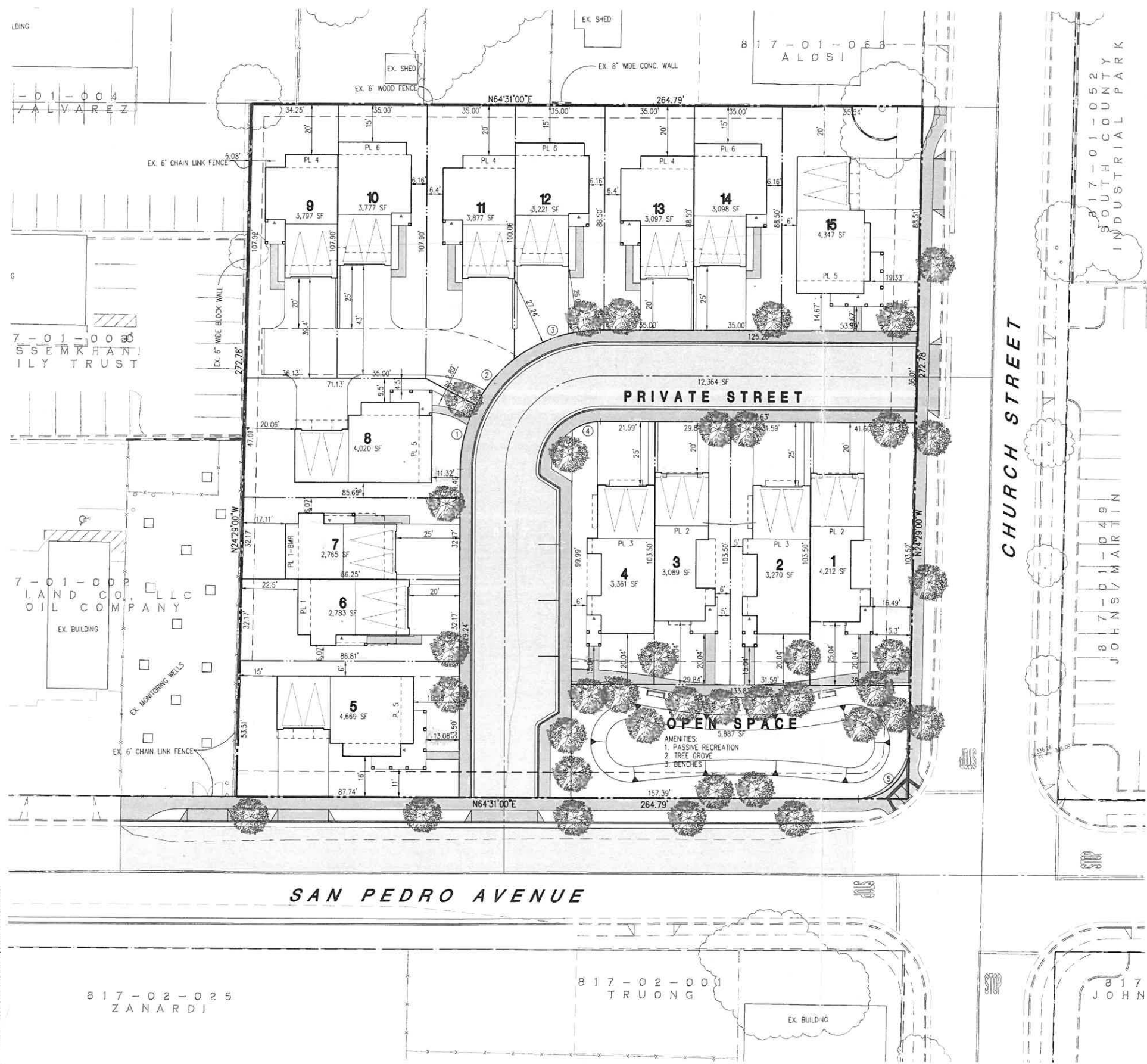


2014 RDCS Plan

'Presidio Mana Monterey LLC'

site development plan / vesting tentative map



notes:

ASSESSOR'S PARCEL NO: 817-01-001
PRESENT USE: VACANT
PROPOSED ZONING: R-2 (3,500)
PRESENT ZONING: R-2 (3,500) RPD
SANITARY 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.)

abbreviations:

EX- EXISTING
TR- TO REMAIN
TBR- TO BE REMOVED
SSCL- SINGLE STORY CUSTOM LOT

building coverage calcs:

PROJECT NET AREA: 1.656 ACRES
DRIVEWAY COVERAGE: 0.484 ACRES
BUILDING COVERAGE: 0.450 ACRES
% BUILDING COVERAGE: 38.394%

building notes:

LOT	PLAN	SIZE	LOT	PLAN	SIZE
1	PLAN 2	1,690 SF	9	PLAN 4	2,050 SF
2	PLAN 3	1,970 SF	10	PLAN 6	2,379 SF
3	PLAN 2	1,890 SF	11	PLAN 4	2,050 SF
4	PLAN 3	1,970 SF	12	PLAN 6	2,379 SF
5	PLAN 5	2,170 SF	13	PLAN 4	2,050 SF
6	PLAN 1	1,401 SF	14	PLAN 6	2,379 SF
7	PLAN 1-BMR	1,401 SF	15	PLAN 5	2,170 SF
8	PLAN 5	2,170 SF			

density calcs:

TOTAL PROJECT AREA: 1.658 ACRES
DEDICATED RIGHT OF WAY: 0.002 ACRES
PROJECT NET ACRES: 1.656 ACRES
NO. UNITS ALLOWED: 15 UNITS
NO. UNITS PROPOSED: 15 UNITS
OPEN SPACE AREA: 0.419 ACRES

building mix:

PLAN 1	1
PLAN 1-BMR	1
PLAN 2	2
PLAN 3	2
PLAN 4	3
PLAN 5	3
PLAN 6	3
TOTAL	15

setback notes:

R-2 3,500
TYPICAL FRONT YARD SETBACK: 10-20'
TYPICAL REAR YARD SETBACK: 15-20'
TYPICAL SIDE YARD SETBACK: 5'

CURVE	LENGTH	RADIUS	DELTA
1	26.28'	55.00'	27°22'45"
2	23.80'	55.00'	24°47'31"
3	36.31'	55.00'	37°49'44"
4	11.73'	19.00'	35°22'36"
5	31.07'	20.00'	69°00'00"

applicant:

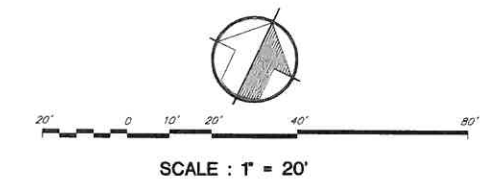
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DATE: 9/14 DRAWN: TH CHECKED:

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