

VESTING TENTATIVE MAP ROSEWOOD

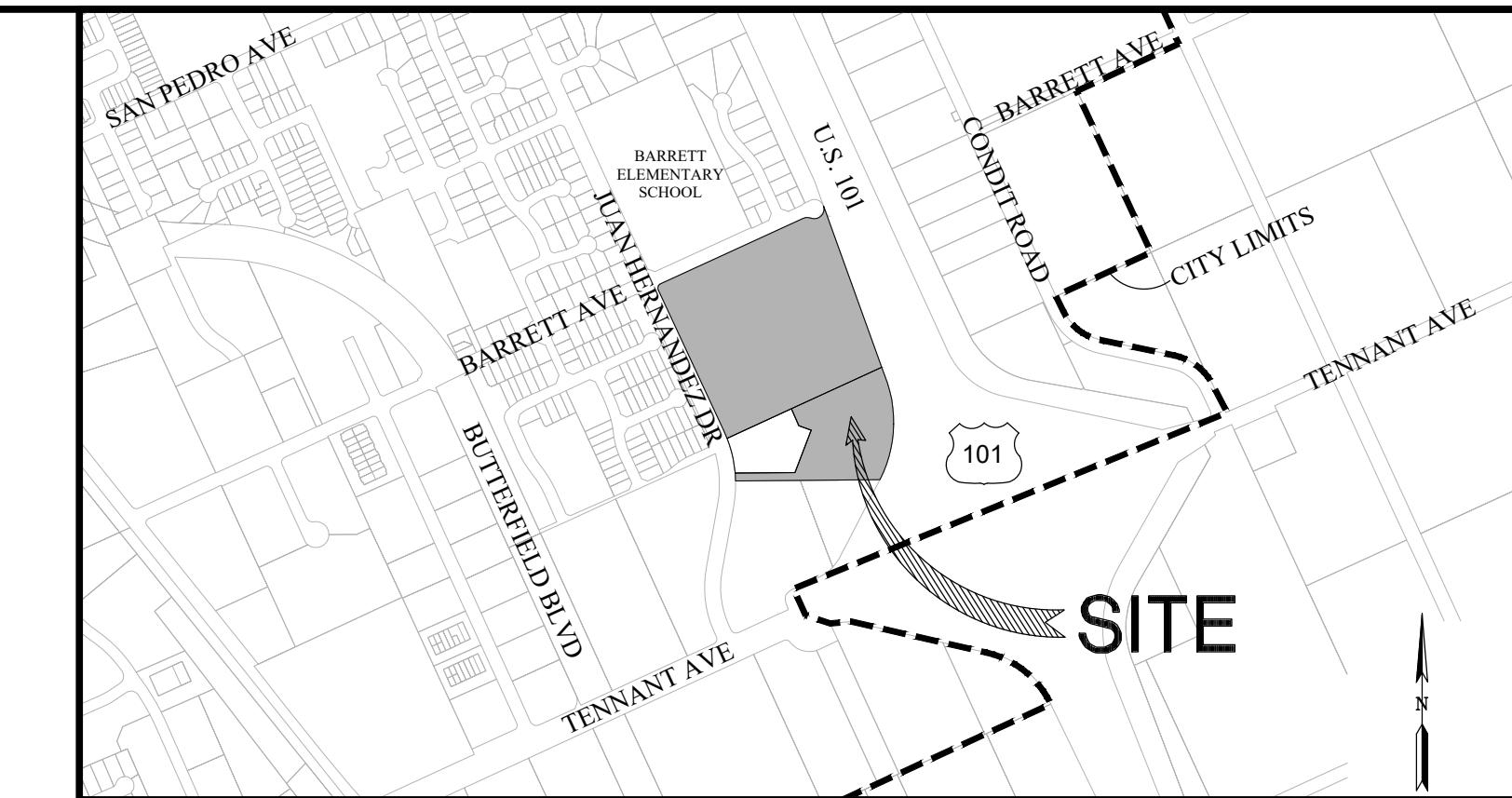
MORGAN HILL, CITY COUNCIL DISTRICT B, SANTA CLARA COUNTY, CALIFORNIA

CONTACT INFORMATION

APPLICANT: BROOKFIELD PROPERTIES
12657 ALCOSTA BLVD, SUITE 250
SAN RAMON, CA 94583
ATTN: JOE GUERRA
JOE.GUERRA@BROOKFIELDRP.COM

CIVIL ENGINEER: RJA
8055 CAMINO ARROYO
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(408) 848-0300
ENGINEER: WILL LINK, P.E., RCE #85625 (WLINK@RJA-GPS.COM)
PLANNER: ROSS DOYLE (RDOYLE@RJA-GPS.COM)

PROPERTY OWNER: BFH CM LLC, A DELAWARE LIMITED LIABILITY COMPANY
12657 ALCOSTA BLVD, SUITE 250
SAN RAMON, CA 94583
ATTN: JOE GUERRA



VICINITY MAP
NO SCALE

SHEET INDEX	
SHEET NO	SHEET TITLE
1	TITLE SHEET
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8	PRELIMINARY STORMWATER CONTROL PLAN

Brookfield Properties
12657 Alcosta Blvd
San Ramon, CA 94583

VESTING TENTATIVE MAP
TITLE SHEET
ROSEWOOD
MORGAN HILL,
CALIFORNIA

GENERAL INFORMATION

- PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
- 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.
- PROJECT LIES WITHIN FLOOD ZONE X: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. (FIRM MAP NUMBER 06085C0607H, EFFECTIVE DATE MAY 18, 2009).
- FINISHED FLOOR AND PAD ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
- THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
- EXISTING TOPOGRAPHY IS BASED ON INFORMATION PROVIDED BY OTHERS AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA, DATED MAY 3, 2021.
- ALL EXISTING ON-SITE PRIVATE DRINKING WATER WELLS TO BE REMOVED.
- TOWN HOME STYLE CONDOMINIUMS LOTTING SCHEME SHOWN IS PRELIMINARY AND WILL BE REFINED IN THE FUTURE.
- TOWN HOME CONDOMINIUMS MAY BE FURTHER SUBDIVIDED ON SUBSEQUENT FINAL MAPS.
- BOUNDARY IS RESOLVED PER FIELD SURVEY PERFORMED BY RUGGERI-JENSON-AZAR, DATED JULY 6, 2021.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS PLAN SET; THE PROJECT IS NOT ANTICIPATED TO BE PHASED. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO PHASE THE PROJECT IF DEEMED NECESSARY AS A RESULT OF MARKET CONDITIONS.
- ALL PROPOSED TRANSFORMERS TO BE SUBSURFACE.
- THE SUBDIVISION PROPOSED IN THE REMAINDER PARCEL IS SHOWN ON A SEPARATE TENTATIVE PARCEL MAP FOR THE ROSEWOOD MEDICAL SITE, AND IS PROCESSING CONCURRENTLY WITH THIS VESTING TENTATIVE MAP.

SITE DATA

- SUBJECT PARCELS: PARCEL D APN 817-09-039
PARCEL E APN 817-09-041,
MORGAN HILL, CA
- CURRENT LAND USE: VACANT
- ZONING: MUF (PD)
- GENERAL PLAN: MIXED-USE FLEX
- PROPOSED LAND USE: RESIDENTIAL (34 SINGLE FAMILY DUET LOTS & 86 TOWN HOME STYLE CONDOMINIUMS)
- BUILDOUT TABULATION
GROSS AREA: 17.98± AC
NET RESIDENTIAL AREA: 10.04± AC
PROPOSED UNIT COUNT: 120 DU
PROPOSED RESIDENTIAL DENSITY: 11.95 DU/AC
MAXIMUM ALLOWABLE DENSITY: 24 DU/AC
- OFF-SITE UTILITIES:
WATER CITY OF MORGAN HILL
SANITARY SEWER CITY OF MORGAN HILL
STORM DRAIN CITY OF MORGAN HILL
GAS & ELECTRIC PG&E
TELEPHONE VERIZON
- ON-SITE UTILITIES:
WATER PRIVATE/PUBLIC
SANITARY SEWER PRIVATE
STORM DRAIN PRIVATE
GAS & ELECTRIC PG&E
TELEPHONE VERIZON

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 120 NEW HOMES:

- 34 DUET STYLE SINGLE FAMILY LOTS
- 86 TOWNHOME-STYLE CONDOMINIUMS

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:
• PRIVATE CIRCULATION NETWORK INCLUDING STREETS, ALLEYS, UTILITIES, AND LANDSCAPING.
• ACTIVE AND PASSIVE PARK/OPEN SPACE WITH AMENITIES.

OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:
• CONSTRUCTION OF DRIVEWAY APPROACHES, UTILITY CONNECTIONS, AND SIDEWALK SEPARATION ALONG THE JUAN HERNANDEZ DRIVE FRONTAGE.

ABBREVIATIONS

BNDY	BOUNDARY	SF	SQUARE FEET
CL	CENTER LINE	SS	SANITARY SEWER
DU	DWELLING UNIT	SSMH	SANITARY SEWER MANHOLE
DWY	DRIVEWAY	SWK	SIDEWALK
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	TC	TOP OF CURB
EX	EXISTING	TDC	TOP OF DEPRESSED CURB
FF	FINISH FLOOR ELEVATION	TFC	TOP OF FLUSH CURB
GB	GRADE BREAK	TMC	TOP OF MODIFIED CURB
HP	HIGH POINT	W	WATER
IEE	INGRESS EGRESS EASEMENT		
INV	INVERT		
LP	LOW POINT		
LSE	LANDSCAPE EASEMENT		
PAE	PUBLIC ACCESS EASEMENT		
PSDE	PUBLIC STORM DRAIN EASEMENT		
PSE	PUBLIC SERVICE EASEMENT		
R/W	RIGHT-OF-WAY		
SD	STORM DRAIN		
SDFI	STORM DRAIN FIELD INLET		
SDMH	STORM DRAIN MANHOLE		

1
OF 8 SHEETS
JOB NO.
212006



LEGEND

— - - - -	PROJECT BOUNDARY
—————	EXISTING LOTLINE
— - - - -	CENTER LINE
— — — — —	SANITARY SEWER
— - - - -	STORM DRAIN
~~~~~	EXISTING CONTOUR
	EXISTING TREE TO BE REMOVED

NOTES:

1. ALL EXISTING UTILITIES IN BARRETT AVENUE AND JUAN HERNANDEZ ARE TO REMAIN.
2. THE LOCATION OF ANY EXISTING UNDERGROUND UTILITY, PIPE, AND/OR STRUCTURE SHOWN HEREON IS BASED ON OBSERVABLE EVIDENCE AND/OR RECORD INFORMATION OBTAINED FROM THE CITY OF MORGAN HILL.
3. PLEASE SEE ARBORIST'S REPORT AND TREE REMOVAL EXHIBIT FOR ADDITIONAL TREE REMOVAL INFORMATION.
4. EXISTING FOR SALE SIGNS ON THE SUBJECT PROPERTY ADJACENT TO HIGHWAY 101 WILL BE REMOVED.

## DEMOLITION NOTES:

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- ① EX CURB & GUTTER TO BE REMOVED
- ② EX SWK TO BE REMOVED
- ③ EX SIGN TO BE REMOVED

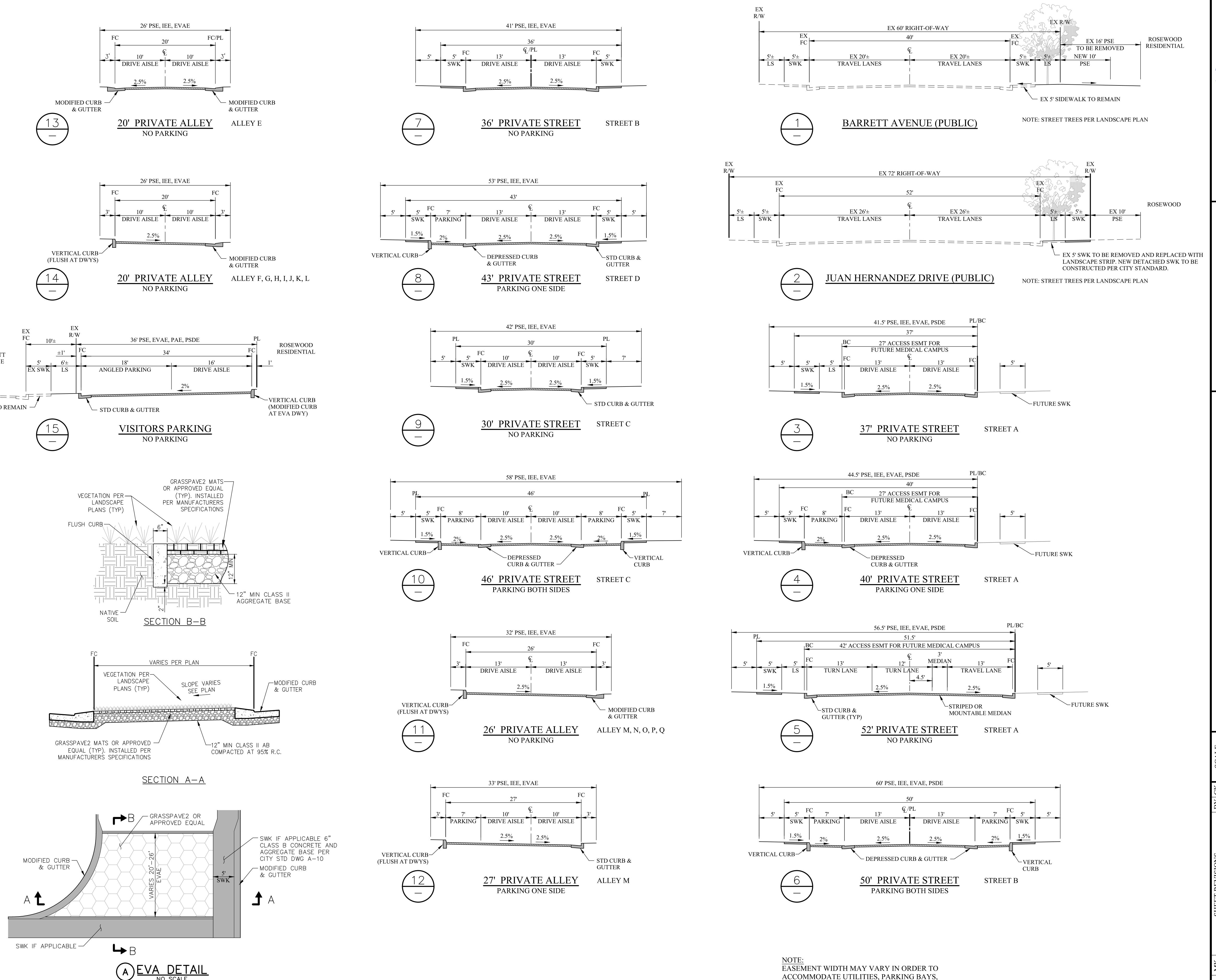
## Site Information

Site Information  
Address      Parcel D APN 817-09-039  
                  Parcel E APN 817-09-041  
                  Morgan Hill, CA

General Plan	Mixed-Use Flex
Zoning	MUF (PD)
Gross Area	±17.98 ac

VESTING TENTATIVE MAP  
EXISTING CONDITIONS  
ROSEWOOD  
MORGAN HILL, CALIFORNIA





**(A) EVA DETAIL** NO SCALE

**PRELIMINARY STREET AND ALLEY SECTIONS**

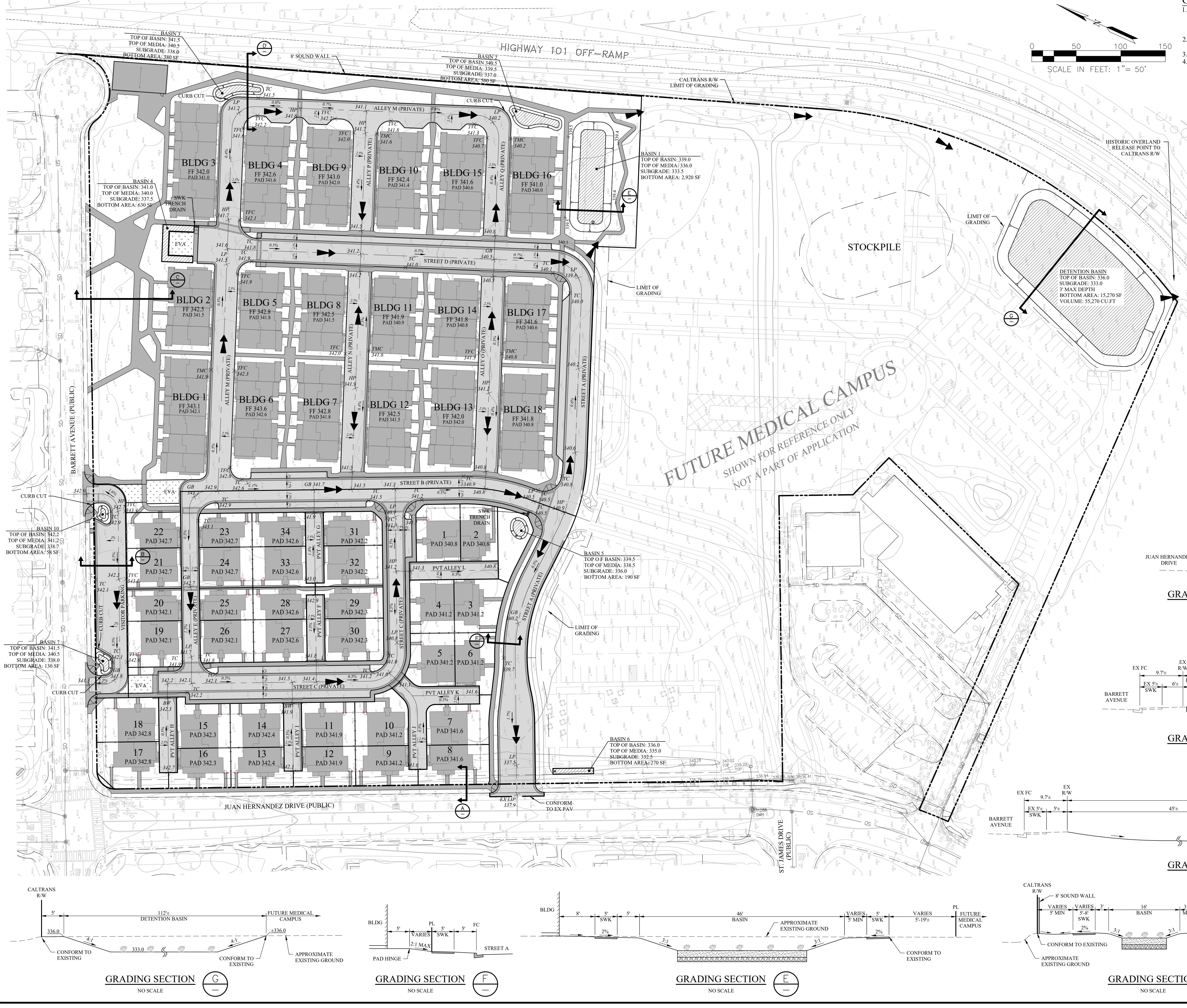
NOTE:  
EASEMENT WIDTH MAY VARY IN ORDER TO  
ACCOMMODATE UTILITIES, PARKING BAYS,  
BUILDINGS, OR OTHER SITE SPECIFIC CONSTRAINTS.

**VESTING TENTATIVE MAP  
STREET SECTIONS AND DETAILS  
ROSEWOOD  
MORGAN HILL, CALIFORNIA**

**Brookfield Properties  
12657 Alcosta Blvd  
San Ramon, CA 94583**

**RJA  
RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
8055 CAMINO ARROYO  
PHONE: (408) 846-0300  
FAX: (408) 846-0302





### UTILITY CROSSINGS

- 1 BOTTOM OF W: 335.7 TOP OF SD: 333.6 CLEARANCE: 2.1'
- 5 BOTTOM OF SD: 334.7 TOP OF SS: 331.6 CLEARANCE: 3.1'
- 2 BOTTOM OF SD: 334.3 TOP OF SS: 333.5 CLEARANCE: 0.8'
- 6 BOTTOM OF SD: 334.8 TOP OF SS: 334.0 CLEARANCE: 0.8'
- 3 BOTTOM OF W: 336.7 TOP OF SD: 334.6 CLEARANCE: 2.1'
- 7 BOTTOM OF W: 338.3 TOP OF SD: 337.1 CLEARANCE: 1.2'
- 4 BOTTOM OF SD: 333.2 TOP OF SS: 332.6 CLEARANCE: 0.6'

### UTILITY NOTES

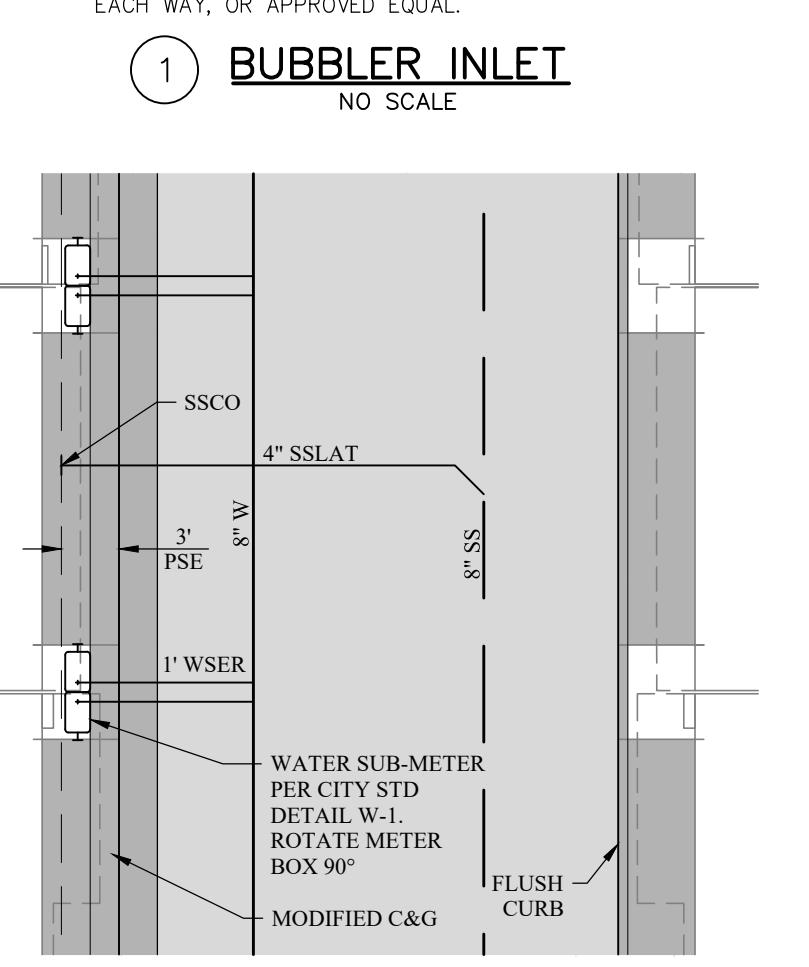
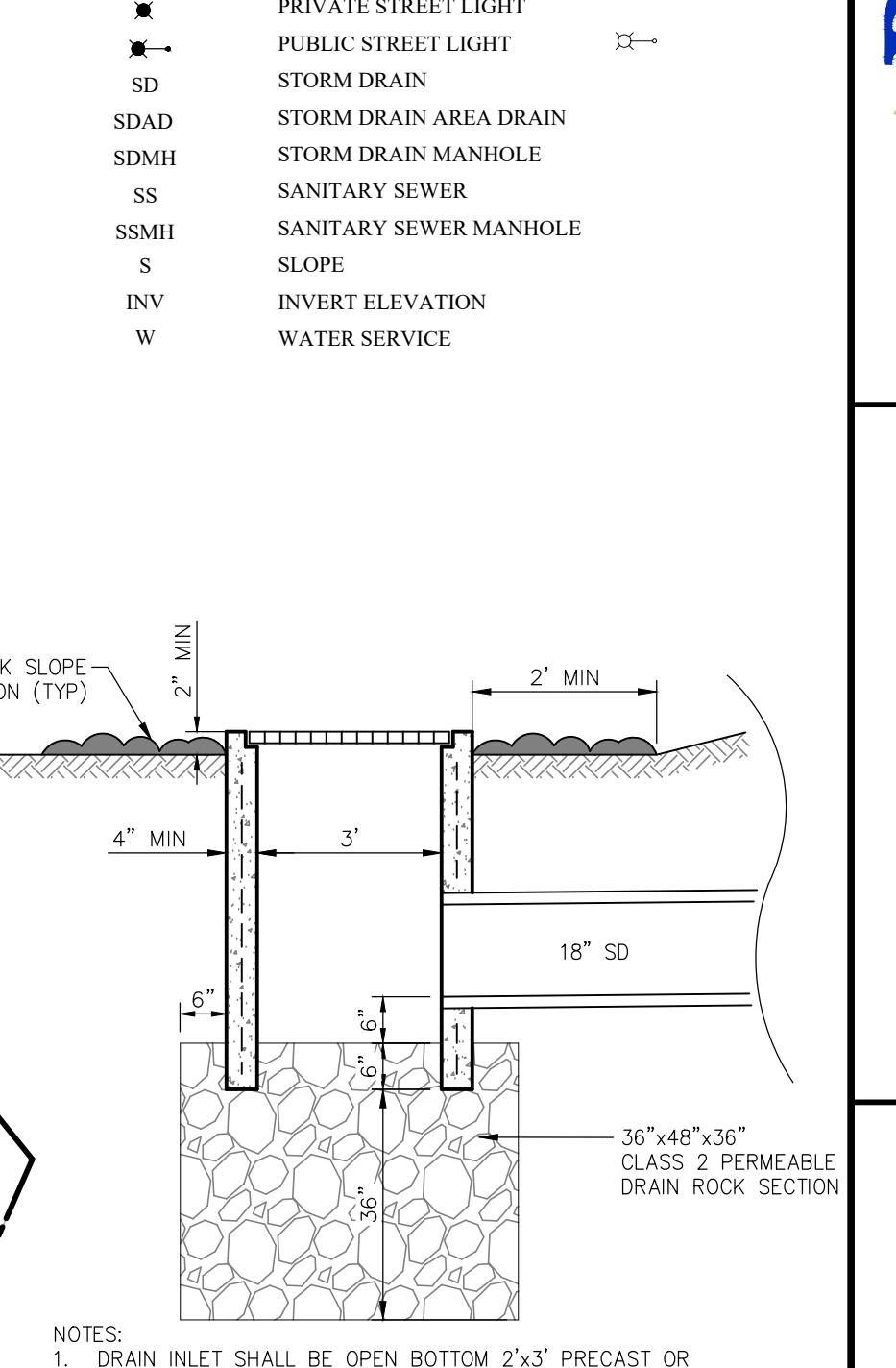
- 1 BASIN 1 OUTLET STRUCTURE. SEE DETAIL 3, SHEET 8.
- 2 DETENTION BASIN OUTLET STRUCTURE. SEE DETAIL 4, SHEET 8.
- 3 WITHIN 10' OF STORM DRAIN, MAINTAIN 1' MINIMUM CLEARANCE.
- 4 BUBBLER. SEE DETAIL 1, THIS SHEET.
- 5 SIDEWALK TRENCH DRAIN. SEE DETAIL 4, SHEET 3.
- 6 CURB CUT. SEE DETAIL 3, SHEET 3.
- 7 CONCRETE CAP
- 8 WATER METER VAULT AND BYPASS PER CITY STANDARD W-11. WATER METER SHALL BE BADGER RECORDAL FIRE SERIES ASSEMBLIES OR APPROVED ALTERNATIVE.

### GENERAL NOTES

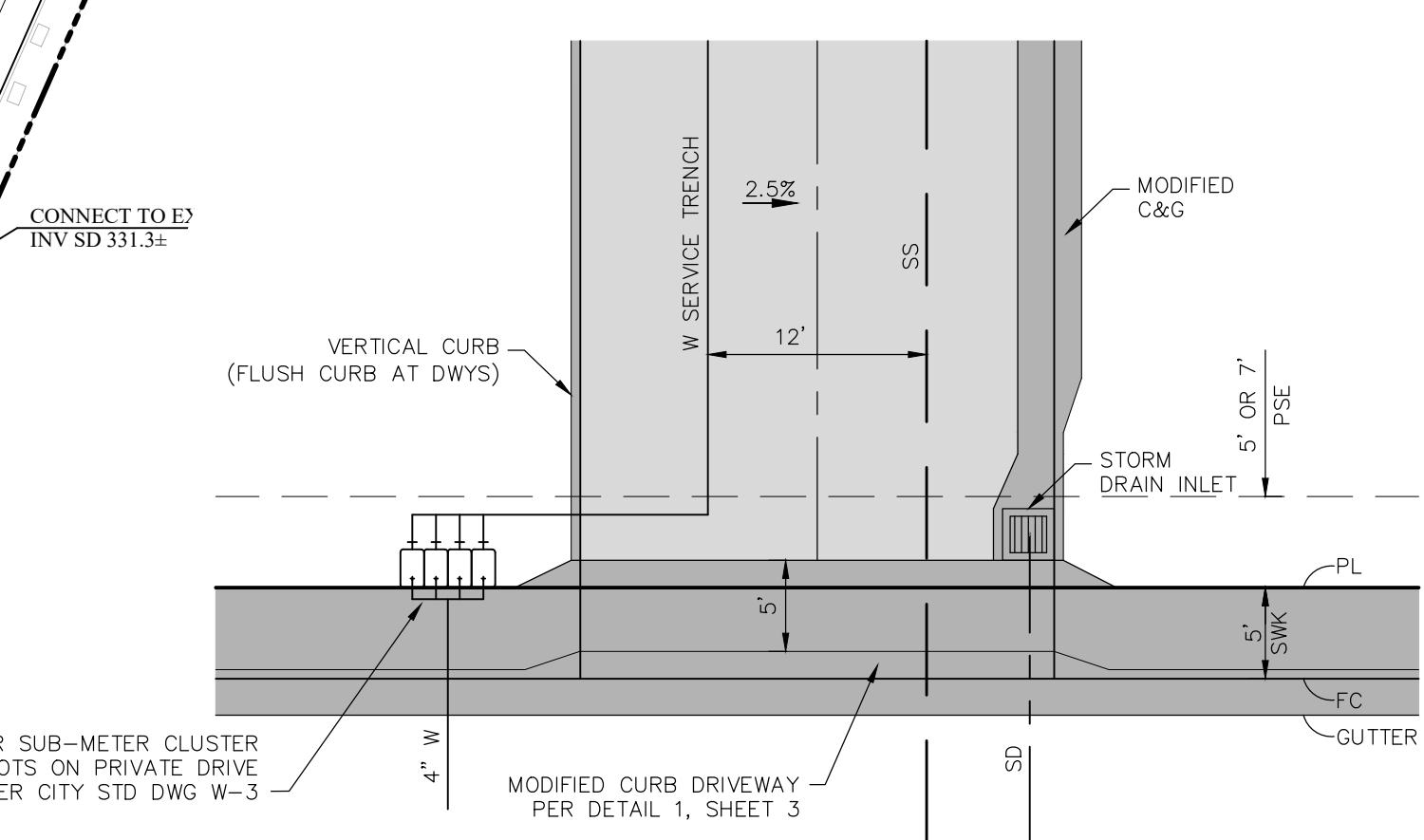
1. WATER AT ALL TIMES SHALL MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER UTILITIES.
2. STORM DRAIN IS PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOA.
3. SANITARY SEWER IS PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOA.
4. WATER MAINS IN STREET A (FROM JUAN HERNANDEZ DRIVE TO STREET B) ARE PUBLIC AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF MORGAN HILL. ALL OTHER PROPOSED WATER MAINS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA.
5. ALL PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
6. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE BASED ON RECORD DRAWING INFORMATION.

### UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
EDGE OF PAVEMENT	EDGE OF PAVEMENT
STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER
WATER	WATER
MANHOLE	MANHOLE
INLET	INLET
OUTFALL	OUTFALL
FIRE HYDRANT	FIRE HYDRANT
PRIVATE STREET LIGHT	PRIVATE STREET LIGHT
PUBLIC STREET LIGHT	PUBLIC STREET LIGHT
STORM DRAIN AREA	STORM DRAIN AREA
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SLOPE	SLOPE
INVERT ELEVATION	INVERT ELEVATION
WATER SERVICE	WATER SERVICE



② TYPICAL UTILITY LAYOUT - MULTI-FAMILY  
NO SCALE



③ TYPICAL UTILITY LAYOUT AT  
PRIVATE ALLEY INTERSECTION - DUETS  
NO SCALE

Brookfield Properties  
12657 Alcosta Blvd  
San Ramon, CA 94583

VESTING TENTATIVE MAP  
PRELIMINARY STORMWATER CONTROL PLAN  
ROSEWOOD  
MORGAN HILL, CALIFORNIA



### STORMWATER CONTROL PLAN

#### 95% RAINFALL DEPTH RUNOFF RETENTION VOLUME

DMA	Total DMA Area (sf)	Impervious Surface Area (sf)	Managed Turf	Landscape/Grass	Porous Concrete	Pavers	Native Landscape/Unstruc	Runoff Retention Volume Calculation			SCM Summary									
								Total	Equivalent Impervious Surface Area (ft²)	% Impervious	Runoff Coefficient	95th% Volume, V ₉₅ (ft³)	Design Infiltration Rate (in/hr)	95th% Volume Required (ft³)	95th% Volume Provided ¹ (ft³)	Ratio of Impervious/Pervious Area (2:1 max)	Ponding Depth ² (in)	Drawdown Time ³ (hr)		
1	262,330	199,371	62,959					62,959	205,667	76%	0.55	20,238	Bioretention	Basin 1	3.4	20,238	5,583	n/a	11	3.2
2	20,513	15,450	5,063					5,063	15,956	75%	0.55	1,562	Bioretention	Basin 2	3.4	1,562	764	n/a	6	1.8
3	20,692	15,519	5,173					5,173	16,036	75%	0.54	1,566	Bioretention	Basin 3	3.4	1,566	540	n/a	6	1.8
4	3,153	25,730	7,423					7,423	26,472	78%	0.57	2,639	Bioretention	Basin 4	3.4	2,639	803	n/a	6	1.8
5	19,665	13,766	5,900					5,900	14,355	70%	0.49	1,352	Bioretention	Basin 5	10.0	1,352	262	n/a	6	1.8
6	35,700	24,990	10,710					10,710	26,061	70%	0.49	2,454	Bioretention	Basin 6	10.0	2,454	344	n/a	6	1.8
7	7,400	6,290	1,110					1,110	6,401	85%	0.66	681	Bioretention	Basin 7	3.4	681	188	n/a	6	1.8
8	42,226	13,200	29,026					29,026	16,103	31%	0.23	1,363	Self-retaining	n/a	n/a	1,363	0.45:1	n/a	n/a	n/a
94	339,890	0	0	339,890	339,890	0	0%	0.04	1,892	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
10	2,187	1,800	387					387	1,839	82%	0.63	191	Bioretention	Basin 10	3.4	191	87	n/a	6	1.8
<b>Total</b>	<b>783,756</b>	<b>316,115</b>	<b>0</b>	<b>127,751</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>339,890</b>	<b>467,641</b>	<b>328,890</b>	<b>40%</b>	<b>0.28</b>	<b>33,937</b>							

**Notes:**

- Bioretention areas were sized using the Routing Method in Conjunction with the CivilStorm Computer Program by Bentley Systems Incorporated. The routing model utilizes the design infiltration rate shown in the Table above. Because the model accounts for infiltration during the theoretical 24-hour storm event, the total volume provided is less than the total volume required. The routing model demonstrated that the SCM can infiltrate the full 95th% runoff volume before discharging to downstream stormwater facilities.
- A minimum 0.5' freeboard is provided above the overflow riser elevation.
- The 95th% volume shown in the Table is less than the 95th% volume provided. This is result of moderate design infiltration rates for the stormwater facilities. The Routing model accounts for infiltration during the design storm facility to dispose of the 95th% runoff volume with a smaller footprint than the required 95th% volume. The routing model demonstrated that the full 95th% volume can be infiltrated with the volume provided.
- DMA 9 is the future Morgan Hill Medical Campus. A separate Stormwater Control Plan/analysis shall be provided to the City upon development of the parcel.

**Governing Equations:**

$$V_{95} = C * P_{95} * A$$

$$C = 0.8581 - 0.781 * 0.7741 + 0.04$$

$$P_{95} = 1.67 - 24\text{-hr 95th percentile rainfall depth (in)}$$

$$A = \text{drainage area (ft}^2\text{)}$$

$$i = \% \text{ impervious}$$

### PRELIMINARY STORMWATER TABLE

Project Name: Rosewood  
Project Location: Morgan Hill, CA  
Date: March 2022

**Project Information**  
Area = 783,756 ft² Total project area  
Existing Impervious Area = 316,115 ft² 5% Existing Percent impervious area  
Ex Imperv Area To Remain = 0 ft² Total existing impervious surface to remain  
Replaced Imperv Area = 39,450 ft² Total existing impervious surface to be replaced as part of project  
New Imperv Area = 276,665 ft² Total new impervious surface to be installed as part of project  
Total Impervious Area = 316,115 ft² Total project impervious area  
40% Percent impervious area

Water Management Zone = 1

#### Performance Requirements

1. Implement site design and runoff reduction strategies
2. Provide water quality treatment for 85% storm event
3. Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
4. Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
5. Reduce peak flows to pre-project levels for 25-year storm event (total rainfall of 5.24 inches)

#### Rainfall Design Information

MAP = 23.35 in Mean Annual Precipitation  
P_{85%} = 1.07 in 85th% 24-hr rainfall depth  
P_{95%} = 1.67 in 95th% 24-hr rainfall depth

#### Soil Type Design Information

Site HSG = B/C NRCS Hydrologic Soil Group Classification  
Infiltration Rate DR-1 = 0.3 in/hr ENGE In-situ infiltration testing dated Jun 16, 2021  
Infiltration Rate DR-2 = 6.9 in/hr ENGE In-situ infiltration testing dated Jun 16, 2021  
Infiltration Rate DR-3 = 20 in/hr ENGE In-situ infiltration testing dated Jun 16, 2021

**Safety Factor Applied:**  
Design Infiltration Rate DR-1 = 0.15 in/hr 2  
Design Infiltration Rate DR-2 = 3.40 in/hr 2  
Design Infiltration Rate DR-3 = 10.00 in/hr 2

### ROUTINE MAINTENANCE ACTIVITIES:

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

