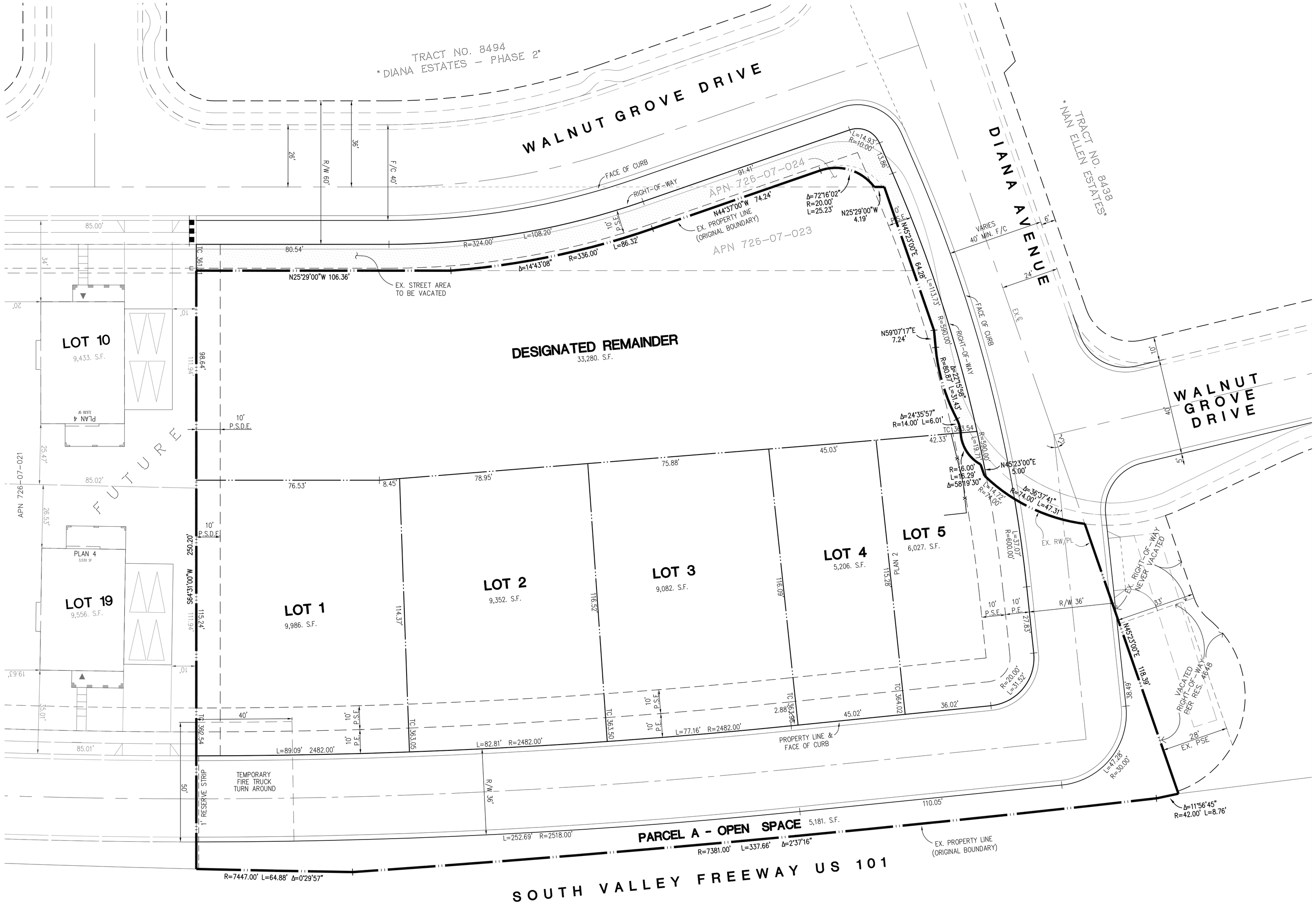


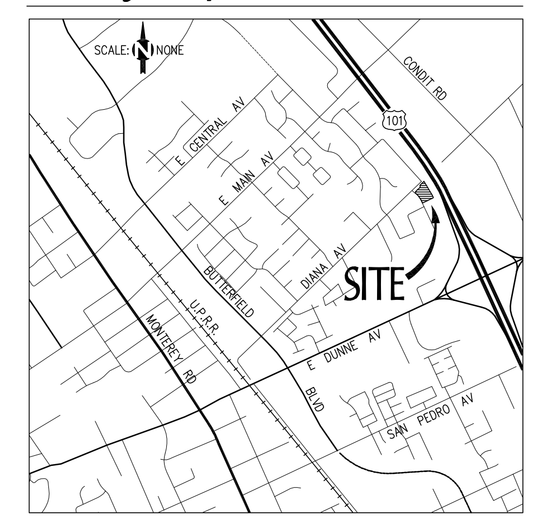
notes:

ASSESSOR'S PARCEL NO:	726-07-089, 023, 024
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	R1-9,000
PROPOSED ZONING:	R1-9,000
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	SINGLE FAMILY MEDIUM

density calcs:

TOTAL PROJECT AREA:	2.172 ACRES
ORIGINAL BOUNDARY AREA:	2.070 ACRES
VACATED STREET AREA:	0.102 ACRES
DEDICATED RIGHT OF WAY:	0.397 ACRES
PROJECT NET AREA:	1.775 ACRES
NO. UNITS ALLOWED:	9 UNITS
NO. UNITS PROPOSED:	5 UNITS
OPEN SPACE AREA:	0.119 ACRES

vicinity map:



abbreviations:

APN	ASSESSOR'S PARCEL NUMBER
EX.	EXISTING
P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
P.E.	PUBLIC EASEMENT

20' 0 10' 20' 40' 80'

SCALE : 1" = 20'

Newland Homes

vesting tentative map

owners:

LIGHT OF THE WORLD APOSTOLIC CHURCH
4841 WELLINGTON PARK DRIVE
SAN JOSE, CA 95136

TIM J. HEALEY
4132 DEMILLE DRIVE
SAN JOSE, CA 95117

applicant:

BRYAN AVILLA
3121 MICHELSON DRIVE, SUITE 110
IRVINE, CA 92612
(949) 344-2705

engineer:

MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381
R.C.E. 24893

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

DATE: 11/16 DRAWN: MM CHECKED: WJM

sheet 1 of 04

215082.1

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Xref's: 215082.1-PLO-TXT-VTM, 215082.1PLO-VTM

notes:

ASSESSOR'S PARCEL NO:	726-07-089, 023, 024
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	R1-9,000
PROPOSED ZONING:	R1-9,000
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	SINGLE FAMILY MEDIUM

density calcs:

TOTAL PROJECT AREA:	2.172 ACRES
ORIGINAL BOUNDARY AREA:	2.070 ACRES
VACATED STREET AREA:	0.102 ACRES
DEDICATED RIGHT OF WAY:	0.397 ACRES
PROJECT NET AREA:	1.775 ACRES
NO. UNITS ALLOWED:	9 UNITS
NO. UNITS PROPOSED:	9 UNITS
OPEN SPACE AREA:	0.119 ACRES

building mix:

PLAN 1	2
PLAN 2	2
PLAN 3	2
PLAN 4	3
TOTAL	9

building coverage calcs:

PROJECT NET AREA:	1.775 ACRES
DRIVEWAY COVERAGE:	0.132 ACRES
SIDEWALK AREAS	0.058 ACRES
BUILDING COVERAGE:	0.493 ACRES
% BUILDING COVERAGE:	31.10%

building notes:

LOT	PLAN	LOT SIZE
1	4	9,986 SF
2	3	9,352 SF
3	4	9,082 SF
4	1	5,206 SF
5	2	6,027 SF
6	2	7,256 SF
7	1	5,615 SF
8	3	9,818 SF
9	4	10,590 SF

setback notes:

R1-9,000

	SINGLE STORY	TWO STORY
TYPICAL FRONT YARD SETBACK:	25'	30'
TYPICAL REAR YARD SETBACK:	20'	25'
TYPICAL SIDE YARD SETBACK:	5'	12.5'

abbreviations:

APN	ASSESSOR'S PARCEL NUMBER
EX.	EXISTING
P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
P.E.	PUBLIC EASEMENT

20' 0 10' 20' 40' 80'

SCALE : 1" = 20'

Newland Homes

site development plan

owners:

LIGHT OF THE WORLD APOSTOLIC CHURCH
4841 WELLINGTON PARK DRIVE
SAN JOSE, CA 95136

TIM J. HEALEY
4132 DEMILLE DRIVE
SAN JOSE, CA 95117

applicant:

BRYAN AVILLA
3121 MICHELSON DRIVE, SUITE 110
IRVINE, CA 92612
(949) 344-2705

engineer:

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16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381
R.C.E. 24893

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

DATE: 11/16 DRAWN: MM CHECKED: WJM

sheet 2 of 04

215082.1

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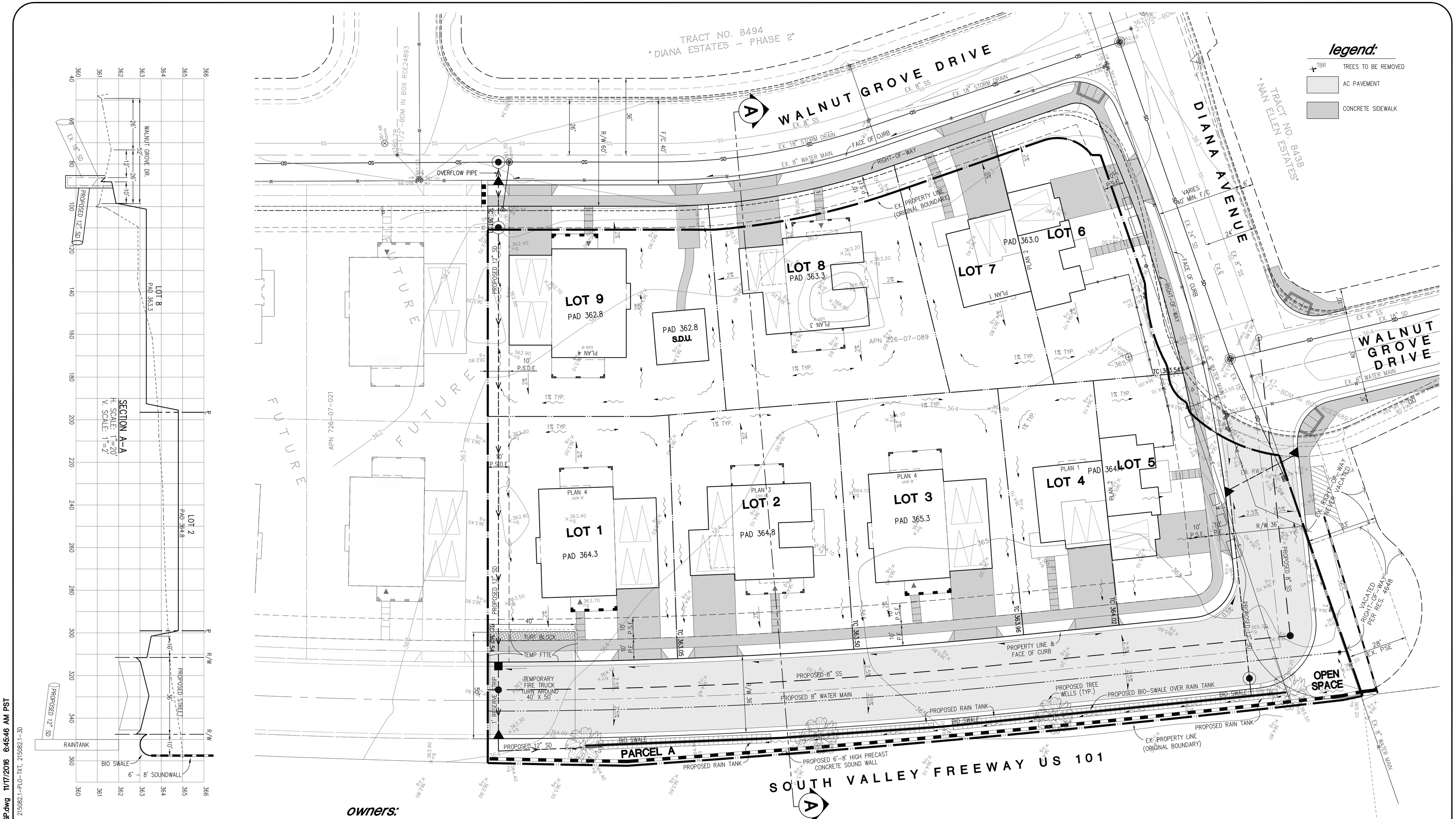

owners:

LIGHT OF THE WORLD APOSTOLIC CHURCH
4841 WELLINGTON PARK DRIVE
SAN JOSE, CA 95136

TIM J. HEALEY
4132 DEMILLE DRIVE
SAN JOSE, CA 95117

applicant:

BRYAN AVILLA
3121 MICHELSON DRIVE, SUITE 110
IRVINE, CA 92612
(949) 344-2705

engineer:

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

Newland Homes

preliminary grading plan

"Newland Homes" LID - BMP Sizing Calcs 8/27/2015

Proposed BMP No.	BMP Impervious Area		95th Percentile (1.6" Rain) First Flush Volume to Treat (Cu. Ft.)	Proposed BMP Surface Area (S.F.)	Native Soil Infiltration Rate (In/Hr.)	BMP Loading Depth (Inches)	BMP Infiltration Duration (Hrs.) ≤ 72
	Public Hardscape (S.F.)	Private Hardscape (S.F.)					
1	18,247	32,059	6,707	2,231	0.6	54	90

PROPOSED RAIN TANK'S VOLUME:

496'L X 4.5'W X 4.5' H = 10,004 C.F.

20' 0 10' 20' 40' 80'

SCALE : 1" = 20'

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

DATE: 9/16 DRAWN: MM CHECKED: WJM

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215082.1

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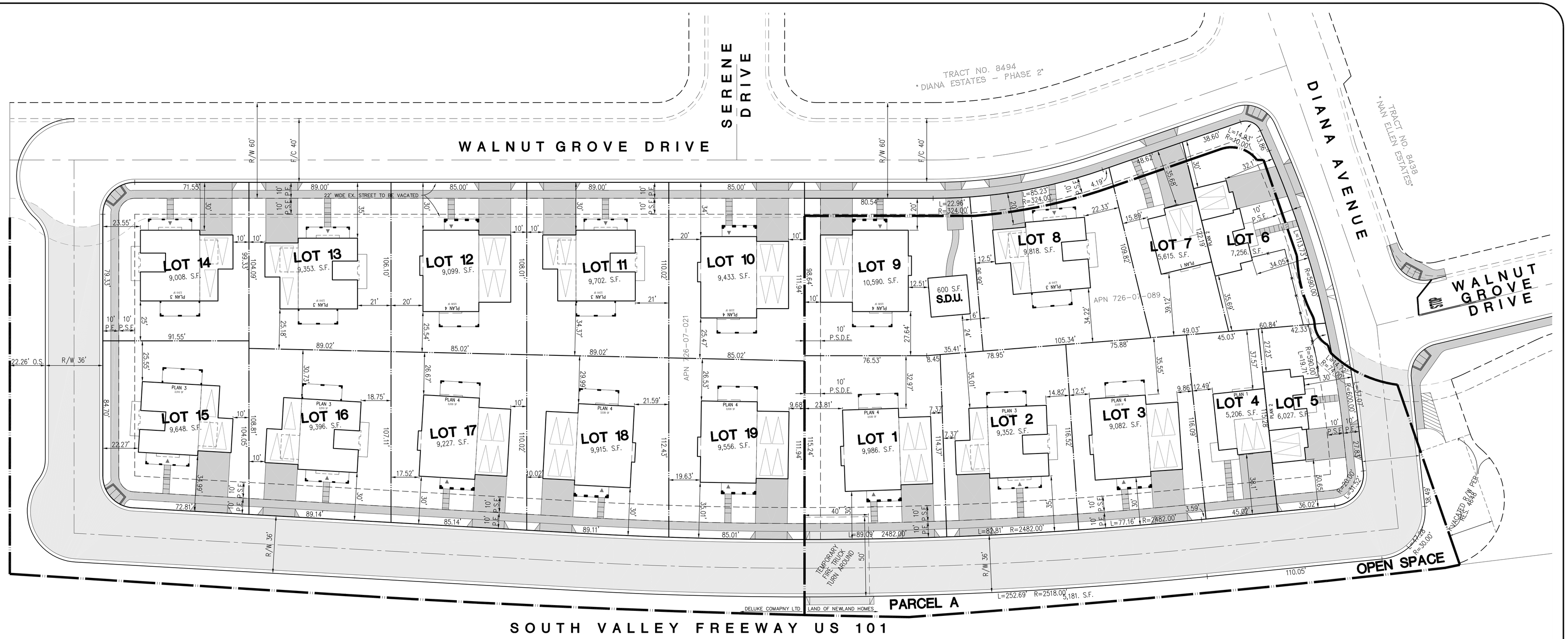


notes:

ASSESSOR'S PARCEL NO:	726-07-021, 089
PRESENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	R1-9,000 RPD
PROPOSED ZONING:	R1-9,000 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:	SINGLE FAMILY MEDIUM

building mix:

	NEWLAND HOMES	DELUKE COMPANY LTD
PLAN 1	2	0
PLAN 2	2	0
PLAN 3	2	5
PLAN 4	3	5
TOTAL	9	10

setback notes:

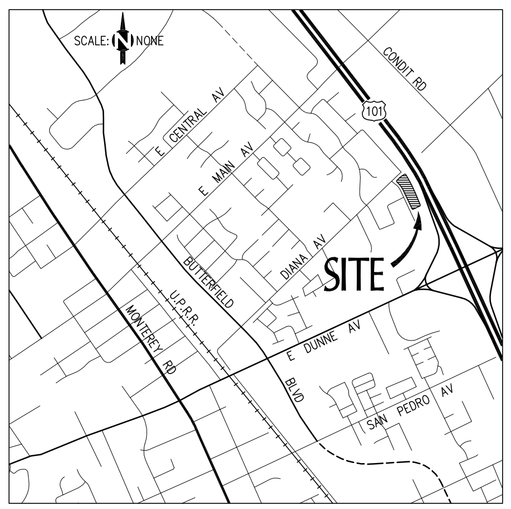
R1-9,000

	SINGLE STORY	TWO STORY
TYPICAL FRONT YARD SETBACK:	25'	30'
TYPICAL REAR YARD SETBACK:	20'	25'
TYPICAL SIDE YARD SETBACK:	5'	12.5'

abbreviations:

APN– ASSESSOR'S PARCEL NUMBER
EX– EXISTING

vicinity map:



density calcs:

	NEWLAND HOMES	DELUKE COMPANY LTD
TOTAL PROJECT AREA:	2.172 ACRES	2.942 ACRES
VACATED STREET AREA	0.102 ACRES	0.225 ACRES
DEDICATED RIGHT OF WAY:	0.397 ACRES	0.491 ACRES
PROJECT NET ACREAGE:	1.775 ACRES	2.166 ACRES
NO. UNITS ALLOWED:	9 UNITS	10 UNITS
NO. UNITS PROPOSED:	9 UNITS	10 UNITS
OPEN SPACE AREA:	0.119 ACRES	0 ACRES

building coverage calcs:

	NEWLAND HOMES	DELUKE COMPANY LTD
PROJECT NET AREA:	1.775 ACRES	2.166 ACRES
DRIVEWAY COVERAGE:	0.132 ACRES	0.141 ACRES
BUILDING COVERAGE:	0.493 ACRES	0.679 ACRES
% BUILDING COVERAGE:	31.10%	36.72%

building notes:

NEWLAND HOMES			DELUKE COMPANY LTD		
LOT	PLAN	LOT SIZE	LOT	PLAN	LOT SIZE
1	4	9,986 SF	10	4	9,433 SF
2	3	9,352 SF	11	3	9,702 SF
3	4	9,082 SF	12	4	9,099 SF
4	1	5,206 SF	13	3	9,353 SF
5	2	6,027 SF	14	3	9,008 SF
6	2	7,256 SF	15	3	9,648 SF
7	1	5,615 SF	16	3	9,396 SF
8	3	9,818 SF	17	4	9,227 SF
9	4	10,590 SF	18	4	9,915 SF
			19	4	9,556 SF

Newland Homes

precise development plan

applicant:

BRYAN AVILLA
3121 MICHELSON DRIVE, SUITE 110
IRVINE, CA 92612
(949) 344-2705

engineer:

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

30 0 15 30 60 120

SCALE : 1" = 30'

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

DATE: 11/16 DRAWN: MM CHECKED: WJM

sheet 4 of 04

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