



## notes:

ASSESSOR'S PARCEL NO:	726-07-090, 091, 092, 093, 094, 095, 096, 097, 098
PRESENT USE:	VACANT
PROPOSED ZONING:	RESIDENTIAL
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	2
PLAN 2	2
PLAN 3	2
PLAN 4	3
TOTAL	9

## building coverage calcs:

PROJECT NET AREA:	1.775 ACRES
DRIVEWAY COVERAGE:	0.132 ACRES
SIDEWALK AREA:	0.058 ACRES
BUILDING COVERAGE:	0.493 ACRES
% BUILDING COVERAGE:	31.10%

## building notes:

LOT	PLAN	STYLE	LOT SIZE
1	*4	COTTAGE W/SU	9,986 SF
2	3	CRAFTSMAN	9,352 SF
3	*4	CRAFTSMAN W/SU	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	9,818 SF
9	*4	CRAFTSMAN W/SU	10,590 SF

\* ADA ACCESSIBLE UNITS: ADA ACCESS THROUGH THE GARAGE

## 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

# MAHIS INVESCO LLC

## precise development plan

## owners:

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DATE: 04/24 DRAWN: MM CHECKED: MM

