DESIGN REVIEW - PHASE 3 & 4
BORELLO RANCH ESTATES
MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA

SITE DATA

PHASE 3 & 4 ASSESSOR PARCEL NUMBER: 728-34-030

- CURRENT LAND USE: UNDER CONSTRUCTION
- ZONING: R1-20,000 RPD
- GENERAL PLAN: RESIDENTIAL DETACHED LOW
- PHASE 3 & 4 ON-STREET PARKING COUNT: 194 SPACES
- PROPOSED LAND USE: 114 SINGLE-FAMILY DETACHED RESIDENCES, PRIVATE CIRCULATION & PRIVATE OPEN SPACE
- UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON

- PRELIMINARY EARTHWORK SUMMARY FOR PHASE 3 & PHASE 4:

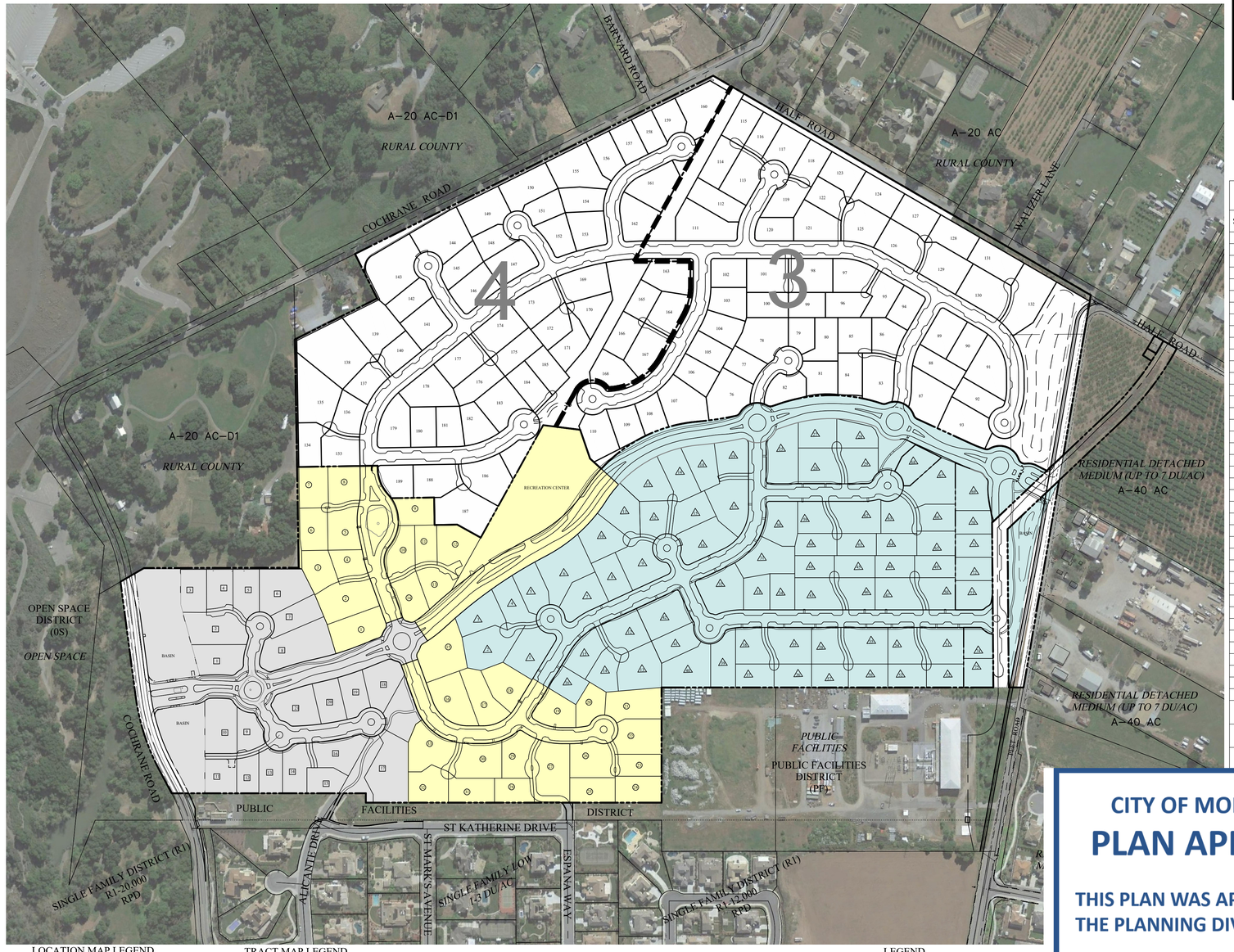
CUT	89,000 CY±
FILL	96,000 CY±
NET	7,000 CY± (IMPORT)

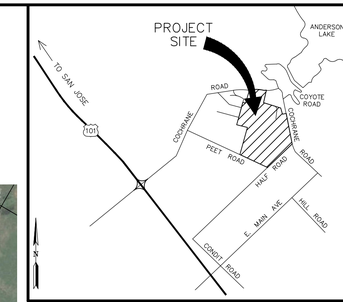
TOTAL SITE BUILDING COVERAGE CALCULATION

TOTAL SITE AREA	122.44 AC ±
SIDEWALKS (WITHIN ROW)	2.22 AC ±
DRIVEWAYS	5.34 AC ±
STREETS	16.22 AC ±
NET SITE AREA	98.66 AC ±
TOTAL BUILDING COVERAGE	24.39 AC±
AS A PERCENTAGE	24.72%

GENERAL NOTES

1. PROJECT LIES WITHIN FLOOD ZONE D: AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED (FIRM MAP NUMBER 06085C0442H, DATED MAY 18, 2009).
2. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
3. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM091", A BRASS DISK SET ON TOP AND CENTER OF 9.5 FEET LONG HEADWALL ON THE NORTHWEST SIDE OF COCHRANE ROAD, 35.3 FEET NORTHEAST FROM STREET MONUMENT AT THE POINT OF INTERSECTION FOR COCHRANE ROAD AND MALAGUERRA AVENUE, ELEVATION (NGVD29) = 397.46 FEET.
4. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN IN THIS PLAN SET; PROJECT MAY BE PHASED.
5. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
6. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
7. FINISH FLOOR ELEVATIONS SHOWN ARE ESTIMATED AND SUBJECT TO CHANGE DURING FINAL DESIGN AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
8. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
9. THE EXISTING TOPOGRAPHY AS SHOWN IS BASED ON AN AERIAL SURVEY PROVIDED BY RADMAN DATED SEPTEMBER 2013, AND SUPPLEMENTED BY FIELD SURVEYS.
10. PROPOSED STORM DRAINS AND DETENTION SYSTEM IS DESIGNED TO ACCOMMODATE STORAGE REQUIRED FOR HYDROMODIFICATION.
11. HOMEOWNERS ASSOCIATION TO MAINTAIN PROJECT COMMON AREAS, OPEN SPACE, AND PRIVATE STREETS.
12. ALL INTERIOR STREETS WITHIN BORELLO RANCH ESTATES ARE PRIVATE STREETS. COCHRANE ROAD, HALF ROAD, AND PEET ROAD ARE PUBLIC STREETS.
13. ALL DRY UTILITY VAULTS/TRANSFORMERS WILL BE LOCATED WITHIN THE PSE AS SHOWN ON PLANS. THERE ARE NO BACKFLOW PREVENTORS AS PART OF THIS PROJECT.
14. THE HEIGHT OF THE BOUNDARY WALL ALONG HALF ROAD MAY EXCEED THE LIMITS DESCRIBED IN DESIGN REVIEW SHEETS DR-17, DR-22, DR-23, DR-30.





VICINITY MAP
NO SCALE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
DR-01	TITLE SHEET
DR-02	EXISTING CONDITIONS
DR-03	STREET SECTIONS
DR-04	SITE DEVELOPMENT TABLES
DR-05	SITE DEVELOPMENT & UTILIZATION PLAN
DR-06	SITE DEVELOPMENT & UTILIZATION PLAN
DR-07	SITE DEVELOPMENT & UTILIZATION PLAN
DR-08	SITE DEVELOPMENT & UTILIZATION PLAN
DR-09	SITE DEVELOPMENT & UTILIZATION PLAN
DR-10	SITE DEVELOPMENT & UTILIZATION PLAN
DR-11	SITE DEVELOPMENT & UTILIZATION PLAN
DR-12	CONCEPTUAL WATER PLAN
DR-13	CONCEPTUAL STORM DRAIN PLAN
DR-14	CONCEPTUAL SANITARY SEWER PLAN
DR-15	TYPICAL UTILITY LOCATIONS
DR-16	PRELIMINARY GRADING PLAN
DR-17	PRELIMINARY GRADING PLAN
DR-18	PRELIMINARY GRADING PLAN
DR-19	PRELIMINARY GRADING PLAN
DR-20	PRELIMINARY GRADING PLAN
DR-21	PRELIMINARY GRADING PLAN
DR-22	PRELIMINARY GRADING PLAN
DR-23	PRELIMINARY GRADING PLAN
DR-24	PRELIMINARY GRADING PLAN
DR-25	PRELIMINARY GRADING PLAN
DR-26	PRELIMINARY GRADING PLAN
DR-27	PRELIMINARY GRADING PLAN
DR-28	PRELIMINARY GRADING PLAN
DR-29	PRELIMINARY GRADING PLAN
DR-30	PRELIMINARY GRADING PLAN
DR-31	PRELIMINARY GRADING PLAN
DR-32	PRELIMINARY GRADING PLAN
DR-33	PRELIMINARY GRADING PLAN
DR-34	PRELIMINARY GRADING PLAN
DR-35	PRELIMINARY GRADING PLAN
DR-36	PRELIMINARY GRADING PLAN
DR-37	PRELIMINARY GRADING PLAN
DR-38	PRELIMINARY GRADING PLAN
DR-39	PRELIMINARY GRADING PLAN
DR-40	PRELIMINARY GRADING SECTIONS
L0-01-L5-12	LANDSCAPE ARCHITECTURE BACKBONE PHASE 3 (23 SHEETS TOTAL)
L0-01-L5-12	LANDSCAPE ARCHITECTURE BACKBONE PHASE 4 (22 SHEETS TOTAL)
A1.2-SC-3	ARCHITECTURAL PLANS (81 SHEETS TOTAL)

LOCATION MAP LEGEND

TEXT	ZONING (MORGAN HILL)
TEXT	GENERAL PLAN (MORGAN HILL)
TEXT	ZONING (SANTA CLARA COUNTY)

TRACT MAP LEGEND

- APPROVED TRACT 10176 (PHASE 1)
- APPROVED TRACT 10330 (PHASE 1B)
- APPROVED TRACT 10451 (LOTS 1-16), TRACT 10457 (LOTS 17-42), TRACT 10478 (LOTS 43-67) & TRACT 10529 (LOTS 68-75) (PHASE 2A-2D)
- PHASE 3 & 4

LEGEND

- PROJECT BOUNDARY
- PHASING LINE
- 3 PHASE NUMBER

CONTACT INFORMATION

OWNER PHASE 4:
BORELLO FAMILY
P.O. BOX 472
MORGAN HILL, CA 95038
CONTACT: CHRIS BORELLO
(408) 710-7069
CHRIS@BORELLOFAMILY.COM

APPLICANT/OWNER PHASE 1, 2, & 3:
TOLL BROTHERS
6800 KOLL CENTER PARKWAY, SUITE 320
PLEASANTON, CA 94566
CONTACT: DANIEL RAIA
(408) 835-6021
DRAIA@TOLLBROTHERS.COM

CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GIROY, CA 95020
ENGINEER CONTACT: CHRIS PATTON, P.E., RCE #66271
PLANNER CONTACT: ROSS DOYLE
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CPATTON@RJA-GPS.COM, RDOYLE@RJA-GPS.COM

ARCHITECT: EDINGER ARCHITECTS
444 S. CEDROS AVENUE, #125
SOLANA BEACH, CA 92075
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(858) 704-4004
PATRICK@EDINGERARCHITECTS.COM

LANDSCAPE ARCHITECT: GATES & ASSOCIATES
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SAN RAMON, CA 94583
CONTACT: RUSTY CASE
(925) 736-8176
RUSTY@DGATES.COM

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edingerArchitects
ARCHITECTURE / PLANNING

GATES +ASSOCIATES

CITY OF MORGAN HILL
PLAN APPROVED

THIS PLAN WAS APPROVED BY THE PLANNING DIVISION

ON January 24, 2022

SR2021-0011 Cochrane-Toll Brothers (Borello Ranch)
FILE NUMBER

Gina Paolini
PLANNING OFFICIAL

400 600
SCALE IN FEET: 1"= 200'

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DESIGN REVIEW - PHASE 3 & 4
TITLE SHEET
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

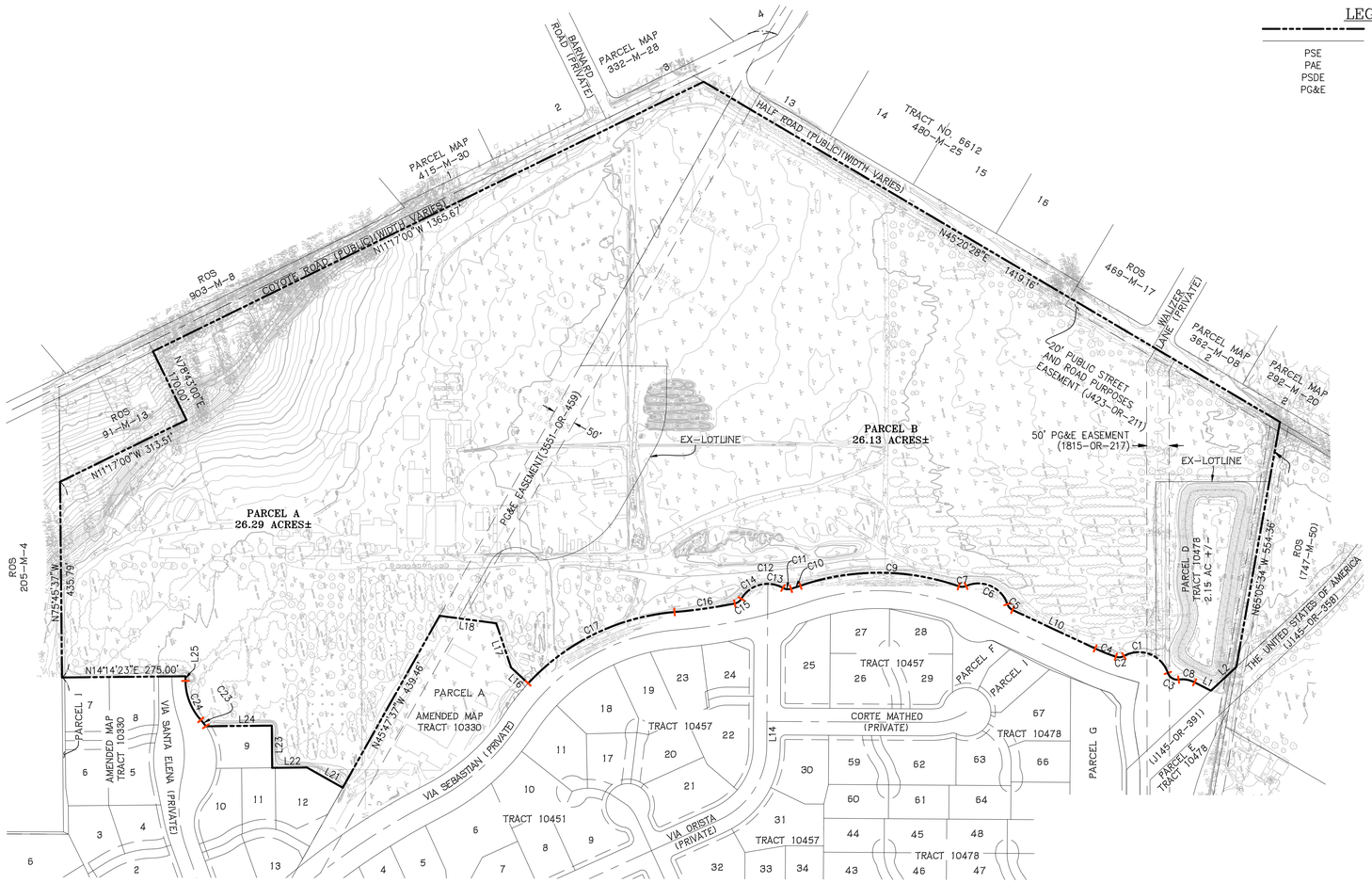
SCALE	DATE
AS SHOWN	07/12/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-01
OF 166 SHEETS

JOB NO.
092030

W:\JOBS 09\092030\DRAWINGS\PRELIM\DESIGN REVIEW\2021-02\DR-01 TITLE SHEET.DWG



LINE TABLE		
LINE	BEARING	DIST
L1	S42°04'27"W	40.80'
L2	N28°16'20"W	77.44'
L10	N39°47'11"E	202.98'
L14	N74°49'47"W	56.63'
L16	N57°34'13"E	51.93'
L17	N86°15'28"E	103.91'
L18	N22°19'22"E	127.27'
L21	N44°12'23"E	91.67'
L22	N14°14'23"E	77.31'
L23	N75°45'37"W	93.94'
L24	N14°14'23"E	146.88'
L25	N75°45'37"W	10.33'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	75.24'	68.00'	063°23'46"
C2	18.53'	22.00'	048°14'48"
C3	30.48'	22.00'	083°06'42"
C4	49.71'	460.00'	006°11'32"
C5	17.84'	22.00'	046°27'28"
C6	113.13'	68.00'	095°19'31"
C7	16.57'	22.00'	043°08'53"
C8	36.85'	60.00'	054°48'51"
C9	359.61'	540.00'	038°09'22"
C10	22.00'	1160.00'	001°05'12"
C11	18.46'	22.00'	048°04'43"
C12	106.53'	68.00'	089°45'32"
C13	35.49'	68.00'	029°54'20"
C14	71.04'	68.00'	059°51'12"
C15	18.46'	22.00'	048°04'43"
C16	135.58'	1160.00'	006°41'47"
C17	371.07'	500.00'	042°31'18"
C21	207.25'	1200.00'	009°53'44"
C22	297.01'	1200.00'	014°10'52"
C23	18.16'	135.00'	007°42'23"
C24	95.37'	131.00'	041°42'42"
C25	88.76'	280.00'	018°09'43"

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DESIGN REVIEW - PHASE 3 & 4
EXISTING CONDITIONS
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

SCALE

DATE 07/12/2021

DATE	BY	CK

SHEET REVISIONS

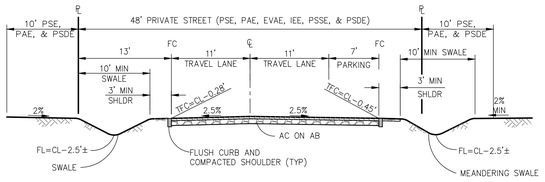
SHEET

DR-02

OF 166 SHEETS

JOB NO. 092030

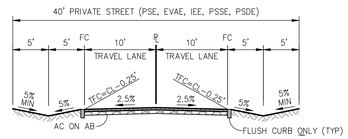
W:\JOBS 09\092030\DRAWINGS\PRELIM\DESIGN REVIEW\2021-02\DR-02 EXISTING CONDITIONS.DWG



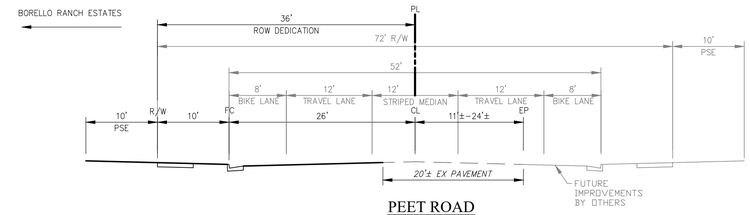
NOTE: LOCATION OF PARKING, SWALE AND LANDSCAPE VARIES, SEE PLAN.

48' PRIVATE STREET
(WITH PARKING)
NO SCALE

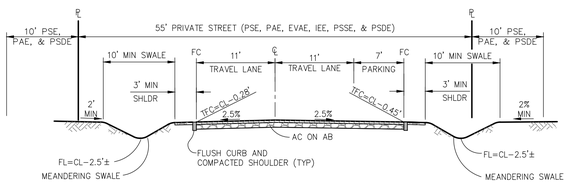
CORTE AGUSTIN



40' PRIVATE ENCLAVE
NO SCALE



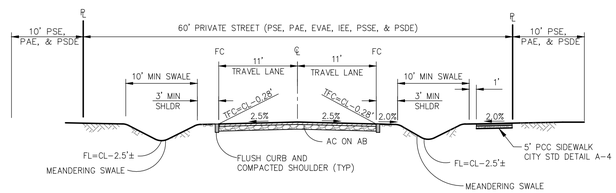
PEET ROAD
NO SCALE



NOTE: LOCATION OF PARKING, SWALE AND LANDSCAPE VARIES, SEE PLAN.

55' PRIVATE STREET
(WITH PARKING)
NO SCALE

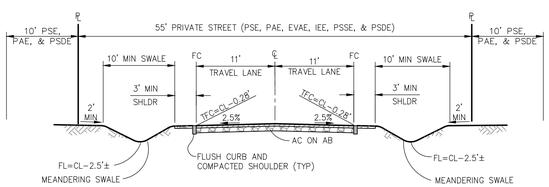
CORTE SARAVIA
CORTE ZAPALA



NOTE: LOCATION OF SWALE, LANDSCAPE, AND SIDEWALK VARIES, SEE PLAN.

60' PRIVATE STREET
(NO PARKING)
NO SCALE

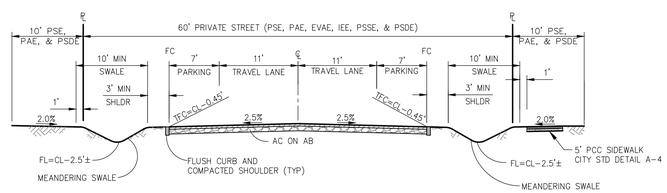
CORTE OBISPO
CORTE DAMIAN
CORTE BORREMEO
VIA AVINO
VIA SANTA ELENA
CORTE SIMON



NOTE: LOCATION OF SWALE AND LANDSCAPE VARIES, SEE PLAN.

55' PRIVATE STREET
(NO PARKING)
NO SCALE

CORTE SARAVIA
CORTE ZAPALA

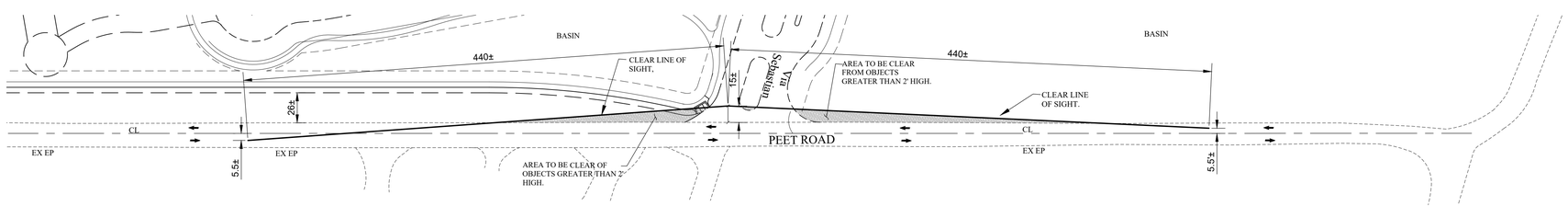


NOTE: LOCATION OF PARKING, SWALE, LANDSCAPE AND SIDEWALK VARIES, SEE PLAN.

60' PRIVATE STREET
(WITH PARKING)
NO SCALE

CORTE OBISPO
CORTE DAMIAN
CORTE BORREMEO
VIA AVINO
VIA SANTA ELENA
CORTE SIMON

STREET SECTIONS
NOT TO SCALE



INTERSECTION SIGHT DISTANCE NOTES

1. DESIGN SPEED IS EQUAL TO POSTED SPEED (35) PLUS 5 MPH = 40 MPH.
2. CORNER SIGHT DISTANCE IS 440-FEET BASED ON CALTRANS HIGHWAY DESIGN MANUAL MAY 7, 2012.

INTERSECTION SIGHT DISTANCE
SCALE : 1"60'

0 10 20 30
SCALE IN FEET: 1"= 10'

W:\JOBS 09\092030\DRAWINGS\PRELIM\DESIGN REVIEW\2021-02\DR-03 STREET SECTIONS.DWG

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DESIGN REVIEW - PHASE 3 & 4
STREET SECTIONS
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	07/12/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-03
OF 166 SHEETS

JOB NO.
092030

Development Standards Table - Phases 1 & 1B

Phase 1 Tract 10176 Lot #	Lot Area	Plan Name	Elevation	Building Coverage	Visitable (Commitment-X)	Multi-Generational (Commitment-X)	Secondary Unit (Commitment-X)
1	16,870	Plan4- Base 2+1	C-R	28%	X	-	-
2	22,307	Plan6- 3CFL	A	22%	-	-	-
3	12,961	Plan2- Base 3CFL	B-R	32%	-	-	-
4	12,772	Plan1- Base 3CFL	A	21%	-	-	-
5	14,231	Plan2- Base 3CFL	C	29%	-	-	-
6	22,219	Plan4- 3CFL MG	C	25%	-	X	X
7	13,692	Plan2- Base 3CFL	B	30%	X	-	-
8	28,619	Plan6- Base 3CSL	A	17%	-	-	-
9	12,143	Plan1- Base 3CFL	A-R	22%	-	-	-
10	21,401	Plan3- 3CFL MG	C	18%	-	X	-
11	13,773	Plan1- Base 3CFL	C-R	20%	-	-	-
12	10,219	Plan 3- 2CFL MG	B-R	34%	-	X	-
13	12,288	Plan2- Base 3CFL	A-R	34%	-	-	-
14	14,934	Plan2- 3CSL	B	29%	-	-	-
15	10,675	Plan1- Base 3CFL	B	26%	-	-	-
16	17,720	Plan4- Base 2+1	A-R	30%	-	-	X
17	27,555	Plan7- 4CSL	B	20%	-	-	-
18	16,668	Plan2- Base 3CFL	C	25%	-	-	-
19	12,209	Plan3- Base 2+1CFL	B	29%	-	-	-
20	12,978	Plan2- Base 3CFL	A	32%	-	-	-
21	17,460	Plan6- 3CFL	B-R	28%	-	-	-
Phase 1B Tract 10330 Lot #	**Lot Area**	**Plan Name**	**Elevation**	**Building Coverage**	**Visitable (Commitment-X)**	**Multi-Generational (Commitment-X)**	**Secondary Unit (Commitment-X)**
1	19,511	Plan4- Base 2+1	B-R	25%	X	-	-
2	22,730	Plan5- Base 3CSL	C	22%	X	-	-
3	13,233	Plan2- Base 3CFL	B-R	31%	-	-	-
4	10,976	Plan1- 3CSL	B	26%	-	-	-
5	15,960	Plan6- Base 3CSL	C-R	33%	-	-	X
6	13,677	Plan2- Base 3CFL	A	30%	X	-	-
7	13,954	Plan3- Base 2+1CFL	C-R	25%	-	-	-
8	14,757	Plan2- Base 3CFL	B	28%	-	-	-
9	12,197	Plan3- 3CFL MG	A	31%	-	X	-
10	14,914	Plan1- Base 3CFL	C-R	18%	-	-	-
11	10,331	Plan2- Base 3CFL	C-R	40%	-	-	-
12	18,093	Plan6- 3CFL MG	A	28%	-	X	-
13	13,241	Plan1- Base 3CFL	B-R	21%	-	-	-
14	14,883	Plan2- Base 3CFL	A	28%	-	-	-
15	22,946	Plan5- Base 3CSL	C-R	22%	X	-	-
16	19,895	Plan4- Base 2+1	B-R	24%	-	-	-
17	16,860	Plan3- 3CFL MG	A	22%	X	X	-
18	16,569	Plan6- 3CFL	B-R	29%	X	-	-
19	14,177	Plan6- Base 3CSL	C	34%	X	-	-
20	11,005	Plan1- Base 3CFL	B-R	25%	X	-	-
21	19,081	Plan4- Base 2+1	A	25%	X	-	-
22	18,945	Plan6- 3CFL	C-R	26%	-	X	-
23	11,887	Plan2- Base 3CFL	B	35%	X	-	-
24	14,278	Plan3- 3CFL MG	A-R	26%	X	X	-
25	13,236	Plan2- Base 3CFL	C-R	31%	X	-	-
26	18,114	Plan4- 2+2	A	28%	-	-	-
27	25,670	Plan5- Base 3CSL	C	22%	-	-	X
28	11,123	Plan1- Base 3CFL	A	24%	-	-	-
29	15,975	Plan2- 3CSL	B	27%	X	-	-
30	19,641	Plan6- 4CSL	A-R	25%	-	-	-
31	13,429	Plan3- Base 2+1CFL	C-R	30%	-	-	X
32	15,547	Plan2- Base 3CFL	B	30%	X	-	X
33	20,484	Plan4- 2+2	C	27%	-	-	X

RDCS Commitments - Buildout (Phases 1-4)

	Total No. Lots	RDCS Required %	Proposed %
No. of Lots - Buildout	243	-	-
Single-Story	100	15%	41%
Visitable Lots	63	25%	26%
Secondary and/or Multi-Generational Lots	92	20%	38%
Garage Placement (Side-Loading & 2-Car Tandem)	160	50%	66%
Entrances Visible from Private Drives/Areas	189	75%	78%
Porches & Balconies Promote Neighborhood Feel	66	25%	27%
<12,000 SF Lot Size	45	20%	19%
Elevation Repeat Factor			
Phases 1 & 2	43	-	-
Phases 3 & 4	28	-	-

Elevation Repeat Factor 243/71 = 3.42

Floor Plan Terms for Phases 1 & 2

3CFL	3-Car Front Load
3CSL	3-Car Side Load
2+1CFL	2 and 1-Car Front Load
3CFL MG	3-Car Front Load Multi-Generational
2CFL MG	2-Car Front Load Multi-Generational
2+1	2 and 1 Car Garages
2+2	2 and 2 Car Garages
3CSL MG	3-Car Side Load Multi-Generational
3CFLT	3-Car Front Load Tandem
3CSL MG	3-Car Side Load Multi-Generational
4CSL	4-Car Side Load
3CFLT	3-Car Front Load Tandem

Floor Plan Terms for Phases 3 & 4

3-CFLT	3-Car Front Load Tandem
3-CSL	3-Car Side Load
4-CFLT MG	4-Car Front Load Tandem Multi-Generational
3-CSL MG	3-Car Side Load Multi-Generational
3-CFLT MG	3-Car Front Load Tandem Multi-Generational
2+1	2 and 1 Garages
2+2	2 and 2 Car Garages
3+1	3 and 1 Car Garages
4-CSL MG	4-Car Side Load Multi-Generational
4-CFLT MG	4-Car Front Load Tandem Multi-Generational

Elevation Legend

Phases 1 & 2	Elevation Name
A	Spanish Colonial
B	Tuscan
C	Italianate
Phases 3 & 4	**Elevation Name**
A	Modern Farmhouse
B	Coastal Contemporary
C	Modern Craftsman

Development Standards Table - Phases 2A-2D

Phase 2A Tract 10451 Lot #	Lot Area	Plan Name	Elevation	Building Coverage	Visitable (Commitment-X)	Multi-Generational (Commitment-X)	Secondary Unit (Commitment-X)
1	19,039	Plan4- 3CFL MG	A-R	27%	X	X	-
2	21,046	Plan6- 3CFL MG	C-R	24%	X	X	-
3	15,627	Plan2- Base 3CFL	A-R	30%	X	-	X
4	14,424	Plan3- 3CFL MG	B	26%	X	X	-
5	13,211	Plan2- Base 3CFL	C-R	32%	X	-	-
6	24,818	Plan6- 3CFL MG	B	20%	X	X	-
7	16,103	Plan4- Base 2+1	C	30%	X	-	-
8	12,943	Plan2- Base 3CFL	B	32%	-	-	-
9	19,840	Plan6- Base 3CSL	A-R	24%	-	-	-
10	16,792	Plan6- 3CFL MG	C	30%	X	X	-
11	16,664	Plan2- Base 3CFL	B	25%	X	-	-
12	16,915	Plan6- Base 3CSL	B-R	28%	-	-	-
13	20,081	Plan4- Base 2+1	C-R	24%	X	-	-
14	11,676	Plan1- Base 3CFL	A	23%	-	-	-
15	14,476	Plan3- Base 2+1CFL	C-R	24%	-	-	-
16	10,057	Plan1- Base 3CFL	B-R	27%	-	-	-
Phase 2B Tract 10457 Lot #	**Lot Area**	**Plan Name**	**Elevation**	**Building Coverage**	**Visitable (Commitment-X)**	**Multi-Generational (Commitment-X)**	**Secondary Unit (Commitment-X)**
17	12,712	Plan1- Base 3CFL	C	21%	X	-	-
18	17,451	Plan6- 3CFL MG	A-R	29%	-	X	-
19	14,914	Plan2- Base 3CFL	B	28%	X	-	-
20	14,651	Plan1- Base 3CFL	A	19%	-	-	-
21	19,519	Plan5- Base 3CSL	B	26%	-	-	-
22	21,249	Plan4- 3CSL MG	A-R	24%	-	X	-
23	13,823	Plan3- Base 2+1CFL	C-R	25%	X	-	-
24	13,472	Plan1- Base 3CFL	B	20%	-	-	-
25	20,455	Plan5- 3CSL MG	B-R	26%	-	X	-
26	17,989	Plan6- Base 3CSL	A-R	27%	X	-	-
27	12,690	Plan3- 3CFL MG	C	30%	-	X	-
28	11,610	Plan2- Base 3CFL	B	36%	X	-	-
29	14,850	Plan1- 3CSL	C	19%	-	-	-
30	16,289	Plan4- 3CSL MG	B	31%	-	X	-
31	19,184	Plan6- 3CFL	A-R	25%	-	-	-
32	20,458	Plan7- Base 3CSL	B-R	26%	-	-	-
33	10,426	Plan1- Base 3CFL	C	26%	-	-	-
34	10,512	Plan2- Base 3CFL	A-R	40%	-	-	-
35	18,264	Plan6- Base 3CSL	B-R	26%	-	-	-
36	10,240	Plan3- Base 2+1CFL	C	34%	X	-	-
37	10,520	Plan2- Base 3CFL	A	40%	-	-	-
38	14,166	Plan1- 3CSL	A	20%	-	-	-
39	15,059	Plan2- Base 3CFL	B-R	28%	-	-	-
40	20,306	Plan5- 3CSL MG	C	26%	-	X	-
41	12,448	Plan3- 3CFL MG	A-R	30%	-	X	-
42	19,377	Plan4- Base 2+1	A	25%	-	-	-
Phase 2C Tract 10478 Lot #	**Lot Area**	**Plan Name**	**Elevation**	**Building Coverage**	**Visitable (Commitment-X)**	**Multi-Generational (Commitment-X)**	**Secondary Unit (Commitment-X)**
43	16,813	Plan4- Base 2+1	B-R	29%	-	-	-
44	10,193	Plan3- Base 2+1CFL	C	34%	-	-	-
45	10,495	Plan2- Base 3CFL	A	40%	X	-	-
46	13,285	Plan1- 3CSL	C	21%	-	-	-
47	16,813	Plan6- Base 3CSL	B-R	29%	-	-	-
48	10,193	Plan3- Base 2+1CFL	C	34%	-	-	-
49	10,495	Plan2- Base 3CFL	B	40%	-	-	-
50	13,285	Plan1- 3CSL	A	21%	-	-	-
51	18,139	Plan6- Base 3CSL	C-R	27%	-	-	-
52	10,160	Plan3- Base 2+1CFL	A	34%	-	-	-
53	10,520	Plan2- Base 3CFL	B	40%	-	-	-
54	14,174	Plan1- 3CSL	B	20%	-	-	-
55	18,817	Plan4- 3CSL MG	A-R	27%	-	X	-
56	10,800	Plan2- Base 3CFL	B	39%	-	-	-
57	10,040	Plan1- Base 3CFL	C-R	27%	-	-	-
58	13,746	Plan2- 3CSL	C	31%	-	-	-
59	12,703	Plan1- 3CSL	A	22%	-	-	-
60	10,653	Plan2- Base 3CFL	B	39%	X	-	-
61	10,157	Plan3- Base 2+1CFL	C	34%	-	-	-
62	18,552	Plan4- Base 2+1	C-R	26%	-	-	-
63	14,009	Plan1- 3CSL	B	20%	-	-	-
64	10,422	Plan2- Base 3CFL	C	40%	-	-	-
65	10,987	Plan1- Base 3CFL	A	25%	-	-	-
66	12,003	Plan3- 3CFL MG	C-R	31%	-	X	-
67	20,160	Plan5- Base 3CSL	B-R	25%	-	-	-
Tract 10529 Phase 2D Lot #	**Lot Area**	**Plan Name**	**Elevation**	**Building Coverage**	**Visitable (Commitment-X)**	**Multi-Generational (Commitment-X)**	**Secondary Unit (Commitment-X)**
68	11,619	Plan1- Base 3CFL	A-R	23%	X	-	-
69	15,844	Plan6- 3CFL MG	B	32%	-	X	-
70	10,000	Plan2- Base 3CFL	A-R	42%	-	-	-
71	10,010	Plan3- Base 2+1CFL	C-R	35%	-	-	-
72	10,068	Plan1- Base 3CFL	B-R	27%	-	-	-
73	12,204	Plan2- Base 3CFL	C-R	34%	-	-	-
74	10,040	Plan1- Base 3CFL	C	27%	-	-	-
75	10,001	Plan1- Base 3CFL	A-R	27%	-	-	-

Development Standards Table - Phase 3

Phase 3 Tract XXXXX Lot #	Lot Area +/- SF	Plan Name	Elevation	Building Coverage	Visitable (Commitment-X)	Multi-Generational (Commitment-X)	Secondary Unit (Commitment-X)
76	19,358	Plan 3 - 4-CFLT MG	C	29%	-	X	-
77	10,327	Plan 4 - 3-CFLT MG	A	34%	X	X	-
78	20,577	Plan 6 - 4-CSL MG	B	23%	-	X	-
79	10,012	Plan 4 - 3-CFLT MG	C	35%	X	X	-
80	13,143	Plan 1 - 3-CFLT	B	32%	-	-	-
81	13,167	Plan 5 - 3+1	A	27%	-	-	-
82	12,226	Plan 5 - 2+2	B	28%	-	-	-
83	17,521	Plan 2 - 3-CSL	B	32%	-	-	-
84	12,015	Plan 5 - 2+2	C	29%	-	-	-
85	13,988	Plan 6 - 4-CFLT MG	A	36%	-	X	-
86	12,212	Plan 4 - 3-CFLT MG	C	31%	X	X	-
87	20,080	Plan 3 - 4-CFLT MG	A	28%	-	X	-
88	13,383	Plan 5 - 2+2	B	26%	-	-	-
89	15,020	Plan 2 - 3-CSL	C	34%	-	-	-
90	12,006	Plan 1 - 3-CFLT	A	35%	-	-	-
91	19,213	Plan 3 - 3-CSL MG	B	29%	-	X	-
92	12,022	Plan 4 - 3-CFLT MG	C	29%	X	X	-
93	18,719	Plan 6 - 4-CSL MG	B	26%	-	X	-
94	11,142	Plan 4 - 3-CFLT MG	A	32%	X	X	-
95	13,498	Plan 5 - 2+2	B	28%	-	-	-
96	12,119	Plan 5 - 2+2	C	30%	-	-	-
97	14,800	Plan 6 - 4-CSL MG	A	35%	-	X	-
98	17,632	Plan 2 - 3-CSL	B	32%	-	-	-
99	10,891	Plan 4 - 3-CFLT MG	A	33%	X	X	-
100	12,255	Plan 5 - 2+1	C	27%	-	-	-
101	16,530	Plan 6 - 4-CSL MG	A	32%	-	X	-
102	12,044	Plan 4 - 3-CFLT MG	C	29%	X	X	-
103	12,304	Plan 5 - 2+1	B	27%	-	-	-
104	12,449	Plan 1 - 3-CFLT	A	34%	-	-	-
105	12,150	Plan 5 - 3+1	B	29%	-	-	-
106	12,141	Plan 4 - 3-CFLT MG	A	29%	X	X	-
107	20,311	Plan 6 - 4-CFLT MG	B	24%	-	X	-
108	10,088	Plan 4 - 3-CFLT MG	A	35%	X	X	-
109	12,270	Plan 5 - 2+1	C	27%	-	-	-
110	15,702	Plan 6 - 4-CFLT MG	A	31%	-	X	-
111	21,540	Plan 2 - 3-CSL	B	24%	-	-	-
112	15,031	Plan 5 - 2+2	C	23%	-	-	-
113	17,035	Plan 2 - 3-CSL	A	32%	-	-	-
114	13,936	Plan 1 - 3-CFLT	B	32%	-	-	-
115	12,211	Plan 5 - 2+2	C	30%	-	-	-
116	10,590	Plan 4 - 3-CFLT MG	B	36%	X	X	-
117	14,386	Plan 6 - 4-CFLT MG	C	34%	-	X	-
118	12,038	Plan 1 - 3-CFLT	A	38%	-	-	-
119	13,871	Plan 4 - 3-CFLT MG	B	28%	X	X	-
120	10,265	Plan 4 - 3-CFLT MG	C	34%	X	X	-
121	17,205	Plan 3 - 3-CSL MG	A	34%	-	X	-
122	12,040	Plan 4 - 3-CFLT MG	C	32%	X	X	-
123	13,539	Plan 5 - 3+1	B	27%	-	-	-
124	15,303	Plan 1 - 3-CFLT	A	28%	-	-	-
125	18,436	Plan 6 - 4-CSL MG	B	29%	-	X	-
126	17,889	Plan 2 - 3-CSL	C	32%	-	-	-
127	14,024	Plan 5 - 3+1	B	26%	-	-	-
128	14,058	Plan 1 - 3-CFLT	A	31%	-	-	-
129	19,592	Plan 6 - 4-CSL MG	B	26%	-	X	-
130	20,865	Plan 3 - 3-CSL MG	C	29%	-	X	-
131	15,583	Plan 4 - 3-CFLT MG	B	23%	X	X	-
132	24,576	Plan 5 - 2+2	A	15%	-	-	-

San Sebastian Plan Mix - Buildout

Plan No. for Phase 1-2	No. of Plans	No. of Stories
Plan 1 - 3 Car Garage Front Loaded	20	2
Plan 1 - 3 Car Garage Side Loaded	8	2
Plan 2 - 3 Car Garage Front Loaded	31	1
Plan 2 - 3 Car Garage Side Loaded	3	1
Plan 3 - 2+1 Garage Front Loaded	11	2
Plan 3 - 3 Car Garage Front Loaded Multi-Gen	8	2
Plan 3 - 2 Car Garage Front Loaded Multi-Gen	1	2
Plan 4 - 2+1 Garage	10	1
Plan 4 - 2+2 Garage	2	1
Plan 4 - 3 Car Garage Front Loaded Multi-Gen	2	1
Plan 4 - 3 Car Garage Side Loaded Multi-Gen	3	1
Plan 5 - 3 Car Garage Side Loaded	5	1
Plan 5 - 3 Car Garage Front Loaded Tandem	0	1
Plan 5 - 3 Car Garage Side Loaded Multi-Gen	2	1
Plan 6 - 3 Car Garage Side Loaded	9	2
Plan 6 - 4 Car Garage Side Loaded	1	2
Plan 6 - 3 Car Garage Front Loaded	5	2
Plan 6 - 3 Car Garage Front Loaded Multi-Gen	6	2
Plan 7 - 3 Car Garage Side Loaded	1	2
Plan 7 - 4 Car Garage Side Loaded	1	2
Plan 7 - 3 Car Garage Front Loaded Tandem	0	2
Total Lots	129	-
Plan No. for Phases 3-4	**No. of Plans**	**No. of Stories**
Plan 1 - 3 Car Garage Front Loaded Tandem	12	1
Plan 2 - 3 Car Garage Side Loaded	14	1
Plan 3 - 4 Car Garage Front Loaded Tandem Multi-Gen	9	1
Plan 3 - 3 Car Garage Side Loaded Multi-Gen	7	1
Plan 4 - 3 Car Garage Front Loaded Tandem Multi-Gen	28	2
Plan 5 - 2+1 Garage	6	2
Plan 5 - 2+2 Garage	15	2
Plan 5 - 3+1 Garage	5	2
Plan 6 - 4 Car Garage Side Loaded Multi-Gen	11	2
Plan 6 - 4 Car Garage Front Loaded Tandem Multi-Gen	7	2
Total Lots	114	-

Development Standards Table - Phase 4

Phase 4 Tract XXXXX Lot #	Lot Area +/- SF	Plan Name	Elevation	Building Coverage	Visitable (Commitment-X)	Multi-Generational (Commitment-X)	Secondary Unit (Commitment-X)
133	14,258	Plan 5 - 2+2	C	27%	-	-	-
134	12,266	Plan 5 - 2+2	A	29%	-	-	-
135	25,642	Plan 3 - 4-CFLT MG	B	22%	-	X	-
136	13,173	Plan 4 - 3-CFLT MG	A	27%	X	X	-
137	12,066	Plan 4 - 3-CFLT MG	B	29%	X	X	-
138	36,441	Plan 3 - 4-CFLT MG	C	16%	-	X	-
139	22,952	Plan 6 - 4-CFLT MG	A	21%	-	X	-
140	12,128	Plan 5 - 2+1	C	27%	-	-	-
141	16,855	Plan 6 - 4-CSL MG	A	29%	-	X	-
142	12,024	Plan 1 - 3-CFLT	B	35%	-	-	-
143	28,102	Plan 4 - 3-CFLT MG	C	13%	X	X	-
144	22,623	Plan 5 - 2+2	A	15%	-	-	-
145	12,092	Plan 4 - 3-CFLT MG	C	29%	X	X	-
146	16,430	Plan 3 - 3-CSL MG	B	34%	-	X	-
147	16,485	Plan 2 - 3-CSL	A	31%	-	-	-
148	10,116	Plan 4 - 3-CFLT MG	B	35%	X	X	-
149	18,272	Plan 3 - 4-CFLT MG	C	31%	-	X	-
150	18,177	Plan 2 - 3-CSL	A	28%	-	-	-
151	10,422	Plan 4 - 3-CFLT MG	B	34%	X	X	-
152	12,131	Plan 5 - 2+2	C	29%	-	-	-
153	14,796	Plan 6 - 4-CSL MG	A	33%	-	X	-
154	12,050	Plan 4 - 3-CFLT MG	C	29%	X	X	-
155	21,439	Plan 3 - 4-CFLT MG	B	26%	-	X	-
156	12,387	Plan 4 - 3-CFLT MG	C	29%	X	X	-
157	11,149	Plan 1 - 3-CFLT	A	38%	-	-	-
158	10,000	Plan 5 - 2+1	B	33%	-	-	-
159	10,036	Plan 4 - 3-CFLT MG	C	35%	X	X	-
160	20,232	Plan 2 - 3-CSL	A	25%	-	-	-
161	18,120	Plan 3 - 4-CFLT MG	C	31%	-	X	-
162	15,867	Plan 6 - 4-CSL MG	B	30%	-	X	-
163	17,928	Plan 2 - 3-CSL	A	29%	-	-	-
164	15,954	Plan 6 - 4-CSL MG	B	30%	-	X	-
165	10,141	Plan 4 - 3-CFLT MG	C	35%	X	X	-
166	12,013	Plan 5 - 3+1	A	29%	-	-	-
167	17,955	Plan 3 - 3-CSL MG	C	31%	-	X	-
168	15,368	Plan 6 - 4-CSL MG	B	31%	-	X	-
169	17,544	Plan 2 - 3-CSL	B	29%	-	-	-
170	12,358	Plan 4 - 3-CFLT MG	C	29%	X	X	-
171	13,106	Plan 5 - 2+1	A	25%	-	-	-
172	12,035	Plan 4 - 3-CFLT MG	B	29%	X	X	-
173	17,149	Plan 3 - 3-CSL MG	C	33%	-	X	-
174	17,992	Plan 2 - 3-CSL	A	29%	-	-	-
175	13,302	Plan 5 - 2+2	C	26%	-	-	-
176	13,544	Plan 1 - 3-CFLT	A	31%	-	-	-
177	17,576	Plan 3 - 3-CSL MG	B	32%	-	X	-
178	18,250	Plan 6 - 4-CFLT MG	A	26%	-	X	-
179	16,583	Plan 2 - 3-CSL	B	31%	-	-	-
180	12,098	Plan 1 - 3-CFLT	C	35%	-	-	-
181	12,197	Plan 5 - 2+2	B	28%	-	-	-
182	12,360	Plan 4 - 3-CFLT MG	A	29%	X	X	-
183	17,408	Plan 3 - 4-CFLT MG	C	33%	-	X	-
185	13,392	Plan 1 - 3-CFLT	A	32%	-	-	-
186	12,195	Plan 5 - 2+2	B	28%	-	-	-
187	20,121	Plan 6 - 4-CFLT MG	C	24%	-	X	-
188	23,885	Plan 3 - 4-CFLT MG	A	24%	-	X	-
189	16,748	Plan 2 - 3-CSL	B	31%	-	-	-
190	12,127	Plan 4 - 3-CFLT MG	A	29%	X	X	-

GENERAL NOTES

1. BUILDING COVERAGE INCLUDES THE SQUARE FOOTAGE FOR FIRST FLOOR LIVING AREA AND GARAGES AS PROVIDED BY THE PROJECT ARCHITECT ON THE PLANS DATED APRIL 15, 2019 FOR PHASES 1 & 2 AND MAY 25, 2021 FOR PHASES 3 & 4. FOR LOTS THAT ACCOMMODATE A DETACHED SECONDARY DWELLING UNIT, THE BUILDING COVERAGE ALSO INCLUDES THE LIVING AREA AND GARAGE. PER CITY OF MORGAN HILL MUNICIPAL CODE CHAPTER 18.12, SECTION 18.12.020(B), BUILDING COVERAGE EXCLUDES PORCHES/ PATIOS.
2. THE APPLICANT COMMITS TO PROVIDING 20-PERCENT SECONDARY DWELLING UNITS/MULTI-GENERATIONAL UNITS WITHIN THE 243 UNIT DEVELOPMENT. REFER TO RDCS COMMITMENTS - BUILDOUT (PHASES 1-4) TABLE FOR SECONDARY DWELLING UNIT/MULTI-GENERATIONAL LOT COMMITMENT.
3. THE APPLICANT COMMITS TO 25-PERCENT OF THE 243 UNITS TO BE "VISITABLE". REFER TO RDCS COMMITMENTS - BUILDOUT (PHASES 1-4) TABLE FOR LOT COMMITMENT.
4. PROJECT ELEVATION MIX WILL COMPLY WITH RDCS "REPEAT FACTOR" RDCS COMMITMENT. REFER TO RDCS COMMITMENTS - BUILDOUT (PHASES 1-4) TABLE FOR ELEVATION MIX.
5. THE PROJECT DID NOT COMMIT TO BUILD BMR UNITS ON-SITE. INSTEAD, THE APPLICANT AGREED TO PAY THE STANDARD HOUSING MITIGATION FEE AND TO PROVIDE SECONDARY DWELLING UNITS ON 20-PERCENT OF THE LOTS. SEE NOTE 2 ABOVE.
6. PER PLANNING COMMISSION MEETING ON NOVEMBER 9, 2010, AN EXCEPTION TO THE MINIMUM 12,000 SF LOT SIZE CRITERIA WAS GRANTED FOR UP TO 20-PERCENT OF THE PROJECT. REFER TO RDCS COMMITMENTS - BUILDOUT (PHASES 1-4) TABLE.
7. PROJECT APPLICANT HAS INTRODUCED NEW AND DISTINCT ARCHITECTURE FOR PHASES 3 & 4. FLOOR PLANS AND ELEVATION STYLES ARE DIFFERENT THAN THOSE APPLIED TO PHASES 1 & 2.
8. APPLICANT COMMITS TO PROVIDING VARIATION OF HOUSING SIZES FOR PHASES 1-4 AND COMMITS TO 50% VARIATION FROM SMALLEST TO LARGEST.

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DESIGN REVIEW - PHASE 3 & 4
SITE DEVELOPMENT STANDARDS TABLES
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	07/12/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-04
OF 166 SHEETS

JOB NO.
092030

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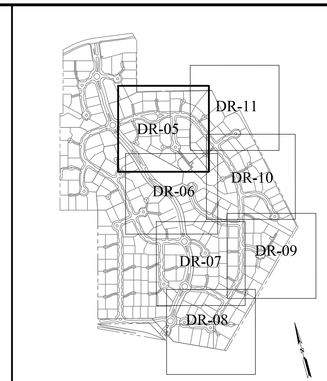

KEY MAP

DEVELOPMENT SETBACK TABLE(5)			
Primary Structure			
Front(6)		Minimum	Target
Living	to Street (right-of-way)	13 Feet	25 Feet
	to Enclave (edge-of-pavement)	10 Feet	20 Feet
	to Interior lot line	10 Feet	15 Feet
Face of Garage (4)	to Street (edge-of-pavement)	20 Feet	25 Feet
	to Enclave/Common Drive (edge-of-pavement)	20 Feet	25 Feet
Side of Garage	to Street (right-of-way)	10 Feet	15 Feet
	to Enclave (edge-of-pavement)	5 Feet	15 Feet
	to Interior lot line	10 Feet	25 Feet
Side			
Living	to Street (right-of-way)	13 Feet	25 Feet
	to Enclave (edge-of-pavement)	10 Feet	15 Feet
	to Interior lot line	10 Feet	15 Feet
Face of Garage (4)	to Street (right-of-way)	20 Feet	25 Feet
	to Enclave (edge-of-pavement)	20 Feet	25 Feet
	to Interior lot line	20 Feet	25 Feet
Side of Garage	to Street (right-of-way)	10 Feet	20 Feet
	to Enclave (edge-of-pavement)	10 Feet	15 Feet
	to Interior lot line	5 Feet	15 Feet
Rear			
Living	to Street (right-of-way)	15 Feet	25 Feet
	to Enclave (edge-of-pavement)	15 Feet	25 Feet
	to Interior lot line	15 Feet	25 Feet
Secondary/Accessory Structure		Minimum	Target
Living	to Street (edge-of-pavement) (2)	10 Feet	25 Feet
	to Enclave (edge-of-pavement) (2)	5 Feet	15 Feet
	to Interior lot line	5 Feet	15 Feet
	to Primary Structure	6 Feet	10 Feet
	to Secondary Structure	10 Feet	10 Feet

NOTES:

1. Architectural projections such as media nooks, fireplaces, staircases, and porches can encroach into the minimum setbacks up to 3-feet.
2. When an accessory structure includes a garage, the minimum distance from face-of-garage to street right-of-way or enclave edge of pavement is 20-feet.
3. Minimum setbacks represent deviation from the base Zoning District R1-20,000.
4. On lots 1-244, front setbacks from garage to street, enclave, or interior lotline may be reduced provided that a 20-foot paved driveway area is maintained from face-of-garage to street/enclave.
5. Minimum setbacks shown apply to both the first and second floor of primary structure.
6. A portion of the front façade can encroach as much as 5-feet into the front setback, per Municipal Code section 18.12.080.G.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTERLINE	
	LOT LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	EDGE OF PAVEMENT	
	FACE OF CURB	
	TRAIL	
2	1 TRACT 10176 (LOTS 1-21)	
2	1B TRACT 10330 (LOTS 1-33)	
2	2A TRACT 10451 (LOTS 1-16), 2B TRACT 10457 (LOTS 17-42), 2C TRACT 10478 (LOTS 43-67) 2D TRACT 10529 (LOTS 67-75)	
93	3 TRACT XXXXX AND 4 TRACT XXXXX (LOTS 93-207)	
V	VISITABLE UNIT COMMITMENT	
C	SECONDARY UNIT COMMITMENT (DETACHED COTTAGE)	
MG	SECONDARY UNIT COMMITMENT (ATTACHED MULTI-GENERATIONAL UNIT)	

0 40 80 120

SCALE IN FEET: 1"= 40'

RUGGERI-JENSEN-AZAR
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WWW.TOLLBROTHERS.COM

DESIGN REVIEW - PHASE 3 & 4
SITE DEVELOPMENT & UTILIZATION PLAN
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	07/12/2021

SHEET REVISIONS	BY	CK

DATE	MK

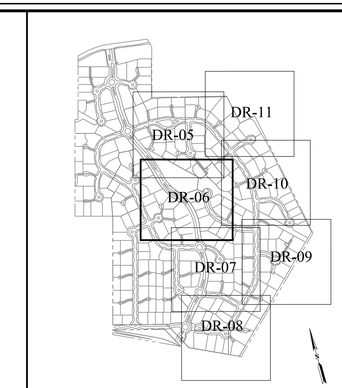
SHEET

DR-05

OF 166 SHEETS

JOB NO.
092030

W:\JOBS 09\092030\DRAWINGS\PRELIM\DESIGN REVIEW\2021-02\DR-05 SITE DEVELOPMENT & UTILIZATION PLAN.DWG



KEY MAP

DEVELOPMENT SETBACK TABLE(5)			
Primary Structure			
Front(6)		Minimum	Target
Living	to Street (right-of-way)	13 Feet	25 Feet
	to Enclave (edge-of-pavement)	10 Feet	20 Feet
	to Interior lot line	10 Feet	15 Feet
Face of Garage (4)	to Street (edge-of-pavement)	20 Feet	25 Feet
	to Enclave/Common Drive (edge-of-pavement)	20 Feet	25 Feet
Side of Garage	to Street (right-of-way)	10 Feet	15 Feet
	to Enclave (edge-of-pavement)	5 Feet	15 Feet
	to Interior lot line	10 Feet	25 Feet
Side			
Living	to Street (right-of-way)	13 Feet	25 Feet
	to Enclave (edge-of-pavement)	10 Feet	15 Feet
	to Interior lot line	10 Feet	15 Feet
Face of Garage (4)	to Street (right-of-way)	20 Feet	25 Feet
	to Enclave (edge-of-pavement)	20 Feet	25 Feet
	to Interior lot line	20 Feet	25 Feet
Side of Garage	to Street (right-of-way)	10 Feet	20 Feet
	to Enclave (edge-of-pavement)	10 Feet	15 Feet
	to Interior lot line	5 Feet	15 Feet
Rear			
Living	to Street (right-of-way)	15 Feet	25 Feet
	to Enclave (edge-of-pavement)	15 Feet	25 Feet
	to Interior lot line	15 Feet	25 Feet
Secondary/Accessory Structure		Minimum	Target
Living	to Street (edge-of-pavement) (2)	10 Feet	25 Feet
	to Enclave (edge-of-pavement) (2)	5 Feet	15 Feet
	to Interior lot line	5 Feet	15 Feet
	to Primary Structure	6 Feet	10 Feet
	to Secondary Structure	10 Feet	10 Feet

NOTES:

1. Architectural projections such as media nooks, fireplaces, staircases, and porches can encroach into the minimum setbacks up to 3-feet.
2. When an accessory structure includes a garage, the minimum distance from face-of-garage to street right-of-way or enclave edge of pavement is 20-feet.
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LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTERLINE	
	LOT LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	EDGE OF PAVEMENT	
	FACE OF CURB	
	TRAIL	
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93	3 TRACT XXXXX AND 4 TRACT XXXXX (LOTS 93-207)	
V	VISITABLE UNIT COMMITMENT	
C	SECONDARY UNIT COMMITMENT (DETACHED COTTAGE)	
MG	SECONDARY UNIT COMMITMENT (ATTACHED MULTI-GENERATIONAL UNIT)	

0 40 80 120

SCALE IN FEET: 1"= 40'

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SITE DEVELOPMENT & UTILIZATION PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	07/12/2021

DATE	BY	CK	SHEET REVISIONS

SHEET
DR-06
OF 166 SHEETS

JOB NO.
092030

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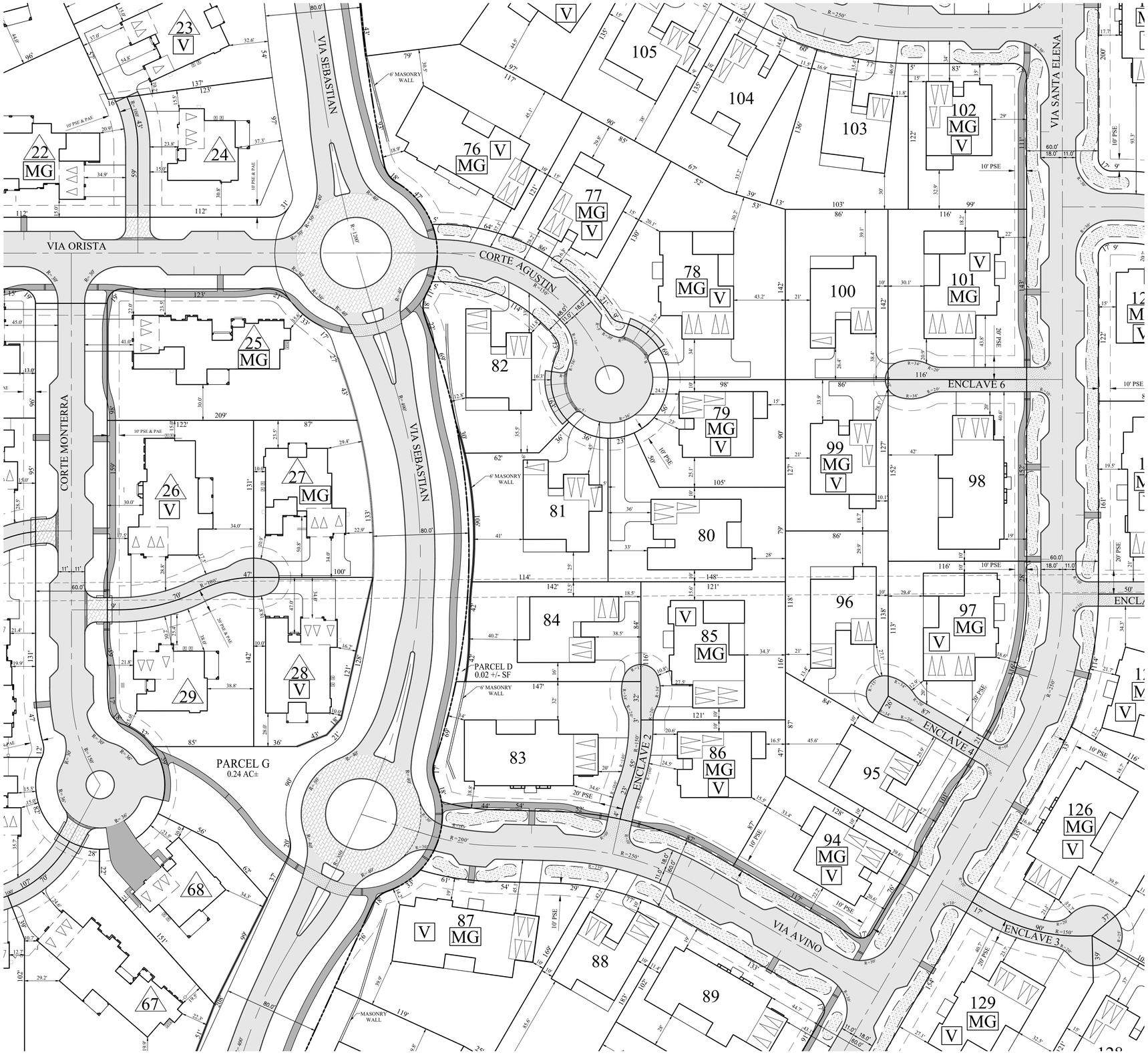

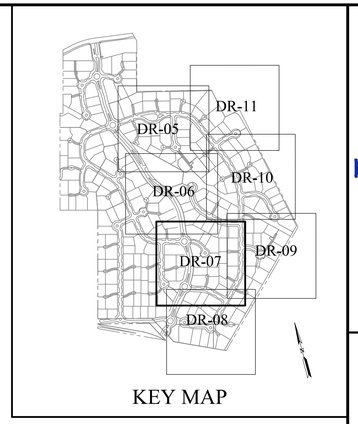

KEY MAP

DEVELOPMENT SETBACK TABLE(5)			
Primary Structure			
Front(6)		Minimum	Target
Living	to Street (right-of-way)	13 Feet	25 Feet
	to Enclave (edge-of-pavement)	10 Feet	20 Feet
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Face of Garage (4)	to Street (edge-of-pavement)	20 Feet	25 Feet
	to Enclave/Common Drive (edge-of-pavement)	20 Feet	25 Feet
Side of Garage	to Street (right-of-way)	10 Feet	15 Feet
	to Enclave (edge-of-pavement)	5 Feet	15 Feet
	to Interior lot line	10 Feet	25 Feet
Side			
Living	to Street (right-of-way)	13 Feet	25 Feet
	to Enclave (edge-of-pavement)	10 Feet	15 Feet
	to Interior lot line	10 Feet	15 Feet
Face of Garage (4)	to Street (right-of-way)	20 Feet	25 Feet
	to Enclave (edge-of-pavement)	20 Feet	25 Feet
	to Interior lot line	20 Feet	25 Feet
Side of Garage	to Street (right-of-way)	10 Feet	20 Feet
	to Enclave (edge-of-pavement)	10 Feet	15 Feet
	to Interior lot line	5 Feet	15 Feet
Rear			
Living	to Street (right-of-way)	15 Feet	25 Feet
	to Enclave (edge-of-pavement)	15 Feet	25 Feet
	to Interior lot line	15 Feet	25 Feet
Secondary/Accessory Structure		Minimum	Target
Living	to Street (edge-of-pavement) (2)	10 Feet	25 Feet
	to Enclave (edge-of-pavement) (2)	5 Feet	15 Feet
	to Interior lot line	5 Feet	15 Feet
	to Primary Structure	6 Feet	10 Feet
	to Secondary Structure	10 Feet	10 Feet

NOTES:

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LEGEND

PROPOSED	DESCRIPTION	EXISTING
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	CENTERLINE	
	LOT LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	EDGE OF PAVEMENT	
	FACE OF CURB	
	TRAIL	
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93	3 TRACT XXXXX AND 4 TRACT XXXXX (LOTS 93-207)	
ELEV. (A)	SPANISH COLONIAL	
ELEV. (B)	TUSCAN	
ELEV. (C)	ITALIANTE	
V	VISITABLE UNIT COMMITMENT	
C	SECONDARY UNIT COMMITMENT (DETACHED COTTAGE)	
MG	SECONDARY UNIT COMMITMENT (ATTACHED MULTI-GENERATIONAL UNIT)	

0 40 80 120

SCALE IN FEET: 1"= 40'

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DESIGN REVIEW - PHASE 3 & 4
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BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

DATE	MK	SHEET REVISIONS	BY	CK

SCALE: AS SHOWN

DATE: 07/12/2021

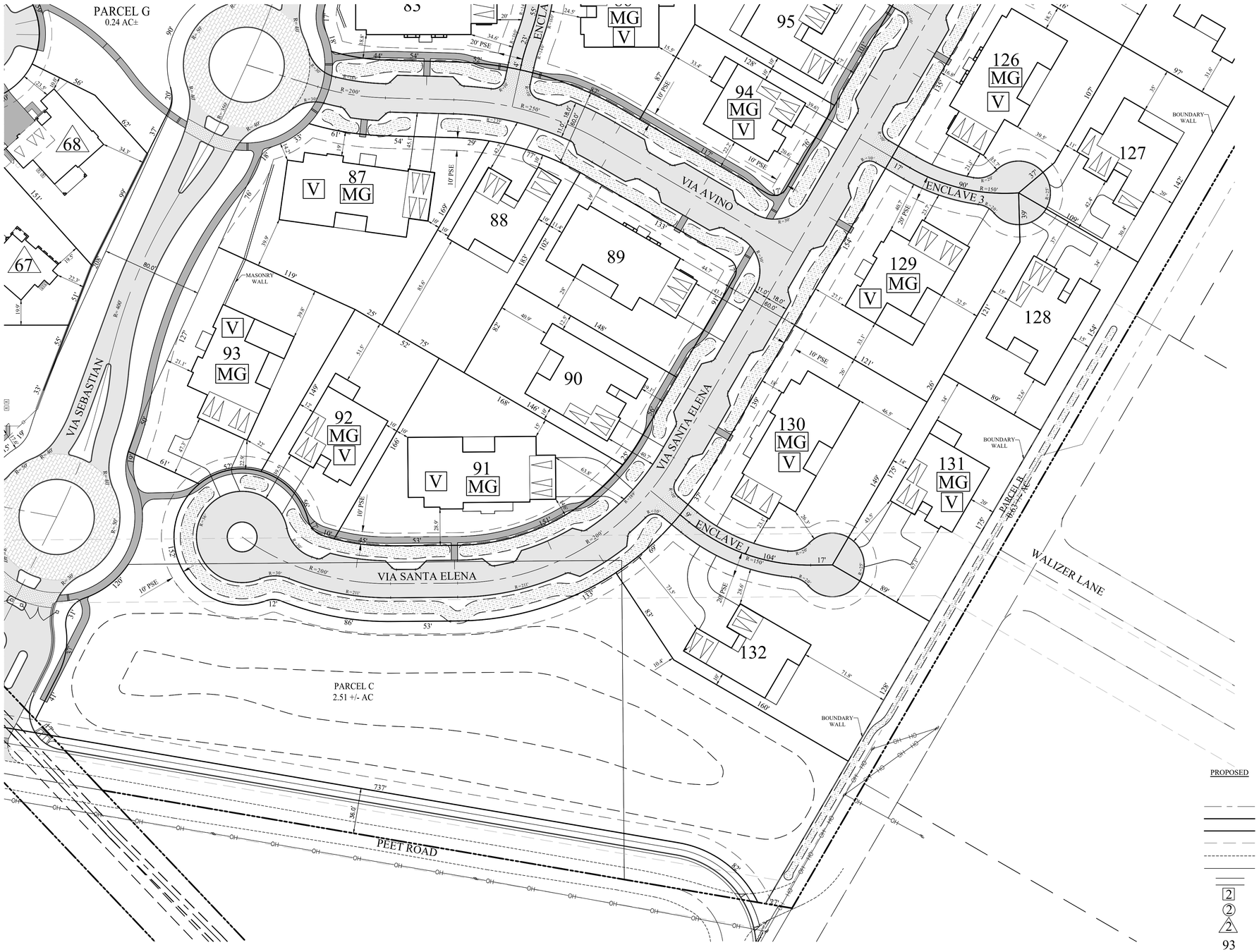
SHEET

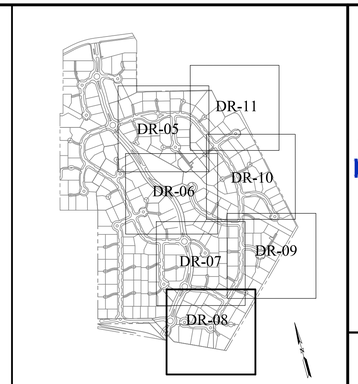
DR-07

OF 166 SHEETS

JOB NO. 092030

W:\JOBS 09\092030\DRAWINGS\PRELIM\DESIGN REVIEW\2021-02\DR-07 SITE DEVELOPMENT & UTILIZATION PLAN.DWG





KEY MAP

DEVELOPMENT SETBACK TABLE(5)			
Primary Structure			
Front(6)		Minimum	Target
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Rear			
Living	to Street (right-of-way)	15 Feet	25 Feet
	to Enclave (edge-of-pavement)	15 Feet	25 Feet
	to Interior lot line	15 Feet	25 Feet
Secondary/Accessory Structure		Minimum	Target
Living	to Street (edge-of-pavement) (2)	10 Feet	25 Feet
	to Enclave (edge-of-pavement) (2)	5 Feet	15 Feet
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LEGEND

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	BOUNDARY	
	CENTERLINE	
	LOT LINE	
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	EDGE OF PAVEMENT	
	FACE OF CURB	
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V	VISITABLE UNIT COMMITMENT	
C	SECONDARY UNIT COMMITMENT (DETACHED COTTAGE)	
MG	SECONDARY UNIT COMMITMENT (ATTACHED MULTI-GENERATIONAL UNIT)	

N

0 40 80 120

SCALE IN FEET: 1"= 40'

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DESIGN REVIEW - PHASE 3 & 4
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BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	07/12/2021

SHEET REVISIONS	DATE	MK	BY	CK

SHEET

DR-08

OF 166 SHEETS

JOB NO.
092030

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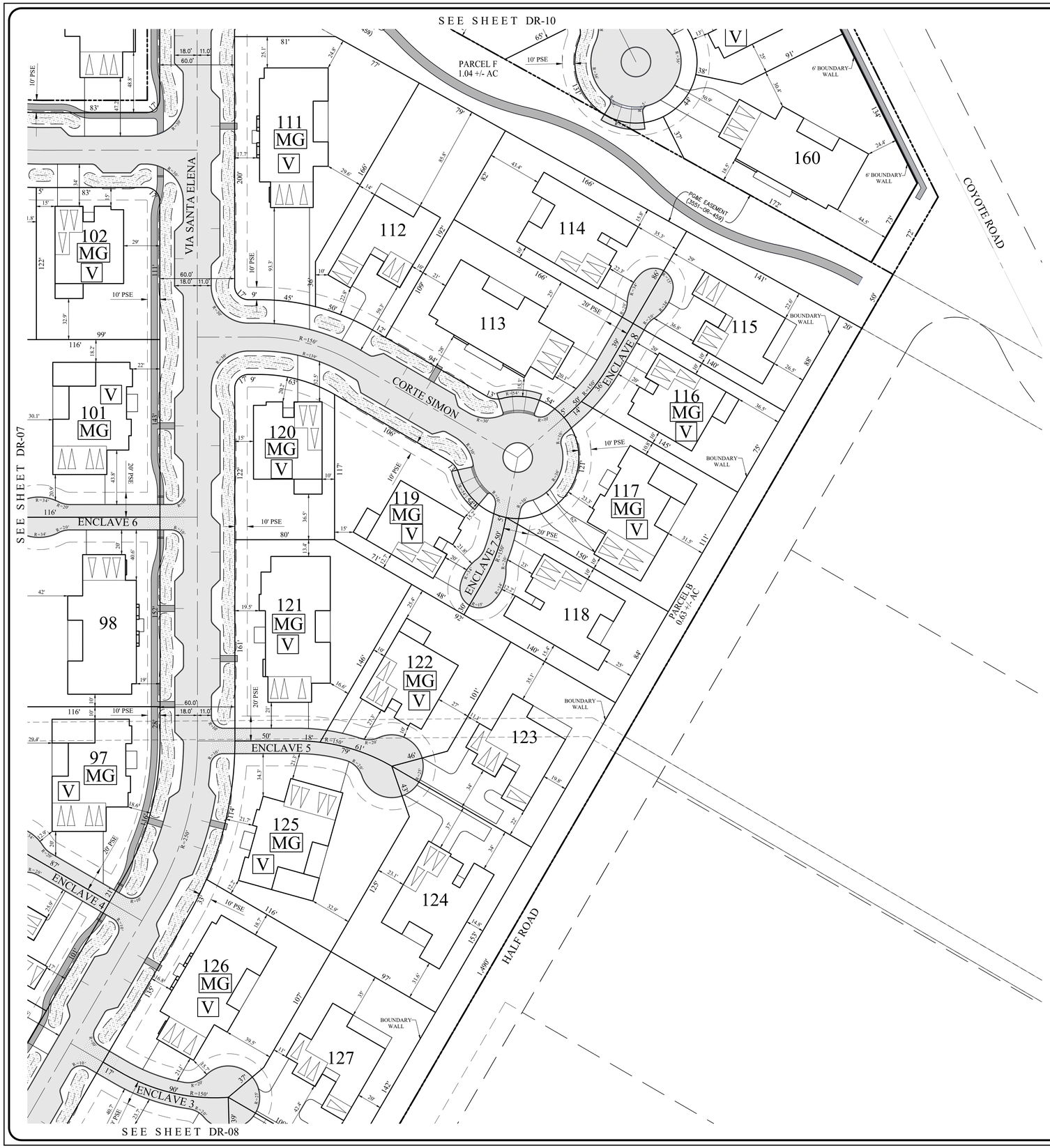

LEGEND

PROPOSED	DESCRIPTION	EXISTING
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V	VISITABLE UNIT COMMITMENT	
C	SECONDARY UNIT COMMITMENT (DETACHED COTTAGE)	
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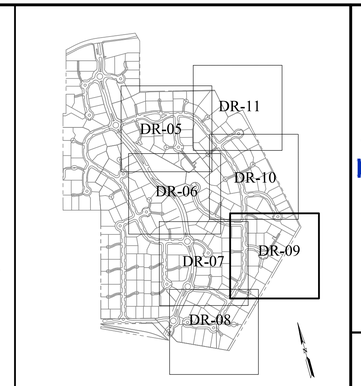

KEY MAP

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Primary Structure			
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	to Interior lot line	5 Feet	15 Feet
Rear			
Living	to Street (right-of-way)	15 Feet	25 Feet
	to Enclave (edge-of-pavement)	15 Feet	25 Feet
	to Interior lot line	15 Feet	25 Feet
Secondary/Accessory Structure		Minimum	Target
Living	to Street (edge-of-pavement) (2)	10 Feet	25 Feet
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	to Primary Structure	6 Feet	10 Feet
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0 40 80 120

SCALE IN FEET: 1"= 40'

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FOR: TOLL BROTHERS, INC.

SCALE	DATE
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DATE	MK	SHEET REVISIONS	BY	CK

SHEET

DR-09

OF 166 SHEETS

JOB NO. 092030

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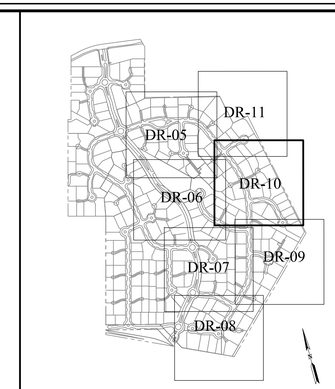

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Primary Structure			
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Rear			
Living	to Street (right-of-way)	15 Feet	25 Feet
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Secondary/Accessory Structure		Minimum	Target
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93	3 TRACT XXXXX AND 4 TRACT XXXXX (LOTS 93-207)	
V	VISITABLE UNIT COMMITMENT	
C	SECONDARY UNIT COMMITMENT (DETACHED COTTAGE)	
MG	SECONDARY UNIT COMMITMENT (ATTACHED MULTI-GENERATIONAL UNIT)	

0 40 80 120

SCALE IN FEET: 1"= 40'

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DESIGN REVIEW - PHASE 3 & 4
SITE DEVELOPMENT & UTILIZATION PLAN
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	07/12/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET

DR-10

OF 166 SHEETS

JOB NO.
092030

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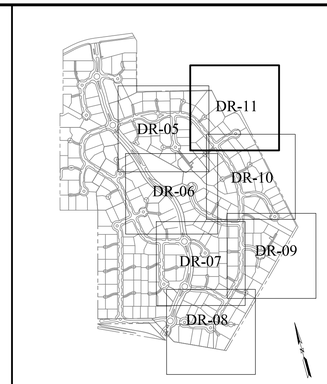

KEY MAP

DEVELOPMENT SETBACK TABLE(5)			
Primary Structure			
Front(6)		Minimum	Target
Living	to Street (right-of-way)	13 Feet	25 Feet
	to Enclave (edge-of-pavement)	10 Feet	20 Feet
	to Interior lot line	10 Feet	15 Feet
Face of Garage (4)	to Street (edge-of-pavement)	20 Feet	25 Feet
	to Enclave/Common Drive (edge-of-pavement)	20 Feet	25 Feet
Side of Garage	to Street (right-of-way)	10 Feet	15 Feet
	to Enclave (edge-of-pavement)	5 Feet	15 Feet
	to Interior lot line	10 Feet	25 Feet
Side			
Living	to Street (right-of-way)	13 Feet	25 Feet
	to Enclave (edge-of-pavement)	10 Feet	15 Feet
	to Interior lot line	10 Feet	15 Feet
Face of Garage (4)	to Street (right-of-way)	20 Feet	25 Feet
	to Enclave (edge-of-pavement)	20 Feet	25 Feet
	to Interior lot line	20 Feet	25 Feet
Side of Garage	to Street (right-of-way)	10 Feet	20 Feet
	to Enclave (edge-of-pavement)	10 Feet	15 Feet
	to Interior lot line	5 Feet	15 Feet
Rear			
Living	to Street (right-of-way)	15 Feet	25 Feet
	to Enclave (edge-of-pavement)	15 Feet	25 Feet
	to Interior lot line	15 Feet	25 Feet
Secondary/Accessory Structure		Minimum	Target
Living	to Street (edge-of-pavement) (2)	10 Feet	25 Feet
	to Enclave (edge-of-pavement) (2)	5 Feet	15 Feet
	to Interior lot line	5 Feet	15 Feet
	to Primary Structure	6 Feet	10 Feet
	to Secondary Structure	10 Feet	10 Feet

NOTES:

1. Architectural projections such as media nooks, fireplaces, staircases, and porches can encroach into the minimum setbacks up to 3-feet.
2. When an accessory structure includes a garage, the minimum distance from face-of-garage to street right-of-way or enclave edge of pavement is 20-feet.
3. Minimum setbacks represent deviation from the base Zoning District R1-20,000.
4. On lots 1-244, front setbacks from garage to street, enclave, or interior lotline may be reduced provided that a 20-foot paved driveway area is maintained from face-of-garage to street/enclave.
5. Minimum setbacks shown apply to both the first and second floor of primary structure.
6. A portion of the front fagade can encroach as much as 5-feet into the front setback, per Municipal Code section 18.12.080.G.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTERLINE	
	LOT LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	EDGE OF PAVEMENT	
	FACE OF CURB	
	TRAIL	
2	1 TRACT 10176 (LOTS 1-21)	
2	1B TRACT 10330 (LOTS 1-33)	
2	2A TRACT 10451 (LOTS 1-16), 2B TRACT 10457 (LOTS 17-42), 2C TRACT 10478 (LOTS 43-67) 2D TRACT 10529 (LOTS 67-75)	
93	3 TRACT XXXXX AND 4 TRACT XXXXX (LOTS 93-207)	
V	VISITABLE UNIT COMMITMENT	
C	SECONDARY UNIT COMMITMENT (DETACHED COTTAGE)	
MG	SECONDARY UNIT COMMITMENT (ATTACHED MULTI-GENERATIONAL UNIT)	

N

0 40 80 120

SCALE IN FEET: 1"= 40'

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DESIGN REVIEW - PHASE 3 & 4
SITE DEVELOPMENT & UTILIZATION PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SHEET REVISIONS	DATE	MK	BY	CK

SCALE AS SHOWN
DATE 07/12/2021

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OF 166 SHEETS

JOB NO. 092030

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WATER NOTES:

1. THE PROPOSED WATER SYSTEM LAYOUT AND DESIGN SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET DR-15 FOR TYPICAL ENCLAVE AND FRONTING LOT UTILITY SERVICE LOCATIONS.

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DESIGN REVIEW - PHASE 3 & 4
CONCEPTUAL WATER PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	07/12/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
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OF 166 SHEETS

JOB NO.
092030

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STORM DRAIN NOTES:

1. STORM WATER BASINS SHOWN ARE DESIGNED FOR PERCOLATION BASED ON THE PERC TEST DATA REPRESENTED IN THE "PERCOLATION TESTING REPORT FOR SAN SEBASTIAN SUBDIVISION", DATED JUNE 21, 2010, AND "SUPPLEMENTAL FIELD PERCOLATION TESTING" MEMO DATED APRIL 27, 2011 BY PACIFIC GEOTECHNICAL ENGINEERING.
2. STREET SWALES AND CULVERTS ARE INTENDED TO CONVEY THE 10-YEAR, 24-HOUR STORM PEAK FLOW RATE. THE 100-YEAR, 24-HOUR PEAK FLOW WILL BE CONVEYED BY THE FULL STREET SECTION TO A DOWNSTREAM STORM WATER BASIN.
3. UNDER EXISTING CONDITIONS STORMWATER RUNOFF OVERTOPS PEET ROAD AND RELEASES SOUTH TO MADRONE CHANNEL BETWEEN THE 2-YEAR AND 5-YEAR, 24-HOUR STORM EVENTS. THE SOUTH STORM WATER BASINS (S1 AND S2) WILL MAINTAIN EXISTING FLOW PATTERNS AND LIMIT PEET ROAD OVERTOPPING TO THE 10-YEAR STORM EVENT.
4. THE PROJECT WILL INCORPORATE STORM WATER BMP MEASURES FOR STORM WATER QUALITY AND LOW IMPACT DEVELOPMENT ACCORDING TO THE CITY OF MORGAN HILL STORMWATER GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT AND POST-CONSTRUCTION REQUIREMENTS. THE LAYOUT AND DESIGN OF BMP'S ARE SUBJECT TO FINAL DESIGN.
5. SEE TYPICAL ENCLAVE AND FRONTING LOT UTILITY SERVICE AND GRADING DETAILS ON SHEET DR-15 FOR LOT TYPICAL GRADING AND DRAINAGE INFORMATION.
6. PROPOSED STORM DRAINAGE LAYOUT AND DESIGN SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE.

STORM WATER BASINS			
BASIN	TOP ELEV	BOTTOM ELEV	VOLUME (AC FT)
S1	409.0±	400.0±	8.2±
S2	409.0.5±	403.0±	1.0±

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
SD	STORM DRAIN	EX SD
	CATCH BASIN	
	STORM WATER BASIN	
3	CULVERT WITH # OF PIPES REQUIRED	
	DIRECTION OF OVERLAND RELEASE	
	STORM DRAIN MANHOLE	

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DESIGN REVIEW - PHASE 3 & 4
CONCEPTUAL STORM DRAIN PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

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DATE 07/12/2021

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OF 166 SHEETS

JOB NO.
092030

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SANITARY SEWER NOTES:

1. PROPOSED SEWER PIPE LAYOUT AND DESIGN SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. SEE SHEET DR-15 FOR TYPICAL ENCLAVE AND FRONTING LOT UTILITY SERVICE LOCATIONS.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	BOUNDARY	
	SANITARY SEWER	EX SS
●	MANHOLE	

0 150 300 450

SCALE IN FEET: 1"= 150'

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DESIGN REVIEW - PHASE 3 & 4
CONCEPTUAL SANITARY SEWER PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE: AS SHOWN
DATE: 07/12/2021

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	MK	

SHEET REVISIONS

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OF 166 SHEETS

JOB NO.
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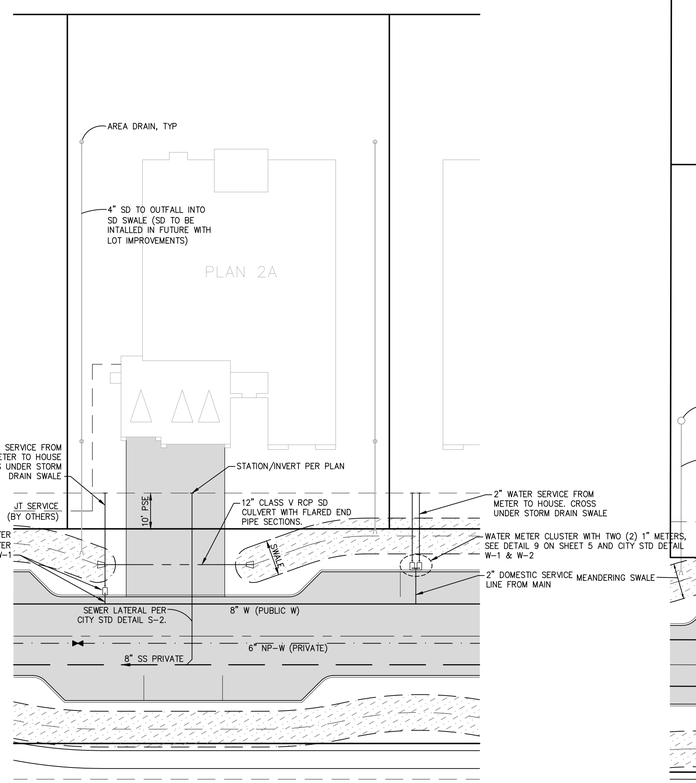
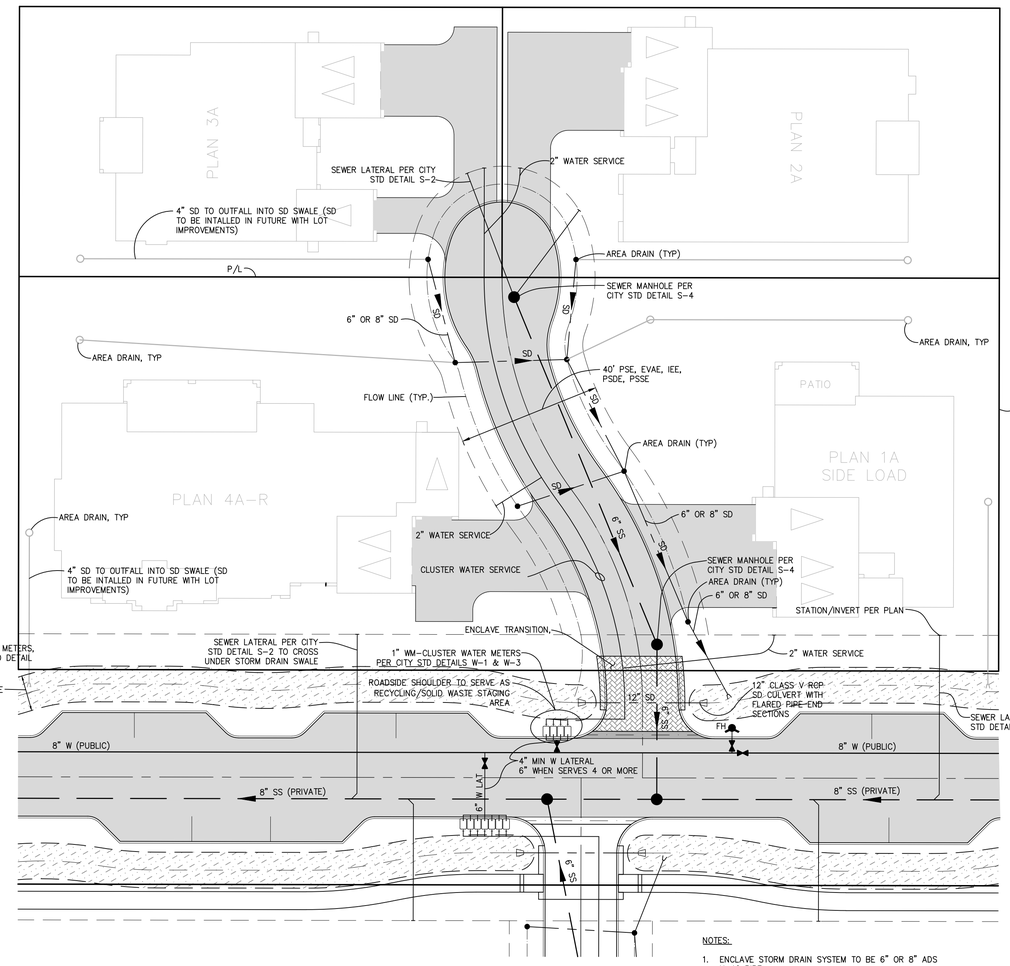


2 TYPICAL UTILITY LOCATIONS
STREET FRONTING LOT
1"=20'



NOTES:

1. ENCLAVE STORM DRAIN SYSTEM TO BE 6" OR 8" ADS N-12 PIPE
2. AREA DRAINS TO BE ADS 6" OR 8" ROUND LIGHT DUTY SLOTTED GRATES

1 TYPICAL UTILITY LOCATIONS
ENCLAVE
1"=20'

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DESIGN REVIEW - PHASE 3 & 4
TYPICAL UTILITY LOCATIONS
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

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JOB NO.
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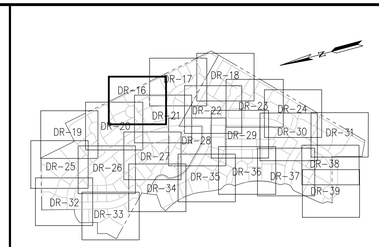
PLOT DATE: July 12, 2021
FILE PATH: W:\Jobs 09\092030\Drawings\Prelim\Design Review\2021-02\DR-15 TYPICAL UTILITY LOCATIONS.dwg



KEY MAP

ABBREVIATIONS

BC	BEGINNING OF CURVE
BGI	BEEHIVE GRATE INLET
BVC	BEGINNING OF VERTICAL CURVE
BW	BACK OF WALK
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RET	RETURN
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TW	TOP OF WALL ELEVATION

NOTES

1. SEE SHEET DR-03 FOR STREET SECTIONS AND DETAILS.
2. SEE SHEET DR-40 FOR GRADING SECTIONS.

LEGEND

- RETAINING WALL
- BOUNDARY WALL
- LIMIT OF GRADING
- EARTH DITCH
- SLOPE
- OVERLAND RELEASE
- EARTH SWALE
- DIRECTION OF SURFACE FLOW
- DIRECTION OF SLOPE
- STORM DRAIN LINE
- AREA DRAIN
- FLAT GRATE INLET
- BEEHIVE GRATE INLET

0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE	DATE
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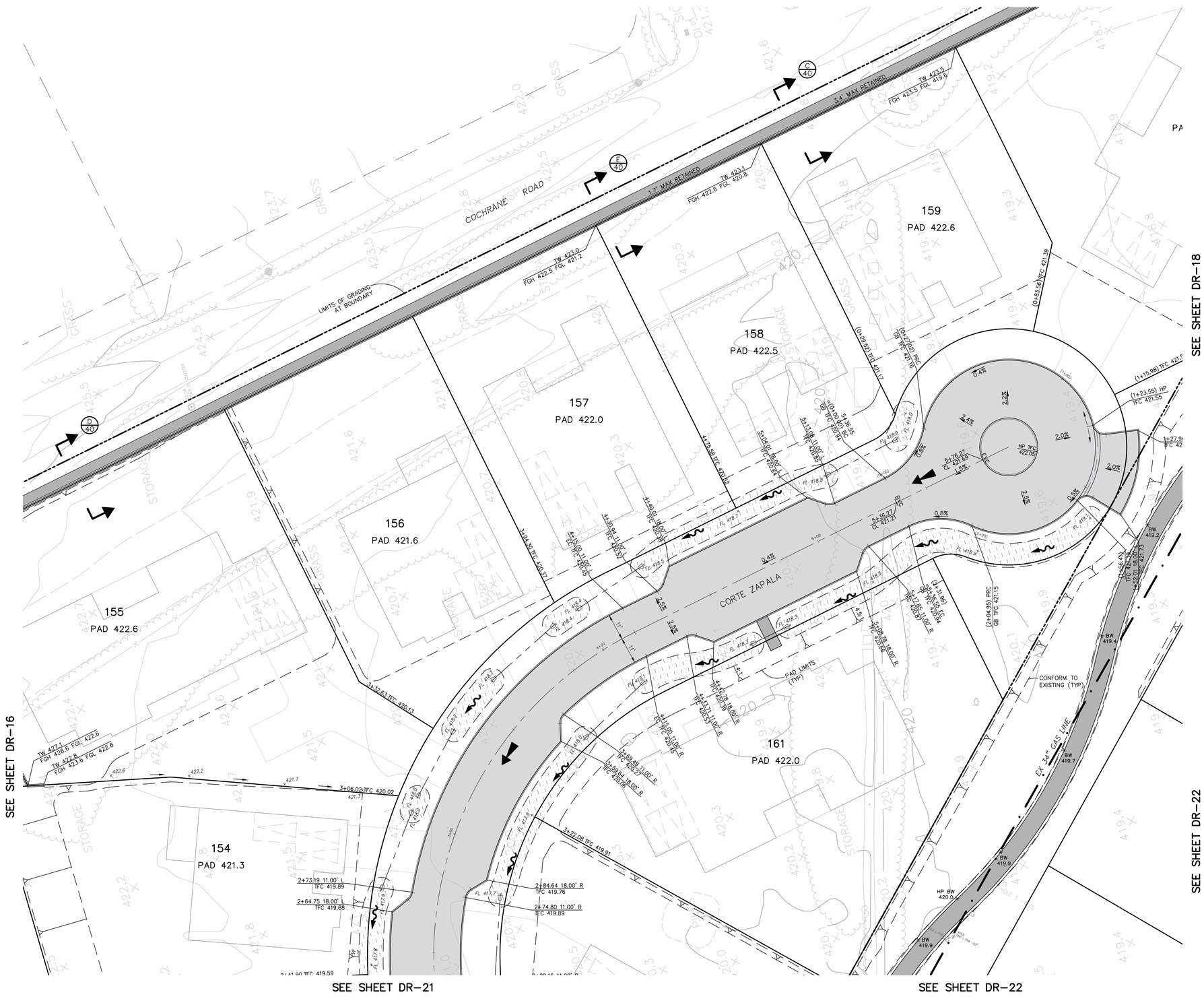

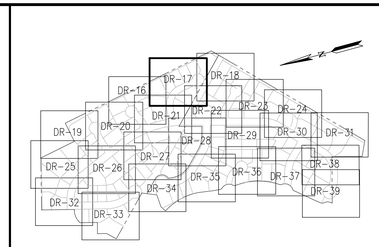

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NOTES

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2. SEE SHEET DR-40 FOR GRADING SECTIONS.

LEGEND

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- BOUNDARY WALL
- LIMIT OF GRADING
- EARTH DITCH
- SLOPE
- OVERLAND RELEASE
- EARTH SWALE
- DIRECTION OF SURFACE FLOW
- DIRECTION OF SLOPE
- STORM DRAIN LINE
- AREA DRAIN
- FLAT GRATE INLET
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0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	02/XX/2021

DATE	MK	SHEET REVISIONS	BY	CK

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DR-17
OF 40 SHEETS

JOB NO.
092030

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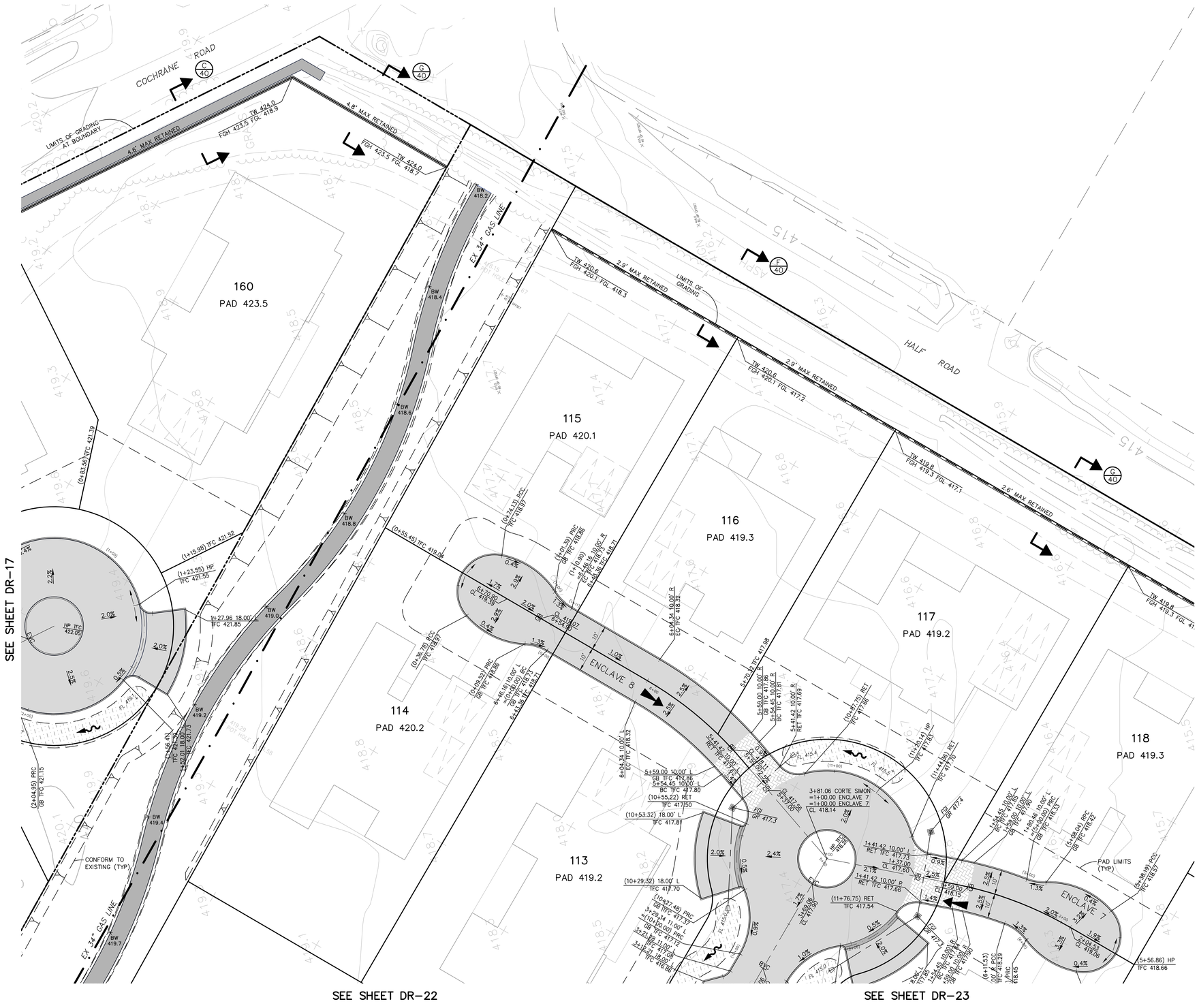

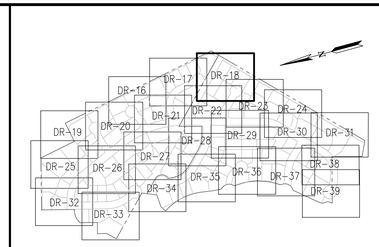

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NOTES

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2. SEE SHEET DR-40 FOR GRADING SECTIONS.

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0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
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BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

SCALE	DATE
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DR-18

OF 40 SHEETS

JOB NO. 092030

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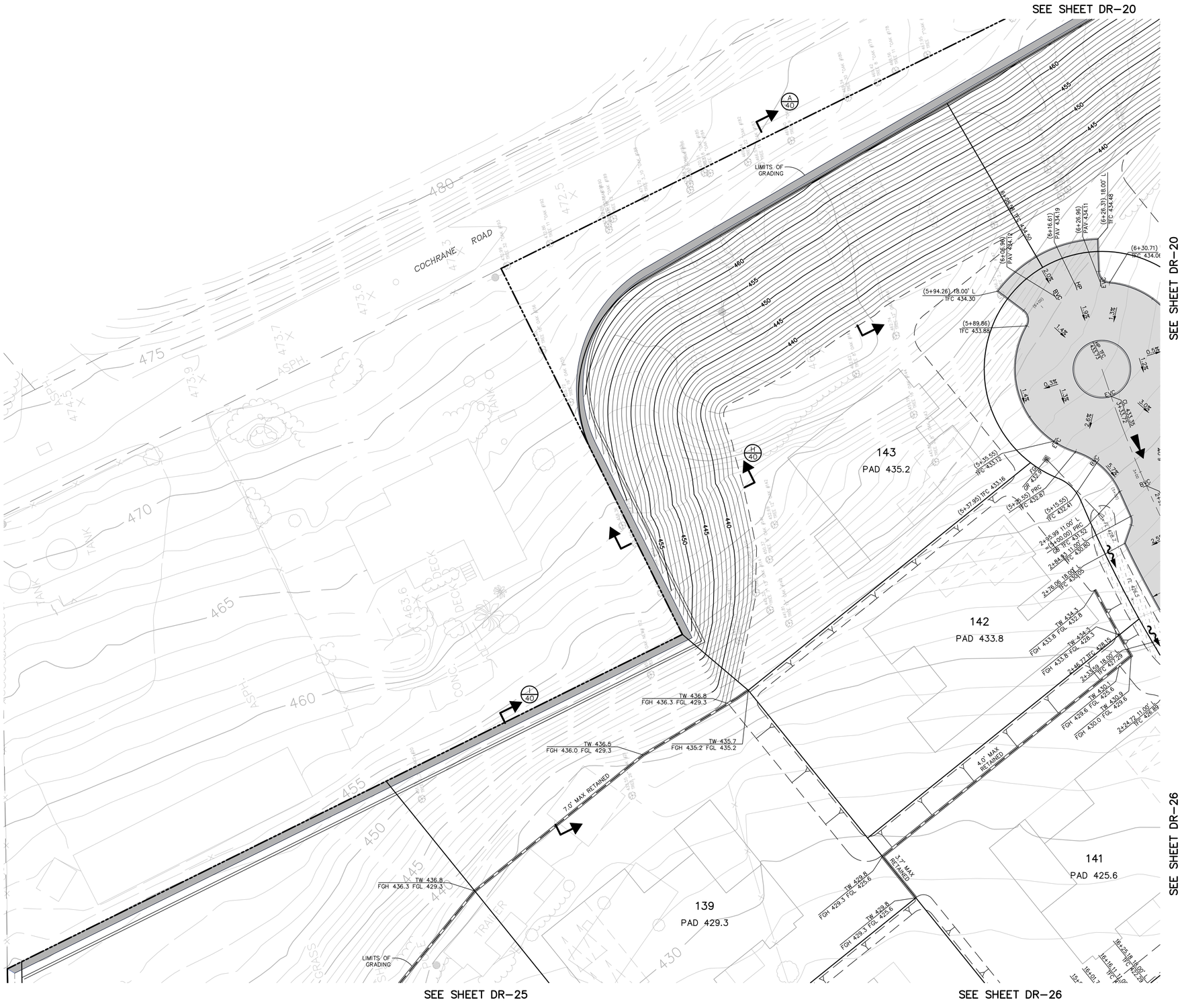

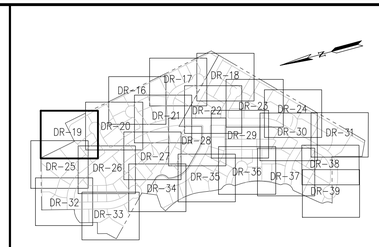

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NOTES

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2. SEE SHEET DR-40 FOR GRADING SECTIONS.

LEGEND

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- BOUNDARY WALL
- LIMIT OF GRADING
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- SLOPE
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0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

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DR-19

OF 40 SHEETS

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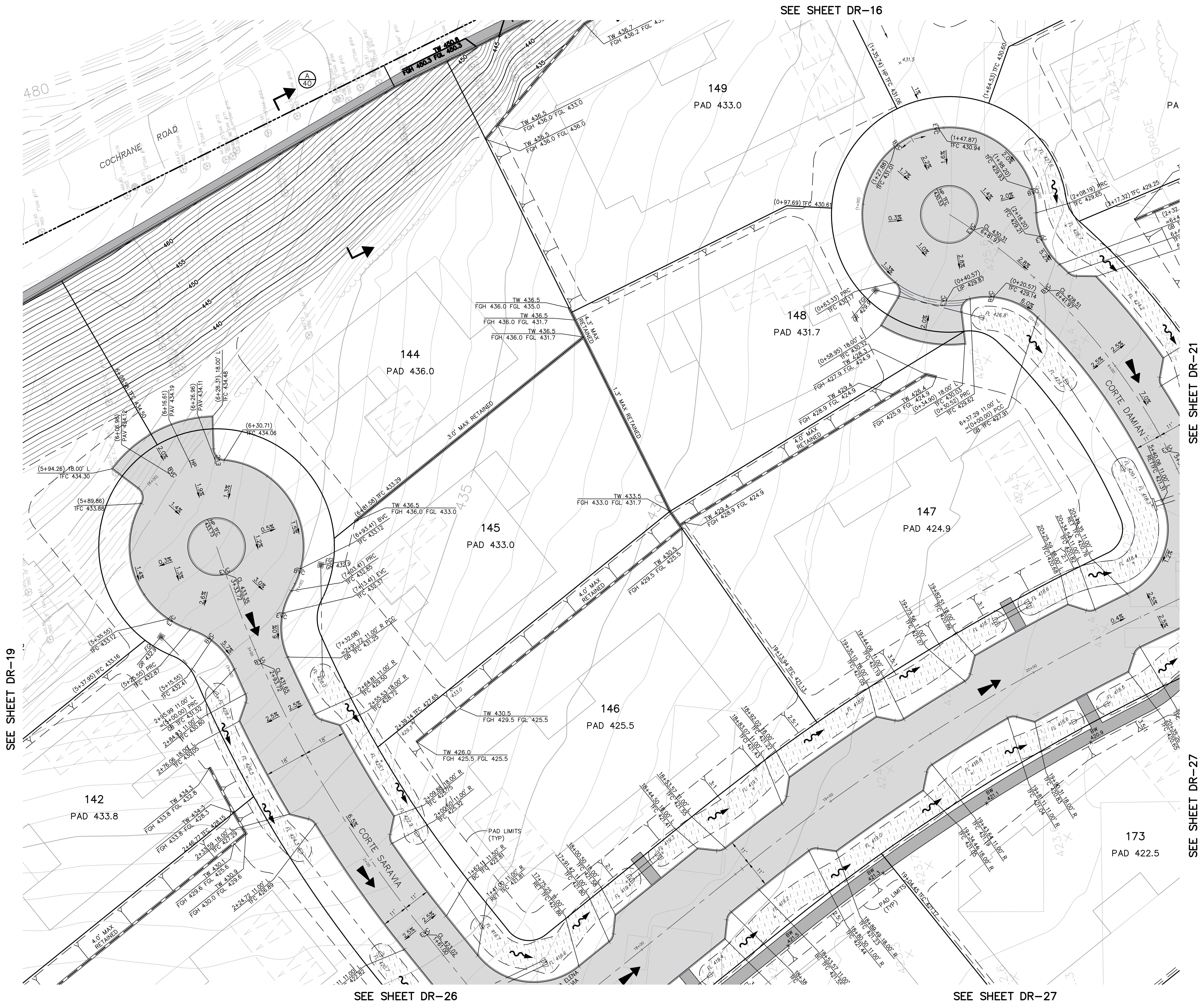

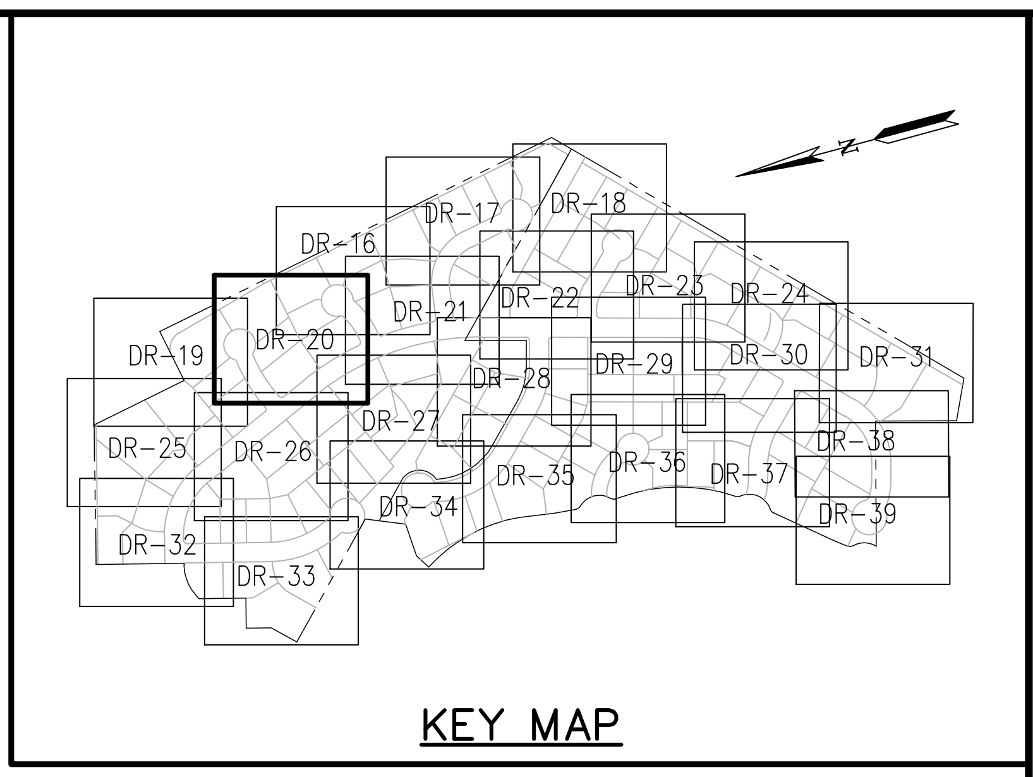

KEY MAP

ABBREVIATIONS

BC	BEGINNING OF CURVE
BGI	BEEHIVE GRATE INLET
BVC	BEGINNING OF VERTICAL CURVE
BW	BACK OF WALK
CL	CENTERLINE
EC	END OF CURVE
EG	EXISTING GROUND
EVC	END OF VERTICAL CURVE
FGH	FINISH GRADE ELEVATION HIGH SIDE WALL
FGI	FLAT GRATE INLET
FGL	FINISH GRADE ELEVATION LOW SIDE WALL
FL	FLOW LINE OF DITCH
GB	GRADE BREAK
GR	GRATE ELEVATION
HP	HIGH POINT
LP	LOW POINT
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
RET	RETURN
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TW	TOP OF WALL ELEVATION

NOTES

1. SEE SHEET DR-03 FOR STREET SECTIONS AND DETAILS.
2. SEE SHEET DR-40 FOR GRADING SECTIONS.

LEGEND

═ ═ ═	RETAINING WALL
═══	BOUNDARY WALL
—— ——	LIMIT OF GRADING
▨	EARTH DITCH
Y Y Y	SLOPE
➤➤	OVERLAND RELEASE
∿➤	EARTH SWALE
∿→	DIRECTION OF SURFACE FLOW
→	DIRECTION OF SLOPE
—— — — ——	STORM DRAIN LINE
●	AREA DRAIN
▤	FLAT GRATE INLET
⊜	BEEHIVE GRATE INLET

0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE AS SHOWN
DATE 02/XX/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-20
OF 40 SHEETS
JOB NO.
092030

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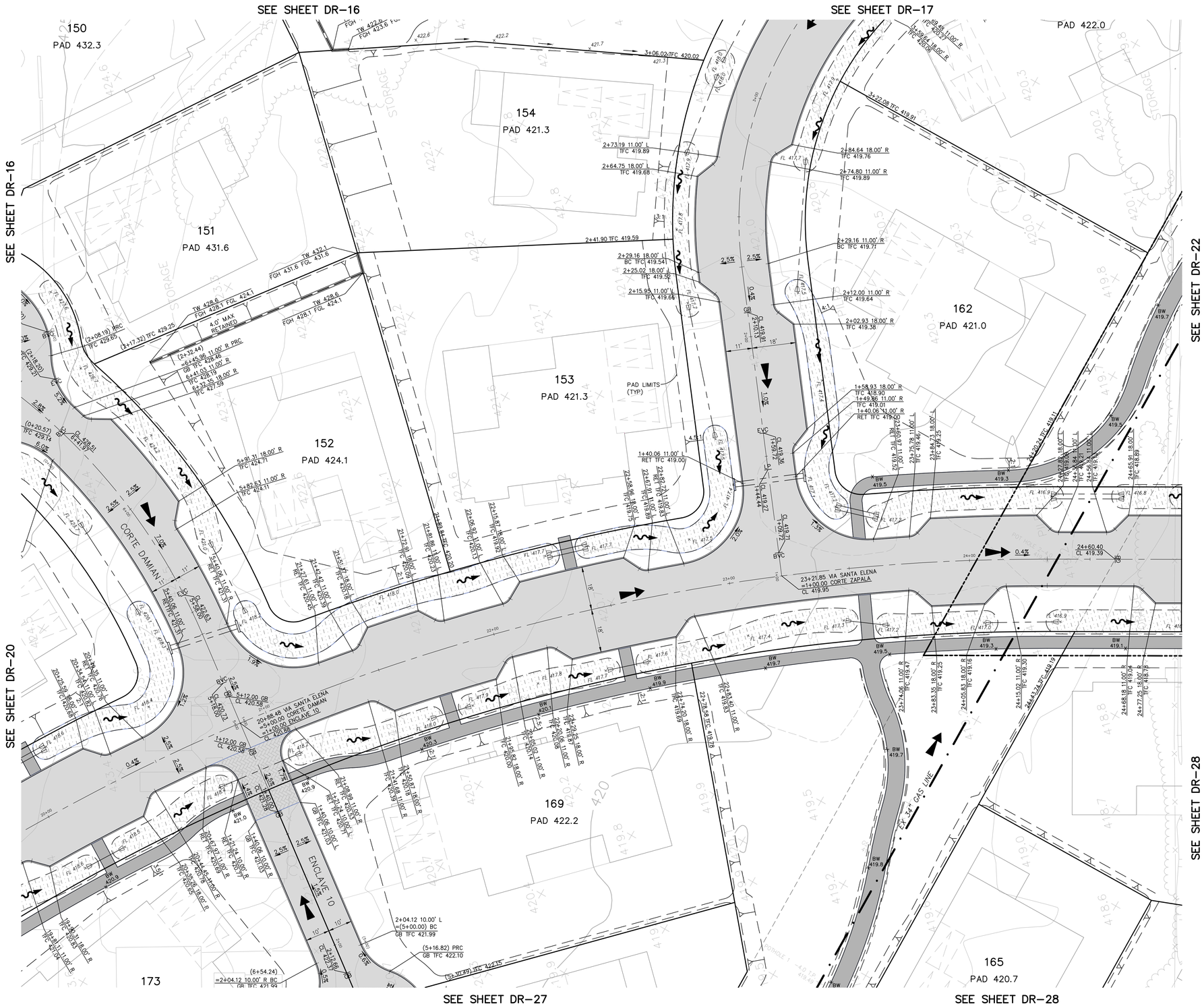

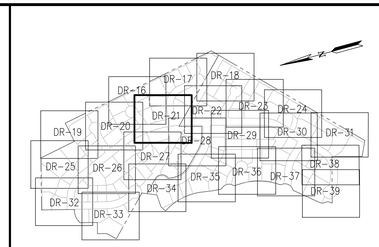

KEY MAP

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GB	GRADE BREAK
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PRC	POINT OF REVERSE CURVATURE
RET	RETURN
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TW	TOP OF WALL ELEVATION

NOTES

1. SEE SHEET DR-03 FOR STREET SECTIONS AND DETAILS.
2. SEE SHEET DR-40 FOR GRADING SECTIONS.

LEGEND

- RETAINING WALL
- BOUNDARY WALL
- LIMIT OF GRADING
- EARTH DITCH
- SLOPE
- OVERLAND RELEASE
- EARTH SWALE
- DIRECTION OF SURFACE FLOW
- DIRECTION OF SLOPE
- STORM DRAIN LINE
- AREA DRAIN
- FLAT GRATE INLET
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0 20 40 60

SCALE IN FEET: 1"= 20'

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PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	02/XX/2021

SHEET REVISIONS	BY	CK

DATE	MK

SHEET

DR-21

OF 40 SHEETS

JOB NO. 092030

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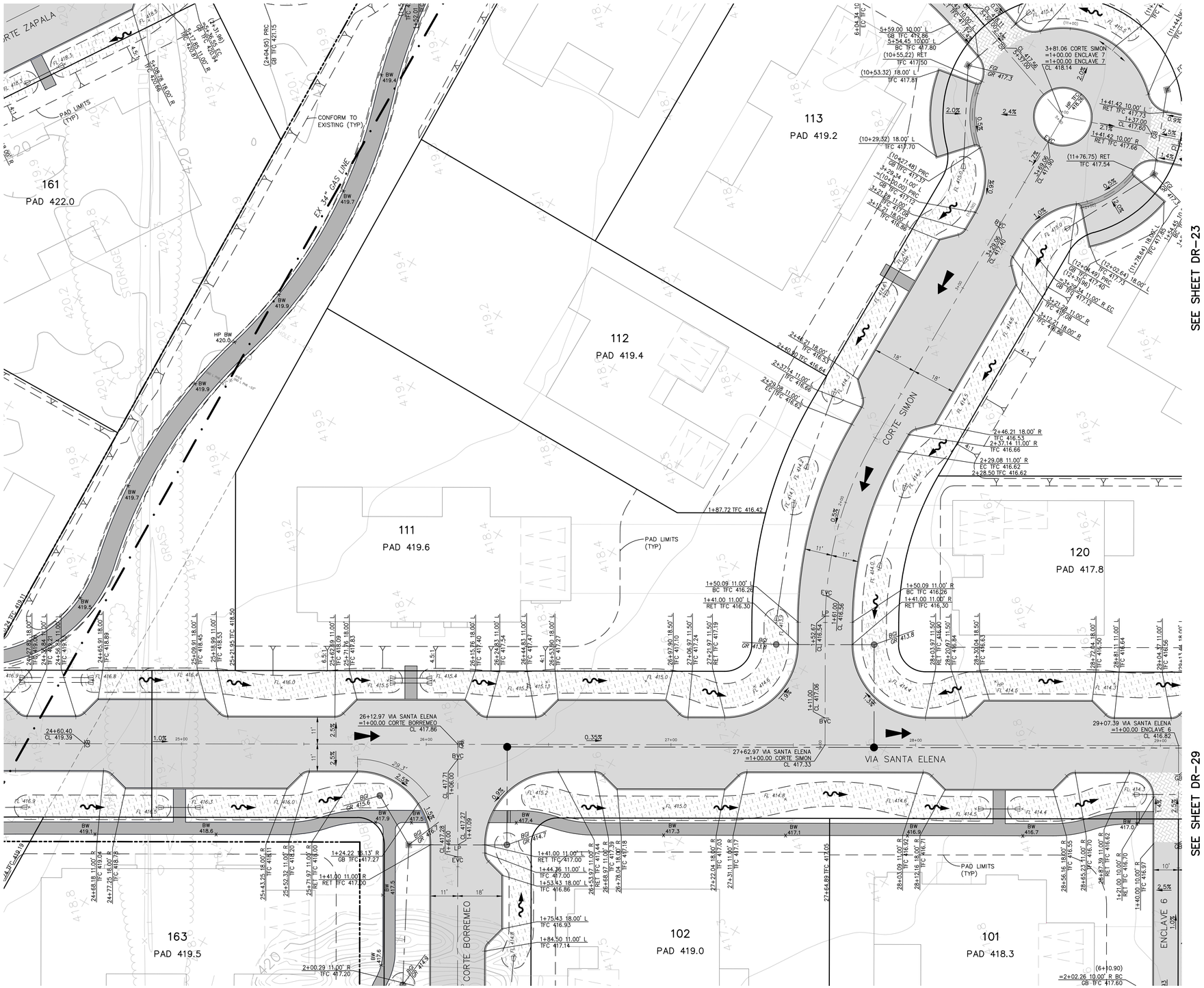

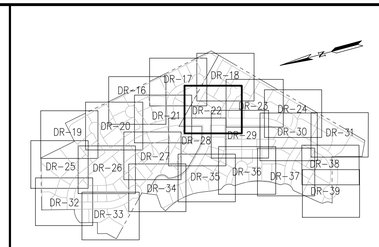

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PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

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AS SHOWN	02/XX/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET

DR-22

OF 40 SHEETS

JOB NO. 092030

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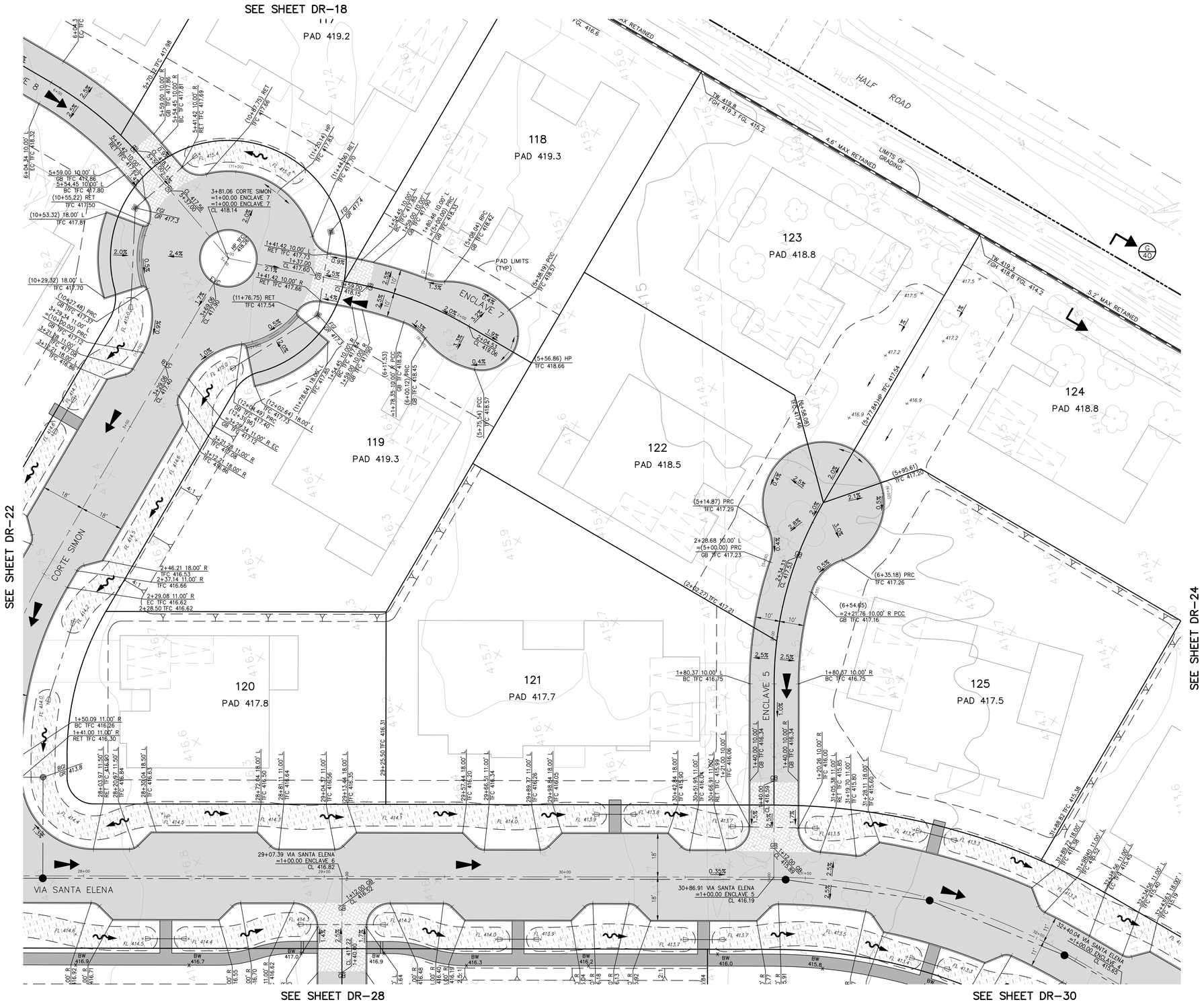

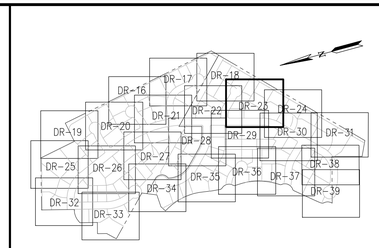

KEY MAP

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2. SEE SHEET DR-40 FOR GRADING SECTIONS.

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0 20 40 60

SCALE IN FEET: 1"= 20'

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BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	02XX/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-23
OF 40 SHEETS

JOB NO.
092030

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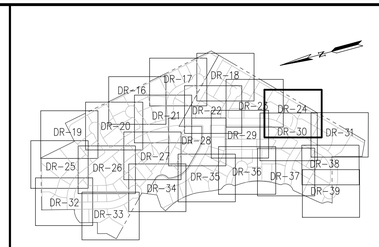

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SHEET

DR-24

OF 40 SHEETS

JOB NO. 092030

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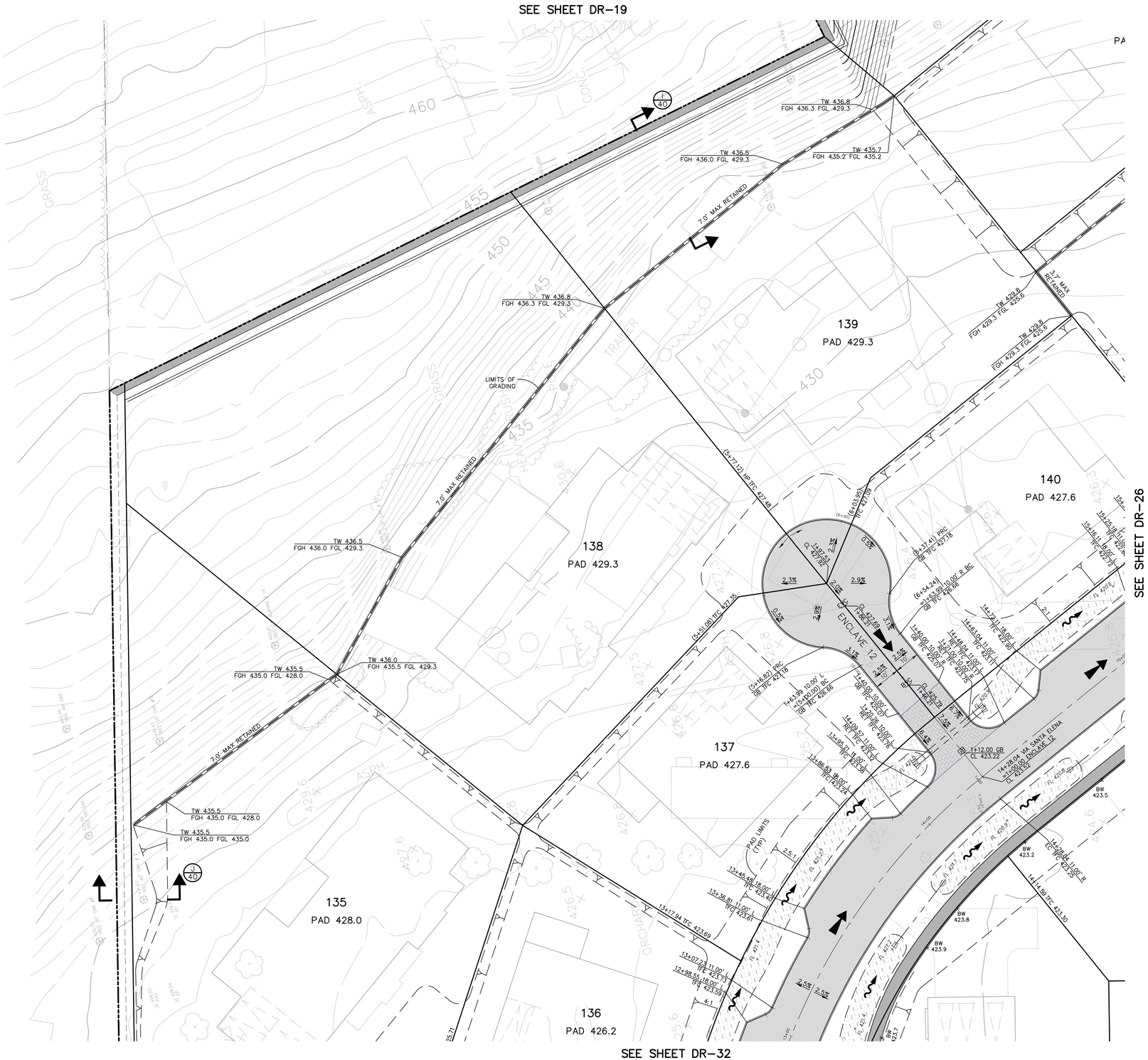

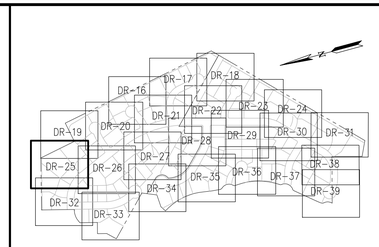

KEY MAP

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- RETAINING WALL
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0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	02/XX/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-25
OF 40 SHEETS

JOB NO.
092030

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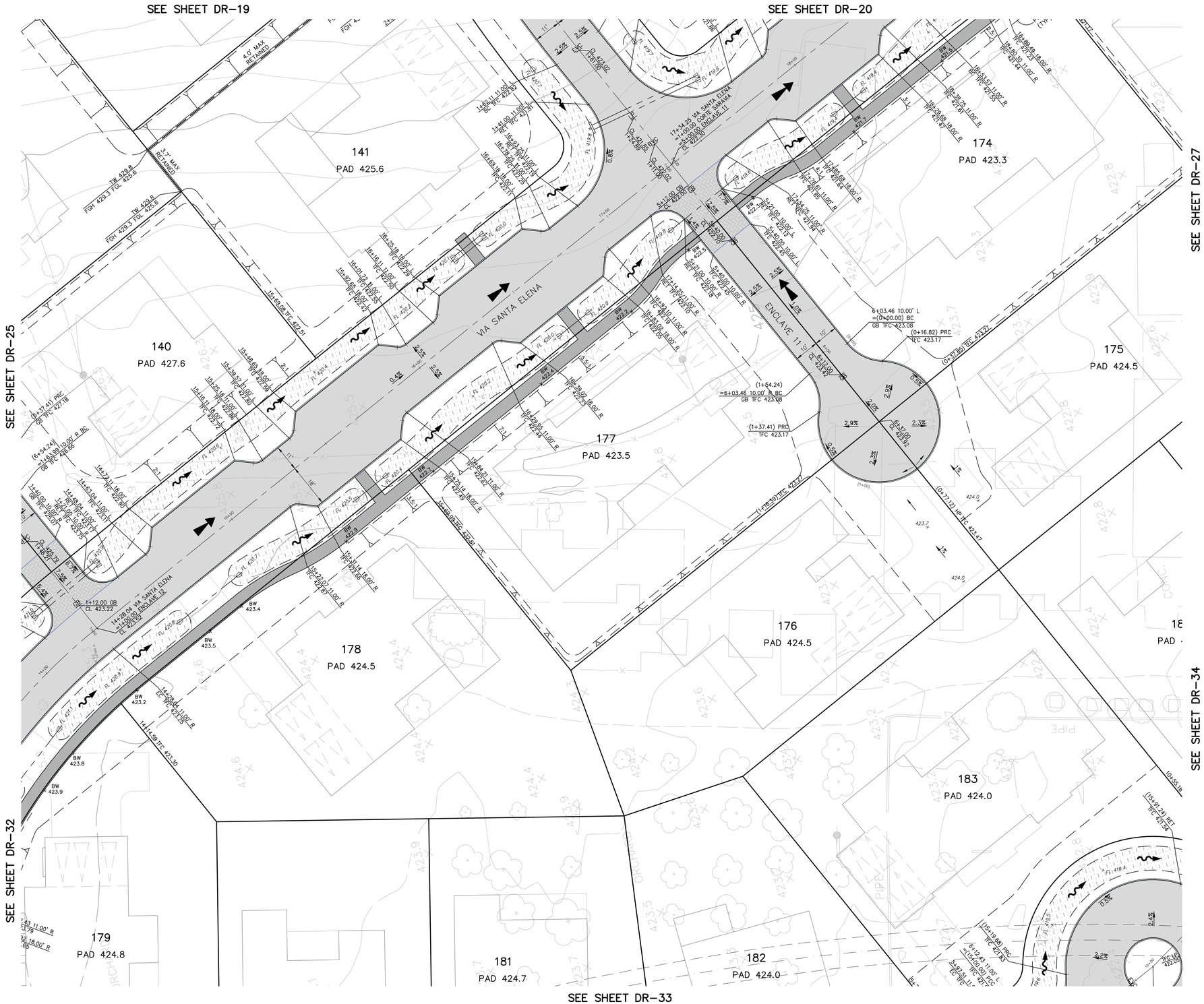

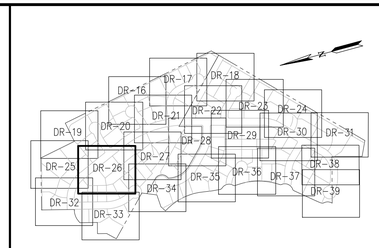

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NOTES

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2. SEE SHEET DR-40 FOR GRADING SECTIONS.

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0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
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BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	02XX2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET

DR-26

OF 40 SHEETS

JOB NO. 092030

PLOT DATE: July 12, 2021
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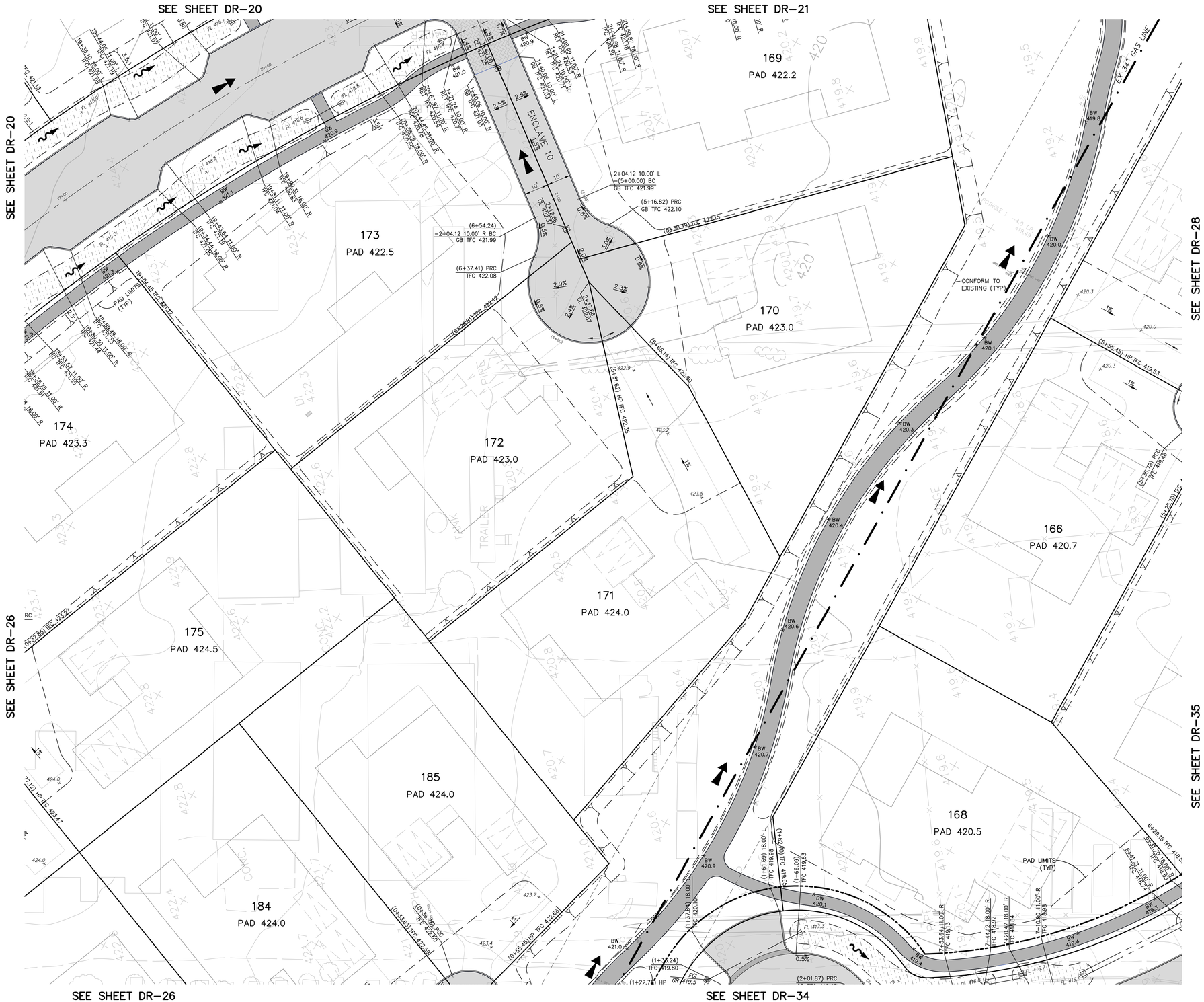

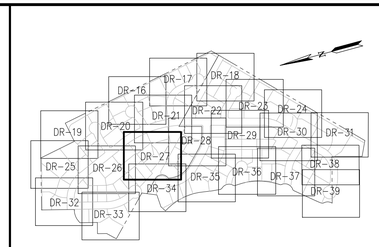

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MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	02/XX/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-27
OF 40 SHEETS

JOB NO.
092030

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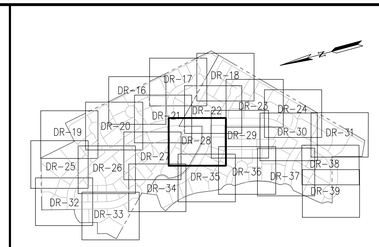

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- AREA DRAIN
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- BEEHIVE GRATE INLET

0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	02XX2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET

DR-28

OF 40 SHEETS

JOB NO. 092030

PLOT DATE: July 12, 2021
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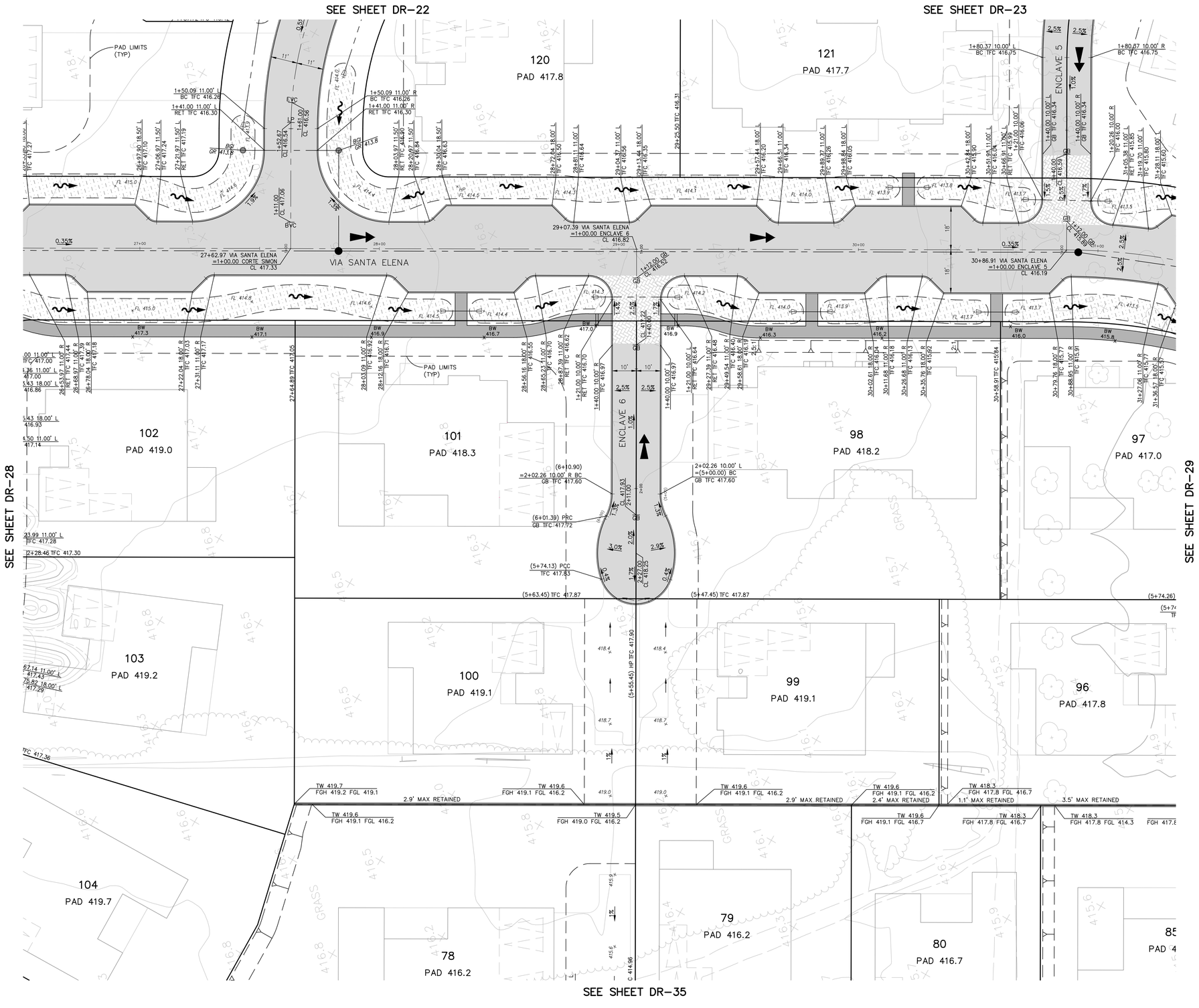

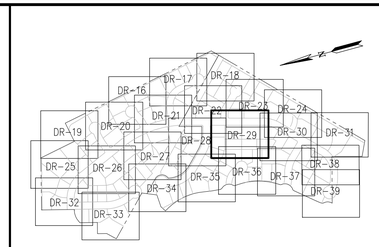

KEY MAP

ABBREVIATIONS

BC	BEGINNING OF CURVE
BGI	BEEHIVE GRATE INLET
BVC	BEGINNING OF VERTICAL CURVE
BW	BACK OF WALK
CL	CENTERLINE
EC	END OF CURVE
EG	EXISTING GROUND
EVC	END OF VERTICAL CURVE
FGH	FINISH GRADE ELEVATION HIGH SIDE WALL
FGI	FLAT GRATE INLET
FGL	FINISH GRADE ELEVATION LOW SIDE WALL
FL	FLOW LINE OF DITCH
GB	GRADE BREAK
GR	GRATE ELEVATION
HP	HIGH POINT
LP	LOW POINT
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
RET	RETURN
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TW	TOP OF WALL ELEVATION

NOTES

1. SEE SHEET DR-03 FOR STREET SECTIONS AND DETAILS.
2. SEE SHEET DR-40 FOR GRADING SECTIONS.

LEGEND

- RETAINING WALL
- BOUNDARY WALL
- LIMIT OF GRADING
- EARTH DITCH
- SLOPE
- OVERLAND RELEASE
- EARTH SWALE
- DIRECTION OF SURFACE FLOW
- DIRECTION OF SLOPE
- STORM DRAIN LINE
- AREA DRAIN
- FLAT GRATE INLET
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0 20 40 60

SCALE IN FEET: 1"= 20'

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BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

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OF 40 SHEETS

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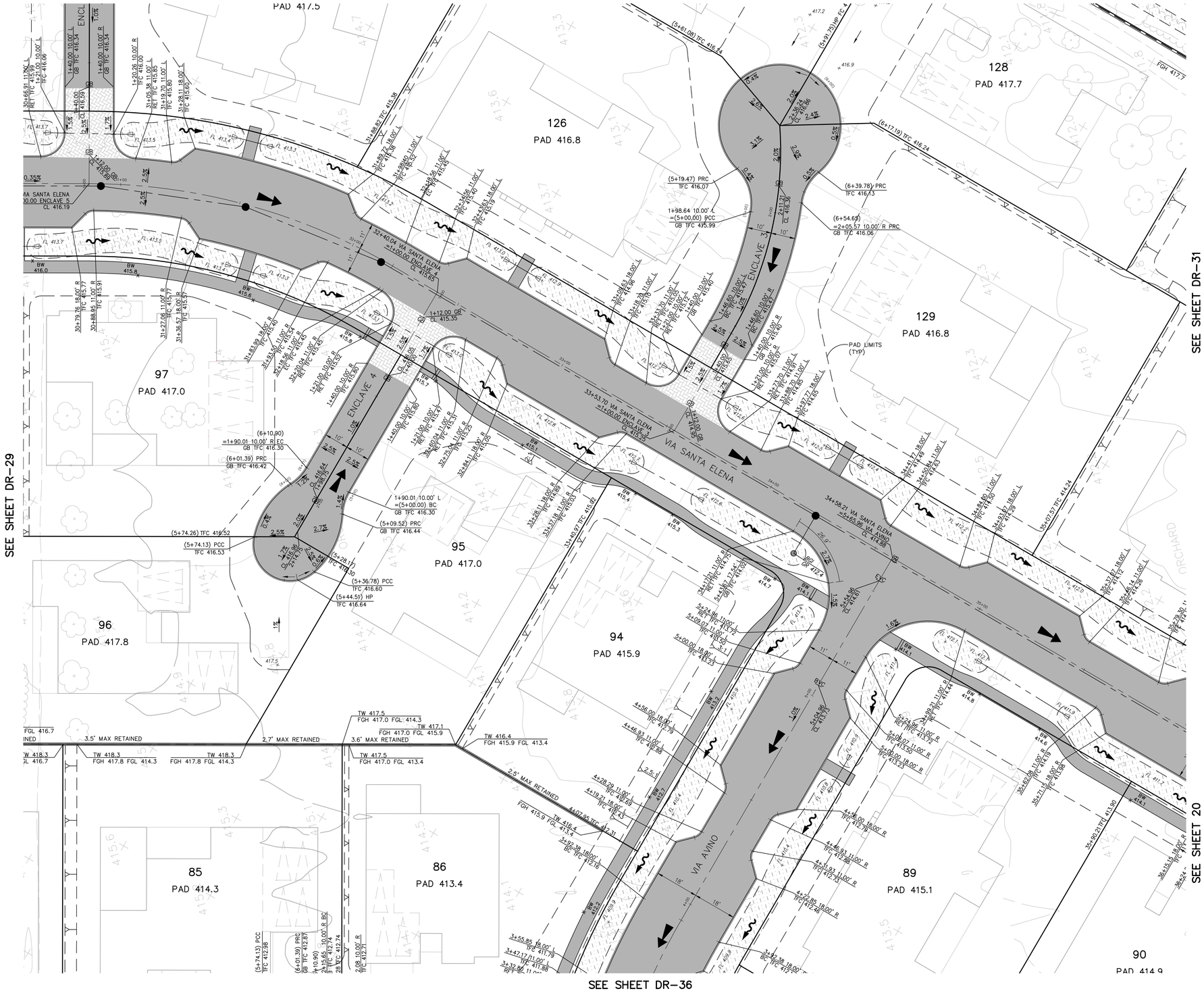

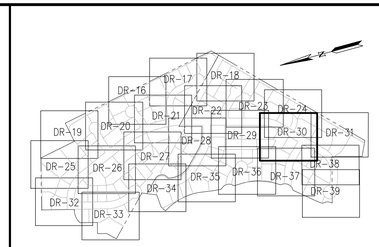

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NOTES

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SCALE IN FEET: 1"= 20'

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PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

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DR-30

OF 40 SHEETS

JOB NO. 092030

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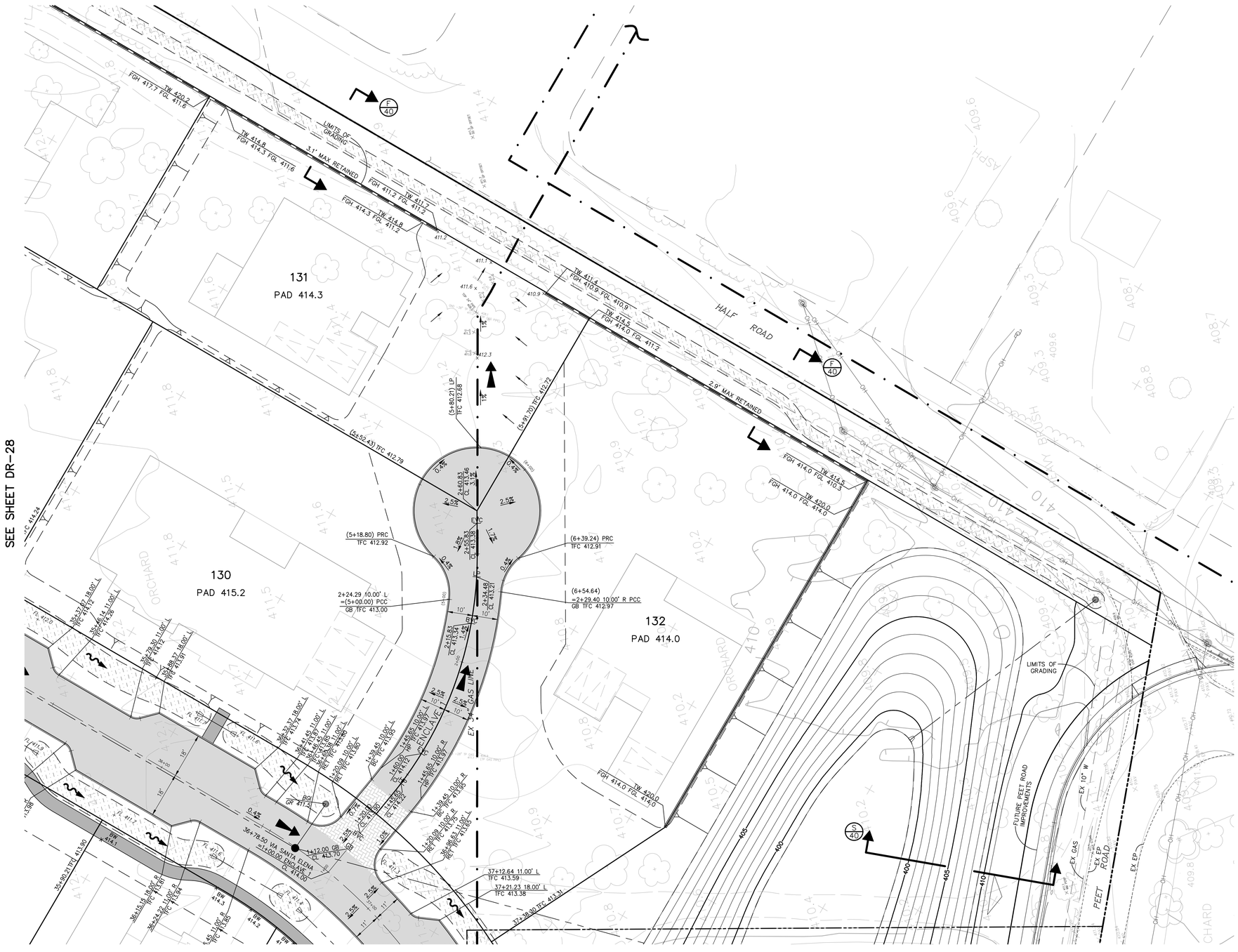

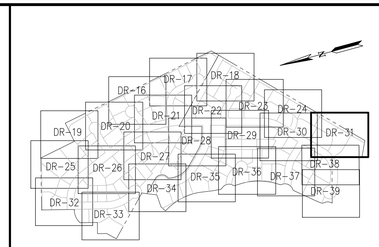

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0 20 40 60

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PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

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OF 40 SHEETS

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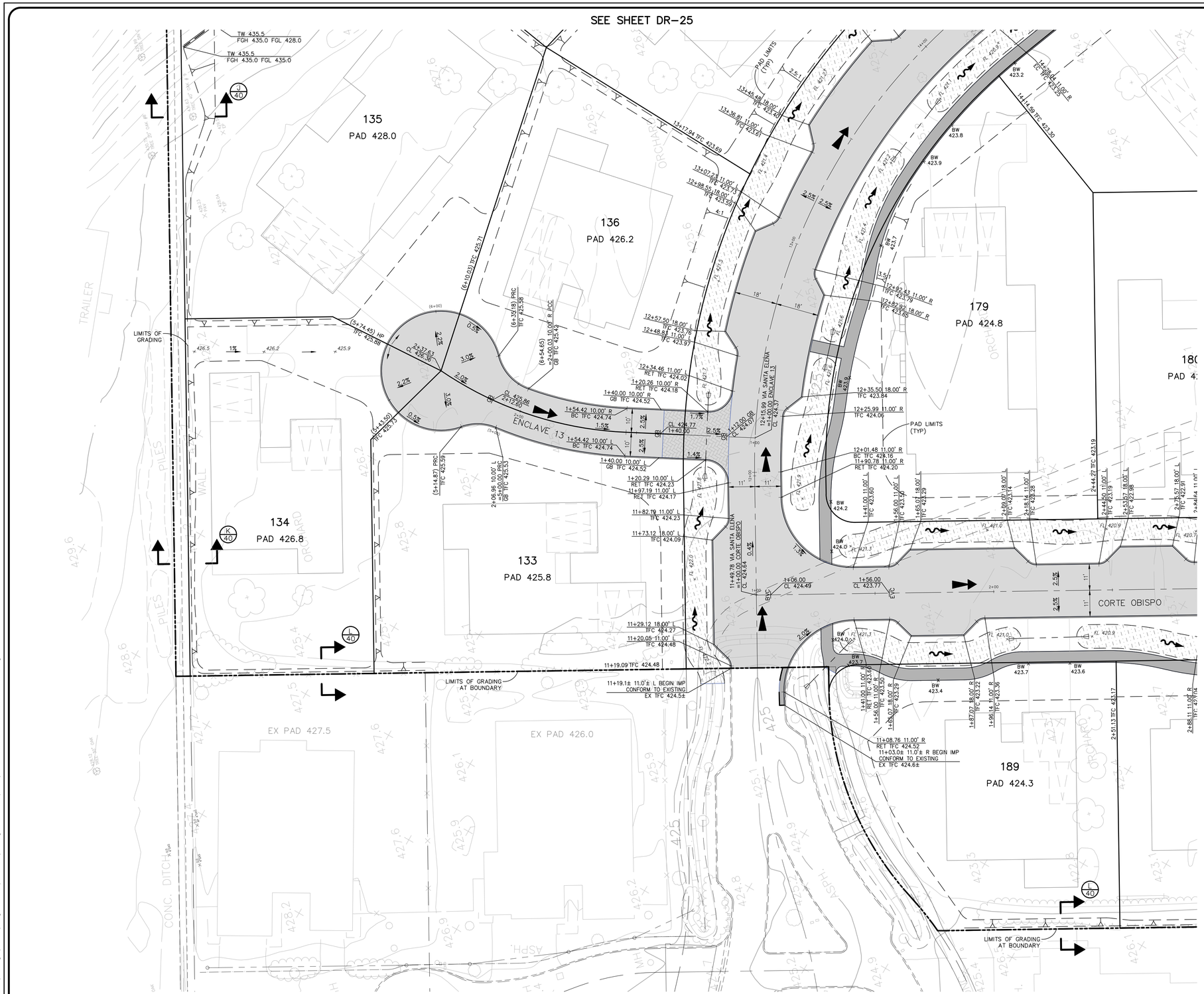

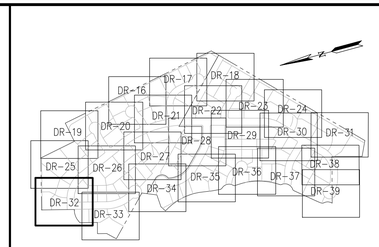

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NOTES

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0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

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DR-32

OF 40 SHEETS

JOB NO. 092030

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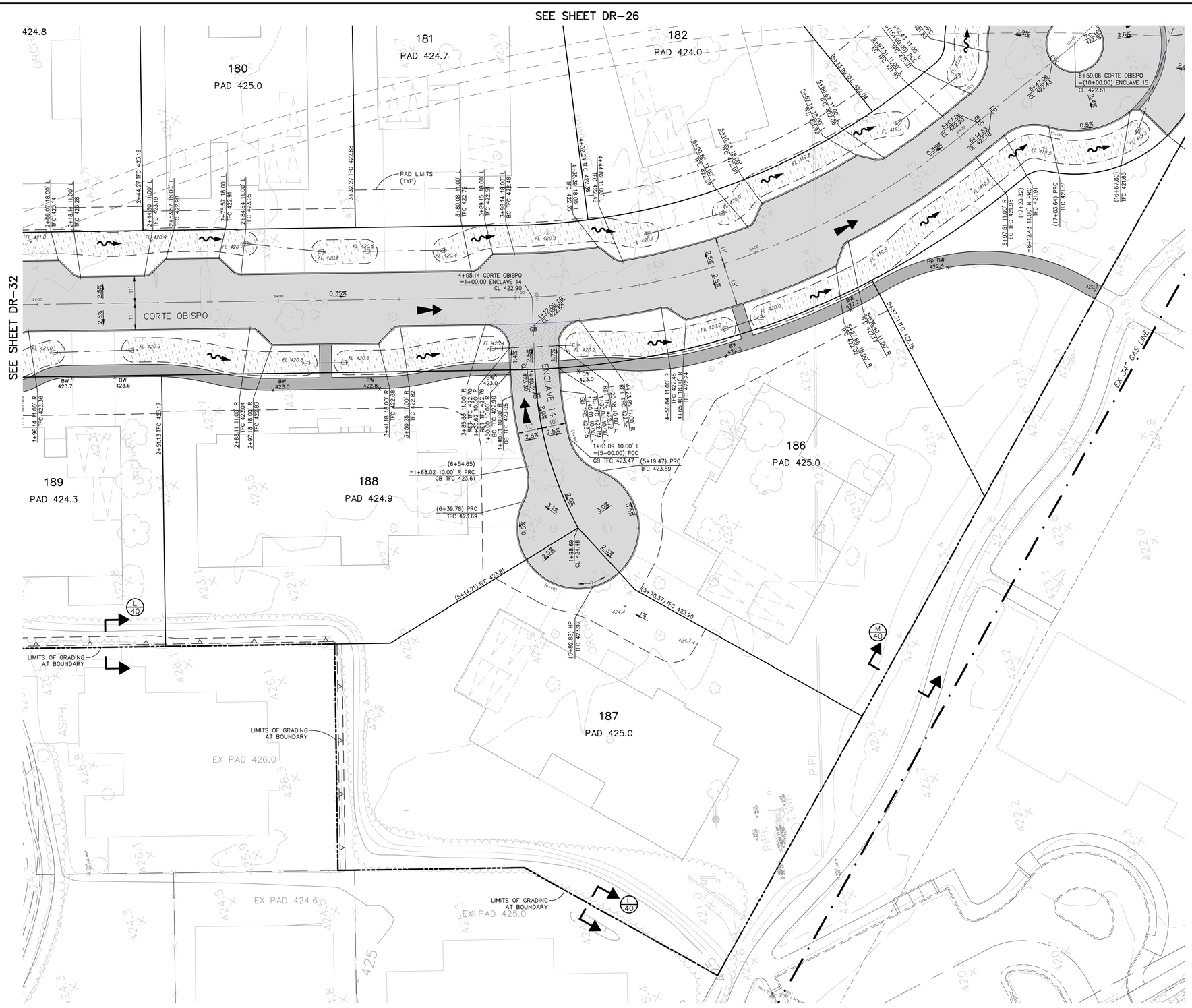

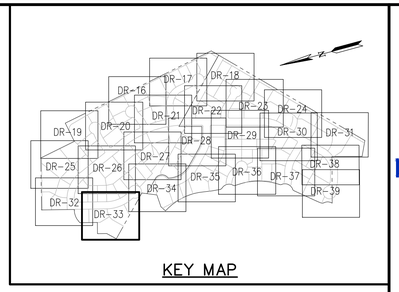

KEY MAP

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NOTES

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0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
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BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

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AS SHOWN	02XX/2021

DATE	MK	SHEET REVISIONS	BY	CK

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DR-33

OF 40 SHEETS

JOB NO. 092030

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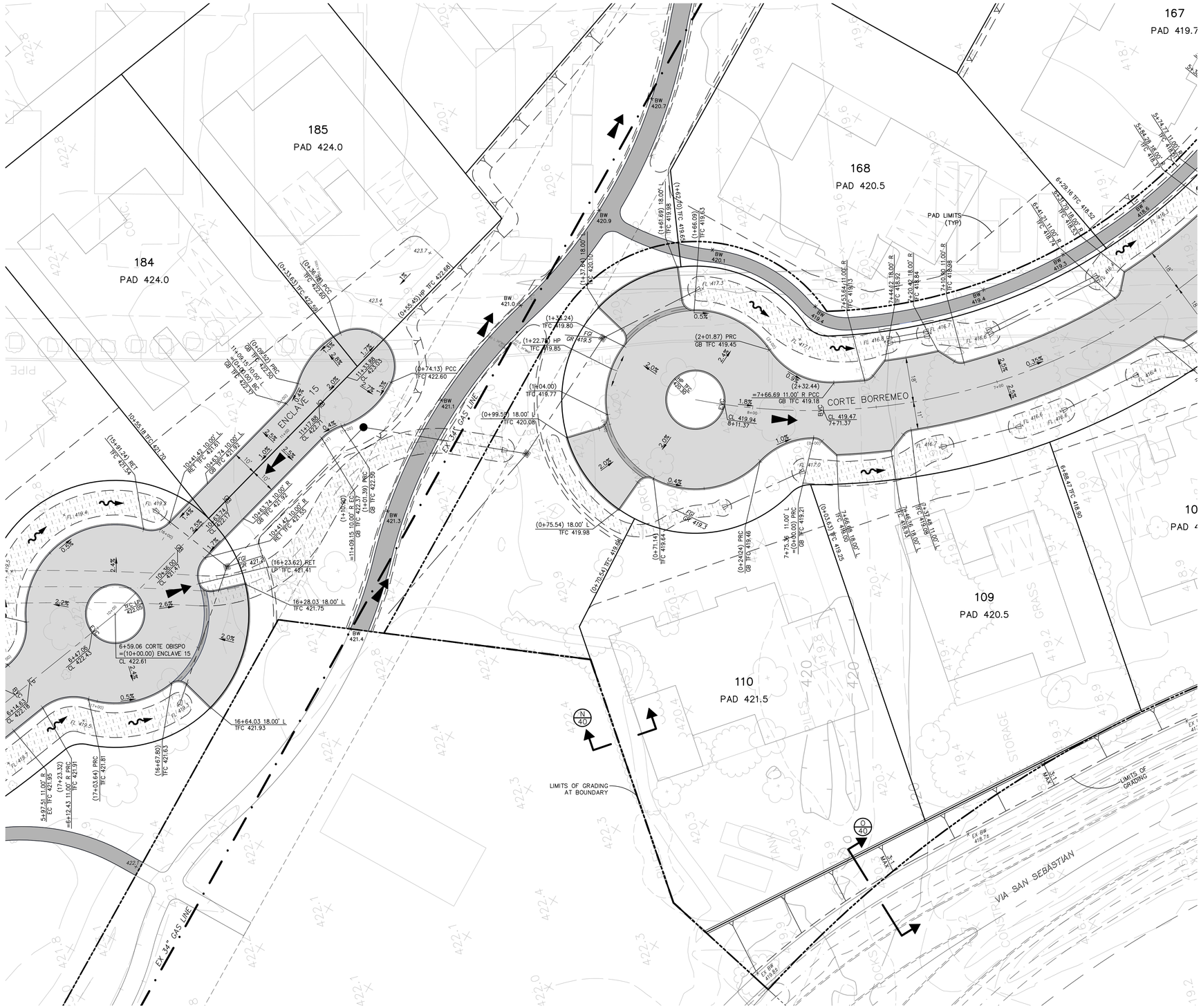

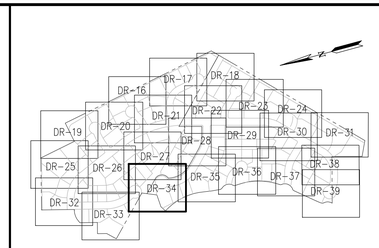

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NOTES

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MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

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OF 40 SHEETS

JOB NO. 092030

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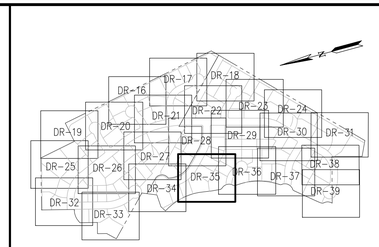

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0 20 40 60

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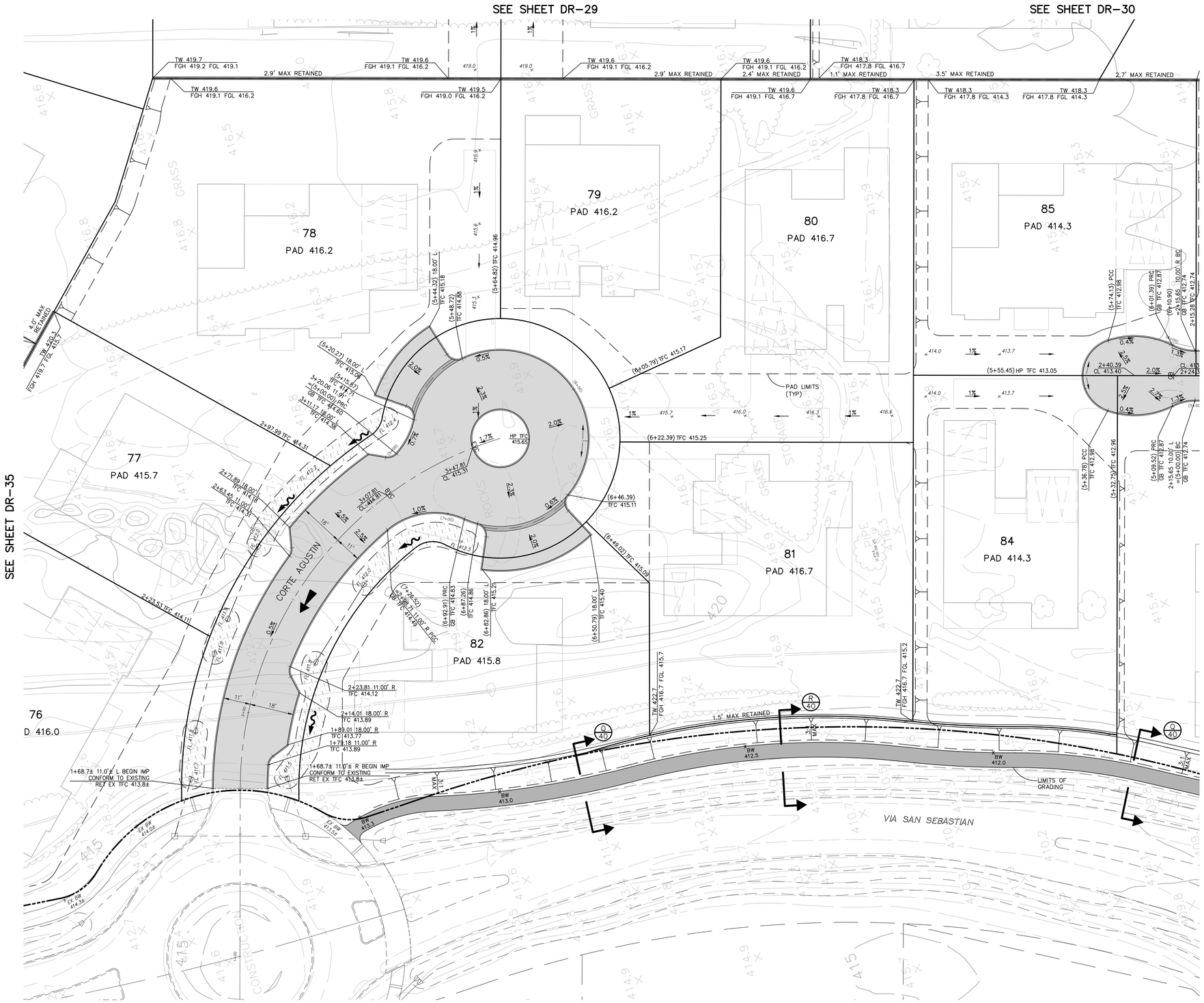

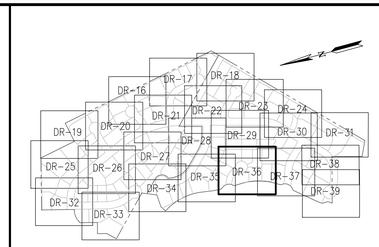

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SHEET

DR-36

OF 40 SHEETS

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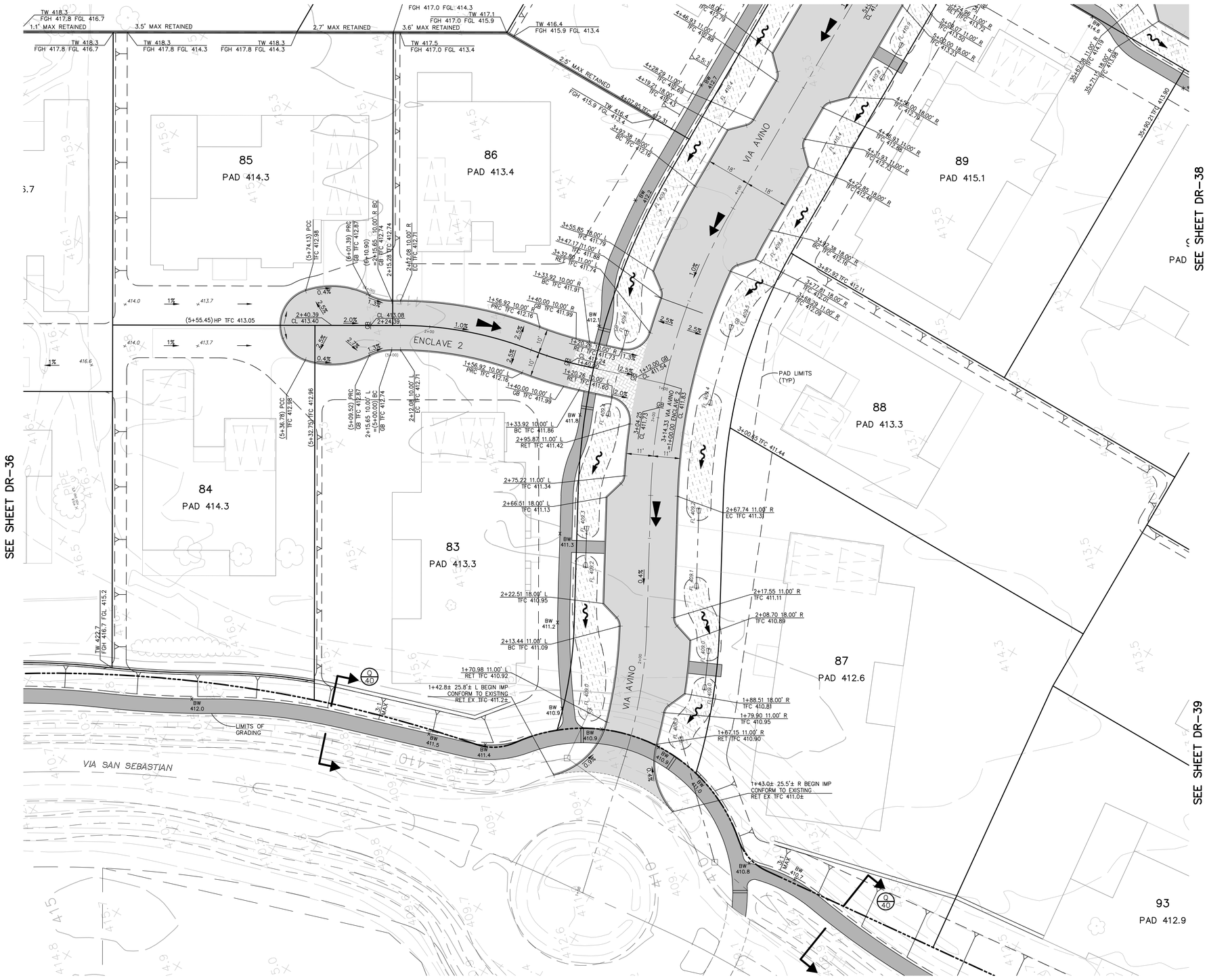

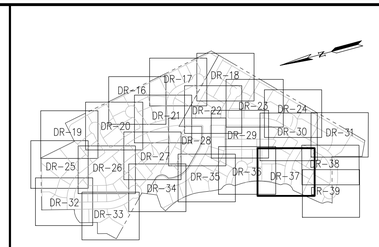

KEY MAP

ABBREVIATIONS

BC	BEGINNING OF CURVE
BGI	BEEHIVE GRATE INLET
BVC	BEGINNING OF VERTICAL CURVE
BW	BACK OF WALK
CL	CENTERLINE
EC	END OF CURVE
EG	EXISTING GROUND
EVC	END OF VERTICAL CURVE
FGH	FINISH GRADE ELEVATION HIGH SIDE WALL
FGI	FLAT GRATE INLET
FGL	FINISH GRADE ELEVATION LOW SIDE WALL
FL	FLOW LINE OF DITCH
GB	GRADE BREAK
GR	GRATE ELEVATION
HP	HIGH POINT
LP	LOW POINT
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
RET	RETURN
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TW	TOP OF WALL ELEVATION

NOTES

1. SEE SHEET DR-03 FOR STREET SECTIONS AND DETAILS.
2. SEE SHEET DR-40 FOR GRADING SECTIONS.

LEGEND

- RETAINING WALL
- BOUNDARY WALL
- LIMIT OF GRADING
- EARTH DITCH
- SLOPE
- OVERLAND RELEASE
- EARTH SWALE
- DIRECTION OF SURFACE FLOW
- DIRECTION OF SLOPE
- STORM DRAIN LINE
- AREA DRAIN
- FLAT GRATE INLET
- BEEHIVE GRATE INLET

0 20 40 60

SCALE IN FEET: 1"= 20'

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DESIGN REVIEW - PHASE 3 & 4
PRELIMINARY GRADING PLAN
BORELLO RANCH ESTATES

MORGAN HILL, CALIFORNIA

FOR: TOLL BROTHERS, INC.

SCALE	DATE
AS SHOWN	02/XX/2021

DATE	MK	SHEET REVISIONS	BY	CK

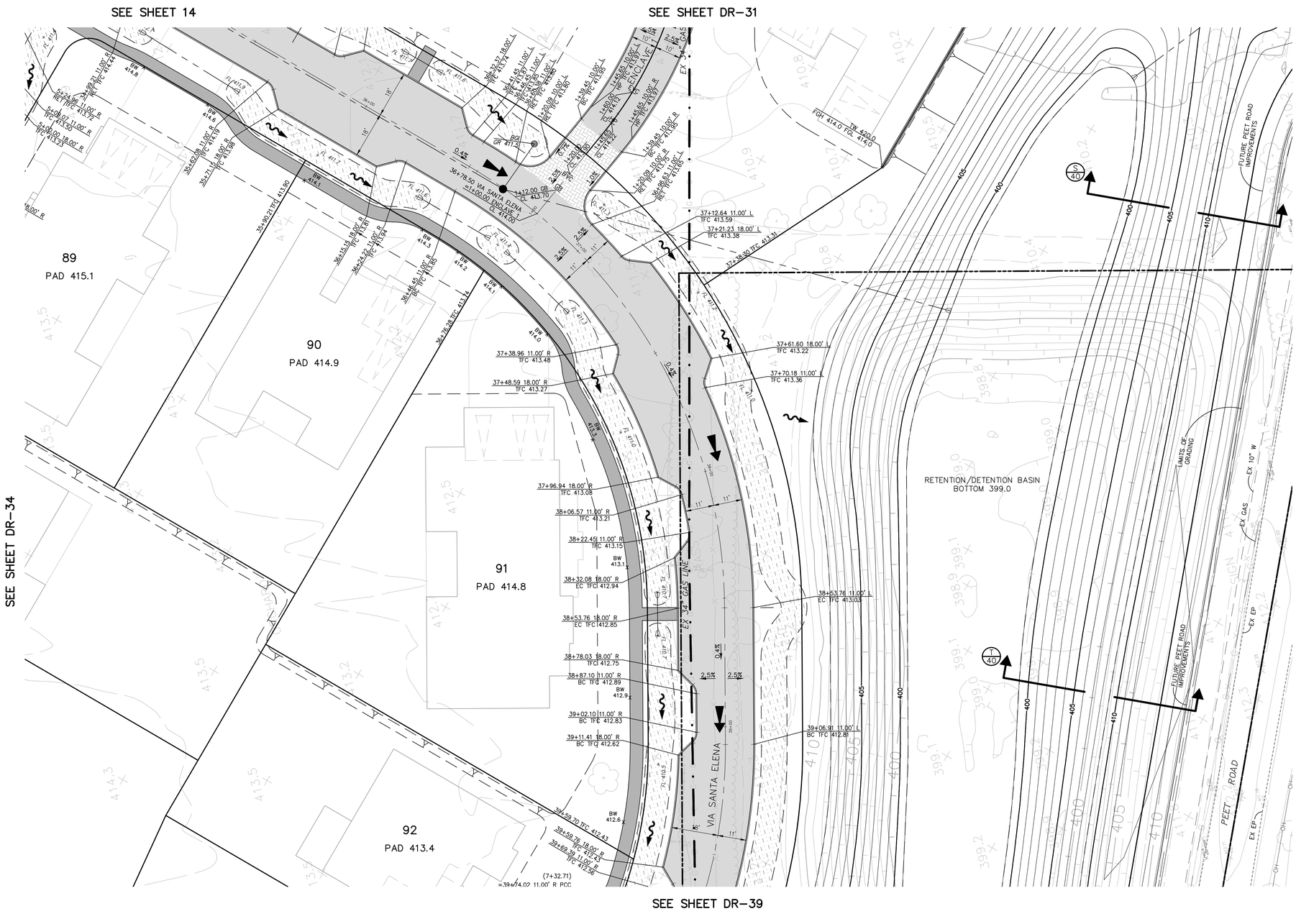
SHEET

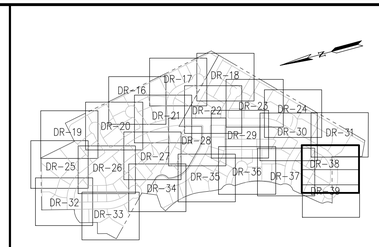
DR-37

OF 40 SHEETS

JOB NO. 092030

PLOT DATE: July 12, 2021
FILE PATH: W:\Jobs 09\092030\Drawings\Prelim\Design Review\2021-02\Grading Sheets temp loc\DR-37 PRELIMINARY GRADING PLAN.dwg





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SCALE IN FEET: 1"= 20'

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MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

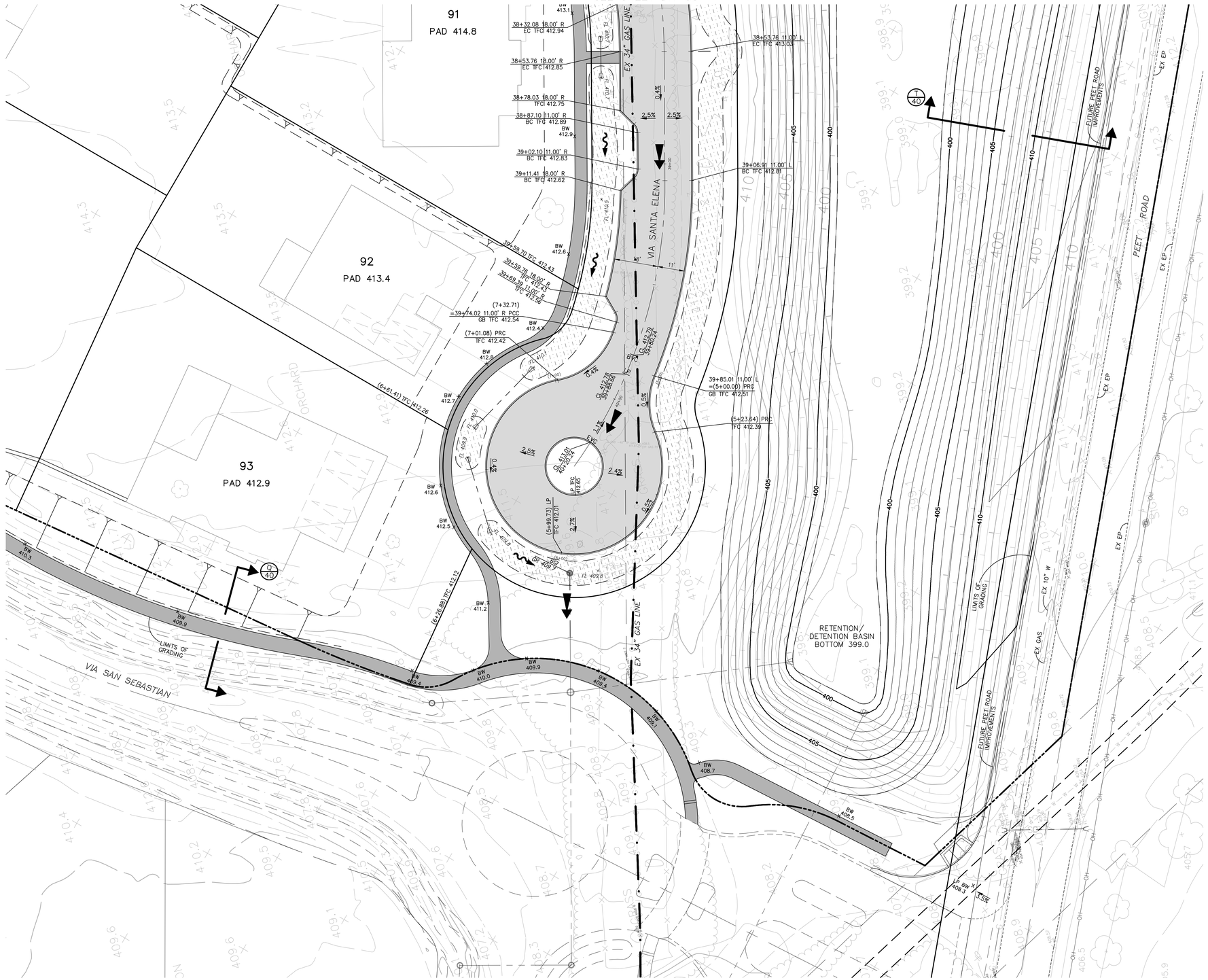
SCALE	DATE
AS SHOWN	02/XX/2021

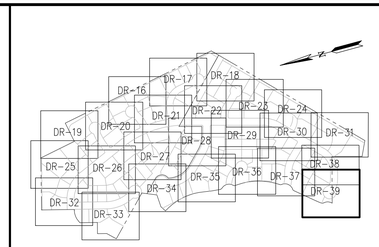
DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-38
OF 40 SHEETS

JOB NO.
092030

PLOT DATE: July 12, 2021
FILE PATH: W:\Jobs 09\092030\Drawings\Prelim\Design Review\2021-02\Grading Sheets temp loc\DR-38 PRELIMINARY GRADING PLAN.dwg





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BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE: AS SHOWN
DATE: 02/XX/2021

DATE	MK	SHEET REVISIONS	BY/ CK

SHEET
DR-39
OF 40 SHEETS

JOB NO. 092030

PLOT DATE: July 12, 2021
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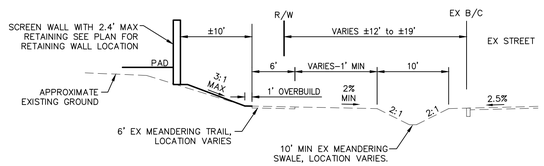

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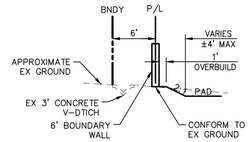

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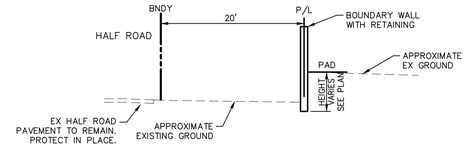

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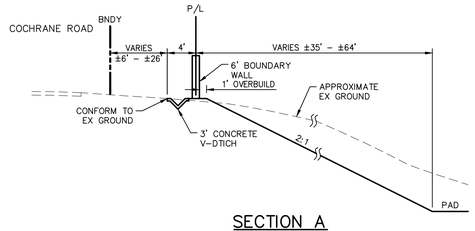

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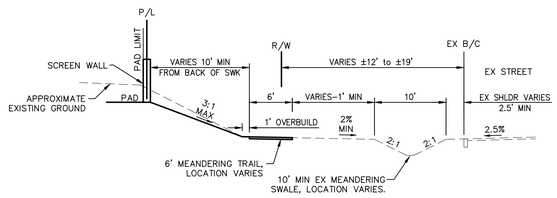

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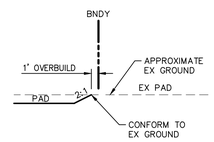

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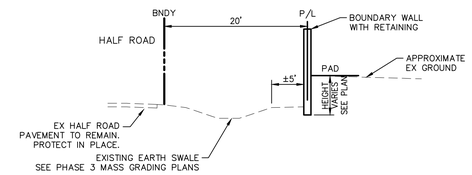

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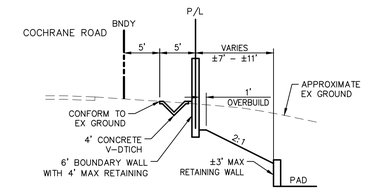

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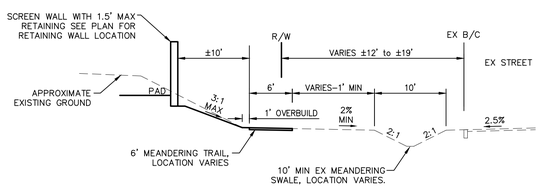

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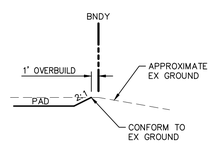

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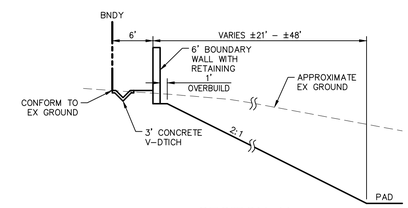

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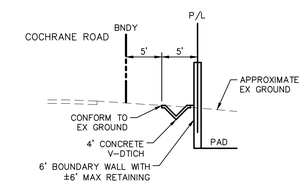

SECTION C
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SECTION S
NO SCALE

SECTION N
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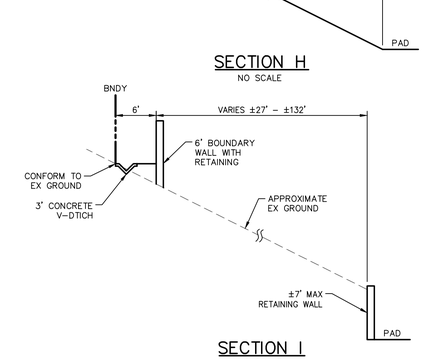

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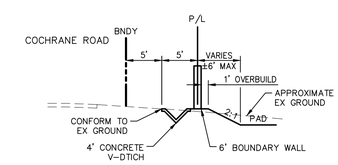

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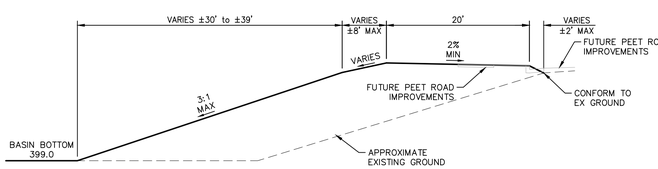

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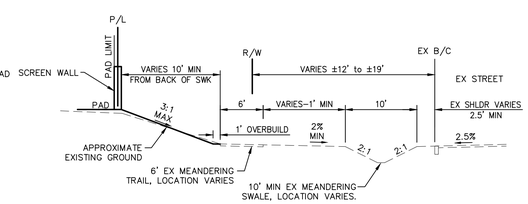

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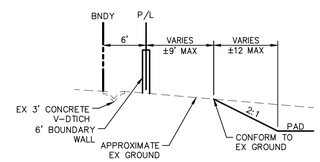

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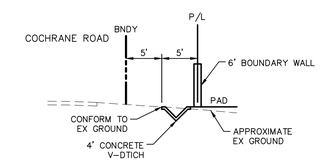

SECTION E
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DESIGN REVIEW - PHASE 3 & 4
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BORELLO RANCH ESTATES
MORGAN HILL, CALIFORNIA
FOR: TOLL BROTHERS, INC.

SCALE NONE
DATE 02/XX/2021

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-40
OF 40 SHEETS

JOB NO.
092030

IMPROVEMENT PLANS FOR

SAN SEBASTIAN PHASE 3A

TRACT 10530

CITY OF MORGAN HILL, CALIFORNIA

HORIZONTAL DATUM:
LOCAL COORDINATE SYSTEM

BASIS OF BEARINGS:
THE BEARING OF N11°17'00"W BETWEEN TWO FOUND IRON PIPES ALONG THE CENTERLINE OF COYOTE ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 415 OF MAPS, PAGE 30, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THE PURPOSES OF THIS MAP.

VERTICAL DATUM:
NGVD29

BENCHMARK:
SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM091", A BRASS DISK SET ON TOP AND CENTER OF 9.5 FEET LONG HEADWALL ON THE NORTHWEST SIDE OF COCHRANE ROAD, 35.3 FEET NORTHEAST FROM STREET MONUMENT AT THE POINT OF INTERSECTION FOR COCHRANE ROAD AND MALGUERRA AVENUE
ELEVATION(NGVD29) = 397.46 FEET
DATUM: 1990
ADJUSTED: 6/22/2008

WDID# 2 43C377731

CITY OF MORGAN HILL GENERAL NOTES

1. Temporary Bench Mark – Based on a City approved benchmark as shown on these plans.
2. All existing elevations shall be field verified by contractor unless otherwise noted.
3. All survey monuments shall be installed at locations shown on the corresponding final map before acceptance of the subdivision.
4. Contractor shall not destroy existing permanent survey monuments.
5. All work shall conform to the latest edition of the City of Morgan Hill Standard Details for Construction which are hereby made a part of these plans. Deviations from the Standard Details must be approved by the City Engineer.
6. Developer shall arrange for a pre–construction meeting with the City Engineer (Municipal Code 17.32.250b) prior to commencing any construction. An encroachment permit shall be obtained from the Public Works Department upon completion of said meeting and prior to construction of any improvements within an existing or offered for dedication right–of–way, public utility easement or public service easement.
7. A grading permit shall be obtained from the city of Morgan Hill Building Division prior to any grading of building pads. Applicant for the grading permit shall provide a plan review letter from the Soils Engineer. A grading permit does not give contractor permission to commence off–site (street) grading. Only upon City approval of the improvement plans and completion of a pre–construction meeting, shall contractor commence off–site grading.
8. Contractor shall notify the Public Works Department 48 hours prior to commencement of any work phase. At that time, an "Inspection Request Form" shall be completed to ensure proper scheduling of an inspection with the City Engineer's Representative.
9. Contractor shall preserve all surrounding property by confining operations to within the "Limits of Work". Contractor shall be responsible for maintaining access for all adjoining residents, places of business, and properties at all times and in a safe manner. Contractor shall make proper notification at least 24 hours in advance of any interruption in access or service to the above property owners as well as to the City Engineer's Representative.
10. Contractor shall only use equipment provided with a spark arrestor device to reduce a potential fire hazard.

Right of Modification:

11. Approval of this plan does not release Subdivider of the responsibility for correction of mistakes, errors, or omission, contained therein. If during the course of construction, public interest requires a modification of or a departure from these improvement plans or the City Standard Details for Construction, the City Engineer shall have the authority to require such modifications and departures and to specify the manner in which the same is to be made.

Off–Site Water & Dust Control:

12. Contractor shall provide a water truck onsite at all times. Contractor will be allowed to draw water from the City of Morgan Hill Water Distribution System only after obtaining a hydrant meter from the Public Works Department and an inspection of the water truck for a proper backflow device or "air–gap" filling pipe. Contractor shall keep down dust from construction activity to the maximum extent possible. Contractor shall clean all existing streets, curbs, gutters, and sidewalks affected by the project at the end of each working day.

Material Storage:

13. No material shall be stored near the edge of pavement, traveled way, sidewalk, driveway, or shoulder line which may create a hazard for vehicular and pedestrian traffic.

Traffic Control:

14. Contractor shall submit a traffic control plan for approval to the Public Works Department a minimum of 5 days prior to any work within an existing public street. The plan shall be signed by a licensed Traffic Engineer when it involves an arterial street. Contractor shall provide all necessary traffic control in accordance with the latest edition of MUTCD, while working within the public right–of–way. Two traffic lanes (10' min.) shall be open to vehicular traffic during all hours, weekends, and holidays. One lane one way traffic, may be permitted under the control of not less than 2 (two) competent flagmen during construction operations. Street closures and detours shall only take place upon City Engineer approval and Police Department coordination.

Trench Excavation:

15. Contractor shall exercise diligence in reviewing the approved Soils Report and other available resources to familiarize himself/herself with the soil conditions to be encountered in the course of work identified in these plans. Contractor shall not cause damage to adjacent trees or existing structures above or below grade during trench excavation. All rocks, boulders, and large stones encountered shall be removed to provide a clearance of 6 inches around the pipe. The trench bottom shall be refilled to grade with sand, pea gravel, or other approved granular material. Clean ¼" or ½" pea gravel shall be used in areas of moist condition, or where the soil has a history of sub–surface water. If the bottom of the trench is found to consist of wet or unstable material incapable of properly supporting the pipe, the material shall be removed to a minimum depth of 12 inches below the unstable layer for the full width of the trench and replaced with approved granular material. Trench excavation material deposited adjacent to the trench shall be placed and located to prevent spillage into the open trench.

Trench Safety:

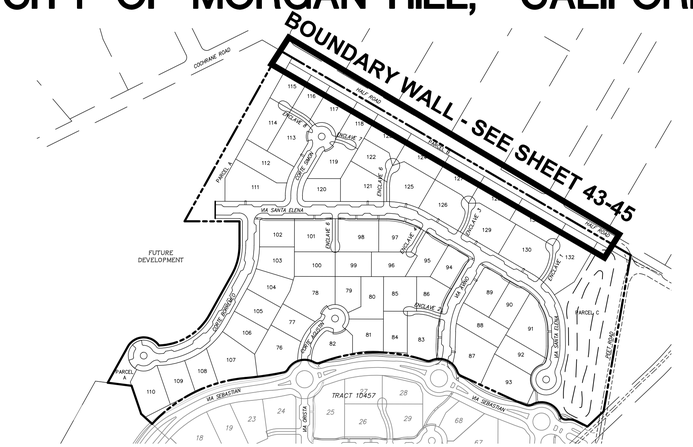
16. It shall be Contractor's responsibility to provide all necessary trench safety measures for excavations. All trench safety measures shall be in accordance with the latest CAL–OSHA guidelines. Contractor shall provide evidence of a CAL–OSHA trenching permit at the pre–construction meeting.
17. Excavations within the public right–of–way shall be backfilled, compacted, and temporarily paved with cold mix "cut back" type A.C. to allow for vehicular and pedestrian traffic prior to 4:00 P.M. The use of trench plates is allowed, provided the Contractor covers all edges of the plates with cold mix material. It shall be the Contractor's responsibility to maintain on a daily basis, including weekends, the amount of material necessary to maintain the trench surface flush with the existing street or sidewalk. In addition, the Contractor shall respond to and correct shifting trench plates regardless of the time of day. If Contractor fails to correct sinking backfill material or shifting trench plates in a timely manner, City shall reserve the right to correct the problem and back charge the contractor.

Joining Existing Pavement:

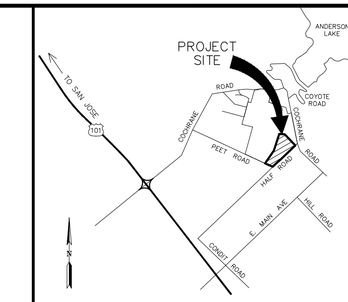
18. Existing pavement which is to be joined by new pavement shall be saw cut vertical to provide straight, true and neat joints. Overlapping of existing pavement without saw cutting or grinding shall not be permitted. The vertical edges shall be tacked prior to paving. Terminals of all surfacing indicated on the plans shall join any existing surface in a smooth butt joint. Conform paving by method of abrasive grinding will be allowed upon approval of the City Engineer.

Sanitary Sewers:

19. All manholes, sewer mains, and laterals must pass a leakage test as described in the City of Morgan Hill Standard Details for Construction. After all backfill, testing, and pavement restoration has been completed, the contractor shall flush and clean all sewer lines 24 inches or less in diameter by the "Wayne Ball Method". After the leakage test, but prior to paving, a television inspection shall be performed at all locations of newly installed sewer mains at contractor's expense. The underground contractor must keep an accurate record of manholes and the distance between them and each wye branch lateral, and their direction.
20. Before any upstream sewers are constructed, the contractor shall verify the elevation and location of existing sewer lines to be connected.
21. The end of each new lateral shall be marked as shown in Detail S–2. The concrete contractor shall stamp an "S" on the face of curb directly above the lateral.



LOCATION MAP



VICINITY MAP

LOCATION OF UTILITIES

LOCATION OF UTILITIES SHOWN IS ONLY APPROXIMATE. DETERMINATION OF THE ACTUAL LOCATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
U.S.A. 1–800–227–2600

UNDERGROUND SERVICE ALERT 1(800) 227-2600 CALL BEFORE YOU DIG

Water Lines:

22. Contractor shall not turn off or on any valves belonging to the City's water system. Only Department of Public Works personnel shall open the necessary valves to connect new lines. Failure to follow this requirement shall be considered an "unlawful connection" and may result in issuing of a citation and fines as specified in Section 13.04 of the Morgan Hill Municipal Code.
23. Connections requiring shut down of the system shall be done between the hours of 12:00 Midnight and 6:00 AM, and only upon coordination with the Department of Public Works.
24. All water lines shall be tested after completion of the trench backfill and compaction of the final base material, but prior to placement of the final roadway surface.
25. Contractor shall place marker posts adjacent to all air relief valves and blow off assemblies along water mains located in unimproved areas or fields. The posts shall be pressure treated redwood 4" x 4" x 6', painted white, buried 2'–6", and inscribed with "W/A.V." (for air relief valves) or "B.O." (for blow off assemblies), in 3 inch high carved letters painted blue.
26. The concrete contract shall stamp a letter "W" on the face of curb directly above the water service.

Backfill & Compaction:

27. Backfill material shall be hand placed and compacted up to at least 6" above the pipe. When using native soil as trench backfill, the minimum sand cover shall be 12".
28. Jetting and/or flooding of trench backfill material will be permitted only if approved by the Soils Engineer and City Engineer.
29. Any excess excavation material may be deposited onsite in areas and at depths designated by the Owner, and with approval of the City Engineer. This only applies to excavation within the public right–of–way, not within the private on–site area.
30. The minimum relative compaction for trench backfill, subgrade and base material shall be 95% throughout the project unless recommended otherwise in the soils Report and approved by the city Engineer.
31. If trench backfill material is 100% sand, the City shall conduct compaction tests of the lifts specified. If the trench backfill material is native soil, contractor shall provide compaction test results of the lifts specified in the Soils Report to the City Engineer from a certified testing laboratory at contractor's expense.
32. Any aggregate base that becomes contaminated during construction shall be removed and replaced with uncontaminated base.

Erosion and Sediment Control:

33. An erosion and sediment control plan shall be required prior to any physical development of a property. Erosion control shall be planned between September 15th and May 1st, and sediment control shall be planned year round for the life of the project. Said plans shall meet the minimum standards and specifications of the California Stormwater Quality Association (CASQA) for Stormwater Best Management Practices (BMPs). Contractor shall be responsible for initiating the required control measures. CASQA BMP information can be viewed and downloaded at <http://.cabmphandbooks.com/Construciton/asp>.

Curb Inlet Stenciling:

34. All curb inlets shall have thermoplastic stenciling: "No Dumping, Flows to Creek/River".

Electroliers:

35. All electroliers shall be installed by the Developer will be LED. All LED lamps shall be Beta LED by Rudd Lighting with 30 LED at Residential, 50 LED at Collector and 80 LED at Arterial Streets. See Electrical Plans.

PUBLIC QUANTITIES

	DESCRIPTION	QUANTITY	UNIT
1.	8" Water incl. valves, thrust blocks, etc.	1,225	LF
2.	10" Water incl. valves, thrust blocks, etc.	2,160	LF
3.	Fire Hydrant	11	EA
4.	Connect to existing	3	EA
5.	1.5" Service with 1" Meter	29	EA
6.	4" Water Service and 1" meter (2 Meter Cluster)	1	EA
7.	4" Water Service and 1" meter (3 Meter Cluster)	2	EA
8.	6" Water Service and 1" meter (4 Meter Cluster)	4	EA
9.	6" Water Service and 1" meter (5 Meter Cluster)	2	EA

UTILITY SUMMARY/NOTES:
a. WATER (W, DOMESTIC) – PUBLIC**
b. STORM DRAIN (SD) – PRIVATE*
c. SANITARY SEWER (SS) – PRIVATE*

*PRIVATE: STORM DRAIN AND SANITARY SEWER SYSTEMS WITHIN THE PRIVATE STREETS AND PARCELS ARE PRIVATE UTILITIES. PRIVATE UTILITIES ARE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).

**PUBLIC: DOMESTIC WATER SYSTEM IS A PUBLIC UTILITY, WHICH IS MAINTAINED BY THE CITY. DOMESTIC WATER LINES BEHIND THE PUBLIC WATER METER ARE PRIVATE WATER LINES AND ARE THE RESPONSIBILITY OF THE OWNER OR (HOA).

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROJECT BOUNDARY	
	LOT LINE	
	CENTERLINE	
	CURB & GUTTER	
	SIDEWALK	
	ROAD SIDE SWALE	
	EDGE OF PAVEMENT	
	ENCLAVE SWALE FLOW LINE	
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
NP–W	NON–POTABLE WATER	EX NP–W
	GAS	EX GAS
	MANHOLE	
	BEEHIVE GRATE INLET (BGI)	
	FLAT GRATE INLET (FGI)	
	SANITARY SEWER LATERAL	
	FIRE HYDRANT	
	WATER VALVE	
	WATER SERVICE	
	BLOW OFF	
	AIR RELIEF VALVE	
	ELECTROLIER	
	BARRICADE	
1+00.00	STATION	
(1+00.00)	CURB STATION	
	HANDICAP RAMP	
12	LOT NUMBER	
	RETAINING WALL	
348	CONTOUR	410
352.0	PAD ELEVATION	
×350.7	SPOT ELEVATION	× 411.8
0.5% OR	SLOPE & DIRECTION	
OR	DIRECTION OF SURFACE FLOW	
	OVERLAND RELEASE	

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MIN	MINIMUM
AD	AREA DRAIN (STORM DRAIN)	(N)	NORTH
ADA	AMERICANS WITH DISABILITIES ACT	(NE)	NORTHEAST
ARV	AIR RELIEF VALVE	NO.	NUMBER
BNDY	BOUNDARY	N.T.S.	NOT TO SCALE
BC	BEGIN CURVE	NP–W	NON–POTABLE WATER
BGI	BEEHIVE GRATE INLET	OC	ON CENTER
BOT	BOTTOM	PAD	PAD ELEVATION
BVC	BEGINNING OF VERTICAL CURVE	PAE	PUBLIC ACCESS EASEMENT
B/C	BACK OF CURB	PAV	PAVEMENT
BW	BACK OF WALK	PCC	POINT OF COMPOUND CURVE
C&G	CURB & GUTTER	PL or ℄	PROPERTY LINE
CI	CURB INLET	PRC	POINT OF REVERSE CURVATURE
CL	CENTERLINE	PSDE	PRIVATE STORM DRAIN EASEMENT
CO	CLEAN OUT	PSSE	PRIVATE SANITARY SEWER EASEMENT
DIA	DIAMETER	PSI	PER SQUARE INCH
DWG	DRAWING	PSE	PUBLIC SERVICE EASEMENT
DWY	DRIVEWAY	PT	POINT
(E)	EAST	PVC	POLYVINYL CHLORIDE PIPE
EC	END CURVE	PVI	POINT OF VERTICAL INTERSECTION
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	R	RIGHT or RADIUS
ELECT	ELECTROLIER	RCP	REINFORCED CONCRETE PIPE
ELEV	ELEVATION	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RET	RETURN
EVC	END OF VERTICAL CURVE	S	SLOPE
EX	EXISTING	(S)	SOUTH
FC	FACE OF CURB	(SE)	SOUTHEAST
FF	FINISH FLOOR ELEVATION	(SW)	SOUTHWEST
FG	FINISH GRADE	SD	STORM DRAIN
FGH	FINISH GRADE HIGH SIDE OF WALL	SDMH	STORM DRAIN MANHOLE
FGI	FLAT GRATE INLET	SLD	SEE LANDSCAPE DRAWINGS
FGL	FINISH GRADE LOW SIDE OF WALL	SSD	SEE STRUCTURAL DRAWINGS
FH	FIRE HYDRANT	SS	SANITARY SEWER
FI	FIELD INLET	SSLAT	SANITARY SEWER LATERAL
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	STA	STATION
GR	GRATE	STD	STANDARD
HDPE	HIGH DENSITY POLYETHYLENE	SWK	SIDEWALK
HOA	HOMEOWNERS' ASSOCIATION	TC	TOP OF CURB & GUTTER
HP	HIGH POINT	TFC	TOP OF FLUSH CURB
HR	HOUR	TOB	TOP OF BANK
IEE	INGRESS AND EGRESS EASEMENT	TRANS	TRANSITION
IMP	IMPROVEMENTS	TVC	TOP OF VERTICAL CURB
INV	INVERT	TYP	TYPICAL
IRR	IRRIGATION	VC	VERTICAL CURVE OR VERTICAL CURB
JT	JOINT TRENCH	W	WATER
L	LEFT	(W)	WEST
LF	LINEAR FEET	WM	WATER METER
LP	LOW POINT	WSE	WATER SURFACE ELEVATION
		WSER	WATER SERVICE

SHEET INDEX

ENGINEER OF RECORD
PLANS PREPARED UNDER THE DIRECTION OF AND APPROVED FOR CONSTRUCTION:

REGISTERED PROFESSIONAL ENGINEER PAUL C. PATTON C-66271 EXP. 6/30/22 CIVIL STATE OF CALIFORNIA

BY: _____
PAUL CHRISTOPHER PATTON — DATE
R.C.E. No. 66271
RUGGERI–JENSEN–AZAR & ASSOCIATES

IMPROVEMENT PLANS
TITLE SHEET
SAN SEBASTIAN PHASE 3A

DRAWN: RJA	DESIGN: RJA	HOR: NONE	
CHECKED:	DATE:	VERT:	
APPROVED:	DATE:	JOB NUMBER: 092030	

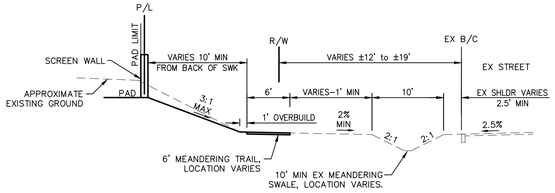
SCOTT C. OBER – CITY ENGINEER
R.C.E. #58878

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL
7575 Peak Ave, Morgan Hill, CA 95037 (408)778–6480, Fax (408)779–7236

NO.	DESCRIPTION	DATE	BY
Revisions			

FILE NUMBER: PWPR 2021–0005
PRINT DATE: SEP 2021
SHEET NUMBER: 1 OF 50

PLOT DATE: September 14, 2021
FILE PATH: W:\Jobs 09\092030\Drawings\Final\Phase – 3 & 4\Phase 3A\Improvement plans PH 3A\1 TITLE SHEET.dwg



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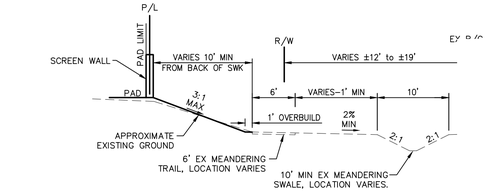

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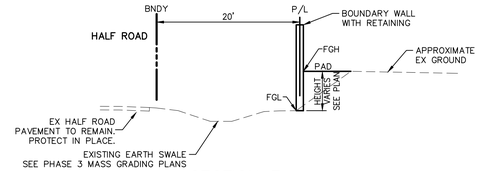

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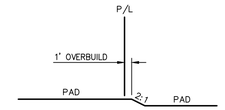

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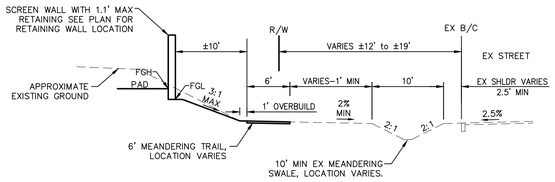

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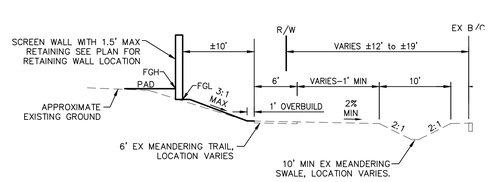

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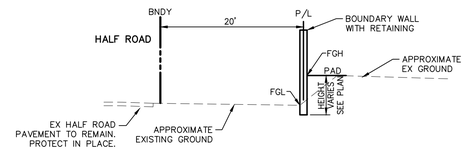

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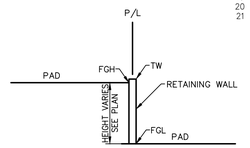

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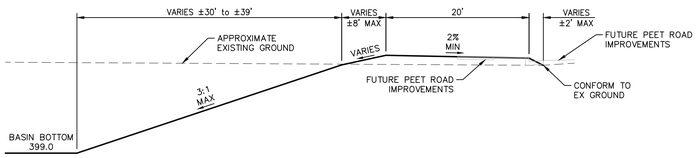

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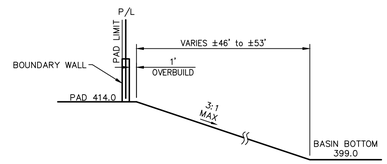

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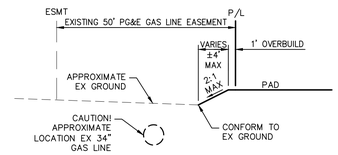

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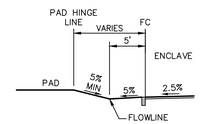

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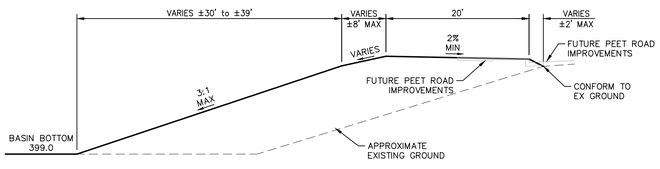

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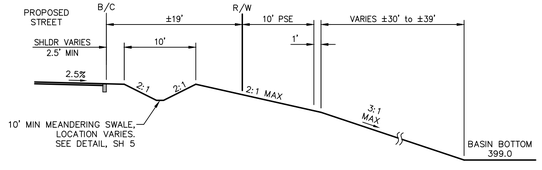

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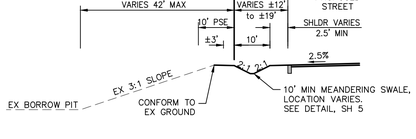

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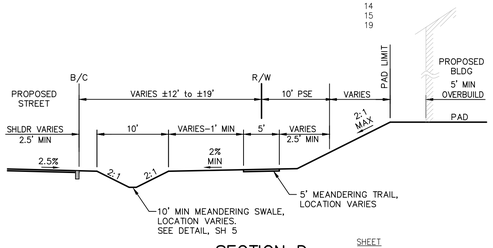

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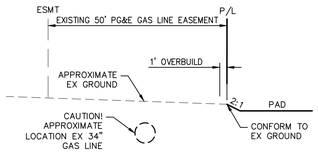

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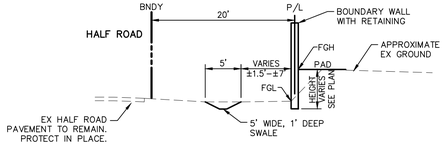

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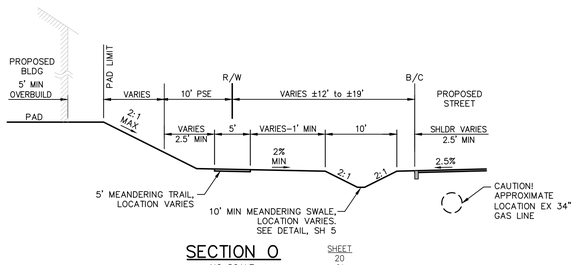

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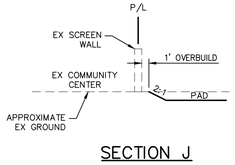

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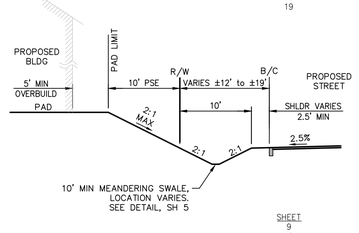

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NO.	DESCRIPTION	DATE	BY

Revisions

WORK ACCEPTED: INSPECTOR:
BY: DATE:

DRAWN: RJA | DESIGN: RJA | HOR: NONE
CHECKED: | VERT:
APPROVED: DATE: | JOB NUMBER: 092030

SCOTT C. CREER – CITY ENGINEER
R.C.E. #58879

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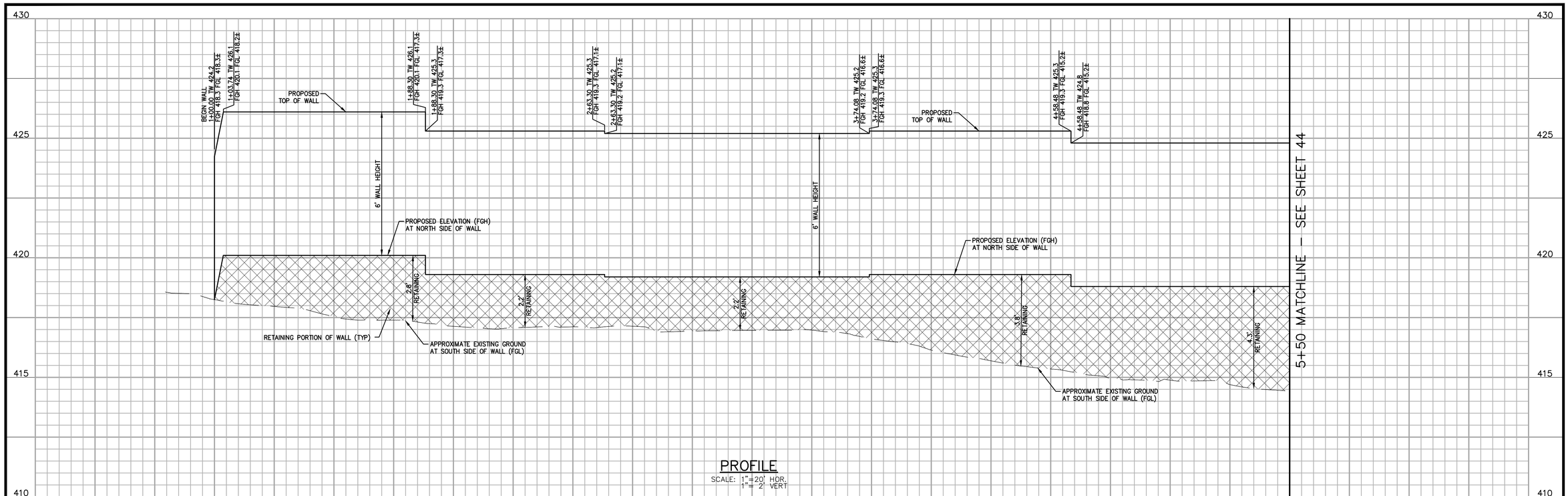
GRADING SECTIONS
SAN SEBASTIAN PHASE 3A
TRACT 10530

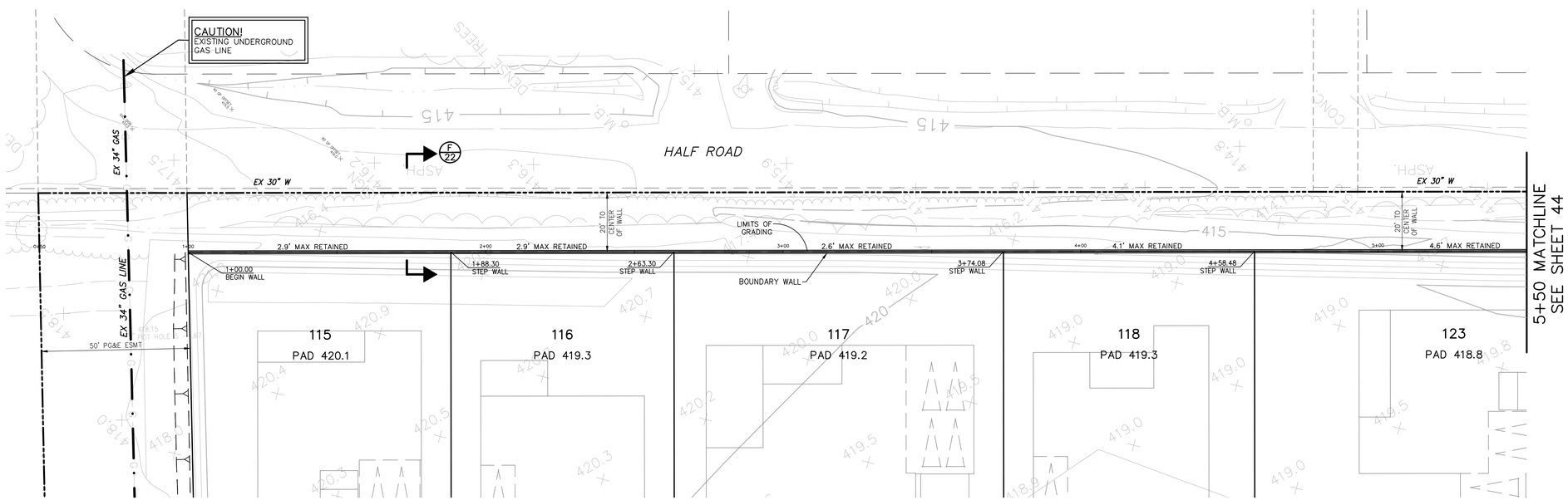
FILE NUMBER: PWPR 2021-0005
PRINT DATE: SEP 2021
SHEET NUMBER: 22 OF 50

PLOT DATE: September 14, 2021
FILE PATH: W:\Jobs 09\092030\Drawings\Final\Phase - 3 & 4\Phase 3A\Improvement plans PH 3A\22 GRADING SECTIONS.dwg



PROFILE

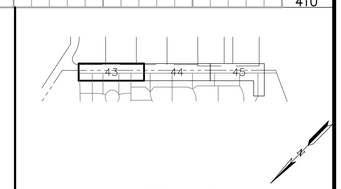
SCALE: 1"=20' HOR.
1"= 2' VERT



BOUNDARY WALL

PLAN

SCALE: 1"=20'



KEY MAP

LEGEND

RETAINING PORTION OF WALL

BOUNDARY WALL NOTES:

1. RETAINING WALL STRUCTURAL DESIGN BY OTHERS.
2. THE TOP OF THE WALL SHALL BE STEPPED AT SLOPE/GRADE TRANSITIONS SUCH THAT THE WALL HEIGHT, MEASURED FROM THE FINISHED GRADE HIGH (FGH), IS A MAXIMUM OF 6' IN HEIGHT AT ALL POINTS.
3. SEE LANDSCAPE PLANS FOR BOUNDARY WALL COLOR AND FINISH DETAILS.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
EXP. 6/30/22
CIVIL
STATE OF CALIFORNIA

0 20 40 60
SCALE IN FEET: 1"= 20'

NO.	DESCRIPTION	DATE	BY

Revisions

WORK ACCEPTED: INSPECTOR:
BY: DATE:

DRAWN: RJA | DESIGN: RJA | HOR: 1"=20'
CHECKED: | VERT: 1"= 2'
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SCOTT C. CREER – CITY ENGINEER R.C.E. #58879

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BOUNDARY WALL – BEGIN TO 5+50
SAN SEBASTIAN PHASE 3A
TRACT 10530

FILE NUMBER: PWPR 2021-0005
PRINT DATE: SEP 2021
SHEET NUMBER: 43 OF 50

PLOT DATE: September 14, 2021
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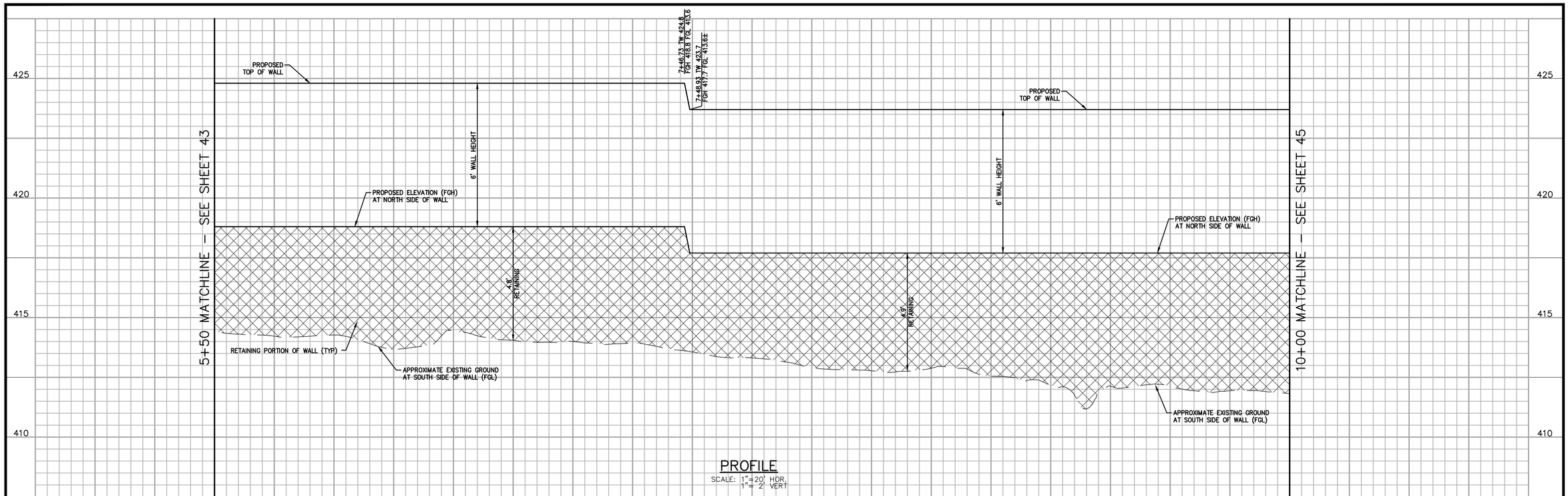

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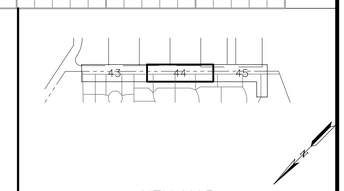
1"= 2' VERT



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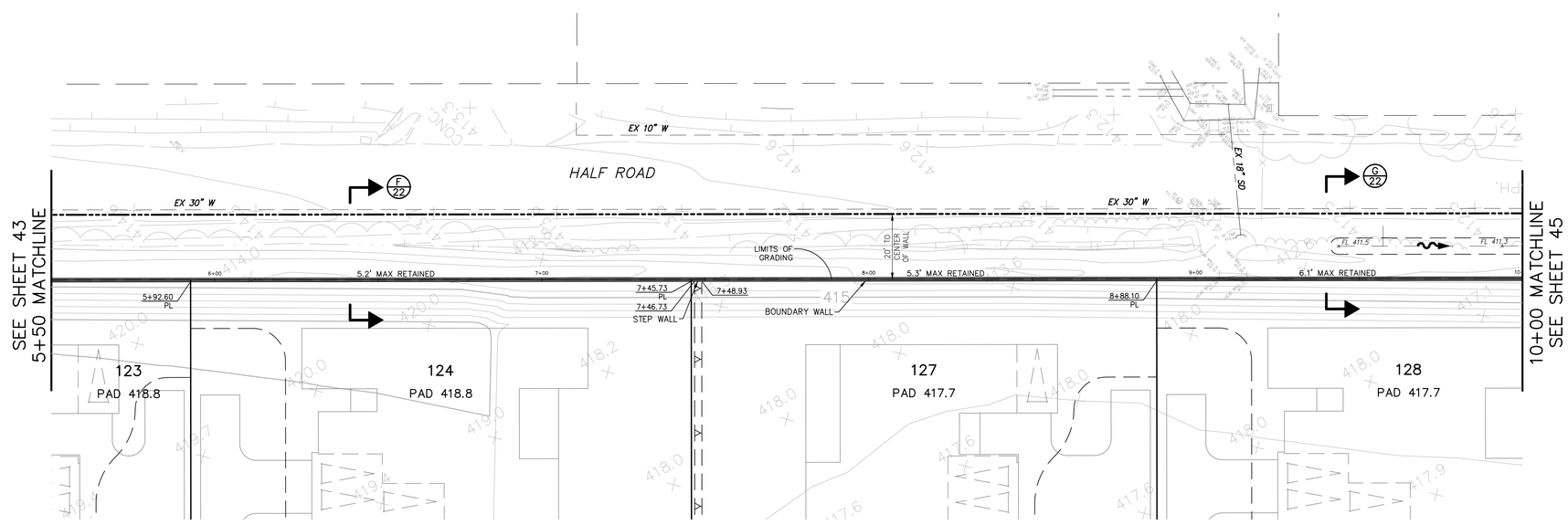

BOUNDARY WALL

PLAN

SCALE: 1"=20'

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RETAINING PORTION OF WALL

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REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
EXP. 6/30/22
CIVIL
STATE OF CALIFORNIA

0 20 40 60
SCALE IN FEET: 1"= 20'

NO.	DESCRIPTION	DATE	BY

Revisions

WORK ACCEPTED: INSPECTOR:
BY: DATE:

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CHECKED: VERT: 1"= 2'
APPROVED: DATE: JOB NUMBER: 092030
SCOTT C. CREER – CITY ENGINEER R.C.E. #58879

City of Morgan Hill
Public Works Department
17575 Peak Ave. Morgan Hill, CA 95037 (408)778-6480, Fax (408)779-7236

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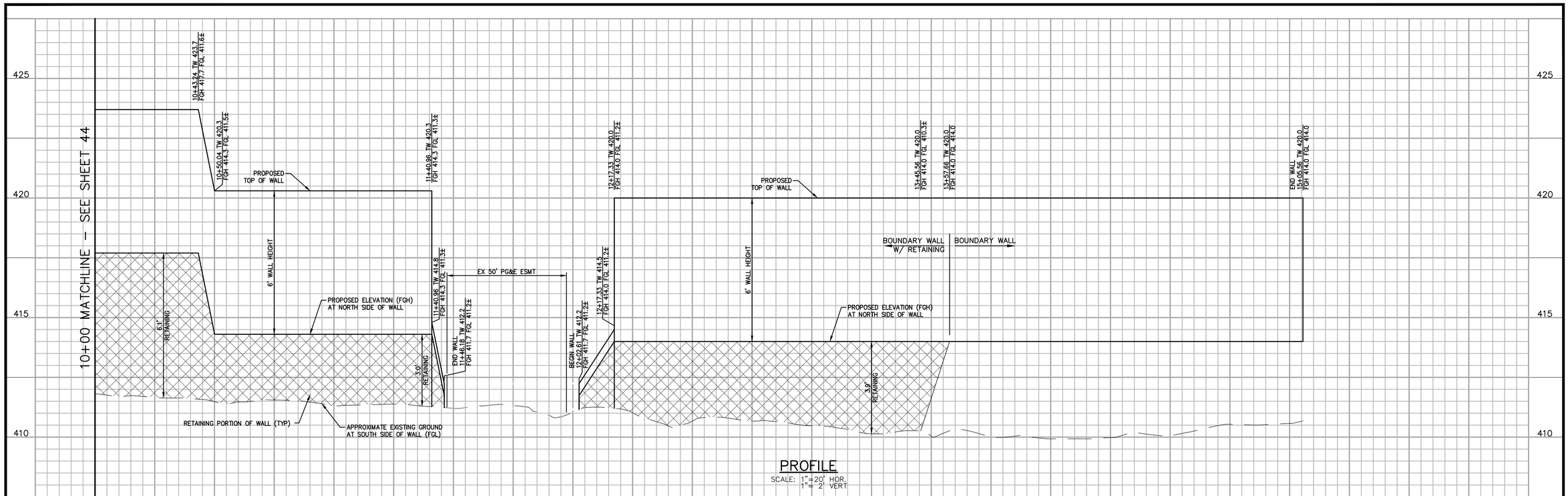
BOUNDARY WALL – 5+50 TO 10+00
SAN SEBASTIAN PHASE 3A
TRACT 10530

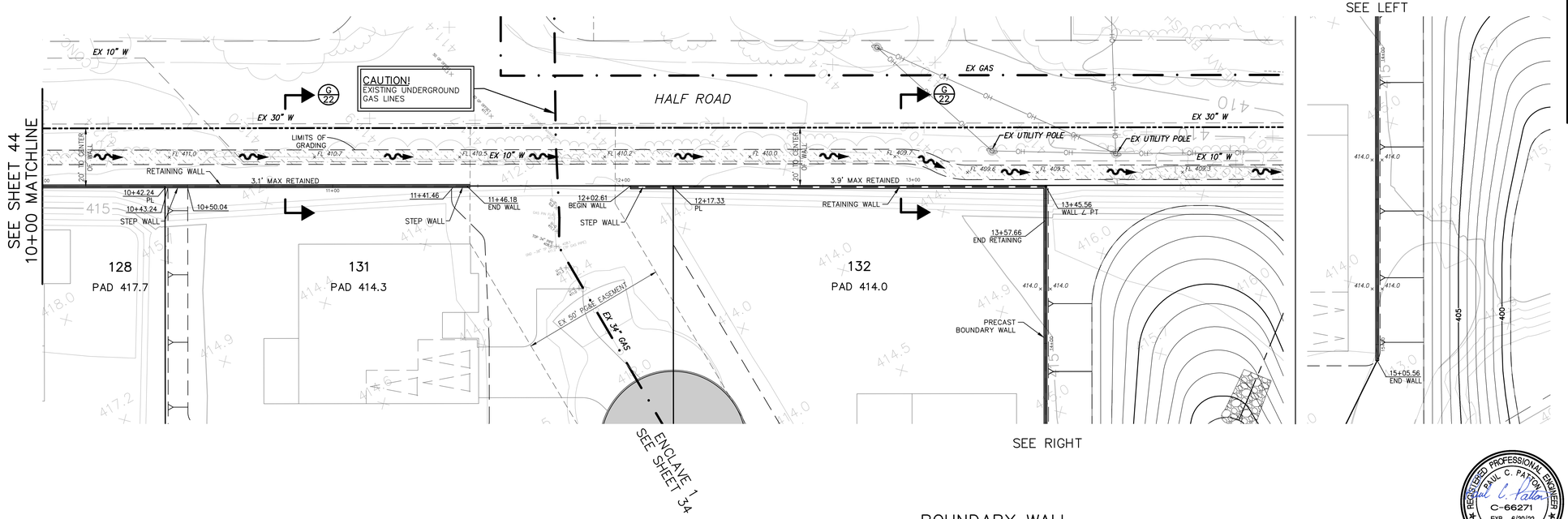
FILE NUMBER: PWPR 2021-0005
PRINT DATE: SEP 2021
SHEET NUMBER: 44 OF 50

PLOT DATE: September 14, 2021
FILE PATH: W:\Jobs 09\092030\Drawings\Final\Phase – 3 & 4\Phase 3A\Improvement plans PH 3A\44 BOUNDARY WALL – 5+50 TO 10+00.dwg



PROFILE

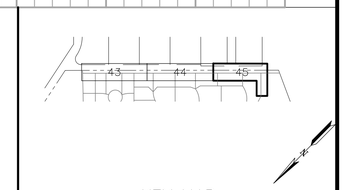
SCALE: 1"=20' HOR.
1"= 2' VERT



BOUNDARY WALL

PLAN

SCALE: 1"=20'



KEY MAP

LEGEND

RETAINING PORTION OF WALL

BOUNDARY WALL NOTES:

1. RETAINING WALL STRUCTURAL DESIGN BY OTHERS.
2. THE TOP OF THE WALL SHALL BE STEPPED AT SLOPE/GRADE TRANSITIONS SUCH THAT THE WALL HEIGHT, MEASURED FROM THE FINISHED GRADE HIGH (FGH), IS A MAXIMUM OF 6' IN HEIGHT AT ALL POINTS.
3. SEE LANDSCAPE PLANS FOR BOUNDARY WALL COLOR AND FINISH DETAILS.

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
C-66271
EXP. 6/30/22
CIVIL
STATE OF CALIFORNIA

0 20 40 60
SCALE IN FEET: 1"= 20'

NO.	DESCRIPTION	DATE	BY

Revisions

WORK ACCEPTED: INSPECTOR:
BY: DATE:

DRAWN: RJA DESIGN: RJA HOR: 1"=20'
CHECKED: VERT: 1"= 2'
APPROVED: DATE: JOB NUMBER: 092030
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BOUNDARY WALL – 10+00 TO END
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