



Date: 2/24/2020

Job#: 26237

To: Mark Connolly
Senior Planner
County of Santa Clara
70 West Hedding Street
San Jose, CA 95110
408.299.5786 mark.connolly@pln.sccgov.org

Re: Responses to incomplete letter dated 12/13/2019
Project Address: 13875 Murphy Avenue
Plan Review Number: PLN19-0227

Responses below directly correlate to items in said 12/13/2019 comments.

Planning:

2. The top of bank line and creek centerline are shown and have been made darker and bolder for clarity. Labels have also been added.
3. The 100-foot and 150-foot setbacks are shown and have been made clearer by adding more labels.
4. An HCP Land Cover Exhibit has been included in this resubmittal to show all of the proposed development and land cover types for the property.
5. A Habitat Plan Screening form has been included in this submittal.
6. A land cover verification report by a qualified biologist has been included in this resubmittal. The report includes wildlife surveys for the Tricolored Blackbird and the Least Bell's Vireo Habitat.

Land Development Engineering:

7. The limits for the storm drainage easement have been shown as top of bank to top of bank. The limits have been made darker and bolder for clarity.

Fire Marshal:

8. Site plan now states that driveways will be made of an all-weather surface capable of supporting 75,000 pounds with a max slope of 15%.
9. Note added.
10. Dimensions added to the existing and proposed driveways.
11. Wharf hydrants have been added to both parcels for fire protection.
12. A wharf hydrant has been added to meet this requirement.
13. A wharf hydrant has been added to meet this requirement.
14. Water storage tanks have been added to both lots to meet this requirement.
15. Elevations have been added to the water storage tanks and the wharf hydrants to show that the tanks are above the wharf hydrants.
16. Water storage for domestic and fire sprinkler use for both parcels has been added to the plan.
17. Note added.

Roads and Airports:

18. Both unpaved existing driveways are to remain. Proposed driveway approaches that meet standard B4 have been added to the plan.
19. Plan revised.



20. The English Walnut tree has been added to the plan.
21. The plans have been revised to show B4/A improvements along the property frontage.

Department of Environmental Health:

22. Soil profiles have been added to the plans. The percolation and soil profile test documents have also been included in this resubmittal.
23. Noted.

Additional Information / Issues of Concern:

24. Noted.
25. Noted.
26. Noted.

Please let me know if you have any questions or need any additional information.

David Faria, EIT

MH engineering Co.

Subdivisions - Land Planning - Land Surveys

16075 Vineyard Blvd.

Morgan Hill, CA 95038

(408) 779-7381 ext. 228

davidf@mhengineering.com