

Tentative Map

C
APPENDIX

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

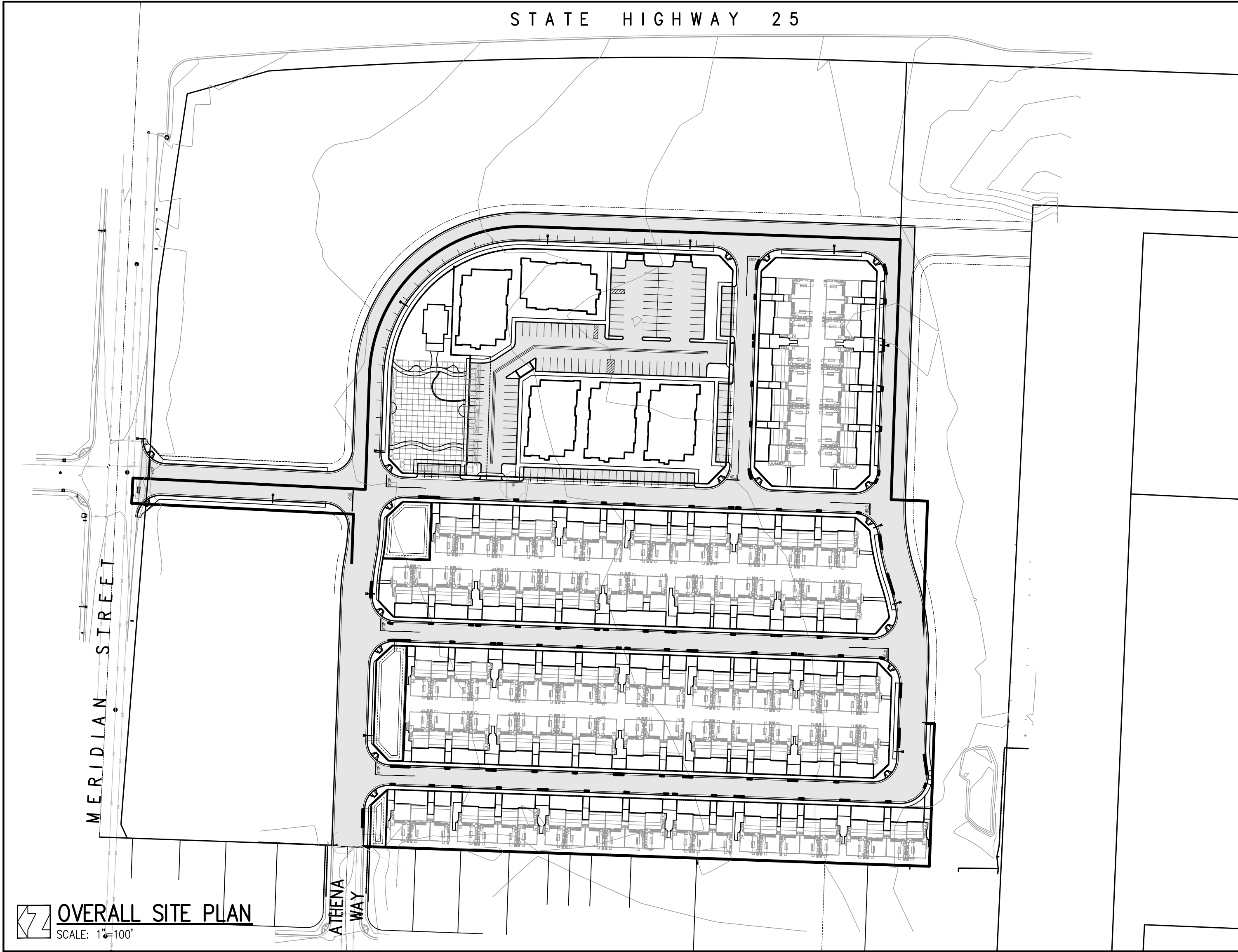
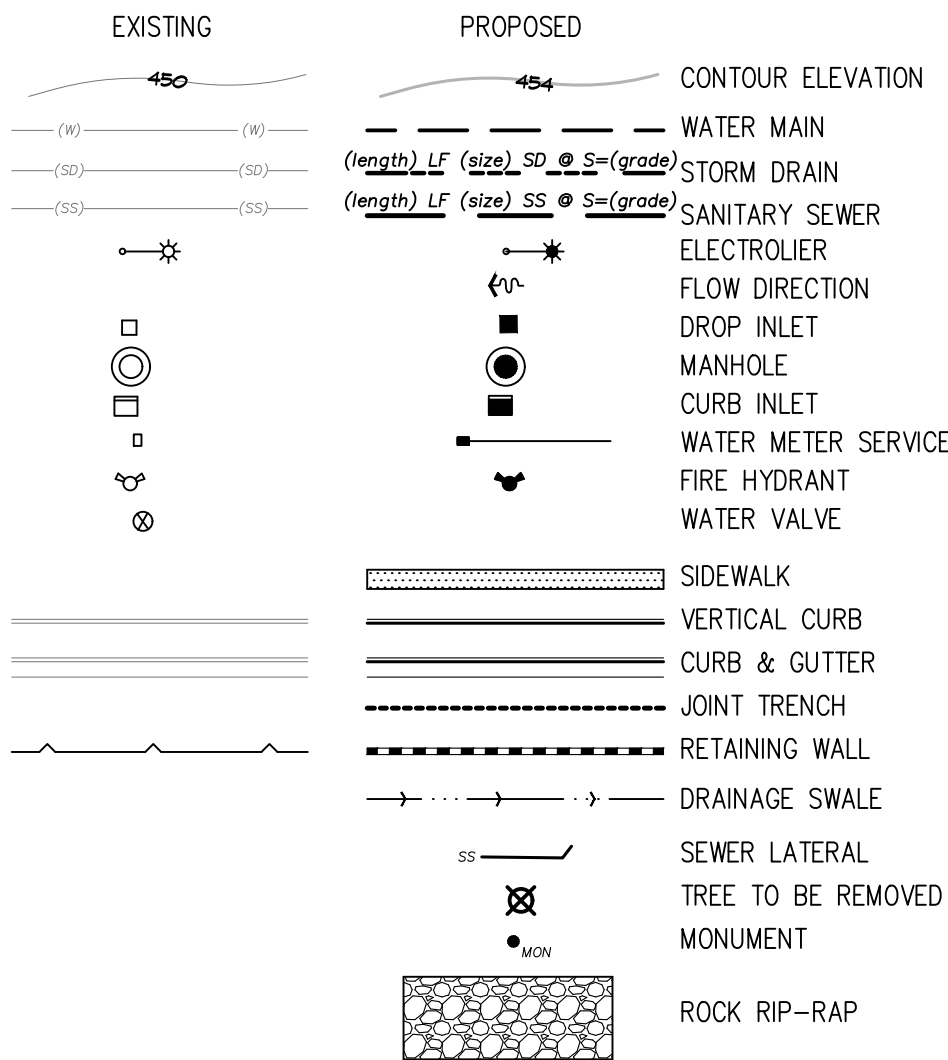


VICINITY MAP
NO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE	EP	EDGE OF PAVEMENT	P.S.E.	PUBLIC SERVICE EASEMENT
AB	AGGREGATE BASE	ER	END OF RETURN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
AD	AREA DRAIN	ESMT	EASEMENT	P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
AGG	AGGREGATE	(E)	EXISTING	P.U.E.	PUBLIC UTILITY EASEMENT
BC	BEGINNING OF CURVE	EX	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
BPD	BACKFLOW PREVENTER DEVICE	FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BLDG	BUILDING	FG	FINISH GRADE	R	RADIUS
BOC	BACK OF CURB	FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
BO	BLOW OFF		FLOWLINE	R/W	RIGHT OF WAY
BOT	BOTTOM	BOC	FACE OF CURB	RWL	RAINWATER LEADER
BOW	BACK OF WALK		GAS LINE	S	SLOPE
BW	BOTTOM OF WALL	GM	GAS METER	SD	STORM DRAIN PIPE
BWF	BARBWARE FENCE	GB	GRADE BREAK	SS	SANITARY SEWER PIPE
CATV	CABLE TELEVISION	CUY	GUY WIRE FOR POLE	STM	STORM DRAIN MANHOLE
CB	CATCH BASIN	GV	GATE VALVE	SS MH	SANITARY SEWER MANHOLE
C&G	CURB & GUTTER	HDPE	HIGH DENSITY POLYETHYLENE	SP	SERVICE POLE
CI	CURB INLET	HMA	HOT MIX ASPHALT	STD	STANDARD
CL	CENTERLINE	HP	HIGH POINT	SO	SQUARE
CMP	CORRUGATED METAL PIPE	INV	INVERT OF PIPE	SW	SIDEWALK
CMU	CONCRETE MASONRY UNIT	IP	IRON PIPE	T	TELEPHONE LINE
CO	CLEAN OUT	JP	JOINT POLE	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	JT	JOINT TRENCH	TC	TOP OF CURB
CONST	CONSTRUCTION	LF	LINEAR FEET	TOM	TREATMENT CONTROL MEASURES
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	LP	LOW POINT	TFC	TOP FACE OF CURB
DI	DROP INLET	MAX	MAXIMUM	TG	TOP OF GRATE
DIP	DUCTILE IRON PIPE	MIN	MINIMUM	TOB	TOP OF BANK
DMA	DRAINAGE MANAGEMENT AREA	N.I.C.	NOT IN CONTRACT	TOE	TOE OF BANK
DS	DOWNSPOUT	(N)	NEW	TW	TOP OF WALL
DWY	DRIVEWAY	OHU	OVERHEAD UTILITY	TYP	TYPICAL
E	ELECTRIC LINE	(P)	PROPOSED	W	WATER LINE
EC	END OF CURVE	PB	PULL BOX	WM	WATER METER
EG	EXISTING GRADE	PCC	PORTLAND CONCRETE CEMENT	WV	WATER VALVE
ELEV	ELEVATION	PL	PROPERTY LINE		
		PRC	POINT REVERSE CURVE		

LEGEND



BENCHMARK

BENCHMARK ID: BM 24
ELEVATION: 279.24 FEET

DESCRIPTION:
BENCHMARK AT THE INTERSECTION OF RAJKOVICH WAY AND FOURTH STREET AT THE SOUTHWEST CURB RETURN ALONG FOURTH STREET 50 FEET FROM THE CENTERLINE OF RAJKOVICH WAY.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06069C01850
COMMUNITY NUMBER: 060268 (CITY OF HOLLISTER)
MAP REVISED: APRIL 16, 2009

PROJECT IS LOCATED IN ZONE X

ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THESE PLANS ARE BASED ON THE CENTERLINE OF MERIDIAN STREET AS FOUND MONUMENTED AND RECORDED AS NORTH 87° 11' 26" WEST ON THE "RECORD OF SURVEY", FILED IN 14 OF MAPS, PAGE 42, SAN BENITO COUNTY RECORDS.

APPLICANT/OWNER

STEWART FAHMY
331 SANTA ROSA DRIVE
LOS GATOS, CA 95032

TELE: 408 666-0000

CIVIL ENGINEER

HANNA-BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020

OFFICE: 408 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

ARCHITECT

KEVIN L. CROOK ARCHITECT, INC
1360 REYNOLDS AVENUE - SUITE 110
IRVINE, CA 92614

OFFICE: 949 660-1587

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Tentative Map - Meridian Village

Meritage Homes of California, Inc.

apn 054-600-005-000

Part of Homestead Lot 27 of the Rancho San Justo
Instrument No. 2020-0014106 of Official Records

in the

City of Hollister
San Benito County, California

DATE: _____
HANNA - BRUNETTI

AMANDA JOY MUSY-VERDEL
RCE 69278



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HOLLISTER, COUNTY OF SAN BENITO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL D-ONE:

THAT PART OF HOMESTEAD LOT 27 OF THE RANCHO SAN JUSTO ACCORDING TO THE MAP THERE FILED IN BOOK 1 OF MAPS, AT PAGE 64, SAN BENITO COUNTY RECORDS BEING A PORTION OF THE LANDS SHOWN ON THAT RECORD OF SURVEY THEREOF RECORDED DECEMBER 20TH, 2006 IN BOOK 14 OF MAPS, AT PAGE 42, SAN BENITO COUNTY RECORDS BOUND AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID HOMESTEAD LOT 27 THAT IS IN THE EAST LINE OF ATHENA WAY AS SHOWN ON THAT MAP THEREOF RECORDED IN BOOK 12 OF MAPS, AT PAGE 39, SAN BENITO COUNTY RECORDS, SAID POINT BEING ALSO SOUTH 2°01'09" WEST, 306.22 FEET FROM THE INTERSECTION OF THE CENTERLINE OF MERIDIAN STREET WITH SAID WEST LINE OF LOT 27; THENCE FROM SAID POINT OF BEGINNING SOUTH 87°58'51" EAST, 418.89 FEET; THENCE NORTH 2°48'34" EAST, 280.42 FEET TO A POINT IN THE SOUTH LINE OF MERIDIAN STREET AS DEDICATED TO THE CITY OF HOLLISTER IN RECORDER'S FILE NUMBER 9307616; THENCE ALONG SAID SOUTH LINE SOUTH 87°11'26" EAST, 32.00 FEET TO A POINT THAT IS SOUTH 2°48'34" WEST, 20.00 FEET FROM TH MONUMENT AT THE CENTERLINE INTERSECTION OF MERIDIAN STREET AND VINTAGE WAY; THENCE LEAVING SAID SOUTH LINE SOUTH 2°48'34" WEST, 293.94 FEET; THENCE SOUTH 87°58'51" EAST, 145.52 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 193.50 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 303.95 FEET; THENCE SOUTH 2°01'09" WEST, 470.50 FEET; THENCE THENCE NORTH 87°58'51" WEST, 328.64 FEET; THENCE SOUTH 2°09'38" WEST, 46.00 FEET; THENCE THENCE NORTH 87°58'51" WEST, 280.77 FEET; THENCE SOUTH 2°01'09" WEST, 18.63 FEET; THENCE THENCE NORTH 87°58'51" WEST, 180.19 FEET TO A POINT IN SAID WEST LINE OF HOMESTEAD LOT 27; THENCE ALONG SAID WEST LINE NORTH 2°01'09" EAST, 742.59 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT NO. 07-510, RECORDED JULY 17, 2007 AS INSTRUMENT NO. 2007-0009049 OF OFFICIAL RECORDS.

EXCEPTING THEREFORM THAT PORTION OF LAND LYING WITHIN PARCEL 25-24A THAT CONDEMNED TO THE COUNTY OF SAN BENITO IN FINAL ORDER OF CONDEMNATION RECORDED JANUARY 11, 2007 AS INSTRUMENT NO. 2007-0000535.

PARCEL D-TWO:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN PASSAGE, UTILITY FACILITIES OVER THE COMMON AREAS AS DEFINED IN THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 3, 2007 AS INSTRUMENT NO. 2007-0009820 OF OFFICIAL RECORDS OF SAN BENITO COUNTY.

NOTES

CITY SERVICES:

SANITARY SEWER - CITY OF HOLLISTER
STORM DRAIN - CITY OF HOLLISTER
WATER - CITY OF HOLLISTER
ELECTRIC - PACIFIC GAS & ELECTRIC CO.
CATV - SPECTRUM
TELEPHONE - FRONTIER
TRASH - RECOLOGY

TOTAL NUMBER OF LOTS:
5 LOTS AND 5 PARCELS

PUBLIC UTILITIES ARE TO BE INSTALLED WITHIN RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT

TENTATIVE MAP FOR CONDO PURPOSES, UP TO 129 CONDO'S

BUILDING SETBACKS PER SHEET C4 FOR CONDO'S AND 5 FEET FOR APARTMENTS

HOME OWNERS ASSOCIATION (HOA) TO OWN AND MAINTAIN ALL TREATMENT AND PRE-TREATMENT

SHEET INDEX

C1	COVER SHEET
C2	EXISTING SITE CONDITIONS
C3	DEVELOPMENT SITE PLAN
C4	TENTATIVE MAP
C5	GRADING PLAN
C6	UTILITY PLAN
C7	STORMWATER CONTROL PLAN
C8	STORMWATER CONTROL PLANS DETAILS

Tentative Map

Meridian Village - Meritage Homes of California, Inc.

SAN BENITO COUNTY
CITY OF HOLLISTER
JANUARY 2024

REFERENCES

DATE:	JANUARY 2024
HORIZ. SCALE:	NONE
VERT. SCALE:	NONE
DESIGNED BY:	AM
CHECKED BY:	
DRAWN BY:	TM

HANNA-BRUNETTI

EST. 1985

CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA

OFFICE (408) 842-2173

EMAIL: ENGINEERING@HANNABRUNETTI.COM

REVISIONS:	BY:
DESCRIPTION	
DATE	

SHEET

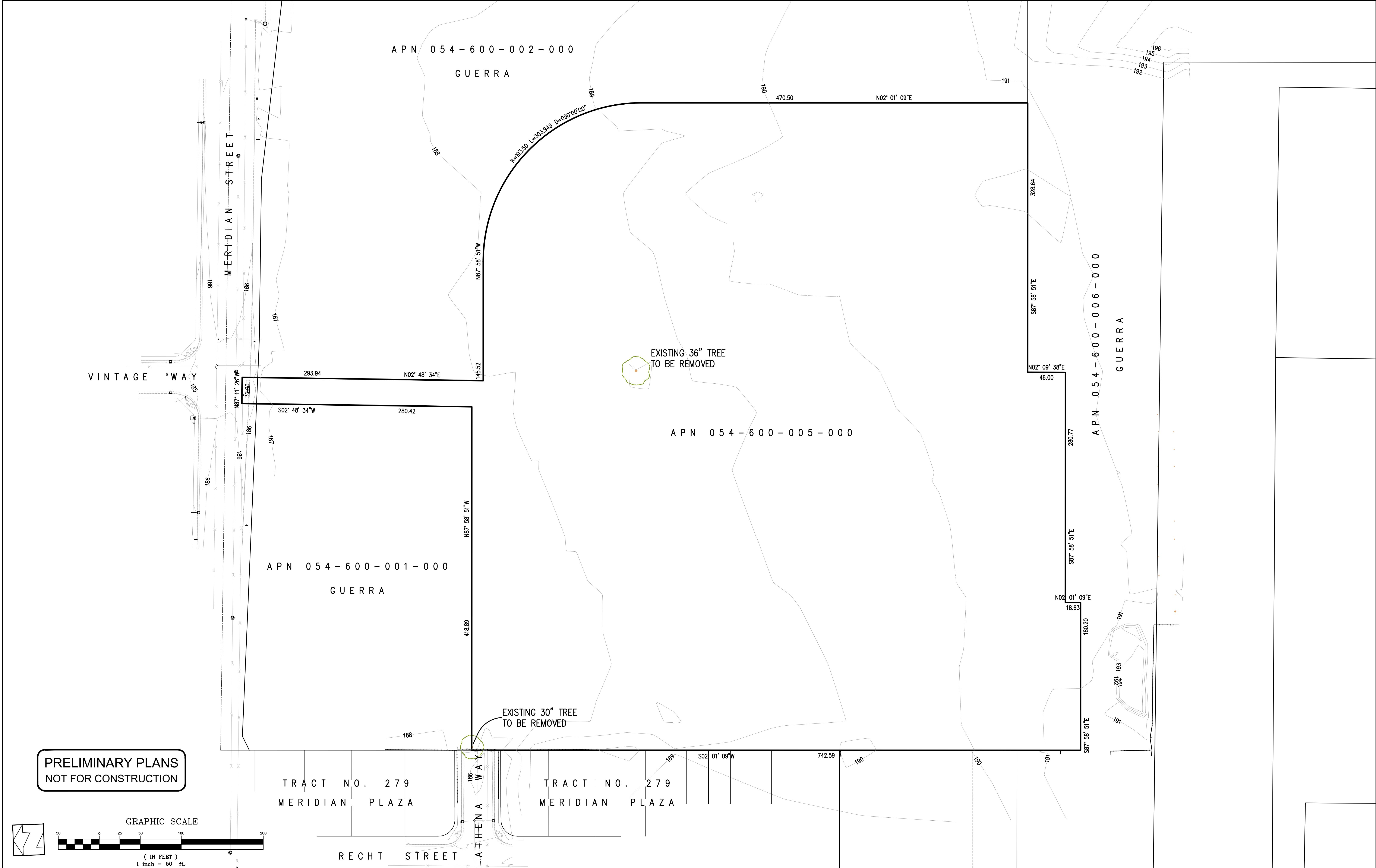
C1

OF 8

JOB NO.

20076

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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) 842-2173

EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: JANUARY 2024

HORIZ. SCALE: 1"=50'

VERT. SCALE: NONE

DESIGNED BY: AM

CHECKED BY:

DRAWN BY: TM

date: Hanna - Brunetti

Amanda Joy Musy-Verdel

R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER

AMANDA JOY MUSY-VERDEL

NO. 69278

CIVIL

STATE OF CALIFORNIA

REFERENCES

Existing Site Conditions

Meritage Homes - apn 054-600-005-000

CITY OF HOLLISTER
JANUARY 2024

SHEET

C2

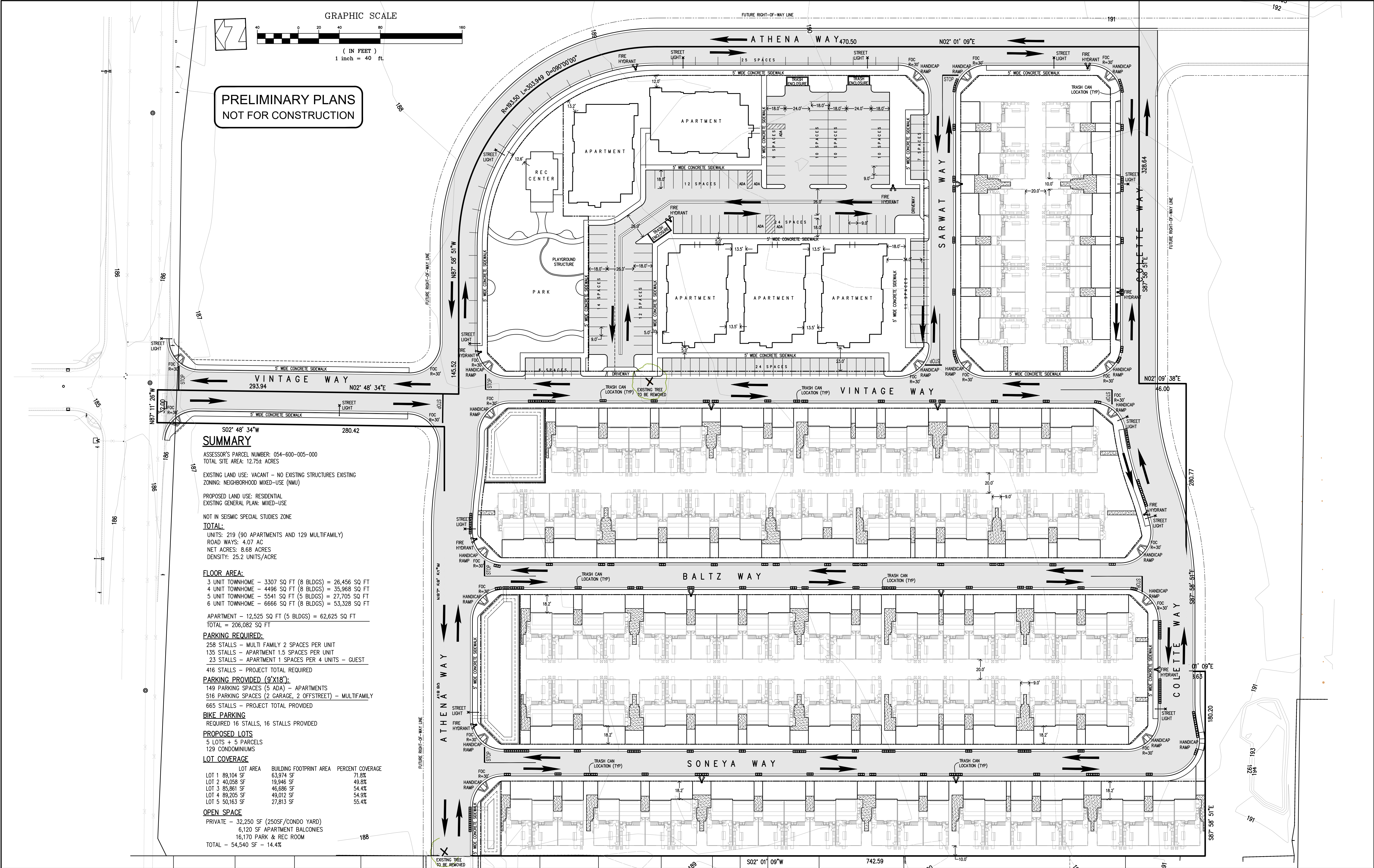
OF 8

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20076

SAN BENITO COUNTY

CALIFORNIA

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REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1994
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
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DATE: JANUARY 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: T.M.
DRAWN BY: T.M.

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

REFERENCES

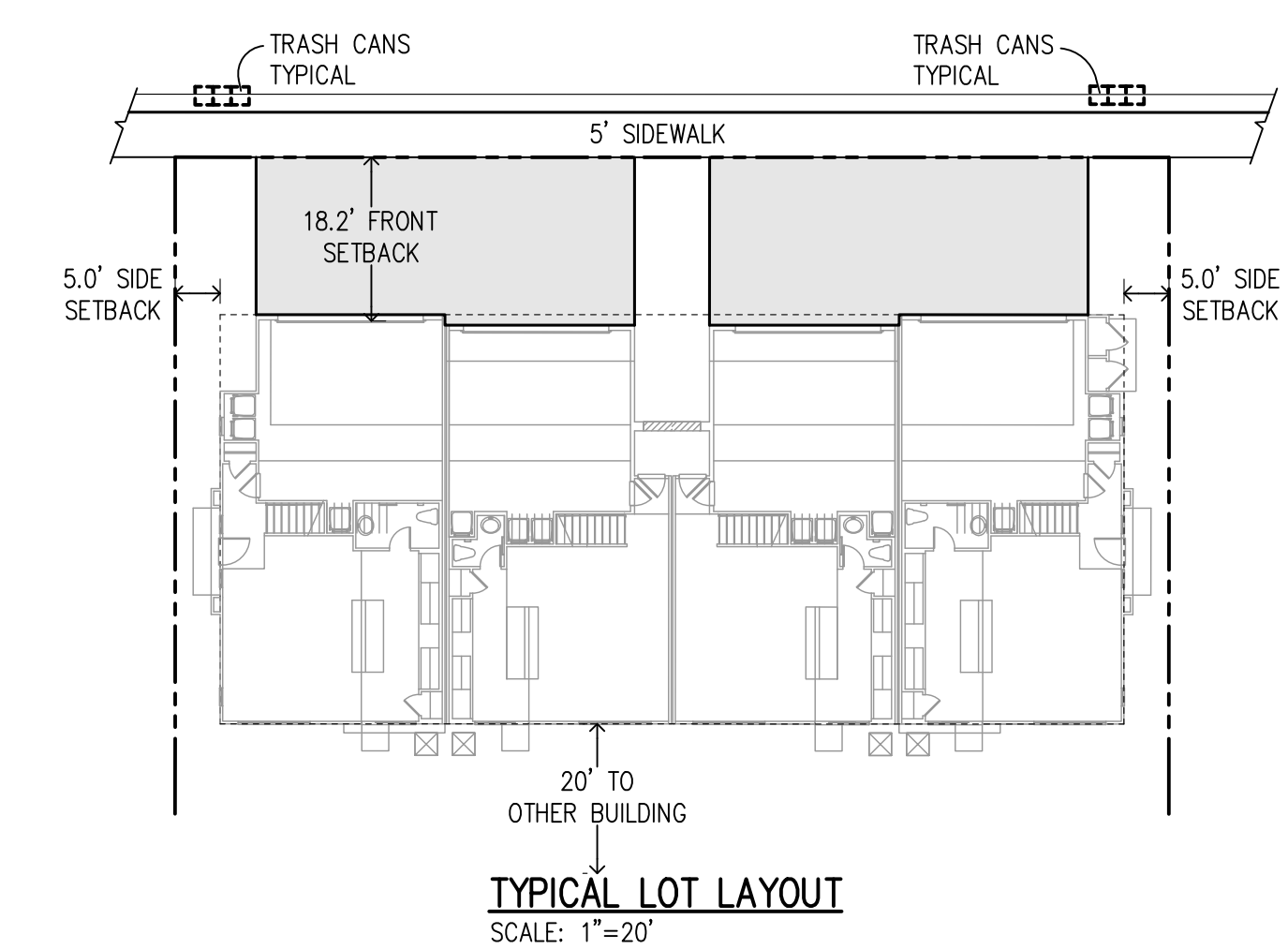
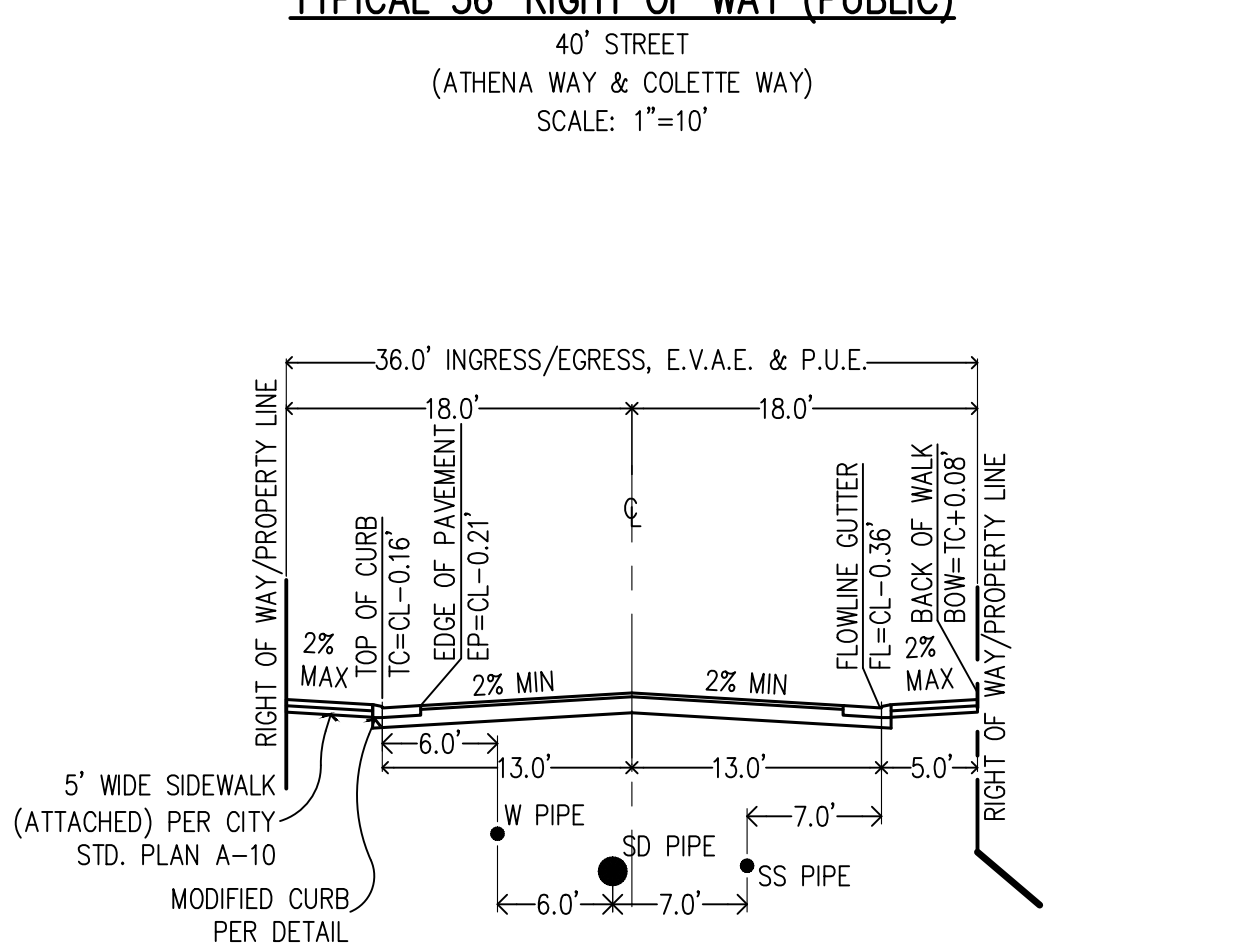
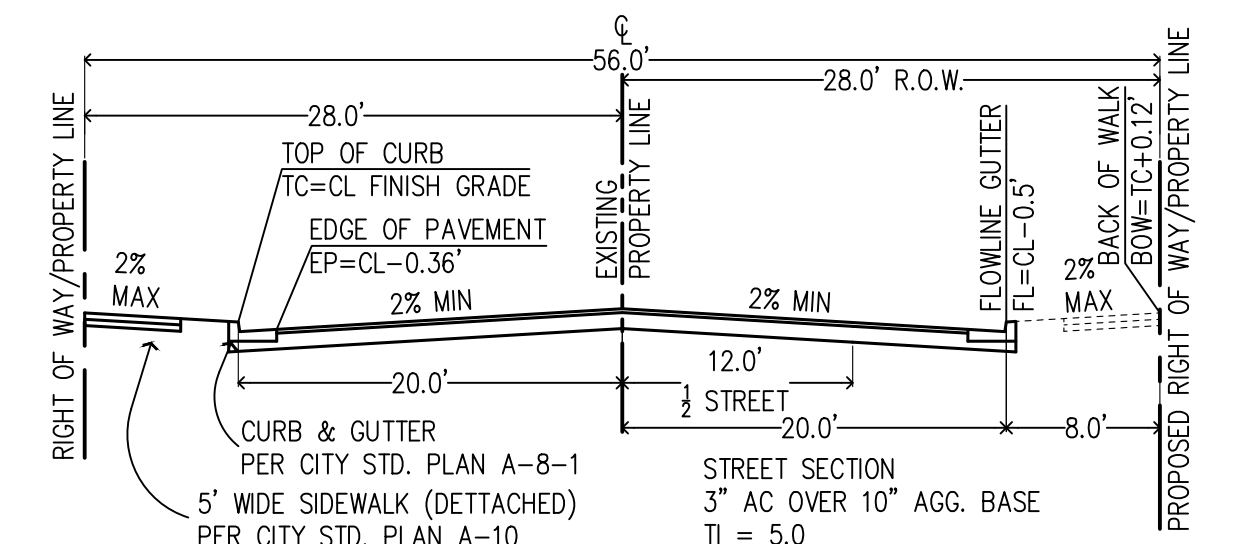
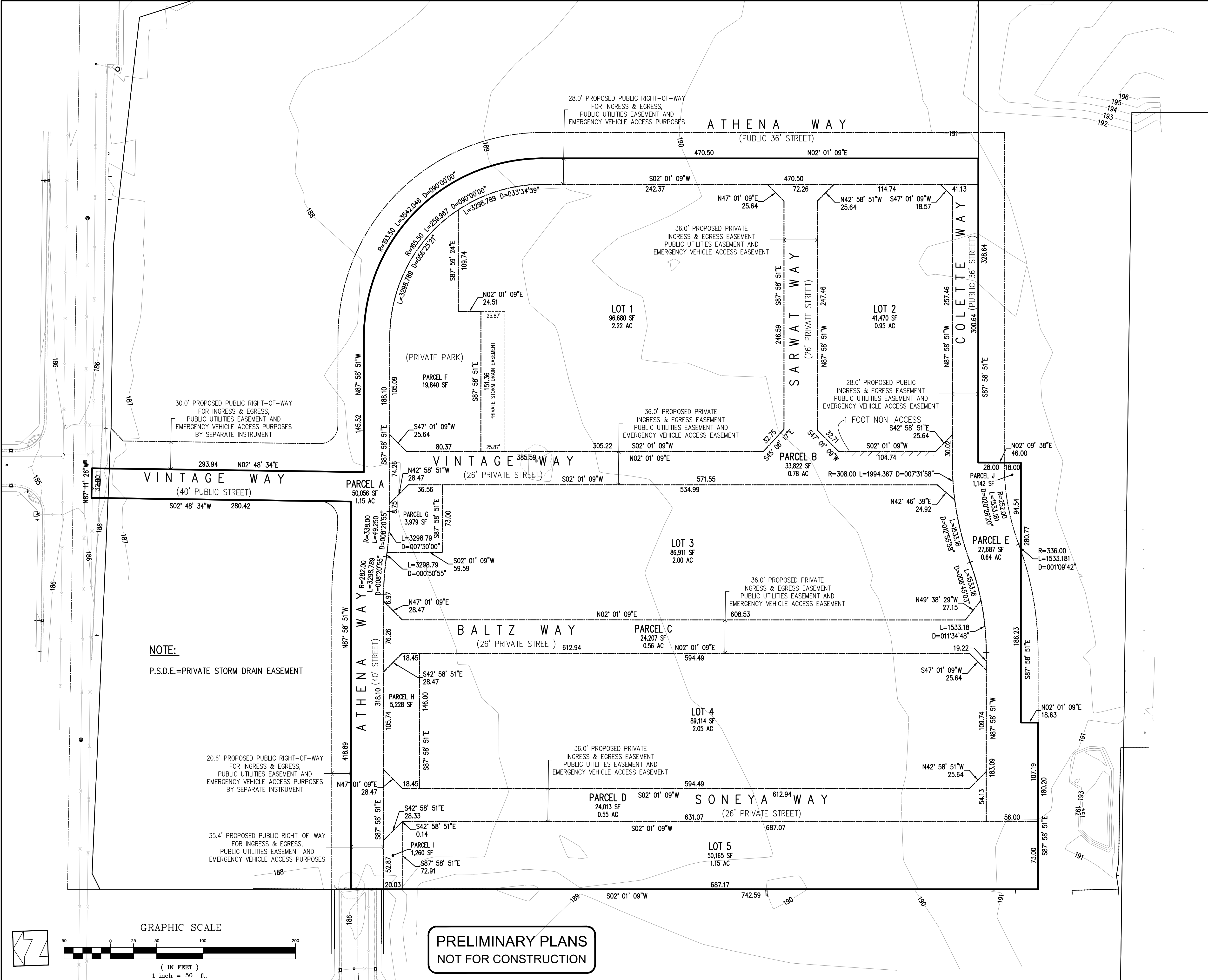
CITY OF HOLLISTER
JANUARY 2024

Development Site Plan
Meritage Homes - apn 054-600-005-000

SHEET
C3
OF
JOB NO. 20076

SAN BENITO COUNTY
CALIFORNIA

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DATE: JANUARY 2024
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: T.M.
DRAWN BY: T.M.

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

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

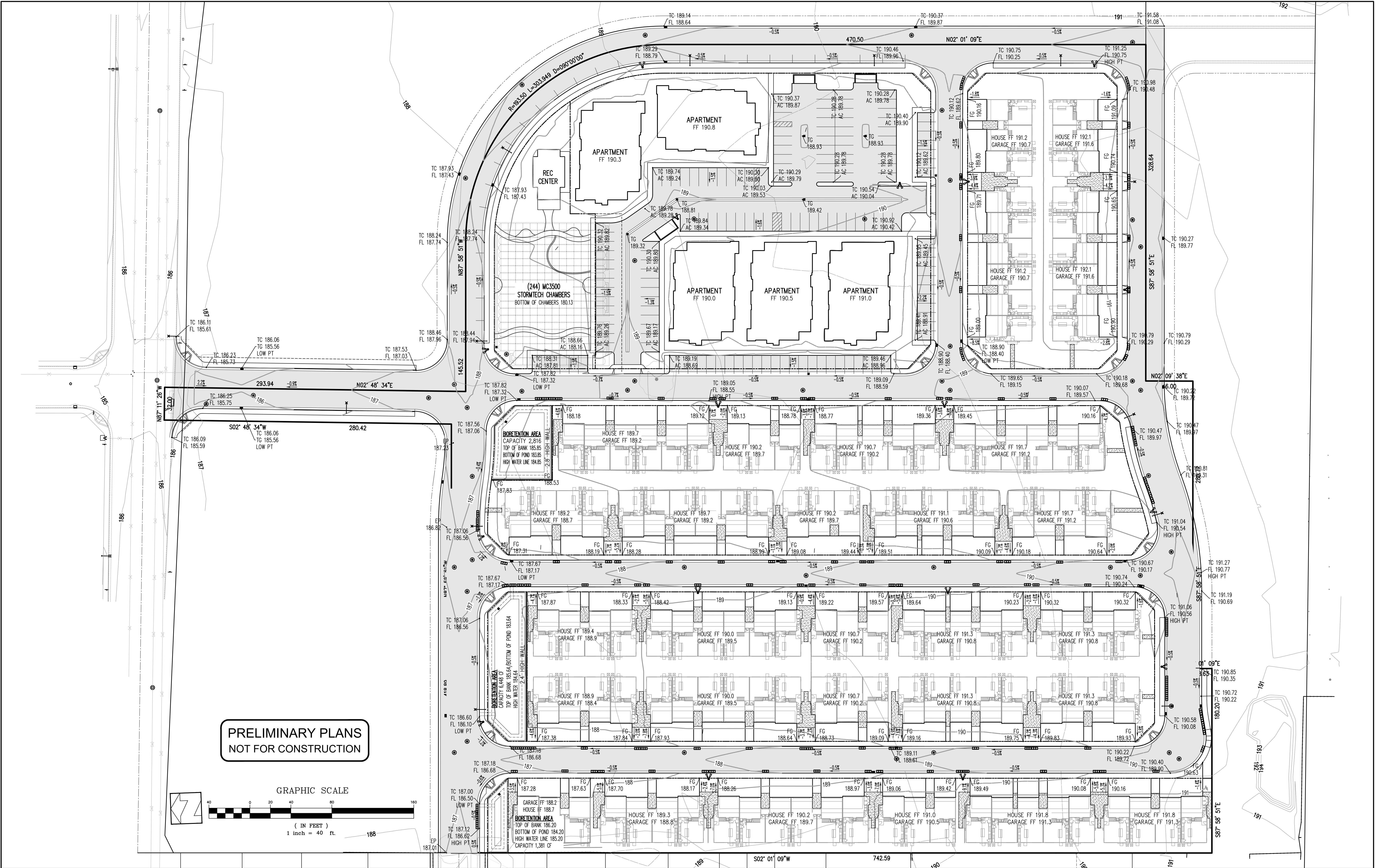
Tentative Map
Meritage Homes - apn 054-600-005-000

CITY OF HOLLISTER
JANUARY 2024

SAN BENITO COUNTY
CALIFORNIA

SHEET
C4
OF
JOB NO.
20076

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HANNA-BRUNETTI

EST. 1990

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CONSTRUCTION MANAGERS

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HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: TM

date: Hanna - Brunetti

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



REFERENCES

CITY OF HOLLISTER
JANUARY 2024

Grading Plan
Meritage Homes - apn 054-600-005-000

SAN BENITO COUNTY
CALIFORNIA

SHEET
C5
OF
JOB NO. 20076

LEGEND

EXISTING
 (RM) (RM)
 (SS) (SS)
 (ST) (ST)

PROPOSED
 (length) LF (size) SD @ S=(grade) WATER MAIN
 (length) LF (size) SS @ S=(grade) STORM DRAIN
 (length) LF (size) SS @ S=(grade) SANITARY SEWER

STREET LIGHT
 DROP INLET
 CURB INLET
 MANHOLE
 FIRE HYDRANT

PIPE FLOW DIRECTION

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.

Utility Plan
 Meritage Homes - apn 054-600-005-000

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
 CIVIL ENGINEERS • LAND SURVEYORS
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 7651 EAGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
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DATE: JANUARY 2024
HORIZ. SCALE: 1"=30'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

REFERENCES

CITY OF HOLLISTER
 JANUARY 2024

REGISTERED PROFESSIONAL ENGINEER
 AMANDA JOY MUST-YERDEL
 NO. 69278
 CIVIL
 STATE OF CALIFORNIA

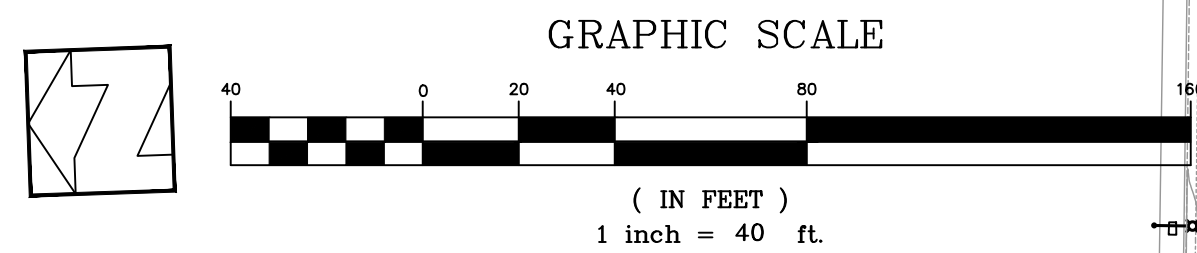
DATE:
 Hanna - Brunetti
 Amanda Joy Musy-Verdel
 R.C.E. # 69278

SHEET
C6
 OF
20076

SAN BENITO COUNTY
 CALIFORNIA

JOB NO.

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

PERVIOUS / IMPERVIOUS SURFACE COMPARISON TABLE											
DMA ID	DESCRIPTION OF AREA	TOTAL AREA (SF)	PERVIOUS AREA (SF)	(N) IMPERVIOUS AREA (SF)	TREATMENT METHOD (SCM)	TREATMENT AREA REQ'D (SF)	TREATMENT AREA PROVIDED (SF)	TIER 3 RETENTION VOLUME REQ'D (CF)	TIER 3 RETENTION VOLUME PROVIDED (CF)	TIER 4 DETENTION VOLUME REQ'D (CF)	TIER 4 DETENTION PROVIDED (CF)
DMA 1	BUILDING, ASPHALT, SIDEWALK, LANDSCAPE	13,115	3,056	10,059	BIORETENTION	402	783	313	313	703	1,068
DMA 2	BUILDING, ASPHALT, SIDEWALK, LANDSCAPE	62,458	14,853	47,605	BIORETENTION	1,904	3,553	1,421	1,421	3,950	5,027
DMA 3	BUILDING, ASPHALT, SIDEWALK, LANDSCAPE	28,042	8,292	19,300	BIORETENTION	772	1,959	784	784	1,254	2,032
DMA 4	BUILDING, ASPHALT, SIDEWALK, LANDSCAPE	451,757	96,122	355,635	(268) MC-3500 STORMTECH CHAMBERS	14,225	15,166	18,272	18,272	28,899	33,150
									SITE TOTALS	34,806	41,277

LEGEND

-  DRAINAGE MANAGEMENT AREA
 STORMWATER CONTROL MEASURE

REVISIONS:		
DATE	DESCRIPTION	BY:



HANNA-BRUNETTI
EST. 1910

CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

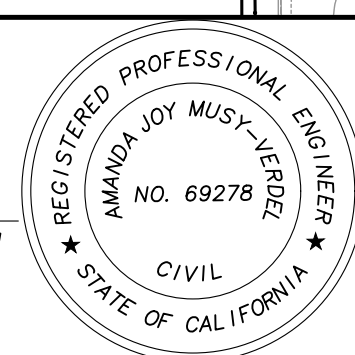
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
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DATE: JANUARY 2024
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DRAWN BY: _____ T.M.

date: _____
Hanna - Brunetti

Amanda Joy Musy-Verdel

R.C.E. # 69278



REFERENCES

CITY OF HOLLISTER
JANUARY 2024

Stormwater Control Plan

Meritage Homes - apr 054-600-005-000

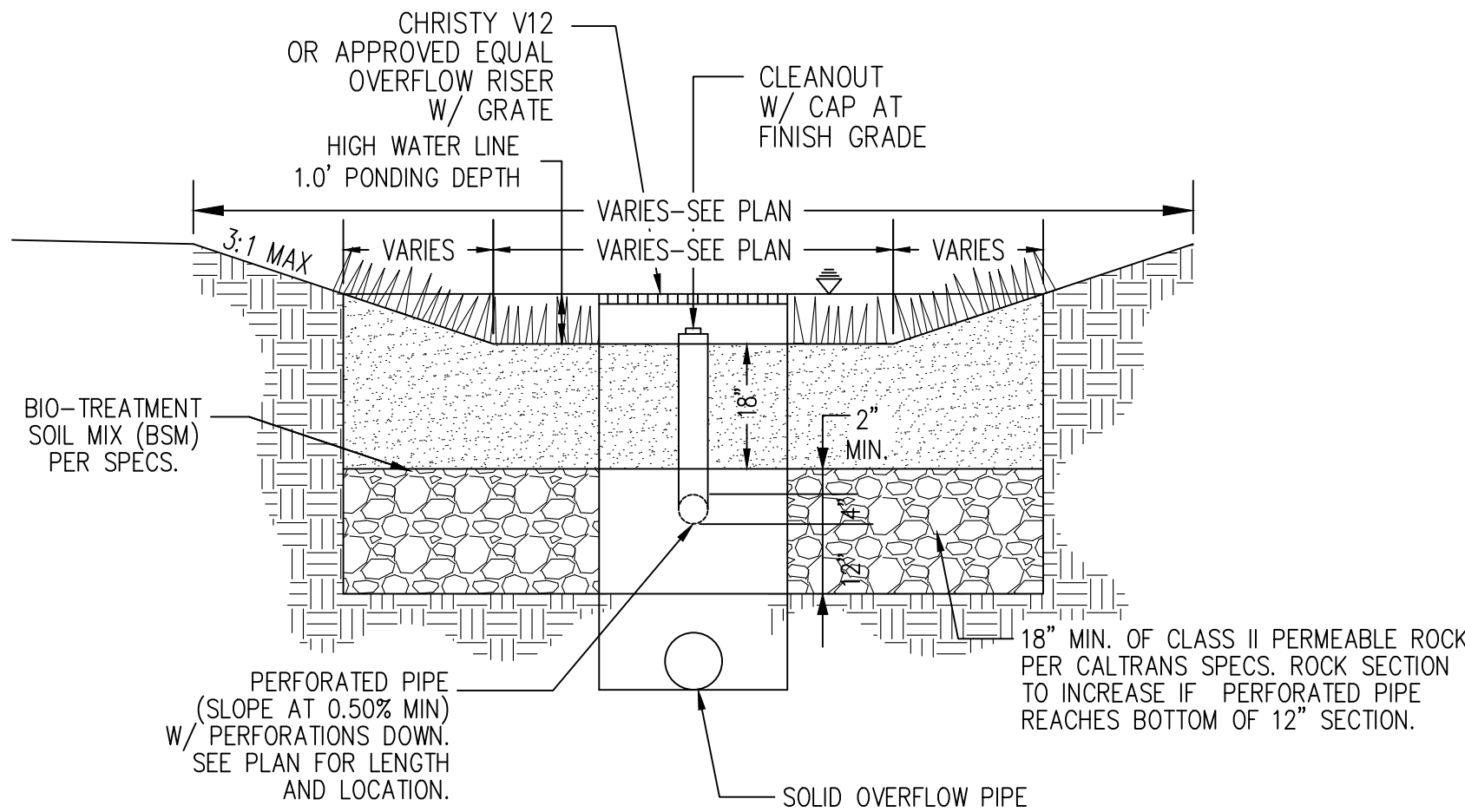
SAN BENITO COUNTY
CALIFORNIA

SHEET

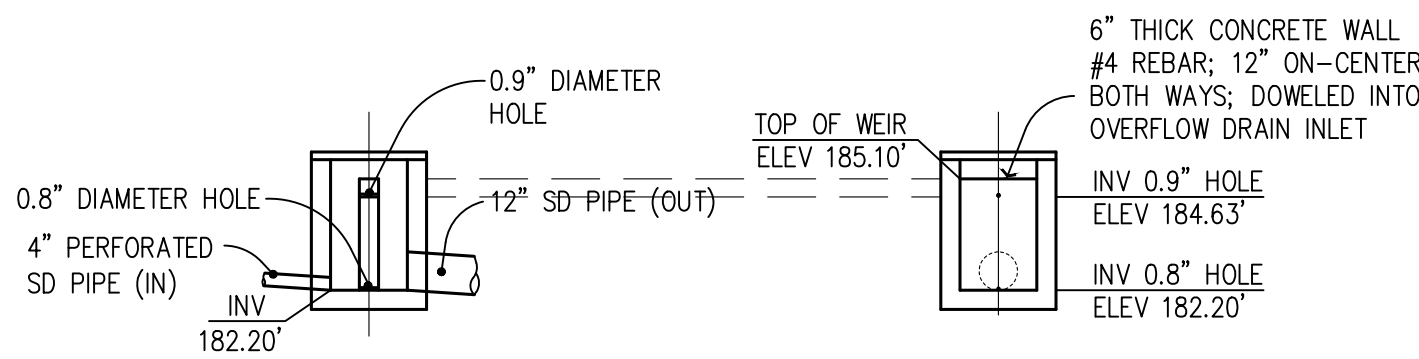
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OF
JOB NO. 20076

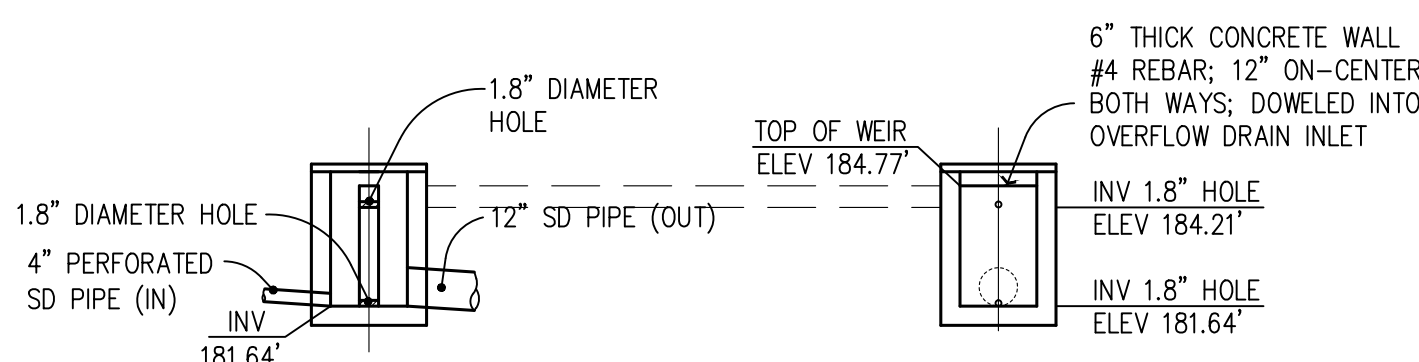
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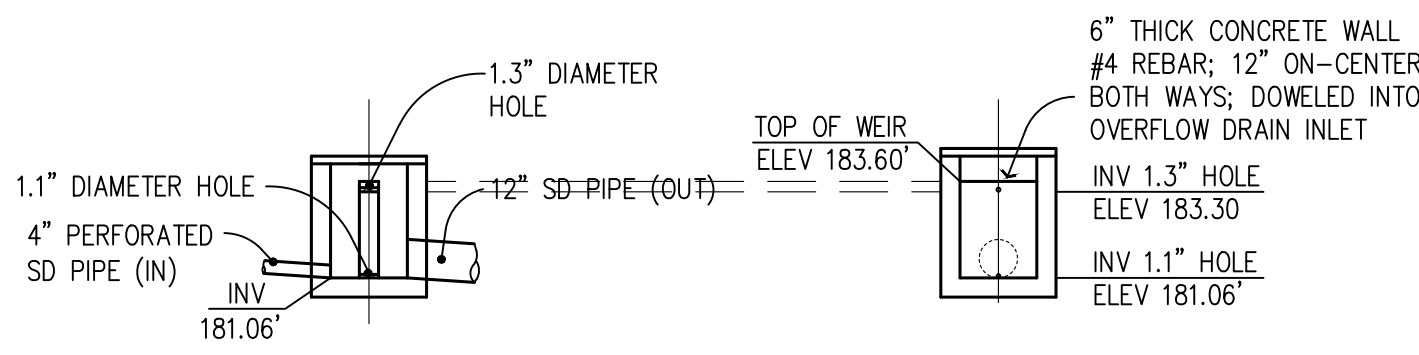
TYPICAL BIORETENTION DETAIL
NO SCALE



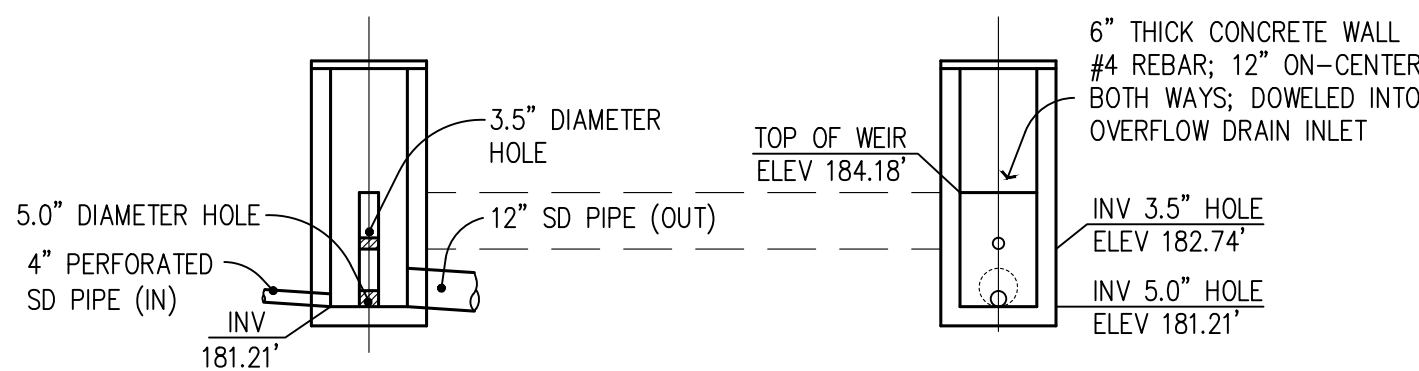
SECTION VIEW
OUTLET STRUCTURE 1
SCALE: 1"=5'



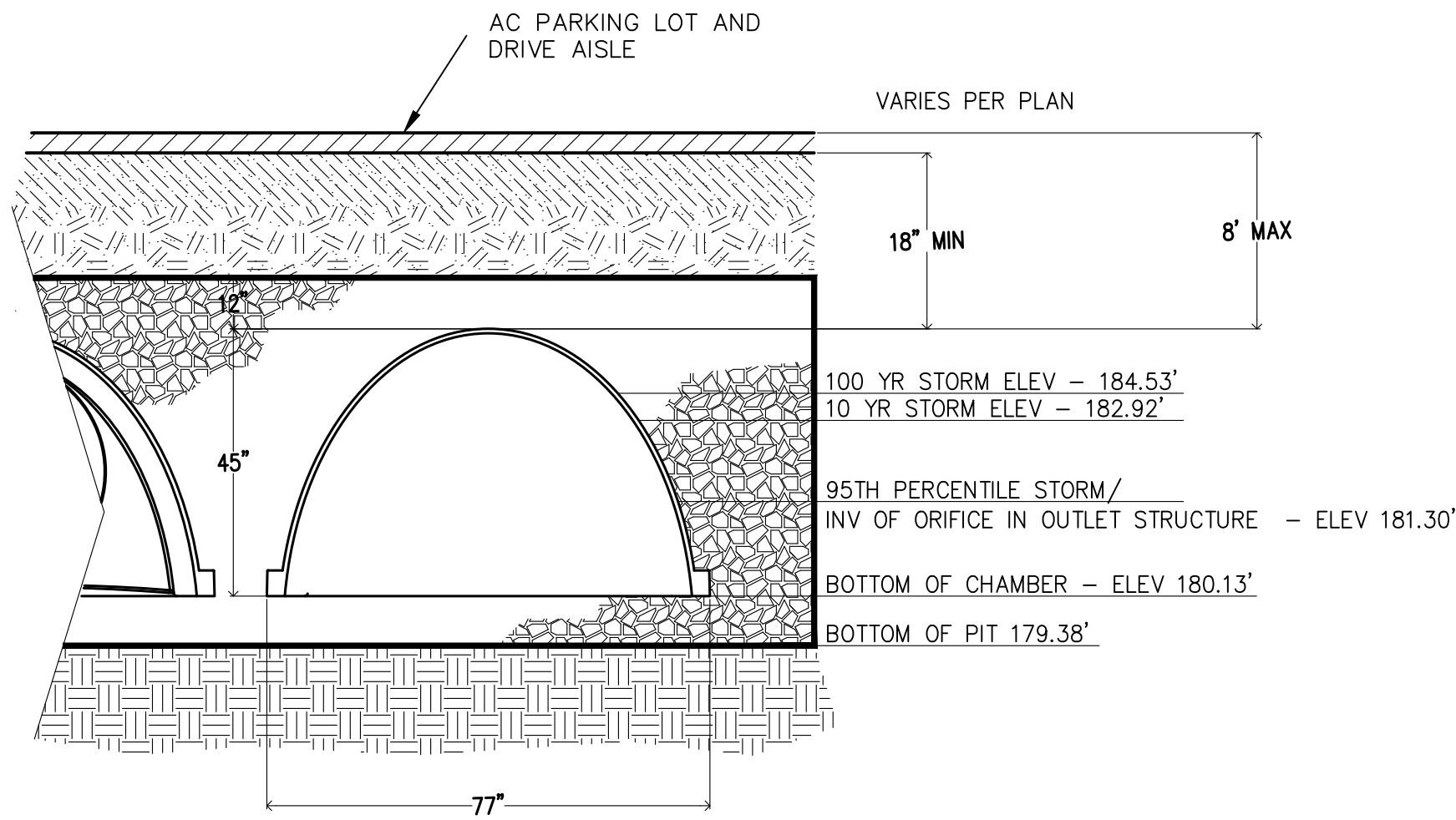
SECTION VIEW
OUTLET STRUCTURE 2
SCALE: 1"=5'



SECTION VIEW
OUTLET STRUCTURE 3
SCALE: 1"=5'



SECTION VIEW
OUTLET STRUCTURE 4
SCALE: 1"=5'



SCM #4 INFILTRATION PIT AND CHAMBER ELEVATIONS DETAIL
N.T.S.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS:			DATE: JANUARY 2024	date: Hanna - Brunetti	REFERENCES	CITY OF HOLLISTER JANUARY 2024	Meritage Homes - apn 054-600-005-000	SHEET C8
DATE	DESCRIPTION	BY:						
			HORIZ. SCALE: AS SHOWN					OF
			VERT. SCALE: NONE					JOB NO.
			DESIGNED BY: AM					20076
			CHECKED BY:					
			DRAWN BY: TM					

HANNA-BRUNETTI

EST. 1981

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