

Applicant/Owner:
 Qingqiang Zhen & Xue Liang Sun
 1500 Barrett Ave
 Morgan Hill, CA 95037
 dentonSU49@gmail.com
 707-319-7818

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

Project Information:
 APN: 841-49-014
 Present Use: Agriculture Large Scale
 Present Zoning: A-40ac
 Existing Improvements: As Shown
 Water: N/A
 Sanitary Sewer: N/A
 Gas & Electric: PG&E
 Fire Responsibility Area: LRA
 Wildland Urban Interface: N/A
 HCP Area: Rural Development Not Covered
 Gross Area: 16.450 ac

Boundary Note:
 Property lines shown on this plan are based on the Legal Description of the Preliminary Title Report FWPS-3022201362MO, effective on November 10, 2021.

Flood Zone:
 The property lies wholly in Zone A (100%), per FEMA Firm Panel 06085C0645H, effective May 18, 2009.

Basis of Bearings:
 The bearing of N 39°51'00" W of the centerline of Furlong Avenue per that certain Record of Survey, filed for record on August 16, 2017 in Book 906 of Maps at Page 2, Santa Clara County Recorder's Office.

Benchmark:
 Elevations show on this plan are based Valley Water Benchmark BM011 described as follows: the brass disk on concrete pad for the high voltage electrical cabinet located in the San Ysidro Elementary School's horse shoe shaped driveway from Highway 152. 500 feet northeast from Frazier Lake Road. Elevation = 175.48 (NAVD88)

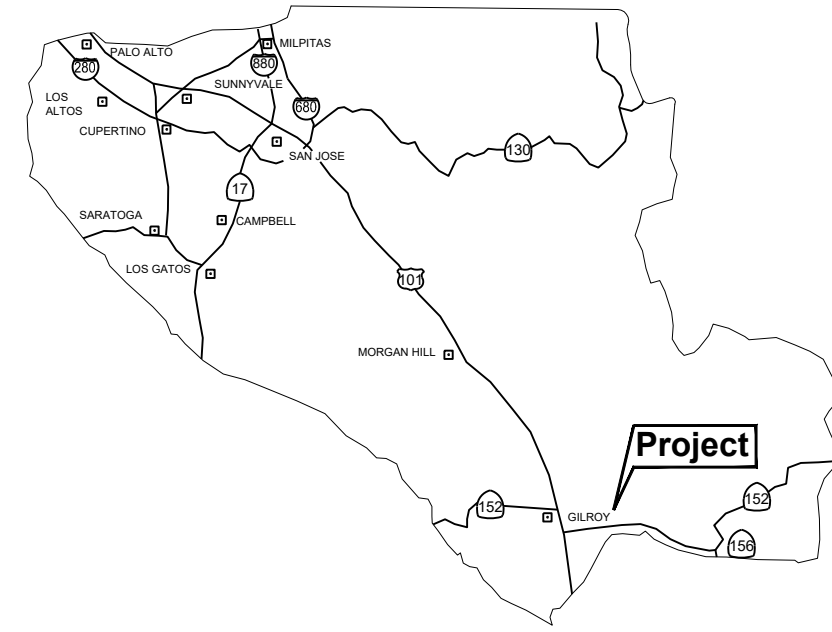
- Fire Notes:**
1. Fire Sprinklers shall be a deferred submittal.
 2. Property is located in the Local Response Area.
 3. Property is not in the Wildland Urban Interface (WUI).
 4. Driveway width will be maintained at 12' minimum with a clear height of 13' 6".
 5. All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
 6. All proposed driveways shall have a max. slope of 15%.

Earthwork Quantities				
	Cut	Fill	Max Cut	Max Fill
Buildings	25 cy	25 cy	1.00'	0.50'
Driveway	83 cy	42 cy	0.50'	0.50'
Stormwater Treatment	37 cy	27 cy	1.50'	0.50'
Total	145 cy	94 cy		

Impervious Area Summary	
Proposed Residences	2,400 SF
Proposed Driveway	8,674 SF
Total New Impervious Area	11,074 SF

Proposed Floor Area	
Proposed Agricultural House 1	1,200 SF
Proposed Agricultural House 2	1,200 SF
Total Floor Area	2,400 SF

Project Description:
 - Construction of (2) 1,200 SF agricultural houses for farm labor.
 Construction of access, leachfields & water service to accommodate the 2 houses.
 - Project will be the farming of Vegetables including broccoli, cabbage and bok choy

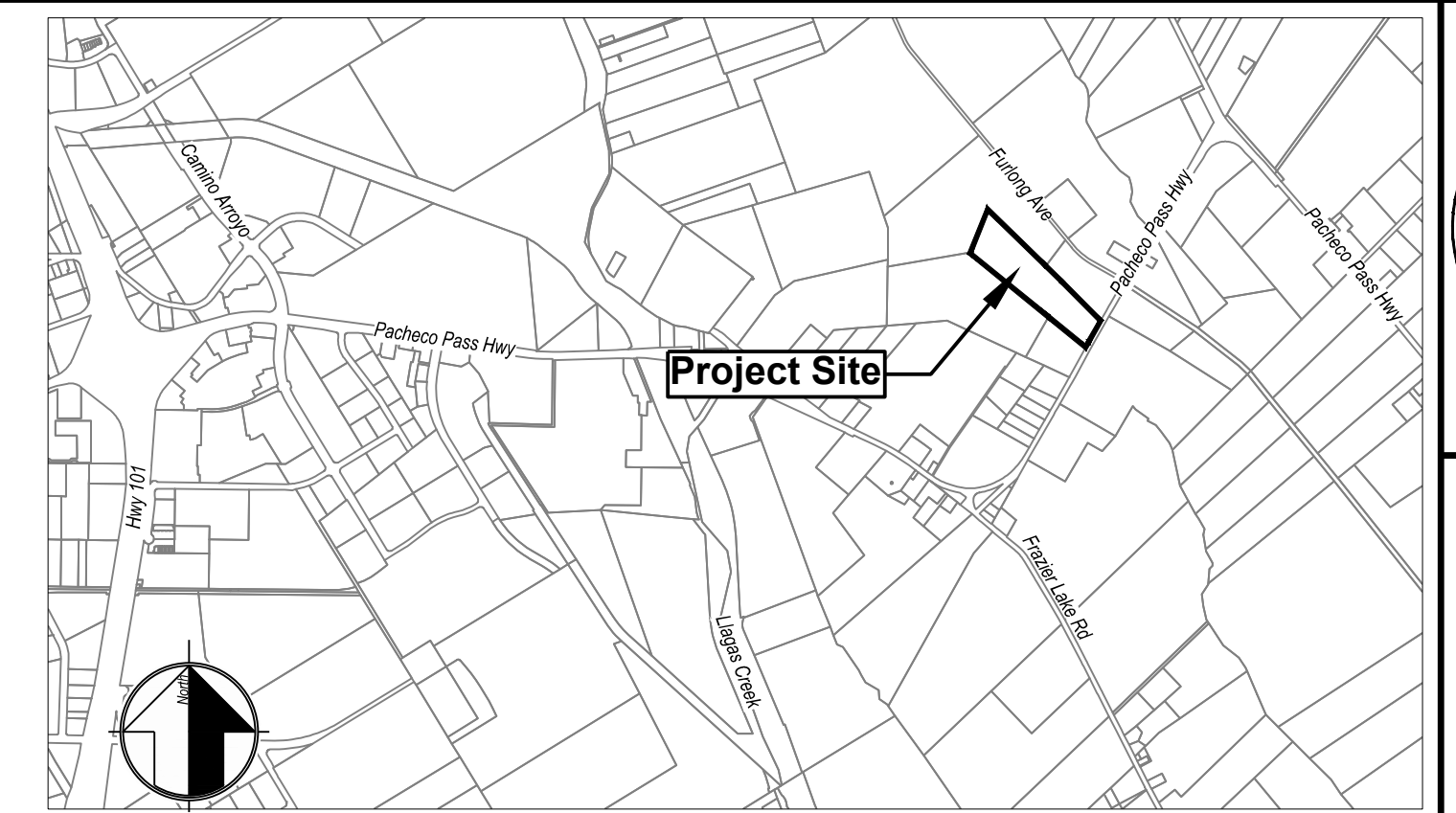
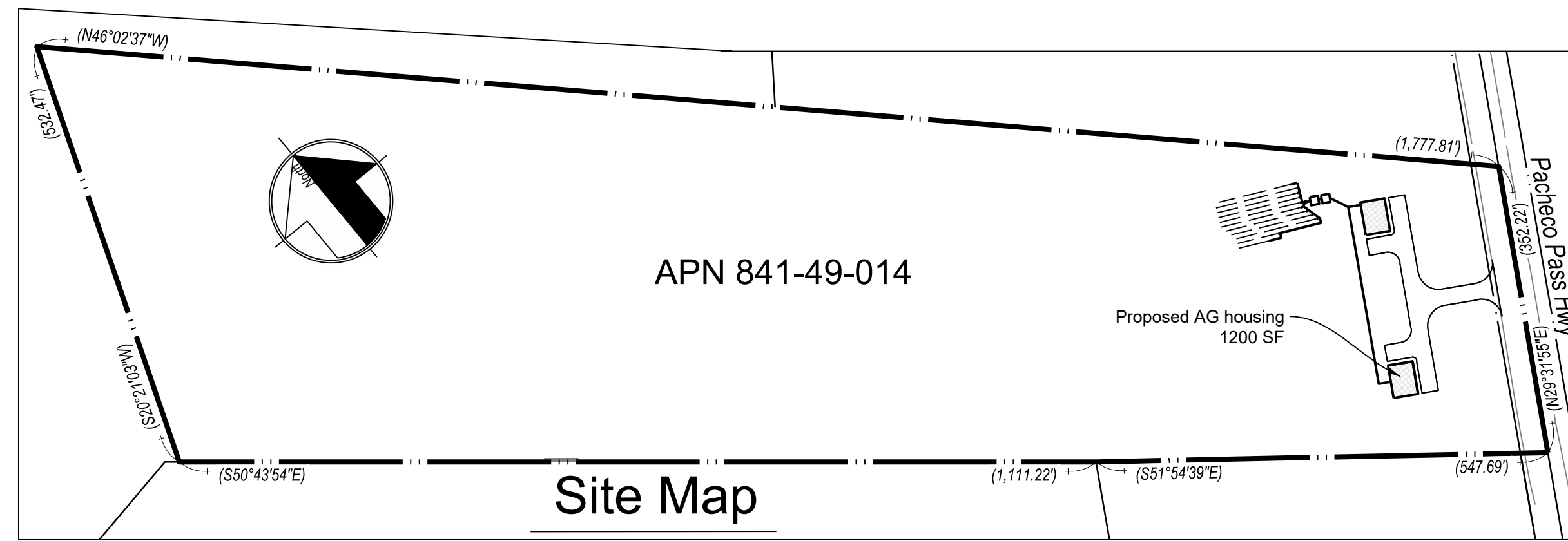


County Location Map

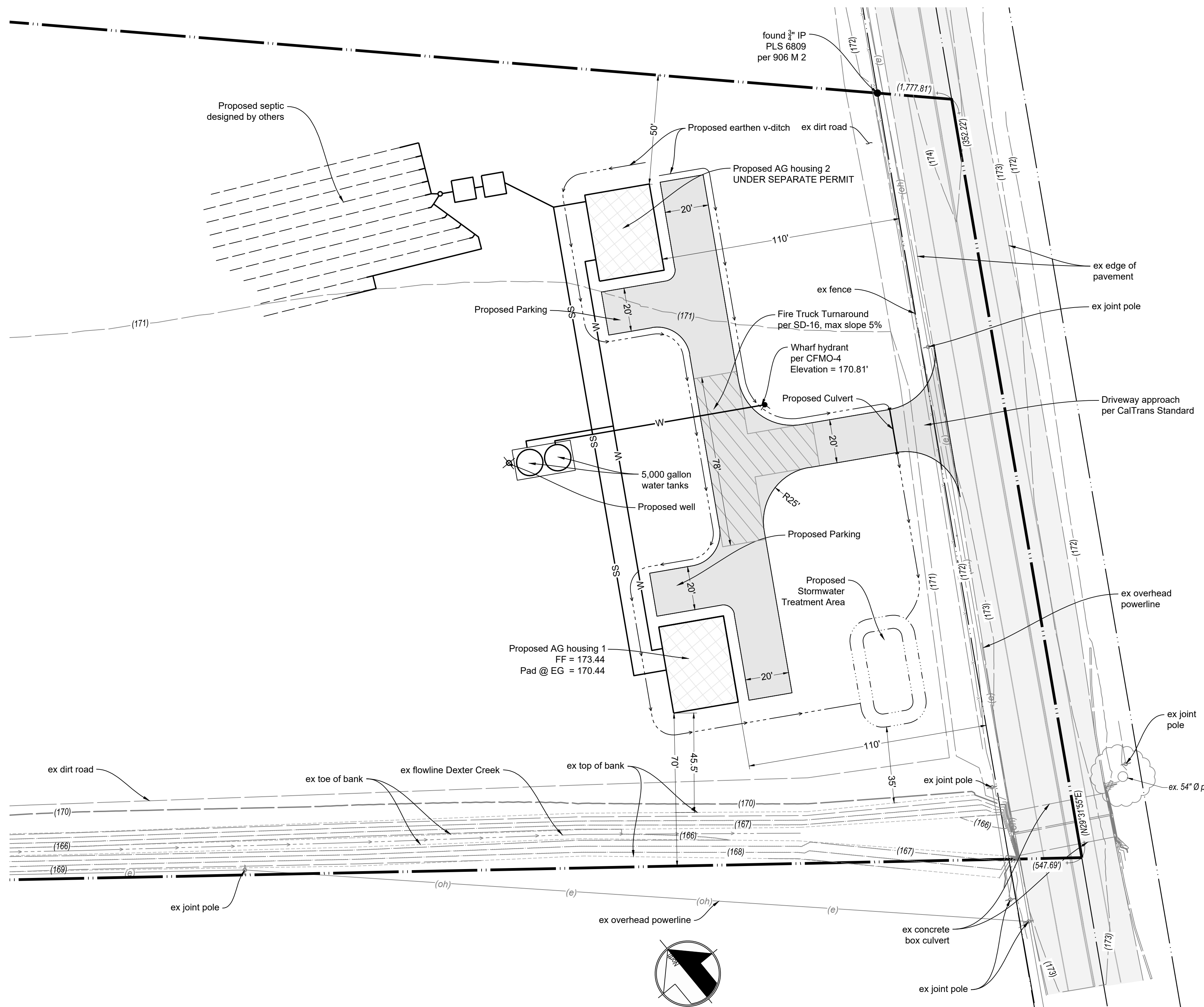
Square Footages:

First Floor:	1168 sq. Ft.
Garage:	0 sq. Ft.
Uncovered Porch:	0 sq. Ft.
Building Height:	12'
Number Of Stories:	1
Fire Sprinklers:	Yes

New Agricultural Housing



Vicinity Map



Construction General Notes

1. This project shall comply with the 2019 editions of CBC, CRC, CEC, CMC, CFC, California Green Building and Energy Code.
2. The contractor shall verify on site all grades, existing improvements, property lines, easements, setbacks, utilities, and substructures.
3. Finish grade shall provide minimum 5% slope drainage away from buildings.
4. Approved site address shall be plainly visible and legible from the street or road fronting the property. Address numbers shall be a minimum of 4 inches high with a minimum width of 1/2 inch and mounted on a contrasting background clearly visible from the street or road fronting the property.
5. Contractor / owner assume responsibility of locating existing utilities prior to construction.
6. Approved job copy plans shall be provided on foundation, shear wall nailing and framing inspections.
7. All downspouts shall be discharged onto splash blocks or rock pads directed away from the foundation.
8. Contractor shall verify, and be responsible for, all existing conditions and dimensions prior to, and during, all phases of work.
9. No changes, modifications, or deviations shall be made to and / or from the drawings and / or specifications without first securing written permission from the designer or the owner.
10. All material used shall be equal to, or exceed, all applicable state and local codes and requirements.
11. The contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.

Scope of work

1. Installation of 23' x 48' HCD approved Manufactured Home with CA HCD or HUD insignia. Owner shall ensure insignia label is permanently attached to the unit and is accessible by County Inspectors for verification. Units which don't bear the label can't be installed.

Deferred submittals

1. Fire Sprinklers.

WUI Zone Notes

1. This project is not in the WUI zone.



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

Zhen - Cover Sheet, Notes & Site Plan
Pacheco Pass Hwy - APN 841-49-014

DATE: 8/20/2024
 SCALE: As Shown
 DRAWN BY: DY
 CHECKED BY: DF

JOB NO
222038

SHEET
1
 OF
1

Sheet Index:

1. Cover Sheet and Notes
2. L-101 Literature Plan
3. EV-101 Exterior Elevations
4. F-101 Pier Foundation Plan
5. Foundation Details
6. Foundation Details
7. Foundation Notes