

**Property Map and Legal Description
Exhibit A**

Lot 50, as shown on that certain Map entitled "Catherine Dunne Ranch Map. 5", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on April 05, 1897 in Book "I" of Maps at page(s) 59.

APN: 817-12-009

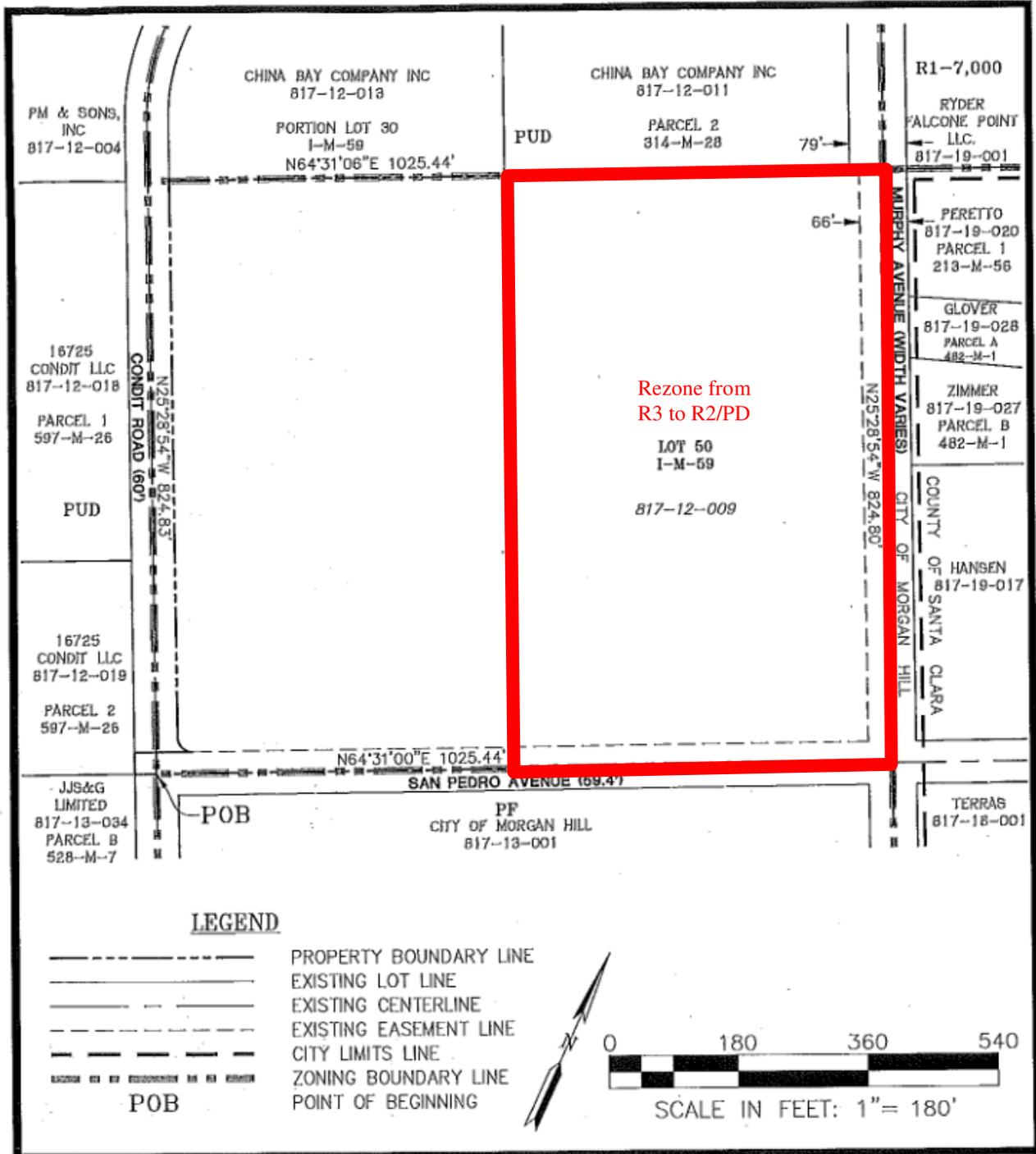


Table 1: Development Standards

Lot #	Type	R2-Small Lot Lot Size (s.f.)	PD Lot Size (s.f.)	Net Change (s.f.)	R2- Small Lot Lot Width (feet)	PD Lot Width (feet)	Net Change	R2-Small Lot Lot Depth	PD lot Depth	Net Change
2-7	Condominiums	6,000	10,900 min.	--	60	75 min.	--	85'	165'	--
8	Single Family Detached	4,500-5,500	4,860	--	40'	40'	--	80'	103'	--
9	Single Family Detached	4,500-5,500	4,470	-30	40'	40'	--	80'	103'	--
10	Single Family Detached	4,500-5,500	5,429	--	40'	40'	--	80'	114'	--
11	Single Family Detached	4,500-5,500	4,960	--	40'	40'	--	80'	103'	--
12	Single Family Detached	4,500-5,500	4,120	-378	40'	40'	--	80'	103'	--
13	Single Family Detached	4,500-5,500	4,120	-380	40'	40'	--	80'	103'	--
14	Single Family Detached	4,500-5,500	4,120	-380	40'	40'	--	80'	103'	--
15	Single Family Detached	4,500-5,500	4,120	-380	40'	40'	--	80'	103'	--
16	Single Family Detached	4,500-5,500	4,120	-380	40'	40'	--	80'	103'	--
17	Single Family Detached	4,500-5,500	4,120	-380	40'	40'	--	80'	103'	--
18	Single Family Detached	4,500-5,500	4,120	-380	40'	40'	--	80'	103'	--
19	Single Family Detached	4,500-5,500	4,120	-380	40'	40'	--	80'	103'	--
20	Single Family Detached	4,500-5,500	4,120	-380	40'	40'	--	80'	103'	--
21	Single Family Detached	4,500-5,500	4,120	-380	40'	40'	--	80'	103'	--

Note: The condominium lots do not deviate from the small lot condominium R2 standards as demonstrated in the table. The Single Family Detached Lots have some exceptions to the standards. The standard practice with Planned Developments is been to limit both the frequency and degree of exceptions to 25% of the base development standards. Use the Legend below to determine what lots are requesting exceptions to the standards. Section 18.29.060, for Standards Applicable to all small lot single-family detached and attached housing developments, A. Aggregate Lot Coverage - states that the project shall not exceed more than 40% of the gross land area.

Legend	
	Exception exceeds more than 25% of the standard
	Exception within 25% of the standard
--	No Exception required

Table 1: Development Standards Continued

Lot #	Type	R2-Small Lot Lot Coverage	PD Lot Coverage Max	Net Change	R2-Small Lot FAR	PD FAR	Net Change	R2-Small Lot Height	PD Height Max	Net Change
2-7	Condominiums	60%	45%	--	NA	NA	NA	2 ½ Stories or 30'	2 ½ Stories or 30'	--
8	Single Family Detached	NA	NA	--	52%	66%	14%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
9	Single Family Detached	NA	NA	--	52%	74%	22%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
10	Single Family Detached	NA	NA	--	52%	57%	5%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
11	Single Family Detached	NA	NA	--	52%	66%	14%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
12	Single Family Detached	NA	NA	--	52%	80%	28%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
13	Single Family Detached	NA	NA	--	52%	80%	28%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
14	Single Family Detached	NA	NA	--	52%	77%	25%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
15	Single Family Detached	NA	NA	--	52%	80%	28%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
16	Single Family Detached	NA	NA	--	52%	80%	28%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
17	Single Family Detached	NA	NA	--	52%	80%	28%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
18	Single Family Detached	NA	NA	--	52%	80%	28%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
19	Single Family Detached	NA	NA	--	52%	80%	28%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
20	Single Family Detached	NA	NA	--	52%	77%	25%	2 ½ Stories or 30'	2 ½ Stories or 30'	--
21	Single Family Detached	NA	NA	--	52%	80%	28%	2 ½ Stories or 30'	2 ½ Stories or 30'	

Table 1: Development Standards Continued

Exhibit B

Lot #	Type	R2-Small Lot Front Setback	PD Front Setback	Net Change	R2-Small Lot Interior Side Setback	PD Interior Side Setback	Net Change	R2-Small Lot Street Side Setback	PD Street Side Setback	Net Change
2-7	Condominiums	NA	13' facing future commercial site 28' in between building frontage to building frontage	--	NA	11' in-between Buildings	--	5'	5'	--
8	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	12'	--
9	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
10	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
11	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	12'	--
12	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
13	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
14	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
15	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--

Exhibit B

16	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
17	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
18	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
19	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
20	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	NA	--
21	Single Family Detached	15'	25'	--	4'	0' on one side; 8' min. on the opposite side	--	8'	21'	--

Table 1: Development Standards Continued

Lot #	Type	R2-Small Lot Rear Setback	PD Rear Setback	Net Change	R2-Small Lot Private Open Space (sq.ft.)	PD Private Open Space (sq.ft.)	Net Change
2-7	Condominiums	NA	NA	--	60	60	--
8	Single Family Detached	15'	8'	-7'	350	400	--
9	Single Family Detached	15'	7'	-8'	350	400	--
10	Single Family Detached	15'	15'	--	350	400	--
11	Single Family Detached	15'	15'	--	350	400	--
12	Single Family Detached	15'	3'	-12'	350	400	--
13	Single Family Detached	15'	3'	-12'	350	400	--
14	Single Family Detached	15'	3'	-12'	350	400	--
15	Single Family Detached	15'	8'	-7'	350	400	--
16	Single Family Detached	15'	8'	-7'	350	400	--
17	Single Family Detached	15'	3'	-12'	350	400	--
18	Single Family Detached	15'	8'	-7'	350	400	--
19	Single Family Detached	15'	3'	-12'	350	400	--
20	Single Family Detached	15'	3'	-12'	350	400	--
21	Single Family Detached	15'	8'	7'	350	400	--

Table 2: Parking Standards

Type	Number of Units	Required Ratio	Spaces Required	Spaces Provided	Net Change
Single Family Detached (SFD)	14	2 covered spaces per unit with 20' by 20' driveway apron	28	28	20' by 20' driveway apron not provided
SFD Guest Parking	14	1 space per every 4 units	4	4	--
Condos (3 bedrooms)	60	2.5 covered spaces per unit	150	150	--
Condo Guest Parking	60	1space per 3 units	20	20	--



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY	---
---	LOT LINE	---
---	FACE OF CURB	---
---	EDGE OF PAVEMENT	---
---	RIGHT-OF-WAY	---
---	CENTERLINE	---

- General Notes**
1. Project boundary is based on a field survey and should be considered resolved.
 2. Porches can encroach up to 7' into the front setback.
 3. Architectural projections (porches, bay windows, fire places, media nooks, cantilevers, etc.) are allowed to encroach up to 2' into the side yard setback.

Parking - Required	Spaces		
P4 (3 bdr, detached)	14	2.0	28
P1 (3 bdr)	19	2.5	48
P1X (3 bdr)	3	2.5	8
P2 (2 bdr)	19	2.5	48
P3 (2 bdr)	19	2.5	48
	74		178
Guest Parking (Condo)	60	0.25	20
Guest Parking (Detached)	14	0.25	4
Total Required Parking	202	2.73	per unit

Parking - Provided			
standard (8x16)	59	28%	
standard (8x16) - covered	0	0%	
compact (8x16)	0	0%	
compact (8x16) - covered	0	0%	
ada (8x16)	3	1%	
ada (8x16) - covered	0	0%	
garage - covered	0	0%	
garage - covered	148	70%	
sen pedon	0	0%	
driveway	0	0%	
Total Provided Parking	210	2.84	per unit

Building Tabulation		
Buildings (Residential and Recreational)	2.33	ac +/-
Public Streets (Condit Road, San Pedro Avenue)	1.31	ac +/-
Private Circulation (parking and drive aisles)	1.66	ac +/-
Open Space (passive and active)	3.02	ac +/-
Sidewalks	0.37	ac +/-
Aprons	0.15	ac +/-
	8.83	ac +/-

Building Coverage - R2 (PD)		
Site (gross)	8.83	
Sidewalks	0.37	
Parking/Aprons	1.66	
Public Streets	1.31	
Garage Aprons	0.15	
Net Parcel (RDCS)	5.35	
Buildings	2.33	
Coverage	44%	



Precidio Evergreen, LLC
5927 Balfour Court, Suite 208
Carlsbad, CA 92008

**PRECISE DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN
PRESIDIO AT MORGAN HILL**
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: JUNE 7, 2016

DATE	REV	DESCRIPTION
	1	PRELIMINARY PLAN
	2	REVISED PER COMMENTS
	3	REVISED PER COMMENTS
	4	REVISED PER COMMENTS
	5	REVISED PER COMMENTS
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RIESLING COURT
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
MURPHY AVENUE
RESIDENTIAL
AGRICULTURE
RESIDENTIAL
AGRICULTURE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY	---
---	LOTLINE	---
---	FACE OF CURB	---
---	EDGE OF PAVEMENT	---
---	RIGHT-OF-WAY	---
---	CENTERLINE	---

- General Notes**
- Project boundary is based on a field survey and should be considered retained.
 - Porches can encroach up to 7' into the front setback.
 - Architectural projections (porches, bay windows, fire places, media nooks, cantilevers, etc.) are allowed to encroach up to 2' into the side yard setback.
 - Unless otherwise noted, all trees shall be removed and mitigated, per City standards.

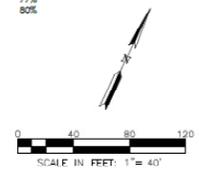
R2 Development Standards

Condominiums	Single Family Homes
Min. lot area 4,000 sqft	Min. lot area 4,500 sqft * (4,100 sqft)
Min. lot width 60'	Min. lot width 40'
Min. lot depth 55'	Min. lot depth 50'
Max. build coverage 60%	Max. build coverage n/a
Min. front setback n/a	Min. front setback 15'
Min. rear setback n/a	Min. rear setback 15' (5' to garages)
Min. side setback n/a	Min. side setback 4' (0')
Min. side corner setback 5'	Min. side corner setback 8'
Max. height 40' (3 stories)	Max. height 30', 2.5 stories
	Max. FAR 52% * (80%)

* Anticipated deviations from base zoning district. Proposed new standards in parentheses.

Single Family FAR

Lot	Lot Area (sqft)	Floor	Living Area (sqft)	FAR
61	4,650	1X	3,190	68%
62	4,470	1	3,290	74%
63	5,730	1	3,290	57%
64	4,950	1	3,290	66%
65	4,120	1	3,290	80%
66	4,120	1	3,290	80%
67	4,120	1X	5,190	77%
68	4,120	1	3,290	80%
69	4,120	1	3,290	80%
70	4,120	1	3,290	80%
71	4,120	1	3,290	80%
72	4,120	1	3,290	80%
73	4,120	1X	3,190	77%
74	4,120	1	3,290	80%



CITY OF MORGAN HILL
OUTDOOR SPORTS COMPLEX

DATE	BY	SCALE	ASSIGNED
10/11/24	JK	AS	DATE
			10/11/24