Applicant\Owner:
Scott Cavanaugh
15710 Oak Glen Ave
Morgan Hill, CA 95037
Phone: 408-472-6189
email: cavanaugh@apple.com

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

Project Information:

APN 773-21-008	
Present Use:	Rural Residential
Present Zoning:	RR-sr
Sanitary Sewer:	
Gas and Electric:	PG&E
Water:	ex well
Existing Improvements:	As Shown
Gross Area:	6.967 ac

Basis of Bearings:
The basis of bearings for this map is S65°31'W based on the northermost property line as shown on the legal description of document #18077102, Santa Clara County Records.

Benchmark:
Elevations show on this plan are based on Santa Clara Valley Water District Benchmark BM478, a brass disk at the southwesterly corner of Oak Glen Avenue and Edmundson Avenue; at the southwesterly end of a 12" wide concrete wall for the Edmundson Avenue bridge over Llagas Creek; up 2.65 feet from pavement. Uniincorporates Santa Clara County.

Boundary Note:
Property lines shown on this plan are based on the legal description of document #18077102, and boundary monumentation measured to date.

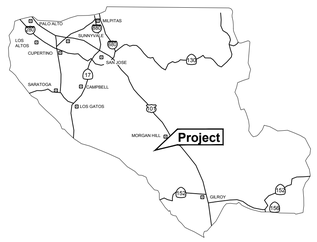
Flood Zone:
The property lies in Zone D (94.4%), Zone AE (5.6%), Zone per FEMA Firm Panel 06085C0606H, effective May 18, 2009.

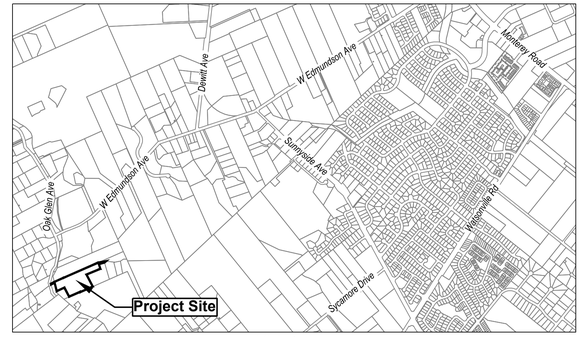
Legend

(ex structure)

(ex pavement)

(0) Existing Contour

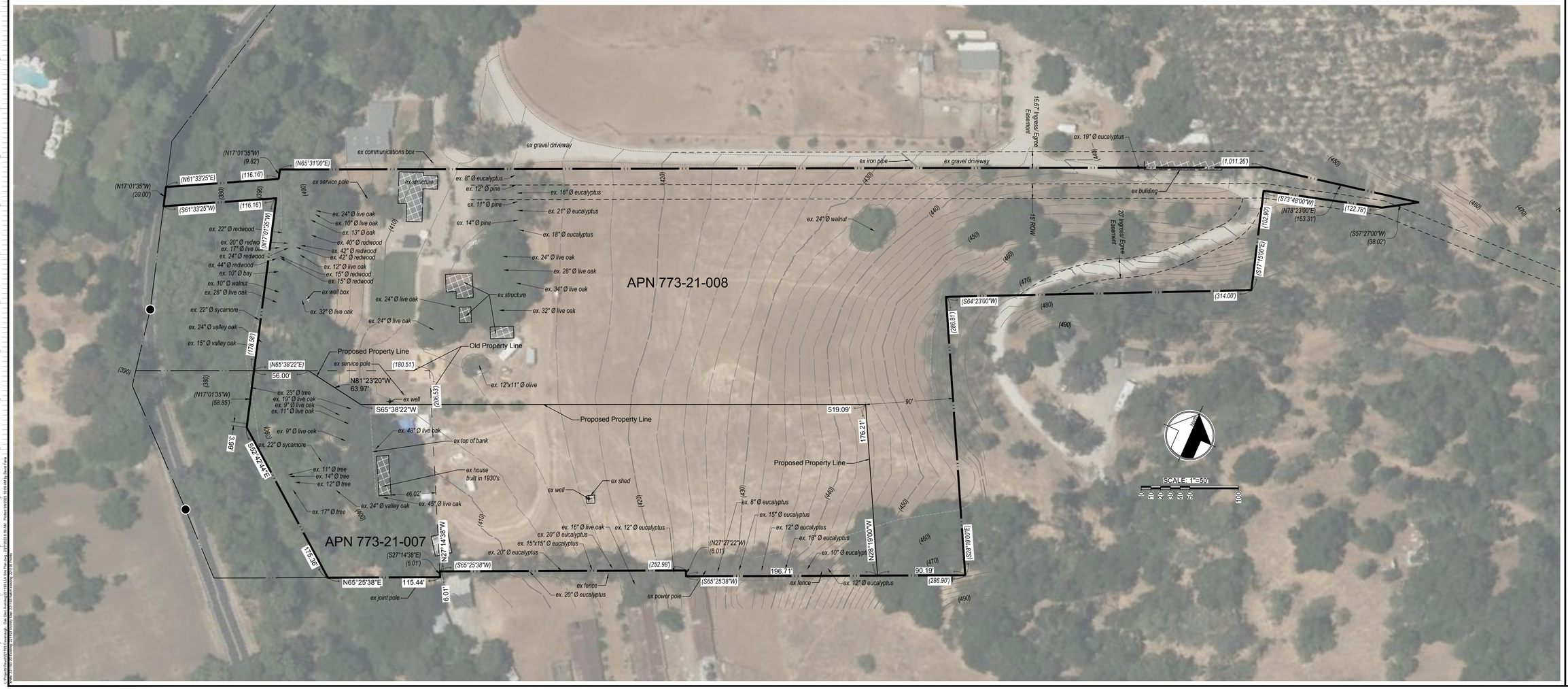




Lot Size

Parcels	Existing Area	Proposed Area	Area Change		Percent Changed	
			Increase +	Reduce -	Increase +	Reduce -
APN 773-21-008 **Parcel 1**	6.967 Acres 303,488 SF	5.264 Acres 229,285 SF	0.079 Acres 3,431 SF	1.782 Acres 77,634 SF	1.13	25.58
APN 773-21-007 **Parcel 2**	0.791 Acres 34,461 SF	2.495 Acres 108,664 SF	1.782 Acres 77,634 SF	0.079 Acres 3,431 SF	225.28	9.99

Reason for Lot Line Adjustment:
1. Make APN 773-21-007 bigger to allow for future development. The current residence located on 007 is too close to the creek. Making the property bigger will allow for a new house and OWTS to meet the current setbacks.
2. The existing well located 007 serves 008 and the existing well on 008 serves 007. The adjusted line will allow the existing wells to serve the property the well is located on.



REGISTERED PROFESSIONAL ENGINEER
DAVID L. FARIA
No. 92432
EXP 06-30-2023
CIVIL
STATE OF CALIFORNIA

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

Cavanaugh - Existing Site Topo
Oak Glen Ave - APN 773-21-008

DATE:	2/27/2023
SCALE:	1"=50'
DRAWN BY:	DY
CHECKED BY:	DF
JOB NO.	221193
SHEET	1
OF	1