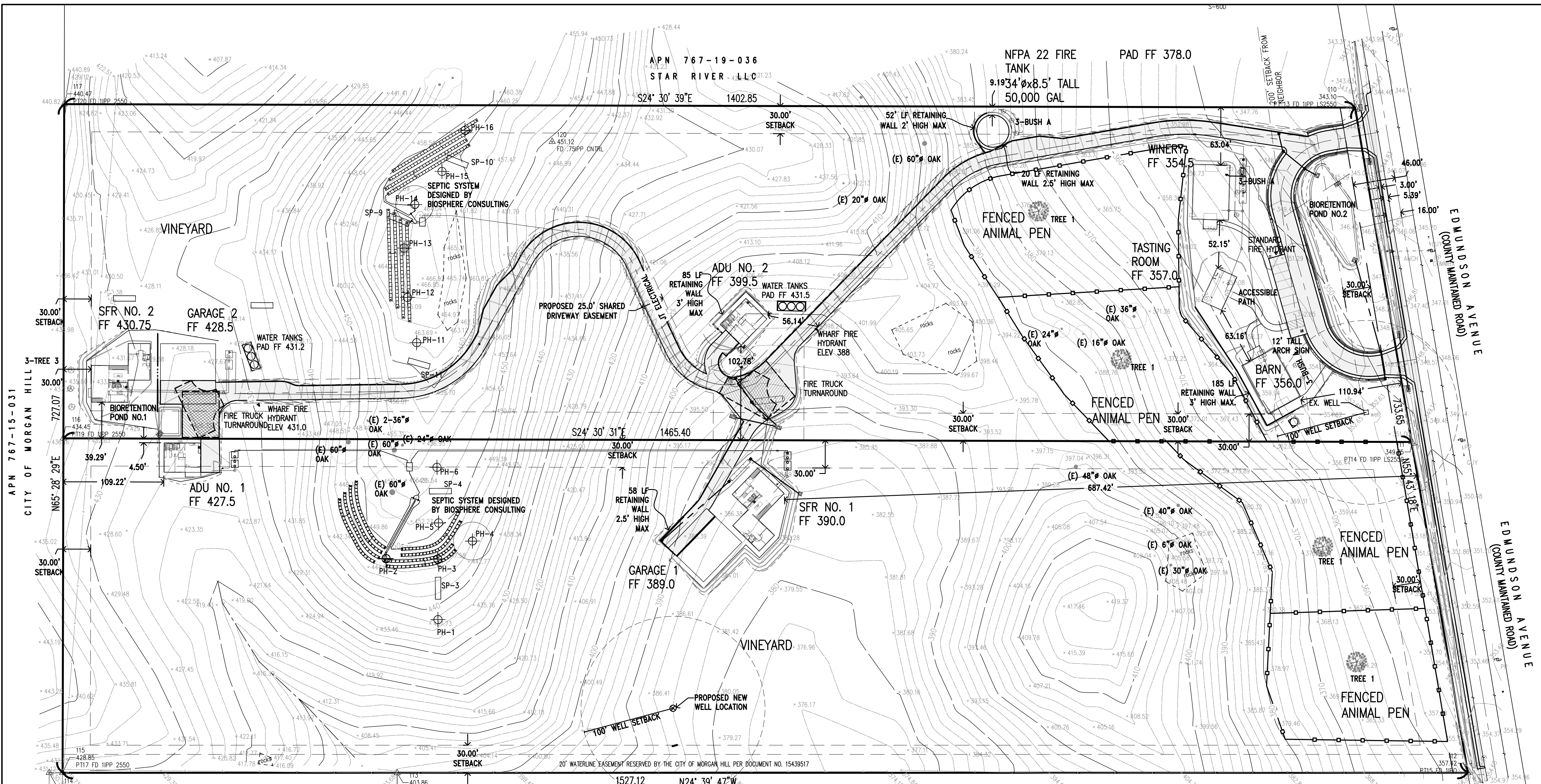
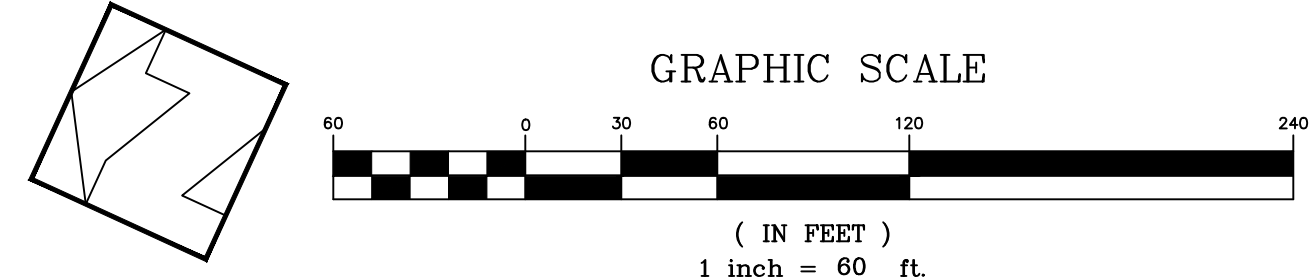


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APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1992
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
OFFICE (408) 842-2113 - FAX (408) 842-3682
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: APRIL 2022
HORIZ. SCALE: 1"=60'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: TM
DRAWN BY: TM

date: Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278

REFERENCES

UNINCORPORATED
APRIL 2022

Overall Site Plan
Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035
SANTA CLARA COUNTY CALIFORNIA

SHEET
2
OF 14
JOB NO.
21096

GRADING QUANTITIES			
LOCATION	CUT C.Y.	FILL C.Y.	VERT. DEPTH CUT/FILL
APN 767-19-035			
SFR NO. 2	271±	0±	5'±/0'±
SFR NO. 2 YARD	231±	30±	5'±/1'±
GARAGE NO. 2	40±	1±	2'±/1'±
ADU NO. 2	134	0±	5'±/0'±
ADU NO. 2 YARD	68±	16±	4'±/2'±
ADU NO. 2 DRIVEWAY	113±	1±	6'±/0±
UPPER TANK PAD	3±	1±	1±/0±
LOWE TANK PAD	8±	0±	2±/0±
WINERY	48±	35±	4'±/3'±
TASTING ROOM	70±	0±	3'±/0'±
BARN	266±	0±	4'±/0'±
WINERY YARD	879±	634±	7'±/3'±
WINERY DRIVEWAY	1±	1367±	1'±/5±
WINERY TANK PAD	22±	81±	7'±/5'±
WINER DOM. TANK PAD	1±	0	1'±/0
BIORETENTION POND 2	281±	0	4'±/0
RESIDENTIAL DRIVEWAY	385±	531±	6'±/6'±
FRONTAGE IMP.	242±	110±	2'±/2'±
APN 767-19-034			
SFR NO. 1	0±	269±	0'±/5'±
SFR NO. 1 YARD	5±	962±	0±/7'±
SFR NO. 1 DRIVEWAY	42±	264±	4'±/6±
GARAGE NO. 1	0±	185±	0'±/6'±
ADU NO. 1	40±	0±	2±/0'±
ADU NO. 1 YARD	0±	49±	0'±/2'±
FRONTAGE IMP.	242±	110±	2'±/2'±
TOTAL	3,491±	4,646±	

DISTRUBED AREA		
	PERMEABLE DIST. AREA (S.F.)	IMPERMEABLE DIST. AREA (S.F.)
APN 767-19-035 - 12.0 ACRES		
SFR NO. 2		2584
SFR NO. 2 YARD	7848	
GARAGE NO. 2		2400
ADU NO. 2		1291
ADU NO. 2 YARD	2613	
DRIVEWAY		42775
WINERY		2400
TASTING ROOM		960
BARN		2400
WINERY YARD	20763	3080
WINERY TANK PAD		912
TANK PADS		650
TOTAL	31224	59452
		90676
APN 767-19-034 - 12.5 ACRES		
SFR NO. 1		2584
SFR NO. 1 YARD	7995	
GARAGE NO. 1		2400
ADU NO. 1		1291
ADU NO. 1 YARD	1043	
DRIVEWAY	3485	
TOTAL	12523	6275
		18798

STRUCTURE INFORMATION			
BUILDING	AREA (S.F.)	OCCUPANCY	CONSTRUCTION TYPE
APN 767-19-035 - 12.0 ACRES			
SFR NO. 2	4202	R-3	V-B
GARAGE NO. 2	2400	U	V-B
ADU NO. 2	1200	R-3	V-B
ADU NO. 2 COVERED PORCH	91	R-3	V-B
WINERY	2400	S-2	II-B
TASTING ROOM	960	A-2	II-B
BARN	2400	U	II-B
APN 767-19-034 - 12.5 ACRES			
SFR NO. 1	4202	R-3	V-B
GARAGE NO. 1	2400	U	V-B
ADU NO. 1	1200	R-3	V-B
ADU NO. 1 COVERED PORCH	91	R-3	V-B

BASIS OF BEARINGS:
THIS TOPOGRAPHIC SURVEY IS BASED ON THE FOUND MONUMENTS ALONG THE CENTERLINE OF EDMUNDSON AVENUE WITH A BEARING OF NORTH 55° 43' 18" EAST AS FILED IN THE RECORD OF SURVEY ON NOVEMBER 9th, 1954 IN BOOK 659 OF MAPS AT PAGE 46. RECORDER OF SANTA CLARA COUNTY.

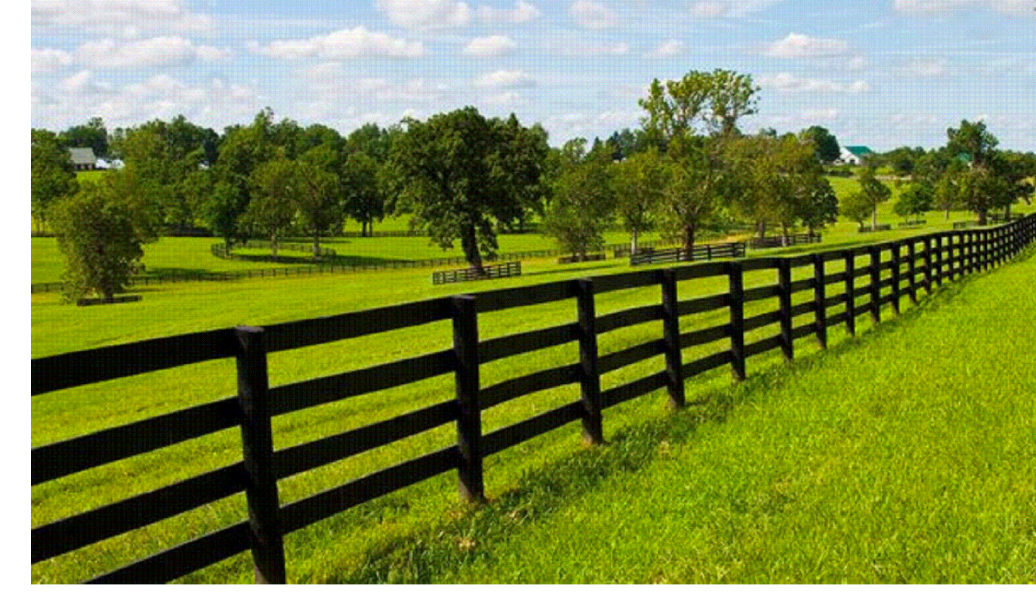
BENCHMARK:
BENCHMARK ID: BM321
ELEVATION: 330.37 FEET (NAVD88)
ORGANIZATION: VALLEY WATER

DESCRIPTION:
BRASS DISK ON TOP OF SIDEWALK, 3 FEET EAST OF WESTERLY CONCRETE HEADWALL; AT THE NORTHWEST CORNER OF EDMUNDSON AVENUE AND WEST LITTLE LLAGAS CREEK; 300 FEET WEST FROM MONTEREY ROAD ALONG NORTH SIDE EDMUNDSON AVENUE. CITY OF MORGAN HILL.

FLOOD ZONE:
PANEL NUMBER: 060337-0608SC0606H
REVISION DATE: MAY 18th, 2009
COMMUNITY NAME: SANTA CLARA COUNTY

PROJECT LOCATED IN ZONE D
AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.

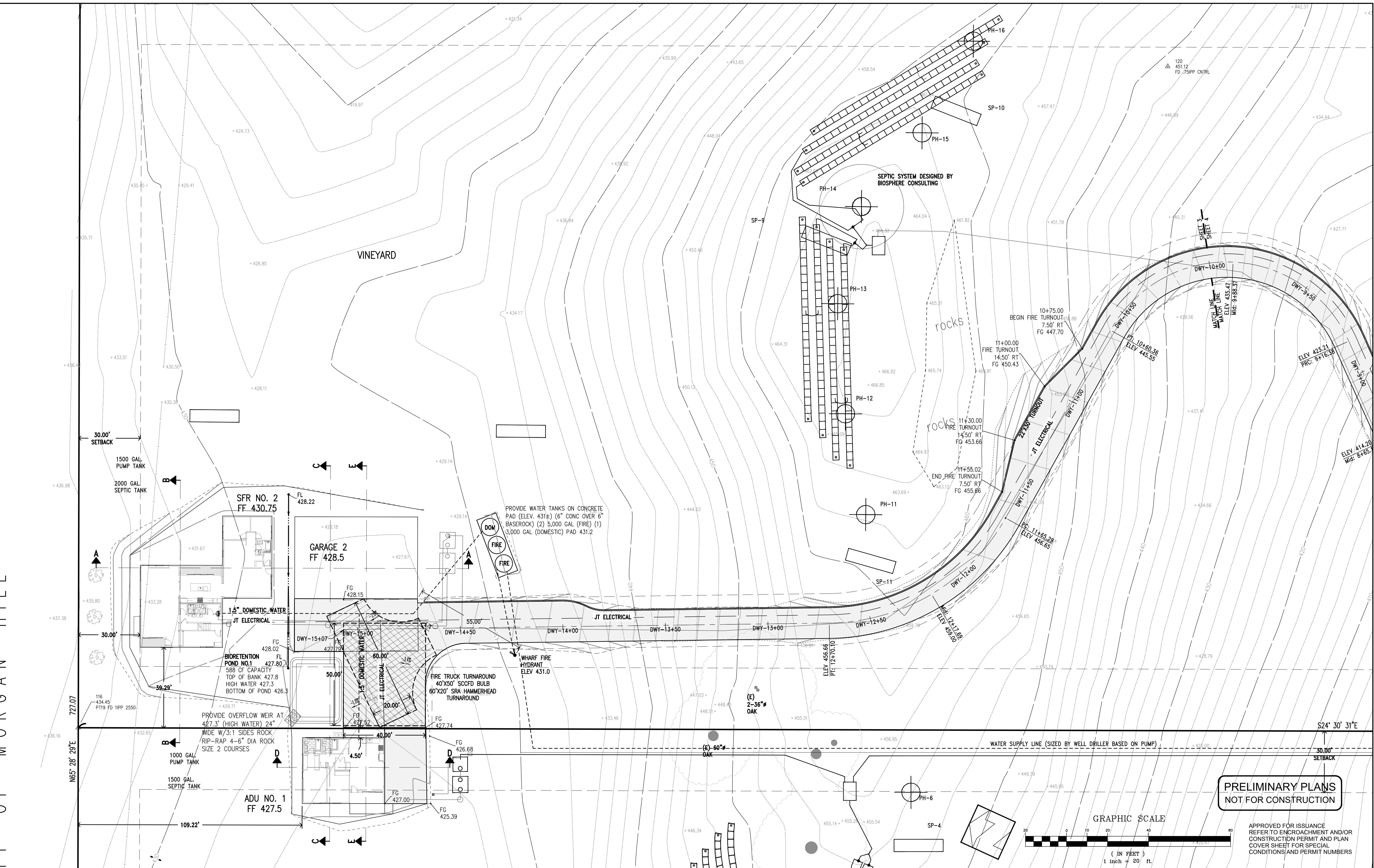
- NOTE:**
NO EXISTING TREES ARE PROPOSED TO BE REMOVED.
- LANDSCAPE SCREENING PLAN**
- TREE 1 24" BOX WEeping WILLOW "SALIX BABYLONICA"
 - TREE 2 24" BOX ITALIAN CYPRESS "CUPRESSUS SEMPERVERNS"
 - TREE 3 24" BOX FIGUS HITIDA "FIGUS MICROCARPA"
 - BUSH A 5 GAL. CAROLINA CHERRY LAUREL "PRUNUS CAROLINIANA"



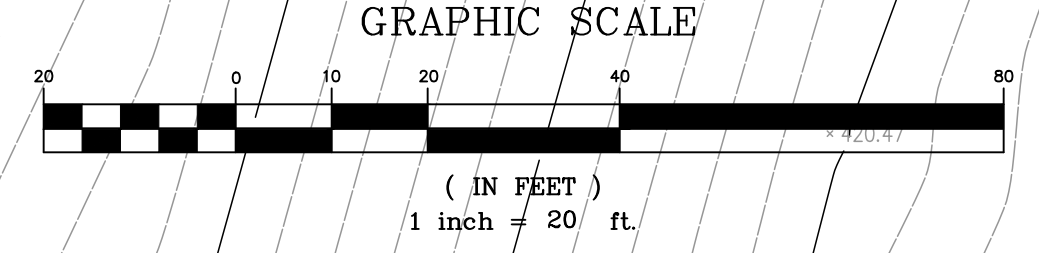
TYPICAL ANIMAL PEN FENCING. 6' MAXIMUM HEIGHT. WOOD POST AND RAIL PAINTED SHERWIN-WILLIAMS "ROCKWOOD DARK RED", LRV 3. WIRE MESH ADDED TO CONTAIN SMALL ANIMALS AS NEEDED.

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PLAN # _____ OF _____ SHEET



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DATE	DESCRIPTION	BY:

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EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: APRIL 2022
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM.

date: _____
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

Preliminary Grading & Drainage Plan

Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035

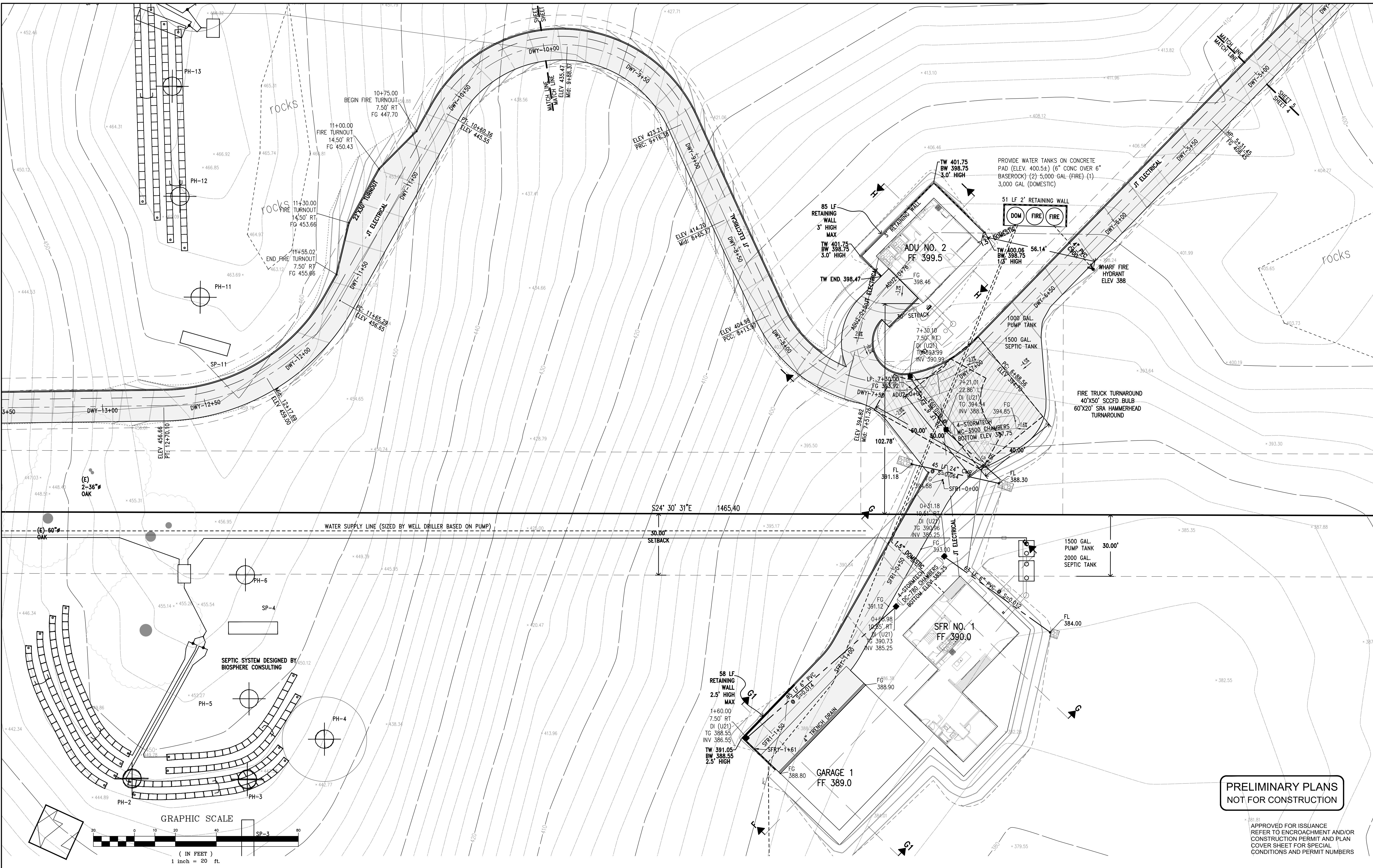
UNINCORPORATED APRIL 2022

SANTA CLARA COUNTY CALIFORNIA

SHEET 3 OF 14
JOB NO. 21096

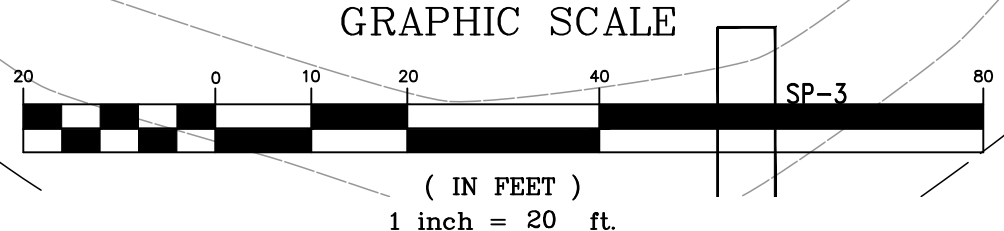
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DATE	DESCRIPTION	BY:



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 Hanna - Brunetti
 Amanda Joy Musy-Verdel
 R.C.E. # 69278

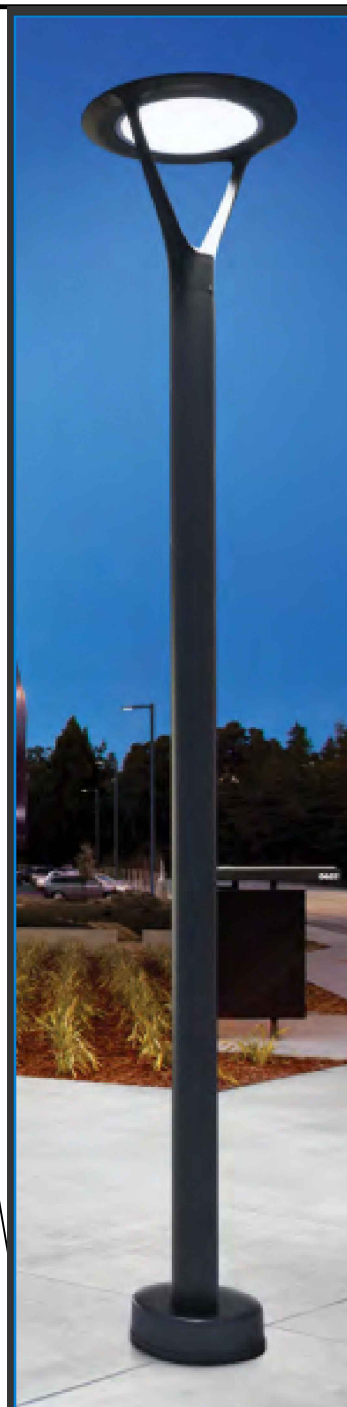
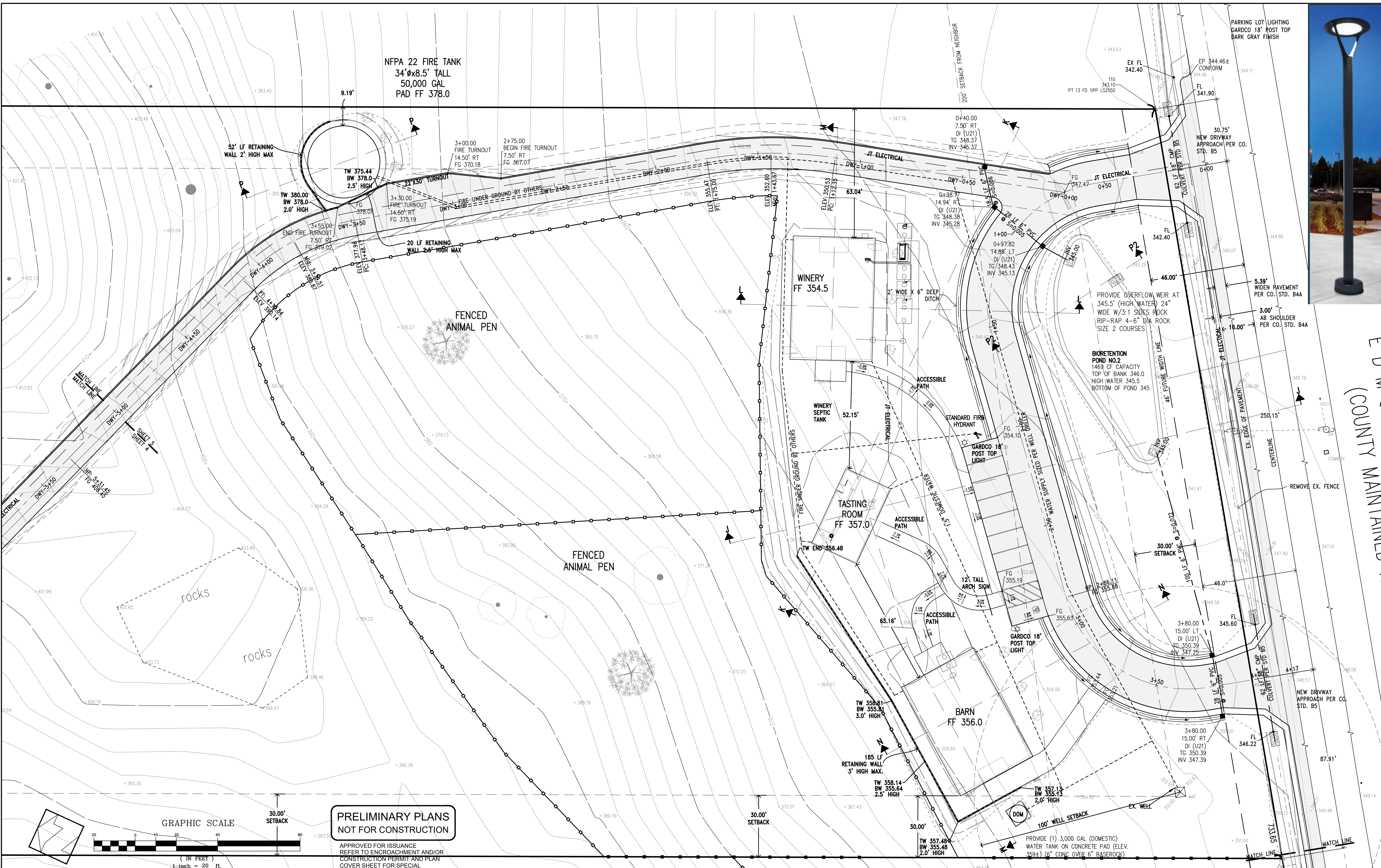


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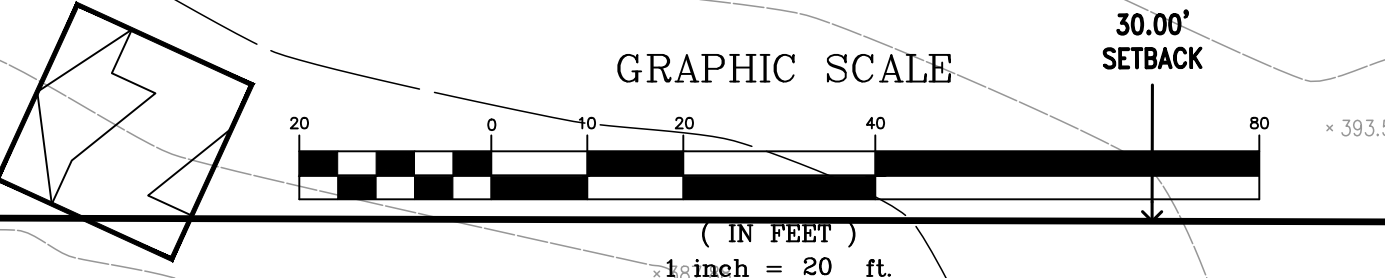
Preliminary Grading & Drainage Plan
 Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035
 UNINCORPORATED APRIL 2022
 SANTA CLARA COUNTY CALIFORNIA

SHEET 4 OF 14
 JOB NO. 21096

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EDMUNDSON AVENUE (COUNTY MAINTAINED)



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HANNA-BRUNETTI
EST. 1992
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3682
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: APRIL 2022
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
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Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278

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Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035

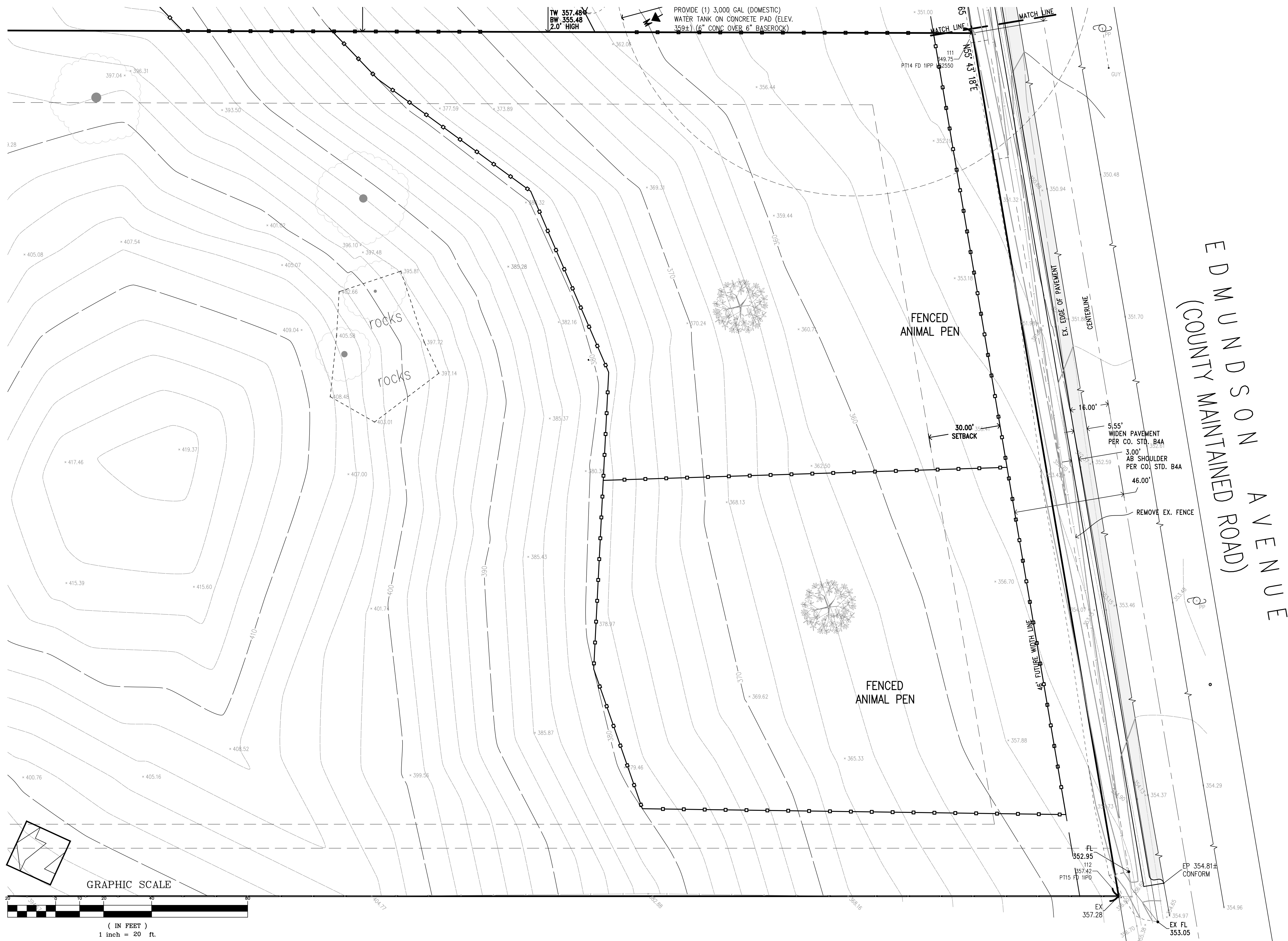
UNINCORPORATED APRIL 2022

SANTA CLARA COUNTY CALIFORNIA

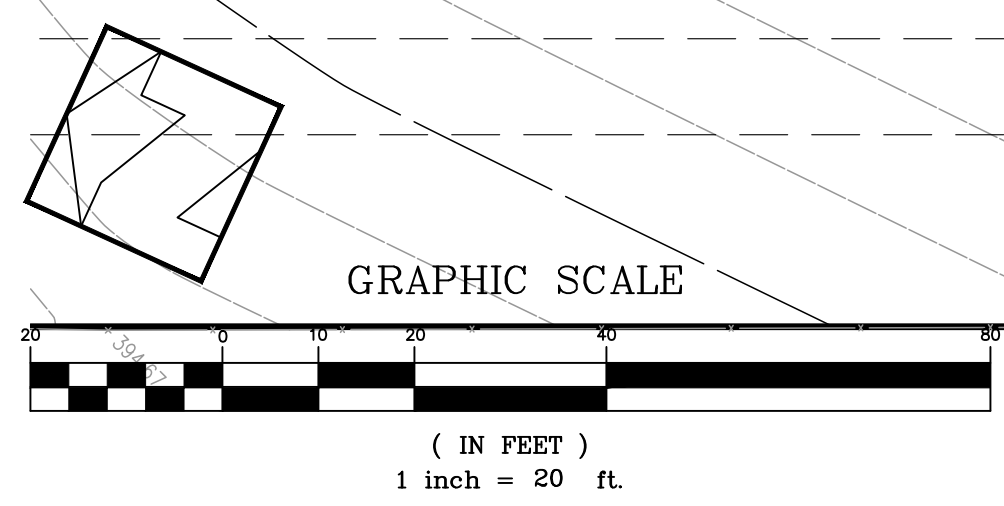
JOB NO. 21096 & 22004

SHEET 5 OF 14

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EDMUNDSON AVENUE
(COUNTY MAINTAINED ROAD)



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CONDITIONS AND PERMIT NUMBERS

PLAN # _____ OF _____ SHEET

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1980
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2113 • FAX (408) 842-3682
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: APRIL 2022
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
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DRAWN BY: TM

date: _____
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

Preliminary Grading & Drainage Plan

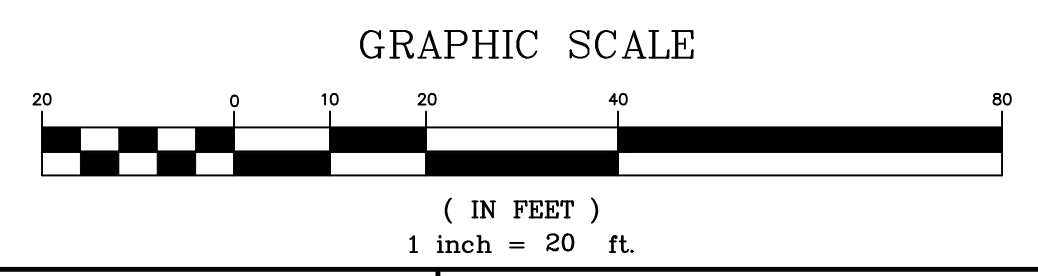
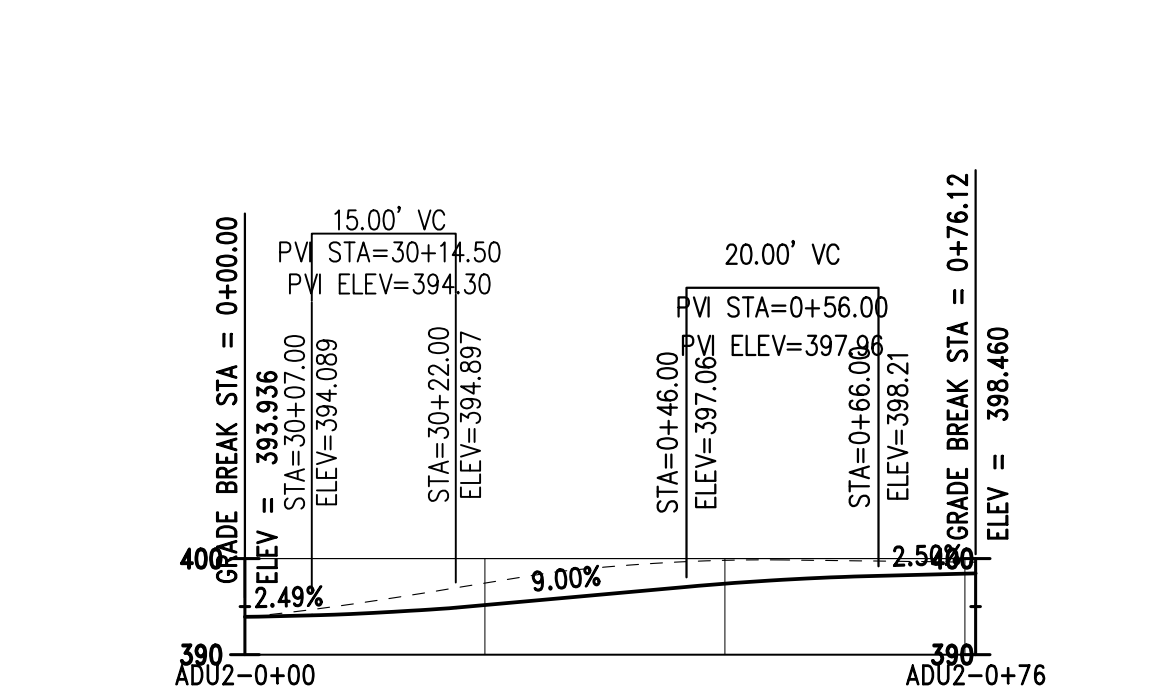
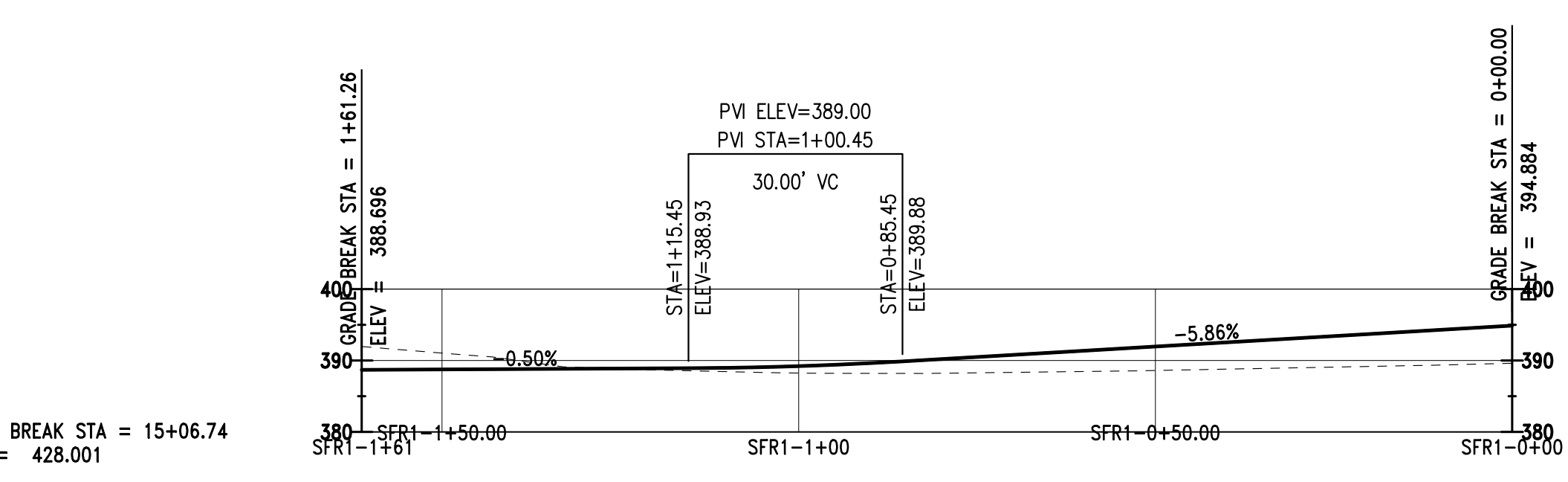
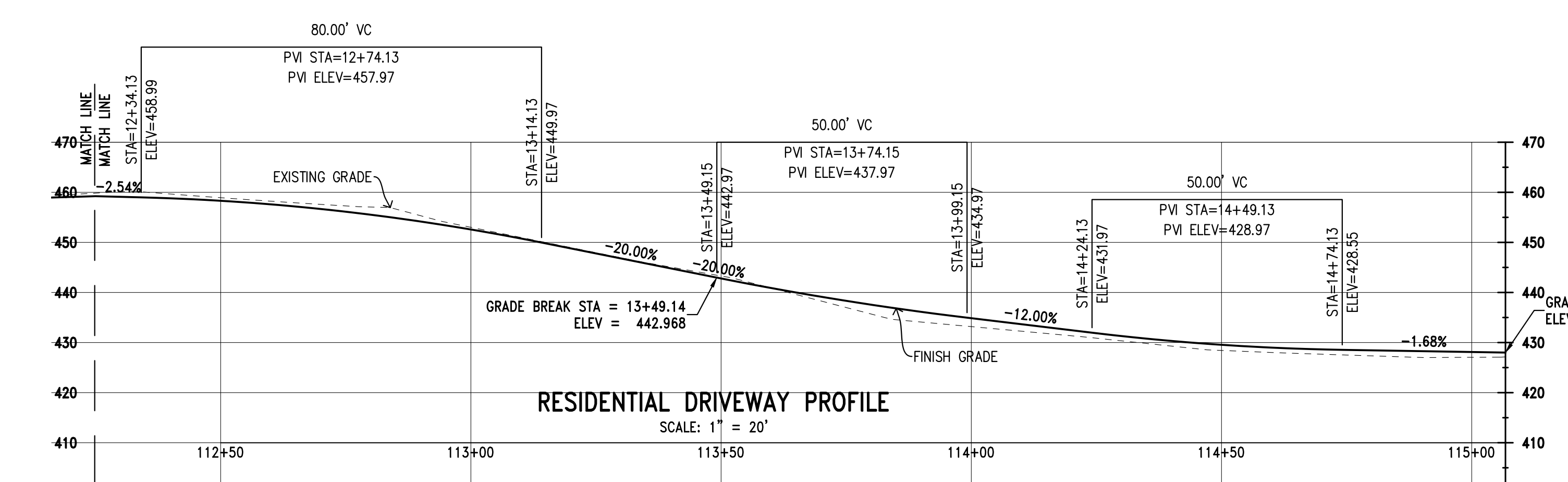
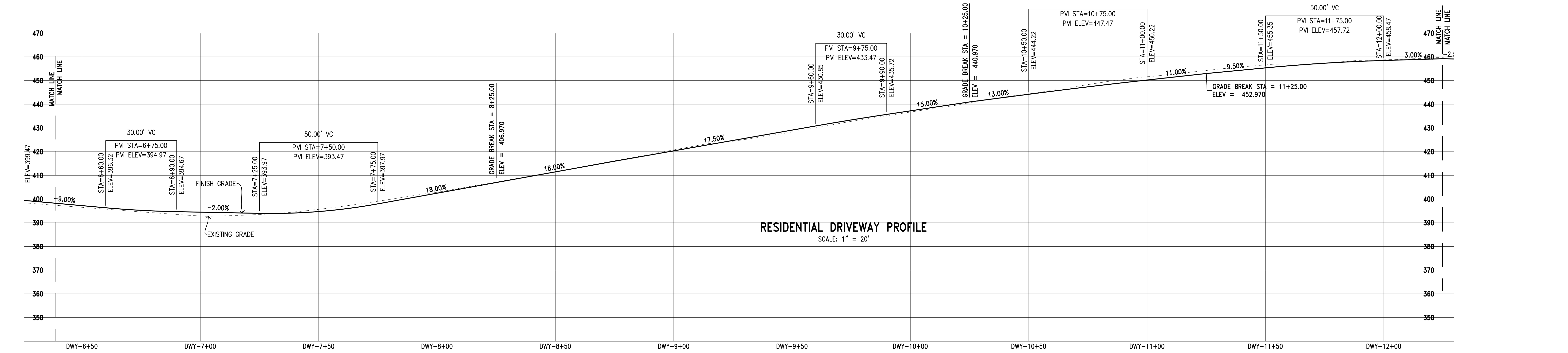
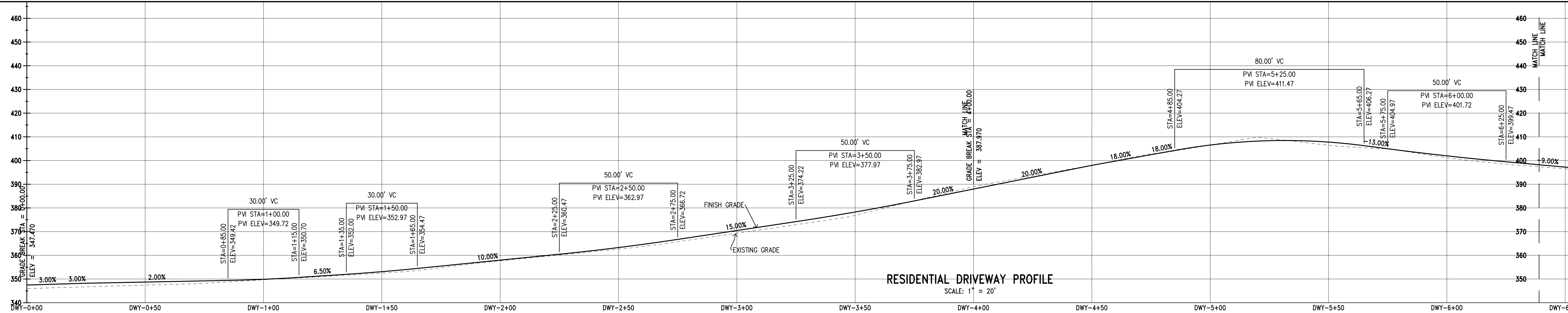
Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035

UNINCORPORATED APRIL 2022

SANTA CLARA COUNTY CALIFORNIA

SHEET **6** OF 14
JOB NO. 21096

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REFER TO ENCROACHMENT AND/OR
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REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1982
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
OFFICE (408) 842-2113 - FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: APRIL 2022
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: TM
DRAWN BY: TM

date: Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278

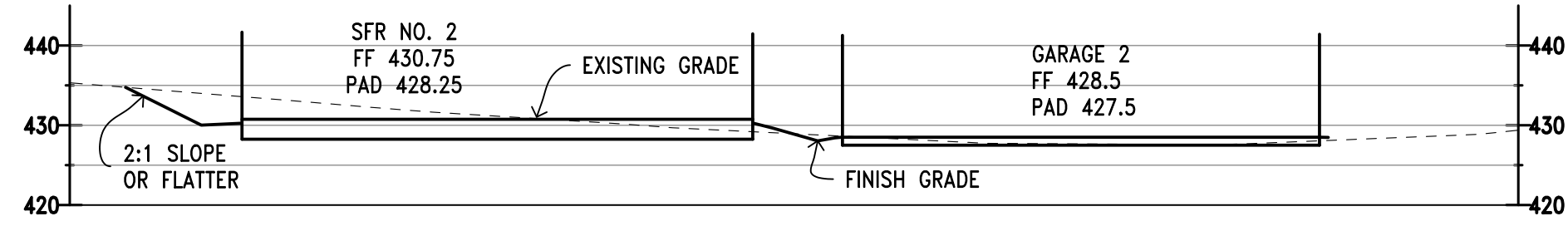
REFERENCES

Preliminary Residential Driveway Profile

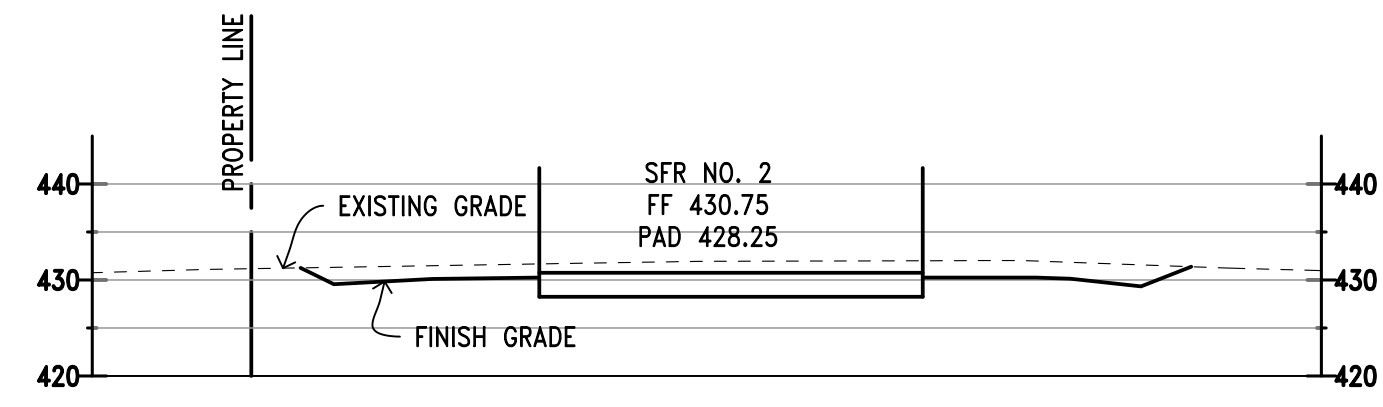
Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035
UNINCORPORATED APRIL 2022 SANTA CLARA COUNTY CALIFORNIA

SHEET **7** OF 14
JOB NO. **21096**

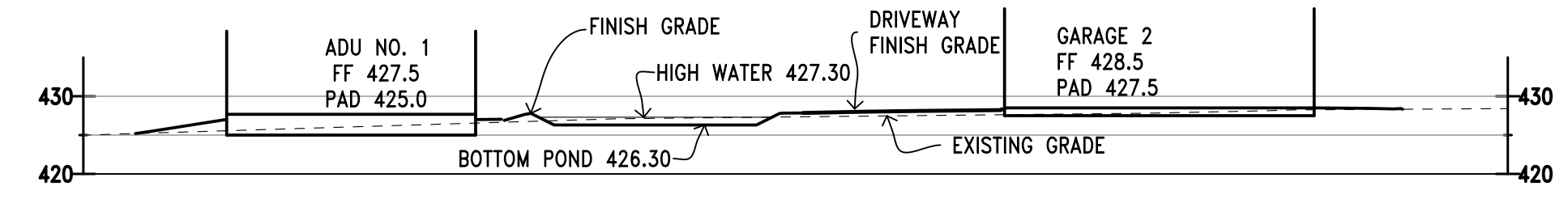
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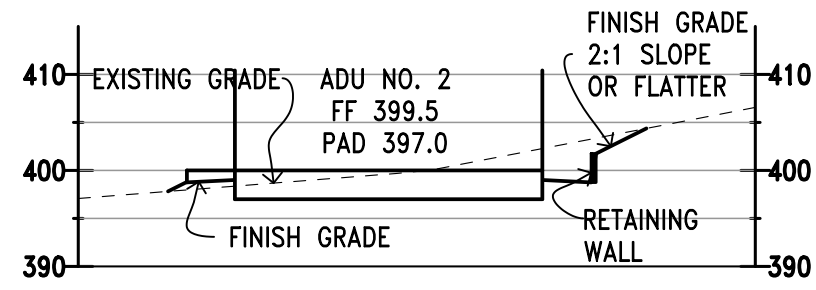
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SCALE: 1"=20'



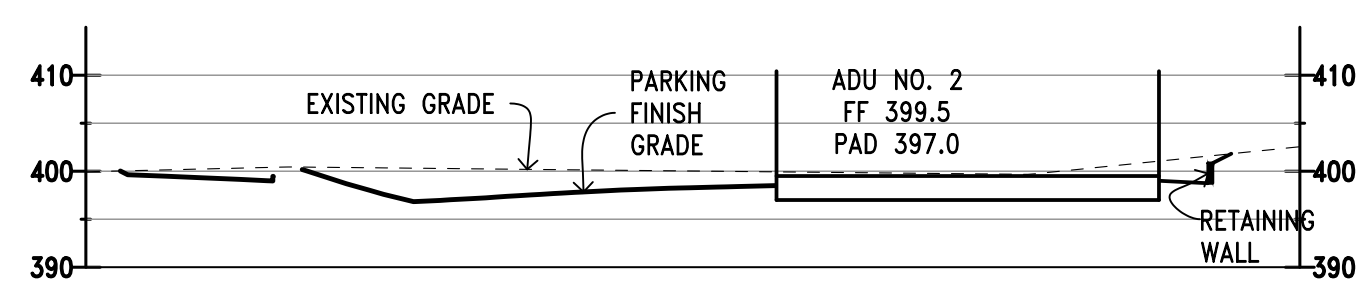
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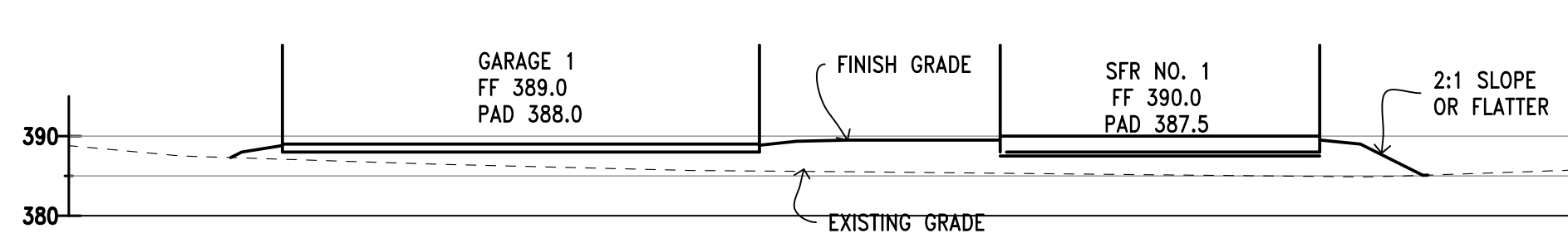
GARAGE 2 CROSS SECTION C-C
SCALE: 1"=20'



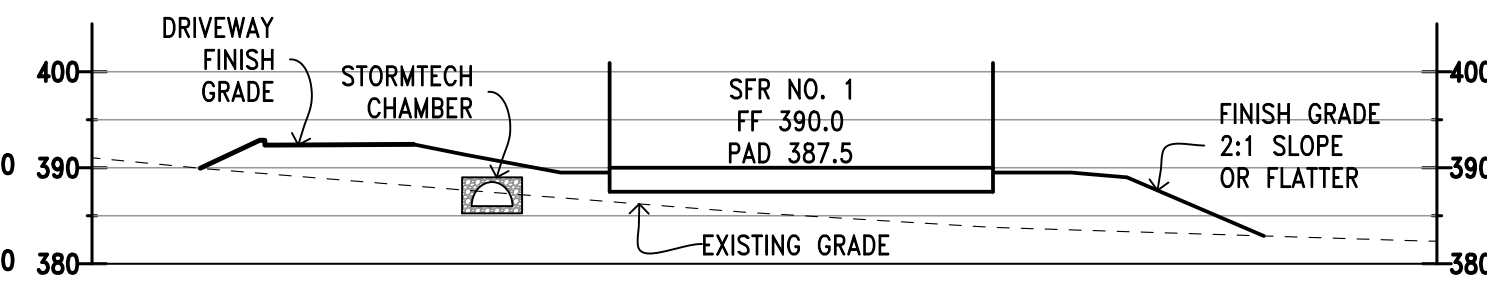
ADU 2 CROSS SECTION H-H
SCALE: 1"=20'



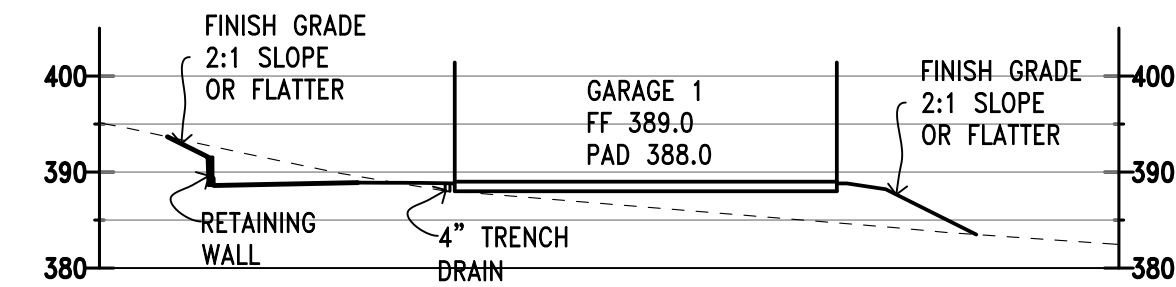
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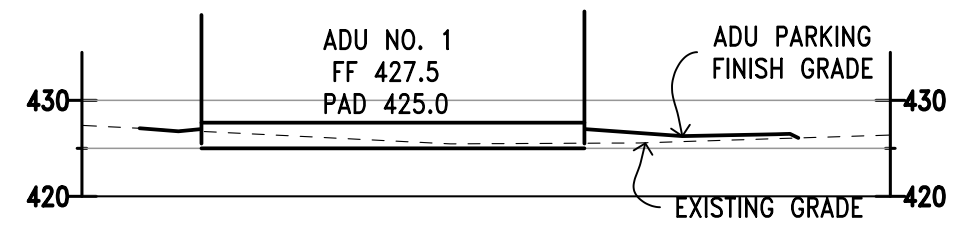
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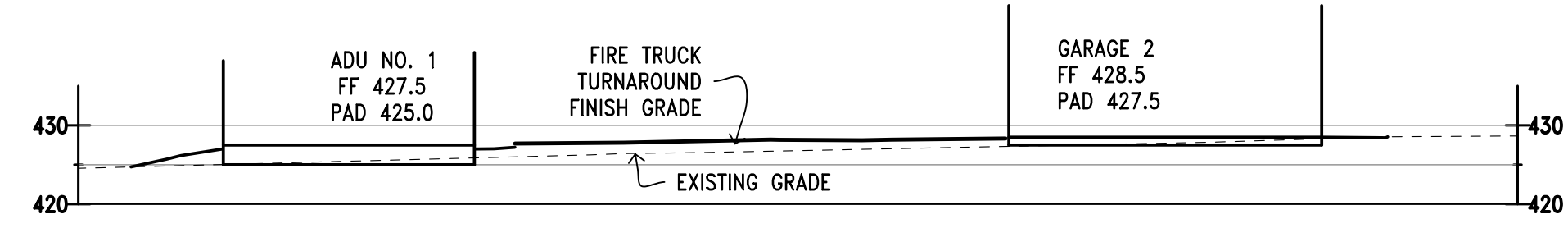
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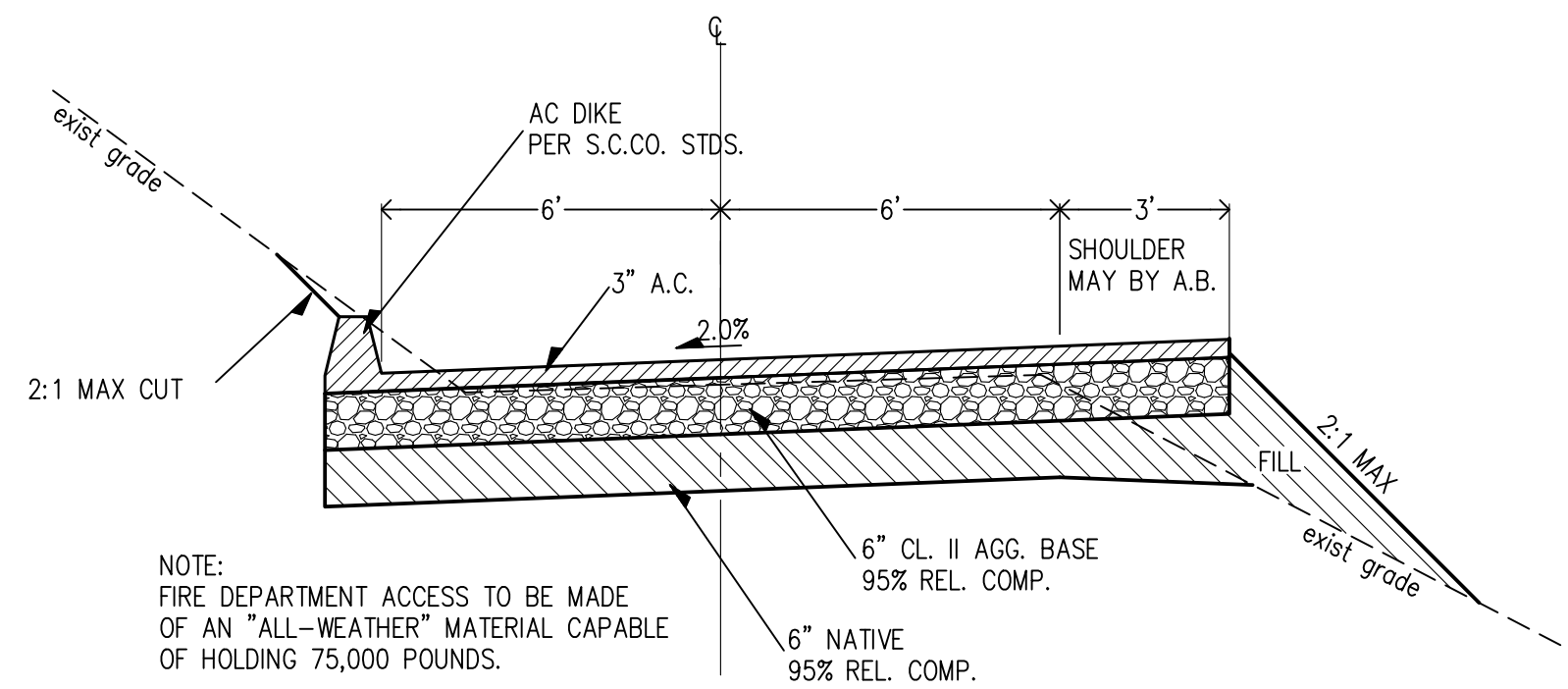
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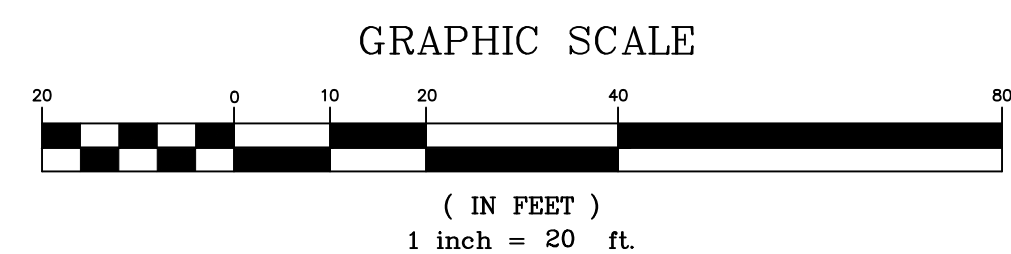
ADU 1 CROSS SECTION D-D
SCALE: 1"=20'



ADU 1 CROSS SECTION E-E
SCALE: 1"=20'



TYPICAL DRIVEWAY SECTION
NOT TO SCALE



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

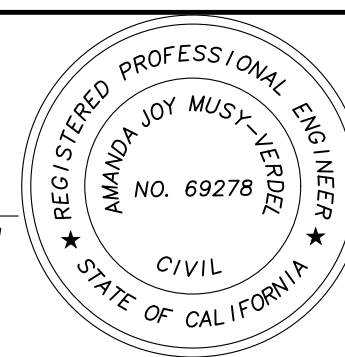
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Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

UNINCORPORATED
APRIL 2022

Sections

Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035

SANTA CLARA COUNTY
CALIFORNIA

SHEET
8
OF 14
JOB NO.
21096

APPLICANT: HARTIGAN

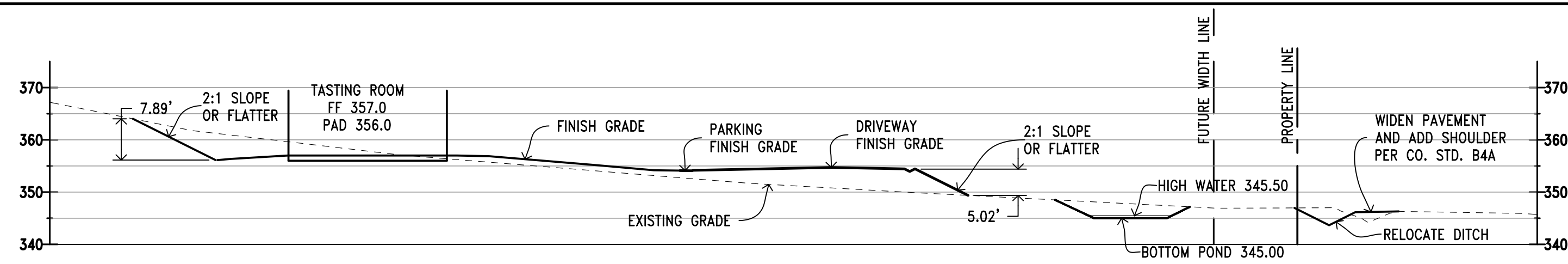
ROAD: W. EDMUNDSON

COUNTY FILE NO.: PLN22-127 & PLN22-128

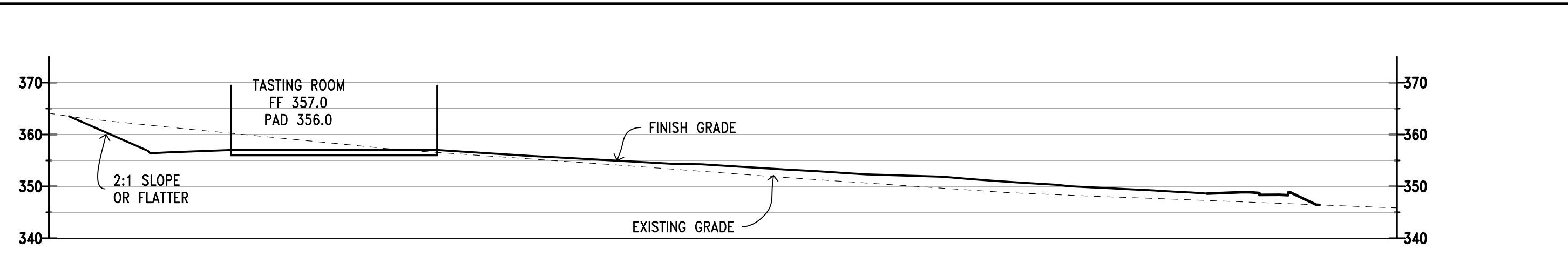
JOB NO. 21096 & 22004

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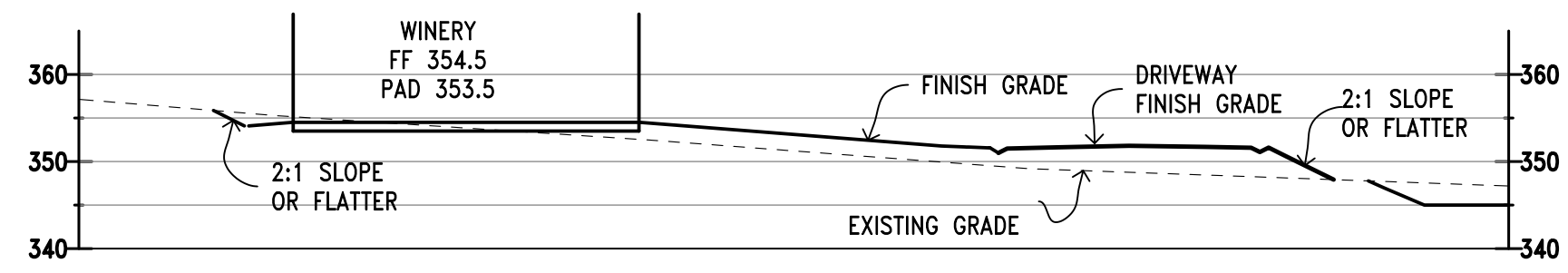
PLAN # _____ OF _____ SHEET



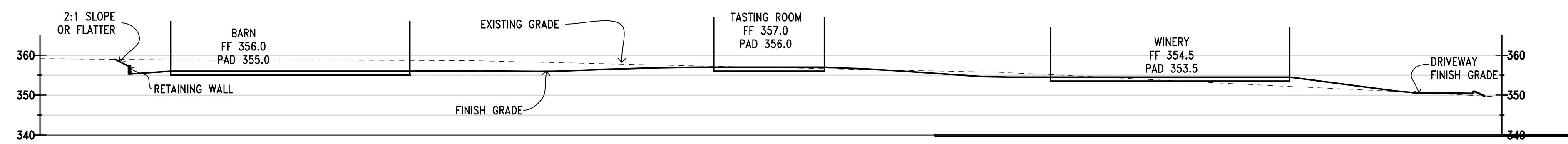
TASTING ROOM CROSS SECTION J-J
SCALE: 1"=20'



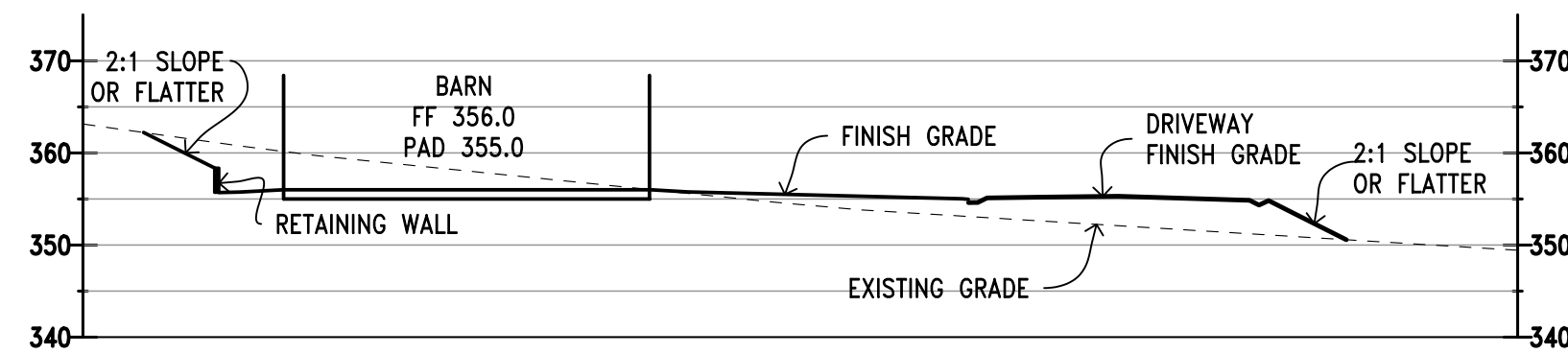
TASTING ROOM CROSS SECTION K-K
SCALE: 1"=20'



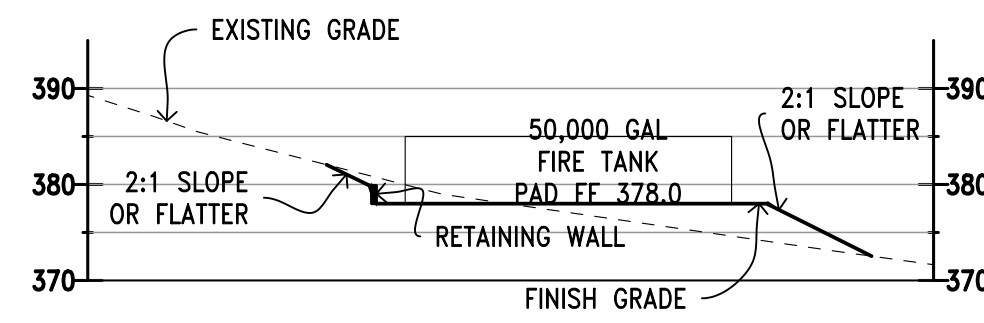
WINERY CROSS SECTION L-L
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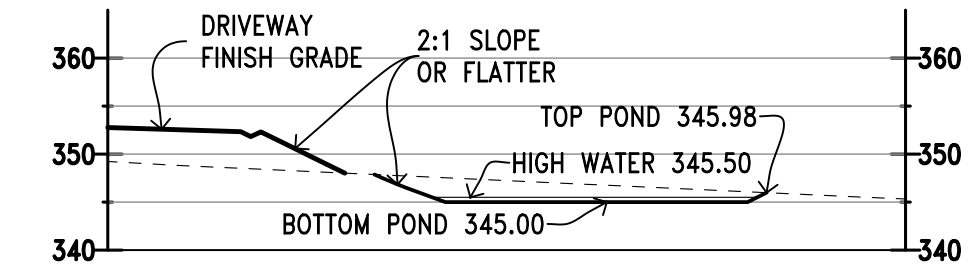
WINERY CROSS SECTION M-M
SCALE: 1"=20'



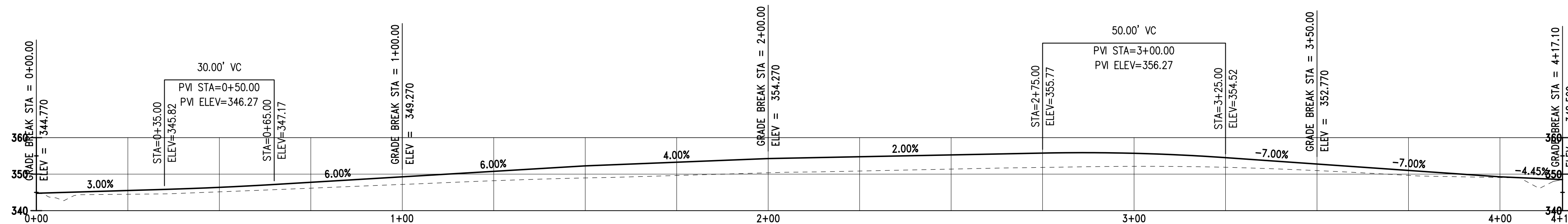
BARN CROSS SECTION N-N
SCALE: 1"=20'



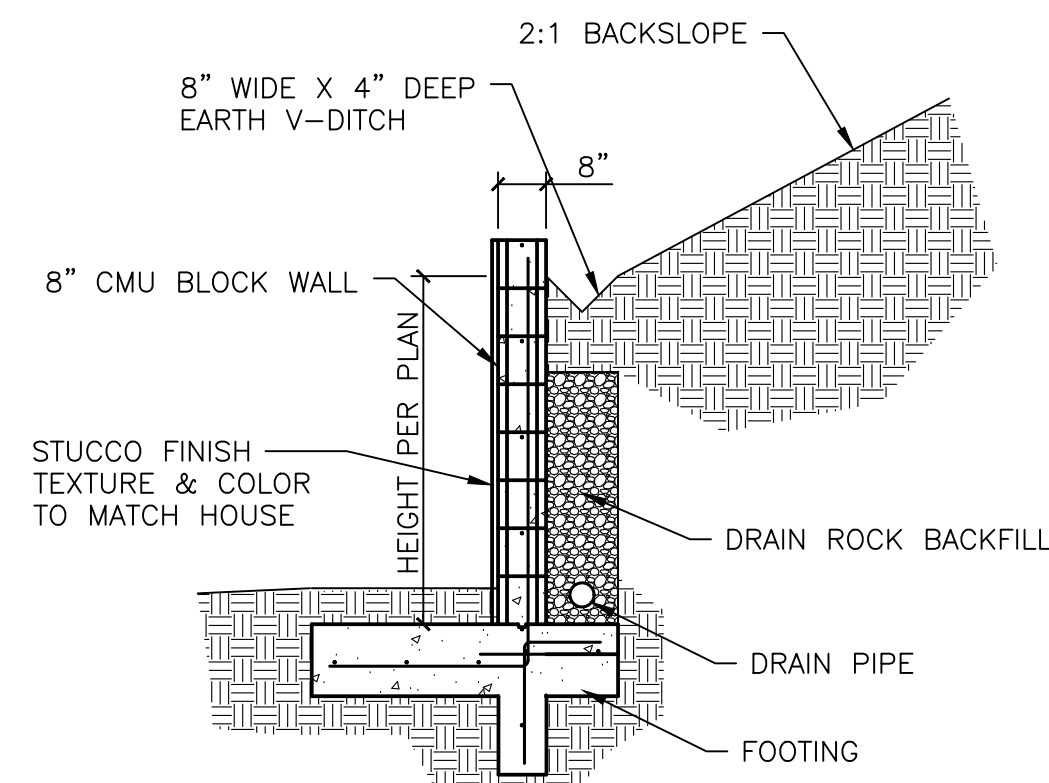
WATER TANK CROSS SECTION P-P
SCALE: 1"=20'



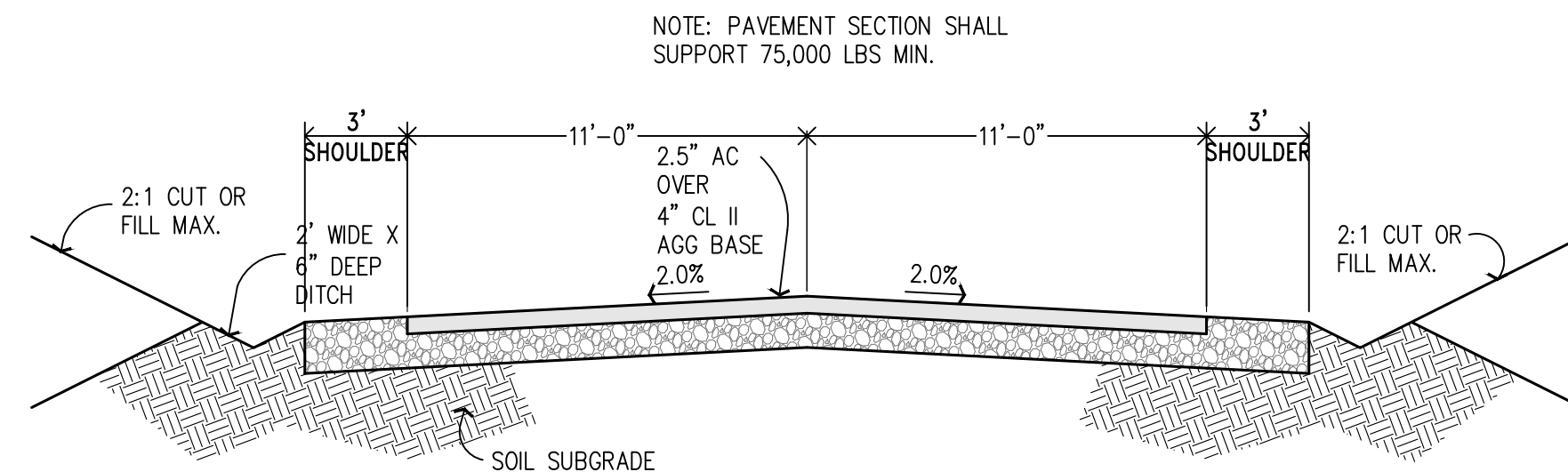
POND 2 SECTION P2-P2
SCALE: 1"=20'



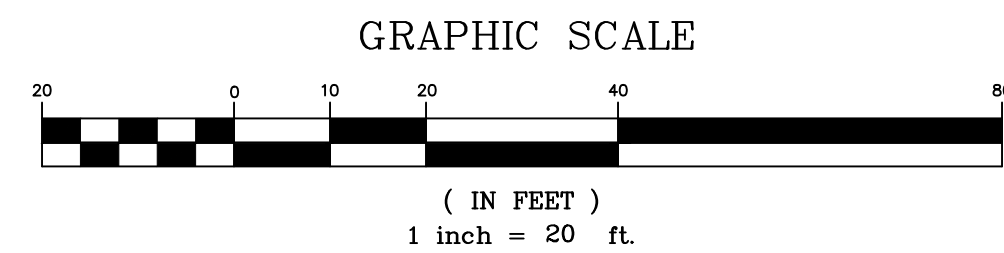
Winery Driveway Profile
SCALE: 1"=20'



TYPICAL RETAINING WALL DETAIL
NO SCALE



TYPICAL WINERY DRIVEWAY SECTION
NOT TO SCALE



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1988
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EGGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
OFFICE (408) 842-2113 - FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: APRIL 2022
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM.

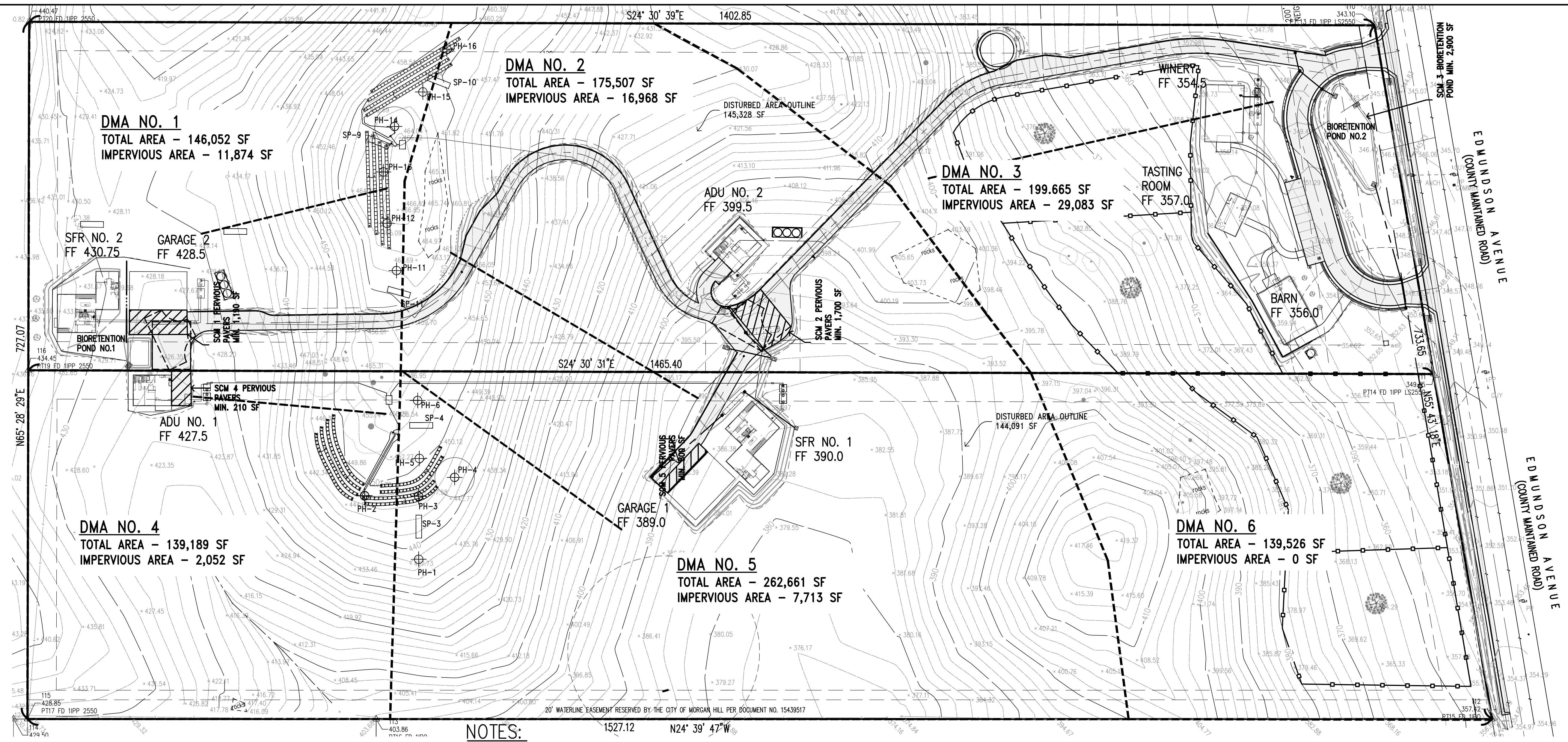
date: _____
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278

REFERENCES

Driveway Profile and Sections
Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035
UNINCORPORATED APRIL 2022
SANTA CLARA COUNTY CALIFORNIA

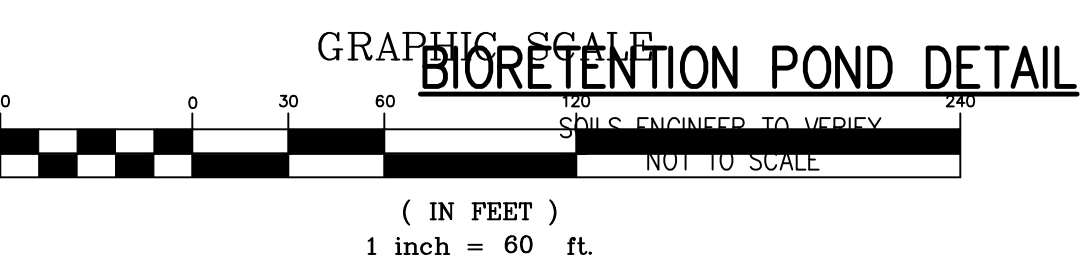
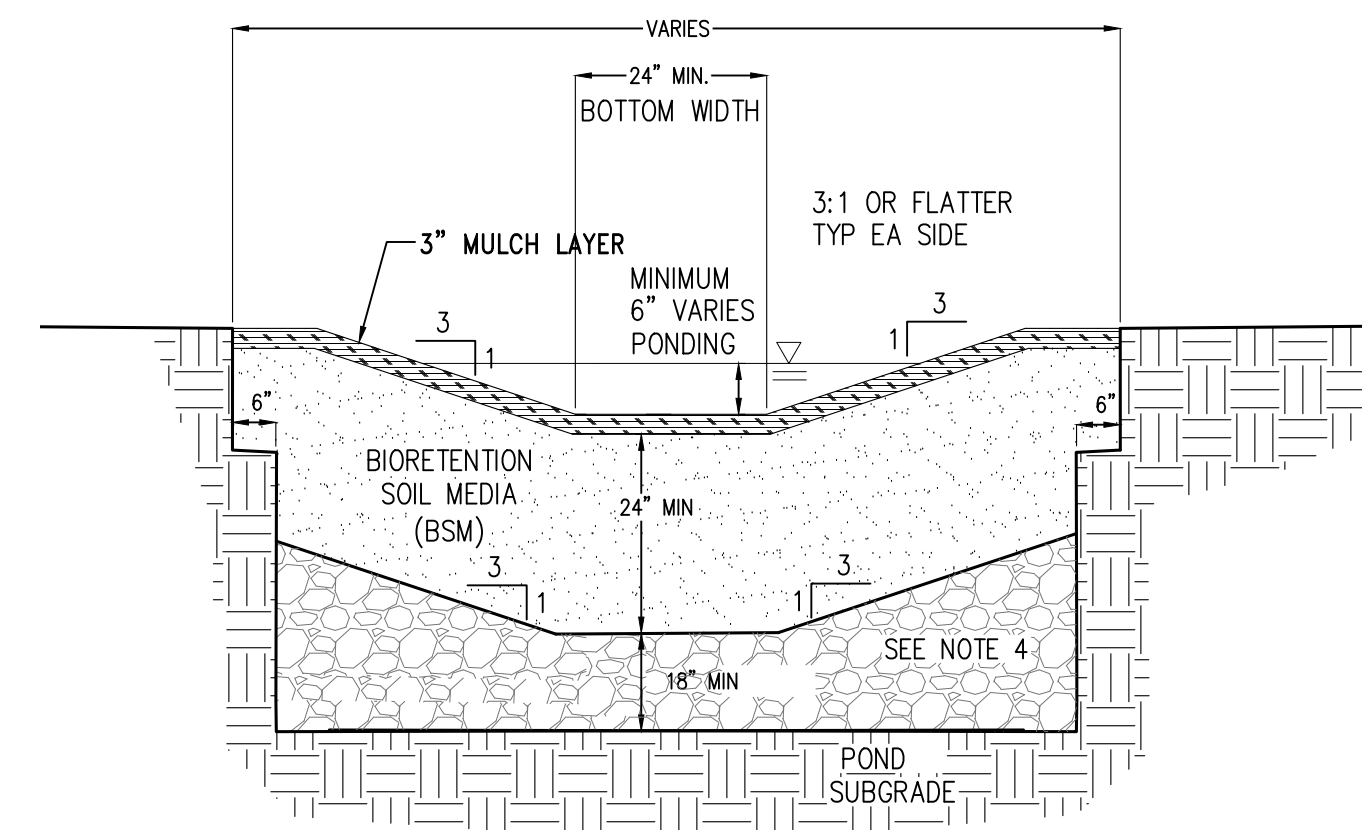
SHEET **9**
OF 14
JOB NO. 21096

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NOTES:

- ALL SCM's (PONDS & PERVIOUS PAVERS); SHALL BE LEFT AT SUBGRADE DURING CONSTRUCTION.
- AT END OF CONSTRUCTION SUBGRADE SHALL BE CLEANED OF IMPERVIOUS MATERIALS. ENGINEER OF RECORD AND/OR SOILS ENGINEER TO INSPECT LINERS AND SUBGRADE BEFORE BACKFILL OF MEDIA OR PERVIOUS OPEN GRADED BASE.

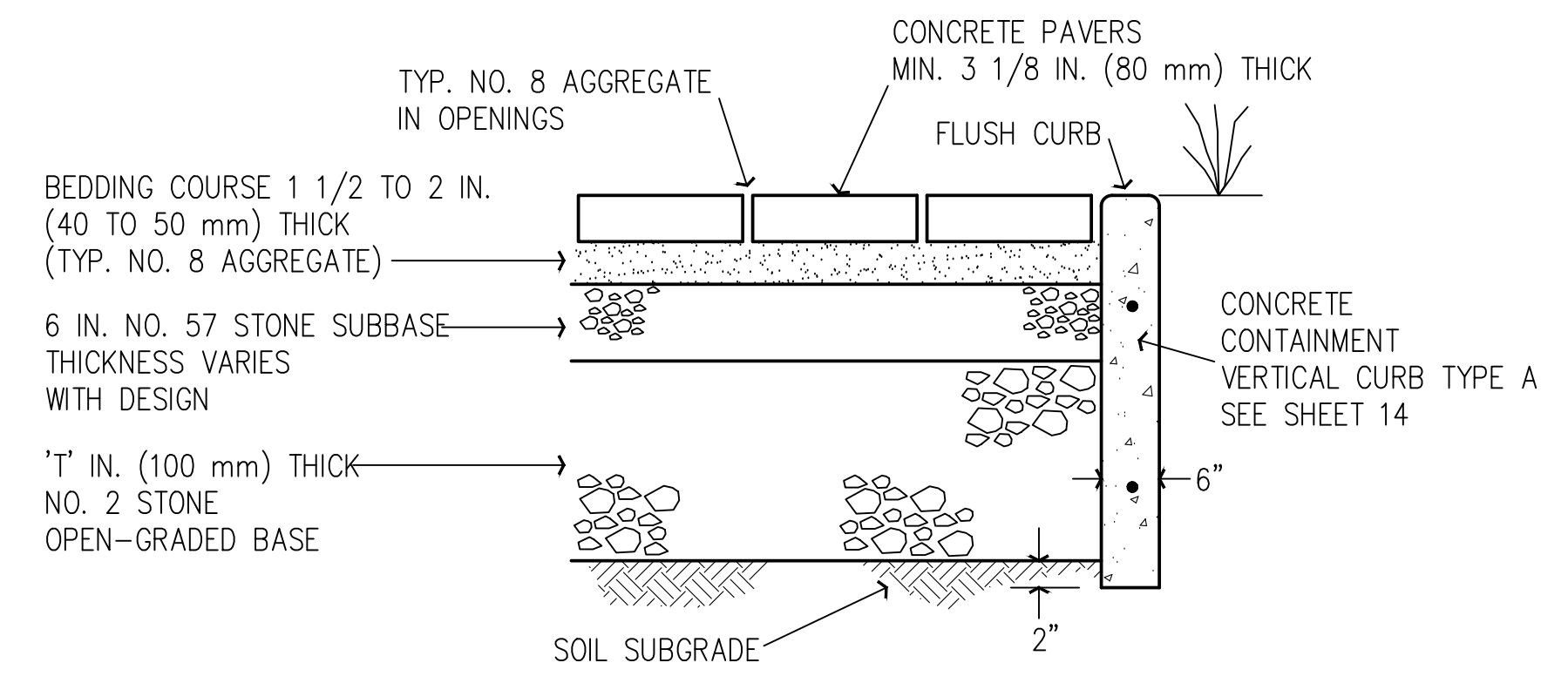


DESIGN NOTES

1. FULL DESIGN GUIDANCE PROVIDED IN BIURETENTION TECHNICAL SPECIFICATIONS DOCUMENT.
2. OVERFLOW STRUCTURE REQUIRED FOR IN-LINE SYSTEMS WITHOUT AN OVERFLOW BYPASS.
3. CURB AND SIDEWALK DETAILS MAY BE MODIFIED FOR PROJECT BY GEOTECHNICAL ENGINEER.
4. IF CALTRANS CLASS 2 PERMEABLE IS NOT AVAILABLE, SUBSTITUTE CLASS 3 PERMEABLE WITH AN OVERLYING 3" DEEP LAYER OF 3/4" (NO. 4) OPEN-GRADED AGGREGATE.
5. BIURETENTION SOIL MEDIA (BSM) SPECIFICATION PER BIURETENTION TECHNICAL SPECIFICATIONS.
6. PLANTING DESIGN AND IRRIGATION PER BIURETENTION TECHNICAL SPECIFICATIONS.
7. MULCH (OPTIONAL) PER BIURETENTION TECHNICAL SPECIFICATIONS.
8. LOCATE ENERGY DISSIPATION COBBLE PADS AS SPECIFIED IN INLET DETAILS - AVOID DECORATIVE USE.

CONSTRUCTION NOTES

1. SCARIFY SUBGRADE BEFORE INSTALLING BIURETENTION AREA AGGREGATE AND BSM.
2. FACILITY EXCAVATION TO ALLOW FOR SPECIFIED SOIL AND MULCH DEPTHS TO ACHIEVE FINISHED ELEVATIONS ON CIVIL PLANS.
3. INSTALL UNDERDRAIN WITH HOLES FACING DOWN. UNDERDRAIN DISCHARGE ELEVATION SHALL BE NEAR TOP OF AGGREGATE LAYER. UNDERDRAIN SLOPE MAY BE FLAT.
4. COMPACT EACH 6" LIFT OF BSM WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING, IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
4. DO NOT WORK WITHIN BIURETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
5. KEEP HEAVY MACHINERY OUTSIDE BIURETENTION AREA LIMITS.



TYPICAL PERMEABLE PAVER DETAIL WITH FLUSH CURB

NO SCALE
 "T" = 6" MIN THICKNESS IN PARKING AREA E3, E4, E5, E6, & E7.
 "T" = 12" MIN THICKNESS IN ACCESS ROADWAY & PARKING AREA A, B, & C.
 "T" = 18" MIN THICKNESS IN PARKING AREA D

**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**

APPROVED FOR ISSUANCE
 REFER TO ENCROACHMENT AND/OR
 CONSTRUCTION PERMIT AND PLAN
 COVER SHEET FOR SPECIAL
 CONDITIONS AND PERMIT NUMBERS

PLAN # _____ OF _____ SHEET

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
 CIVIL ENGINEERS - LAND SURVEYORS
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 CHECKED BY: _____
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 Hanna - Brunetti
 Amanda Joy Musy-Verdel
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REFERENCES

UNINCORPORATED
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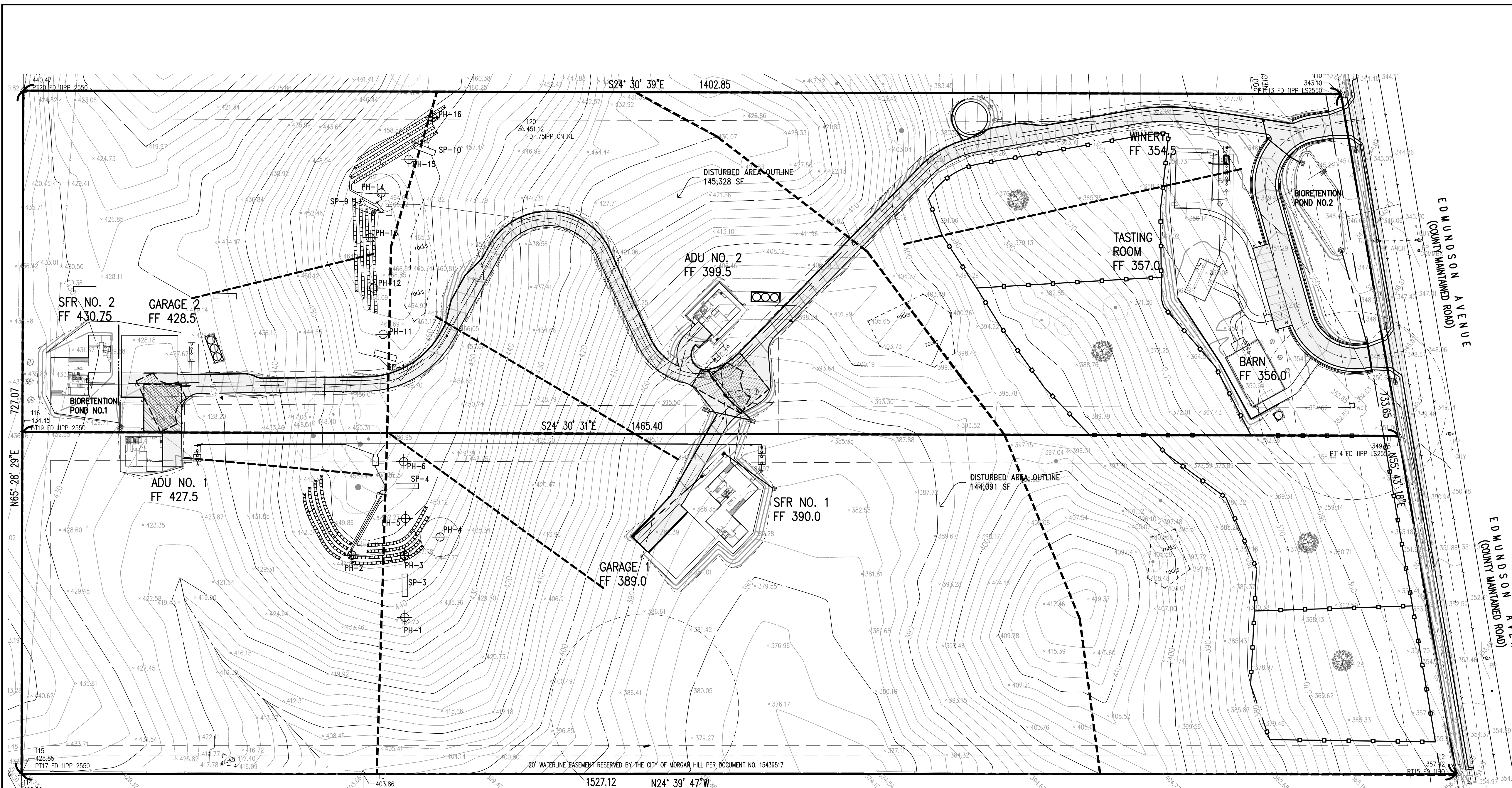
Storm Water Control Plan

Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035

SANTA CLARA COUNTY
 CALIFORNIA

SHEET
11
 OF 14
 JOB NO.
21096

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EROSION CONTROL NOTES

- EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
- 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.
- A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALLED 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.
- 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.
- 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 COUNTY.
- 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 COUNTY.
- 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.
- 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.
- 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 EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
- ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
- INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRACTOR SHALL MAINTAIN 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 OCCURS 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.
- IF 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

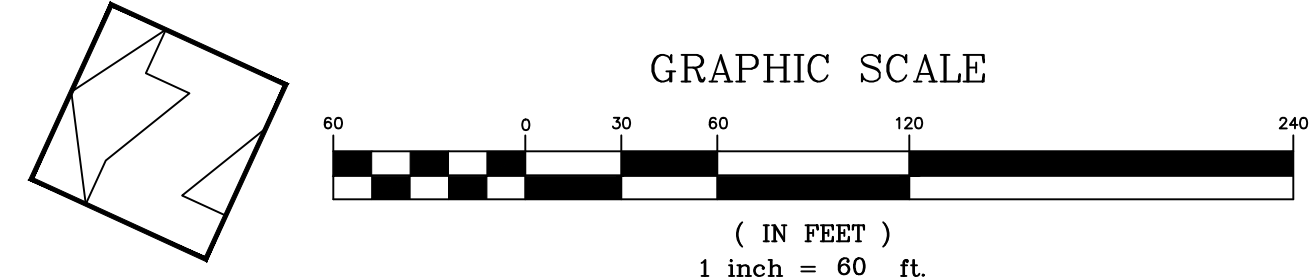
LEGEND

-  PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
-  PROVIDE FIBER ROLL SLOPE PROTECTION PER DETAIL SE-5

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

- ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
- PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
- 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) REVENTION 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
- 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 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 SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.




PLAN # _____ OF _____ SHEET

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1992
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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DATE: APRIL 2022
HORIZ. SCALE: 1"=60'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM

date: _____
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

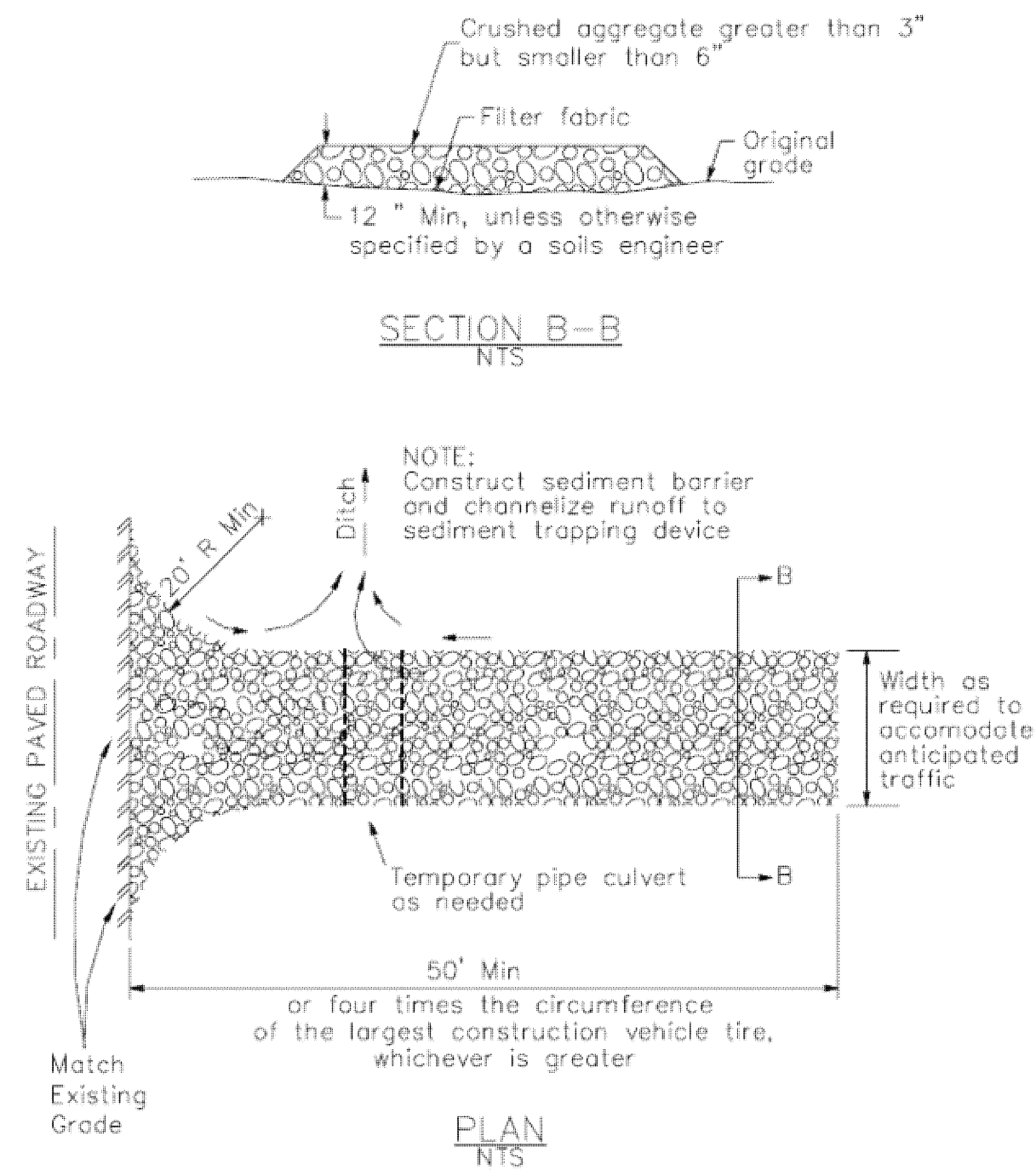
UNINCORPORATED
APRIL 2022

Erosion Control Plan
Lands of Hartigan - W Edmundson Avenue - apn 767-19-034 & -035
SANTA CLARA COUNTY CALIFORNIA

SHEET
12
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21096

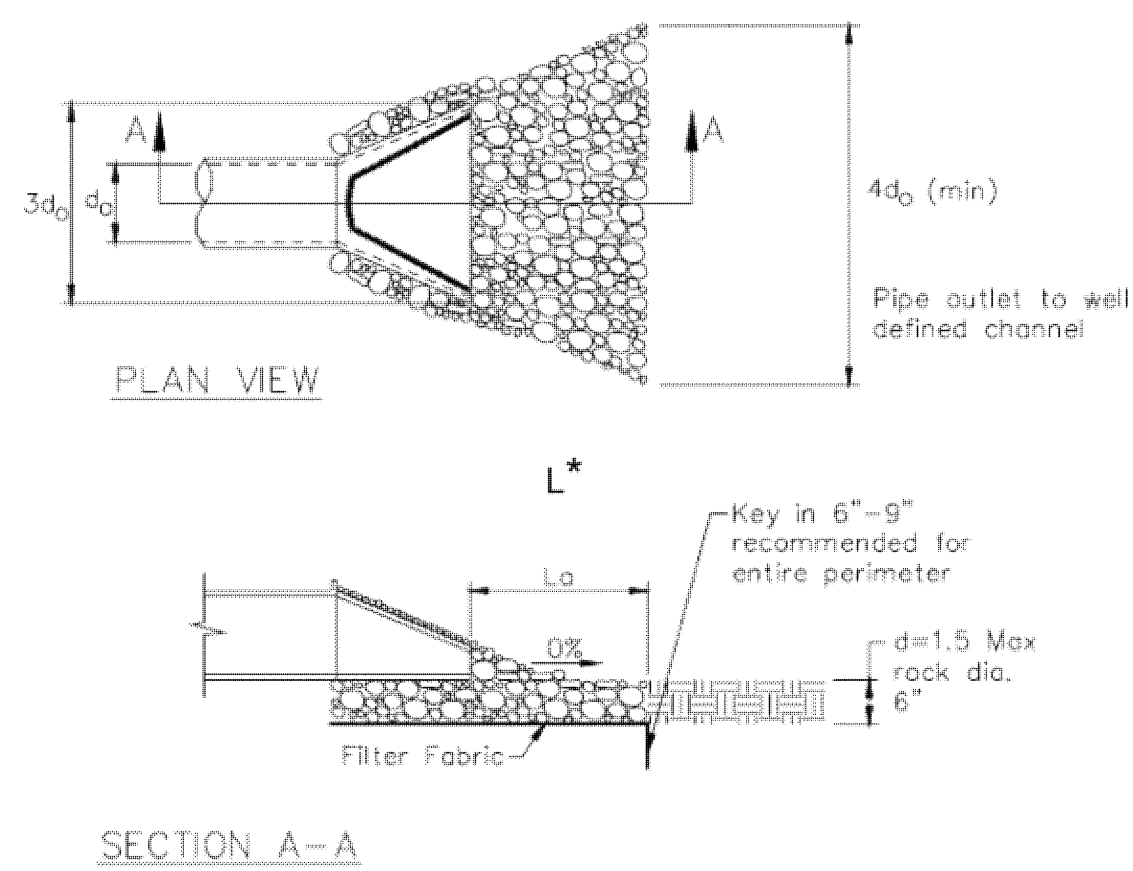
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

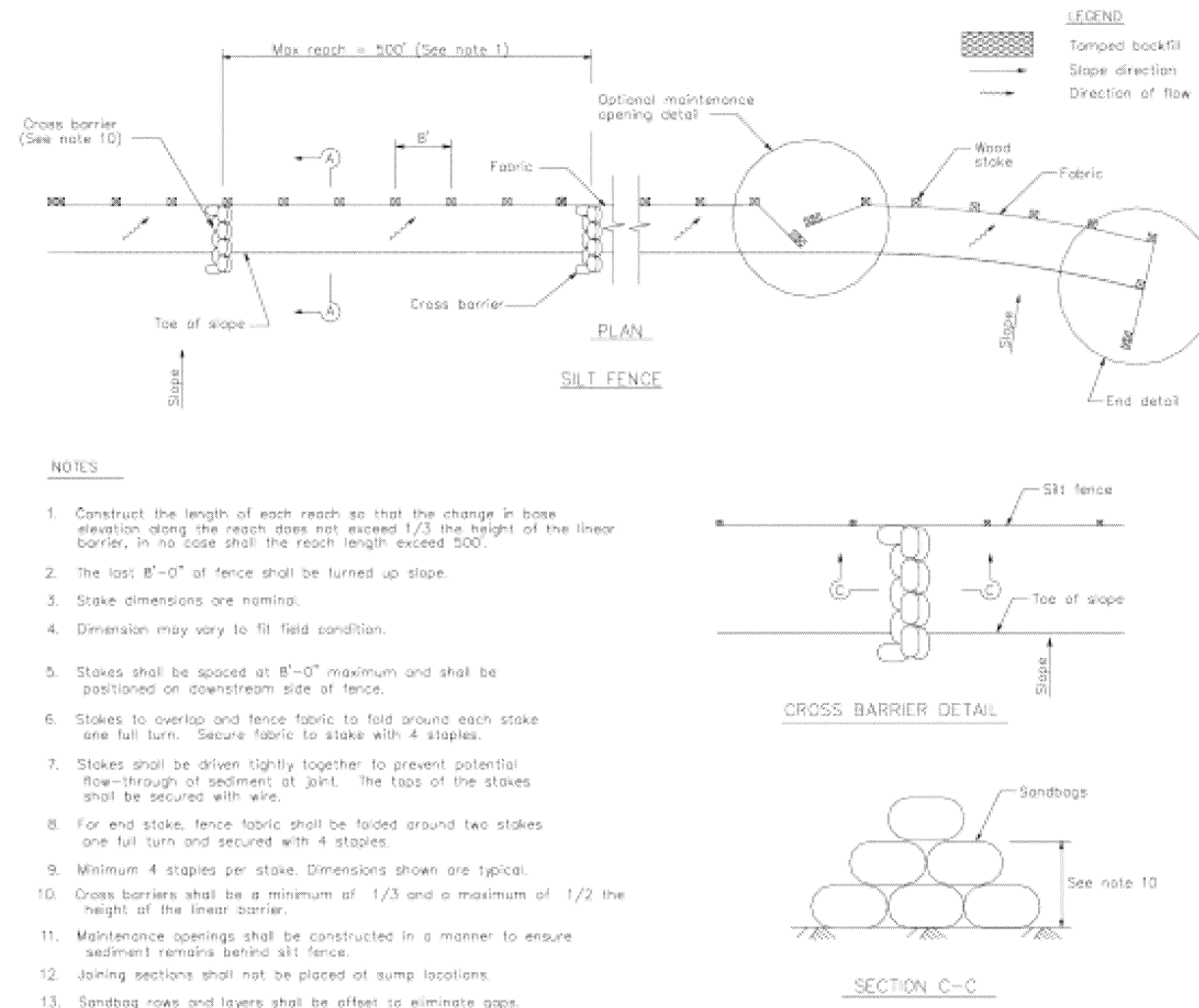


* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

1 Silt Fence

CASQA Detail SE-1

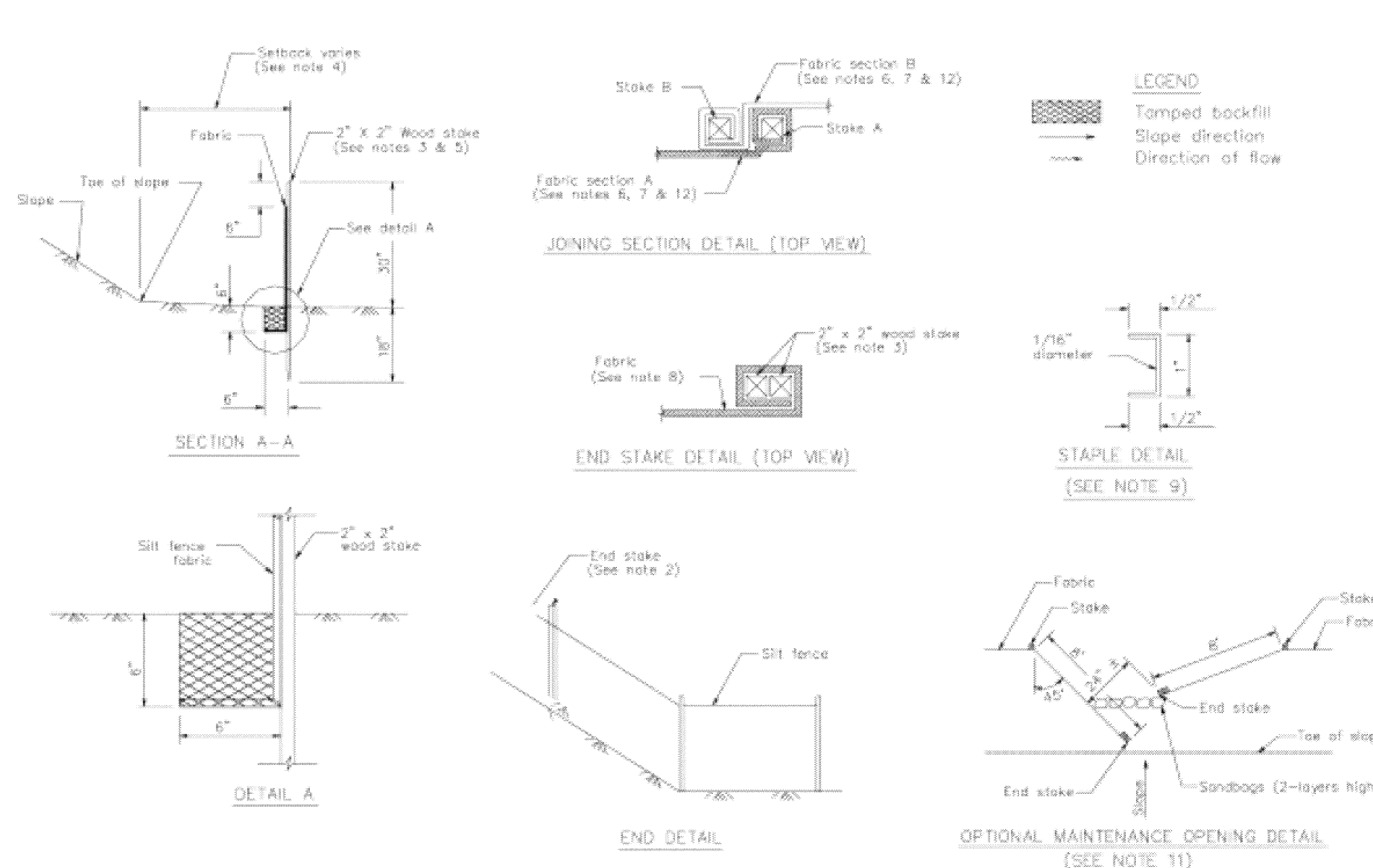


NOTES

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last B'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at B'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.

2 Silt Fence

CASQA Detail SE-1



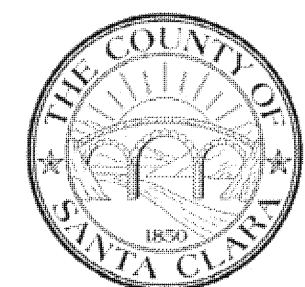
STANDARD BEST MANAGEMENT PRACTICE NOTES

1. **Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. **Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. **Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. **Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. **Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. **Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. **Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. **Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. **Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. **Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. **Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber rolls or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. **Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. **Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. **Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

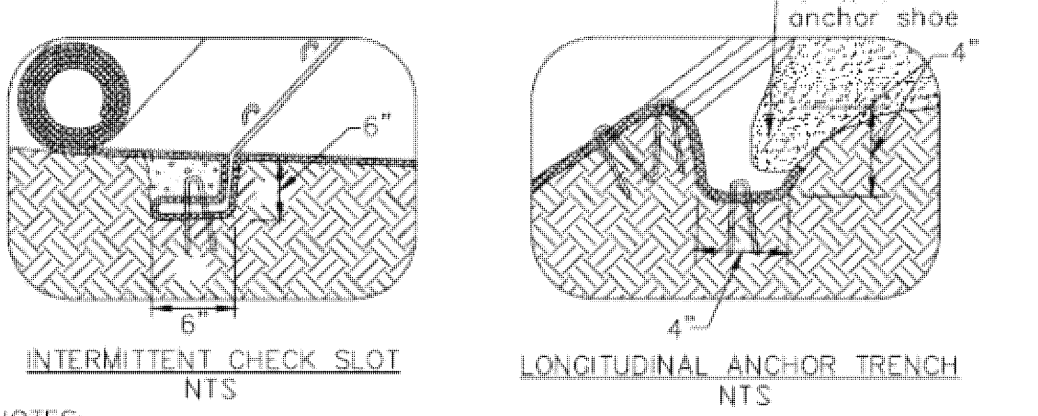
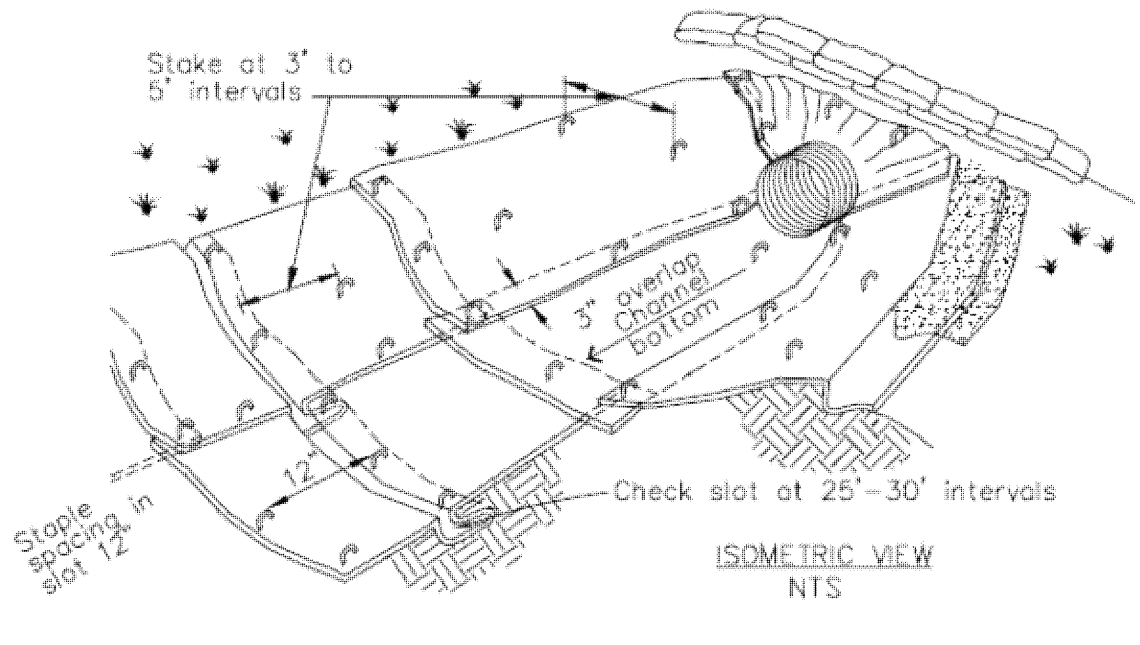
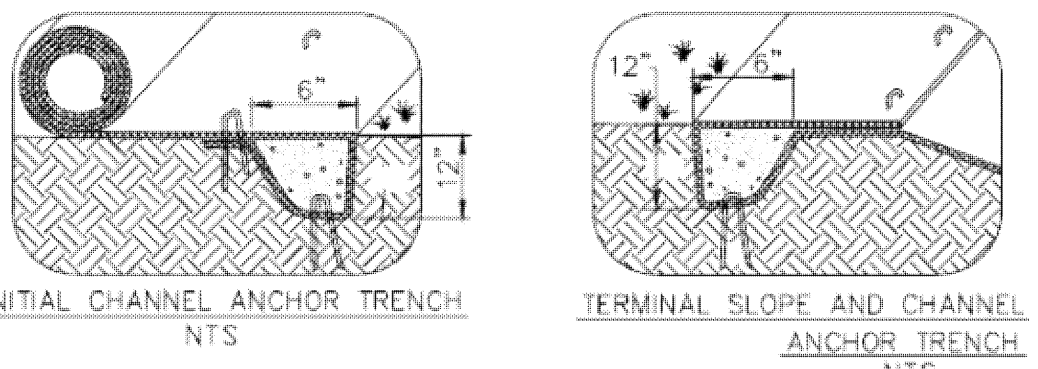
Project Information



7

Geotextiles and Mats

CASQA Detail EC-7



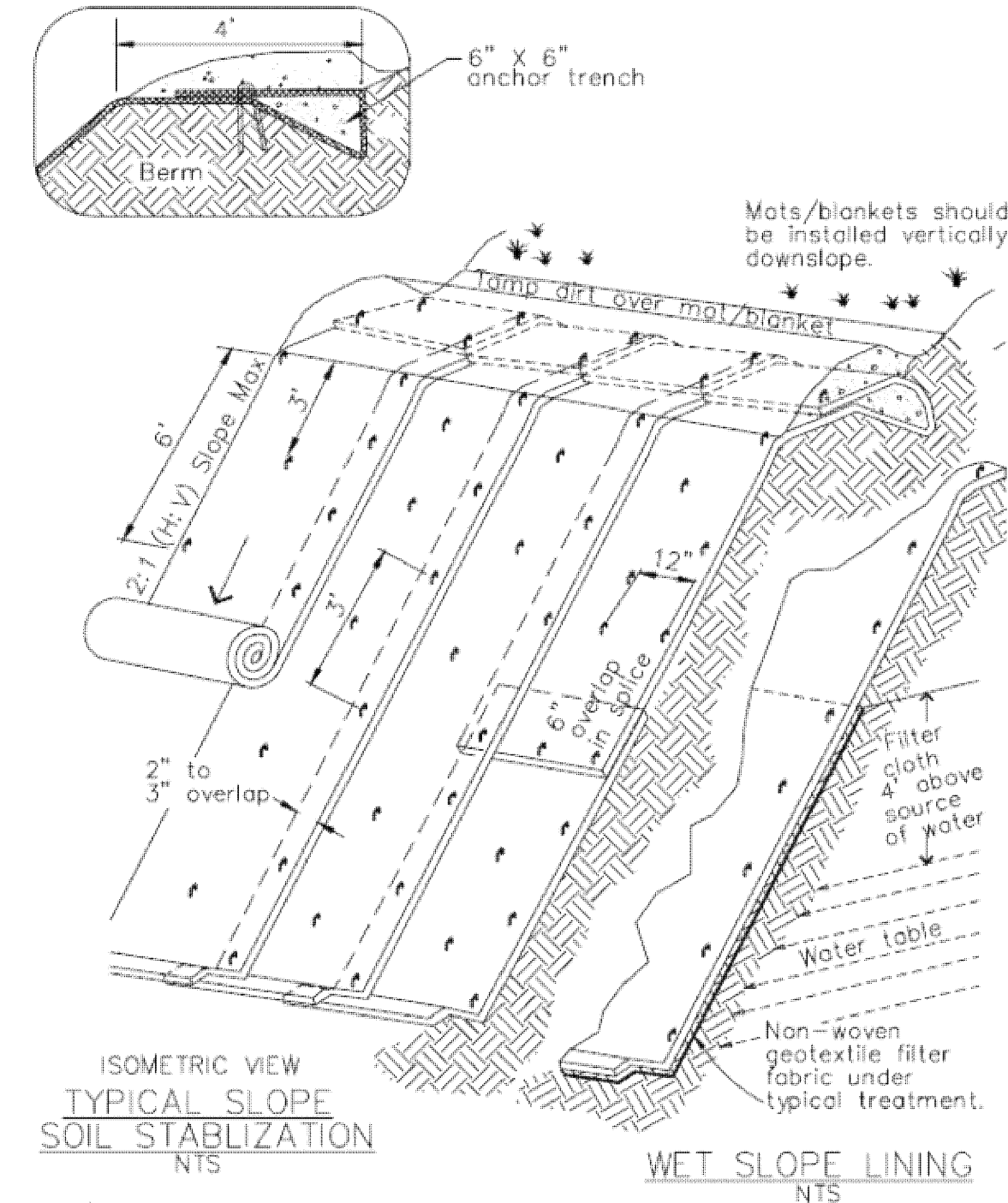
- NOTES:
1. Check slots to be constructed per manufacturer's specifications.
 2. Staking or stapling layout per manufacturer's specifications.
 3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5

Geotextiles and Mats

CASQA Detail EC-7



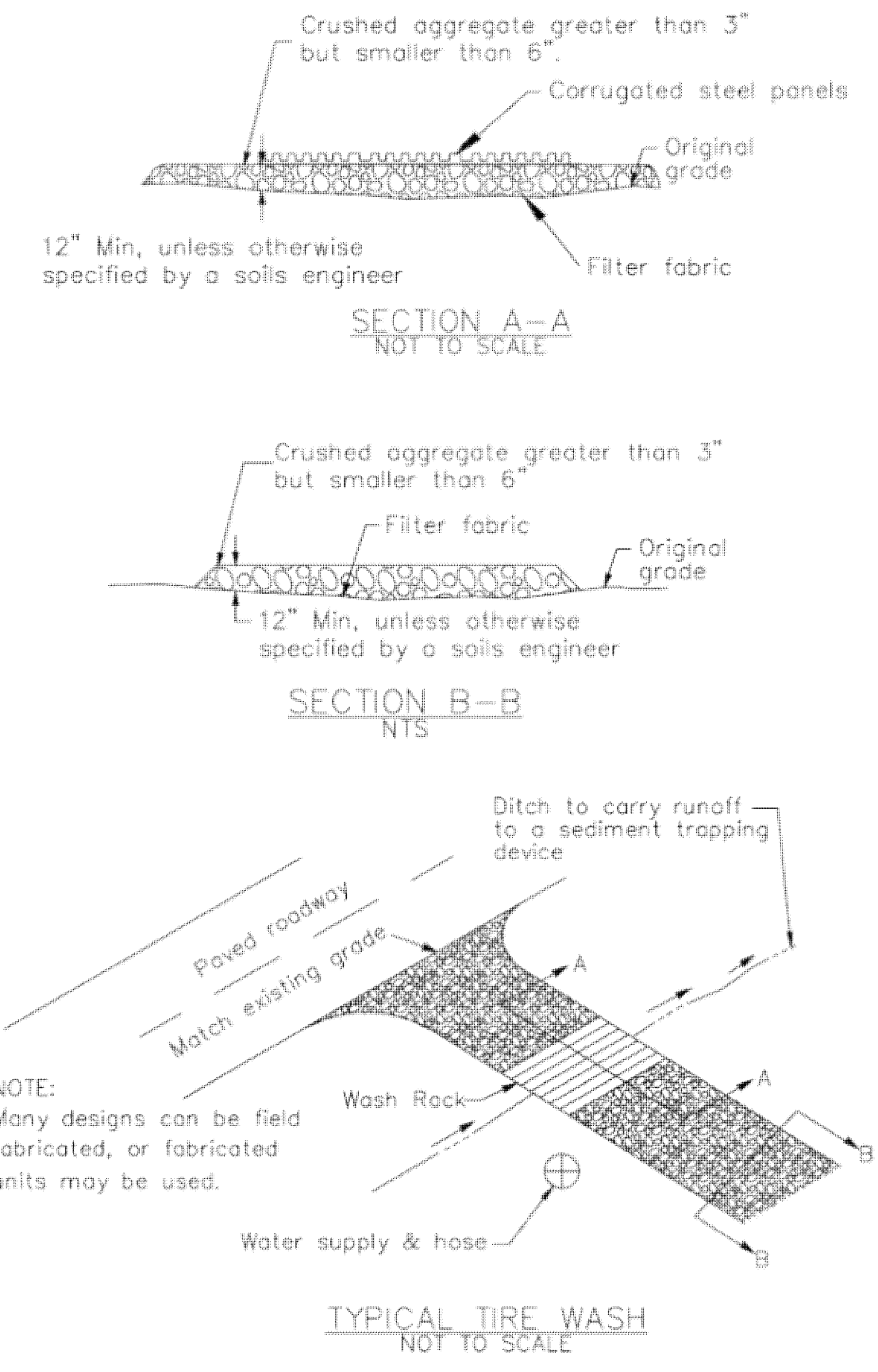
- NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
 2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
 3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

3

Entrance/Outlet Tire Wash

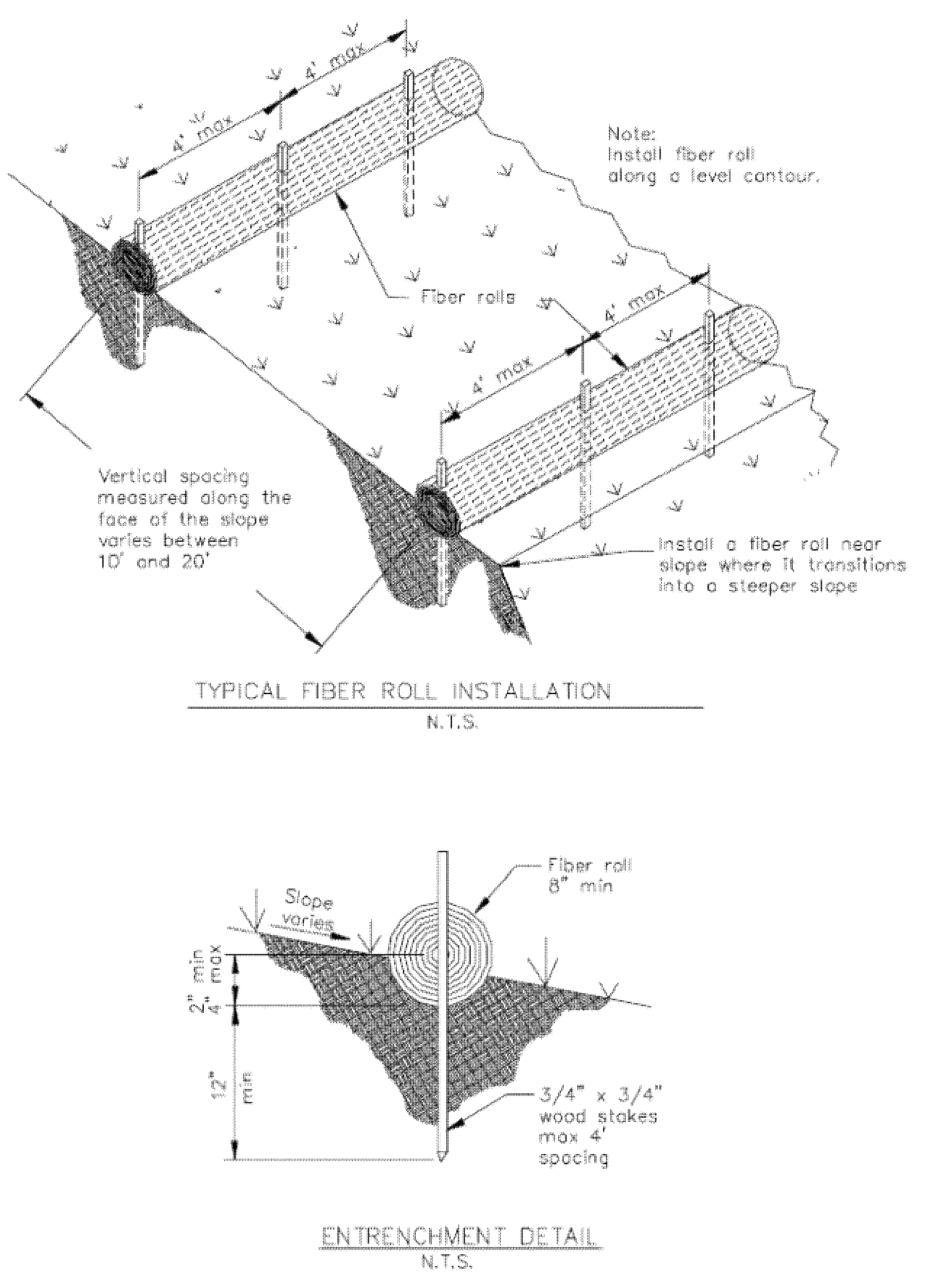
CASQA Detail TC-3



1

Fiber Rolls

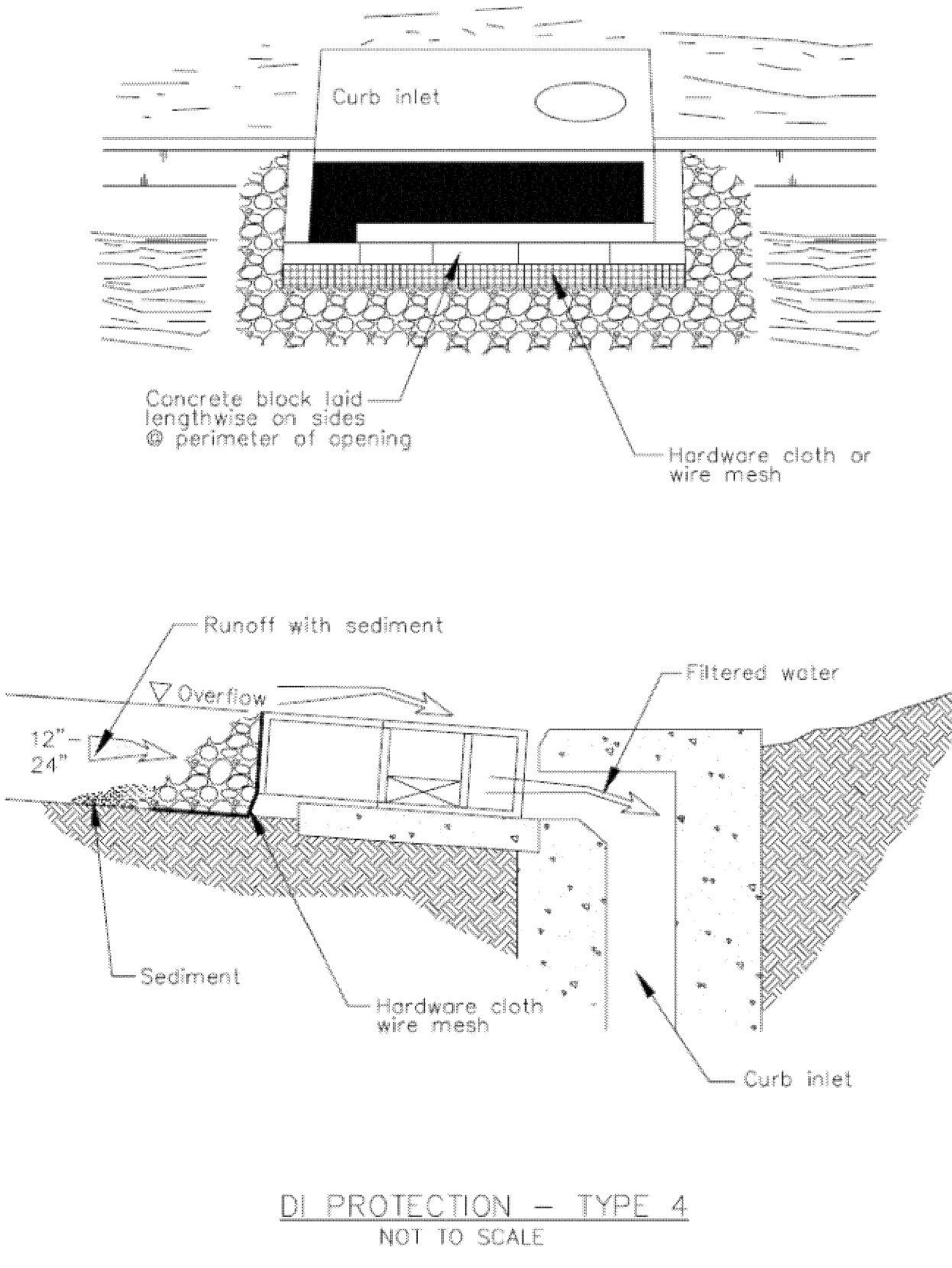
CASQA Detail SE-5



8

Storm Drain Inlet Protection

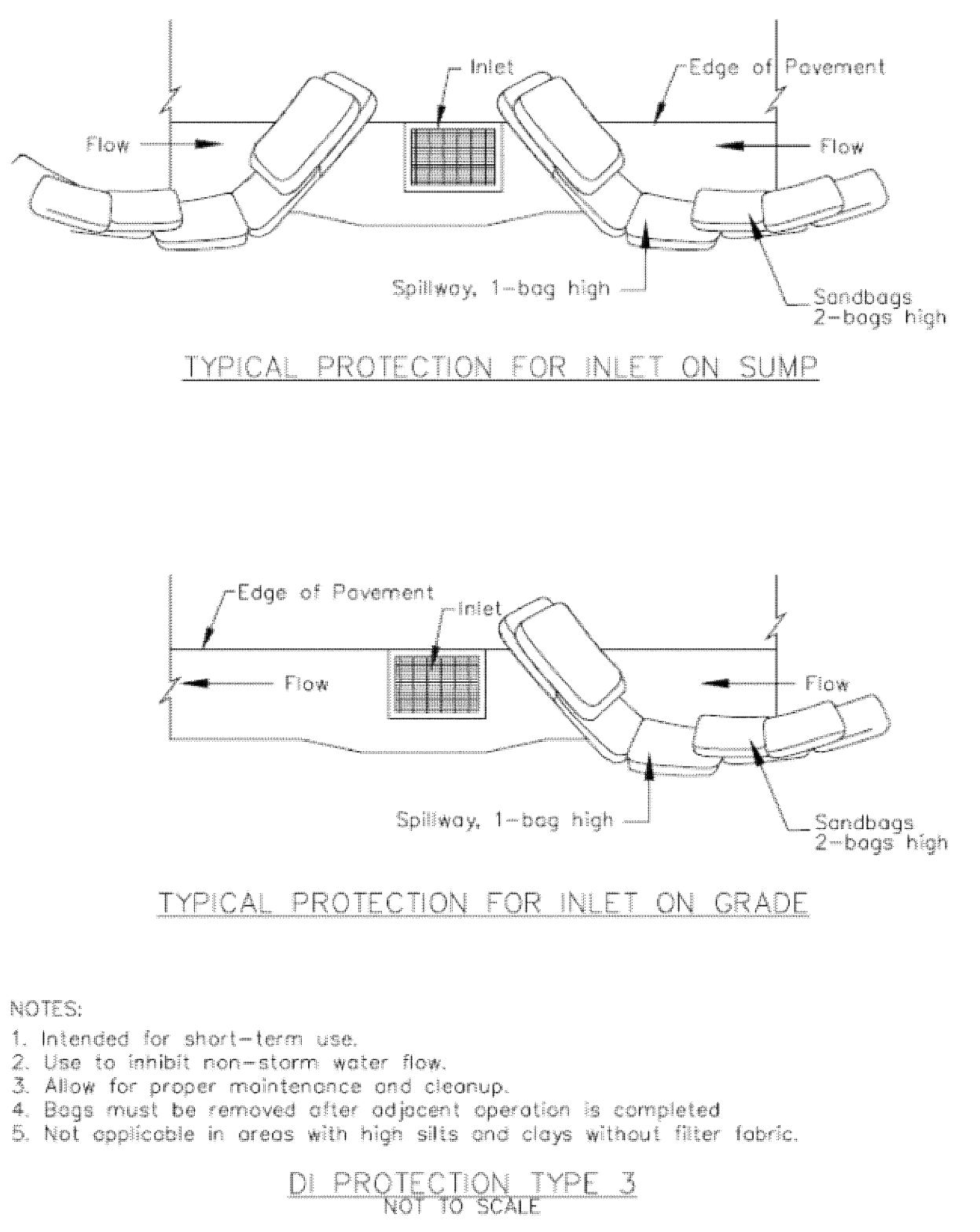
CASQA Detail SE-10



6

Storm Drain Inlet Protection

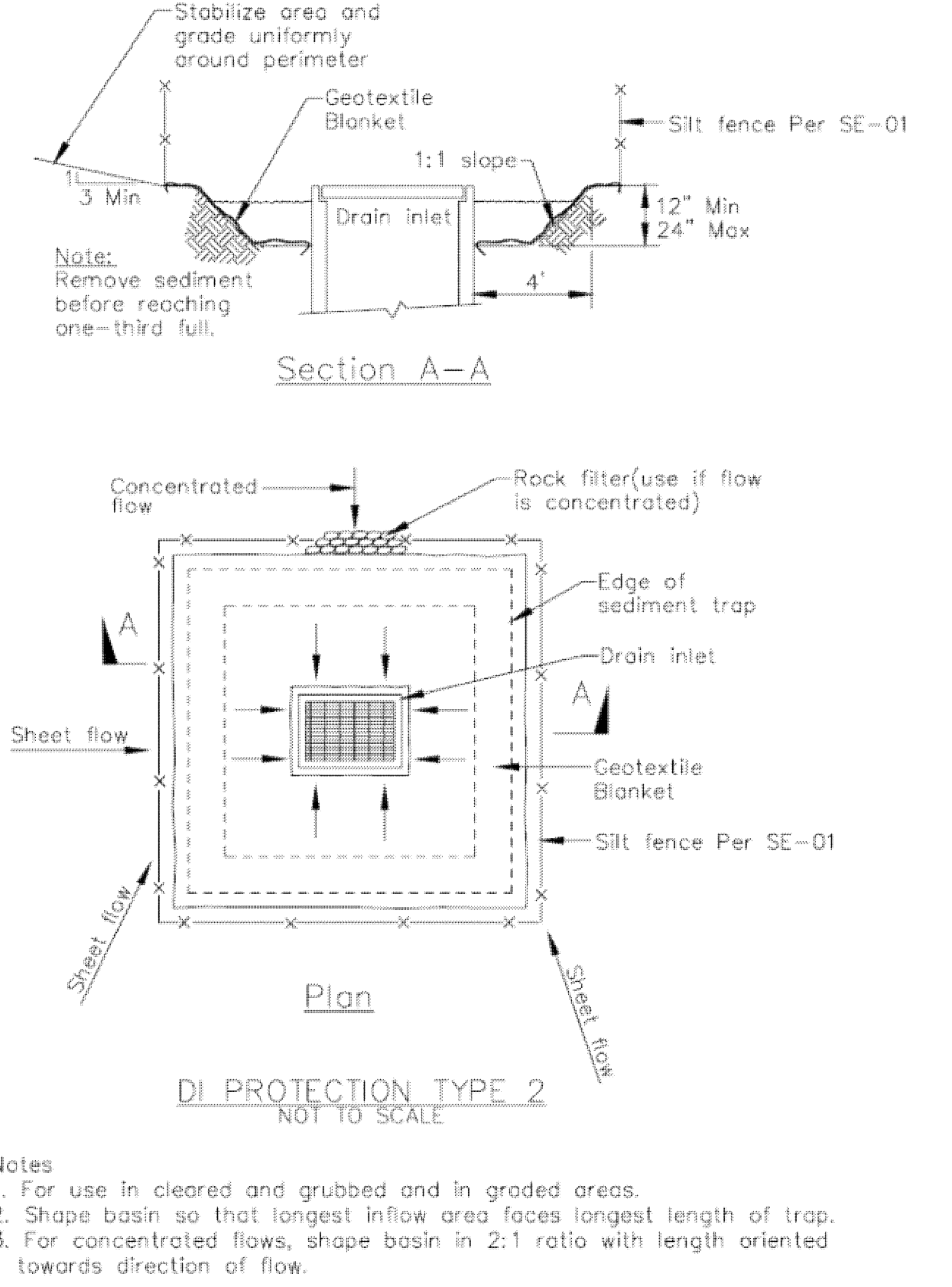
CASQA Detail SE-10



4

Storm Drain Inlet Protection

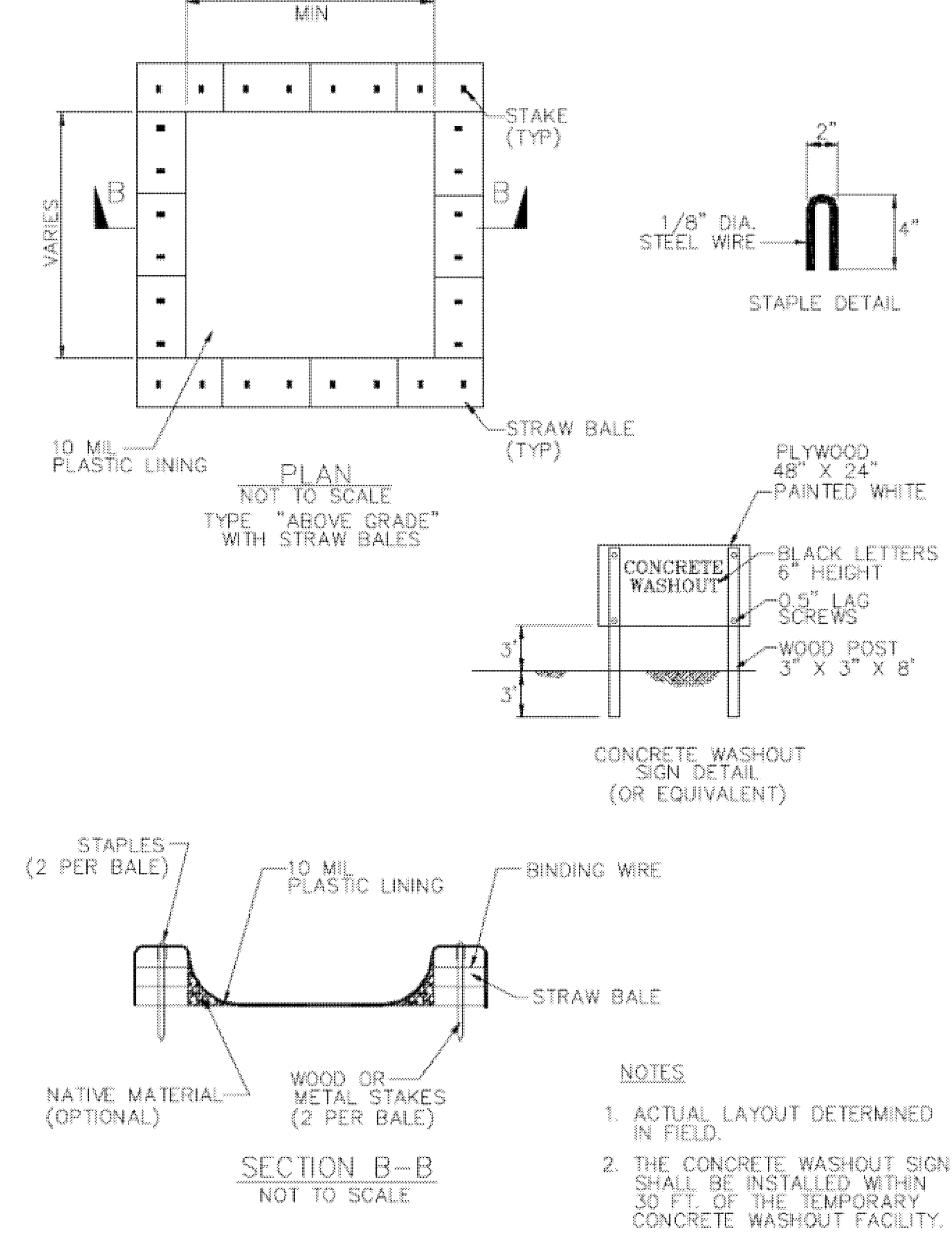
CASQA Detail SE-10



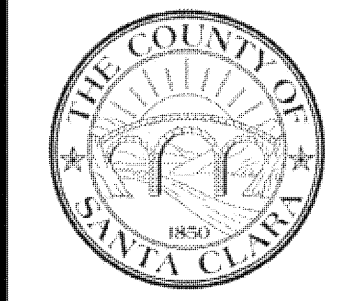
2

Concrete Waste Management

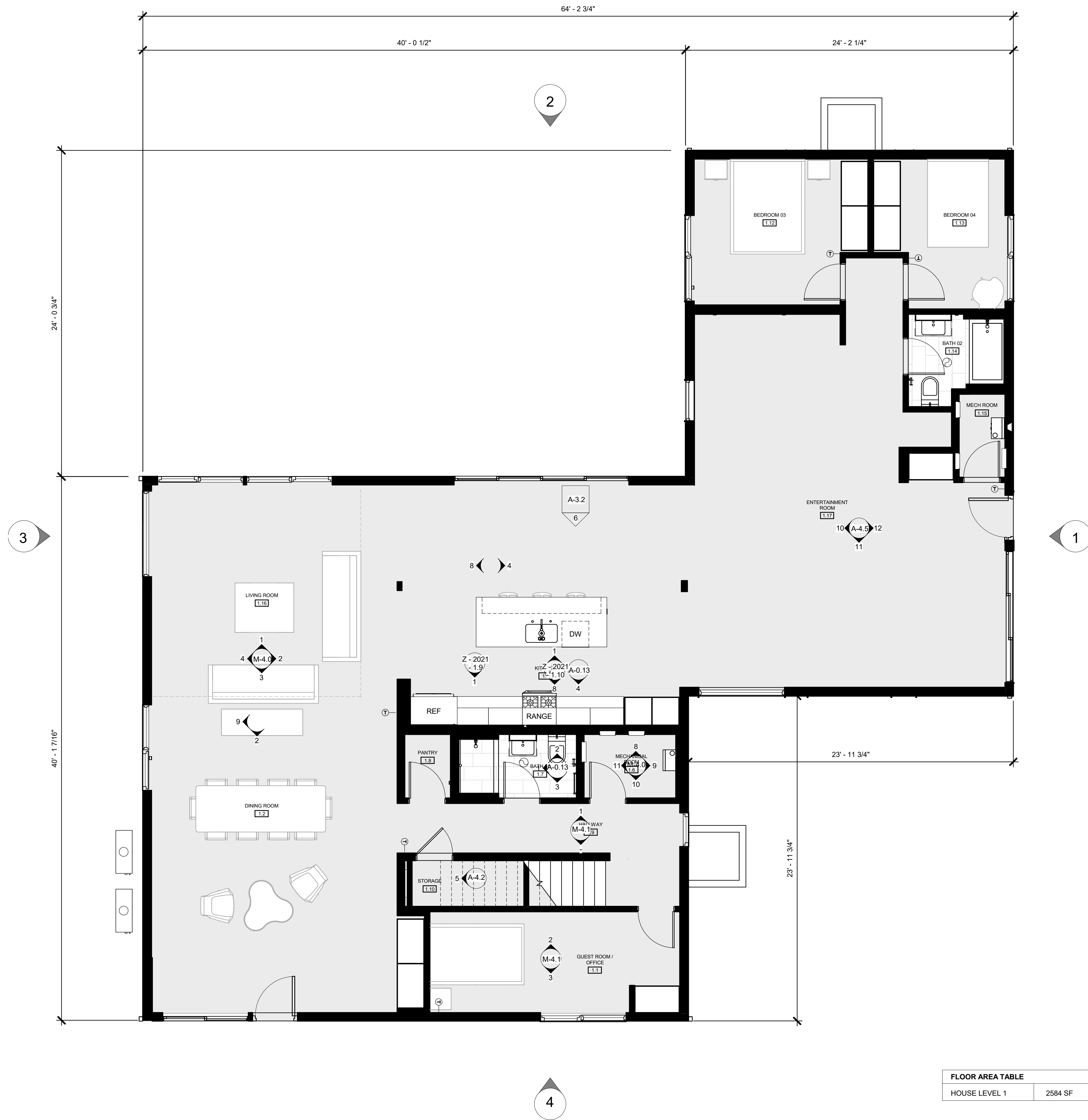
CASQA Detail WM-8



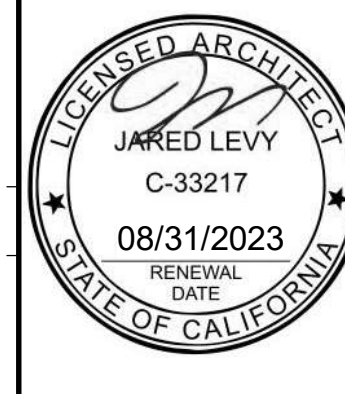
Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.



Project Information



FLOOR AREA TABLE	
HOUSE LEVEL 1	2584 SF



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MODEL HOME

SHEET SET

SHEET TITLE
FIRST FLOOR

SHEET, SHEET / MODEL
SET, NUMBER, HOME

DR-2.0



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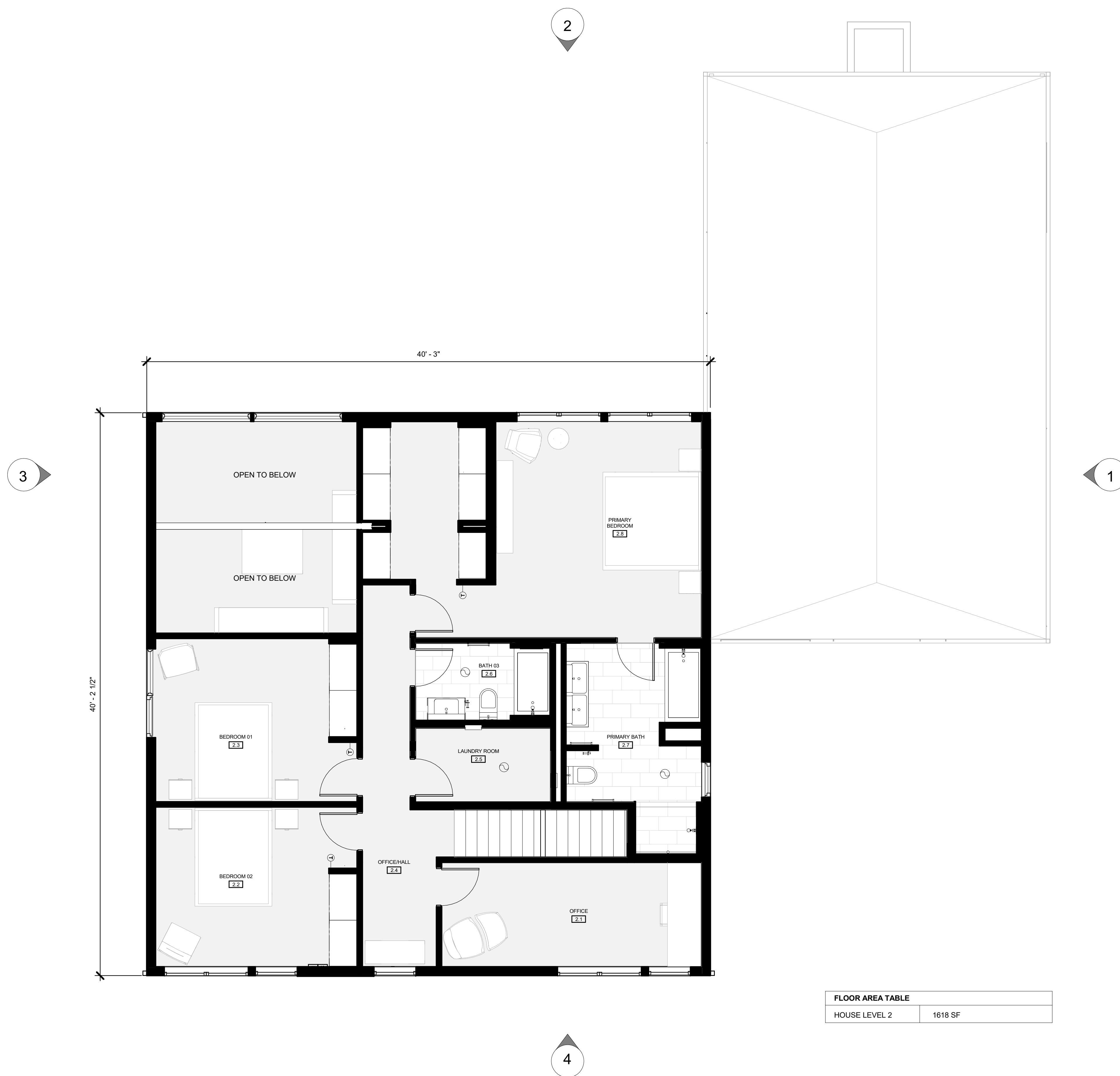
MODEL HOME

SHEET SET

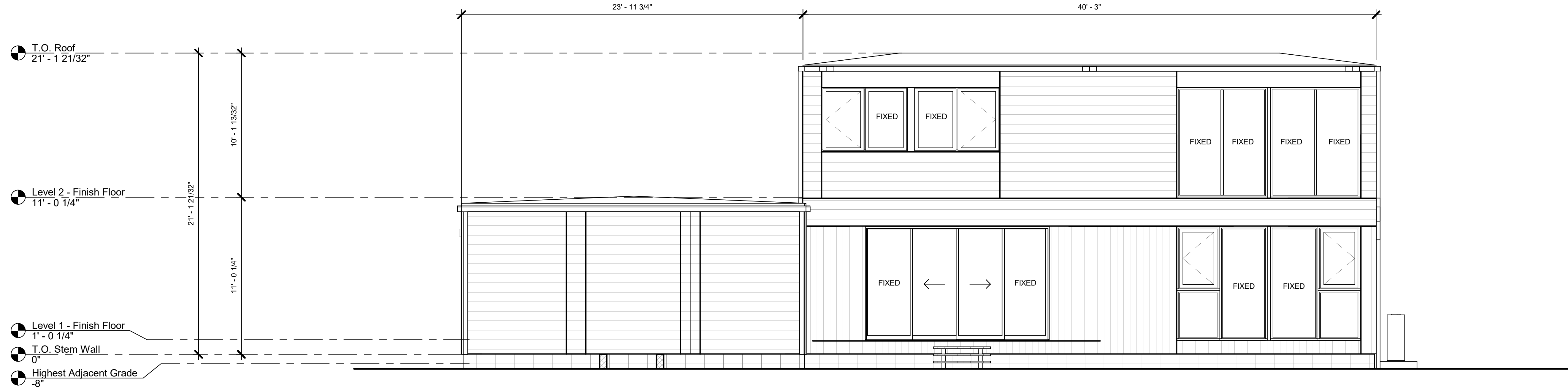
SHEET TITLE
FINISH FLOOR PLANS

SHEET / SHEET (MODEL)
SET / NUMBER / HOME)

DR-2.1



FLOOR AREA TABLE	
HOUSE LEVEL 2	1618 SF



● T.O. Roof
 21' - 1 21/32"

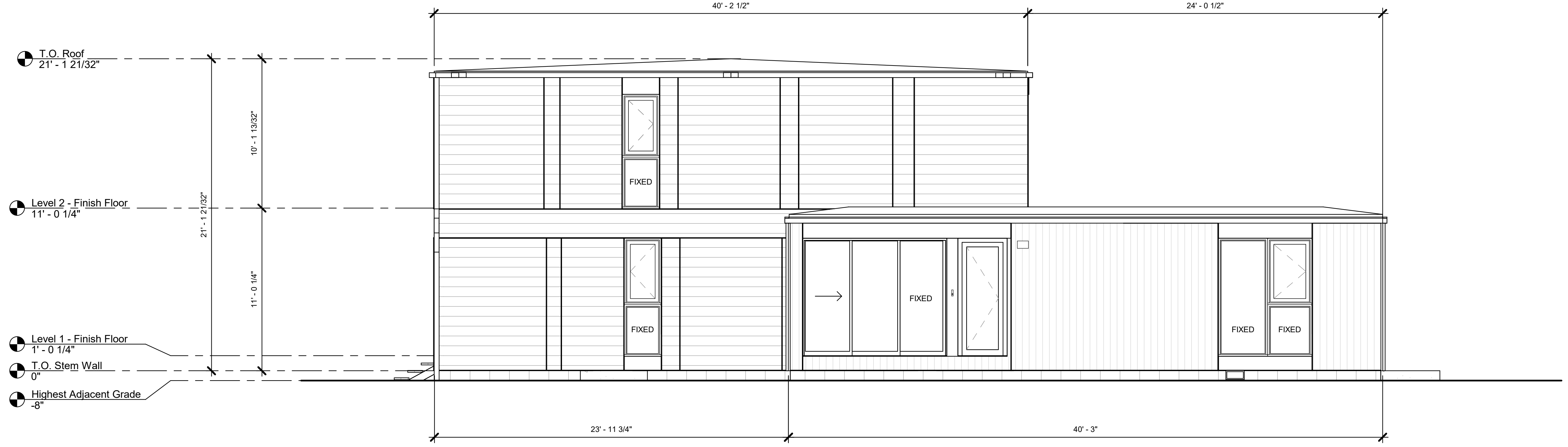
● Level 2 - Finish Floor
 1' - 0 1/4"

● Level 1 - Finish Floor
 1' - 0 1/4"

● T.O. Stem Wall
 0"

● Highest Adjacent Grade
 -8"

D - SOUTH ELEVATION
1/4" = 1'-0" 3



● T.O. Roof
 21' - 1 21/32"

● Level 2 - Finish Floor
 1' - 0 1/4"

● Level 1 - Finish Floor
 1' - 0 1/4"

● T.O. Stem Wall
 0"

● Highest Adjacent Grade
 -8"

D - WEST ELEVATION
1/4" = 1'-0" 2



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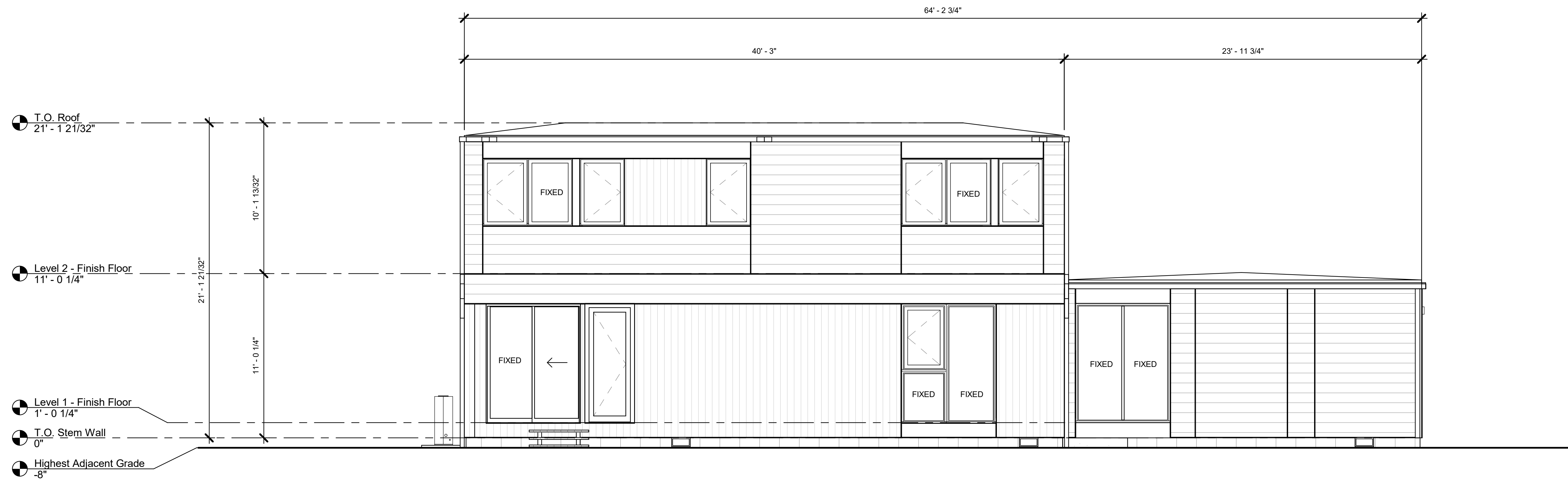
MODEL HOME

SHEET SET

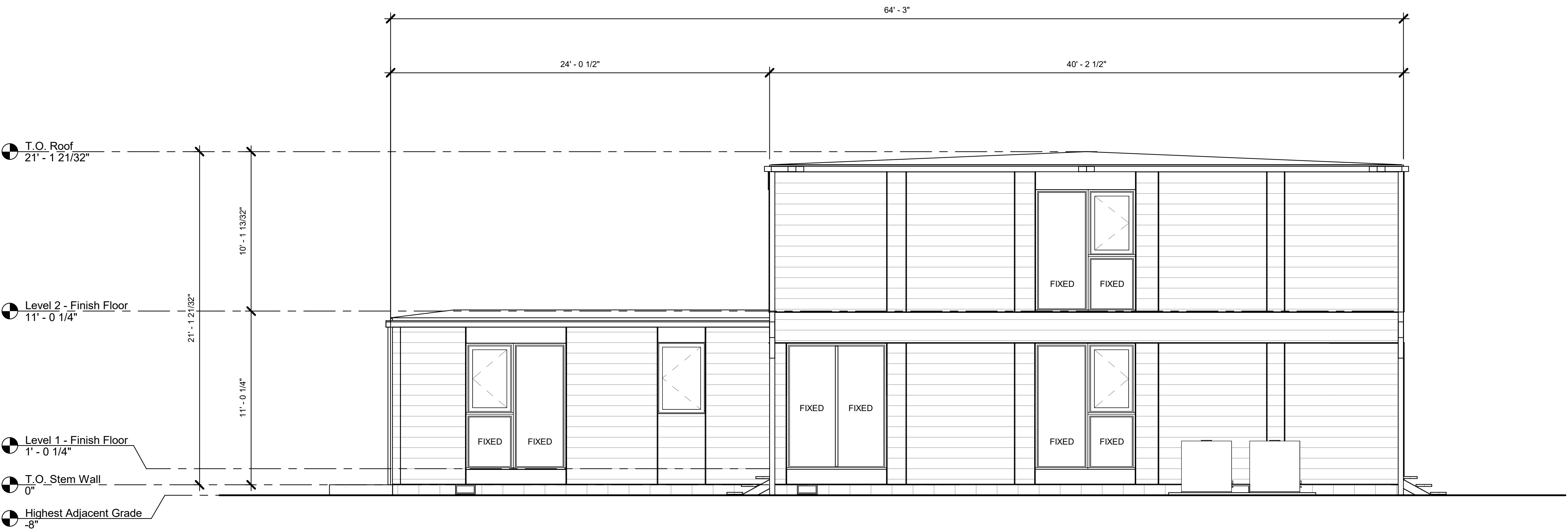
SHEET TITLE
SITE EXTERIOR ELEVATIONS

SHEET, SHEET (MODEL)
SET, NUMBER, HOME)

DR-3.0



D - NORTH ELEVATION
1/4" = 1'-0" 4



D - EAST ELEVATION
1/4" = 1'-0" 3



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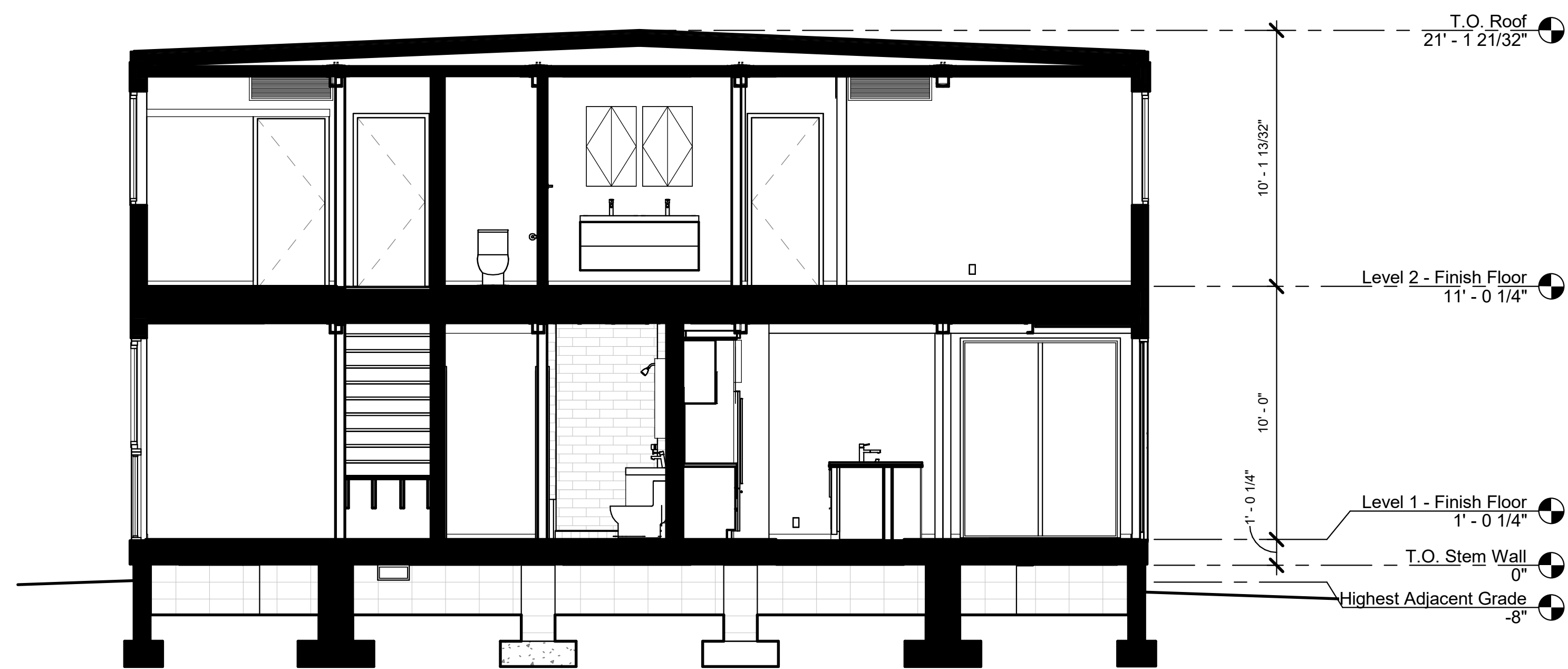
MODEL HOME

SHEET SET

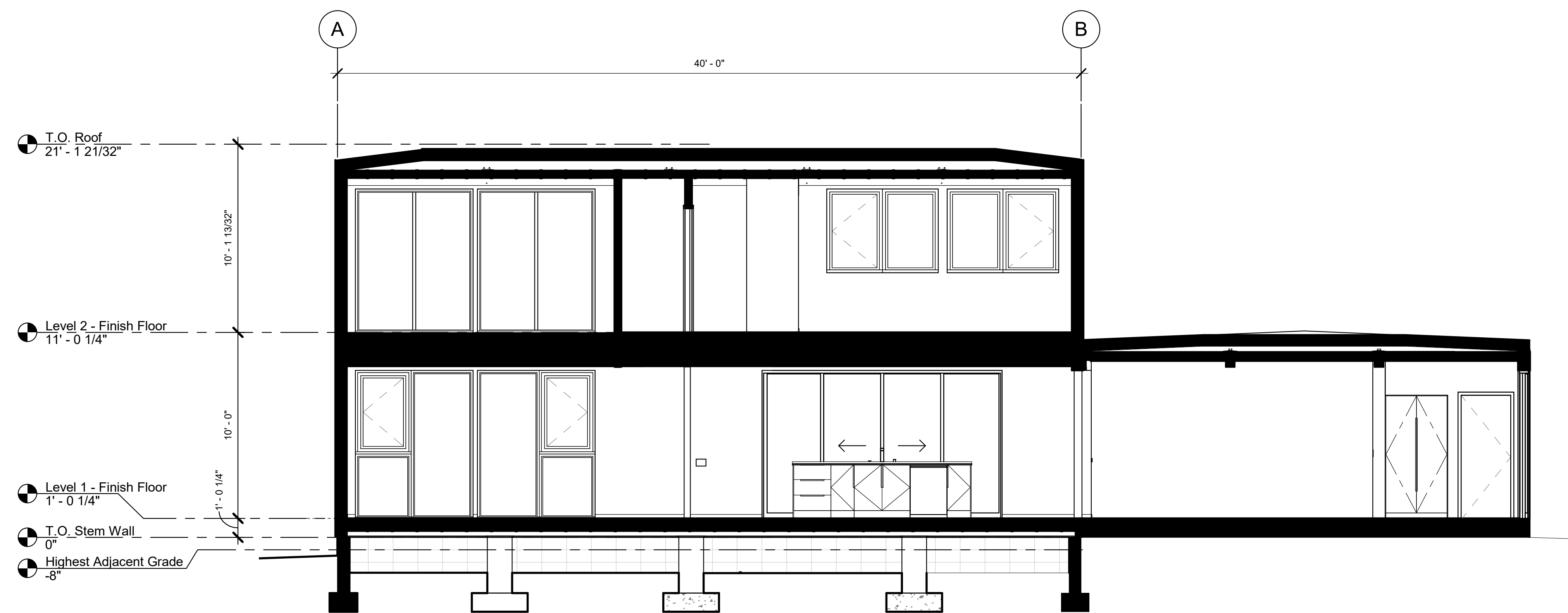
SHEET TITLE
SITE EXTERIOR ELEVATIONS

SHEET, SHEET (MODEL) SET, NUMBER (HOME)

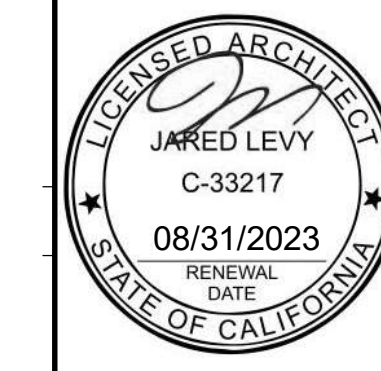
DR-3.1



TRANSVERSE SECTION
1/4" = 1'-0" 2



LONGITUDINAL SECTION
1/4" = 1'-0" 1



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MODEL HOME

SHEET SET

SHEET TITLE
SECTIONS

SHEET, SHEET / MODEL
SET, NUMBER, HOME

DR-3.2



SUNWARD
STEEL BUILDINGS

HARTIGAN GARAGE
MORGAN HILL, CALIFORNIA 95037

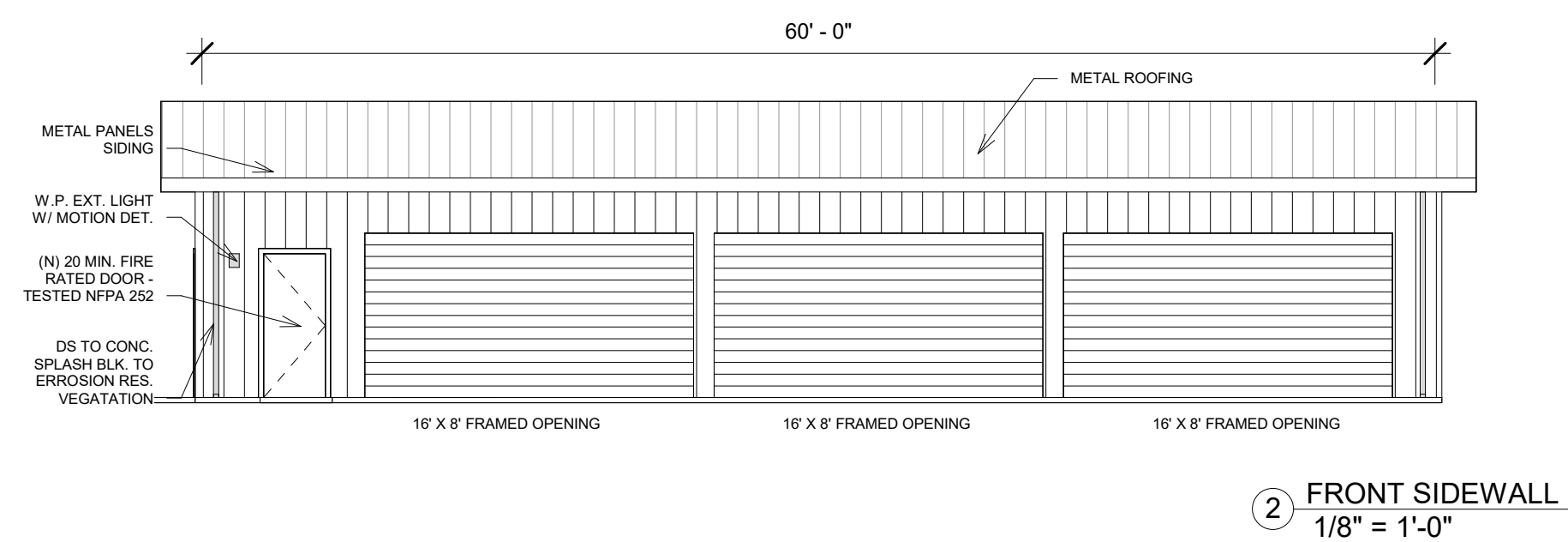
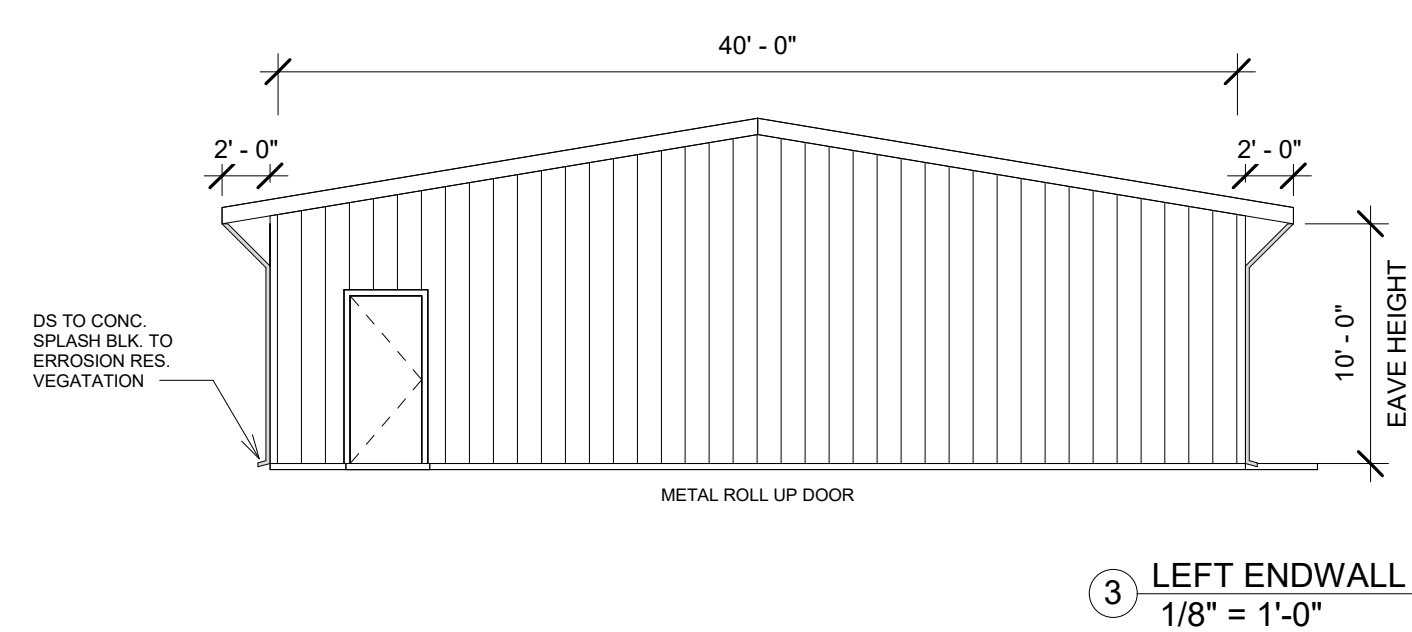
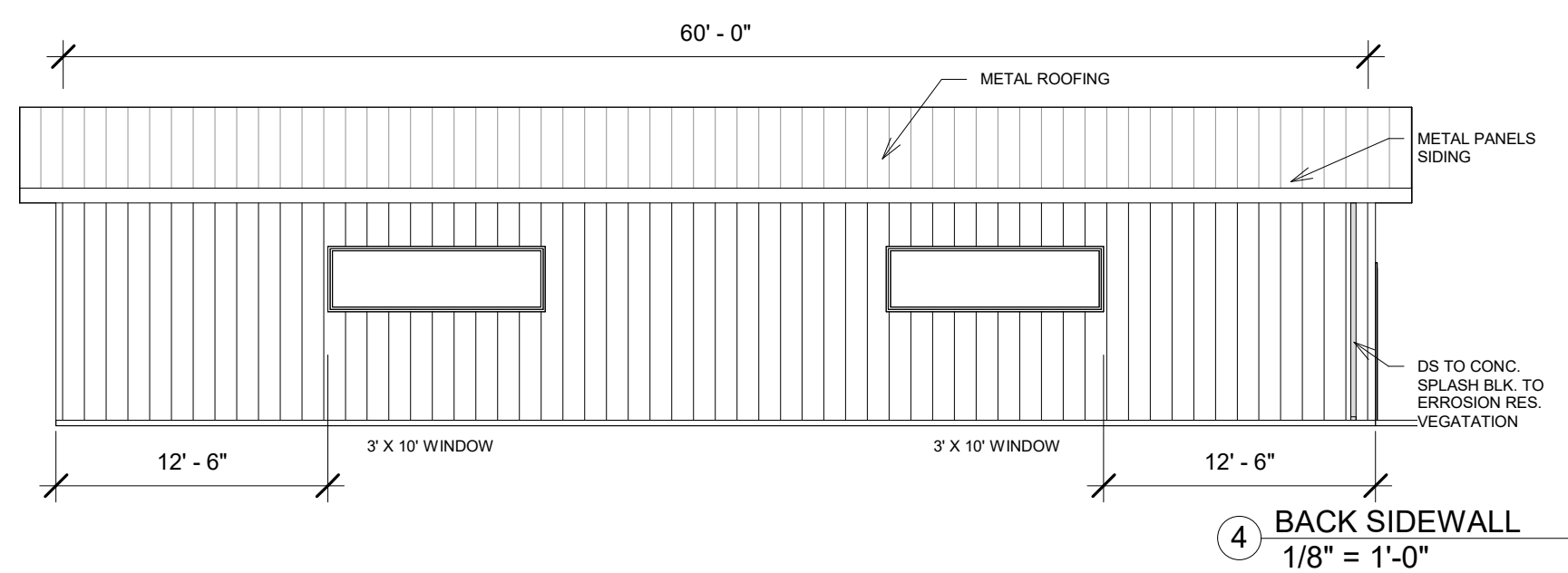
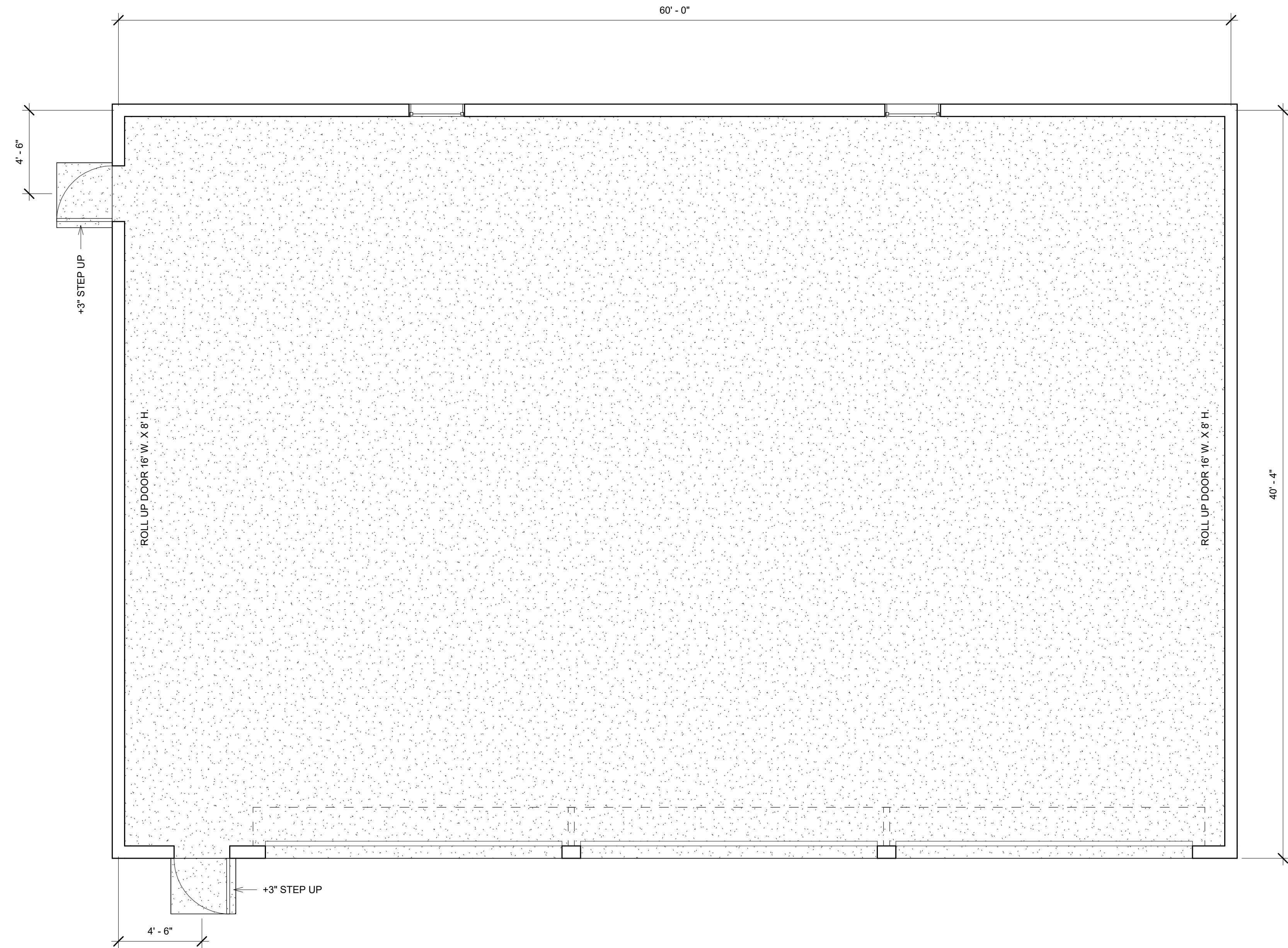
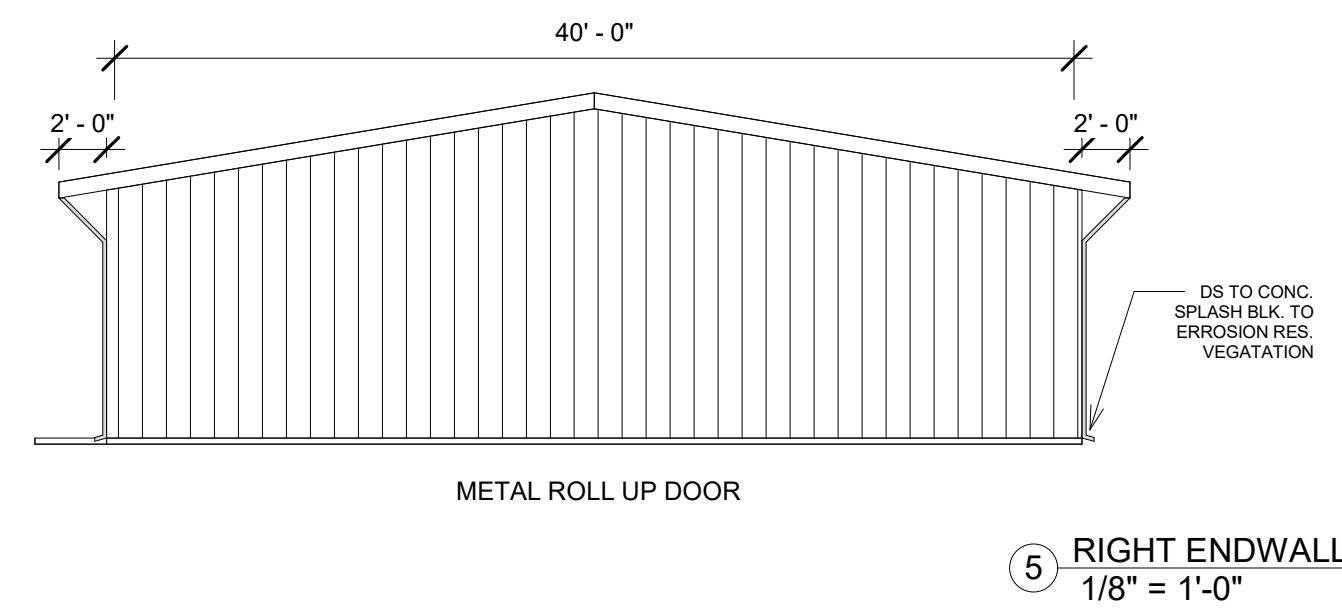


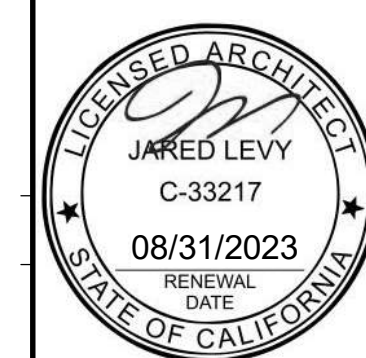
DATE	DESCRIPTION
08.31.2022	CONCEPTUAL DESIGN

DRAWN BY: EWM CHECKED BY: BL
PROJECT NO.: 2222 INITIAL DATE: AUG 2022

FLOOR PLAN AND ELEVATIONS

A-100





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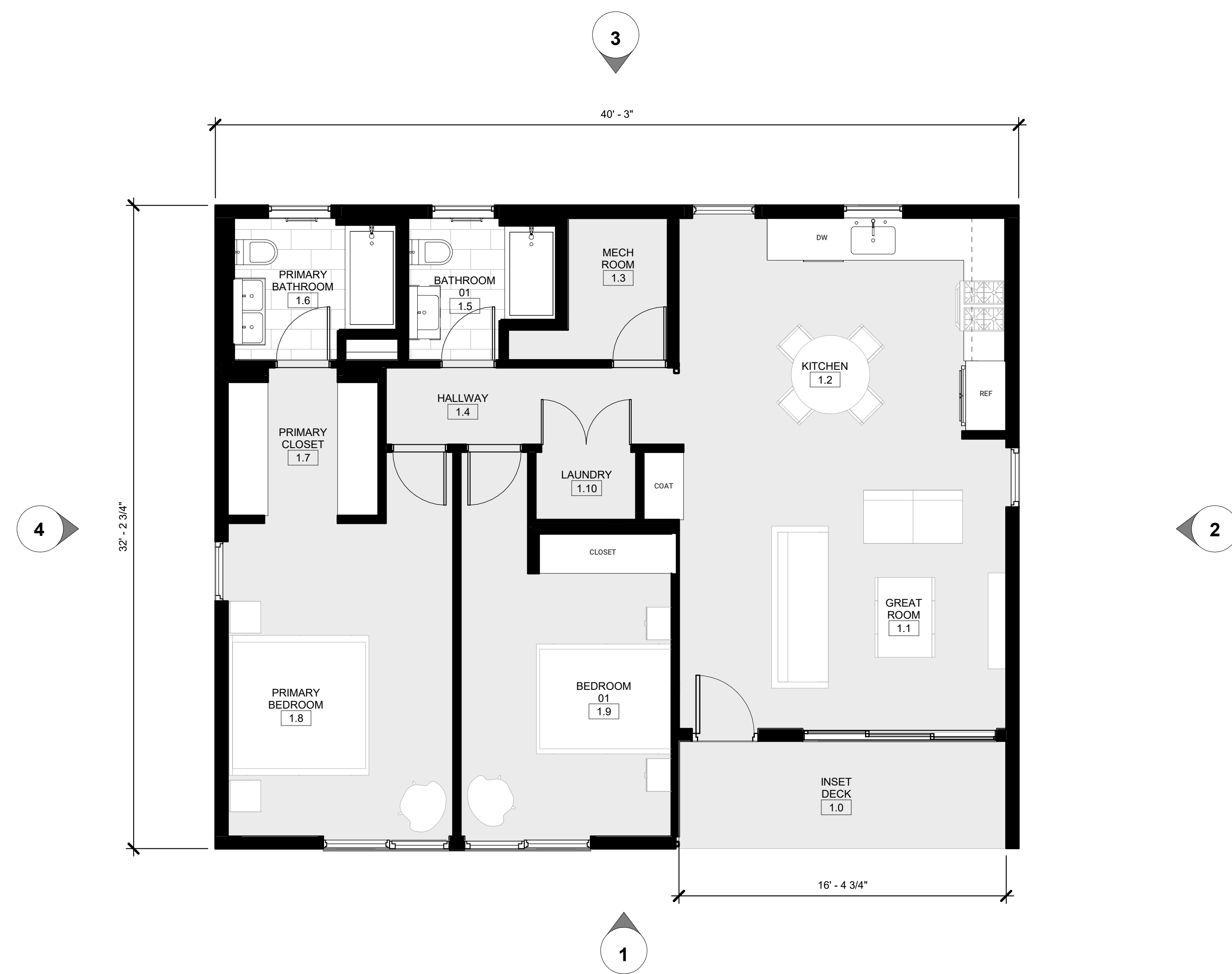
MODEL HOME

SHEET SET

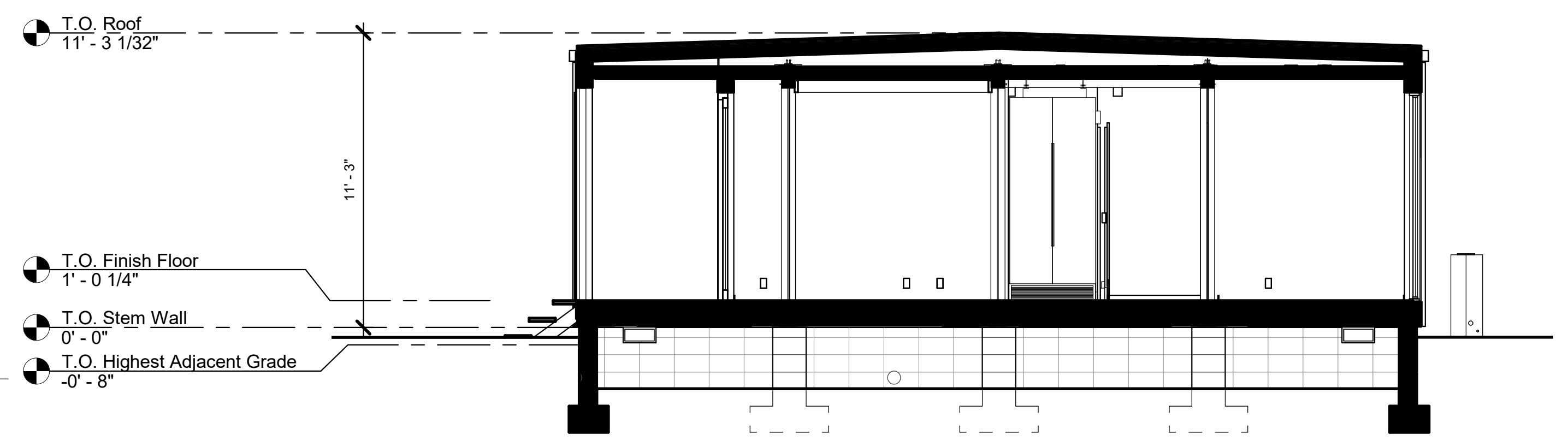
SHEET TITLE
FINISH FLOOR PLAN

SHEET SET / SHEET / MODEL HOME

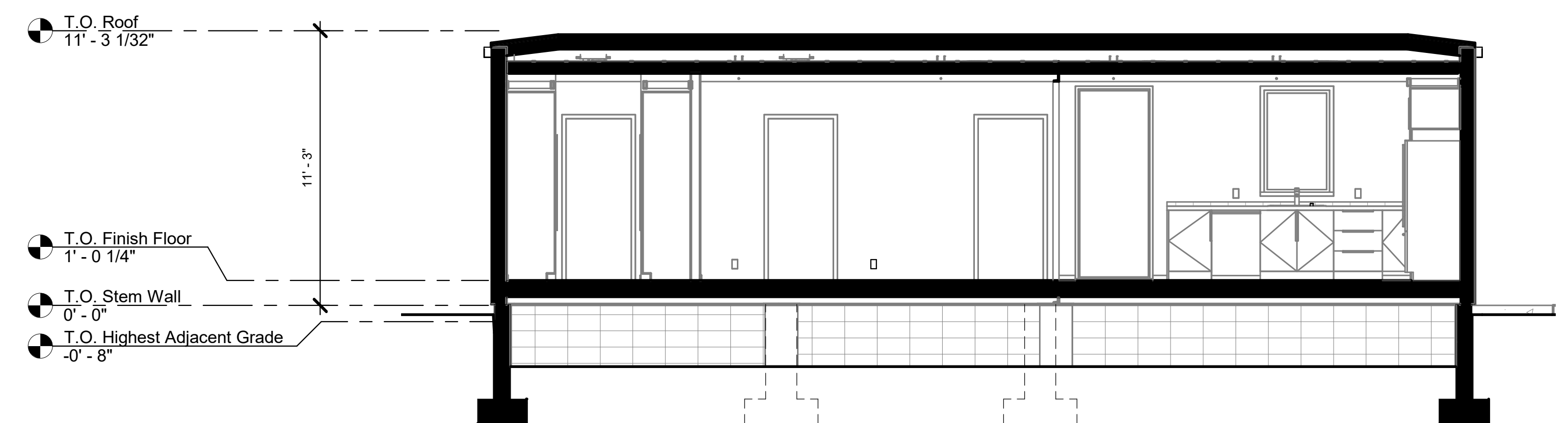
DR-2.0



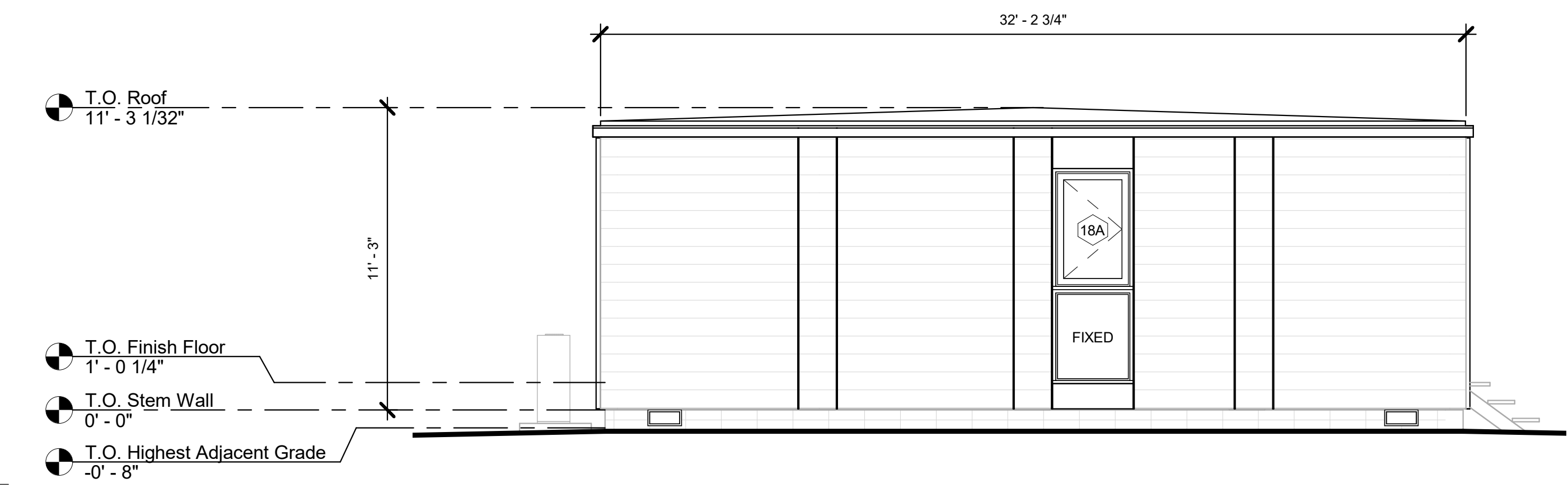
FLOOR AREA TABLE	
LEVEL 1	1200 SF + 91 SF INSET DECK = 1291 SF



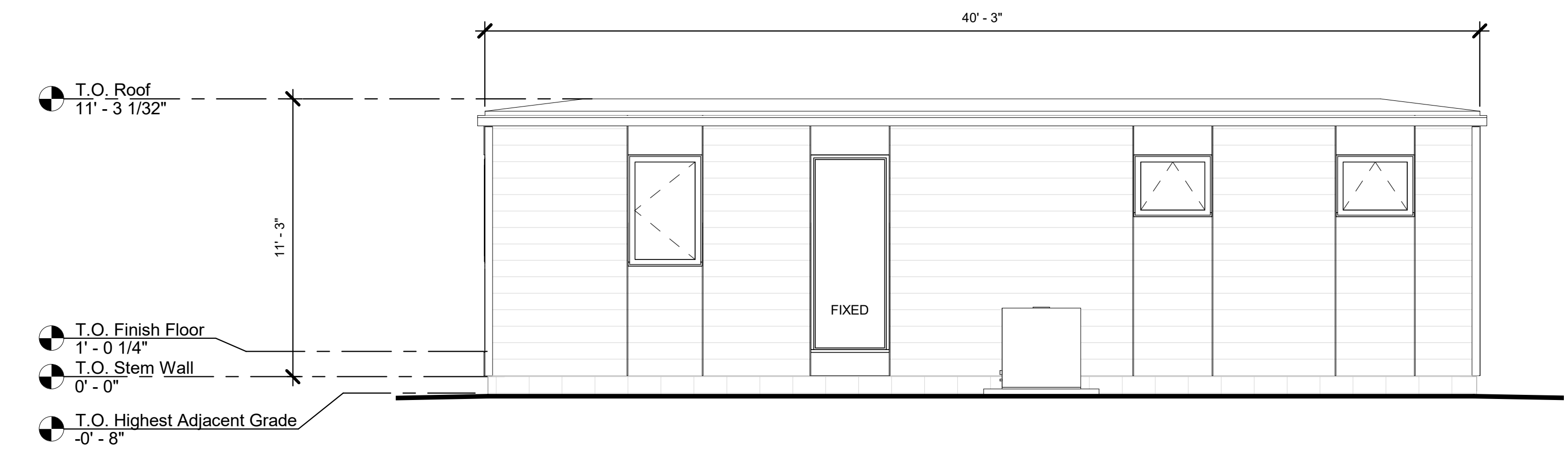
SECTION - TRANSVERSE
1/4" = 1'-0" 6



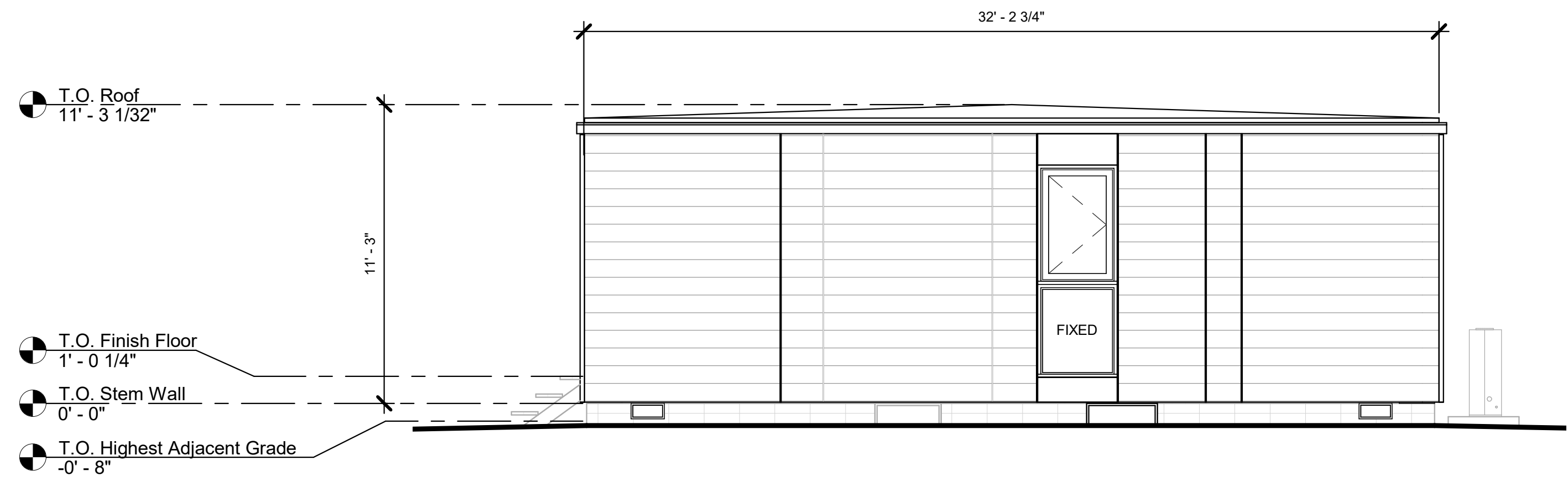
SECTION - LONGITUDINAL
1/4" = 1'-0" 5



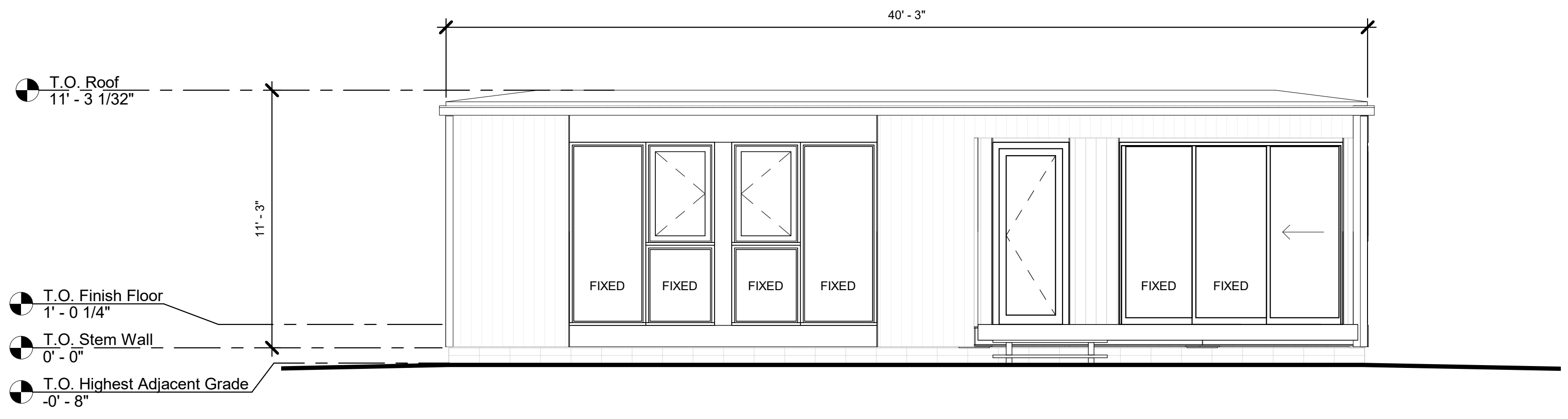
WEST ELEVATION
1/4" = 1'-0" 4



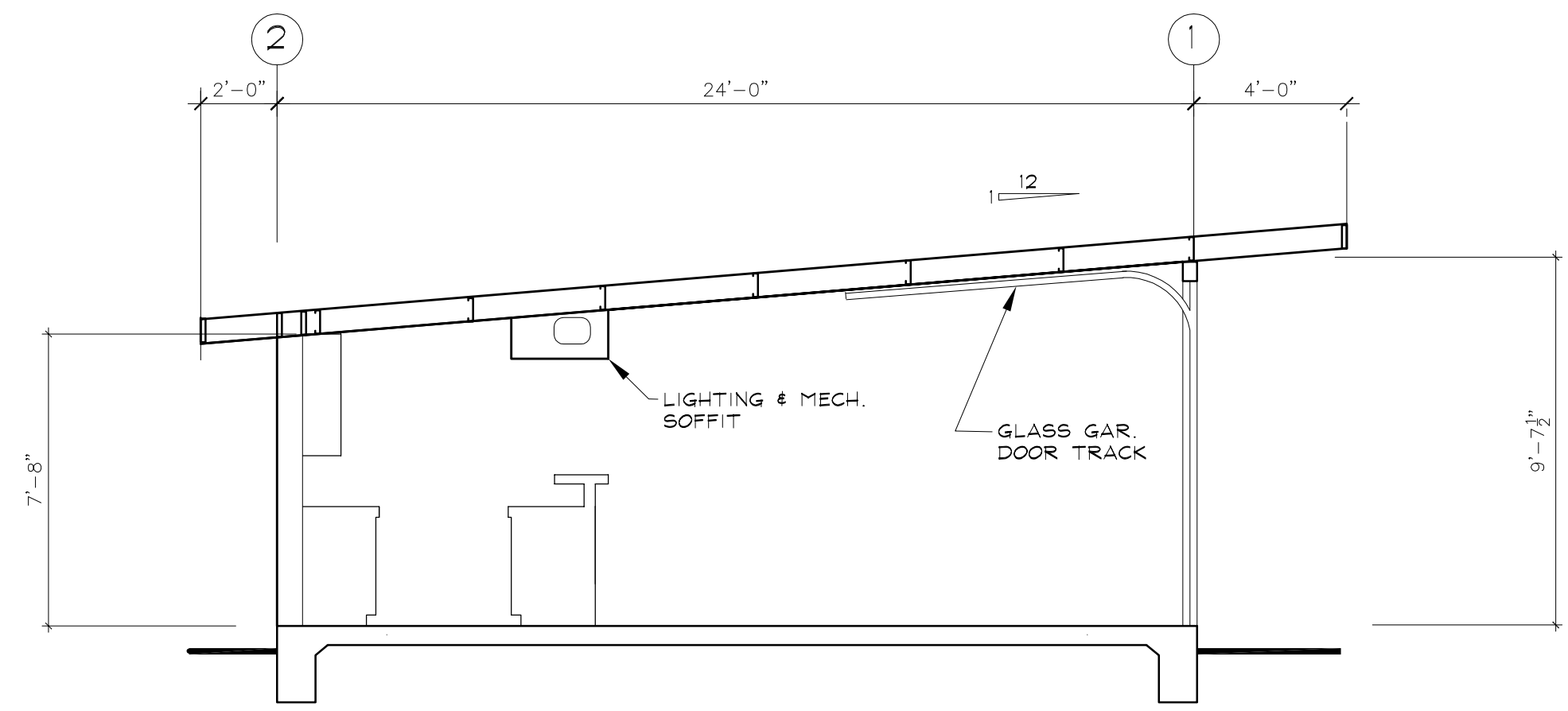
NORTH ELEVATION
1/4" = 1'-0" 3



EAST ELEVATION
1/4" = 1'-0" 2

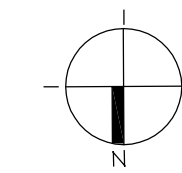
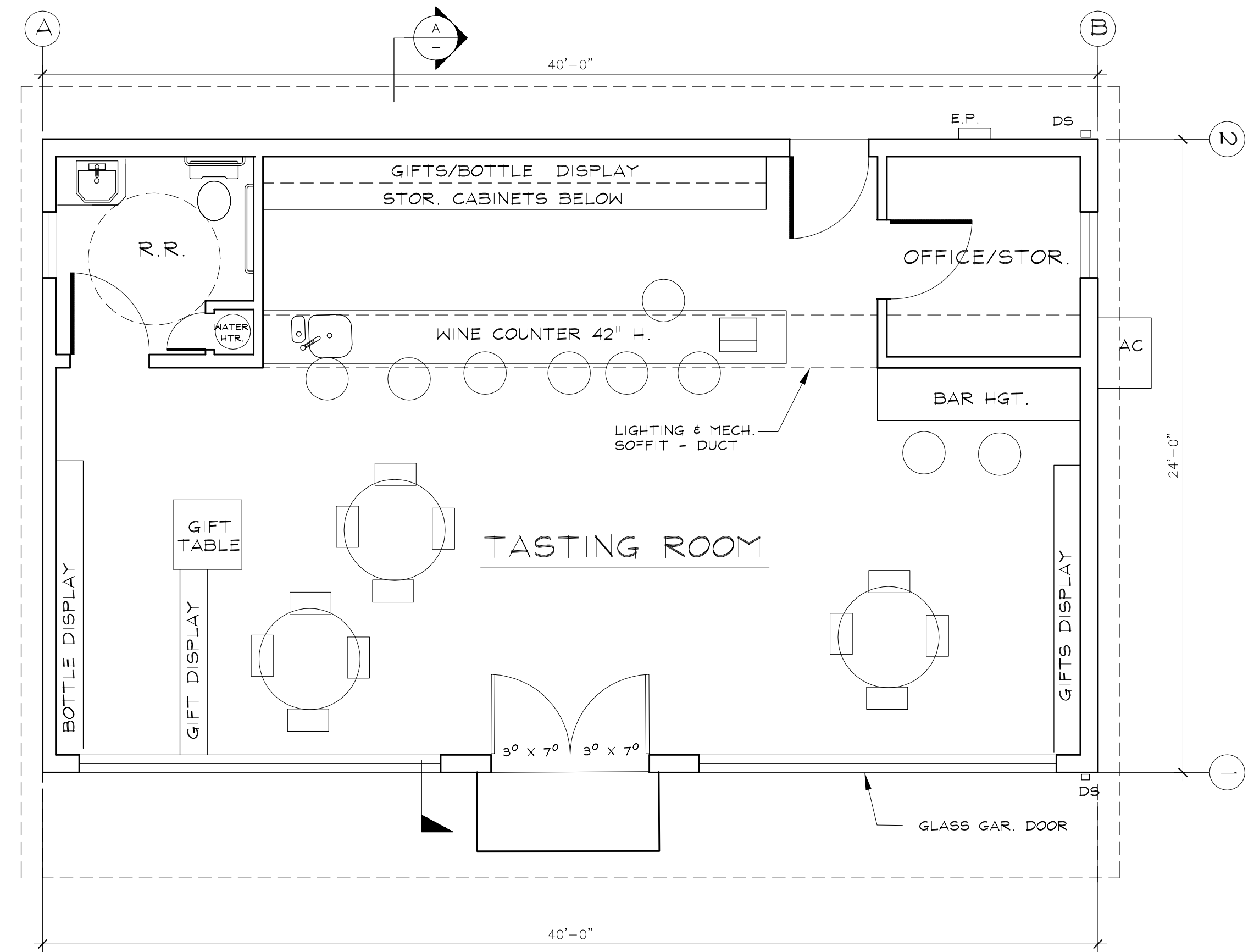


SOUTH ELEVATION
1/4" = 1'-0" 1



SECTION AA

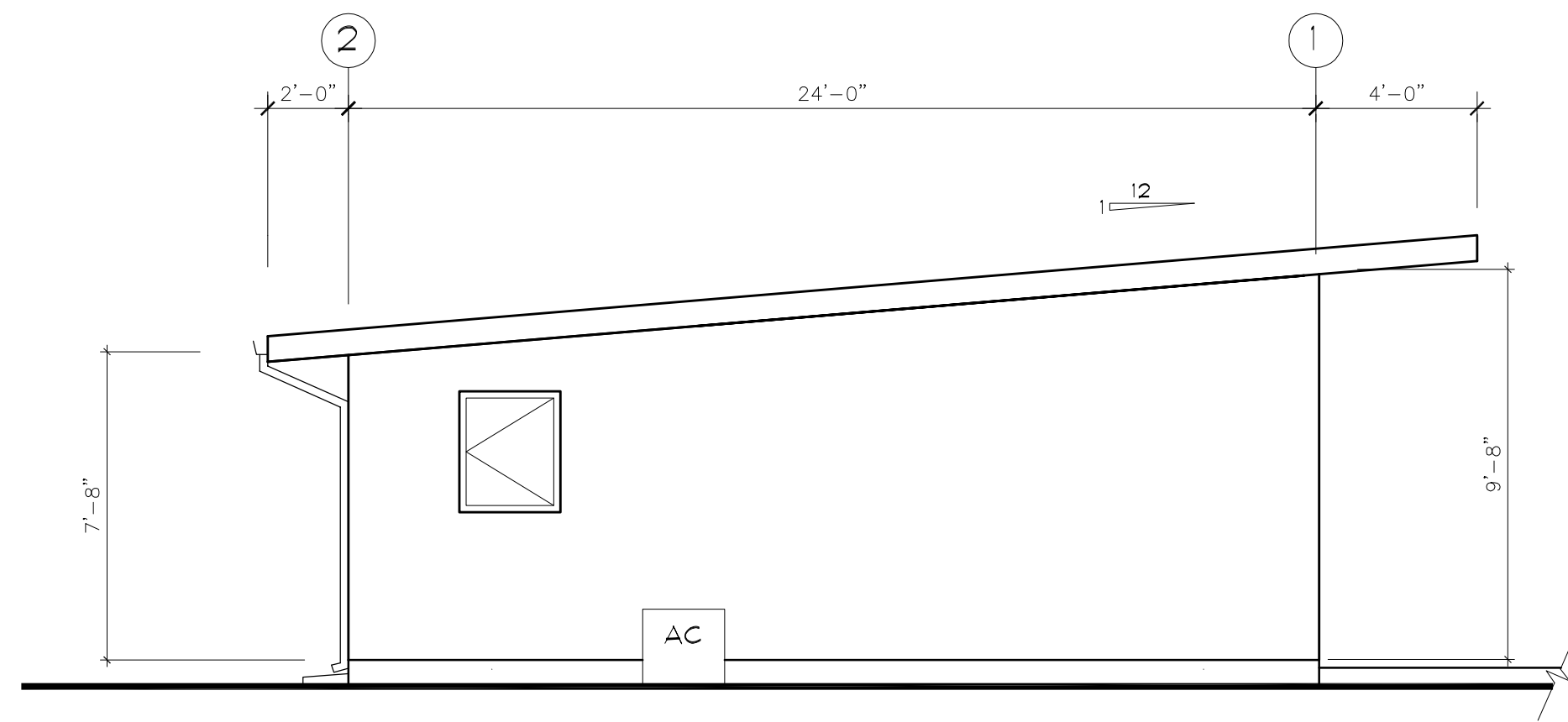
SCALE: 1/4" = 1'-0"



WINE TASTING - FLOOR PLAN

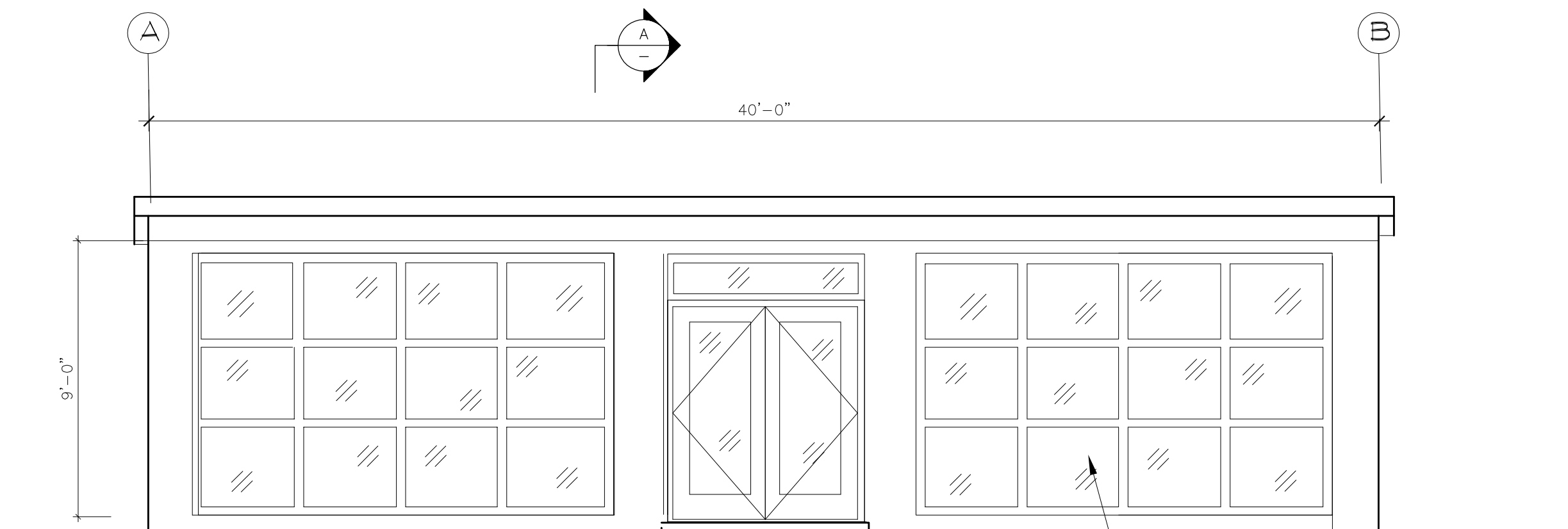
960 SQ. FT.

SCALE: 1/4" = 1'-0"



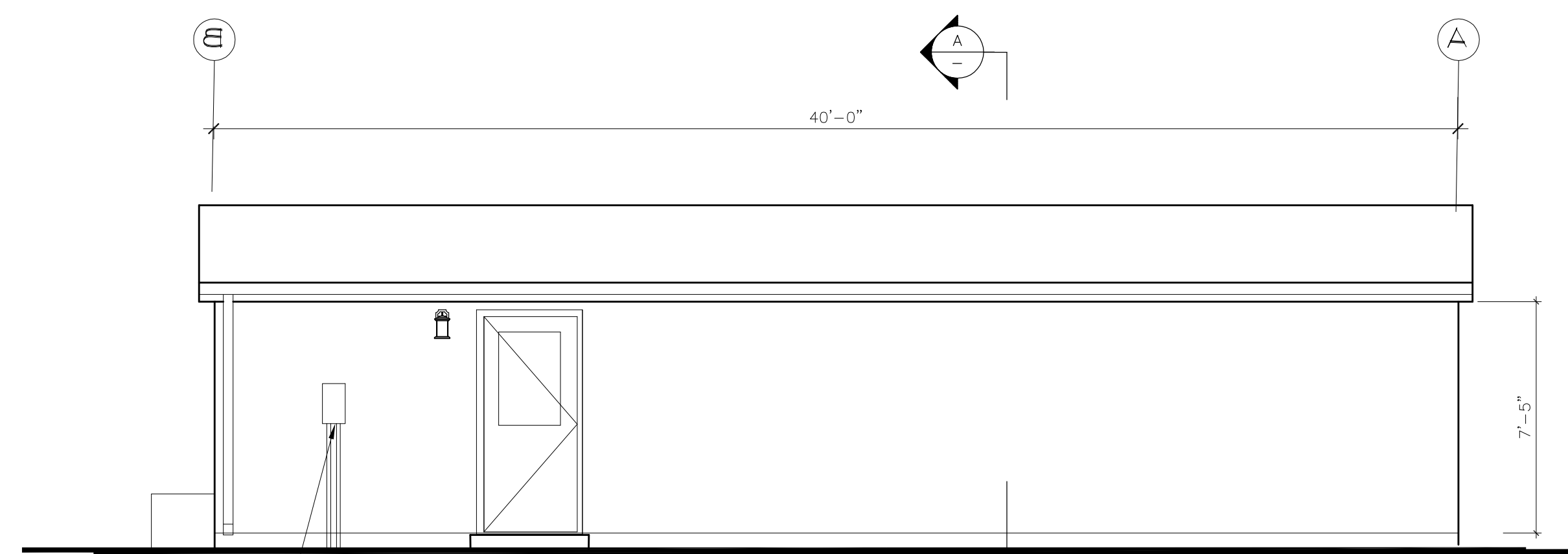
WEST ELEVATION

SCALE: 1/4" = 1'-0"



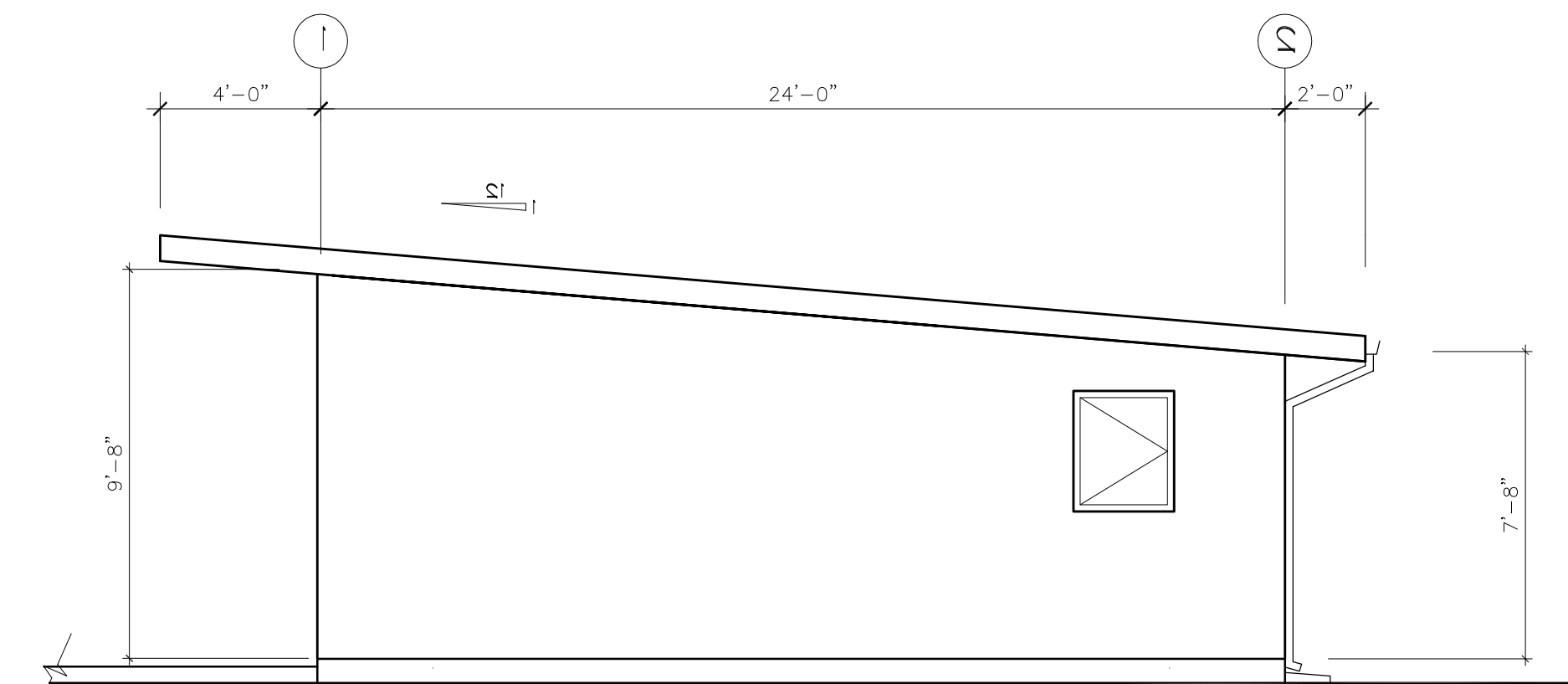
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

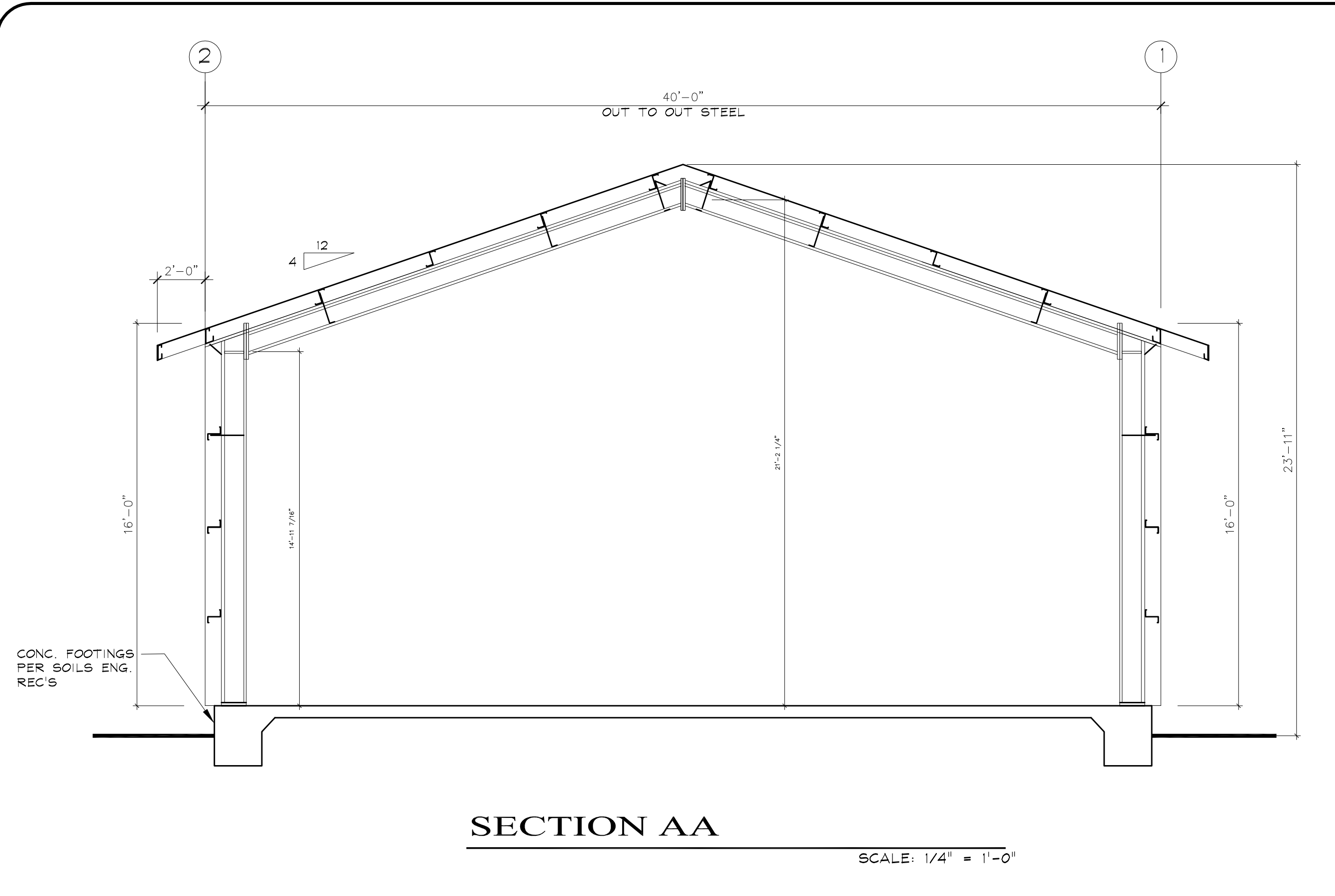
SCALE: 1/4" = 1'-0"



EAST ELEVATION

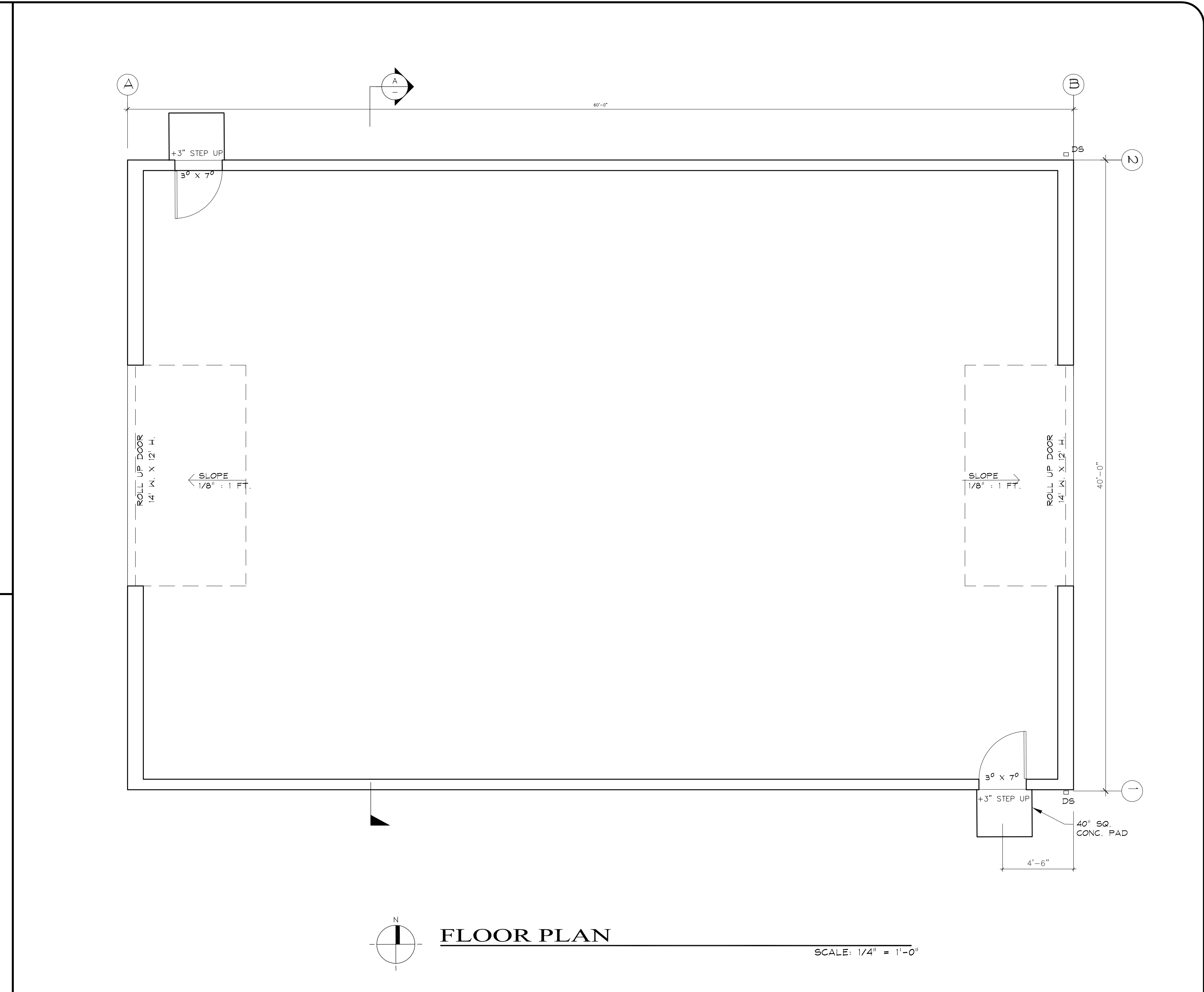
SCALE: 1/4" = 1'-0"

(N) 200 AMP. ELEC. SERVICE
PROVIDE CONC. ENCASED U-FER
GROUND 5/8" X 8' CU ROD & COLD
WATER BOND



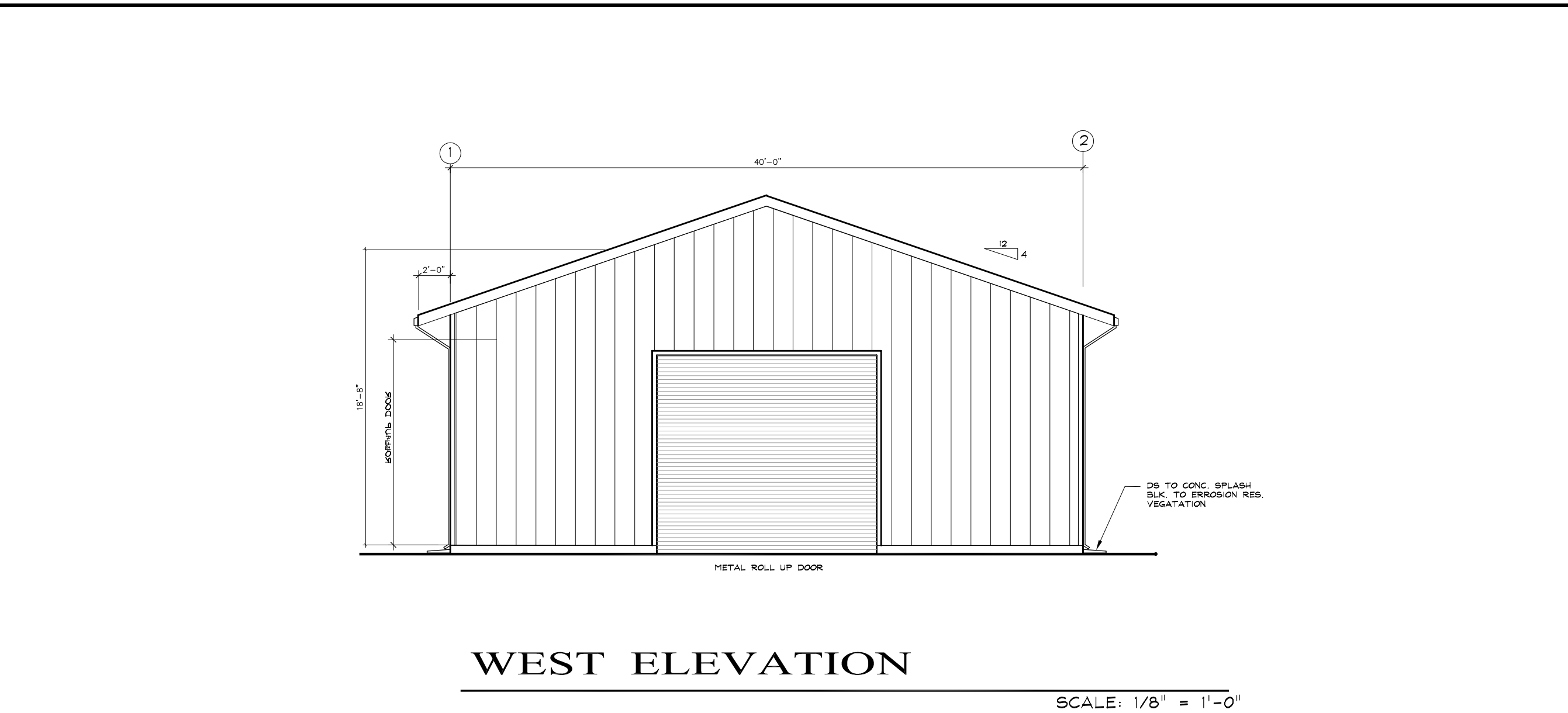
SECTION AA

SCALE: 1/4" = 1'-0"



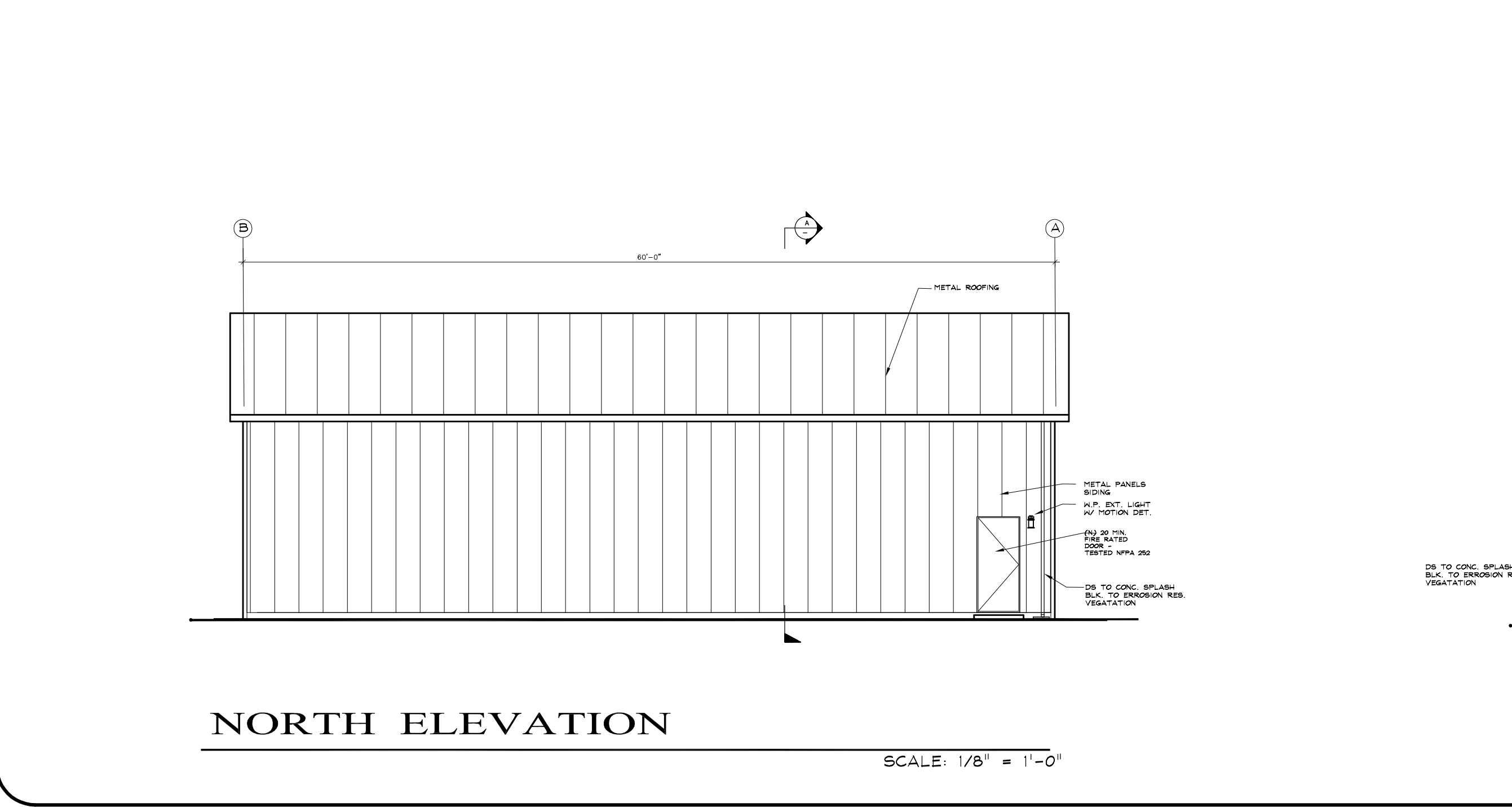
FLOOR PLAN

SCALE: 1/4" = 1'-0"



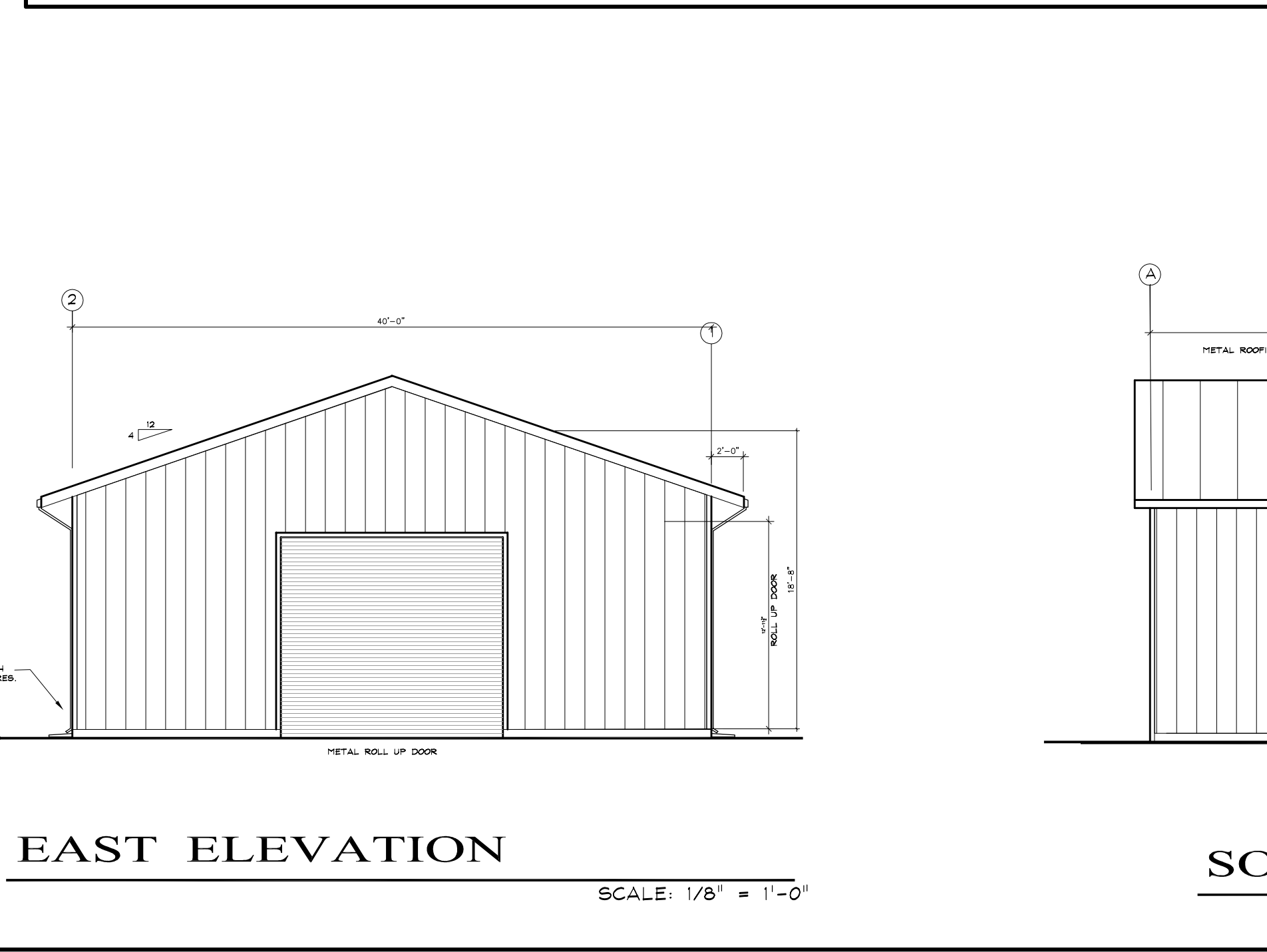
WEST ELEVATION

SCALE: 1/8" = 1'-0"



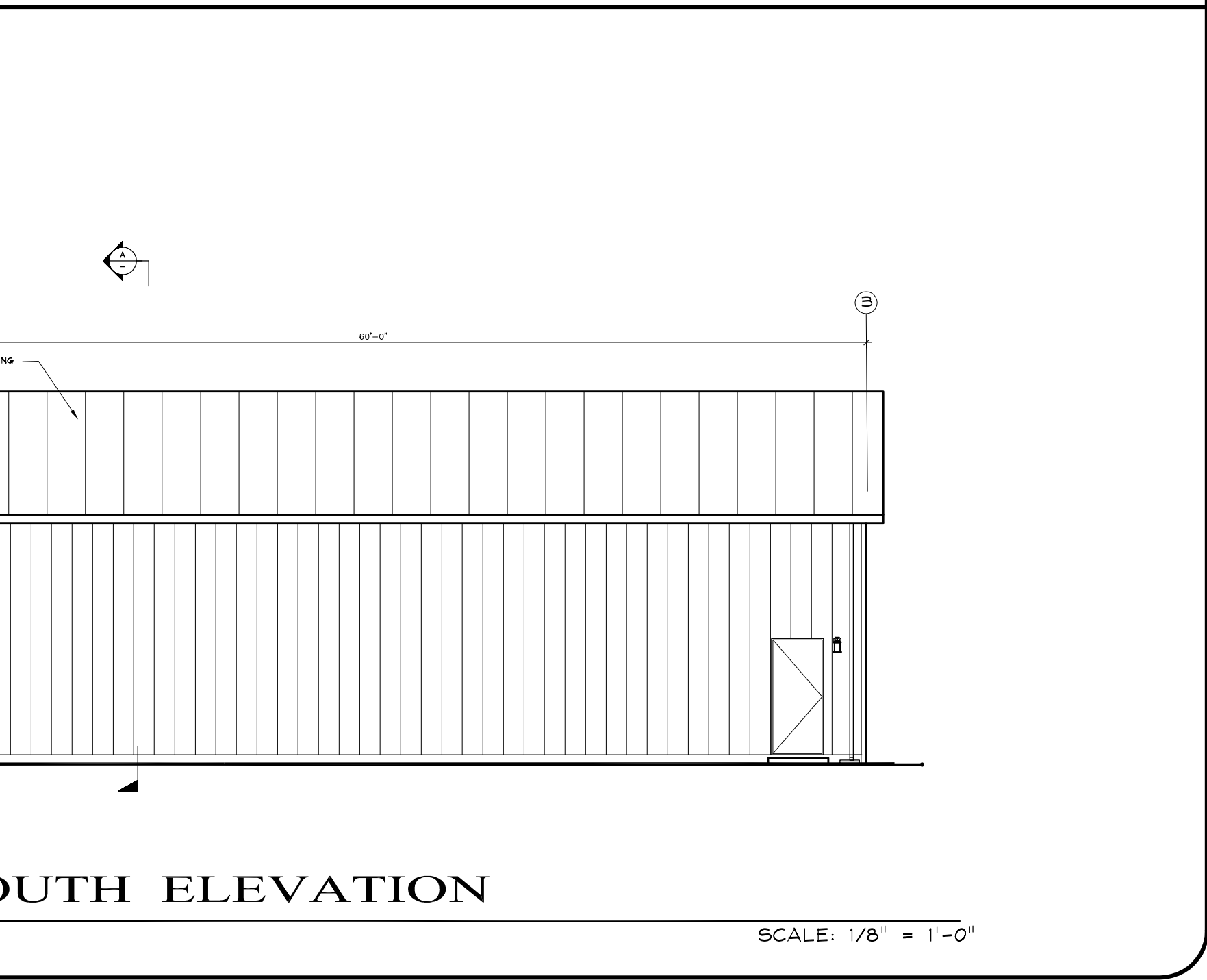
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REV.	DATE

APN: *
ADD: *
OWNER/APPLICANT:

NEW METAL BUILDINGS
DESIGN/DRAFTING - GRIFF BROWN
7850 MESSICK RD. PRUNDALE CA. 95907 (931) 277-6945

**40 FT. X 60 FT.
METAL BUILDING
PLAN, ELEVATIONS
& SECTION**

Date: 04-20-22
Drawn GLB
Checked
Scale: As Shown
Job
Sheet
BUILDING

B