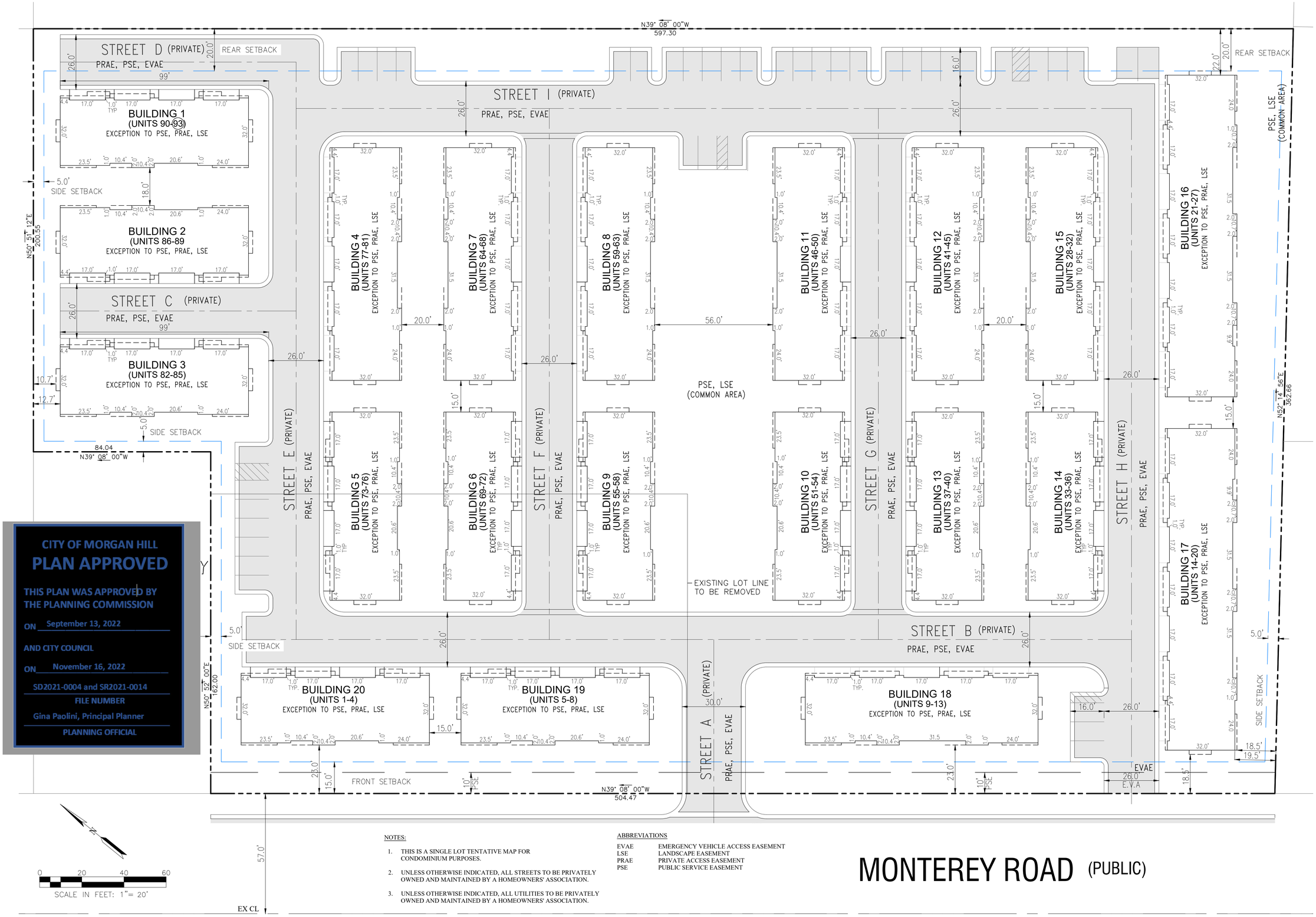

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION
ON September 13, 2022
AND CITY COUNCIL
ON November 16, 2022
SD2021-0004 and SR2021-0014
FILE NUMBER
Gina Paolini, Principal Planner
PLANNING OFFICIAL

NOTES:

1. THIS IS A SINGLE LOT TENTATIVE MAP FOR CONDOMINIUM PURPOSES.
2. UNLESS OTHERWISE INDICATED, ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION.
3. UNLESS OTHERWISE INDICATED, ALL UTILITIES TO BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION.

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LSE	LANDSCAPE EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT

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DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
VESTING TENTATIVE MAP
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	FEBRUARY 2022

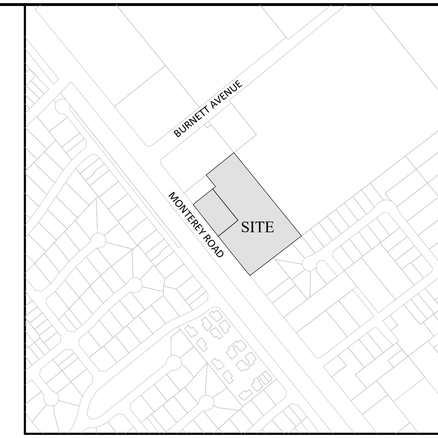
DATE	MK	SHEET REVISIONS	BY	CK

3RD SUBMITTAL
FEBRUARY 2022

SHEET
C-10
OF 10 SHEETS

JOB NO.
212008-001

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
19380 MONTEREY ROAD
MORGAN HILL, DISTRICT B, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP

CONTACT INFORMATION

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1500 WILLOW PASS COURT
CONCORD, CA 94520
ATTN: KERRI WATT
(925) 605-9304
KWATT@DENOVAHOMES.COM

ARCHITECT: STRAUSS DESIGN GROUP
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
ATTN: JEFF POTTS
(925) 634-7000
JPOTTS@SDGARCHITECTSINC.COM

GEOTECHNICAL ENGINEER: STEVENS FERRONE & BAILEY ENGINEERING CO., INC
1600 WILLOW PASS COURT
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JBAILEY@SFANDB.COM

CIVIL ENGINEER AND PLANNER: RUGGERI-JENSEN-AZAR
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GILROY, CA 95020
(408) 848-0300
ENGINEER: CHRIS PATTON
(CPATTON@RJA-GPS.COM)
PLANNER: ROSS DOYLE
(RDOYLE@RJA-GPS.COM)

LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES
700 YGNACIO VALLEY ROAD, SUITE 100
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(925) 274-1300
ALICIA@VANDERTOOLEN.COM

SHEET INDEX	
SHEET NO.	SHEET TITLE
C-01	TITLE SHEET
C-02	EXISTING CONDITIONS AND DEMOLITION PLAN
C-03	SITE PLAN
C-04	ZONING COMPLIANCE EXHIBIT
C-05	PARKING COMPLIANCE EXHIBIT
C-06	STANDARDS COMPLIANCE EXHIBIT
C-07	PRELIMINARY GRADING PLAN
C-08	PRELIMINARY UTILITY PLAN
C-09	PRELIMINARY STORMWATER MANAGEMENT PLAN
C-10	PRELIMINARY TENTATIVE MAP

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 06085C0443H, EFFECTIVE DATE MAY 18, 2009).
5. FINISHED FLOOR 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. IN ADDITION, THE RETENTION SYSTEM IS DESIGNED TO RETAIN THE 100-YEAR FLOOD DUE TO FLOODING OF THE EXISTING DOWNSTREAM STORM SYSTEM.
8. EXISTING TOPOGRAPHY IS BASED ON INFORMATION PROVIDED BY OTHERS AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA, DATED JULY 6, 2021.
9. ALL EXISTING WELLS ON-SITE TO BE REMOVED.
10. TOWN HOME STYLE CONDOMINIUM LOTTING SCHEME SHOWN IS PRELIMINARY AND WILL BE REFINED IN THE FUTURE.
11. ALL UTILITIES SHALL BE PLACED UNDERGROUND AND LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR A PSE. TRANSFORMERS SHALL BE UNDERGROUND UNLESS PRECLUDED BY PHYSICAL LIMITATIONS OR AS OTHERWISE REQUIRED BY PG&E.
12. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.
13. BOUNDARY IS RESOLVED PER FIELD SURVEY DATED JULY 6, 2021.

SITE DATA

- SUBJECT PARCELS: 19380 MONTEREY ROAD
  APN 726-42-001, 002
- CURRENT LAND USE: VEHICLE SALES AND RENTAL
- ZONING: MIXED-USE FLEX
- GENERAL PLAN: MIXED-USE FLEX
- PROPOSED LAND USE: RESIDENTIAL (93 TOWN HOME STYLE CONDOMINIUMS)
- BUILDOUT TABULATION
  - GROSS AREA: 4.62± AC
  - PROPOSED UNIT COUNT: 93 DU
  - PROPOSED DENSITY: (93/4.62 AC = 20 DU/AC)
  - MAXIMUM ALLOWABLE DENSITY: 24 DU/AC
- UTILITIES:
  - WATER: HOA
  - SANITARY SEWER: HOA
  - STORM DRAIN: HOA
  - GAS & ELECTRIC: PG&E
  - TELEPHONE: VERIZON
- PRELIMINARY EARTHWORK SUMMARY (APPROX):
  - CUT 6,880 CY
  - FILL 2,590 CY
  - NET 4,290 CY (EXPORT)

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 93 NEW HOMES:
- 93 TOWNHOME-STYLE CONDOMINIUMS

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:
- PRIVATE CIRCULATION NETWORK INCLUDING STREETS, COURTS AND ALLEYS
- ACTIVE AND PASSIVE OPEN SPACE AND AMENITIES, FEATURING A DOG PARK, EXERCISE STRUCTURE, TURF AREA, PICNIC TABLES, ETC.
- BAY SHARED PARKING (UNCOVERED)

OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:
- FRONTAGE IMPROVEMENTS TO MONTEREY ROAD INCLUDING CURB, GUTTER, SIDEWALK, LANDSCAPE, AND CLASS II BIKE LANE STRIPING
- UTILITY UNDERGROUNDING OF EXISTING OVERHEAD UTILITY LINES
- RELOCATION OF EXISTING WATER MAIN ALONG THE MONTEREY ROAD FRONTAGE.

ABREVIATIONS

BNDY	BOUNDARY	PVT	PRIVATE
CL	CENTER LINE	R/W	RIGHT-OF-WAY
DU	DWELLING UNIT	SD	STORM DRAIN
DWY	DRIVEWAY	SDFI	STORM DRAIN FIELD INLET
EVAE	EMERGENCY VEHICLE ACCESS EASMENT	SDMH	STORM DRAIN MANHOLE
		SF	SQUARE FEET
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	SWK	SIDEWALK
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	TDSC	TOP OF DEPRESSED SPILL CURB
LP	LOW POINT		
LSE	LANDSCAPE EASEMENT	TMC	TOP OF MODIFIED CURB
PRAE	PRIVATE ACCESS EASEMENT	W	WATER
PSE	PUBLIC SERVICE EASEMENT	WM	WATER METER
PUB	PUBLIC	WS	WATER SERVICE

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TITLE SHEET
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
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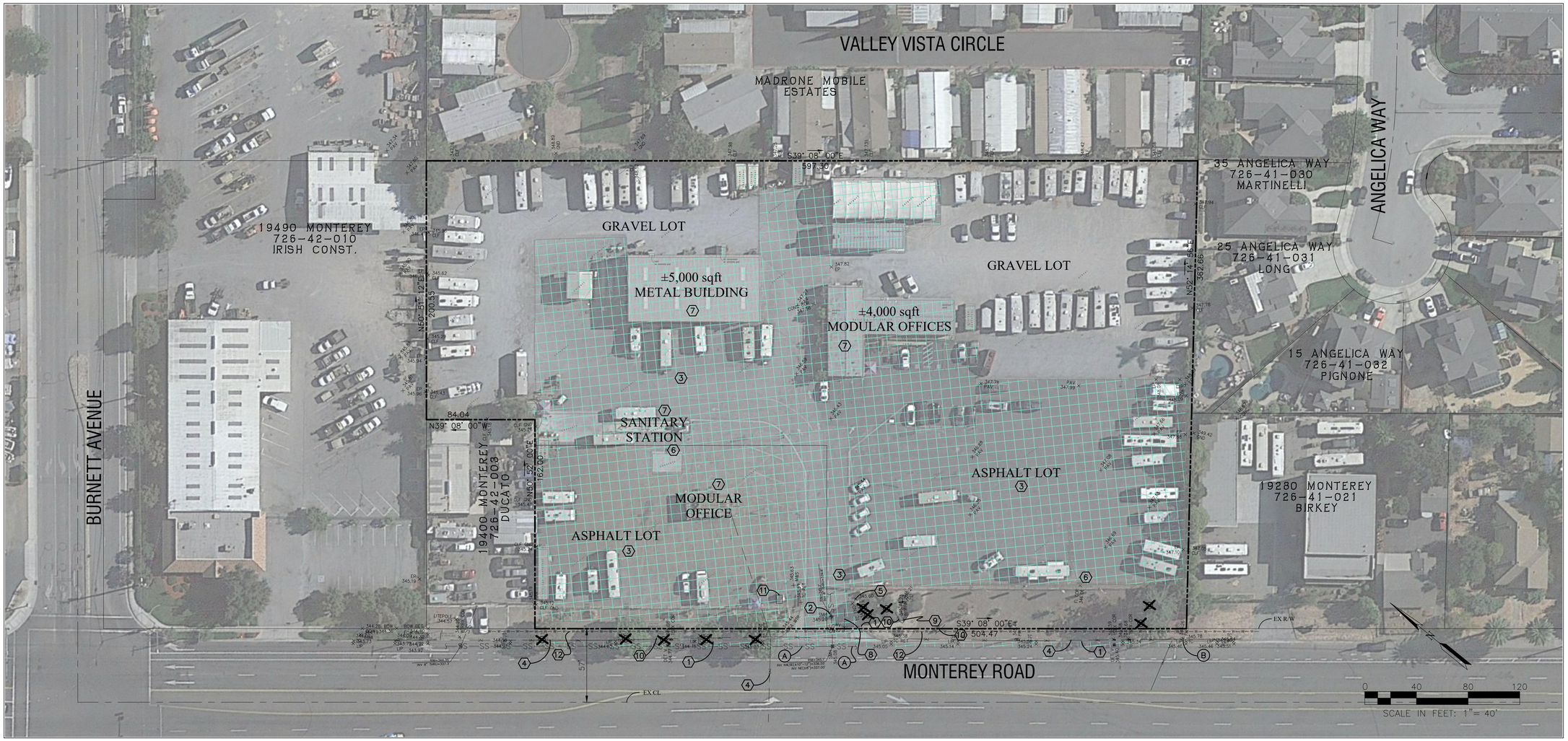

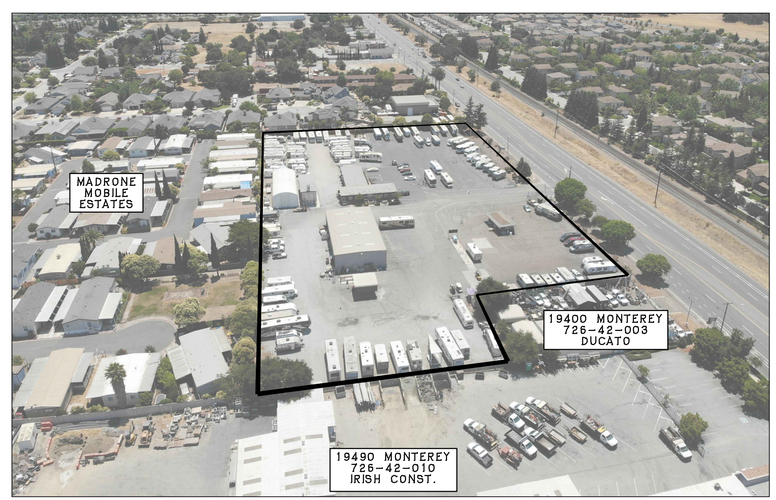

Site Information

Address	19380 Monterey Road, Morgan Hill APN 726-42-001, 002
General Plan	Mixed-Use Flex
Zoning	Mixed-Use Flex
Gross Area	±4.6 ac

LEGEND

- BOUNDARY
- CENTER LINE
- CURB
- SANITARY SEWER
- OVERHEAD LINE
- EXISTING CONTOUR
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED

NOTES

1. ALL ONSITE PAVEMENT, STRUCTURES, AND UTILITIES ARE TO BE REMOVED.
2. ALL UNUSED EXISTING SANITARY SEWER LATERALS STUBBED TO THE PROPERTY SHALL BE ABANDONED AT THE SEWER MAIN PER CITY STANDARDS.
3. NO STORM DRAIN INFRASTRUCTURE EXISTS ALONG THE MONTEREY FRONTAGE OF THE PROJECT SITE.
4. THE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN HEREON ARE BASED ON OBSERVABLE EVIDENCE ONLY.
5. SEE JOINT TRENCH INTENT PLANS FOR FURTHER INFORMATION ON THE UNDERGROUNDING OF OVERHEAD UTILITY LINES.

DEMOLITION NOTES

1. CURB & GUTTER TO BE REMOVED
2. SANITARY SEWER TO BE REMOVED
3. EX PAVEMENT TO BE REMOVED
4. EX OVERHEAD LINES TO BE PLACED UNDERGROUND
5. EX FIRE HYDRANT TO BE RELOCATED
6. EX DRAIN INLET TO BE REMOVED
7. EX BLDG TO BE REMOVED
8. EX W TO BE REMOVED
9. EX BACKFLOW PREVENTER TO BE REMOVED
10. EX SIGN TO BE REMOVED
11. EX TRANSFORMER TO BE REMOVED
12. APPROXIMATE LOCATION OF EX WATER TO BE RELOCATED

PRESERVATION NOTES

- A EX SANITARY SEWER TO REMAIN
- B EX FIRE HYDRANT TO REMAIN

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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

EXISTING CONDITIONS AND DEMOLITION PLAN

19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

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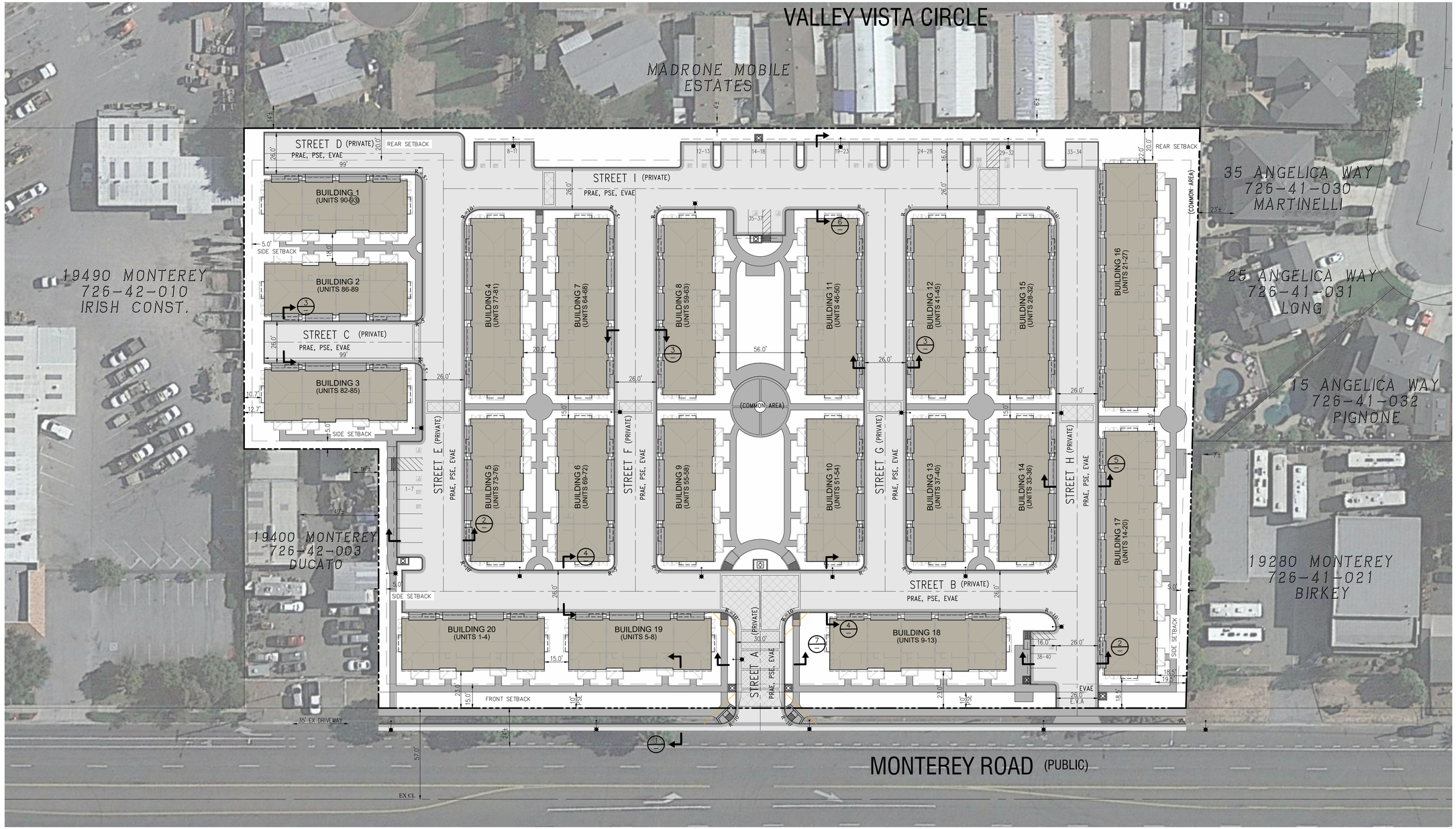
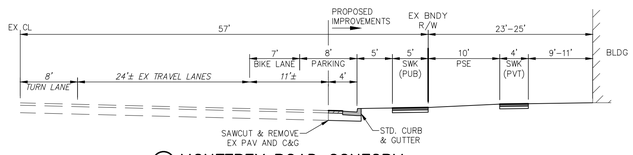
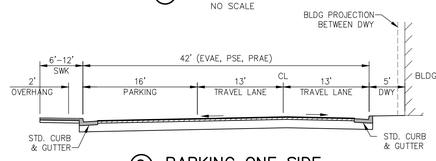
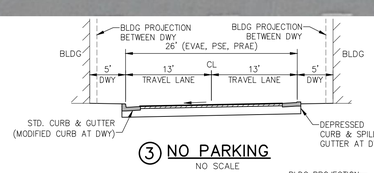




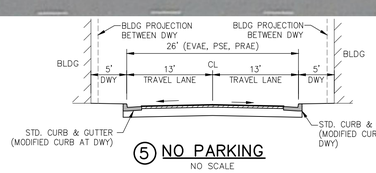
1 MONTEREY ROAD CONFORM
NO SCALE



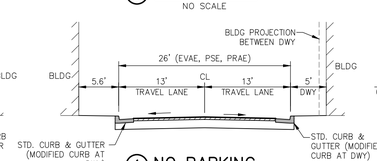
2 PARKING ONE SIDE
NO SCALE



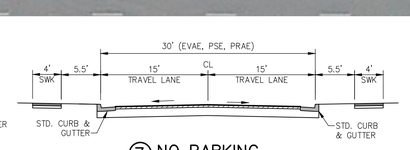
3 NO PARKING
NO SCALE



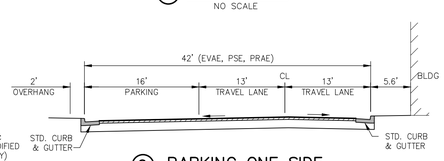
5 NO PARKING
NO SCALE



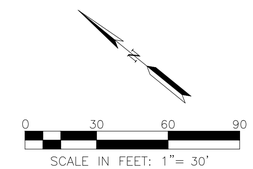
4 NO PARKING
NO SCALE



7 NO PARKING
NO SCALE



6 PARKING ONE SIDE
NO SCALE



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SITE PLAN

19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

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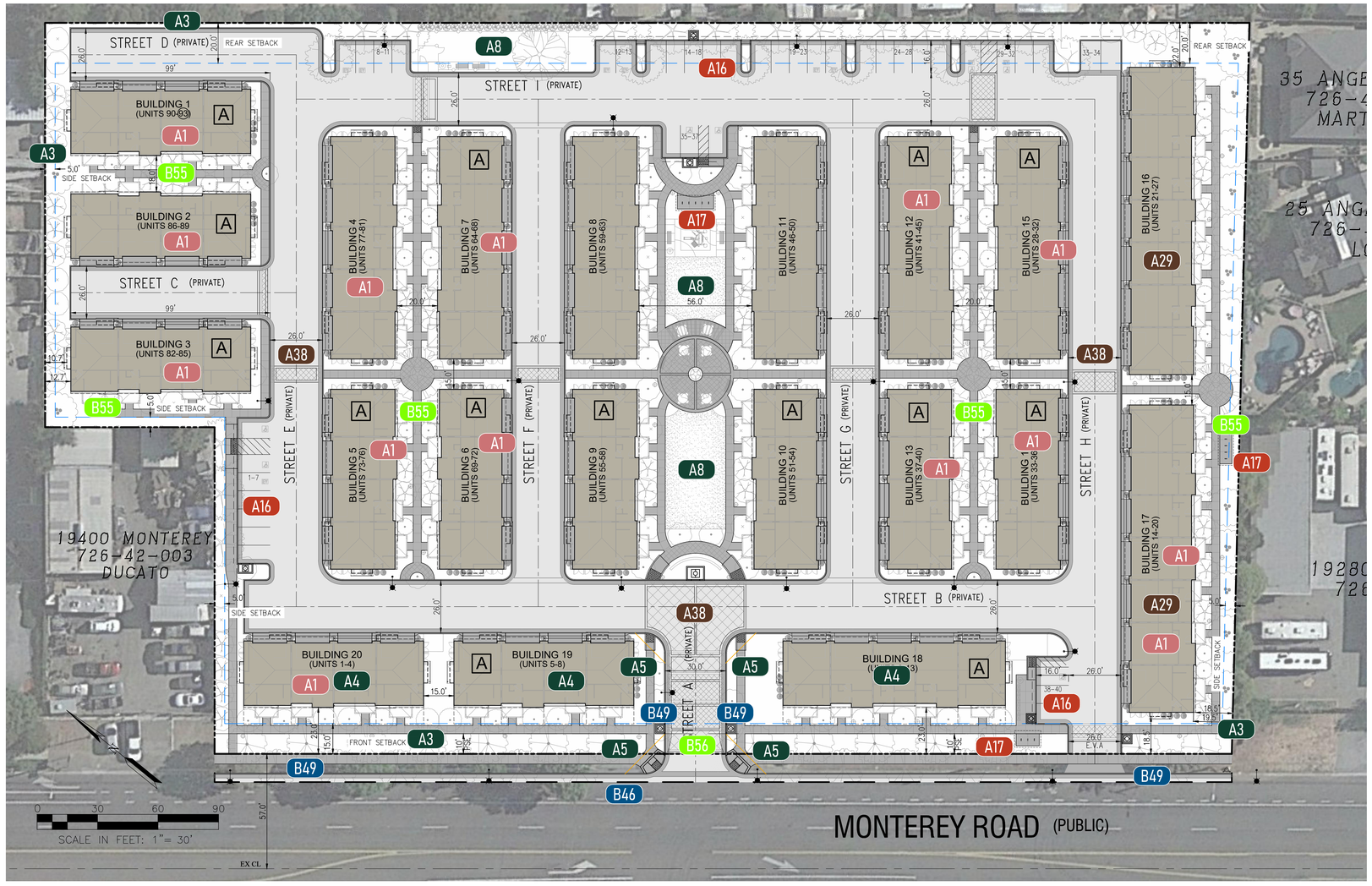

8. **On-Site Recreational Amenities:** The project has provided on-site recreational amenities to serve residents based on the following table:
(GP Policy CNF-11.10)

NUMBER OF AMENITIES REQUIRED FROM EACH TIER BASED ON PROJECT SIZE			
Project Size	**Tier 1**	**Tier 2**	**Tier 3**
16 to 50 units	2	2	
51-100 units	2	2	1
101-150 units	2	2	2
151+ units	2	3	3
201+ units	2	3	3

Tier 1 amenities:
- Shuffleboard
- Horseshoes
- Bowling green w/artificial turf
- Picnic/barbeque area
- Park benches
- Passive water features (e.g. fountain)
- Passive recreation area and/or gardens
- Tot Lot (small playground, typically designed for toddlers 2 and under)

Tier 2 amenities:
- Cabana or shade trellis area
- Two picnic/barbeque areas
- Clubhouse
- Volleyball court and/or Bocce ball court
- Outdoor racquetball/handball tilt-up wall
- Dog Park
- Sauna and/or Jacuzzi
- Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service located in an area that will get a minimum of six hours of direct sun when trees mature
- ½ court basketball (one hoop)
- Bridle paths
- Bocce ball
- Artificial turf putting green
- Exercise structure or complex (age appropriate play equipment/minimum three activities; can be integrated in structure)

Tier 3 amenities:
- Softball field
- Sports court and/or 2 1/2-court basketball courts (two hoops)
- Restroom area
- ½ scale soccer field
- Exercise structure or complex (age appropriate play equipment/minimum five activities; can be integrated in structure)
- Jacuzzi and separate child wading pool
- Tennis court
- Recreation hall with exercise equipment and/or game equipment
- Exercise room
- Clubhouse w/ kitchen
- Swimming pool

.**(GP Policy- Housing element HE-4)**

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 I, II, 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

SEE SHEET PA-07

A. DEVELOPMENT SERVICES REQUIREMENTS

	AFFORDABLE HOUSING AND ACCESSORY DWELLING UNITS
A1	COMPLIANCE WITH INCLUSIONARY HOUSING ORDINANCE
~~A2~~	~~ACCESSORY DWELLING UNITS COMPLY WITH MHMC CHAPTER 18.81~~

	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~~

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	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

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
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~~

DEVELOPMENT STANDARDS IN MIXED USE FLEX DISTRICT

SITE REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	6,000 SF	201,300 SF
MINIMUM LOT WIDTH	60 FT	504 FT
MINIMUM LOT DEPTH	100 FT	362 FT
MAXIMUM FLOOR AREA RATIO	0.5	0.98
DENSITY RANGE	7-24 DU/AC	20 DU/AC
MAXIMUM BUILDING COVERAGE	50%	31.7%

*REFER TO TABLE 18.22-2 IN CITY OF MORGAN HILL MUNICIPAL CODE

SETBACK STANDARDS IN MIXED USE FLEX DISTRICT

SETBACK	MINIMUM REQUIRED (FT)	MINIMUM PROVIDED (FT)
FRONT	15	23
REAR	20	20
INTERIOR SIDE	5	10.7
STREET SIDE	10	N/A

*REFER TO TABLE 18.22-3 IN CITY OF MORGAN HILL MUNICIPAL CODE

A ACCESSIBLE UNIT (14)

RUGGERI-JENSEN-AZAR
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DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
ZONING COMPLIANCE EXHIBIT
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN
DATE FEBRUARY 2022
BY CK
SHEET REVISIONS
DATE MK

3RD SUBMITTAL
FEBRUARY 2022

SHEET
C-04
OF 10 SHEETS

JOB NO.
212008-001

BICYCLE PARKING SUMMARY

REQUIRED PARKING (TABLE 18.72-7)

SHORT TERM SPACES	10% OF REQUIRED AUTOMOBILE SPACES
LONG TERM SPACES	1 PER 5 UNITS

TOTAL REQUIRED PARKING

SHORT TERM SPACES	25
LONG TERM SPACES	19
TOTAL REQUIRED SPACES	***44***

PROVIDED PARKING

SHORT TERM SPACES	26
LONG TERM SPACES	93 (SPACE PROVIDED IN GARAGE)
	119 TOTAL SPACES

PARKING SUMMARY

REQUIRED PARKING - OCCUPANT (TABLE 18.72-2 & -3)

STUDIO OR ONE-BEDROOM	1 COVERED + 0.5 UNCOVERED PER UNIT
TWO BEDROOM	1 COVERED + 1 UNCOVERED PER UNIT
THREE BEDROOM	1 COVERED + 1.5 UNCOVERED PER UNIT

PROJECT UNIT COUNT

TWO BEDROOM UNIT	22
THREE BEDROOM UNIT	71

REQUIRED PARKING - GUEST

ONE SPACE PER EVERY THREE UNITS

TOTAL REQUIRED PARKING

COVERED SPACES	93
UNCOVERED SPACES	129
GUEST SPACES	31
TOTAL REQUIRED SPACES	***253***

PROVIDED PARKING

2 GARAGE SPACES/UNIT	186
BAY/HEAD-IN	25
BAY/HEAD-IN ADA	5
BAY/HEAD-IN EV	8
BAY/HEAD-IN EV/ADA	2
	226 TOTAL SPACES

LEGEND AND NOTES

ASPHALT, CONCRETE OR PAVERS

ELECTRIC VEHICLE CHARGING STATION

ADA PARKING SPACE

1. SEE SECTION 2 ON SHEET PA-03 FOR PARKING STALL DEPTH
2. PARKING DIMENSIONS SHOWN ARE TYPICAL. ALL UNCOVERED SPACES ARE 16' IN LENGTH WITH A 2' OVERHANG. ALL UNCOVERED SPACES ARE 9' WIDE, UNLESS THEY BORDER A LANDSCAPE AREA, WHERE THEY ARE 10' WIDE.

0 30 60 90

SCALE IN FEET: 1"= 30'

7/24/2020 Morgan Hill, CA Code of Ordinances

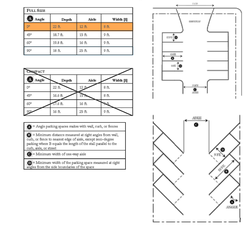
18.72.060 - Parking design and development standards.

A. Conformance with City Standards. All parking spaces, lots, driveways and other improvements intended and used for vehicle parking and circulation shall comply with the design standards and standard details for construction as maintained by the city of Morgan Hill engineering division. *PROJECT IS COMPLIANT*

B. Parking Space and Lot Dimensions. *N/A - NO PARKING LOTS OR STRUCTURES*

1. General. The dimensions of parking spaces, maneuvering aisles, and access ways within a parking lot shall conform to the city's official parking space standard specifications maintained by the engineering division and as shown in Figure 18.72-1. All required parking spaces shall be full size parking spaces. Alternatively, with the issuance of a design permit, up to thirty percent of the required parking spaces may be compact spaces.
2. Garage Spaces. All parking spaces within a structure shall be a minimum of ten feet in width and twenty feet in length.
3. Access to Spaces. All access to spaces in a parking lot shall be from the lot.
4. Driveway Width. The minimum required driveway with at the street entrance shall be as shown in Table 18.72-4.

Figure 18.72-1: Parking Lot Dimensions



Notes:

[1] Minimum ten-foot width for spaces with one or two sides adjacent to a landscaped area.

Table 18.72-4: Minimum Driveway Widths

Land Use Served by Driveway	Minimum Width at Street Entrance
Commercial Uses	

1/3

7/24/2020 Morgan Hill, CA Code of Ordinances

One-Way Driveway	25 ft.
Two-Way driveway	35 ft.
Residential Uses	
One-way Driveways	12 ft. at street entrance
Two-way Driveways	18 ft. at street entrance

5. Circulation Drive Aisle Width. Main circulation drive aisles within a shopping center or other commercial development shall be a minimum of twelve feet in width.
6. Stacking Area. All parking lots shall provide a minimum forty-foot stacking from the travel lane of the adjoining street.

C. Surfacing. *PROJECT IS COMPLIANT (SEE NOTES/LEGEND)*

1. All parking spaces, maneuvering aisles, and access ways shall be paved with asphalt, concrete, or other all-weather surface.
2. Permeable paving materials, such as porous concrete/asphalt, open-jointed pavers, and turf grids, are a permitted surface material, subject to approval by the development services department.

D. Tandem Parking Spaces. Tandem parking spaces are permitted for all residential land uses, provided that they comply with the following standards: *PROJECT IS COMPLIANT (SEE NOTES/LEGEND)*

1. Parking spaces in a tandem configuration shall be reserved for and assigned to a single dwelling unit. All required guest parking shall be provided as single, non-tandem parking spaces.
2. Tandem parking spaces shall not block the use of the driveway to access other parking spaces located within the parking area.
3. Tandem parking spaces shall be used to accommodate passenger vehicles only.

E. Forward Entrance and Exit. For parking areas adjacent to an arterial or collector roadway, sufficient maneuvering area shall be provided so that vehicles may enter and exit an abutting street in a forward direction. N/A

F. Parking Lifts. Required parking may be provided using elevator-like mechanical parking systems ("lifts") provided the lifts are located within an enclosed structure or otherwise screened from public view. N/A

G. Lighting. *PROJECT IS COMPLIANT (SEE NOTES/LEGEND)*

1. A parking area with six or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot-candles over the entire parking area.
2. Outdoor lighting as required above shall be provided during nighttime business hours.
3. All parking space area lighting shall be energy efficient and designed so that any glare or spillage is directed away from residential properties.

~~4. All fixtures shall be hooded and downward facing.~~

~~5. Parking structures shall provide indoor lighting as required by the California Building Code.~~

H. Pedestrian Access.

1. Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements. N/A - NO PARKING LOTS OR STRUCTURES
2. The design of the pedestrian walkway shall be clearly visible and distinguished from parking and circulation areas through striping, contrasting paving material, or other similar method as approved by the community development

2/3

7/24/2020 Morgan Hill, CA Code of Ordinances

director. *PROJECT IS COMPLIANT (SIDEWALKS CONNECT PARKING AREAS)*

I. Screening. Parking lots of six spaces or more shall comply with the following screening standards. N/A - NO PARKING LOTS OR STRUCTURES

1. Location. Screening shall be provided along the perimeter of parking lots fronting a street or abutting a residential zoning district.
2. Height.
   a. Screening adjacent to streets shall have a minimum height of three feet.
   b. For parking lots within ten feet of a residential zoning district, screening shall have a minimum height of six feet.
3. Materials. Required screening may consist of one or more of the following materials:
   a. Low-profile walls constructed of brick, stone, stucco or other durable and graffiti-proof coating material.
   b. Evergreen plant material form an opaque screen.
   c. An open fence combined with landscaping to form an opaque screen.
   d. A berm landscaped with ground cover, shrubs, or trees.
   e. Parking lots within ten feet of a residential zoning district shall be screened by a six-foot masonry wall.

J. Driveway Spacing.

1. Driveways shall be setback from street intersections as shown in Table 18.72-5:

Table 18.72-5: Driveway Setbacks from Intersections

Use Served by Driveway	Minimum Distance from Intersection
Residential	10 ft. *PROJECT IS COMPLIANT (SEE NOTES ABOVE)*
Commercial	25 ft.
Industrial	50 ft.
Other Uses	As required by the City Engineer

2. Setbacks shall be measured from corner radius or t feet, whichever is greater. The corner radius shall be the arc length measured between the linear distance of the adjoining street.

K. Adjustments to Parking Design and Development Standards. The Planning Commission may allow adjustments to parking design and development standards in this section through the approval of a Minor Exception as described in Chapter 18.108.070 (Minor Exceptions).

(Ord. No. 2277 N.S., § 5(Exh. A), 6-6-2018)

CMHMC 18.140.020

O. "Parking lot" means land area or facility for the temporary parking or storage of motor vehicles used personally, for business or for commerce with a lot size of five thousand square feet or more, or with twenty-five or more parking spaces.

3/3

RJA
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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

PARKING COMPLIANCE EXHIBIT

19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE	DATE	BY	CK
AS SHOWN	FEBRUARY 2022		

SHEET REVISIONS

DATE	MK

3RD SUBMITTAL
FEBRUARY 2022

SHEET
C-05
OF 10 SHEETS

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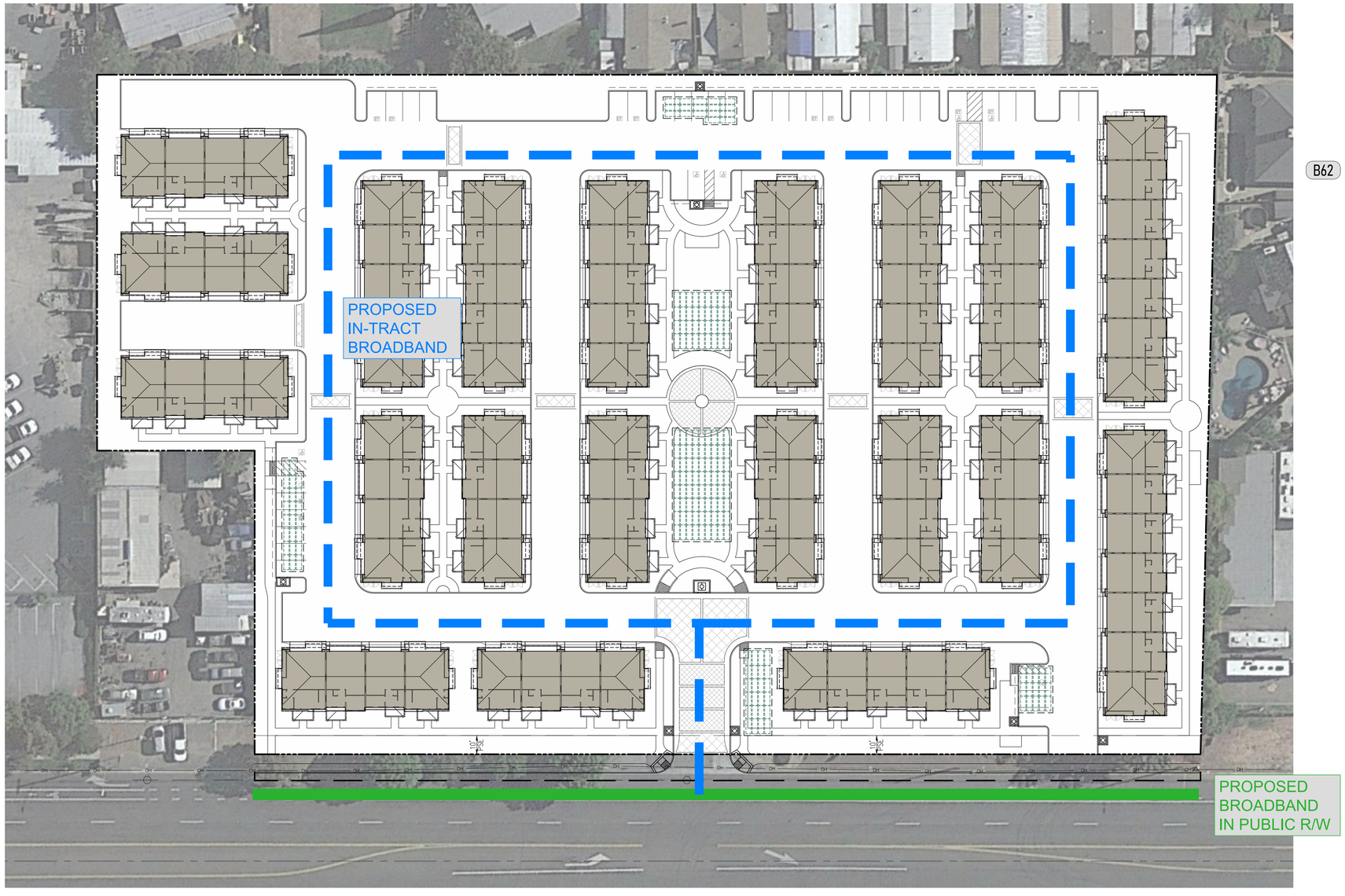

MUNICIPAL INFRASTRUCTURE	
B62	BROADBAND CONNECTIVITY IS INSTALLED PER OBJECTIVE STANDARDS CHECKLIST

0 30 60 90

SCALE IN FEET: 1"= 30'

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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

STANDARDS COMPLIANCE EXHIBIT

19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN

DATE FEBRUARY 2022

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		3RD SUBMITTAL FEBRUARY 2022		

SHEET
C-06
OF 10 SHEETS

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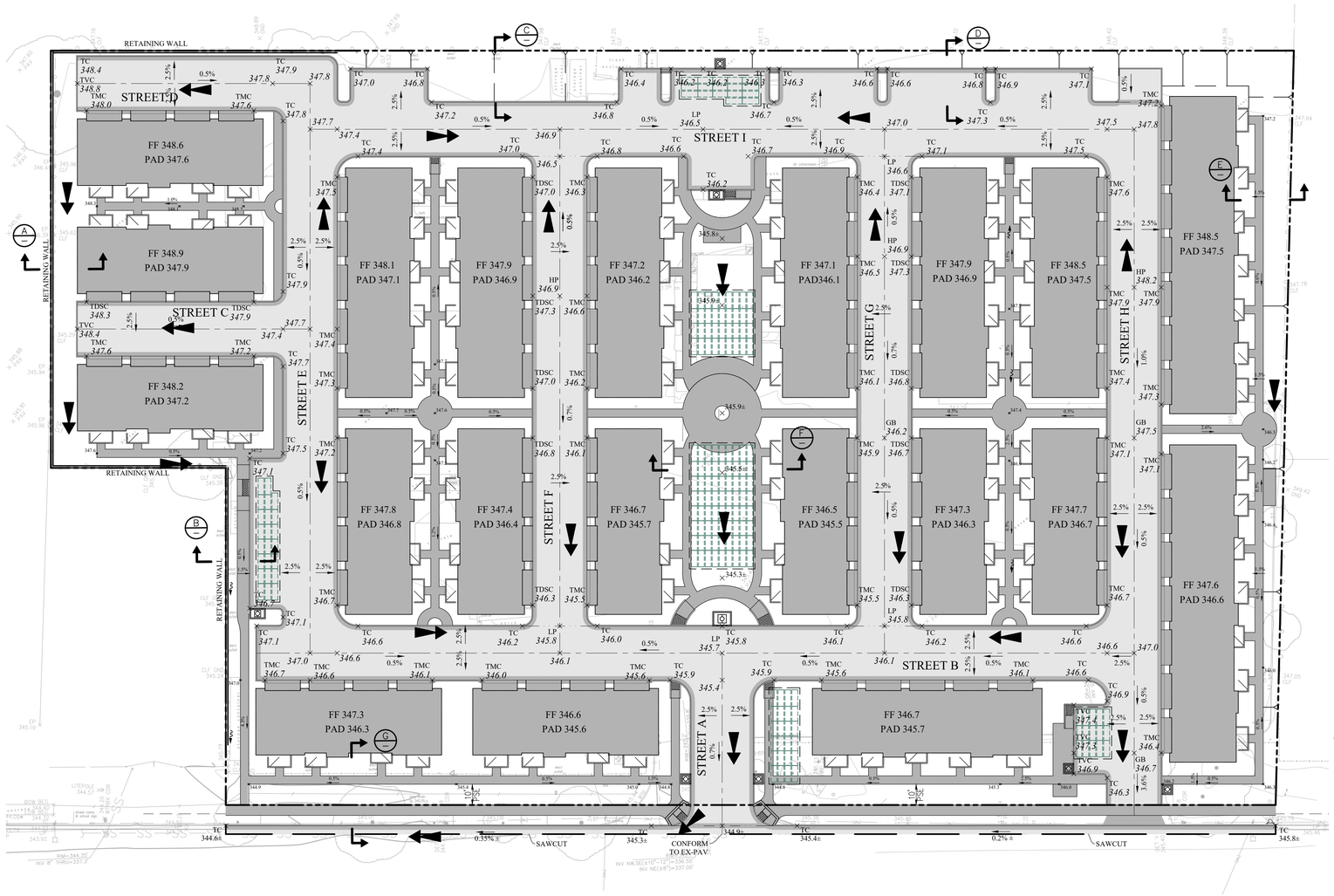


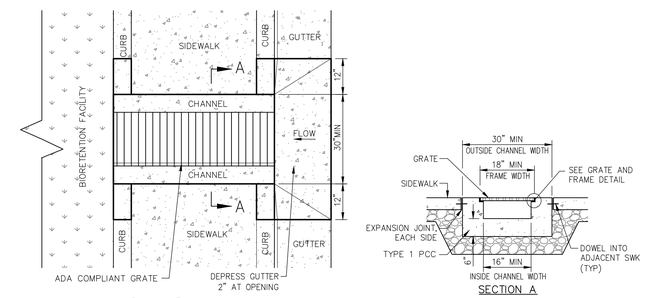
LEGEND

- BOUNDARY
- CENTER LINE
- EASEMENT
- FACE OF CURB
- CONCRETE DITCH
- SIDEWALK
- STORM DRAIN INLET
- FF 352.8 — FINISHED FLOOR ELEVATION
- × 237.7 — SPOT ELEVATION
- 0.5% — STREET SLOPE
- OVERLAND RELEASE
- DIRECTION OF FLOW
- DIRECTION OF SLOPE
- UNDERGROUND INFILTRATION FACILITY

GENERAL NOTES:

1. ALL SIDEWALKS AND WALKWAYS SHALL BE COMPLIANT WITH THE LATEST ADA STANDARDS. CURB RAMPS WITH DETECTABLE WARNING SURFACE SHALL BE PROVIDED AT ALL STREET CROSSINGS.
2. ALL PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. SEE SHEET C-09 FOR BIORETENTION FACILITIES.
4. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM1067", BRASS DISK "R19"AT UPRR, 300 FEET SOUTH FROM COCHRAN ROAD ALONG OLD MONTEREY ROAD, OPPOSITE TO ADDRESS 18515 OLD MONTEREY ROAD, DISK IS ON TOP OF CONCRETE HEADWALL, ON THE NORTHWESTERLY SIDE OF TRACKS, OVER A 2-FOOT DIAMETER STEEL PIPE CULVERT, 9.5 FEET SOUTHWESTERLY FROM THE MOST SOUTHWESTERLY RAIL, 37.5 FEET NORTHEASTERLY FROM TELEPHONE POLE NO. GT109368, ELEVATION(NAVD88) = 353.27 FEET.
5. EARTHWORK QUANTITIES ARE BASED OFF OF PRELIMINARY PROPOSED GRADING AND EXISTING GROUND CONTOURS. CUT AND FILL VALUES WERE GENERATED BY EARTHCALC, INCORPORATED IN NOVEMBER 2021.

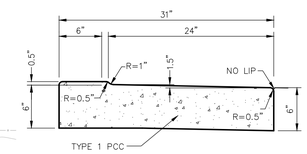
DETAILS



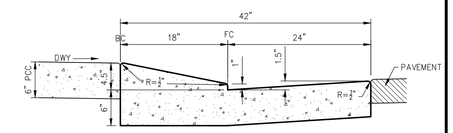
PLAN VIEW

SECTION A

SIDEWALK TRENCH DRAIN DETAIL
NO SCALE

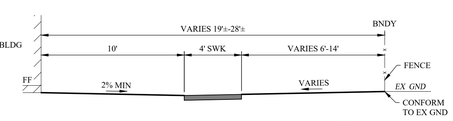


DEPRESSED CURB & SPILL GUTTER DETAIL
NO SCALE



MODIFIED CURB & GUTTER DETAIL
NO SCALE

ROUGH GRADING SECTIONS



TYPICAL GRADING SECTION E
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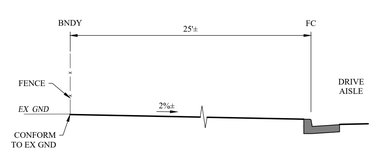

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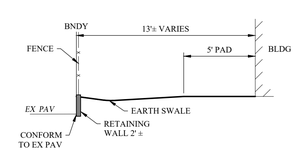

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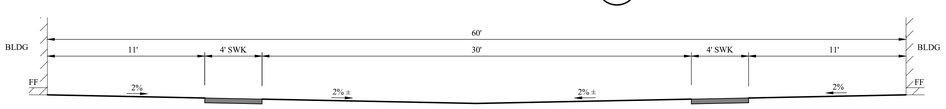

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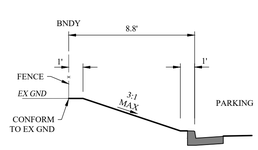

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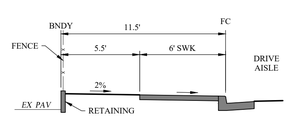

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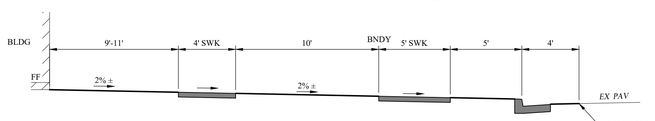

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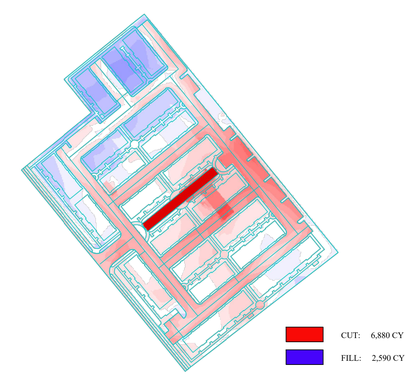

EARTHWORK
NO SCALE

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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
PRELIMINARY GRADING PLAN
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

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SHEET
C-07
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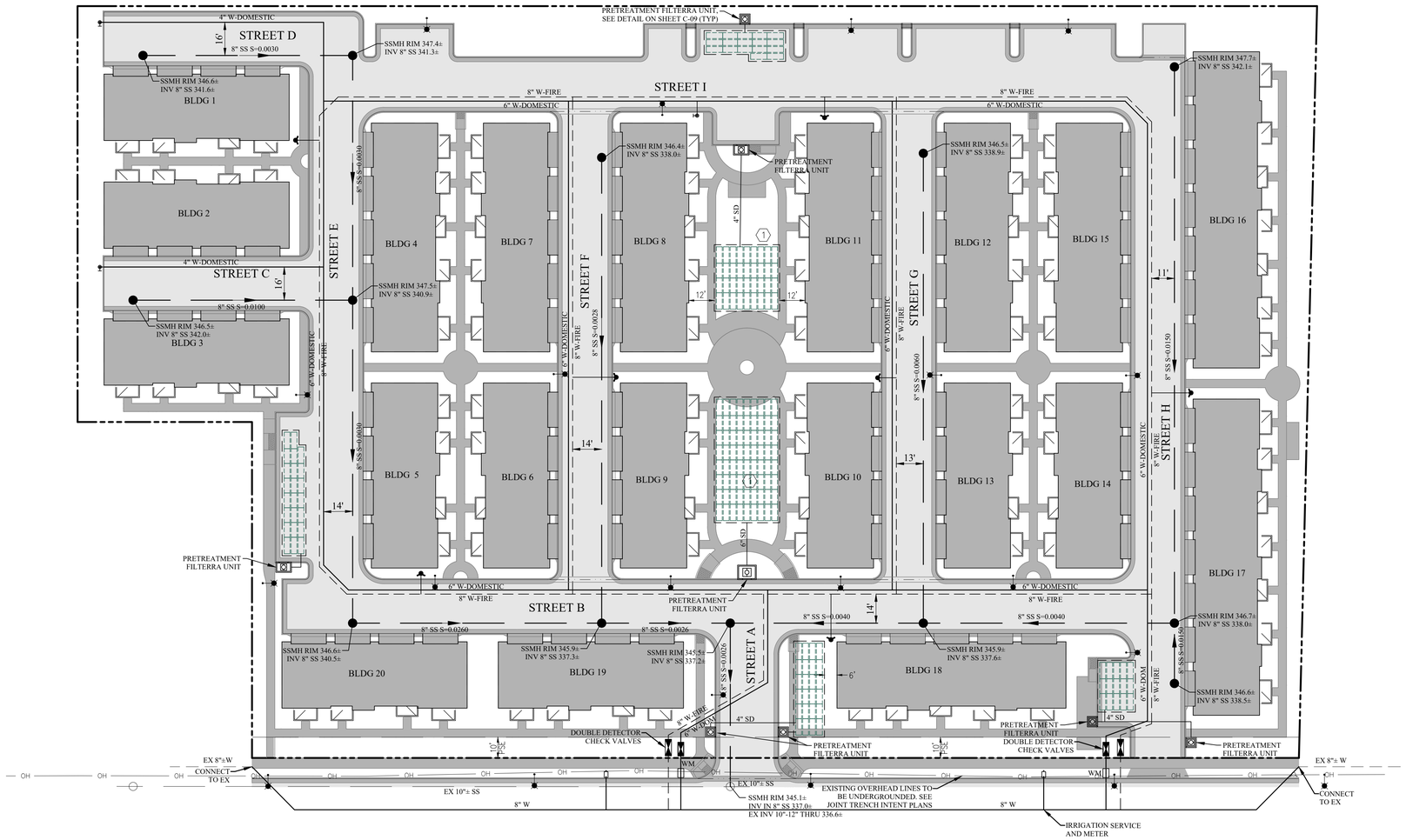


LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	FACE OF CURB	
	SIDEWALK	
	STORM DRAIN INLET	
SD	STORM DRAIN	
SS	SANITARY SEWER	EX SS
W	WATER	EX W
	MANHOLE	
	FIRE HYDRANT	
	BLOWOFF	
	ELECTROLIER	
	UNDERGROUND INFILTRATION FACILITY	

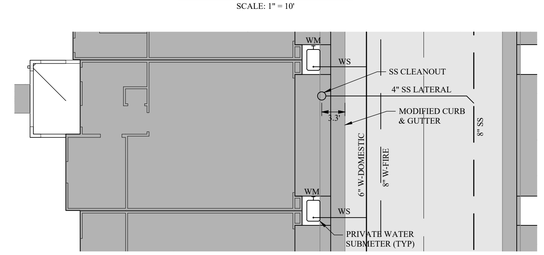
GENERAL NOTES:

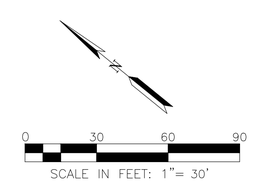
1. UNDERGROUND RETENTION FACILITY, SEE SHEET C-09 FOR ADDITIONAL INFORMATION.
1. WATER SHALL AT ALL TIMES MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER AND RECYCLED WATER UTILITIES, PER CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARDS.
2. STORM DRAIN AND SANITARY SEWER WITHIN THE SITE ARE TO BE PRIVATELY MAINTAINED.
3. DOMESTIC WATER AND FIRE WITHIN THE SITE IS TO BE PRIVATELY OWNED AND MAINTAINED. THE DOMESTIC WATER SUBMETERS FOR EACH UNIT SHALL CONFORM TO THE REQUIREMENTS OF MORGAN HILL MUNICIPAL CODE SECTION 13.01.130.
4. FIRE SPRINKLERS FOR EACH BUILDING ARE TO BE NFPA 13D AND ARE SUPPLIED FROM THE DOMESTIC WATER SERVICE SHOWN IN THE DETAIL BELOW. THIS PROPOSED DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
5. ALL PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
6. LOCATION OF EXISTING UTILITIES HAS BEEN APPROXIMATED BASED ON RECORD DRAWINGS.
7. EXISTING UNUSED WATER AND SEWER LATERALS WILL BE ABANDONED AT THE MAIN PER CITY STANDARDS.
8. EXISTING WATER MAIN ON MONTEREY ROAD TO BE RELOCATED WITHIN MONTEREY ROAD R/W AS SHOWN.
9. WORK DONE WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY OF MORGAN HILL.
10. THE PROJECT IS NOT LOCATED WITHIN A FLOOD PLAIN.

	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 15.80~~

TYPICAL UTILITY SERVICE DETAIL

SCALE: 1" = 10'





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19380 MONTEREY ROAD
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SCALE: AS SHOWN

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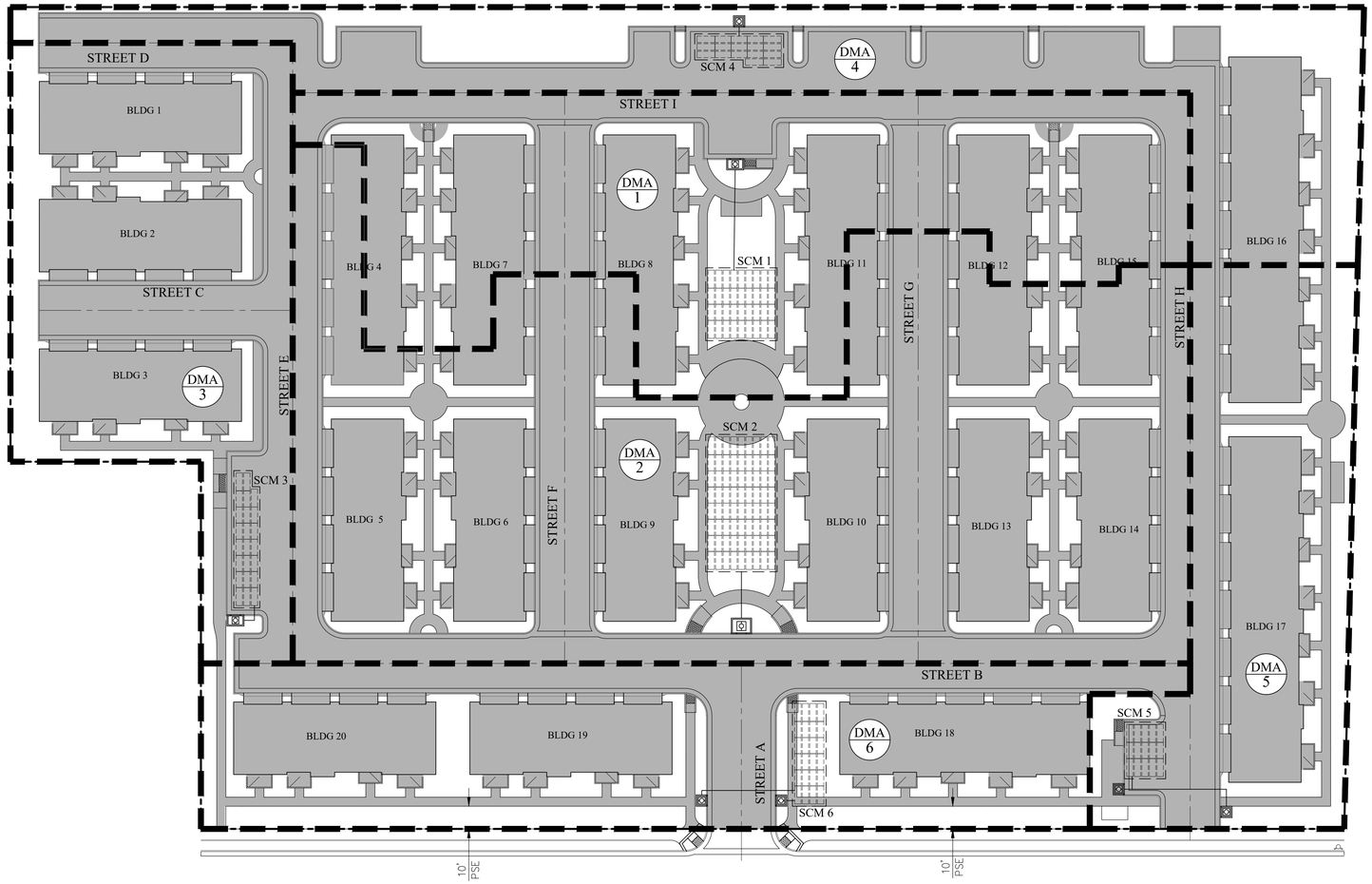
JOB NO.
212008-001



LEGEND

PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
	STORM DRAIN
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	IMPERVIOUS SURFACE
DMA 1	DRAINAGE MANAGEMENT AREA ID
	UNDERGROUND RETENTION CHAMBER
	FILTERRA CURB INLET

STORM WATER MANAGEMENT NOTES:

1) THIS PROJECT IS TRIBUTARY TO FISHER CREEK, WHICH ULTIMATELY DRAINS TO THE SAN FRANCISCO BAY, HOWEVER, THE CITY OF MORGAN HILL HAS ITS MUNICIPAL DISCHARGE PERMIT WITH THE CENTRAL COAST REGIONAL WATER QUALITY BOARD (CCRWQB). THEREFORE, STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CCWQCB CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.

2) THIS PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND ULTIMATE SITE CONFIGURATION.

3) ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF MORGAN HILL, THE SANTA CLARA COUNTY DRAINAGE MANUAL (2007), AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF APPROVAL.

4) THE SUBSURFACE INFILTRATION FACILITIES (STORMTECH SC-310, OR APPROVED EQUAL) PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION SYSTEM FOR THE PROJECT. THE FACILITY WAS SIZED TO RETAIN THE 100-YEAR STORM WITH 25% FREEBOARD VOLUME DUE TO EXISTING DOWNSTREAM FLOODING OF FISHER CREEK. THE CALCULATIONS WERE PERFORMED VIA THE ROUTING METHOD USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. ALL CCRWQCB REQUIREMENTS ARE MET VIA INFILTRATION IN THE UNDERGROUND SYSTEM.

5) MAX ALLOWABLE HGL IN THE CHAMBER SYSTEM, WITH A BOTTOM ELEVATION OF 140.0', IS 141.69' IN ORDER TO MAINTAIN 25% FREEBOARD. THE MAXIMUM HGL IN THE CHAMBER SYSTEM DURING THE 100-YEAR STORM OCCURS IN SCM 6 AND IS 141.23'.

6) FILTERRA UNITS, OR APPROVED EQUAL, ARE PROPOSED AS POTENTIAL PRETREATMENT SYSTEMS UPSTREAM OF THE CHAMBER SYSTEMS IN ORDER TO REMOVE A LARGE QUANTITY OF DEBRIS, SEDIMENT, OIL, GREASE, ETC. PRIOR TO THE STORMWATER ENTERING THE UNDERGROUND RETENTION SYSTEM. THE PRETREATMENT SYSTEM IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

7) THERE IS NO EXISTING STORM DRAIN INFRASTRUCTURE WITHIN MONTEREY ROAD ALONG THE PROJECT FRONTAGE. BASED ON FIELD OBSERVATION, EXISTING STORMWATER DISCHARGES TO THE MONTEREY ROAD GUTTER PAN AND FLOWS NORTHWEST UNTIL IT IS INTERCEPTED BY A DRAIN INLET AT THE MONTEREY ROAD AND BURNETT AVENUE INTERSECTION. IT IS THEN CARRIED INTO A CULVERT WHICH DISCHARGES TO A SWALE ON THE NORTHWEST SIDE OF MONTEREY ROAD. THE PROJECT WILL BE DESIGNED TO OVERLAND RELEASE IN A MANNER CONSISTENT WITH THIS PREDEVELOPMENT CONDITION.

8) SITE SPECIFIC INFILTRATION TESTS WERE PERFORMED IN AUGUST 2021 USING THE DOUBLE-RING INFILTROMETER TEST METHOD AND RESULTED IN INFILTRATION RATES OF 66 IN/HR TO 90 IN/HR. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY STEVENS, FERRONE & BAILEY ENGINEERING CO., DATED AUGUST 17, 2021 FOR FURTHER INFORMATION.

9) THE OFFSITE PUBLIC SIDEWALK SHALL DIRECT RUNOFF INTO THE PROPOSED PLANTER STRIP BEHIND THE CURB.

	NO. OF CHAMBERS	BOTTOM ELEV	AREA (SF)	VOLUME (CF)	MAX HGL
SCM 1	36	140.0	1,010	1,116	141.05
SCM 2	63	140.0	1,910	1,953	141.10
SCM 3	23	140.0	670	713	141.03
SCM 4	17	140.0	510	527	141.10
SCM 5	15	140.0	450	465	141.14
SCM 6	24	140.0	690	744	141.23

PROJECT INFORMATION:

Area =	201,340	ft^2	*Total project area*
Existing Impervious Area =	122,350	ft^2	
	61%		*Existing Percent impervious area*
Ex Imperv Area To Remain =	0	ft^2	*Total existing impervious surface to remain*
Replaced Imperv Area =	122,350	ft^2	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	30,940	ft^2	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	153,290	ft^2	*Total project impervious area*
	76%		*Percent impervious area*
Water Management Zone =	1		

Performance Requirements

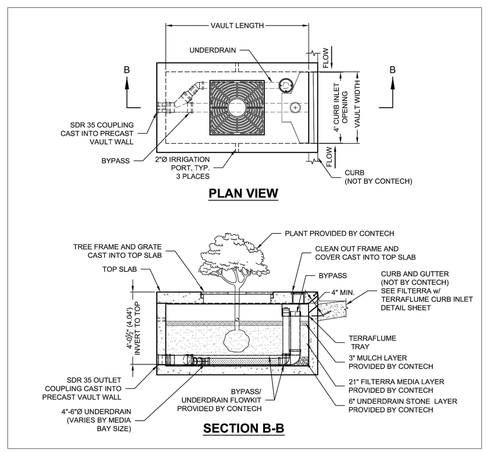
No. 1 = Implement site design and runoff reduction strategies
No. 2 = Provide water quality treatment for 85% storm event
No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
No. 5 = Reduce peak flows to pre-project levels for 25-year storm event

Rainfall Design Information

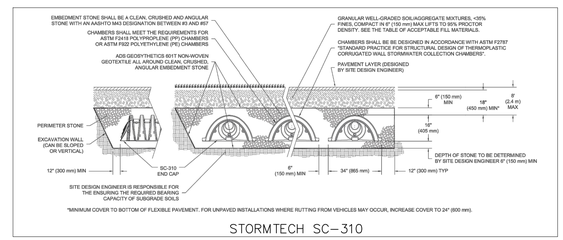
MAP =	23.4	in	*Mean Annual Precipitation*
$P_{85\%}$ =	1.1	in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.7	in	*95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	B/C		*NRCS Hydrologic Soil Group Classification*
Infiltration Rate T-1 =	66	in/hr	*SFB In-situ infiltration testing dated August 17, 2021*
Infiltration Rate T-2 =	72	in/hr	*SFB In-situ infiltration testing dated August 17, 2021*
Infiltration Rate T-3 =	72	in/hr	*SFB In-situ infiltration testing dated August 17, 2021*
Infiltration Rate T-4 =	90	in/hr	*SFB In-situ infiltration testing dated August 17, 2021*
Safety Factor=	2		
Design Infiltration Rate=	33	in/hr	*Safety Factor Applied to lowest in-situ test result*



TYPICAL FILTERRA INTERNAL BYPASS CURB INLET DETAIL
NO SCALE



TYPICAL SUBSURFACE INFILTRATION FACILITY DETAIL
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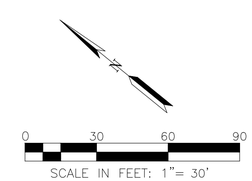

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Concord, CA 94520

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
PRELIMINARY STORMWATER MANAGEMENT PLAN
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

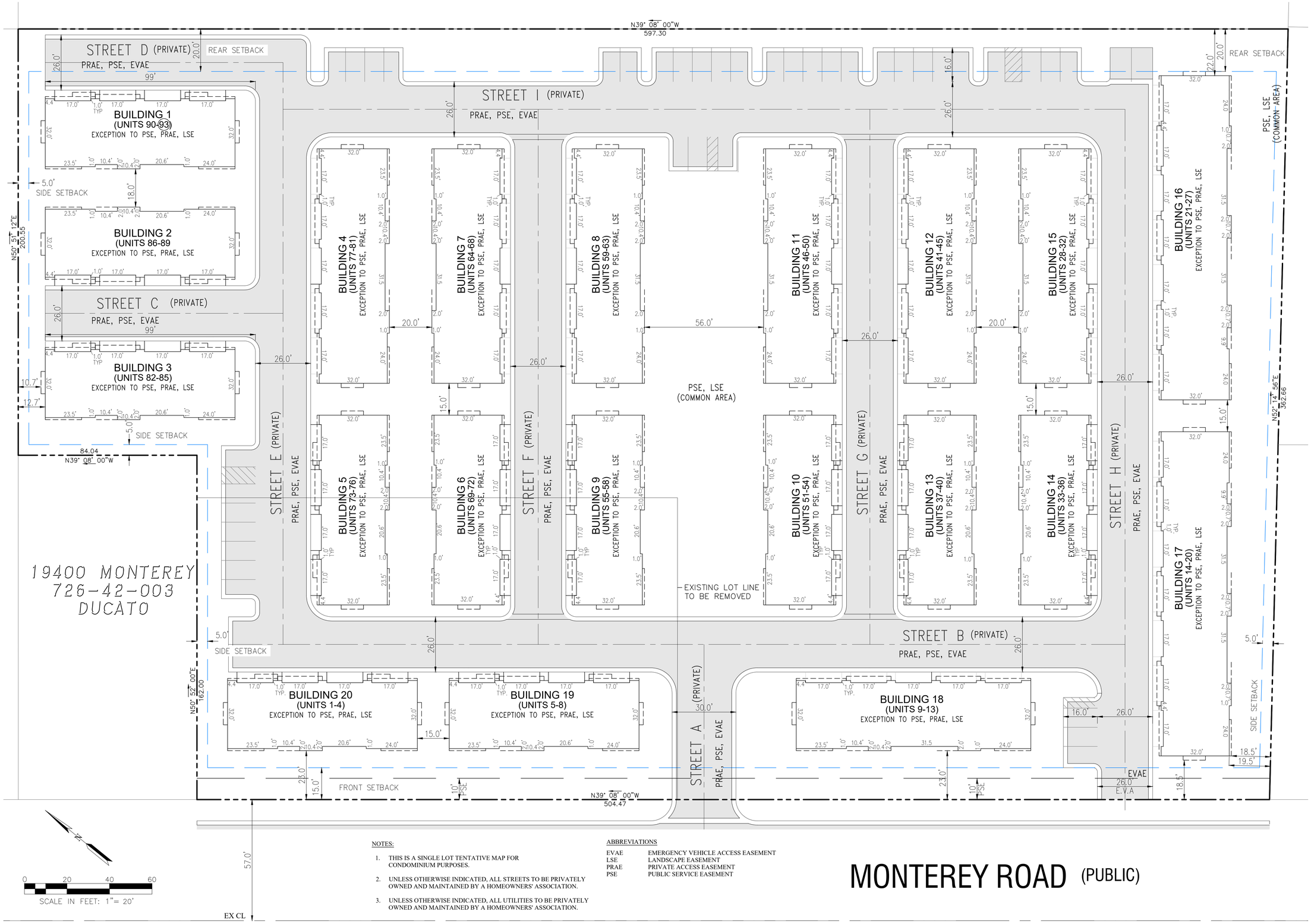
SCALE: AS SHOWN
DATE: FEBRUARY 2022

DATE	BY	CK	SHEET REVISIONS

3RD SUBMITTAL
FEBRUARY 2022

SHEET
C-09
OF 10 SHEETS

JOB NO.
212008-001



NOTES:

1. THIS IS A SINGLE LOT TENTATIVE MAP FOR CONDOMINIUM PURPOSES.
2. UNLESS OTHERWISE INDICATED, ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION.
3. UNLESS OTHERWISE INDICATED, ALL UTILITIES TO BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION.

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LSE	LANDSCAPE EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT

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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
PRELIMINARY TENTATIVE MAP
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	FEBRUARY 2022

DATE	MK	SHEET REVISIONS	BY	CK

3RD SUBMITTAL
FEBRUARY 2022

SHEET
C-10
OF 10 SHEETS

JOB NO.
212008-001

MONTEREY HWY

MORGAN HILL, CA

DECEMBER 3, 2021

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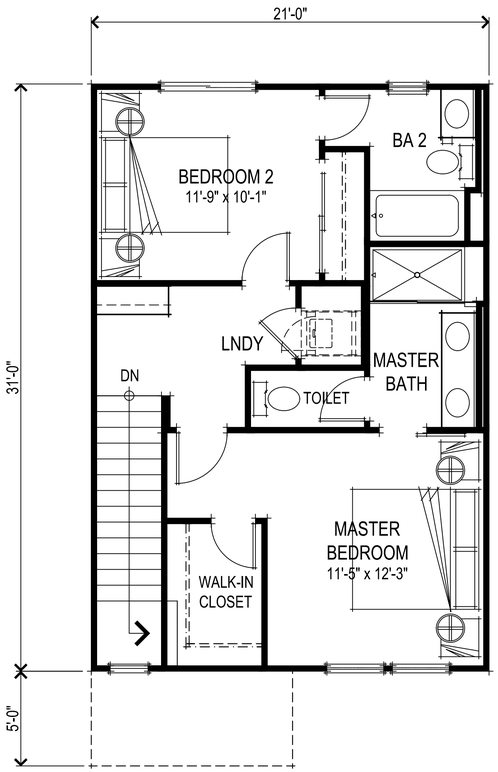
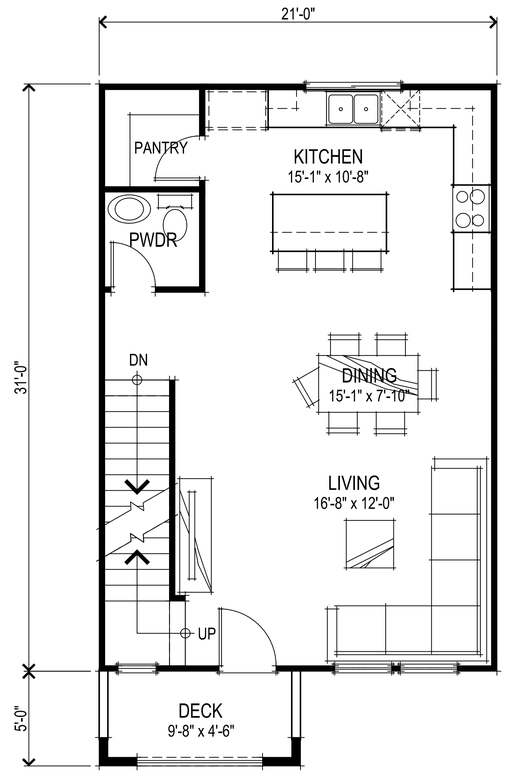
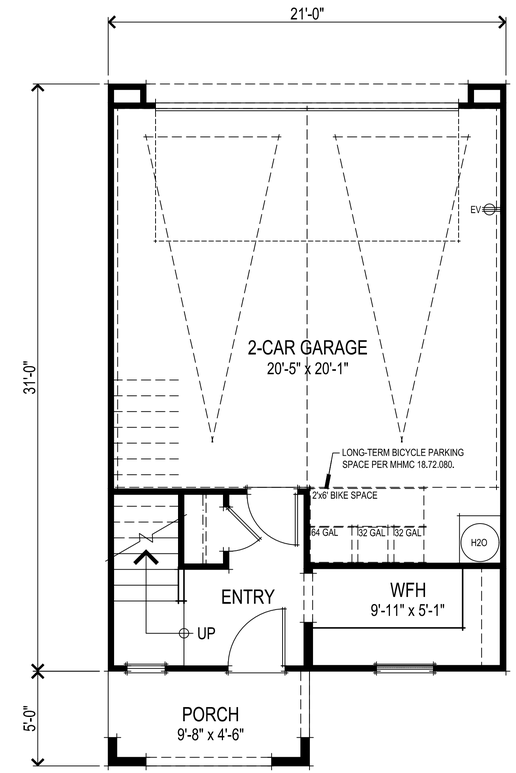
SDG architects



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 1 SQUARE FOOTAGES	
FIRST FLOOR	162 SQ. FT.
SECOND FLOOR	654 SQ. FT.
THIRD FLOOR	599 SQ. FT.
TOTAL LIVING	1415 SQ. FT.
2-CAR GARAGE	470 SQ. FT.

0 1' 2' 3' 4' 8'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

ROW TOWNHOMES

UNIT 1 FLOOR PLANS
A001

DeNova Homes
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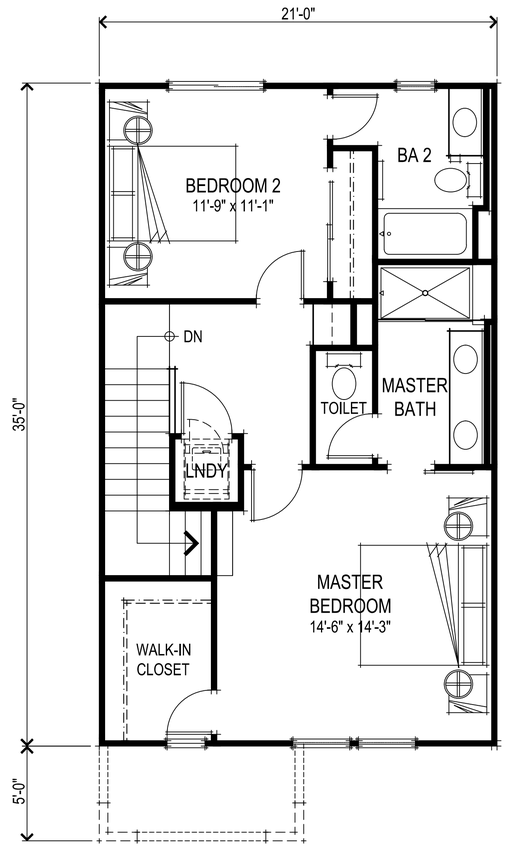
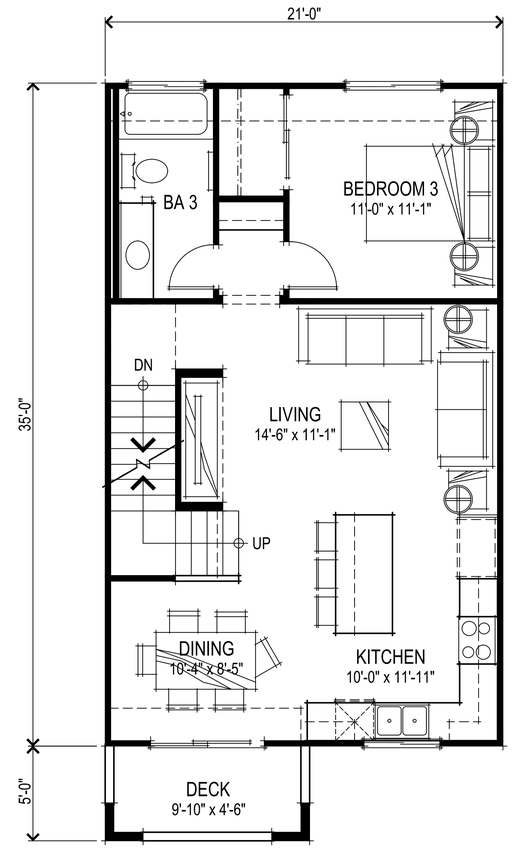
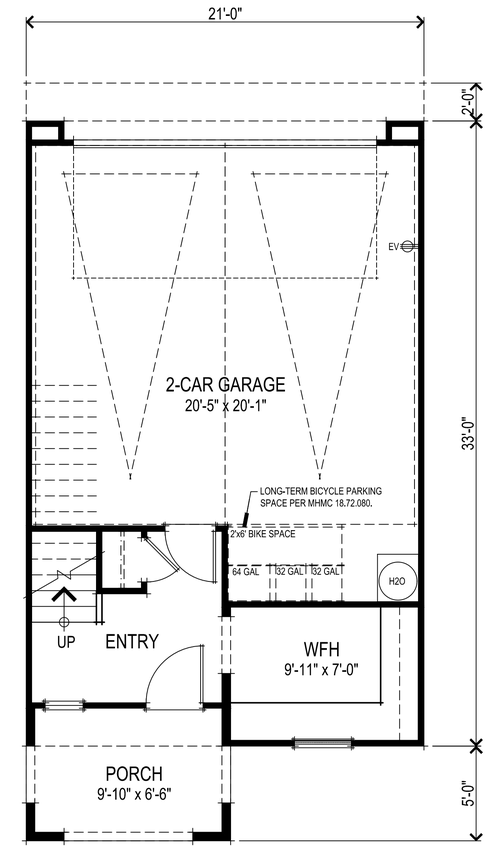


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	183 SQ. FT.
SECOND FLOOR	738 SQ. FT.
THIRD FLOOR	677 SQ. FT.
TOTAL LIVING	1598 SQ. FT.
2-CAR GARAGE	471 SQ. FT.

0 1' 2' 3' 4' 8'

UNIT 2 FLOOR PLANS
A002

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

ROW TOWNHOMES

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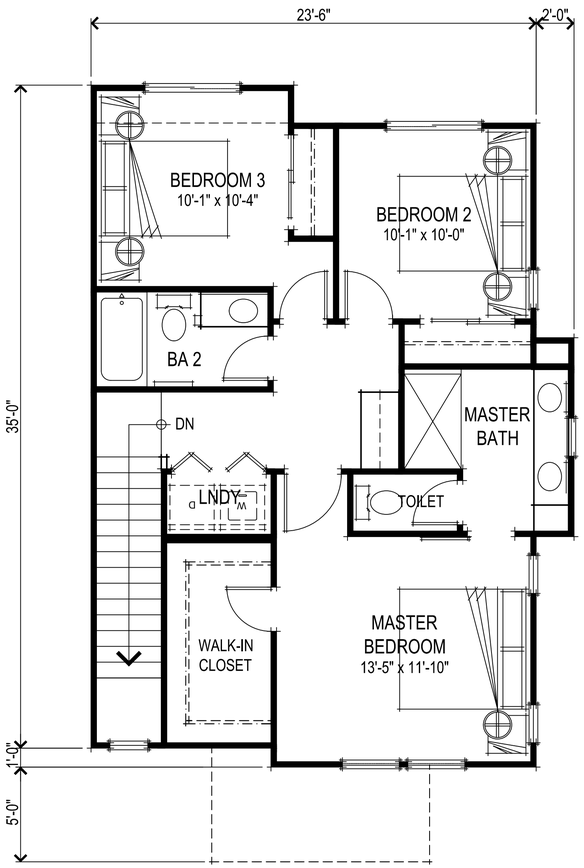
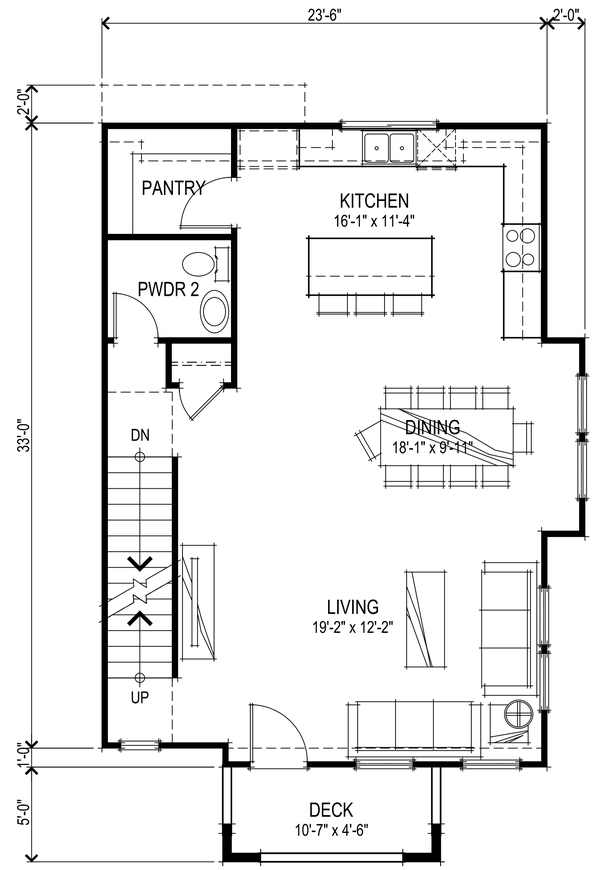
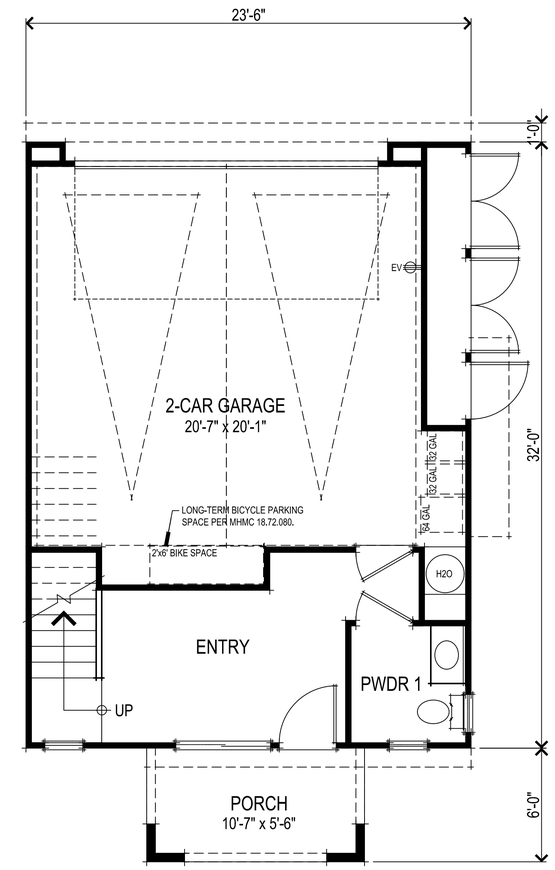


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 3 SQUARE FOOTAGES	
FIRST FLOOR	223 SQ. FT.
SECOND FLOOR	815 SQ. FT.
THIRD FLOOR	763 SQ. FT.
TOTAL LIVING	1801 SQ. FT.
2-CAR GARAGE	474 SQ. FT.

0 1' 2' 3' 4' 8'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

ROW TOWNHOMES

UNIT 3 FLOOR PLANS
A003

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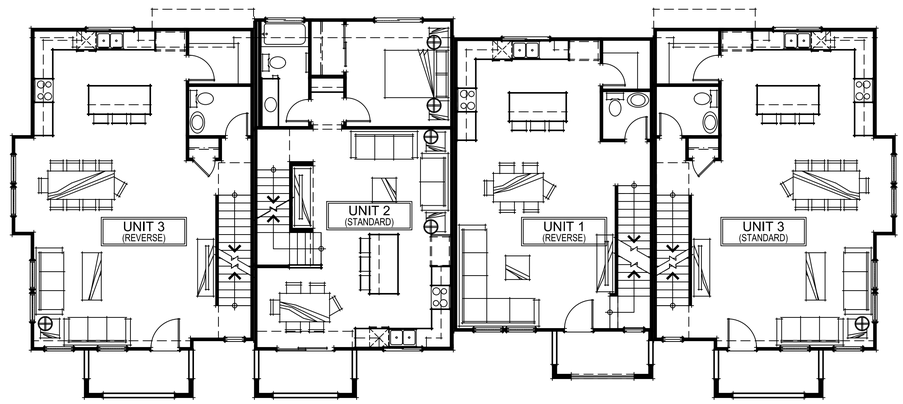
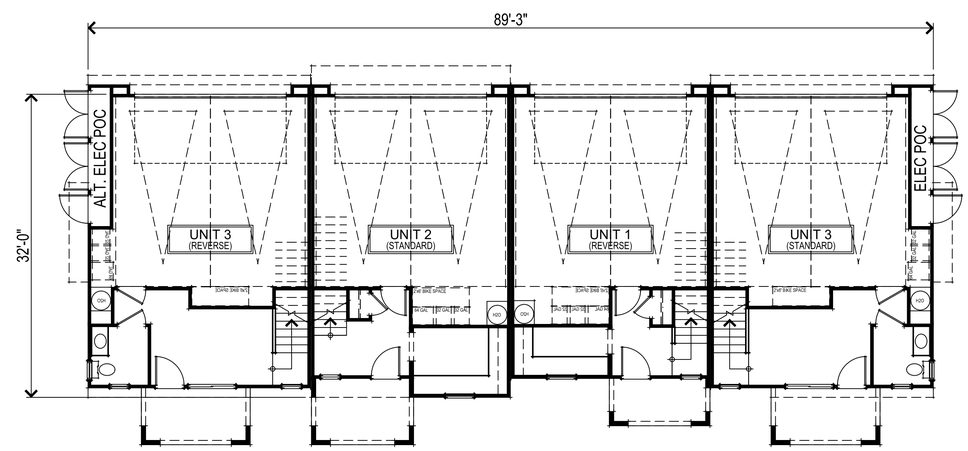


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

4 UNIT BLDG FIRST & SECOND FLOOR PLANS
A004

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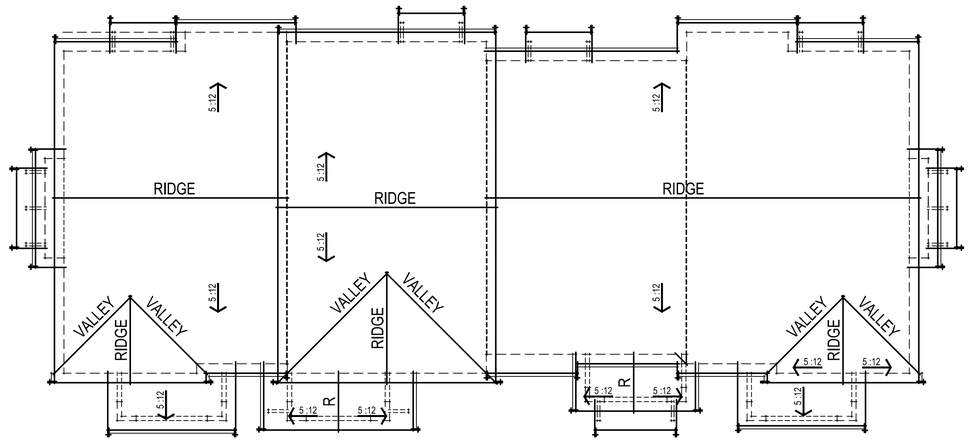
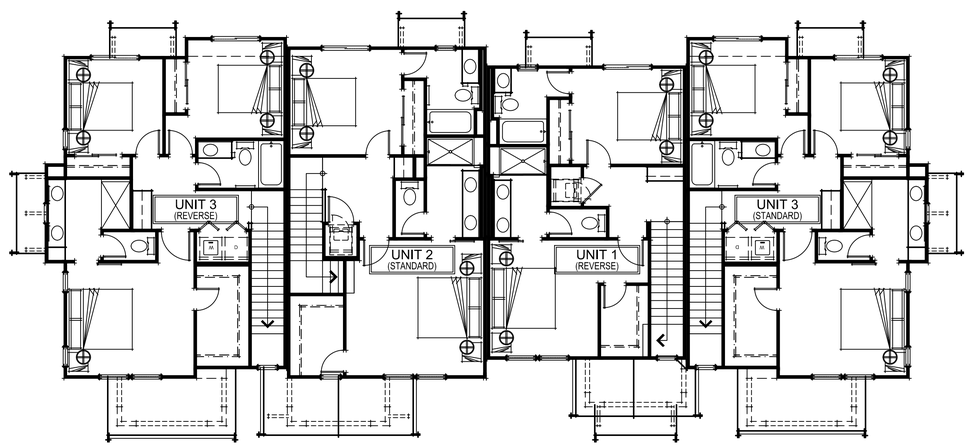


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

4 UNIT BLDG THIRD FLOOR & ROOF PLANS
A005

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REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION
COLOR SCHEME 1

0 2' 4' 6 8' 16'

4 UNIT BLDG ELEVATIONS
A006

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

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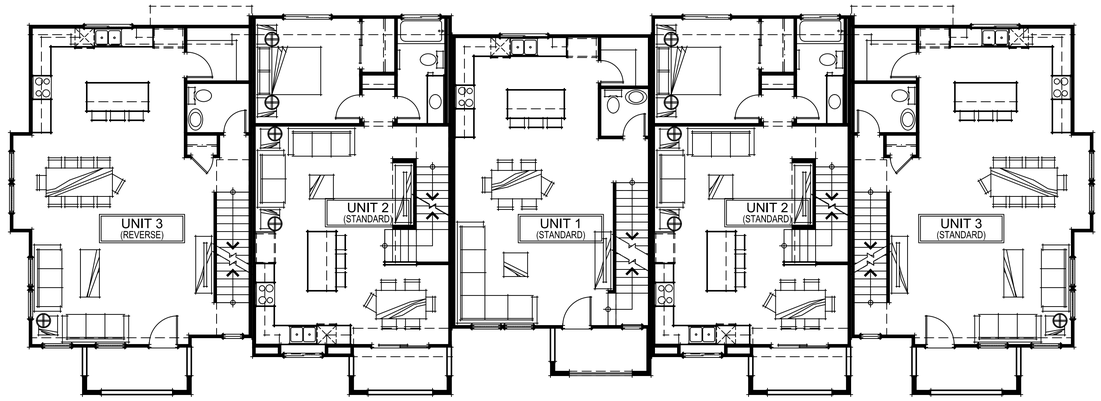
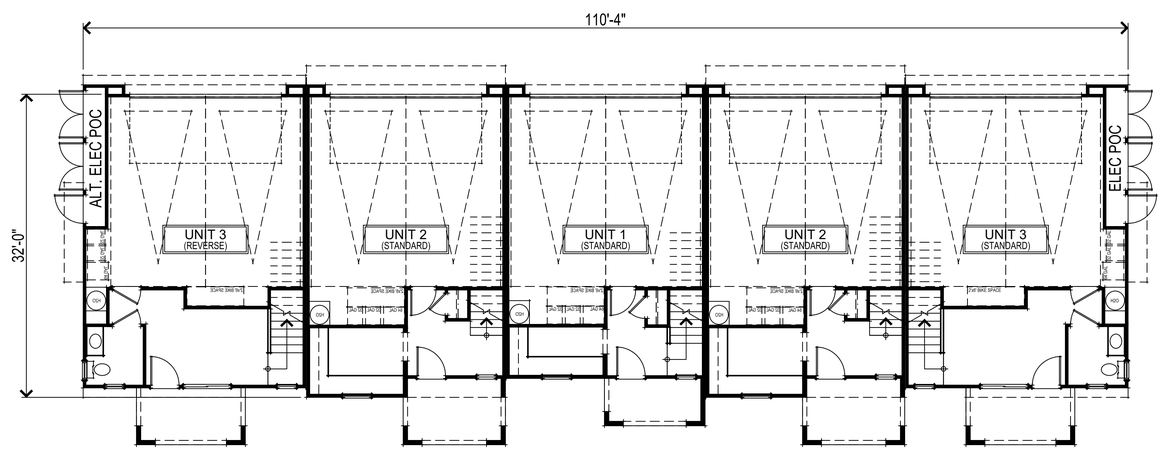


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

5 UNIT BLDG FIRST & SECOND FLOOR PLANS
A007

DeNova Homes
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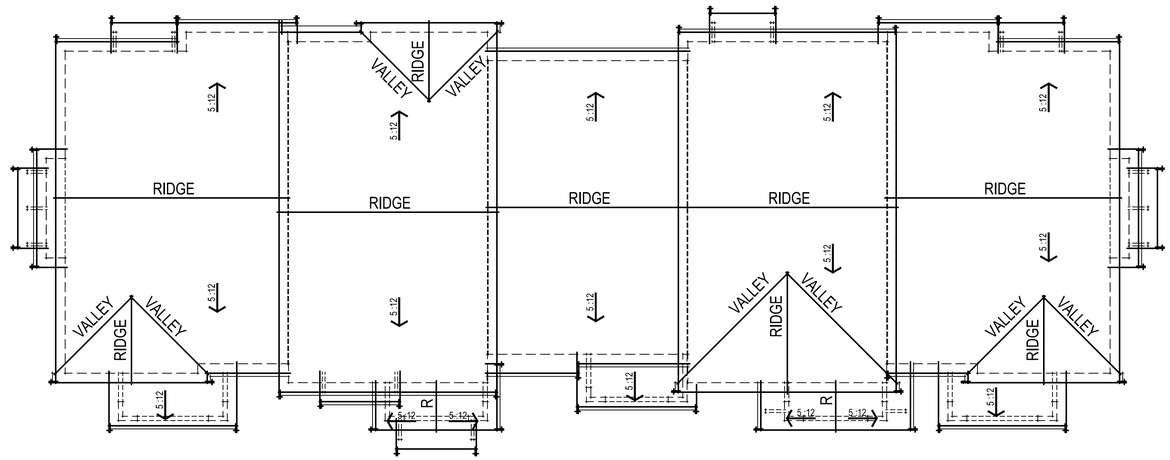
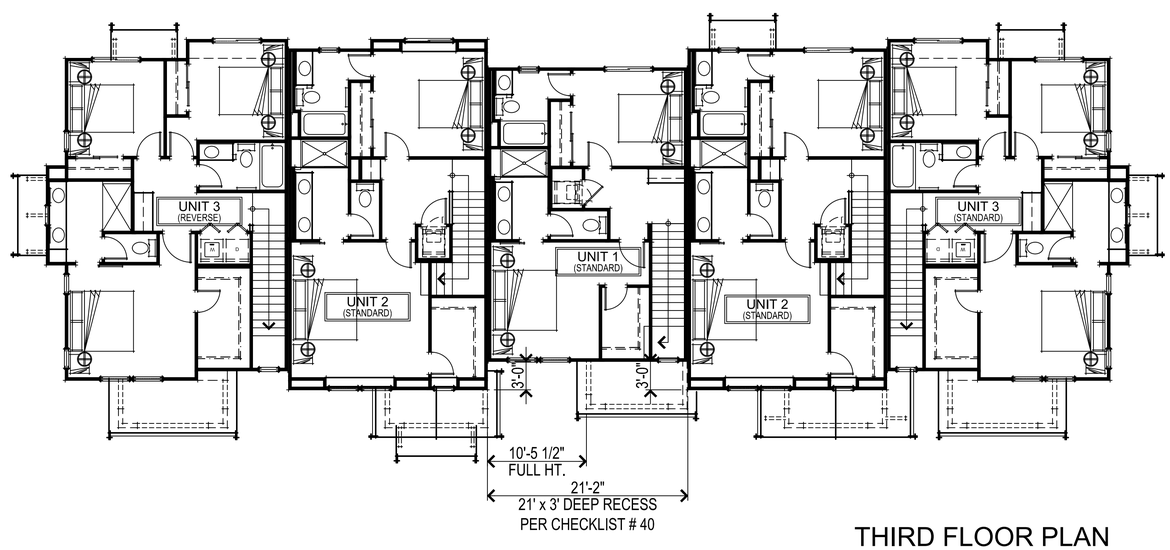


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

5 UNIT BLDG THIRD FLOOR & ROOF PLANS
A008

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REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION
COLOR SCHEME 3

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

5 UNIT BLDG ELEVATIONS
A009

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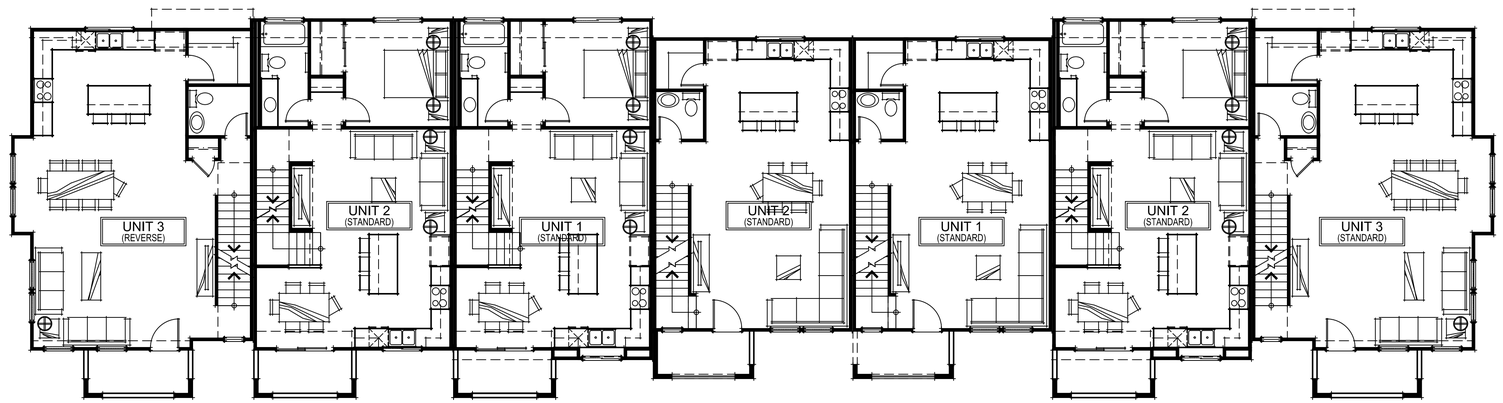
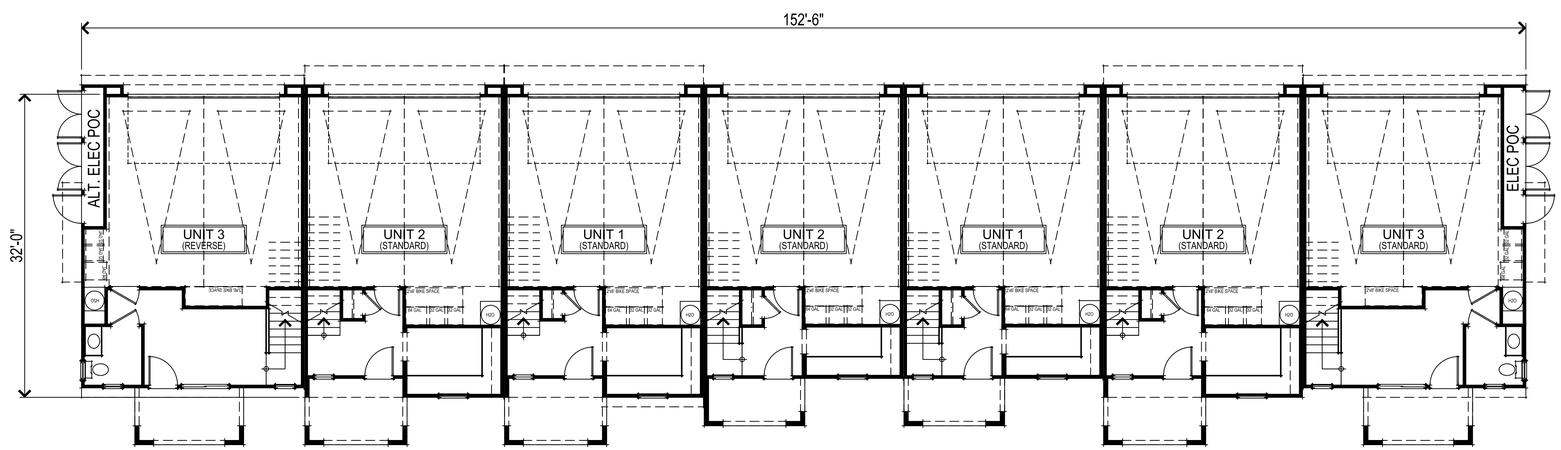


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

7 UNIT BLDG FIRST & SECOND FLOOR PLANS
A010

DeNova Homes
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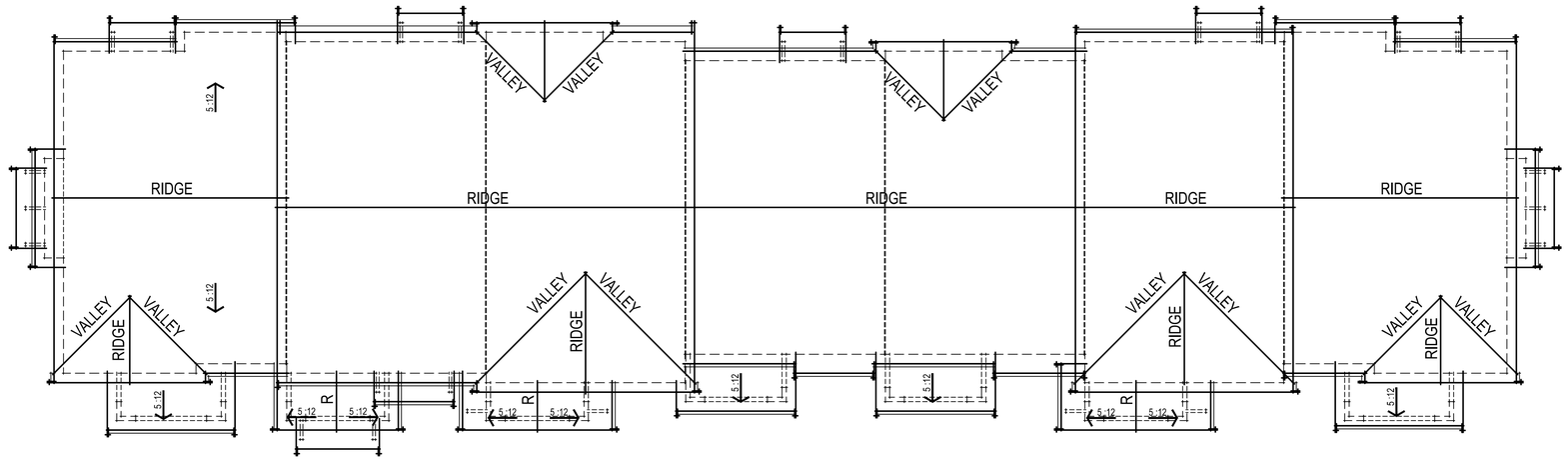
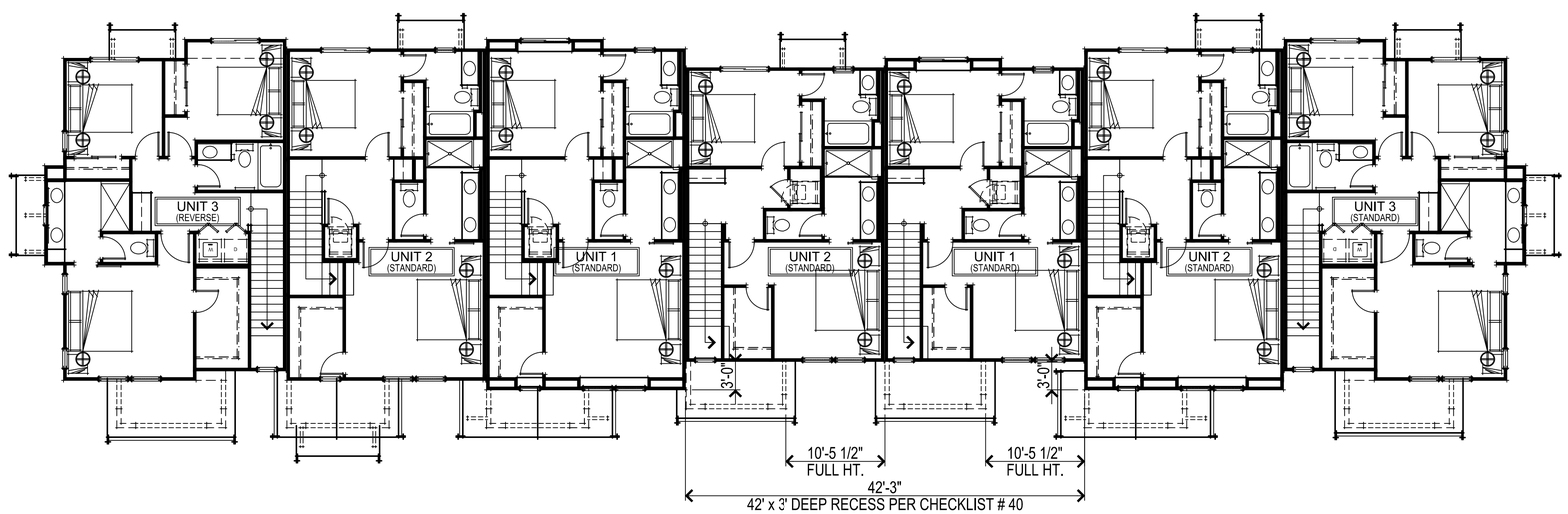


ROOF PLAN



THIRD PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

7 UNIT BLDG THIRD FLOOR & ROOF PLANS
A011

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION
COLOR SCHEME 2

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

7 UNIT BLDG ELEVATIONS
A012

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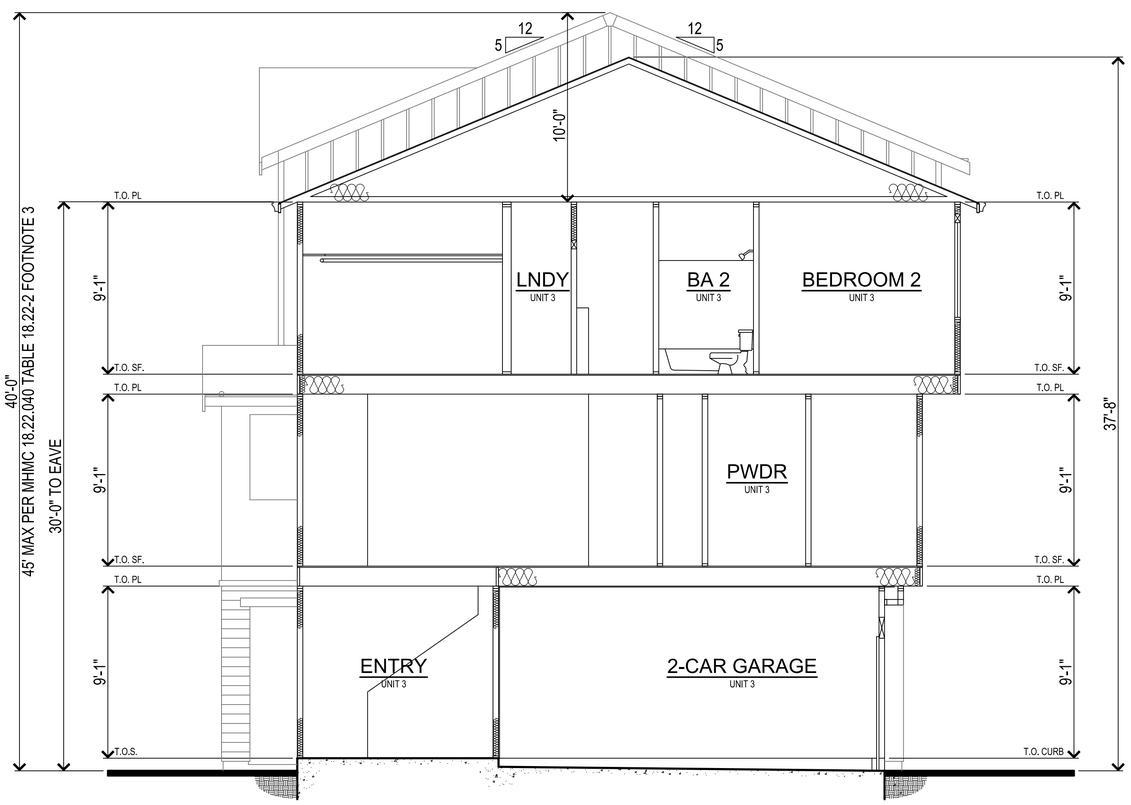
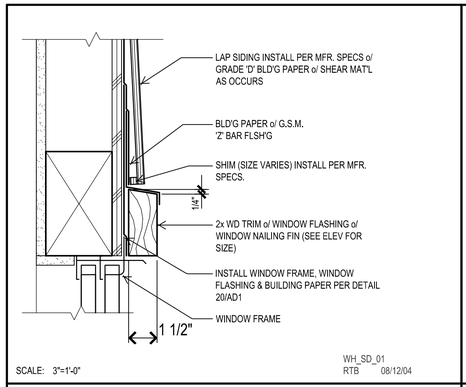
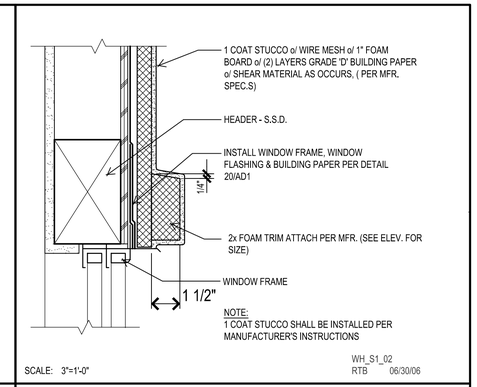
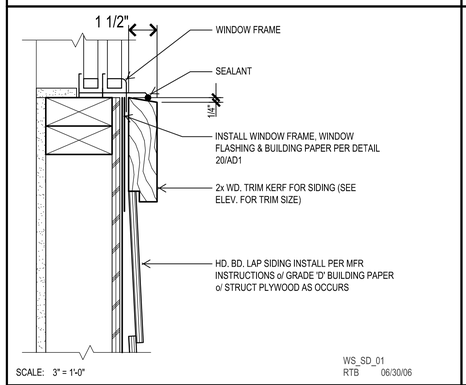




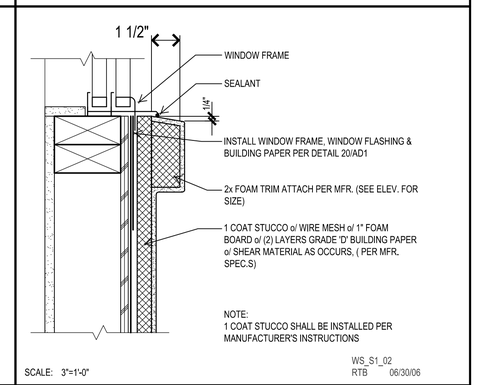
WINDOW HEAD w/ WOOD TRIM



WINDOW HEAD w/ TRIM



WINDOW SILL w/ WOOD TRIM



WINDOW SILL w/ TRIM

0 1' 2' 3' 4' 8'

TYPICAL ROW TOWNHOMES BUILDING SECTION
A013

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

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SCHEME 1

Roofing
CertainTeed - Weathered Wood

Stucco
KM 5819 Ratunda White

Board & Batten
23 Swiss Coffee

Horizontal Siding
KM 5825 Not My Fault

Trim / Fascia
23 Swiss Coffee

Entry Door
KMA89 Black Oak

Seagull Lighting
Fredericksburg

WSR LED
Architectural Wall Sconce

SCHEME 2

Roofing
CertainTeed - Weathered Wood

Stucco
KM 5819 Ratunda White

Board & Batten
KM 5820 Aluminum Sky

Horizontal Siding
KM 5756 Sunset Meadow

Trim / Fascia
46 Acoustic White

Entry Door
KM 5818 Kettleman

Seagull Lighting
Fredericksburg

WSR LED
Architectural Wall Sconce

SCHEME 3

Roofing
CertainTeed - Weathered Wood

Stucco
KM 5819 Ratunda White

Board & Batten
KMA 45 Red Velvet

Horizontal Siding
KM 4930 Young Colt

Trim / Fascia
KM 5825 Not My Fault

Entry Door
KMA 72 Barnwood

Seagull Lighting
Fredericksburg

WSR LED
Architectural Wall Sconce

Note: *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

COLOR SCHEMES
CS-01

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TREE DATA TABLE

tag #	Name	Genus species	Status in Morgan Hill	Circumference	Diameter (inches)	Height (feet)	Health	Structure	Form	Notes
953	Chinese pistache	*Pistacia chinensis*	street tree	43.5	*13.9*	*28*	fair	poor	poor	*In 4x4 cutout, lowest branch @40", top crown only, pruned around cable, & low voltage power lines, 40% live crown ratio; #1*
954	Chinese pistache	*Pistacia chinensis*	street tree	55	*17.5*	*35*	fair	fair	fair	*In 4x3 cutout, growing through cable & low voltage lines, 70% live crown ratio, multiple scaffolds with included bark, small open trunk wound, large open trunk cavity at base. #2*
955	Chinese pistache	*Pistacia chinensis*	street tree	34	*10.8*	*20*	fair	poor	poor	*In 4x4 cutout, unbalanced shape, pruned below cable & power lines. #3*
956	Chinese pistache	*Pistacia chinensis*	street tree	42	*13.4*	*30*	fair	poor	poor	*In 4x4 cutout, lowest branch 48" above grade, disfigured by pruning, very unbalanced, growing through lines. #4*
957	Chinese pistache	*Pistacia chinensis*	street tree	75	*23.9*	*45*	good	poor	fair	*In 5x5 cutout, lowest branches 36" above grade, multiple trunks with included bark, one large cavity decaying where scaffold was, growing through lines & into power pole . #5*
958	coast redwood	*Sequoia sempervirens*	not protected	32	*10.2*	*35*	fair	good	good	*In decomposed granite. #6*
959	coast redwood	*Sequoia sempervirens*	not protected	27	*8.6*	*28*	fair	good	fair	*In decomposed granite. #7*
960	coast redwood	*Sequoia sempervirens*	not protected	35	*11.1*	*40*	fair	good	fair	*In decomposed granite.#8*
961	deodar cedar	*Cedrus deodara*	ordinance sized trees	59	*18.8*	*70*	fair	fair	fair	*In decomposed granite. #9*
962	deodar cedar	*Cedrus deodara*	ordinance sized trees	61	*19.4*	*80*	good	fair	fair	*In decomposed granite. #10*

#953 Chinese pistache

#954 #955

#956

#957

#958 #959 #960

#961 #962

NOTE: ALL NUMBERED TREES TO BE REMOVED.

0 30 60 90
SCALE IN FEET: 1"= 30'

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS PLANNERS SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

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Concord, CA 94520

TREE REMOVAL EXHIBIT
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	NOVEMBER 2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TR-01
OF 1 SHEETS

JOB NO.
212008-001

OPEN SPACE & PERVIOUS PAVING CALCULATION

TOTAL SITE AREA	200,376 SF
OPEN SPACE AREA (DOG PARK, CENTRAL OPEN SPACE, PASEOS, PROJECT FRONTAGE)	45,812 SF; 23% OF TOTAL SITE AREA
TOTAL PAVED AREA	84,464 SF
PERVIOUS PAVING AREA (ENTRANCE, PEDSTRIAN CROSSINGS, PLAY SURFACE, STAMPED COLORED CONCRETE)	8,282 SF; 10% OF TOTAL PAVED AREA

ON-SITE RECREATIONAL AMENTITIES (51-100 UNITS)

①	**TIER 1:** (2) REQUIRED, (3) PROVIDED	PICNIC/BBQ AREA, PARK BENCHES, PASSIVE RECREATION AREA
②	**TIER 2:** (2) REQUIRED, (2) PROVIDED	SHADE TRELLIS AREA, DOG PARK
③	**TIER 3:** (1) REQUIRED, (1) PROVIDED	EXERCISE STRUCTURE

NOTE: SEE SHEET L-4 FOR COMPLETE PLANT PALETTE

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(925)685-0110

MORGAN HILL TOWNHOMES

Morgan Hill, California

OVERALL LANDSCAPE SITE PLAN

CONCEPTUAL PHASE
FEBRUARY 2022

vanderToolen Associates
700 Ygnacio Valley Road
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1300
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

L-1
Project No. 04221

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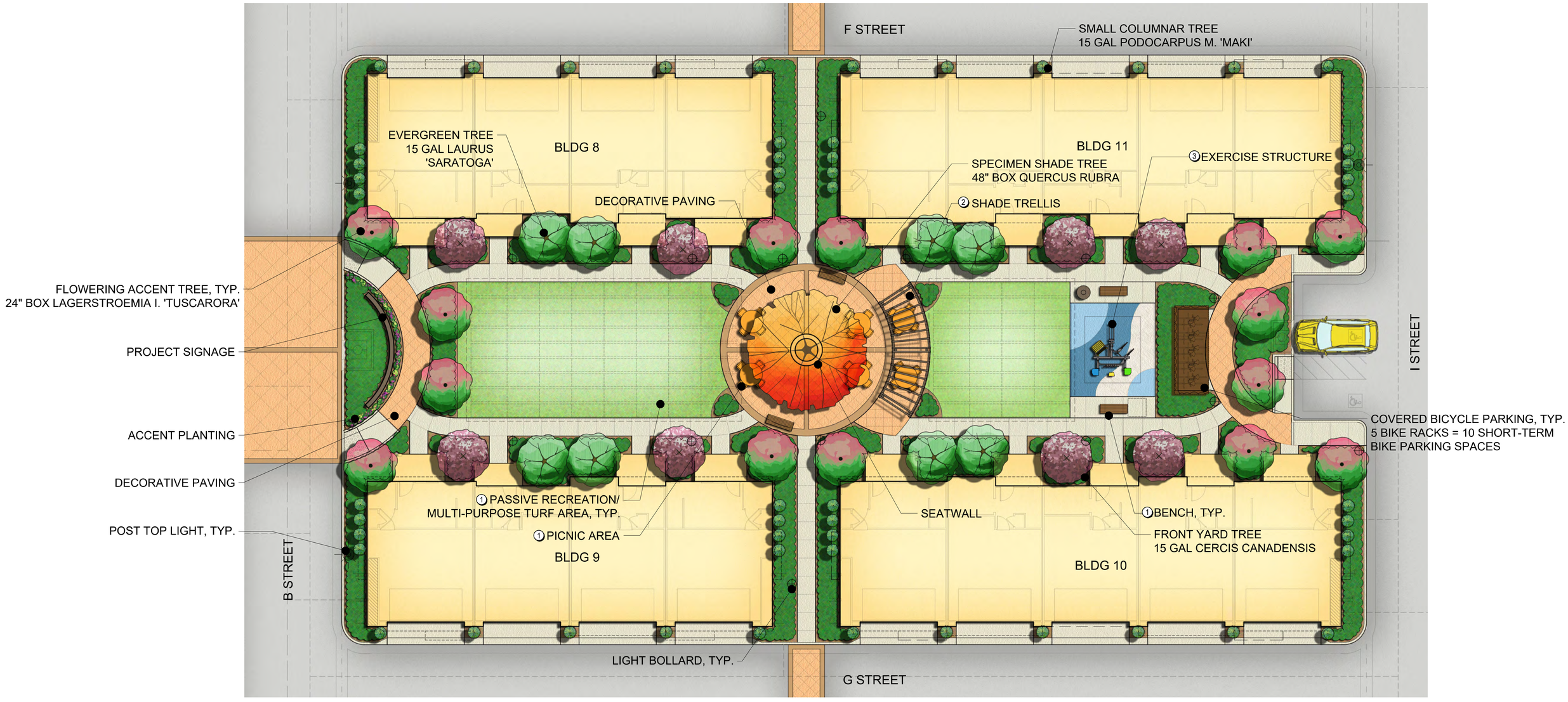

CENTRAL COMMON AREA PLAN

ON-SITE RECREATIONAL AMENTITIES (51-100 UNITS)

①	**TIER 1:** (2) REQUIRED, (3) PROVIDED	PICNIC/BBQ AREA, PARK BENCHES, PASSIVE RECREATION AREA
②	**TIER 2:** (2) REQUIRED, (2) PROVIDED	SHADE TRELLIS AREA, DOG PARK
③	**TIER 3:** (1) REQUIRED, (1) PROVIDED	EXERCISE STRUCTURE

SHORT TERM BIKE PARKING NOTE

- **MINIMUM DIMENSION OF 2' BY 6' FOR EACH BIKE SPACE.**
- **AN AISLE OF AT LEAST 5' SHALL BE PROVIDED BEHIND ALL BIKE PARKING.**
- **2' OF CLEARANCE SHALL BE PROVIDED BETWEEN BIKE PARKING SPACES AND ADJACENT WALLS, POLLS, LANDSCAPING, PEDESTRIAN PATHS, AND OTHER SIMILAR FEATURES.**
- **4' OF CLEARANCE SHALL BE PROVIDED BETWEEN BIKE PARKING SPACES AND ADJACENT AUTOMOBILE PARKING SPACES AND DRIVE AISLES.**
- **RACK DESIGN. BIKE RACKS MUST BE CAPABLE OF LOCKING BOTH THE WHEELS AND THE FRAME OF THE BIKE AND OF SUPPORTING BIKE IN AN UPRIGHT POSITION.**
- **COVER. REQUIRED COVER FOR BIKE PARKING SPACES SHALL BE PERMANENT, DESIGNED TO PROTECT THE BIKE FROM RAINFALL, AND AT LEAST 7' ABOVE GROUND FLOOR OR GROUND.**

SHORT TERM BICYCLE PARKING SUMMARY

REQUIRED PARKING PERCENTAGE (MHMC 18.72.070)	10% OF REQUIRED AUTOMOBILE SPACES
TOTAL REQUIRED PARKING	25
TOTAL PROVIDED PARKING	26

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MORGAN HILL TOWNHOMES

Morgan Hill, California

ENLARGEMENT - CENTRAL COMMON AREA

CONCEPTUAL PHASE
FEBRUARY 2022

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Walnut Creek, CA 94596

tel: 925.274.1300
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0' 5' 10' 20'
SCALE: 1" = 10'-0"
NORTH

L-2

Project No. 04221

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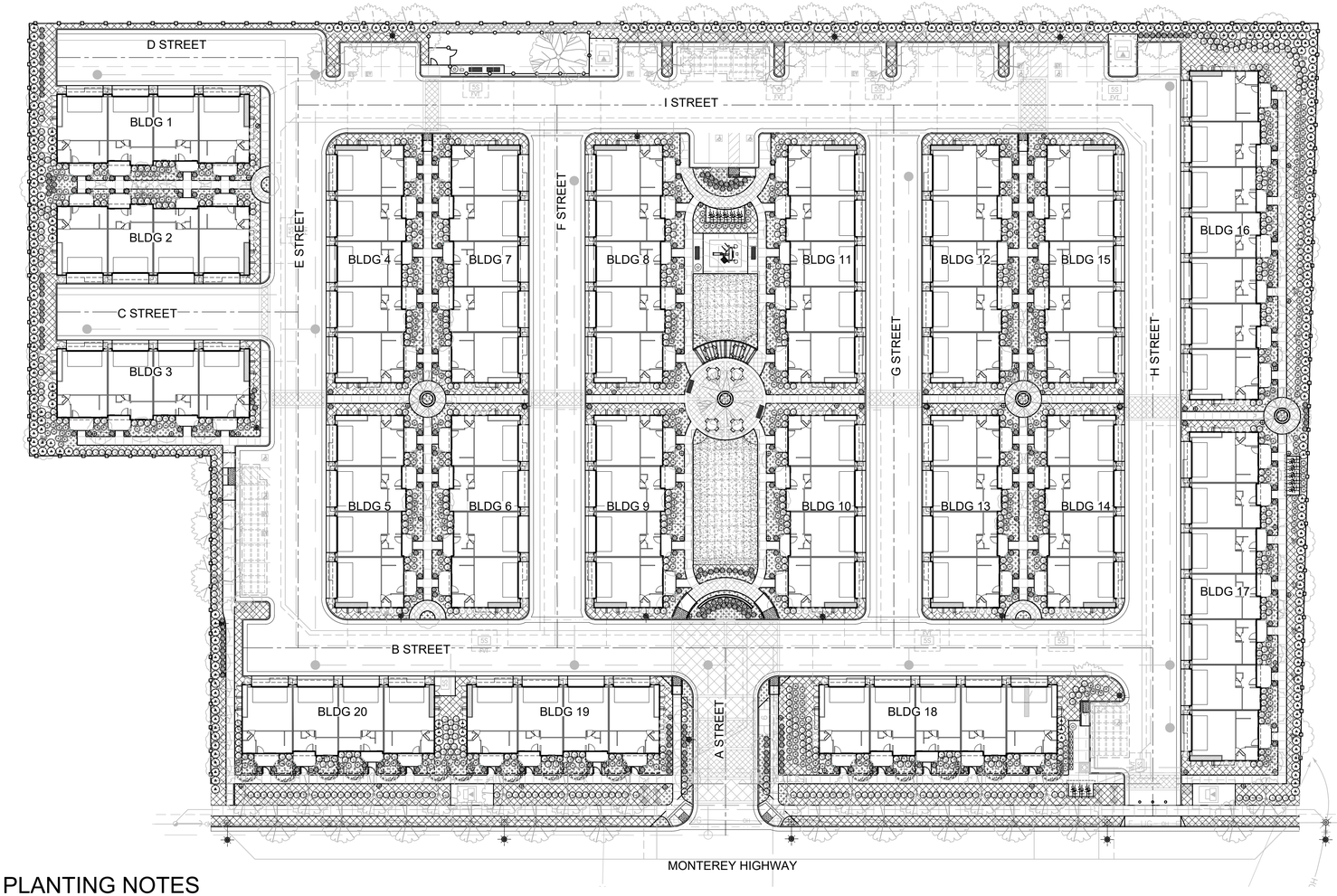

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MHMC 18.148.060

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN. MHMC 18.148.090

PARKING AREA SHADE COVERAGE NOTE

- PER MORGAN HILL MUNICIPAL CODE 18.72.070, 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 5 PARKING SPACES IN PARKING LOTS. SHADE TREES WILL HAVE MINIMUM CONTAINER SIZE OF 24" BOX AND SHALL PROVIDE A MINIMUM 30' CANOPY AT MATURITY.
- SHADE TREES SHALL BE OF A TYPE THAT CAN REACH MATURITY WITHIN 15 YEARS OF PLANTING AND SHALL BE SELECTED FORM THE CITY RECOMMENDED LIST OF CANOPY TREE SPECIES.
- SHADE TREES SHALL BE ARRANGED IN A PARKING LOT TO PROVIDE MAXIMUM SHADE COVERAGE AND WILL APPROXIMATE NEARLY FIFTY PERCENT SHADE COVERAGE.

SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	SPACING
	LARGE/SCREEN SHRUBS					
	ARCTOSTAPHYLOS SP.	MANZANITA	L	N	5 GAL	4' O.C.
	DODONEA V. 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	L	N	5 GAL	5' O.C.
	GREVILLEA 'NOELLII'	GREVILLEA	L	A	5 GAL	4' O.C.
	LEUCADENDRON 'JESTER'	CONEBUSH	L	A	5 GAL	4' O.C.
A	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	L	A	5 GAL	4' O.C.
	ROMNEYA COULTERI	MATILIJA POPPY	VL	N	5 GAL	8' O.C.
	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	L	A	5 GAL	5' O.C.
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	A	5 GAL	5' O.C.
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	A	5 GAL	3' O.C.
	MEDIUM SHRUBS					
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' O.C.
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' O.C.
	CORREA PULCHRA 'DUSTY BELLS'	AUSTRALIAN FUSCHIA	L	A	5 GAL	4' O.C.
	DIETES VEGETA	FORTNIGHT LILY	L	A	1 GAL	3' O.C.
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	A	5 GAL	3' O.C.
	NEPETA 'SIX HILLS GIANT'	CAT MINT	L	A	5 GAL	4' O.C.
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' O.C.
	RHAPHIOLEPIS I. 'PINKIE'	INDIAN HAWTHORNE	L	A	5 GAL	4' O.C.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	A	5 GAL	4' O.C.
	SALVIA C. 'WINNIFRED GILMAN'	BLUE SAGE	L	N	5 GAL	5' O.C.
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	A	5 GAL	4' O.C.
	SMALL SHRUBS					
	ANIGOZANTHOS SPP.	KANGAROO PAW	L	A	1 GAL	2' O.C.
	BULBINE FRUTESCENS	BULBINE	L	A	1 GAL	2' O.C.
	KNIPHOFIA UVARIA	RED HOT POKER	L	A	1 GAL	2' O.C.
	NANDINA D. 'FIRE POWER'	FIRE POWER NANDINA	L	A	1 GAL	3' O.C.
	PENSTEMON H. 'MAGARITA BOP'	PENSTEMON	L	N	1 GAL	3' O.C.
	GROUNDCOVERS					
	CEANOTHUS G. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	L	N	1 GAL	2' O.C.
	COPROSMA X. KIRKII	COPROSMA	L	A	1 GAL	2' O.C.
	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	L	A	1 GAL	2' O.C.
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	1 GAL	2' O.C.
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	1 GAL	4' O.C.
	SCAEVOLA A. 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	L	A	1 GAL	2' O.C.
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	1 GAL	2' O.C.
	GRASSES					
	CAREX TUMULICOLA	BERKELEY SEDGE	L	N	1 GAL	2' O.C.
	CHONDROPETALUM TECTORUM	CAPE RUSH	L	A	1 GAL	3' O.C.
	FESTUCA MAIREI	ALTAS FESCUE	L	A	1 GAL	2' O.C.
	LEYMUS C. 'CANYON PRINCE'	GIANT RYE GRASS	L	N	1 GAL	3' O.C.
	LOMANDRA LONGIFOLIA 'LIME TOUGH'	DWARF MAT RUSH	L	A	1 GAL	3' O.C.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	A	1 GAL	3' O.C.
	TURF					
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD	

NOTES:

1. LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-4 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS AND L-5 FOR IRRIGATION PLAN.

GENERAL PLANTING NOTES

1. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.
2. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ± ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND/OR PAVING IN TURF AREAS AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GROUND COVER AREAS.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
5. PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
6. PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.
7. PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
8. LANDSCAPE ARCHITECT SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT MIN. 72 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
9. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO ADJACENT FENCE, WALL, OR TRELLIS.
10. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS. PRE-EMERGENT AND POST-EMERGENT HERBICIDES SHALL NOT BE USED. ALL WEEDING SHALL BE ACCOMPLISHED THOUGH MECHANICAL METHODS.
11. PRIOR TO PLANTING COMPACTED SOILS SHALL BE AERATED TO A DEPTH OF AT LEAST 12".
12. PRIOR TO PLANTING A SOILS ANALYSIS WITH RECOMMENDATIONS SHALL BE PERFORMED PER MORGAN HILL MUNICIPAL CODE 18.148.070. SUBMIT SOILS REPORT, RECOMMENDATIONS, AND PROOF OF SOIL AMENDMENTS USED TO CITY LANDSCAPE ARCHITECT WITH CERTIFICATE OF COMPLETION.
13. HERBICIDES AND PESTICIDES THAT ARE PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) SHALL NOT BE USED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.
14. FERTILIZERS OR SOIL AMENDEMENT MATERIALS PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) IN ITS GENERIC MATERIAL LIST ARE PROHIBITED IN THIE CONSTRUCTION OF THIS PROJECT.
15. SYNTHETIC PRE-EMERGENTS ARE PROHIBITED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.
16. THE CONTRACTOR SHALL AMEND SOIL WITH COMPOST (QUALITY LOCALLY SOURCED COMPOST THAT COMPLYS WITH THE US COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE SPECIFICATIONS) BEFORE PLANTING, AT RATES INDICATED BY SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 5% BY DRY WEIGHT. PRIOR TO PLANTING ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET.
17. THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PITS SHALL BE SCARIFIED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 3" MINIMUM BARK MULCH.
18. THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED FERTILIZER PER POST AMENDMENT AGRONOMY REPORT.
19. BACKFILL: THE FOLLOW PLANTING BACKFILL RATIO ARE TO BE USED FOR BIDDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AGRONOMY REPORTS, WHICH SHALL OUTLINE BACKFILL SPECIFICATIONS. FULLY AMENDED (UPPER) EXCAVATION MATERIALS SHALL BE PUT IN ONE PILE TO GO AROUND THE ROOTBALL. ANY DEEPER UN-AMENDED MATERIALS SHALL BE PUT IN A SEPARATE PILE. CONDITION THIS DEEPER SOIL AT THE FOLLOWING RATES AND USE FOR THE PLANTING PIT BELOW THE ROOTBALL:

    -PAM (POLYACRYLAMIDE) 0.5 LBS/CY
    -GYPSUM 16 LBS/CY

    OVER-EXCAVATE THE PLANTING PITS SO THAT THERE SHALL BE ONE FOOT OF THIS MATERIAL BETWEEN NATIVE SOIL AND THE BOTTOM OF THE ROOT BALL. NO ORGANIC MATTER OR FERTILIZER SHALL BE USED BELOW THE ROOT BALL.
20. ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR. MULCH SHALL BE LOCALLY SOURCED.
21. PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT. PRIOR TO BUILDING OCCUPANCY, THE LANDSCAPE ARCHITECT SHALL CERTIFY IN WRITING TO THE DIRECTOR OF COMMUNITY DEVELOPMENT THAT THE LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE AND IRRIGATION PLANS WITH RESPECT TO SIZE, NUMBER, AND SPECIES OF PLANTS AND OVERALL DESIGN CONCEPT.
22. TREE SETBACKS SHALL BE:
    -6' FROM PAVED SURFACES
    -5' FROM WATER METERS AND JOINT TRENCHES
    -7' FROM STREETLIGHTS
    -10' FROM SANITARY SEWER LINES
23. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, JOINT TRENCHES, OR PLANTED IN AREAS LESS THAN 10' WIDE SHALL RECEIVE POLYETHELYENE RS24 LINEAR ROOT BARRIERS AS MANUFACTURED BY DEEPROOT - #UB-24-2. (800) 458-7668.
24. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE AND GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK. TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER DURING THIS PERIOD.

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MORGAN HILL TOWNHOMES

Morgan Hill, California

SHRUB & GROUNDCOVER PLAN

CONCEPTUAL PHASE
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Walnut Creek, CA 94596
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0' 15' 30' 60'
SCALE: 1" = 30'-0"
NORTH

L-3
Project No. 04221

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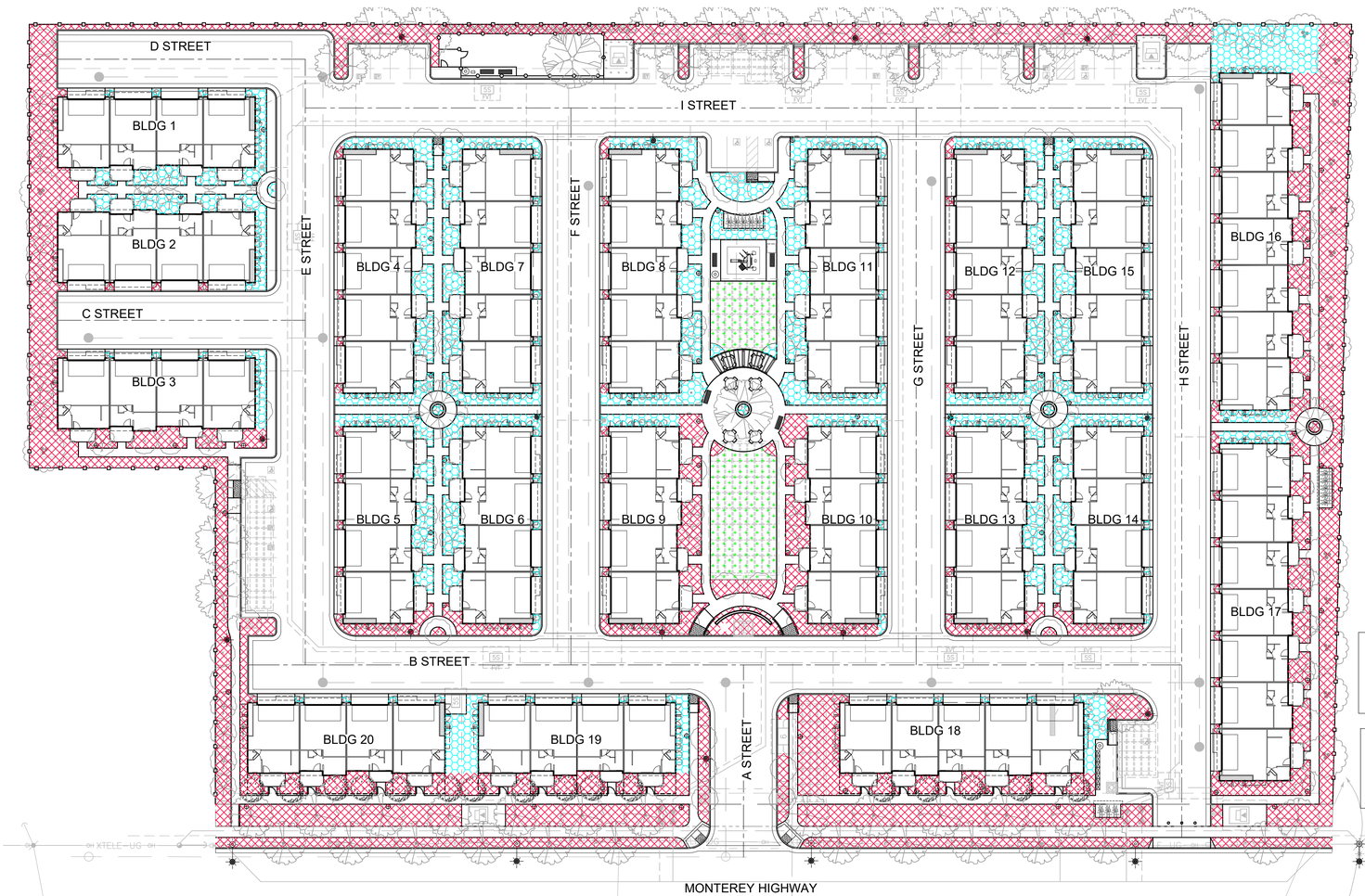

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF MORGAN HILL WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES' OR 'TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL TURF AREAS SHALL BE IRRIGATED USING MP ROTATOR SPRAY IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

8. RECLAIMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET SOUTH BAY WATER RECYCLING PROGRAM REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.

9. TURF IRRIGATION: OVERHEAD IRRIGATION SHALL NOT BE LOCATED WITHIN 24" OF ANY NON-PERMEABLE SURFACE PER MHMC 18.148.100(A)(1)(u). IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES SHALL BE DRIP. EXCEPTIONS TO THE SETBACK RESTRICTIONS INCLUDE:
- THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING AND NO RUNOFF OCCURS; OR
- THE ADJACENT NON-PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING; OR
- THE IRRIGATION DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND CLEARLY DEMONSTRATES STRICT ADHERENCE TO IRRIGATION SYSTEM DESIGN CRITERIA IN SECTION 18.148.100A.1. PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE IRRIGATION AUDIT.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MHMC 18.148.060

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN. MHMC 18.148.100

WATER EFFICIENT LANDSCAPE WORKSHEET

MAXIMUM APPLIED WATER ALLOWANCE

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) X SLA)]

ETo = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)
ETAF = ET ADJUSTMENT FACTOR (.45 NON RESIDENTIAL ; .55 RESIDENTIAL)
LA = TOTAL LANDSCAPE AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)
SLA = SPECIAL LANDSCAPE AREA (SQUARE FEET)

ESTIMATED TOTAL WATER USE

THE ESTIMATED TOAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

ETWU = (ETo) (0.62) (ETAF) (HA)

ETo = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)
HA = HYDROZONE AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)

REFERENCE EVAPOTRANSPIRATION (ETo) 49.5

HYDROZONE NUMBER	WATER USE (WUCOLS IV)	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS									
1	LOW	SHRUBS	0.2	DRIP	0.81	0.2	41,829	10,328	316,971
2	HIGH	TURF	0.7	LV SPRAY	0.75	0.9	2,643	2,467	75,706
3	LOW	TREES	0.2	DRIP	0.81	0.2	805	199	6,100
4	MOD	TREES	0.4	DRIP	0.81	0.5	2,534	1,251	38,404
				(LV = LOW VOLUME)		TOTALS	(A) 47,811	(B) 14,245	437,181
SPECIAL LANDSCAPE AREA (SLA)									
N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	0	0
						TOTALS	(C) 0 SQ. FT.	(D) 0	0

ETWU TOTAL	437,181
MAXIMUM APLIED WATER ALLOWANCE (MAWA)	660,294

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS		
TOTAL ETAF X AREA	(B)	14,245
TOTAL AREA	(A)	47,811
AVERAGE ETAF	(B) / (A)	0.45

ALL LANDSCAPE AREAS		
TOTAL ETAF X AREA	(B+D)	14,245
TOTAL AREA	(A+C)	47,811
SITEWIDE ETAF	(B+D) / (A+C)	0.45

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- TURF AREAS - MP ROTATOR SPRAY

LANDSCAPE AREA

PLANTING TYPE	IRRIGATION TYPE	SQUARE FOOTAGE	PERCENT OF LANDSCAPE
TREES, SHRUBS & GROUNDCOVERS	DRIP	41,829 SF	94%
TURF	MP ROTATOR	2,643 SF	6%
TOTAL LANDSCAPE AREA		**44,472 SF**	**100%**

GENERAL IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES, AND FENCES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH FOOTINGS, UNDER PAVING, ETC. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
5. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM PRESSURE AND THE MAXIMUM FLOW DEMAND AS STATED ON THE DRAWINGS FOR EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE, AND METER SIZE WITH THAT INDICATED ON THE DRAWINGS IS TO BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AS WELL AS THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
6. ALL PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. LATERAL PIPE NOT SIZED ON DRAWINGS AND DOWNSTREAM OF 1" PIPE SHALL BE 3/4" SIZE. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED. HOWEVER, SUBSTITUTIONS FOR LARGER PIPE SIZES MAY BE APPROVED.
7. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVES SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE (MINIMUM 1" SIZE) FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
8. ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING) UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL POWER SOURCE IN THE FIELD WITH THE OWNER'S REPRESENTATIVE AND THE IRRIGATION DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF ALL CONTROLLER LOCATIONS PRIOR TO INSTALLATION AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER(S).
10. IRRIGATION CONTROL WIRE SHALL BE #14-1, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE.
11. ALL WIRE SPLICES SHALL BE MADE WITHIN VALVE BOXES. SPLICES SHALL BE MADE WITH A COPPER CRIMP-TYPE CONNECTOR AND INSTALLED WITHIN '3M' #DBY SEALING PACK, OR APPROVED EQUAL.
12. ALL SPRINKLERS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, NOZZLES, AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVING, WALKS, WALLS, FENCES, ETC.
13. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL GUARANTEE THAT THE IRRIGATION SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORK AT NO ADDITIONAL COST TO THE OWNER.
15. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE AS-BUILT DRAWINGS SHALL BE DELINEATED ON REPRODUCIBLE MATERIALS TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT.
16. SUBMITTAL OF A CERTIFICATE OF COMPLETION TO THE CITY IS REQUIRED PRIOR TO FINAL ACCEPTANCE PER MORGAN HILL MUNICIPAL CODE 18.148.120. AN IRRIGATION AUDIT AND SOILS ANALYSIS SHALL BE SUBMITTED AS PART OF THE CERTIFICATE OF COMPLETION.

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Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
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MORGAN HILL TOWNHOMES

Morgan Hill, California

HYDROZONE PLAN

CONCEPTUAL PHASE
FEBRUARY 2022

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0' 15' 30' 60'
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L-4
Project No. 04221

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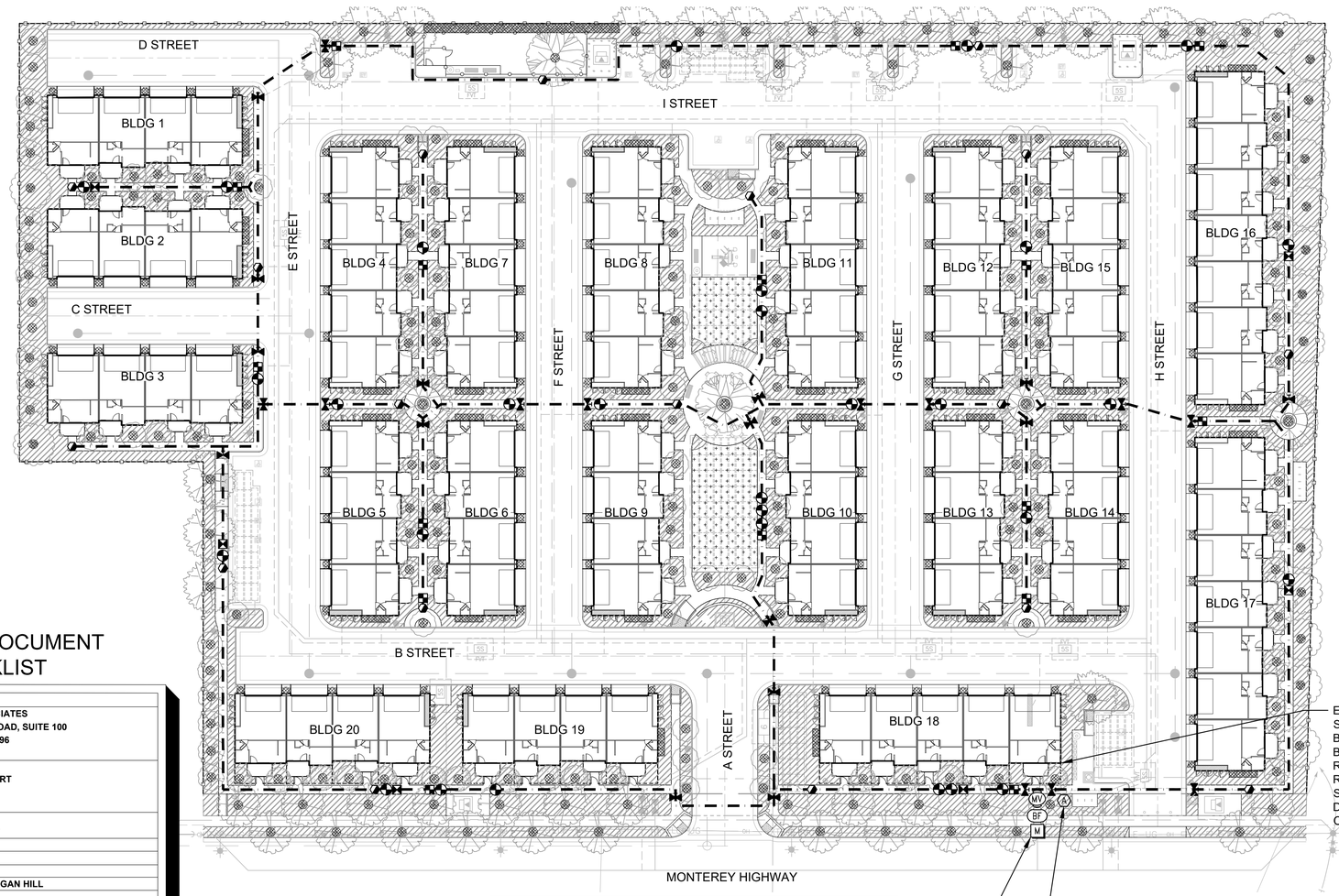

EXTERIOR MOUNT WIRELESS SOLAR SENSOR. SENSOR MUST BE LOCATED AT TOP EDGE OF BUILDING WHERE IT WILL RECEIVE UNOBSTRUCTED RAINFALL & UNOBSTRUCTED SOLAR EXPOSURE. FIELD DETERMINE LOCATION FOR OPTIMAL PERFORMANCE.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY IN VALVE BOX WITH LOCKING COVER.
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"
MV	**HUNTER ICV-G-FS** WITH FLOW-SYNC SENSOR 1-1/2" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, WITH FILTER SENTRY.
BF	**FEBCO 825Y 1-1/2"** REDUCED PRESSURE BACKFLOW PREVENTER. PAINT GREEN.
A	**HUNTER ACC** W/ SOLAR SYNC & RAIN-CLIK 12 TO 99 STATION OUTDOOR MODULAR IRRIGATION CONTROLLER. HIGH-END COMMERCIAL USE. METAL PEDESTAL.
M	WATER METER 1"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE RANGE: 3/4" TO 1 1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 SIZE RANGE: 3/4" TO 2"
	PIPE SLEEVE: CPVC SCHEDULE 40 PIPE & WIRE SLEEVING UNDER ALL PAVING. 2" MINIMUM SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER.

TURF SPRAY LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP1000, MP2000 & MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (DESIGN OPERATING PRESSURE), MP ROTATOR NOZZLE ON PRS40 BODY. MP1000 (8'-15' RADIUS), MP2000 (13'-21' RADIUS), MP3000 (22'-30' RADIUS). APPLICATION RATE: 0.45 - 0.48 IN/HR

DRIP & BUBBLER LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER ICZ-151-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE BUBBLERS **RAIN BIRD RWS-B-C** ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER 1402 0.5 GPM. (2) BUBBLERS PER 15 GAL TREE & 24" BOX TREE (4) BUBBLERS PER 48" BOX TREE
	AREA TO RECEIVE DRIPLINE **RAIN BIRD XFS-CV-06-18** XFS-CV SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.

MWELO LANDSCAPE DOCUMENT PACKAGE CHECKLIST

DATE:	**FEBRUARY 2022**
PROJECT APPLICANT:	**VANDERTOOLEN ASSOCIATES 700 YGNACIO VALLEY ROAD, SUITE 100 WALNUT CREEK, CA 94596 (925) 274-1305**
PROPERTY OWNER:	**DENOVA HOMES, INC. 1500 WILLOW PASS COURT CONCORD, CA 94520 (925) 605-9304**
PROJECT ADDRESS:	**19380 MONTEREY ROAD MORGAN HILL, CA 95037**
PROJECT ASSESSOR'S PARCEL #	**APN 726-42-001, 002**
TOTAL LANDSCAPE AREA:	**44,472 SQUARE FEET**
PROJECT TYPE:	**NEW; PRIVATE**
WATER SUPPLY:	**POTABLE - CITY OF MORGAN HILL**
WATER METER:	**SIZE = 1"**
MWELO LANDSCAPE WORKSHEET:	**SEE SHEET L-5 FOR HYDROZONE INFORMATION TABLE & WATER BUDGET CALCULATIONS (MAWA & ETWU)**
SOIL MANAGEMENT REPORT:	**SUBMITTAL OF SOIL ANALYSIS & AMENDMENT RECOMMENDATIONS FOLLOWING MASS GRADING AS PART OF THE CERTIFICATE OF COMPLETION. MHMC 18.148.070**
LANDSCAPE DESIGN PLAN:	**SEE SHRUB PLAN SHEET L-3**
IRRIGATION DESIGN PLAN:	**SEE IRRIGATION PLAN SHEETS L-4 TO L-5**
LANDSCAPE AUDIT REPORT:	**SUBMITTED UPON COMPLETION OF LANDSCAPE INSTALLATION**
GRADING DESIGN PLAN:	**SEE CIVIL'S PRELIMINARY SB330 APPLICATION PLANS PREPARED BY RJA.**

IRRIGATION POINT OF CONNECTION (POC) 'A'

WATER POINT OF CONNECTION:
2" SERVICE LINE AND 1" WATER METER PROVIDED BY OTHERS. REFER TO CIVIL ENGINEER'S PLANS AND/OR JOINT UTILITY PLANS FOR COORDINATION OF SIZES AND LOCATIONS.

IRRIGATION DESIGN IS BASED ON A MINIMUM STATIC WATER PRESSURE OF 80 P.S.I. AT THE POINT OF CONNECTION AND A MAXIMUM FLOW RATE OF 36 G.P.M.

VERIFY THE ACCURACY OF ALL INFORMATION IN THE FIELD PRIOR TO BEGINNING ANY WORK. NOTIFY OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

IRRIGATION CONTROLLER 'A'

ELECTRICAL POINT OF CONNECTION:
120 VOLT POWER FOR IRRIGATION CONTROLLERS.

IRRIGATION LAYOUT NOTE:

THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS.
CONTRACTOR SHALL INSTALL MAINLINE AND LATERALS CLEAR OF JOINT TRENCH PER CODE.

NOTE: SEE SHEET L-4 FOR HYDROZONE PLAN, IRRIGATION CONCEPT STATEMENT, NOTES AND WATER EFFICIENT LANDSCAPE WORKSHEET.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MHMC 18.148.060

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN. MHMC 18.148.100

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MORGAN HILL TOWNHOMES

Morgan Hill, California

IRRIGATION PLAN
CONCEPTUAL PHASE
FEBRUARY 2022

vanderToolen Associates
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TREES

ARBUTUS 'MARINA'

LAURUS 'SARATOGA'

PISTACIA C. 'KEITH DAVEY'

THUJA O. 'EMERALD'

LAGERSTROEMIA SPP.

PLATANUS A. 'COLUMBIA'

GINKGO B. 'PRINCETON SENTRY'

ACER RUBRUM 'ARMSTRONG'

CARPINUS BETULUS 'FRANS FONTAINE'

LARGE & MEDIUM SHRUBS

SALVIA C. 'WINNIFRED GILMAN'

DODONEA V. 'PURPUREA'

CISTUS SPP.

DIETES VEGETA

CALLISTEMON V. 'LITTLE JOHN'

NANDINA DOMESTICA

RHAPHIOLEPIS SPP.

NEPETA 'SIX HILLS GIANT'

PHORMIUM SPP.

SMALL SHRUBS AND GROUNDCOVERS

PENSTEMON 'MARGARITA BOP'

COTONEASTER D. 'LOWFAST'

SCAEVOLA A. 'MAUVE CLUSTERS'

ANIGOZANTHOS SPP.

COPROSMA X. KIRKII

ERIGERON KARVINSKIANUS

GRASSES

CAREX TUMULICOLA

FESTUCA MAIREI

LEYMUS C. 'CANYON PRINCE'

LOMONDRA L. 'LIME TUFF'

CHONDROPETALUM TECTORUM

MUHLENBERGIA CAPILLARIS

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	SPACING	QTY
	TREES						
	ARBUTUS 'MARINA'	MADRONE	L	A	15 GAL	N/A	15
	CARPINUS B. 'FRANS FONTAINE'	HORNBEAM	M	A	15 GAL	N/A	34
	*CELTIS SINENSIS	CHINESE HACKBERRY	M	A	24" BOX	N/A	25
	CERCIS CANADENSIS	EASTERN REDBUD	M	A	15 GAL	N/A	17
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	M	A	15 GAL	N/A	16
	*LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	L	A	24" BOX	N/A	27
	LAURUS 'SARATOGA'	SARATOGA SWEET BAY	L	A	15 GAL	N/A	53
	*PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	L	A	24" BOX	N/A	21
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	M	A	15 GAL	N/A	241
	QUERCUS RUBRA	RED OAK	M	A	48" BOX	N/A	5
	THUJA O. 'EMERALD'	AMERICAN ARBORVITAE	M	A	15 GAL	N/A	22
	* REPLACEMENT TREE. SEE NOTE 2 BELOW FOR FURTHER DETAIL.						
	LARGE/SCREEN SHRUBS						
	ARCTOSTAPHYLOS SP.	MANZANITA	L	N	5 GAL	4' O.C.	
	DODONEA V. 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	L	N	5 GAL	5' O.C.	
	GREVILLEA 'NOELLII'	GREVILLEA	L	A	5 GAL	4' O.C.	
	LEUCADENDRON 'JESTER'	CONEBUSH	L	A	5 GAL	4' O.C.	
	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	L	A	5 GAL	4' O.C.	
	ROMNEYA COULTERI	MATILIJA POPPY	VL	N	5 GAL	8' O.C.	
	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	L	A	5 GAL	5' O.C.	
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	A	5 GAL	5' O.C.	
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	A	5 GAL	3' O.C.	
	MEDIUM SHRUBS						
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' O.C.	
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' O.C.	
	CORREA PULCHRA 'DUSTY BELLS'	AUSTRALIAN FUSCHIA	L	A	5 GAL	4' O.C.	
	DIETIES VEGETA	FORTNIGHT LILY	L	A	1 GAL	3' O.C.	
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	A	5 GAL	3' O.C.	
	NEPETA 'SIX HILLS GIANT'	CAT MINT	L	A	5 GAL	4' O.C.	
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' O.C.	
	RHAPHIOLEPIS I. 'PINKIE'	INDIAN HAWTHORNE	L	A	5 GAL	4' O.C.	
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	A	5 GAL	4' O.C.	
	SALVIA C. 'WINNIFRED GILMAN'	BLUE SAGE	L	N	5 GAL	5' O.C.	
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	A	5 GAL	4' O.C.	
	SMALL SHRUBS						
	ANIGOZANTHOS SPP.	KANGAROO PAW	L	A	1 GAL	2' O.C.	
	BULBINE FRUTESCENS	BULBINE	L	A	1 GAL	2' O.C.	
	KNIPHOFIA UVARIA	RED HOT POKER	L	A	1 GAL	2' O.C.	
	NANDINA D. 'FIRE POWER'	FIRE POWER NANDINA	L	A	1 GAL	3' O.C.	
	PENSTEMON H. 'MAGARITA BOP'	PENSTEMON	L	N	1 GAL	3' O.C.	
	GROUNDCOVERS						
	CEANOTHUS G. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	L	N	1 GAL	2' O.C.	
	COPROSMA X. KIRKII	COPROSMA	L	A	1 GAL	2' O.C.	
	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	L	A	1 GAL	2' O.C.	
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	1 GAL	2' O.C.	
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	1 GAL	4' O.C.	
	SCAEVOLA A. 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	L	A	1 GAL	2' O.C.	
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	1 GAL	2' O.C.	
	GRASSES						
	CAREX TUMULICOLA	BERKELEY SEDGE	L	N	1 GAL	2' O.C.	
	CHONDROPETALUM TECTORUM	CAPE RUSH	L	A	1 GAL	3' O.C.	
	FESTUCA MAIREI	ALTAS FESCUE	L	A	1 GAL	2' O.C.	
	LEYMUS C. 'CANYON PRINCE'	GIANT RYE GRASS	L	N	1 GAL	3' O.C.	
	LOMANDRA LONGIFOLIA 'LIME TUFF'	DWARF MAT RUSH	L	A	1 GAL	3' O.C.	
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	A	1 GAL	3' O.C.	
	TURF						
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD		

TOTALS

15 GAL = 400 TOTAL TREES (83%)

24" BOX = 75 TOTAL TREES (16%)

48" BOX = 5 TOTAL TREES (1%)

NOTES:

1. LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-4 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS AND L-5 FOR IRRIGATION PLAN.
2. REFER TO EXISTING CONDITIONS AND DEMOLITION PLAN, SHEET PA-02 OF CIVIL ENGINEER'S PLANS; FOR EXISTING TREES TO BE REMOVED. EXISTING TREES TO BE REPLACED AT 2:1 RATIO. REPLACEMENT TREES SHALL BE MINIMUM 24" BOX. ALL REPLACEMENT TREES WITHIN PUBLIC RIGHT OF WAY MUST COMPLY WITH THE CITY'S MASTER STREET TREE PLAN ADOPTED BY CITY COUNCIL ON MARCH 6, 2019.

DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

MORGAN HILL TOWNHOMES
Morgan Hill, California

PLANT IMAGERY AND PROPOSED PLANT PALETTE
CONCEPTUAL PHASE
FEBRUARY 2022

vanderToolen Associates
700 Ygnacio Valley Road
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1300
www.vandertoolen.com

L-6
Project No. 04221

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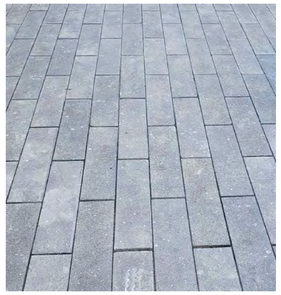
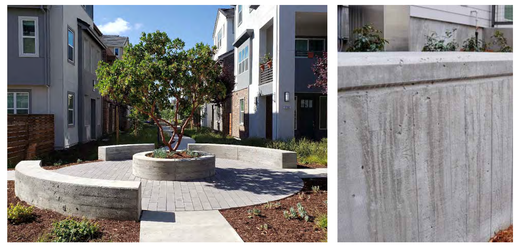
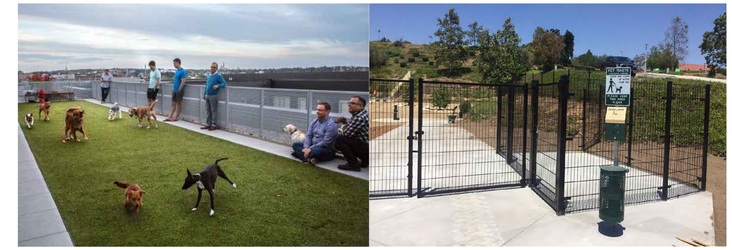


A DECORATIVE PAVING
RUNNING BOND PATTERN
COLOR: DARK GRAY



B CURVED CONCRETE SEATWALL
VERTICAL BOARD FORMED TEXTURE
COLOR: NATURAL GRAY

C LOW FENCE AT FRONTAGE UNITS
3' HIGH WOOD FRAMED WELDED WIRE



D DOG PARK
TIER 2 AMENITY; 5' HIGH WELDED WIRE NO-CLIMB FENCE
COLOR: BLACK

E PERIMETER FENCE
6' HIGH WOOD GOOD NEIGHBOR FENCE

F EXERCISE STRUCTURE
TIER 3 AMENITY; MINIMUM 5 ACTIVITIES
COLOR: MIX OF SLATE GRAY, GREEN, BLUE & YELLOW

G CURVED METAL TRELLIS
TIER 2 AMENITY - (1) TOTAL
COLOR: SLATE GRAY FRAME

H COVERED BICYCLE PARKING
(3) TOTAL
COLOR: SLATE GRAY FRAME

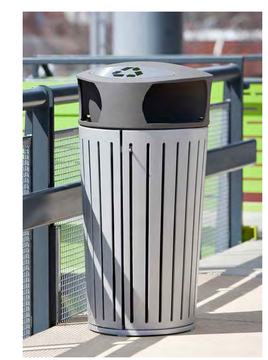
I POST TOP LIGHT & BOLLARD
STERNBERG LIGHTING - 'MILLENIA' FAMILY
COLOR: GUN METAL MATTE

J CLUSTER MAILBOX
(5) 16-UNIT & (1) 13-UNIT
COLOR: BLACK

K BIKE RACK
(13) TOTAL RACKS - (26) TOTAL SPACES
COLOR: SLATE

L BENCH
TIER 1 AMENITY - (4) TOTAL
COLOR: SLATE FRAME & ALUMINUM SLATS

M PICNIC TABLE
TIER 1 AMENITY - (4) TOTAL
COLOR: SLATE FRAME & ALUMINUM SLATS



N TRASH & RECYCLING RECEPTACLE
(3) TOTAL
COLOR: SLATE LID & ALUMINUM BODY

NOTE: THE PROPOSED SITE AMENITY DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.

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MORGAN HILL TOWNHOMES
Morgan Hill, California

SITE AMENITIES
CONCEPTUAL PHASE
FEBRUARY 2022

vanderToolen Associates
700 Ygnacio Valley Road
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1300
www.vandertoolen.com

L-7
Project No. 04221

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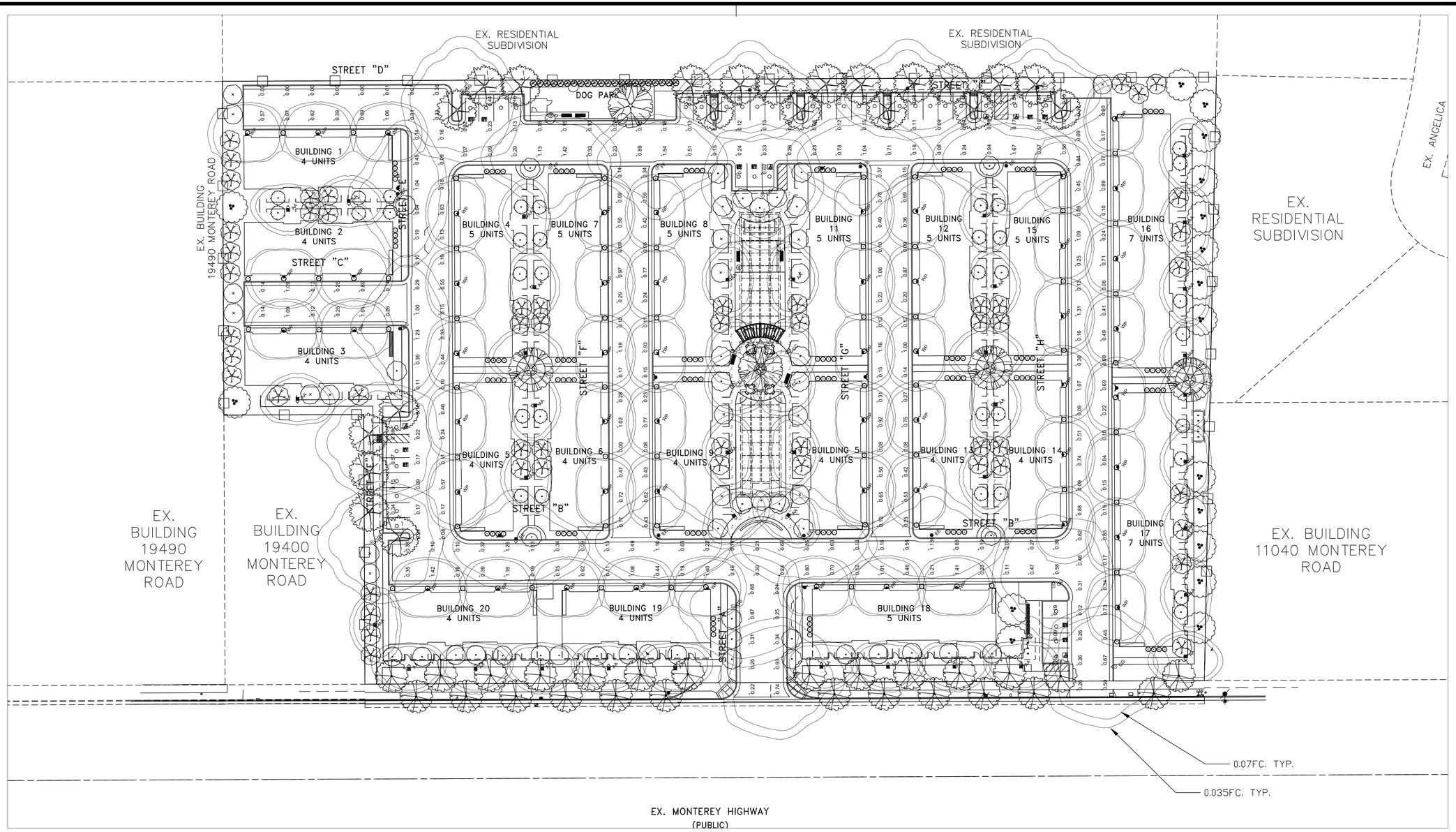


Luminaire Schedule - LED											
Project: MONTEREY ROAD - MORGAN HILL											
Symbol	Qty	Label	LLF	LLD	3K	DIM	Arrangement	Luminaire Lumens	Luminaire Watts	Description	Filename
	38	AA	0.810	0.900	0.900	1.000	Single	2339	38.5	STERNBERG 3-ML360-SV1-32L30T2-MDL03	ML360-SV1-32L45T2-MDL03.IES
	4	CC	0.810	0.900	0.900	1.000	Single	2202	38.4	STERNBERG 3-ML360-SV1-32L30T4-MDL03	ML360-SV1-32L45T4-MDL03.IES
	11	EE	0.423	0.900	0.940	0.500	Single	2439	26.2	STERNBERG ML660-12L30T2-MDL008-SV1 - 14' POLE (REDUCED 50%)	ML660-12L40T2-MDL008-SV1.IES
	2	FF	0.423	0.900	0.940	0.500	Single	2466	26.2	STERNBERG ML660-12L30T3-MDL008-SV1 - 14' POLE (REDUCED 50%)	ML660-12L40T3-MDL008-SV1.IES
	8	GG	0.423	0.900	0.940	0.500	Single	2298	26.2	STERNBERG ML660-12L30T4-MDL008-SV1 - 14' POLE (REDUCED 50%)	ML660-12L40T4-MDL008-SV1.IES
	54	WP	0.810	0.900	0.900	1.000	Single	1247	13	WILLIAMS VWMH-L10-730-EDD-INV-UNV @ 8'	VWMH-L10-740.IES

Calculation Summary							
Project: MONTEREY ROAD - MORGAN HILL							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CENTER OPEN SPACE PATHWAYS	Illuminance	Fc	3.89	38.99	0.05	77.80	779.80
TYPICAL PATHWAY BETWEEN BUILDINGS	Illuminance	Fc	4.33	46.71	0.02	216.50	2336
STREET A	Illuminance	Fc	0.50	0.93	0.22	2.27	4.23
STREET B	Illuminance	Fc	0.52	1.42	0.09	5.78	15.78
STREET C	Illuminance	Fc	0.46	1.09	0.12	3.83	9.08
STREET D	Illuminance	Fc	0.25	1.06	0.00	N.A.	N.A.
STREET E	Illuminance	Fc	0.34	1.23	0.08	4.25	15.38
STREET F	Illuminance	Fc	0.44	1.19	0.08	5.50	14.88
STREET G	Illuminance	Fc	0.43	1.16	0.08	5.38	14.50
STREET H	Illuminance	Fc	0.42	1.31	0.08	5.25	16.38
STREET I	Illuminance	Fc	0.38	1.67	0.07	5.43	23.86

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: GIACALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; JOHN BENSON

AGI32 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127
www.agi32.com

PROJECT DESCRIPTION

MONTEREY ROAD
CITY OF MORGAN HILL

DRAWING NO. / INPUT FILE: 19584BEN.DWG / 19584BEN.A32

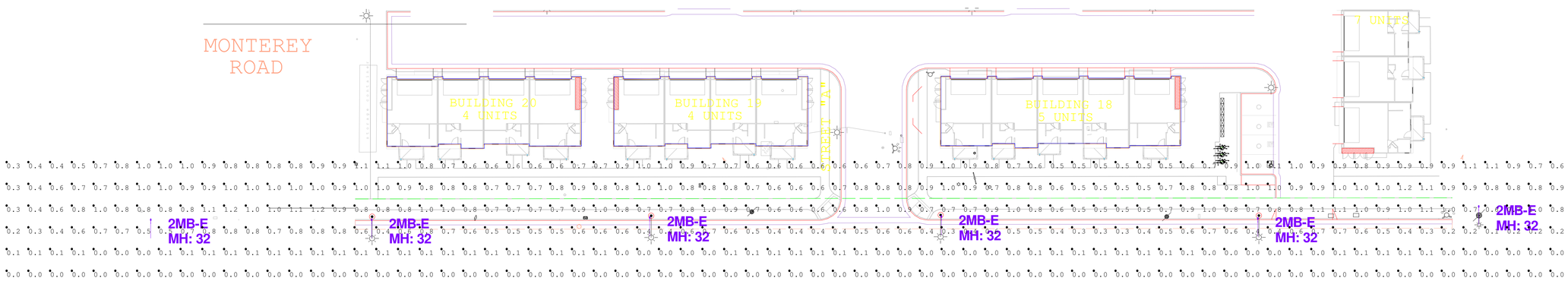
SCALE	SHEET	DATE	REV
1" = 30'	1 OF 1	12.15.2021	X

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	6	2MB-E	SINGLE	0.930	5686	86	STR-LWY-2MB-HT-05-E-UL-525-40K-UTL w/ XA-XSLBLS60

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Monteray Rd	Fc	0.49	1.2	0.0	N.A.	N.A.

****NOTE: EXISTING POLES***

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: 21-294 19380 MONTEREY ROAD , MORGAN HILL

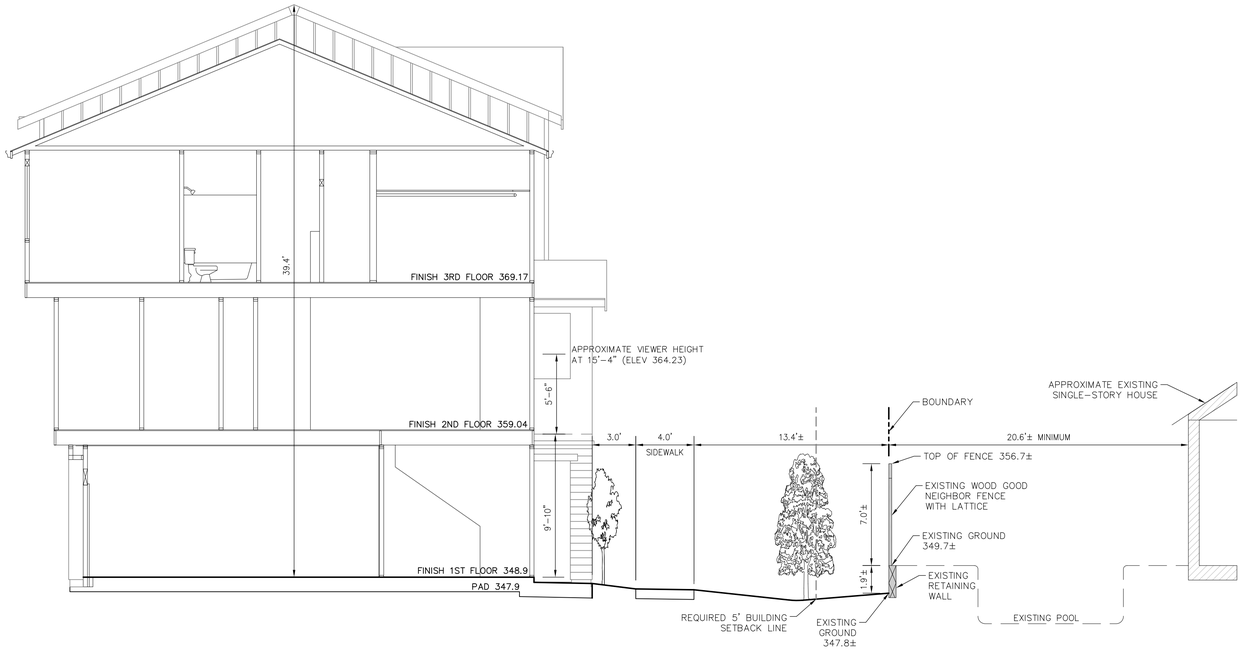
CASE # 00466856 | Footcandles calculated at grade | Filename: 211215MR1LJSR3.AGI

Layout By: LINDA SCHALLER

Date:1/4/2022

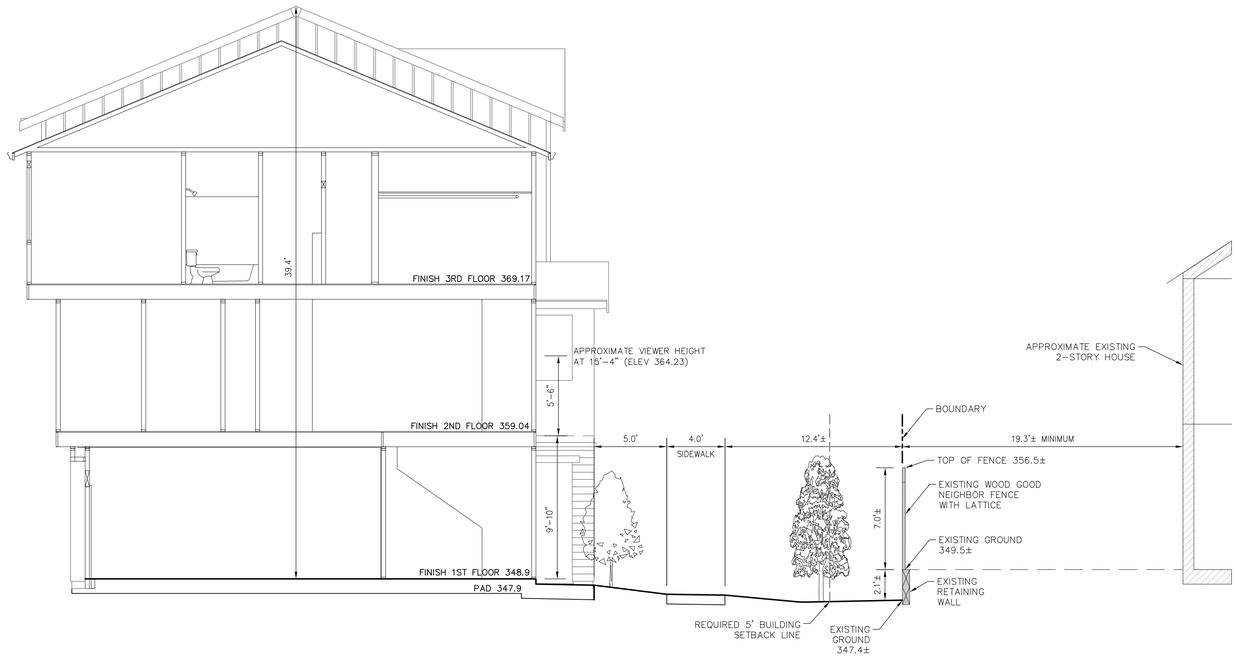
Scale 1" = 25'

0 50 100



SECTION A–A

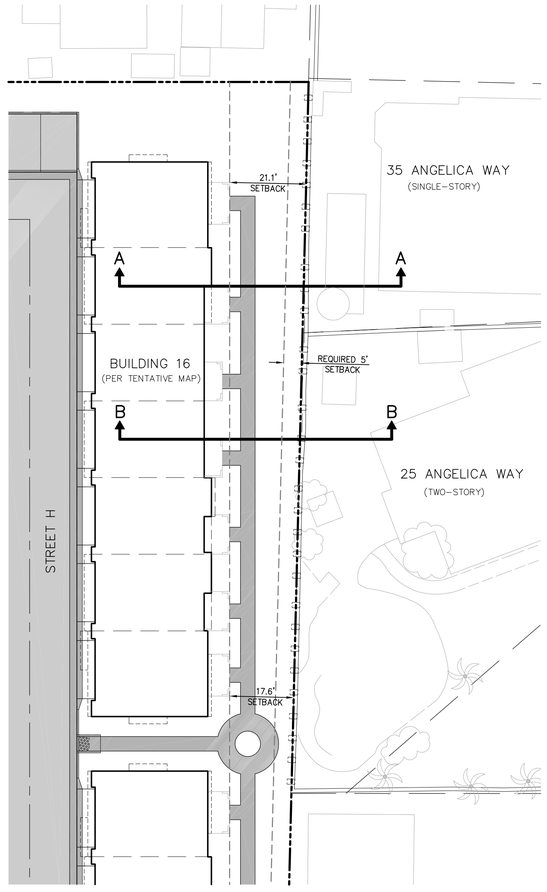
SCALE: 1"=5'

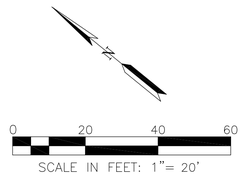


SECTION B–B

SCALE: 1"=5'

NOTE: TREE SIZES SHOWN ARE AT INITIAL PLANTING STAGE





SCREENING EXHIBIT

19380 MONTEREY ROAD

MORGAN HILL, CALIFORNIA

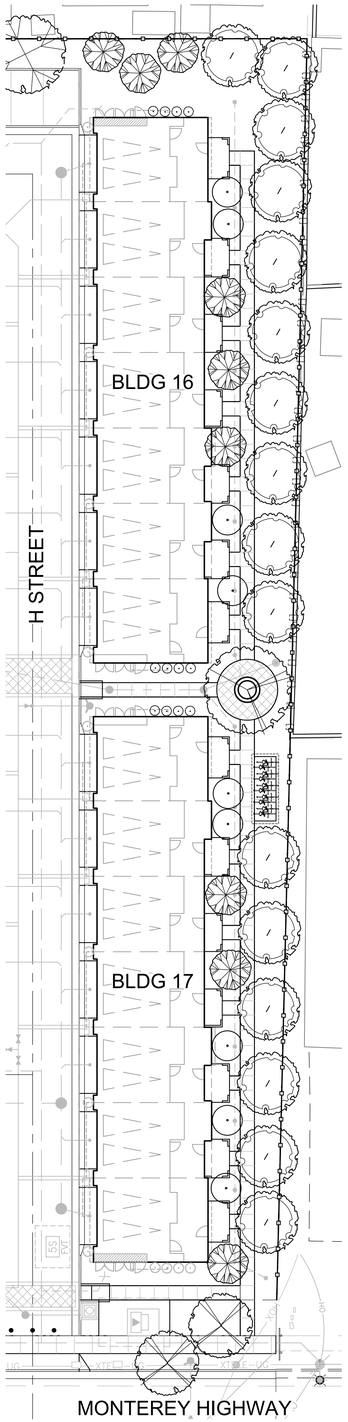
OCTOBER 2022

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

JOB NUMBER: 212008

SHEET 1 OF 1

PLOT DATE: October 25, 2022
FILE PATH: W:\Jobs 21\212008 – Monterey RV, Morgan Hill\Drawings\Final\Exhibits\Bldg 19 Screening Section Exhibit\EXH-19380 Monterey Road-Screening Section.dwg

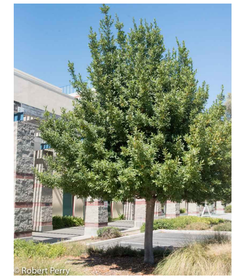


TREE PLAN

SCREENING TREE GROWTH

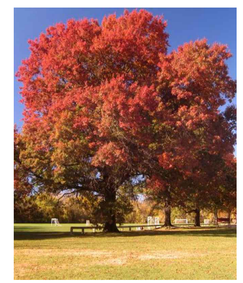
SYMBOL	BOTANICAL NAME / *COMMON NAME*	CONT. SIZE	GROWTH RATE	INSTALL H X W	5 YRS H X W	10 YRS H X W	MATURITY H X W
	CARPINUS B. 'FRANS FONTAINE' *HORNBEAM*	24" BOX	MODERATE	8' X 2'	18' X 5'	28' X 7'	35' X 9'
	LAURUS 'SARATOGA' *SARATOGA SWEET BAY*	24" BOX	SLOW	8' X 4'	15' X 8'	23' X 12'	25' X 15'
	LYONOTHAMNUS F. ASPLENIFOLIUS *FERNLEAF CATALINA IRONWOOD*	24" BOX	MODERATE	10' X 4'	15' X 9'	30' X 14'	40' X 20'
	QUERCUS RUBRA *RED OAK*	48" BOX	FAST	17' X 8'	32' X 14'	45' X 20'	70' X 30'

CARPINUS B. 'FRANS FONTAINE'

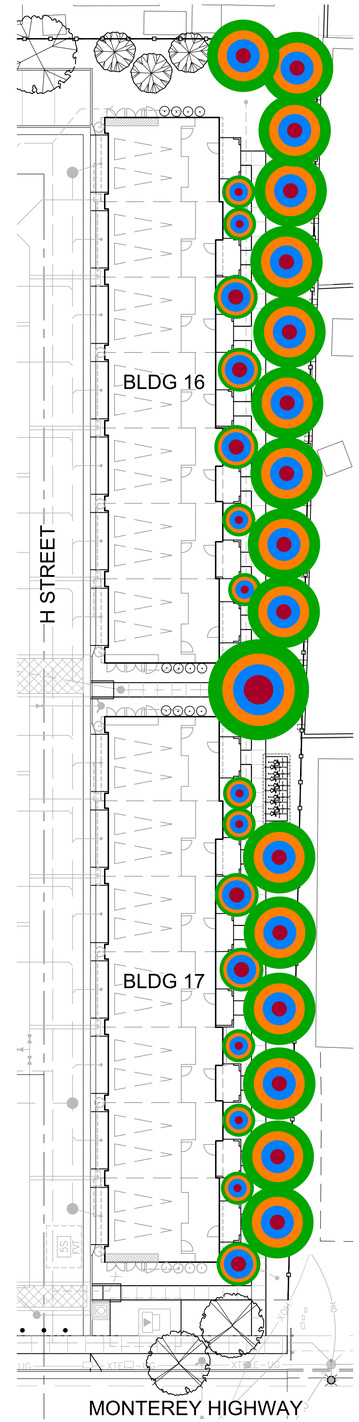


LAURUS 'SARATOGA'

LYONOTHAMNUS F. ASPLENIFOLIUS



QUERCUS RUBRA



TREE GROWTH PLAN

CANOPY GROWTH KEY

GROWTH STAGE	COLOR CODE
INSTALL	
5 YEARS	
10 YEARS	
MATURE	

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1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

MORGAN HILL TOWNHOMES

Morgan Hill, California

SCREENING TREES FOR BUILDING 16 & 17

CONCEPTUAL PHASE
OCTOBER 2022

vanderToolen Associates
700 Ygnacio Valley Road
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1300
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

L-1

Project No. 04221

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JUNE 21 - 9 AM

JUNE 21 - 12 PM

JUNE 21 - 3 PM

MARCH / SEPTEMBER 21 - 9 AM

MARCH / SEPTEMBER 21 - 12 PM

MARCH / SEPTEMBER 21 - 3 PM

DECEMBER 21 - 9 AM

DECEMBER 21 - 12 PM

DECEMBER 21 - 3 PM

307.076 Monterey Hwy
Morgan Hill, CA
November 8, 2022

NORTH

SUN STUDY
A000

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1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com