PROJECT APPLICATION
730 & 760 DIANA AVENUE

MORGAN HILL, CA

COVER SHEET

730 & 760 DIANA AVE - MORGAN HILL, CA
DIVIDEND HOMES

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MILLER STARR REGALIA

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

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DAHLIN

JOB NO.	297-091
DATE	02/07/2024

PROJECT APPLICATION
730 & 760 DIANA AVENUE

MORGAN HILL, CA

SHEET INDEX:

PROJECT DATA:

APNs: 726-06-013 AND 726-06-015
SITE: +/- 3.05 AC
GENERAL PLAN: RESIDENTIAL DETACHED MEDIUM (UP TO 7 DU/AC)
ZONING: RESIDENTIAL DETACHED MEDIUM DENSITY (RDM 9,000 or RDM 7,000)

BASE DENSITY: 7 DU/ACRE MAX. (PER GENERAL PLAN)
BASE UNITS: 22 UNITS (3.05 X 7= 21.4 = 22 UNITS)

PROPOSED UNITS: 23 UNITS
PROPOSED DENSITY: 7.5 DU/ACRE (COMPLIANT WITH THE GENERAL PLAN DENSITY USING STATE DENSITY BONUS LAWS).

REQUIRED PARKING: 52 SPACES (@ 2.0 COVERED SPACES/UNIT + 1.0 GUEST SPACE/ 4 UNITS - City of Morgan Hill Single-Family Parking Requirement)

PROPOSED PARKING: 56 SPACES (@ 46 COVERED SPACES/UNIT + 10 ON-SITE OPEN SPACES. ADDITIONALLY, 20 OF THE HOMES ALSO HAVE 2 PARKING SPACES ON THE DRIVEWAY)

LOCATION MAP:
NOT TO SCALE

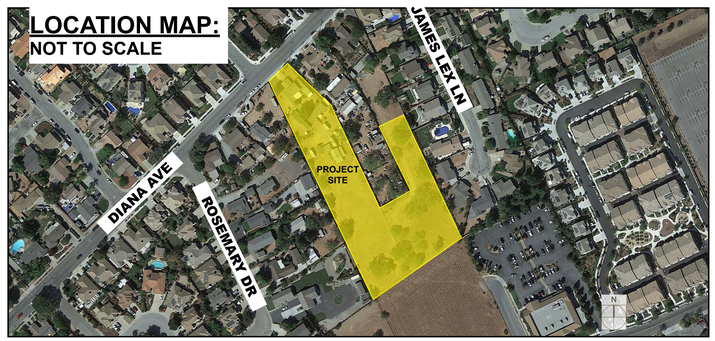

Table 1: Residential Detached Medium Density (RDM)

Minimum Site Specifications	*Requirement*	*Proposal*	Waiver Required?
Min. Lot Area (single-family lot)	7,000 sf	+/- 2,948 sf (smallest)	Yes
Min. Lot Area (corner lot)	7,500 sf	+/- 3,838 sf (smallest)	Yes
Min. Lot Width (single-family lot)	60'	37' (smallest)	Yes
Min. Lot Width (corner lot)	40'	42' (smallest)	No
Min. Lot Depth	85'	73' (smallest)	Yes
Minimum Setbacks			
Front - 1st Story	20'	+/- 5.3' (lowest)	Yes
Front - Upper Stories	25'	+/- 5.3' (lowest)	Yes
Interior Side - 1st Story	5'	5'	No
Interior Side - Upper Stories	12.5'	5'	Yes
Street Side	15'	5' (lowest)	Yes
Rear - 1st Story	20'	7' (lowest)	Yes
Rear - Upper Stories	25'	7' (lowest)	Yes
Maximum Height			
Building Height	30'	29'8"	No
Density			
Max. Density	7 du/ac	7.5 du/ac	Yes
Other Zoning Requirements			
Max. Building Coverage	50%	55% (highest)	Yes
Min. Front Setback Variation	5'	5'	No
Min. Rear Setback Variation	5'	5'	No
Variation in standard lot widths	4'	8'	No
Garage placement variation	25% of homes	none	Yes
Parking (Single-Family)	46 (2 covered spaces/unit)	46 (2 covered spaces/unit)	No
Guest Parking (1:4 unit)	6 spaces	10 uncovered street spaces	No
Residential Development Standards			
Balconies	25% of homes	none	Yes
Private Open Space	375	complies	No
Common Open Space	3281.25	none	Yes
Continuous Sidewalks	Both sides of street frontage	One side of street frontage	Yes
Secondary Residential Street Section	56' Width	Half street standard section	Yes

Table 2: Density Bonus Calculation

Project Data			Notes
Site acreage	3.05		
General Plan	Residential Detached Medium		upto 7 du/ac
Zoning	Residential Detached Medium Density		RDM 9,000 or RDM 7,000
Max. allowable density (du/ac)	7		Based on General Plan
Max. allowable units	21.35655471	22	SDBL allows rounding up of units
% of affordable units required (15 %)	3.3	3	3 units on site and 0.3 unit as in-lieu fee
Moderate Income units provided	3		3 units on site (3/22 = 13.6%)
Percentage of density bonus units	13.6%	14%	SDBL Allows rounding up the %
Density bonus % allowed based on 14% moderate income units	9.00%		Based on SDBL
Number of Density Bonus units based on 9% density bonus	1.98	2	SDBL allows rounding up of units
Maximum units allowed		24	(base + density bonus units)
Maximum units provided		23	

BUILDING DATA:

BUILDING TYPE: SINGLE FAMILY
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
SPRINKLER SYSTEM: NFPA13D

PROJECT DESCRIPTION:

The project site consists of 3.05 acres located at 730 and 760 Diana Ave. It is designated as Residential Detached Medium, (up to 7 du/ac) under the city's General Plan, with an allowed density of 7 units per acre, and zoned as Residential Detached Medium Density (RDM 9000 or RDM 7000) under the Morgan Hill Municipal Code.

Pursuant to the State's Density Bonus Law, the project is requesting certain incentives and concessions and waivers or reductions of development standards (listed in Table 1 and described more fully in the enclosed materials) for the proposed twenty-three single family homes, three of which (13.6%) will be designated as moderate income for-sale units (refer to Table 2 for density calculations). The applicant reserves the right to request additional incentives and concessions and waivers or reductions of development standards as the design evolves and based on feedback from the City.

The base density for the project site is 22 units per acre, and the project proposes 23 units per acre (inclusive of one density bonus unit). The project density is thus 7.5 units per acre. With the increased density allowed under the Density Bonus Law, along with the allowed incentives and concessions and waivers or reductions of development standards, the project is consistent with the City's applicable, objective land use regulations.

The project is designed to blend with the existing context in the area of the project site, utilizing the single loaded street and backyards to buffer the proposed homes from the existing neighbors. All homes are front loaded, with a private driveway

PROJECT TEAM INFO:

CLIENT:
DIVIDEND HOMES, INC.
385 Woodview Avenue,
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Morgan Hill, CA 95037
Contact: Joshua Vrotsos
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ARCHITECT:
DAHLIN
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Ronald.Cariaga@dahlingroup.com
Ritu Raj Sharma
Rsharma@dahlingroup.com

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San Jose, CA 95112
Tel: 408-467-9173
Contact: Phong Kiet, PE
pkiet@bkf.com

ATTORNEY:
MILLER STARR REGALIA
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Suite 600, Walnut Creek, CA 94596
Tel: 925.935.9400
Contact: Bryan W. Wenter
bryan.wenter@msrlegal.com

*NO BUS STOPS LOCATED WITHIN 100' OF THE PROJECT SITE

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VICINITY MAP

730 & 760 DIANA AVE - MORGAN HILL, CA
DIVIDEND HOMES

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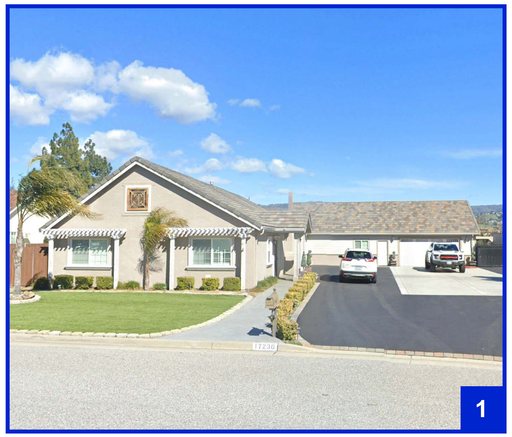
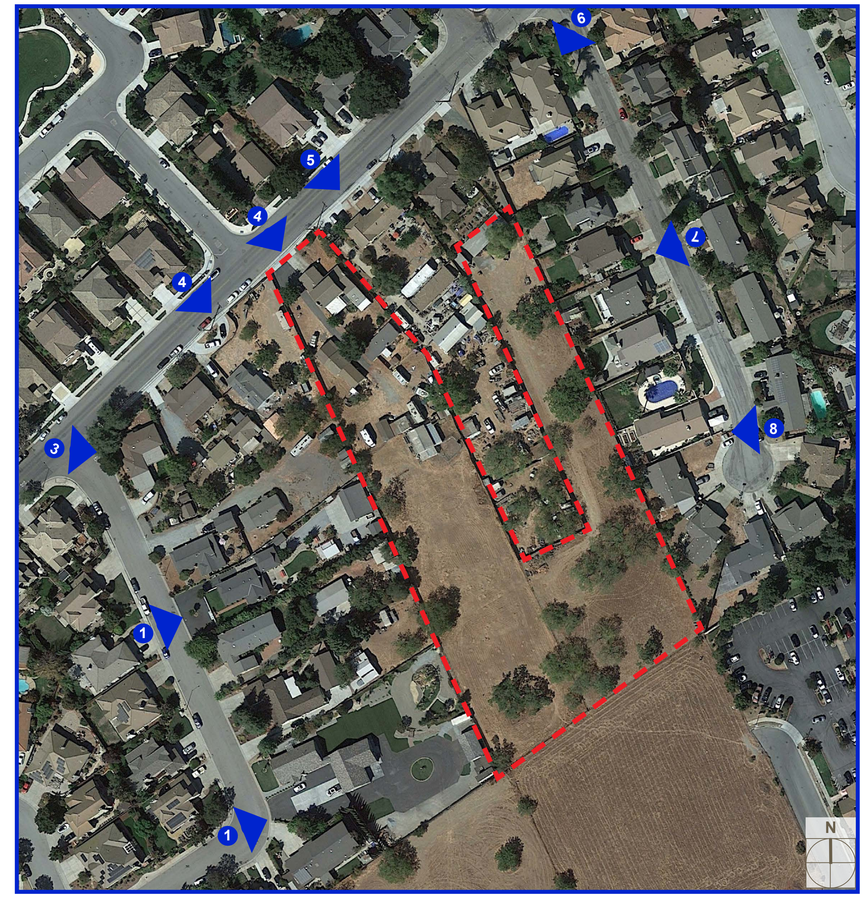
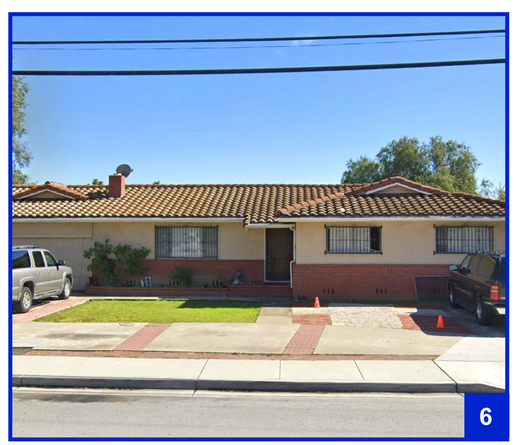
A.2







SITE CONTEXT PHOTOS

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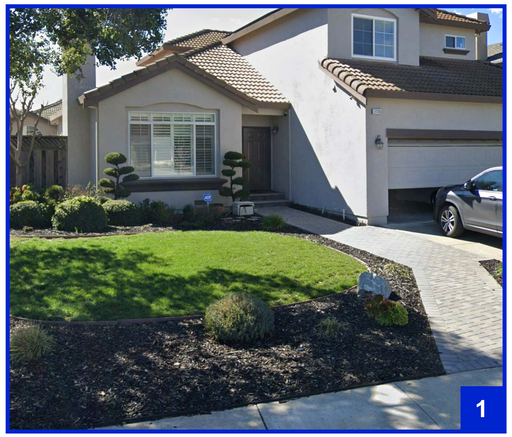
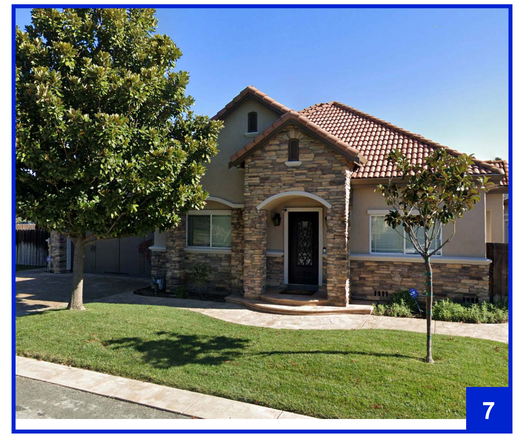
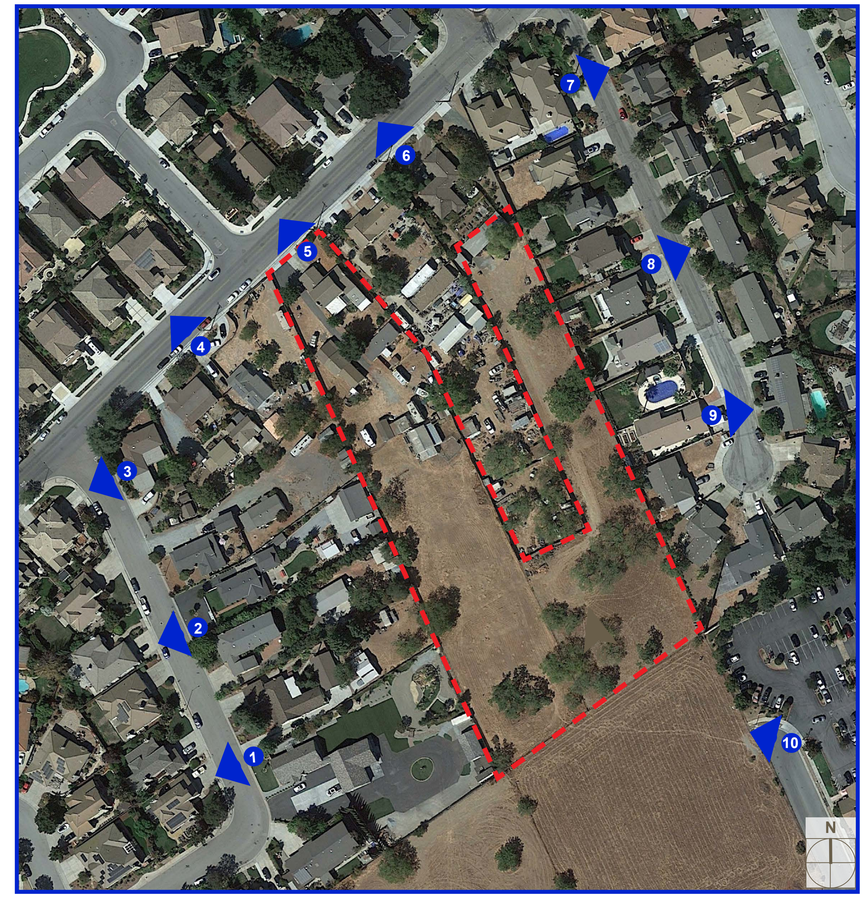
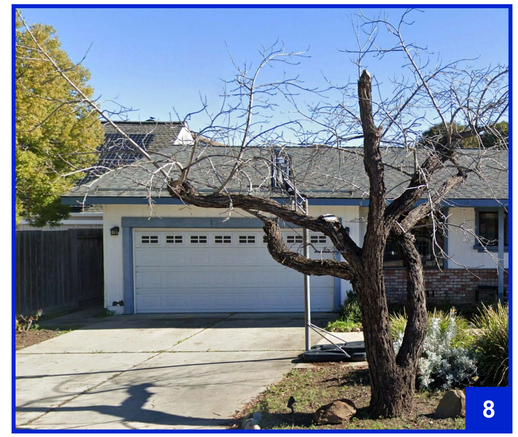
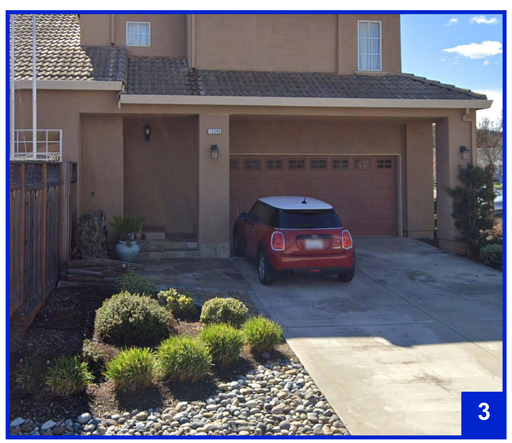
A.3

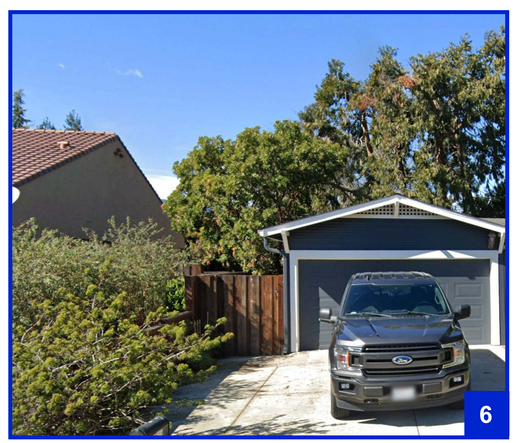


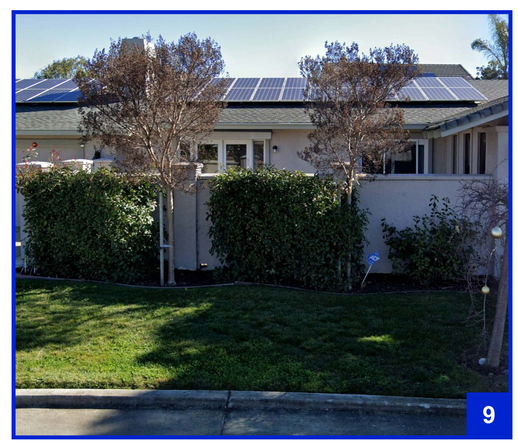


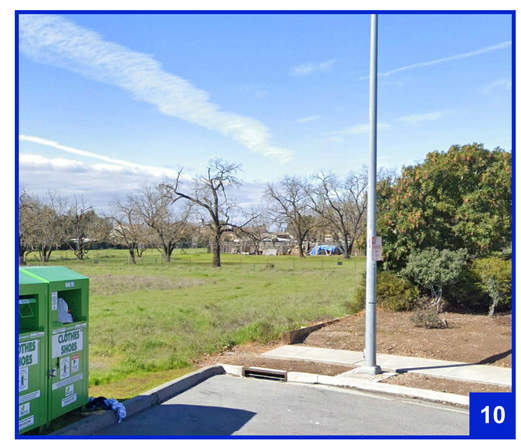












SITE CONTEXT PHOTOS CONTINUED

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A.4

LEGEND

- 1 LOT NUMBER
- PLAN TYPE 1 - 3,116 SF
- PLAN TYPE 2 - 2,536 SF
- A TRADITIONAL ELEVATION STYLE
- B SPANISH ELEVATION STYLE

0 30 60 120

N

THIS PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, TO CONVEY DESIGN CONCEPTS AND INTENT.
FOR DETAILED SITE PLAN INCLUDING DIMENSIONS, REFER TO SHEET C3.0
FOR DETAILED LANDSCAPE PLAN, REFER TO T1.0, T1.1, L1.0, L1.1, L2.0, L2.1, L2.2, L2.3, L2.4, L3.0

STREETSCAPE PLAN

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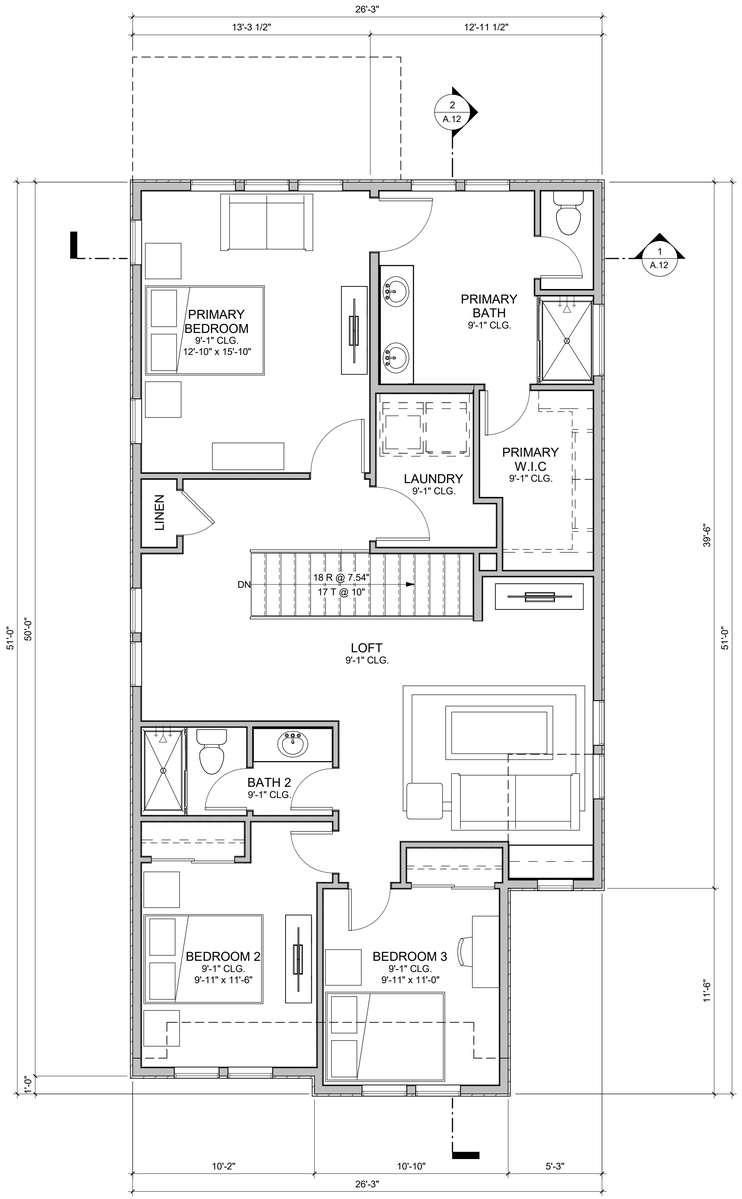
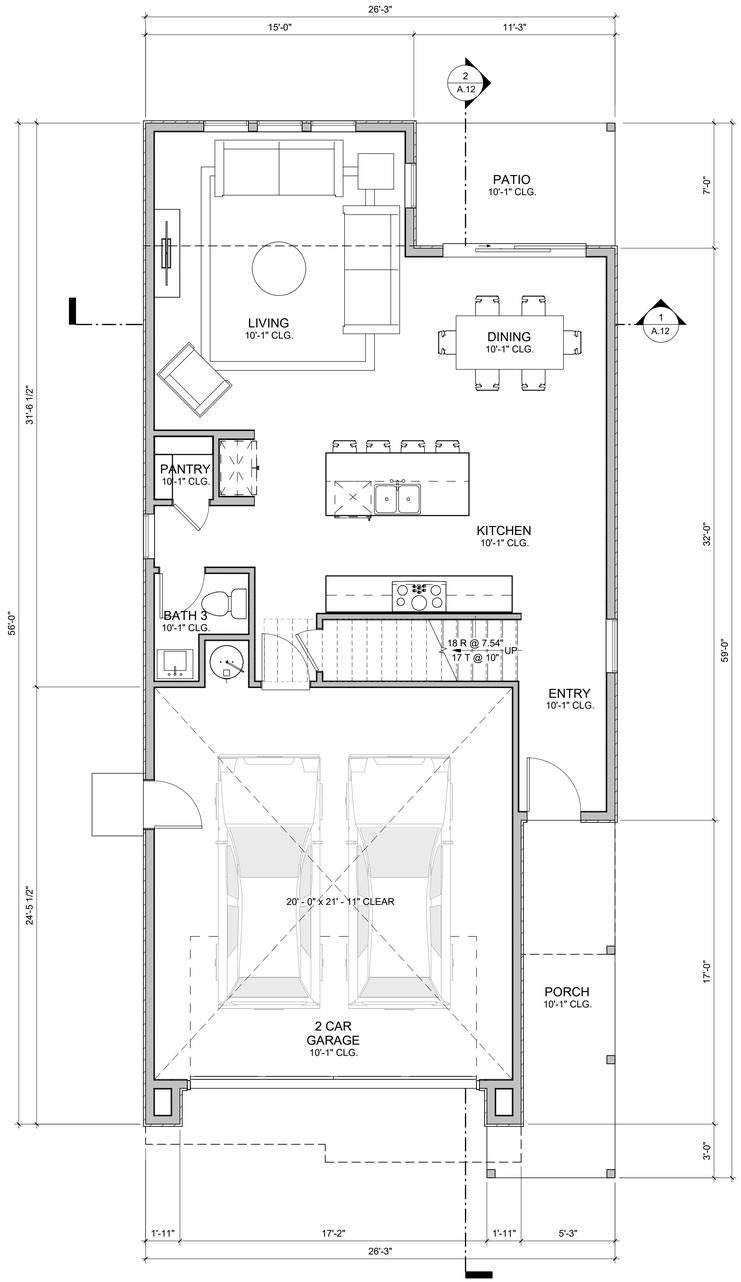
A.5



2 PLAN 1A - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 1A - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 1A - 3 BR / 3 BA

NAME	AREA (SF)
FIRST FLOOR	785
SECOND FLOOR	1225
TOTAL LIVING AREA	2010
2-CAR GARAGE	482
PATIO	79
PORCH	111

PLAN 1A - TRADITIONAL - FLOOR PLANS

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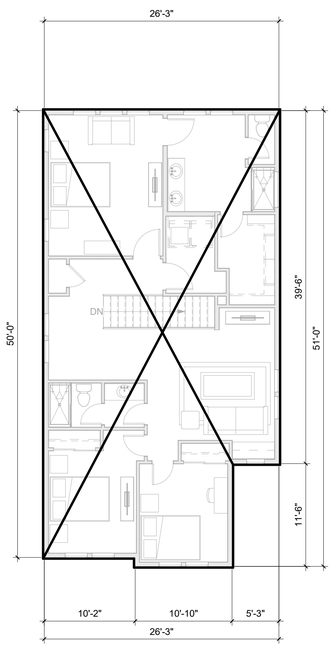
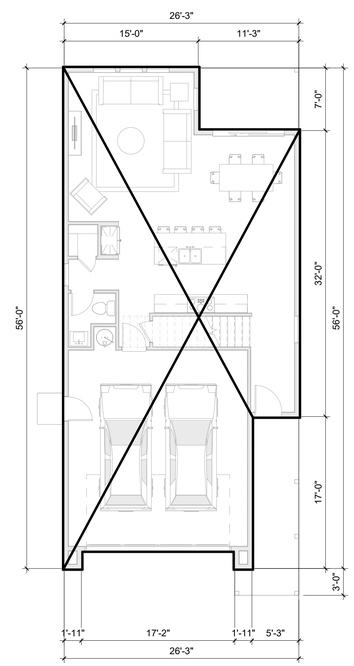
A.6



3 PLAN 1A - SECOND FLOOR F.A.R. BOUNDARY
1/8" = 1'-0"



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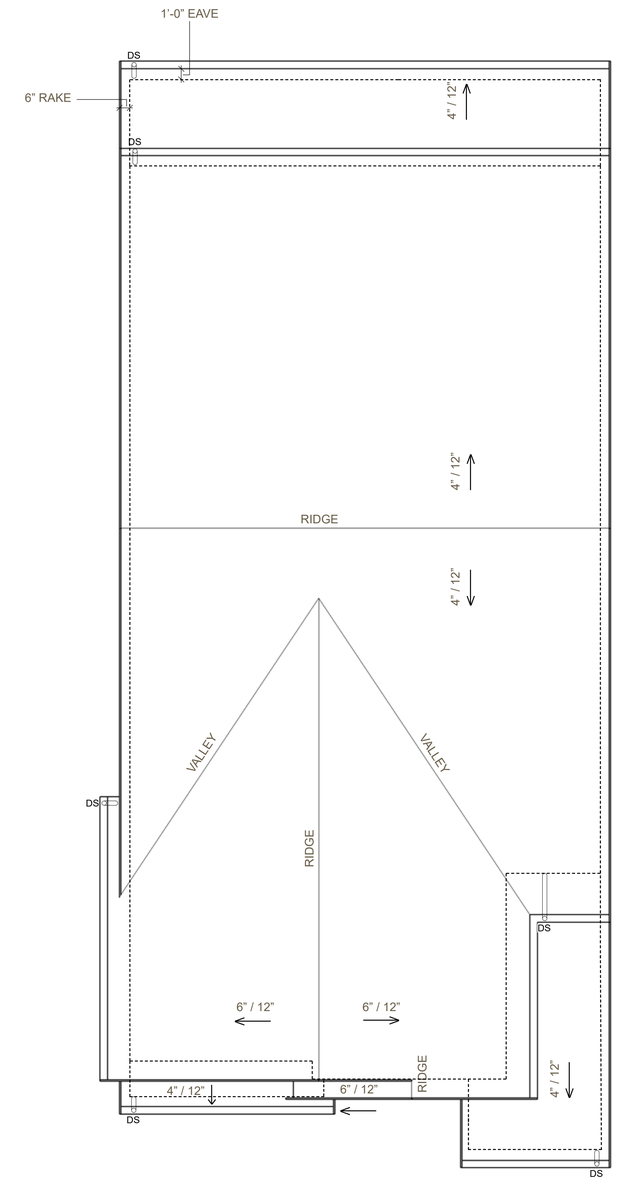

1 PLAN 1A - ROOF PLAN
1/4" = 1'-0"

PLAN 1A - TRADITIONAL - FAR + ROOF PLANS

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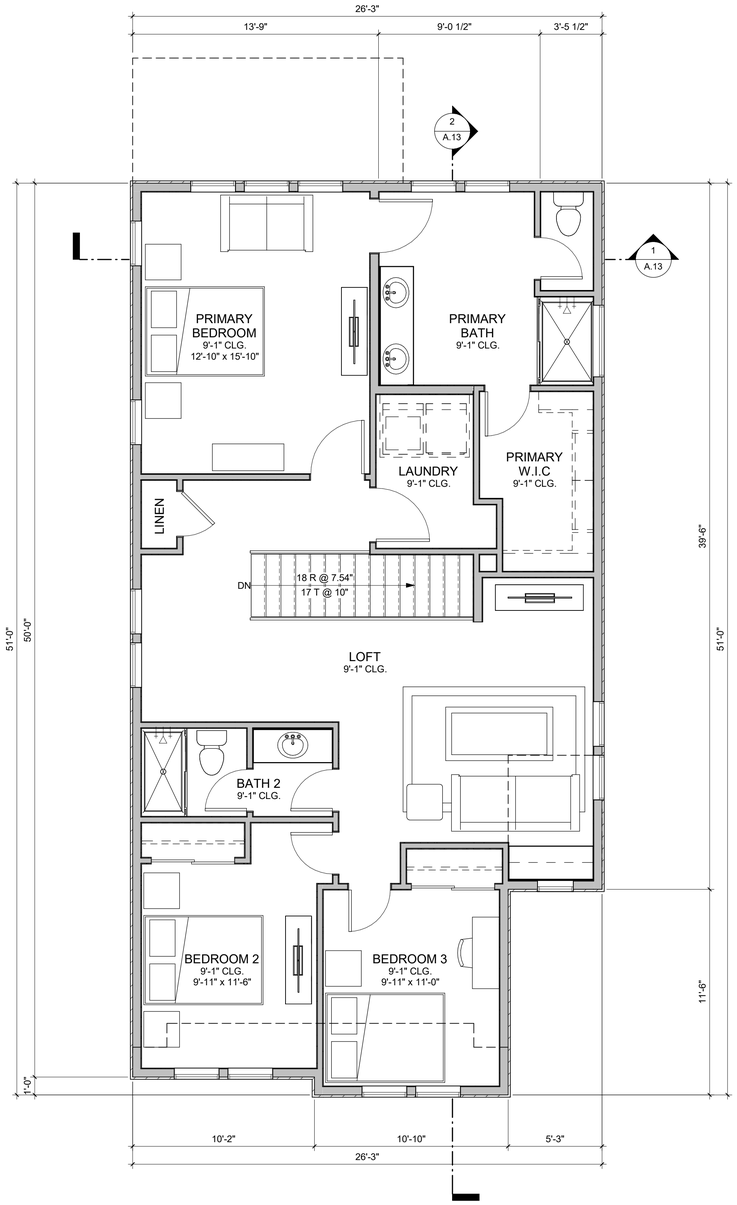
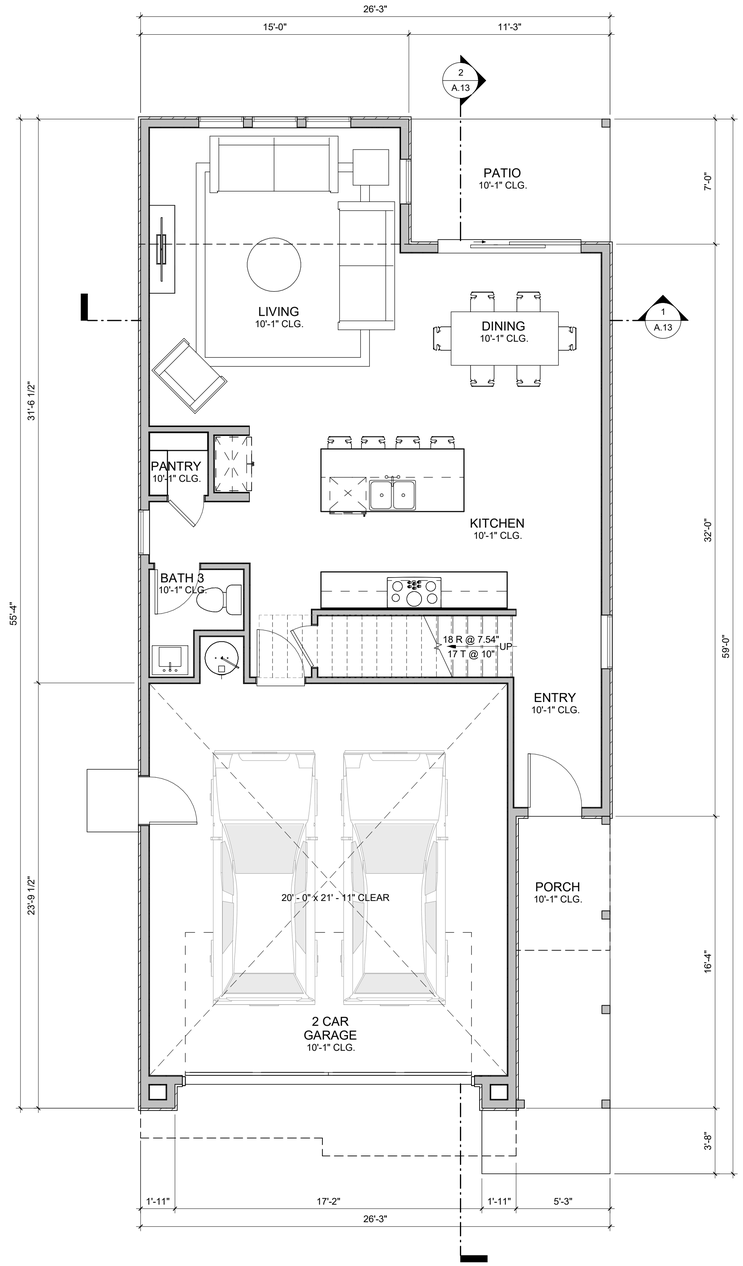
A.7



2 PLAN 1B - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 1B - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 1B - 3 BR / 3 BA	
NAME	AREA (SF)
FIRST FLOOR	785
SECOND FLOOR	1225
TOTAL LIVING AREA	2010
2-CAR GARAGE	480
PATIO	79
PORCH	112

PLAN 1B - SPANISH - FLOOR PLANS

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DIVIDEND HOMES

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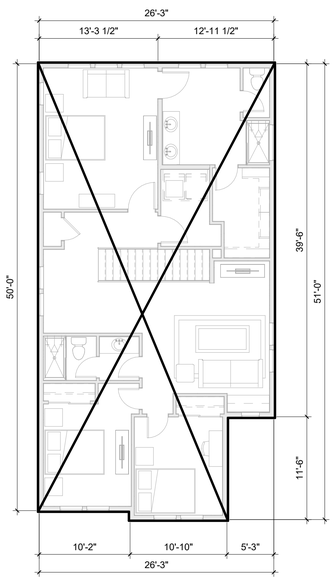
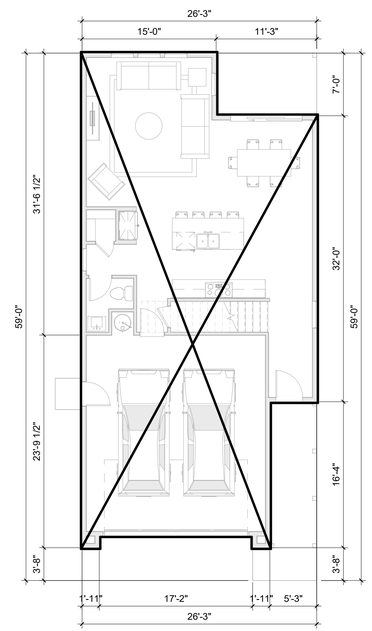
A.8



3 PLAN 1B - SECOND FLOOR F.A.R. BOUNDARY
1/8" = 1'-0"



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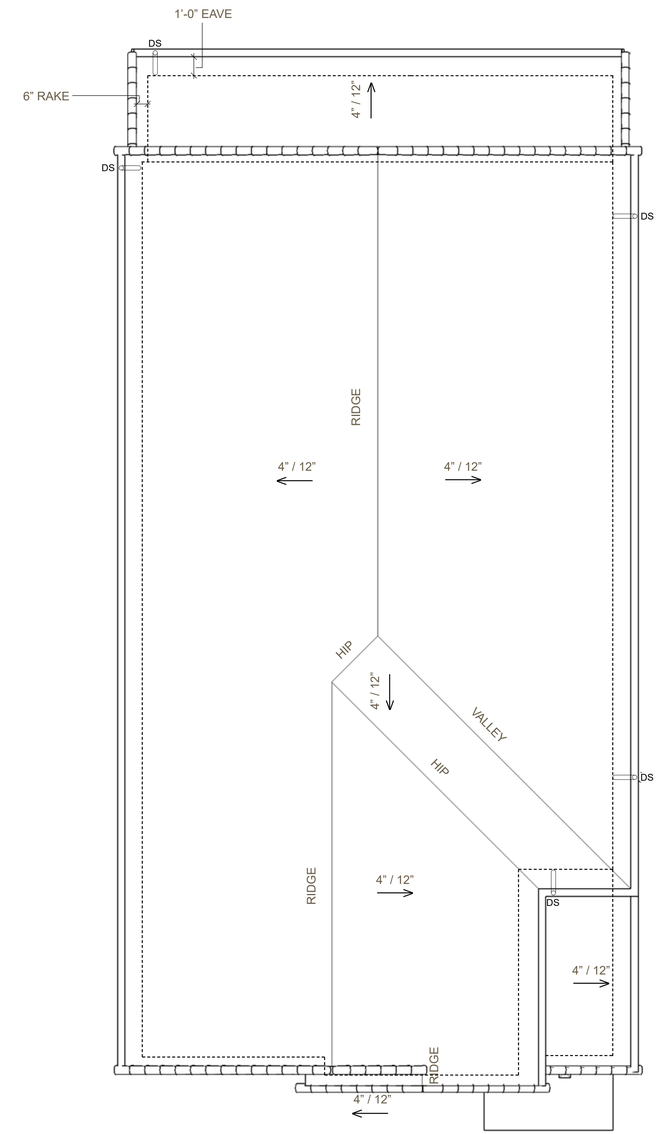

2 PLAN 1B - ROOF PLAN
1/4" = 1'-0"

PLAN 1B - SPANISH - FAR + ROOF PLANS

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A.9

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

NOTE: LANDSCAPE ELEMENTS SUCH AS FENCES SHOWN FOR GRAPHICAL REPRESENTATION ONLY- SEE LANDSCAPING DRAWINGS FOR MORE INFO. REFER SHEET A.22 FOR MORE INFO ON COLOR & MATERIAL BOARD.

PLAN 1A - TRADITIONAL - ELEVATIONS

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A.10

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

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PLAN 1B - SPANISH - ELEVATIONS

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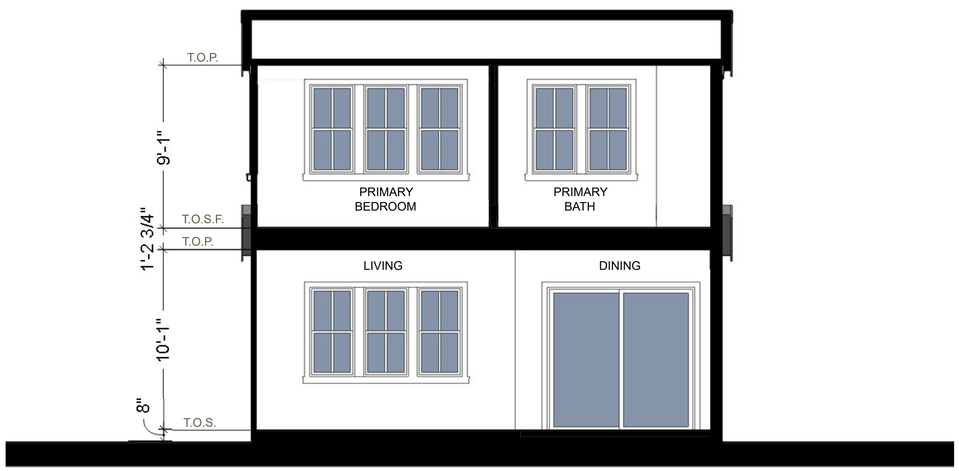
A.11



PLAN 1A - SECTION 1

PLAN 1A - SECTION 2

PLAN 1A - TRADITIONAL - SECTIONS

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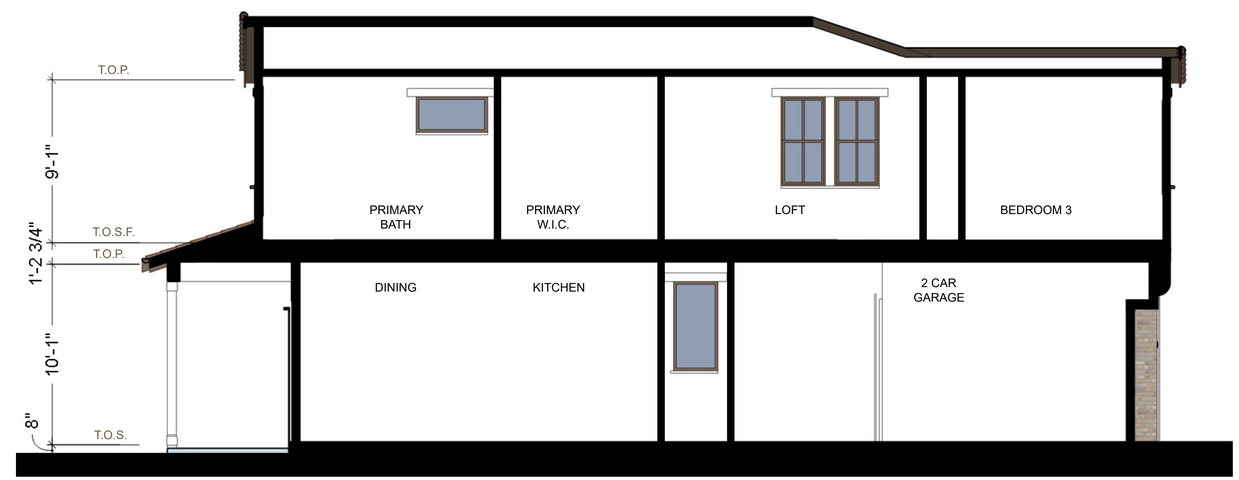
PLAN 1B - SECTION 1



PLAN 1B - SECTION 2

PLAN 1B - SPANISH - SECTIONS

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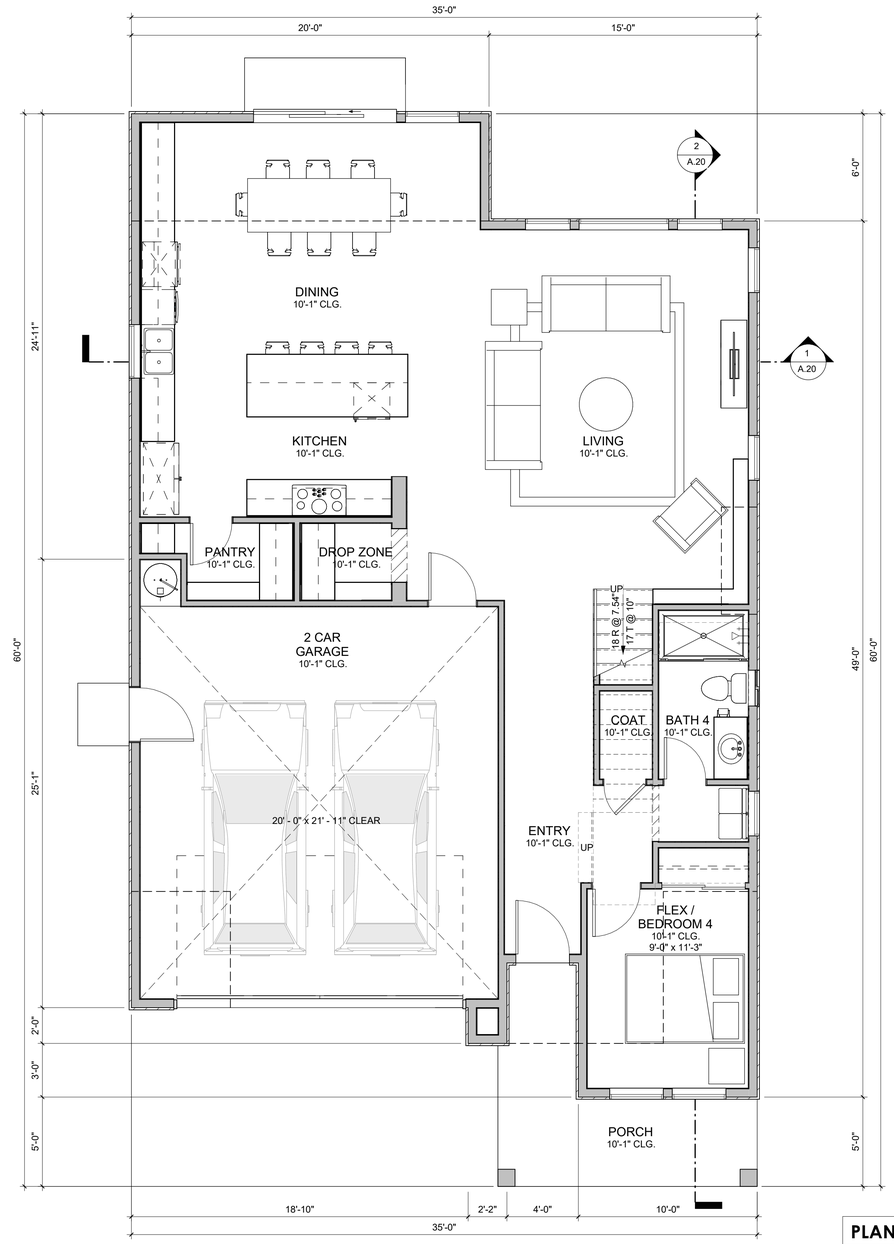
A.13

2 PLAN 2A - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 2A - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 2A - 4 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1230
SECOND FLOOR	1415
TOTAL LIVING AREA	2645
2-CAR GARAGE	474
PORCH	104

PLAN 2A - TRADITIONAL - FLOOR PLANS

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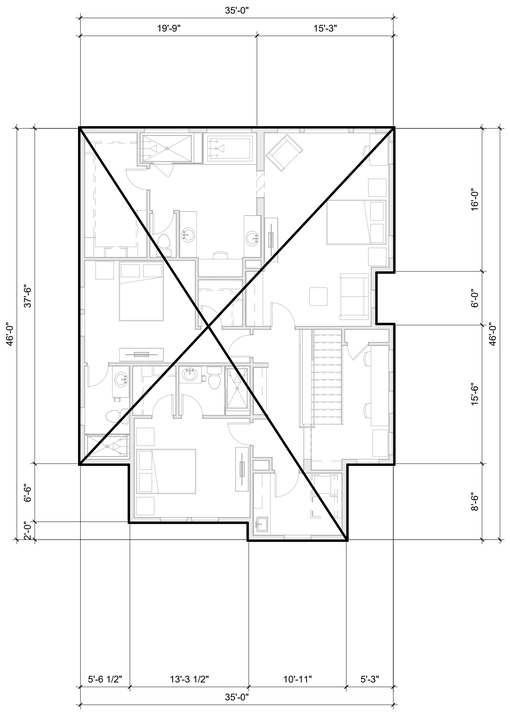
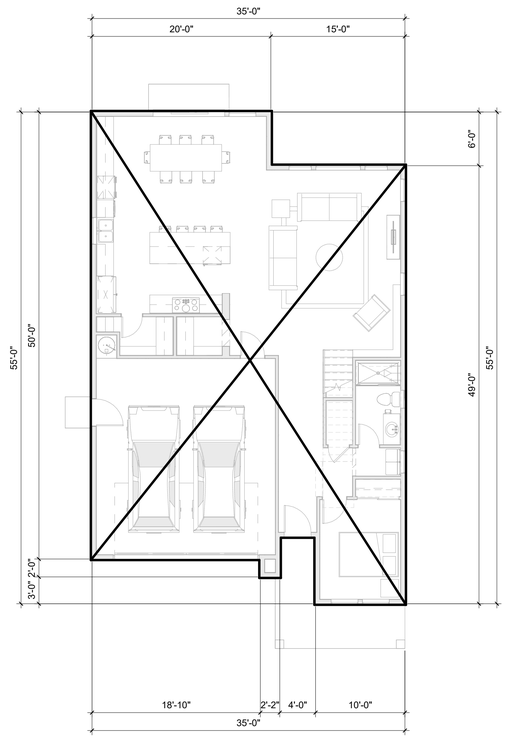
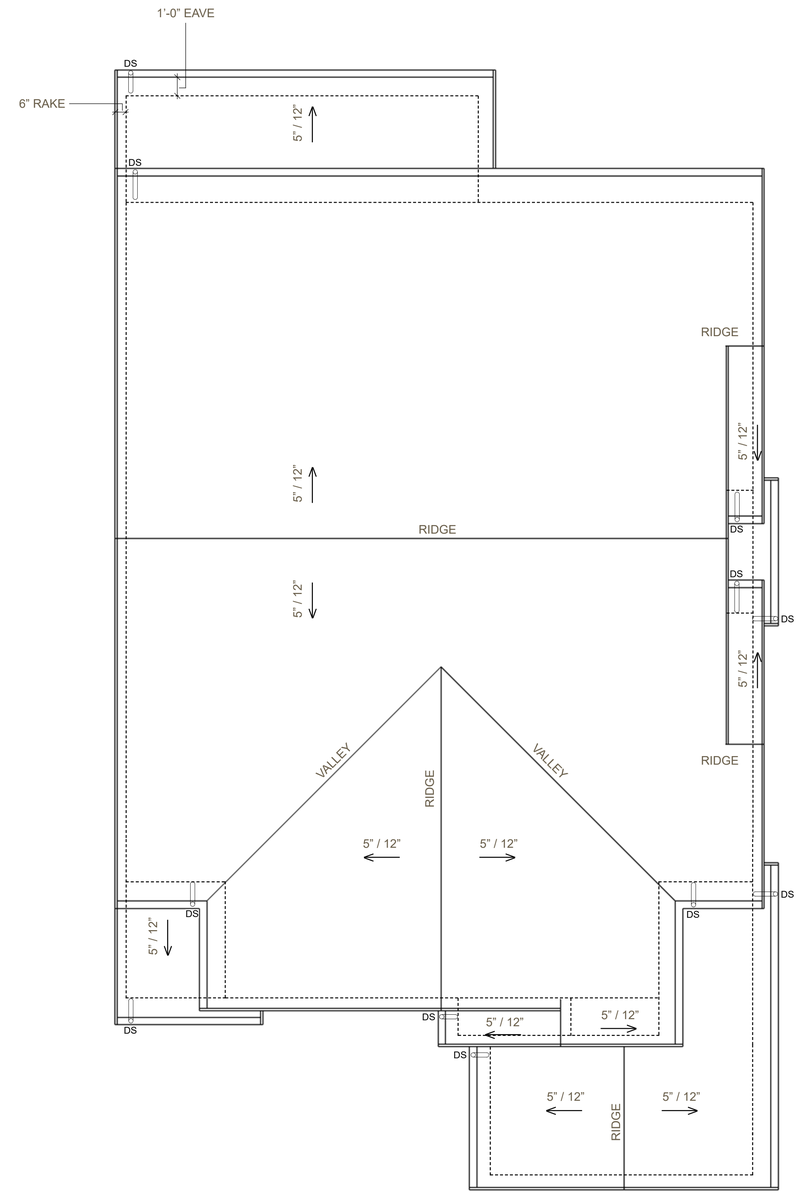
A.14



3 PLAN 2A - SECOND FLOOR F.A.R. BOUNDARY
1/8" = 1'-0"



2 PLAN 2A - FIRST FLOOR F.A.R. BOUNDARY
1/8" = 1'-0"



1 PLAN 2A - ROOF PLAN
1/4" = 1'-0"

PLAN 2A - TRADITIONAL - FAR + ROOF PLANS

730 & 760 DIANA AVE - MORGAN HILL, CA
DIVIDEND HOMES

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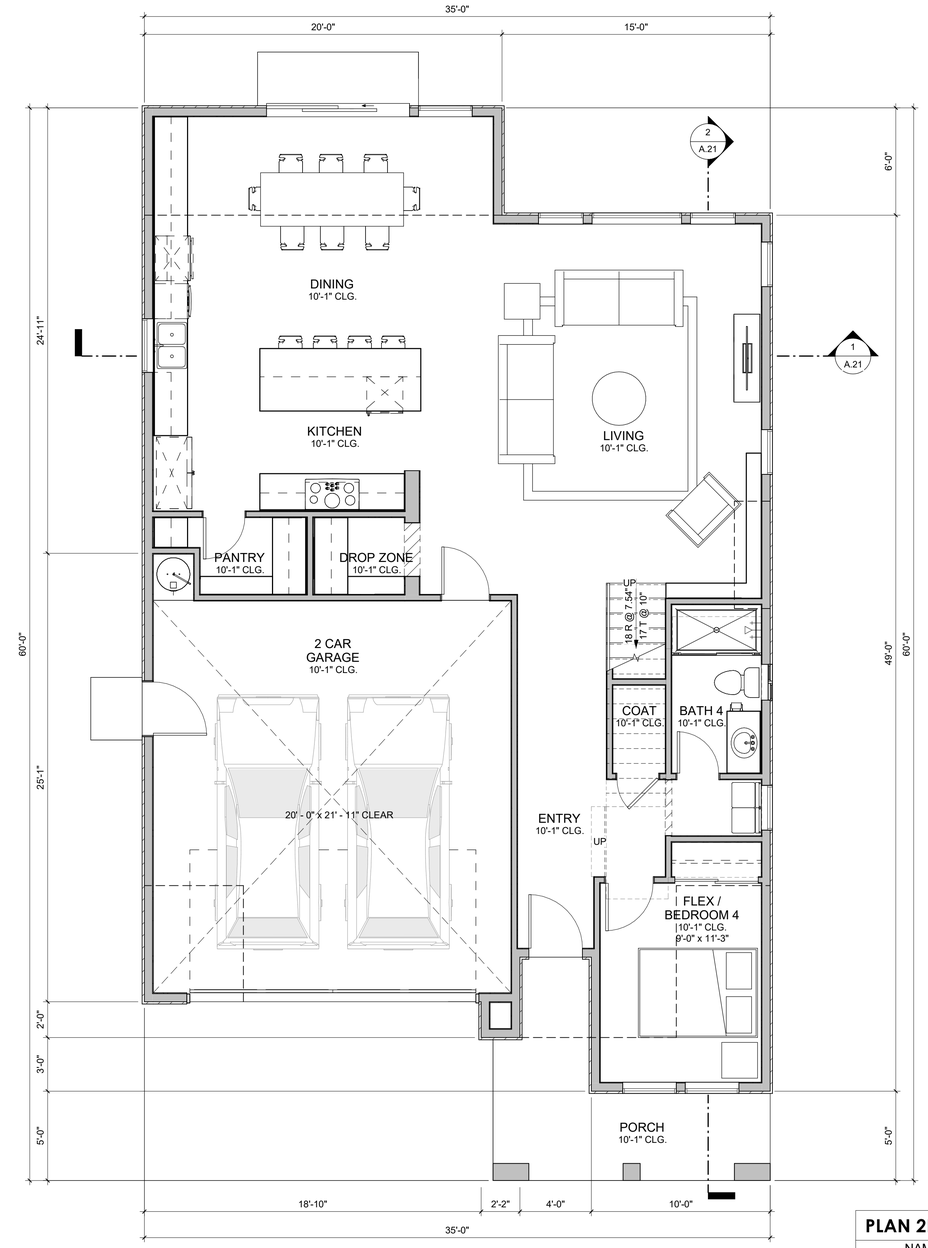
JOB NO.	297-091
DATE	02/07/2024

A.15

2 PLAN 2B - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 2B - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 2B - 4 BR / 4 BA

NAME	AREA (SF)
FIRST FLOOR	1230
SECOND FLOOR	1415
TOTAL LIVING AREA	2645
2-CAR GARAGE	474
PORCH	112

PLAN 2B - SPANISH - FLOOR PLANS

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DIVIDEND HOMES

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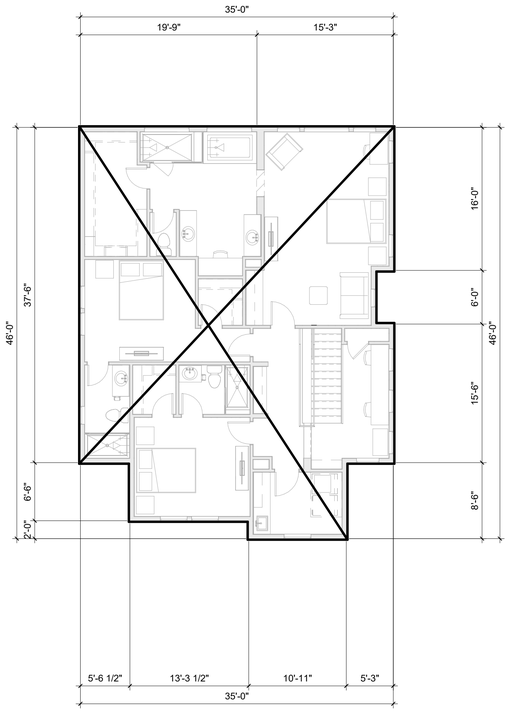
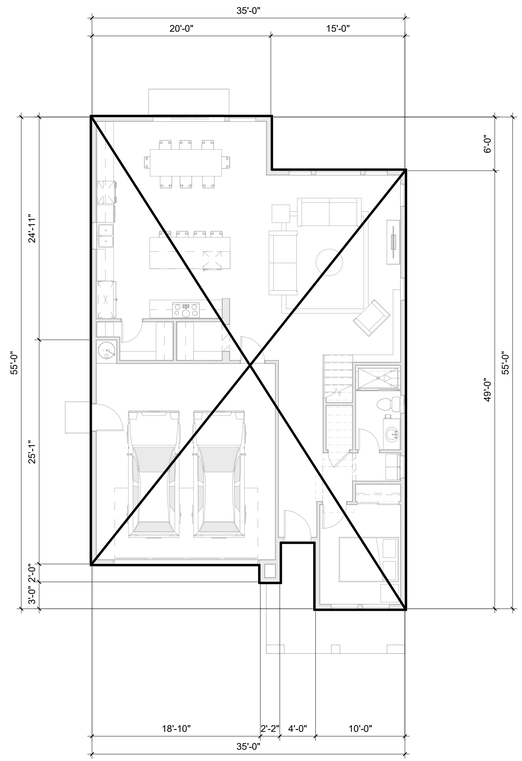
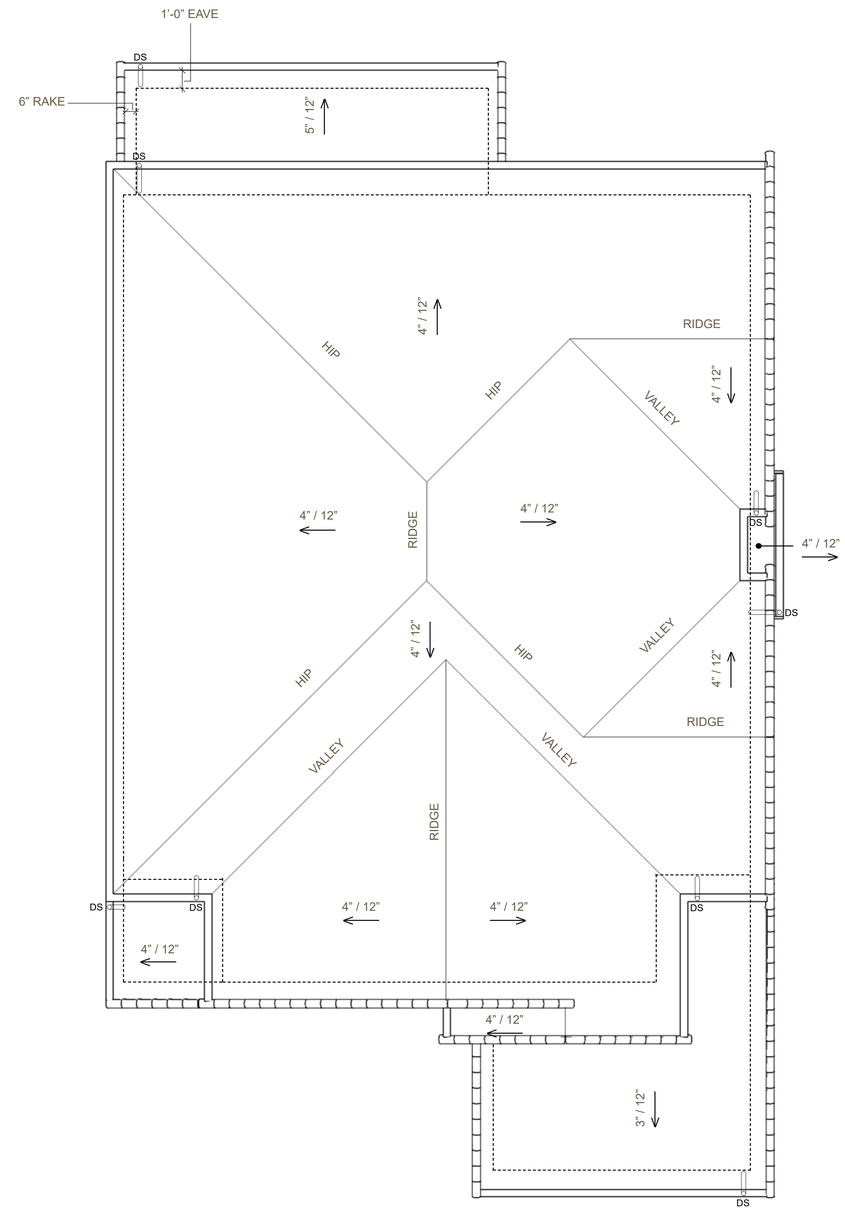


3 PLAN 2B - SECOND FLOOR F.A.R. BOUNDARY
1/8" = 1'-0"



2 PLAN 2B - FIRST FLOOR F.A.R. BOUNDARY
1/8" = 1'-0"



1 PLAN 2B - ROOF PLAN
1/4" = 1'-0"

PLAN 2B - SPANISH - FAR + ROOF PLANS

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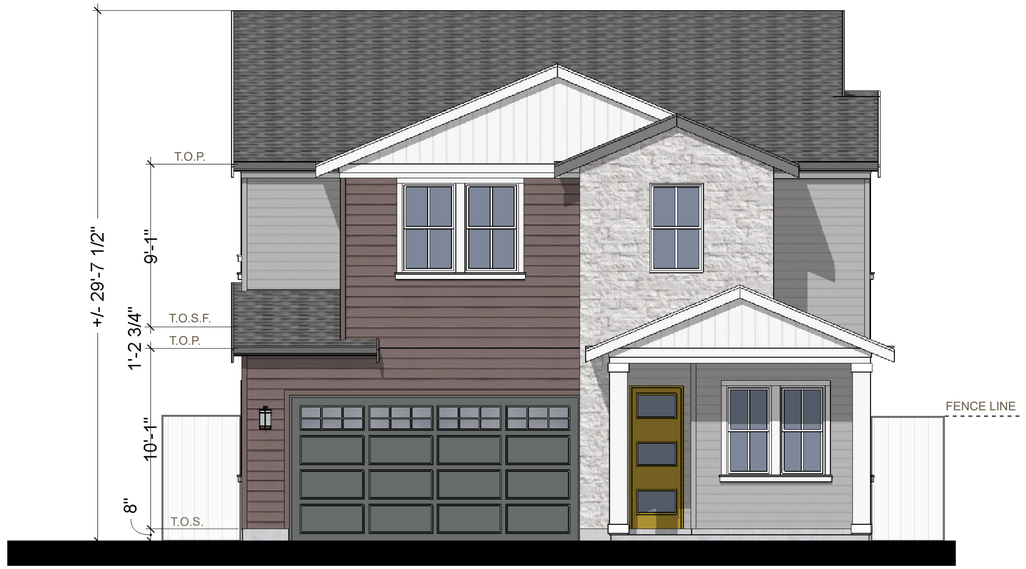

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

NOTE: LANDSCAPE ELEMENTS SUCH AS FENCES SHOWN FOR GRAPHICAL REPRESENTATION ONLY- SEE LANDSCAPING DRAWINGS FOR MORE INFO. REFER SHEET A.23 FOR MORE INFO ON COLOR & MATERIAL BOARD.

PLAN 2A - TRADITIONAL - ELEVATIONS

730 & 760 DIANA AVE - MORGAN HILL, CA
DIVIDEND HOMES

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A.18

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

NOTE: LANDSCAPE ELEMENTS SUCH AS FENCES SHOWN FOR GRAPHICAL REPRESENTATION ONLY- SEE LANDSCAPING DRAWINGS FOR MORE INFO. REFER SHEET A.23 FOR MORE INFO ON COLOR & MATERIAL BOARD.

PLAN 2B - SPANISH - ELEVATIONS

730 & 760 DIANA AVE - MORGAN HILL, CA
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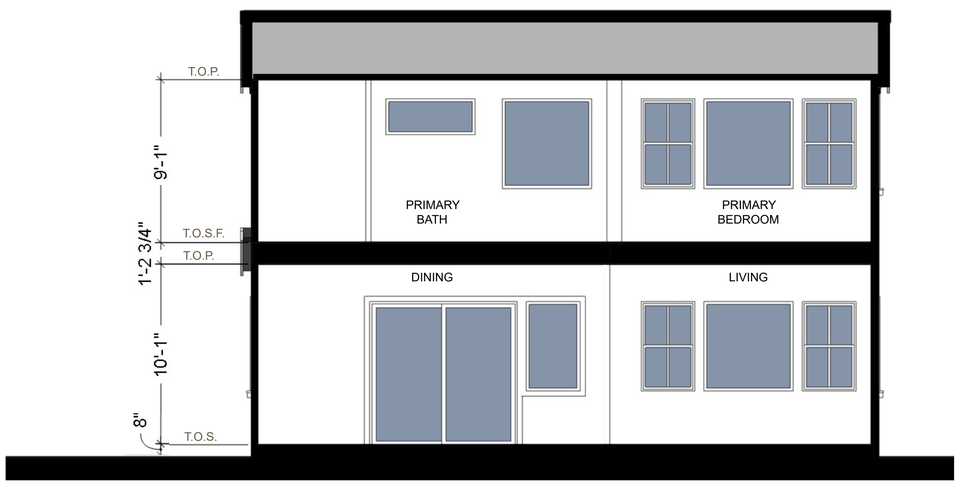
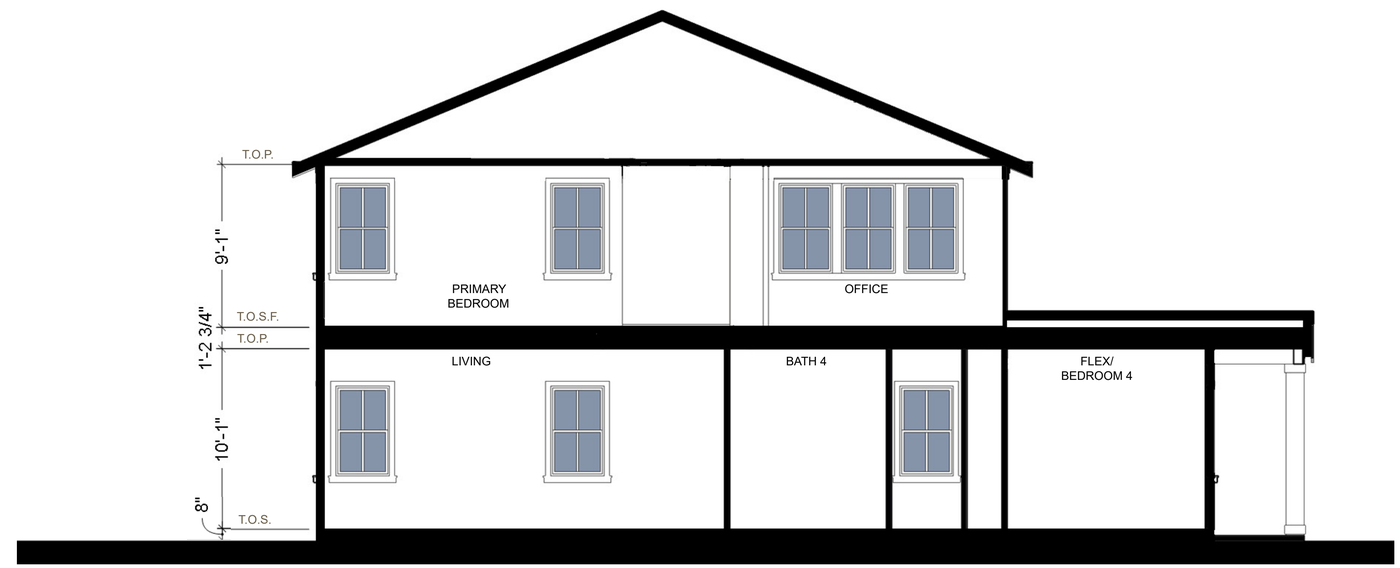
DATE	02/07/2024

A.19



PLAN 2A - SECTION 1



PLAN 2A - SECTION 2

PLAN 2A - TRADITIONAL - SECTIONS

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DATE	02/07/2024

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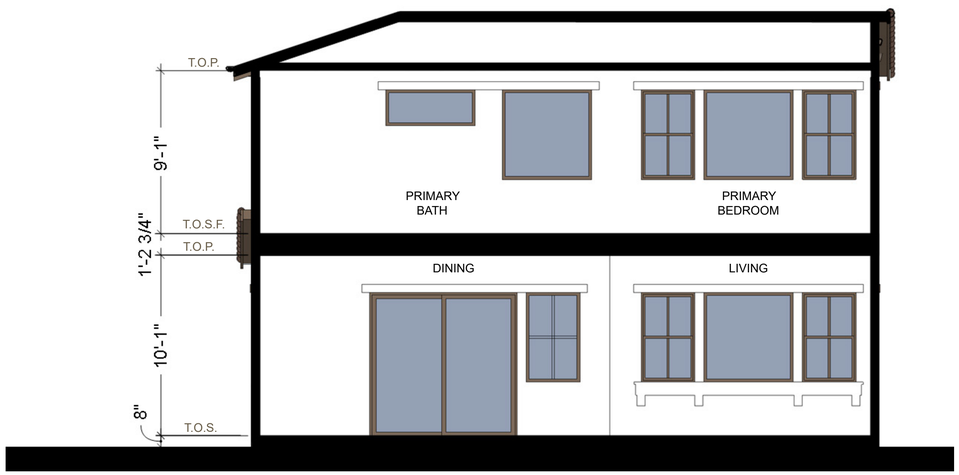

PLAN 2B - SECTION 1

PLAN 2A - SECTION 2

PLAN 2B - SPANISH - SECTIONS

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A.21

COLORS

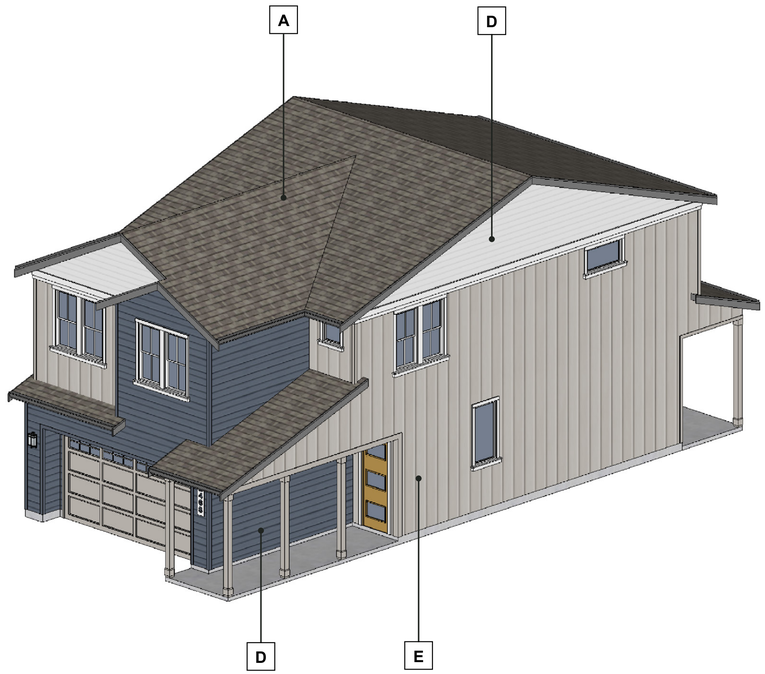
ALABASTER WHITE
SW 7008

DORIAN GRAY
SW 7017

INDIGO BATIK
SW 7602

WEB GRAY
SW 7075

BEE
SW 6683

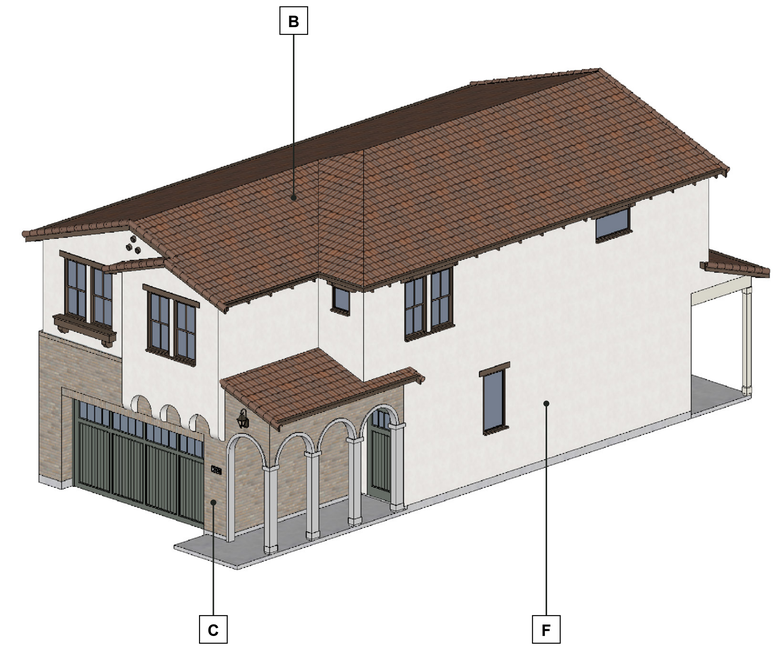


PLAN 1A - TRADITIONAL

DRIFT OF MIST
SW 9166

OTTER
SW 6041

ROSEMARY
SW 6187



PLAN 1B - SPANISH

MATERIALS

A ROOF MATERIAL 1
COMPOSITION SHINGLE
GRAY

B ROOF MATERIAL 2
'S' TILE
BARCELONA 900 BY BORAL

C ADHERED MASONRY VENEER
ELDORADO STONE

D HORIZONTAL LAP SIDING
7.25" SIDING W/ 6" EXP.

E VERTICAL LAP SIDING
7.25" SIDING W/ 6" EXP.

F STUCCO
LIGHT SAND FINISH

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS AND COLORS.

DOWNSPOUTS: PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

ALL VINYL WINDOWS W/ DARK COLORED FRAMES.

PLAN 1 COLOR AND MATERIAL BOARD

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DATE	02/07/2024

A.22

COLORS

GREEK VILLA
SW 7551

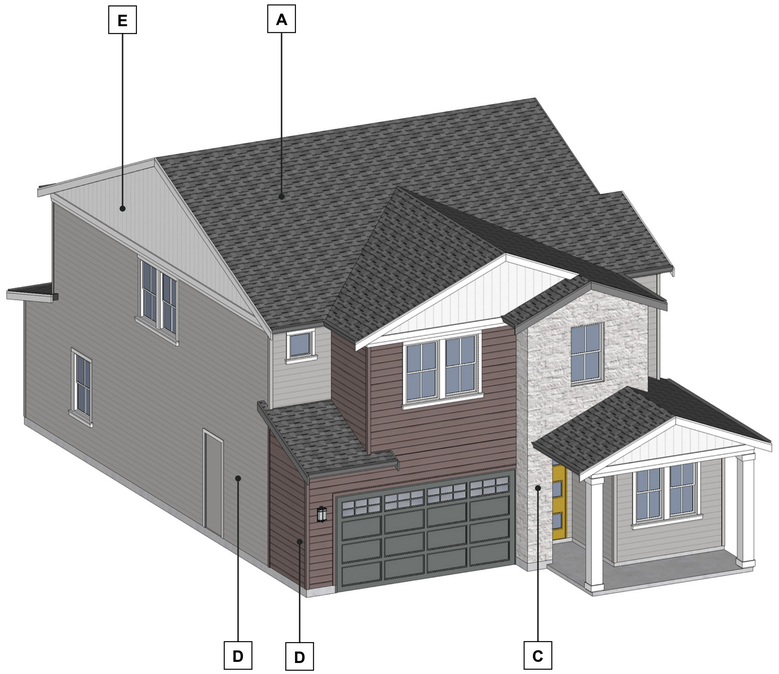
ESSENTIAL GRAY
SW 6002

SOMMELIER
SW 7595

GAUNTLET GRAY
SW 7019

GRIZZLE GRAY
SW 7068

BUTTERFIELD
SW 6676

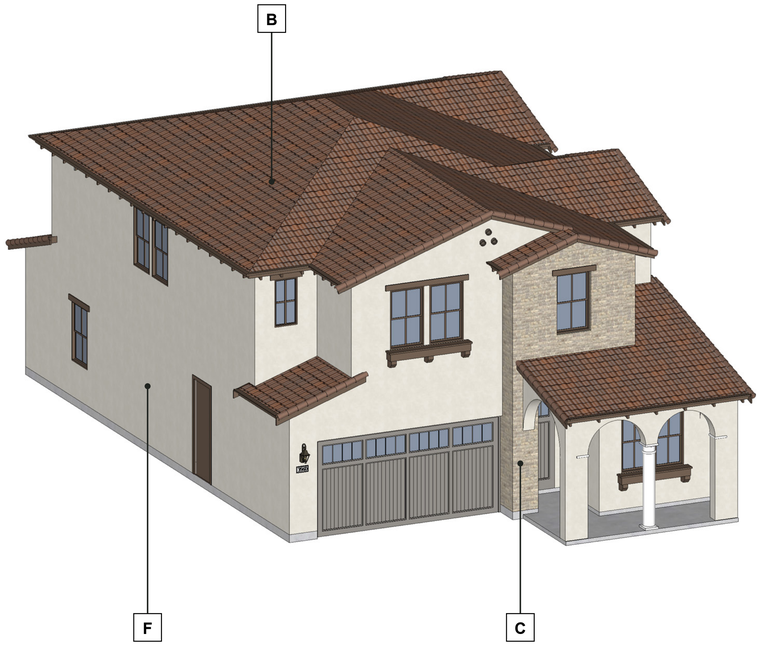


PLAN 2A - TRADITIONAL

SNOWBOUND
SW 7004

JAVA
SW 6090

CHATURA GRAY
SW 9169



PLAN 2B - SPANISH

MATERIALS

A ROOF MATERIAL 1
COMPOSITION SHINGLE
GRAY

B ROOF MATERIAL 2
'S' TILE
BARCELONA 900 BY BORAL

C ADHERED MASONRY VENEER
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D HORIZONTAL LAP SIDING
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ALL VINYL WINDOWS W/ DARK COLORED FRAMES.

PLAN 2 COLOR AND MATERIAL BOARD

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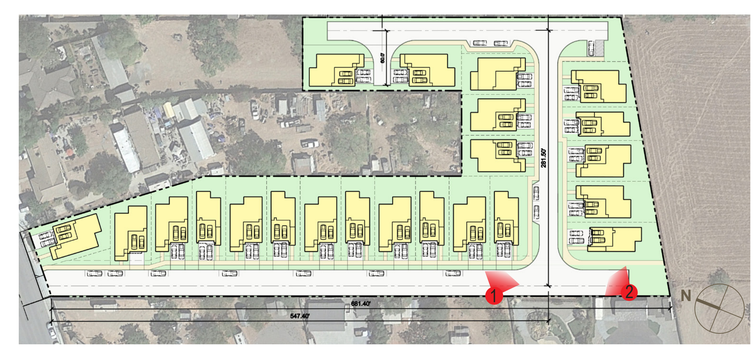
SITE PERSPECTIVE 1

SITE PERSPECTIVE 2



NTS

SITE PERSPECTIVES

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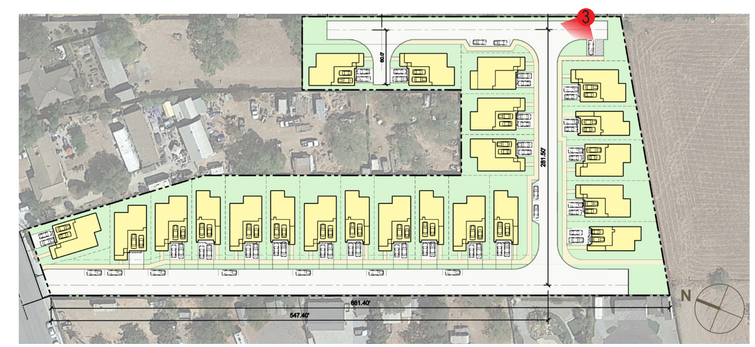
JOB NO.	297-091
DATE	02/07/2024

A.24

SITE PERSPECTIVE 3



NTS

SITE PERSPECTIVES

730 & 760 DIANA AVE - MORGAN HILL, CA
DIVIDEND HOMES

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A.25

NOTE: LANDSCAPE ELEMENTS (TREES, FENCES, ETC.) SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPING DRAWINGS FOR MORE INFO.

AERIAL VIEW

730 & 760 DIANA AVE - MORGAN HILL, CA
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NOTE: LANDSCAPE ELEMENTS (TREES, FENCES, ETC.) SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPING DRAWINGS FOR MORE INFO.

AERIAL VIEW

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DATE	02/07/2024

A.27

SHEET INDEX

SHEET #	SHEET TITLE
C1.0	EXISTING CONDITIONS
C2.0	VESTING TENTATIVE MAP
C3.0	SITE DEVELOPMENT PLAN
C4.0	PRELIMINARY GRADING & DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER CONTROL PLAN
C6.1	PRELIMINARY STORMWATER CONTROL DETAILS & NOTES
C6.2	PRELIMINARY STORMWATER CONTROL CALCULATIONS

LEGEND

EB	ELECTRIC BOX
FH	FIRE HYDRANT
FL	FLOW LINE
LG	LIP OF GUTTER
SDMH	STORM DRAIN MANHOLE
SDCB	STORM DRAIN CATCH BASIN
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
WB	WATER BOX
WV	WATER VALVE
(R&M)	RECORD AND MEASURED
R1	115 M 32
R2	739 M 38
OVERHEAD LINE	——— E ———

BASIS OF BEARINGS:

THE BEARING NORTH 45°23'00" WEST OF DIANA AVE BETWEEN FOUND IRON PIPES AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED ON JANUARY 7TH, 1960 IN BOOK 115 OF MAPS PAGE 32 OF SANTA CLARA COUNTYRECORDERS OFFICE, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

VERTICAL BENCHMARK:

BM 528
SANTA CLARA VALLEY WATER DISTRICT
DESCRIBED AS FOLLOWS:
BRASS DISK ON TOP OF CURB; AT THE NORTH CORNER OF E. DUNNE AVENUE BRIDGE OVER HIGHWAY 101 (BRIDGE NO. 37-0334 PM16.01 1972). DISK IS LOCATED 6.5 FEET NORTHEAST FROM THE END OF CONCRETE HEADWALL; 12.8 FEET WESTERLY FROM TELEPHONE MANHOLE AND 57.0 FEET SOUTHWEST FROM ELECTROLIER. CITY OF MORGAN HILL
ELEVATION = 382.20 (NAVD88, 2020.33 EPOCH)

1"=30'

GRAPHIC SCALE
30 0 30 60

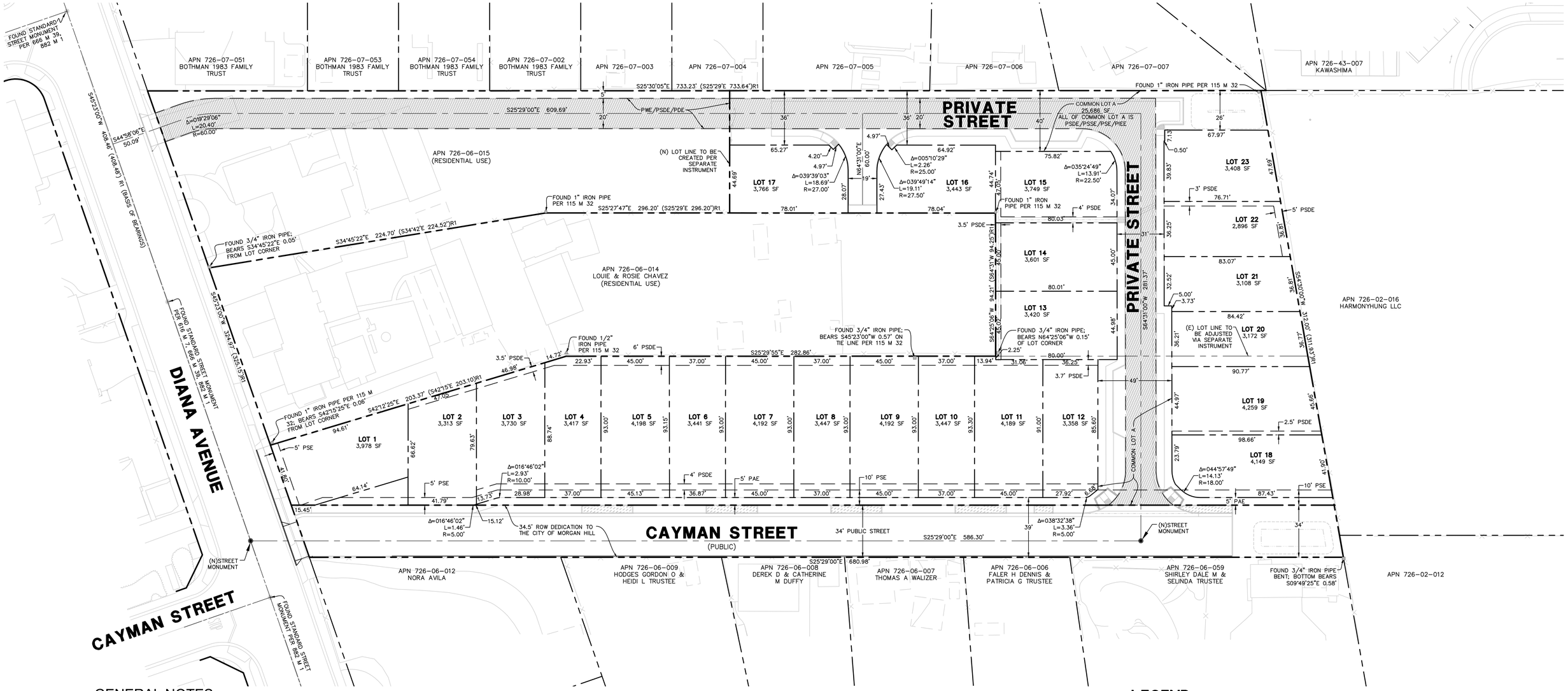
DRAWING NAME: C:\Temp\AcPublish_68332\01-DIANA_EX.dwg
PLOT DATE: 02-09-24
PLOTTED BY: hoon

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

730 & 760 DIANA AVENUE

EXISTING CONDITIONS

C1.0
2/09/2024
20231724-10



GENERAL NOTES

1. OWNER: DIANA AVENUE INVESTORS, LLC
2. DEVELOPER: DIANA AVENUE INVESTORS, LLC
   385 WOODVIEW AVENUE, SUITE 100
   MORGAN HILL, CA 95037
   CONTACT: JOSHUA VROTSOS
   (408) 779-5900
3. CIVIL ENGINEER: BKF ENGINEERS
   1730 N. FIRST STREET
   SAN JOSE, CA 95112
   CONTACT: PHONG KIET
   (408) 467-9100
4. PROPERTY DESCRIPTION: A NEW 23 R-1 SINGLE FAMILY HOMES PROJECT LOCATED ON A 3.05± ACRE SITE
5. ASSESSORS PARCEL NO: 726-06-013, 726-06-015
6. GENERAL PLAN: RESIDENTIAL DETACHED MEDIUM DENSITY
7. EXISTING ZONING: RDM
8. PROPOSED ZONING: RDM
9. EXISTING USE: RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL
11. GROSS AREA: 3.05± ACRES 132,905 SF
12. NET AREA: 2.60± ACRES 109,233 SF
13. NUMBER OF UNITS: 23
14. NUMBER OF LOTS: 23 (23 DEVELOPABLE LOTS AND 1 NON-DEVELOPABLE COMMON LOT)
15. UTILITIES:
    A. WATER:
       PUBLIC STREETS: CITY OF MORGAN HILL
       PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
    B. SANITARY SEWER:
       PUBLIC STREETS: CITY OF MORGAN HILL
       PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
    C. STORM DRAIN:
       PUBLIC STREETS: CITY OF MORGAN HILL
       PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
    D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
    E. TELEPHONE: AT&T
    F. CABLE TV: COMCAST
16. BENCHMARK: BM 528
    SANTA CLARA VALLEY WATER DISTRICT
    DESCRIBED AS FOLLOWS:

    BRASS DISK ON TOP OF CURB; AT THE NORTH CORNER OF E. DUNNE AVENUE BRIDGE OVER HIGHWAY 101 (BRIDGE NO. 37-0334 PM16.01 1972). DISK IS LOCATED 6.5 FEET NORTHEAST FROM THE END OF CONCRETE HEADWALL; 12.8 FEET WESTERLY FROM TELEPHONE MANHOLE AND 57.0 FEET SOUTHWEST FROM ELECTROLIER. CITY OF MORGAN HILL

    ELEVATION = 382.20 FEET (NAVD88, 2020.33 EPOCH)
17. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY 360 AERIAL SURVEYS. (DATED 8/22/23), AND BASED ON FIELD SURVEY PREPARED BY BKF ENGINEERS (DATED JANUARY 2024).
18. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0444H, DATED MAY 18, 2009.
19. LOT SIZES: COMMON LOT A = 25,686 SF (INCLUDES EVAE & PAE)
    LOTS 1-23 = 83,547 SF
    TOTAL = 109,233 SF
20. EASEMENTS:
    EVAE = EMERGENCY VEHICLE ACCESS EASEMENT
    PSE = PUBLIC SERVICE EASEMENT
    PWE = PUBLIC WATER LINE EASEMENT
    PDE = PRIVATE DRAINAGE EASEMENT
    PSDE = PRIVATE STORM DRAIN EASEMENT
    PIEE = PRIVATE INGRESS EGRESS EASEMENT
    PSSE = PRIVATE SANITARY SEWER EASEMENT
21. PRIVATE LOT UTILITIES: PSDE, PSE FOR BANKED GAS METERS, & PGE EASEMENTS FOR INDIVIDUAL LOTS FOR THE BENEFIT OF OTHER LOTS WILL BE PROVIDED ON THE FINAL MAP
22. COMMON LOT: ALL COMMON LOTS ARE COVERED BY PIEE, PSE, PSDE, AND PSSE.

LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- EASEMENT LINE
- STREET CENTER LINE
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) & PUBLIC WATER EASEMENT (PWE)
- (N) (E) STREET MONUMENT
- 1" IRON PIPE
- 3/4" IRON PIPE
- 1/2" IRON PIPE

1"=30'

GRAPHIC SCALE
30 0 30 60

NOTES:

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

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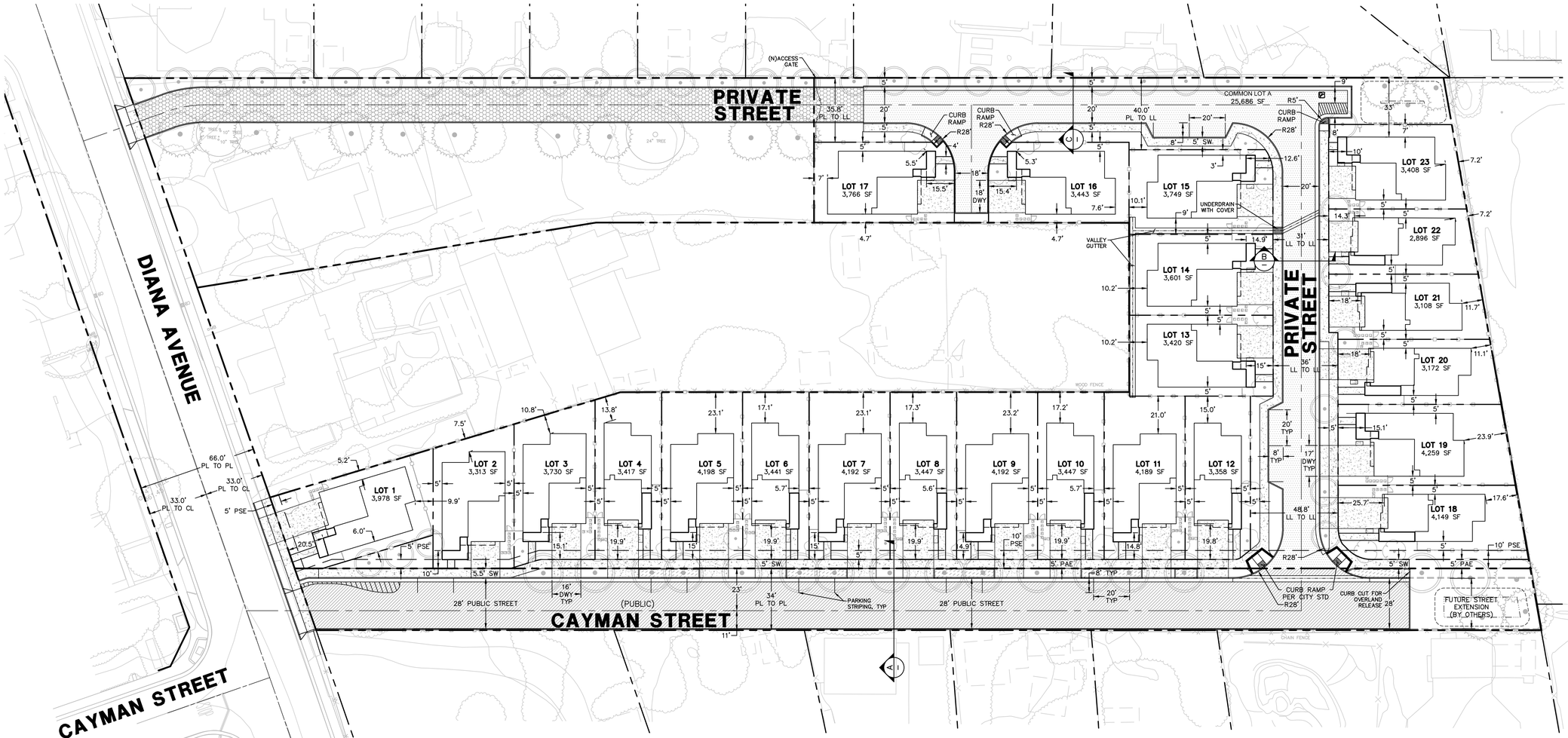
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

DRAWING NAME: \\BKF-S1\vol4\2023\231724_730_Diana_Subdivision_Morgan_Hill\ENG-L\Planning\Sheets\02-DIANA_TM.dwg
PLOT DATE: 02-09-24 PLOTTED BY: hoan

730 & 760 DIANA AVENUE

VESTING TENTATIVE MAP

C2.0
2/09/2024
20231724-10



LEGEND

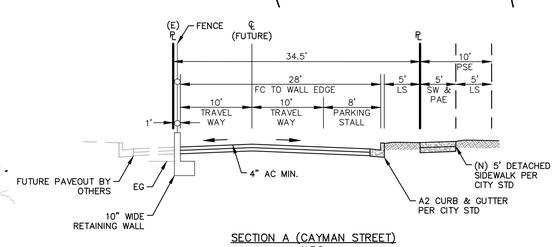
- BOUNDARY LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT LINE
- VERTICAL CURB
- PAINTED RED CURB
- VERTICAL CURB & GUTTER
- AC PAVEMENT (PUBLIC)
- AC PAVEMENT (PRIVATE)
- GRASSPAVE PERVIOUS SECTION
- CONCRETE SIDEWALK/DRIVEWAY
- GREEN INFRASTRUCTURE: STORMWATER PLANTER
- DETENTION POND
- DRIVEWAY
- ADA PARKING MARKING
- WHEEL STOP
- 4"x4" BLUE FIRE HYDRANT MARKER
- 7 FT FENCE (SEE LANDSCAPE PLANS)

NOTES:

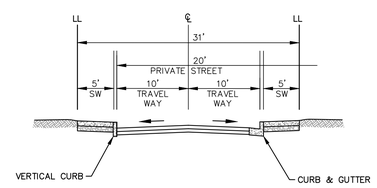
1. NEW CURB AND GUTTER, SIDEWALK, AND ADA RAMPS TO BE INSTALLED PER CITY STANDARD DETAILS.
2. SEE VESTING TENTATIVE MAP FOR EASEMENT INFORMATION AND DIMENSIONS.
3. ALL SIGNING AND STRIPING SHALL CONFORM TO THE LATEST PROVISIONS OF CA MUTCD, CALTRANS STANDARD PLANS AND SPECIFICATIONS, AND THE CITY OF MORGAN HILL STANDARD DETAILS.
4. ALL STRIPING DAMAGED AS PART OF CONSTRUCTION AND PAVEMENT WORK SHALL BE REPLACED WITH THERMOPLASTIC STRIPING TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

ABBREVIATIONS:

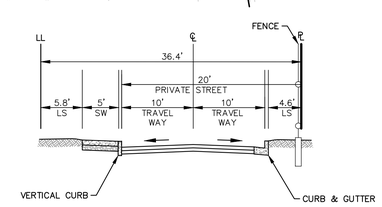
BLDG	BUILDING
CL	CENTER LINE
BC	BACK OF CURB
BW	BACK OF WALK
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
FC	FACE OF CURB
LL	LOT LINE
LS	LANDSCAPE
MIN	MINIMUM
(N)	NEW
PL	PROPERTY LINE
R	RADIUS
STD	STANDARD
SW	SIDEWALK
TYP	TYPICAL
PS	PARKING STALL
PAE	PUBLIC ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT



SECTION A (CAYMAN STREET)
N.T.S.



SECTION B (PRIVATE STREET)
N.T.S.



SECTION C (PRIVATE STREET)
N.T.S.

1"=30'

GRAPHIC SCALE
30 0 30 60

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DRAWING NAME: \\BKF-S\vol4\2023\231724_730_Diana_Subdivision_Morgan_Hill\ENG-L\Planning\Sheets\03-DIANA_SP.dwg
PLOT DATE: 02-07-24 PLOTTED BY: hoon

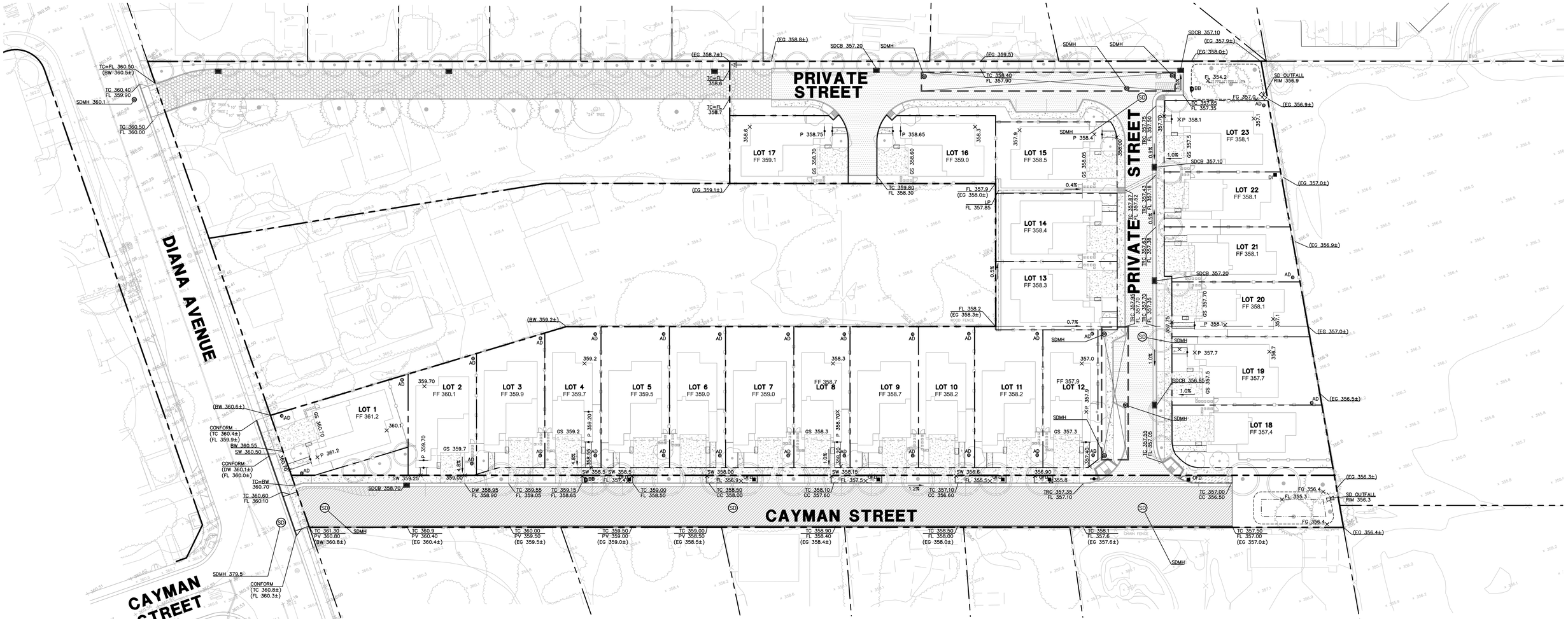
730 & 760 DIANA AVENUE

SITE DEVELOPMENT PLAN

C3.0

2/09/2024

20231724-10



LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX / FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) / (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	×100.00
SPOT ELEVATION (EXISTING)	×(100.00±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
SLOPE TO GRADE (HARDSCAPE)	X.X%

ABBREVIATIONS:

AC	HVAC UNIT
AD	AREA DRAIN
BB	BUBBLER BOX
BW	BACK OF WALK
CB	CATCH BASIN
DI	DROP INLET
EG	EXISTING GRADE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GS	GARAGE SLAB
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
OFD	OVER FLOW DRAIN
P	PORCH
PV	PAVEMENT
R	RISER/STEP
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
JB	STORM DRAIN JUNCTION BOX
SS	SANITARY SEWER
STP	STEP
TC	TOP OF CURB

1" = 30'

GRAPHIC SCALE

30 0 30 60

DRAWING NAME: \\BKF-S\vol4\2023\231724_730_Diana_Subdivision_Morgan_Hill\ENG-L\Planning\Sheets\04-DIANA_GD.dwg
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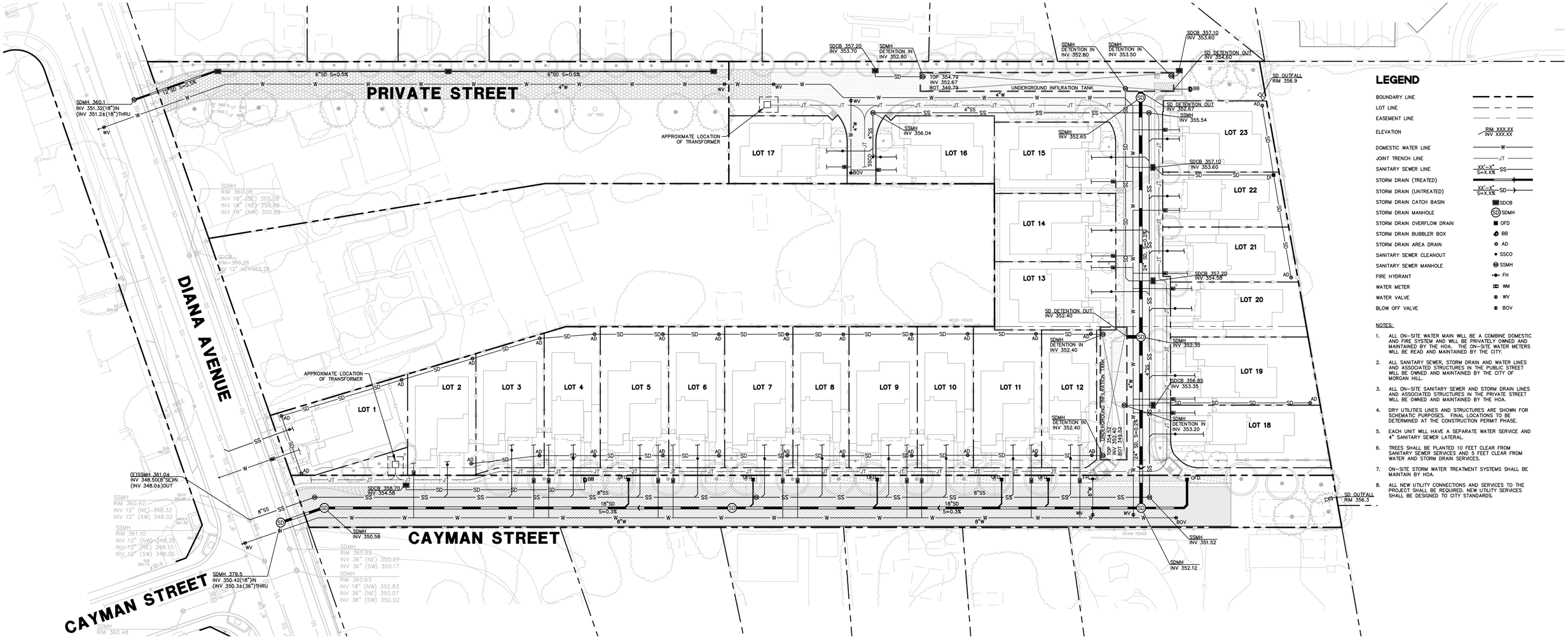
730 & 760 DIANA AVENUE

PRELIMINARY GRADING & DRAINAGE PLAN

C4.0

2/09/2024

20231724-10



LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ELEVATION	RIM XXX.XX / INV XXX.XX
DOMESTIC WATER LINE	W
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	XX"-X" S=X.X% SS
STORM DRAIN (TREATED)	
STORM DRAIN (UNTREATED)	XX"-X" S=X.X% SD
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN MANHOLE	SD SDMH
STORM DRAIN OVERFLOW DRAIN	OFD
STORM DRAIN BUBBLER BOX	BB
STORM DRAIN AREA DRAIN	AD
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	SS SSMH
FIRE HYDRANT	FH
WATER METER	WM
WATER VALVE	WV
BLOW OFF VALVE	BOV

NOTES:

1. ALL ON-SITE WATER MAIN WILL BE A COMBINE DOMESTIC AND FIRE SYSTEM AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. THE ON-SITE WATER METERS WILL BE READ AND MAINTAINED BY THE CITY.
2. ALL SANITARY SEWER, STORM DRAIN AND WATER LINES AND ASSOCIATED STRUCTURES IN THE PUBLIC STREET WILL BE OWNED AND MAINTAINED BY THE CITY OF MORGAN HILL.
3. ALL ON-SITE SANITARY SEWER AND STORM DRAIN LINES AND ASSOCIATED STRUCTURES IN THE PRIVATE STREET WILL BE OWNED AND MAINTAINED BY THE HOA.
4. DRY UTILITIES LINES AND STRUCTURES ARE SHOWN FOR SCHEMATIC PURPOSES. FINAL LOCATIONS TO BE DETERMINED AT THE CONSTRUCTION PERMIT PHASE.
5. EACH UNIT WILL HAVE A SEPARATE WATER SERVICE AND 4" SANITARY SEWER LATERAL.
6. TREES SHALL BE PLANTED 10 FEET CLEAR FROM SANITARY SEWER SERVICES AND 5 FEET CLEAR FROM WATER AND STORM DRAIN SERVICES.
7. ON-SITE STORM WATER TREATMENT SYSTEMS SHALL BE MAINTAIN BY HOA.
8. ALL NEW UTILITY CONNECTIONS AND SERVICES TO THE PROJECT SHALL BE REQUIRED. NEW UTILITY SERVICES SHALL BE DESIGNED TO CITY STANDARDS.

1"=30'

GRAPHIC SCALE

30 0 30 60

DRAWING NAME: \\BKF-SJ\vol4\2023\231724_730_Diana_Subdivision_Morgan_Hill\ENG-L\Planning\Sheets\05-DIANA_UT.dwg
02-07-24 PLOTTED BY: hoan
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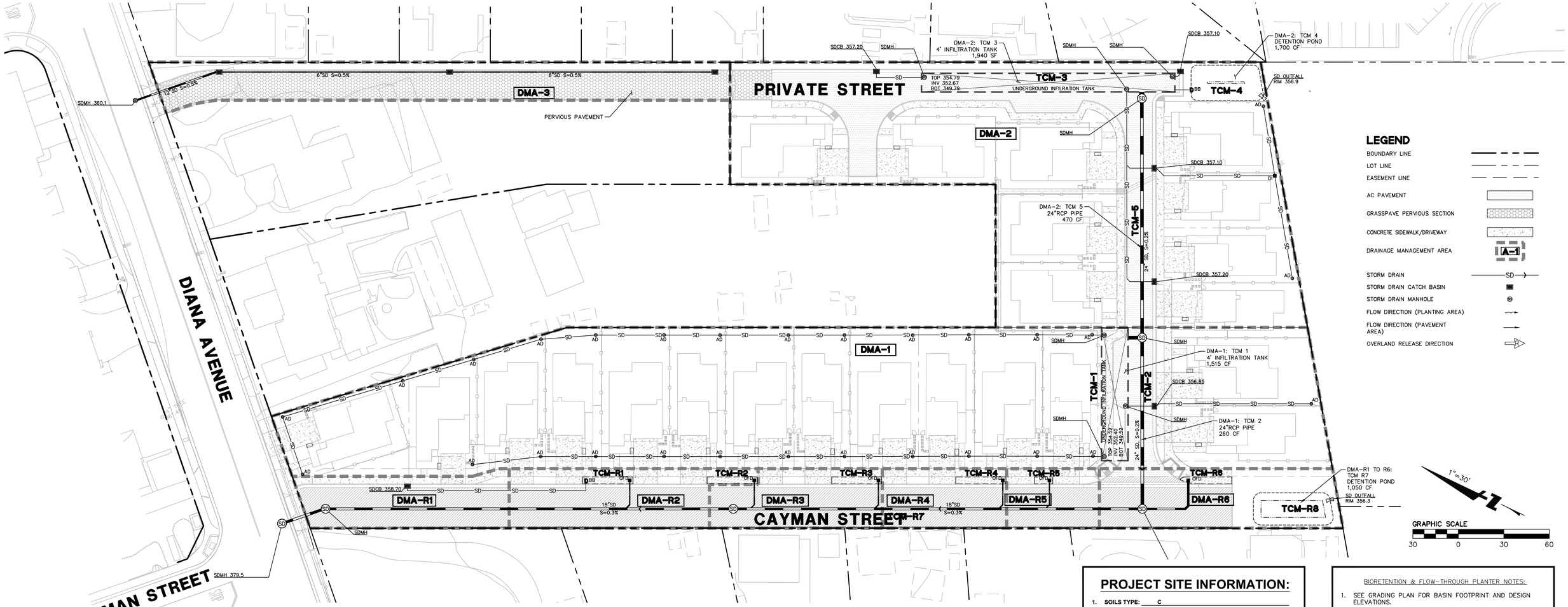
730 & 760 DIANA AVENUE

PRELIMINARY UTILITY PLAN

C5.0

2/09/2024

20231724-10



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- AC PAVEMENT
- GRASSPAVE PERVIOUS SECTION
- CONCRETE SIDEWALK/DRIVEWAY
- DRAINAGE MANAGEMENT AREA (A-1)
- STORM DRAIN (SD)
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- FLOW DIRECTION (PLANTING AREA)
- FLOW DIRECTION (PAVEMENT AREA)
- OVERLAND RELEASE DIRECTION

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS: //CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

PERVIOUS PAVEMENT REQUIREMENTS:

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVEMENT MANUFACTURER THAT THE PAVEMENT MEETS THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVEMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVEMENT AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING PERVIOUS CONCRETE INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVEMENT FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**

I.A. PROPERTY ADDRESS:
730 & 760 DIANA AVENUE
MORGAN HILL, CA 95037

I.B. PROPERTY OWNER:
DIANA AVENUE INVESTORS, LLC

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT:
JOSHUA VROTSOS

II.B. PHONE NUMBER OF CONTACT:
(408) 779–5900

II.C. EMAIL:
JVROTSOS@DIVIDENDHOMES.COM

II.D. ADDRESS:
385 WOODVIEW AVENUE, STE 100
MORGAN HILL, CA 95037

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** C
2. **GROUND WATER DEPTH:** 30'
3. **NAME OF RECEIVING BODY:** COYOTE CREEK
4. **FLOOD ZONE:** ZONE X
5. **FLOOD ELEVATION (IF APPLICABLE):**

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS
3. LANDSCAPING
   a. WALKWAYS AND PATIOS.
6. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS, AND DRIVEWAYS TO LANDSCAPED AREAS.
7. CLUSTER STRUCTURES/PAVEMENT.
8. CONSTRUCT DRIVEWAYS WITH PERMEABLE SURFACES.

BIORETENTION & FLOW–THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON–FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

DRAWING NAME: C:\Temp\AcPublish_39752\06-DIANA_SW.dwg
PLOT DATE: 02-08-24 PLOTTED BY: hoon

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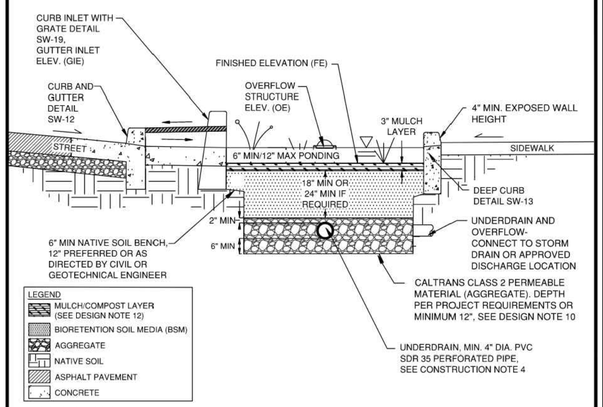
PRELIMINARY STORMWATER CONTROL PLAN

20231724-10



CONSTRUCTION NOTES

1. MAINTAIN UNDISTURBED NATIVE SOIL BENCH TO SUPPORT ADJACENT SIDEWALK/ROAD. SEQUENCE WORK TO CONSTRUCT CURBS BEFORE EXCAVATING BIORETENTION AREA FOR AGGREGATE AND BSM.
2. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BSM.
3. FACILITY EXCAVATION TO ALLOW FOR SPECIFIED AGGREGATE, BSM, AND MULCH DEPTHS TO ACHIEVE FINISHED ELEVATIONS ON CIVIL PLANS.
4. INSTALL UNDERDRAIN WITH HOLES FACING DOWN. TOP OF UNDERDRAIN 6" BELOW TOP OF AGGREGATE LAYER. UNDERDRAIN SLOPE MAY BE FLAT.
5. COMPACT EACH 6" LIFT OF BSM WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
6. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
7. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
8. STORMWATER SHOULD BE DIRECTED AWAY FROM BIORETENTION UNTIL CONSTRUCTION IS COMPLETE AND DRAINAGE AREA VEGETATION IS STABILIZED.

LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT STANDARD DETAILS

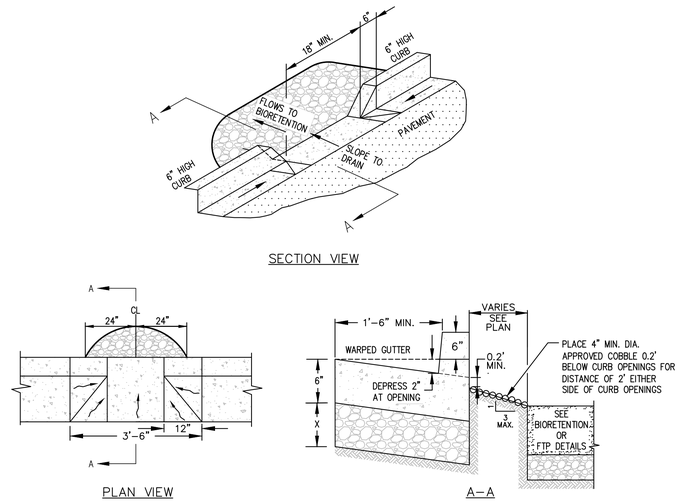
CASQA / LIDI — DEVELOPED UNDER PROP. 84 GRANT	APPROVED BY: / VERSION: 08/31/2017	STREET BIORETENTION PLANTER BOX, WITH PARKING, WITH UNDERDRAIN — USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION	STANDARD PLAN NO. SW-2 — SHEET 1 OF 2

DESIGN NOTES

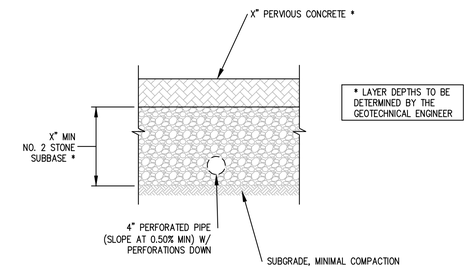
1. BIORETENTIONFACILITY DESIGN SHOULD OPTIMIZE THE FLAT BOTTOM DIMENSIONS (I.E., WIDTH, LENGTH) TO MAXIMIZE THE FUNCTIONAL AREA OF THE FACILITY.
2. CAPTURE AND CONVEY OVERFLOW TO STORM DRAIN SYSTEM (DETAIL SW-22, SW-23). ALTERNATIVELY, CONVEY OVERFLOW TO APPROVED DISCHARGE LOCATION THROUGH OTHER OVERLAND METHODS (IE. CURB CUTS, SIDEWALK UNDERDRAIN, WEIR, ETC.).
3. PROVIDE SPOT ELEVATIONS AT INLETS AND OVERFLOW STRUCTURES ON CIVIL PLANS (FE,OE, GIE, SIE), PER DETAIL SW-18.
4. DUE TO SITE VARIABILITY, TO ENSURE THE LONG-TERM STRUCTURAL STABILITY OF THE BIORETENTION FACILITY AND ANY ADJACENT INFRASTRUCTURE CONSULT WITH A GEOTECHNICAL ENGINEER.
5. A VERTICAL LINER MAY BE USED FOR BIORETENTION FACILITIES TO PREVENT LATERAL FLOW AND TO SEPARATE THE NATIVE SOIL FROM THE BSM AND THE AGGREGATE, HOWEVER A HORIZONTAL LINER SHALL NOT BE USED.
6. DO NOT USE FILTER FABRIC BETWEEN BSM AND AGGREGATE.
7. PROVIDE CAPPED, THREADED PVC CLEANOUT FOR UNDERDRAIN, 4" MIN. DIA. WITH SWEEP BEND.
8. PROVIDE A CLEAN-OUT/OBSERVATION PORT IN EACH FACILITY, PER BIORETENTION TECHNICAL SPECIFICATIONS.
9. ON LONGITUDINAL SLOPE, USE CHECK DAMS (DETAILS SW-20, SW-21)
10. USE AND DEPTH OF AGGREGATE DETERMINED BY FACILITY SIZING. IF CALTRANS CLASS 2 PERMEABLE IS NOT AVAILABLE, SUBSTITUTE CLASS 3 PERMEABLE WITH AN OVERLYING 3" DEEP CHOKING LAYER OF EITHER CALTRANS COURSE AGGREGATE 1/2" (NO. 4) OR 3/4" X (NO. 4) OPEN-GRADED AGGREGATE.
11. BIORETENTION SOIL MEDIA (BSM) SPECIFICATION PER BIORETENTION TECHNICAL SPECIFICATIONS.
12. PLANT SELECTION PER BIORETENTION TECHNICAL SPECIFICATIONS.
13. MULCH PER BIORETENTION TECHNICAL SPECIFICATIONS.
14. LOCATE ENERGY DISSIPATION AS SPECIFIED IN INLET DETAILS.
15. AVOID DECORATIVE USE OF COBBLE THAT CAN INTERFERE WITH WITH INFILTRATION.

LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT STANDARD DETAILS

CASQA / LIDI — DEVELOPED UNDER PROP. 84 GRANT	APPROVED BY: / VERSION: 08/31/2017	STREET BIORETENTION PLANTER BOX, WITH PARKING, WITH UNDERDRAIN — USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION	STANDARD PLAN NO. SW-2 — SHEET 2 OF 2



1 CURB OPENING N.T.S.



SIZING METHOD: VOLUME

2 PERVIOUS PAVEMENT (SELF-TREATING) N.T.S.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1A
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

TABLE 1B
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

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1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

DRAWING NAME: C:\Temp\AcPublish_39752\06-DIANA_SW.dwg
PLOT DATE: 02-08-24 PLOTTED BY: hoon

730 & 760 DIANA AVENUE

PRELIMINARY STORMWATER CONTROL DETAILS & NOTES

C6.1
2/09/2024
20231724-10

ONSITE STORMWATER CALCULATION TABLES

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (SF)	Impervious Area (SF)	Pervious Area (Permeable Pavement) (SF)	Pervious Area (Other) (SF)	Runoff Coeff. "C"†	% Onsite Area Treated by LID or Non-LID TCM	Bioretention: Bioretention Area Required (4%)(SF)	Bioretention: Bioretention Area Provided (SF)	Bioretention: Overflow Riser Height (in)	Infiltration: 85th% (1.2" Rain) Volume(CF)	95th% (1.7" Rain) Volume(CF)††	24 hr 25 year total rainfall (5.25" Rain) Volume(CF)†††	Impervious Area Type	Comments
1	1	Onsite	Subsurface Infiltration System	LID	N/A	56,016	30,083	0	25,933	0.364	54.15%	-	-	-	2,037	3,692	11,139	Roadway, Sidewalk, Roof	Infiltration Tank (0.5 in/hr, 4' deep tank)
2	3	Onsite	Subsurface Infiltration System	LID	N/A	47,430	31,500	520	15,410	0.461	45.85%	-	-	-	2,188	3,966	11,966	Roadway, Sidewalk, Roof	Infiltration Tank (0.5 in/hr, 4' deep tank)
3	-	Onsite	Self-treating areas	LID	N/A	9,600	0	7,100	2,500	0.040	9.28%	-	-	-	-	-	-	-	Permeable Pavement
					Totals:	113,046	61,583	7,620	43,843	N/A	109.28%	0	0	N/A		7,658			

Footnotes:

† $C=0.858i^3-0.78i^2+0.774i+0.04$, where "i" is the fraction of the tributary area that is impervious

†† TCM required storage volume equals full 95th% runoff with native soil infiltration if necessary

††† Per City of Morgan Hill Master Plan, Sizing for Volume Retention in underground structures and ponding basins requires 1.25 Safety Factor

TREATMENT CONTROL MEASURE RETENTION VOLUME SIZING TABLE

DMA #	TCM #	Location	Treatment Type	TCM Surface Area (SF)	TCM Retention Depth (ft)	TCM below ground volume (CF)	Infiltration Volume over 24 hours[3] (CF)	TCM total volume (CF)	Volume Check[3]
1	1	Onsite	Subsurface Infiltration System	1,515	2.88	4,356	1,515	5,871	**OK**
2	3	Onsite	Subsurface Infiltration System	1,940	2.88	5,578	1,940	7,518	**OK**

Footnotes:

[3]Infiltration Rate set to 0.5 in/hr per for poor soil (Class D)

TREATMENT CONTROL MEASURE OVERLAND RELEASE SIZING TABLE

DMA #	TCM #	Location	Retention Type	Pre Project Overland Release Volume allowed (CF)	Overland Release Volume Retention Required (CF)	Infiltration Tank Surface Area (SF)	Infiltration Tank Below Ground Volume (4' depth)	Detention Pipe-Length (LF)	Detention Pipe Volume- 24"(CF)	Detention Pond (CF)	TCM total volume (CF)	Volume Check
1	1, 2	Onsite	TCM 1: Infiltration Tank TCM 2: Detention Pipe	4,901	6,237	1,515	6,060	80	260	0	6,320	**OK**
2	3, 4, 5	Onsite	TCM 3: Infiltration Tank TCM 4: Detention Pipe TCM 5: Detention Pond	2,075	9,891	1,940	7,760	150	470	1,700	9,930	**OK**

OFFSITE STORMWATER CALCULATION TABLES

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (SF)	Impervious Area (SF)	Pervious Area (Permeable Pavement) (SF)	Pervious Area (Other) (SF)	Runoff Coeff. "C"†	% Onsite Area Treated by LID or Non-LID TCM	Bioretention: Bioretention Area Required (4%)(SF)	Bioretention: Bioretention Area Provided (SF)	Bioretention: Overflow Riser Height (in)	95th% (1.7" Rain) Volume(CF)††	24 hr 25 year total rainfall (5.25" Rain) Volume(CF)†††	Impervious Area Type	Comments
R1	R1	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	3,700	3,600	0	100	0.845	12.56%	144	148	12	453	1,368	Roadway, Sidewalk	In Ground Flow Through Planter Box
R2	R2	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	5,720	3,470	0	2,250	0.414	19.42%	148	148	12	343	1,036	Roadway, Sidewalk	In Ground Flow Through Planter Box
R3	R3	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	5,945	3,445	0	2,500	0.394	20.18%	148	148	12	339	1,024	Roadway, Sidewalk	In Ground Flow Through Planter Box
R4	R4	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	5,698	3,448	0	2,250	0.413	19.34%	147	148	12	341	1,029	Roadway, Sidewalk	In Ground Flow Through Planter Box
R5	R5	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	2,052	1,152	0	900	0.381	6.97%	50	52	12	113	342	Roadway, Sidewalk	In Ground Flow Through Planter Box
R6	R6	Offsite	Bioretention unlined w/o underdrain	LID	2C. Flow: 4% Method **	6,340	3,240	0	3,100	0.346	21.52%	142	142	-	318	961	Roadway, Sidewalk	In Ground Flow Through Planter Box
					Totals:	29,455	18,355	0	11,100	N/A	100.00%	779	786	N/A	N/A	5,759		

Footnotes:

** Sizing for Bioretention Area Required calculated using the 4% Method ([Impervious Area + 0.1 x Pervious Area] x 0.04)

† $C=0.858i^3-0.78i^2+0.774i+0.04$, where "i" is the fraction of the tributary area that is impervious

†† TCM required storage volume equals full 95th% runoff with native soil infiltration if necessary

††† Per City of Morgan Hill Master Plan

TREATMENT CONTROL MEASURE RETENTION VOLUME SIZING TABLE

DMA #	TCM #	Location	Treatment Type	TCM Top Surface Area (SF)	TCM Bottom Surface Area (SF)	TCM above ground volume (CF)	Ponding depth (in)	Bio soil media depth (in)[1]	Drain rock depth (in)[2]	TCM below ground volume (CF)	Infiltration Volume over 24 hours[3] (CF)	TCM total volume (CF)	Volume Check
R1	R1	Offsite	Bioretention unlined w/o underdrain	148	148	148	12	12	26	165	148	461	**OK**
R2	R2	Offsite	Bioretention unlined w/o underdrain	148	148	148	12	12	18	126	148	422	**OK**
R3	R3	Offsite	Bioretention unlined w/o underdrain	148	148	148	12	12	18	126	148	422	**OK**
R4	R4	Offsite	Bioretention unlined w/o underdrain	148	148	148	12	12	18	126	148	422	**OK**
R5	R5	Offsite	Bioretention unlined w/o underdrain	52	52	52	12	12	18	44	52	148	**OK**
R6	R6	Offsite	Bioretention unlined w/o underdrain	142	142	142	12	12	18	121	142	405	**OK**
					786							2,280	

Footnotes:

[1]Assume 25% void ratio

[2]Assume 40% void ratio

[3]Infiltration Rate set to 0.5 in/hr per for poor soil (Class D)

TREATMENT CONTROL MEASURE OVERLAND RELEASE SIZING TABLE

DMA #	TCM #	Location	Retention Type	Pre Project Overland Release Volume allowed (CF)	Overland Release Volume Retention Required (CF)*	Bioretention Surface Area (SF)	Bioretention Total Volume (CF)	Detention Pipe-Length (LF)	Detention Pipe Volume-18" (CF)	Detention Pond (CF)	TCM total volume (CF)	Volume Check
R1, R2, R3, R4, R5, R6	R1, R2, R3, R4, R5, R6, R7, R8	Offsite	TCM R1-R6: Bioretention TCM R7: Detention Pipe TCM R8 Detention Pond	2,577	3,977	786	2,280	415	705	1,050	4,035	**OK**

Footnotes:

* Sizing for Volume Retention in underground structures and ponding basins requires 25% Freeboard

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PLOT DATE: 02-08-24 PLOTTED BY: hoon

730 & 760 DIANA AVENUE

PRELIMINARY STORMWATER CONTROL CALCULATIONS

C6.2

2/09/2024

20231724-10

landscape plans for:

730 & 760 DIANA AVENUE

DIANA AVENUE INVESTORS LLC

MORGAN HILL, CA 95003

DATE	JANUARY 30, 2024
PROJECT APPLICANT	DIANA AVENUE INVESTORS, LLC
PROJECT ADDRESS	703 DIANA AVENUE, MORGAN HILL
APN	726-06-013, 726-06-015
TYPE	NEW RESIDENTIAL
TOTAL LANDSCAPE AREA	18,272 SQ. FT.
WATER SUPPLY	POTABLE
WATER PURVEYOR	CITY OF MORGAN HILL WATER DIVISION

CHECKLIST OF LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT AND OWNER CONTACT INFORMATION
DIANA AVENUE INVESTORS, LLC
385 WOODVIEW AVENUE, SUITE 100
MORGAN HILL, CA 95037
JVROTSOS@DIVIDENDHOMES.COM
408.779.5900

SOIL MANAGEMENT REPORT	SEE SHEET L-2.3
LANDSCAPE DESIGN PLANS	SEE SHEETS L-1.0 THRU L-2.4
IRRIGATION SYSTEM DESIGN PLANS	to be submitted
LANDSCAPE AUDIT REPORT	COMPLETED AFTER INSTALLATION
GRADING DESIGN PLAN OR SURVEY	SEE CIVIL SHEETS

SHEET INDEX

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

Michael A. Arnone — 1.30.2024
landscape architect signature — *date*

After installation of landscaping on property, I agree to have an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule conducted by a Certified Irrigation Auditor and submit it to the City for final project sign off.

owner/applicant signature — *date*

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package.

owner/applicant signature — *date*

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

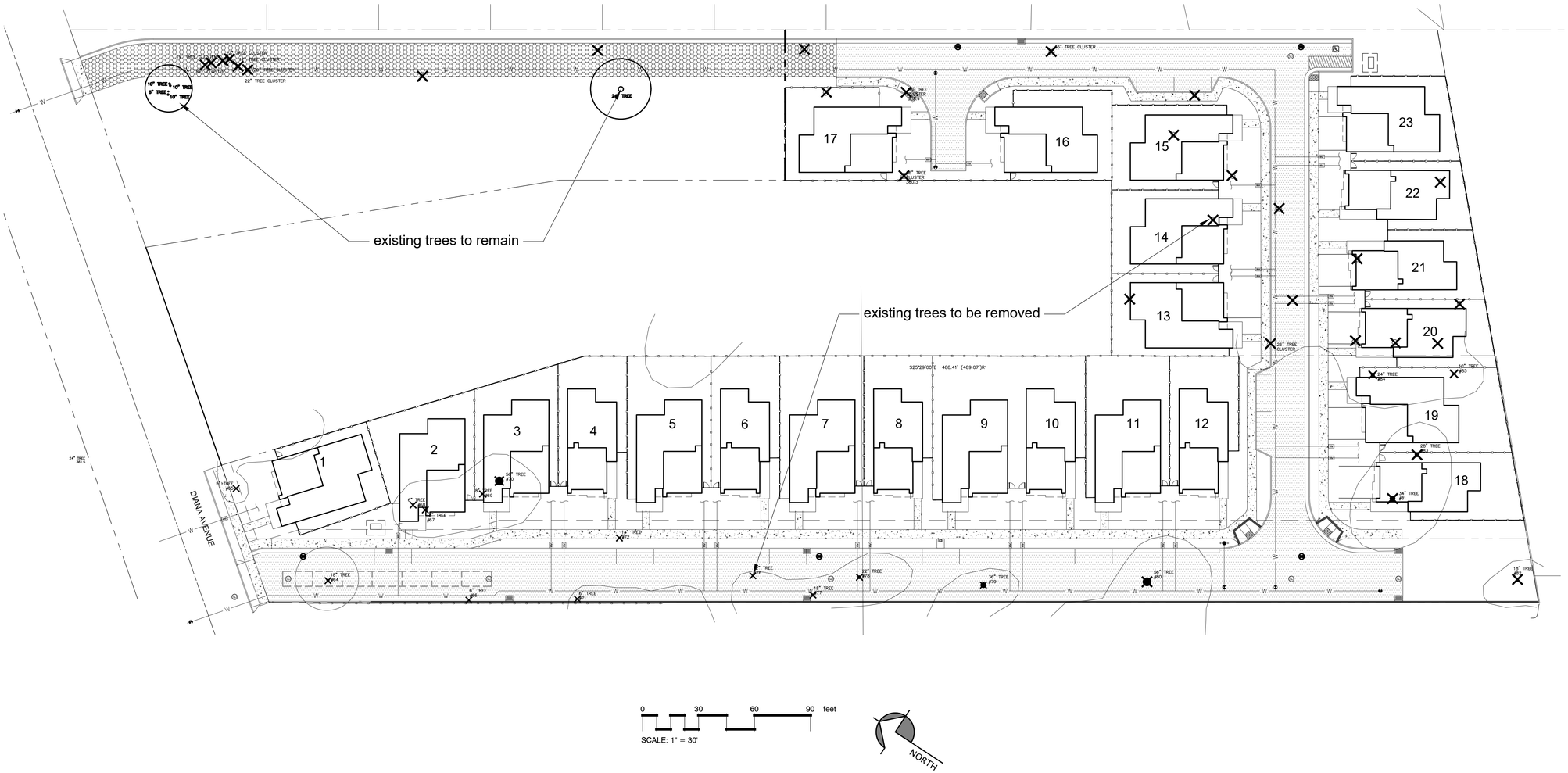
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

REVISIONS

COVER SHEET

JOB NO. 202311
SCALE no scale
DRAWN MA
DATE 1.30.2024
SHEET **CS**



NOTE: AWAITING UPDATED ARBORIST REPORT SHOWING TREES ON PHASE TWO

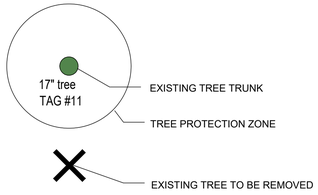
SEE SHEET T1.1 FOR ARBORIST TREE DATA

TREE REPLACEMENT TABLE

TOTAL TREES SURVEYED	49
TREES TO BE REMOVED	47
EXISTING TREES TO REMAIN	2
NEW TREES TO BE PLANTED	94
TOTAL TREES FOR PROJECT AT COMPLETION	96

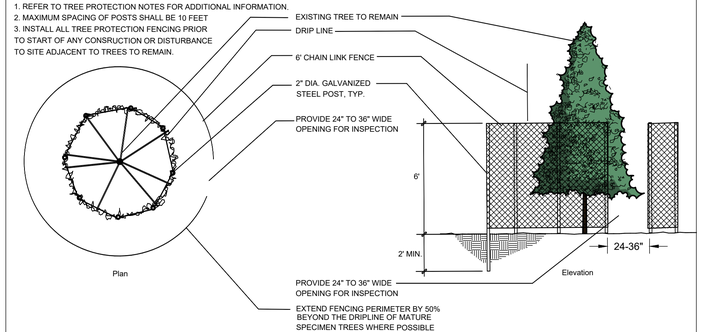
Note: All new trees will be from 24" box containers

EXISTING TREE KEY



NOTE:
1. Information provided on this plan is based on the tree report by project arborist Ray Morneau, 650.964.7664 or ray@rmarborist.com preliminarily dated October 22, 2023.
2. Contractor shall contact project arborist for direction on setting up tree protective fencing around existing trees to be preserved and protected.
3. Per tree report by project arborist, the trunks are measured at 54" above soil height or as noted.

NOTE:
1. REFER TO TREE PROTECTION NOTES FOR ADDITIONAL INFORMATION.
2. MAXIMUM SPACING OF POSTS SHALL BE 10 FEET
3. INSTALL ALL TREE PROTECTION FENCING PRIOR TO START OF ANY CONSRUCTION OR DISTURBANCE TO SITE ADJACENT TO TREES TO REMAIN.



PROTECTIVE FENCING FOR EXISTING TREES
not to scale

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

EXISTING TREES LOCATION MAP

JOB NO.	202311
SCALE	1" = 30' - 0"
DRAWN	MA
CHECK	
DATE	1.30.2024

SHEET
T-1.0

3.3 Data Legend (then following two pages)

TREE INVENTORY:730 Diana, Morgan Hill, California, ..., a Dividend Homes project.

Data date: October 18, 2023

T #	Genus species /Name, Common	DSH (inches)	Av.Crown Radius	Height	Vigor	Form	Overall Condition	Species' Tolerance	Age / Longevity	Keep?	Comments
Tags #64 through #85 identify the 22 trees on this site today.											
64	*Juglans nigra* / Walnut, Black	24.8"	15'	35'	40%	20%	30% Poor	Poor	Over-mature	Rem.	42' BOC (Back of Curb); 12' to side Property line fence. Was severely pruned (stubbed) at ~5'; only one ~15" trunk remains, declining with substantial deadwood.
65	*Ligustrum lucidum* / Privet, Glossy	4.5" @ 0"	8'	15'	45%	30%	37% Poor	Poor	Mature	Rem.	12' BOC, four 3" trunks from ground level with weak attachments (narrow-angle crotches from base).
66	*Quercus agrifolia* / Oak, Coast Live	6.5"	8'	19'	66%	70%	68% Fair	Mod.	Semi-mature	Maybe?	Root flare embedded in side woven wire fence.
67	*Morus alba* / Mulberry	16.7"	20'	25'	70%	10%	40% Poor	Good	Mature	Rem.	Stubbed at 8' and top regrown with poor structure (as locally common for these).
68	*Fraxinus species* / Ash	6.4"	5'	16'	5%	5%	05% V.Pr.	Poor	Semi-mature	Rem.	Too poor … nearly dead.
69	*Pinus pinea* / Pine, Italian Stone	8.1"	6'	17'	40%	10%	30% Poor	Poor	Mature	Rem.	Crooked trunk under adjacent #70's foliage crown.
70	*Pinus pinea* / Pine, Italian Stone	42.8" @ 6"	22'	55'	60%	10%	40% Poor	Poor	Mature	Rem.	Multi-trunked at 3' with weak attachments (narrow-angle crotches).
71	*Pinus pinea* / Pine, Italian Stone	5.8"	8'	12'	40%	10%	25% V.Pr.	Poor	Semi-mature	Maybe?	Adjacent to side property line fence; trunk leans 45° away from fence.
72	*Prunus dulcis* / Almond	16.1"	7'	17'	30%	20%	25% V.Pr.	Good	Over-mature	Rem.	Major deadwood!!!
73	*Quercus agrifolia* / Oak, Coast Live	4.0"	8'	14'	60%	60%	60% Fair	Mod.	Semi-mature	Rem.	Trunk in woven wire fence at property line.
74	*Quercus agrifolia* / Oak, Coast Live	8.0", 6.0"	18'	21'	65%	75%	70% Good	Mod.	Semi-mature	Maybe?	Two trunks on 12" base; 4' to property line fence.
75	*Quercus agrifolia* / Oak, Coast Live	12.8" @ 1'	18'	23'	60%	65%	63% Fair	Mod.	Mature	Maybe?	at fence; 8" and 10" trunks from 1' with embedded bark (v-crotch).

76	*Quercus ilex* / Oak, Holly	6.5" @ 6"	5'	8'	25%	20%	20% V.Pr.	Poor	Semi-mature	Rem.	Two 4" trunks from ground level.
77	*Olea europaea* / Olive	8.5" @ 0"	8'	13'	30%	20%	25% V.Pr.	Good	Semi-mature	Rem.	Multi-stemmed from ground level (five 3" stems).
78	*Juglans nigra* / Walnut, Black	19.4"	25'	27'	20%	20%	20% V.Pr.	Poor	Over-mature	Rem.	12' to property line fence; declining; poor structure.
79	*Juglans nigra* / Walnut, Black	16.0", 9.7"	20'	22'	50%	30%	40% Poor	Poor	Over-mature	Maybe?	11' to property line fence on 36" base.
80	*Juglans nigra* / Walnut, Black	~40" @ 0"	30'	45'	45%	40%	42% Poor	Poor	Over-mature	Maybe?	10' to property line fence on 36" base; two ~22" trunks at ground level.
81	*Juglans nigra* / Walnut, Black	34.0" @ 3'	28'	40'	35%	20%	27% Poor	Poor	Over-mature	Rem.	Declining with multi-stems at 6'.
82	*Juglans nigra* / Walnut, Black	15.8"	16'	31'	40%	40%	40% Poor	Poor	Over-mature	Maybe?	Declining.
83	*Juglans nigra* / Walnut, Black	29.9" @ 2'	38'	45'	50%	25%	35% Poor	Poor	Over-mature	Rem.	6", 10", and 11" trunks from 2'.
84	*Juglans nigra* / Walnut, Black	48.9" @ 3'	33'	40'	50%	40%	35% Poor	Poor	Over-mature	Rem.	Multi-trunked at 5'.
85	*Juglans nigra* / Walnut, Black	9.3"	29'	12'	40%	55%	37% Poor	Poor	Over-mature	Rem.	Decaying at ground level where second trunk was removed.
22				"Excellent" =	0		"Keep" =	0			
				"Good" =	1		"Maybe?" =	7			
				"Fair" =	3		"Remove" =	15			
				"Poor" =	12			22			
				"Very Poor" =	6						
				"Dead" =	0						
				TOTAL =	22						

..

NOTE: AWAITING UPDATED ARBORIST REPORT SHOWING TREES ON PHASE TWO

4.0 Tree Preservation Guidelines: Pre-Construction Maintenance notes

On the basis that some trees might be preserved, this report can only provide a general tree preservation-protection protocol at this time. By their very nature, construction projects develop along a continuum with degrees of detail continually changing, being updated, sometimes right down to the final punchlist and turnover.

This report is merely a dot on the project timeline. As details change and plans develop and more information becomes available, changes can be addressed by memo until it makes more sense to issue an entirely revised report.

4.1 Identify a TPZ (Tree Protection Zone) for each tree to remain after the project closes. A TPZ is defined by the jurisdiction in which the project is located to provide above-ground- and root-zone-protection for trees. In the absence of a specific local definition, the TPZ shall be a circle with a radius of 10-feet for every 1-foot of trunk diameter. Within the TPZ shall be identified a CRZ (Critical Root Zone) – a no man's land within which no activity may occur without Project Arborist or City Arborist monitoring and/or sign-off. Unless otherwise specified, the CRZ shall be the larger of 3-foot-radius-circle or a circle with a radius of 2-feet for every 1-foot of trunk diameter.

4.2 Supplemental watering should be provided for trees to remain. A rule of thumb for construction site stressed trees is 10-20 gallons per trunk diameter inch per month, particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.

4.3 No pruning is absolutely needed at this time, though pruning to reduce foliage branch endweights could usually make for better-structured trees. Typically, crown raising for clearance over some areas of a site is useful (7-feet over bike lanes, 14-feet for vehicle access, 1- to 3-feet over roofs [species-dependant]). Nevertheless, deadwood removal and endweight reduction is commonly performed to improve existing site and neighboring trees. And, usually project trees benefit from "Crown Cleaning" for deadwood removal and "Crown Thinning" to lighten branch endweights) at sometime before the close of the project. Then the owner has a benchmark against which to compare future status of the trees. All work must conform to published ISA BMPs keyed to ANSI A-300 Standards as the basis for written pruning specifications drafted by an ISA Certified Arborist (or equivalent).

4.4 Approaching project commencement, when the foundations, driveways, and other hardscape features (including trenches) have been staked/located, then some pruning may likely be needed. Raising/clearance can be minimized for space to work. Root pruning along the lines within 15-feet on either side of mature trees' trunks can sever roots cleanly, reducing shock to these trees' systems.

Root pruning prior to excavating and/or grading must be done to avoid excessive root damage (rips, tears, shatter, breakage). This is commonly performed with a trencher until 1-inch diameter roots are encountered, at which time the crew continues with exposing larger roots for hand pruning with a sharp saw (hand saw, Sawz-All®, or equivalent). This can be done by careful hand-digging or air/hydraulic excavation to avoid damaging tree roots.

4.5 All project tree work performed before, during, or after construction is to be done by WCISA Certified Tree Workers under the supervision of an ISA Certified Arborist (or equivalents, if they possess sufficient skill for approval by Project Arborist). This includes all pruning, removals (including stump removals) within driplines of trees to be preserved, root pruning, and repair or remedial measures.

5.0 Tree Preservation Guidelines: Tree Protection Measures

5.1 Fencing and other root zone protection is usually specified as a drip-line installation of 6-foot high chain link fence on galvanized drive posts, plus root zone wood chip mulch. However, due to the inevitable myriad project variables, alternatives are frequently allowed – but require careful strategies arranged with and signed off by the Project Arborist or City Arborist.

For this project, it is highly likely that there will be no interior site trees to be preserved, so only adjoining-overhanging trees need protecting … and the property line fences would be the appropriate fencing this time … or street trees can be fenced as near as possible to their driplines.

Must be in place before demolition or any other project site work.

Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible.

One 24- to 36-inch gated opening should be left for inspection access to each area.

Fence material is to be 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil.

Where no plant material root zone buffer is growing (e.g. ivy), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1.

Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic).

Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.

5.2 Prohibited Acts & Admonishments/Requirements

5.2.1 No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist or City Arborist.

5.2.2 Monitor root zone moisture and maintain as per above.

5.2.3 Have an ISA Certified Arborist repair any damage promptly.

5.2.4 No pouring or storage of fuel, oil, chemicals, or hazardous materials under any trees' foliage canopies or future plant materials' root zone areas.

5.2.5 No grade changes (cuts, fills, etc.) under these foliage crowns without prior Project Arborist approval. For instance, hand excavation and thinner base prep may be required in some root zone areas.

5.2.6 Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scraping, shattering, or tearing of wood tissue and/or bark.

5.2.7 No storage of construction materials under any foliage canopy without prior Project Arborist or City Arborist approval.

5.2.8 No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines. Often trenches in root zones must be hand excavated to leave roots intact.

5.2.9 No clean out of trucks, tools, or other equipment over any essential root zone. Keep this debris outside of any existing or future root zone.

5.2.10 No attachment of signs or other construction apparatus to these trees.

5.3 Construction-time Maintenance

5.3.1 Monitor root zone moisture and maintain as per above (§4.1).

5.3.2 Maintain/repair tree protection fences and/or root zone mulch/buffer material.

5.3.3 Have a certified arborist promptly repair any damage to trees.

5.3.4 Develop the plan for follow-up care so, as the project closes, the care of the trees can be handed over for continuing management by the owner and/or landscape contractor.

5.4 Post-Construction Follow-Up

5.4.1 Monitor root zone moisture, especially during/following drought//dry seasons. [A dry season is any time more than 60 days elapse since significant rainfall (2-inches or less).]

5.4.2 Monitor root zone mulch (if used), maintain depth, and scarify (approximately once or twice annually) to break up compaction/matting.

5.4.3 Monitor for insect pests and diseases, especially insects with sucking/chewing mouthparts in oaks and elms.

5.4.4 Inspect for structural safety before storm season and after severe weather events.

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

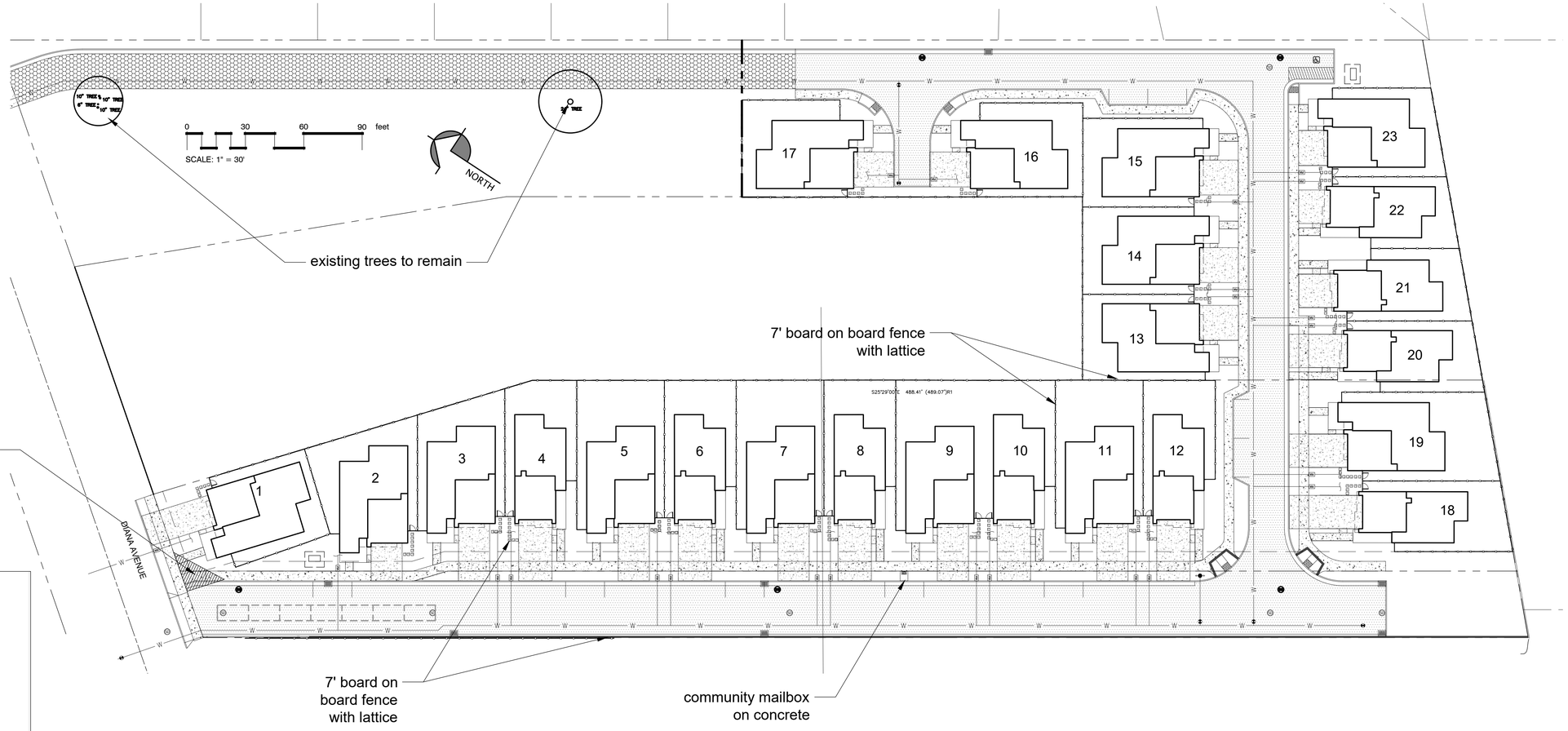
REVISIONS

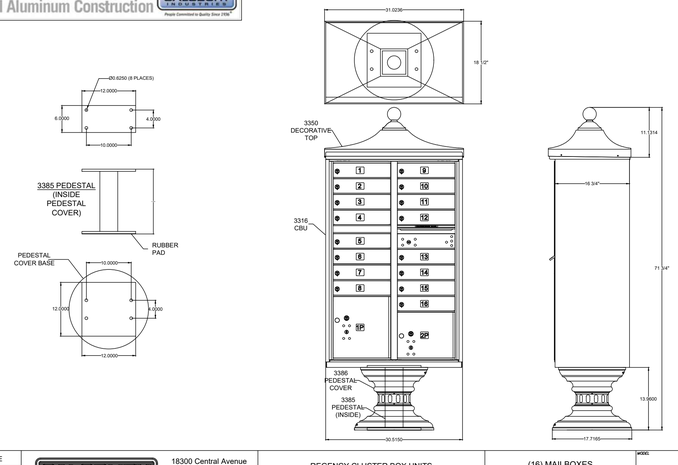
LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

EXISTING TREE INVENTORY

JOB NO. 202311
SCALE not to scale
DRAWN MA
CHECK
DATE 1.30.2024

SHEET
T-1.1

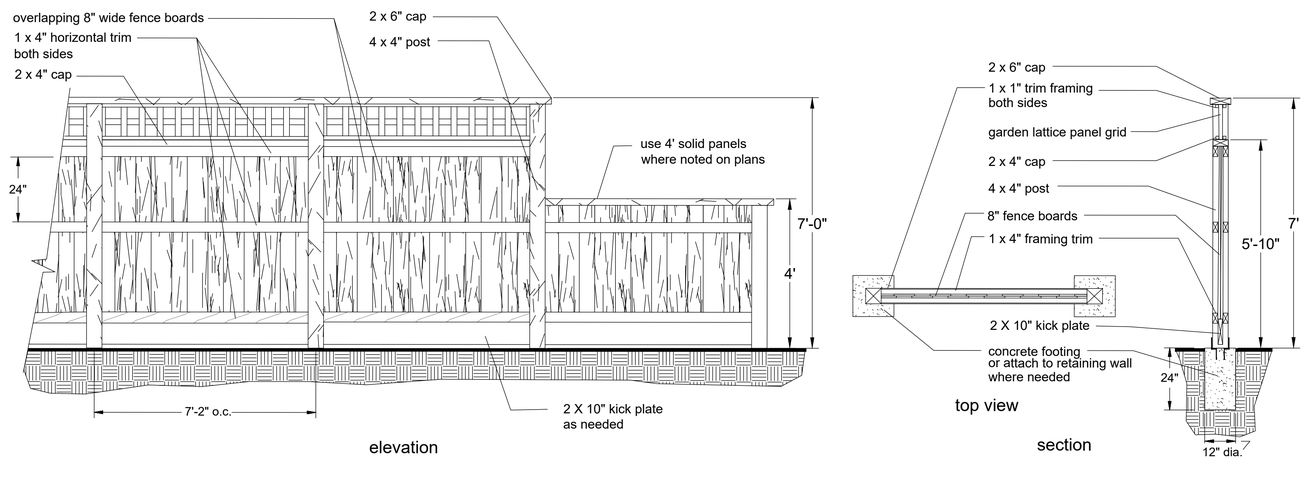




DRAWN AE DATE 4/5/2019 DWG SCALE 1 : 1	SALSBURY email: engineering@mailboxes.com	18300 Central Avenue Carson, CA 90746-4008 Phone: (800) 624-5269 Fax: (800) 624-5299	REGENCY CLUSTER BOX UNITS 3300R SERIES "I" CBUs AVAILABLE FOR USPS ACCESS OR PRIVATE ACCESS	(16) MAILBOXES (1) OUTGOING MAIL COMPARTMENT (2) PARCEL LOCKERS	MODEL 3316R DRAWING NO. CAD_3316R

16 Door Community Mailbox by Salsbury

not to scale



Board on Board Fence with Lattice

scale: 1/2 = 1' - 0"

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

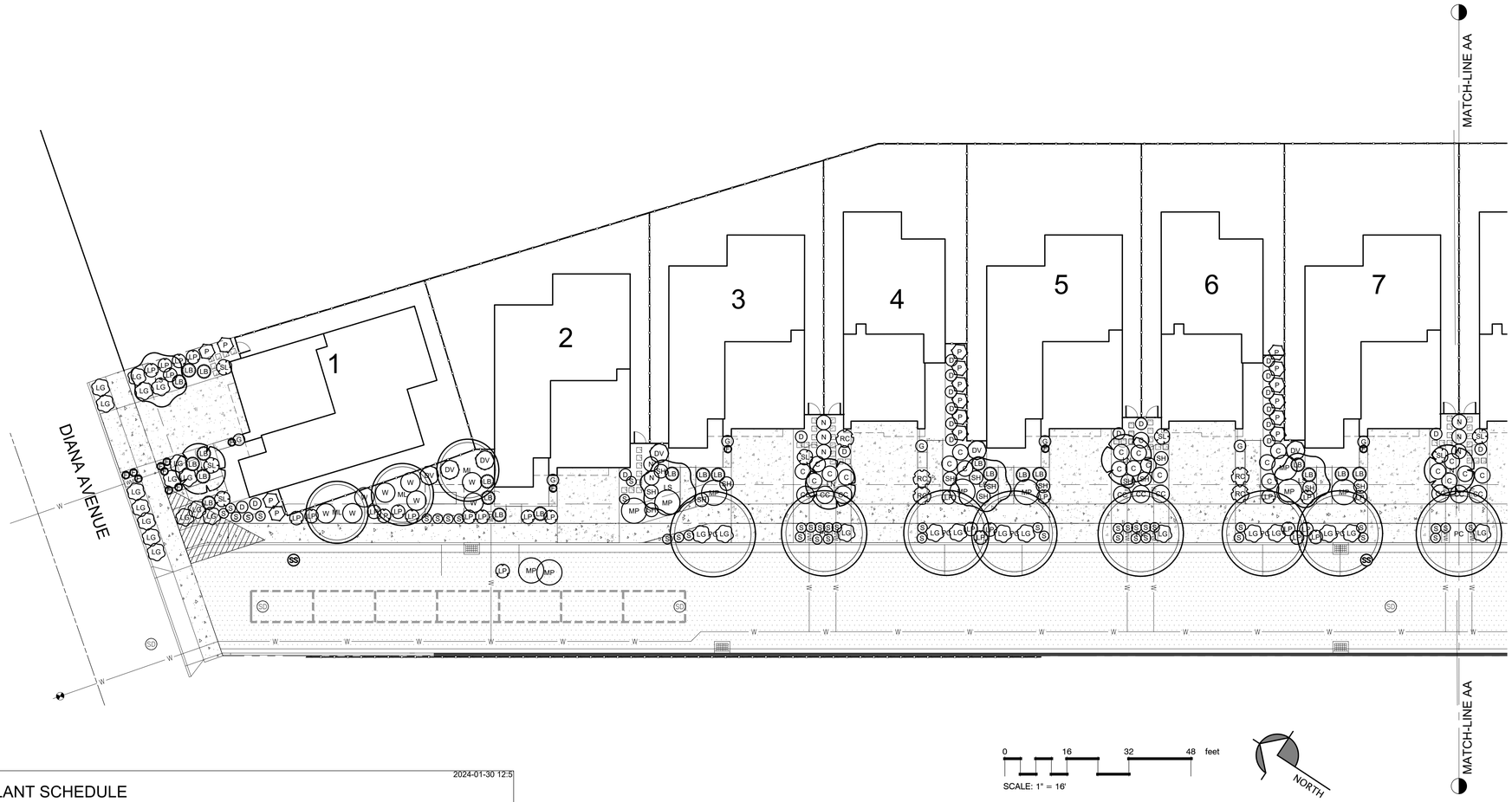
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

LANDSCAPE AMENITIES

JOB NO. 202311
SCALE as noted
DRAWN MA
CHECK
DATE 1.30.2024

SHEET L-1.0



2024-01-30 12:5

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE
TREES				
LN	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	12	Low
LS	Laurus x `Saratoga` / Saratoga Hybrid Laurel	24" box	14	Low
ML	Melaleuca linarifolia / Flaxleaf Paperbark	24" box	37	Low
PC	Pistacia chinensis / Chinese Pistache	24" box	16	Low
QA	Quercus agrifolia / Coast Live Oak	24" box	15	Low
SHRUBS				
AR	Arctostaphylos hookeri 'Monterey Carpet' / Monterey Carpet Hooker's Manzanita	5 gal	40	Low
CC	Ceanothus x `Centennial` / Centennial Wild Lilac	5 gal	82	Low
C	Cistus x hybridus / White Rockrose	1 gal	60	Low
D	Dietes bicolor / Fortnight Lily	1 gal	77	Low
DV	Dodonaea viscosa 'Green' / Green Hopseed Bush	5 gal	25	Low
LG	Lantana x `New Gold` / New Gold Lantana	1 gal	72	Low
LP	Lavandula x intermedia `Provence` / Provence Lavendin	5 gal	71	Low
MP	Myoporum parvifolium `Putah Creek` / Putah Creek Myoporum	1 gal	20	Low
N	Nandina domestica / Heavenly Bamboo	5 gal	50	Low
P	Podocarpus macrophyllus `Maki` / Maki Podocarpus	5 gal	43	Low
RC	Rhaphiolepis indica `Clara` / Clara Indian Hawthorn	5 gal	51	Low
SL	Salvia leucantha 'Purple Velvet' / Purple Velvet Mexican Bush Sage	5 gal	32	Low
SH	Salvia microphylla `Hot Lips` / Hot Lips Graham Sage	5 gal	29	Low
S	Sisyrinchium bellum / Blue-eyed Grass	1 gal	85	Low
W	Westringia fruticosa / Coast Rosemary	5 gal	58	Low
X	Xylosma congestum / Shiny Xylosma	5 gal	13	Low
GRASSES				
F	Festuca mairei / Atlas Fescue	1 gal	53	Low
LB	Lomandra x `Platinum Beauty` / Variegated Mat Rush	1 gal	33	Low
M	Muhlenbergia rigens / Deer Grass	1 gal	22	Low
VINES				
G	Gelsemium sempervirens / Carolina Jessamine	5 gal	24	Low

BIORETENTION SOIL MIX

The engineered soil mix shall be well mixed and contain the following:

- 60-70% clean sand
- 30-40% certified compost
- The sand shall be clean washed ASTM C-33 fine sand free of deleterious material. The sand shall be rinsed with potable water prior to installation and construction of the bioretention system. Recycled wash water from concrete ready mix operations and other sources shall not be used to wash the sand because it typically has a high pH.
- The engineered soil mix shall be tested prior to installation for pH, Organic matter and P-index and meet the following criteria:
  - pH range: 5.5 to 6.5
  - Organic matter: Greater than 1.5
  - P-index: 4 to 12
- Soil depth as per specifications on Civil Plans

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"

Michael A. Arnone date 1.30.2024

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

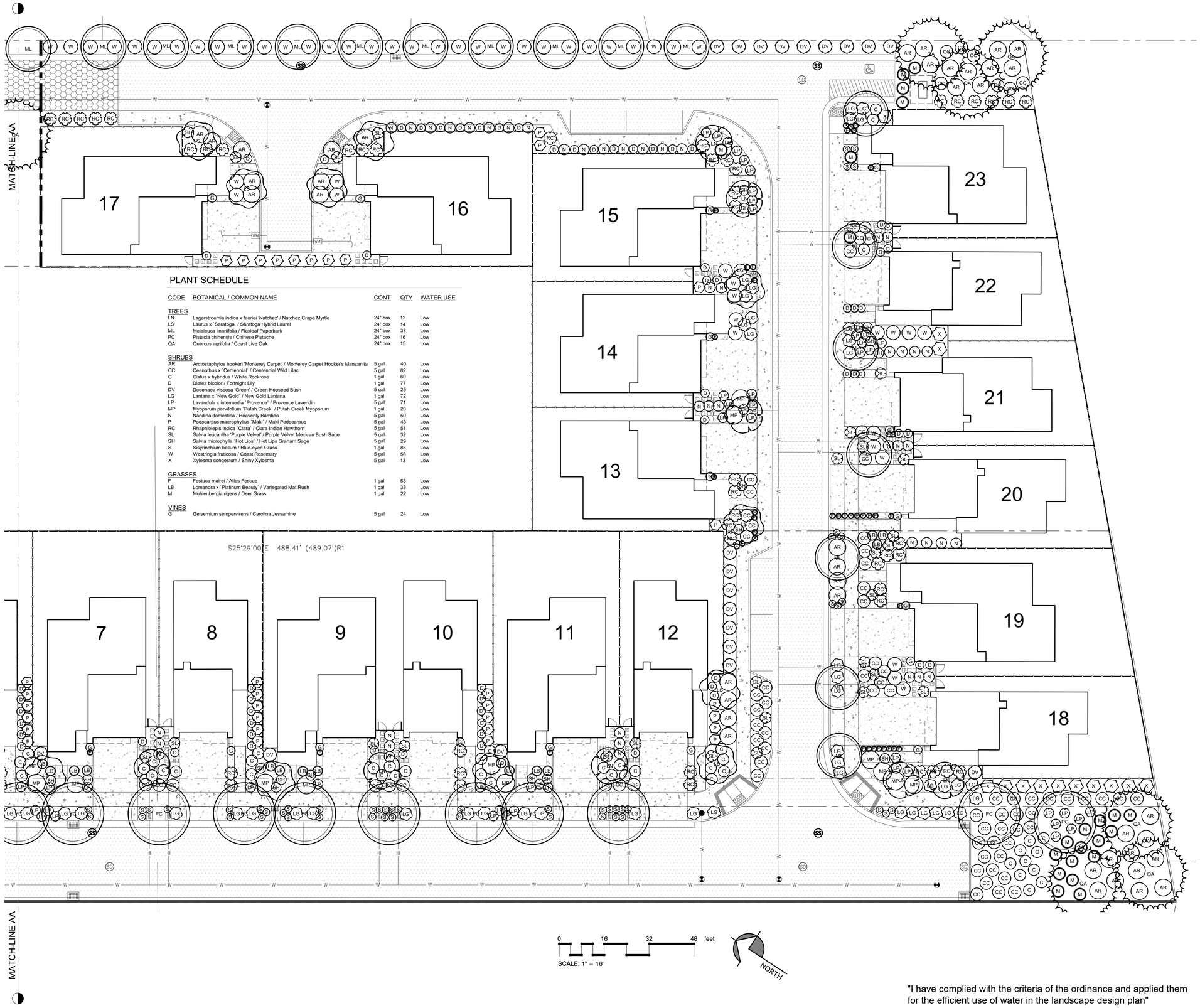
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

PLANTING PLAN WEST

JOB NO. 202311
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK
DATE 1.30.2024

SHEET **L-2.0**



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE
TREES				
LN	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	12	Low
LS	Laurus x ´Saratoga´ / Saratoga Hybrid Laurel	24" box	14	Low
ML	Melaleuca linarifolia / Flaxleaf Paperbark	24" box	37	Low
PC	Pistacia chinensis / Chinese Pistache	24" box	16	Low
QA	Quercus agrifolia / Coast Live Oak	24" box	15	Low
SHRUBS				
AR	Arctostaphylos hookeri 'Monterey Carpet' / Monterey Carpet Hooker's Manzanita	5 gal	40	Low
CC	Ceanothus x ´Centennial´ / Centennial Wild Lilac	5 gal	82	Low
C	Cistus x hybridus / White Rockrose	1 gal	60	Low
D	Dietes bicolor / Fortnight Lily	1 gal	77	Low
DV	Dodonaea viscosa 'Green' / Green Hopseed Bush	5 gal	25	Low
LG	Lantana x ´New Gold´ / New Gold Lantana	1 gal	72	Low
LP	Lavandula x intermedia ´Provence´ / Provence Lavendin	5 gal	71	Low
MP	Myoporum parvifolium ´Putah Creek´ / Putah Creek Myoporum	1 gal	20	Low
N	Nandina domestica / Heavenly Bamboo	5 gal	50	Low
P	Podocarpus macrophyllus ´Maki´ / Maki Podocarpus	5 gal	43	Low
RC	Rhaphiolepis indica ´Clara´ / Clara Indian Hawthorn	5 gal	51	Low
SL	Salvia leucantha 'Purple Velvet' / Purple Velvet Mexican Bush Sage	5 gal	32	Low
SH	Salvia microphylla ´Hot Lips´ / Hot Lips Graham Sage	5 gal	29	Low
S	Sisyrinchium bellum / Blue-eyed Grass	1 gal	85	Low
W	Westringia fruticosa / Coast Rosemary	5 gal	58	Low
X	Xylosma congestum / Shiny Xylosma	5 gal	13	Low
GRASSES				
F	Festuca mairei / Atlas Fescue	1 gal	53	Low
LB	Lomandra x ´Platinum Beauty´ / Variegated Mat Rush	1 gal	33	Low
M	Muhlenbergia rigens / Deer Grass	1 gal	22	Low
VINES				
G	Gelsemium sempervirens / Carolina Jessamine	5 gal	24	Low

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"

Michael A. Arnone date 1.30.2024

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

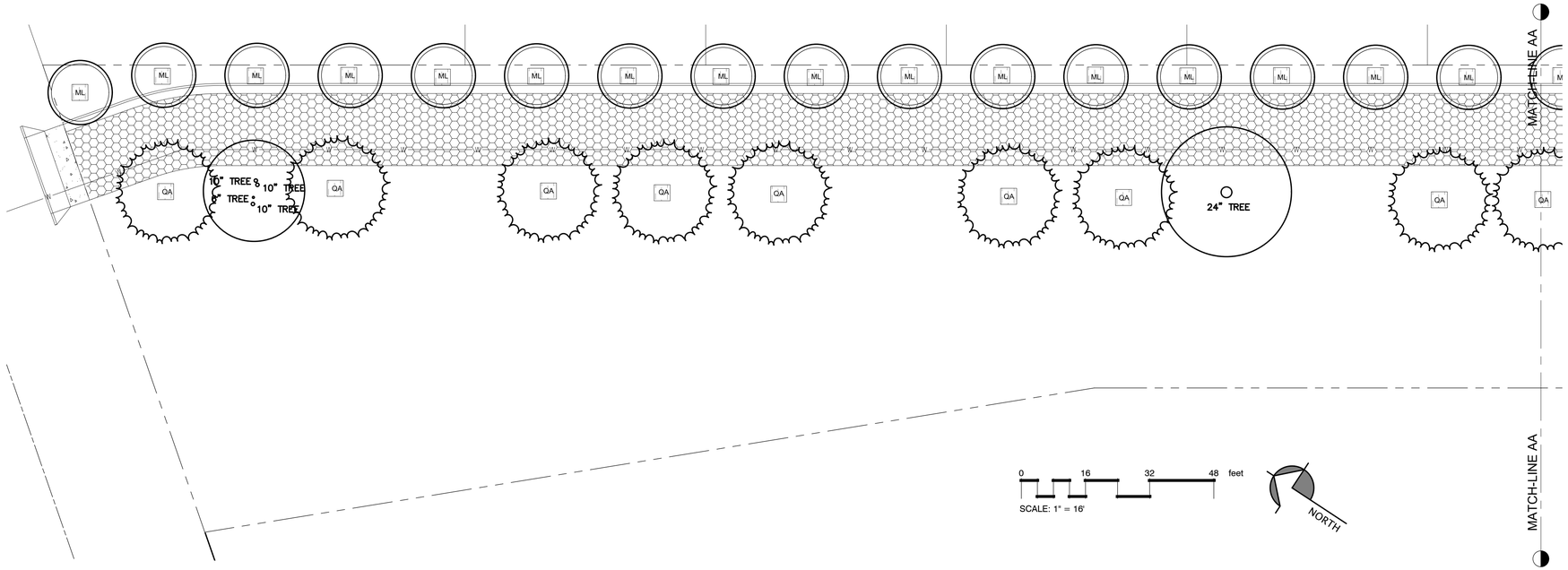
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

PLANTING PLAN SOUTH

JOB NO. 202311
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK
DATE 1.30.2024

SHEET **L-2.1**



2024-01-30 12:5

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE
TREES				
LN	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	12	Low
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M	Muhlenbergia rigens / Deer Grass	1 gal	22	Low
VINES				
G	Gelsemium sempervirens / Carolina Jessamine	5 gal	24	Low

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"

Michael A. Arnone date 1.30.2024

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

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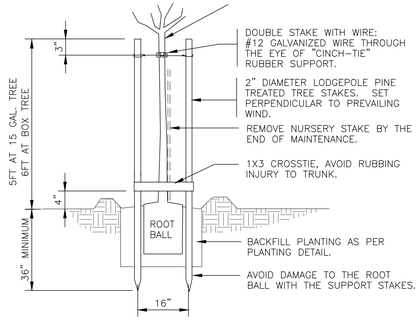
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

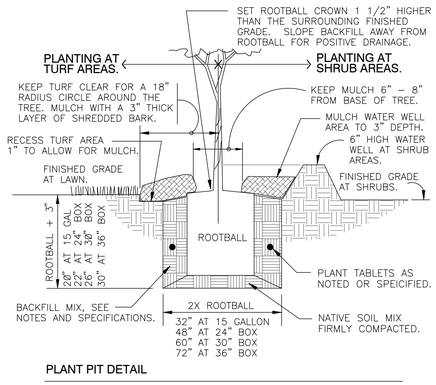
PLANTING PLAN EAST

JOB NO. 202311
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK
DATE 1.30.2024

SHEET **L-2.2**



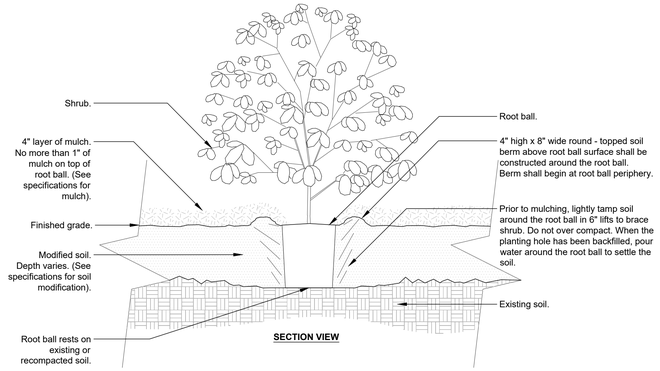
STAKING DETAIL



PLANT PIT DETAIL

1 TREE PLANTING DOUBLE STAKE

1" = 1'-0" FX-PL-FX-TREE-10



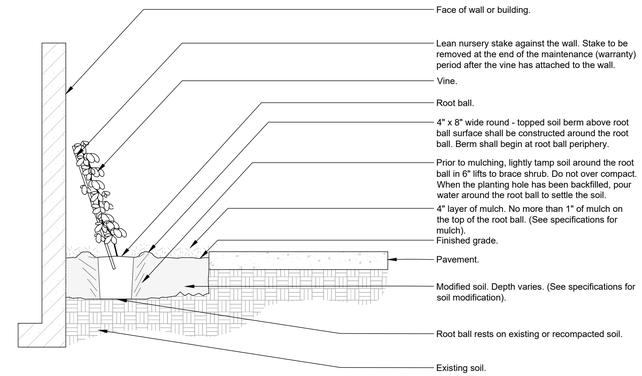
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

FX-PL-FX-SHRB-03



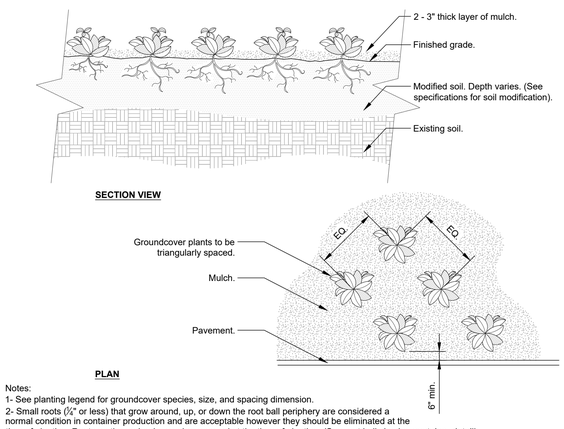
Notes:
1- Vines shall be of quality as prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

3 VINE - MODIFIED SOIL

1/2" = 1'-0"

FX-PL-FX-SHRB-06



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER

3/4" = 1'-0"

FX-PL-FX-GROU-01

PLANTING NOTES

1. All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
2. Contractor shall review the preliminary soils report below. Pre-planting should consist of adding the following fertilizer materials per 1000 sq ft of bed area:

Gypsum	30.0 lbs
Magnesium Sulfate (10% Mg) (Epsom Salt)	20.0 lbs.
Soil Sulfur (90% S)	15.0 lbs

The above amendments should be thoroughly incorporated into the upper 6-8" of the soil profile.
3. Landscape contractor shall provide at his/her expense a soils test prior to amending the planting areas. Sample shall be taken from at least four separate areas of the site. Soils report and recommendations should be submitted to Landscape Architect for review. The updated recommendations shall supercede the preliminary report above.
4. After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
5. Quantities are for aiding in bidding only. Contractor shall verify all quantities.
6. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
7. Use Root Barriers for all trees within 4' of paving. Contractor shall submit cut sheet of product for approval by landscape architect or owner's representative prior to installation of trees.
8. No plants shall be planted with root balls or new pits in a dry condition.
9. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
10. A minimum three-inch layer of organic mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting ground covers or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five percent of the landscape area may be left without mulch. Designate insect habitat must be included in the landscape design plan as such. Organic mulch as specified by city of Morgan Hill must be used exclusively. Organic mulch includes tree trimmings, coarse compost /compost mulch and pallet mulch. The organic mulch must be approved by Landscape Architect prior to application.
11. Contractor shall use Best Tabs 20-10-5 Controlled Release Fertilizer Tablets in planting pits as per the follow:

1 gallon plant	1 tablet
5 gallon plant	3 tables
15 gallon plant	9 tablets
24" box trees	12 tablets

12. All newly planted material shall be watered by deep soaking within 3 hours of planting.
13. Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
14. Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.
15. Trees planted within 4' of paving shall have a root barrier installed as per manufacturer's specifications.
16. Contractor shall comply with all guidelines and requirements set forth in the the City's Water Conserving Landscape Ordinance Checklist.

PERRY LABORATORY

HORTICULTURAL ADVISING AND TESTING

Michael Arnone
3370 Samuel Pl.
Santa Cruz, CA 95062

424 AIRPORT BOULEVARD
WATSONVILLE, CA 95076
Telephone 831/722-7606
Fax 831/722-5053

October 19, 2023

Soil Analyses

Chemical analyses on samples received: October 11, 2023

Sample Identification	pH saturated paste	Electrical Conductivity dS/cm	Nitrate Nitrogen (N)	Ammonium Nitrogen (N)	Phosphorus (P)	Potassium (K)	Calcium (Ca)	Magnesium (Mg)	Sulfate (SO_4)	Boron (B)	Zinc (Zn)	Copper (Cu)	Manganese (Mn)	Iron (Fe)	SP Saturation Percentage	Calcium (Ca) Magnesium	Sodium (Na)	Chloride (Cl)	SAR Sodium Adsorption Ratio	ESP Exchangeable Sodium Percentage	Cation Exchange Capacity
		Saturated paste extract	RESULTS REPORTED IN PARTS PER MILLION OF DRY SOIL													milliequivalents per liter in extract					Meq/100 grams
General Guidelines- South African, Australian & California Native Plants	4.5-5.5	1.0-3.0	15-65	15-50	5-10	150-300	2000-4000	300-500	25-500	0.5-1.0	2.5-5.0	1.0-3.0	10-25	50-100		>6.0	<3.0	<3.0	<8.0	<9.0	
O'Niell, Las Animas Rd., Gilroy	**7.2**	1.4	36	**11**	48	300	5505	581	60	0.2	8.7	4.2	56	44	38	12.9	2.6	1.1	1.0	1.1	31

	Organic Matter (% by Weight)	Lime Content % Ca CO3	Mechanical Analyses, % by weight, USDA Classifications: Sand	Silt	Clay	Texture	Infiltration Rate inches/hour
Optimum Values	>5.0	<3.0					
	6.7	0.0	63	21	17	Sandy Loam	1.00

PERRY LABORATORY

HORTICULTURAL ADVISING AND TESTING

Michael Arnone
Morgan Hill Soils 10/19/23
Page 2

Diana Avenue, Morgan Hill:

The pH value of this soil is moderately acid in reaction and is slightly higher than ideal for California Native plants. The low electrical conductivity reading shows the levels of soluble salt are safely low. The fertility analysis shows excellent nitrogen, potassium, phosphorus, and sulfate levels but calcium and magnesium concentrations are slightly low. The micronutrient analysis shows high zinc and iron levels.

The sodium and chloride concentrations safely are low and will not cause toxicity issues. The amount of boron in this soil is low and should not be of concern. The low SAR and ESP value shows the sodium that is present will not cause a hazard to the soil structure. The cation exchange capacity of this soil is low suggesting more frequent fertilizer applications may be necessary.

The organic matter content is in a good range. The free lime content in this soil is safely low. The mechanical analysis indicates this is a sandy loam textured soil. A sandy loam soil generally has a good infiltration rate of 1.00 inches per hour.

Preplanting will require the following per 1000 sq ft of bed area:

Gypsum	30.0 lbs
Magnesium Sulfate (10% Mg) (Epsom Salt)	20.0 lbs
Soil sulfur (90% S)	15.0 lbs

The above materials should be incorporated into the upper 6-8" of the soil profile.

The post planting fertilizer program should include an application of Down To Earth Feather Meal (12-0-0) applied 3 months after planting at a rate of 5.0 lbs per 1000 sq ft of bed area. If you have any questions, please give me a call.

Respectfully submitted,

John A. Jackson

424 AIRPORT BLVD WATSONVILLE, CA 95076 TELEPHONE 831/722-7606 FAX 831/722-5053
www.perrylaboratory.com

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"

Michael A. Arnone date 1.30.2024

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

PLANTING DETAILS & NOTES

JOB NO. 202311
SCALE as noted
DRAWN MA
CHECK
DATE 1.30.2024

SHEET
L-2.3

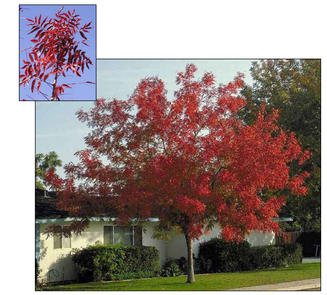
TREES

Arbutus x 'Marina'
Marina Strawberry Tree

Lagerstroemia indica x fauriei 'Natchez'
Natchez Crape Myrtle

Laurus nobilis `Saratoga`
Sweet Bay

Melaleuca linarifolia
Flaxleaf Paperbark



Pistacia chinensis
Chinese Pistache

Quercus agrifolia
Coast Live Oak

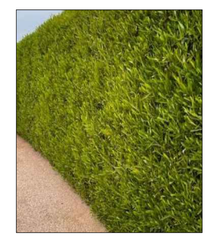
SHRUBS

Arctostaphylos hookeri 'Monterey Carpet'
Monterey Carpet Hooker's Manzanita

Ceanothus x 'Centennial
Centennial Wild Lilac

Cistus hybridus
White Rockrose

Dietes bicolor
Fortnight Lily



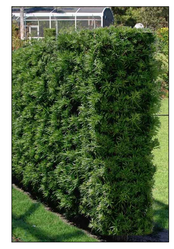
Dodonea viscosa 'Green'
Green Hopseed Bush

Lantana x 'New Gold'
New Gold Lantana

Lavandula x intermedia 'Provence'
Provence Lavender

Myoporum parvifolium 'Putah Creek'
Putah Creek Myoporum

Nandina domestica
Heavenly Bamboo



Podocarpus macrophyllos 'Maki"
Maki Podocarpus

Rhaphiolepis indica 'Clara
Clara Indian Hawthorn

Salvia leucantha 'Purple Velvet'
Purple Velvet Mexican Bush Sage

Salvia x 'Hot Lips'
Hot Lips Sage

Sisyrinchium bellum
Blue-eyed Grass

Westringia fruiticosa
Coast Rosemary

Xylosma congestum
Shiny Xylosma

VINES

Gelsemium sempervirens
Carolina Jessamine

ORNAMENTAL GRASSES

Festuca mairei
Atlas Fescue Grass

Lomandra x 'Platinum Beauty'
Variegated Mat Rush

Muhlenbergia rigens
Deer Grass

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

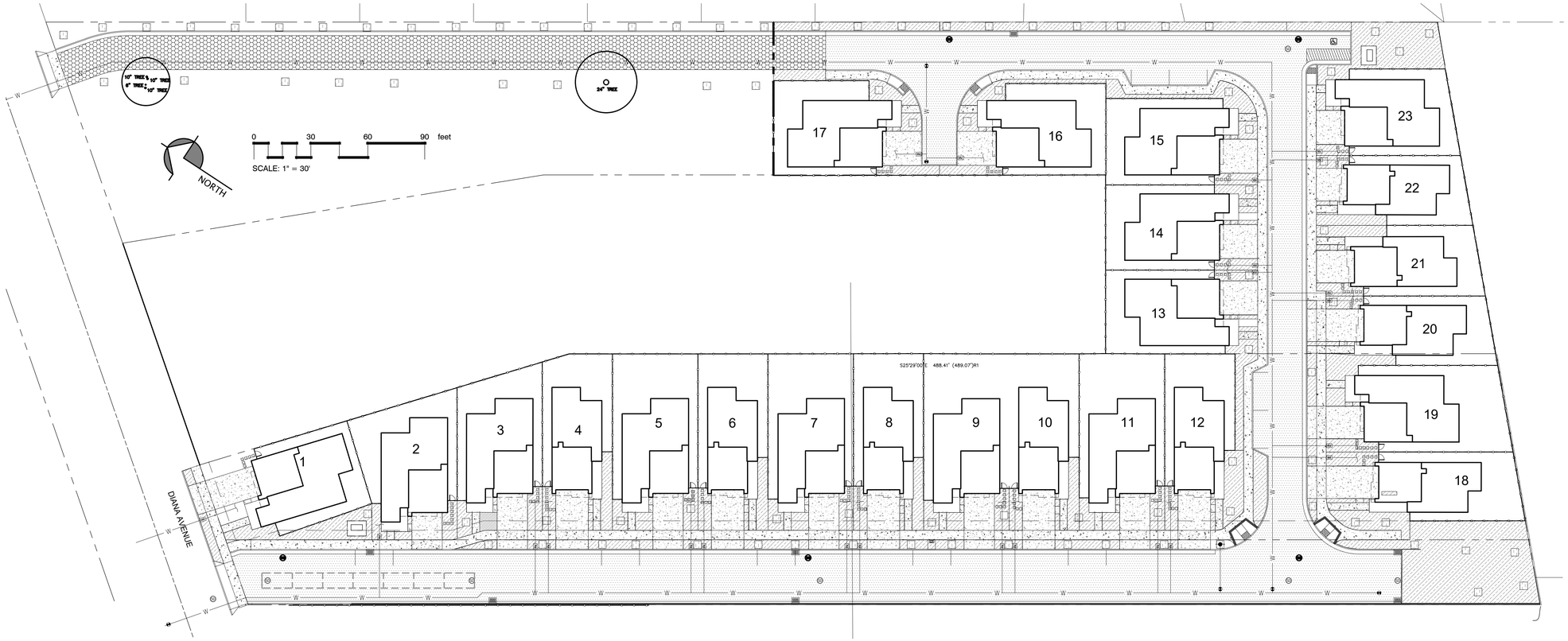
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

PLANT IMAGES

JOB NO. 202311
SCALE no scale
DRAWN MA
CHECK
DATE 1.30.2024

SHEET
L-2.4



2024-1-29

MAWA CALCULATIONS

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Messages and Warnings

Click on the blue cell on right to Pick City Name	Morgan Hill	Name of City
ETo of City from Appendix A		49.50ETo (inches/year)
		1422Overhead Landscape Area (ft2)
		16850Drip Landscape Area (ft2)
		0SLA (ft2)
Total Landscape Area		18,272.00

Results:

(ETo) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	308,422.22Gallons
	41,230.19Cubic Feet
	412.30HCF
	0.95Acre-feet
	0.31Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)
Precipitation (Optional)

ETo of City from Appendix A	49.50ETo (inches/year)
Total Landscape Area	18,272.00LA (ft2)
Special Landscape Area	0.00SLA (ft2)
	Total annual precipitiation (inches/year)
Enter Effective Precipitation	0.00Eppt (in/yr)(25% of total annual precipitation)

Results:

MAWA = [(ETo - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

ETWU CALCULATIONS

Estimated Total Water Use

Equation: ETWU = ETo x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft2))/IE
Zone 1	Drip	Low	0.30	16,850	0.81	6,241
Zone 2	Overhead Spray	Medium	0.60	1,422	0.75	1,138
						7,378
		SLA		0		0
			Sum	18,272		

Results

MAWA =	308,422	ETWU=	226,441Gallons	ETWU complies with MAWA
			30,271Cubic Feet	
			303HCF	
			1Acre-feet	
			0Millions of Gallons	

HYDROZONE MAP LEGEND

SYMBOL	DESCRIPTION	QTY
	DRIP LOW LOW WATER USE	16,850 s.f.
	TREE BUBBLER	1,422 s.f.
	TOTAL LANDSCAPE AREA	18,272 s.f.

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"

Michael A. Arnone date 1.30.2024

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

730 & 760 DIANA AVENUE
DIANA AVENUE INVESTORS LLC,
MONTEREY ROAD MORGAN HILL, CA

REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/24)
STATE OF CALIFORNIA

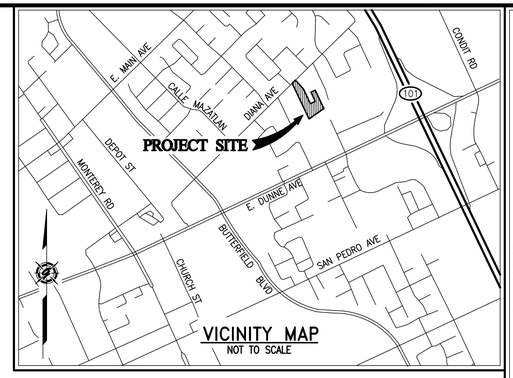
HYDROZONE MAP WATER USE CALCULATIONS

JOB NO. 202311
SCALE 1" = 30' - 0"
DRAWN MA
CHECK
DATE 1.30.2024

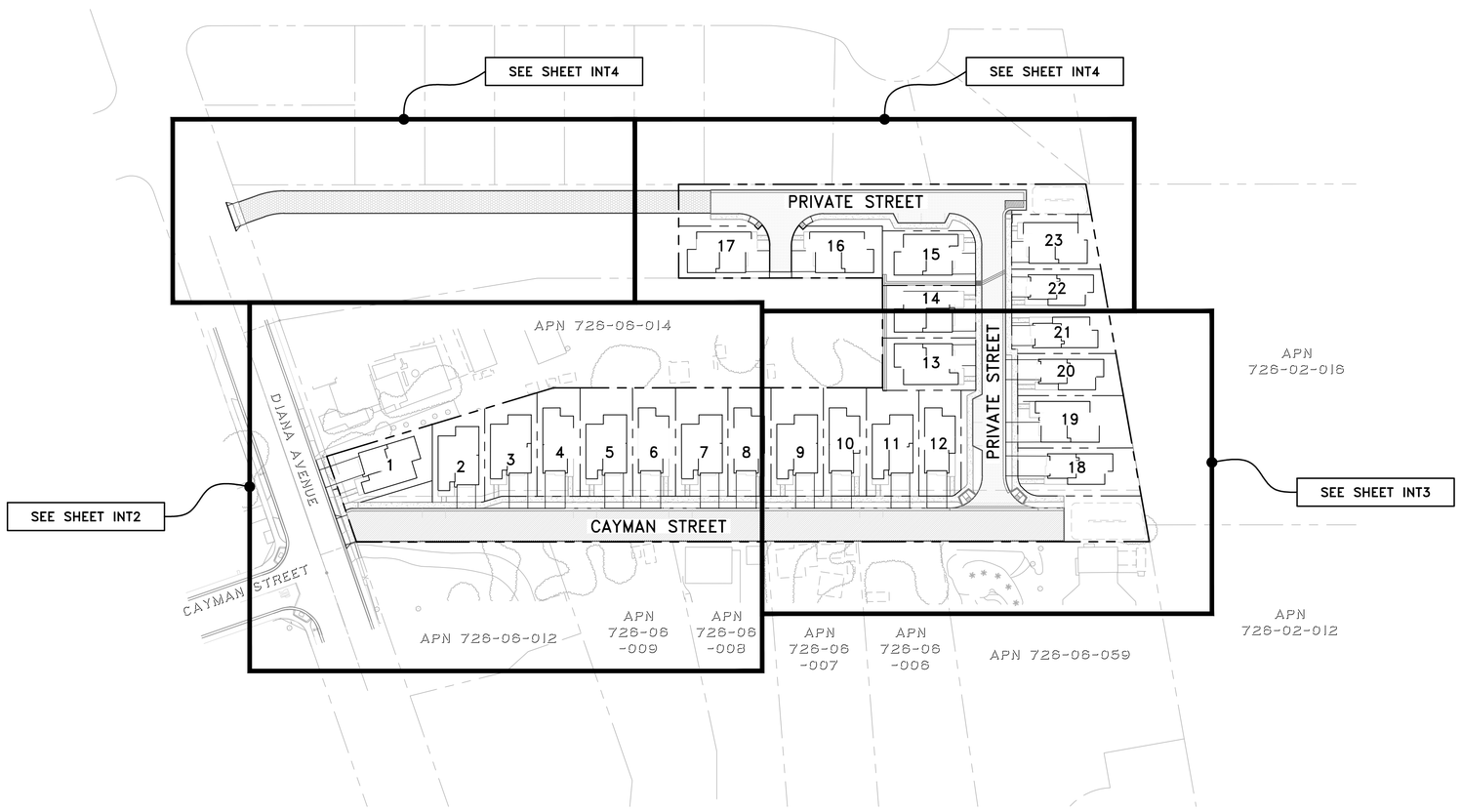
SHEET **L-3.0**

DIVIDEND HOMES
730 DIANA AVENUE
MORGAN HILL, CALIFORNIA

(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)



VICINITY MAP
NOT TO SCALE



INDEX MAP

60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.

NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	EMAIL:	PHONE:
DIVIDEND HOMES	JOSH VROTSOS	jvrotsos@dividendhomes.com	858 682-9062
BFK ENGINEERS	CHRISTIAN ANZELDE	canzelde@bfk.com	408-467-9102
MICHAEL ARNONE + ASSOCIATES	MICHAEL ARNONE	RKNOWN1@hotmail.com	831-462-4988
GIACALONE DESIGN SERVICES, INC.	B. FULLINGTON	brettf@dryutilitydesign.com	925-467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN	GDSI		
ELECTRIC DESIGN	GDSI		
TELEPHONE LAYOUT			
CATV LAYOUT			
STREET LIGHT PLANS – PUBLIC			
STREET LIGHT PLANS – PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	BKF	02-02-24	–

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

PROJECT DESCRIPTION & SCOPE

- NEW SERVICE TO 15 SFD'S (ELEC., GAS, TELE & CATV)
- APPLICANT DESIGN/APPLICANT INSTALL

SHEET INDEX

SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2–INT4	JOINT TRENCH INTENT

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

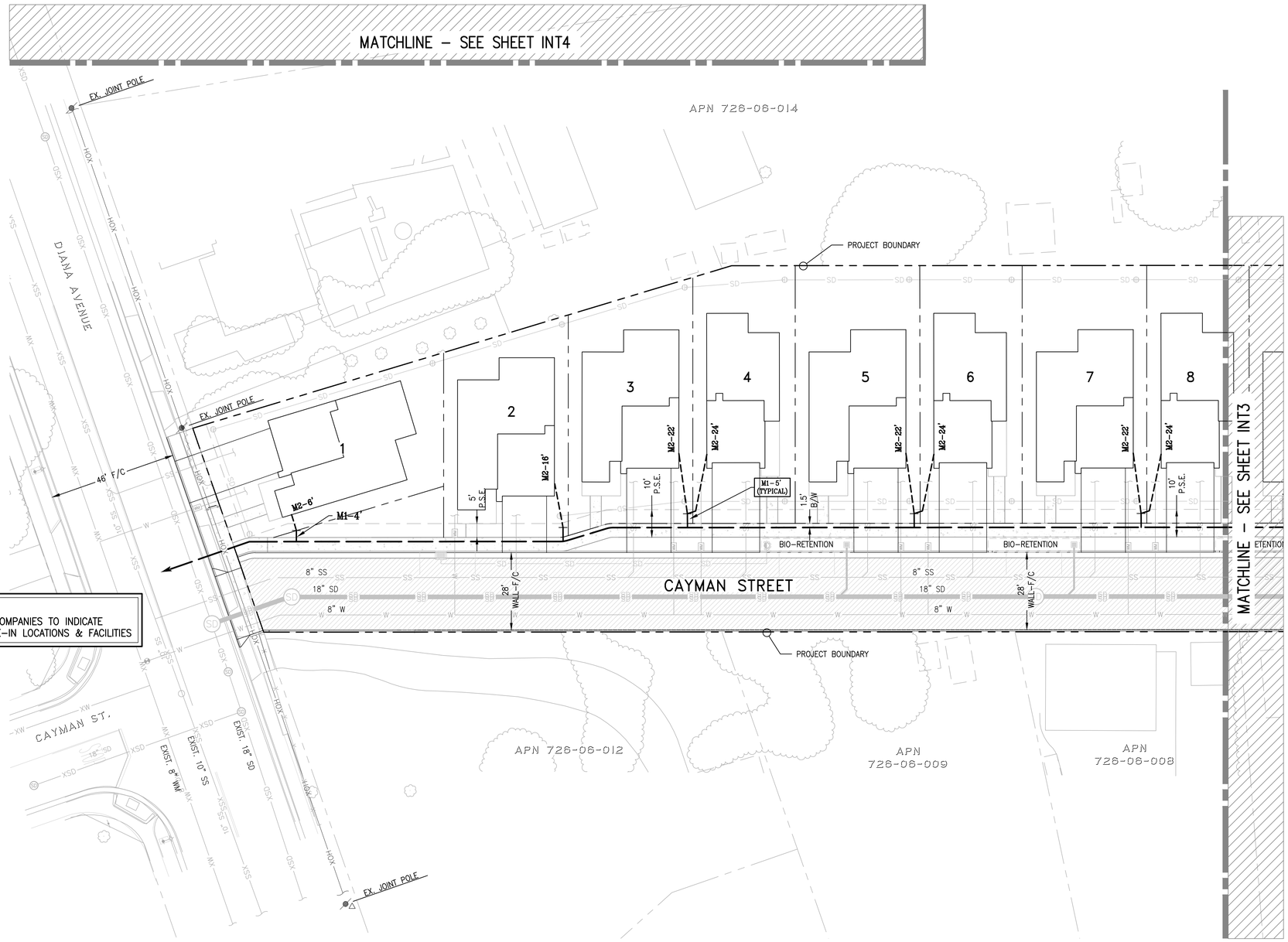
JOINT TRENCH INTENT TITLE SHEET

DIVIDEND HOMES
730 DIANA AVENUE

MORGAN HILL CALIFORNIA

PROJECT MANAGER: B. FULLINGTON
DRAWN BY: M. MORFIN
CHECKED BY: D. CROWFOOT, P.E.
SCALE: 1"=60'
JOB NUMBER: 23-185
DATE LAST MODIFIED: 02-08-24

SHEET **INT1** OF 4 SHEETS



NOTE:
UTILITY COMPANIES TO INDICATE THEIR TIE–IN LOCATIONS & FACILITIES

LEGEND

	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
(F.V.T.)	FULL VEHICULAR TRAFFIC LID
(N.T.S.)	NOT TO SCALE
(U.O.N.)	UNLESS OTHERWISE NOTED

INDEX MAP

20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

NOTE
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NOTE TO UTILITIES:
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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

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925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

DIVIDEND HOMES
730 DIANA AVENUE

MORGAN HILL CALIFORNIA

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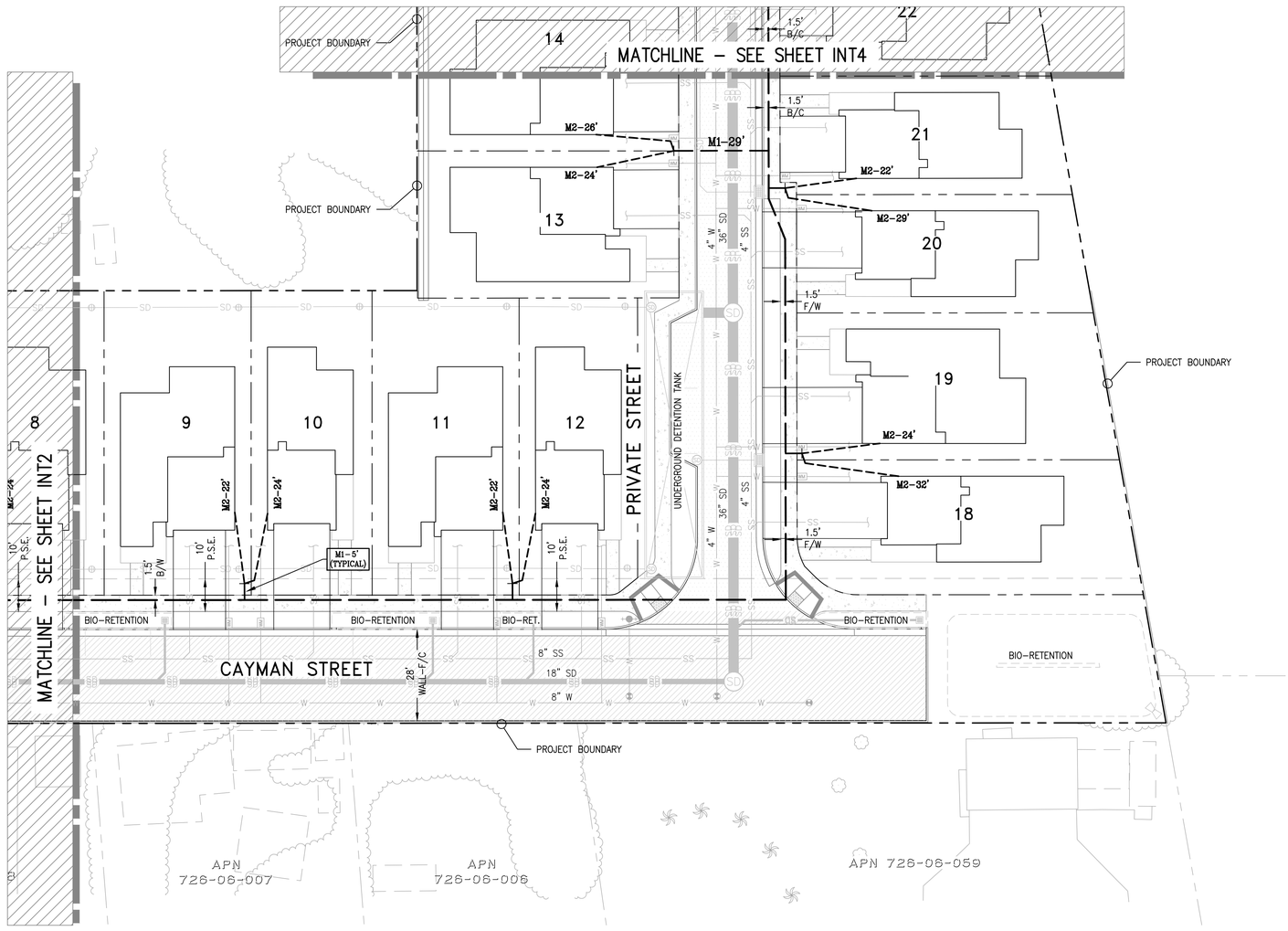
SHEET INT2 OF 4 SHEETS



LEGEND

—xJT—	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
(F.V.T.)	FULL VEHICULAR TRAFFIC LID
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DIVIDEND HOMES
730 DIANA AVENUE

MORGAN HILL CALIFORNIA

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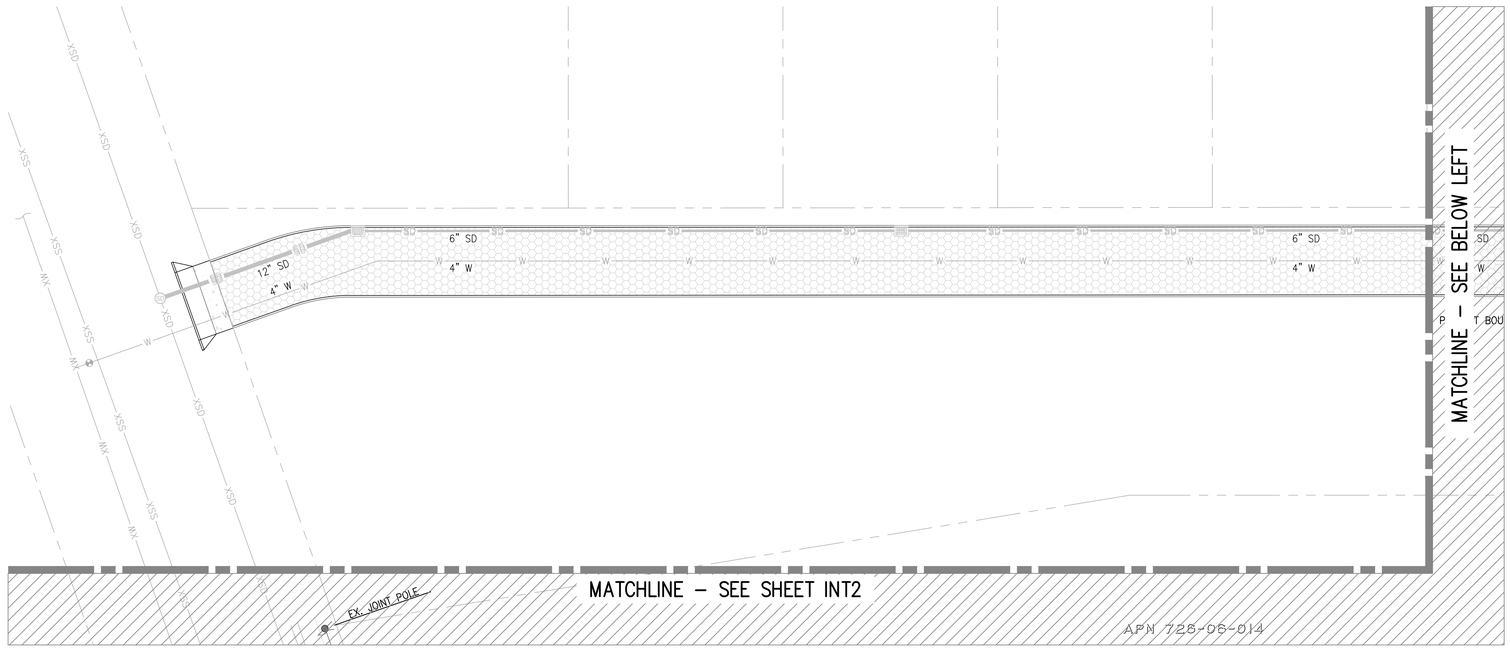
SHEET INT3 OF 4 SHEETS



LEGEND

	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
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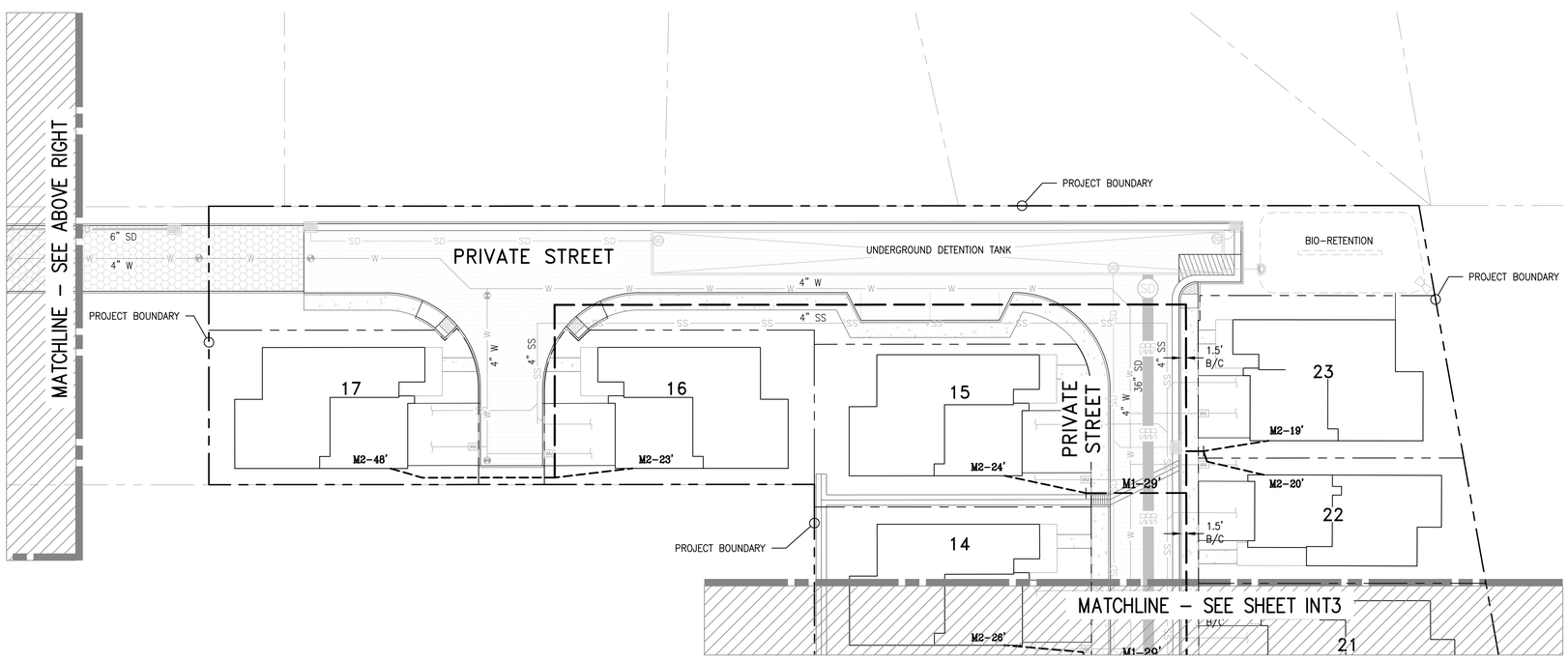
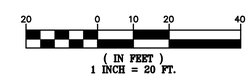


INDEX MAP



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