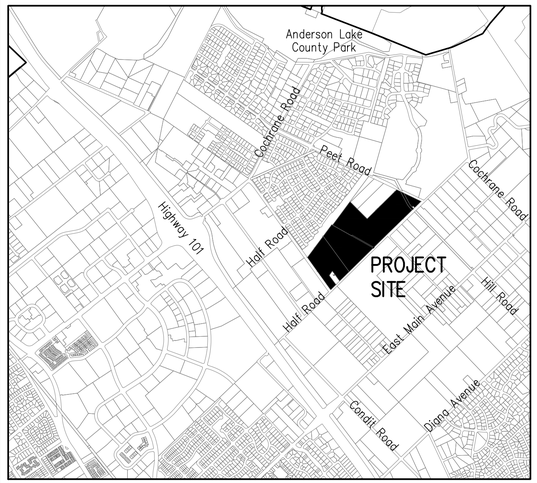
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VICINITY MAP
NO SCALE

Tentative Development Plans

for

Mariani Ranch

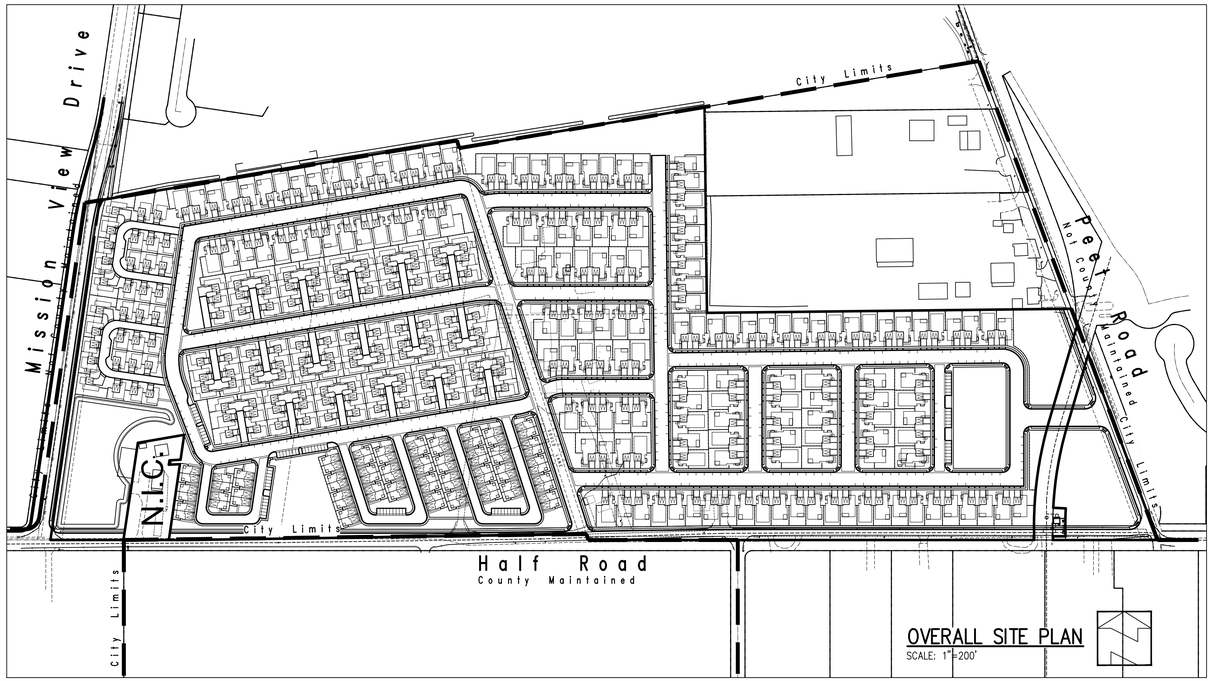
Half Road - apn 728-33-008, -009 & -011

Portion of the 'Peet Subdivision' - Recorded in Book 'M' of Maps, at Page 60

in the

City of Morgan Hill

Santa Clara County, California

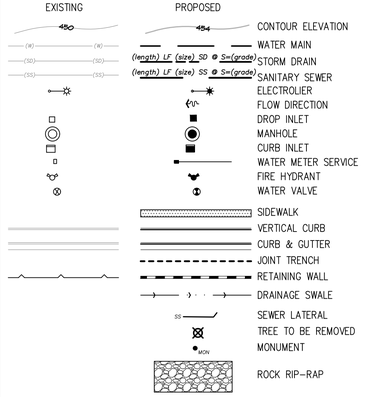


OVERALL SITE PLAN
SCALE: 1"=200'

ABBREVIATIONS

AC	ASPHALT CONCRETE	EP	EDGE OF PAVEMENT	P.S.E.	PUBLIC SERVICE EASEMENT
AB	AGGREGATE BASE	ER	END OF RETURN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
AD	AREA DRAIN	ESMT	EASEMENT	P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
AGG	AGGREGATE	(E)	EXISTING	P.U.E.	PUBLIC UTILITY EASEMENT
BC	BEGINNING OF CURVE	EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
BPD	BACKFLOW PREVENTER DEVICE	FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BLDG	BUILDING	FG	FINISH GRADE	R	RADIUS
BOC	BACK OF CURB	FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
BO	BLOW OFF	FL	FLOWLINE	R/W	RIGHT OF WAY
BOT	BOTTOM	FOC	FACE OF CURB	RWL	RAINWATER LEADER
BOW	BACK OF WALK	G	GAS LINE	S	SLOPE
BW	BOTTOM OF WALL	GM	GAS METER	SD	STORM DRAIN PIPE
BWF	BARBWIRE FENCE	GB	GRADE BREAK	SS	SANITARY SEWER PIPE
CATV	CABLE TELEVISION	CUY	GUY WIRE FOR POLE	STM	STORM DRAIN MANHOLE
CB	CATCH BASIN	GV	GATE VALVE	SS MH	SANITARY SEWER MANHOLE
C&G	CURB & GUTTER	HDPE	HIGH DENSITY POLYETHYLENE	SP	SERVICE POLE
CI	CURB INLET	HMA	HOT MIX ASPHALT	STD	STANDARD
CL	CENTERLINE	HP	HIGH POINT	SQ	SQUARE
CMP	CORRUGATED METAL PIPE	INV	INVERT OF PIPE	SW	SIDEWALK
CMU	CONCRETE MASONRY UNIT	IP	IRON PIPE	T	TELEPHONE LINE
CO	CLEAN OUT	JP	JOINT POLE	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	JT	JOINT TRENCH	TC	TOP OF CURB
CONST	CONSTRUCTION	LF	LINEAR FEET	TCM	TREATMENT CONTROL MEASURES
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	LP	LOW POINT	TFC	TOP FACE OF CURB
		MAX	MAXIMUM	TG	TOP OF GRATE
DI	DROP INLET	MIN	MINIMUM	TOB	TOP OF BANK
DIP	DUCTILE IRON PIPE	N.I.C.	NOT IN CONTRACT	TOE	TOE OF BANK
DMA	DRAINAGE MANAGEMENT AREA	(N)	NEW	TW	TOP OF WALL
DS	DOWNSPOUT	OHU	OVERHEAD UTILITY	TYP	TYPICAL
DWY	DRIVEWAY	(P)	PROPOSED	W	WATER LINE
E	ELECTRIC LINE	PB	PULL BOX	WM	WATER METER
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT	WV	WATER VALVE
EG	EXISTING GRADE	PL	PROPERTY LINE		
ELEV	ELEVATION	PRC	POINT REVERSE CURVE		

LEGEND



Density Calcs: Total Project

Total Project Area:	58.62 acres
Dedicated Public Right of Way (offsite):	3.30 acres
Private Streets:	15.50 acres
Private Open Space:	6.58 acres
Project Net Acreage:	33.24 acres
Number Units Allowed:	–
Number Units Proposed:	376 units

Density Calcs: Phase 1

Total Project Area:	16.49 acres
Dedicated Public Right of Way (offsite):	2.32 acres
Private Streets:	4.36 acres
Private Open Space:	4.77 acres
Project Net Acreage:	5.04 acres
Number Units Allowed:	–
Number Units Proposed:	29 units

Density Calcs: Phase 2

Total Project Area:	13.99 acres
Private Streets:	4.22 acres
Private Open Space:	0.13 acres
Project Net Acreage:	9.63 acres
Number Units Allowed:	–
Number Units Proposed:	97 units

Density Calcs: Phase 3

Total Project Area:	11.41 acres
Private Streets:	3.20 acres
Private Open Space:	0.29 acres
Project Net Acreage:	7.92 acres
Number Units Allowed:	–
Number Units Proposed:	91 units

Project Description:

Planned Development for proposed 376 lots, 164 Single Family, 136 Cluster, 76 Duet. The proposed 76 Duet homes sold at a Low-Income Level. Project site includes approximately 29,610 square feet of existing buildings to be demolished. Proposed project to include 1,036,692 square feet of buildings.

Density Calcs: Phase 4

Total Project Area:	7.97 acres
Private Streets:	2.14 acres
Private Open Space:	0.11 acres
Project Net Acreage:	5.72 acres
Number Units Allowed:	–
Number Units Proposed:	50 units

Density Calcs: Phase 5

Total Project Area:	3.07 acres
Private Streets:	0.40 acres
Project Net Acreage:	2.67 acres
Number Units Allowed:	–
Number Units Proposed:	31 units

Density Calcs: Phase 6

Total Project Area:	6.42 acres
Dedicated Public Right of Way (offsite):	0.58 acres
Private Streets:	1.58 acres
Private Open Space:	1.28 acres
Project Net Acreage:	2.98 acres
Number Units Allowed:	–
Number Units Proposed:	76 units

Fire Notes:

1. Fire Sprinklers shall be a deferred submittal.
2. Property is located in the Local Response Area.
3. Property is not in the Wildland Urban Interface (WUI).
4. All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
5. All proposed driveways shall have a maximum slope of 15%.
6. Property is not in "very high fire hazard" zone.
7. Streets 26 feet in width or less to have no parking both sides.

Building Notes:

1. Number of Buildings being demolished: 15
2. Type of construction: V-B
3. Occupancy Class: R-3/U

Proposed Setbacks:

	SFD	Cluster	Duets
Front	12'	10'	3'
Sideyard	5'	4.5'	4'
Rear	10'	5'	8'

Project Summary:

Assessor's Parcel Number:	728-33-008, -009 & -011
Present Use:	Agriculture Large Scale
Proposed Use:	Residential
Present Zoning:	A-40ac
Proposed Zoning:	A-20ac
Sanitary Sewer:	Private
Gas & Electric:	Pacific Gas & Electric Company
Water:	Private
Telephone:	Frontier
Existing Improvements:	as shown
Fire Responsibility Area:	LRA
Wildland Urban Interface:	No
Disturbance Area (whole site)	2,611,655 sq. ft.

Grading Quantities

Earthwork Quantities					
Location	Cut (CY)	Fill (CY)	Net (CY)	Max Cut	Max Fill
Off-site Street	±2,559	±58	±4,023	±2'	±1.8'
Streets	±30,974	±2,780	±28,194	±4'	±3.4'
Lots	±8,432	±59,723	(±51,291)	±2.6'	±6'
Parks	±345	±3,082	(±2,737)	±1.5'	±4.5'
Pond	±10,903	–	±10,903	±6.4'	–
Total	±53,213	±65,643	(±12,430)		

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

a. TOTAL SITE AREA: 2,589,291 (ft²)

b. Total Land Area Disturbed During Construction: 2,589,291 (ft²) *(including clearing, grading, stockpiling, or excavating)*

Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[3] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	216,702	0	216,702	1,309,478	1,581,769
d. Total off-site IA[5]	38,560	0	38,560	17,029	255,262
e. Total project IA	255,262	0	255,262	1,326,507	1,837,031
f. Total new and replaced IA			1,581,769		
Pervious Area (PA)[4]					
g. Total on-site PA	2,334,029				752,260
h. Total off-site PA[5]	0				0
i. Total project PA	2,334,029				752,260
j. Total Project Area (2.e.+2.i.)	2,589,291				2,589,291

k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% *100%*

DATE: _____
HANNA – BRUNETTI

AMANDA JOY MUSY–VERDEL
RCE 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY IS BASED ON THE FOUND MONUMENTS AS FILED IN THE 'RECORD OF SURVEY' ON APRIL 10th, 2002; RECORDED IN BOOK 747 OF MAPS AT PAGE 50. RECORDER OF SANTA CLARA COUNTY.

BENCHMARK:

BENCHMARK ID: BM391
ELEVATION: 414.73 FEET (NAVD88)
ORGANIZATION: VALLEY WATER

DESCRIPTION:
BRASS DISK IN COYOTE PUMP STATION (SCVWD's FACILITY) AT 18315 PEET ROAD; BEGINNING AT COCHRANE ROAD AND PEET ROAD; 0.5 MILES SOUTHEAST ALONG PEET ROAD; 89 FEET NORTHEAST FROM CENTERLINE PEET ROAD TO MOST SOUTHEAST ENTRANCE GATE (MAIN ENTRANCE); ONCE INSIDE FACILITY; 240 FEET NORTHWEST ALONG 6 FEET TALL CHAINLINK FENCE TO THE SOUTHEAST CORNER OF 20 FEET x 20 FEET x 1 FOOT TALL CONCRETE STRUCTURE; DISK IS ON TOP OF THE SOUTHEAST CORNER OF SUCH STRUCTURE. NOTE: SECURED FACILITY. SPECIAL PERMIT MUST BE OBTAINED PRIOR TO VISIT. CITY OF MORGAN HILL.

FLOOD ZONE:

PANEL NUMBER: 060337-0608SC0444H
REVISION DATE: MAY 18th, 2009
COMMUNITY NAME: SANTA CLARA COUNTY

ZONE D
AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS

SCOPE OF WORK

1. DEMOLISH EXISTING STRUCTURES, WELLS, TREES.
2. ROUGH GRADE FOR NEW STREETS AND BUILDING PADS PER PHASING PLAN.
3. INSTALL WET AND DRY UTILITIES.
4. INSTALL PRIVATE WATER SYSTEM
5. INSTALL PRIVATE WASTE WATER TREATMENT SYSTEM AND DISPOSAL FIELDS
6. INSTALL STORMWATER TREATMENT AND DETENTION SYSTEM
7. INSTALL OUTLET FROM DETENTION FACILITY TO CITY STORM DRAIN SYSTEM
8. SAWCUT AND REMOVE PAVEMENT AS NECESSARY TO CONFORM ON PEET, HALF AND MISSION VIEW ROADS (PUBLIC)
9. INSTALL STANDARD STREET IMPROVEMENTS PER TYPICAL SECTION FOR PEET, HALF AND MISSION VIEW ROADS
10. INSTALL PRIVATE STREETS A THRU O PER PHASING PLAN WITH STANDARD PUBLIC IMPROVEMENTS PER TYPICAL DETAIL

OWNER

MARIANI
1615 HALF ROAD
MORGAN HILL, CA 95037

DEVELOPER

MANA CAMDEN FUND, LLC
5927 BALFOUR COURT, SUITE 208
CARLSBAD, CA 92008

OFFICE: 408 406-6000

ARCHITECT

BASSENIAN-LAGONI
2031 ORCHARD DRIVE, SUITE 100
NEWPORT BEACH, CA 92660

OFFICE: 949 553-9100

CIVIL ENGINEER

HANNA-BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020

OFFICE: 408 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

GEOTECHNICAL ENGINEER

QUANTUM GEOTECHNICAL, INC.
6288 SAN IGNACIO AVENUE, SUITE A
SAN JOSE, CA 95119

OFFICE: 408 629-3822

PROJECT NO. L054.G
DATED: JULY 31, 2024

SHEET INDEX

1	COVER SHEET
2a	EXISTING CONDITIONS
2b–2c	EXISTING BUILDING FLOOR PLAN
3a	DEMOLITION PLAN
3b	EXISTING TREE REMOVAL PLAN
4	SITE DEVELOPMENT PLAN
5a–5c	BUILDING SETBACK PLAN
6a–6b	VESTING PHASED TENTATIVE MAP
7	PHASING PLAN
8a–8b	GRADING & DRAINAGE PLAN
8c	TYPICAL LOT GRADING & POND SECTIONS
8d–8e	SECTIONS
9a–9b	UTILITY PLAN
9c	FIRE HYDRANT LAYOUT PLAN
10a–10c	STORMWATER CONTROL PLAN
11	PARKING PLAN
12	LINE OF SIGHT PLAN & FIRE TRUCK PATH

WATER & WASTEWATER PLANS

WW1	OVERALL WATER & WASTE WATER FACILITIES SITE PLAN
WW2	LEACHFIELDS B & C
WW3	WASTEWATER TREATMENT SITE & LEACHFIELD AREA A
WW4	WASTEWATER DISPOSAL DETAILS

ARCHITECTURAL PLANS

31–51	SFD ARCHITECTURAL PLANS
52–95	CLUSTER ARCHITECTURAL PLANS
96–101	DUET ARCHITECTURAL PLANS
102–106	ENERGY CONSERVATION PLANS

LANDSCAPE PLANS

107–116	LANDSCAPE PLANS

Development Plans

Mariani Ranch - apn 728-33-008, -009 & -011

CITY OF MORGAN HILL · SANTA CLARA COUNTY · CALIFORNIA

NOVEMBER 2024

REFERENCES

DATE: NOVEMBER 2024
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET · GILROY · 95020 · CALIFORNIA
OFFICE (408) 8422173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

REVISIONS:

BY:	DESCRIPTION	DATE

SHEET 1 OF 113

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC ROAD: HALF ROAD COUNTY FILE NO.: PLN24-154-SB330 JOB NO. 23060

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TRACT NO. 10193 COMMON AREA

TRACT NO. 10193 COMMON AREA

CITY LIMITS

APN 728-33-003 ROBESON

APN 728-33-004 PATEL/HARSAD

EXISTING ORCHARD

EXISTING ORCHARD

EXISTING ORCHARD

EXISTING ORCHARD

EXISTING 24" STORM DRAIN

EXISTING 8" SANITARY SEWER

EXISTING 24" STORM DRAIN

EXISTING 18" DIP WATER MAIN

EXISTING WELL

EXISTING WELL

EXISTING SEPTIC TANK & LEACHFIELD

EXISTING 30" HDPE OPERATED BY: S.C.V.W.D.

EXISTING 10" ACWP WATER MAIN

EXISTING 10" ACWP WATER MAIN

EXISTING 96 INCH PIPE SANTA CLARA CONDUIT OPERATED BY S.C.V.W.D.

EXISTING 96 INCH PIPE SANTA CLARA CONDUIT OPERATED BY S.C.V.W.D.

EXISTING 30" HDPE OPERATED BY: S.C.V.W.D.

EXISTING 30" HDPE OPERATED BY: S.C.V.W.D.

UNITED STATES OF AMERICA J 120 O.R. 358

WATER PIPELINES EASEMENT TO S.C.V.W.D. DOC. NO. 9256-16 PER INST. 23820873

LANDS OF S.C.V.W.D. K780 O.R. 2050

EXISTING 2" STEEL GASLINE P.G.&E.

EXISTING 10" WATER MAIN OPERATED BY: CITY OF MORGAN HILL

CITY LIMITS

EX RIGHT-OF-WAY

EX PROPERTY LINE/CENTERLINE

EX RIGHT-OF-WAY (NOT COUNTY MAINTAINED)

EX RIGHT-OF-WAY

EX CENTERLINE

EX RIGHT-OF-WAY

EX PROPERTY LINE/CENTERLINE

EX RIGHT-OF-WAY

EX RIGHT-OF-WAY

EX RIGHT-OF-WAY

EX RIGHT-OF-WAY

EX PROPERTY LINE/CENTERLINE

EX RIGHT-OF-WAY

EX RIGHT-OF-WAY

EX RIGHT-OF-WAY

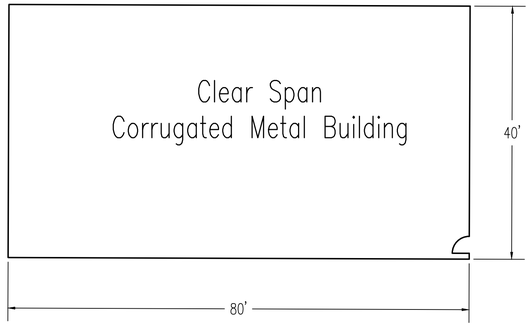
EX RIGHT-OF-WAY

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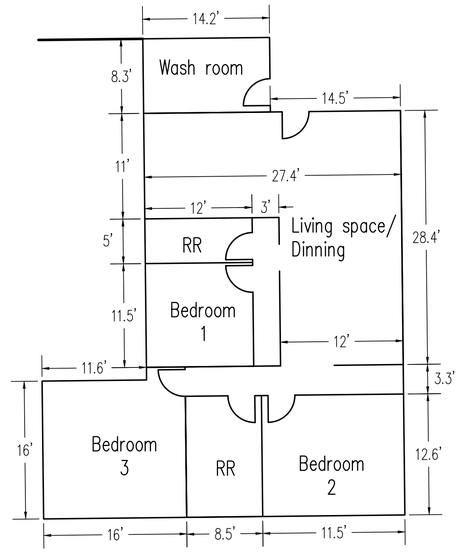




Building 1A (To Be Demolished) Floor Plan (3,200 SF) N.T.S

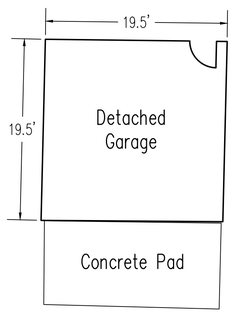


Building 10A (To Be Demolished) Floor Plan (1597 SF) N.T.S

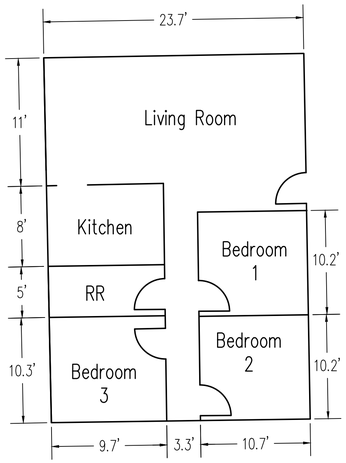




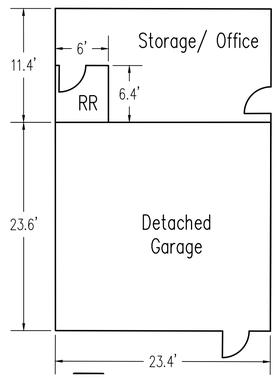
Building 9A (To Be Demolished) Floor Plan (380.25 SF) N.T.S



Building 9B (To Be Demolished) Floor Plan (813 SF) N.T.S



Building 10B (To Be Demolished) Floor Plan (819 SF) N.T.S



Type	Number	Area (Ft^2)
Barn	1A	3,200
Barn	2A	6,474
Barn	3A	2,746
Barn	4A	920
Barn	5A	5,994
Store	6A	3,025
House/ Office	7A	1,204
House	8A	1,697
Garage	9A	380.25
House	9B	813
House	10A	1,597
Garage	10B	819
Carport	11A	426.12
Studio	11B	315.8

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1970
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: A.M.
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Existing Floor Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

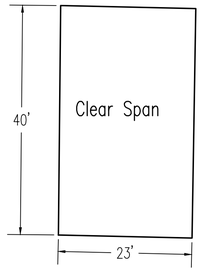
SHEET 2b OF
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24-154-SB330 | JOB NO. 23060

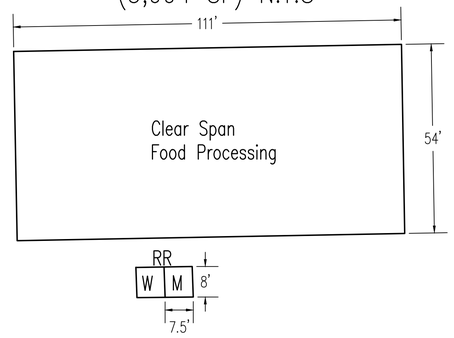
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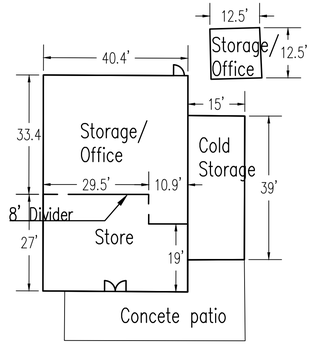
Building 4A (To Be Demolished) Floor Plan (920 SF) N.T.S



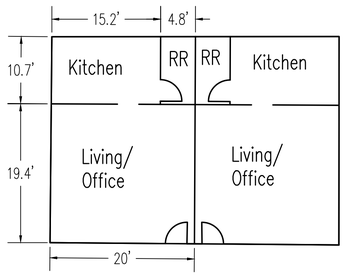
Building 5A (To Be Demolished) Floor Plan (5,994 SF) N.T.S



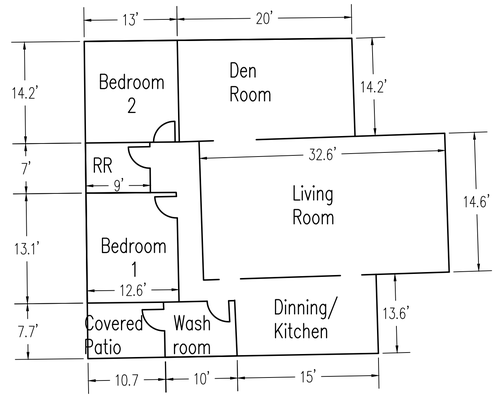
Building 6A (To Be Demolished) Floor Plan (3025.2 SF) N.T.S



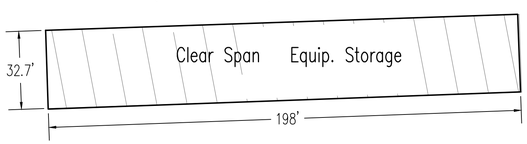
Building 7A (To Be Demolished) Floor Plan (1,204 SF) N.T.S



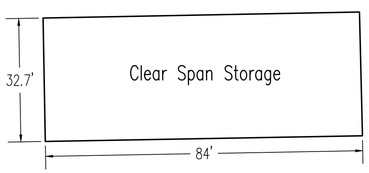
Building 8A (To Be Demolished) Floor Plan (1697.4 SF) N.T.S

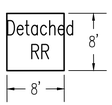


Building 2A (To Be Demolished) Floor Plan (6,474 SF) N.T.S



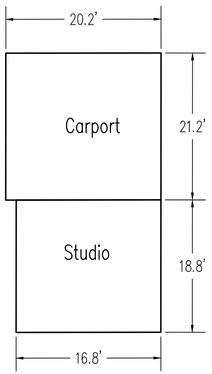
Building 3A (To Be Demolished) Floor Plan (2,746 SF) N.T.S





Building 11A (To Be Demolished) Floor Plan (426.12 SF) N.T.S

Building 11B (To Be Demolished) Floor Plan (315.8 SF) N.T.S



NOTE: ALL STORAGE/ TOOLSHEDS SMALLER THAN 500 SF AND STORED RECREATION VEHICLES DO NOT NEED BUILDING/DEMOLITION PERMITS AND ARE NOT SHOWN.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1970
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: A.M.
CHECKED BY:
DRAWN BY: T.M.

date:
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Existing Floor Plans

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED NOVEMBER 2024 SANTA CLARA COUNTY CALIFORNIA

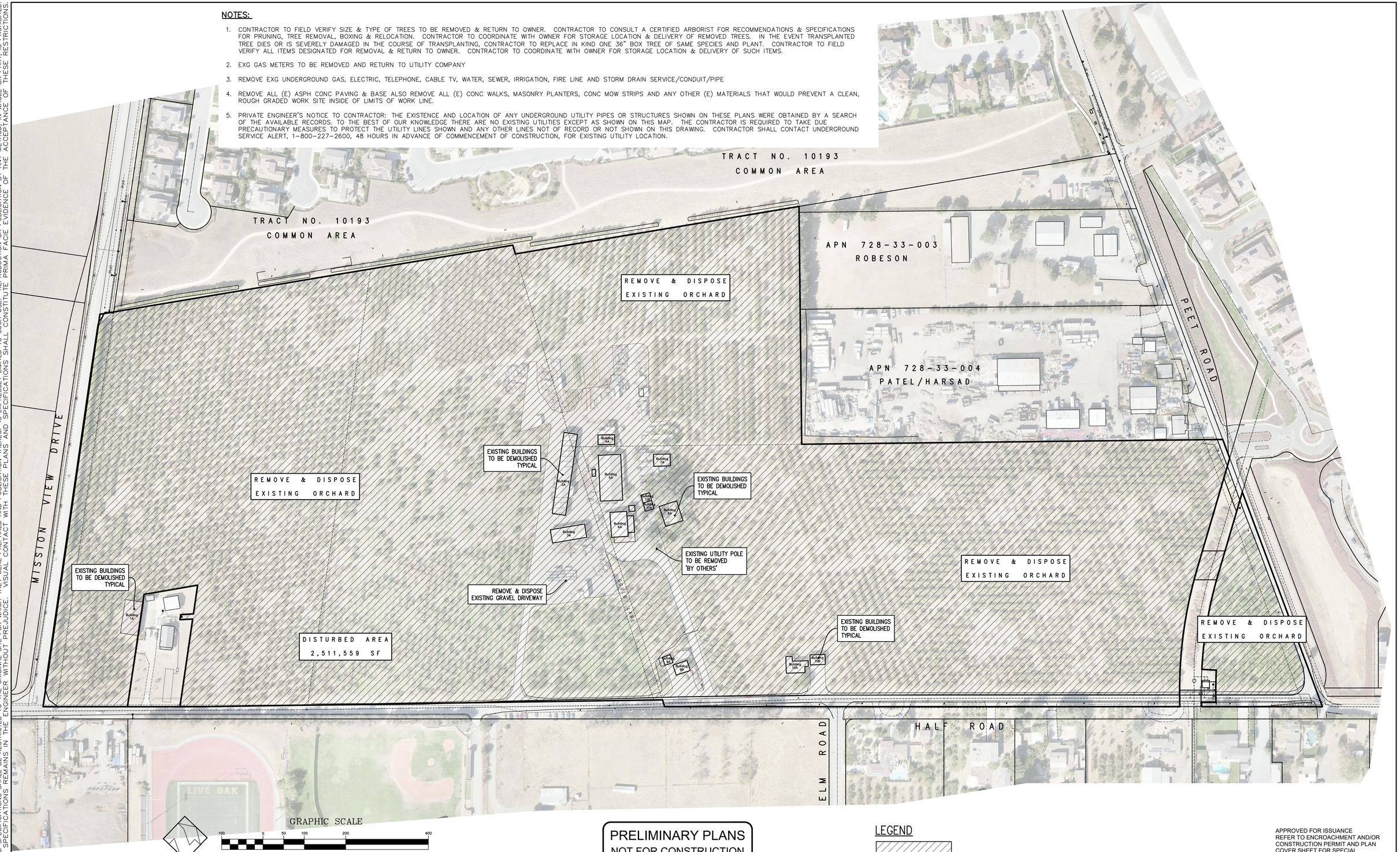
SHEET 2c OF
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.: PLN24-154-SB330
JOB NO. 23060

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

NOTES:

1. CONTRACTOR TO FIELD VERIFY SIZE & TYPE OF TREES TO BE REMOVED & RETURN TO OWNER. CONTRACTOR TO CONSULT A CERTIFIED ARBORIST FOR RECOMMENDATIONS & SPECIFICATIONS FOR PRUNING, TREE REMOVAL, BOXING & RELOCATION. CONTRACTOR TO COORDINATE WITH OWNER FOR STORAGE LOCATION & DELIVERY OF REMOVED TREES. IN THE EVENT TRANSPLANTED TREE DIES OR IS SEVERELY DAMAGED IN THE COURSE OF TRANSPLANTING, CONTRACTOR TO REPLACE IN KIND ONE 36" BOX TREE OF SAME SPECIES AND PLANT. CONTRACTOR TO FIELD VERIFY ALL ITEMS DESIGNATED FOR REMOVAL & RETURN TO OWNER. CONTRACTOR TO COORDINATE WITH OWNER FOR STORAGE LOCATION & DELIVERY OF SUCH ITEMS.
2. EXG GAS METERS TO BE REMOVED AND RETURN TO UTILITY COMPANY
3. REMOVE EXG UNDERGROUND GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SEWER, IRRIGATION, FIRE LINE AND STORM DRAIN SERVICE/CONDUIT/PIPE
4. REMOVE ALL (E) ASPH CONC PAVING & BASE ALSO REMOVE ALL (E) CONC WALKS, MASONRY PLANTERS, CONC MOW STRIPS AND ANY OTHER (E) MATERIALS THAT WOULD PREVENT A CLEAN, ROUGH GRADED WORK SITE INSIDE OF LIMITS OF WORK LINE.
5. PRIVATE ENGINEER'S NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, 1-800-227-2600, 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, FOR EXISTING UTILITY LOCATION.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

LEGEND
DISTURBED AREA – 2,511,599 SF

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____ OF _____
SHEET _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=100'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Demolition Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

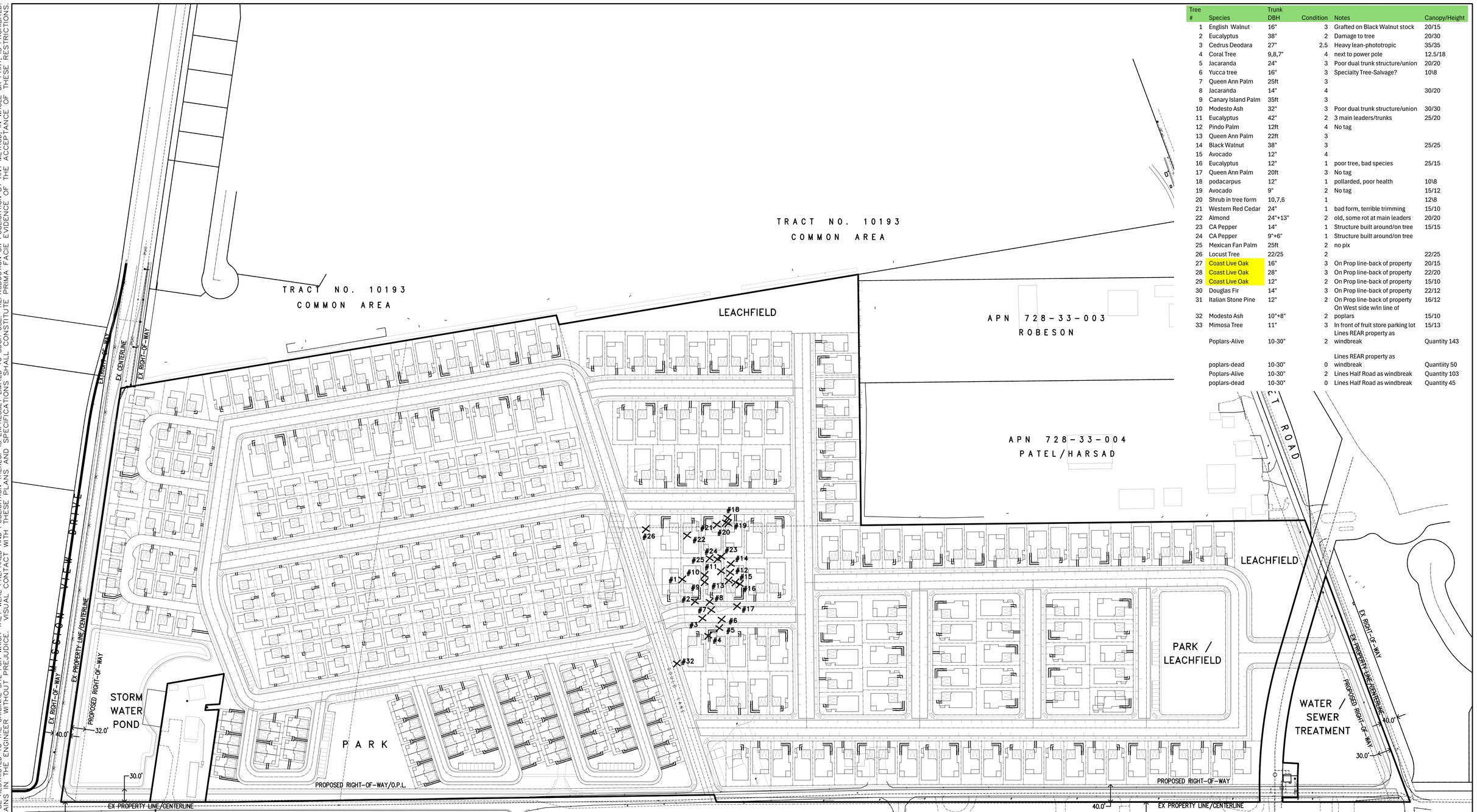
SANTA CLARA COUNTY
CALIFORNIA

SHEET 3a OF 16
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.: PLN24-154-SB330
JOB NO. 23060

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Tree #	Species	Trunk DBH	Condition	Notes	Canopy/Height
1	English Walnut	16"	3	Grafted on Black Walnut stock	20/15
2	Eucalyptus	38"	2	Damage to tree	20/30
3	Cedrus Deodara	27"	2.5	Heavy lean-phototropic	35/35
4	Coral Tree	9,8,7"	4	next to power pole	12.5/18
5	Jacaranda	24"	3	Poor dual trunk structure/union	20/20
6	Yucca tree	16"	3	Specialty Tree-Salvage?	10\8
7	Queen Ann Palm	25ft	3		
8	Jacaranda	14"	4		30/20
9	Canary Island Palm	35ft	3		
10	Modesto Ash	32"	3	Poor dual trunk structure/union	30/30
11	Eucalyptus	42"	2	3 main leaders/trunks	25/20
12	Pindo Palm	12ft	4	No tag	
13	Queen Ann Palm	22ft	3		
14	Black Walnut	38"	3		25/25
15	Avocado	12"	4		
16	Eucalyptus	12"	1	poor tree, bad species	25/15
17	Queen Ann Palm	20ft	3	No tag	
18	podacarpus	12"	1	pollarded, poor health	10\8
19	Avocado	9"	2	No tag	15/12
20	Shrub in tree form	10,7,6	1		12\8
21	Western Red Cedar	24"	1	bad form, terrible trimming	15/10
22	Almond	24"+13"	2	old, some rot at main leaders	20/20
23	CA Pepper	14"	1	Structure built around/on tree	15/15
24	CA Pepper	9"+6"	1	Structure built around/on tree	
25	Mexican Fan Palm	25ft	2	no pix	
26	Locust Tree	22/25	2		22/25
27	Coast Live Oak	16"	3	On Prop line-back of property	20/15
28	Coast Live Oak	28"	3	On Prop line-back of property	22/20
29	Coast Live Oak	12"	2	On Prop line-back of property	15/10
30	Douglas Fir	14"	3	On Prop line-back of property	22/12
31	Italian Stone Pine	12"	2	On Prop line-back of property	16/12
32	Modesto Ash	10"+8"	2	On West side w/in line of poplars	15/10
33	Mimosa Tree	11"	3	In front of fruit store parking lot	15/13
	Poplars-Alive	10-30"	2	Lines REAR property as windbreak	Quantity 143
	poplars-dead	10-30"	0	Lines REAR property as windbreak	Quantity 50
	Poplars-Alive	10-30"	2	Lines Half Road as windbreak	Quantity 103
	poplars-dead	10-30"	0	Lines Half Road as windbreak	Quantity 45



LEGEND

× EXISTING TREE TO BE REMOVED

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____ OF _____
SHEET _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: OCTOBER 2024
HORIZ. SCALE: 1"=100
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

ExistingTree Removal Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
OCTOBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 3b OF 13

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24-154-SB330 | JOB NO. 23060

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TRACT NO. 10193
COMMON AREA

TRACT NO. 10193
COMMON AREA

CITY LIMITS

EXISTING RIGHT-OF-WAY

EXISTING CENTERLINE

EXISTING RIGHT-OF-WAY

MISSION VIEW DRIVE
(NOT COUNTY MAINTAINED)

EXISTING RIGHT-OF-WAY PER 'CROSSWINDS TRACT NO. 10618'

EXISTING PROPERTY LINE

72.0' R/W

10.0' P.S.E.

'P' STREET

'Q' STREET

'R' STREET
(PRIVATE-NOT COUNTY MAINTAINED)

GOULD STREET 40' WIDE STREET (PRIVATE-NOT COUNTY MAINTAINED)

'K' STREET 40' WIDE STREET (PRIVATE-NOT COUNTY MAINTAINED)

'L' STREET 40' WIDE STREET (PRIVATE-NOT COUNTY MAINTAINED)

'J' STREET
(PRIVATE-NOT COUNTY MAINTAINED)

'I' STREET
(PRIVATE-NOT COUNTY MAINTAINED)

'H' STREET
(PRIVATE-NOT COUNTY MAINTAINED)

'G' STREET 40' WIDE STREET (PRIVATE-NOT COUNTY MAINTAINED)

ZONE C1: LEACHFIELD
ZONE C2: LEACHFIELD
ZONE C3: LEACHFIELD
ZONE C4: LEACHFIELD

APN 728-33-003
ROBESON

APN 728-33-004
PATEL/HARSAD

47.0' R/W

PEET ROAD
(NOT COUNTY MAINTAINED)

'C' STREET 40' WIDE STREET (PRIVATE-NOT COUNTY MAINTAINED)

'B' STREET 40' WIDE STREET (PRIVATE-NOT COUNTY MAINTAINED)

'A' STREET
(PRIVATE-NOT COUNTY MAINTAINED)

'F' STREET
(PRIVATE-NOT COUNTY MAINTAINED)

'D' STREET
(PRIVATE-NOT COUNTY MAINTAINED)

'C' STREET
(PRIVATE-NOT COUNTY MAINTAINED)

PARK

ZONE A1: LEACHFIELD
ZONE A2: LEACHFIELD
ZONE A3: LEACHFIELD
ZONE B1: LEACHFIELD
ZONE B2: LEACHFIELD
ZONE B3: LEACHFIELD
ZONE B4: LEACHFIELD

EFFLUENT PUMP STA.
SLUDGE BAGGING
DUMPSTER
WW TREATMENT SYSTEM

WATER TANK
WATER TANK
WELL
PUMP HOUSE
WELL

32.0' R/W
40.0' R/W
72.0' R/W

(P) RIGHT-OF-WAY

SANITARY SEWER LIFT STATION

STORMWATER POND

72' R/W

30.0' R/W (FWL.)

NOT IN CONTRACT

PARK (PRIVATE)

26' WIDE STREET (PRIVATE-NOT COUNTY MAINTAINED)

'M' STREET

'N' STREET

'O' STREET

(P) RIGHT-OF-WAY/F.W.L.

(P) RIGHT-OF-WAY

EX CENTERLINE

CITY LIMITS

EXISTING RIGHT-OF-WAY

29.7' R/W

ELM ROAD

HALF ROAD (COUNTY MAINTAINED)

40.0' R/W

29.7' R/W

EXISTING PROPERTY LINE/CENTERLINE

EXISTING RIGHT-OF-WAY

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Lot #	Type	Plan	Elev.
1	SFD	3	A
2	SFD	2	C
3	SFD	3	B
4	SFD	2	A
5	SFD	3	C
6	SFD	2	B
7	SFD	1	A
8	SFD	3	B
9	SFD	2	C
10	SFD	1	B
11	SFD	3	A
12	SFD	1	C
13	SFD	2	A
14	SFD	3	B
15	SFD	2	C
16	SFD	1	B
17	SFD	2	A
18	SFD	3	C
19	SFD	2	B
20	SFD	3	A
21	SFD	2	C
22	SFD	1	B
23	SFD	2	A
24	SFD	3	B
25	SFD	1	C
26	SFD	1	C
27	SFD	3	B
28	SFD	1	A
29	SFD	2	C

Lot #	Type	Plan	Elev.
30	SFD	1	B
31	SFD	3	C
32	SFD	1	A
33	SFD	2	C
34	SFD	1	B
35	SFD	2	A
36	SFD	1	B
37	SFD	2	A
38	SFD	3	A
39	SFD	1	C
40	SFD	2	B
41	SFD	1	A
42	SFD	3	C
43	SFD	2	A
44	SFD	1	B
45	SFD	2	C
46	SFD	3	A
47	SFD	2	B
48	SFD	1	C
49	SFD	2	A
50	SFD	3	B
51	SFD	2	C
52	SFD	1	A
53	SFD	3	B
54	SFD	1	C
55	SFD	2	B
56	SFD	3	B
57	SFD	1	C
58	SFD	2	A
59	SFD	3	C

Lot #	Type	Plan	Elev.
60	SFD	1	B
61	SFD	3	A
62	SFD	2	C
63	SFD	3	B
64	SFD	1	C
65	SFD	2	A
66	SFD	1	B
67	SFD	3	A
68	SFD	2	C
69	SFD	1	A
70	SFD	2	B
71	SFD	3	C
72	SFD	1	B
73	SFD	2	A
74	SFD	1	C
75	SFD	3	B
76	SFD	2	C
77	SFD	1	A
78	SFD	2	B
79	SFD	1	C
80	SFD	2	A
81	SFD	3	C
82	SFD	1	A
83	SFD	2	B
84	SFD	3	A
85	SFD	1	C
86	SFD	2	A
87	SFD	3	A
88	SFD	2	B
89	SFD	1	A

Lot #	Type	Plan	Elev.
90	SFD	2	C
91	SFD	1	B
92	SFD	3	C
93	SFD	2	B
94	SFD	1	A
95	SFD	3	B
96	SFD	2	A
97	SFD	1	C
98	SFD	2	B
99	SFD	3	C
100	SFD	2	A
101	SFD	1	C
102	SFD	2	B
103	SFD	3	A
104	SFD	1	B
105	SFD	2	C
106	SFD	1	A
107	SFD	3	B
108	SFD	2	C
109	SFD	1	A
110	SFD	2	B
111	SFD	3	C
112	SFD	1	B
113	SFD	1	C
114	SFD	2	A
115	SFD	1	B
116	SFD	3	C
117	SFD	2	B
118	SFD	3	A
119	SFD	2	C

Lot #	Type	Plan	Elev.
120	SFD	3	B
121	SFD	3	C
122	SFD	2	B
123	SFD	1	C
124	SFD	2	A
125	SFD	3	B
126	SFD	1	A
127	SFD	2	C
128	SFD	1	B
129	SFD	3	C
130	SFD	1	A
131	SFD	2	B
132	SFD	3	A
133	SFD	2	C
134	SFD	1	B
135	SFD	3	C
136	SFD	2	A
137	SFD	1	C
138	SFD	2	B
139	SFD	3	A
140	SFD	3	C
141	SFD	1	B
142	SFD	2	A
143	SFD	3	B
144	SFD	1	A
145	SFD	3	C
146	SFD	2	A
147	SFD	1	B
148	Cluster	1	A
149	Cluster	2	C

Lot #	Type	Plan	Elev.
150	Cluster	4	B
151	Cluster	2	A
152	Cluster	2	B
153	Cluster	1	C
154	Cluster	3	A
155	Cluster	3	C
156	Cluster	1	B
157	Cluster	2	A
158	Cluster	1	B
159	Cluster	3	C
160	Cluster	4	A
161	Cluster	2	C
162	Cluster	1	A
163	Cluster	3	B
164	Cluster	3	A
165	Cluster	1	C
166	Cluster	2	B
167	Cluster	4	A
168	Cluster	2	C
169	Cluster	2	A
170	Cluster	1	B
171	Cluster	3	C
172	Cluster	3	B
173	Cluster	1	A
174	Cluster	2	C
175	Cluster	1	A
176	Cluster	3	B
177	Cluster	4	A
178	Cluster	2	B
179	Cluster	1	C

Lot #	Type	Plan	Elev.
180	Cluster	3	A
181	SFD	3	B
182	SFD	1	A
183	SFD	2	B
184	SFD	1	C
185	SFD	1	B
186	SFD	2	A
187	SFD	1	C
188	SFD	3	B
189	SFD	1	A
190	SFD	3	C
191	SFD	1	B
192	SFD	2	C
193	SFD	3	A
194	SFD	2	B
195	SFD	1	C
196	Cluster	4	A
197	Cluster	1	C
198	Cluster	3	B
199	Cluster	3	A
200	Cluster	2	A
201	Cluster	4	C
202	Cluster	4	B
203	Cluster	1	A
204	Cluster	3	C
205	Cluster	3	A
206	Cluster	2	C
207	Cluster	4	C
208	Cluster	4	B
209	Cluster	1	A

Lot #	Type	Plan	Elev.
210	Cluster	3	B
211	Cluster	3	B
212	Cluster	2	B
213	Cluster	4	B
214	Cluster	4	A
215	Cluster	1	C
216	Cluster	3	A
217	Cluster	3	B
218	Cluster	2	A
219	Cluster	4	A
220	Cluster	4	C
221	Cluster	1	B
222	Cluster	3	C
223	Cluster	3	A
224	Cluster	2	C
225	Cluster	4	C
226	Cluster	4	B
227	Cluster	1	A
228	Cluster	3	B
229	Cluster	3	C
230	Cluster	2	C
231	Cluster	4	B
232	Cluster	4	A
233	Cluster	1	C
234	Cluster	3	B
235	Cluster	3	A
236	Cluster	2	A
237	Cluster	4	C
238	Cluster	4	B
239	Cluster	1	A

Lot #	Type	Plan	Elev.
240	Cluster	3	C
241	Cluster	3	B
242	Cluster	2	C
243	Cluster	4	A
244	Cluster	4	C
245	Cluster	1	B
246	Cluster	3	A
247	Cluster	3	C
248	Cluster	2	A
249	Cluster	4	B
250	Cluster	4	A
251	Cluster	1	C
252	Cluster	3	B
253	Cluster	3	A
254	Cluster	2	B
255	Cluster	4	C
256	Cluster	4	B
257	Cluster	1	A
258	Cluster	3	C
259	Cluster	3	A
260	Cluster	2	C
261	Cluster	4	B
262	Cluster	4	C
263	Cluster	1	A
264	Cluster	3	B
265	Cluster	3	C
266	Cluster	2	A
267	Cluster	4	B
268	Cluster	4	A
269	Cluster	1	C

Lot #	Type	Plan	Elev.
270	Cluster	3	B
271	Cluster	3	A
272	Cluster	2	B
273	Cluster	4	C
274	Cluster	4	B
275	Cluster	1	A
276	Cluster	3	C
277	Cluster	3	B
278	Cluster	2	C
279	Cluster	4	A
280	Cluster	4	C
281	Cluster	1	B
282	Cluster	3	A
283	Cluster	3	C
284	Cluster	2	A
285	Cluster	4	B
286	Cluster	4	A
287	Cluster	1	C
288	Cluster	3	B
289	Cluster	3	A
290	Cluster	2	B
291	Cluster	4	C
292	Cluster	4	B
293	Cluster	1	A
294	Cluster	3	C
295	Cluster	3	B
296	Cluster	2	C
297	Cluster	4	A
298	Cluster	4	C
299	Cluster	1	B

Lot #	Type	Plan	Elev.
300	Cluster	3	A
301	Duet	1	A
302	Duet	1	A
303	Duet	1	B
304	Duet	1	B
305	Duet	1	A
306	Duet	1	A
307	Duet	1	B
308	Duet	1	B
309	Duet	1	A
310	Duet	1	A
311	Duet	1	A
312	Duet	1	A
313	Duet	1	B
314	Duet	1	B
315	Duet	1	A
316	Duet	1	A
317	Duet	1	B
318	Duet	1	B
319	Duet	1	A
320	Duet	1	A
321	Duet	1	B
322	Duet	1	B
323	Duet	1	A
324	Duet	1	A
325	Duet	1	B
326	Duet	1	B
327	Duet	1	A
328	Duet	1	A
329	Duet	1	B

Lot #	Type	Plan	Elev.
330	Duet	1	B
331	Duet	1	A
332	Duet	1	A
333	Duet	1	B
334	Duet	1	B
335	Duet	1	A
336	Duet	1	A
337	Duet	1	B
338	Duet	1	B
339	Duet	1	A
340	Duet	1	A
341	Duet	1	A
342	Duet	1	B
343	Duet	1	B
344	Duet	1	B
345	Duet	1	A
346	Duet	1	A
347	Duet	1	B
348	Duet	1	B
349	Duet	1	A
350	Duet	1	A
351	Duet	1	B
352	Duet	1	B
353	Duet	1	A
354	Duet	1	A
355	Duet	1	A
356	Duet	1	A
357	Duet	1	B
358	Duet	1	B
359	Duet	1	A

Lot #	Type	Plan	Elev.
360	Duet	1	A
361	Duet	1	B
362	Duet	1	B
363	Duet	1	A
364	Duet	1	A
365	Duet	1	B
366	Duet	1	B
367	Duet	1	A
368	Duet	1	A
369	Duet	1	B
370	Duet	1	B
371	Duet	1	A
372	Duet	1	A
373	Duet	1	B
374	Duet	1	B
375	Duet	1	A
376	Duet	1	A

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

Plan	No. Units	Living SF	Garage SF	Patio Area SF	Height
SFD - Plan 1	56	2,052	430	50	23'-8"
SFD - Plan 2	58	2,346	440	232	27'-10"
SFD - Plan 3	48	3,178	431	235	27'-1"
Cluster - Plan 1	28	1,845	448	8	27'-2"
Cluster - Plan 2	27	1,924	442	37	26'-5"
Cluster - Plan 3	44	2,115	441	8	29'-1"
Cluster - Plan 4	39	2,213	441	11	26'-7"
Duet - 1	76	1,240	460	116	28'-2"
Total	376	781,542	161,565	39,290	VARIES
Total Gross	376	845,806			

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=100
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Site Development Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 4 OF 6

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC

ROAD: HALF ROAD

COUNTY FILE NO.: PLN24-154-SB330

JOB NO. 23060

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TRACT NO. 10193
COMMON AREA

PARK

STORM WATER POND

HALF ROAD

EX RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY (F.W.L.)

EX PROPERTY LINE/CENTERLINE

EX PROPERTY LINE/NEW RIGHT-OF-WAY

MISSION VIEW DRIVE

EX CENTERLINE

72.0'

Legend

40'

Vision Triangle, no obstructions 40' per County Ordinances B17-68 and B17-69

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

SHEET 5c
SHEET 5b
SHEET 5a

SHEET KEY MAP

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

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DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Building Setback Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5a
OF 6
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24-154-SB330 | JOB NO. 23060

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TRACT NO. 10193
COMMON AREA

LEACHFIELD

GOULD LANE

HALF ROAD

EX RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

59.7'

Legend

40'
40' Vision Triangle, no obstructions per County Ordinances B17-68 and B17-69

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
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GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SHEET 5c
SHEET 5b
SHEET 5a

SHEET KEY MAP

PLAN # _____
SHEET _____ OF _____

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R.C.E. # 69278

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AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Building Setback Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5b OF 6

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24-154-SB330 | JOB NO. 23060

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PEET ROAD

LEACHFIELD

APN 728-33-004
PATEL/HARSAD

APN 728-33-003
ROBESON

PARK / LEACHFIELD

LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74

LOT 51 LOT 52 LOT 53 LOT 54 LOT 55

LOT 50 LOT 49 LOT 48 LOT 47 LOT 46

LOT 41 LOT 42 LOT 43 LOT 44 LOT 45

LOT 40 LOT 39 LOT 38 LOT 37 LOT 36

LOT 31 LOT 32 LOT 33 LOT 34 LOT 35

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19

PROPOSED RIGHT-OF-WAY
EX PROPERTY LINE/CENTERLINE
EX RIGHT-OF-WAY
40.0' 29.7'

H A L F R O A D

E L M R O A D

Legend

40'
40' Vision Triangle, no obstructions per County Ordinances B17-68 and B17-69

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SHEET 5c
SHEET 5b
SHEET 5a

SHEET KEY MAP

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

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Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Building Setback Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5c OF 6

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC ROAD: HALF ROAD COUNTY FILE NO.: PLN24-154-SB330 JOB NO. 23060

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- INGRESS AND EGRESS EASEMENT AND PRIVATE SERVICE EASEMENT
- RECIPROCAL USE EASEMENT
- TO BE DEDICATED

NOTE:
CURVE TABLE – SEE SHEET 6c

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET ____ OF ____

APN 728-30-002
THE CROSSWINDS AT MORGAN HILL LLC

APN 728-33-010
MARSTON
(NOT IN CONTRACT)

APN 728-28-030
WEST SAN CARLOS COURT APARTMENTS LLC

APN 728-28-014
MORGAN HILL UNIFIED SCHOOL DISTRICT

MISSION RANCH
COMMON AREA

MISSION VIEW DRIVE
NOT A COUNTY MAINTAINED ROAD

CITY OF MORGAN HILL

HALF ROAD
A COUNTY MAINTAINED ROAD

GOULD STREET
PRIVATE STREET

'P' STREET
'Q' STREET
'R' STREET
'K' STREET
'L' STREET
'M' STREET
'N' STREET
'O' STREET
'J' STREET
'I' STREET
'H' STREET

PARCEL L
90,129 SF
COMMON AREA

PARCEL K
55,777 SF
COMMON AREA

PARCEL H1
1,917 SF
COMMON AREA

PARCEL H2
1,500 SF
COMMON AREA

PARCEL H3
4,478 SF
COMMON AREA

PARCEL I1
1,220 SF
COMMON AREA

PARCEL I2
2,984 SF
COMMON AREA

PARCEL I3
2,234 SF
COMMON AREA

PARCEL I4
1,309 SF
COMMON AREA

PARCEL J1
1,012 SF
COMMON AREA

PARCEL J2
1,195 SF
COMMON AREA

PARCEL J3
3,264 SF
COMMON AREA

PARCEL J4
1,130 SF
COMMON AREA

PARCEL J5
1,151 SF
COMMON AREA

PARCEL J6
3,752 SF
COMMON AREA

PARCEL J7
1,784 SF
COMMON AREA

PARCEL J8
1,409 SF
COMMON AREA

PARCEL F1
2,979 SF
COMMON AREA

PARCEL F2
2,329 SF
COMMON AREA

PARCEL F3
1,012 SF
COMMON AREA

PARCEL F4
2,622 SF
COMMON AREA

PARCEL F5
1,366 SF
COMMON AREA

PARCEL M1
1,037 SF
COMMON AREA

PARCEL M2
1,037 SF
COMMON AREA

City Limits

EX RIGHT-OF-WAY

EX PROPERTY LINE/RIGHT OF WAY

PROPOSED 10' P.S.E.

PROPOSED RIGHT-OF-WAY LINE PER F.W.L.

EX PROPERTY LINE/CENTERLINE

TO BE DEDICATED TO COUNTY

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=60'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Vesting Phased Tentative Map

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6a
OF 16
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24–154–SB330 | JOB NO. 23060

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PLAN # _____
SHEET _____ OF _____

APN 728-33-003
ROBESON

APN 728-33-004
PATEL/HARSAD

PARCEL G
53,391 SF
COMMON AREA

'J' STREET
PRIVATE STREET

'I' STREET
PRIVATE STREET

'H' STREET
PRIVATE STREET

'G' STREET
PRIVATE STREET

'F' STREET
PRIVATE STREET

'E' STREET
PRIVATE STREET

'D' STREET
PRIVATE STREET

'C' STREET
PRIVATE STREET

'B' STREET
PRIVATE STREET

GOULD STREET
PRIVATE STREET

LOT 84 4,700 SF
LOT 83 5,500 SF
LOT 82 4,600 SF
LOT 81 4,700 SF
LOT 80 5,000 SF
LOT 79 4,600 SF
LOT 78 5,000 SF
LOT 77 4,600 SF
LOT 76 5,500 SF
LOT 75 5,183 SF
LOT 74 4,895 SF
LOT 73 5,004 SF
LOT 72 4,604 SF
LOT 71 4,704 SF
LOT 70 5,004 SF
LOT 69 4,603 SF
LOT 68 5,003 SF
LOT 67 4,703 SF
LOT 66 4,603 SF
LOT 65 5,003 SF
LOT 64 4,602 SF
LOT 63 4,702 SF
LOT 62 5,002 SF
LOT 61 4,702 SF
LOT 60 4,601 SF
LOT 59 4,701 SF
LOT 58 5,001 SF
LOT 57 4,701 SF
LOT 56 4,701 SF
LOT 127 5,000 SF
LOT 126 4,700 SF
LOT 125 4,700 SF
LOT 124 5,000 SF
LOT 123 4,600 SF
LOT 122 5,000 SF
LOT 121 4,700 SF
LOT 114 5,050 SF
LOT 115 4,650 SF
LOT 116 4,850 SF
LOT 117 5,100 SF
LOT 118 4,800 SF
LOT 119 5,100 SF
LOT 120 5,861 SF
LOT 111 4,925 SF
LOT 110 5,225 SF
LOT 109 4,825 SF
LOT 108 5,225 SF
LOT 107 4,925 SF
LOT 106 6,380 SF
LOT 105 6,133 SF
LOT 104 4,975 SF
LOT 103 4,775 SF
LOT 102 5,075 SF
LOT 101 4,675 SF
LOT 100 7,112 SF
LOT 99 5,962 SF
LOT 98 5,213 SF
LOT 97 4,725 SF
LOT 96 5,125 SF
LOT 95 4,825 SF
LOT 94 5,633 SF
LOT 93 5,587 SF
LOT 92 4,700 SF
LOT 91 4,690 SF
LOT 90 5,000 SF
LOT 89 5,588 SF
LOT 88 4,715 SF
LOT 87 4,715 SF
LOT 86 5,005 SF
LOT 85 5,312 SF
LOT 30 5,677 SF
LOT 31 5,972 SF
LOT 29 5,675 SF
LOT 32 5,291 SF
LOT 28 5,275 SF
LOT 33 5,665 SF
LOT 27 5,375 SF
LOT 34 5,230 SF
LOT 26 5,199 SF
LOT 35 5,680 SF
LOT 40 6,275 SF
LOT 41 5,809 SF
LOT 39 5,000 SF
LOT 42 5,176 SF
LOT 38 5,100 SF
LOT 43 5,475 SF
LOT 37 5,399 SF
LOT 44 5,075 SF
LOT 36 5,921 SF
LOT 45 6,276 SF
LOT 50 5,998 SF
LOT 51 6,246 SF
LOT 49 5,450 SF
LOT 52 5,150 SF
LOT 48 5,050 SF
LOT 53 5,250 SF
LOT 47 5,450 SF
LOT 54 5,150 SF
LOT 46 6,044 SF
LOT 55 6,309 SF
LOT 25 5,833 SF
LOT 24 4,883 SF
LOT 23 5,142 SF
LOT 22 5,075 SF
LOT 21 5,075 SF
LOT 20 4,743 SF
LOT 19 5,075 SF
LOT 18 4,700 SF
LOT 17 5,005 SF
LOT 16 4,901 SF
LOT 15 5,005 SF
LOT 14 4,704 SF
LOT 13 5,000 SF
LOT 12 4,900 SF
LOT 11 4,700 SF
LOT 10 4,901 SF
LOT 9 5,001 SF
LOT 8 4,701 SF
LOT 7 4,901 SF
LOT 6 5,005 SF
LOT 5 4,704 SF
LOT 4 5,101 SF
LOT 3 4,701 SF
LOT 2 5,001 SF
LOT 1 6,327 SF
LOT 302 1,516 SF
LOT 303 1,516 SF
LOT 304 1,516 SF
LOT 305 1,516 SF
LOT 306 1,516 SF
LOT 307 1,516 SF
LOT 308 1,516 SF
LOT 309 1,516 SF
LOT 310 1,516 SF

PARCEL D
32,135 SF
COMMON AREA

PARCEL E
41,826 SF
COMMON AREA

PARCEL A
46,721 SF
COMMON AREA

PARCEL B
5,893 SF
COMMON AREA

PARCEL C
2,575 SF
COMMON AREA

PARCEL F1
2,979 SF
COMMON AREA

PARCEL F2
2,329 SF
COMMON AREA

PARCEL F3
1,012 SF
COMMON AREA

PARCEL F4
2,622 SF
COMMON AREA

PARCEL F5
5,821 SF
COMMON AREA

PARCEL H
1,309 SF
COMMON AREA

PARCEL K
COMMON AREA

5' WDE P.S.D.E. FOR STORM DRAINAGE OVERFLOW PURPOSES

TO BE DEDICATED TO CITY

TO BE DEDICATED TO COUNTY

PROPOSED RIGHT-OF-WAY

EX RIGHT-OF-WAY

EX PROPERTY LINE/CENTERLINE

EXISTING WATER LINE ESMT. PER 23820873

VIA SEBASTIAN

EX RIGHT-OF-WAY PER BRK M 35-43

City Limits

PEET ROAD
A COUNTY MAINTAINED ROAD
(NOT A COUNTY MAINTAINED ROAD CITY OF MORGAN HILL)

SAN SEBASTIAN TRACT NO. 10457

HALF ROAD
A COUNTY MAINTAINED ROAD

ELM ROAD

20.00' PUBLIC STREET AND ROAD PURPOSES EASEMENT (J423 O.R. 211)

APN 728-33-012 S.C.V.W.D.

APN 728-33-007 S.C.V.W.D.

APN 728-33-008 UNITED STATES OF AMERICA

APN 728-27-021 LUDWICK

APN 728-27-022 HIKIDA

APN 728-27-023 SCOTT

APN 728-27-024 NISHIKAWA

APN 728-27-025 JACOBSON

APN 728-27-026 STEED

LEGEND

- INGRESS AND EGRESS EASEMENT AND PRIVATE SERVICE EASEMENT
- RECIPROCAL USE EASEMENT
- TO BE DEDICATED

NOTE:
CURVE TABLE - SEE SHEET 6c

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

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STATE OF CALIFORNIA

REFERENCES

Vesting Phased Tentative Map

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UNINCORPORATED
NOVEMBER 2024

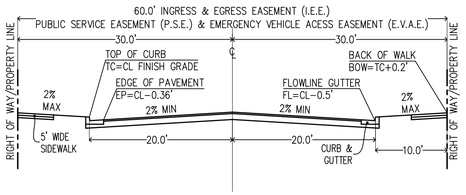
SANTA CLARA COUNTY
CALIFORNIA

SHEET 6b OF 16

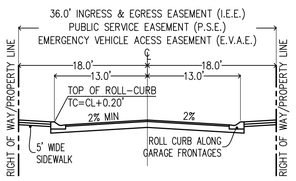
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24-154-SB330 | JOB NO. 23060

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

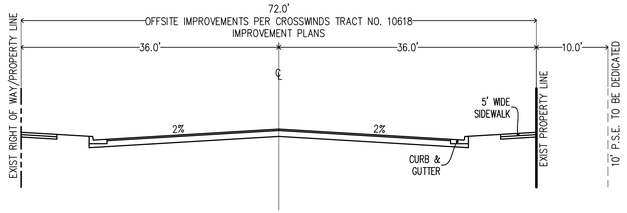


TYPICAL 60' RIGHT OF WAY (PRIVATE)
SINGLE FAMILY RESIDENCES (NOT COUNTY MAINTAINED) COUNTY STD A-3
(STREETS A, B. C, D, E, F, G, H, I, J, K, L, AND GOULD)
SCALE: 1"=10'

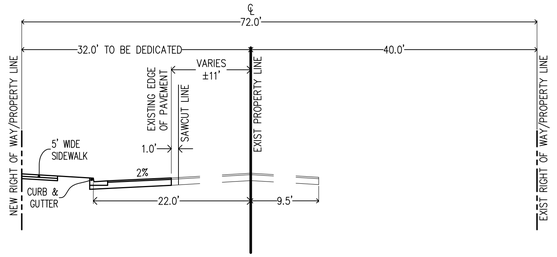


TYPICAL 36' RIGHT OF WAY (PRIVATE)
DUETS (NOT COUNTY MAINTAINED)
TO BE DEDICATED TO H.O.A.
(STREETS M, N, & O)
SCALE: 1"=10'

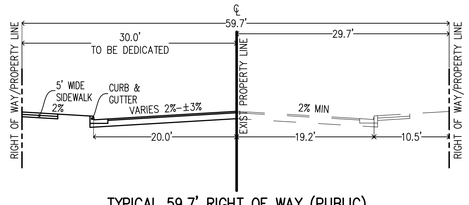
NOTE:
26 FOOT WIDE STREET; CURB TO BE PAINTED RED AND SIGNS (FIRE LANE-NO PARKING)



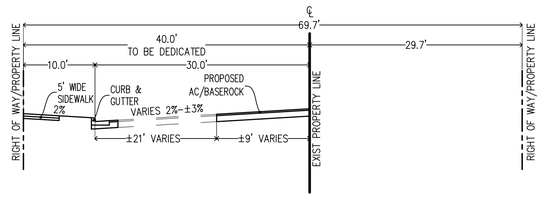
TYPICAL 72' RIGHT OF WAY (PUBLIC)
MISSION VIEW DRIVE (NOT COUNTY MAINTAINED)
SCALE: 1"=10'



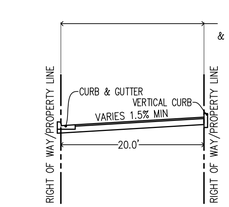
TYPICAL 72' RIGHT OF WAY (PUBLIC)
PEET ROAD (NOT COUNTY MAINTAINED)
SCALE: 1"=10'



TYPICAL 59.7' RIGHT OF WAY (PUBLIC)
HALF ROAD (COUNTY MAINTAINED) COUNTY STD A-3
SCALE: 1"=10'

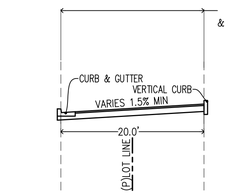


TYPICAL 69.7' RIGHT OF WAY (PUBLIC)
HALF ROAD (COUNTY MAINTAINED) COUNTY STD A-3
SCALE: 1"=10'



NOTE:
20 FOOT WIDE STREET; CURB TO BE PAINTED RED AND SIGNS (FIRE LANE-NO PARKING)

TYPICAL 20' RIGHT OF WAY (PRIVATE)
SINGLE FAMILY RESIDENCES (NOT COUNTY MAINTAINED)
(STREETS P & Q)
SCALE: 1"=10'



NOTE:
20 FOOT WIDE STREET; CURB TO BE PAINTED RED AND SIGNS (FIRE LANE-NO PARKING)

TYPICAL 20' RIGHT OF WAY (PRIVATE)
SINGLE FAMILY RESIDENCES (NOT COUNTY MAINTAINED)
(STREETS S2-6, T1-6 & U1-6)
(STREET S1 26 FOOT EASEMENT)
SCALE: 1"=10'

Curve Table

Curve #	Length	Radius	Delta
C1	50.44	40.00	072°14'56"
C2	12.61	10.00	072°14'56"
C3	18.81	10.00	107°45'04"
C4	13.53	10.00	077°29'42"
C5	13.71	10.00	078°31'39"
C6	54.82	40.00	078°31'39"
C7	40.43	70.00	033°05'47"
C8	10.88	10.00	062°21'47"
C9	12.60	10.00	072°12'21"
C10	25.73	15.00	098°17'00"
C11	56.61	33.00	098°17'00"
C12	42.88	25.00	098°17'00"
C13	30.62	25.00	070°10'47"
C14	47.07	33.00	081°43'00"
C15	21.39	15.00	081°43'07"
C16	18.81	10.00	107°47'39"
C17	12.60	10.00	072°12'21"
C18	14.25	10.00	081°39'21"
C19	17.16	10.00	098°20'39"
C20	18.89	15.00	072°08'41"

Curve Table

Curve #	Length	Radius	Delta
C21	41.55	33.00	072°08'41"
C22	31.48	25.00	072°08'41"
C23	28.24	15.00	107°51'19"
C24	62.12	33.00	107°51'19"
C25	47.06	25.00	107°51'19"
C26	14.80	10.03	084°33'16"
C27	17.16	10.00	098°20'39"
C28	14.25	10.00	081°39'21"
C29	17.16	10.00	098°20'39"
C30	18.89	15.00	072°08'41"
C31	41.55	33.00	072°08'41"
C32	31.48	25.00	072°08'41"
C33	47.06	25.00	107°51'19"
C34	62.12	33.00	107°51'19"
C35	28.24	15.00	107°51'19"
C36	14.25	10.00	081°39'21"
C37	17.16	10.00	098°20'39"
C38	18.93	130.00	008°20'39"
C39	15.71	10.00	090°00'00"
C40	14.56	100.00	008°20'39"

Curve Table

Curve #	Length	Radius	Delta
C41	10.19	70.00	008°20'39"
C42	15.71	10.00	090°00'00"
C43	12.59	10.00	072°08'41"
C44	36.52	220.00	009°30'39"
C45	41.50	250.00	009°30'39"
C46	43.29	280.00	008°51'26"
C47	18.71	10.00	107°12'06"
C48	14.25	10.00	081°39'21"
C49	57.01	40.00	081°39'21"
C50	85.69	70.00	070°08'19"
C51	12.37	10.00	070°52'33"
C52	50.08	280.00	010°14'54"
C53	77.91	250.00	017°51'19"
C54	26.40	220.00	006°52'29"
C55	17.62	10.00	100°58'50"
C56	12.59	10.00	072°08'41"
C57	18.82	10.00	107°51'19"
C58	15.71	10.00	090°00'00"
C59	40.51	130.00	017°51'19"
C60	31.16	100.00	017°51'19"

Curve Table

Curve #	Length	Radius	Delta
C61	21.81	70.00	017°51'19"
C62	15.71	10.00	090°00'00"
C63	12.59	10.00	072°08'44"
C64	18.82	10.00	107°51'16"
C65	18.69	10.00	107°05'37"
C66	12.72	10.00	072°54'23"
C67	15.82	10.00	090°39'01"
C68	15.59	10.00	089°20'59"
C69	15.59	10.00	089°20'56"
C70	15.82	10.00	090°39'04"
C71	15.71	10.00	090°00'00"
C72	15.71	10.00	090°00'00"
C73	15.59	10.00	089°20'56"
C74	15.82	10.00	090°39'04"
C75	15.59	10.00	089°20'56"
C76	15.82	10.00	090°37'49"
C77	15.60	10.00	089°22'11"
C78	15.71	10.00	090°01'12"
C79	15.70	10.00	089°58'48"
C80	15.71	10.00	090°01'12"

Curve Table

Curve #	Length	Radius	Delta
C81	15.70	10.00	089°58'48"
C82	15.82	10.00	090°37'49"
C83	15.60	10.00	089°22'11"
C84	15.82	10.00	090°37'49"
C85	15.71	10.00	090°01'12"

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1915
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMPER 2024
HORIZ. SCALE: 1"=60'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Vesting Phased Tentative Map

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6c OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24-154-SB330 | JOB NO. 23060

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TRACT NO. 10193
COMMON AREA

TRACT NO. 10193
COMMON AREA

LEACHFIELD

PHASE ONE

PHASE FOUR

PHASE FOUR

PHASE FIVE

PHASE THREE

PHASE THREE

PHASE TWO

PHASE TWO

PHASE ONE

APN 728-33-003
ROBESON

APN 728-33-004
PATEL/HARSAD

LEACHFIELD

PARK / LEACHFIELD

STORM WATER POND

PARK (PRIVATE)

PHASE SIX

WATER / SEWER TREATMENT

EX RIGHT-OF-WAY

EX PROPERTY LINE

MISSION VIEW DRIVE

PEET ROAD

EX RIGHT-OF-WAY

EX PROPERTY LINE/CENTERLINE

EX RIGHT-OF-WAY

PROPOSED R/W (O.P.L.)

PROPOSED RIGHT-OF-WAY (O.P.L.)

PROPOSED RIGHT-OF-WAY

EX PROPERTY LINE/CENTERLINE

EX RIGHT-OF-WAY

EX PROPERTY LINE/CENTERLINE

PROPOSED RIGHT-OF-WAY

EX RIGHT-OF-WAY

ELM ROAD

HALF ROAD

72.0'

30.0'

29.7'

40.0'

29.7'

47.0'

40.0'

32.0'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=100'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Phasing Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 7 OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC

ROAD: HALF ROAD

COUNTY FILE NO.: PLN24-154-SB330

JOB NO. 23060

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

EXISTING ROADSIDE DITCH

EXISTING EDGE OF PAVEMENT

EXISTING ROADSIDE DITCH

MISSION VIEW DRIVE

EXISTING RIGHT-OF-WAY

EXISTING PROPERTY LINE

RIGHT-OF-WAY PER TRACT NO. 10618

CURB & GUTTER LOCATION PER OFFSITE IMPROVEMENT PLANS 'CROSSWINDS – TRACT NO. 10618'

BIORETENTION POND
TREATMENT AREA 53,644 SF
TOP OF BANK 391.0
BOTTOM OF POND 387.0
HIGH WATER ELEV 389.72

EXISTING BUILDING

EXISTING BUILDING

NOT PART OF CONTRACT

EX SEPTIC TANK

EXISTING LEACHFIELD

EXISTING POND

EXISTING EDGE OF PAVEMENT

EXISTING CENTERLINE

PROPOSED RIGHT OF WAY (F.W.L.)

PROPOSED RIGHT OF WAY (F.W.L.)

PROPOSED CENTERLINE

EXISTING CURB AND GUTTER

EXISTING RIGHT-OF-WAY

EXISTING CURB AND GUTTER

EXISTING EDGE OF PAVEMENT

PROPOSED CENTERLINE

EXISTING EDGE OF PAVEMENT

BEGIN NEW EDGE OF PAVEMENT TO EXISTING PROPERTY/CENTERLINE

EXISTING PROPERTY

EXISTING RIGHT-

H A L F R O A D

MATCH LINE – SEE SHEET 8b

MATCH LINE – SEE SHEET 8b

TYPICAL LOT GRADING – SEE SHEET 8c

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

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EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=60'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Preliminary Grading & Drainage Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 8a OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC

ROAD: HALF ROAD

COUNTY FILE NO.: PLN24–154–SB330

JOB NO. 23060

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PLAN # _____ OF _____
SHEET _____

SEE SHEET 8b MATCH LINE

PROVIDE 5' WIDE CONCRETE DRAINAGE U CHANNEL

EXISTING BUILDING

VIA SEBASTIAN

PEET ROAD

EXISTING RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

EXIST POND

EXISTING EDGE OF PAVEMENT

EXISTING RIGHT-OF-WAY PER M 33-43

EXISTING PROPERTY CENTERLINE

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

PROPOSED RIGHT OF WAY

EXISTING PROPERTY/CENTERLINE

EXISTING RIGHT-OF-WAY

EXISTING EDGE OF PAVEMENT

NEW EDGE OF PAVEMENT TO EXISTING PROPERTY/CENTERLINE

EX DWY

ELM ROAD

HALF ROAD

TYPICAL LOT GRADING – SEE SHEET 8c

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS:

DATE	DESCRIPTION	BY:

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STATE OF CALIFORNIA

REFERENCES

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UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 8b OF 16

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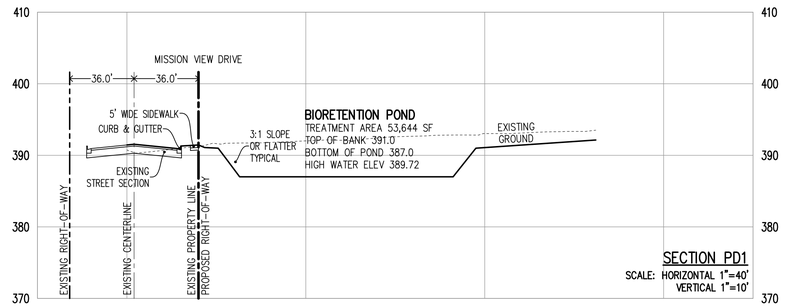
APPLICANT: MANA CAMDEN FUND, LLC

ROAD: HALF ROAD

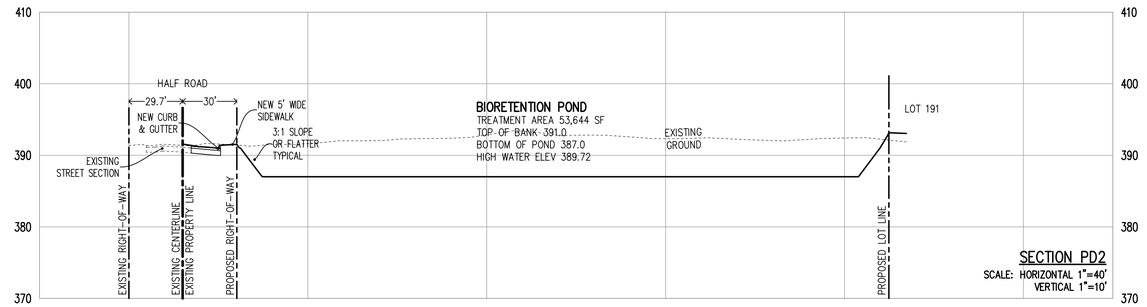
COUNTY FILE NO.: PLN24-154-SB330

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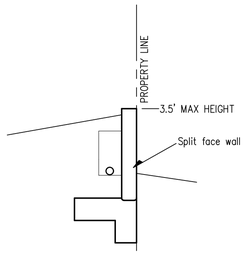
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SECTION PD1
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



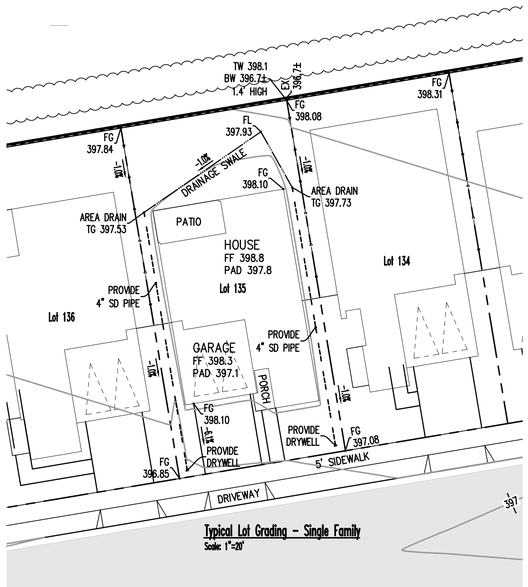
SECTION PD2
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



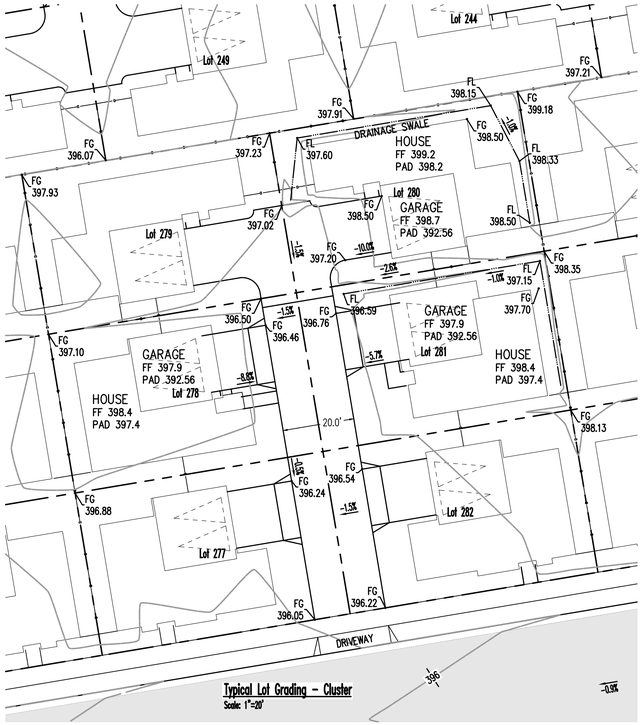
Retaining wall
no scale

See structural plans for dimensions & details. – split face wall

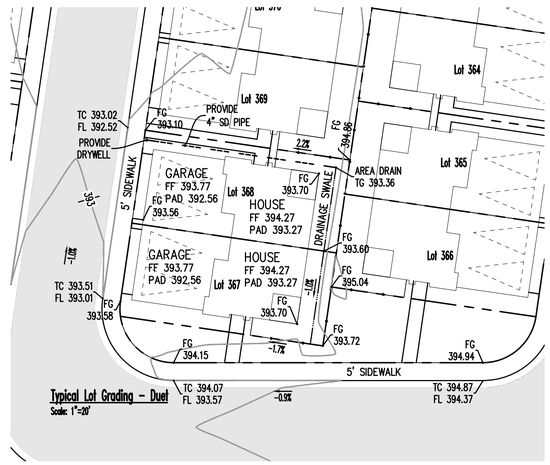
Keystone wall may be used on walls under 4' in height.



Typical Lot Grading – Single Family
Scale: 1"=20'



Typical Lot Grading – Cluster
Scale: 1"=20'



Typical Lot Grading – Duet
Scale: 1"=20'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: AS SHOWN
VERT. SCALE: AS SHOWN
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Typical Lot Grading & Pond Cross Sections

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

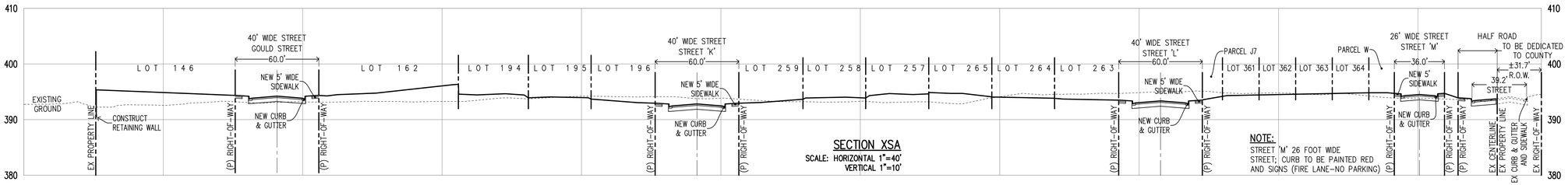
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NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

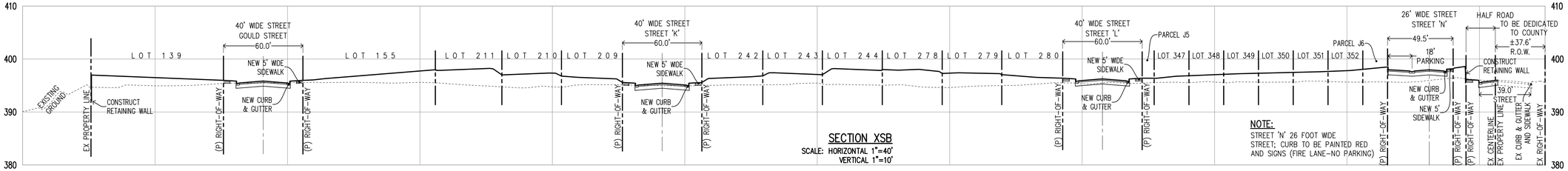
SHEET 8c OF 16
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24–154–SB330 | JOB NO. 23060

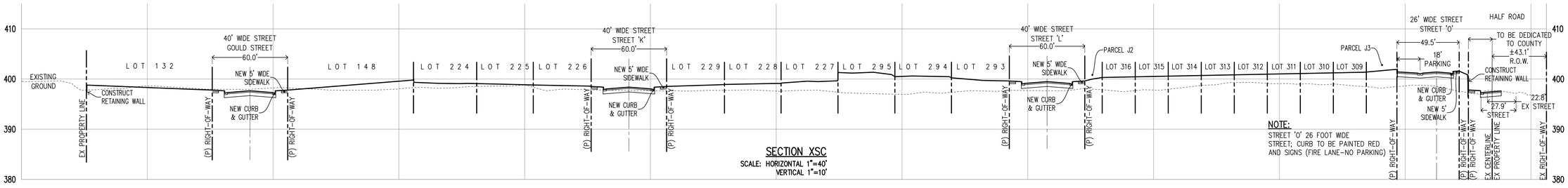
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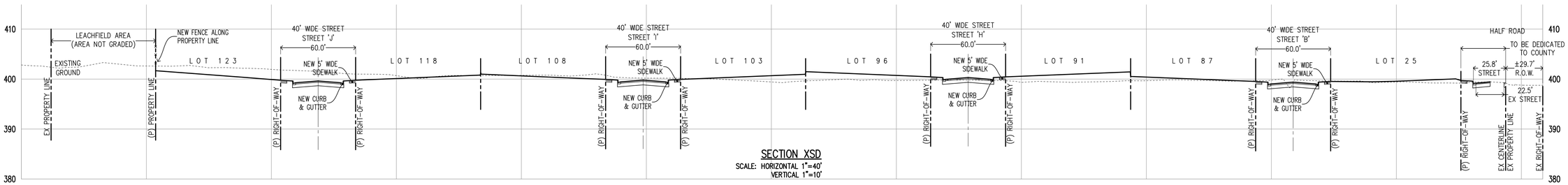
SECTION XSA
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



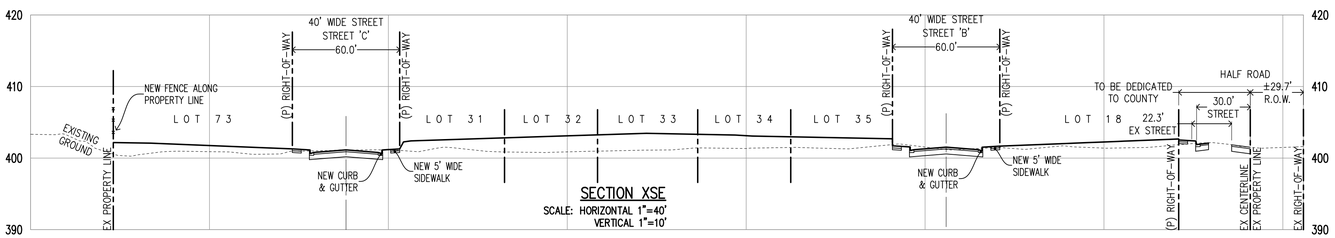
SECTION XSB
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



SECTION XSC
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



SECTION XSD
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



SECTION XSE
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1970
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
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R.C.E. # 69278

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AMANDA JOY MUSY-VERDEZ
NO. 69278
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STATE OF CALIFORNIA

REFERENCES

Cross Sections

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

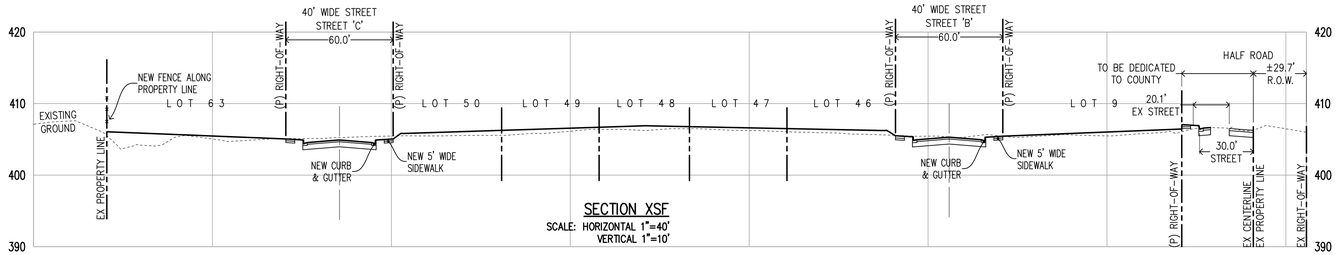
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NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

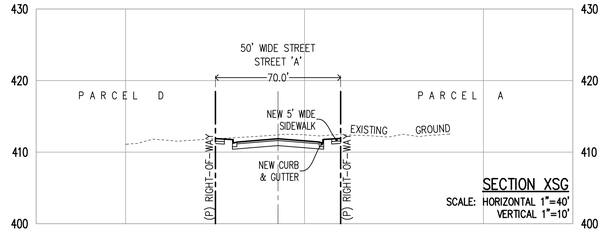
SHEET 8d OF 16
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24-154-SB330 | JOB NO. 23060

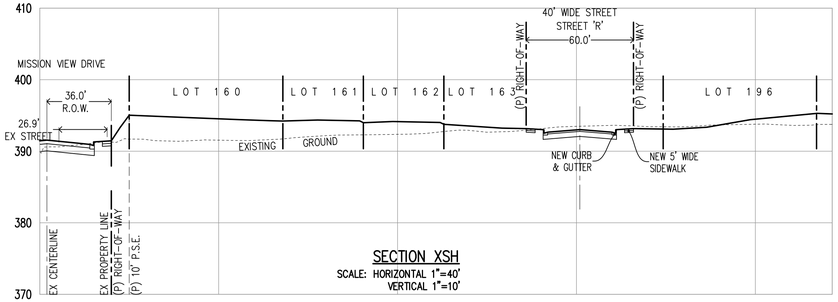
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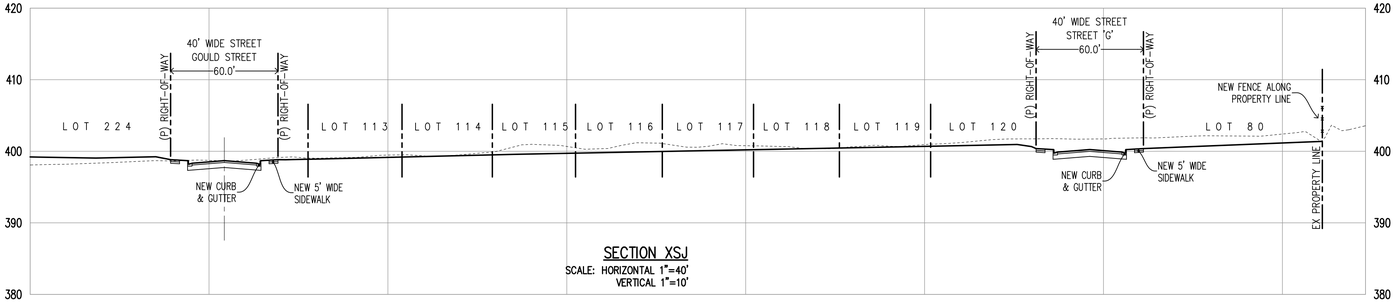
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SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



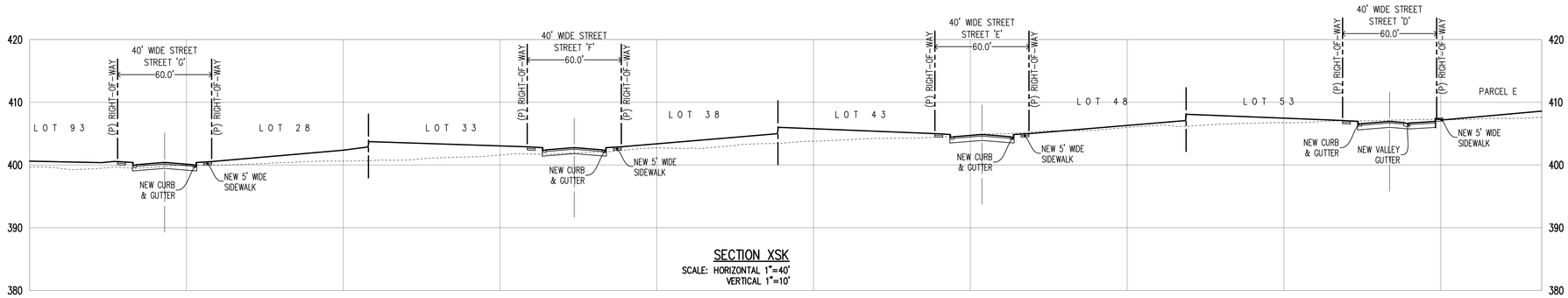
SECTION XSG
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



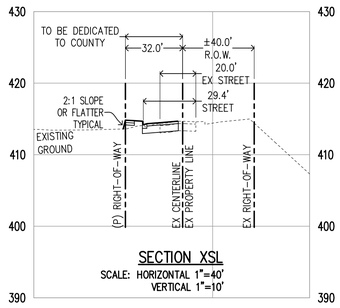
SECTION XSH
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



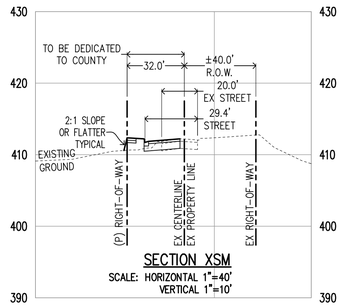
SECTION XSJ
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



SECTION XSK
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



SECTION XSL
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



SECTION XSM
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'

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PLAN # _____
SHEET _____ OF _____

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CIVIL
STATE OF CALIFORNIA

REFERENCES

Cross Sections

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET
8e
OF 16
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.: PLN24-154-SB330
JOB NO. 23060

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

TYPICAL STREET UTILITY LAYOUT
SCALE: 1"=10'

RIGHT OF WAY/PROPERTY LINE — 10.0' — WATER MAIN — 10.0' — STORM DRAIN — SANITARY SEWER — JOINT TRENCH — RIGHT OF WAY/PROPERTY LINE

DETENTION POND
TREATMENT AREA 53,644 SF
TOP OF BANK 391.0
BOTTOM OF POND 387.0
HIGH WATER ELEV 389.72

SS LIFTSTATION
RIM 392.78
INV 384.67 IN
SUMP 376.0

15+79.88 SD MH PER IMP PLANS RIM 391.22 15" INV 384.97 THRU 15" INV 385.92 IN
15+79.38 CURB INLET PER IMP PLANS TC 390.88 15" INV 386.10
16+88.58 SD MH PER IMP PLANS RIM 391.14 18" INV 383.30 OUT 15" INV 383.70 IN
17+23.15 SD MH PER IMP PLANS RIM 390.97 15" INV 385.69 THRU
17+30.65 CURB INLET PER IMP PLANS TC 391.13 15" INV 385.90
20+46.15 SD MH PER IMP PLANS RIM 391.15 18" INV 382.59 THRU 15" INV 384.15 IN 15" INV 382.84 IN
23+45.78 SD MH PER IMP PLANS RIM 391.01 18" INV 381.99 THRU 15" INV 384.19 IN 15" INV 382.74 IN
24+84.42 SD MH PER IMP PLANS RIM 391.2 18" INV 381.70 IN 36" INV 381.70 OUT

EX RIGHT-OF-WAY — 32' — RIGHT-OF-WAY PER TRACT NO. 10618 — 72' — PROPOSED RIGHT-OF-WAY (O.P.L.) — 30' — EX PROPERTY LINE/CENTERLINE — 29.7' — EX RIGHT-OF-WAY

MATCH LINE SEE SHEET 9b

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____ OF ____
SHEET ____

REVISIONS:

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HANNA-BRUNETTI
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DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=60
VERT. SCALE: NONE
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Hanna — Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEJ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Preliminary Utility Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 9a OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24-154-SB330 | JOB NO. 23060

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PLAN # _____
SHEET _____ OF _____

SEE SHEET 9a MATCH LINE

LEACH FIELD

SS MH RIM 400.99 INV 394.44

8" DIP WATER MAIN

262 LF 8" PVC SS @ S=0.005

124 LF 8" PVC SS @ S=0.005

SS MH RIM 400.38 INV 393.82 THRU INV 394.14 OUT (SE)

8" DIP WATER MAIN

260 LF 8" PVC SS @ S=0.005

SD MH RIM 399.37 INV 396.23

SS MH RIM 399.20 INV 392.84

300 LF 8" PVC SS @ S=0.005

182 LF 18" PVC SD @ S=0.005

SD MH RIM 401.99 INV 396.71

SD MH RIM 403.89 INV 397.9

SD MH RIM 406.19 INV 399.33

LEACH FIELD

8" DIP WATER MAIN

249 LF 18" PVC SD @ S=0.005

238 LF 18" PVC SD @ S=0.005

286 LF 18" PVC SD @ S=0.005

246 LF 8" PVC SS @ S=0.005

260 LF 8" PVC SS @ S=0.005

260 LF 8" PVC SS @ S=0.010

192 LF 8" PVC SS @ S=0.005

SD MH RIM 400.26 INV 395.32

SS MH RIM 400.22 INV 392.48

SS MH RIM 400.01 INV 393.65

SD MH RIM 399.99 INV 395.47

SD MH RIM 401.60 INV 394.88

SS MH RIM 403.68 INV 396.18

SS MH RIM 405.76 INV 398.8 THRU INV 399.58 OUT (SE)

SS MH RIM 401.46 INV 399.98

8" DIP WATER MAIN

168 LF 8" PVC SS @ S=0.005

24" PVC SD @ S=0.005

SD MH RIM 399.73 INV 393.32

SD MH RIM 399.40 INV 394.84

SS MH RIM 402.66 INV 396.11

SS MH RIM 404.75 INV 397.42

SS MH RIM 406.82 INV 398.73

SD MH RIM 406.01 INV 400.76

SD MH RIM 407.96 INV 401.4

8" DIP WATER MAIN

268 LF 8" PVC SS @ S=0.005

168 LF 8" PVC SS @ S=0.005

170 LF 8" PVC SS @ S=0.005

171 LF 8" PVC SS @ S=0.005

150 LF 8" PVC SS @ S=0.005

165 LF 8" PVC SS @ S=0.005

170 LF 8" PVC SS @ S=0.005

171 LF 8" PVC SS @ S=0.005

8" DIP WATER MAIN

239 LF 24" PVC SD @ S=0.005

284 LF 8" PVC SS @ S=0.005

292 LF 18" PVC SD @ S=0.005

242 LF 8" PVC SS @ S=0.005

264 LF 18" PVC SD @ S=0.008

260 LF 8" PVC SS @ S=0.005

201 LF 18" PVC SD @ S=0.008

256 LF 18" PVC SD @ S=0.007

220 LF 8" PVC SS @ S=0.005

SS FORCE MAIN

SD MH RIM 400.02 INV 395.59 THRU 15" INV 396.6 IN

SS MH RIM 400.05 INV 394.06 THRU INV 394.66 OUT (NW)

SS MH RIM 401.99 INV 395.27

SD MH SS RIM 402.29 INV 397.05

SS MH RIM 404.07 INV 396.57

SS MH RIM 404.40 INV 399.15

SS MH RIM 406.15 INV 397.87

SS MH RIM 407.74 INV 399.03

TC 399.34 FL 398.84 INV 390.46

TC 401.99 FL 401.49 INV 392.56

TC 404.34 FL 403.84 INV 394.96

TC 407.92 FL 407.42 INV 397.96

TC 411.42 FL 410.92 INV 401.20

300 LF 18" PVC SD @ S=0.007

300 LF 18" PVC SD @ S=0.008

300 LF 18" PVC SD @ S=0.010

324 LF 18" PVC SD @ S=0.010

PROPOSED RIGHT-OF-WAY

40'

EX PROPERTY LINE/CENTERLINE

29.7'

EX RIGHT-OF-WAY

EX UTILITY POLE TO BE REMOVED OVERHEAD TO BE UNDERGROUND TYPICAL

EX RIGHT-OF-WAY

47.0'

TC 410.81 FL 410.31 INV 406.3

PROPOSED RIGHT-OF-WAY

338 LF 18" PVC SD @ S=0.005

EX RIGHT-OF-WAY PER 946 M 33-43

EXISTING USA 96 INCH SANTA CLARA CONDUIT (OPERATED BY S.C.V.W.D.)

SD MH RIM 414.60 INV 404.61

252 LF 18" PVC SD @ S=0.005

PUMP STATION

SLUDGE BAGGING

TREATMENT SYSTEM

GENERATOR

CONTROL BLDG

PROPOSED RIGHT-OF-WAY

FORCE MAIN

252 LF 18" PVC SD @ S=0.014

EX PROPERTY LINE/CENTERLINE

WATER TANK

FIRE WATER TANK

PUMP HOUSE

WELL

WELL

TC 413.84 FL 413.34 INV 408.3

EX RIGHT-OF-WAY

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

TYPICAL STREET UTILITY LAYOUT

SCALE: 1"=10'

RIGHT OF WAY/PROPERTY LINE

10.0'

10.0'

RIGHT OF WAY/PROPERTY LINE

WATER MAIN

JOINT TRENCH

STORM DRAIN

SANITARY SEWER

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

WATER SYSTEM: DOMESTIC & FIRE PROTECTION*

	REQUIRED	PROVIDED
DOMESTIC STORAGE	190,000 GAL.	205,000 GAL.
FIRE STORAGE	180,000 GAL.	205,000 GAL.

PROVIDED FIRE FLOW 1500 GPM FOR 2 HOURS AT 20 PSI MINIMUM

* SEE SHEET WW3 QUESTA ENGINEERING FOR DETAILS

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SEE SHEET 9c MATCH LINE

REVISIONS:

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NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 9b OF 6

JOB NO. 23060

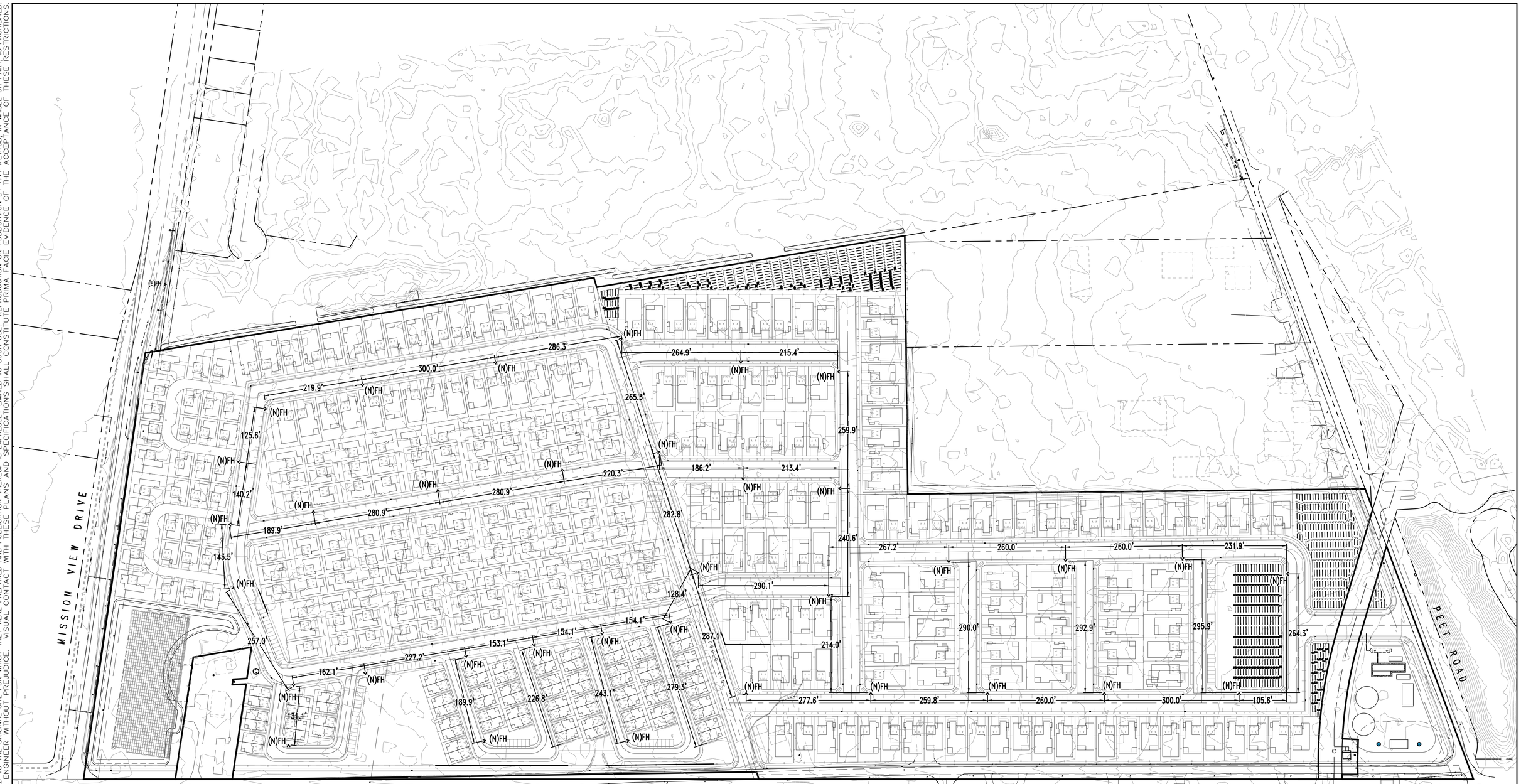
APPLICANT: MANA CAMDEN FUND, LLC

ROAD: HALF ROAD

COUNTY FILE NO.: PLN24-154-SB330

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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

WATER SYSTEM: DOMESTIC & FIRE PROTECTION*

	REQUIRED	PROVIDED
DOMESTIC STORAGE	190,000 GAL.	205,000 GAL.
FIRE STORAGE	180,000 GAL.	205,000 GAL.
PROVIDED FIRE FLOW	1500 GPM FOR 2 HOURS AT 20 PSI MINIMUM	

* SEE SHEET WW3 QUESTA ENGINEERING FOR DETAILS

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PLAN # _____
SHEET _____ OF _____

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Fire Hydrant Layout Plan

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UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 9c OF 16

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100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DRAINAGE MANAGEMENT AREA

STORMWATER CONTROL MEASURE

DRAINAGE MANAGEMENT AREA DELINEATION

PROJECT SITE INFORMATION

1. SOILS TYPE: SANDY AND GRAVELLY
2. GROUND WATER DEPTH: 50'+
3. NAME OF RECEIVING BODY: N/A
4. FLOOD ZONE: N/A
5. FLOOD ELEVATION (IF APPLICABLE): N/A

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. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPE AREAS.
2. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREA.

OPERATION AND MAINTENANCE INFORMATION

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
HALF RD, MORGAN HILL, CA

I.B. PROPERTY OWNER:
MANA CAMDEN FUND, LLC

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
SCOTT MURRAY

II.B. PHONE NUMBER OF CONTACT:
408-406-6000

II.C. EMAIL:
SM@MANAINV.COM

II.D. ADDRESS:
927 BALFOUR CT, SUITE 209
CARLSBAD, CA 92008

GENERAL NOTES

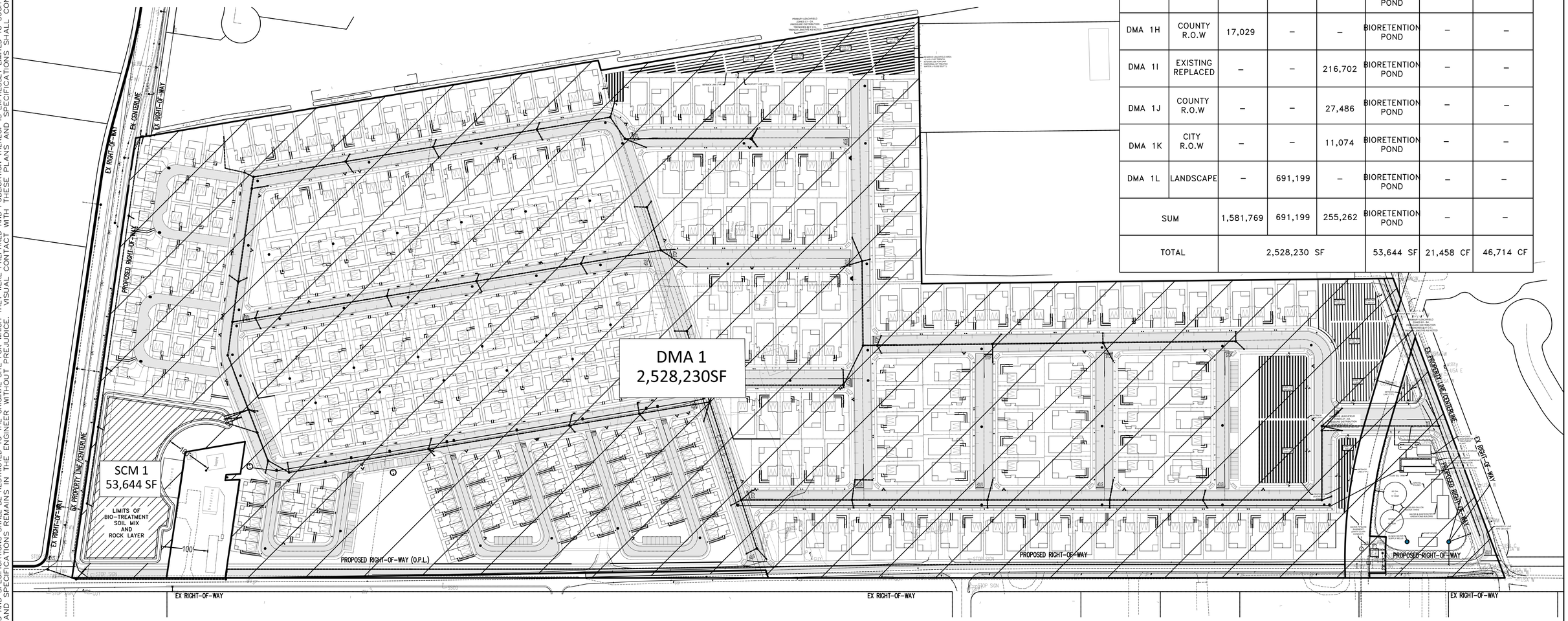
1. THE PROJECT SITE IS IN THE 100-YEAR FLOOD PLAIN.
2. PER SOILS REPORT PROVIDED BY QUANTUM GEOTECHNICAL INC. DATED 07/31/24, "THE NEAR SURFACE SOIL IS SANDY AND GRAVELLY AND IS LOW TO MODERATE EXPANSION POTENTIAL."
3. PER SOILS REPORT, GROUNDWATER WAS NOT ENCOUNTERED NEAR SITE VICINITY. HOWEVER, HISTORIC HIGH GROUNDWATER WAS RECORDED TO A DEPTH BETWEEN 50-FT TO 60-FT. AS DETERMINED BY THE SOILS ENGINEER, GROUNDWATER WAS NOT ENCOUNTERED IN THE DEEPEST BORINGS DRILLED TO MAXIMUM DEPTHS OF 35-FT AND 40-FT.
4. THE PROJECT WILL IMPLEMENT HYDROMODIFICATION MANAGEMENT (HM) THROUGH OUTLET CONTROL.

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.

AREA SUMMARY TABLE

DMA ID	DESCRIPTION OF AREA	NEW IMPERVIOUS AREA(SF)	PERVIOUS AREA (SF)	REPLACED IMPERVIOUS AREA(SF)	TREATMENT METHOD (SCM)	TIER 2 STORAGE REQUIRED (CF)	TIER 3 RETENTION REQUIRED (CF)
DMA 1	ROOF	693,566	–	–	BIORETENTION POND	–	–
DMA 1A	DRIVEWAY	167,080	–	–	BIORETENTION POND	–	–
DMA 1B	SIDEWALKS	176,873	–	–	BIORETENTION POND	–	–
DMA 1C	PARKS	54,115	–	–	BIORETENTION POND	–	–
DMA 1D	COURTS	1,760	–	–	BIORETENTION POND	–	–
DMA 1E	TREATMENT AREA	35,567	–	–	BIORETENTION POND	–	–
DMA 1F	SEWER LIFT AREA	2,373	–	–	BIORETENTION POND	–	–
DMA 1G	ROADWAY	433,406	–	–	BIORETENTION POND	–	–
DMA 1H	COUNTY R.O.W	17,029	–	–	BIORETENTION POND	–	–
DMA 1I	EXISTING REPLACED	–	–	216,702	BIORETENTION POND	–	–
DMA 1J	COUNTY R.O.W	–	–	27,486	BIORETENTION POND	–	–
DMA 1K	CITY R.O.W	–	–	11,074	BIORETENTION POND	–	–
DMA 1L	LANDSCAPE	–	691,199	–	BIORETENTION POND	–	–
SUM		1,581,769	691,199	255,262	BIORETENTION POND	–	–
TOTAL		2,528,230 SF		53,644 SF		21,458 CF	46,714 CF



PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=100
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Stormwater Control Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 10a OF

JOB NO. 23060

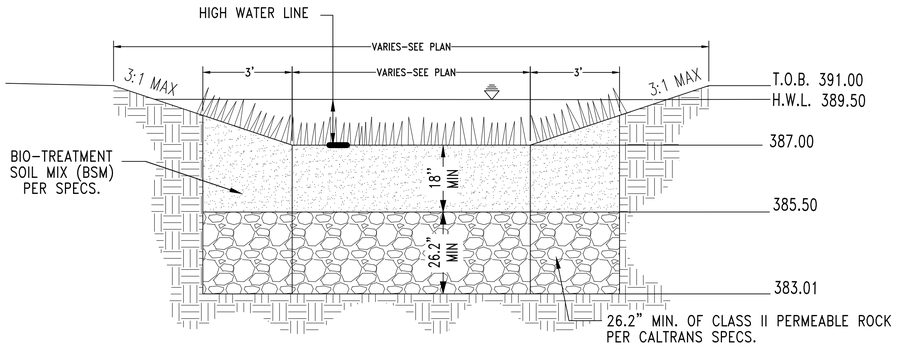
APPLICANT: MANA CAMDEN FUND, LLC

ROAD: HALF ROAD

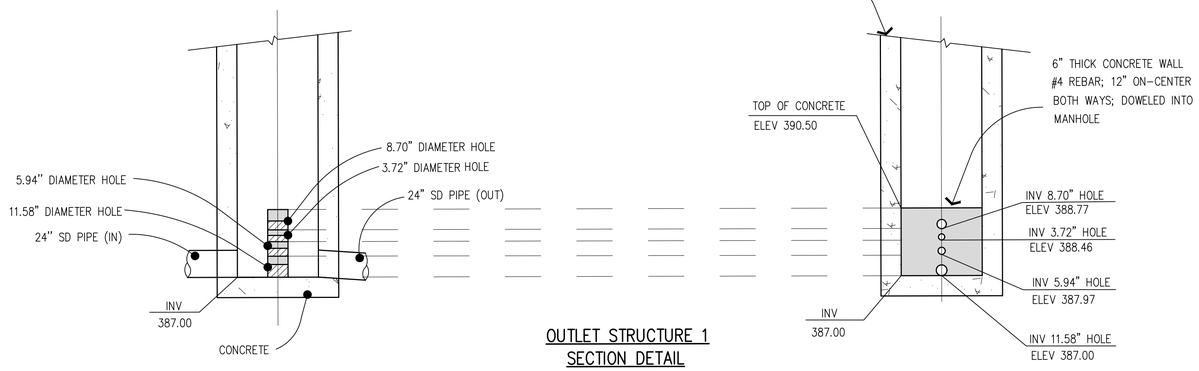
COUNTY FILE NO.:

JOB NO. 23060

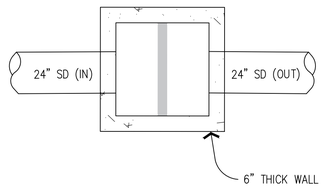
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SCM #1: TYPICAL BIORETENTION POND DETAIL
NO SCALE



OUTLET STRUCTURE 1
SECTION DETAIL
NOT TO SCALE



PLAN VIEW
NO SCALE

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	23060 Half Road - Mana Camden
Project location:	Half Road
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	1.7
Total project area (ft2):	2589291
Total DMA area (ft2):	2528230
Total new impervious area (ft2):	1,581,769
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	255262
Total pervious/landscape area (ft2):	691,199
Total SCM area (ft2):	53644

2. DMA Characterization

Add DMA Row | Remove DMA Row

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 1-Roof	Drains to SCM	693,566	Roof	New	SCM 1
DMA 1A-Driveway	Drains to SCM	167080	Concrete or asphalt	New	SCM 1
DMA 1B-Sidewalks	Drains to SCM	176873	Concrete or asphalt	New	SCM 1
DMA 1C-Parks	Drains to SCM	54115	Concrete or asphalt	New	SCM 1
DMA 1D-Courts	Drains to SCM	1760	Concrete or asphalt	New	SCM 1
DMA 1E-Treatment area	Drains to SCM	35567	Concrete or asphalt	New	SCM 1
DMA 1F-Sewer Lift area	Drains to SCM	2373	Concrete or asphalt	New	SCM 1
DMA 1G-Roadway	Drains to SCM	433406	Concrete or asphalt	New	SCM 1
DMA 1H-County ROW	Drains to SCM	17029	Concrete or asphalt	New	SCM 1
DMA 1I-Existing	Drains to SCM	216702	Concrete or asphalt	Replaced	SCM 1
DMA 1J-County ROW	Drains to SCM	27486	Concrete or asphalt	Replaced	SCM 1
DMA 1K-City ROW	Drains to SCM	11074	Concrete or asphalt	Replaced	SCM 1
DMA 1L-Landscape	Drains to SCM	691199	Landscape	New	SCM 1

DMA Summary Area

Total assigned DMA area (ft2):	2528230
New impervious area (ft2):	1581769
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	255262
Total pervious/landscape area (ft2):	691199

3. SCM Characterization

Add SCM Row | Remove SCM Row

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM 1	Bioretention	1	Site-Specific	4	53644

4. Run SBUH Model

Launch Model | Clear Results

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
SCM 1	46714	2.18	0.0	

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____ SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1970
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Stormwater Control Details

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

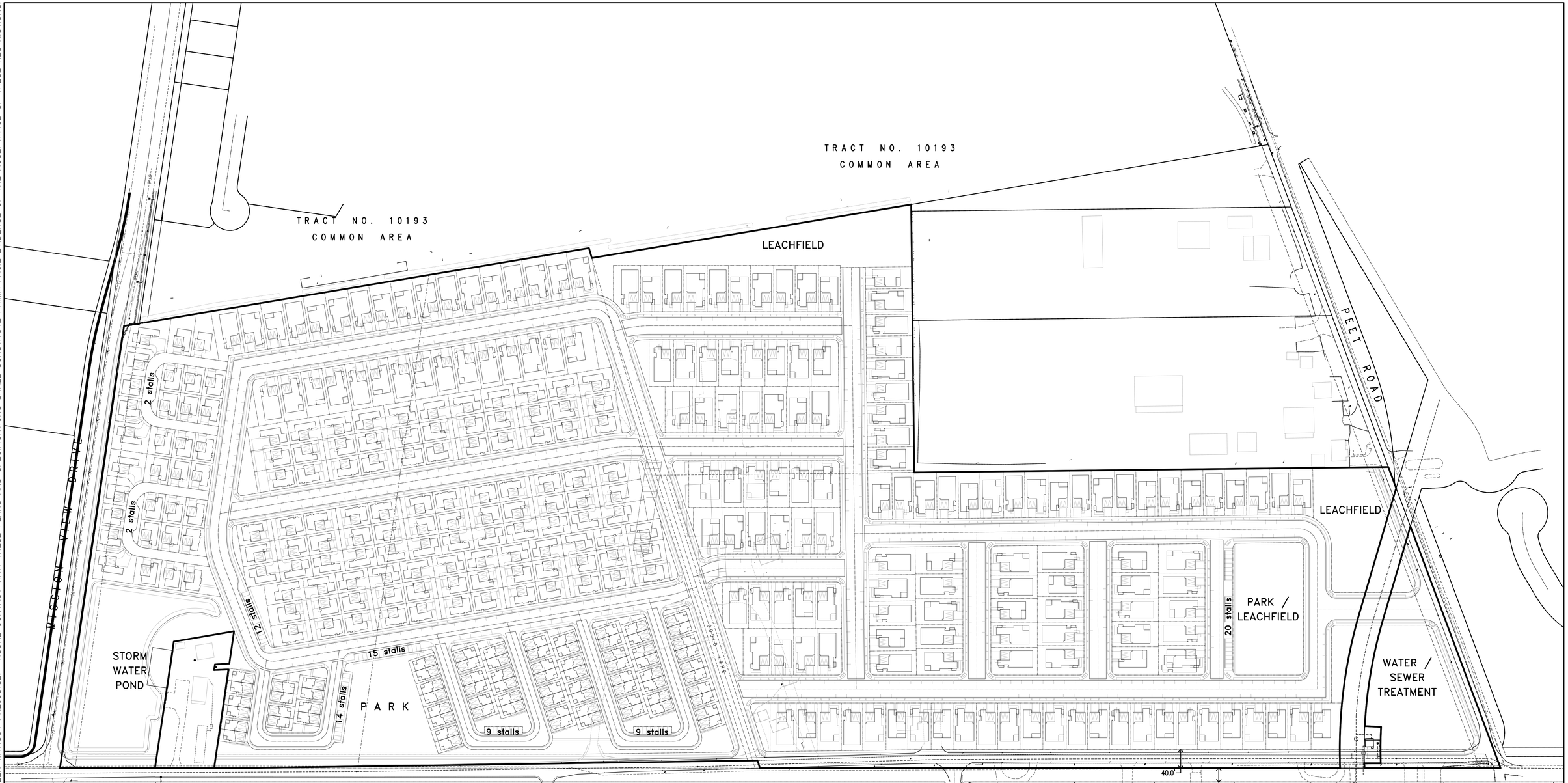
UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 10b OF
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: | JOB NO. 23060

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Parking Summary

Proposed Parking On–Site
83 stalls – Common Area

277 Street Parallel Parking Provided Stalls
752 spaces – All homes provide 2 car garage
600 spaces – SFD and Cluster home driveways

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

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HORIZ. SCALE: 1"=100'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Parking Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 11 OF 13

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: PLN24–154–SB330 | JOB NO. 23060

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Note:

1. Fire Truck 30 foot interior turning radius.
2. Line of Sight – posted speed = 35 mph
   used = 40 mph

   Stopping Distance = 300 feet

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1970
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Line of Sight Plan & Fire Truck Path

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 12 OF 13

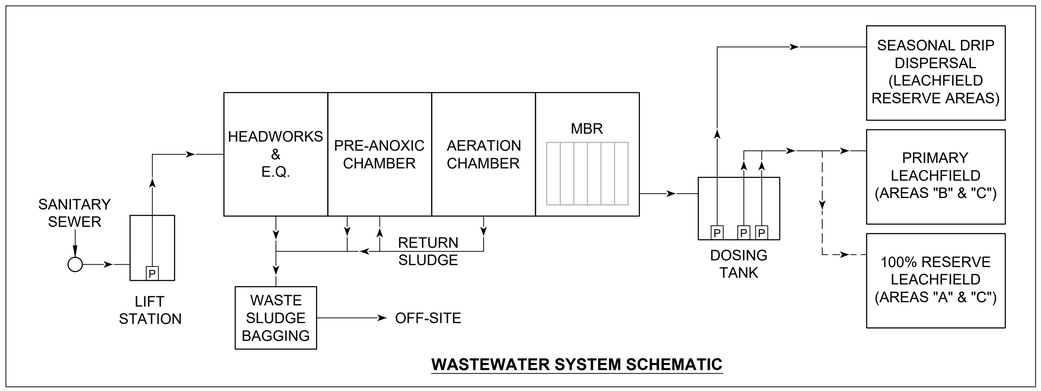
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC

ROAD: HALF ROAD

COUNTY FILE NO.: PLN24–154–SB330

JOB NO. 23060



WASTEWATER SYSTEM SCHEMATIC

MARIANI RANCH WASTEWATER FACILITIES SUMMARY

DESIGN FLOW, 30-DAY AVERAGE:	64,000 GPD
WASTEWATER COLLECTION:	CONVENTIONAL GRAVITY SEWERS W/ MAIN LIFT STATION & FORCE MAIN
WASTEWATER TREATMENT:	MEMBRANE BIOREACTOR (MBR) PACKAGE PLANT, CLOACINA MEMPAC-M1:
	- INFLUENT HEADWORKS & FLOW EQUALIZATION
	- BIOLOGICAL NUTRIENT REMOVAL
	- SECONDARY ACTIVATED SLUDGE PROCESS
	- MEMBRANE CLARIFICATION
	- WASTE SLUDGE BAGGING AND HAULING
EFFLUENT OBJECTIVES:	- BOD: 20 MG/L; TSS: 20 MG/L; TOTAL N: 15 MG/L
DOSING SYSTEM:	25,000-GAL DOSING TANK, W/DUPLEX LEACHFEILD AND DRIP FIELD PUMPS
EFFLUENT DISPERSAL:	- PRIMARY LEACHFIELD: 8,453 LF, 36"W X 30"D TRENCH WITH HIGH CAPACITY INFILTRATOR CHAMBERS @ 7.92 GPD/LF = 66,947 GPD
	- 100% RESERVE LEACHFIELD AREA: CAPACITY FOR FUTURE 7,814 LF OF TRENCH @ 7.92 GPD/LF = 61,886 GPD
	- TOTAL LEACHFIELD CAPACITY: 128,833 GPD (200%)
	- SUPPLEMENTAL DRIP DISPERSAL-IRRIGATION IN RESERVE LEACHFIELD "A" LANDSCAPE AREA; UP TO 30,000 GPD
EMERGENCY POWER:	ONSITE STANDBY GENERATOR
MONITORING AND ALARMS:	REMOTE TELEMETRY MONITORING AND CONTROL SYSTEM (SCADA)
SYSTEM OPERATIONS:	CALIFORNIA AMERICAN WATER; MINIMUM GRADE III OPERATOR



MARIANI RANCH
WASTEWATER TREATMENT SYSTEM

MORGAN HILL, CALIFORNIA

QUESTA ENGINEERING CORP
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

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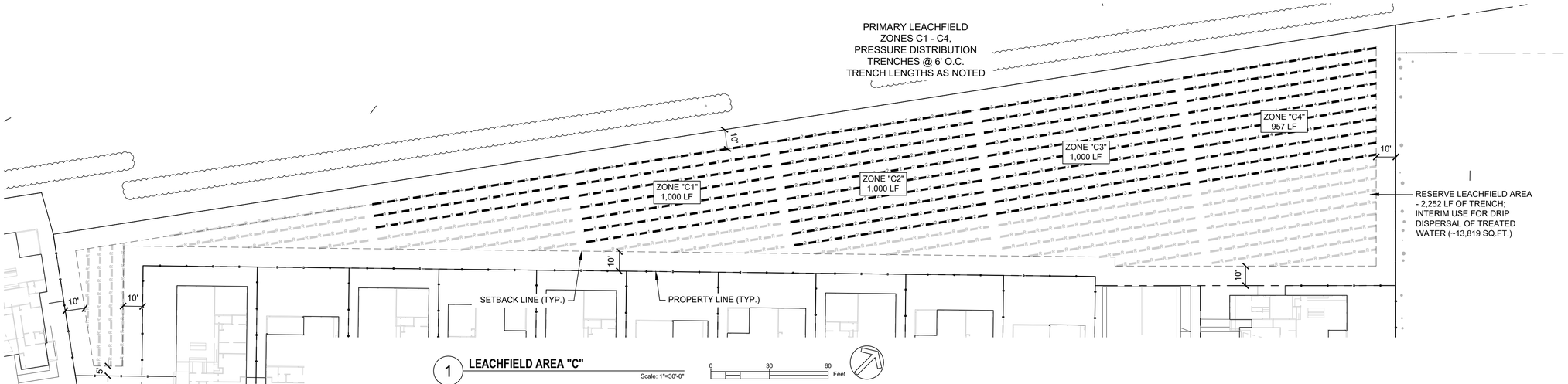
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OVERALL WATER & WASTEWATER FACILITIES SITE PLAN

MORGAN HILL, CALIFORNIA

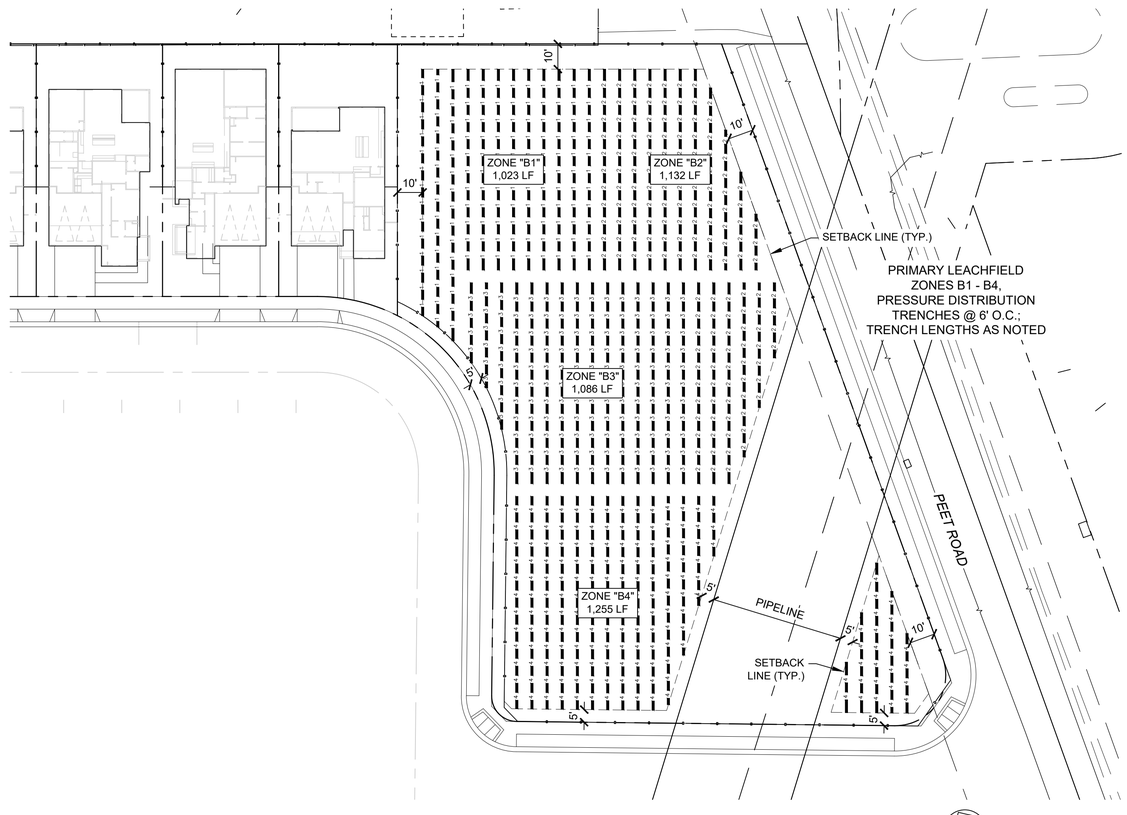
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IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY



1 **LEACHFIELD AREA "C"**

Scale: 1"=30'-0"



2 **LEACHFIELD AREA "B"**

Scale: 1"=30'-0"

MARIANI RANCH
WASTEWATER TREATMENT SYSTEM

MORGAN HILL, CALIFORNIA

QUESTA ENGINEERING CORP
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

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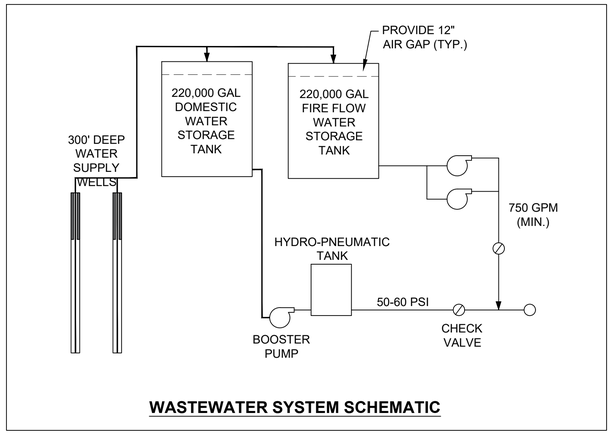
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Checked: NH
Appr'd: NH

LEACHFIELDS B & C

MORGAN HILL, CALIFORNIA

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Date: 6/25/2024
Sheet: WW2

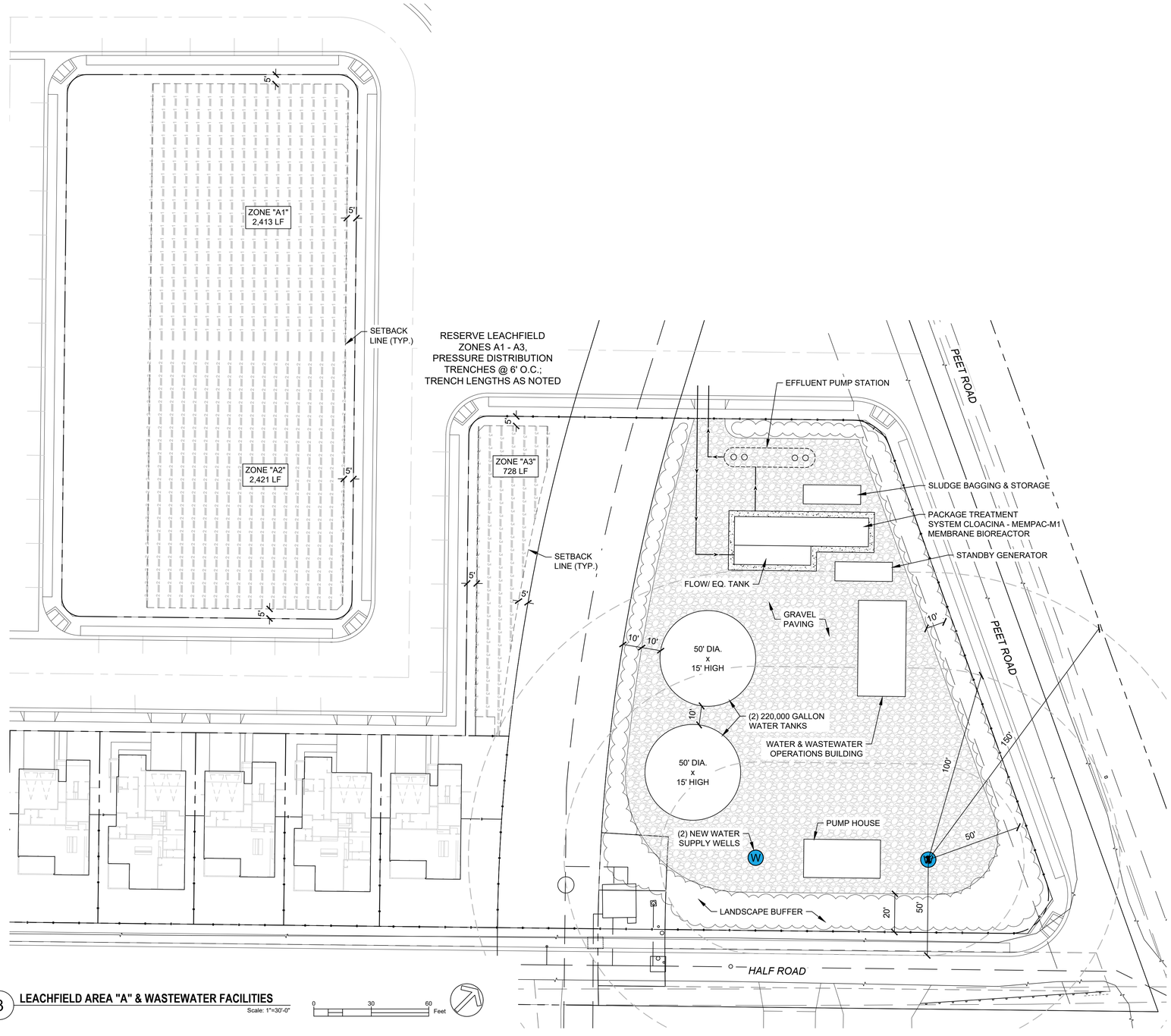
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WASTEWATER SYSTEM SCHEMATIC

WATER SYSTEM SUMMARY

WATER SOURCE:	(2) NEW ALLUVIAL WELLS, ESTIMATED PRODUCTION CAPACITY 200 GPM EACH
WATER SERVICE AREA:	376 SINGLE FAMILY RESIDENTIAL CONNECTIONS
	COMMON AREA LANDSCAPING AND UTILITY USES
ESTIMATED WATER DEMAND:	MAXIMUM DAY DEMAND (MDD): 200,000 GPD
	ESTIMATED ANNUAL WATER USE: 43.8 MGAL/YR
	AVE DAILY WATER USE @ 60% OF MDD: 120,000 GPD
	AVE WELL PRODUCTION RATE 80 TO 100 GPM
DOMESTIC WATER STORAGE:	110% OF MAXIMUM DAY DEMAND = 220,000 GAL
	WELDED STEEEL TANK, 50' DIA X 15' HIGH = 220,000 GAL
WATER TREATMENT:	NO WATER TREATMENT PROPOSED
WATER DISTRIBUTION:	HYDRO-PNEUMATIC STORAGE TANK & DISTRIBUTION SYSTEM
	ONE PRESSURE ZONE, 50 TO 60 PSI
FIRE FLOW REQUIREMENTS:	ALL RESIDENTIAL UNITS, TYPE V-B, $\leq$3,200 FT^2 AREA
	ALL BUILDINGS PROVIDED WITH CODE COMPLIANT SPRINKLER SYSTEM
	STANDARD FIRE FLOW PER CFC TABLE 105.1(2): 1,500 GPM - 2 HRS
	SCC 50% REDUCTION FOR FIRE SPRINKLERS: 750 GPM - 2 HRS
	TOTAL FIRE FLOW STORAGE REQUIRED = 750 GPM X 120 MIN. = 90,000 GAL
	WELDED STEEEL TANK, 50' DIA X 15' HIGH = 220,000 GAL, 240% OF MIN.
WATER SYSTEM OPERATIONS:	CALIFORNIA AMERICAN WATER CO.
	MIN. GRADE 1 TREATMENT, GRADE 2 DISTRIBUTION



3 **LEACHFIELD AREA "A" & WASTEWATER FACILITIES**
Scale: 1"=30'-0"

0 30 60 Feet

P:\2023\2300123_MARIANI WATER & WASTEWATER\CAD SHEETS\2300123_MARIANI_WW_LEACHFIELD.DWG LAST SAVED: 11/21/2024 PLOT DATE: 11/21/2024 PLOT STYLE: QUESTA-GRAYSCALE 2255.CTB IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY

MARIANI RANCH
WASTEWATER TREATMENT SYSTEM
MORGAN HILL, CALIFORNIA

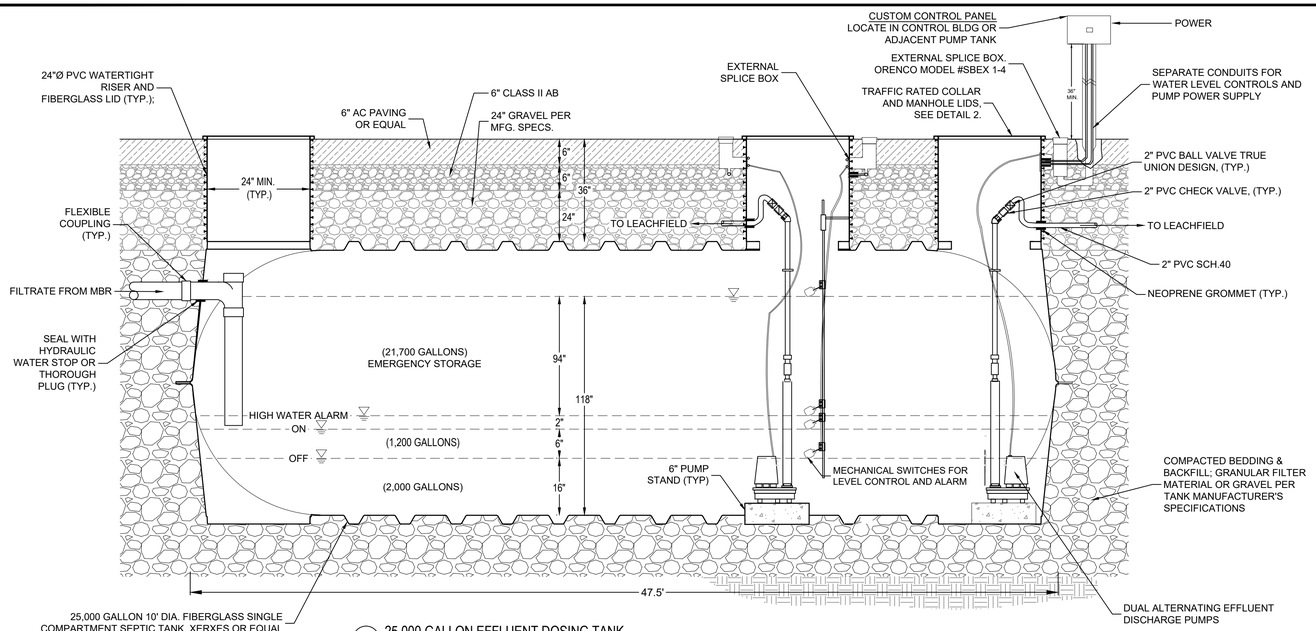
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Design: NH
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Checked: NH
Appr'd: NH

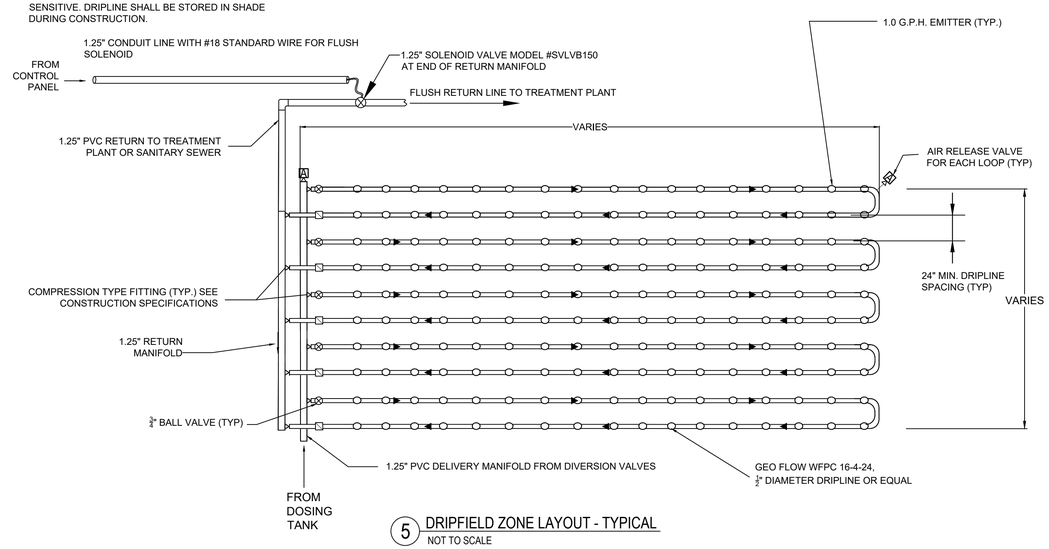
WATER & WASTEWATER TREATMENT SITE & LEACHFIELD AREA A
MORGAN HILL, CALIFORNIA

Size: D | Project: 2300123
Scale: AS NOTED
Date: 6/25/2024
Sheet: WW3

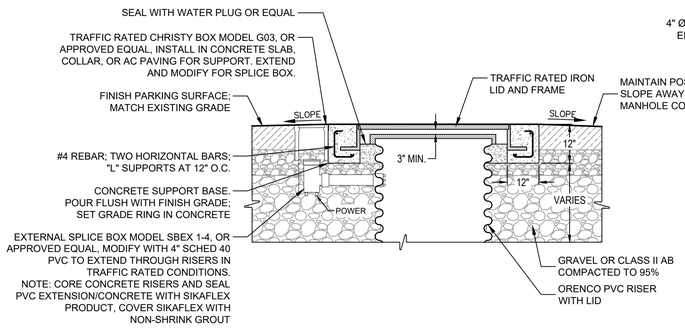


1 25,000 GALLON EFFLUENT DOSING TANK
NOT TO SCALE

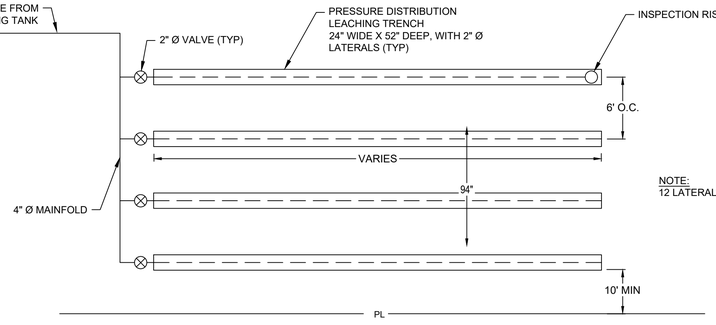
NOTE:
1. INSTALL VACUUM/AIR RELIEF VALVES AT HIGH POINTS OF DRIP LINE AND BEFORE EACH CHECK VALVE.
2. THE ROOT INTRUSION INHIBITOR IS TEMPERATURE SENSITIVE. DRIPLINE SHALL BE STORED IN SHADE DURING CONSTRUCTION.



5 DRIPFIELD ZONE LAYOUT - TYPICAL
NOT TO SCALE

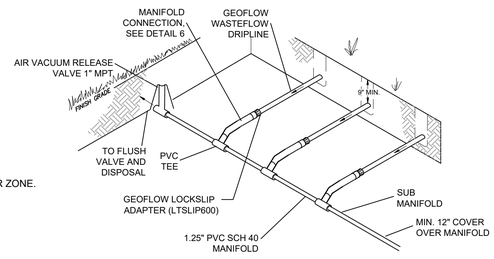


2 MANHOLE-RISER AND EXTERNAL SPLICE BOX DETAIL IN TRAFFIC AREA
NOT TO SCALE

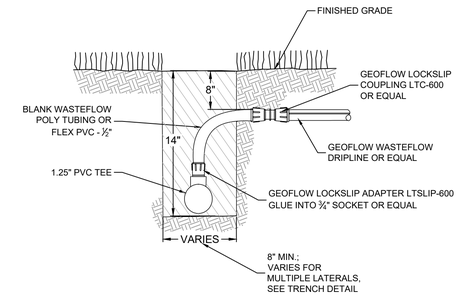


NOTE:
12 LATERALS PER ZONE.

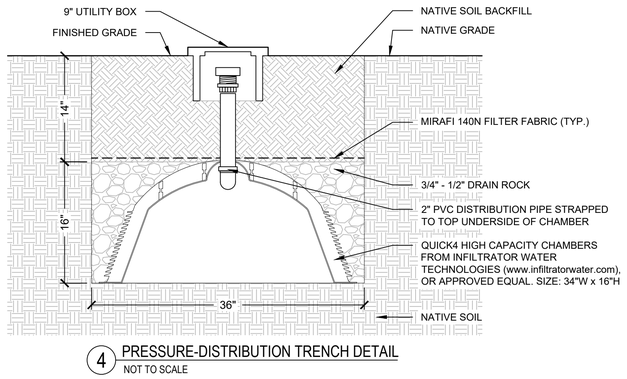
3 TYPICAL LEACHFIELD ZONE
NOT TO SCALE



6 END FEED/FLUSH MANIFOLD DETAIL
NOT TO SCALE



7 MANIFOLD CONNECTION
NOT TO SCALE



4 PRESSURE-DISTRIBUTION TRENCH DETAIL
NOT TO SCALE

WASTEWATER DISPOSAL SYSTEM DESIGN

PRESSURE DISTRIBUTION CHAMBER LEACHING TRENCHES:

- SYSTEM DESIGN FLOW (30-DAY AVE): 64,000 GPD
- TRENCH DIMENSIONS: 3' W X 2.5' D, 16" HIGH CAPACITY INFILTRATOR CHAMBERS
- EFFECTIVE INFILTRATIVE AREA: 6.6 SF PER LF (PER SCC ONSITE MANUAL)
- APPLICATION RATE: 1.2 GPD/SF FOR SECONDARY WASTEWATER, <10 MPI
- TRENCH LOADING RATE: (6.6)*(1.2) = 7.92 GPD PER LF
- TOTAL REQUIRED TRENCH LENGTH PER FIELD: 64,000 GPD/7.92 GPD/LF = 8,080 LF
- PRIMARY LEACHFEILD: 8,453 LF
- PRIMARY LEACHFIELD CAPACITY: (8,453 LF)*(7.92 GPD/LF) = 66,947 GPD
- RESERVE FIELD CAPACITY: 7,814 LF; (7,814 LF)*(7.92 GPD/LF) = 61,886 GPD
- TOTAL PRIMARY AND RESERVE DISPOSAL CAPACITY: 128,833 GPD (200%)

SUPLLEMENTAL DRIP DISPERSAL FIELD

- INSTALL AND OPERATE SUBSURFACE DRIP DISPERSAL FIELD IN RESERVE LEACHFIELD "A" FOR LANDSCAPE IRRIGATION
- SEASONAL OPERATION FROM APRIL-OCTOBER (7-MONTH GROWING SEASON)
- BENEFITS:
  - ✓ SUB-IRRIGATION OF GRASS OPEN SPACE AREA W/TREATED WASTEWATER
  - ✓ ENHANCED NITROGEN UPTAKE/REMOVAL BY VEGETATION & DENITRIFICATION
- DRIP TUBING INSTALLED AT 8-INCH DEPTH
- DRIP DISPERSAL AREA AVAILABLE: ~30,000 FT^2
- WASTEWATER LOADING RATE FOR SILT CLAY LOAM MPI: 1.0 GPD/FT^2
- TOTAL POTENTIAL WASTEWATER DRIP DISPOSAL: 30,000 GPD
- ANNUAL VOL. OF WASTEWATER TO DRIP FIELD: 25% OF FLOW (6.0 MGALS)

MARIANI RANCH
WASTEWATER TREATMENT SYSTEM
MORGAN HILL, CALIFORNIA

QUESTA ENGINEERING CORP.
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Sht:	Rev:	Date:	By:	Description:	App'd:

Design: NH
Drawn: MN
Checked: NH
Appr'd: NH

WASTEWATER DISPOSAL DETAILS
MORGAN HILL, CALIFORNIA

Size D | Project 2300123
Scale: AS NOTED
Date: 6/25/2024
Sheet: WW4

P:\2023\2300123 MARIANI WATER & WASTEWATER\CAD SHEETS\2300123_MARIANI_WW DETAILS.DWG
LAST SAVED: 11/21/2024 PLOT DATE: 11/21/2024 PLOT STYLE OVIEDA-GRAYSCALE 225-CTB
IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY



FARMHOUSE



CONTEMPORARY RANCH



PROGRESSIVE CRAFTSMAN

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PLAN I

Front Elevations

MARIANI RANCH - SFD

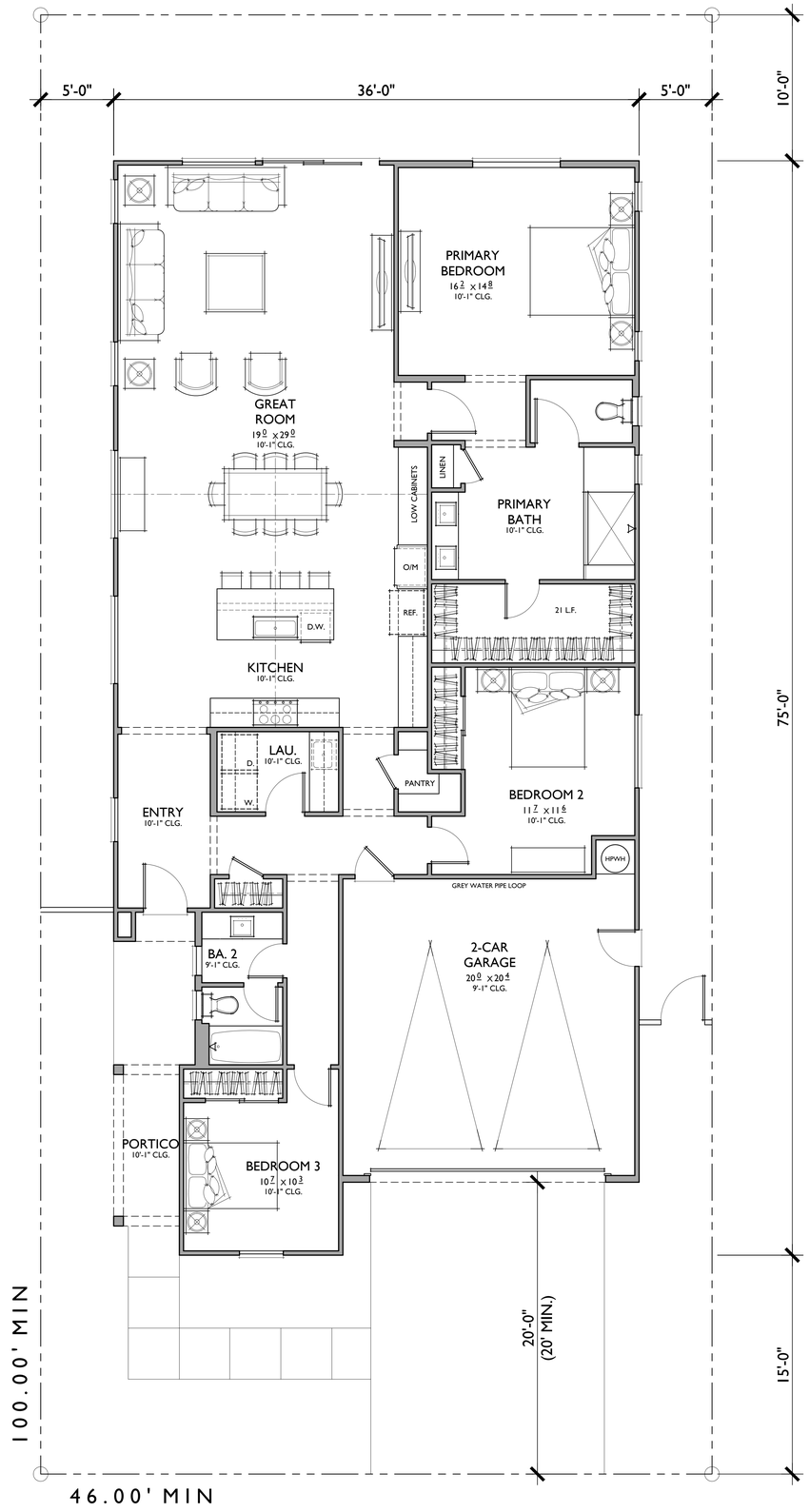
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



FIRST FLOOR

PLAN 1A

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**2,052 SQ. FT.**
ATTIC SPACE (7'-0" x 7'-0" MIN.)	1,061 SQ. FT.
TOTAL LIVING (GROSS)	**3,112 SQ. FT.**
2 - CAR GARAGE	430 SQ. FT.
PORTICO	50 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A
Reflects Farmhouse Elevation

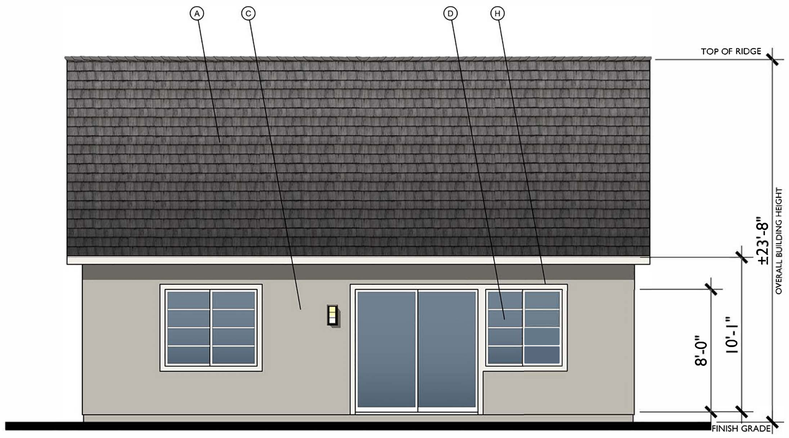
MARIANI RANCH - SFD
Morgan Hill , California

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07.30.24

MANA Investments



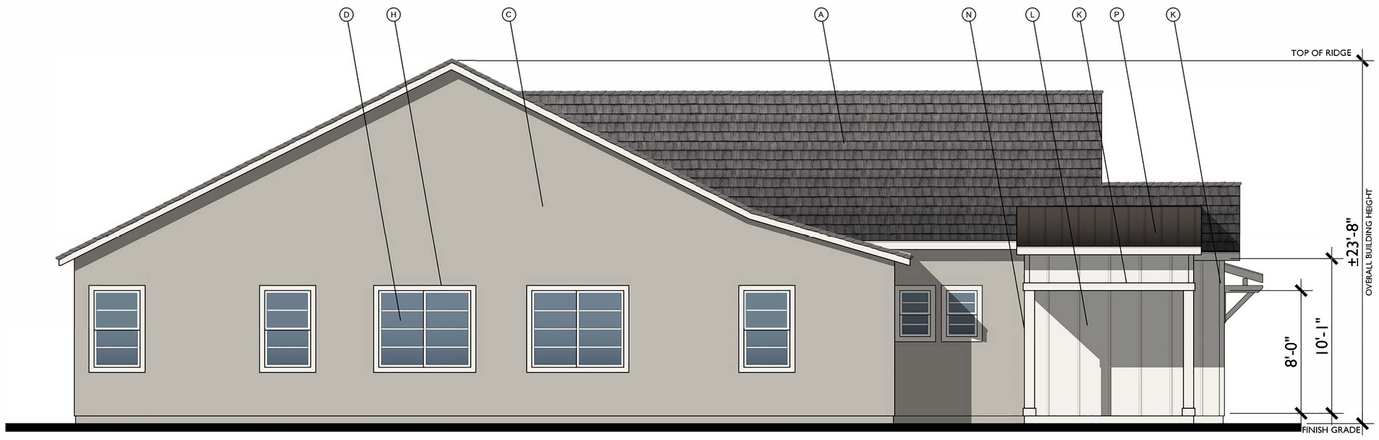
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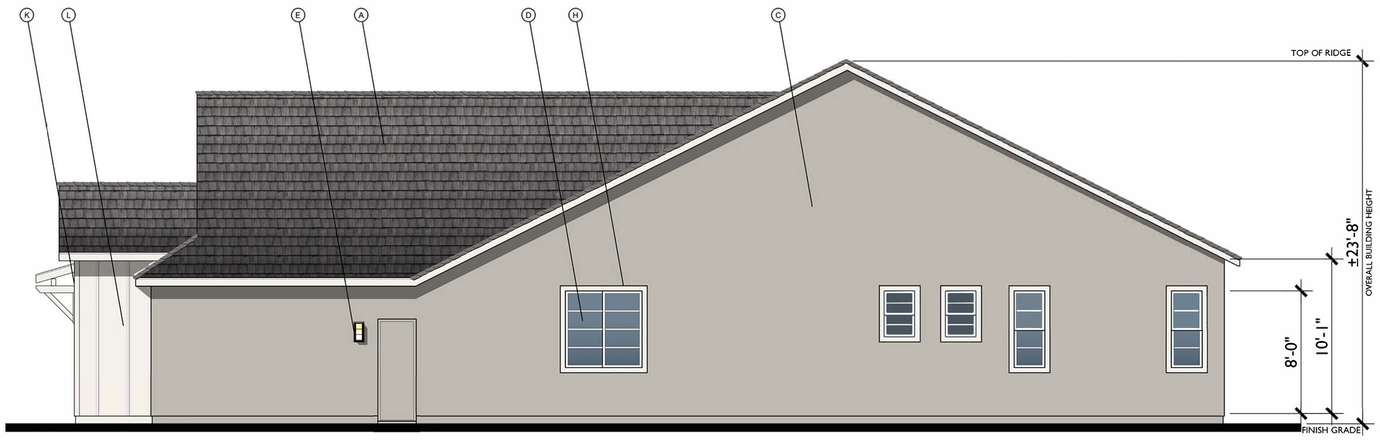
FRONT

A - FARMHOUSE

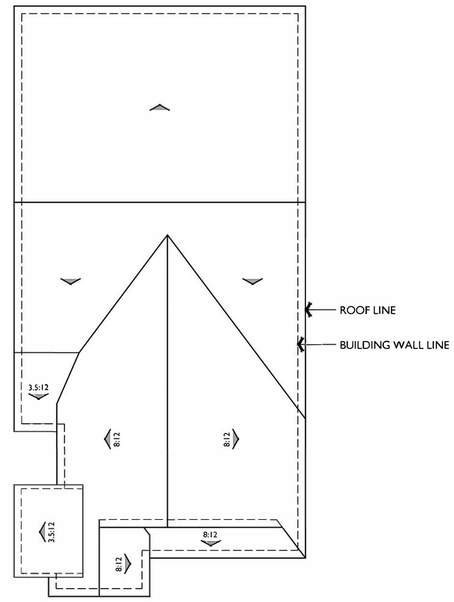
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 ½" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 ½" X 4" FOAM TRIM AT SILL
3. 1 ½" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB

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PLAN 1A

Farmhouse Elevation

MARIANI RANCH - SFD

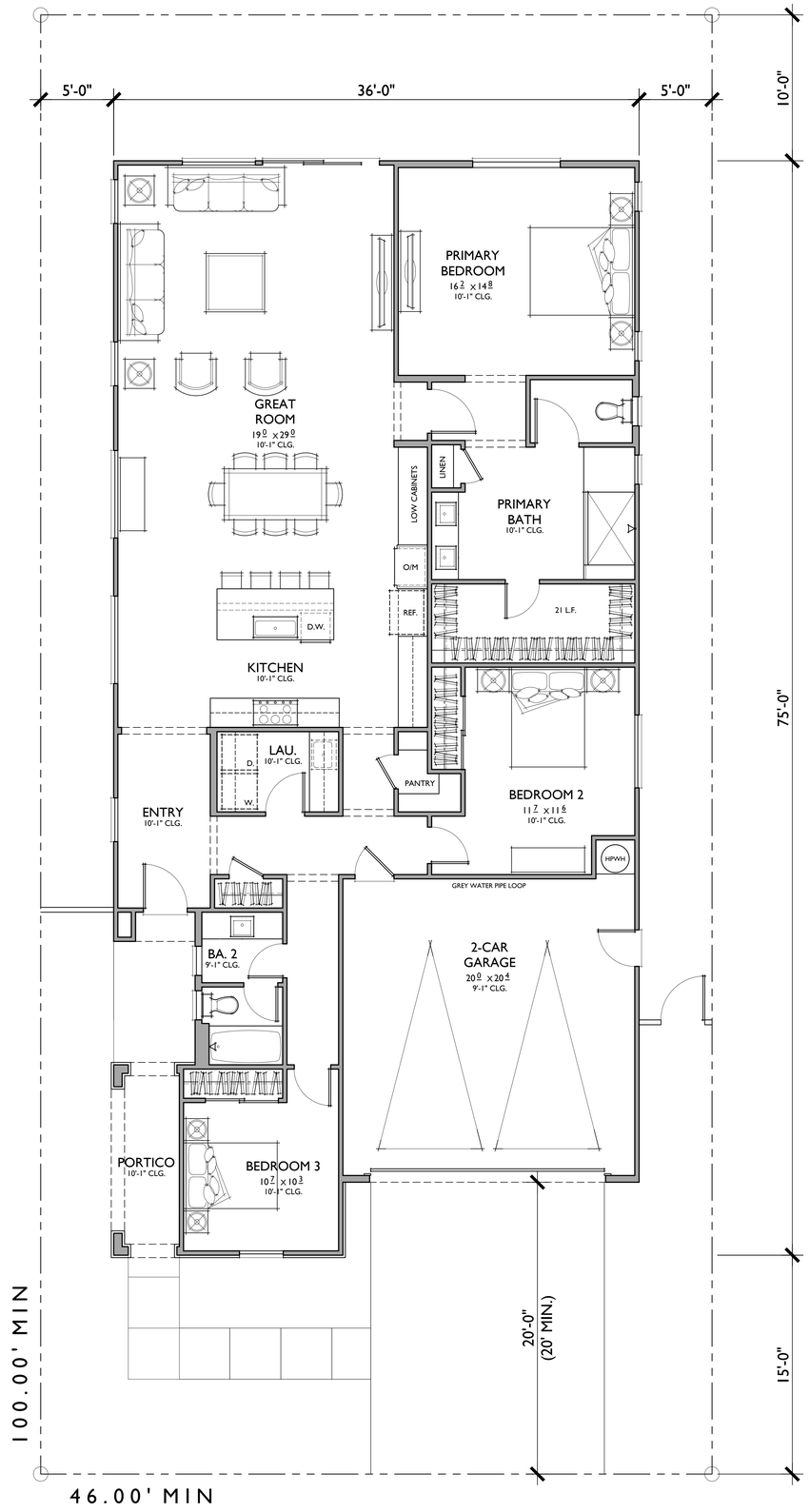
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



FIRST FLOOR

PLAN 1B

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**2,052 SQ. FT.**
ATTIC SPACE (7'-0" x 7'-0" MIN.)	376 SQ. FT.
TOTAL LIVING (GROSS)	**2,428 SQ. FT.**
2 - CAR GARAGE	430 SQ. FT.
PORTICO	59 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - SFD

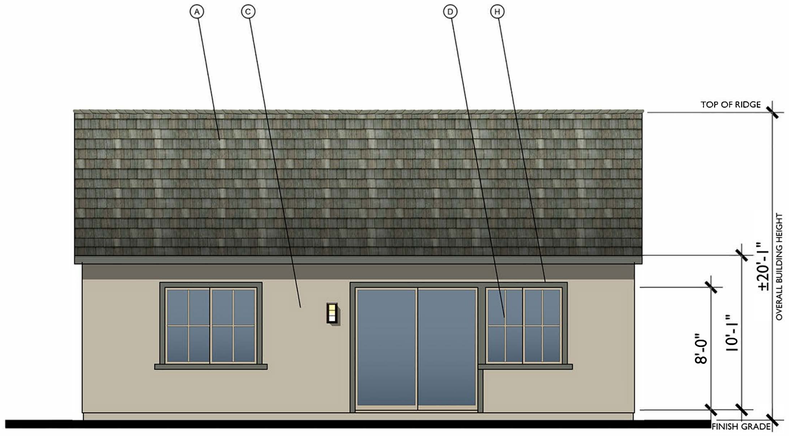
Morgan Hill , California

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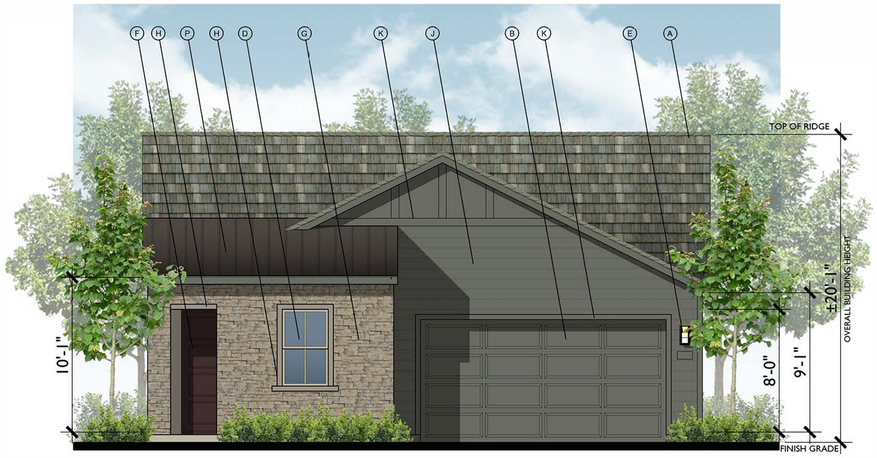
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MANA Investments



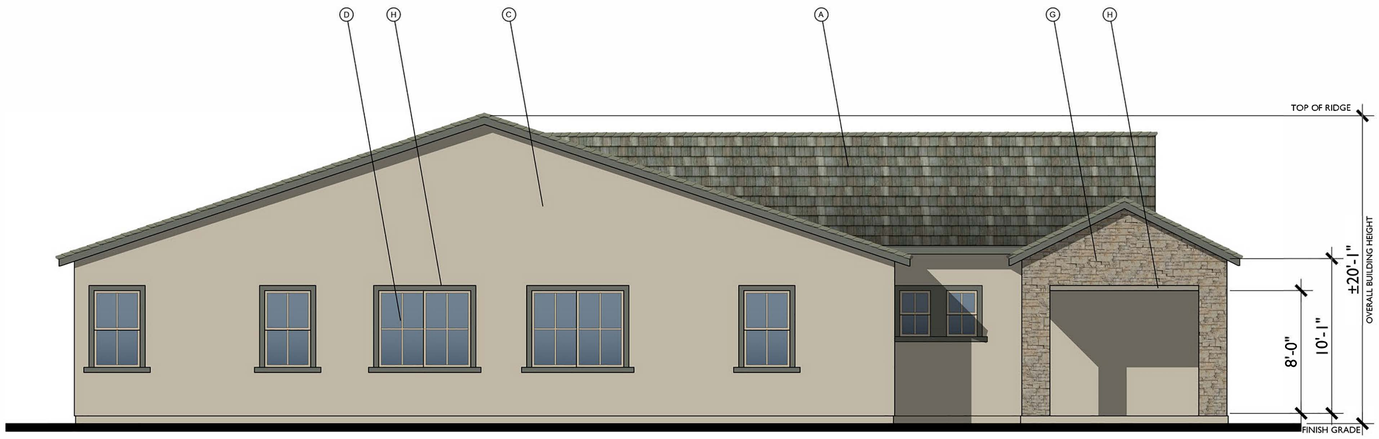
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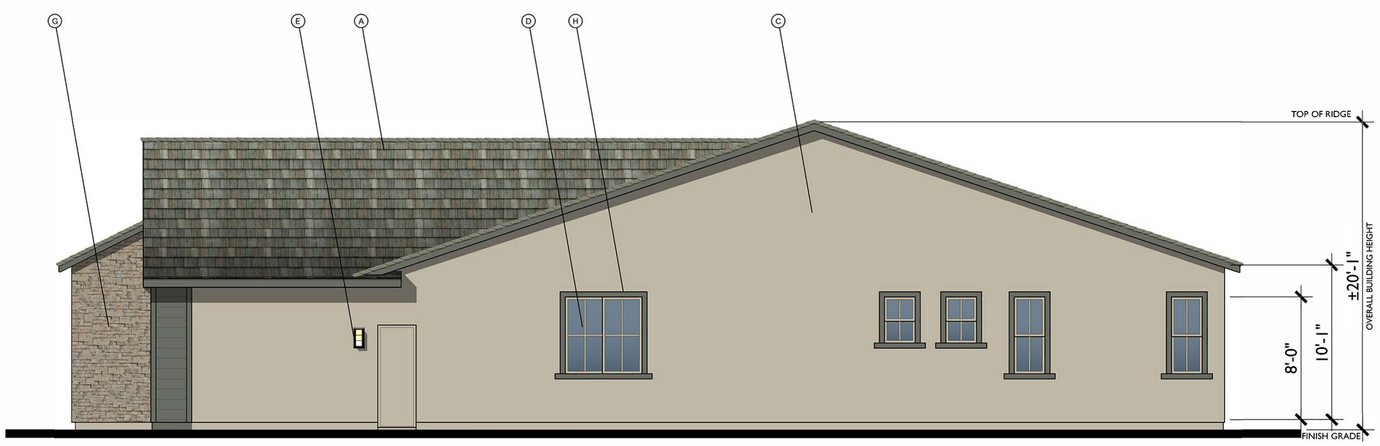
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B - RANCH

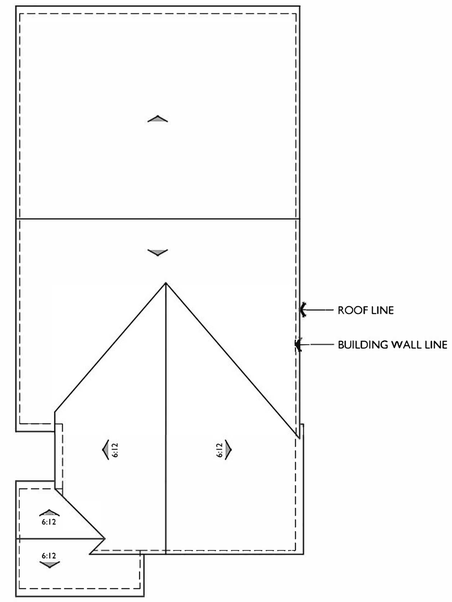
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 3/4" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 1/4" X 4" FOAM TRIM AT SILL
3. 1 3/4" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB

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PLAN 1B

Contemporary Ranch Elevation

MARIANI RANCH - SFD

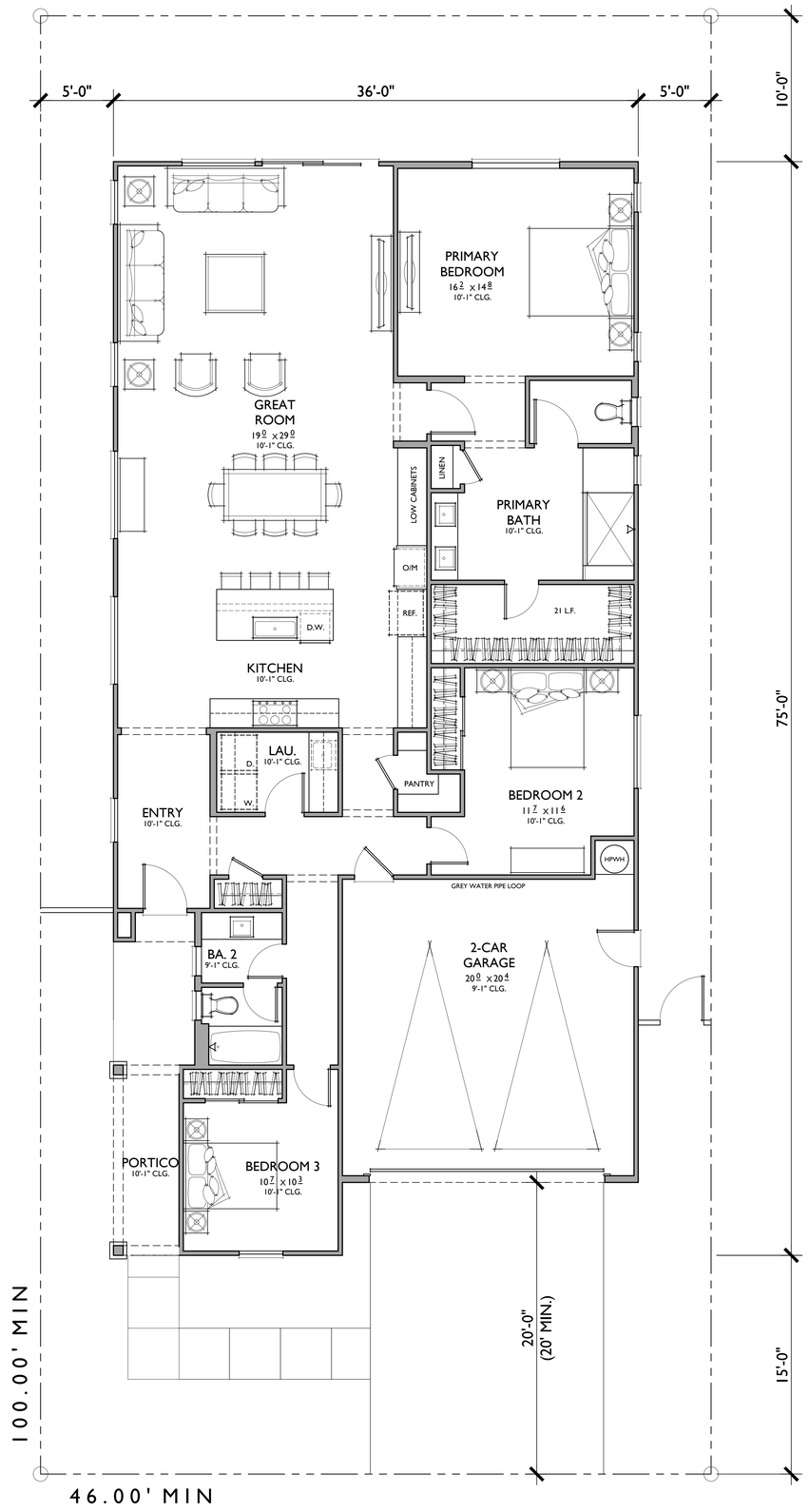
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



FIRST FLOOR

PLAN 1C

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**2,052 SQ. FT.**
2 - CAR GARAGE	430 SQ. FT.
PORTICO	59 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C

Reflects Progressive Craftsman Elevation

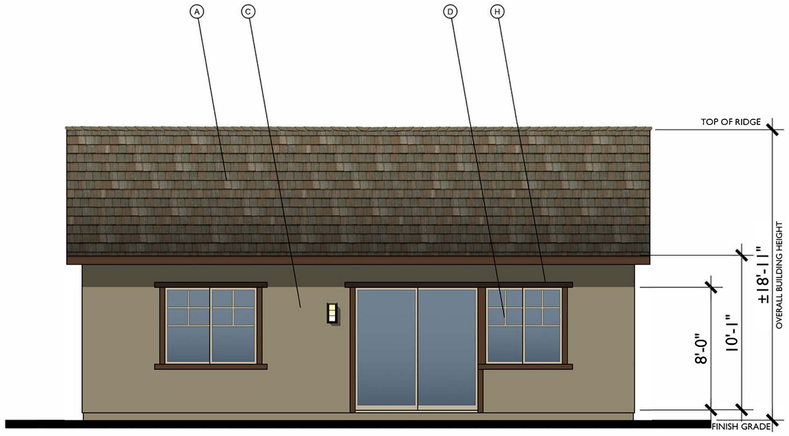
MARIANI RANCH - SFD

Morgan Hill , California

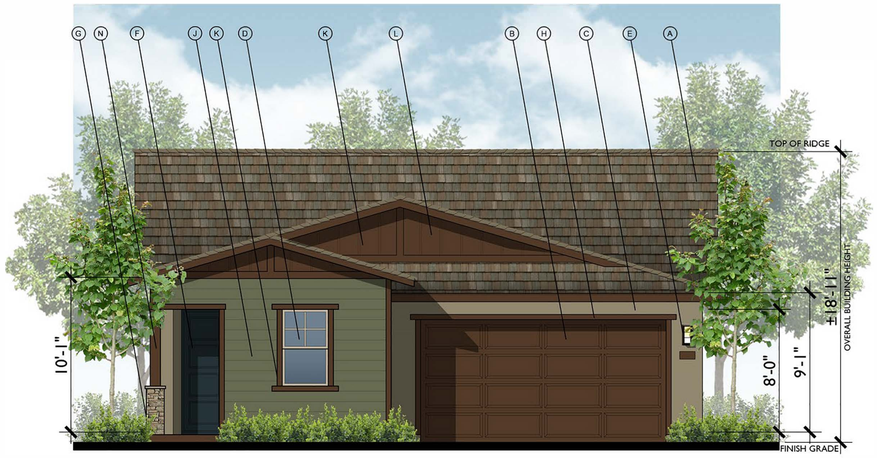
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MANA Investments



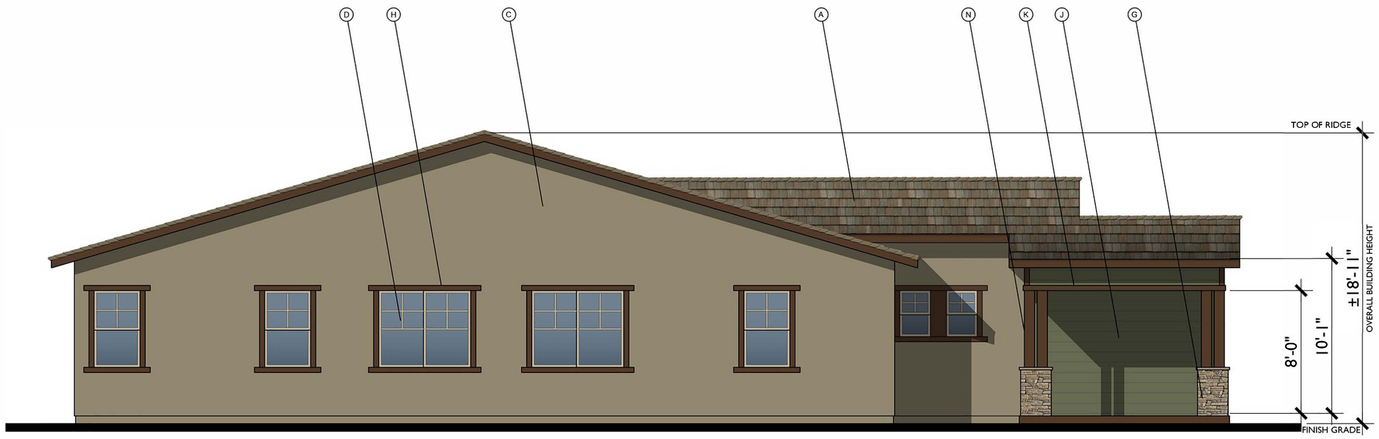
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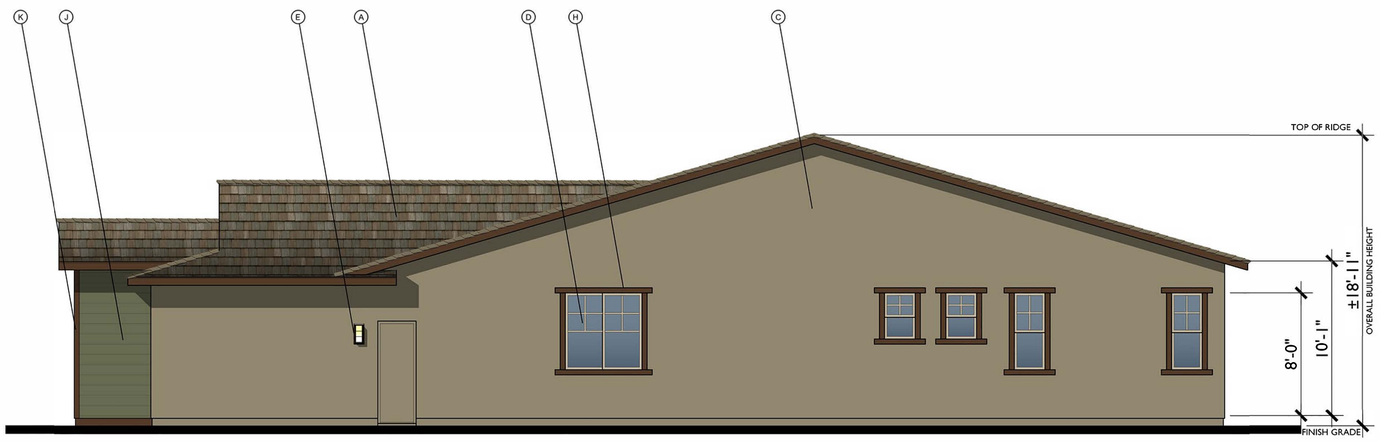
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C - CRAFTSMAN

1/4"= 1'-0"



LEFT



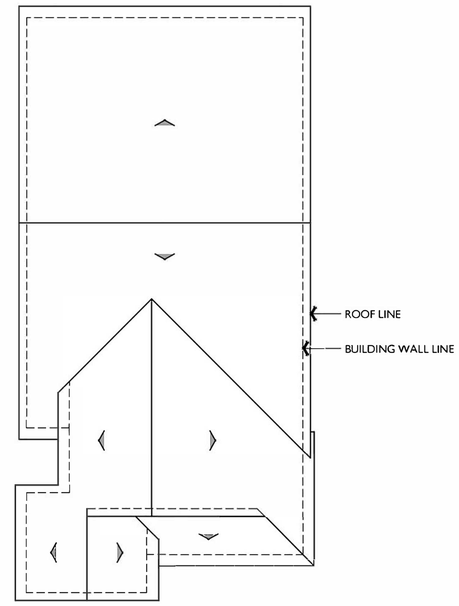
RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
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M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 ½" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 ½" X 4" FOAM TRIM AT SILL
3. 1 ½" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1C

Progressive Craftsman Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

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MANA Investments



FARMHOUSE



CONTEMPORARY RANCH



PROGRESSIVE CRAFTSMAN

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PLAN 2
Front Elevations

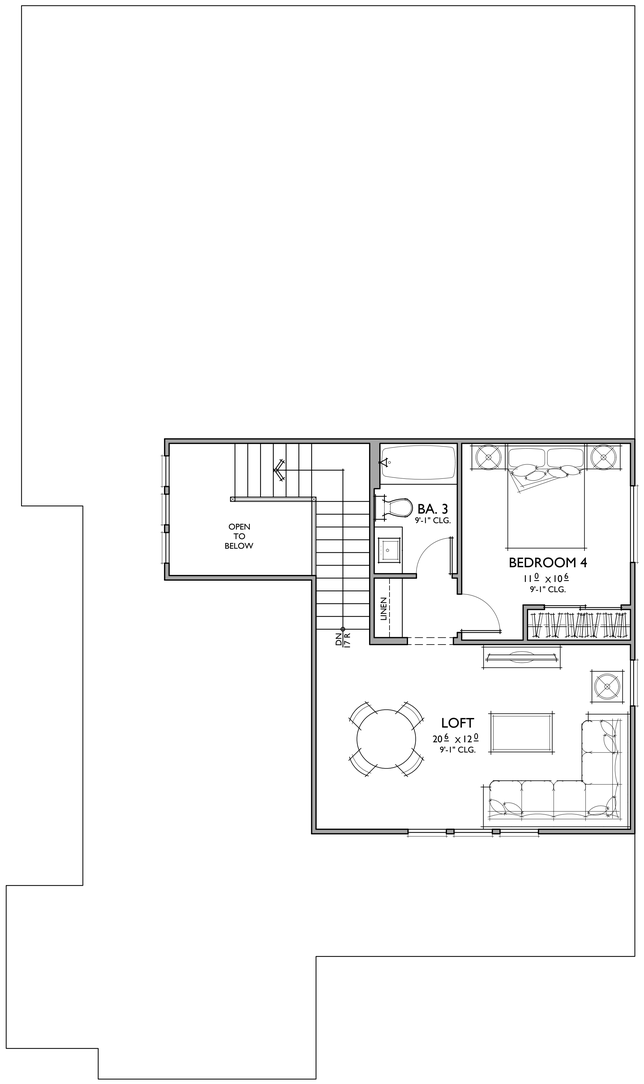
MARIANI RANCH - SFD
Morgan Hill , California

0 4 8 16

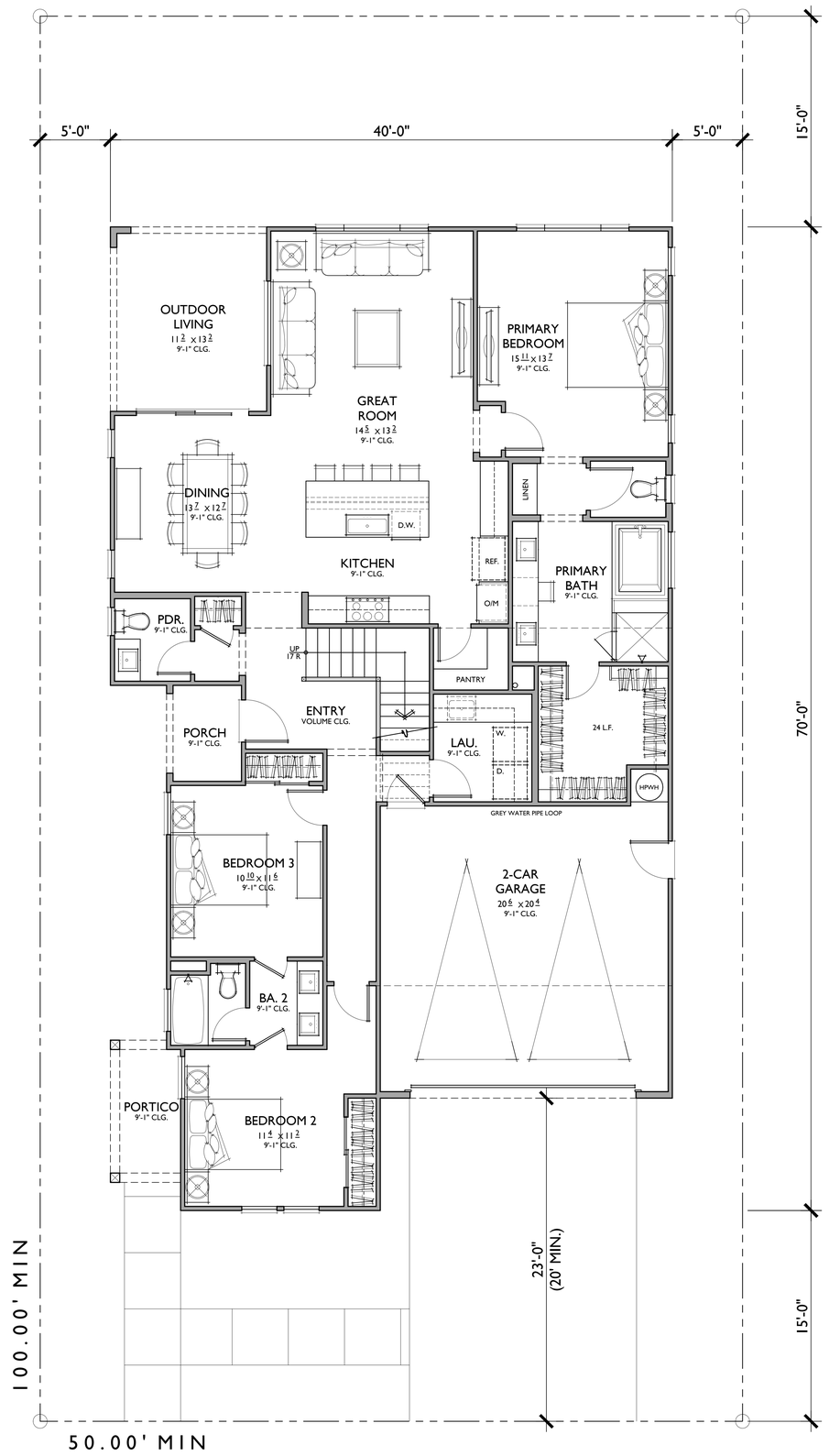
830.24036

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2A

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,850 SQ. FT.
2ND FLOOR	496 SQ. FT.
TOTAL LIVING	**2,346 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	135 SQ. FT.
ATTIC SPACE (7'-0" x 7'-0" MIN.)	253 SQ. FT.
TOTAL LIVING (GROSS)	**2,734 SQ. FT.**
2 - CAR GARAGE	440 SQ. FT.
OUTDOOR LIVING	146 SQ. FT.
PORCH	36 SQ. FT.
PORTICO	50 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A
Reflects Farmhouse Elevation

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Morgan Hill , California

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MANA Investments



REAR



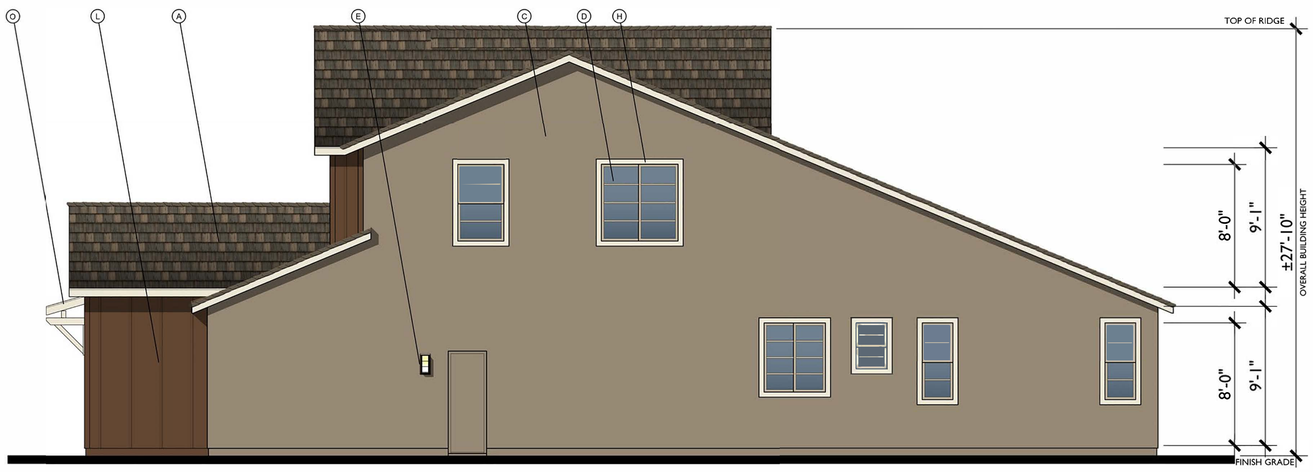
FRONT

A - FARMHOUSE

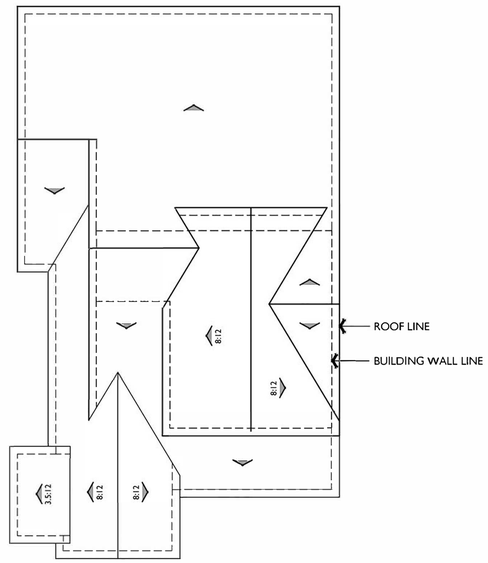
1/4"= 1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"= 1'-0"

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 3/4" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 1/4" X 4" FOAM TRIM AT SILL
3. 1 3/4" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB

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PLAN 2A

Farmhouse Elevation

MARIANI RANCH - SFD

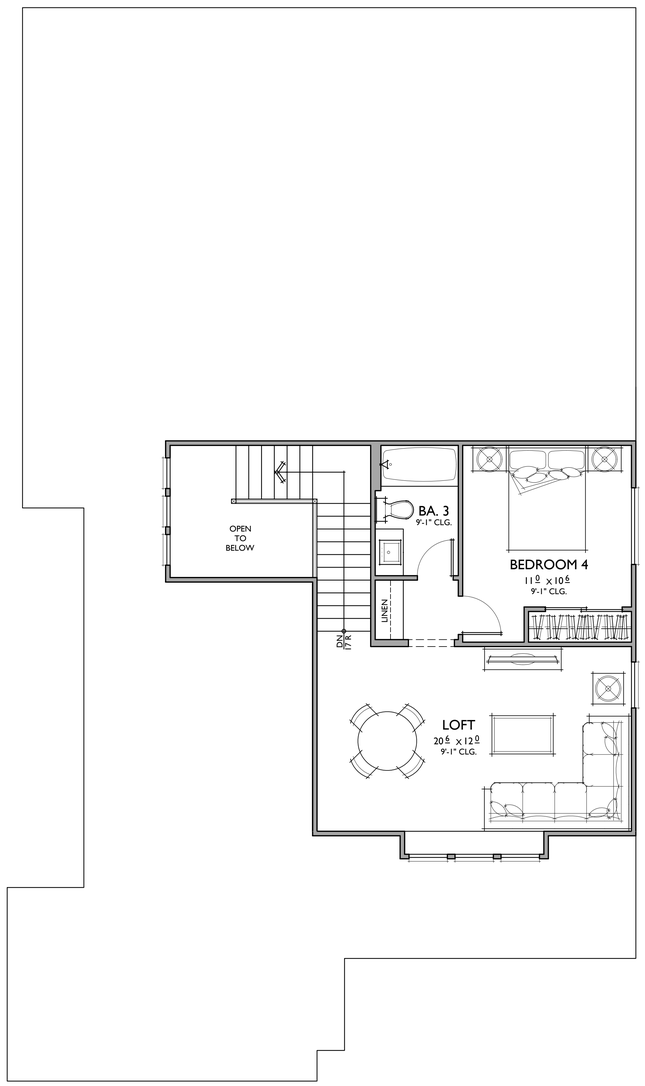
Morgan Hill , California

0 4 8 16

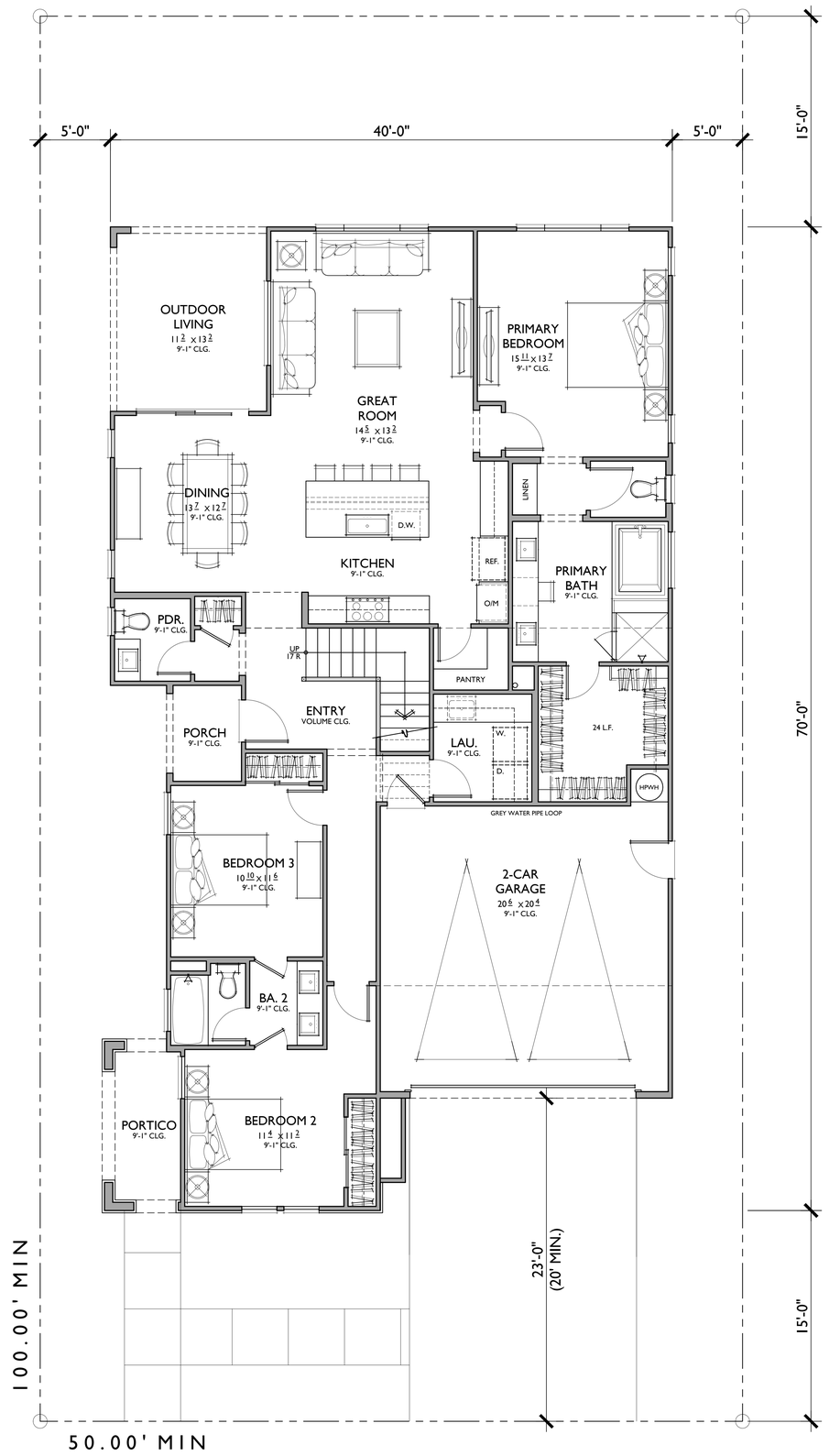
830.24036

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2B

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,850 SQ. FT.
2ND FLOOR	510 SQ. FT.
TOTAL LIVING	**2,361 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	135 SQ. FT.
ATTIC SPACE (7'-0" x 7'-0" MIN.)	253 SQ. FT.
TOTAL LIVING (GROSS)	**2,749 SQ. FT.**
2 - CAR GARAGE	440 SQ. FT.
OUTDOOR LIVING	146 SQ. FT.
PORCH	36 SQ. FT.
PORTICO	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

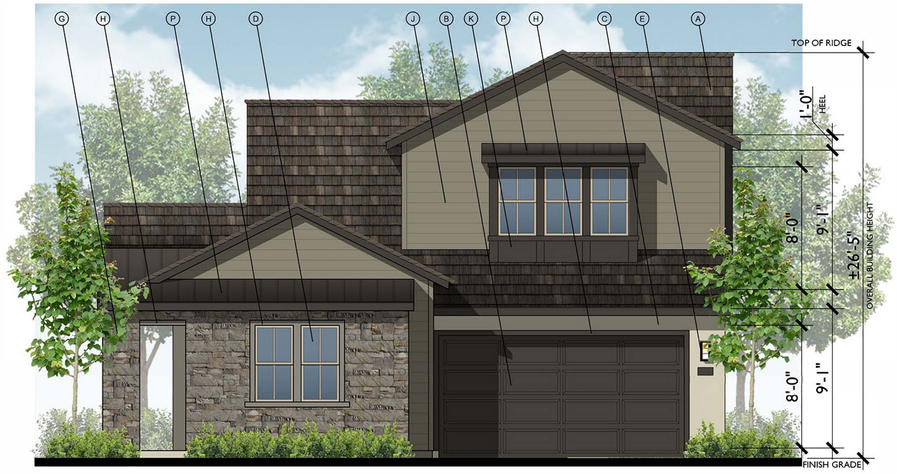
830.24036

07.30.24

MANA Investments



REAR



FRONT

B - RANCH

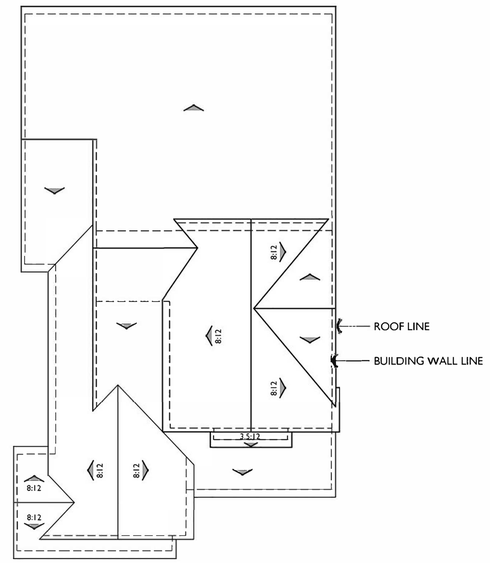
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 ½" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 ½" X 4" FOAM TRIM AT SILL
3. 1 ½" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB

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PLAN 2B

Contemporary Ranch Elevation

MARIANI RANCH - SFD

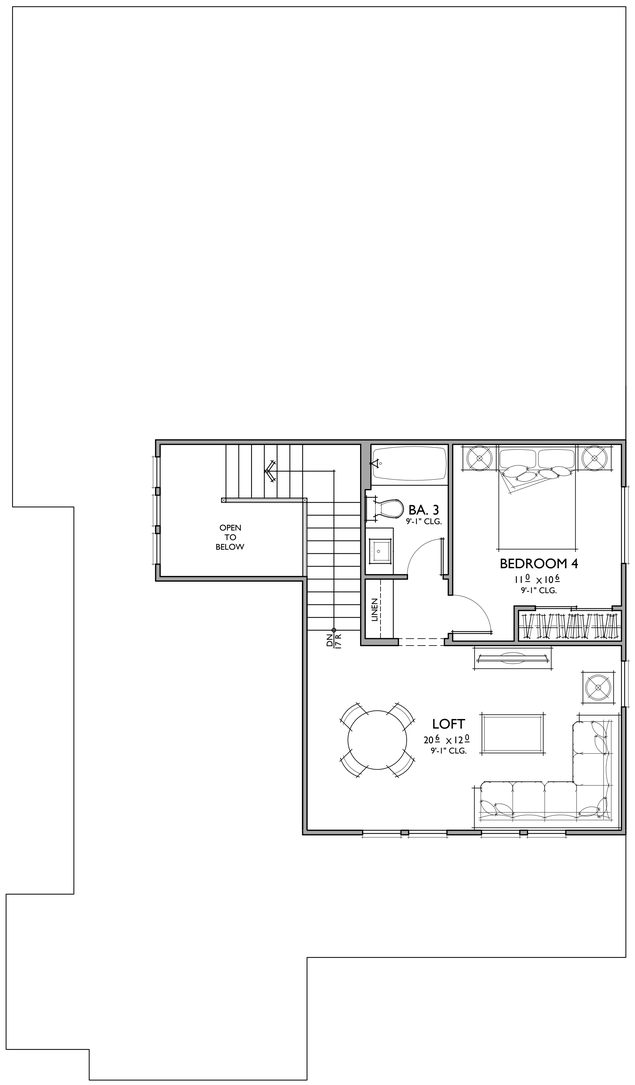
Morgan Hill , California

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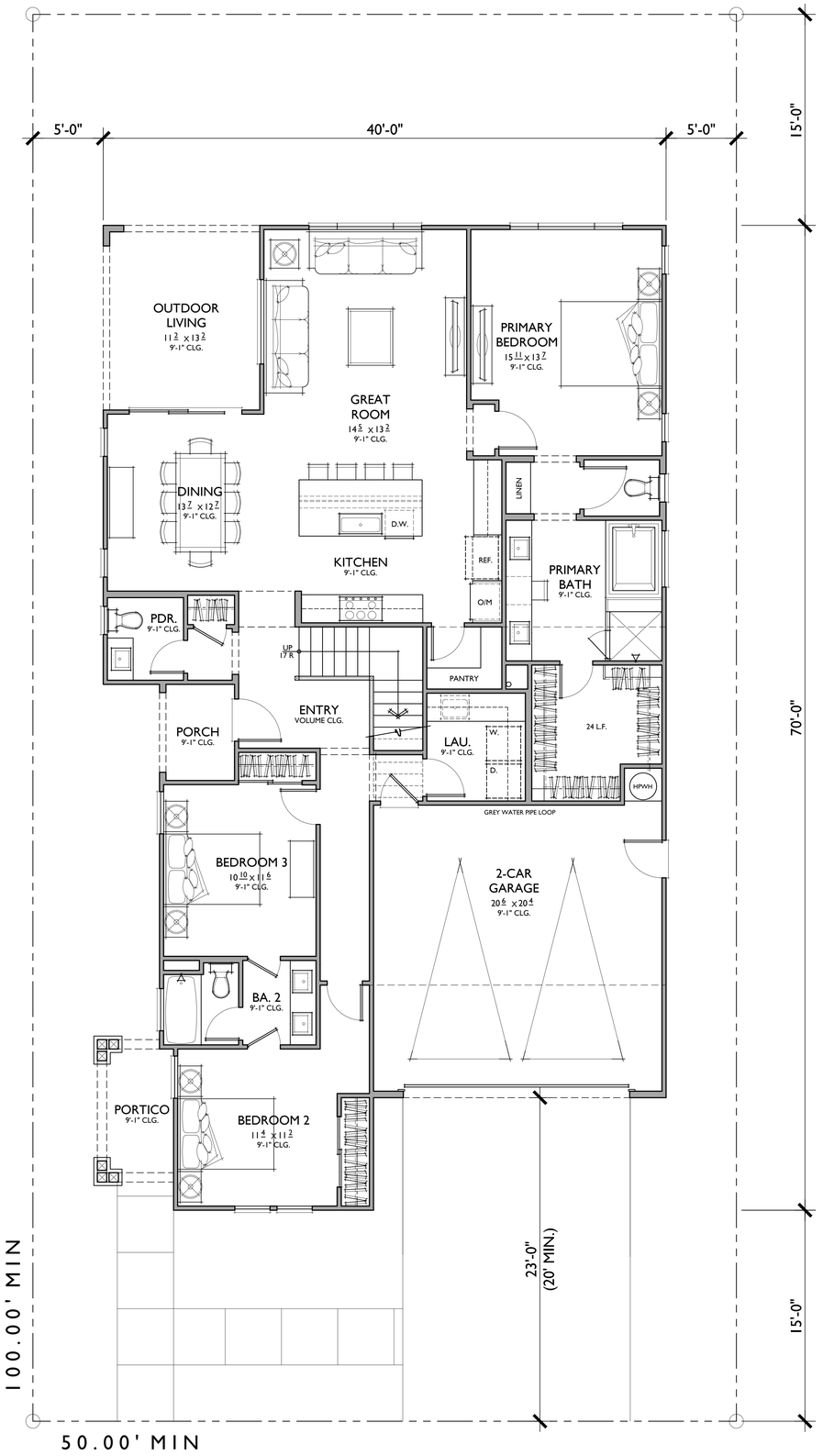
830.24036

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2C

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,850 SQ. FT.
2ND FLOOR	496 SQ. FT.
TOTAL LIVING	**2,346 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	135 SQ. FT.
ATTIC SPACE (7'-0" x 7'-0" MIN.)	253 SQ. FT.
TOTAL LIVING (GROSS)	**2,734 SQ. FT.**
2 - CAR GARAGE	440 SQ. FT.
OUTDOOR LIVING	146 SQ. FT.
PORCH	36 SQ. FT.
PORTICO	54 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - SFD

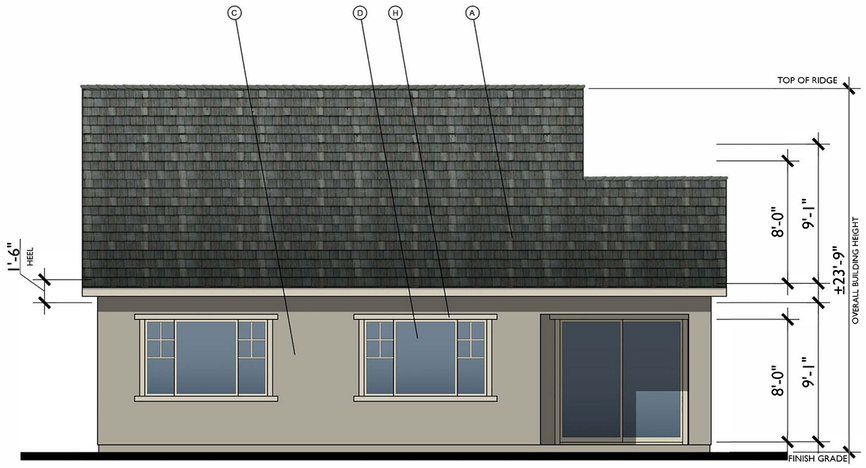
Morgan Hill , California

0 4 8 16

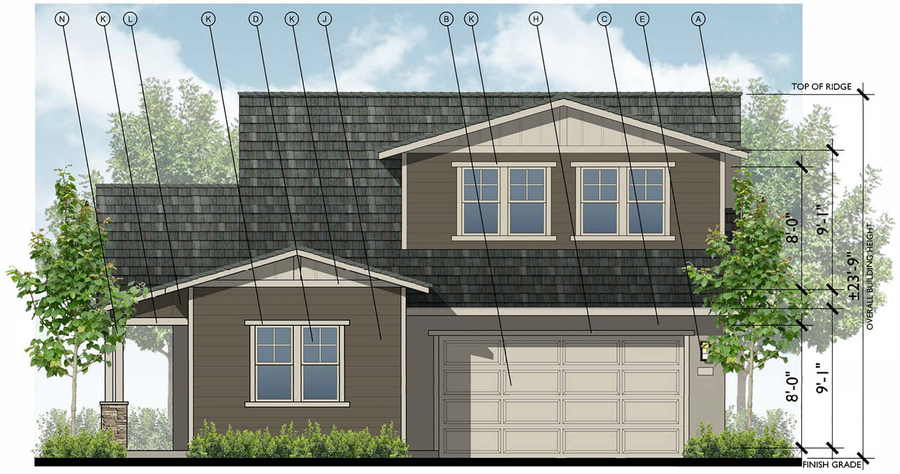
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07.30.24

MANA Investments



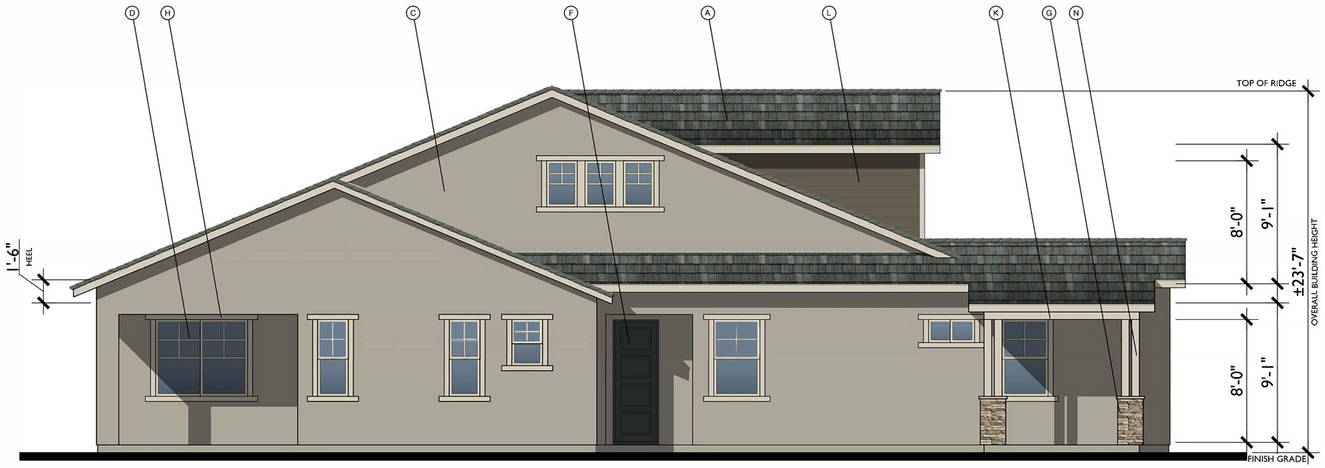
REAR



FRONT

C - CRAFTSMAN

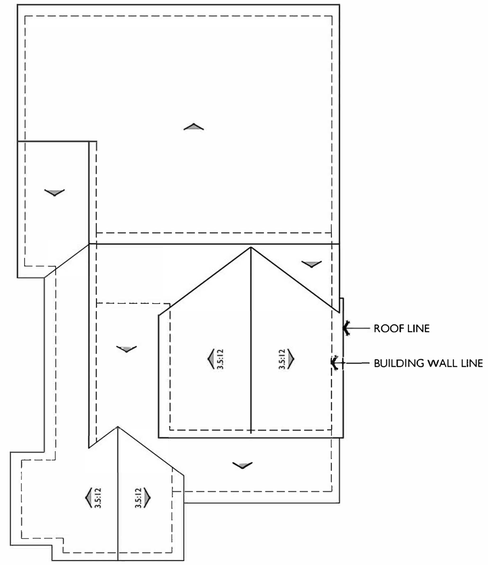
1/4"= 1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"= 1'-0"

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 ¾" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 ½" X 4" FOAM TRIM AT SILL
3. 1 ¾" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB

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PLAN 2C

Progressive Craftsman Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



FARMHOUSE



CONTEMPORARY RANCH



PROGRESSIVE CRAFTSMAN

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PLAN 3
Front Elevations

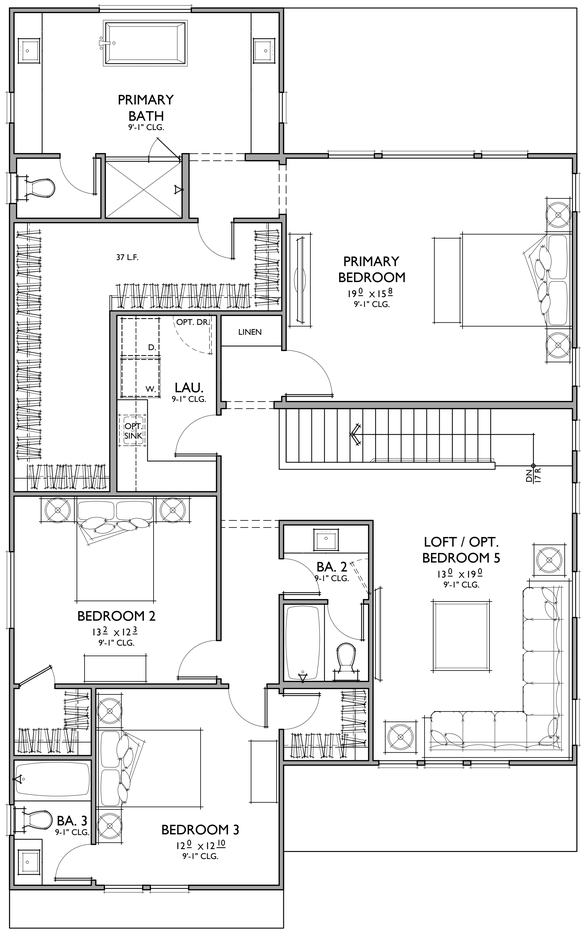
MARIANI RANCH - SFD
Morgan Hill , California

0 4 8 16

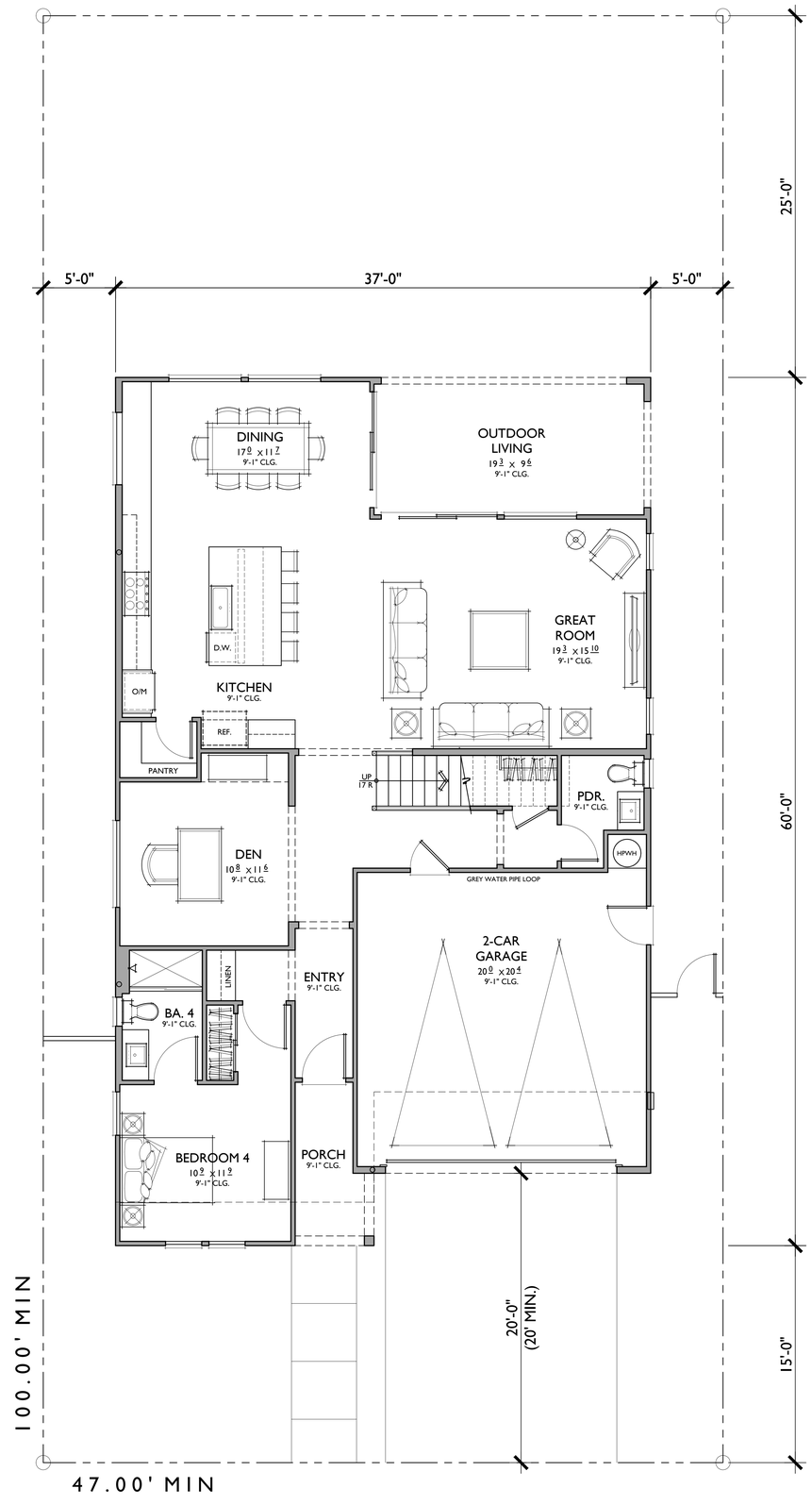
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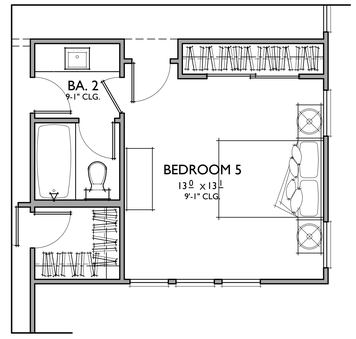
MANA Investments



SECOND FLOOR



FIRST FLOOR



OPTIONAL BEDROOM 5

IN LIEU OF LOFT

PLAN 3A

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,457 SQ. FT.
2ND FLOOR	1,721 SQ. FT.
TOTAL LIVING	**3,178 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	47 SQ. FT.
TOTAL LIVING (GROSS)	**3,225 SQ. FT.**
2 - CAR GARAGE	431 SQ. FT.
OUTDOOR LIVING	183 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A

Reflects Farmhouse Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

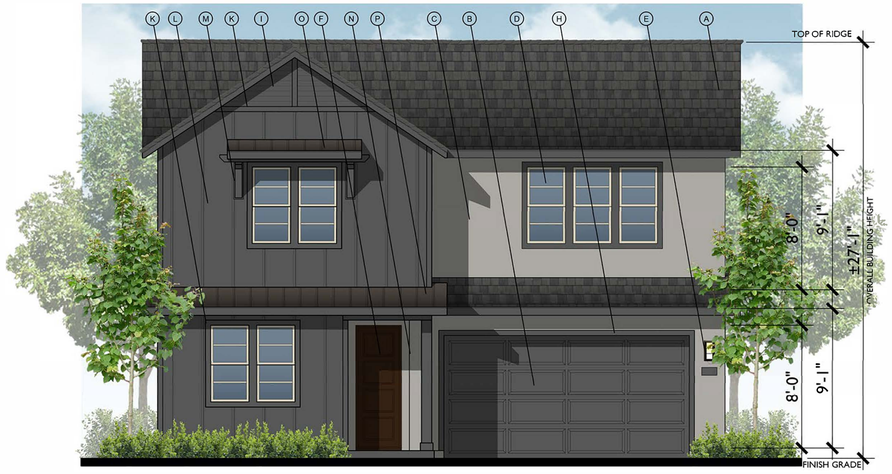
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MANA Investments



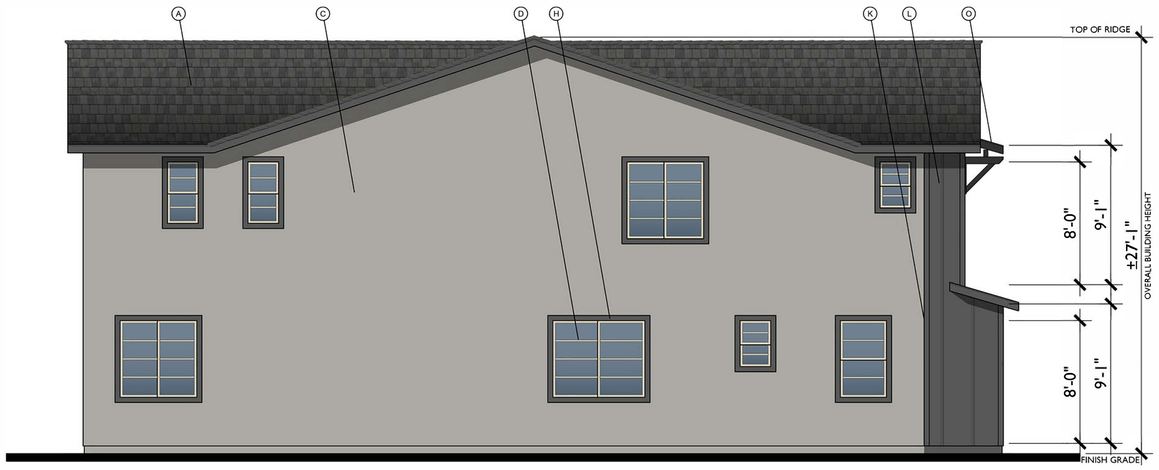
REAR



FRONT

A - FARMHOUSE

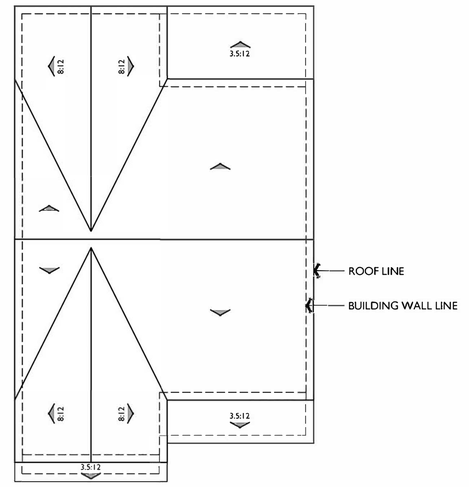
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 3/4" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 1/2" X 4" FOAM TRIM AT SILL
3. 1 3/4" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB

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PLAN 3A

Farmhouse Elevation

MARIANI RANCH - SFD

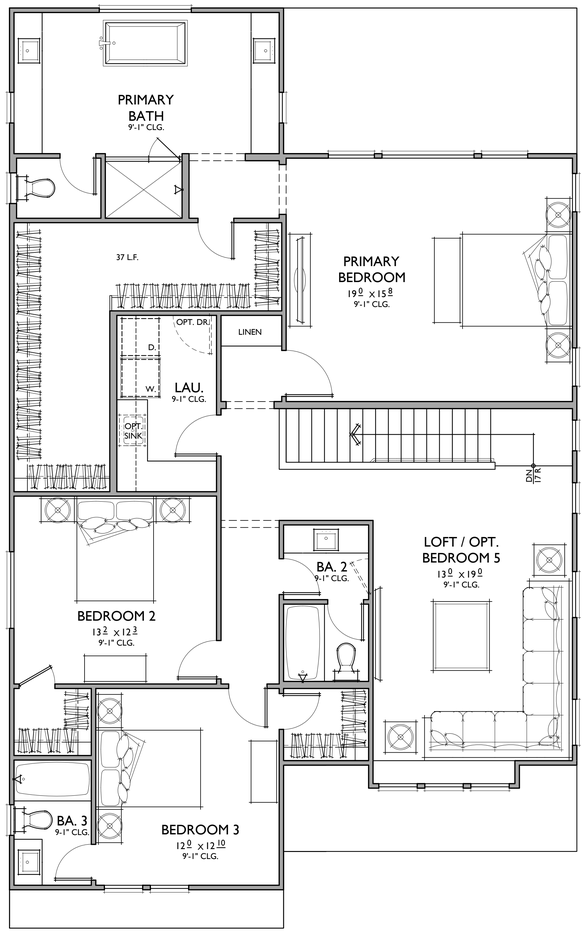
Morgan Hill , California

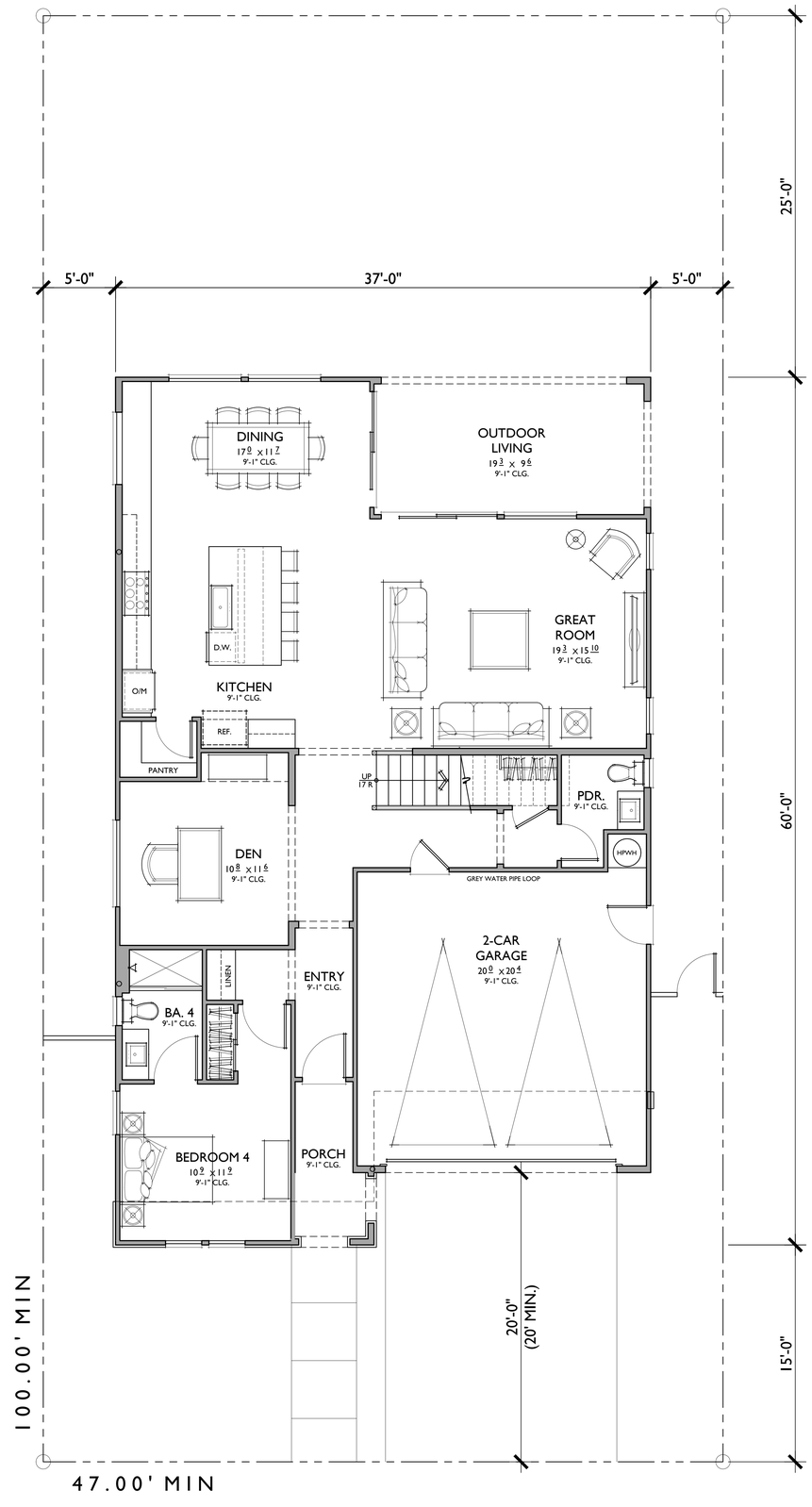
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07.30.24

MANA Investments





FIRST FLOOR

PLAN 3B

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,457 SQ. FT.
2ND FLOOR	1,736 SQ. FT.
TOTAL LIVING	**3,193 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	47 SQ. FT.
TOTAL LIVING (GROSS)	**3,240 SQ. FT.**
2 - CAR GARAGE	431 SQ. FT.
OUTDOOR LIVING	183 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



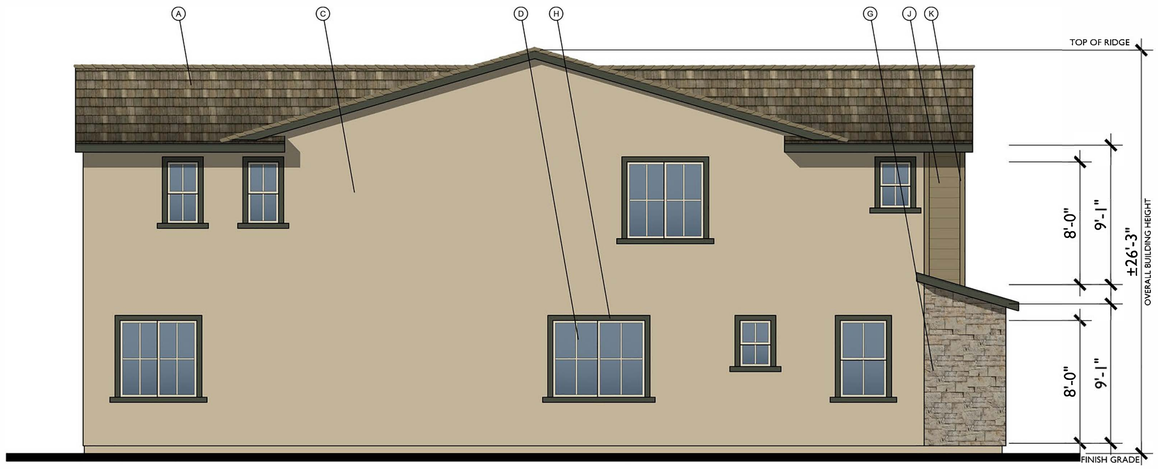
REAR



FRONT

B - RANCH

1/4"=1'-0"



LEFT



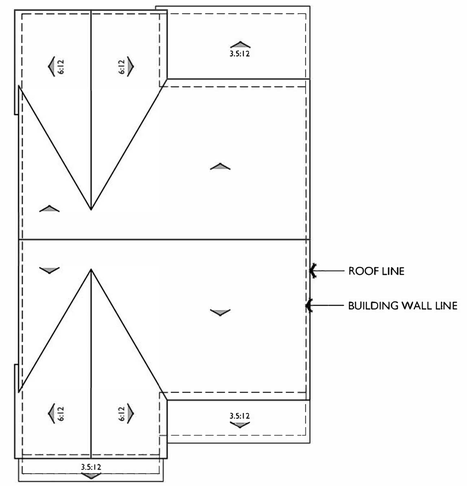
RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 ½" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 ½" X 4" FOAM TRIM AT SILL
3. 1 ½" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB



ROOF PLAN B

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3B

Contemporary Ranch Elevation

MARIANI RANCH - SFD

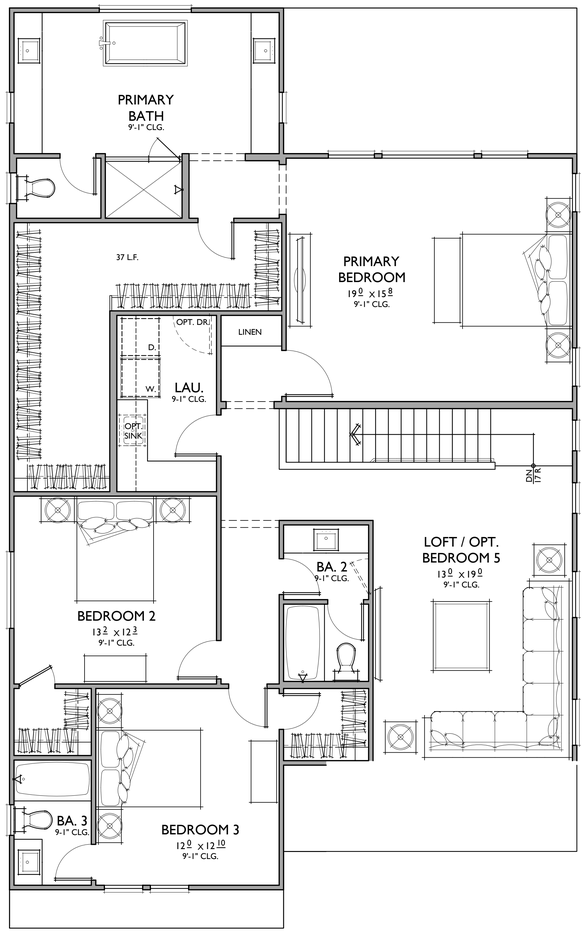
Morgan Hill , California

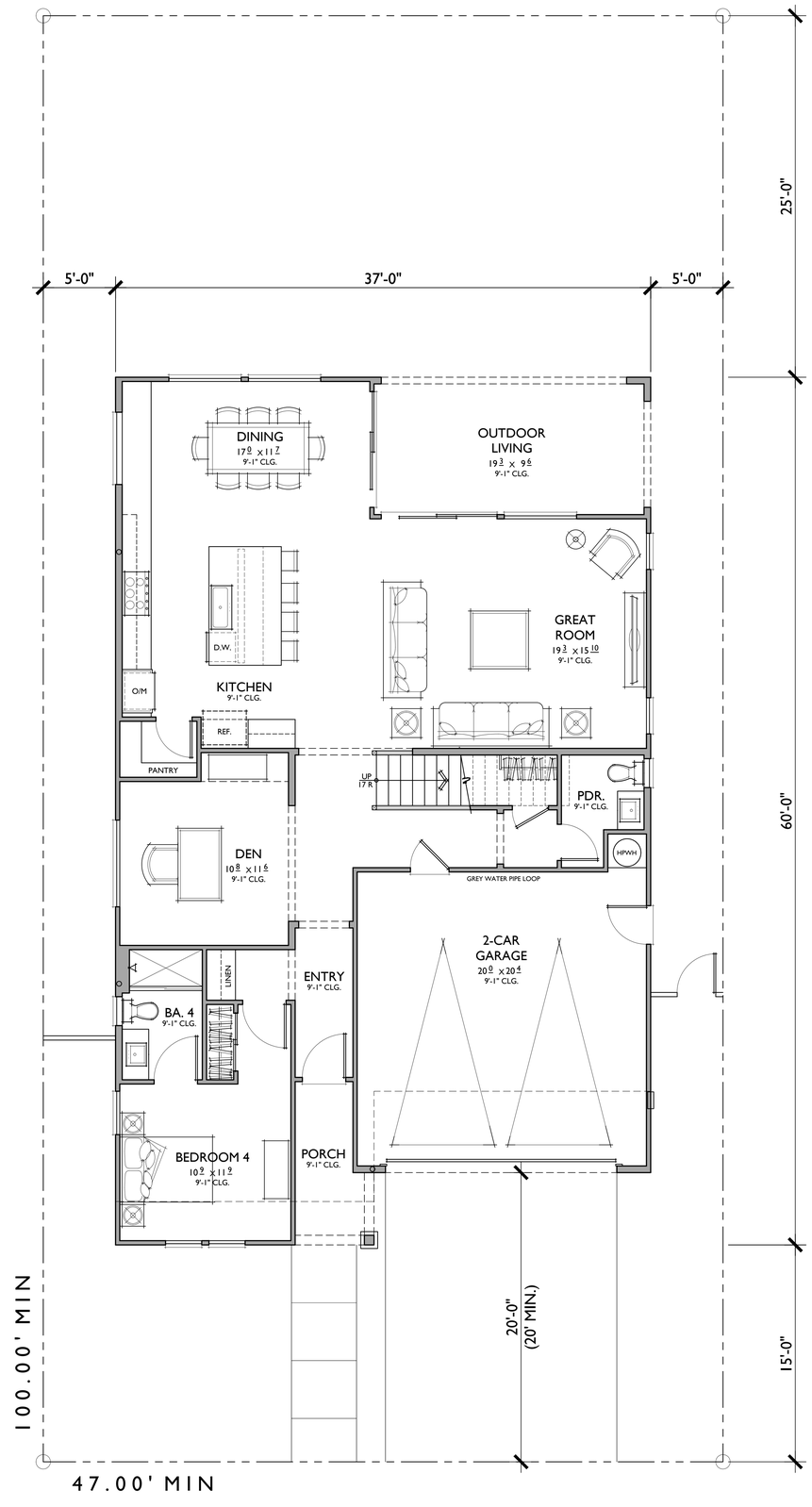
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830.24036

07.30.24

MANA Investments





FIRST FLOOR

PLAN 3C

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,457 SQ. FT.
2ND FLOOR	1,721 SQ. FT.
TOTAL LIVING	**3,178 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	47 SQ. FT.
TOTAL LIVING (GROSS)	**3,225 SQ. FT.**
2 - CAR GARAGE	431 SQ. FT.
OUTDOOR LIVING	183 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



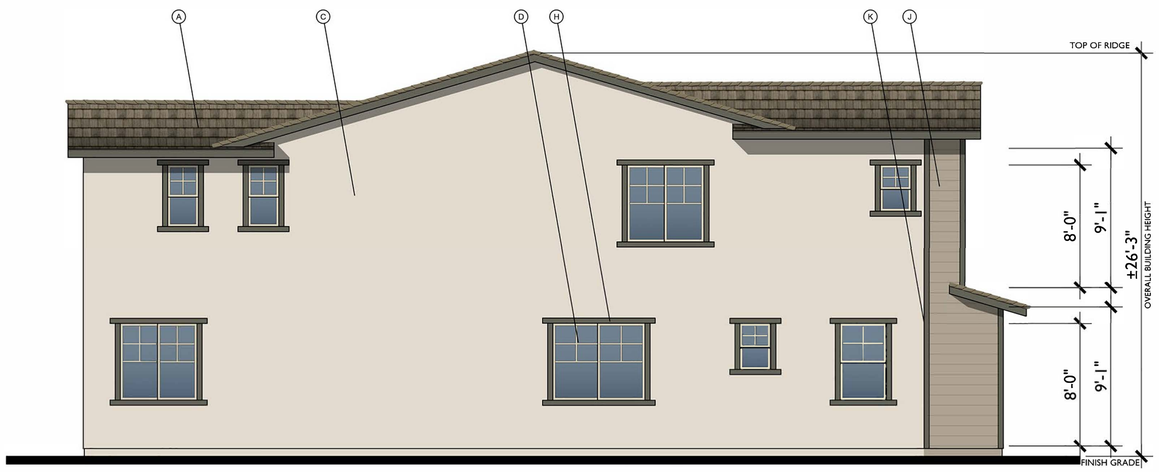
REAR



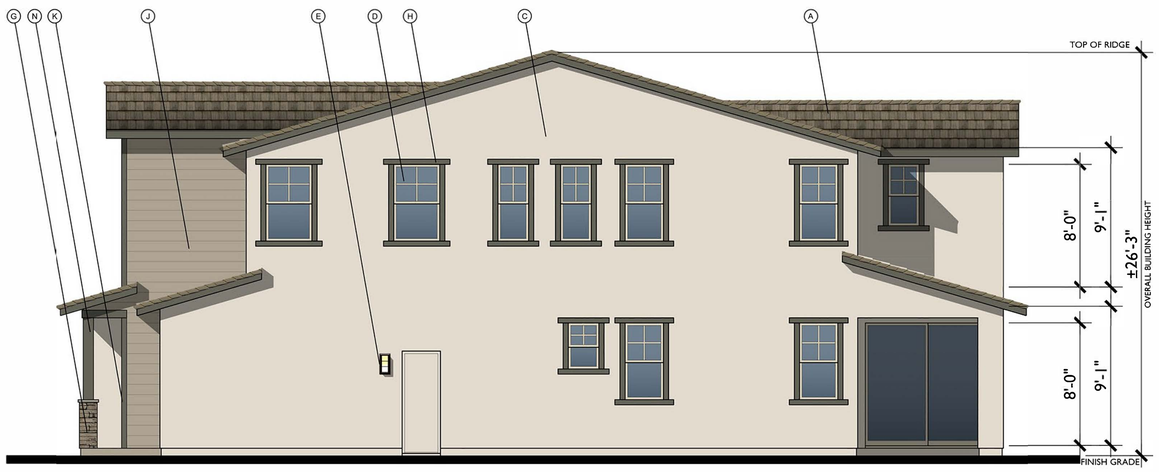
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C - CRAFTSMAN

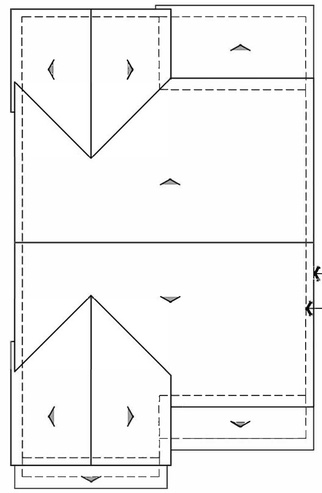
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 ½" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 ½" X 4" FOAM TRIM AT SILL
3. 1 ½" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB

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PLAN 3C

Progressive Craftsman Elevation

MARIANI RANCH - SFD

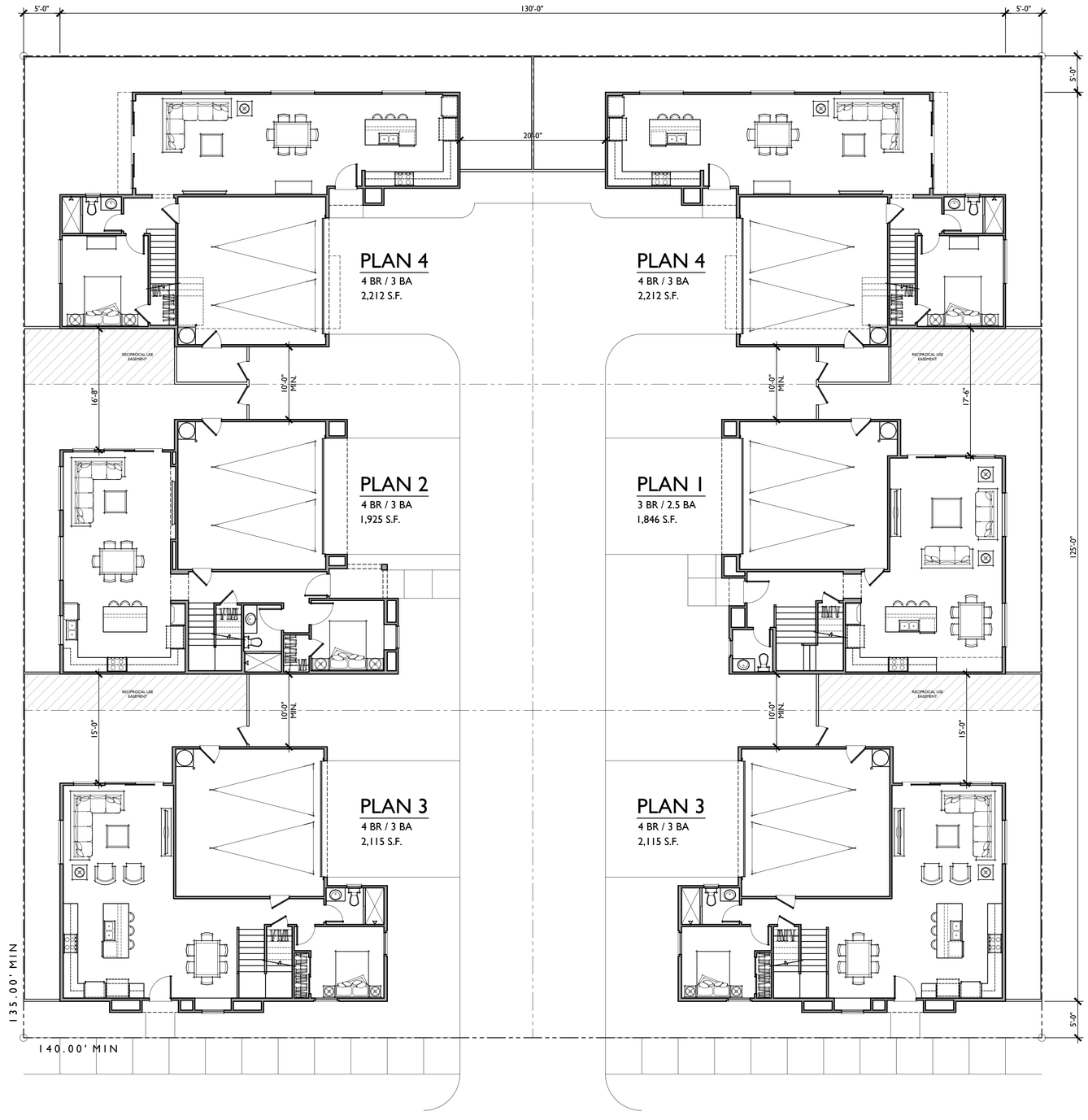
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



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TYPICAL 6-PACK CLUSTER

First Floors

MARIANI RANCH - CLUSTER

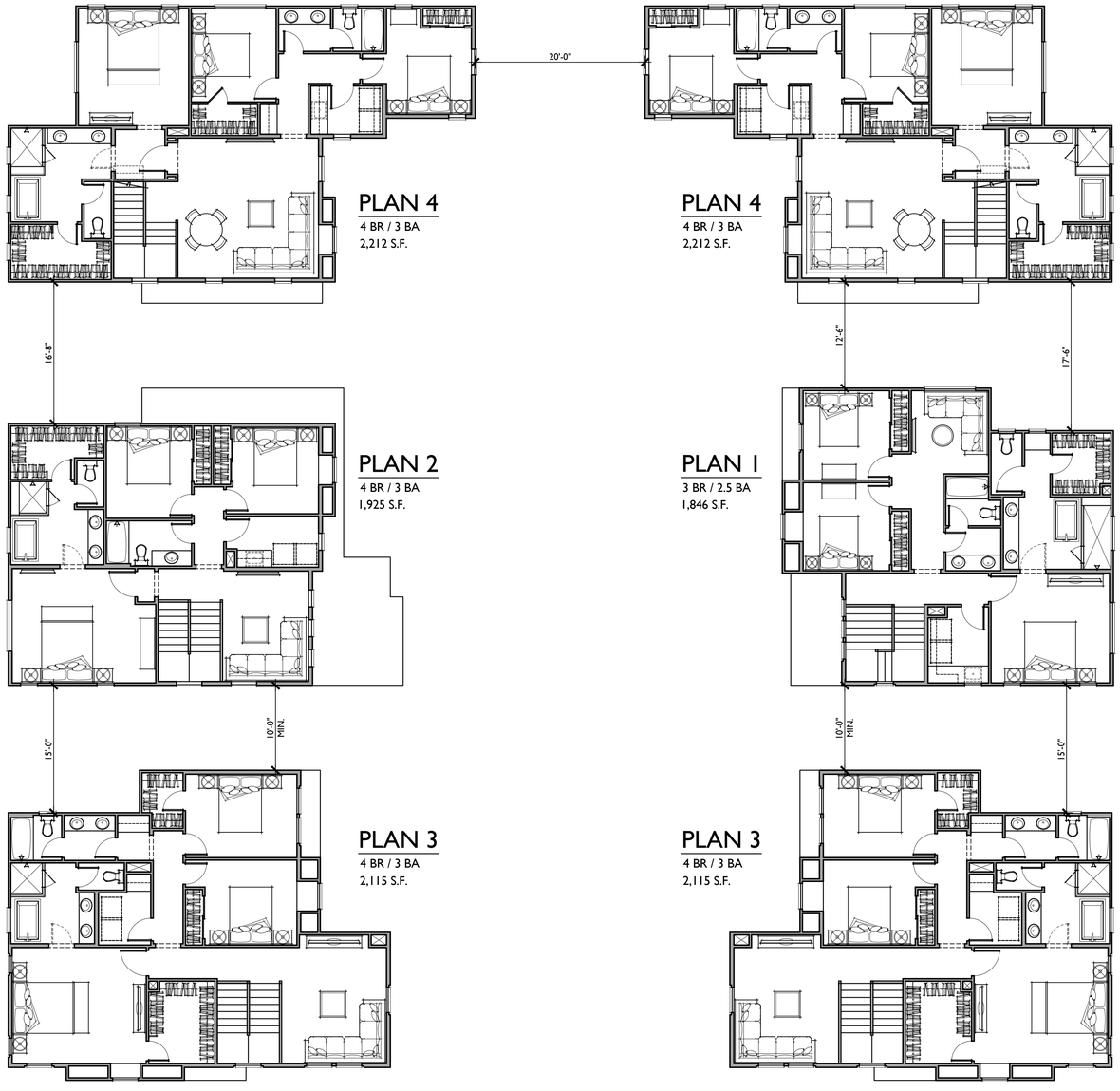
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TYPICAL 6-PACK CLUSTER

Second Floors

MARIANI RANCH - CLUSTER

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FARMHOUSE



CONTEMPORARY RANCH



PROGRESSIVE CRAFTSMAN

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PLAN 1
Front Elevations

MARIANI RANCH - CLUSTER

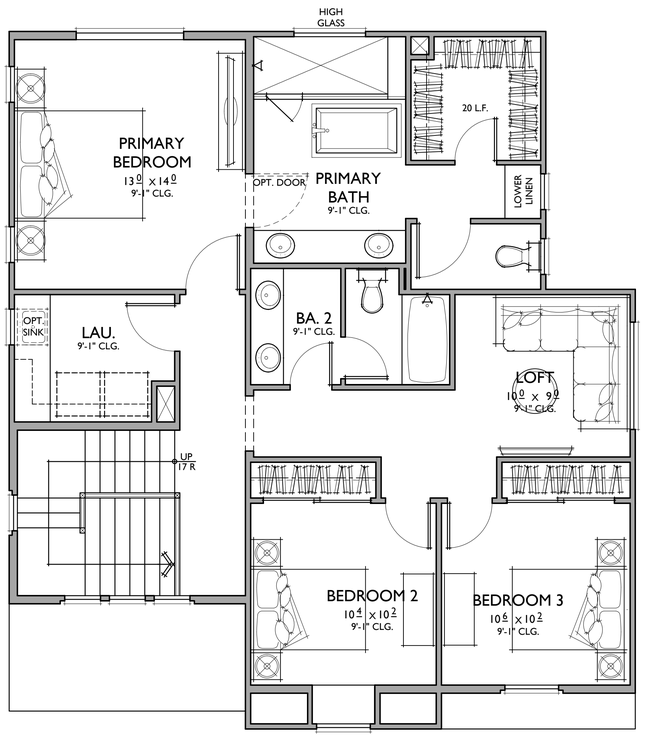
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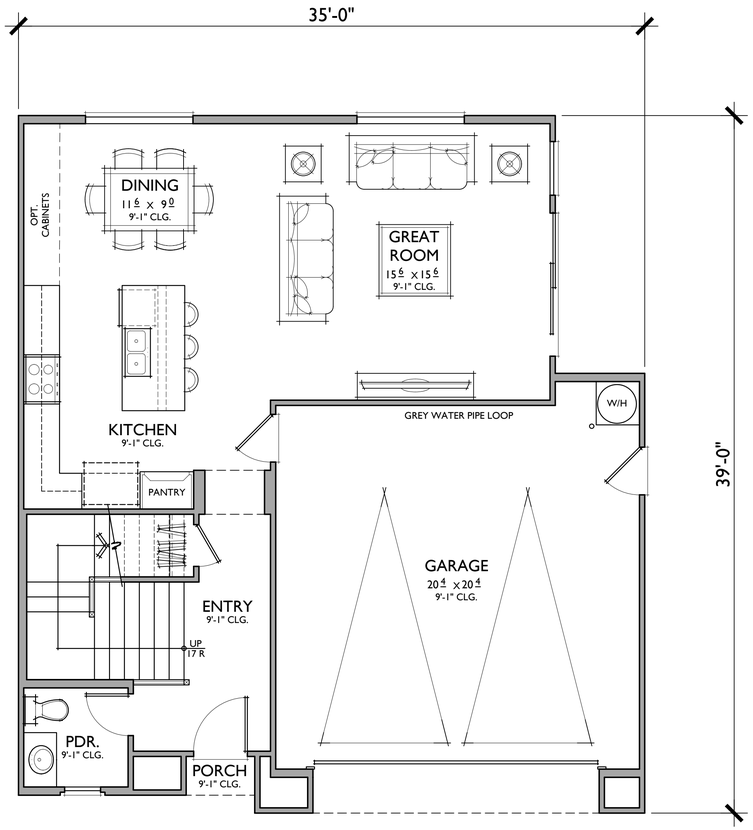
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	778 SQ. FT.
2ND FLOOR	1,067 SQ. FT.
TOTAL LIVING	**1,845 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	90 SQ. FT.
TOTAL LIVING (GROSS)	**1,935 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	8 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A

Reflects Farmhouse Elevation

MARIANI RANCH - CLUSTER

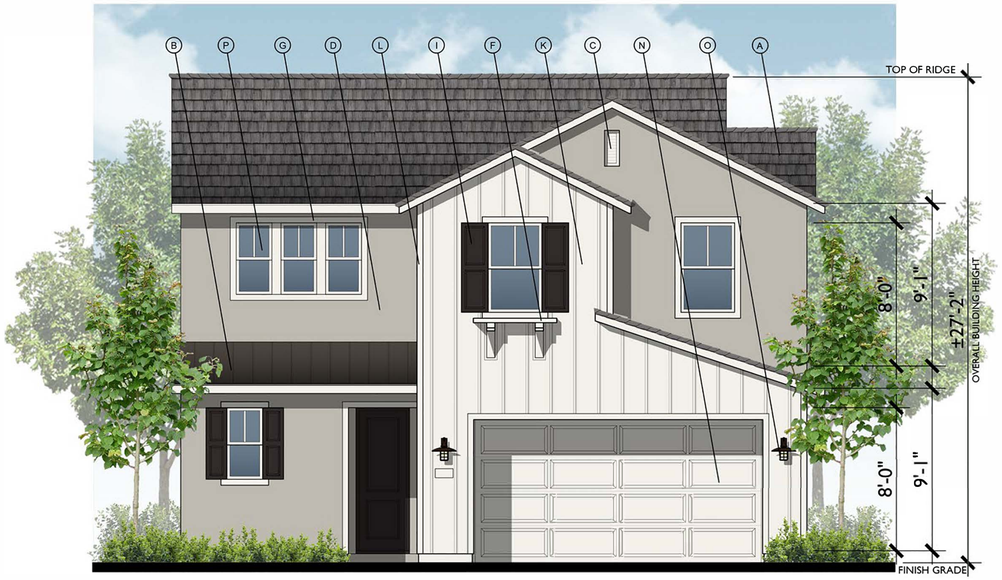
Morgan Hill , California

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FRONT

A - FARMHOUSE

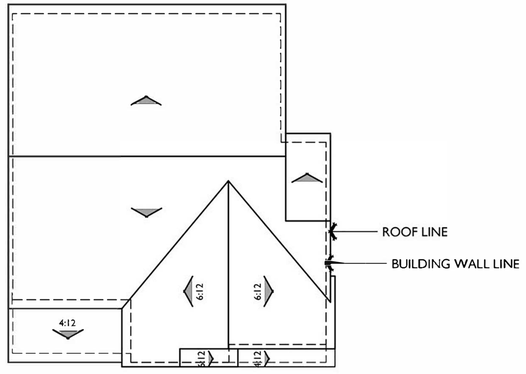
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN A

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE & S.S.M.R.

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PLAN 1A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

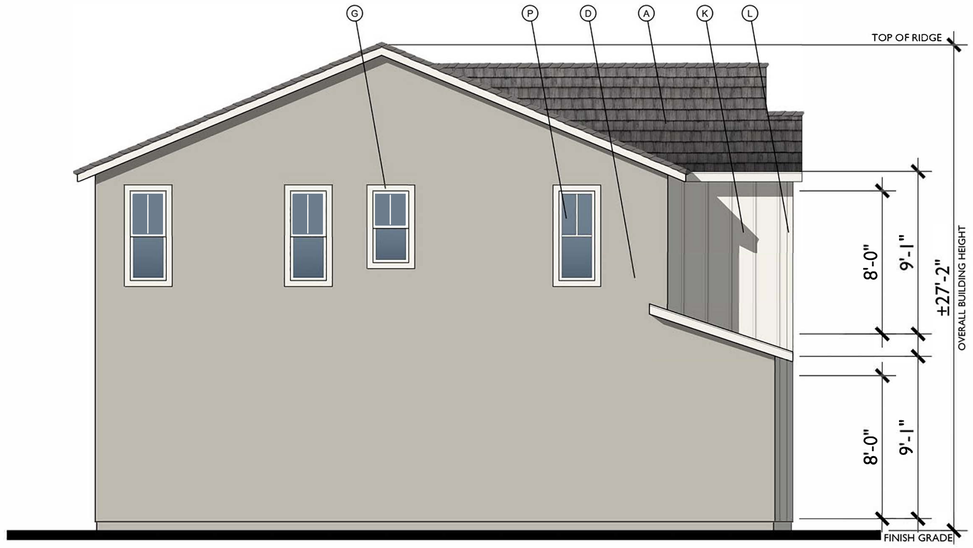
Morgan Hill , California

0 4 8 16

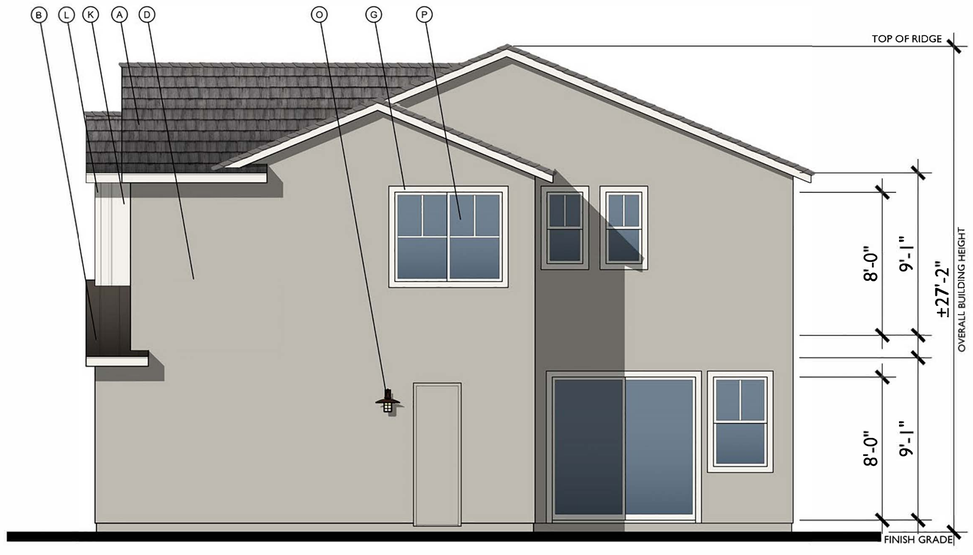
830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 1A
Farmhouse Elevation

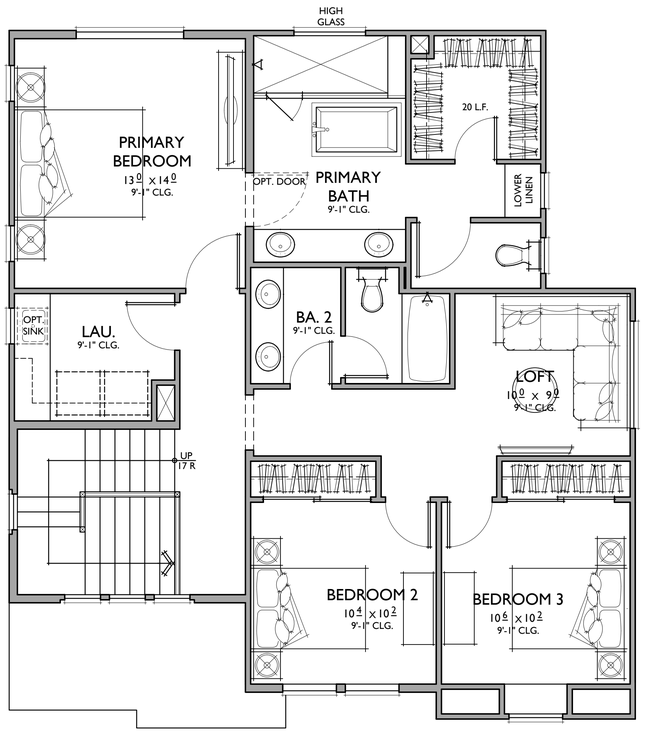
MARIANI RANCH - CLUSTER
Morgan Hill , California

0 4 8 16

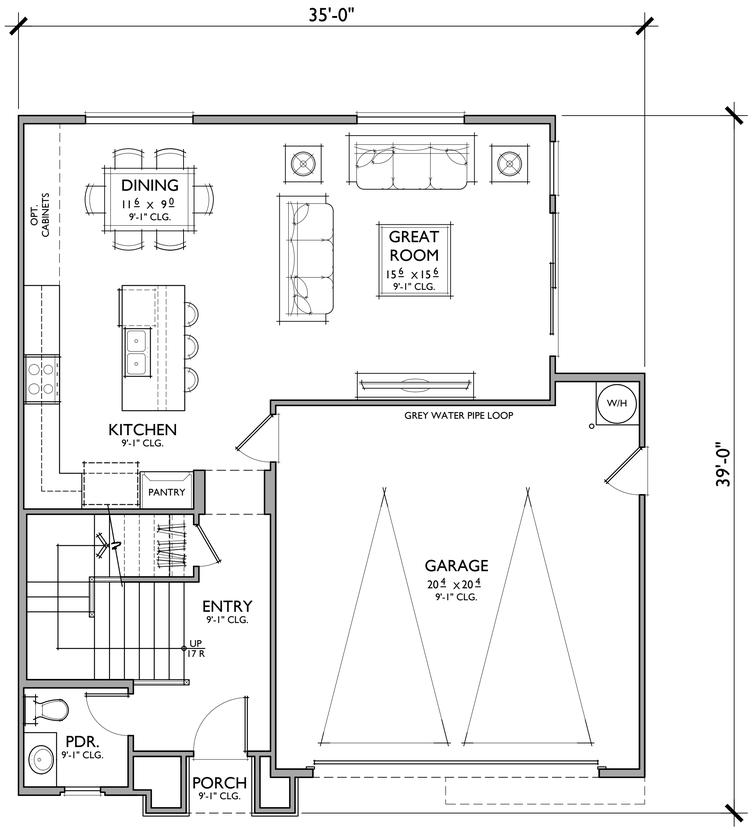
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MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	778 SQ. FT.
2ND FLOOR	1,067 SQ. FT.
TOTAL LIVING	**1,845 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	90 SQ. FT.
TOTAL LIVING (GROSS)	**1,935 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	12 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

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FRONT B - CONTEMPORARY RANCH

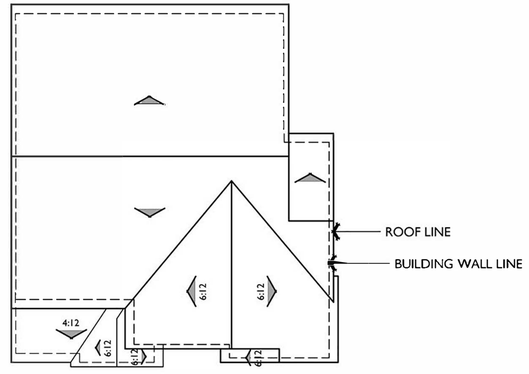
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN B

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 1B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

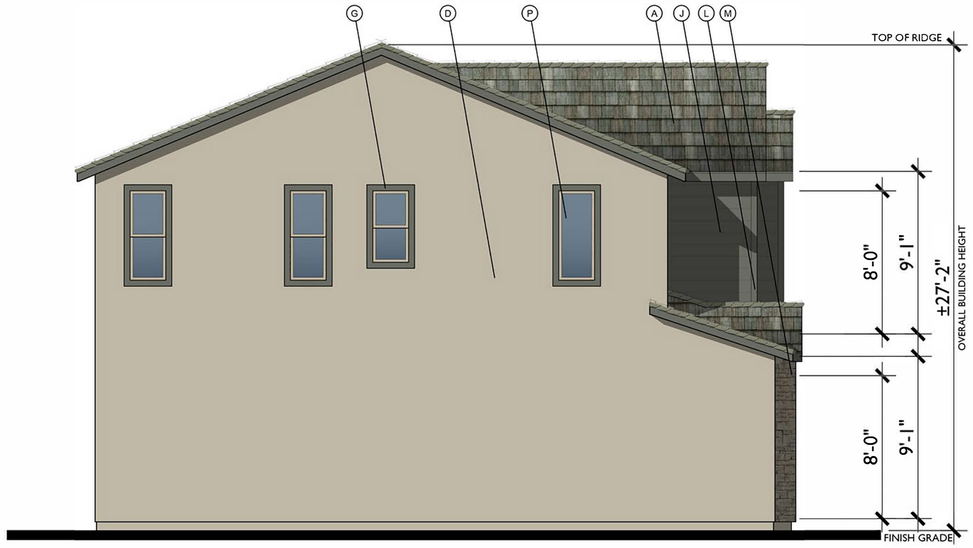
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 1B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

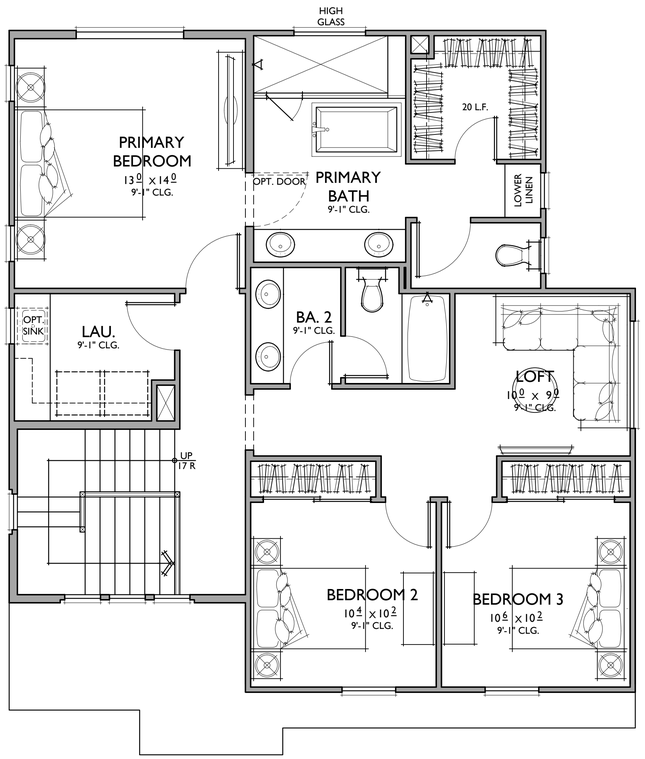
Morgan Hill , California

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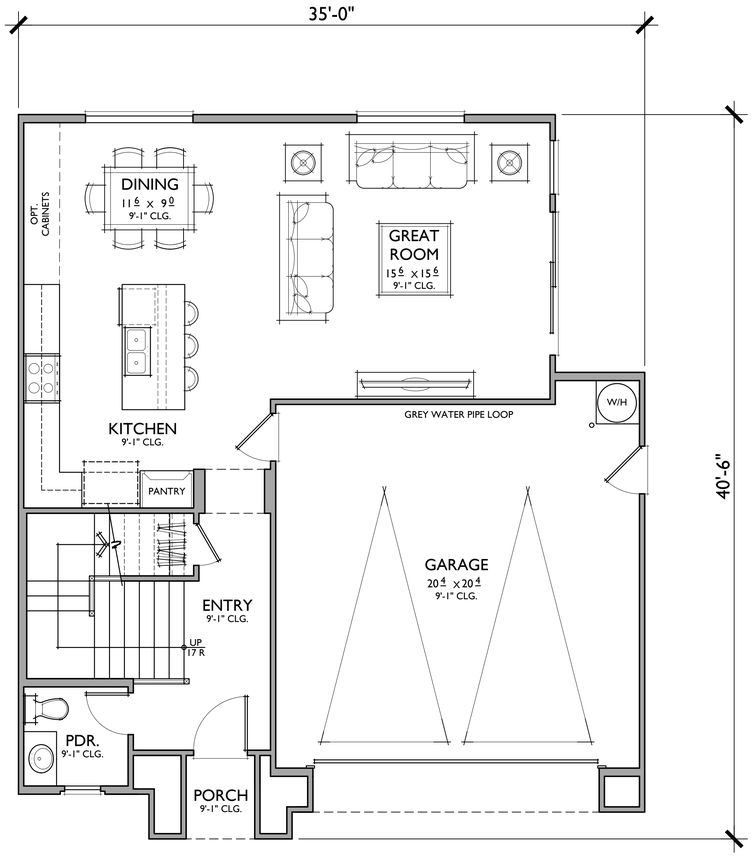
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MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	778 SQ. FT.
2ND FLOOR	1,067 SQ. FT.
TOTAL LIVING	**1,845 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	90 SQ. FT.
TOTAL LIVING (GROSS)	**1,935 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

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FRONT C - PROGRESSIVE CRAFTSMAN

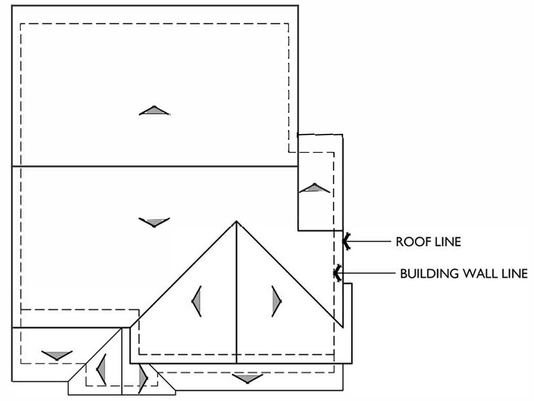
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 1C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

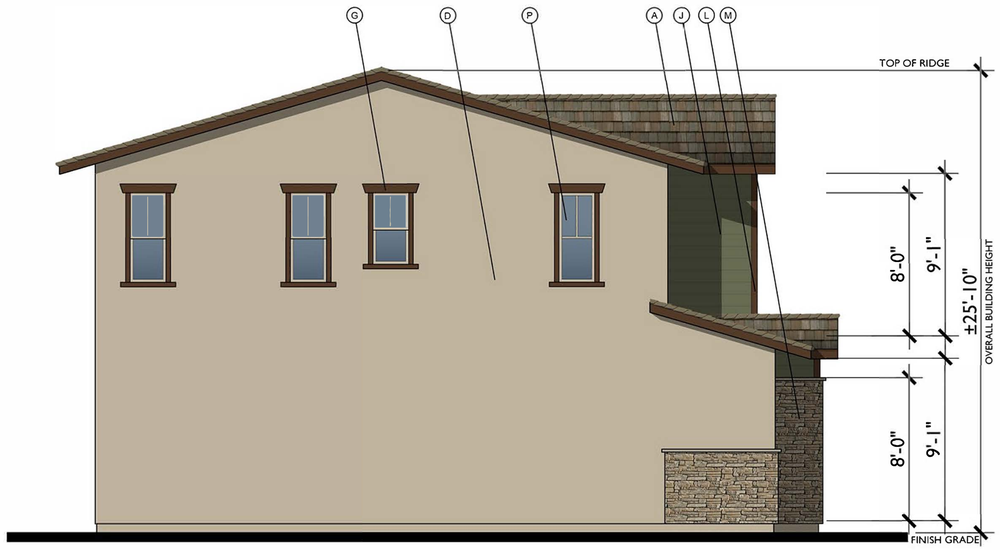
Morgan Hill , California

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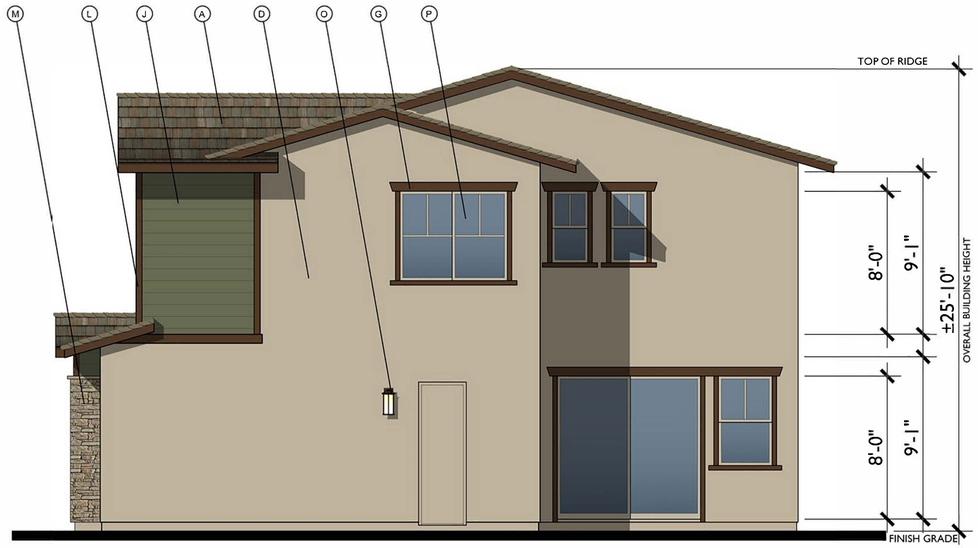
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MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 1C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

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FARMHOUSE



CONTEMPORARY RANCH



PROGRESSIVE CRAFTSMAN

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PLAN 2
Front Elevations

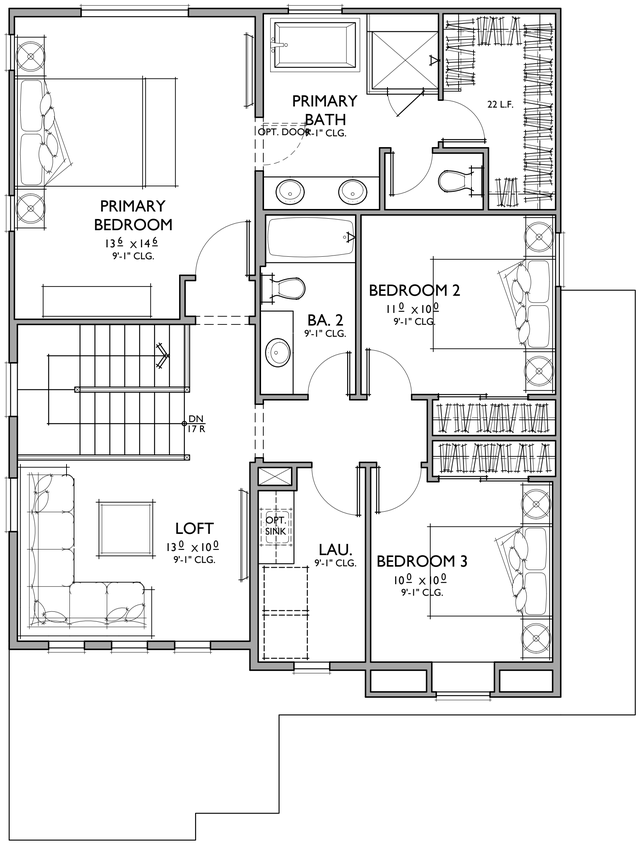
MARIANI RANCH - CLUSTER
Morgan Hill , California

0 4 8 16

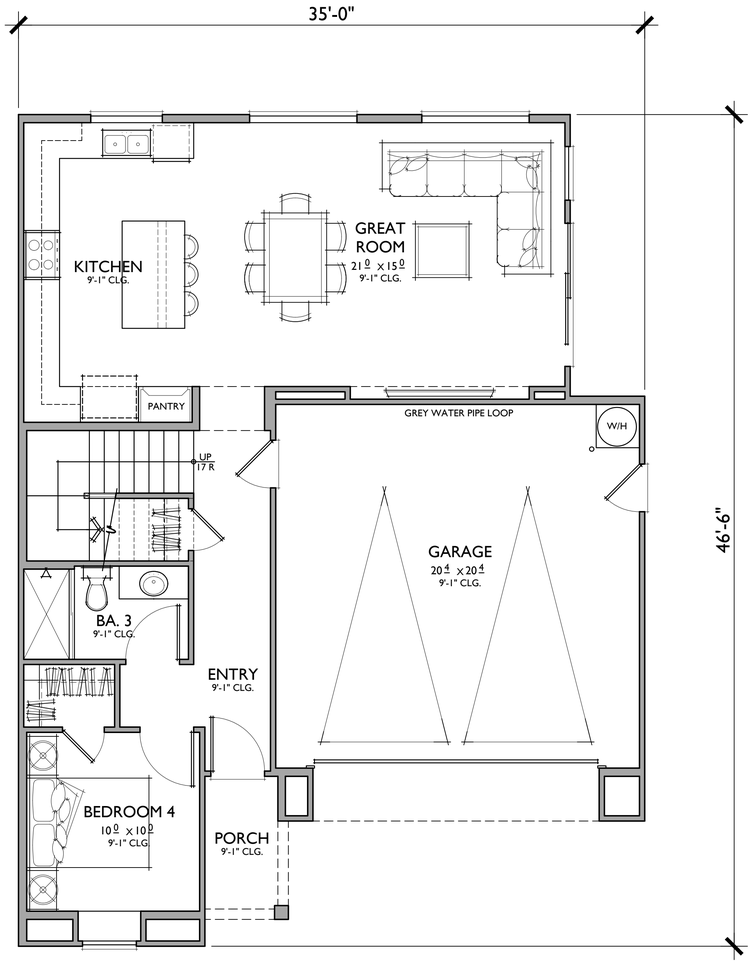
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MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	871 SQ. FT.
2ND FLOOR	1,053 SQ. FT.
TOTAL LIVING	**1,924 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**1,997 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A

Reflects Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

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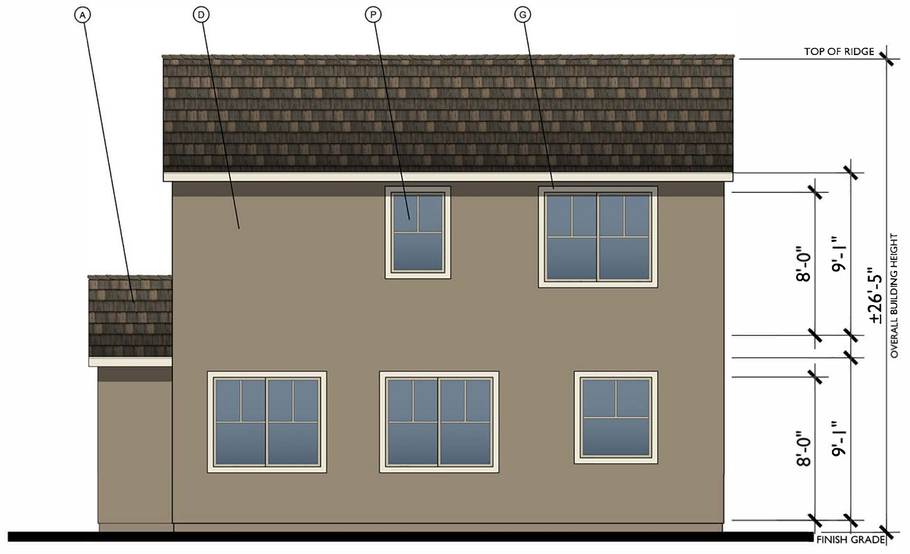
MANA Investments



FRONT

A - FARMHOUSE

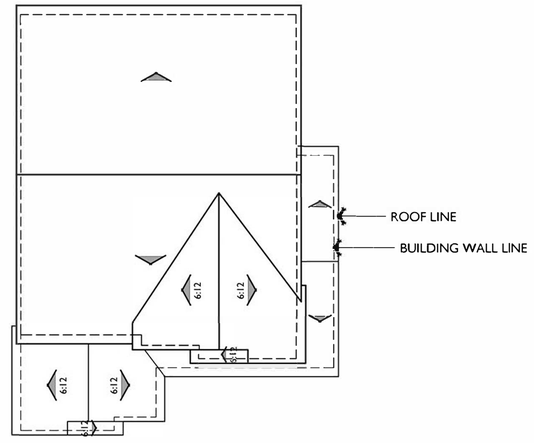
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 2A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

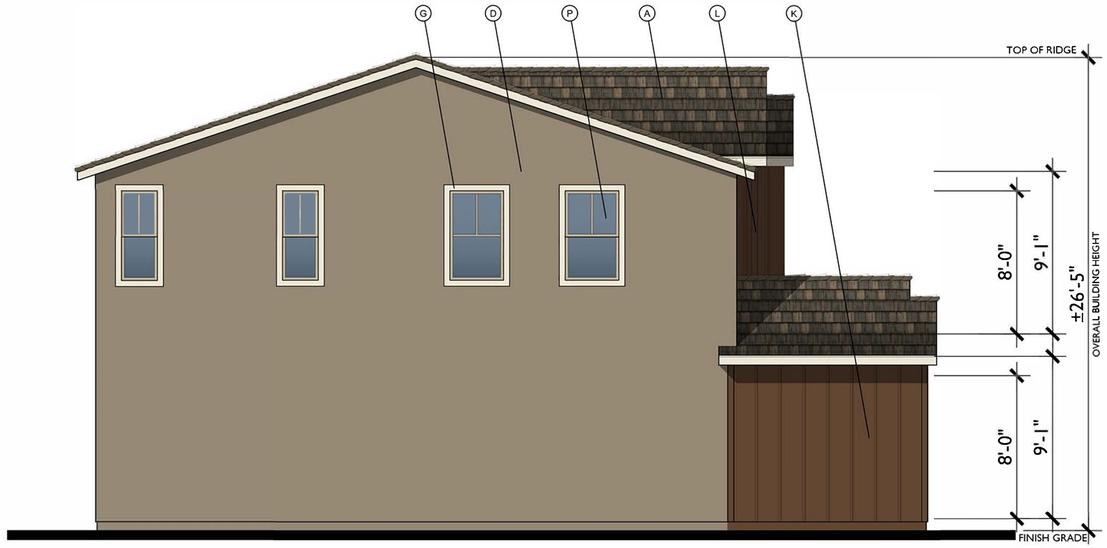
Morgan Hill , California

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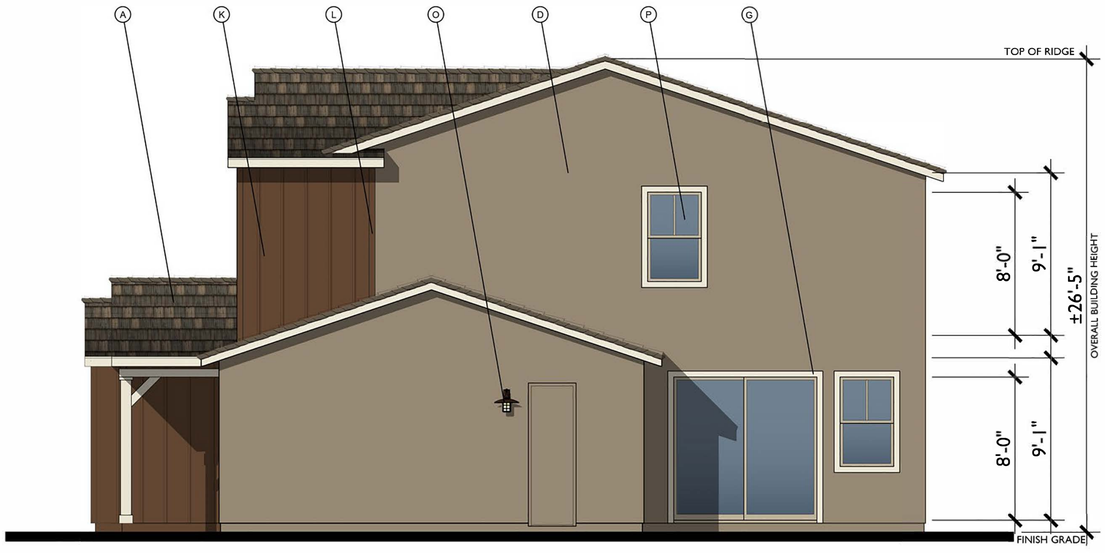
830.24037

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MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 2A
Farmhouse Elevation

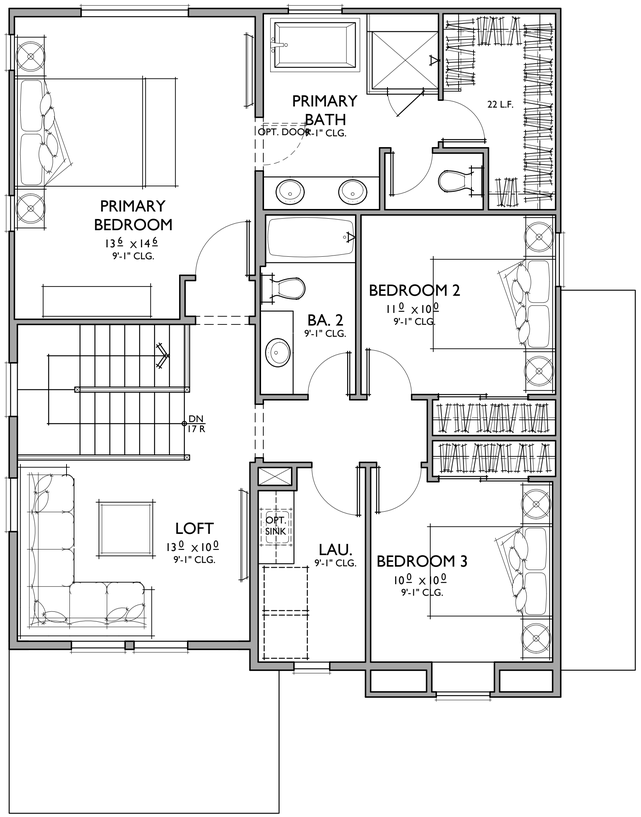
MARIANI RANCH - CLUSTER
Morgan Hill , California

0 4 8 16

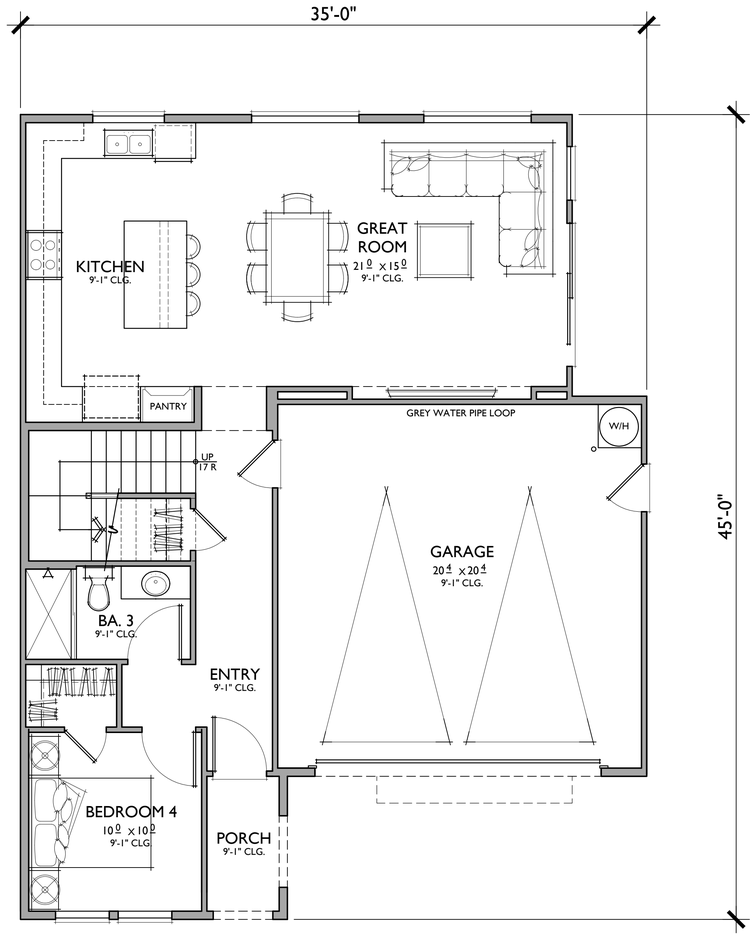
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	871 SQ. FT.
2ND FLOOR	1,053 SQ. FT.
TOTAL LIVING	**1,924 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**1,997 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
PORCH	36 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

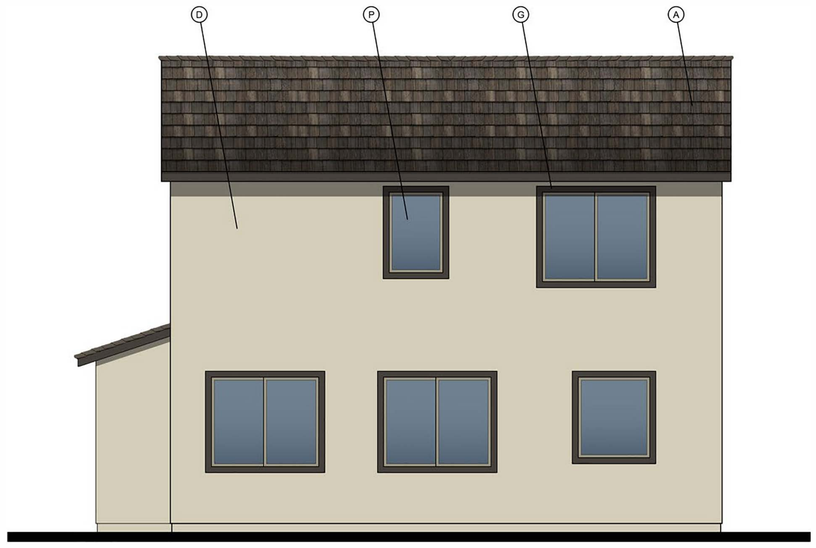
MANA Investments



FRONT

B - CONTEMPORARY RANCH

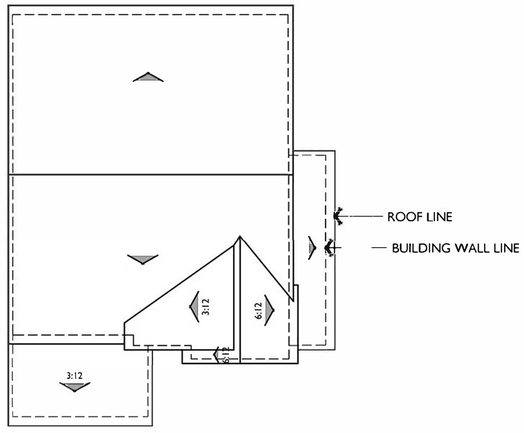
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE & S.S.M.R.

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PLAN 2B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

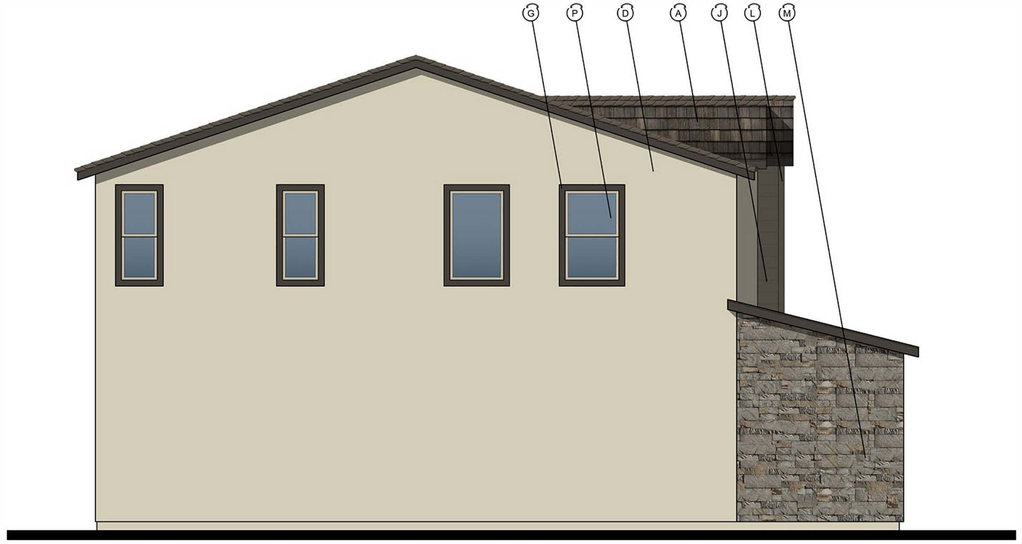
Morgan Hill , California

0 4 8 16

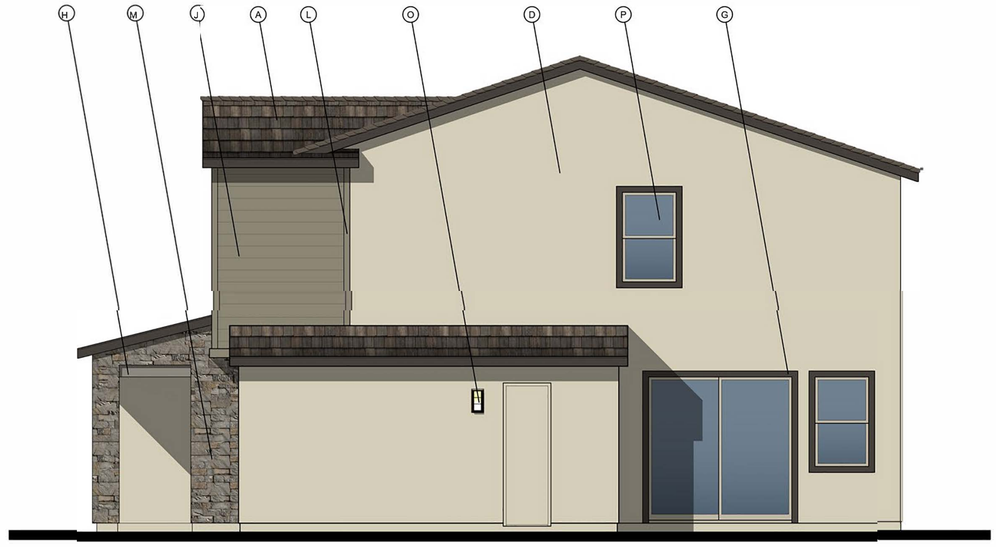
830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND.

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 2B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

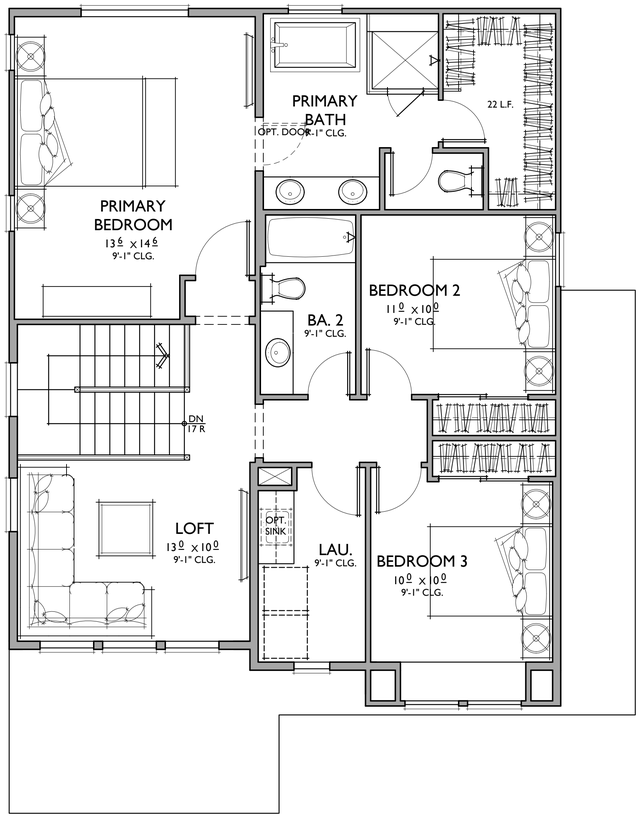
Morgan Hill , California

0 4 8 16

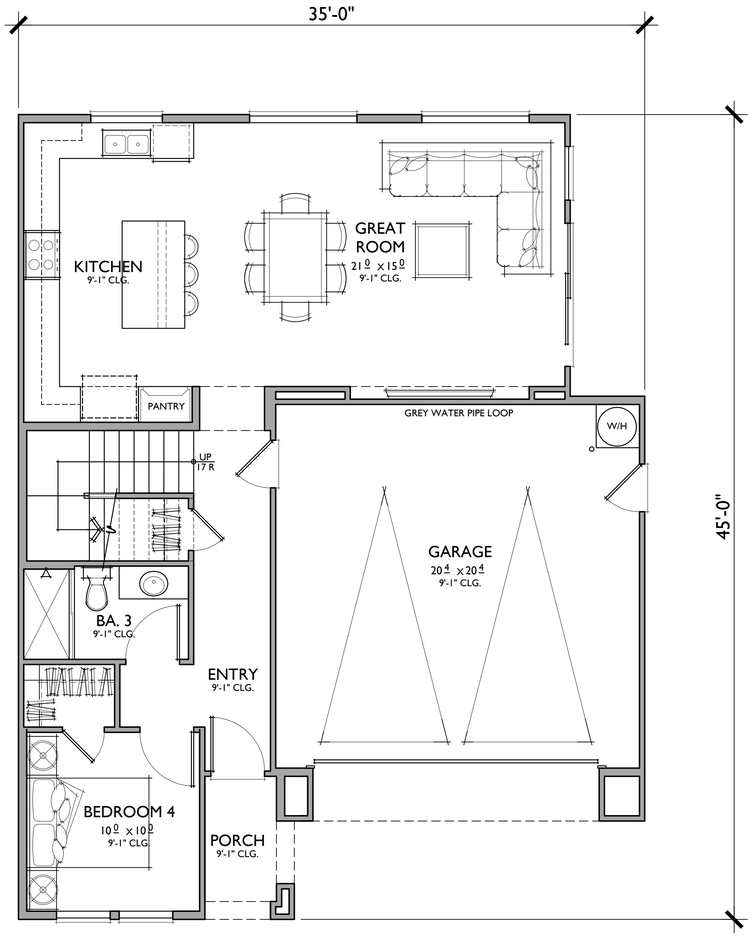
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07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	871 SQ. FT.
2ND FLOOR	1,053 SQ. FT.
TOTAL LIVING	**1,924 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**1,997 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
PORCH	40 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

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MANA Investments



FRONT

C - PROGRESSIVE CRAFTSMAN

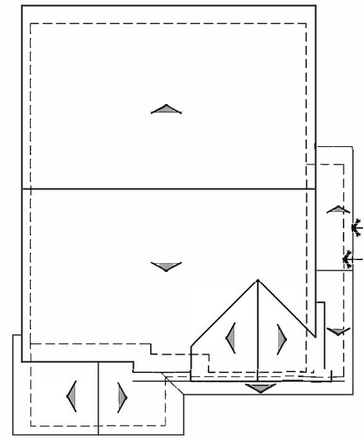
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 2C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

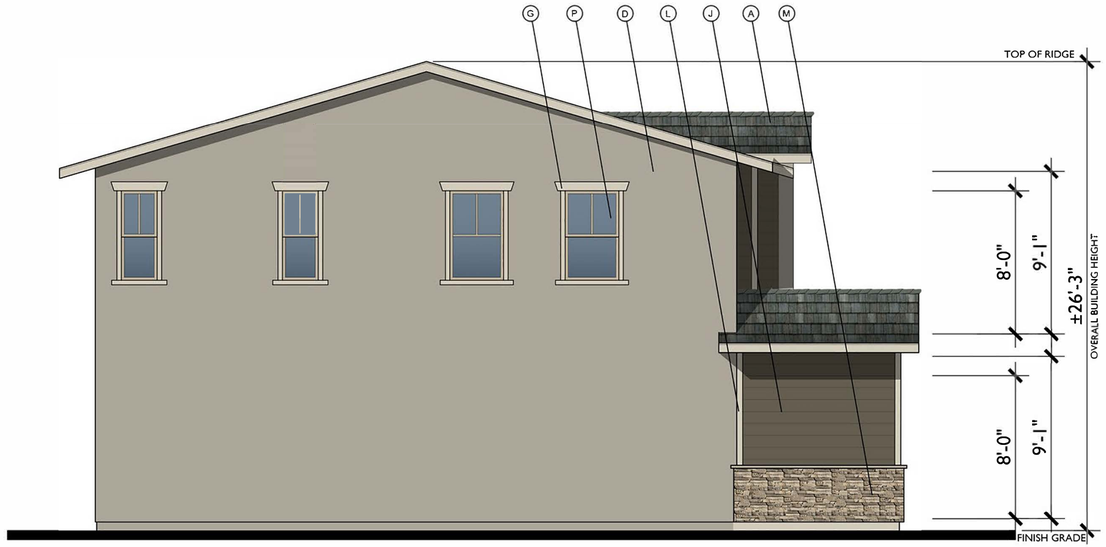
Morgan Hill , California

0 4 8 16

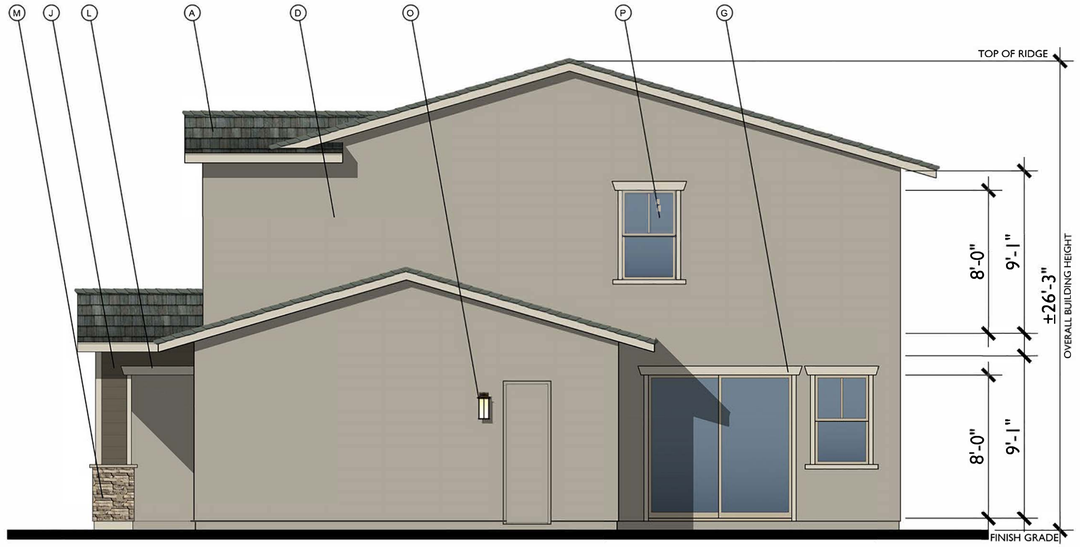
830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
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O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 2C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

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FARMHOUSE



CONTEMPORARY RANCH



PROGRESSIVE CRAFTSMAN

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PLAN 3
Motor Court Elevations

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Morgan Hill , California

0 4 8 16

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MANA Investments



FARMHOUSE



CONTEMPORARY RANCH



PROGRESSIVE CRAFTSMAN

PLAN 3

Street View Elevations

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

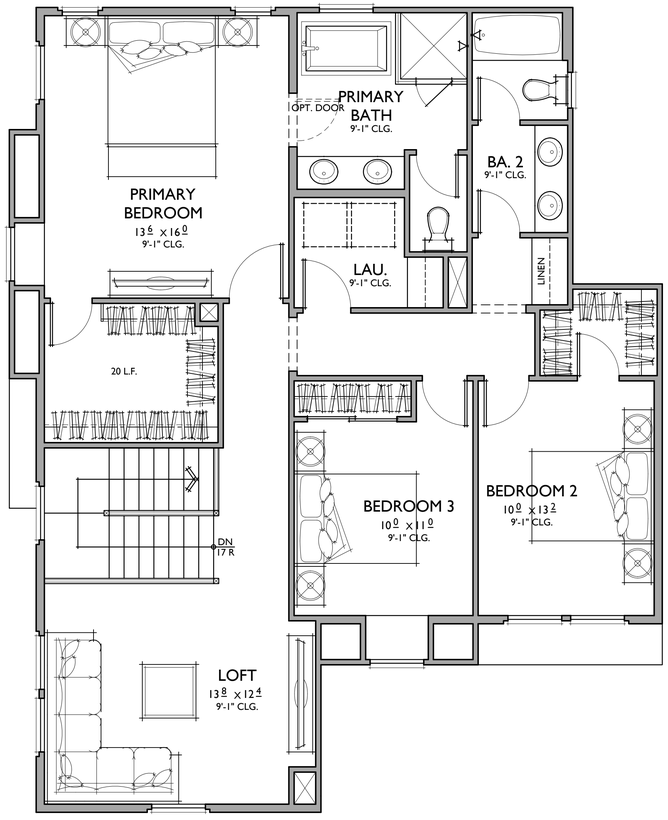
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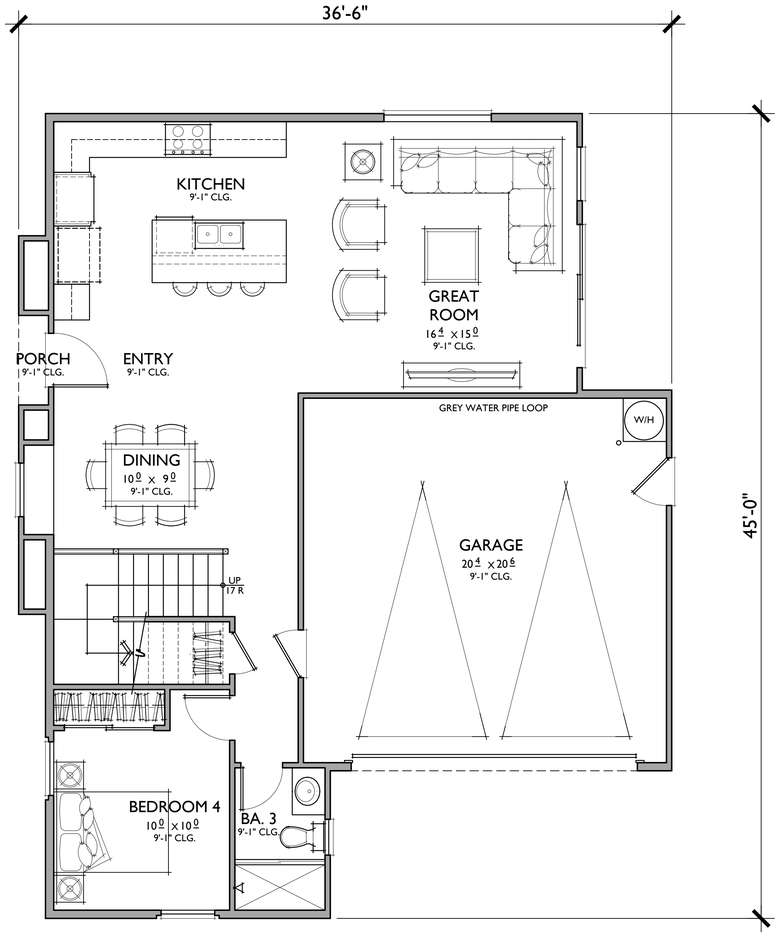
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MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	895 SQ. FT.
2ND FLOOR	1,221 SQ. FT.
TOTAL LIVING	**2,115 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**2,188 SQ. FT.**
2 - CAR GARAGE	441 SQ. FT.
PORCH	8 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A

Reflects Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

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MANA Investments



FRONT

A - FARMHOUSE

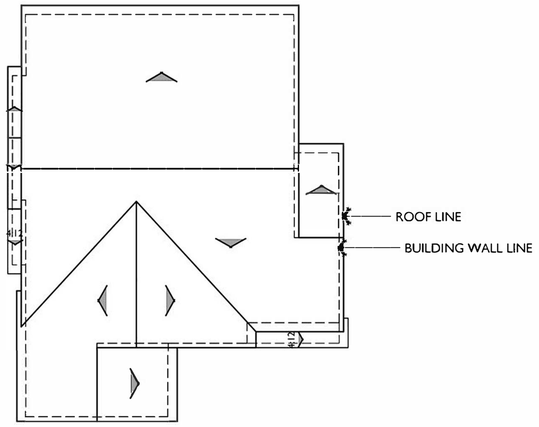
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 3A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

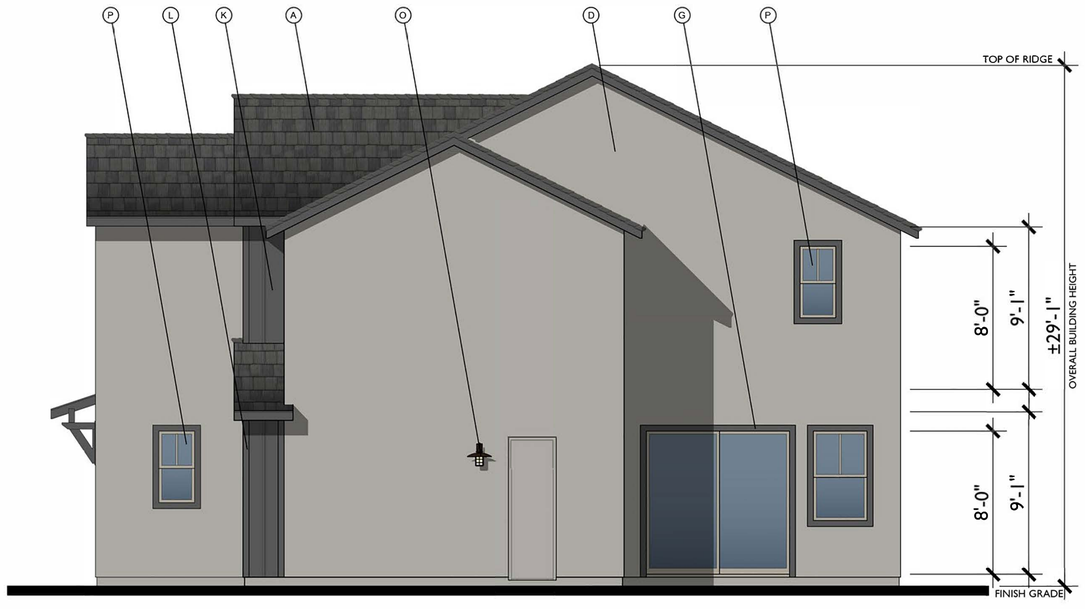
830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 3A
Farmhouse Elevation

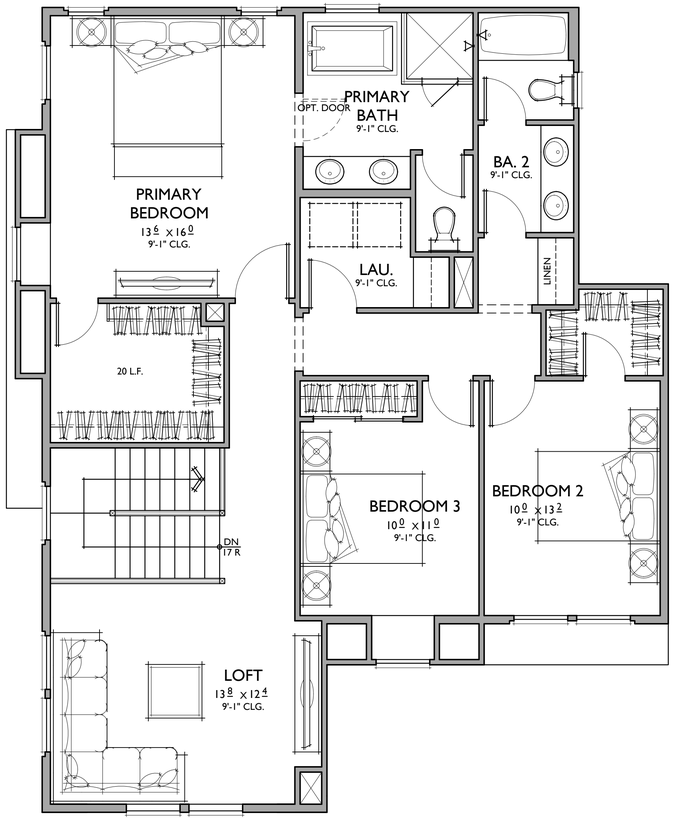
MARIANI RANCH - CLUSTER
Morgan Hill , California

0 4 8 16

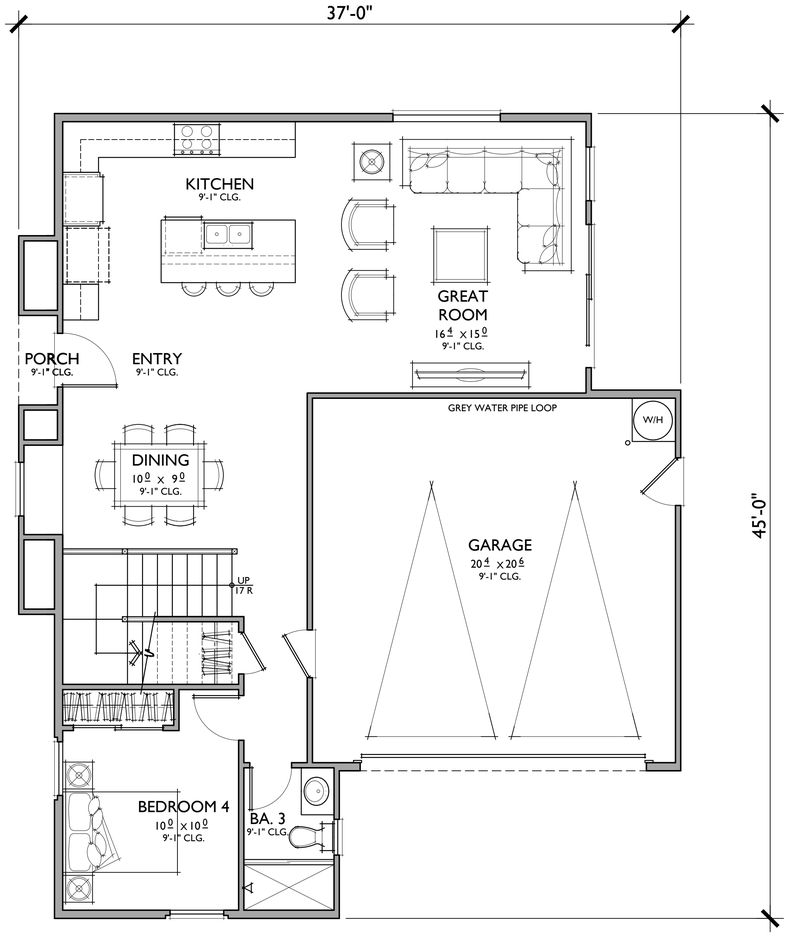
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	895 SQ. FT.
2ND FLOOR	1,221 SQ. FT.
TOTAL LIVING	**2,115 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**2,188 SQ. FT.**
2 - CAR GARAGE	441 SQ. FT.
PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



FRONT B - CONTEMPORARY RANCH

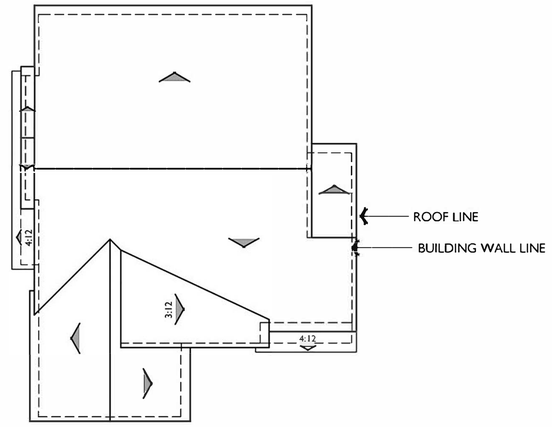
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 3B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

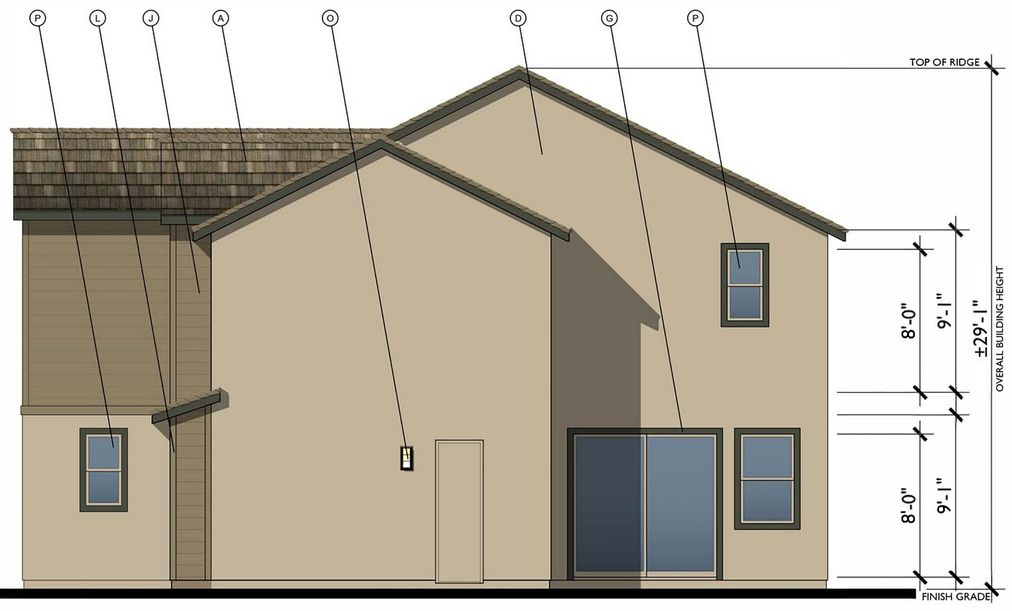
830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 3B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

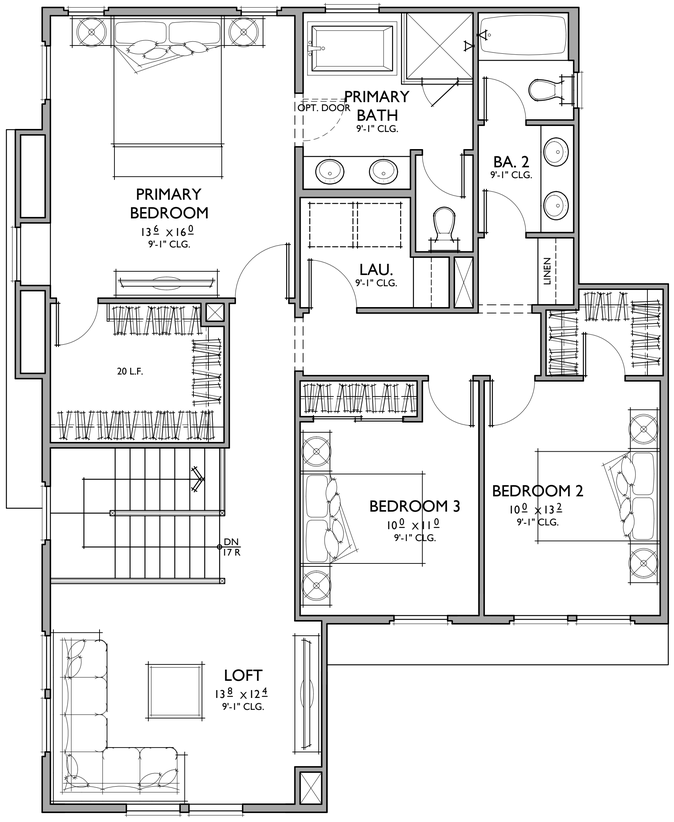
Morgan Hill , California

0 4 8 16

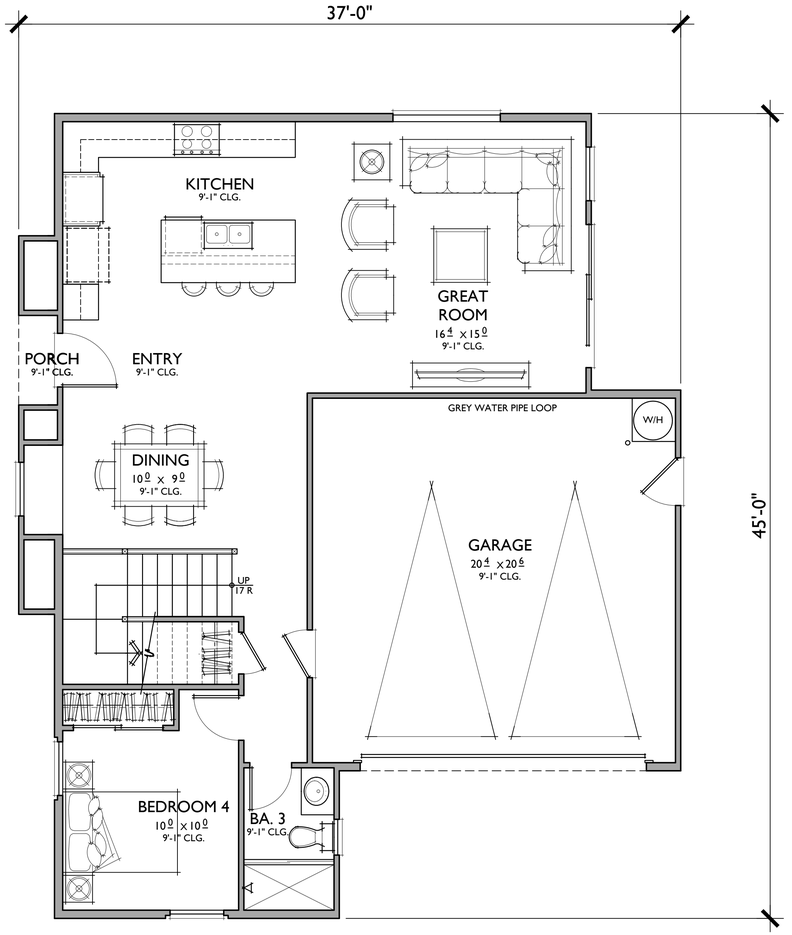
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	895 SQ. FT.
2ND FLOOR	1,221 SQ. FT.
TOTAL LIVING	**2,115 SQ. FT.**
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PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

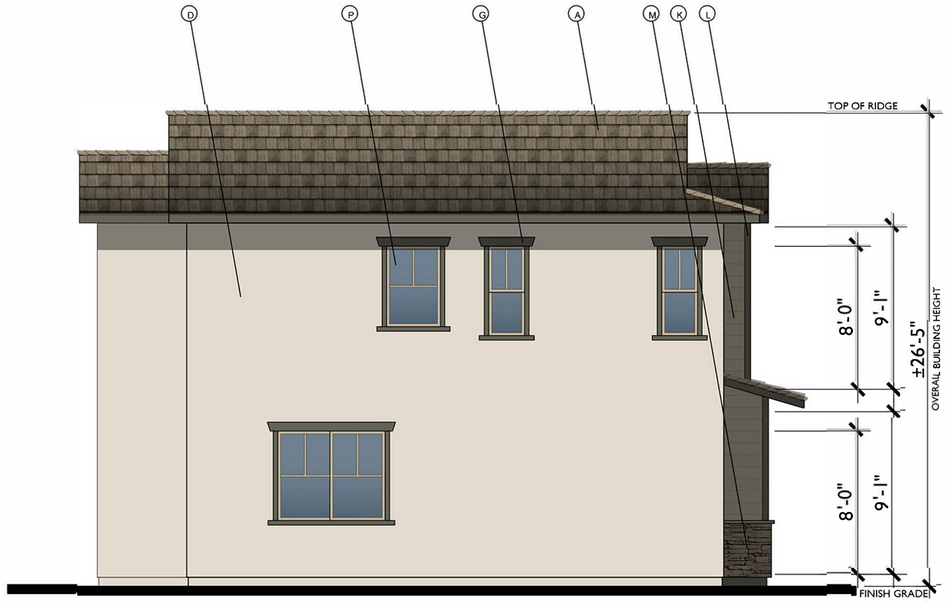
07.30.24

MANA Investments



FRONT C - PROGRESSIVE CRAFTSMAN

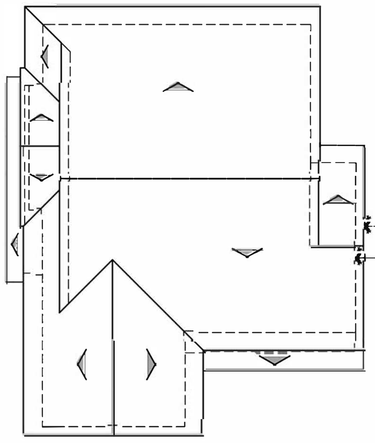
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 3C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

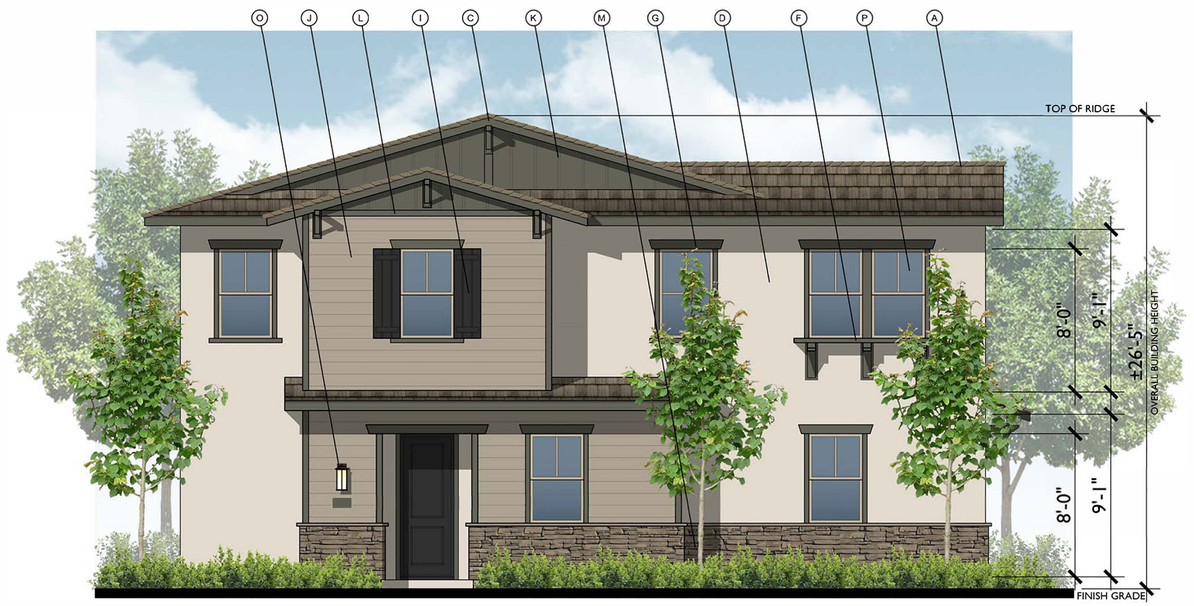
Morgan Hill , California

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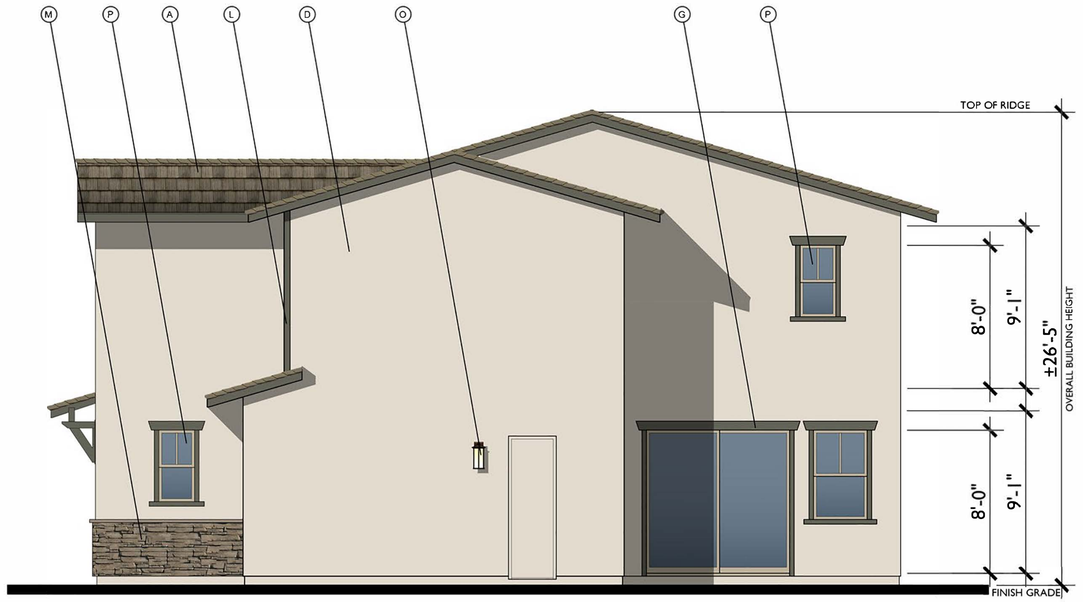
830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 3C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



FARMHOUSE



CONTEMPORARY RANCH



PROGRESSIVE CRAFTSMAN

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PLAN 4
Motor Court Elevations

MARIANI RANCH - CLUSTER
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



FARMHOUSE



CONTEMPORARY RANCH



PROGRESSIVE CRAFTSMAN

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PLAN 4

Street View Elevations

MARIANI RANCH - CLUSTER

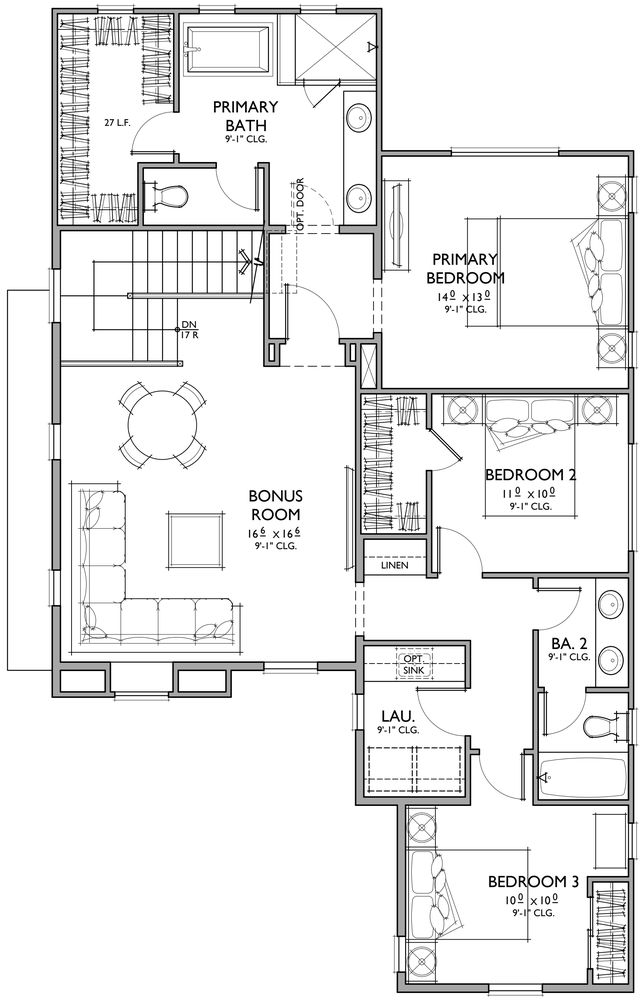
Morgan Hill , California

0 4 8 16

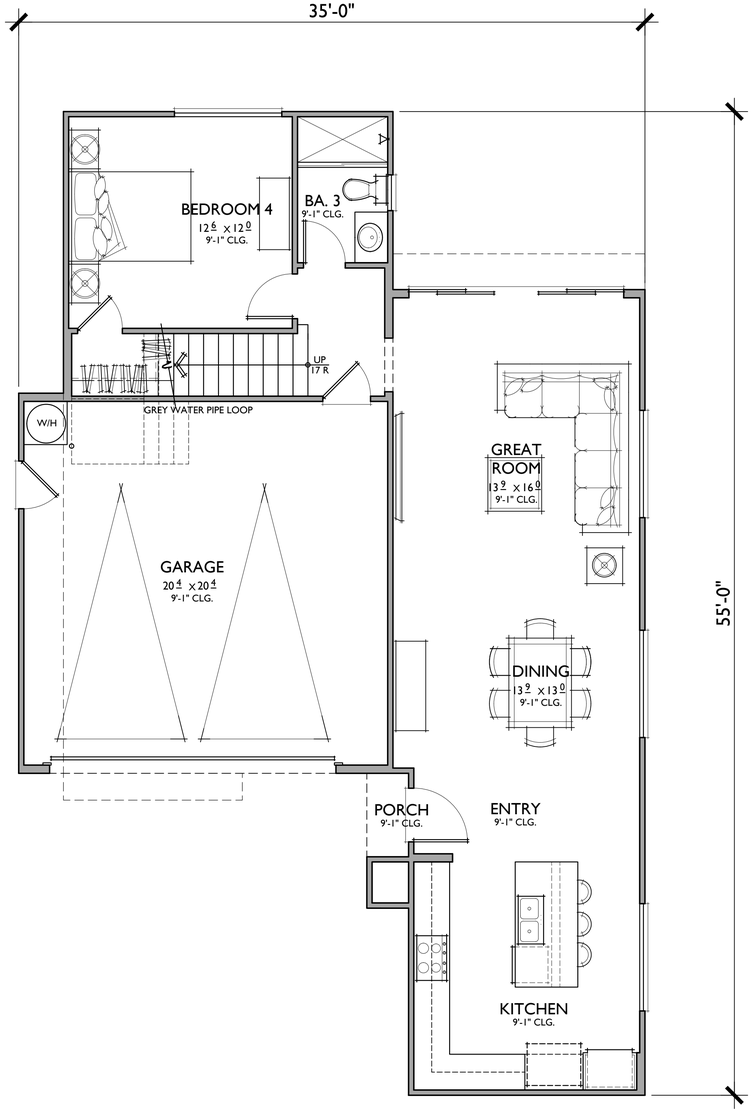
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07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 4

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	912 SQ. FT.
2ND FLOOR	1,301 SQ. FT.
TOTAL LIVING	**2,213 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	45 SQ. FT.
TOTAL LIVING (GROSS)	**2,257 SQ. FT.**
2 - CAR GARAGE	441 SQ. FT.
PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4A

Reflects Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

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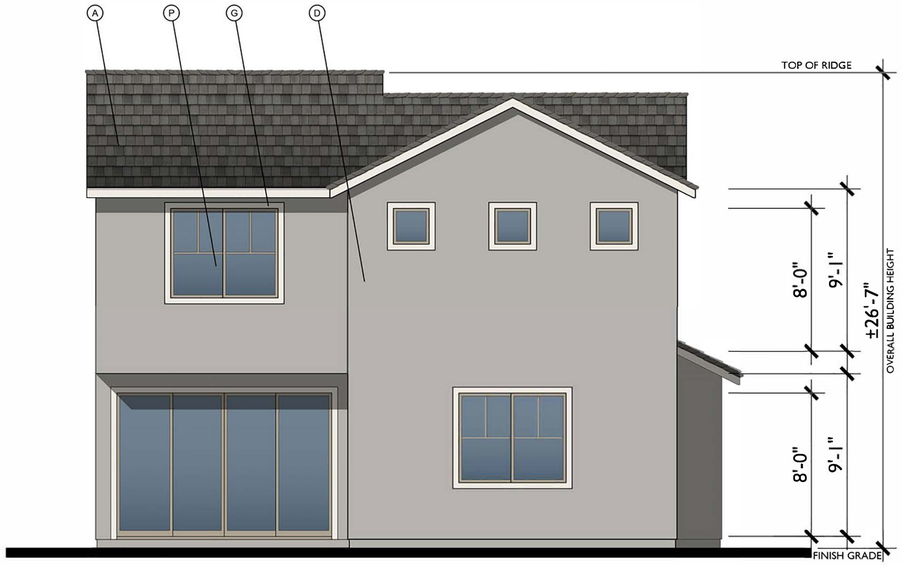
MANA Investments



FRONT

A - FARMHOUSE

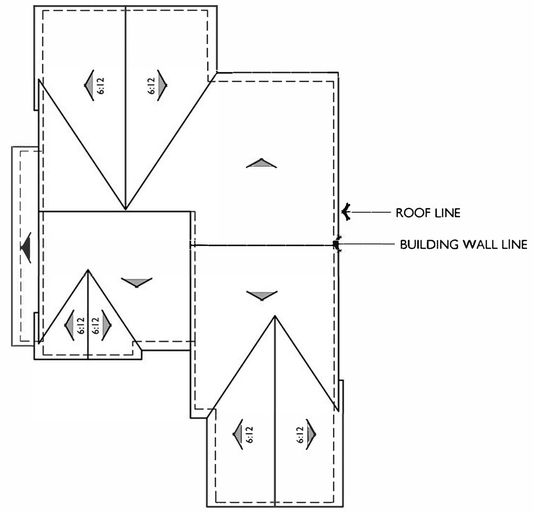
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 4A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

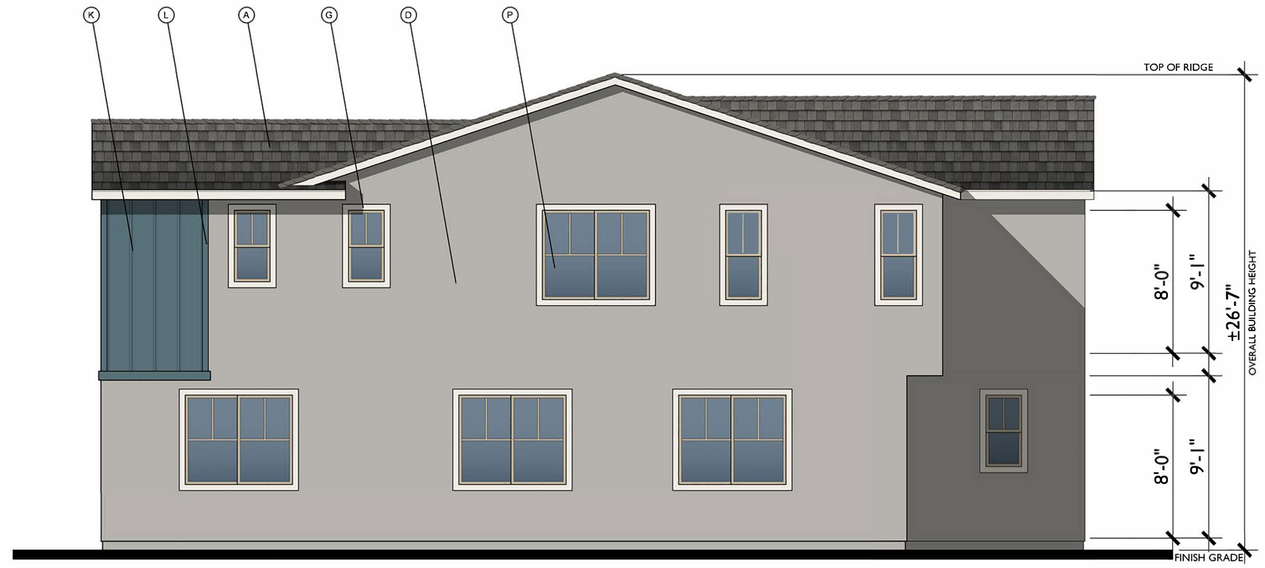
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07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
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O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 4A
Farmhouse Elevation

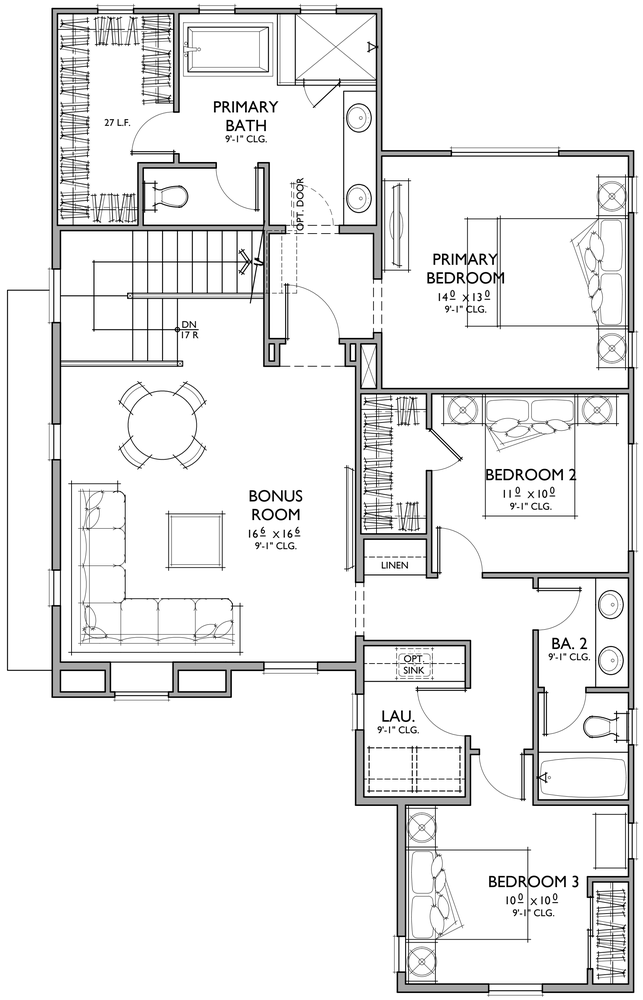
MARIANI RANCH - CLUSTER
Morgan Hill , California

0 4 8 16

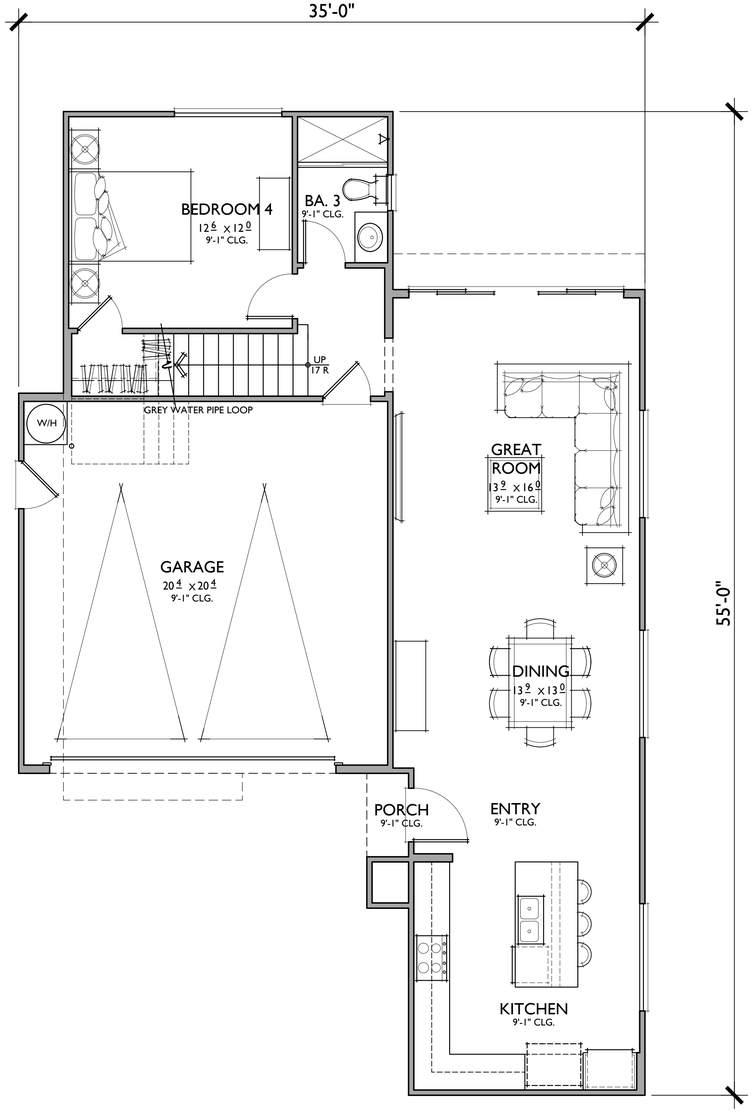
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07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 4

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	912 SQ. FT.
2ND FLOOR	1,301 SQ. FT.
TOTAL LIVING	**2,213 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	45 SQ. FT.
TOTAL LIVING (GROSS)	**2,257 SQ. FT.**
2 - CAR GARAGE	441 SQ. FT.
PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

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MANA Investments



FRONT B - CONTEMPORARY RANCH

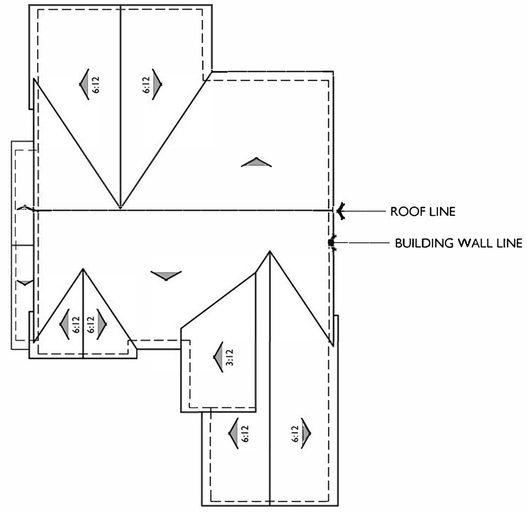
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 4B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

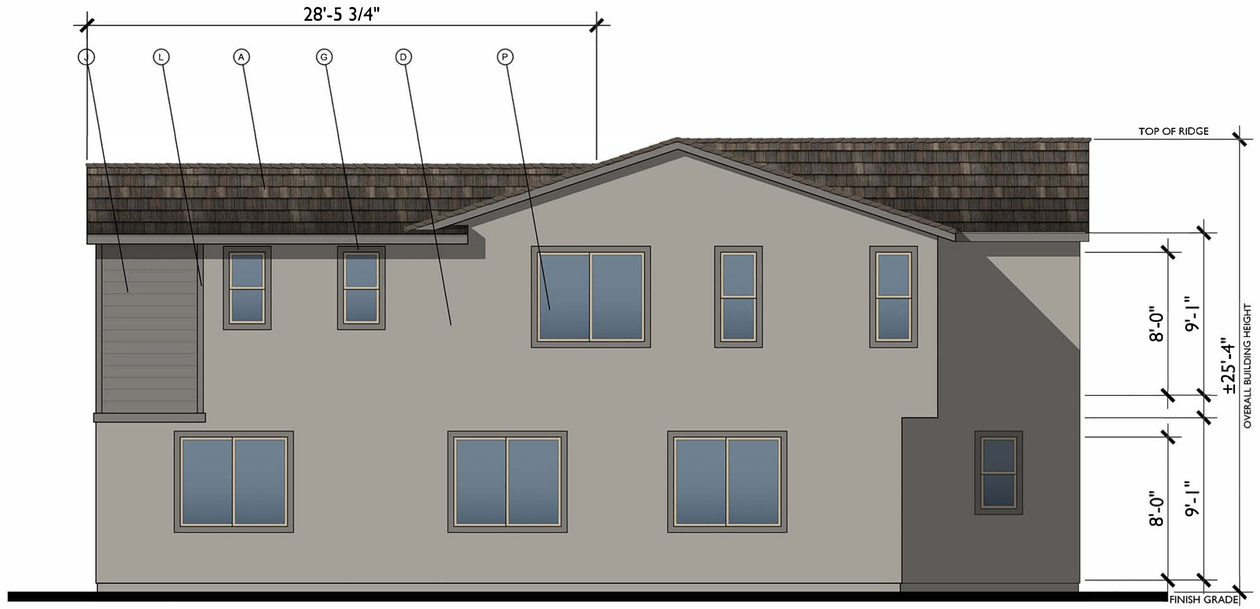
830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 4B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

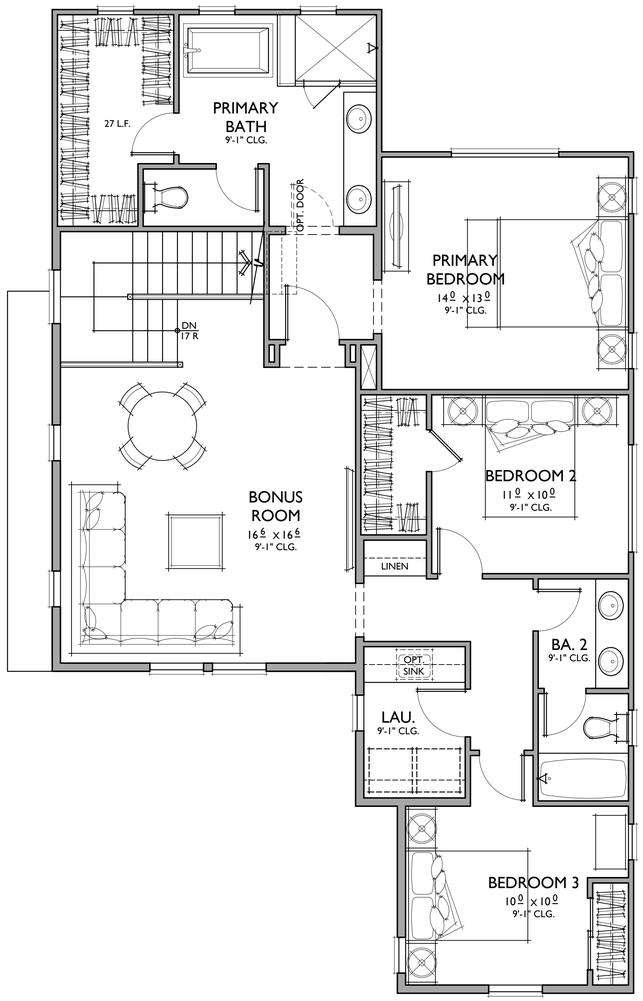
Morgan Hill , California

0 4 8 16

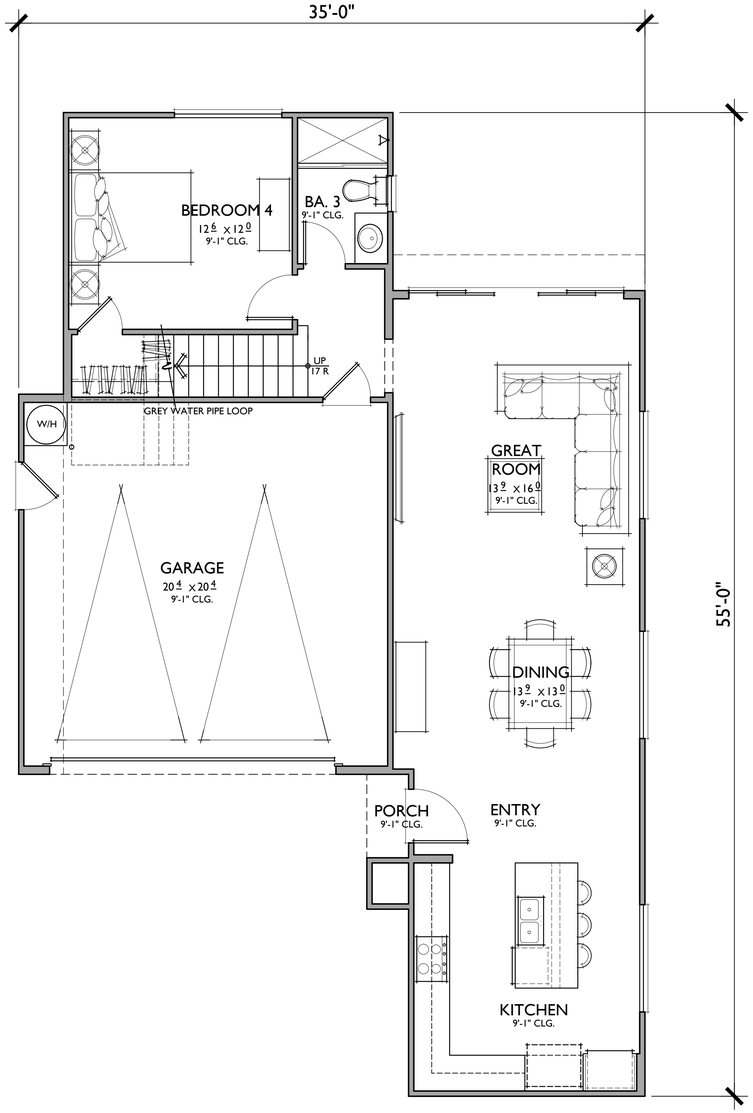
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 4

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	912 SQ. FT.
2ND FLOOR	1,301 SQ. FT.
TOTAL LIVING	**2,213 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	45 SQ. FT.
TOTAL LIVING (GROSS)	**2,257 SQ. FT.**
2 - CAR GARAGE	441 SQ. FT.
PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

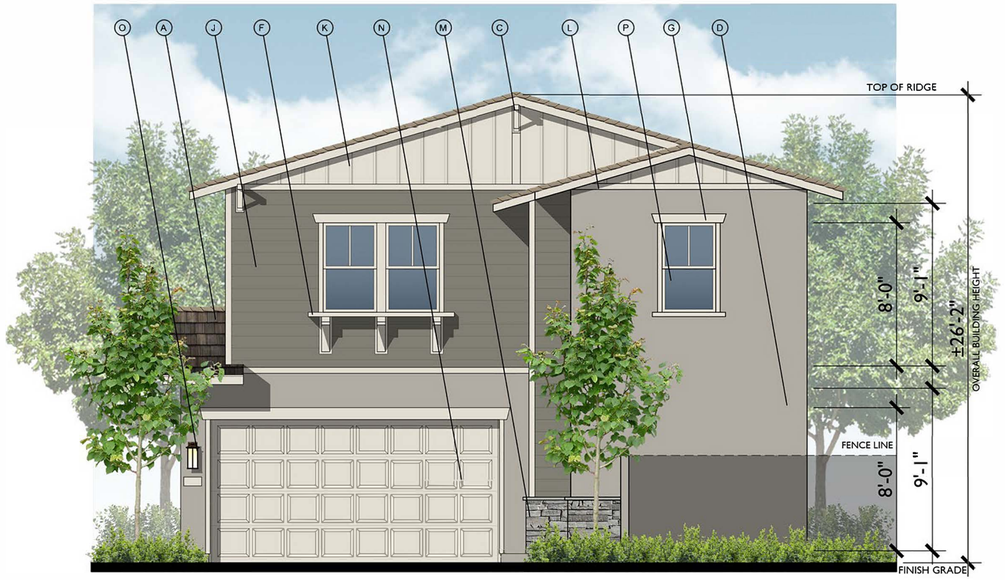
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

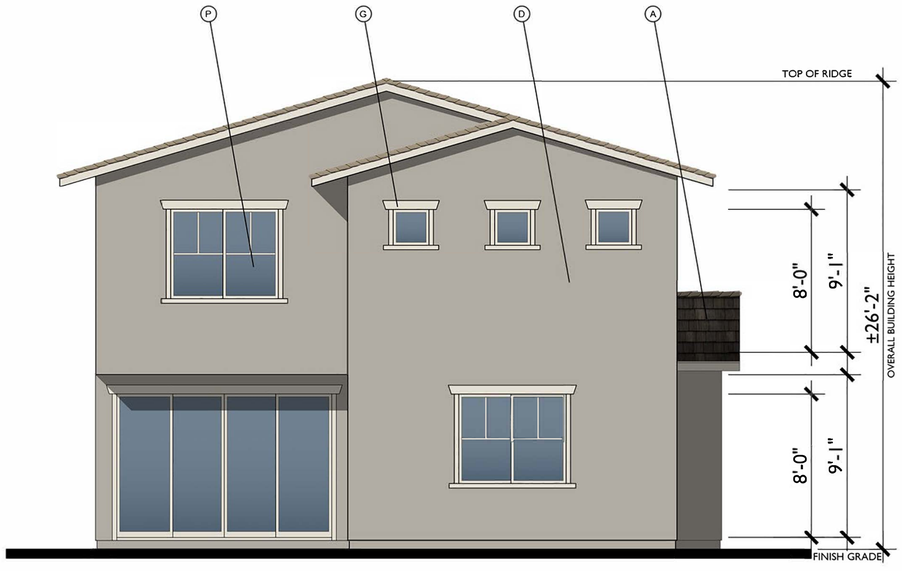
MANA Investments



FRONT

C - PROGRESSIVE CRAFTSMAN

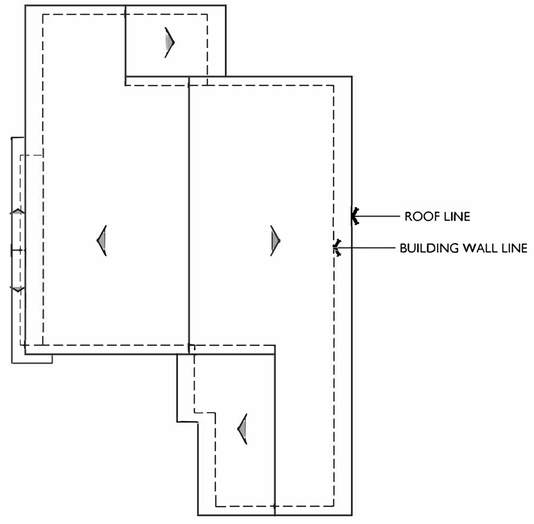
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 4C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
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O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 4C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

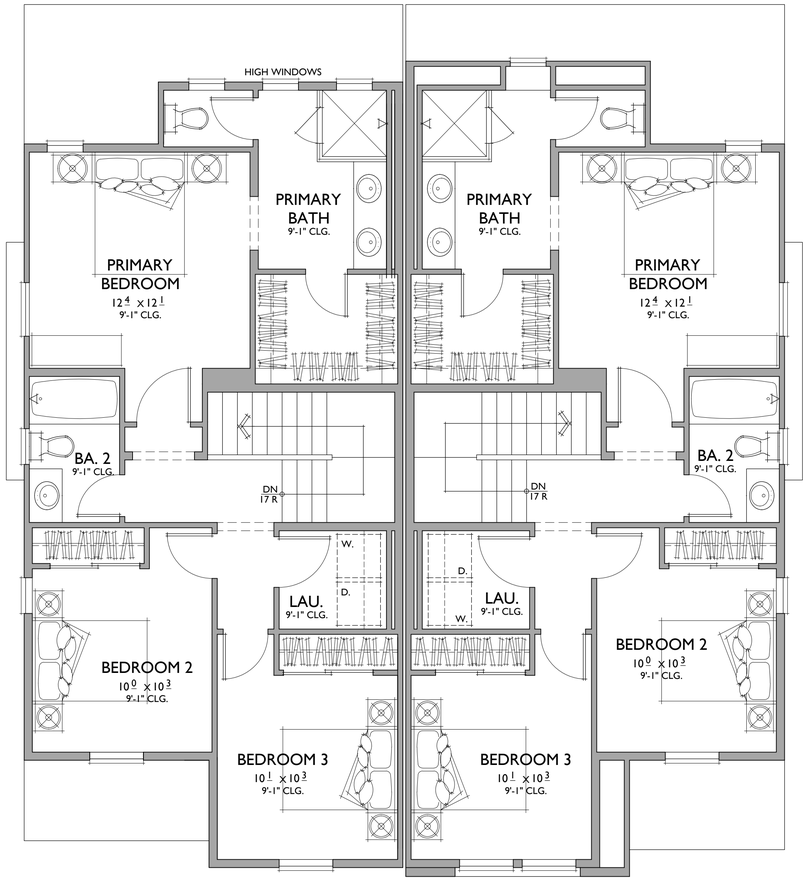
Morgan Hill , California

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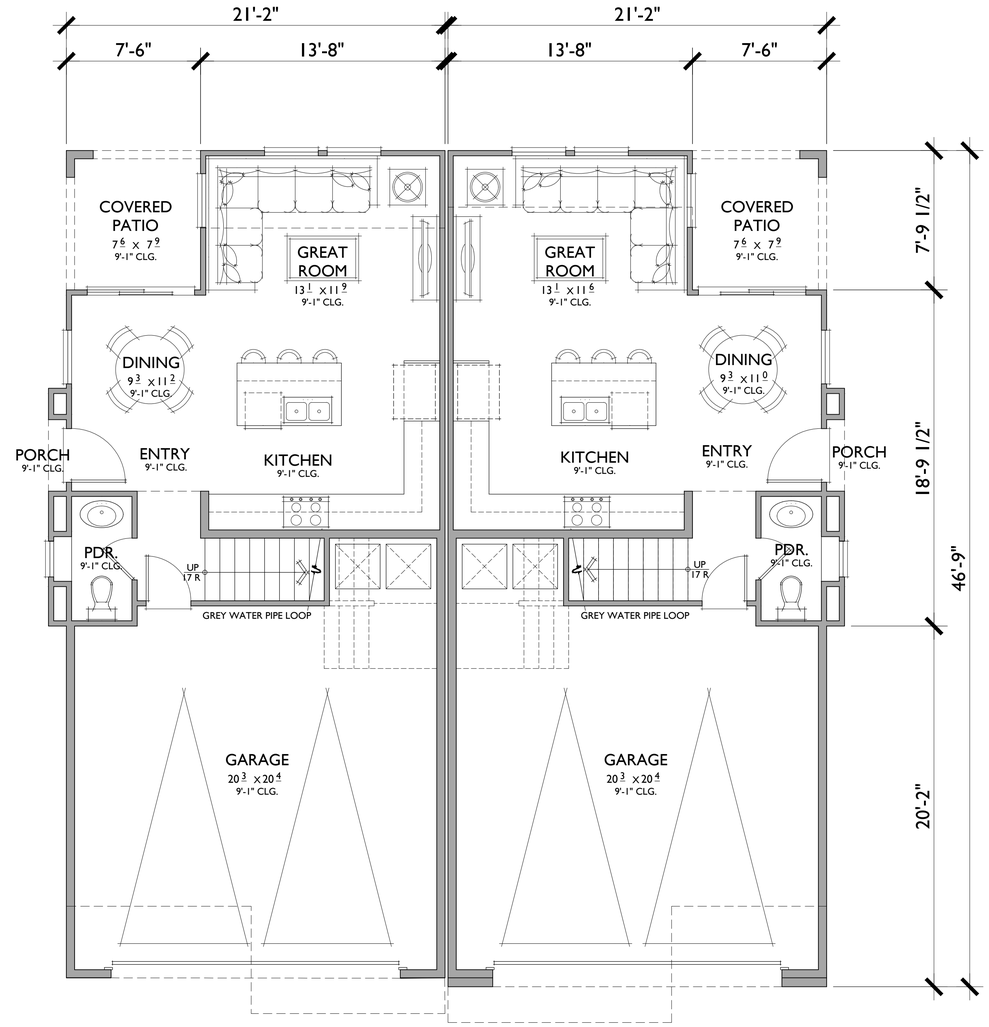
07.30.24

MANA Investments



Unit 1B
3 BR / 2.5 BA
1,242 S.F.

Unit 1A
3 BR / 2.5 BA
1,240 S.F.



Unit 1B
3 BR / 2.5 BA
1,242 S.F.

Unit 1A
3 BR / 2.5 BA
1,240 S.F.

PLAN 1A

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	460 SQ. FT.
2ND FLOOR	779 SQ. FT.
TOTAL LIVING	**1,240 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	60 SQ. FT.
TOTAL LIVING (GROSS)	**1,300 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
COVERED PATIO	58 SQ. FT.
PORCH	6 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1B

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	460 SQ. FT.
2ND FLOOR	782 SQ. FT.
TOTAL LIVING	**1,242 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	60 SQ. FT.
TOTAL LIVING (GROSS)	**1,302 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
COVERED PATIO	58 SQ. FT.
PORCH	6 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 1A

Reflects Farmhouse Elevation

MARIANI RANCH - DUETS

Morgan Hill , California

0 4 8 16

830.24038

07.30.24

MANA Investments

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. STUCCO AWNING
E. POTSHELF
F. FOAM TRIM
G. RECESS HEADER
H. COMPOSITE SHUTTER
I. HORIZONTAL SIDING
J. BOARD AND BATTEN
K. CEMENTITIOUS TRIM
L. ROLL UP GARAGE DOOR
M. LIGHT FIXTURE
N. VINYL WINDOW

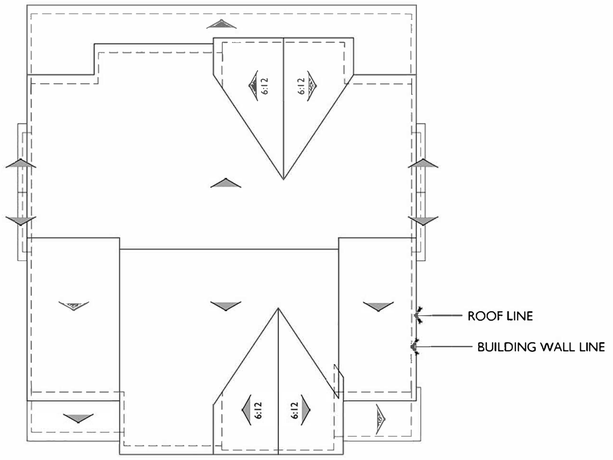


FRONT

A - FARMHOUSE
1/4"=1'-0"



REAR



ROOF PLAN — 1A

1/8"=1'-0"

PITCH: 4:12 UNO
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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BUILDING 1A
Farmhouse Elevations

MARIANI RANCH - DUETS
Morgan Hill , California

0 4 8 16

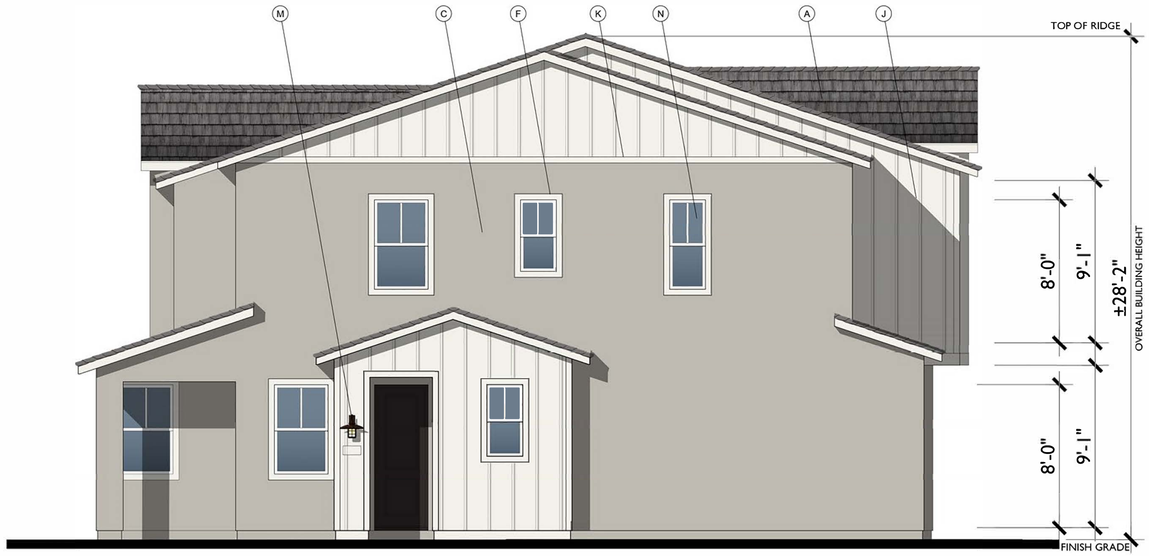
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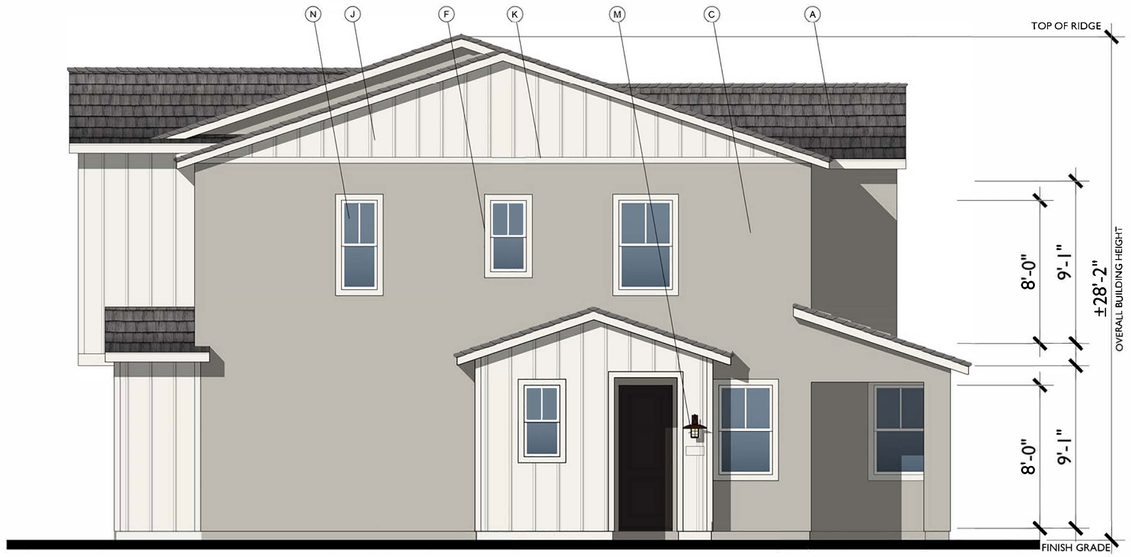
MANA Investments

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. STUCCO AWNING
E. POTSHELF
F. FOAM TRIM
G. RECESS HEADER
H. COMPOSITE SHUTTER
I. HORIZONTAL SIDING
J. BOARD AND BATTEN
K. CEMENTITIOUS TRIM
L. ROLL UP GARAGE DOOR
M. LIGHT FIXTURE
N. VINYL WINDOW



LEFT



RIGHT

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BUILDING 1A
Farmhouse Elevations

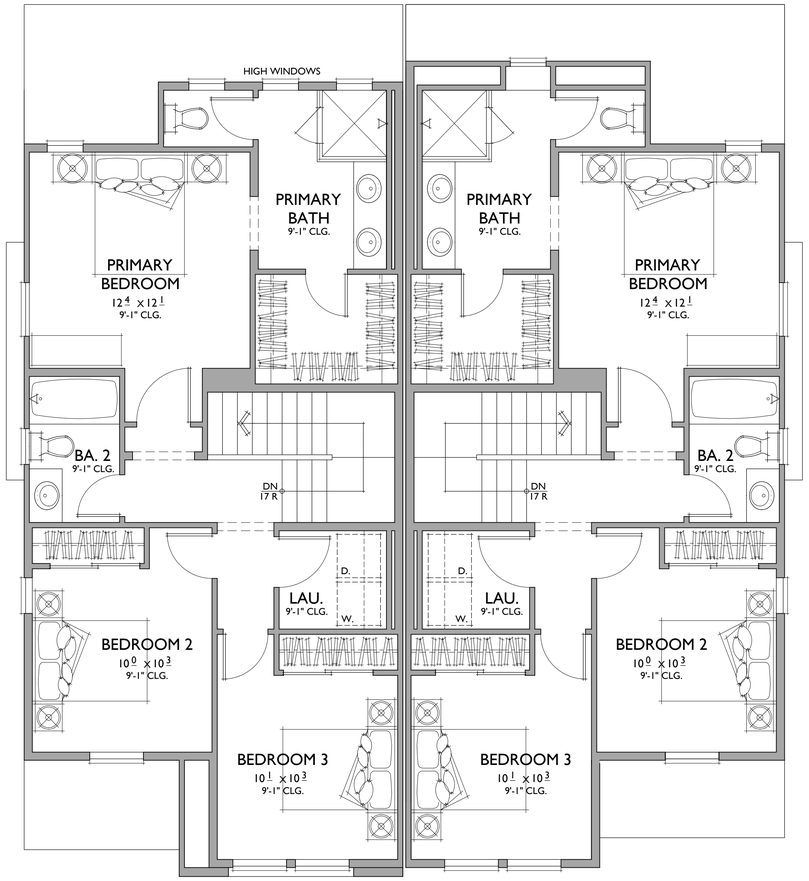
MARIANI RANCH - DUETS
Morgan Hill , California

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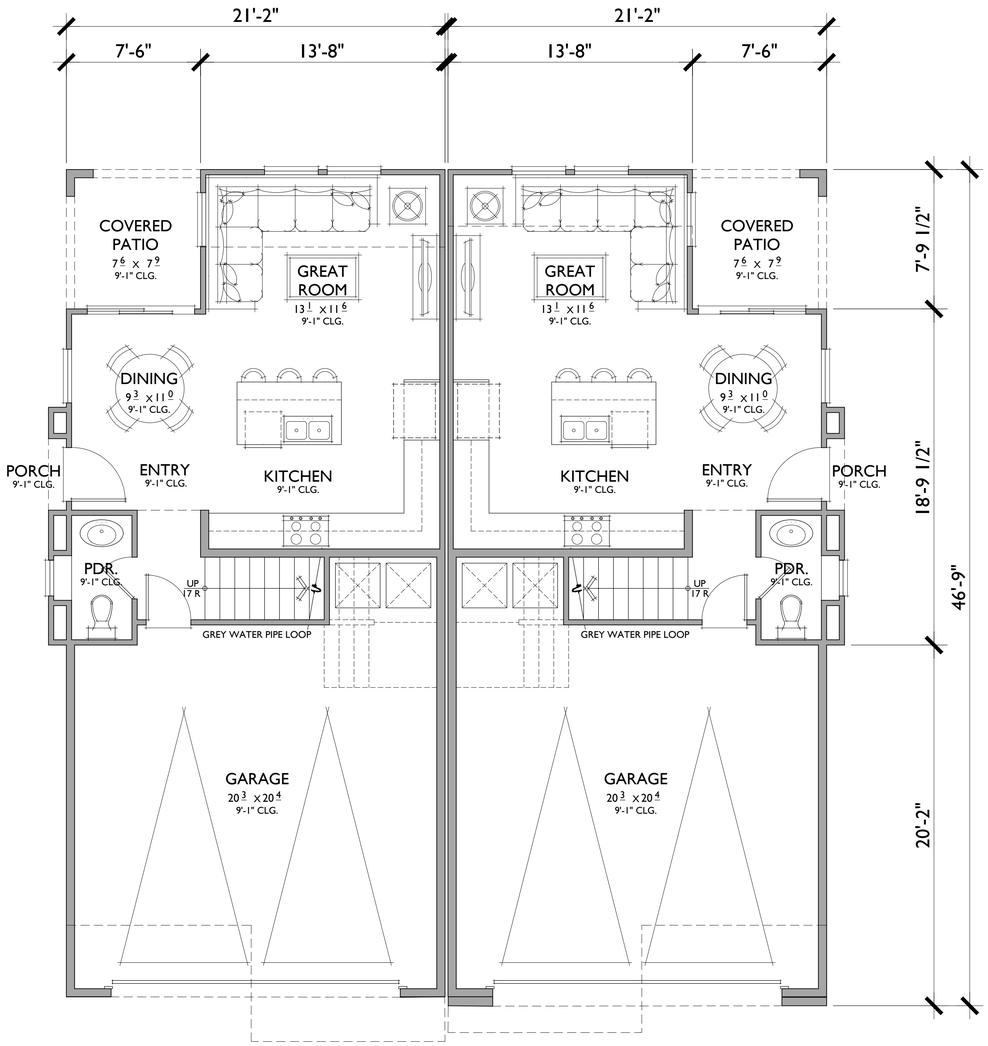
07.30.24

MANA Investments



Unit 1D
3 BR / 2.5 BA
1,242 S.F.

Unit 1C
3 BR / 2.5 BA
1,240 S.F.



Unit 1D
3 BR / 2.5 BA
1,242 S.F.

Unit 1C
3 BR / 2.5 BA
1,240 S.F.

PLAN 1C

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	460 SQ. FT.
2ND FLOOR	779 SQ. FT.
TOTAL LIVING	**1,240 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	60 SQ. FT.
TOTAL LIVING (GROSS)	**1,300 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
COVERED PATIO	58 SQ. FT.
PORCH	6 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1D

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	460 SQ. FT.
2ND FLOOR	782 SQ. FT.
TOTAL LIVING	**1,242 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	60 SQ. FT.
TOTAL LIVING (GROSS)	**1,302 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
COVERED PATIO	58 SQ. FT.
PORCH	6 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 1B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - DUETS

Morgan Hill , California

0 4 8 16

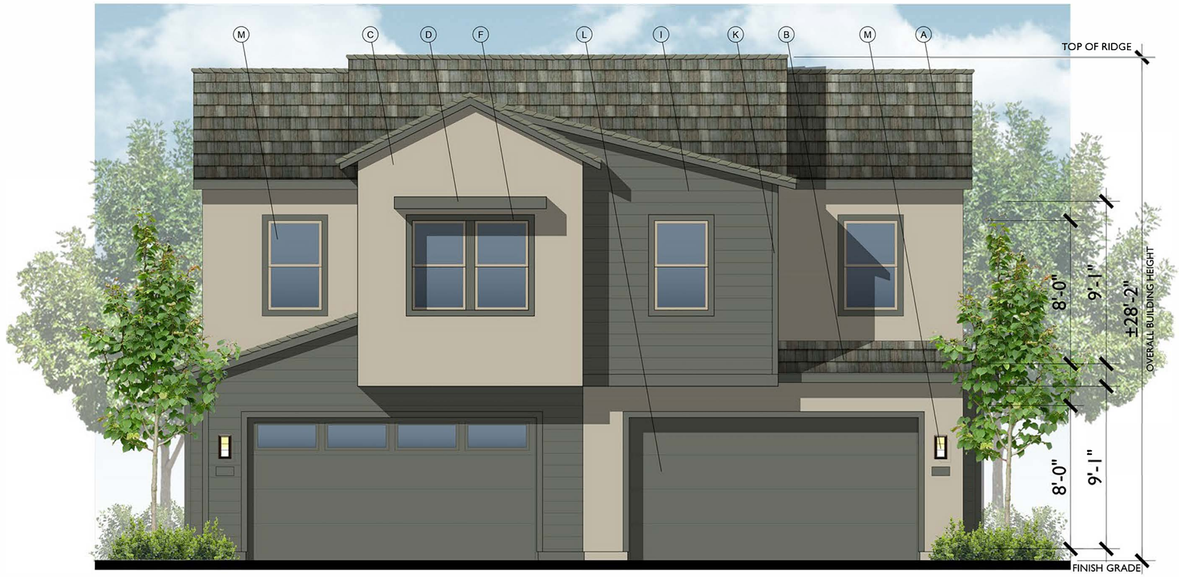
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07.30.24

MANA Investments

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. STUCCO AWNING
E. POTSHELF
F. FOAM TRIM
G. RECESS HEADER
H. COMPOSITE SHUTTER
I. HORIZONTAL SIDING
J. BOARD AND BATTEN
K. CEMENTITIOUS TRIM
L. ROLL UP GARAGE DOOR
M. LIGHT FIXTURE
N. VINYL WINDOW



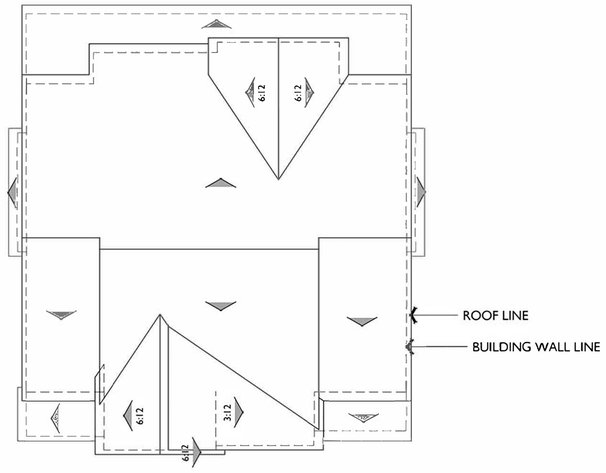
FRONT

B - CONTEMPORARY RANCH

1/4"=1'-0"



REAR



ROOF PLAN 1B

1/8"=1'-0"

PITCH: 4:12 UNO
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING 1B

Contemporary Ranch Elevations

MARIANI RANCH - DUETS

Morgan Hill , California

0 4 8 16

830.24038

07.30.24

MANA Investments

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. STUCCO AWNING
E. POTSHELF
F. FOAM TRIM
G. RECESS HEADER
H. COMPOSITE SHUTTER
I. HORIZONTAL SIDING
J. BOARD AND BATTEN
K. CEMENTITIOUS TRIM
L. ROLL UP GARAGE DOOR
M. LIGHT FIXTURE
N. VINYL WINDOW



LEFT



RIGHT

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BUILDING 1B
Contemporary Ranch Elevations

MARIANI RANCH - DUETS
Morgan Hill , California

0 4 8 16

830.24038

07.30.24

MANA Investments



APPROXIMATE SHADING PATTERN

December 21st at 9:00 AM
(127° Azimuth, 6° Altitude)

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints and **approximate shading pattern onto adjacent lots at *9:00 AM on December 21st***. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

The SFD & Cluster products will have light & ventilation on (4) walls and Duet product will have light and ventilation on (3) walls. Thoughtful design efforts will be made in regards to window placement in order to provide opportunities for cross-ventilation (passive cooling) to cut down on energy used for air conditioning needs.

There is no assumed existing vegetation on the site or adjacent to this site which would cast additional shadow on the project. This exhibit represents the homes and their shadows only. Special consideration will need to be made in respect to future landscaping plans in order to preserve energy conservation opportunities.

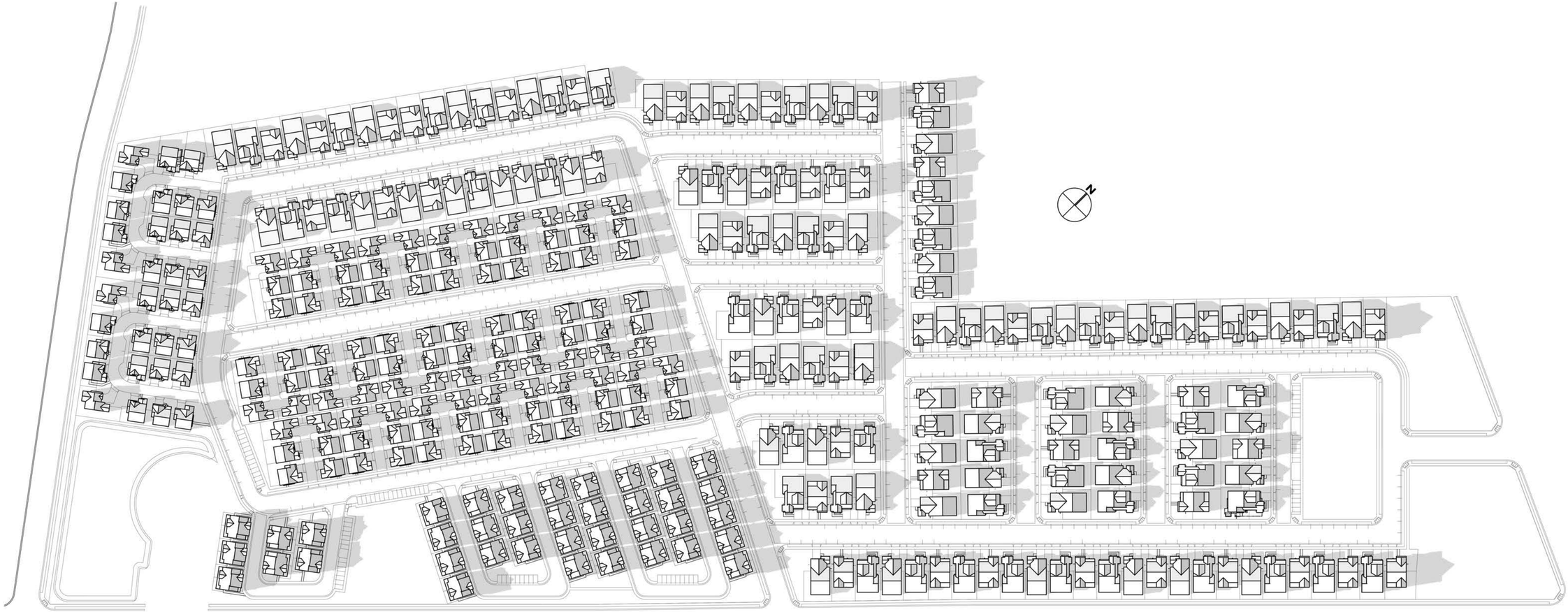
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ENERGY CONSERVATION PLAN
MARIANI RANCH
Morgan Hill , California

0 25 50 100
SCALE: 1" = 100'

830.24036

11 . 20 . 24



APPROXIMATE SHADING PATTERN

December 21st at 3:00 PM
(209° Azimuth, 21° Altitude)

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints and **approximate shading pattern onto adjacent lots at *3:00 PM on December 21st***. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

The SFD & Cluster products will have light & ventilation on (4) walls and Duet product will have light and ventilation on (3) walls. Thoughtful design efforts will be made in regards to window placement in order to provide opportunities for cross-ventilation (passive cooling) to cut down on energy used for air conditioning needs.

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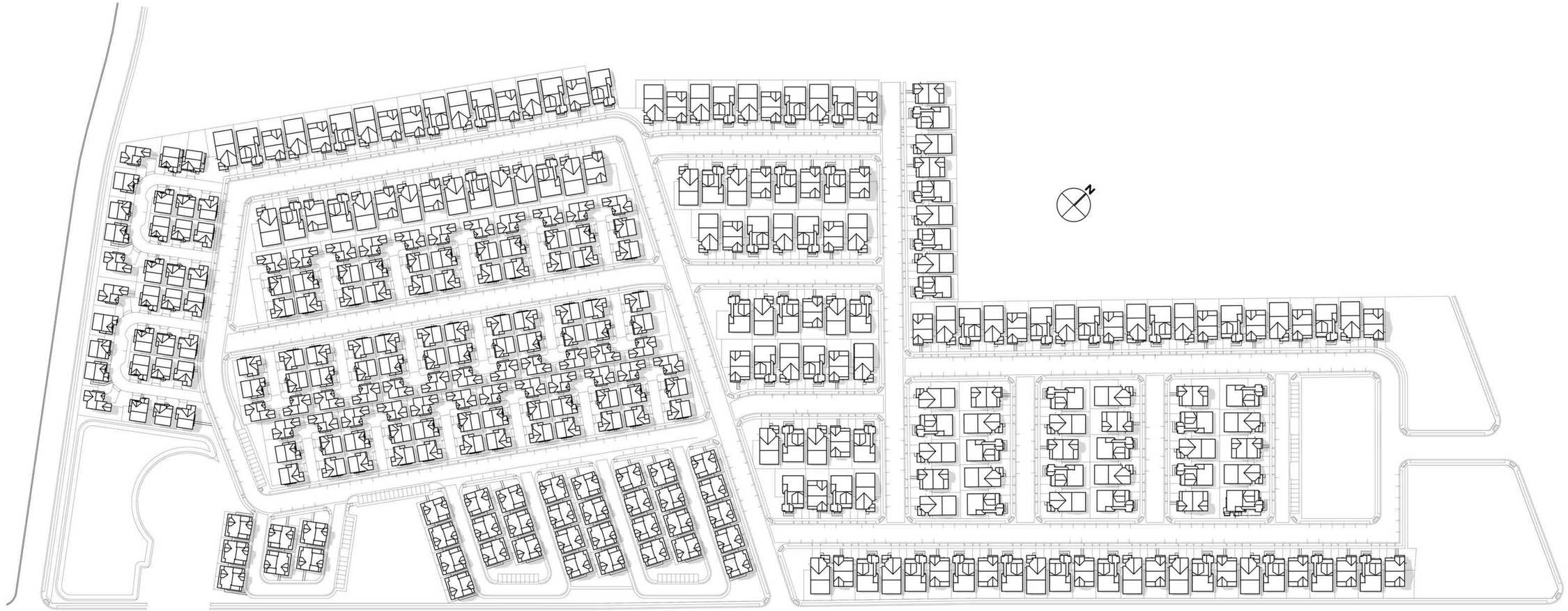
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ENERGY CONSERVATION PLAN
MARIANI RANCH
Morgan Hill , California

0 25 50 100
SCALE: 1" = 100'

830.24036

11 . 20 . 24



APPROXIMATE SHADING PATTERN

June 21st at 3:00 PM
(237° Azimuth, 64° Altitude)

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints and **approximate shading pattern onto adjacent lots at *3:00 PM on June 21st***. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

The SFD & Cluster products will have light & ventilation on (4) walls and Duet product will have light and ventilation on (3) walls. Thoughtful design efforts will be made in regards to window placement in order to provide opportunities for cross-ventilation (passive cooling) to cut down on energy used for air conditioning needs.

There is no assumed existing vegetation on the site or adjacent to this site which would cast additional shadow on the project. This exhibit represents the homes and their shadows only. Special consideration will need to be made in respect to future landscaping plans in order to preserve energy conservation opportunities.

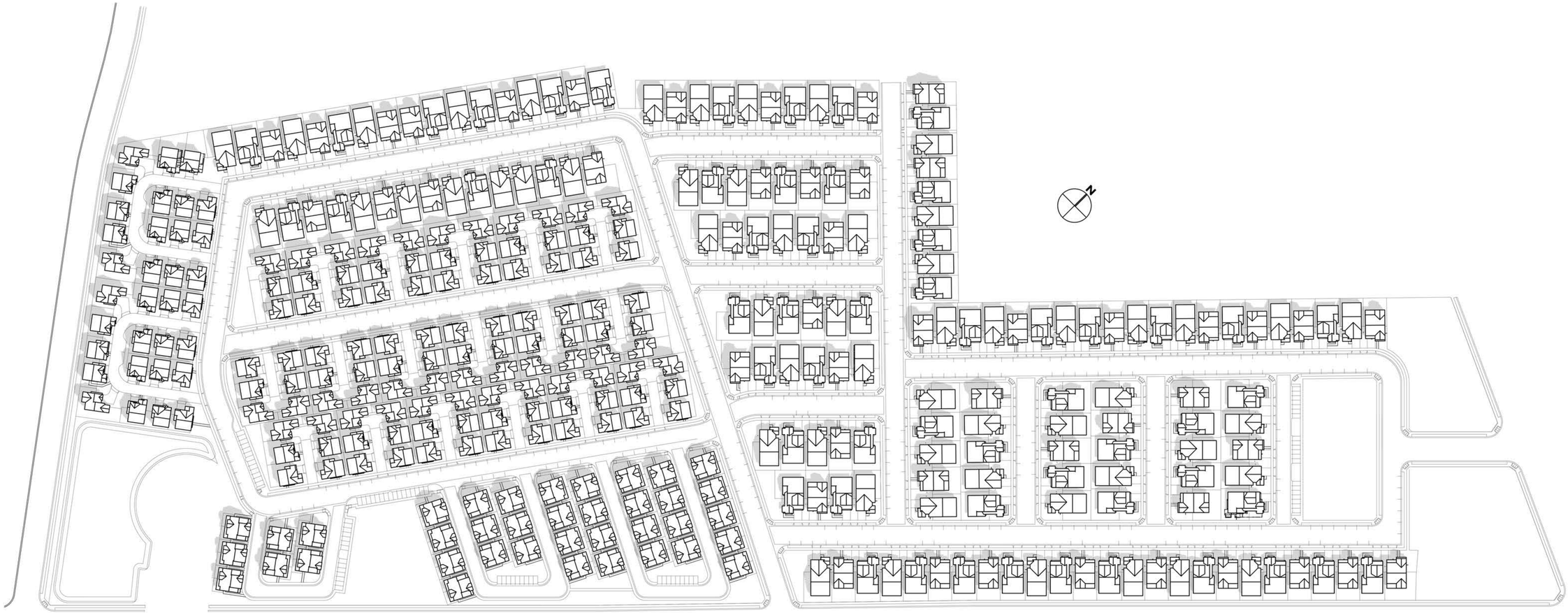
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ENERGY CONSERVATION PLAN
MARIANI RANCH
Morgan Hill , California

0 25 50 100
SCALE: 1" = 100'

830.24036

11 . 20 . 24



APPROXIMATE SHADING PATTERN

June 21st at 9:00 AM
(89° Azimuth, 37° Altitude)

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints and **approximate shading pattern onto adjacent lots at *9:00 AM on June 21st***. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

The SFD & Cluster products will have light & ventilation on (4) walls and Duet product will have light and ventilation on (3) walls. Thoughtful design efforts will be made in regards to window placement in order to provide opportunities for cross-ventilation (passive cooling) to cut down on energy used for air conditioning needs.

There is no assumed existing vegetation on the site or adjacent to this site which would cast additional shadow on the project. This exhibit represents the homes and their shadows only. Special consideration will need to be made in respect to future landscaping plans in order to preserve energy conservation opportunities.

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ENERGY CONSERVATION PLAN
MARIANI RANCH
Morgan Hill , California

0 25 50 100
SCALE: 1" = 100'

830.24036



ROOF PLANE SOLAR ORIENTATION

- *17° of due Southwest*
- *9° of due Southwest*
- *Due Southwest*
- *36° of due West*
- *36° of due South*
- *Due Southeast*
- *9° of due Southeast*
- *17° of due Southeast*

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints with **highlighted roof planes showing orientation (South, Southwest, and Southeast) for optimal solar gain**. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

As shown in the Shading Pattern Exhibits, the majority of roofs will maintain ample access to solar gains with the use of roof-mounted photovoltaics, even on the least optimal day for solar exposure (December 21st).

There is no assumed existing vegetation on the site or adjacent to this site which would cast additional shadow on the project. This exhibit represents the homes and their shadows only. Special consideration will need to be made in respect to future landscaping plans in order to preserve energy conservation opportunities.

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ENERGY CONSERVATION PLAN

MARIANI RANCH

Morgan Hill , California

0 25 50 100

SCALE: 1" = 100'

830.24036

11 . 20 . 24

CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. ALL PROPOSED SHRUBS AND GROUNDCOVER PLANTS ARE RATED AS LOW WATER USE TO PROMOTE THE DROUGHT TOLERANT DESIGN.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE, NARROW UPRIGHT SHRUBS ARE PROPOSED AT THE SIDES OF THE GARAGE DOOR. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

A MAJORITY OF TREE'S THROUGHOUT THE PROJECT ARE PLACED TO MINIMIZE BUILDING BULK AND MASS. THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.

GENERAL NOTES

- THIS PLAN IS SUBMITTED FOR REVIEW AND COMMENTS TO THE CITY OF SANTA CLARA'S GOVERNING AGENCIES. THE PLAN INDICATES A TEMPORARY USE OF THE PROPOSED MODEL UNITS FOR THE MARKETING OF THIS COMMUNITY'S PROPOSED PRODUCTION UNITS.

- THIS PLAN IS FOR INFORMATIONAL USE ONLY AND IS NOT INTENDED AS A DOCUMENT TO APPLY FOR FULL ACCEPTANCE OR TO CIRCUMVENT ANY REQUIREMENTS, STANDARDS, CODES OR GUIDELINES THAT THE CITY OF SANTA CLARA'S MAY HAVE ADOPTED FOR LOW DENSITY RESIDENTIAL DEVELOPMENTS OF THIS TYPE.

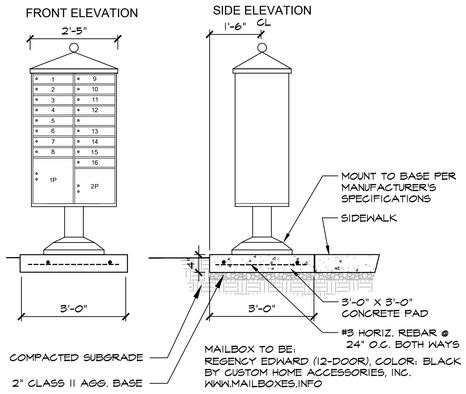
- THIS PLAN IS SPECIFIC TO THE LOCATION OF THE PROPOSED TEMPORARY USE OF THIS PORTION OF THE RECORDED AND APPROVED TRACT. THE PLAN INDICATES SOME TEMPORARY ELEMENTS THAT WILL BE REMOVED WHEN THE MODEL COMPLEX IS NO LONGER NEEDED AS A SALES CENTER FOR THE PROPOSED HOMES IN THIS TRACT. TEMPORARY ELEMENTS MAY INCLUDE ASPHALT PARKING LOT, SALES TRAILER, PENDANT FLAGS, TEMPORARY INFORMATIONAL SIGNAGE, TRAP FENCES AND GATES.

- THIS PLAN REFLECTS A GENERAL DESCRIPTION OF THE INTENDED USE AND TYPE OF DEVELOPMENT FOR THE MODEL COMPLEX. ALL REQUIREMENTS FOR THE ISSUANCE OF ANY PERMITS WILL BE MET AND PLANS WILL BE SUBMITTED TO THE CITY OF SSANTA CLARA'S FOR APPROVAL AS MAY BE REQUIRED FOR ANY STRUCTURES SUCH AS TRELLIS ELEMENTS, WALLS AND FENCES.

- ALL LANDSCAPED AREAS ARE TO BE AUTOMATICALLY IRRIGATED BY MEANS OF SPRINKLER SYSTEMS WITH COMPUTERIZED, MULTI-PROGRAMMABLE CONTROLLERS AND MATCHED PRECIPITATION RATE HEADS.

- FINAL LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS WILL BE SUBMITTED FOR APPROVAL UNDER SEPARATE COVER AND CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL GOVERNING CODES AND ORDINANCES AND ANY APPLICABLE DESIGN GUIDELINES AND/OR C.C. & R's.



A COMMUNITY MAILBOXES

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	50'/40'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
ARBUTUS MARINA	MARINA STRAWBERRY TREE	24" BOX	20'/20'	LOW
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
STORMWATER POND, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

FENCE LEGEND

SYMBOL	FENCE TYPE
	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE



GENERAL NOTES

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

GRAPHIC SCALE

0 100 200 250

(IN FEET)
1 inch = 100 ft.

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

CLIENT:

MANA CAMDEN FUND, LLC

5927 BALFOUR CT SUITE 208
CARLSBAD, CA 92008
415-310-9195

PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

CONCEPTUAL LANDSCAPE SITE PLAN

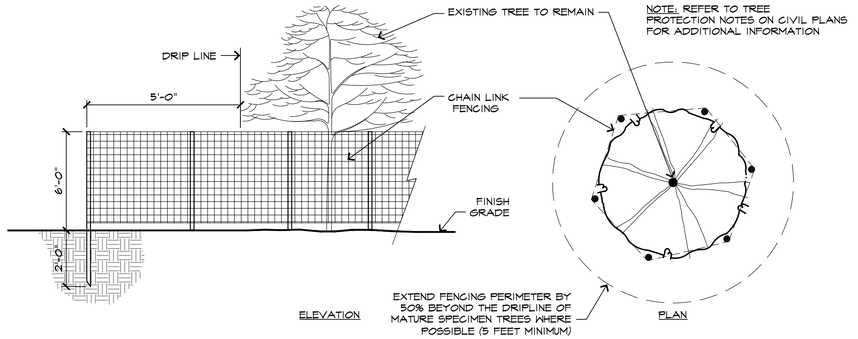
LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
REGISTERED LANDSCAPE ARCHITECT
RENEWAL DATE: 02-28-2025
8-01-2024
DATE
State of California

DATE: NOV, 2024
SCALE: 1"=40'
DRAWN BY: ATP
CHECKED BY:

REVISIONS:

SHEET
L1
OF 10 SHEETS

Tree #	Species	Trunk DBH	Protected	Condition	Preservation	Notes	Canopy/Height
1	English Walnut	16"	Yes	3	Remove	Grafted on Black Walnut stock	20/15
2	Eucalyptus	38"	no	2	Remove	Damage to tree	20/30
3	Cedrus Deodara	27"	no	2.5	Remove	Heavy lean-phototropic	35/35
4	Coral Tree	9,8,7"	no	4	Remove	next to power pole	12.5/18
5	Jacaranda	24"	no	3	Remove	Poor dual trunk structure/union	20/20
6	Yucca tree	16"	no	3	Remove	Specialty Tree-Salvage?	10\8
7	Queen Ann Palm	25ft	no	3	Remove		
8	Jacaranda	14"	no	4	Remove		30/20
9	Canary Island Palm	35ft	no	3	Remove		
10	Modesto Ash	32"	no	3	Remove	Poor dual trunk structure/union	30/30
11	Eucalyptus	42"	no	2	Remove	3 main leaders/trunks	25/20
12	Pindo Palm	12ft	no	4	Remove	No tag	
13	Queen Ann Palm	22ft	no	3	Remove		
14	Black Walnut	38"	no	3	Remove		25/25
15	Avocado	12"	no	4	Remove		
16	Eucalyptus	12"	no	1	Remove	poor tree, bad species	25/15
17	Queen Ann Palm	20ft	no	3	Remove	No tag	
18	podacarpus	12"	no	1	Remove	pollarded, poor health	10\8
19	Avocado	9"	no	2	Remove	No tag	15/12
20	Shrub in tree form	10,7,6	no	1	Remove		12\8
21	Western Red Cedar	24"	yes	1	Remove	bad form, terrible trimming	15/10
22	Almond	24"+13"	no	2	Remove	old, some rot at main leaders	20/20
23	CA Pepper	14"	no	1	Remove	Structure built around/on tree	15/15
24	CA Pepper	9"+6"	no	1	Remove	Structure built around/on tree	
25	Mexican Fan Palm	25ft	no	2	Remove	no pix	
26	Locust Tree	22/25	no	2	Remove		22/25
27	Coast Live Oak	16"	Yes	3	?	On Prop line-back of property	20/15
28	Coast Live Oak	28"	Yes	3	?	On Prop line-back of property	22/20
29	Coast Live Oak	12"	Yes	2	?	On Prop line-back of property	15/10
30	Douglas Fir	14"	no	3	?	On Prop line-back of property	22/12
31	Italian Stone Pine	12"	no	2	?	On Prop line-back of property	16/12
32	Modesto Ash	10"+8"	no	2	Remove	On West side w/in line of poplars	15/10
33	Mimosa Tree	11"	no	3	Remove	In front of fruit store parking lot	15/13
	Poplars-Alive	10-30"	no	2	Remove	Lines REAR property as windbreak	Quantity 143
	poplars-dead	10-30"	no	0	Remove	Lines REAR property as windbreak	Quantiity 50
	Poplars-Alive	10-30"	no	2	Remove	Lines Half Road as windbreak	Quantity 103
	poplars-dead	10-30"	no	0	Remove	Lines Half Road as windbreak	Quantity 45



A **TREE PROTECTION FENCING DETAIL** SCALE : 1/2" = 1'-0"

024 - TreeFencing

EXISTING TREE LEGEND

#XX — **EXISTING TREE TO REMAIN**
XXX SEE ARBORIST REPORT

#XX X — **EXISTING TREE TO BE REMOVED**
#XXX SEE ARBORIST REPORT

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
ARBUTUS MARINA	MARINA STRAWBERRY TREE	24" BOX	20'/20'	
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
STORMWATER POND, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

NOTES:

NO CUTTING OF ANY PART OF PRIVATE TREES OR PUBLIC TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING PRIOR APPROVAL OF THE CITY ARBORIST. TREE TRIMMING/REMOVAL SHALL BE DONE IN ACCORDANCE TO THE CITY OF SANTA CLARA TREE PRESERVATION/CITY ARBORIST SPECIFICATIONS AND WITH DIRECT SUPERVISION OF A CERTIFIED ARBORIST (CERTIFICATION OF INTERNATIONAL SOCIETY OF ARBORICULTURE).

TREE MITIGATION NOTE:

TOTAL OF (769) MITIGATION TREES ARE PROPOSED TO MITIGATE TOTAL OF (363) EXISTING TREES TO BE REMOVED,

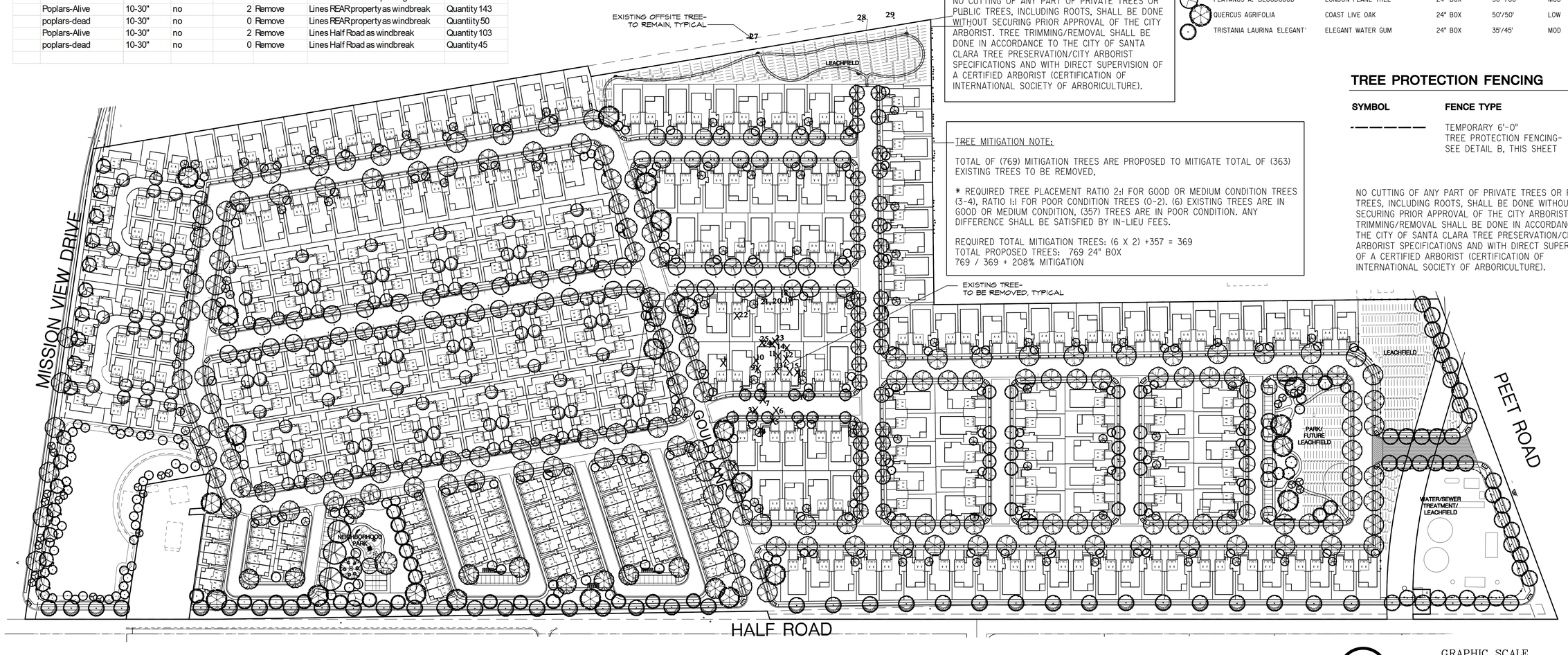
* REQUIRED TREE PLACEMENT RATIO 2:1 FOR GOOD OR MEDIUM CONDITION TREES (3-4), RATIO 1:1 FOR POOR CONDITION TREES (0-2). (6) EXISTING TREES ARE IN GOOD OR MEDIUM CONDITION, (357) TREES ARE IN POOR CONDITION. ANY DIFFERENCE SHALL BE SATISFIED BY IN-LIEU FEES.

REQUIRED TOTAL MITIGATION TREES: (6 X 2) +357 = 369
TOTAL PROPOSED TREES: 769 24" BOX
769 / 369 + 208% MITIGATION

TREE PROTECTION FENCING

SYMBOL	FENCE TYPE
— — — — —	TEMPORARY 6'-0" TREE PROTECTION FENCING- SEE DETAIL B, THIS SHEET

NO CUTTING OF ANY PART OF PRIVATE TREES OR PUBLIC TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING PRIOR APPROVAL OF THE CITY ARBORIST. TREE TRIMMING/REMOVAL SHALL BE DONE IN ACCORDANCE TO THE CITY OF SANTA CLARA TREE PRESERVATION/CITY ARBORIST SPECIFICATIONS AND WITH DIRECT SUPERVISION OF A CERTIFIED ARBORIST (CERTIFICATION OF INTERNATIONAL SOCIETY OF ARBORICULTURE).



RIPLEY DESIGN GROUP, INC.
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Land Planning
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Fax 925.938.7436

CLIENT:

MANA CAMDEN FUND, LLC

5927 BALFOUR CT SUITE 208
CARLSBAD, CA 92008
415-310-9195

PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

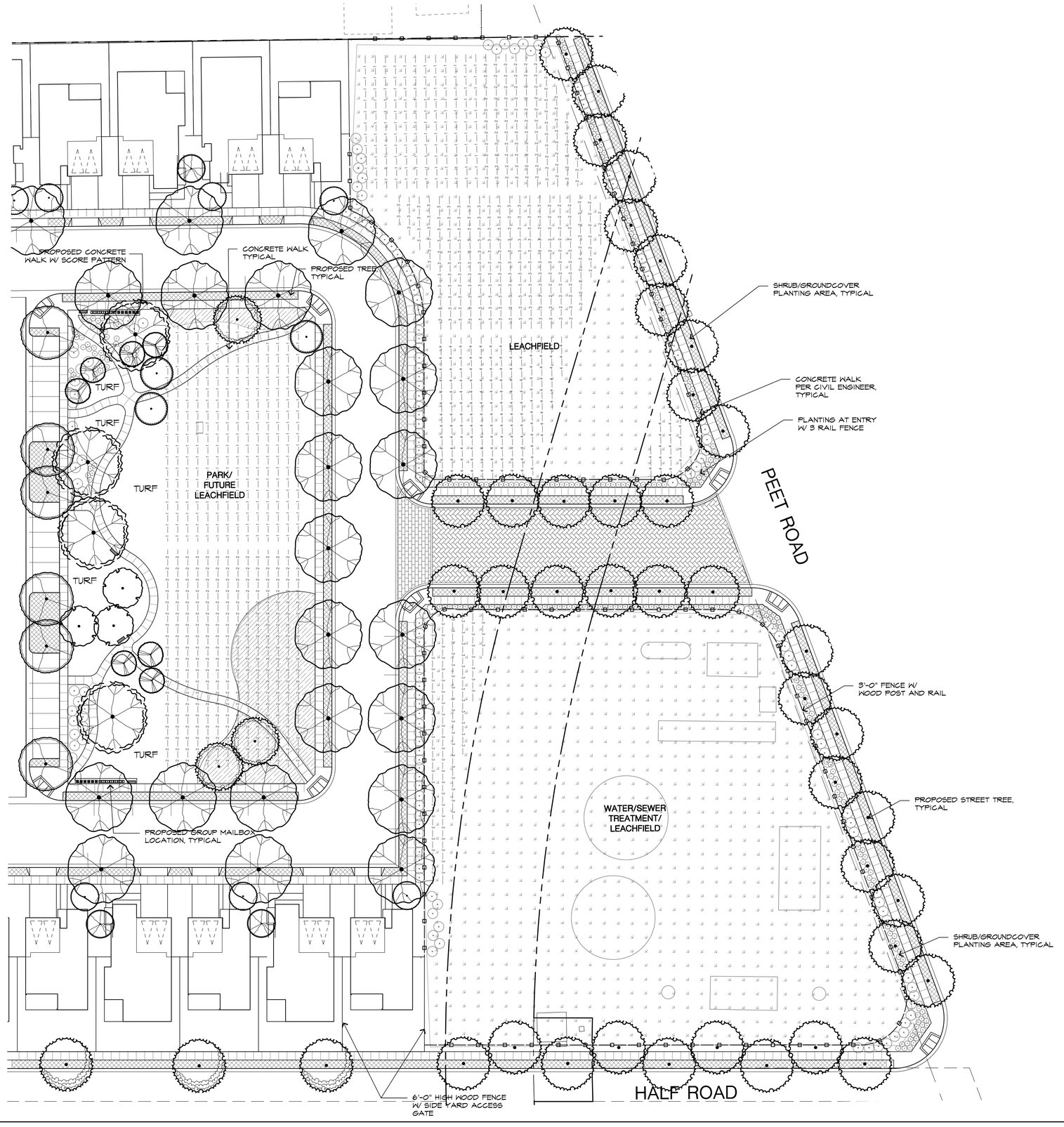
CONCEPTUAL TREE DISPOSITION PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-29-2025
DATE
2-01-2024
State of California

DATE: NOV, 2024
SCALE: 1"=100'
DRAWN BY: ATP
CHECKED BY:

REVISIONS:

SHEET
L2
OF 10 SHEETS



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
ARBUTUS MARINA	MARINA STRAWBERRY TREE	24" BOX	20'/20'	
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
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QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS 'EMERALD CARPET' I GALLON @ 36" O.C.	BEARBERRY		LOW
CAREX TUMULICOLA I GALLON @ 36" O.C.	BERKELEY SEDGE		MEDIUM
MYOPORUM PARVIFOLIUM I GALLON @ 36" O.C.	MYOPORUM		LOW
LANTANA 'CONFETTI' I GALLON @ 36" O.C.	LANTANA		LOW
HYDROSEED - REFER TO SF BAY HABITAT MIX SEED			LOW
WETLAND - REFER TO SF BAY HABITAT MIX HYDROSEED			LOW
NO MOW NATIVE FESCUE SODDED-AVAILABLE AT DELTA BLUEGRASS	NO MOW TURF		LOW
TURF BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF		HIGH

GENERAL NOTES

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

GRAPHIC SCALE

0 30 60 90

(IN FEET)

1 inch = 30 ft.

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CONCEPTUAL ENTRY / OPEN SPACE ENLARGEMENT

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
RENEWAL DATE 02-28-2025
8-01-2024
DATE
State of California

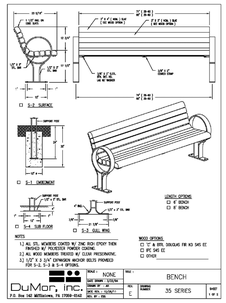
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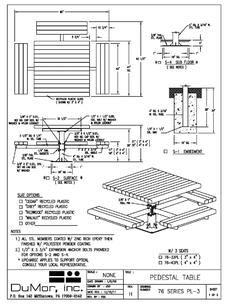
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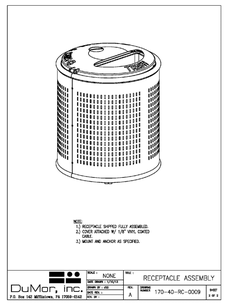
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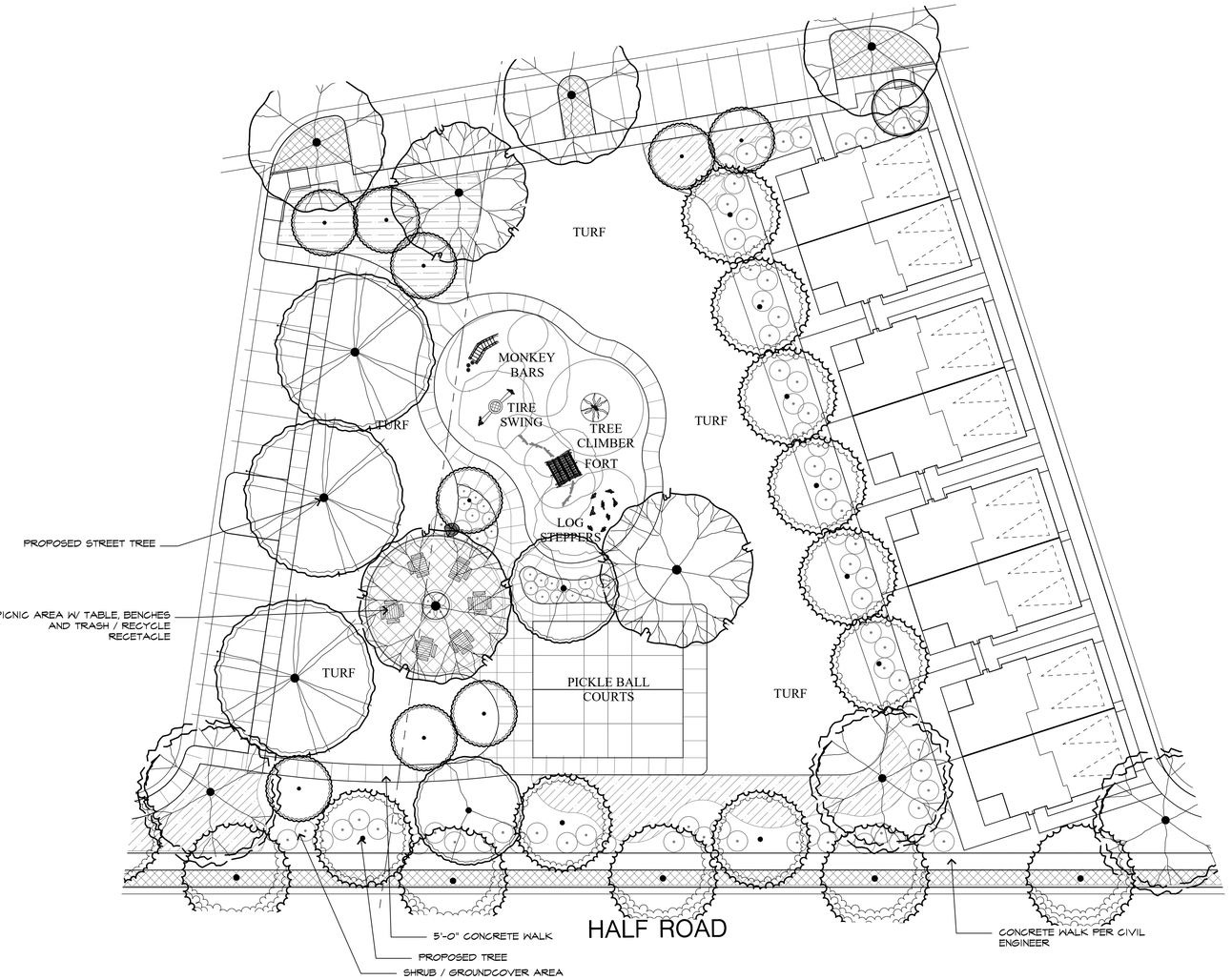
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OF 10 SHEETS









PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
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MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	30'/30'	MOD
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PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
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CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
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MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHAMNUS C. MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS 'EMERALD CARPET' I GALLON @ 36" O.C.	BEARBERRY		LOW
CAREX TUMULICOLA I GALLON @ 36" O.C.	BERKELEY SEDGE		LOW
MYOPORUM PARVIFOLIUM I GALLON @ 36" O.C.	MYOPORUM		LOW
LANTANA 'CONFETTI' I GALLON @ 36" O.C.	LANTANA		LOW
HYDROSEED - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET SEED			LOW
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TURF — BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF		HIGH



TIRE SWING



TREE CLIMBER



FORT AND MONKEY BARS



LOG STEPPERS

GRAPHIC SCALE

0 20 30 40

(IN FEET)
1 inch = 20 ft.

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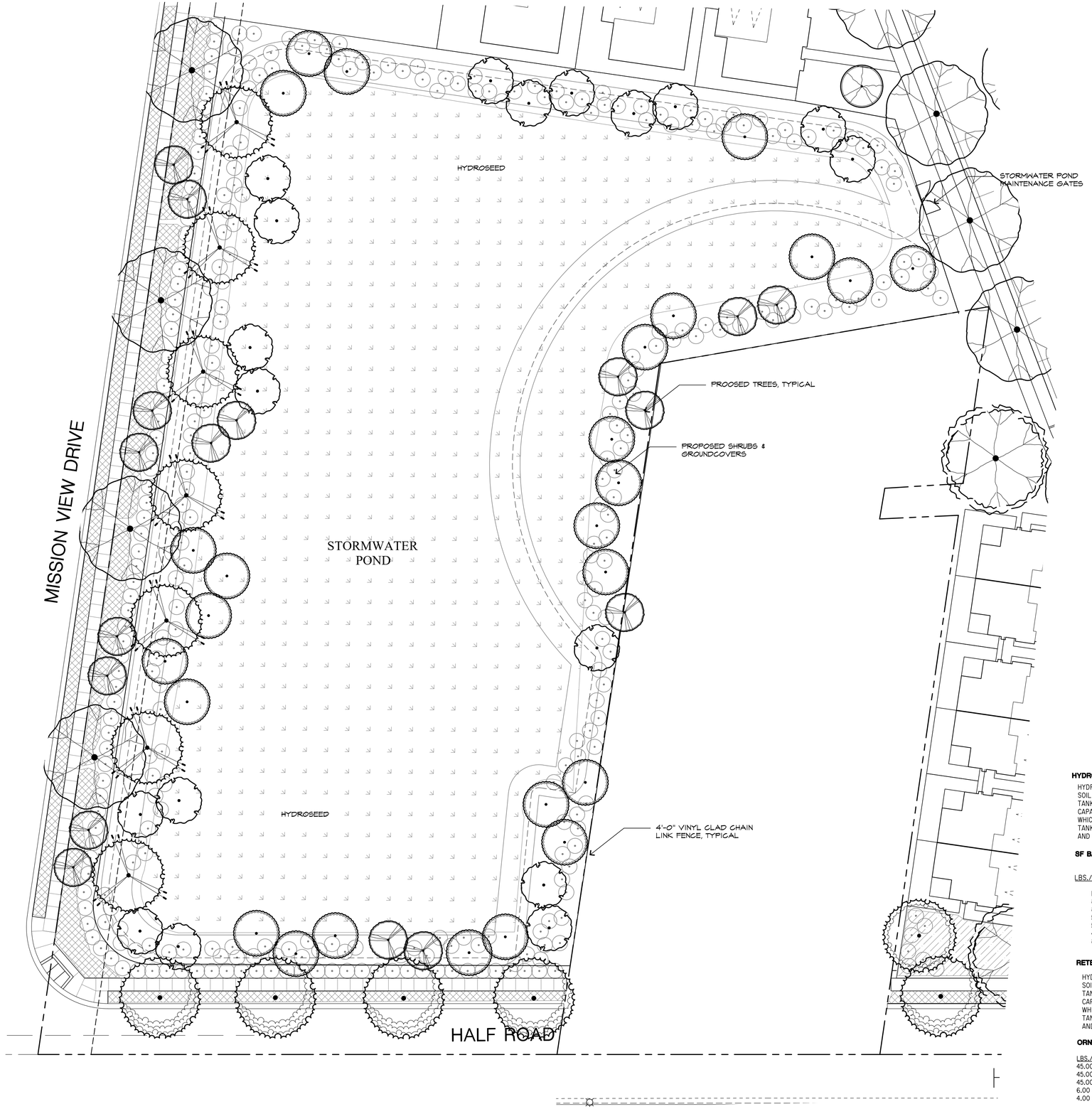
CONCEPTUAL NEIGHBORHOOD PARK ENLARGEMENT

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE: 02-28-2025
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DATE: NOV, 2024
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REVISIONS:

SHEET
L4
OF 10 SHEETS



PRELIMINARY PROPOSED TREE PALETTE

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SHRUBS

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ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
CEANOTHUS CUNEATUS	WEDGE EAF BUCKBRUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
FRANGULA CALIFORNICA	CAL. FALSE BUCKTHORN	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
HETEROMELES ARBUTIFOLIA	CALIFORNIA CHRISTMS BERRY	5 GALLON	LOW
LUPINUS ALBIFRONS	WHITE LEAF LUPINE	5 GALLON	LOW
MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHAMNUS C. MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SALVIA COLUMBARIAE	CALIFORNIA SAGE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
VACCINIUM OVATUM	EVERGREEN BLUEBERRY	5 GALLON	LOW

GROUNDCOVERS

	ARCTOSTAPHYLOS 'EMERALD CARPET' I GALLON @ 36" O.C.	BEARBERRY	LOW
	CAREX TUMULICOLA I GALLON @ 36" O.C.	BERKELEY SEDGE	LOW
	MYOPORUM PARVIFOLIUM I GALLON @ 36" O.C.	MYOPORUM	LOW
	LANTANA 'CONFETTI' I GALLON @ 36" O.C.	LANTANA	LOW
	HYDROSEED - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET SEED		LOW
	WETLAND - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET HYDROSEED		LOW
NO MOW	NATIVE FESCUE SODDED-AVAILABLE AT DELTA BLUEGRASS	NO MOW TURF	LOW
TURF	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH

HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

SF BAY HABITAT MIX- 2014

LBS./ACRE SPECIES/COMMON NAME - 48 TOTAL LBS.

10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW
CASTILLEJA EXERTA/PURPLE OWLS CLOVER
CLARKIA PURPUREA/WINE CUP CLARKIA
ERIOGONUM NUDUM/NAKED BUCKWHEAT
ERIOPHYLLUM CONFERTIFLOIUM/GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY
EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD
GRINDELIA CAMPORUM/GUMPLANT
LUPINUS NANUS/SKY LUPINE
PHACELIA CALIFORNICA/PERENNIAL BLUEBELL
RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
SISYRINCHIUM BELLUM/BLUE EYED GRASS
TRIPHYSARIA/YELLOW OWLS CLOVER
WYETHIA ANGUSTIFOLIA/MULE EARS

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6855

RETENTION BASIN HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

ORNAMENTAL BIOSWALE MIX

LBS./AC	SPECIES
45.00	FESTUCA LONGIFOLIA
45.00	FESTUCA OVINA
45.00	FESTUCA GLAUCA GLAUCA
6.00	AGROSTIS PALLENS
4.00	CAREX DIVULSA

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GRAPHIC SCALE
0 20 30 40
(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
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CLIENT:

MANA CAMDEN FUND, LLC

5927 BALFOUR CT SUITE 208
CARLSBAD, CA 92008
415-310-9195

PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

CONCEPTUAL STORM ENLARGEMENT

LICENSED LANDSCAPE ARCHITECT
ANNA M. CARPENTER
3684
RENEWAL DATE 02-29-2026
8-01-2024
DATE
State of California

DATE: NOV, 2024
SCALE: 1"= 20'
DRAWN BY: ATP
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REVISIONS:

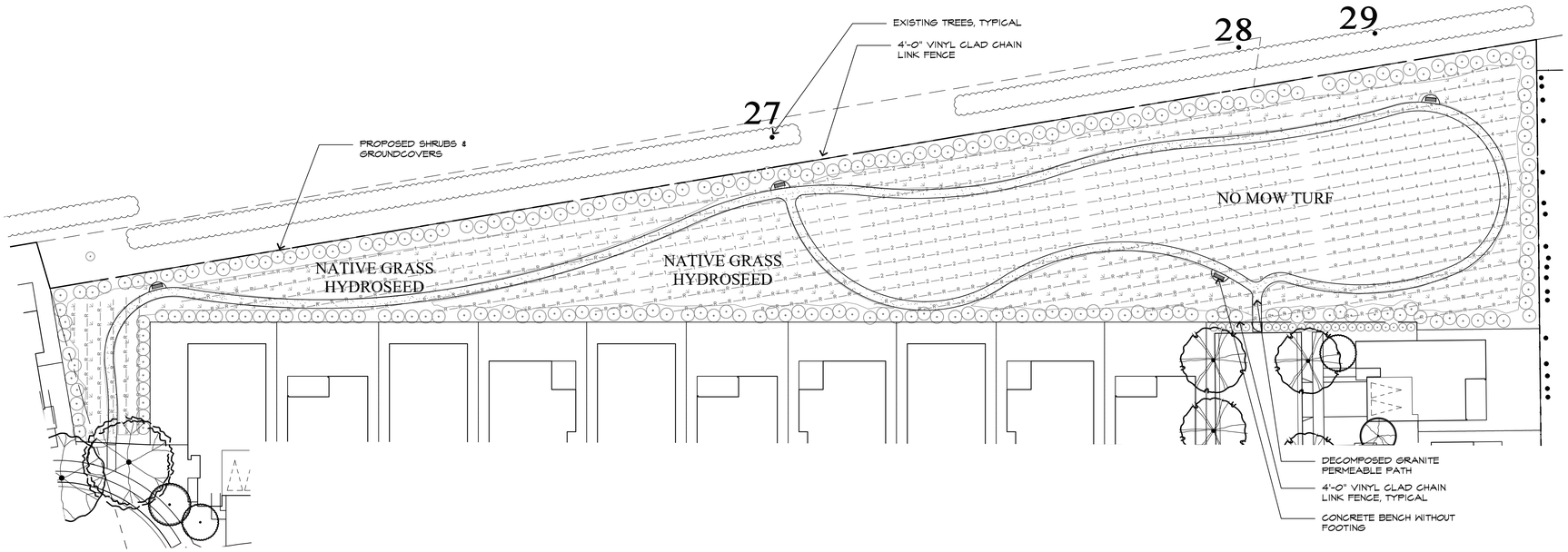
SHEET
L5
OF 10 SHEETS

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	40'/40'	MOD
FRAXINUS OXYCARPA RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
STORMWATER POND, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
CEANOTHUS CUNEATUS	WEDGE EAF BUCKBRUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
FRANGULA CALIFORNICA	CAL. FALSE BUCKTHORN	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
HETEROMELES ARBUTIFOLIA	CALIFORNIA CHRISTMS BERRY	5 GALLON	LOW
LUPINUS ALBIFRONS	WHITE LEAF LUPINE	5 GALLON	LOW
MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SALVIA COLUMBARIAE	CALIFORNIA SAGE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
VACCINIUM OVATUM	EVERGREEN BLUEBERRY	5 GALLON	LOW

BOTANICAL NAME	COMMON NAME	WATER USE
GROUNDCOVERS		
ARCTOSTAPHYLOS 'EMERALD CARPET' I GALLON @ 36" O.C.	BEARBERRY	LOW
CAREX TUMULICOLA I GALLON @ 36" O.C.	BERKELEY SEDGE	LOW
MYOPORUM PARVIFOLIUM I GALLON @ 36" O.C.	MYOPORUM	LOW
LANTANA 'CONFETTI' I GALLON @ 36" O.C.	LANTANA	LOW
HYDROSEED - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET SEED		LOW
WETLAND - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET HYDROSEED		LOW
NO MOW — NATIVE FESCUE SODDED-AVAILABLE AT DELTA BLUEGRASS	NO MOW TURF	LOW
TURF — BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH



HYDROSEEDING SPECIFICATIONS

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SF BAY HABITAT MIX- 2014

LBS./ACRE	SPECIES/COMMON NAME - 48 TOTAL LBS.
10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

RETENTION BASIN HYDROSEEDING SPECIFICATIONS

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ORNAMENTAL BIOSWALE MIX

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45.00	FESTUCA GLAUCA GLAUCA
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4.00	CAREX DIVULSA

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CASTILLEJA EXERTA/PURPLE OWLS CLOVER
CLARKIA PURPUREA/WINE CUP CLARKIA
ERIOGONUM NUDUM/NAKED BUCKWHEAT
ERIOPHYLLUM CONFERTIFLOIUM/GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY
EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD
GRINDELIA CAMPORUM/GUMPLANT
LUPINUS NANUS/SKY LUPINE
PHACELIA CALIFORNICA/PERENNIAL BLUEBELL
RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
SISYRINCHIUM BELLUM/BLUE EYED GRASS
TRIPHYSARIA/YELLOW OWLS CLOVER
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GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

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LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

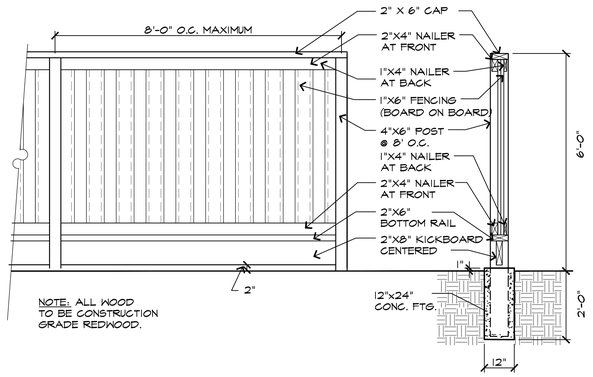
DOG PARK / LEACHFIELD

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE: 02-28-2025
8-01-2024
DATE
State of California

DATE: NOV, 2024
SCALE: 1"= 30'
DRAWN BY: ATP
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REVISIONS:

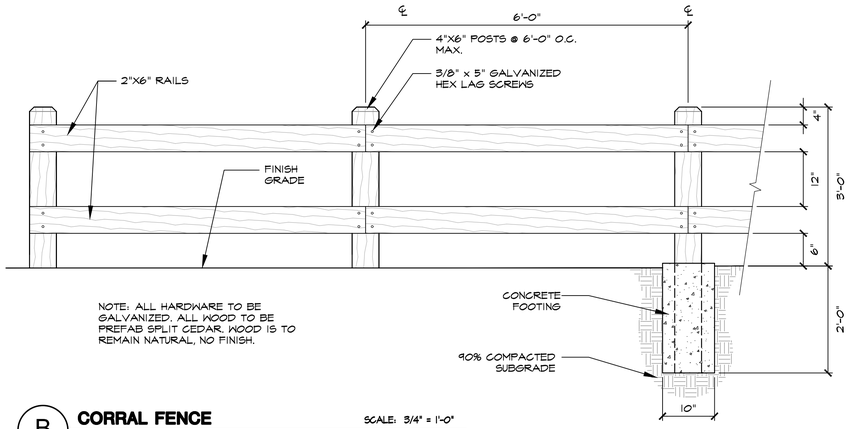
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OF 10 SHEETS



WOOD FENCE W/KICKERBOARD

SCALE: 1/2" = 1'-0"

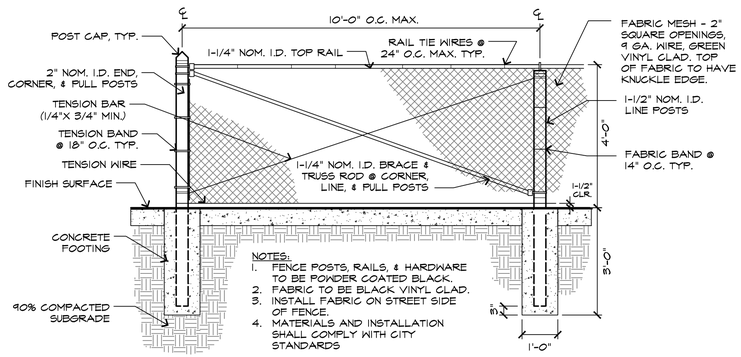
024 - FncRai



B CORRAL FENCE

SCALE: 3/4" = 1'-0"

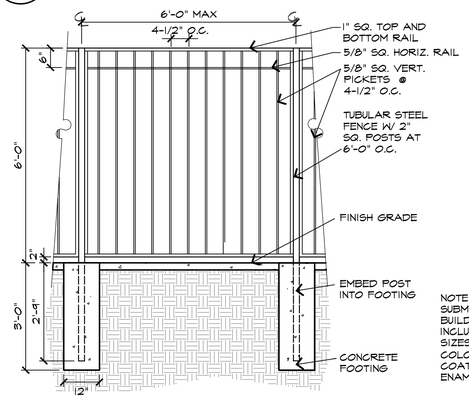
018 -



C 4' VINYL CLAD CHAIN LINK FENCE

SCALE : 1/2"=1'-0"

024 - FncChnLnk-3



NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BUILDER FOR APPROVAL, INCLUSIVE OF ALL MEMBER SIZES, & STEEL GAUGE. COLOR: (1) COAT PRIMER/(2) COATS SEMI-GLOSS BLACK ENAMEL.

D TUBULAR STEEL FENCE

SCALE : 1/2"=1'-0"

024 - FncMtn



Standard Model: 537-1052

Specifications

thepark COLLECTION

Product Details:

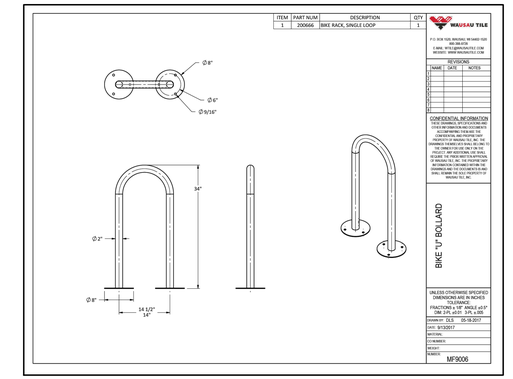
Capacity	1 door/1 Bike
Materials	• Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be UV stabilized to prevent fading. • Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors. **No On Site Assembly Required.** • Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.
Setback:	Please allow 5ft clearance for door
Hardware:	High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.
Locks:	**2 Standard Lock Options (No Charge)** • Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three (3) stainless steel rods controlling the vertical travel of aluminum locking bar which extends into the same stainless steel hold down.
	• Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from ½" to ¾" Diameter. Padlocks and U-Locks not included.

*Subject to change without notice

E BIKE LOCKER

SCALE : NTS

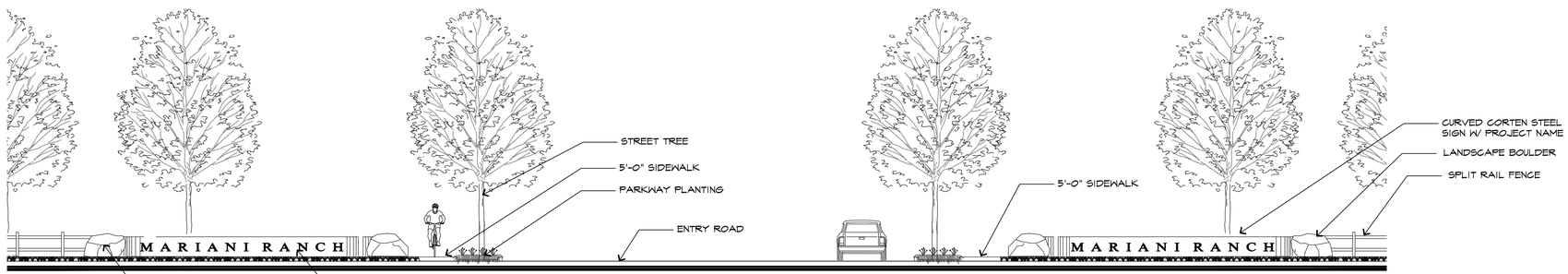
000 - BIKE LOCKER



F BIKE LOCKER

SCALE : NTS

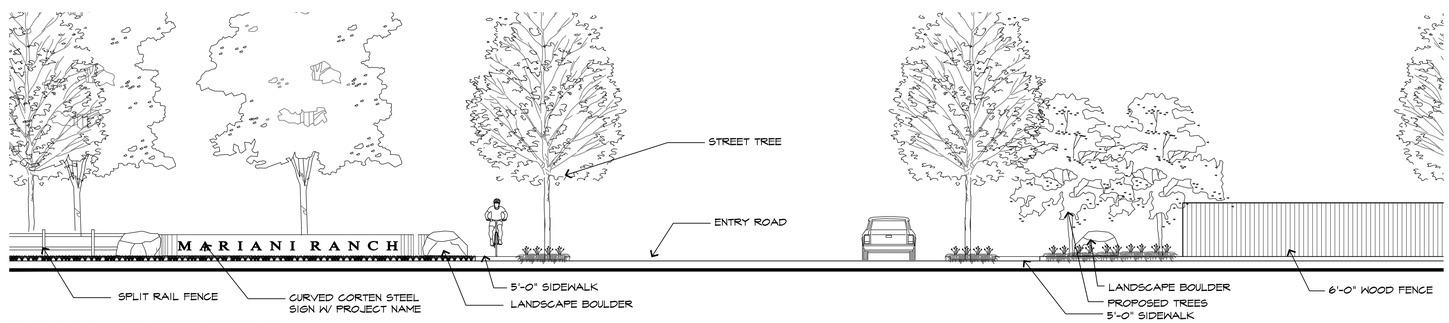
000 - BIKE LOCKER



G MAIN ENTRY MONUMENT

SCALE : 1"=8'-0"

000 - ENTRY MONUMENT



H SECONDARY ENTRY MONUMENT

SCALE : 1"=8'-0"

000 - ENTRY MONUMENT

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LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

CONCEPTUAL LANDSCAPE DETAILS

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
Annika Carpenter
SIGNATURE
RENEWAL DATE: 02-29-2026
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DATE
State of California

DATE: NOV, 2024
SCALE: AS SHOWN
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REVISIONS:

SHEET
L7
OF 10 SHEETS

PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

2. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.

4. SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
   - 6 CU.YDS. ORGANIC COMPOST
   - 35 LBS. 6-20-20 COMMERCIAL FERTILIZER
   - 50 LBS. IRON SULFATE (20% Fe)

5. BACKFILL FOR SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
   - 6 PARTS BY VOLUME ON SITE SOIL
   - 4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
   - 2LB./CU.YD. OF MIX 6-20-20
   - 2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX

6. ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT FROM WAYPOINT ANALYTICAL CALIFORNIA, INC. (408-727-0330) FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL

   FOLLOW THE SOIL PREPARATION AND BACKFILL MIX PER THE REPORT.

7. ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS

8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE RECYCLED WOOD WASTE, COLOR TO BE BLACK, (916-452-0142).

9. CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.

10. CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.

11. LANDSCAPE ARCHITECT AND/ OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.

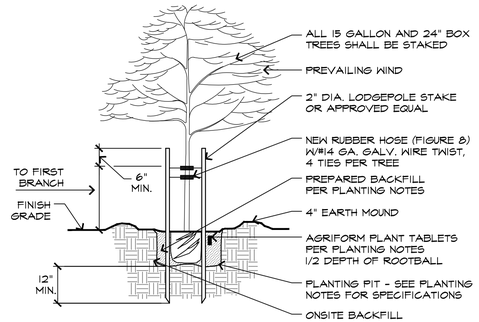
12. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

13. PER CITY STANDARD 3 - DESIGNATE 700 CUBIC FEET OF NONCOMPACTED SOIL FOR SMALL TREES, 1400 CUBIC FEET OF NON-COMPACTED SOIL FOR MEDIUM TREES, AND 2100 CUBIC FEET OF NONCOMPACTED SOIL FOR LARGE TREES TO ALLOW TREES TO REACH THEIR MATURITY.

14. STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES

15. PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, BUBBLE BOX EMITTERS, ETC.) AND WILL OFFSET OR RELOCATE TREES WHERE NECESSARY OUTSIDE OF THE BIORETENTION AREA BASIN AND BANK PLANTING ZONES TO MAXIMIZE RUNOFF DISPERSAL THROUGHOUT BIORETENTION AREA

16. INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS



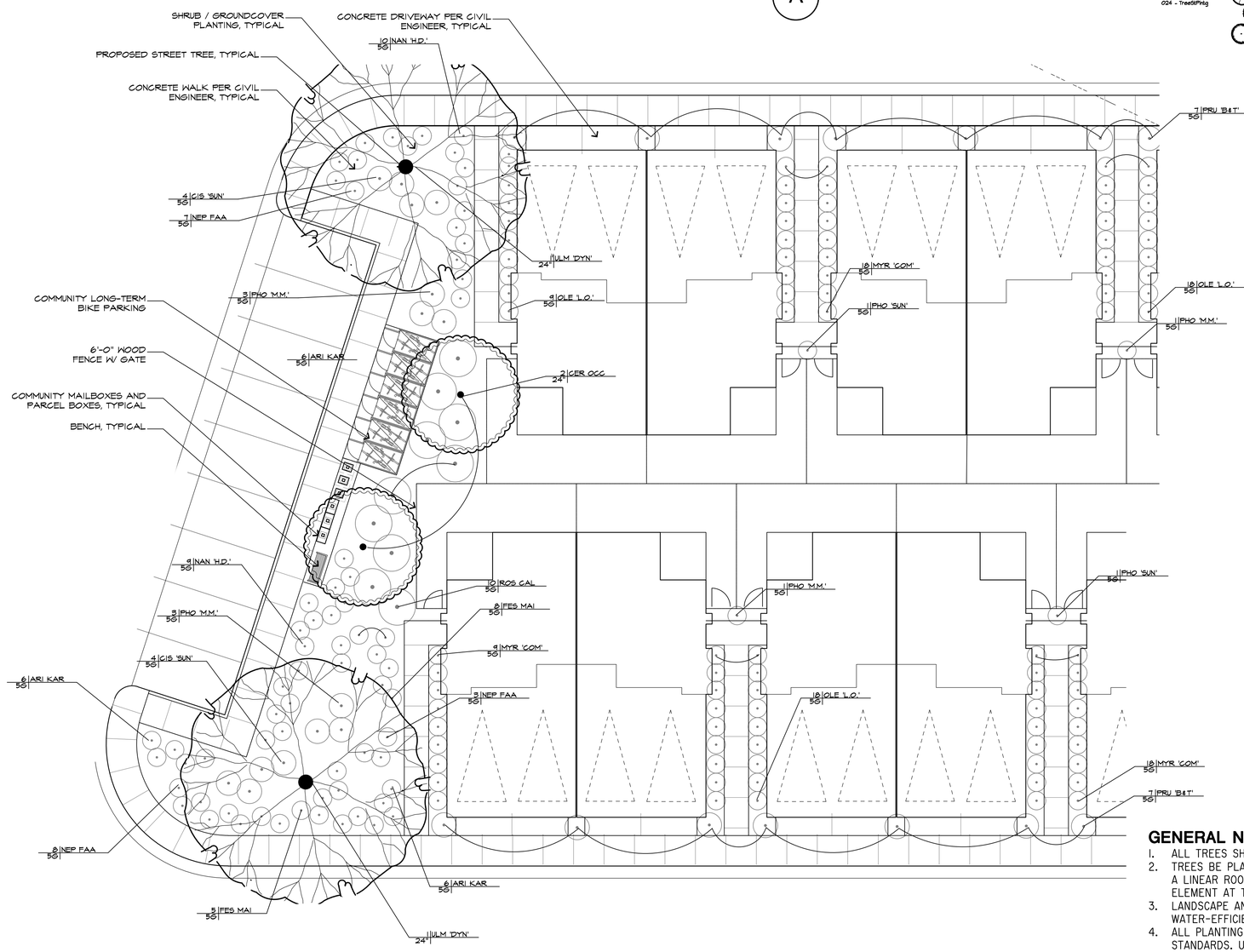
NOTE:
1. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREES IS WITHIN 5' FROM PAVING. ROOT SOLUTIONS ROOT BARRIER OR EQUAL MAY BE USED. LENGTH OF BARRIER TO BE CENTERED ON TREE.

A **TREE PLANTING AND STAKING DETAIL** SCALE: 1/2" = 1'-0"

024 - TreeStPlntg

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
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QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
ARBUTUS MARINA	MARINA STRAWBERRY TREE	24" BOX	20'/20'	
FRAXINUS OXYCARPA RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
STORMWATER POND, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD



PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ABE 'PRO'	ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	LOW
ARB COM	ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARC 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARC 'P.M.'	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BAC 'T.P.'	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
BOU GRA	BOUTALOUA GRACILIS ' BLONDE AMBITION'	BLUE GRAMA GRASS	5 GALLON	LOW
BUD 'DAV'	BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CEA 'L.C.'	CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CIS 'PRO'	CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CIS 'SUN'	CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	LOW
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	5 GALLON	LOW
FES MAI	FESTUCA MAIREII	GREEN FESCUE	5 GALLON	LOW
FRE 'K.T.'	FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GALLON	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAV 'MUN'	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	5 GALLON	LOW
LOR CHI	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOR 'RAZ'	LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NAN 'H.D.'	NANDINA 'HARBOUR DWARF	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NEP FASS	NEPETA FAASSENNII	CATMINT	5 GALLON	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PEN HAM	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	5 GALLON	LOW
PEN 'F.T.'	PENNISETUM FAIRY TAILS'	FOUNTAIN GRASS	5 GALLON	LOW
PHO 'SUN'	PHORMIUM SUNDOWNER'	NEW ZEALAND FLAX	5 GALLON	LOW
PHO 'M.M.'	PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PRU 'B&T'	PRUNUS 'BRIGHT & TIGHT	COMPACT CAROLINA LAUREL	5 GALLON	LOW
RHA 'BAL'	RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
RHA 'W.E.'	RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
RHA 'S.B.'	RHAMNUS C. MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROM COU	ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
ROS 'C.B.'	ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
SOL HET	SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYM ALB	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SYR VUL	SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW

GROUNDCOVERS

	ARCTOSTAPHYLOS 'EMERALD CARPET' I GALLON @ 36" O.C.	BEARBERRY	LOW
	CAREX TUMULICOLA I GALLON @ 36" O.C.	BERKELEY SEDGE	LOW
	MYOPORUM PARVIFOLIUM I GALLON @ 36" O.C.	MYOPORUM	LOW
	LANTANA 'CONFETTI' I GALLON @ 36" O.C.	LANTANA	LOW
	HYDROSEED - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET SEED		LOW
	WETLAND - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET HYDROSEED		LOW
NO MOW	NATIVE FESCUE SODDED-AVAILABLE AT DELTA BLUEGRASS	NO MOW TURF	LOW
TURF	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH

GENERAL NOTES

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

GRAPHIC SCALE
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(IN FEET)
1 inch = 10 ft.

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Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

CLIENT:

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5927 BALFOUR CT SUITE 208
CARLSBAD, CA 92008
415-310-9195

PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

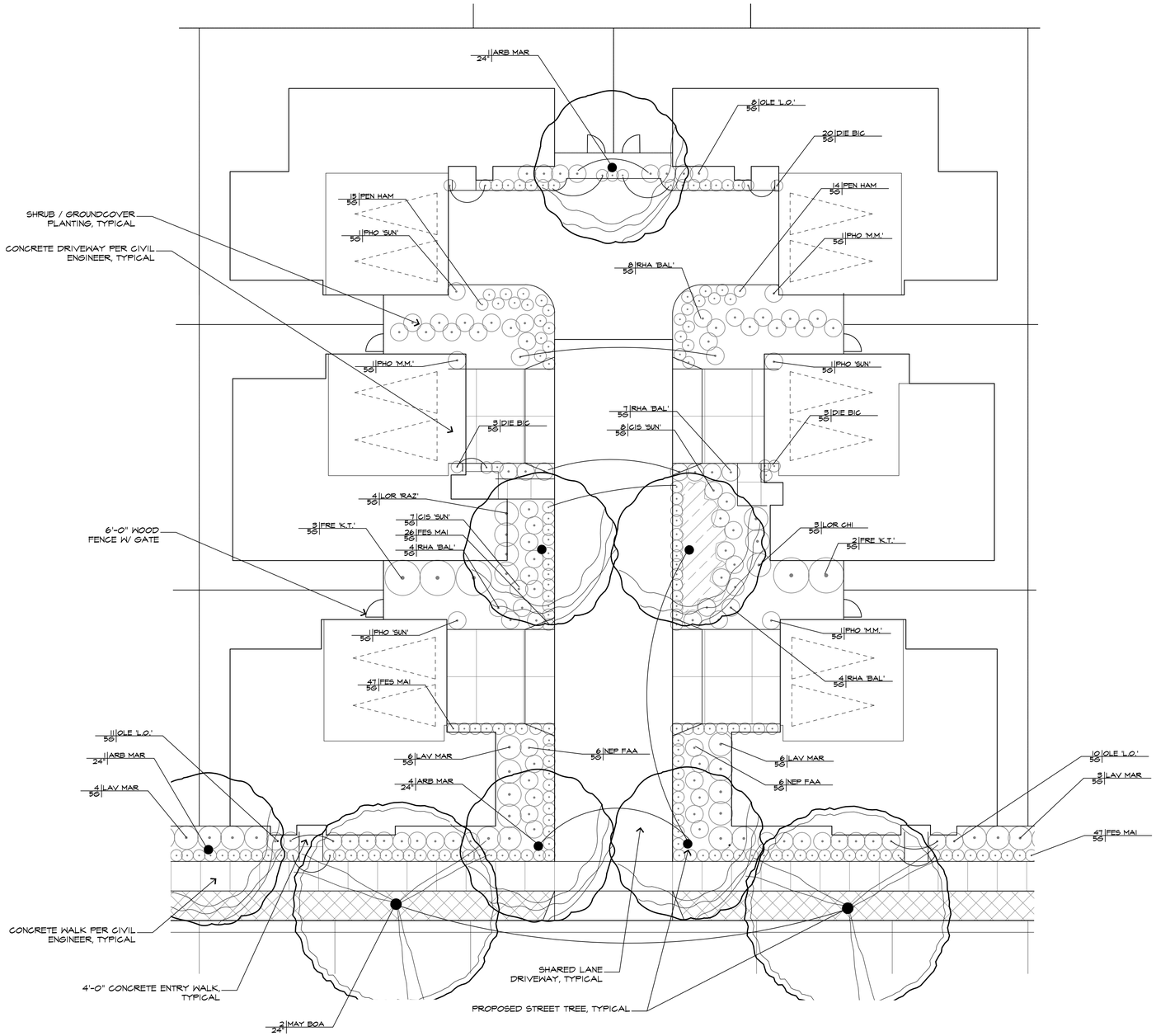
DUET HOMES TYPICAL PLANTING

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE: 08-31-2025
8-01-2024
DATE
State of California

DATE: NOV, 2024
SCALE: 1"=10"
DRAWN BY: ATP
CHECKED BY:

REVISIONS:

SHEET
L8
OF 10 SHEETS



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
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PRELIMINARY PROPOSED PLANT PALETTE

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LANE HOMES TYPICAL PLANTING

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE: 02-28-2025
DATE
8-01-2024
State of California

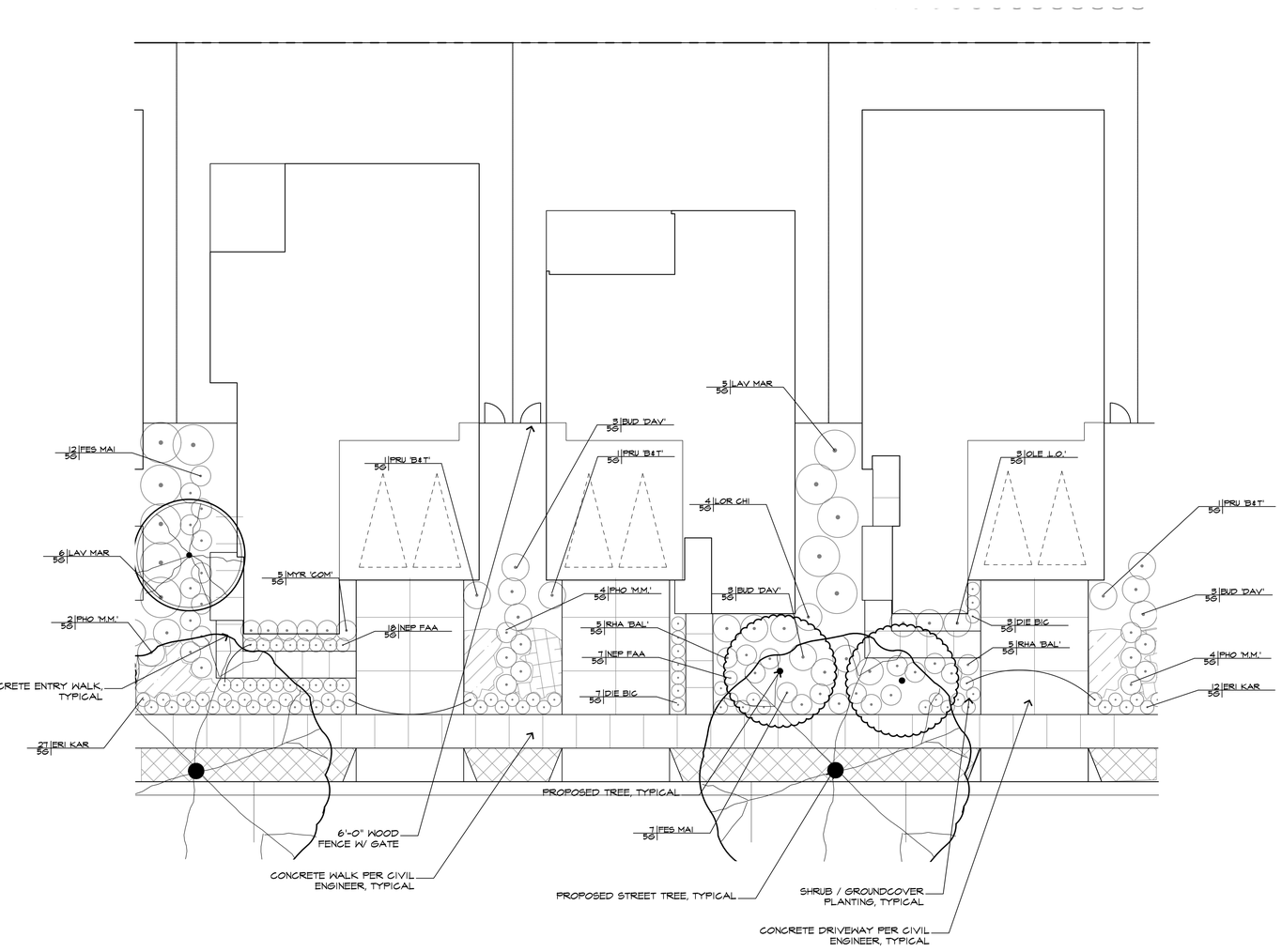
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SCALE: 1"=10"
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REVISIONS:

SHEET

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OF 10 SHEETS



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
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1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
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Tel 925.938.7377
Fax 925.938.7436

CLIENT:

MANA CAMDEN FUND, LLC

5927 BALFOUR CT SUITE 208
CARLSBAD, CA 92008
415-310-9195

PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

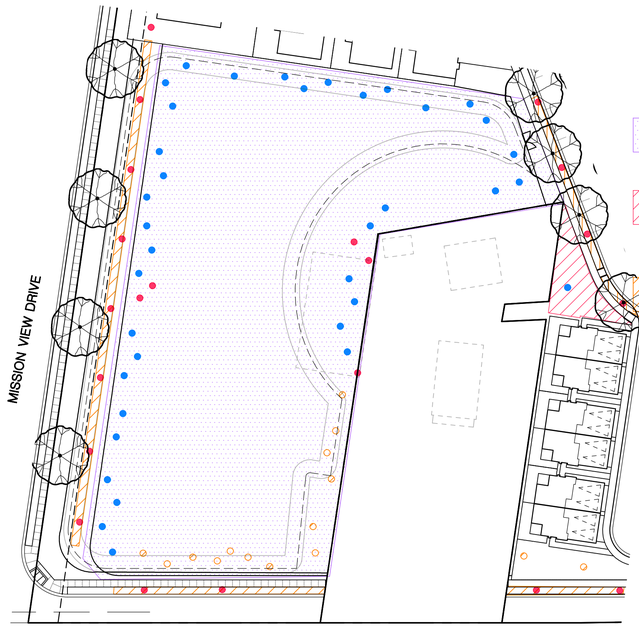
SINGLE FAMILY HOMES TYPICAL PLANTING

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
RENEWAL DATE 02-28-2025
8-01-2024
DATE
State of California

DATE: NOV, 2024
SCALE: 1"=10"
DRAWN BY: ATP
CHECKED BY:

REVISIONS:

SHEET
L10
OF 10 SHEETS



HYDROZONE KEY - STORMWATER POND

SYMBOL	DESCRIPTION
	A-1 TREE EMITTER 350 SF LOW WATER USE TREES
	A-2 TREE EMITTER 161 SF MODERATE WATER USE TREES
	A-3 DRIP 72,100 SF LOW WATER USE SHRUBS / HYDROSEED
	A-4 DRIP 1793 SF LOW WATER USE SHRUBS & GROUNDCOVER PLANTING COMMON PLANTING AREAS
	A-5 DRIP 3,419 SF LOW WATER USE PARKWAY STRIP PLANTING

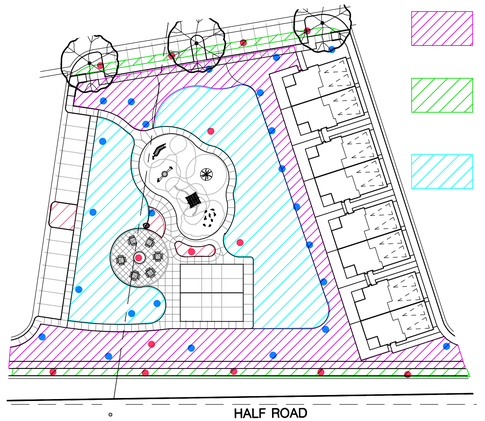
TOTAL LANDSCAPE AREA
77,823 SF

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.

STORMWATER POND



HYDROZONE KEY - NEIGHBORHOOD PARK

SYMBOL	DESCRIPTION
	A-6 TREE EMITTER 168 SF LOW WATER USE TREES
	A-7 TREE EMITTER 91 SF MODERATE WATER USE TREES
	A-8 DRIP 13,205 SF LOW WATER USE SHRUBS
	A-9 DRIP 2,508 SF LOW WATER USE PARKWAY STRIP PLANTS
	A-10 SPRAY 13484 HIGH WATER USE TURF

TOTAL LANDSCAPE AREA
29,456

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.

NEIGHBORHOOD PARK

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETO)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETO)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

ETO	=	REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA	=	LANDSCAPE AREA
HA	=	HYDROZONE AREA (SQUARE FEET)
PF	=	PLANT FACTOR FROM WUCOLS
IE	=	IRRIGATION EFFICIENCY (0.81)
0.55	=	ET ADJUSTMENT FACTOR
0.62	=	CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRANSPIRATION (ETO) : 42.0

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA = (42.0) X (0.62) X (0.55 X 116,372) = **1,666,680 GAL/YR**

ESTIMATED TOTAL WATER USE: = **1,010,209 GAL/YR**

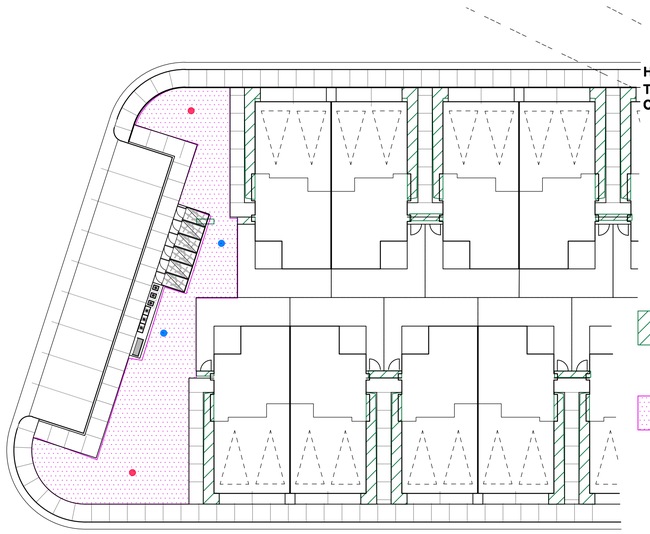
LOW ETWU = (42.0) X (0.62) X $\frac{(0.20 \times 102,594)}{0.81}$ = 659,641 GAL/YR

MED ETWU = (42.0) X (0.62) X $\frac{(0.40 \times 294)}{0.81}$ = 3,780 GAL/YR

HIGH ETWU = (42.0) X (0.62) X $\frac{(0.80 \times 13,484)}{0.81}$ = 346,788 GAL/YR

HYDROZONE INFORMATION TABLE

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
LOW	A-1	BUBBLER	350 SF	.3 %
MOD	A-2	BUBBLER	161 SF	.1 %
LOW	A-3	DRIP	72,100 SF	61 %
LOW	A-4	DRIP	1793 SF	1.5 %
LOW	A-5	DRIP	3419 SF	2.9
LOW	A-6	BUBBLER	168	.1
MOD	A-7	BUBBLER	91	0 %
LOW	A-8	DRIP	15,205	13 %
LOW	A-9	DRIP	2508	2 %
HIGH	A-10	SPRAY	13484	11.5
LOW	A-11	BUBBLER	14	0 %
MOD	A-12	BUBBLER	14	0 %
LOW	A-13	DRIP	989	0 %
LOW	A-14	DRIP	2206	1.8 %
LOW	A-15	BUBBLER	42	0 %
MOD	A-16	BUBBLER	14	0 %
LOW	A-16	DRIP	2777	2.3 %
LOW	A-18	DRIP	611	.5 %
LOW	A-19	BUBBLER	21	0 %
MOD	A-20	BUBBLER	14	0 %
LOW	A-21	DRIP	1975	1.6 %
LOW	A-22	DRIP	408	.3 %
TOTAL			116372	100%



HYDROZONE KEY - TYPICAL DUET & COMMON AREA PLANTING

SYMBOL	DESCRIPTION
	A-11 TREE EMITTER 14 SF LOW WATER USE TREES
	A-12 TREE EMITTER 14 SF MODERATE WATER USE TREES
	A-13 DRIP 984 SF LOW WATER USE SHRUBS DUET HOMES
	A-14 DRIP 2206 SF LOW WATER PLANTING COMMONA AREA PLANTING

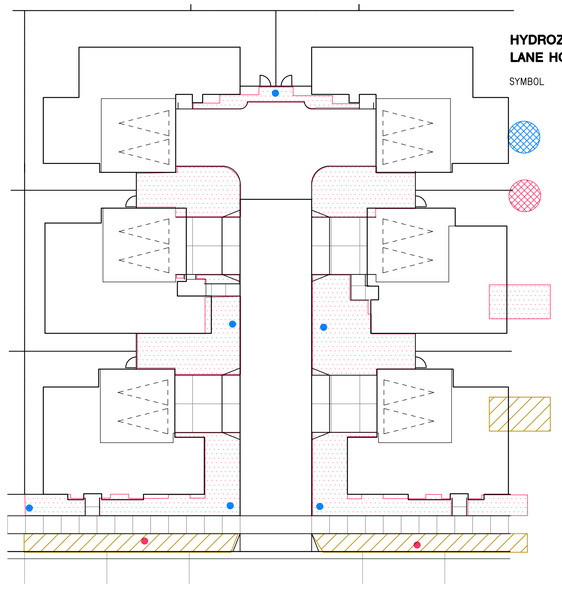
TOTAL LANDSCAPE AREA
3,223

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

DUET & COMMON AREA



HYDROZONE KEY - LANE HOMES

SYMBOL	DESCRIPTION
	A-15 TREE EMITTER 42 SF LOW WATER USE TREES
	A-16 TREE EMITTER 14 SF MODERATE WATER USE TREES
	A-17 DRIP 2,777 SF LOW WATER USE SHRUBS & GROUNDCOVER PLANTING
	A-18 DRIP 611 SF LOW WATER PLANTING PARKWAY STRIP

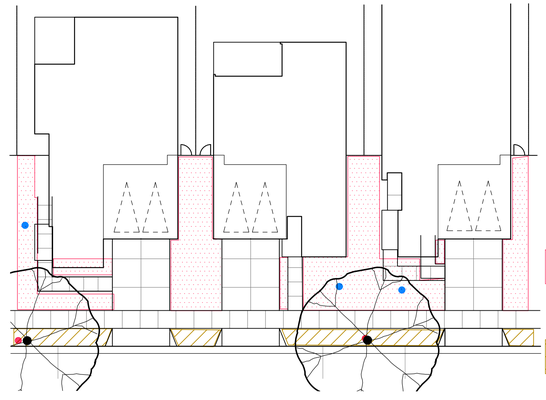
TOTAL LANDSCAPE AREA
3,444

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

LANE HOMES



HYDROZONE KEY - SINGLE FAMILY HOMES

SYMBOL	DESCRIPTION
	A-15 TREE EMITTER 21 SF LOW WATER USE TREES
	A-16 TREE EMITTER 14 SF MODERATE WATER USE TREES
	A-17 DRIP 1975 SF LOW WATER USE SHRUBS & GROUNDCOVER PLANTING
	A-18 DRIP 406 SF LOW WATER PLANTING PARKWAY STRIP

TOTAL LANDSCAPE AREA
2416

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

SINGLE FAMILY HOMES

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CONCEPTUAL LANDSCAPE SITE DATA

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
Annika Carpenter
RENEWAL DATE 02-28-2025
8-01-2024
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State of California

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SCALE: AS SHOWN
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