

'Colina Vistas'

site development plan/ vesting tentative map

notes:

ASSESSOR'S PARCEL NO: 617-01-001
PRESENT USE: VACANT
PROPOSED ZONING: R-2 (3,500)
PROPOSED ZONING: R-2 (3,500) RPD
SANTARY SEWER: CITY OF MORGAN HILL
GAS and ELECTRIC: PG&E
WATER: CITY OF MORGAN HILL
TELEPHONE: VERIZON
EXISTING IMPROVEMENTS: AS SHOWN
GENERAL PLAN: MULTI FAMILY LOW (3-5 DU/AC.)

building mix:

PLAN 2	3
PLAN 3	3
PLAN 4	3
PLAN 5	3
BMR	1
TOTAL	12

building notes:

LOT	PLAN	SIZE	LOT	PLAN	SIZE
1	PLAN 4	2,555 SF	7	PLAN 2	2,050 SF
2	PLAN 1 (BMR)	1,840 SF	8	PLAN 5	2,623 SF
3	PLAN 2	2,050 SF	9	PLAN 2	2,050 SF
4	PLAN 4	2,564 SF	10	PLAN 3	2,010 SF
5	PLAN 3	1,954 SF	11	PLAN 5	2,642 SF
6	PLAN 3	2,016 SF	12	PLAN 4	2,652 SF

abbreviations:

EX- EXISTING
TR- TO REMAIN
TBR- TO BE REMOVED
L.E- LANDSCAPE EASEMENT
P.S.E- PUBLIC SERVICE EASEMENT
P.S.D.E- PRIVATE STORM DRAINAGE EASEMENT
S.A.E- SIDE YARD ACCESS EASEMENT

building coverage calcs:

PROJECT NET AREA: 1.656 ACRES
DRIVEWAY COVERAGE: 0.400 ACRES
BUILDING COVERAGE: 0.438 ACRES
% BUILDING COVERAGE: 34.840%

density calcs:

TOTAL PROJECT AREA: 1.658 ACRES
DEDICATED RIGHT OF WAY: 0.002 ACRES
PROJECT NET ACRES: 1.656 ACRES
NO. UNITS ALLOWED: 12 UNITS
NO. UNITS PROPOSED: 12 UNITS
OPEN SPACE AREA: 0.419 ACRES

setback notes:

R-2 (3,500)
TYPICAL FRONT YARD SETBACK: 15'
TYPICAL REAR YARD SETBACK: 15'
TYPICAL SIDE YARD SETBACK: 3'-5'

vicinity map:



applicant:

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DATE: 2/08 DRAWN: TH CHECKED: WJM

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Approved PD plan

