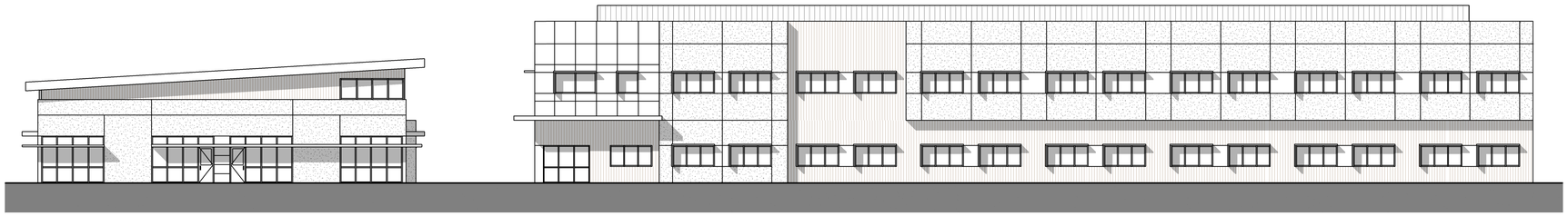
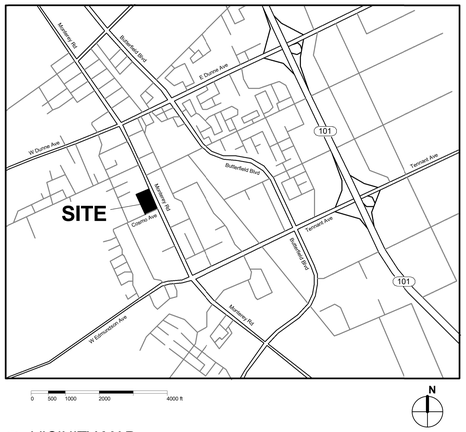
VOICES MORGAN HILL

NEW K-8 SCHOOL CAMPUS
MONTEREY RD. & COSMO AVE., MORGAN HILL, CA 95037

PLANNING SUBMITTAL SET, APRIL 24, 2019





2 VICINITY MAP

PROJECT DESCRIPTION

NEW CAMPUS FOR A K-8 PUBLIC CHARTER SCHOOL:

- PHASE I: NEW 2 STOREY BUILDING WITH 18 CLASSROOMS AND RELATED ADMINISTRATIVE AREAS. LUNCH SHELTER.
- PHASE II: NEW 1 STOREY MULTIPURPOSE AND LUNCH BUILDING, INCLUDING 2 SPECIAL PROGRAM SPACES.
- LANDSCAPE AND PLAYGROUND AREAS.

PROJECT LOCATION

MONTEREY RD. & COSMO AVE.
MORGAN HILL, CA 95037

PROJECT OCCUPANCY

E, A2 OCCUPANCY

3 PROJECT INFORMATION

DEVELOPER

PACIFIC WEST COMMUNITIES, INC.
430 E. State St., Suite 100
Eagle, ID 83616
Ph: (949) 599-6069
Contact: Darren Berberian

CIVIL ENGINEER

BELLECCI & ASSOCIATES
2290 Diamon Blvd., Suite 100
Concord, CA 94520
Ph: (925) 685-4569
Contact: Frank Bellecci

ARCHITECT

K2A ARCHITECTURE + INTERIORS
555 De Haro St., Suite 380
San Francisco, CA 94107
Ph: (415) 487-6900
Contact: Steve Kolm

LANDSCAPE ARCHITECT

THOMAS H. PHELPS LANDSCAPE ARCHITECTURE
P.O. Box 8328
Chico, CA 95927
Ph: (530) 892-8897
Contact: Thomas H. Phelps

MODULAR BUILDING COMPANY

SILVER CREEK INDUSTRIES
2830 Barrett Ave.
Perris, CA 92571
Ph: (951) 943-5393
Contact: Joshua Dean

4 PROJECT DIRECTORY - PLANNING
1 : 1

Zoning Code	Voices Morgan Hill - New K-8 School Campus	
Project Address	Cosmo Ave. & Monterey Rd. Morgan Hill, California 95037	
APN	767-17-047 - Parcel 2	
Site Area	88,410 s.f. (2.02 Acres)	
City of Morgan Hill Zoning	MU-F (Mixed Use - Flex)	
Land Use Regulations	Table 18.22-1	Conditional Use Permit Required
Development Standards	Table 18.22-2	Project Site
Lot Area	6,000 sf min.	88,410 sf
Lot Width	60 ft min.	267 ft
Lot Depth	100 ft min.	331 ft
Area Calculations (sq. ft.)		Proposed
	Lot Area	**88,410**
	Classroom Building - 1st. floor	13,689
	Classroom Building - 2nd. floor	14,136
	Multipurpose Building	7,326
	Utilities & Trash Encl	405
	Total Area Proposed	**35,556**
Building Standards	Required / Allowed	Proposed
Floor Area Ratio - max.		
Total Area Proposed / Lot Area	0.5	**0.40**
Building Coverage	50%	**24%**
Height	35 ft	**31 ft**
Setbacks		
Front Setback	10 ft	**10 ft**
Street Side	10 ft	**10 ft**
Interior Setback	15 ft	**24 ft**
Rear Setback	20 ft	**69 ft** (incl Creek Easement & Riparian setback)
Riparian Setback	35 ft	**35 ft**
Parking	Required	Proposed total
1 per classroom	20	
1 per 250 sf office	10	
	30	**33**

5 ZONING CODE ANALYSIS
1 : 1

DRAWING LIST - PLANNING

SHEET NUMBER	SHEET NAME
- PLANNING SUBMITTAL 04/29/2019	
A001	COVER SHEET PROJECT INFORMATION ZONING CODE ANALYSIS DRAWING INDEX
A101a	SITE PLAN - PHASE I
A101b	SITE PLAN - PHASE II
A103	SITE PLAN - FIRE DEPARTMENT ACCESS
A201	CLASSROOM BUILDING 1st Flr. PLAN - PHASE I
A202	CLASSROOM BUILDING 2nd Flr. PLAN - PHASE I
A203	CLASSROOM BUILDING ROOF PLAN - PHASE I
A211a	LUNCH SHELTER FLOOR PLAN - PHASE I
A211b	MULTIPURPOSE BUILDING FLOOR PLAN - PHASE II
A301	STREET ELEVATIONS - PHASE I
A302	STREET ELEVATIONS PHASE II
A303	BUILDING ELEVATIONS
AS	PRELIMINARY ALTA SURVEY
C1	PRELIMINARY GRADING AND DRAINAGE PLAN
C2	STORM WATER CONTROL PLAN
L1	PHASE I LANDSCAPE SCHEMATIC MASTER PLAN
L2	PHASE II LANDSCAPE SCHEMATIC MASTER PLAN

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fax 415.487.6909

LICENSED ARCHITECT
BRIAN BENJAMIN KOLM
NO. C15946
EXP. 03/21
STATE OF CALIFORNIA

■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
COVER SHEET
PROJECT INFORMATION
ZONING CODE ANALYSIS
DRAWING INDEX

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: As indicated
Drawn By: Author

■ Project Information
Date: 04/29/2019
Status: PLANNING SUBM.
Project Number: 1817

■ Sheet
A001

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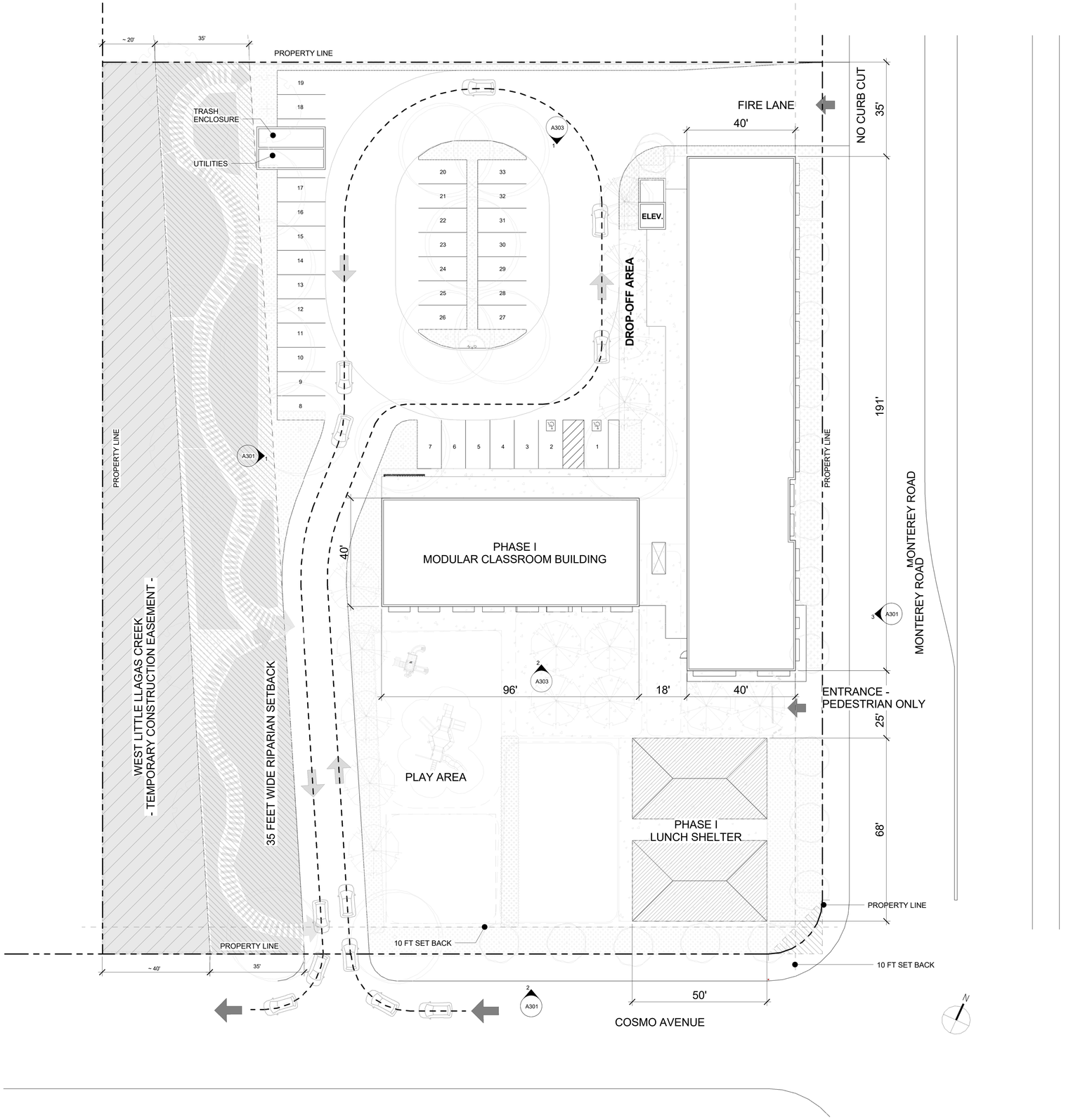

1 SITE PLAN -PHASE I
1/16" = 1'-0"

8/6/2019 10:24:15 AM

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STEVEN BENJAMIN KUHN
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STATE OF CALIFORNIA

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■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
SITE PLAN - PHASE I

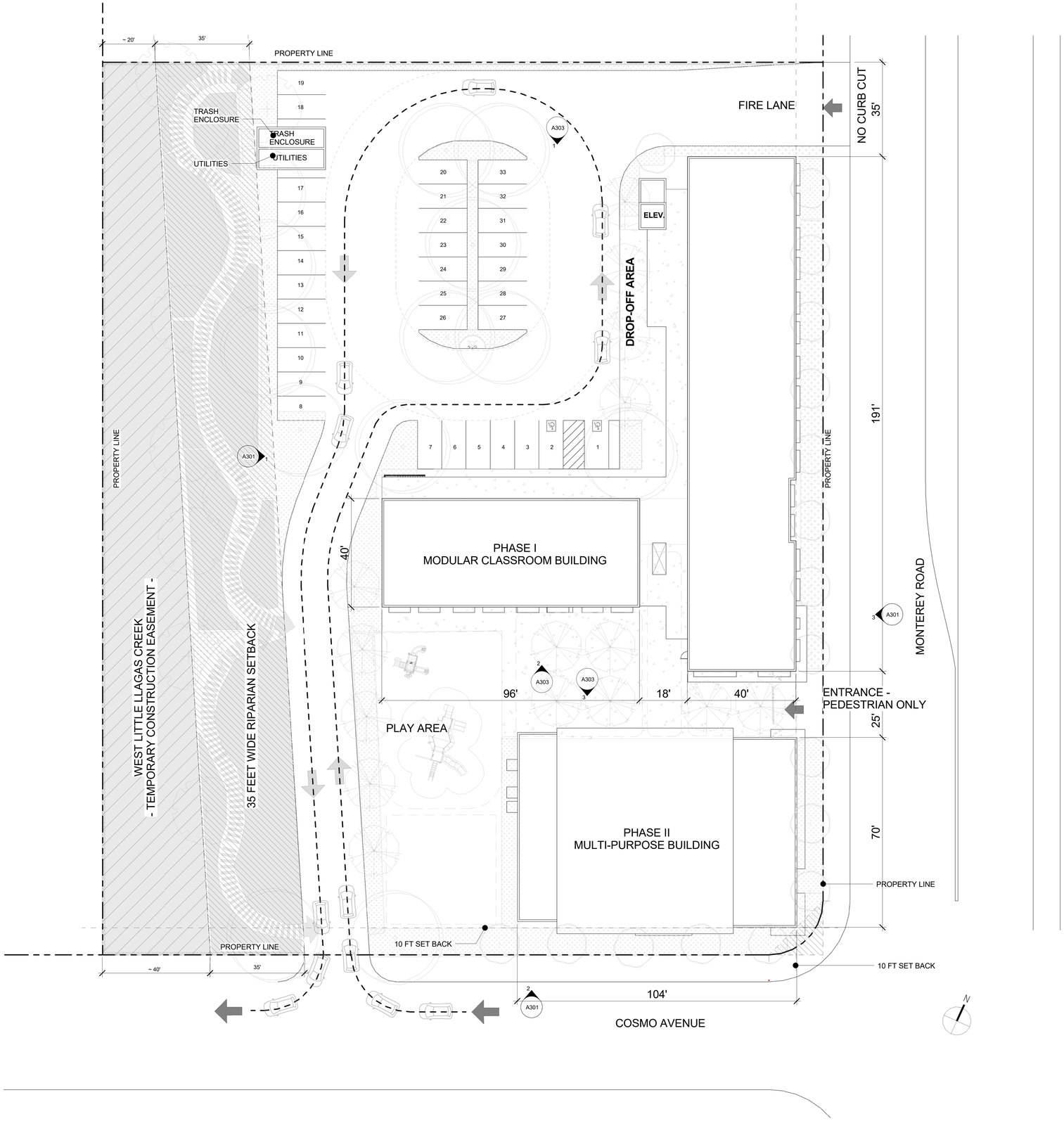
■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/16" = 1'-0"
Drawn By: Author

■ Project Information
Date: 04/29/2019
Status: PLANNING SUBM.
Project Number: 1817

■ Sheet
A101a



1 SITE PLAN -PHASE II
1/16" = 1'-0"

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STATE OF CALIFORNIA

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Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
SITE PLAN - PHASE II

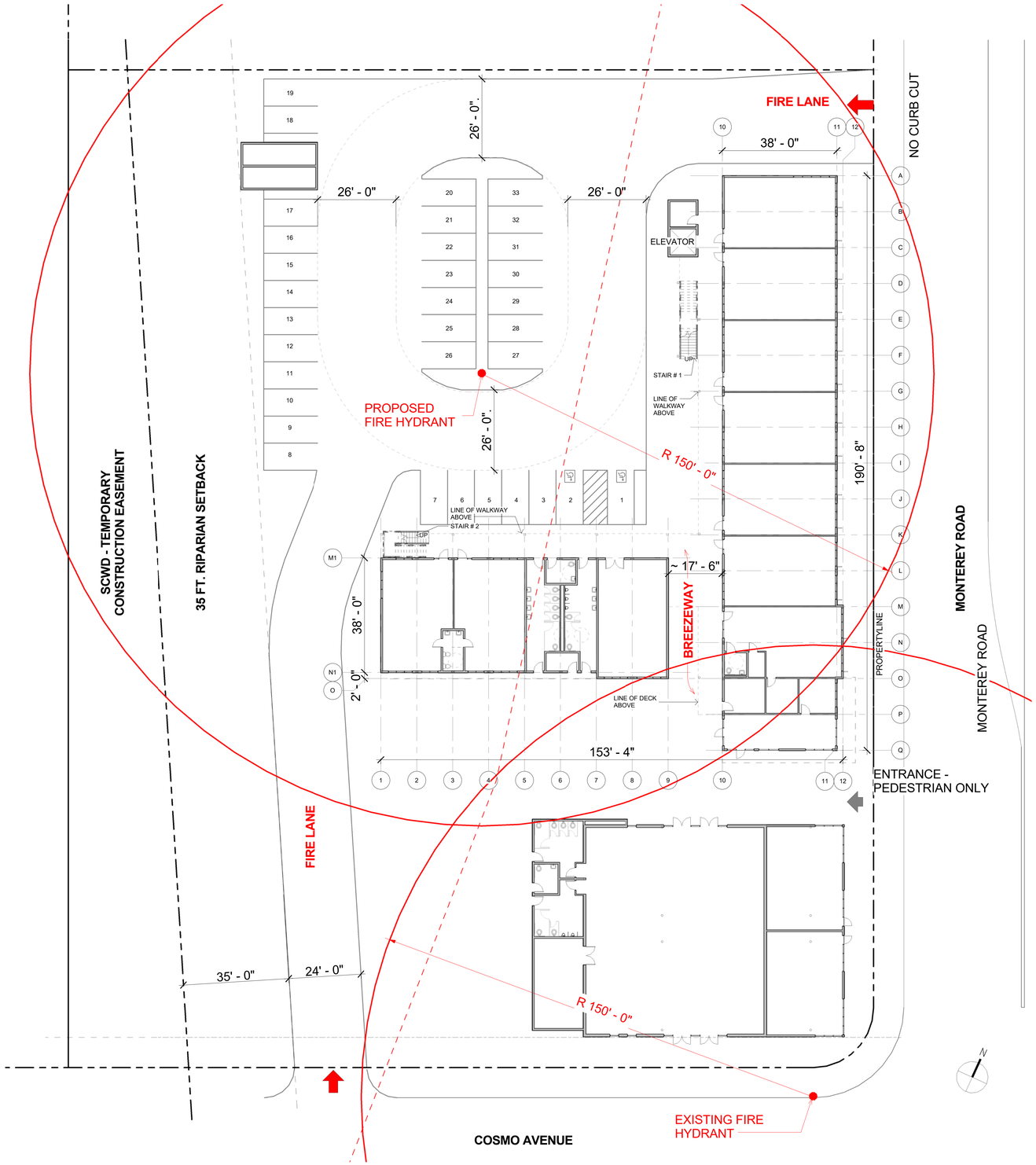
■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/16" = 1'-0"
Drawn By: Author

■ Project Information
Date: 04/29/2019
Status: PLANNING SUBM.
Project Number: 1817

■ Sheet
A101b



1 SITE PLAN - FIRE DEPARTMENT ACCESS
1/16" = 1'-0"

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LICENSED ARCHITECT STEVEN BENJAMIN KOLM NO.C15946 EXP. 03/21 STATE OF CALIFORNIA

■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
SITE PLAN - FIRE DEPARTMENT ACCESS

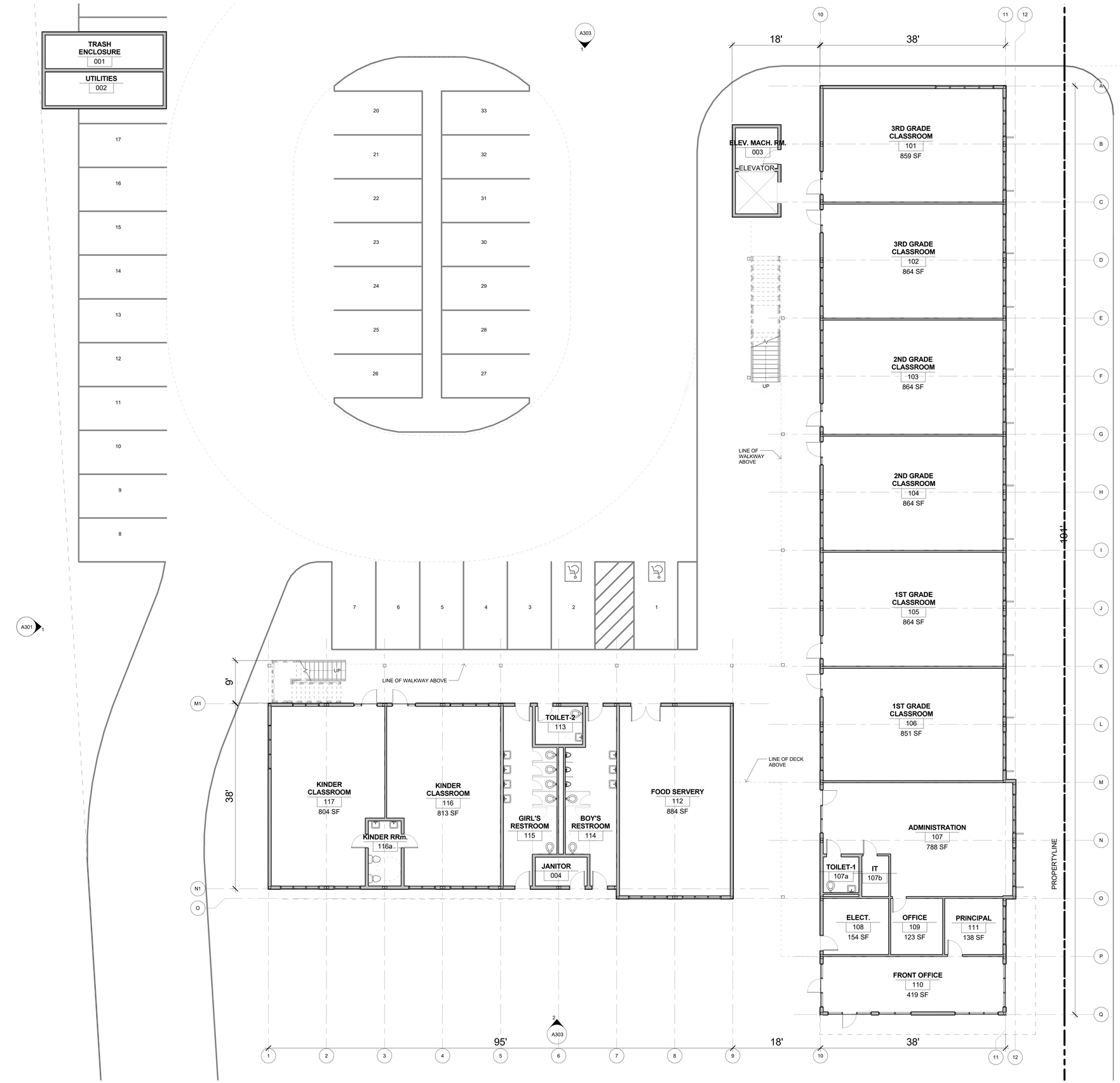
■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/16" = 1'-0"
Drawn By: Author

■ Project Information
Date: 04/29/2019
Status: PLANNING SUBM.
Project Number: 1817

■ Sheet
A103



1 CLASSROOM BUILDING 1st FLOOR PLAN
1/8" = 1'-0"

5/2/2019 8:46:54 PM

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EXP. 03/21
STATE OF CALIFORNIA

■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
CLASSROOM BUILDING
1st Flr. PLAN - PHASE I

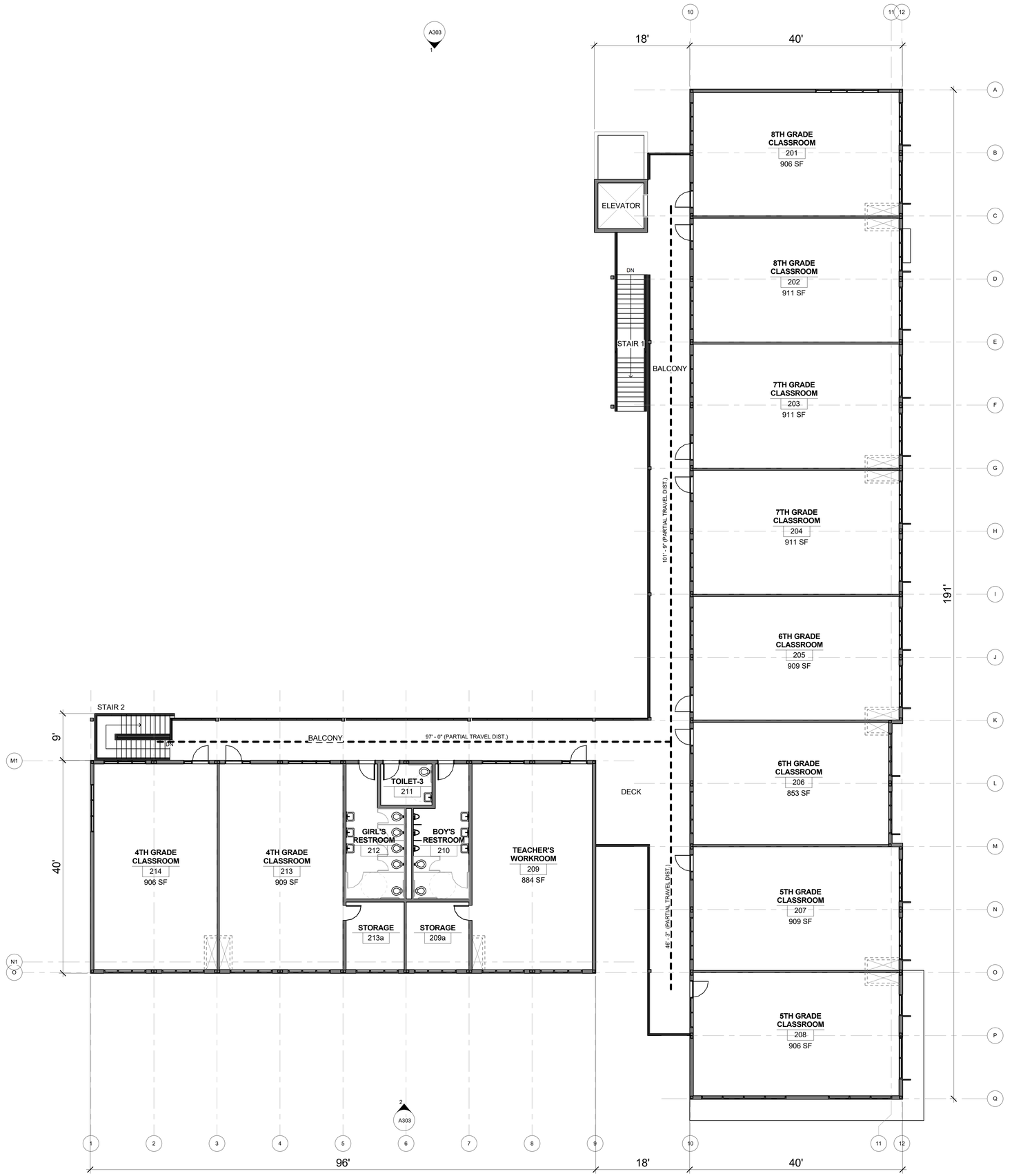
■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author

■ Project Information
Date: 04/29/2019
Status: PLANNING SUBM.
Project Number: 1817

■ Sheet
A201



1 CLASSROOM BUILDING 2nd FLOOR PLAN
1/8" = 1'-0"

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LICENSED ARCHITECT STEVEN BENJAMIN HOLM NO.C15946 EXP. 03/21 STATE OF CALIFORNIA

■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
CLASSROOM BUILDING 2nd Flr. PLAN - PHASE I

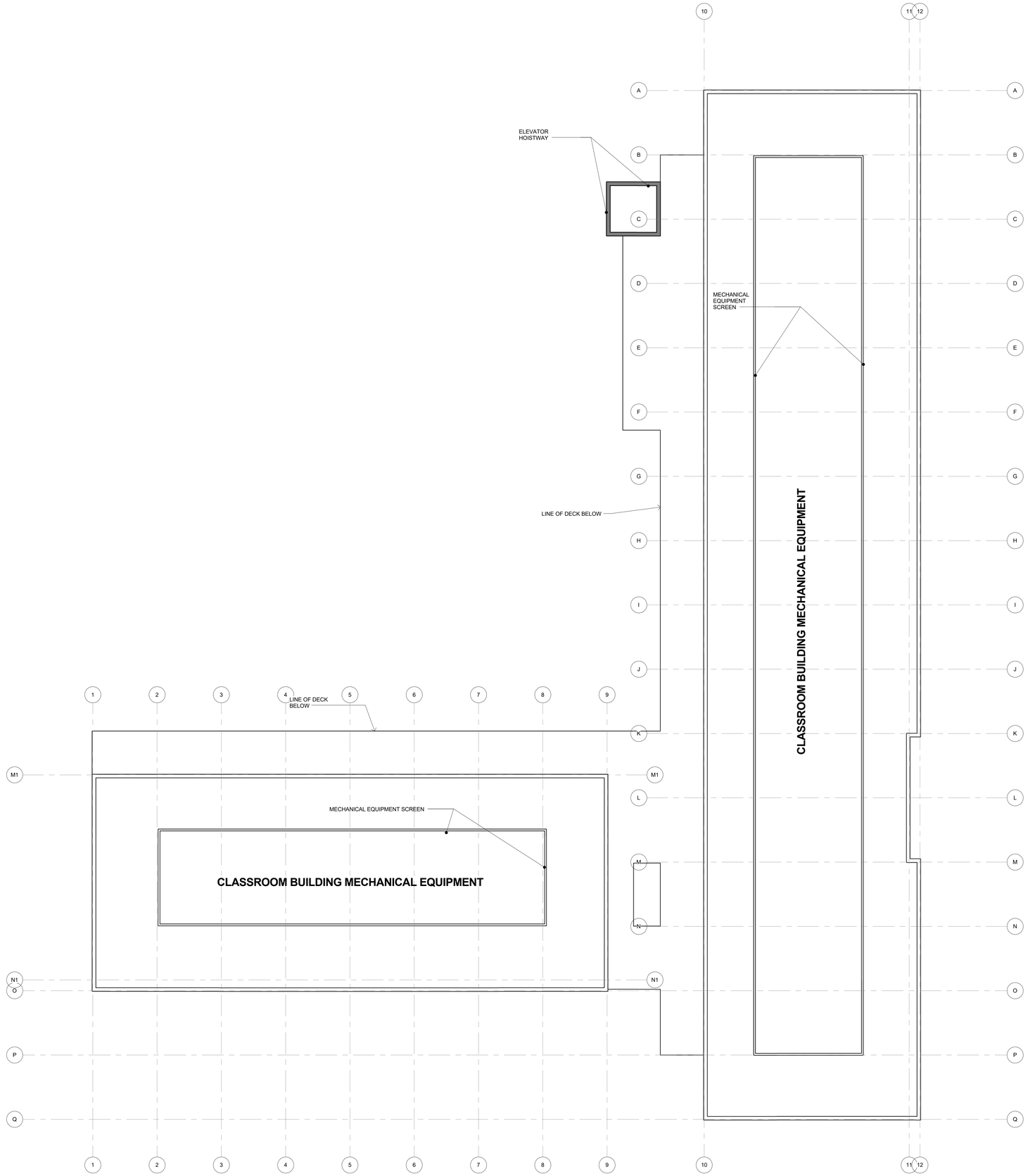
■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author

■ Project Information
Date: 04/29/2019
Status: PLANNING SUBM.
Project Number: 1817

■ Sheet
A202



1 CLASSROOM BUILDING ROOF PLAN
1/8" = 1'-0"

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NO.C15946
EXP. 03/21
STATE OF CALIFORNIA

■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
CLASSROOM BUILDING ROOF PLAN - PHASE I

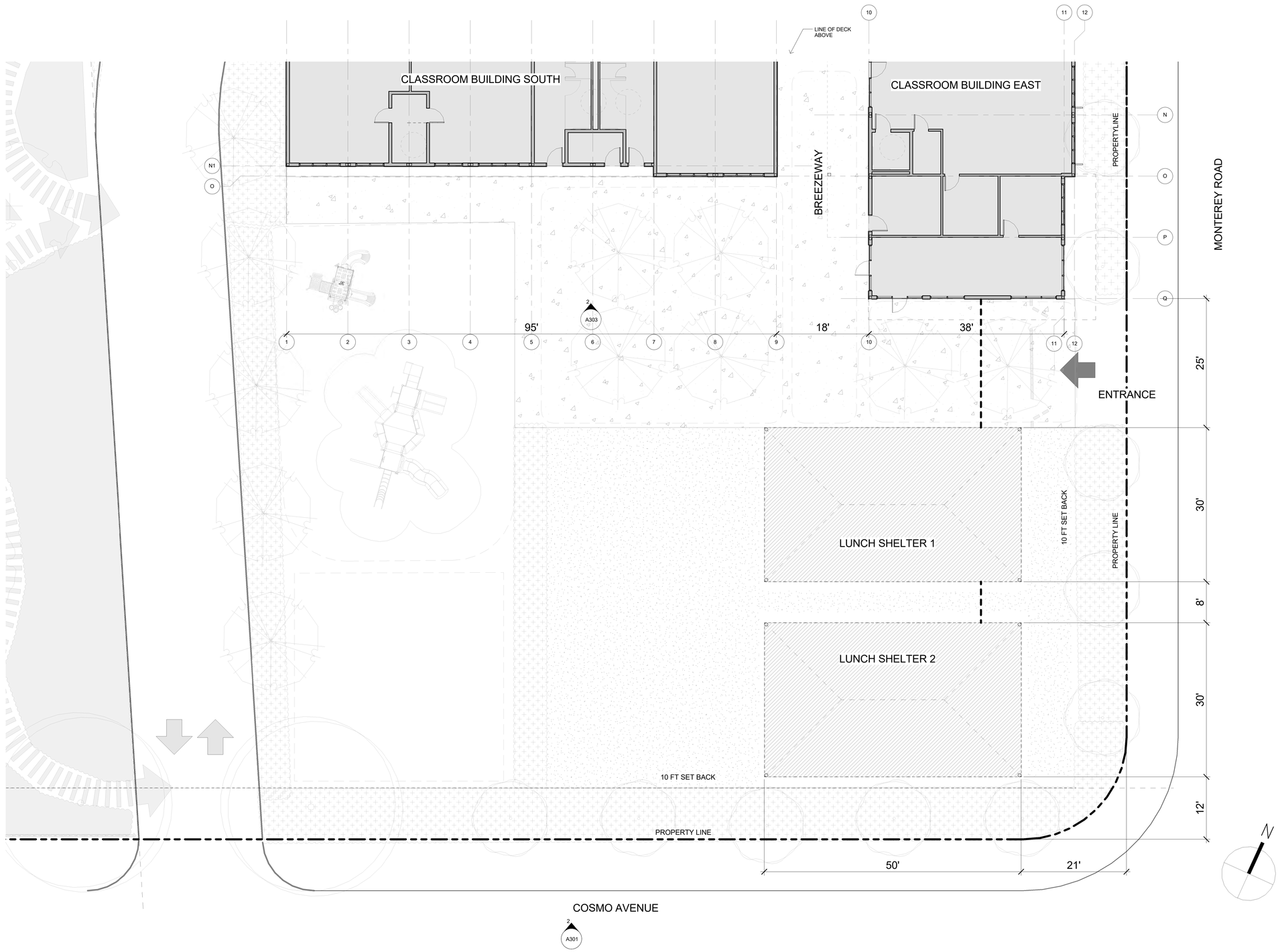
■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author

■ Project Information
Date: 04/29/2019
Status: PLANNING SUBM.
Project Number: 1817

■ Sheet
A203



1 LUNCH SHELTER PLAN
1/8" = 1'-0"

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NO.C15946
EXP. 03/21
STATE OF CALIFORNIA

■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
LUNCH SHELTER FLOOR PLAN - PHASE I

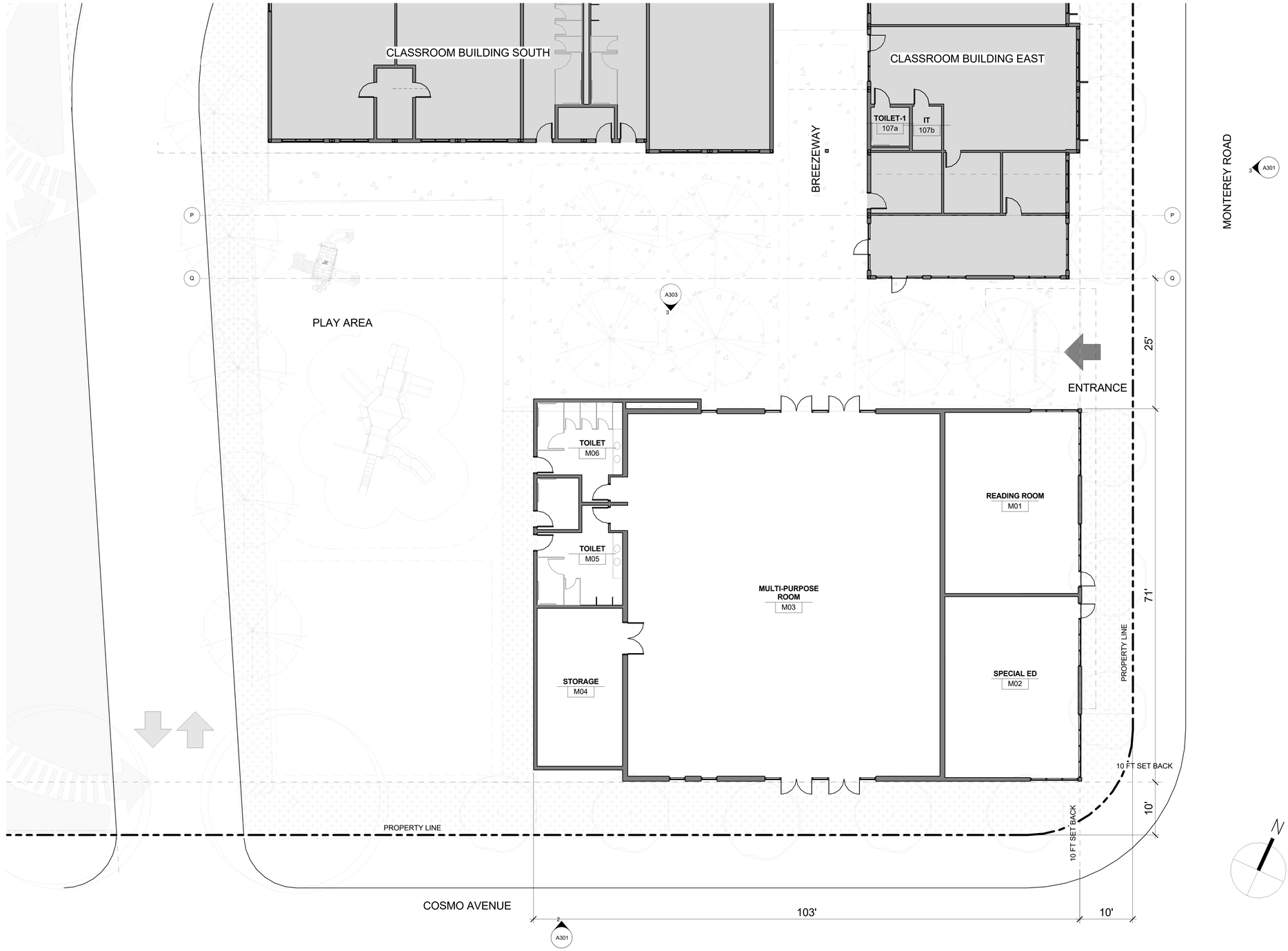
■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author

■ Project Information
Date: 04/29/2019
Status: PLANNING SUBM.
Project Number: 1817

■ Sheet
A211a



1 MULTI-PURPOSE BUILDING FLOOR PLAN
1/8" = 1'-0"

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+ INTERIORS

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LICENSED ARCHITECT
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NO.C15946
EXP. 03/21
STATE OF CALIFORNIA

■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
MULTIPURPOSE BUILDING FLOOR PLAN - PHASE II

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author

■ Project Information
Date: 04/29/2019
Status: PLANNING SUBM.
Project Number: 1817

■ Sheet
A211b

DATE: AUGUST 2018

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, PRELIMINARY REPORT NO. 98201364-982-EA-KC, DATED APRIL 12, 2018 AT 7:30 A.M.

TITLE VESTED IN:

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

PEPPER LANE-COSMO, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THESE REPORTS IS:

A FEE.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

PARCEL APN: 767-17-047:

PARCEL 2, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON FEBRUARY 10TH, 1978 IN BOOK 412 OF MAPS, AT PAGE 43.

EXCEPTIONS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2018-2019.

2. PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.

3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

4. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS:
   FOR: LIBRARY JPA CFD 2013-1 MELLO ROOS

   THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA. THE TAX MAY NOT BE PREPAID.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: SANTA CLARA COUNTY WATER DISTRICT, A PUBLIC CORPORATION
   PURPOSE: TEMPORARY MAINTENANCE
   RECORDING DATE: DECEMBER 16, 1977
   RECORDING NO: BOOK D345, PAGE 135, OF OFFICIAL RECORDS
   AFFECTS: SOUTHWESTERLY 40 FEET OF SAID LAND

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

   PURPOSE: ACCESS FOR PARCEL ONE
   AFFECTS: THE SOUTHWESTERLY 25 FEET OF SAID LAND

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: IMPROVEMENT AGREEMENT
   DATED: JANUARY 6, 1978
   EXECUTED BY: CITY OF MORGAN HILL, A MUNICIPAL CORPORATION AND COSMO D. AND ERNESTA I. PERROTTA
   RECORDING DATE: FEBRUARY 27, 1978
   RECORDING NO: BOOK D488, PAGE 684, OF OFFICIAL RECORDS
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8. THE COMMUNITY DEVELOPMENT PLAN OF THE OJO DE AGUA PROJECT AREA IN THE CITY OF MORGAN HILL, RECORDED ON JUNE 23, 1981 IN BOOK G169, PAGE 270, OFFICIAL RECORDS OF SANTA CLARA COUNTY, AS INSTRUMENT NUMBER 7092982.

   AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL (ORDINANCE NO. 552, NEW SERIES) APPROVING AND ADOPTING THE OJO DE AGUA COMMUNITY DEVELOPMENT PLAN AND MAKING CERTAIN FINDINGS PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW OF THE STATE OF CALIFORNIA, RECORDED JUNE 23, 1981 IN BOOK G169 PAGE 327, OFFICIAL RECORDS, AS INSTRUMENT NUMBER 7092983.

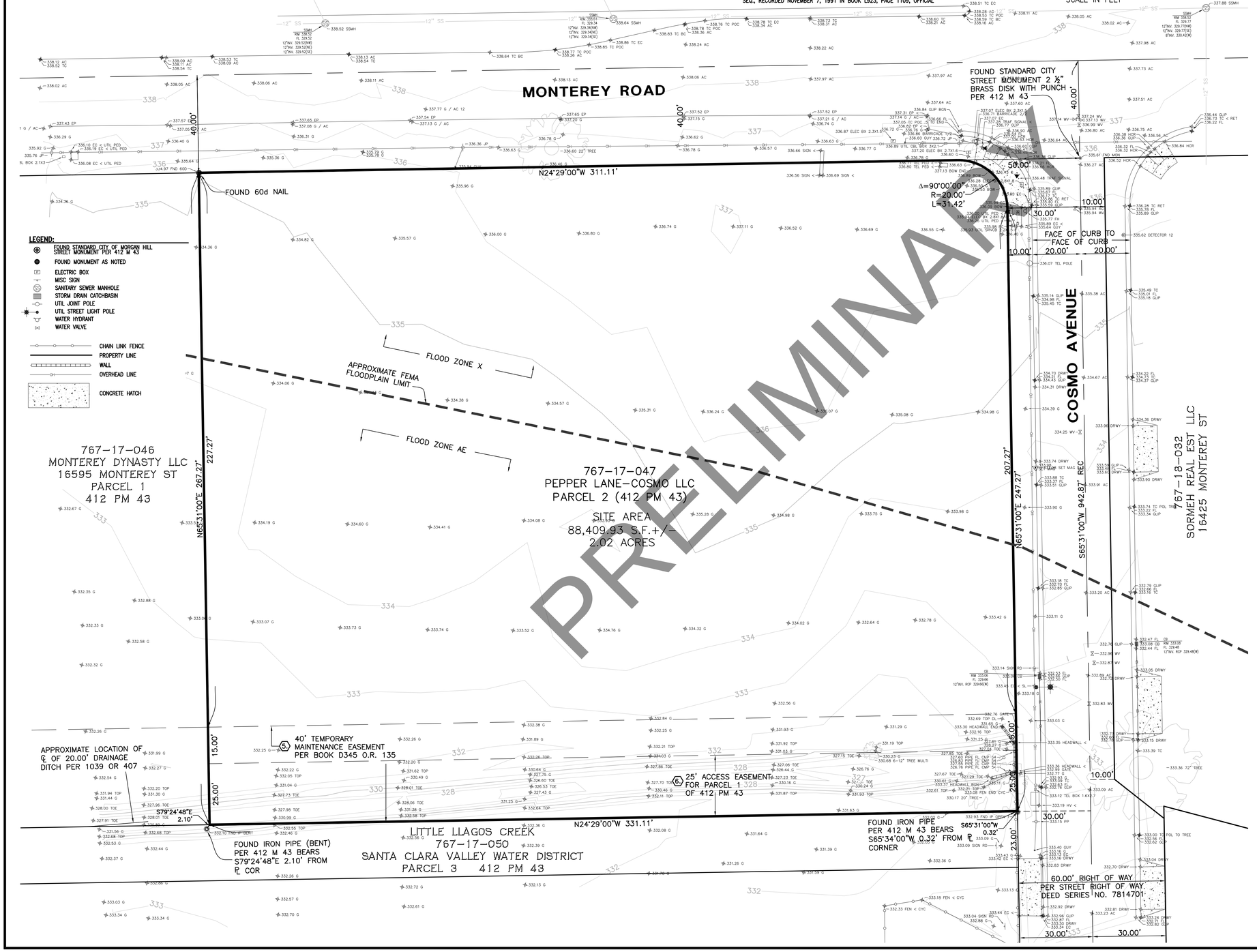
   STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS, PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW, HEALTH & SAFETY CODE SECTIONS 33000, ET SEQ., RECORDED JUNE 23, 1981 IN BOOK G169, PAGE 340, OFFICIAL RECORDS, AS INSTRUMENT NUMBER 7092984.

   AN ORDINANCE OF THE CITY OF MORGAN HILL (ORDINANCE NO. 1057, N.S.) ADOPTING THE AMENDED AND RESTATED OJO DE AGUA COMMUNITY DEVELOPMENT PROJECT AREA PLAN PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW OF THE STATE OF CALIFORNIA (HEALTH & SAFETY CODE SECTIONS 33000, ET SEQ.), RECORDED NOVEMBER 7, 1991 IN BOOK L923, PAGE 1101, OFFICIAL RECORDS, AS INSTRUMENT NUMBER 11126298.

   STATEMENT OF INSTITUTION OF AMENDED REDEVELOPMENT PLAN PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW, HEALTH & SAFETY CODE SECTIONS 33000, ET SEQ., RECORDED NOVEMBER 7, 1991 IN BOOK L923, PAGE 1109, OFFICIAL RECORDS, AS INSTRUMENT NUMBER 11126299.

   NOTICE OF NON-EFFECTIVENESS OF AMENDED AND RESTATED REDEVELOPMENT PLAN RECORDED DECEMBER 15, 1992 IN BOOK M541, PAGE 803, OFFICIAL RECORDS, AS INSTRUMENT NUMBER 11692063.

   AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL, (ORDINANCE NO. 1204, NEW SERIES) ADOPTING AN AMENDMENT TO THE OJO DE AGUA COMMUNITY DEVELOPMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 33333.6 AND AMENDING A RELATED ORDINANCE IN CONNECTION THEREWITH, RECORDED JANUARY 9, 1995 IN BOOK N724, PAGE 1384, OFFICIAL RECORDS, AS INSTRUMENT NO. 12769934.



PRELIMINARY

ALTA/NSPS LAND TITLE SURVEY

VOICE CHARTER SCHOOL

PARCEL 2 (412 PM 43)

APN 767-17-047

CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, SEPTEMBER 2018

Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

EXCEPTIONS

9. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW:

   LIMITED LIABILITY COMPANY: PEPPER LANE-COSMO, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY
   A) A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
   B) IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENTS THERETO WITH THE APPROPRIATE FILING STAMPS.
   C) IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED, A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
   D) A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY IS CURRENTLY DOMICILED.
   E) IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.
   F) IF LIMITED LIABILITY COMPANY IS A SINGLE MEMBER ENTITY, A STATEMENT OF INFORMATION FOR THE SINGLE MEMBER WILL BE REQUIRED.
   G) EACH MEMBER AND MANAGER OF THE LLC WITHOUT AN OPERATING AGREEMENT MUST EXECUTE IN THE PRESENCE OF A NOTARY PUBLIC THE CERTIFICATE OF CALIFORNIA LLC (WITHOUT AN OPERATING AGREEMENT) STATUS AND AUTHORITY FORM.

10. THE COMPANY WILL REQUIRE THAT AN OWNER'S AFFIDAVIT BE COMPLETED BY THE PARTY(S) NAMED BELOW BEFORE THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE.

    PARTY(S): PEPPER LANE-COSMO, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

    THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT.

11. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

    THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

    THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

12. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

TABLE A NOTES:

PER TABLE A OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS:

16.) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE DATE OF SURVEY.

17.) THERE IS NO EVIDENCE OF RECENT STREET CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

18.) THERE HAS BEEN NO DELINEATION OF WETLANDS. NO DELINEATION MARKERS WERE OBSERVED ONSITE AT THE DATE OF SURVEY.

FLOOD ZONE DESIGNATION:

A PORTION OF THE SITE LIES WITHIN FLOOD ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

A PORTION OF THE SITE ALSO LIES WITHIN FLOOD ZONE AE: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NO. 06085C0607H EFFECTIVE DATE: MAY 18, 2009

ZONING INFORMATION:

ZONING DISTRICT: MH
INFORMATION SHOWN PER SANTA CLARA CITY CODE, PASSED AUGUST 21, 2018

THE REGULATIONS SET FORTH IN THIS CHAPTER APPLY IN ALL MH ZONING DISTRICTS. (ZONING ORD. § 25-1).

18.50.050 LOT AREA. EACH LOT SHALL CONTAIN A MINIMUM AREA OF TWENTY THOUSAND (20,000) SQUARE FEET. (ZONING ORD. § 25-5).

18.50.060 LOT WIDTH. THE MINIMUM LOT WIDTH SHALL BE ONE HUNDRED (100) FEET. (ZONING ORD. § 25-6).

18.50.070 BUILDING HEIGHT LIMITS. MAXIMUM PERMITTED HEIGHT SHALL NOT EXCEED SEVENTY (70) FEET. (ZONING ORD. § 25-7).

18.50.080 FRONT YARD. EACH LOT SHALL HAVE A STREET SIDE FRONT YARD OF NOT LESS THAN FIFTEEN (15) FEET IN DEPTH. (ZONING ORD. § 25-8).

18.50.090 SIDE YARDS. SIDE YARDS ARE REQUIRED AT EACH SIDE OF EVERY LOT THAT IS ADJACENT AT THAT SIDE OF THE LOT TO A RESIDENTIALLY ZONED PROPERTY OR PROPERTY DESIGNATED AS RESIDENTIAL IN THE GENERAL PLAN. EACH SUCH SIDE YARD SHALL BE NOT LESS THAN TEN FEET IN WIDTH.

THE STREET SIDE YARD OF EACH CORNER LOT EXCLUSIVE OF FRONT YARD SHALL BE NOT LESS THAN FIFTEEN (15) FEET IN WIDTH. (ZONING ORD. § 25-9).

18.50.100 REAR YARD. A REAR YARD IS REQUIRED AT THE REAR OF EACH LOT THAT IS ADJACENT AT THE REAR OF THE LOT TO A RESIDENTIALLY ZONED PROPERTY OR PROPERTY DESIGNATED AS RESIDENTIAL IN THE GENERAL PLAN. SUCH REAR YARD SHALL BE NOT LESS THAN FIFTEEN (15) FEET IN DEPTH. (ZONING ORD. § 25-10).

18.50.110 MAXIMUM BUILDING COVERAGE. NO REQUIREMENT; SUBJECT TO REQUIRED PARKING AND SETBACKS. (ZONING ORD. § 25-11).

18.50.130 MINIMUM PARKING REQUIREMENTS. THE MINIMUM PARKING REQUIREMENTS ARE AS SPECIFIED IN CHAPTER 18.74 SCCC. (ZONING ORD. § 25-13).

DISCLAIMER: THE CITY CLERK'S OFFICE HAS THE OFFICIAL VERSION OF THE SANTA CLARA CITY CODE. USERS SHOULD CONTACT THE CITY CLERK'S OFFICE FOR ORDINANCES PASSED SUBSEQUENT TO THE ORDINANCE CITED ABOVE.

CITY WEBSITE: HTTP://SANTACLARACA.GOV/
CITY TELEPHONE: (408) 615-2220

BASIS OF BEARINGS:

THE CENTERLINE OF COSMO AVENUE BASED ON THE THE LOCATION OF THE EXISTING CURBS AS SURVEYED ON THE DATE OF THIS MAP. BEARING TAKEN AS NORTH 65°31'00" EAST PER PARCEL MAP RECORDED IN BOOK 412 OF MAPS AT PAGE 43, SANTA CLARA COUNTY RECORDS. CALIFORNIA COORDINATE SYSTEM ZONE III, NAD83, NAVD88 DATUM. DISTANCES ARE IN US SURVEY FEET AND/OR DECIMALS THEREOF.

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY, PACIFIC WEST COMMUNITIES.

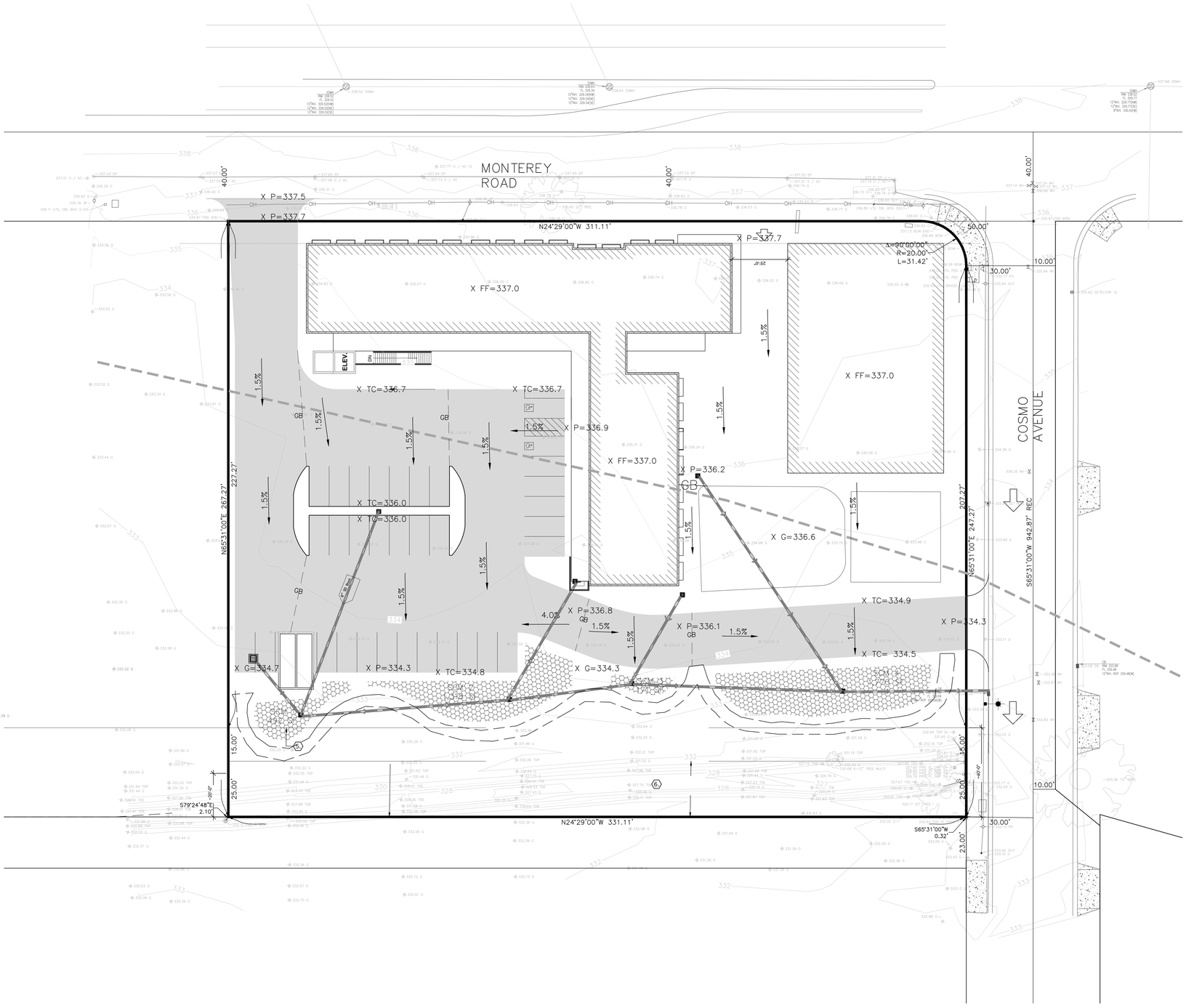
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), (b), 7(a), 7(b)(1), 7(c), 12, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 3, 2017.

DATED: _____

LICENSED LAND SURVEYOR
ALEXANDER VICTOR FONG
No. 9252
STATE OF CALIFORNIA

SHEET 1 OF 1
JOB NO. 18105

USA NORTH 811
Call 811 Before You Dig



LEGEND

- AC PAVEMENT PARKING AREA / DRIVEWAY
- PROPOSED SD INLET
- PROPOSED SD PIPE
- PROPOSED IMP AREA
- FF — PROPOSED FINSHED FLOOR GRADE
- P — PROPOSED PAVEMENT ELEVATION
- G — PROPOSED INLET GROUND ELEVATION
- 1.5% — PROPOSED PAVEMENT SLOPE
- 332.32 G — EXISTING TOPOGRAPHIC SPOT ELEVATION
- FEMA FLOODPLAIN LIMIT
- GB — GRADE BREAK

PRELIMINARY

2nd Submittal – April 2019

20 10 0 20 40 60
SCALE IN FEET

BY	DATE	REVISIONS

Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4589 Fax (925) 685-4838

TENTATIVE MAP

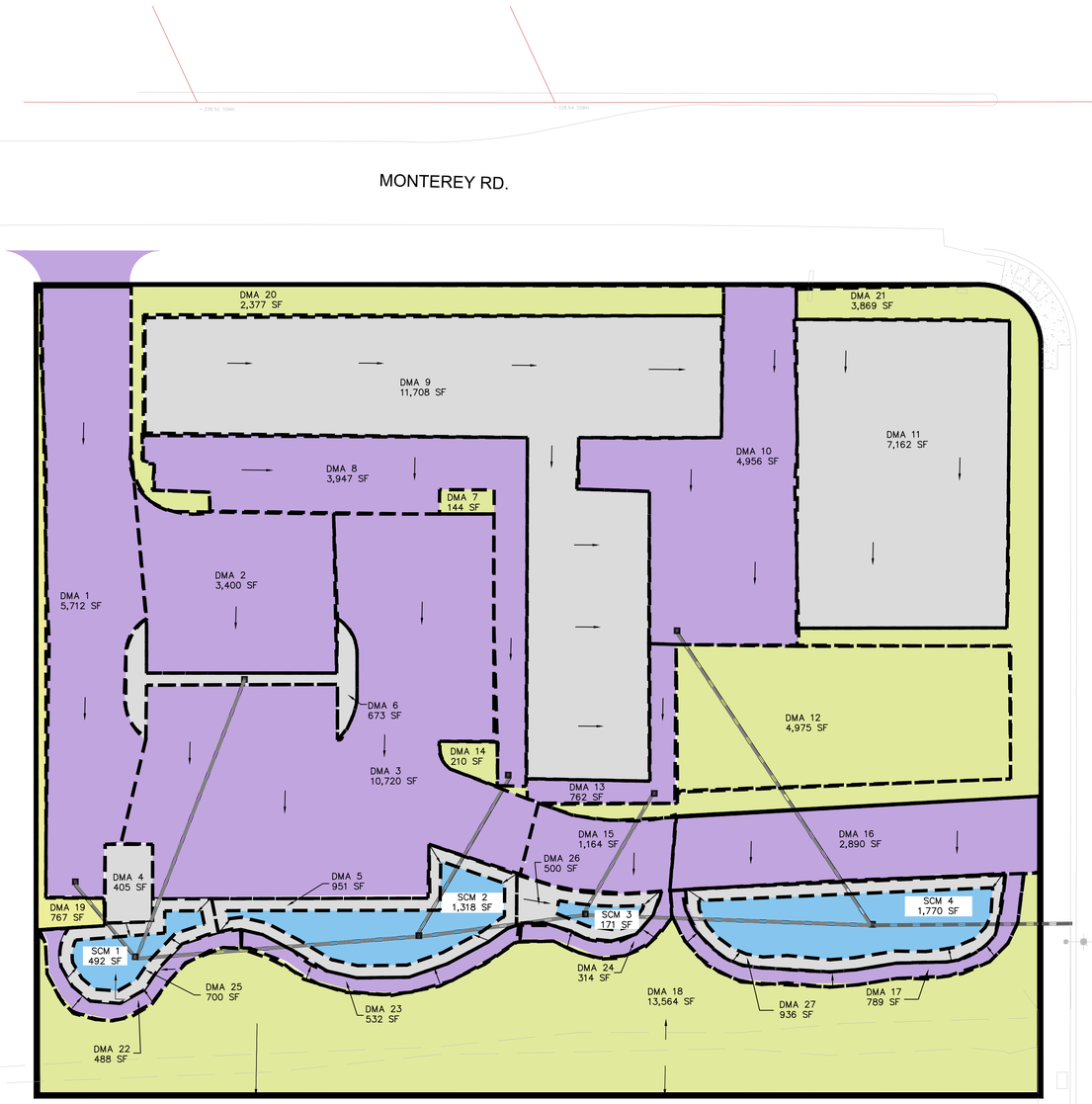
GRADING PLAN

VOICES MORGAN HILL PROJECT

CITY OF MORGAN HILL SANTA CLARA COUNTY CALIFORNIA

SHEET C1 OF 2

JOB NO. 18105



NOTES

ADDRESS: COSMO AVE & MONTEREY RD

APN: 767-17-047

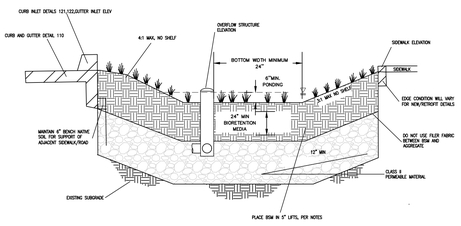
APPLICANT NAME: VOICES COLLEGE-BOUND ACADEMY

PROJECT TYPE: PUBLIC

LEGEND

- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA
- STORM DRAIN
- STORM DRAIN INLET
- CONCRETE
- LANDSCAPE (SELF-TREATING)
- ROOF
- IMPERVIOUS LANDSCAPE(DRAINS TO SCM)
- BIORETENTION
- DIRECTION OF FLOW

20 10 0 20 40 60
SCALE IN FEET



TYPICAL SECTION – C.3 BASIN
NOT TO SACLE

NOTE:
BIORETENTION FACILITY SHOULD BE CONSTRUCTED PER CITY STANDARD.

Project Areas	
Total Project Site Area	88,410 SF
Total New Impervious Surface Area	58,248 SF
Total Replaced Impervious Surface Area	0 SF
Total New Pervious Area	26,579 SF

SWCP NOTES:
1. ALL PROJECT DEVELOPED IMPERVIOUS AREAS TO DRAIN TO IMP'S.
2. ALL IMP'S TO BE BIO-RETENTION FACILITIES.
3. ALL PROJECT DEVELOPED PERVIOUS AREAS – LANDSCAPE AND PLAY AREAS TO BE SELF TREATING.
4. A TOTAL OF 3,751 SF OF IMP BIO-RETENTION AREA IS PROVIDED WHICH EQUALS APPROXIMATELY 6.8% OF THE IMPERVIOUS AREA BEING CREATED.

Concrete Impervious Area	
DMA 1	5,712 SF
DMA 2	3,400 SF
DMA 3	10,720 SF
DMA 8	3,947 SF
DMA 10	4,956 SF
DMA 13	762 SF
DMA 15	1,164 SF
DMA 16	2,890 SF
DMA 17	789 SF
DMA 22	488 SF
DMA 23	532 SF
DMA 24	527 SF
TOTAL	35,887 SF

Roof Impervious Area	
DMA 4	405 SF
DMA 9	11,708 SF
DMA 11	7,162 SF
TOTAL	19,275 SF

Impervious Landscape Area	
DMA 5	951 SF
DMA 25	700 SF
DMA 26	500 SF
DMA 27	936 SF
TOTAL	3,086 SF

Net Impervious Area	
CONCRETE	35,887 SF
ROOF	19,275 SF
LANDSCAPE	3,086 SF
TOTAL	58,248 SF

PRELIMINARY
3RD SUBMITTAL – APRIL 2019

BY | DATE | REVISIONS

Bellecci & Associates, inc.
Civil Engineering • LandSurveying
2280 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

PROFESSIONAL ENGINEER CHARLES BELLECCI 67938 CIVIL STATE OF CALIFORNIA
NO. C67938 EXP. 6-30-19

TENTATIVE MAP
VOICES MORGAN HILL PROJECT
STORM WATER CONTROL PLAN
CITY OF MORGAN HILL SANTA CLARA COUNTY CALIFORNIA

SHEET C2 OF 2 | JOB NO. 18105

FENCE WALL AND SCREENING NOTES:

- ALL FENCES AND WALLS REQUIRED FOR SCREENING PURPOSES SHOULD BE OF SOLID MATERIAL
- CHAIN LINK OR SIMILAR METAL WIRE FENCING WITH WOOD SLATS IS STRONGLY DISCOURAGED FOR SCREENING PURPOSES IN COMMERCIAL OR LIGHT INDUSTRIAL AREAS, BUT MAY BE CONSIDERED FOR USE IN HEAVY INDUSTRIAL AREAS.
- FENCES AND WALLS SHOULD BE CONSTRUCTED AS LOW AS POSSIBLE (MAXIMUM 8') WHILE STILL PERFORMING THEIR SCREENING, NOISE ATTENUATION, AND SECURITY FUNCTIONS.
- FENCES AND WALLS SHOULD BE DESIGNED TO COMPLEMENT PROJECT ARCHITECTURE.A FENCE OR WALL, WHEN USED AS A SCREENING DEVICE, SHOULD BE OF SOLID WOOD OR MASONRY SO CONSTRUCTED AS TO EFFECTIVELY ELIMINATE ANY VIEW OF OBJECTS ON THE OPPOSITE SIDE BELOW THE MAXIMUM HEIGHT OF THE REQUIRED FENCE OR WALL; IF A GRILL IS INSTALLED, IT MAY BE BUILT WITH A UNIFORM SCREEN OR WITH AN OPENWORK DESIGN. FENCES AND WALLS SHOULD BE LANDSCAPED AND MODULATED TO PROVIDE VISUAL RELIEF TO CONTINUOUS WALL OR FENCE SURFACES.
- WHERE WALLS ARE USED TO SCREEN PARKING, BREAKS SHOULD BE PROVIDED TO ALLOW PEDESTRIAN CIRCULATION.
- VINES AND ESPALIERS SHOULD BE USED TO VISUALLY SOFTEN WALLS AND FENCES USED FOR SCREENING.
- WALLS ON SLOPING TERRAIN SHOULD BE STEPPED TO FOLLOW THE TERRAIN.
- TO BRING CONTINUITY TO THE OVERALL STREET SCENE, SIMILAR ELEMENTS SUCH AS COLUMNS, MATERIALS, AND CAP DETAILS SHOULD BE INCORPORATED ON PERIMETER WALLS THAT TRANSITION FROM ONE DEVELOPMENT TO ANOTHER.
- FENCES AND WALLS SHOULD BE FINISHED AND DESIGNED TO COMPLEMENT PROJECT ARCHITECTURE AND PLANTED WITH VINES, SHRUBS, AND TREES.

PROTECT SLOPES AND CHANNELS - PROJECT PLANS MUST INCLUDE BMPS PER THE SANTA CLARA VALLEY WATER RESOURCE PROTECTION COLLABORATIVE: GUIDELINES AND STANDARDS FOR LAND USE NEAR STREAMS TO DECREASE THE POTENTIAL OF SLOPES AND/OR CHANNELS FROM ERODING AND IMPACTING STORM WATER RUNOFF: AT A MINIMUM THE FOLLOWING SHALL BE ADDRESSED:

A) CONVEY RUNOFF SAFELY FROM THE TOPS OF SLOPES AND STABILIZE DISTURBED SLOPES.

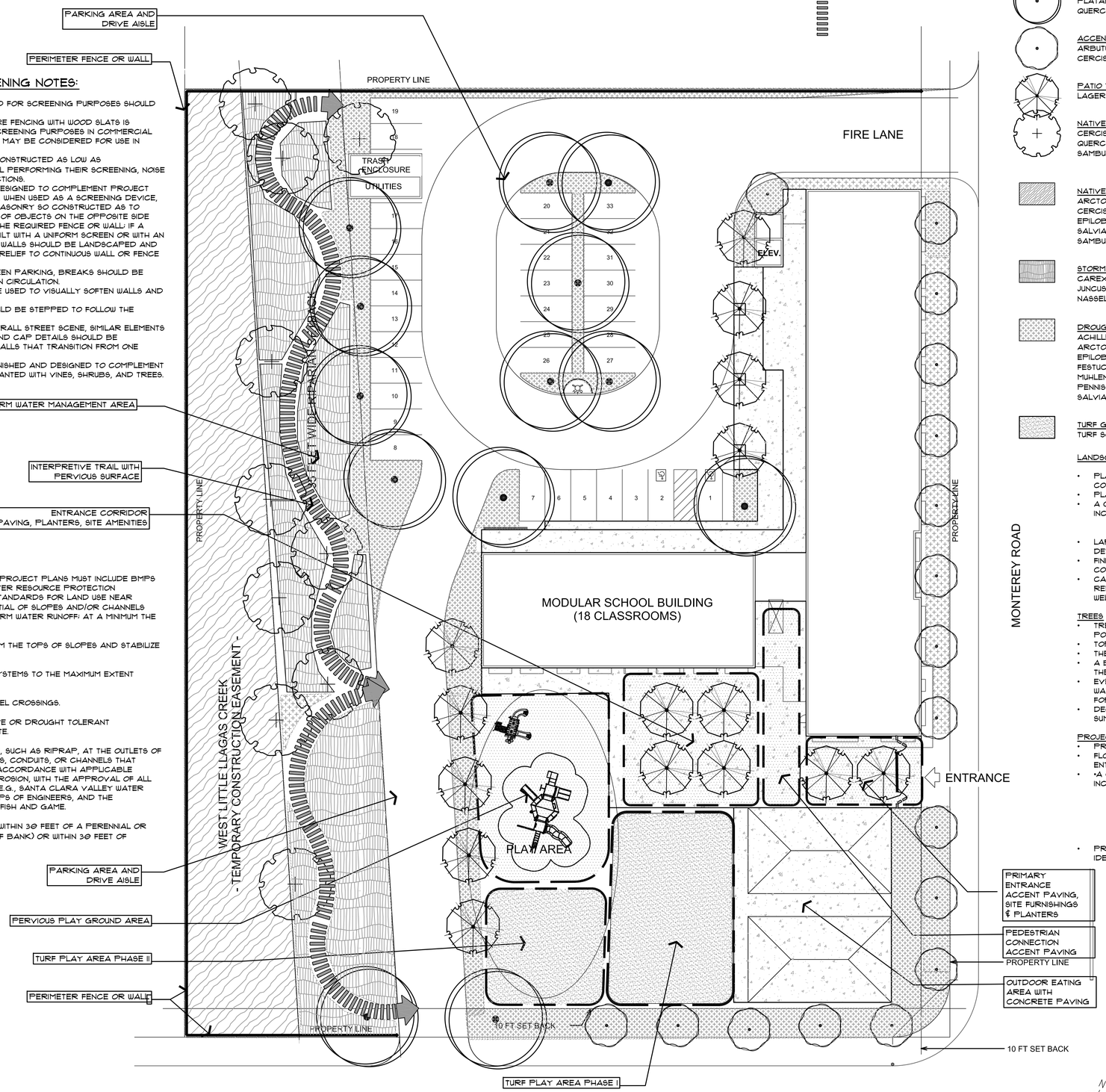
B) UTILIZE NATURAL DRAINAGE SYSTEMS TO THE MAXIMUM EXTENT PRACTICABLE.

C) STABILIZE PERMANENT CHANNEL CROSSINGS.

D) VEGETATE SLOPES WITH NATIVE OR DROUGHT TOLERANT VEGETATION, AS APPROPRIATE.

E) INSTALL ENERGY DISSIPATERS, SUCH AS RIPRAP, AT THE OUTLETS OF NEW STORM DRAINS, CULVERTS, CONDUITS, OR CHANNELS THAT ENTER UNLINED CHANNELS IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS TO MINIMIZE EROSION, WITH THE APPROVAL OF ALL AGENCIES WITH JURISDICTION, E.G., SANTA CLARA VALLEY WATER DISTRICT, THE U.S. ARMY CORPS OF ENGINEERS, AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME.

F) PROJECT SHALL NOT GRADE WITHIN 30 FEET OF A PERENNIAL OR INTERMITTENT STREAM (TOP OF BANK) OR WITHIN 30 FEET OF RIPARIAN HABITAT.



CONCEPT GRAPHICS SCHEDULE

INTERPRETIVE WALK WAY
5' DECOMPOSED GRANITE

CONCEPT PLANT SCHEDULE

	SHADE TREES	13
	PLATANUS X ACERIFOLIA 'YARWOOD' / LONDON PLANE TREE	
	QUERCUS LOBATA / VALLEY OAK	
	ACCENT TREES	17
	ARBUTUS X 'MARINA' / ARBUTUS STANDARD	
	CERCIS OCCIDENTALIS / WESTERN REDBUD	
	PATIO TREES	15
	LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE	
	NATIVE TREES	10
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	
	QUERCUS SP. / OAK TREES	
	SAMBUCUS NIGRA / COMMON ELDERBERRY	
	NATIVE RIPARIAN, DRY & CHAPARRAL PLANTINGS	10,664 SF
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	2,133 SF
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	2,133 SF
	EPILOBIUM CANUM / HUMMINGBIRD TRUMPET	2,133 SF
	SALVIA LEUCOPHYLLA / PURPLE SAGE	2,133 SF
	SAMBUCUS MEXICANA / MEXICAN ELDERBERRY	2,133 SF
	STORM WATER MANAGEMENT AREA PLANTINGS	6,493 SF
	CAREX BARBERAE / SANTA BARBARA SEDGE	2,153 SF
	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	2,153 SF
	NASSELLA PULCHRA / PURPLE NEEDLE GRASS	2,196 SF
	DROUGHT TOLERANT & NATIVE SP. PLANTINGS	10,242 SF
	ACHILLEA MILLEFOLIUM 'MOONSHINE' / YARROW	1,434 SF
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	1,434 SF
	EPILOBIUM CANUM / HUMMINGBIRD TRUMPET	1,434 SF
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE	1,434 SF
	MUHLENBERGIA RIGIDA / PURPLE MUHLY	1,536 SF
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1,536 SF
	SALVIA SP. / SAGE	1,434 SF
	TURF GRASS AREA	4,453 SF
	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	

LANDSCAPE PLAN NOTES

- PLANT SELECTIONS SHOULD BE IN ACCORDANCE WITH CHAPTER 18.13 WATER CONSERVING LANDSCAPES.
- PLANTING PALETTES SHOULD USE A VARIETY OF HEIGHT, TEXTURES, AND COLORS.
- A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHOULD BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS.
  TREES: 15-GALLON.
  SHRUBS: 5-GALLON
- LARGER/OLDER TREES SHOULD BE STRATEGICALLY PLANTED TO ASSIST NEW DEVELOPMENT IN LOOKING "ESTABLISHED" AS QUICKLY AS POSSIBLE.
- FINISHING TREATMENT MAY BE PROVIDED AS AN ALTERNATIVE TO GROUND COVER.
- CANOPY TREES SHOULD BE STRATEGICALLY USED IN PARKING AREAS TO REDUCE THE IMPACT OF LARGE EXPANSES OF PAVING AND PROVIDE SHADE, AS WELL AS REDUCE GLARE AND HEAT BUILD UP.

TREES

- TREES LOCATED AROUND THE PERIMETER SHOULD HAVE A 30' TO 40' CANOPY POTENTIAL AND BE SIZED AT 24" BOX OR LARGER AT TIME OF INSTALLATION.
- TOP PRUNING SHOULD NOT BE USED TO CLIP PLANTS AND TREES.
- THE USE OF NATIVE OAKS IS STRONGLY ENCOURAGED
- A BALANCE OF DECIDUOUS AND NON DECIDUOUS TREES SHOULD BE PROVIDED OF THE TREES SHOULD BE PROVIDED.
- EVERGREEN TREES SHOULD BE USED TO SOFTEN THE APPEARANCE OF BLANK WALLS AND PROVIDE VISUAL SCREENING, BUT SHOULD NOT BE A REPLACEMENT FOR ENHANCED ARCHITECTURE.
- DECIDUOUS TREES SHOULD BE USED TO PROVIDE SOLAR CONTROL DURING SUMMER AND WINTER,

PROJECT ENTRY LOCATIONS:

- PROVIDE FALL COLOR, SEASONAL FLOWER, AND OTHER DESIRED EFFECTS.
- FLOWERING TREES SHOULD BE USED TO PROVIDE COLOR AND ACCENT ENTRANCES.
- •A COMBINATION OF THE FOLLOWING ACCENT FEATURES SHOULD BE INCORPORATED INTO THE PROJECT ENTRY:
  - A. STANDARD ORNAMENTAL LANDSCAPING
  - B. LANDSCAPED MEDIANS
  - C. WATER FEATURES
  - D. ARCHITECTURAL MONUMENTS
  - E. DECORATIVE WALLS
  - F. ENHANCED PAVING.
- PROJECT ENTRY FEATURES SHOULD REFLECT THE OVERALL ARCHITECTURAL IDENTITY OR CHARACTER OF THE DEVELOPMENT.

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, INC.

California Landscape Architect #4122
P.O.BOX 8328
Chico, CA 95927
(530)892-8897 fax (530)892-9588
thphelps@sbcglobal.net

SCALE:1" = 16'

PHASE ONE LANDSCAPE MASTER PLAN

K2A
ARCHITECTURE + INTERIORS
555 DeHaro Street, Suite 380
San Francisco, CA 94107
tel 415.487.6900
fax 415.487.6909

■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan HIll

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
PHASE I LANDSCAPE SCHEMATIC MASTER PLAN

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/16"=1'-0"
Drawn By: THP

■ Project Information
Date: 04/23/19
Status: Planning Submittal
Project Number: 1817

■ Sheet
L1

11/19/2018 12:48:32 PM

FENCE WALL AND SCREENING NOTES:

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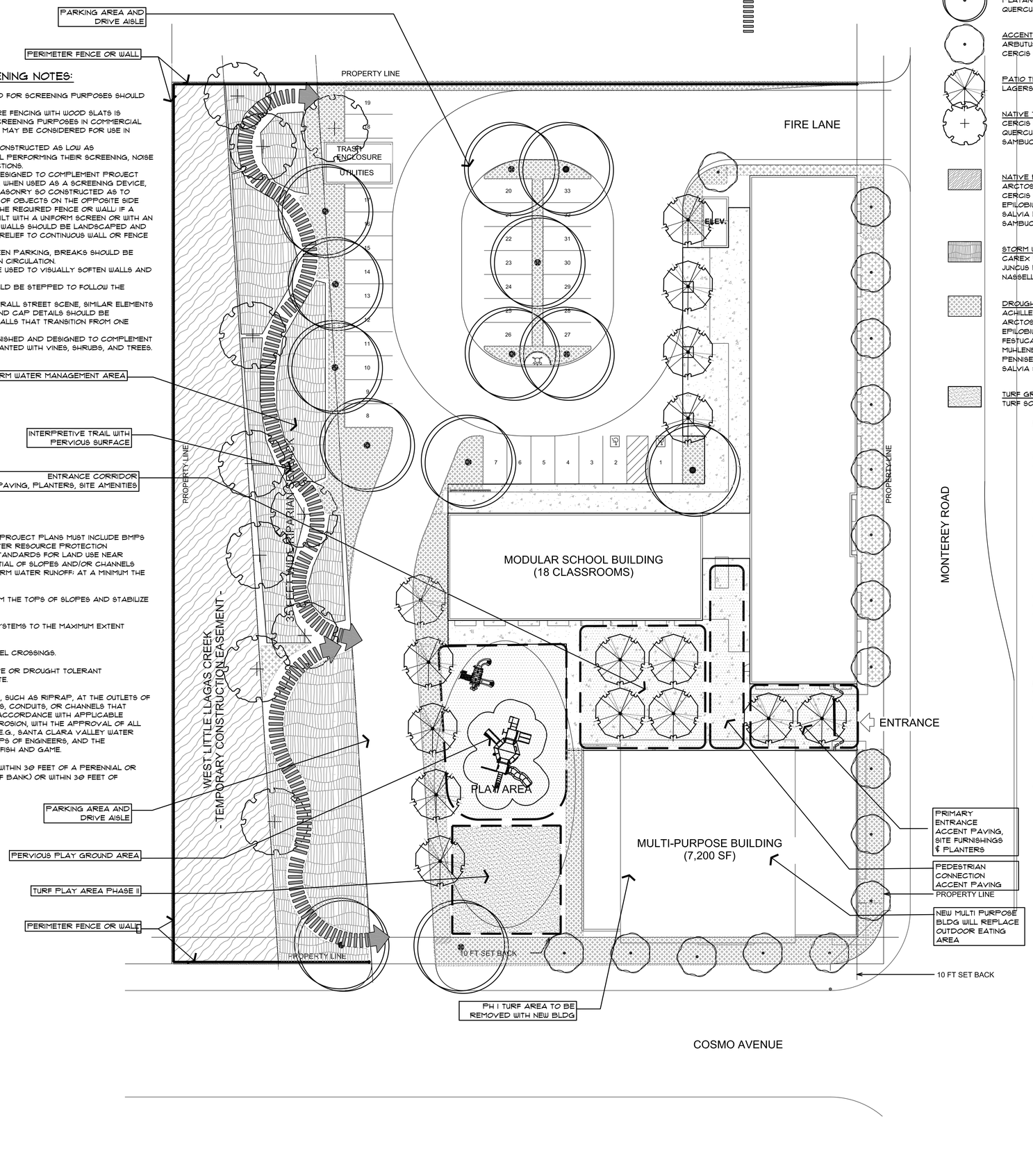
CONCEPT GRAPHICS SCHEDULE

INTERPRETIVE WALK WAY
5' DECOMPOSED GRANITE



CONCEPT PLANT SCHEDULE

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	QUERCUS LOBATA / VALLEY OAK	
	ACCENT TREES	17
	ARBUTUS X 'MARINA' / ARBUTUS STANDARD	
	CERCIS OCCIDENTALIS / WESTERN REDBUD	
	PATIO TREES	15
	LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE	
	NATIVE TREES	10
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	
	QUERCUS SP. / OAK TREES	
	SAMBUCUS NIGRA / COMMON ELDERBERRY	
	NATIVE RIPARIAN, DRY & CHAPARRAL PLANTINGS	10,664 SF
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	SALVIA LEUCOPHYLLA / PURPLE SAGE	2,133 SF
	SAMBUCUS MEXICANA / MEXICAN ELDERBERRY	2,133 SF
	STORM WATER MANAGEMENT AREA PLANTINGS	6,459 SF
	CAREX BARBERAE / SANTA BARBARA SEDGE	2,153 SF
	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	2,153 SF
	NASSELLA PULCHRA / PURPLE NEEDLE GRASS	2,196 SF
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	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1,483 SF
	SALVIA SP. / SAGE	1,384 SF
	TURF GRASS AREA	1,652 SF
	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	

LANDSCAPE PLAN NOTES

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  - SHRUBS: 5-GALLON
- LARGER/OLDER TREES SHOULD BE STRATEGICALLY PLANTED TO ASSIST NEW DEVELOPMENT IN LOOKING "ESTABLISHED" AS QUICKLY AS POSSIBLE.
- FINISHING TREATMENT MAY BE PROVIDED AS AN ALTERNATIVE TO GROUND COVER.
- CANOPY TREES SHOULD BE STRATEGICALLY USED IN PARKING AREAS TO REDUCE THE IMPACT OF LARGE EXPANSES OF PAVING AND PROVIDE SHADE, AS WELL AS REDUCE GLARE AND HEAT BUILD UP.

TREES

- TREES LOCATED AROUND THE PERIMETER SHOULD HAVE A 30' TO 40' CANOPY POTENTIAL AND BE SIZED AT 24" BOX OR LARGER AT TIME OF INSTALLATION.
- TOP PRUNING SHOULD NOT BE USED TO CLIP PLANTS AND TREES.
- THE USE OF NATIVE OAKS IS STRONGLY ENCOURAGED
- A BALANCE OF DECIDUOUS AND NON DECIDUOUS TREES SHOULD BE PROVIDED OF THE TREES SHOULD BE PROVIDED.
- EVERGREEN TREES SHOULD BE USED TO SOFTEN THE APPEARANCE OF BLANK WALLS AND PROVIDE VISUAL SCREENING, BUT SHOULD NOT BE A REPLACEMENT FOR ENHANCED ARCHITECTURE.
- DECIDUOUS TREES SHOULD BE USED TO PROVIDE SOLAR CONTROL DURING SUMMER AND WINTER,

PROJECT ENTRY LOCATIONS:

- PROVIDE FALL COLOR, SEASONAL FLOWER, AND OTHER DESIRED EFFECTS.
- FLOWERING TREES SHOULD BE USED TO PROVIDE COLOR AND ACCENT ENTRANCES.
- •A COMBINATION OF THE FOLLOWING ACCENT FEATURES SHOULD BE INCORPORATED INTO THE PROJECT ENTRY:
  - A. STANDARD ORNAMENTAL LANDSCAPING
  - B. LANDSCAPED MEDIANS
  - C. WATER FEATURES
  - D. ARCHITECTURAL MONUMENTS
  - E. DECORATIVE WALLS
  - F. ENHANCED PAVING.
- PROJECT ENTRY FEATURES SHOULD REFLECT THE OVERALL ARCHITECTURAL IDENTITY OR CHARACTER OF THE DEVELOPMENT.

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SCALE:1" = 16'

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■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan HIll

Cosmo Ave. & Monterey Rd.
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■ Consultants

■ Sheet Name
PHASE II LANDSCAPE SCHEMATIC MASTER PLAN

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1"=1'-0"
Drawn By: THP

■ Project Information
Date: 04/23/19
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■ Sheet
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