PLANNED DEVELOPMENT PRE-APPLICATION
NEW HORIZONS
MORGAN HILL, DISTRICT D, SANTA CLARA COUNTY, CALIFORNIA

CONTACT INFORMATION

APPLICANT: MORGAN HILL DEVCO, LLC
14500 SYCAMORE DRIVE
MORGAN HILL, CA 95037
CONTACT: ROCKE GARCIA
(408) 710-2953

PLANNING: DPC
220 LIVE OAK DRIVE
DANVILLE, CA 94506
CONTACT: VINCE BURGOS
(408) 421-2659

CIVIL ENGINEER: RUGGERI-JENSEN-AZAR & ASSOCIATES
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEERING: CHRIS PATTON, RCE 66271
PLANNING: ROSS DOYLE
(408) 848-0300

LANDSCAPE: ARCHITECT: CAMP & CAMP ASSOCIATES, INC.
2520 CAMINO DIABLO
WALNUT CREEK, CA 94597
CONTACT: KEVIN LEVESQUE
(510) 521-6700

ARCHITECT: (SINGLE FAMILY) (5,000'S & DUETS): THE DAHLIN GROUP
5865 OWENS DRIVE
PLEASANTON, CA 94588
CONTACT: JORDAN COWELL
(925) 251-7274

ARCHITECT: (SINGLE FAMILY): KTGY
1814 FRANKLIN STREET, #400
OAKLAND, CA 94612
CONTACT: AMANDA MAZZEI
(510) 463-2010

ARCHITECT: (MULTI-FAMILY & COTTAGES): BASSENIAN - LAGONI
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660
CONTACT: CINDY TEALE
(949) 553-9100

SITE DATA

- SUBJECT PARCEL(S): 817-20-031
- CURRENT LAND USE: FALLOW, VACANT
- ZONING: RESIDENTIAL MEDIUM DENSITY 7,000 (PD)
- GENERAL PLAN: RESIDENTIAL DETACHED MEDIUM (0-7 DU/AC)
  RESIDENTIAL ATTACHED MEDIUM (16-24 DU/AC)
  APPROVAL PENDING
- PROPOSED LAND USE: RESIDENTIAL
- BUILDOUT TABULATION

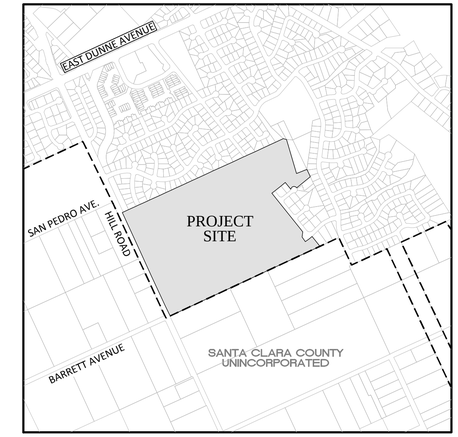
GROSS AREA	69.4 ± AC
PRIVATE RIGHT OF WAY	1.3 ± AC
PUBLIC RIGHT-OF-WAY DEDICATION	15.0 ± AC
NET AREA	53.1± AC
	(344 / 53.1 = 6.5 DU/AC)

- UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON

- PRELIMINARY EARTHWORK SUMMARY (APPROX.):

CUT	85,000 CY±
FILL	85,000 CY±
NET	0 CY± (BALANCED)



VICINITY MAP

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 344 NEW HOMES OF FOUR OWNERSHIP HOUSING TYPES:
- 217 SINGLE FAMILY DETACHED (5,000; 6,000 AND 7,000 SQFT LOTS)
- 58 COURT-HOME STYLE DUETS
- 14 AGE-RESTRICTED COTTAGES
- 55 AGE-RESTRICTED APARTMENTS

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:
- PUBLIC CIRCULATION NETWORK AND PRIVATE STREETS, COURTS AND ALLEYS
- ACTIVE AND PASSIVE OPEN SPACE AND AMENITIES, FEATURING A CENTRALLY-LOCATED CLUBHOUSE, POND, POOL AND TOT LOT
- CURB-SIDE AND BAY SHARED PARKING

OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:
- RE-ALIGNMENT OF BARRETT ROAD BETWEEN SORREL WAY AND HILL ROAD
- HILL ROAD HALF STREET IMPROVEMENTS
- JACKSON PARK IMPROVEMENTS
- JACKSON TRAIL

PLOT DATE: May 18, 2020
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\1 TITLE SHEET-PD.dwg

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

TITLE SHEET

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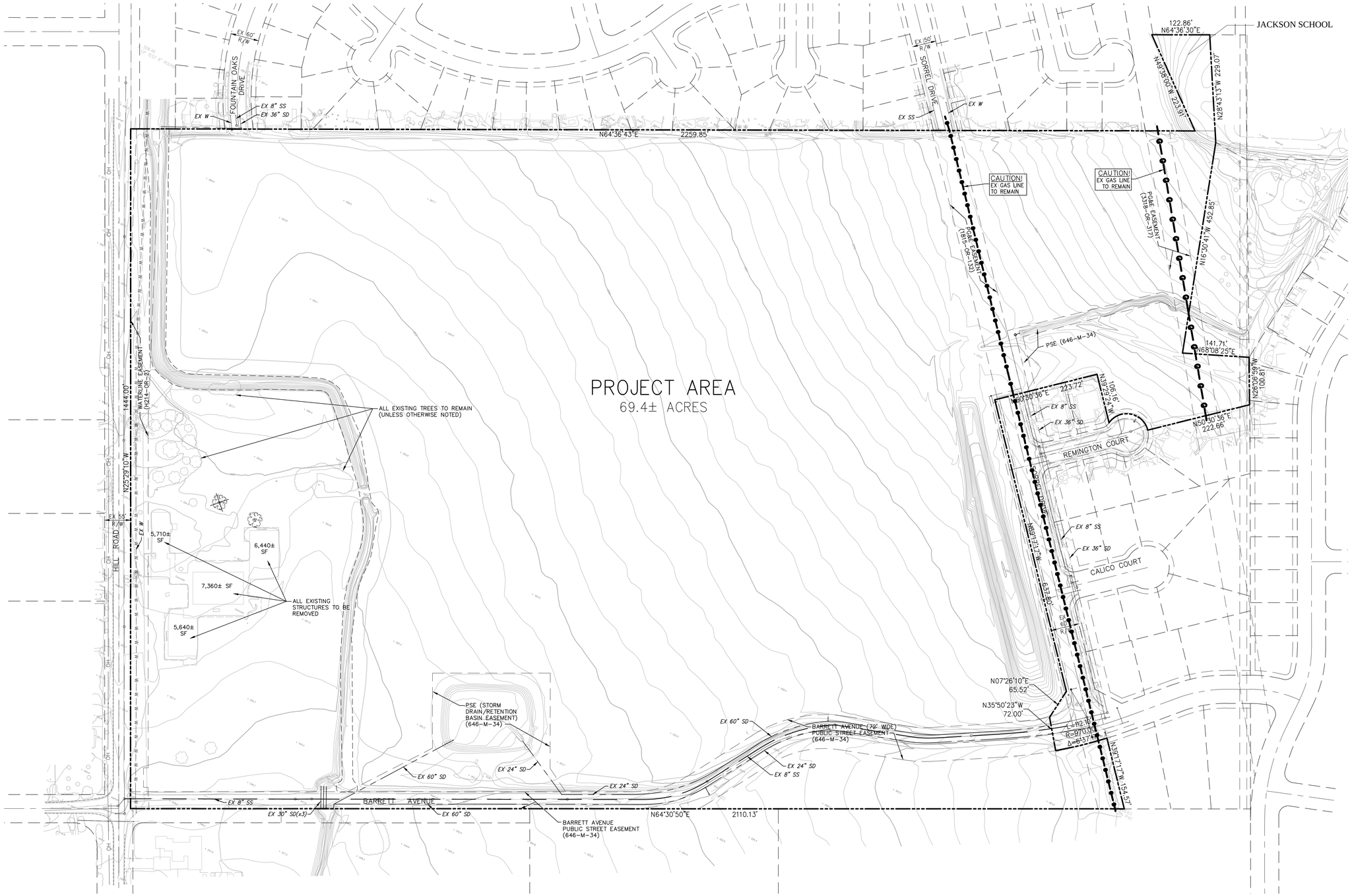
DpC DEVELOPMENT PROCESS CONSULTANTS 220 LIVE OAK DR. DANVILLE, CA 94506 (408) 421-2695 EMAIL: VBURGOS@HOTMAIL.COM
DAHLIN

JOB NO.	202013-001
DATE	MAY 18, 2020
SCALE	AS SHOWN

PD-01



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NEW HORIZONS AT MORGAN HILL

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EXISTING CONDITIONS

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PD-02

NOTES
1. AERIAL IMAGES DATED MAY 9, 2020

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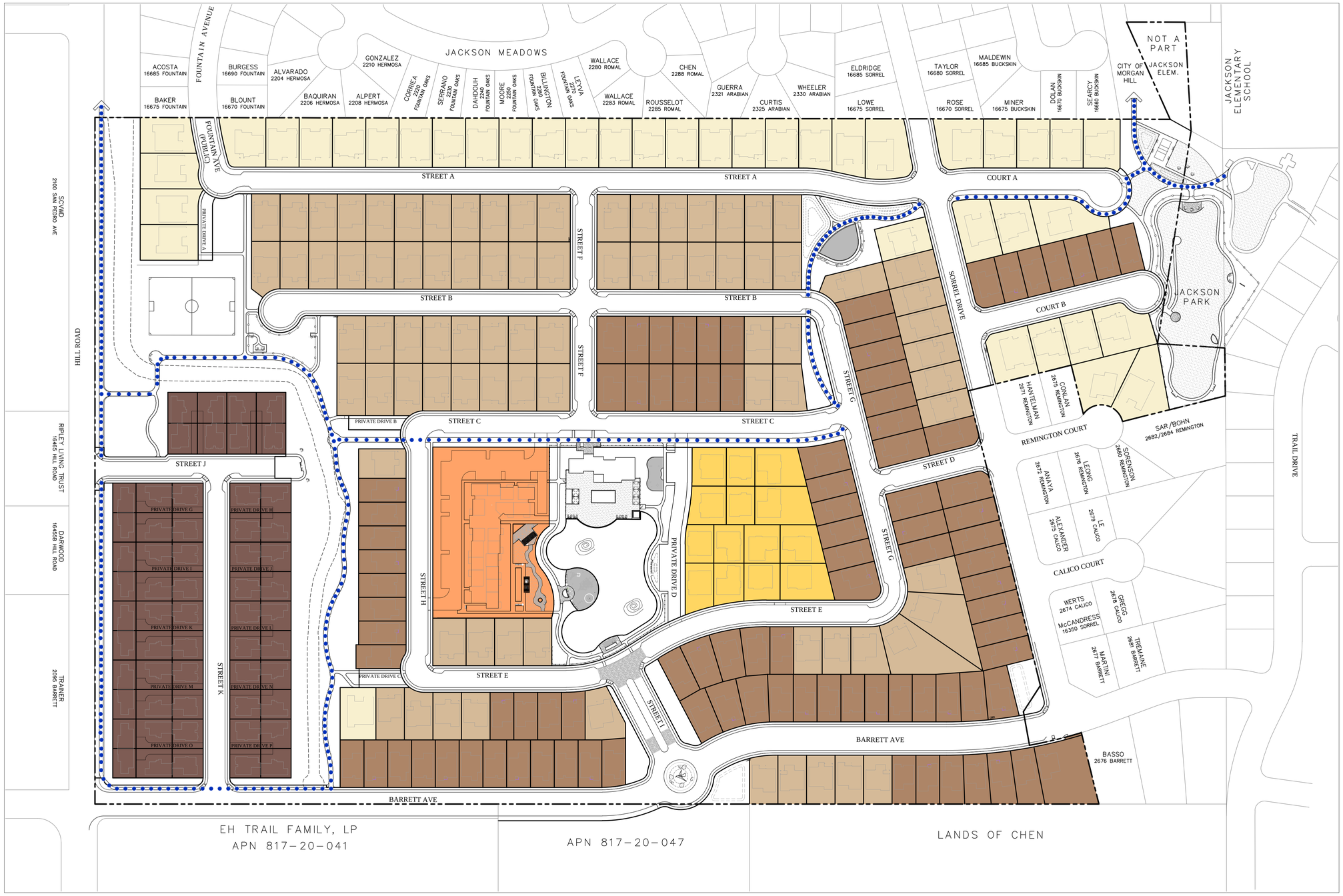
PD-03



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FILE PATH: W:\Jobs 2012\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\4 LAND USE SITE PLAN-PD.dwg

Site Information

Current Designation	Residential Medium Density (0-7 du/ac)
Proposed Designation	Residential Medium Density (0-7 du/ac) & Residential Attached Medium (16-24 du/ac)
Current Zoning	Residential Medium Density 7.000 (PD)
Proposed Zoning	No Change

Parking

Covered Spaces - Required			
Single Family Detached	2 spaces/unit		434
Single Family Attached	2 spaces/unit		116
Age-Restricted Cottages	50% - 2 spaces/unit		14
	50% - 1 space/unit		7
Age-Restricted Apartments	1 space/unit		55
			626
Guest Parking - Required			
Single Family	1 per 4 units	289/4	73
Multi-Family	1 per 5 units	55/5	11
			84
	Total Required Parking		**710**

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Covered Spaces -Provided	
Single Family Detached	434
Single Family Attached	116
Age-Restricted Cottages	28
Age-RestrictedApartments	43
	621
Guest Spaces - Proposed	
Recreation Center	17
Age-Restricted Apartments Bay Parking	11
Apron parking (2 per detached home)	434
Curb-side parking	275*
	737
Total Provided Parking	**1,358**

*count assumes one curb-side parallel space per home

Legend and Notes

Color	Description		
	7.000 sqft lots	40	217
	6.000 sqft lots	84	
	5.000 sqft lots	93	
	Duets (Magnolia)	58	
	Age-restricted cottages	14	
	Age-restricted multi-family	55	
		344	

N

0 100 200 300

SCALE IN FEET: 1"= 100'

Notes

1. Parcel configuration and street sections are preliminary and subject to refinement.

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

CONCEPTUAL SITE PLAN

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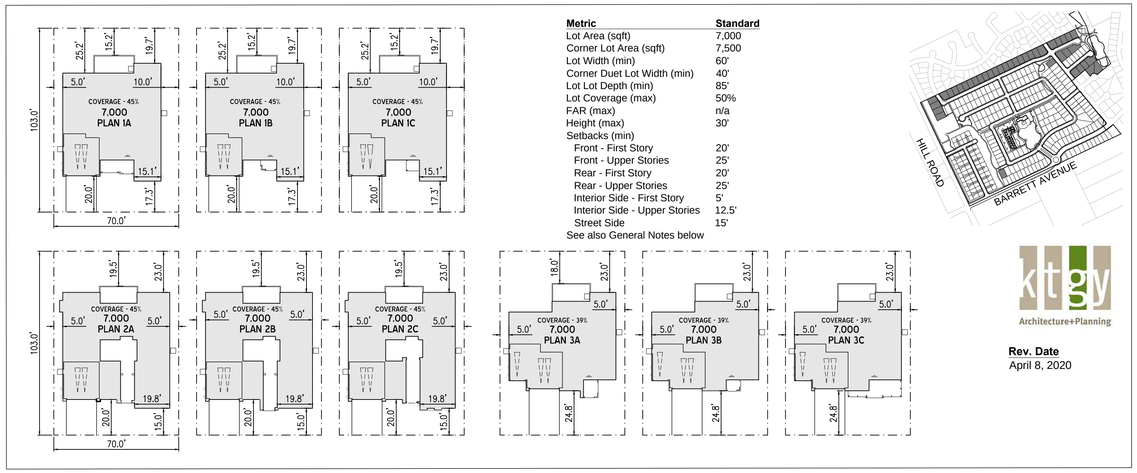
PD-04



Metric	Standard
Lot Area (sqft)	7,000
Corner Lot Area (sqft)	7,500
Lot Width (min)	60'
Corner Duet Lot Width (min)	40'
Lot Lot Depth (min)	85'
Lot Coverage (max)	50%
FAR (max)	n/a
Height (max)	30'
Setbacks (min)	
Front - First Story	20'
Front - Upper Stories	25'
Rear - First Story	20'
Rear - Upper Stories	25'
Interior Side - First Story	5'
Interior Side - Upper Stories	12.5'
Street Side	15'
See also General Notes below	

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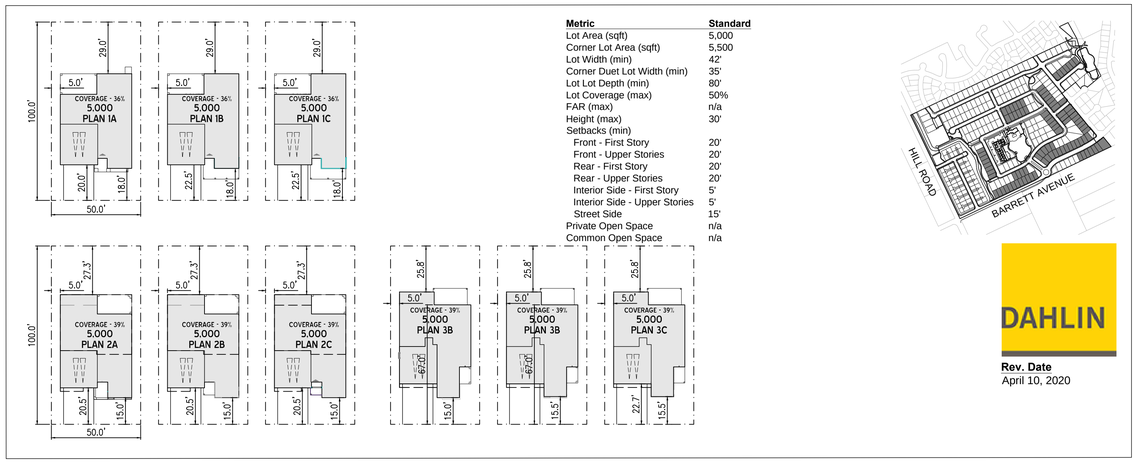
April 8, 2020

7,000 SQFT LOTS

SCALE 1" = 40'



Metric	Standard
Lot Area (sqft)	5,000
Corner Lot Area (sqft)	5,500
Lot Width (min)	42'
Corner Duet Lot Width (min)	35'
Lot Lot Depth (min)	80'
Lot Coverage (max)	50%
FAR (max)	n/a
Height (max)	30'
Setbacks (min)	
Front - First Story	20'
Front - Upper Stories	20'
Rear - First Story	20'
Rear - Upper Stories	20'
Interior Side - First Story	5'
Interior Side - Upper Stories	5'
Street Side	15'
Private Open Space	n/a
Common Open Space	n/a

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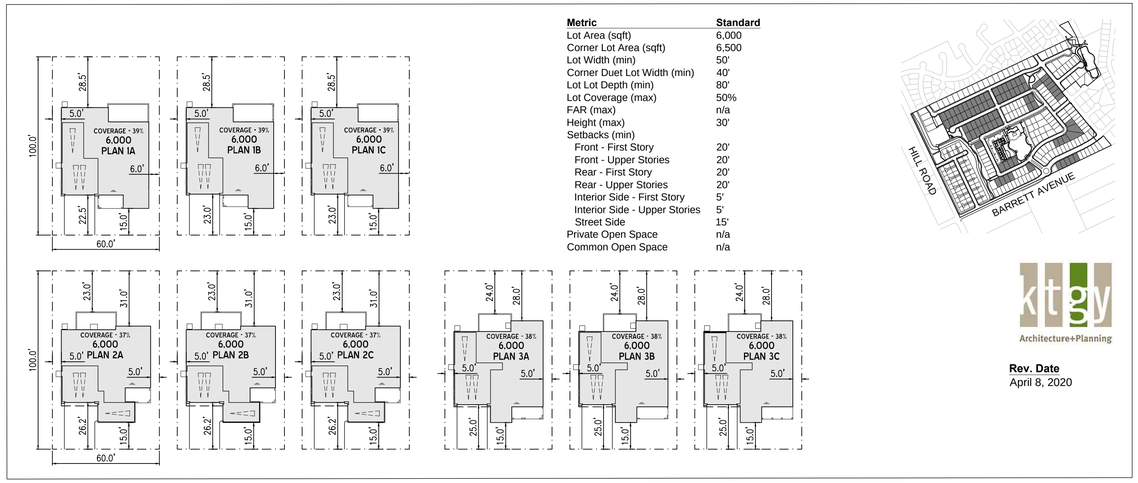
5,000 SQFT LOTS

SCALE 1" = 40'



Metric	Standard
Lot Area (sqft)	6,000
Corner Lot Area (sqft)	6,500
Lot Width (min)	50'
Corner Duet Lot Width (min)	40'
Lot Lot Depth (min)	80'
Lot Coverage (max)	50%
FAR (max)	n/a
Height (max)	30'
Setbacks (min)	
Front - First Story	20'
Front - Upper Stories	20'
Rear - First Story	20'
Rear - Upper Stories	20'
Interior Side - First Story	5'
Interior Side - Upper Stories	5'
Street Side	15'
Private Open Space	n/a
Common Open Space	n/a

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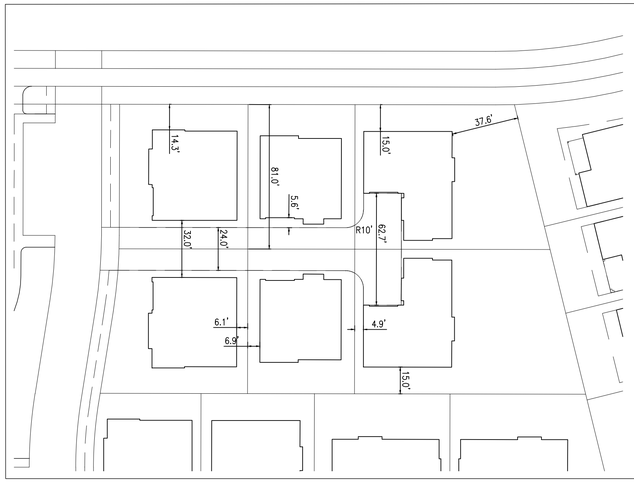
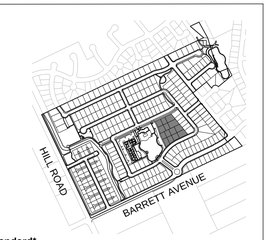
6,000 SQFT LOTS

SCALE 1" = 40'





Metric	Standard*
Lot Area (sqft)	4,500
Corner Lot Area (sqft)	5,000
Lot Width (min)	60'
Corner Duet Lot Width (min)	n/a
Lot Lot Depth (min)	80'
Lot Coverage (max)	n/a
FAR (max)	n/a
Height (max)	30'
Setbacks (min)	
Interior Property Lines	4'
Adjacent Residential (5,000 sf lots)	15'
Private Street Side	5'
Public Street Side	12'
Private Open Space	n/a
Common Open Space	n/a
Maximum Private Drive (motor court) Depth	160'

*Lot lines project to the center of the motor court. Standards will change if the motor court is omitted from individual lots.

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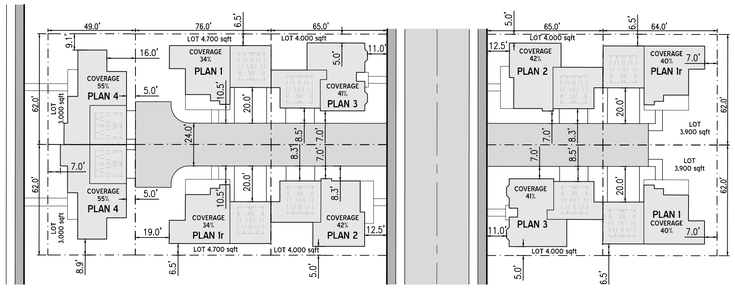
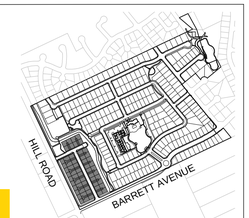
BUNGALOW LOTS ("COTTAGES")

SCALE 1" = 40'



Metric	Standard*
Lot Area (sqft)	3,000
Lot Width (min)	60'
Lot Lot Depth (min)	45'
Lot Coverage (max)	55%
FAR (max)	n/a
Height (max)	30'
Setbacks (min)	
Interior	0'
Front	5'
Rear	5'
Public Street Side	6'
Private Open Space	150 sqft
Common Open Space	150 sqft

*Lot lines project to the center of the motor court. Standards will change if the motor court is omitted from individual lots.



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COURT HOME-STYLE DUETS ("MAGNOLIA")

SCALE 1" = 40'

General Notes

1. Minimum lot frontage is 40-feet per Municipal Code section 18.16.030.E.
2. For the 5,000, 6,000, and 7,000 square foot lots, a portion of the building is allowed to project up to five (5) feet into the front yard setback. See Municipal Code section 18.16.030.D.
3. Outdoor room shown on the rear of the 5,000, 6,000, and 7,000 square foot lots must comply with the rear yard setbacks identified for the individual lot type.

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NEW HORIZONS AT MORGAN HILL

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DEVELOPMENT STANDARDS

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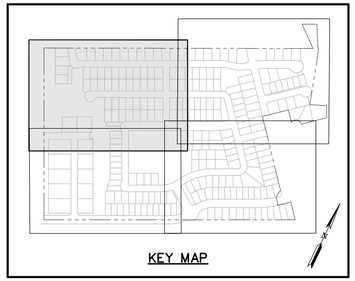

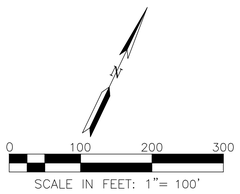

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NEW HORIZONS AT MORGAN HILL

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SITE PLAN - NORTHWEST

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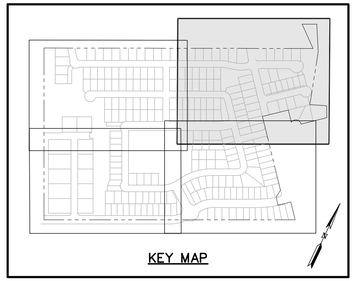

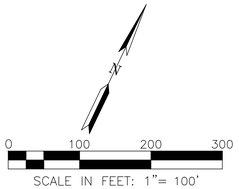

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NEW HORIZONS AT MORGAN HILL

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SITE PLAN - NORTHEAST

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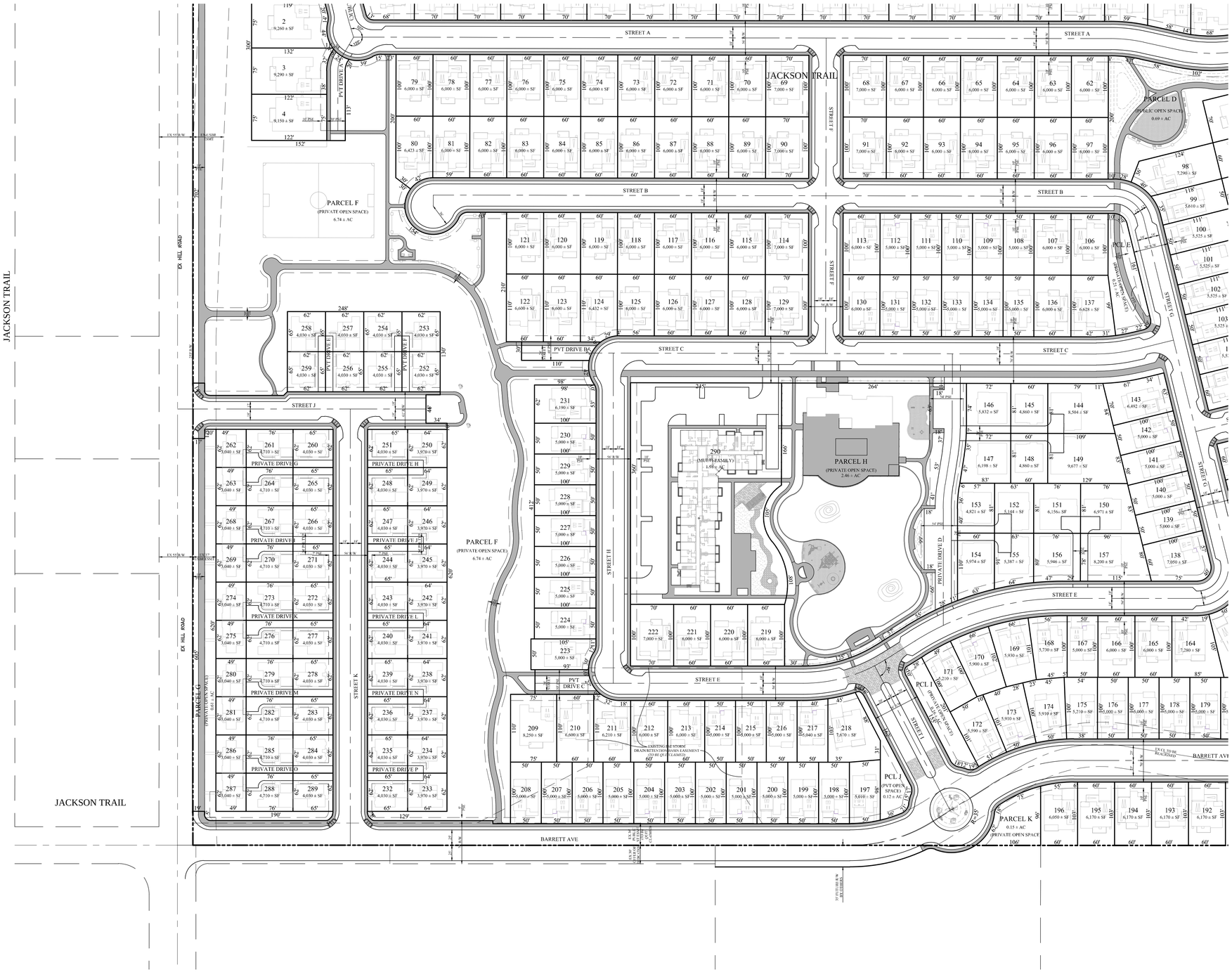

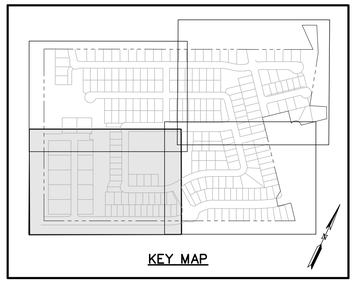

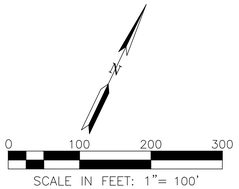

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NEW HORIZONS AT MORGAN HILL

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SITE PLAN - SOUTHWEST

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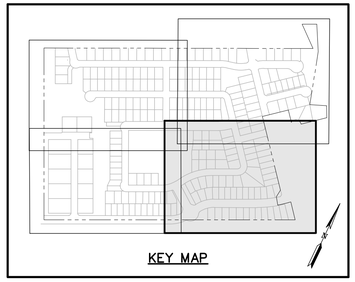

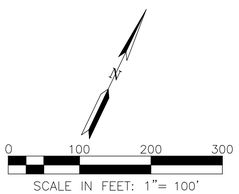

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NEW HORIZONS AT MORGAN HILL

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SITE PLAN - SOUTHEAST

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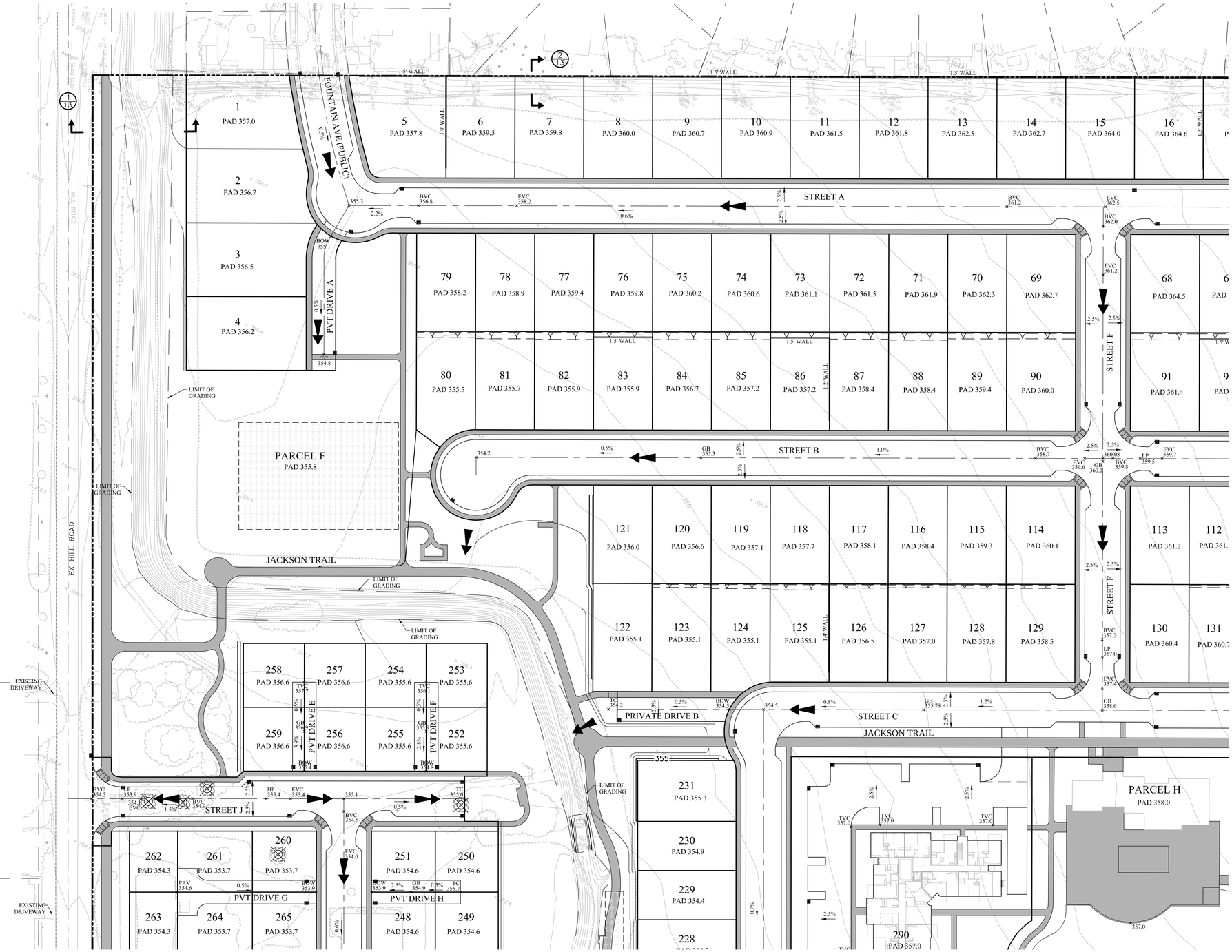

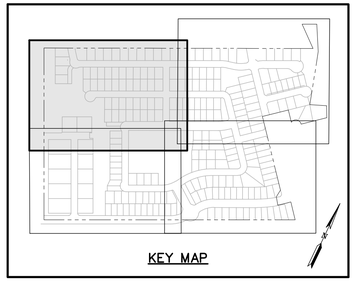

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PLOT DATE: May 18, 2020
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Preliminary\Applications\Planned Development (PD)\10 PRELIMINARY GRADING PLAN-PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

PRELIMINARY GRADING - NORTHWEST

D·R·HORTON America's Builder

camp & camp associates inc. -LANDSCAPE ARCHITECTURE- -URBAN DESIGN- -PLANNING-

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DpC DEVELOPMENT PROCESS CONSULTANTS 220 THE OAK DR. DANVILLE, CA 94506 (408) 421-2695 EMAIL: VASILRCDS@HOTMAIL.COM

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DATE	MAY 18, 2020
SCALE	AS SHOWN

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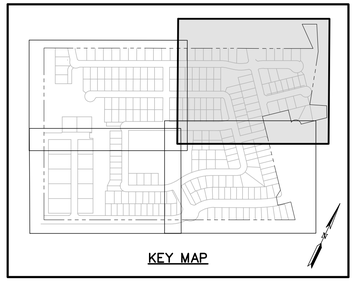

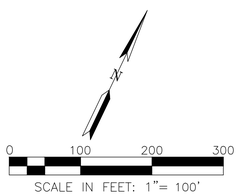

PLOT DATE: May 18, 2020
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\11 PRELIMINARY GRADING PLAN-PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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JOB NO.	202013-001
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SCALE	AS SHOWN

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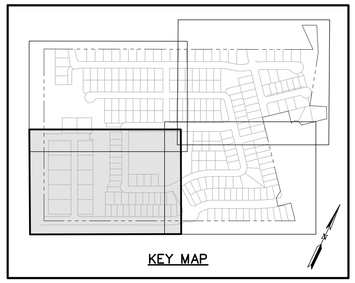

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SCALE IN FEET: 1"= 100'

PLOT DATE: May 18, 2020
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\12 PRELIMINARY GRADING PLAN-PD.dwg

NEW HORIZONS AT MORGAN HILL

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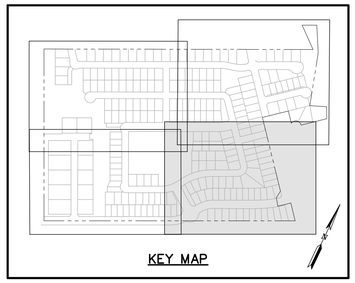
PD-12



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PLOT DATE: May 18, 2020
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Preliminary Applications\Planned Development (PD)\13 PRELIMINARY GRADING PLAN-PD.dwg

NEW HORIZONS AT MORGAN HILL

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SCALE	AS SHOWN

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