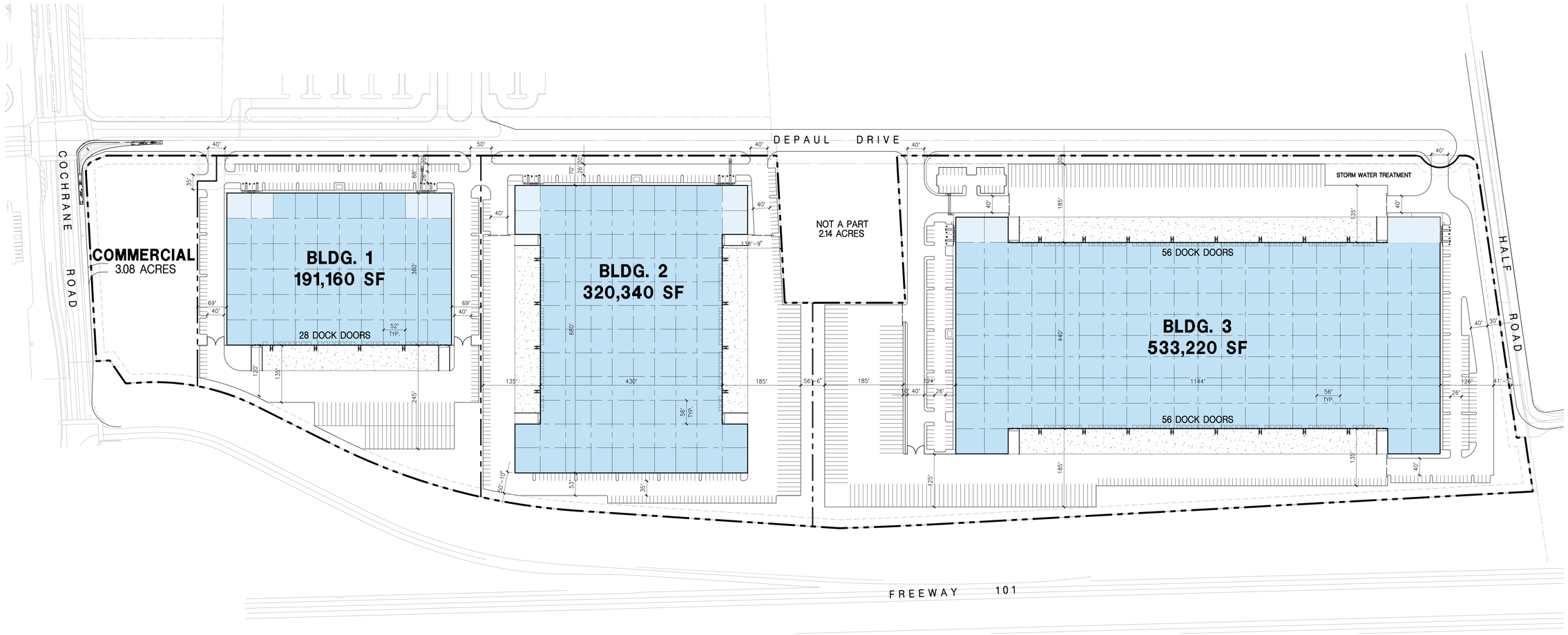
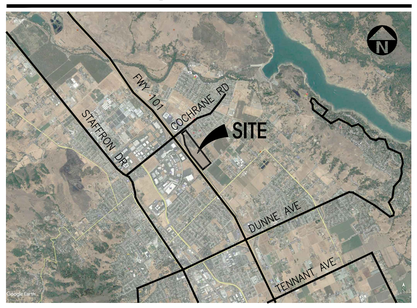
CAUTION: IF THIS SHEET IS NOT 30"X42", IT IS A REDUCED PRINT



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

Aerial Map



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- ▼ DRIVE THRU DOOR

Tabulation

	BLDG.1	BLDG.2	BLDG.3	Commercial *	TOTAL
SITE AREA					
In s.f.	453,701	637,924	1,294,055	134,246	2,519,926
In acres	10.42	14.64	29.71	3.08	57.85
BUILDING AREA					
Office - 1st floor	10,000	15,000	20,000	-	45,000 s.f.
Warehouse	181,160	305,340	513,220	-	999,720 s.f.
TOTAL	**191,160**	**320,340**	**533,220**	**-**	**1,044,720 s.f.**
COVERAGE	42.1%	50.2%	41.2%		41.5%
AUTO PARKING REQUIRED					
Office: 1/300 s.f.	50	75	100		225 stalls
Whse: 1/1,000 s.f.	182	306	514		1,002 stalls
TOTAL	**232**	**381**	**614**		**1,227 stalls**
AUTO PARKING PROVIDED					
Standard (9' x 18')	178	245	308		731 stalls
Accessible parking (9' x 19')	4	5	6		15 stalls
Accessible van (12' x 19')	2	2	2		6 stalls
TOTAL	**184**	**252**	**316**		**752 stalls**
TRAILER PARKING REQUIRED					
Trailer (10' x 55')	**54**	**45**	**204**		**303 stalls**

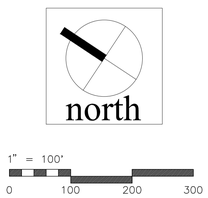
ZONING ORDINANCE FOR CITY
- Current Zoning Destination - PUD (HC), CO and PUD (IL)
- Proposed Zoning - PUD (HC), PD

MAXIMUM BUILDING HEIGHT ALLOWED
- Height - 50'

MAXIMUM BUILDING COVERAGE
- Coverage - 60%

SETBACK MINIMUM ALLOWED
- Front - 30'
- Street Side - 15'
- Side - 10'
- Rear - 20'
- Abuts R Zone - 30'

*** CH (HIGHWAY COMMERCIAL) ZONING REQUIREMENTS**
- Maximum Coverage - 40%
- Auto Parking Required - 1/250 s.f. for General Retail
- Maximum Height Allowed - 4 Stories or 55' whichever is less
- Setback Minimum Allowed
  - Front - 40'
  - Rear - 20'
  - Interior Side - 0'
  - Street Side - 15'



Conceptual Site Plan

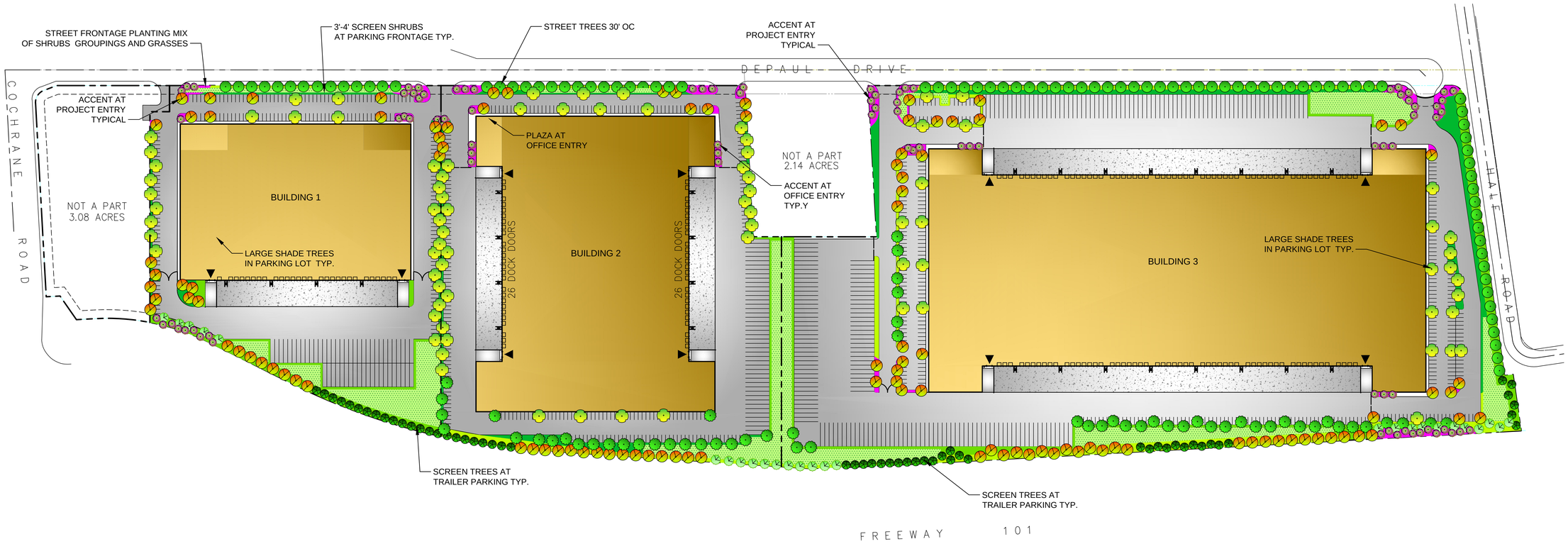
Morgan Hill Technology Center

Morgan Hill, CA

HPA architecture
18831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

Trammell Crow Company

January 28, 2019 / Job #18181



LEGEND

- INCENSE CEDAR
- CHINESE PISTACHE
- VALLEY OAK
- BRISBANE BOX
- CRAPE MYRTLE
- STREET TREE
- SWAN HILL OLIVE
- LOW SCREEN PLANTING MIX OF EVERGREEN SHRUBS GRASSES W/ BARK MULCH
- PROJECT ACCENT PLANTING- LOW ACCENT FLW. SHRUBS/GROUNDCOVER/PERENNIALS WITH WITH BARK MULCH
- TALL FOUNDATION PLANTING LARGE SHRUBS LOW DENSITY WITH ROCK MULCH
- GROUPINGS OF FLW. SHRUBS OF VARYING HEIGHT AND TEXTURE AND PERENNIALS W/ BARK MULCH W/ RANDOM BOULDER ACCENT W/ GROUPINGS OF ORNAMENTAL GRASSES
- BIO SWALE PLANTING: SEEDED NATIVE GRASSES
- NATIVE GRASS SEEDED HYDROMULCH, ROCK RIP RAP STABILIZED WHERE GREATER THAN 3:1 SLOPE W/ OVER SEEDING

WATER EFFICIENT LANDSCAPE REQUIREMENTS (MWELO) (TO BE PROVIDED IN FINAL PLANS)

AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING
IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
RAIN SENSOR TO BE SPECIFIED
SOIL AMENDMENTS TO BE INCORPORATED
PLANTER SURFACE AREAS TO BE MULCHED
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD
DOCUMENTATION PACKAGE REQUIRED AT FINAL INSTALLATION PER FINAL PLANS

LANDSCAPE CALCULATIONS BUILDING 1:

TOTAL SITE AREA: 10.42 AC
SITE AREA LANDSCAPE REQUIRED:
FRONTAGE SETBACK MINIMUM 30' (PROVIDED)
SIDE SETBACK MINIMUM 10' (PROVIDED)
REAR SETBACK MINIMUM 20' (PROVIDED)
AUTO PARKING SPACES PROVIDED: 185 (INCLUDES 1 ISLAND PER 10 SPACES PLUS PERIMETER)
PARKING LOT TREES REQUIRED 1/4 SPACES: 46
PARKING LOT TREES PROVIDED: 46
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
TOTAL PARKING AREA: 56,891 S.F.
PARKING AREA LANDSCAPE REQUIRED = 5,689 S.F. (10% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 11,579 S.F. (20%)
STREET TREES REQUIRED 1 PER 30 L.F.: (PROVIDED)

LANDSCAPE CALCULATIONS BUILDING 2:

TOTAL SITE AREA: 14.64 AC
SITE AREA LANDSCAPE REQUIRED:
FRONTAGE SETBACK MINIMUM 30' (PROVIDED)
REAR SETBACK MINIMUM 20' (PROVIDED)
AUTO PARKING SPACES PROVIDED: 260 (INCLUDES 1 ISLAND PER 10 SPACES PLUS PERIMETER)
PARKING LOT TREES REQUIRED 1/4 SPACES: 65
PARKING LOT TREES PROVIDED: 65
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
TOTAL PARKING AREA: 43,582 S.F.
PARKING AREA LANDSCAPE REQUIRED = 4,358 S.F. (10% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 9,861 S.F. (22%)
STREET TREES REQUIRED 1 PER 30 L.F.: (PROVIDED)

LANDSCAPE CALCULATIONS BUILDING 3:

TOTAL SITE AREA: 29.71 AC
SITE AREA LANDSCAPE REQUIRED:
FRONTAGE SETBACK MINIMUM 30' (PROVIDED)
SIDE SETBACK R-ZONE SETBACK 30' (PROVIDED)
REAR SETBACK MINIMUM 20' (PROVIDED)
AUTO PARKING SPACES PROVIDED: 360 (INCLUDES 1 ISLAND PER 10 SPACES PLUS PERIMETER)
PARKING LOT TREES REQUIRED 1/4 SPACES: 90
PARKING LOT TREES PROVIDED: 90
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
TOTAL PARKING AREA: 99,717 S.F.
PARKING AREA LANDSCAPE REQUIRED = 9,972 S.F. (10% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 17,870 S.F. (18%)
STREET TREES REQUIRED 1 PER 30 L.F.: (PROVIDED)

PRELIMINARY PLANT LIST: NOTE: FINAL PLANT LIST TO BE DETERMINED UPON RESULTS OF SOIL SUITABILITY ANALYSIS

CA NATIVE "N"	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME/ HYDROZONE	MATURE HABIT H X W
	TREES				
N	CALOCEDRUS DECURRENS	INCENSE CEDAR	15 GAL.	L	40' X15"
	CEDRUS DEODARA	DEODAR CEDAR	15 GAL.	L	50' X 50'
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	L	50' X 40'
	PRUNUS LUSITANICA	PORTUGAL LAUREL	24" BOX	L	30' X 30'
	CERCIS OCCIDENTALIS	WESTERN REDBUS	24" BOX	L	18' X 18'
	GINKO B. 'PRESIDENTAIL GOLD'	GINKO	24" BOX	L	50' X 40'
	CRINODENFRON PATAGUA	CHILEAN LILY OF THE VALLEY	24" BOX	L	20' X 20'
	LARGE SHRUBS				
N	ARBUTUS U. 'COMPACTA'	DW. STRAWBERRY	5 GAL.	L	6' X 6'
N	MYRICA CALIFORNICA	CALIFORNIA MYRTLE	5 GAL	VL	15' X 15'
N	CEANOTHUS 'CONCHA'	CEANOTHUS	5 GAL.	L	6' X 8'
N	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8'
	ARBUTUS U. 'COMPACTA'	DW. STRAWBERRY TREE	5 GAL.	L	6' X 6'
	DODONEA VISCOSA	HOP BUSH	5 GAL.	L	10' X 10'
	DROUGHT TOLERANT SHRUBS				
N	CEANOTHUS 'ANCHOR BAY'	PROSTRATE WILD LILAC	5 GAL.	L	2' X 6'
N	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	5' X 6'
N	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL.	L	5' X 5'
	OLEA 'LITTLE OLLIE'	DW. OLIVE	5 GAL.	L	6' X 6'
N	BACCHARIS 'CENTENNIAL'	COYOTE BRUSH	5 GAL.	L	2' X 6'
	ROSMARINUS O. 'COLLINGHAM"	ROSEMARY	5 GAL.	L	2' X 6'
	DIETES 'BICOLOR'	FORTNIGHT LILY	5 GAL.	L	2' X 3'
N	SALVIA CLEVELANDII 'POZO BLUE'	SALVIA	5 GAL.	L	3' X 4'
N	ARCTOSTAPHYLOS 'EMERALD GREEN'	MANZANITA	5 GAL.	L	1' X 4'
	CISTUS SKANBERGII	ROCK ROSE	5 GAL.	L	3' X 4'
	PHORMIUM 'MAORI MAIDEN'	NZ. FLAX	5 GAL.	L	5' X 5'
N	SALVIA GREGGI	SALVIA	5 GAL.	L	2' X 2'
	GRASS ACCENTS				
N	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	L	2' X 2'
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4' X 4'
N	CALAMAGROSTIS A. 'KARL FOESTER'	FEATHEREED	1 GAL.	L	2' X 3'
	PERENNIALS ENTRIES AND OFFICE ACCENT				
N	OENOTHEREA SPECIOSA	MEXICAN PRIMROSE	1 GAL.	L	1' X 2'
N	ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	1.5' X 1.5'
N	ZAUSCHERNIA	CALIFORNIA FUSCHIA	1 GAL.	L	3' X 3'
N	NEPETA 'WALKER LOW'	CATMINT	1 GAL.	L	1' X 3'

PRELIIMINARY LANDSCAPE PLAN

SCALE: 1" = 100'-0"

HPA architecture

hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
tel: 949•863•1770
email: hpa@hparchs.com

GreenDesign Landscape Architects, Inc.
1464 Popinjay Drive
Reno, NV.
p: 775 829 1364
email: bhatch00@charter.net

Trammell Crow Company
Development Management Company
101 California Street, 22nd floor
San Francisco, CA

Project:

Morgan Hill Technology Center

1840 Cochrane Rd.
Morgan Hill, CA

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: GreenDesign
Landscape: -
Fire Protection: -
Soils Engineer: -

Title:

PRELIMINARY LANDSCAPE PLAN

Project Number: 18181
Drawn by: BH
Date: 01/14/2019
Revision:

Sheet:

LC-1

BUILDING 2

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN THE FOLLOWING PRELIMINARY TITLE REPORTS, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:
   ORDER NUMBER NCS–P37377–SC, DATED NOVEMBER 28, 2018.
   ORDER NUMBER NCS–937916–SC, DATED NOVEMBER 29, 2018.
   NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0444H FOR COMMUNITY NUMBER 060346 (CITY OF MORGAN HILL), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONES "X–SHADED" AND "AE".

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X–SHADED" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

   ACCORDING TO FEMA THE DEFINITION OF ZONE "AE" THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

6. BENCHMARK: BRASS DISK ON TOP OF THE SOUTHERLY CORNER FOR RAISED CONCRETE WATER VAULT FOR CROSS VALLEY PIPELINE; 100 FEET EASTERLY OF HIGHWAY 101'S NORTHBOUND ACCESS RAMP FROM COCHRANE ROAD; APPROXIMATELY 100 FEET NORTH FROM VENTERLINE COCHRANE ROAD; 250 FEET NORTHWESTERLY FROM INSECTION OF COCHRANE ROAD AND SAINT LOUISE DRIVE. CITY OF MORGAN HILL

   ELEVATION = 384.04, SANTA CLARA VALLEY WATER DISTRICT BENCHMARK

7. BASIS OF BEARINGS:
   THE BEARING OF NORTH 36° 22' 00" WEST TAKEN ON THE NORTHEASTERLY LINE OF SAINT LOUISE DRIVE (DE PAUL DRIVE) AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 30, 1995, IN BOOK 669 OF MAPS AT PAGES 34 AND 35, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

3. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1811037. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 12–02–2018, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

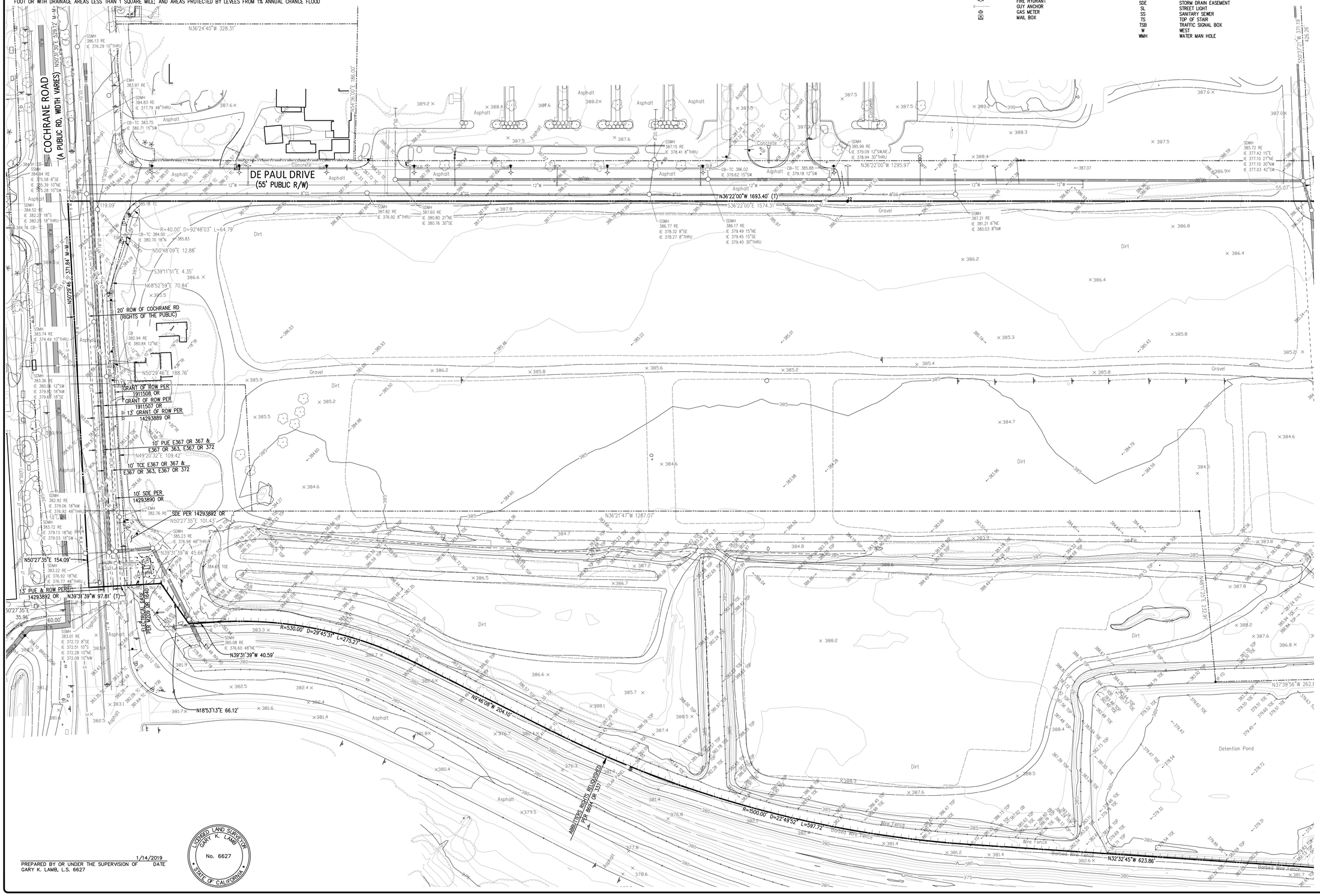
LEGEND

	ASPHALT BERM		POWER POLE/JOINT POLE
	BUILDING LINE		TRANSFORMER
	BARRICADE		TRAFFIC SIGNAL POLE
	CENTERLINE		TRAFFIC SIGN
	CONCRETE CURB & GUTTER	12"TR	TREE
100	CONTOUR LINE		UTILITY BOX
	EASEMENT LINE		UTILITY LINE MARKER
	EDGE OF PAVEMENT		WALK–BOLLARD LIGHT
	EDGE OF ROCK		WATER VALVE
	ELECTRIC LINE		WELL
	FENCE LINE	CO.	CLEANOUT
GM	GAS LINE–VALVE & METER	DYLT	DAYLIGHT
	GUARD RAIL	E	EAST
	LOT LINE	FO	FIBER OPTICS
	MONUMENT/MONUMENT LINE	FS	FIRE SERVICE
	ABBUTER'S RIGHTS RELINQUISHED	GAS	GAS LINE
OH	OVERHEAD POWER LINE	GM	GAS MARKER/METER
	PROPERTY LINE	GUY	GUY ANCHOR
	SANITARY SEWER–MANHOLE & CLEANOUT	IRR	IRRIGATION LINE
	SIDEWALK	JT	JOINT TRENCH
100.00	SPOT ELEVATION	M–M	MONUMENT TO MONUMENT
SD	STORM DRAIN–MANHOLE & CATCH BASIN	MON	MONUMENT
SD	STORM DRAIN OVER 24"DIAMETER	N	NORTH
W	WATER LINE & VALVE	OH	OVERHEAD
	BACKFLOW PREVENTION DEVICE	PUE	PUBLIC UTILITY EASEMENT
	DOUBLE DETECTOR CHECK VALVE	ROW	RIGHT OF WAY
	ELECTROLIER	S	SOUTH
	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN
	FIRE HYDRANT	SDE	STORM DRAIN EASEMENT
	GUY ANCHOR	SL	STREET LIGHT
	GAS METER	SS	SANITARY SEWER
	MAIL BOX	TS	TOP OF STAIR
		TSB	TRAFFIC SIGNAL BOX
		W	WEST
		WMH	WATER MAN HOLE

NORTH

0 25 50 100 150

Scale 1" = 50'



1/14/2019
PREPARED BY OR UNDER THE SUPERVISION OF DATE
GARY K. LAMB, L.S. 6627

LICENSED LAND SURVEYOR
GARY K. LAMB
No. 6627
STATE OF CALIFORNIA

NO.	REVISION	BY

NO.	REVISION	BY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796
www.kierwright.com

TOPOGRAPHIC SURVEY
OF
1065 & 1105 HALF ROAD
FOR
TRAMMELL CROW COMPANY

MORGAN HILL, CALIFORNIA

DATE	JANUARY, 2019
SCALE	1" = 50'
SURVEYOR	GKL
DRAWN BY	CSW
JOB NO.	A18673
SHEET	C1.0
OF	2 SHEETS

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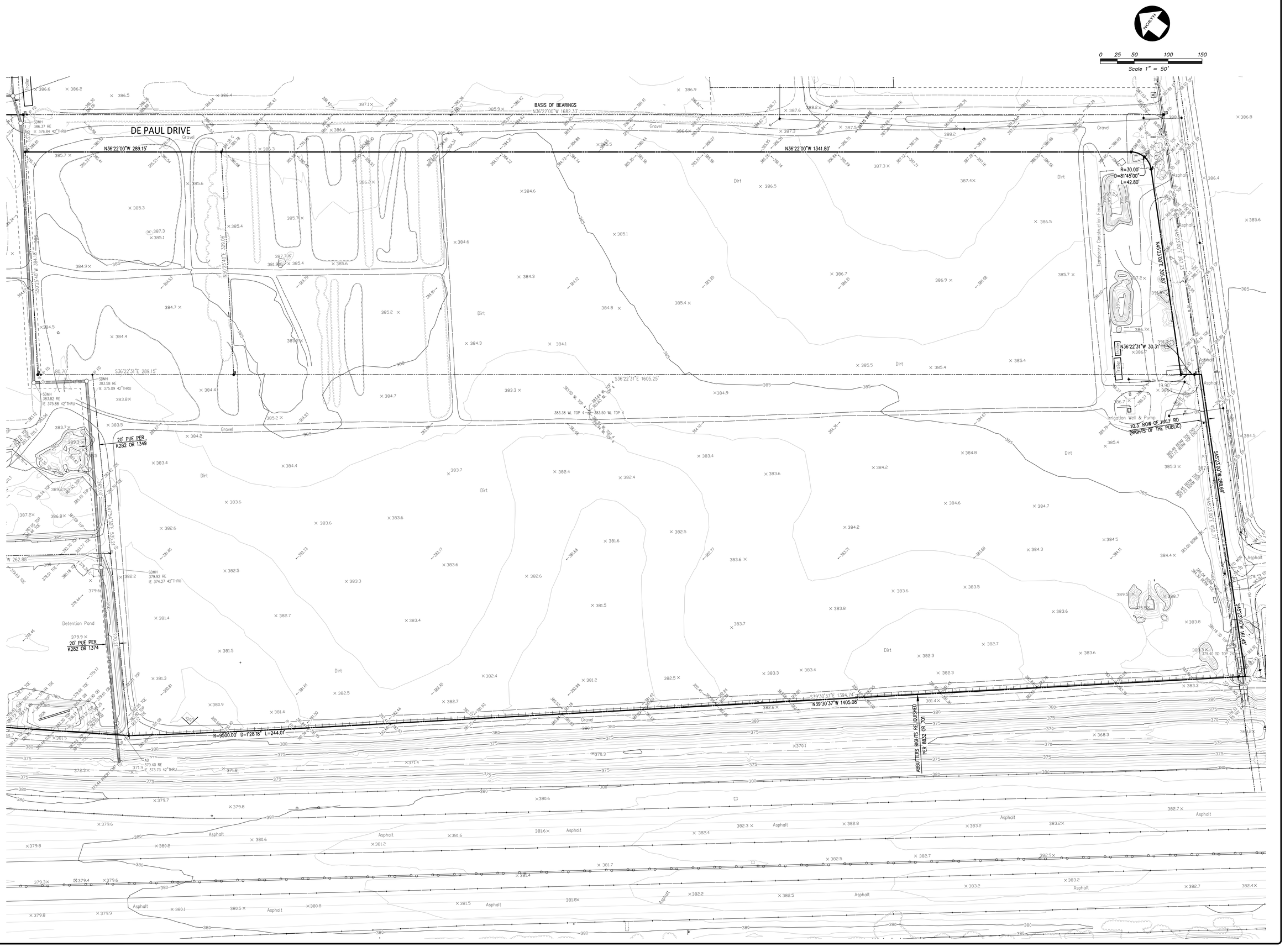

NO.	REVISION	BY

NO.	REVISION	BY

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2850 Collier Canyon Road · Phone (925) 245-8788
Livermore, California 94551 · Fax (925) 245-8796
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TOPOGRAPHIC SURVEY
OF
1065 & 1105 HALF ROAD
FOR
TRAMMELL CROW COMPANY

MORGAN HILL, CALIFORNIA

DATE	JANUARY, 2019
SCALE	1" = 50'
SURVEYOR	GKL
DRAWN BY	CSW
JOB NO.	A18673
SHEET	C1.1
OF	2 SHEETS

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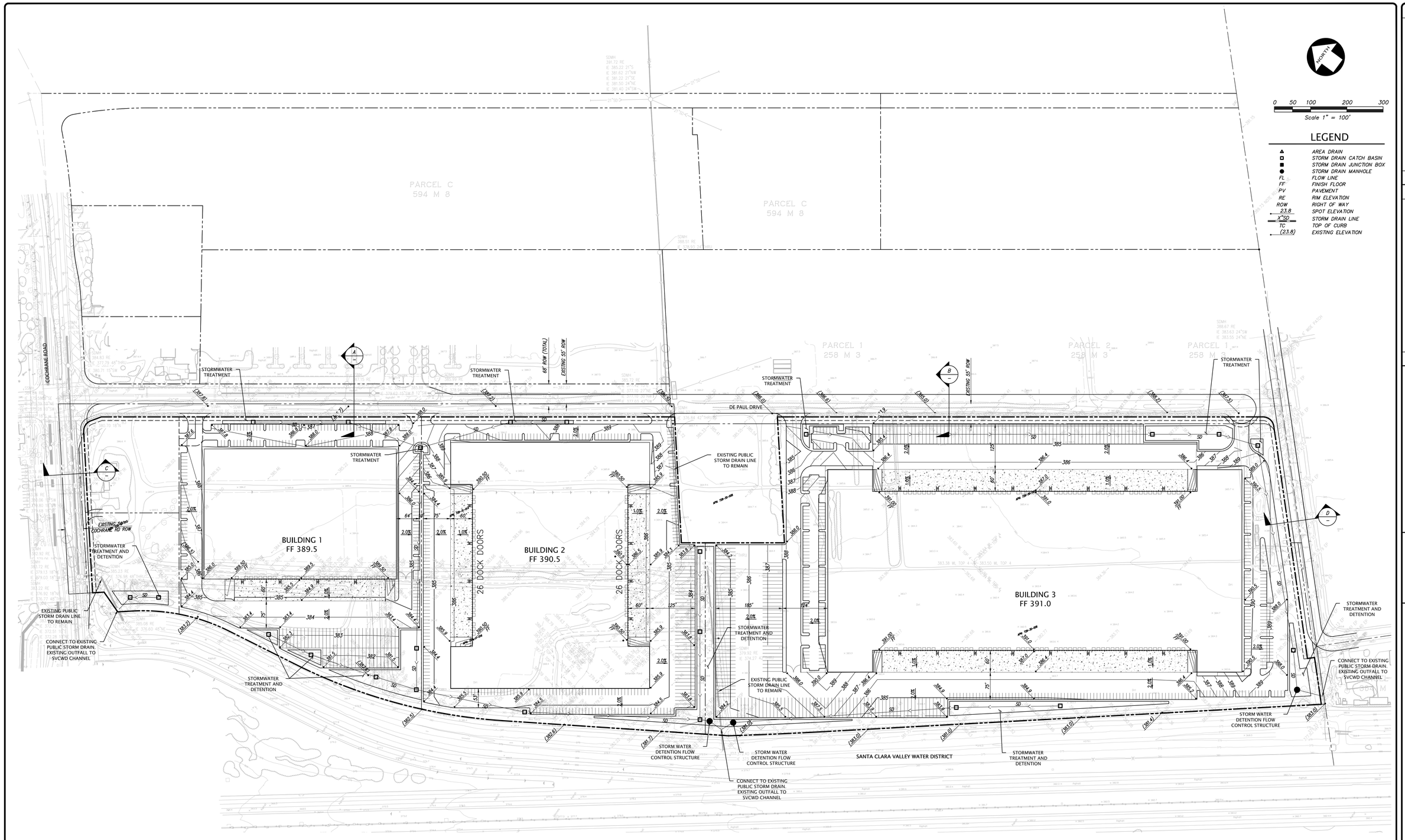
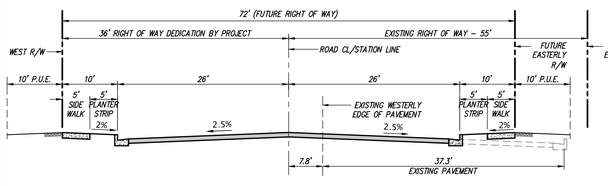
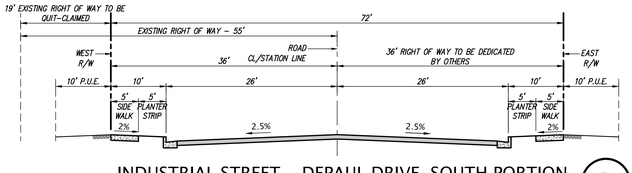




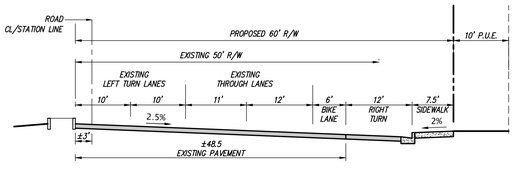
INDUSTRIAL STREET - DEPAUL DRIVE
NORTH PORTION with EXISTING IMPROVEMENTS
36' HALF SECTION (FACING NORTH)

A



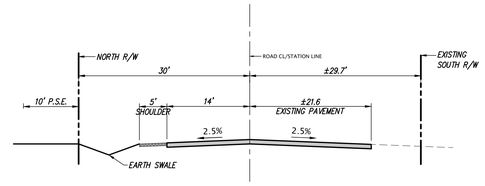
INDUSTRIAL STREET - DEPAUL DRIVE, SOUTH PORTION
72' RIGHT OF WAY (FACING NORTH)

B



COCHRANE ROAD - HALF SECTION
EXISTING WITH RIGHT TURN LANE
60' HALF SECTION

C



RURAL STREET SECTION-HALF ROAD
30' HALF SECTION

D

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NO.	REVISION	BY

KIER & WRIGHT
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2850 Collier Canyon Road
Livermore, California 94551
www.kierwright.com
Phone (925) 245-8788
Fax (925) 245-8796

PRELIMINARY GRADING PLAN
OF
MORGAN HILL TECHNOLOGY CENTER
FOR
TRAMMEL CROW

MORGAN HILL, CALIFORNIA

DATE	JAN. 28, 2019
SCALE	AS SHOWN
DESIGNER	SJH
DRAFTER	JMB
JOB NO.	A18673
SHEET	C2.0
OF	4 SHEETS

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Bio-Retention Area Sizing Calculations

Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Impervious (SF)	Impervious (AC)	Roooftop (SF)	Rooftop (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
DMA 1	21,437	0.49	8,743	0.20	12,694	0.29	0	0.00	13,568	550	**4.1%**	Bio-Retention Planter
DMA 2	185,813	4.27	42,329	0.97	74,044	1.70	69,440	1.59	147,717	6,000	**4.1%**	Bio-Retention Planter
DMA 3	344,936	7.92	34,587	0.79	158,029	3.63	152,320	3.50	313,808	12,500	**4.0%**	Bio-Retention Planter
DMA 4	411,771	9.45	40,274	0.92	129,577	2.97	241,920	5.55	375,524	15,000	**4.0%**	Bio-Retention Planter
DMA 5	52,296	1.20	15,313	0.35	29,543	0.68	7,440	0.17	38,514	1,600	**4.2%**	Bio-Retention Planter
DMA 6	277,263	6.37	43,465	1.00	171,798	3.94	62,000	1.42	238,145	9,600	**4.0%**	Bio-Retention Planter
DMA 7	313,269	7.19	34,987	0.80	121,512	2.79	156,770	3.60	281,781	12,000	**4.3%**	Bio-Retention Planter
DMA 8	44,968	1.03	13,716	0.31	31,252	0.72	0	0.00	32,624	1,300	**4.0%**	Bio-Retention Planter
DMA 9	23,790	0.55	3,854	0.09	19,936	0.46	0	0.00	20,321	820	**4.0%**	Bio-Retention Planter
DMA 10	596,714	13.70	64,585	1.48	229,658	5.27	302,471	6.94	538,588	21,750	**4.0%**	Bio-Retention Planter
DMA 11	111,082	2.55	15,077	0.35	43,746	1.00	52,259	1.20	97,513	4,000	**4.1%**	Bio-Retention Planter
DMA 12**	134,232	3.08	20,135	0.46	114,097	2.62	0	0.00	116,111	4,800	**4.1%**	Bio-Retention Planter
Totals	2,517,571	57.80	337,065	7.74	1,135,886	26.08	1,044,620	23.98	2,214,213	89,920		

*: Total Treatment Area is equal to Impervious Area + 0.10 x Landscape Area

**: Commercial property estimated to be 85% impervious

IMPERVIOUS SURFACE SUMMARY

ROOFTOP	*24.0 ACRES*
ON-SITE PAVEMENT	*26.1 ACRES*
OFF-SITE PAVEMENT	*4.0 ACRES*
TOTAL IMPERVIOUS	*54.1 ACRES*

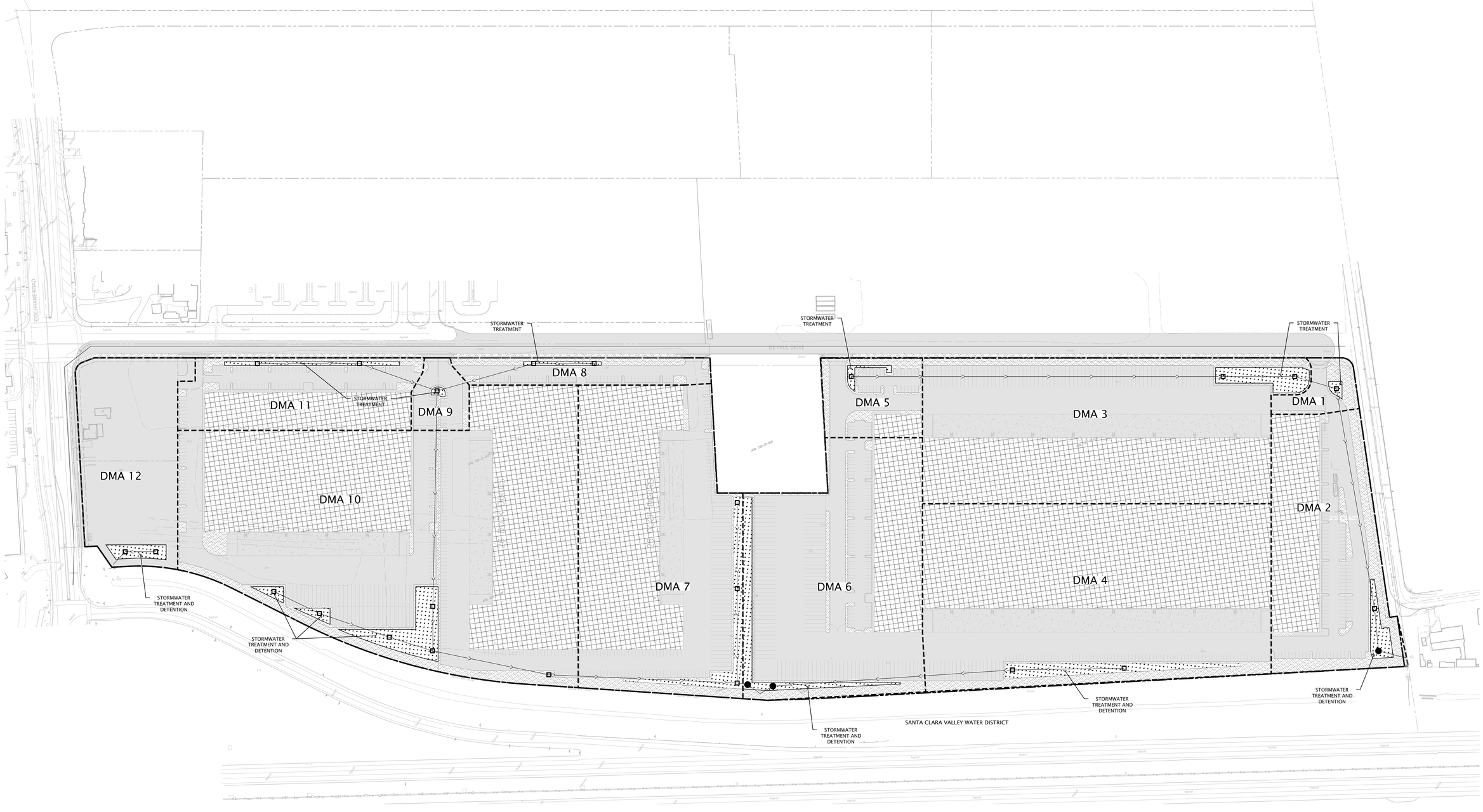
NORTH

0 50 100 200 300

Scale 1" = 100'

LEGEND

- *TRIBUTARY AREA LIMITS*
- *LANDSCAPE AREA*
- *IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE*
- *IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE*
- *BIO-RETENTION TREATMENT AREA*



NO.	REVISION	BY

NO.	REVISION	BY

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STORMWATER QUALITY CONTROL PLAN
OF
MORGAN HILL TECHNOLOGY CENTER
FOR
TRAMMEL CROW

MORGAN HILL, CALIFORNIA

DATE	JAN. 28, 2019
SCALE	AS SHOWN
DESIGNER	SJH
DRAFTER	JMB
JOB NO.	A18673
SHEET	2
OF	4 SHEETS