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PROJECT TEAM:

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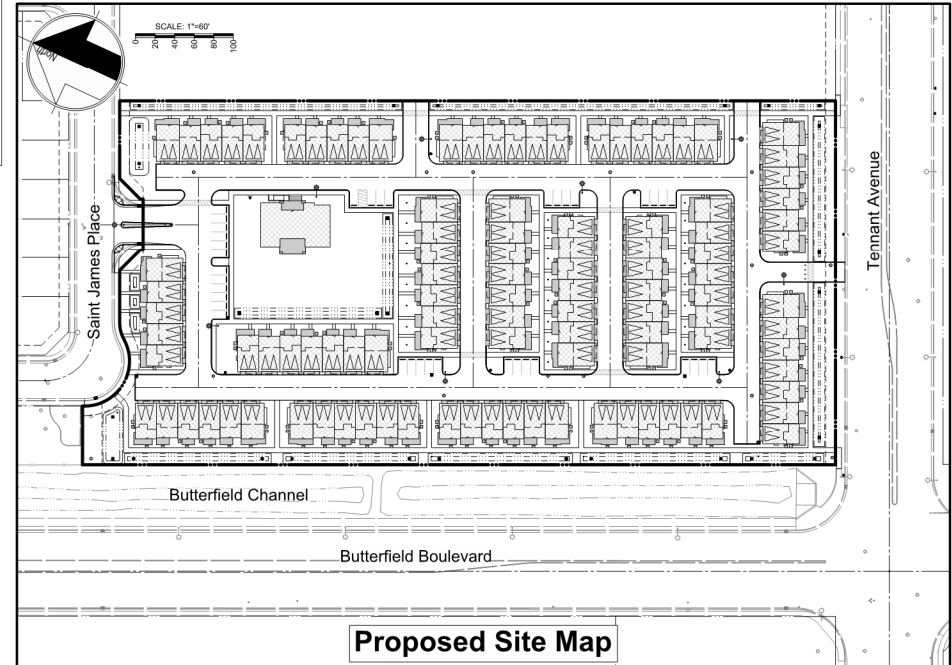
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CHIRI - TENNANT AVENUE

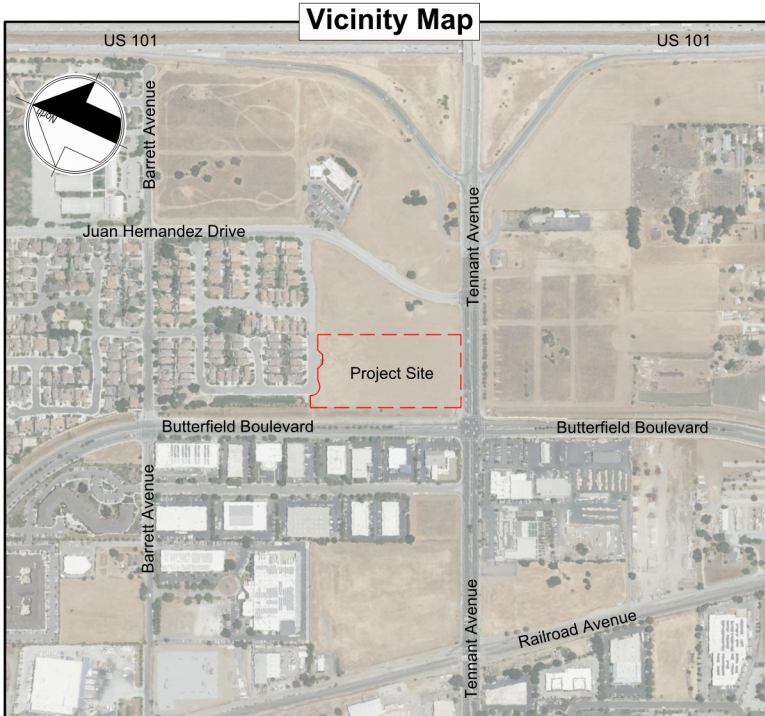
SB330 - DESIGN REVIEW PLAN SET
 CITY OF MORGAN HILL



PROJECT DESCRIPTION

The overall project site is approximately 6.28 acres consisting of the one parcel (APN 817-09-055) residing at the North East corner of the intersection of Tennant Avenue and Butterfield Boulevard within the City of Morgan Hill. This zoning and general plan land use designation for this site are both for residential attached medium density (RAM). North of this site across Saint James drive there is an existing subdivision zoned residential attached low density (RAL), to the East there is another lot that is also zoned as RAM, to the South is Tennant Avenue with planned use development for highway commercial zoning, and to the West is the Butterfield Channel and on the other side of that Butterfield boulevard.

This project is going to fit with the both the existing areas surrounding as well as the zoning requirements set for this area. This project proposes 84 market rate homes and 22 affordable housing units in addition to shared open space and an amenity structure. Access to the site comes from the existing dead end off of St. James drive along with an Easement solely for emergency vehicle access, and providing two stubbed streets for future development on the parcel to the East. The parking provided on site is accomplished by each unit having a two car garage in addition to another 37 parking stalls around the site.



FOR PLANS CHECK ONLY



FOR PLANS CHECK ONLY

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

Cover Sheet
 Chiri - Tennant Ave.

FOR	REVISION	DATE	BY	DATE	BY
DESIGN	WPI	DATE	DATE	DATE	DATE
CHECKED	CM	DATE	DATE	DATE	DATE
APPROVED	DATE	DATE	DATE	DATE	DATE

City of Morgan Hill
 Public Works Department
 1755 PEAK AVE. MORGAN HILL, CA 95037
 (408) 776-6480 FAX (408) 779-7236
 CITY OF MORGAN HILL



NO.	DATE	REVISIONS

CITY FILE NO.

PLAN SET
 2025-04-23

01 OF 10

LANDSCAPE DOCUMENT PACKAGE CHECKLIST:

- ✓ **PROJECT INFORMATION**
DATE SET THE SHEET
PROJECT APPROVAL: THE CHIRI FAMILY
LIMITED PARTNERSHIP
THROUGH AN AT BUTTERFIELD BLVD.
PROJECT TYPE: NEW BUILDING
TOTAL LANDSCAPE AREA: 10,000 SQ. FT.
CONSULTANT: THE CHIRI FAMILY
LIMITED PARTNERSHIP
ISSUED COMPLIANCE STATEMENT WITH SIGNATURE
DATE: 04/28/2025
- ✓ **WATER CONSERVATION STATEMENT**
SEE SHEET L2
SEE SOIL PRESERVATION AND THE REQUIRED
ADDITION OF CONCEPT AND MAJOR PLANTING TO
SECTION 18.000 ON SHEET L2 PLANTING NOTES
- ✓ **LANDSCAPE DESIGN PLAN**
ALL PLANT SELECTIONS ALL PLANTS AND TREES ARE
OBTAINED AS LOW OR VERY LOW WATER USE
OBTAINED BY MANDALA DATABASE COMPANY, USE
PROPOSED PRELIMINARY TREE LEGEND AND
PROPOSED PRELIMINARY PLANT LISTING ON THIS
SHEET
- ✓ **SOIL MANAGEMENT**
BUILDERS TO PROVIDE TO CITY

LANDSCAPE ARCHITECTURE
RIPLEY DESIGN
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WALNUT CREEK, CA 94596
TEL: 925.938.7377
WWW.RIPLEYDESIGN.COM

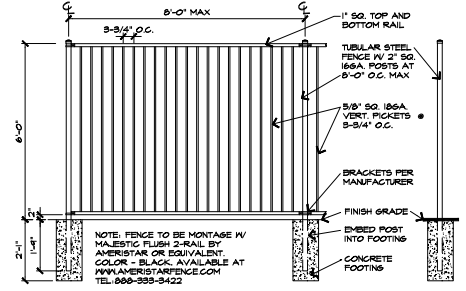
NOTES:

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS. TREES IN VISION TRIANGLE SHALL BE PRUNED AT LEAST EIGHT FEET ABOVE THE ESTABLISHED GRADE OF THE CURB SO AS TO PROVIDE CLEAR VIEW BY MOTOR VEHICLE DRIVERS.
- TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED BY EITHER FENCE OR SHRUBS THROUGH PROJECT.

PROPOSED PRELIMINARY TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES			
CERIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	24" BOX	LOW
STREET TREES			
ARBUTUS MARINA	MARINA MADRONE	24" BOX	LOW
ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW
SCREEN TREES			
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
OPEN-SCREEN TREE			
QUERCUS AGRIFFOLIA	COAST LIVE OAK	24" BOX	VERY LOW

NOTE: CITY ENGINEER OR DESIGNER SHALL SELECT THE FINAL SPECIES FROM THE APPLICABLE PLANTING ZONE LIST OF THE MASTER STREET TREE PLAN



TUBULAR STEEL FENCE SCALE: 1/2"=1'-0"

EVA ACCESS WITH COLLAPSIBLE BOLLARDS

CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES. SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. ALL PROPOSED SHRUBS AND GROUNDCOVER PLANTS ARE RATED AS LOW WATER USE TO PROMOTE THE DROUGHT TOLERANT DESIGN.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE, NARROW UPRIGHT SHRUBS ARE PROPOSED AT THE SIDES OF THE GARAGE DOOR. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES. WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS. WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

A MAJORITY OF TREES THROUGHOUT THE PROJECT ARE PLACED TO MINIMIZE BUILDING BULK AND MASS. THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.

