

Edgar Andrade
269 Moorpark Dr.
Hollister, CA 95023
bayareahvac5@gmail.com
408.449.3144

David L. Faria, CE 92432
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
davidf@mhengineering.com

APN	712-18-017
Present Use:	Vacant
Proposed Use:	Residential
Present Zoning:	A-40Ac-sr-cv
Proposed Zoning:	A-40Ac-sr-cv
Sanitary Sewer:	Proposed OWTS
Gas and Electric:	PG&E
Water:	existing well
Telephone:	
Existing Improvements:	As Shown
Net Area:	4.486 ac
Gross Area:	4.581 ac

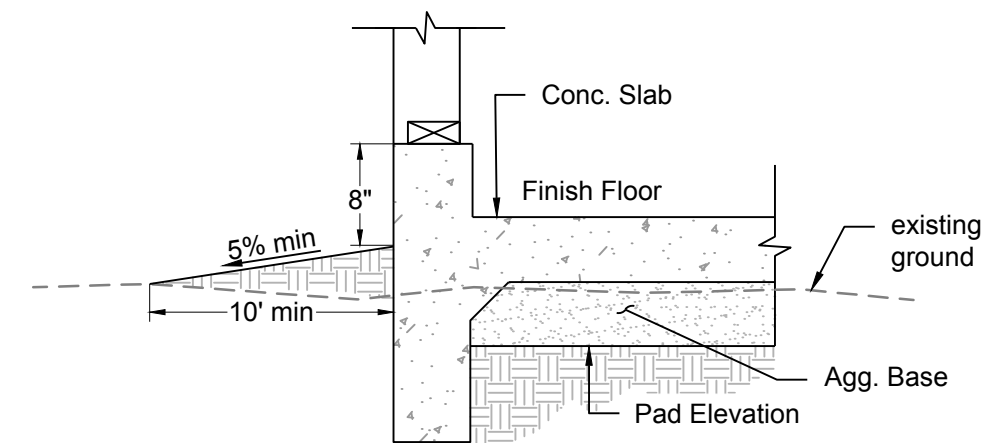
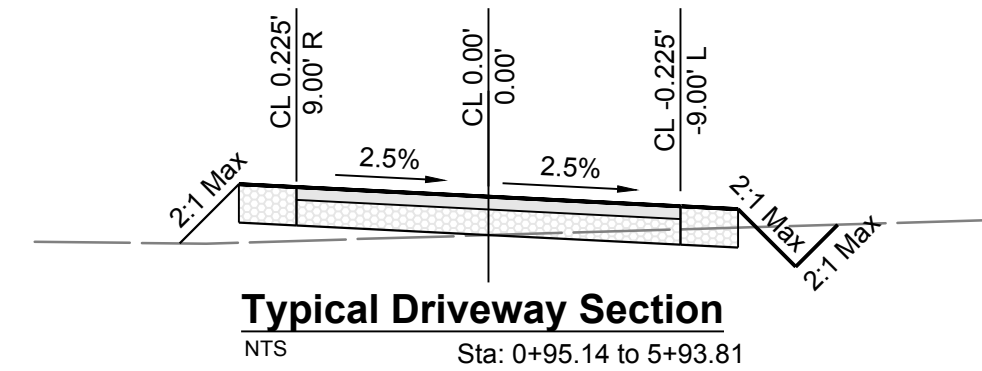
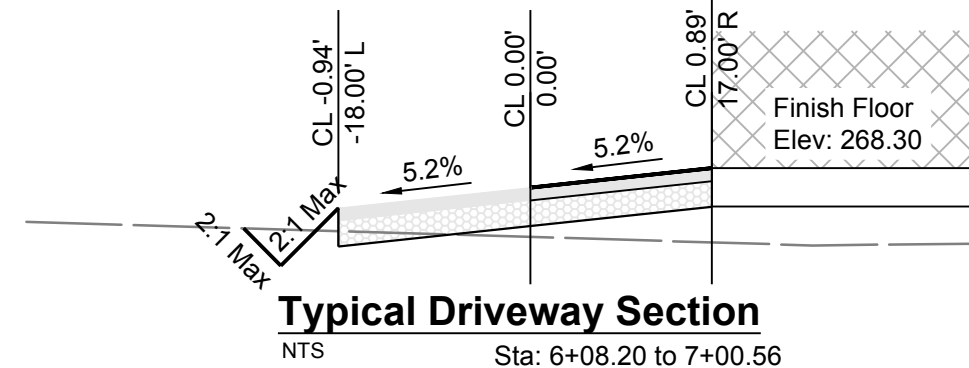
Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0436H, effective May 18, 2009.

The bearings shown on this map are based on the centerline of Santa Teresa Blvd. as found monumented and recorded as North 40° 26' 26" West, on that record of survey thereof filed March 4, 2013 in Book 859 of Maps Pages 45, Santa Clara County Records.

Impervious Area Summary			
Description	Proposed Area (SF)	Existing Area (SF)	Net Change Area (SF)
Residence	4335	0	4335
Residence Garage	3160	0	3160
ADU	1200	0	1200
ADU Garage	400	0	400
Jr. ADU	495	0	495
Covered Patio	395	0	395
Driveway	17235	4250	12985
Total Impervious Area	27220	4250	22970

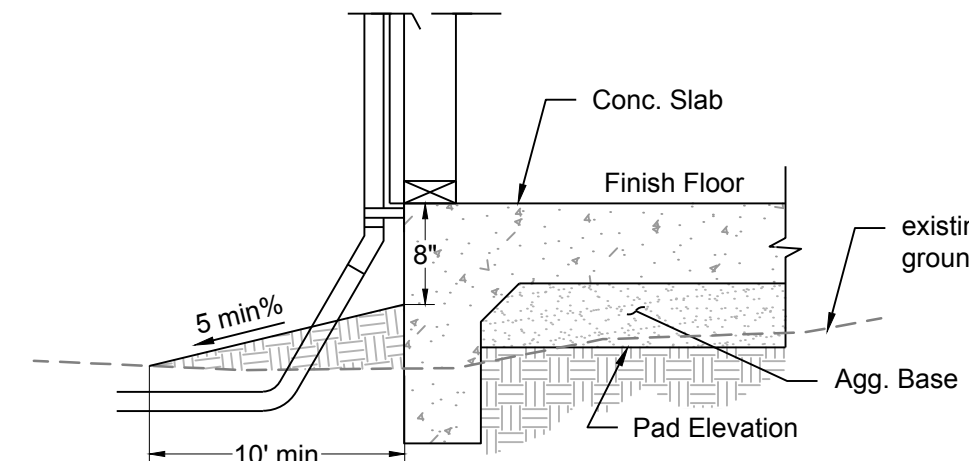
Earthwork Quantities				
Description	CUT	FILL	Max CUT	Max FILL
Proposed Residence	0	152	0.00	1.20
Proposed Residence Garage	0	53	0.00	0.60
Proposed ADU	0	10	0.00	0.50
Proposed ADU Garage	0	10	0.00	0.60
Proposed Jr ADU	0	7	0.00	0.40
Driveway	166	205	1.70	1.90
Stormwater Treatment	54	0	6.00	0.00
Total	220	437		

Area of Disturbance = 57,718 SF



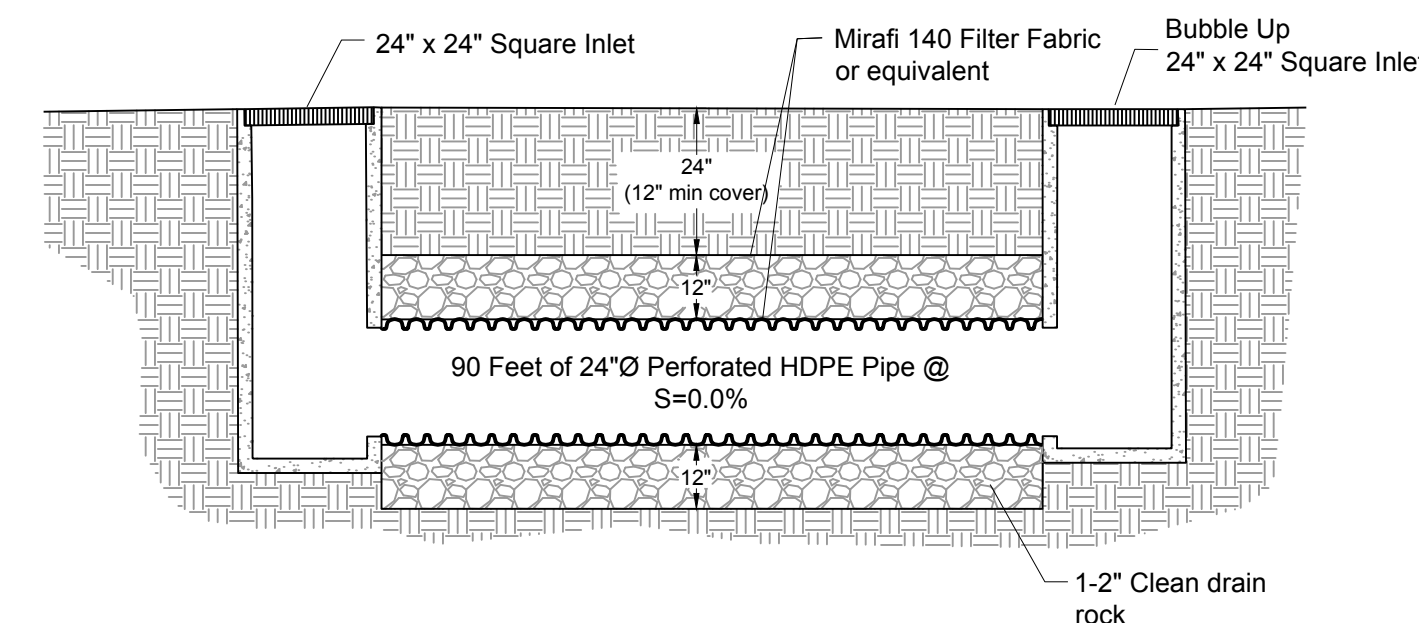
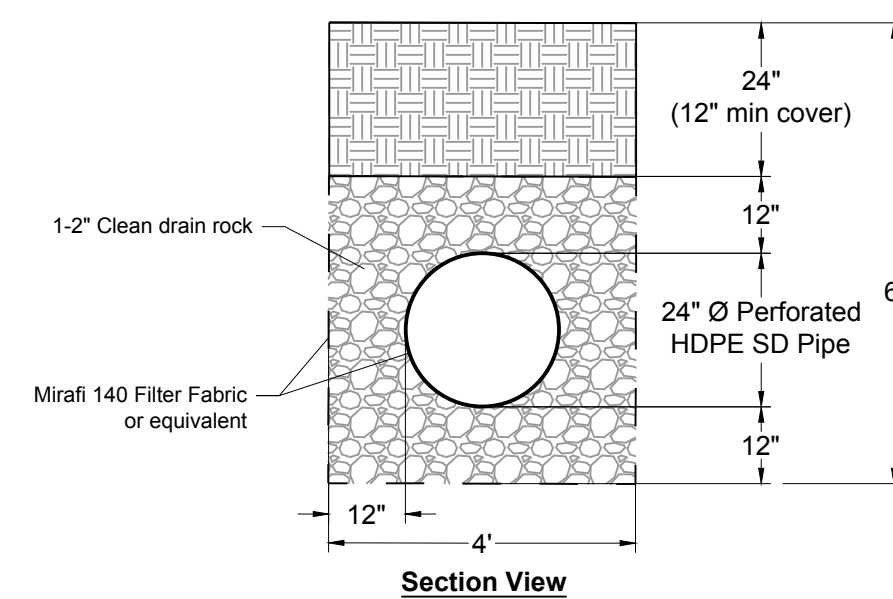
Exterior Footing Grade @ Garage

N.T.S



Foundation Grading & Downspout Detail

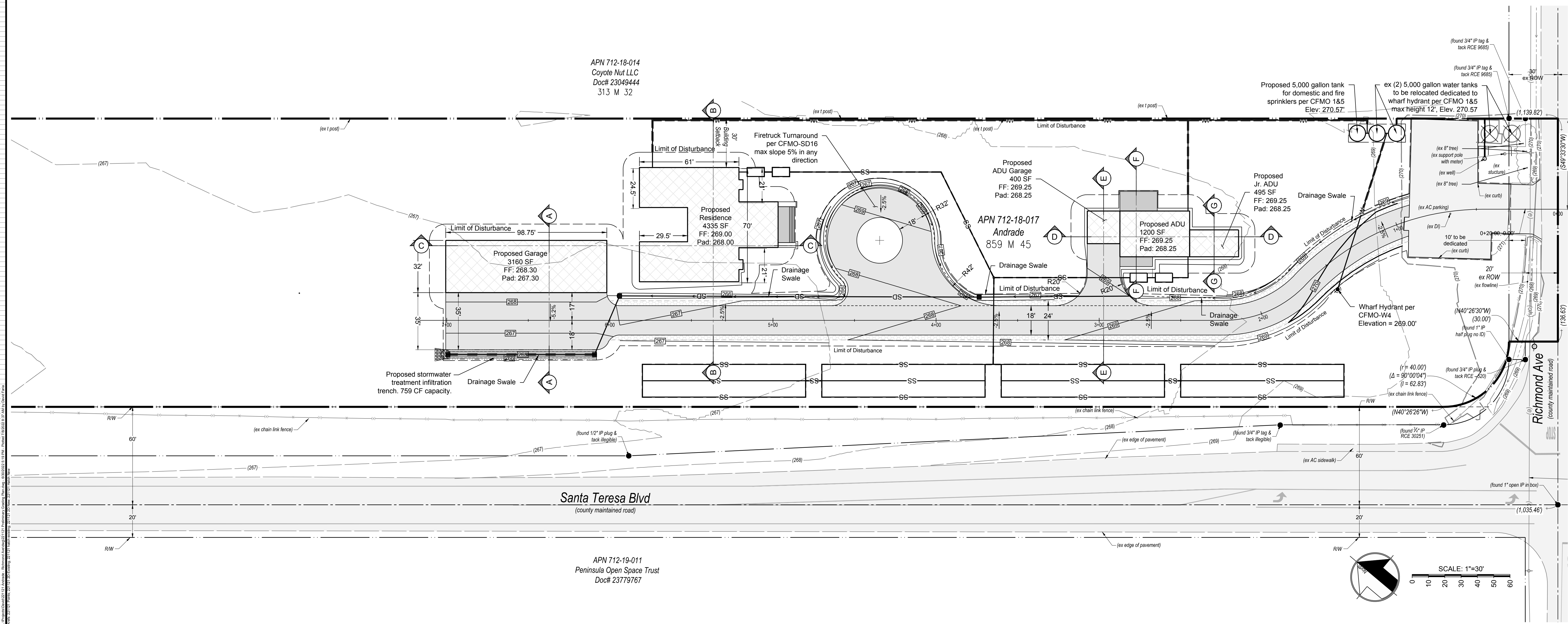
N.T.S.



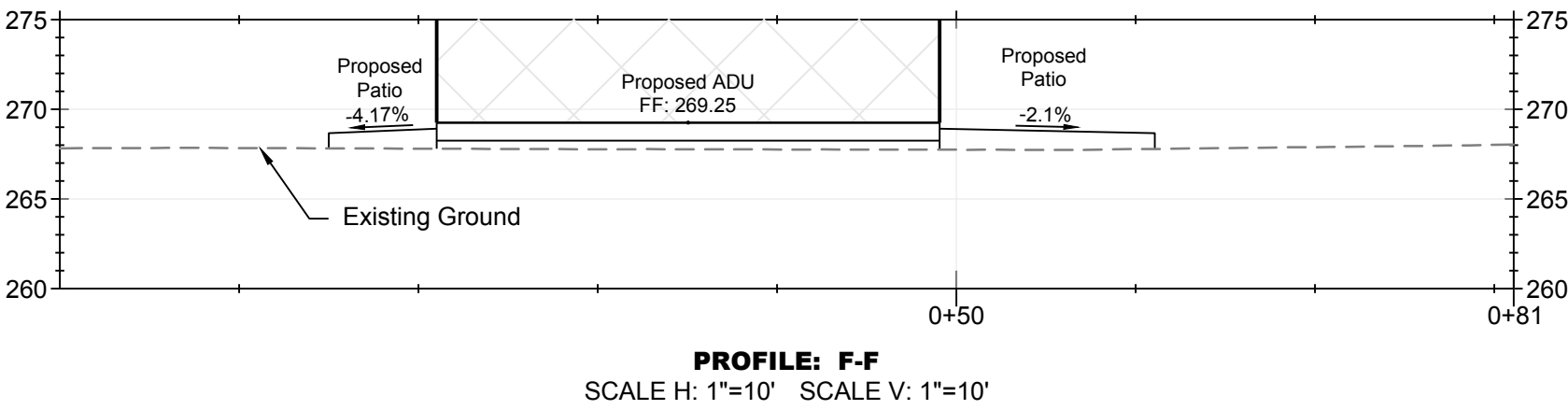
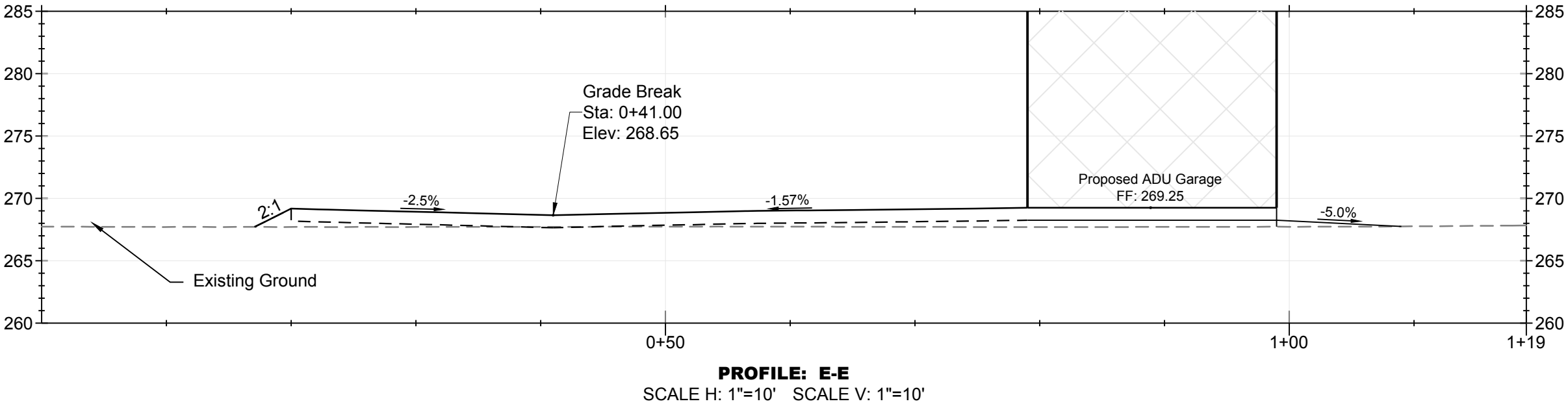
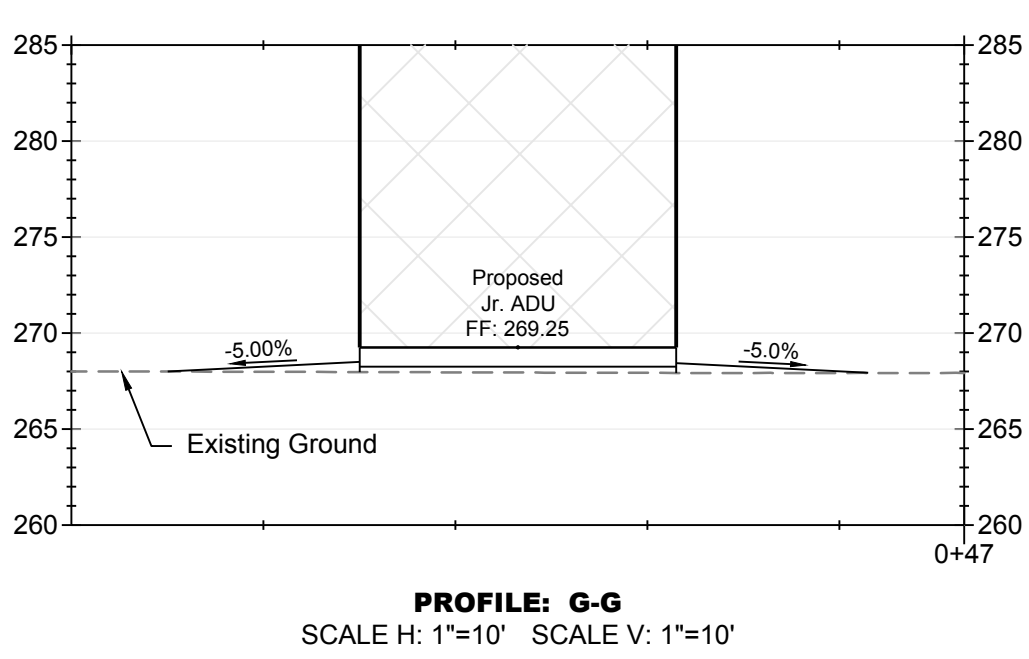
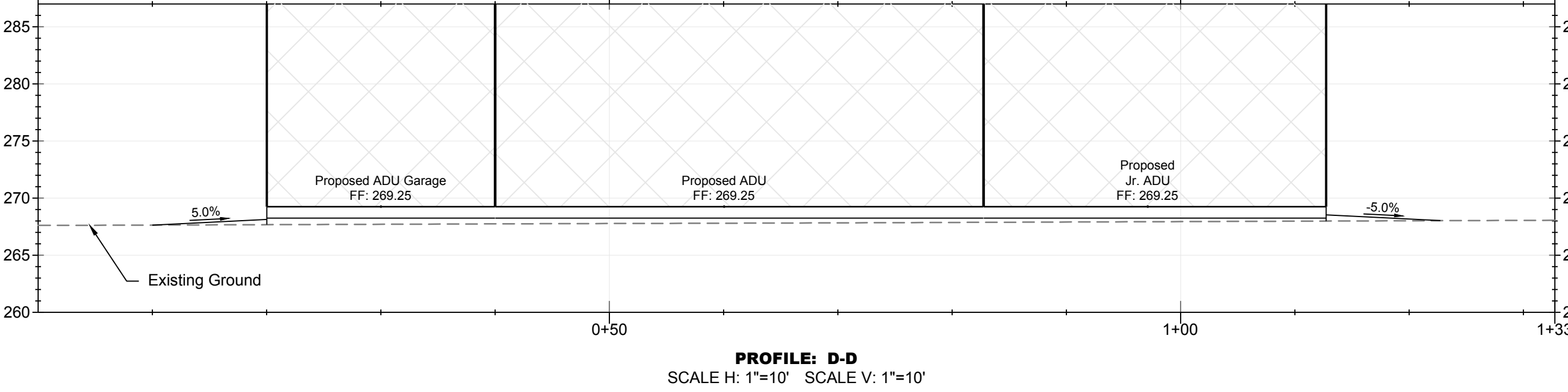
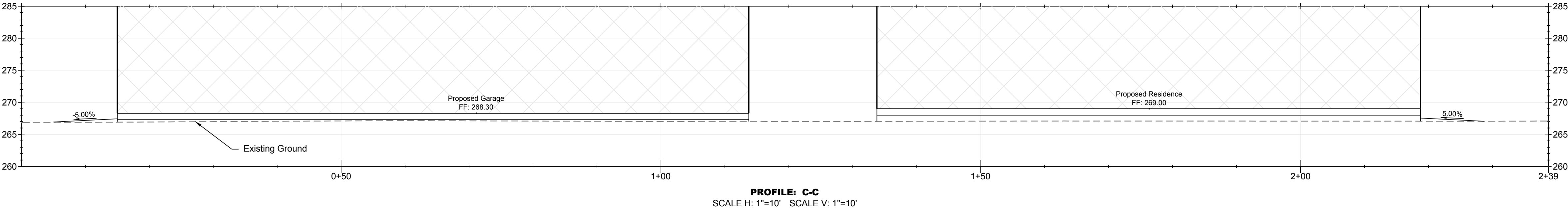
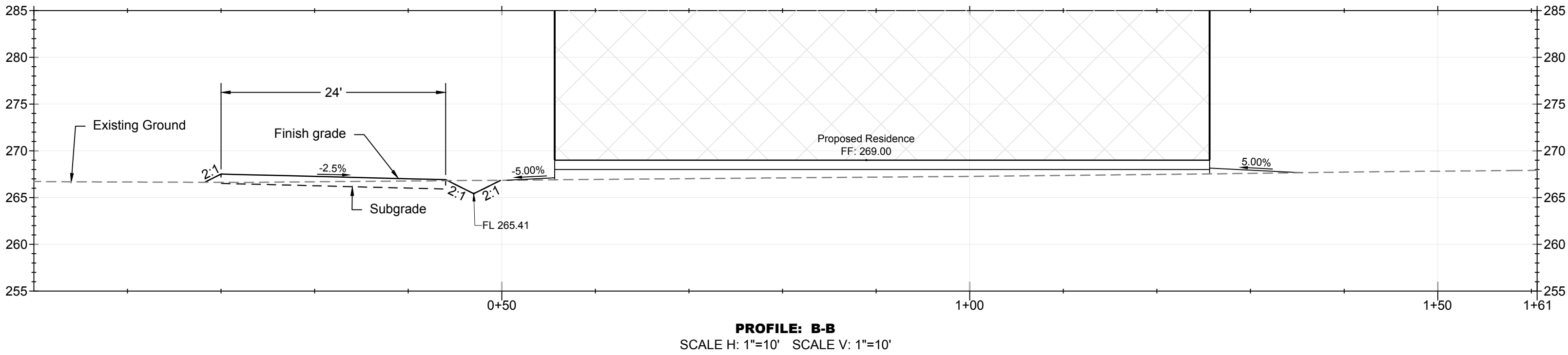
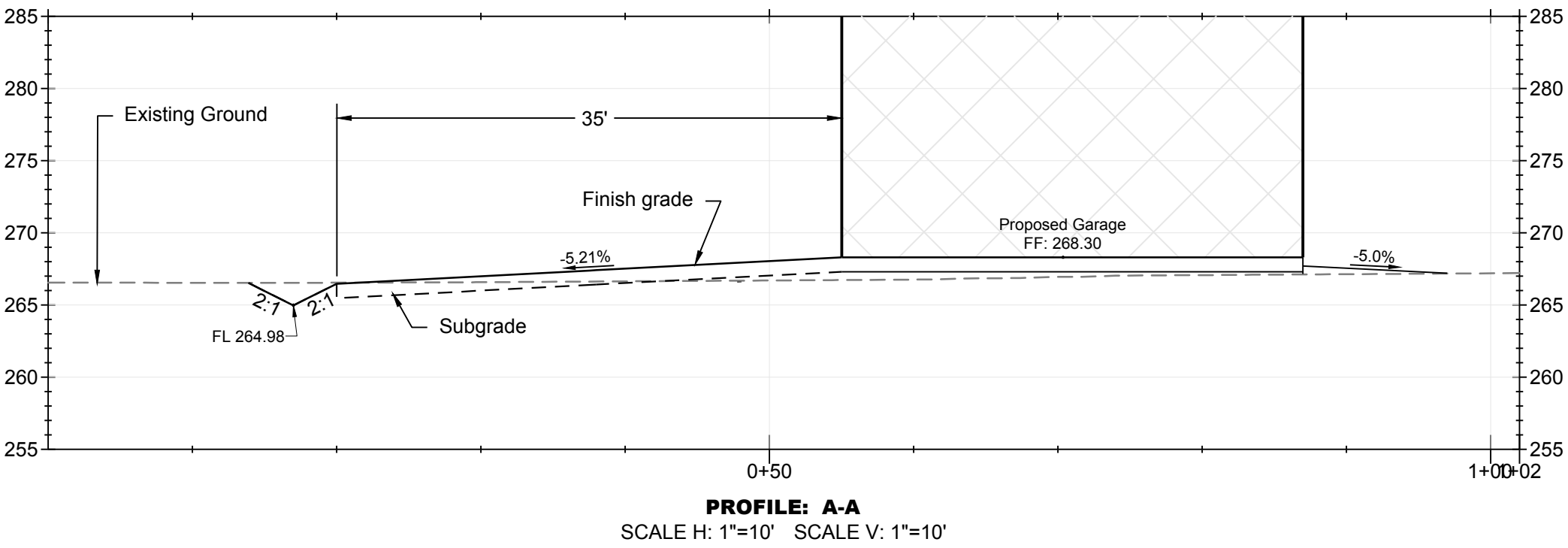
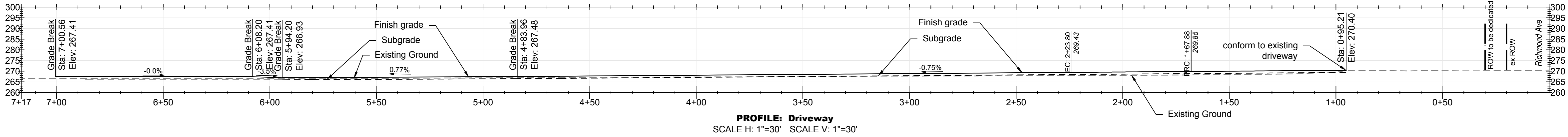
Typical Infiltration Trench Detail

N.T.S

1. All culverts shall be made of high density polyethylene (HDPE), polyvinyl chloride (PVC), or reinforced concrete (RCP). All culverts shall have a smooth interior.
2. Inlets shall be made of concrete and have a smooth bottom.
3. All roof downspouts shall be connected to a perimeter 6"Ø storm drain system connected to the storm water treatment system.
4. Paved surfaces adjacent to foundations shall be sloped away at a minimum of 2%. Unpaved surfaces adjacent to foundations shall be sloped away at a minimum of 5%.
5. All non improved disturbed areas shall be hydroseeded.



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06/30/2023 3:19 PM
FOR PLANCHHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
DAVID L. FARRA
No. 92432
EXP. 06-30-2023
CIVIL
STATE OF CALIFORNIA
FOR PLANCHHECK ONLY
signature that is printed just above

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

Andrade - Preliminary Grading Plan - Sections
Richmond Avenue - APN 712-18-017

DATE: 6-24-22
SCALE: 1"=10'
DRAWN BY: DF
CHECKED BY: DF
JOB NO.
221121
SHEET
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OF
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