



MAHIS INVESCO LLC

precise development plan

owners:

applicant:

engineer:
MH ENGINEERING
16075 VINEYARD BLV.
MORGAN HILL, CA 95037
(408) 779-7381
R.C.E. 24893

 **MH engineering Co.**
18975 Vineyard Boulevard Morgan Hill, CA 95037

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notes:

ASSESSOR'S PARCEL NO.: 726-07-090, 091, 092, 093, 094,
095, 096, 097, 098
PRESENT USE: VACANT
PROPOSED USE: RESIDENTIAL
PROPOSED ZONING: R1-4,000
PROPOSED ZONING: R1-9,000
SANITARY SEWER: CITY OF MORGAN HILL
GAS AND ELECTRIC: PG&E
WATER: CITY OF MORGAN HILL
TELEPHONE: VERIZON
EXISTING IMPROVEMENTS: AS SHOWN
GENERAL PLAN: SINGLE FAMILY MEDIUM

density calcs:

TOTAL PROJECT AREA:	2.172 ACRES
ORIGINAL BOUNDARY AREA:	2.070 ACRES
VACATED STREET AREA:	0.102 ACRES
DEDICATED RIGHT OF WAY:	0.397 ACRES
PROJECT NET AREA:	1.775 ACRES
NO. UNITS ALLOWED:	9 UNITS
NO. UNITS PROPOSED:	9 UNITS
OPEN SPACE AREA:	0.119 ACRES

building mix:

PLAN 1
PLAN 2
PLAN 3
PLAN 4

building coverage calcs:

PROJECT NET AREA:
DRIVeway COVERAGE:
SIDEWALK AREAS
BUILDING COVERAGE:
% BUILDING COVERAGE:

building notes:

LOT	PLAN	STYLE	LOT SIZE
1	*4	COTTAGE W/SDU	9,986 SF
2	3	CRAFTSMAN	9,352 SF
3	*4	CRAFTSMAN W/SDU	9,082 SF
4	1	SPANISH	5,206 SF
5	2	SPANISH	6,027 SF
6	2	COTTAGE	7,256 SF
7	1	COTTAGE	5,615 SF
8	3	COTTAGE	9,816 SF
9	*4	CRAFTSMAN W/SDU	10,986 SF

setback notes:

	SINGLE STORY	TWO STORY
TYPICAL FRONT YARD SETBACK:	25'	30'
TYPICAL REAR YARD SETBACK:	20'	25'
TYPICAL SIDE YARD SETBACK:	5'	12.5'

abbreviations:

APN	ASSESSOR'S PARCEL NUMBER
EX.	EXISTING
P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
P.E.	PUBLIC EASEMENT