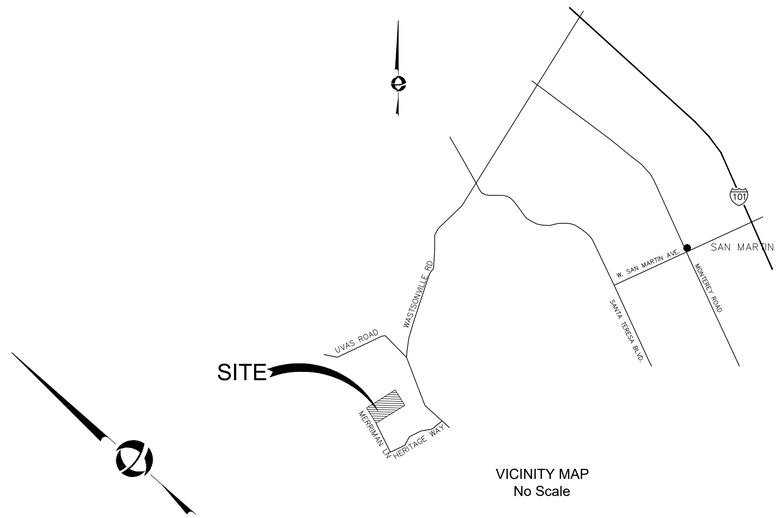

VICINITY MAP
No Scale

LOT SIZE:
7.118 ACRES GROSS
0.417 ACRES S.C.V.W.D. EASEMENT DEDICATION
1.088 ACRES RIPARIAN AREA O.S.E. DEDICATION
5.613 ACRES NET

ZONING DISTRICT:
ZONING = RR-5AC-SR

GENERAL PLAN LAND USE:
LAND USE PLAN DESIGNATION: RURAL RESIDENTIAL
SITE SPECIFIC AMENDMENT: SPECIFIC AREA POLICY #14

OTHER PLANNING INFORMATION:
HCP STUDY AREA: IN
HCP RURAL DEVELOPMENT AREAS: IN

RESOURCES AND CONSTRAINTS:
OAK WOODLANDS: YES
FEMA FLOOD ZONE: D (74.3%) AE (15.4%) AE (10.4%)

URBAN SERVICE AREA: NONE
SPHERE OF INFLUENCE: NONE
FIRE DISTRICT: SOUTH SANTA CLARA COUNTY FIRE

RECREATIONAL VEHICLE PARK USE IS SUBJECT TO A USE PERMIT AND ARCHITECTURAL AND SITE REVEIW.

WATER:
THE PROPERTY WILL BE LOT LINE MERGED WITH THE THOUSAND TRAILS RV PARK ON THE PROPERTIES NORTH BORDER. THE WATER WILL COME FROM THE PARKS EXISTING STATE PERMITTED WATER SYSTEM TO SERVE THE NEW PARK ADDTION. THERE IS AN EXISTING WELL AND 200,000 GALLON STORAGE TANK ONSITE. AN ADDITIONAL WELL HAS JUST BEEN PERMITTED AND IS IN THE PROCESS OF BEING INSTALLED TO PROVIDE A SECONDARY WATER SOURCE FOR THE EXISTING PARK. THERE IS PLENTY OF PRESSURE AND CAPACITY TO SERVE THE NEW PARK ADDITION.

WASTE WATER:
THE PROPERTY WILL BE LOT LINE MERGED WITH THE THOUSAND TRAILS RV PARK ON THE PROPERTIES NORTH BORDER. THE EXISTING PARK HAS A PERMITTED WASTE WATER TREATMENT PLANT WHICH WILL BE INSTALLED OVER THE NEXT FEW MONTHS OF THIS YEAR. THERE WILL BE A NEW WASTE WATER TREATMENT PLANT AND NEW LEACH FIELD FOR THE EXISTING PARK AND CAPACITY FOR THIS PARK ADDITION WAS LISTED IN THE PERMITTED DESIGN AND WILL BE BUILT TO HANDLE THE WASTE WATER FOR THIS PARK ADDITION.

IMPROVEMENTS:
THERE WILL BE 57 FULL HOOK UP RV SPACES. ACCESS WILL PROVIDE INGRESS AND EGRESS TO THE EXISTING PARK AND UTILIZE THE EXISTING PARKS ROADWAY SYSTEM. THE ROADWAYS WILL MEET CURRENT FIRE SAFE AND COUNTY STANDARDS. THERE WILL BE A NEW BATHROOM INSTALLED WITH A SQUARE FOOTAGE OF 1500 SF. SITE GRADING WILL DRAIN TO A DETENTION BASIN TO DETAIN PRE AND POST DEVELOPMENT FLOWS. WATER QUALITY DESIGN WILL BE IMPLEMENTED TO MEET WATER QUALITY STANDARDS. THERE WILL BE NO OAK TREES REMOVED DURING THE CONSTRUCTION. A LANDSCAPE PLAN WILL BE SUBMITTED WITH IMPROVEMENT PLANS TO PROVIDE SCREENING TO NEIGHBORS AND ONSITE PLANTING WILL BE DONE THROUGHOUT THE SITE. CUT AND FILL QUANTITIES WILL BALANCE ONSITE.

NEW DEVELOPEMENT

1"=60'

ORIGINAL SCALE IS IN INCHES 0 1 2

Project: THOUSAND TRAILS MORGAN HILL PROPOSED EXPANSION 12895 UVAS ROAD, MORGAN HILL, CA

Project Engineer:

REGISTERED PROFESSIONAL ENGINEER
MONTE JOHNSON
No. 69021
Exp. 6-30-22
CIVIL
STATE OF CALIFORNIA

Plans Accepted:

JOB NO.	DESIGNED BY	REVISED BY
NA	CHECKED BY	DATE REVISED
	MJ	MJ

THOUSAND TRAILS MORGAN HILL
PROPOSED EXPANSION
12895 UVAS ROAD,
MORGAN HILL, CA

For

EQUA ENGINEERING
CONSULTANTS ENGINEERS SURVEYORS
1402 D STREET, MARYSVILLE, CALIFORNIA 95901

TOTAL SHEETS 1 SHEET No 1