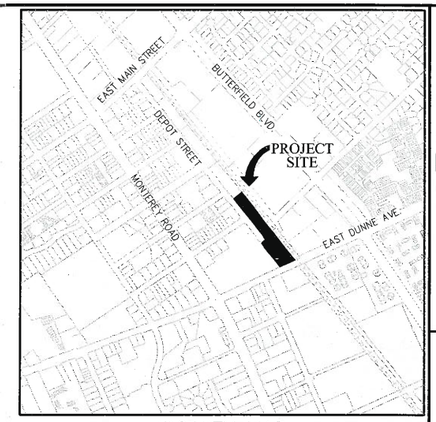
TWO-LOT TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE LUMBER YARD (HALE LUMBER)

MORGAN HILL (DISTRICT A), SANTA CLARA COUNTY, CALIFORNIA

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE PLANNING DIVISION
ON 9/10/19
SD2018-0007
FILE NUMBER
PLANNING OFFICIAL



VICINITY MAP

SITE DATA

- SUBJECT PARCELS: 17020 DEPOT STREET (APN 726-13-049)
- CURRENT LAND USE: LUMBER YARD
- CURRENT ZONING: DOWNTOWN MIXED USE (MU-D), CBD
- CURRENT GENERAL PLAN: MIXED USE
- PROPOSED LAND USE: SINGLE FAMILY ATTACHED HOMES (40)
  MULTI-FAMILY HOMES (9)
  OFFICE COMMERCIAL
- UTILITIES:

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

- PRELIMINARY EARTHWORK SUMMARY:

CUT	2,180 CY±
FILL	2,360 CY±
NET	180 CY± IMPORT

- BUILDOUT TABULATION

EXISTING CONDITIONS
2.05 AC

EXISTING CONDITIONS
+ DEPOT R/W VACATION
2.34 AC

R/W TO BE DEDICATED
0.06 AC

NET AREA
2.28 AC

GENERAL INFORMATION

1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. BOUNDARY SHOWN HEREIN IS RESOLVED.
3. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
4. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
5. PROJECT LIES WITHIN FLOOD X AND AE. SEE *EXISTING CONDITIONS* SHEET FOR DETAILS.
6. FINISHED FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
7. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
8. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
9. BASIS OF BEARINGS: THE BEARING OF N39°32'W BETWEEN FOUND MONUMENTS ALONG THE SOUTHWEST LINE OF DEPOT STREET AS SHOWN ON THE PARCEL MAP FILED JULY 5, 1994 IN BOOK 657 OF MAPS, AT PAGE 7, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS.
10. ELEVATION NOTE: ELEVATION MAY BE BASED ON GPS OBSERVATIONS.
11. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM002", A BRASS DISK ON TOP OF A CONCRETE CURB, AT BACK OF SIDEWALK OF NORTHWEST CORNER OF INTERSECTION OF MONTEREY ROAD WITH WEST DUNNE AVENUE, 13.4 FEET NORTH OF TRAFFIC SIGNAL #2343, 10.3 FEET FROM FLOW LINE OF GUTTER, 0.55 FEET HIGHER THAN BACK OF SIDEWALK, ELEVATION(NAVD88) = 342.80 FEET.
12. OVERHEAD UTILITY LINES WILL BE PLACED UNDERGROUND.
13. EXISTING UTILITIES IN DEPOT STREET WITHIN THE VACATED RIGHT OF WAY WILL BE RE-ROUTED THROUGH THE DEPOT STREET RE-ALIGNMENT.

CONTACT INFORMATION

APPLICANT: LATALA HOMES
1999 SOUTH BASCOM AVENUE, SUITE 700
CAMPBELL, CA 95008
CONTACT: PAUL LATALA
(408) 515-9205, PAUL@LATALAHOMES.COM

CIVIL ENGINEER AND PLANNER: 8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER: JIM SCHUL (JSCHUL@RJA-GPS.COM)
PLANNER: JOHN MONIZ (JMONIZ@RJA-GPS.COM)
(408) 848-0300

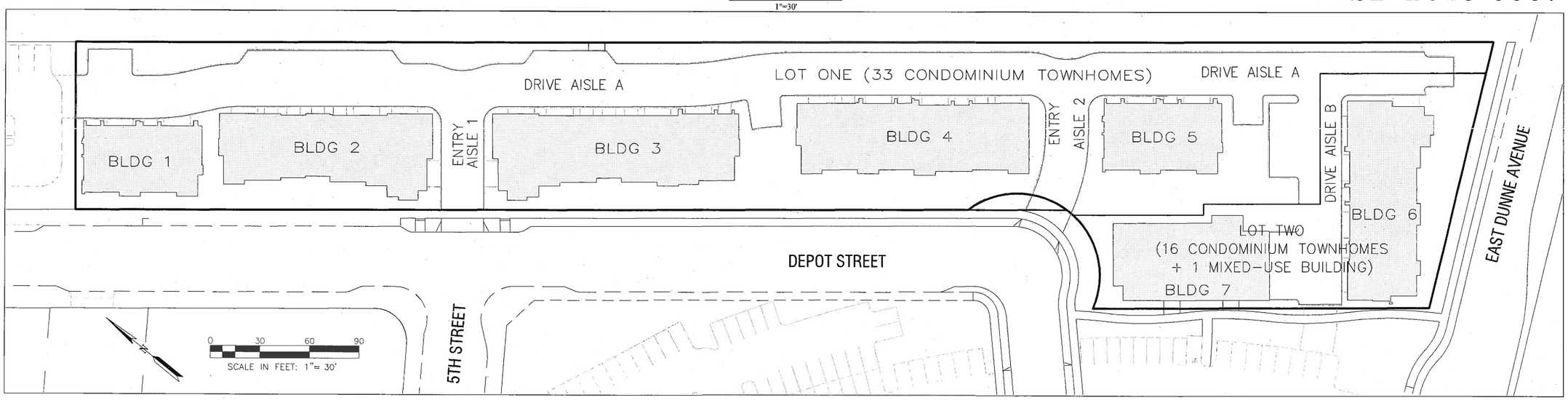
GEOTECHNICAL: HARO, KASUNICH & ASSOCIATES, INC.
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076
CONTACT: N. JOSEPH RAFFERTY & ROBERT HASSELER
(831) 722-4175

SHEET INDEX

SD 2018-0007

SITE PLAN

1"=30'



RUGGERI-JENSEN-AZAR
ENGINEERING & SURVEYING
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

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1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008
www.latalahomes.com

TENTATIVE MAP (SD2018-0007)
TITLE SHEET
HALE LUMBER
MORGAN HILL, CALIFORNIA

SCALE	AS SHOWN
DATE	MAY 9, 2019
BY	CK
SHEET REVISIONS	
DATE	MK

SHEET 1.0 OF 7 SHEETS

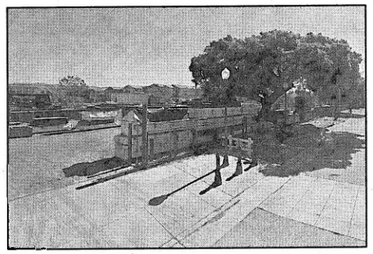
JOB NO. 162016-1001

PLOT DATE: July 19, 2019
FILE PATH: W:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-01 TITLE SHEET (HALE).dwg

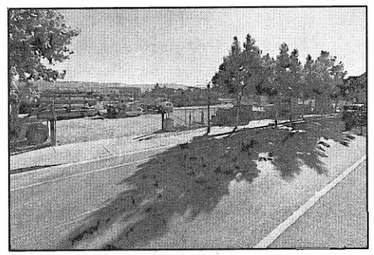
EXISTING ON-SITE TREE SUMMARY

TREE	COMMON NAME	D.B.H.	CONDITION
11948	COAST LIVE OAK	32"	POOR
11949	COAST LIVE OAK	19.5"	FAIR
11950	PEPPER	32"	POOR
11951	COAST LIVE OAK	43"	POOR
11952	COAST LIVE OAK	25"	FAIR
11953	BLACK ACACIA	35"	POOR
11954	PEPPER	58"	POOR
11955	COAST LIVE OAK	62"	POOR
11956	COAST LIVE OAK	54"	POOR

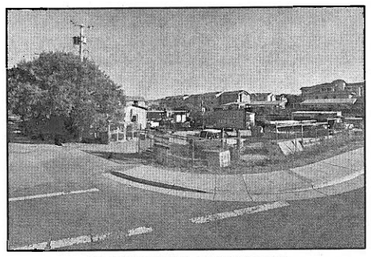
NOTES
1. INFORMATION PROVIDED BY SMITH TREE SPECIALISTS, INC. (MAY 12, 2018)



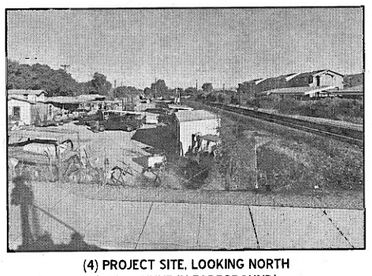
(1) PROJECT SITE, LOOKING SOUTH, NORTH GATE (DEPOT STREET IN FOREGROUND)



(2) PROJECT SITE, LOOKING SOUTH, OPPOSITE FIFTH STREET (DEPOT STREET IN FOREGROUND)



(3) PROJECT SITE, LOOKING EAST (EAST DUNNE/DEPOT STREET IN FOREGROUND)

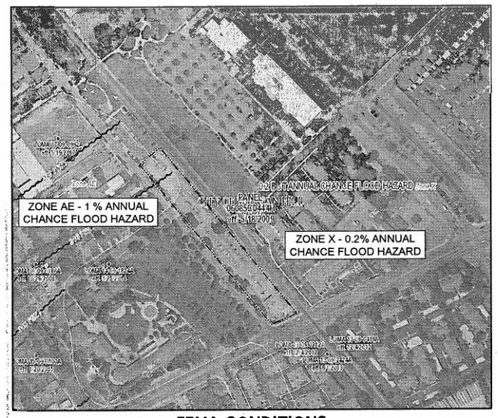


(4) PROJECT SITE, LOOKING NORTH (EAST DUNNE IN FOREGROUND)

EXISTING OFF-SITET REE SUMMARY

TREE	COMMON NAME	D.B.H.	CONDITION
1	CORK OAK	11.8"	GOOD
2	CORK OAK	11"	GOOD
3	ORNAMENTAL PEAR	9"	FAIR-POOR
4	ORNAMENTAL PEAR	9"	POOR
5	CORK OAK	7.3"	GOOD
6	LONDON PLANE	6.4"	FAIR
7	LONDON PLANE	5.7"	POOR
8	LONDON PLANE	5.8"	POOR
9	CORK OAK	4-4-3"	FAIR
10	VALLEY OAK	12.7"	GOOD
11	VALLEY OAK	12.9"	GOOD
12	ORNAMENTAL PEAR	7.4"	FAIR
13	ORNAMENTAL PEAR	7"	FAIR
14	CORK OAK	17.3"	GOOD
15	CORK OAK	14.8"	GOOD
16	ORNAMENTAL PEAR	8.8"	FAIR
17	ORNAMENTAL PEAR	7.9"	FAIR
18	ORNAMENTAL PEAR	7.7"	FAIR
19	ORNAMENTAL PEAR	8.8"	FAIR
20	ORNAMENTAL PEAR	7.8"	FAIR
21	ORNAMENTAL PEAR	12.5"	FAIR
22	ORNAMENTAL PEAR	8.5"	FAIR
23	ORNAMENTAL PEAR	8.1"	FAIR
24	ORNAMENTAL PEAR	8"	POOR
25	ORNAMENTAL PEAR	7.6"	FAIR
26	ORNAMENTAL PEAR	8.3"	FAIR
27	CORK OAK	11.5"	GOOD
28	CORK OAK	12"	GOOD
29	CORK OAK	10"	FAIR
30	CORK OAK	11"	GOOD
31	CORK OAK	12.2"	GOOD
32	REMOVED (DEAD)		
33	CORK OAK	13.5"	GOOD
34	VALLEY OAK	10"	GOOD
35	VALLEY OAK	9.1"	GOOD
36	CORK OAK	20.6"	GOOD
37	CORK OAK	11.7"	GOOD
38	LONDON PLANE	14.5"	GOOD
39	LONDON PLANE	12.5"	GOOD
40	CORK OAK	7"	GOOD
41	LONDON PLANE	11.4"	FAIR
42	ORNAMENTAL PEAR	9.8"	POOR

NOTES
1. INFORMATION PROVIDED BY KIELTY ARBORIST SERVICES, LLC (DATED JULY 22, 2019)



FEMA CONDITIONS

SITE DATA

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- CURRENT ZONING: DOWNTOWN MIXED USE (MU-D), CBD
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SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON

GENERAL INFORMATION

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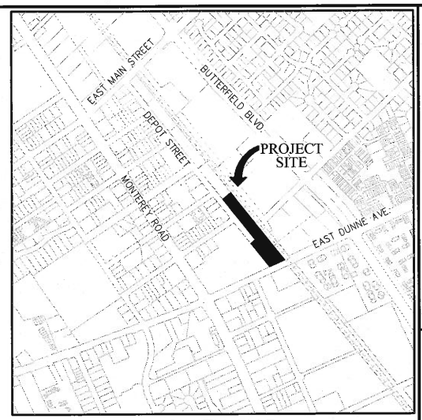
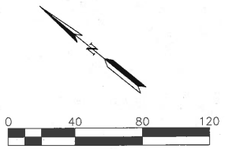
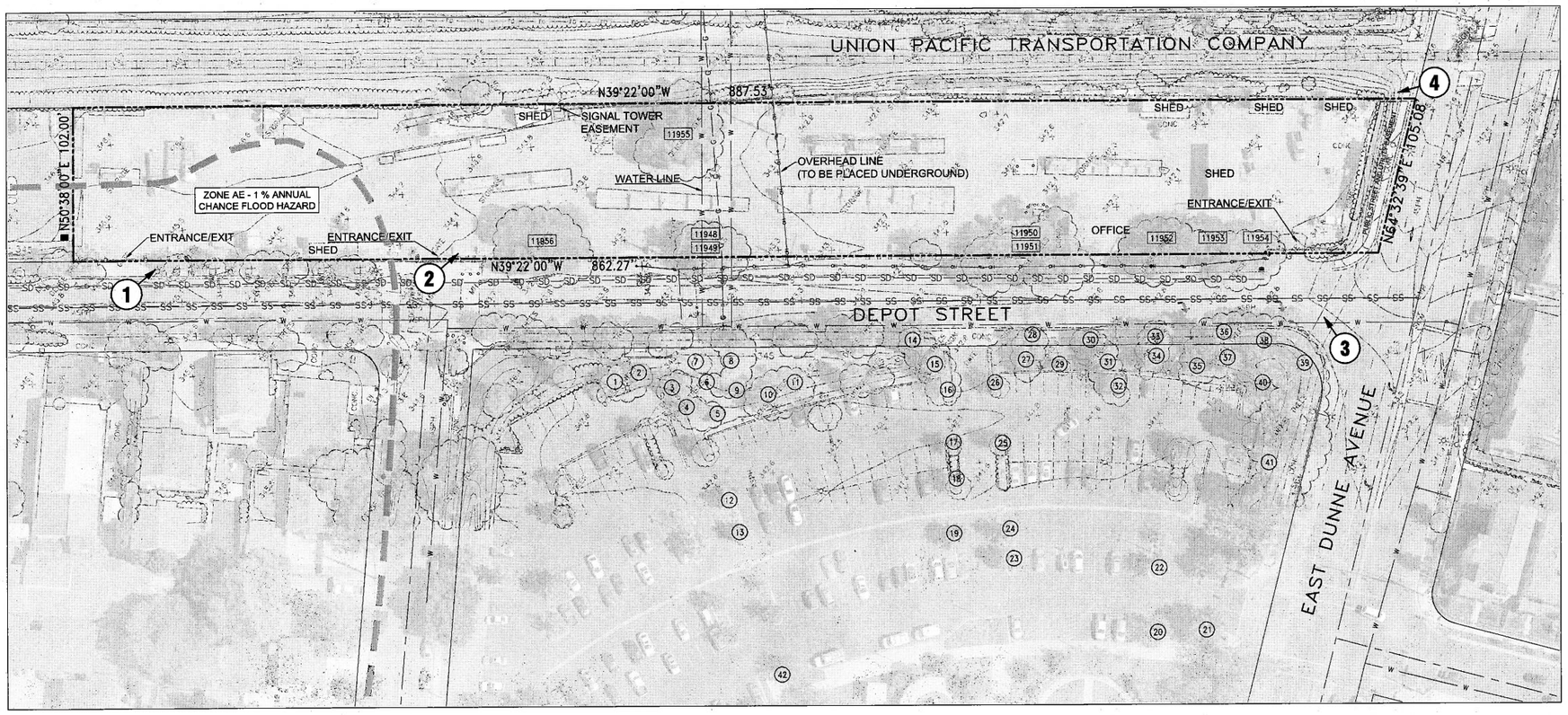


VICINITY MAP





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TENTATIVE MAP (SD2018-0007)
EXISTING CONDITIONS
HALE LUMBER
MORGAN HILL, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS
7-23-19	JAM	MK	REVISED PER CITY DETAILED COMMENTS

SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET
C-02
OF 7 SHEETS

JOB NO.
162016-1001

PLOT DATE: July 23, 2019
FILE PATH: W:_Jobs 15\162016\Drawings\Prelim\Applications\TM (2019)\TM-02 EXISTING CONDITIONS (HALE).dwg

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	LOT LINE	
	FACE OF CURB	
	SIDEWALK	
	BUILDING OUTLINE	
IEE	INGRESS & EGRESS EASEMENT	
PSE	PUBLIC SERVICE EASEMENT	
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	
LSE	LANDSCAPE EASEMENT	

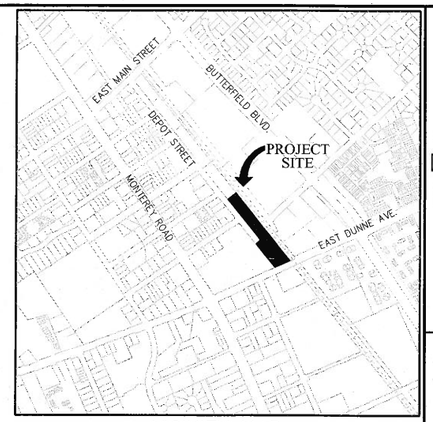
BUILDOUT TABULATION

EXISTING CONDITIONS
2.05 AC

EXISTING CONDITIONS
+ DEPOT R/W VACATION
2.34 AC

R/W TO BE DEDICATED
0.06 AC

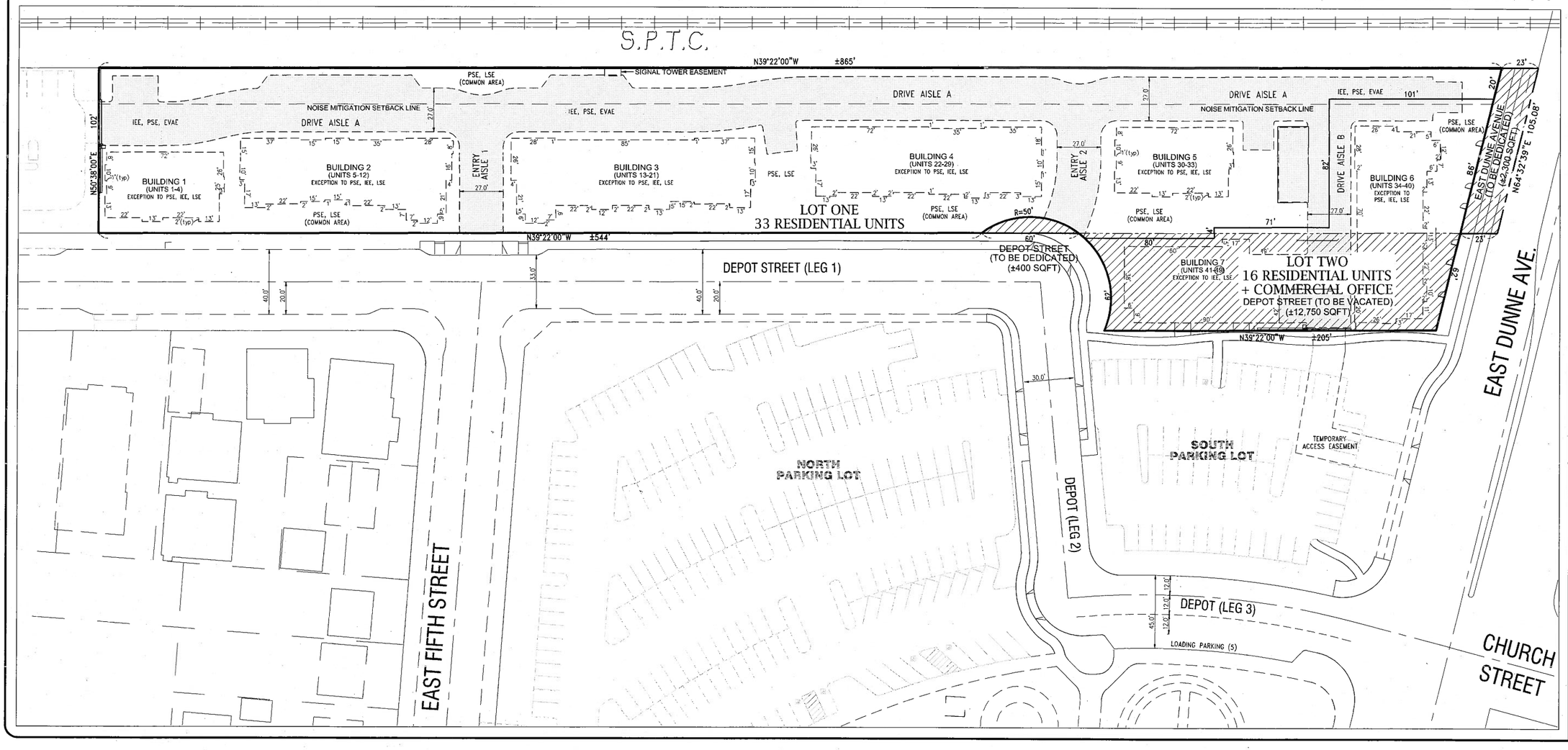
NET AREA
2.28 AC



VICINITY MAP

0 30 60 90
SCALE IN FEET: 1"= 30'

SD 2018-0007



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TENTATIVE MAP (SD2018-0007)
LOTTING PLAN
HALE LUMBER
MORGAN HILL, CALIFORNIA

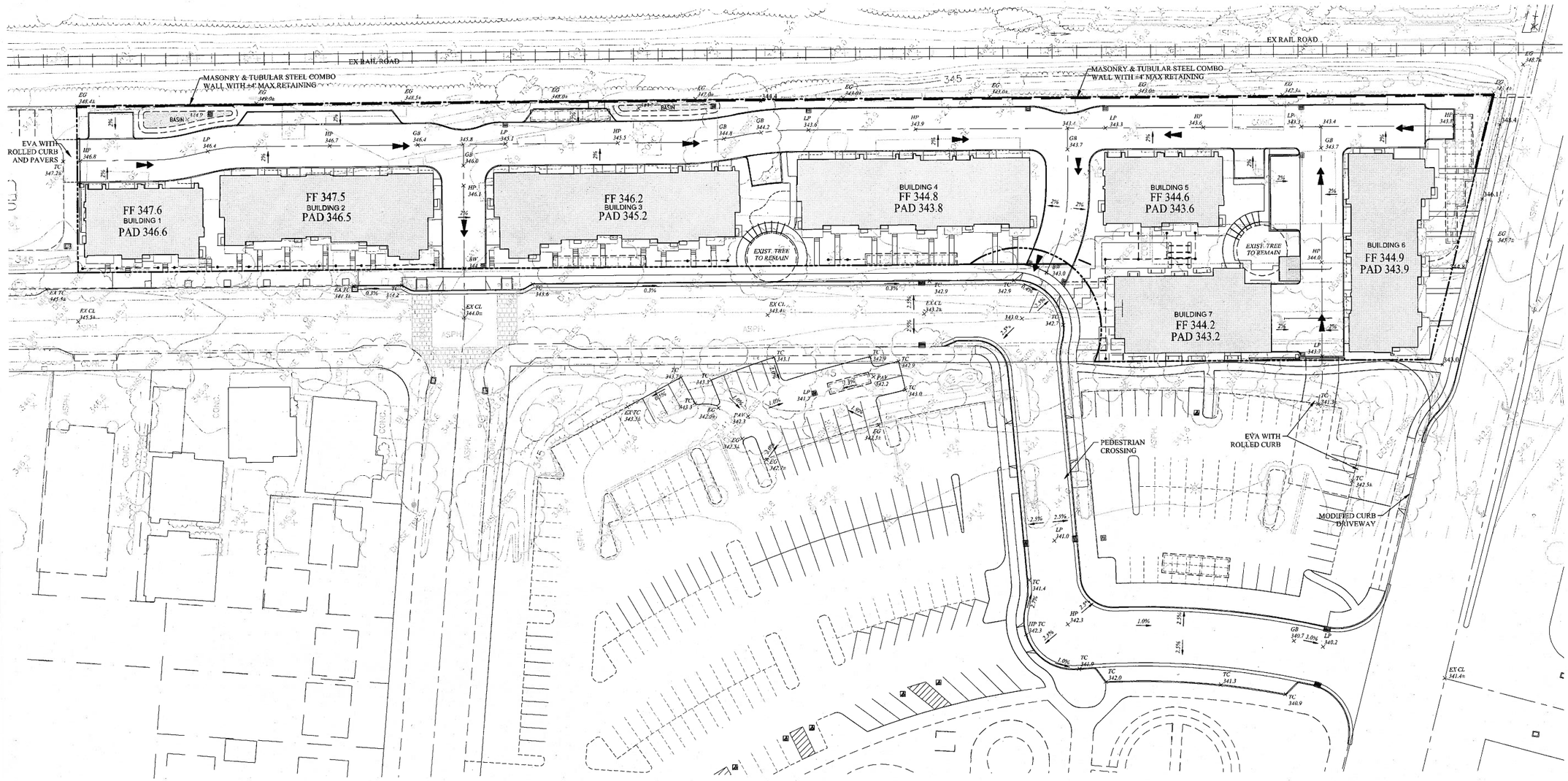
DATE	BY	CK	SHEET REVISIONS
7-23-19	JAM		REVISED PER CITY OF MH COMMENTS

SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET 3.0 OF 7 SHEETS

JOB NO. 162016-1001

PLOT DATE: July 19, 2019
FILE PATH: W:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-03 LOTTING PLAN (HALE).dwg



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	SIDEWALK	
	STORM DRAIN FIELD INLET	□
	STORM DRAIN CURB INLET	□
	OVERLAND RELEASE	
	BOUNDARY WALL WITH RETAINING	
+356.3	SPOT ELEVATION	
PAD 357.0	PAD ELEVATION	
FF 358.0	FINISHED FLOOR ELEVATION	
	STORMWATER TREATMENT BASIN	
	UNDERGROUND RETENTION FACILITY	

0 30 60 90

SCALE IN FEET: 1"= 30'

PLOT DATE: July 19, 2019
FILE PATH: N:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-04 PRELIMINARY GRADING PLAN (HALE).dwg

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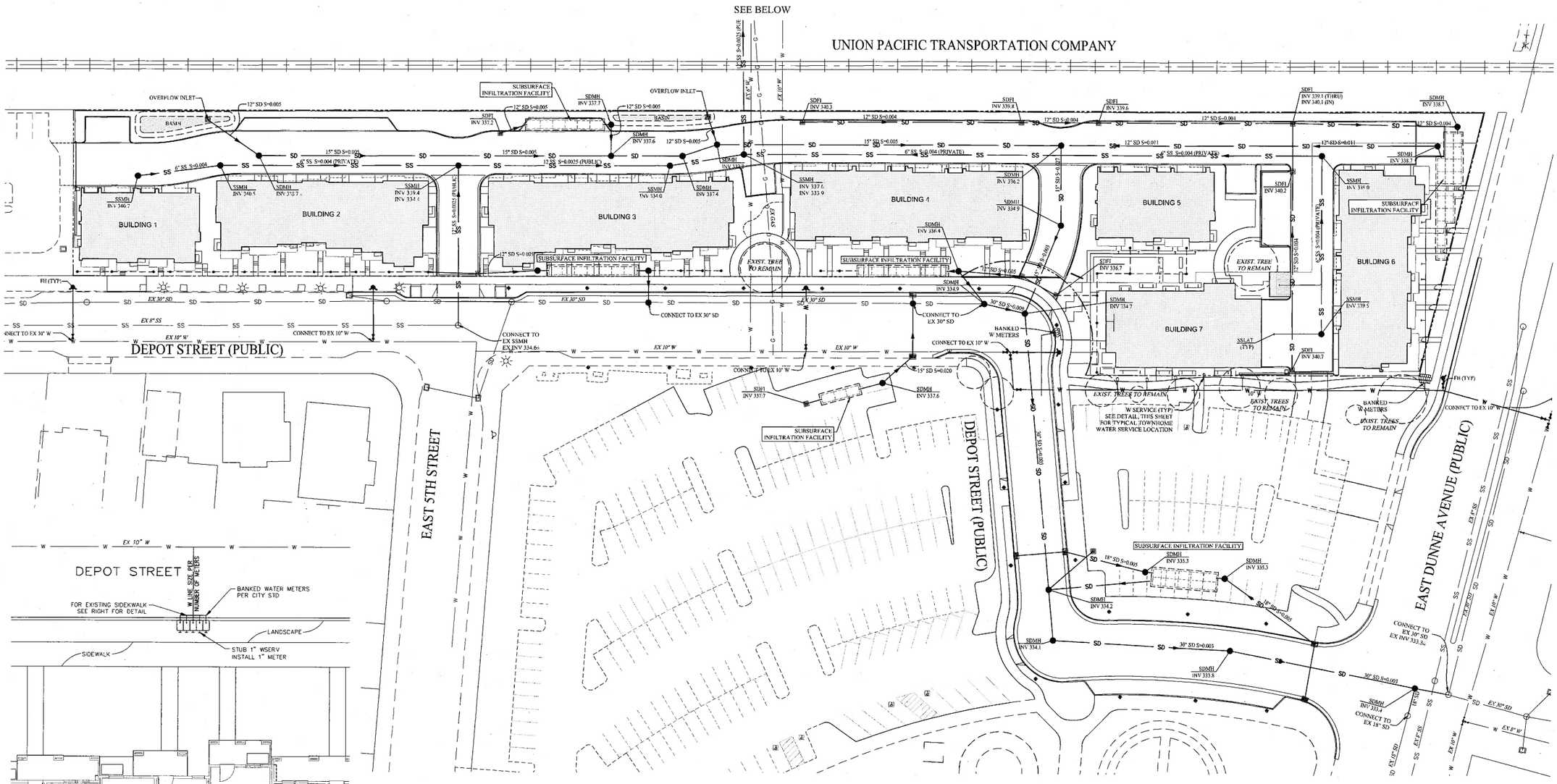
TENTATIVE MAP (SD2018-0007)
PRELIMINARY GRADING PLAN
HALE LUMBER
MORGAN HILL, CALIFORNIA

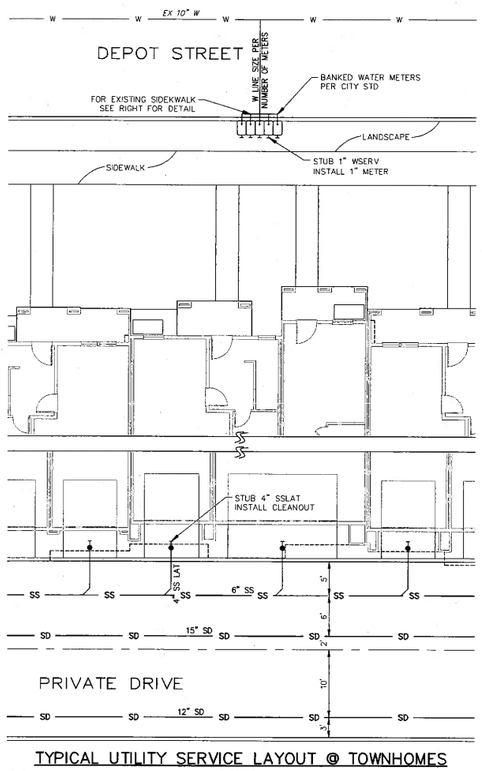
SHEET REVISIONS	BY	CK
DATE		
7-22-19	JAM	MK
REVISED PER CITY DETAILED COMMENTS		

SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET
4.0
OF 7 SHEETS

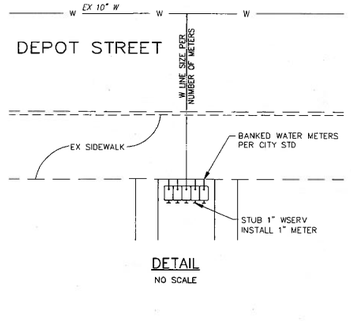
JOB NO.
162016-1001





TYPICAL UTILITY SERVICE LAYOUT @ TOWNHOMES

NO SCALE



DETAIL

NO SCALE

GENERAL NOTES:

1. WATER TO DIP UNDER STORM DRAIN WHERE NECESSARY, WITH 1' VERTICAL CLEARANCE AND NO PIPE JOINTS WITHIN 10' OF CROSSING.
2. WATER SHALL AT ALL TIMES MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER ACCORDING TO CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARDS.
3. ALL UTILITIES IN DEPOT STREET ARE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF MORGAN HILL
4. ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
5. SUBSURFACE INFILTRATION FACILITIES WILL HAVE FLOW CONTROL STRUCTURE WITH WEIR AT OUTFLOW MANHOLE IF NEEDED.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
SD	STORM DRAIN (12" AND LARGER)	SD
	STORM DRAIN (4" TO 10")	
SS	SANITARY SEWER	SS
W	WATER	W
	MANHOLE	
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	DECORATIVE LIGHT	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	OVERLAND RELEASE	
	STORMWATER TREATMENT BASIN	
	UNDERGROUND INFILTRATION FACILITY	

0 30 60 90

SCALE IN FEET: 1"= 30'

PLOT DATE: July 23, 2019
FILE PATH: W:\Jobs 15\162016\Drawings\Prelim\Applications\TM (2019)\TM-05 PRELIMINARY UTILITY PLAN (HALE).dwg

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PRELIMINARY UTILITY PLAN
HALE LUMBER
MORGAN HILL, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS
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SHEET 5.0 OF 7 SHEETS

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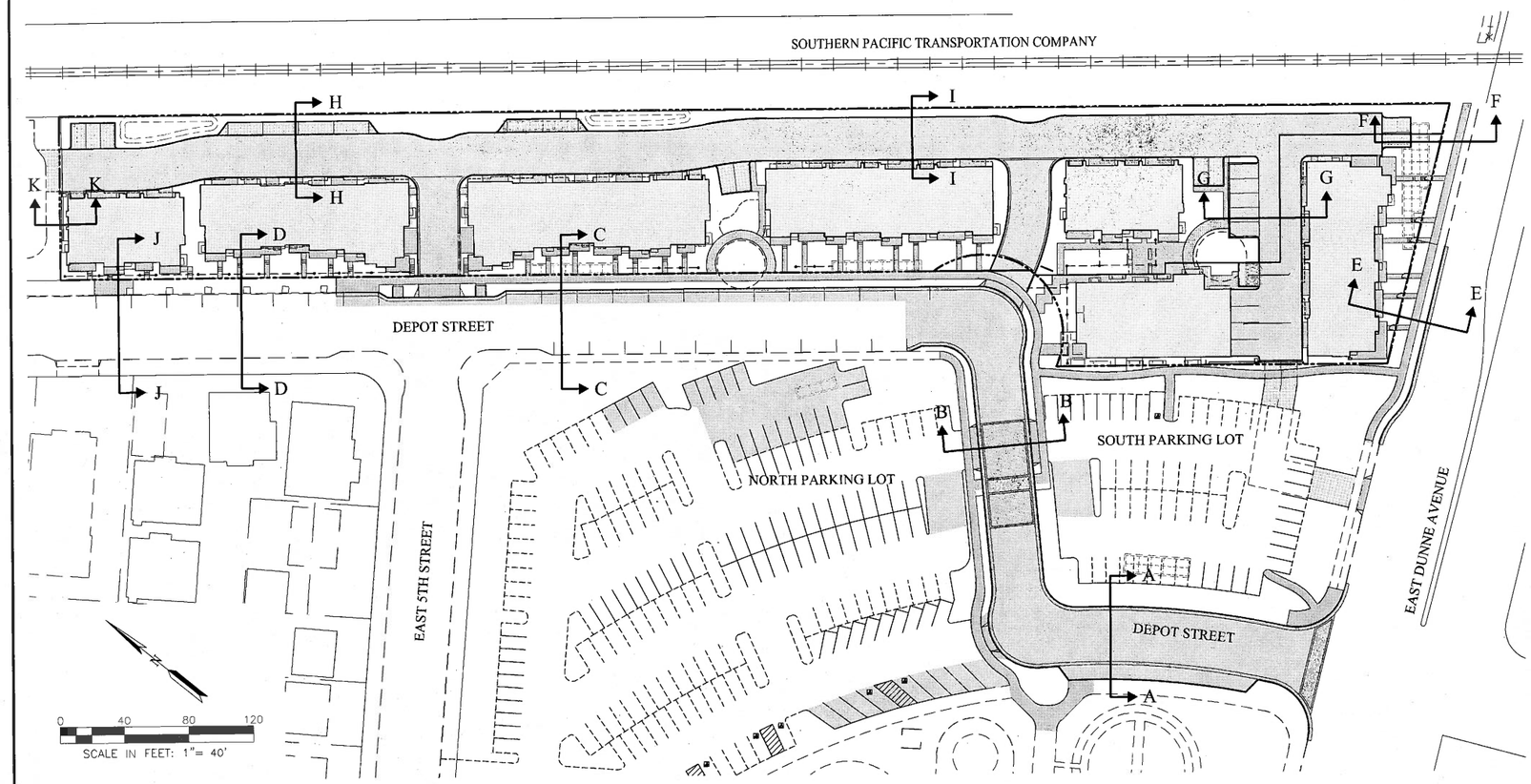
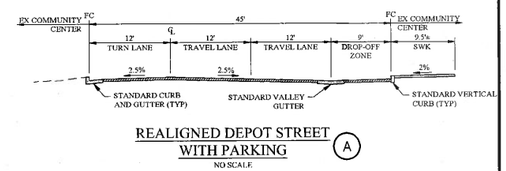
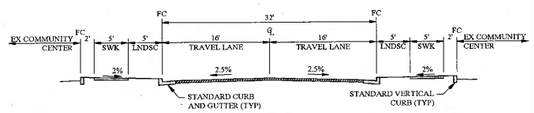
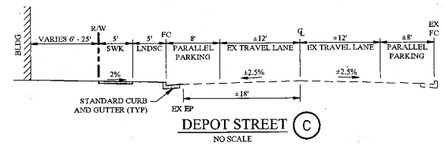




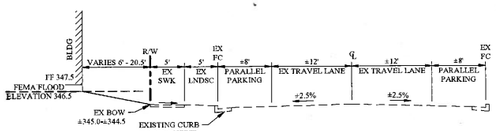
REALIGNED DEPOT STREET WITH PARKING (A)
NO SCALE



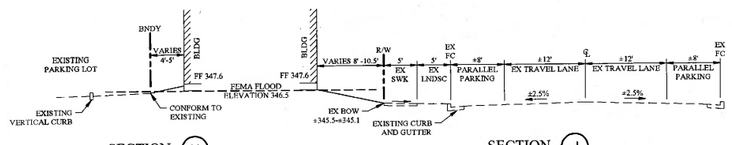
REALIGNED DEPOT STREET WITHOUT PARKING (B)
NO SCALE



DEPOT STREET (C)
NO SCALE

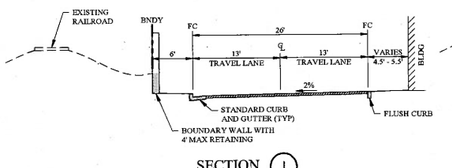


DEPOT STREET (D)
NO SCALE



SECTION (K)
NO SCALE

SECTION (J)
NO SCALE



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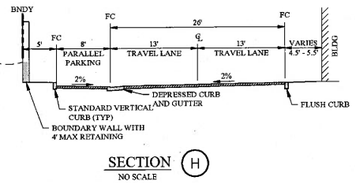

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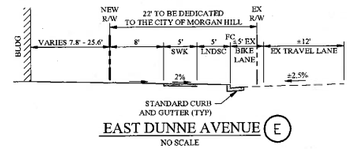

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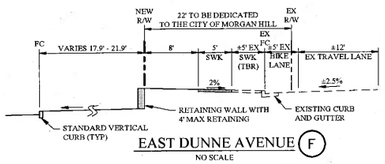

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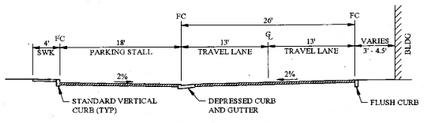
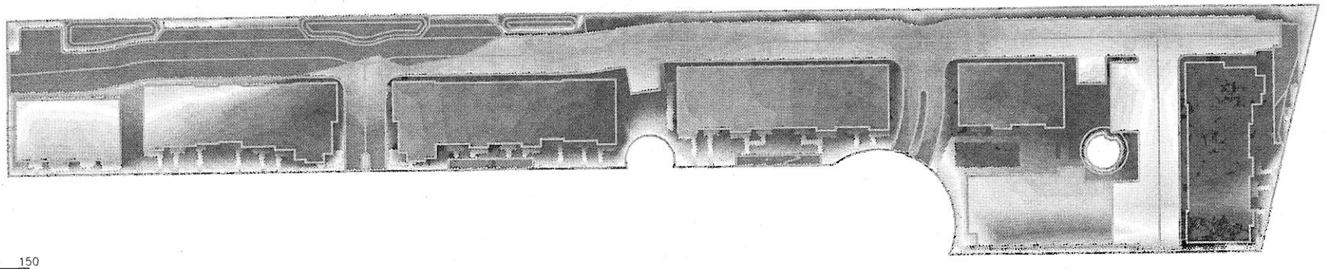


SECTION (G)
NO SCALE

PRELIMINARY EARTHWORK SUMMARY

CUT: 2,180± CY
FILL: 2,360± CY
NET: 180± CY IMPORT



0 50 100 150
SCALE IN FEET: 1"= 50'

PLOT DATE: July 22, 2019
FILE PATH: W:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-06 SECTIONS (HALE).dwg

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www.lafalahomes.com

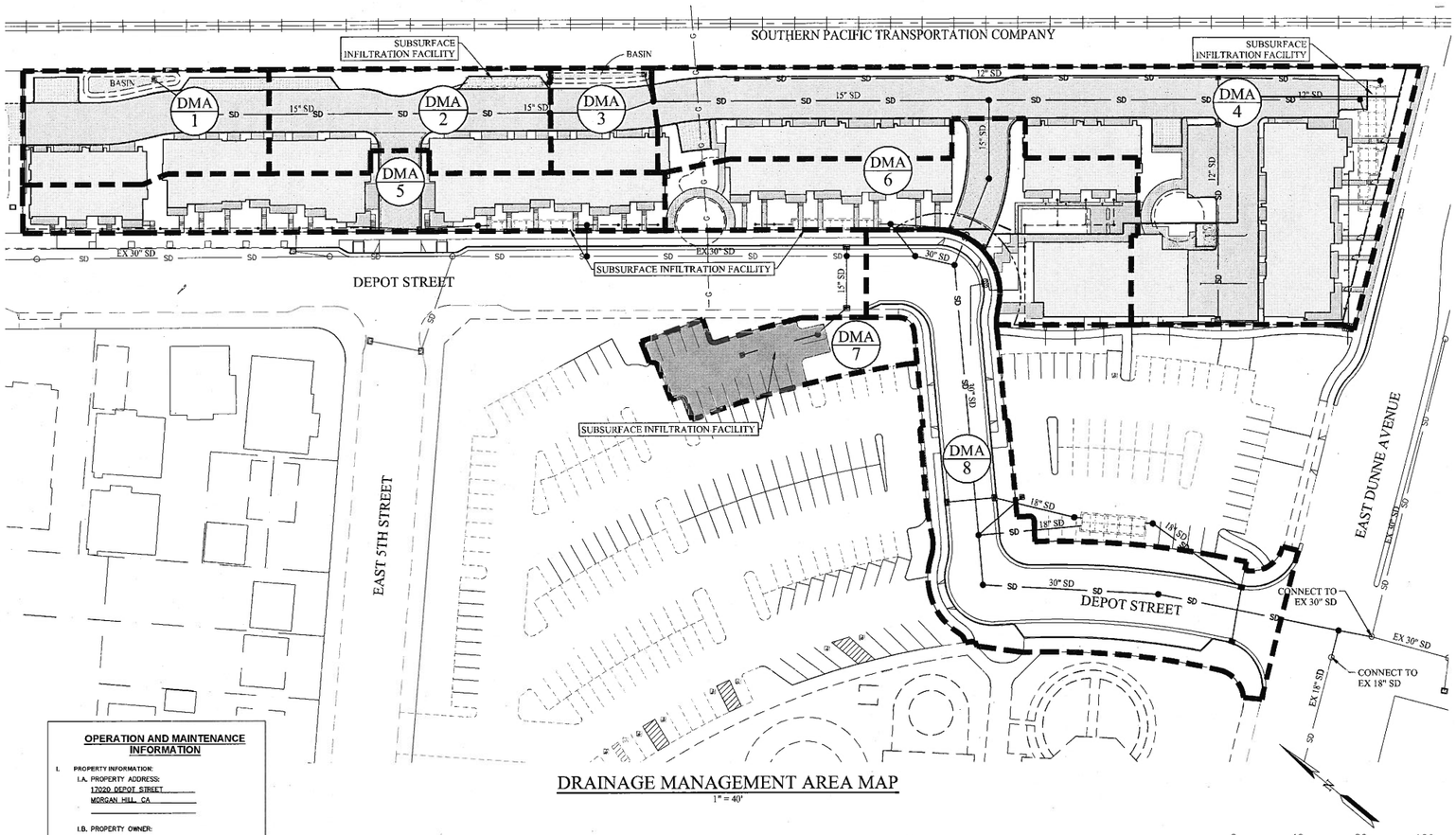
TENTATIVE MAP (SD2018-0007)
SECTIONS
HALE LUMBER
MORGAN HILL, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS
7-22-19	JAM	MK	REVISED PER CITY DETAILED COMMENTS

SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET 6.0 OF 7 SHEETS

JOB NO. 162016-1001

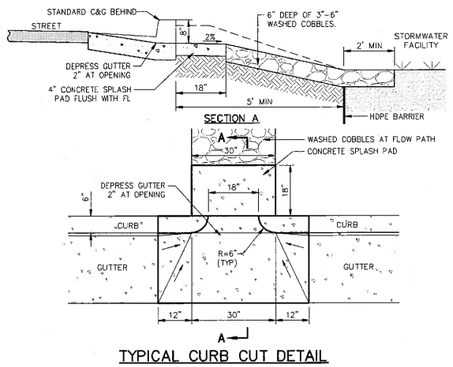


DRAINAGE MANAGEMENT AREA MAP

1" = 40'

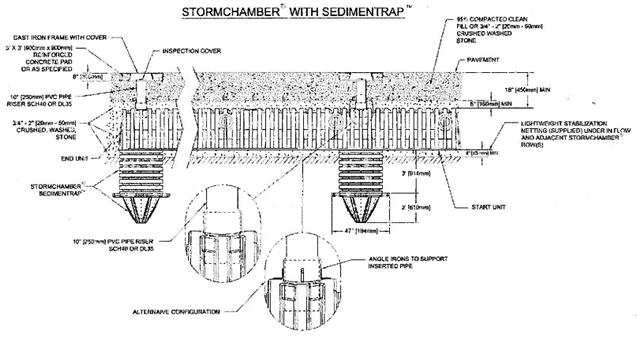
OPERATION AND MAINTENANCE INFORMATION

I. PROPERTY INFORMATION:
- I.A. PROPERTY ADDRESS: 17020 DEPOT STREET, MORGAN HILL, CA
- I.B. PROPERTY OWNER: LATALA HOMES
- II. RESPONSIBLE PARTY FOR MAINTENANCE:
- II.A. CONTACT: PAUL LATALA
- II.B. PHONE NUMBER OF CONTACT: (408) 515-9205
- II.C. EMAIL: PAUL@LATALAHOMES.COM
- II.D. ADDRESS: 1999 SOUTH BASCOM AVENUE, SUITE 700 CAMPBELL, CA 95008



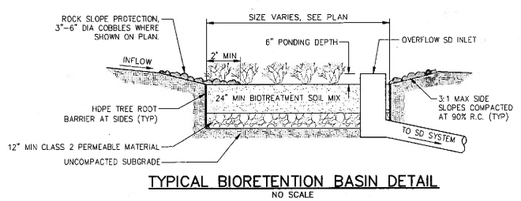
TYPICAL CURB CUT DETAIL

NO SCALE



TYPICAL SUBSURFACE INFILTRATION FACILITY DETAIL

NO SCALE



TYPICAL BIORETENTION BASIN DETAIL

NO SCALE

LEGEND

PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
SD	STORM DRAIN
	STORM DRAIN FIELD INLET
	STORM DRAIN CURB INLET
DMA 1	DRAINAGE MANAGEMENT AREA ID
	STORMWATER TREATMENT BASIN
	UNDERGROUND INFILTRATION FACILITY
	NEW IMPERVIOUS AREA
	NEW PERVIOUS AREA

STORM WATER MANAGEMENT NOTES:

1. THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.
2. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING.
3. BIORETENTION FACILITIES WERE SIZED USING THE "ROUTING METHOD", IDENTIFIED IN SECTION 3 OF THE CITY'S STORMWATER MANAGEMENT GUIDANCE MANUAL.
4. ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF MORGAN HILL AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE PROJECT APPROVAL.
5. THE PROJECT COMMITS TO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2-YEAR THOUGH 25-YEAR STORM EVENTS. THE PROPOSED BIORETENTION BASINS AND UNDERGROUND INFILTRATION FACILITIES SERVE AS THE MAIN DETENTION/RETENTION FACILITY FOR THE PROJECT. THE FACILITIES WERE SIZED USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. THE SANTA CLARA COUNTY DRAINAGE MANUAL METHODS WERE USED TO DETERMINE THE DESIGN RAINFALL DEPTH, AND 24-HOUR RAINFALL PATTERN. THE NRCS CURVE NUMBER METHOD WAS USED TO ESTIMATE RUNOFF.

Project Name: Hale Lumber
Project Location: Morgan Hill, CA
Date: July 2019

Project Information

Area =	135,650 ft²	*Total drainage managment area*
Existing Impervious Area =	40,870 ft²	
	30%	*Existing Percent Impervious area*
Ex Imperv Area To Remain =	0 ft²	*Total existing impervious surface to remain*
Replaced Imperv Area =	40,870 ft²	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	59,220 ft²	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	100,090 ft²	*Total project impervious area*
	74%	*Percent impervious area*
Water Management Zone =	1	

Performance Requirements

No. 1 = Implement site design and runoff reduction strategies
No. 2 = Provide water quality treatment for 85% storm event
No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
No. 5 = N/A

Rainfall Design Information

MAP =	20.0 in	*Mean Annual Precipitation*
$P_{85\%}$ =	1.10 in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.75 in	*95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	C	*NRCS Hydrologic Soil Group Classification*
Infiltration Rate =	0.5 in/hr	*Describe source for infiltration rate*
Safety Factor =	1	
Design Infiltration Rate =	0.5 in/hr	

Project Name: Hale Lumber
Project Location: Morgan Hill, CA
Date: July 2019

95% Rainfall Depth Runoff Retention Volume

		Impervious Surface (SF)		Pervious Surface (SF)			Runoff Retention Volume Calculation					
DMA	Total Area (SF)	Impervious Surface (SF)	Replaced Impervious Surface (SF)	Landscaping/Grass	Pervious Pavers	Total	Impervious Area Credit for Redevelopment (SF)	Drainage Area Minus Credit (SF)	% Impervious	Runoff Coefficient	95th% Volume V_{95} (ft³)	85th% Volume V_{85} (ft³)
1	10,590	7,620	0	2,095	875	2,970	0	10,590	72%	0.51	792	498
2	10,960	8,550	0	1,680	730	2,410	0	10,960	78%	0.58	921	579
3	4,300	3,500	250	800	0	800	175	4,125	81%	0.62	371	243
4	41,920	30,960	13,200	9,420	1,540	10,960	6,600	35,320	74%	0.53	2,739	2,044
5	14,690	10,810	1,020	3,880	0	3,880	510	14,180	74%	0.53	1,094	712
6	19,430	12,050	4,090	7,000	380	7,380	2,045	17,385	62%	0.42	1,077	756
7	6,570	4,380	0	2,190	0	2,190	0	6,570	67%	0.46	444	279
8	27,190	22,220	22,210	4,970	0	4,970	11,105	16,085	82%	0.62	1,454	1,545
Total	135,650	100,090	40,870	34,235	3,525	35,560	20,435		74%	0.53	9,733	6,656

SCM Sizing Summary

			Porosity	0.25	0.40
SCM Description	SCM Media Area (ft²)	Surface Ponding Depth (in)	85M Depth (in)	Gravel Layer Depth (in)	
Bioretention	370	6	24	12	
Storm Chambers	290	n/a	n/a	n/a	
Bioretention	190	6	24	12	
Storm Chambers	960	n/a	n/a	n/a	
Storm Chambers	390	n/a	n/a	n/a	
Storm Chambers	390	n/a	n/a	n/a	
Storm Chambers	180	n/a	n/a	n/a	
Storm Chambers	490	n/a	n/a	n/a	
	3,260				

Notes:
1. Bioretention SCMs were size using the the "Routing Method" identified in Section 3 of the City's Stormwater Management Guidance Manual. See SCM Sizing Summary for "Routing Method" sizing results.
2. Per Resolution No. R3-2013-0032, Section B.4.b.i.: The total amount of replaced impervious surface in redevelopment projects shall be multiplied by 0.5 when calculating the volume subject to Runoff Retention Performance Requirements.
3. DMA 8 will treat the 85th% volume through infiltration and retain the 95th% volume.

Governing Equations:

$V_{ER} = \frac{C * P_{95} * A}{12}$ — V_{95} = 95% Rainfall Depth Runoff Retention Volume; $C = 0.858i^4 - 0.78i^2 + 0.774i + 0.04$; P_{95} = 1.75 *24-hr 95th percentile rainfall d*

$Area = \frac{V_{95} * 12}{i}$ — Area = *Design SCM area based on*; D = *SCM Layer depth (in)*; R = *SCM Layer porosity (in)*

$T_D = \frac{V_{95} * 12 * SF}{i * Area}$ — T_D = *Drawdown time (hr)*; A = *Available SCM area (ft²)*; i = 0.5 *Infiltration Rate (in/hr)*

1	790	550	895
2	920	670	850
3	370	180	550
4	2740	2110	2400
5	1090	790	975
6	1080	810	975
7	440	330	450
8	1450*	1220	66846

Note:
1. The volume required for 95% infiltration was determined using the "Routing Method" in conjuction with Civil Storm computer program, which utilizes a soil infiltration rate of 0.5 in/hr.

* The volume required for 85% infiltration was determined using the "Routing Method" in conjuction with Civil Storm computer program, which utilizes a soil infiltration rate of 0.5 in/hr.

CivilStorm Peak Flow Results

Peak Flows: Existing vs. Developed		
Return Period	Existing Q_{Max} (cfs)	Developed Q_{Max} (cfs)
2-year	0.42	0.15
10-year	1.56	0.79
25-year	2.09	1.59

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TENTATIVE MAP (SD2018-0007)
PRELIMINARY STORMWATER CONTROL PLAN
HALE LUMBER
MORGAN HILL, CALIFORNIA

DATE	BY	CK
7-22-19	JAM	MK
SHEET REVISIONS	REVISED PER CITY DETAILED COMMENTS	

SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET 7.0 OF 7 SHEETS

JOB NO. 162016-1001

PLOT DATE: July 22, 2019
FILE PATH: W:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-07 PRELIMINARY STORMWATER CONTROL PLAN (HALE).dwg