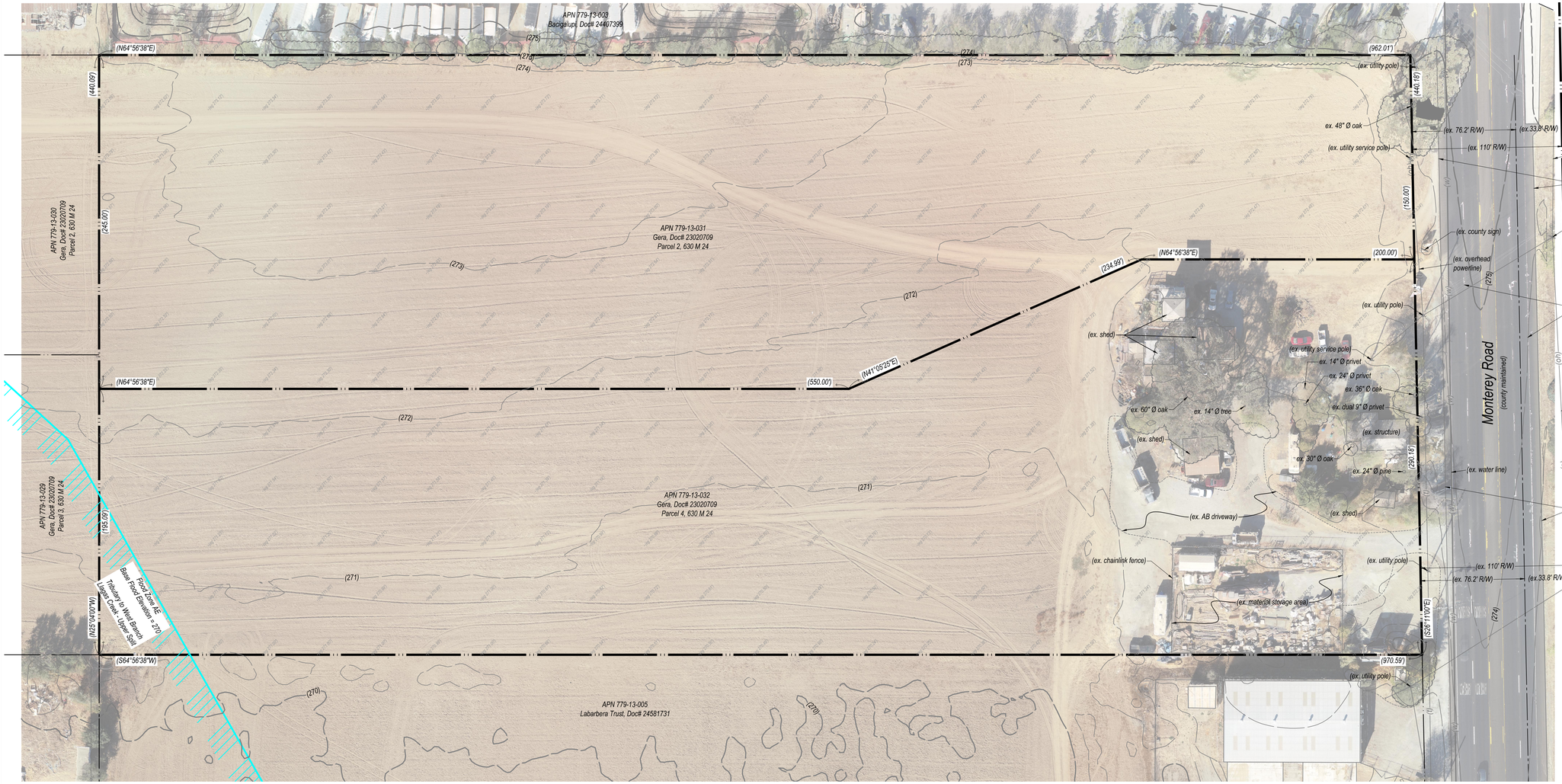


SCALE: 1"=40'

Abbreviations

AC	Asphalt Concrete	HP	High Point
BC	Beginning of Curve	INV	Invert
BVC	Beginning of Vertical Curve	JP	Joint Pole
BW	Back of Walk	LP	Low Point
℄	Centerline	Max	Maximum
CL D/W	Centerline Driveway	Min	Minimum
CMP	Corrugated Metal Pipe	NG	Natural Ground
CO	Clean Out	PB	Pull Box
DI	Drop Inlet	⅊	Property Line
DIP	Ductile Iron Pipe	PSE	Public Service Easement
DWY	Driveway	PSDE	Private Storm Drain Easement
EC	End of Curve	PVI	Point of Vertical Intersection
EG	Existing Ground	PUE	Public Utility Easement
ELCT	Electrolier	RCP	Reinforced Concrete Pipe
EP	Edge of Pavement	R/W	Right of Way
ER	End of Return	SDMH	Storm Drain Manhole
EVC	End of Vertical Curve	SSMH	Sanitary Sewer Manhole
EX, EXST	Existing	Std	Standard
FF	Finish Floor	SW	Sidewalk
FG	Finish Grade	TBM	Temporary Benchmark
FL	Flowline	TC	Top of Curb
GB	Grade Break	Typ	Typical

Legend

Proposed	Description	Existing
	Project Property Boundary	
	Property Line	
	Centerline	
	Easement, as noted	
	Curb and Gutter	
	Driveway Approach	
SD	Storm Drain	(sd)
SD	Perforated Storm Drain	(sd)
SS	Sanitary Sewer	(ss)
W	Water Main	(w)
E	Underground Electric	(e)
E OH	Overhead Electric	(e) (oh)
T OH	Overhead Telephone	(t) (oh)
	Chainlink Fence	
100	Major Contour	(100)
99	Minor Contour	(99)
	Benchmark	
	Monument, Type as shown	
2	Revision	
W/A	Section	
	Swale	
2.2%	Slope	(2.1%)
SD	Storm Drain Manhole	(sd)
	Curb Inlet	
	Fire Hydrant	FH
CO	Cleanout	CO
	Gate Valve	
	AC Pavement	
	AB Areas	
	PCC walks/driveways	
	Structures	
	Bio-Retention Area	
	Fire Truck Turnaround Area	

** existing features are labeled in italics and parentesis, typical

Engineer:
Bill McClintock, RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
billm@mhengineering.com

Project Information:

APN	779-13-031 & 032
Present Use:	Vacant (031) and Residential (032)
Proposed Use:	Commercial
Present Zoning:	RR-5Ac-sm
Proposed Zoning:	RR-5Ac-sc
Sanitary Sewer:	Proposed On-Site System
Gas and Electric:	PG&E
Water:	West San Martin Water Works
Telephone:	Verizon
Existing Improvements:	As Shown
Area:	9.76 ac
Topo:	

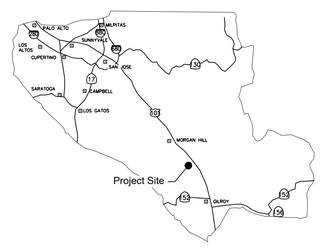
Basis of Bearings: Bearings shown on this hereon map are based upon the centerline of Harding Avenue as found and monumented as North 25°04' West as shown on that Parcel Map filed at Book 630 of Maps, Page 24, Santa Clara County Records.

Flood Zone: APN 779-13-032 partially lies in Flood Zone AE: Base Flood Elevations Determined in the southwest corner of the property per FEMA FIRM 06085C0628H, effective 05/18/2009. Base Flood Elevation: 270.00.

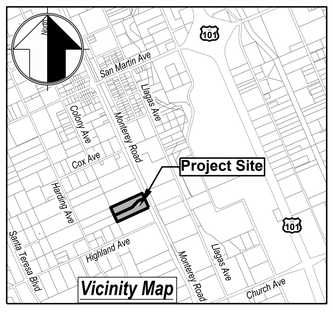
Underground Utility Note: Observed surface evidence of utility lines including facilities, appurtenances and markings were used in depicting the location of underground utilities shown on these plans. However, lacking excavation, the exact location and depth of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date per 630 M 24

Fire Note: Fire sprinklers shall be a deferred submittal.



County Location Map



Vicinity Map

Underground Service Alert Note
Observed surface evidence of utility lines including facilities, appurtenances, and markings were used in depicting the locations of the underground features shown on these plans. Underground features depicted are approximate and it is the responsibility of the contractor to determine the actual location and depth of underground utilities prior to starting excavation.
Call USA North: 1.800.227.2600 OR 811

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

Preliminary Site Topography

Gera - APN 779-13-031 & 032

DATE: 7/19/24
SCALE:
DRAWN BY: KW
CHECKED BY: WJM

JOB NO.
222026

SHEET
C1
OF
5

Engineer:

Bill McClintock, RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
billm@mhengineering.com

Project Information:

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Present Zoning:	RR-5Ac-sm
Proposed Zoning:	RR-5Ac-sc
Sanitary Sewer:	Proposed On-Site System
Gas and Electric:	PG&E
Water:	
Telephone:	Verizon
Existing Improvements:	As Shown
Area:	9.76 ac
Topo:	

Basis of Bearings: Bearings shown on this hereon map are based upon the centerline of Harding Avenue as found and monumented as North 25°04' West as shown on that Parcel Map filed at Book 630 of Maps, Page 24, Santa Clara County Records.

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Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date per 630 M 24

Fire Note: Fire sprinklers shall be a deferred submittal.

Impervious Area Summary

Proposed Outdoor Storage 1	12,600 SF
Proposed Outdoor Storage 2	12,600 SF
Proposed Outdoor Storage 3	12,600 SF
Proposed Outdoor Storage 4	12,600 SF
Proposed Outdoor Storage 5	10,800 SF
Proposed Indoor Storage 1	17,325 SF
Proposed Indoor Storage 2	17,325 SF
Proposed Office/ Manager's Apartment	853 SF
Proposed Driveway	256,518 SF
Proposed Sidewalk	5,782 SF
Proposed Curb	2,110 SF
Proposed Valley Gutter	4,980 SF
Proposed Frontage	7,161 SF
Total New Impervious Area	373,254 SF

Proposed Floor Area

Proposed Outdoor Storage 1	12,600 SF
Proposed Outdoor Storage 2	12,600 SF
Proposed Outdoor Storage 3	12,600 SF
Proposed Outdoor Storage 4	12,600 SF
Proposed Outdoor Storage 5	10,800 SF
Proposed Indoor Storage 1	17,325 SF
Proposed Indoor Storage 2	17,325 SF
Proposed Office/ Manager's Apartment	853 SF
Total New Impervious Area	96,703 SF

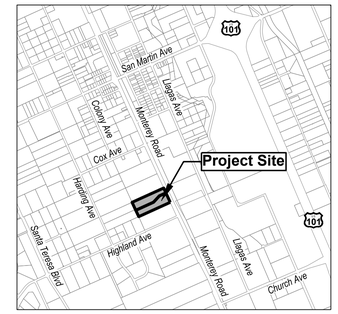
Earthwork Quantities

	Cut	Fill	Net	Max Cut	Max Fill
Proposed Outdoor Storage 1	0 cy	283 cy	283 cy (fill)	0.00'	1.10'
Proposed Outdoor Storage 2	0 cy	357 cy	357 cy (fill)	0.00'	1.20'
Proposed Outdoor Storage 3	0 cy	668 cy	668 cy (fill)	0.00'	2.40'
Proposed Outdoor Storage 4	0 cy	1,013 cy	1,013 cy (fill)	0.00'	2.70'
Proposed Outdoor Storage 5	0 cy	540 cy	540 cy (fill)	0.00'	1.90'
Proposed Indoor Storage 1	0 cy	2,004 cy	2,004 cy (fill)	0.00'	3.80'
Proposed Indoor Storage 2	0 cy	2,047 cy	2,047 cy (fill)	0.00'	3.00'
Stormwater Treatment Area	9,384 cy	0 cy	9,384 cy (cut)	8.30'	0.00'
Proposed Office/ Manager's Apartment	0 cy	66 cy	66 cy (fill)	0.00'	2.20'
Proposed Driveway	2,459 cy	9,437 cy	6978 cy (cut)	2.70'	3.60'
Proposed Sidewalk	0 cy	652 cy	652 cy (fill)	0.00'	3.80'
Proposed Curb	0 cy	200 cy	200 cy (fill)	2.70'	3.60'
Proposed Valley Gutter	0 cy	150 cy	150 cy (fill)	0.00'	1.50'
Proposed Frontage	160 cy	14 cy	146 cy (cut)	1.40'	0.80'
Total	**12,003 cy**	**17,431 cy**	**5,428 cy (fill)**		

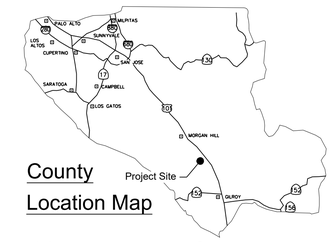
Parking Table

OPEN RV STORAGE
45 SPACES - 25'
46 SPACES - 30'
50 SPACES - 35'
73 SPACES - 40'
45 SPACES - 45'
259 SPACES TOTAL

GUEST PARKING
ZONING REQUIRED - 21 SPACES
(18 SPACES FOR STORAGE, 5 SPACES FOR OFFICE)
PROVIDED - 23 (3 ACCESSIBLE)

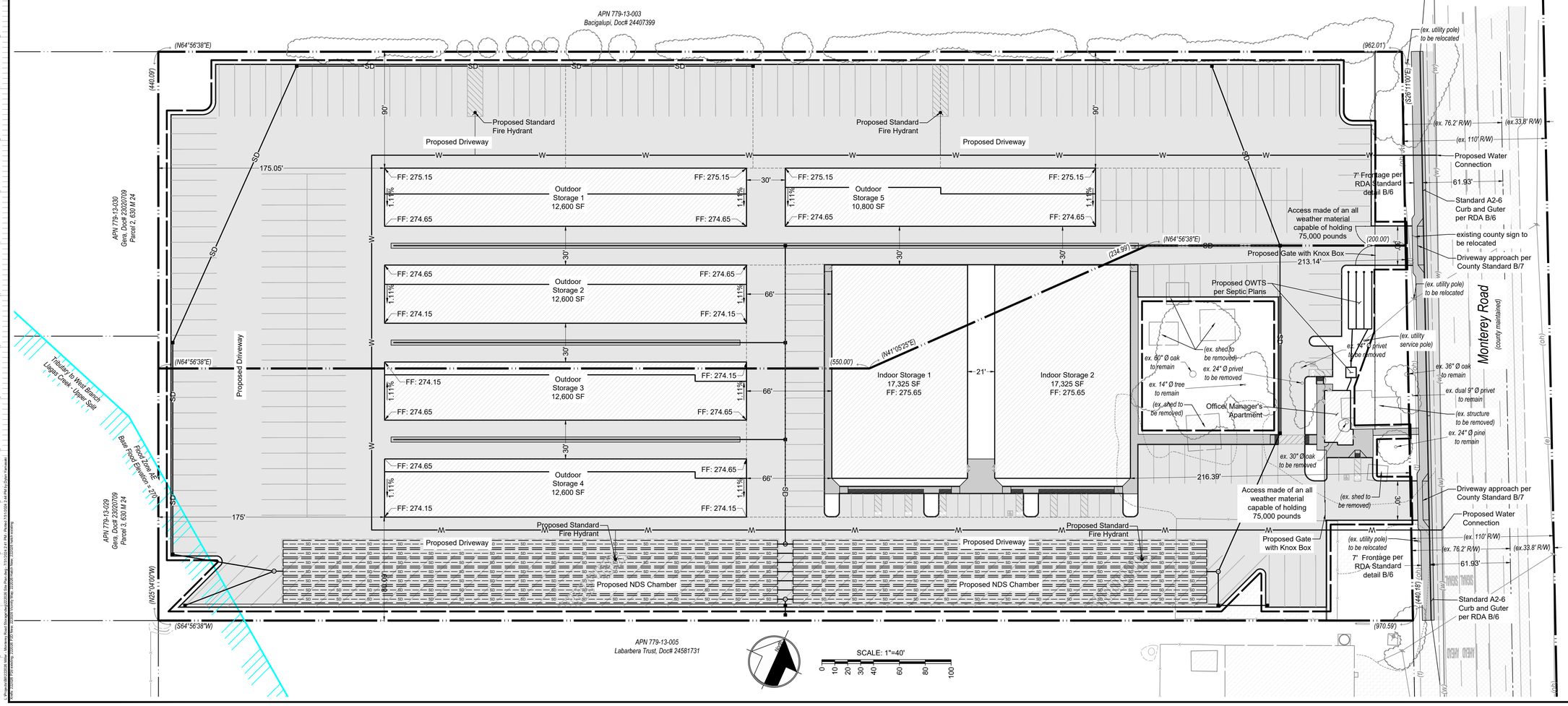


Vicinity Map



County Location Map

Area of Disturbance = 381,912 SF



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

Site Plan
Gera - APN 779-13-031 & 032

DATE:	7/19/24
SCALE:	1"=40'
DRAWN BY:	DY
CHECKED BY:	WJM

JOB NO. 222026

SHEET C2 OF 5

Earthwork Quantities

	Cut	Fill	Net	Max Cut	Max Fill
Proposed Outdoor Storage 1	0 cy	283 cy	283 cy (fill)	0.00'	1.10'
Proposed Outdoor Storage 2	0 cy	357 cy	357 cy (fill)	0.00'	1.20'
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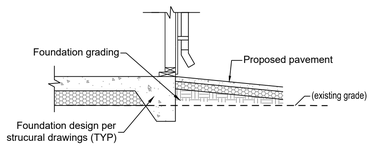
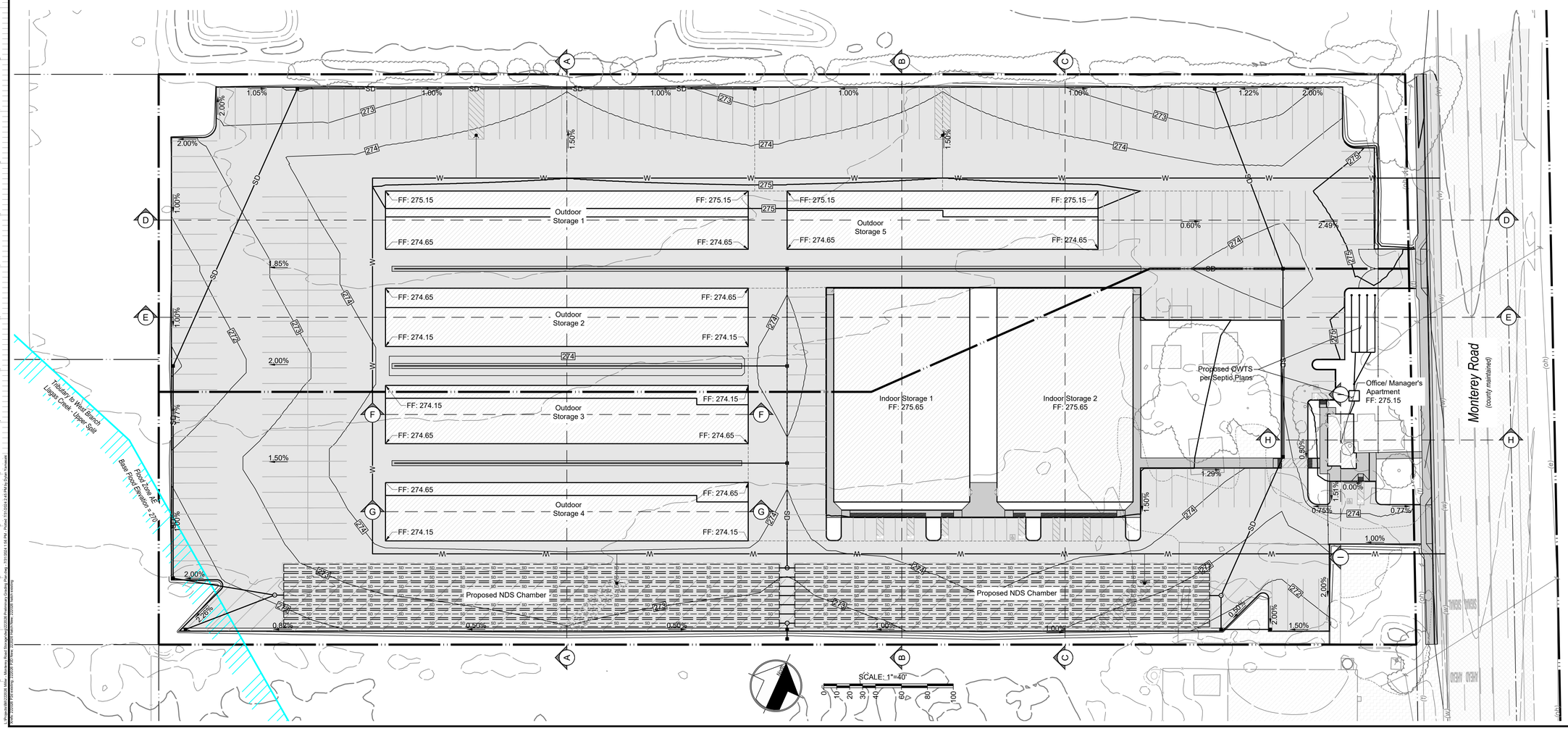


Downspout Detail

N.T.S.



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

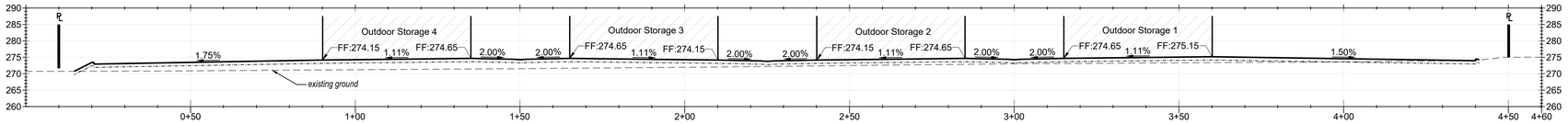
Preliminary Grading Plan

Gera - APN 779-13-031 & 032

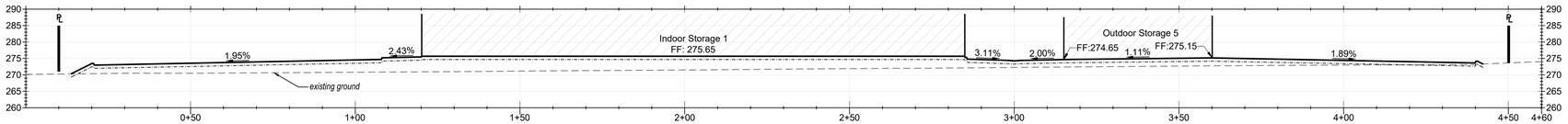
DATE: 7/19/24
SCALE: 1"=40'
DRAWN BY: DY
CHECKED BY: WJM

JOB NO. 222026

SHEET C3 OF 5



PROFILE: A-A
SCALE H: 1"=20' SCALE V: 1"=20'



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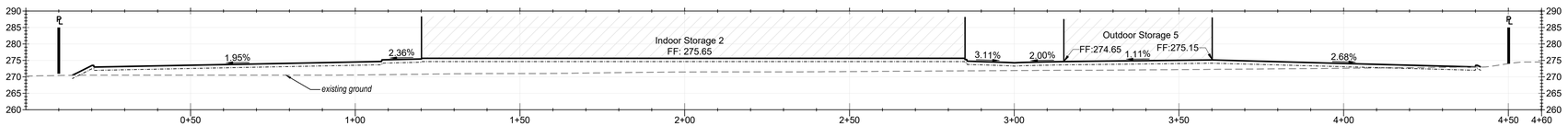

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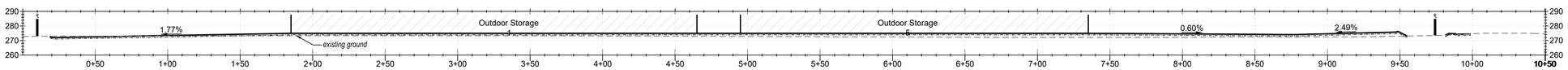

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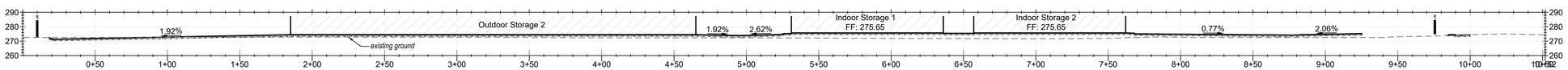

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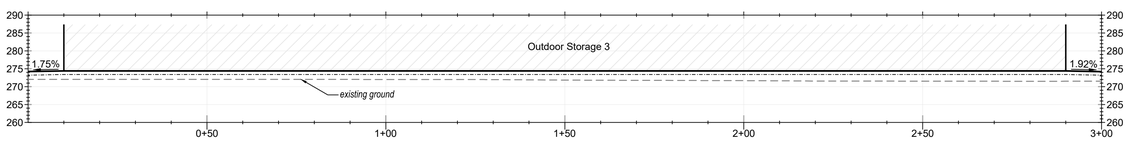

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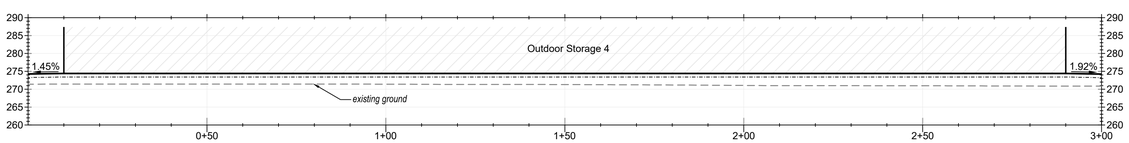

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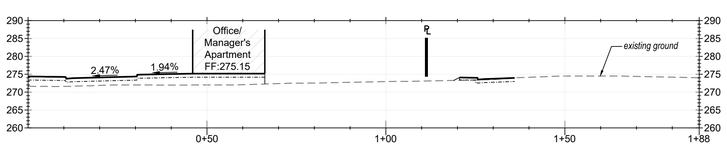

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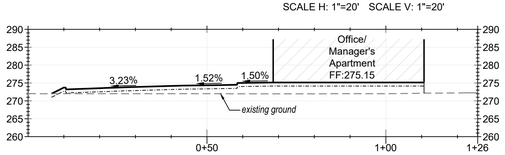


PROFILE: I-I
SCALE H: 1"=20' SCALE V: 1"=20'

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

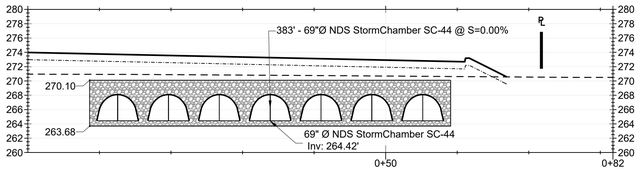
Preliminary Grading Plan - Sections

Gera - APN 779-13-031 & 032

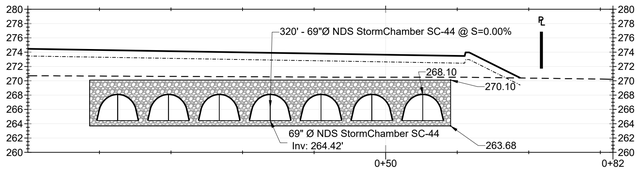
DATE: 7/19/24
SCALE: as noted
DRAWN BY: DY
CHECKED BY: WJM

JOB NO. 222026

SHEET C4 OF 5



PROFILE: A-A
SCALE H: 1"=40' SCALE V: 1"=40'



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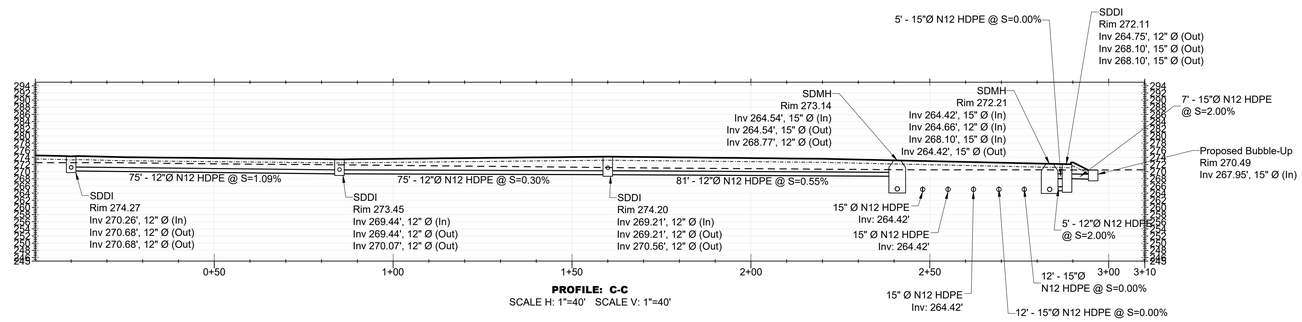

PROFILE: C-C
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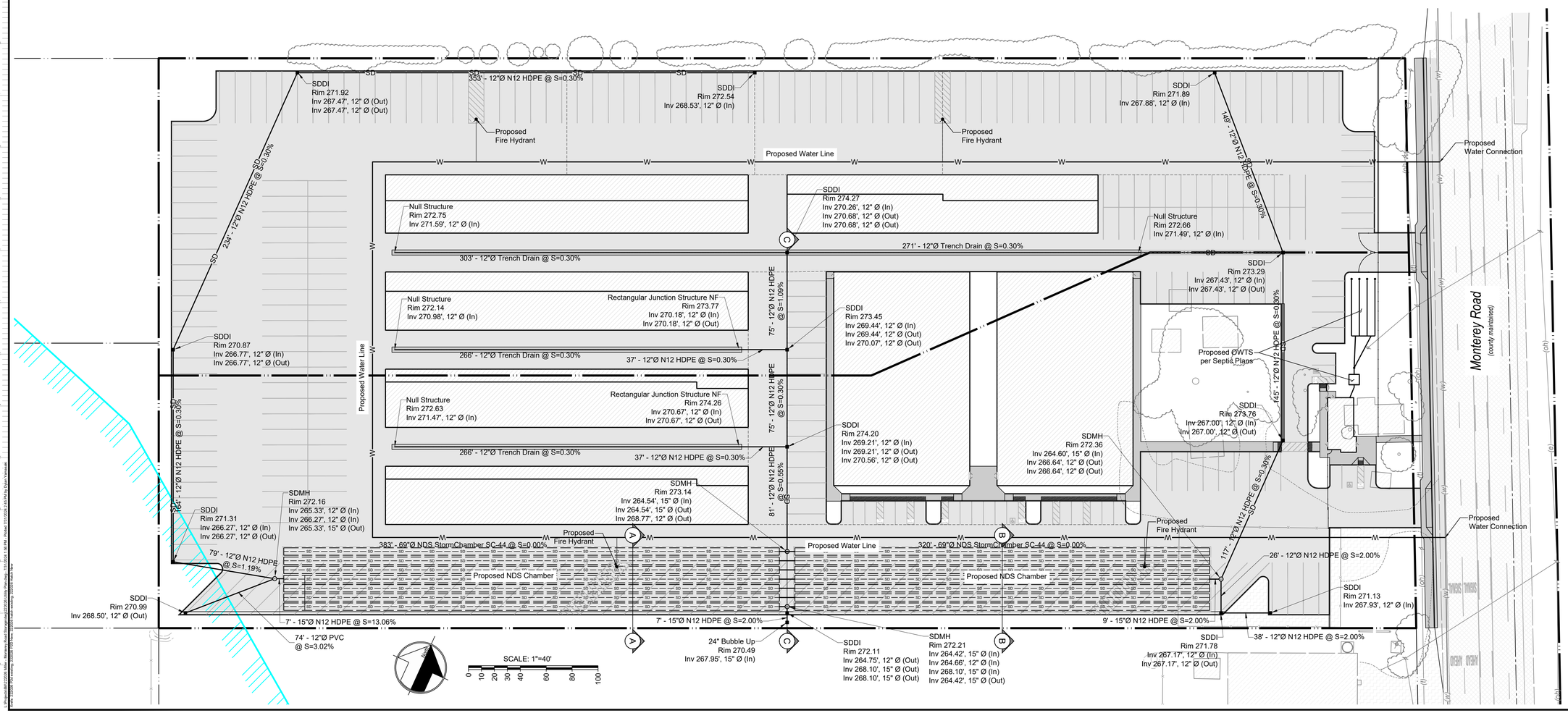

MH engineering Co.
Morgan Hill, CA 95037
16075 Vineyard Boulevard

Utility Plan

Gera - APN 779-13-031 & 032

DATE: 7/19/24
SCALE: 1"=40'
DRAWN BY: DY
CHECKED BY: WJM

JOB NO. 222026

SHEET C5
OF 5