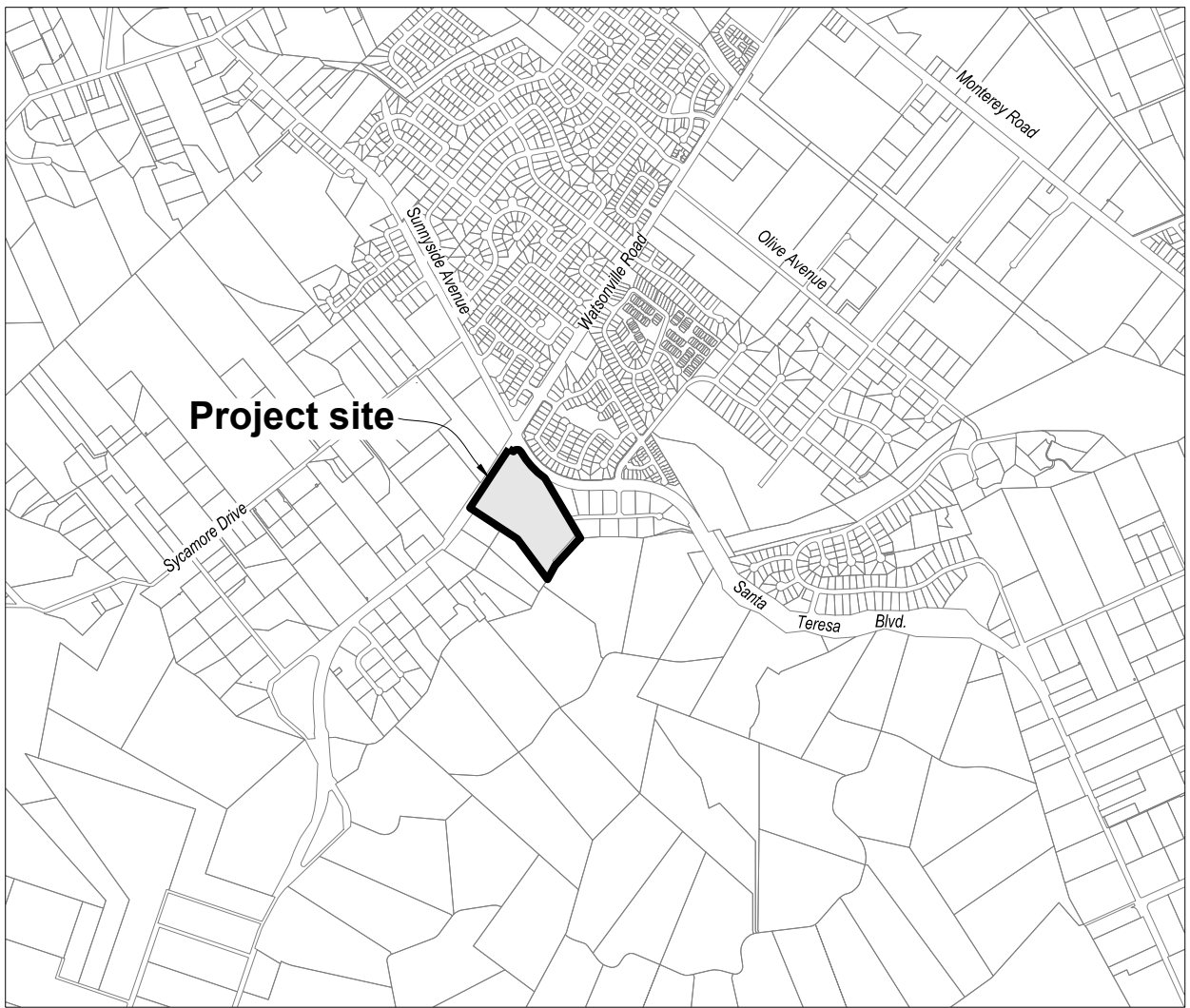
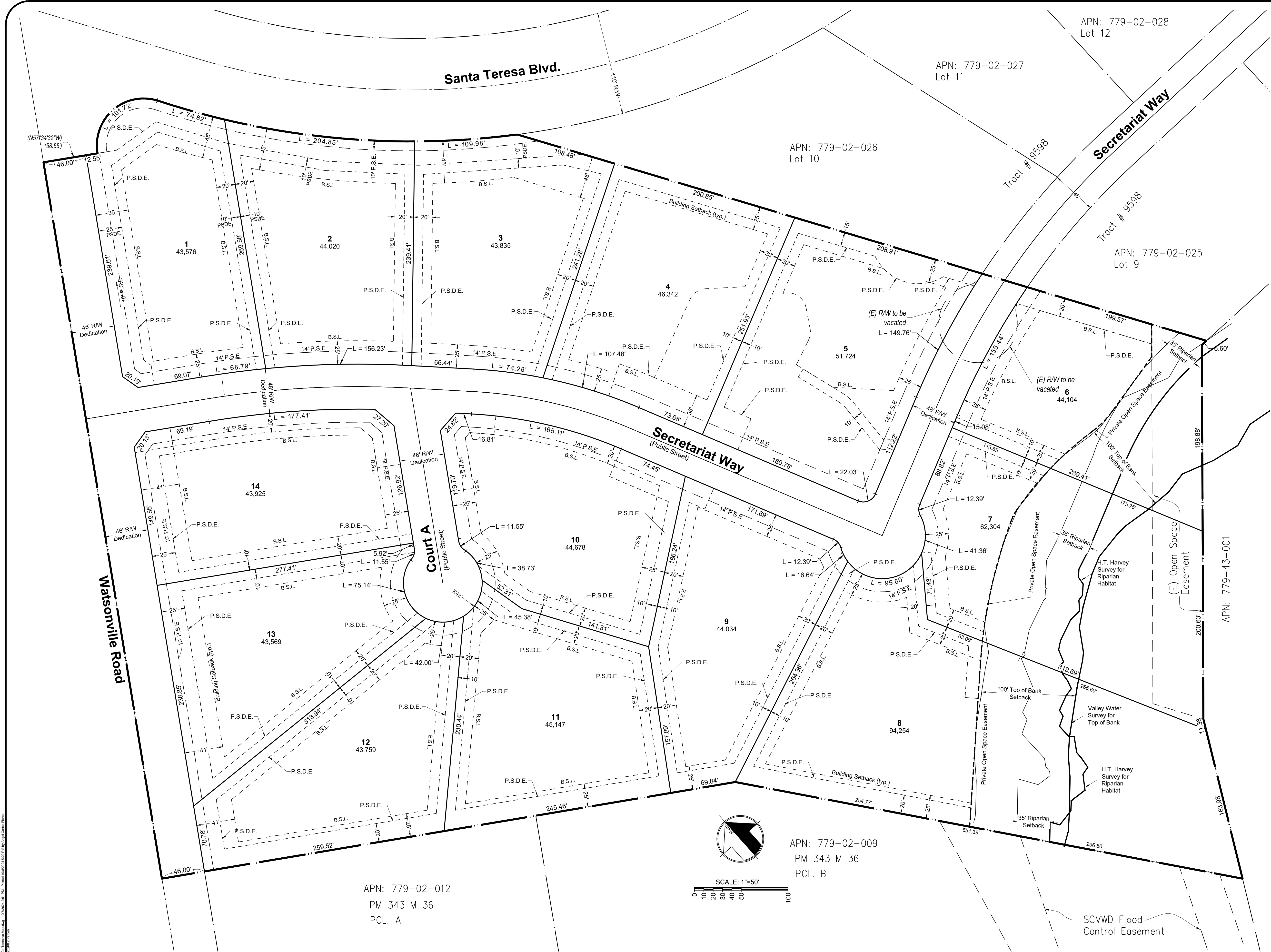




Notes:

ASSESSOR'S PARCEL NO:	779-02-023
PRESENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	RE-1/PD
PROPOSED ZONING:	CITY OF MORGAN HILL
SANITARY SEWER:	PG&E
GAS and ELECTRIC:	CITY OF MORGAN HILL
WATER:	VERIZON
TELEPHONE:	AS SHOWN
EXISTING IMPROVEMENTS:	GENERAL PLAN:
	SINGLE FAMILY LOW DENSITY

Density Calcs:

TOTAL PROJECT AREA:	18.540 ACRES
DEDICATED PUBLIC RIGHT OF WAY:	2.429 ACRES
PRIVATE OPEN SPACE:	2.528 ACRES
PROJECT NET ACREAGE:	16.111 ACRES
NO. UNITS ALLOWED:	14
NO. UNITS PROPOSED:	14

Abbreviations:

P.S.D.E.	Private Storm Drainage Easement
P.S.E.	Public Service Easement
R/W	Right of Way
S.D.E.	Storm Drainage Easement
B.S.L.	Building Setback Line

quail vineyards

tentative map

Applicant:
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DATE: 10/07/24 DRAWN:RS CHECKED: WJM

P.S.D.E.	Private Storm Drainage Easement
P.S.E.	Public Service Easement
R/W	Right of Way
S.D.E.	Storm Drainage Easement

APN- ASSESSOR PARCEL NUMBER
EX- EXISTING
TBR- TO BE REMOVED

PROJECT NET AREA:	14.878	ACRES
BUILDING COVERAGE:	1.151	ACRES
% BUILDING COVERAGE:	7.73%	

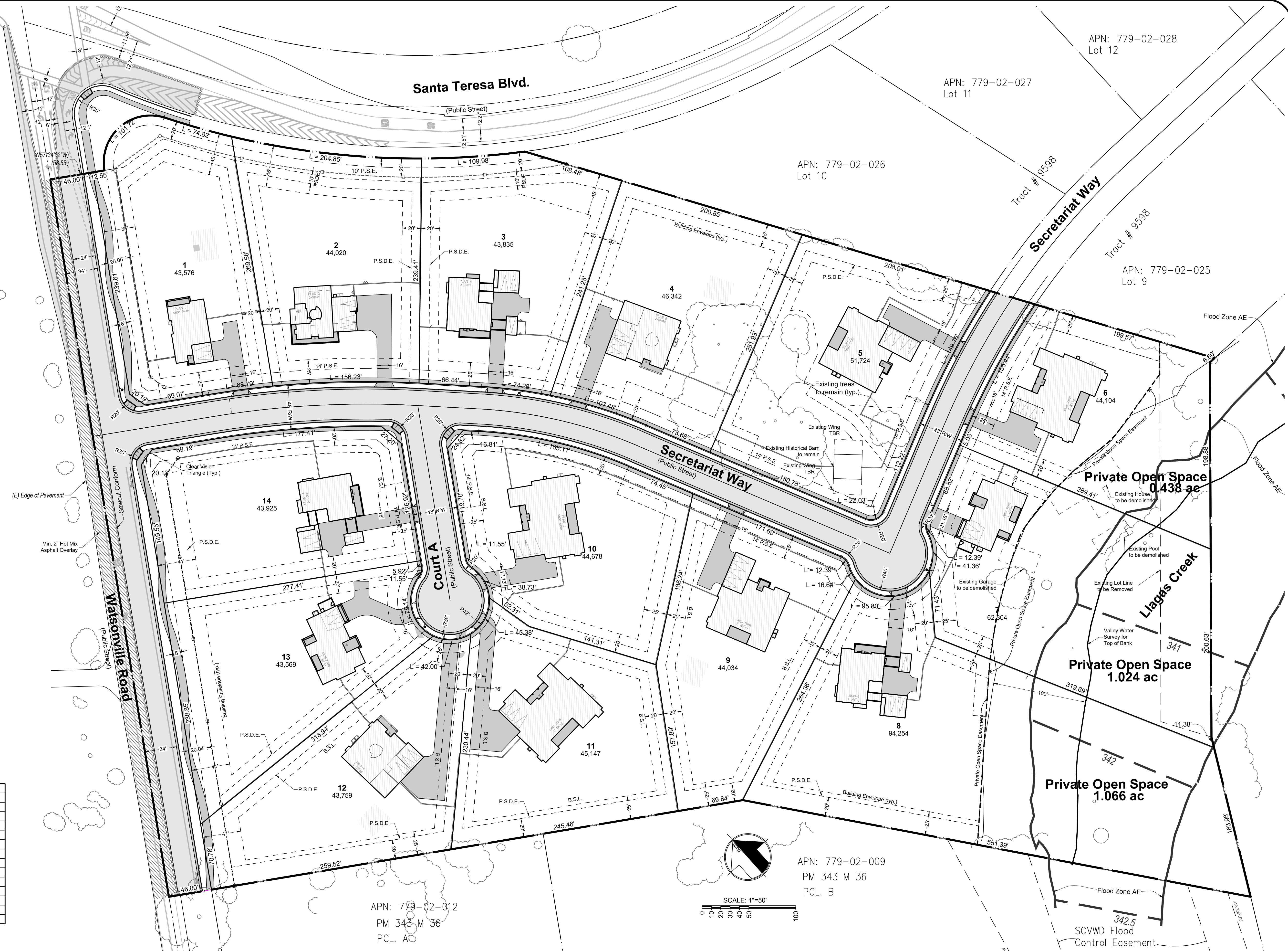
TOTAL PROJECT AREA:	18.390 ACRES
DEDICATED PUBLIC RIGHT OF WAY:	2.429 ACRES
PRIVATE OPEN SPACE:	2.528 ACRES
PROJECT NET ACREAGE:	14.878 ACRES
NO. UNITS ALLOWED:	14
NO. UNITS PROPOSED:	14

ASSESSOR'S PARCEL NO:	779-02-023
PRESENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	RE-1 (RPD)
PROPOSED ZONING:	RE-1 (RPD)
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 LOW DENSITY

	Building Coverage Calculations		
Lot #	Lot Area (SF)	Building Area (SF)	Building Coverage (%)
1	43,576	2035	4.67%
2	44,020	3247	7.38%
3	43,835	3822	8.72%
4	46,342	3664	7.91%
5	51,724	5093	9.85%
6	44,104	5647	12.80%
7	62,304	3412	5.48%
8	94,254	3822	4.06%
9	44,034	5093	11.57%
10	44,678	5647	12.64%
11	45,147	5647	12.51%
12	43,759	3847	8.79%
13	43,569	3412	7.83%
14	43,925	3822	8.70%

	# of times the plan occurs
Plan 1	2
Plan 2	2
Plan 3	3
Plan 4	3
Plan 5	1
Plan 6	2
Plan 7	1

Lot#	# of Stories	Plan#	Total Living SF	BD	BA
1	Single Story	7	2035	4	3
2	2-Story	5	4620	4	3.5
3	2-Story	4	4279	4	4
4	2-Story	6	5651	5	4.5
5	Single Story	2	3805	4	3.5
6	Single Story	3	4187	4	4
7	Single Story	1	2821	3	3.5
8	2-Story	4	4279	4	4
9	Single Story	2	3805	4	3.5
10	Single Story	3	4187	4	4
11	Single Story	3	4187	4	4
12	2-Story	6	5651	5	4.5
13	Single Story	1	2821	3	3.5
14	2-Story	4	4279	4	4



quail vineyards
site development plan

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of **7**

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DATE: 10/07/2024 DRAWN:RS CHECKED: WJM

Benchmark ID: BM 801
 S.C.V.W.D.
 Elevation: 339.70 (NAVD88)
 Description: NGS Steel rod (aluminum box rim stamped "R1458 1990"); at the northeast corner of Watsonville Road and Sunnyside Avenue-Santa Teresa Boulevard; under center of PGE tower #11-75; 0.15 feet lower than rim. City of Morgan Hill.

Date of Ground Survey: 08-05-2008 and 10-15-2022
 Date of Drone Survey: 03-15-2022

Tree Study						
Tree Id #	Common Name	Species	D.B.H.	Height	Canopy	Condition
12993	Live oak	Quercus virginiana	21"	45'	35'	Good
12994	Live oak	Quercus virginiana	22"	45'	30'	Good
12995	Live oak	Quercus virginiana	16"	40'	25'	Fair
12996	Live oak	Quercus virginiana	28"	55'	45'	Good
12997	Live oak	Quercus virginiana	24"	60'	40'	Fair
12998	Live oak	Quercus virginiana	24"	45'	35'	Good
12999	Bottle tree	Callistemon viminalis	35"	55'	45'	Fair
13000	Coastal redwood	Sequoia sempervirens	54"	100'	40'	Fair
4121	Deodar cedar	Cedrus deodara	39"	60'	50'	Fair
4122	Live oak	Quercus virginiana	25"	50'	35'	Fair
4123	Live oak	Quercus virginiana	38"	55'	45'	Fair
4124	Modesto ash	Fraxinus velutina	28"	75'	50'	Fair
4125	Modesto ash	Fraxinus velutina	27"	65'	45'	Fair
4126	Incense cedar	Calocedrus decurrens	36"	80'	45'	Good
4127	Modesto ash	Fraxinus velutina	31"	56'	60'	Poor
4128	Live oak	Quercus virginiana	32"	50'	50'	Excellent
4129	Live oak	Quercus virginiana	27"	60'	50'	Fair
4130	Pecan	Carya illinoensis	26"	60'	60'	Poor
4131	Live oak	Quercus virginiana	17"	20'	15'	Good
4132	Live oak	Quercus virginiana	31"	40'	50'	Excellent
4133	Live oak	Quercus virginiana	31"	30'	20'	Fair
4134	Prickly mulberry	Morus alba	23"	25'	35'	Good
4135	English walnut	Juglans regia	42"	40'	30'	Poor
4136	Coastal live oak	Quercus agrifolia	27"	65'	40'	Fair

Legend

AC PAVEMENT
 CONCRETE SIDEWALK/DRIVEWAY APRON
 TCD.....Through Curb Drain per std detail S-10

Grading Quantities

Cut (C.Y.)	Fill (C.Y.)	Net (C.Y.)	Max. Cut	Max. Fill
4,241	42,974	38,733 (Import)	3.21'	5.25'

quail vineyards
 preliminary grading plan

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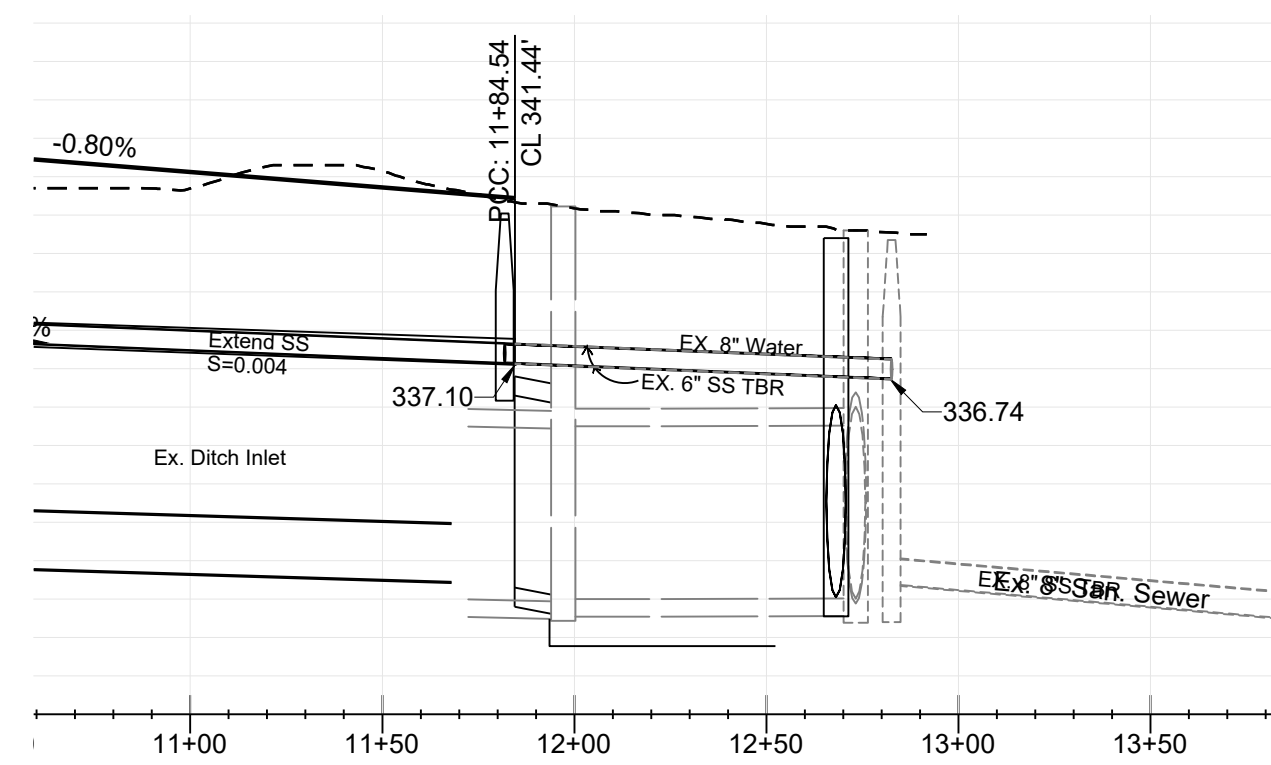
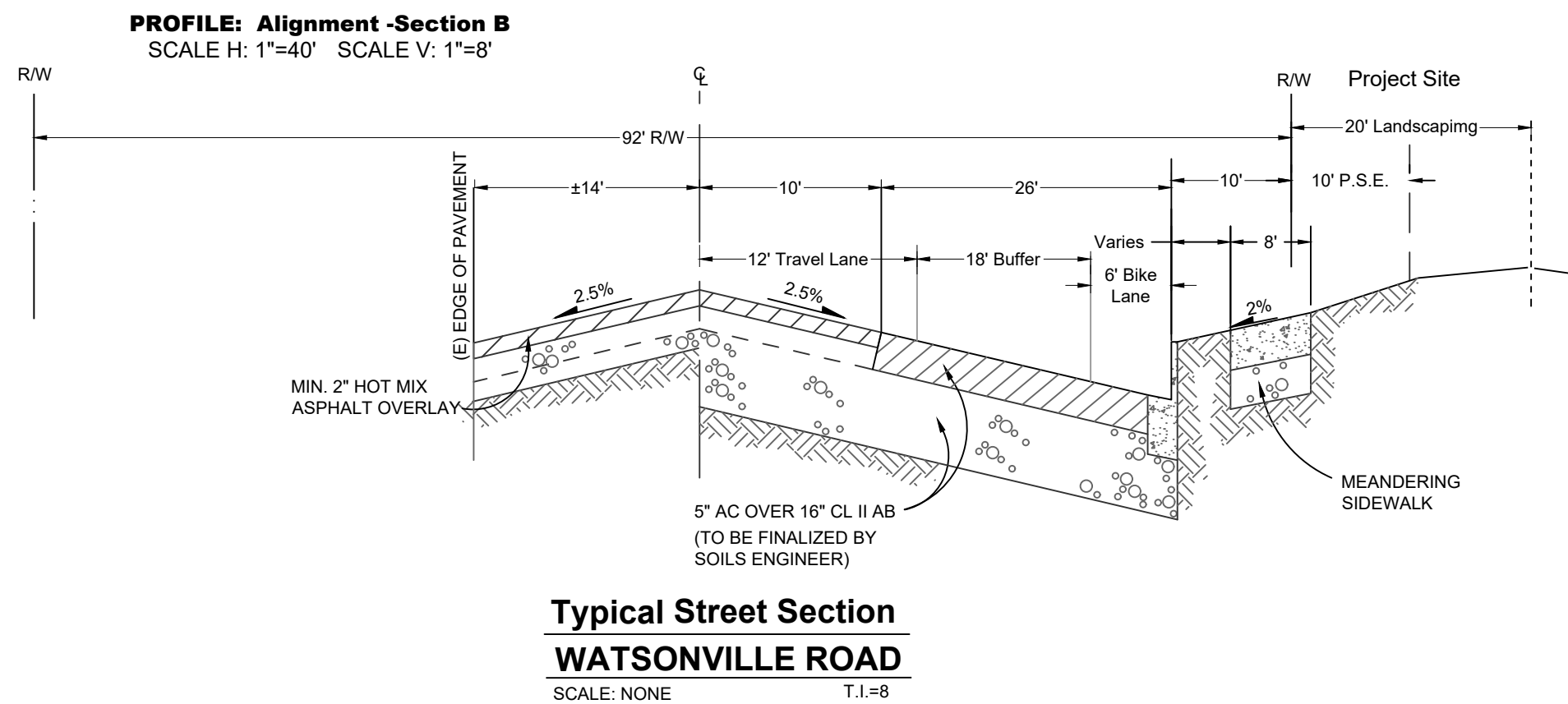
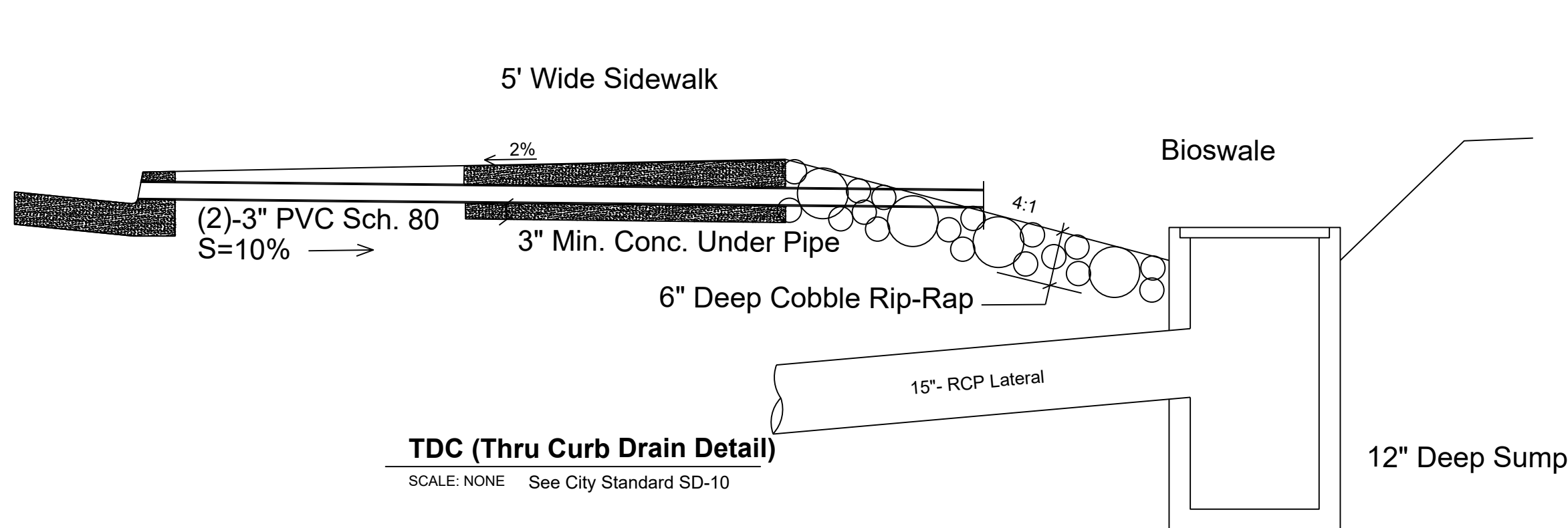
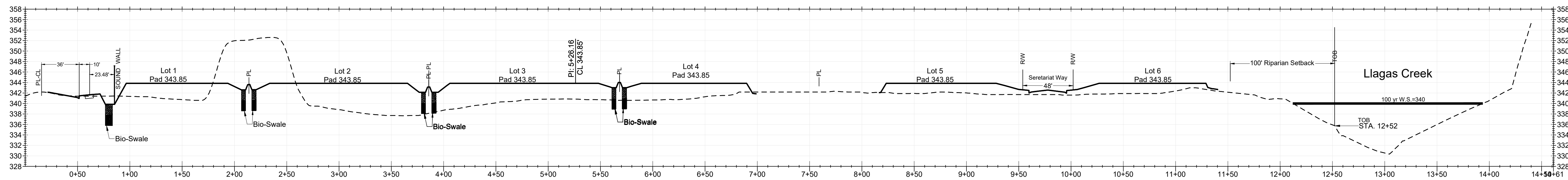
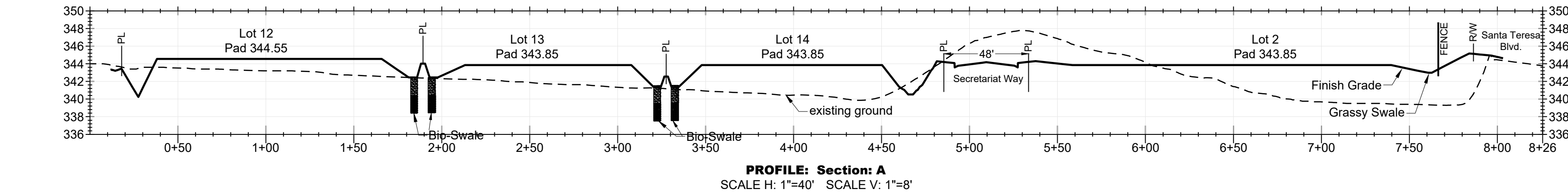
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 25268.2



Broadband Standards

CITY OF MORGAN HILL

For Broadband connectivity, a project is required to install conduits in all the public rights-of-way fronting the project site to accommodate multiple broadband providers. The following standards apply:

A. Design Plans

- The project is required to submit design plans to include an engineering plan and profile of each street showing the location of existing underground utilities in the proposed path of the broadband conduit installation.
- The design plans shall also include the approximate locations and dimensions for surface restoration.

B. Broadband Conduit

- Provide a minimum of two (2) conduits each with at least two pull cables. At least one conduit shall remain empty and reserved for use by a potential future broadband service provider.
- Each conduit shall be a 4" diameter PVC pipe, non-pressure type but has adequate stiffness for direct burial usage without encasement in concrete. The type of pipe shall be consistent with industry standards and be orange in color.
- Broadband system designers shall field-verify the locations of existing utilities and surface features along and adjacent to the proposed conduit alignment.
- The preferred horizontal conduit alignment is at centerline of sidewalk or as approved by the City Engineer.
 - For conduits allowed in the street: Locate new conduit 3' from face of curb. Conduits shall be located parallel to the street centerline, where practicable, and shall not meander along the street. Street crossings shall be perpendicular to the street centerline.
- Horizontal Clearance:
 - Minimum 1' horizontal clearance from new conduit to other existing utilities, excluding water mains, gas lines, and electric lines.

- Minimum 3' horizontal clearance from new conduit to existing water main.
 - The applicant is responsible for checking with owners of adjacent non-City utilities (ex. gas and electric lines) to verify their required horizontal separation requirements.
6. All conduits shall be installed underground using directional boring method or open trench.
- For Directional Bore Design
 - Plans shall include a layout plan and profile sheets for directional bores. All existing utilities must be shown to scale on the plan and profile views.
 - Vertical Clearance: Provide 3' minimum vertical clearance from all utilities. This includes minor services, such as water services and sewer laterals. For deep crossings, provide a minimum of 5' clearance from utilities and structures. The applicant is responsible for checking with owners of adjacent non-City utilities (ex. gas and electric lines) to verify their required vertical separation requirements.
 - Boring and Receiving Pits: Show the length, width, depth, and location of the boring and receiving pits on the plans and profiles. The pits are to be located to minimize the construction impact to the adjacent properties and streets. Pits should not be in front of existing driveways, restaurants, bus stops, fire hydrants, and within street intersections.
 - Conflicts with Trees: If trees are in the way of the directional bore, the conduit shall be bored 8' to 12' underneath the tree roots rather than around the tree.
- For Trench Design
 - For open-trench construction in the street: Conduit shall have a minimum cover of 36" above the top of the conduit and allow at least 6" between the top of the conduit and the bottom of the street structural pavement section.
 - For a trench outside the street section: Conduit shall have a minimum cover of 30".
 - Open trenches deeper than 60" must comply with Cal/OSHA standards, requiring protective systems, such as shoring.

- Vertical Clearance: Provide 12" minimum vertical clearance from all other utility lines and services, including other telecommunication lines.
7. Tracer Wire: The conduits shall be installed with a tracer wire.
- Install tracer wire in the trench or bore with all underground conduits. Ensure the tracer wire provides end-to-end electrical continuity for electronically locating the underground conduit system.
 - In a trenching operation, install the tracer wire no more than 3" above the conduit.
 - In a boring operation, install the tracer wire in an encasement.
8. Identification Tape: A 6" wide, orange magnetically detectable identification tape shall be installed 12 inches above the entire length of the conduit route. The tape shall be continuously imprinted with "BROADBAND CONDUIT".

C. Pullboxes

- Indicate locations of all pullboxes, other service boxes and manholes on the design plans.
- Pullboxes shall be a No. 8 pullbox per City of Morgan Hill Standard E-6.
- Pullboxes and splice boxes shall be located within the park strip/planter strip or at the back of sidewalk unless the City Engineer approves an alternative location.
- The maximum distance between any two pull boxes shall not exceed 1,200 feet. Within the 1,200-foot distance, provide pullboxes at locations wherever the cumulative change of direction of the conduit exceeds 180 degrees.
- The minimum bending radius for conduit shall be 3 feet.
- Pullboxes shall be located a minimum of 12 inches from all structures.

D. Manholes

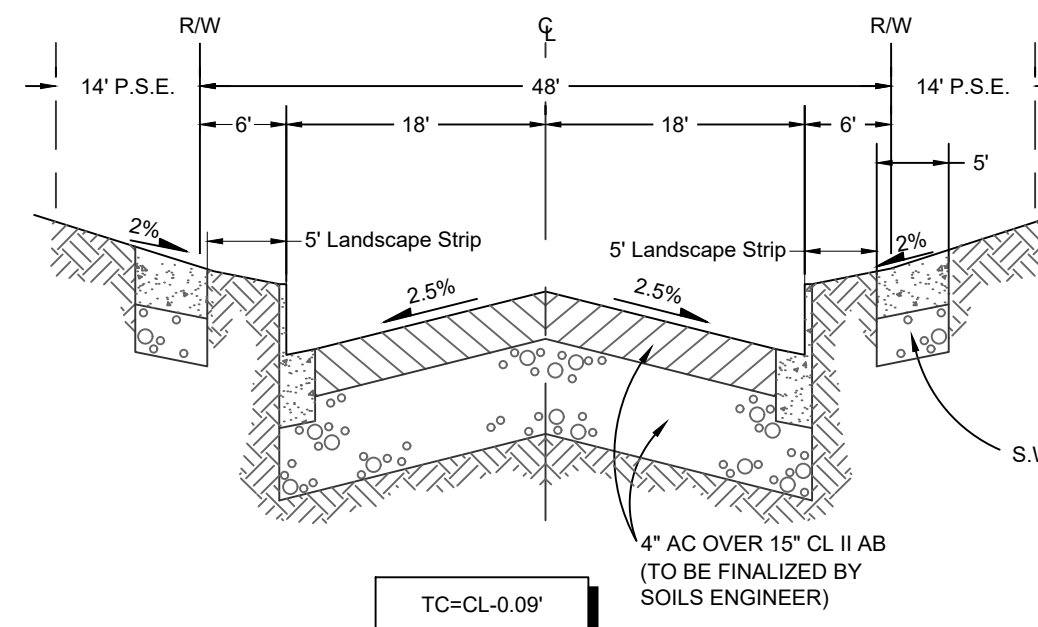
- A detail of the manhole must be shown on the plans.
- Manholes for broadband conduit shall not be allowed in the street unless an exception is granted by the City Engineer.

- Manholes allowed to be in the street must have cast iron frames and covers.
- Manholes that are in sidewalks shall have a concrete polymer frame and cover that matches the color and texture of the sidewalk.
- Manholes shall not be placed within a driveway approach or within the curb return at intersections.
- All manholes must be rated for a minimum H-20 wheel load.
- The name "BROADBAND" shall be permanently cast into or engraved on the manhole covers.

E. Related Work

Refer to the City's Design Standards and Standard Details for Construction for pavement materials, trench limits of restoration, backfill for boring, and backfill for trenching.

CONFLICT MANHOLE DETAIL and Justification
Two 72" dia. conflict manholes are being proposed for sanitary sewer conflicts with existing large 60" dia. storm drains in existing Secretariat Drive. 10" dia. steel sleeves are proposed through the storm drain manhole to encase the new 6" dia. PVC sanitary sewer. The sleeve is above the spring line of the 60" storm pipe so the sleeve will not cause debris to plug the pipe. The manhole also provides more conveyance than the pipe so no hydraulic issues will be encountered. One alternative to replacing the existing sewer with conflict manholes is to install a sanitary sewer pump station which is not the "green" solution. A second alternative is to construct the new sanitary sewer line under the existing storm drain in a "siphon" design. There is over 2' of hydraulic "head" to keep the low flows moving. The last alternative is to connect to the existing sanitary sewer stub at its high elevation and have all other utilities designed below the sanitary sewer. This will require raising the street profile 2' +/- near Watsonville Road with no possibility of being extended.



Typical 48' Street Section

SCALE: NONE T.I.=7 R-VALUE=5

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quail vineyards
grading cross sections

Geotech Engineer:
Earth Systems

Biologist
H.T. Harvey and Ass.

Applicant:
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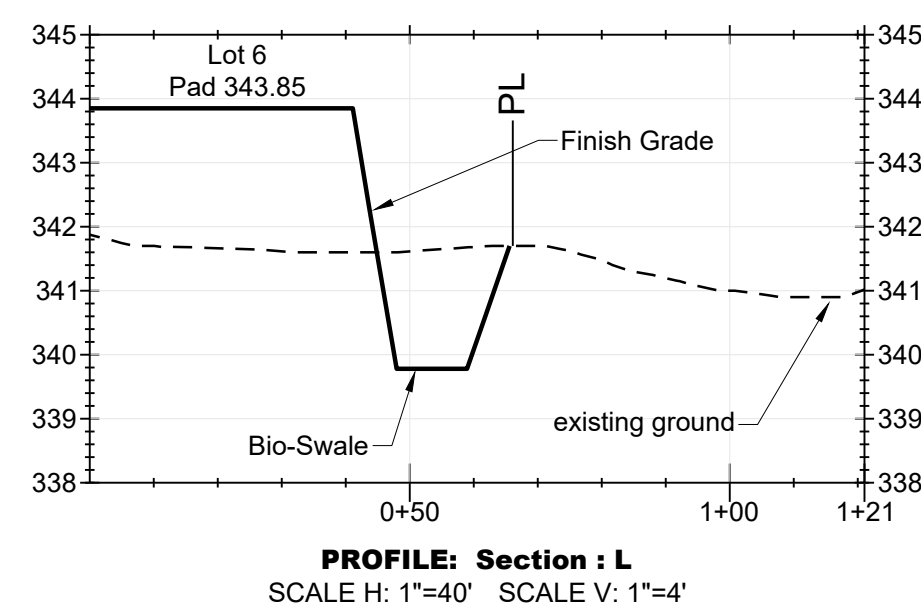
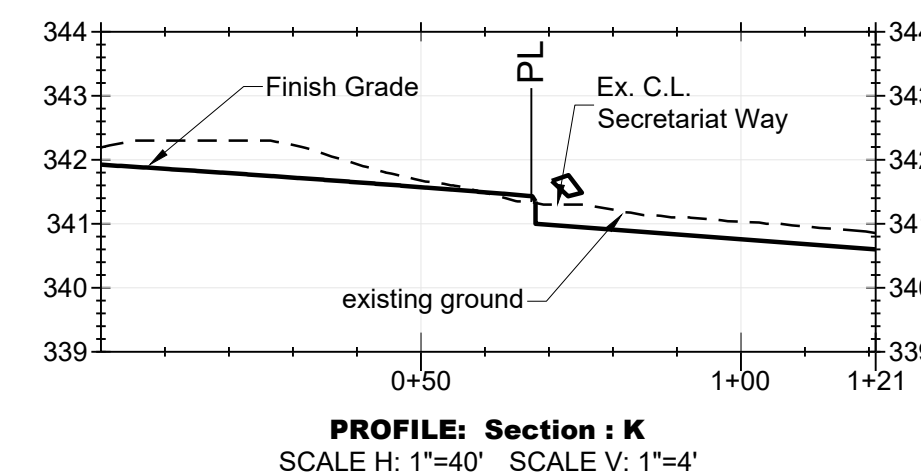
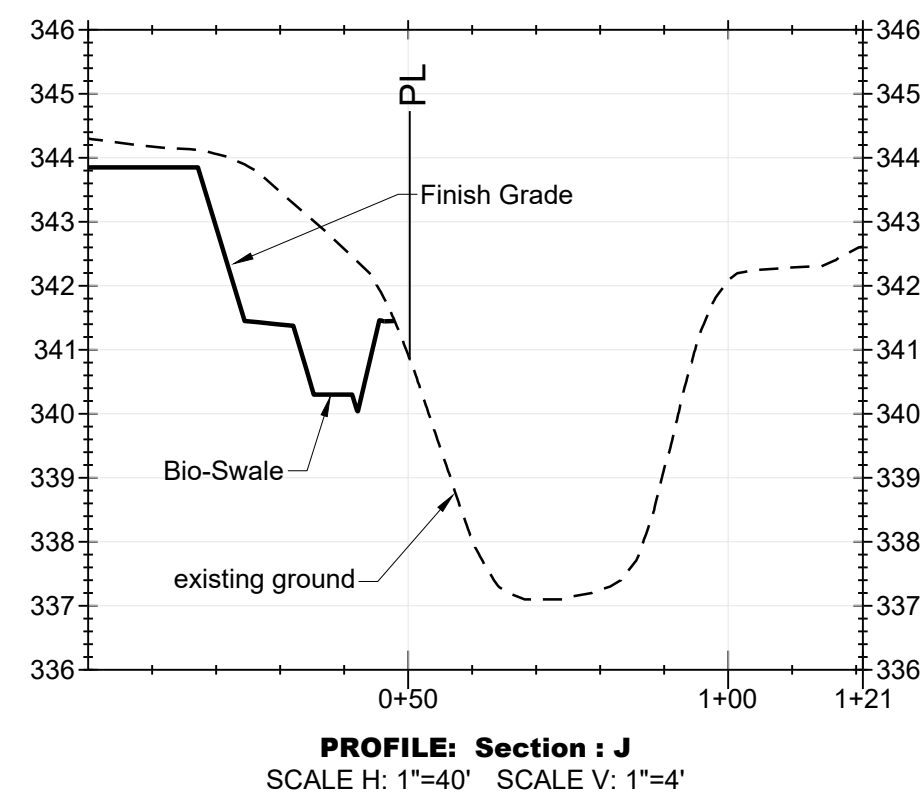
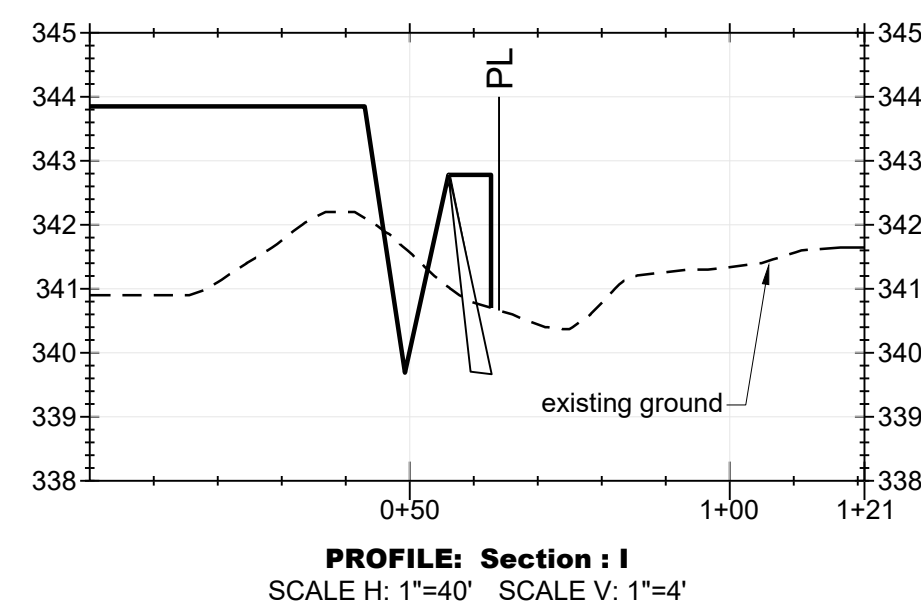
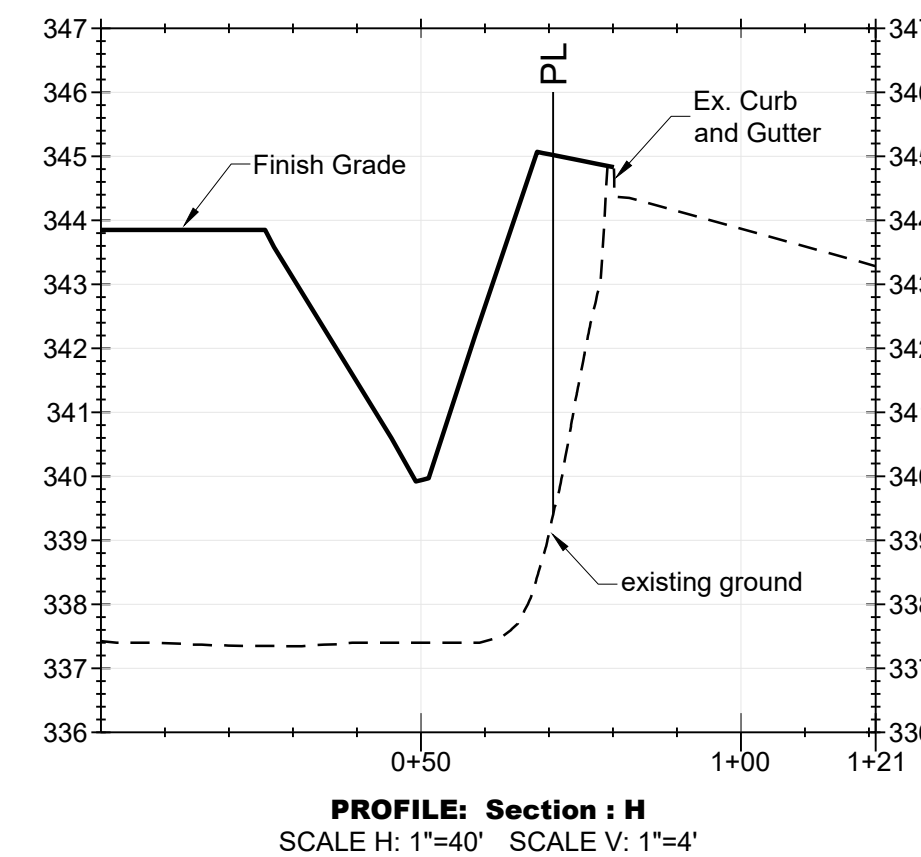
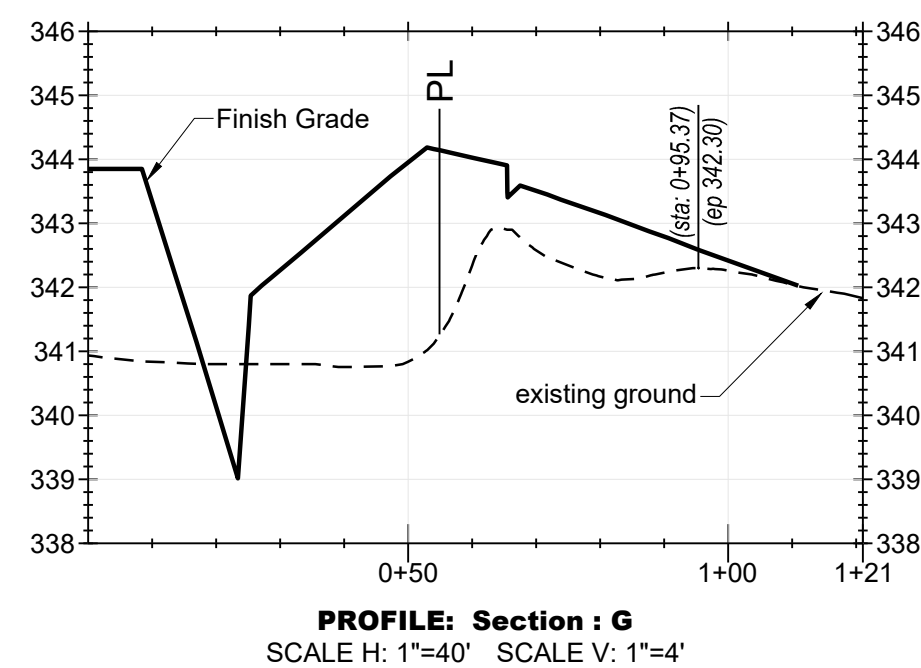
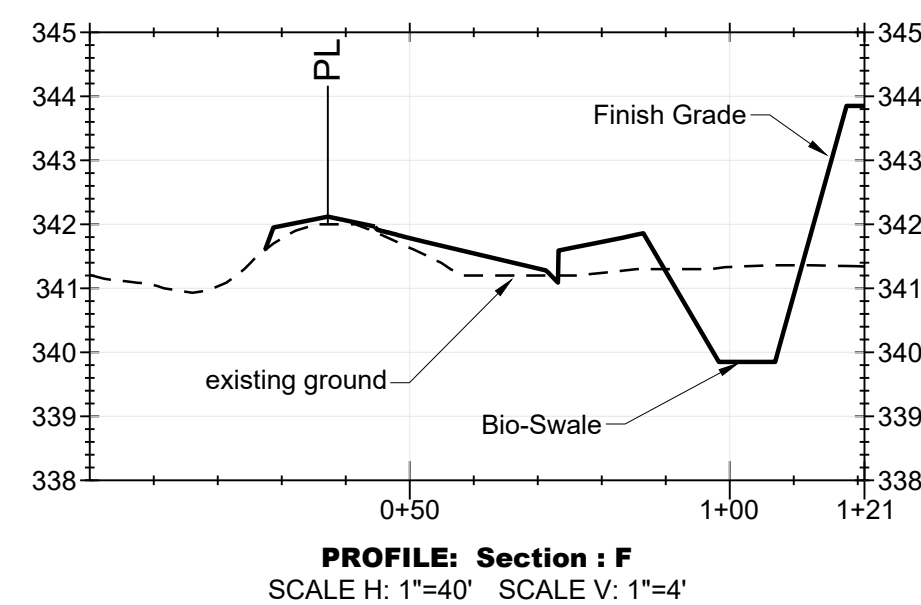
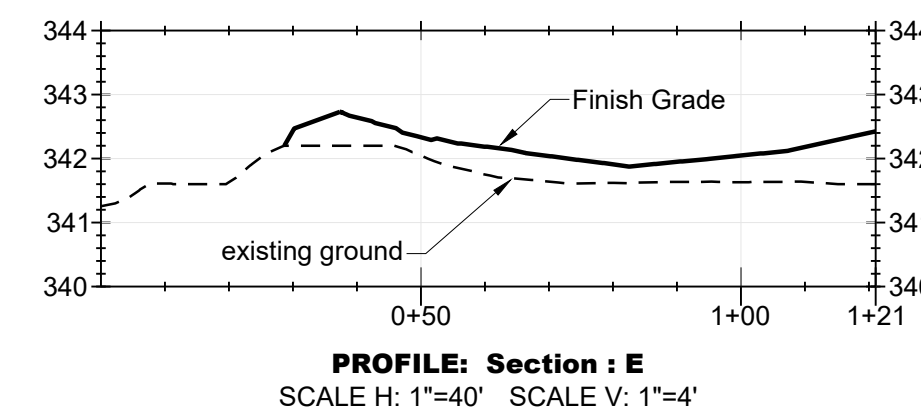
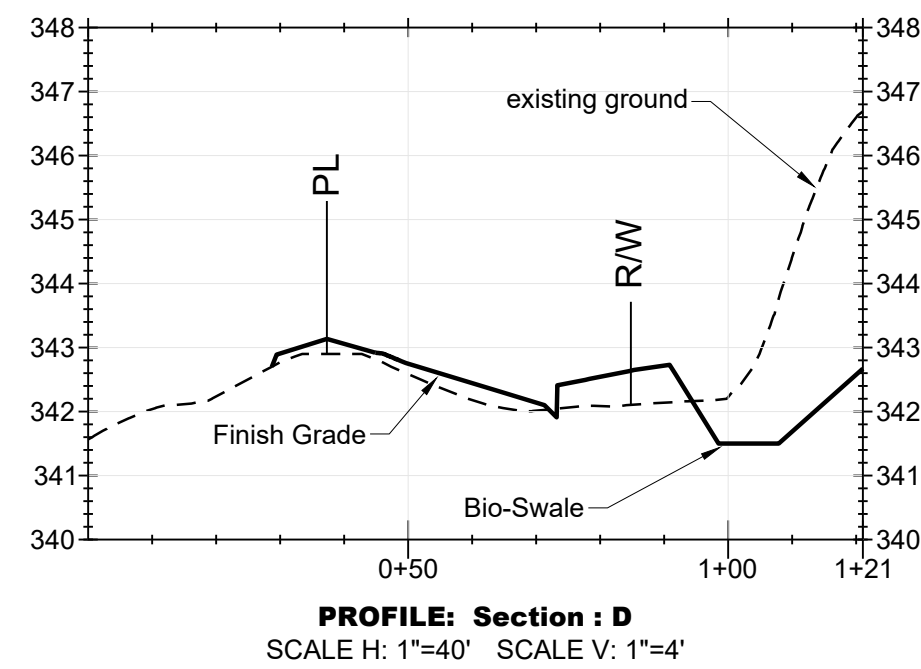
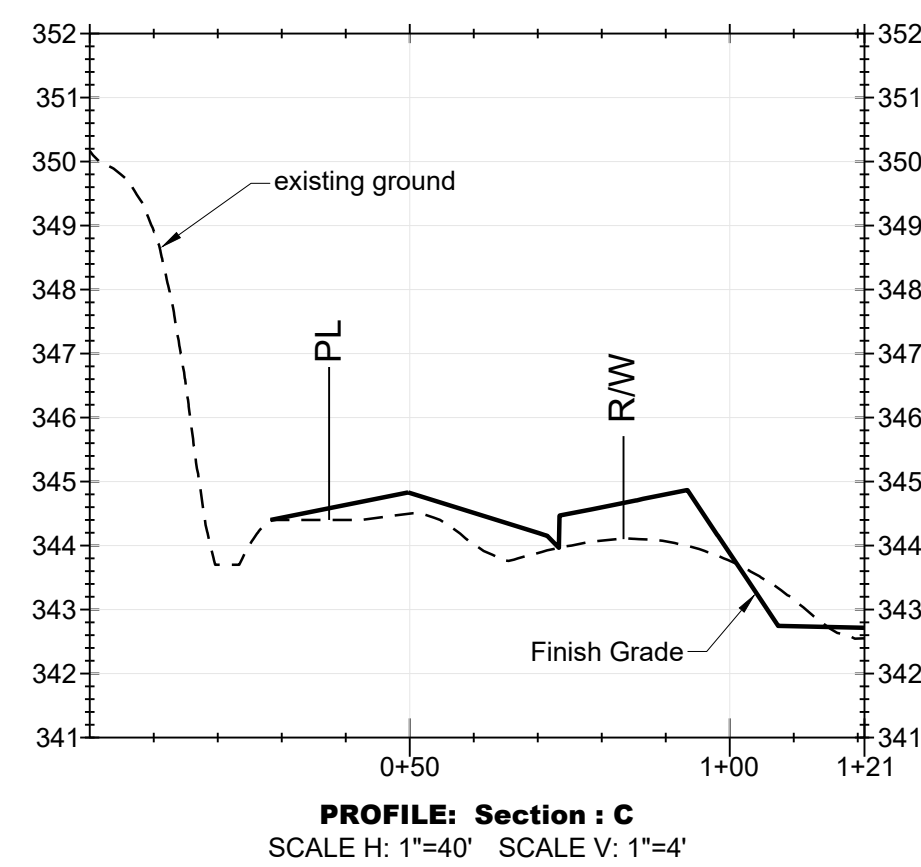
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Sheet

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grading cross sections

Geotech Engineer:
Earth Systems

Biologist
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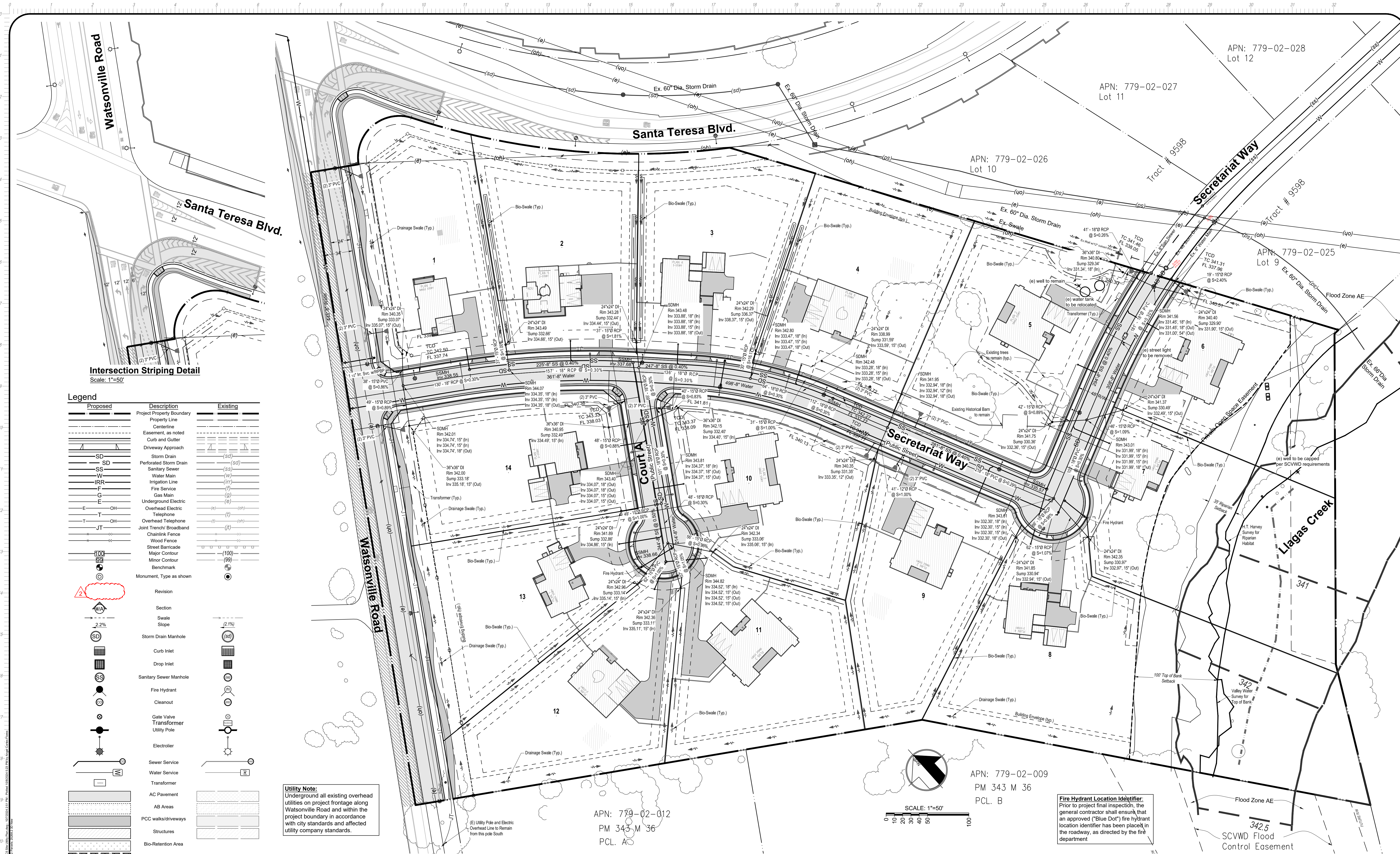
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Intersection Striping Detail
Scale: 1"=50'

Legend

Proposed	Description	Existing
---	Project Property Boundary	---
---	Centerline	---
---	Easement, as noted	---
---	Driveway Approach	---
SD	Storm Drain	(SD)
SS	Sanitary Sewer	(SS)
W	Water Main	(W)
IRR	Irrigation Line	(IRR)
F	Fire Service	(F)
G	Gas Main	(G)
E	Underground Electric	(E)
OH	Overhead Electric	(OH)
T	Telephone	(T)
JOH	Joint Trench/Broadband	(JOH)
JT	Chainlink Fence	(JT)
---	Wood Fence	---
---	Street Barricade	---
---	Major Contour	(100)
---	Minor Contour	(99)
---	Benchmark	---
---	Monument, Type as shown	---
---	Revision	---
---	Section	---
---	Swale	---
---	Slope	---
SD	Storm Drain Manhole	(SD)
---	Curb Inlet	---
---	Drop Inlet	---
SS	Sanitary Sewer Manhole	(SS)
---	Fire Hydrant	---
---	Cleanout	---
---	Gate Valve	---
---	Transformer	---
---	Utility Pole	---
---	Electrolier	---
---	Sewer Service	---
---	Water Service	---
---	Transformer	---
---	AC Pavement	---
---	AB Areas	---
---	PCC walks/driveways	---
---	Structures	---
---	Bio-Retention Area	---
---	Decorative Pavers	---

* existing features are labeled in italics and parenthesis, typical

Utility Note:
Underground all existing overhead
utilities on project frontage along
Watsonville Road and within the
project boundary in accordance
with city standards and affected
utility company standards.

Fire Hydrant Location Identifier:
Prior to project final inspection, the
general contractor shall ensure that
an approved ("Blue Dot") fire hydrant
location identifier has been placed in
the roadway, as directed by the fire
department

quail vineyards

site utility plan

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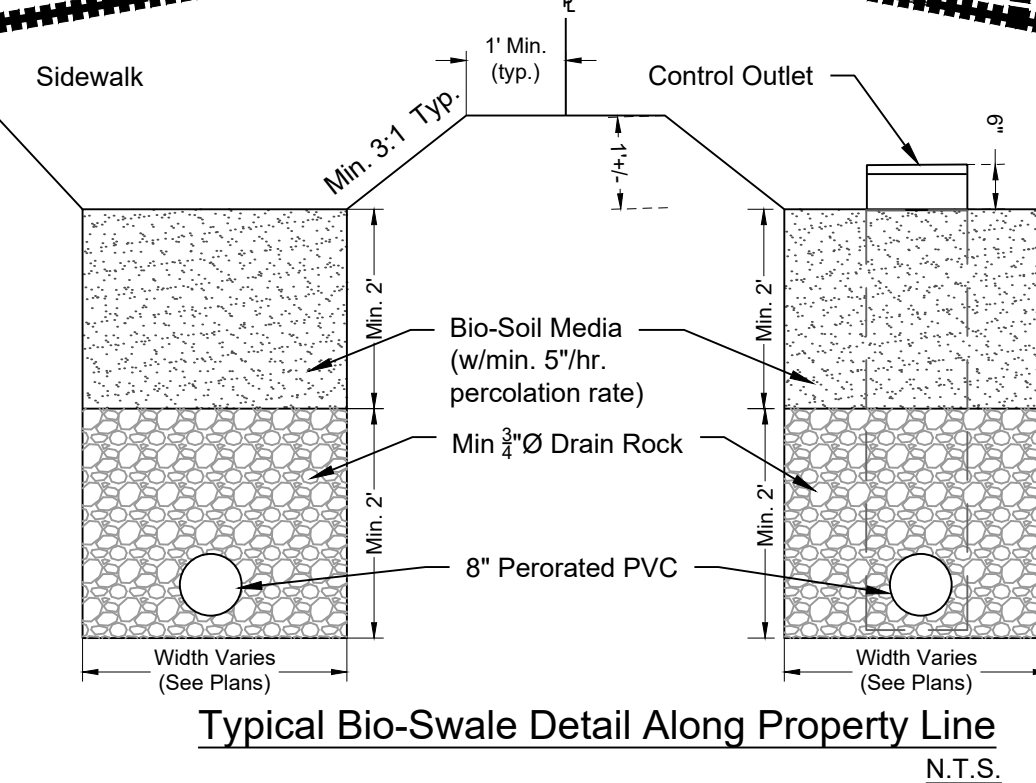
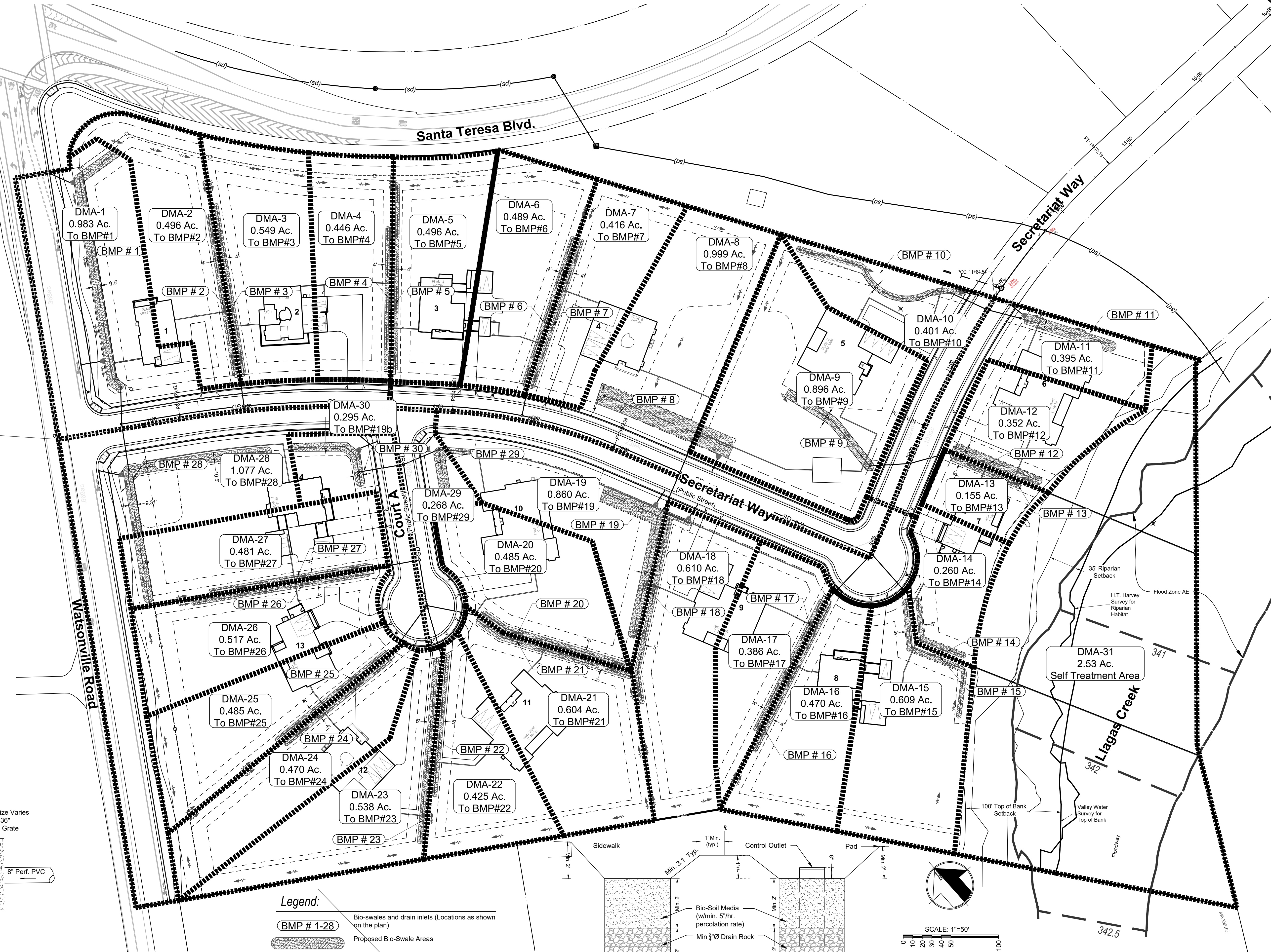
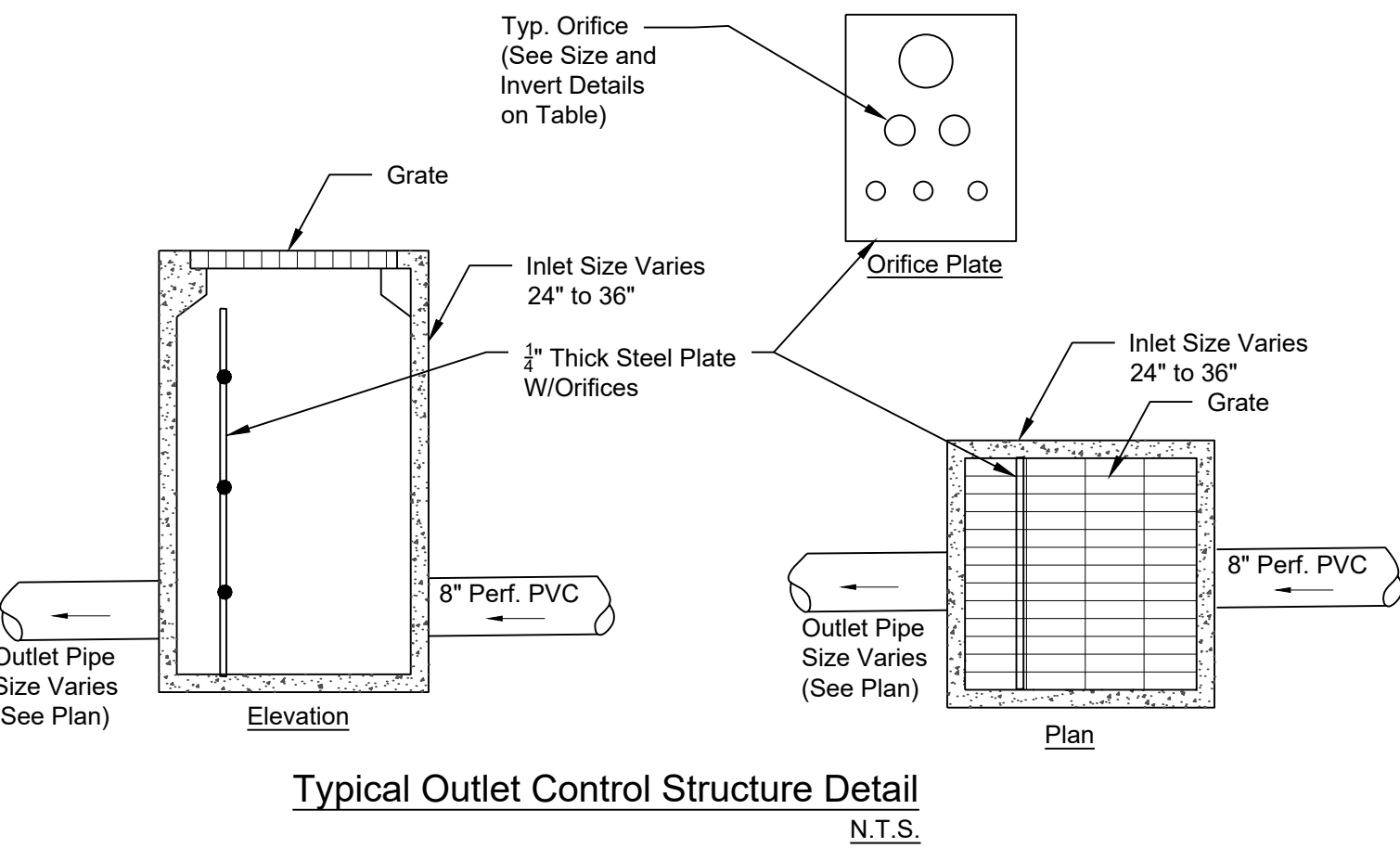
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Bio-Swale Area table		
DMA NO.	Required Bio-swale area (sf)	Provided Bio-swale area (sf)
1	2,242	2,558
2	643	680
3	711	720
4	586	600
5	681	780
6	576	640
7	631	640
8	2,065	2,093
9	1,147	1,202
10	892	1,175
11	973	1,050
12	666	750
13	298	360
14	371	460
15	741	807
16	598	692
17	475	612
18	929	1,014
19	2,184	2,220
20	789	796
21	840	850
22	732	750
23	964	971
24	524	560
25	526	580
26	711	751
27	636	672
28	2,809	2,809
29	681	868
30	847	934

Plate Configuration inside Inlet						
DMA No.	Grate	Top of Plate Elev.	1" Dia. Orifice	2" Dia. Orifice	3" Dia. Orifice	4" Dia. Orifice
1	2' by 2' @ 340.33	340.00	4 @ 335.83	1 @ 339.20	2 @ 339.80	
2 & 3	2' by 2' @ 341.02	340.00			2 @ 336.52	1 @ 337.82
4 & 5	2' by 2' @ 341.17	340.00		2 @ 336.67	1 @ 338.87	
6 & 7	2' by 2' @ 340.60	340.00			2 @ 336.10 1 @ 336.80	
8	2' by 2' @ 340.60	340.20		1 @ 336.10	1 @ 337.10	
9	2' by 2' @ 341.75	340.00	3 @ 336.36	1 @ 337.90		
10	2' by 2' @ 340.86	340.20	3 @ 336.36	1 @ 337.90		
11	2' by 2' @ 341.68	341.20		2 @ 340.00		
12 & 13	2' by 2' @ 341.87	340.00		1 @ 337.37	1 @ 338.20	
14 & 15	2' by 2' @ 341.87	340.00			2 @ 337.37	1 @ 338.20
16 & 17	2' by 2' @ 341.37	340.00		2 @ 336.87	1 @ 338.00	
18 & 19	2' by 2' @ 340.66	340.00		3 @ 336.16	1 @ 338.80	
20 & 21	2' by 2' @ 341.13	340.00		2 @ 338.13	2 @ 336.13	
22 & 23	2' by 2' @ 342.15	340.00		3 @ 337.65 1 @ 338.65		
24 & 25	2' by 2' @ 340.74	340.00		2 @ 336.24		
26 & 27	2' by 2' @ 341.74	340.00		2 @ 337.24	1 @ 339.24	
28	3' by 3' @ 340.23	340.00		1 @ 336.50 1 @ 335.73		
29	3' by 3' @ 341.23	340.00	2 @ 336.73 2 @ 337.50			
30	3' by 3' @ 341.21	340.00	3 @ 336.73 3 @ 337.50			



quail vineyards

Stormwater Control Plan

DpC
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DATE: 10/07/24 DRAWN: RS CHECKED: WJM