

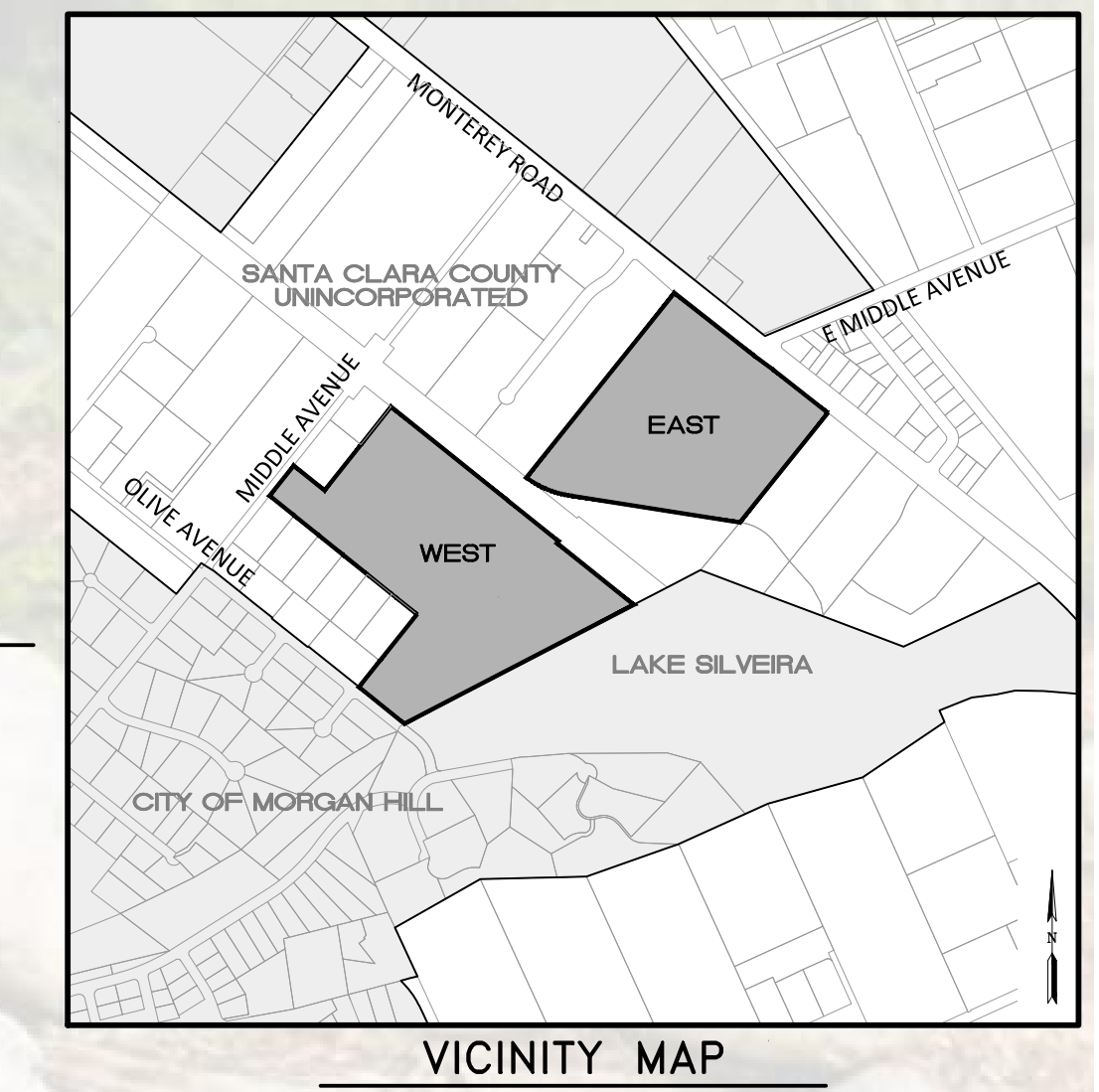
SB330 APPLICATION

STONEY CREEK EAST AND WEST

SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA

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CONTACT INFORMATION

APPLICANT: GLENROCK BUILDERS 14500 SYCAMORE DRIVE MORGAN HILL, CA 95037 ATTN: ROCKE GARCIA (408) 710-2953 GLENROCKDEVEL@GMAIL.COM ATTN: GLENDA GARCIA (408) 710-2954 GLENDA43.GG@GMAIL.COM	ARCHITECT: BASSENIAN LAGONI 2031 ORCHARD DRIVE, SUITE 100 NEWPORT BEACH, CA 92660 ATTN: CINDY TEALE (949) 553-9100 CTEALE@BASSENIANLAGONI.COM	CIVIL ENGINEER/PLANNER: RUGGERI-JENSEN-AZAR 8055 CAMINO ARROYO GILROY, CA 95020 (408) 848-0300 ENGINEER: CHRIS PATTON CPATTON@RJA-GPS.COM PLANNER: JOHN MONIZ JMONIZ@RJA-GPS.COM	LEGAL COUNSEL: HANSON-BRIDGETT 500 CAPITOL MALL, SUITE 1500 SACRAMENTO, CA 95814 (916) 442-3333 ATTN: ROBIN BARAL RBARAL@HANSONBRIDGETT.COM	LANDSCAPE ARCHITECT: RIPLEY DESIGN 1615 BONANZA STREET, SUITE 314 WALNUT CREEK, CA 94596 (925) 938-7377 ATTN: ANNIKA CARPENTER ACARPENTER@RIPLEYDESIGN.COM	JOINT TRENCH: GIACALONE DESIGN SERVICES 8080 SANTA TERESA BLVD, STE 240 GILROY, CA 95020 (925) 467-1740 ATTN: ANDREW CUMMINS ANDREW@DRYUTILITYDESIGN.COM	WASTEWATER: QUESTA ENGINEERING CORP. 1220 BRICKYARD COVE ROAD POINT RICHMOND, CA 94807 (510) 236-6114 ATTN: NORMAN HANTZSCHE NHANTZSCHE@QUESTAEC.COM
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SITE INFORMATION

ADDRESS / APN	14465 MONTEREY ROAD, MORGAN HILL / 779-05-051 (+22.6 AC-PARTIAL)
EXISTING USE	FALLOW, SINGLE FAMILY RESIDENCE
ADDRESS / APN	NO PHYSICAL ADDRESS / 779-05-043 (+16.3 AC)
EXISTING USE	FALLOW
ADDRESS / APN	360 WEST MIDDLE AVENUE, MORGAN HILL / 779-05-054 (+14.4 AC)
EXISTING USE	FALLOW
AREA DESIGNATION ZONING	+53.3 ACRES (COMBINED) RURAL RESIDENTIAL RR-5ac

PROJECT INFORMATION

- THIS IS A RESIDENTIAL PROJECT CONSISTING OF:
- 96 SINGLE FAMILY HOMES (FOR SALE) + MIN. 20 ACCESSORY DWELLING UNITS
 - 75 SINGLE FAMILY HOMES (FOR RENT)
 - 55 MULTI-FAMILY APARTMENTS (FOR RENT)
- 226 HOMES / 53.3 AC = 4.2 DU/AC (GROSS)
- FORTY-SIX (46) OF THE MULTIFAMILY APARTMENT UNITS WILL BE AFFORDABLE TO LOWER-INCOME HOUSEHOLDS, PURSUANT TO THE AFFORDABLE HOUSING PLAN FOR THIS PROJECT
- PRIVATE OPEN SPACE IS PROVIDED AS FOLLOWS:
- FRONT AND REAR YARDS FOR THE 96 FOR-SALE SINGLE FAMILY HOMES
 - PRIVATE YARDS AND PATIOS FOR THE 75 FOR-RENT SINGLE FAMILY HOMES
 - BALCONIES FOR THE 55 MULTI-FAMILY APARTMENTS
- COMMON OPEN SPACE IS PROVIDED AS FOLLOWS:
- ACTIVE/PASSIVE OPEN SPACE AND ORNAMENTAL LANDSCAPING IN COMMON AREAS FOR THE 96 FOR SALE SINGLE FAMILY HOMES
 - CENTRALLY LOCATED ACTIVE AND PASSIVE RECREATION FOR THE 75 FOR-RENT SINGLE FAMILY HOMES
 - ACTIVE AMENITIES (TBD) ADJACENT TO THE MULTI-FAMILY BUILDING
 - A CENTRALLY LOCATED PARK FOR PASSIVE AND ACTIVE AMENITIES FOR OWNERS, TENANTS, AND GUESTS

PARKING IS PROVIDED WITHIN PRIVATE GARAGES, CURB-SIDE SPACES, AND COMMON PARKING BAYS, AS FOLLOWS:

EAST	CARPORTS	56	WEST	GARAGES	192
	GARAGES	75		APRONS	192
	OPEN PARKING	36		CURB SIDE	224
	REC CENTER	11			608
		179			

STONEY CREEK

SANTA CLARA COUNTY
CALIFORNIA

GLENROCK BUILDERS
14500 SYCAMORE DRIVE
MORGAN HILL, CA 95037



NOT TO SCALE

JAN 31, 2024
JOB - 232001

EPIS779-04-050
395 W. MIDDLE AVE.

CONFORM TO EXISTING CONDITIONS

W. MIDDLE AVENUE (PUBLIC)

MATSUMOTO
779-05-053
360 W. MIDDLE AVE.

GARCIA
779-05-035
380 W. MIDDLE AVE.



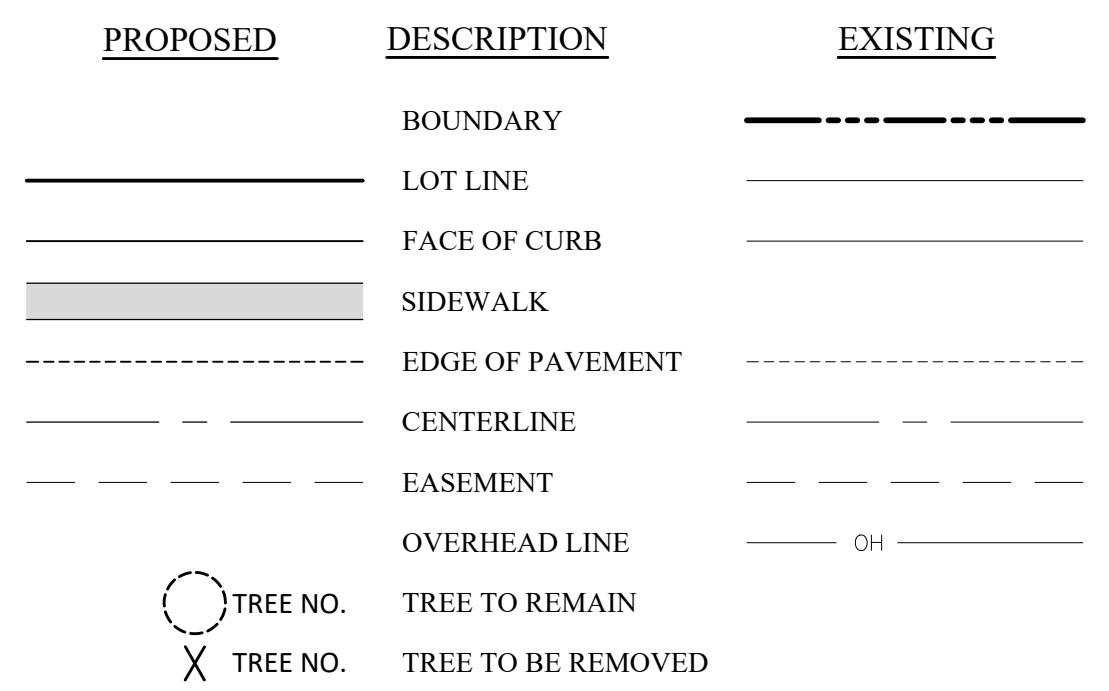
Lot No.	Lot Size (sqft)	Plan Type	Bldg Coverage (%)	Bldg Coverage (sqft)
1	8,900	1	2,364	27%
2	8,400	3	2,413	29%
3	8,200	5	2,298	28%
4	8,200	4	2,619	32%
5	8,200	3	2,413	29%
6	8,600	4	2,619	30%
7	14,500	5	2,298	16%
8	9,100	4	2,619	29%
9	8,200	5	2,298	28%
10	8,300	3	2,413	29%
11	8,300	5	2,298	28%
12	8,300	4	2,619	32%
13	8,300	3	2,413	29%
14	8,300	4	2,619	32%
15	8,300	5	2,298	28%
16	8,400	3	2,413	29%
17	9,400	5	2,298	24%
18	9,400	5	2,298	24%
19	9,300	4	2,619	28%
20	8,400	3	2,413	29%
21	8,600	4	2,619	30%
22	10,600	5	2,298	22%
23	12,600	CUSTOM	3,300	26%
24	10,700	CUSTOM	3,300	31%
25	10,000	CUSTOM	3,300	33%
26	9,400	CUSTOM	3,300	35%
27	9,400	CUSTOM	3,300	35%
28	9,400	CUSTOM	3,300	35%
29	9,400	CUSTOM	3,300	35%
30	9,400	CUSTOM	3,300	35%
31	9,800	CUSTOM	3,300	34%
32	10,700	CUSTOM	3,300	31%
33	9,300	CUSTOM	3,300	35%
34	9,600	CUSTOM	3,300	34%
35	9,200	3	2,413	26%
36	9,400	4	2,619	28%
37	10,600	1	2,364	22%
38	13,300	2	1,985	15%
39	8,700	1	2,364	27%
40	7,800	3	2,413	31%
41	7,800	5	2,298	29%
42	9,000	4	2,619	29%
43	16,100	5	2,298	14%
44	10,200	3	2,413	24%
45	11,100	4	2,619	24%
46	11,200	5	2,298	21%
47	11,200	4	2,619	23%
48	11,200	3	2,413	22%
49	11,000	4	2,619	24%
50	9,800	3	2,413	25%
51	16,700	5	2,298	14%
52	7,600	1	2,364	31%
53	7,100	2	1,985	28%
54	7,100	1	2,364	33%
55	7,100	2	1,985	28%
56	7,100	1	2,364	33%
57	7,700	2	1,985	26%
58	7,700	1	2,364	31%
59	7,100	2	1,985	28%
60	7,100	1	2,364	33%
61	7,100	2	1,985	28%
62	7,100	1	2,364	33%
63	7,400	2	1,985	27%
64	7,700	1	2,364	31%
65	7,400	2	1,985	27%
66	7,400	1	2,364	32%
67	7,400	2	1,985	27%
68	7,400	1	2,364	32%
69	8,000	2	1,985	25%
70	8,000	1	2,364	30%
71	7,400	2	1,985	27%
72	7,400	1	2,364	32%
73	7,400	2	1,985	27%
74	10,000	4	2,619	26%
75	12,600	5	2,298	18%
76	7,500	5	2,298	31%
77	7,000	4	2,619	37%
78	7,100	3	2,413	34%
79	11,900	5	2,298	19%
80	8,900	3	2,413	27%
81	7,000	5	2,298	33%
82	7,000	4	2,619	37%
83	7,000	5	2,298	33%
84	6,900	4	2,619	38%
85	6,900	3	2,413	35%
86	7,000	5	2,298	33%
87	7,000	4	2,619	37%
88	7,000	3	2,413	34%
89	7,200	5	2,298	32%
90	7,700	2	1,985	26%
91	7,300	3	2,413	33%
92	7,000	5	2,298	33%
93	7,000	4	2,619	37%
94	7,000	5	2,298	33%
95	7,000	3	2,413	3%
96	6,900	4	2,619	38%

Lot No.	Lot Size (sqft)	Description
A	17,200	Entry Open Space
B	16,300	Entry Open Space
C	18,400	Entry Open Space
D	13,200	Entry Open Space
E	10,500	Utilities (PSE)
F	49,800	Basin/Open Space

Parking-Provided		
covered		
garages(2-car)	192	min. (some models are 3-car)
garages (1-car)	-	-
aprons	-	-
	192	sub-total
uncovered		
	192	min. apron spaces
	224	street spaces
	416	sub-total
	608	total
	6.3	spaces/home

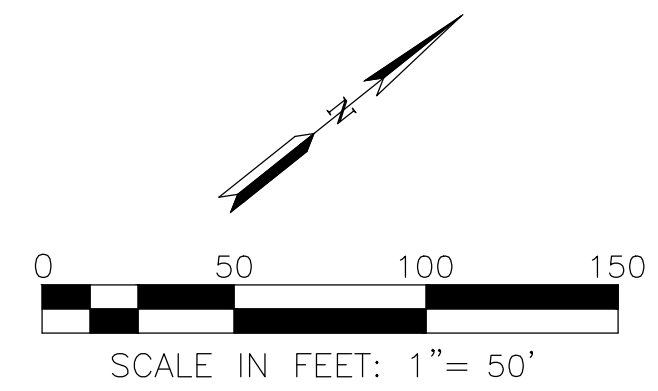
Land Coverage - Stoney Creek West				
	ac	sqft	%	notes
gross	30.67	1335771	100.0%	
private roads	4.65	202,400	15.2%	measured from back of curb
aprons	1.19	51,683	3.9%	
footprints	5.10	222,294	16.6%	
sidewalk	0.97	42,251	3.2%	
flatwork	0.60	26,251	2.0%	in-lot walkways
public streets	0.03	1,493	0.1%	Olive Avenue
utilities	0.16	6,929	0.5%	water tank + access road
	12.70	553301	41.4%	
open space	17.96	782470	58.6%	common + private

LEGEND & NOTES



- FOOTPRINTS, LOT COVERAGE, FLOOR AREA AND SIMILAR DEVELOPMENT STANDARDS SHOWN HEREIN ARE CONCEPTUAL IN NATURE AND SUBJECT TO REFINEMENT.
- HOUSE FOOTPRINTS AND ADU LOCATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REFINEMENT.

AFFORDABLE HOUSING COMPLIANCE TO COMPLY WITH THE 20% BMR REQUIREMENT, THE STONEY CREEK COMMUNITY WILL PROVIDE 46 OF THE 55 MULTI-FAMILY APARTMENTS TO LOWER INCOME OCCUPANTS (80% AMI) (46 BMR HOMES/226 TOTAL HOMES = 20.4%)



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
1000 S. SANTA CLARA AVE. SUITE 200
SAN JOSE, CA 95128
PHONE: (408) 848-0300 FAX: (408) 848-0302

**BUILDER'S REMEDY EXHIBIT
LOTTING PLAN - WEST
STONEY CREEK**

SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA
FOR GLENROCK BUILDERS

DATE	BY	SCALE	AS SHOWN	DATE

SHEET **C-2**

OF 79 SHEETS

JOB NO. 232001

Lot No.	Lot Size (sqft)	Plan Type	Blg. Coverage (sf)	Blgd. Coverage (%)
1	8,900	1	2,364	27%
2	8,400	3	2,413	29%
3	8,200	5	2,298	28%
4	8,200	4	2,619	32%
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29	9,400	CUSTOM	3,300	35%
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35	9,200	3	2,413	26%
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54	7,100	1	2,364	33%
55	7,100	2	1,985	28%
56	7,100	1	2,364	33%
57	7,700	2	1,985	26%
58	7,700	1	2,364	31%
59	7,100	2	1,985	28%
60	7,100	1	2,364	33%
61	7,100	2	1,985	28%
62	7,100	1	2,364	33%
63	7,400	2	1,985	27%
64	7,700	1	2,364	31%
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72	7,400	1	2,364	32%
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74	10,000	4	2,619	26%
75	12,600	5	2,298	18%
76	7,500	5	2,298	31%
77	7,000	4	2,619	37%
78	7,100	3	2,413	34%
79	11,900	5	2,298	19%
80	8,900	3	2,413	27%
81	7,000	5	2,298	33%
82	7,000	4	2,619	37%
83	7,000	5	2,298	33%
84	6,900	4	2,619	38%
85	6,900	3	2,413	35%
86	7,000	5	2,298	33%
87	7,000	4	2,619	37%
88	7,000	3	2,413	34%
89	7,200	2	1,985	26%
90	7,300	3	2,413	33%
91	7,000	5	2,298	33%
92	7,000	4	2,619	37%
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94	7,000	5	2,298	33%
95	7,000	3	2,413	34%
96	6,900	4	2,619	38%

Lot No.	Lot Size (sqft)	Description
A	17,200	Entry Open Space
B	16,300	Entry Open Space
C	18,400	Entry Open Space
D	13,200	Entry Open Space
E	10,500	Utilities (PSE)
F	49,800	Basin/Open Space

	ac	sqft	%	notes
gross	30.67	1,335,771	100.0%	
private roads	4.65	202,400	15.2%	measured from back of curb
aprons	1.19	51,683	3.9%	
footprints	5.10	222,294	16.6%	
sidewalk	0.97	42,251	3.2%	
flatwork	0.60	26,251	2.0%	in-lot walkways
public streets	0.03	1,493	0.1%	Olive Avenue
utilities	0.16	6,929	0.5%	water tank + access road
open space	17.96	782,470	58.6%	common + private

LEGEND & NOTES

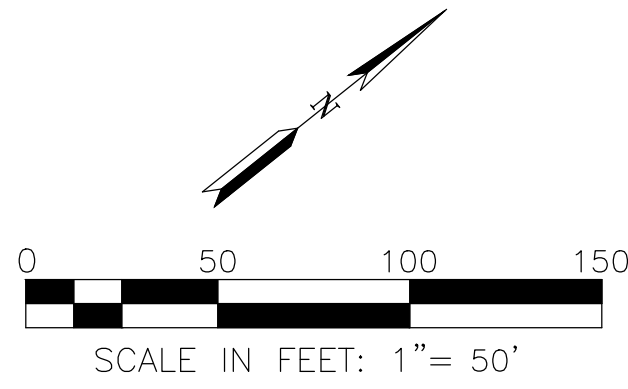
PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	LOT LINE	---
---	FACE OF CURB	---
---	SIDEWALK	---
---	EDGE OF PAVEMENT	---
---	CENTERLINE	---
---	EASEMENT	---
---	OVERHEAD LINE	OH
○	TREE NO.	---
X	TREE NO.	---

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AFFORDABLE HOUSING COMPLIANCE
 TO COMPLY WITH THE 20% BMR REQUIREMENT, THE STONEY CREEK COMMUNITY WILL PROVIDE 46 OF THE 55 MULTI-FAMILY APARTMENTS TO LOWER INCOME OCCUPANTS (80% AMI) (46 BMR HOMES/226 TOTAL HOMES = 20.4%)

covered		
garages(2-car)	192	min. (some models are 3-car)
garages (1-car)	-	
aprons		
	192	sub-total
uncovered		
	192	min. apron spaces
	224	street spaces
	416	sub-total
	608	total
	6.3	spaces/home





LANDS OF CHI
14735 MONTEREY ROAD
779-05-040

lot	area	living	garage	porch	coverage
97	10,400	2,920	0	0	28%
98	9,000	3,520	0	0	39%
99	8,300	2,920	0	0	35%
100	8,100	3,520	0	0	43%
101	8,100	2,920	0	0	36%
102	8,100	3,520	0	0	43%
103	8,600	2,920	0	0	34%
104	9,900	3,520	0	0	36%
105	8,700	3,520	0	0	40%
106	7,800	2,920	0	0	37%
107	7,800	3,520	0	0	45%
108	7,800	2,920	0	0	37%
109	7,800	3,520	0	0	45%
110	7,800	2,920	0	0	37%
111	7,800	3,520	0	0	45%
112	8,700	2,920	0	0	34%
113	8,400	3,520	0	0	42%
114	7,400	2,920	0	0	39%
115	8,400	3,520	0	0	42%
116	7,400	2,920	0	0	39%
117	8,400	3,520	0	0	42%
118	7,400	2,920	0	0	39%
119	8,000	3,305	0	0	41%
120	10,600	3,520	0	0	33%
121	12,100	3,520	0	0	29%
122	100,400	24,050	0	0	24%

Unit No.	Lot Size (sqft)	Description
A	81,800	Amenities
B	15,400	Amenities
C	1,800	Existing well
D	13,200	Amenities
E	59,500	Wastewater Treatment
F	66,800	Water basin
G	9,900	Open space
H	78,900	Circulation, parking
I	5,000	Open space
J	5,700	Open space
K	13,400	New wells
L	7,700	Open space
M	27,000	Circulation
N	39,600	Circulation
O	27,000	Circulation
P	11,700	Open space

carports	garages	open-multi-fam	open-sfd	rec center
56	72	13	36	11
188				

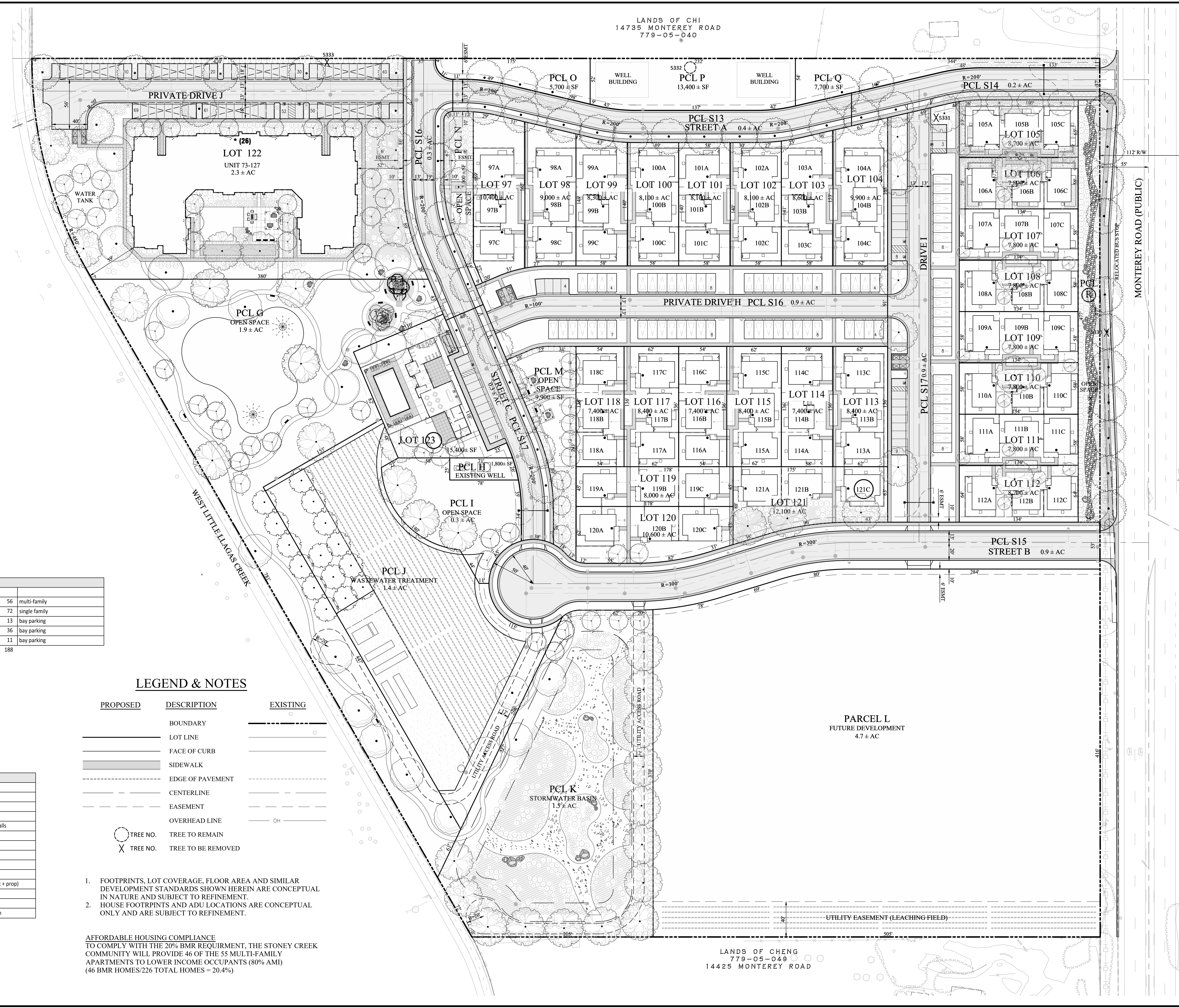
LEGEND & NOTES

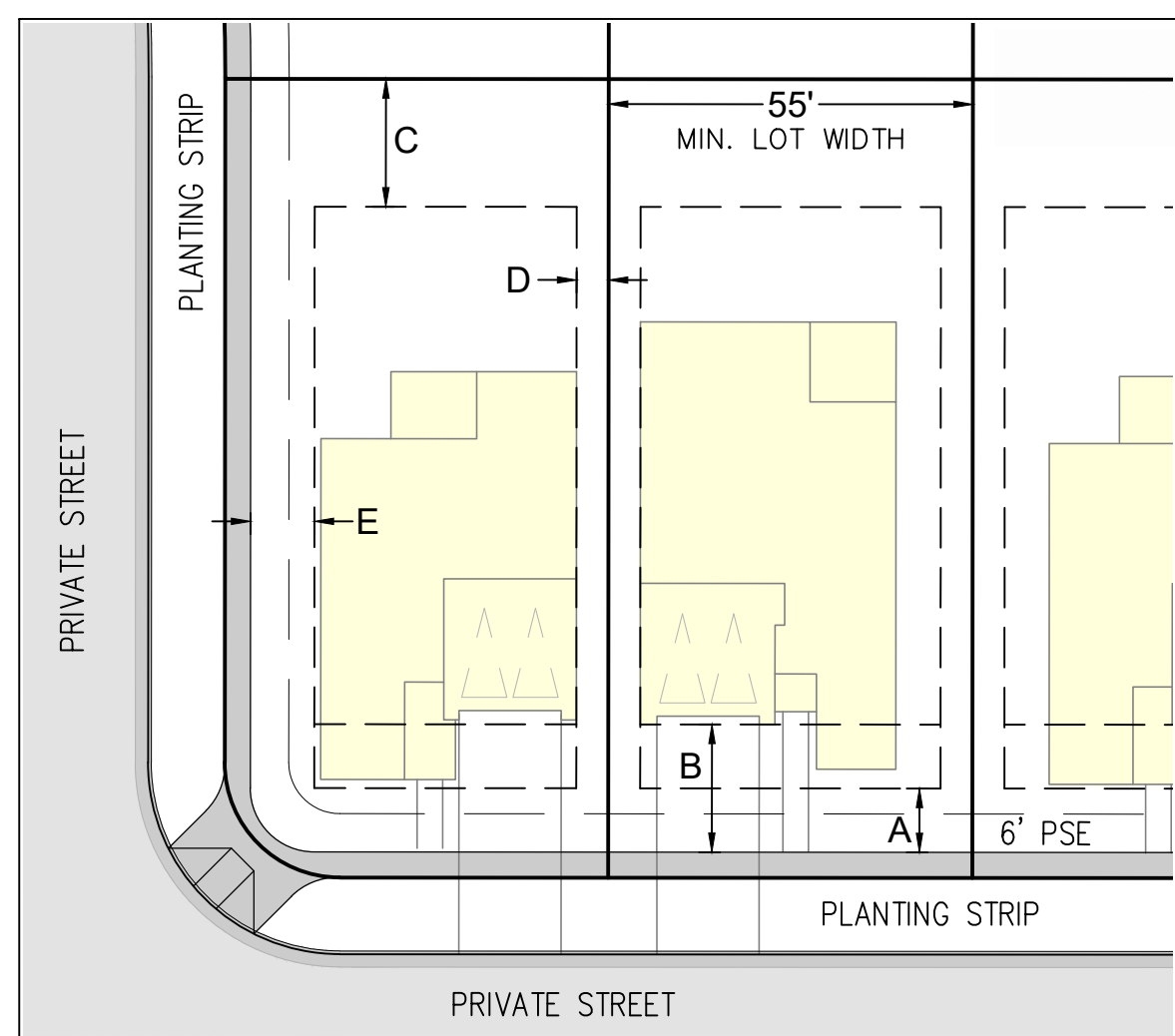
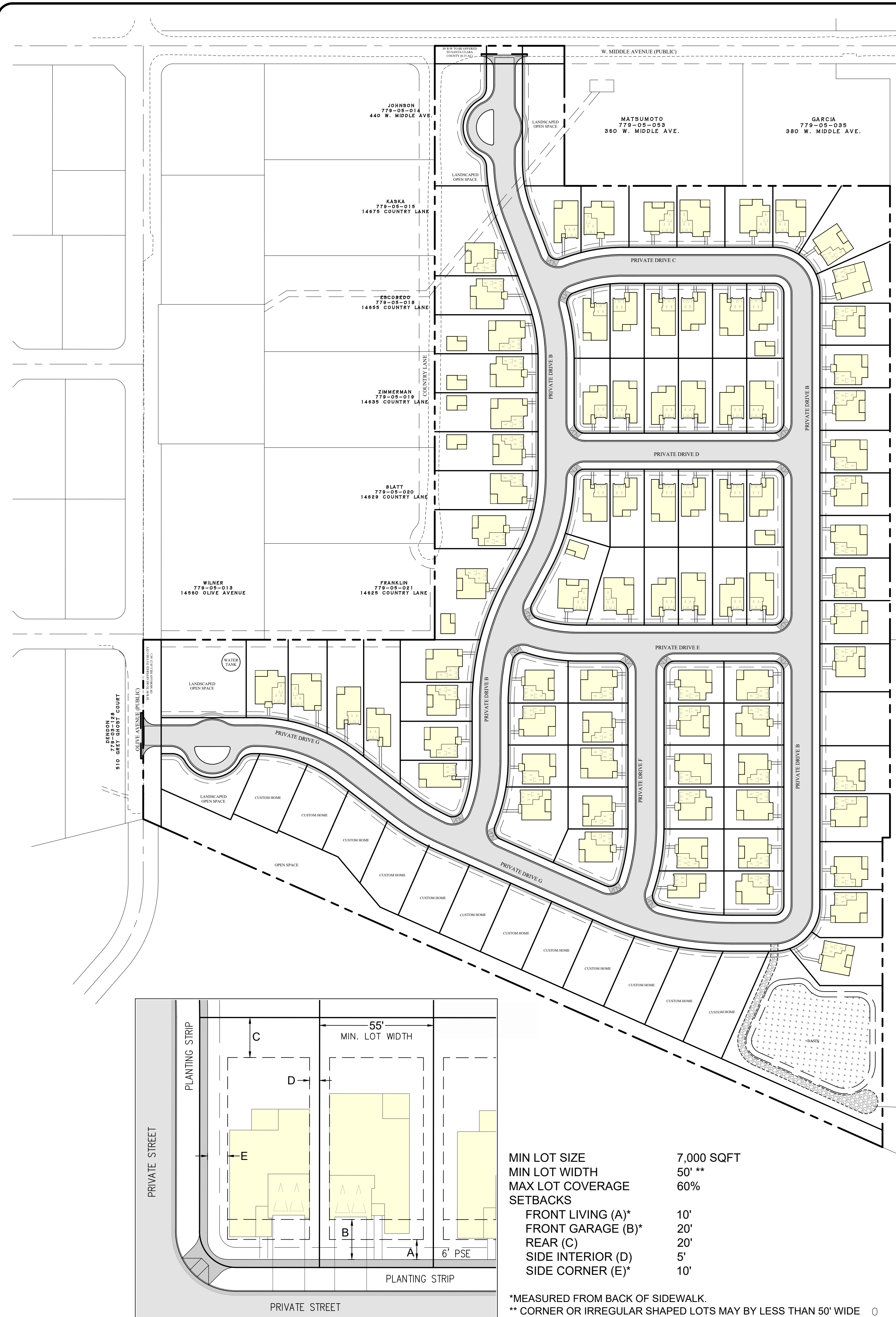
PROPOSED	DESCRIPTION	EXISTING
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---	FACE OF CURB	---
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---	CENTERLINE	---
---	EASEMENT	---
---	OVERHEAD LINE	OH
○	TREE NO.	○
X	TREE NO.	X

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AFFORDABLE HOUSING COMPLIANCE
TO COMPLY WITH THE 20% BMR REQUIREMENT, THE STONEY CREEK COMMUNITY WILL PROVIDE 46 OF THE 55 MULTI-FAMILY APARTMENTS TO LOWER INCOME OCCUPANTS (80% AMI) (46 BMR HOMES/226 TOTAL HOMES = 20.4%)

	ac	sqft	%	notes
gross	22.58	983600	100.0%	
private roads	2.73	118,900	12.1%	drives, parking lot, stalls
aprons	0.05	2,200	0.2%	
footprints	3.01	131,000	13.3%	
sidewalk	0.24	10,600	1.1%	
flatwork	0.61	26,700	2.7%	
public streets	0.00	0	0.0%	
utilities	1.72	74,800	7.6%	wastewater, wells (ex + prop)
	8.36	364200	37.0%	
open space	14.22	619400	63.0%	land/hardscape, basin



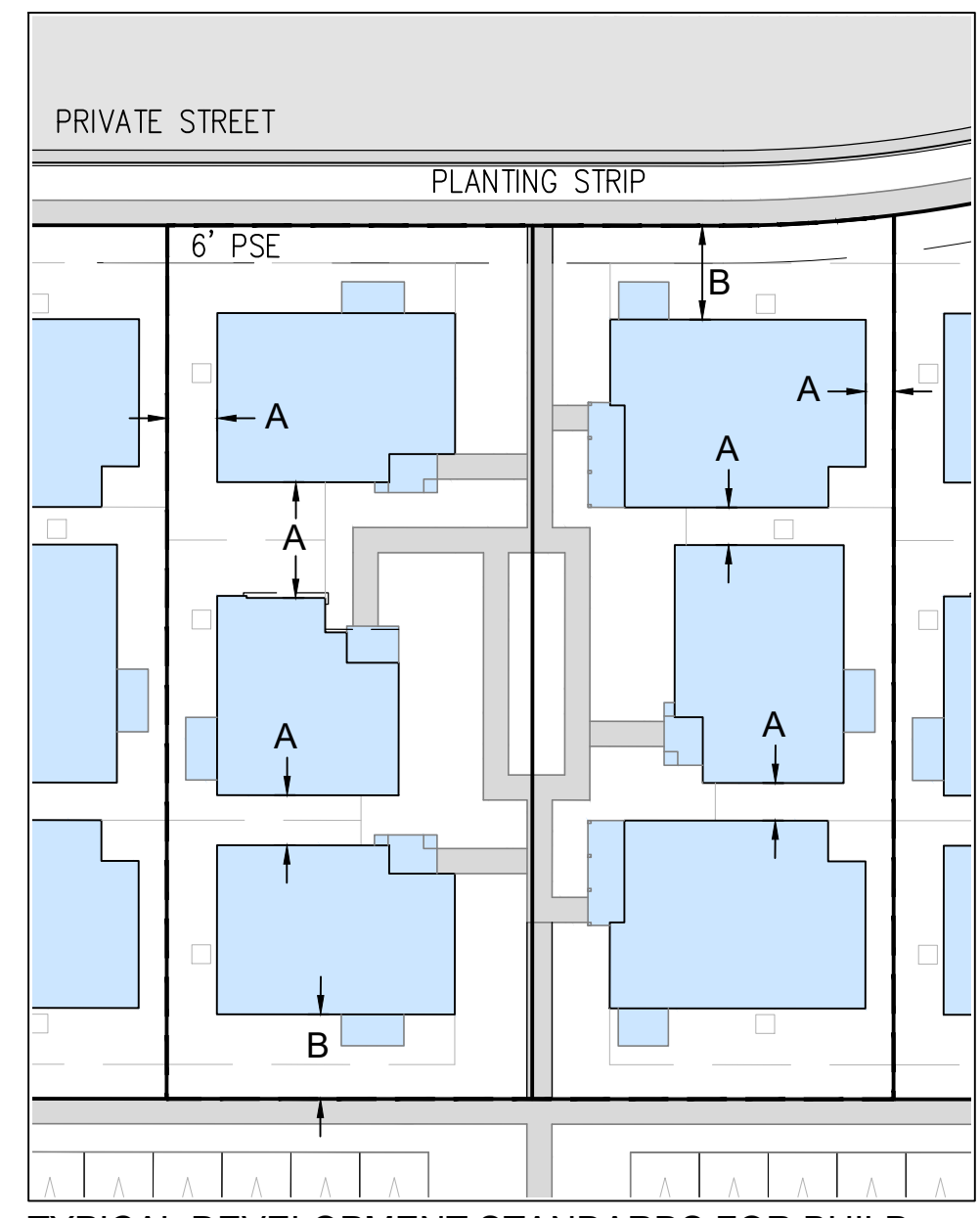
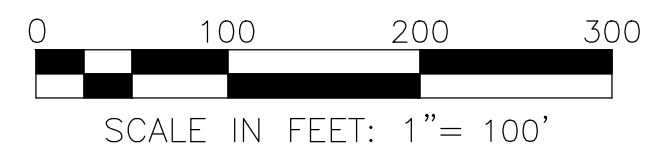


TYPICAL DEVELOPMENT STANDARDS FOR ALL LOTS WITHIN STONEY CREEK WEST. (1"=30')

MIN LOT SIZE	7,000 SQFT
MIN LOT WIDTH	50' **
MAX LOT COVERAGE	60%
SETBACKS	
FRONT LIVING (A)*	10'
FRONT GARAGE (B)*	20'
REAR (C)	20'
SIDE INTERIOR (D)	5'
SIDE CORNER (E)*	10'

*MEASURED FROM BACK OF SIDEWALK.
 ** CORNER OR IRREGULAR SHAPED LOTS MAY BY LESS THAN 50' WIDE AT STREET FRONTAGE

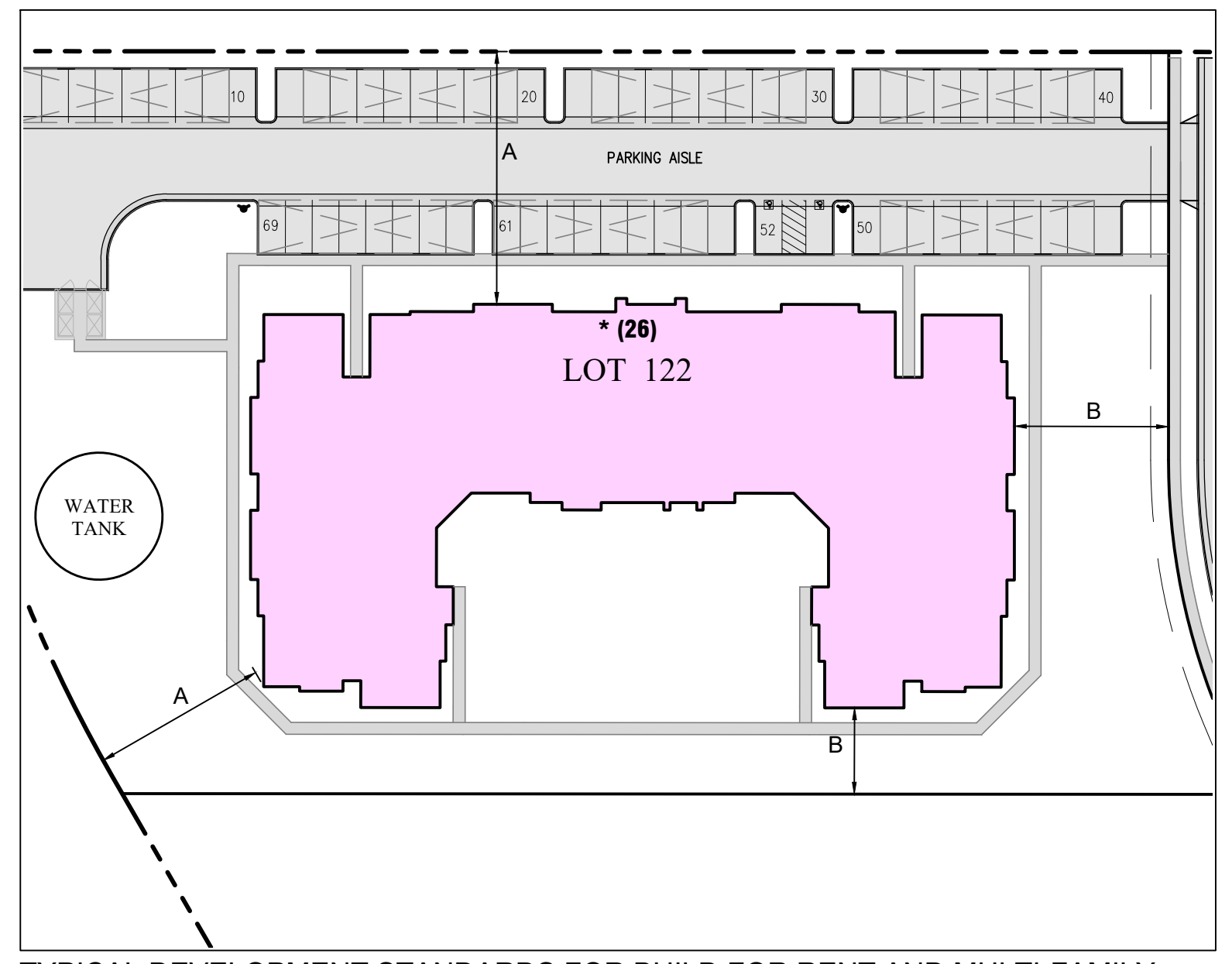
- GENERAL NOTES**
- FOOTPRINTS PLOTTED HEREIN ARE CONCEPTUAL, AND SUBJECT TO FUTURE REFINEMENT.
 - ARCHITECTURAL ENCROACHMENTS (BAY WINDOWS, COLUMNS, ETC.) MAY ENCROACH UP TO 2'-0" INTO ANY SETBACK.
 - BUILDING HEIGHT IS SUBJECT TO PREVAILING BUILDING CODE.



TYPICAL DEVELOPMENT STANDARDS FOR BUILD FOR RENT SINGLE FAMILY HOMES. (1"=30')

MIN LOT SIZE	5,000 SQFT
MIN LOT WIDTH	N/A
MAX LOT COVERAGE	60%
SETBACKS*	
INTERNAL (A)	5'
PERIMETER (B)	8'

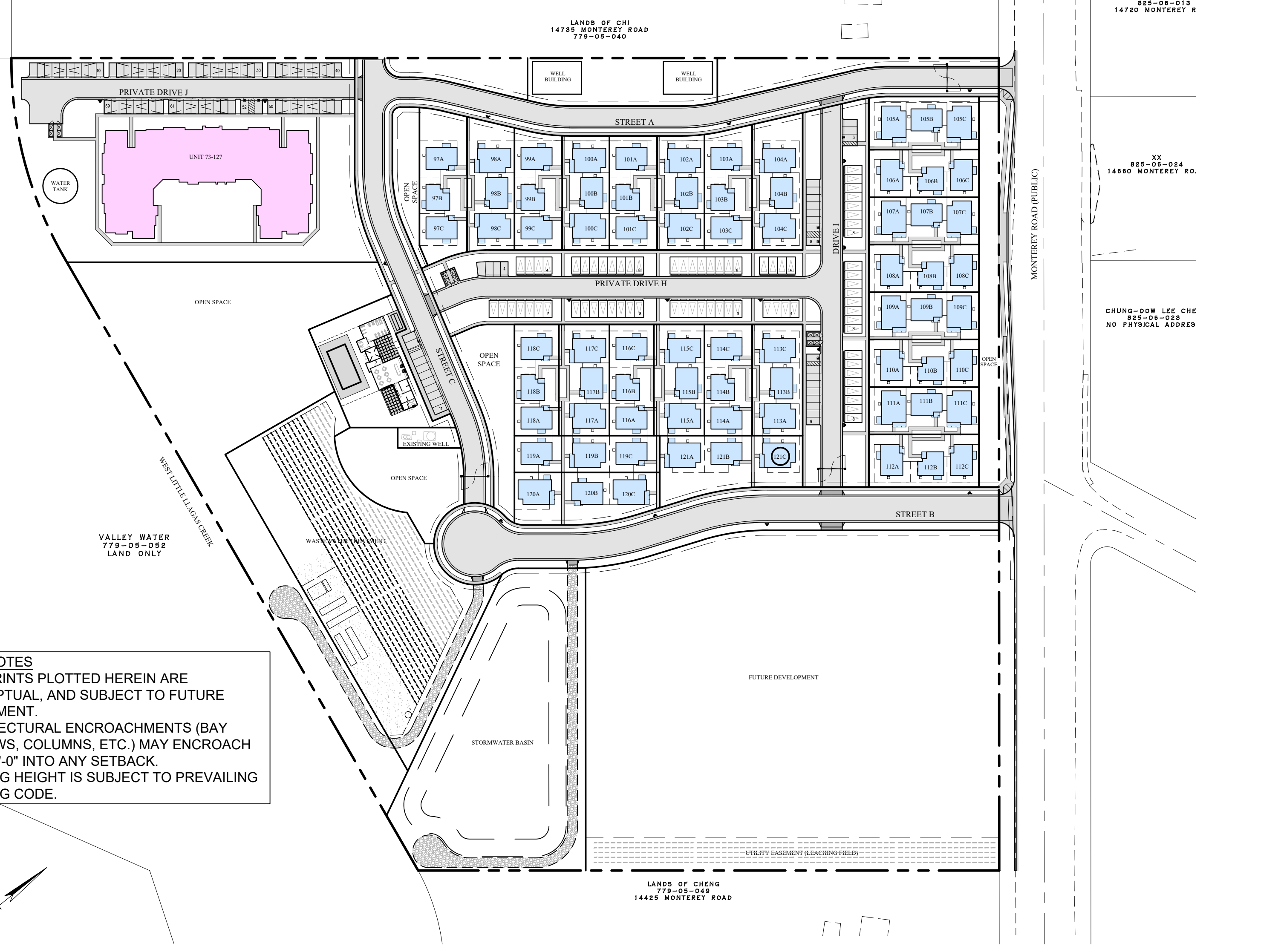
*MEASURED FROM PROPERTY LINE TO BUILDING FOUNDATION.



TYPICAL DEVELOPMENT STANDARDS FOR BUILD FOR RENT AND MULTI-FAMILY HOMES. (1"=50')

MIN LOT SIZE	80,000 SQFT
MIN LOT WIDTH	N/A
MAX LOT COVERAGE	60%
SETBACKS*	
PROJECT BOUNDARY (A)	40'
NEW LOT LINE/ROW (B)	20'

*MEASURED FROM PROPERTY LINE TO BUILDING FOUNDATION.



SCALE	AS SHOWN
BY	CK
SHEET REVISIONS	
DATE	MK
DATE	JAN 31, 2024
SHEET	C-8
OF 64 SHEETS	
JOB NO.	232001