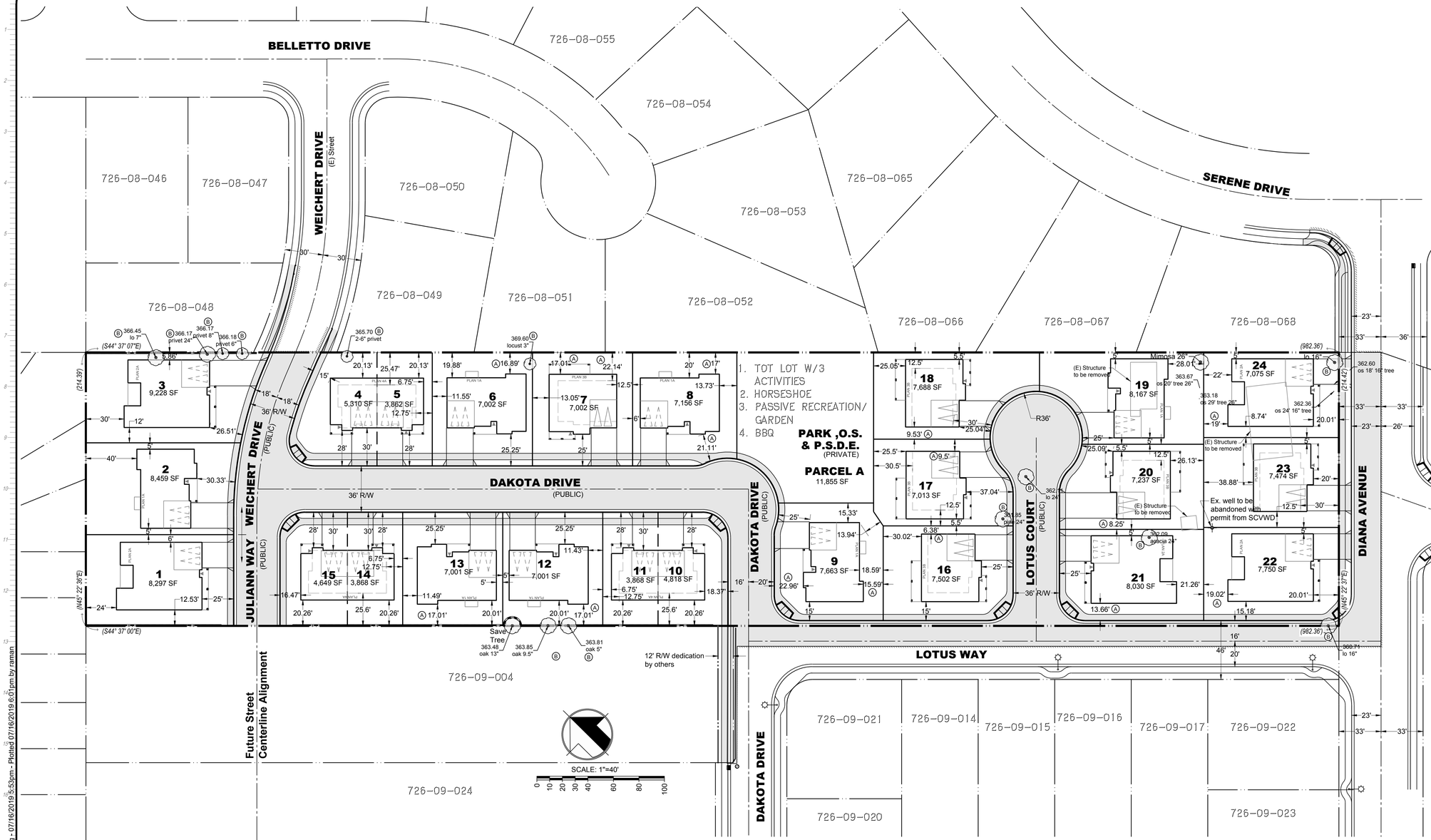
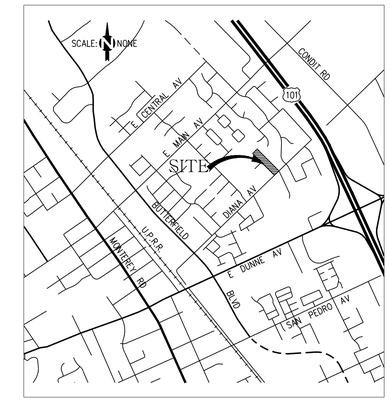


vicinity map:



legend:

(E)	EXISTING
(A)	SETBACK DEVIATION
(B)	TREE TO BE REMOVED

building coverage calcs:

PROJECT NET AREA:	4.020 ACRES
DRIVEWAY COVERAGE:	0.238 ACRES
BUILDING COVERAGE:	1.300 ACRES
SIDEWALK COVERAGE	0.374 ACRES
% BUILDING COVERAGE:	38.14%

density calcs:

TOTAL PROJECT AREA:	4.835 ACRES
DEDICATED RIGHT OF WAY:	0.815 ACRES
PROJECT NET ACREAGE:	4.020 ACRES
NO. UNITS ALLOWED:	24 UNITS
NO. UNITS PROPOSED:	24 UNITS
OPEN SPACE AREA:	0.274 ACRES
DENSITY	6.0 DU/AC

setback notes:

RDM-7,000

TYPICAL FRONT YARD SETBACK-SINGLE STORY:	25' F/C
TYPICAL FRONT YARD SETBACK-TWO STORY:	30' F/C
TYPICAL REAR YARD SETBACK-SINGLE STORY:	20'
TYPICAL REAR YARD SETBACK-TWO STORY:	25'
TYPICAL SIDE YARD SETBACK-SINGLE STORY:	5'
TYPICAL SIDE YARD SETBACK-TWO STORY:	12.5'

building notes:

LOT No.	PLAN No.	LOT AREA (SF)
1	2A	8297
2	1A	8459
3	2A	9228
4	4A	5310
5	4A	3862
6	1A	7002
7	3B	7002
8	1A	7145
9	1A	7847
10	4A	4640
11	4A	3868
12	1A	7001
13	1A	7001
14	4A	3868
15	4A	4649
16	3B	7502
17	3B	7013
18	3B	7688
19	1A	8167
20	3B	7237
21	2A	8030
22	2A	7750
23	3B	7474
24	2A	7075

applicant:

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engineer:

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16075 VINEYARD BLVD.
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sheet index:

1 Site Development Plan
2 Tentative Map
3 Preliminary Grading Plan
4 Grading Cross Sections
5 Stormwater Management Plan

Montecito Estates

site development plan

MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

DATE: 7/19 DRAWN:RS CHECKED: HS

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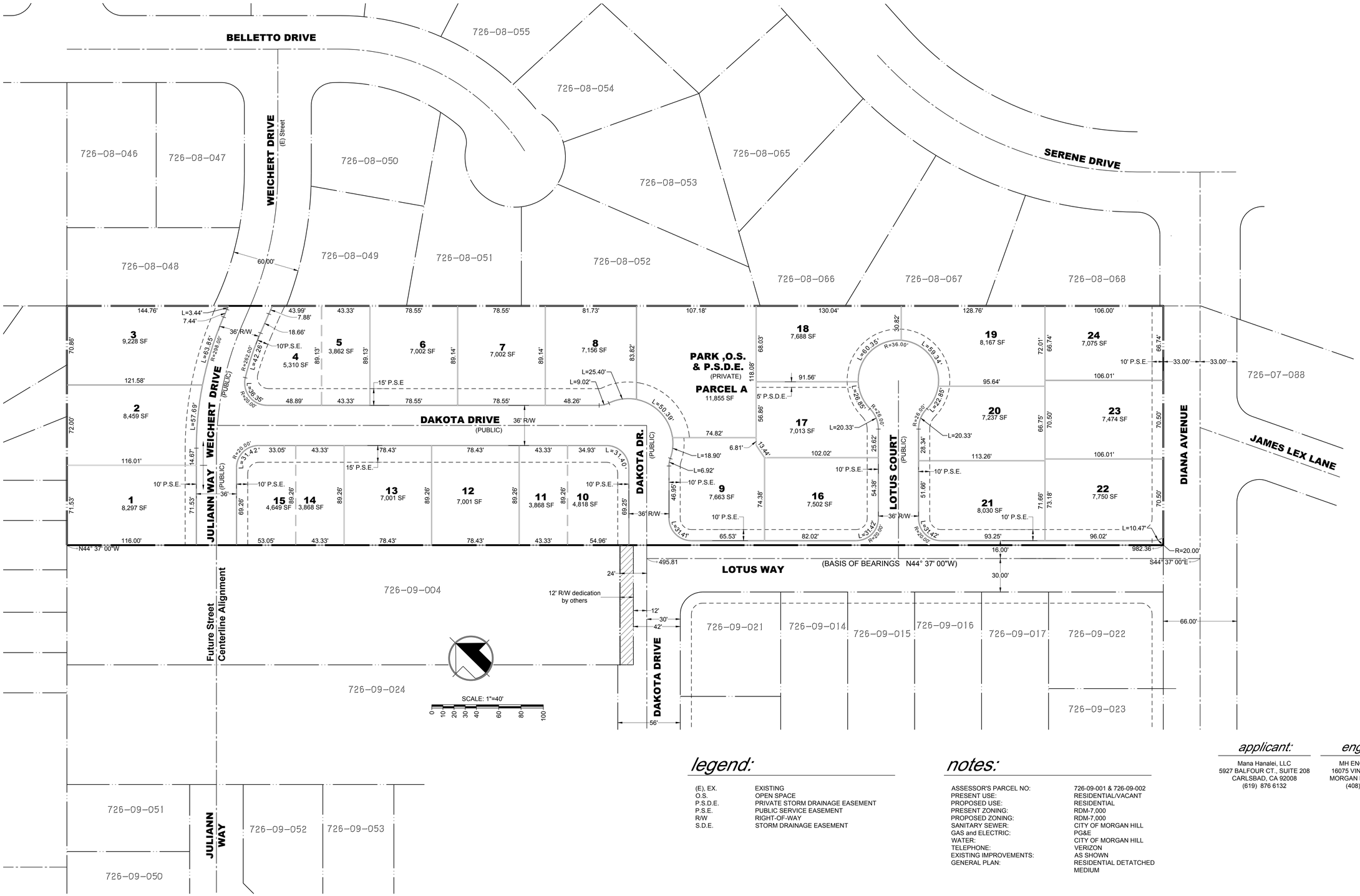

legend:

(E), EX.	EXISTING
O.S.	OPEN SPACE
P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
R/W	RIGHT-OF-WAY
S.D.E.	STORM DRAINAGE EASEMENT

notes:

ASSESSOR'S PARCEL NO:	726-09-001 & 726-09-002
PRESENT USE:	RESIDENTIAL/VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	RDM-7,000
PROPOSED ZONING:	RDM-7,000
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	RESIDENTIAL DETATCHED MEDIUM

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Montecito Estates

tentative map

MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

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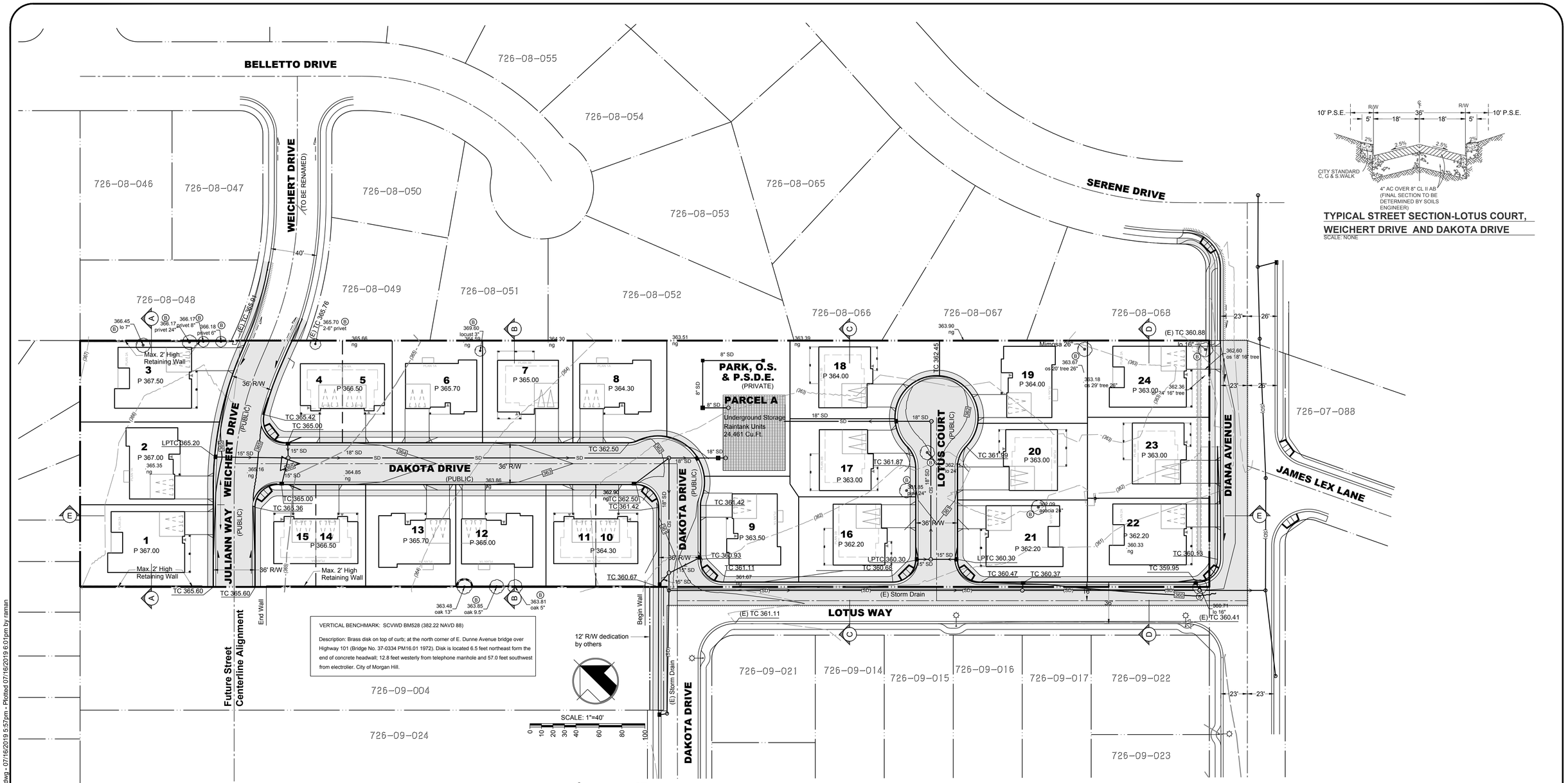
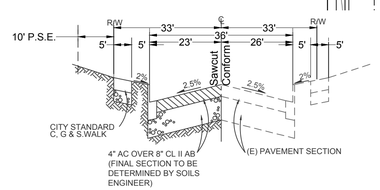
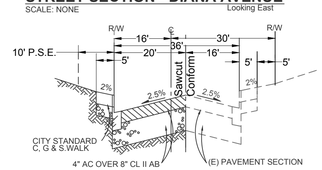


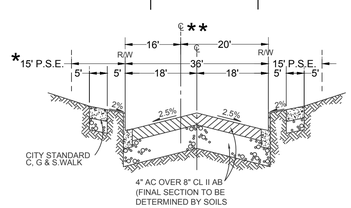
TYPICAL STREET SECTION-LOTUS COURT, WEICHERT DRIVE AND DAKOTA DRIVE
SCALE: NONE



STREET SECTION - DIANA AVENUE
SCALE: NONE — Looking East



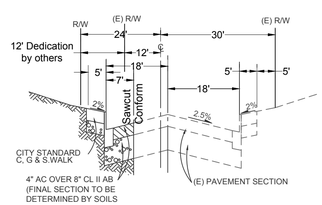
STREET SECTION - LOTUS WAY
SCALE: NONE — Looking South



TYPICAL STREET SECTION-DAKOTA DRIVE
SCALE: NONE — (SEE PLAN VIEW FOR SIDEWALK LAYOUT)

* WIDTH OF P.S.E. BETWEEN JULIANN WAY AND THE KNUCKLE IS 15 FEET

** MONUMENT LINE @ 20' OFFSET TO CURB FRONTING LOTS 9 & 10



STREET SECTION - DAKOTA DRIVE WIDENING OUT OF TRACT (Fronting APN: 726-09-004)
SCALE: NONE — Looking East

Montecito Estates

preliminary grading plan

applicant:

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(408) 779-7381

legend:

(E)	EXISTING
(B)	TREES TO BE REMOVED

grading quantities:

Cut	5,560 C.Y.
Fill	5,149 C.Y.
Net Cut	411 C.Y.

MH engineering Co.
16075 Vineyard Boulevard — Morgan Hill, CA 95037

DATE: 7/19 DRAWN:RS CHECKED: HS

Sheet **3** of **5**
216134

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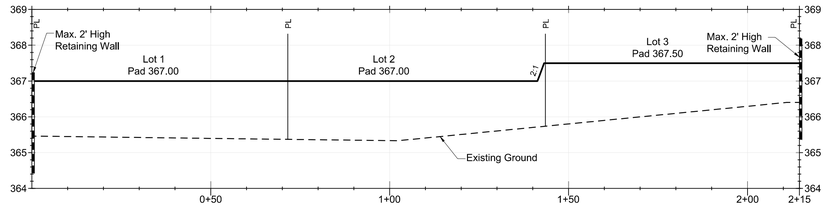
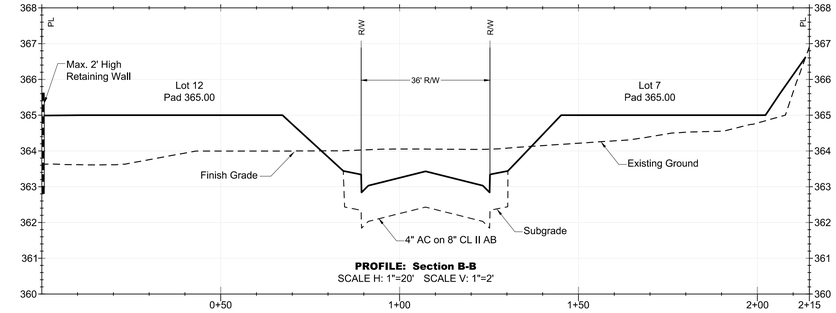
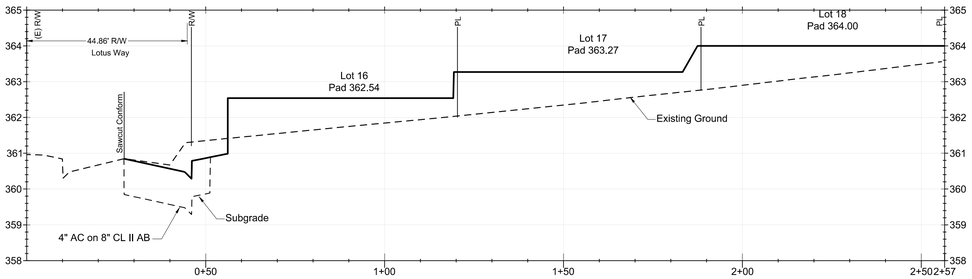


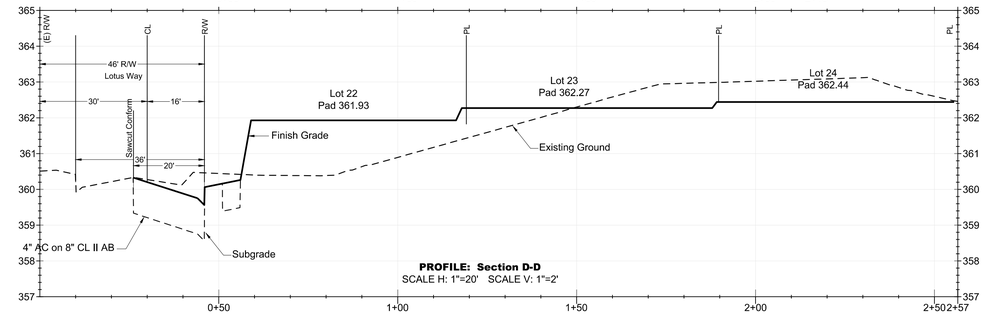
PROFILE: Section A-A
SCALE H: 1"=20' SCALE V: 1"=2'



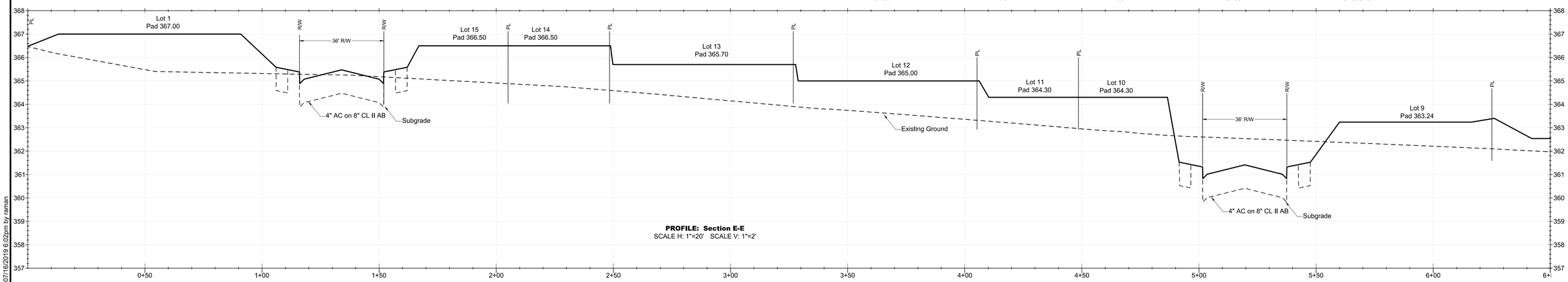
PROFILE: Section B-B
SCALE H: 1"=20' SCALE V: 1"=2'



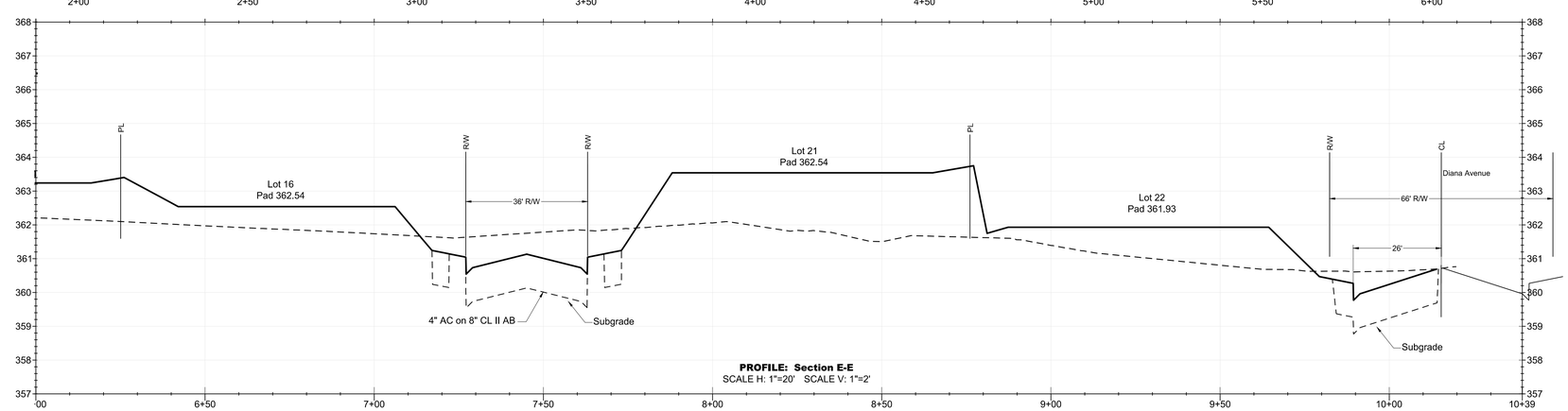
PROFILE: Section C-C
SCALE H: 1"=20' SCALE V: 1"=2'



PROFILE: Section D-D
SCALE H: 1"=20' SCALE V: 1"=2'



PROFILE: Section E-E
SCALE H: 1"=20' SCALE V: 1"=2'



PROFILE: Section E-E
SCALE H: 1"=20' SCALE V: 1"=2'

Montecito Estates

grading cross sections

applicant:
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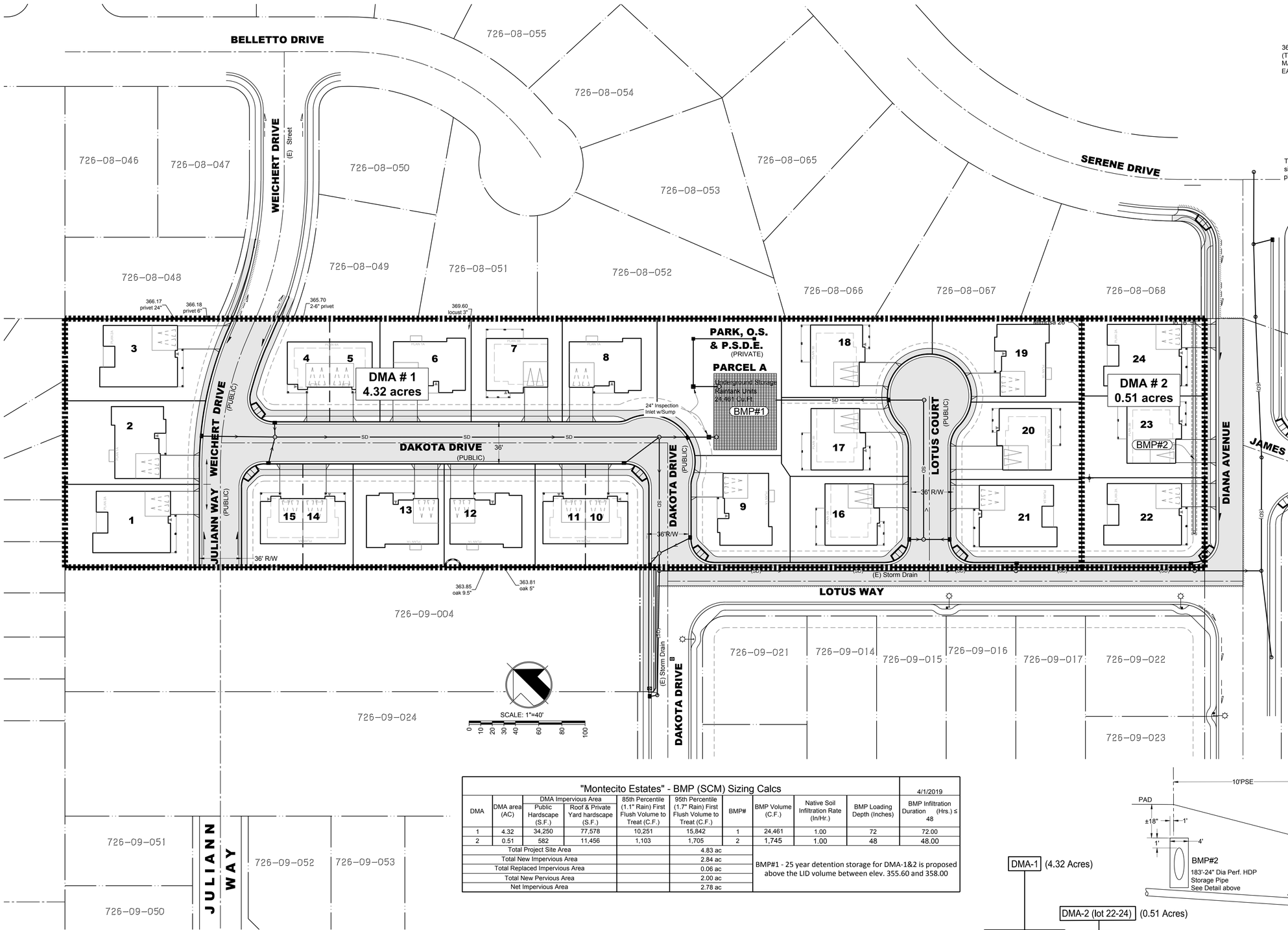
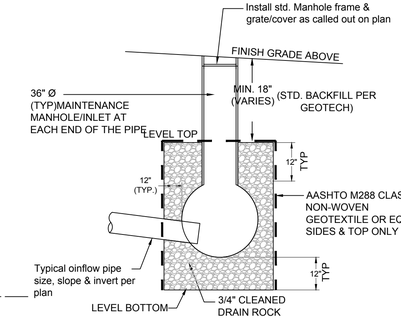
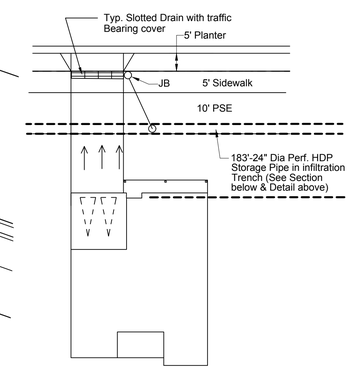


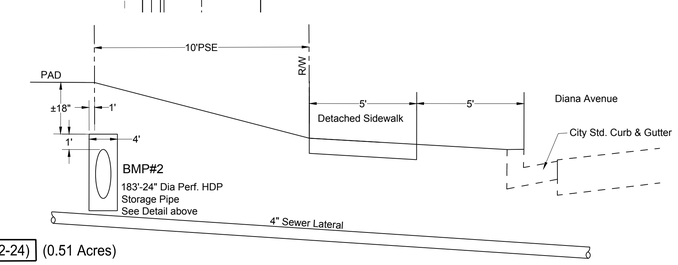


Detail BMP#2
'HDPE' Perforated Pipe Storage
N.T.S.

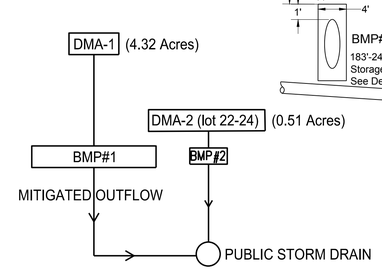


Typical BMP#2 at Lots 22, 23 & 24
N.T.S.

"Montecito Estates" - BMP (SCM) Sizing Calcs										4/1/2019
DMA	DMA area (AC)	DMA Impervious Area		85th Percentile (1.1" Rain) First Flush Volume to Treat (C.F.)	95th Percentile (1.7" Rain) First Flush Volume to Treat (C.F.)	BMP#	BMP Volume (C.F.)	Native Soil Infiltration Rate (In/Hr.)	BMP Loading Depth (Inches)	BMP Infiltration Duration (Hrs.) ≤ 48
		Public Hardscape (S.F.)	Roof & Private Yard hardscape (S.F.)							
1	4.32	34,250	77,578	10,251	15,842	1	24,461	1.00	72	72.00
2	0.51	582	11,456	1,103	1,705	2	1,745	1.00	48	48.00
Total Project Site Area					4.83 ac	BMP#1 - 25 year detention storage for DMA-1&2 is proposed above the LID volume between elev. 355.60 and 358.00				
Total New Impervious Area					2.84 ac					
Total Replaced Impervious Area					0.06 ac					
Total New Pervious Area					2.00 ac					
Net Impervious Area					2.78 ac					



BMP#2-Detail
on Private Property fronting lots 22-24
N.T.S.



Montecito Estates

stormwater management plan

applicant:
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Sheet **5** of **5**
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