

THE GATES

MORGAN HILL, CALIFORNIA



City Ventures

SUBMITTAL DATE: 10.20.2021

REVISED SUBMITTAL DATE: 04.12.2022
2ND REVISED SUBMITTAL DATE: 06.20.2022
3RD REVISED SUBMITTAL DATE: 03.15.2023

4TH REVISED SUBMITTAL DATE: 05.03.2023
5TH REVISED SUBMITTAL DATE: 06.28.2023
6TH REVISED SUBMITTAL DATE: 08.21.2023

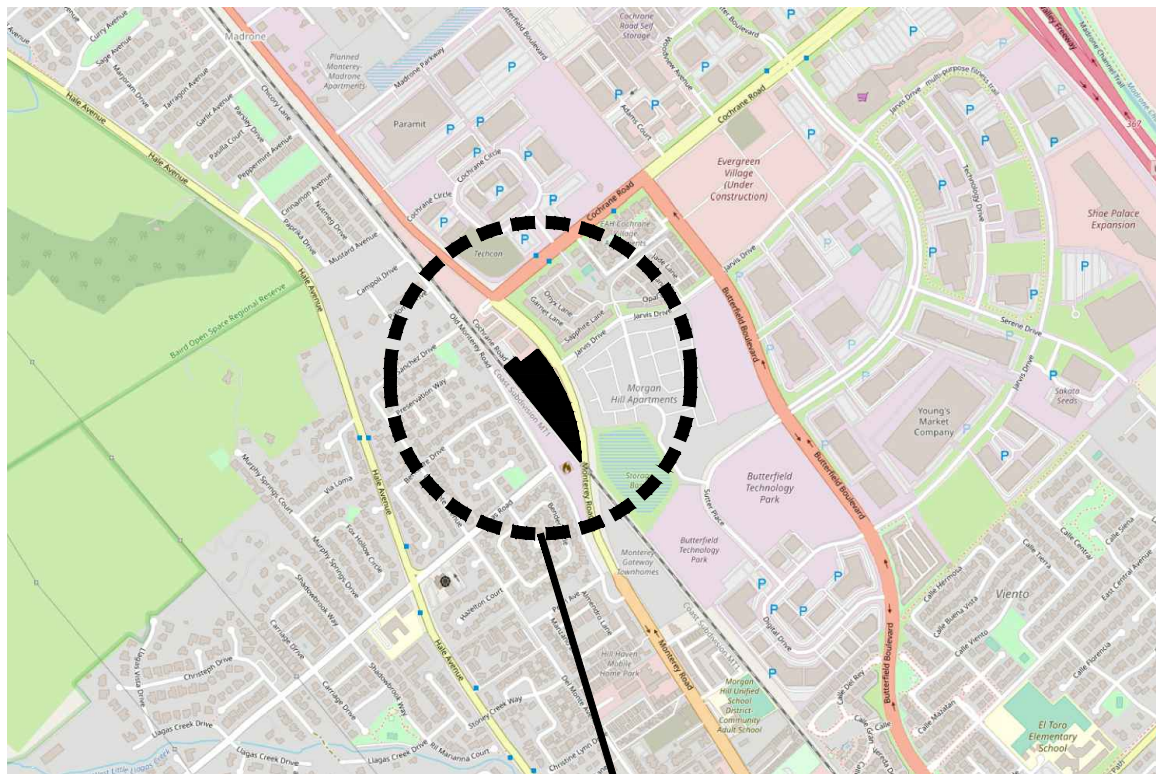
APPLICANT:
CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
CONTACT: SAMANTHA HAUSER
Senior Vice President of Development
PHONE: 646.522.4260
E-MAIL: samantha@cityventures.com
www.cityventures.com

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
www.hhja.com

ENGINEER:
MH ENGINEERING
16075 VINEYARD BLVD
MORGAN HILL, CA 95037
CONTACT: KRISTIAN WALLACE
PHONE: 408.779.7381
E-MAIL: kristianw@mhengineering.com

LANDSCAPE ARCHITECT:
C2 COLLABORATIVE
416 N. EL CAMINO REAL
SAN CLEMENTE, CA 92672
CONTACT: CHRISTOPHER FORTUNATO
PHONE: 949.542.7703
E-MAIL: cfortunato@c2collaborative.com

LOCATION MAP



SITE LOCATION

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CITY OF MORGAN HILL
PLAN APPROVED

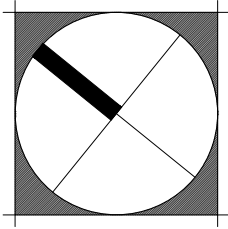
THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON October 24, 2023

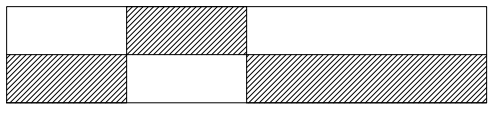
SD2021-0006: Monterey - City Ventures
(The Gates)

FILE NUMBER

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NORTH



0' 25' 50' 100'

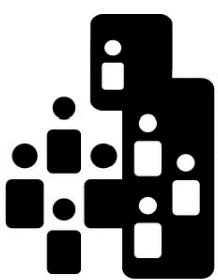
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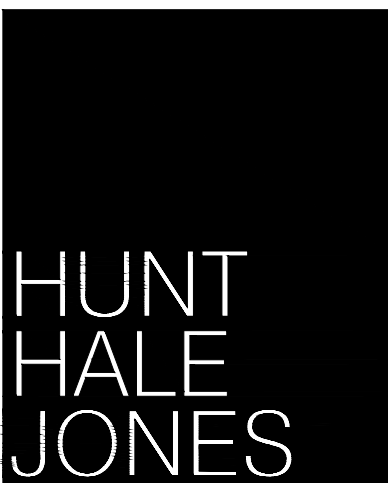
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City Ventures

THE GATES
18545-18565 MONTEREY ROAD
MORGAN HILL, CALIFORNIA



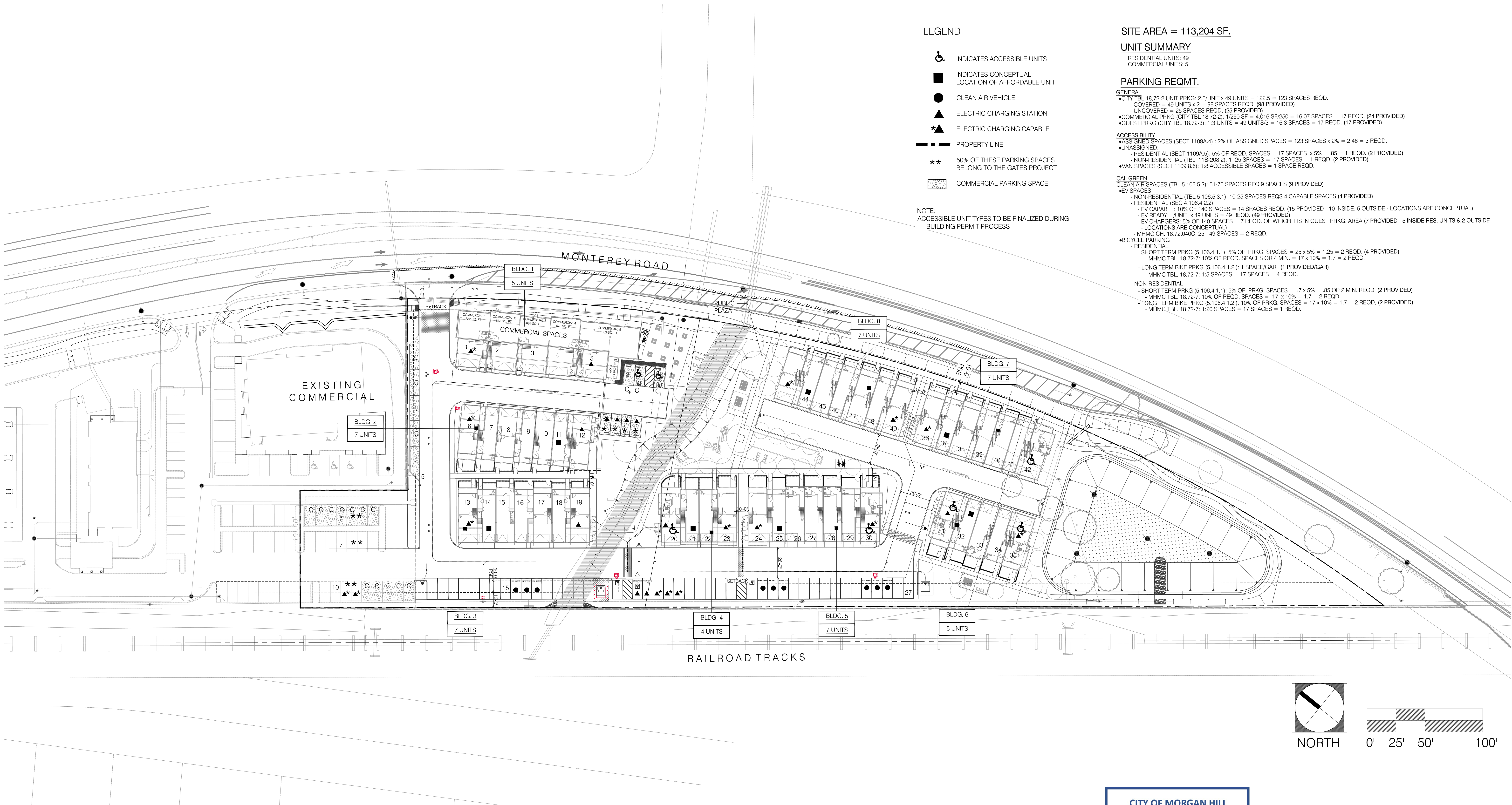
Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

COLORED SITE PLAN
CSP

SCALE: 1"=40'-0"
DATE: 08.21.2023
PROJECT: 317062.00



LEGEND

- INDICATES ACCESSIBLE UNITS
- INDICATES CONCEPTUAL LOCATION OF AFFORDABLE UNIT
- CLEAN AIR VEHICLE
- ELECTRIC CHARGING STATION
- ELECTRIC CHARGING CAPABLE
- PROPERTY LINE
- 50% OF THESE PARKING SPACES BELONG TO THE GATES PROJECT
- COMMERCIAL PARKING SPACE

NOTE:
ACCESSIBLE UNIT TYPES TO BE FINALIZED DURING
BUILDING PERMIT PROCESS

SITE AREA = 113,204 SF.

UNIT SUMMARY

RESIDENTIAL UNITS: 49
COMMERCIAL UNITS: 5

PARKING REQMT.

GENERAL

- CITY TBL 18.72-2 UNIT PRKG: 2.5/UNIT x 49 UNITS = 122.5 = 123 SPACES REQD.
 - COVERED = 49 UNITS x 2 = 98 SPACES REQD. (98 PROVIDED)
 - UNCOVERED = 25 SPACES REQD. (25 PROVIDED)
- COMMERCIAL PRKG (CITY TBL 18.72-2): 1/250 SF = 4,016 SF/250 = 16.07 SPACES = 17 REQD. (24 PROVIDED)
- GUEST PRKG (CITY TBL 18.72-3): 1:3 UNITS = 49 UNITS/3 = 16.3 SPACES = 17 REQD. (17 PROVIDED)

ACCESSIBILITY

- ASSIGNED SPACES (SECT 1109A.4) : 2% OF ASSIGNED SPACES = 123 SPACES x 2% = 2.46 = 3 REQD.
- UNASSIGNED:
 - RESIDENTIAL (SECT 1109A.5): 5% OF REQD. SPACES = 17 SPACES x 5% = .85 = 1 REQD. (2 PROVIDED)
 - NON-RESIDENTIAL (TBL 11B-203B.2): 1: 25 SPACES = 17 SPACES = 1 REQD. (2 PROVIDED)
- VAN SPACES (SECT 1109.8.6): 1:8 ACCESSIBLE SPACES = 1 SPACE REQD.

CAL GREEN

CLEAN AIR SPACES (TBL 5.106.5.2): 51-75 SPACES REQ 9 SPACES (9 PROVIDED)

EV SPACES

- NON-RESIDENTIAL (TBL 5.106.5.3.1): 10-25 SPACES REQ 4 CAPABLE SPACES (4 PROVIDED)
- RESIDENTIAL (SEC 4.106.4.2.2):
 - EV CAPABLE: 10% OF 140 SPACES = 14 SPACES REQD. (15 PROVIDED - 10 INSIDE, 5 OUTSIDE - LOCATIONS ARE CONCEPTUAL)
 - EV READY: 1/UNIT x 49 UNITS = 49 REQD. (49 PROVIDED)
 - EV CHARGERS: 5% OF 140 SPACES = 7 REQD. OF WHICH 1 IS IN GUEST PRKG. AREA (7 PROVIDED - 5 INSIDE RES. UNITS & 2 OUTSIDE - LOCATIONS ARE CONCEPTUAL)
 - MHMC CH. 18.72.040C: 25 - 49 SPACES = 2 REQD.

BICYCLE PARKING

- RESIDENTIAL
 - SHORT TERM PRKG (5.106.4.1.1): 5% OF PRKG. SPACES = 25 x 5% = 1.25 = 2 REQD. (4 PROVIDED)
 - MHMC TBL 18.72-7: 10% OF REQD. SPACES OR 4 MIN. = 17 x 10% = 1.7 = 2 REQD.
- NON-RESIDENTIAL
 - LONG TERM BIKE PRKG (5.106.4.1.2): 1 SPACE/GAR. (1 PROVIDED/GAR)
 - MHMC TBL 18.72-7: 1.5 SPACES = 17 SPACES = 4 REQD.
- NON-RESIDENTIAL
 - SHORT TERM PRKG (5.106.4.1.1): 5% OF PRKG. SPACES = 17 x 5% = .85 OR 2 MIN. REQD. (2 PROVIDED)
 - MHMC TBL 18.72-7: 10% OF REQD. SPACES = 17 x 10% = 1.7 = 2 REQD.
 - LONG TERM BIKE PRKG (5.106.4.1.2): 10% OF PRKG. SPACES = 17 x 10% = 1.7 = 2 REQD. (2 PROVIDED)
 - MHMC TBL 18.72-7: 1:20 SPACES = 17 SPACES = 1 REQD.

CITY OF MORGAN HILL
PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON October 24, 2023

SD2021-0006: Monterey - City Ventures
(The Gates)

FILE NUMBER

317062

PLANNING OFFICIAL

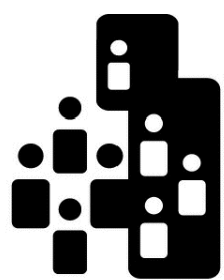
PRELIMINARY SITE PLAN

SP

SCALE: 1"=40'-0"

DATE: 08.21.2023

PROJECT: 317062.00



City Ventures

THE GATES

18545-18565 MONTEREY ROAD

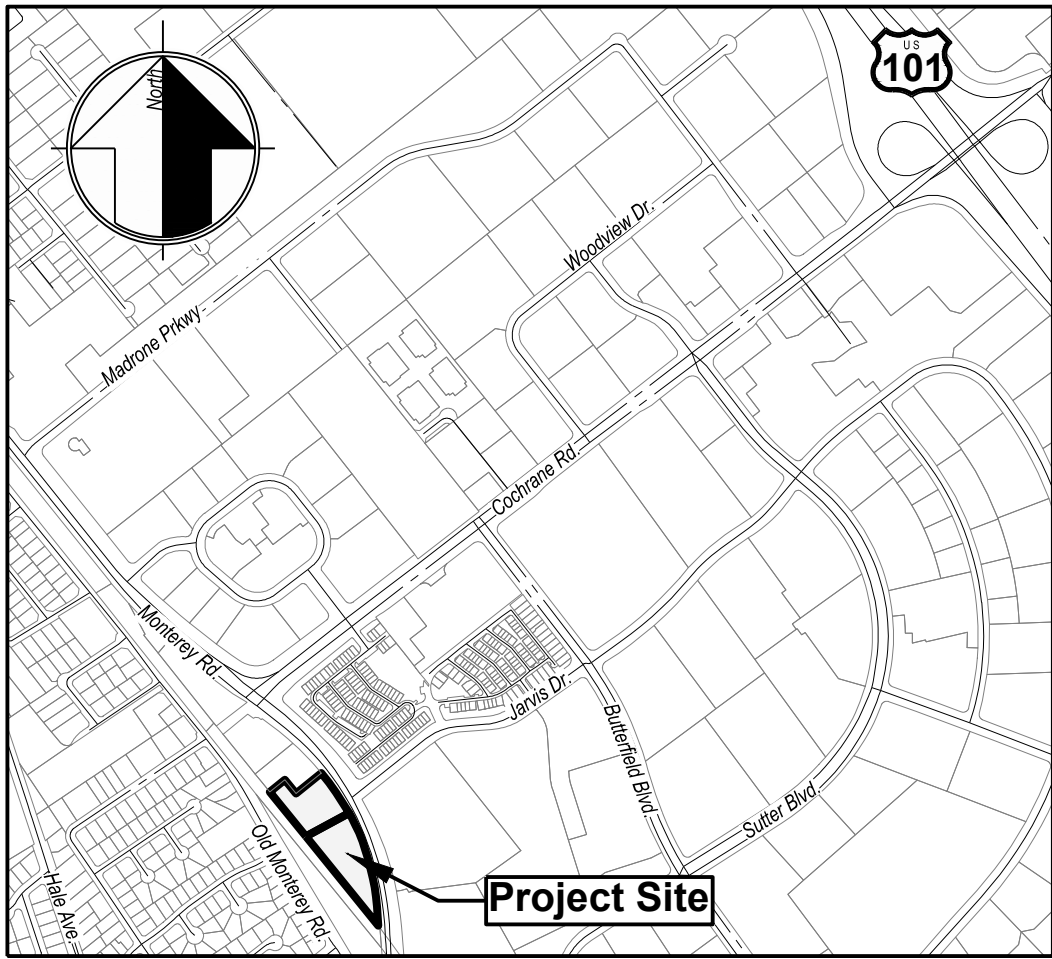
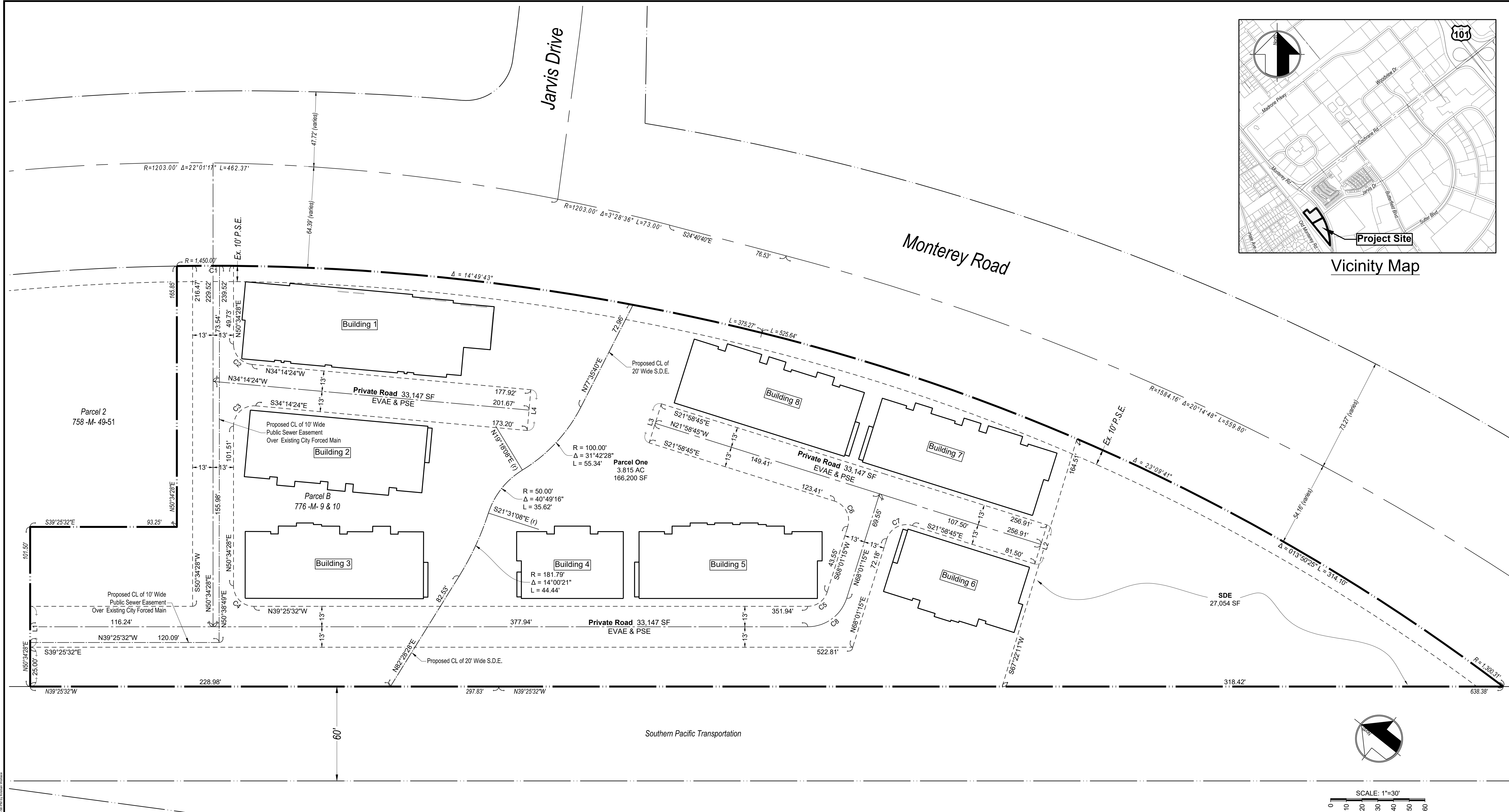
MORGAN HILL, CALIFORNIA

HUNT
HALE
JONES

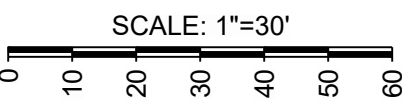
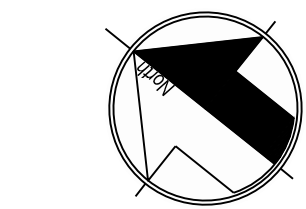
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t. 415-512-1300
f. 415-288-0288



Vicinity Map



Project Information:

APN: 764-10-013 & 015
Present Use: Vacant
Proposed Use: Residential / Commercial
Present Zoning: PUD
Proposed Zoning: Mixed Use Flex (7-24 du/ac)
Sanitary Sewer: City of Morgan Hill
Gas and Electric: PG&E
Water: City of Morgan Hill
Telephone: Verizon
Existing Improvements: As Shown
Area: 3.815 ac
Topo: Field Topo

Applicant/Owner:

City Ventures
4441 Spear Street, Suite 200
San Francisco, CA 94105

Engineer/Surveyor:

Harinder Singla, LS 8347
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
harrys@mhengineering.com

Site, Architecture, and Landscape Note:

The application for site, architecture and landscape plan approval and plans have been filed which are being concurrently processed with the vesting tentative map for all buildings to be constructed on lots within the boundary of the vesting tentative map

Basis of Bearings: Bearings shown on this map are based up on the centerline of Old Monterey Road as found and monumented as North 31°44'59" West as shown on that certain Title Map recorded at Book 677 of Map, Page 52-53, Santa Clara County Records.

APN 764-10-005
Doc. No. 22192275

Curve Table			
#	Radius	Delta	Length
C1	1450.00'	001°01'39"	26.00'
C2	13.00'	084°48'52"	19.24'
C3	13.00'	095°11'08"	21.60'
C4	13.00'	090°00'00"	20.42'
C5	13.00'	072°33'13"	16.46'
C6	13.00'	090°00'00"	20.42'
C7	13.00'	090°00'00"	20.42'
C8	26.00'	072°33'13"	32.92'

Line Table		
#	Direction	Length
L1	S50°34'28"W	26.00'
L2	N68°01'15"E	26.00'
L3	S68°01'15"W	26.00'
L4	N55°45'36"E	26.00'

Legend

Proposed	Existing	Description
		Project Property Boundary
		Property Line
		Centerline
		Easement
		Building Number

Abbreviations

EVAE: Emergency Vehicle Access Easement
PSE: Public Service Easement
SDE: Storm Drainage Easement

Vesting Tentative Map for Condominium Purposes: 49 Residential Units
5 Commercial Units

NO.	DESCRIPTION	DATE	BY	BY
REVISIONS				



City of Morgan Hill
Public Works Department
17575 PEAK AVE MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN: KW	DESIGN: HS	HOR: 1"=30'	SUPERVISED BY:
CHECKED: CH	DATE:	VERT:	
APPROVED:	DATE:	JOB NO: 221005.1	
Scale: C. CHAM	CITY ENGINEER	EXP. DATE: 06-30-2021	SIGNATURE: DATE:



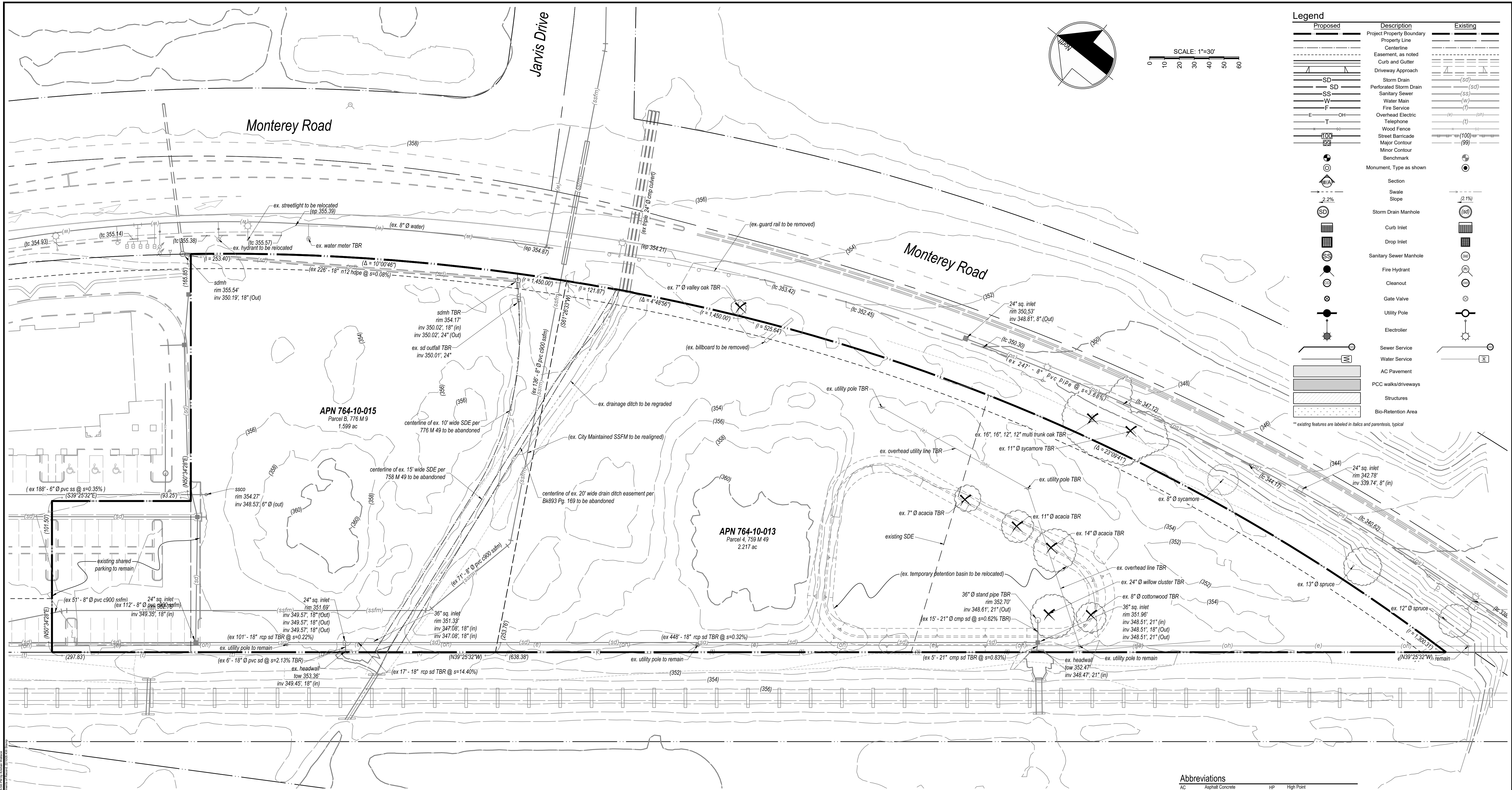
MHengineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

Vesting Tentative Map
Proposed Conditions
The Gates

MORGAN HILL

CALIFORNIA

CITY FILE NO: SR2023-0010
PLAN SET: 8/23/23
DRAWING: C.2
of 13



Legend		
Proposed	Description	Existing
---	Project Property Boundary	---
---	Property Line	---
---	Centerline	---
---	Easement, as noted	---
---	Curb and Gutter	---
---	Driveway Approach	---
SD	Storm Drain	(sd)
SS	Sanitary Sewer	(ss)
W	Water Main	(w)
F	Fire Service	(f)
OH	Overhead Electric	(e)
T	Telephone	(t)
100	Wood Fence	(100)
100	Street Barricade	(100)
99	Major Contour	(99)
99	Minor Contour	(99)
99	Benchmark	99
99	Monument, Type as shown	99
2.2%	Section	2.2%
2.2%	Slope	(2.1%)
SD	Storm Drain Manhole	(sd)
SS	Curb Inlet	(ss)
SS	Drop Inlet	(ss)
SS	Sanitary Sewer Manhole	(ss)
SS	Fire Hydrant	(ss)
SS	Cleanout	(ss)
SS	Gate Valve	(ss)
SS	Utility Pole	(ss)
SS	Electrolier	(ss)
SS	Sewer Service	(ss)
SS	Water Service	(ss)
SS	AC Pavement	(ss)
SS	PCC walks/driveways	(ss)
SS	Structures	(ss)
SS	Bio-Retention Area	(ss)
** existing features are labeled in italics and parenthesis, typical		

Engineer:
Harrinder Singla, C49717
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
harrys@mhengineering.com

Project Information:
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Present Use: Vacant
Proposed Use: Mixed Use Flex
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Telephone: Verizon
Existing Improvements: As Shown
Area: 3.816
Topo: Field Topo

Basis of Bearings: Bearings shown on this map are based up on the centerline of Old Monterey Road as found and monumented as North 31°44'59" West as shown on that certain Tract Map recorded at Book 677 of Map, Page 52-53, Santa Clara County Records.

Benchmark: Elevations shown on this map are based upon Santa Clara Valley Water Benchmark BM1067 located at the railroad tracks for Union Pacific Railroad (UPRR); 300 southeast from Cochran Road along Old Monterey Road; opposite to address 18515 Old Monterey Road; disk is on top of 1.7 feet wide by 8.5 feet long concrete headwall on northwesterly side of tracks and over 2 feet diameter steel pipe culvert; 9.5 feet southwesterly from the most southwesterly rail fro railroad tracks; 37.5 feet northeasterly from telephone pole No. GT109368. City of Morgan Hill
Elevation = 353.25' (NAVD 88)

Flood Zone: Project lies within Flood Zone AH. Flood depths of 1-3 feet (usually areas of ponding); Base flood elevations determined.
Base Flood Elevation = 354.00'

Underground Utility Note: Observed surface evidence of utility lines including facilities, appurtenances and markings were used in depicting the location of underground utilities shown on these plans. However, lacking excavation, the exact location and depth of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Construction Staking Note: Owner's Engineer shall provide construction staking for all improvements shown. It shall be the contractor's responsibility to verify the accuracy of all staking prior to the installation of all improvements shown on these plans. It is recommended that the contractor check line and grade from at least three (3) stakes provided. Any discrepancies shall be reported immediately to MH engineering Co. or the Owner's representative. The contractor shall also field verify all existing utilities' location and elevation prior to the installation of any proposed utilities. Any discrepancies shall be reported to MH engineering Co. or the Owner's representative.

Underground Service Alert Note

Observed surface evidence of utility lines including facilities, appurtenances, and markings were used in depicting the locations of the underground features shown on these plans. Underground features depicted are approximate and it is the responsibility of the contractor to determine the actual location and depth of underground utilities prior to starting excavation.
Call USA North: 1.800.227.2600 Q11 R11



Abbreviations

AC	Asphalt Concrete	HP	High Point
BC	Beginning of Curve	INV	Invert
BVC	Beginning of Vertical Curve	JP	Joint Pole
BW	Back of Walk	LP	Low Point
CL	Centerline	Max	Maximum
CL DW	Centerline Driveway	Min	Minimum
CMP	Corrugated Metal Pipe	NG	Natural Ground
CO	Clean Out	PB	Pull Box
DI	Drop Inlet	PL	Property Line
DIP	Ductile Iron Pipe	PSE	Public Service Easement
DWY	Driveway	PSDE	Private Storm Drain Easement
EC	End of Curve	PVI	Point of Vertical Intersection
EG	Existing Ground	PUE	Public Utility Easement
ELCT	Electrolier	RCP	Reinforced Concrete Pipe
EP	Edge of Pavement	RW	Right of Way
ER	End of Return	SDMH	Storm Drain Manhole
EVC	End of Vertical Curve	SSMH	Sanitary Sewer Manhole
EX	Existing	Std	Standard
EX ST	Existing	SW	Sidewalk
FF	Finish Floor	TBM	Temporary Benchmark
FG	Finish Grade	TC	Top of Curb
FL	Flowline	TWC	Top of Wedge Curb
GB	Grade Break	Typ	Typical

NO.	DESCRIPTION	DATE	BY	BY
REVISIONS				
CITY OF MORGAN HILL PLAN APPROVED THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION ON: October 24, 2023 APPROVED: [Signature] FILE NUMBER: 2023-0010 PLANNING OFFICIAL: [Signature]				

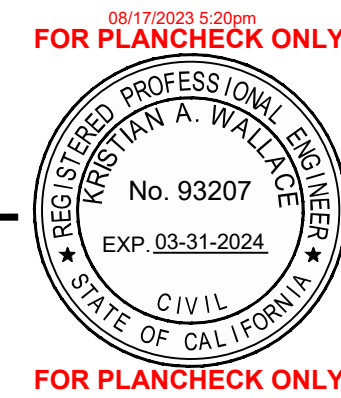


City of Morgan Hill

Public Works Department

17575 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN: KW	DESIGN: HS	HOR: 1"=40'	SUPERVISED BY:
CHECKED: CH	DATE:	VERT:	
DATE:	DATE:	JOB NO: 221005.1	
Scale: C. OMH RCE 58879	CITY ENGINEER EXP. DATE: 06-30-2024	SIGNATURE:	DATE:



MHengineering Co.

SUBDIVISIONS - LAND PLANNING - LAND SURVEYS

16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 226-5712

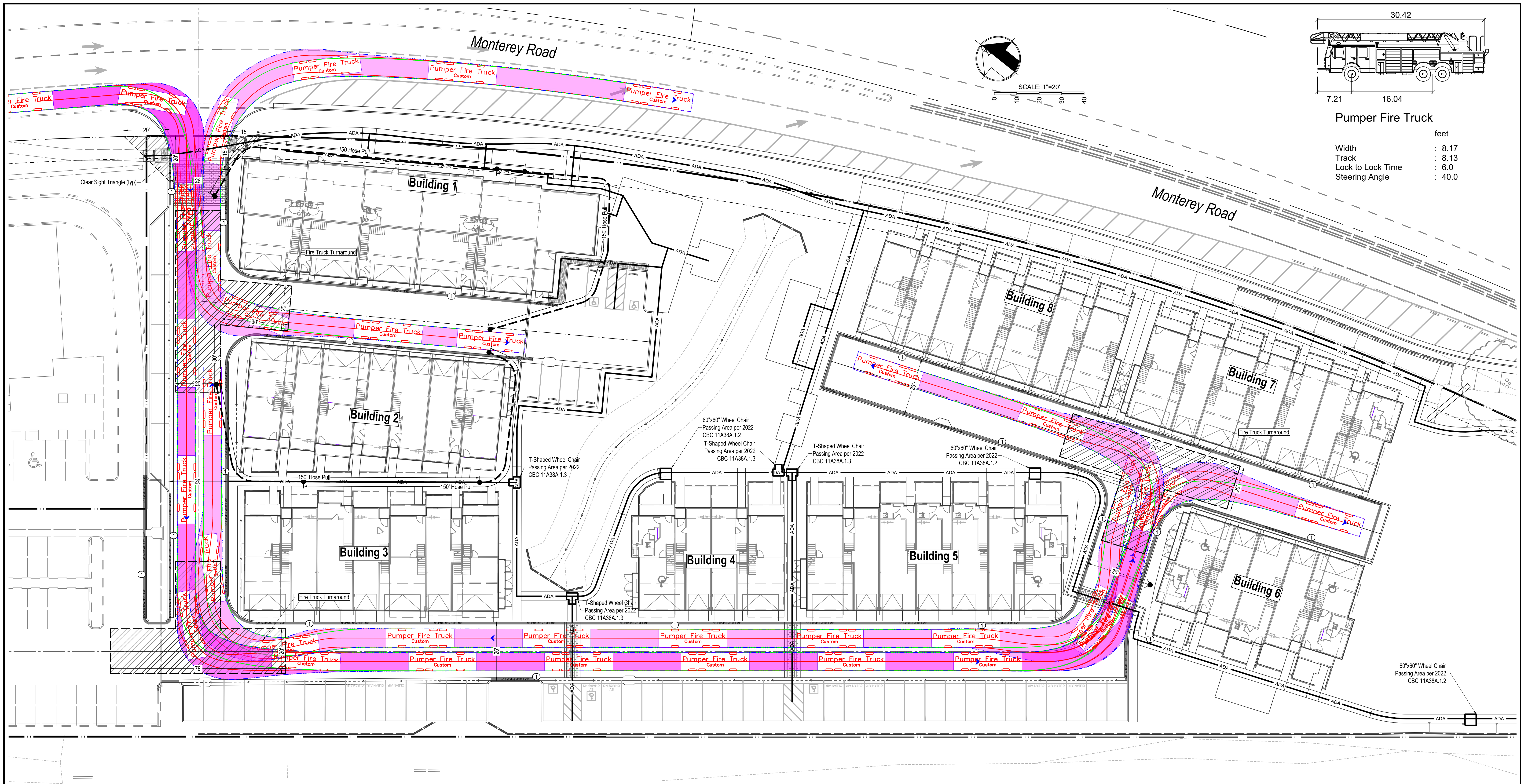
Site Topography & Preliminary Demo Plan

The Gates

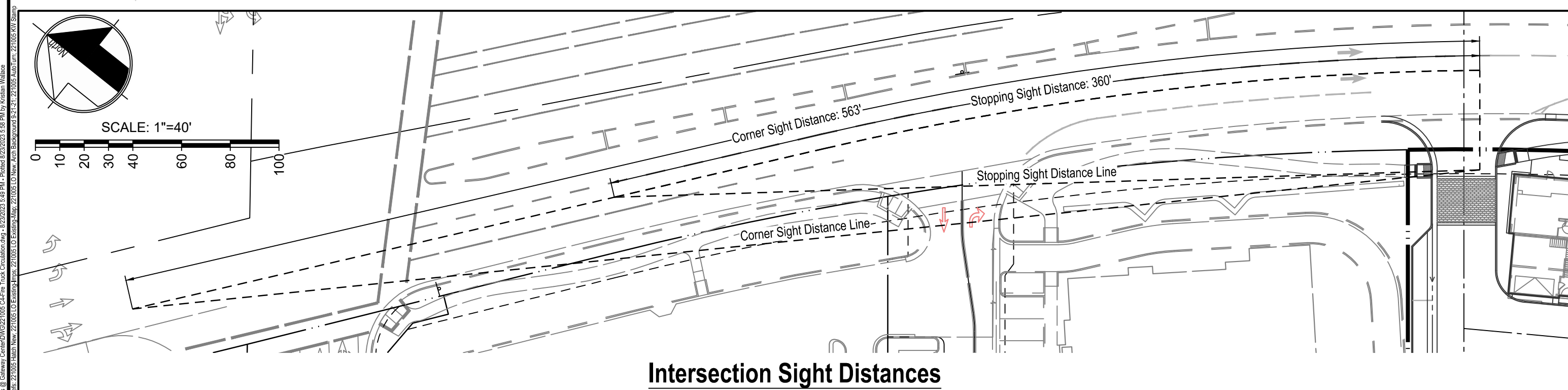
MORGAN HILL

CALIFORNIA

CITY FILE NO: SR2023-0010
PLAN SET: 8/23/23
DRAWING: C.3
of 13



Pumper Fire Truck	
Width	8.17
Track	8.13
Lock to Lock Time	6.0
Steering Angle	40.0



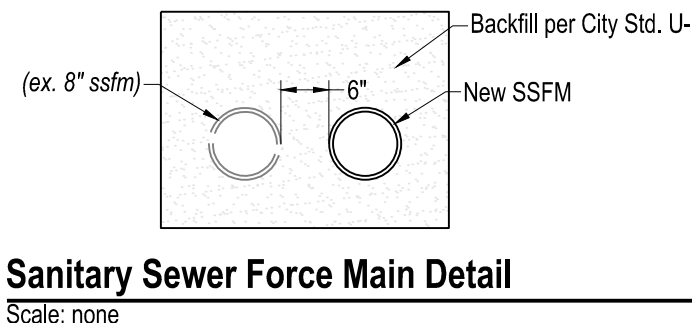
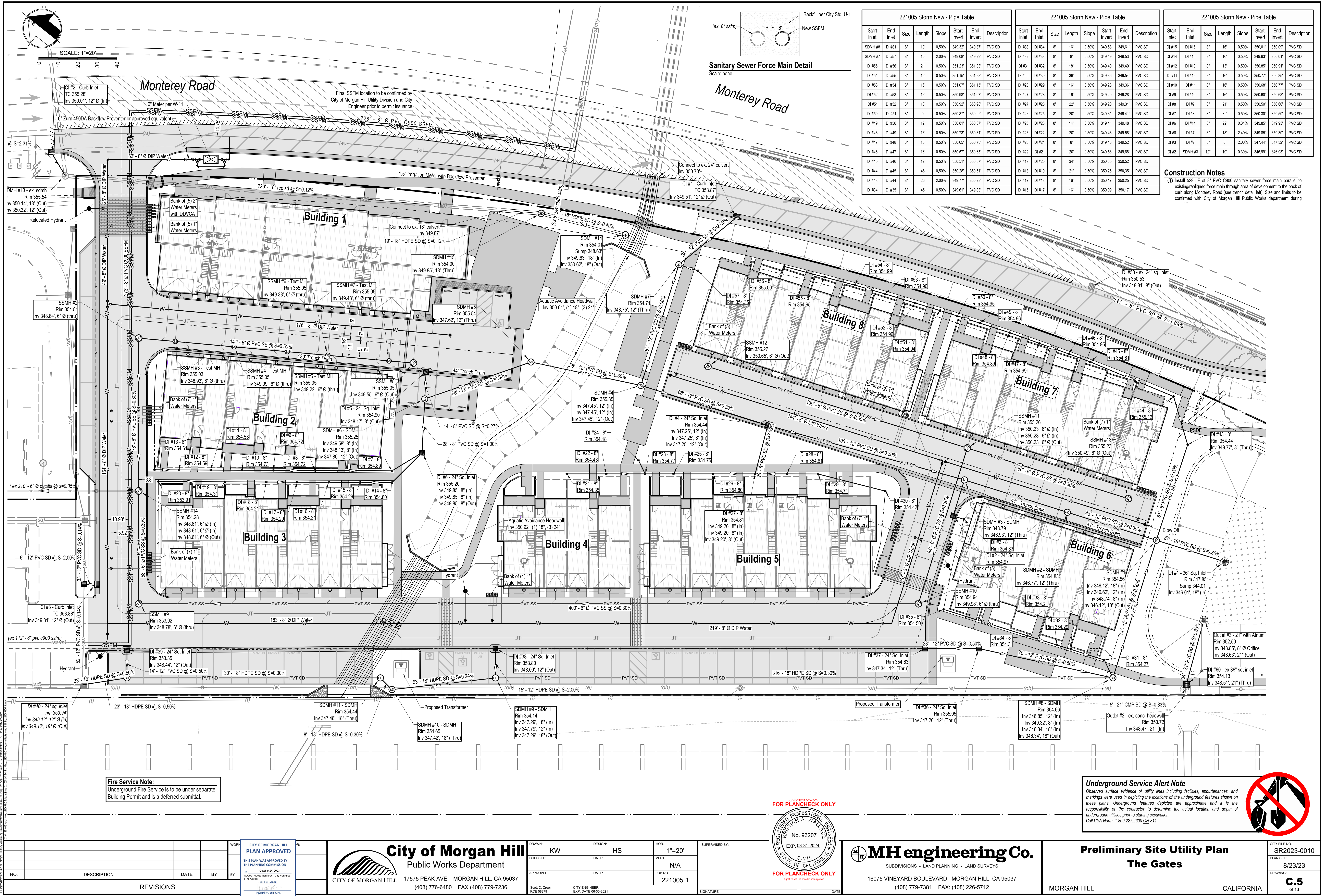
Note: See TT-1 through TT-4 for Offsite Turning Analysis conducted by TL Engineering.

ADA Path of Travel Note: All paths marked as ADA Path of Travel shall have a minimum 48" width and shall have a maximum longitudinal slope of 1:20 (5%) and a maximum cross slope of 1:48 (2.083%) per 2022 CBC Chapter 11A Section 1113A

- Improvement Notes:**
- Curb to be painted red (14") wide with traffic paint and marked "FIRE LANE NO PARKING" with (4") high white letters at 15 feet intervals. Vertical curbs to be painted red on top and on the face of curb with marking on the face of curb. See plan view for limits

Fire Service Note:
Underground Fire Service is to be under separate Building Permit and is a deferred submittal.

Revisions				City of Morgan Hill Public Works Department 17575 PEAK AVE MORGAN HILL, CA 95037 (408) 776-6480 FAX (408) 779-7236				City Engineer No. 93207 EXP. 03-31-2024 FOR PLANCHHECK ONLY		MH engineering Co. SUBDIVISIONS - LAND PLANNING - LAND SURVEYS 16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037 (408) 779-7381 FAX: (408) 228-5712		Preliminary Fire Truck Circulation Plan The Gates MORGAN HILL CALIFORNIA		CITY FILE NO. SR2023-0010 PLAN SET 8/23/23 DRAWING C.4 of 13	
NO.	DESCRIPTION	DATE	BY	BY	DRAWN: KW	DESIGN: HS	HOR: 1"=20'	SUPERVISED BY:	SIGNATURE	DATE					
					CHECKED:	DATE:	VERT: N/A								
					APPROVED:	DATE:	JOB NO. 221005.1								



221005 Storm New - Pipe Table								221005 Storm New - Pipe Table								221005 Storm New - Pipe Table							
Start Inlet	End Inlet	Size	Length	Slope	Start Invert	End Invert	Description	Start Inlet	End Inlet	Size	Length	Slope	Start Invert	End Invert	Description	Start Inlet	End Inlet	Size	Length	Slope	Start Invert	End Invert	Description
SDMH #8	DI #31	8"	10'	0.50%	349.32	349.37	PVC SD	DI #33	DI #34	8"	16'	0.50%	349.53	349.61	PVC SD	DI #15	DI #16	8"	16'	0.50%	350.01	350.09	PVC SD
SDMH #7	DI #57	8"	10'	2.00%	349.08	349.29	PVC SD	DI #32	DI #33	8"	8'	0.50%	349.49	349.53	PVC SD	DI #14	DI #15	8"	16'	0.50%	349.93	350.01	PVC SD
DI #55	DI #56	8"	21'	0.50%	351.23	351.33	PVC SD	DI #31	DI #32	8"	18'	0.50%	349.40	349.49	PVC SD	DI #12	DI #13	8"	13'	0.50%	350.85	350.91	PVC SD
DI #54	DI #55	8"	16'	0.50%	351.19	351.23	PVC SD	DI #29	DI #30	8"	36'	0.50%	349.36	349.54	PVC SD	DI #11	DI #12	8"	16'	0.50%	350.77	350.85	PVC SD
DI #53	DI #54	8"	16'	0.50%	351.07	351.15	PVC SD	DI #28	DI #29	8"	16'	0.50%	349.28	349.36	PVC SD	DI #10	DI #11	8"	16'	0.50%	350.68	350.77	PVC SD
DI #52	DI #53	8"	16'	0.50%	350.98	351.07	PVC SD	DI #27	DI #28	8"	16'	0.50%	349.20	349.28	PVC SD	DI #9	DI #10	8"	16'	0.50%	350.60	350.68	PVC SD
DI #51	DI #52	8"	13'	0.50%	350.92	350.98	PVC SD	DI #26	DI #27	8"	22'	0.50%	349.20	349.31	PVC SD	DI #8	DI #9	8"	21'	0.50%	350.50	350.60	PVC SD
DI #50	DI #51	8"	9'	0.50%	350.87	350.92	PVC SD	DI #25	DI #26	8"	20'	0.50%	349.31	349.41	PVC SD	DI #7	DI #8	8"	39'	0.50%	350.30	350.50	PVC SD
DI #49	DI #50	8"	12'	0.50%	350.81	350.87	PVC SD	DI #24	DI #25	8"	14'	0.50%	349.41	349.48	PVC SD	DI #6	DI #7	8"	22'	0.34%	349.85	349.93	PVC SD
DI #48	DI #49	8"	16'	0.50%	350.73	350.81	PVC SD	DI #23	DI #24	8"	20'	0.50%	349.48	349.58	PVC SD	DI #5	DI #6	8"	18'	2.49%	349.85	350.30	PVC SD
DI #47	DI #48	8"	16'	0.50%	350.65	350.73	PVC SD	DI #22	DI #23	8"	8'	0.50%	349.48	349.52	PVC SD	DI #4	DI #5	8"	6'	2.00%	347.44	347.32	PVC SD
DI #46	DI #47	8"	16'	0.50%	350.57	350.65	PVC SD	DI #21	DI #22	8"	20'	0.50%	349.58	349.68	PVC SD	DI #3	DI #4	8"	6'	2.00%	347.44	347.32	PVC SD
DI #45	DI #46	8"	12'	0.50%	350.51	350.57	PVC SD	DI #20	DI #21	8"	34'	0.50%	350.35	350.52	PVC SD	DI #2	DI #3	8"	19'	0.30%	346.99	346.93	PVC SD
DI #44	DI #45	8"	46'	0.50%	350.28	350.51	PVC SD	DI #19	DI #20	8"	21'	0.50%	350.25	350.35	PVC SD	Construction Notes ① Install 529 LF of 8" PVC C900 sanitary sewer force main parallel to existing/realigned force main through area of development to the back of curb along Monterey Road (see trench detail sheet). Size and limits to be confirmed.							
DI #43	DI #44	8"	26'	2.00%	349.77	350.28	PVC SD	DI #18	DI #19	8"	16'	0.50%	350.17	350.25	PVC SD								
DI #34	DI #35	8"	45'	0.50%	349.61	349.83	PVC SD	DI #17	DI #18	8"	16'	0.50%	350.09	350.17	PVC SD								

Construction Notes
① Install 529 LF of 8" PVC C900 sanitary sewer force main parallel to existing/reassigned force main through area of development to the back of curb along Monterey Road (see trench detail left). Size and limits to be confirmed with City of Morgan Hill Public Works department during

Fire Service Note:
Underground Fire Service is to be under separate Building Permit and is a deferred submittal.

Underground Service Alert Note
Observed surface evidence of utility lines including facilities, opportunities, and markings were used in depicting the locations of the underground features shown on these plans. Underground features depicted are approximate and it is the responsibility of the contractor to determine the actual location and depth of underground utilities prior to starting excavation.
Call USA North: 1.800.227.2600 OR 811

NO.

DESCRIPTION

DATE

BY

BY

REVISIONS

CITY OF MORGAN HILL

PLAN APPROVED

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION

October 24, 2023

05/02/2023 Monterey - City Venues (City Engineer)

FILE NUMBER

PLANNING OFFICIAL

CITY OF MORGAN HILL

Public Works Department

17575 PEAK AVE MORGAN HILL, CA 95037

(408) 776-6480 FAX (408) 779-7236

DRAWN: KW

DESIGN: HS

HOR: 1"=20'

CHECKED:

DATE:

VERT: N/A

APPROVED:

DATE:

JOB NO: 221005.1

Scale: C: CHW RCE 58879

CITY ENGINEER

EXP. DATE: 06-30-2024

09/23/2023 5:57 PM

FOR PLANCHECK ONLY

REGISTERED PROFESSIONAL ENGINEER

KRISTIAN A. WALLACE

No. 93207

EXP. 03-31-2024

CIVIL

FOR PLANCHECK ONLY

opinion and seal are required

MHengineering Co.

SUBDIVISIONS - LAND PLANNING - LAND SURVEYS

16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037

(408) 779-7381 FAX: (408) 228-5712

Preliminary Site Utility Plan

The Gates

MORGAN HILL

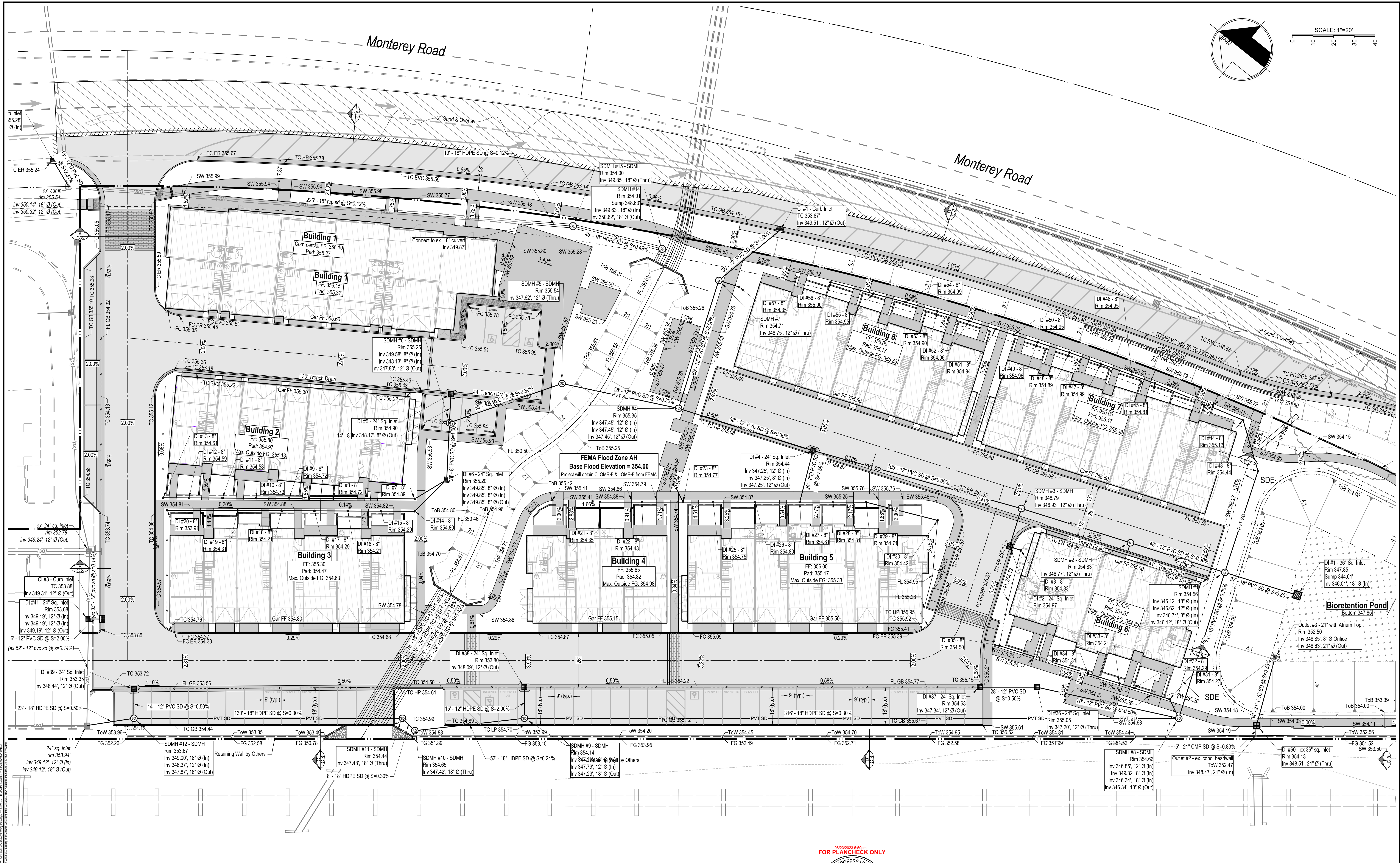
CALIFORNIA

CITY FILE NO: SR2023-0010

PLAN SET: 8/23/23

DRAWING: C.5

of 13

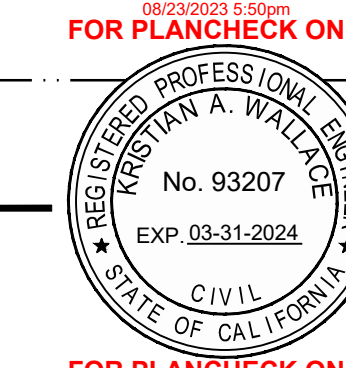


NO.	DESCRIPTION	DATE	BY	BY
REVISIONS				
CITY OF MORGAN HILL PLAN APPROVED THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION ON: October 24, 2023 FILE NUMBER: 2023-0010 PLANNING OFFICIAL				



City of Morgan Hill
Public Works Department
17575 PEAK AVE MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN: KW	DESIGN: HS	HOR: 1"=20'	SUPERVISED BY:
CHECKED: CH	DATE:	VERT:	
APPROVED:	DATE:	JOB NO: 221005.1	
SCALE: C: CHM RCE: 88879	CITY ENGINEER EXP. DATE: 06-30-2024		SIGNATURE: DATE:

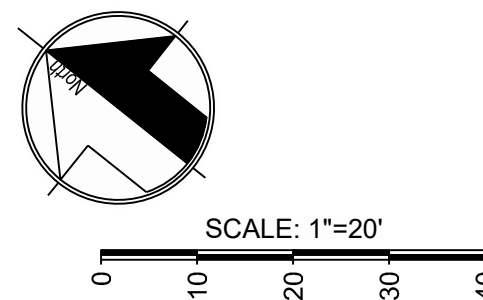




MH engineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
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Preliminary Grading Plan
The Gates
MORGAN HILL
CALIFORNIA

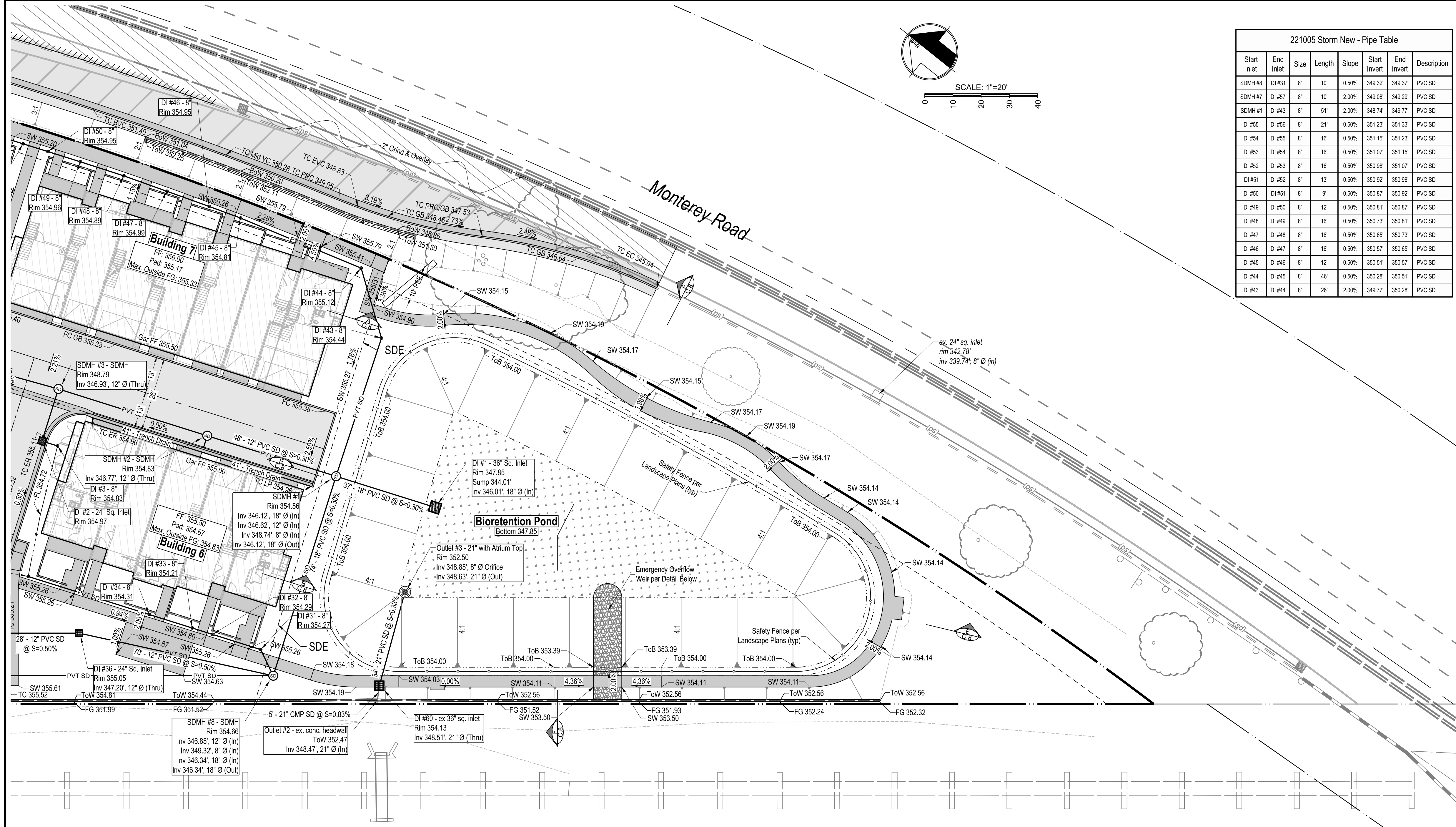
CITY FILE NO: SR2023-0010
PLAN SET: 8/23/23
DRAWING: C.6
of 13



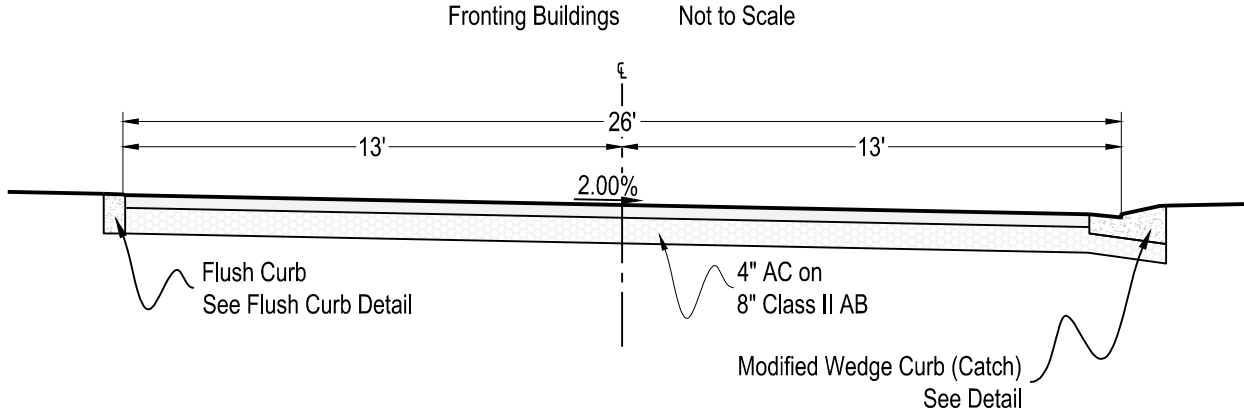
221005 Storm New - Pipe Table						
Start Inlet	End Inlet	Size	Length	Slope	Start Invert	End Invert
SDMH #8	DI #31	8"	10'	0.50%	349.32	349.37
SDMH #7	DI #57	8"	10'	2.00%	349.08	349.29
SDMH #1	DI #43	8"	51'	2.00%	348.74	349.77
DI #55	DI #56	8"	21'	0.50%	351.23	351.33
DI #54	DI #55	8"	16'	0.50%	351.15	351.23
DI #53	DI #54	8"	16'	0.50%	351.07	351.15
DI #52	DI #53	8"	16'	0.50%	350.98	351.07
DI #51	DI #52	8"	13'	0.50%	350.92	350.98
DI #50	DI #51	8"	9'	0.50%	350.87	350.92
DI #49	DI #50	8"	12'	0.50%	350.81	350.87
DI #48	DI #49	8"	16'	0.50%	350.73	350.81
DI #47	DI #48	8"	16'	0.50%	350.65	350.73
DI #46	DI #47	8"	16'	0.50%	350.57	350.65
DI #45	DI #46	8"	12'	0.50%	350.51	350.57
DI #44	DI #45	8"	46'	0.50%	350.28	350.51
DI #43	DI #44	8"	26'	2.00%	349.77	350.28

221005 Storm New - Pipe Table						
Start Inlet	End Inlet	Size	Length	Slope	Start Invert	End Invert
DI #34	DI #35	8"	45'	0.50%	349.61	349.83
DI #33	DI #34	8"	16'	0.50%	349.53	349.61
DI #32	DI #33	8"	8'	0.50%	349.49	349.53
DI #31	DI #32	8"	18'	0.50%	349.40	349.49
DI #29	DI #30	8"	36'	0.50%	349.36	349.54
DI #28	DI #29	8"	16'	0.50%	349.28	349.36
DI #27	DI #28	8"	16'	0.50%	349.20	349.28
DI #27	DI #28	8"	22'	0.50%	349.20	349.31
DI #26	DI #25	8"	20'	0.50%	349.31	349.41
DI #25	DI #23	8"	14'	0.50%	349.41	349.48
DI #23	DI #22	8"	20'	0.50%	349.48	349.58
DI #22	DI #21	8"	20'	0.50%	349.58	349.68
DI #19	DI #20	8"	34'	0.50%	350.35	350.52
DI #18	DI #19	8"	21'	0.50%	350.25	350.35
DI #17	DI #16	8"	16'	0.50%	350.17	350.25
DI #16	DI #17	8"	16'	0.50%	350.09	350.17

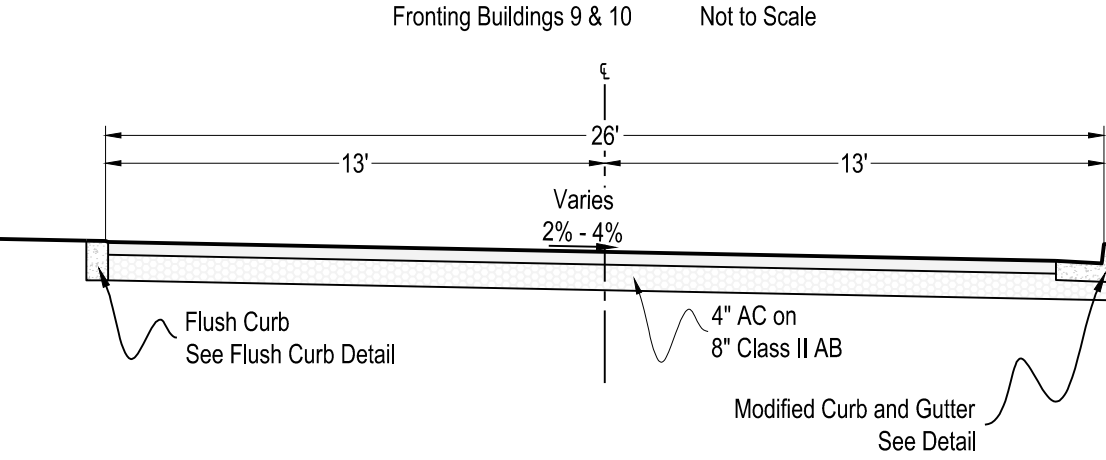
221005 Storm New - Pipe Table						
Start Inlet	End Inlet	Size	Length	Slope	Start Invert	End Invert
DI #15	DI #16	8"	16'	0.50%	350.01	350.09
DI #14	DI #15	8"	16'	0.50%	349.93	350.01
DI #12	DI #13	8"	13'	0.50%	350.85	350.91
DI #11	DI #12	8"	16'	0.50%	350.77	350.85
DI #10	DI #11	8"	16'	0.50%	350.68	350.77
DI #9	DI #10	8"	16'	0.50%	350.60	350.68
DI #8	DI #9	8"	21'	0.50%	350.50	350.60
DI #7	DI #8	8"	39'	0.50%	350.30	350.50
DI #6	DI #7	8"	22'	0.34%	349.85	349.93
DI #4	DI #7	8"	18'	2.49%	349.85	350.30
DI #4	DI #7	8"	26'	7.59%	347.25	349.20



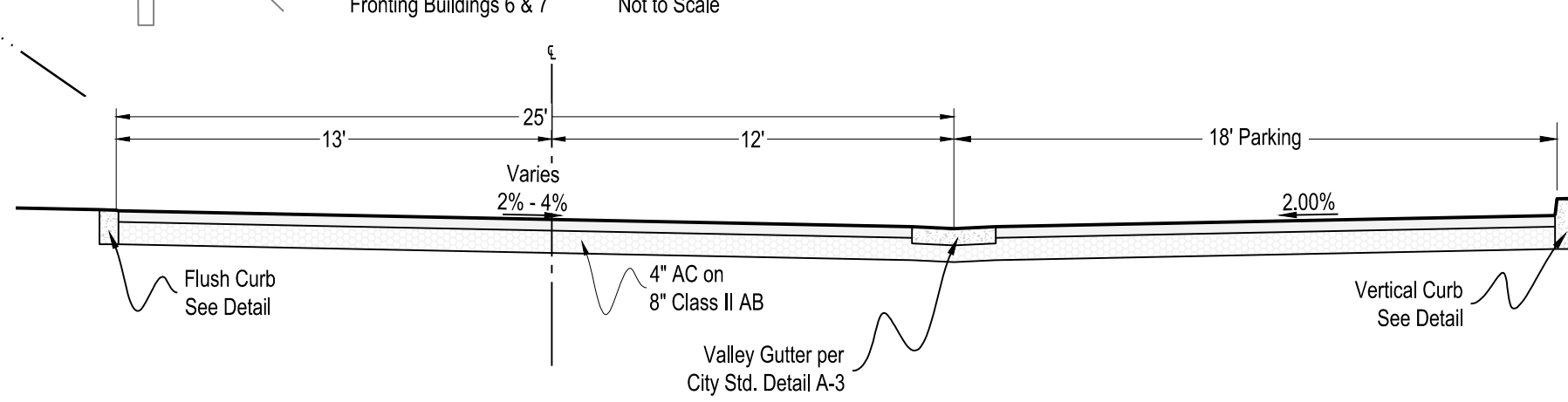
Typical Section - Private Drive



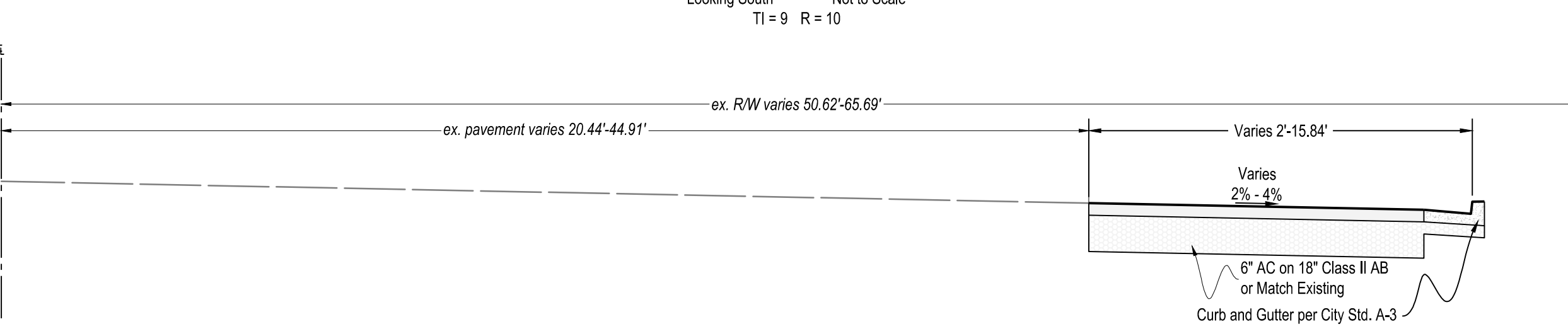
Typical Section - Private Drive



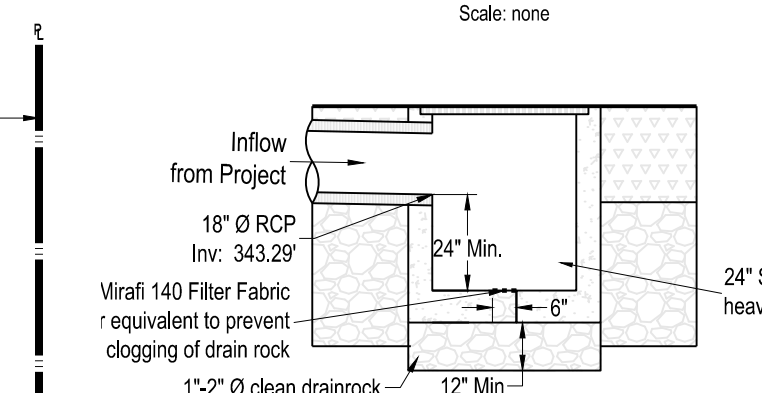
Typical Section - Private Drive



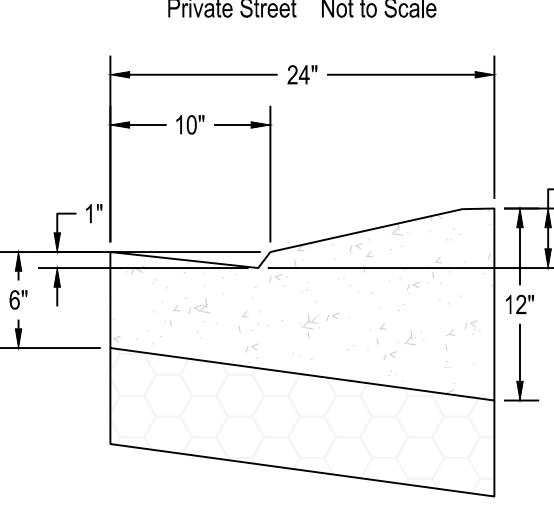
Typical Section - Monterey Road Widening



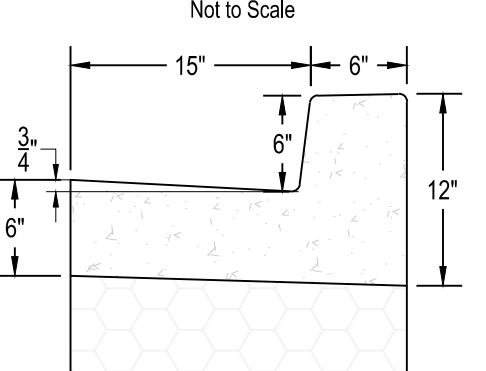
Bioretention Pond Bubble Up Detail



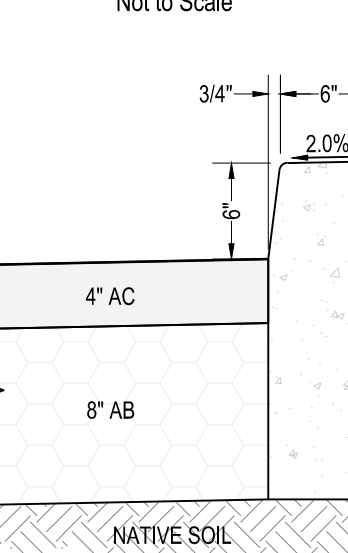
Modified Wedge Curb Detail (Catch)



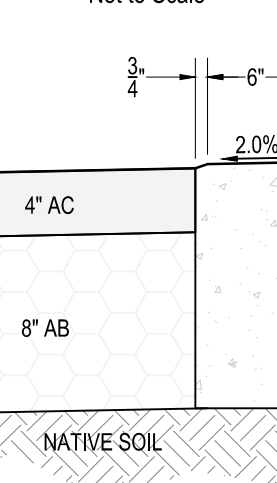
Modified Curb and Gutter Detail



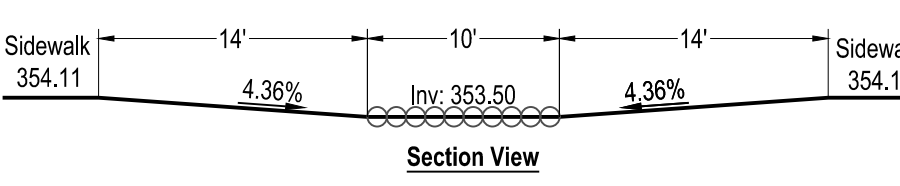
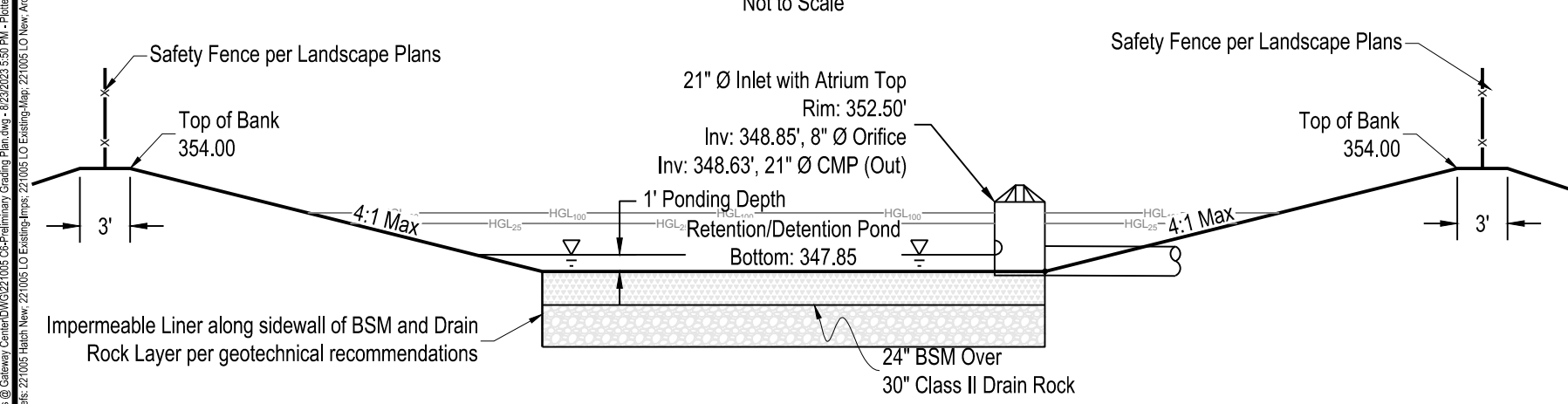
Vertical Curb Detail



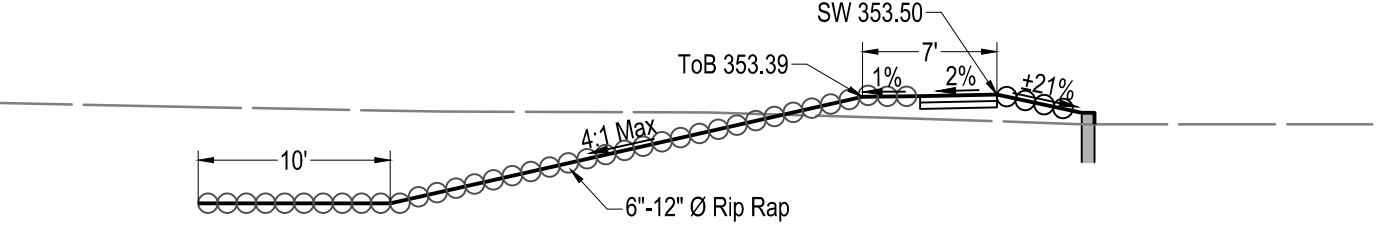
Flush Curb Detail



Retention/Detention Pond Detail



Profile View



Bioretention Pond Weir Detail

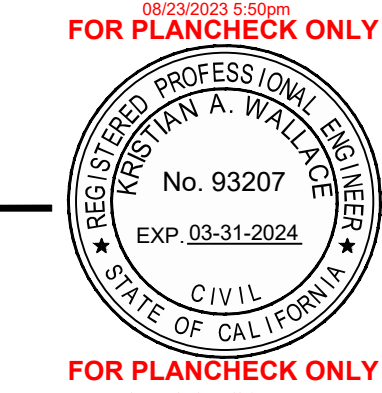
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Preliminary Earthwork			
	Cut	Fill	Net
Rough Grade	9,500 CY	5,331 CY	4,169 CY (Cut)
Trench Spoils	1,481 CY	0 CY	1,481 CY (Cut)
Total	10,981 CY	5,331 CY	5,650 CY (Cut)

NO.	DESCRIPTION	DATE	BY	BY
REVISIONS				

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL 17575 PEAK AVE MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

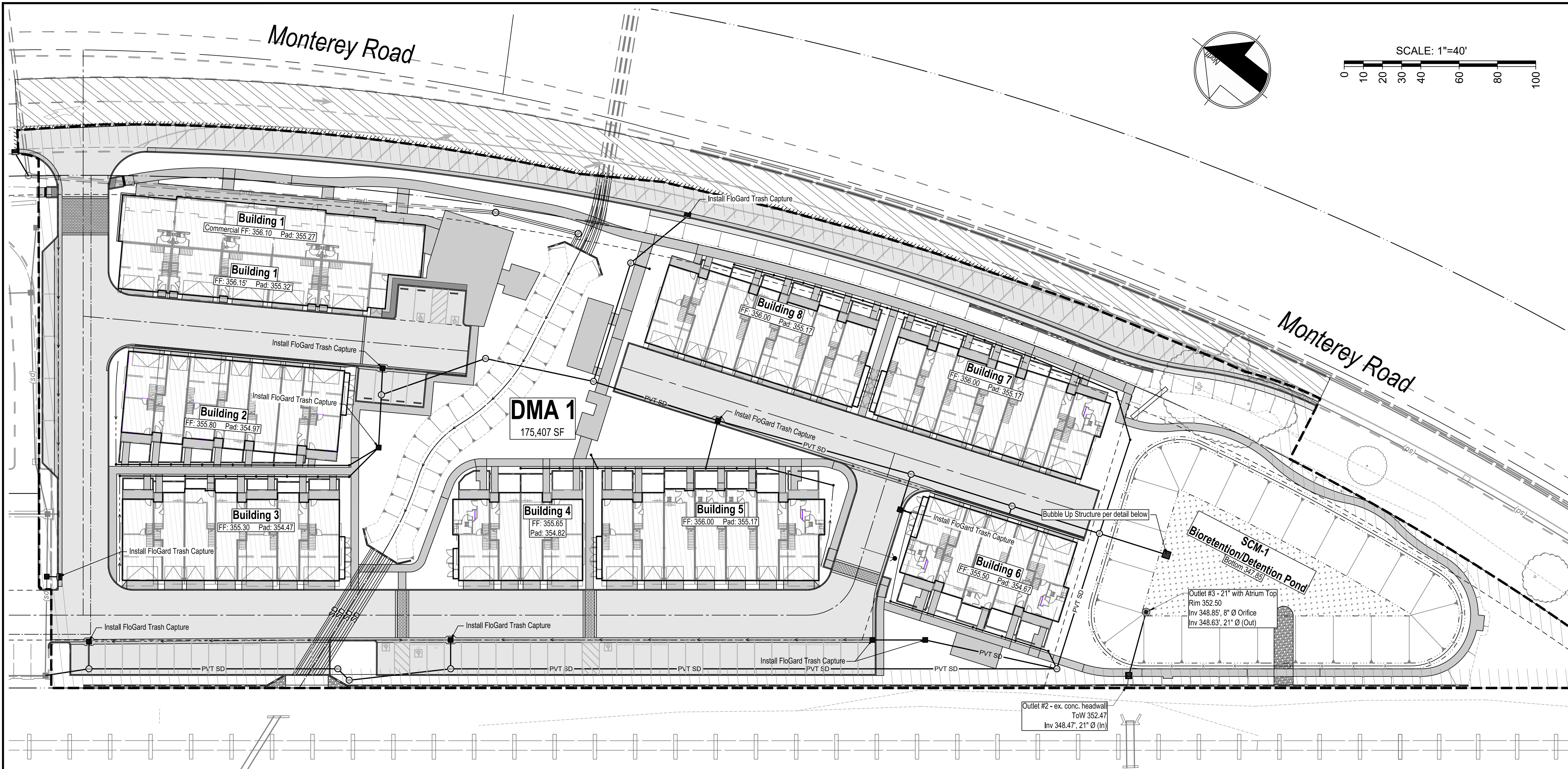
DRAWN: KW	DESIGN: HS	HOR: 1"=20'	SUPERVISED BY:
CHECKED: CH	DATE:	VERT:	
APPROVED:	DATE:	JOB NO: 221005.1	
Scale: C. CHW	CITY ENGINEER	EXP. DATE: 06-30-2021	SIGNATURE:



MHengineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
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Preliminary Grading Plan
The Gates
MORGAN HILL CALIFORNIA

CITY FILE NO: SR2023-0010	PLAN SET: 8/23/23
DRAWING: C.7	of 13



Region 3 Retention Volume Calculations									
Post Construction Storm Water Management Calculations Per Resolution No. R3-2013-0032									
1.) Determination of the Retention Tributary Area									
a.)									
DMA	Pre-Development			Impervious Areas					
				Post-Development					
	Roof	PCC	AC	Roof	PCC	AC	Roof	PCC	AC
1	0	0	0	0	0	0	39,523	24,821	46,900

Previous vs Impervious Areas									
DMA	Total Area	Pre-Development			Post-Development				
		Pervious	Impervious	Pervious	Replaced	Impervious	New	Total	
									i C
1	175,407	175,407	0	64,162	0	111,244	111,244	0.63	0.44
Total	175,407	175,407	0	64,162	0	111,244	111,244	0.63	0.44

Total = drainage area (sf)
Aroofs = roof areas (sf)
Apo-c-walks/parking = area of poc walks & parking lot
Apo-c-streets = area of poc walks and curbs (sf)
AAC-streets = Street pavement areas (sf)
Apervious = Planted & Open Areas (sf)
Aimpervious = total impervious roof areas, PCC areas & AC areas (sf)
i = fraction of the tributary area that is impervious = Aimpervious / Aarea
Carea# = Area runoff coefficient=C = 0.8583 - 0.7812 + 0.7741 + 0.04

b.adjustments for redevelopment project							
DMA	DMA Area	APA	Aother	Areplaced	Aretenion		
1	175,407	0	0	0	175,407		
Total	175,407	0	0	0	175,407		

APA = Undisturbed or Self-Retaining Planted or Open Areas
Aother = Impervious Areas that discharge to independent infiltrating Areas
Areplaced = Replaced Impervious Areas
Aretenion = Retention Tributary Area = DMA Area - APA - Aother - (0.5 x Areplaced)

2.) Determination of Retention Volume							
a.) retention requirement							
1 = WMZ = watershed management zone per WMZ map							
b.) WMZ 1 Runoff Retention Requirement = Retain 95th percentile 24-hour rainfall event							
1.85 = D95 = 95th Percentile Rainfall Depth							
1.15 = D85 = 85th Percentile Rainfall Depth							
c.) compute the runoff coefficient							
DMA	DMA Area	Impervious Area	i	C			
1	175,407	111,244	0.63	0.44			
Total	175,407	111,244	0.63	0.44			

C = 0.8583 - 0.7812 + 0.7741 + 0.04
i = fraction of the tributary area that is impervious = Aimpervious / Aproject

d.) Project Type				
Mixed Use				

e.) Compute Retention Volume required							
DMA	Aretenion	i	C	D85	D95	V85	V95
1	175,407	0.63	0.44	1.15	1.85	7,329	11,791
Total	175,407	0.63	0.44	1.15	1.85	7,329	11,791

C = 0.8583 - 0.7812 + 0.7741 + 0.04
i = fraction of the tributary area that is impervious = Aimpervious / Aproject
Vretenion = Required Retention Volume = Aretenion x C (D95/12)

Surface Volume Calculations			
Elevation	Surface Area	Incremental Volume	Cumulative Volume
347.85	4,886.56 SF	0.00 CF	0.00 CF
348	5,098.34 SF	748.87 CF	748.87 CF
348.85	6,341.23 SF	4,861.82 CF	5,610.68 CF

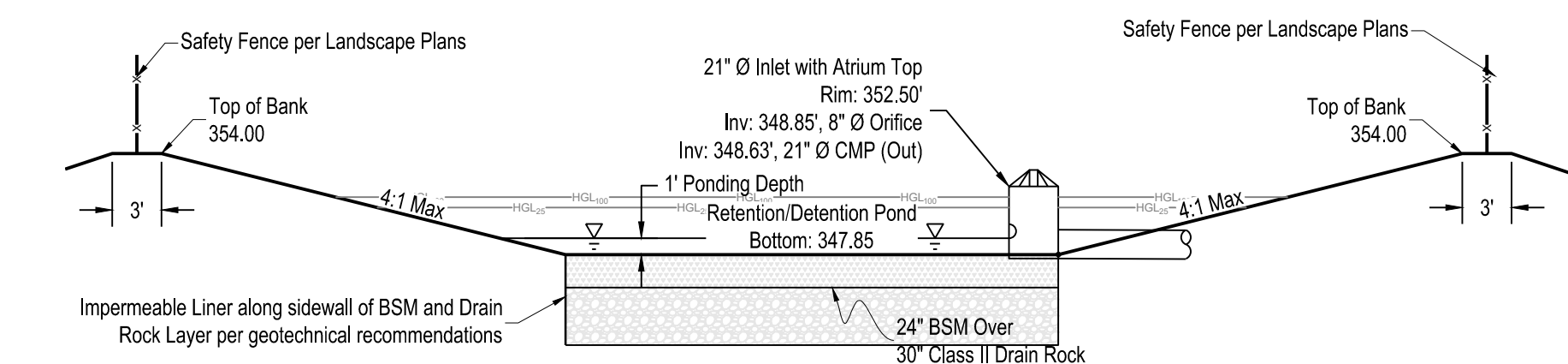
Bioretention Volume				
Material	Area	Depth	% Voids	Volume
Biomedica	4,886.56 SF	24 in.	25%	2,443.28 CF
Drainrock	4,886.56 SF	30 in.	40%	4,886.56 CF

3d.) Total Volume Provided							
Total Volume: Vtotal = Vsurface + Vbioretention = 12,941 CF							
12,941CF ≥ 7,329; therefore in compliance with PR-2							
12,941CF ≥ 11,791; therefore in compliance with PR-3							

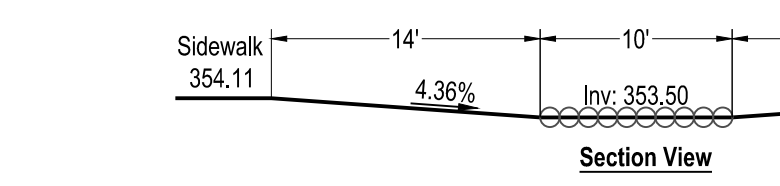
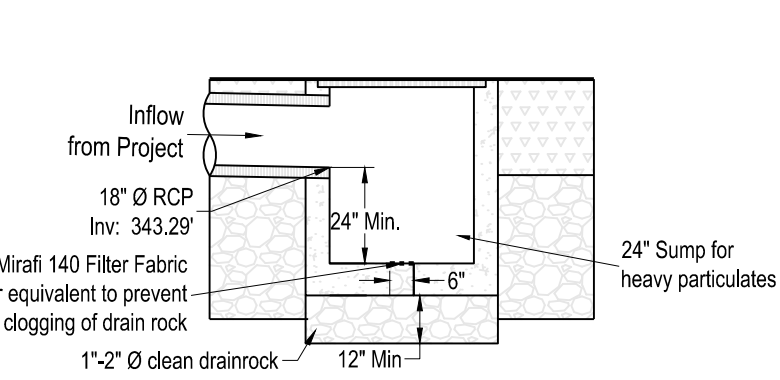
Region 3 LID Sizing Table									
DMA	BMP	Total DMA Area	DMA Impervious Area	i	C	Required Treatment Area	Provided Treatment Area	Required Retention Volume	Provided Retention Volume
1	SCM 1	175,407 SF	111,244 SF	0.63	0.44	4,706 SF	4,887 SF	11,791 CF	12,941 CF

Region 2 LID Sizing Table									
DMA	BMP	Total DMA Area	DMA Impervious Area	i	C	Required Treatment Area	Provided Treatment Area	Required Retention Volume	Provided Retention Volume
1	SCM 1	175,407 SF	111,244 SF	0.63	0.44	4,706 SF	4,887 SF	10,240 CF	12,941 CF

Retention/Retention Pond Detail



Bioretention Pond Bubble Up Detail



Bioretention Pond Weir Detail



ESF-0004

DETAIL A

DETAIL B

DETAIL C

DETAIL D

DETAIL E

DETAIL F

DETAIL G

DETAIL H

DETAIL I

DETAIL J

DETAIL K

DETAIL L

DETAIL M

DETAIL N

DETAIL O

DETAIL P

DETAIL Q

DETAIL R

DETAIL S

DETAIL T

DETAIL U

DETAIL V

DETAIL W

DETAIL X

DETAIL Y

DETAIL Z

DETAIL AA

DETAIL AB

DETAIL AC

DETAIL AD

DETAIL AE

DETAIL AF

DETAIL AG

DETAIL AH

DETAIL AI

DETAIL AJ

DETAIL AK

DETAIL AL

DETAIL AM

DETAIL AN

DETAIL AO

DETAIL AP

DETAIL AQ

DETAIL AR

DETAIL AS

DETAIL AT

DETAIL AU

DETAIL AV

DETAIL AW

DETAIL AX

DETAIL AY

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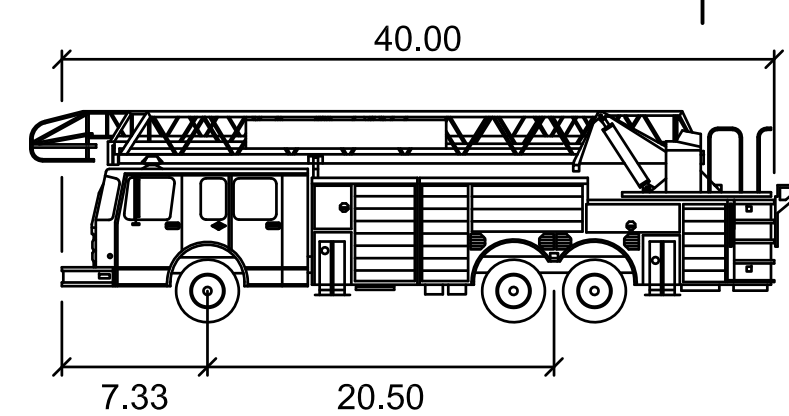
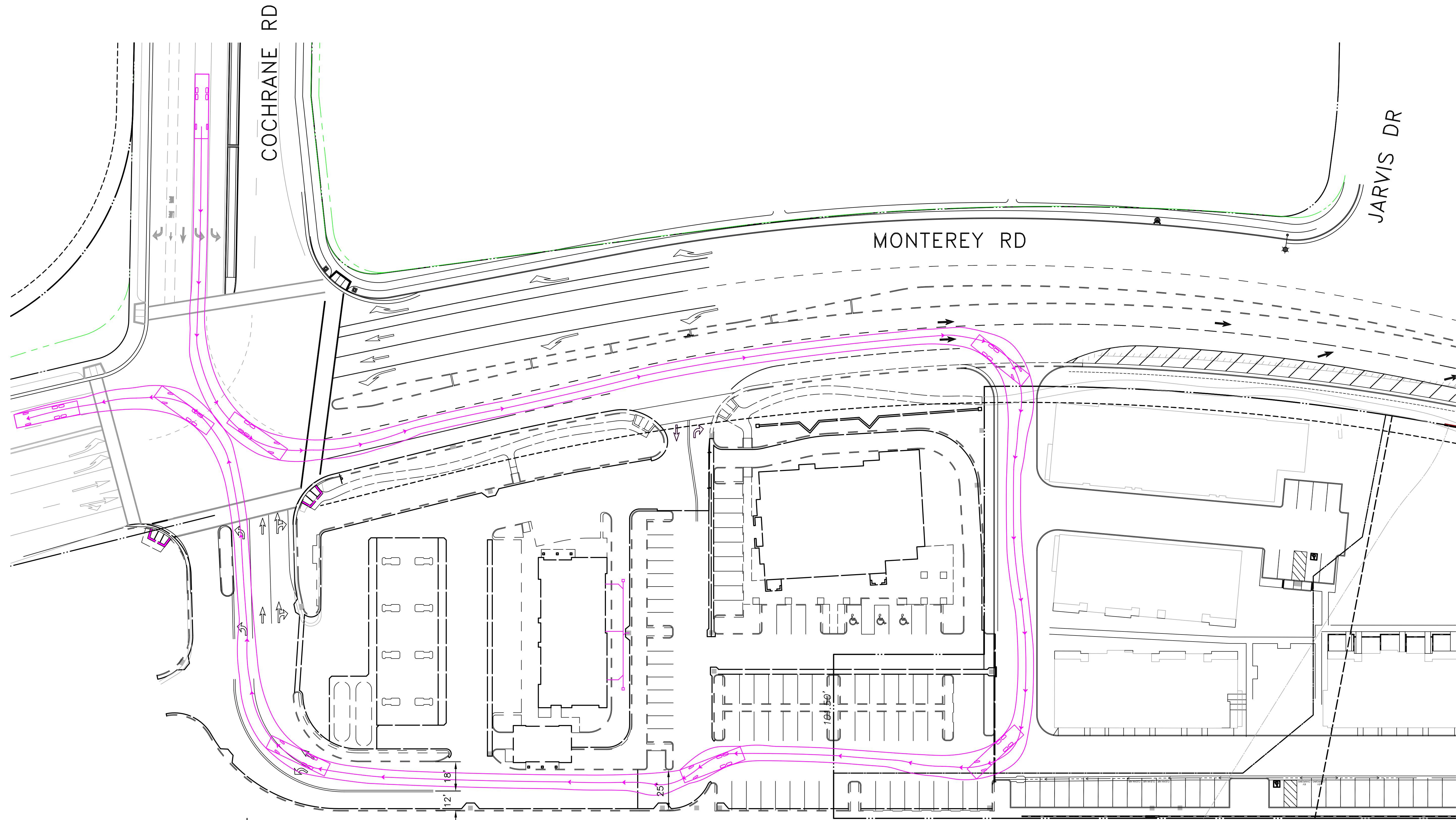
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City of Morgan Hill Fire Truck

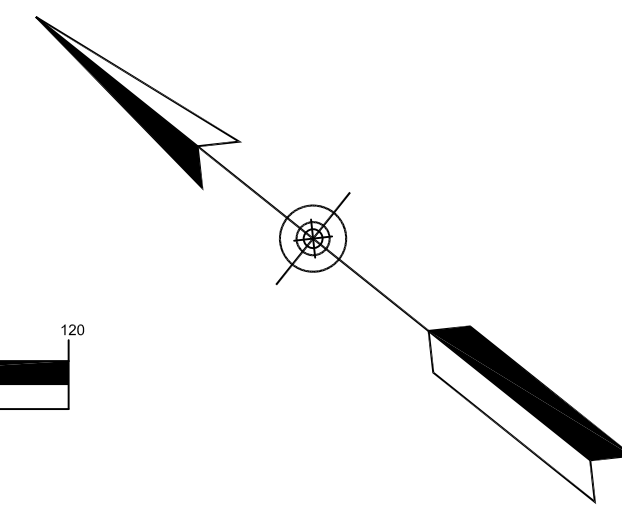
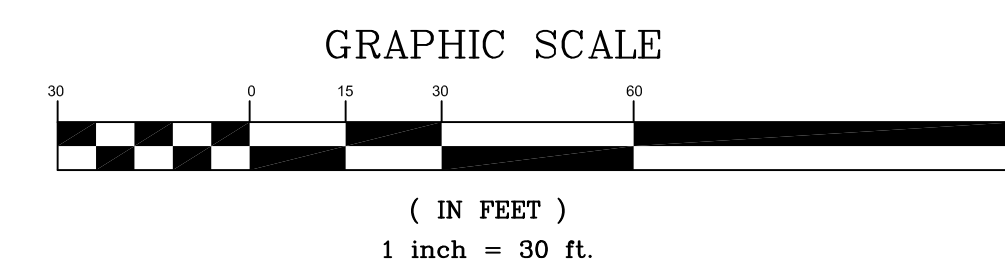
- feet
- Width : 8.50
 - Track : 7.69
 - Lock to Lock Time : 6.0
 - Steering Angle : 39.4

CITY OF MORGAN HILL
PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON October 24, 2023
SD2021-0006: Monterey - City Ventures
(The Gates)

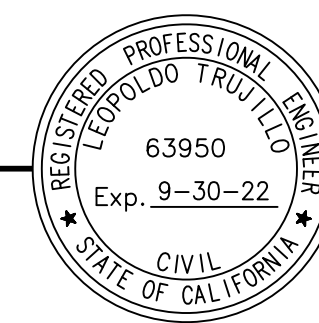
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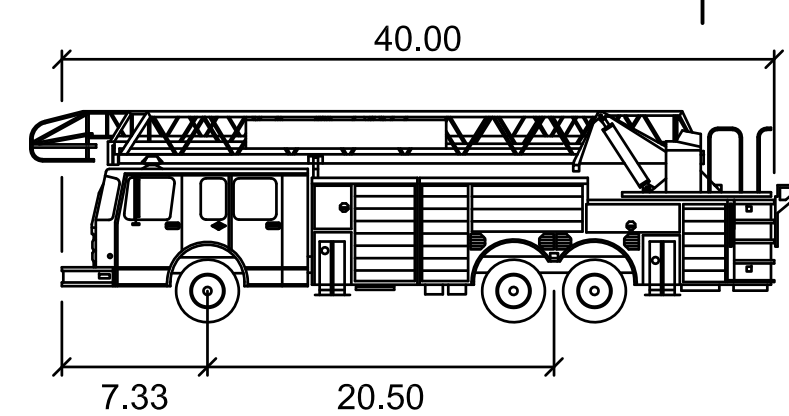
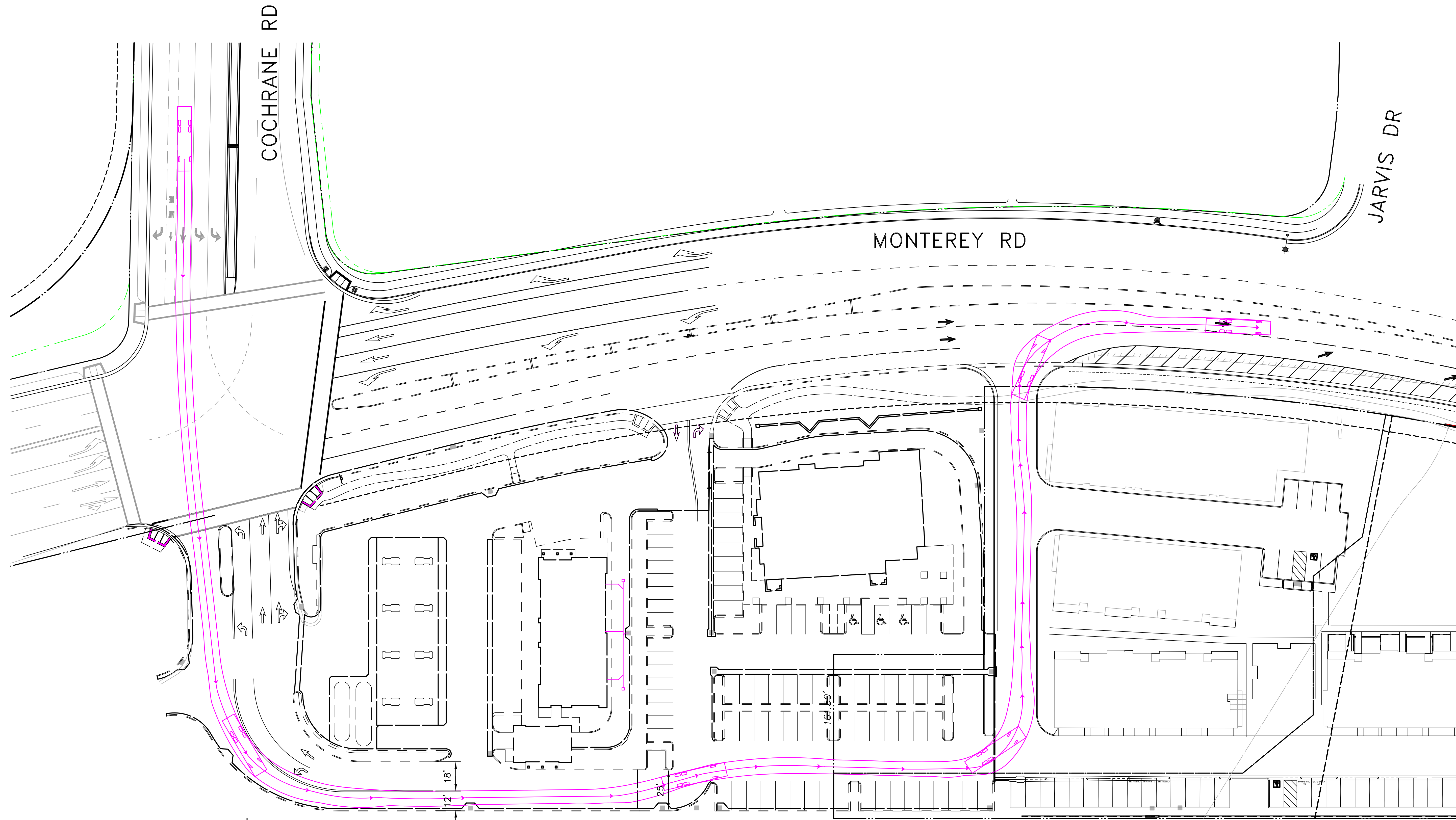


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1	XXX	XXX	XX	CHECKED BY: LT	DATE: 06-06-2022	JOB NUMBER: 22-025											
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TL ENGINEERING

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San Jose, CA 95123
209-829-1553





City of Morgan Hill Fire Truck

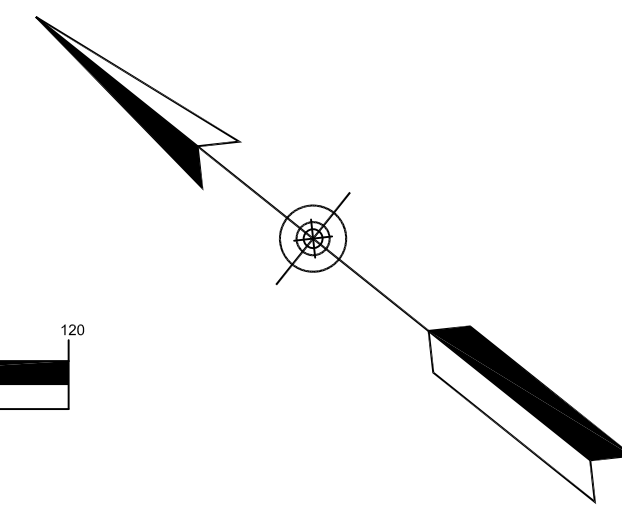
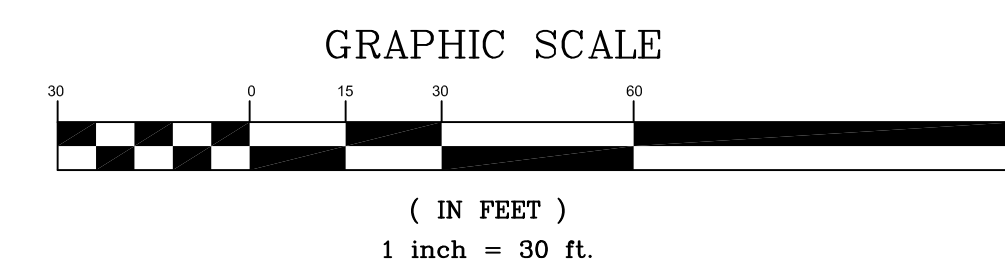
	feet
Width	: 8.50
Track	: 7.69
Lock to Lock Time	: 6.0
Steering Angle	: 39.4

CITY OF MORGAN HILL
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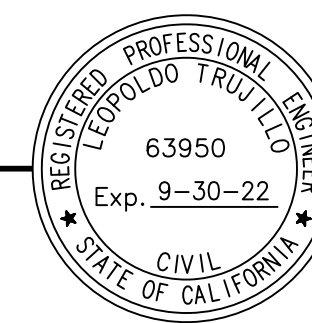
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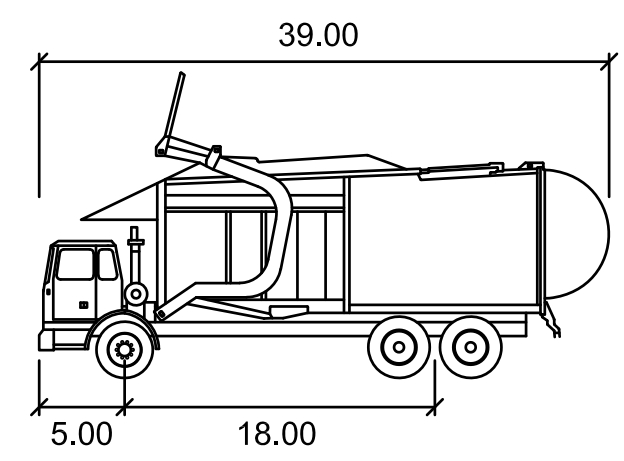
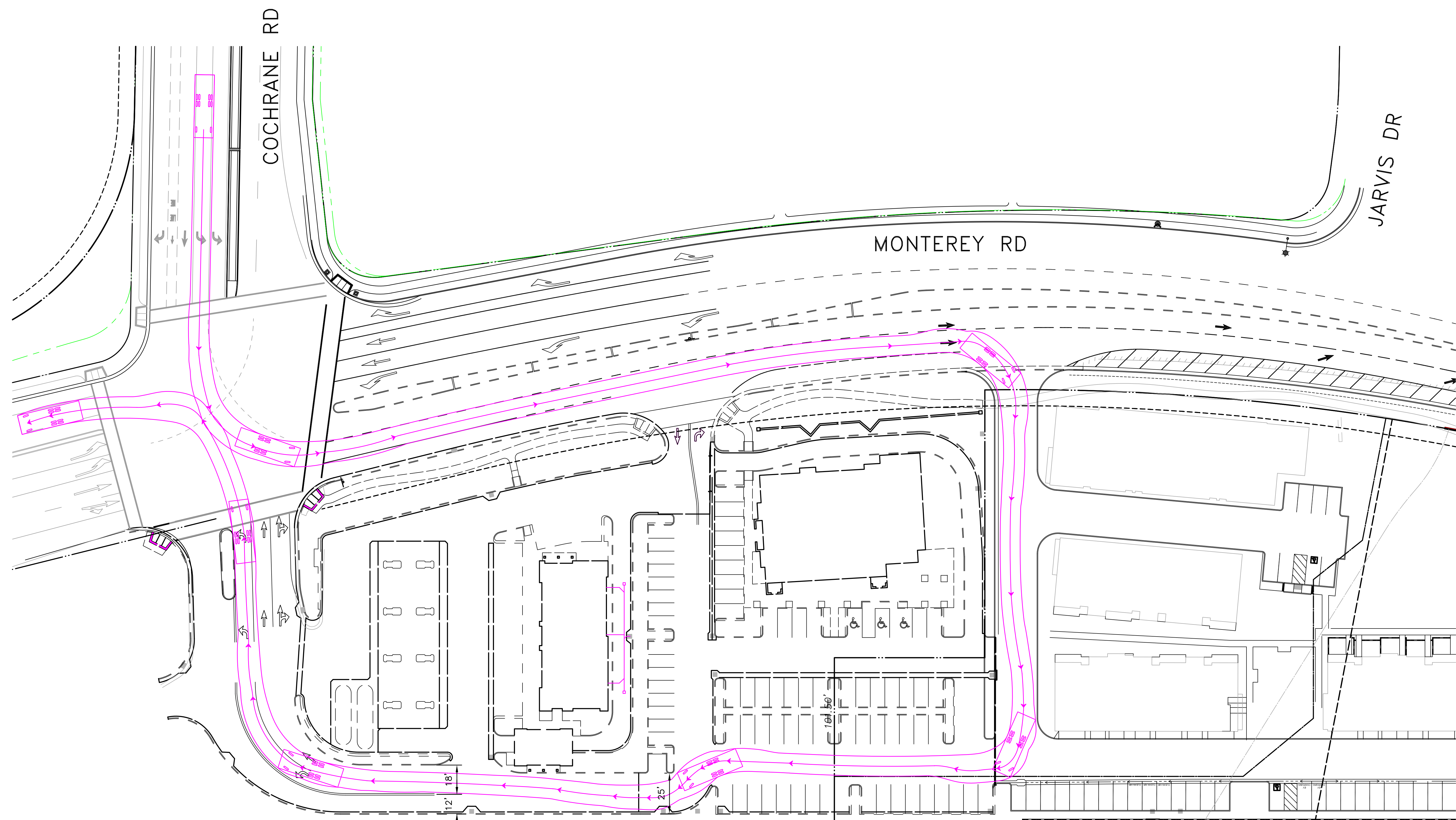
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1	XXX		XXX	XX	CHECKED BY: LT		DATE: 06-06-2022			JOB NUMBER: 22-025							
										06/06/22							
										SIGNATURE		DATE					

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San Jose, CA 95123
209-829-1553



SIGNATURE _____
DATE _____



Recology Frontload

feet

Width : 12.00
Track : 10.00
Lock to Lock Time : 6.0
Steering Angle : 55.0

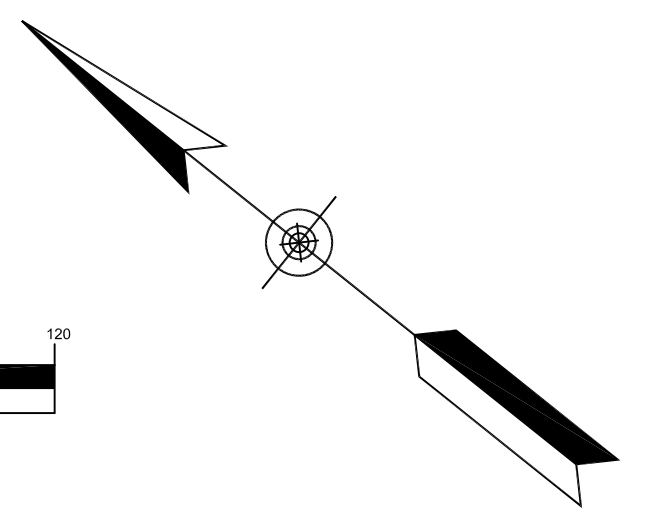
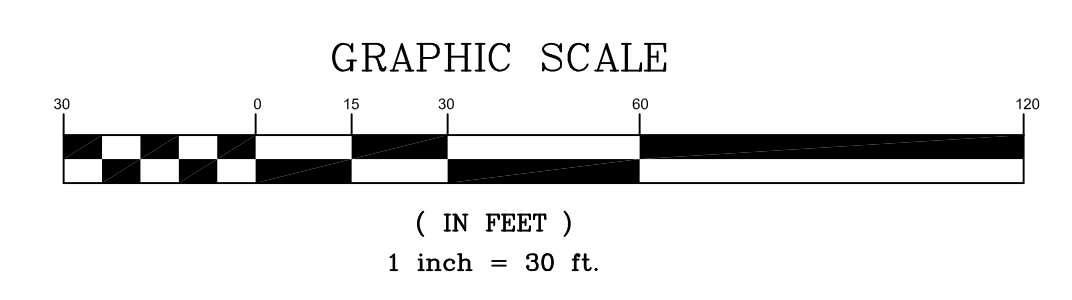


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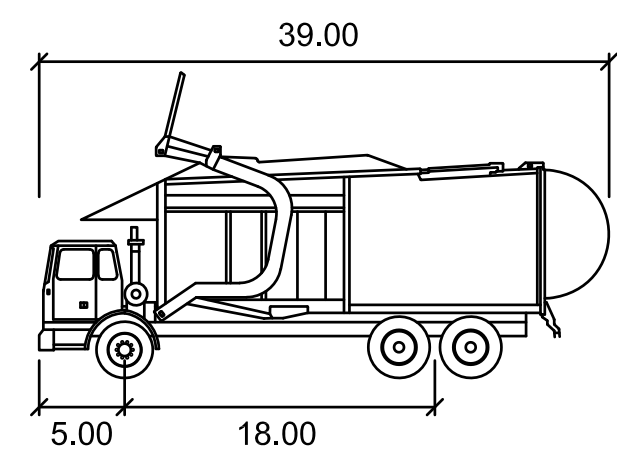
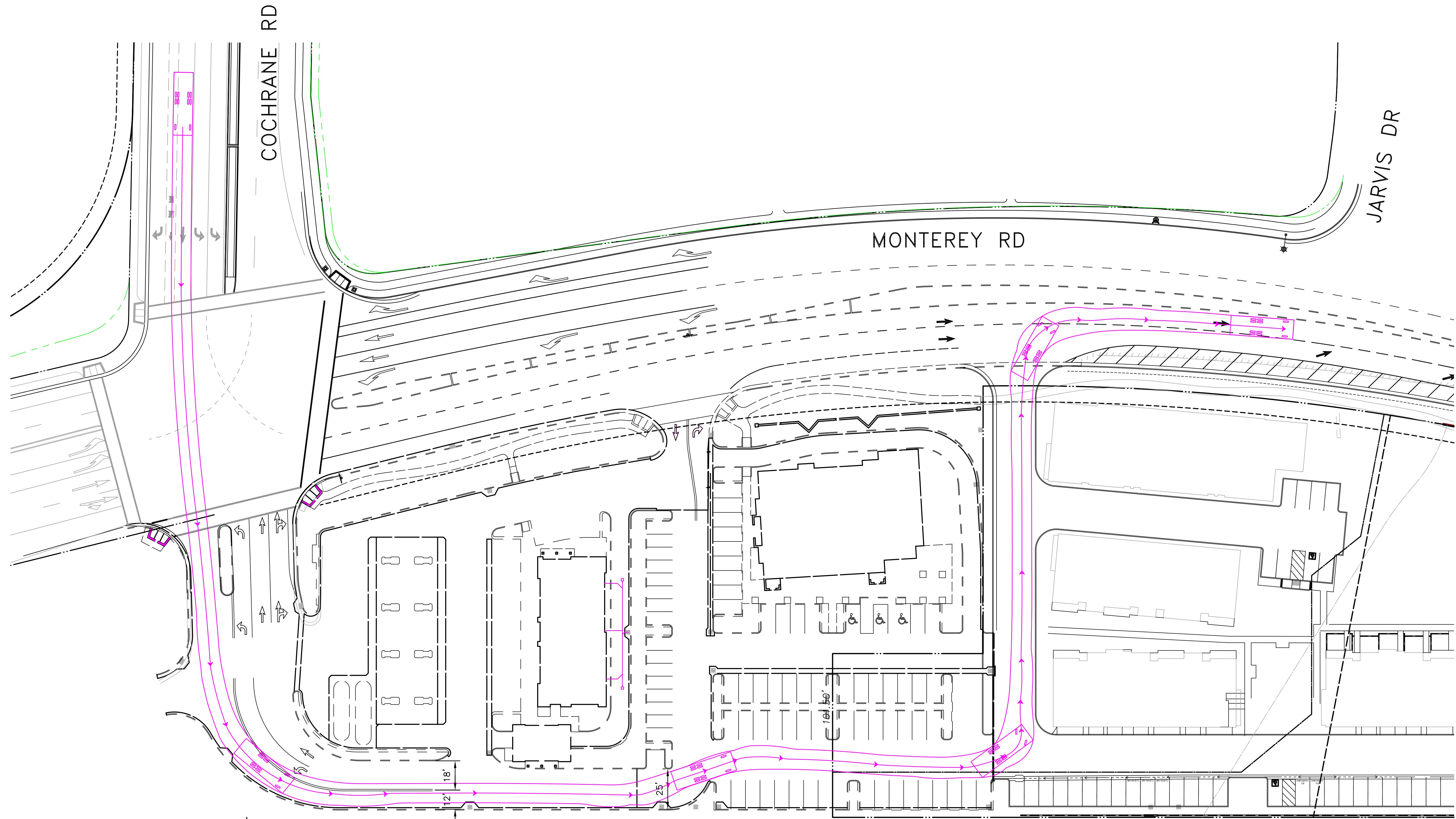
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1	XXX	XXX	XX	CL	NONE	NONE	NONE	LEOPOLDO TRUJILLO	REGISTERED CIVIL ENGINEER	GARBAGE TRUCK TURNING TEMPLATES		SHEET NUMBER: 3 of 4
				CHECKED BY: LT	DATE: 06-06-2022	JOB NUMBER: 22-025		SIGNATURE	DATE: 06/06/22			

TL ENGINEERING

314 Colville Dr
San Jose, CA 95123
209-829-1553



Recology Frontload

	feet
Width	: 12.00
Track	: 10.00
Lock to Lock Time	: 6.0
Steering Angle	: 55.0

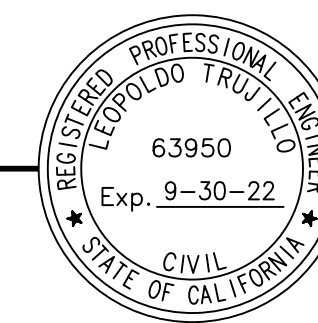
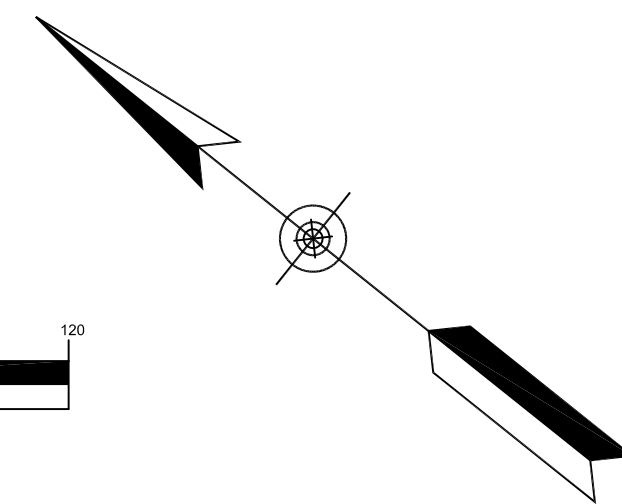
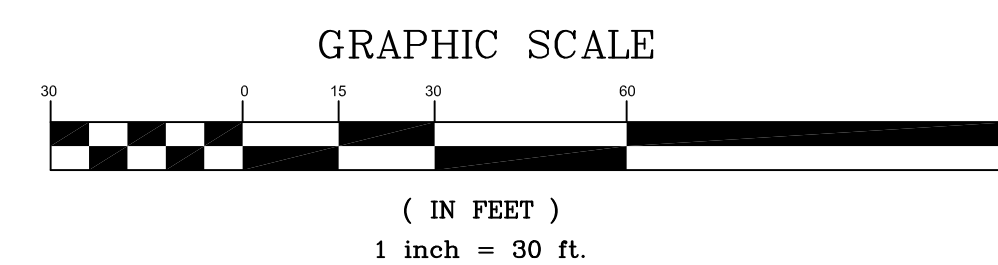


CITY OF MORGAN HILL
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DATE: 06-06-2022	



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209-829-1553

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SIGNATURE _____
DATE 06/06/22

THE GATES DEVELOPMENT PROJECT
GARBAGE TRUCK
TURNING TEMPLATES

TT-4
SHEET NUMBER:
4 of 4