New Horizons Planned Development Standards

ZA2021-0001

This Planned Development (PD) creates an overlay to the base residential detached medium zoning. Where this Ordinance is silent, the Municipal Code, as amended, shall apply. Prior to and/or during the development of the approximate 69-acre site the following shall be met.

1. **Substantial Public Benefit:** A substantial public benefit for the purpose of this PD is defined as a project feature not otherwise required by the zoning code or any other provision of local, state, or federal law that substantially exceeds the City's minimum development standards and significantly advances goals of the general plan. The project must include one or more substantial public benefits.

   a. Useable Common Open Space: New residential development is required to provide useable private and common open space with a minimum type of on-site recreational amenities. While the private open space per lot and the on-site recreational amenities are reviewed for conformance prior to Design Permit approval, the common open space required is confirmed now. The master plan provides approximately 4–acres of parkland dispersed through three parks. The total amount of common open space required for the development is 47,585 square feet or 1.09-acres. The common open space provided exceeds the minimum by 2.91-acres. Because the master plan exceeds the minimum required, it qualifies as a substantial public benefit.

Table 1.b. Residential Development Design and Development Standards
Useable Common Open Space

	SFD (7,000)	**Smaller lot SF Detached and Attached**			**Total**
Proposed Lot Sizes	**7,000**	**5,000**	**3,000-3,800**	**1,800**	
Common Open Space					
Project proposed number of units	64	159	63	34	320
Parkland sq ft required per unit	N/A	200	175	140	
Project Requirement		31800	11025	4760	**47,585sq.ft.**

   b. Intersection Improvements: Per the Transportation Impact Analysis, development of this site will require Hill Road and Barrett Avenue to be a four-way signalized intersection at minimum, bringing the LOS from an unacceptable level to an acceptable LOS B level. The intersection safety and mobility improves from an LOS B to an LOS A with a roundabout instead of a signal. As a Significant Public Benefit, new development of this site shall

require the construction payment for a new roundabout in lieu of a four-way signalized intersection per the Transportation Impact Analysis. If a roundabout is not desired at this location as determined by the City Civil Engineer, the additional funds that would be required to construct a roundabout will go towards supporting a City-sponsored rideshare program such as MOGO, or towards the intersection improvements listed under Section 5 of this PD for Transportation Related Standards.

c. Affordable Units by Design: New development at this location is required to incorporate and build at least 55 units under 1,650 square feet in size to be considered affordable by design. This requirement is separate from the Inclusionary Housing Ordinance requirement and cannot be counted toward units provided in Section 3. of this Planned Development.

2. Required Permits before Development:

a. The property owner or designee shall apply for a Design Permit to be reviewed for consistency with the standards of this New Horizons Planned Development and the Residential Development Design and Development Standards.
b. A Subdivision Map will be required for the division of land, incorporation of easements, and dedication of land to the City.
c. Project proposal requires review and permits from the Clean Water Act Section 404 permit of the U.S. Army Corps of Engineers, Clean Water Act Section 401 Water Quality Certification and possibly Porter-Cologne Water Quality Control Act waste discharge requirements from the Central Coast Regional Water Quality Control Board.
d. Fish and Game Code Section 16 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) will be necessary for the proposed project.
e. U.S. Bureau of Reclamation (USBR) and Valley Water permits are required prior to Design Permit approval for proposed work within the USBR easement.
f. Approval is required from Valley Water and the City for encroachments within the regulatory floodway of Tennant Creek to demonstrate through hydrologic and hydraulic analyses that the project will not result in any increase in the base flood levels during the occurrence of the base flood discharge pursuant to Chapter 15.80 (Flood Damage Prevention) of the City's Municipal Code.
g. The proposed realignment of a portion of Tennant Creek requires a Conditional Letter of Map Revision (CLOMR) application submitted to the Federal Emergency Management Agency (FEMA) and a CLOMR issued by FEMA prior to Design Permit approval. After project completion and prior to building final(s), the project is required to submit a Letter of Map Revision (LOMR) application to FEMA and obtain LOMR approval from FEMA. If FEMA has suspended initiation of CLOMR and LOMR for this type of process, approval from FEMA is still required.
h. The project may propose to apply to FEMA for a Conditional Letter of Map Revision based on Fill (CLOMR-F) to revise the 100-year floodplain within the site and possibly remove the proposed buildings out of the 100-year floodplain with issuance by FEMA of a LOMR-F. Currently, FEMA has suspended initiation of CLOMR-F and LOMR-F applications.

However, it FEMA is creating a separate process for this type of approval, the project may apply.

i. Off-Site Improvements Permit(s) with the City Engineering and/or Public Works Department and any associated encroachment permits that may be required.
j. Issuance of required Building Permits for the new development including but not limited to a Master Plan, Grading etc.
k. Proposed development within this Master Plan Area is required to comply with the Morgan Hill Municipal Code specifically but not limited to the following: MHMC 15.65 Sustainable building Regulations, MHMC 18.72.040 Electric Vehicle Charging , MHMC 15.40 building Security and MHMC 15.38 Wage Theft Prevention.

3. **Inclusionary Housing Ordinance Compliance (IHO):** New development of the project site shall be in compliance with the IHO as amended. The IHO requires 15% of the total units proposed to be restricted to Below Market Rate (BMR) units. The Planned Development proposal for 320 units will require 48 units to be BMR units. BMR units are required to be equally dispersed throughout each product type and accessory dwelling units do not count towards the required number of BMR units. Review and enforcement of the IHO will be completed during the Design Permit and Subdivision Map process. All standards within the IHO apply including but not limited to the following:
   a. Units must be geographically and proportionally disbursed.
   b. Units must be in all building types.
   c. Units shall be dispersed among the product types, proportionate in number among each of the product types that comprise the development.
   d. Units must consist of the project's average bedroom and bathroom count.
   e. Units shall not have significant identifiable differences.
   f. The size of the units, and distribution of model types shall be comparable and proportionate to the entire project's makeup.

   For a 320 unit development 48 units are required to be income-restricted BMR units. The number of units in each product type are as follows:

   - 223 Traditional SF represents 69.68% of the total project, therefore 69.68% of the required 48 BMRs is 33.44 which rounds to 34 BMR units.
   - 42 Courtyard homes represent 13.12% of the total project, therefore 13.12% of the required 48 BMRs is 6 BMR units.
   - 21 Senior cottages represent 6.56% of the total project, therefore 6.5% of the required 48 BMRs is rounded to 3 BMR units.
   - 34 Senior single-family attached represents 10.62%, therefore 10.62% of the required 48 BMRs is 5 BMR units.

Unit Type	Number of Project Units	BMR Unit Requirement
Single Family (223) Courtyard Homes (42) Senior Cottages (21) Senior SFA (34)	320	48

Single Family	223	34
Courtyard Homes	42	6
Senior Cottages	21	3
Senior Single Family Attached	34	5

The IHO allows for projects to pay an in-lieu fee or "fee out" up to 50% of the inclusionary obligation. The project is proposing a 100% in-lieu fee option as part of the approval of this PD. This section of the PD allows the applicant to either build or payout with the in-lieu fee option, which shall be formalized in the IHO agreement. The IHO agreement will outline the project compliance based on the approval of this PD and will be required to be prepared, approved, and recorded before Final Map recordation.

4. **Public Park and Trail Improvements:** Per the Quimby Parkland requirements, a minimum of 4.83 acres of parkland area is required to be constructed, or an in-lieu fee is paid. This PD Master Plan is dedicating 1.76 acres of land to Jackson Park. The new Jackson Park area will include onsite improvements that will be reviewed by the Parks and Recreation Commission and approved by City Council. The General Plan identifies a proposed shared use (pedestrian and bicycle) class 1 path from Jackson Park to Hill Road that connects to the existing trail system. The PD Master Plan identifies a public trail from Jackson Park to Hill Road that shall be constructed as a Class 1 shared use path.

   a. A Subdivision Improvements Agreement (SIA) shall be executed between the City and the property owner or designee to cover required offsite improvements.
   b. Dedication of __1.76 _ acres of land to Jackson Park as shown on Parcel A and C.
   c. Prior to final design of public park improvements, review and approval is required by Parks and Recreation Commission and City Council.
   d. Improvements for existing features on City property will continue to be maintained by City.
   e. In general, storm water detention solutions for projects need to be satisfied entirely on the project site. If a dual use storm water detention basin located on both City property and the proposed dedicated park area property is supported, it is required to be constructed by property owner or designee. Maintenance of new detention basin to be the responsibility of the HOA unless otherwise proven needed to resolve overflow runoff from Jackson Park. If City approves the dual use storm water detention basin, a private storm water easement will be granted by the City to the property owner or designee of the system.
   f. The public trail connection to existing Jackson Park and trail network will be constructed by the property owner or designee.
   g. A public access easement will be required over the trail located outside City Property, and shall be shown on the Tentative Map and dedicated to the City prior to final map approval. A Community Facilities District (CFD) shall be formed to cover the maintenance cost of the trail. If a CFD is not formed, the trail maintenance shall be the responsibility of the HOA. The landscaping adjacent to the trail area shall be maintained by the HOA.

h. The property owner or designee shall pay for and install an interpretive panel along the proposed pedestrian trail. The interpretive panel shall be reviewed and approved by Tamien Nation.
i. Water features including ponds will be reviewed for consistency with the Water Conservation Ordinance prior to design permit approval.

5. **Transportation Related Standards:** Based on the City's operating standards the proposed development within this PD would have an adverse effect on the following intersections and will require improvements and fair share in lieu fees as follows.
   a. Condit Road and Main Avenue - The project shall contribute a proportional fair share of the in-lieu cost for future implementation of an exclusive southbound right-turn on Condit Road, required signal modifications, and lane striping on the southbound approach.
   b. Condit Road and Tennant Avenue – The project shall contribute a proportional fair share of the in-lieu cost for future implementation of a traffic signal at the Condit Road and Tennant Avenue intersection.
   c. Murphy Avenue and Tennant Avenue – The project shall contribute a proportional fair share of the in-lieu cost for future implementation of a traffic signal with protected phasing on all four approaches at the Murphy Avenue and Tennant Avenue intersection. The in-lieu cost shall be determined by the City prior to approval of tentative map and/or design permit.
   d. Hill Road and Fountian Oaks Drive – The project shall implement a separate westbound left-turn lane on Fountian Oaks Drive. The property owner or designee shall be required to cover the full cost of this improvement.
   e. Hill Road and Barrett Avenue – If the Substantial Public Benefit roundabout at this intersection is not chosen by our City Public Works Department, the project shall implement a four-way traffic signal with protected phasing on Hill Road and Barrett Avenue at a minimum.
   f. Condit Road and Diana Avenue – The project shall contribute the proportional share of in-lieu cost for future implementation of a traffic signal with protected phasing on Condit Road. In-lieu cost shall be determined by the City prior to the approval of tentative map and or design permit.
   g. New development shall provide adequate width and turn-radii at and along all drive/parking aisles to allow for two-way circulation and adequate circulation of larger vehicles (such as emergency trucks, garbage trucks, and delivery trucks) throughout the project site.
   h. Improvements along the project frontage including the recommended widening of Hill Road shall be planned to accommodate the implementation of the planned bike lanes along Hill Road.

Noise Related Standards: The following noise insulation features shall be incorporated into the proposed project to reduce interior noise levels to 45 dBA Ldn or less at residential interiors:

a. Where project design and setbacks cannot achieve acceptable noise decibels for outdoor private open space, the project shall include noise barriers along the residential property

lines of the backyards and side yards consistent with the noise study and confirmed by a qualified noise consultant. The noise barriers shall break the line-of-sight from the backyards to Hill Road. The minimum height of these barriers shall be eight feet as measured from the pad elevation of each residence. The proposed barriers shall be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of three lbs/ft^2 (e.g., one-inch-thick wood fence boards, half-inch laminated glass, concrete masonry units, or masonry).

b. The final design of the noise barriers to be included shall be confirmed by a qualified noise consultant.
c. Provide a suitable form of forced-air mechanical ventilation, as determined by the Building Official, for all residential units on the project site, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.
d. A qualified acoustical consultant shall review the final site plan, building elevations, and floor plans prior to construction and recommend building treatments to reduce interior noise levels to 45 dBA Ldn or lower. Such methods or materials that would reduce interior noise levels may include a combination of smaller window and door sizes as a percentage of the total building façade facing the noise source, sound-rated windows and doors, sound rated exterior wall assemblies, and mechanical ventilation so windows may be kept closed at the occupant's discretion. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved design, prior to issuance of a building permit.
e. The project applicant shall develop a noise construction control plan, which shall be submitted to the Development Services Director or Director's designee for review and approval prior to issuance of a grading or building permit. The noise construction control plan shall include but not be limited to the following construction best management controls:

   • Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds);

   • Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools; and

   • Stationary noise sources shall be located as far from noise-sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures.

   • Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. Temporary noise barrier fences would provide a five dBA noise reduction when the noise barrier interrupts the line-of-sight between the noise source and receptor and when the barrier is constructed in a manner that eliminates any cracks or gaps.

   • Unnecessary idling of internal combustion engines shall be strictly prohibited.

• Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
• Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
• Where feasible, temporary power service from local utility companies should be used instead of portable generators.
• Locate cranes as far from noise-sensitive receptors as possible.
• During final grading, substitute graders for bulldozers, where feasible. Wheeled heavy equipment are quieter than track equipment and should be used where feasible.
• Substitute nail guns for manual hammering, where feasible.
• Avoid the use of circular saws, miter/chop saws, and radial arm saws near the adjoining noise-sensitive receptors. Where feasible, shield saws with a solid screen with material having a minimum surface density of two pounds per square foot (e.g., such as 0.75-inch plywood). • Maintain smooth vehicle pathways for trucks and equipment accessing the site, and avoid local residential neighborhoods as much as possible.
• During interior construction, the exterior windows facing noise-sensitive receptors shall be closed.
• During interior construction, locate noise-generating equipment within the building to break the line-of-sight to the adjoining receptors.
• The contractor shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
• Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

6. **Environmental Standards Required for New Development:** The adopted Environmental Impact Report prepared for this New Horizons Planned Development (SCH No. 2021060587) includes Mitigation Measures that shall be implemented as conditions of approval to the Design Permit and Tentative Map for the project. In addition to the Mitigation Measures listed within the Project Environmental Impact Report, the following standard conditions shall apply and be completed prior to or during construction as depicted by each standard.

   a. Air Quality: the following standards shall be implemented during all phases of construction to control dust and exhaust at the project site:

i. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
ii. All haul trucks transporting sial, sand or other loose material off-site shall be covered.
iii. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
iv. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
v. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
vi. Replant vegetation in disturbed areas as soon as possible after completion of construction.
vii. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
viii. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
ix. Post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

b. Biological Resources: The proposed project that could be developed as part of this Planned Development is covered under the Habitat Plan and will be required to comply with the following:
   i. The project shall implement the following standard permit condition to ensure compliance with the Habitat Plan's nitrogen deposition fee(s). The proposed project is covered pursuant to the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan. Habitat Plan conditions applicable to the project include:
      - Condition 1. Avoid direct impacts on legally protected plan and wildlife species.
      - Condition 3. Maintain hydrologic conditions and protect water quality.
      - Condition 4. Avoidance and minimization for in-stream projects.
      - Condition 11. Stream and riparian setbacks.
      - Condition 17. Tricolored blackbird.
   ii. Application Package. Prior to issuance of a grading permit, the project shall complete and submit a Habitat Plan Application Package. All fees shall be paid prior to issuance of a grading permit.
   iii. Any additional conditions or mitigations required by the habitat Plan shall be clearly stated on all plans that involve any ground disturbing activity (i.e., grading plans,

improvement plans, paving plans, demolition plans or other plans for site clearing or temporary stockpile of dirt).

iv. No development shall impede on the required 35-foot setback of the riparian habitat near the drainage channel along Hill Road.

v. Tree Protection. Unless tree removal has been previously approved, all trees located within 25 feet of any site disturbance shall be protected using the following minimum protection measures (these guidelines shall be included with all site development plans):

- Mark all trees to be saved with a survey flag or ribbon. Do not nail or staple directly to the tree.
- Erect a temporary fence enclosing an area equal to at least the dripline of the tree (or as far from the trunk as possible). This tree protection zone shall not be used for parking, storage of building materials, or other equipment or the placement of temporary or permanent fill. Signs should be posted identifying the restriction of uses in the tree protection zone.
- Locate structures, grade changes, and other ground or surface disturbances (e.g. concrete pours) as far as feasible from the "dripline" area of the tree.
- Avoid root damage through grading, trenching, and compaction, at least within an area 1.5 times the dripline area of the tree. Where root damage cannot be avoided, roots encountered over 1 inch in diameter should be exposed approximately 12 inches beyond the area to be disturbed (towards the tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw and immediately back-filled with soil. Avoid tearing or otherwise disturbing that portion of the roots to remain.
- The addition of plants or other landscaping materials shall remain outside of the dripline of all trees.
- All trees proposed to be removed from the project site shall be replaced at a 1:1 ratio. Replacement trees shall be consistent with the City of Morgan Hill Master Street Tree. All replacement trees shall be a minimum of 15-gallons in size. All mitigation/replacement trees shall be shown on the landscape plans and approved by the Development Services Director prior to the issuance of the building/grading permit.
- Any tree subject to Chapter 12.32 Restrictions On Removal Of Significant Trees of the Morgan Hill Municipal Code requires approval from the Planning Division. The applicant shall request approval prior to removing any significant trees.

c. Energy: A project developed under this PD is required to implement the Green Building Measures as identified below.

i. MHMC 15.65 Sustainable building Regulations

ii. MHMC18.72.040 C Electric Vehicle Charging

d. Geology and Soils: To avoid or minimize potential damage from seismic shaking, the proposed residential development shall be built using standard engineering and seismic safety design techniques. Prior to issuance of building permits, building design and construction at the site shall be completed in conformance with the recommendations of a design-level geotechnical investigation, which shall be included in a report to the City. The structural designs for the proposed development will account for repeatable horizontal ground accelerations. The report shall be reviewed and approved by the City of Morgan Hill Building Division prior to issuance of a building permit. The buildings shall be required to meet the requirements of applicable Building and Fire Codes, including the California Building Code Chapter 16, Section 1613, as adopted or updated by the City. The project will be designed to withstand soil hazards identified on the site and the project shall be designed to reduce the risk to life or property to the extent feasible and in compliance with the Building Code.

e. As required by the State Water Resources Control Board (SWRCB) Order No. 2022-0057-DWQ, construction activity resulting in a land disturbance of one acre or more of soil, or whose projects are part of a larger common plan of development that in total disturbs more than one (1) acre, are required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity (General Permit). To be permitted with the SWRCB under the General Permit, owners must file a complete Notice of Intent (NOI) package and develop a Storm Water Pollution Prevention Plan (SWPPP) Manual in accordance with Section A, B, and C of the General Permit prior to the commencement of soil disturbing activities. A NOI Receipt Letter assigning a Waste Discharger Identification number to the construction site will be issued after the State Water Resource Control Board (SWRCB) receives a complete NOI package (original signed NOI application, vicinity map, and permit fee); copies of the NOI Receipt Letter and SWPPP shall be forwarded for Building and Engineering Division review. The SWPPP shall be made a part of the improvement plans. (SWRCB NPDES General Permit CA000002)

f. Hydrology and Water Quality:

i. For the project's proposed underground stormwater infiltration systems, the project shall comply with the design criteria included in the City's Residential Development Design and Development Standards.

ii. The project shall demonstrate compliance with the City's Flood Control/25-Year Detention Standards and any subsequent amendments to these standards.

iii. As required by the SWRCB Order No. 2022-0057-DWQ, construction activity resulting in a land disturbance of one acre or more of soil, or whose projects are part of a larger common plan of development that in total disturbs more than one acre, are required to obtain coverage under the NPDES General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity (General Permit). To be permitted with the SWRCB under the General Permit, owners must file a complete Notice of Intent (NOI) package and develop a Storm Water Pollution Prevention Plan (SWPPP) Manual in accordance with Section A, B, and C of the General Permit prior

to the commencement of soil disturbing activities. A NOI Receipt Letter assigning a Waste Discharger Identification number to the construction site will be issued after the SWRCB receives a complete NOI package (original signed NOI application, vicinity map, and permit fee); copies of the NOI Receipt Letter and SWPPP shall be forwarded to the Building and Land Development Engineering Divisions review. The SWPPP shall be made a part of the improvement plans. (SWRCB NPDES General Permit CA000002).

iv. The project shall comply with the California Regional Water Quality Control Board Central Coast Region (Region 3) Resolution No. R3-2013-0032 and as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements, and any subsequent amendments thereto. A copy of the guidance manual can be obtained through the following link: https://www.morgan-hill.ca.gov/DocumentCenter/View/12671/Storm-Water-Management-Guidance-Manual?bidId=.

v. Since the project is proposing improvements adjacent to Tennant Creek, the project shall comply with the City's adopted Santa Clara Valley Water Resource Protection Collaborative's "Guidelines and Standards for Land Use Near Streams." A copy of the guidelines and standards can be found at https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams.

In accordance with the City of Morgan Hill Standard Conditions to reduce construction related water quality impacts the following BMPs shall be implemented during project construction.

i. Burlap bags filled with drain rock will be installed around storm drains to route sediment and other debris away from the drains.

ii. Earthmoving or other dust-producing activities will be suspended during periods of high winds.

iii. All exposed or disturbed soil surfaces will be watered at least twice daily to control dust.

iv. Stockpiles of soil or other materials that can be blown by the wind will be watered or covered.

v. All trucks hauling soil, sand, and other loose materials will be covered and all trucks will be required to maintain at least two feet of freeboard.

vi. All paved access roads, parking areas, staging areas and residential streets adjacent to the construction site will be swept daily (with water sweepers).

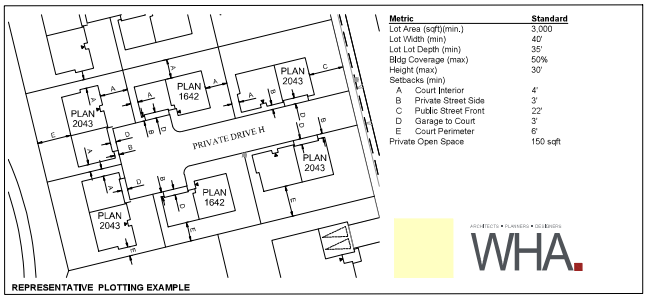
vii. Vegetation in disturbed areas will be replanted as quickly as possible.

7. **Sanitary Sewer Capacity Study:** The project is required to complete a Sanitary Sewer Capacity Study. The Study will be performed by the City's sewer master plan consultant. The property owner or designee is responsible for all costs associated with a study. When it is

determined that there is no available capacity in the existing sewer line(s), the City will determine the required mitigations(s) at Design Review stage.

8. **Setbacks and Height Standards based on lot type:** Refer to Attachment A for the lot standards and restricted heights.

9. **PD Master Plan:** Development on this site shall be in substantial conformance with the approved stamped plans and attached herein as Attachment B.

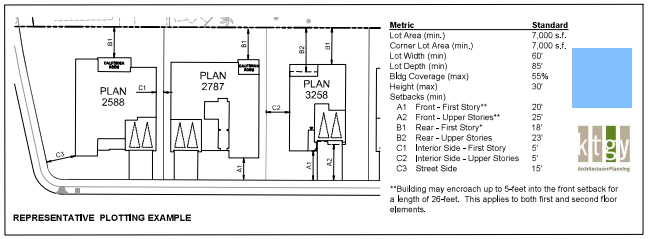


Metric	Standard
Lot Area (sqft)(min.)	3,000
Lot Width (min)	40'
Lot Lot Depth (min)	35'
Bldg Coverage (max)	50%
Height (max)	30'
Setbacks (min)	
A Court Interior	4'
B Private Street Side	3'
C Public Street Front	22'
D Garage to Court	3'
E Court Perimeter	6'
Private Open Space	150 sqft

WHA.

TYPOLOGY 1A: COURT HOMES ADJACENT TO SORREL DRIVE

SCALE 1" = 40'



Metric	Standard
Lot Area (min.)	7,000 s.f.
Corner Lot Area (min.)	7,000 s.f.
Lot Width (min)	60'
Lot Depth (min)	85'
Bldg Coverage (max)	55%
Height (max)	30'
Setbacks (min)	
A1 Front - First Story**	20'
A2 Front - Upper Stories**	25'
B1 Rear - First Story*	18'
B2 Rear - Upper Stories	23'
C1 Interior Side - First Story	5'
C2 Interior Side - Upper Stories	5'
C3 Street Side	15'

**Building may encroach up to 5-feet into the front setback for a length of 26-feet. This applies to both first and second floor elements.

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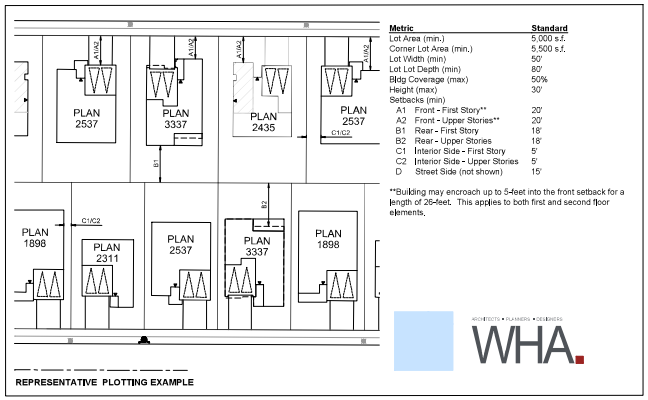
TYPOLOGY 2: LARGE LOT SINGLE FAMILY LOTS

SCALE 1" = 40'



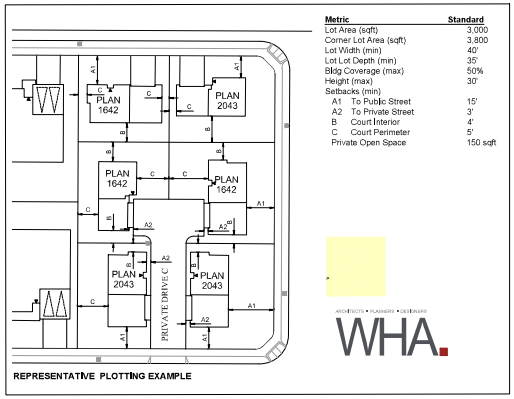
Metric	Standard
Lot Area (min.)	5,000 s.f.
Corner Lot Area (min.)	5,500 s.f.
Lot Width (min)	50'
Lot Lot Depth (min)	80'
Bldg Coverage (max)	50%
Height (max)	30'
Setbacks (min)	
A1 Front - First Story**	20'
A2 Front - Upper Stories**	20'
B1 Rear - First Story	18'
B2 Rear - Upper Stories	18'
C1 Interior Side - First Story	5'
C2 Interior Side - Upper Stories	5'
D Street Side (not shown)	15'

**Building may encroach up to 5-feet into the front setback for a length of 26-feet. This applies to both first and second floor elements.

WHA.

TYPOLOGY 2: 5,000 SQFT AND 6,000 SQFT TRADITIONAL SINGLE FAMILY LOTS

SCALE 1" = 40'

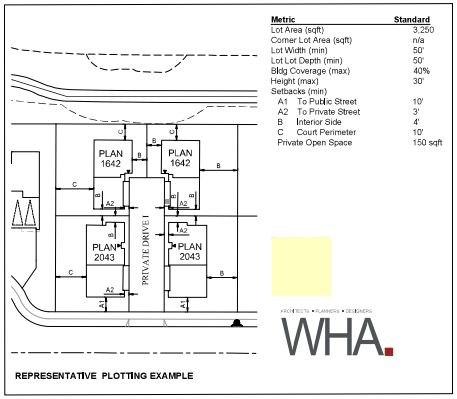


Metric	Standard
Lot Area (sqft)	3,000
Corner Lot Area (sqft)	3,800
Lot Width (min)	40'
Lot Lot Depth (min)	35'
Bldg Coverage (max)	50%
Height (max)	30'
Setbacks (min)	
A1 To Public Street	15'
A2 To Private Street	3'
B Court Interior	4'
C Court Perimeter	5'
Private Open Space	150 sqft

WHA.

TYPOLOGY 1B: COURT HOMES AT ENDS OF BLOCKS

SCALE 1" = 40'

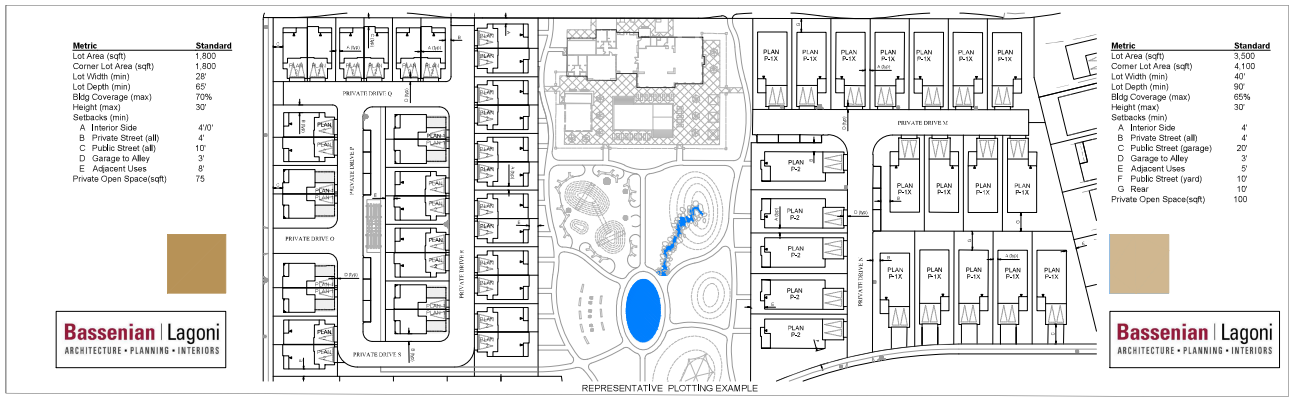


Metric	Standard
Lot Area (sqft)	3,250
Corner Lot Area (sqft)	n/a
Lot Width (min)	50'
Lot Lot Depth (min)	50'
Bldg Coverage (max)	40%
Height (max)	30'
Setbacks (min)	
A1 To Public Street	10'
A2 To Private Street	3'
B Interior Side	4'
C Court Perimeter	10'
Private Open Space	150 sqft

WHA.

TYPOLOGY 1C: COURT HOMES AT TRAIL

SCALE 1" = 40'



Metric	Standard
Lot Area (sqft)	1,800
Corner Lot Area (sqft)	1,800
Lot Width (min)	28'
Lot Depth (min)	65'
Bldg Coverage (max)	70%
Height (max)	30'
Setbacks (min)	
A Interior Side	4'/0'
B Private Street (all)	4'
C Public Street (all)	10'
D Garage to Alley	3'
E Adjacent Uses	8'
Private Open Space(sqft)	75

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TYPOLOGY 4: SENIOR DUETS

SCALE 1" = 40'

Metric	Standard
Lot Area (sqft)	3,500
Corner Lot Area (sqft)	4,100
Lot Width (min)	40'
Lot Depth (min)	90'
Bldg Coverage (max)	65%
Height (max)	30'
Setbacks (min)	
A Interior Side	4'
B Private Street (all)	4'
C Public Street (garage)	20'
D Garage to Alley	3'
E Adjacent Uses	5'
F Public Street (yard)	10'
G Rear	10'
Private Open Space(sqft)	100

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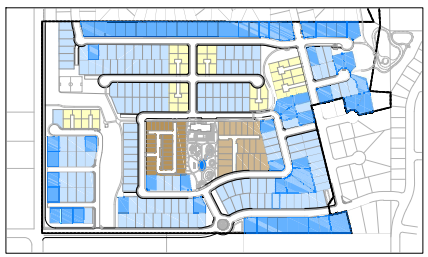
TYPOLOGY 3: COTTAGE LOTS

SCALE 1" = 40'



KEY MAP

NTS

GENERAL NOTES (ALL TYPOLOGIES)

1. **Minimum lot frontage is 40-feet per Municipal Code section 18.16.030.E., except as shown on lot 39 within this plan set.**
2. **For Typology 2, a portion of the building is allowed to project up to five (5) feet into the front yard setback. See Municipal Code section 18.16.030.D. This applies to first and second floors.**
3. **Outdoor rooms within Typology 2 must comply with rear yard setbacks.**
4. **"Standard" distances shown on this sheet are measured to face of stud. Sheathing and exterior finishes (trim, siding, stucco, etc.) may encroach into the setbacks shown on this exhibit.**

PLOT DATE: March 21, 2023
FILE PATH: W:\Jobs 20\202013 – New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\4 DEVELOPMENT STANDARDS-PD.dwg

NEW HO
BY MORGAN HILL D

CITY OF MORGAN HILL
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DpC Development Process Consultants

WHA. ARCHITECTS • PLANNERS • DESIGNERS ORANGE COUNTY • LOS ANGELES • BAY AREA

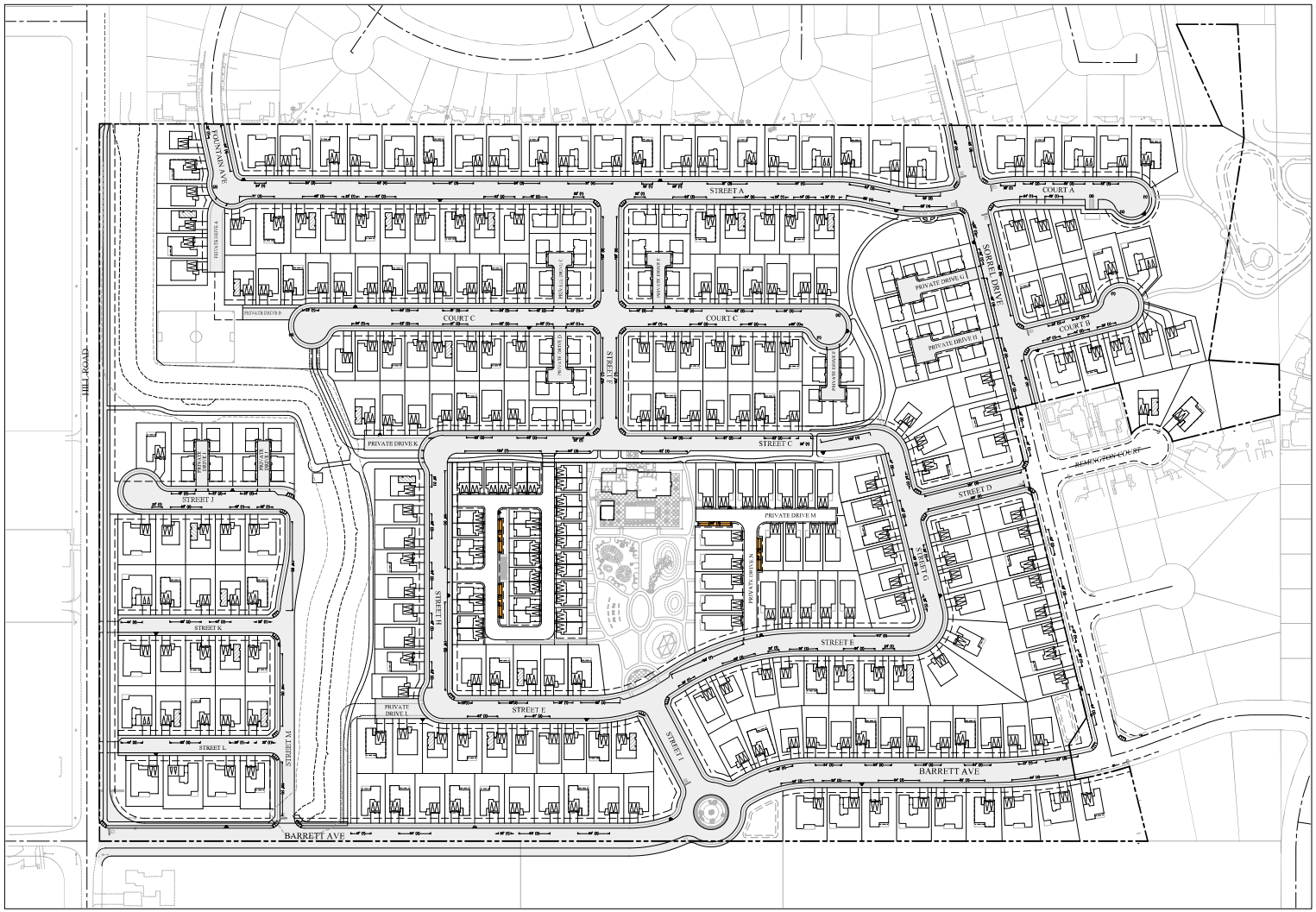
RIPLEY DESIGN GROUP

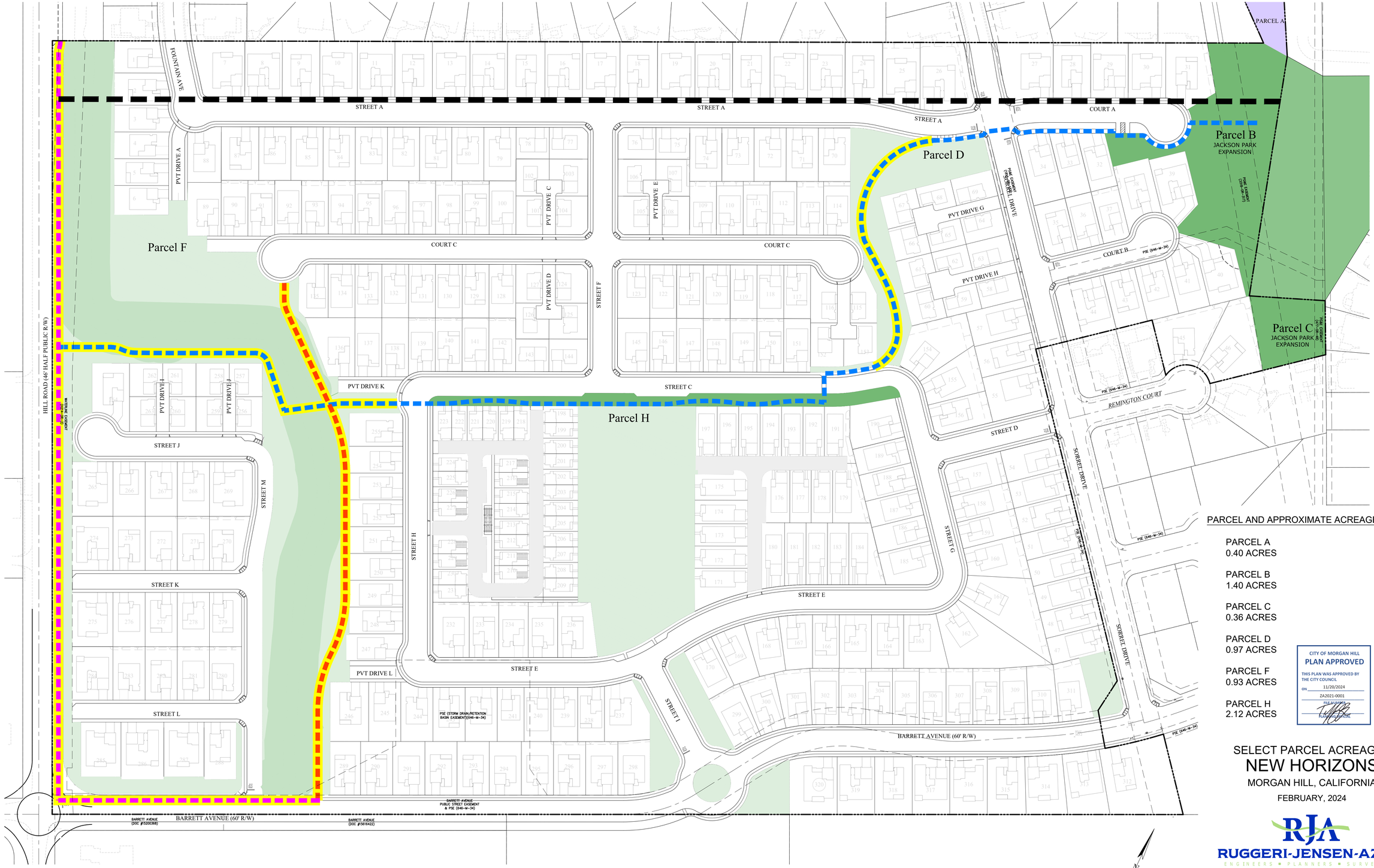
DEVELOPMENT STANDARDS

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-04

ZA2021-0001


HILL ROAD
STREET A
COURT A
COURT B
COURT C
COURT C
COURT C



PARCEL AND APPROXIMATE ACREAGE

PARCEL A
0.40 ACRES

PARCEL B
1.40 ACRES

PARCEL C
0.36 ACRES

PARCEL D
0.97 ACRES

PARCEL F
0.93 ACRES

PARCEL H
2.12 ACRES

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SELECT PARCEL ACREAGES
NEW HORIZONS
MORGAN HILL, CALIFORNIA
FEBRUARY, 2024

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

JOB NUMBER: 202013 SHEET 1 OF 1

PLOT DATE: February 06, 2024
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Exhibits\Open Space Exhibit\EXH-Open Space-2024-02-26 for City Staff Report.dwg

ATTACHMENT B.

PLANNED DEVELOPMENT APPLICATION
NEW HORIZONS
MORGAN HILL, DISTRICT D, SANTA CLARA COUNTY, CALIFORNIA

CONTACT INFORMATION

APPLICANT:	MORGAN HILL DEVCO, LLC 14500 SYCAMORE DRIVE MORGAN HILL, CA 95037 CONTACT: ROCKE GARCIA (408) 710-2953	CIVIL ENGINEER:	RUGGERI-JENSEN-AZAR & ASSOCIATES 8055 CAMINO ARROYO GILROY, CA 95020 ENGINEERING: CHRIS PATTON, RCE 66271 PLANNING: ROSS DOYLE (408) 848-0300	ARCHITECT: (SENIOR DUETS & COTTAGES)	BASSENIAN - LAGONI 2031 ORCHARD DRIVE NEWPORT BEACH, CA 92660 CONTACT: CINDY TEALE (949) 553-9100	ARCHITECT: (SINGLE FAMILY, COURTYARD HOMES)	WILLIAM HEZMEHALCH ARCHITECTS 5000 EXECUTIVE PKWY, SUITE 375 SAN RAMON, CA 94583 CONTACT: MARK RETHERFORD (925) 463-1700
PLANNING	DPC 2424 CALLE GALICIA SANTA BARBARA, CA 93109 CONTACT: VINCE BURGOS (408) 421-2695	LANDSCAPE ARCHITECT	CAMP & CAMP ASSOCIATES, INC. 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 CONTACT: TERRY CAMP (925) 941-6490	LANDSCAPE ARCHITECT	RIPLEY DESIGN GROUP 1615 BONANZA STREET, #314 WALNUT CREEK, CA 94596 CONTACT: ANNIKA CARPENTER (925) 938-7377	ARCHITECT: (SINGLE FAMILY)	KTGY 1814 FRANKLIN STREET, #400 OAKLAND, CA 94612 CONTACT: AMANDA MAZZEI (510) 463-2010

SITE DATA

- SUBJECT PARCEL(S): 817-20-031
- CURRENT LAND USE: FALLOW, VACANT
- ZONING: RESIDENTIAL MEDIUM DENSITY 7,000 (PD)
- GENERAL PLAN: RESIDENTIAL DETACHED MEDIUM (0-7 DU/AC)
- PROPOSED LAND USE: RESIDENTIAL
- BUILDOUT TABULATION:

EXISTING GROSS AREA	69.4± AC
EXISTING R/W TO BE ABANDONED	0.04± AC
SUBTOTAL (NEW GROSS AREA)	69.5± AC
PROPOSED PRIVATE OPEN SPACE	6.1± AC
PROPOSED PUBLIC STREET DEDICATION	13.6± AC
PROPOSED PRIVATE STREETS	3.6± AC
PROPOSED RESIDENTIAL LOTS (1-320)	40.1± AC
PUBLIC PARK/OS DEDICATION	2.2± AC
TENNANT CHANNEL + SETBACK	3.80±AC
POTENTIAL MHUSD PARCEL (PCL A)	0.4± AC
TOTAL	69.5± AC

- UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON

- PRELIMINARY EARTHWORK SUMMARY (APPROX.):

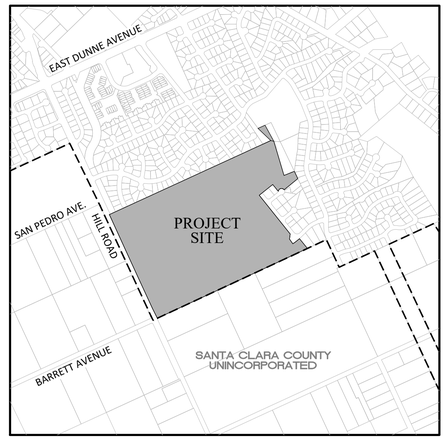
CUT	85,000 CY±
FILL	85,000 CY±
NET	0 CY± (BALANCED)

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 320 NEW HOMES OF FOUR OWNERSHIP HOUSING TYPES:
- 223 SINGLE FAMILY DETACHED (5,000; 6,000 AND 7,000 SQFT LOTS)
- 42 COURTYARD STYLE HOMES
- 21 SENIOR COTTAGES (FOR SALE)
- 34 SENIOR DUETS (FOR SALE)

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:
- PUBLIC CIRCULATION NETWORK AND PRIVATE STREETS, COURTS AND ALLEYS
- ACTIVE AND PASSIVE OPEN SPACE AND AMENITIES, FEATURING A CENTRALLY-LOCATED CLUBHOUSE AND POOL
- CURB-SIDE AND BAY SHARED PARKING
- JACKSON TRAIL

OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:
- RE-ALIGNMENT OF BARRETT ROAD BETWEEN SORREL WAY AND HILL ROAD
- HILL ROAD HALF STREET IMPROVEMENTS
- JACKSON PARK IMPROVEMENTS



VICINITY MAP

COMPREHENSIVE SITE PLAN EXHIBITS	
PD-01	TITLE SHEET
PD-02	EXISTING CONDITIONS
PD-03	COMPREHENSIVE SITE PLAN
PD-04	DEVELOPMENT STANDARDS
PD-05	PRELIMINARY PHASING PLAN
PD-06	PRELIMINARY STAGING PLAN

SENIOR HOUSING AND AMENITIES EXHIBITS

PD-07	COMPREHENSIVE SITE PLAN
12 SHEETS	SENIOR DUETS AND COTTAGES (SINGLE FAMILY DETACHED) (BASSENIAN-LAGONI)

TRADITIONAL HOUSING AND AMENITIES EXHIBITS

PD-08	COMPREHENSIVE SITE PLAN
PD-09	SITE PLAN - NORTHWEST
PD-10	SITE PLAN - NORTHEAST
PD-11	SITE PLAN - SOUTHWEST
PD-12	SITE PLAN - SOUTHEAST
62 SHEETS	TRADITIONAL AND COURT-HOME STYLE SINGLE FAMILY DETACHED HOMES (KTGY, WHA)

PROJECT BENEFITS

L-1	PARKS, OPEN SPACE AND TRAILS EXHIBIT
L-2A	COMMUNITY ENTRY AND PARK EXHIBIT
L-2B	COMMUNITY CLUBHOUSE EXHIBIT
L-2C	NEW HORIZONS PARK EXHIBIT
L-3	JACKSON PARK RENOVATION EXHIBIT
L-3A	JACKSON PARK RENOVATION EXHIBIT
L-4A	NEW HORIZONS TRAIL EXHIBIT
L-4B	RIPARIAN PLANT PALETTE
L-5	NEW HORIZONS TRAIL AT SENIOR COTTAGES
L-6	TYPICAL MAIL STATION
L-7	MONUMENT SIGN EXHIBIT
A4.1-A4.3	CLUBHOUSE AND OUTDOOR FITNESS FLOOR PLANS AND ELEVATIONS

CIVIL ENGINEERING

PD-13	EXISTING CONDITIONS
PD-14	STREET SECTIONS
PD-15	STREET SECTIONS
PD-16	PRELIMINARY GRADING - NORTHWEST
PD-17	PRELIMINARY GRADING - NORTHEAST
PD-18	PRELIMINARY GRADING - SOUTHWEST
PD-19	PRELIMINARY GRADING - SOUTHEAST
PD-20	GRADING SECTIONS

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PLOT DATE: March 28, 2023
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NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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TITLE SHEET

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-01

ZA2021-0001

1. AERIAL IMAGES DATED MAY 9, 2020

CITY OF MORGAN HILL
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FILE NUMBER

PLOT DATE: March 21, 2023
FILE PATH: W:\Jobs 20\202013 – New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\2 EXISTING CONDITIONS-PD.dwg

NEW HORIZONS AT MORGAN HILL

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EXISTING CONDITIONS

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-02

ZA2021-0001

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs 2\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\3 LAND USE SITE PLAN-PD.dwg

Site Information

Current Designation	Residential Medium Density (0-7 du/ac)
Proposed Designation	No change
Current Zoning	Residential Medium Density 7,000 (PD)
Proposed Zoning	No Change

Housing Types

Traditional single-family homes	223
Courtyard homes	42
Senior cottages	21
Senior single-family attached	34
	320

Inclusionary Housing Ordinance Compliance Summary

Required 320 homes @ 15% = 48 homes

Provided
- Senior Duets (Ownership) (Moderate, 110% AMI) — 33 DT
- Courtyard Homes (Ownership) (Moderate, 110% AMI) — 6 CH

The balance of the requirement, nine homes, will be satisfied by in-lieu fees.

Housing Opportunities Summary

Single Story Homes (60)	SS
Single Family Homes with Junior ADU (23)	JADU
Accessory Dwelling Unit (attached)	ADU

Legend and Notes

- Tree to remain
- Tree to be removed
- Public trail alignment

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N

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

Notes
1. Parcel configuration and street sections are preliminary and subject to refinement.

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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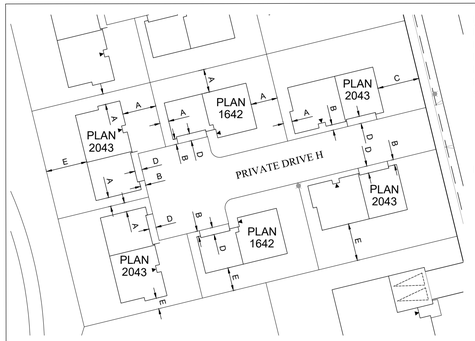
COMPREHENSIVE SITE PLAN

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-03

ZA2021-0001



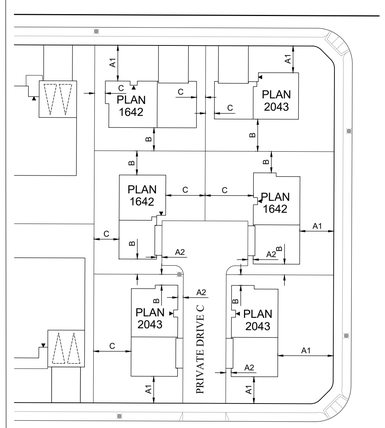
REPRESENTATIVE PLOTTING EXAMPLE

Metric	Standard
Lot Area (sqft)(min.)	3,000
Lot Width (min)	40'
Lot Lot Depth (min)	35'
Bldg Coverage (max)	50%
Height (max)	30'
Setbacks (min)	
A Court Interior	4'
B Private Street Side	3'
C Public Street Front	22'
D Garage to Court	3'
E Court Perimeter	6'
Private Open Space	150 sqft

ARCHITECTS • PLANNERS • DESIGNERS WHA.

TYPOLOGY 1A: COURT HOMES ADJACENT TO SORREL DRIVE

SCALE 1" = 40'



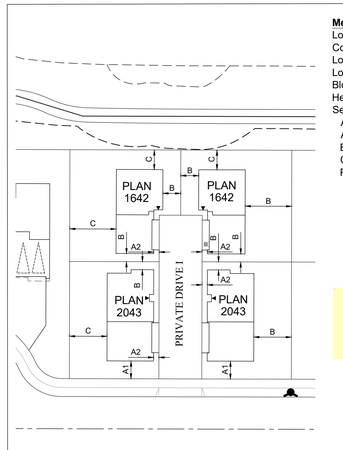
REPRESENTATIVE PLOTTING EXAMPLE

Metric	Standard
Lot Area (sqft)	3,000
Corner Lot Area (sqft)	3,800
Lot Width (min)	40'
Lot Lot Depth (min)	35'
Bldg Coverage (max)	50%
Height (max)	30'
Setbacks (min)	
A1 To Public Street	15'
A2 To Private Street	3'
B Court Interior	4'
C Court Perimeter	5'
Private Open Space	150 sqft

ARCHITECTS • PLANNERS • DESIGNERS WHA.

TYPOLOGY 1B: COURT HOMES AT ENDS OF BLOCKS

SCALE 1" = 40'



REPRESENTATIVE PLOTTING EXAMPLE

Metric	Standard
Lot Area (sqft)	3,250
Corner Lot Area (sqft)	n/a
Lot Width (min)	50'
Lot Lot Depth (min)	50'
Bldg Coverage (max)	40%
Height (max)	30'
Setbacks (min)	
A1 To Public Street	10'
A2 To Private Street	3'
B Interior Side	4'
C Court Perimeter	10'
Private Open Space	150 sqft

ARCHITECTS • PLANNERS • DESIGNERS WHA.

TYPOLOGY 1C: COURT HOMES AT TRAIL

SCALE 1" = 40'

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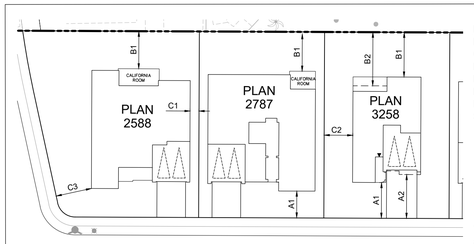

REPRESENTATIVE PLOTTING EXAMPLE

Metric	Standard
Lot Area (min.)	7,000 s.f.
Corner Lot Area (min.)	7,000 s.f.
Lot Width (min)	60'
Lot Depth (min)	85'
Bldg Coverage (max)	55%
Height (max)	30'
Setbacks (min)	
A1 Front - First Story**	20'
A2 Front - Upper Stories**	25'
B1 Rear - First Story*	18'
B2 Rear - Upper Stories	23'
C1 Interior Side - First Story	5'
C2 Interior Side - Upper Stories	5'
C3 Street Side	15'

**Building may encroach up to 5-feet into the front setback for a length of 26-feet. This applies to both first and second floor elements.

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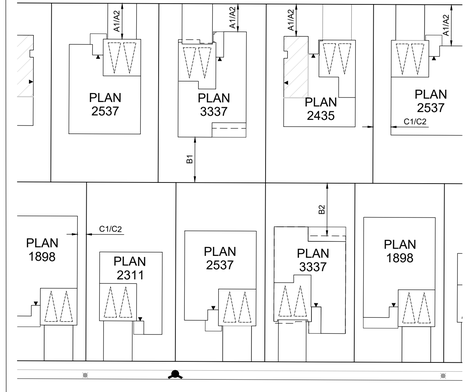
TYPOLOGY 2: LARGE LOT SINGLE FAMILY LOTS

SCALE 1" = 40'



REPRESENTATIVE PLOTTING EXAMPLE

Metric	Standard
Lot Area (min.)	5,000 s.f.
Corner Lot Area (min.)	5,500 s.f.
Lot Width (min)	50'
Lot Lot Depth (min)	80'
Bldg Coverage (max)	50%
Height (max)	30'
Setbacks (min)	
A1 Front - First Story**	20'
A2 Front - Upper Stories**	20'
B1 Rear - First Story	18'
B2 Rear - Upper Stories	18'
C1 Interior Side - First Story	5'
C2 Interior Side - Upper Stories	5'
D Street Side (not shown)	15'

**Building may encroach up to 5-feet into the front setback for a length of 26-feet. This applies to both first and second floor elements.

ARCHITECTS • PLANNERS • DESIGNERS WHA.

TYPOLOGY 2: 5,000 SQFT AND 6,000 SQFT TRADITIONAL SINGLE FAMILY LOTS

SCALE 1" = 40'

Metric	Standard
Lot Area (sqft)	1,800
Corner Lot Area (sqft)	1,800
Lot Width (min)	28'
Lot Depth (min)	65'
Bldg Coverage (max)	70%
Height (max)	30'
Setbacks (min)	
A Interior Side	4'/0'
B Private Street (all)	4'
C Public Street (all)	10'
D Garage to Alley	3'
E Adjacent Uses	8'
Private Open Space(sqft)	75

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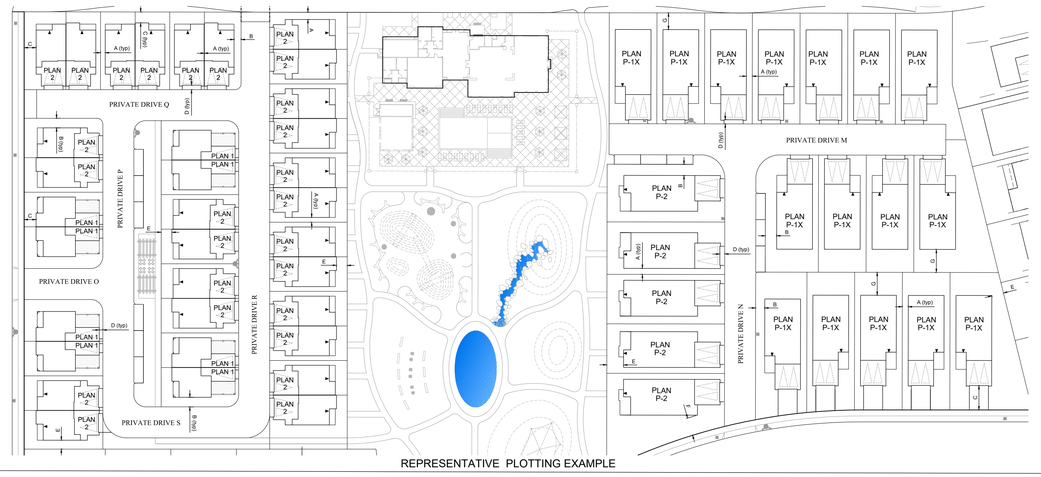

REPRESENTATIVE PLOTTING EXAMPLE

Metric	Standard
Lot Area (sqft)	3,500
Corner Lot Area (sqft)	4,100
Lot Width (min)	40'
Lot Depth (min)	90'
Bldg Coverage (max)	65%
Height (max)	30'
Setbacks (min)	
A Interior Side	4'
B Private Street (all)	4'
C Public Street (garage)	20'
D Garage to Alley	3'
E Adjacent Uses	5'
F Public Street (yard)	10'
G Rear	10'
Private Open Space(sqft)	100

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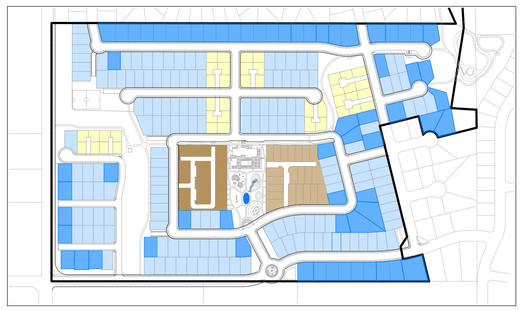
TYPOLOGY 4: SENIOR DUETS

SCALE 1" = 40'

TYPOLOGY 3: COTTAGE LOTS

SCALE 1" = 40'



KEY MAP

NTS

GENERAL NOTES (ALL TYPOLOGIES)

1. Minimum lot frontage is 40-feet per Municipal Code section 18.16.030.E., except as shown on lot 39 within this plan set.
2. For Typology 2, a portion of the building is allowed to project up to five (5) feet into the front yard setback. See Municipal Code section 18.16.030.D. This applies to first and second floors.
3. Outdoor rooms within Typology 2 must comply with rear yard setbacks.
4. "Standard" distances shown on this sheet are measured to face of stud. Sheathing and exterior finishes (trim, siding, stucco, etc.) may encroach into the setbacks shown on this exhibit.

PLOT DATE: March 21, 2023
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\4 DEVELOPMENT STANDARDS-PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | ARCHITECTS • PLANNERS • DESIGNERS WHA. ORANGE COUNTY • LOS ANGELES • BAY AREA | RIPLEY DESIGN GROUP

DEVELOPMENT STANDARDS

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-04

ZA2021-0001

LEGEND AND NOTES

PARKING REQUIRED (MHMC 18.72):	YIELD	COUNT
1. SINGLE FAMILY	265	
2 COVERED SPACES/UNIT		530
0.25 GUEST SPACES/UNIT		67
		597
2. SINGLE FAMILY - SENIOR	55	
2 COVERED SPACES FOR 50% OF UNITS		55
1 COVERED SPACED FOR 50% OF UNITS		28
0.25 GUEST SPACES/UNIT		14
		97
	320	

COVERED PARKING	613
OPEN PARKING	81
TOTAL	694

PROVIDED PARKING

GARAGE (COVERED)	632
APRON (OPEN)*	538
STREET CURB-SIDE	380
PARKING BAYS (COVERED)	0
PARKING BAYS (OPEN)	12
DUET PLAN 1 CAR PORT (OPEN)	8
REC CENTER (OPEN)	0

TOTAL COVERED	632
TOTAL OPEN	938
TOTAL PARKING	1,570

*42-COURT HOMES, 26 SENIOR DUETS & 21 SENIOR SINGLE FAMILY LOTS HAVE NO APRON SPACES

CITY OF MORGAN HILL
PLAN APPROVED
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N

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

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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PARKING EXHIBIT

JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-05

ZA2021-0001

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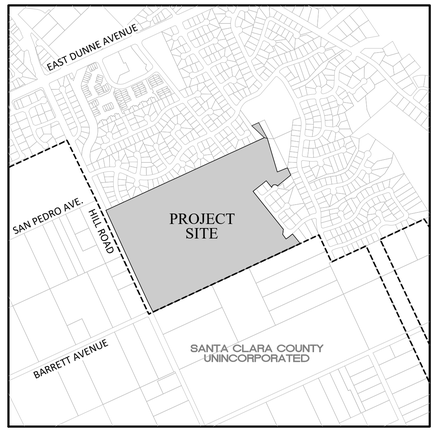

VICINITY MAP

LEGEND AND NOTES

- STAGE 1: IN-TRACT AND OFF-SITE IMPROVEMENTS
- STAGE 2: RECREATIONAL AND PASSIVE AMENITIES
- STAGE 3: SENIOR HOUSING (COTTAGES AND DUETS)
- STAGE 4: PHASED RESIDENTIAL DEVELOPMENT

CITY OF MORGAN HILL
PLAN APPROVED
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ZA2021-0001
FILE NUMBER
PLANNING MANAGER

N

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

Notes
1. Off-site right-of-way for the future Hill/Barrett roundabout to be obtained by the City of Morgan Hill.

NEW HORIZONS AT MORGAN HILL

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PRELIMINARY STAGING PLAN

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-06

ZA2021-0001

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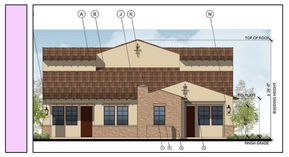
4/20/2021 3:20 PM

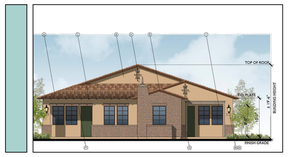
TRAIL ACTIVATION
ENTRIES AND PORCHES
FRONT PUBLIC TRAIL

DIRECT ACCESS TO PUBLIC
TRAIL AND HILL ROAD

DUET PLAN 2
TWO-STORY
2 BED/2 BATH
+ 2 CAR GARAGE



SS DUET PLAN 1
ONE-STORY
1 BED/1 BATH
+ 1 CAR GARAGE
+ 1 CARPORT



DIRECT ACCESS TO
CENTRAL PARK AMENITIES

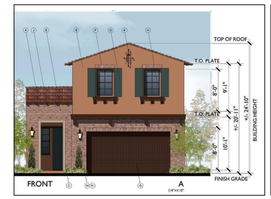
33 - AGE-RESTRICTED HOMES
AVAILABLE AT MODERATE
INCOME LEVEL (110% OF AMI) ▲

CURB-SIDE TEMPORARY PARKING
FOR DELIVERY SERVICES

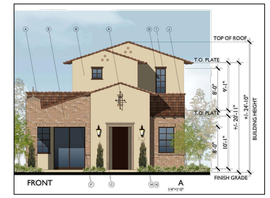
DIRECT ACCESS TO PUBLIC
TRAIL AND HILL ROAD

TRAIL ACTIVATION
ENTRIES AND PORCHES
FRONT PUBLIC TRAIL

COTTAGE PLAN 1X SS
ONE-STORY
2 BED/2 BATH
+ 2 CAR GARAGE



COTTAGE PLAN 2 SS
ONE-STORY
3 BED/2 BATH
+ 2 CAR GARAGE



DIRECT ACCESS TO
CENTRAL PARK AMENITIES

▲ 21 - ATTACHED ADU (STANDARD)

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Notes
1. Parcel configuration and street sections are preliminary and subject to refinement.

0 50 100 150
SCALE IN FEET: 1"= 50'

SENIOR HOUSING SITE PLAN

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BY MORGAN HILL DEVCO, LLC

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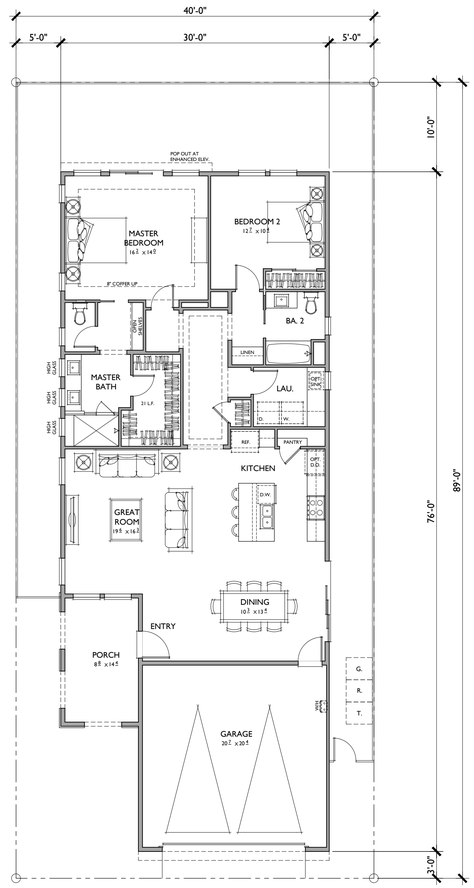
DATE	3/24/2023
SCALE	AS SHOWN

PD-07

ZA2021-0001

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\7 SITE PLAN-SENIORS.dwg



1 PLAN 1 - FIRST FLOOR

SCALE: 1/8" = 1'-0"

0 8 16 32

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PLAN 1

1,590 SQ. FT.
TARGET: 1,550 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,590 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
PORCH	124 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

COTTAGES
FLOOR PLAN & ELEVATIONS
EARLY CALIFORNIA

NEW HORIZONS AT MORGAN HILL
BY D.R. HORTON

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ktgy Architecture+Planning

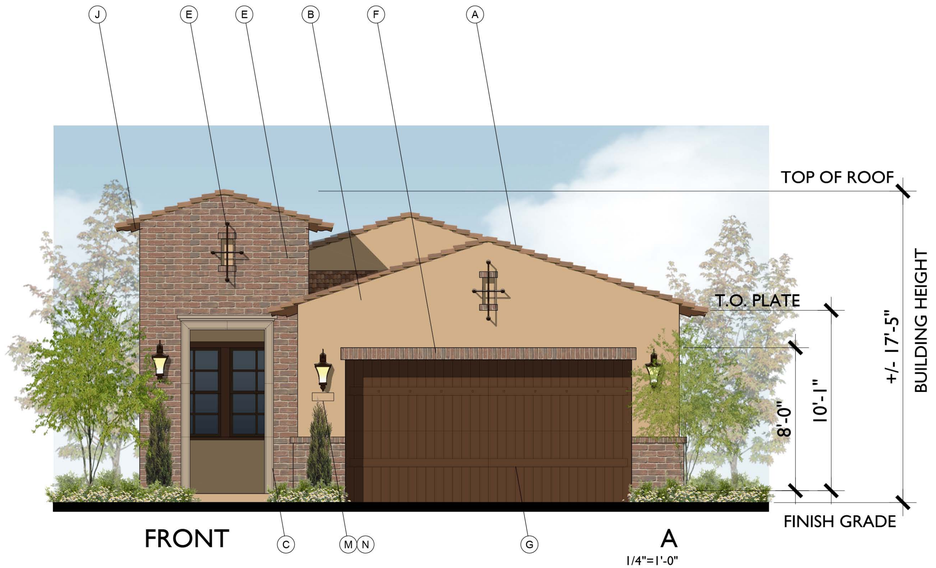
DpC DEVELOPMENT PROCESS CONSULTANTS
SAN JOSE, CA 95120
(408) 431-2695
EMAIL: VRBURGOS@HOTMAIL.COM

DAHLIN

JOB NO. 233-034
DATE 03-12-21

2031 Orchard Drive
Newport Beach, CA, 92660
949-553-9100

A3.1

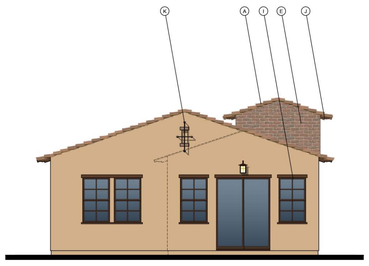


1 PLAN 1 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

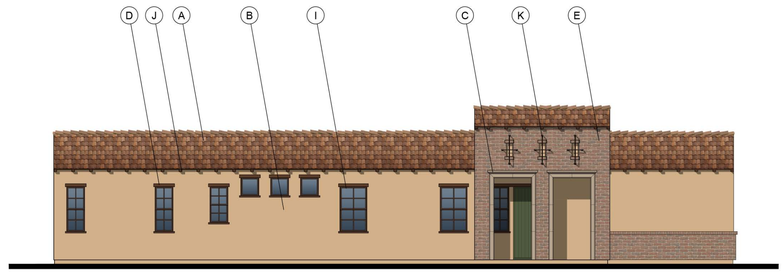
0 4 8 16

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. STUCCO FINISH
C. SIMULATED PRECAST TRIM
D. FOAM TRIM
E. BRICK VENEER
F. BRICK HEADER TRIM
G. ROLL UP GARAGE DOOR
H. FOAM POTSHELF
I. VINYL WINDOW
J. RAFTER TAILS
K. WROUGHT IRON DETAILS
L. DECORATIVE FOAM DETAILS
M. LIGHT FIXTURE
N. ADDRESS SIGN
O. SHUTTERS

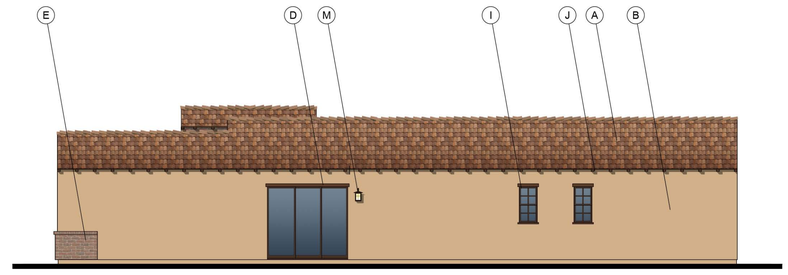


4 PLAN 1 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 PLAN 1 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

0 8 16 32



2 PLAN 1 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

0 8 16 32

PLAN 1

1,590 SQ. FT.
TARGET: 1,550 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,590 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
PORCH	124 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

CITY OF MORGAN HILL
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FLOOR PLAN & ELEVATIONS
EARLY CALIFORNIA

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BY D.R. HORTON

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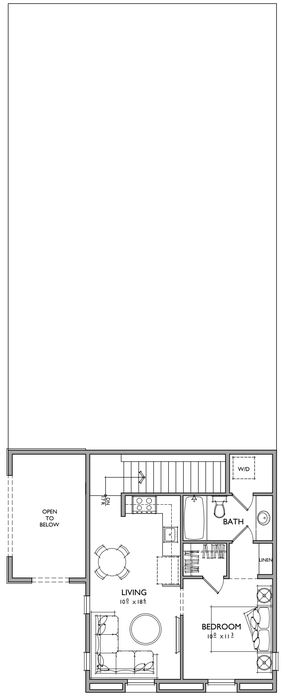
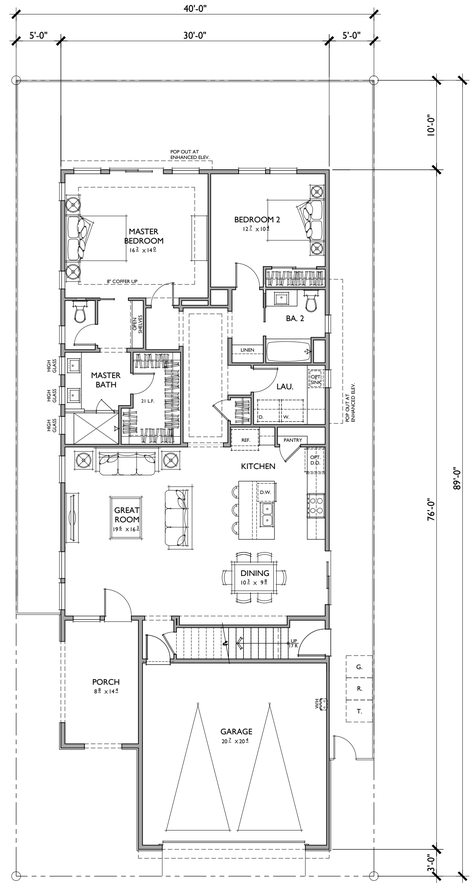
A3.2



2 PLAN 1X - SECOND FLOOR

SCALE: 1/8" = 1'-0"

0 8 16 32



1 PLAN 1X - FIRST FLOOR

SCALE: 1/8" = 1'-0"

0 8 16 32

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AFFORDABLE 1 BEDROOM

FLOOR AREA TABLE	
BEDROOM / STUDIO	**556 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1X

TARGET: 2,000 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	**1,525 SQ. FT.**
2 - CAR GARAGE	444 SQ. FT.
PORCH	124 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

COTTAGES
FLOOR PLAN & ELEVATIONS
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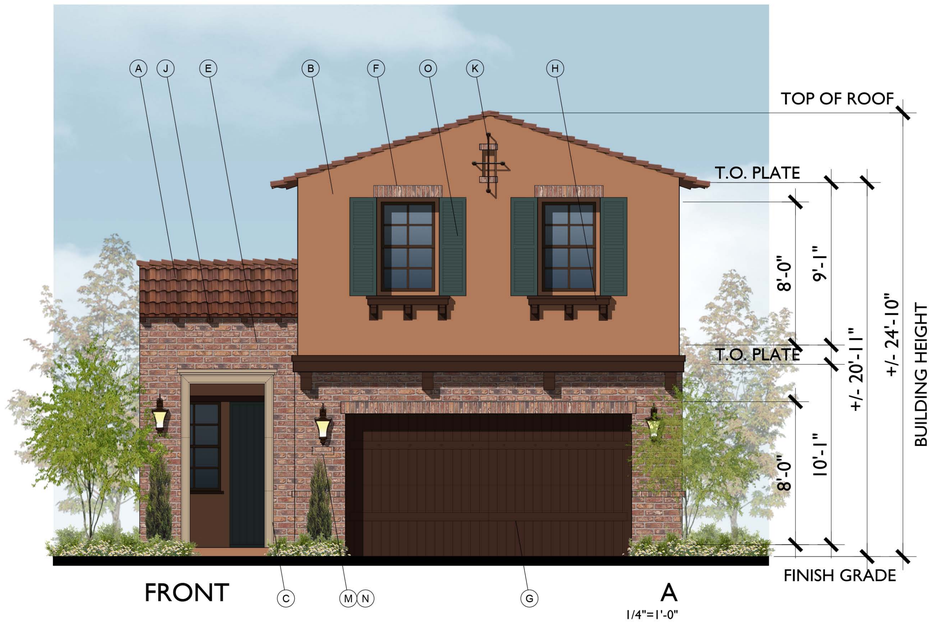
A3.3



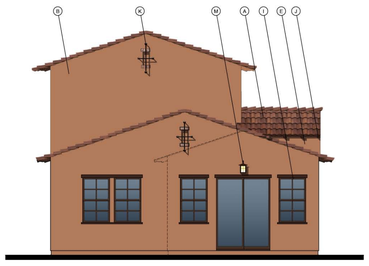
A
1/4"=1'-0"

1 PLAN 1X - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

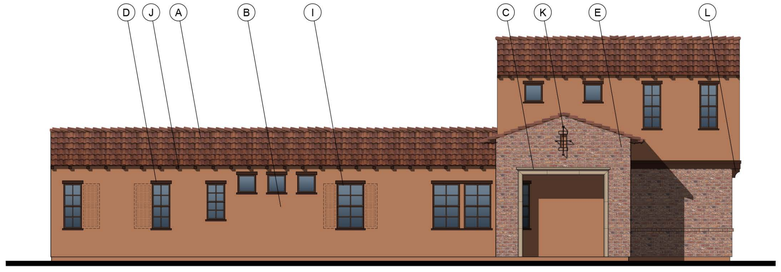
0 4 8 16

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. STUCCO FINISH
C. SIMULATED PRECAST TRIM
D. FOAM TRIM
E. BRICK VENEER
F. BRICK HEADER TRIM
G. ROLL UP GARAGE DOOR
H. FOAM POTSHELF
I. VINYL WINDOW
J. RAFTER TAILS
K. WROUGHT IRON DETAILS
L. DECORATIVE FOAM DETAILS
M. LIGHT FIXTURE
N. ADDRESS SIGN
O. SHUTTERS

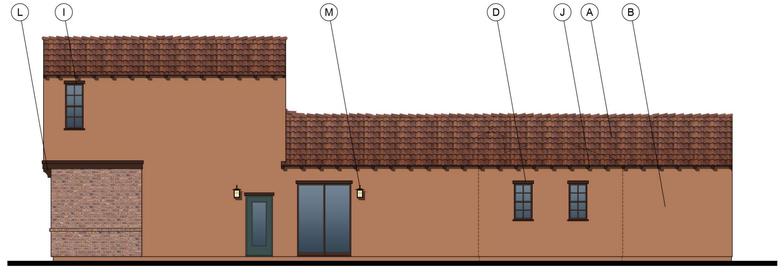


4 PLAN 1X - REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 PLAN 1X - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

0 8 16 32



2 PLAN 1X - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

0 8 16 32

AFFORDABLE 1 BEDROOM

FLOOR AREA TABLE

BEDROOM / STUDIO	556 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1X

TARGET: 2,000 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,525 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
PORCH	124 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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COTTAGES
FLOOR PLAN & ELEVATIONS
EARLY CALIFORNIA

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BY D.R. HORTON

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DAHLIN

JOB NO. 233-034
DATE 03-10-20

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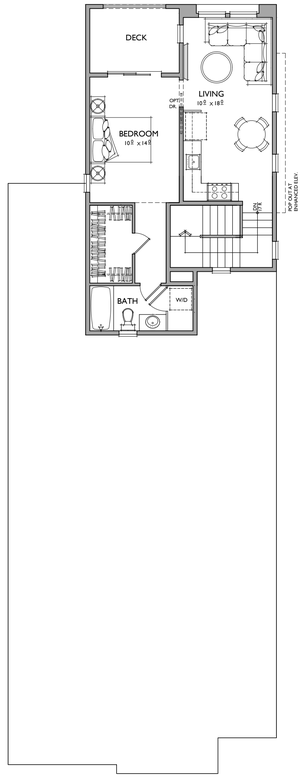
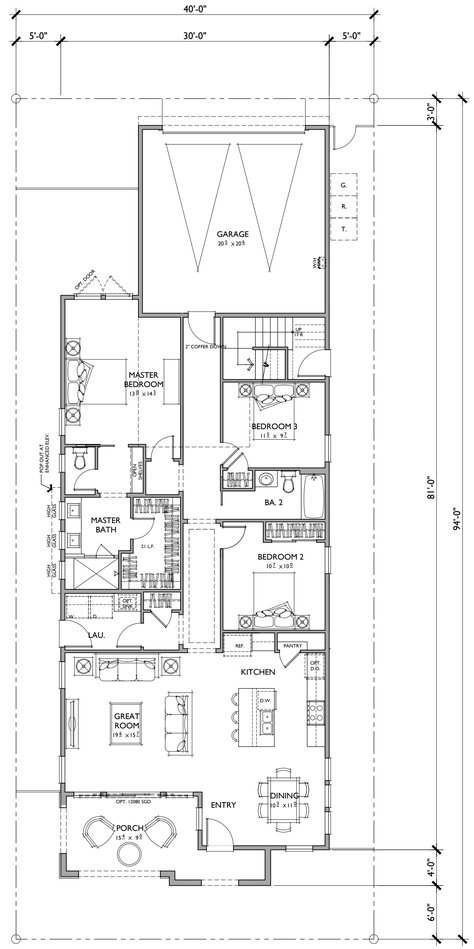
Newport Beach, CA, 92660
949-553-9100

A3.4





2 PLAN 2 - SECOND FLOOR
SCALE: 1/8" = 1'-0"
0 8 16 32

1 PLAN 2 - FIRST FLOOR
SCALE: 1/8" = 1'-0"
0 8 16 32

AFFORDABLE 1 BEDROOM

FLOOR AREA TABLE

BEDROOM / STUDIO	635 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 2 BATHS /
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,637 SQ. FT.
2 - CAR GARAGE	448 SQ. FT.
LANAI	174 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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COTTAGES
FLOOR PLAN & ELEVATIONS
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DATE 03-12-21

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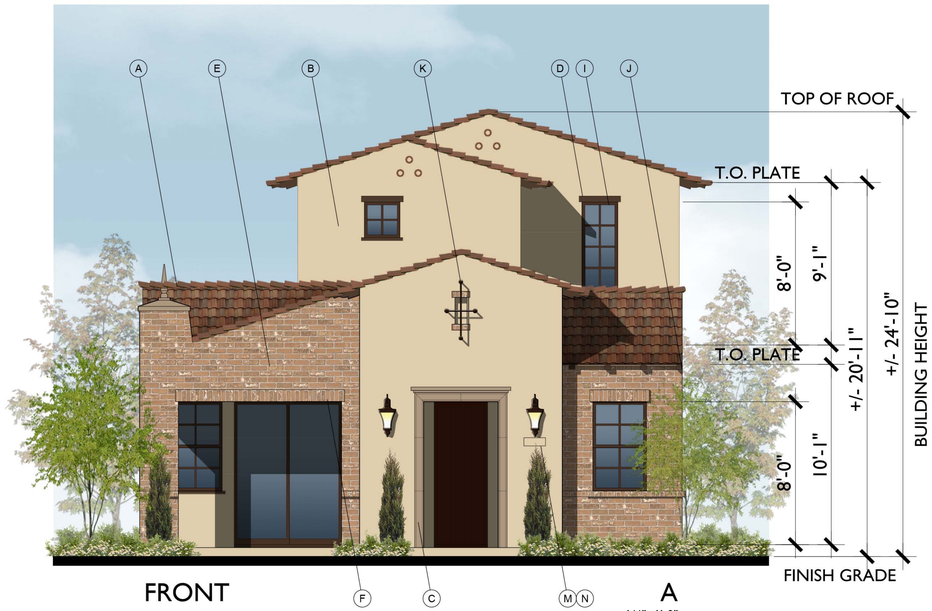
A3.5



A
1/4"=1'-0"

1 PLAN 2 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

0 4 8 16

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. STUCCO FINISH
C. SIMULATED PRECAST TRIM
D. FOAM TRIM
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F. BRICK HEADER TRIM
G. ROLL UP GARAGE DOOR
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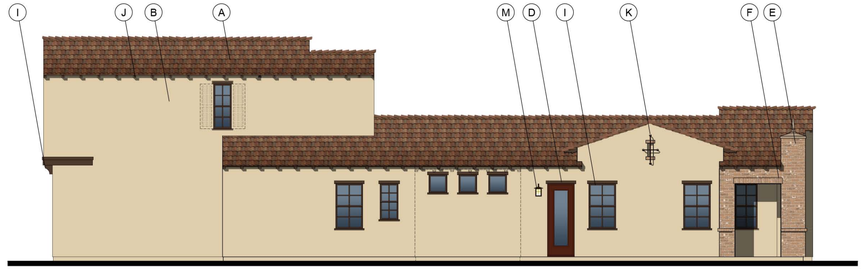
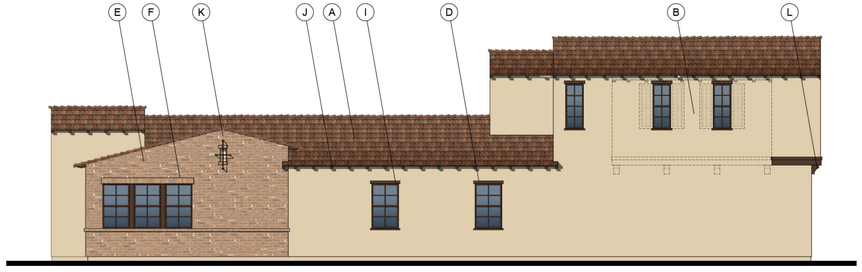
K. WROUGHT IRON DETAILS
L. DECORATIVE FOAM DETAILS
M. LIGHT FIXTURE
N. ADDRESS SIGN
O. SHUTTERS

4 PLAN 2 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 PLAN 2 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

0 8 16 32



2 PLAN 2 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

0 8 16 32

AFFORDABLE 1 BEDROOM

FLOOR AREA TABLE

BEDROOM / STUDIO	635 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 2 BATHS /
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,637 SQ. FT.
2 - CAR GARAGE	448 SQ. FT.
LANAI	174 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

CITY OF MORGAN HILL
PLAN APPROVED
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ON 11/20/2024
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COTTAGES
FLOOR PLAN & ELEVATIONS
EARLY CALIFORNIA

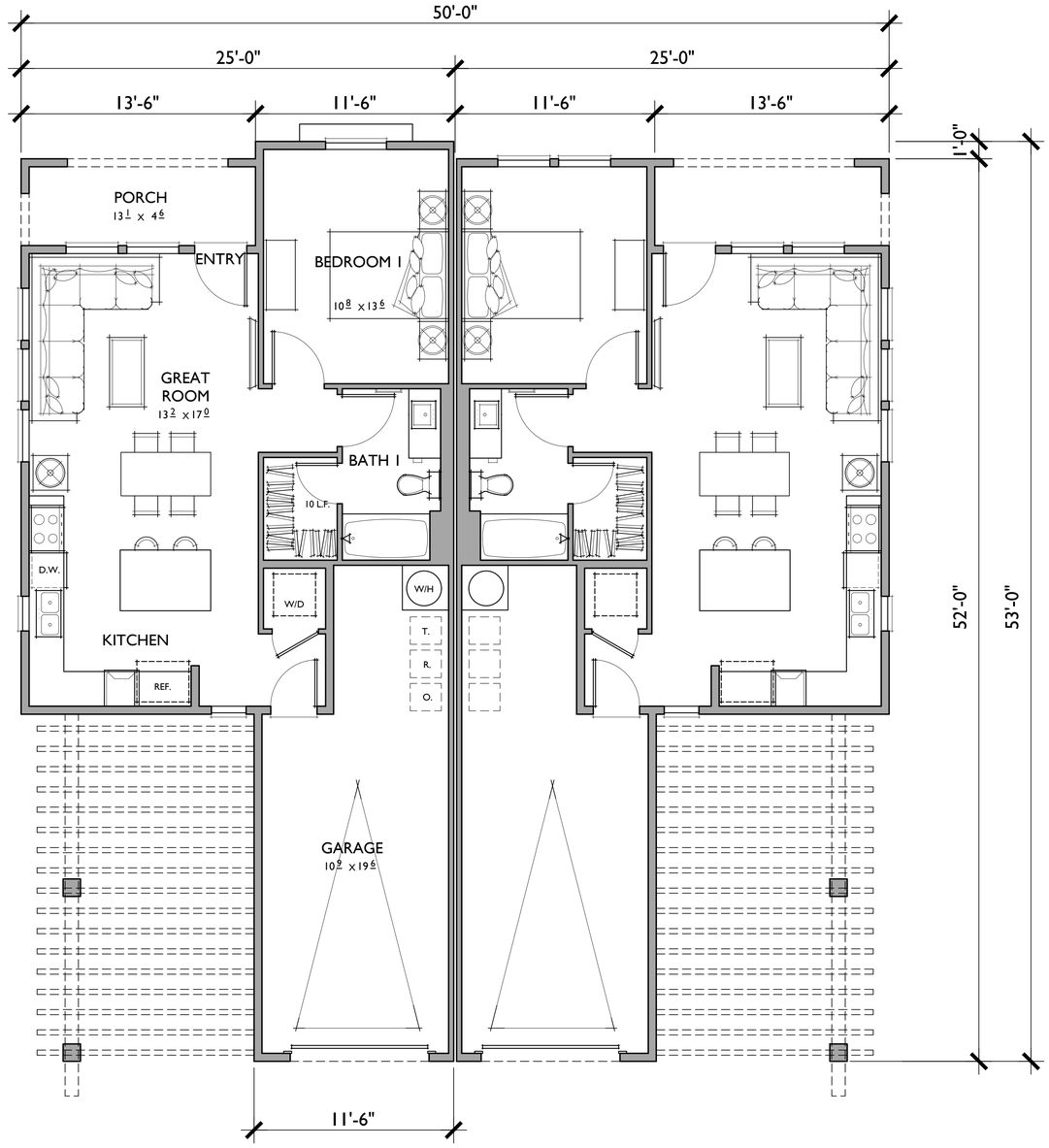
NEW HORIZONS AT MORGAN HILL
BY D.R. HORTON

D·R·HORTON America's Builder
camp & camp associates inc. -LANDSCAPE ARCHITECTURE- -URBAN DESIGN- -PLANNING-
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS
ktgy Architecture+Planning
DpC DEVELOPMENT PROCESS CONSULTANTS
DAHLIN

JOB NO. 233-034
DATE 03-10-20

2031 Orchard Drive
Newport Beach, CA, 92660
949-553-9100

A3.6



PLAN 1 PLAN 1

PLAN 1

682 SQ. FT.

1 BEDROOMS / 1 BATHS

1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	682 SQ. FT.
1 - CAR GARAGE	289 SQ. FT.
PORCH	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

CITY OF MORGAN HILL
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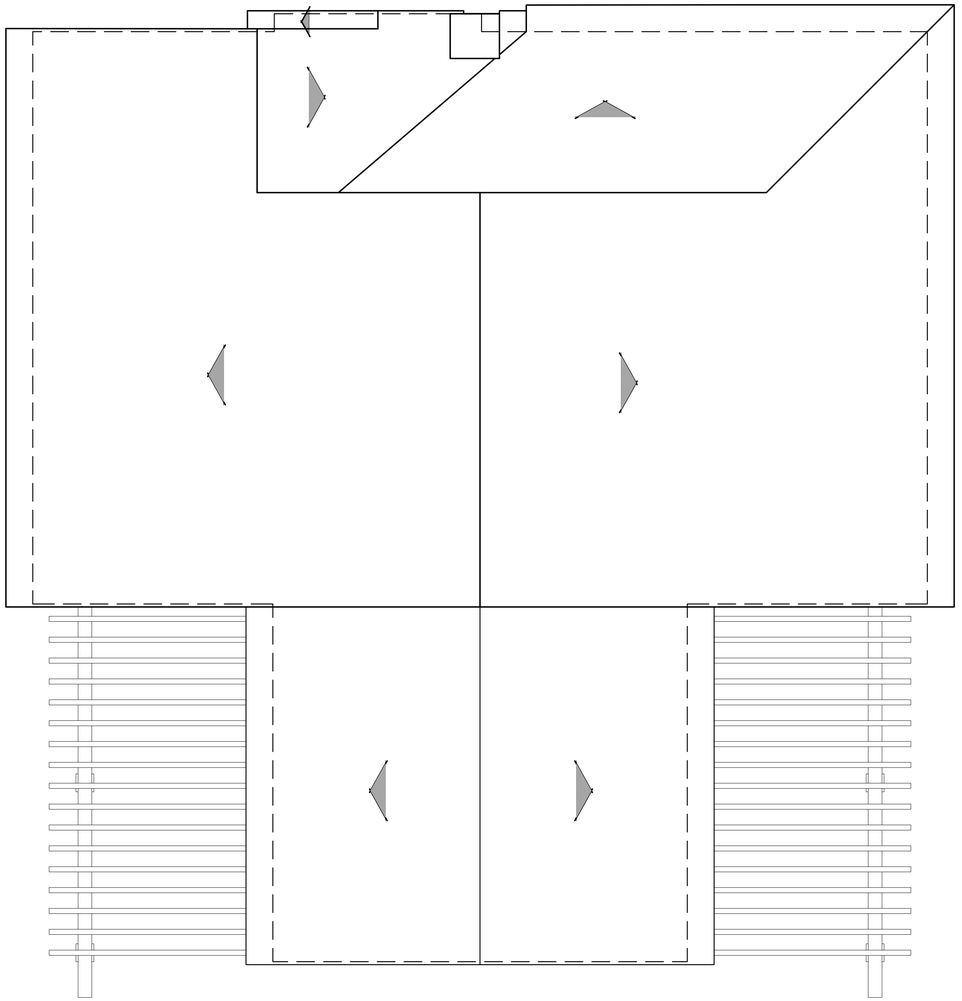
SENIOR DUETS FLOOR PLAN

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS ▪ PLANNERS ▪ SURVEYORS | Bassenian | Lagoni ARCHITECTURE ▪ PLANNING ▪ INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO. 554-20039
DATE 01-06-23
2031 Orchard Drive
Newport Beach, CA, 92660
949-553-9100



ROOF PLAN A

1/4"=1'-0"

PITCH: 4:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

CITY OF MORGAN HILL
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SENIOR DUETS ROOF PLAN

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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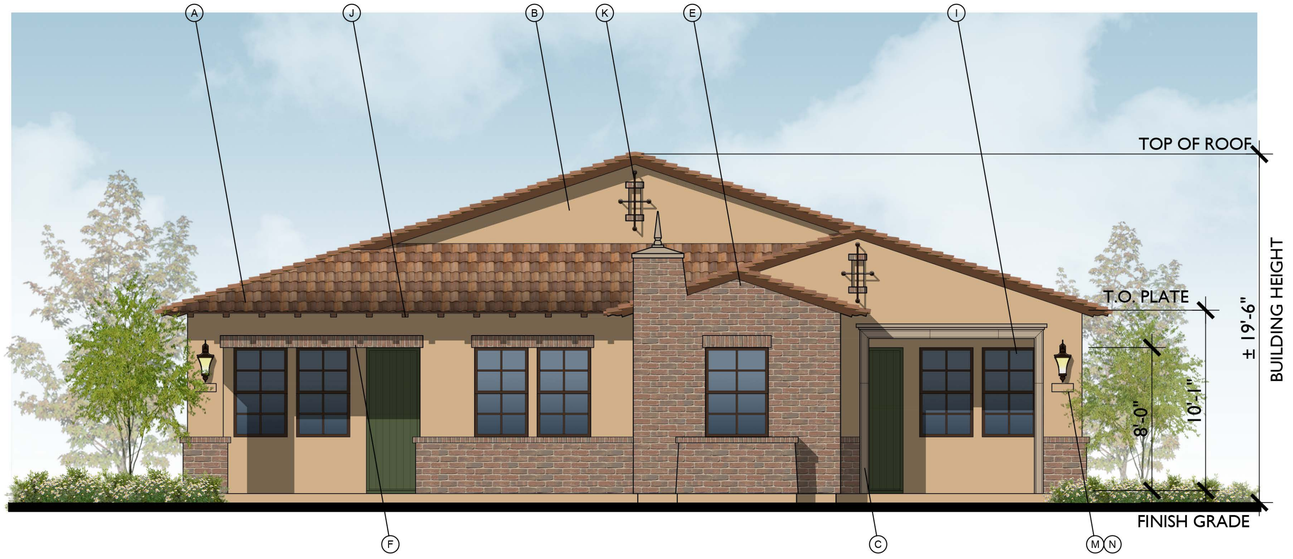
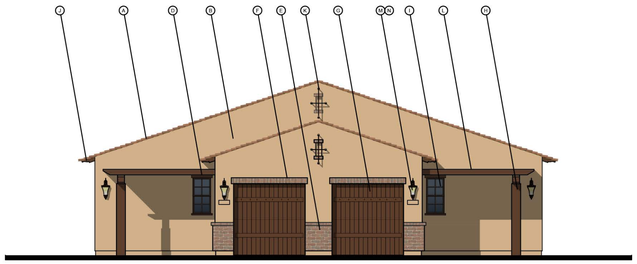


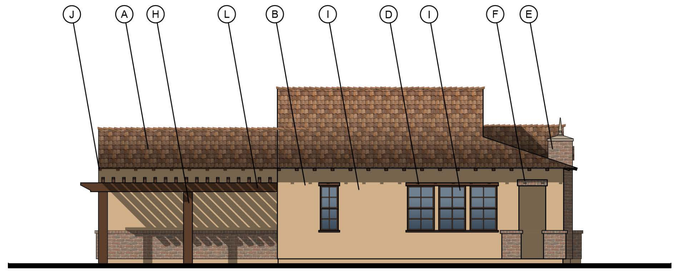
1 BUILDING 1 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"
0 4 8 16

MATERIAL LEGEND

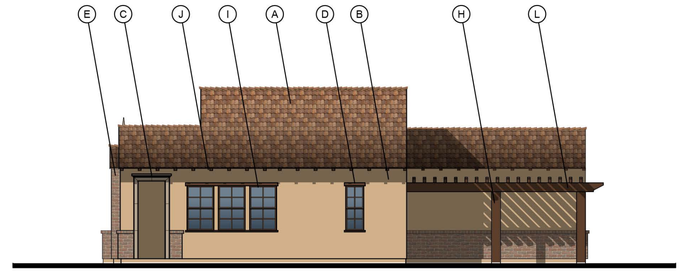
A. CONCRETE 'S' TILE
B. STUCCO FINISH
C. SIMULATED PRECAST TRIM
D. FOAM TRIM
E. BRICK VENEER
F. BRICK HEADER TRIM
G. ROLL UP GARAGE DOOR
H. WOOD POST
I. VINYL WINDOW
J. RAFTER TAILS
K. WROUGHT IRON DETAILS
L. WOOD TRELLIS
M. LIGHT FIXTURE
N. ADDRESS SIGN
O. SHUTTERS



4 BLDG. 1 - REAR ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32



3 BLDG. 1 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32



2 BLDG. 1 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32

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NEW HORIZONS AT MORGAN HILL

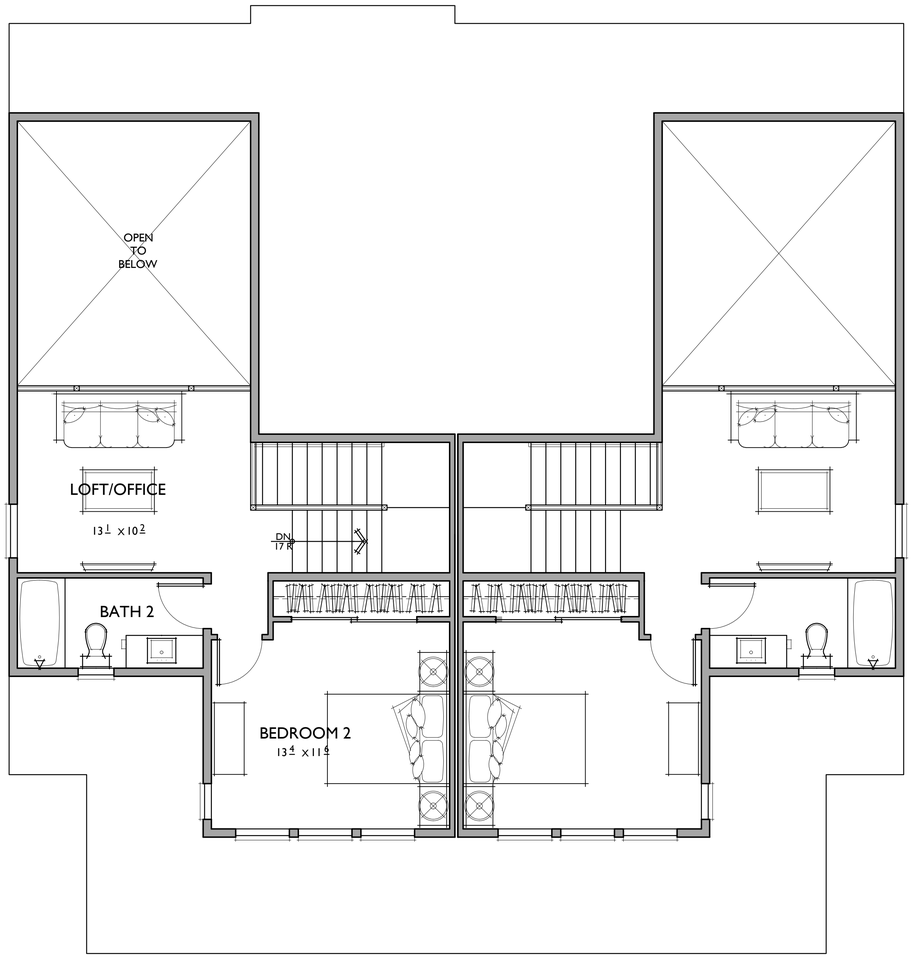
BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS ▪ PLANNERS ▪ SURVEYORS | Bassenian | Lagoni ARCHITECTURE ▪ PLANNING ▪ INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

SENIOR DUETS
SPANISH ELEVATIONS

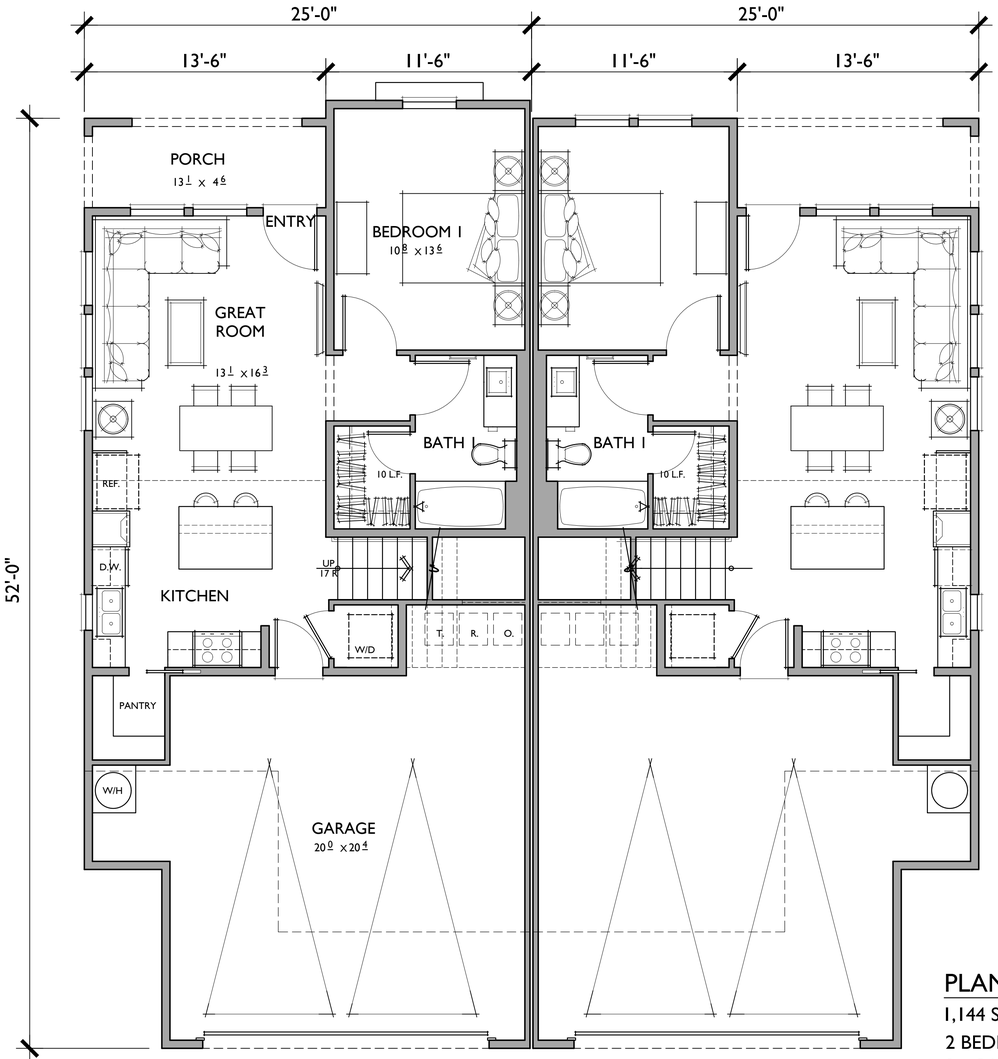
JOB NO. 554-20039
DATE 01-06-23

2031 Orchard Drive
Newport Beach, CA, 92660
949-553-9100



PLAN 2 PLAN 2

SECOND FLOOR



PLAN 2 PLAN 2

FIRST FLOOR

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PLAN 2

1,144 SQ. FT.
2 BEDROOMS / LOFT / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	717 SQ. FT.
2ND FLOOR	427 SQ. FT.
TOTAL	1,144 SQ. FT.
2 - CAR GARAGE	479 SQ. FT.
OPT. CALIFORNIA ROOM	#####
PORCH	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SENIOR DUETS FLOOR PLAN

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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JOB NO. 554-20039
DATE 01-06-23
2031 Orchard Drive
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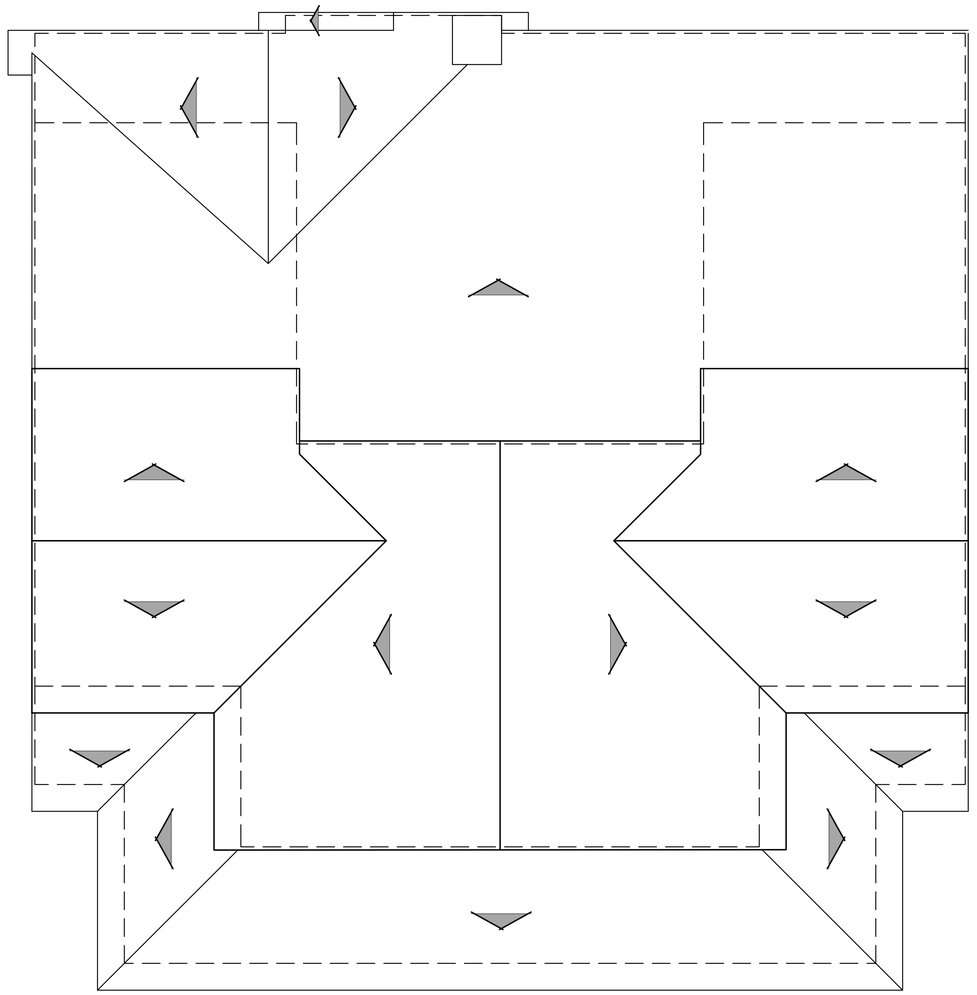

ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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SENIOR DUETS
ROOF PLAN

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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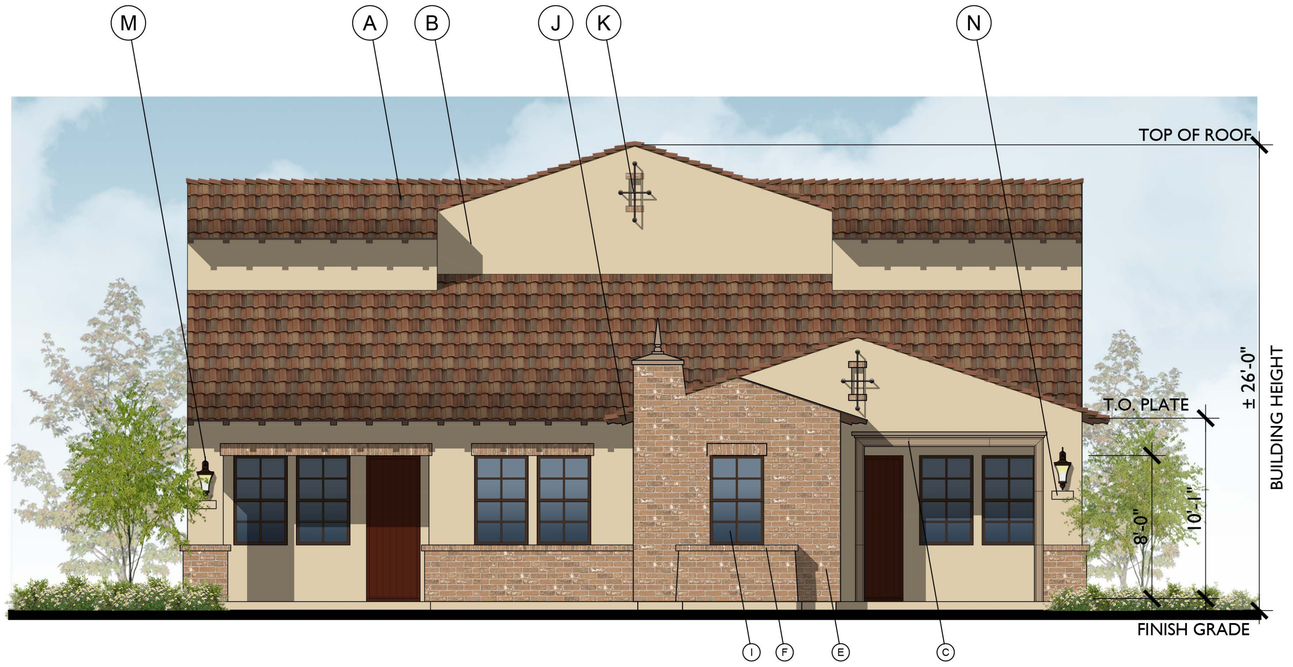
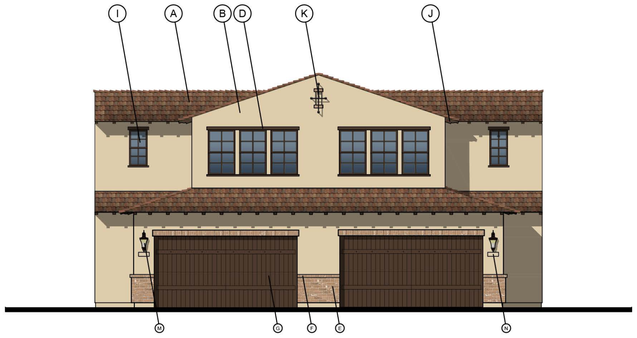


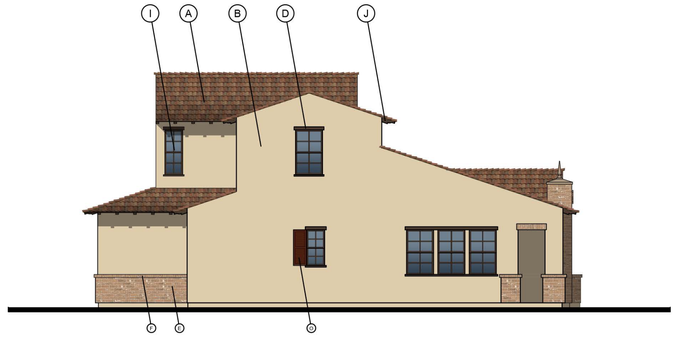
1 BUILDING 2 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"
0 4 8 16

MATERIAL LEGEND

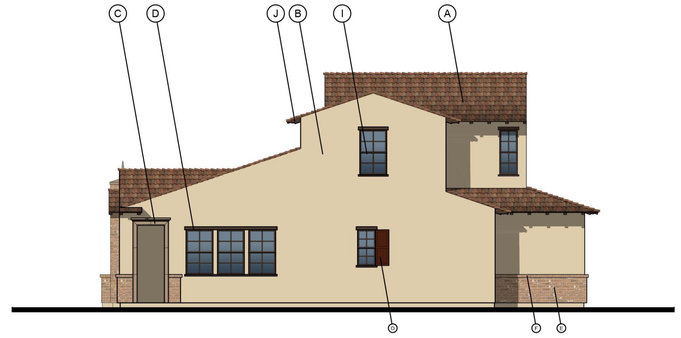
A. CONCRETE 'S' TILE
B. STUCCO FINISH
C. SIMULATED PRECAST TRIM
D. FOAM TRIM
E. BRICK VENEER
F. BRICK HEADER TRIM
G. ROLL UP GARAGE DOOR
H. WOOD POST
I. VINYL WINDOW
J. RAFTER TAILS
K. WROUGHT IRON DETAILS
L. WOOD TRELLIS
M. LIGHT FIXTURE
N. ADDRESS SIGN
O. SHUTTERS



4 BLDG. 2 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG. 2 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32



2 BLDG. 2 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32

CITY OF MORGAN HILL
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NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS ▪ PLANNERS ▪ SURVEYORS | Bassenian | Lagoni ARCHITECTURE ▪ PLANNING ▪ INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

SENIOR DUETS
SPANISH ELEVATIONS

JOB NO. 554-20039
DATE 01-06-23

2031 Orchard Drive
Newport Beach, CA, 92660
949-553-9100

COURT YARD HOME (4) (SINGLE FAMILY) AVAILABLE AT MODERATE INCOME LEVEL (<121% AMI)

SINGLE STORY FLOOR PLAN (69)

JUNIOR ADU, TYP. (23)

Site Information

Current Designation	Residential Medium Density (0-7 du/ac)
Proposed Designation	No change
Current Zoning	Residential Medium Density 7,000 (PD)
Proposed Zoning	No Change

Housing Types

Traditional single-family homes	223	
Courtyard homes	42	
Senior cottages	21	
Senior single-family attached	34	
	320	

Inclusionary Housing Ordinance Compliance Summary

Required 320 homes @ 15% = 48 homes

Provided Senior Duets (Ownership) (Moderate, 110% AMI) 33 DT

Courtyard Homes (Ownership) (Moderate, 110% AMI) 6 CH

The balance of the requirement, nine homes, will be satisfied by in-lieu fees.

Housing Opportunities Summary*

Single Story Homes (60)	SS
Single Family Homes with Junior ADU (23)	JADU
Accessory Dwelling Unit (attached)	ADU

**Distribution is preliminary and subject to change*

Legend and Notes

- Tree to remain
- Tree to be removed
- Public trail alignment

CITY OF MORGAN HILL
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0 100 200 300
SCALE IN FEET: 1"= 100'

Notes
1. Parcel configuration and street sections are preliminary and subject to refinement.

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs 2021\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\8 SITE PLAN-COURT HOME_TRAD HOMES.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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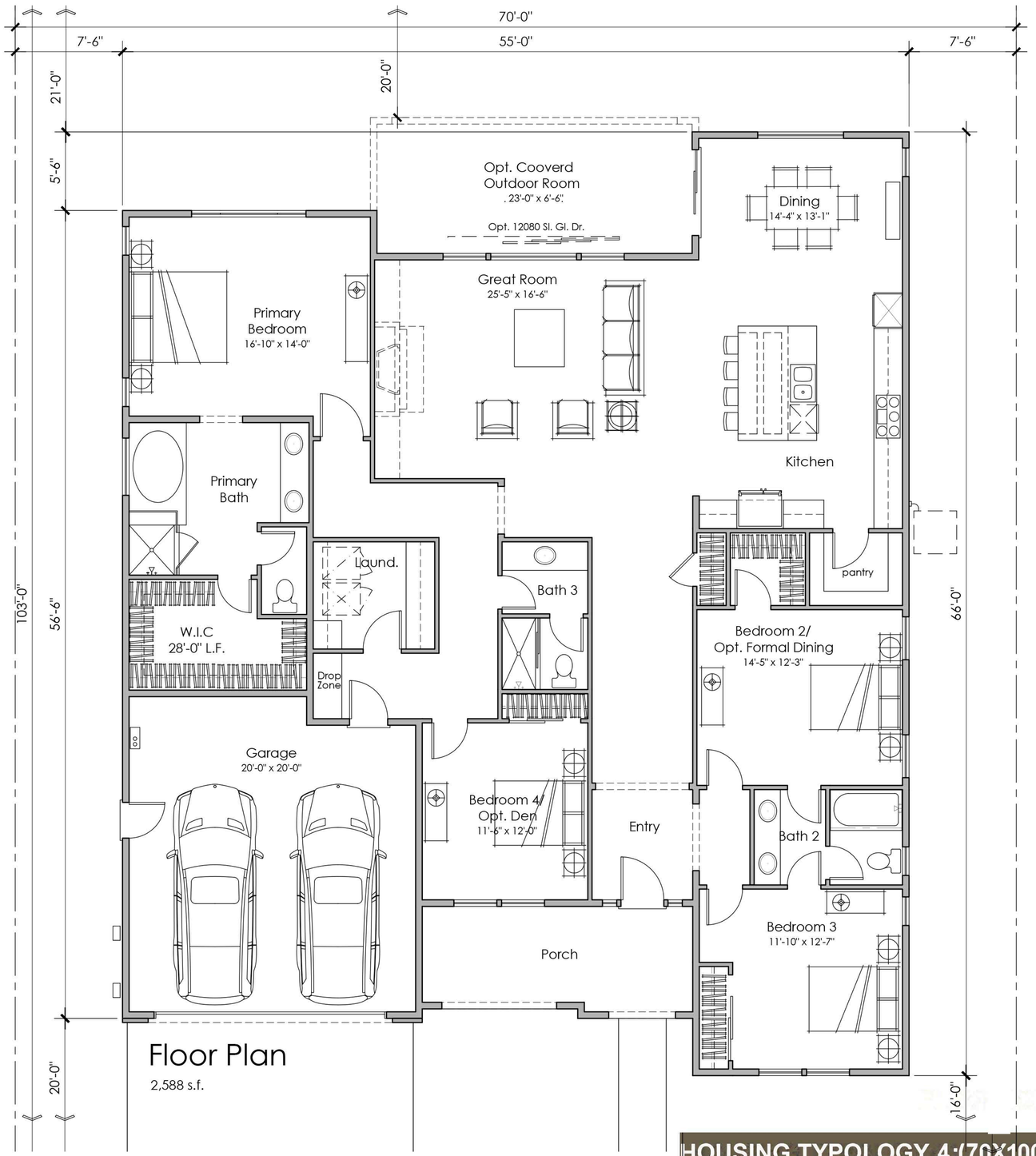
TRADITIONAL AND COURT-HOME SINGLE FAMILY SITE PLAN

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-08

ZA2021-0001



Floor Plan

2,588 s.f.

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HOUSING TYPOLOGY 4:(70X100)

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

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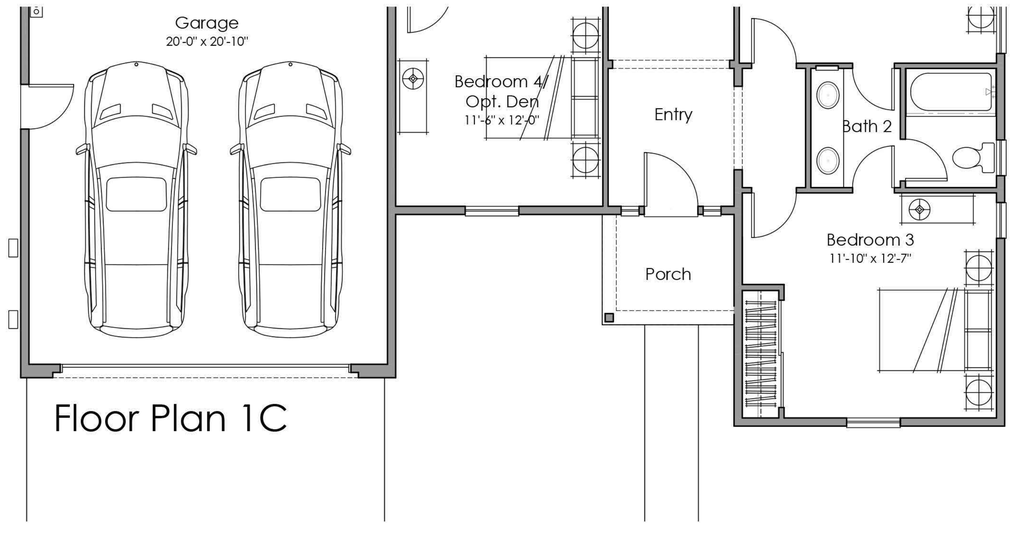
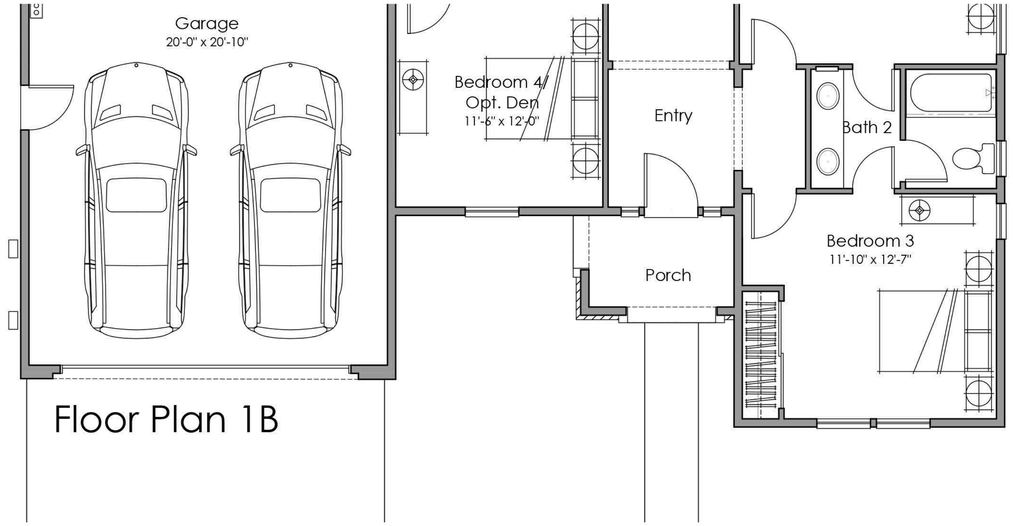


Floor Plan 1C



Floor Plan 1B

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ON 11/20/2024
ZA2021-0001
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HOUSING TYPOLOGY 4:(70X100)

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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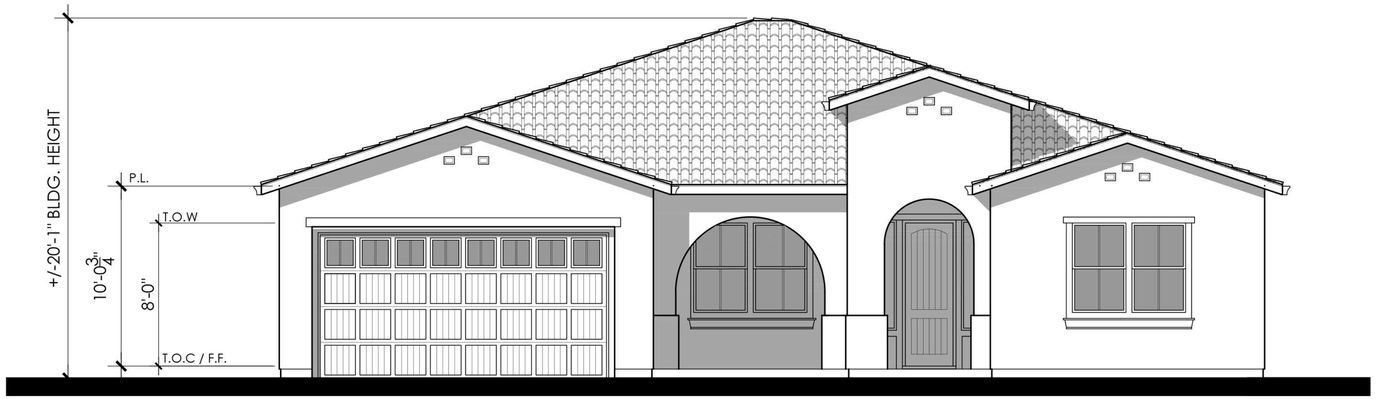
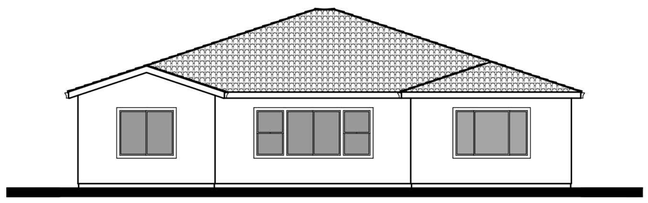
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A4.0.1



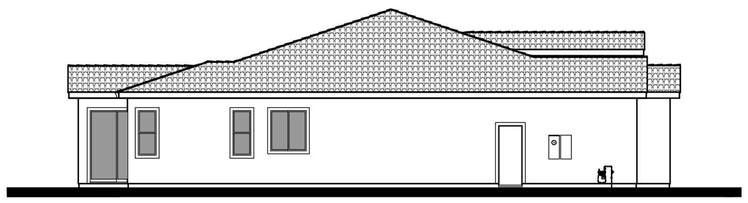
Elevation 1A - Spanish

Scale: 1/4" = 1'-0"
0 2 4 8



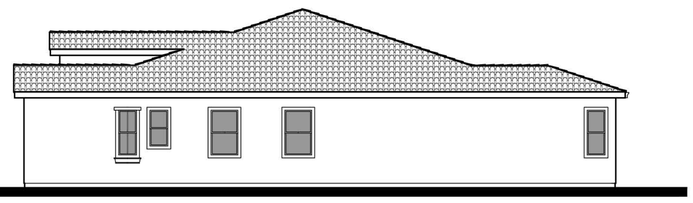
Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

PLAN 1A	
FIRST FLOOR	2,588 SQ. FT.
TOTAL LIVING	2,588 SQ. FT.
GARAGE (2 CAR)	450 SQ. FT.
PORCH	141 SQ. FT.
OPT. OUTDOOR ROOM	213 SQ. FT.

CITY OF MORGAN HILL
PLAN APPROVED
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PLAN 1, ELEV. A
SPANISH ELEVATIONS

HOUSING TYPOLOGY 4:(70X100)

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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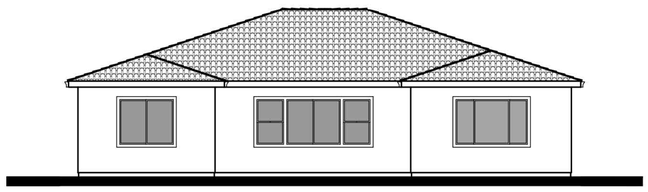
DATE	NOV. 2021
SCALE	AS SHOWN

A4.1

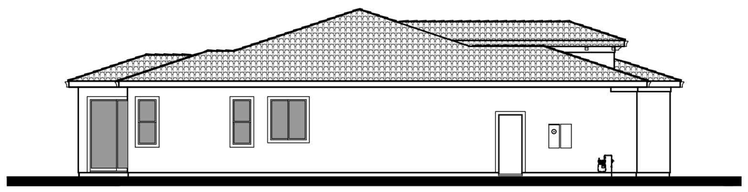
Elevation 1B - Italianate

Scale: 1/4" = 1'-0"
0 2 4 8



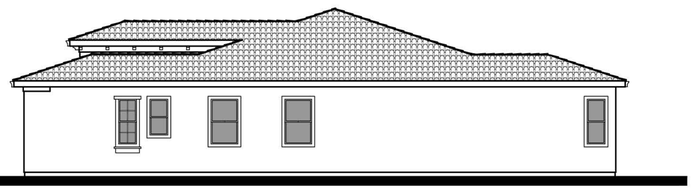
Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

PLAN 1B	
FIRST FLOOR	2,588 SQ. FT.
TOTAL LIVING	2,588 SQ. FT.
GARAGE (2 CAR)	450 SQ. FT.
PORCH	48 SQ. FT.
OPT. OUTDOOR ROOM	213 SQ. FT.

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PLAN 1, ELEV. B
ITALIANATE
ELEVATIONS

HOUSING TYPOLOGY 4:(70X100)

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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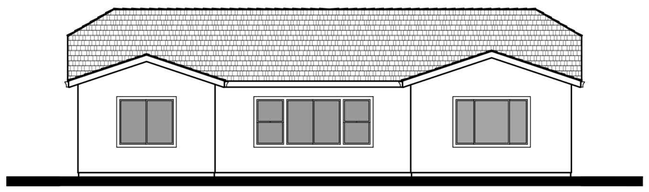
DATE	NOV. 2021
SCALE	AS SHOWN

A4.2

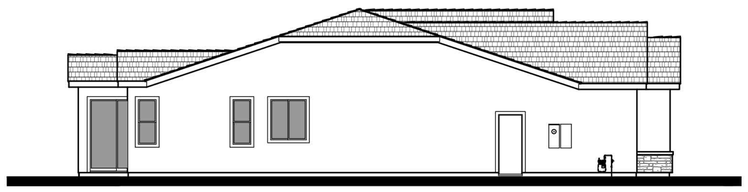
Elevation 1C - French Country

Scale: 1/4" = 1'-0"
0 2 4 8



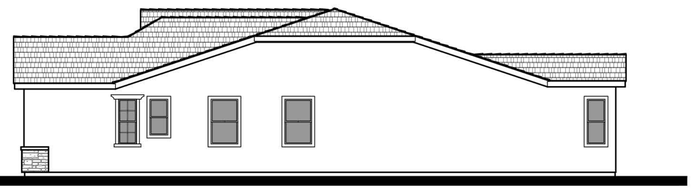
Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

PLAN 1C	
FIRST FLOOR	2,588 SQ. FT.
TOTAL LIVING	2,588 SQ. FT.
GARAGE (2 CAR)	450 SQ. FT.
PORCH	58 SQ. FT.
OPT. OUTDOOR ROOM	213 SQ. FT.

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PLAN 1, ELEV. C
FRENCH COUNTRY
ELEVATIONS

HOUSING TYPOLOGY 4:(70X100)

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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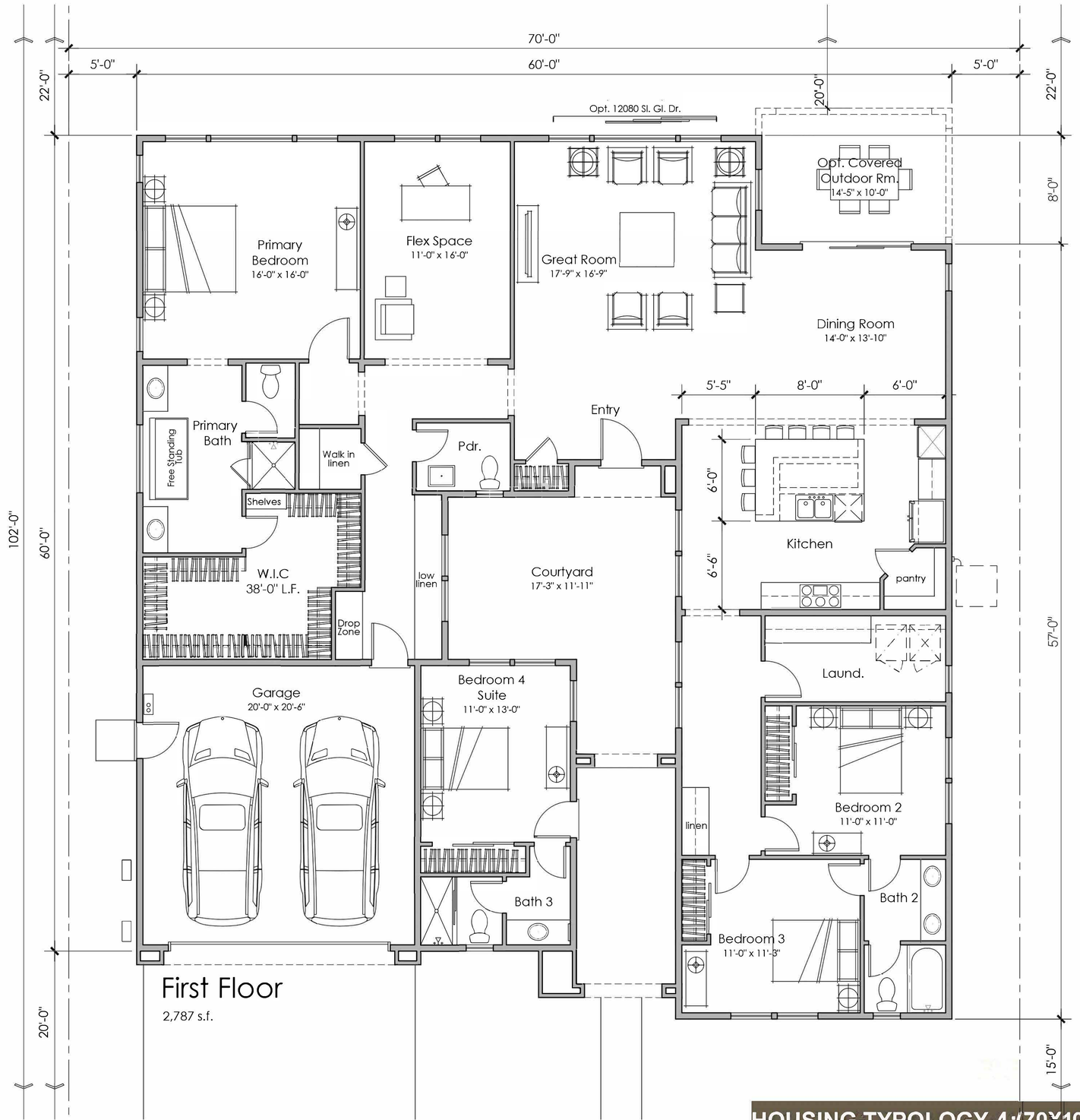
SCALE	AS SHOWN

A4.3



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HOUSING TYPOLOGY 4:(70'X100')

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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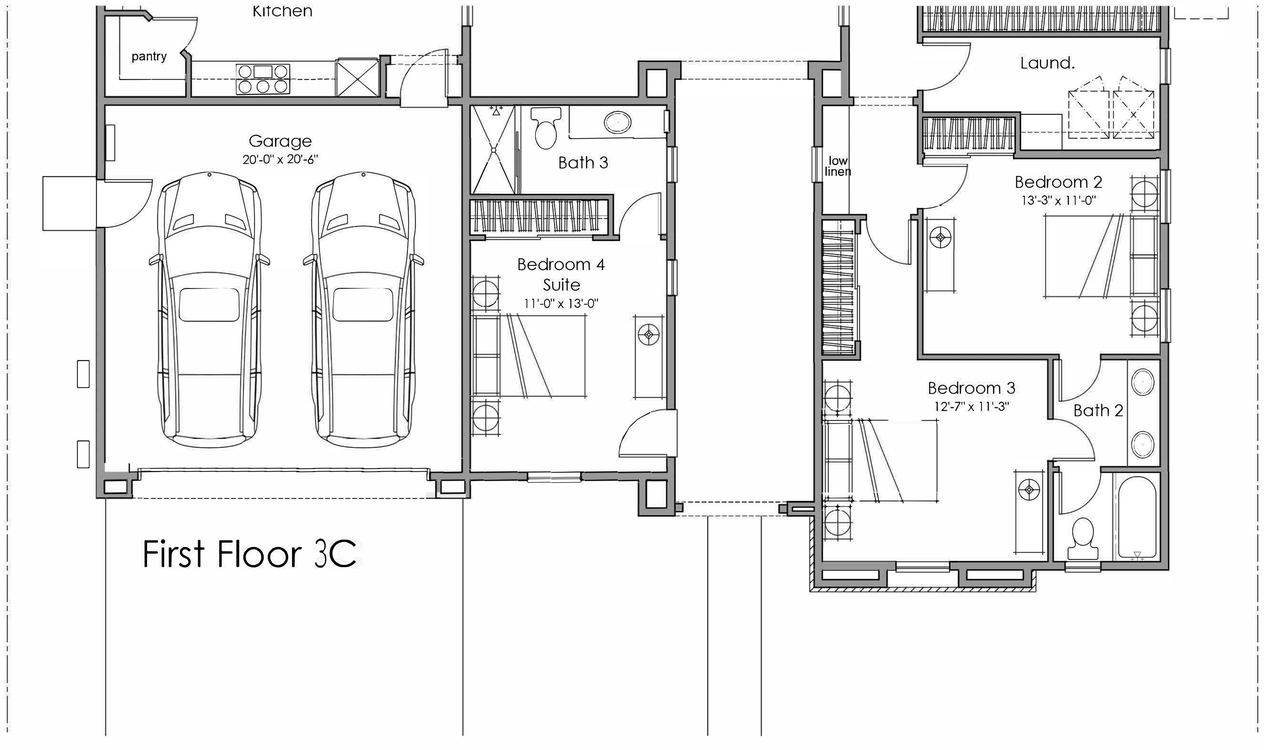
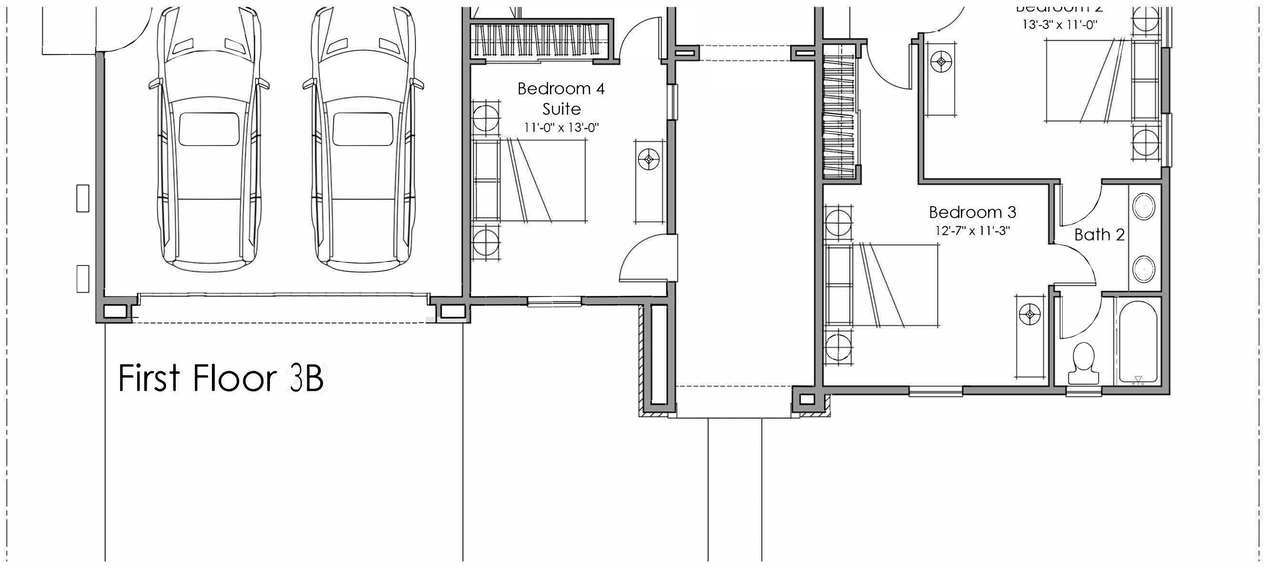
DATE	NOV. 2021
SCALE	AS SHOWN

A4.4



First Floor 3C



First Floor 3B

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HOUSING TYPOLOGY 4:(70X100)

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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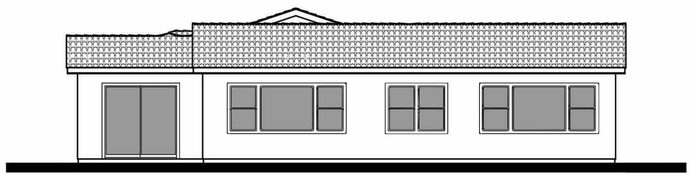
DATE	NOV. 2021
SCALE	AS SHOWN

A4.4.1

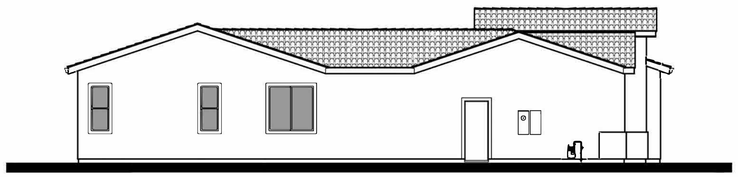
Elevation 3A - Spanish

Scale: 1/4" = 1'-0"
0 2 4 8



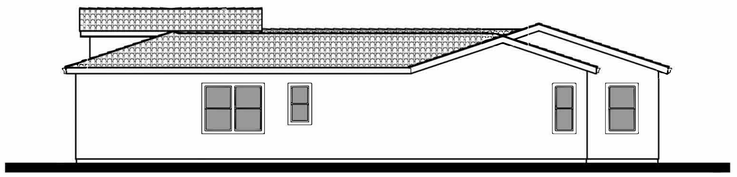
Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

PLAN 3A	
FIRST FLOOR	2,787 SQ. FT.
TOTAL LIVING	2,787 SQ. FT.
GARAGE (2 CAR)	430 SQ. FT.
PORCH	15 SQ. FT.
COVERED ENTRY PORCH	132 SQ. FT.
OPT. OUTDOOR ROOM	141 SQ. FT.

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PLAN 3, ELEV. A
SPANISH ELEVATIONS

HOUSING TYPOLOGY 4:(70X100)

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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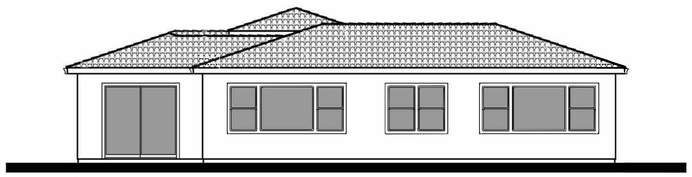
SCALE	AS SHOWN

A4.5

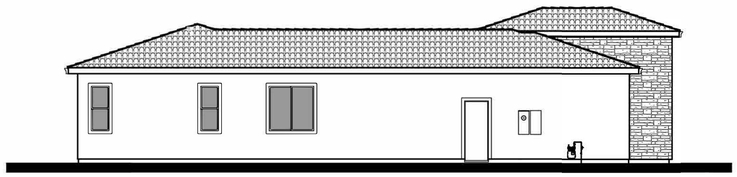
Elevation 3B - Italianate

Scale: 1/4" = 1'-0"
0 2 4 8



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"
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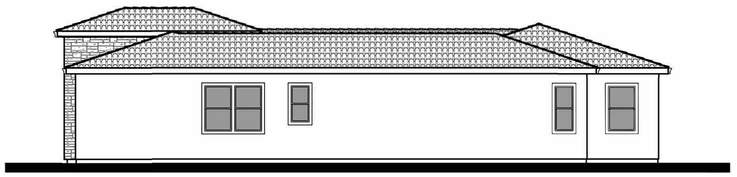

Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

PLAN 3B	
FIRST FLOOR	2,787 SQ. FT.
TOTAL LIVING	2,787 SQ. FT.
GARAGE (2 CAR)	430 SQ. FT.
PORCH	15 SQ. FT.
COVERED ENTRY PORCH	151 SQ. FT.
OPT. OUTDOOR ROOM	141 SQ. FT.

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PLAN 3, ELEV. B
ITALIANATE
ELEVATIONS

HOUSING TYPOLOGY 4:(70X100)

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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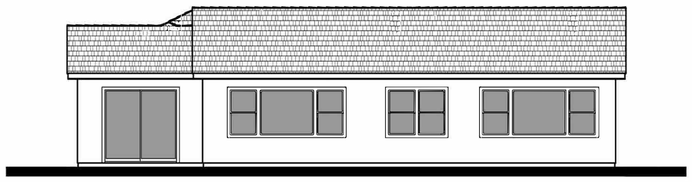
A4.6

Elevation 3C - French Country

Scale: 1/4" = 1'-0"

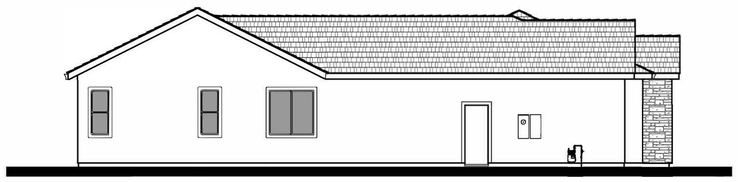
0 2 4 8



Rear Elevation

Scale: 1/8" = 1'-0"

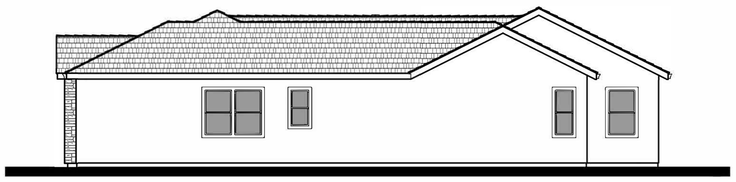
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"

0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"

0 4 8 16

PLAN 3C	
FIRST FLOOR	2,787 SQ. FT.
TOTAL LIVING	2,787 SQ. FT.
GARAGE (2 CAR)	430 SQ. FT.
PORCH	15 SQ. FT.
COVERED ENTRY PORCH	187 SQ. FT.
OPT. OUTDOOR ROOM	141 SQ. FT.

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PLAN 3, ELEV. C
FRENCH COUNTRY
ELEVATIONS

HOUSING TYPOLOGY 4:(70X100)

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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A4.7

PLAN 1642 R
Spanish Elevation

PLAN 3258
Italianate Elevation

PLAN 1898 R
Mediterranean Elevation

PLAN 2435
Spanish Elevation

PLAN 2311
Italianate Elevation

Conceptual Streetscene

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CS	Cover Sheet & Conceptual Streetscenes	A2.4	Plan 1898 Spanish Elevations	A3.8	Plan 2043 X Roof Plans	A4.6	Plan 2311 Mediterranean Elevations	A6.4	Plan 2537 Spanish Elevations
A1.1	Plan 1642 Floor Plans	A2.5	Plan 1898 Italianate Elevations	A3.9	Plan 2043 X Front Elevations\	A5.1	Plan 2435 Floor Plans	A6.5	Plan 2537 Italianate Elevations
A1.2	Plan 1642 Roof Plans	A2.6	Plan 1898 Mediterranean Elevations	A3.10	Plan 2043 X Spanish Elevations	A5.2	Plan 2435 Roof Plans	A6.6	Plan 2537 Mediterranean Elevations
A1.3	Plan 1642 Front Elevations	A3.1	Plan 2043 Floor Plans	A3.11	Plan 2043 X Italianate Elevations	A5.3	Plan 2435 Front Elevations	A7.1	Plan 3258 Floor Plans
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A1.5	Plan 1642 Italianate Elevations	A3.3	Plan 2043 Front Elevations	A4.1	Plan 2311 Floor Plans	A5.5	Plan 2435 Italianate Elevations	A7.3	Plan 3258 Front Elevations
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A2.1	Plan 1898 Floor Plan	A3.5	Plan 2043 Italianate Elevations	A4.3	Plan 2311 Front Elevations	A6.1	Plan 2537 Floor Plans	A7.5	Plan 3258 Italianate Elevations
A2.2	Plan 1898 Roof Plans	A3.6	Plan 2043 Mediterranean Elevations	A4.4	Plan 2311 Spanish Elevations	A6.2	Plan 2537 Roof Plans	A7.6	Plan 3258 Mediterranean Elevations
A2.3	Plan 1898 Front Elevations	A3.7	Plan 2043 X Floor Plans	A4.5	Plan 2311 Italianate Elevations	A6.3	Plan 2537 Front Elevations	A8.1	Exterior Color & Materials
								A8.2	Exterior Color & Materials
								A8.3	Exterior Color & Materials

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BY MORGAN HILL DEVCO, LLC

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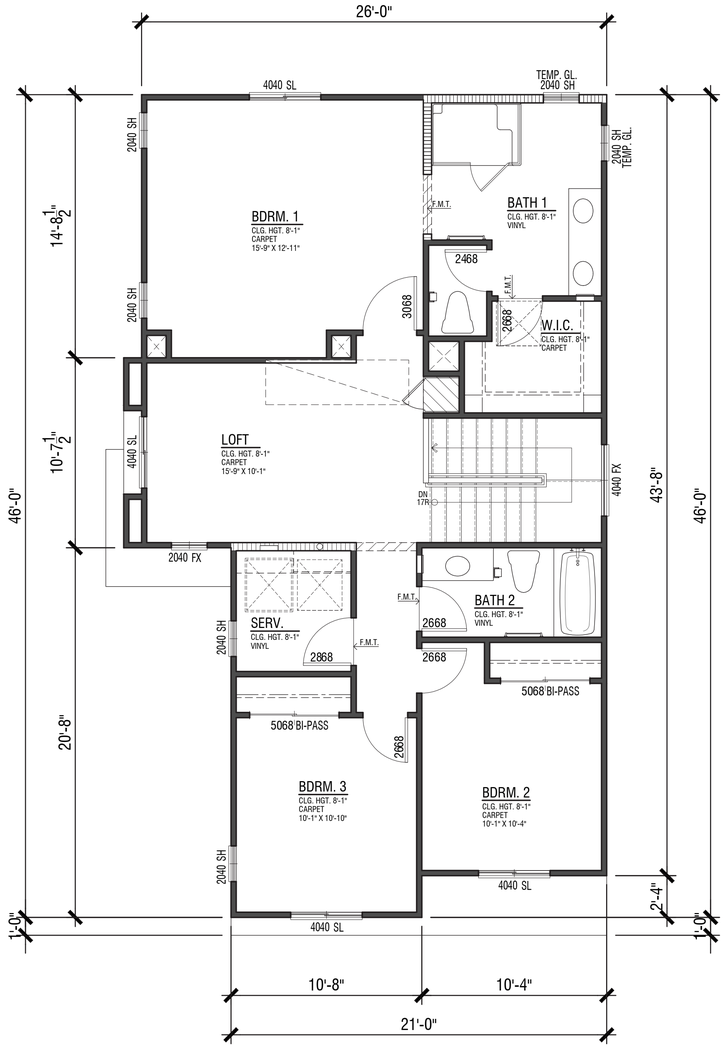

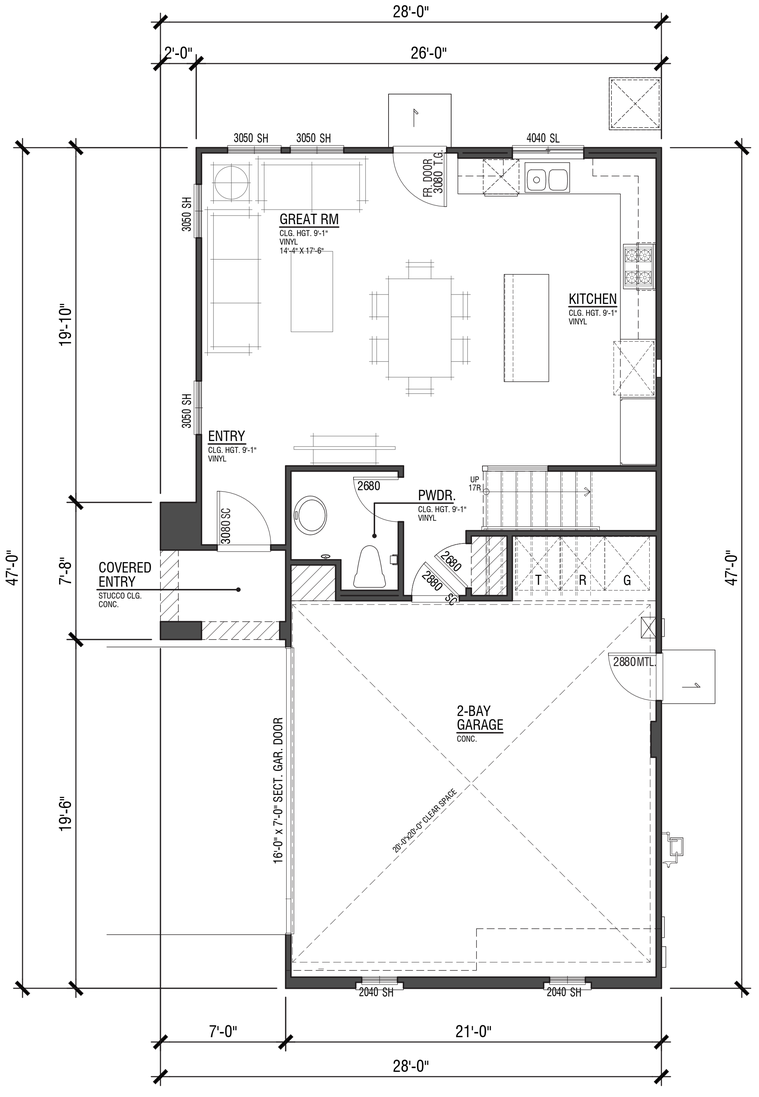

Upper Floor 1,033 SF

PLAN 1642

1,642 SF
3 Bdrm | 2.5 Bath | Loft
2-Car Garage

Lower Floor 609 SF

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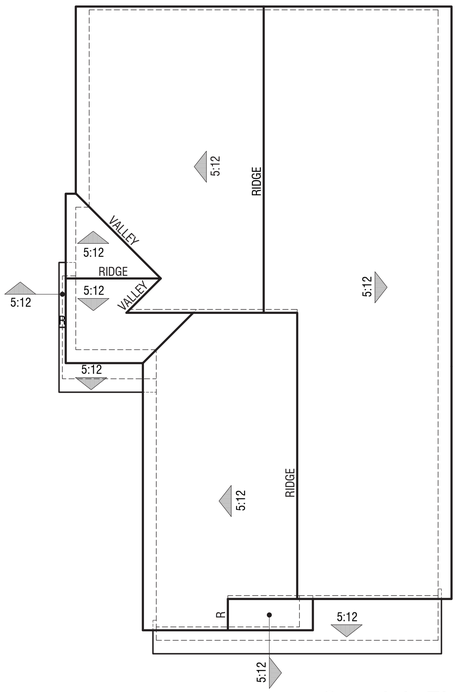
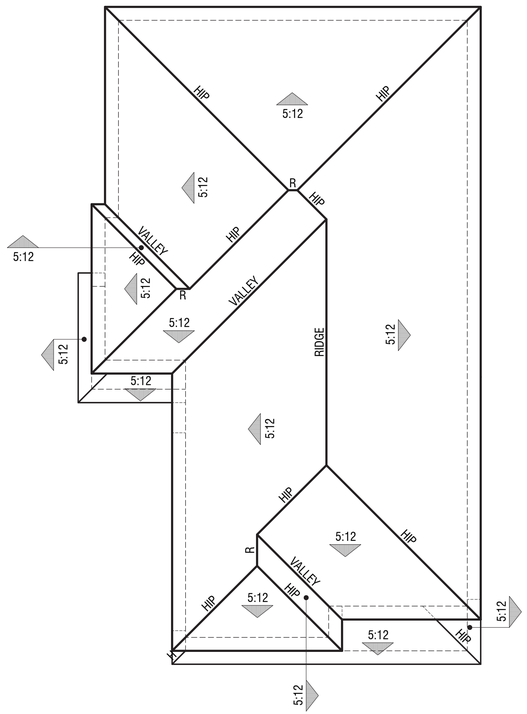
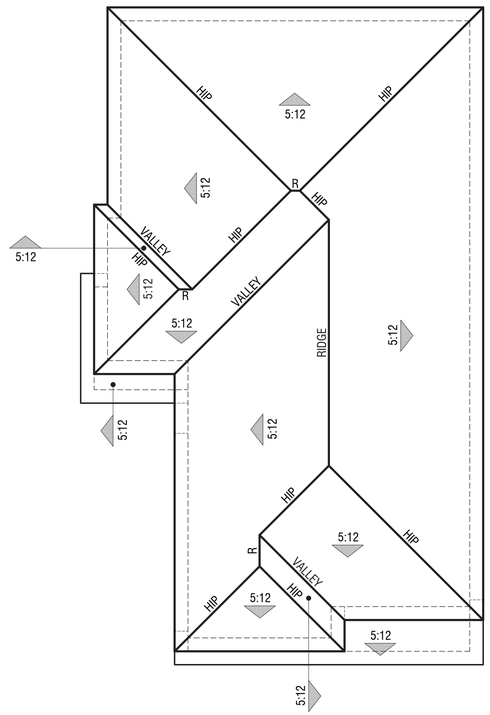
A1.1



Spanish Elevation



Italianate Elevation



Mediterranean Elevation

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PLAN 1642
Roof Plans

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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A1.2

Spanish Elevation

Italianate Elevation

PLAN 1642

Front Elevations

Mediterranean Elevation

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BY MORGAN HILL DEVCO, LLC

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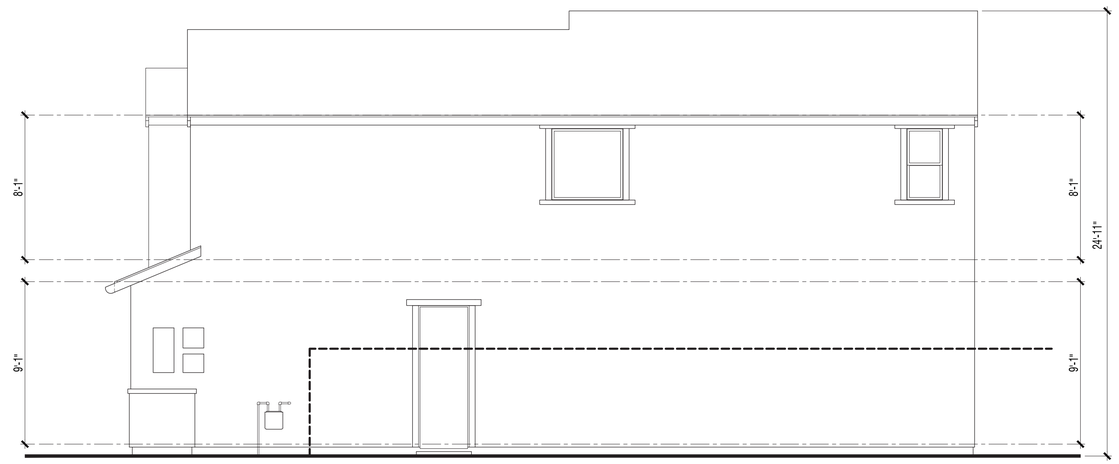
A1.3

Right Elevation



Rear Elevation

Left Elevation

Front Elevation

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PLAN 1642

Spanish Elevations

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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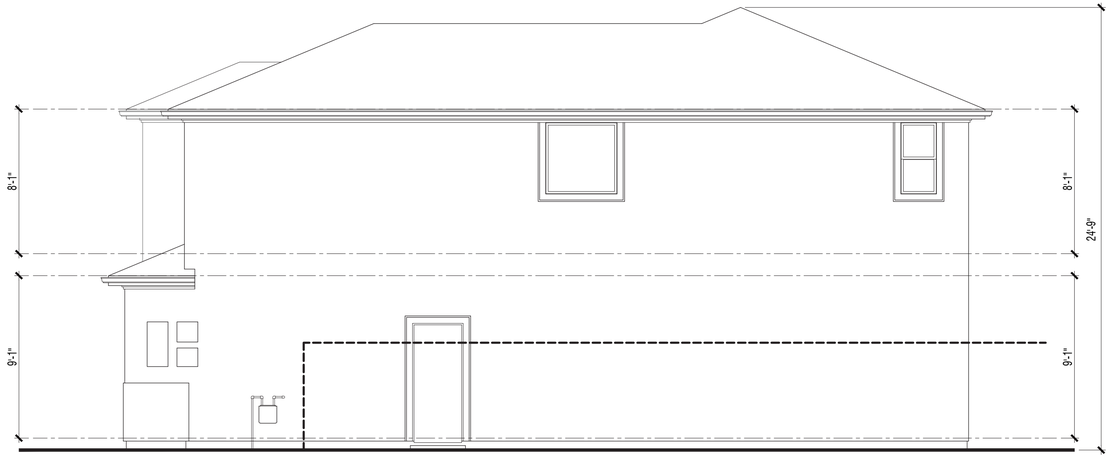
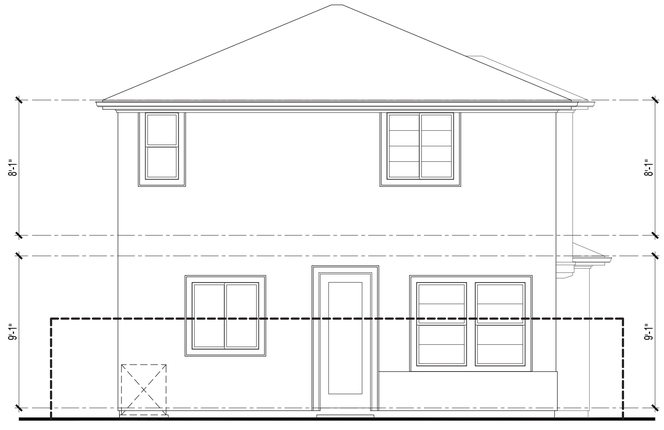
A1.4

Right Elevation



Rear Elevation



Left Elevation

Front Elevation

CITY OF MORGAN HILL
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ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

PLAN 1642

Italianate Elevations

NEW HORIZONS AT MORGAN HILL

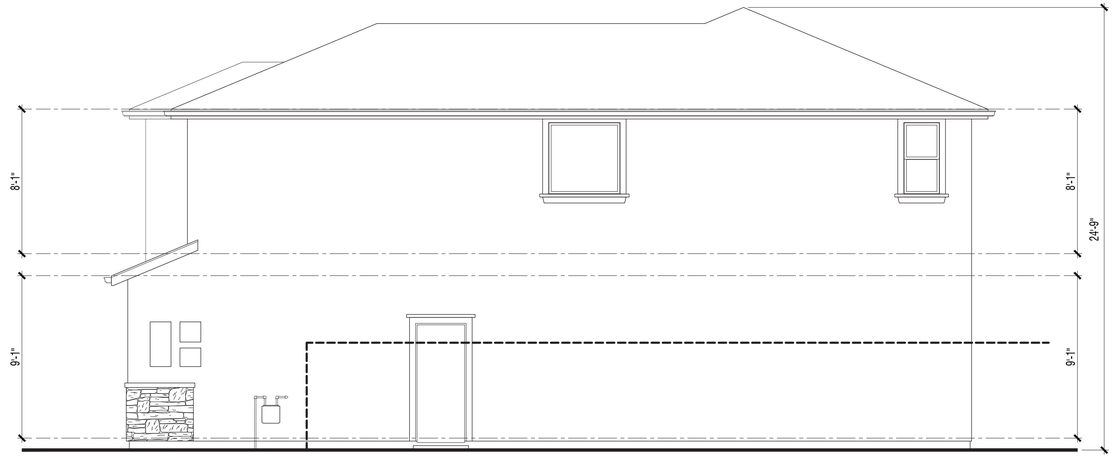
BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A1.5

Right Elevation



Rear Elevation

Left Elevation

Front Elevation

CITY OF MORGAN HILL
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PLAN 1642

Mediterranean Elevations

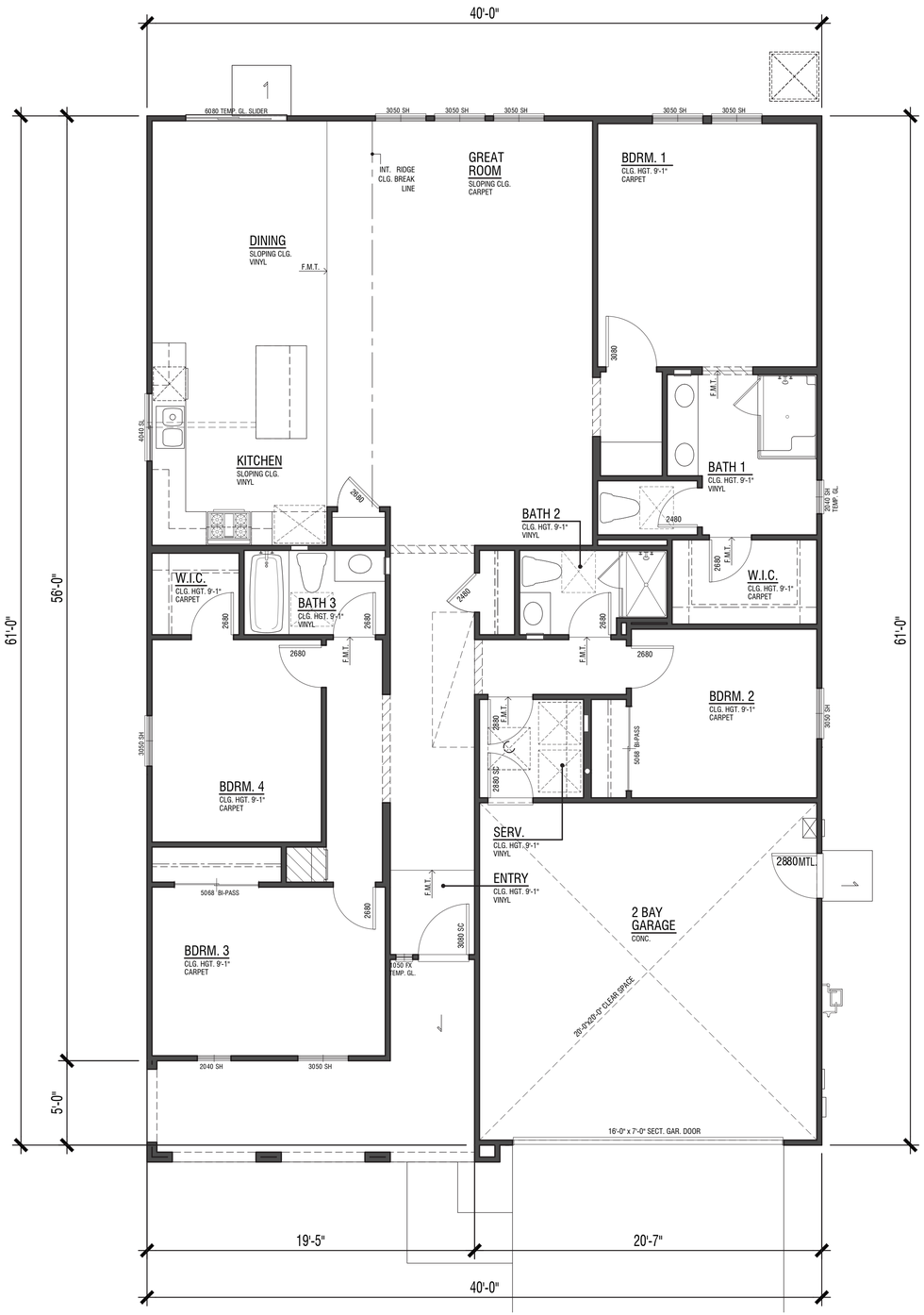
NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A1.6



PLAN 1898

1,898 SF
4 Bdrm | 3 Bath
2-Car Garage

CITY OF MORGAN HILL
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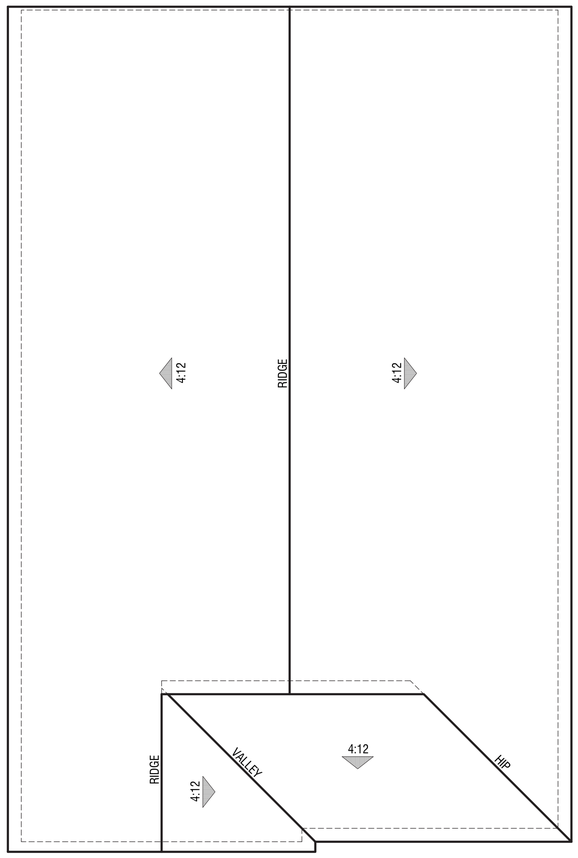
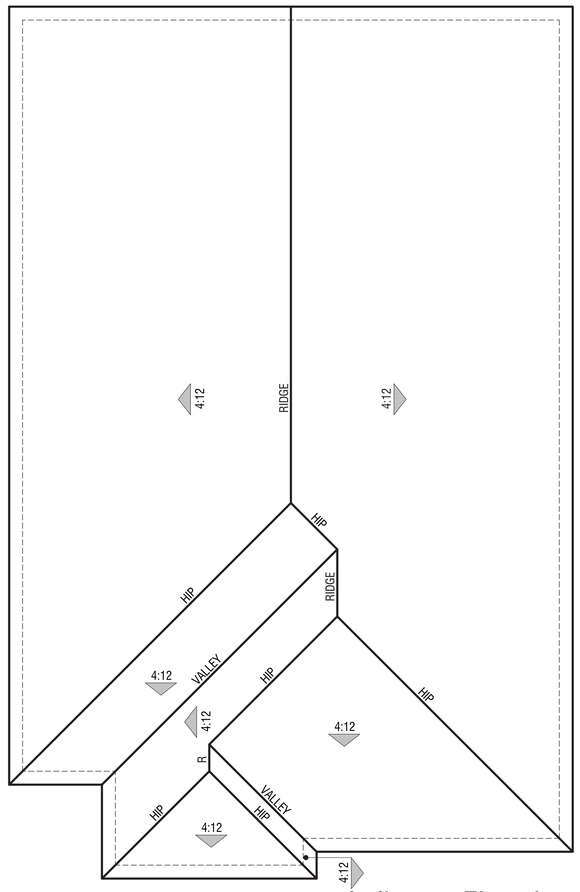
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

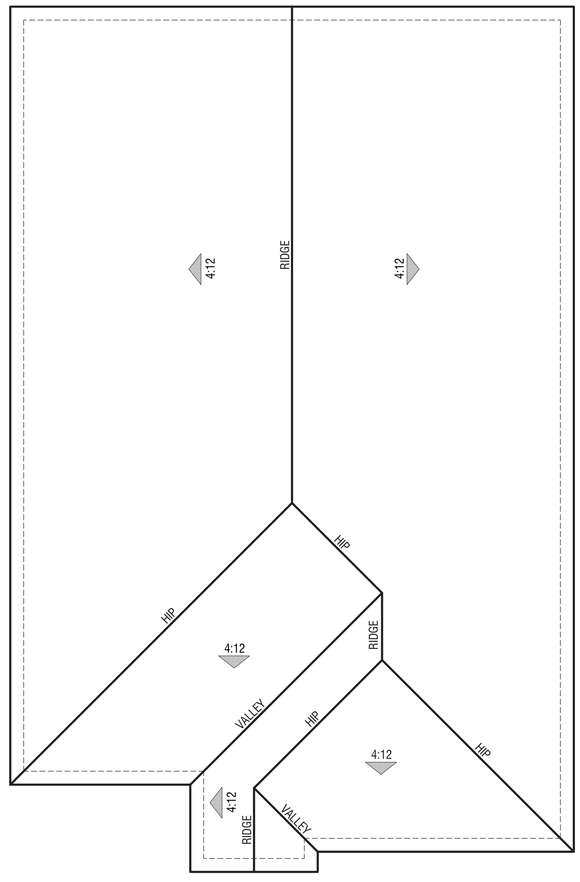
A2.1



Spanish Elevation



Italianate Elevation



Mediterranean Elevation

CITY OF MORGAN HILL
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PLAN 1898

Roof Plans

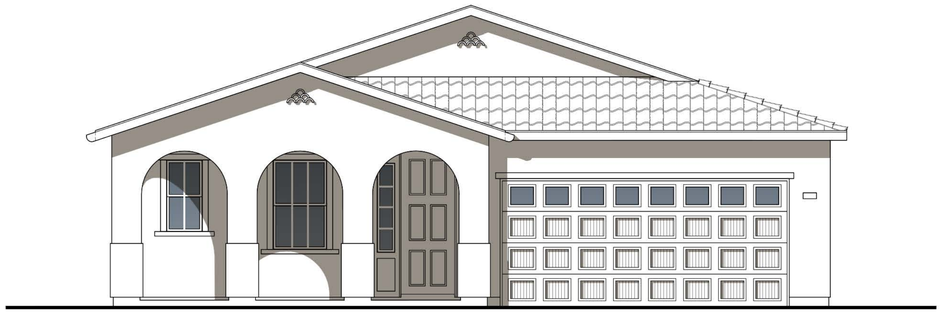
NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A2.2



Spanish Elevation

Italianate Elevation

PLAN 1898

Front Elevations

Mediterranean Elevation

CITY OF MORGAN HILL
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NEW HORIZONS AT MORGAN HILL

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JOB NO.	202013-001
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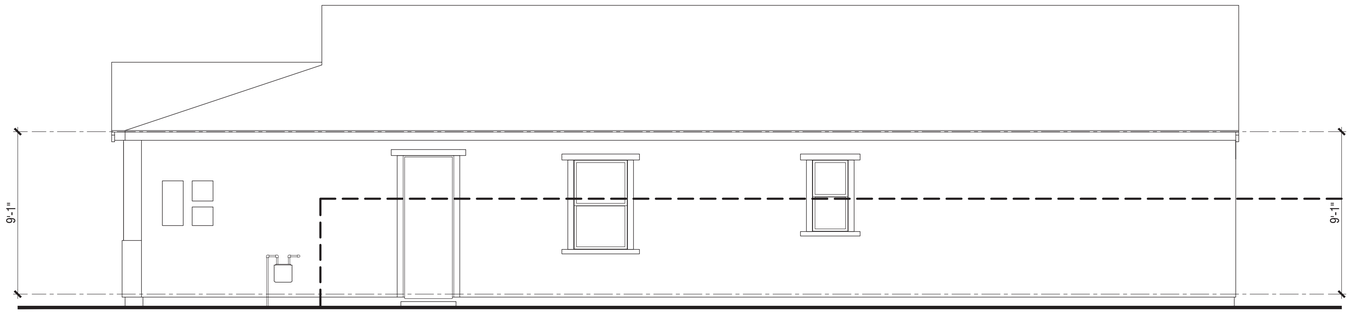
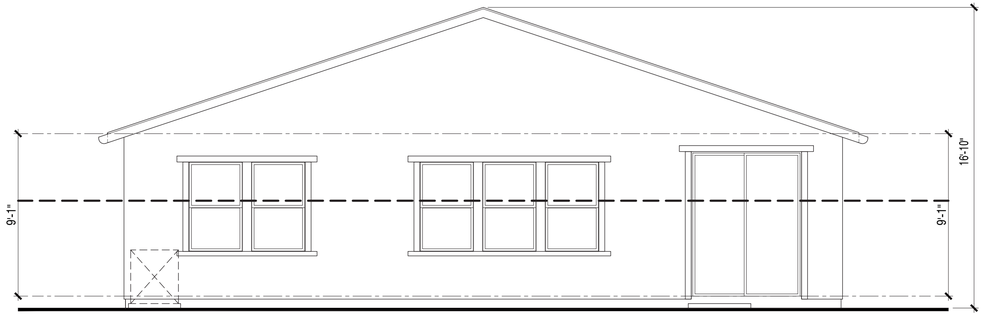
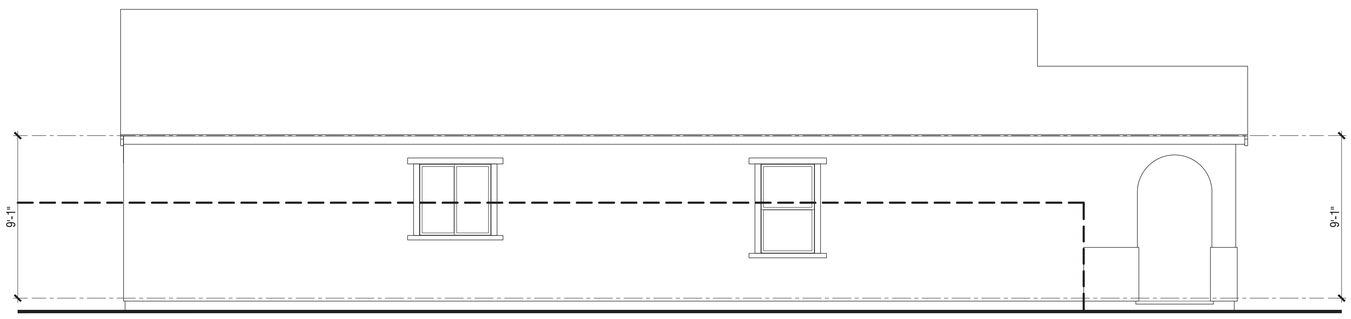
A2.3



Right Elevation



Rear Elevation



Left Elevation

Front Elevation

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PLAN 1898

Spanish Elevations

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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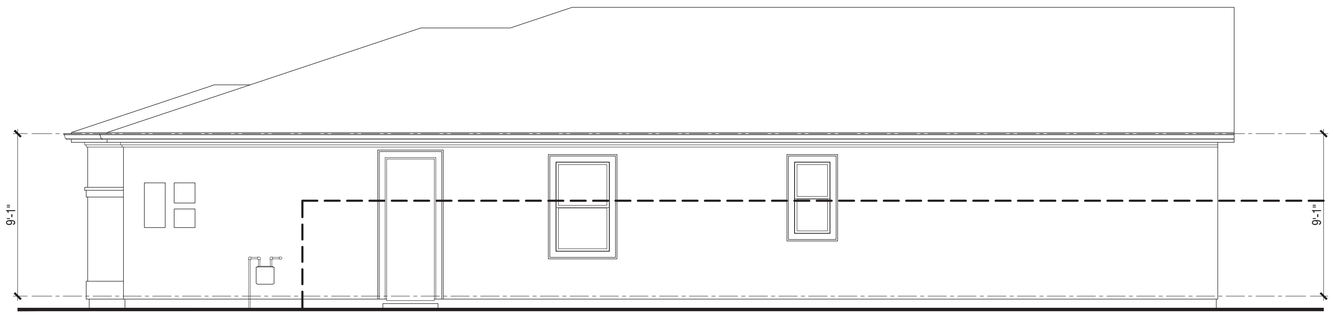
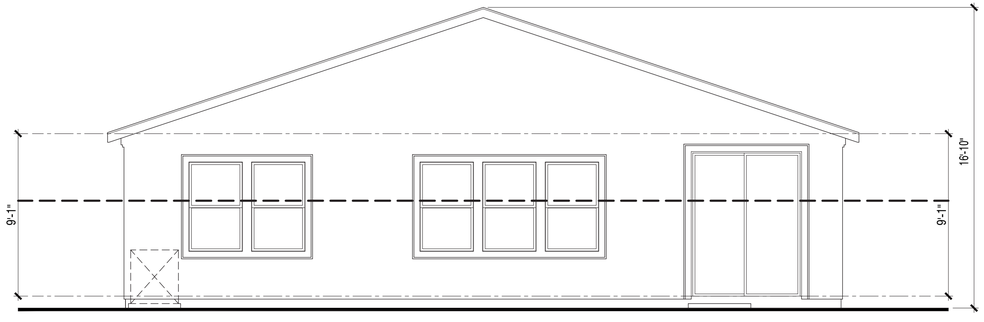
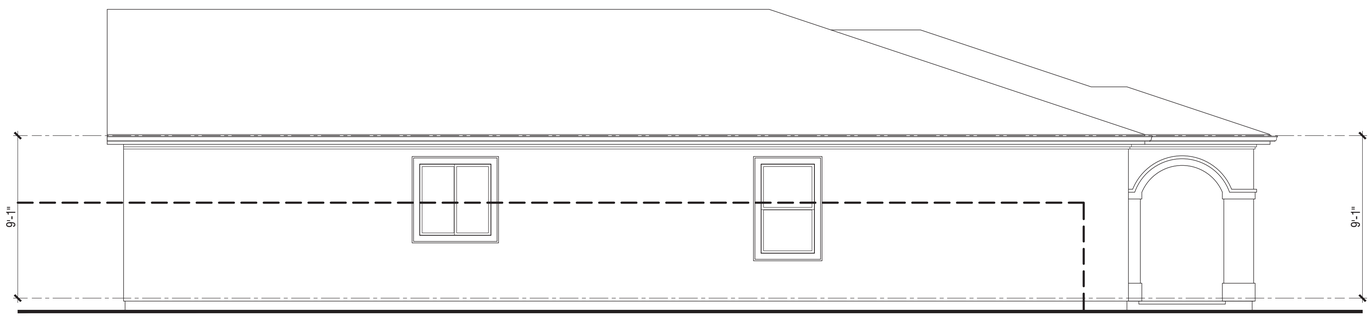
A2.4



Right Elevation



Rear Elevation



Left Elevation

Front Elevation

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PLAN 1898

Italianate Elevations

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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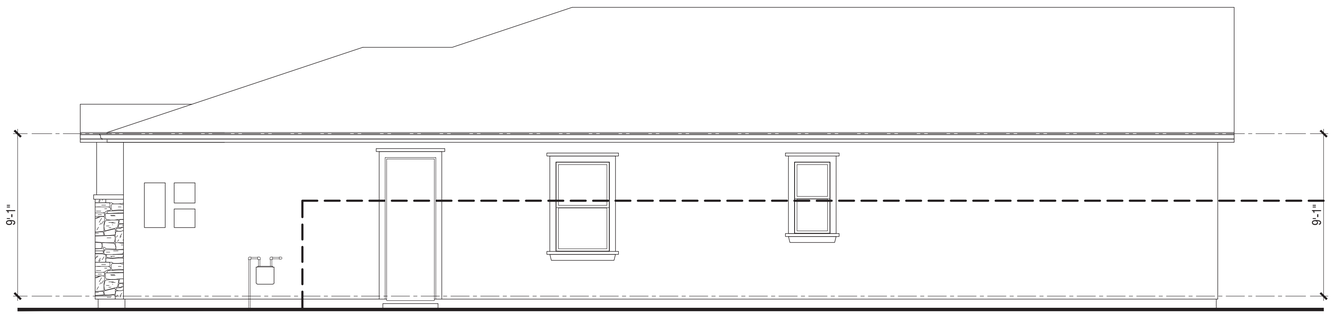
A2.5



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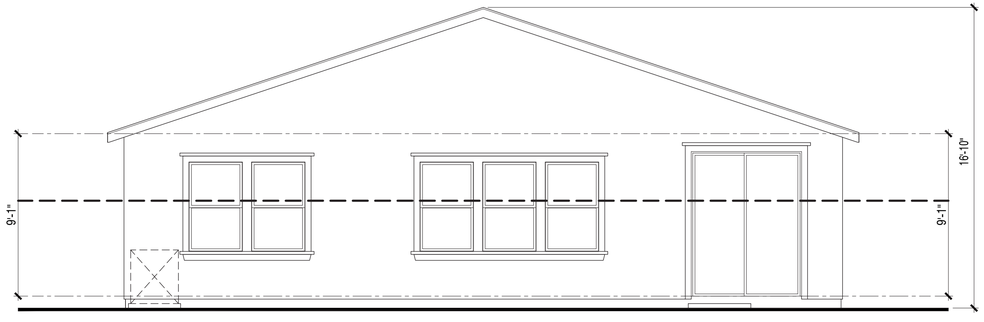
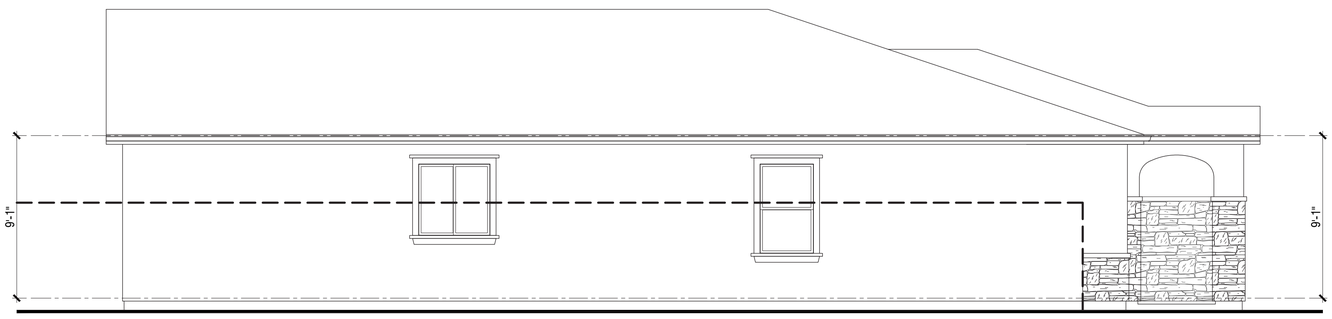


Rear Elevation



Left Elevation

Front Elevation

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PLAN 1898

Mediterranean Elevations

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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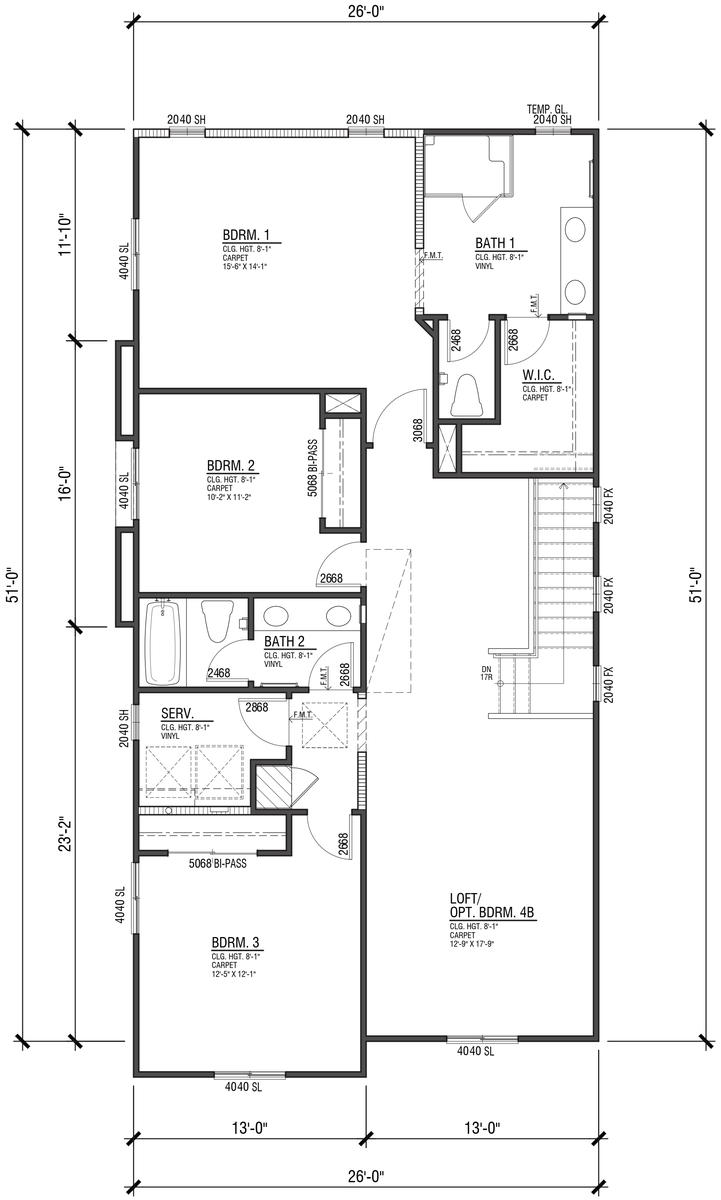
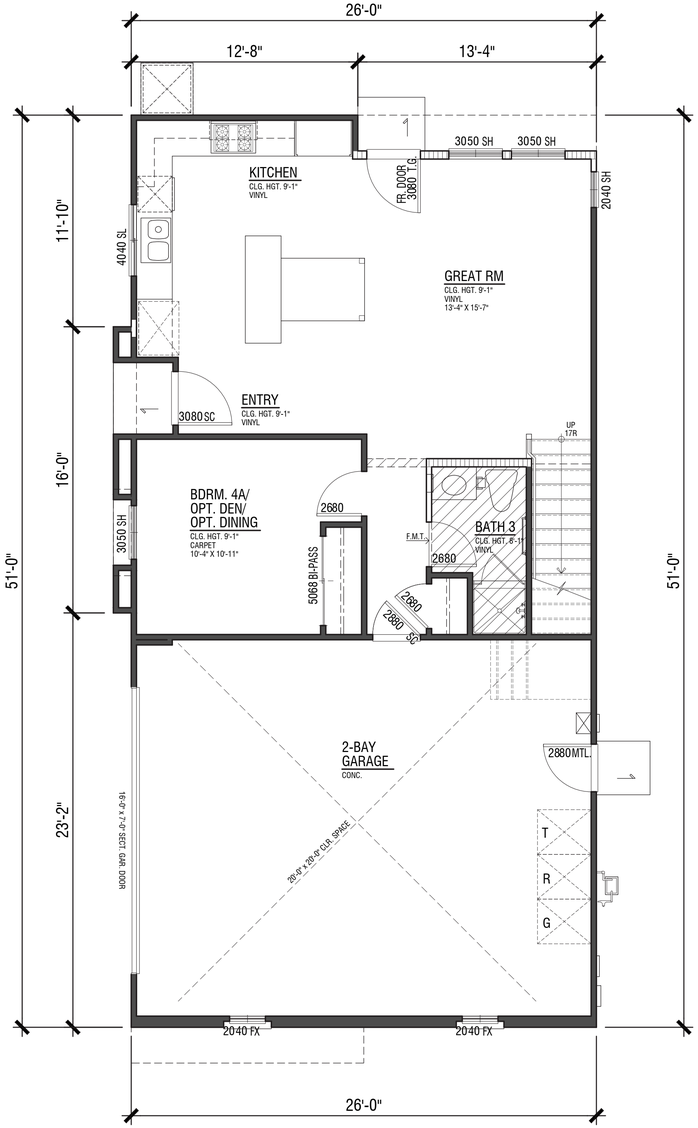
A2.6





Upper Floor 1,316 SF

PLAN 2043

2,043 SF
4 Bdrm | 3 Bath | Loft
2-Car Garage

Lower Floor 727 SF

CITY OF MORGAN HILL
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NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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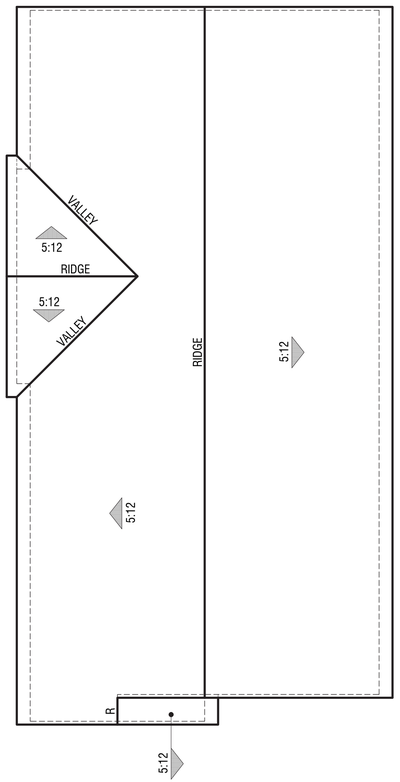
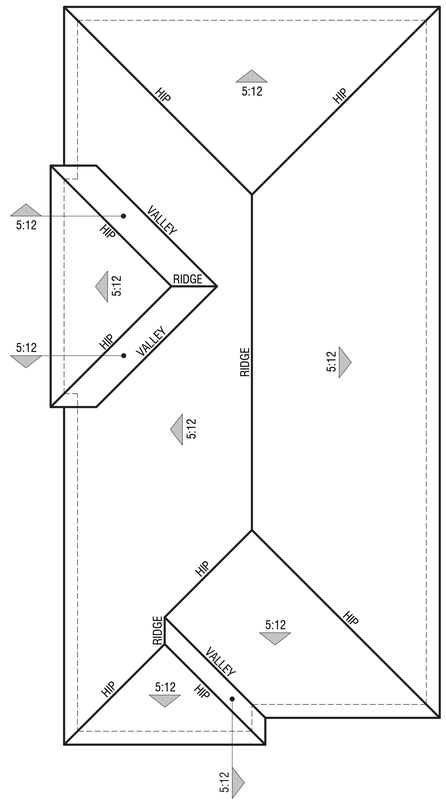
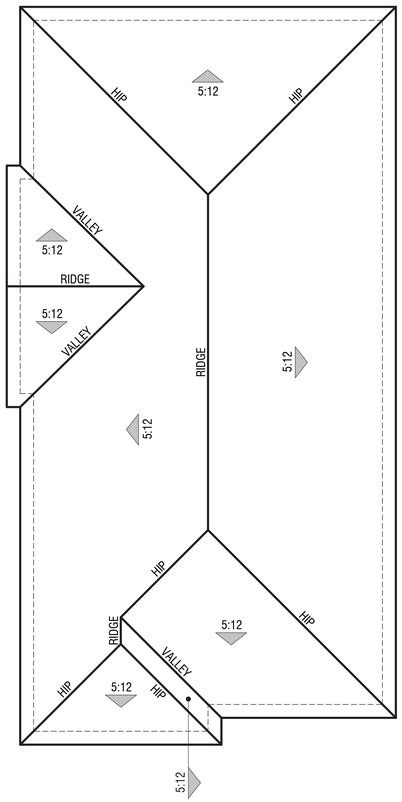
A3.1



Spanish Elevation



Italianate Elevation



Mediterranean Elevation

CITY OF MORGAN HILL
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PLAN 2043

Roof Plans

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
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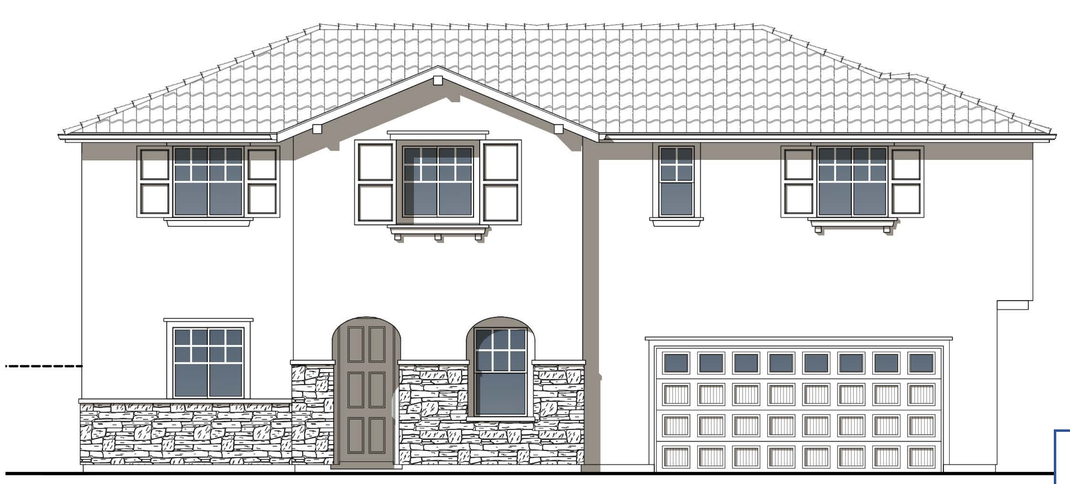
A3.2

Spanish Elevation

Italianate Elevation

PLAN 2043

Front Elevations



Mediterranean Elevation

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NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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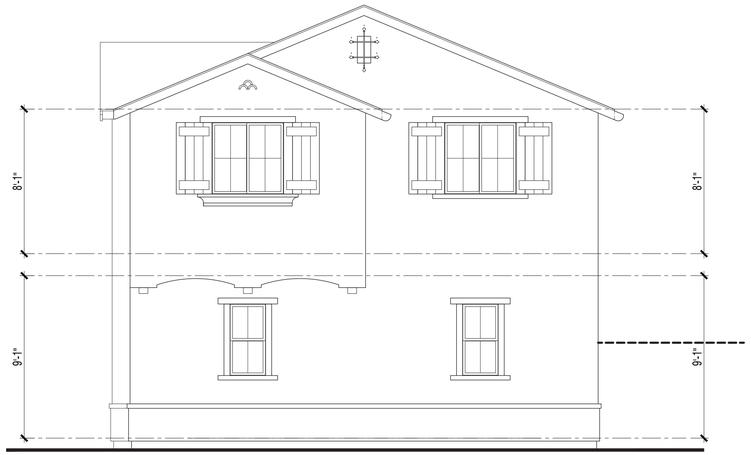
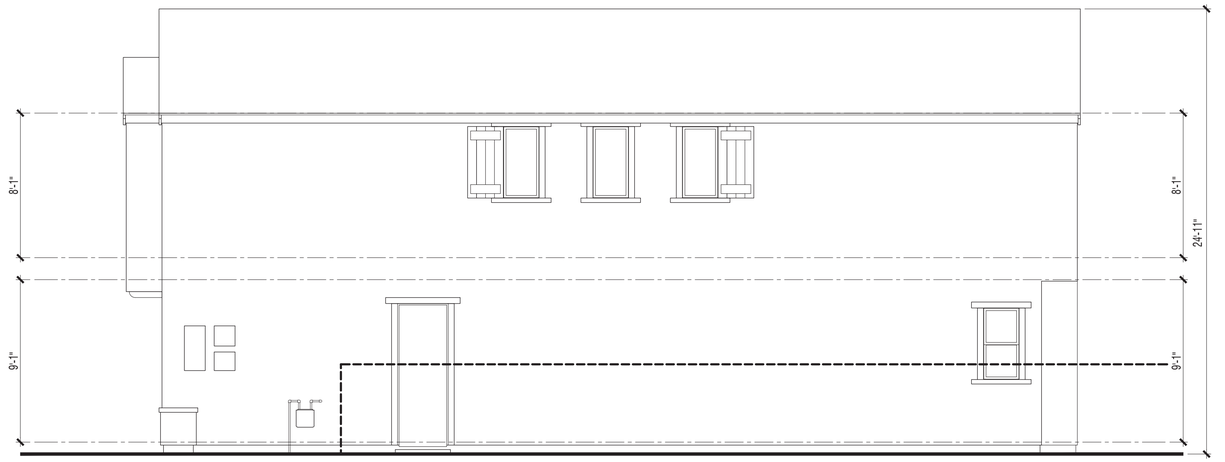
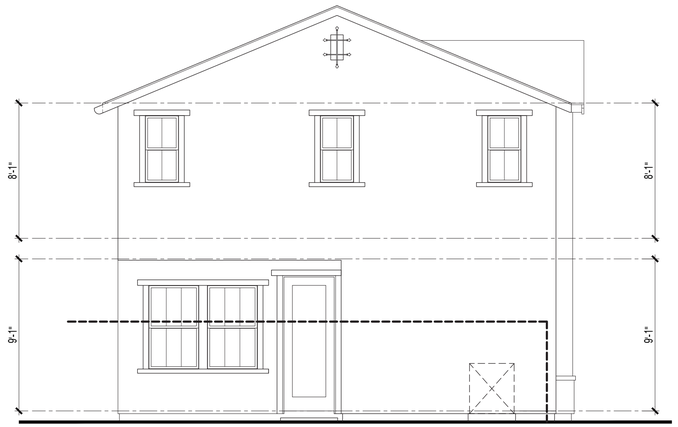
A3.3



Right Elevation



Rear Elevation



Left Elevation

Front Elevation

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PLAN 2043

Spanish Elevations

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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JOB NO.	202013-001
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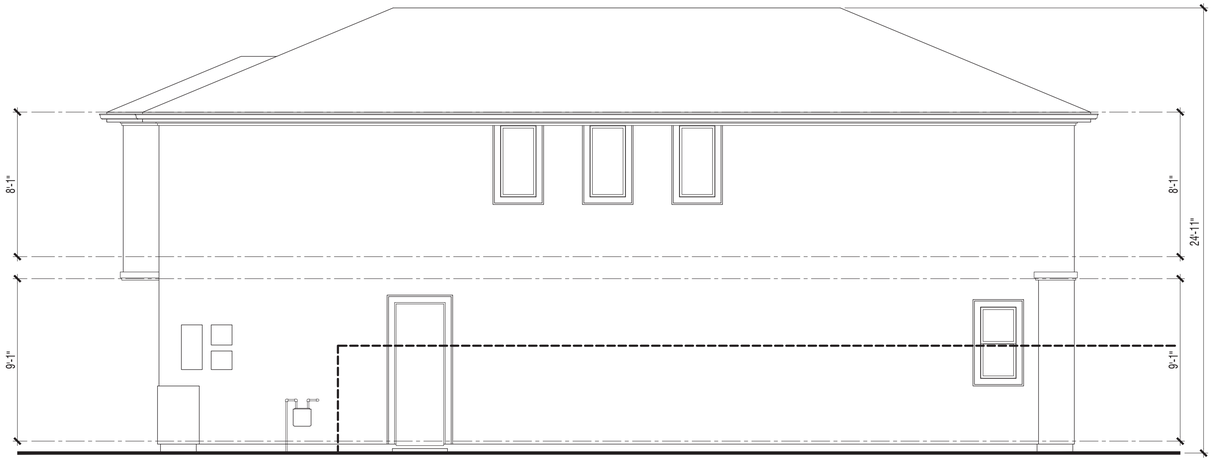
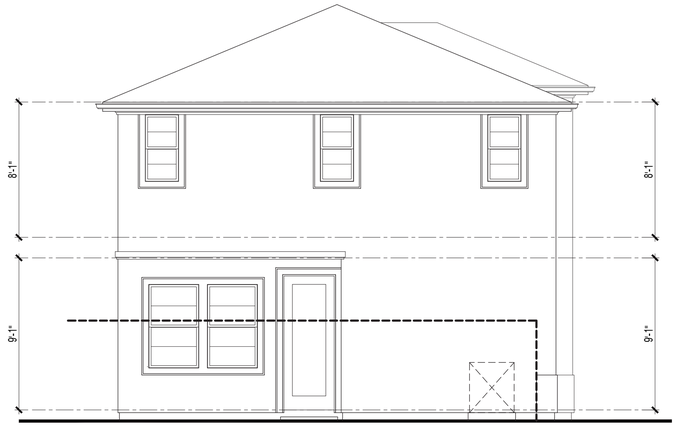
A3.4

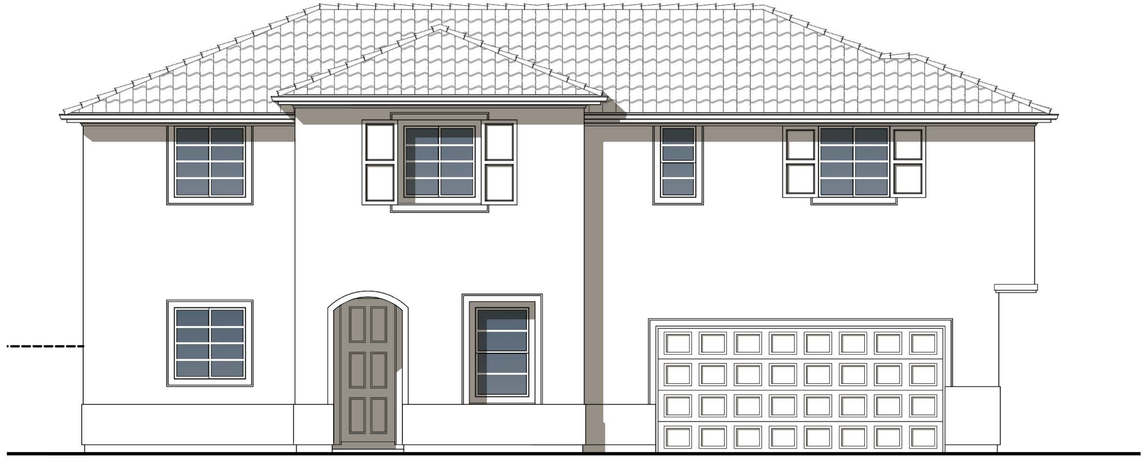
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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Italianate Elevations

NEW HORIZONS AT MORGAN HILL

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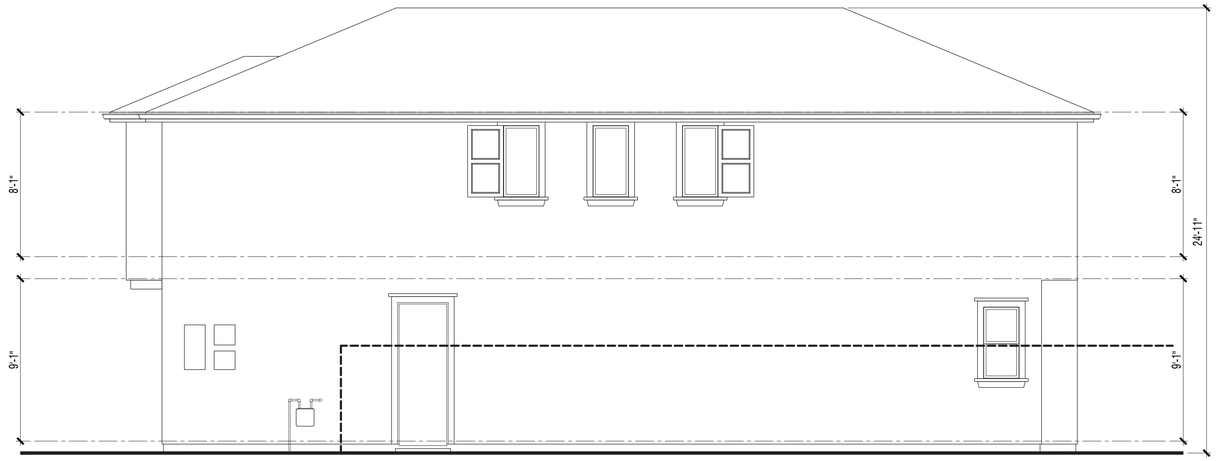
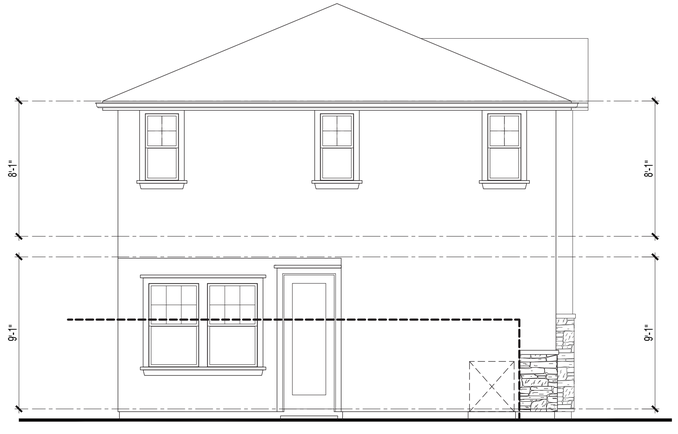
A3.5

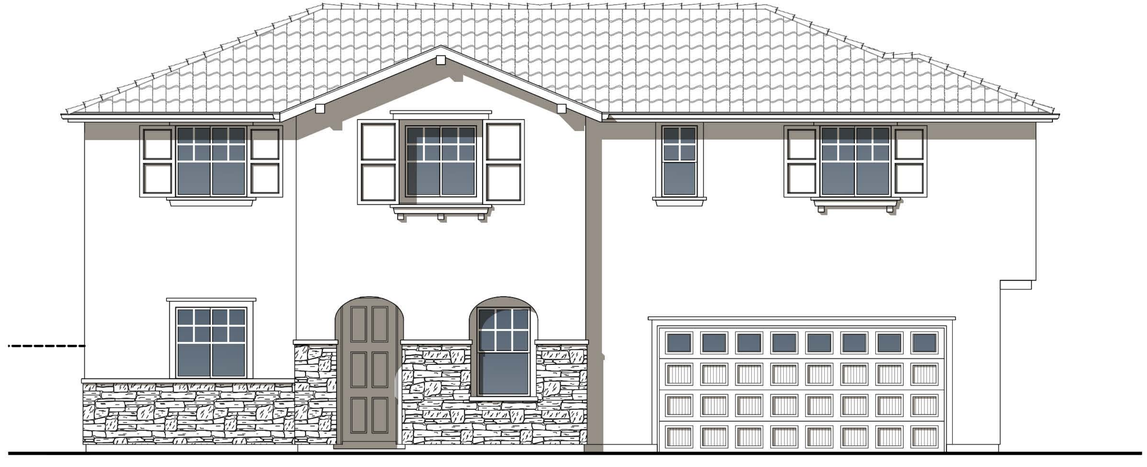
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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Mediterranean Elevations

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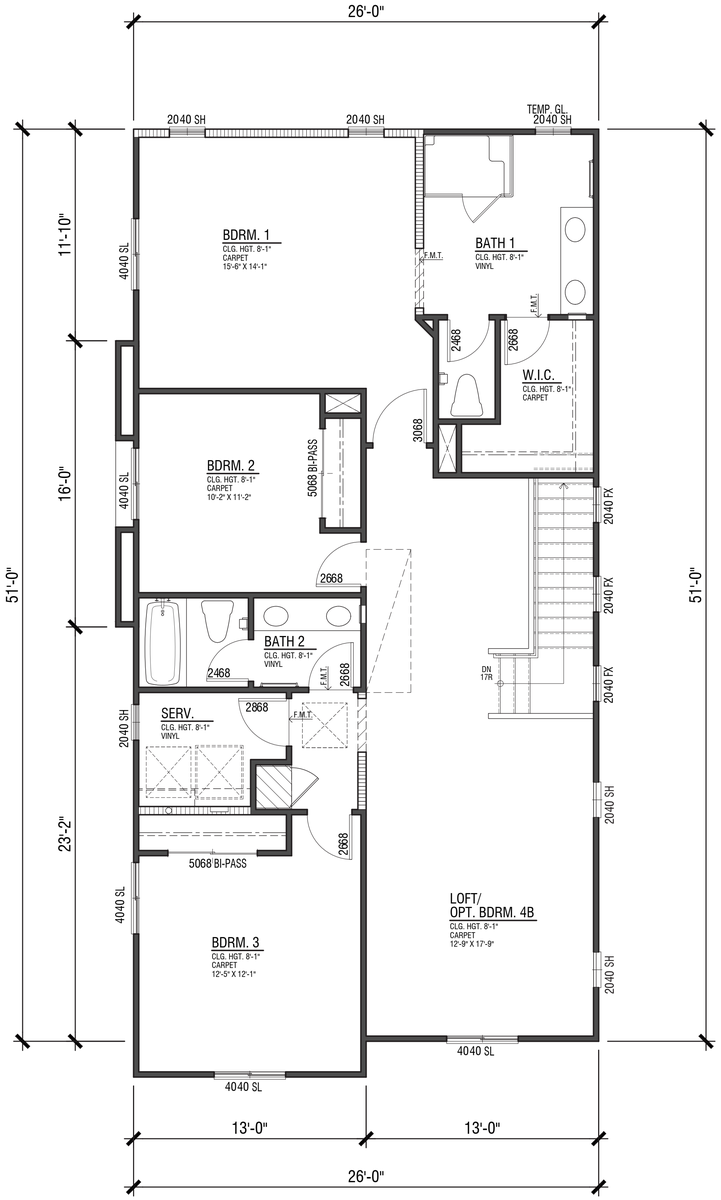
A3.6

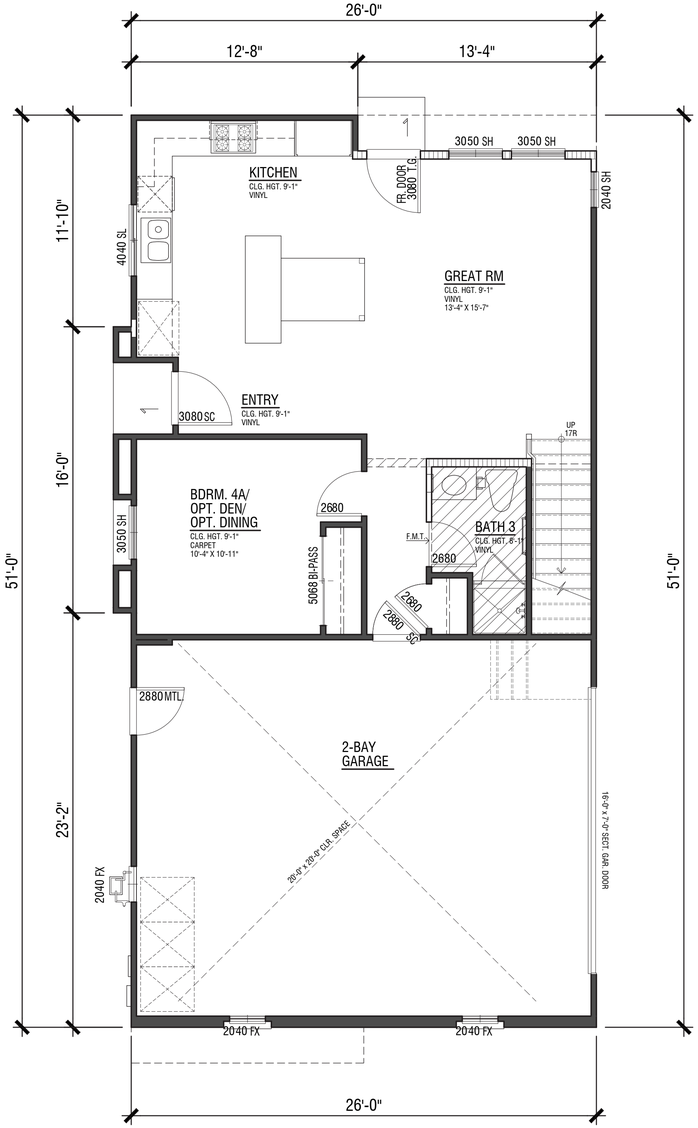


Upper Floor 1,316 SF

Rear Loaded Garage
at Lots 102-105, 123-124
See site plan

PLAN 2043 X

2,043 SF
4 Bdrm | 3 Bath | Loft
2-Car Garage



Lower Floor 727 SF

CITY OF MORGAN HILL
PLAN APPROVED
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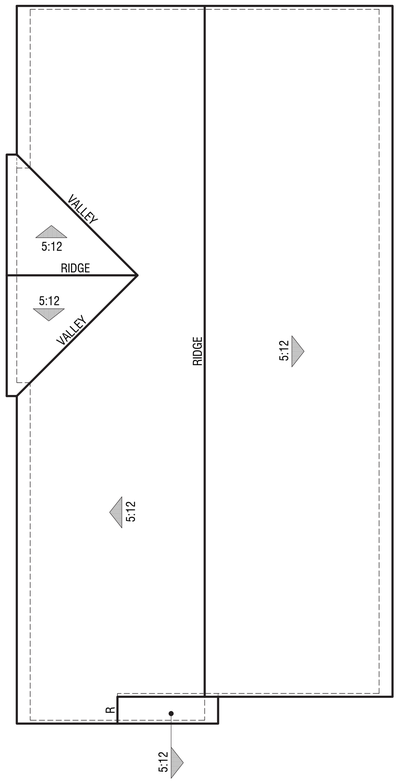
ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

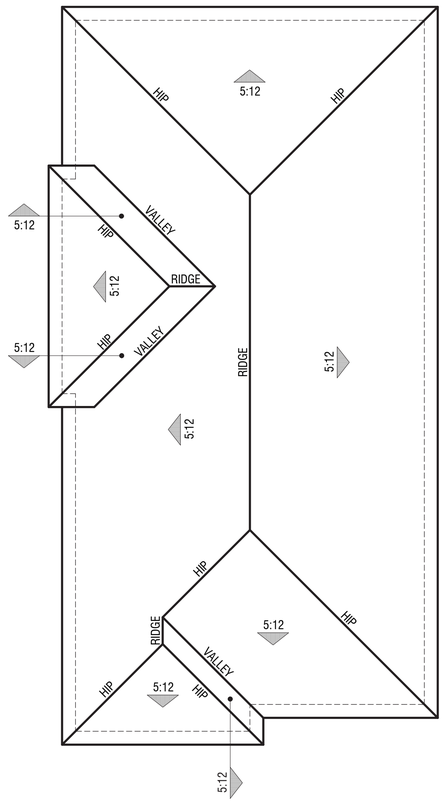
camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

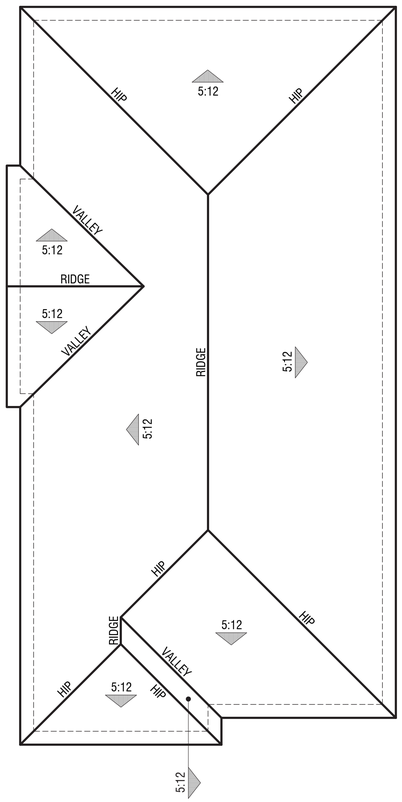
A3.7



Spanish Elevation



Italianate Elevation



Mediterranean Elevation

CITY OF MORGAN HILL
PLAN APPROVED
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ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

PLAN 2043 X

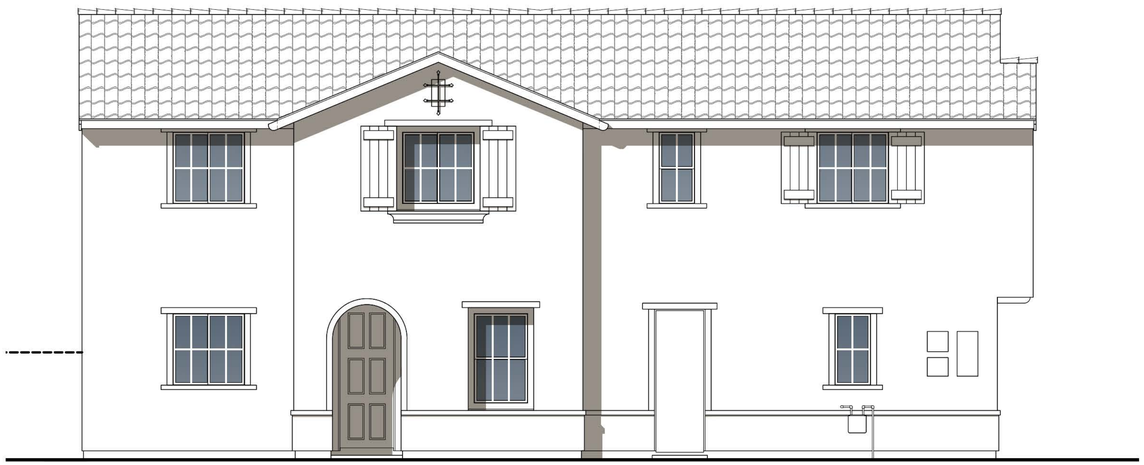
Roof Plans

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A3.8

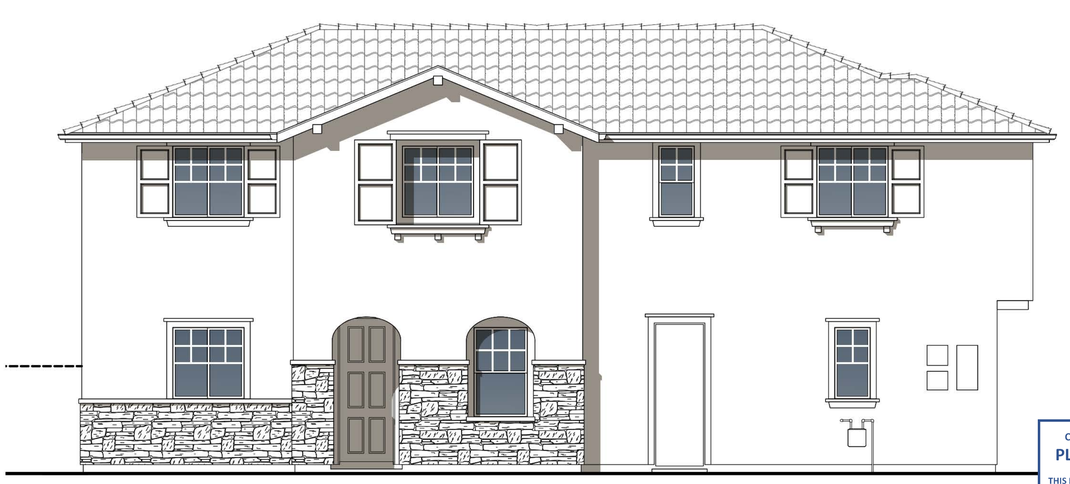


Spanish Elevation

Italianate Elevation

PLAN 2043 X

Front Elevations



Mediterranean Elevation

CITY OF MORGAN HILL
PLAN APPROVED
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PLANNING OFFICIAL

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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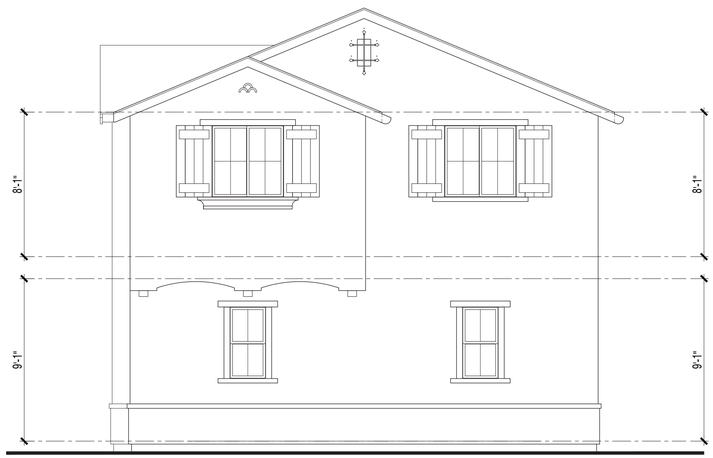
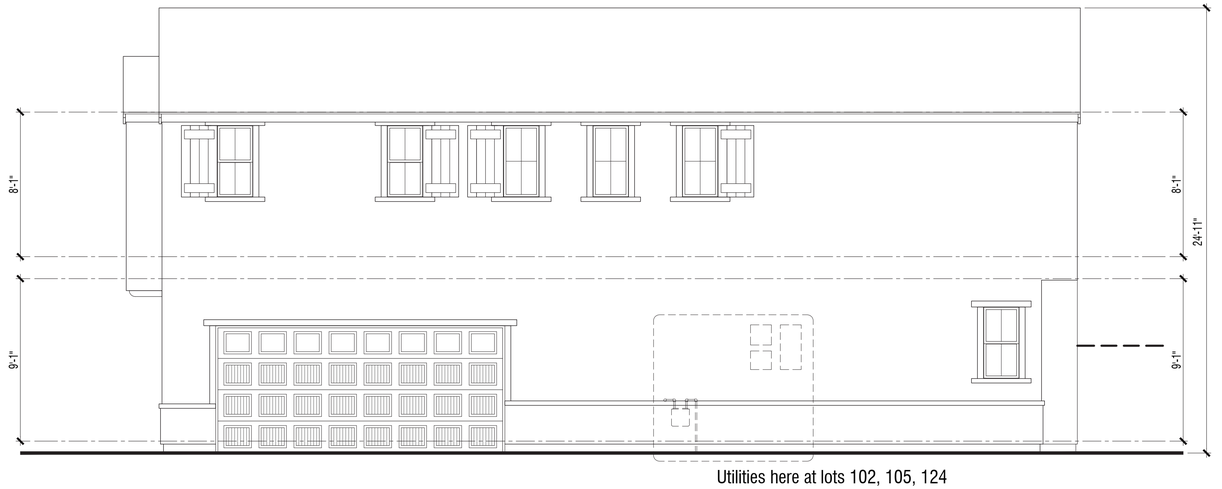
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A3.9

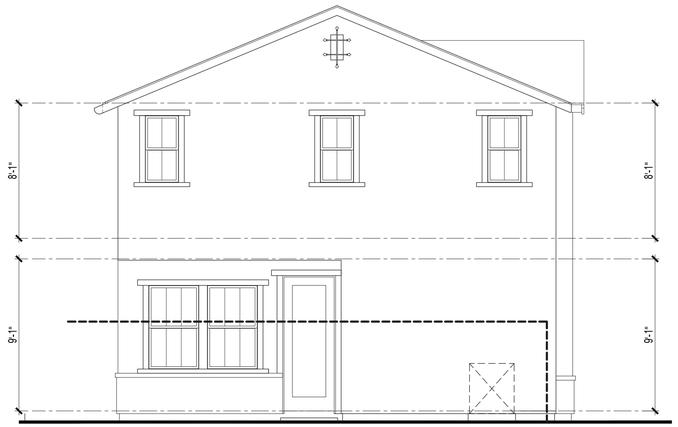


Right Elevation

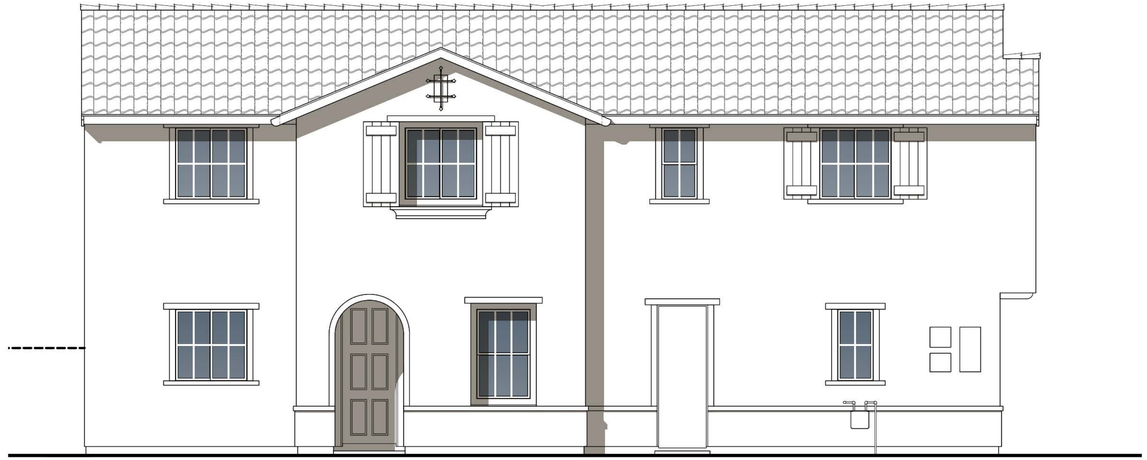


Utilities here at lots 102, 105, 124

Rear Elevation



Left Elevation



Utilities here at lots 103, 104, 123

Front Elevation

CITY OF MORGAN HILL
PLAN APPROVED
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PLAN 2043 X

Spanish Elevations

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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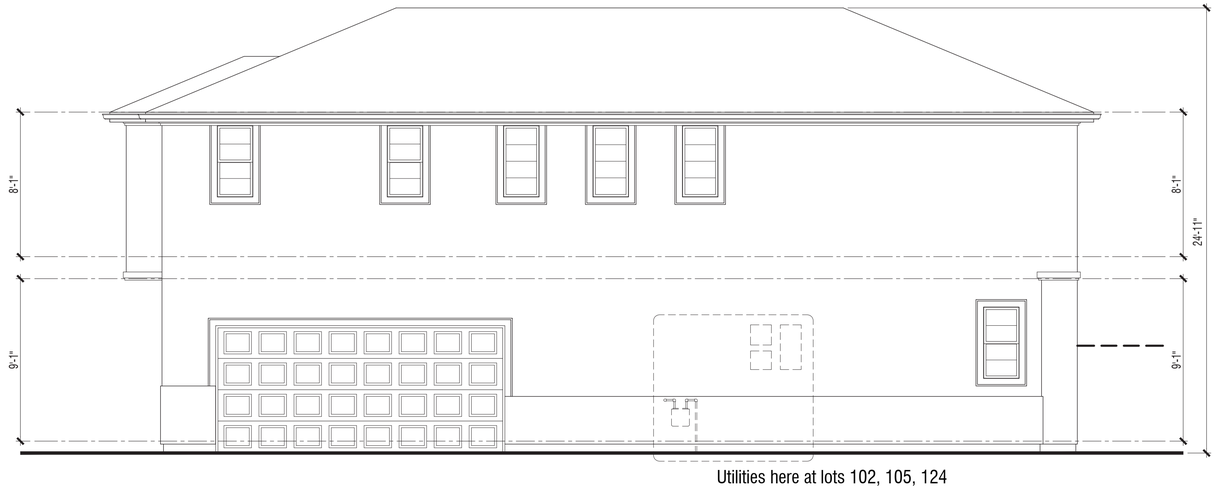
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

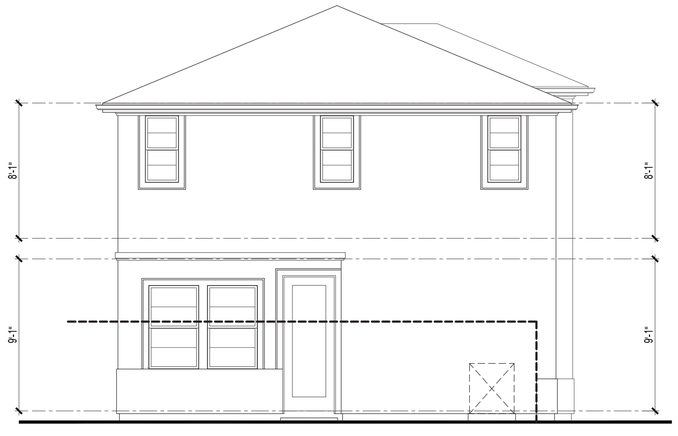
A3.10

Right Elevation



Utilities here at lots 102, 105, 124

Rear Elevation



Left Elevation

Utilities here at lots 103, 104, 123

Front Elevation

CITY OF MORGAN HILL
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PLANNING OFFICIAL

PLAN 2043 X

Italianate Elevations

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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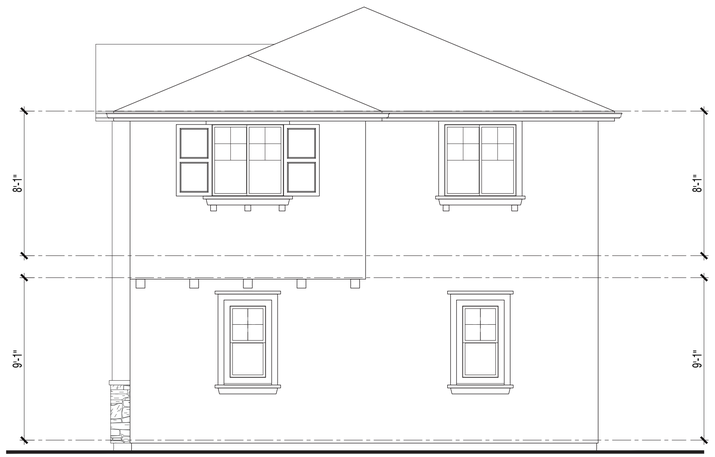
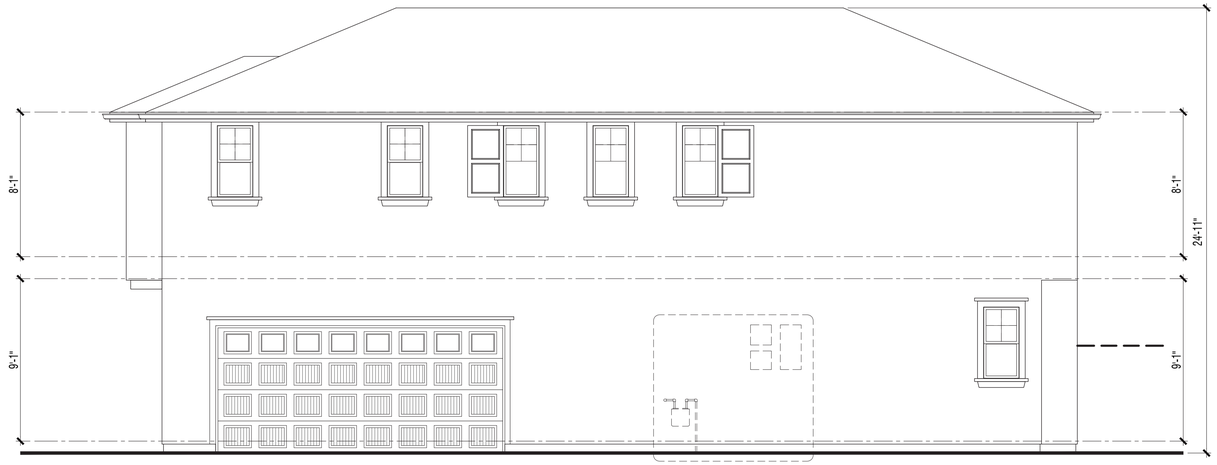
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A3.11

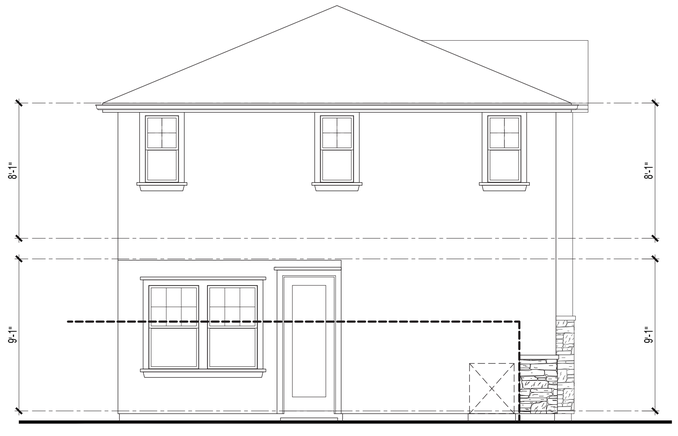


Right Elevation



Utilities here at lots 102, 105, 124

Rear Elevation



Left Elevation

Utilities here at lots 103, 104, 123

Front Elevation

CITY OF MORGAN HILL
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PLAN 2043 X

Mediterranean Elevations

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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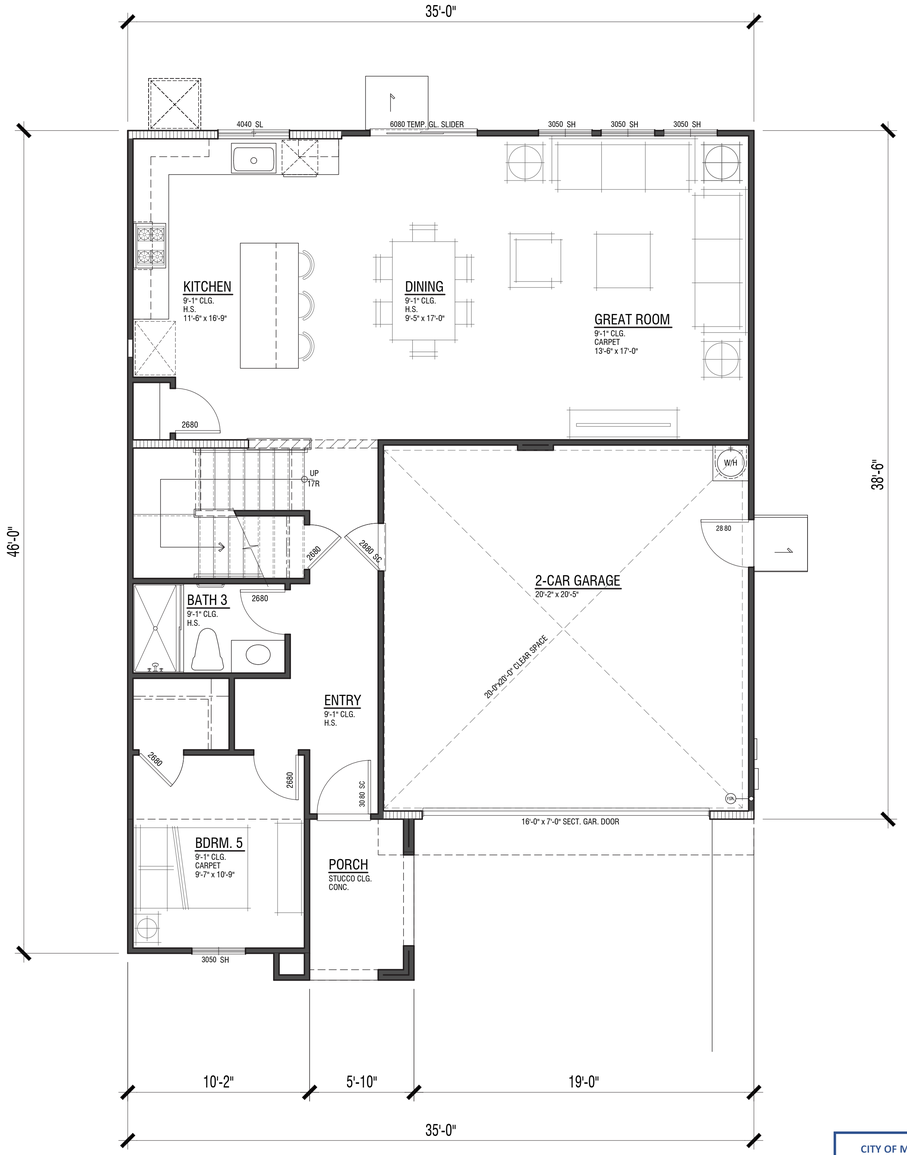
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A3.12



Upper Floor 1,320 SF

PLAN 2311

2,311 SF
5 Bdrm | 3 Bath | Loft
2-Car Garage

Lower Floor 991 SF

CITY OF MORGAN HILL
PLAN APPROVED
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NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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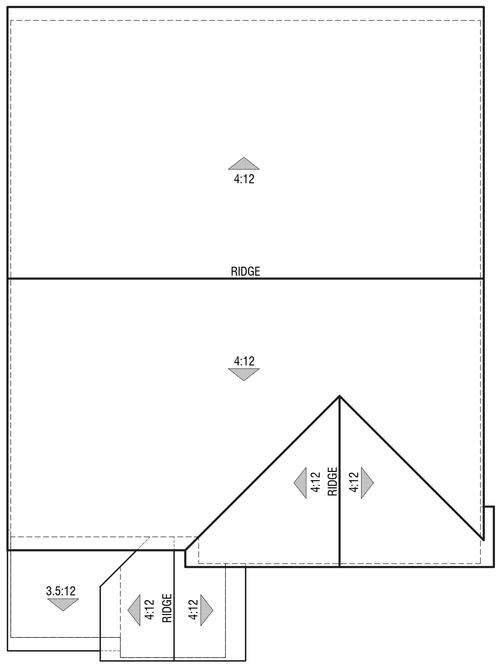
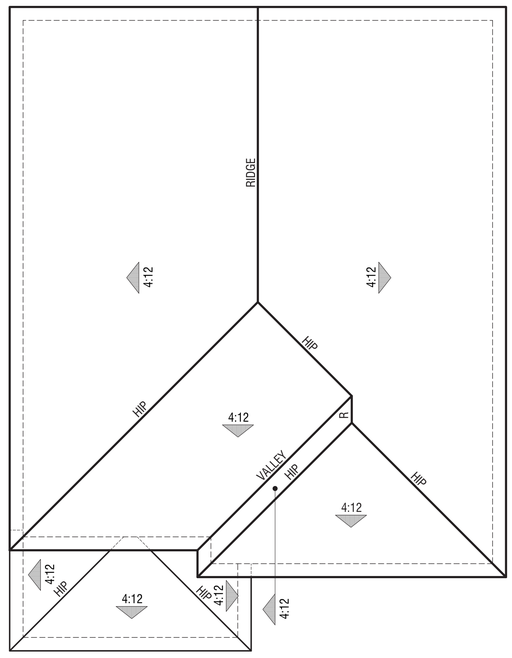
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

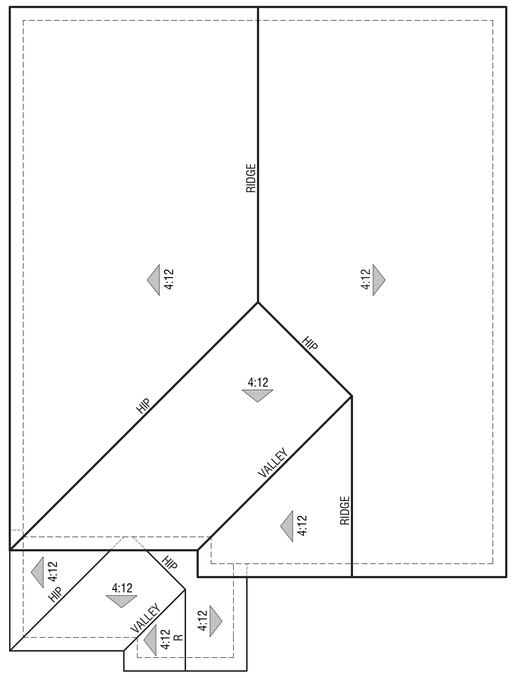
A4.1



Spanish Elevation



Italianate Elevation



Mediterranean Elevation

CITY OF MORGAN HILL
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PLAN 2311
Roof Plans

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

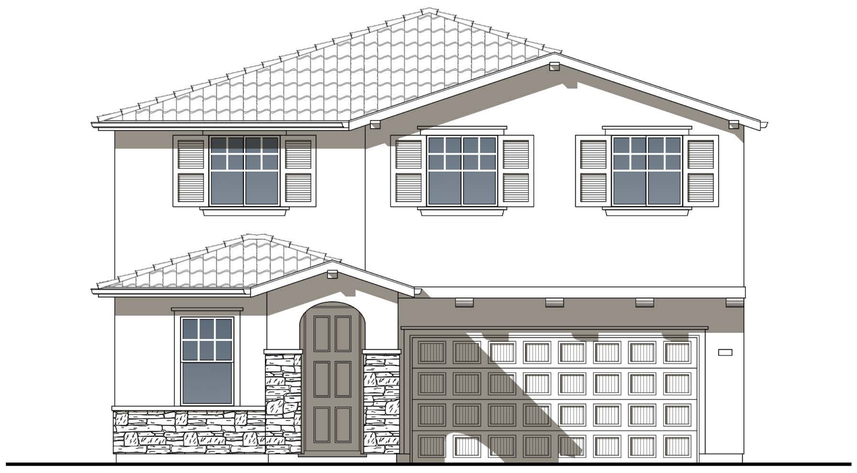
A4.2

Spanish Elevation

Italianate Elevation

PLAN 2311

Front Elevations



Mediterranean Elevation

CITY OF MORGAN HILL
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NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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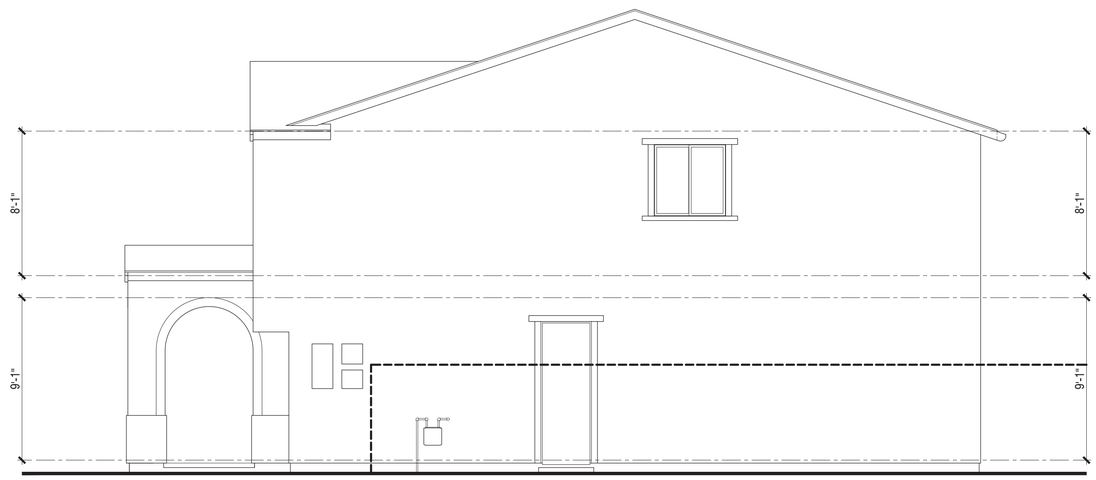
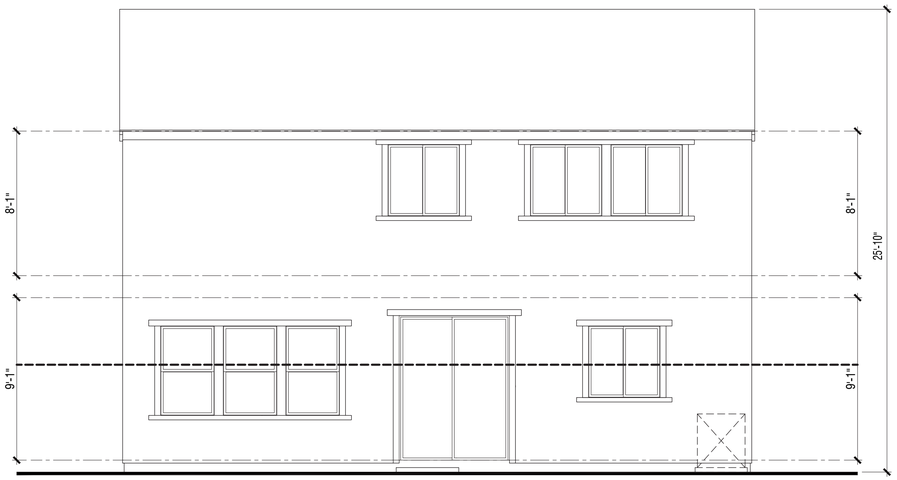
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

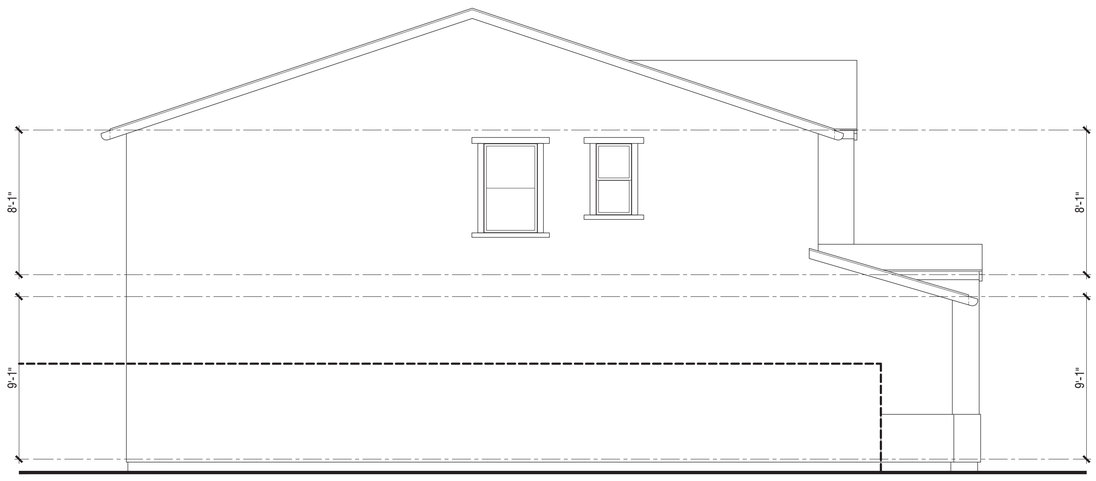
A4.3



Right Elevation



Rear Elevation



Left Elevation

Front Elevation

CITY OF MORGAN HILL
PLAN APPROVED
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PLAN 2311

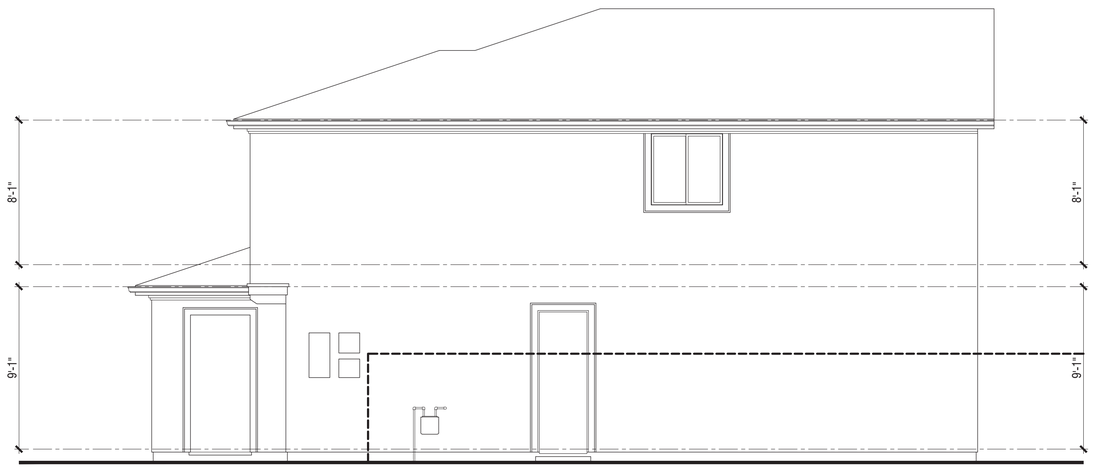
Spanish Elevations

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

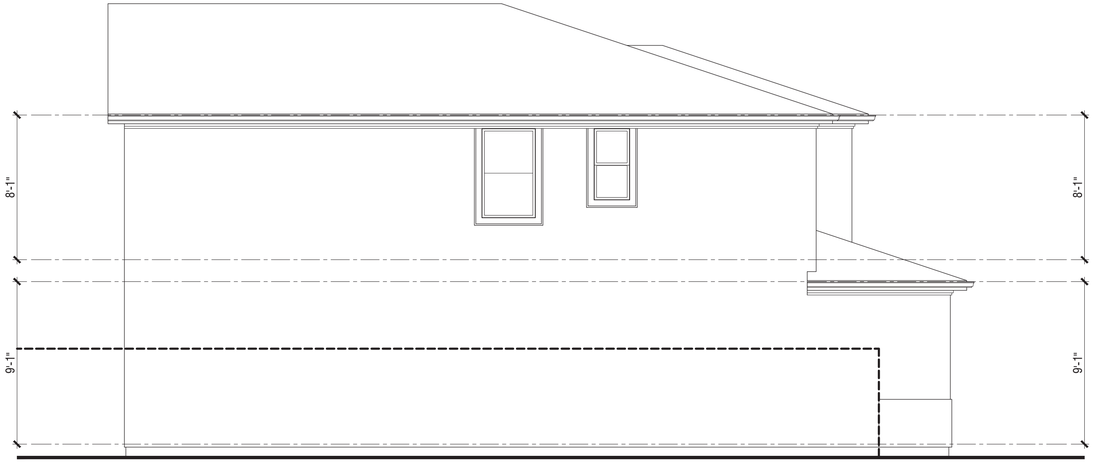
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A4.4



Right Elevation

Rear Elevation



Left Elevation

Front Elevation

CITY OF MORGAN HILL
PLAN APPROVED
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PLANNING DIVISION

PLAN 2311

Italianate Elevations

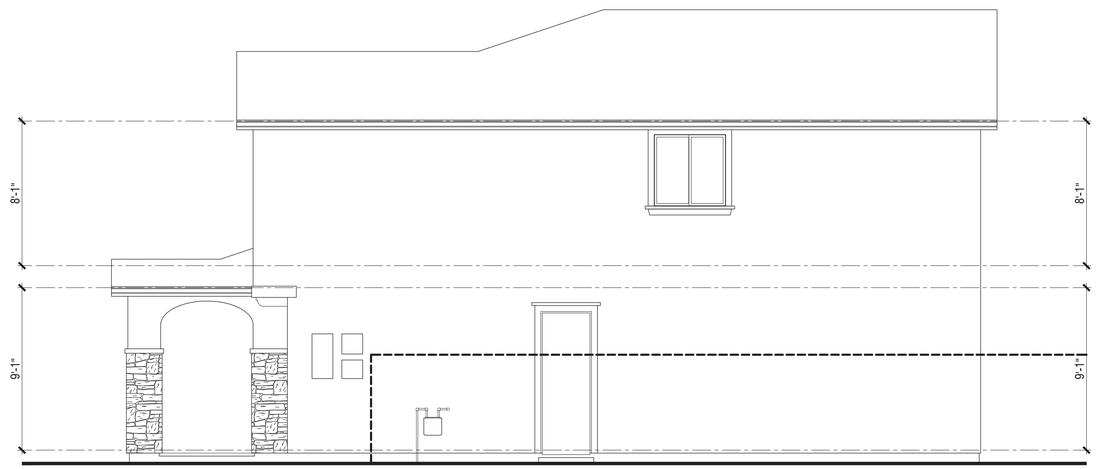
NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

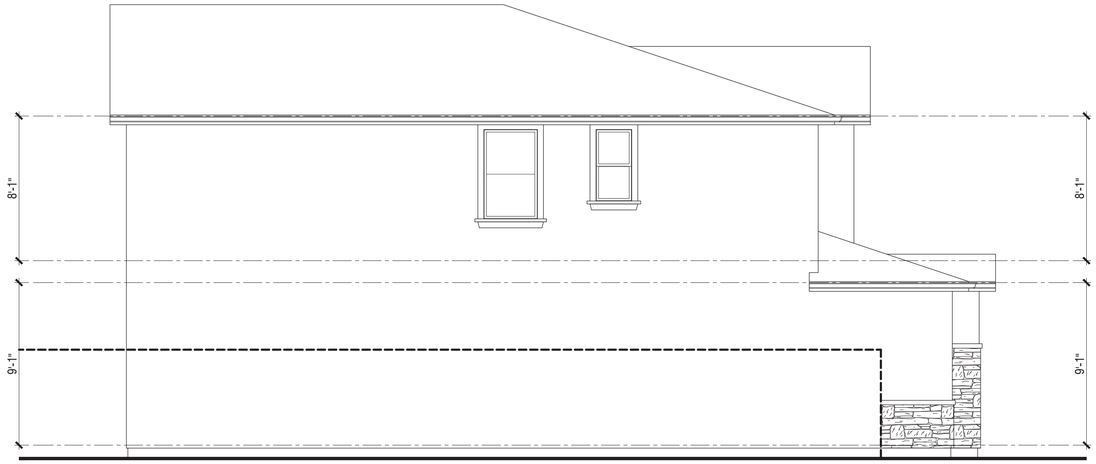
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A4.5

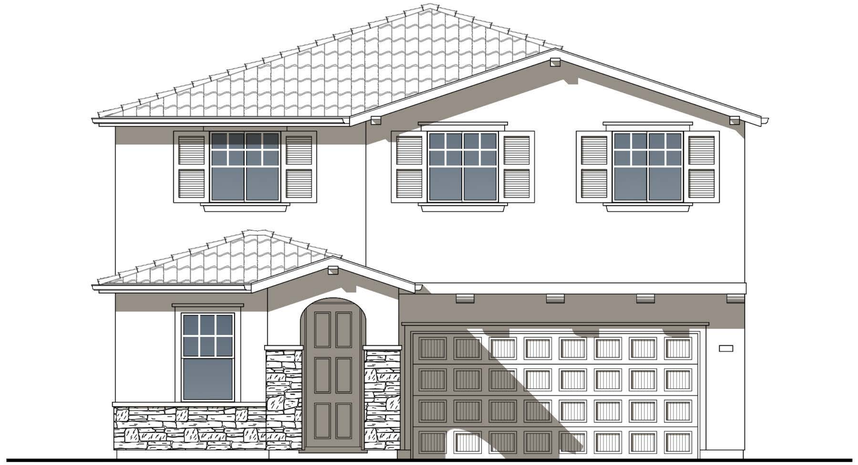


Right Elevation

Rear Elevation



Left Elevation



Front Elevation

CITY OF MORGAN HILL
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PLAN 2311

Mediterranean Elevations

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
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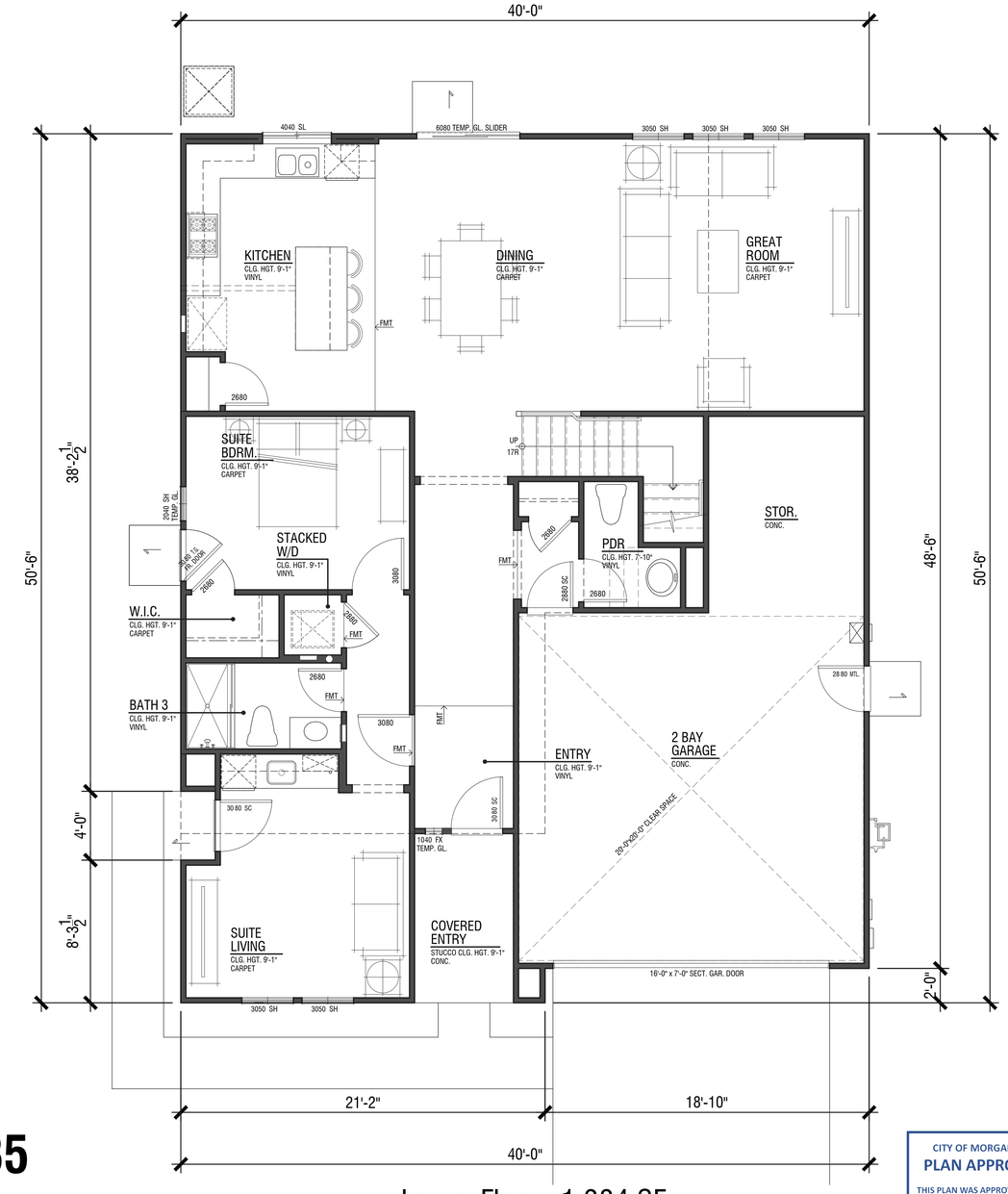
SCALE	AS SHOWN

A4.6



Upper Floor 1,051 SF

PLAN 2435

2,435 SF
4 Bdrm | 3.5 Bath | Loft
2-Car Garage

Lower Floor 1,384 SF

CITY OF MORGAN HILL
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NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
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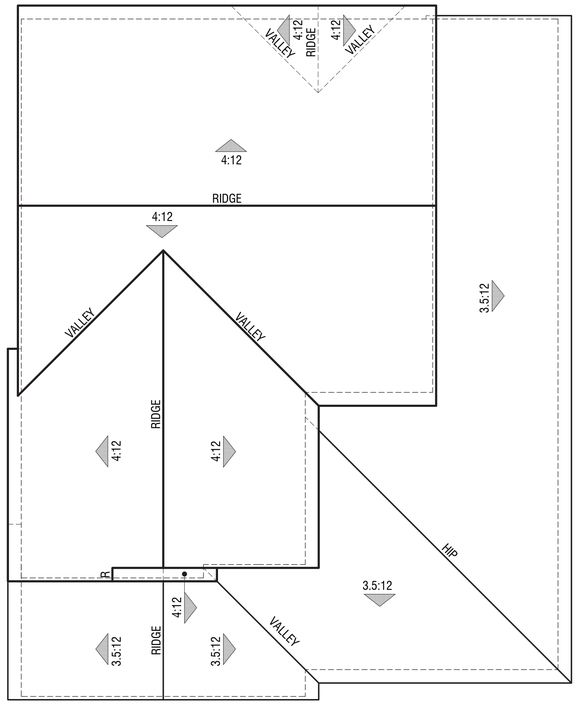
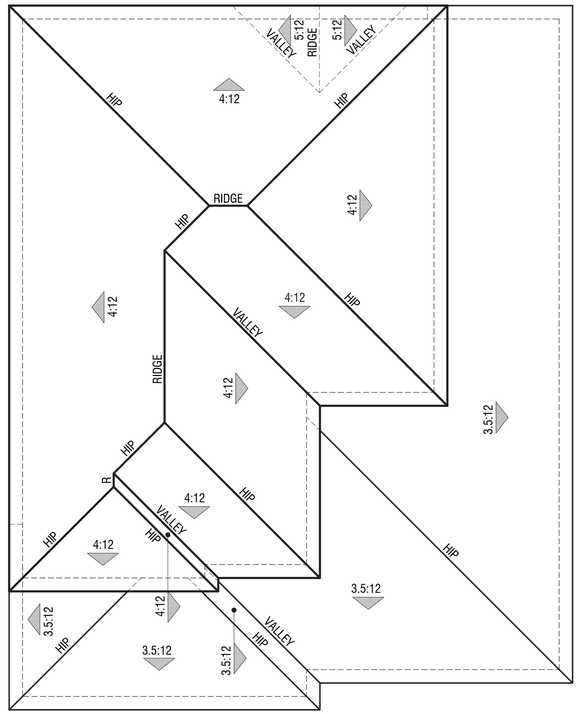
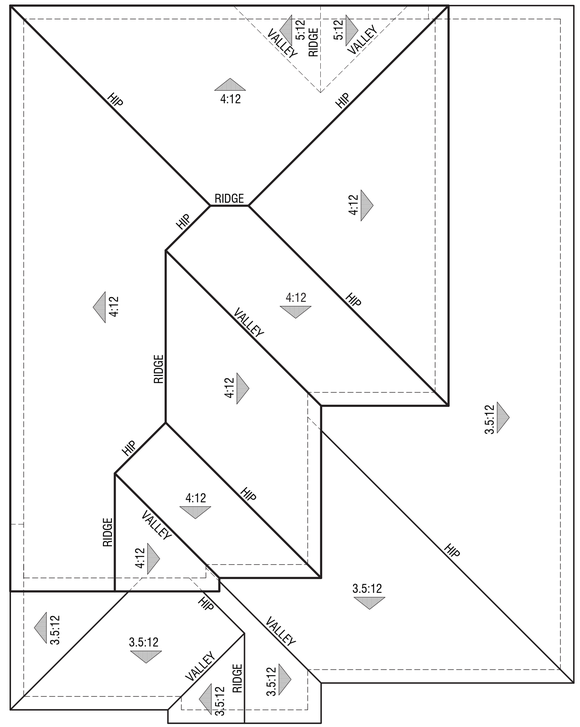
A5.1



Spanish Elevation



Italianate Elevation



Mediterranean Elevation

CITY OF MORGAN HILL
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FILE NUMBER
PLANNING DIVISION

PLAN 2435

Roof Plans

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A5.2

Spanish Elevation

Italianate Elevation

PLAN 2435

Front Elevations

Mediterranean Elevation

CITY OF MORGAN HILL
PLAN APPROVED
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ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

NEW HORIZONS AT MORGAN HILL

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JOB NO.	202013-001
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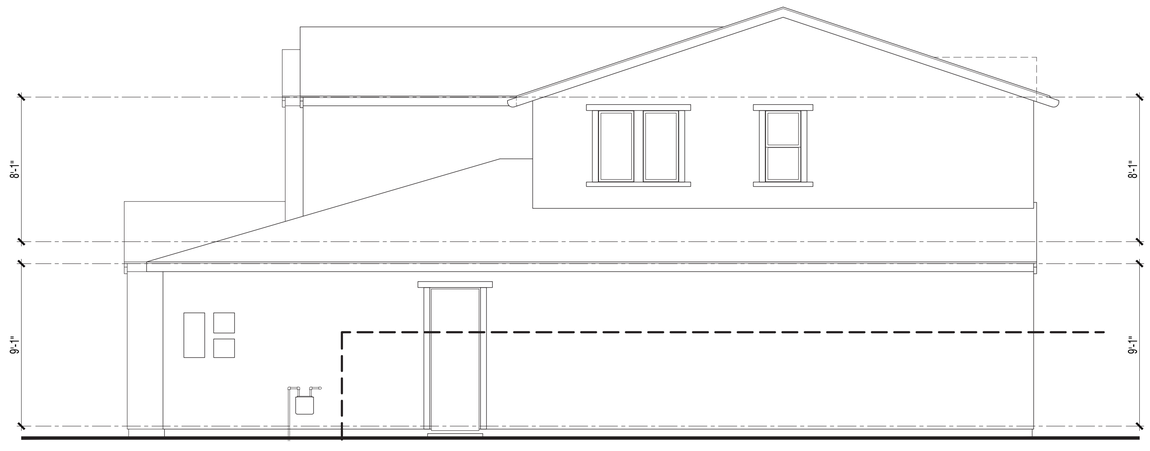
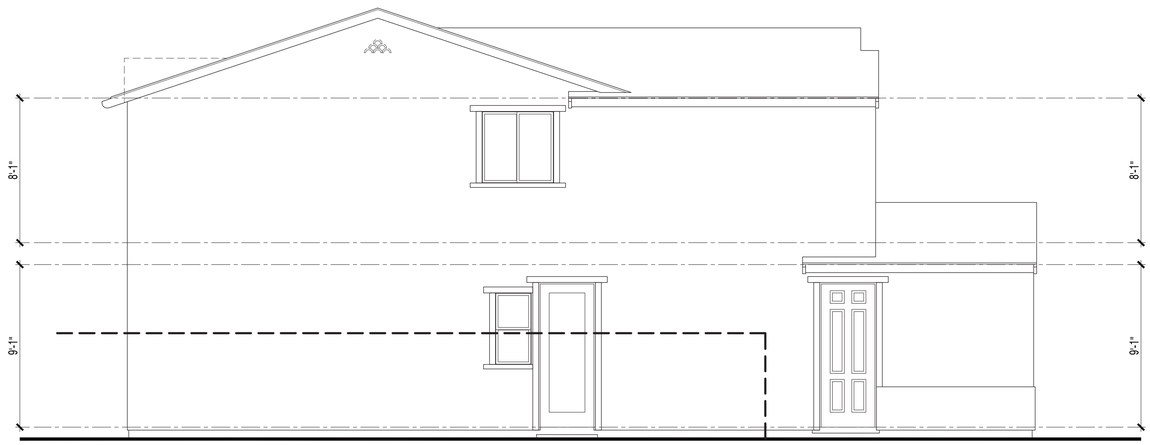
A5.3



Right Elevation

Rear Elevation



Left Elevation

Front Elevation

CITY OF MORGAN HILL
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PLAN 2435

Spanish Elevations

NEW HORIZONS AT MORGAN HILL
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JOB NO.	202013-001
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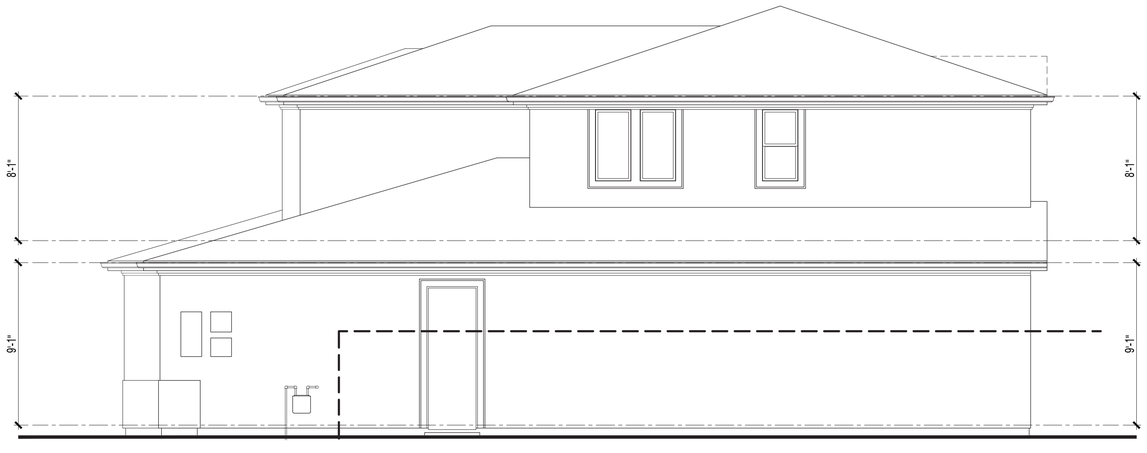
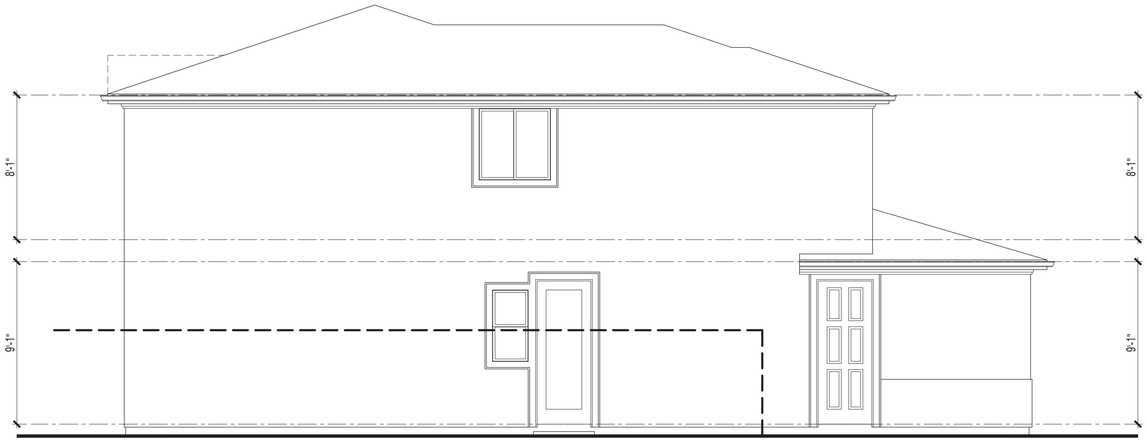
A5.4



Right Elevation

Rear Elevation



Left Elevation

Front Elevation

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Italianate Elevations

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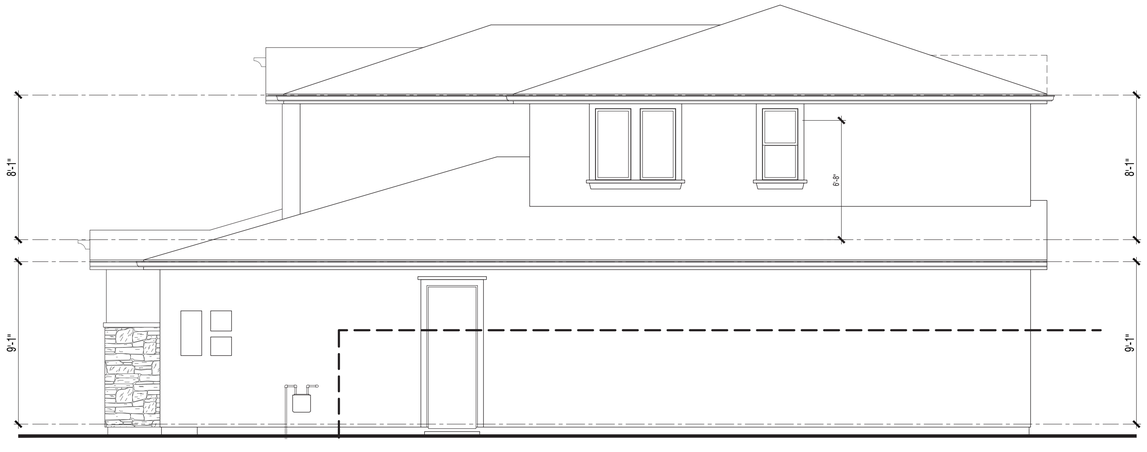
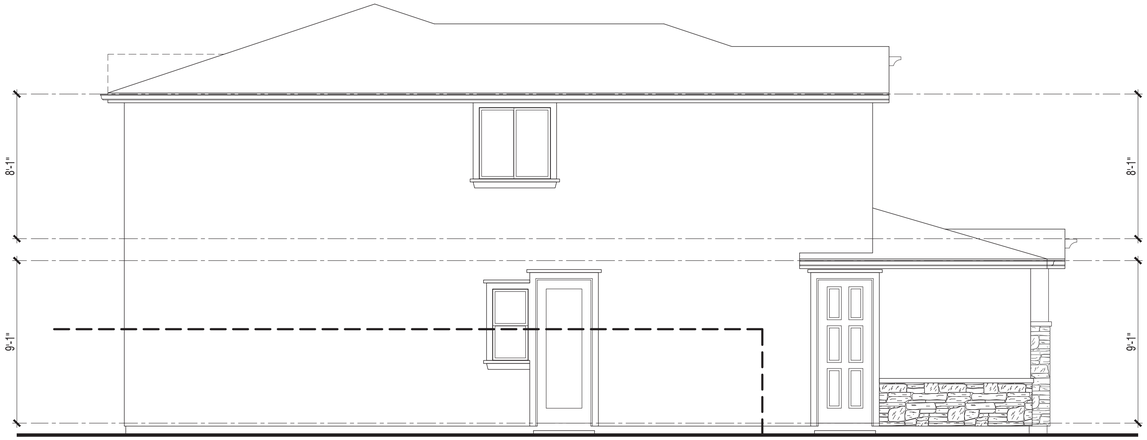
A5.5



Right Elevation

Rear Elevation



Left Elevation

Front Elevation

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Mediterranean Elevations

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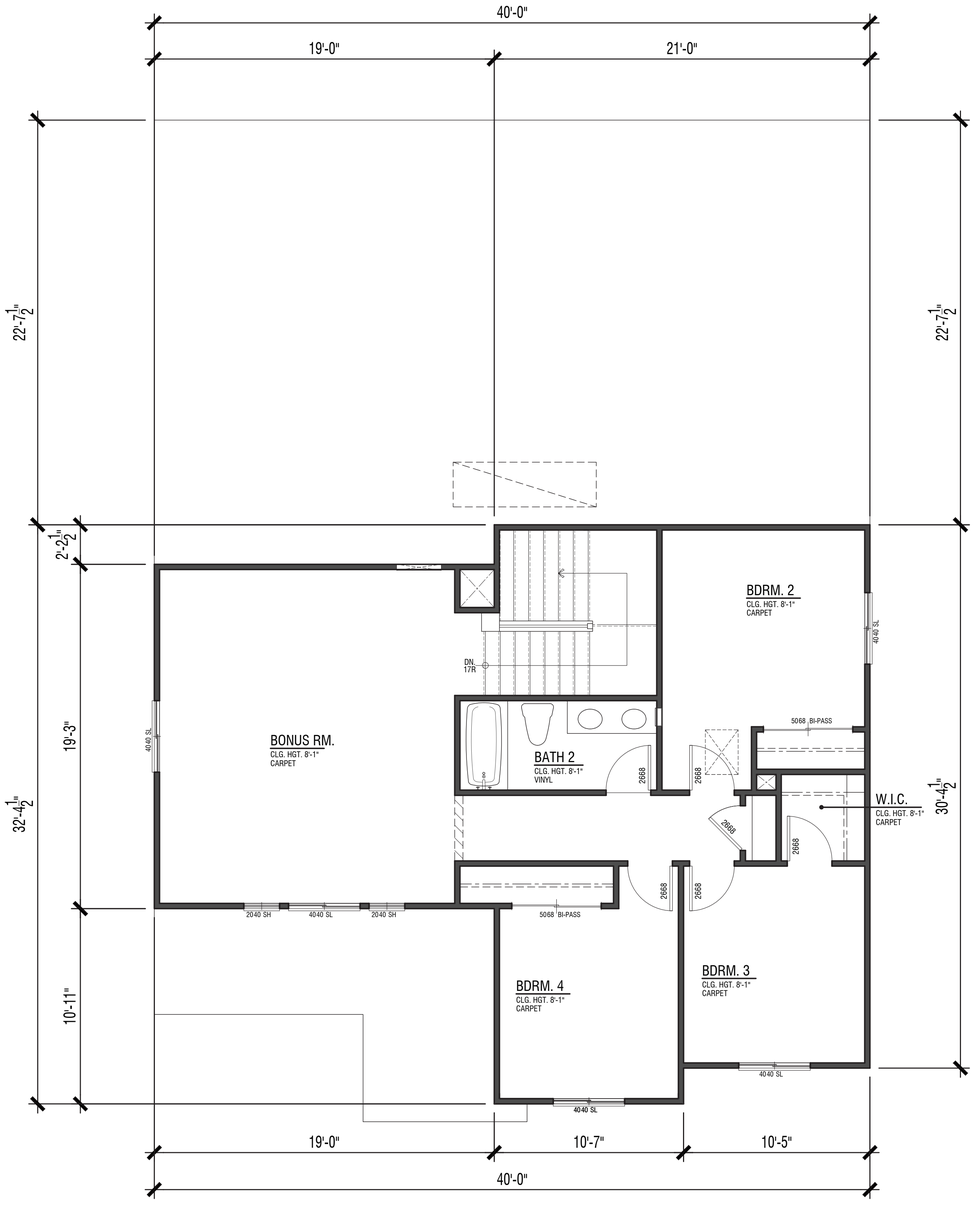
A5.6



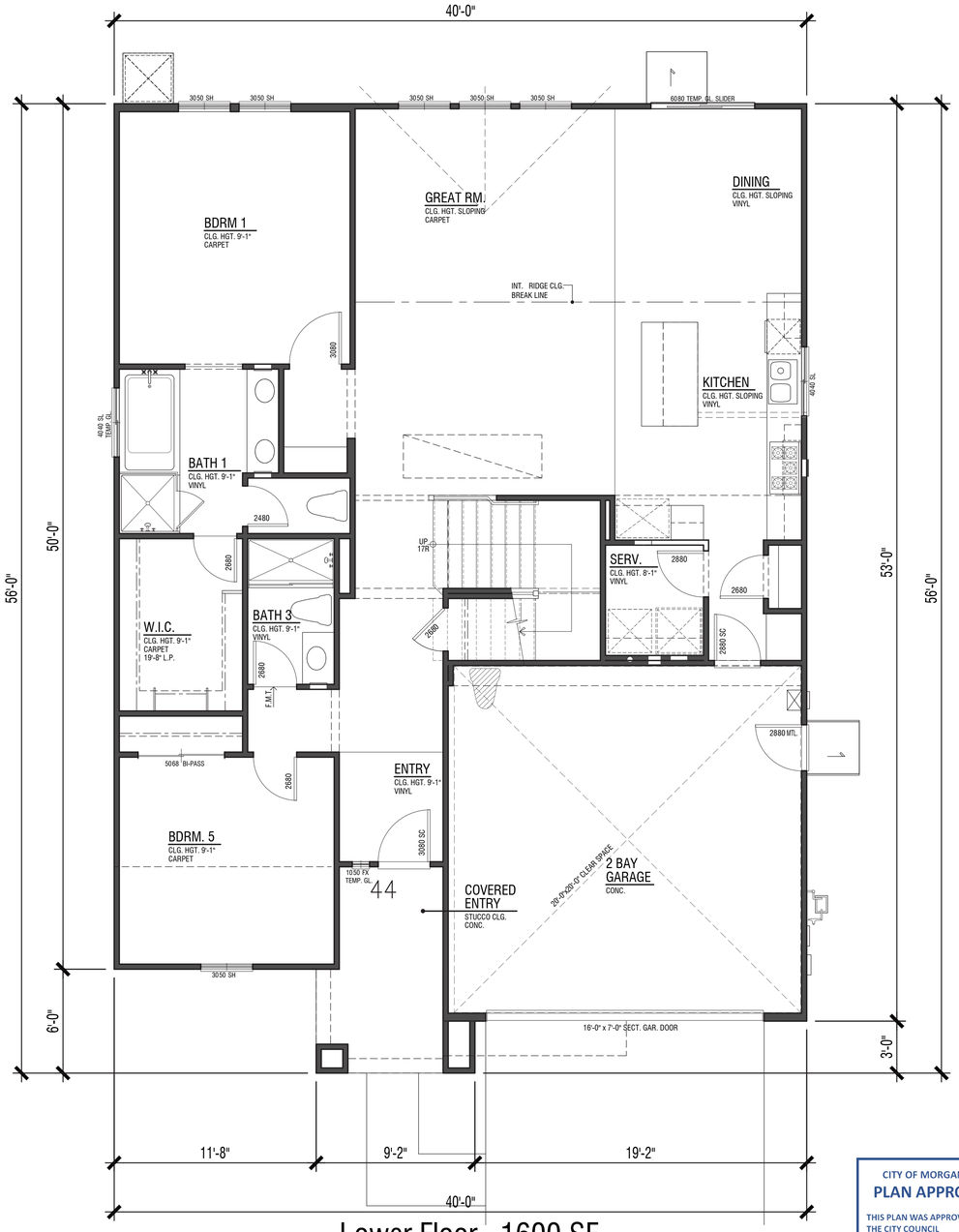
Upper Floor 937 SF

PLAN 2537

2,537 SF

5 Bdrm | 3 Bath | Bonus Room

2-Car Garage



Lower Floor 1600 SF

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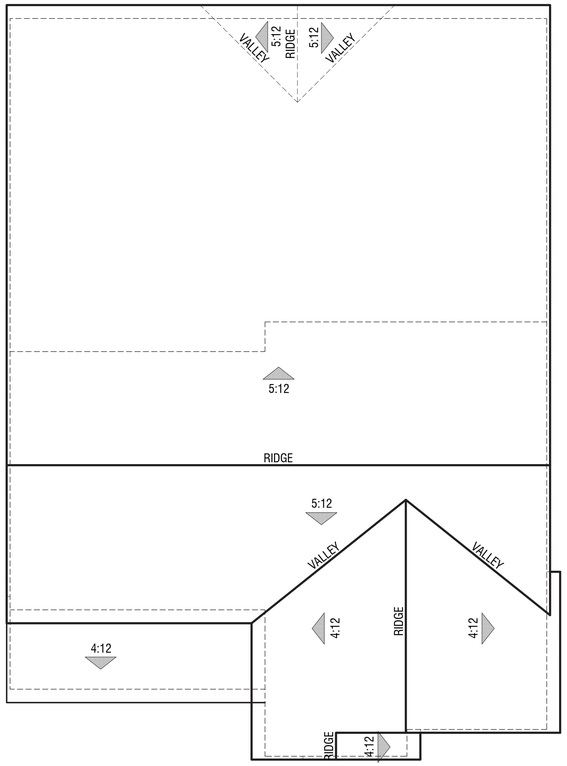
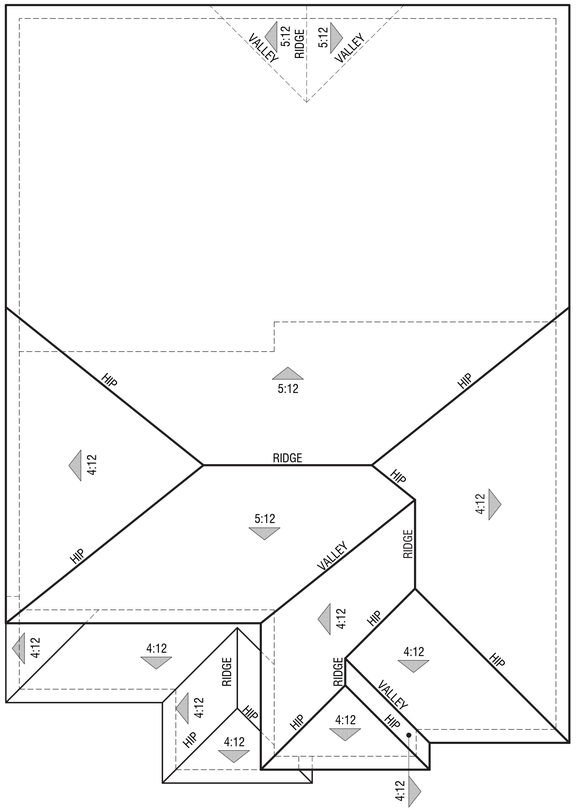
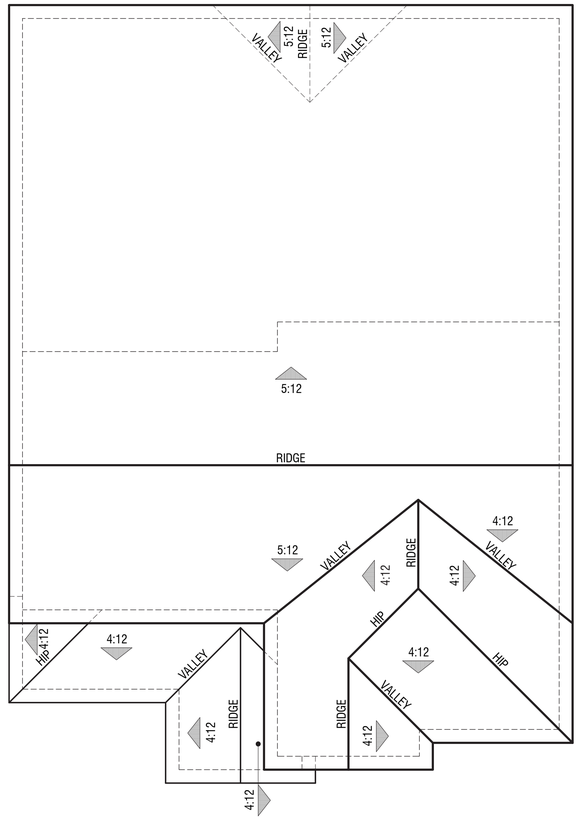
A6.1



Spanish Elevation



Italianate Elevation



Mediterranean Elevation

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PLAN 2537
Roof Plans

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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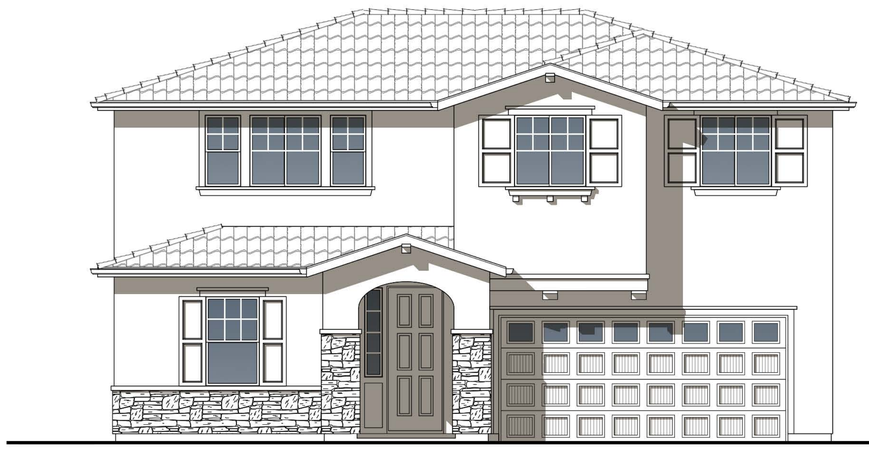
A6.2

Spanish Elevation

Italianate Elevation

PLAN 2537

Front Elevations



Mediterranean Elevation

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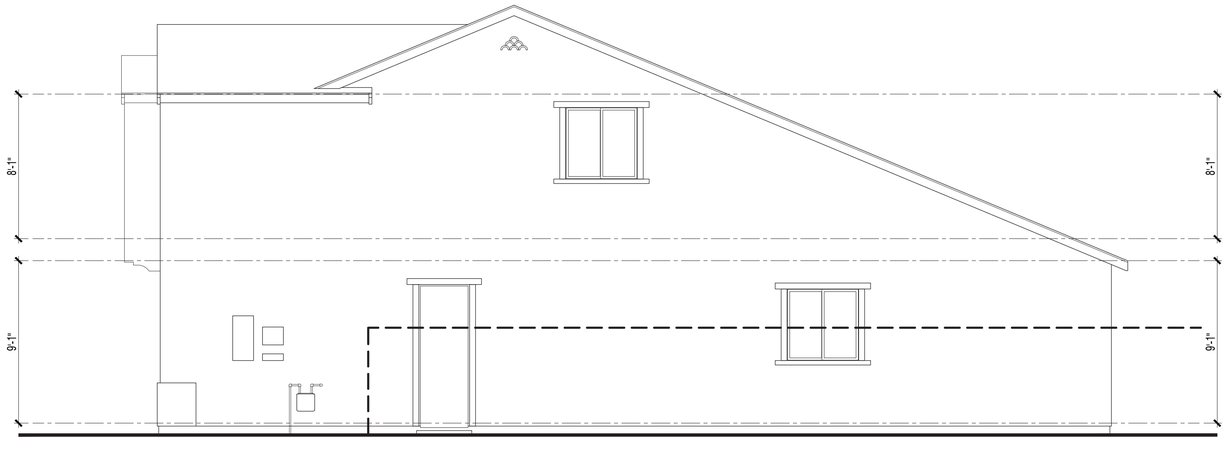
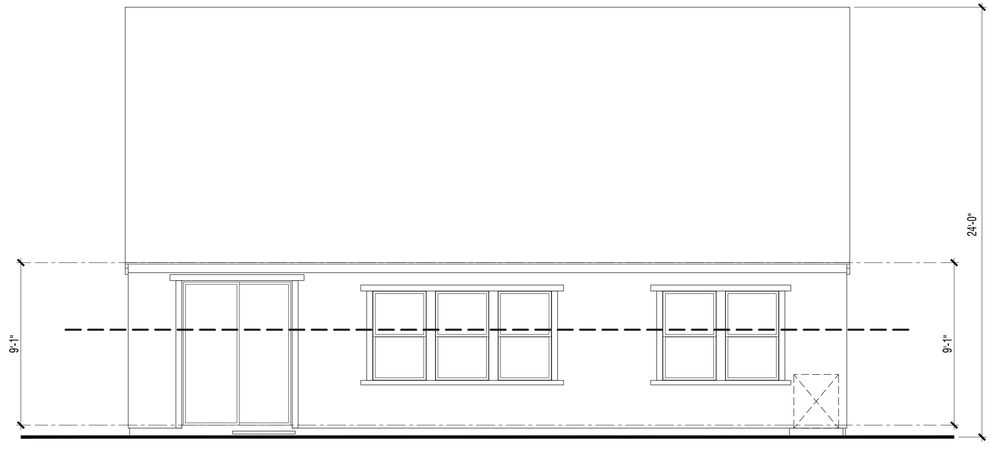
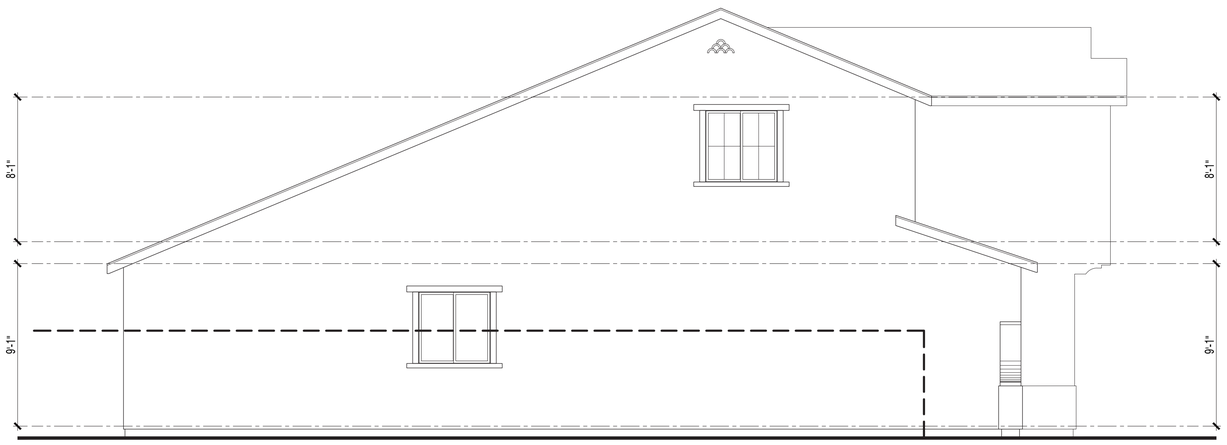


Right Elevation



Rear Elevation



Left Elevation

Front Elevation

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Spanish Elevations

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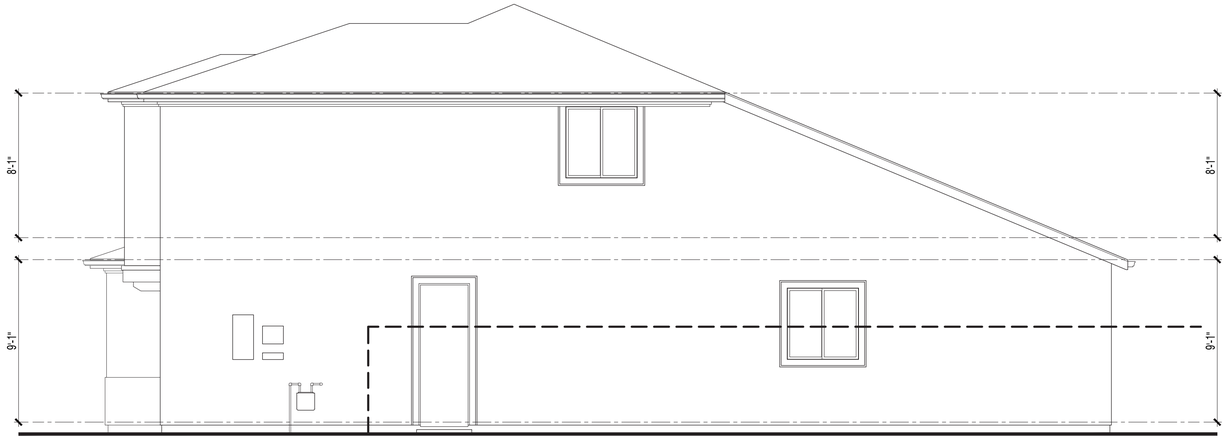
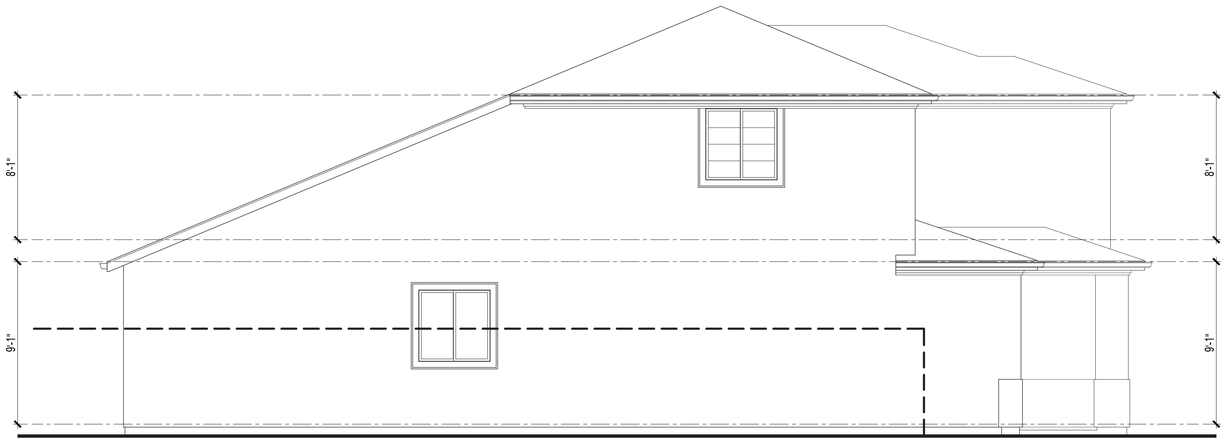


Right Elevation

Rear Elevation



Left Elevation

Front Elevation

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PLAN 2537

Italianate Elevations

NEW HORIZONS AT MORGAN HILL

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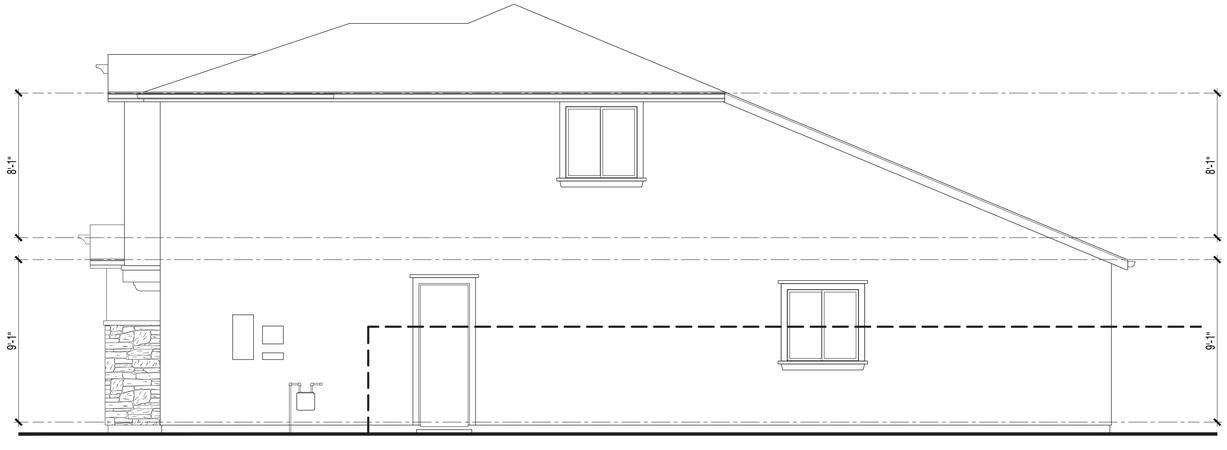
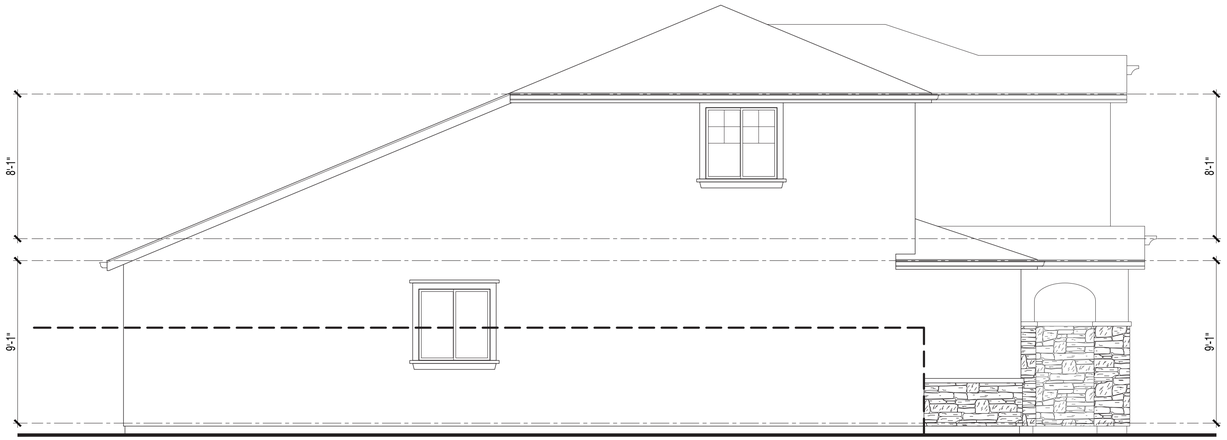
A6.5



Right Elevation

Rear Elevation



Left Elevation

Front Elevation

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Mediterranean Elevations

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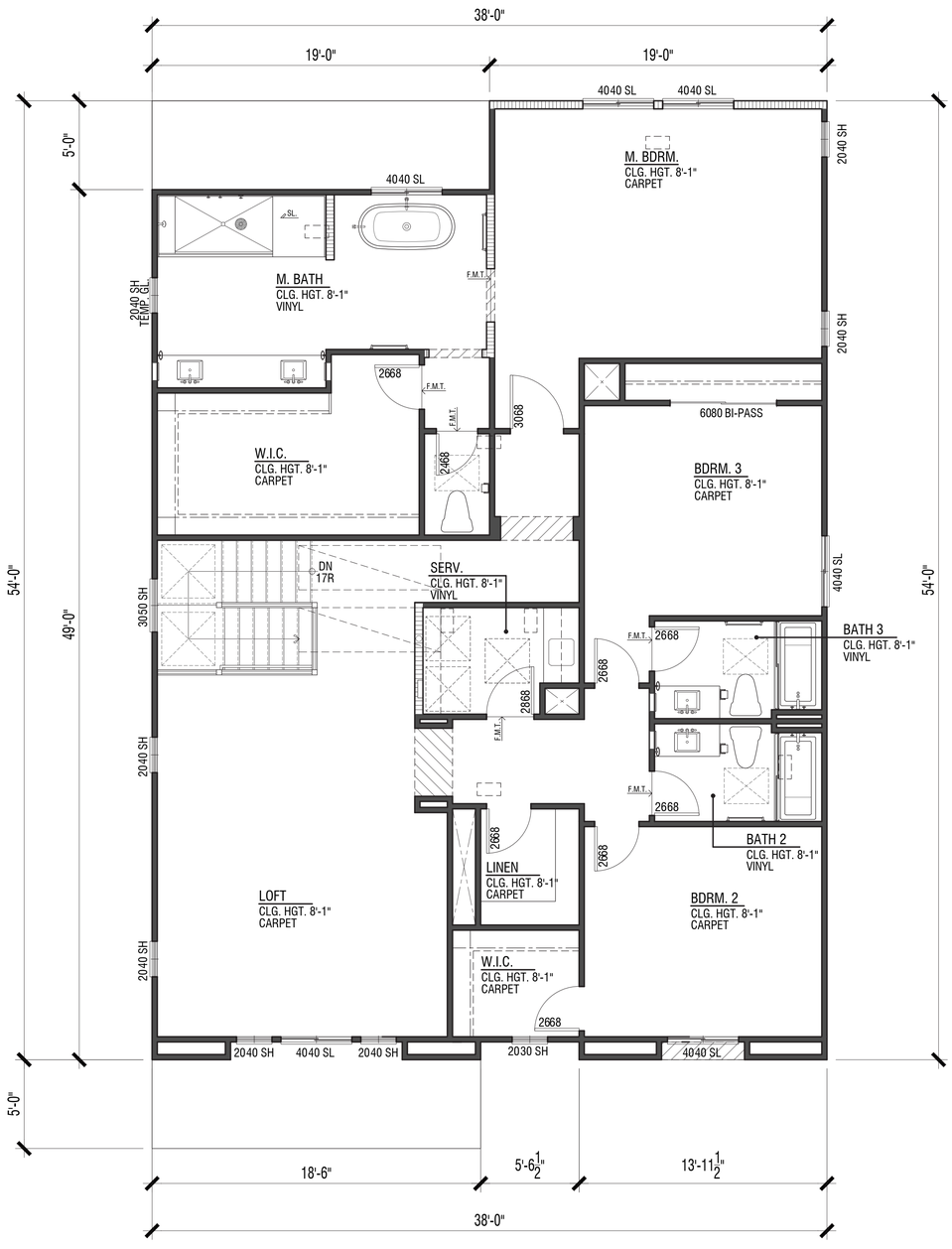
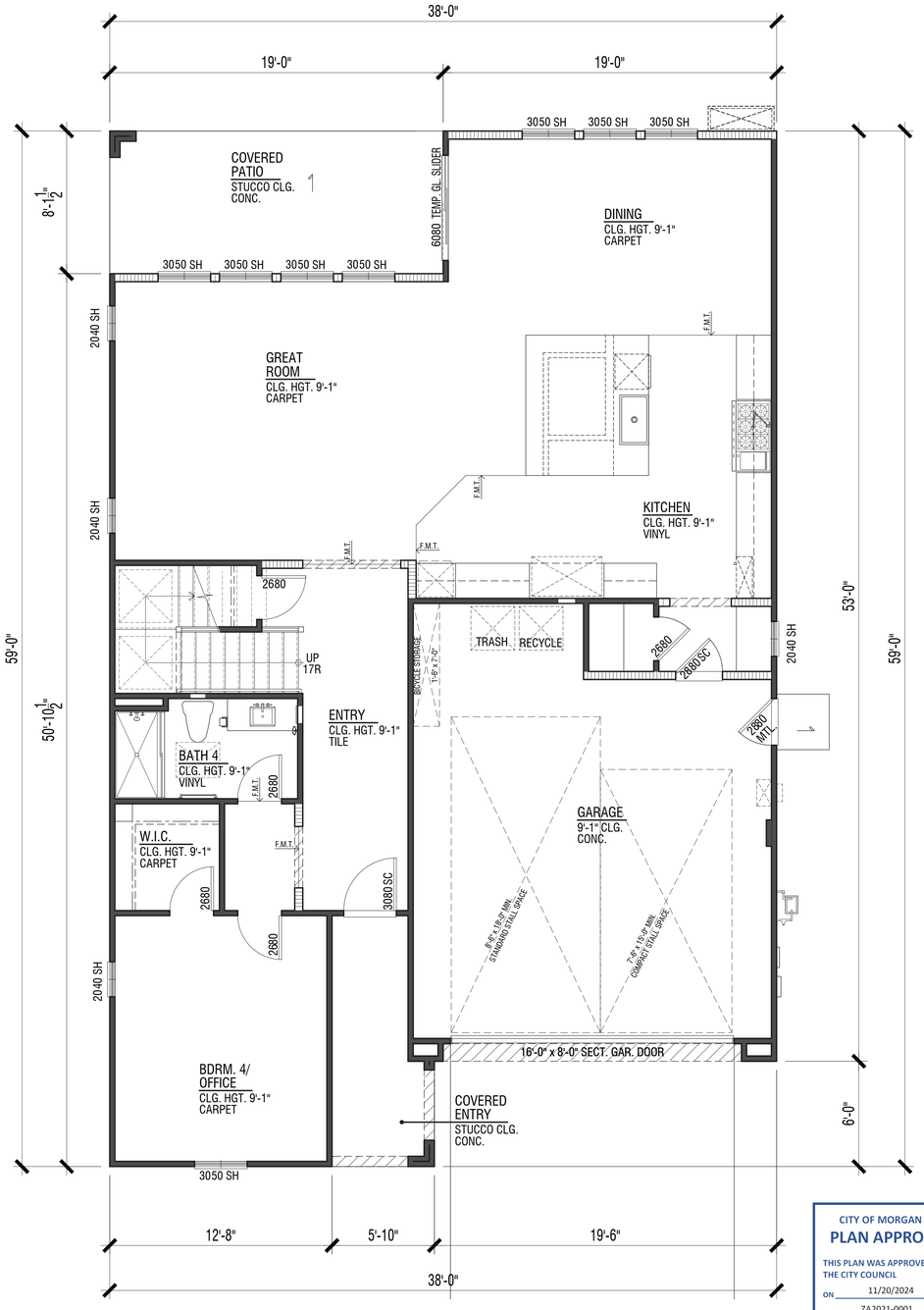
A6.6





PLAN 3258

3,258 SF
4 Bdrm | 4 Bath | Loft
2-Car Garage

Upper Floor 1,853 SF

Lower Floor 1,405 SF

CITY OF MORGAN HILL
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DpC Development Process Consultants
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RIPLEY DESIGN GROUP

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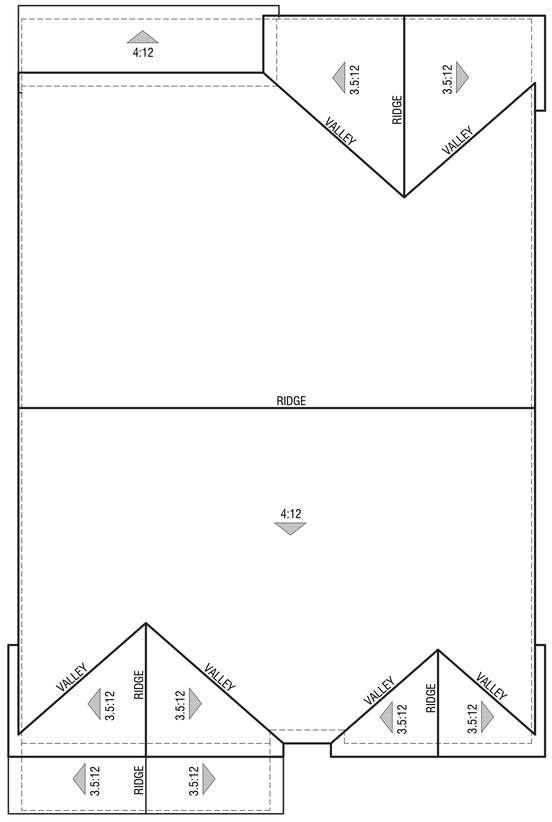
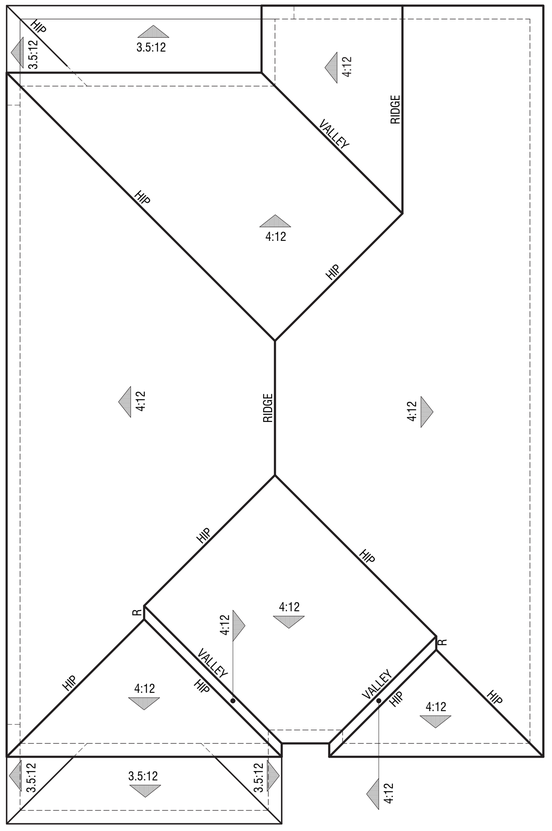
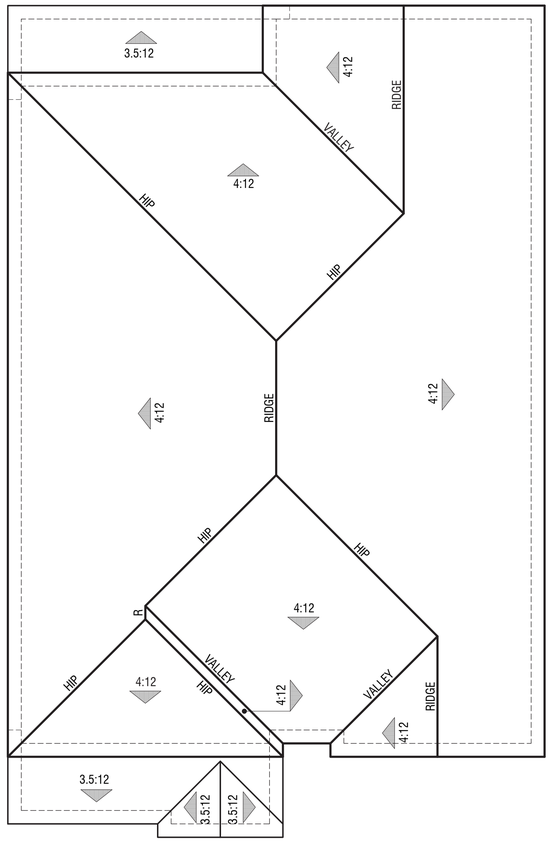
A7.1



Spanish Elevation



Italianate Elevation



Mediterranean Elevation

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PLAN 3258
Roof Plans

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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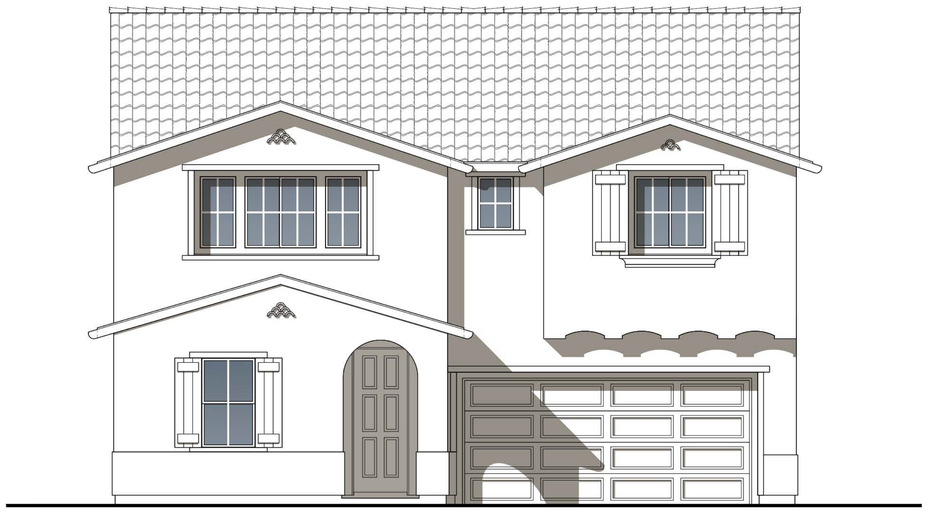
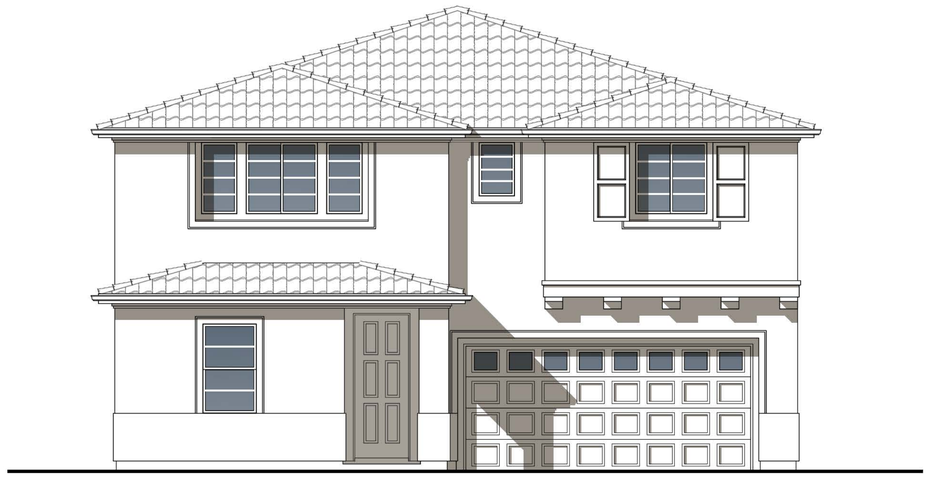
A7.2



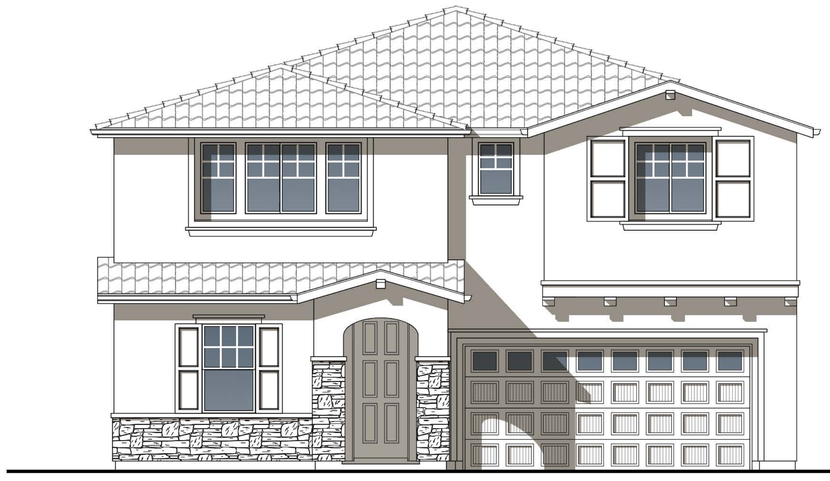
Spanish Elevation



Italianate Elevation

PLAN 3258

Front Elevations



Mediterranean Elevation

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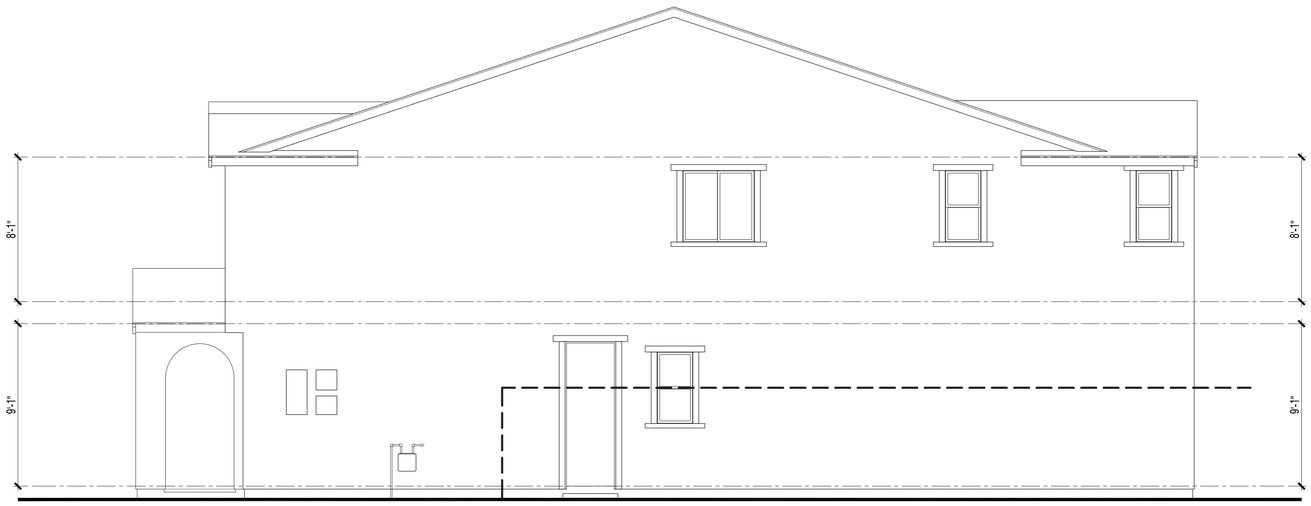
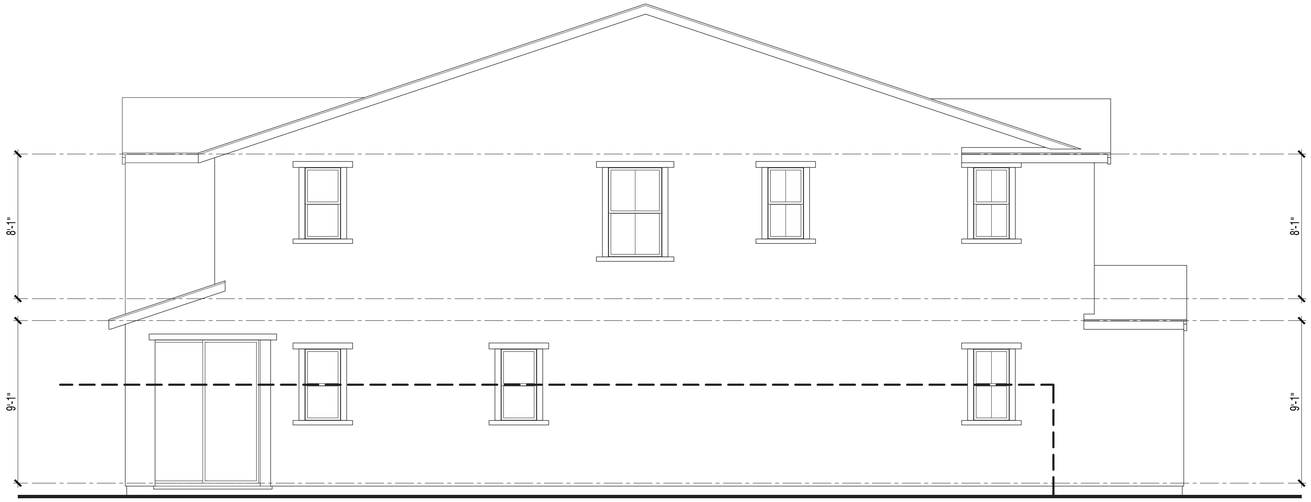
A7.3

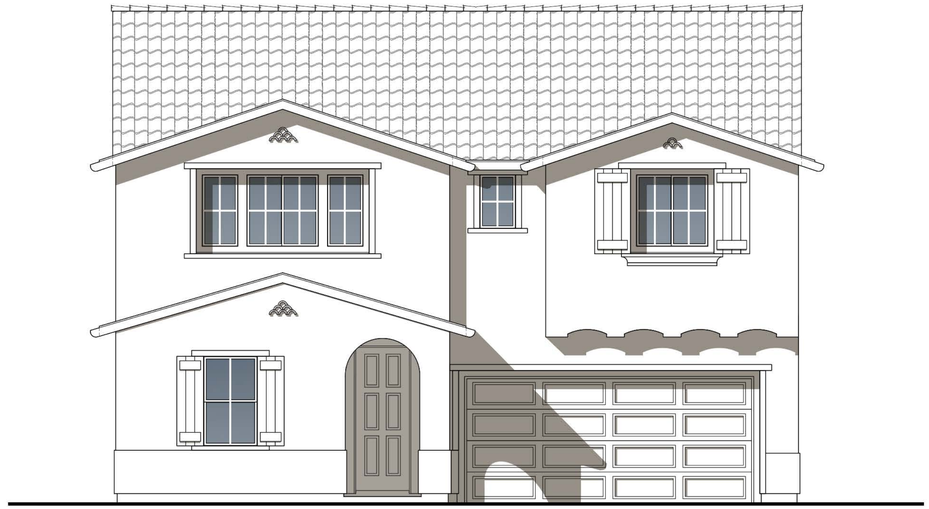


Right Elevation

Rear Elevation



Left Elevation



Front Elevation

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PLAN 3258

Spanish Elevations

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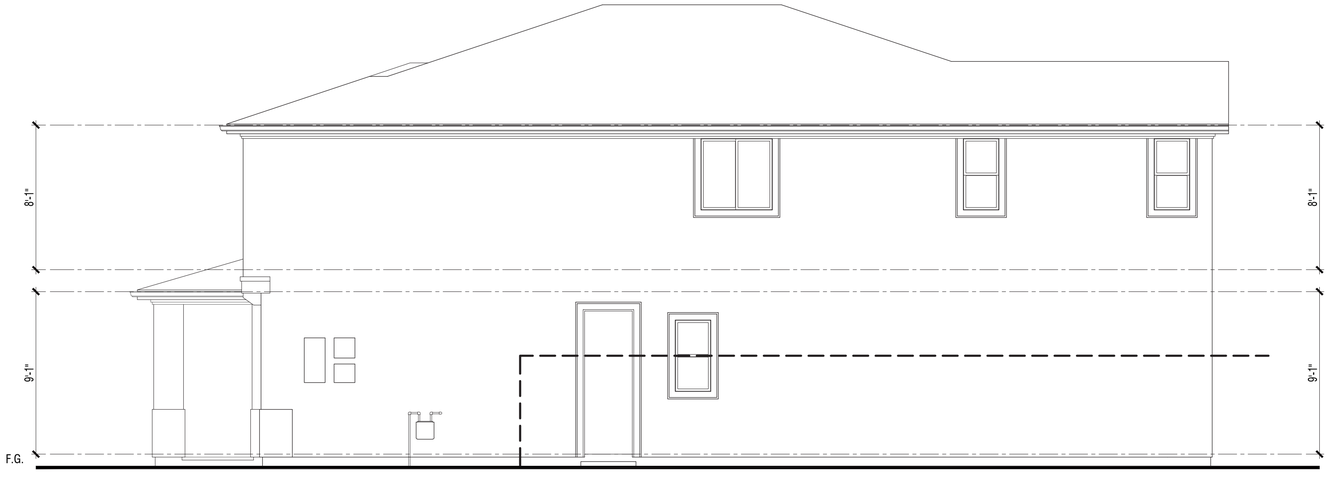
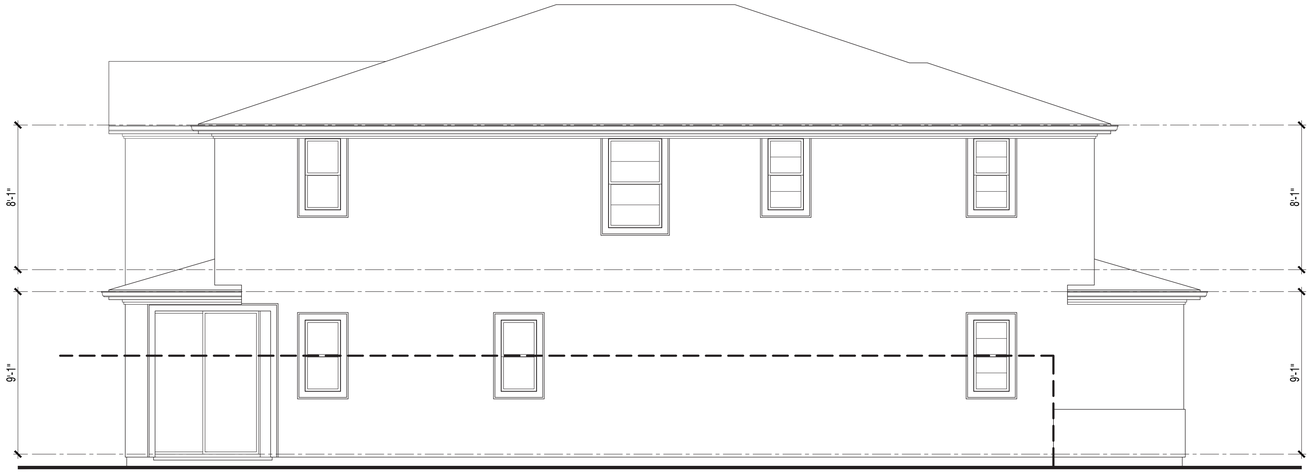
SCALE	AS SHOWN

A7.4



Right Elevation

Rear Elevation



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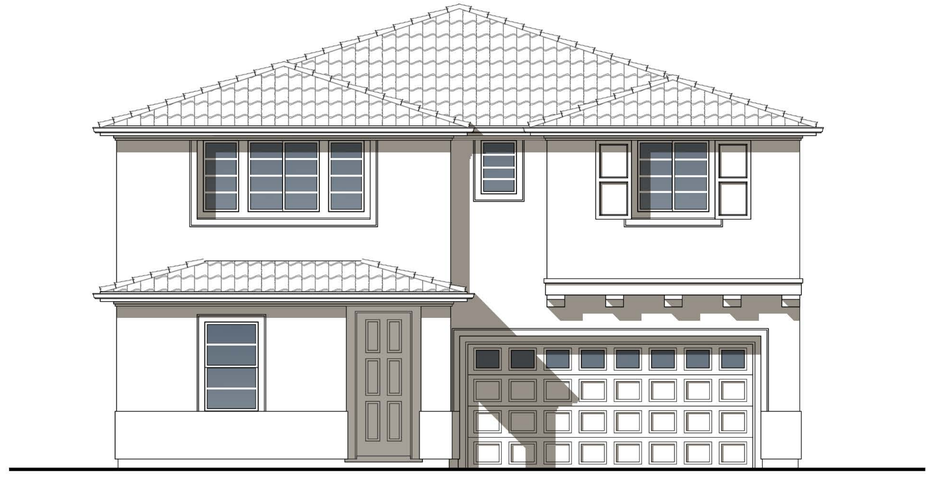


Front Elevation

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE CITY COUNCIL
ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

PLAN 3258

Italianate Elevations

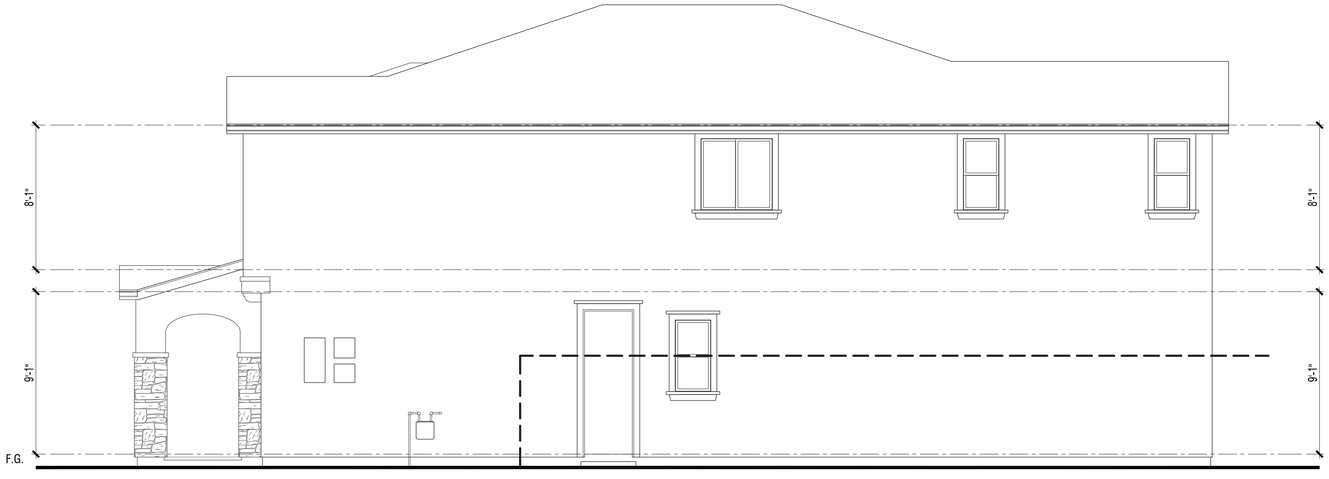
NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

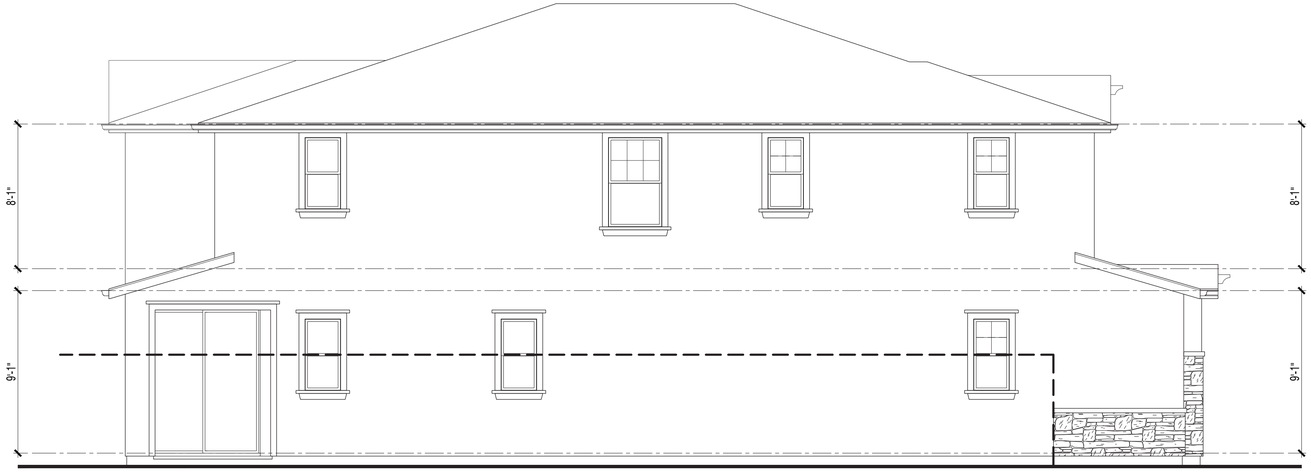
JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A7.5

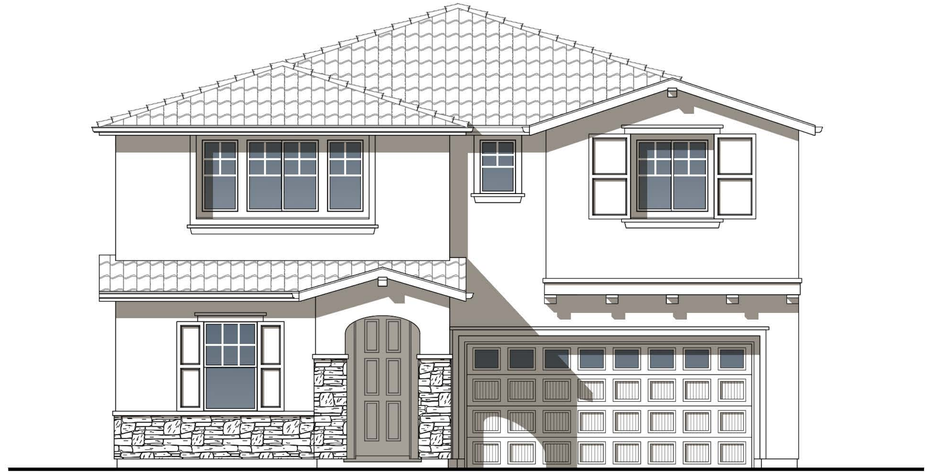


Right Elevation

Rear Elevation



Left Elevation



Front Elevation

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE CITY COUNCIL
ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

PLAN 3258

Mediterranean Elevations

NEW HORIZONS AT MORGAN HILL

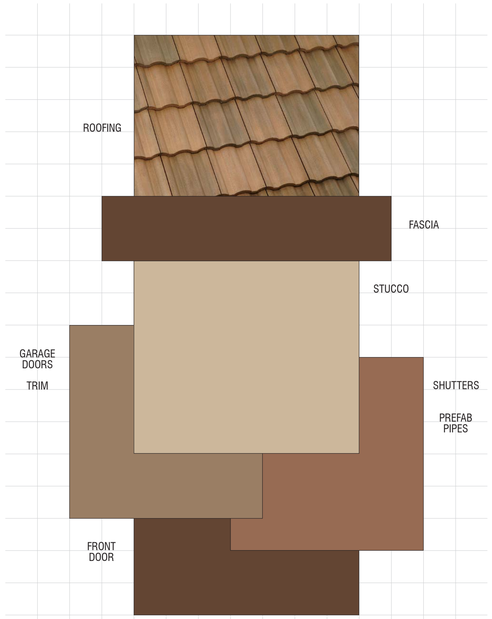
BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

A7.6

Spanish Elevations
Color Scheme 1A



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 1A
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturer actual samples.
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SCHEME 1A — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2605 San Benito Blend Ref: .20 Emi: .92 A.SRI: 21	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Stucco *(lightface finish)*	SW 6142 Macadamia	Sherwin Williams
Trim Color #1 *(applied to):* Garage Doors Trim	SW 2823 Rookwood Clay	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Front Door	SW 6090 Java	Sherwin Williams
Accent Color *(applied to):* Prefab Pipes @ Gables Shutters	SW 7705 Wheat Penny	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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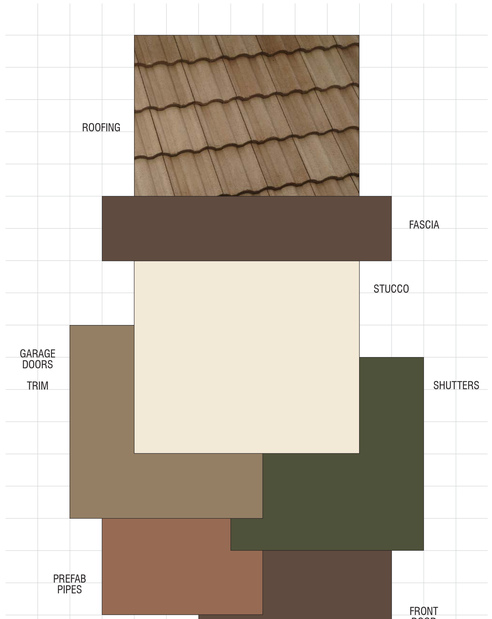
Spanish Elevations
Color Scheme 2A



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 2A
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturer actual samples.
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SCHEME 2A — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2646 Sunset Blend Ref: .16 Emi: .94 A.SRI: 17	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Stucco *(lightface finish)*	SW 7558 Medici Ivory	Sherwin Williams
Trim Color #1 *(applied to):* Garage Doors Trim	SW 6144 Dapper Tan	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Front Door	SW 6083 Sable	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6181 Secret Garden	Sherwin Williams
Prefab Pipes @ Gables	SW 7705 Wheat Penny	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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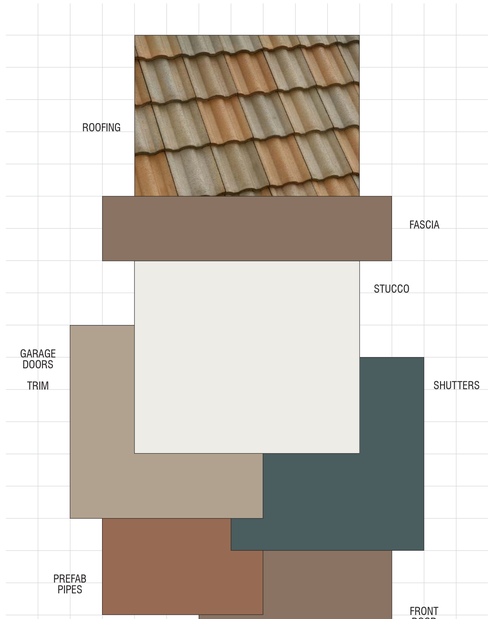
Spanish Elevations
Color Scheme 4A



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 4A
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturer actual samples.
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SCHEME 4A — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2680 Los Padres Blend Ref: .24 Emi: .91 A.SRI: 25	Eagle
Gutters & Downspouts *(factory finish)*	Woodbeige	Custom-Bilt Metals
Stucco *(lightface finish)*	SW 7005 Pure White	Sherwin Williams
Trim Color #1 *(applied to):* Garage Doors Trim	SW 7038 Tony Taupe	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Front Door	SW 7525 Tree Branch	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6223 Still Water	Sherwin Williams
Prefab Pipes @ Gables	SW 7705 Wheat Penny	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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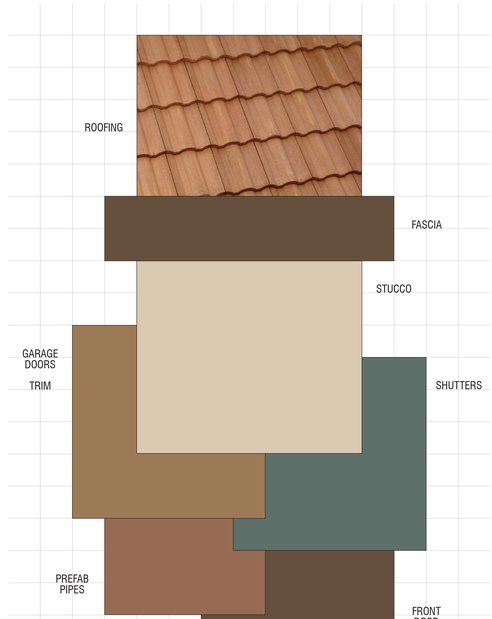
Spanish Elevations
Color Scheme 6A



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 6A
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturer actual samples.
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SCHEME 6A — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2555 Alhambra Ref: .22 Emi: .89 A.SRI: 22	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Stucco *(lightface finish)*	SW 6141 Softer Tan	Sherwin Williams
Trim Color #1 *(applied to):* Garage Doors Trim	SW 6124 Cardboard	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Front Door	SW 6104 Kaffee	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6215 Rocky River	Sherwin Williams
Prefab Pipes @ Gables	SW 7705 Wheat Penny	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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CITY OF MORGAN HILL
PLAN APPROVED
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PLANNING OFFICIAL

Exterior Color & Materials

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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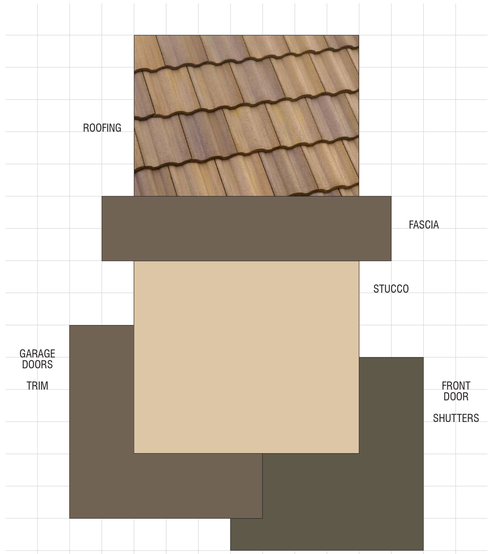
JOB NO. 202013-001
DATE NOV. 2021
SCALE AS SHOWN

A8.1

Italianate Elevations
Color Scheme 1BH



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 1BH
'B' Elevations Only
Italianate

WHA.

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SCHEME 1BH — 'B' ELEVATIONS ONLY, ITALIANATE

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2702 Calabar Blend Ref: .18 Emi: .88 A.SRI: 20	Eagle
Gutters & Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Stucco *(lightlace finish)*	SW 7696 Toasted Pine Nut	Sherwin Williams
Trim Color *(applied to)*: Fascia, Garage Doors, Trim	SW 7040 Smokehouse	Sherwin Williams
Accent Color *(applied to)*: Front Door, Shutters	SW 6167 Garden Gate	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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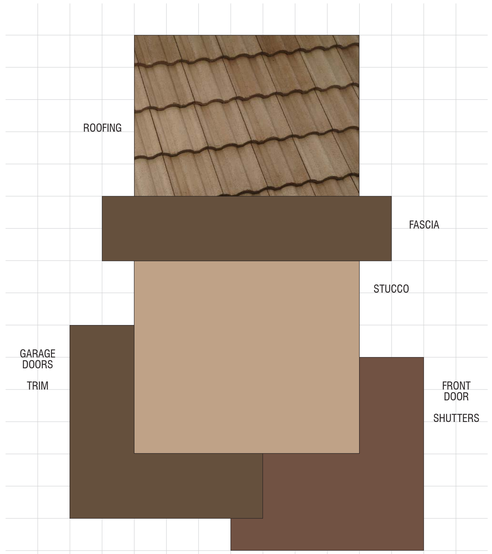
Italianate Elevations
Color Scheme 2BH



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 2BH
'B' Elevations Only
Italianate

WHA.

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SCHEME 2BH — 'B' ELEVATIONS ONLY, ITALIANATE

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2646 Sunset Blend Ref: .16 Emi: .94 A.SRI: 17	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Stucco *(lightlace finish)*	SW 7714 Oak Barrel	Sherwin Williams
Trim Color *(applied to)*: Fascia, Garage Doors, Trim	SW 6104 Kaffee	Sherwin Williams
Accent Color *(applied to)*: Front Door, Shutters	SW 6068 Brevity Brown	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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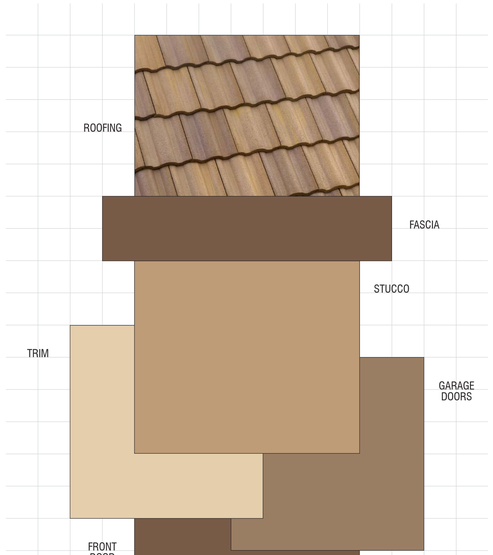
Italianate Elevations
Color Scheme 5BH



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 5BH
'B' Elevations Only
Italianate

WHA.

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SCHEME 5BH — 'B' ELEVATIONS ONLY, ITALIANATE

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2702 Calabar Blend Ref: .18 Emi: .88 A.SRI: 20	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Stucco *(lightlace finish)*	SW 7695 Mesa Tan	Sherwin Williams
Trim Color #1 *(applied to)*: Trim	SW 6127 Ivoire	Sherwin Williams
Trim Color #2 *(applied to)*: Fascia, Front Door, Shutters	SW 6089 Grounded	Sherwin Williams
Trim Color #3 *(applied to)*: Garage Doors	SW 2823 Rookwood Clay	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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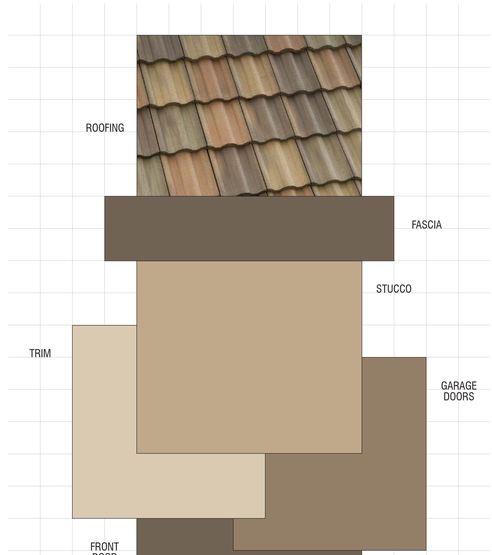
Italianate Elevations
Color Scheme 6BH



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 6BH
'B' Elevations Only
Italianate

WHA.

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SCHEME 6BH — 'B' ELEVATIONS ONLY, ITALIANATE

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2773 Walnut Creek Blend Ref: .20 Emi: .94 A.SRI: 23	Eagle
Gutters & Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Stucco *(lightlace finish)*	SW 6143 Basket Beige	Sherwin Williams
Trim Color #1 *(applied to)*: Trim	SW 6141 Softer Tan	Sherwin Williams
Trim Color #2 *(applied to)*: Fascia, Front Door, Shutters	SW 7040 Smokehouse	Sherwin Williams
Trim Color #3 *(applied to)*: Garage Doors	SW 2841 Weathered Shingle	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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CITY OF MORGAN HILL
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Exterior Color & Materials

NEW HORIZONS AT MORGAN HILL
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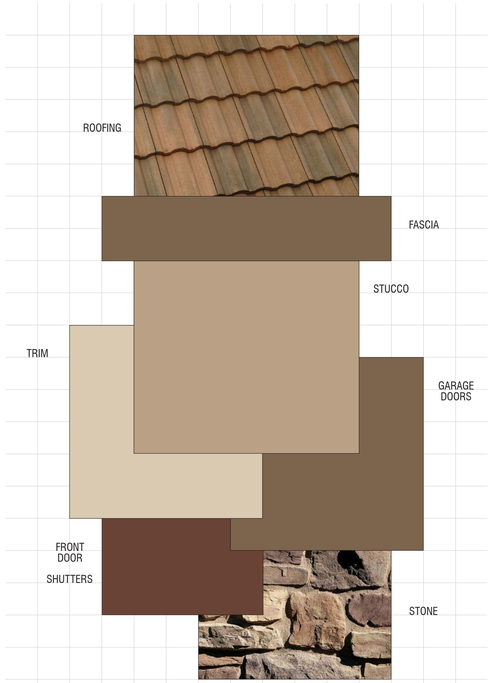
JOB NO. 202013-001
DATE NOV. 2021
SCALE AS SHOWN

A8.2

Mediterranean Elevations
Color Scheme 1D



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 1D
'C' Elevations Only
Mediterranean

WHA. ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA

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SCHEME 1D — 'C' ELEVATIONS ONLY, MEDITERRANEAN

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2645 Sunrise Blend Ref: .18 Emi: .93 A.SRI: 22	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Manufactured Stone *(if applicable)*	Orchard Cypress Ridge	Eldorado
Mortar @ Stone *(standard raked joints)*	Khaki	Orco
Stucco *(lightface finish)*	SW 6108 Latte	Sherwin Williams
Trim Color #1 *(applied to):* Trim	SW 6141 Softer Tan	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Garage Doors	SW 6103 Tea Chest	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6062 Vintage Leather	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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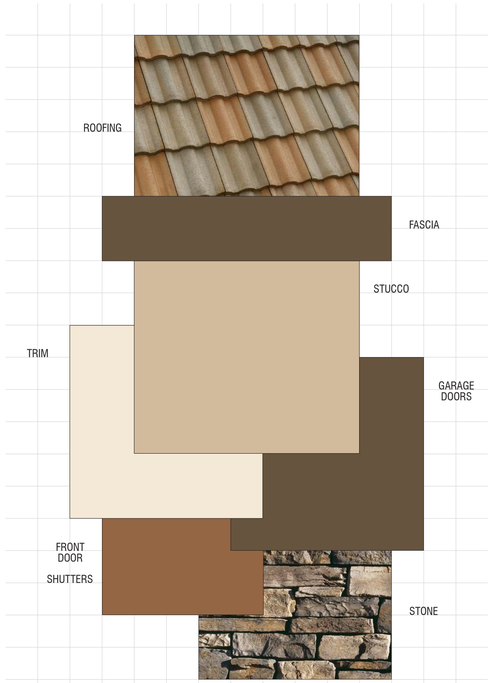
Mediterranean Elevations
Color Scheme 2D



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 2D
'C' Elevations Only
Mediterranean

WHA. ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA

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SCHEME 2D — 'C' ELEVATIONS ONLY, MEDITERRANEAN

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2680 Los Padres Blend Ref: .24 Emi: .91 A.SRI: 25	Eagle
Gutters & Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Manufactured Stone *(if applicable)*	Montecito Cliffstone	Eldorado
Mortar @ Stone *(standard raked joints)*	Tan	Orco
Stucco *(lightface finish)*	SW 7689 Row House Tan	Sherwin Williams
Trim Color #1 *(applied to):* Trim	SW 7557 Summer White	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Garage Doors	SW 6153 Protégé Bronze	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 0045 Antiquarian Brown	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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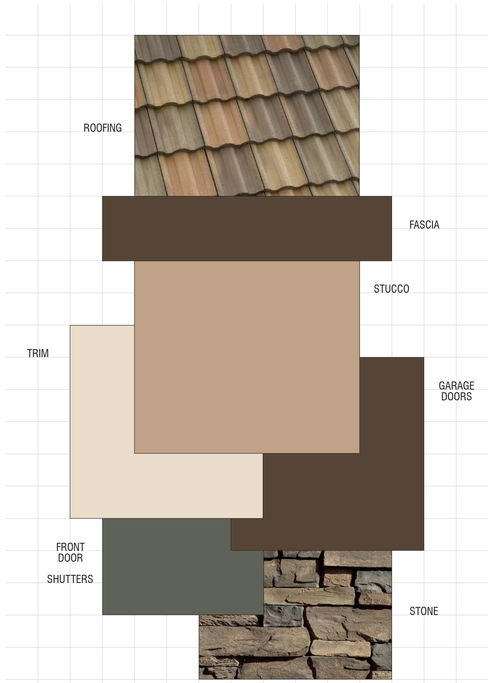
Mediterranean Elevations
Color Scheme 4D



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 4D
'C' Elevations Only
Mediterranean

WHA. ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA

For exact color refer to manufacturer actual samples.
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SCHEME 4D — 'C' ELEVATIONS ONLY, MEDITERRANEAN

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2773 Walnut Creek Blend Ref: .20 Emi: .94 A.SRI: 23	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Manufactured Stone *(if applicable)*	Lantana Cliffstone	Eldorado
Mortar @ Stone *(standard raked joints)*	Khaki	Orco
Stucco *(lightface finish)*	SW 7714 Oak Barrel	Sherwin Williams
Trim Color #1 *(applied to):* Trim	SW 6112 Biscuit	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Garage Doors	SW 7027 Hickory Smoke	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6208 Pewter Green	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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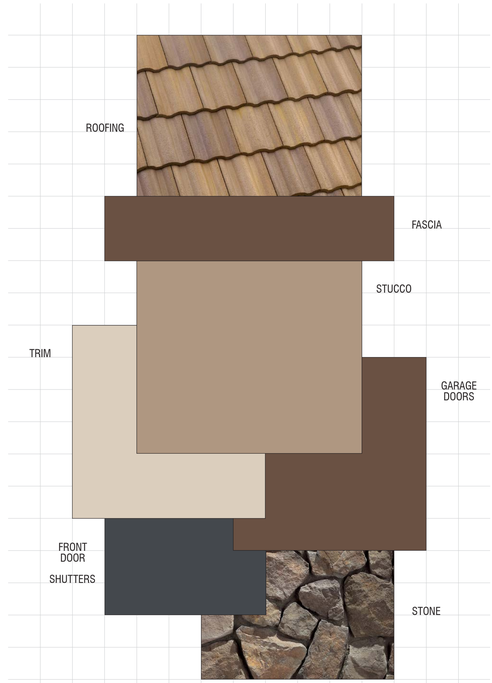
Mediterranean Elevations
Color Scheme 8D



NEW HORIZONS
Morgan Hill, CA
D.R. HORTON
October 18, 2021 | 2021275

SCHEME 8D
'C' Elevations Only
Mediterranean

WHA. ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA

For exact color refer to manufacturer actual samples.
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SCHEME 8D — 'C' ELEVATIONS ONLY, MEDITERRANEAN

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2702 Calabar Blend Ref: .18 Emi: .88 A.SRI: 20	Eagle
Gutters & Downspouts *(factory finish)*	Beaver Brown	Custom-Bilt Metals
Manufactured Stone *(if applicable)*	Polermo Country Rubble	Eldorado
Mortar @ Stone *(standard raked joints)*	Wheat	Orco
Stucco *(lightface finish)*	SW 7519 Mexican Sand	Sherwin Williams
Trim Color #1 *(applied to):* Trim	SW 7517 Rivers Edge	Sherwin Williams
Trim Color #2 *(applied to):* Fascia Garage Doors	SW 7520 Dark Brown	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 7076 Cyberspace	Sherwin Williams
Decorative Metal *(if applicable)*	SW 7020 Black Fox	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Exterior Color & Materials

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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JOB N
DATE
SCALE AS SHOWN

A8.3

COMMUNITY CLUBHOUSE
1. Adult fitness stations, by Kompan
2. Swimming pool
3. Pool deck overlooking park
4. Amazon hub
5. Lending Library

CLUSTER MAILBOX STATION
1. Arbor
2. Bench
3. Pet Waste Station

CLUSTER MAILBOX STATION
1. Arbor
2. Bench
3. Pet Waste Station

ADA ACCESSIBLE PARKING

ACCESS TO JACKSON SCHOOL

NEW HORIZONS TRAIL

JACKSON SCHOOL

JACKSON PARK IMPROVEMENTS
1. Existing Playground to remain
2. New Playground Hardscape
3. Storm Water Retention

LARGE DOG PARK
1. Benches
2. Perimeter fence
3. Gated entry

SMALL DOG PARK
1. Benches
2. Perimeter fence
3. Gated entry

AMPHITHEATER
1. Terraced Concrete Seat Walls
2. Stage

CLUSTER MAILBOX STATION
1. Arbor
2. Bench
3. Pet Waste Station

OPEN LAWN AREA
1. Open play lawn area
2. Storm water detention area

BICYCLE / PEDESTRIAN BRIDGE

CLUSTER MAILBOX STATION
1. Arbor
2. Bench
3. Pet Waste Station

NEW HORIZONS TRAIL OPEN SPACE
1. Meandering trail
2. Benches
3. Storm Water Detention Area

EXISTING NEIGHBORHOOD

CLUSTER MAILBOX STATION
1. Arbor
2. Bench
3. Pet Waste Station

LEGEND

- 50x100 LOTS
- 60x100 LOTS
- 70X100 LOTS
- SENIOR COTTAGES
- SENIOR CONDOS

SENIOR LIVING AMENITIES
1. Trellis with Tables
2. Garden

PLAYGROUND
1. Fenced
2. Benches
3. Shade Sails
4. Kompan Play Equipment

COMMUNITY PARK
1. Open Lawn Areas
2. Benches
3. Community Event Areas

ROUNDABOUT
1. Speciman Oak Tree Planting
2. Traffic calming / Slower traffic

0 50 100 200 300

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BY MORGAN HILL DEVCO, LLC

PARKS, C AND TRAILS EXHIBIT

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COVERED POOL LOUNGE

SENIOR LIVING AMENITIES
1. Outdoor Courtyard
2. Outdoor Tables & Benches
3. Outdoor Shade Arbors

PLAYGROUND
1. Artificial Turf Mounds
2. Twig Benches
3. Kompan Play Equipment

TRAIL AROUND PARK

TRAFFIC CIRCLE
1. Specimen Oak Tree Planting
2. Landscaped Berm with boulders
3. Traffic calming / Community Entrance

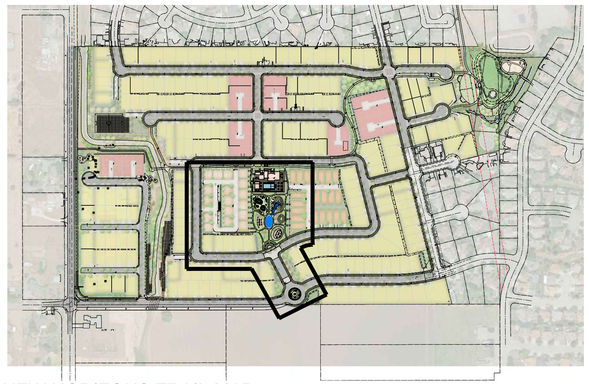
ENTRY PLAZA
1. Benches
2. Enhanced paving
3. Amazon Hub Box
4. Neighborhood Library Box

NEW HORIZONS TRAIL

SENIOR COTTAGES

ADULT FITNESS AREA
1. Outdoor Fitness Equipment by Kompan
2. Benches
3. Shade Sails

COMMUNITY ENTRY PLAZA
1. Trellis
2. Benches
3. Monument Sign



NEW HORIZONS TRAIL MAP
SCALE: NTS

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PARKS & RECREATION

COMMUNITY ENTRY AND PARK EXHIBIT

0 20 40 80 120

NEW HORIZONS AT MORGAN HILL

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L-2A

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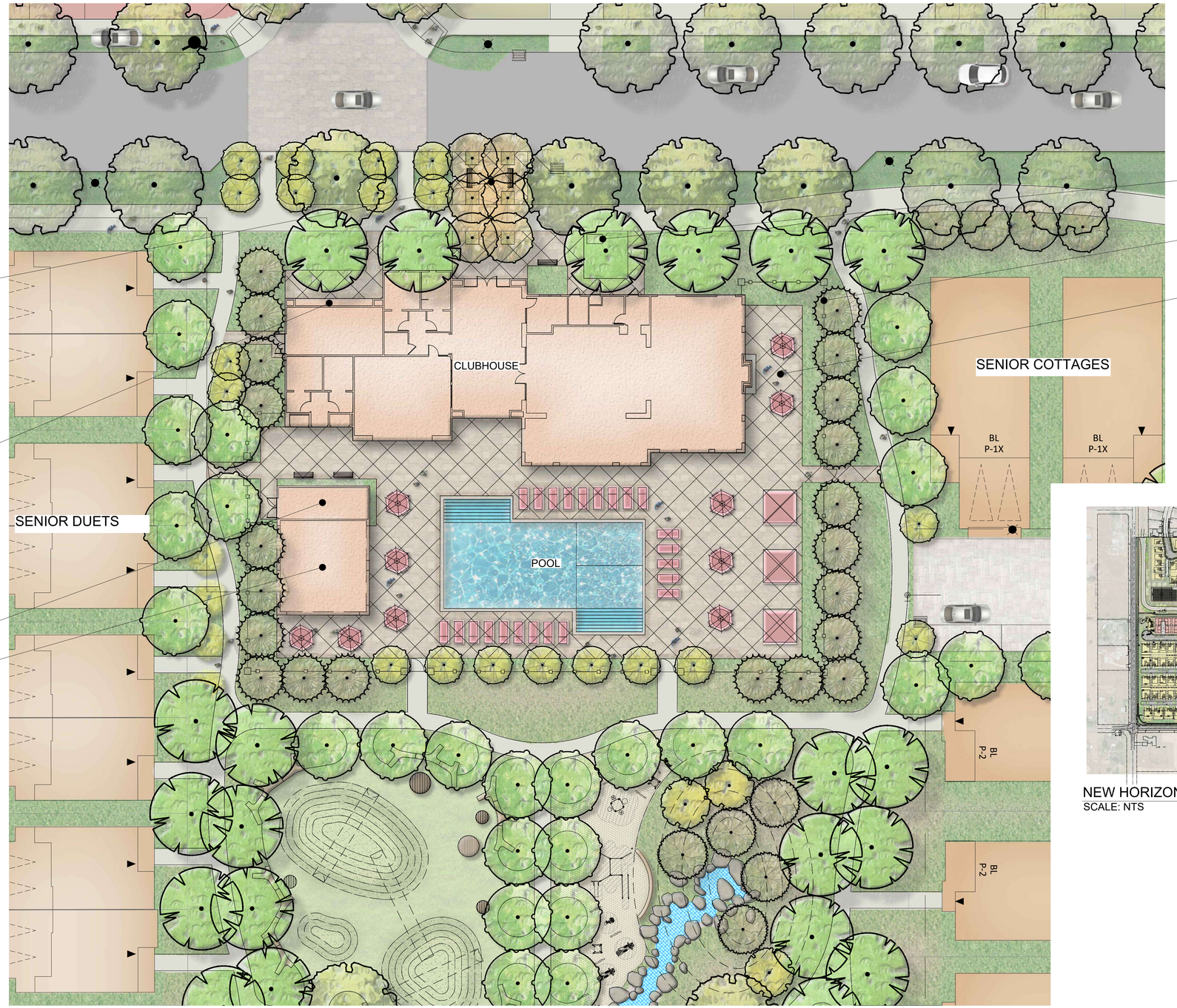
ENTRY PLAZA
1. Benches
2. Enhanced paving

AMAZON HUB BOX

POOL / POND
EQUIPMENT ROOM

COVERED POOL LOUNGE



NEIGHBORHOOD
LIBRARY BOX

CLUBHOUSE / POOL
ENCLOSURE

CLUBHOUSE PATIO

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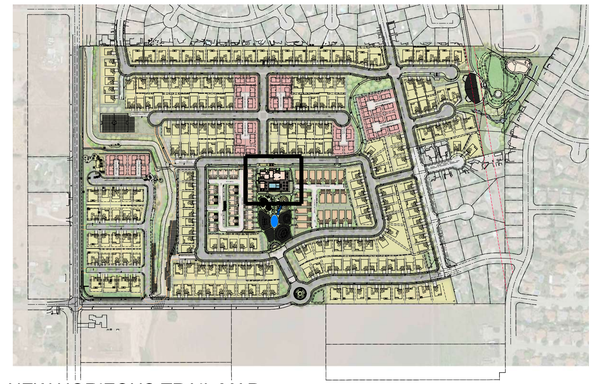
COMMUNITY CLUBHOUSE EXHIBIT
SCALE: 1/16" = 1'-0"



NEW HORIZONS TRAIL MAP
SCALE: NTS

0 8 16 32 48

NEW HORIZONS AT MORGAN HILL

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COMMUNITY CLUHOUSE EXHIBIT

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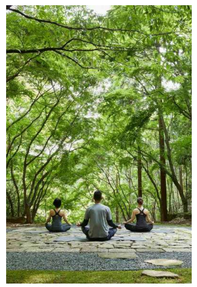
WATER FEATURE

ADULT FITNESS AREA

1. Outdoor Fitness Equipment by Kompan
2. Benches

POOL/ CLUBHOUSE ENTRY/EXIT

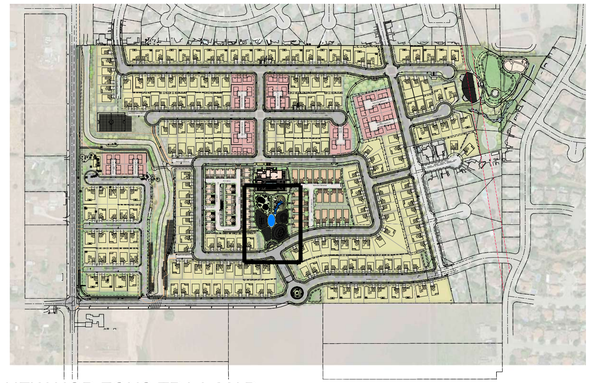
READING AND MEDITATION PARK



POOL/ CLUBHOUSE ENTRY/EXIT

COMMUNITY PLAYGROUND

1. Kompan Natural Play Equipment
2. Twig Benches by Tournesol
3. Paso Collection Platforms by Tournesol
4. Children's Tunnels / Mounds / Bridge



NEW HORIZONS TRAIL MAP

SCALE: NTS

COMMUNITY SOCIAL ZONE / EVENTS ZONE

1. Shade structures
2. Lawn Seating

COMMUNITY ENTRANCE

1. Plaza 2. Benches 3. Monument Sign 4. Accent Trees

ART ZONE

1. Painting boards
2. Outdoor music equipment

Viewing Zone

1. Sun loungers
2. Lightweight GFRC Benches

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NEW HORIZONS COMMUNITY PARK

SCALE: 1/16" = 1'-0"

0 8 16 32 48

NEW HORIZONS AT MORGAN HILL

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NEW HORIZONS PARK EXHIBIT

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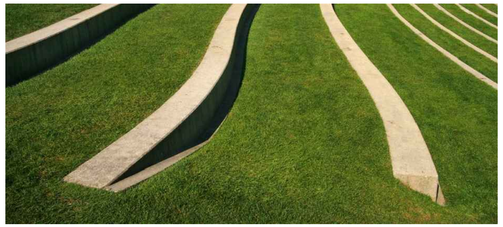
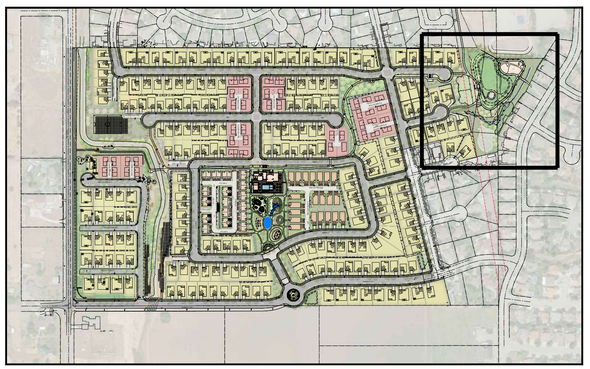
NEW HORIZONS TRAIL CONNECTION TO JACKSON SCHOOL AND ADJACENT NEIGHBORHOOD



NEIGHBORHOOD CONNECTION

JACKSON PARK SIGNAGE

ADA PARKING



NEW HORIZONS TRAIL MAP
SCALE: NTS

DOG PARK: LARGE DOGS

DOG PARK: SMALL DOGS

NEIGHBORHOOD CONNECTION

JACKSON PARK RENOVATION
SCALE: 1" = 40'-0"

NEW CHAIN LINK FENCE ATOP NEW MODULAR MASONRY RETAINING WALL AT PROPERTY LINE WITH JACKSON SCHOOL

NEW CHAIN LINK FENCE AT PROPERTY LINE WITH JACKSON SCHOOL

JACKSON PARK
1. Hardscape Improvements
2. Existing Playground to remain
3. Benches

TRAIL CONNECTION TO EXISTING JACKSON PARK BRIDGE

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"DUAL USE" STORM WATER DETENTION BASIN

"AMPHITHEATER"

TRAIL

FUTURE
1. Riparian Habitat Overlook
2. Interpretive Signage
3. Picnic Areas

PARKS & RECREATION

JACKSON PARK RENOVATION EXHIBIT

0 20 40 80 120

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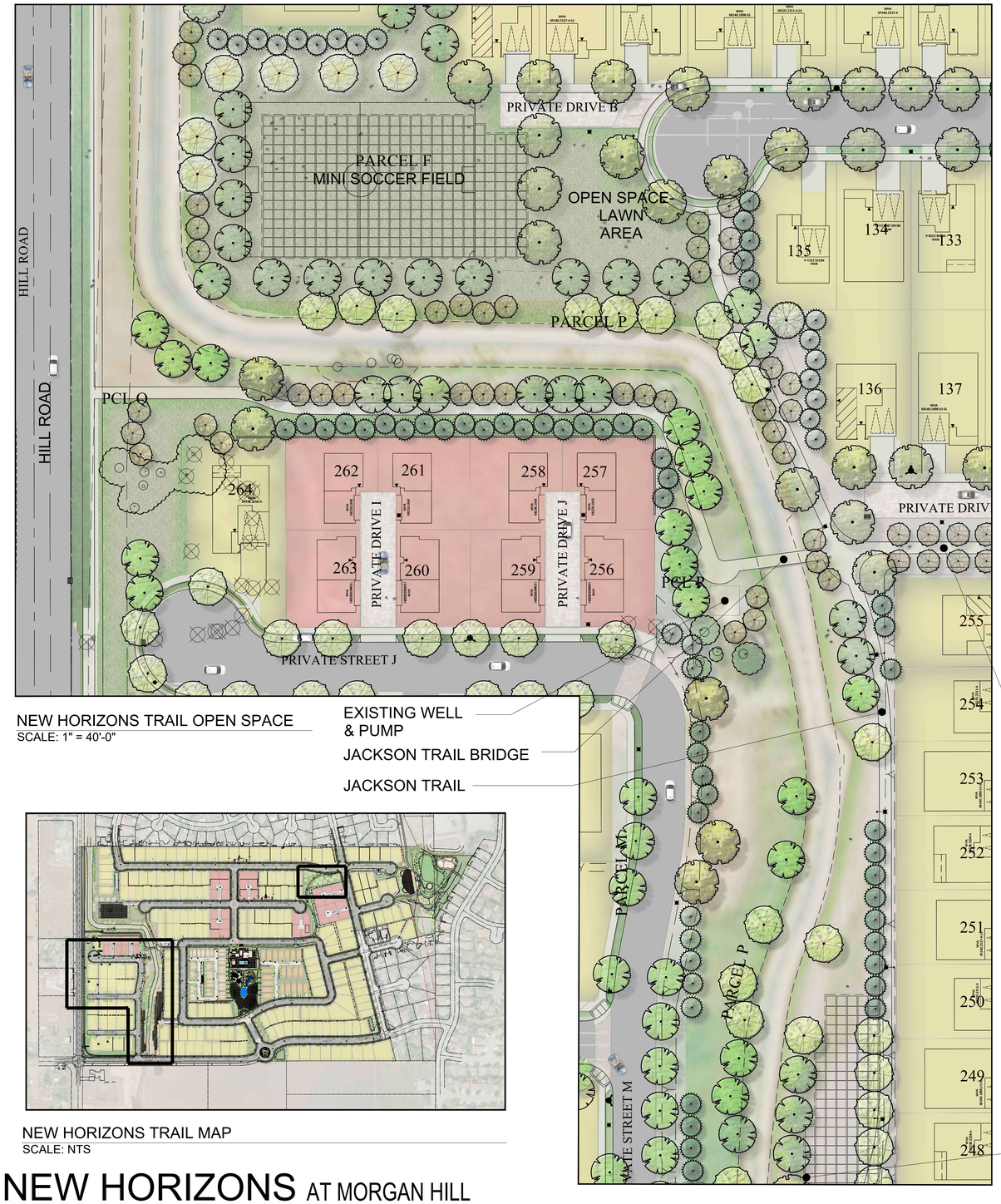


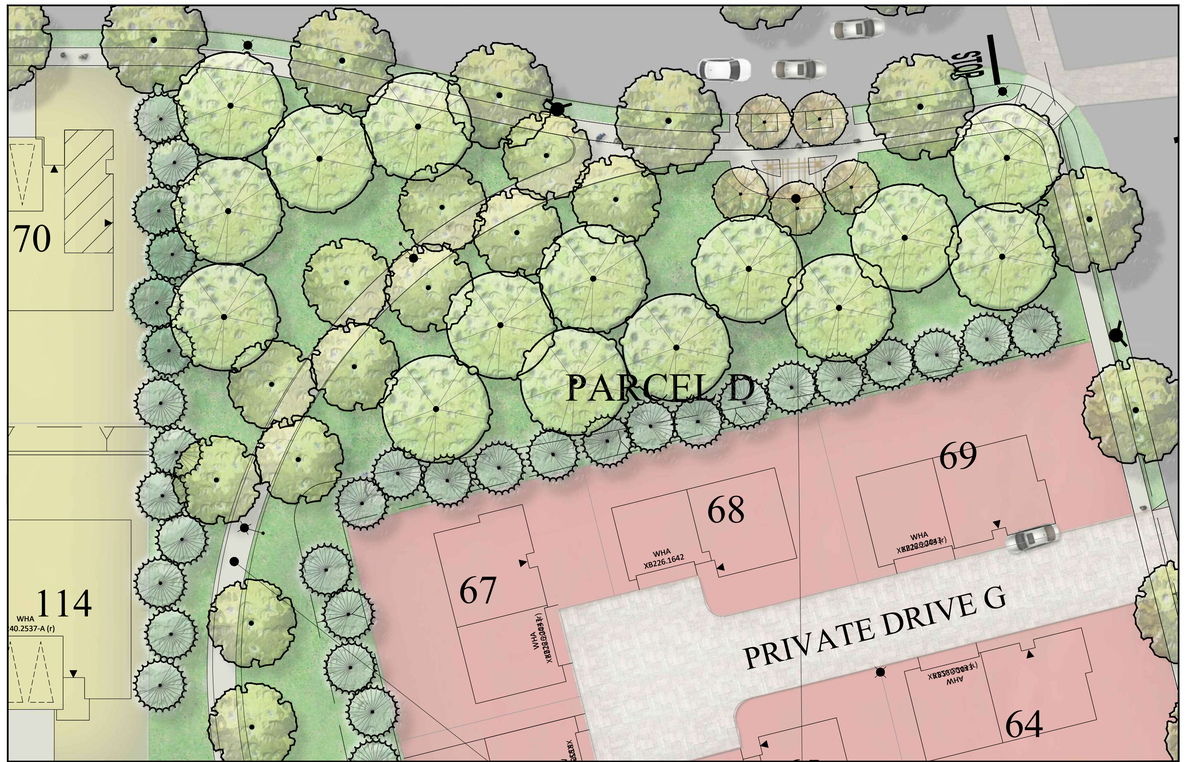
NEW HORIZONS TRAIL OPEN SPACE
SCALE: 1" = 40'-0"

EXISTING WELL & PUMP

JACKSON TRAIL BRIDGE

JACKSON TRAIL

NEW HORIZONS TRAIL MAP
SCALE: NTS



NEW HORIZONS TRAIL

CLUSTER MAILBOX ENCLOSURE
1. Arbor
2. Bench
3. Pet waste station

NEW HORIZONS TRAIL CONNECTION TO COMMUNITY BUILDING AND JACKSON PARK

NEW HORIZONS TRAIL, CONNECTION TO BARRETT AVENUE

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PARKS & RECREATION

NEW HORIZONS TRAIL

0 20 40 80 120

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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TREES

AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE

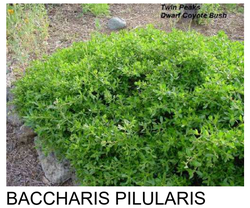
ALNUS RHOMBIFOLIA
WHITE ALDER

CERCIS CANADENSIS
'FOREST PANSY'
WESTERN REDBUD

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

QUERCUS LOBATA
VALLEY OAK

SHRUBS



BACCHARIS PILULARIS
'TWIN PEAKS'
DWARF COYOTE BUSH

CALYCANTHUS
OCCIDENTALIS
SPICE BUSH

CARPENTERIA
CALIFORNICA
BUSH ANEMONE

CISTUS X SKANBERGII
ROCKROSE

CORNUS SERICEA
'BAILEYI'
RED OSIER DOGWOOD

SHRUBS

MIMULUS CARDINALIS
FLOWER

RHAMNUS CALIFORNICA
MOUND SAN BRUNO COFFEBERRY

RHUS OVATA
SUGAR BUSH

RIBES SANGUINEUM
PINK FLOWERING CURRANT

ROSA CALIFORNICA
WILD ROSE

SHRUBS

SAMBUCUS NIGRA
BLUE ELDERBERRY

ZAUSCHNERIA CALIFORNICA
'CATALINA'
ISLAND CALIFORNIA FUCHSIA

GRASSES

CAREX PRAEGRACILIS
FIELD SEDGE

CHONDROPETALUM ELEPHANTINUM
LARGE CAPE RUSH

GRASSES

FESTUCA IDAHENSIS
'SISIYOU BLUE'
SISIYOU BLUE FESCUE

HELOCHARIS MONTEVIDENSIS
COMMON SPIKE RUSH

JUNCUS EFFUSUS
COMMON RUSH

MUHLENBERGIA RIGENS
DEER GRASS

PLANT PALATTE - RIPARIAN PLANTS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NATIVE
TREES:					
ALN RHO	ALNUS RHOMBIFOLIA	WHITE ALDER	24"BOX	H	YES
AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	L	YES
CER CAN	CERCIS CANADENSIS 'FOREST PANSY'	WESTERN REDBUD	24"BOX	L	YES
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24"BOX	M	YES
QUE LOB	QUERCUS LOBATA	VALLEY OAK	24"BOX	L	YES
SHRUBS:					
BAC PIL	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	5 GAL	L	YES
CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICE BUSH	5 GAL	L	YES
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L	YES
CIS SKA	CISTUS X SKANBERGII	ROCKROSE	1 GAL.	L	YES
COR SER	CORNUS SERICEA 'BAILEYI'	RED OSIER DOGWOOD	5 GAL.	H	YES
MIM CAR	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GAL	L	YES
RHA CAL	RHAMNUS CALIFORNICA	MOUND SAN BRUNO COFFEBERRY	5 GAL	L	YES
RHU OVA	RHUS OVATA	SUGAR BUSH	15 GAL	L	YES
RIB SAN	RIBES SANGUINEUM	PINK FLOWERING CURRANT	5 GAL.	L	YES
ROS CAL	ROSA CALIFORNICA	WILD ROSE	1 GAL	L	YES
SAM NIG	SAMBUCUS NIGRA	BLUE ELDERBERRY	15 GAL	L	YES
ZAU CAL	ZAUSCHNERIA CALIFORNICA 'CATALINA'	ISLAND CALIFORNIA FUCHSIA	5 GAL	L	YES
GRASSES:					
CAR PRA	CAREX PRAEGRACILIS	FIELD SEDGE	1 GAL	M	YES
CHO ELE	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	L	NO
FES IDA	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL.	M	NO
HEL MON	HELEOCHARIS MONTEVIDENSIS	COMMON SPIKE RUSH	1 GAL	M	NO
JUN MAC	JUNCUS MACROPHYLLUS	LONG LEAF RUSH	1 GAL	L	YES
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L	YES

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NEW HORIZONS TRAIL EXHIBIT

RIPARIAN PLANT PALETTE

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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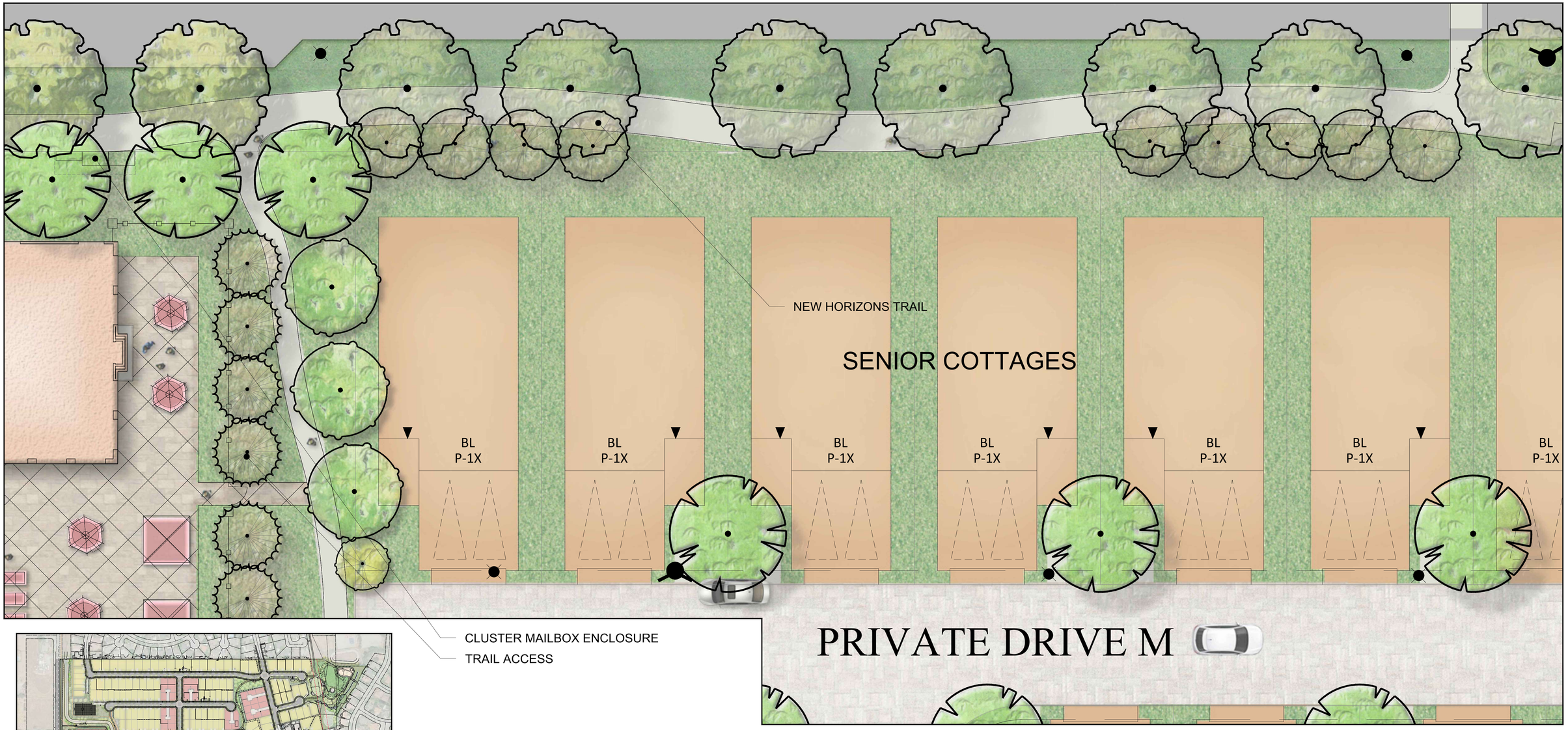

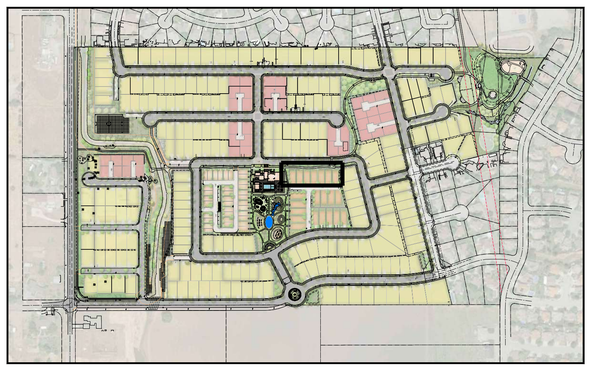

NEW HORIZONS TRAIL MAP
SCALE: NTS

NEW HORIZONS TRAIL AT SENIOR COTTAGES
SCALE: 1" = 10'-0"

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PARKS & RECREATION

NEW HORIZONS TRAIL AT SENIOR COTTAGES

0 5 10 20 30

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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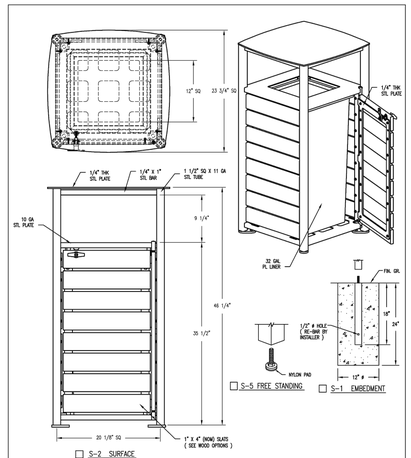


NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2.

WOOD OPTIONS
- ☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
- ☐ IPE S4S EE
- ☐ OTHER _____

DuMor, inc.	RECEPTACLE	DATE DRAWN : 10/27/15 DRAWN BY : JSD DATE REV. : 00/00/00 REV. BY : XXX	REV. A	DRAWING NUMBER 502-32-BT	SHEET 1 OF 2

NOTES:
1.) DURING ASSEMBLY PROCEDURE, DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED. NUMBERS ONLY APPLY TO DRAWING.
3.) UPON COMPLETION OF ASSEMBLY SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D
3/4" WRENCH
1/2" MASONRY DRILL BIT
DRILL

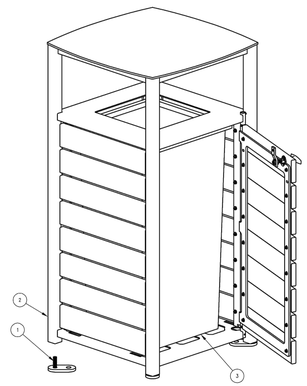
PARTS LIST

ITEM	QTY	PART NO	DESCRIPTION
1	4	0-502-20-06/S-2	SURFACE MOUNT FOOT PAD
2	1	0-502-32-BT	32 GAL RECEPT BONNET TOP, WOOD
3	1	49-3250	32 GAL SQ PLASTIC LINER

KITS PROVIDED

ITEM	QTY	PART NO	DESCRIPTION
4	1	K-4402060-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)

1. ATTACH SURFACE MOUNT FOOT PADS.



DuMor, inc.	ASSEMBLY INSTRUCTIONS	DATE DRAWN : 10/27/15 DRAWN BY : JSD DATE REV. : 00/00/00 REV. BY : XXX	REV. A	DRAWING NUMBER 502-32-BT	SHEET 2 OF 2

DOGIPOT
5340 YOUNG PINE ROAD, SUITE 8
ORLANDO, FL 32829
TOLL FREE: 1-800-364-7681
PHONE: (407) 888-4627
FAX: (407) 888-8526
www.dogipot.com

DOGIPOT®
The Smart Solution to Dog Pollution.

INCLUDES:
-ALUMINUM DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
-ALUMINUM DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2), WITH MOUNTING HARDWARE
-TWO KEYS FOR DISPENSER LOCKING FRONT ACCESS PANEL
-TWO ROLLS OF DOGIPOT LITTER PICK UP BAGS (ITEM #1402), INSTALLED IN DOGIPOT JUNIOR BAG DISPENSER
-10 GALLON ALUMINUM TRASH RECEPTACLE (ITEM #1206A-L) WITH ATTACHED HINGED LID AND TRASH LINER BAG RETAINER BANDS, WITH MOUNTING HARDWARE
-ONE DOGIPOT LINER TRASH BAGS (ITEM #1404)
-2" X 2" X 4'-8" GALVANIZED STEEL TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE

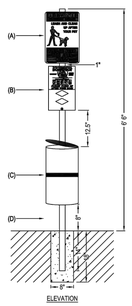
(A) DOGIPOT PET SIGN (ITEM #1203 / 1204):
-H: 18" X W: 11.5"
-14 GAUGE REFLECTIVE ALUMINUM
-WEIGHT: 1.35 LBS.
-FOREST GREEN ON WHITE

(B) DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2):
-H: 15.5" X W: 9.4" X D: 3.25"
-12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 7 LBS
-400 BAG CAPACITY
-TWO DIAMOND BAG DISPENSER SLOTS
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS

(C) TRASH RECEPTACLE WITH LID (ITEM #1206A-L):
-H: 23" X 11.5" DIAMETER
-11 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 9 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
-ATTACHED ALUMINUM HINGED LID
-ONE BOX 50 COUNT DOGIPOT LINER TRASH BAGS (ITEM #1404)

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):
-2" X 2" X 8'
-11 GAUGE GALVANIZED STEEL
-WEIGHT: 15 LBS.

HOLE:
-D: 18" X W: 8"
-FILL WITH 40 LBS. 'READY TO USE: CEMENT



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 2635-004.

PET STATIONS

ALUMINUM DOGIPOT® PET STATION (1003A-L)

2635-004 REVISION DATE 04/05/2016

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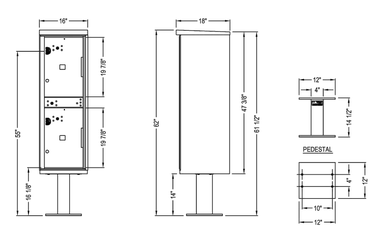
5935 CORPORATE DRIVE
MANHATTAN, KS 66503
TOLL FREE: 1-800-275-1747
PHONE: (785) 323-4400
FAX: (800) 275-5081
www.florencemailboxes.com

FLORENCE CORPORATION



MANUFACTURER NOTES:
1. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.
2. INCLUDES RUBBER PAD FOR INSTALLATION; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
3. FLORENCE IS THE ONLY APPROBED MANUFACTURER OF OPL UNITS.

NOTES:
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 709-084

VALIANT™ 1590 SERIES OUTDOOR PARCEL LOCKER

MODEL 1590-T1

709-084 REVISION DATE 24/03/2017

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MANHATTAN, KS 66503
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FAX: (800) 275-5081
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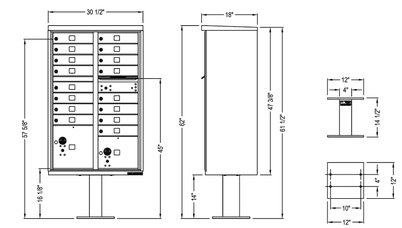
FLORENCE CORPORATION



MANUFACTURER NOTES:
1. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.
2. DECORATIVE MAILBOX ACCESSORIES SOLD SEPARATELY AND ARE USPS APPROVED PRODUCTS.
3. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
4. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS: LICENSE #CDSEQ-08-B-0012.

NOTES:
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2. DO NOT SCALE DRAWING.
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 709-078

VITAL™ 1570 CLUSTER BOX UNIT

MODEL 1570-16

709-078 REVISION DATE 24/03/2017

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FRONT VIEW

SIDE VIEW

1 MAILBOX ENCLOSURE
SCALE: 1/4" = 1'-0"

CITY OF MORGAN HILL
PLAN APPROVED
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ZA2021-0001
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PARKS & RECREATION

TYPICAL MAIL STATION

0 2 4 8 12

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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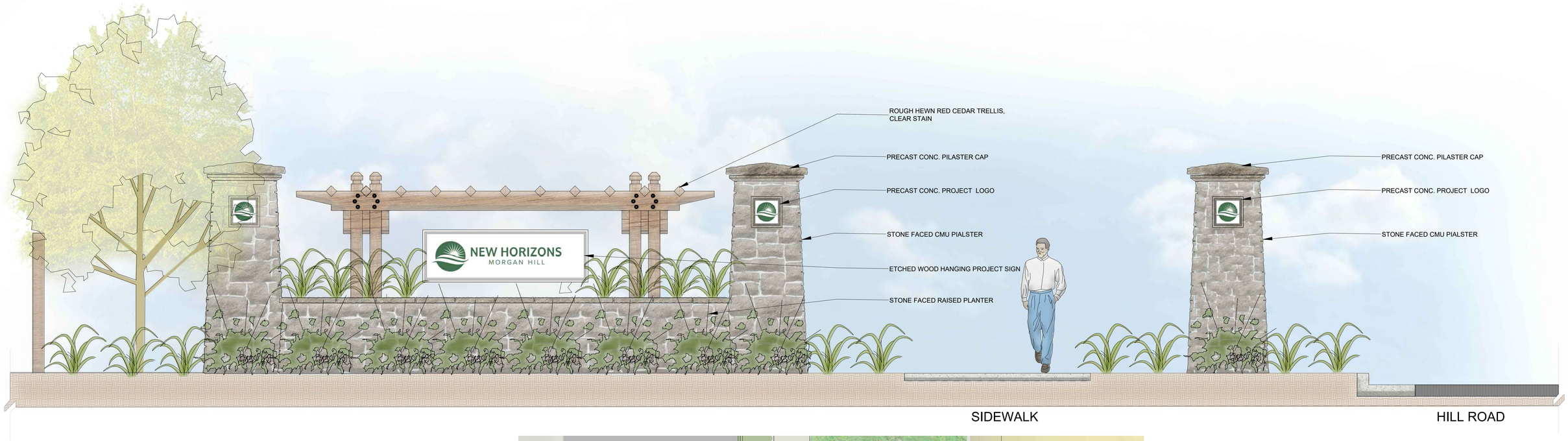
JOB NO. 202013-001
DATE 3/15/2023
SCALE AS SHOWN

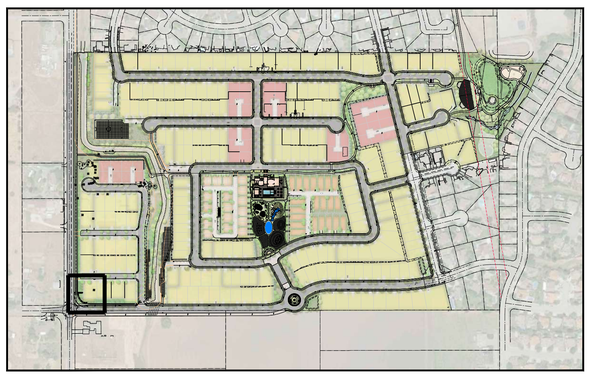
L-6

ZA2021-0001

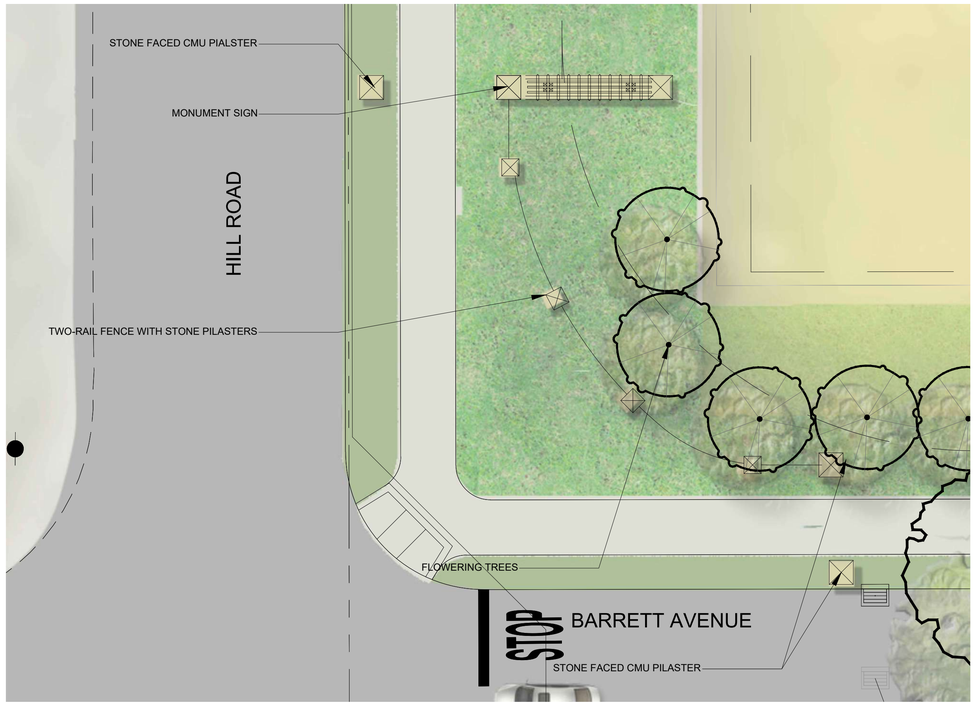


1 ELEVATION: MONUMENT SIGN @ HILL ROAD AND BARRETT AVENUE
SCALE: 1/2" = 1'-0"

0 1' 2' 4' 6'



NEW HORIZONS TRAIL MAP
SCALE: NTS



2 PLAN: MONUMENT SIGN @ HILL ROAD AND BARRETT AVENUE
SCALE: 1' =20'-0"

CITY OF MORGAN HILL
PLAN APPROVED
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0 20' 40' 80' 120'

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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MONUMENT SIGN EXHIBIT

JOB NO.	202013-001
DATE	3/15/2023
SCALE	AS SHOWN

L-7

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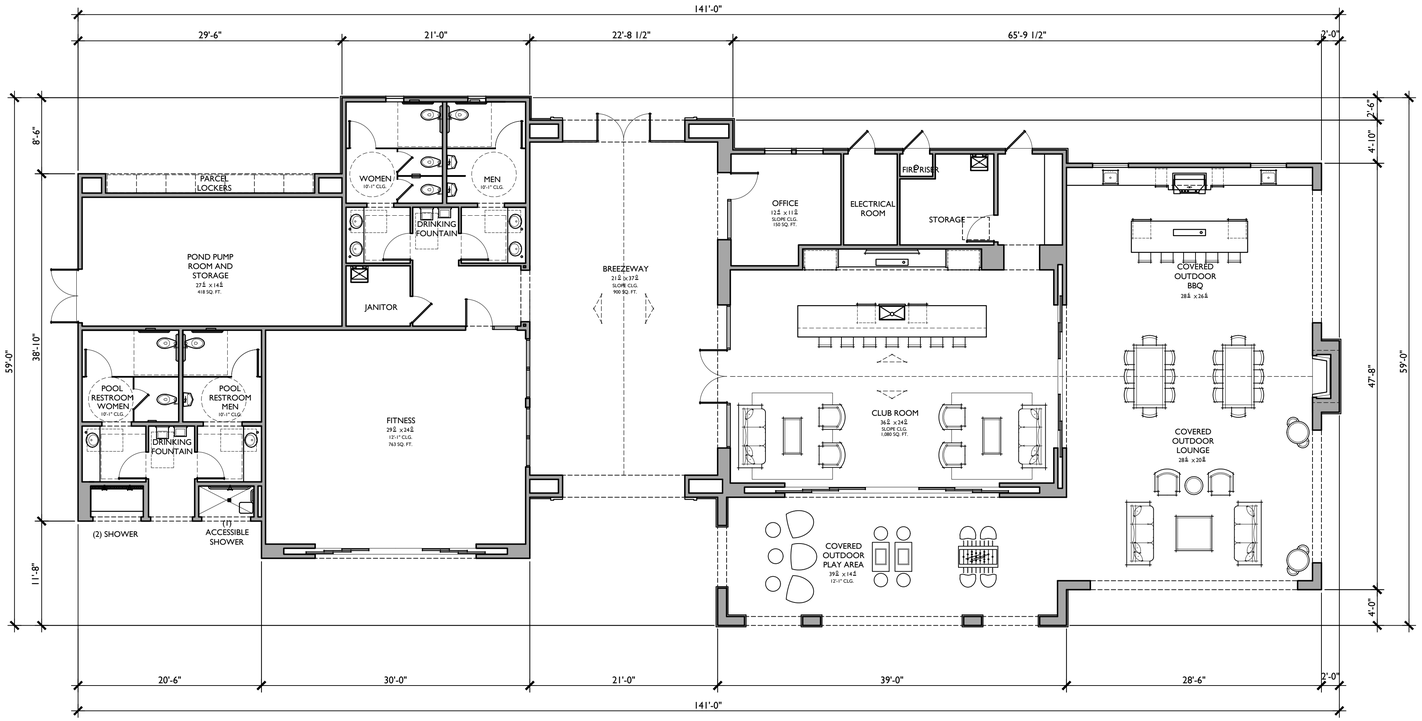

3 CLUBHOUSE - FIRST FLOOR

SCALE: 1/8" = 1'-0"

2 CLUBHOUSE - SOUTH ELEVATION (POOL SIDE)

SCALE: 1/8" = 1'-0"

0 8 16 32

1 CLUBHOUSE - EAST ELEVATION

SCALE: 1/8" = 1'-0"

0 8 16 32

FLOOR AREA

RECREATION CENTER	3,777 SQ. FT.
BREEZEWAY	808 SQ. FT.
COVERED OUTDOOR PLAY AREA	559 SQ. FT.
COVERED OUTDOOR LOUNGE	589 SQ. FT.
COVERED OUTDOOR BBQ	769 SQ. FT.
TOTAL	**6,502 SQ. FT.**

CITY OF MORGAN HILL
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FILE NUMBER
PLANNING DIVISION

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. STUCCO FINISH
C. PRECAST TRIM
D. FOAM TRIM
E. BRICK VENEER
F. BRICK HEADER TRIM
G. METAL GATE
H. VINYL WINDOW
I. WOOF RAFTER TAILS
J. WOOD BARGE BOARD
K. WROUGHT IRON DETAILS
L. CHIMNEY CAP

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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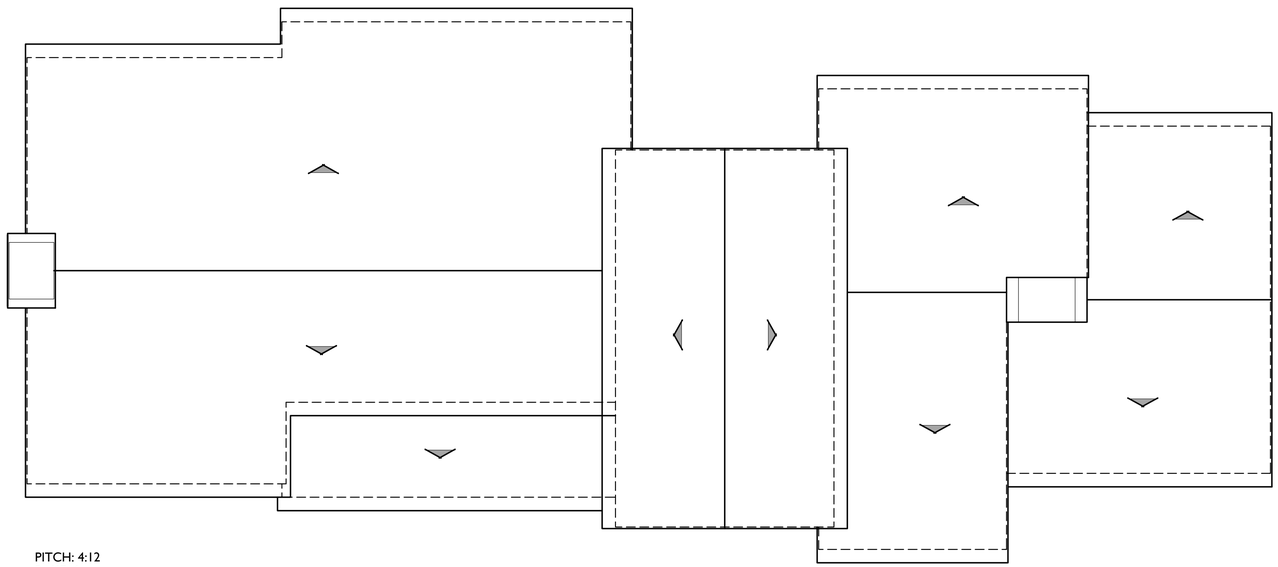
CLUBHOUSE FLOOR PLAN AND ELEVATIONS

JOB NO. 202013-001
DATE NOV. 2021
SCALE AS SHOWN

A4.1



PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

3 CLUBHOUSE - ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA	
RECREATION CENTER	3,777 SQ. FT.
BREEZEWAY	808 SQ. FT.
COVERED OUTDOOR PLAY AREA	559 SQ. FT.
COVERED OUTDOOR LOUNGE	589 SQ. FT.
COVERED OUTDOOR BBQ	769 SQ. FT.
TOTAL	**6,502 SQ. FT.**

CITY OF MORGAN HILL
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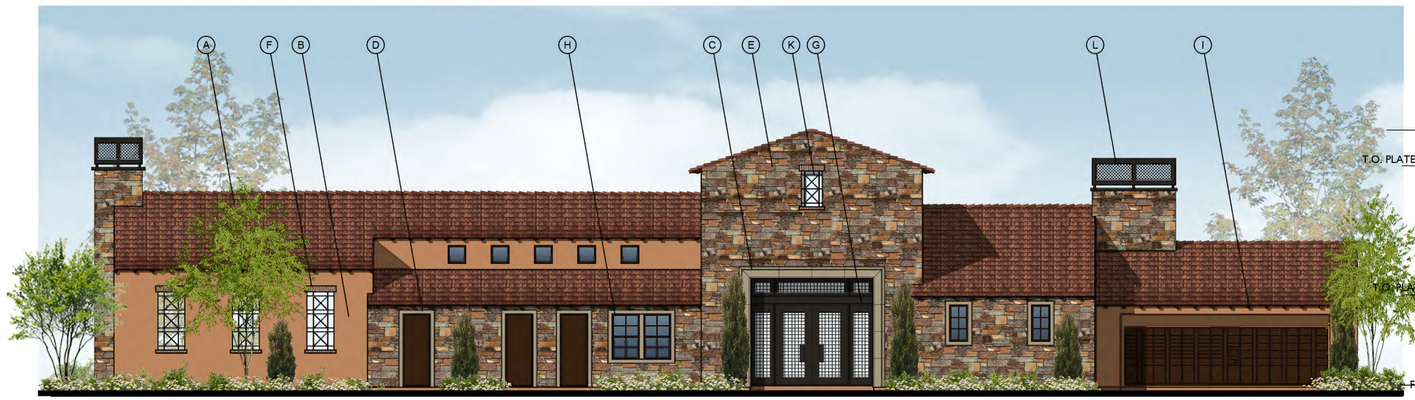
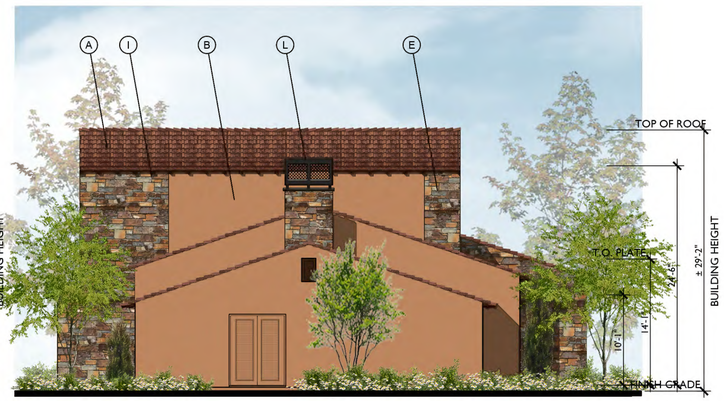
MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. STUCCO FINISH
C. PRECAST TRIM
D. FOAM TRIM
E. BRICK VENEER
F. BRICK HEADER TRIM
G. METAL GATE
H. VINYL WINDOW
I. WOOF RAFTER TAILS
J. WOOD BARGE BOARD
K. WROUGHT IRON DETAILS
L. CHIMNEY CAP



2 CLUBHOUSE - NORTH ELEVATION (ENTRANCE)
SCALE: 1/8" = 1'-0"
0 8 16 32



1 CLUBHOUSE - WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32

CLUBHOUSE ROOF PLAN AND ELEVATIONS

NEW HORIZONS AT MORGAN HILL
BY MORGAN HILL DEVCO, LLC

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JOB NO.	202013-001
DATE	NOV. 2021
SCALE	AS SHOWN

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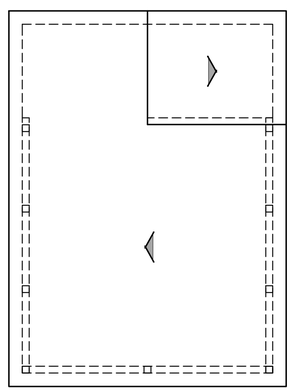
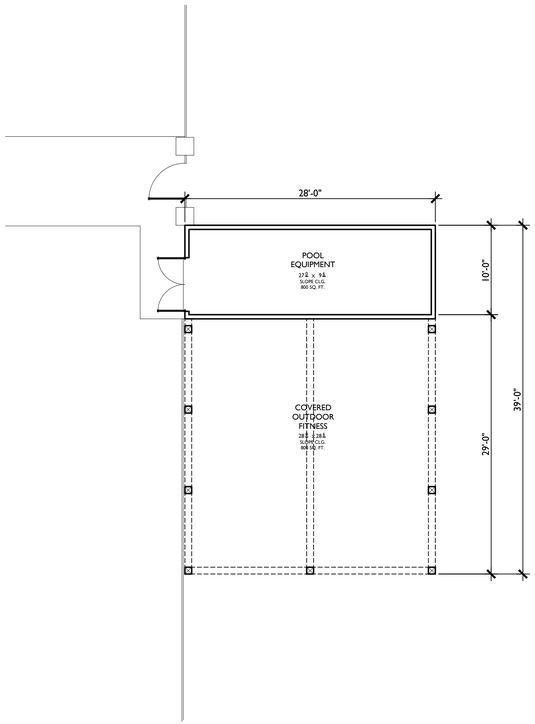


PITCH: 3:12
RAKE: 18"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE



FLOOR AREA

COVERED OUTDOOR FITNESS	800 SQ. FT.
POOL EQUIPMENT	292 SQ. FT.
TOTAL	**1,092 SQ. FT.**

CITY OF MORGAN HILL
PLAN APPROVED
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ON 11/20/2024
ZA2021-0001
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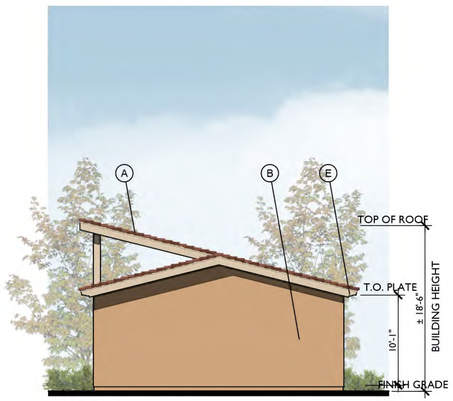
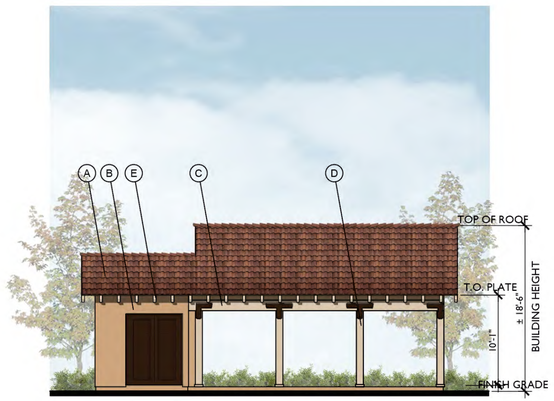
MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. STUCCO FINISH
C. WOOD BEAM
D. WOOD POST
E. RAFTER TAIL

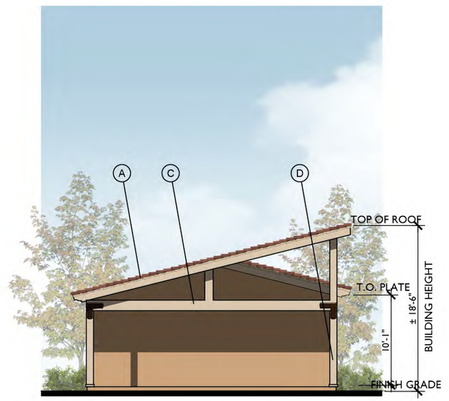
5 OUTDOOR FITNESS - ROOF PLAN & FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 8 16 32

OUTDOOR FITNESS FLOOR PLAN AND ELEVATIONS

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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DATE	NOV. 2021
SCALE	AS SHOWN

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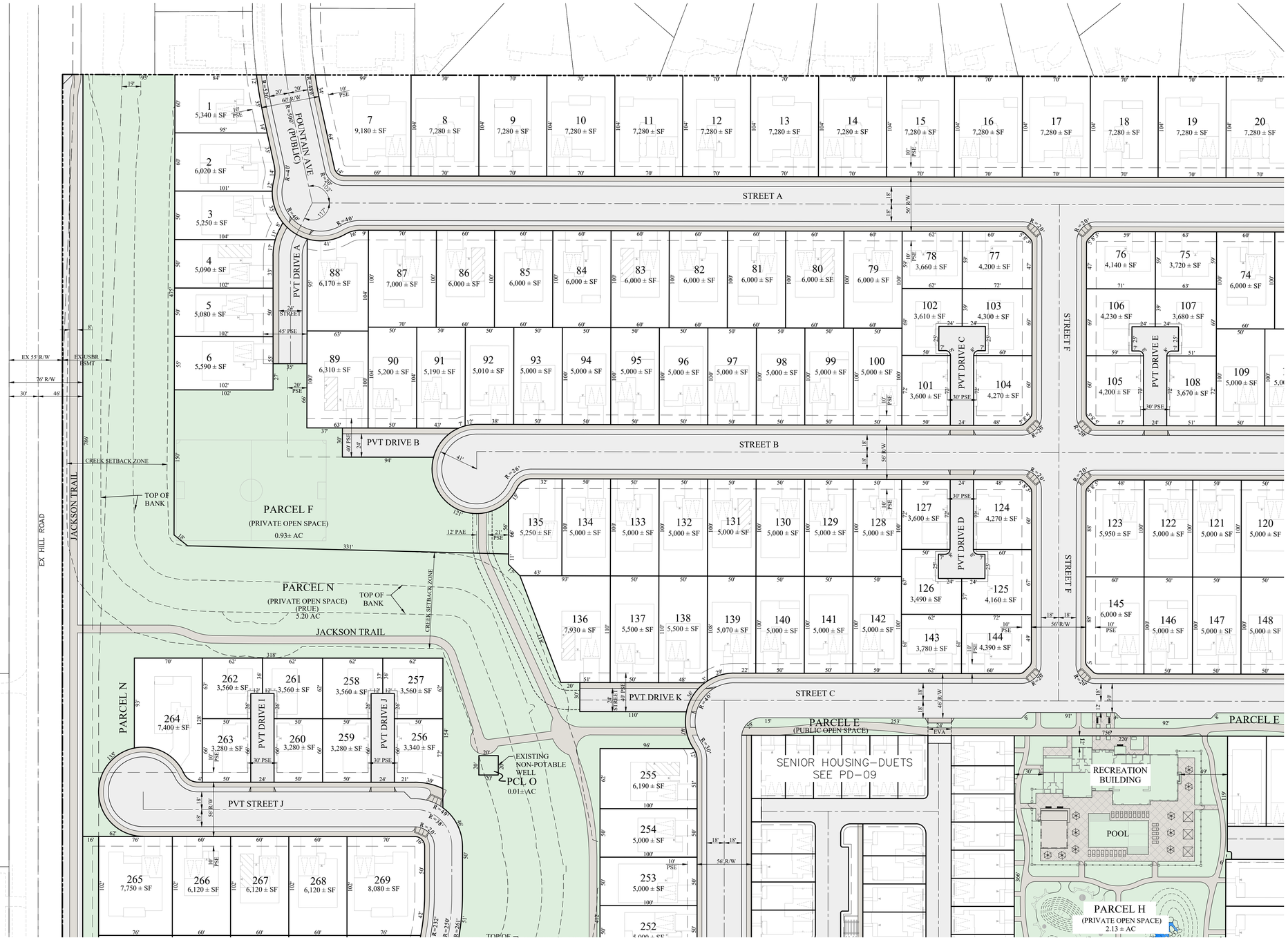
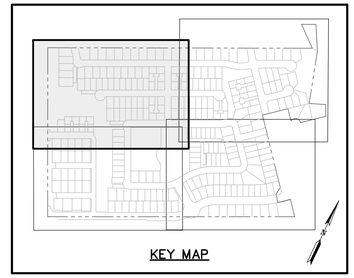
A4.3





CITY OF MORGAN HILL
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ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

0 50 100 150
SCALE IN FEET: 1"= 50'

PLOT DATE: March 22, 2023
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\9 LOTTING PLAN-PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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SITE PLAN - NORTHWEST

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-09

ZA2021-0001

CITY OF MORGAN HILL
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ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs 20\202013 – New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\10 LOTTING PLAN–PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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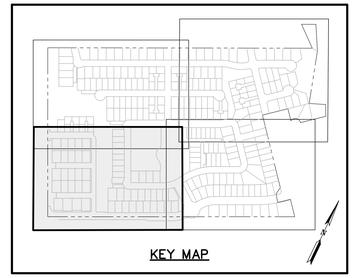
SITE PLAN - NORTHEAST

JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-10

ZA2021-0001



CITY OF MORGAN HILL
PLAN APPROVED
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ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

0 50 100 150
SCALE IN FEET: 1"= 50'

PLOT DATE: March 22, 2023
FILE PATH: M:\Jobs 2\2020\13 – New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\11 LOTTING PLAN-PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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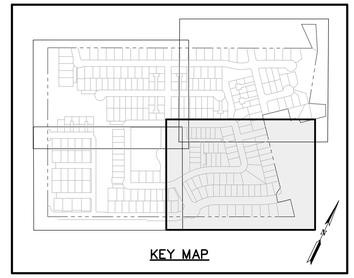
SEE SHEET 7

SITE PLAN - SOUTHWEST

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-11

ZA2021-0001



CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE CITY COUNCIL
ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

N

0 50 100 150
SCALE IN FEET: 1"= 50'

PLOT DATE: March 22, 2023
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\12 LOTTING PLAN-PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

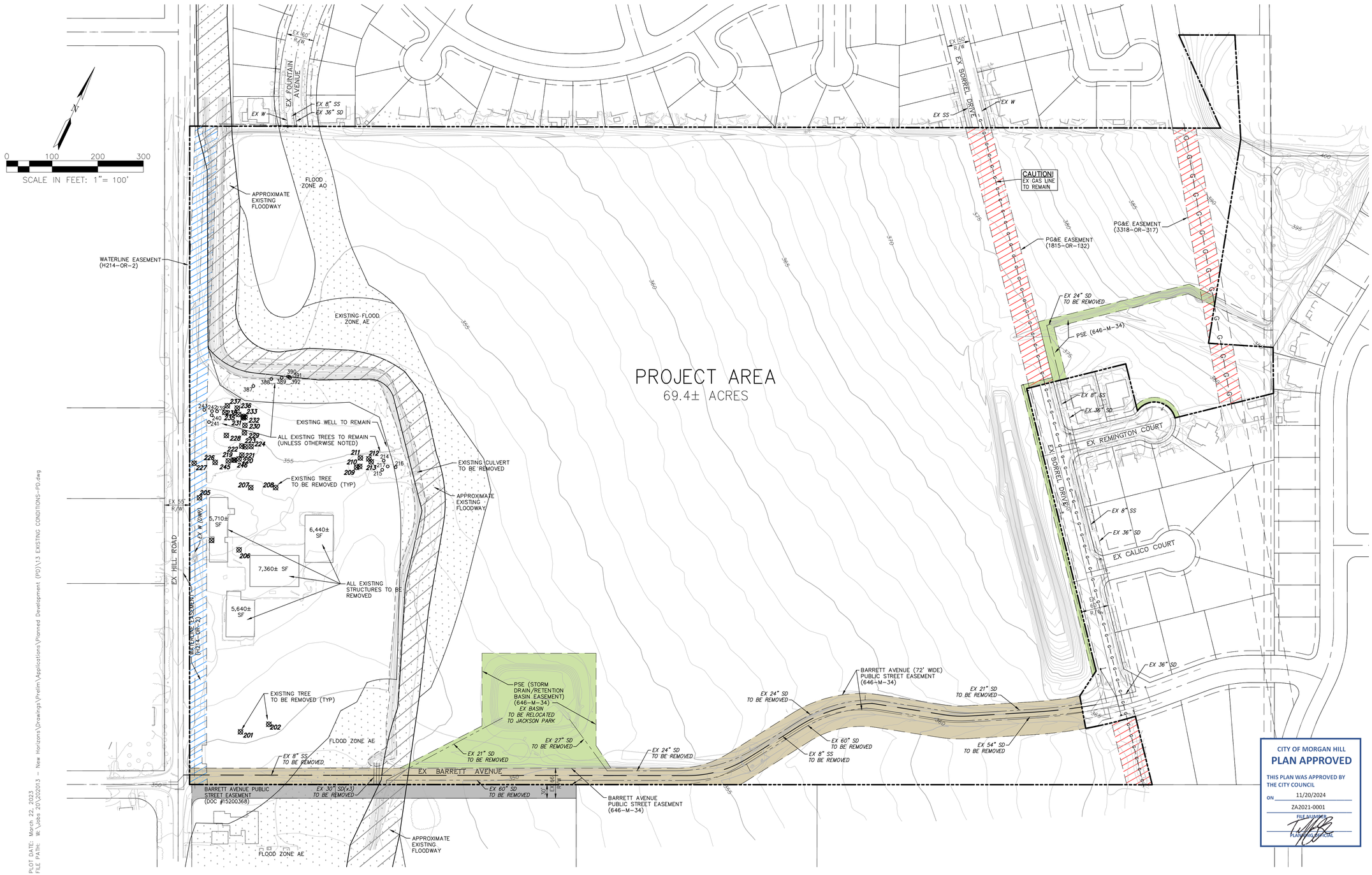
SEE SHEET 7

SITE PLAN - SOUTHEAST

JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-12

ZA2021-0001



Tree #	Common Name	Trunk Diameter In Inches DBH	Morgan Hill Tree Yes / No
200	Italian Cypress	8 @ 6"	No
201	Red Ironbark	22	Yes
202	Red Ironbark	23	Yes
203	Hollywood Juniper	18	Yes
204	Hollywood Juniper	16 / 12	Yes
205	English Walnut	12	No
206	Japanese Privet	14	Yes
207	Red Ironbark	20	Yes
208	Red Ironbark	19	Yes
209	Black Walnut	17 / 10	Yes
210	Almond	8 / 7	No
211	Almond	20	Yes
212	Coast Live Oak	13 / 11	Yes
213	Coast Live Oak	8	Yes
214	Almond	6 / 5	No
215	Coast Live Oak	12 /12	Yes
216	Coast Live Oak	14	Yes
217	Coast Live Oak	8	Yes
218	Valley Oak	11 / 8 / 8	Yes
219	Coast Live Oak	24	Yes
220	Coast Live Oak	12	Yes
221	Coast Live Oak	6	Yes
222	Coast Live Oak	7	Yes
223	Coast Live Oak	18 Below Fork	Yes
224	Coast Live Oak	20	Yes
225	Coast Live Oak	8	Yes
226	Coast Live Oak	30 - Below Fork	Yes
227	Italian Cypress	8 @ 6"	No
228	Evergreen Ash	25	Yes
229	Coast Live Oak	17 @ 24"	Yes
230	Coast Live Oak	12	Yes
231	Coast Live Oak	8	Yes
232	Coast Live Oak	17	Yes
233	Coast Live Oak	10	Yes
234	Plum	10	No
235	English Hawthorne	5 / 4	No
236	Coast Live Oak	17	Yes
237	Coast Live Oak	28	Yes
238	Coast Live Oak	8 / 7 / 7 / 6	Yes
239	Coast Live Oak	15	Yes
240	Coast Live Oak	24- Below Fork	Yes
241	Japanese Privet	10	Yes
242	Coast Live Oak	7	Yes
243	Monterey Pine	26- Below Fork	Yes
244	Fremont Cottonwood	22	Yes
245	Coast Live Oak	17	Yes
246	Coast Live Oak	20- Below Fork	Yes

TREE LEGEND

241 ○ TREE TO REMAIN (PROTECT IN PLACE)

226 ⊠ TREE TO BE REMOVED

NOTES

1. REFER TO THE ARBORIST'S REPORT FOR THIS PROJECT: INVENTORY OF EXISTING TREES, MORGAN HILL DEVELOPMENT COMPANY, HILL AVENUE AND BARRETT AVENUE, MORGAN HILL, CA., PREPARED BY MICHAEL L. BENCH, CONSULTING ARBORIST, DATED MAY 9, 2017, FOR MORE INFORMATION.
2. FEMA FLOOD ZONES SHOWN SIZES AND LOCATIONS SHOWN ARE APPROXIMATE.
3. LOCATION OF THE EXISTING DEPARTMENT OF WATER RESOURCES LINE SHOWN IS APPROXIMATE.

PLOT DATE: March 22, 2023
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\13 EXISTING CONDITIONS--PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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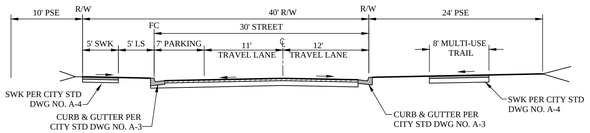
EXISTING CONDITIONS

JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

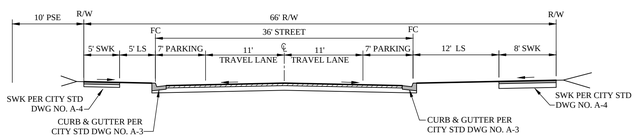
PD-13

ZA2021-0001



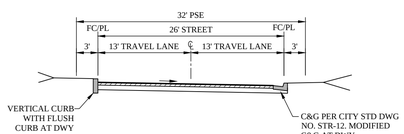
F — 40' STREET (PUBLIC)
(PARKING ONE SIDE)
NO SCALE

STREET C



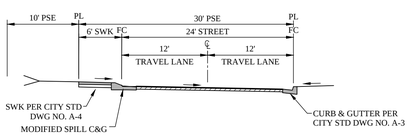
G — 66' STREET (PUBLIC)
(PARKING BOTH SIDES)
NO SCALE

COURT A



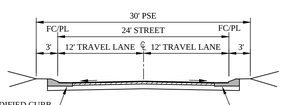
H — 26' STREET (PRIVATE)
(NO PARKING)
NO SCALE

PRIVATE DRIVE M, Q, & R



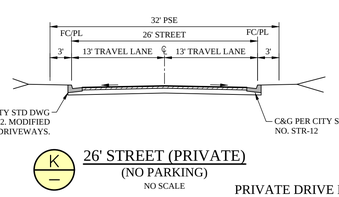
I — 24' STREET (PRIVATE)
NO SCALE

PRIVATE DRIVE B & K



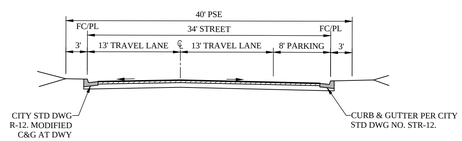
J — 24' STREET (PRIVATE)
(NO PARKING)
NO SCALE

PRIVATE DRIVES C THROUGH J



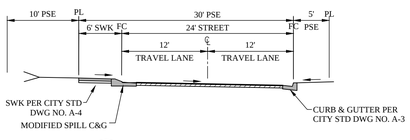
K — 26' STREET (PRIVATE)
(NO PARKING)
NO SCALE

PRIVATE DRIVE N THROUGH P



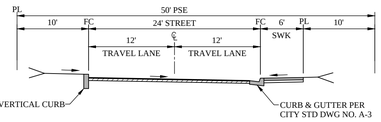
L — 34' STREET (PRIVATE)
(PARALLEL PARKING ONE SIDE)
NO SCALE

PRIVATE DRIVE N & P



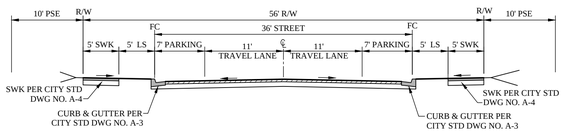
M — 24' STREET (PRIVATE)
NO SCALE

PRIVATE DRIVE A



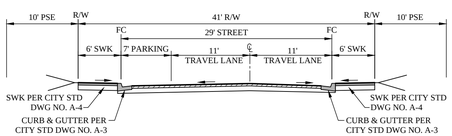
N — 24' STREET (PRIVATE)
NO SCALE

PRIVATE DRIVE L



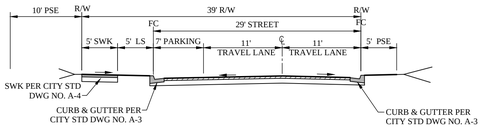
A — 56' STREET (PUBLIC)
(PARKING BOTH SIDES)
NO SCALE

STREETS A THROUGH H
PRIVATE STREET J



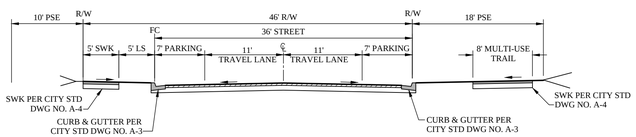
C — 49' STREET (PRIVATE)
(PARKING ONE SIDE)
NO SCALE

PRIVATE STREET K
PRIVATE STREET L



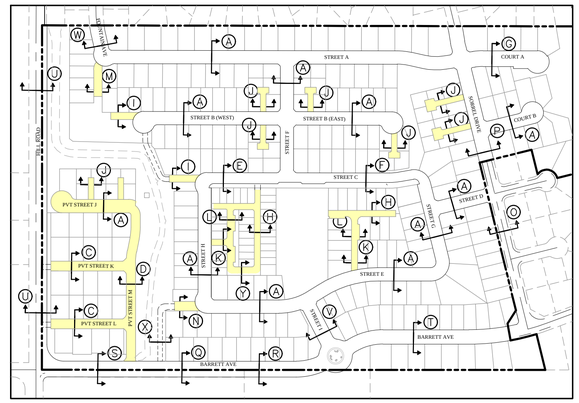
D — 39' STREET (PRIVATE)
(PARKING ONE SIDE)
NO SCALE

PRIVATE STREET M



E — 46' STREET (PUBLIC)
(PARKING BOTH SIDES)
NO SCALE

STREET G



KEY MAP

PRIVATE STREETS

CITY OF MORGAN HILL
PLAN APPROVED
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THE CITY COUNCIL
ON 11/20/2024
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FILE NUMBER
PLANNING OFFICIAL

PLOT DATE: March 23, 2023
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NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

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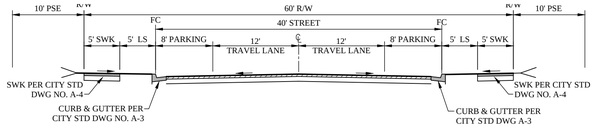
STREET SECTIONS

JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

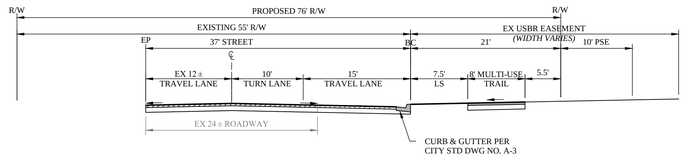
PD-14

ZA2021-0001



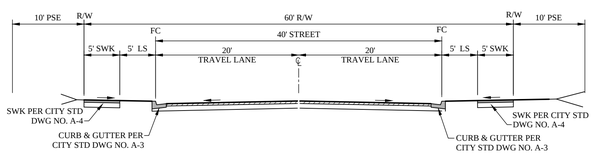
T — 60' STREET (PUBLIC)
(PARKING BOTH SIDES)
NO SCALE

BARRETT AVENUE
(STREET I TO SORREL DRIVE)



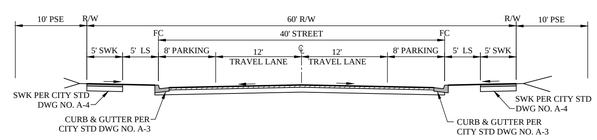
U — 76' STREET (PUBLIC)
(NO PARKING)
NO SCALE

HILL RD (INTERIM)



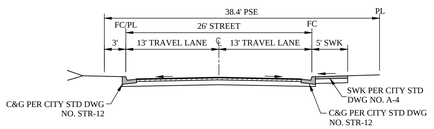
V — 76' STREET (PUBLIC)
(NO PARKING)
NO SCALE

STREET I



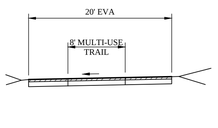
W — 60' STREET (PUBLIC)
(PARKING BOTH SIDES)
NO SCALE

FOUNTAIN AVENUE



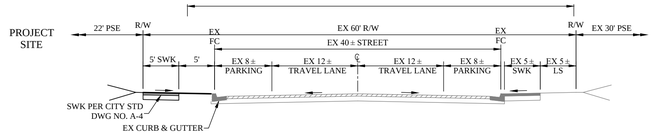
Y — 26' STREET (PRIVATE)
(NO PARKING)
NO SCALE

PRIVATE DRIVE S



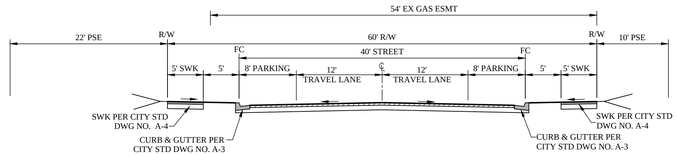
X — 20' EMERGENCY VEHICLE ACCESS
(NO PARKING)
NO SCALE

EVA



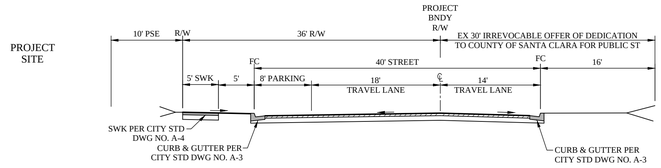
O — EX 60' STREET (PUBLIC)
(PARKING BOTH SIDES)
NO SCALE

EX SORREL DRIVE



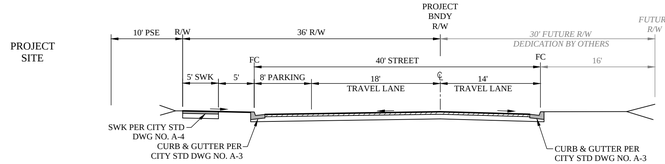
P — 60' STREET (PUBLIC)
(PARKING BOTH SIDES)
NO SCALE

SORREL DRIVE



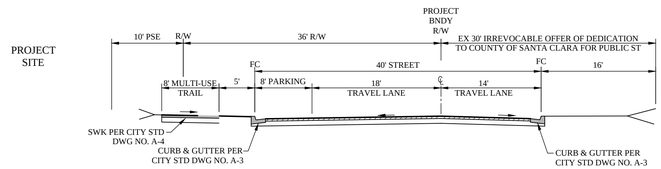
Q — 60' STREET (PUBLIC)
(PARKING ONE SIDE)
NO SCALE

BARRETT AVE; LOT 294 TO TRAIL CONNECTION



R — 60' STREET (PUBLIC)
(PARKING ONE SIDE)
NO SCALE

BARRETT AVE; TRAFFIC CIRCLE TO LOT 294



S — 60' STREET (PUBLIC)
(PARKING ONE SIDE)
NO SCALE

BARRETT AVE; TRAIL CONNECTION TO HILL ROAD

CITY OF MORGAN HILL
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NEW HORIZONS AT MORGAN HILL

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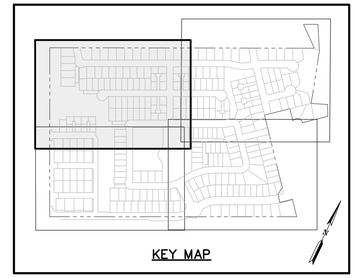
STREET SECTIONS

JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-15

ZA2021-0001



GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. TREE NUMBERS REFER TO THE ARBORIST'S REPORT FOR THIS PROJECT. SEE REPORT FOR MORE INFORMATION.

GRADING LEGEND

P 357.8	APPROXIMATE PAD ELEVATION
×352.6	APPROXIMATE SPOT ELEVATION
	SLOPE
	POSSIBLE RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF MASS/ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
355	PROPOSED MAJOR CONTOUR
241	TREE TO SAVE (PROTECT IN PLACE)
226	TREE TO BE REMOVED

CITY OF MORGAN HILL
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PLANNING OFFICIAL

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

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\16 PRELIMINARY GRADING PLAN-PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

PRELIMINARY GRADING - NORTHWEST

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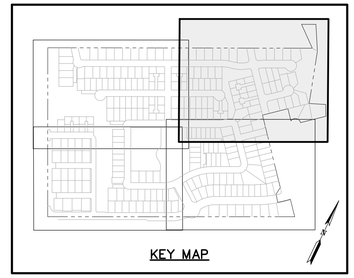
JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-16

ZA2021-0001



GRADING NOTES

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2. TREE NUMBERS REFER TO THE ARBORIST'S REPORT FOR THIS PROJECT. SEE REPORT FOR MORE INFORMATION.

GRADING LEGEND

P 357.8	APPROXIMATE PAD ELEVATION
×352.6	APPROXIMATE SPOT ELEVATION
	SLOPE
	POSSIBLE RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF MASS/ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
355	PROPOSED MAJOR CONTOUR
241	TREE TO SAVE (PROTECT IN PLACE)
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CITY OF MORGAN HILL
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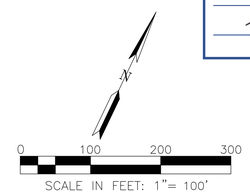

PLOT DATE: March 23, 2023
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NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

PRELIMINARY GRADING - NORTHEAST

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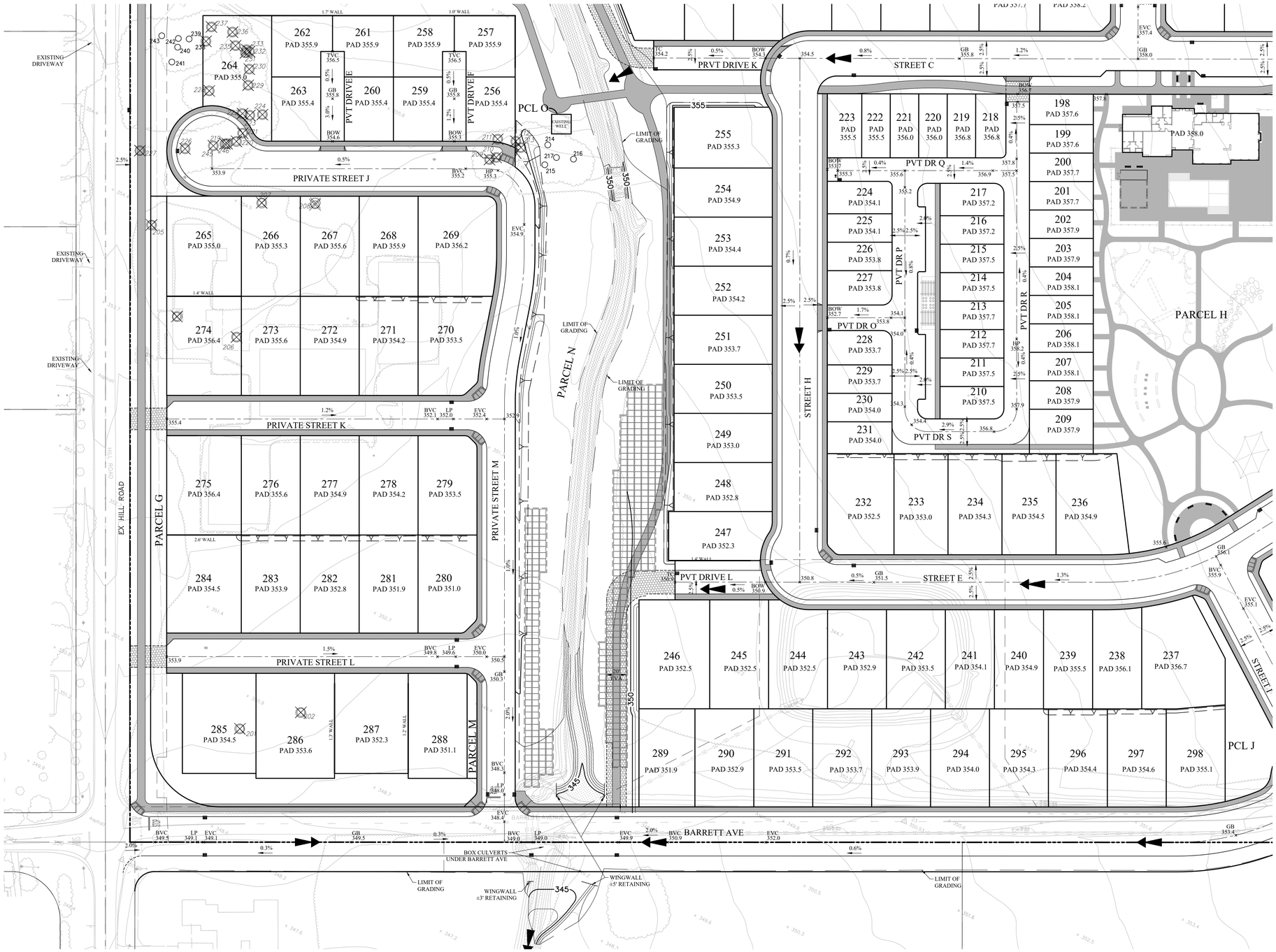
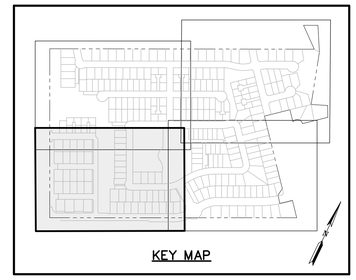
JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-17

ZA2021-0001





GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS PRELIMINARY GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. TREE NUMBERS REFER TO THE ARBORIST'S REPORT FOR THIS PROJECT. SEE REPORT FOR MORE INFORMATION.

GRADING LEGEND

P 357.8	APPROXIMATE PAD ELEVATION
×352.6	APPROXIMATE SPOT ELEVATION
	SLOPE
	POSSIBLE RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF MASS/ROUGH GRADING
350	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
355	PROPOSED MAJOR CONTOUR
241	TREE TO SAVE (PROTECT IN PLACE)
226	TREE TO BE REMOVED

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE CITY COUNCIL
ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

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

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\18 PRELIMINARY GRADING PLAN-PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

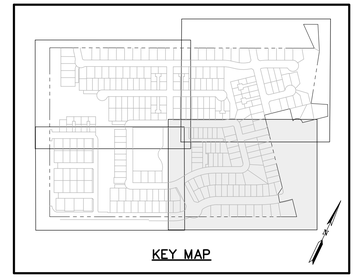
camp & camp associates inc. | D·R·HORTON America's Builder | RUGGERI-JENSEN-AZAR ENGINEERS ▪ PLANNERS ▪ SURVEYORS | Bassenian | Lagoni ARCHITECTURE ▪ PLANNING ▪ INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

PRELIMINARY GRADING - SOUTHWEST

JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-18

ZA2021-0001



GRADING NOTES

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×352.6	APPROXIMATE SPOT ELEVATION
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CITY OF MORGAN HILL
PLAN APPROVED
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ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

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

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs 20\202013 – New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\19 PRELIMINARY GRADING PLAN–PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

PRELIMINARY GRADING - SOUTHEAST

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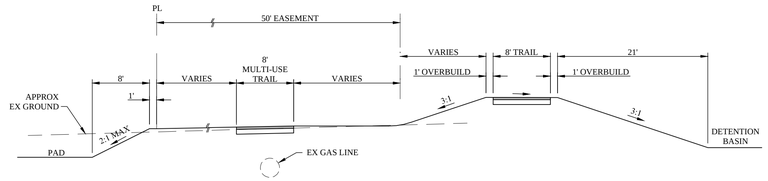
JOB NO.	202013-001
DATE	3/24/2023
SCALE	AS SHOWN

PD-19

ZA2021-0001



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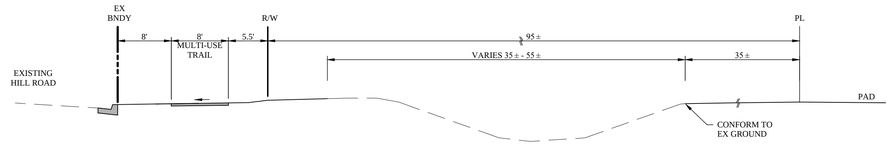

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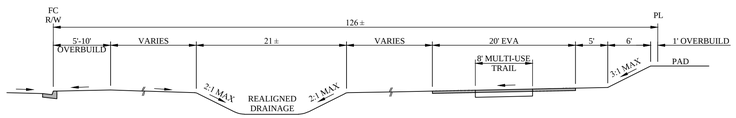

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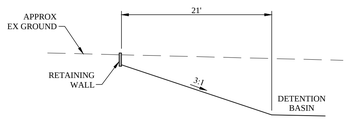

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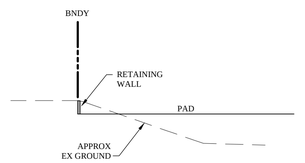

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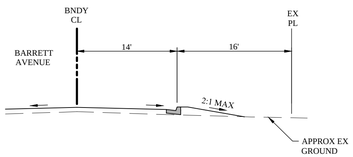

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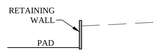

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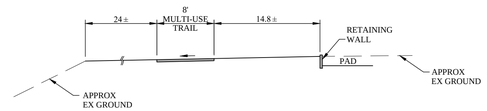

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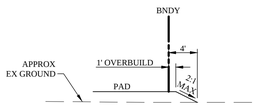

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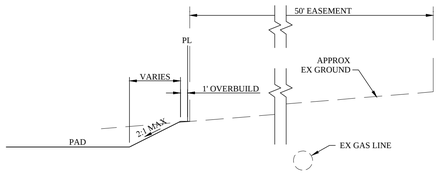

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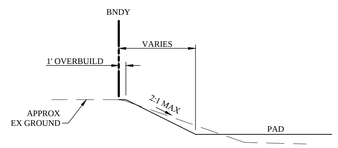

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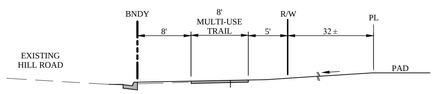

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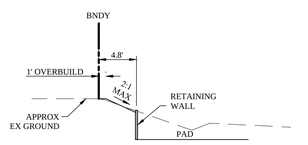


GRADING SECTION 5

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE CITY COUNCIL
ON 11/20/2024
ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

PRELIMINARY GRADING SECTIONS
NO SCALE

PLOT DATE: March 23, 2023
FILE PATH: W:\Jobs 20\202013 – New Horizons\Drawings\Prelim\Applications\Planned Development (PD)\20 PRELIMINARY GRADING SECTIONS-PD.dwg

NEW HORIZONS AT MORGAN HILL

BY MORGAN HILL DEVCO, LLC

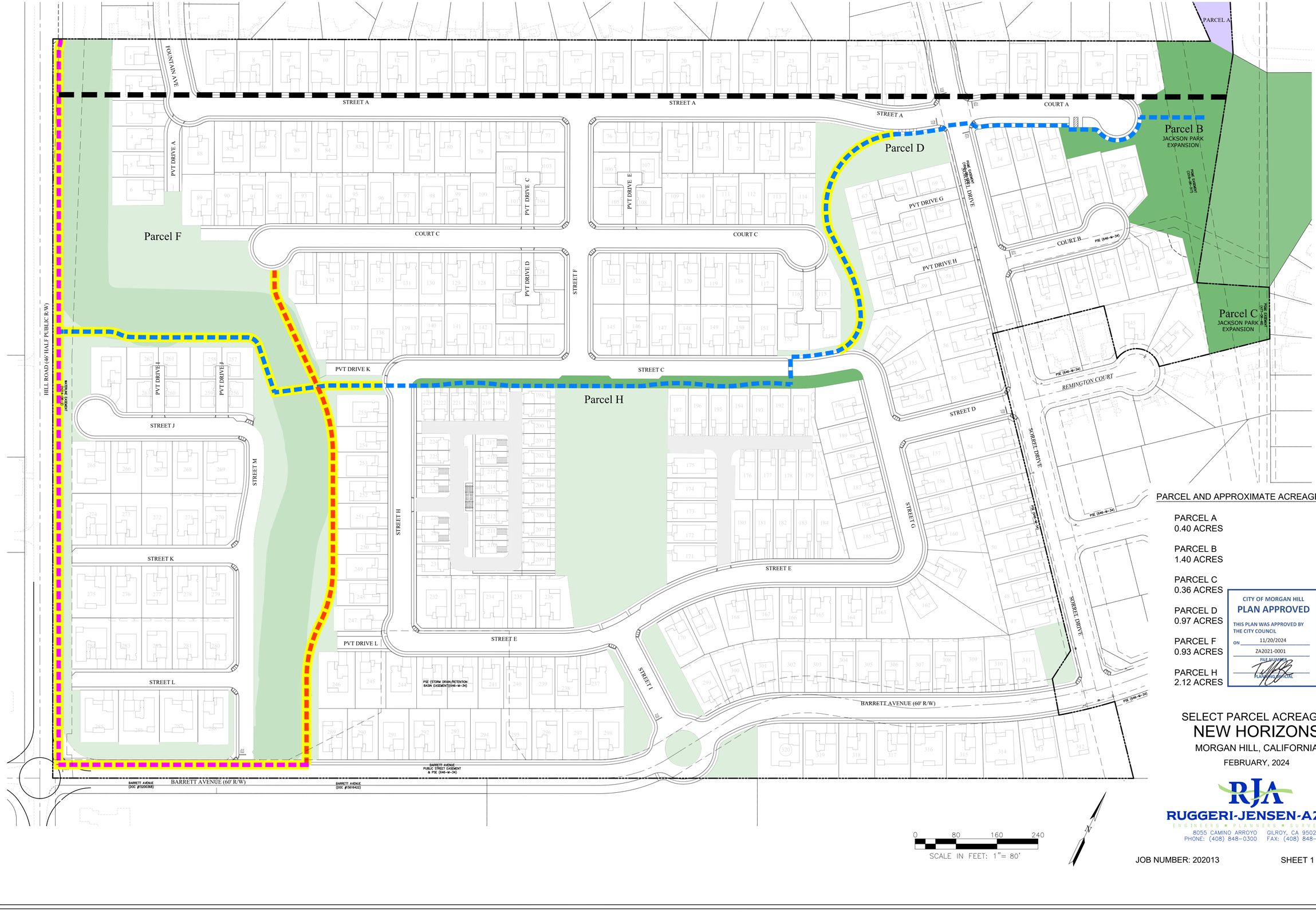
camp & camp associates inc. | D·R·HORTON America's Builder | RJA RUGGERI-JENSEN-AZAR ENGINEERS ▪ PLANNERS ▪ SURVEYORS | Bassenian | Lagoni ARCHITECTURE ▪ PLANNING ▪ INTERIORS | ktgy Architecture+Planning | DpC Development Process Consultants | WHA ARCHITECTS . PLANNERS . DESIGNERS ORANGE COUNTY . LOS ANGELES . BAY AREA | RIPLEY DESIGN GROUP

GRADING SECTIONS

JOB NO. 202013-001
DATE 3/24/2023
SCALE AS SHOWN

PD-20

ZA2021-0001



PARCEL AND APPROXIMATE ACREAGE

PARCEL A
0.40 ACRES

PARCEL B
1.40 ACRES

PARCEL C
0.36 ACRES

PARCEL D
0.97 ACRES

PARCEL F
0.93 ACRES

PARCEL H
2.12 ACRES

CITY OF MORGAN HILL
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ZA2021-0001
FILE NUMBER
PLANNING OFFICIAL

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

SELECT PARCEL ACREAGES
NEW HORIZONS
MORGAN HILL, CALIFORNIA
FEBRUARY, 2024

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

JOB NUMBER: 202013 SHEET 1 OF 1

PLOT DATE: February 06, 2024
FILE PATH: W:\Jobs 20\202013 - New Horizons\Drawings\Prelim\Exhibits\Open Space Exhibit\EXH-Open Space-2024-02-26 for City Staff Report.dwg