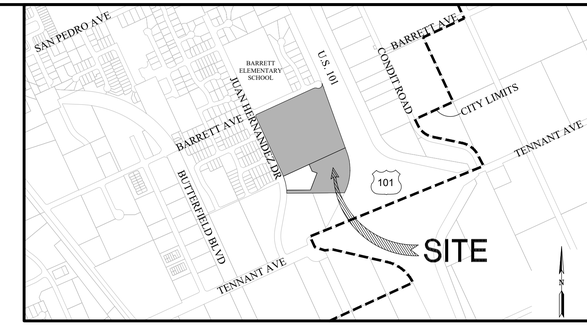
DESIGN REVIEW PERMIT
ROSEWOOD
MORGAN HILL, DISTRICT B, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP
NO SCALE

CONTACT INFORMATION

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Sheet List Table	
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DR-01	TITLE SHEET
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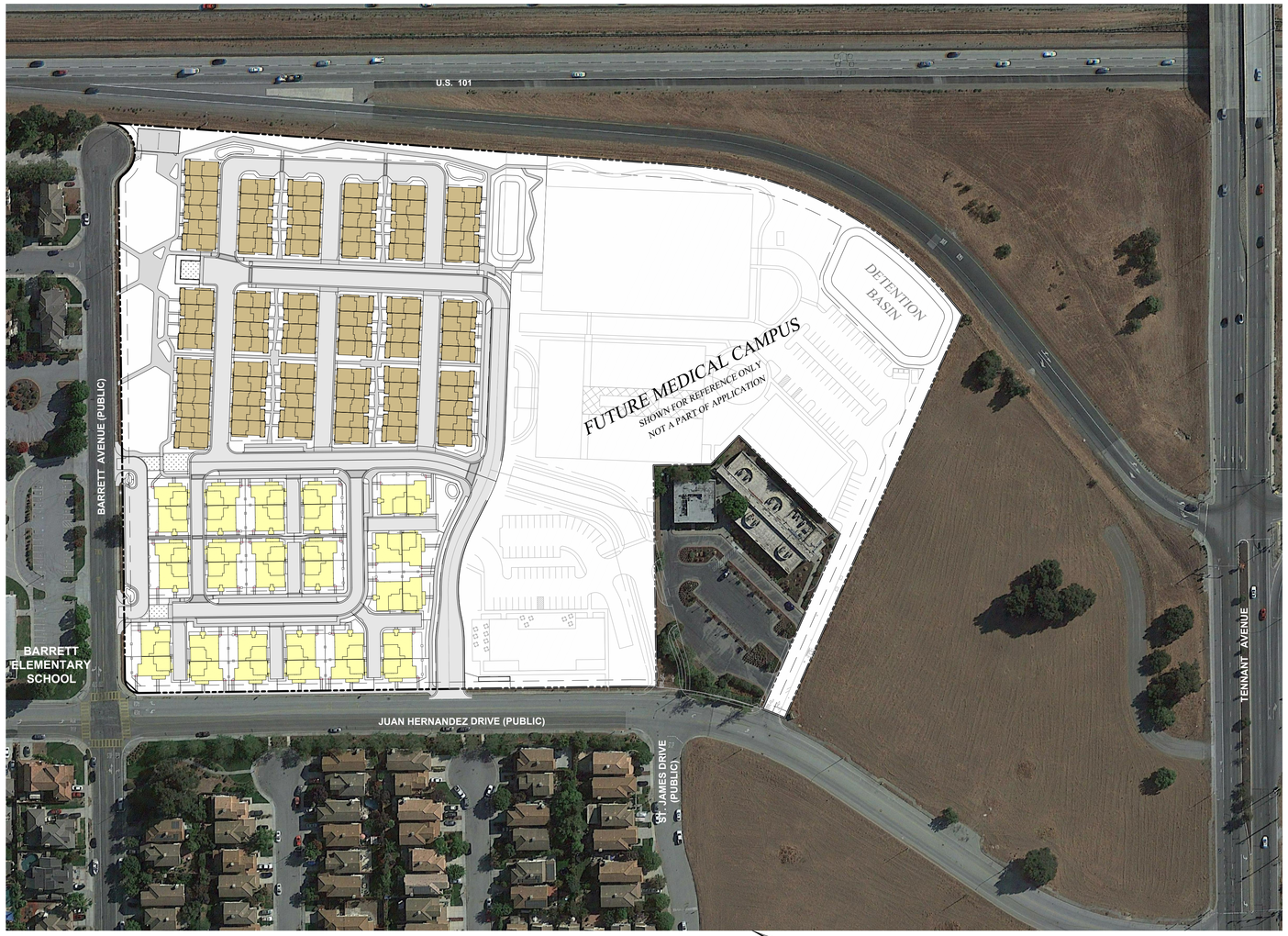
DR-06	DEVELOPMENT STANDARDS



LOCATION MAP
1"=100'

GENERAL INFORMATION

1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
3. 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.
4. 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).
5. FINISHED FLOOR AND PAD ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
6. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
7. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
8. EXISTING TOPOGRAPHY IS BASED ON INFORMATION PROVIDED BY OTHERS AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA, DATED MAY 3, 2021.
9. ALL EXISTING ON-SITE PRIVATE DRINKING WATER WELLS TO BE REMOVED.
10. TOWN HOME STYLE CONDOMINIUMS LOTTING SCHEME SHOWN IS PRELIMINARY AND WILL BE REFINED IN THE FUTURE.
11. TOWN HOME CONDOMINIUMS MAY BE FURTHER SUBDIVIDED ON SUBSEQUENT FINAL MAPS
12. BOUNDARY IS RESOLVED PER FIELD SURVEY PERFORMED BY RUGGERI-JENSN-AZAR, DATED JULY 6, 2021.
13. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS PLAN SET; THE PROJECT IS NOT ANTICIPATED TO BE PHASED. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO PHASE THE PROJECT IF DEEMED NECESSARY AS A RESULT OF MARKET CONDITIONS.
14. ALL PROPOSED TRANSFORMERS TO BE SUBSURFACE.

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: RESIDENTIAL (34 SINGLE FAMILY DUET LOTS & 86 TOWN HOME STYLE CONDOMINIUMS)
- BUILDOUT TABULATION

GROSS AREA:	17.98± AC
NET RESIDENTIAL AREA:	10.04±AC
PROPOSED UNIT COUNT:	120 DU
PROPOSED RESIDENTIAL DENSITY:	11.95 DU/AC
MAXIMUM ALLOWABLE DENSITY:	24 DU/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	CITY OF MORGAN HILL
SANITARY SEWER	PRIVATE
STORM DRAIN	PRIVATE
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 120 NEW HOMES:
- 34 DUET STYLE SINGLE FAMILY LOTS
- 86 TOWNHOME-STYLE CONDOMINIUMS

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:
- PRIVATE CIRCULATION NETWORK INCLUDING STREETS, ALLEYS, UTILITIES, AND LANDSCAPING.
- ACTIVE AND PASSIVE PARK/OPEN SPACE WITH AMENITIES.

OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:
- CONSTRUCTION OF DRIVEWAY APPROACHES, UTILITY CONNECTIONS, AND SIDEWALK SEPARATION ALONG THE JUAN HERNANDEZ DRIVE FRONTAGE.

ABBREVIATIONS

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

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DESIGN REVIEW
TITLE SHEET
ROSEWOOD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	APRIL 18, 2022

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-01
OF 6 SHEETS

JOB NO.
212006

PLOT DATE: April 19, 2022
FILE PATH: W:\Jobs 21\212006 - Lillian Commons, Morgan Hill\Drawings\Prelim\Applications\Design Review\DR01 - TITLE SHEET.dwg

LEGEND

- PROJECT BOUNDARY
- EXISTING LOTLINE
- CENTER LINE
- SANITARY SEWER
- STORM DRAIN
- EXISTING CONTOUR
- EXISTING TREE TO BE REMOVED

NOTES:

1. ALL EXISTING UTILITIES IN BARRETT AVENUE AND JUAN HERNANDEZ ARE TO REMAIN.
2. THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN HEREON ARE BASED ON OBSERVABLE EVIDENCE AND/OR RECORD INFORMATION OBTAINED FROM THE CITY OF MORGAN HILL.
3. PLEASE SEE ARBORIST'S REPORT AND TREE REMOVAL EXHIBIT FOR ADDITIONAL TREE REMOVAL INFORMATION.

DEMOLITION NOTES:

1. EX CURB & GUTTER TO BE REMOVED
2. EX SWK TO BE REMOVED

Site Information

Address	Parcel D APN 817-09-039 Parcel E APN 817-09-041 Morgan Hill, CA
General Plan	Mixed-Use Flex
Zoning	MUF (PD)
Gross Area	±17.98 ac

0 50 100 150

SCALE IN FEET: 1"= 50'

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DESIGN REVIEW
EXISTING CONDITIONS
ROSEWOOD
MORGAN HILL, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE: AS SHOWN

DATE: APRIL 18, 2022

SHEET
DR-02
OF 6 SHEETS

JOB NO. 212006

PLOT DATE: April 18, 2022
FILE PATH: W:\Jobs 21\212006 - Lillian Commons, Morgan Hill\Drawings\Prelim\Applications\Design Review\DR02 - EXISTING CONDITIONS.dwg

COMPLIANCE NOTES

A8 A9 A10 A17 SEE LANDSCAPE ARCHITECTURE SHEETS
A24 A38

A23 A25 A26 A27 SEE ARCHITECTURE SHEETS
A28 A30 A31 A32
A35 A36 A39 A40
A41 A17

B51 PER THE APPROVED MASTER PLANNED DEVELOPMENT (PD), STREET A WILL BE BUILT WITH THIS PROJECT AND WILL SHARE ACCESS WITH THE FUTURE SOUTHERLY ADJOINING FUTURE MEDICAL CAMPUS.

B47

B57 B58 B59 B60 SEE SHEET DR-04

A1 SEE UNITS LABELED 'BMR'

A14 PARKING PROVIDED AS FOLLOWS:

MULTI-FAMILY

COVERED	172
GUEST	33 (29 ON SITE + 4 SHARED)*

SINGLE FAMILY

COVERED	68
GUEST	34 (25 ON SITE + 9 SHARED)
	307

*INCLUSIVE OF ADA AND EV STALLS

NOTE:
IN-RESIDENCE PARKING RATIOS ARE AS SHOWN ON THE CONCEPTUAL SITE PLAN AS DISCUSSED WITH CITY STAFF ON APRIL 19, 2021.

A12 SEE TREE REMOVAL EXHIBIT

A13 SEE SHEETS DR-05 AND -06

A33 SEE PHOTOMETRIC PLAN

A45 A46 SEE JOINT TRENCH INTENT PLANS

PD MASTER PLAN DEVELOPMENT STANDARDS A3

Development Aspect	Parameter
Minimum Lot Size	10,000 square feet
Minimum Lot Dimensions	100-foot width; 100-foot depth
Maximum building coverage	50%
Minimum setbacks (front, rear, side, street) [1]	25, 0, 0, 15 feet (respectively)
Maximum height (exceptions 18.56.020)	Residential/Office – **3 stories or 35 feet** **Hospital – 4 stories or 55 feet**
Floor Area Ratio	**0.5 w/ Mixed Use Flex (MU-F)**
Signs	Per Section 18.88
Lighting	Per Section 18.72.060.G
Landscaping	Per Section 18.64
On-Site Parking	Per Section 18.72 [2]
Retail	1 space per 250 square feet of net floor area
Restaurant (sit down)	1 space per 100 square feet of net floor area
Medical Office	1 space per 200 square feet of net floor area
Residential (multi-family)	1 bedroom unit – 1 covered **2** bedroom unit – 1 covered and 1 uncovered per unit
Guest Parking	1 per 3 units **(shared with Medical Office use)**
Electrical Vehicle Parking	1 per 25 to 49 automobile spaces, 2 per 50 to 100 automobile spaces, plus 1 per 50 ratio over 100 automobile spaces
Non-Residential Bicycle Parking	10% of automobile spaces; long term (enclosed); 5% of automobile spaces
Residential Bicycle Parking	10% of automobile spaces; long-term (enclosed), 1 per 5 units

NOTE:
[1] Outdoor seating, courtyards, and other publicly-accessible spaces **may occupy** the front setback. Residential porches and similar entry features may project **ten** feet into the front setback.
[2] Unless otherwise modified in this table.

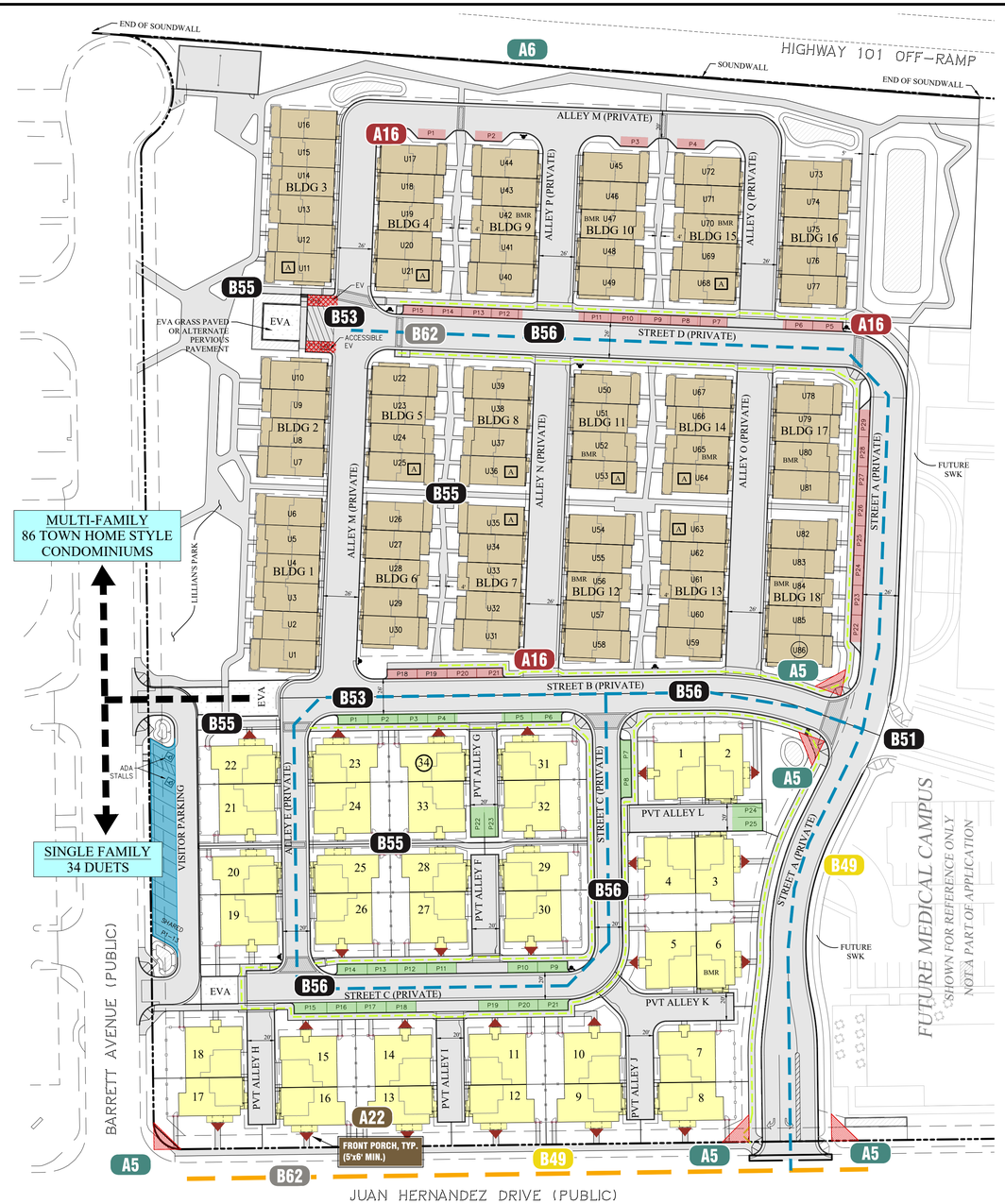
PD SINGLE FAMILY DEVELOPMENT STANDARDS A3

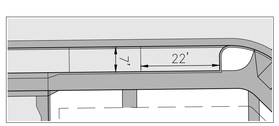
Development Aspect	Parameter
Minimum Lot Size (Single Family Residential)	1,000 square feet
Minimum Lot Dimensions	22-foot width; 45-foot depth
Floor Area Ratio	0.5 w/ Mixed Use Flex (MU-F)
Minimum Setbacks (front, rear, interior side, street side)	**5 or N/A, 5 or N/A, 0** [1] **or 3, 5** feet (respectively)
Maximum Height	3 stories or **35 feet** [2]
Signs	Per Section 18.88
Lighting	Per Section 18.72.060.G
Landscaping	Per Section 18.64
Open Space	Per Section 18.40-4 based on lot size
Parking	Per Section 18.72 [3]
Residential (Single Family)	**2 spaces - 1 covered space for each housing unit**
Guest Parking	**1 per housing unit [4] (shared with Medical Office use)**

NOTE:
[1] A setback of zero feet is acceptable on one side yard; provided, that the sum of both side yard setbacks is at least eight feet
[2] Roof elements with minimum 5:12 roof pitch may exceed the building plate height by up to eight feet.
[3] Unless otherwise modified in this table.
[4] These guest spaces may include a combination of driveway parking, alley parking, on-street parking in front of the residence, and designated guest parking spaces.

SINGLE FAMILY LOTS

Lot	Area (sqft)	Lot Width	Lot Depth
1	3,160	50'	65'
2	4,930	42'	61'
3	3,170	50'	60'
4	2,980	50'	60'
5	3,030	50'	60'
6	2,800	47'	60'
7	3,330	56'	70'
8	3,220	45'	70'
9	2,850	45'	60'
10	3,290	50'	60'
11	2,980	50'	60'
12	2,850	45'	60'
13	2,850	45'	60'
14	2,980	50'	60'
15	3,060	50'	60'
16	2,850	45'	60'
17	3,530	53'	64'
18	3,190	50'	64'
19	3,140	52'	61'
20	2,210	36'	61'
21	2,790	46'	61'
22	2,450	40'	61'
23	2,280	38'	60'
24	2,730	46'	60'
25	2,160	36'	60'
26	2,850	48'	60'
27	2,860	48'	60'
28	2,260	36'	60'
29	2,470	36'	66'
30	3,130	48'	66'
31	2,460	38'	66'
32	3,050	46'	66'
33	2,780	46'	60'
34	2,290	38'	60'





A15 TYPICAL PARKING DIMENSIONS (26' STREET WIDTH)

A15 TYPICAL PARKING DIMENSIONS (20' STREET WIDTH)

LEGEND

- ADA UNIT
- BASIN
- PROJECT BOUNDARY
- LOT LINE OR R/W
- FACE OF CURB
- BROADBAND CONDUIT (IN-TRACT)
- BROADBAND CONDUIT (PUBLIC R/W)
- STREET-SIDE SIDEWALK
- BMR — BELOW MARKET RATE UNIT
- OPEN PARKING STALLS (GREEN-SINGLE FAMILY, RED-MULTI=FAMILY, BLUE-SHARED)

0 50 100 150
SCALE IN FEET: 1"= 50'

A. DEVELOPMENT SERVICES REQUIREMENTS

AFFORDABLE HOUSING AND ACCESSORY DWELLING UNITS

A1	COMPLIANCE WITH INCLUSIONARY HOUSING ORDINANCE
~~A2~~	~~ACCESSORY DWELLING UNITS COMPLY WITH MHMC CHAPTER 18.84~~

SITE PLANNING

A3	COMPLIES WITH APPLICABLE ZONING
A4	ORIENTATION TO AN EXISTING STREET (COLLECTOR OR ARTERIAL)
A5	INTERSECTION SIGHT DISTANCE/CLEAR VISION TRIANGLE
A6	SOUND WALLS INCORPORATED INTO PROJECT DESIGN PER ACOUSTICAL REPORT
~~A7~~	~~PROJECT COMPLIES WITH AGRICULTURAL BUFFER CRITERIA~~
A8	ON-SITE RECREATIONAL AMENITIES ARE PROVIDED PER SIZE/TIER TABLE
A9	LANDSCAPING AND IRRIGATION PLANS COMPLY WITH MHMC CHAPTER 18.148
A10	LANDSCAPING PLAN COMPLIES WITH MHMC SECTION 18.64.040
~~A11~~	~~COMPLIANCE WITH WILDLAND-URBAN INTERFACE FIRE AREA GUIDELINES~~
A12	TREES TO BE REMOVED (MHMC CHAPTER 12.32) ARE IDENTIFIED FOR MITIGATION + APPLICATION IS MADE FOR TREE REMOVAL PERMIT
A13	USEABLE PRIVATE AND COMMON OPEN SPACE MEET BY-UNIT TYPE MINIMUM AREA

PARKING IMPROVEMENTS

A14	ON-SITE PARKING PROVIDED PER MHMC 18.72.030
A15	PARKING DESIGN/STANDARDS COMPLY WITH MHMC 18.72.060
A16	MULTI-FAMILY PARKING DISPERSED THROUGHOUT PROJECT AND SCREENED FROM STREETS
A17	MULTI-FAMILY PROJECTS (5+ UNITS) PROVIDE BICYCLE PARKING PER MHMC 18.72.080
A18	PROJECTS WITH 6+ SPACES, LIGHTING INFORMATION IS PROVIDED PER MHMC 18.72.060.G
~~A19~~	~~PROJECTS WITH 6+ SPACES DEMONSTRATE PARKING LOT SCREENING AND~~ LANDSCAPING PER MHMC SECTIONS 18.72.060.I AND 18.72.070
~~A20~~	~~PARKING LOTS WITH 30+ SPACES INCLUDE A PEDESTRIAN WALKWAY PER MHMC~~ 18.72.060.H
~~A21~~	~~PARKING LOTS WITH 25+ SPACES INCLUDE EV SPACES PER MHMC SECTION~~ 18.72.040.C

ARCHITECTURAL DESIGN FEATURES

A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A24	ALL FENCES AND WALLS DESIGNED FOR SCREENING PURPOSES SHALL BE OF SOLID MATERIAL
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
~~A29~~	~~MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED~~
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A32	MIRRORED GLAZING NOT INCLUDED IN PROJECT
A33	PHOTOMETRIC PLAN COMPLIES WITH EXTERIOR LIGHTING AND ILLUMINATION STANDARDS
A34	EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED OR INCORPORATED INTO SITE/BUILDING DESIGN
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
~~A37~~	~~DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT~~ EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A38	DECORATIVE PAVEMENT DESIGN TOTALS AT LEAST 10% OF THE PAVED AND/OR LANDSCAPED AREA
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA
~~A42~~	~~DETAILED TRASH ENCLOSURE PLANS PROVIDED FOR MULTI-FAMILY PROJECTS~~ THAT COMPLY WITH OBJECTIVE STANDARDS CRITERIA

B. ENGINEERING - LAND DEVELOPMENT REQUIREMENTS

SITE PLANNING

~~B43~~	~~PROJECTS ADJACENT TO ARTERIAL STREETS DO NOT INCLUDE WALLS OR FENCES~~ UNLESS REQUIRED BY ACOUSTICAL ANALYSIS +MEDIAN LANDSCAPING
B44	PUBLIC AND PRIVATE STREETS ARE CONSISTENT WITH GP TRANSPORTATION ELEMENT AND STANDARD DETAILS
B45	UTILITY TRANSFORMERS ARE INSTALLED UNDERGROUND UNLESS PRECLUDED BY PHYSICAL LIMITATIONS + P.S.E.'S ARE PROVIDED
B46	UTILITY DISTRIBUTION AND SERVICE CONNECTIONS ARE PLACED UNDERGROUND
B47	WATER METERS ARE LOCATED IN A PUBLIC RIGHT OF WAY OR P.S.E.
~~B48~~	~~CATEGORY 1 OR 2 STREAM SETBACKS ARE INCLUDED IN THE PROJECT~~
B49	A 5' PLANTING STRIP (WITH IRRIGATION) IS PROVIDED BETWEEN CURB AND SIDEWALK

PEDESTRIAN, BICYCLE AND TRANSIT IMPROVEMENTS

~~B50~~	~~NEW STREET ALIGNS AND CONNECTS TO EXISTING STREETS INTERSECTING WITH~~ PROJECT BOUNDARY
B51	NEW STREETS EXTEND TO ADJOINING UNDEVELOPED LAND + PUBLIC ACCESS EASEMENTS ARE PROVIDED
~~B52~~	~~PROJECT PROVIDES OFF-STREET BICYCLE AND PEDESTRIAN CONNECTIONS IN~~ ACCORDANCE WITH THE BIKEWAYS, TRAILS, PARKS AND RECREATION MASTER PLAN.
B53	STREETS INCLUDE DESIGN ELEMENTS FROM THREE DIFFERENT CATEGORIES OF "COMPLETE STREET DESIGN ELEMENTS"
B54	MULTI-FAMILY: PROJECT INCLUDES AT LEAST TWO ENHANCED BICYCLE AND PEDESTRIAN IMPROVEMENTS CONSISTENT WITH OBJECTIVE CRITERIA CHECKLIST
B55	INTERNAL PEDESTRIAN CONNECTIONS ARE PROVIDED
B56	CONTINUOUS SIDEWALKS ARE PROVIDED ON BOTH SIDES OF STREETS

MUNICIPAL INFRASTRUCTURE

B57	WATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B58	WASTEWATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B59	STORM DRAIN SYSTEM DESIGNED TO MEET THE NEEDS OF A 10-YEAR EVENT; DETENTION SIZED FOR A 25-YEAR EVENT; STREETS FOR A 100-YEAR EVENT
B60	PROJECT COMPLIES WITH CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION REQUIREMENTS
~~B61~~	~~PROJECTS IN A FLOOD PLAIN COMPLY WITH MHMC CHAPTER 16.08~~
B62	BROADBAND CONNECTIVITY IS INSTALLED PER OBJECTIVE STANDARDS CHECKLIST

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UTILITY CROSSINGS

1. BOTTOM OF W: 335.7 TOP OF SD: 333.6 CLEARANCE: 2.1'
2. BOTTOM OF SD: 334.3 TOP OF SS: 333.5 CLEARANCE: 0.8'
3. BOTTOM OF W: 336.7 TOP OF SD: 334.6 CLEARANCE: 2.1'
4. BOTTOM OF SD: 333.2 TOP OF SS: 332.6 CLEARANCE: 0.6'
5. BOTTOM OF SD: 334.7 TOP OF SS: 331.6 CLEARANCE: 3.1'
6. BOTTOM OF SD: 334.8 TOP OF SS: 334.0 CLEARANCE: 0.8'
7. BOTTOM OF W: 338.3 TOP OF SD: 337.1 CLEARANCE: 1.2'

UTILITY NOTES

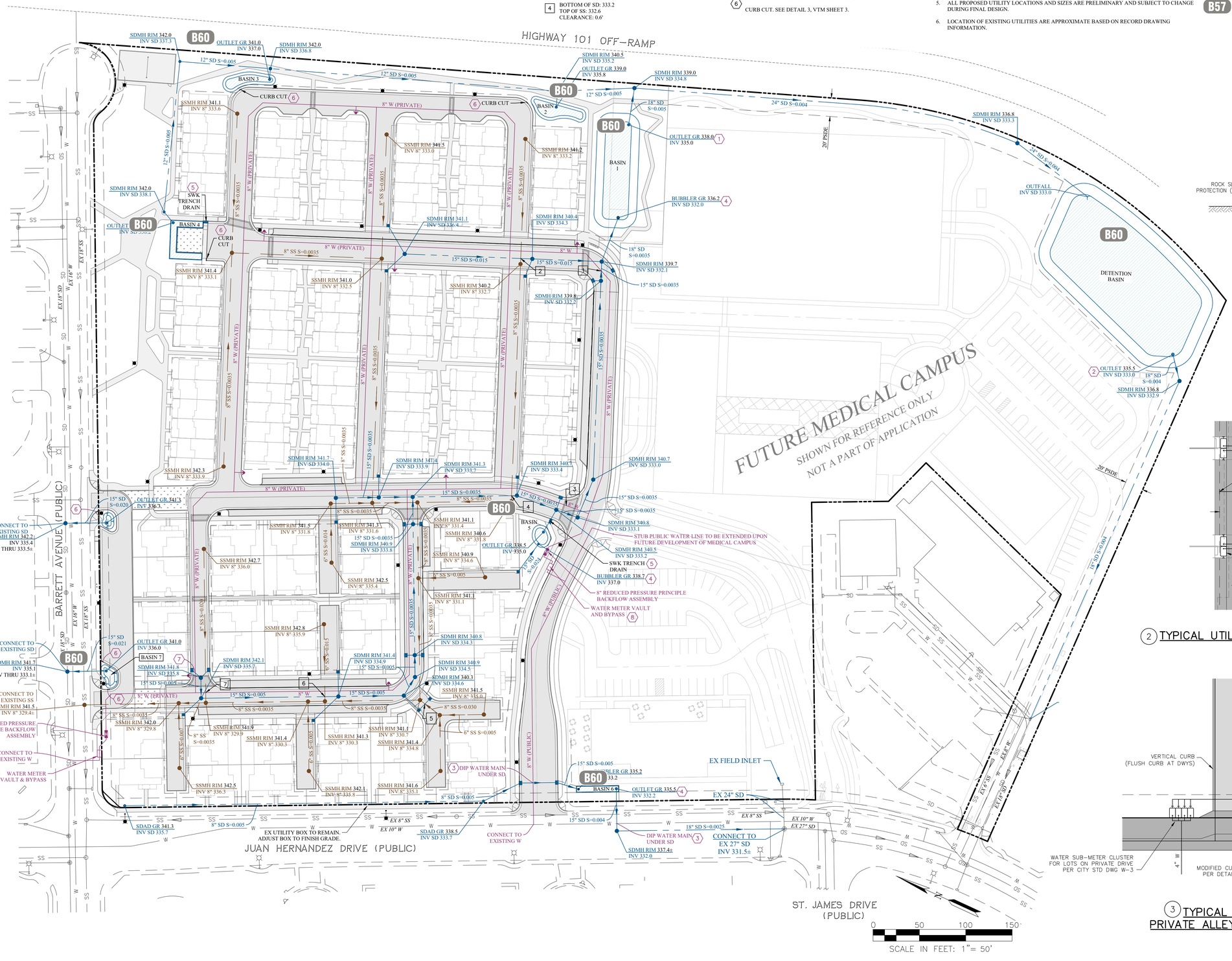
1. BASIN 1 OUTLET STRUCTURE. SEE DETAIL 3, VTM SHEET 8.
2. DETENTION BASIN OUTLET STRUCTURE. SEE DETAIL 4, VTM SHEET 8.
3. DIP WATER UNDER STORM DRAIN MAIN. NO WATER JOINTS WITHIN 10' OF STORM DRAIN. MAINTAIN 1' MINIMUM CLEARANCE.
4. BUBBLER. SEE DETAIL 1, THIS SHEET.
5. SIDEWALK TRENCH DRAIN. SEE DETAIL 4, VTM SHEET 3.
6. CURB CUT. SEE DETAIL 3, VTM SHEET 3.

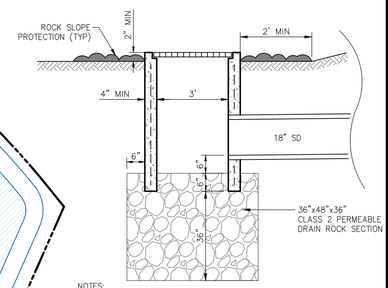
GENERAL NOTES

1. WATER AT ALL TIMES SHALL MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER UTILITIES.
2. STORM DRAIN IS PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOA.
3. SANITARY SEWER IS PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOA.
4. WATER MAINS IN STREET A (FROM JUAN HERNANDEZ DRIVE TO STREET B) ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF MORGAN HILL. ALL OTHER PROPOSED WATER MAINS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA.
5. ALL PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
6. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE BASED ON RECORD DRAWING INFORMATION.

UTILITY LEGEND & ABBREVIATIONS

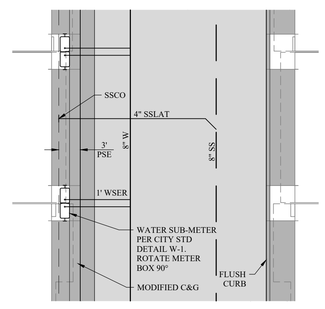
PROPOSED		EXISTING
	EDGE OF PAVEMENT	
B59	STORM DRAIN	
B58	SANITARY SEWER	
B57	WATER	
	MANHOLE	
	INLET	
	BUBBLER	
	OUTFALL	
	FIRE HYDRANT	
	PRIVATE STREET LIGHT	
	PUBLIC STREET LIGHT	
SD	STORM DRAIN	
SDAD	STORM DRAIN AREA DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER SERVICE	



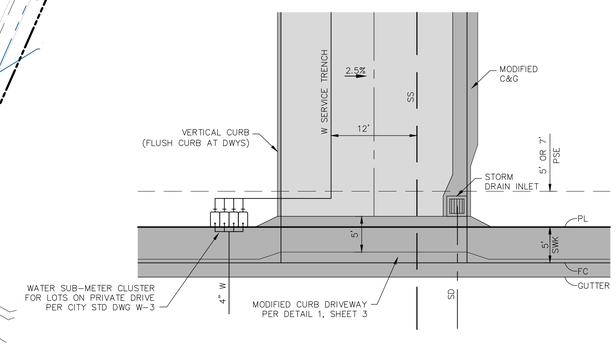


NOTES:
1. DRAIN INLET SHALL BE OPEN BOTTOM 2'x3' PRECAST OR CAST-IN-PLACE INLET WITH #4 REBAR AT 12" ON CENTER EACH WAY, OR APPROVED EQUAL.

1 BUBBLER INLET
NO SCALE



2 TYPICAL UTILITY LAYOUT–PRIVATE ALLEY
NO SCALE



3 TYPICAL UTILITY LAYOUT AT PRIVATE ALLEY INTERSECTION – DUETS
NO SCALE
B47

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DESIGN REVIEW
PRELIMINARY UTILITIES PLAN
ROSEWOOD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	APRIL 18, 2022

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-04
OF 6 SHEETS

JOB NO.
212006

PLOT DATE: April 19, 2022
FILE PATH: W:\Jobs 2\212006 – Lillian Commons, Morgan Hill\Drawings\Preim\Applications\Design Review\DR04 – PRELIMINARY UTILITIES.dwg

MULTIFAMILY LAYOUT

SCALE 1" = 40'

MULTIFAMILY STANDARDS (BUILDINGS 1-18)
Planned Development Master Plan Development Standards

Metric	Standard	Compliance
Lot Area (sqft)	10,000 min	yes
Lot Width (min)	100'	yes
Lot Lot Depth (min)	100'	yes
Lot Coverage (max)	50%	yes
FAR (max)	50%	n/a*
Height (max)	35'	yes**
Setbacks (min)		
Front	25' or n/a	yes
Interior Side	0'	yes
Street Side	15'	yes***
Rear	0'	yes

* FAR applies to medical campus only, per April 19, 2021 discussion with City staff.
** Application includes a minor exception for maximum 38.5- foot building height.
*** When distance is measured from building to street centerline (centerline is coincident with proposed property line).

LEGEND
- Lillian's Park (1.99 ac)
- Private Open Space for Multifamily (0.27 ac)
- Common Open Space for Multifamily (0.42 ac)

AREA CALCULATION:

Site Area (gross)	***10.04***	***acres***	***437,485*** ***sf***
Roads (Incl. adjacent swk)	2.98	acres	129,831 sf
Visitor Parking Lot along Barrett	0.20	acres	8,630 sf
Site Area (net)	***6.86***	***acres***	***299,024*** ***sf***

Site Area (net)	299,024	sf
Max allowed Coverage (50%)	149,512	sf

Coverage calculations	***Footprint SF***	***# in site***	***Total Gross SF***
Duets			
P1	1,380	17	23,460
P2 (with ADU potential)	1,610	17	27,370
Townhouse (Multi-family)			
4-plex	4,100	6	24,600
5-plex	5,066	10	50,660
6-plex	6,095	2	12,190
Residential Footprint SF		*18*	*138,280*
Coverage (NLA)			*46%*

OPEN SPACE.

REQUIRED:

Duets		
Required per Table 18.40-4	**Per du**	**Total sf**
Private Open Space	150 sf	5100 sf
Common Open Space	150 sf	5100 sf
Sub-total		**10200 sf**
Notes:		
1. Average lot size is 2,911 SF		

Townhouse (Multi-family)		
Townhouse (Multi-family) site [1]	*196,639 sf*	
Required per Table 18.40-3	**Per du**	**Total sf**
Private Open Space (50% of du)	48 sf	2064 sf
Common Open Space (15% of site)		29496 sf
Sub-total		**31560 sf**
Notes:		
1. Multi-family site is the multi-family parcel area minus Lillian's Park		

PROVIDED:

Duets		
Private Open Space[1,2]	13872 sf	408 sf/du
Common Open Space	1620 sf	
Common Open Space Provided in Lillians Park	3480 sf	
Sub-total Common Open Space	5100 sf	59 sf/du
Total (Private + Common Open Space)	**18972 sf**	**558 sf/du avg**
Notes:		
1. Plan P1 Rear Yard = 300 SF (17 P1 units = 5,100 SF)		
2. Plan P2 Rear Yard = 540 SF (17 P2 units = 9,180 SF)		

Townhouse (Multi-family)		
Private Open Space[1,2,3]	10966 sf	128 sf/du
Common Open Space	18230 sf	
Common Open Space Provided in Lillians Park	11266 sf	
sub-total	29496 sf	15% of TH site
Total (Private + Common Open Space)	**40462 sf**	**2315 sf/du avg**
Notes:		
1. Plan P1 Balcony = 131 SF (22 P1 units = 2,882 SF)		
2. Plan P2 Balcony = 110 SF (28 P2 units = 3,080 SF)		
3. Plan P3 Balcony = 139 SF (36 P3 units = 5,004 SF)		

Common Open Space Areas Provided within Lillian's Park:

Duets	3480 sf
Townhouse (Multi-family)	11266 sf
Sub-total	**14746** sf

0.339 acres required of the 1.99 total park area

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DESIGN REVIEW
DEVELOPMENT STANDARDS
ROSEWOOD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	APRIL 18, 2022

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-05
OF 6 SHEETS

JOB NO.
212006

DUET SITE LAYOUT
SCALE 1" = 30'

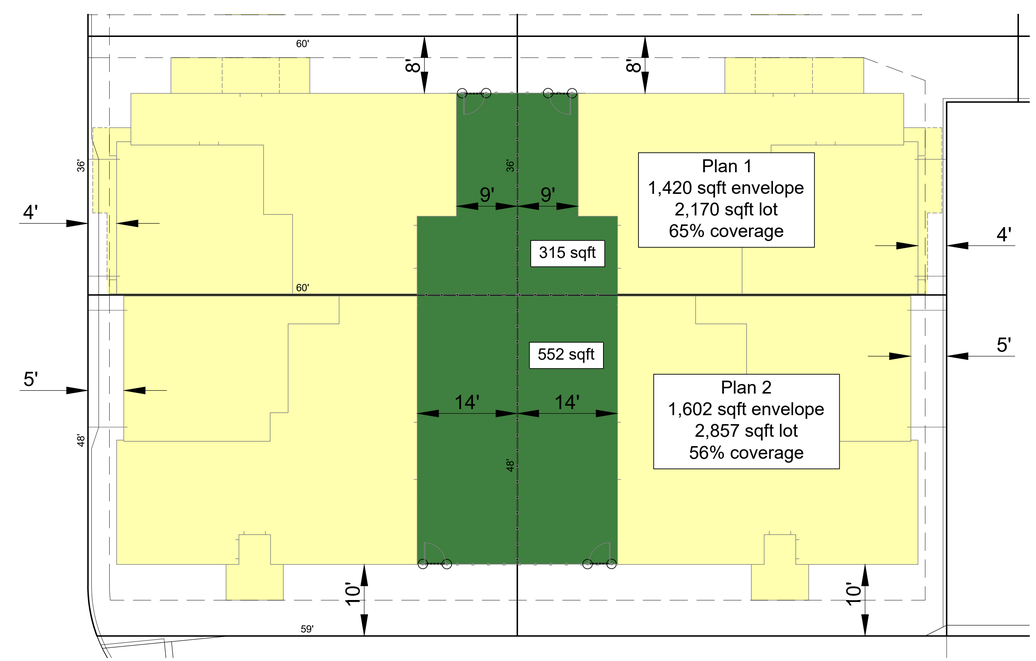
DUETS STANDARDS (LOTS 1-34)
Planned Development Master Plan Standards

Metric	Standard	Compliance
Lot Area (sqft)	1,000 min	yes
Lot Width (min)	22'	yes
Lot Lot Depth (min)	45'	yes
Lot Coverage (max)	-	yes*
FAR (max)	50%	n/a*
Height (max)	35'	yes
Setbacks (min)		
Front	5' or n/a	yes
Interior Side	0' or 3'	yes
Street Side	5'	yes
Rear	5' or n/a	yes

* Per a discussion with City staff on April 19, 2021, FAR applies to the future medical facility. A site-wide building coverage of 50 percent applies to the residential component. See sheet DR-05 for coverage calculations.

LEGEND
- Lillian's Park (1.99 ac)
- Private Open Space for Duets (0.34 ac)
- Common Open Space for Duets (0.04 ac)

DUET ENLARGEMENT
SCALE 1" = 10'



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DESIGN REVIEW
DEVELOPMENT STANDARDS
ROSEWOOD
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: APRIL 18, 2022

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SHEET
DR-06
OF 6 SHEETS

JOB NO. 212006