DESIGN REVIEW PERMIT (SB330)
MONTEREY-BUTTERFIELD
MORGAN HILL, DISTRICT A, SANTA CLARA COUNTY, CALIFORNIA

CONTACT INFORMATION

APPLICANT: DENOVA HOMES, INC
1500 WILLOW PASS COURT
CONCORD, CA 94520
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KWATT@DENOVAHOMES.COM

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BRENTWOOD, CA 94513
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CIVIL ENGINEER: AND PLANNER
RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
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ENGINEER: WILL LINK
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PLANNER: ROSS DOYLE
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LANDSCAPE: ARCHITECT
VANDERTOOLEN ASSOCIATES
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JOINT TRENCH: CONSULTANT
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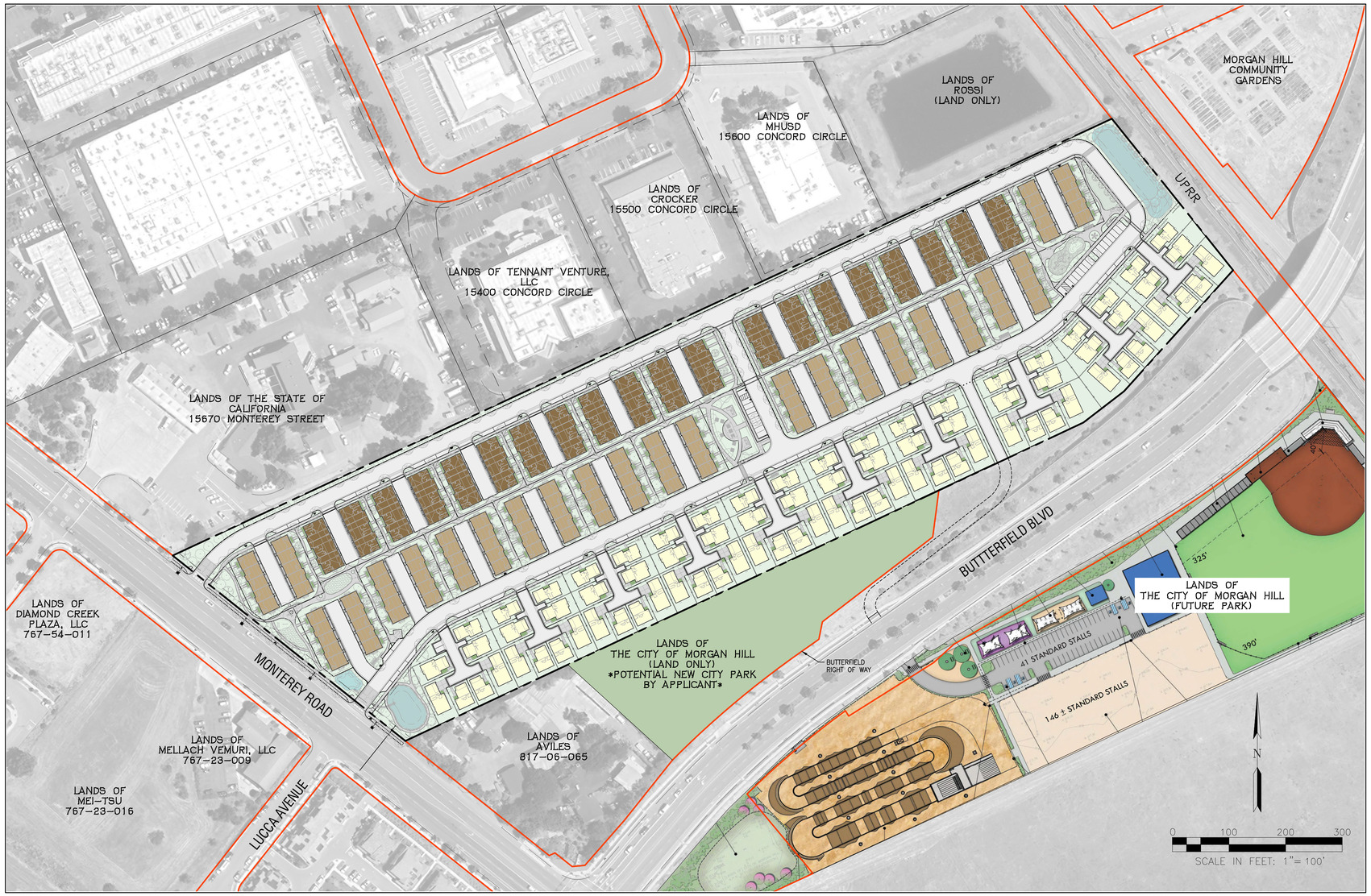
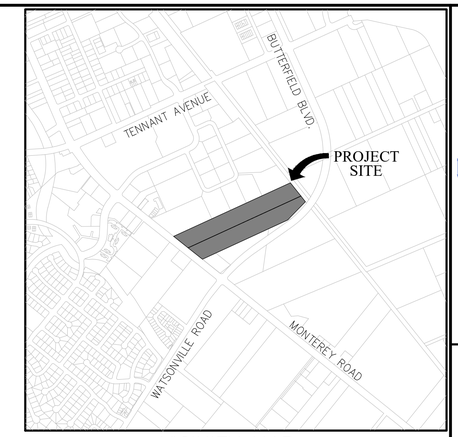
CONTACT: ANDREW CUMMINS
(ANDREWC@DRYUTILITYDESIGN.COM)





VICINITY MAP

GENERAL INFORMATION

1. PROJECT LIES WITHIN FLOOD ZONE D: AREAS OF UNDETERMINED FLOOD HAZARD.
2. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.
3. SEE COMPANION TENTATIVE MAP FOR ADDITIONAL INFORMATION.
4. THE PROPOSED SUBDIVISION HAS "BUILDER'S REMEDY" VESTING PER THE SB 330 PRELIMINARY APPLICATION SUBMITTED TO THE CITY OF MORGAN HILL ON JULY 13, 2023.

SITE INFORMATION

ADDRESS/APN	MILANINIA-NO PHYSICAL ADDRESS APN 817-06-006
EXISTING USE	MOWED ANNUAL GRASSES; NO STRUCTURES
ADDRESS/APN	TSUI/JOE-15570 MONTEREY ROAD 817-06-060
EXISTING USE	THREE SINGLE FAMILY RESIDENCES, OUTBUILDINGS, FALLOW OPEN SPACE
AREA	±18.5 ACRES / ±805,860 SQFT (COMBINED)
DESIGNATION	N/A
ZONING	N/A

PROJECT INFORMATION

THIS IS A 319-HOME RESIDENTIAL PROJECT CONSISTING OF:
- 79 SINGLE FAMILY MOTOR-COURT HOMES
- 120 TOWN HOME STYLE CONDOMINIUMS
- 120 FLAT STYLE CONDOMINIUMS

GROSS SITE AREA	18.5 AC
GROSS DENSITY	319 HOMES / 18.5 AC = 17.2 DU/AC

PRIVATE OPEN SPACE INCLUDES PRIVATE YARDS FOR THE COURT HOMES, AND BALCONIES/DECKS FOR THE CONDOMINIUMS. COMMON OPEN SPACE INCLUDES ACTIVE AND PASSIVE RECREATION WITHIN THE PRIVATE PARKS AND ORNAMENTAL LANDSCAPING ADJACENT TO ROADS AND IN BETWEEN BUILDINGS.

PARKING IS PROVIDED WITHIN PRIVATE GARAGES AND COMMON PARKING BAYS, AS FOLLOWS:

• GARAGE SPACES/HOME (COVERED)	638
• BAY PARKING (OPEN)	25
• PARALLEL PARKING (OPEN)	65*
• SINGLE STALLS IN COURTS (OPEN)	21
• APRON STALLS IN COURTS (OPEN)	40
	789 (2.5 SPACES/HOME)

SUBJECT TO CHANGE, CONTINGENT ON TRANSFORMERS LOCATIONS

TABLE OF CONTENTS

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

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

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

TITLE SHEET
MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JAN 3, 2024

DATE	BY	CK
3/27/2024	JAM	RD

SHEET REVISIONS
SOUNDWALL CALLOUT

SHEET
C-1
OF 14 SHEETS

JOB NO.
202002

W:\JOBS 20\202002 - MILANINIA-JOE\DRAWINGS\PRELIM\APPLICATIONS\DRP_TM (2023)\C1-TITLE SHEET.DWG

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EXISTING USE	THREE SINGLE FAMILY RESIDENCES, FALLOW OPEN SPACE, OUTBUILDINGS,
AREA	±18.5 ACRES (COMBINED)
DESIGNATION	N/A
ZONING	N/A

NOTES

1. PROPERTY BOUNDARY IS RESOLVED.
2. AERIAL IMAGE PROVIDED BY GOOGLE EARTH, CIRCA JUNE 2023.
3. PER SCVWD, THERE ARE NO EXISTING WELLS ON THE MILANINIA PROPERTY, AND TWO ON THE TSUI PROPERTY.
4. EXISTING UTILITIES IN MONTEREY ROAD AND BUTTERFIELD BLVD. ARE SHOWN ON THE COMPANION TENTATIVE MAP.

PHOTO 1: BUTTERFIELD GRADE SEPARATION IN FOREGROUND, LOOKING NORTHWEST

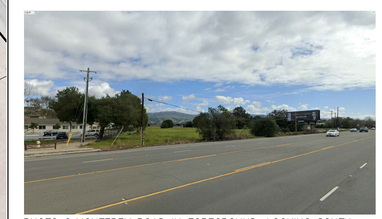
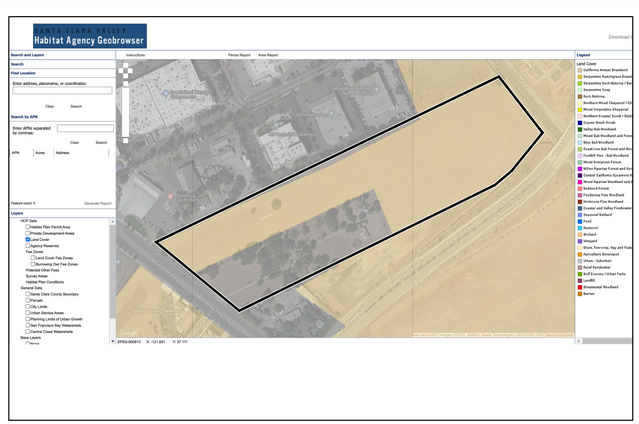
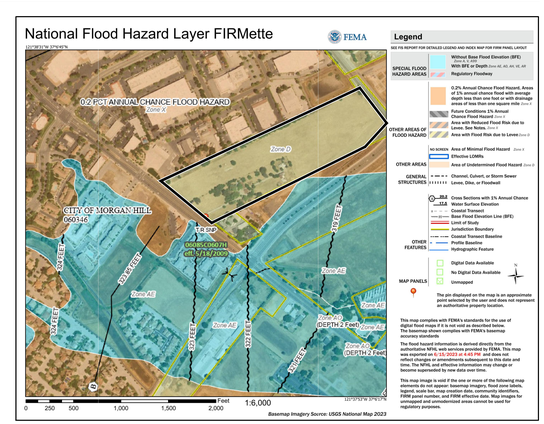
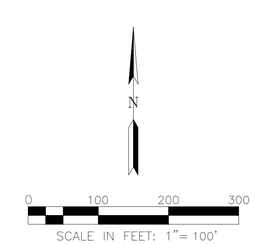


PHOTO 2: MONTEREY ROAD IN FOREGROUND, LOOKING SOUTH EASTERLY

PHOTO 3: UPRR IN FOREGROUND, LOOKING WEST







RJA
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ENGINEERS • PLANNERS • SURVEYORS
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DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

EXISTING CONDITIONS

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

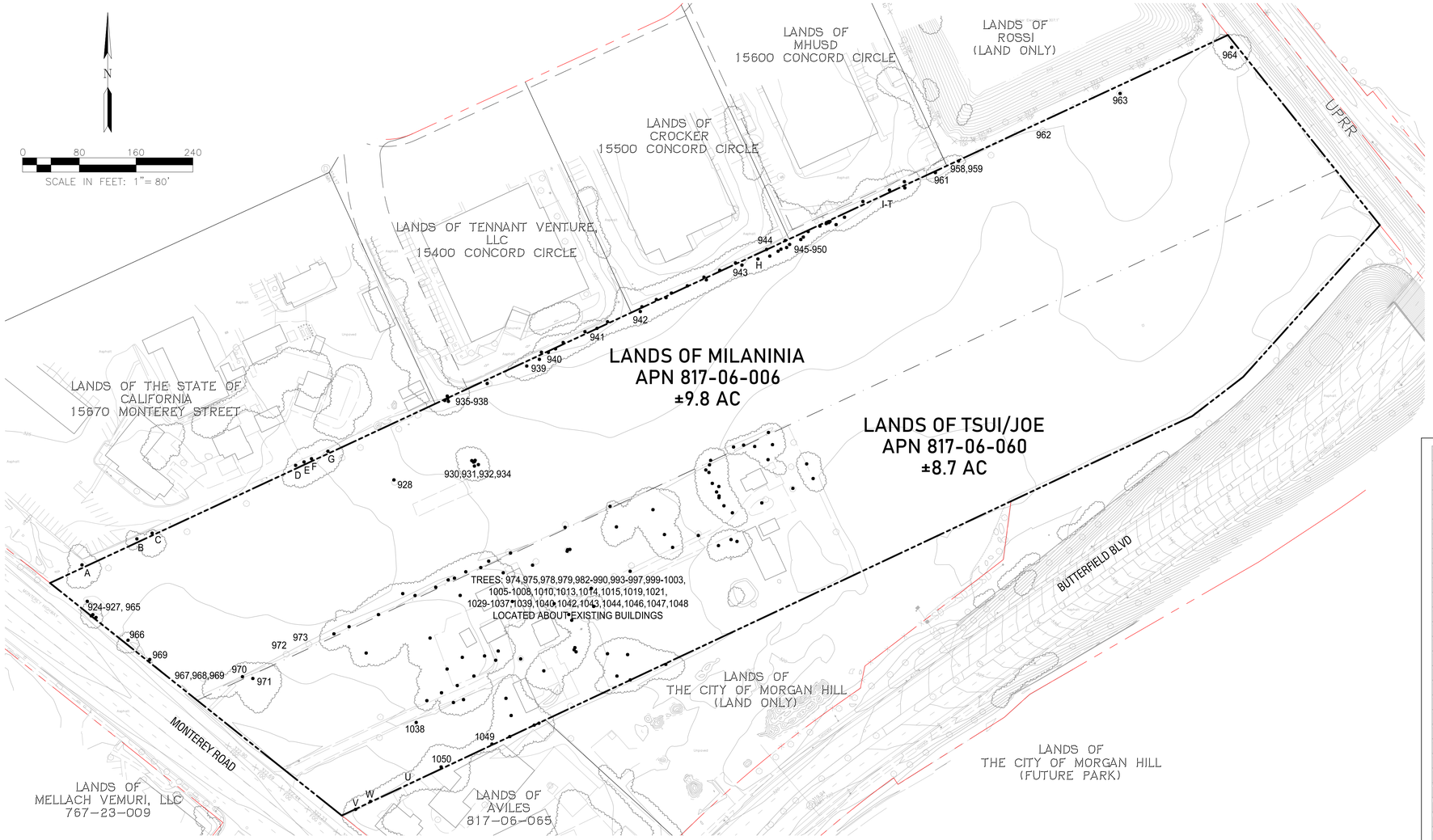
DATE	MK	SHEET REVISIONS	BY	CK
3/27/2024	-	SOUNDWALL CALLOUT	JAM	RD

SCALE: AS SHOWN
DATE: JAN 3, 2024

SHEET
C-2
OF 14 SHEETS

JOB NO. 202002

W:\JOBS 20\202002 - MILANINIA-JOE\DRAWINGS\PRELIM APPLICATIONS\PRP_TM (2023)\C2 - EXISTING CONDITIONS.DWG



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AREA	±18.5 ACRES (COMBINED)
DESIGNATION	N/A
ZONING	N/A

NOTES

1. PROPERTY BOUNDARY IS RESOLVED.
2. AERIAL IMAGE PROVIDED BY GOOGLE EARTH, CIRCA 2023.
3. EXISTING TREE DATA IS PROVIDED BELOW. FOR FURTHER INFORMATION REGARDING EXISTING TREES, SEE ARBORIST REPORT PREPARED BY *TREES, BUGS & DIRT*, DATED 10-26-2023.
4. EXISTING UTILITIES IN MONTEREY ROAD AND BUTTERFIELD BOULEVARD ARE SHOWN ON THE COMPANION TENTATIVE MAP.

#	name (Genus species)	Type of tree	Trunk circumference (inches)	Trunk diameter (inches)	PROTECTED	ORD I NANCE S I ZE	I NDI GENOUS	height (feet)	Health	health rating	Structure	structure rating	Form
924	coast live oak (Quercus agrifolia)	Evergreen hardwood	18.0	5.7	Y	Y	Y	Y	28.0	Fair	3	Fair	3	Poor
925	coast live oak (Quercus agrifolia)	Evergreen hardwood	27.0	8.6	Y	Y	Y	Y	28.0	Fair	3	Poor	2	Poor
926	coast live oak (Quercus agrifolia)	Evergreen hardwood	12.0	3.8	Y	Y	Y	Y	18.0	Poor	2	Poor	2	Poor
927	coast live oak (Quercus agrifolia)	Evergreen hardwood	22,17	7, 5.4	Y	Y	Y	Y	28.0	Fair	3	Fair	3	Poor
928	coast live oak (Quercus agrifolia)	Evergreen hardwood	45.5	14.5	Y	Y	N	Y	35.0	Good	4	Fair	3	Good
929	coast live oak (Quercus agrifolia)	Evergreen hardwood	105.2	33.5	Y	Y	N	Y	40.0	Good	4	Poor	2	Good
930	coast live oak (Quercus agrifolia)	Evergreen hardwood	27.0	8.6	Y	Y	N	Y	28.0	Fair	3	Poor	2	Poor
931	coast live oak (Quercus agrifolia)	Evergreen hardwood	28.0	8.9	Y	Y	N	Y	30.0	Fair	3	Poor	2	Poor
932	coast live oak (Quercus agrifolia)	Evergreen hardwood	23.5	7.5	Y	Y	N	Y	25.0	Fair	3	Poor	2	Poor
933	coast live oak (Quercus agrifolia)	Evergreen hardwood	24.0	7.6	Y	Y	N	Y	22.0	Fair	3	Poor	2	Poor
934	coast live oak (Quercus agrifolia)	Evergreen hardwood	103.6	33.0	Y	Y	N	Y	20.0	Fair	3	Poor	2	Poor
935	coast live oak (Quercus agrifolia)	Evergreen hardwood	22.0	7.0	Y	Y	N	Y	25.0	Fair	3	Fair	3	Fair
936	coast live oak (Quercus agrifolia)	Evergreen hardwood	35.0	11.1	Y	Y	N	Y	35.0	Poor	2	Poor	2	Poor
937	Ca black walnut (Juglans hindsii)	Deciduous hardwood	72.2	23.0	Y	Y	N	N	17.0	Poor	2	Poor	2	Poor
938	coast live oak (Quercus agrifolia)	Evergreen hardwood	48.7	15.5	Y	Y	N	Y	35.0	Fair	3	Poor	2	Fair
939	Ca black walnut (Juglans hindsii)	Deciduous hardwood	21,31,35, 36	6.7, 10.8, 11.1, 11.5	N	N	N	N	45.0	Fair	3	Poor	2	Fair
940	Ca black walnut (Juglans hindsii)	Deciduous hardwood	16,22,20,2 6,22,27,26	5.1, 7.4,4.9,5, 7.9,6.8,8.9	N	N	N	N	30.0	Poor	2	Poor	2	Fair
941	Ca black walnut (Juglans hindsii)	Deciduous hardwood	49,25,44, 27	15.6, 8, 14, 8.6	Y	Y	N	N	35.0	Very poor	1	Very poor	1	Very poor
942	coast live oak (Quercus agrifolia)	Evergreen hardwood	29.8	9.5	Y	Y	N	Y	24.0	Good	4	Fair	3	Fair
943	coast live oak (Quercus agrifolia)	Evergreen hardwood	51.8	16.5	Y	Y	N	Y	33.0	Good	4	Poor	2	Fair
944	coast live oak (Quercus agrifolia)	Evergreen hardwood	113.0	36.0	Y	Y	N	Y	27.0	Fair	3	Fair	3	Fair
945	coast live oak (Quercus agrifolia)	Evergreen hardwood	20,15.5	6.4, 4.9	Y	Y	N	Y	25.0	Good	4	Poor	2	Poor
946	coast live oak (Quercus agrifolia)	Evergreen hardwood	20,20,9,3, 3,6	6.4, 6.4, 2.9, 10.5, 1.9	Y	Y	N	Y	25.0	Fair	3	Poor	2	Poor
947	coast live oak (Quercus agrifolia)	Evergreen hardwood	18.8, 11	6, 3.5	Y	Y	N	Y	20.0	Fair	3	Poor	2	Poor
948	coast live oak (Quercus agrifolia)	Evergreen hardwood	34.0	10.8	Y	Y	N	Y	35.0	Good	4	Fair	3	Poor
949	Ca black walnut (Juglans hindsii)	Deciduous hardwood	43,36	13.7, 11.5	Y	Y	N	N	35.0	Poor	2	Very poor	1	Poor
950	coast live oak (Quercus agrifolia)	Evergreen hardwood	81.6	26.0	Y	Y	N	Y	35.0	Fair	3	Fair	3	Fair
951	coast live oak (Quercus agrifolia)	Evergreen hardwood	80.1	25.5	Y	Y	N	Y	26.0	Fair	3	Fair	3	Fair
952	coast live oak (Quercus agrifolia)	Evergreen hardwood	20.5	6.5	Y	Y	N	Y	35.0	Fair	3	Poor	2	Poor
953	coast live oak (Quercus agrifolia)	Evergreen hardwood	30.0	9.6	Y	Y	N	Y	35.0	Fair	3	Fair	3	Fair
954	coast live oak (Quercus agrifolia)	Evergreen hardwood	56.5	18.0	Y	Y	N	Y	25.0	Poor	2	Poor	2	Poor
955	coast live oak (Quercus agrifolia)	Evergreen hardwood	20,16	6.4, 5.1	Y	Y	N	Y	18.0	Fair	3	Very poor	1	Poor
956	coast live oak (Quercus agrifolia)	Evergreen hardwood	21.0	6.7	Y	Y	N	Y	35.0	Fair	3	Poor	2	Poor
957	coast live oak (Quercus agrifolia)	Evergreen hardwood	23.0	7.3	Y	Y	N	Y	38.0	Fair	3	Poor	2	Poor
958	Ca black walnut (Juglans hindsii)	Deciduous hardwood	65.9	21.0	Y	Y	N	N	60.0	Poor	2	Poor	2	Fair
959	coast live oak (Quercus agrifolia)	Evergreen hardwood	28.0	8.9	Y	Y	Y	Y	45.0	Fair	3	Poor	2	Poor
960	coast live oak (Quercus agrifolia)	Evergreen hardwood	21.0	6.7	Y	Y	N	Y	25.0	Fair	3	Very poor	1	Poor
961	coast live oak (Quercus agrifolia)	Evergreen hardwood	34.0	10.8	Y	Y	N	Y	35.0	Good	4	Fair	3	Fair
962	coast live oak (Quercus agrifolia)	Evergreen hardwood	28.0	8.9	Y	Y	N	Y	30.0	Good	4	Fair	3	Fair
963	Ca black walnut (Juglans hindsii)	Deciduous hardwood	26,25,22,2 3,20	8.3, 8, 7, 7.3, 6.4	N	N	N	N	28.0	Poor	2	Very poor	1	Poor
964	coast live oak (Quercus agrifolia)	Evergreen hardwood	35,61,46, 70,67	11.1, 19.4, 14.6, 22.3, 21.3	Y	Y	N	Y	47.0	Good	4	Fair	3	Excellent
965	coast live oak (Quercus agrifolia)	Evergreen hardwood	47.1	15	Y	Y	Y	Y	20.0	Good	4	Poor	2	Poor
966	coast live oak (Quercus agrifolia)	Evergreen hardwood	18.8	6	Y	Y	Y	Y	8.0	Good	4	Fair	3	Fair
967	Chinese pistache (Pistacia chinensis)	Deciduous hardwood	56.5	18	Y	Y	N	Y	12.0	Fair	3	Very poor	1	Very poor
968	coast live oak (Quercus agrifolia)	Evergreen hardwood	61.2	19.5	Y	Y	N	Y	18.0	Good	4	Very poor	1	Poor
969	coast live oak (Quercus agrifolia)	Evergreen hardwood	9.4, 6.3, 6,3.6,3,3.1,3, 1.9,1	3,2,2,2,1,1,1,1	N	N	N	Y	25.0	Fair	3	Very poor	1	Poor
970	coast live oak (Quercus agrifolia)	Evergreen hardwood	94.2	30	Y	Y	N	Y	27.0	Good	4	Poor	2	Poor
971	red river gum (Euc. camaldulensis)	Evergreen hardwood	89.5	28.5	Y	Y	N	N	38.0	Fair	3	Fair	3	Fair
972	coast live oak (Quercus agrifolia)	Evergreen hardwood	47.1	15	Y	Y	N	Y	35.0	Good	4	Fair	3	Good
973	coast live oak (Quercus agrifolia)	Evergreen hardwood	84.8	27	Y	Y	N	Y	35.0	Good	4	Fair	3	Good
974	red river gum (Euc. camaldulensis)	Evergreen hardwood	81.6	26	Y	Y	N	N	76.0	Fair	3	Poor	2	Fair
975	red river gum (Euc. camaldulensis)	Evergreen hardwood	65.0	20.7	Y	Y	N	N	45.0	Poor	2	Very poor	1	Very poor
976	coast live oak (Quercus agrifolia)	Evergreen hardwood	18.0	5.7	Y	Y	N	Y	27.0	Fair	3	Poor	2	Poor
977	coast live oak (Quercus agrifolia)	Evergreen hardwood	44.0	14	Y	Y	N	Y	20.0	Good	4	Fair	3	Fair
978	coast live oak (Quercus agrifolia)	Evergreen hardwood	31.5	10.0	Y	Y	N	Y	35.0	Good	4	Fair	3	Fair
979	coast live oak (Quercus agrifolia)	Evergreen hardwood	25.1,31.4	8,10	Y	Y	N	Y	50.0	Good	4	Fair	3	Fair
980	coast live oak (Quercus agrifolia)	Evergreen hardwood	31.4,28.3, 28.3	10,9,9	Y	Y	N	Y	50.0	Good	4	Fair	3	Fair
981	coast live oak (Quercus agrifolia)	Evergreen hardwood	18.8,31.4,2 8,3,31.4,3.1	6,10,9,10,1	Y	Y	N	Y	39.0	Good	4	Fair	3	Fair
982	coast live oak (Quercus agrifolia)	Evergreen hardwood	18.0	5.7	Y	Y	N	Y	18.0	Fair	3	Fair	3	Fair
983	coast live oak (Quercus agrifolia)	Evergreen hardwood	25.1	8	Y	Y	N	Y	18.0	Good	4	Fair	3	Poor
984	coast live oak (Quercus agrifolia)	Evergreen hardwood	31.0	9.9	Y	Y	N	Y	34.0	Poor	2	Poor	2	Poor
985	coast live oak (Quercus agrifolia)	Evergreen hardwood	23.0	7.3	Y	Y	N	Y	18.0	Poor	2	Poor	2	Poor
986	coast live oak (Quercus agrifolia)	Evergreen hardwood	19,40,34	6,1,12,7,10,8	Y	Y	N	Y	42.0	Fair	3	Fair	3	Fair
987	coast live oak (Quercus agrifolia)	Evergreen hardwood	42.5	13.5	Y	Y	N	Y	38.0	Fair	3	Fair	3	Fair
988	silver dollar eucalyptus (Euc. cinerea)	Evergreen hardwood	75.0	23.9	Y	Y	N	Y	56.0	Fair	3	Fair	3	Good
989	red river gum (Euc. camaldulensis)	Evergreen hardwood	131.9	42	Y	Y	N	N	58.0	Fair	3	Fair	3	Good
990	coast live oak (Quercus agrifolia)	Evergreen hardwood	42.0	13.4	Y	Y	N	Y	36.0	Fair	3	Fair	3	Fair
991	coast live oak (Quercus agrifolia)	Evergreen hardwood	24.0	7.6	Y	Y	N	Y	50.0	Fair	3	Fair	3	Fair
992	coast live oak (Quercus agrifolia)	Evergreen hardwood	36.0	11.5	Y	Y	N	Y	35.0	Poor	2	Fair	3	Fair
993	silver dollar eucalyptus (Euc. cinerea)	Evergreen hardwood	87.9	28	Y	Y	N	N	55.0	Fair	3	Poor	2	Fair
994	coast live oak (Quercus agrifolia)	Evergreen hardwood	25,20,32, 17	8,6,4,10-2,5, 4	Y	Y	N	Y	35.0	Fair	3	Fair	3	Fair
995	coast live oak (Quercus agrifolia)	Evergreen hardwood	27,33,35,3 6,45	8.6,10.5,11.1 ,11.5,14.3	Y	Y	N	Y	60.0	Good	4	Fair	3	Good
996	coast live oak (Quercus agrifolia)	Evergreen hardwood	25.1	8	Y	Y	N	Y	25.0	Fair	3	Poor	2	Poor
997	coast live oak (Quercus agrifolia)	Evergreen hardwood	37,40,33	11.8,12.7,10, 5	Y	Y	N	Y	47.0	Fair	3	Poor	2	Fair
998	coast live oak (Quercus agrifolia)	Evergreen hardwood	30,14,18,3 3,24	9.6,4.5,5.7,1, 0,5.7,8	Y	Y	N	Y	38.0	Fair	3	Poor	2	Fair
999	coast live oak (Quercus agrifolia)	Evergreen hardwood	56.5,44, 75,3	18,14,24	Y	Y	N	Y	52.0	Fair	3	Fair	3	Good
1000	blue gum eucalyptus (Euc. globulus)	Evergreen hardwood	240.2	76.5	Y	Y	N	N	65.0	Fair	3	Poor	2	Fair
1001	coast live oak (Quercus agrifolia)	Evergreen hardwood	78.5	25	Y	Y	N	Y	38.0	Fair	3	Fair	3	Fair
1002	Italian stone pine (Pinus pinea)	conifirous	67.5	21.5	Y	Y	N	N	65.0	Fair	3	Poor	2	Fair
1003	Italian stone pine (Pinus pinea)	conifirous	49.0	15.6	Y	Y	N	N	49.0	Fair	3	Poor	2	Fair
1004	Italian stone pine (Pinus pinea)	conifirous	63.0	20.1	Y	Y	N	N	50.0	Good	4	Good	4	Good
1005	Ca black walnut (Juglans hindsii)	Deciduous hardwood	91.1	29	Y	Y	N	N	26.0	Poor	2	Very poor	1	Very poor
1006	Ca black walnut (Juglans hindsii)	Deciduous hardwood	48.0	15.3	Y	Y	N	N	25.0	Fair	3	Poor	2	Poor
1007	coast live oak (Quercus agrifolia)	Evergreen hardwood	25,17,24	8,5.4,7.6	Y	Y	N	Y	25.0	Good	4	P	2	Fair
1008	coast live oak (Quercus agrifolia)	Evergreen hardwood	15.7,28.3, 25,1	5,9,8	Y	Y	N	Y	30.0	Good	4	Fair	3	Fair
1009	coast live oak (Quercus agrifolia)	Evergreen hardwood	28.3,9.4,1 7,3,12.6	9,3,5.5,4	Y	Y	N	Y	30.0	Good	4	Fair	3	Fair
1010	coast live oak (Quercus agrifolia)	Evergreen hardwood	36.0	11.5	Y	Y	N	Y	30.0	Good	4	Fair	3	Fair
1011	coast live oak (Quercus agrifolia)	Evergreen hardwood	19.0	6.1	Y	Y	N	Y	28.0	Fair	3	Poor	2	Poor
1012	coast live oak (Quercus agrifolia)	Evergreen hardwood	20.0	6.4	Y	Y	N	Y	18.0	Fair	3	Poor	2	Poor
1013	blue gum eucalyptus (Euc. globulus)	Evergreen hardwood	329.7	105	Y	Y	N	N	60.0	Fair	3	Poor	2	Fair
1014	red river gum (Euc. camaldulensis)	Evergreen hardwood	40.1,33.4,47 ,1,67,9.1,4	13,17,15,20, 10	Y	Y	N	N	50.0	Fair	3	Poor	2	Poor
1015	Ca black walnut (Juglans hindsii)	Deciduous hardwood	79.0	25.2	Y	Y	N	N	37.0	Poor	2	Fair	3	Fair
1016	coast live oak (Quercus agrifolia)	Evergreen hardwood	18.6,10.5	5.9,3.3	Y	Y	N	Y	35.0	Poor	2	Poor	2	Poor
1017	Ca peppertree (Schinus molle)	Evergreen hardwood	53.4	17	Y	Y	N	N	45.0	Good	4	Poor	2	Good
1018	coast live oak (Quercus agrifolia)	Evergreen hardwood	19.5	6.2	Y	Y	N	Y	35.0	Poor	2	Poor	2	Poor
1019	Ca black walnut (Juglans hindsii)	Deciduous hardwood	94.2	30	Y	Y	N	N	38.0	Poor	2	Poor	2	Poor
1020	coast live oak (Quercus agrifolia)	Evergreen hardwood	4440.8	14,13	Y	Y	N	Y	35.0	Fair	3	Fair	3	Good
1021	coast live oak (Quercus agrifolia)	Evergreen hardwood	56.0	17.8	Y	Y	N	Y	30.0	Fair	3	Fair	3	Fair
1022	coast live oak (Quercus agrifolia)	Evergreen hardwood	44.0	14	Y	Y	N	Y	45.0	Fair	3	Fair	3	Fair
1023	Ca pepperree (Schinus molle)	Evergreen hardwood	81.6	26	Y	Y	N	N	50.0	Good	4	Poor	2	Good
1024	coast live oak (Quercus agrifolia)	Evergreen hardwood	29.0	9.2	Y	Y	N	Y	45.0	Poor	2	Poor	2	Poor
1025	coast live oak (Quercus agrifolia)	Evergreen hardwood	20.5	6.5	Y	Y	N	Y	30.0	Poor	2	Poor	2	Poor
1026	coast live oak (Quercus agrifolia)	Evergreen hardwood	15,34.5,26	4.8,11.8,3	Y	Y	N	Y	40.0	Fair	3	Fair	3	Poor
1027	coast live oak (Quercus agrifolia)	Evergreen hardwood	33,33,22	10.5,10.5,7	Y	Y	N	Y	45.0	Fair	3	Fair	3	Fair
E	coast live oak (Quercus agrifolia)	Evergreen hardwood	54.5	17.4	Y	Y	N	Y	35.0	Fair	3	Fair	3	Fair
F	coast live oak (Quercus agrifolia)	Evergreen hardwood	80.0	25.5	Y	Y	N	Y	45.0	Good	4	Fair	3	Fair
G	coast live oak (Quercus agrifolia)	Evergreen hardwood	33,14,36	10.5, 4.5, 12.9	Y	Y	N	Y	40.0	Good	4	Poor	2	Poor
H	London plane (Platanus x hispanica)	Deciduous hardwood	98.9	31.5	Y	Y	N	N	43.0	Fair	3	Fair	3	Fair
I	London plane (Platanus x hispanica)	Deciduous hardwood	21.2	6.8	N	N	N	N	45.0	Fair	3	Fair	3	Fair
J	Modesto ash (Fraxinus velutina X Modesto)	Deciduous hardwood	48.7	15.5	Y	Y	N	N	65.0	Fair	3	Poor	2	Poor
k	Modesto ash (Fraxinus velutina X Modesto)	Deciduous hardwood	50.2	16.0	Y	Y	N	N	55.0	Fair	3	Fair	3	Fair
L	Modesto ash (Fraxinus velutina X Modesto)	Deciduous hardwood	58.1	18.5	Y	Y	N	N	55.0	Fair	3	Fair	3	Fair
M	Modesto ash (Fraxinus velutina X Modesto)	Deciduous hardwood	37.7	12.0	N	N	N	N	35.0	Fair	3	Poor	2	Poor
N	Modesto ash (Fraxinus velutina X Modesto)	Deciduous hardwood	56.5	18.0	Y	Y	N	N	40.0	Poor	2	Poor	2	Poor
O	Modesto ash (Fraxinus velutina X Modesto)	Deciduous hardwood	70.7	22.5	Y	Y	N	N	40.0	Fair	3	Poor	2	Poor
P	Modesto ash (Fraxinus velutina X Modesto)	Deciduous hardwood	48.7	15.5	Y	Y	N	N	55.0	Good	4	Fair	3	Fair
Q	Modesto ash (Fraxinus velutina X Modesto)	Deciduous hardwood	50.2	16.0	Y	Y	N	N	55.0	Poor	2	Poor	2	Poor
R	coast live oak (Quercus agrifolia)	Evergreen hardwood	81.6	26	Y	Y	N	Y	45.0	Poor	2	Poor	2	Poor
S	coast live oak (Quercus agrifolia)	Evergreen hardwood	44.0	14	Y	Y	N	Y	35.0	Poor	2	Poor	2	Poor
T	coast live oak (Quercus agrifolia)	Evergreen hardwood	50.2	16	Y	Y	N	Y	40.0	Fair	3	Poor	2	Poor
U	fruitless mulberry (Morus alba)	Deciduous hardwood	62.8	20	Y	Y	N	N	45.0	Good	4	Fair	3	Good
V	coast live oak (Quercus agrifolia)	Evergreen hardwood	40.8	13	Y	Y	N	Y	35.0	Fair	3	Fair	3	Fair
W	coast live oak (Quercus agrifolia)	Evergreen hardwood	20.4	6.5	Y	Y	N	Y	30.0	Fair	3	Fair	3	Fair

RJA
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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

TREE SURVEY EXHIBIT

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

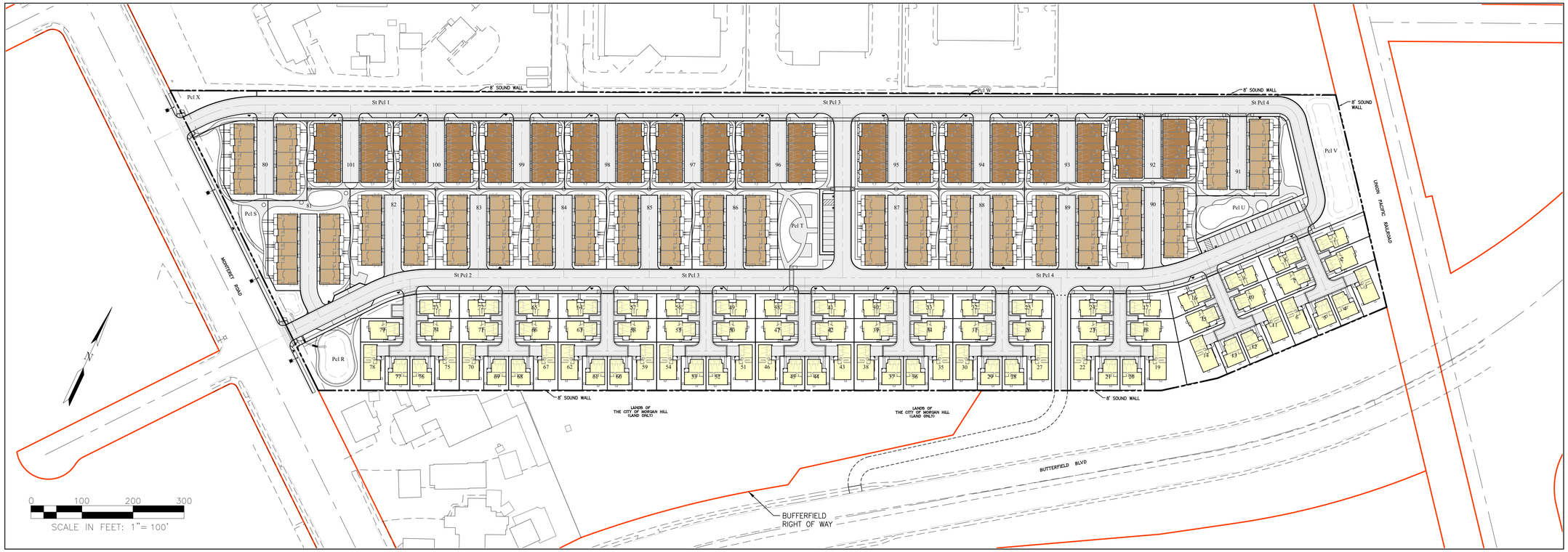
DATE	MK	SHEET REVISIONS	BY	CK
3/27/2024	-	SOUNDWALL CALLOUT	JAM	RD

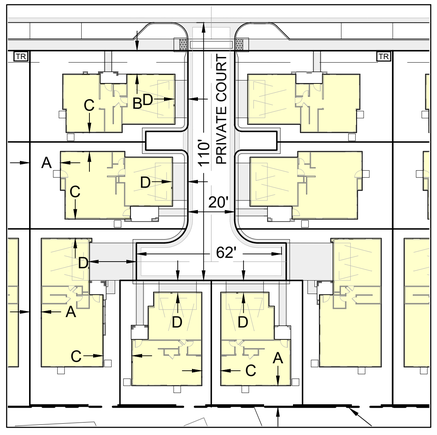
SCALE: AS SHOWN
DATE: JAN 3, 2024

SHEET
C-3
OF 14 SHEETS

JOB NO. 202002

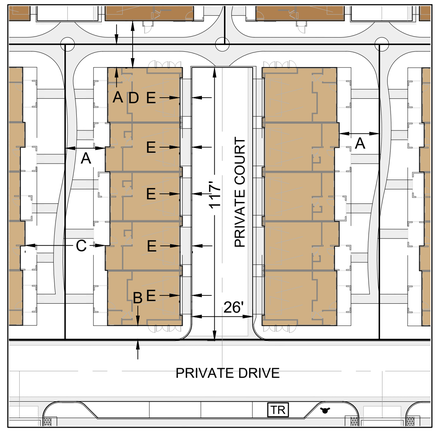
W:\JOBS 20\202002 - MILANINIA--JOE\DRAWINGS\PRELIM\APPLICATIONS\PRP_TM (2023)\C3 - EXISTING CONDITIONS.DWG





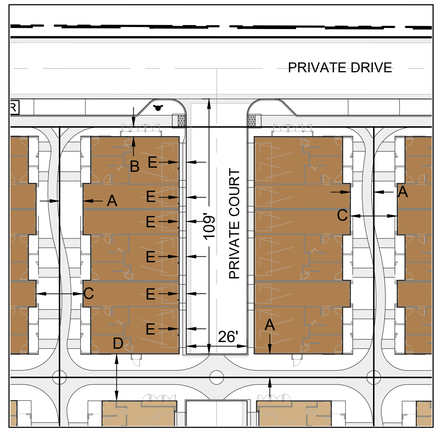
TYPICAL SITING FOR SINGLE FAMILY DETACHED HOMES. (1"=30')

MIN LOT SIZE	2,000 SQFT
MIN LOT WIDTH	N/A
MAX LOT COVERAGE	75%
BLDG TO PROPERTY LINE (A)	4'
BLDG TO BACK OF SIDEWALK (B)	8'
BLDG TO BLDG (C)	8'
FACE OF GARAGE TO FACE OF CURB (D)	5'
MAX HEIGHT	35'/2 STORIES



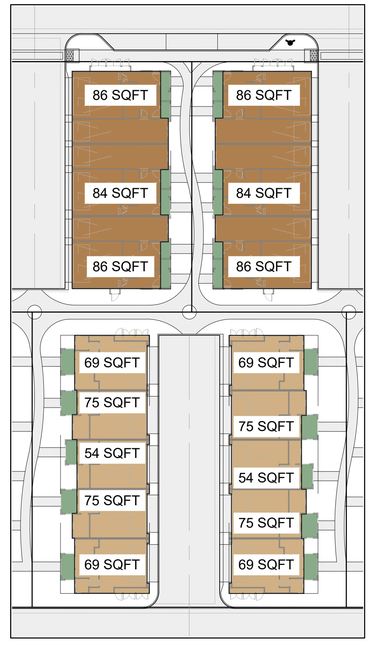
TYPICAL SITING FOR TOWNHOME STYLE MULTI-FAMILY HOMES-TYPE A. (1"=30')

MIN LOT SIZE	10,000 SQFT
MIN LOT WIDTH	N/A
MAX LOT COVERAGE	75%
BLDG TO PROPERTY LINE (A)	5'
BLDG TO PROPERTY LINE/PRIVATE DRIVE (B)	4'
BLDG TYPE A TO BLDG TYPE A (C)	30'
BLDG TYPE A TO BLDG TYPE B (D)	15'
FACE OF GARAGE TO FACE OF CURB (E)	5'
MAX HEIGHT	45'/3 STORIES



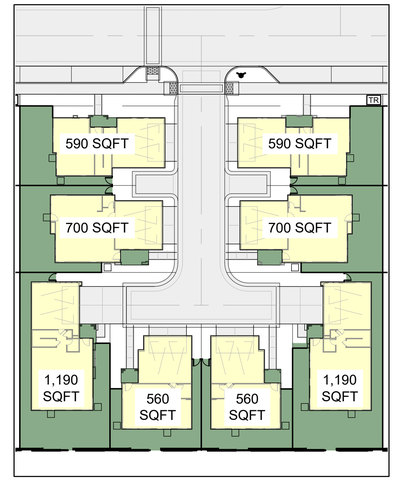
TYPICAL SITING FOR STACKED-FLAT STYLE MULTI-FAMILY HOMES-TYPE B. (1"=30')

MIN LOT SIZE	10,000 SQFT
MIN LOT WIDTH	N/A
MAX LOT COVERAGE	75%
BLDG TO PROPERTY LINE (A)	5'
BLDG TO BACK OF SIDEWALK (B)	4'
BLDG TYPE B TO BLDG TYPE B (C)	20'
BLDG TYPE B TO BLDG TYPE A (D)	15'
FACE OF GARAGE TO FACE OF CURB (E)	3'
MAX HEIGHT	45'/3 STORIES



TYPICAL TOWN HOME PATIO AREAS (1"=30')

A16



TYPICAL SINGLE FAMILY YARD AREAS (1"=30')

A16

NOTES

1. ARCHITECTURAL ELEMENTS, SUCH AS BAY WINDOWS, FIREPLACES AND BUILDING PROJECTIONS CAN ENCROACH INTO ANY SETBACK UP TO 2'-0".

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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

SETBACKS AND MASSING EXHIBIT

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JAN 3, 2024

SHEET REVISIONS	BY	CK
SOUNDWALL CALLOUT	JAM	RD

DATE	MK
3/27/2024	

SHEET
C-4
OF 14 SHEETS

JOB NO.
202002

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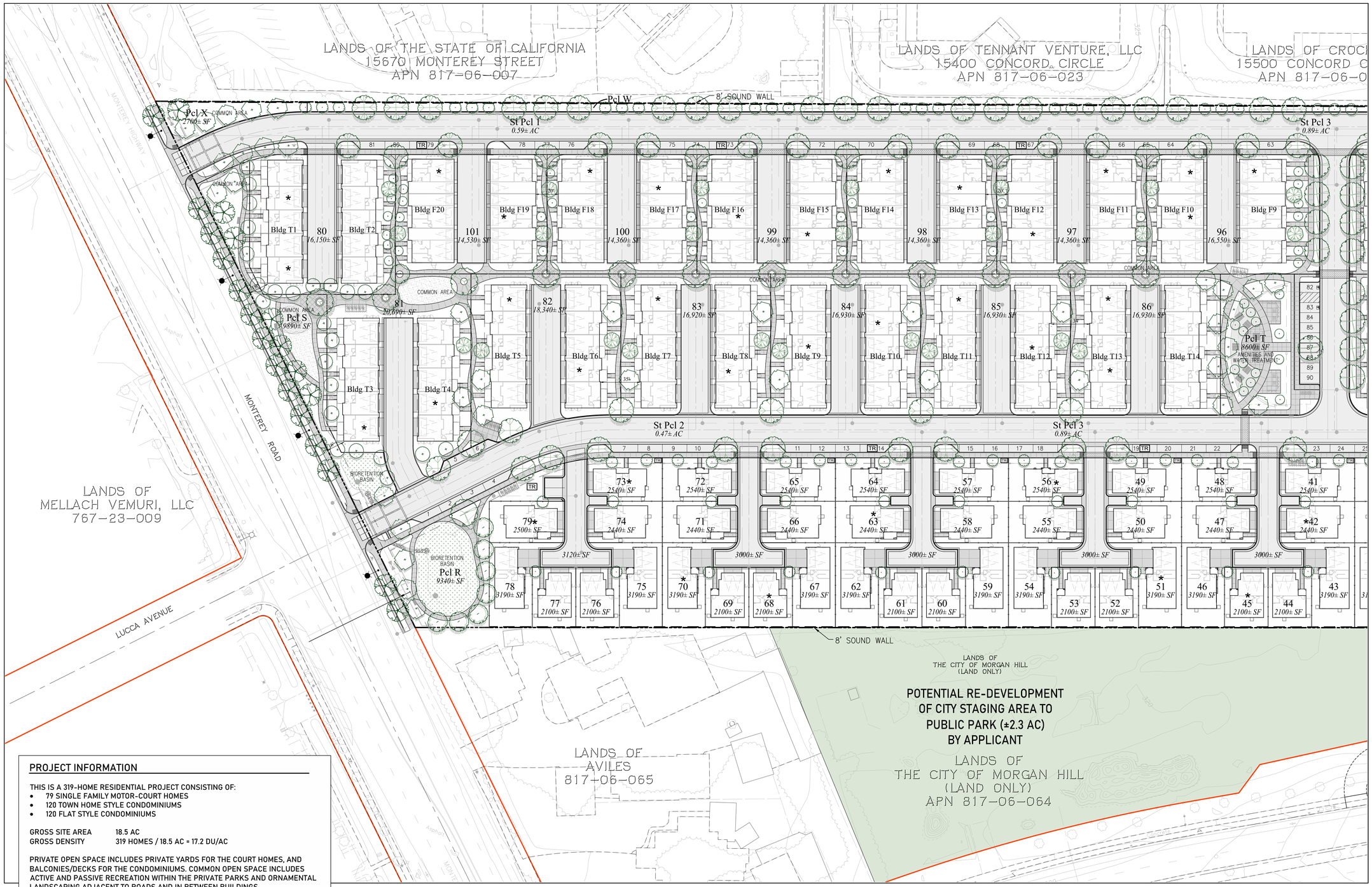


PROJECT INFORMATION

THIS IS A 319-HOME RESIDENTIAL PROJECT CONSISTING OF:

- 79 SINGLE FAMILY MOTOR-COURT HOMES
- 120 TOWN HOME STYLE CONDOMINIUMS
- 120 FLAT STYLE CONDOMINIUMS

GROSS SITE AREA 18.5 AC
GROSS DENSITY 319 HOMES / 18.5 AC = 17.2 DU/AC

PRIVATE OPEN SPACE INCLUDES PRIVATE YARDS FOR THE COURT HOMES, AND BALCONIES/DECKS FOR THE CONDOMINIUMS. COMMON OPEN SPACE INCLUDES ACTIVE AND PASSIVE RECREATION WITHIN THE PRIVATE PARKS AND ORNAMENTAL LANDSCAPING ADJACENT TO ROADS AND IN BETWEEN BUILDINGS.

PARKING IS PROVIDED WITHIN PRIVATE GARAGES AND COMMON PARKING BAYS, AS FOLLOWS:

- GARAGE SPACES/HOME (COVERED) 638
- BAY PARKING (OPEN) 25
- PARALLEL PARKING (OPEN) 65*
- SINGLE STALLS IN COURTS (OPEN) 21
- APRON STALLS IN COURTS (OPEN) 40

789 (2.5 SPACES/HOME)

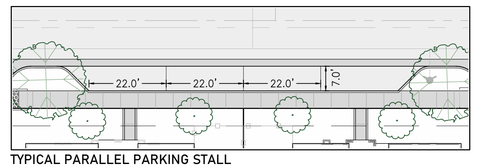
SUBJECT TO CHANGE, CONTINGENT ON TRANSFORMERS LOCATIONS

LEGEND/NOTES

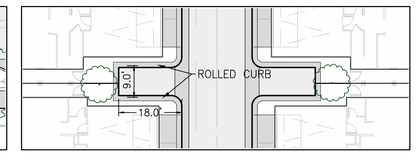
OFF-SITE PUBLIC RIGHT OF WAY

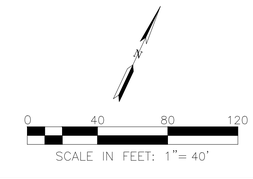
* BMR UNIT

TR POTENTIAL TRANSFORMER LOCATION (FINAL LOCATION TO BE SET BY PG&E POST ENTITLEMENT)



TYPICAL PARALLEL PARKING STALL





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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

SITE PLAN - WEST

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JAN 3, 2024

DATE	MK	SHEET REVISIONS	BY	CK
3/27/2024	-	SOUNDWALL CALLOUT	JAM	RD

SHEET
C-5
OF 14 SHEETS

JOB NO.
202002

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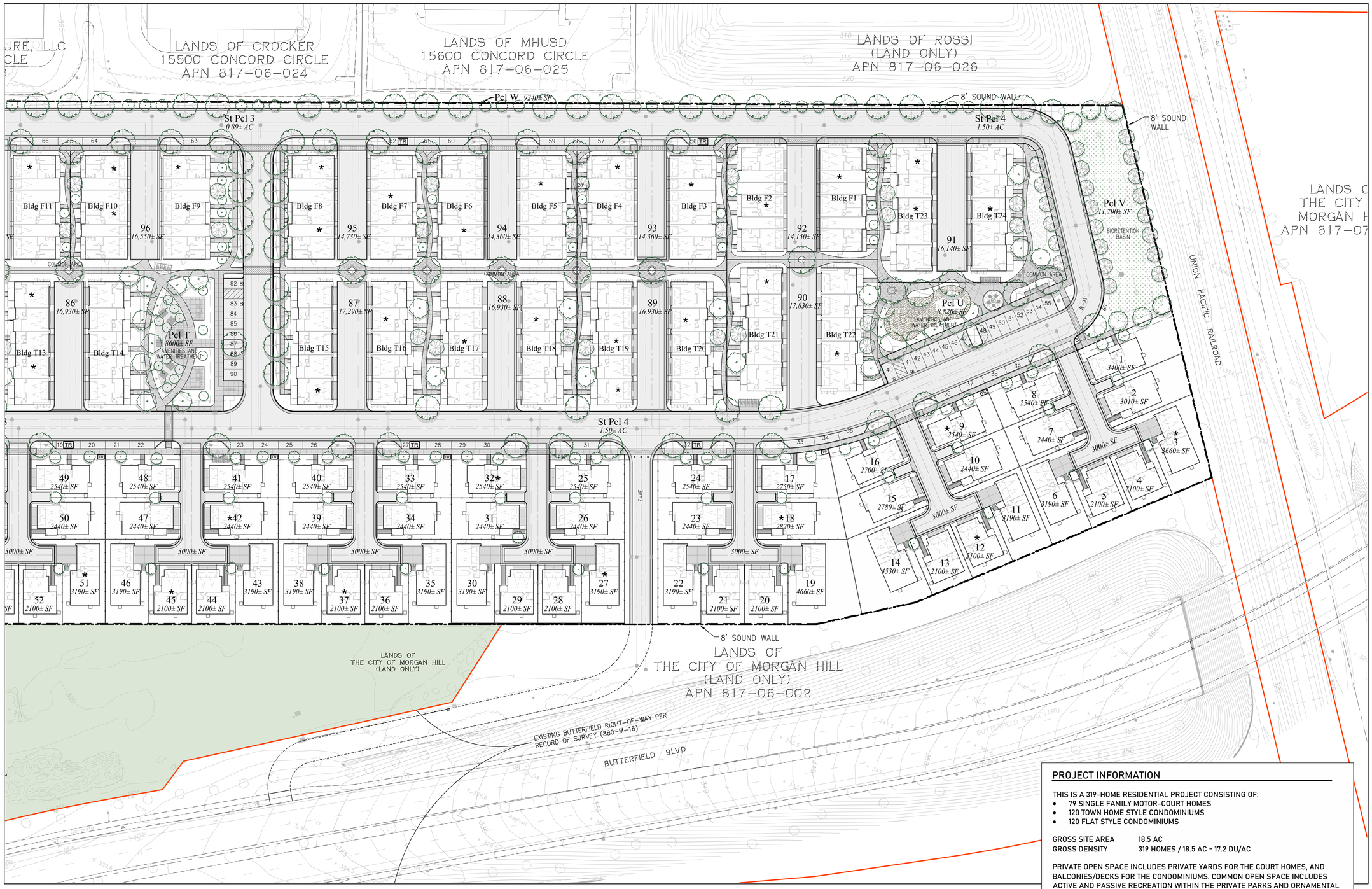

LEGEND/NOTES

- OFF-SITE PUBLIC RIGHT OF WAY
- * BMR UNIT
- TR POTENTIAL TRANSFORMER LOCATION (FINAL LOCATION TO BE SET BY PG&E POST-ENTITLEMENT)

PROJECT INFORMATION

THIS IS A 319-HOME RESIDENTIAL PROJECT CONSISTING OF:

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- BAY PARKING (OPEN) 25
- PARALLEL PARKING (OPEN) 65*
- SINGLE STALLS IN COURTS (OPEN) 21
- APRON STALLS IN COURTS (OPEN) 40

789 (2.5 SPACES/HOME)

*SUBJECT TO CHANGE, CONTINGENT ON TRANSFORMERS LOCATIONS

0 40 80 120
SCALE IN FEET: 1"= 40'

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Concord, CA 94520

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

SITE PLAN - EAST

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JAN 3, 2024

DATE	MK	SHEET REVISIONS	BY	CK
3/27/2024	-	SOUNDWALL CALLOUT	JAM	RD

SHEET
C-6
OF 14 SHEETS

JOB NO.
202002

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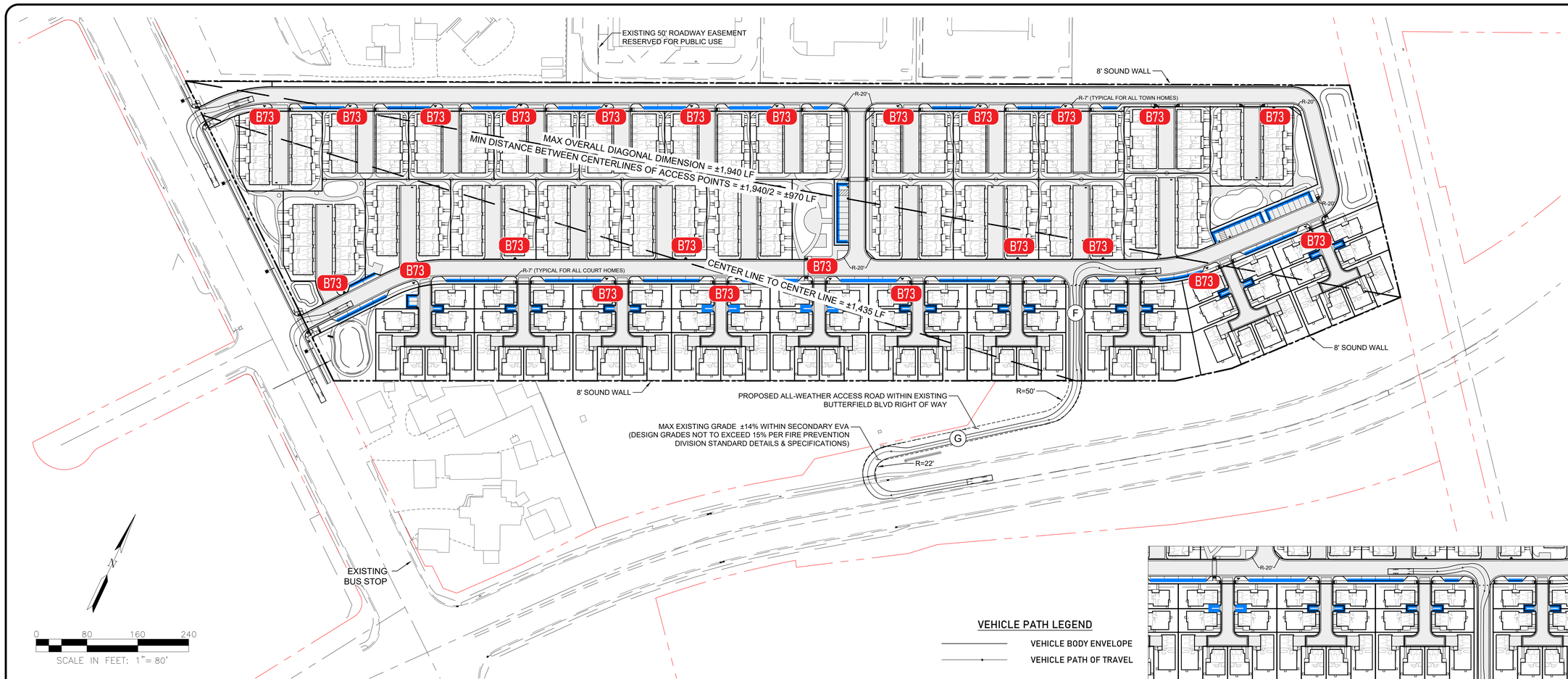
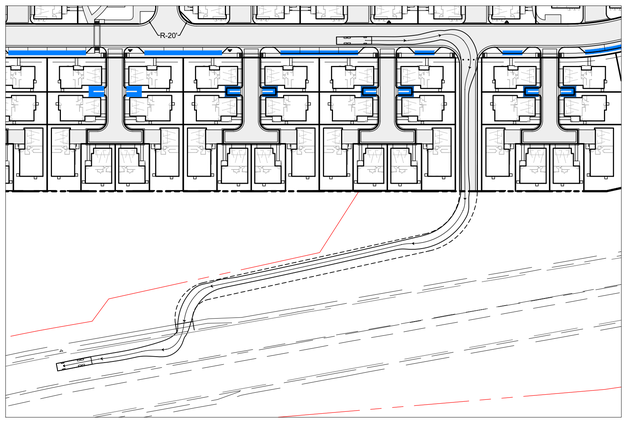


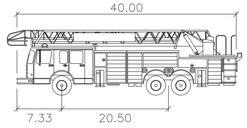


FIRE VEHICLE EXITING TURNING MOVEMENT DETAIL

VEHICLE PATH LEGEND

VEHICLE BODY ENVELOPE

VEHICLE PATH OF TRAVEL



City of Morgan Hill

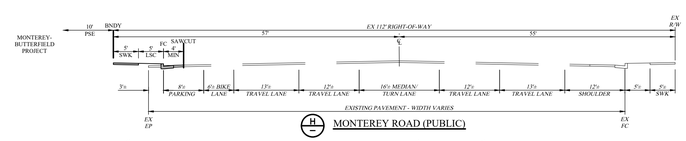
	feet
Width	: 8.50
Track	: 7.69
Lock to Lock Time	: 6.0
Steering Angle	: 39.4

D. FIRE DEPARTMENT REQUIREMENTS

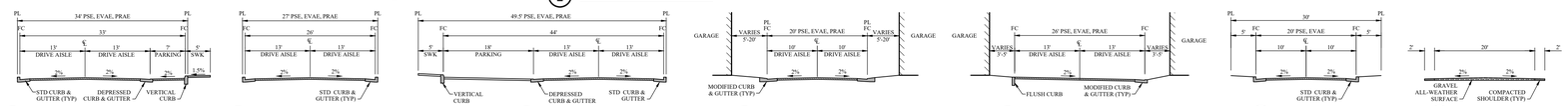
	FIRE INFRASTRUCTURE REVIEW
B73	INSTALLATION OF FIRE SERVICE UNDERGROUND PIPING, FDC'S AND FIRE HYDRANTS COMPLIES WITH SPECIFICATION NO. 11.O, 11-P, AND 11-Q OF MORGAN HILL CITY STANDARDS.
B74	FIRE APPARATUS (LADDER TRUCK) ACCESS ROADS REQUIRED AS SPECIFIED IN SPECIFICATION NO. 11-B OF MORGAN HILL CITY STANDARDS
B75	FIRE DEPARTMENT (ENGINE) DRIVEWAYS, TURN-AROUND AND TURN OUTS REQUIRED WITH SPECIFICATION NO 11-E OF MORGAN HILL CITY STANDARDS
B76	DESIGN AND INSTALLATION OF FIRE SPRINKLER SYSTEMS IN MULTI-UNIT RESIDENTIAL BUILDINGS IN COMPLIANCE WITH SPECIFICATION NO 11-Q OF THE MORGAN HILL CITY STANDARDS

NOTES

1. ALL CURB WILL BE PAINTED RED AND LETTERED, PURSUANT TO THE MORGAN HILL MUNICIPAL CODE, WITH THE EXCEPTION OF PARALLEL AND BAY PARKING STALLS AS IDENTIFIED HEREIN IN BLUE (SUBJECT TO CHANGE PER FINAL TRANSFORMER LOCATION).



H MONTEREY ROAD (PUBLIC)



A 33' PRIVATE STREET — PARKING ONE SIDE — STREET A, STREET B

B 26' PRIVATE STREET — NO PARKING — STREET C

C 44' PRIVATE STREET — PARKING ONE SIDE — STREET C

D 20' PRIVATE STREET — NO PARKING — COURT AA - COURT JJ

E 26' PRIVATE STREET — NO PARKING — ALLEY A - ALLEY V

F 20' EVA — NO PARKING

G 20' EVA — NO PARKING

PRELIMINARY STREET AND ALLEY SECTIONS

NO SCALE

B74

* SEE SHEETS C-10 AND C-11 FOR STREET NAMES

CITY OF MORGAN HILL

FIRE PREVENTION DIVISION
STANDARD DETAILS & SPECIFICATIONS

SUBJECT: Approaches Access	SPEC NO: 11-B EFFECTIVE DATE: 01/01/13 REVISED:

SCOPE

Applicable to Fire Department apparatus access roadways serving commercial buildings and three or more single-family dwellings. Note that the specifications contained in this Standard apply only to properties located within the service area of the Morgan Hill.

DEFINITIONS

Roadway: A vehicular access roadway greater than or equal to 20 feet in width.

Driveway: A vehicular access roadway less than 20 feet in width and serving no more than two single family dwellings.

Temporary Access Roadway: A temporary vehicular access road or driveway that is provided until such time that the permanent road or driveway is installed.

REQUIREMENTS

Road Design

1. **Minimum clear width:** The minimum clear width of fire department access roads shall be 26 feet (7925 mm) for a distance of 30 feet (9144 mm) in front of the building. Additional width(s) may be required where the fire code official determines that access to the site or a portion thereof may become compromised due to emergency operations or nearby material or material-related hazards, such as flammable liquids, refinery openings, bridge failures, hazardous material-related incidents, etc.

   The width of secondary access roads may be reduced to less than 20 feet provided 3 hydrants are installed adjacent to the roadway every 500 feet with a minimum dimension of 10 feet wide and 40 feet long or as otherwise determined by the fire code official.

2. **Access and loading:** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road (including bridges and culverts) with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34000 kg) or as otherwise determined by the fire code official.

Page 1 of 5

3. **Minimum clear height:** Vertical clearance over required vehicular access roads and driveways shall be 13½'.

4. **Grade:** Maximum Grade shall not exceed 15% (8.75 degrees).

5. **Turn Radius (minimum):** The minimum outside turning radius is 42 feet for required access roadways. Greater radius up to 60 feet may be required where the Fire Prevention Division determines that a Ladder Truck access is required. Circulating radius to travel along a roadway without dead ends.

6. **Turning Radius (Cul-de-sacs):** The minimum outside turning radius is 35 feet. Use of cul-de-sacs is not acceptable where it is determined by the Fire Prevention Division that Ladder Truck access is required, unless greater turning radius is provided.

7. **Easements/ROW:** Turnarounds are required for all dead end roadways with a length in excess of 150 feet. The turnaround details shown in this document are intended to provide a general design concept only. Modifications or variations of these designs may be approved by the Fire Prevention Division provided the turning radius is adequate for emergency use. The Fire Department review shall meet all previously stated requirements. These details are applicable when a 35-foot minimum turning radius for dead ends is specified. These details are also applicable when a greater turning radius greater than 35 feet is specified or when a circulating radius is specified.

8. **Dead-ends:** Dead-end fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with width and turnaround provisions as determined by the fire code official.

9. **Parking:** When parking is permitted on streets, in both residential/commercial applications, it shall conform to the following:
   - Parking is permitted both sides of the street with street width of 28 feet or more
   - Parking is permitted on one side of the street with street width of 26 – 35 feet
   - No parking is permitted when street width is less than 26 feet

   NOTE: Rolled curbs can be part of the curb/sidewalk and used to increase the roadway width by 2 feet when the fire code official, Additional requirements may apply. For buildings 30 feet in height or greater. See requirements under **AERIAL FIRE APPARATUS ACCESS ROADS.**

10. **Access to a hydrant:** Fire hydrants located on a public or private street, or on-site, shall be provided with a minimum clearance of not less than 30 feet (7315 feet either side of hydrant), in accordance with California vehicle code 22514. Marking shall be per California vehicle code 22500.1

11. **Traffic calming:** Traffic calming devices and the design thereof shall be approved by the fire code official prior to installation.

12. **Alternate paving material:** Alternative paving materials such as "Grass Crete", 4pt block or similar type material may be used for emergency vehicle access (EVA) under certain conditions. The approvals shall include the design criteria based upon the imposed load of fire apparatus as identified in item 2- Access and Loading. The EVA shall:

Page 2 of 5

unless fire apparatus access roads will connect with future development, as determined by the fire code official.

REQUIREMENTS FOR SECONDARY ACCESS ROADS

1. **Separation of access roads:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses (from centerline to centerline).

2. **Connection to other roads:** Where a secondary access roadway connects a public or private street there shall be either; no curb, a rolled curb or a driveway cut as approved by the fire code official.

3. **Easements:** Only lands owned or in control of the property owner, held in common with the property owner, or dedicated to the City of Morgan Hill may be used for secondary access roadways shall cache located easements through private property unless specifically approved by the fire code official. When easements are required for secondary access roadways, they shall be recorded as Emergency Vehicle Ingress/ Egress Easements (E.V.I.E.) Approved to the Fire Department.

4. **Marking and Identification:** When necessary, signs or other approved notices shall be posted at secondary access roadways to prevent obstruction by parked vehicles. Such signs or notices shall be in accordance with Fire Prevention Division Standards.

5. **Maintenance:** Secondary access roadways shall be maintained at all times by the property owner. The roadway surface, gate/locks and vertical and horizontal clearances shall be maintained in serviceable condition. Maintenance of secondary access roadways on commercial/industrial properties shall be included in the Covenants, Conditions and Restrictions (CC&R's) or Lease/Maintenance agreements of the development project. The CC&R's shall mandate that the owners association shall retain professional management to oversee maintenance responsibilities.

AERIAL FIRE APPARATUS ACCESS ROADS

1. **Where required:** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

2. **Width:** Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

3. **Proximity to building:** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official.

Page 4 of 5

- Be marked. The bars at the turn delineated with lights, bollards, paint, contrasting material, etc.
- Be structurally sound to prevent movement or dislocating with soil movement.
- Be field tested by the contractor in the presence of the fire code official. Testing may be required by the fire code official. Upon completion of the gate approval, the engineer of record (civil or electrical engineer) shall certify the installation.

FIRE APPARATUS ROADWAY SIGNS

Where required by the Fire Code Official, fire apparatus access roads shall be designated and marked as fire lanes as set forth in Section 22500.1 of the California Vehicle Code. The designation of fire lanes by the Fire Code Official shall be accomplished by the posting of "Fire Lane" signs in place clearly stating in letters not less than one inch in height that the place is a fire lane, (23 by bulletin) or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE" which shall be visible from a distance of 50 feet (15240 mm). A red dotted or red painted on the edge of the roadway upon which is clearly marked the words "FIRE LANE".

NUMBER OF ACCESS ROADS REQUIRED

Commercial and Industrial Developments

1. **Buildings exceeding three stories or 30 feet in height:** Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have a least two means of fire apparatus access for each structure.

2. **Buildings exceeding 62,000 square feet in area:** Buildings or facilities having a gross building area of more than 62,000 square feet (5760 mm) shall be provided with two separate and approved fire apparatus access roads.

   Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

Multi-Family Residential Developments (R-1 & R-2 occupancies)

1. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

One-or-Two Family Residential Developments

1. Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements listed under "separation of access roads.

   Exception: When approved by the fire code official, where there are more than 30 dwelling units on a single public or private fire apparatus road and all dwellings units are equipped throughout with an approved automatic sprinkler system in accordance with California Fire Code Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

   The number of dwelling units on a single fire apparatus access road shall not be increased

Page 3 of 5

TEMPORARY ACCESS ROADS

1. When approved by the Fire Marshall, a temporary access road may be installed for fire department access to buildings under construction until such time that the permanent road or driveway is in place. A written request along with detailed plans for the temporary access road shall be submitted to the Fire Prevention Division for review and approval prior to installation. The plan submittal shall also include timelines for use of the temporary roadway and acknowledgement that the integrity of the roadway will be maintained at all times.

2. The width and turn radius dimensions of a temporary access road shall be the same as for the required permanent roadway. As a minimum, the roadway shall consist of a compacted sub base and six (6) inches of road base material (Class 2 aggregate base rock)with compaction to a minimum 95%. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric may be required if deemed necessary by the fire code official or designee (civil engineer. Provisions for surface drainage shall also be provided where necessary.

3. Engineering certification of the temporary roadway construction shall be documented and submitted to the Fire Prevention Division prior to or at the time of the acceptance inspection of the roadway.

RUGGERI-JENSEN-AZAR
ENGINEERS PLANNERS SURVEYORS
805 CAMINO ARROYO
PHONE: (408) 848-0300 FAX: (408) 848-0302

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

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

FIRE PROTECTION EXHIBIT

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JAN 3, 2024

DATE	MK	SHEET REVISIONS	BY	CK
3/27/2024	-	SOUNDWALL CALLOUT	JAM	RD

SHEET
C-7
OF 14 SHEETS

JOB NO.
202002

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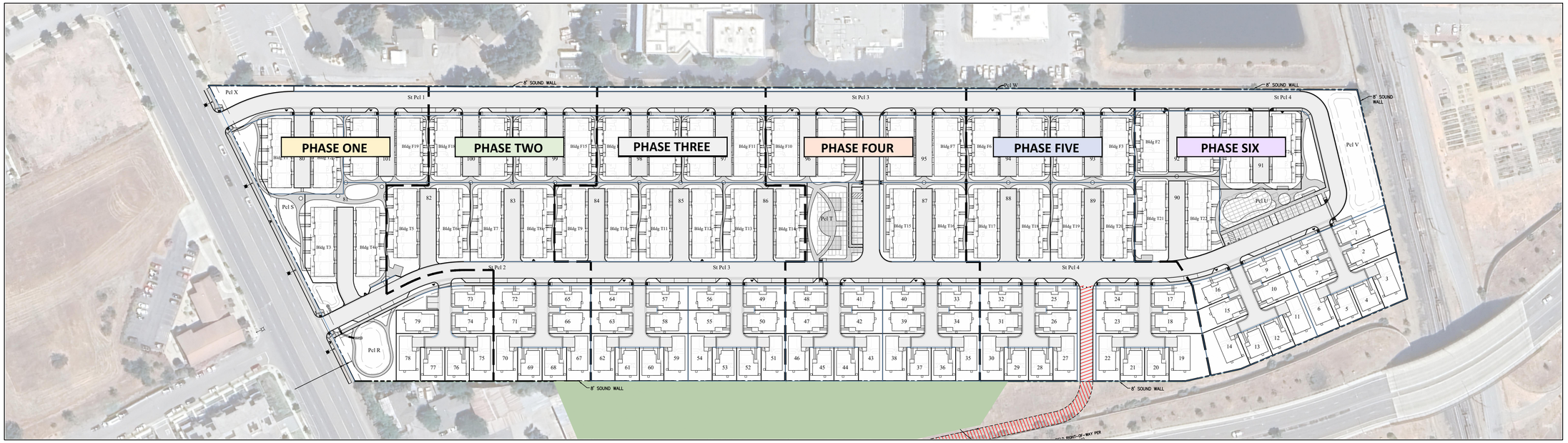

STACKED FLATS							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,250	442	1,692	3	3,750	1,326	5,076
Unit 2	1,429	439	1,868	1	1,429	439	1,868
Unit 3	1,471	442	1,913	2	2,942	884	3,826
Per Building Totals				6	8,121	2,649	10,770
Number of Buildings				20			
Total STACKED FLATS				**120**	**162,420**	**52,980**	**215,400**
					162,420	***52,980***	***215,400***

TOWNHOMES							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,450	470	1,920	1	1,450	470	1,920
Unit 2	1,598	471	2,069	2	3,196	942	4,138
Unit 3	1,800	475	2,275	2	3,600	950	4,550
Per Building Totals				5	8,246	2,362	10,608
Number of Buildings				24			
Total TOWNHOMES				**120**	**197,904**	**56,688**	**254,592**
					197,904	***56,688***	***254,592***

CLUSTERS							
Plan SF				Plan Totals			
	LV	GAR	Total	# of Plans	LV	GAR	Total
Plan 1	1,480	440	1,920	20	29,600	8,800	38,400
Plan 2	1,589	453	2,042	19	30,191	8,607	38,798
Plan 3	1,807	433	2,240	20	36,140	8,660	44,800
Plan 4	2,246	432	2,678	20	44,920	8,640	53,560
Total CLUSTERS				**79**	**140,851**	**34,707**	**175,558**
					140,851	***34,707***	***175,558***

PHASE ONE							
STACKED FLATS							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,250	442	1,692	3	3,750	1,326	5,076
Unit 2	1,429	439	1,868	1	1,429	439	1,868
Unit 3	1,471	442	1,913	2	2,942	884	3,826
Per Building Totals				6	8,121	2,649	10,770
Number of Buildings				2			
Total STACKED FLATS				12	16,242	5,298	21,540

TOWNHOMES							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,450	470	1,920	1	1,450	470	1,920
Unit 2	1,598	471	2,069	2	3,196	942	4,138
Unit 3	1,800	475	2,275	2	3,600	950	4,550
Per Building Totals				5	8,246	2,362	10,608
Number of Buildings				4			
Total TOWNHOMES				20	32,984	9,448	42,432

CLUSTERS							
Plan SF				Plan Totals			
	LV	GAR	Total	# of Plans	LV	GAR	Total
Plan 1	1,480	440	1,920	2	2,960	880	3,840
Plan 2	1,589	453	2,042	1	1,589	453	2,042
Plan 3	1,807	433	2,240	2	3,614	866	4,480
Plan 4	2,246	432	2,678	2	4,492	864	5,356
Total CLUSTERS				7	12,655	3,063	15,718

PHASE TWO							
STACKED FLATS							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,250	442	1,692	3	3,750	1,326	5,076
Unit 2	1,429	439	1,868	1	1,429	439	1,868
Unit 3	1,471	442	1,913	2	2,942	884	3,826
Per Building Totals				6	8,121	2,649	10,770
Number of Buildings				4			
Total STACKED FLATS				24	32,484	10,596	43,080

TOWNHOMES							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,450	470	1,920	1	1,450	470	1,920
Unit 2	1,598	471	2,069	2	3,196	942	4,138
Unit 3	1,800	475	2,275	2	3,600	950	4,550
Per Building Totals				5	8,246	2,362	10,608
Number of Buildings				4			
Total TOWNHOMES				20	32,984	9,448	42,432

CLUSTERS							
Plan SF				Plan Totals			
	LV	GAR	Total	# of Plans	LV	GAR	Total
Plan 1	1,480	440	1,920	2	2,960	880	3,840
Plan 2	1,589	453	2,042	2	3,178	906	4,084
Plan 3	1,807	433	2,240	2	3,614	866	4,480
Plan 4	2,246	432	2,678	2	4,492	864	5,356
Total CLUSTERS				8	14,244	3,516	17,760

PHASE THREE							
STACKED FLATS							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,250	442	1,692	3	3,750	1,326	5,076
Unit 2	1,429	439	1,868	1	1,429	439	1,868
Unit 3	1,471	442	1,913	2	2,942	884	3,826
Per Building Totals				6	8,121	2,649	10,770
Number of Buildings				4			
Total STACKED FLATS				24	32,484	10,596	43,080

TOWNHOMES							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,450	470	1,920	1	1,450	470	1,920
Unit 2	1,598	471	2,069	2	3,196	942	4,138
Unit 3	1,800	475	2,275	2	3,600	950	4,550
Per Building Totals				5	8,246	2,362	10,608
Number of Buildings				6			
Total TOWNHOMES				30	49,476	14,172	63,648

CLUSTERS							
Plan SF				Plan Totals			
	LV	GAR	Total	# of Plans	LV	GAR	Total
Plan 1	1,480	440	1,920	4	5,920	1,760	7,680
Plan 2	1,589	453	2,042	4	6,356	1,812	8,168
Plan 3	1,807	433	2,240	4	7,228	1,732	8,960
Plan 4	2,246	432	2,678	4	8,984	1,728	10,712
Total CLUSTERS				16	28,488	7,032	35,520

PHASE FOUR							
STACKED FLATS							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,250	442	1,692	3	3,750	1,326	5,076
Unit 2	1,429	439	1,868	1	1,429	439	1,868
Unit 3	1,471	442	1,913	2	2,942	884	3,826
Per Building Totals				6	8,121	2,649	10,770
Number of Buildings				4			
Total STACKED FLATS				24	32,484	10,596	43,080

TOWNHOMES							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,450	470	1,920	1	1,450	470	1,920
Unit 2	1,598	471	2,069	2	3,196	942	4,138
Unit 3	1,800	475	2,275	2	3,600	950	4,550
Per Building Totals				5	8,246	2,362	10,608
Number of Buildings				2			
Total TOWNHOMES				10	16,492	4,724	21,216

CLUSTERS							
Plan SF				Plan Totals			
	LV	GAR	Total	# of Plans	LV	GAR	Total
Plan 1	1,480	440	1,920	4	5,920	1,760	7,680
Plan 2	1,589	453	2,042	4	6,356	1,812	8,168
Plan 3	1,807	433	2,240	4	7,228	1,732	8,960
Plan 4	2,246	432	2,678	4	8,984	1,728	10,712
Total CLUSTERS				16	28,488	7,032	35,520

PHASE FIVE							
STACKED FLATS							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,250	442	1,692	3	3,750	1,326	5,076
Unit 2	1,429	439	1,868	1	1,429	439	1,868
Unit 3	1,471	442	1,913	2	2,942	884	3,826
Per Building Totals				6	8,121	2,649	10,770
Number of Buildings				4			
Total STACKED FLATS				24	32,484	10,596	43,080

TOWNHOMES							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,450	470	1,920	1	1,450	470	1,920
Unit 2	1,598	471	2,069	2	3,196	942	4,138
Unit 3	1,800	475	2,275	2	3,600	950	4,550
Per Building Totals				5	8,246	2,362	10,608
Number of Buildings				4			
Total TOWNHOMES				20	32,984	9,448	42,432

CLUSTERS							
Plan SF				Plan Totals			
	LV	GAR	Total	# of Plans	LV	GAR	Total
Plan 1	1,480	440	1,920	4	5,920	1,760	7,680
Plan 2	1,589	453	2,042	4	6,356	1,812	8,168
Plan 3	1,807	433	2,240	4	7,228	1,732	8,960
Plan 4	2,246	432	2,678	4	8,984	1,728	10,712
Total CLUSTERS				16	28,488	7,032	35,520

PHASE SIX							
STACKED FLATS							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,250	442	1,692	3	3,750	1,326	5,076
Unit 2	1,429	439	1,868	1	1,429	439	1,868
Unit 3	1,471	442	1,913	2	2,942	884	3,826
Per Building Totals				6	8,121	2,649	10,770
Number of Buildings				2			
Total STACKED FLATS				12	16,242	5,298	21,540

TOWNHOMES							
Unit SF				Building Totals			
	LV	GAR	Total	Units per Bldg	LV	GAR	Total
Unit 1	1,450	470	1,920	1	1,450	470	1,920
Unit 2	1,598	471	2,069	2	3,196	942	4,138
Unit 3	1,800	475	2,275	2	3,600	950	4,550
Per Building Totals				5	8,246	2,362	10,608
Number of Buildings				4			
Total TOWNHOMES				20	32,984	9,448	42,432

CLUSTERS							
Plan SF				Plan Totals			
	LV	GAR	Total	# of Plans	LV	GAR	Total
Plan 1	1,480	440	1,920	4	5,920	1,760	7,680
Plan 2	1,589	453	2,042	4	6,356	1,812	8,168
Plan 3	1,807	433	2,240	4	7,228	1,732	8,960
Plan 4	2,246	432	2,678	4	8,984	1,728	10,712
Total CLUSTERS				16	28,488	7,032	35,520

NOTES
1. THIS PHASING PLAN IS PRELIMINARY AND SUBJECT TO CHANGE.

ANTICIPATED TIMING
LAND DEVELOPMENT JANUARY, 2026 - JUNE, 2027 (SITE IMPROVEMENTS)
HOUSING CONSTRUCTION JULY, 2027 - JANUARY, 2031

0 80 160 240
SCALE IN FEET: 1"= 80'

RUGGERI-JENSEN-AZAR
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1960 LEWIS AVENUE, LIVERMORE, CA 94550
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DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

PHASING PLAN

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK
12/27/2024	-	SOUND/ALL CALLOUT	JAM	RD

SCALE AS SHOWN
DATE JAN 3, 2024

SHEET
C-8
OF 14 SHEETS

JOB NO. 202002

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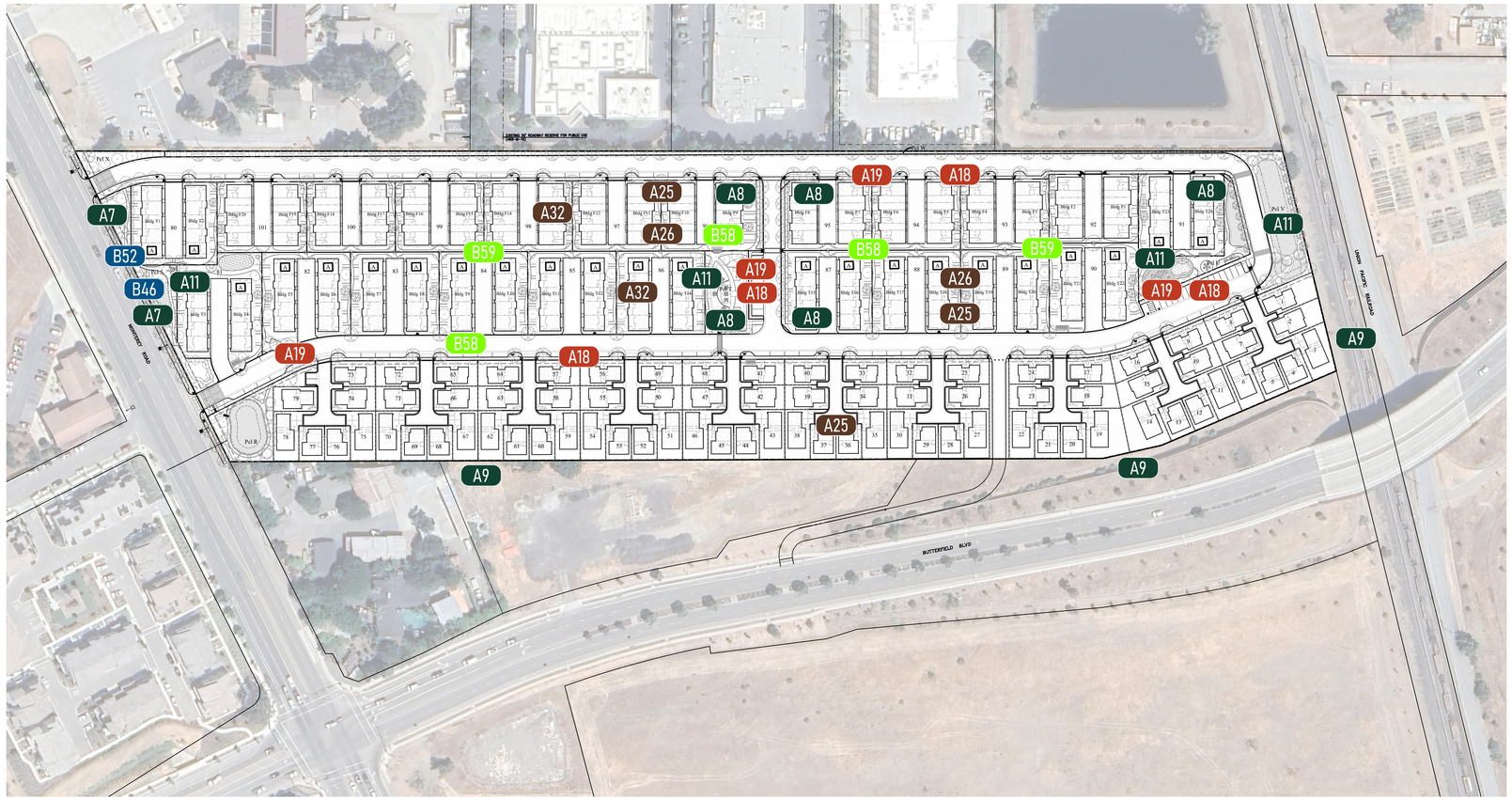


DESIGN AND DEVELOPMENT STANDARD

11. **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 Open Space)**

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

N

0 100 200 300
SCALE IN FEET: 1"= 100'

	SITE PLANNING
A6	COMPLIES WITH AGRICULTURAL BUFFER STANDARDS
A7	RESIDENTIAL FRONT ENTRANCE ORIENTATION TO AN EXISTING STREET (COLLECTOR OR ARTERIAL) , IS LOCATED ALONG THE STREET UNLESS SOUNDWALLS ARE INSTALLED
A8	INTERSECTION SIGHT DISTANCE/CLEAR VISION TRIANGLE IN COMPLIANCE WITH MHMC 18.92.080
A9	SOUND WALLS INCORPORATED INTO PROJECT DESIGN PER ACOUSTICAL REPORT AND COMPLIES WITH THE OBJECTIVE STANDARDS CRITERIA
A10	PROJECT COMPLIES WITH AGRICULTURAL BUFFER PROVIDED IN THE OBJECTIVE STANDARDS CRITERIA
A11	ON-SITE RECREATIONAL AMENITIES ARE PROVIDED PER SIZE/TIER TABLE
A16	USEABLE PRIVATE AND COMMON OPEN SPACE MEET BY-UNIT TYPE PROVIDED IN THE OBJECTIVE STANDARDS CRITERIA

	PARKING IMPROVEMENTS
A17	REQUIRED ON-SITE PARKING PER MHMC 18.72.030
A18	PARKING DESIGN & DEVELOPMENT STANDARDS COMPLY WITH MHMC 18.72.060
A19	MULTI-FAMILY PARKING DISPERSED THROUGHOUT PROJECT AND NOT VISIBLE FROM THE STREET
A20	MULTI-FAMILY PROJECTS (5+ UNITS) PROVIDE BICYCLE PARKING PER MHMC 18.72.080
A21	PROJECTS WITH 6+ SPACES, LIGHTING INFORMATION IS PROVIDED PER MHMC 18.72.060.G
A22	PROJECTS WITH 6+ SPACES DEMONSTRATE PARKING LOT SCREENING AND LANDSCAPING PER MHMC SECTIONS 18.72.060.I AND 18.72.070
A23	PARKING LOTS WITH 30+ SPACES INCLUDE A PEDESTRIAN WALKWAY IN COMPLIANCE WITH ADA REQUIREMENTS PER MHMC 18.72.060.H
A24	PARKING LOTS WITH 25+ SPACES INCLUDE EV CHARGING STATIONS PER MHMC SECTION 18.72.040.C

	ARCHITECTURAL DESIGN FEATURES (APPLICABLE TO SITE PLAN)
A25	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH ON GROUND FLOOR (6'X5' MIN)
A26	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY OVER LOOKING COMMON AREA (6'X4' MIN)
A27	ALL FENCES AND WALLS DESIGNED FOR SCREENING PURPOSES SHALL BE OF SOLID MATERIAL
A32	SEPARATE STRUCTURES-ATTACHED: PROJECTS MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A37	EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT SCREENED OR INCORPORATED INTO SITE/BUILDING DESIGN AND COMPLIES WITH THE OBJECTIVE STANDARDS CRITERIA
A40	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50% OF THE FRONT AND STREET SIDE SETBACK AREAS
A41	DECORATIVE PERVIOUS PAVEMENT DESIGN TOTALS AT LEAST 10% OF THE PAVED AND/OR LANDSCAPED AREA AND COMPLIES WITH THE OBJECTIVE STANDARDS CRITERIA
A45	COLLECTION TRUCK CIRCULATION PLAN THAT MEETS THE RECOLOGY SOUTH VALLEY STANDARDS AND COMPLIES WITH THE OBJECTIVE STANDARDS CRITERIA

B. ENGINEERING - LAND DEVELOPMENT REQUIREMENTS

	SITE PLANNING
B46	PROJECTS ADJACENT TO ARTERIAL STREETS DO NOT INCLUDE WALLS OR FENCES UNLESS REQUIRED BY ACOUSTICAL ANALYSIS
B47	NEW PUBLIC AND PRIVATE STREETS ARE CONSISTENT WITH GENERAL PLAN
B48	TRANSPORTATION ELEMENT AND STREET STANDARD DETAILS
B49	UTILITY TRANSFORMERS ARE INSTALLED UNDERGROUND UNLESS PRECLUDED BY PHYSICAL LIMITATIONS AND CONFORMS TO THE OBJECTIVE STANDARDS CRITERIA
B50	UTILITY DISTRIBUTION AND SERVICE CONNECTIONS ARE PLACED UNDERGROUND AND CONFORMS TO THE OBJECTIVE STANDARDS CRITERIA
B51	WATER METERS ARE LOCATED IN A PUBLIC RIGHT-OF-WAY OR P.S.E. AND CONFORMS TO THE OBJECTIVE STANDARDS CRITERIA
B52	IF PROJECT IS LOCATED ADJACENT TO A CATEGORY 1 OR 2 STREAM, SETBACKS ARE IDENTIFIED ON PROJECT PLANS
B53	A 5' PLANTING STRIP AND STREET TREES (WITH IRRIGATION) IS PROVIDED BETWEEN STREET AND SIDEWALK

	PEDESTRIAN, BICYCLE, AND TRANSIT IMPROVEMENTS
B54	NEW STREET ALIGNS AND CONNECTS TO EXISTING STREETS INTERSECTING WITH PROJECT BOUNDARY
B55	NEW STREETS EXTEND TO ADJOINING UNDEVELOPED LAND + PUBLIC ACCESS EASEMENTS ARE PROVIDED
B56	PROJECT PROVIDES OFF-STREET BICYCLE AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH THE BIKEWAYS, TRAILS, PARKS AND RECREATION MASTER PLAN AND GENERAL PLAN POLICY CNF-11.5 AND CNF-11.6. AND COMPLIES WITH THE OBJECTIVE STANDARDS CRITERIA
B57	THE PROJECT INCORPORATES "COMPLETE STREET DESIGN ELEMENTS" THAT MEETS THE NEEDS OF MULTIPLE USERS CONSISTENT WITH OBJECTIVE STANDARDS CRITERIA
B58	REVIEW LETTER FROM VALLEY TRANSPORTATION AGENCY FOR COMPLIANCE WITH THEIR STANDARDS AND REQUIREMENTS
B59	MULTI-FAMILY PROJECTS PROJECT INCORPORATES ENHANCED BICYCLE AND PEDESTRIAN IMPROVEMENTS PER THE OBJECTIVE STANDARDS CRITERIA
B60	PROJECT PROVIDES PEDESTRIAN CONNECTIONS FROM ALL ENTRANCES TO COMMON OPEN SPACE, RECREATION FACILITIES, AND OTHER PROJECT AMENITIES
B61	CONTINUOUS SIDEWALKS ARE PROVIDED ON BOTH SIDES OF STREETS IN COMPLIANCE WITH MHMC CHAPTER 17.34

	MUNICIPAL INFRASTRUCTURE
B61	PROJECT PROVIDES LOCAL WATER DISTRIBUTION LINES TO SERVE THE PROPOSED PROJECT TO CITY DESIGN STANDARDS AND STANDARD DETAILS AND COMPLIANCE WITH THE OBJECTIVE STANDARDS CRITERIA
B62	SUFFICIENT WASTEWATER COLLECTION SYSTEM IS PROVIDED TO SERVE THE PROJECT TO CITY DESIGN STANDARDS AND STANDARD DETAILS AND COMPLIANCE WITH THE OBJECTIVE STANDARDS CRITERIA
B63	SUFFICIENT STORM DRAINAGE COLLECTION SYSTEM TO SERVE THE PROJECT AND COMPLIES WITH THE OBJECTIVE STANDARDS CRITERIA
B64	THE PROJECT COMPLIES WITH THE STORM WATER INFRASTRUCTURE OBJECTIVE CRITERIA STANDARDS AND PROVIDES A GEOTECHNICAL/SOILS ASSESSMENT
B65	PROJECT IS SUBJECT TO FLOODPLAIN MANAGEMENT REGULATIONS SPECIFIED IN MHMC CHAPTER 15.65 IF LOCATED WITHIN AN AREA IDENTIFIED AS SPECIAL FLOOD AREAS OR FLOODWAY AREAS.
B66	THE PROJECT COMPLIES WITH THE OBJECTIVE STANDARDS CRITERIA FOR BROADBAND CONNECTIVITY

C. BUILDING DIVISION REQUIREMENTS

	BUILDING DIVISION REVIEW
B67	BUILDING CODE ANALYSIS TO SHOW COMPLIANCE WITH BUILDING AREA, HEIGHT, OCCUPANCY CLASSIFICATION, AND TYPE OF CONSTRUCTION.
B68	FIRE SEPARATION DISTANCES FROM BUILDINGS TO PROPERTY LINES AND BETWEEN BUILDINGS
B69	PROJECT DELINEATES THE ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK, ACCESSIBLE PARKING/ELECTRIC VEHICLE SPACES, COMMON AREAS TO BUILDING ENTRANCES
B70	PROJECT COMPLIES WITH BUILD IT GREEN OR LEED CHECKLIST IN COMPLIANCE WITH MHMC CHAPTER 15.65
B71	NO NATURAL GAS INFRASTRUCTURE AS SPECIFIED IN MHMC CHAPTER 15.63
B72	PROJECT IS IN COMPLIANCE WITH MHMC CHAPTER 15.63. ACOUSTICAL ANALYSIS REPORT WITH THE PLANS SHOWING INTERIOR AND EXTERIOR NOISE MITIGATION TO BE SUBMITTED.

D. FIRE DEPARTMENT REQUIREMENTS

SEE SHEET C-7

BROADBAND NOTES:

1. **THE PROJECT SHALL INSTALL BROADBAND CONDUIT IN THE PUBLIC RIGHT OF WAY TO SERVICE THE PROJECT IN ACCORDANCE WITH THE CITY OF MORGAN HILL BROADBAND STANDARDS.**
2. **BROADBAND CONDUIT WILL BE PROVIDED FROM THE PUBLIC RIGHT OF WAY TO EACH HOME OR BUILDING IN THE PROJECT.**

A ACCESSIBLE UNIT

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS PLANNERS SURVEYORS
835 C OCAMPO AVENUE, CAMPBELL, CA 95008
PHONE: (408) 848-0300 FAX: (408) 848-0302

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

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

COMPLIANCE EXHIBIT

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

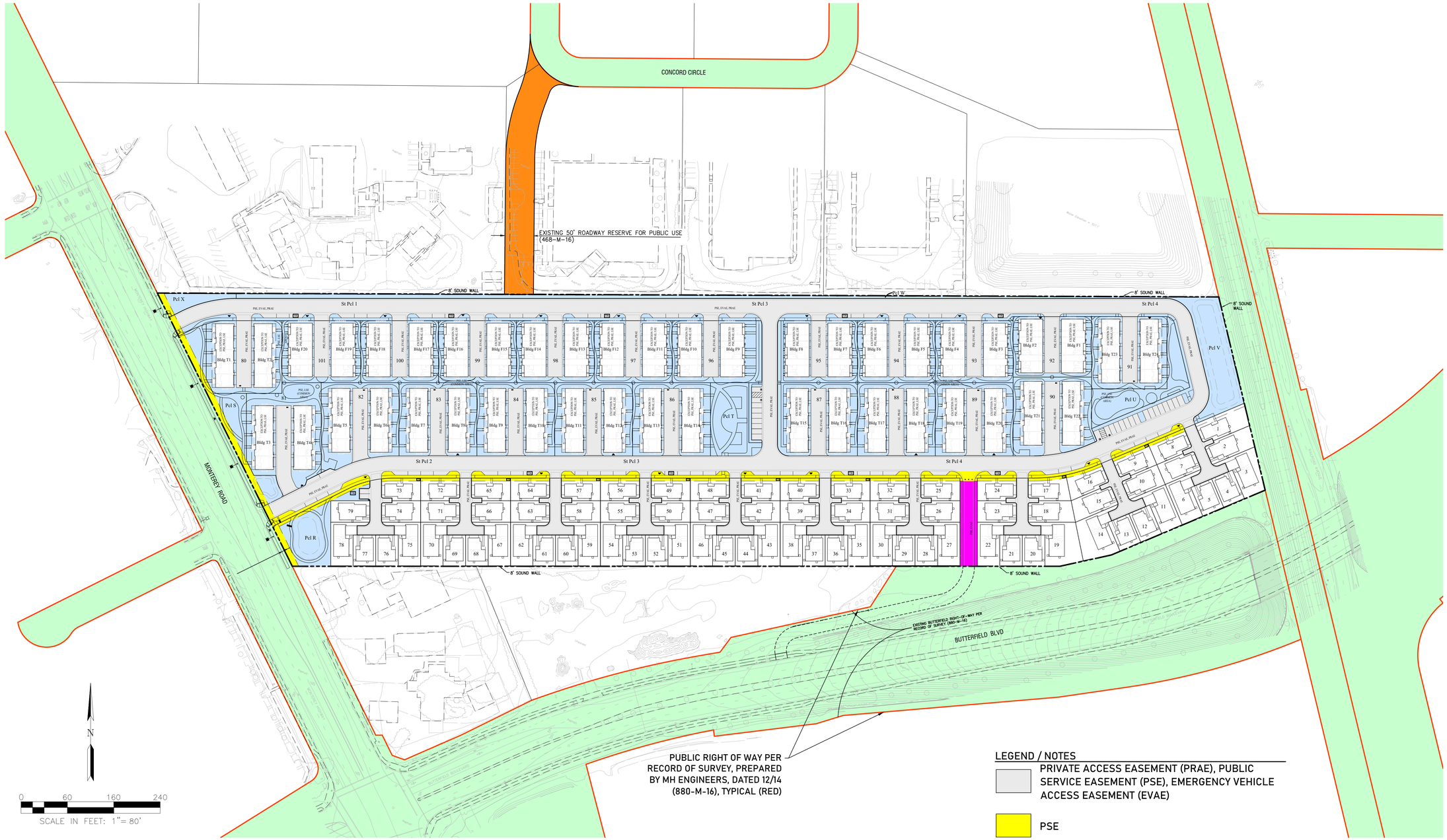
SCALE	DATE
AS SHOWN	JAN 3, 2024

SHEET REVISIONS	BY	CK	DATE	MK
SOUNDWALL CALLOUT	JAM	RD	3/27/2024	.

SHEET
C-9
OF 14 SHEETS

JOB NO.
202002

W:\JOBS 20\202002 - MLANNA-JCC\DRAWINGS\PRELIM APPLICATIONS\PRP_TM (2023)\C9-OBJECTIVE STANDARDS.DWG



LEGEND / NOTES

- PRIVATE ACCESS EASEMENT (PRAE), PUBLIC SERVICE EASEMENT (PSE), EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- PSE
- EVAE
- PSE, LANDSCAPE EASEMENT (LSE)
- 50' ROADWAY RESERVE (468-M-16) - EXISTING
- ADJACENT PUBLIC RIGHT OF WAY - EXISTING

1. THERE ARE NO EXISTING EASEMENTS ON SITE.

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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

CONDITION OF TITLE

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JAN 3, 2024

DATE	MK	SHEET REVISIONS	BY	CK
3/27/2024	-	SOUNDWALL CALLOUT	JAM	RD

SHEET
C-10
OF 14 SHEETS

JOB NO.
202002

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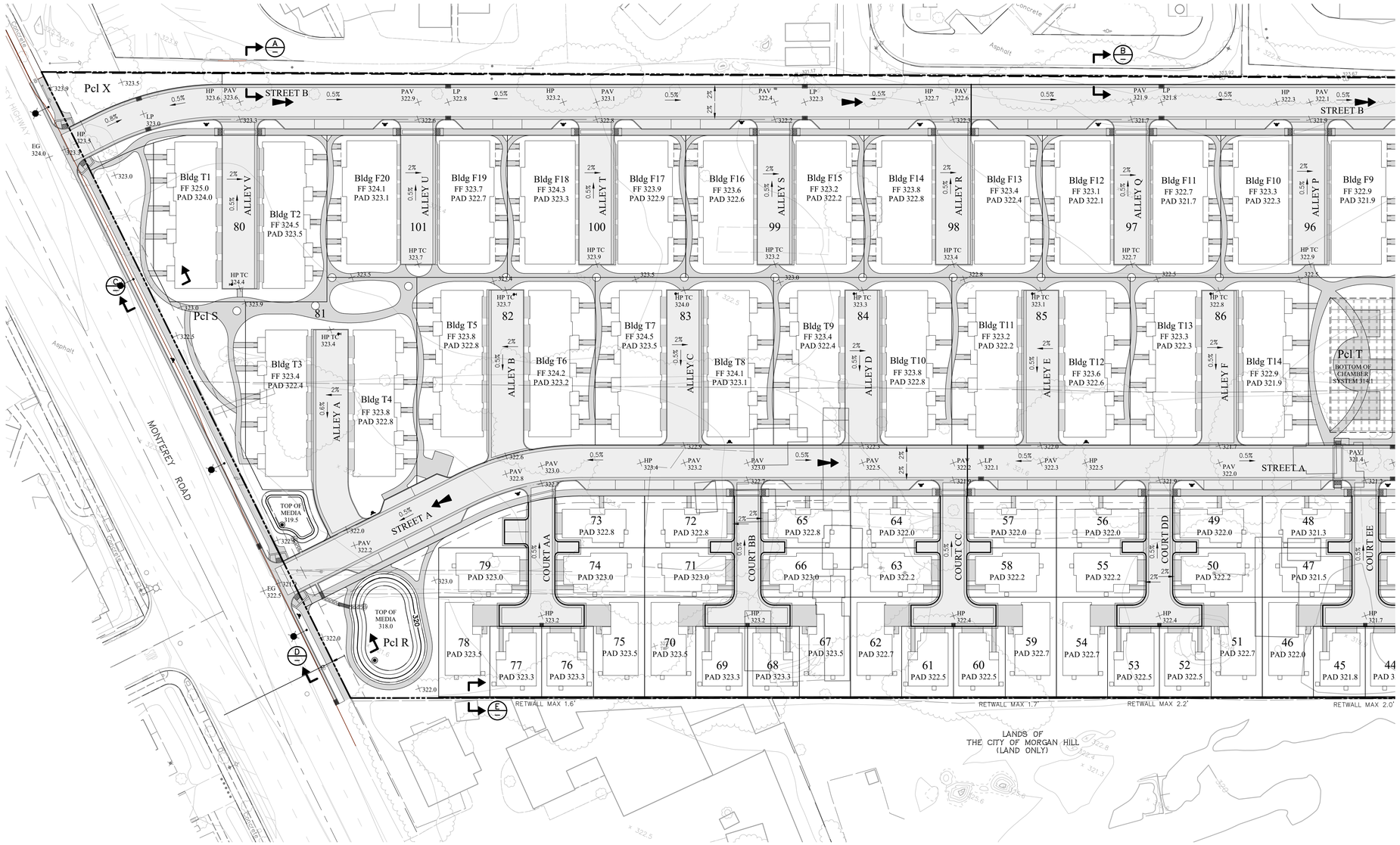


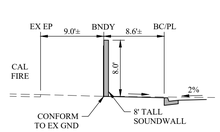
LEGEND

- 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
- UNDERGROUND INFILTRATION FACILITY

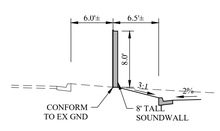
GENERAL NOTES:

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-13 AND C-14 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.

0 40 80 120
SCALE IN FEET: 1"= 40'



GRADING SECTION A
NO SCALE



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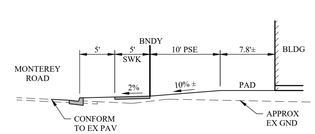

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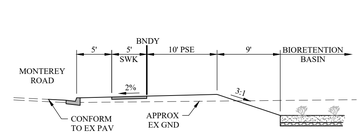

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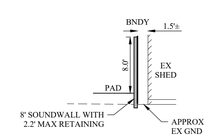

GRADING SECTION E
NO SCALE

RUGGERI-JENSEN-AZAR
ENGINEERING PLANNERS SURVEYORS
434 W. SIXTH STREET, SUITE 100, MORGAN HILL, CA 95037
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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

GRADING PLAN-WEST
MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

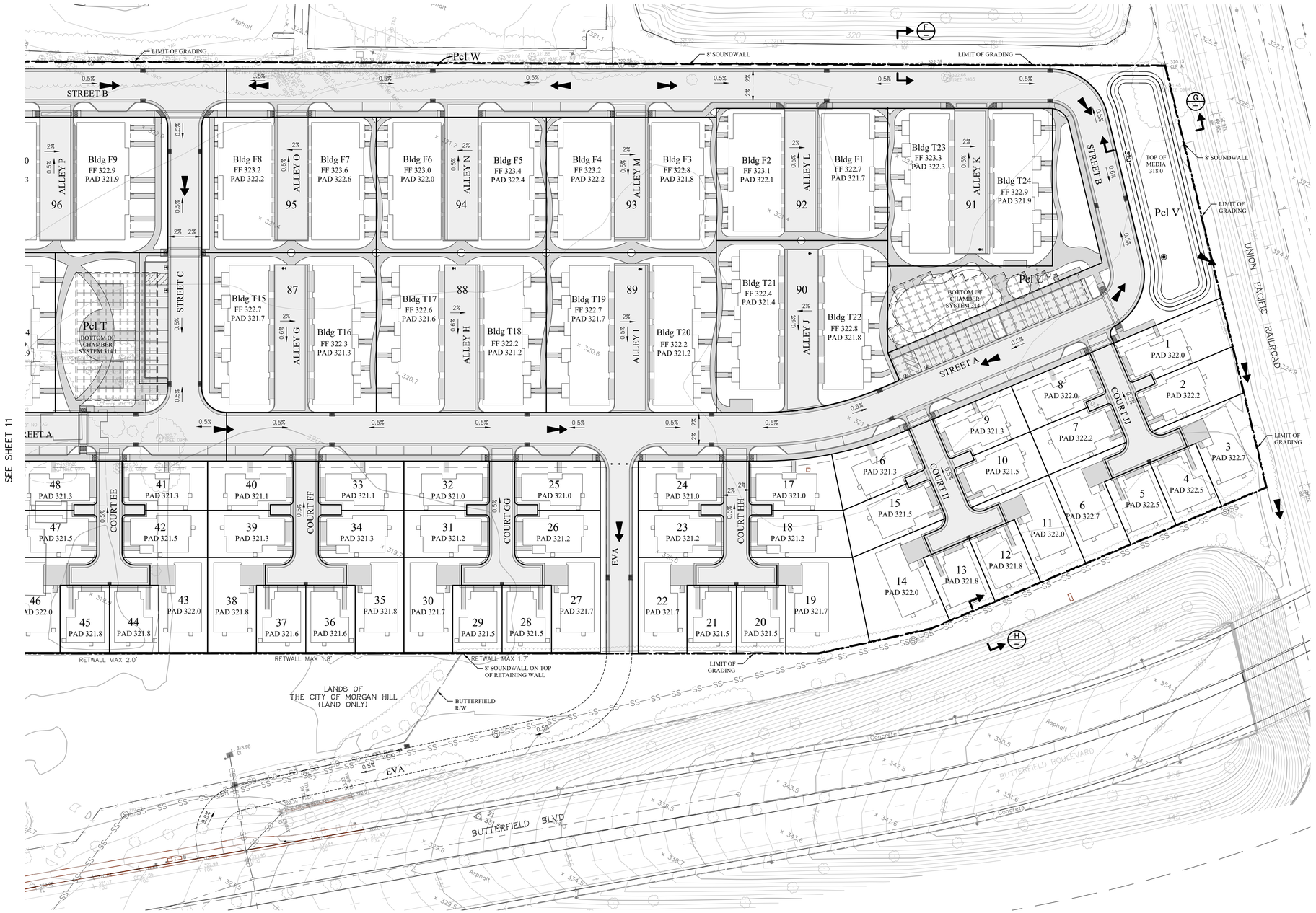
SCALE	DATE
AS SHOWN	JAN 3, 2024

DATE	MK	SHEET REVISIONS	BY	CK
3/27/2024	.	SOUNDWALL CALLOUT	JAM	RD

SHEET
C-11
OF 14 SHEETS

JOB NO.
202002

PLOT DATE: March 27, 2024
W:\AJOB*2020\202002\<<MB\BMR\CADD\DR\HM\MS\PHASE\M\APR\CLA\DWG\PRP\ DWF (FOR DISPLAY) 01=USRMGN\PRP\PLAN\HM(FOR DISPLAY)\C11-Grading Plan-West.dwg



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
	UNDERGROUND INFILTRATION FACILITY

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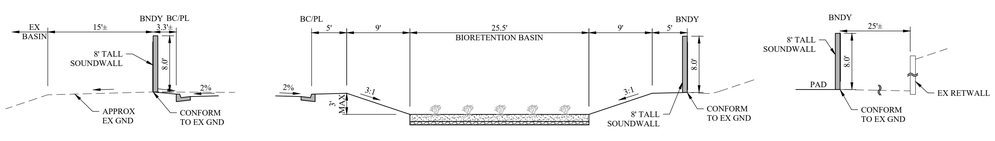
3. SEE SHEET C-13 AND C-14 FOR BIORETENTION FACILITIES.
4. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM1067", BRASS DISK "R19"AT UPRR, 300 FEET SOUTH FROM COCHRAN ROAD ALONG OLD MONTEREY ROAD, OPPOSITE TO ADDRESS 18515 OLD MONTEREY ROAD, DISK IS ON TOP OF CONCRETE HEADWALL, ON THE NORTHWESTERLY 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.



GRADING SECTION F — NO SCALE

GRADING SECTION G — NO SCALE

GRADING SECTION H — NO SCALE

RUGGERI-JENSEN-AZAR
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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

GRADING PLAN-EAST

MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

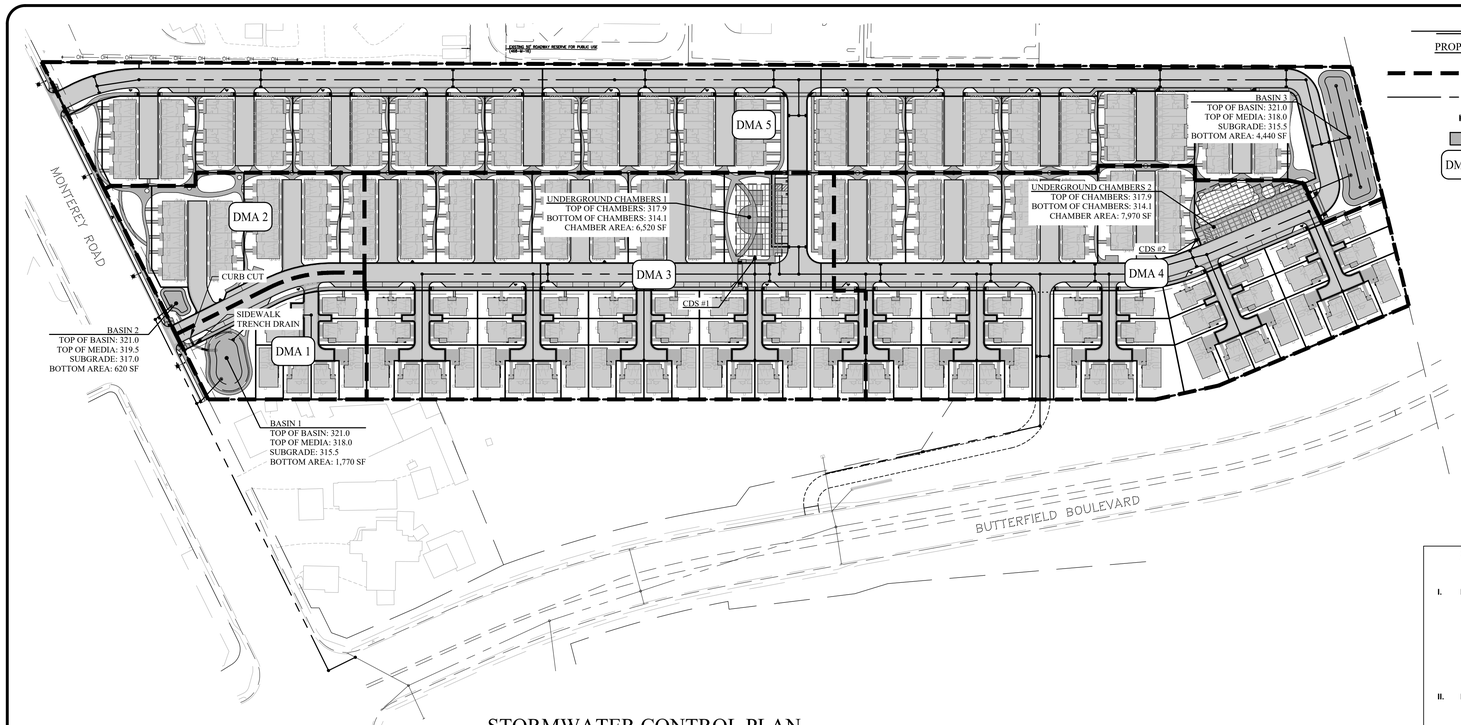
SCALE	DATE
AS SHOWN	JAN 3, 2024

DATE	MK	SHEET REVISIONS	BY	CK
3/27/2024	.	SOUNDWALL CALLOUT	JAM	RD

SHEET
C-12
OF 14 SHEETS

JOB NO.
202002

PLOT DATE: March 27, 2024



LEGEND

PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
	STORM DRAIN
	STORM DRAIN INLET
	IMPERVIOUS SURFACE
DMA 1	DRAINAGE MANAGEMENT AREA ID

PRELIMINARY STORMWATER TABLE

Project Name: Monterey-Butterfield
Project Location: Morgan Hill, CA
Date: December 2023

Project Information

Area =	804,970 ft^2	*Total project area*
Existing Impervious Area =	12,620 ft^2	
	1.6%	*Existing Percent impervious area*
Ex Imperv Area To Remain =	0 ft^2	*Total existing impervious surface to remain*
Replaced Imperv Area =	12,620 ft^2	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	591,108 ft^2	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	603,728 ft^2	*Total project impervious area*
	75%	*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 (total rainfall of 5.24 inches)

Rainfall Design Information

MAP =	23.35 in	*Mean Annual Precipitation*
$P_{85\%}$ =	1.08 in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.74 in	*95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	B/C	*NRCS Hydrologic Soil Group Classification*
Infiltration =	8 in/hr	*Infiltation rate HSG Class B*
		Safety Factor Applied:
Design Infiltration Rate =	4.0 in/hr	*2*

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:
I.A. PROPERTY ADDRESS:
15570 MONTEREY ROAD,
MORGAN HILL, CA 95037

I.B. PROPERTY OWNER:
DENOVA HOMES, INC.

II. RESPONSIBLE PARTY FOR MAINTENANCE:
II.A. CONTACT:
HOA (TBD)

ROUTINE MAINTENANCE ACTIVITIES:

ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION SYSTEMS		
NO.	**MAINTENANCE TASK**	**FREQUENCY OF TASK**
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON, AND/OR AFTER LARGE STORM EVENTS
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON, AND/OR AFTER LARGE STORM EVENTS

ROUTINE MAINTENANCE ACTIVITIES FOR SUBSURFACE INFILTRATION SYSTEMS		
NO.	**MAINTENANCE TASK**	**FREQUENCY OF TASK**
1	MONITOR OBSERVATION WELL TO CONFIRM THAT THE SUBSURFACE INFILTRATION SYSTEM HAS DRAINED DURING DRY SEASON. IF INSPECTION INDICATES THAT THE SYSTEM IS PARTIALLY OR COMPLETELY CLOGGED, RESTORE TO DESIGN CONDITIONS.	ANNUALLY, DURING DRY SEASON
2	REMOVE OBSTRUCTIONS, DEBRIS AND TRASH NEAR INLET AND DISPOSE OF PROPERLY.	MONTHLY DURING WET SEASON, OR AS NEEDED AFTER STORM EVENTS
3	CHECK OBSERVATION WELL 2 TO 3 DAYS AFTER STORMS TO CONFIRM DRAINAGE. THE SUBSURFACE INFILTRATION SYSTEM SHOULD COMPLETELY DEWATER WITHIN 3 DAYS (PREFERRED) OR WITHIN 5 DAYS TO AVOID MOSQUITO PRODUCTION.	MONTHLY DURING WET SEASON, OR AS NEEDED AFTER STORM EVENTS
4	CHECK FOR EROSION AT INFLOW OR OVERFLOW STRUCTURES. REPAIR AS NECESSARY.	MONTHLY, OR AS NEEDED AFTER STORM EVENTS
5	INSPECT SUBSURFACE INFILTRATION SYSTEM USING THE ATTACHED INSPECTION CHECKLIST.	MONTHLY, OR AFTER LARGE STORM EVENTS, AND AFTER REMOVAL OF ACCUMULATED DEBRIS OR MATERIAL

STORMWATER CONTROL PLAN

95% RAINFALL DEPTH RUNOFF RETENTION VOLUME

		Impervious Surface (SF)				Pervious Surface (SF)						Runoff Rentention Volume Calculation				SCM Summary				
						Pervious Surface Correction Factor														
						0.20	0.10	0.60	0.10											
DMA	Total DMA Area (SF)	Roof	AC Street/Parking	Concrete/Hardscape	Total	Managed Turf	Landscape/Grass	Pervious Concrete	Pavers	Native Landscape/ Undisturbed	Total	Equivalent Impervious Surface Area (ft^2)	% Impervious	Runoff Coefficient	95th% Volume, V_{95} (ft^3)	SCM Description	SCM ID	SCM Area Provided (ft^2)	95th% Volume Required (ft^3)	95th% Volume Provided[1] (ft^3)
1	37,460	9,365	9,365	9,365	28,095		9,365				9,365	29,032	75%	0.54	2,953	Bioretention	Basin 1	1,720	2,953	3,343
2	54,430	13,608	13,608	13,608	40,823		13,608				13,608	42,183	75%	0.54	4,291	Bioretention	Basin 2	620	4,291	1,261
3	214,150	53,538	53,538	53,538	160,613		53,538				53,538	165,966	75%	0.54	16,883	Chambers	Chamber 1	6,550	16,883	15,734
4	216,880	54,220	54,220	54,220	162,660		54,220				54,220	168,082	75%	0.54	17,099	Chambers	Chamber 2	7,970	17,099	14,684
5	282,050	70,513	70,513	70,513	211,538		70,513				70,513	218,589	75%	0.54	22,237	Bioretention	Basin 5	4,440	22,237	8,486
Total	804,970	201,243	201,243	201,243	603,728	0	201,243	0	0	0	201,243	623,852	75%	0.54	63,463					

Notes:

1. Bioretention areas were sized using the Routing Method in Conjunction with the CivilStorm Computer Program by Bentley Systems Incorporated. The routing model utilizes the design infiltration rate shown in the Table above
2. Because the model accounts for infiltration during the theoretical 24-hour storm event, the total volume provided is less than the total volume required. The routing model demonstrated that the SCM can infiltrate the full 95th% runoff volume before discharging to downstream stormwater facilities.
3. A minimum 0.5' freeboard is provided above the overflow riser elevation.

Governing Equations:

$$V_{95} = \frac{C * P_{95} * A}{12}$$

V_{95} = *95% Rainfall Depth Runoff Retention Volume (ft^3)*
$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$
P_{95} = 1.74 *24-hr 95th percentile rainfall depth (in)*
A = *drainage area (ft^2)*
i = *% impervious*

$$\text{Area} = \frac{V_{95} * 12}{D_P + D_{BSM} * R_{BSM} + D_B * R_B}$$

Area = *Design SCM area based on 95% runoff retention volume (ft2)*
D = *SCM Layer depth (in)*
R = *SCM Layer porosity (in)*

$$T_D = \frac{V_{95} * 12 * SF}{I * \text{Area}}$$

T_D = *Drawdown time (hr)*
A = *Available SCM area (ft^2)*
I = 4.0

PRELIMINARY PEAK FLOW MANAGEMENT ANALYSIS

RETURN EVENT	PRE-DEVELOPMENT (CFS)	POST-DEVELOPMENT (CFS)
2-YEAR	1.2	0.0
10-YEAR	4.2	2.4
25-YEAR	6.8	6.7

CDS UNIT SIZING

CDS ID	TRIBUTARY AREA (AC)	PERCENT IMPERVIOUS	TREATMENT INTENSITY (IN/HR)	TREATMENT FLOWRATE (CFS)*
1	4.9	75%	0.2	0.74
2	5.0	75%	0.2	0.75

*CONTECH CDS2020-5-C EXCEEDS THESE FLOWRATES.
CDS2020-5-C REMOVES 75 MICRONS AT 80% AND 100% TRASH.

STORMWATER CONTROL PLAN NOTES:

1) THIS PROJECT IS TRIBUTARY TO THE BUTTERFIELD CHANNEL WHICH DRAINS TO LLAGAS CREEK AND ULTIMATELY TO THE MONTEREY BAY. THEREFORE, STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CENTRAL COAST REGIONAL WATER CONTROL BOARD (CCRWQCB) 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.

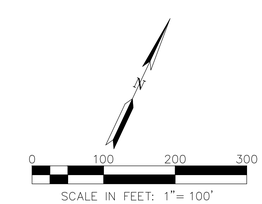
2) THIS PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN, ULTIMATE SITE CONFIGURATION, AND FINAL SOIL INVESTIGATIONS.

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 RESOLUTION R3-2013-0032 IN EFFECT AT THE TIME OF APPROVAL.

4) THE BIORETENTION FACILITIES (BASINS 1-3) AND THE SUBFURFACE INFILTRATION FACLITIES (CHAMBERS 1 & 2) PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION & TREATMENT SYSTEMS FOR THE PROJECT. THE FACILITIES WERE SIZED TO RETAIN THE 95% 24-HOUR STORM ON-SITE WITHOUT FLOW TO LITTLE LLAGAS CREEK.

5) THE SUBSURFACE INFILTRATION FACILITY (NDS STORM CHAMBERS SC-3475, OR APPROVED EQUAL) PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION SYSTEM FOR DMAS 3-5. THE FACILITY WAS SIZED TO RETAIN THE 25-YEAR STORM WITH 25% FREEBOARD VOLUME. 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.

6) CDS PRE-TREATMENT MANHOLE 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.



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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
PRELIMINARY STORMWATER CONTROL PLAN
MONTEREY-BUTTERFIELD
MORGAN HILL, CALIFORNIA

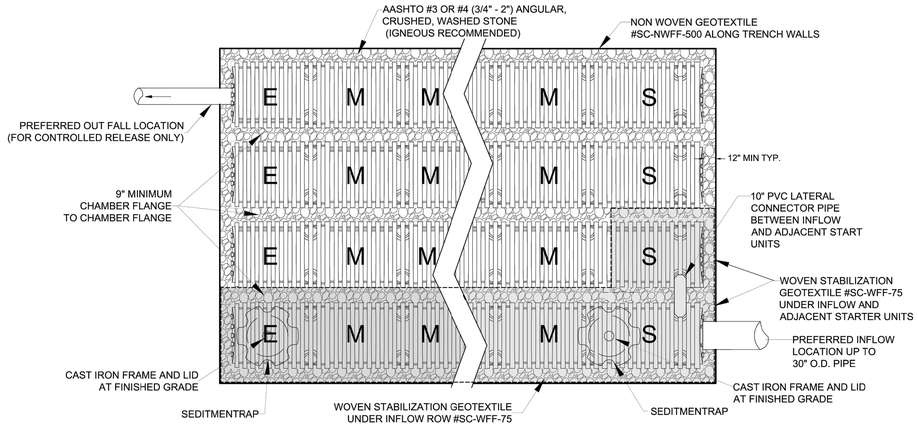
DATE	MK	SHEET REVISIONS	BY	CK
3/27/2024	.	SOUNDWALL CALLOUT	JAM	RD

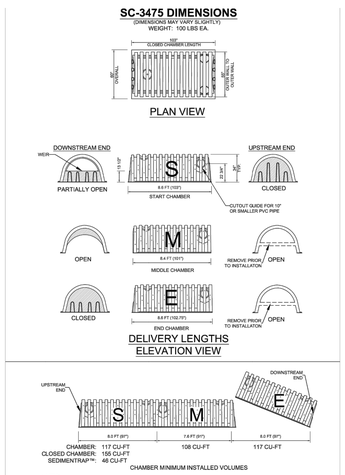
SCALE AS SHOWN
DATE JAN 3, 2024

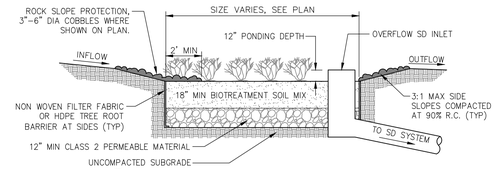
SHEET
C-13
OF 14 SHEETS

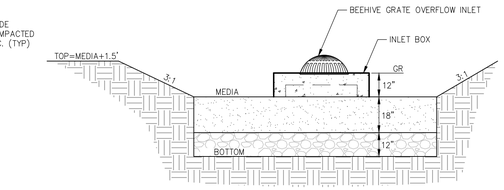
JOB NO.
202002

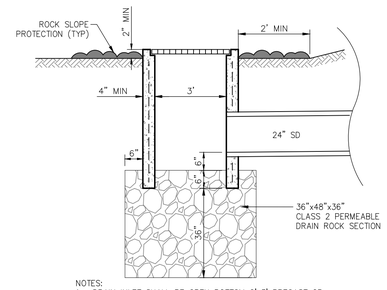
PLOT DATE: March 27, 2024
W:\Land Dev\Proj\202\-MBA ABBA\Acad\DWG\Backgrounds\Plans\Sheets\Grading\01-Preliminary Stormwater Control Plan.dwg

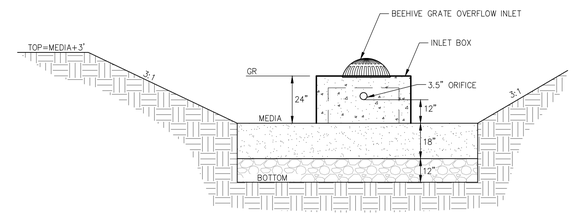


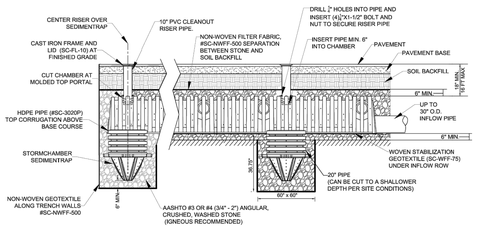


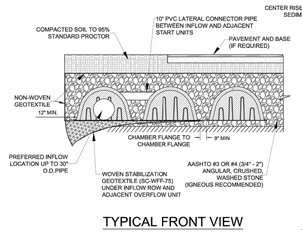


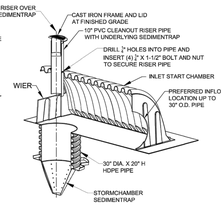


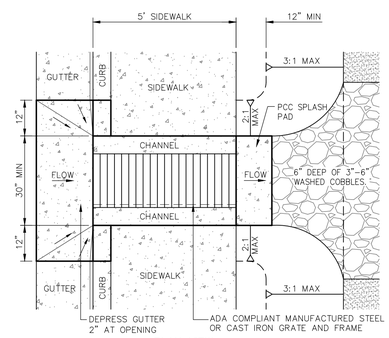


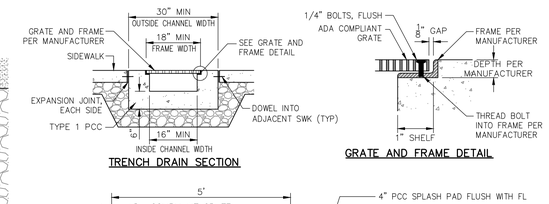


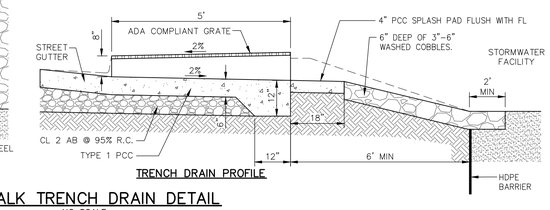


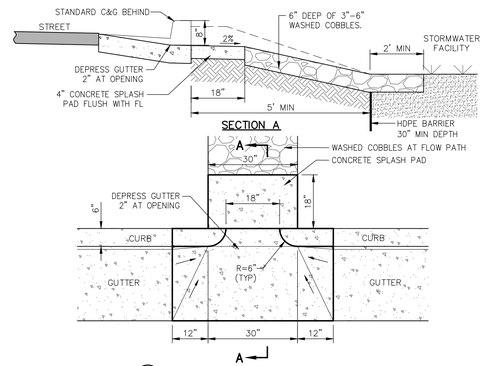


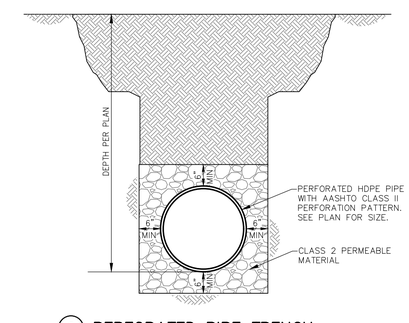


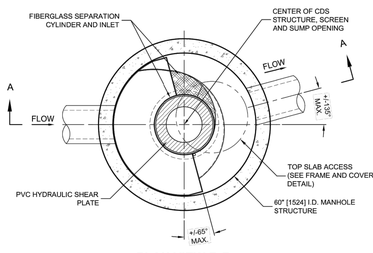


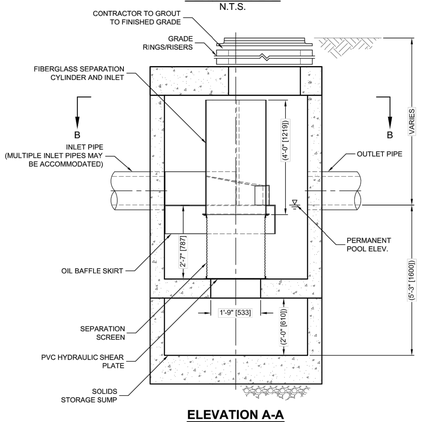












TYPICAL PLAN VIEW

NOTES:

1. START CHAMBERS (CLOSED AT THE SIDE PORTAL END) ARE PLACED AT THE INFLOW END OF THE ROWS.
2. BEGIN PLACEMENTS WITH START CHAMBERS AND END ROWS WITH END CHAMBERS.
3. PLACE FIRST RIB OF THE NEXT CHAMBER IN THE ROW OVER THE LAST RIB OF THE PREVIOUS CHAMBER.

INSTALLED LENGTHS
ELEVATION VIEW

MATERIAL LIST

DESCRIPTION	STOCK CODE	QTY	UNITS
CHAMBERS AND ACCESSORIES:			
START CHAMBER	SC-3475-S-O		EACH
MIDDLE CHAMBER	SC-3475-M-O		EACH
END CHAMBER	SC-3475-E-O		EACH
CLOSED CHAMBER	SC-3475-C-O		EACH
SEDIMENTRAP™	SC-ST		EACH
NON-WOVEN GEOTEXTILE	SC-NWFF-500		SQ FT
WOVEN STABILIZATION GEOTEXTILE	SC-WFF-75		SQ FT
30" X 20" HDPE PIPE FOR SEDIMENTRAP™	SC-3020P		EACH
10" CAST IROM FRAME AND LID	SC-FL-10		EACH
MATERIALS BY OTHERS:			
10" DIAMETER RISER / LATERAL PIPE	OTHERS		EACH
IN-PLACE EXCAVATION (NO BULKING FACTOR)	OTHERS		CU FT
STONE BACKFILL	OTHERS		CU FT
1/4" X 1-1/2" NUT AND BOLT	OTHERS		EACH
3" SCREWS	OTHERS		EACH

TYPICAL SIDE VIEW

TYPICAL FRONT VIEW

START CHAMBER CUTAWAY

STORMCHAMBER SC-34E TYPICAL DETAIL

PLAN VIEW B-B
N.T.S.

ELEVATION A-A
N.T.S.

CDS2020-5-C DESIGN NOTES

THE STANDARD CDS2020-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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CDS2020-5-C
INLINE CDS
STANDARD DETAIL

① BIORETENTION BASIN DETAIL
NO SCALE

BASIN 2 OUTLET STRUCTURE
NO SCALE

NOTES:
1. DRAIN INLET SHALL BE OPEN BOTTOM 2'x3' PRECAST OR CAST-IN-PLACE INLET WITH #4 REBAR AT 12" ON CENTER EACH WAY, OR APPROVED EQUAL.

③ BUBBLER INLET
NO SCALE

② BASIN 1 & 3 OUTLET STRUCTURE
NO SCALE

④ SIDEWALK TRENCH DRAIN DETAIL
NO SCALE

⑤ CURB CUT DETAIL
NO SCALE

⑥ PERFORATED PIPE TRENCH
NO SCALE

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