Tabulation

	BLDG.1	BLDG.2	BLDG.3	Commercial	TOTAL
SITE AREA					
In s.f.	453,701	638,000	1,293,515	134,246	2,519,462
In acres	10.42	14.65	29.70	3.08	57.84
BUILDING AREA					
Office - 1st floor	10,000	15,000	20,000	-	45,000 s.f.
Industrial	181,160	305,340	513,220	-	999,720 s.f.
TOTAL	**191,160**	**320,340**	**533,220**	**-**	**1,044,720 s.f.**
COVERAGE	42.1%	50.2%	41.2%		41.5%
AUTO PARKING REQUIRED					
Office: 1/300 s.f.	50	75	100		225 stalls
Industrial: 1/1,000 s.f.	182	306	514		1,002 stalls
TOTAL	**232**	**381**	**614**		**1,227 stalls**
AUTO PARKING PROVIDED					
Standard (9' x 18')	174	236	303		713 stalls
Accessible parking (9' x 19')	4	5	6		15 stalls
Accessible van (12' x 19')	2	2	2		6 stalls
TOTAL	**180**	**243**	**311**		**734 stalls**
TRAILER PARKING REQUIRED					
Trailer (10' x 55')	**54**	**45**	**204**		**303 stalls**

ZONING ORDINANCE FOR CITY
Current Zoning Destination - Highway Commercial (CH), Office Comercial (CO), and PUD (IL-Light Industrial)
Proposed Zoning - Highway Commercial (CH) PD combining and Light Industrial (IL) PD combining

MAXIMUM BUILDING HEIGHT ALLOWED
Height - 50'

MAXIMUM BUILDING COVERAGE
Coverage - 60%

SETBACK MINIMUM ALLOWED
Front - 30'
Street Side - 15'
Side - 10'
Rear - 20'
Abuts R Zone - 30'

CH (HIGHWAY COMMERCIAL) ZONING REQUIREMENTS
Maximum Coverage - 40%
Auto Parking Required - 1/250 s.f. for General Retail
Maximum Height Allowed - 4 Stories or 55' whichever is less
Setback Minimum Allowed
Front - 40'
Rear - 20'
Interior Side - 0'
Street Side - 15'

LANDSCAPE REQUIREMENT		
Percentage		20%
LANDSCAPE PROVIDED		
Landscape area		s.f.
Percentage		

Legend

- INDUSTRIAL
- OFFICE

10' HIGH PRECAST SCREEN WALL

DEPAUL DRIVE

10' HIGH PRECAST SCREEN WALL

STORM TREATMENT AREA

HALF ROAD

BLDG 3
533,220 S.F.

STORM TREATMENT AREA

POTENTIAL LOCATION OF CELL TOWER

STORM TREATMENT AREA

STORM TREATMENT AREA

STORM TREATMENT AREA

MADRONE CHANNEL TRAIL

MADRONE CHANNEL

PRIMARY PROPOSED NEW LOCATION OF DEPAUL MEDICAL CENTER SIGN

FREEWAY 101

A BIKE RACK

B E - BIKE RACK

C CAMPUS AMENITY GROVE

D STORAGE DOLLY

HPA architecture

DRAFT

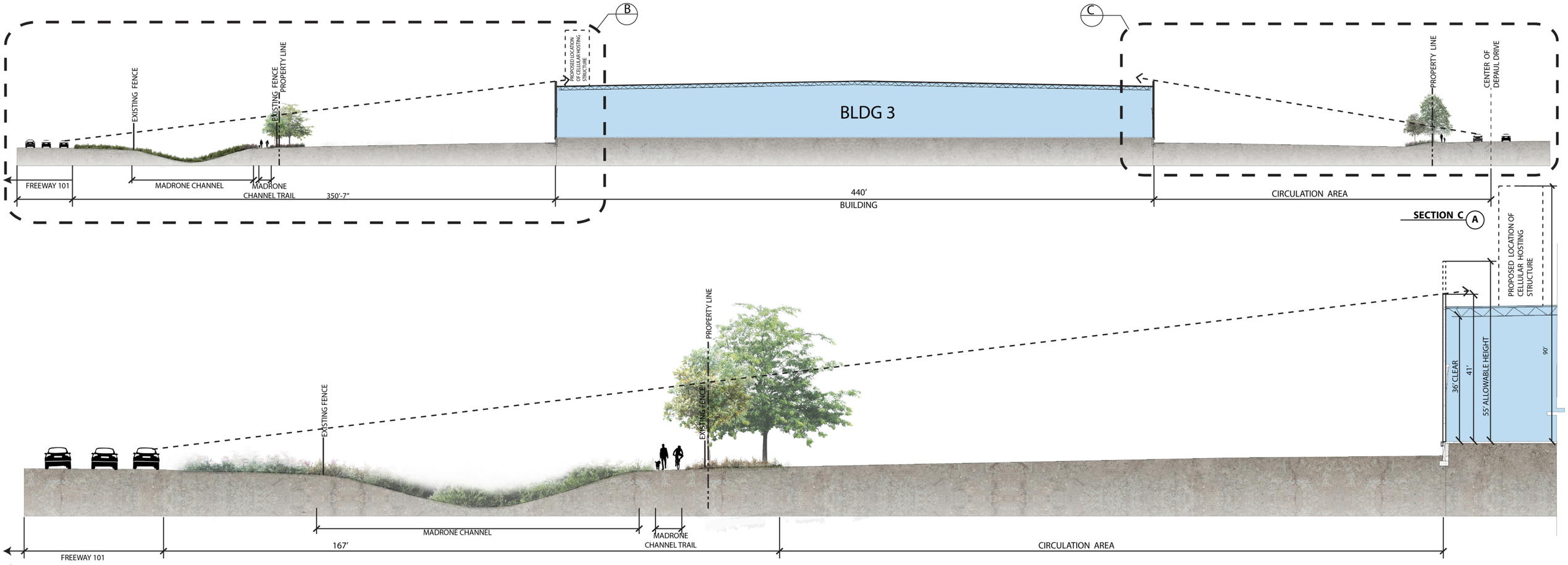
MORGAN HILL TECHNOLOGY CENTER

Morgan Hill Technology Center - BLDG 3

Morgan Hill, CA

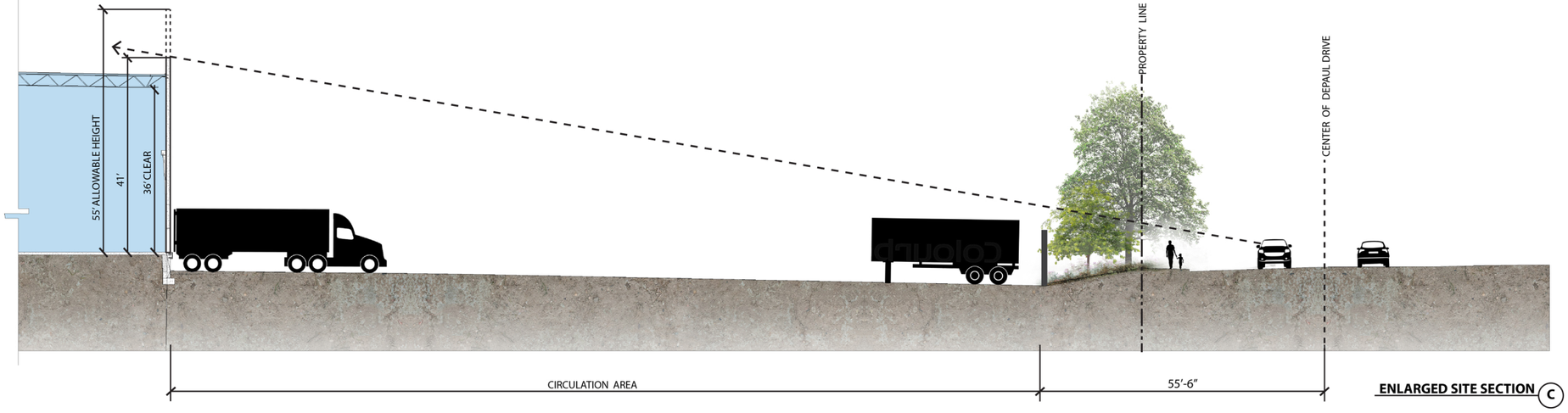
Trammell Crow Company

Job No. 18181 | CONCEPTUAL COLORED MASTER SITE PLAN | 09. 26. 2019

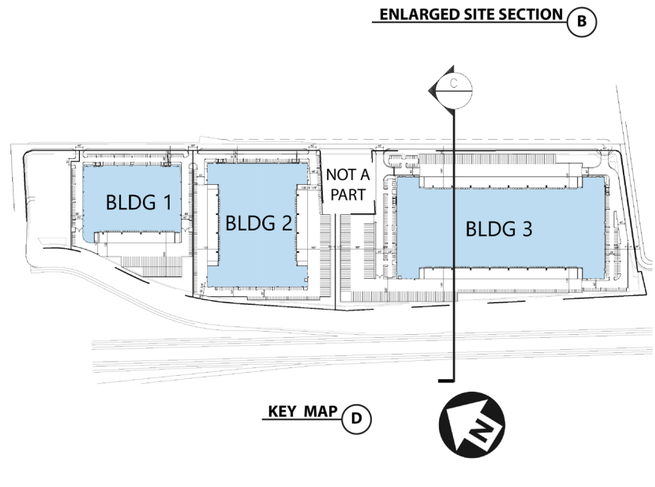


SECTION C (A)

ENLARGED SITE SECTION (B)



ENLARGED SITE SECTION (C)



KEY MAP (D)

HPA architecture

DRAFT

MORGAN HILL TECHNOLOGY CENTER

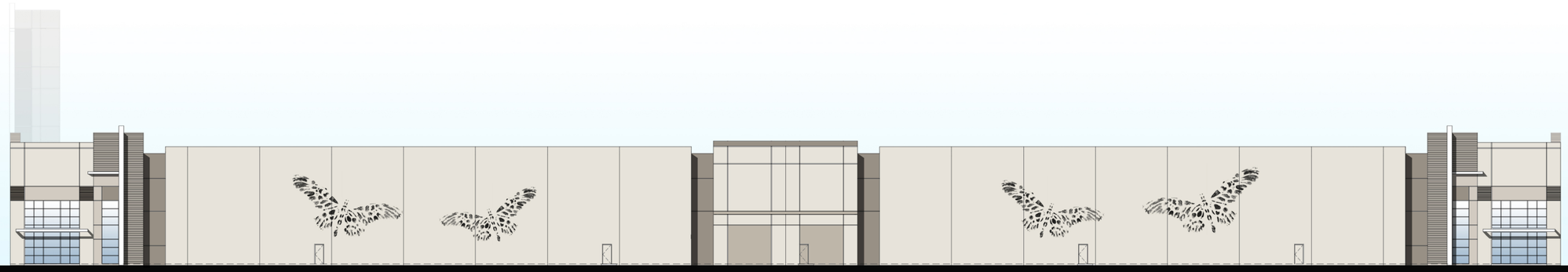
Morgan Hill Technology Center - BLDG 3

Morgan Hill, CA

Trammell Crow Company

Job No. 18181 | CONCEPTUAL COLORED SITE SECTION | 09. 26. 2019

BLDG. 3 WEST ELEVATION



BLDG. 3 SOUTH ELEVATION

BLDG. 3 EAST ELEVATION

BLDG. 3 NORTH ELEVATION

HPA architecture

DRAFT

MORGAN HILL TECHNOLOGY CENTER

Morgan Hill Technology Center - BLDG 3

Morgan Hill, CA

Trammell Crow Company

Job No. 18181

CONCEPTUAL COLORED ELEVTIONS

09. 26. 2019