXP. 6–30–20
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET INDEX

C.1	COVER SHEET
C.2	DEMOLITION PLAN
C.3	SITE PLAN
C.4	GRADING PLAN – 20 SCALE
C.5	GRADING PLAN – 10 SCALE
C.6	UTILITY PLAN
C.7	EROSION CONTROL PLAN
C.8	STORMWATER CONTROL PLAN

NO.	DESCRIPTION	DATE	BY

Revisions p:\proj\

HOR AS SHOWN
VERT NONE
AS BUILT
JOB NUMBER 20019

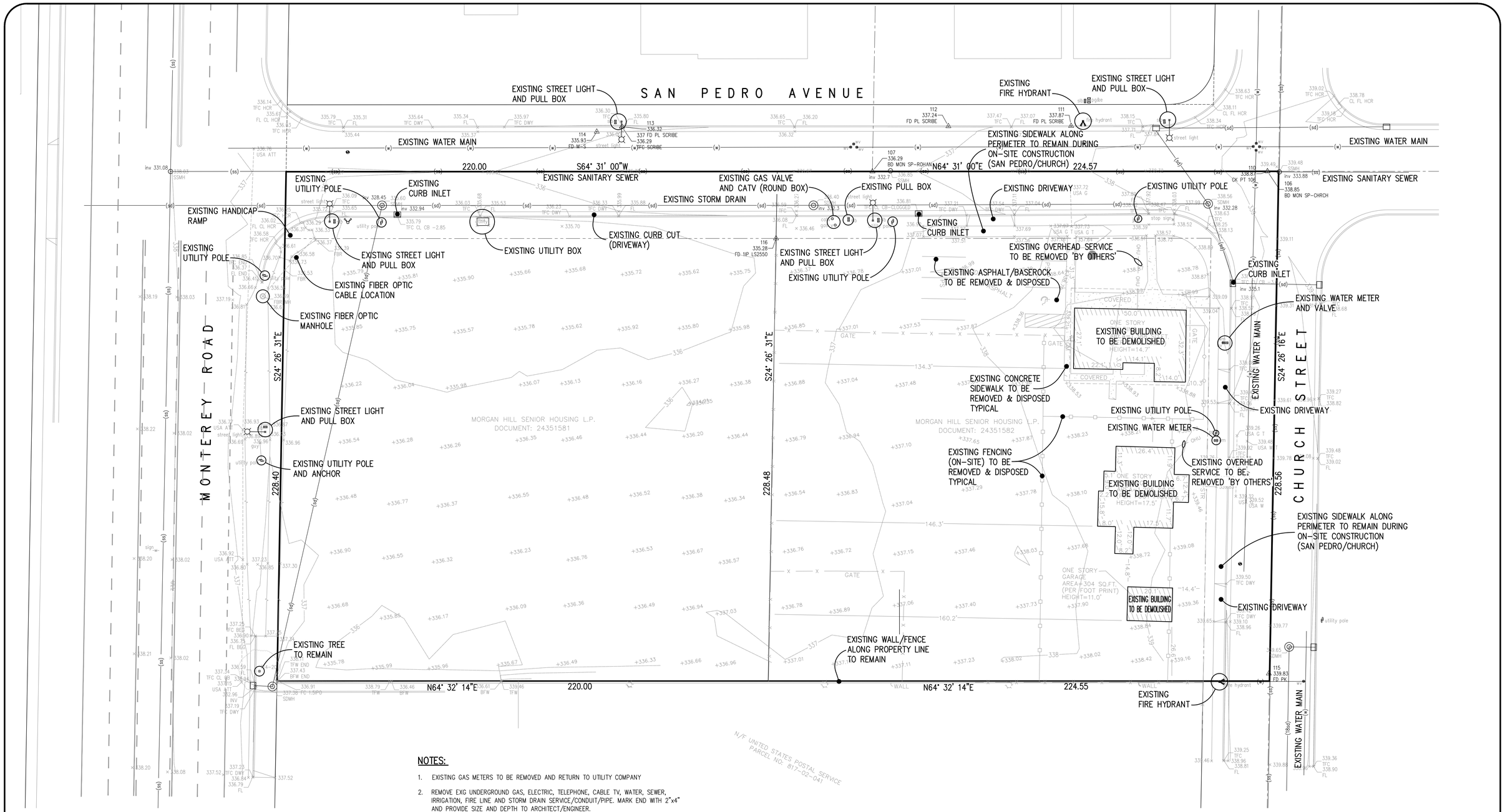
DRAWN TM
DESIGN AM
CHECKED DATE
APPROVED DATE
Scott C. Creer R.C.E. # 58879 – CITY ENGINEER EXPIRES 6/30/2019

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

CITY OF MORGAN HILL
City of Morgan Hill
Public Works Department

Cover Sheet
Morgan Hill Senior Housing

City File no.
PRINT DATE
SHEET NUMBER
C.1 of 8



NOTES:

1. EXISTING GAS METERS TO BE REMOVED AND RETURN TO UTILITY COMPANY
2. REMOVE EXG UNDERGROUND GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SEWER, IRRIGATION, FIRE LINE AND STORM DRAIN SERVICE/CONDUIT/PIPE. MARK END WITH 2"x4" AND PROVIDE SIZE AND DEPTH TO ARCHITECT/ENGINEER.
3. REMOVE ALL EXISTING ASPHALT/CONCRETE PAVING & BASE ALSO REMOVE ALL EXISTING CONCRETE WALKS, MASONRY PLANTERS, CONC MOW STRIPS AND ANY OTHER EXISTING MATERIALS THAT WOULD PREVENT A CLEAN, ROUGH GRADED WORK SITE INSIDE OF LIMITS OF WORK LINE.
4. PRIVATE ENGINEER'S NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING.
5. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, 1-800-227-2600, 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, FOR EXISTING UTILITY LOCATION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
p:\proj\	Revisions		

Work Accepted: Inspector:

As-Built Corrections

By: _____ Date: _____

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

signature date

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI
EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

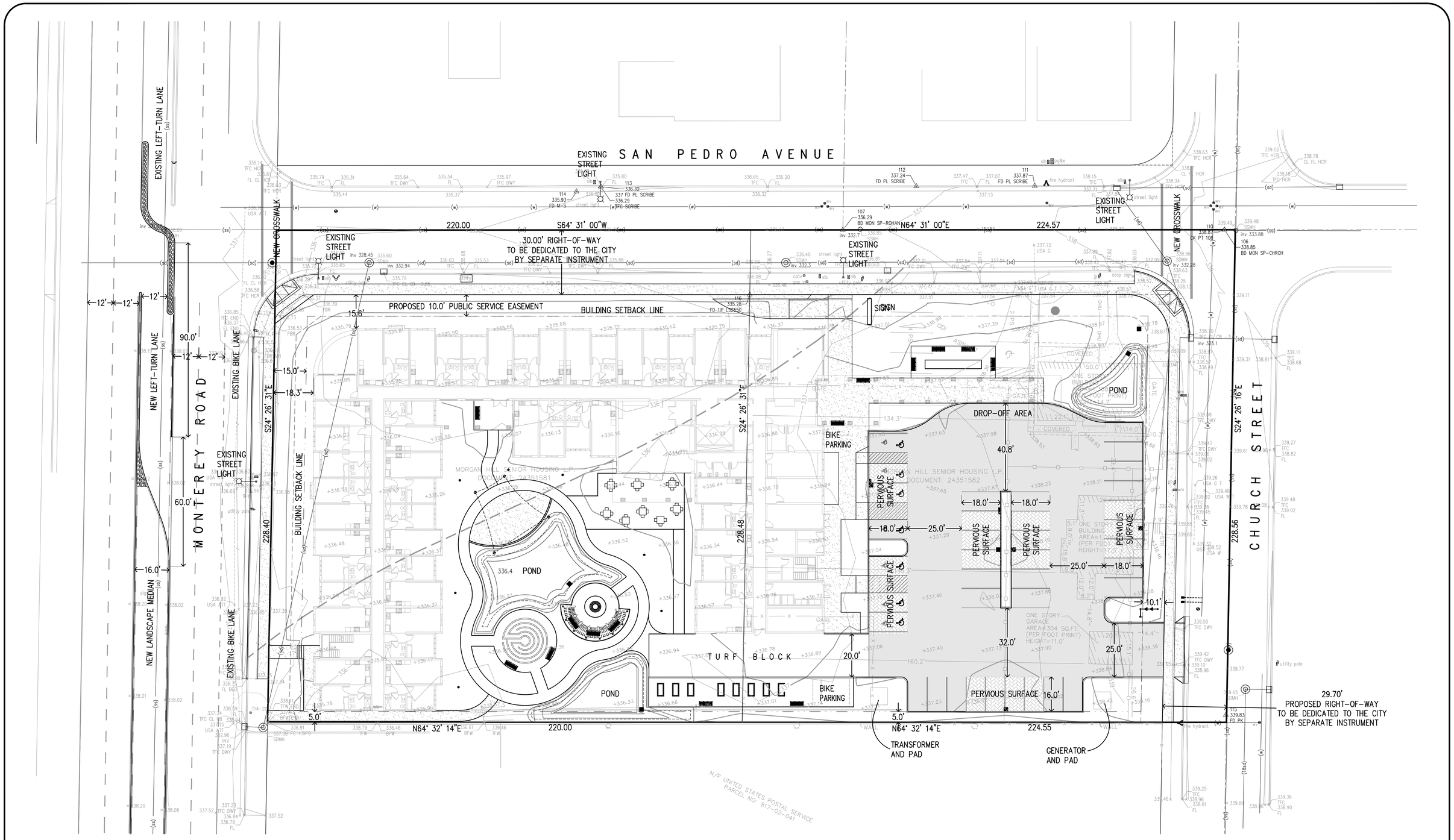
DRAWN	DESIGN	HOR. 1"=20'
CHECKED	DATE	VERT
APPROVED	DATE	AS BUILT
Scott C Greer CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20019

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

Demolition Plan
Morgan Hill Senior Housing

City File no.
PRINT DATE
SHEET NUMBER C.2 OF 8

HB JOB NO. 20019



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections

By: Date:

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

signature date

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

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Scott C Greer – CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20019

City of Morgan Hill
Public Works Department
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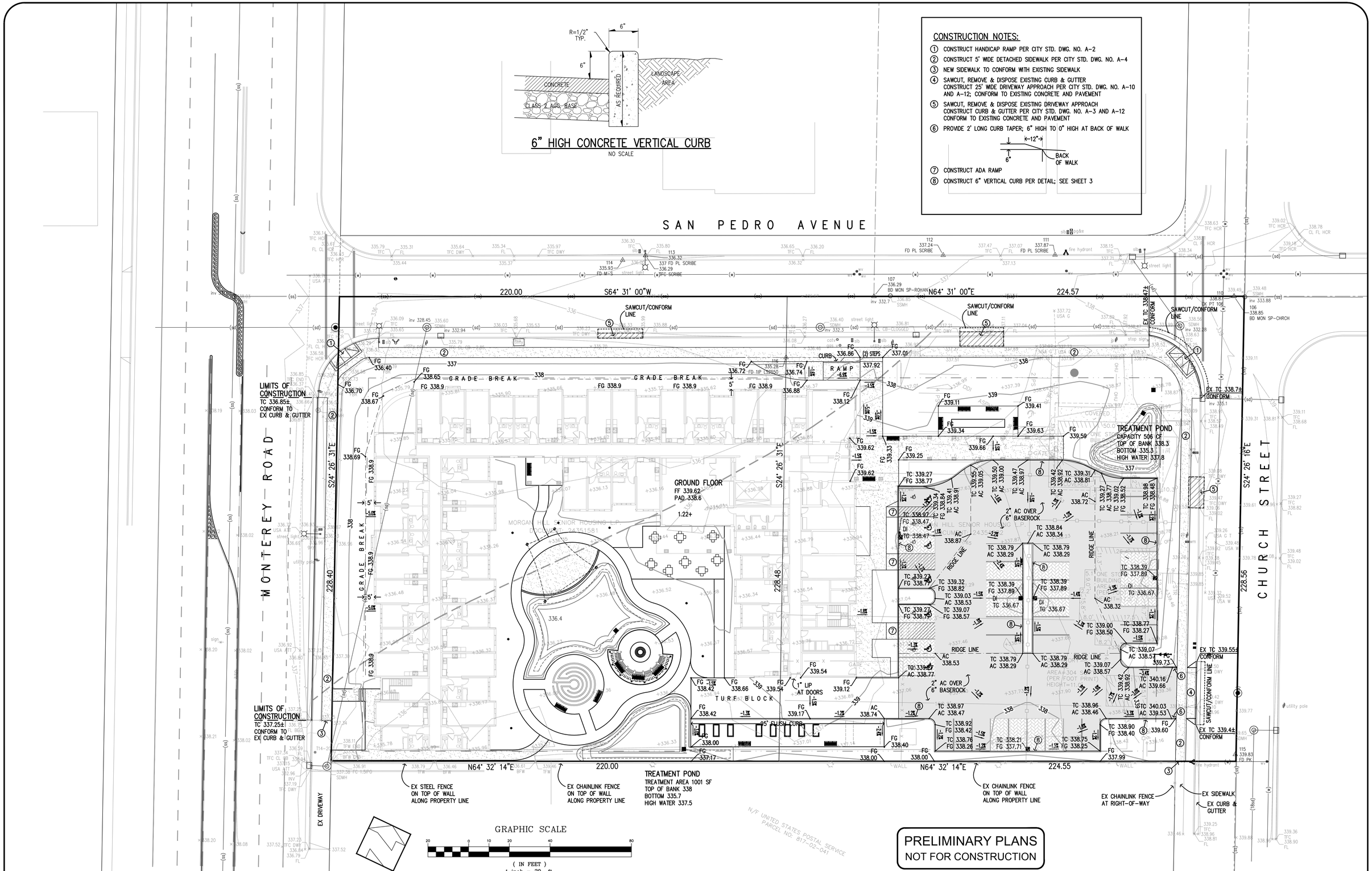
(408) 776-6480 - fax (408) 779-7236
CITY OF MORGAN HILL

Site Plan
Morgan Hill Senior Housing

City File no.
PRINT DATE
SHEET NUMBER C.3 OF 8

HB JOB NO. 20019



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As-Built Corrections

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Exp. date: _____

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DRAWN	DESIGN	HOR 1"=10'
CHECKED	DATE	VERT
APPROVED	DATE	AS BUILT
Scott C Greer — CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20019

CITY OF MORGAN HILL

City of Morgan Hill
Public Works Department
17575 Peak Avenue, Morgan Hill - California - 95037
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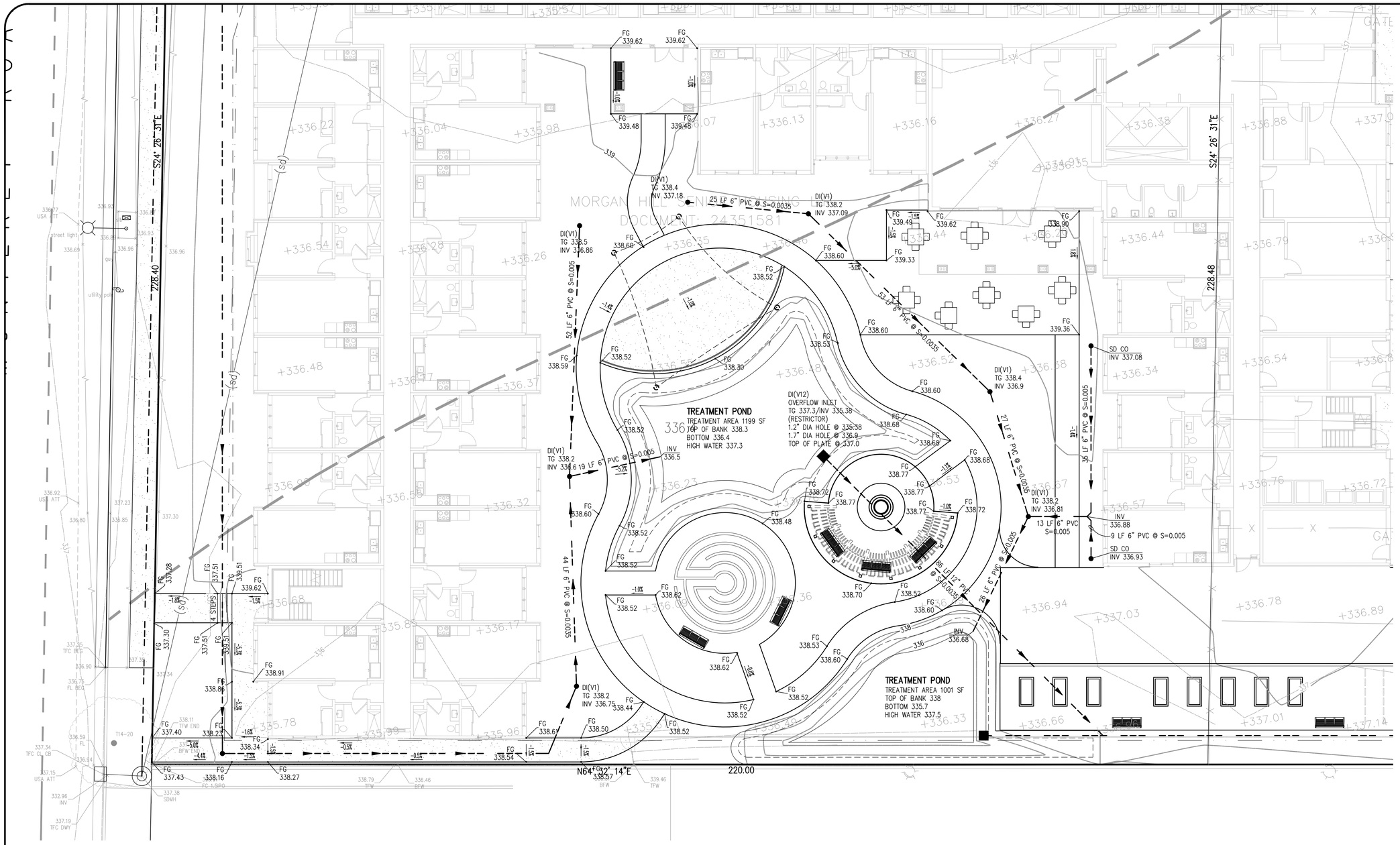
Grading & Drainage Plan
Morgan Hill Senior Housing

City File no.
PRINT DATE
SHEET NUMBER C.4 OF 8

HB JOB NO. 20019



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

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City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL
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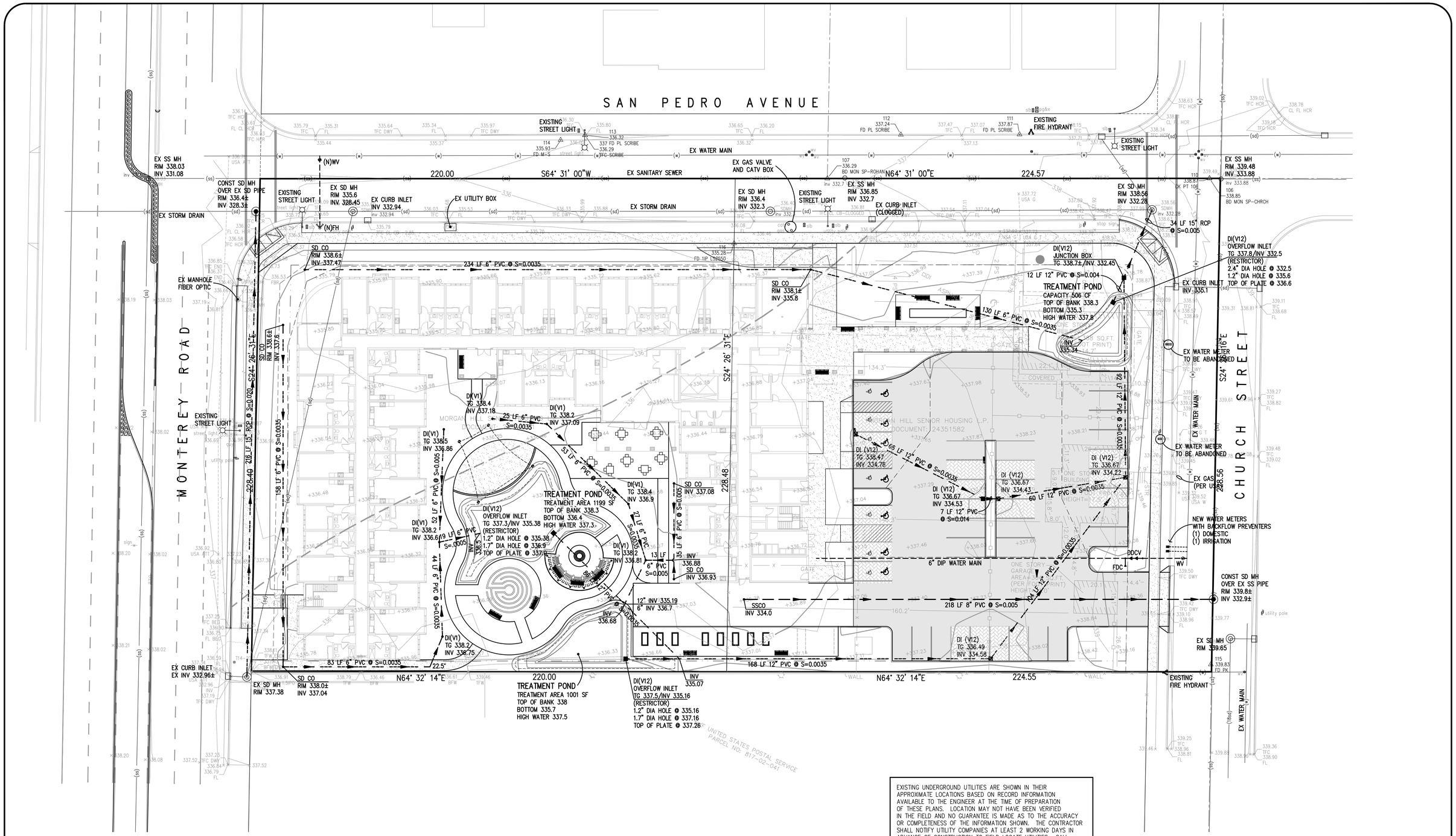
Grading & Drainage Plan
Morgan Hill Senior Housing

City File no.
PRINT DATE
SHEET NUMBER
C.5 OF 8

HB JOB NO. 20019



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 811/1-800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections

By: _____ Date: _____

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

signature date

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CITY OF MORGAN HILL

City of Morgan Hill
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Utility Plan
Morgan Hill Senior Housing

City File no.

PRINT DATE

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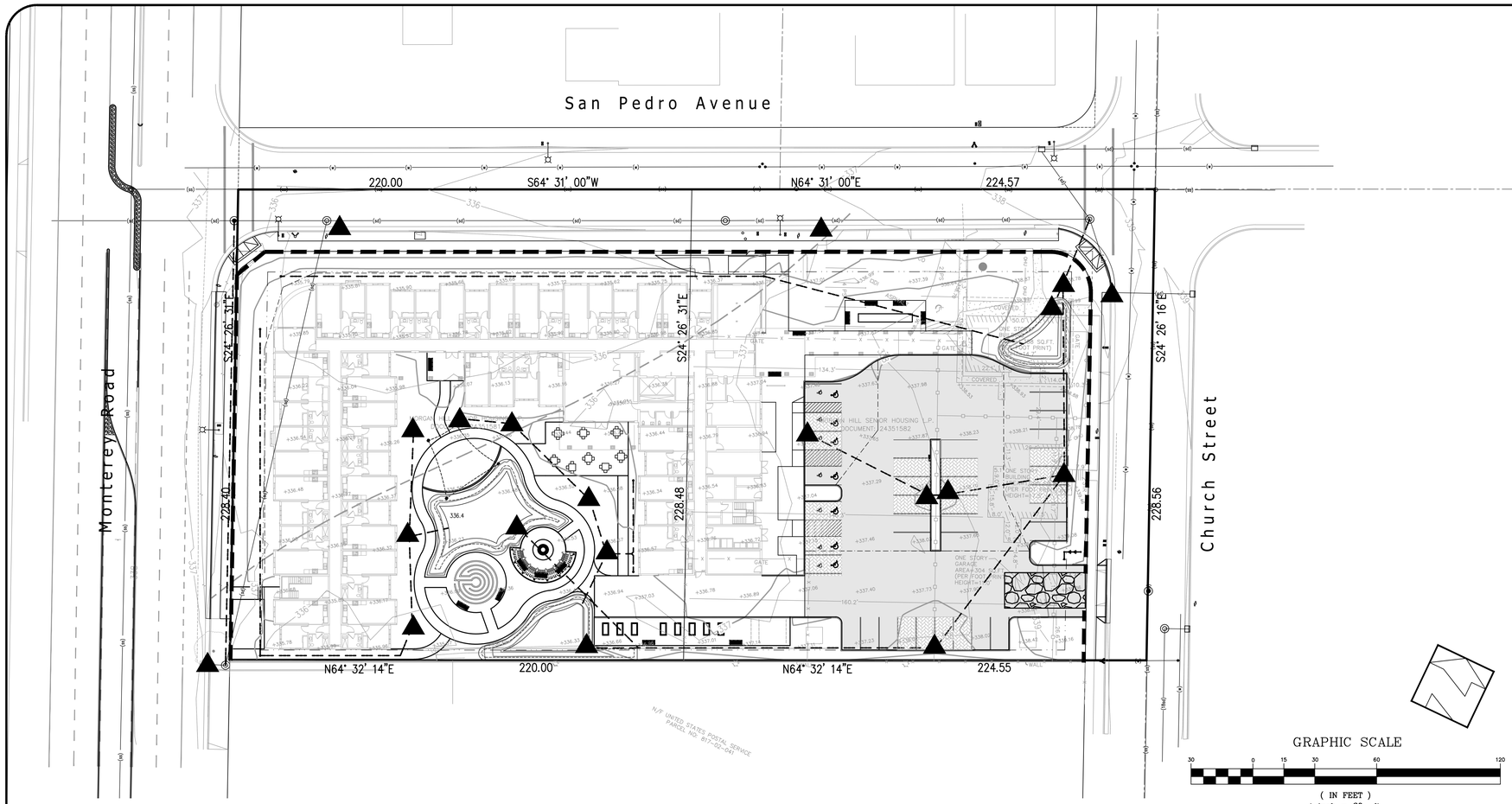
HB JOB NO. 20019



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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 COUNTY 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 COUNTY INSPECTOR'S APPROVAL.

8. 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.

9. 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 EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

10. 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.

11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. 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 COUNTY INSPECTOR.

13. F 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

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE CITY INSPECTOR.

15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.

16. 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 CITY RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

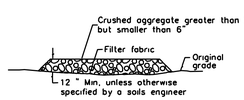
LEGEND

PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1

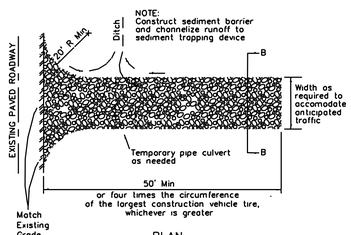
FIBER ROLL BARRIER PER DETAIL SE-5
AROUND PERIMETER OF PROJECT AREA

STORM DRAIN INLET PROTECTION PER DETAIL SE-10

Stabilized Construction Entrance/Exit TC-1

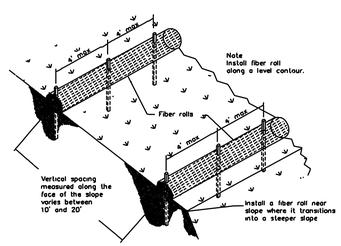


SECTION B-B
NTS

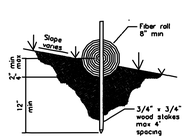


PLAN
NTS

SE-5 Fiber Rolls

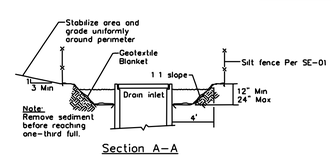


TYPICAL FIBER ROLL INSTALLATION
NTS

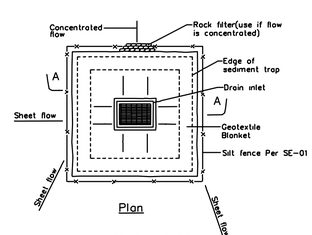


ENTRENCHMENT DETAIL
N.T.S.

Storm Drain Inlet Protection SE-10



Section A-A

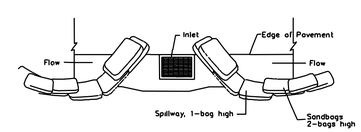


Plan

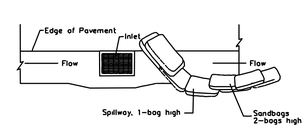
DI PROTECTION TYPE 2
NOT TO SCALE

Notes
1 For use in cleared and grubbed and in graded areas
2. Shape basin so that longest inflow area faces longest length of trap.
3 For concentrated flows, shape basin in 2 1 ratio with length oriented towards direction of flow.

SE-10 Storm Drain Inlet Protection



TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. Intended for short-term use
2 Use to inhibit non-storm water flow
3. Allow for proper maintenance and cleanup
4 Bags must be removed after adjacent operation is completed
5 Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections
By: Date:

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

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI EST. 1916
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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EMAIL: ENGINEERING @ HANNABRUNETTI.COM

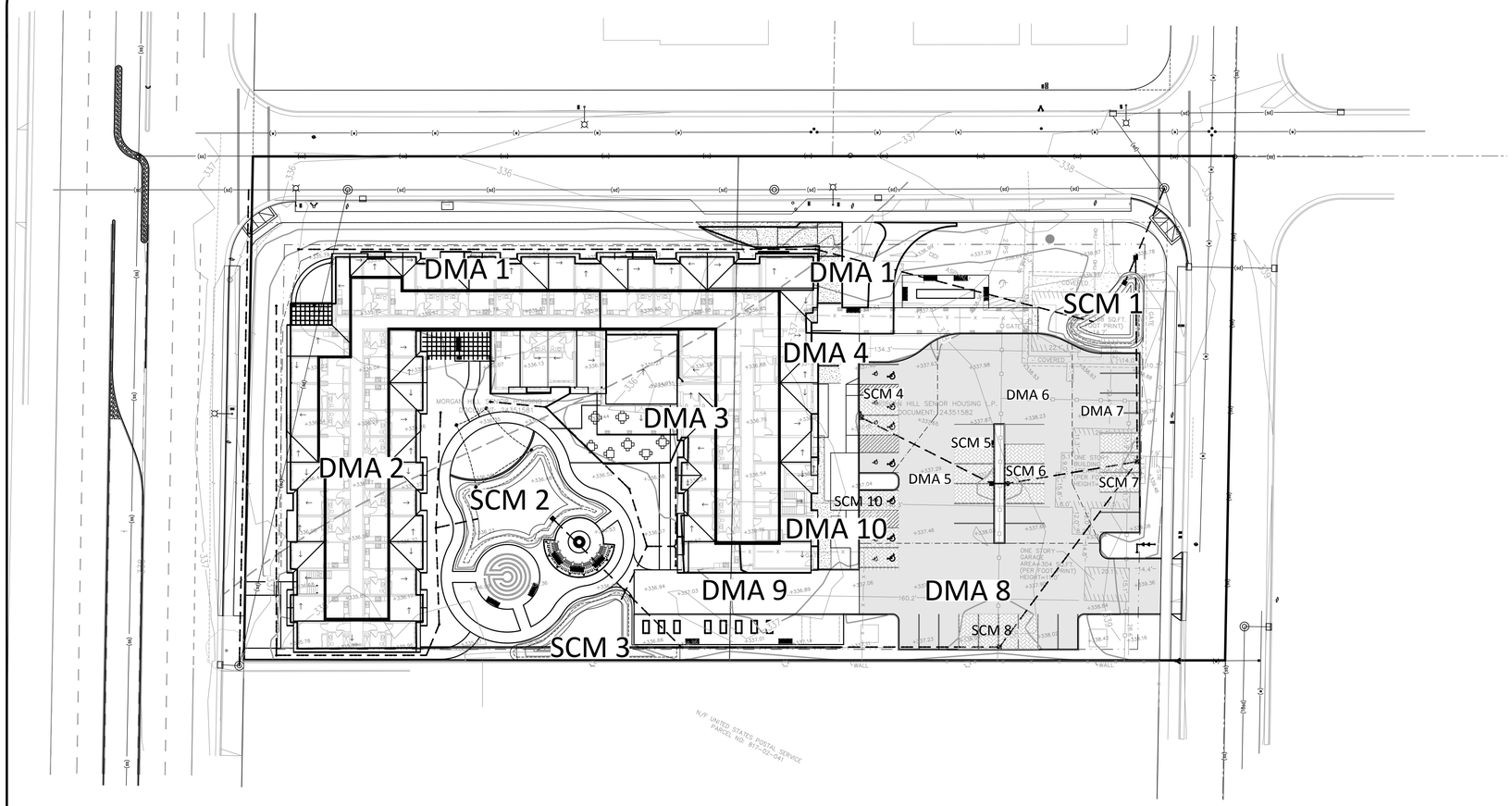
DRAWN	DESIGN	HOR. 1"=30'
CHECKED	DATE	VERT
APPROVED	DATE	AS BUILT
Scott C Greer CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20019

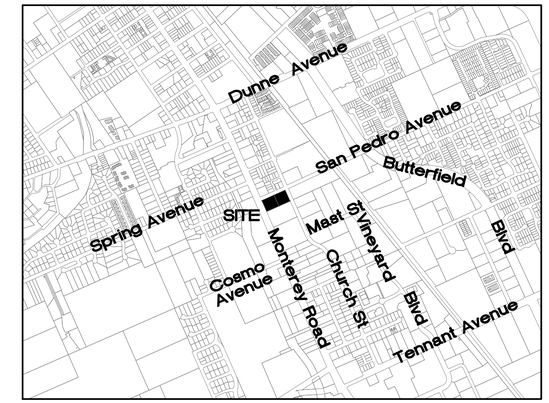
City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL
17575 Peak Avenue, Morgan Hill - California - 95037
(408) 776-6480 - fax (408) 779-7236

Erosion Control Plan
Morgan Hill Senior Housing

City File no.
PRINT DATE
SHEET NUMBER C.7 OF 8

HB JOB NO. 20019

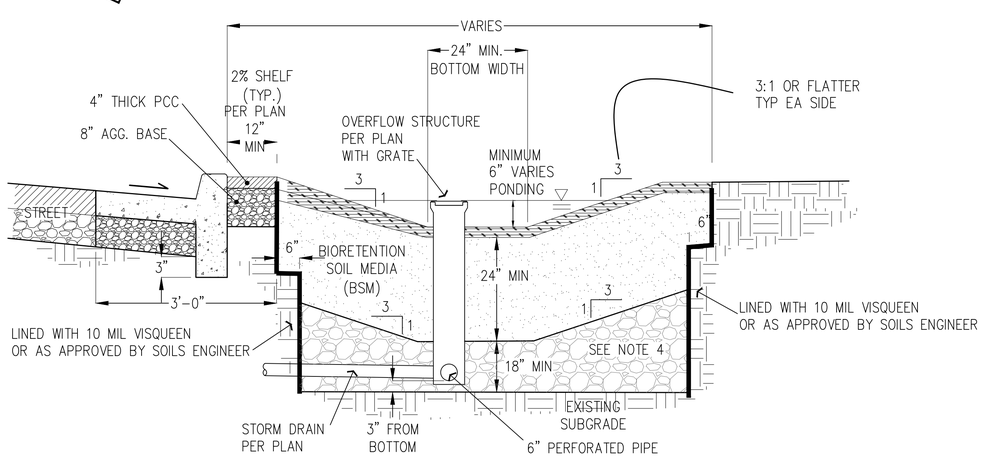




VICINITY MAP
NO SCALE

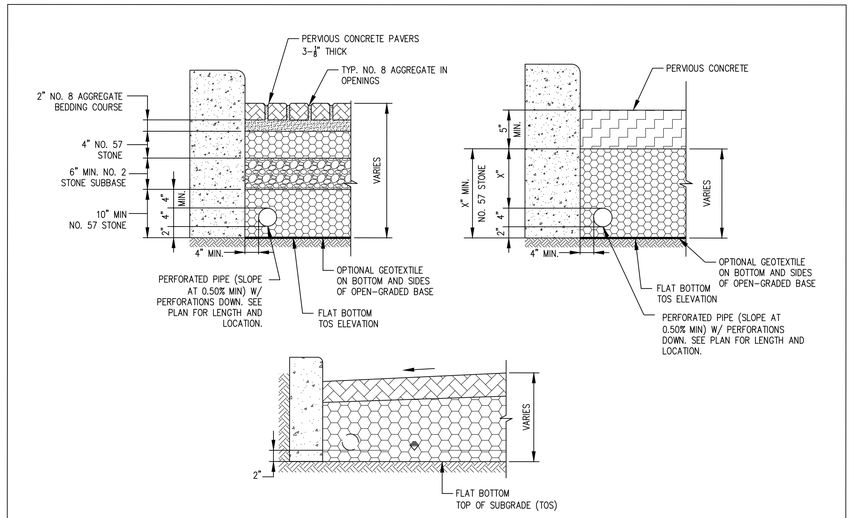
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



BIORETENTION POND DETAIL

WITH UNDERDRAIN – NOT TO SCALE



PERVIOUS PAVER DETAIL

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections
By: Date:

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

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEZ NO. 69278 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

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DRAWN	DESIGN	HOR. 1"=20'
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Scott C Greer – CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20019

City of Morgan Hill
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CITY OF MORGAN HILL

Storm Water Control Plan
Morgan Hill Senior Housing

City File no.
PRINT DATE
SHEET NUMBER C.8 OF 8

HB JOB NO. 20019

TYPICAL
DISTRIBUTION TRENCH
Joint Trench - Franchise Area or P.U.E.

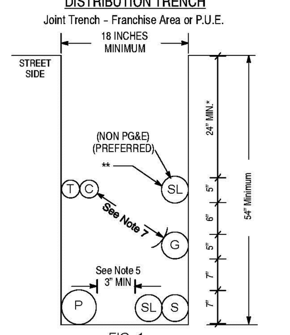


FIG. 1

Placement of the Distribution Trench within a P.U.E. is the preferred method. Trenching in the Franchise Area should only be used when a P.U.E. is unobtainable or otherwise infeasible.
* Increase cover to 30" in the street area (see Note 3).
** Separation must be 12" unless a reduction (6") is mutually agreed upon by affected utilities.

TYPICAL
SERVICE TRENCH

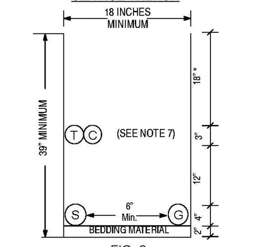


FIG. 2
(View facing Distribution Trench)

		MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS					
		G	DUCT T	DB T	C	S	P
G	(GAS) SEE NOTES 4, 7 & 13	—	12"	12"	12"	6"	12"
T	(TELEPHONE) DUCT	12"	—	1"	1"	12"	12"
T	(TELEPHONE) DIRECT BURY	12"	1"	—	1"	12"	12"
C	(CATV)	12"	1"	1"	—	12"	12"
S	(ELECTRIC SECONDARY)	6"	12"	12"	12"	—	3"
P	(ELECTRIC PRIMARY)	12"	12"	12"	12"	3"	—
SL	(STREETLIGHT) SEE NOTE 5	6"	12"	12"	12"	1"	3"

SEPARATION AND CLEARANCE DEFINITIONS

Cover:
The term "cover" means the radial distance between the surface of an underground cable, conduit, pipe, or other substructure and the surface elevation (grade).

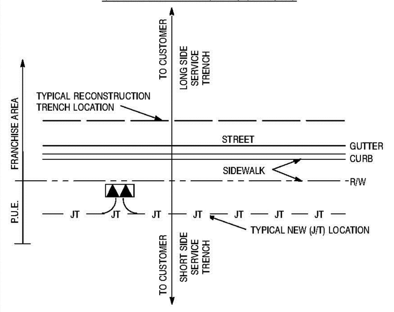
Backfill:
The term "backfill" refers to the materials used to refill a cut or other excavation, or the act of such refilling after any needed shading is performed.

Shading:
The term "shading" refers to the materials used to provide a measure of separation between facilities installed at different levels within an excavation or cut.

Lift:
The term "lift" is a layer of fill as spread or as compacted or a measurement of material depth that is the rated effective soil depth a compactor can achieve.

Bedding:
The term "bedding" refers to the materials installed beneath facilities at the bottom of a cut or other excavation and intended to provide support and/or protection for those facilities.

STANDARD TRENCH LOCATIONS



JOINT TRENCH CONFIGURATIONS
& OCCUPANCY GUIDE
09–27–06
S5453, Exhibit B — PACIFIC GAS AND ELECTRIC COMPANY — Page 1 of 4

OTHER TYPICAL PG&E DISTRIBUTION JOINT TRENCH CONFIGURATIONS

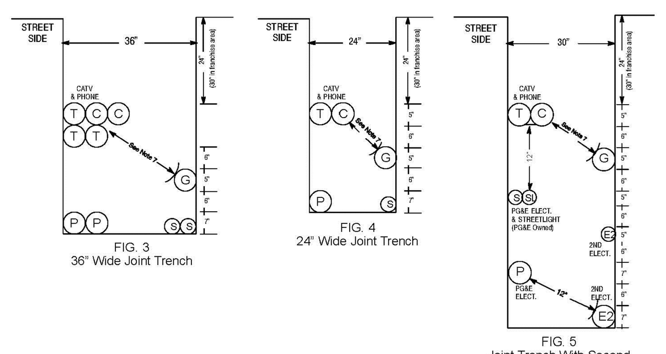


FIG. 3
36" Wide Joint Trench

FIG. 4
24" Wide Joint Trench

FIG. 5
Joint Trench With Second Electric Utility

Trench Configuration Notes

The trench configurations shown in this guide are to be considered "typical" only and that other trench widths, depths, as well as utility configurations (placement) may be used, provided all minimum requirements for separation, clearances, and cover are observed. In no case shall electric primary or secondary (excluding street lighting) be placed at a level higher than that of the gas and communications level. Gas shall be placed at the same level or below communications when gas is placed above the electric facilities.

Special Notes for Joint Trench With Second Electric Utility

A. Refer to Sheet 3 for General Notes.
B. A red 3-inch wide "PG&E Electric Line in Conduit" plastic marking tape, Code 375054, shall be installed, spiral wound in a manner that allows for the tape to be readily visible every 3 feet, with each conduit intended to be used for PG&E electric facilities. An equivalent red tape marked to identify the owner shall be installed with the conduit intended to be used for the second electric facility.
C. Each utility shall ensure adequate grounding between electric facilities is provided (See UO Standard S5453, "Joint Trench").
D. Provide a minimum of 2 inches of compacted PG&E approved bedding material as a trench leveling concourse, where required. See General Notes Items 11 and 12 (on Page 3), in order to obtain proper compaction.

JOINT TRENCH CONFIGURATIONS
& OCCUPANCY GUIDE
09–27–06
S5453, Exhibit B — PACIFIC GAS AND ELECTRIC COMPANY — Page 2 of 4

General Notes

1. The preferred trench location is in a Public Utility easement (P.U.E.).
2. All depths and resulting cover requirements are measured from final grade.
3. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321, 49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.
4. Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.
5. It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.
6. Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.
7. When communication ducts are installed, a minimum of 12" radial separation shall be maintained from gas facilities. Exception: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.
8. Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
9. Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard S5453. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities.
If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 1' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 3' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:
   - Be made in writing and submitted to the Company ADE during the planning and design phase of the project,
   - Clearly describe the conditions necessitating the waiver,
   - Include a proposed design,
   - And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.

   Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purposes of this standard.
10. Separations shall be maintained at aboveground termination points.
11. Procedures for approving native backfill for shading of PG&E gas facilities:
   - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
   - The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
   - The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.
   - Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.
   - At no time shall the over saturation of native soils be used to achieve these requirements.

   The sieves and screens shall be:
   - 1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.
   - #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

Notes continued on the next page

JOINT TRENCH CONFIGURATIONS
& OCCUPANCY GUIDE
09–27–06
S5453, Exhibit B — PACIFIC GAS AND ELECTRIC COMPANY — Page 3 of 4

General Notes, continued

12. Procedures for approving native backfill for shading at PG&E electric facilities:
   - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
   - Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
   - Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.
     Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material.
   - At no time shall the over saturation of native soils be used to achieve these requirements.
   - Refer to Engineering Document 062288, Item 13 on Page 2.
13. Competent native soils are preferred to be used for shading, bedding, and backfilling throughout the trench.
   - Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities.
   - PG&E approved import material is per CGT Engineering Guideline 4123.
   - If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved import materials is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved import material.
   - For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
   - The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
   - The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction.
14. The applicant is responsible for the removal of excess spoil and associated costs.
15. Separation between gas facilities and electric facilities may be reduced to 6" when crossing.
16. Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

Revision Notes

1. Revised Note 9 to clarify the minimum allowable horizontal separations requirements.
2. This document was revised on 09-27-2006.

JOINT TRENCH CONFIGURATIONS
& OCCUPANCY GUIDE
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S5453, Exhibit B — PACIFIC GAS AND ELECTRIC COMPANY — Page 4 of 4

Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

SUMMARY

This utility bulletin updates Electric Standard 062288, "Underground Conduits" and Utility Standard S5453, "Joint Trench" with the requirements listed below:

The minimum separation requirement must be 1.5 inch (in.) between:

- Secondary to: Secondary, service, and streetlight conduit
- Service to: Service and streetlight conduit

The minimum separation requirement must be 3 in. between:

- Primary-to-primary conduit
- Primary to: Secondary, service, and streetlight conduit

This increase in separation is required to improve access to the conduits during future maintenance, re-routing and replacement of the facilities.

Note that the 3 in. requirement above is already included in Electric Standard 062288 but **not** in Utility Standard S5453.

Additionally, separation requirements between Pacific Gas and Electric Company (PG&E or Company) Joint Trench utilities and Non-PG&E owned Foreign Electric duct (e.g., non-PG&E Streetlight) have been added to the updated Table, "Minimum Separation and Clearance Requirements (Inches)", in this utility bulletin. These are not new requirements, but they were not previously located in the Exhibit B table.

The requirements of this bulletin apply to any PG&E job estimate and any PG&E design jobs for New Business and Work Request by Others (NB/WRO), and on any Applicant Design jobs where Globals are issued after the effective date of this bulletin (7/31/2015).

AFFECTED DOCUMENT

Utility Standard S5453, "Joint Trench"

Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide"

Electric Standard 062288, "Underground Conduits"

TARGET AUDIENCE

Personnel in: electric construction, electric distribution engineering, electric estimating, gas distribution estimating, gas distribution engineering, customer service delivery estimating, and gas construction management.

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Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

WHAT YOU NEED TO KNOW

Utility Standard S5453, "Joint Trench," Exhibit B, currently shows:

		MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS					
		G	DUCT T	DB T	C	S	P
G	(GAS) SEE NOTES 4, 7 & 13	—	12"	12"	12"	6"	12"
T	(TELEPHONE) DUCT	12"	—	1"	1"	12"	12"
T	(TELEPHONE) DIRECT BURY	12"	1"	—	1"	12"	12"
C	(CATV)	12"	1"	1"	—	12"	12"
S	(ELECTRIC SECONDARY)	6"	12"	12"	12"	—	3"
P	(ELECTRIC PRIMARY)	12"	12"	12"	12"	3"	—
SL	(STREETLIGHT) SEE NOTE 5	6"	12"	12"	12"	1"	3"

Utility Standard S5453, "Joint Trench," Exhibit B, is updated per this bulletin as follows:

	MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (Inches)							
		G	DUCT T	DB T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	(TELEPHONE) DUCT	12	-	1	1	12	12	12
T	(TELEPHONE) DIRECT BURY	12	1	-	1	12	12	12
C	(CATV)	12	1	1	-	12	12	12
S	(ELECTRIC SECONDARY)	6	12	12	12	1.5	3	1.5
P	(ELECTRIC PRIMARY)	12	12	12	12	3	3	3
SL	(STREETLIGHT) SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELECTRIC SOURCES, NON-PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

*Must be considered a 'Utility' as defined in Utility Standard S5453, "Joint Trench."
Notes 4, 5, 7, and 13 are located in Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide."
**For exceptions, refer to G.O. 128 rule, Section B, Items (1) and (2).

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Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

DOCUMENT APPROVER

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INCLUSION PLAN

This update will be included in the next revision of Electric Standard 0662288 "Underground Conduits" and Utility Standard S5453, "Joint Trench," Exhibit B.

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A / JT1.01 — DRY UTILITY STANDARDS
SCALE: AS SHOWN

NEW PG&E CONDUIT REQUIREMENT (EFFECTIVE 2/15/2020):

PER UTILITY BULLETIN TD-062288-B006, ALL RIGID PVC CONDUITS, COUPLINGS, FITTINGS, AND BENDS TO BE USED IN PG&E'S ELECTRIC DISTRIBUTION SYSTEM ARE TO BE **PVC SCHEDULE 40**. PVC DB-120 IS NOW PROHIBITED. FOR QUESTIONS, CONTACT YOUR PG&E PROJECT SERVICE PLANNER OR FIELD INSPECTOR.

GENERAL NOTES

1. THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION. PROVIDE ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION AND ELEVATION TO AVOID CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER DIVISIONS.
2. PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.
3. ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.
4. UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK FILLING AND INSTALLATION WORK.
5. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM NOTICE)
6. SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY AND THEIR INSPECTOR SHALL TAKE PRECEDENCE.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES. LACK OF TIMELINESS ON THE PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR ADDITIONAL COMPENSATION.
8. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.
9. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF MORGAN HILL FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
10. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL MEASURES.
11. THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USERS AND TENANTS AT ALL TIMES.
12. CONTRACT DOCUMENTS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO SUBMITTING HIS BID.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATION.
14. ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS FINAL QUANTITIES MAY VARY.
15. THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES. EXCAVATION MAY BE REQUIRED OVER, UNDER OR ADJACENT TO EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING,
16. EXPOSING AND PROTECTING ALL EXISTING FACILITIES.
17. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
18. ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
19. IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE. EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
20. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIARIZED WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
21. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL, WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PRECEDING WITH THE WORK AT ISSUE.
22. THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
23. ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO CHARGE TO CLIENT.
24. ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.
25. CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.
26. FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL. SHOP DRAWINGS AND LOCAL INSPECTION.
27. ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH PG&E GREEN BOOK, CURRENT EDITION.
28. CONTRACTOR SHALL INSTALL 3/4 " X 10' GROUND RODS IN ALL PRIMARY SUBSURFACE ENCLOSURES AND 5/8" X 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
29. ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS.
30. ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
31. PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY DRIVEWAY AREAS.
32. WEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE CONDUITS ARE 4".

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REGISTERED PROFESSIONAL ENGINEER
JASON J. LING
C60493
EXP. 6/30/22
CIVIL
STATE OF CALIFORNIA

MORGAN HILL
SENIOR
HOUSING

SAN PEDRO AT MONTEREY ROAD,
MORGAN HILL, CA
JOB NO. 19045

ISSUE

△	DATE	DESCRIPTION
	4/23/2020	50% SD
	4/29/2020	PLANNING APPLICATION
	5/15/2020	100% SD

DRAWING TITLE
DRY UTILITY
STANDARDS

SCALE As indicated

JT1.01

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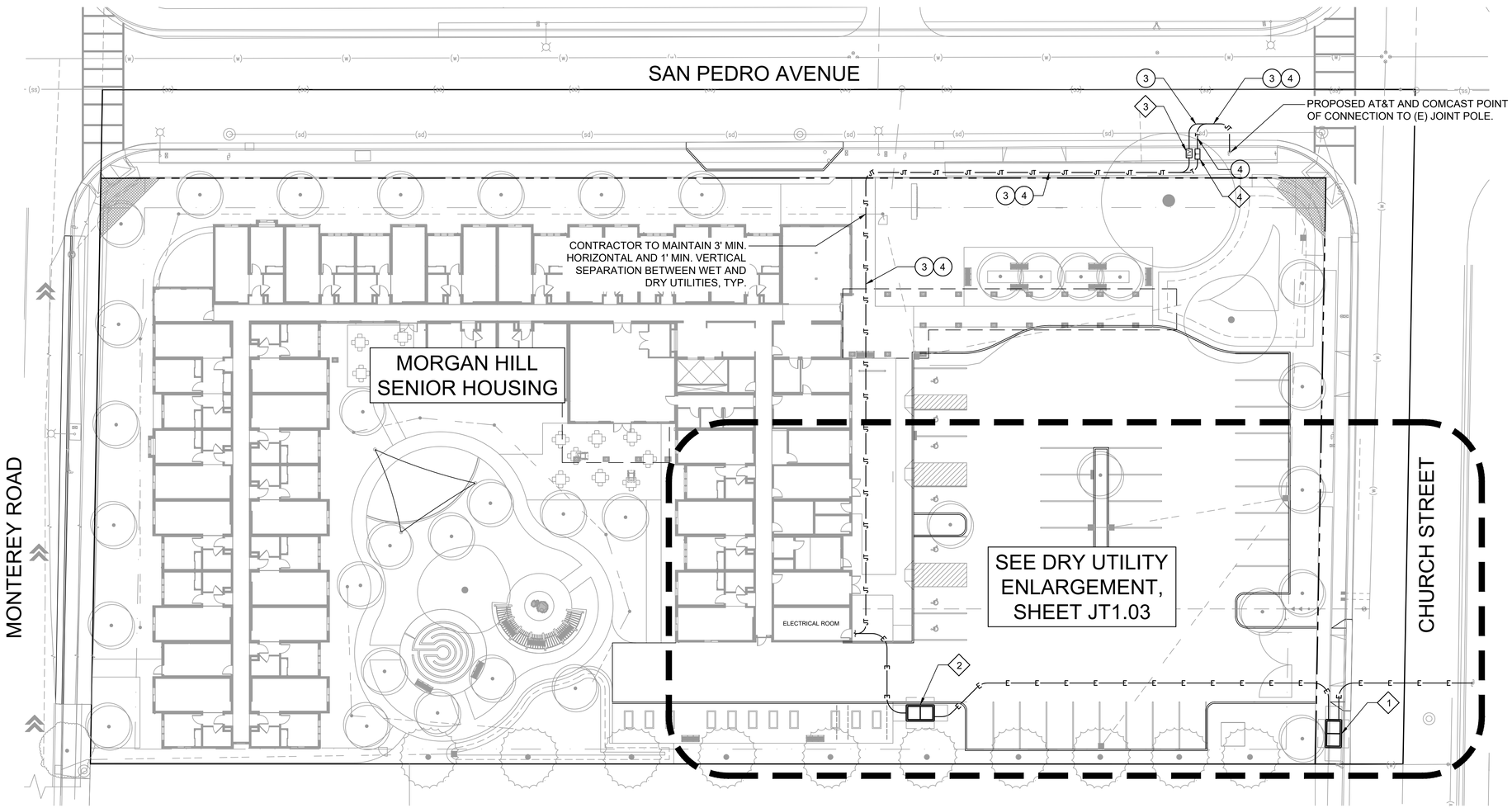
3/26/2020 9:35:36 AM

EQUIPMENT TAG:

1. PG&E SUBSURFACE INTERRUPTER SWITCH (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 6'-0" (PG&E ORDERING CODE 043411)
2. PG&E SUBSURFACE TRANSFORMER VAULT (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 7'-6" (PG&E ORDERING CODE 040325)
3. COMCAST VAULT, 24" X 36" X 15"
4. AT&T VAULT, 20" X 42"

CONDUIT NOTE TAG:

1. PG&E PRIMARY ELECTRICAL (2) 6"
2. PG&E SECONDARY ELECTRICAL (7) 5"
3. COMCAST (1) 4"
4. AT&T (1) 4"



A / JT1.02 DRY UTILITY INTENT
SCALE: 1" = 20'

FLEXIBLE CONNECTION NOTE:

1. CONTRACTOR TO INSTALL FLEXIBLE CONDUIT AND FITTINGS AT ALL BUILDING ENTRIES PER PG&E GREENBOOK SECTION 062288 OR COORDINATE WITH APPROPRIATE UTILITY AGENCY.

1"=20' 20' 0 20' 40'

ONE CALL DIGALERT Dig Safely 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG!!

NOT FOR CONSTRUCTION

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DRAWING TITLE
DRY UTILITY INTENT

SCALE As indicated

JT1.02

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EQUIPMENT TAG:

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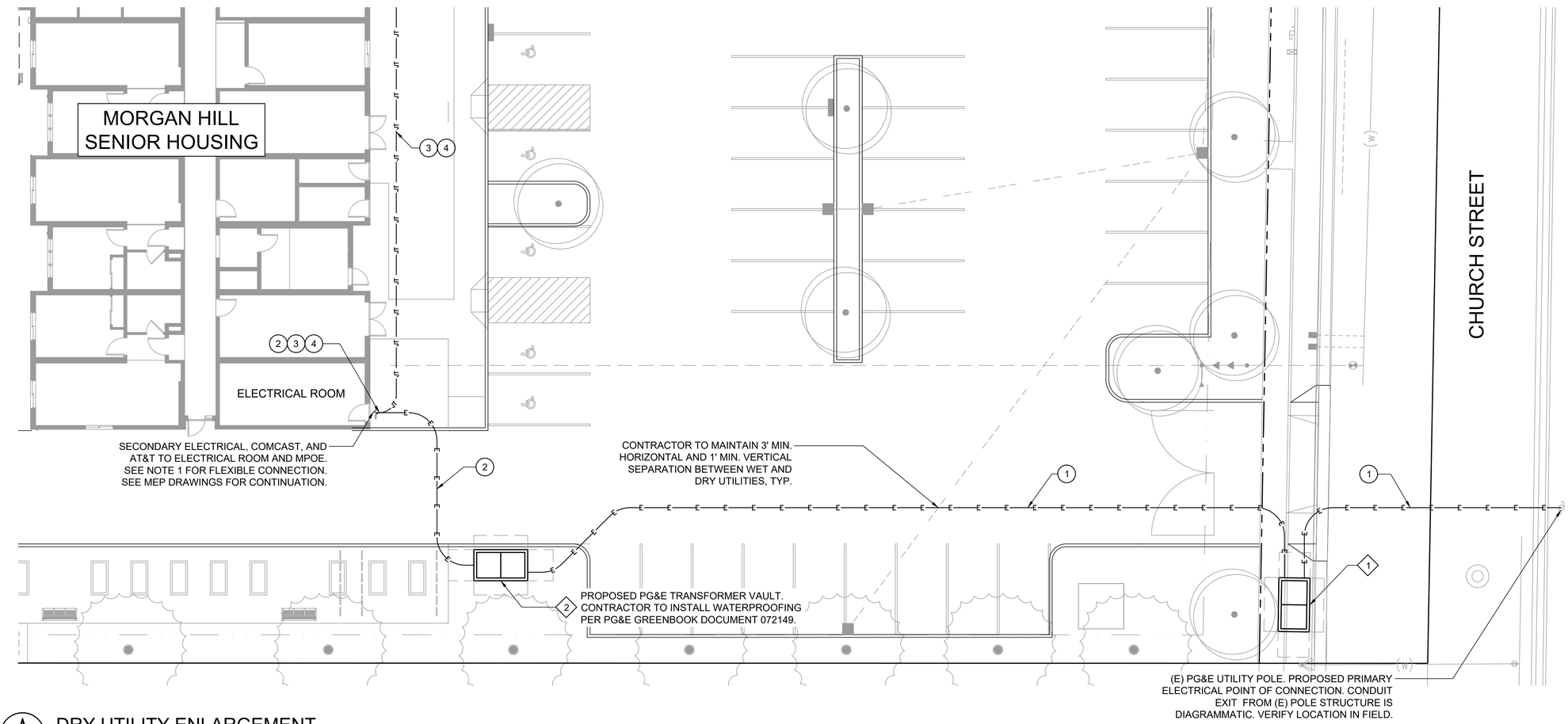

A JT1.03 DRY UTILITY ENLARGEMENT
SCALE: 1" = 10'

FLEXIBLE CONNECTION NOTE:

1. CONTRACTOR TO INSTALL FLEXIBLE CONDUIT AND FITTINGS AT ALL BUILDING ENTRIES PER PG&E GREENBOOK SECTION 062288 OR COORDINATE WITH APPROPRIATE UTILITY AGENCY.

1"=10' 10' 0 10' 20'

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	4/29/2020	PLANNING APPLICATION
	5/15/2020	100% SD

DRAWING TITLE
DRY UTILITY ENLARGEMENT

SCALE As indicated

JT1.03

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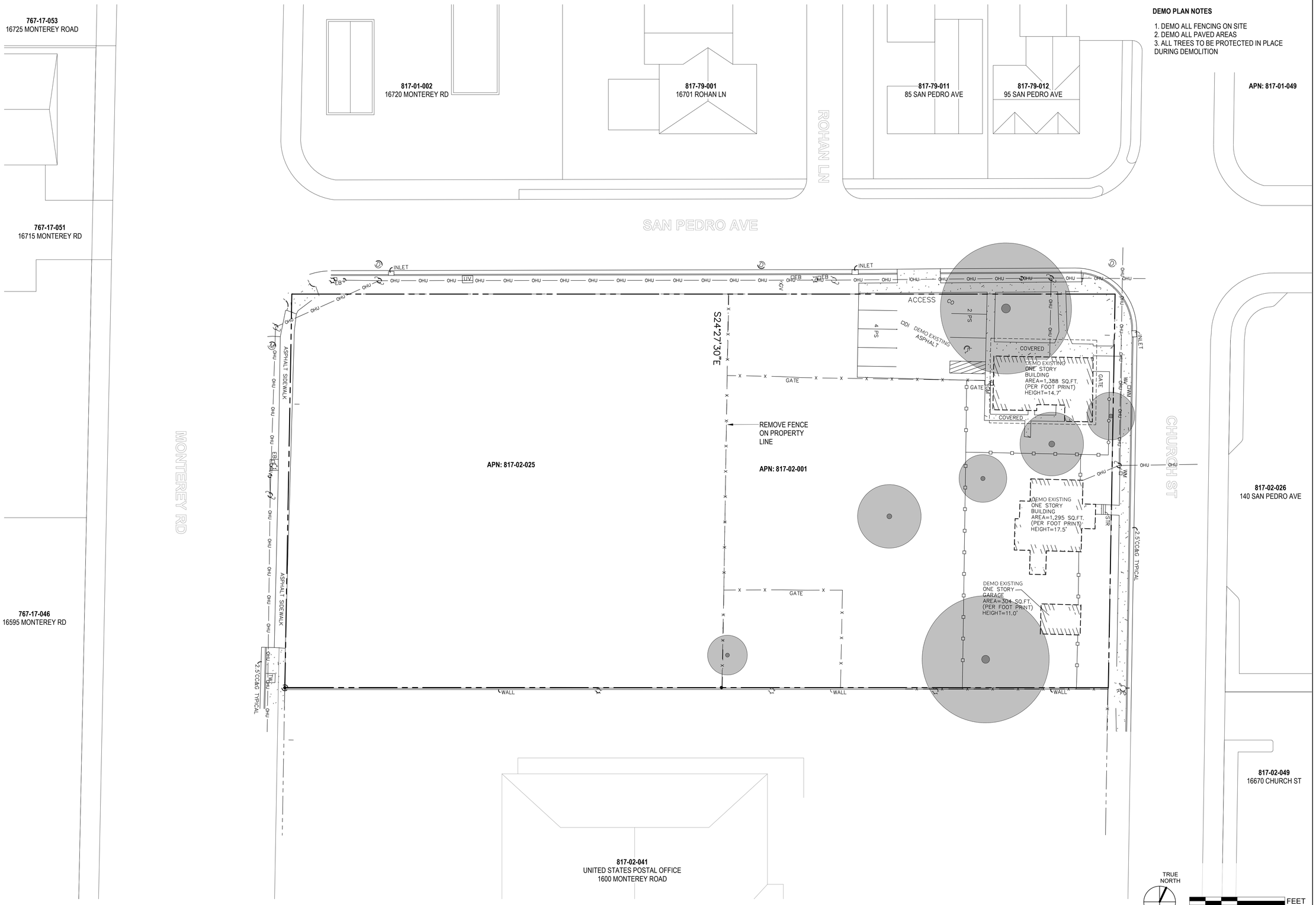
DEMO PLAN NOTES

1. DEMO ALL FENCING ON SITE
2. DEMO ALL PAVED AREAS
3. ALL TREES TO BE PROTECTED IN PLACE DURING DEMOLITION



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△	DATE	DESCRIPTION
	04.08.20	DEMO PERMIT APPLICATION
	04.28.20	PLANNING APP
	05.22.20	100% SCHEMATIC
	06.10.20	PLANNING RESUB

DRAWING TITLE
DEMO PLAN

SCALE As indicated

A1.00

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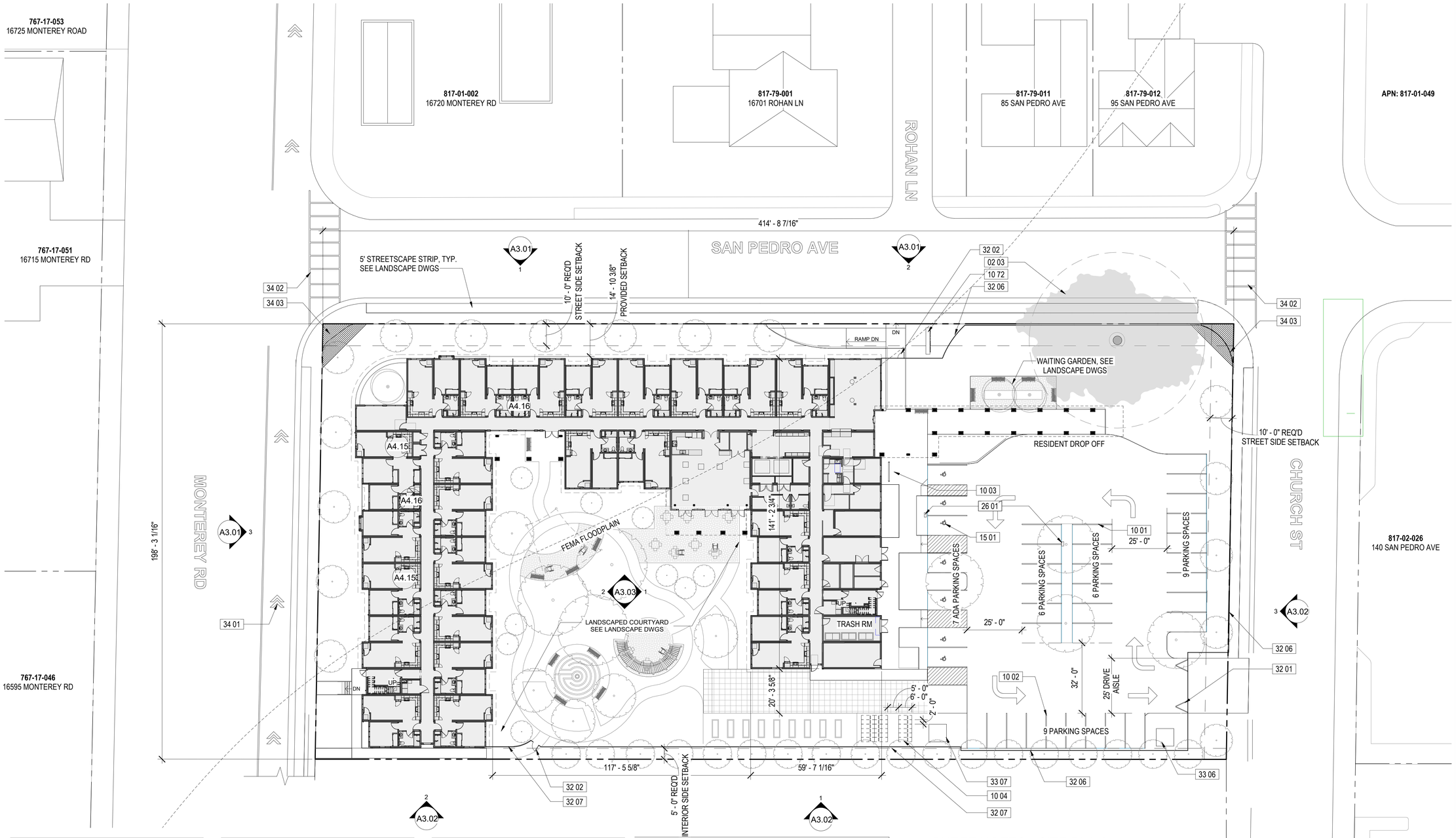

KEYNOTE LEGEND	
#	NOTE
02 03	(E) ASH TREE TO REMAIN, SLD
10 01	9' X 18" STANDARD PARKING SPACE
10 02	9' X 16' COMPACT PARKING SPACE
10 03	9 SHORT-TERM BIKE PARKING SPACES.
10 04	18 LONG-TERM BIKE PARKING SPACES, WITH SHADE STRUCTURE
10 72	MONUMENT SIGN, PROVIDE POWER FOR INTERNALLY ILLUMINATED SIGNAGE.
15 01	ADA PARKING SPACE. SEE DETAIL ----.

KEYNOTE LEGEND	
#	NOTE
26 01	EV CHARGING STATION (2 TOTAL)
32 01	METAL PICKET BI-FOLD VEHICULAR GATE. PROVIDE KEY FOB ACCESS, CALL BOX, AND KNOX BOX.
32 02	METAL PICKET GATE. PROVIDE EMERGENCY EGRESS HARDWARE, PER DOOR SCHEDULE. PROVIDE KEY FOB ACCESS AND A KNOX BOX
32 06	METAL PICKET FENCE, 36" MIN HT.
32 07	METAL PICKET FENCE, 72" MIN HT.

KEYNOTE LEGEND	
#	NOTE
33 06	(N) DIESEL GENERATOR, WITH VEGETATED SCREENING
33 07	(N) UNDERGROUND TRANSFORMER
34 01	ADD BIKE ARROW MARKINGS TO (E) BUFFERED BIKE LANE
34 02	(N) PEDESTRIAN CROSSWALK
34 03	CLEAR VISION TRIANGLE, PER MHMC 18.92.080

SHEET NOTES - SITE PLAN

1. PRE-INSTALL INDOOR CONDUIT, WIRING AND OTHER NECESSARY INFRASTRUCTURE SO THAT BROADBRAND SERVICE MAY BE PROVIDED TO EACH UNIT.

SITE PLAN

3/64" = 1'-0"

TRUE NORTH

0 8 16 24 48 FEET

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ISSUE

△	DATE	DESCRIPTION
	04.28.20	PLANNING APP
	05.04.20	PFL PHASE 1
	05.22.20	100% SCHEMATIC
	06.10.20	PLANNING RESUB
	07.13.20	PLANNING RESUB #2

DRAWING TITLE
SITE PLAN

SCALE As indicated

A1.01

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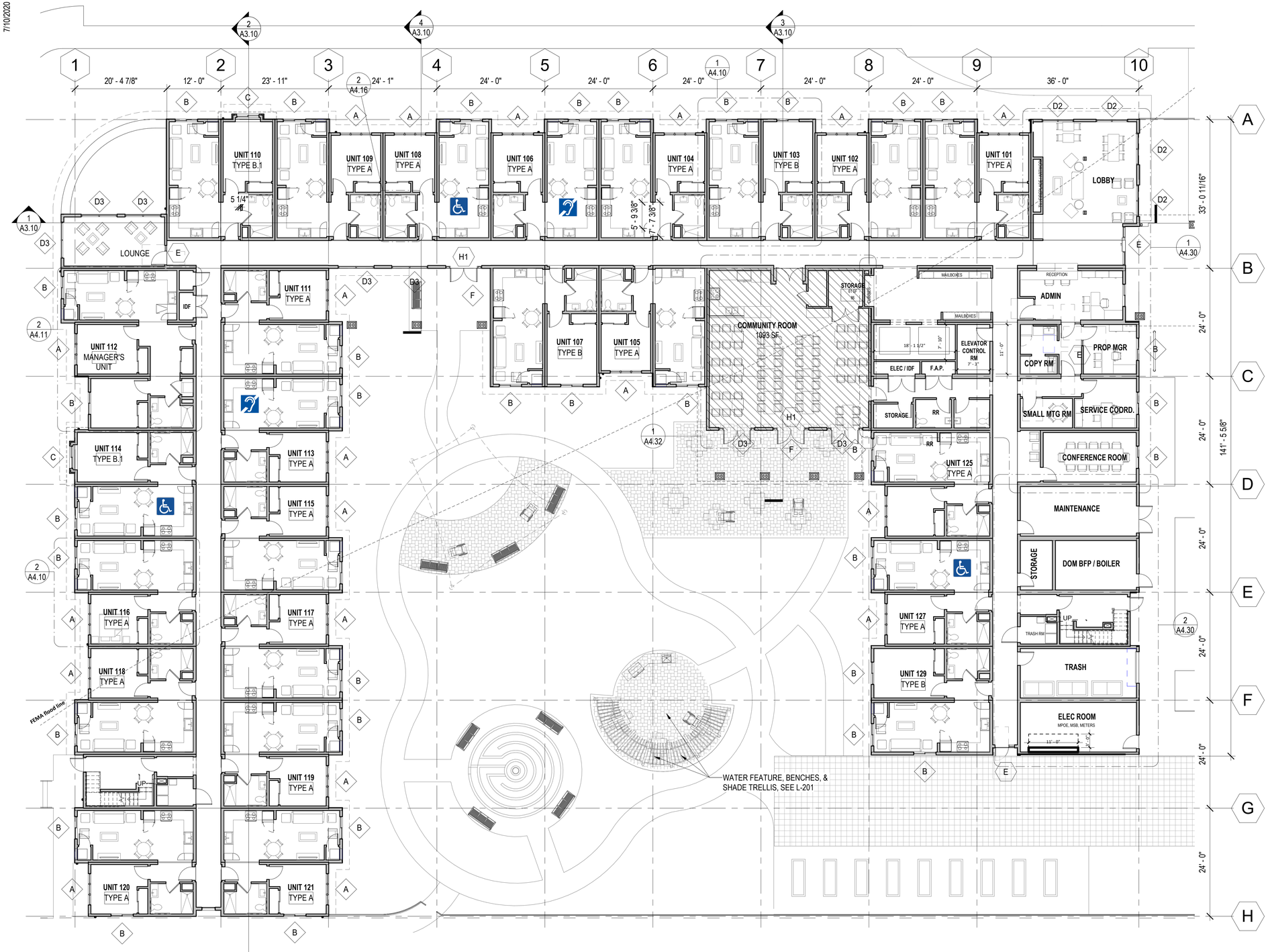

1st FLOOR PLAN

3/32" = 1'-0"

SHEET NOTES -- FLOOR PLANS

1. REFER TO DOOR, WINDOW, AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

SHEET LEGEND -- FLOOR PLANS

- ? KEYNOTE, SEE KEYNOTE LEGEND
- 1t WINDOW TAG. SEE SCHEDULE A10.20.
- 1t DOOR TAG. SEE SCHEDULE ON A10.10.
- SITE BUILT

KEYNOTE LEGEND	
#	NOTE

TRUE NORTH

0 4 8 12 24 FEET

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	05.04.20	PFL PHASE 1
	05.22.20	100% SCHEMATIC
	06.10.20	PLANNING RESUB

DRAWING TITLE
FIRST FLOOR PLAN

SCALE As indicated

A2.01

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2nd FLOOR PLAN

3/32" = 1'-0"

SHEET NOTES -- FLOOR PLANS

1. REFER TO DOOR, WINDOW, AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

SHEET LEGEND -- FLOOR PLANS

- ? — KEYNOTE, SEE KEYNOTE LEGEND
- 1t — WINDOW TAG. SEE SCHEDULE A10.20.
- 1t — DOOR TAG. SEE SCHEDULE ON A10.10.
- SITE BUILT

KEYNOTE LEGEND	
#	NOTE

TRUE NORTH

0 4 8 12 24 FEET

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	06.10.20	PLANNING RESUB

DRAWING TITLE

SECOND FLOOR PLAN

SCALE As indicated

A2.02

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3rd FLOOR PLAN

3/32" = 1'-0"

SHEET NOTES -- FLOOR PLANS

1. REFER TO DOOR, WINDOW, AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

SHEET LEGEND -- FLOOR PLANS

- ? — KEYNOTE, SEE KEYNOTE LEGEND
- 1t — WINDOW TAG. SEE SCHEDULE A10.20.
- 1t — DOOR TAG. SEE SCHEDULE ON A10.10.
- SITE BUILT

KEYNOTE LEGEND	
#	NOTE

TRUE NORTH

0 4 8 12 24 FEET

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MORGAN HILL
SENIOR HOUSING

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ISSUE

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	05.04.20	PFL PHASE 1
	05.22.20	100% SCHEMATIC
	06.10.20	PLANNING RESUB

DRAWING TITLE
THIRD FLOOR PLAN

SCALE As indicated

A2.03

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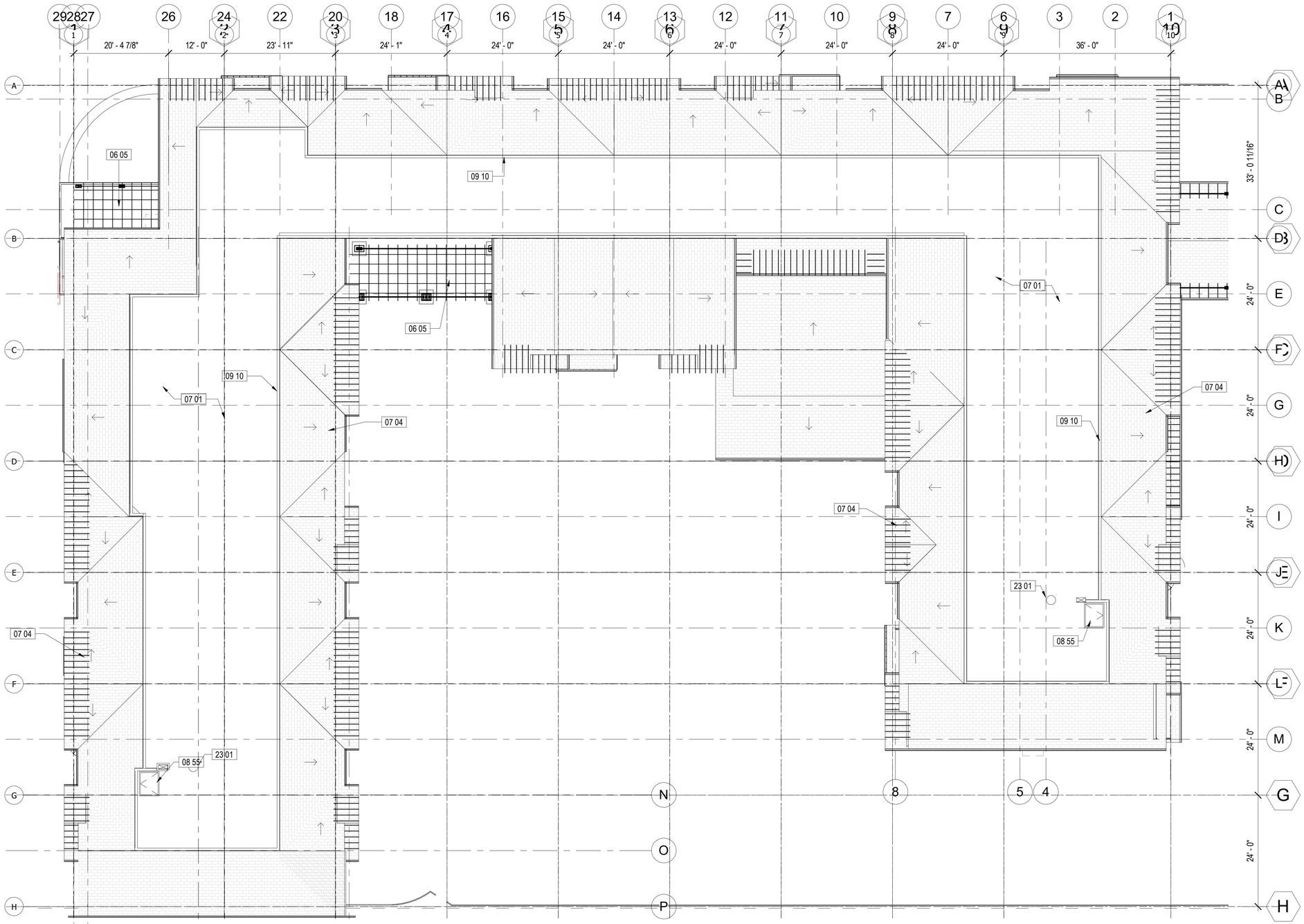

ROOF PLAN
3/32" = 1'-0"

KEYNOTE LEGEND	
#	NOTE
06 05	WOOD TRELLIS, SSD.
07 01	FULLY ADHERED SINGLE PLY ROOF MEMBRANE OVER PROTECTION BOARD OVER R-30 RIGID FOAM INSULATION OVER ROOF SHEATHING (S.S.D.)(TYPICAL)
07 04	GABLE TRUSS ROOF WITH ASPHALT SHINGLES. 4:12 SLOPE TO GUTTER AND DOWNSPOUT.
08 55	4' x 4', BILCO SINGLE LEAF THERMALLY BROKEN ACCESS HATCH TYPE F-50TB.
09 10	PARAPET WALLS 42" MIN ABOVE TAPERED INSULATION AT FLAT ROOF. TPO CONTINUES UP PARAPET WALL, WITH FLASHING CAP.
23 01	FRESH AIR INTAKE AND EXHAUST FOR TRASH COLLECTION RMS, SMD

TRUE NORTH

0 4 8 12 24 FEET

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	05.04.20	PFL PHASE 1
	05.22.20	100% SCHEMATIC
	06.10.20	PLANNING RESUB

DRAWING TITLE
ROOF PLAN

SCALE As indicated

A2.04

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