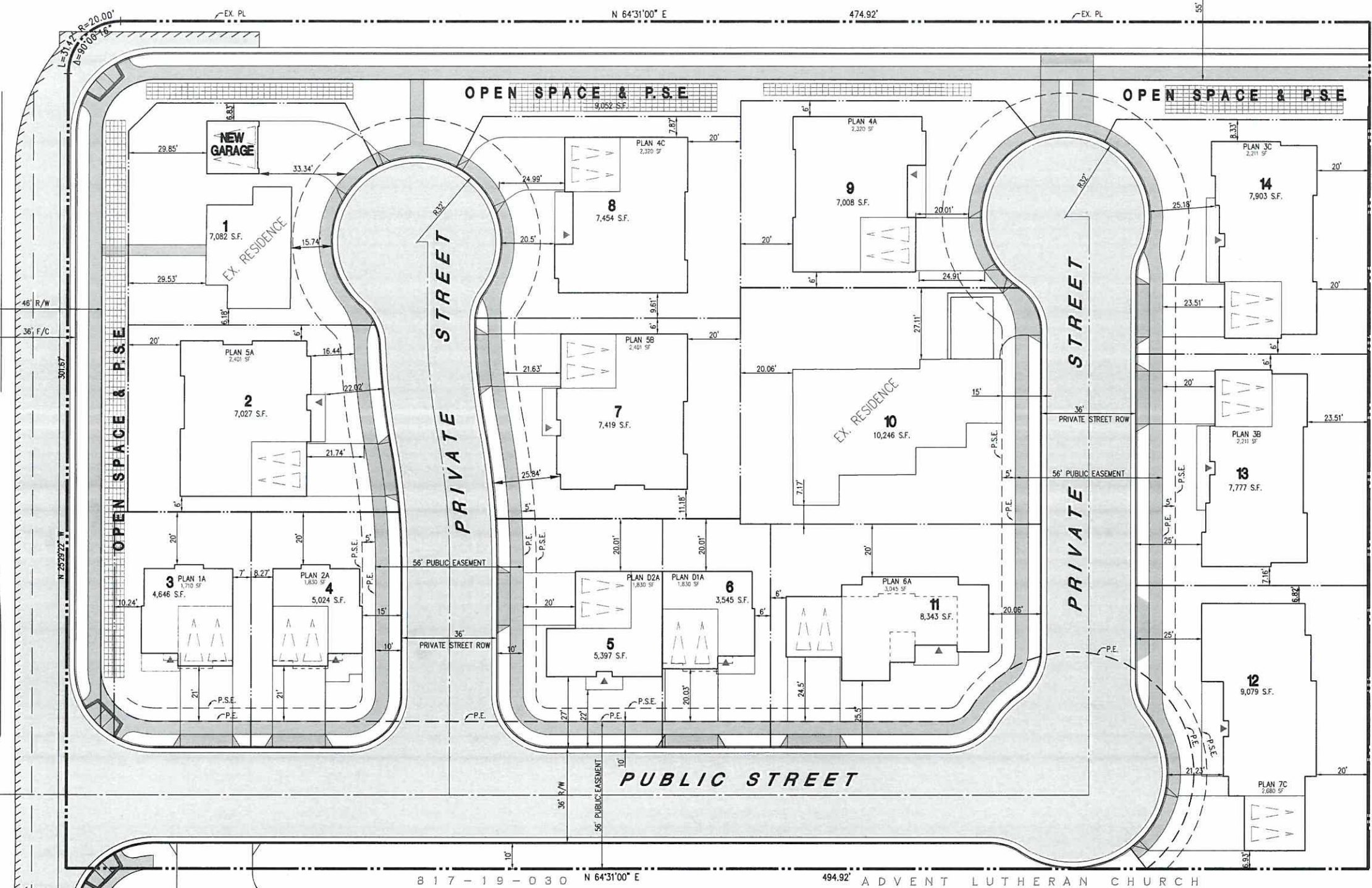


CITY OF MORGAN HILL
DEVELOPMENT
SERVICES
FEB 22 2016

MURPHY AVENUE

E DUNNE AVENUE

TRACT 8264
VINTAGE PARK



applicant:
BETTY BUSK
1390 E. DUNNE AVENUE
MORGAN HILL, CA 95037
(408) 779-9369

engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

planner:
VINCE BURGOS
220 LIVE OAK DRIVE
DANVILLE, CA 94506
(408) 421-2895

building mix:

PLAN 1	1	PLAN 6	2
PLAN 2	1	PLAN D1	1
PLAN 3	2	PLAN D2	1
PLAN 4	2	EX. TO REMAIN	2
PLAN 5	2		
TOTAL			14

setback notes:

R1-7,000 RPD
TYPICAL FRONT YARD SETBACK: 20'-25'
TYPICAL REAR YARD SETBACK: 20'-25'
TYPICAL SIDE YARD SETBACK: 5'

abbreviations:

EX- EXISTING
TR- TO REMAIN
TBR- TO BE REMOVED

elevation styles:

A	FARMHOUSE
B	TRADITIONAL
C	CRAFTSMAN

building notes:

LOT	PLAN	PLAN AREA	LOT AREA
1	EXISTING HOME	---	7,082 SF
2	PLAN 5A	2,401 SF	7,027 SF
3	PLAN 1A	1,710 SF	4,646 SF
4	PLAN 2A	1,830 SF	5,024 SF
5	PLAN D2A	1,830 SF	5,397 SF
6	PLAN D1A	1,830 SF	3,545 SF
7	PLAN 5B	2,401 SF	7,419 SF
8	PLAN 4C	2,320 SF	7,454 SF
9	PLAN 4A	2,320 SF	7,008 SF
10	EXISTING HOME	---	10,246 SF
11	PLAN 6A	3,045 SF	8,343 SF
12	PLAN 7C	2,680 SF	9,079 SF
13	PLAN 3B	2,211 SF	7,777 SF
14	PLAN 3C	2,211 SF	7,903 SF

building coverage calcs:

PROJECT NET AREA: 2.446 ACRES
DRIVEWAY COVERAGE: 0.179 ACRES
SIDEWALKS: 0.173 ACRES
PORCHES: 0.028 ACRES
BUILDING COVERAGE: 0.708 ACRES
% BUILDING COVERAGE: 34.27%

density calcs:

TOTAL PROJECT AREA: 3.653 ACRES
DEDICATED RIGHT OF WAY: 1.207 ACRES
PROJECT NET ACREAGE: 2.446 ACRES
NO. UNITS ALLOWED: 14 UNITS
NO. UNITS PROPOSED: 12 UNITS +2 EXISTING
OPEN SPACE AREA: 0.309 ACRES



SCALE : 1" = 20'

MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

DATE: 2/16 DRAWN: RS CHECKED: WJM

sheet
1
of 04
24126

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Xref's: 24126-FLO, 24126-T, 24126-Hatch

Dunne Murphy
site development plan

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Xref's: 24126-PIG, 24126-PI, 24126-TEXT

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planner:

VINCE BURGOS
220 LIVE OAK DRIVE
DANVILLE, CA 94506
(408) 421-2695

notes:

ASSESSOR'S PARCEL NO: 817-19-044
PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
PRESENT ZONING: R1-7,000 RPD
PROPOSED ZONING: R1-7,000 RPD
SANITARY SEWER: CITY OF MORGAN HILL
GAS and ELECTRIC: PG&E
WATER: CITY OF MORGAN HILL
TELEPHONE: VERIZON
EXISTING IMPROVEMENTS: AS SHOWN

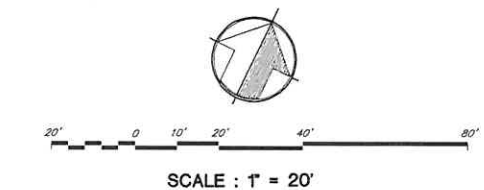
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legend

P.E. PUBLIC EASEMENT
P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
P.S.E. PUBLIC SERVICE EASEMENT

Dunne Murphy
vesting tentative map



MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

DATE: 12/15 DRAWN: RS CHECKED: WJM

sheet
2
of 04
24126

MURPHY AVENUE

E. DUNNE AVENUE

OPEN SPACE & P.S.E.

OPEN SPACE & P.S.E.

PRIVATE STREET

PRIVATE STREET

PUBLIC STREET

TRACT 8264
VINTAGE PARK

TRACT 8264
VINTAGE PARK

ADVENT LUTHERAN CHURCH

1
7,082 S.F.

2
7,027 S.F.

3
4,646 S.F.

4
5,024 S.F.

8
7,454 S.F.

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7,419 S.F.

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