

L:\Projects\Harry\2114149 TM Dividend Manzanita Park-Tentative Map\DWG\2114149 SD - Site Development Plan.dwg - 03/10/2021 8:26am - Plotted 03/10/2021 8:26am by Harry

County of Santa Clara

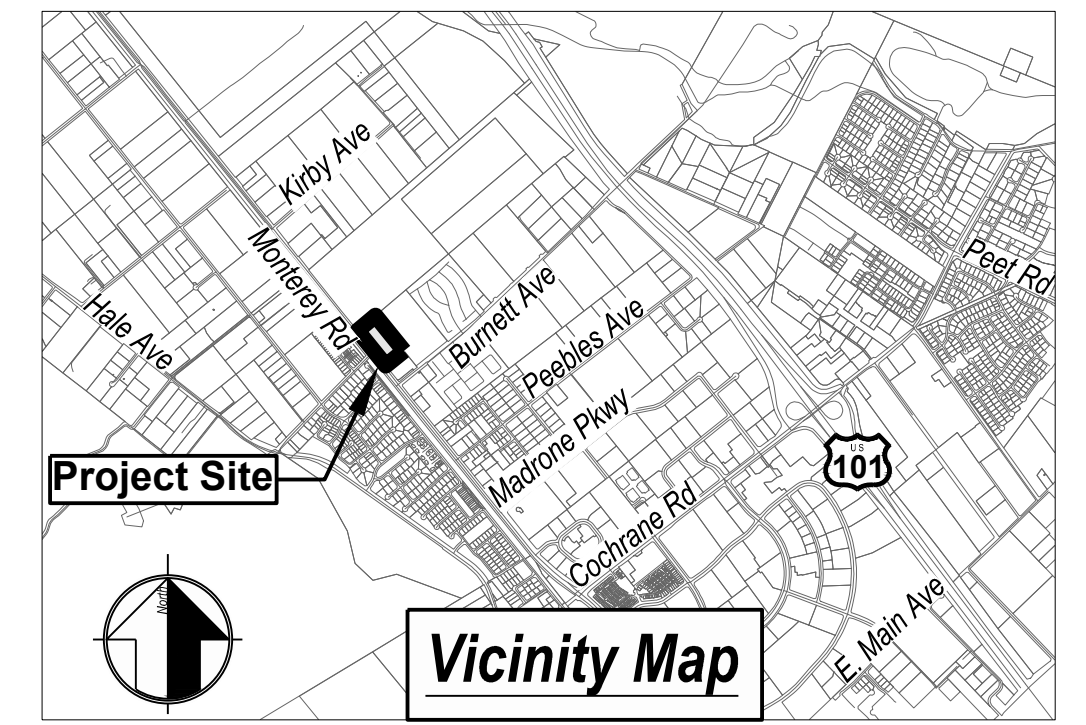
County of Santa Clara

City of Morgan Hill

Future Public Street
(Connection to Burnett Ave.)

County of Santa Clara

City of Morgan Hill



building coverage calcs:

TOTAL PROJECT AREA	5.8318 ACRES
PUBLIC RIGHT-OF WAY AREA	0.9523 ACRES
PROJECT NET AREA:	4.8795 ACRES
PRIVATE STREET COVERAGE:	1.0000 ACRES
BUILDING COVERAGE:	1.7000 ACRES
WALKWAY COVERAGE:	0.3200 ACRES
%BUILDING COVERAGE:	34.84%

density calcs:

TOTAL PROJECT AREA:	5.8318 ACRES
SITE NET AREA	4.8795 ACRES
NO. UNITS ALLOWED:	67 UNITS
NO. UNITS PROPOSED:	67 UNITS
OPEN SPACE AREA:	2.6160 ACRES

notes:

ASSESSOR'S PARCEL NO:	725-01-018
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	PUD-559
PROPOSED ZONING:	MU-F
SANITARY SEWER:	CITY OF MORGAN HILL
GAS AND ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	MIXED USE FLEX (7-24 DU/AC)

building setbacks

(REFER ALSO TO PD PLAN)

FRONT	15' MINIMUM
SIDE	5' MINIMUM
REAR	20' MINIMUM

CITY OF MORGAN HILL PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON March 22, 2022

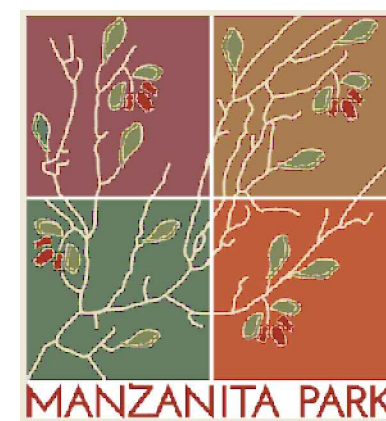
SD2020-0007/SR2020-0017/EA2020-0014: Monterey-Lucky-Shing
(Manzanita Park)

FILE NUMBER

Jana Paulini

PLANNING OFFICIAL

manzanita park site development plan



applicant:

NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

engineer:

MH ENGINEERING
16075 VINEYARD BLVD.
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MH engineering Co.
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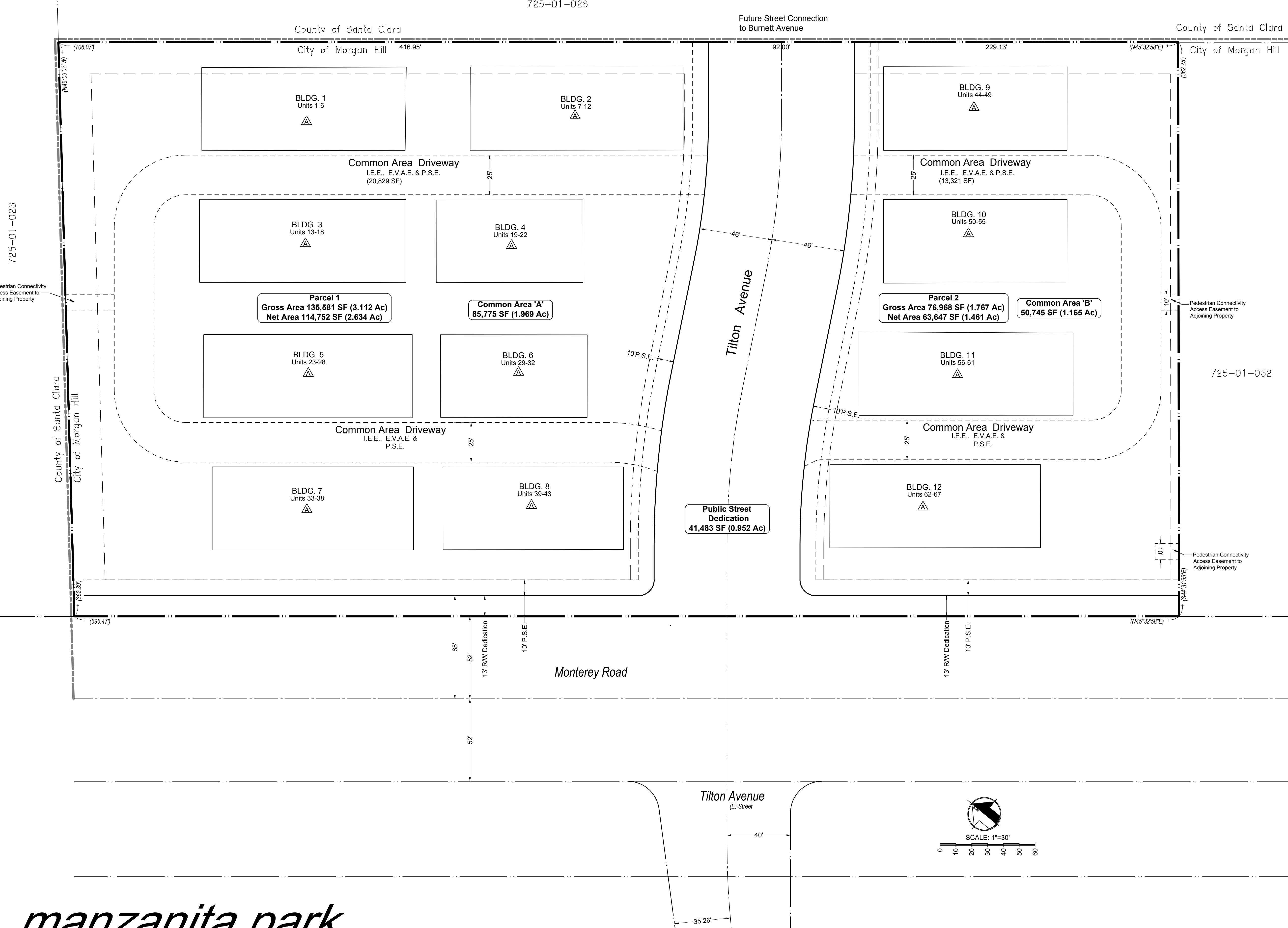
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DATE: 03/2021

DRAWN:RS

CHECKED: HS

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NOTES:	
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LEGEND	
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
I.E.E.	INGRESS AND EGRESS EASEMENT
Pr.U.E.	PRIVATE UTILITY EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT

 Building containing multiple condominium units with individual ownership shall be an exception to the Common Area & Private Utility Easement.

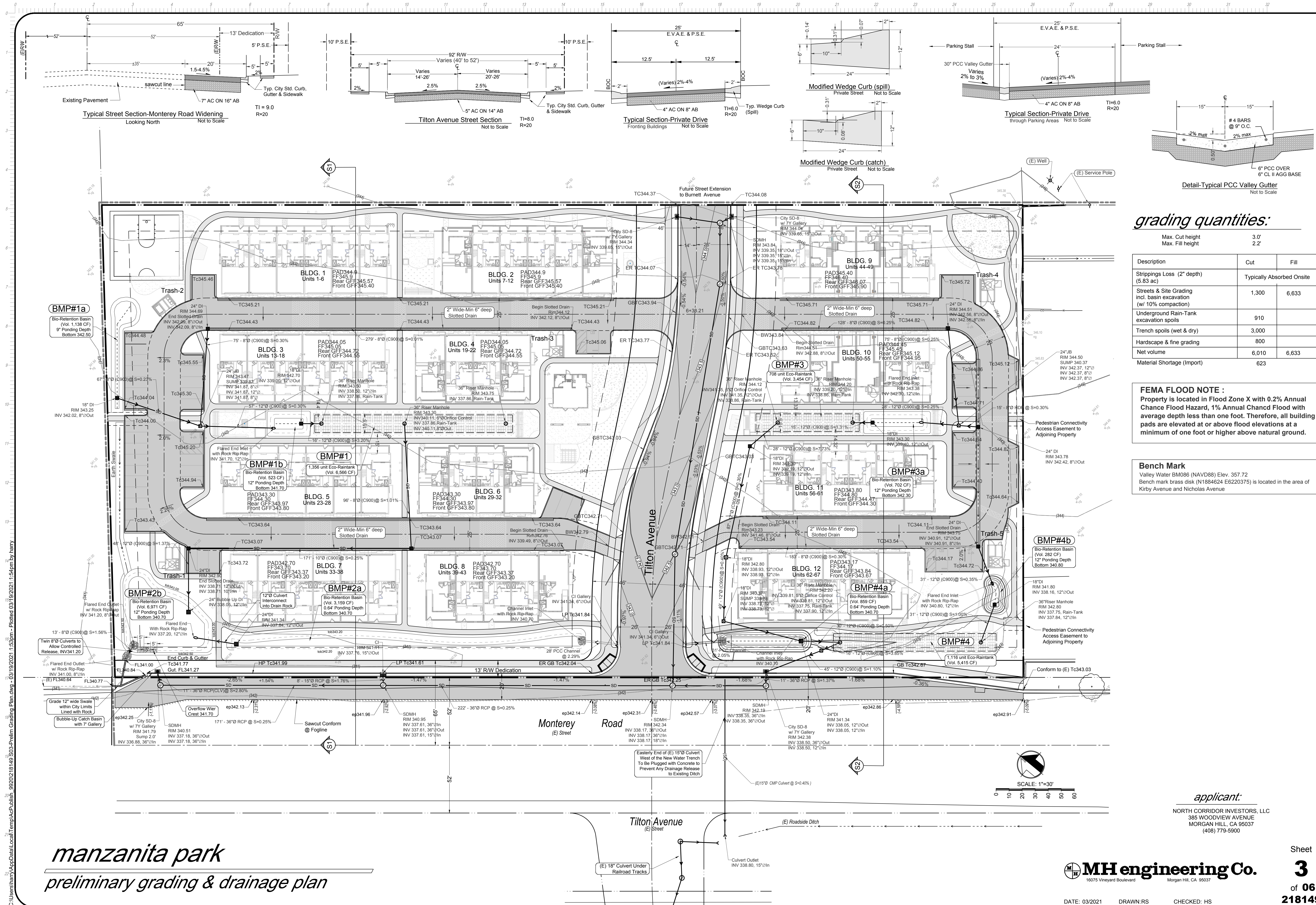
manzanita park
vesting tentative map

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

DATE: 02/22 DRAWN: RS CHECKED: HS



grading quantities:

Description	Cut	Fill
Strippings Loss (2" depth) (5.83 ac)		Typically Absorbed Onsite
Streets & Site Grading incl. basin excavation (w/ 10% compaction)	1,300	6,633
Underground Rain-Tank excavation spoils	910	
Trench spoils (wet & dry)	3,000	
Hardscape & fine grading	800	
Net volume	6,010	6,633
Material Shortage (Import)	623	

FEMA FLOOD NOTE :

Property is located in Flood Zone X with 0.2% Annual Chance Flood Hazard, 1% Annual Chanced Flood with average depth less than one foot. Therefore, all building pads are elevated at or above flood elevations at a minimum of one foot or higher above natural ground.

Bench Mark

Valley Water BM086 (NAVD88) Elev. 357.72
Bench mark brass disk (N1894624 E6220375) is located in the area of Kirby Avenue and Nicholas Avenue

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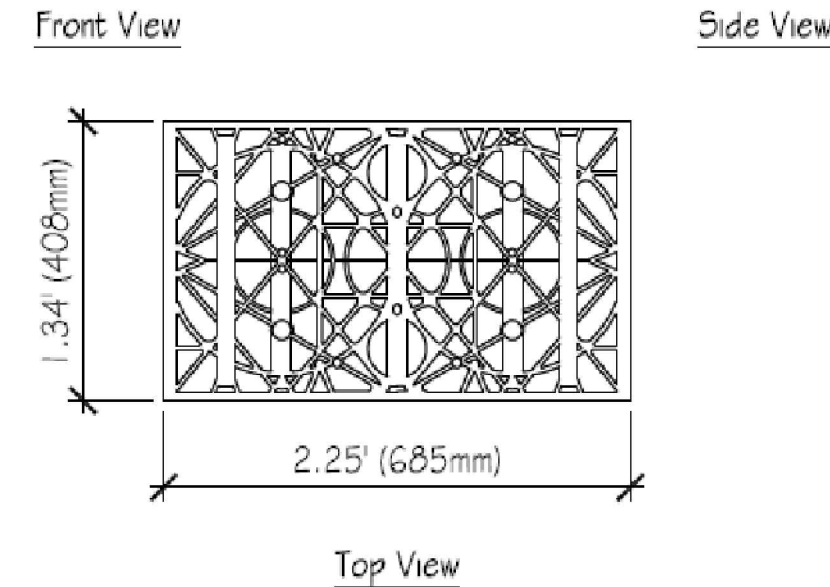
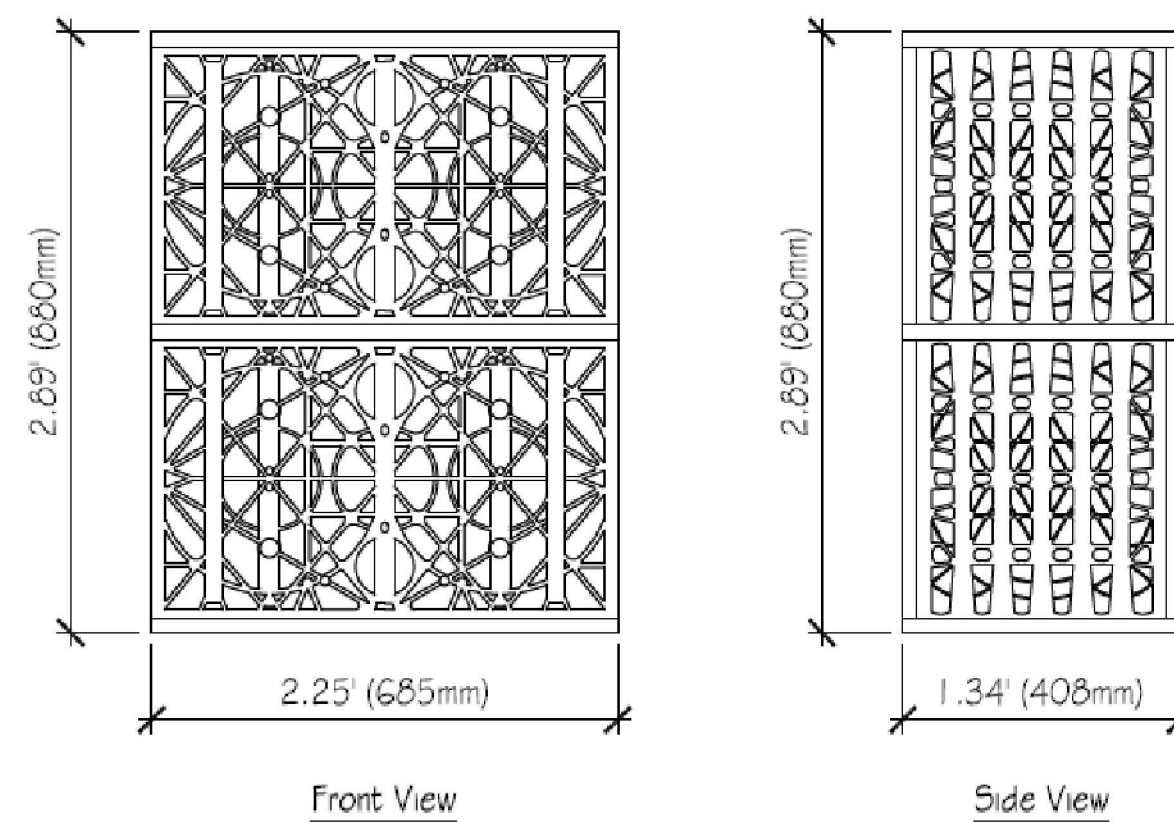
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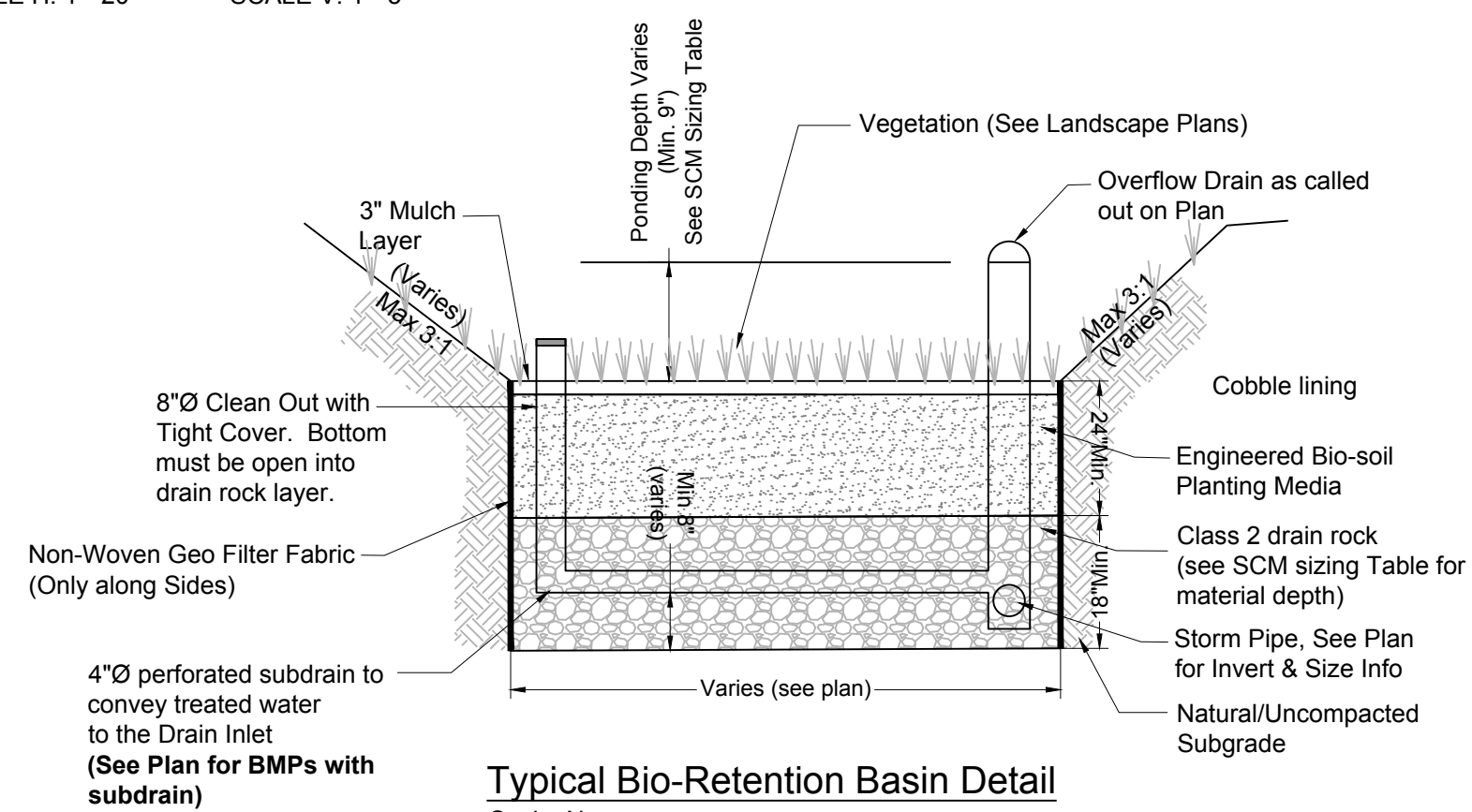
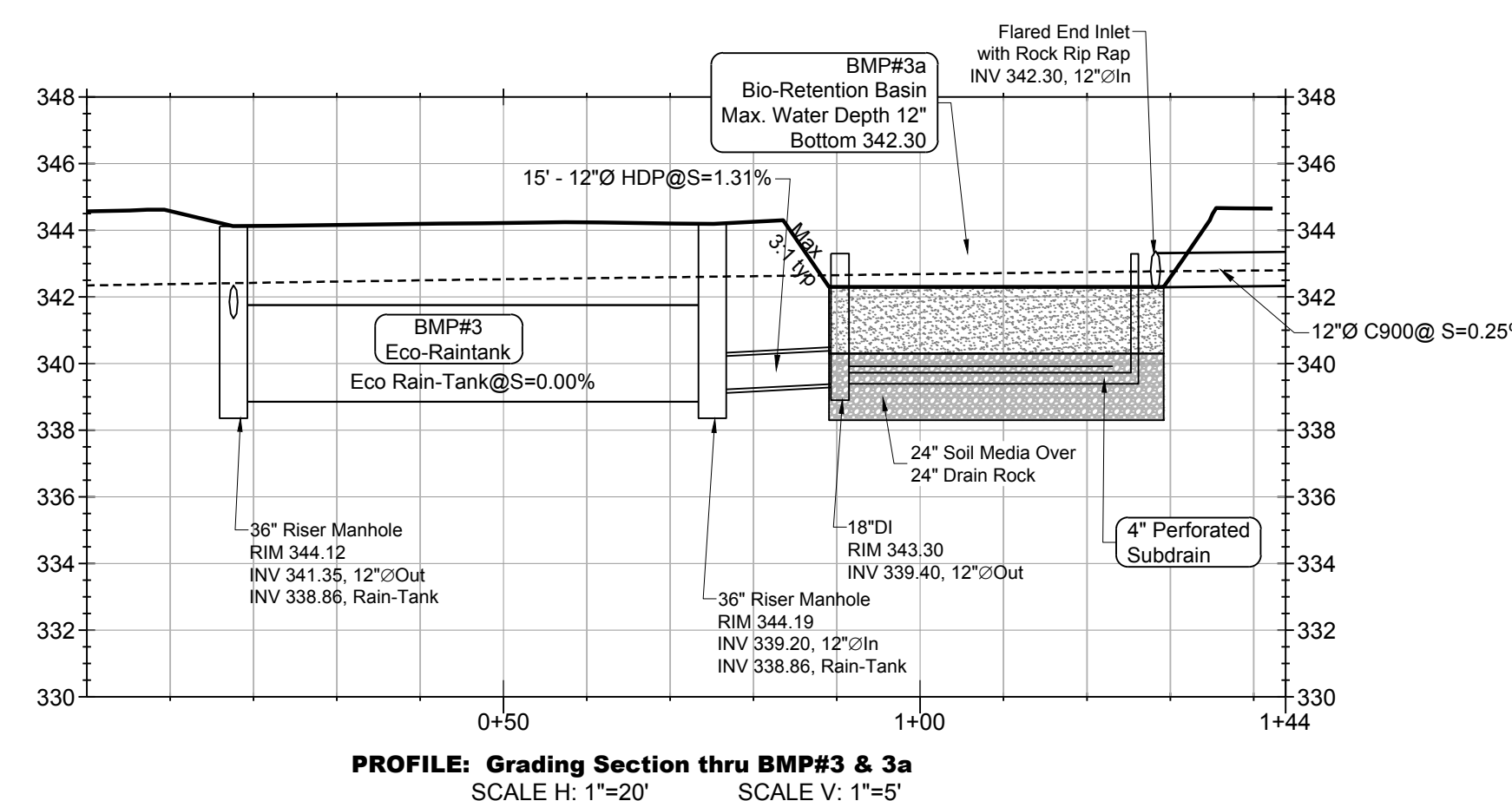
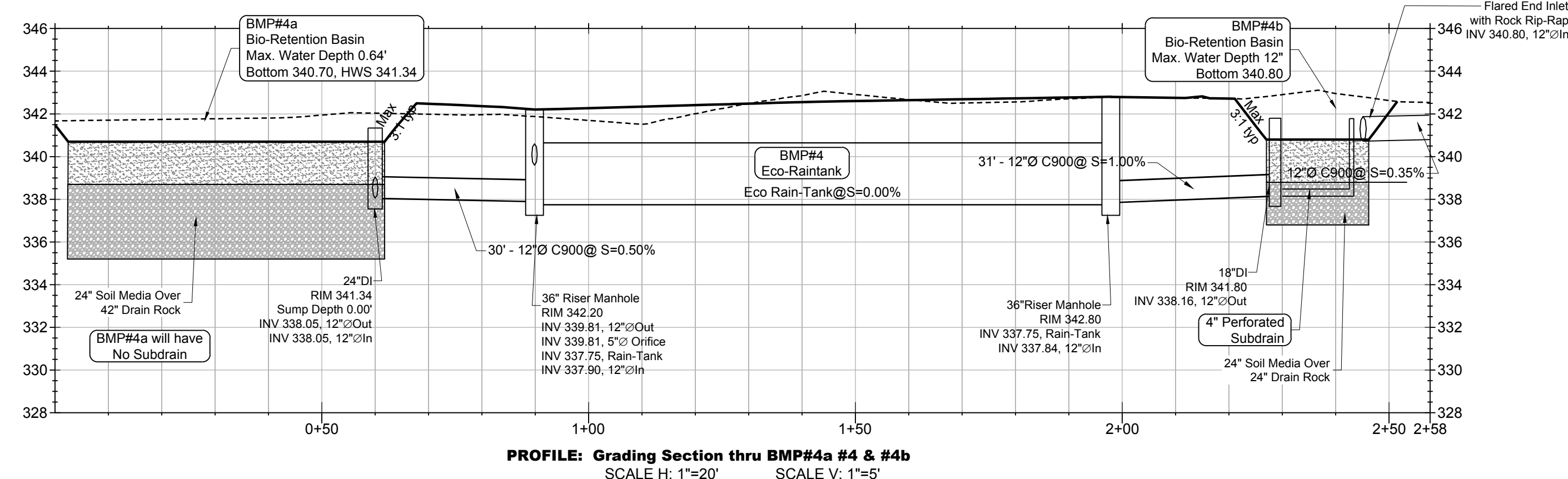
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ER-505 EcoRain Double Tank Details

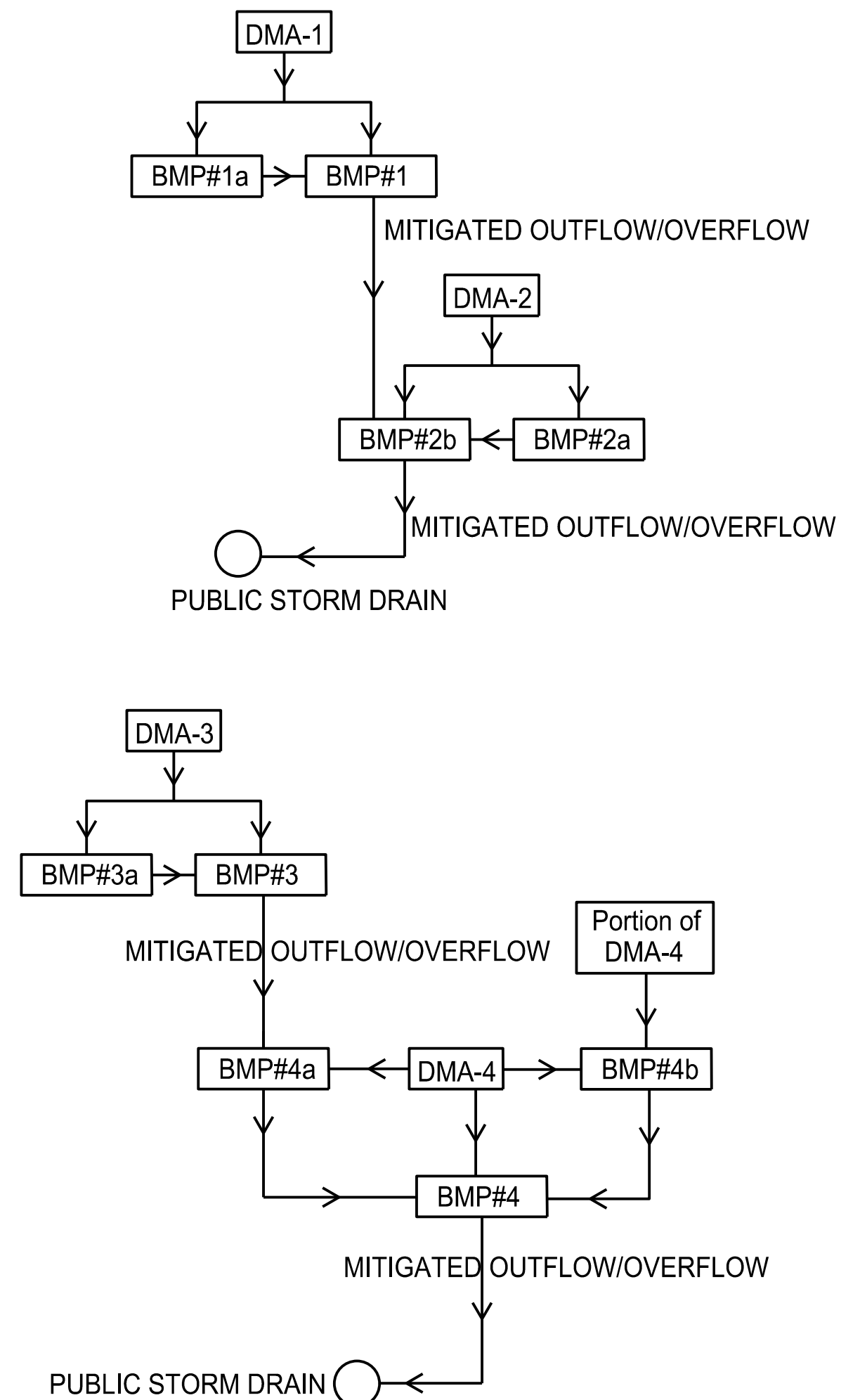


manzanita park

grading sections & BMP details

applicant:

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manzanita park

preliminary utility plan

applicant:
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ABBREVIATIONS:			
AC	ASPHALT CONCRETE	GV	GATE VALVE
BC	BEGINNING OF CURVE	HP	HIGH POINT
BFE	BASE FLOOD ELEVATION	INV.	INVERT
BLDG	BUILDING	JP	JOINT POLE
BVC	BEG. VERTICAL CURVE	LP	LOW POINT
BW	BACK OF SIDEWALK	MAX.	MAXIMUM
CB	CATCH BASIN	MIN.	MINIMUM
CI	CURB INLET	NG	NATURAL GROUND
CL	CENTERLINE	PB	PULL BOX
CL D/W	CENTERLINE OF DRIVEWAY	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	P.S.E.	PUBLIC SERVICE EASEMENT
CO	CLEAN OUT	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PVI	POINT OF VERTICAL INTERSECTION
D.I.P.	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END OF CURVE	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROLIER	STD.	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ER	END OF RETURN	TBM	TEMPORARY BENCH MARK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
EX, EXST.	EXISTING	TYP.	TYPICAL
FF	FINISH FLOOR	WM	WATER METER
FG	FINISH GRADE	WV	WATER VALVE
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		

LEGEND		DESCRIPTION (City Std Detail#)
PROPOSED	EXISTING	PROPERTY LINE
		CENTER LINE
		CURB AND GUTTER
		DRIVEWAY APPROACH (A-8 & 9)
		HANDICAP RAMP (A-1 & A-5)
		STORM DRAIN
		SANITARY SEWER
		WATER MAIN
		GAS
		ELECTRIC
		TELEPHONE
		FENCE, TYPE AS SHOWN
		STREET BARRICADE (A-32)
		BENCH MARK
		MONUMENT, TYPE AS SHOWN (A-31)
		REVISION
		SECTION - DETAIL
		SHEET NO.
		SWALE
		SLOPE
		STORM DRAIN MANHOLE (SD-1)
		CURB INLET (SD-5)
		DROP INLET (SD-4)
		STORM JUNCTION BOX
		SANITARY SEWER MANHOLE (S-4)
		SANITARY SEWER LATERAL (S-2)
		SEWER CLEAN OUT (S-1)
		WATER SERVICE (W-1)
		FIRE HYDRANT (W-14)
		BLOW OFF VALVE (W-20) / AIR RELIEF VALVE
		WATER GATE VALVE (W-12)
		ELECTRICAL SERVICE
		PUBLIC STREET LIGHT (E-3)
		PRIVATE STREET LIGHT

