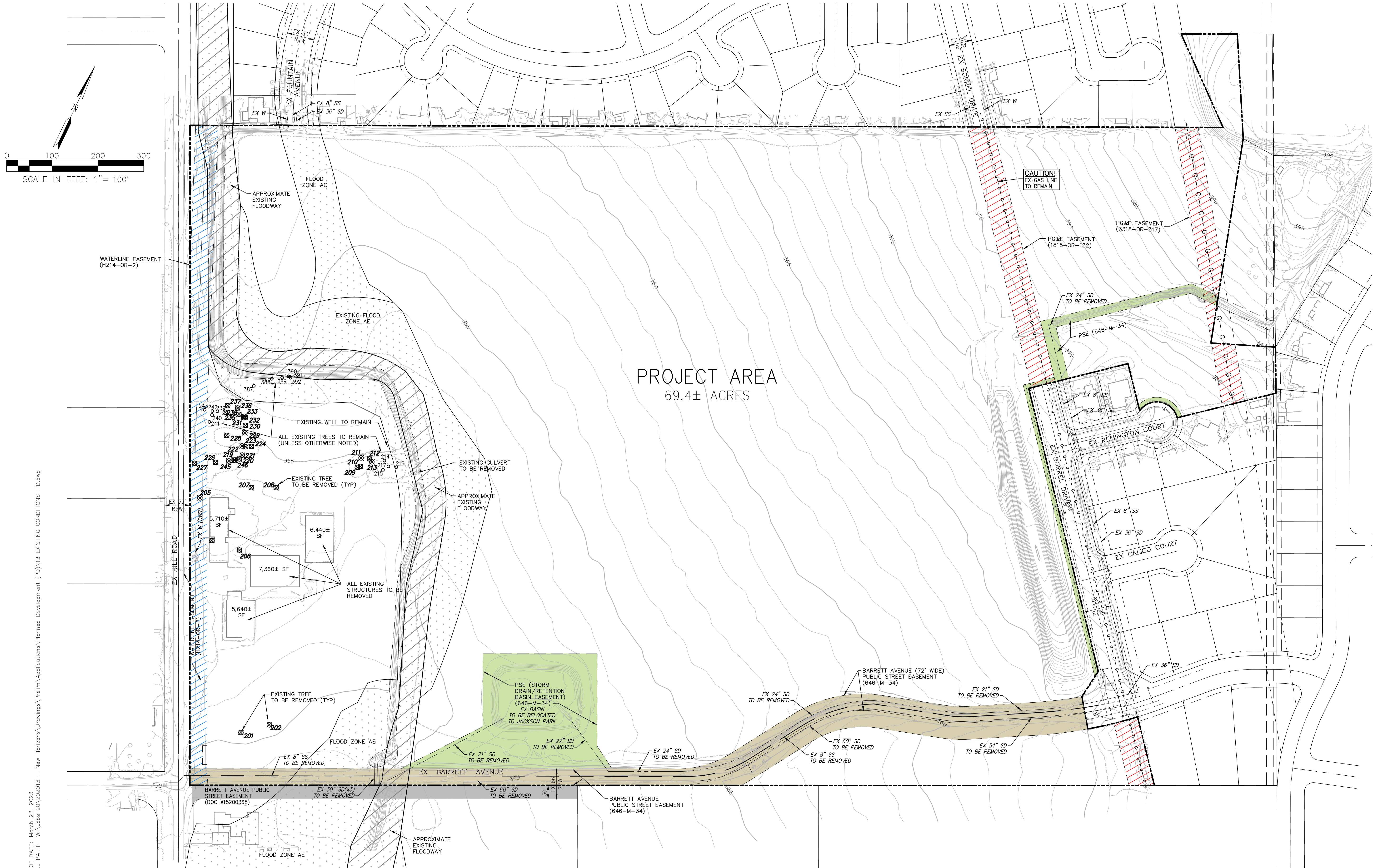




		Trunk Diameter In Inches	Morgan Hill Tree
Tree #	Common Name	DBH	Yes / No
200	Italian Cypress	8 @ 6"	No
201	Red Ironbark	22	Yes
202	Red Ironbark	23	Yes
203	Hollywood Juniper	18	Yes
204	Hollywood Juniper	16 / 12	Yes
205	English Walnut	12	No
206	Japanese Privet	14	Yes
207	Red Ironbark	20	Yes
208	Red Ironbark	19	Yes
209	Black Walnut	17 / 10	Yes
210	Almond	8 / 7	No
211	Almond	20	Yes
212	Coast Live Oak	13 / 11	Yes
213	Coast Live Oak	8	Yes
214	Almond	6 / 5	No
215	Coast Live Oak	12 / 12	Yes
216	Coast Live Oak	14	Yes
217	Coast Live Oak	8	Yes
218	Valley Oak	11 / 8 / 8	Yes
219	Coast Live Oak	24	Yes
220	Coast Live Oak	12	Yes
221	Coast Live Oak	6	Yes
222	Coast Live Oak	7	Yes
223	Coast Live Oak	18 Below Fork	Yes
224	Coast Live Oak	20	Yes
225	Coast Live Oak	8	Yes
226	Coast Live Oak	30 - Below Fork	Yes
227	Italian Cypress	8 @ 6"	No
228	Evergreen Ash	25	Yes
229	Coast Live Oak	17 @ 24"	Yes
230	Coast Live Oak	12	Yes
231	Coast Live Oak	8	Yes
232	Coast Live Oak	17	Yes
233	Coast Live Oak	10	Yes
234	Phum	10	No
235	English Hawthorne	5 / 4	No
236	Coast Live Oak	17	Yes
237	Coast Live Oak	28	Yes
238	Coast Live Oak	8 / 7 / 7 / 6	Yes
239	Coast Live Oak	15	Yes
240	Coast Live Oak	24- Below Fork	Yes
241	Japanese Privet	10	Yes
242	Coast Live Oak	7	Yes
243	Monterey Pine	26- Below Fork	Yes
244	Fremont Cottonwood	22	Yes
245	Coast Live Oak	17	Yes
246	Coast Live Oak	20- Below Fork	Yes

- TREE LEGEND**
- 241 ○ TREE TO REMAIN (PROTECT IN PLACE)
- 228 ✕ TREE TO BE REMOVED

- NOTES**
- REFER TO THE ARBORIST'S REPORT FOR THIS PROJECT: INVENTORY OF EXISTING TREES, MORGAN HILL DEVELOPMENT COMPANY, HILL AVENUE AND BARRETT AVENUE, MORGAN HILL, CA., PREPARED BY MICHAEL L. BENCH, CONSULTING ARBORIST, DATED MAY 9, 2017, FOR MORE INFORMATION.
 - FEMA FLOOD ZONES SHOWN SIZES AND LOCATIONS SHOWN ARE APPROXIMATE.
 - LOCATION OF THE EXISTING DEPARTMENT OF WATER RESOURCE: LINE SHOWN IS APPROXIMATE.

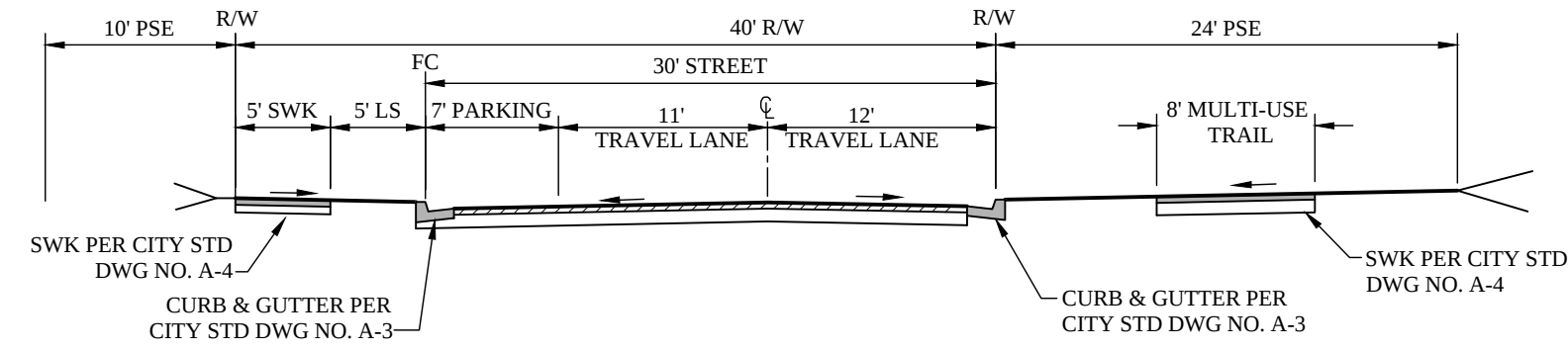
NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC



JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

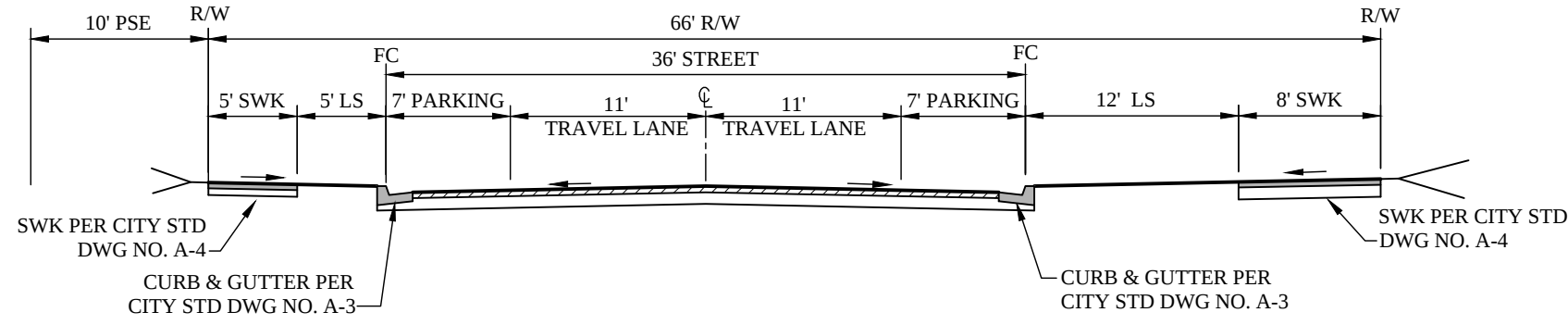
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ZA2021-0001

PLOT DATE: March 23, 2023
 FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\14- STREET SECTIONS-PD.dwg



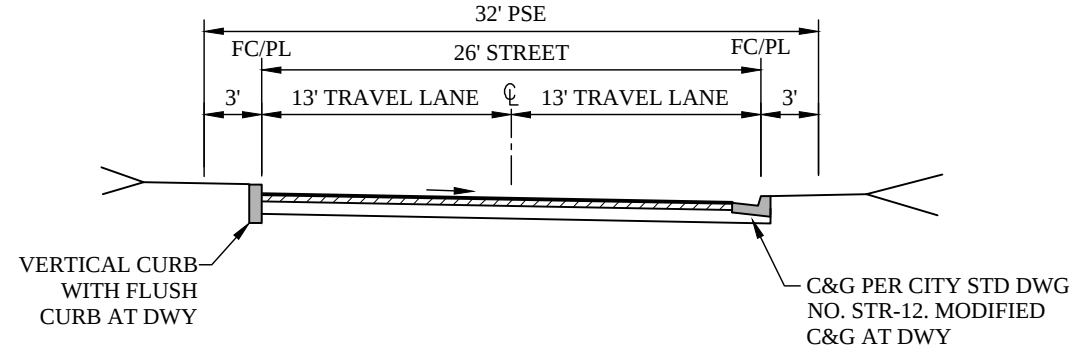
(F)
 40' STREET (PUBLIC)
 (PARKING ONE SIDE)
 NO SCALE

STREET C



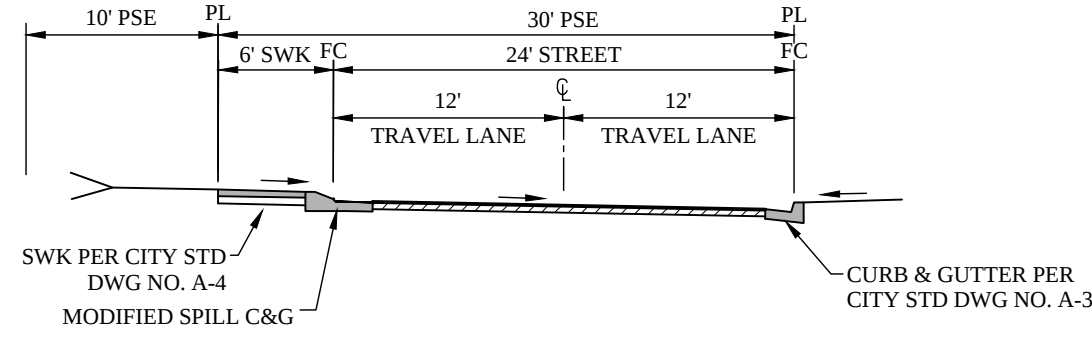
(G)
 66' STREET (PUBLIC)
 (PARKING BOTH SIDES)
 NO SCALE

COURT A



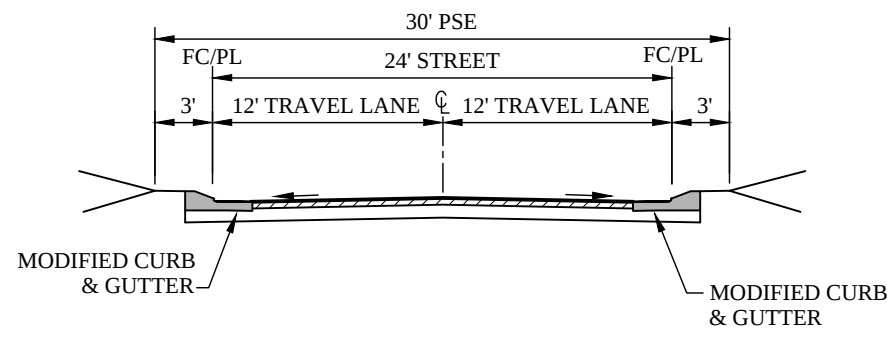
(H)
 26' STREET (PRIVATE)
 (NO PARKING)
 NO SCALE

PRIVATE DRIVE M, Q, & R



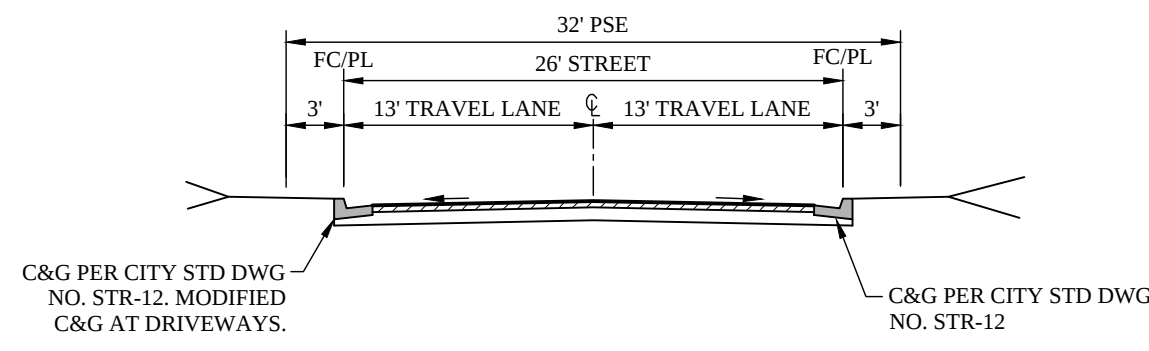
(I)
 24' STREET (PRIVATE)
 NO SCALE

PRIVATE DRIVE B & K



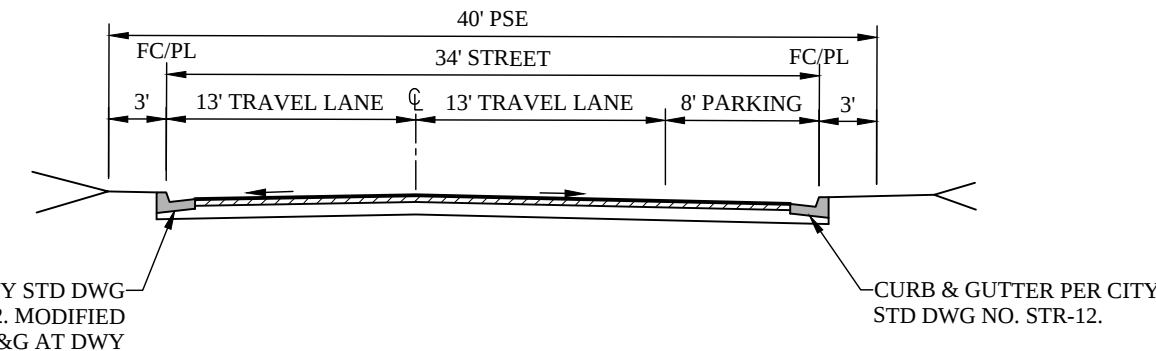
(J)
 24' STREET (PRIVATE)
 (NO PARKING)
 NO SCALE

PRIVATE DRIVES C THROUGH J



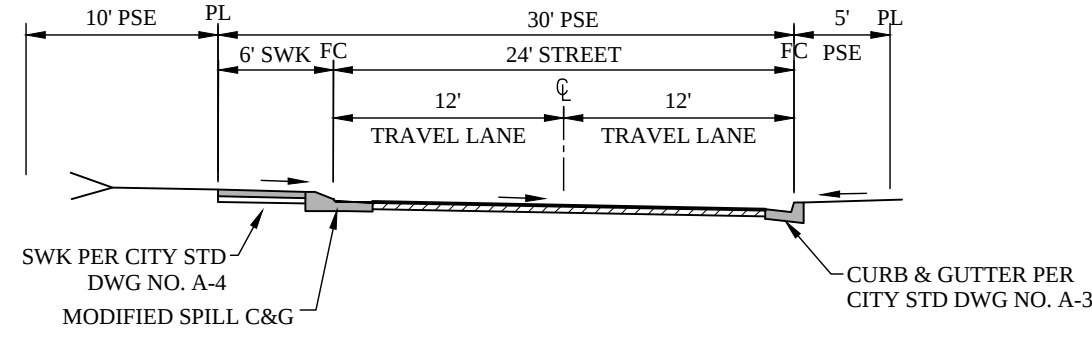
(K)
 26' STREET (PRIVATE)
 (NO PARKING)
 NO SCALE

PRIVATE DRIVE N THROUGH P



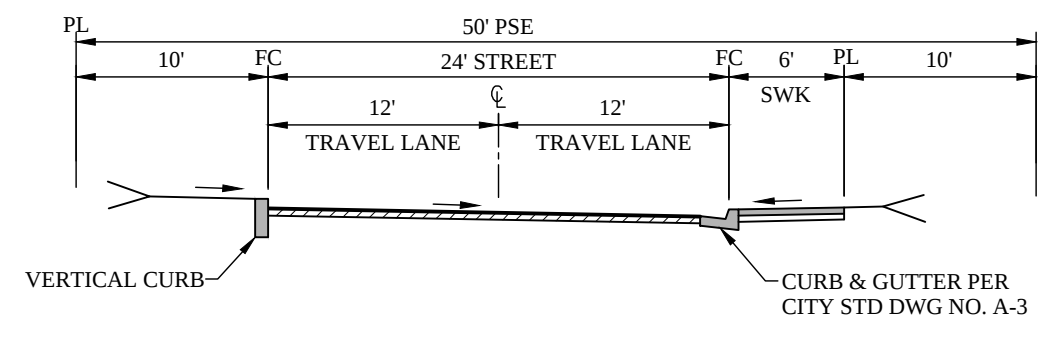
(L)
 34' STREET (PRIVATE)
 (PARALLEL PARKING ONE SIDE)
 NO SCALE

PRIVATE DRIVE N & P



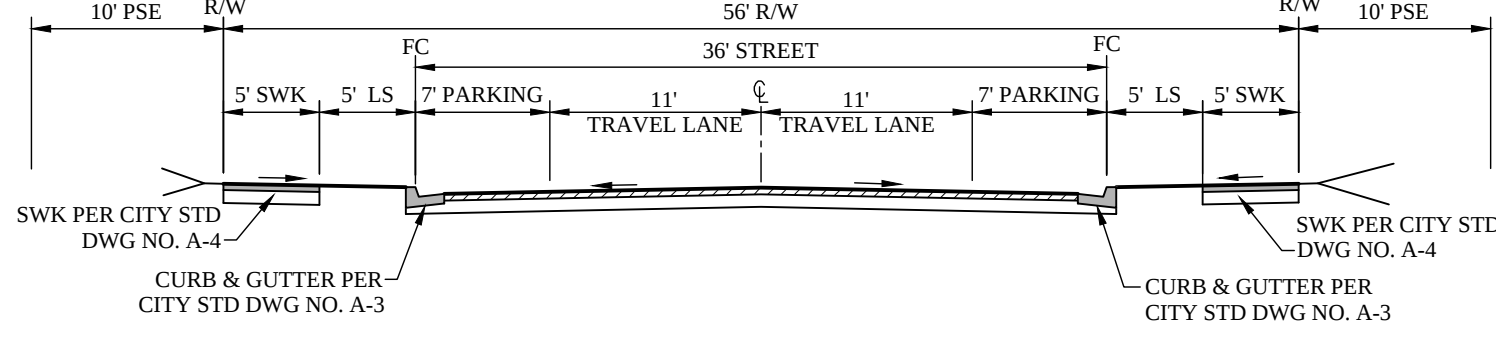
(M)
 24' STREET (PRIVATE)
 NO SCALE

PRIVATE DRIVE A



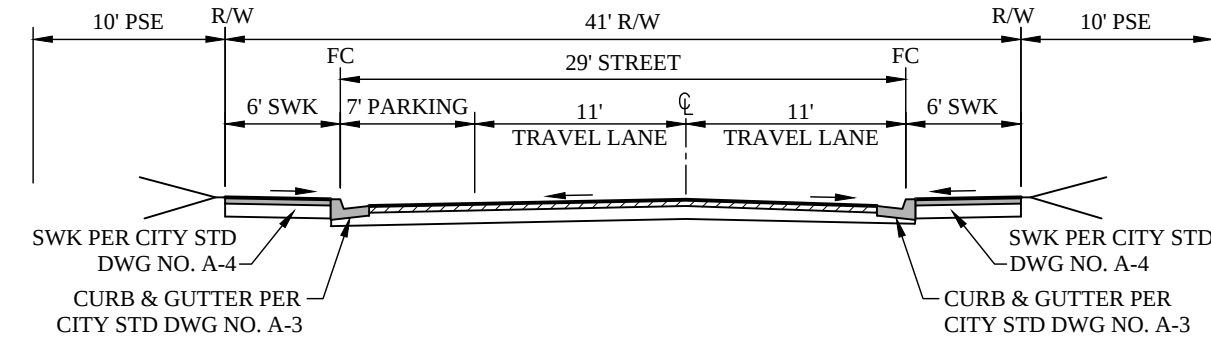
(N)
 24' STREET (PRIVATE)
 NO SCALE

PRIVATE DRIVE L



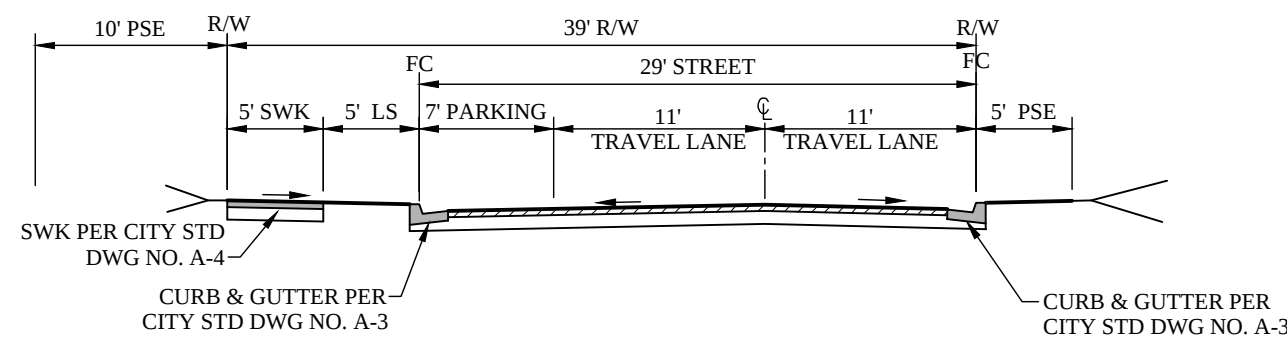
(A)
 56' STREET (PUBLIC)
 (PARKING BOTH SIDES)
 NO SCALE

STREETS A THROUGH H
PRIVATE STREET J



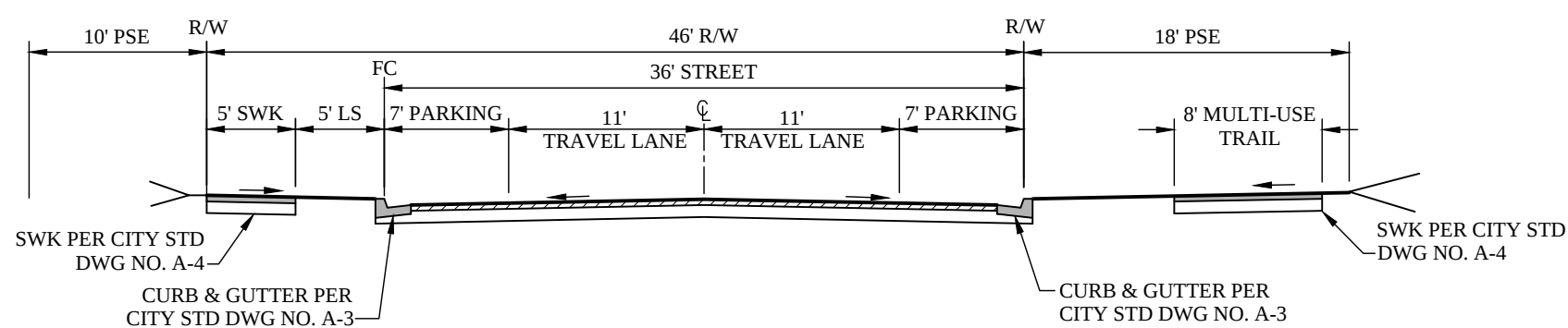
(C)
 49' STREET (PRIVATE)
 (PARKING ONE SIDE)
 NO SCALE

PRIVATE STREET K
PRIVATE STREET L



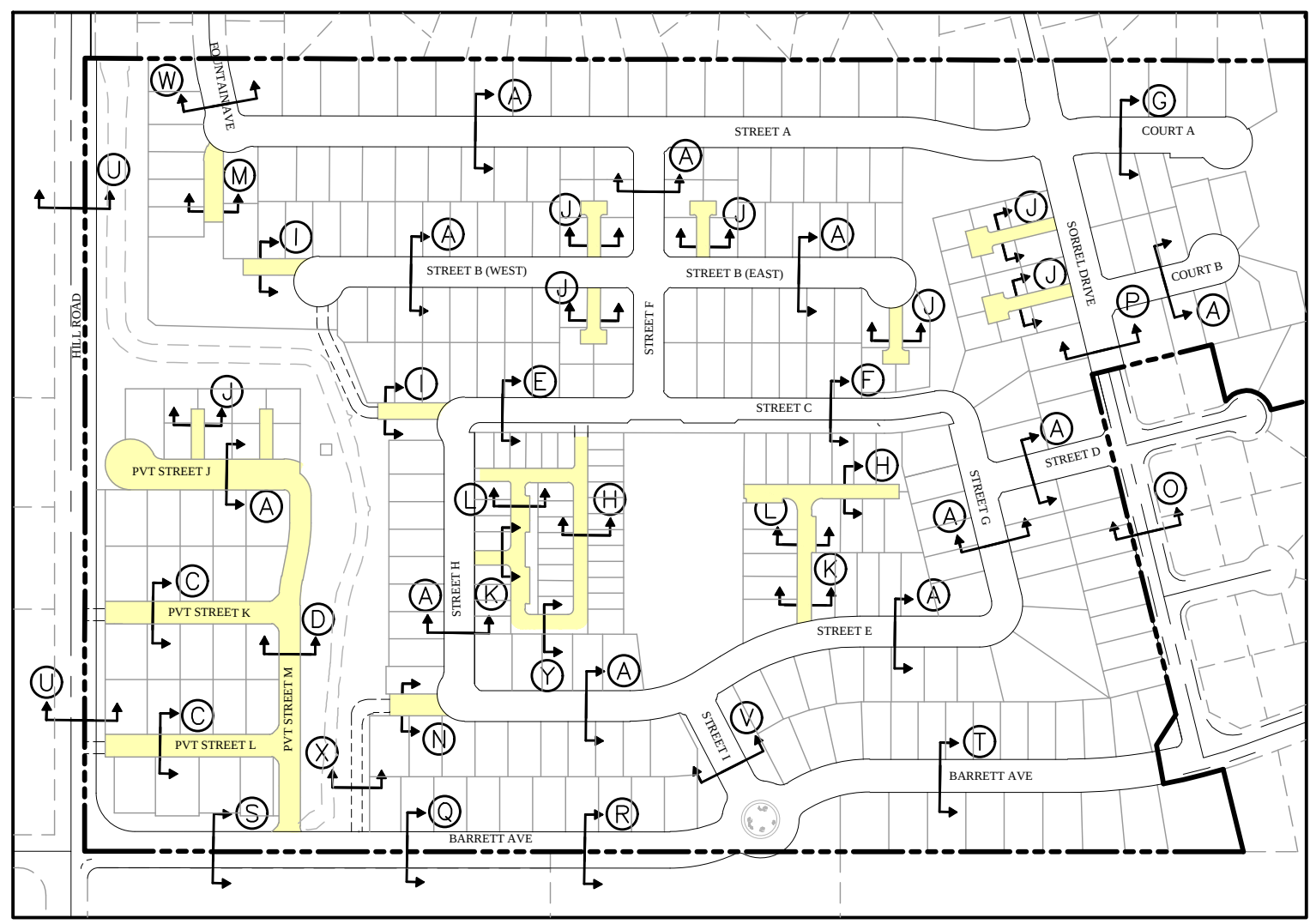
(D)
 39' STREET (PRIVATE)
 (PARKING ONE SIDE)
 NO SCALE

PRIVATE STREET M



(E)
 46' STREET (PUBLIC)
 (PARKING BOTH SIDES)
 NO SCALE

STREET C



KEY MAP

PRIVATE STREETS

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

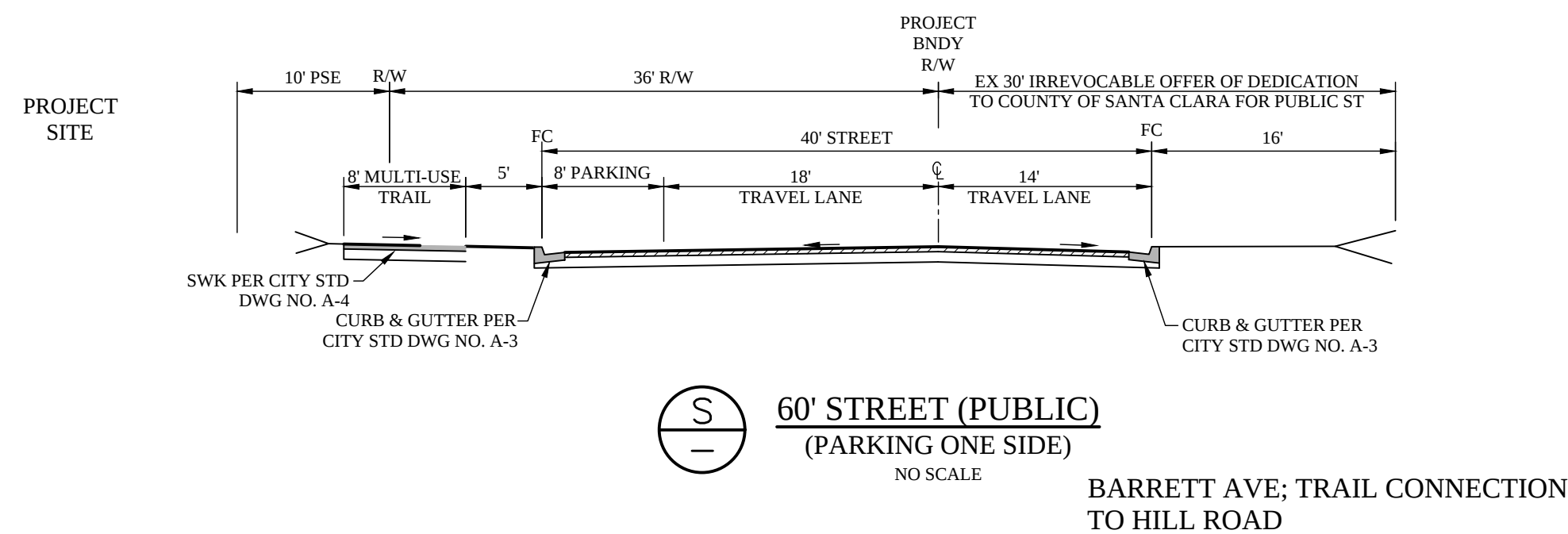
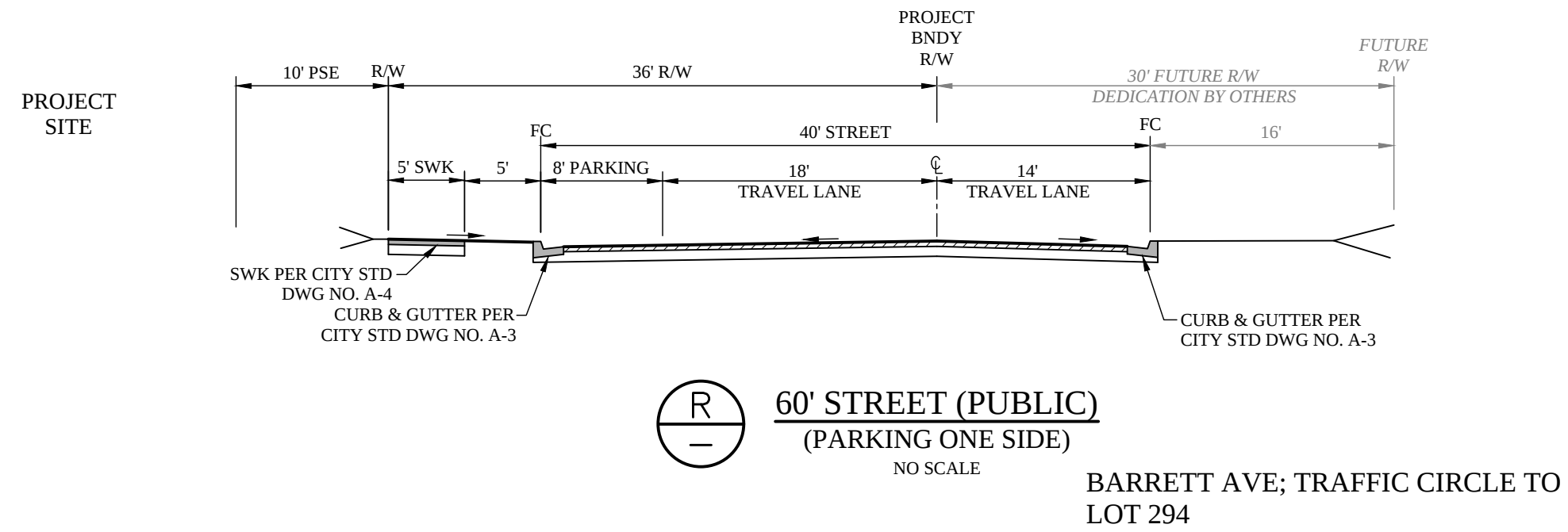
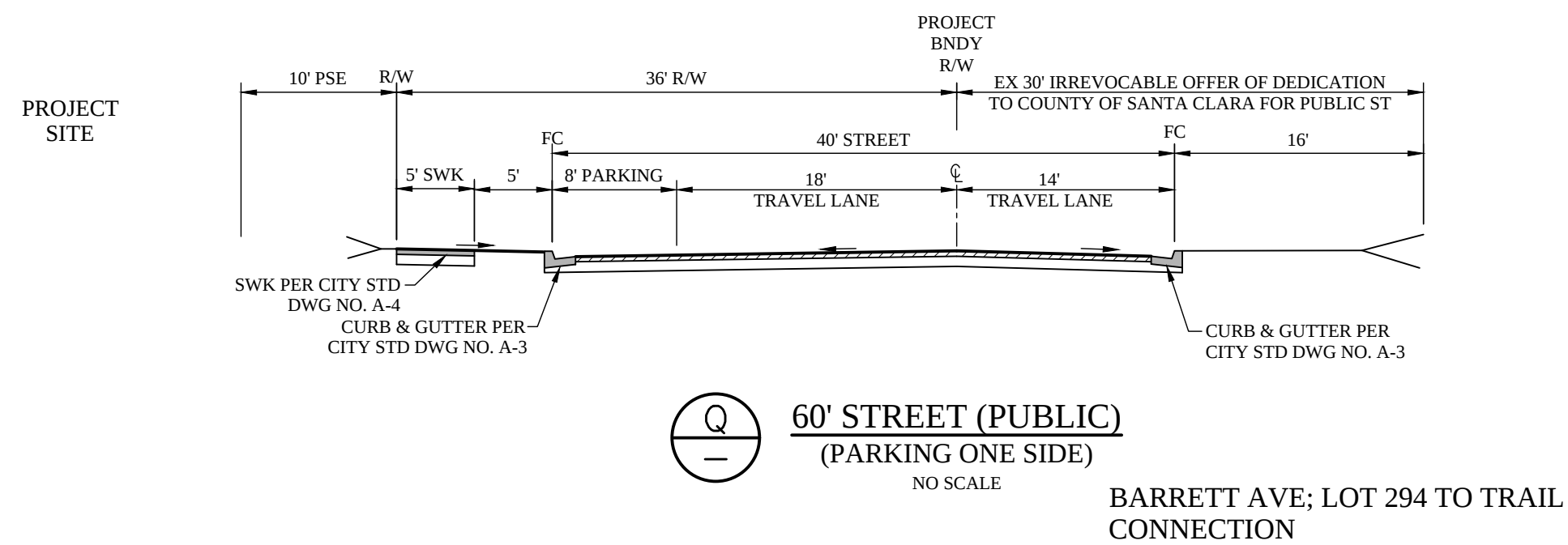
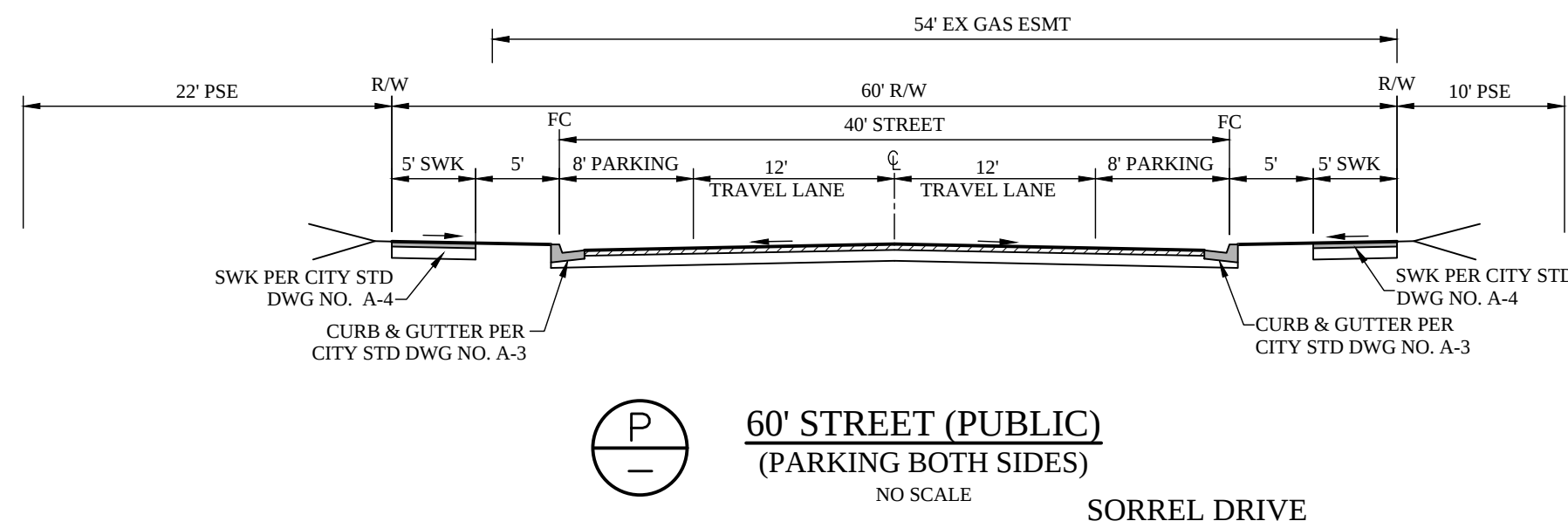
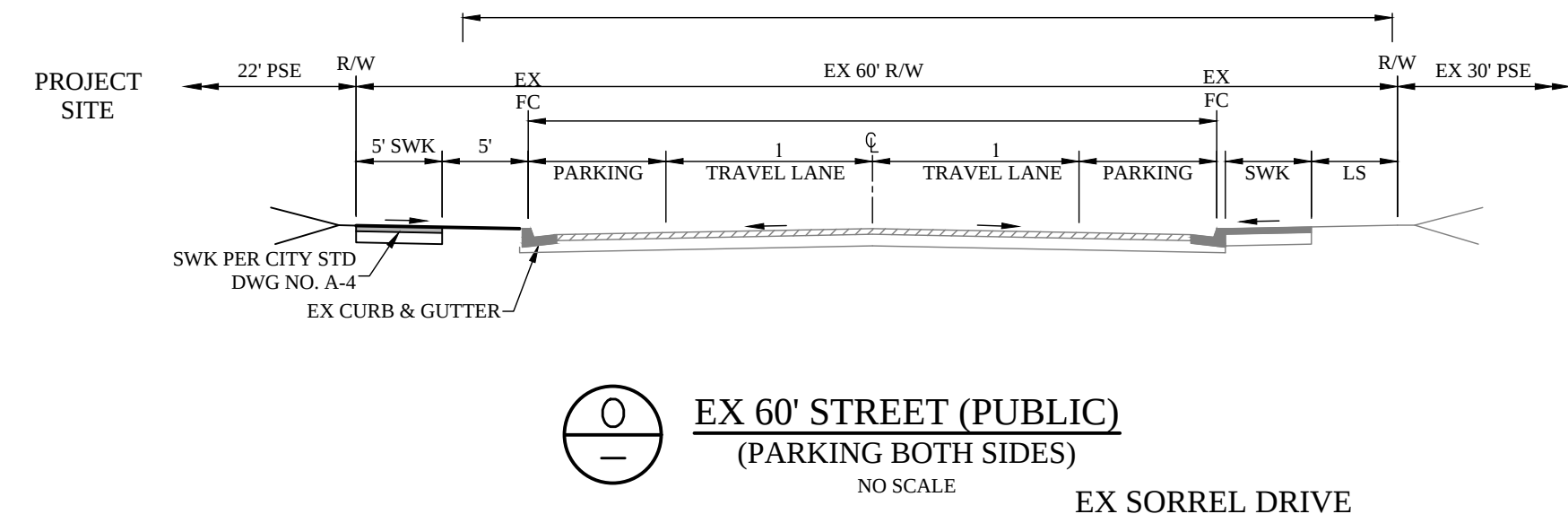
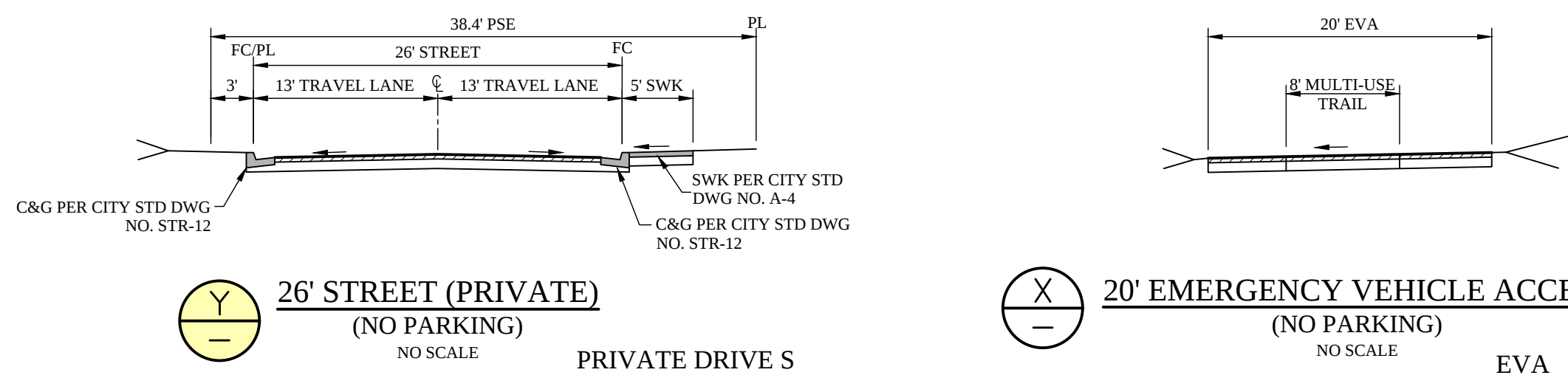
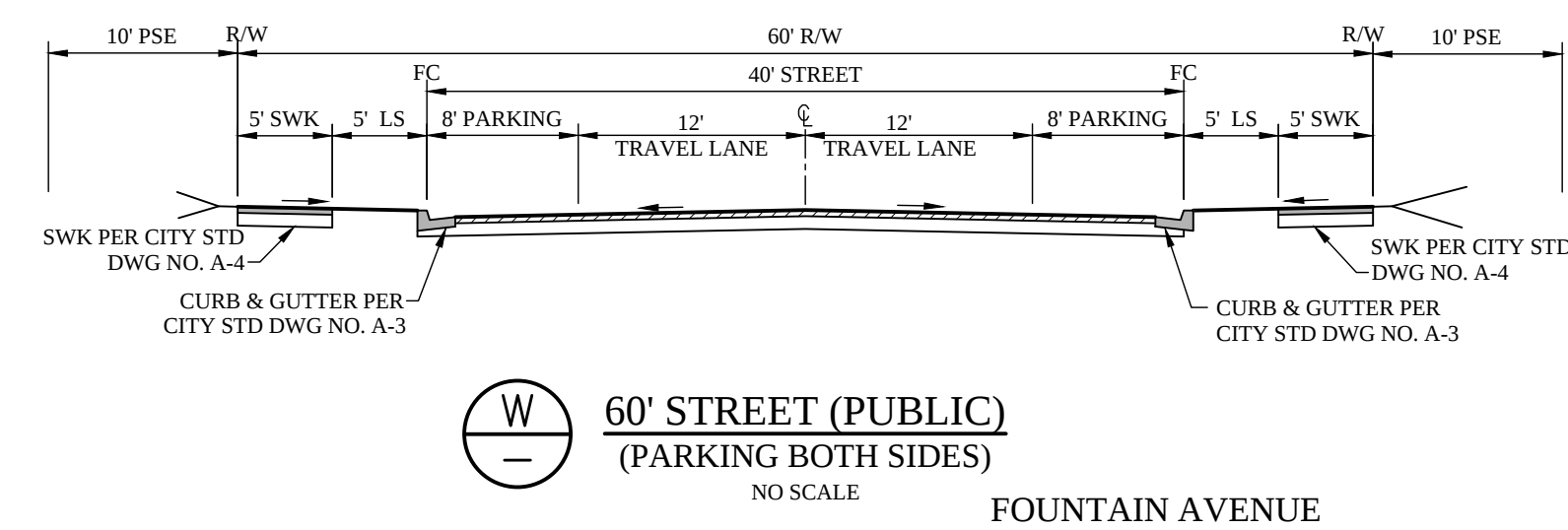
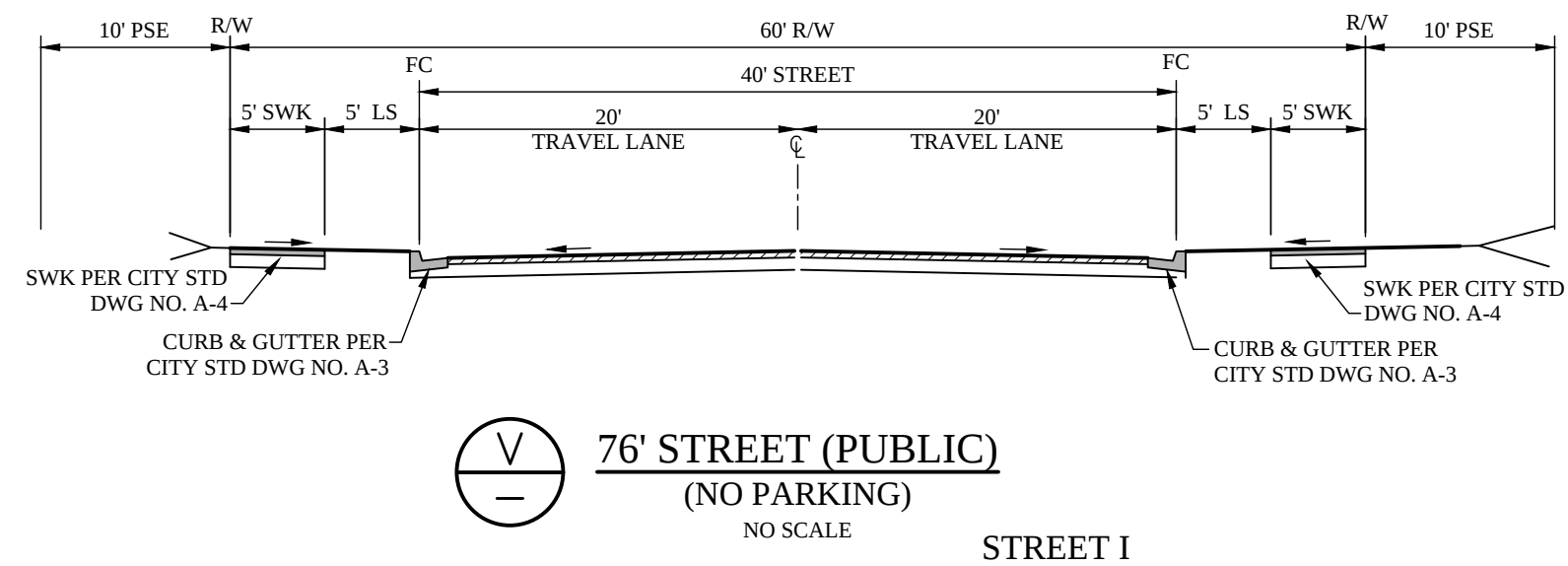
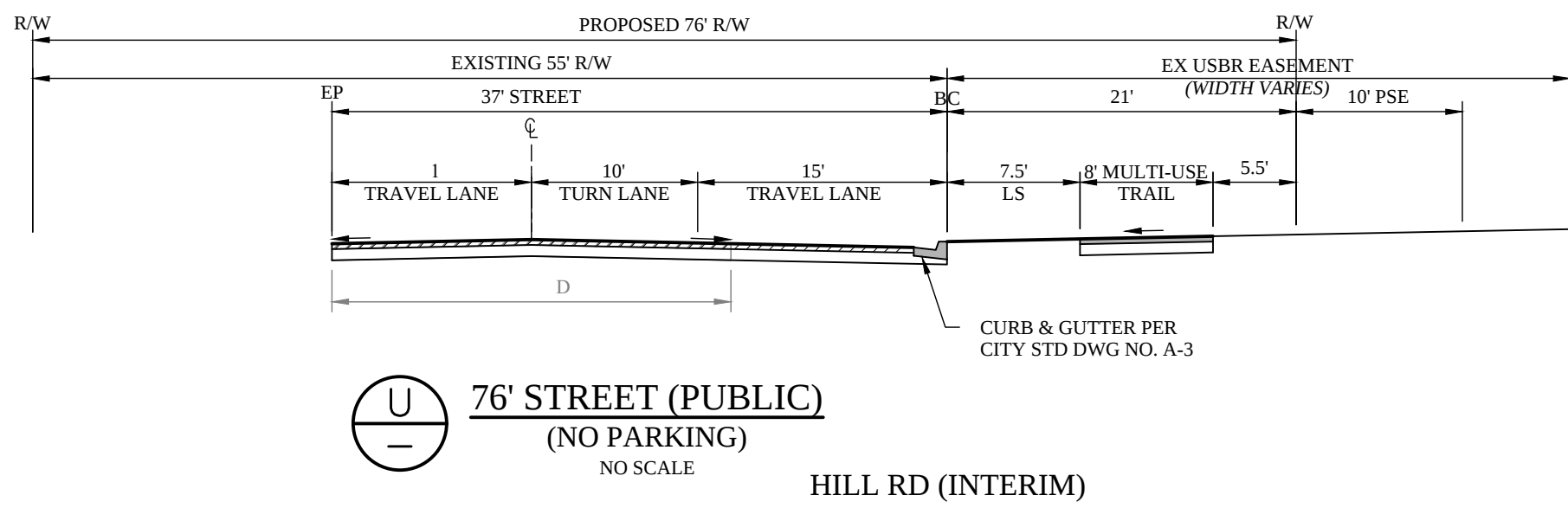
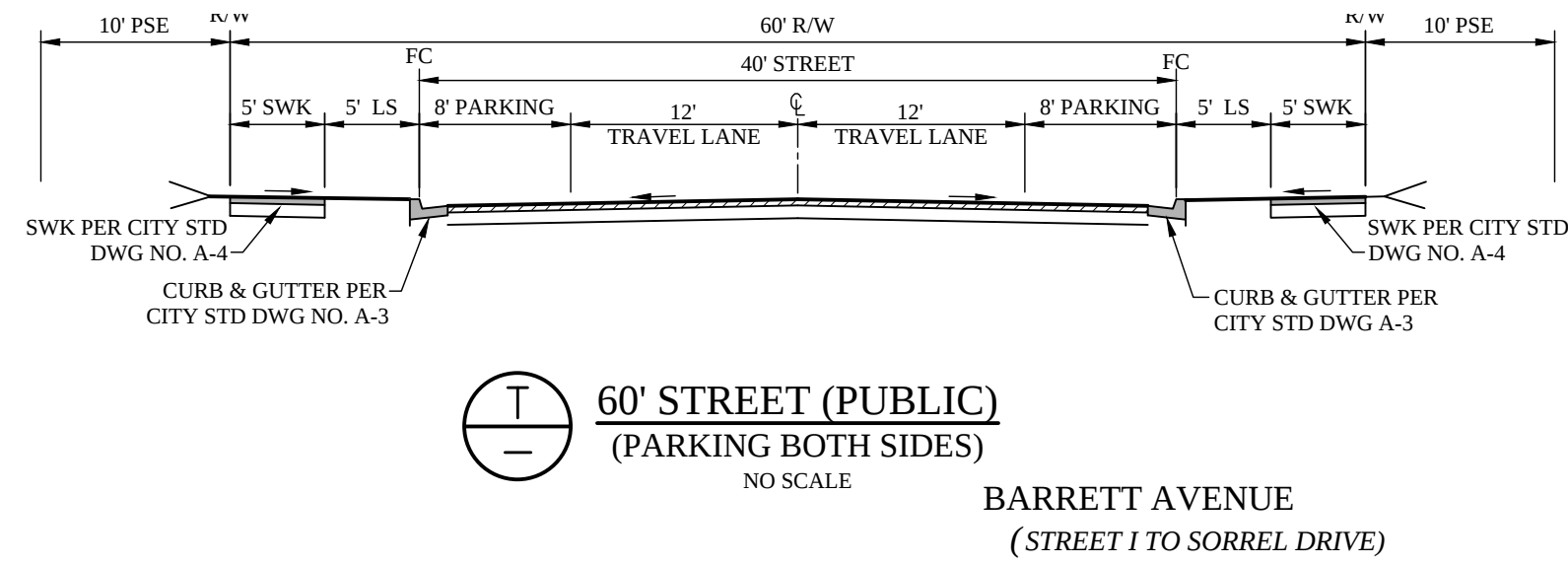


JOB NO. 202013-001
 DATE 3/24/2023
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ZA2021-0001

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NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC



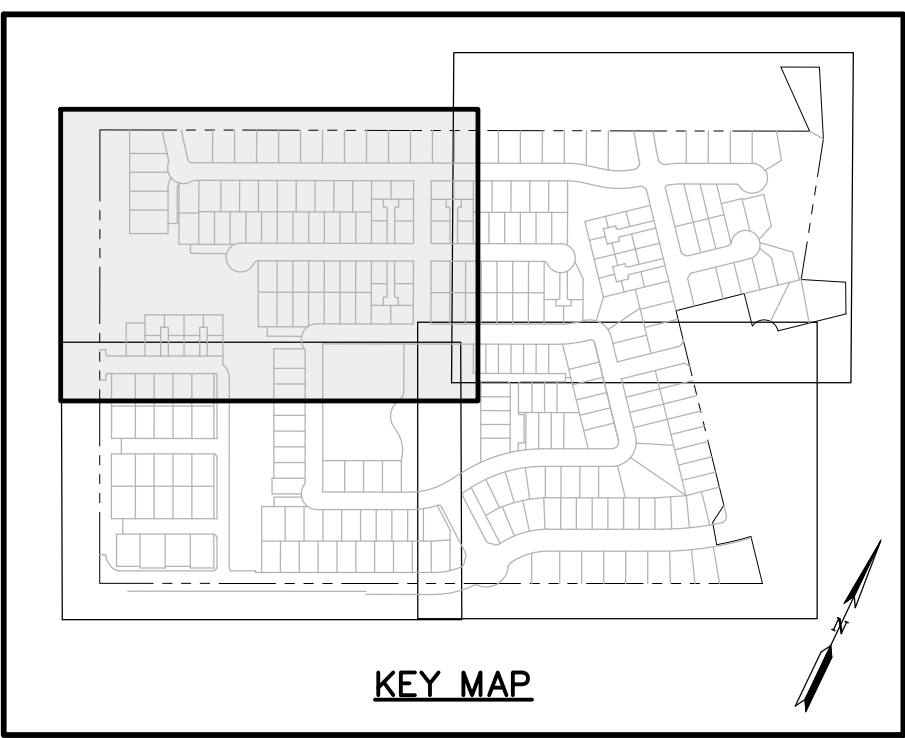
JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-15

ZA2021-0001

STREET SECTIONS

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs\20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\16 PRELIMINARY GRADING PLAN-PD.dwg

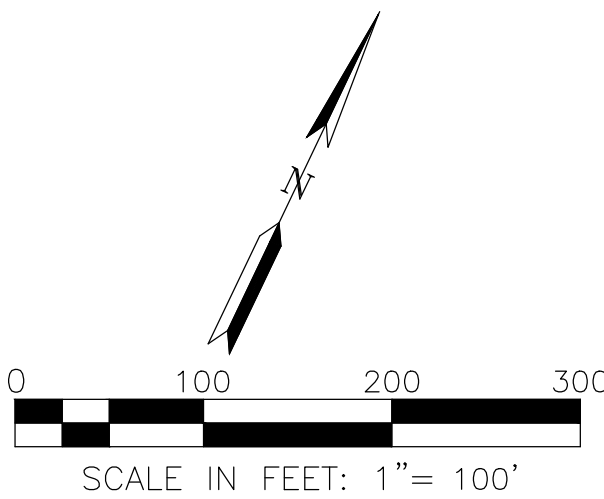


GRADING NOTES

- ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
- TREE NUMBERS REFER TO THE ARBORIST'S REPORT FOR THIS PROJECT. SEE REPORT FOR MORE INFORMATION.

GRADING LEGEND

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



NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

PRELIMINARY GRADING - NORTHWEST



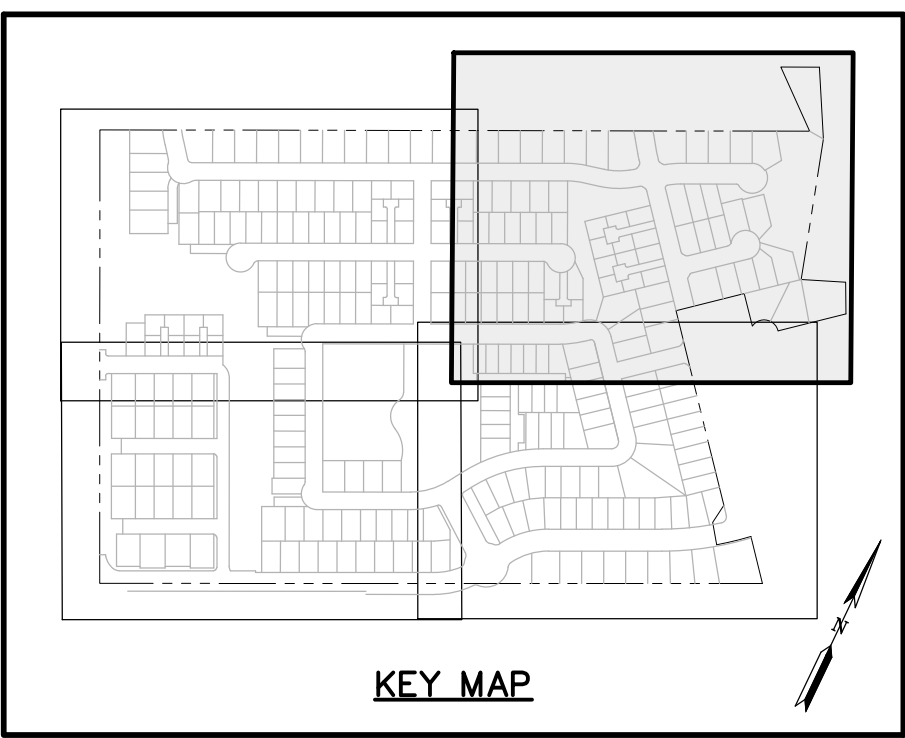
JOB NO. 202013-001

DATE 3/24/2023

SCALE AS SHOWN

PD-16

ZA2021-0001

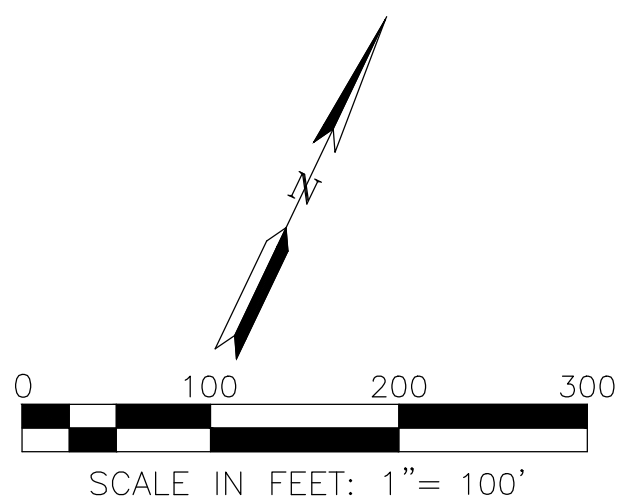


GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. TREE NUMBERS REFER TO THE ARBORIST'S REPORT FOR THIS PROJECT. SEE REPORT FOR MORE INFORMATION.

GRADING LEGEND

P 357.8	APPROXIMATE PAD ELEVATION
352.6	APPROXIMATE SPOT ELEVATION
1.5%	SLOPE
1.5%	POSSIBLE RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
1.5%	EMERGENCY OVERLAND RELEASE
1.5%	APPROXIMATE LIMITS OF MASS/ROUGH GRADING
350	EXISTING CONTOUR
355	PROPOSED MINOR CONTOUR
241	PROPOSED MAJOR CONTOUR
226	TREE TO SAVE (PROTECT IN PLACE)
226	TREE TO BE REMOVED



NEW HORIZONS AT MORGAN HILL

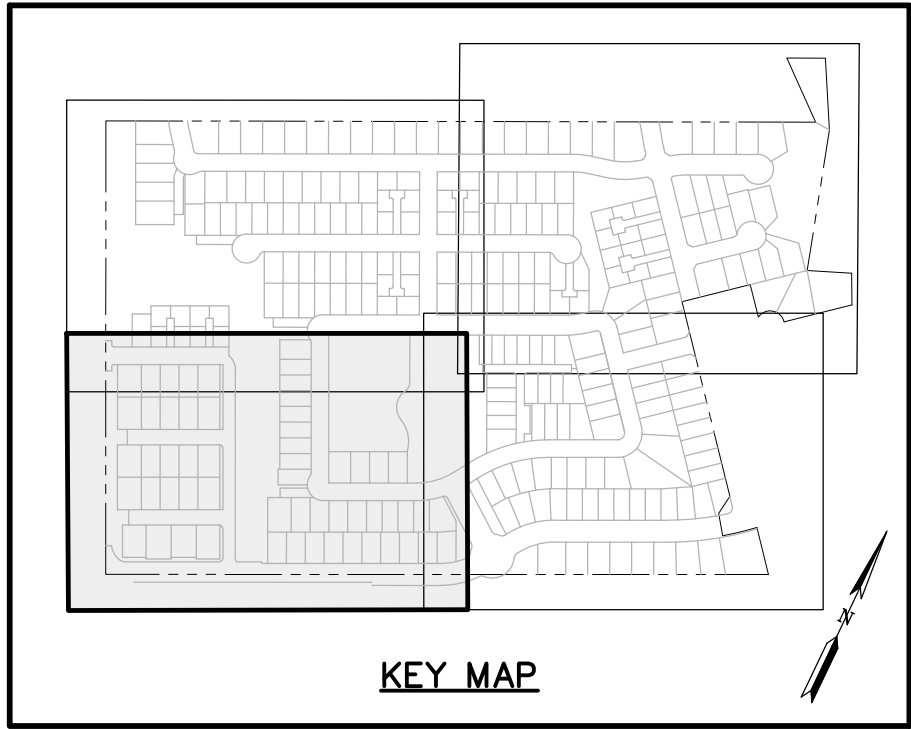
BY MORGAN HILL DEVCO, LLC



JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-17

ZA2021-0001

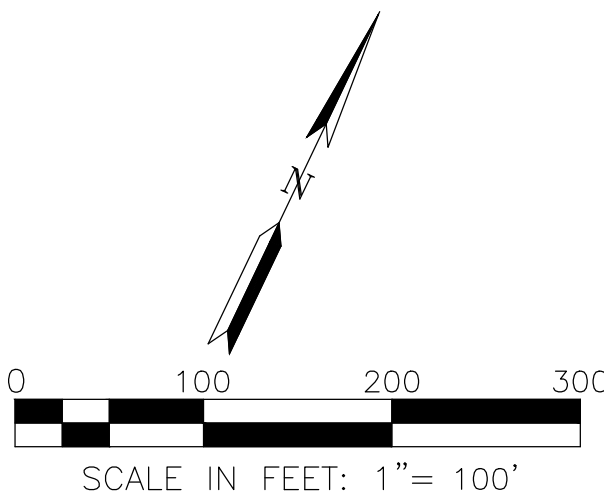


GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. TREE NUMBERS REFER TO THE ARBORIST'S REPORT FOR THIS PROJECT. SEE REPORT FOR MORE INFORMATION.

GRADING LEGEND

- P 357.8 APPROXIMATE PAD ELEVATION
- 352.6 APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- APPROXIMATE LIMITS OF MASS/ROUGH GRADING
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- TREE TO SAVE (PROTECT IN PLACE)
- TREE TO BE REMOVED



NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

PRELIMINARY GRADING - SOUTHWEST

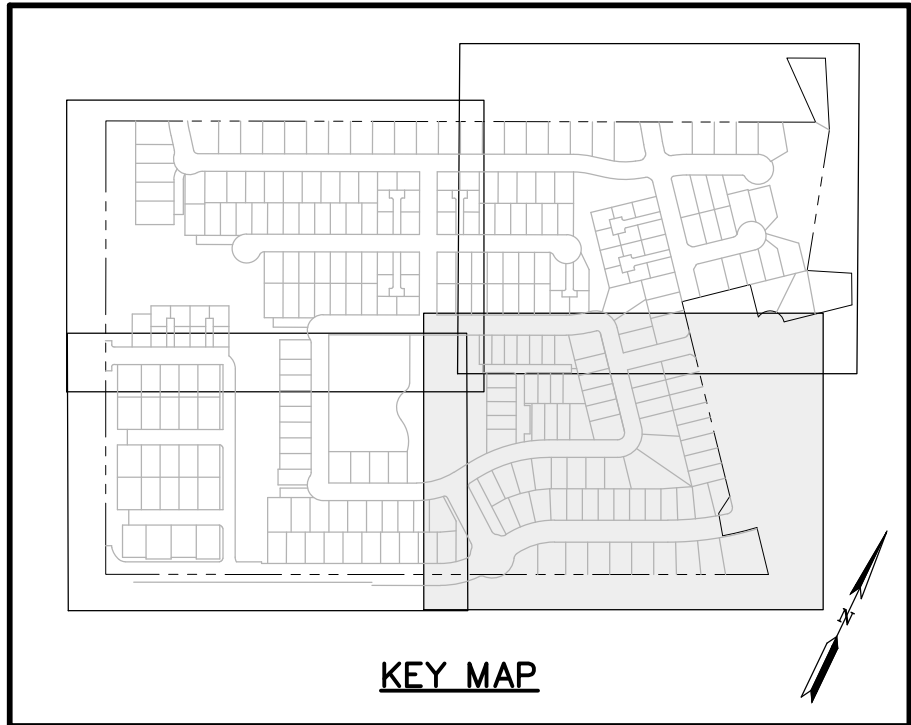


JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-18

ZA2021-0001

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\18 PRELIMINARY GRADING PLAN-PD.dwg

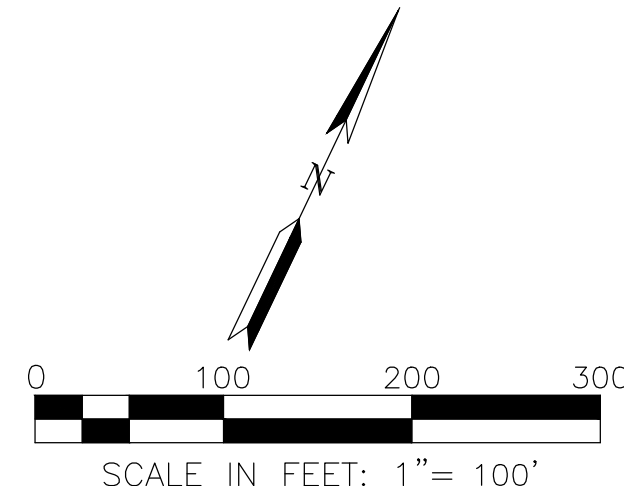


GRADING NOTES

- 1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
- 2. TREE NUMBERS REFER TO THE ARBORIST'S REPORT FOR THIS PROJECT. SEE REPORT FOR MORE INFORMATION.

GRADING LEGEND

- P 357.8 APPROXIMATE PAD ELEVATION
- X 352.6 APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- 1.5% ANTICIPATED STREET SLOPE
- ← EMERGENCY OVERLAND RELEASE
- - - APPROXIMATE LIMITS OF MASS/ROUGH GRADING
- 350 EXISTING CONTOUR
- 355 PROPOSED MINOR CONTOUR
- 241 PROPOSED MAJOR CONTOUR
- 226 TREE TO SAVE (PROTECT IN PLACE)
- 226 TREE TO BE REMOVED



PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs\20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\19 PRELIMINARY GRADING PLAN-PD.dwg

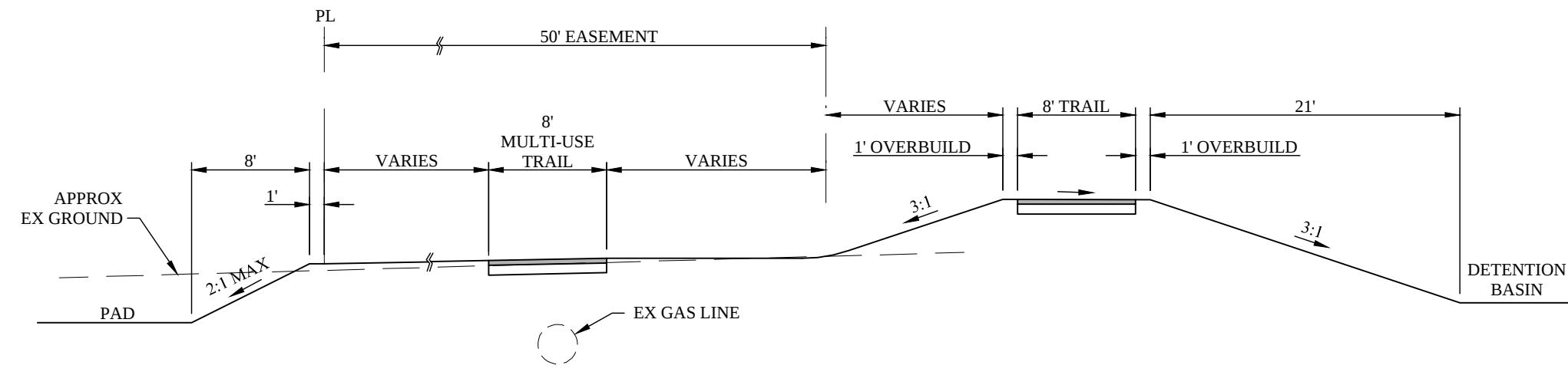
NEW HORIZONS AT MORGAN HILL PRELIMINARY GRADING - SOUTHEAST

BY MORGAN HILL DEVCO, LLC

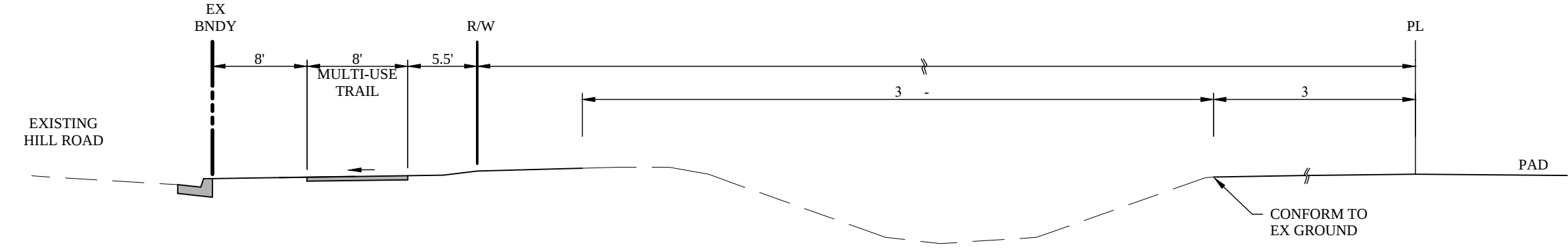


JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN
PD-19
ZA2021-0001

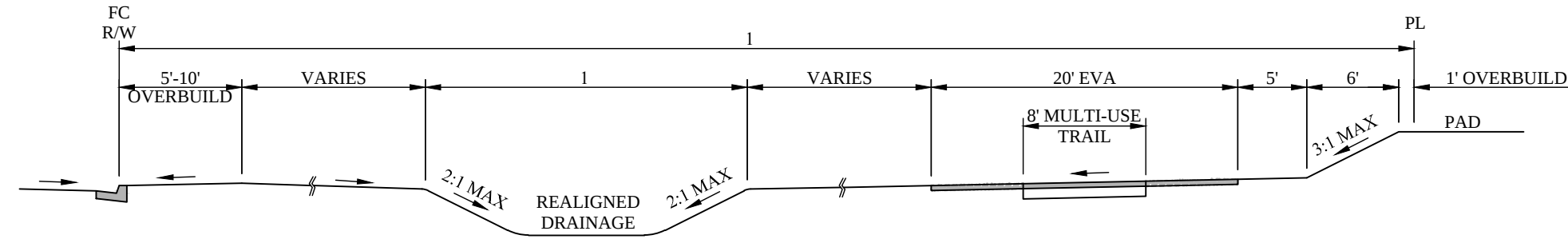
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 FILE PATH: W:\000 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\20 PRELIMINARY GRADING SECTIONS-PD.dwg



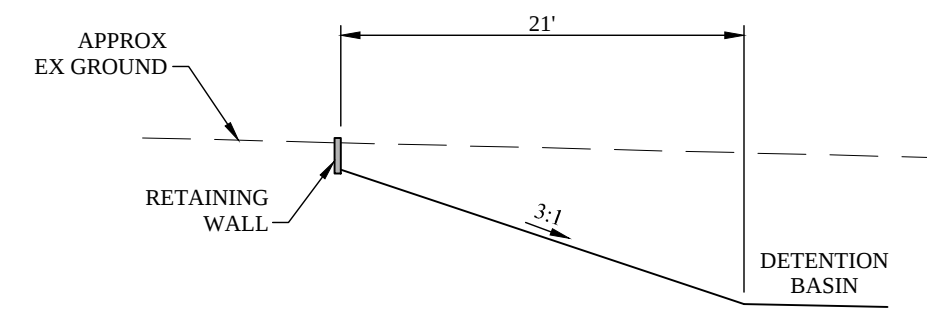
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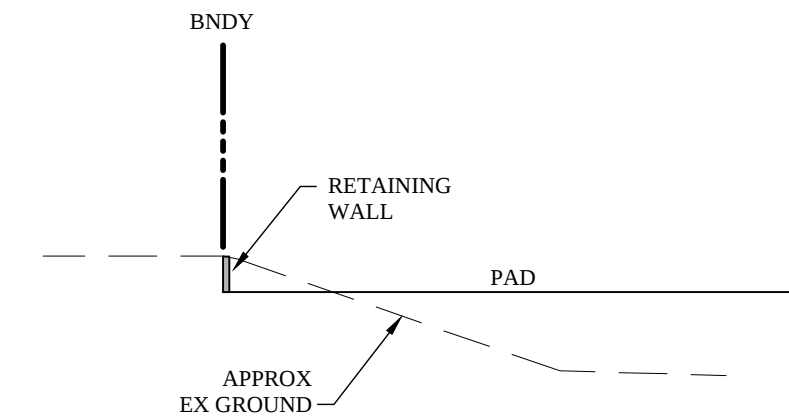
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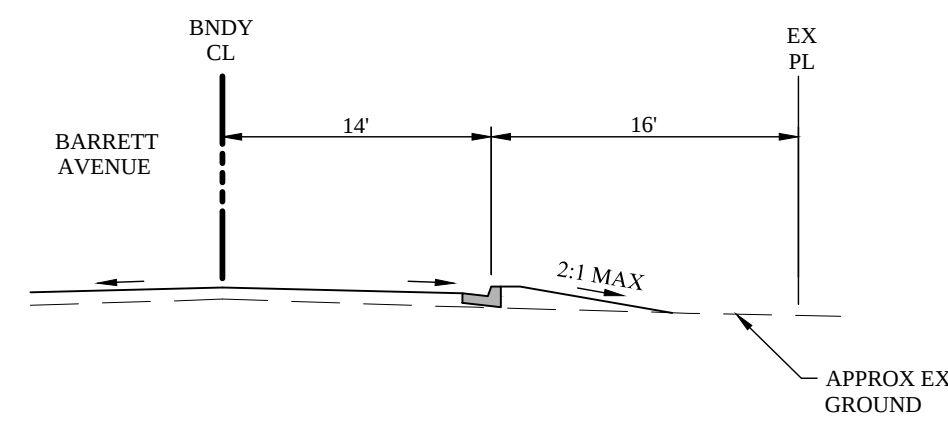
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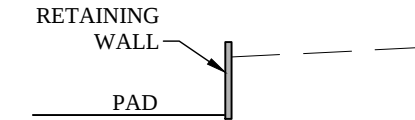
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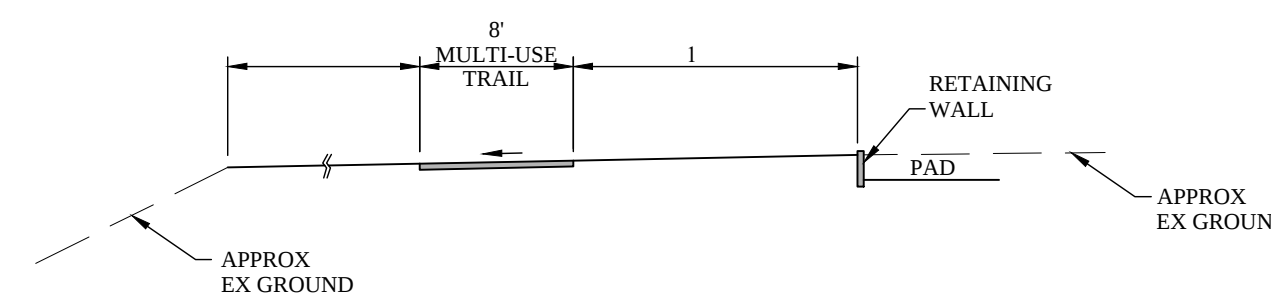
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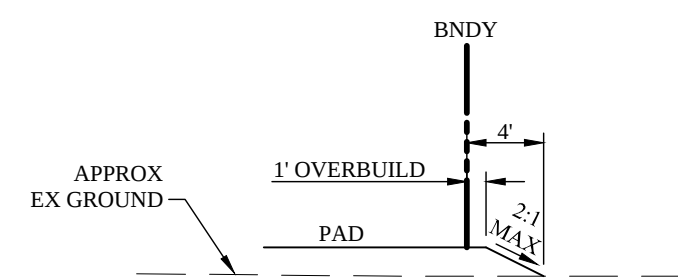
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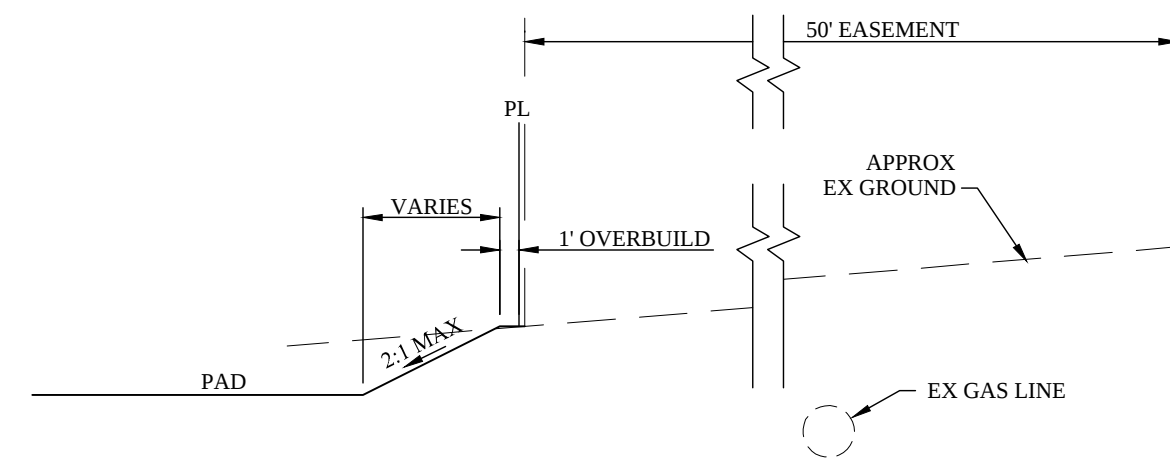
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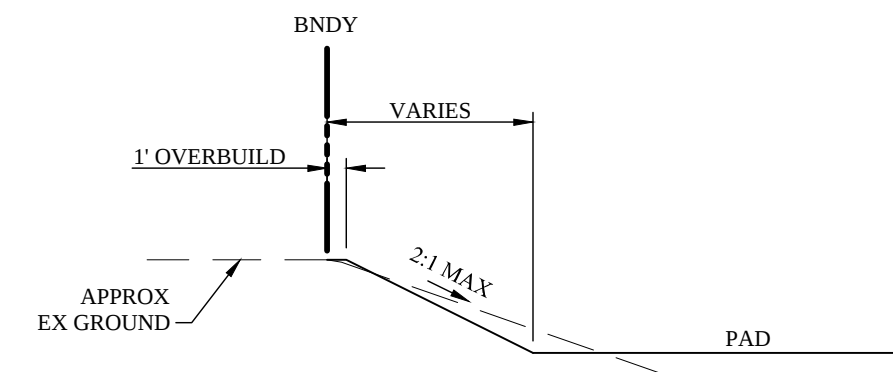
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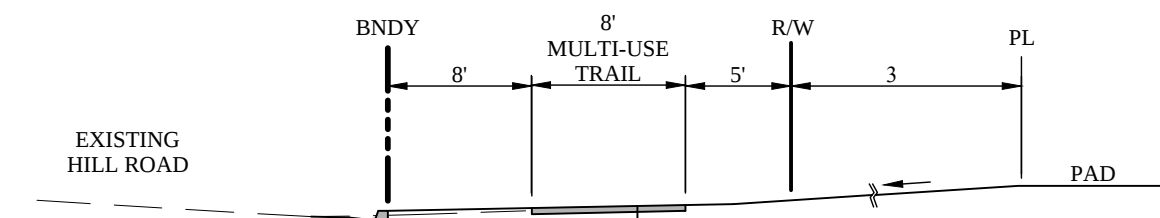
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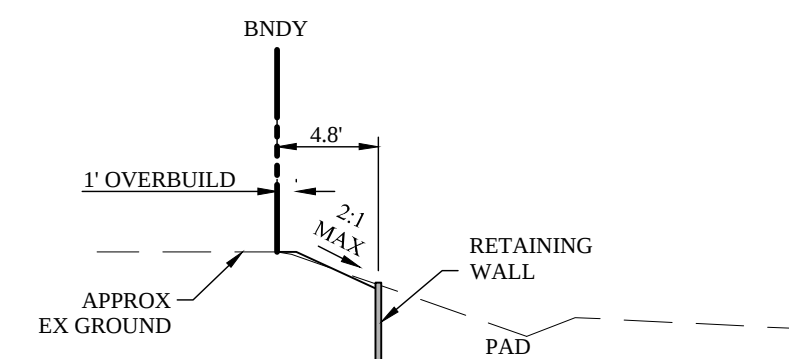
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GRADING SECTION 4



GRADING SECTION 10



GRADING SECTION 5

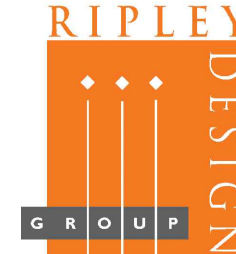
PRELIMINARY GRADING SECTIONS

NO SCALE

GRADING SECTIONS

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC



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