

TENTATIVE PARCEL MAP ROSEWOOD (MEDICAL SITE)

MORGAN HILL, CITY COUNCIL DISTRICT B, SANTA CLARA COUNTY, CALIFORNIA

CONTACT INFORMATION

APPLICANT: BROOKFIELD PROPERTIES
12657 ALCOSTA BLVD, SUITE 250
SAN RAMON, CA 94583
ATTN: JOE GUERRA
JOE.GUERRA@BROOKFIELDRP.COM

CIVIL ENGINEER: RJA
8055 CAMINO ARROYO
GILROY, CA 95020
(408) 848-0300
ENGINEER: WILL LINK, P.E., RCE #85625 (WLINK@RJA-GPS.COM)
PLANNER: ROSS DOYLE (RDOYLE@RJA-GPS.COM)

PROPERTY OWNER: BFH CM LLC, A DELAWARE LIMITED LIABILITY COMPANY
12657 ALCOSTA BLVD, SUITE 250
SAN RAMON, CA 94583
ATTN: JOE GUERRA



GENERAL INFORMATION

1. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
2. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
3. PROJECT LIES WITHIN FLOOD ZONE X: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. (FIRM MAP NUMBER 06085C0607H, EFFECTIVE DATE MAY 18, 2009).
4. EXISTING TOPOGRAPHY IS BASED ON INFORMATION PROVIDED BY OTHERS AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA, DATED MAY 3, 2021.
5. ALL EXISTING ON-SITE PRIVATE DRINKING WATER WELLS TO BE REMOVED.
6. BOUNDARY IS RESOLVED PER FIELD SURVEY PERFORMED BY RUGGERI-JENSN-AZAR, DATED JULY 6, 2021.
7. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS PLAN SET; PROJECT MAY BE PHASED.
8. LOT DIMENSIONS AND EASEMENT LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL SITE PLAN AND ENGINEERING DESIGN.
9. NO IMPROVEMENTS ARE PROPOSED WITH TENTATIVE PARCEL MAP.
10. THIS TENTATIVE PARCEL MAP REPLACES THE TENTATIVE PARCEL MAP APPROVED PER RESOLUTION 20-060.
11. THE RESIDENTIAL SUBDIVISION PROPOSED IN THE REMAINDER PARCEL IS SHOWN ON A SEPARATE VESTING TENTATIVE MAP THAT IS PROCESSING CONCURRENTLY WITH THIS TENTATIVE PARCEL MAP.

SITE DATA

- SUBJECT PARCELS: PARCEL D APN 817-09-039
PARCEL E APN 817-09-041,
MORGAN HILL, CA
- CURRENT LAND USE: VACANT
- ZONING: MUF (PD)
- GENERAL PLAN: MIXED-USE FLEX
- PROPOSED LAND USE: FUTURE MEDICAL CAMPUS
(PROPOSED LOTS 1 & 2)
- BUILDOUT TABULATION
 - GROSS AREA: 17.98± AC
 - NET COMMERCIAL AREA: 7.93±AC
 - NET REMAINDER AREA: 10.04± AC
- OFF-SITE UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON
- ON-SITE UTILITIES:

WATER	N/A
SANITARY SEWER	N/A
STORM DRAIN	N/A
GAS & ELECTRIC	N/A
TELEPHONE	N/A

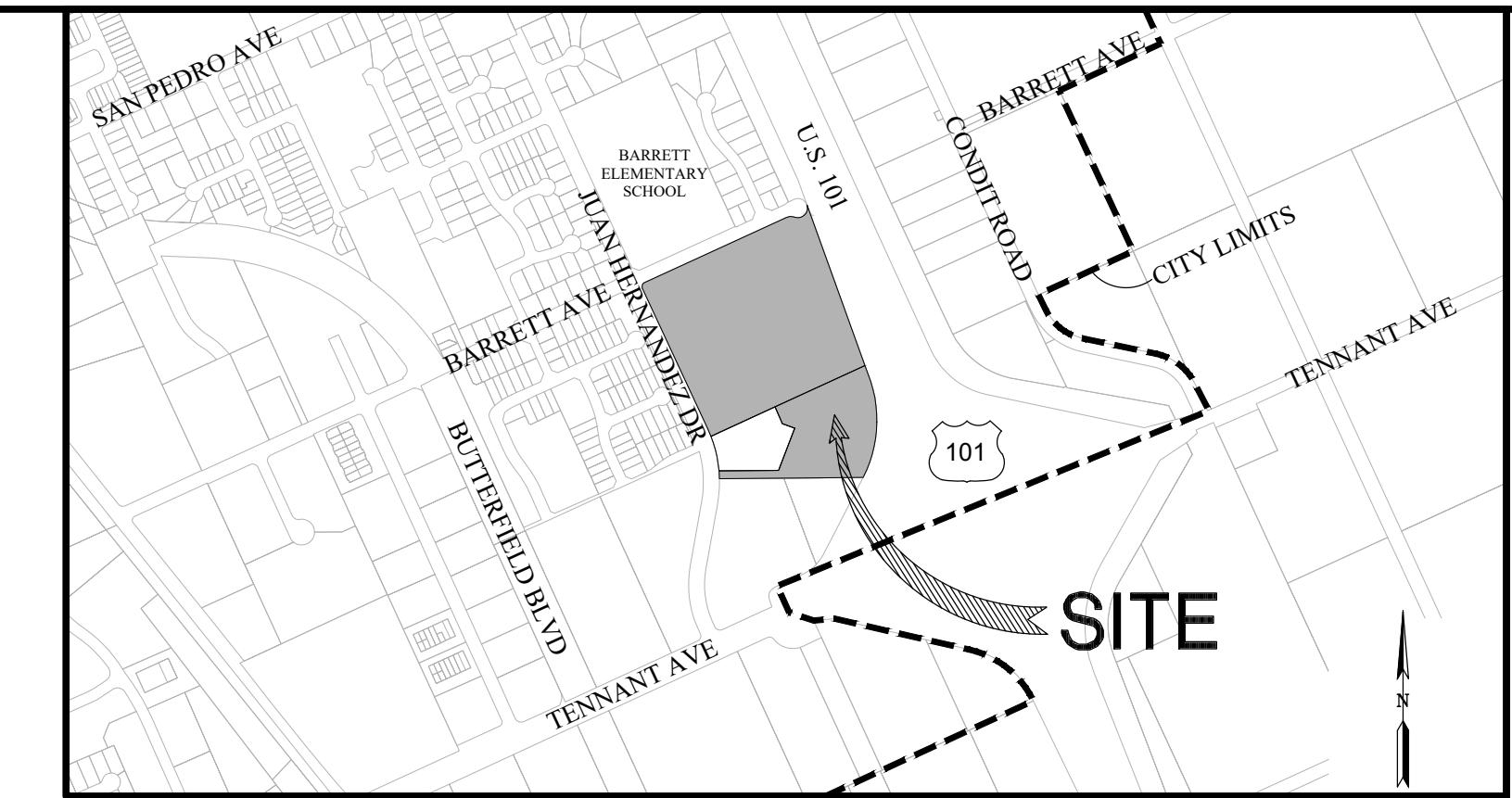
PROJECT DATA

THIS TENTATIVE PARCEL MAP IS PREPARED TO CREATE THE FOLLOWING:

- 2 LOTS FOR THE FUTURE MORGAN HILL MEDICAL CAMPUS
- 1 REMAINDER PARCEL TO SERVE AS THE ROSEWOOD RESIDENTIAL SITE

ABBREVIATIONS

		SHEET 1	
		DATE	MK
BNDY	BOUNDARY		
CL	CENTER LINE		
DU	DWELLING UNIT		
DWY	DRIVEWAY		
EVAE	EMERGENCY VEHICLE ACCESS EASMENT		
EX	EXISTING		
FF	FINISH FLOOR ELEVATION		
GB	GRADE BREAK		
HP	HIGH POINT		
IEE	INGRESS EGRESS EASEMENT		
INV	INVERT		
LP	LOW POINT		
LSE	LANDSCAPE EASEMENT		
PAE	PUBLIC ACCESS EASEMENT		
PSDE	PUBLIC STORM DRAIN EASEMENT		
PSE	PUBLIC SERVICE EASEMENT		
R/W	RIGHT-OF-WAY		
SD	STORM DRAIN		
SDFI	STORM DRAIN FIELD INLET		
SDMH	STORM DRAIN MANHOLE		
SF	SQUARE FEET		
SS	SANITARY SEWER		
SSMH	SANITARY SEWER MANHOLE		
SWK	SIDEWALK		
TC	TOP OF CURB		
TDC	TOP OF DEPRESSED CURB		
TFC	TOP OF FLUSH CURB		
TMC	TOP OF MODIFIED CURB		
W	WATER		



VICINITY MAP

NO SCALE

SHEET INDEX	
SHEET NO	SHEET TITLE
1	TITLE SHEET
2	PRELIMINARY LOTTING PLAN

Brookfield Properties
12657 Alcosta Blvd
San Ramon, CA 94583

TENTATIVE PARCEL MAP
TITLE SHEET
ROSEWOOD (MEDICAL SITE)
MORGAN HILL, CALIFORNIA

PLOT DATE: April 18, 2022
FILE PATH: W:\Jobs 21\212006 - Lillian Commons, Morgan Hill\Drawings\Prelim\Applications\Tentative Parcel Map - Medical\1 TITLE SHEET.dwg

