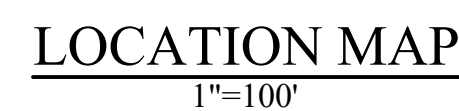


MORGAN HILL, CITY COUNCIL DISTRICT B, SANTA CLARA COUNTY, CALIFORNIA

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

CIVIL ENGINEER: RJA
8055 CAMINO ARROYO
GILROY, CA 95020
(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



SHEET INDEX	
SHEET NO	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE DEVELOPMENT PLAN
4	STREET SECTIONS AND DETAILS
5	PRELIMINARY LOTTING PLAN
6	PRELIMINARY GRADING PLAN
7	PRELIMINARY UTILITIES PLAN
8	PRELIMINARY STORMWATER CONTROL PLAN

1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
3. 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.
4. 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).
5. 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.
6. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
7. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
8. EXISTING TOPOGRAPHY IS BASED ON INFORMATION PROVIDED BY OTHERS AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA, DATED MAY 3, 2021.
9. ALL EXISTING ON-SITE PRIVATE DRINKING WATER WELLS TO BE REMOVED.
10. TOWN HOME STYLE CONDOMINIUMS LOTTING SCHEME SHOWN IS PRELIMINARY AND WILL BE REFINED IN THE FUTURE.
11. TOWN HOME CONDOMINIUMS MAY BE FURTHER SUBDIVIDED ON SUBSEQUENT FINAL MAPS
12. BOUNDARY IS RESOLVED PER FIELD SURVEY PERFORMED BY RUGGERI-JENSN-AZAR, DATED JULY 6, 2021.
13. 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.
14. ALL PROPOSED TRANSFORMERS TO BE SUBSURFACE.
15. 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.

- **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)

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:

- TRAFFIC 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.

CLNDL	BOUNDARY	SS	SQUARE FEET
BDY	CENTER LINE	SS	SANITARY SEWER
DU	DWELLING UNIT	SSMH	SANITARY SEWER
DWY	DRIVEWAY		MANHOLE
EVAE	EMERGENCY VEHICLE	SWK	SIDEWALK
	ACCESS EASEMENT	TC	TOP OF CURB
EX	EXISTING	TC	TOP OF DERESSED 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		



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 ON THE BASIS OF AN 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:

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

Site Information

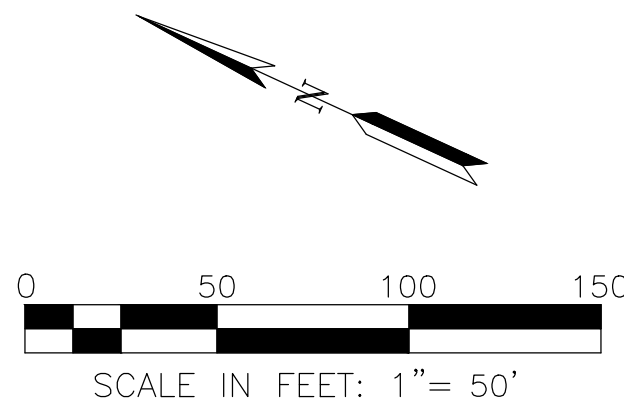
Address Parcel D APN 817-09-039
Parcel E APN 817-09-041
Morgan Hill, CA

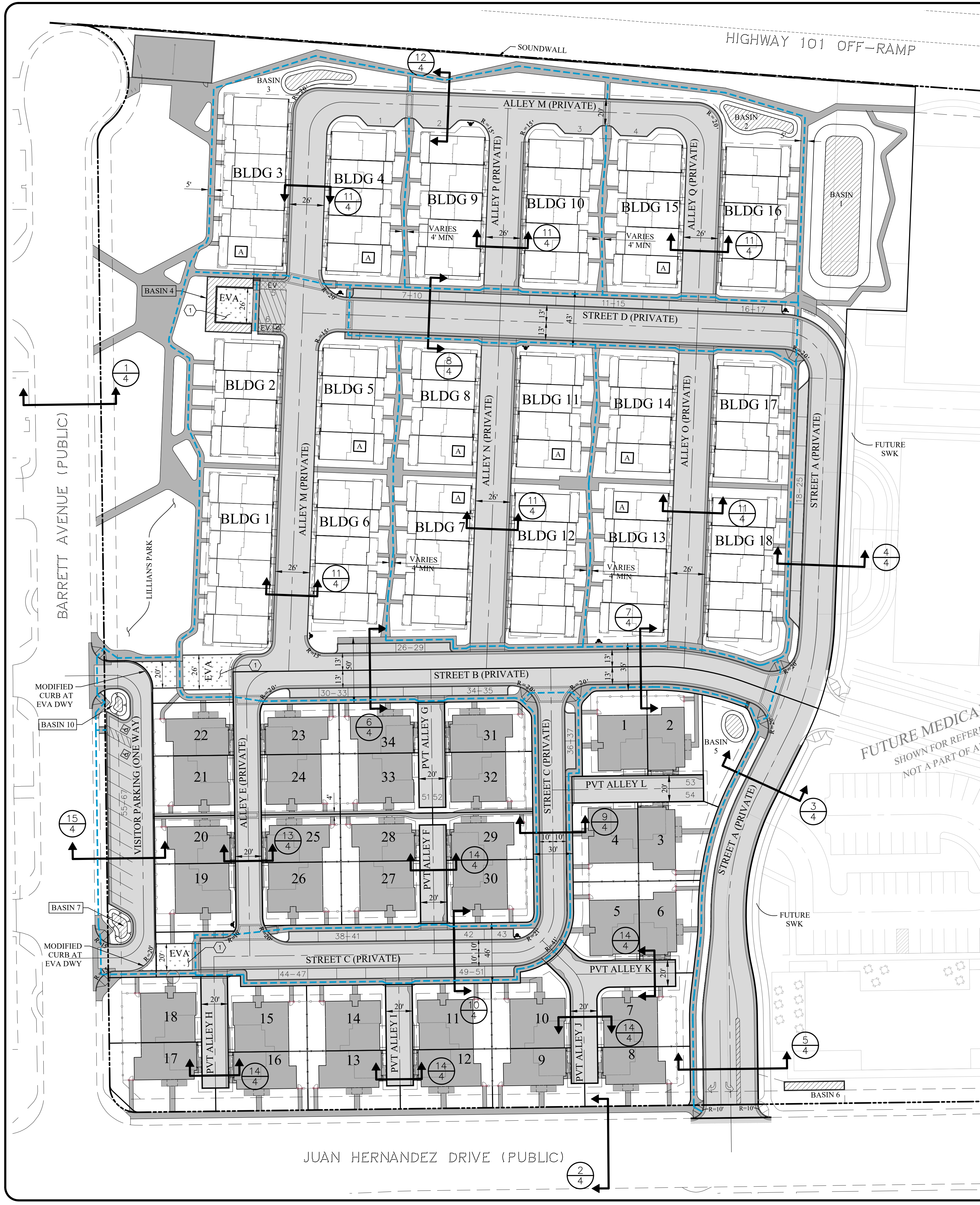
General Plan	Mixed-Use Flex
Zoning	MUF (PD)
Gross Area	±17.98 ac

djA
RUGGERI-JENSEN-AZAR
ENGINEERS ■ PLANNERS ■ SURVEYORS
8055 CAMINO ARROYO
GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Brookfield Properties
12657 Alcosta Blvd
San Ramon, CA 94583

WESTING TENTATIVE MAP
EXISTING CONDITIONS
ROSEWOOD
MORGAN HILL, CALIFORNIA

[illegible]



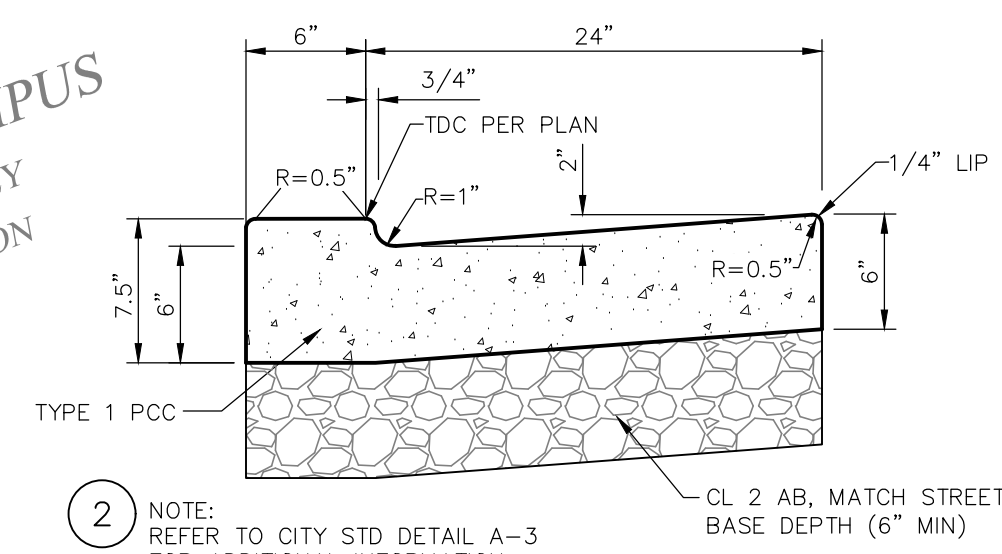
- LEGEND**
- ADA UNIT
 - BASIN
 - ACCESSIBLE ROUTE
 - PROJECT BOUNDARY
 - LOTLINE OR R/W
 - FACE OF CURB
 - CONCRETE
 - ASPHALT
 - EVA (GRASSPAVE OR APPROVED PERVIOUS SURFACE)
 - ELECTRIC VEHICLE PARKING

NOTES:
① EVA GRASS PAVED OR ALTERNATIVE PERVIOUS PAVEMENT. SEE DETAIL A, SHEET 4

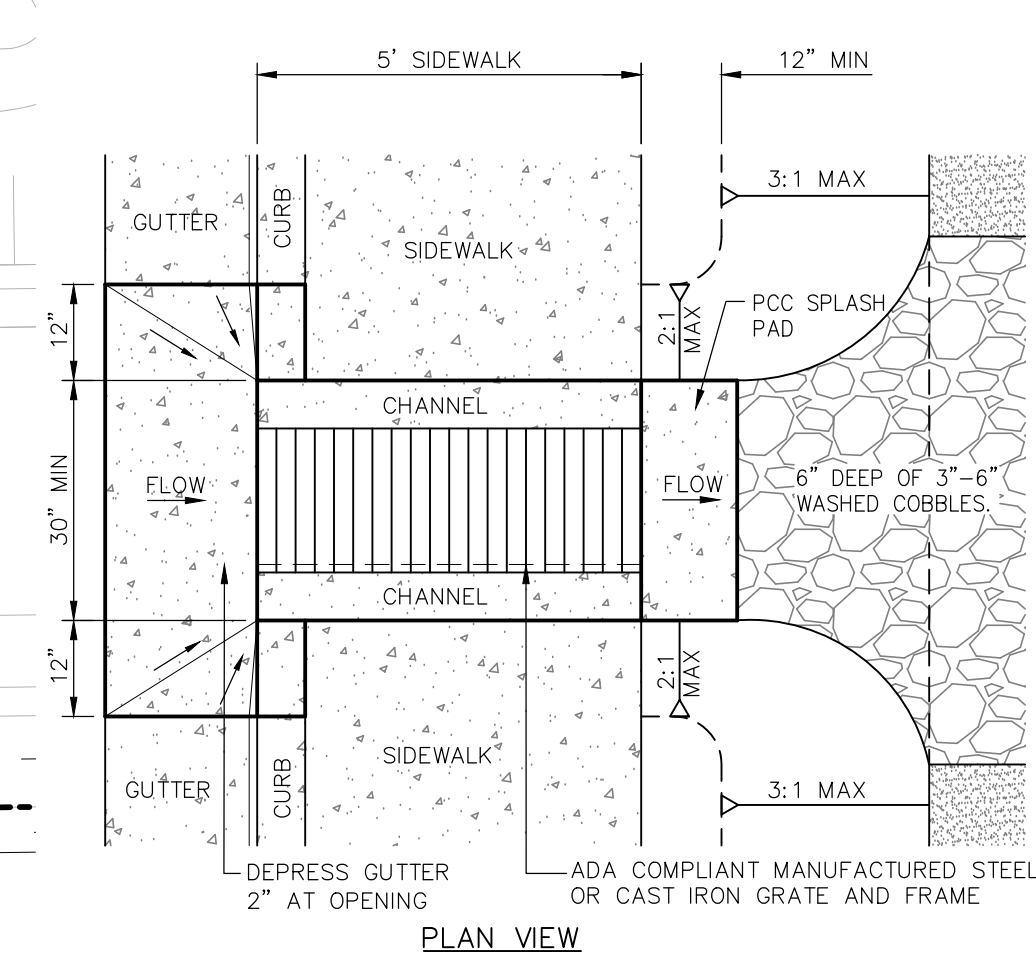
PARKING PROVIDED AS FOLLOWS:
MULTI-FAMILY
COVERED 172
GUEST 33 (29 ON SITE + 4 SHARED)*

SINGLE FAMILY
COVERED 68
GUEST 34 (25 ON SITE + 9 SHARED)
307

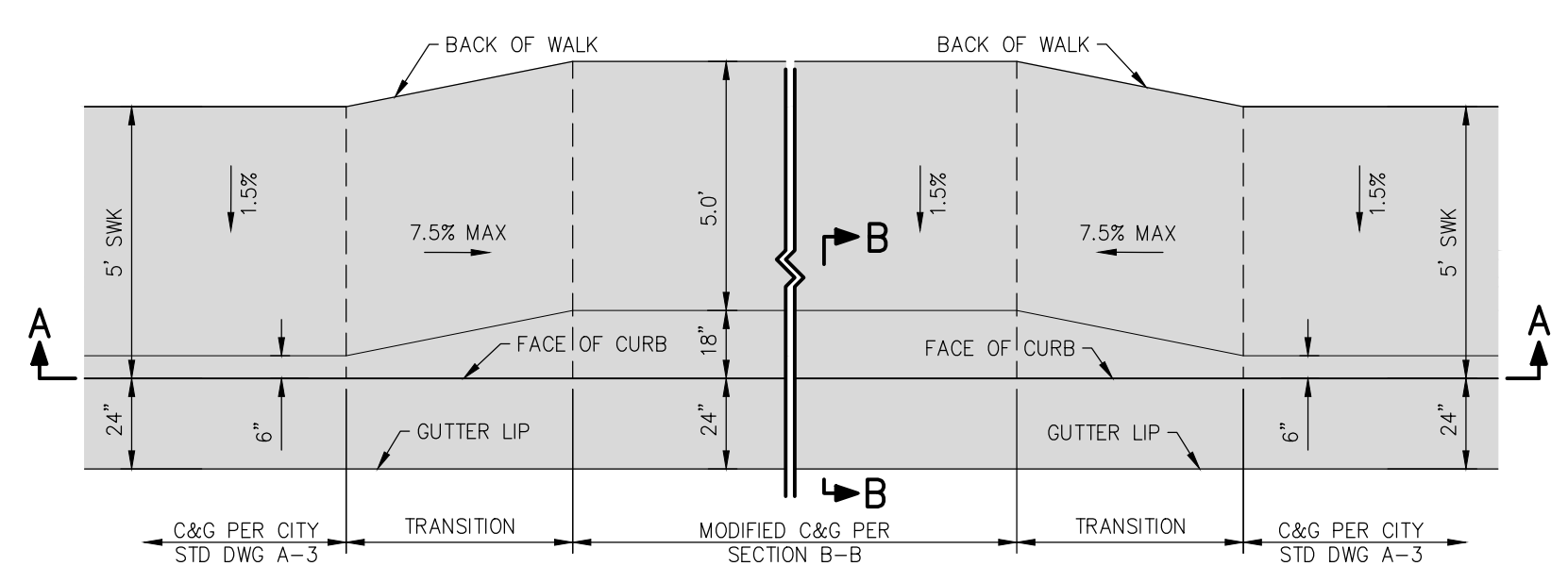
*INCLUSIVE OF ADA AND EV STALLS
NOTE:
IN-RESIDENCE PARKING RATIOS ARE AS SHOWN ON THE CONCEPTUAL SITE PLAN AS DISCUSSED WITH CITY STAFF ON APRIL 19, 2021.



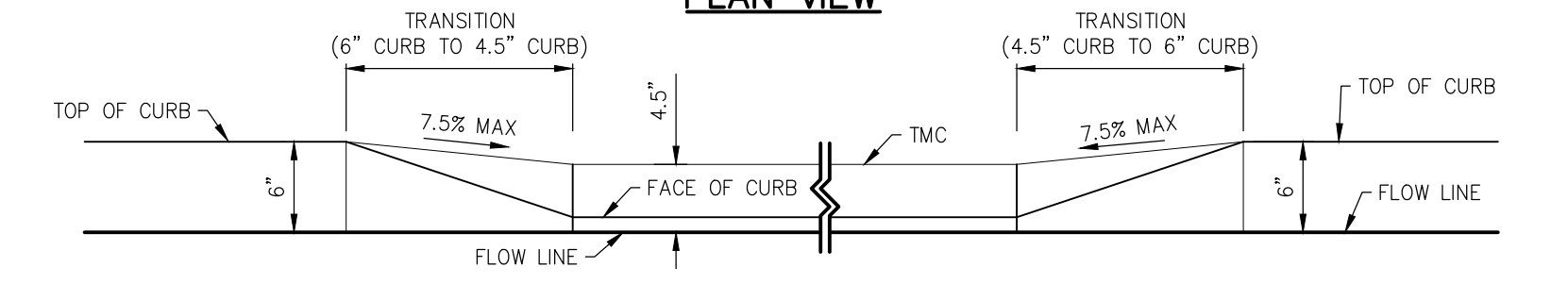
DEPRESSED CURB & GUTTER
NO SCALE



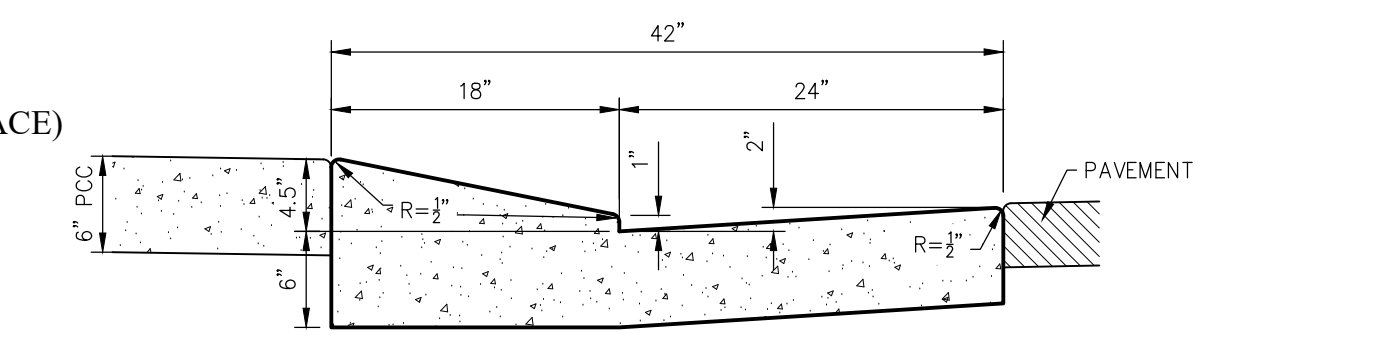
④ SIDEWALK TRENCH DRAIN DETAIL
NO SCALE



PLAN VIEW

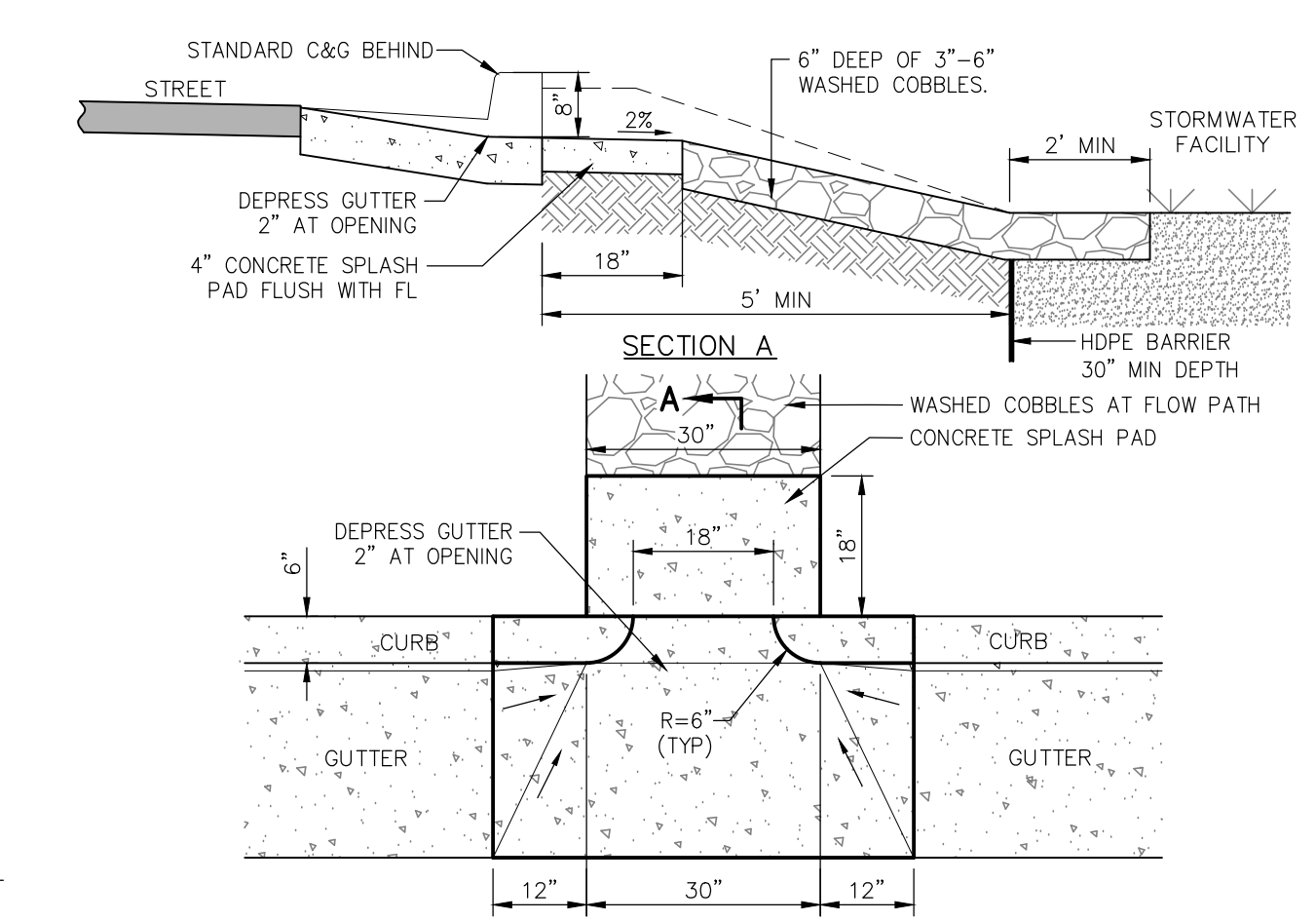


SECTION A-A

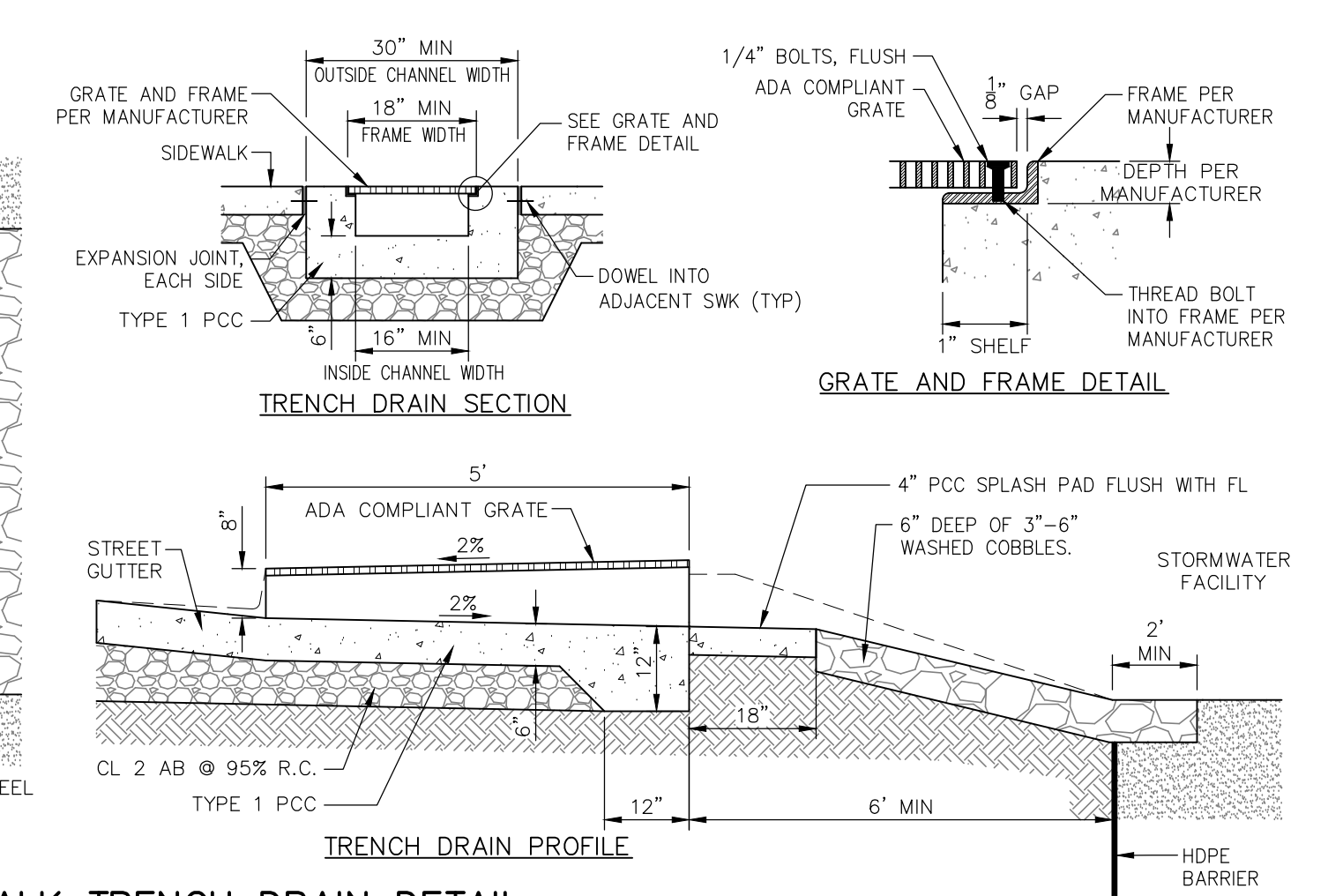


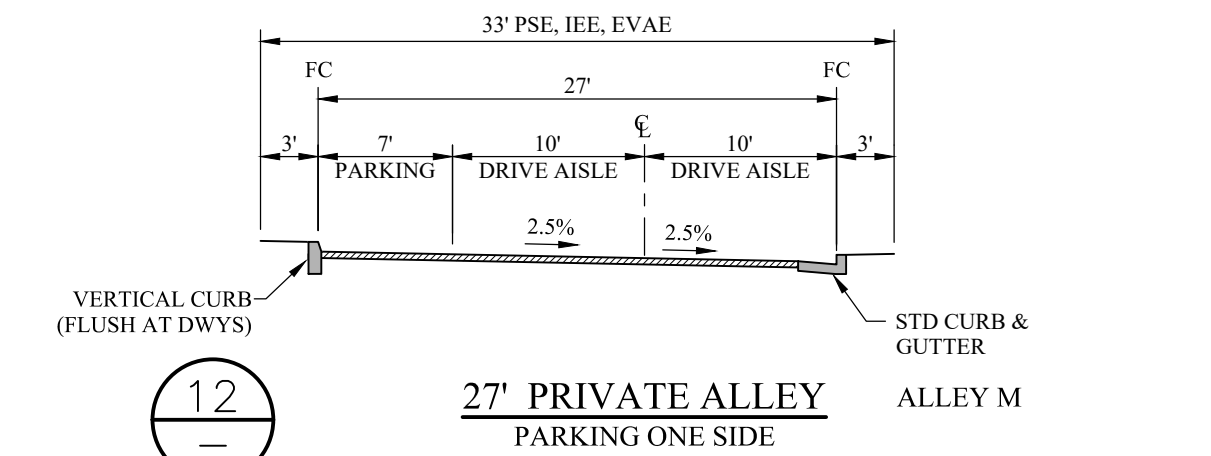
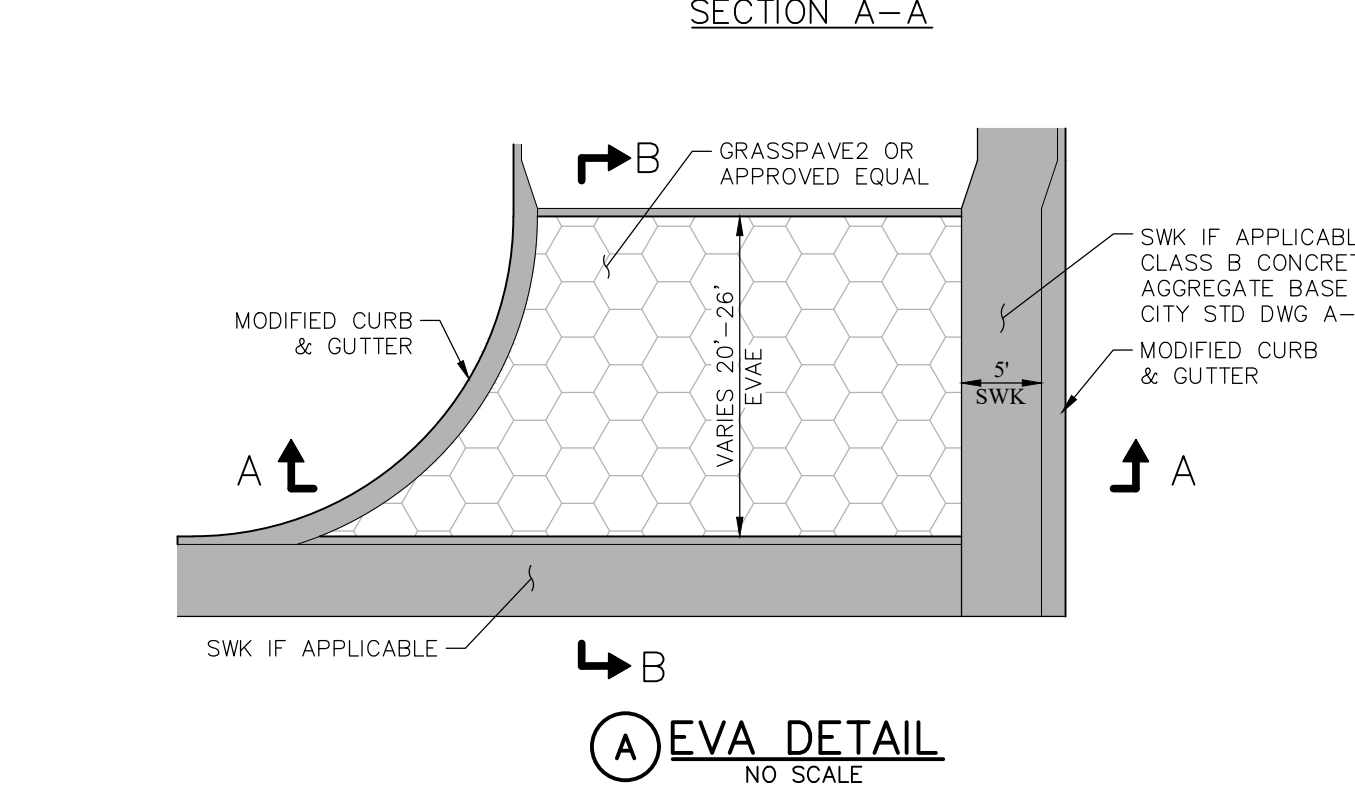
SECTION B-B

① MODIFIED CURB & GUTTER AND TRANSITION DETAIL
NO SCALE



③ CURB CUT DETAIL
NO SCALE





NO SCALE

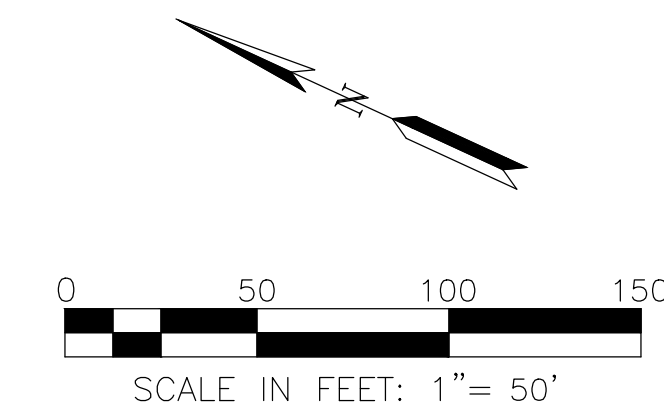


LOTTING LEGEND

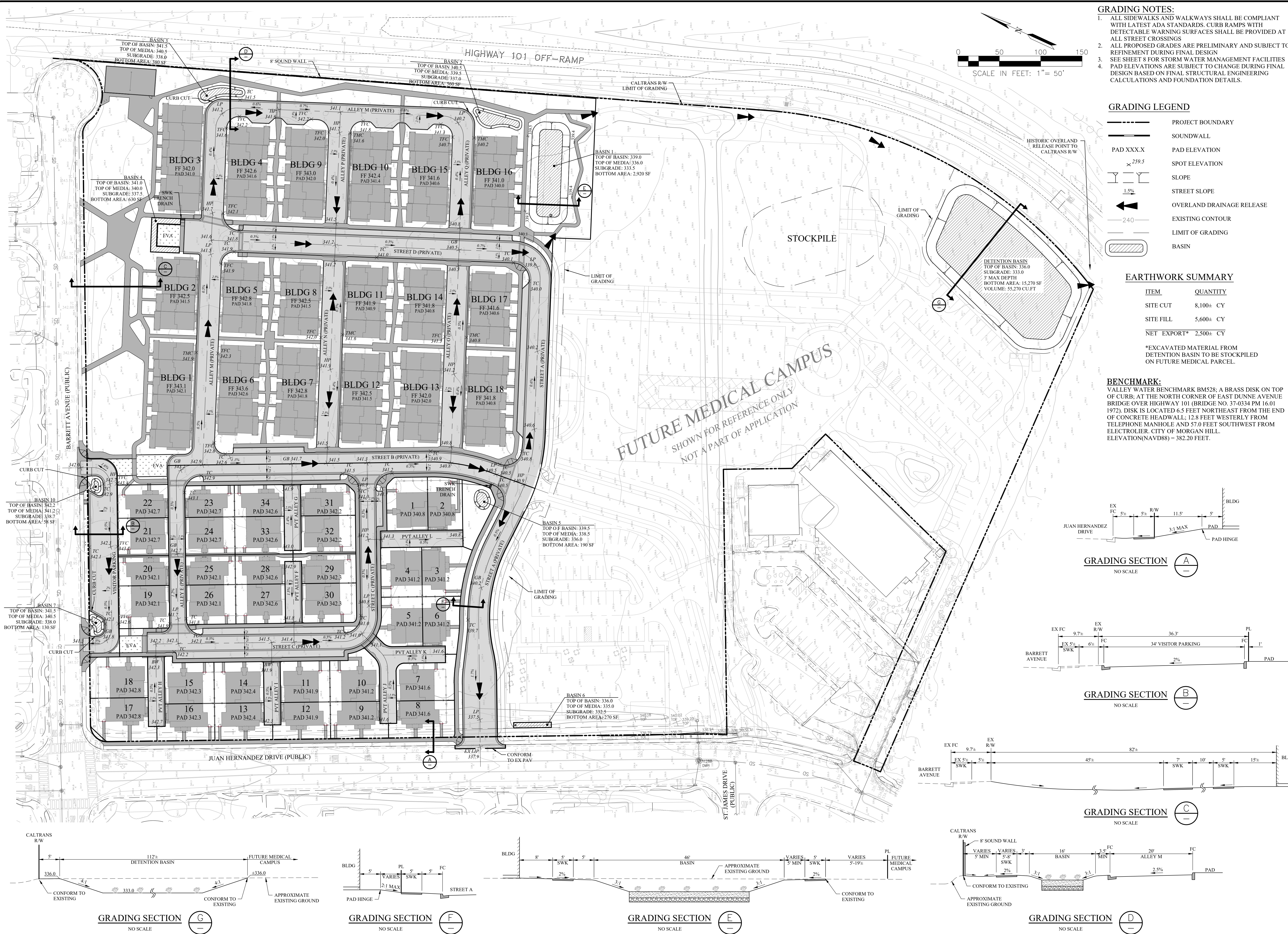
A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
	LOT LINE
— —	EX LOT LINE
— —	EASEMENT
	BACK OF CURB
-----	EDGE OF PAVEMENT
PSE	PUBLIC SERVICE EASEMENT
IEE	INGRESS & EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT

LOTTING NOTES:

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
3. LOT 35 (CONDOMINIUM TOWNHOMES) MAY BE FURTHER SUBDIVIDED ON SUBSEQUENT FINAL MAPS.



PLOT DATE: April 18, 2022
FILE PATH: W:\Users\21122006 - Lillian Commons, Morgan Hill\Drawings\Prelim\Applications\Tentative Map\6 PRELIMINARY GRADING PLAN.dwg



Brookfield Properties
12657 Alcosta Blvd
San Ramon, CA 94583

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
ROSEWOOD
MORGAN HILL, CALIFORNIA

DATE	BY	CHK	SCALE	AS SHOWN	DATE
					APRIL 18, 2022

DATE	MR	SHEET REVISIONS

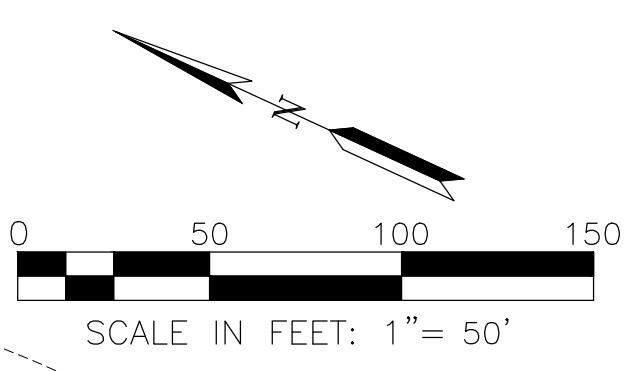
SHEET
6
OF 8 SHEETS
JOB NO.
212006

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

- 1 BASIN 1 OUTLET STRUCTURE. SEE DETAIL 3, SHEET 8.
- 2 DETENTION BASIN OUTLET STRUCTURE. SEE DETAIL 4, SHEET 8.
- 3 DIP WATER UNDER STORM DRAIN MAIN. NO WATER JOINTS 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 RECORDALL FIRE SERIES ASSEMBLIES OR APPROVED ALTERNATIVE.

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.

PROPOSED		EXISTING
----	EDGE OF PAVEMENT	----
----	STORM DRAIN	----
=====	SANITARY SEWER	=====
=====	WATER	=====
●	MANHOLE	○
■	INLET	□
●	BUBBLER	
~	OUTFALL	
⚡	FIRE HYDRANT	⚡
■	PRIVATE STREET LIGHT	
■ →	PUBLIC STREET LIGHT	⚡ →
SD	STORM DRAIN	
SDAD	STORM DRAIN AREA DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER SERVICE	



SCALE IN FEET: 1" = 50'

Diagram illustrating the cross-section of a trench drain assembly. The assembly includes a concrete curb on the left, a trench body, and a concrete base. Key dimensions and components are labeled:

- Top Left:** SLOPE (N (TYP)) with a 2" MIN dimension.
- Top Right:** 2" MIN dimension.
- Left Side:** 4" MIN dimension.
- Center:** 3' dimension.
- Right Side:** 18" SD (Solid Drainage) dimension.
- Bottom Left:** 6" dimension.
- Bottom Center:** 1/2" dimension.
- Bottom Right:** 36"x48"x36" CLASS 2 PERMEABLE DRAIN ROCK SECTION.

NOTES:

1. DRAIN INLET SHALL BE OPEN BOTTOM 2'x3' PRECAST OR CAST-IN-PLACE INLET WITH #4 REBAR AT 12" ON CENTER EACH WAY, OR APPROVED EQUAL.

1 BUBBLER INLET
NO SCALE

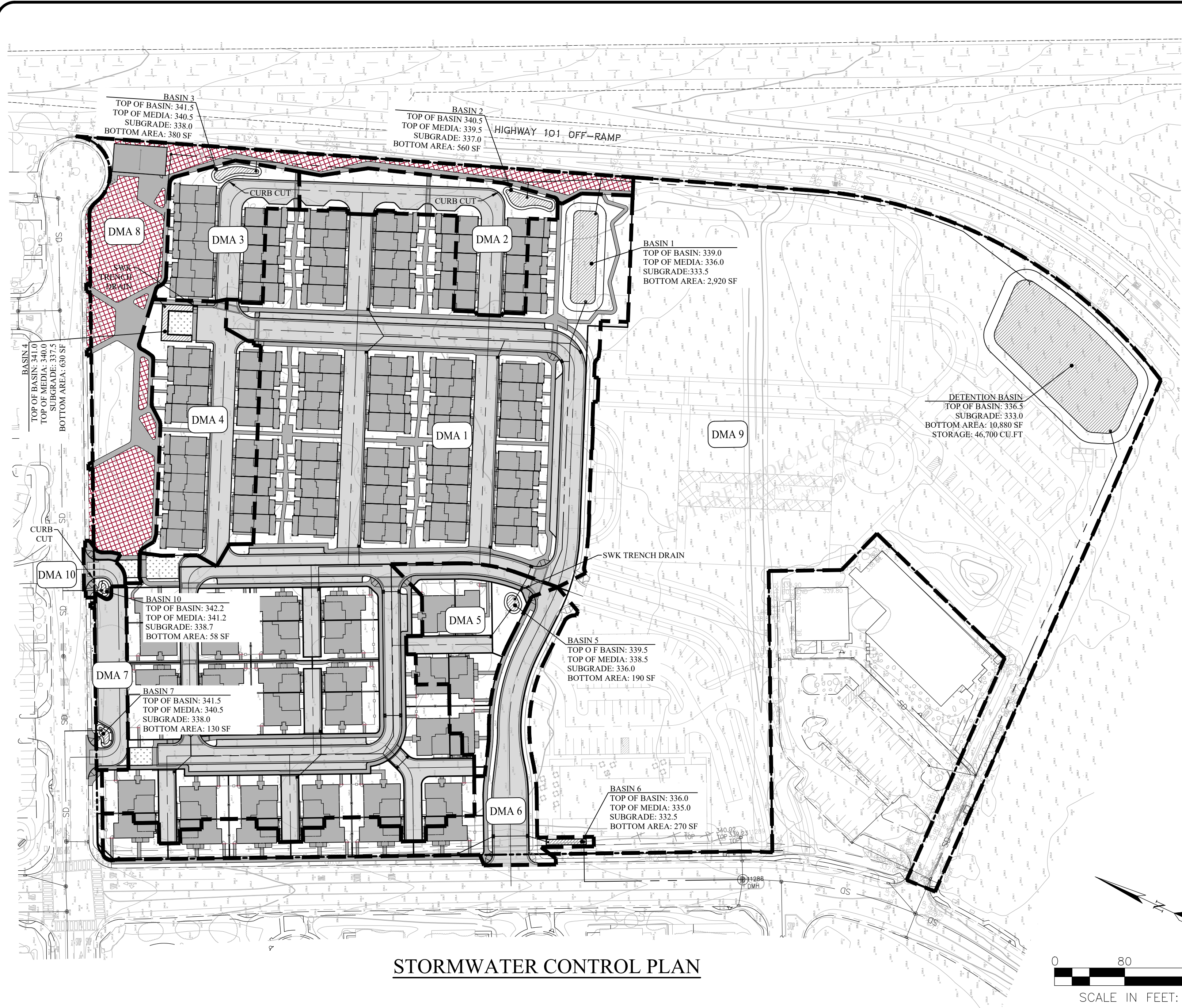
② TYPICAL UTILITY LAYOUT – MULTI-FAMILY
NO. SCALE

Diagram illustrating a plan view of a modified curb and gutter detail. The diagram shows a vertical curb (flush curb at DWYS) adjacent to a W SERVICE TRENCH. The trench width is 12'. The curb is 4" W. The storm drain inlet is 5' OR 7' PSE. The modified curb driveway is 5' SWK. The diagram also shows a 2.5% slope and a 5' SWK dimension. The detail is referenced to MODIFIED CURB DRIVEWAY PER DETAIL 1, SHEET 3.

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

7

PLOT DATE: April 18, 2022
FILE PATH: W:\Users\21\20206 - Lillian Commons, Morgan Hill\Drawings\Prelim\Applications\Tentative Map\8 PRELIMINARY STORMWATER CONTROL PLAN.dwg



STORMWATER CONTROL PLAN

95% RAINFALL DEPTH RUNOFF RETENTION VOLUME

		Pervious Surface Correction Factor																					
		0.20	0.10	0.60	0.10																		
Pervious Surface (SF)																Runoff Retention Volume Calculation				SCM Summary			
	Total DMA Area (SF)	Impervious Surface Area (SF)	Managed Turf	Landscape/Grass	Pervious Concrete	Pavers	Native Landscape/Undisturbed	Total	Equivalent Impervious Surface Area (ft ²)	% Impervious	Runoff Coefficient	95th Volume, V ₉₅ (ft ³)	SCM Description	SCM ID	Design Infiltration Rate (in/hr)	95th Volume Required (ft ³)	95th Volume Provided ¹ (ft ³)	Ratio of Impervious/Pervious Area (2:1 max)	Ponding Depth ² (in)	Drawdown Time (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	33,153	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	n/a	0.45:1	n/a	n/a			
9	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			
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			
Total	783,756	316,115	0	127,751	0	0	339,890	467,641	328,890	40%	0.28	33,937											

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 rise 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 v 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:

$$V_{95} = C \cdot P_{95} \cdot A$$

$$V_{95} = 95\% \text{ Rainfall Depth Runoff Retention Volume (ft}^3\text{)}$$

$$C = 0.858I^{0.781} + 0.774I + 0.04$$

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

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

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

PRELIMINARY PEAK FLOW MANAGEMENT ANALYSIS

RETURN EVENT	PRE-DEVELOPMENT (CFS)	POST-DEVELOPMENT (CFS)
2-YEAR	0.81	0.51
10-YEAR	4.44	3.38
25-YEAR	7.01	7.01

NOTE: THE POST-DEVELOPMENT PEAK FLOW MANAGEMENT AND DETENTION BASIN SIZING ANALYSIS ASSUMES AN 80% IMPERVIOUS AREA FOR THE FUTURE MEDICAL FACILITY (DMA 9).

LEGEND	
PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
	STORM DRAIN
	STORM DRAIN INLET
	IMPERVIOUS SURFACE
	SELF-RETAINING AREA
	DRAINAGE MANAGEMENT AREA ID

STORMWATER CONTROL PLAN NOTES:

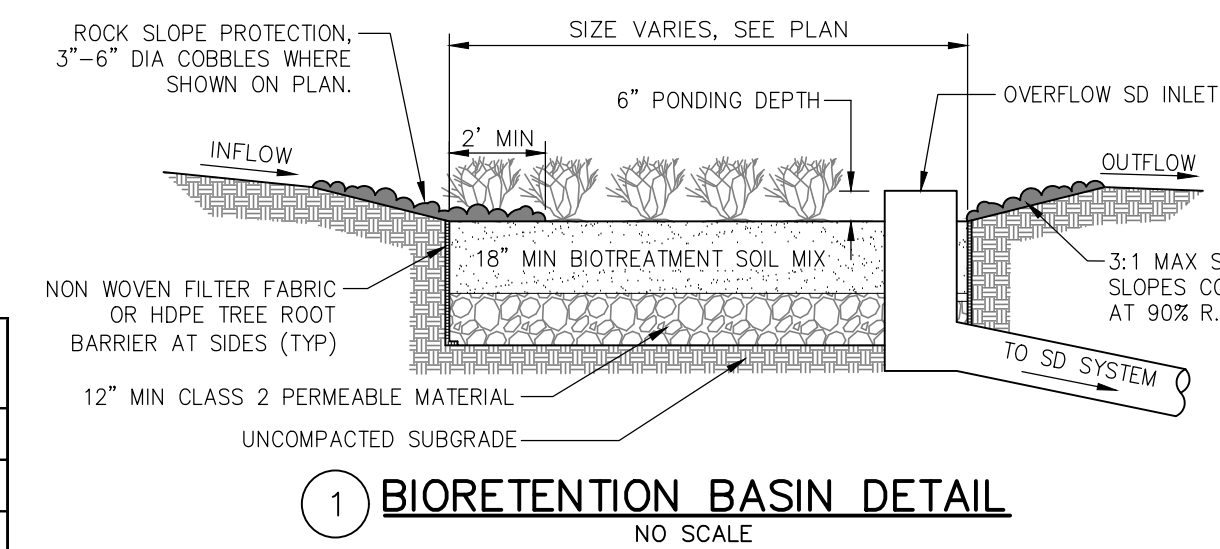
- THIS PROJECT IS TRIBUTARY TO THE BUTTERFIELD CHANNEL WHICH DRAINS TO LLAGAS CREEK AND ULTIMATELY TO THE MONTEREY BAY. THEREFORE, STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CENTRAL COAST REGIONAL WATER CONTROL BOARD (CCRWQCB) CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.
- THIS PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN, ULTIMATE SITE CONFIGURATION, AND FINAL SOIL INVESTIGATIONS.
- 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, THE SANTA CLARA COUNTY DRAINAGE MANUAL (2007), AND CCRWQCB POST-CONSTRUCTION STORMWATER RESOLUTION R3-2013-0032 IN EFFECT AT THE TIME OF APPROVAL.
- THE BIORETENTION FACILITIES (BASINS 1-7) PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION & TREATMENT SYSTEMS FOR THE PROJECT. THE FACILITIES WERE SIZED TO RETAIN THE 95% 24-HOUR STORM ON-SITE WITHOUT FLOW TO THE ADJACENT FUTURE MEDICAL DEVELOPMENT AREA.
- "PARCEL D" SHOWN ON SHEET 2, FLOWS NORTH TO THE CALTRANS RIGHT-OF-WAY UNDER THE EXISTING CONDITION. HOWEVER, THE CITY OF MORGAN HILL STORM DRAIN MASTER PLAN ACCOUNTED FOR THE UNDEVELOPED FLOW RESULTING FROM PARCEL D TO BE TRIBUTARY TO THE JUAN HERNANDEZ STORM DRAIN SYSTEM. THEREFORE, THE PRELIMINARY DESIGN FOR ROSEWOOD MAINTAINS CONSISTENCY WITH THE CITY'S MASTER PLAN BY DIRECTING THE DETAINED FLOW FROM "PARCEL D" TO JUAN HERNANDEZ DRIVE.
- "PARCEL E" SHOWN ON SHEET 2, IS ENCOMBERED WITH AN EXISTING DRAINAGE EASEMENT, DETENTION AREA, AND OUTFLOW STRUCTURE TO METER PEAK FLOWS INTO THE JUAN HERNANDEZ STORM DRAIN SYSTEM. THE ROSEWOOD PROJECT WILL PROVIDE DETENTION FACILITIES SUCH THAT THE DEVELOPED PEAK FLOW DOES NOT EXCEED THE PRE-CONSTRUCTION PEAK FLOWS. THE CALCULATIONS WERE DONE USING THE ROUTING METHOD USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. THE SCS CURVE NUMBER METHOD WAS USED IN CONJUNCTION WITH THE SANTA CLARA COUNTY RAINFALL DISTRIBUTION TO ESTIMATE RUNOFF VOLUMES.
- DETENTION FOR THE 2-YEAR THROUGH 25-YEAR STORM EVENTS WILL BE PROVIDED IN A SHARED DETENTION BASIN LOCATED ON THE FUTURE MEDICAL FACILITY PARCEL. A FLOW CONTROL STRUCTURE WILL BE EMPLOYED SUCH THAT THE POST-CONSTRUCTION PEAK FLOW RATES DO NOT EXCEED THE PRE-CONSTRUCTION PEAK FLOWS. THE CALCULATIONS WERE DONE USING THE ROUTING METHOD USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. THE SCS CURVE NUMBER METHOD WAS USED IN CONJUNCTION WITH THE SANTA CLARA COUNTY RAINFALL DISTRIBUTION TO ESTIMATE RUNOFF VOLUMES.
- FOR THE PURPOSE OF SIZING THE SHARED DETENTION FACILITY, AN IMPERVIOUS AREA OF 80% WAS ASSUMED FOR THE MEDICAL FACILITY PARCEL (DMA 9). THE ASSUMED IMPERVIOUS AREA WILL NEED TO BE CONFIRMED UPON FINAL DESIGN OF THE MEDICAL FACILITIES PROJECT AND IF NECESSARY, DETENTION FACILITY VOLUME ADJUSTED.
- THE PRELIMINARY DESIGN FOR BASINS 4 AND 6 INCORPORATE A DEEPENED RETAINING CURB ON ALL SIDES. PRIOR TO FINAL DESIGN, A SEPARATE STRUCTURAL DESIGN WILL BE NECESSARY FOR ANY FACILITY IMPLEMENTING CAST-IN-PLACE RETAINING CURBS. PRE-CAST MODULAR BIORETENTION FACILITIES MAY BE INCORPORATED INTO THE PROJECT DURING FINAL DESIGN.
- THE FUTURE MEDICAL DEVELOPMENT IS NOT A PART OF THIS APPLICATION AND WILL BE SUBJECT TO FUTURE SEPARATE AND SPECIFIC STORMWATER CONTROL PLAN.

OPERATION AND MAINTENANCE INFORMATION:

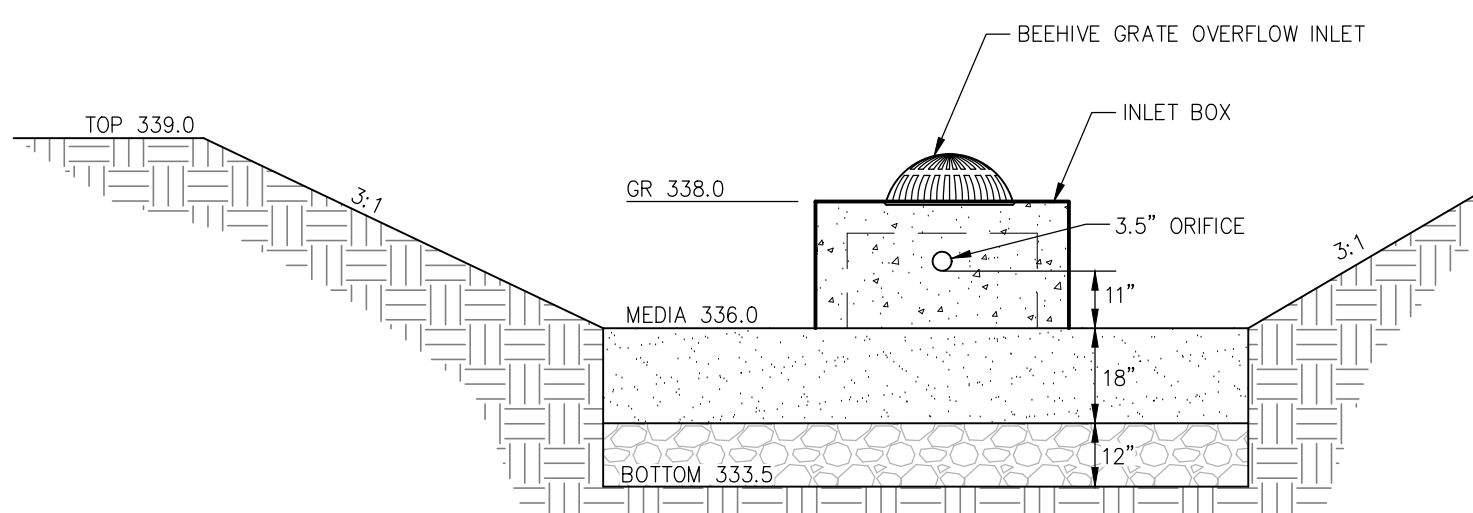
I. PROPERTY INFORMATION:
I.A. PROPERTY ADDRESS:
0 JUAN HERNANDEZ DRIVE,
MORGAN HILL, CA 95037

I.B. PROPERTY OWNER:
BROOKFIELD RESIDENTIAL

II. RESPONSIBLE PARTY FOR MAINTENANCE:
II.A. CONTACT:
HOA (TBD)



1 BIORETENTION BASIN DETAIL
NO SCALE



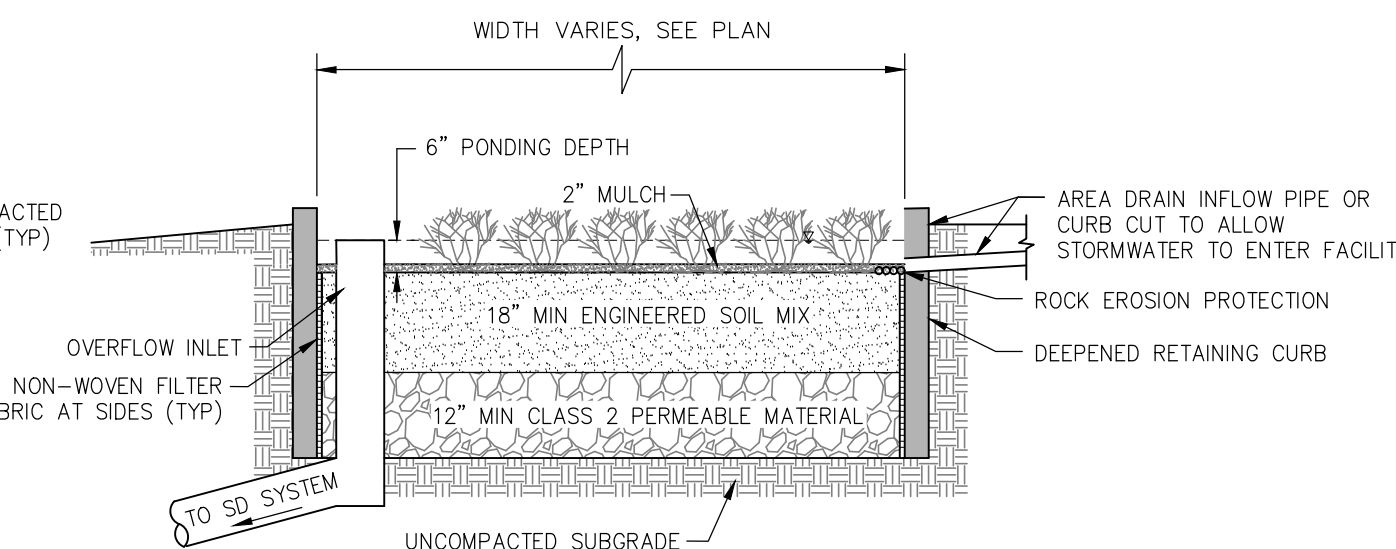
3 BASIN 1 OUTLET STRUCTURE
NO SCALE

PRELIMINARY STORMWATER TABLE

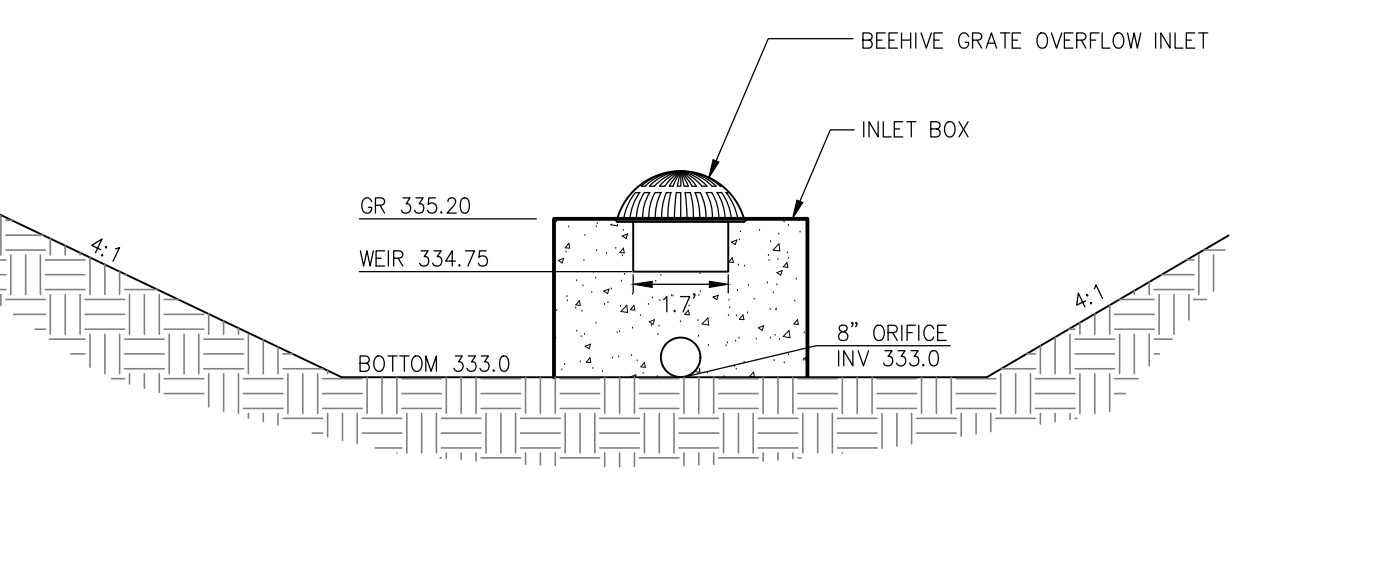
Project Name: Rosewood	
Project Location: Morgan Hill, CA	
Date: March 2022	
Project Information	
Area = 783,756 ft ²	Total project area
Existing Impervious Area = 39,450 ft ²	Existing Percent impervious area
5%	
Ex Imperv Area To Remain = 0 ft ²	Total existing impervious surface to remain
Replaced Imperv Area = 39,450 ft ²	Total existing impervious surface to be replaced as part of project
New Imperv Area = 276,665 ft ²	Total new impervious surface to be installed as part of project
Total Impervious Area = 316,115 ft ²	Total project impervious area
40%	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 off-site 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 = 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 _{65%} = 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	ENGEO In-situ infiltration testing dated Jun 16, 2021
Infiltration Rate DR-2 = 6.9 in/hr	ENGEO In-situ infiltration testing dated Jun 16, 2021
Infiltration Rate DR-3 = 20 in/hr	ENGEO 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		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY 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 REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OR CLOSING 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	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL 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 FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOSING 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 ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, 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



2 BIORETENTION BASIN WITH RETAINING CURB
NO SCALE



4 DETENTION BASIN OUTLET STRUCTURE
NO SCALE

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San Ramon, CA 94583

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

SCALE	BY	CHK	DATE
AS SHOWN			APRIL 18, 2022

SHEET REVISIONS

SHEET
8
OF 8 SHEETS
JOB NO.
212006