

**CONTACT INFORMATION**

OWNER/APPLICANT: GLENROCK BUILDERS, INC.  
 14500 SYCAMORE DRIVE  
 MORGAN HILL, CA 95037  
 CONTACT: ROCKE GARCIA  
 (408) 710-2953

CIVIL ENGINEER/PLANNER: RUGGERI-JENSEN-AZAR & ASSOCIATES  
 8055 CAMINO ARROYO  
 GILROY, CA 95020  
 ENGINEERING CONTACT: CHRIS PATTON, RCE 66271  
 PLANNER CONTACT: JOHN MONIZ  
 (408) 848-0300

GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP  
 1259 OAKMEAD PARKWAY  
 SUNNYVALE, CA 94085  
 CONTACT: DANH T. TRAN  
 (408) 245-4600

**SITE INFORMATION**

ADDRESS / APN EXISTING USE: 14465 MONTEREY ROAD, MORGAN HILL / 779-05-051 (±22.6 AC)  
 FALLOW, SINGLE FAMILY RESIDENCE

ADDRESS / APN EXISTING USE: NO PHYSICAL ADDRESS / 779-05-043 (±16.3 AC)  
 FALLOW

ADDRESS / APN EXISTING USE: 360 WEST MIDDLE AVENUE, MORGAN HILL / 779-05-054 (±14.3 AC)  
 FALLOW

AREA DESIGNATION: ±53.2 ACRES (COMBINED)  
 RURAL RESIDENTIAL

ZONING: RR-5ac

**GENERAL NOTES**

- PROPOSED LAND USE: SINGLE-FAMILY DETACHED AND MULTI-FAMILY RESIDENTIAL WITH ASSOCIATED PARKS, TRAILS, AND OPEN SPACES.
- EXISTING GENERAL PLAN LAND USE: RURAL RESIDENTIAL
- EXISTING ZONING: RR-5AC
- TOTAL BUILDABLE RESIDENTIAL LOTS: 122
- DWELLING UNIT COUNT:
 

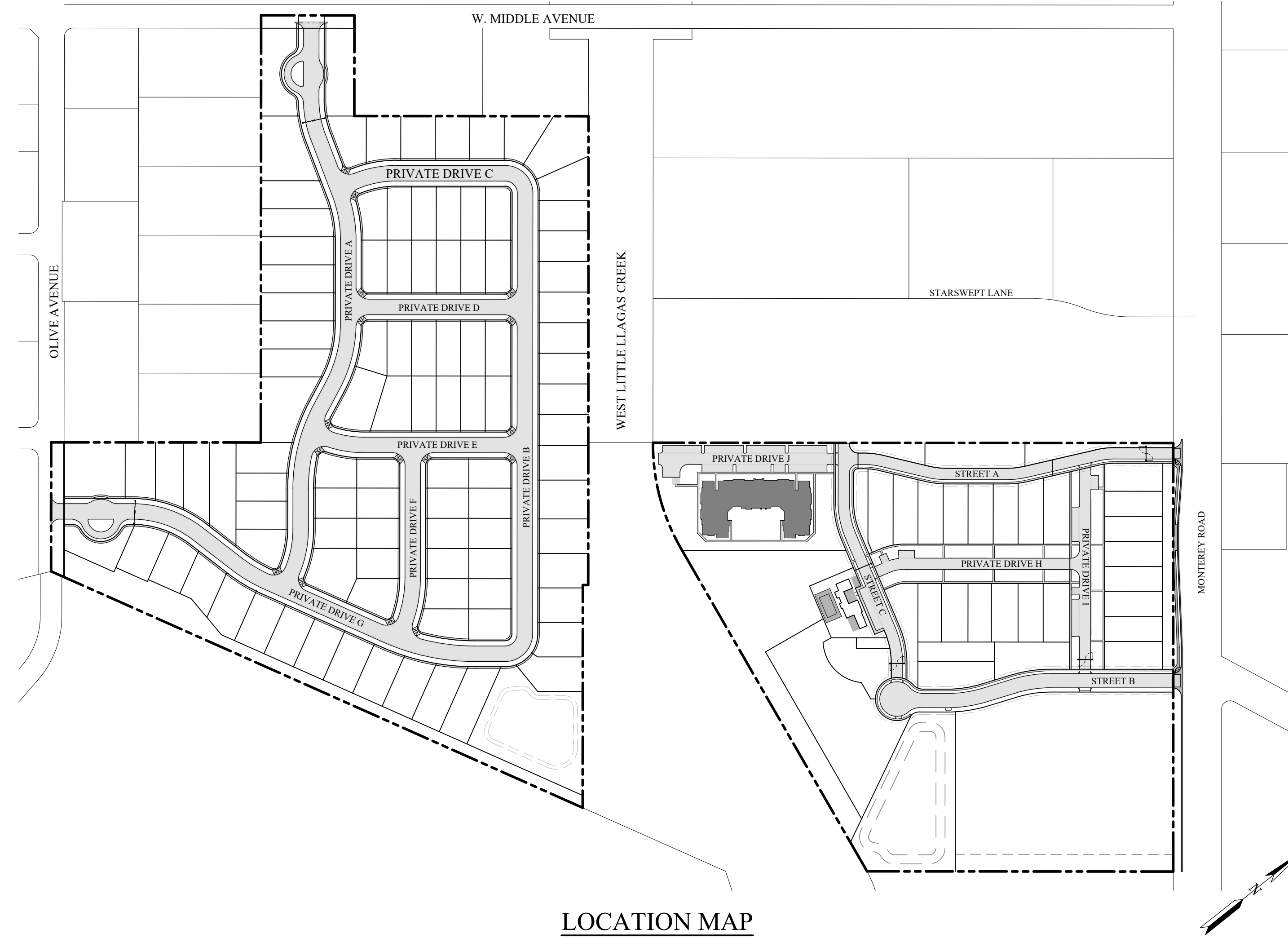
SINGLE FAMILY DWELLING	84
CUSTOM LOTS	12
COURTYARD HOMES	75
MULTI-FAMILY RENTAL	55
TOTAL	226
- BUILDOUT TABULATION:
 

EXISTING GROSS AREA	53.2± AC
R/W TO BE DEDICATED	0.36± AC
SUBTOTAL NET AREA	52.9± AC
PROPOSED PRIVATE OPEN SPACE	7.3± AC
PROPOSED COMMON SPACE	0.4± AC
PROPOSED PRIVATE STREETS	11.2± AC
PROPOSED RESIDENTIAL LOTS (1-122)	26.5± AC
PRIVATE UTILITIES	1.7± AC
FUTURE TRAIL PARCEL	1.1± AC
FUTURE DEVELOPMENT PARCEL	4.7± AC
TOTAL	52.9± AC
- UTILITIES:
 

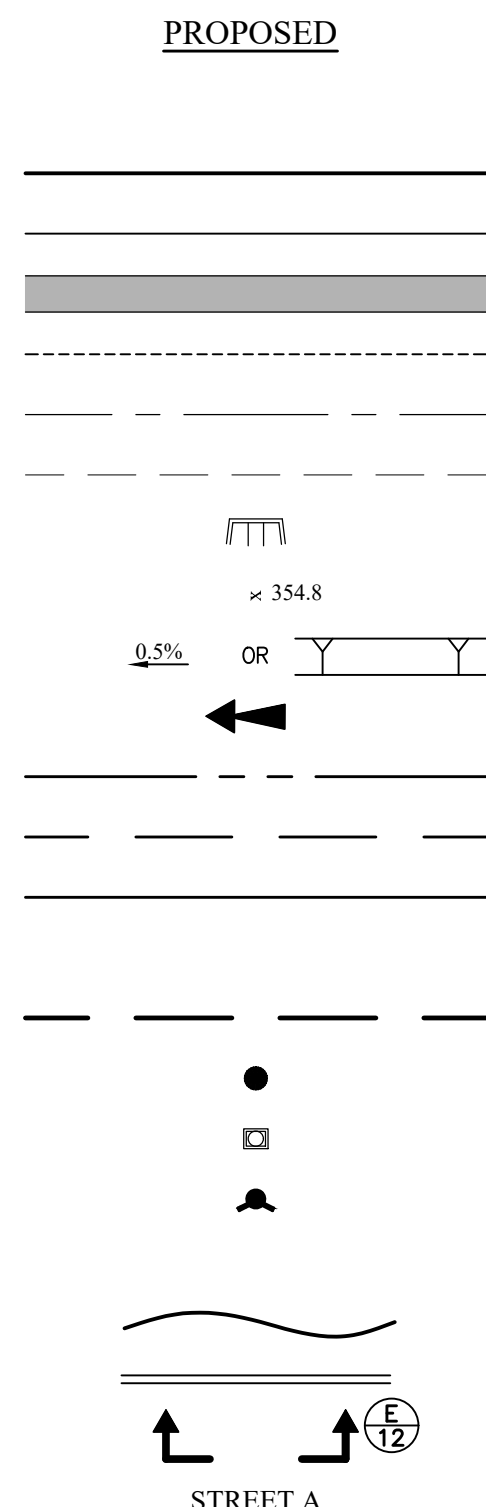
WATER	ON-SITE PRIVATE WATER DISTRICT
SANITARY SEWER	ON-SITE TREATMENT PLANT
STORM DRAIN	ON-SITE
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	VERIZON
- THE EXISTING TOPOGRAPHY AS SHOWN IS BASED ON AERIAL SURVEYS DATED FEBRUARY 13, 2023, PROVIDED BY OTHERS, AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA.
- PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN. SLOPES ARE 2:1 MAXIMUM, UNLESS APPROVED BY GEOTECHNICAL ENGINEER. BASIN SLOPES ARE 3:1 MAX.
- BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM319", A BRASS DISK SET IN THE TOP OF BRIDGE DECK AT THE SOUTHEAST CORNER OF WEST MIDDLE AVENUE, 2 FEET NORTHERLY OF THE SOUTHERLY WALL, 12.5 FEET WESTERLY OF EASTERLY END OF WALL, ELEVATION(NAVD88) = 320.32 FEET.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
- LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
- ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE COUNTY OF SANTA CLARA STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
- THE WESTERN PORTION OF THE PROJECT SITE LIES WITHIN FLOOD ZONE D, AREA OF UNDETERMINED FLOOD HAZARD, PER FEMA FLOOD MAP 06085C0626H, DATED 5/18/2009.
- THE EASTERN PORTION OF THE SITE LIES WITHIN FLOOD ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS OR DEPTHS, PER FEMA FLOOD MAP 06085C0626H, DATED 5/18/2009.
- PAD AND FINISH FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
- BMP MEASURES FOR STORM WATER QUALITY AND LOW IMPACT DEVELOPMENT WILL BE INCORPORATED ONSITE TO THE MAXIMUM EXTENT PRACTICABLE BASED ON THE CURRENT COUNTY OF SANTA CLARA STANDARDS AT THE TIME OF INITIAL VESTING TENTATIVE MAP SUBMITTAL.
- ARCHITECTURE, FLOOR PLAN MIX, AMENITIES, AND LANDSCAPE ARCHITECTURE ARE SHOWN IN THE ACCOMPANYING PD SHEET SET.
- FOR PURPOSES OF THIS TENTATIVE MAP, THE EAST AND WEST AREAS OF THE SITE ARE SEPARATED BY WEST LITTLE LLAGAS CREEK.
- ALL EXISTING BUILDINGS WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- NO SOUNDWALLS ARE PROPOSED WITHIN THIS DEVELOPMENT.
- EXISTING TREE INFORMATION SHOWN IS PER THE ARBORIST REPORT BY MOKI SMITH TREE SPECIALISTS, INC.

# TENTATIVE MAP STONEY CREEK

## SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA



**LOCATION MAP**  
 SCALE: N.T.S.

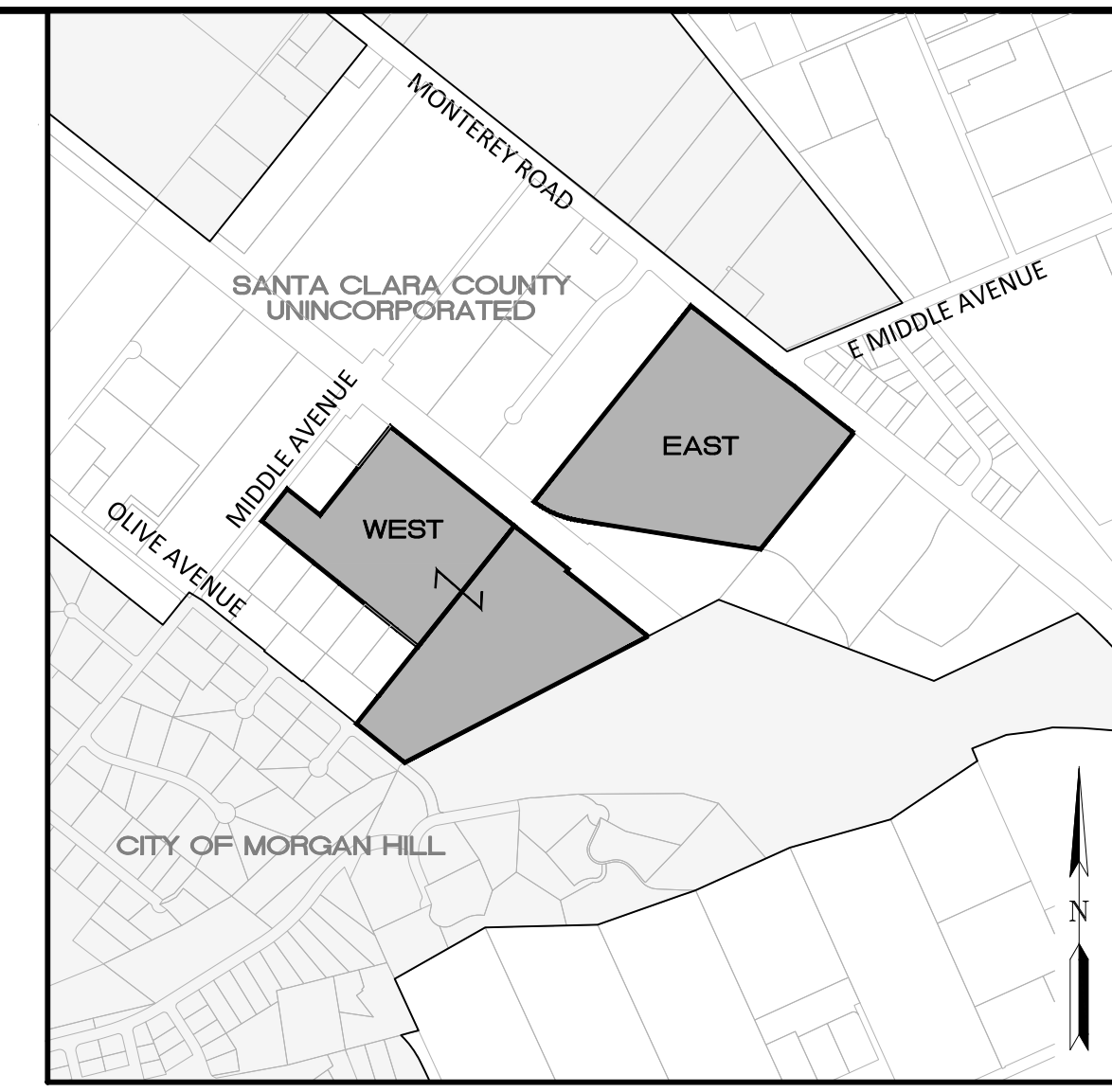


**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
[Symbol]	BOUNDARY	[Symbol]
[Symbol]	LOT LINE	[Symbol]
[Symbol]	FACE OF CURB	[Symbol]
[Symbol]	SIDEWALK	[Symbol]
[Symbol]	EDGE OF PAVEMENT	[Symbol]
[Symbol]	CENTERLINE	[Symbol]
[Symbol]	EASEMENT	[Symbol]
[Symbol]	HANDICAP RAMP	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	SLOPE	[Symbol]
[Symbol]	OVERLAND DRAINAGE RELEASE	[Symbol]
[Symbol]	STORM DRAIN	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	WATER	[Symbol]
[Symbol]	OVERHEAD LINES	[Symbol]
[Symbol]	SAWCUT	[Symbol]
[Symbol]	MANHOLE	[Symbol]
[Symbol]	INLET	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	ELECTROLIER	[Symbol]
[Symbol]	CONTOUR	[Symbol]
[Symbol]	RETAINING WALL	[Symbol]
[Symbol]	SECTION CALLOUT	[Symbol]
[Symbol]	STREET NAME	MONTEREY ROAD

**ABBREVIATIONS**

AC	ACRES	OS	OPEN SPACE
APPROX	APPROXIMATE	PAE	PUBLIC ACCESS EASEMENT
BFE	BASE FLOOD ELEVATION	PCL	PARCEL
BL	BIKE LANE	PL	PROPERTY LINE
BMP	BEST MANAGEMENT PRACTICES	PRUE	PRIVATE UTILITY EASEMENT
BNDY	BOUNDARY	PSE	PUBLIC SERVICE EASEMENT
BOW	BACK OF WALK	PVT	PRIVATE
BVC	BEGIN VERTICAL CURVE	R	RADIUS
C&G	CURB AND GUTTER	RETWALL	RETAINING WALL
DMA	DRAINAGE MANAGEMENT AREA	RPD	RESIDENTIAL PLANNED DEVELOPMENT OVERLAY DISTRICT
DU	DWELLING UNITS	R/W	RIGHT-OF-WAY
DWG	DRAWING	S	SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN
ESMT	EASEMENT	SDMH	STORM DRAIN MANHOLE
EVA	EMERGENCY VEHICLE ACCESS	SF	SQUARE FEET
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FC	FACE OF CURB	STD	STANDARD
GB	GRADE BREAK	SWK	SIDEWALK
GND	GROUND	TC	TOP OF CURB ELEVATION
HP	HIGH POINT	TVC	TOP OF VERTICAL CURB
INV	INVERT ELEVATION	TYP	TYPICAL
LP	LOW POINT	USBR	UNITED STATES BUREAU OF RECLAMATION
MAX	MAXIMUM	VG	VALLEY GUTTER
NO.	NUMBER	W	WATER
OH	OVERHEAD LINE		



**VICINITY MAP**

**SHEET INDEX**

SHEET NO.	TITLE
TM-1	TITLE SHEET
TM-2	EXISTING CONDITIONS
TM-3	STREET SECTIONS
TM-4 - TM-6	LOTING PLAN
TM-7 - TM-9	GRADING PLAN
TM-10	GRADING SECTIONS
TM-11 - TM-13	UTILITY PLAN
TM-14	STORMWATER CONTROL PLAN

**RJA**  
**RUGGERI-JENSEN-AZAR**  
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 14500 SYCAMORE DRIVE, SUITE 200  
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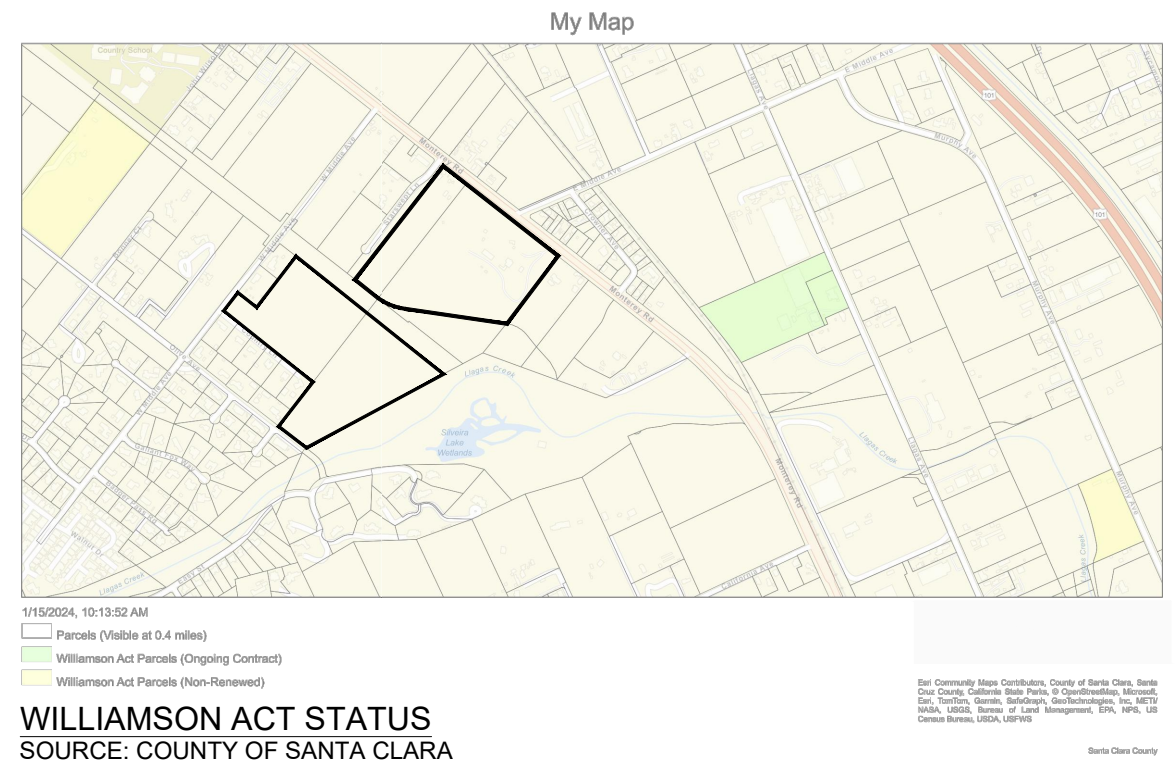
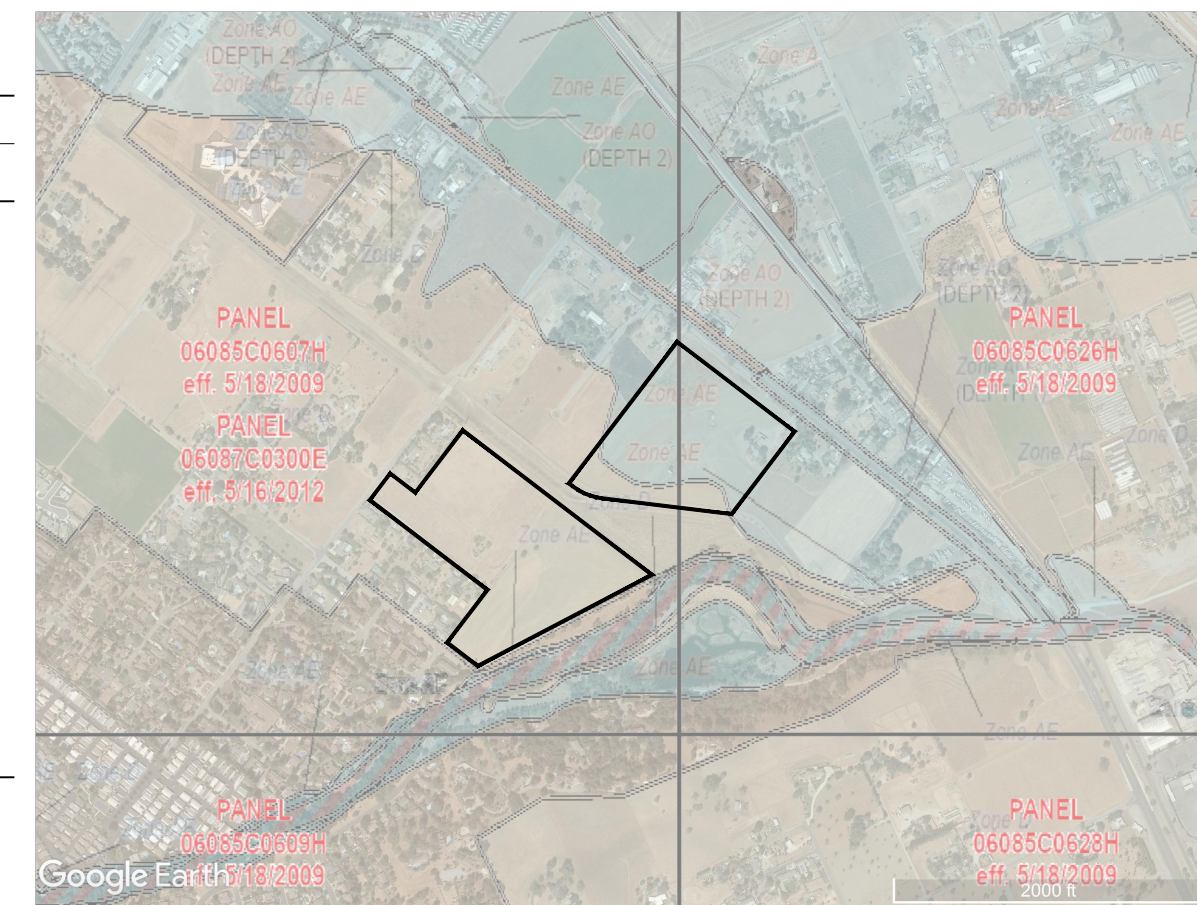
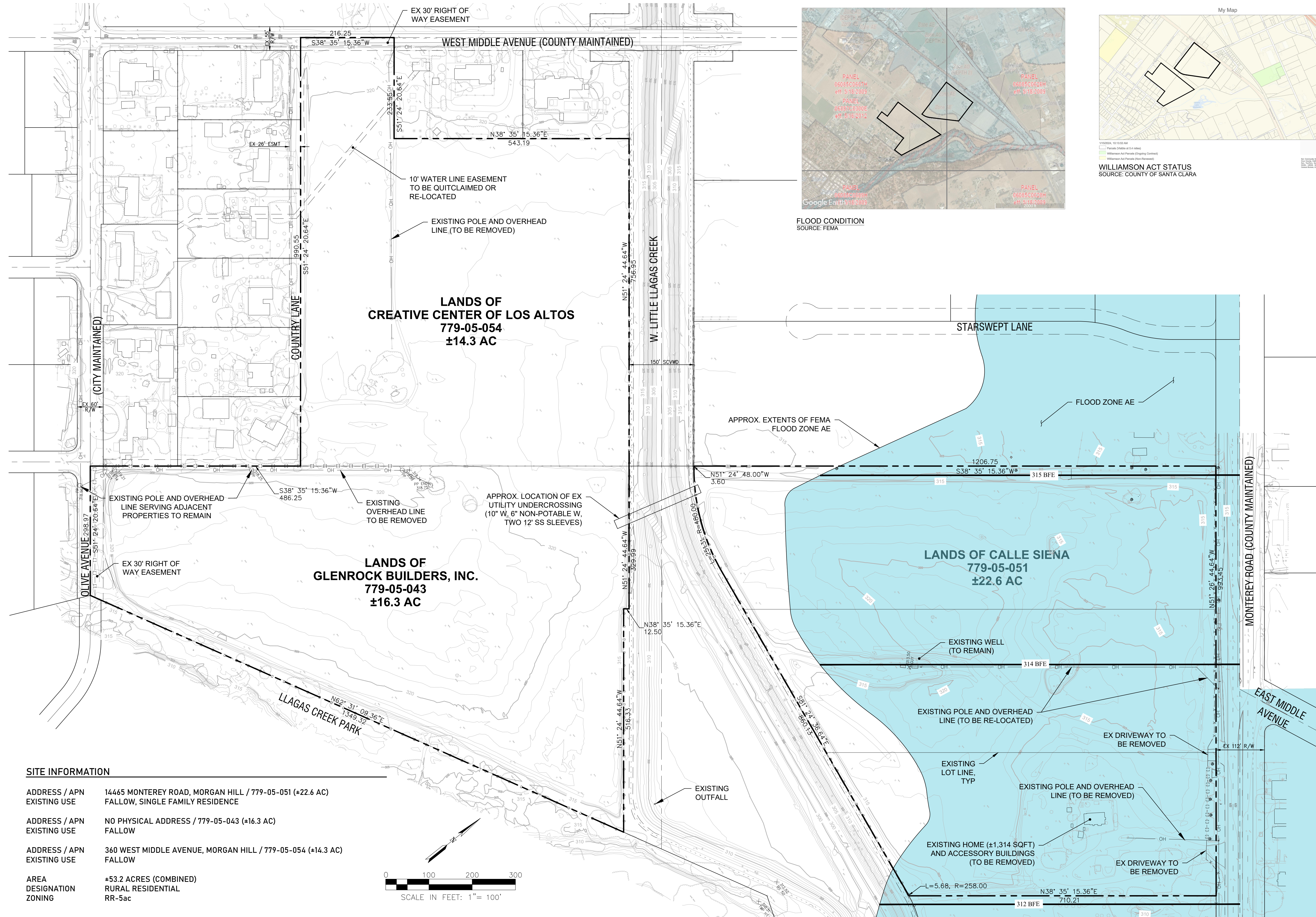
TENTATIVE MAP  
 TITLE SHEET  
 STONEY CREEK  
 SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
 FOR GLENROCK BUILDERS

PLOT DATE: February 1, 2024  
 FILE PATH: W:\Users\mk\Drawings\Prelim\Applications\Tentative\_Map\1\_TITLE\_SHEET.dwg

DATE	MK	SHEET REVISIONS	SCALE	AS SHOWN	DATE
					FEB 2023
<b>NOT FOR CONSTRUCTION</b>					
1st Submittal					
February 1, 2024					
SHEET					
<b>TM-1</b>					
OF 14 SHEETS					
JOB NO. 232001					



PLOT DATE: January 31, 2024  
 FILE PATH: W:\Users\231323001 - Olive\_Middle\_MFA\Drawings\Prelim\Applications\Tentative\_Map\2\_EXISTING\_CONDITIONS.dwg



**SITE INFORMATION**

ADDRESS / APN  
 EXISTING USE 14465 MONTEREY ROAD, MORGAN HILL / 779-05-051 (±22.6 AC)  
 FALLOW, SINGLE FAMILY RESIDENCE

ADDRESS / APN  
 EXISTING USE NO PHYSICAL ADDRESS / 779-05-043 (±16.3 AC)  
 FALLOW

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 EXISTING USE 360 WEST MIDDLE AVENUE, MORGAN HILL / 779-05-054 (±14.3 AC)  
 FALLOW

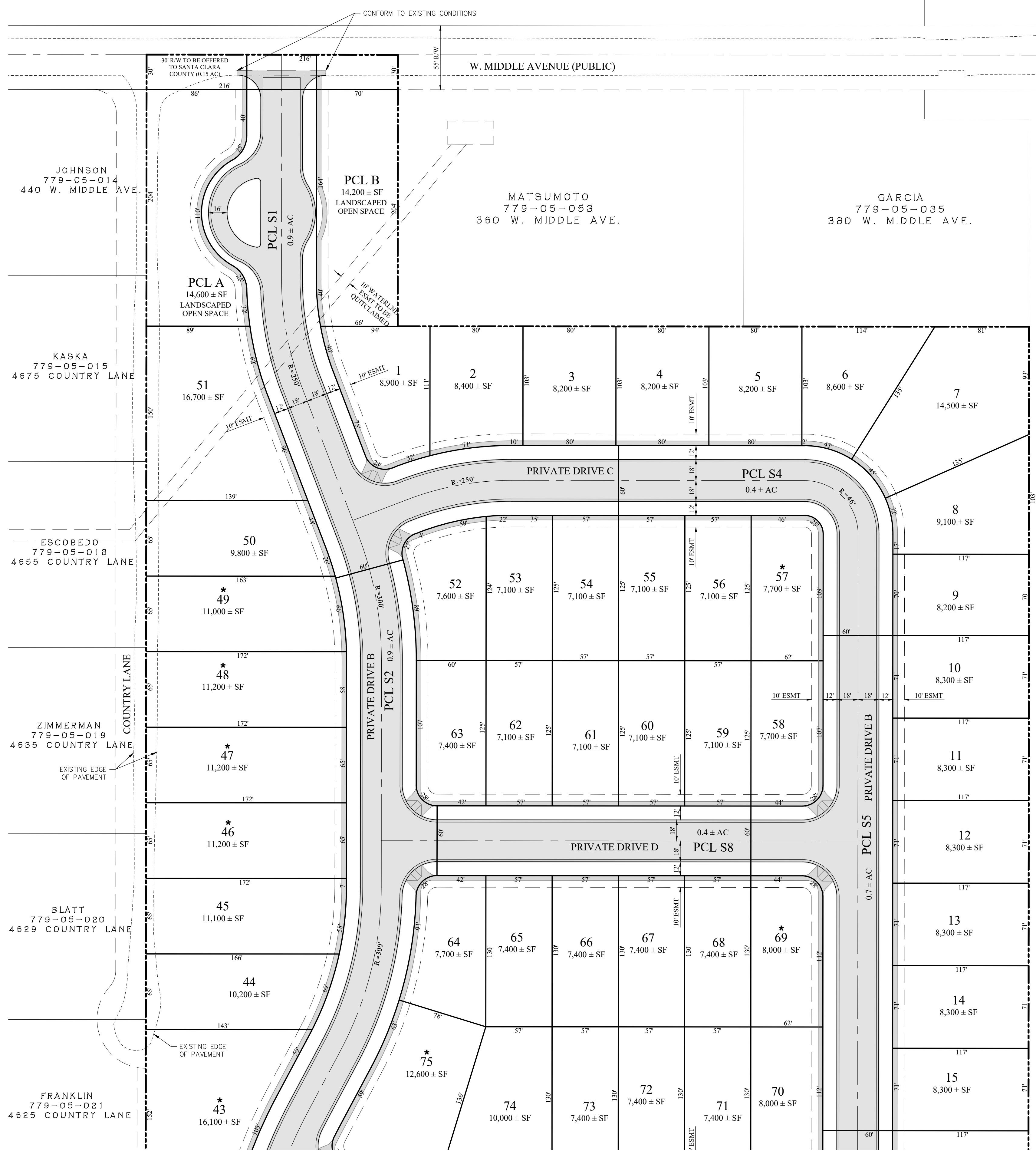
AREA  
 DESIGNATION ZONING ±53.2 ACRES (COMBINED)  
 RR-5ac



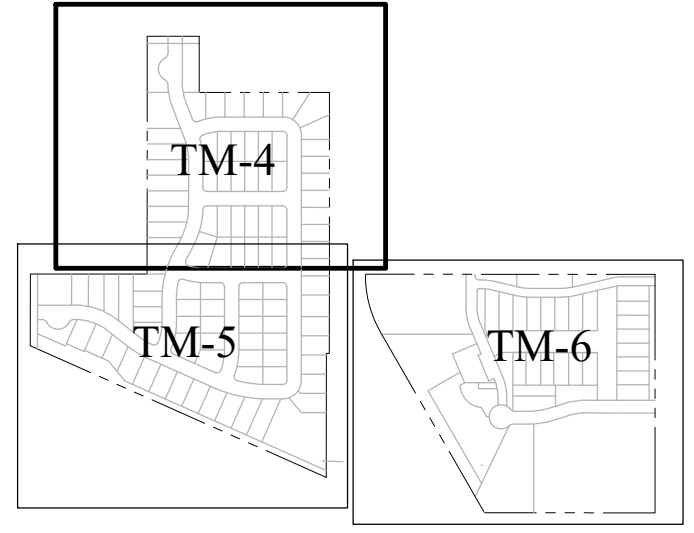
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<b>NOT FOR CONSTRUCTION</b>			
1st Submittal			
February 1, 2024			
SHEET			
<b>TM-2</b>			
OF 14 SHEETS			
JOB NO. 232001			



EPIS 779-04-050  
395 W. MIDDLE AVE.



SEE SHEET TM-5

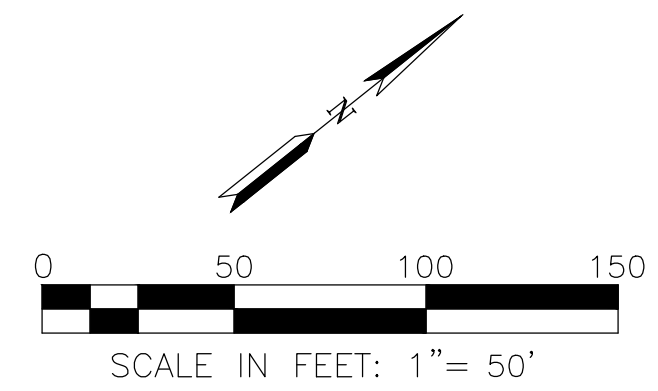


KEY MAP

LEGEND & NOTES

PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	LOT LINE	---
---	FACE OF CURB	---
---	SIDEWALK	---
---	EDGE OF PAVEMENT	---
---	CENTERLINE	---
---	EASEMENT	---
---	OVERHEAD LINE	OH

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ARCHITECTURE AND BUILDING FOOTPRINTS SHOWN ON THIS TENTATIVE MAP ARE CONCEPTUAL AND FOR REFERENCE ONLY.



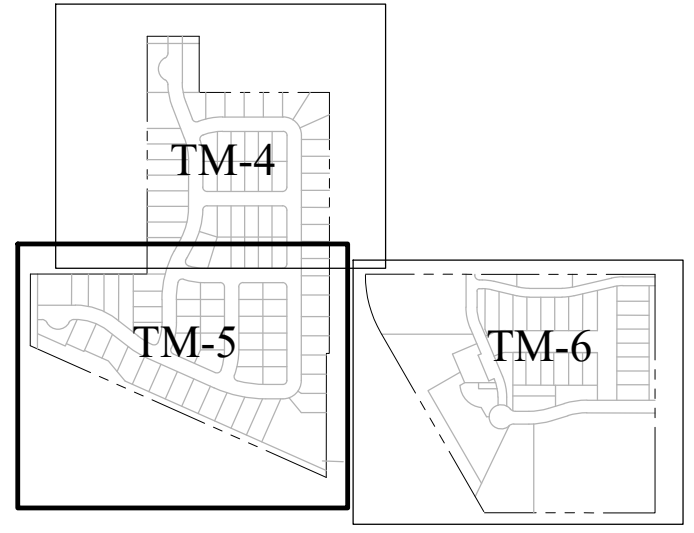
**RJA**  
RUGGERI-JENSEN-AZAR  
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1005 W. SANTA ANA ST. SUITE 200  
SAN JOSE, CA 95128  
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP  
LOTTING PLAN  
STONEY CREEK  
SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
FOR GLENROCK BUILDERS

DATE	SCALE	DATE
MK	AS SHOWN	FEB 2023
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SHEET		
TM-4		
OF 14 SHEETS		
JOB NO. 232001		



SEE SHEET TM-4



KEY MAP

**RJA**  
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 SAN JOSE, CA 95128  
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TENTATIVE MAP  
 LOTTING PLAN  
**STONEY CREEK**  
 SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
 FOR GLENROCK BUILDERS

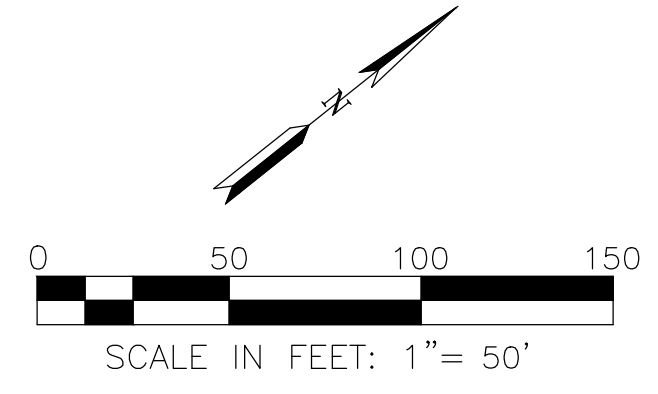
SEE SHEET TM-6

**LEGEND & NOTES**

PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	LOT LINE	---
---	FACE OF CURB	---
---	SIDEWALK	---
---	EDGE OF PAVEMENT	---
---	CENTERLINE	---
---	EASEMENT	---
---	OVERHEAD LINE	OH

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VALLEY WATER  
 779-06-030  
 LAND ONLY



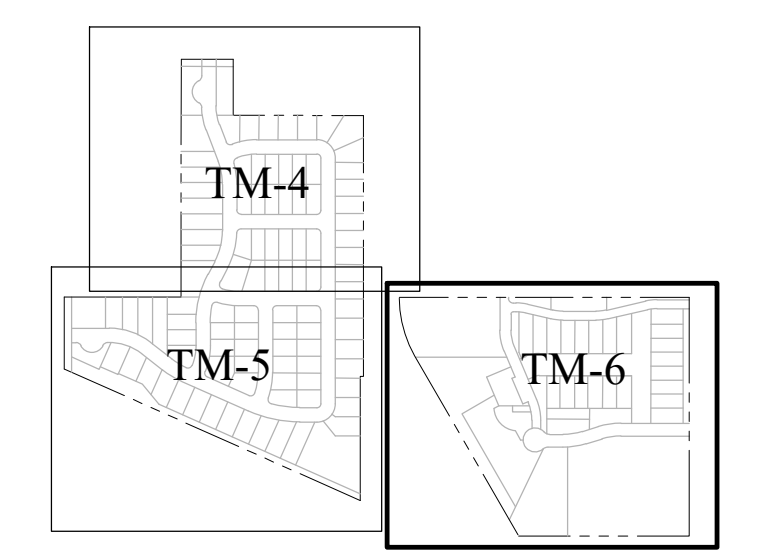
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**NOT FOR CONSTRUCTION**  
 1st Submittal  
 February 1, 2024

SHEET  
**TM-5**  
 OF 14 SHEETS  
 JOB NO. 232001



LANDS OF CHI  
14735 MONTEREY ROAD  
779-05-040



**RJA**  
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SAN ANTONIO, TEXAS 78202  
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**LEGEND & NOTES**

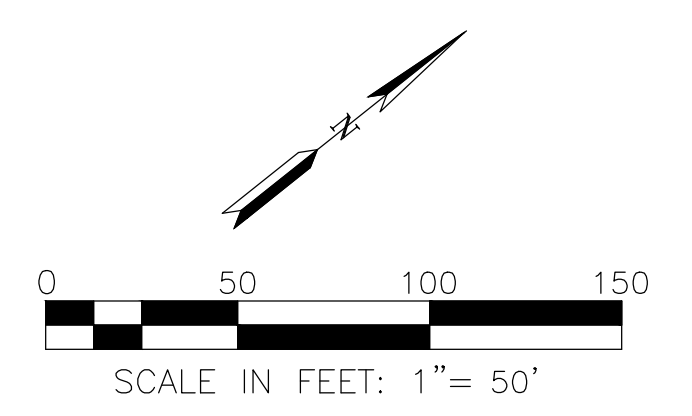
PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	LOT LINE	
	FACE OF CURB	
	SIDEWALK	
	EDGE OF PAVEMENT	
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TENTATIVE MAP  
LOTTING PLAN  
STONEY CREEK

SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
FOR GLENROCK BUILDERS

DATE	MK	SHEET REVISIONS	SCALE	AS SHOWN	DATE
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LANDS OF CHENG  
779-05-049  
14425 MONTEREY ROAD

PARCEL L  
FUTURE DEVELOPMENT  
4.7 ± AC

PCL K  
STORMWATER BASIN  
1.5 ± AC

PCL J  
WASTEWATER TREATMENT  
1.4 ± AC

PCL I  
OPEN SPACE  
0.3 ± AC

LOT 123  
15,400 ± SF

PCL M  
OPEN SPACE  
9,900 ± SF

PCL G  
OPEN SPACE  
1.9 ± AC

LOT 122  
UNIT 73-127  
2.3 ± AC

PCL O  
5,700 ± SF

PCL P  
13,400 ± SF

PCL Q  
7,700 ± SF

PCL S14  
0.2 ± AC

PCL S13  
STREET A  
0.4 ± AC

PCL S14  
0.2 ± AC

PRIVATE DRIVE H  
PCL S16  
0.9 ± AC

PCL S16  
0.9 ± AC

PCL S17  
0.5 ± AC

PCL S15  
STREET B  
0.9 ± AC

MONTEREY ROAD (PUBLIC)

WEST LITTLE LAGAS CREEK

UTILITY EASEMENT (LEACHING FIELD)

UTILITY ACCESS ROAD

RELOCATED BUS STOP

WATER TANK

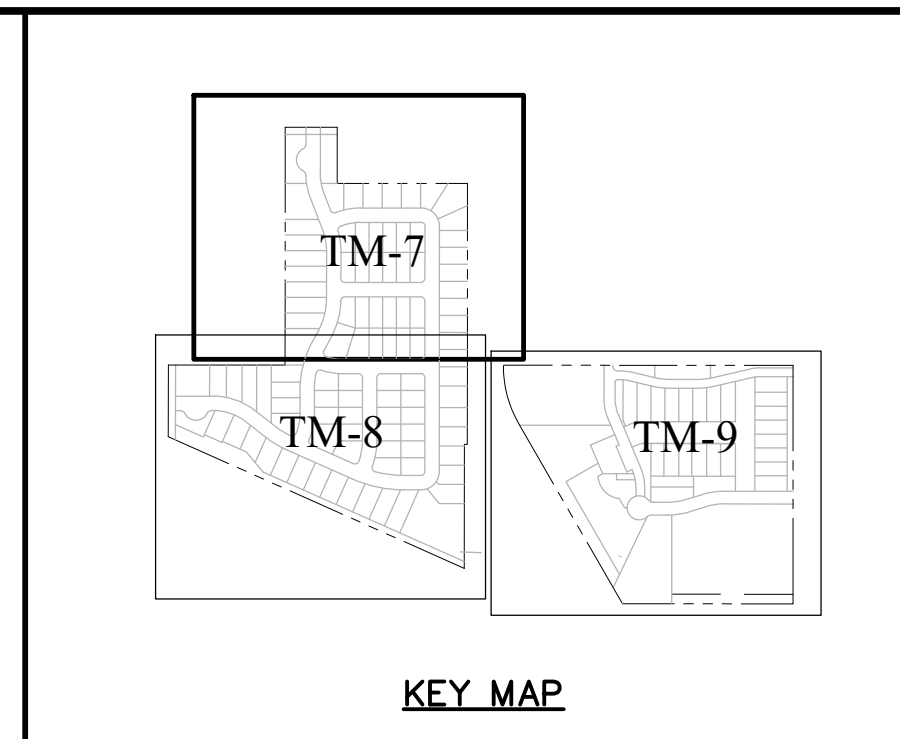
WELL BUILDING

WELL BUILDING

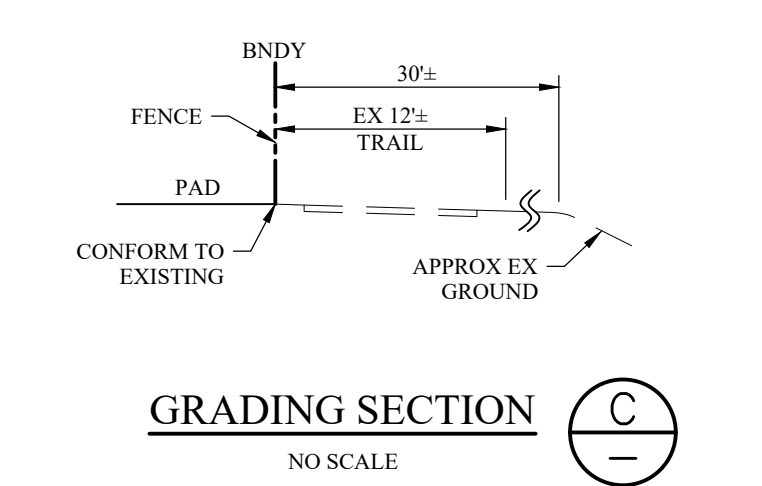
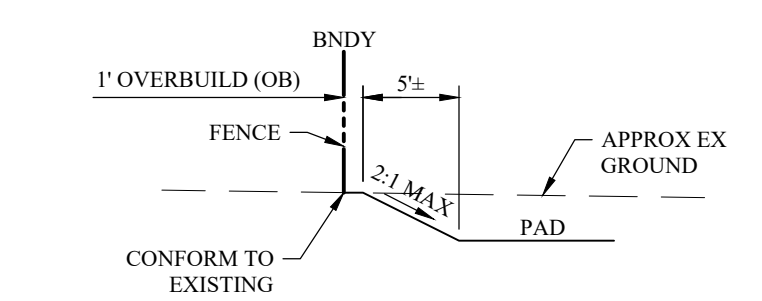
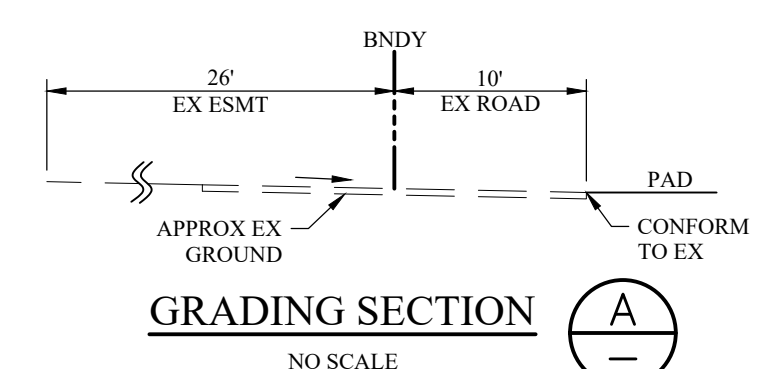
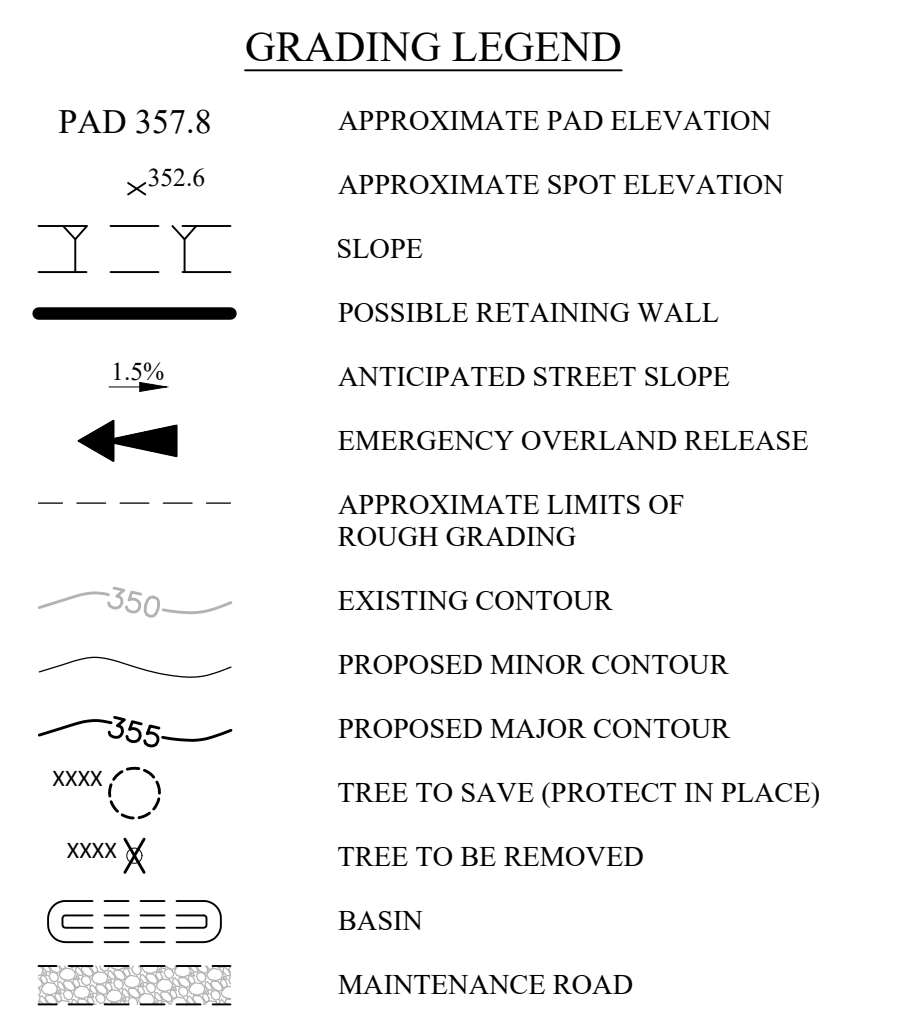
EXISTING WELL

RELOCATED BUS STOP





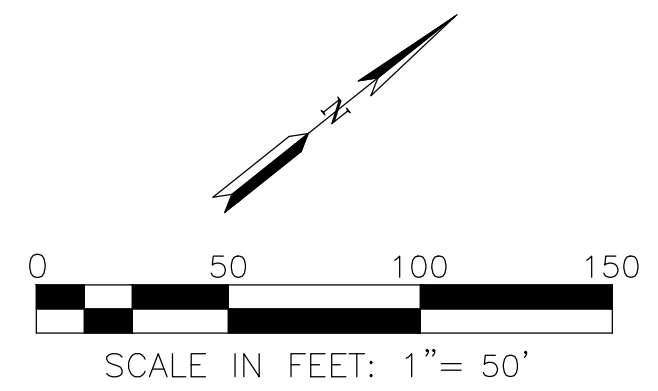
- GRADING NOTES**
- ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
  - STREAM SETBACK AREAS WITHIN THE PROJECT SITE MAY INCLUDE GRADING, PATHS/TRAILS, UNDERGROUND UTILITIES, PARK FACILITIES, FENCING, SIGNAGE, AND OTHER RELATED APPURTENANCES.
  - SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.



**WEST SITE - AVERAGE EXISTING SLOPE**  
 $S = (1 \times L / A) \times 100 = (1 \times \frac{3420}{133700}) \times 100 = 2.6\%$

**EAST SITE - AVERAGE EXISTING SLOPE**  
 $S = (1 \times L / A) \times 100 = (1 \times \frac{3570}{96300}) \times 100 = 3.6\%$

	Cut (yd <sup>3</sup> )	Fill (yd <sup>3</sup> )	Net (yd <sup>3</sup> )	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads - West Site	78,700	30	(78,670)	7.9	0.2
Building Pads - East Site	12,786	11,037	(1,749)	6.5	4.9
Streets - West Site	48,180	0	(48,180)	11.5	0
Streets - East Site	16,158	535	(15,623)	9.9	0.3
Sidewalk & Landscape Strip (curb to esmt) - West Site	33,550	80	(33,470)	9.9	0.8
Sidewalk & Landscape Strip - East Site	6,181	2,227	(3,954)	7.7	3.3
Landscape Parcels - West Site	3,330	10	(3,320)	3.9	0.1
Landscape Parcels - East Site	14,209	1,474	(12,735)	6.7	3.2
Basin Parcel - West Site	15,690	0	(15,690)	13.4	0
Basin Parcel - East Site	17,768	0	(17,768)	11.5	0
Parcel L - East Site	1,641	9,331	7,690	2.4	2.9
Wastewater Parcel - East Site	4,841	4	(4,837)	4.0	0.2
<b>Total/Max</b>	<b>253,034</b>	<b>24,728</b>	<b>(228,306)</b>	<b>13.4</b>	<b>4.9</b>



SEE SHEET TM-8

**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
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TENTATIVE MAP  
 PRELIMINARY GRADING PLAN  
 STONEY CREEK  
 SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
 FOR: GLENROCK BUILDERS

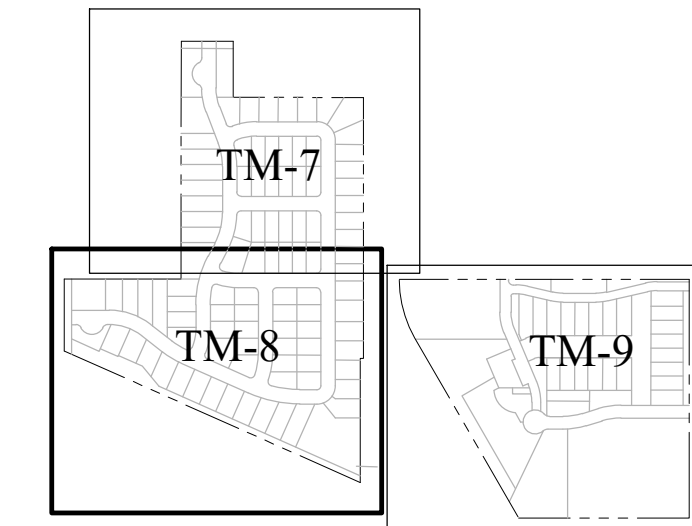
DATE	MK	SHEET REVISIONS	SCALE	AS SHOWN	DATE
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SHEET  
**TM-7**  
 OF 14 SHEETS  
 JOB NO.  
 232001



SEE SHEET TM-7



KEY MAP

**RJA**  
**RUGGERI-JENSEN-AZAR**  
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TENTATIVE MAP  
PRELIMINARY GRADING PLAN  
STONEY CREEK  
SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
FOR GLENROCK BUILDERS

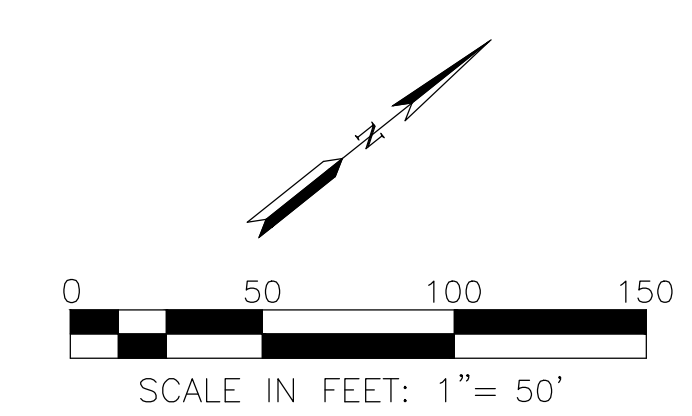
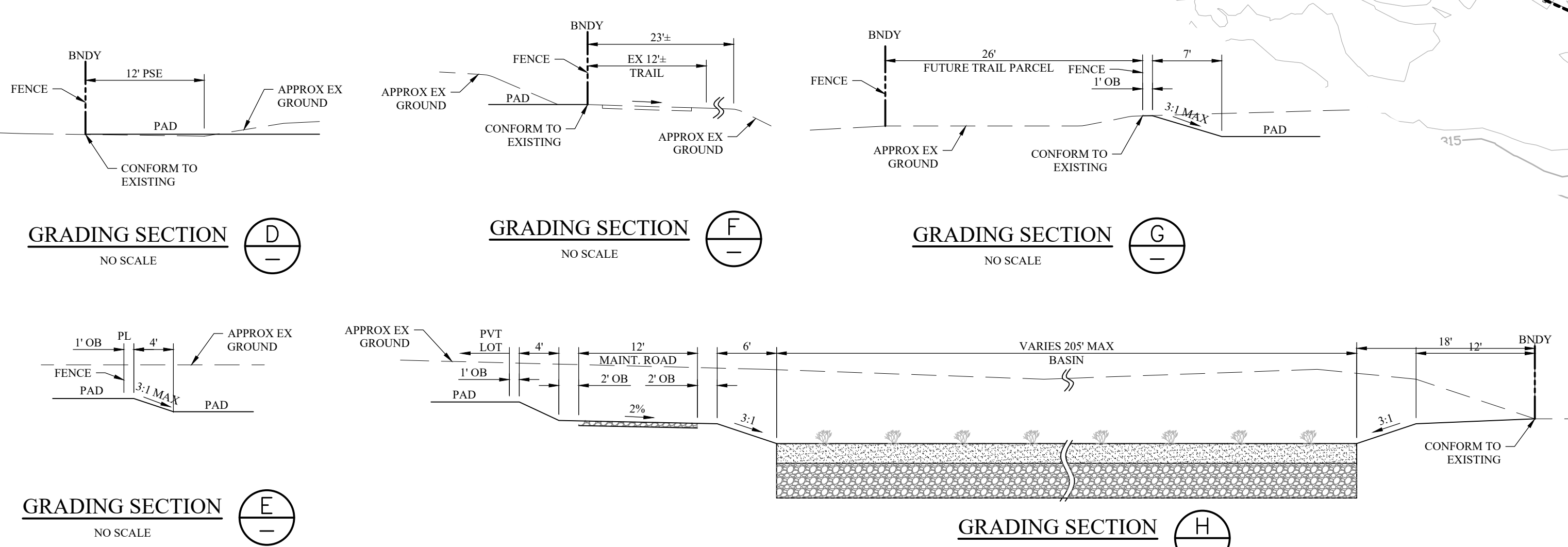
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**GRADING LEGEND**

- PAD 357.8 APPROXIMATE PAD ELEVATION
- X 352.6 APPROXIMATE SPOT ELEVATION
- 1.5% SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- APPROXIMATE LIMITS OF ROUGH GRADING
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- TREE TO SAVE (PROTECT IN PLACE)
- TREE TO BE REMOVED
- BASIN
- MAINTENANCE ROAD

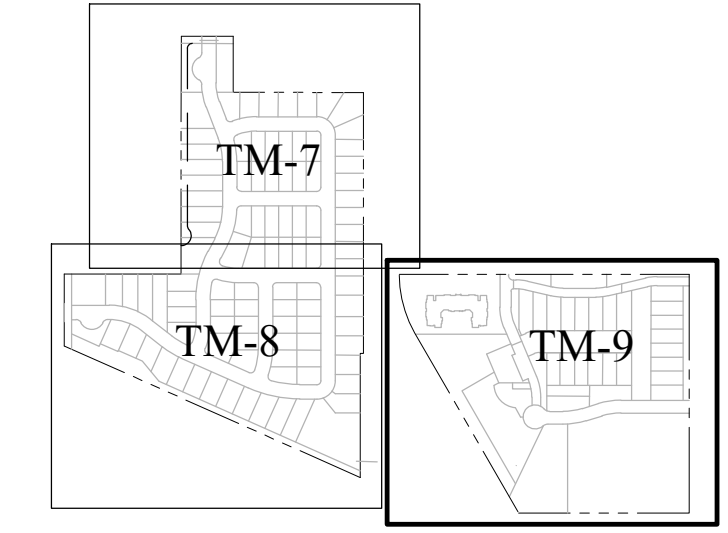
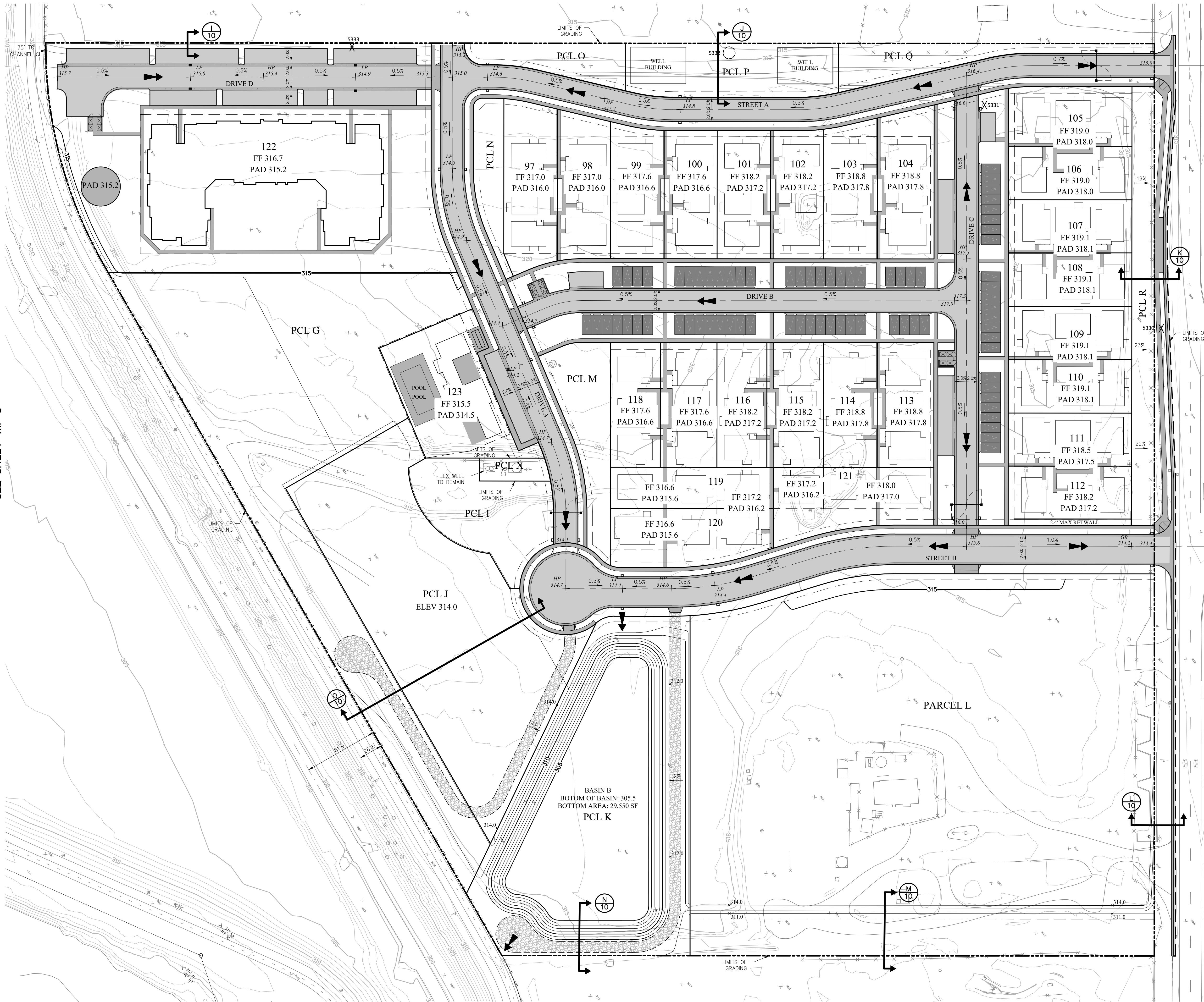
SEE SHEET TM-9



DATE	MK	SHEET REVISIONS	SCALE	AS SHOWN
<b>NOT FOR CONSTRUCTION</b>				
1st Submittal				
February 1, 2024				
SHEET				
<b>TM-8</b>				
OF 14 SHEETS				
JOB NO. 232001				



SEE SHEET TM-8



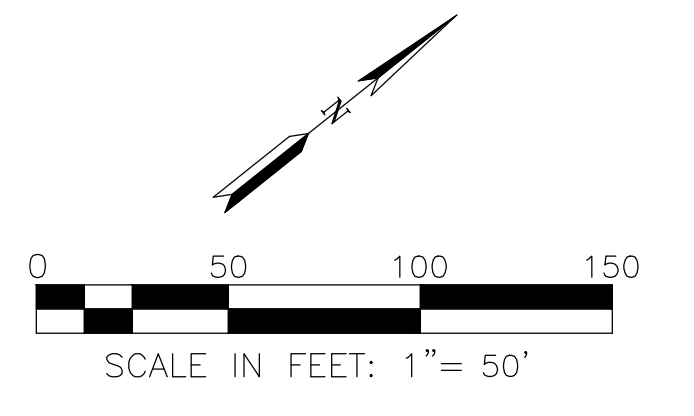
KEY MAP

**GRADING NOTES**

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. STREAM SETBACK AREAS WITHIN THE PROJECT SITE MAY INCLUDE GRADING, PATHS/TRAILS, UNDERGROUND UTILITIES, PARK FACILITIES, FENCING, SIGNAGE, AND OTHER RELATED APPURTENANCES.
3. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

**GRADING LEGEND**

- APPROXIMATE PAD ELEVATION
- APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- APPROXIMATE LIMITS OF ROUGH GRADING
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- TREE TO SAVE (PROTECT IN PLACE)
- TREE TO BE REMOVED
- BASIN
- MAINTENANCE ROAD

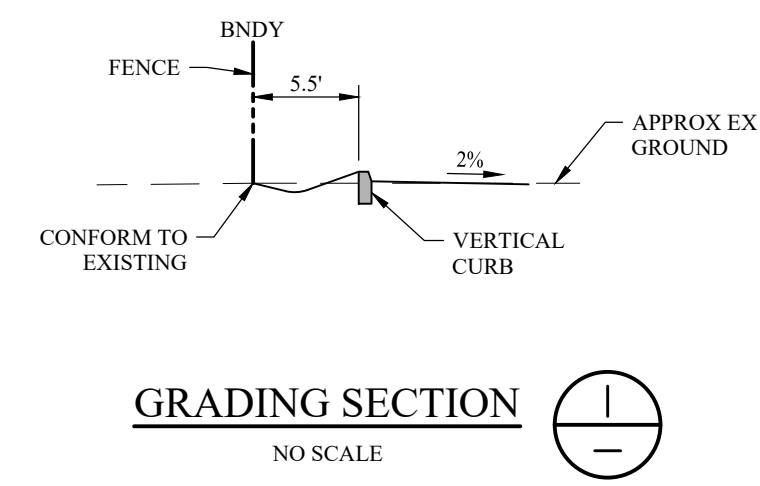


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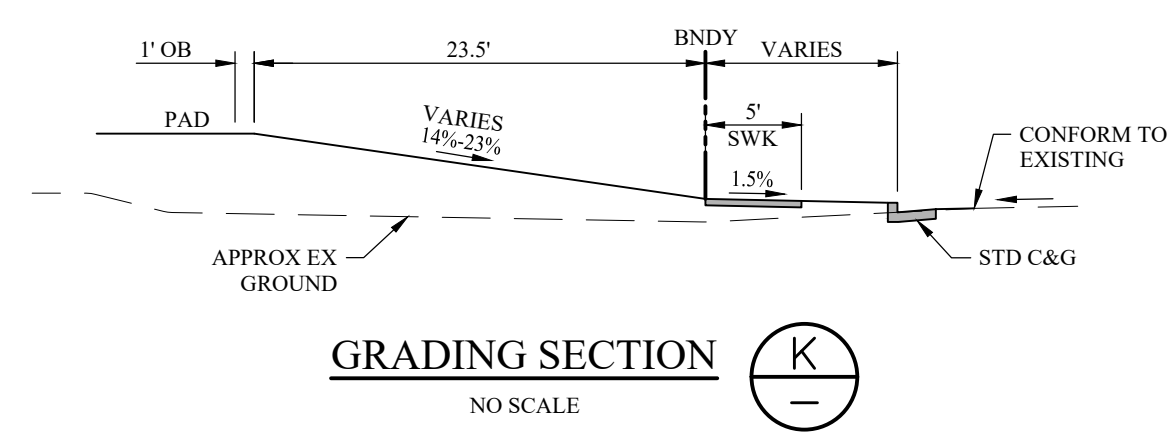
TENTATIVE MAP  
 PRELIMINARY GRADING PLAN  
 STONEY CREEK  
 SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
 FOR GLENROCK BUILDERS

DATE	DATE	SCALE	DATE
MAR 2023	FEB 2023	AS SHOWN	FEB 2023
<b>NOT FOR CONSTRUCTION</b>			
1st Submittal			
February 1, 2024			
SHEET			
<b>TM-9</b>			
OF 14 SHEETS			
JOB NO. 232001			

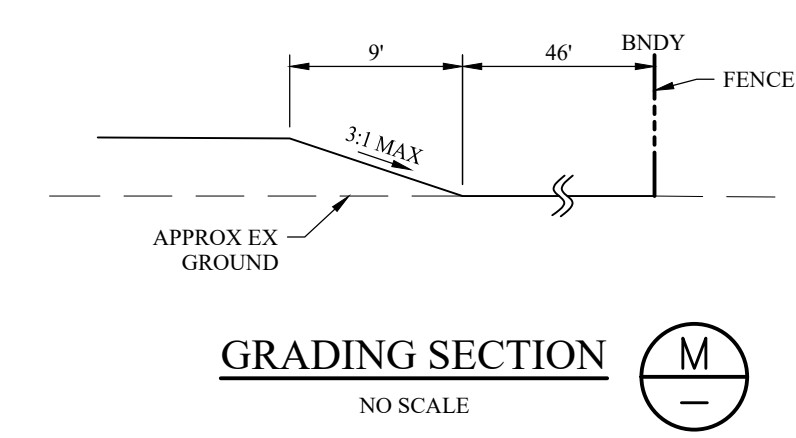




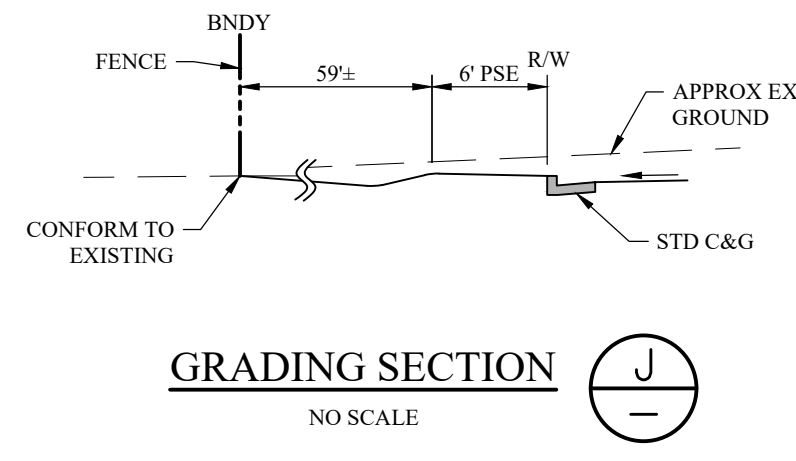
GRADING SECTION I  
NO SCALE



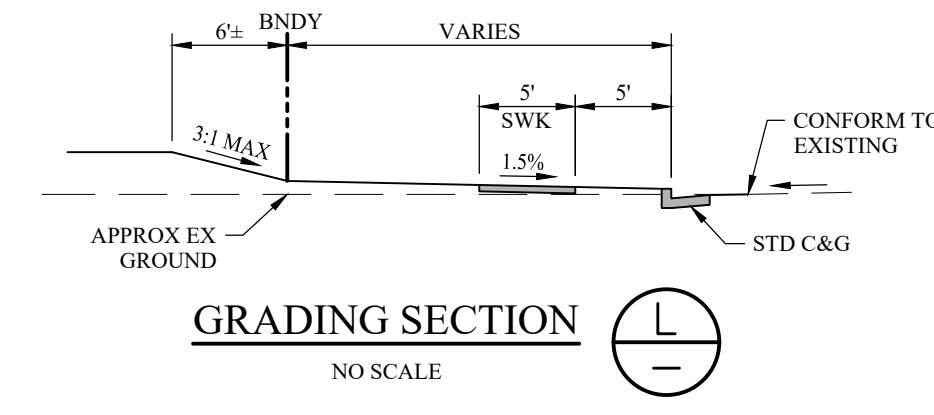
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NO SCALE



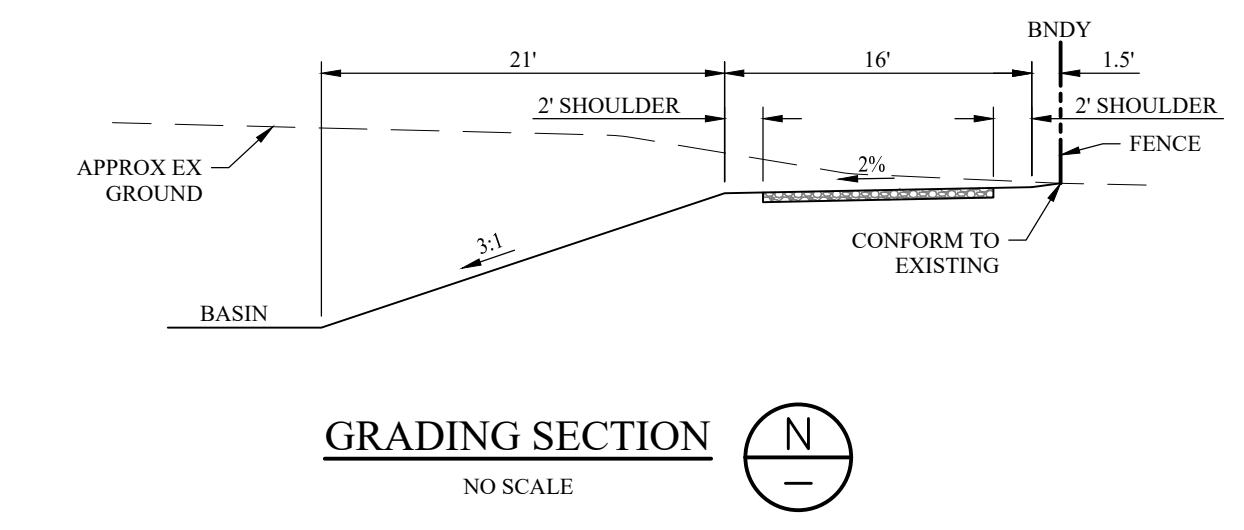
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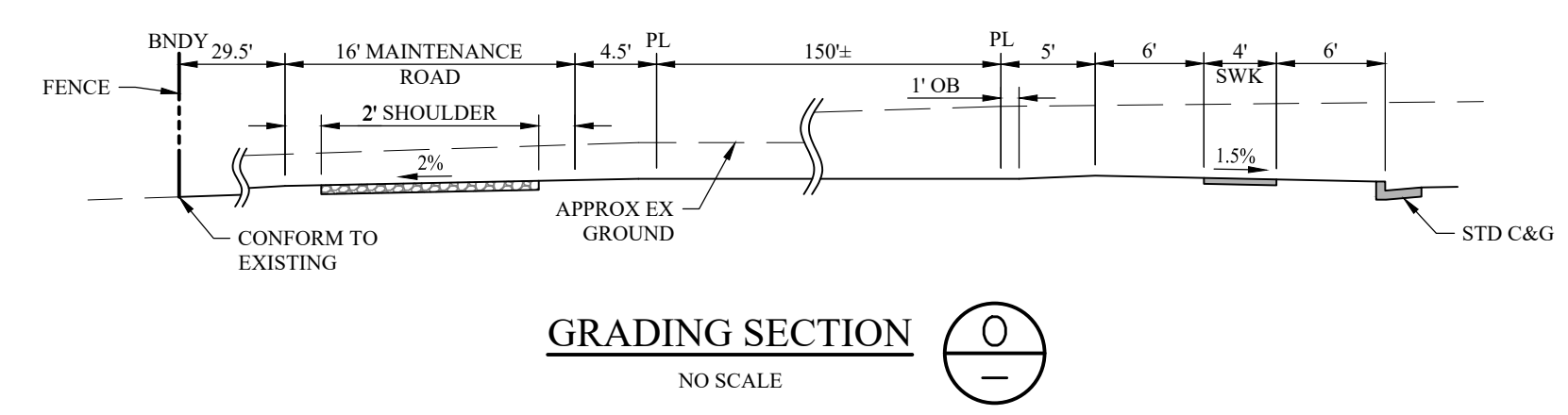
GRADING SECTION J  
NO SCALE



GRADING SECTION L  
NO SCALE



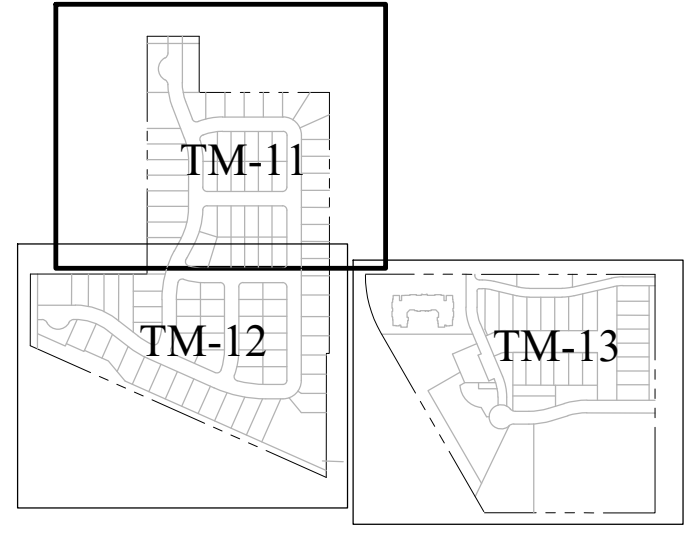
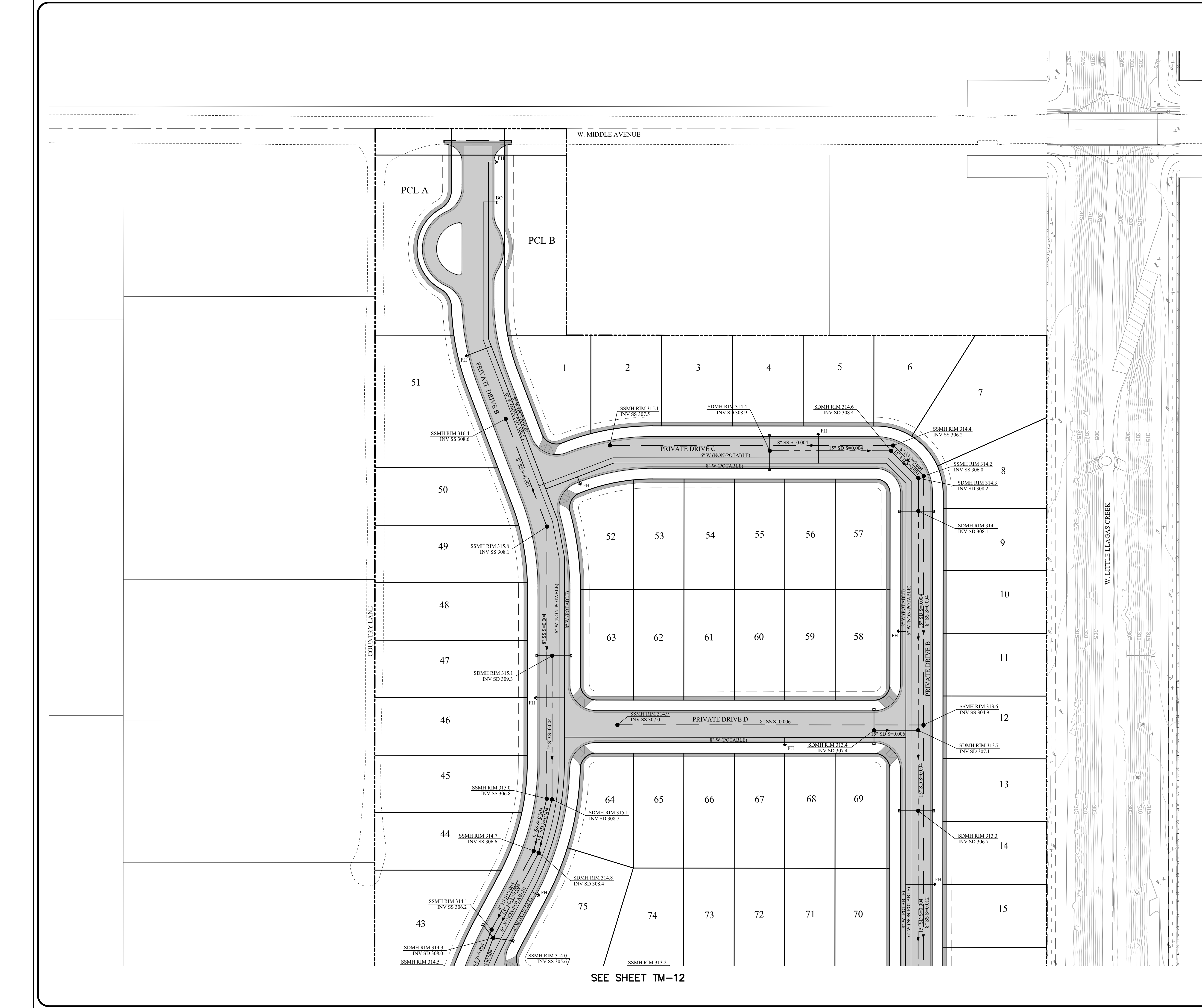
GRADING SECTION N  
NO SCALE



GRADING SECTION O  
NO SCALE

DATE	MK	SHEET REVISIONS	SCALE	AS SHOWN	DATE
					FEB 2023
<b>NOT FOR CONSTRUCTION</b>					
1st Submittal					
February 1, 2024					
SHEET					
<b>TM-10</b>					
OF 14 SHEETS					
JOB NO. 232001					

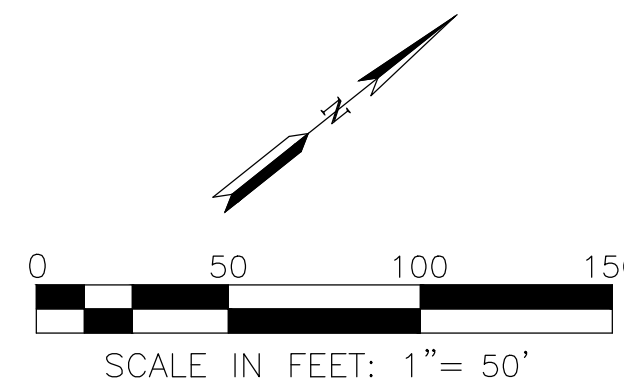




**UTILITY NOTES**

- ALL PIPE SIZES, SLOPES AND ELEVATIONS ON THIS PRELIMINARY UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
- ALL DOMESTIC WATER, NON-POTABLE WATER, SANITARY SEWER, AND STORM DRAIN MAINS SHOWN ARE PROPOSED AS PRIVATELY OWNED AND MAINTAINED.

CO CLEANOUT  
 INV INVERT  
 LAT LATERAL  
 MH MANHOLE  
 SD STORM DRAIN  
 SS SANITARY SEWER  
 W WATER  
 WS WATER SERVICE



SEE SHEET TM-12

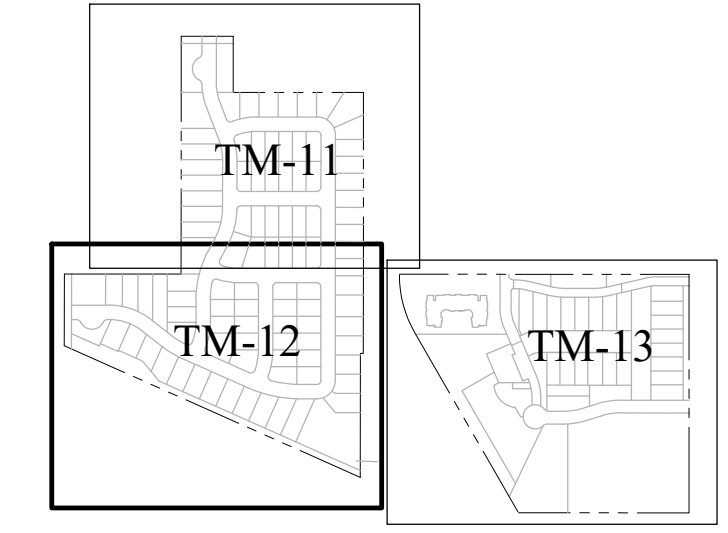
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TENTATIVE MAP  
 PRELIMINARY UTILITY PLAN  
**STONEY CREEK**  
 SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
 FOR: GLENROCK BUILDERS

DATE	SCALE	SHEET REVISIONS	DATE
	AS SHOWN		FEB 2023
<b>NOT FOR CONSTRUCTION</b>			
1st Submittal			
February 1, 2024			
SHEET		<b>TM-11</b>	
OF 14 SHEETS			
JOB NO.		232001	



SEE SHEET TM-11



KEY MAP

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TENTATIVE MAP  
PRELIMINARY UTILITY PLAN  
STONEY CREEK  
SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
FOR GLENROCK BUILDERS

**UTILITY NOTES**

1. ALL PIPE SIZES, SLOPES AND ELEVATIONS ON THIS PRELIMINARY UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
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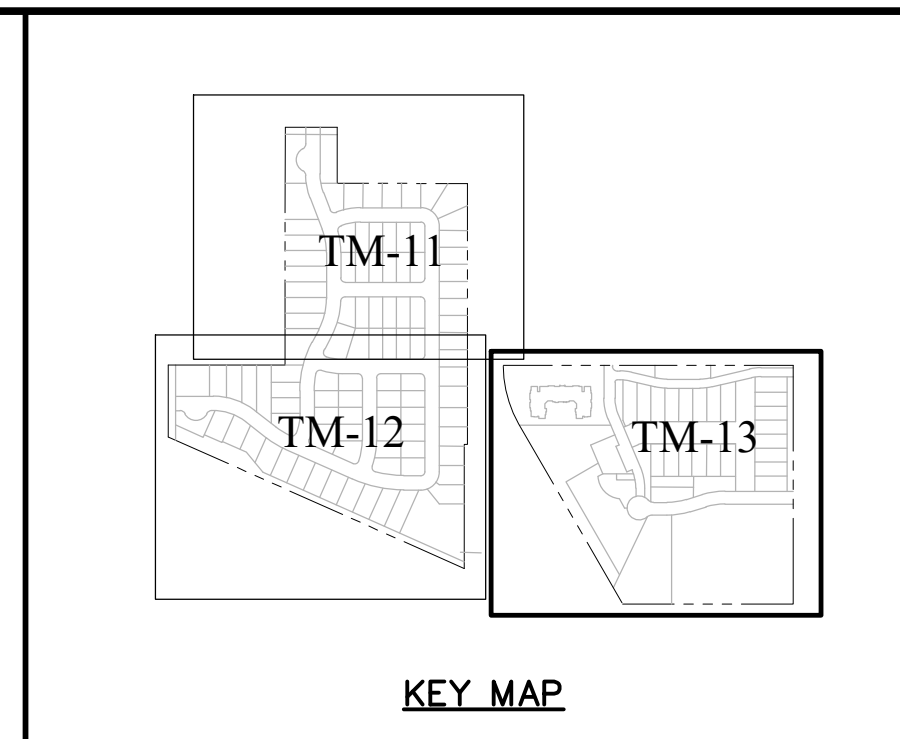
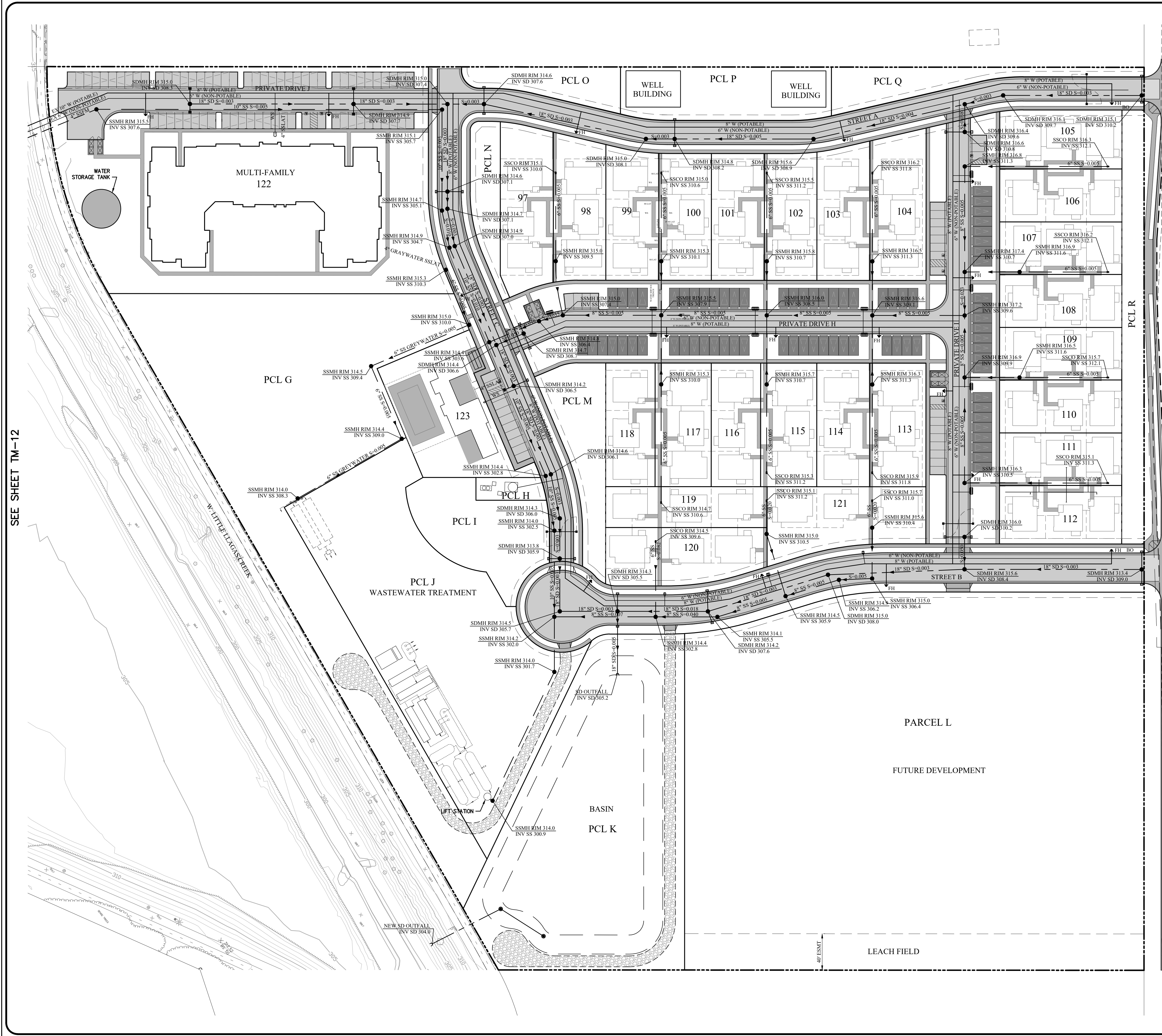
CO CLEANOUT  
 INV INVERT  
 LAT LATERAL  
 MH MANHOLE  
 SD STORM DRAIN  
 SS SANITARY SEWER  
 W WATER  
 WS WATER SERVICE



SEE SHEET TM-13

DATE	DATE	DATE	DATE
SCALE	SCALE	SCALE	SCALE
AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
DATE	DATE	DATE	DATE
FEB 2023	FEB 2023	FEB 2023	FEB 2023
NOT FOR CONSTRUCTION			
1st Submittal			
February 1, 2024			
SHEET			
TM-12			
OF 14 SHEETS			
JOB NO.			
232001			





**UTILITY NOTES**

1. ALL PIPE SIZES, SLOPES AND ELEVATIONS ON THIS PRELIMINARY UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. ALL DOMESTIC WATER, NON-POTABLE WATER, SANITARY SEWER, AND STORM DRAIN MAINS SHOWN ARE PROPOSED AS PRIVATELY OWNED AND MAINTAINED.

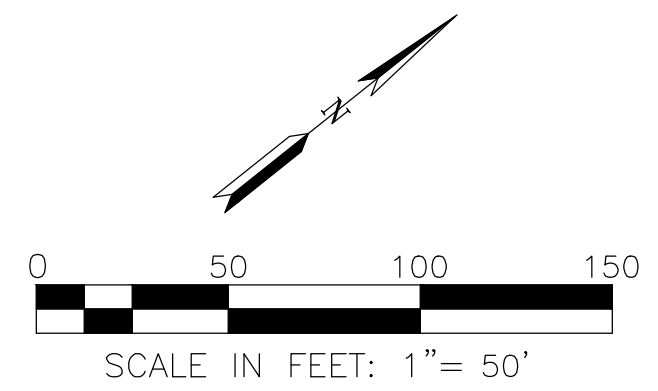
CO	CLEANOUT
INV	INVERT
LAT	LATERAL
MH	MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
WS	WATER SERVICE

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TENTATIVE MAP  
 PRELIMINARY UTILITY PLAN  
 STONEY CREEK  
 SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
 FOR: GLENROCK BUILDERS

SEE SHEET TM-12

DATE	SCALE	DATE
MK	AS SHOWN	FEB 2023
<b>NOT FOR CONSTRUCTION</b>		
1st Submittal		
February 1, 2024		
<b>TM-13</b>		
OF 14 SHEETS		
JOB NO. 232001		





95th% RETENTION VOLUME CALCULATIONS

DMA	Area (SF)	Impervious Surface (SF)						Total	Runoff Retention Volume Calculation		
		Lot/Building	Street/ Parking Lot	Handicapped	Mini Storage (Assumed 100% Imperv)	Misc. (lined pond, water tank, pool, etc)	Total		% Impervious	Runoff Coefficient	95th% Volume, V <sub>95</sub> (ft <sup>3</sup> )
A	1,335,760	514,440	197,000	42,250	0	0	753,690	582,070	56%	0.38	72,386
B	983,640	160,570	128,510	37,050	197,680	61,200	585,010	398,630	59%	0.40	56,426
<b>Total</b>	<b>2,319,400</b>	<b>675,010</b>	<b>325,510</b>	<b>79,300</b>	<b>0</b>	<b>61,200</b>	<b>1,338,700</b>	<b>980,700</b>	<b>58%</b>	<b>0.39</b>	<b>128,812</b>

PEAK FLOW MANAGEMENT

Existing Condition Peak Flow Calculation				
ID	Peak Flow (cfs)			
	2-Year	10-Year	25-Year	100-Year
Existing West (A)	1.088	5.679	9.204	14.949
Existing East (B)	0.908	5.361	8.416	13.329

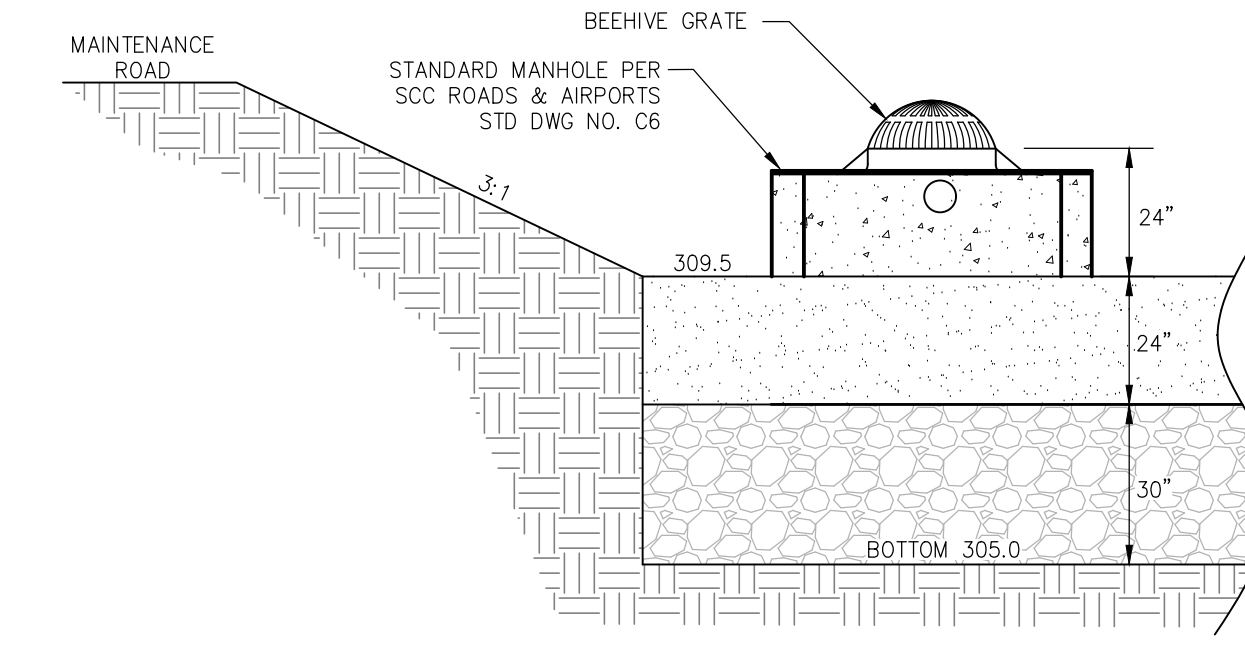
Developed Condition Peak Flow Calculation				
ID	Peak Flow (cfs)			
	2-Year	10-Year	25-Year	100-Year
DMA A	0.790	3.985	6.331	11.864
DMA B	0.495	2.379	3.323	7.707

STORMWATER LEGEND

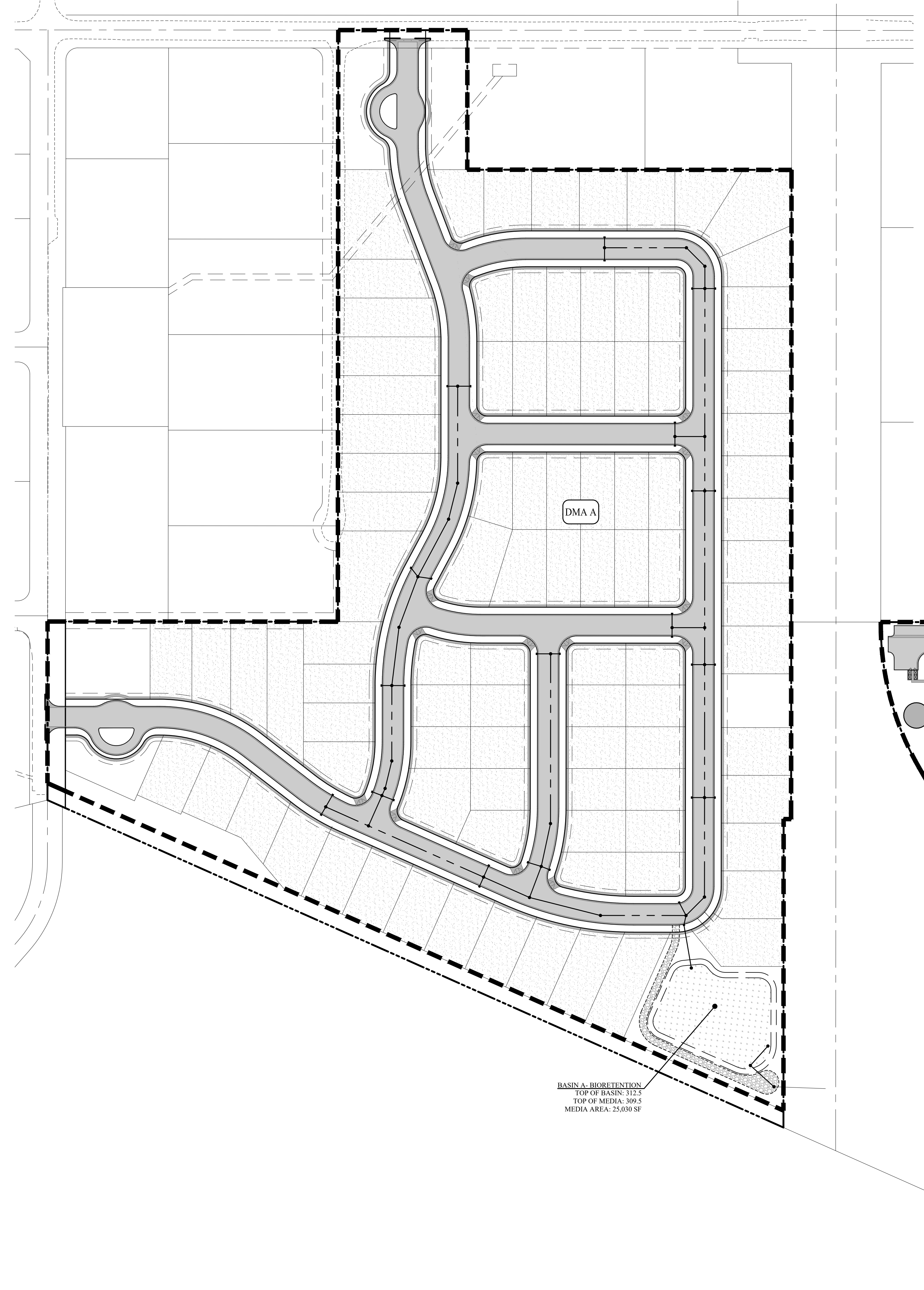
- DRAINAGE MANAGEMENT AREA (DMA)
- DMA BOUNDARY
- STORM DRAIN
- IMPERVIOUS SURFACE
- BUILDING/GARAGE
- SINGLE FAMILY LOT AREA (ASSUMED 60% IMPERVIOUS)
- BIORETENTION BASIN
- MAINTENANCE ROAD

STORMWATER NOTES

- THIS PROJECT IS TRIBUTARY TO LLAGAS CREEK, WHICH ULTIMATELY DRAINS TO THE MONTEREY BAY. THEREFORE, STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CENTRAL COAST REGIONAL WATER CONTROL BOARD (CCRWQCB) CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.
- THIS PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN, ULTIMATE SITE CONFIGURATION, AND FINAL SOIL INVESTIGATIONS.
- ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE SANTA CLARA COUNTY DRAINAGE MANUAL (2007), AND CCRWQCB POST-CONSTRUCTION STORMWATER RESOLUTION R3-2013-0032 IN EFFECT AT THE TIME OF FIRST SUBMITTAL OF THIS TENTATIVE MAP.
- THE BIORETENTION BASIN FOR DMA A PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION & TREATMENT SYSTEM FOR THE WEST SITE OF THE PROJECT. THE DIRECT INFILTRATION BASIN FOR DMA B PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION & TREATMENT SYSTEM FOR THE EAST SITE OF THE PROJECT. THE FACILITIES WERE SIZED TO RETAIN THE 95% 24-HOUR STORM ON-SITE AND DETAIN THE RUNOFF SUCH THAT POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED THOSE OF THE PRE-DEVELOPMENT CONDITION FOR THE 2-YEAR THROUGH 100-YEAR STORMS. THE CALCULATIONS WERE DONE USING THE ROUTING METHOD USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. THE SCS CURVE NUMBER METHOD WAS USED IN CONJUNCTION WITH THE SANTA CLARA COUNTY RAINFALL DISTRIBUTION TO ESTIMATE RUNOFF VOLUMES.
- THE FUTURE SELF-STORAGE IS NOT A PART OF THIS APPLICATION, BUT AN IMPERVIOUS SURFACE OF 100% WAS ASSUMED FOR CALCULATIONS OF DMA B AND BASIN B.
- A FACTOR OF SAFETY OF 2 WAS APPLIED TO A DESIGN INFILTRATION RATE OF 1 IN/HR, RESULTING IN AN INFILTRATION RATE OF 0.5 IN/HR FOR THE BASINS. DESIGN INFILTRATION RATES ARE BASED OFF OF INFORMATION PROVIDED IN THE FIELD INFILTRATION TESTING RESULTS LETTER BY CORNERSTONE EARTH GROUP, DATED 12-07-2023. INFILTRATION RATES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON ADDITIONAL TESTS, BORING INFORMATION, OR GEOTECHNICAL RECOMMENDATIONS.
- THE STONEY CREEK WEST SITE WILL OUTFALL INTO THE WEST LITTLE LLAGAS CREEK BASIN THROUGH AN EXISTING OUTFALL AS SHOWN ON TM-12. THE STONEY CREEK EAST SITE PROPOSES TO CONSTRUCT AN OUTFALL INTO WEST LITTLE LLAGAS CREEK AS SHOWN ON TM-13.



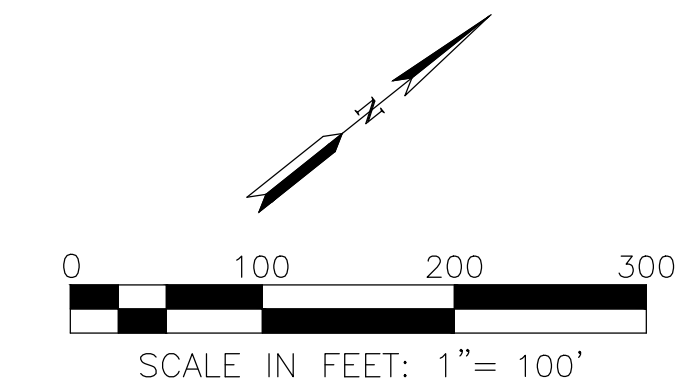
BIORETENTION BASIN DETAIL  
NO SCALE



BASIN A- BIORETENTION  
TOP OF BASIN: 312.5  
TOP OF MEDIA: 309.5  
MEDIA AREA: 25,030 SF

BASIN B- DIRECT INFILTRATION  
TOP OF BASIN: 312.0  
BOTTOM OF BASIN: 305.5  
BOTTOM AREA: 29,550

FUTURE DEVELOPMENT  
ASSUMED 100% IMPERVIOUS



TENTATIVE MAP  
 PRELIMINARY STORMWATER CONTROL PLAN  
 STONEY CREEK  
 SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA  
 FOR: GLENROCK BUILDERS

SCALE AS SHOWN  
 DATE: FEB 2023  
 SHEET REVISIONS  
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