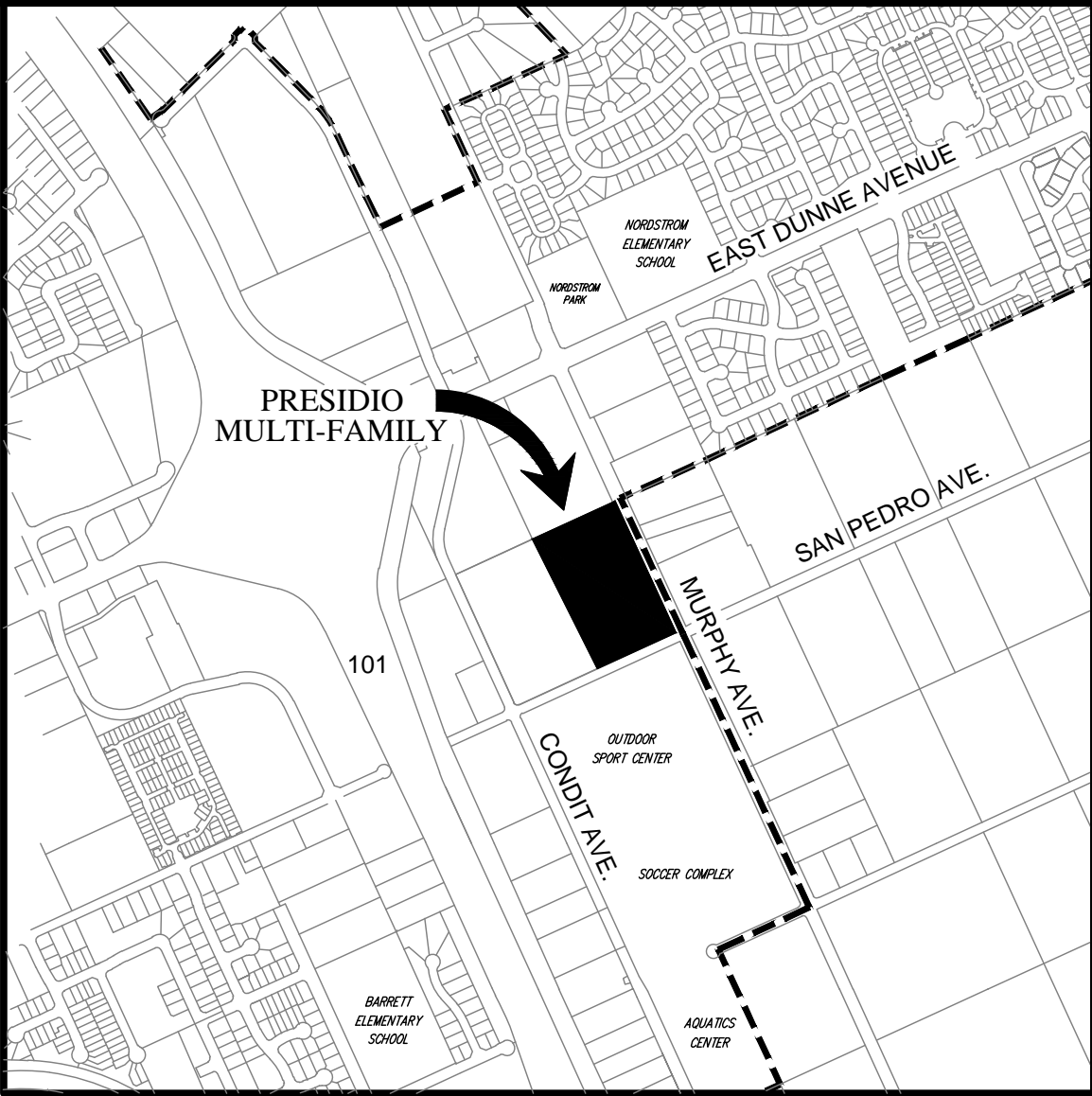


MEASURE C APPLICATION (2016)

PRESIDIO MULTI FAMILY-FOR SALE

MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP

NO SCALE

GENERAL NOTES

SUBJECT PARCELS: 817-12-006, 009

APPLICANT: PRESIDIO EVERGREEN, LLC
5927 BALFOUR COURT, SUITE 208
CARLSBAD, CA 92008
CONTACT: ORVILLE POWER
(619) 876-6132, OP@MANAINV.COM
CONTACT: VINCE BURGOS (DPC)
(408) 421-2695, VBURGOS@HOTMAIL.COM

PLANNER/CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER CONTACT: CALEB LACLAIR, P.E., RCE #75163
PLANNER CONTACT: ROSS DOYLE
(408) 848-0300

GENERAL PLAN LAND USE: RESIDENTIAL ATTACHED LOW (6-16 DU/AC)

ZONING DISTRICT: R-2 (PD)

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF 60 TOWN HOME-STYLE CONDOMINIUMS AND 14 SINGLE FAMILY DETACHED HOMES FOR A TOTAL OF 74 HOMES. INITIAL BUILDING ALLOCATIONS WERE AWARDED THROUGH LAST YEAR'S COMPETITION; 30 ALLOCATIONS (MC-15-17). THIS YEAR'S REQUEST IS 44 ALLOCATIONS, WHICH ACHIEVES PROJECT BUILDOUT.

THIS SHEET SET SUPPLEMENTS THE 2016 MEASURE C PROJECT NARRATIVE QUESTIONNAIRE FOR PRESIDIO MULTI-FAMILY FOR SALE. SHOULD A CONFLICT ARISE BETWEEN THE NARRATIVE RESPONSE AND THE CONTENTS OF THIS SHEET SET, THE NARRATIVE SHALL GOVERN.

RELATED APPROVALS

MC-15-17 30 ALLOCATIONS
ZA-16-01 PRECISE DEVELOPMENT PLAN FOR 74 UNITS
SD2016-0005 TENTATIVE TRACT MAP FOR 21 LOTS
DA2016-0005 DEVELOPMENT AGREEMENT

Building Tabulation		
Buildings	2.33	ac +/-
Public Streets (Murphy Road, San Pedro Avenue)	1.31	ac +/-
Private Circulation (parking and drive aisles)	1.66	ac +/-
Open Space (passive and active)	3.02	ac +/-
Sidewalks	0.37	ac +/-
Aprons	0.15	ac +/-
	8.83	ac +/-

Building Coverage - R2 (PD)	
Site (gross)	8.83
Sidewalks	0.37
Parking/Aisles	1.66
Public Streets	1.31
Garage Aprons	0.15
Net Parcel (RDSCS)	5.35
Buildings	2.33
Coverage	44%

SHEET INDEX

LAND PLANNING AND CIVIL ENGINEERING

MC-1 TITLE SHEET

MC-2 SITE DEVELOPMENT PLAN

MC-3 SITE UTILIZATION MAP

MC-4 PRELIMINARY GRADING & DRAINAGE PLAN

MC-5 PRELIMINARY UTILITIES PLAN

MC-6 SECTIONS AND DETAILS

ARCHITECTURE

SFD	FRONT ELEVATIONS	FOURPLEX	FRONT ELEVATIONS
SFD	FLOOR PLANS	FOURPLEX	FRONT ELEVATIONS
SFD	PROGRESSIVE CRAFTSMAN ELEVATIONS	FOURPLEX	FIRST FLOOR ELEVATIONS
SFD	PROGRESSIVE FARMHOUSE ELEVATIONS	FOURPLEX	SECOND FLOOR ELEVATIONS
SFD	PROGRESSIVE RANCH ELEVATIONS	FOURPLEX	ELEVATIONS - CRAFTSMAN (FRONT, REAR)
TRIPLEX	FRONT ELEVATIONS	FOURPLEX	ELEVATIONS - CRAFTSMAN (LEFT, RIGHT)
TRIPLEX	FRONT ELEVATIONS	FOURPLEX	ELEVATIONS - FARMHOUSE (FRONT, REAR)
TRIPLEX	FIRST FLOOR PLANS	FOURPLEX	ELEVATIONS - FARMHOUSE (LEFT, RIGHT)
TRIPLEX	SECOND FLOOR PLANS	FOURPLEX	ELEVATIONS - RANCH (FRONT, REAR)
TRIPLEX	ELEVATIONS - CRAFTSMAN (FRONT, REAR)	FOURPLEX	ELEVATIONS - RANCH (LEFT, RIGHT)
TRIPLEX	ELEVATIONS - CRAFTSMAN (LEFT, RIGHT)		
TRIPLEX	ELEVATIONS - FARMHOUSE (FRONT, REAR)		
TRIPLEX	ELEVATIONS - FARMHOUSE (LEFT, RIGHT)		
TRIPLEX	ELEVATIONS - RANCH (FRONT, REAR)		
TRIPLEX	ELEVATIONS - RANCH (LEFT, RIGHT)		



RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Presidio Evergreen, LLC
5927 Balfour Court, Suite 208
Carlsbad, CA 92008

2016 Measure C Review-For Sale
TITLE SHEET
PRESIDIO AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN
DATE SEPT 1, 2016

DATE	BY	CK	SHEET REVISIONS

SHEET

MC-1

OF 31 SHEETS

JOB NO.
102022-1003

RESIDENT
AGRICULTURE

MC-2
OF 31 SHEETS
JOB NO.
102022-1003

W:\JOBS 10\102022\102022-1004-1003 SHARED FILES\APPLICATIONS-2016\MEASURE C - 2016 (FOR SALE)\MC-3 SITE DEVELOPMENT PLAN 2016.DWG

SHARED STREET WITH FUTURE
COMMERCIAL CENTER

PROJECT TO EXTEND DRIVE AISLE 1
TO CONDIT ROAD IN THE EVENT
PROJECT CONSTRUCTION PRECEDES
ADJACENT APARTMENT PROJECT.

IN-TRACT SIDEWALK CONNECTION
TO GRAND PROMENADE, TYP.

TYPICAL FOURPLEX

TYPICAL TRIPLEX

Parking - Required		Spaces	
P-4 (3 bdr, detached)	14	2.0	28
P-1 (3 bdr)	19	2.5	48
P-1X (3 bdr)	3	2.5	8
P-2 (3 bdr)	19	2.5	48
P-3 (3 bdr)	19	2.5	48
	74		178
Guest Parking (Condo)	60	0.33	20
Guest Parking (Detached)	14	0.25	4
Total Required Parking	202	2.73	per unit
Parking - Provided			
standard (9x18)	59	28%	
standard (9x18) - covered	0	0%	
compact (8x16)	0	0%	
compact (8x16) - covered	0	0%	
ada (9x18)	3	1%	
ada (9x18) - covered	0	0%	
carriage - covered	0	0%	
garage - covered	148	70%	
san pedro	0	0%	
driveway	0	0%	
Total Provided Parking	210	2.84	per unit

Building Tabulation		
Buildings	2.33	ac +/-
Public Streets (Murphy Road, San Pedro Avenue)	1.31	ac +/-
Private Circulation (parking and drive aisles)	1.66	ac +/-
Open Space (passive and active)	3.02	ac +/-
Sidewalks	0.37	ac +/-
Aprons	0.15	ac +/-
	8.83	ac +/-

DUAL-USE OPEN SPACE:
UNDERGROUND WATER STORAGE -
SHALLOW DETENTION BASIN -
SURFACE AMENITIES -



RIESLING COURT

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

MURPHY AVENUE

RESIDENTIAL
AGRICULTURE

RESIDENT
AGRICULTURE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY	---
---	LOT LINE	---
---	FACE OF CURB	---
---	EDGE OF PAVEMENT	---
---	RIGHT-OF-WAY	---
---	CENTERLINE	---

General Notes

1. Project boundary is based on a field survey and should be considered resolved.
2. This exhibit is for Measure C application purposes only.
3. Porches can encroach up to 7' into the front setback.
4. Architectural projections (porches, bay windows, fire places, media nooks, cantilevers, etc.) are allowed to encroach up to 2' into the side yard setback.

Landscape Notes

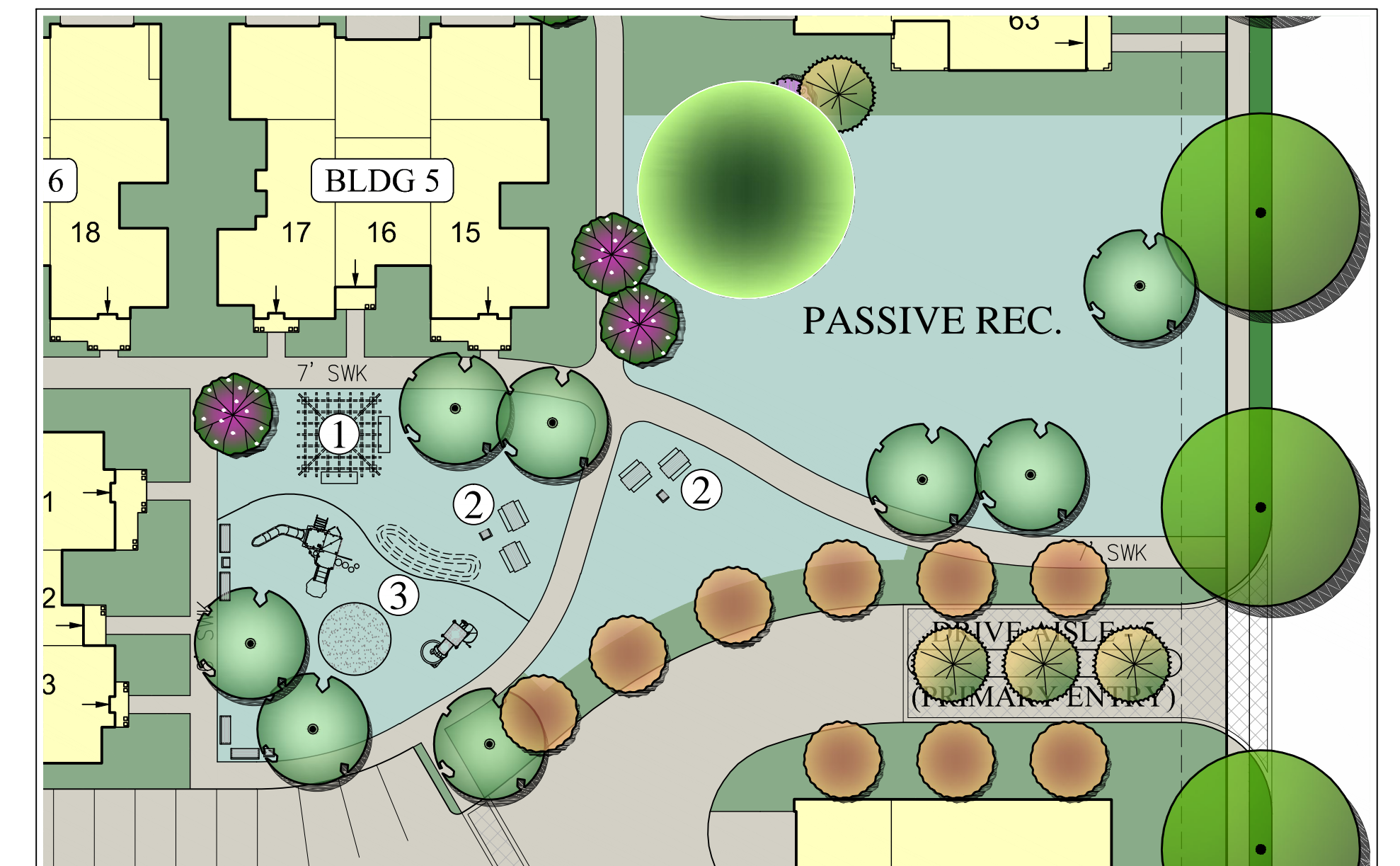
Applicant commits to the following sections of the Landscaping, Screening and Color category:

- B.1.a through B.1.d (techniques that enhance the quality of the site)
- B.2.b (water conservation irrigation)
- B.3 (landscaping viewed from public and private rights of way)
- B.4 (drainage treated with first-flush underground retention system)

SECONDARY ACCESS (SHARED)

ACTIVE AND PASSIVE RECREATION

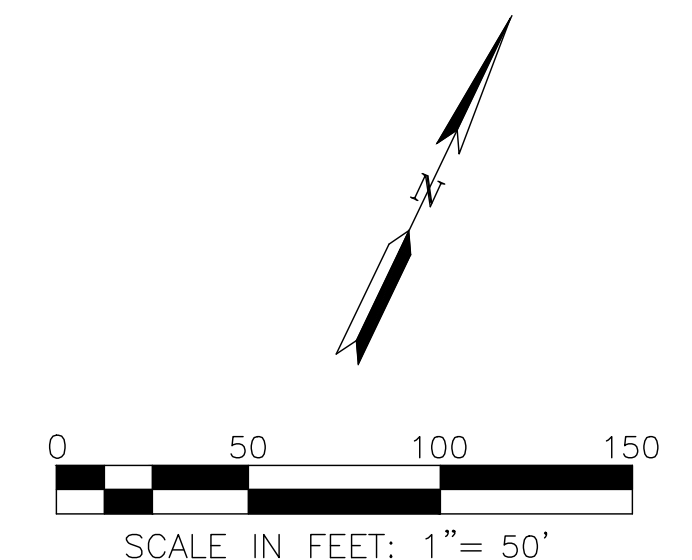
ACTIVE AND PASSIVE RECREATION
(TOT LOT AND PLAZA AREA)

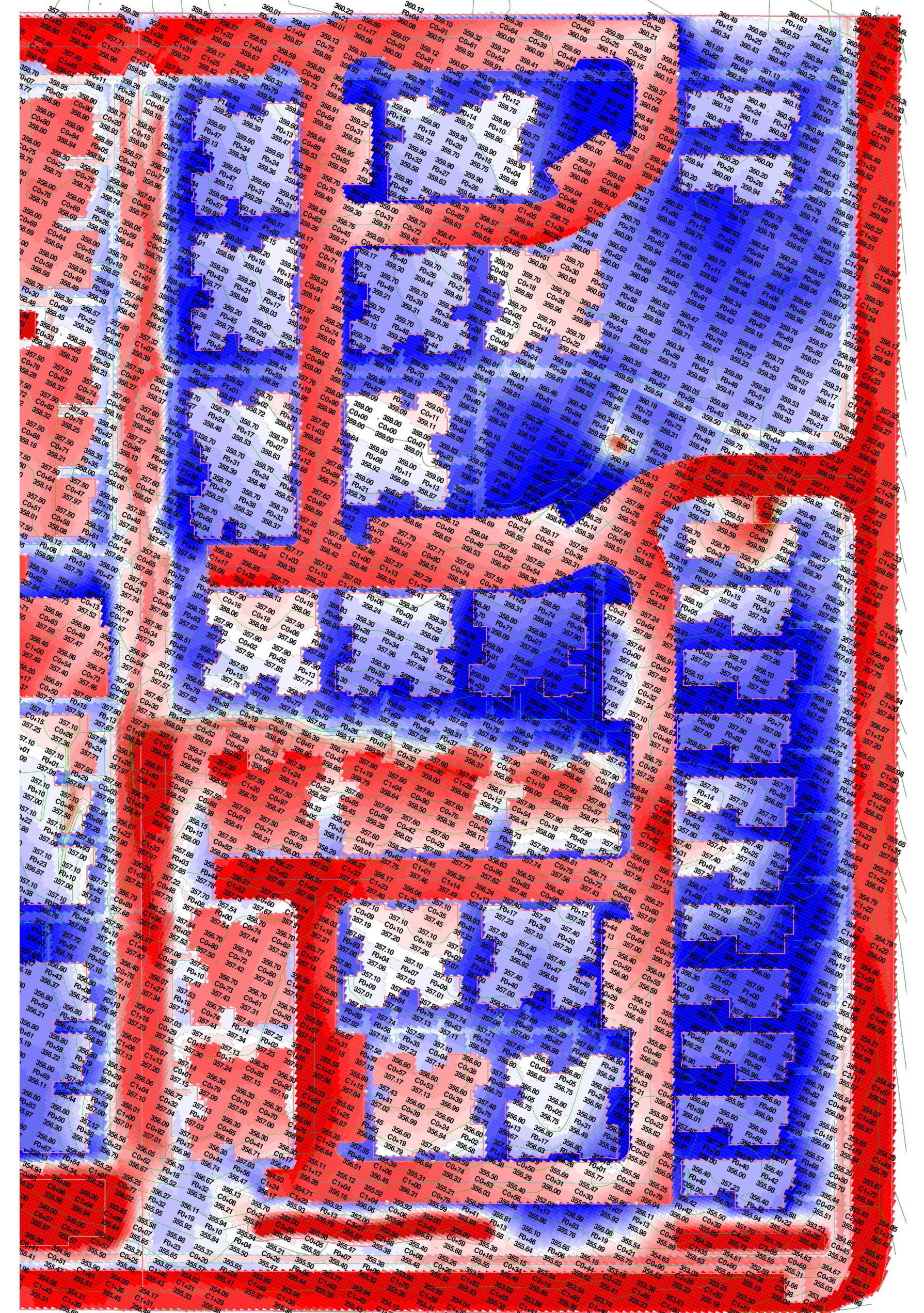
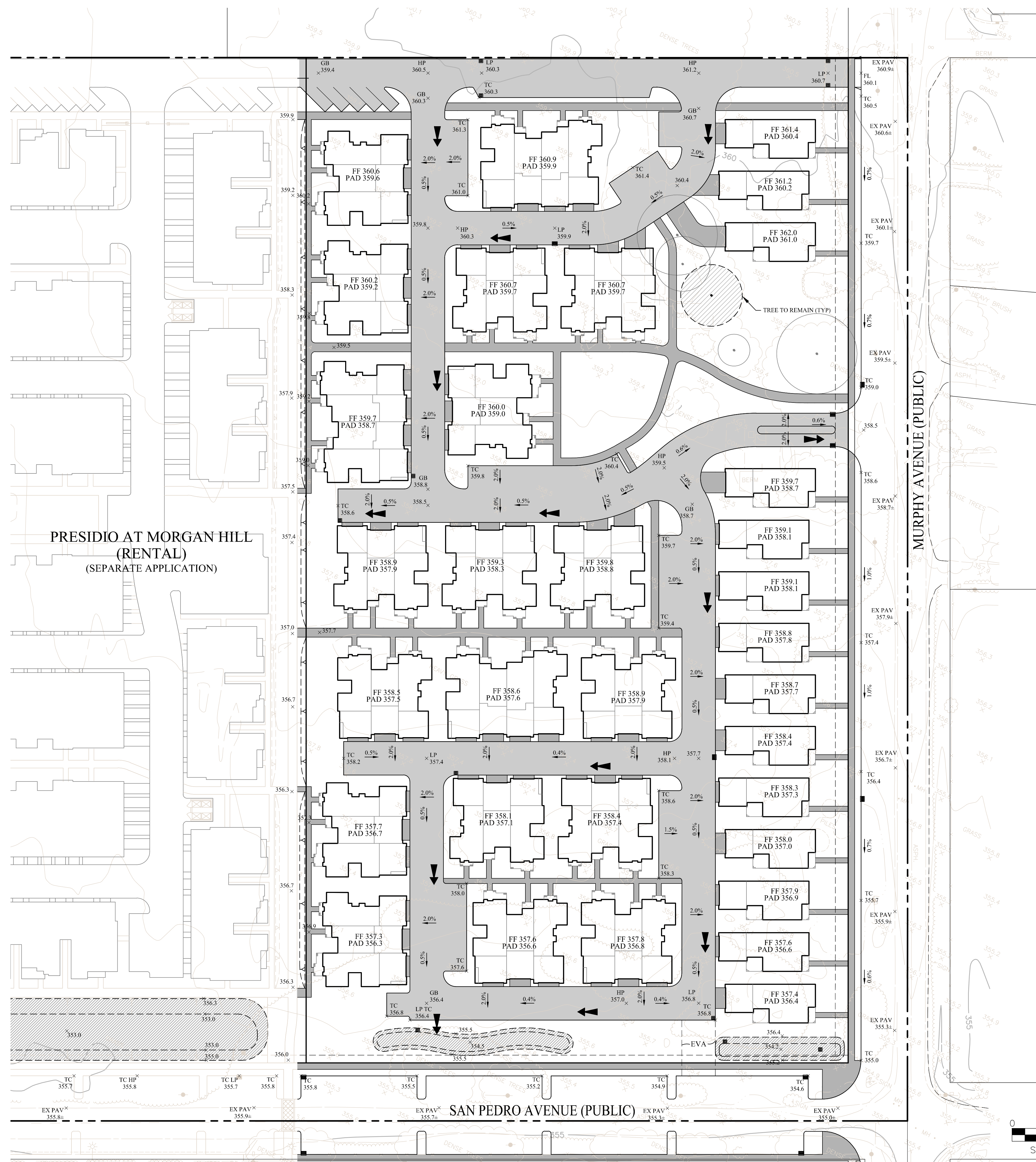


PASSIVE AND ACTIVE RECREATION (1"=30')

- ① CABANAS OR SHADE AREAS (1) (2-POINTS EACH)
- ② TWO BBQ/PICNIC AREAS (2-POINTS)
- ③ TOT LOT WITH WITH THREE ACTIVITIES (3 POINTS)

EMERGENCY VEHICLE ACCESS
EASEMENT











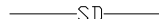

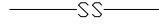















CUT/FILL MAP
NO SCALE

* NOTES: GRADING IS PRELIMINARY AND WILL COMPLY WITH RDCA COMMITMENT TO NOT EXCEED CUT/FILL BY ANY MORE THAN 24" ABOVE/BELOW NATURAL GRADE.

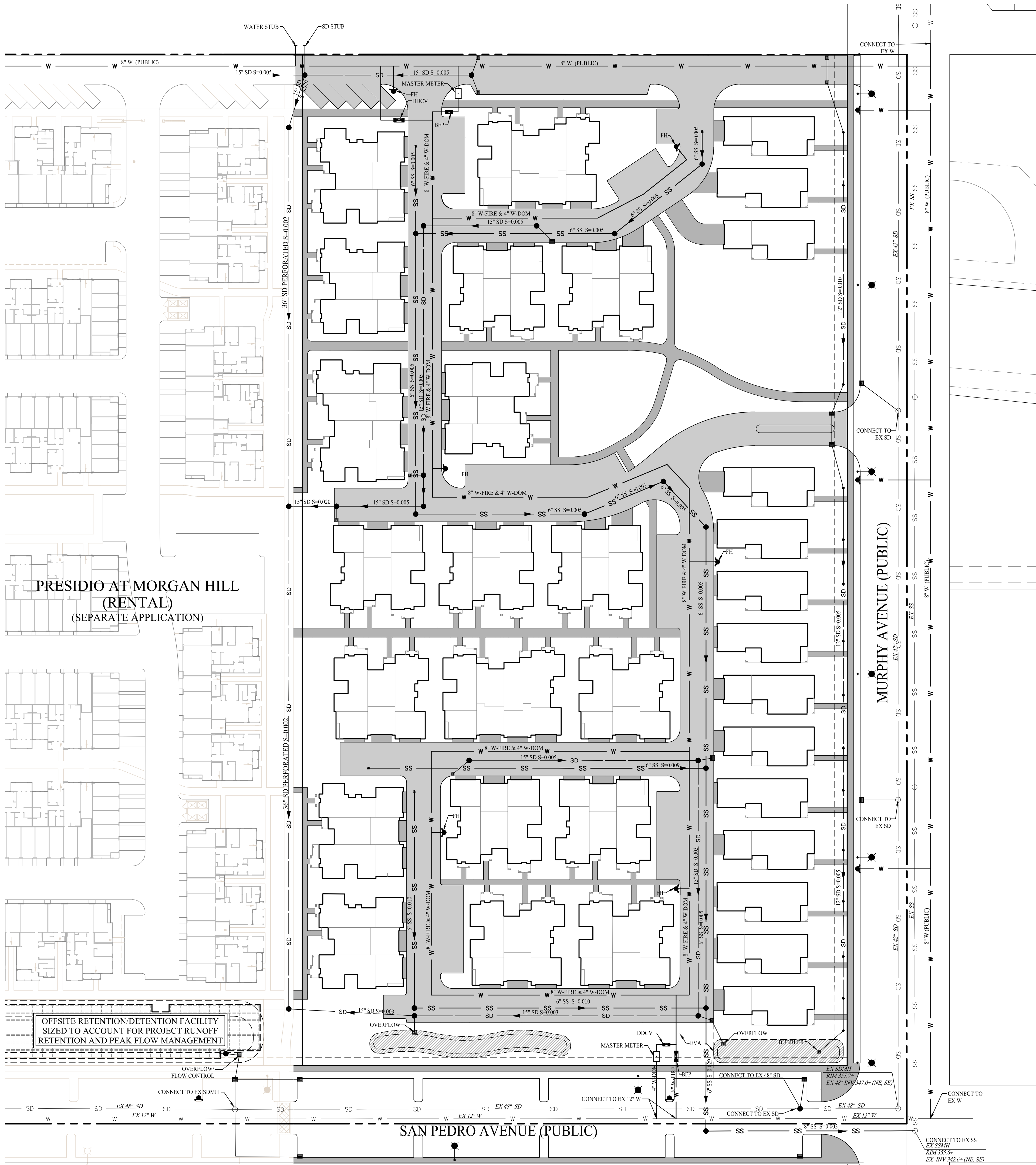
PRELIMINARY EARTHWORK

CUT	=	4,500 C.Y.
FILL	=	4,400C.Y.
NET	=	<u>100 C.Y. EXPORT</u>



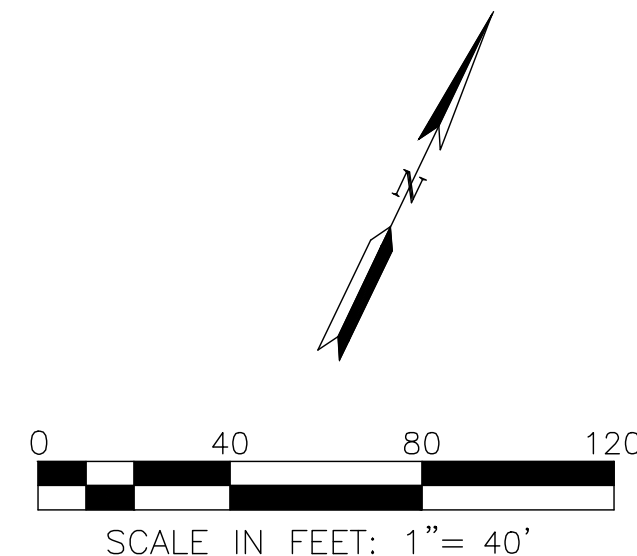
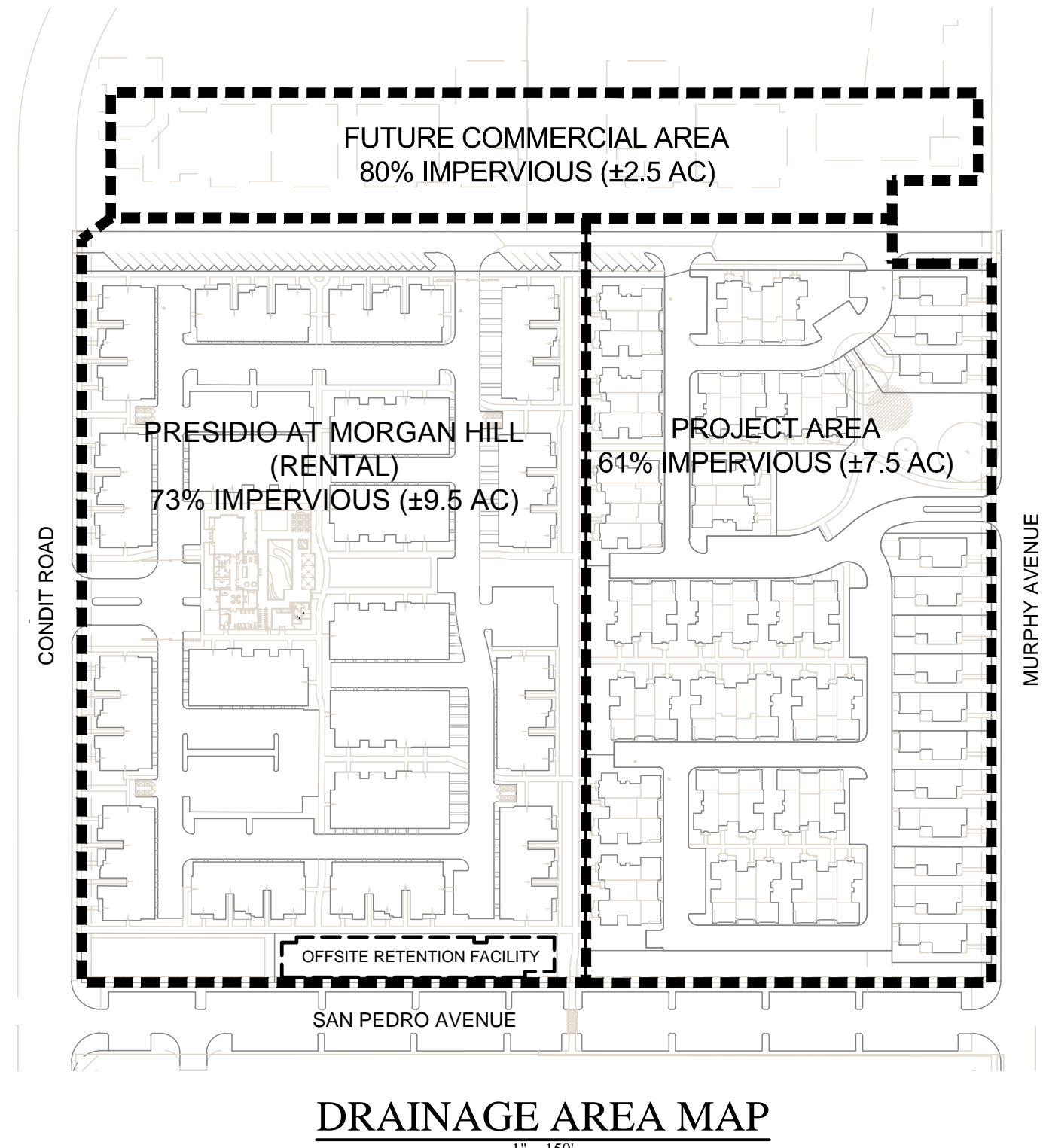
<u>PROPOSED</u>	<u>DESCRIPTION</u>	<u>EXISTING</u>
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	MANHOLE	
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	OVERLAND RELEASE	
+ 356.3	SPOT ELEVATION	
PAD 357.0	PAD ELEVATION	
FF 358.0	FINISHED FLOOR ELEVATION	
	STORMWATER RETENTION BASIN	
	UNDERGROUND RETENTION FACILITY	

[illegible]



LEGEND		
PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	EASEMENT	---
---	PROPERTY LINE	---
---	FACE OF CURB	---
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
●	MANHOLE	○
■	SIDEWALK	---
■	FIRE HYDRANT	■
■	ELECTROLIER	■
■	STORM DRAIN FIELD INLET	■
■	STORM DRAIN CURB INLET	■
■	OVERLAND RELEASE	■
+	SPOT ELEVATION	+
PAD	PAD ELEVATION	PAD
FF	FINISHED FLOOR ELEVATION	FF
■	STORMWATER TREATMENT BASIN	■
■	UNDERGROUND RETENTION FACILITY	■
---	DRAINAGE AREA BOUNDARY	---

NOTE:
THE OFFSITE UNDERGROUND RETENTION FACILITY AND SURFACE DETENTION AREA IN THE ADJACENT "PRESIDIO AT MORGAN HILL (RENTAL)" PROJECT IS SIZED TO PROVIDE RUNOFF RETENTION STORAGE AND PEAK FLOW MANAGEMENT FOR THE PROJECT AREA (7.5 AC).



DATE	BY	CK	SHEET REVISIONS	SCALE
				AS SHOWN
				DATE
				SEPT 1, 2016

