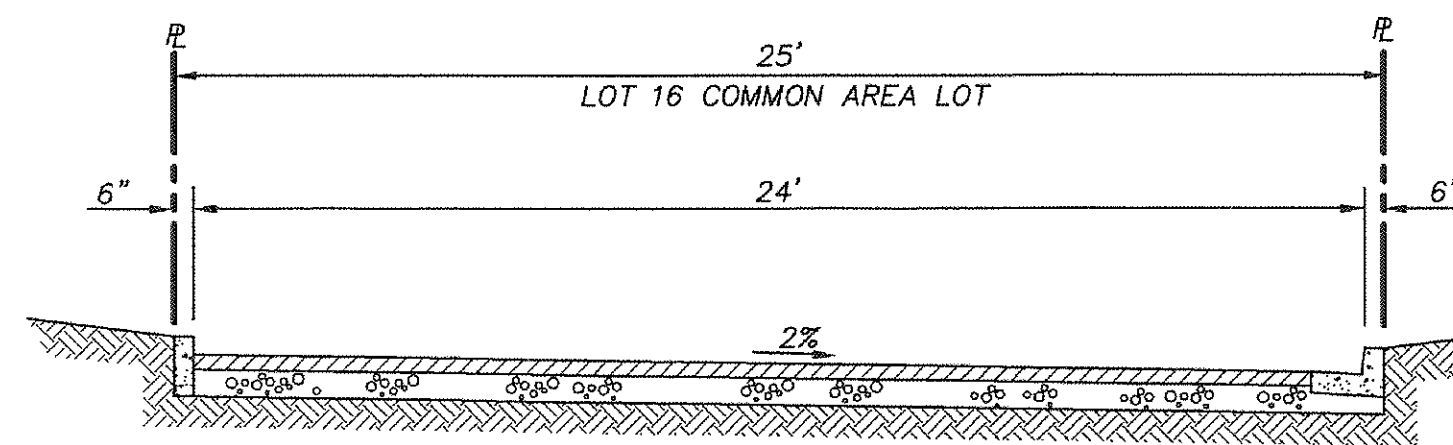
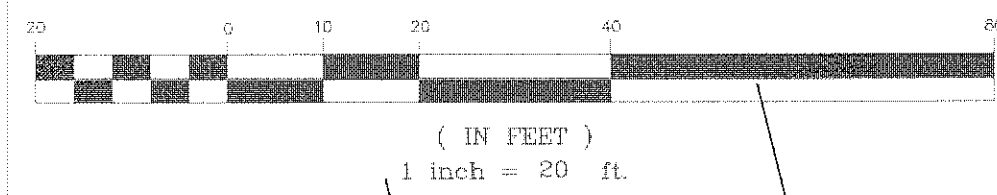


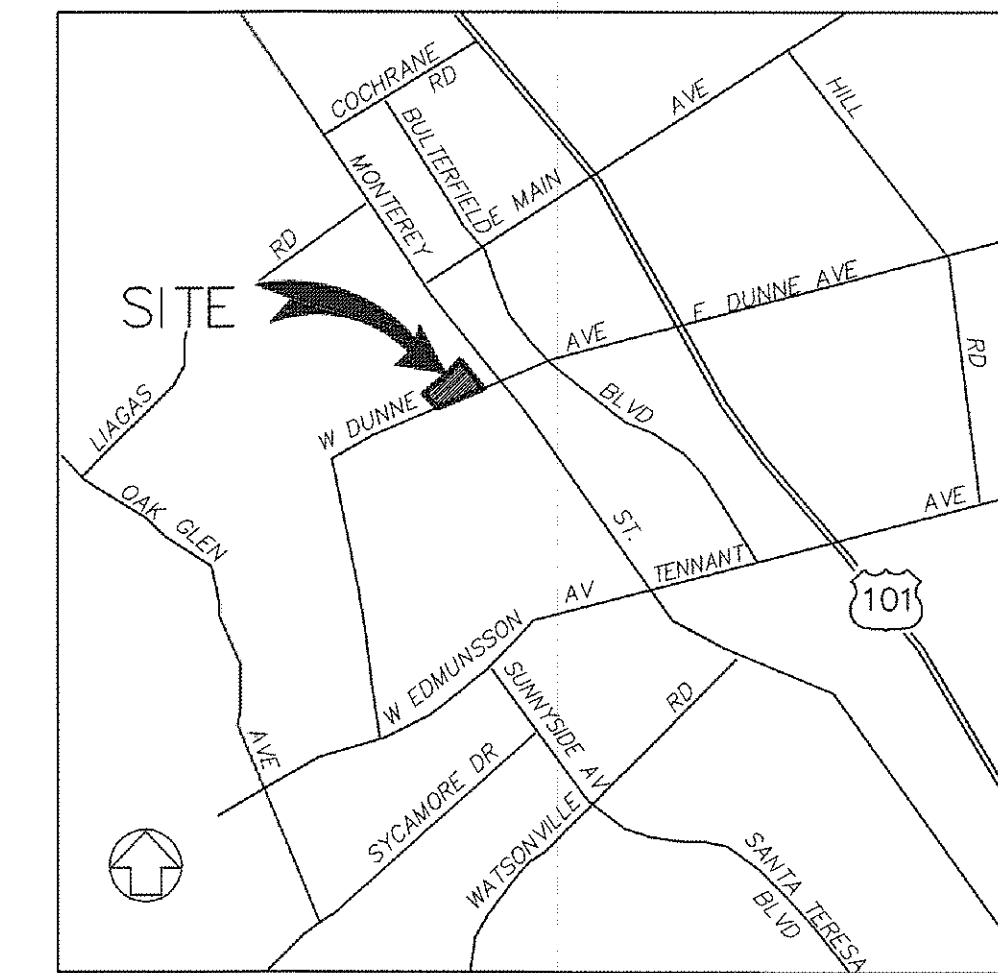
GRAPHIC SCALE



TYPICAL PRIVATE STREET SECTION

SCALE: 1"=4'

BENCH MARK:
CITY OF MORGAN HILL BENCH MARK 09-05.
2.5" BRASS DISC SET IN TOP OF CONCRETE CURB WESTERLY
SIDE OF THE MEDIAN STRIP IN THE CENTER OF MONTEREY
ROAD, MIDWAY BETWEEN 3RD STREET AND 4TH STREET.
ELEVATION=345.44 (NAVD 1988)



VICINITY MAP
N.T.S.

NOTES

PROJECT NAME: 35-59 W. DUNNE AVENUE
OWNER/
SUBDIVIDER: MICHAEL SOARES
RELIANCE DEVELOPMENT, LLC
517 W. IOWA AVENUE
SUNNYVALE, CA 94086
(408) 773-8666

SURVEYOR: GIULIANI & KULL, INC.
4880 STEVENS CREEK BLVD., SUITE 205
SAN JOSE, CA 95129
(408) 615-4000
MARK A. HELTON, PLS 7078

EXISTING GENERAL PLAN:

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

EXISTING USE: TWO SINGLE FAMILY DETACHED RESIDENCES

PROPOSED USE: FOURTEEN (14) SINGLE FAMILY TOWNHOUSE RESIDENTIAL UNITS

WATER SUPPLY:

SEWAGE DISPOSAL: CITY OF MORGAN HILL

ASSESSOR'S PARCEL #: 767-08-035, 036, 037, 038

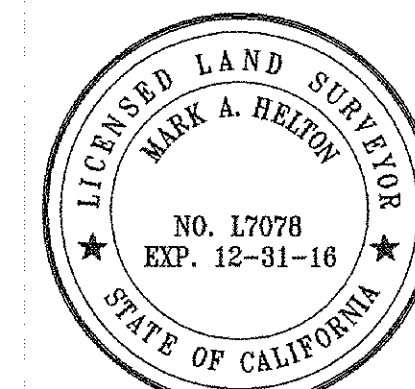
STREET TREES: SHALL CONFORM TO CITY OF MORGAN HILL REQUIREMENTS

TOTAL SITE AREA: 1.41± ACRES

PROPOSED LOTS: 16

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- OLD LOT LINE TO BE REMOVED
- BUILDING FOOTPRINT
- TREE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JOINT POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- CONTOUR LINE
- CONC. CURB & GUTTER
- CATCH BASIN
- WATER LINE (APPROX. LOCATION)
- STORM DRAIN LINE (APPROX. LOCATION)
- SANITARY SEWER LINE (APPROX. LOCATION)
- RETAINING WALL
- FENCE LINE
- EDGE OF PAVEMENT



Mark A. Helton

35-59 WEST DUNNE AVENUE

TENTATIVE
MAP

SHEET

1

OF

2

DATE 9/9/16

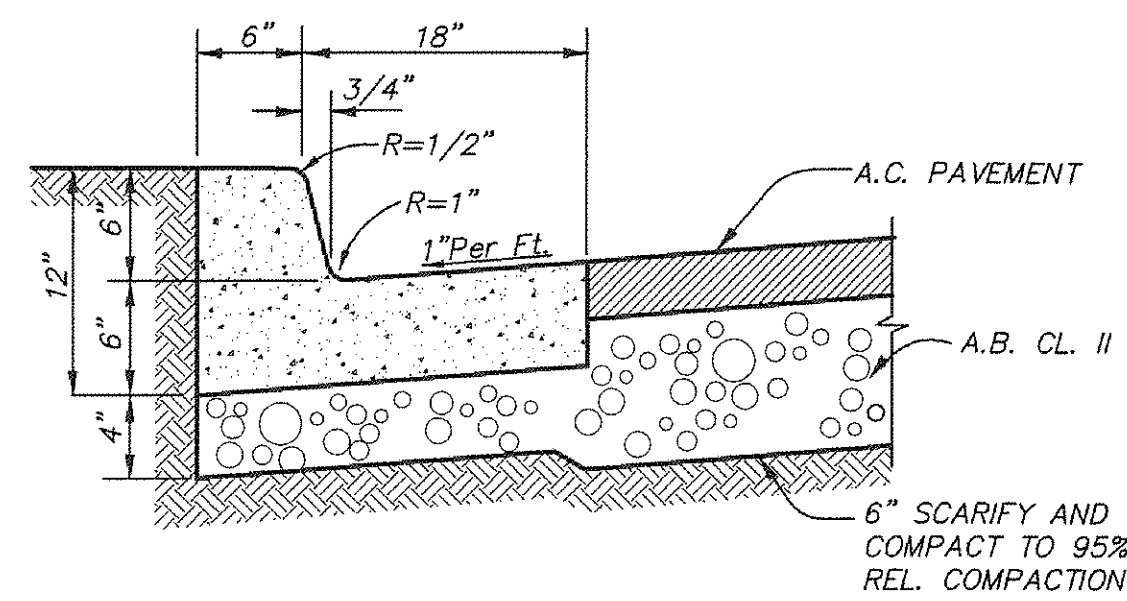
JOB NO.

12245

CK Giuliani & Kull, Inc.
Engineers & Planners • Surveyors
4880 Stevens Creek Blvd., Suite 205 San Jose, CA 95129
(408) 615-4000 Fax (408) 615-4004
Auburn • San Jose • Oakdale

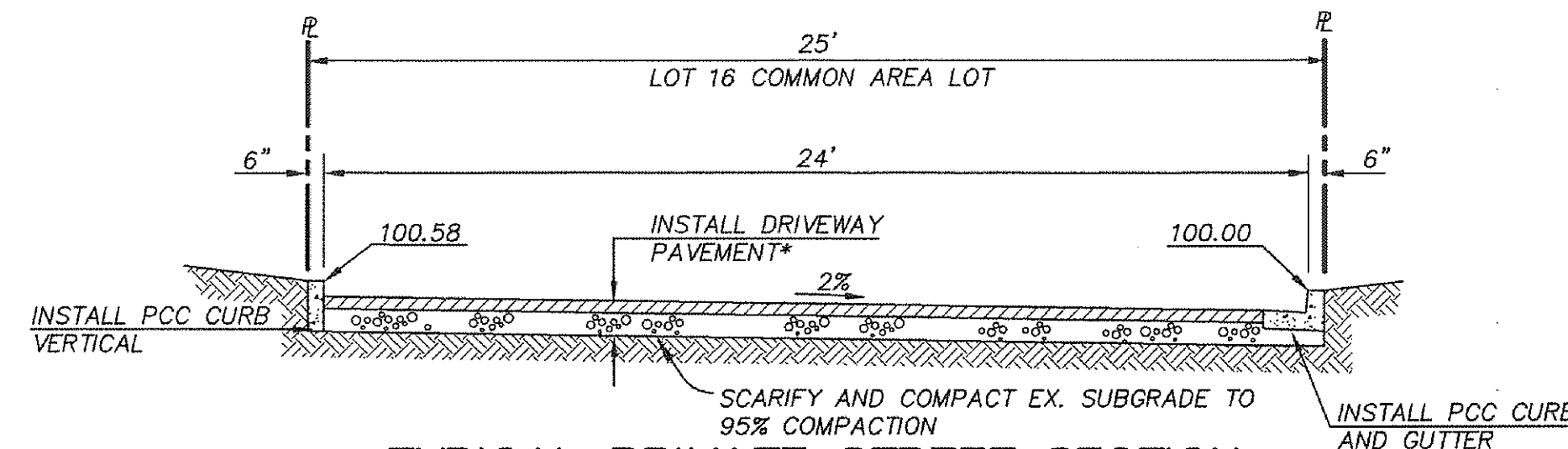
MORGAN HILL, CALIFORNIA

SCALE	1"=20'
DRAWN BY	E.T.
DESIGNED BY	M.H.
CHECKED BY	M.H.
NO.	
DATE	
REVISIONS	



P.C.C. CURB & GUTTER

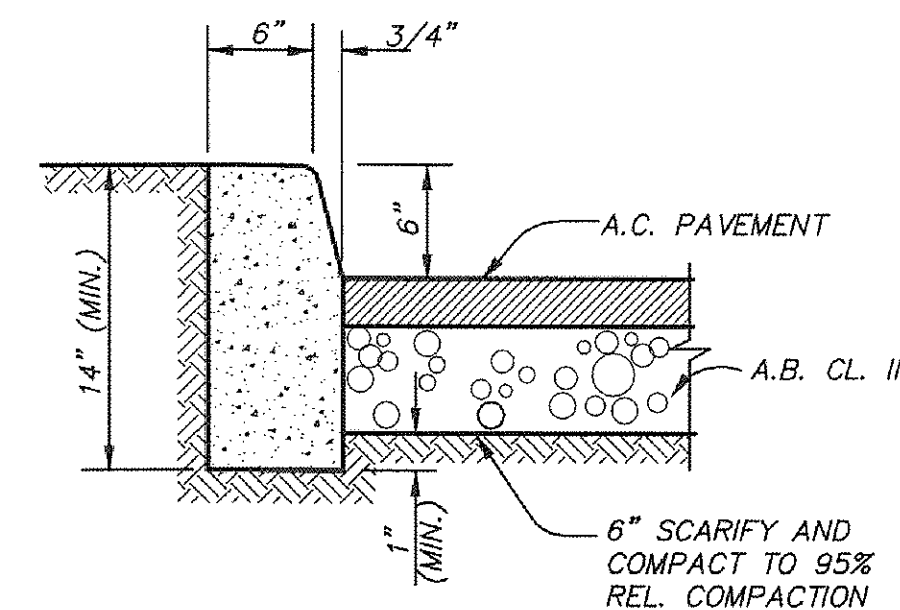
N.T.S.



TYPICAL PRIVATE STREET SECTION

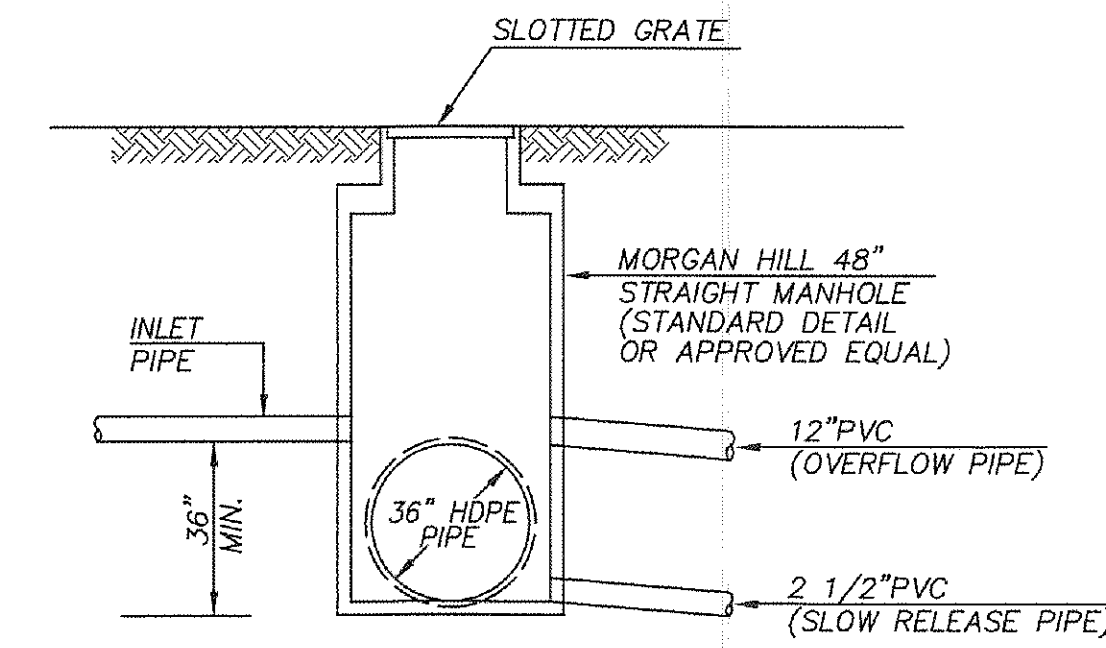
SCALE: 1"=4'

* PAVEMENT TO EITHER BE A.C. PAVEMENT (3" A.C. ON 8" A.B., CL 2) OR INTERLOCKING PAVERS.



P.C.C. VERTICAL CURB

N.T.S.



RETENTION CHAMBER DETAIL

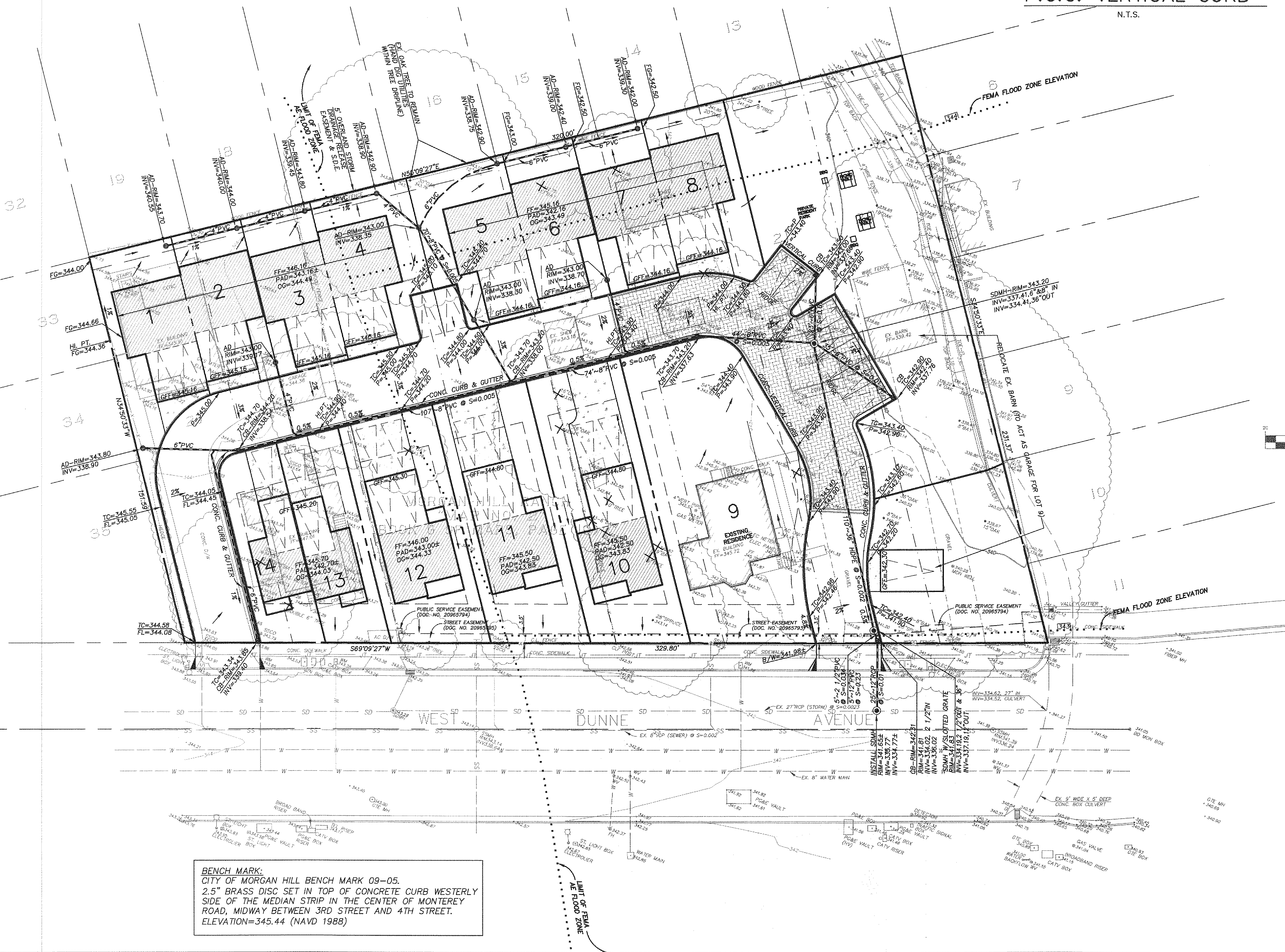
N.T.S.

MINIMUM PIPE SLOPE CHART

4" PVC	- MIN. SLOPE = 2%
6" PVC	- MIN. SLOPE = 1%
8" PVC	- MIN. SLOPE = 0.5%
12" PVC	- MIN. SLOPE = 0.3%

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



BENCH MARK:
CITY OF MORGAN HILL BENCH MARK 09-05.
2.5" BRASS DISC SET IN TOP OF CONCRETE CURB WESTERLY
SIDE OF THE MEDIAN STRIP IN THE CENTER OF MONTEREY
ROAD, MIDWAY BETWEEN 3RD STREET AND 4TH STREET.
ELEVATION=345.44 (NAVD 1988)



Mark A. Helton

SCALE	1"=20'
REVISIONS	
DATE	
NO.	

GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
4880 Stevens Creek Blvd. Suite 205 San Jose, CA. 95129
(408) 615-4000 Fax (408) 615-4004
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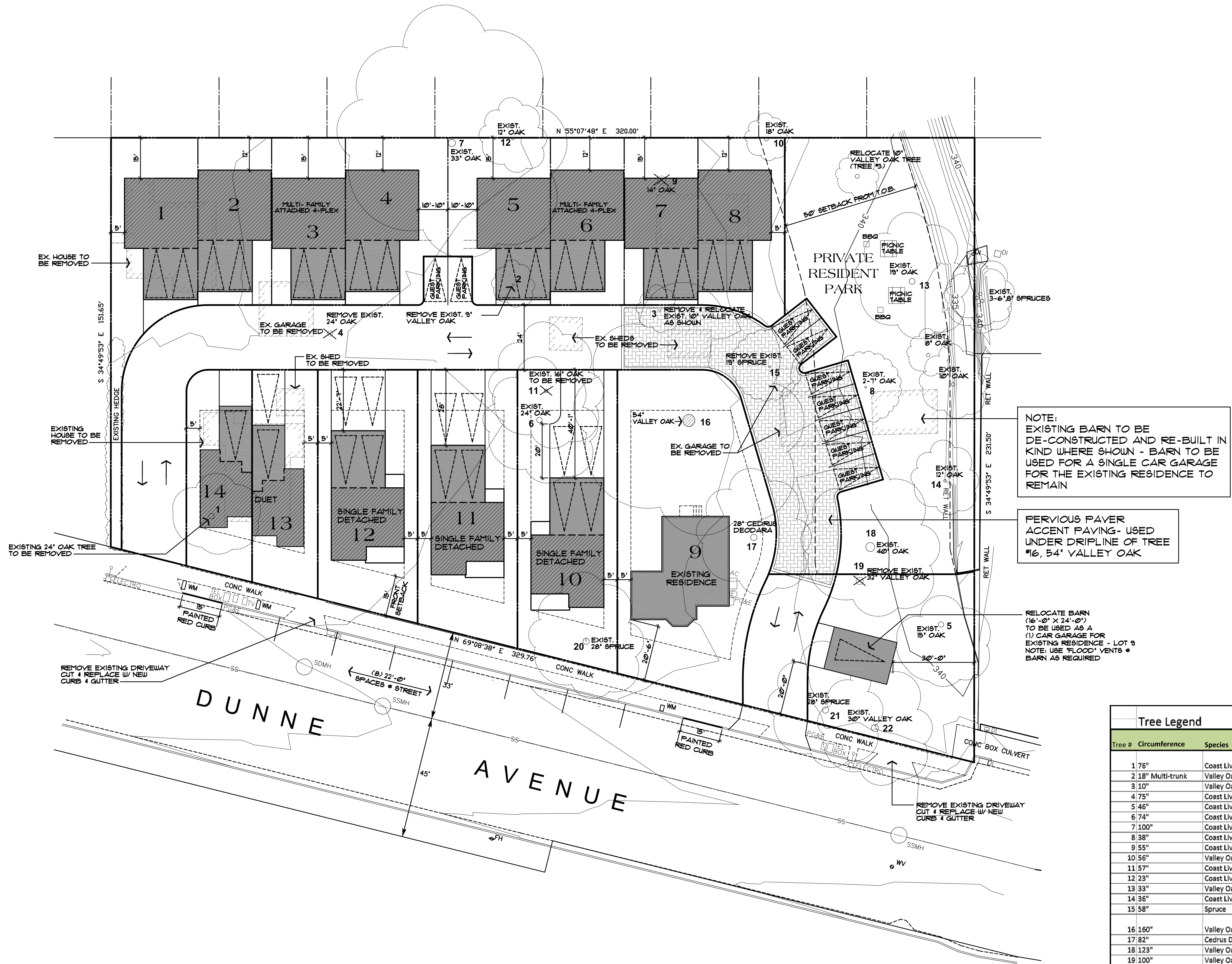
35-59 WEST DUNNE AVENUE

CONCEPTUAL
GRADING PLAN

SHEET	2
OF	2
DATE	9/9/16
JOB NO.	12245

MORGAN HILL, CALIFORNIA

17/5/2015 4:52:49 PM PST



PARKING:
SINGLE-FAMILY DETACHED = 6 UNITS: 2 COVERED SPACES/UNIT + 2 CAR DRIVEWAY
REQUIRED: 12 COVERED + 12 IN DRIVEWAY-----24
PROPOSED: 9 COVERED + 8 IN DRIVEWAYS + 8 GUEST ON W. DUNNE AVENUE-----25
TWO, FOURPLEXES = 8 UNITS @ 2.5 SPACES/UNIT, 1 COVERED PER UNIT
REQUIRED: 8 COVERED + 12 UNCOVERED-----20
PROPOSED: 16 COVERED + 9 GUEST SPACES-----25
TOTAL COVERED: REQUIRED 20 / PROVIDED 25
TOTAL UNCOVERED: REQUIRED 24 / PROVIDED 8
TOTAL GUEST: REQUIRED 0 / PROPOSED 17
TOTAL REQUIRED 44 / PROVIDED 50

NOTE:
EXISTING BARN TO BE
DE-CONSTRUCTED AND RE-BUILT IN
KIND WHERE SHOWN - BARN TO BE
USED FOR A SINGLE CAR GARAGE
FOR THE EXISTING RESIDENCE TO
REMAIN

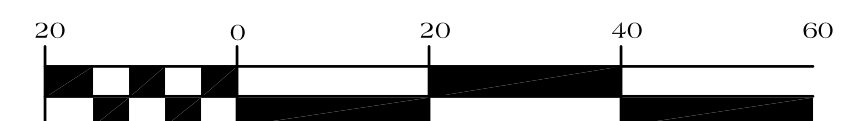
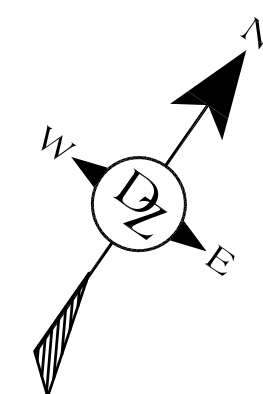
PERVIOUS PAVEMENT
ACCENT PAVING- USED
UNDER DRIPLINE OF TREE
#16, 54" VALLEY OAK

RELOCATE BARN
(16'-0" X 24'-0")
TO BE USED AS A
(1) CAR GARAGE FOR
EXISTING RESIDENCE - LOT 9
NOTE: USE "FLOOD" VENTS +
BARN AS REQUIRED

Tree Legend					
Tree #	Circumference	Species	Red-Removal	Health/Structure	Keep or Remove
1	76"	Coast Live Oak		Fair	Remove
2	18"	Multi-trunk		Poor	Remove
3	10"	Valley Oak		Good	Relocate
4	75"	Coast Live Oak		Poor-flaw	Remove
5	46"	Coast Live Oak		Good	Remain
6	74"	Coast Live Oak		Good	Remain
7	100"	Coast Live Oak		good/moderate	Remain
8	38"	Coast Live Oak		good-poor	Remain
9	55"	Coast Live Oak		Fair	Remove
10	56"	Valley Oak		Excellent	Remain
11	57"	Coast Live Oak		Fair	Remove
12	23"	Coast Live Oak		good	Remain
13	33"	Valley Oak		good	Remain
14	36"	Coast Live Oak		good	Remain
15	58"	Spruce		Dead	Removed
16	160"	Valley Oak		Excellent	Remain
17	82"	Cedrus Deodara		Good	Remain
18	123"	Valley Oak		Good	Remain
19	100"	Valley Oak		Poor	Remove
20	85"	Atlas Cedar		Good	Remain
21	85"	Cedrus Deodara		good	Remain
22	95"	Valley Oak		good	Remain

Site Development Plan

scale: 1"=20'-0"



SCALE: 1" = 20'-0"

NO. / DATE / REVISION

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A California Corporation
17705 Hale Avenue, Suite 114
Morgan Hill, California 95037
Phone: (408) 778-7045 • Fax: (408) 778-7044
Email: daz@designassociates.com

Site Development Plan
Hencken Oaks
A Planned 14 Home Development
West Dunne Avenue
Morgan Hill, California

DATE: SEP 9 2016
SCALE: 1"=20'
PROJECT MANAGER: MICHAEL DAVIS
DRAWN: GZ
JOB NO.: DZ4312
SHEET

A1

NO./ DATE/ REVISION

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DAZ Design Associates, Inc.
 A California Corporation
 17705 Hale Avenue, Suite H4
 Morgan Hill, California 95037
 Phone: (408) 778-7005 Fax: (408) 778-7004
 email: dazdesign@earthlink.net

DRAWING TITLE	Exterior Elevations
JOB TITLE	Hencken Oaks
JOB ADDRESS	A Planned 14 Home Development West Dunne Avenue Morgan Hill, California

DATE	SEPT. 9 2016
SCALE	1/4" = 1'-0"
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	GZ
JOB NO.	DZ4312
SHEET	A2



left side elevation



front elevation
 "Craftsman"

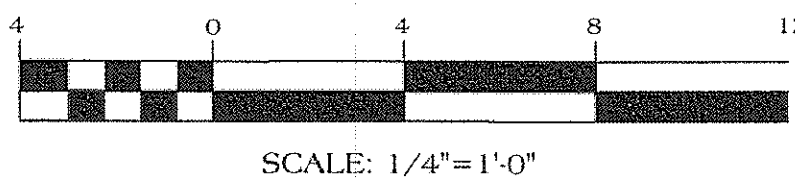


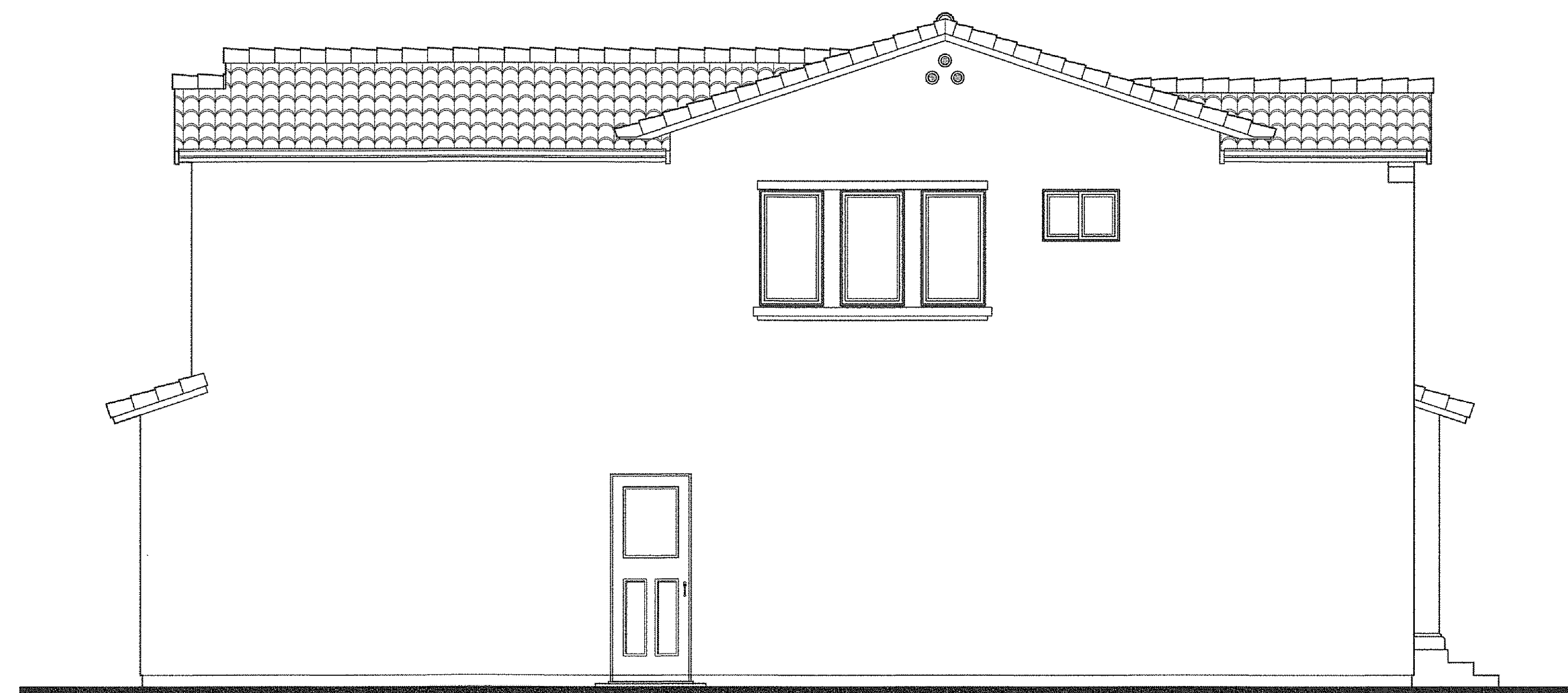
rear elevation



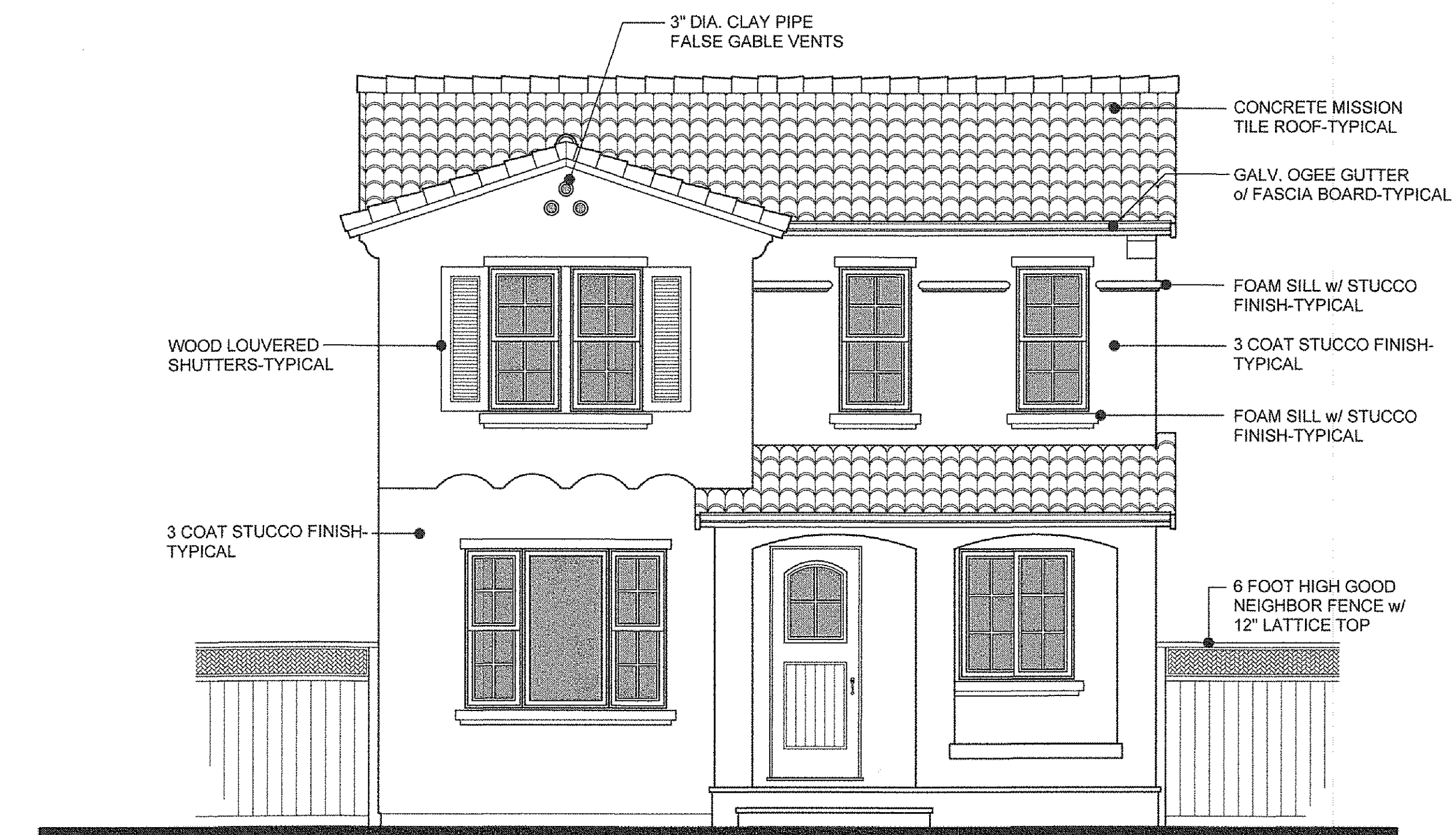
right side elevation

Single Family - Plan 1a





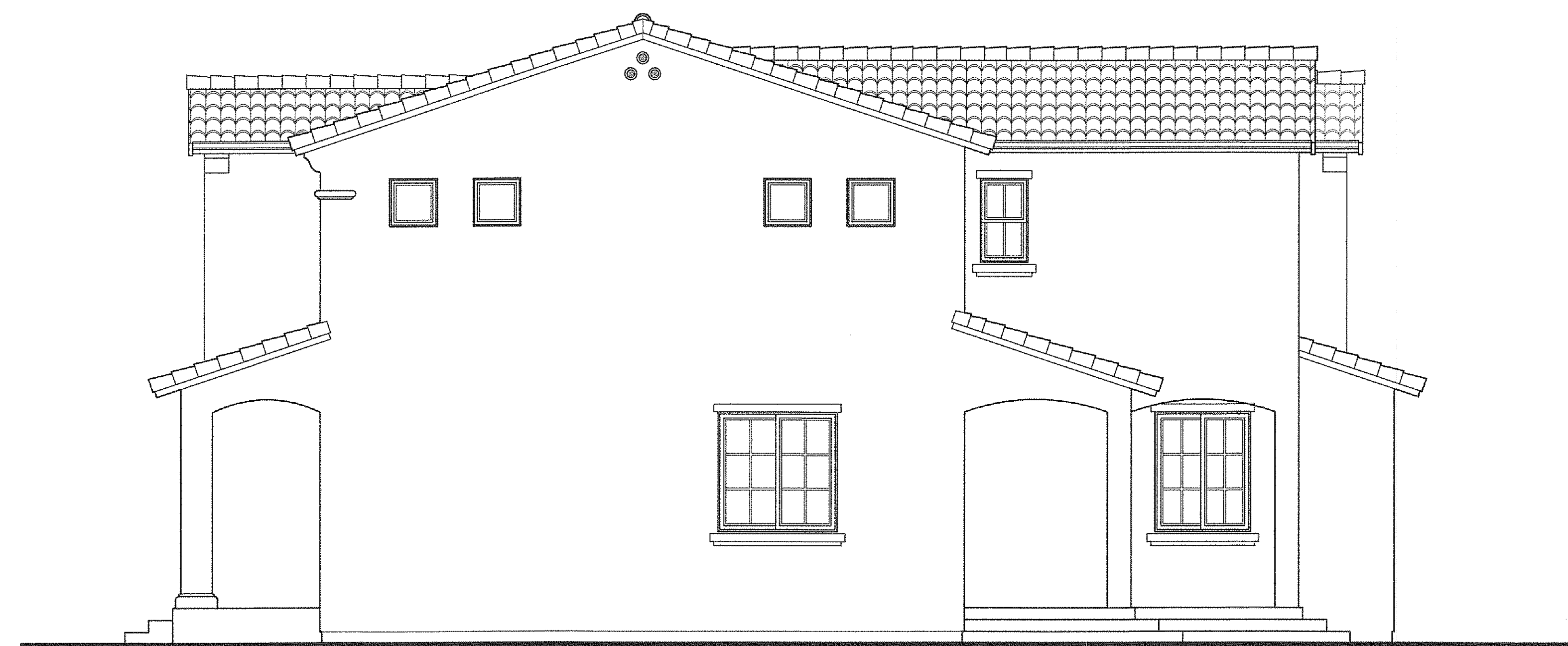
left side elevation



front elevation
"Spanish"

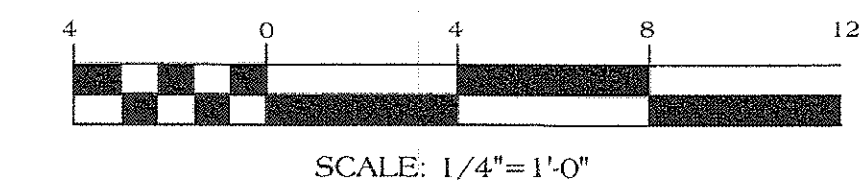


rear elevation



right side elevation

Single Family - Plan 1b



NO./ DATE/ REVISION

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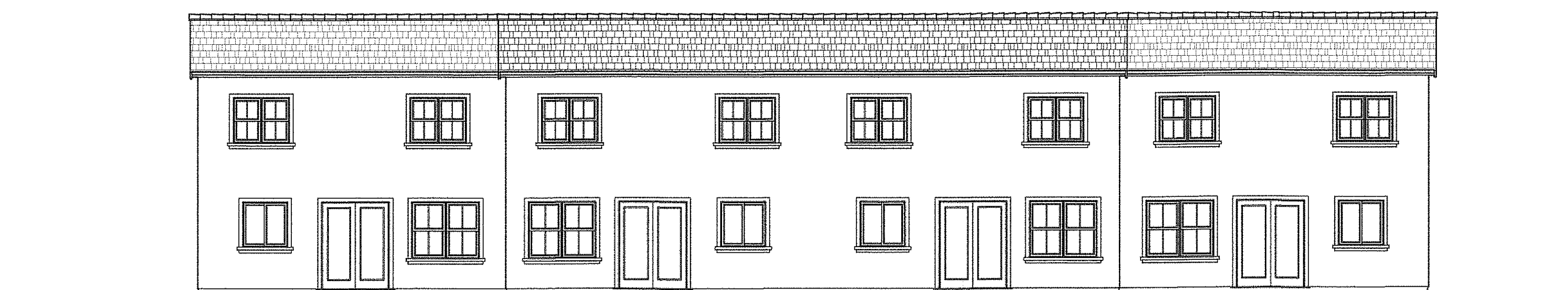
DAZ Design Associates, Inc.
 A California Corporation
 17705 Hale Avenue, Suite 114
 Morgan Hill, California 95037
 Phone: (408) 778-7005 Fax: (408) 778-7004
 Email: info@designeggs.com

DRAWING TITLE
Exterior Elevations
JOB TITLE
Hencken Oaks
JOB ADDRESS
A Planned 14 Home Development West Dunne Avenue Morgan Hill, California

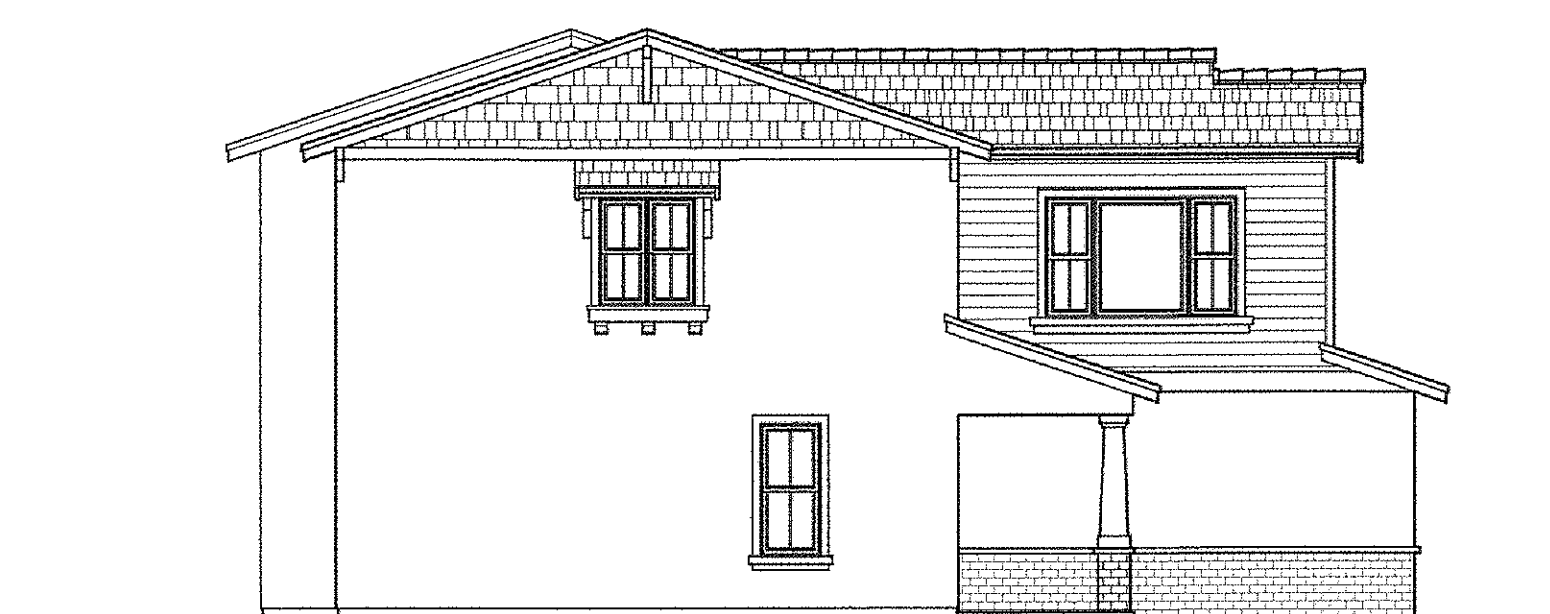
DATE
SEPT. 9, 2016
SCALE
1/4"=1'-0"
PROJECT MANAGER
MICHAEL DAVIS
DRAWN
GZ
JOB NO.
DZ4312
SHEET
A3



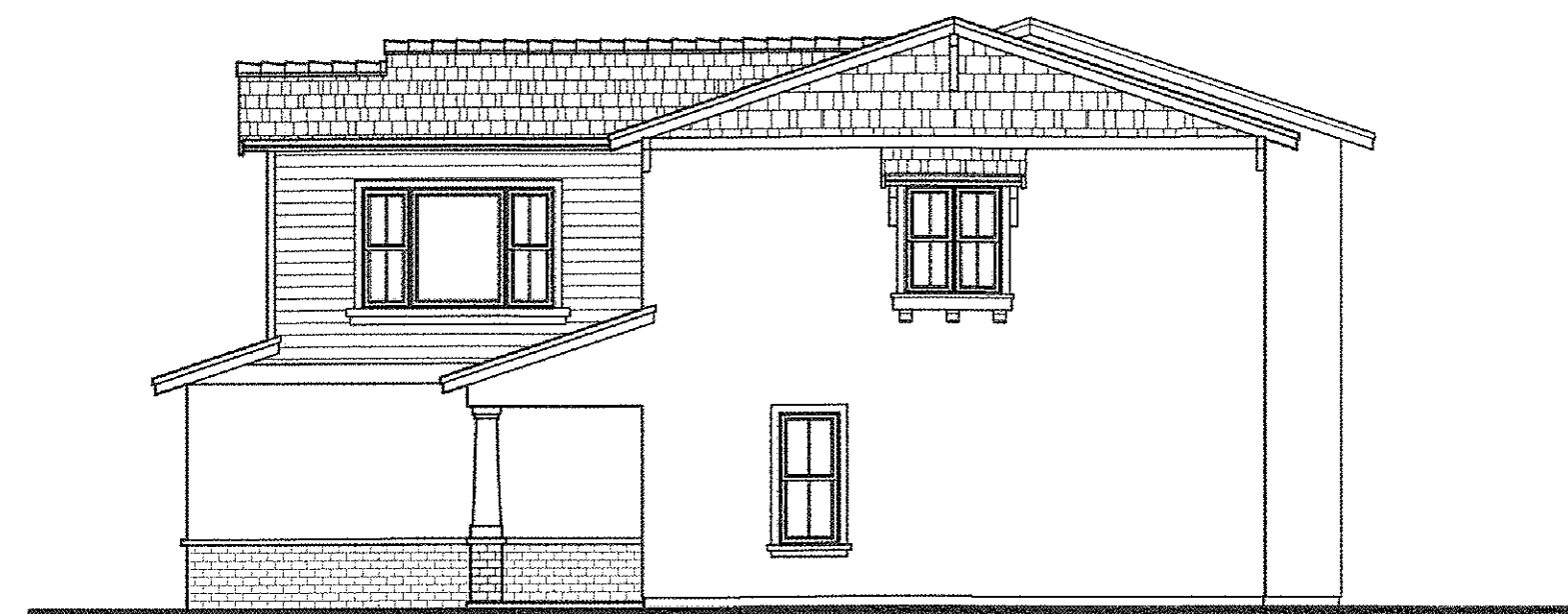
Craftsman • Fourplex



rear elevation

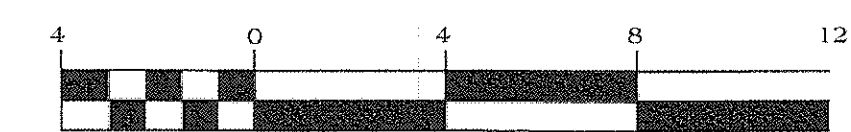


left side elevation



right side elevation

Fourplex



SCALE: 1/4"=1'-0"

NO. / DATE / REVISION

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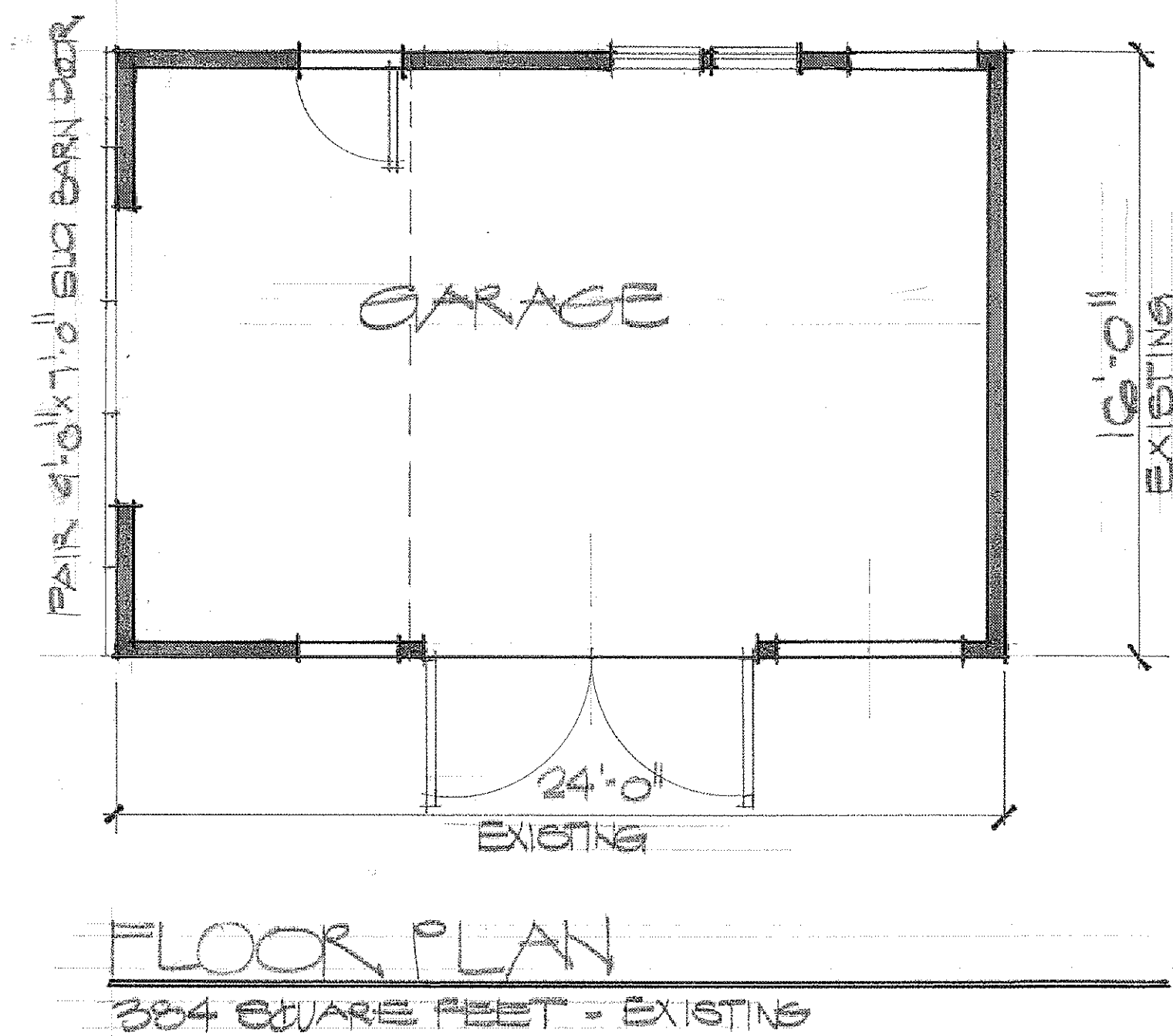
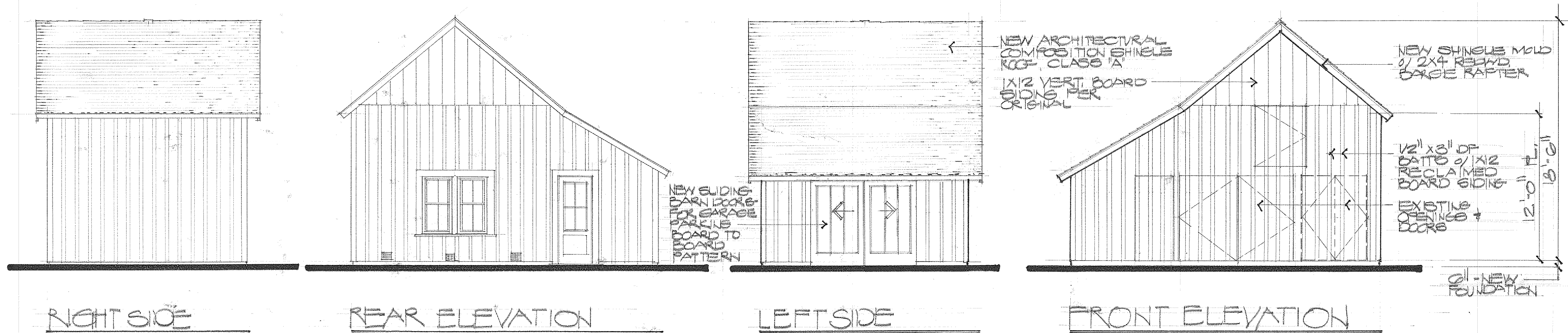
DZ Design Associates, Inc.
A California Corporation
17765 Hale Avenue, Suite 114
Morgan Hill, California 95037
Phone: (408) 776-7005 Fax: (408) 776-7006
email: dzdesign@earthlink.net

Exterior Elevations
Hencken Oaks
A Planned 14 Home Development
West Dunne Avenue
Morgan Hill, California

DRAWING TITLE
JOB TITLE
JOB ADDRESS

DATE
SEPT. 9, 2016
SCALE
1/4"=1'-0"
PROJECT MANAGER
MICHAEL DAVIS
DRAWN
GZ
JOB NO.
DZ4312
SHEET

A5



Barn Plan



SCALE: 1/4"=1'-0"

NO. / DATE / REVISION

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DAZ Design Associates, Inc.

A California Corporation

17705 Hile Avenue, Suite H4

Morgan Hill, California 95037

Phone: (408) 784-7004 Fax: (408) 784-7004

email: dazdesign@earthlink.net

DRAWING TITLE

Barn Plan

JOB TITLE

Hencken Oaks

JOB ADDRESS

A Planned 14 Home Development

West Dunne Avenue

Morgan Hill, California

DATE

SEPT. 9, 2016

SCALE

1/4"=1'-0"

PROJECT MANAGER

MICHAEL DAVIS

DRAWN

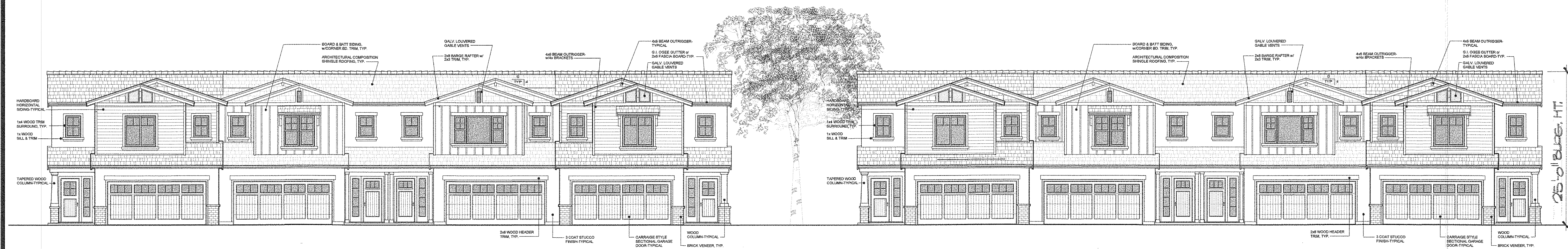
GZ

JOB NO.

DZ4312

SHEET

A6



NEW PROPOSED FOURPLEX



ORIGINALLY PROPOSED 2 UNIT BLDG

NO. / DATE / REVISION

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A California Corporation

17705 Hale Avenue, Suite 114

Morgan Hill, California 95037

Phone: (408) 778-7005 Fax: (408) 778-7004

email: cfr.design@ganito.com

Exterior Elevations Plan 3

Hencken Oaks

A Planned 14 Home Development

West Dunne Avenue

Morgan Hill, California

JOB TITLE

JOB NO.

JOB ADDRESS

JOB ADDRESS

DATE

8/1/2016

SCALE

PROJECT MANAGER

MICHAEL DAVIS

DRAWN

GZ

JOB NO.

024312

SHEET

A7