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PROJECT TEAM:

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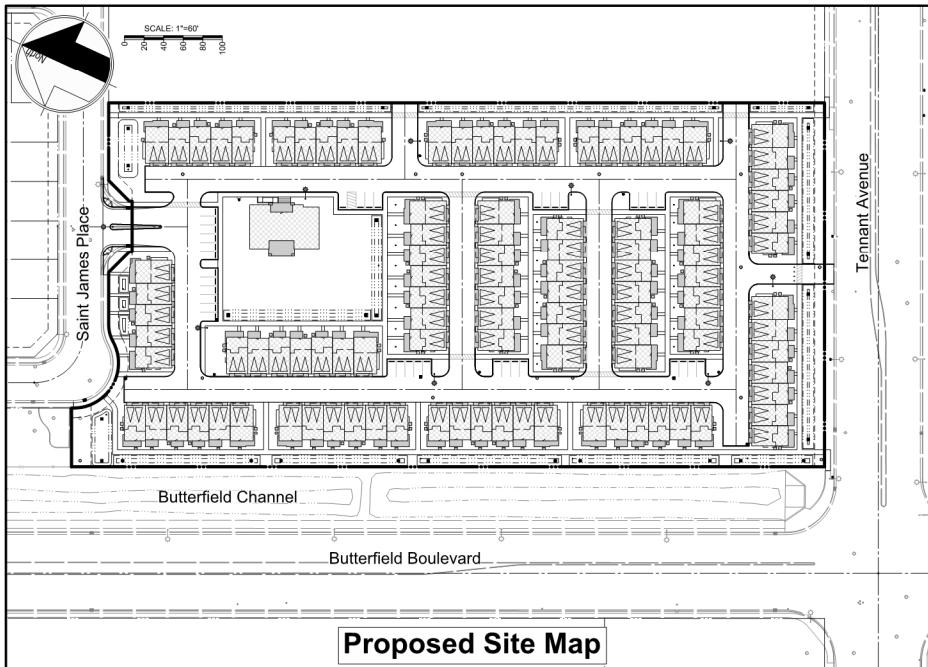
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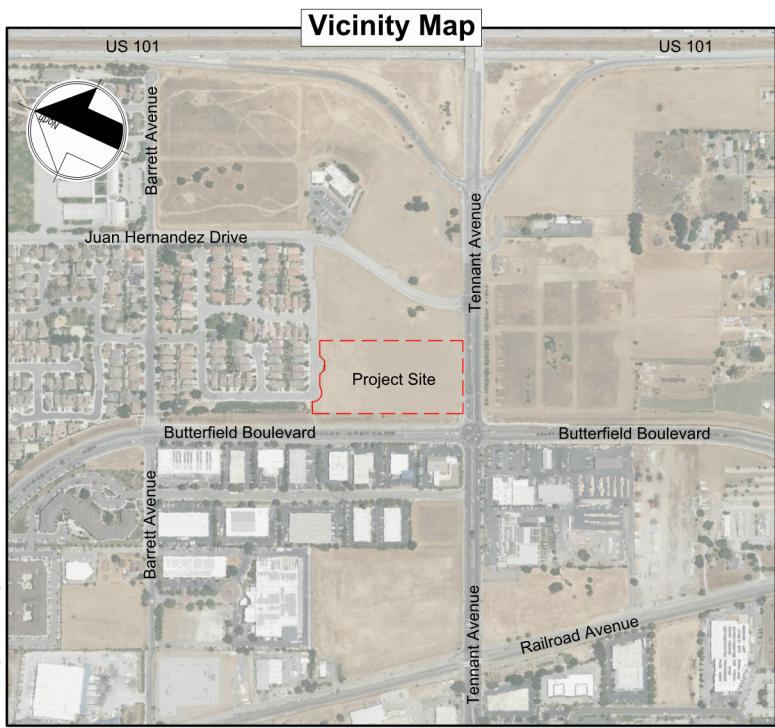
CHIRI - TENNANT AVENUE

SB330 - DESIGN REVIEW PLAN SET

CITY OF MORGAN HILL



Proposed Site Map



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.

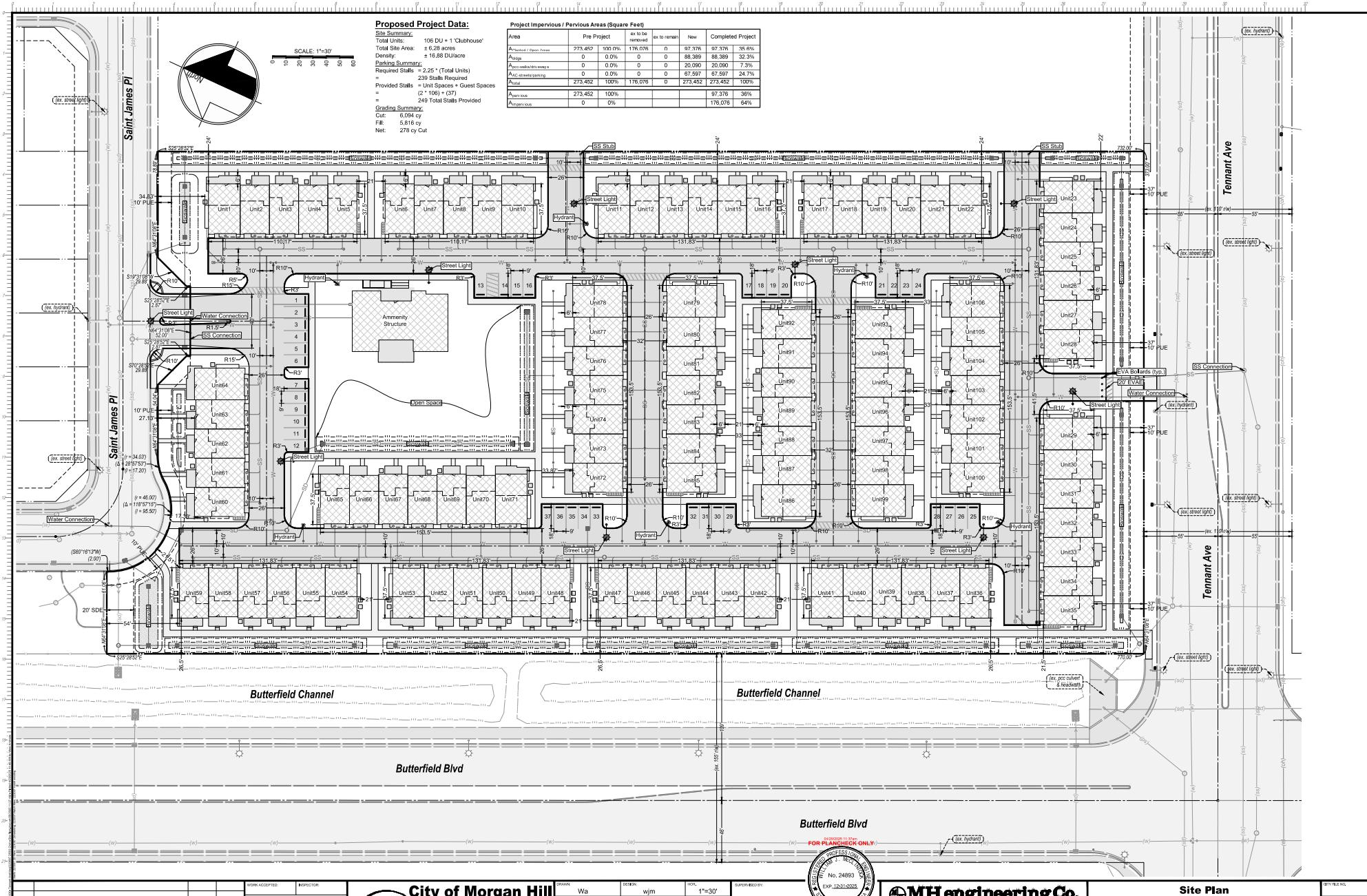


MH engineering Co.
 16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
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Cover Sheet
 Chiri - Tennant Ave.

APN	VIA	DESIGN	WP	HCR	REVIEW
					DATE
CHECKED	CAB	APPROVED	DATE	2025-04-23	REVIEW
					VERIF. C. COMM.
CITY OF MORGAN HILL					
Public Works Department					
1755 SE 6th AVE. MORGAN HILL, CA 95037					
(408) 776-6480 FAX: (408) 779-7236					
22000					

CITY FILE NO.
 PLAN RET.
 2025-04-23
 SHEET
 01 OF 10



				WORK ACCEPTED	INSPECTOR
				BY: _____ DATE: _____	
NO.	DESCRIPTION	DATE	BY		
REVISIONS					

CITY OF MORGAN HILL 1755 PEAK AVE. MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN:	Wa	DESIGN:	wjm	HGT:	1"=30'	SUPERVISOR
CH-CHECKED:		DATE:		VISIT:		
CMH						
APPROVED:		DATE:		JOB NO:	223097	
SOUTHERN CREEK RCF 223097						PRINTED DATE: 06/04/2023

[W]

Site Plan Chiri - Tenant Ave

CALIFORNIA		FILE NO. PLAN SET: 2025-04-23 DRAWING #: 03 of 10
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LANDSCAPE DOCUMENT PACKAGE CHECKLIST:

- PROJECT INFORMATION
PROJECT NAME: THE CHIRI FAMILY
PROJECT TYPE: MEDIUM DENSITY
SUBTYPE: TERRAIN AND AT BUTTERFIELD BLVD.
- WINTER CONSTRUCTION STATEMENT:
WINTER CONSTRUCTION STATEMENT
- LANDSCAPE DESIGN PLAN
SEE SOIL PREPARATION AND THE REQUIRED
PLANTING PLAN. THIS PLAN IS ATTACHED TO
SECTION SHEET L8 PLANTING NOTES.
- TOTAL PLANTING AREA: 10,000 SF
WATER SUPPLY TYPE: POTABLE
CONTACT INFORMATION: MELISSA CHIRI
CONTACT INFORMATION: MELISSA CHIRI
SEE BELOW ON THIS SHEET
- BCA MANAGEMENT REPORT
BUILDING TO PROVIDE TO CITY

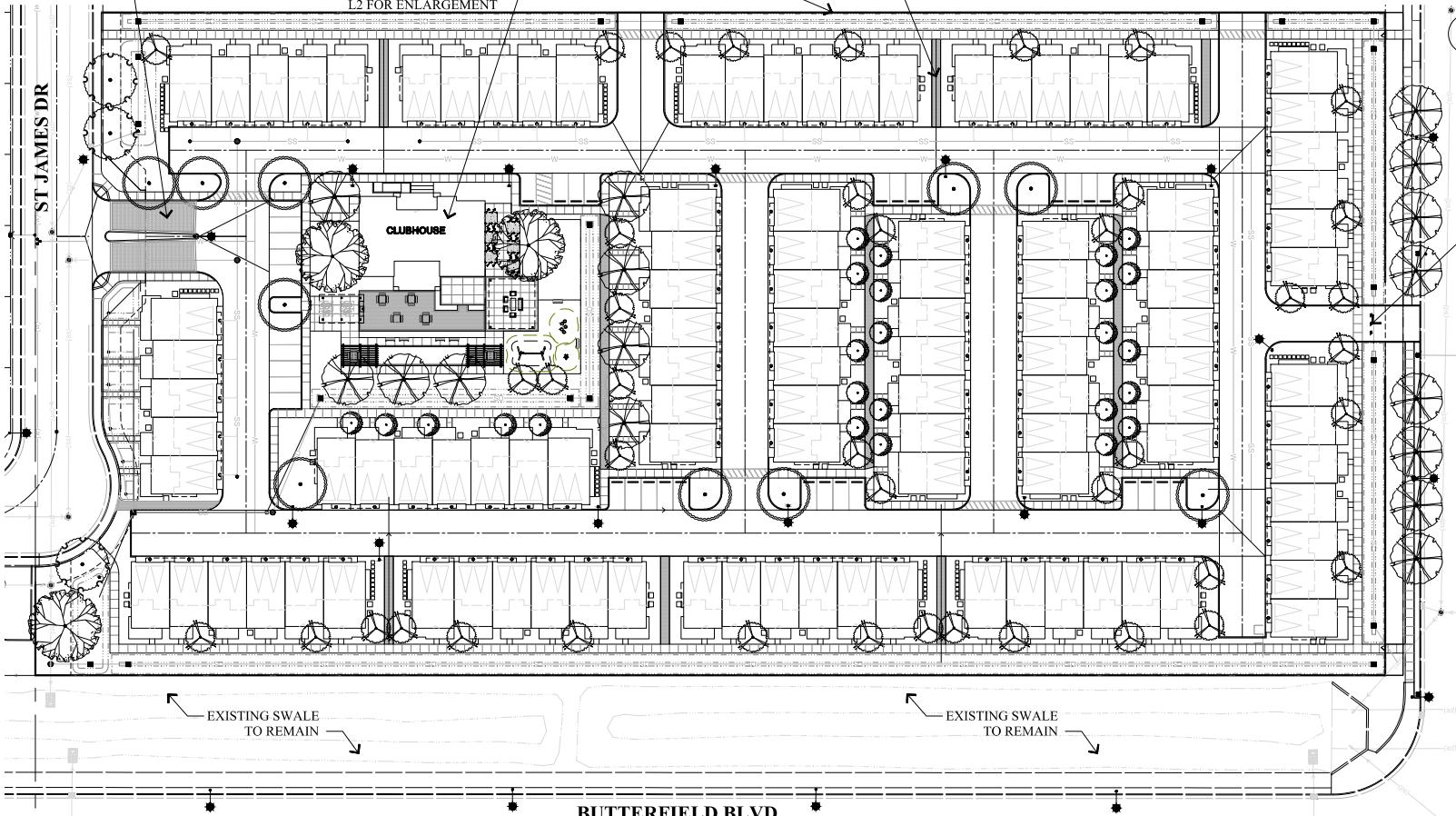
LANDSCAPE DOCUMENT PACKAGE ATTACHED TO THE SUBMISSION OF THE LANDSCAPE DOCUMENT PACKAGE.
THIS LANDSCAPE DOCUMENT PACKAGE DOES NOT PROPOSE PLANTS WITHIN THE RIPARIAN SETBACK AREA. ALL BEING LOCALLY NATIVE SPECIES.

ENHANCED PAVING AT
PROJECT ENTRY

COMMUNITY
CLUBHOUSE, SEE SHEET
L2 FOR ENLARGEMENT

PERIMETER 6'-0" HIGH
TUBULAR STEEL FENCE

ENHANCED PERVIOUS PAVING
BETWEEN BUILDINGS AS SHOWN



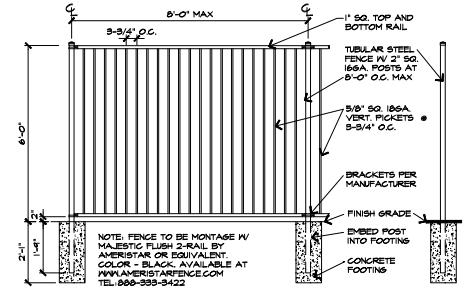
NOTES:

1. 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.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROW BARRIER INSTALLED ADJACENT TO THE HARDCAPE ELEMENT AT 5' FROM TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. 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			
CERCIS OCCIDENTALIS	WESTERN REBUD	24" BOX	LOW
PRUNUS JAPONICA	HOLLYLEAF CHERRY	24" BOX	LOW
STREET TREES			
ARBUTUS 'MARINA'	MARINA MADRONE	24" BOX	LOW
ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW
SCREEN TREES			
PISTACEA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
SPECIMEN TREE			
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW

NOTE: CITY ENGINEER OR DESIGNEE 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 LOCAL CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO CONSIDERATION IN THE PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION IS DICTATED BY THE SITE CONDITIONS. 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 WHICH WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED, FOR EXAMPLE, NARROW UPRIGHT SHRUBS AS PROPOSED AT THE SIDES OF THE GARAGE DOOR, AND WIDE SPREADING SHRUBS AS PROPOSED AT THE ENTRANCE DOORS AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAXIMIZE THE PLANTING SURFACE. THE PLANTS SELECTED WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS, WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

A MAJORITY OF PLANTS THROUGHOUT THE PROJECT ARE PLACED TO MINIMIZE GROWTH HABITS 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 HARDCAPE, OR CONFLICT WITH ANY EXISTING PLANTINGS. THE PLANTS ARE PLACED ON THE SIDE OF TREES NEAR PAVING AND UTILITIES, WHERE FEASIBLE, BUBBLERS, SHELVES AND FENCES WILL BE MITIGATED. SOLID BUILDING SURFACES 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 DURING THE PLANTING SEASON, AND AUTOMATICALLY TURN OFF ONCE PLANTS ARE ESTABLISHED. PLANTS ARE PLACED ON THE SIDE OF TREES NEAR PAVING AND UTILITIES, WHERE FEASIBLE, BUBBLERS, SHELVES AND FENCES WILL BE MITIGATED. SOLID BUILDING SURFACES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, RECYCLED PLASTIC, AND RECYCLED CONCRETE. WHERE POSSIBLE, 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.

GRAPHIC SCALE

