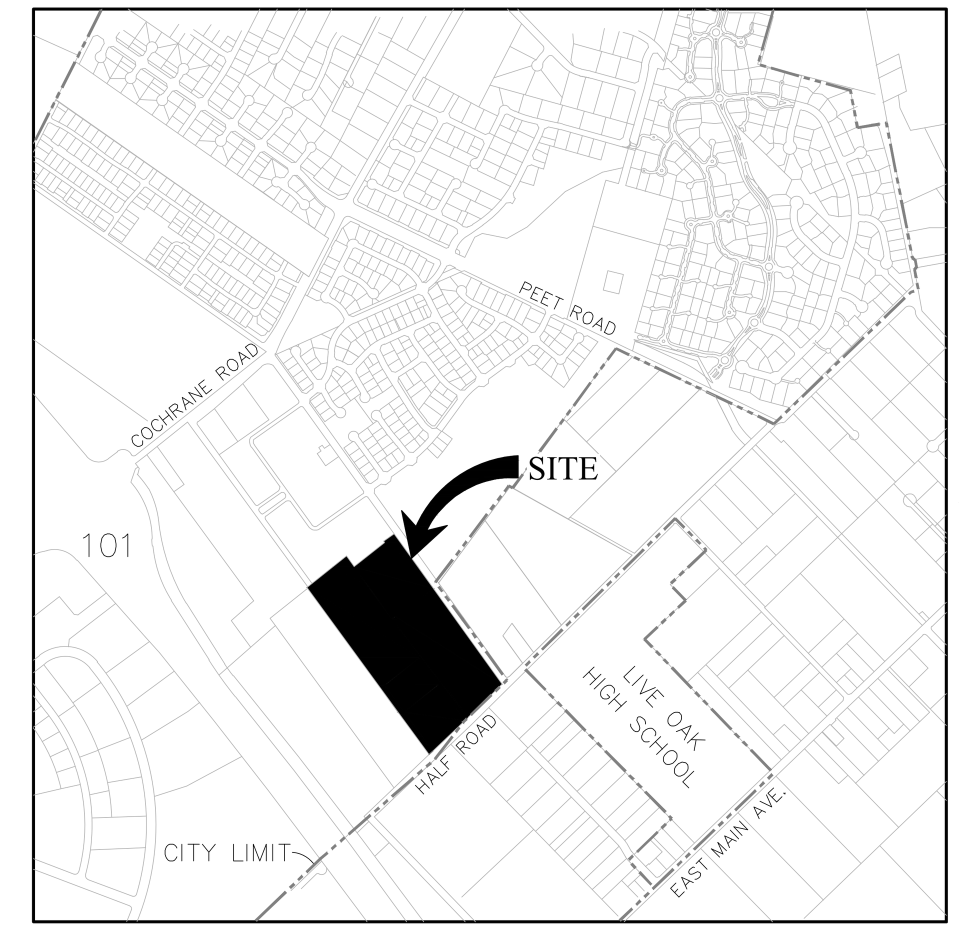
TENTATIVE TRACT MAP
THE CROSSWINDS AT MORGAN HILL

CROSSWINDS BY DIVIDEND HOMES

MORGAN HILL, DISTRICT D, SANTA CLARA COUNTY, CALIFORNIA

SHEET INDEX



VICINITY MAP

NO SCALE

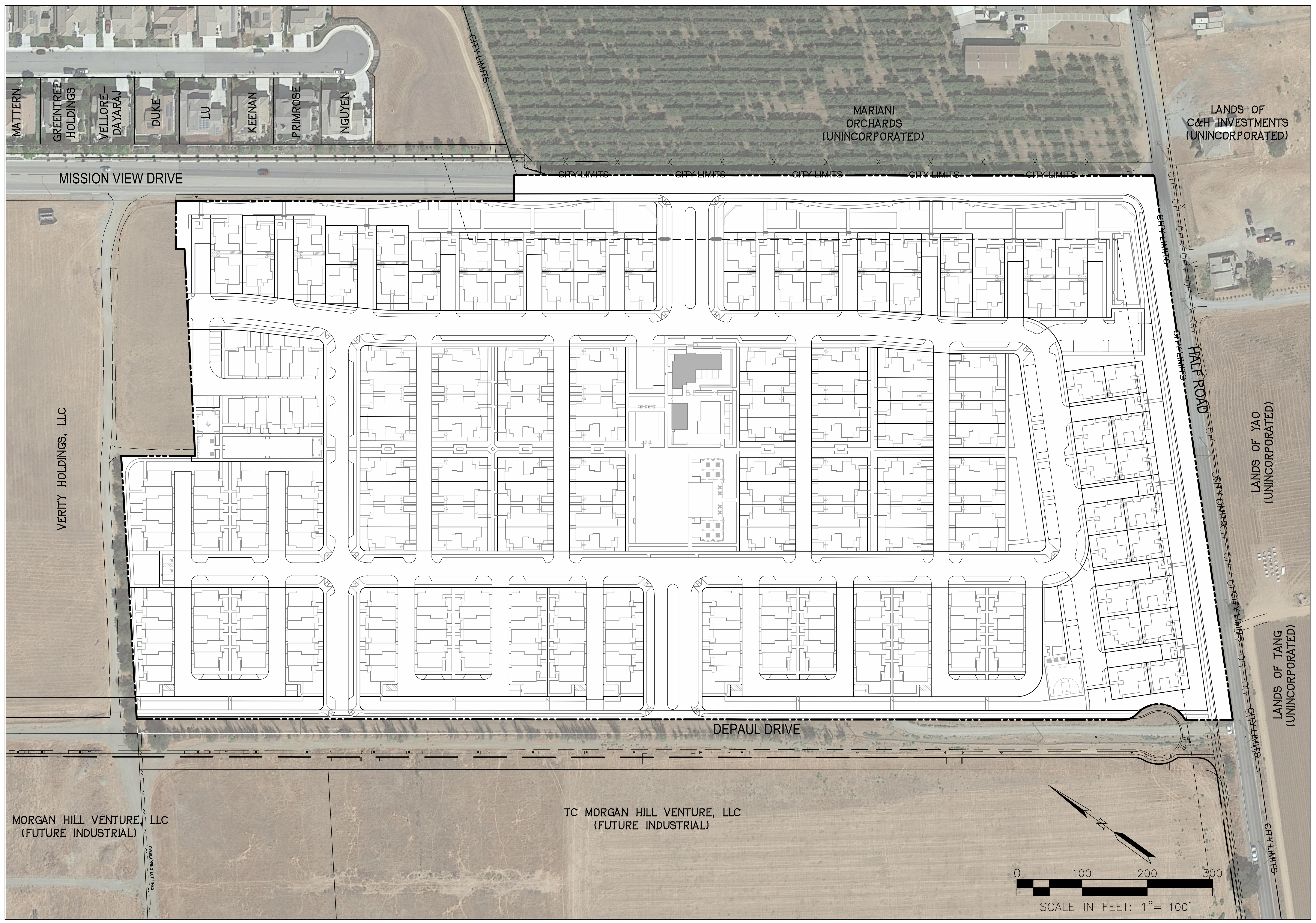
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTER LINE	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	SIDEWALK	
	OVERLAND RELEASE	
+ 356.3	SPOT ELEVATION	
PAD 357.0	PAD ELEVATION	
	UNDERGROUND RETENTION FACILITY	
14	LOT NUMBER	
PSE	PUBLIC SERVICE EASEMENT	
IEE	INGRESS EGRESS EASEMENT	
PSDE	PRIVATE STORM DRAIN EASEMENT	
PYE	PRIVATE YARD EASEMENT	
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	

CONTACT INFORMATION

APPLICANT/OWNER: THE CROSSWINDS AT MORGAN HILL, LLC
C/O DIVIDEND HOMES
385 WOODVIEW AVENUE, SUITE 100
MORGAN HILL, CA 95037
ATTN: DICK OLIVER, JOSH VROTSOS
(408) 779-5900
ROLIVER@DIVIDENDHOMES.COM
JVROTSOS@DIVIDENDHOMES.COM

CIVIL ENGINEER: RJA
LANDSCAPE ARCH. 8055 CAMINO ARROYO
AND PLANNER GILROY, CA 95020
ENGINEER: LUIS SANTIAGO (LSANTIAGO@RJA-GPS.COM)
PLANNER: ROSS DOYLE (RDOYLE@RJA-GPS.COM)
(408) 848-0300



GENERAL INFORMATION

1. PROPOSED CONTOURS, GRADES, AND PAD ELEVATIONS IN THIS PLAN SET ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. BOUNDARY SHOWN HEREIN IS BASED ON RECORD DATA. ADDITIONAL SURVEY IS RECOMMENDED.
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 ZONE D AND X, AREA X DEFINED AS, "AREAS OF 0.2% 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; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"; AREA D DEFINED AS, "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE" (FIRM MAP NUMBER 06085C0444H, EFFECTIVE DATE MAY 18, 2009).
6. PROPOSED CONTOURS, GRADES, AND PAD ELEVATIONS IN THIS PLAN SET ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
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. EXISTING TOPOGRAPHY IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY BY TETRATECH, DATED DECEMBER 23, 2019.
10. WHERE SHOWN IN THIS PLAN SET, THE 100-FOOT AGRICULTURAL BUFFER IS MEASURED FROM EXISTING RIGHT OF WAY ADJACENT TO NEIGHBORING PARCELS ON HALF ROAD AND MISSION VIEW DRIVE.
11. ALL EXISTING WELLS ON-SITE TO BE REMOVED UNLESS APPROVED FOR COMMON AREA USE.
12. CONDOMINIUMS IMPLEMENT TOWN HOME STANDARDS SHOWN IN CODE SECTION 18.40, TABLE 18.40-2. LOTTING SCHEME SHOWN IS PRELIMINARY AND MAY BE REFINED IN THE FUTURE.
13. ALL ABOVE-GROUND ON-SITE DRY UTILITIES TO REMAIN SHALL BE PLACED UNDERGROUND.
14. INDIVIDUAL RESIDENTIAL UNITS IN THIS PLAN SET ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SITE DATA

- SUBJECT PARCELS: 728-30-001, 002, 003, 004
- CURRENT LAND USE: FALLOW, VACANT
- ZONING: RESIDENTIAL ATTACHED LOW DENSITY (RAL 3,000)
- GENERAL PLAN: RESIDENTIAL ATTACHED LOW (6-16 DU/AC)
- PROPOSED LAND USE: RESIDENTIAL
- BUILDOUT TABULATION
  - GROSS AREA 29.9 ± AC
  - PRIVATE RIGHT OF WAY 9.2 ± AC
  - PUBLIC RIGHT-OF-WAY DEDICATION 2.1 ± AC
  - NET AREA 18.6 ± AC
  - (269 / 18.6 = 14.5 DU/AC)
- UTILITIES:
  - WATER PRIVATE, COMH (FRONTAGE ROADS ONLY)
  - SANITARY SEWER PRIVATE, COMH (FRONTAGE ROADS ONLY)
  - STORM DRAIN PRIVATE, COMH (FRONTAGE ROADS ONLY)
  - GAS & ELECTRIC PG&E
  - TELEPHONE VERIZON
- PRELIMINARY EARTHWORK SUMMARY (APPROX.):
  - CUT 46,000 CY±
  - FILL 46,000 CY±
  - NET 0 CY± (BALANCED SITE)

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 269 NEW HOMES OF THREE OWNERSHIP HOUSING TYPES:

- 56 COURTYARD SINGLE FAMILY DETACHED
- 64 DUETS
- 149 CONDOMINIUMS USING TOWNHOME STANDARDS

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:

- PRIVATE CIRCULATION NETWORK INCLUDING STREETS, COURTS AND ALLEYS.
- ACTIVE AND PASSIVE OPEN SPACE AND AMENITIES, FEATURING A CENTRALLY-LOCATED CLUBHOUSE, POOL AND TOT LOT. SEE COMPANION DESIGN REVIEW PERMIT PLAN SET FOR ALL AMENITIES.
- CURB-SIDE AND BAY SHARED PARKING.

OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:

- 40-FOOT MISSION VIEW R/W DEDICATION (IN FEE) AND CURB/GUTTER/SIDEWALK IMPROVEMENTS ON THE WESTERLY (PROJECT) SIDE OF THE STREET.
- HALF ROAD R/W DEDICATION AND IMPROVEMENTS.
- DE PAUL DRIVE IMPROVEMENTS BETWEEN HALF ROAD AND 620-FT WEST OF WESTERLY BOUNDARY
- DE PAUL DRIVE EXTENSION IMPROVEMENTS SHALL BE COMPLETED BY THE PROJECT TO THE WEST PRIOR TO THE START OF CONSTRUCTION OF THE CROSSWINDS PROJECT.
- SEE TM-09 & TM-10 FOR LIMITS OF PROPOSED STREET IMPROVEMENTS.

SD 2020-0003

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VESTING TENTATIVE MAP
TITLE SHEET
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN | DATE APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET TM-01 OF 15 SHEETS

JOB NO. 182032-2001

PHOTO 1: AERIAL VIEW, NORTHEASTERLY PERSPECTIVE

PHOTO 2: AERIAL VIEW NORTHERLY PERSPECTIVE

PHOTO 3: AERIAL VIEW, EASTERLY PERSPECTIVE

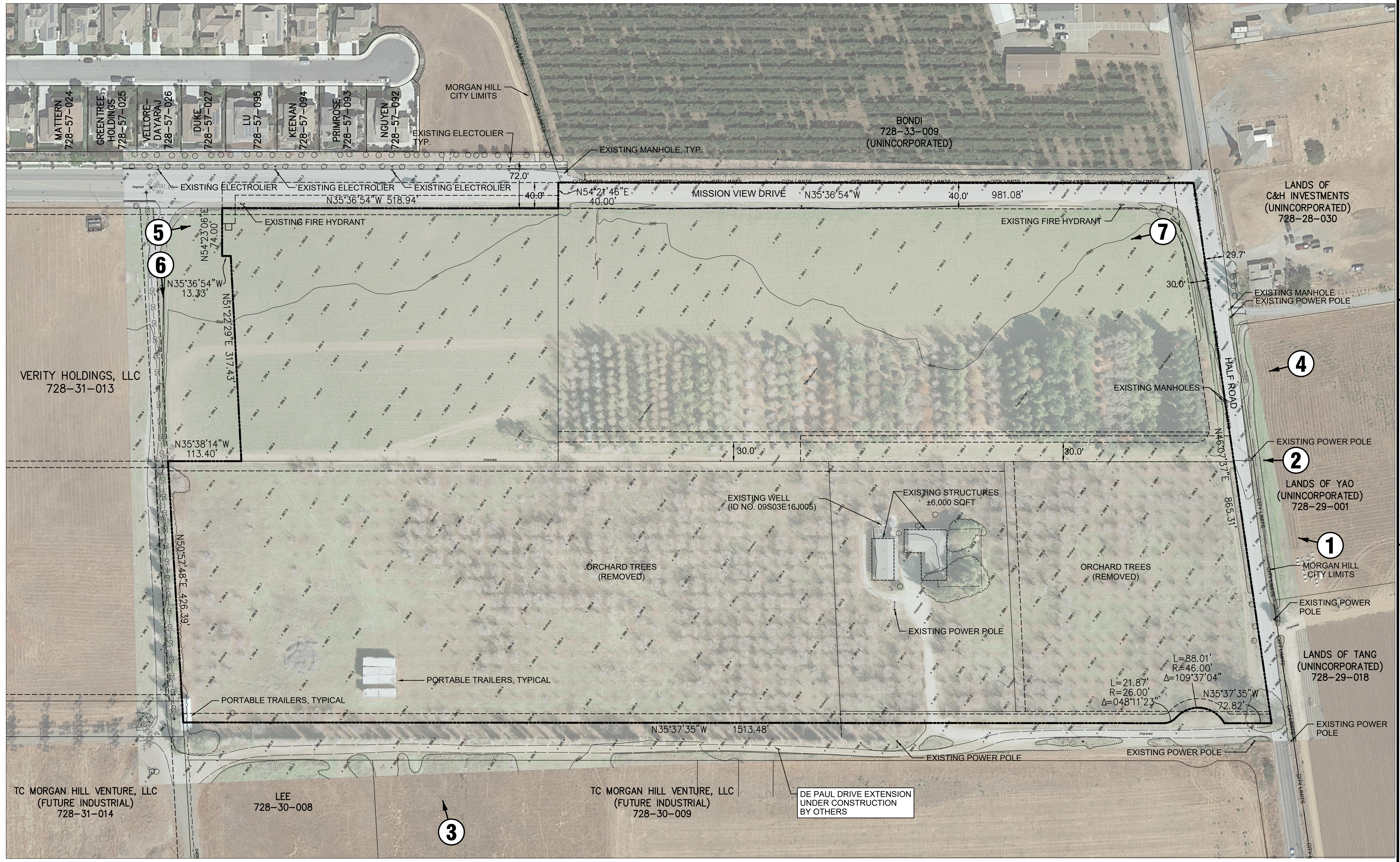

PHOTO 4: AERIAL VIEW, NORTHWESTERLY PERSPECTIVE

PHOTO 5: NORTHEAST PROPERTY CORNER, SOUTHERLY PERSPECTIVE

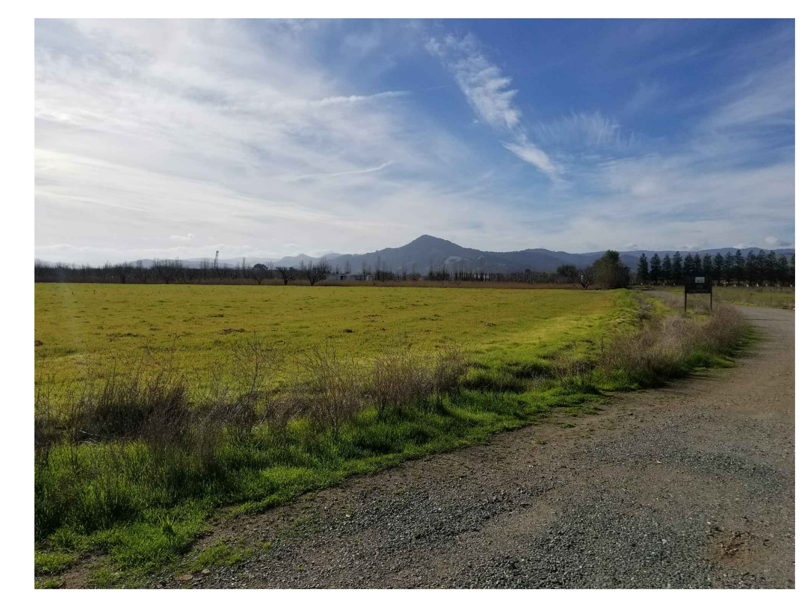

PHOTO 6: NORTHEAST PROPERTY CORNER, SOUTHWESTERLY PERSPECTIVE

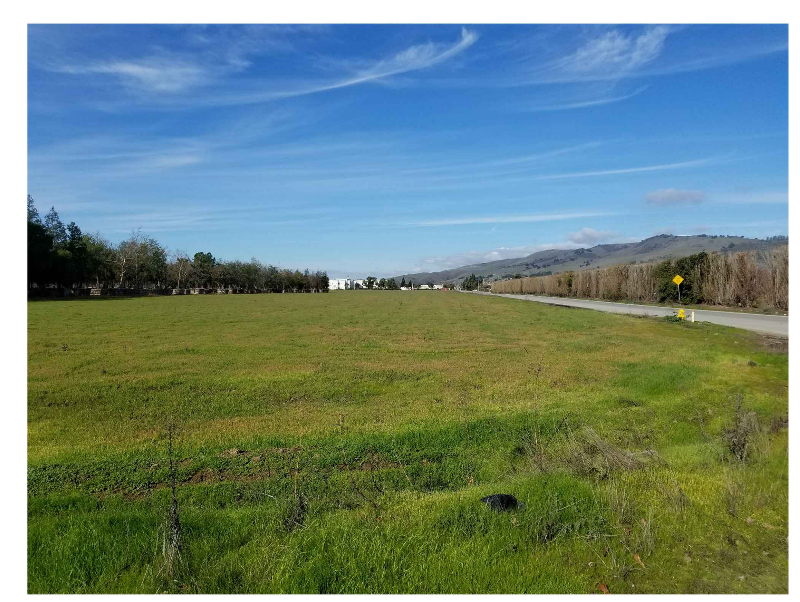

PHOTO 7: SOUTHEAST PROPERTY CORNER, NORTHERLY PERSPECTIVE

NOTES:

1. ALL TREES LOCATED ON-SITE ARE PROPOSED TO BE REMOVED.
2. A COMPANION TREE REMOVAL PERMIT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL.
3. AERIAL IMAGES CIRCA JANUARY, 2019, AND MAY NOT REPRESENT CURRENT SITE CONDITIONS.
4. BOUNDARY REFLECTS A PUBLIC RIGHT-OF-WAY DEDICATION OF DEPAUL DRIVE.

0 100 200 300

SCALE IN FEET: 1"= 100'

SD 2020-0003

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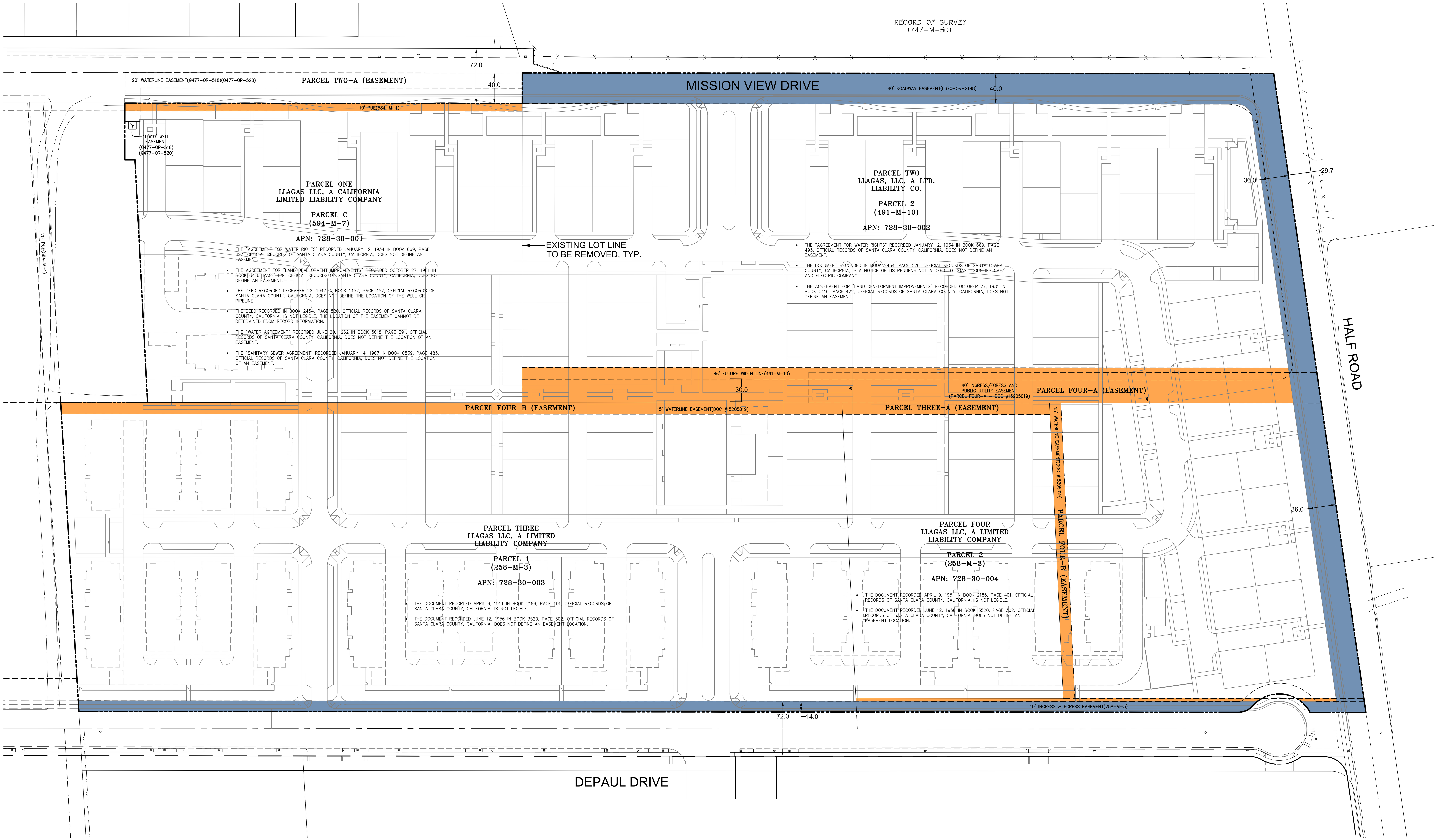
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
EXISTING CONDITIONS
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN
DATE APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-02
OF 15 SHEETS
JOB NO. 182032-2001



LAND TO BE DEDICATED IN FEE AS PUBLIC RIGHT-OF-WAY

LAND TO BE QUITCLAIMED, ABANDONED OR VACATED

0 60 120 180

SCALE IN FEET: 1"= 60'

SD 2020-0003

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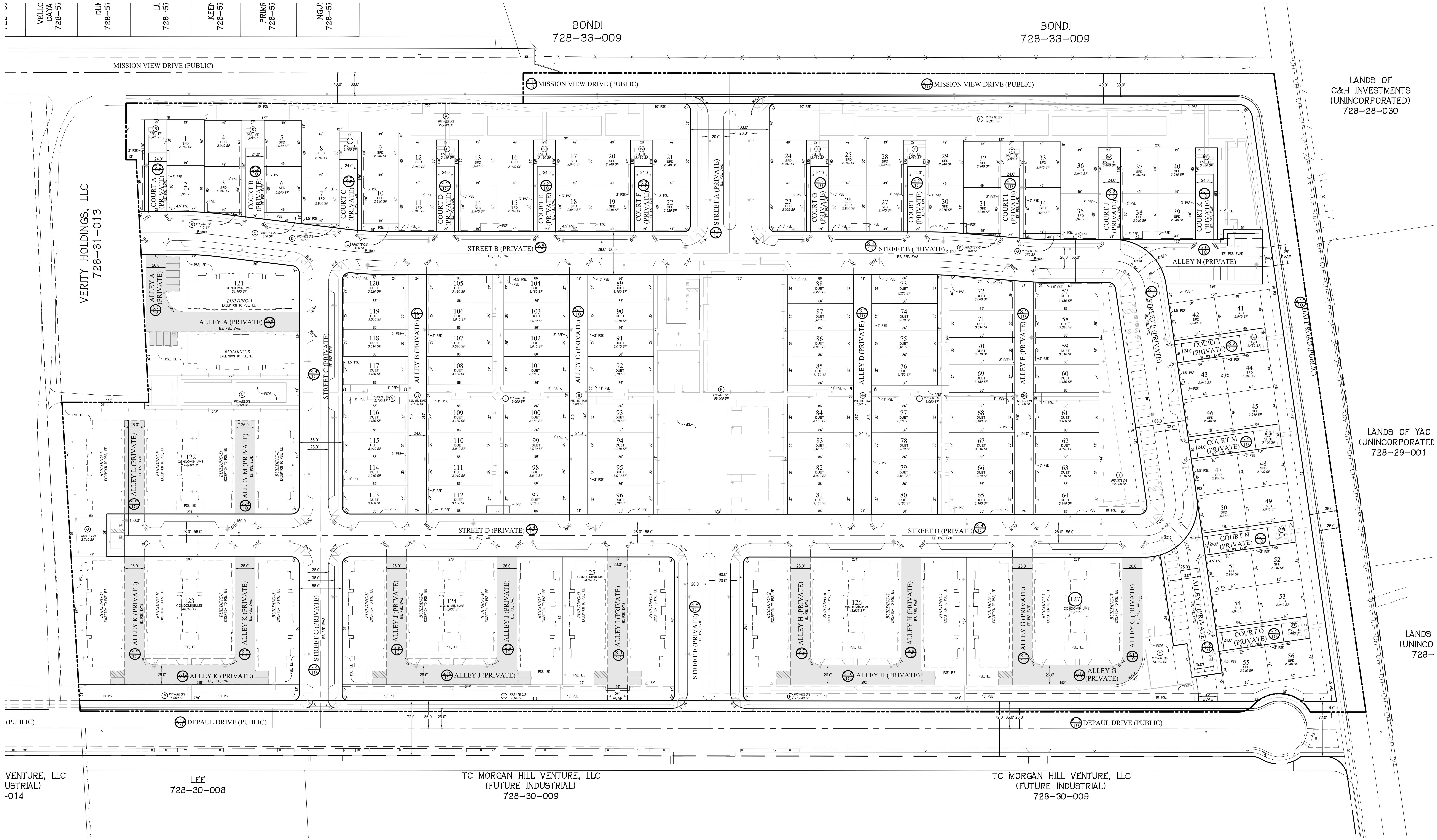
VESTING TENTATIVE MAP
TITLE DISPOSITION
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-03
OF 15 SHEETS

JOB NO.
182032-2001

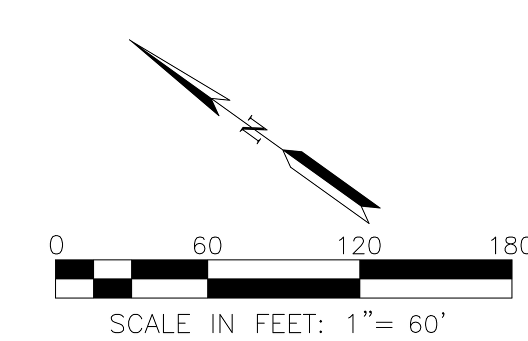


OPEN SPACE PARCEL SUMMARY

Parcels A - Q ±5.2 AC

PLAN CROSS REFERENCES

For product development standards, see Design Review sheets DR-7 through DR-9.
For lotting details, see Sheets TM-05 & TM-06.
See Sheet TM-09 for proposed off-site DePaul improvements.



SD 2020-0003

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VESTING TENTATIVE MAP
COMPREHENSIVE LOTTING PLAN
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-04
OF 15 SHEETS
JOB NO.
182032-2001

SD 2020-0003

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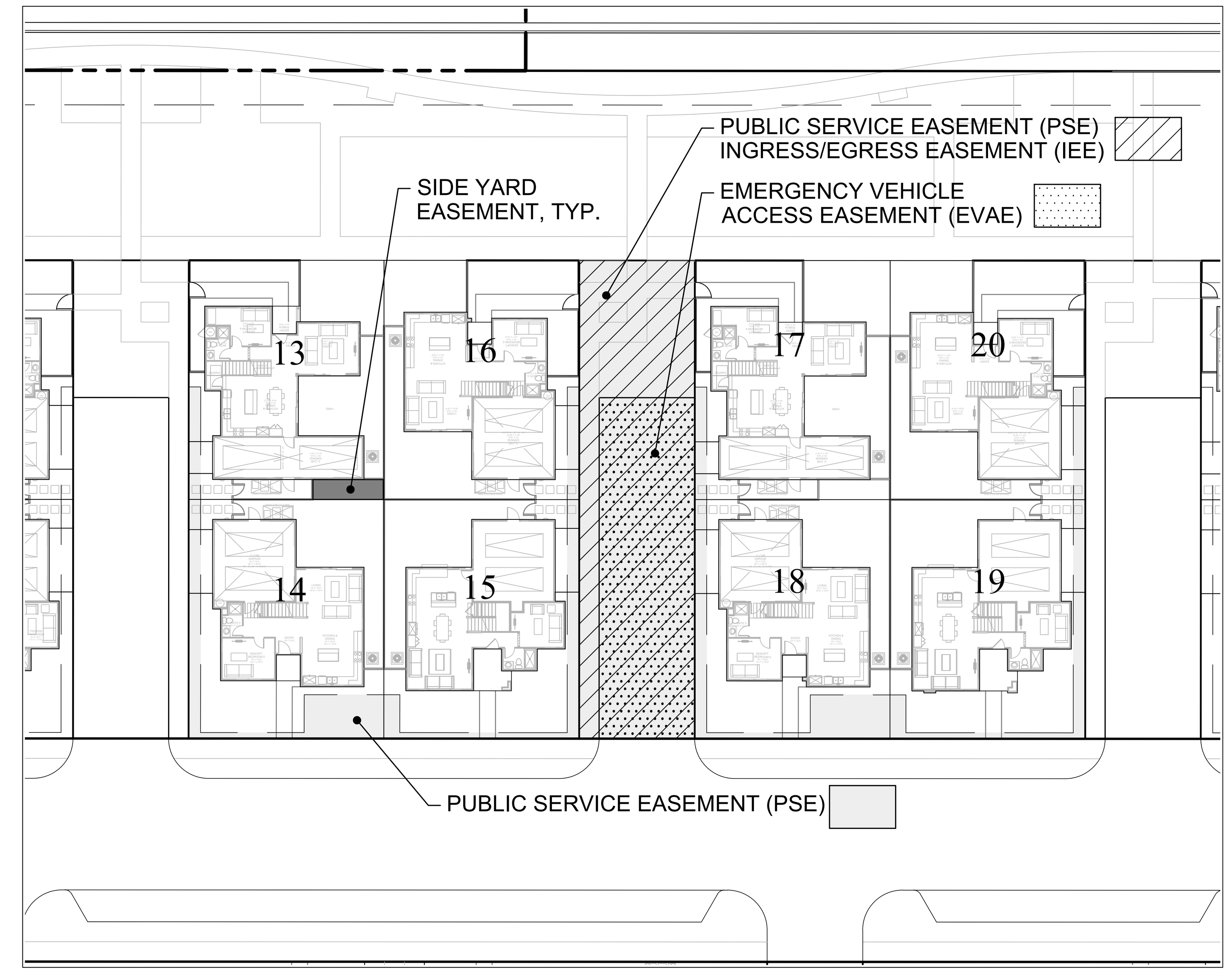
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN-NORTH
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

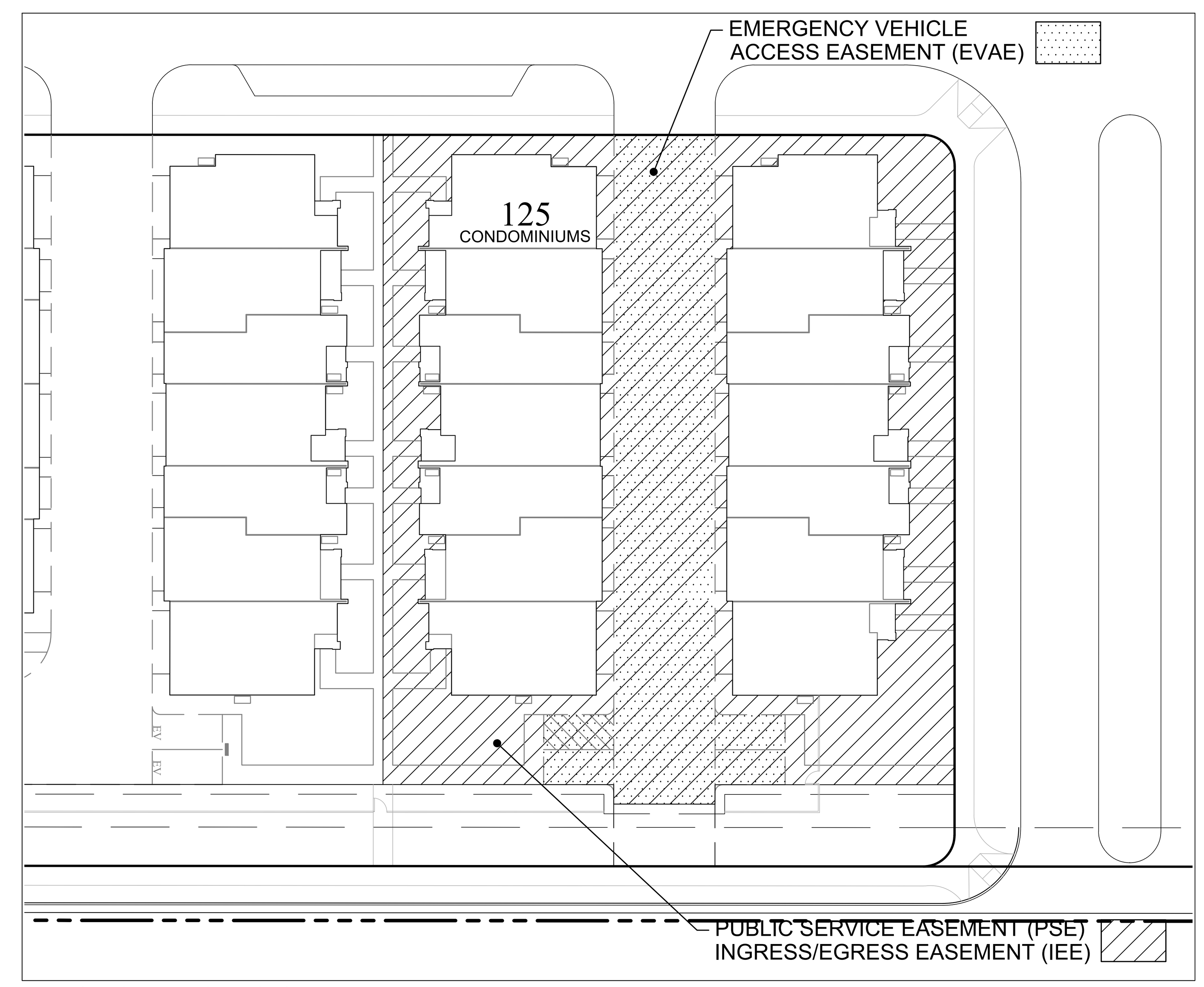
SCALE AS SHOWN
DATE APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-05
OF 15 SHEETS
JOB NO. 182032-2001



Typical Court-Home Easements
1"=30'



Typical Condominium Easements
1"=30'

SCALE IN FEET: 1"= 50'

SD 2020-0003

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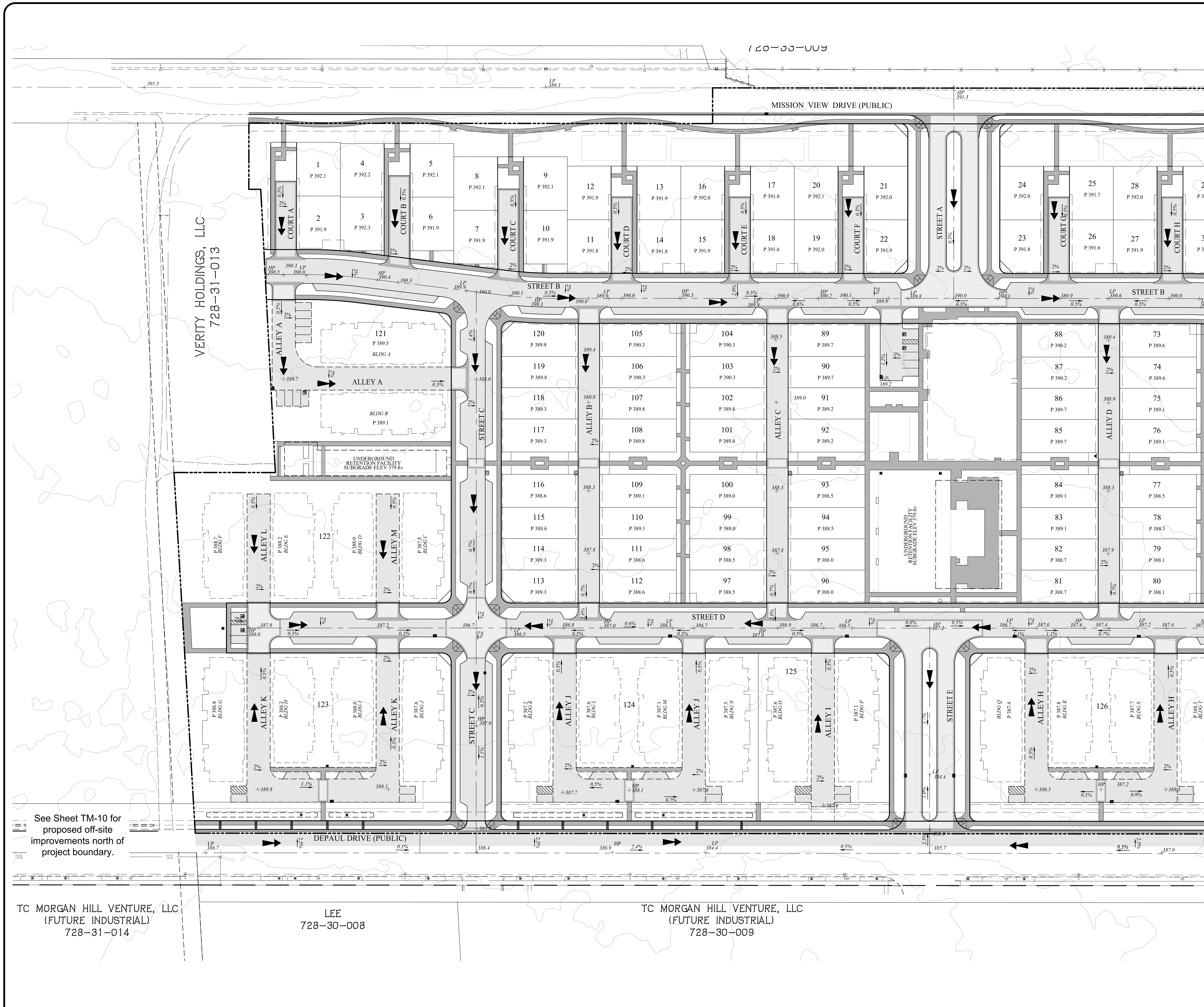
VESTING TENTATIVE MAP
LOTTING PLAN - SOUTH
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-06
OF 15 SHEETS

JOB NO.
182032-2001



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
100	LOT NUMBER	
P 318.0	PAD ELEVATION	
	UNDERGROUND RETENTION FACILITY	

GRADING NOTES:

1. PROPOSED CONTOURS AND GRADES SHOWN ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. 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 THE PROJECT.
3. FINISH FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS FOR THE FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME. FINISH FLOOR ELEVATIONS ARE SUBJECT TO FINAL DESIGN.

ASPHALT

CONCRETE

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

SD 2020-0003

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MORGAN HILL, CA 95037

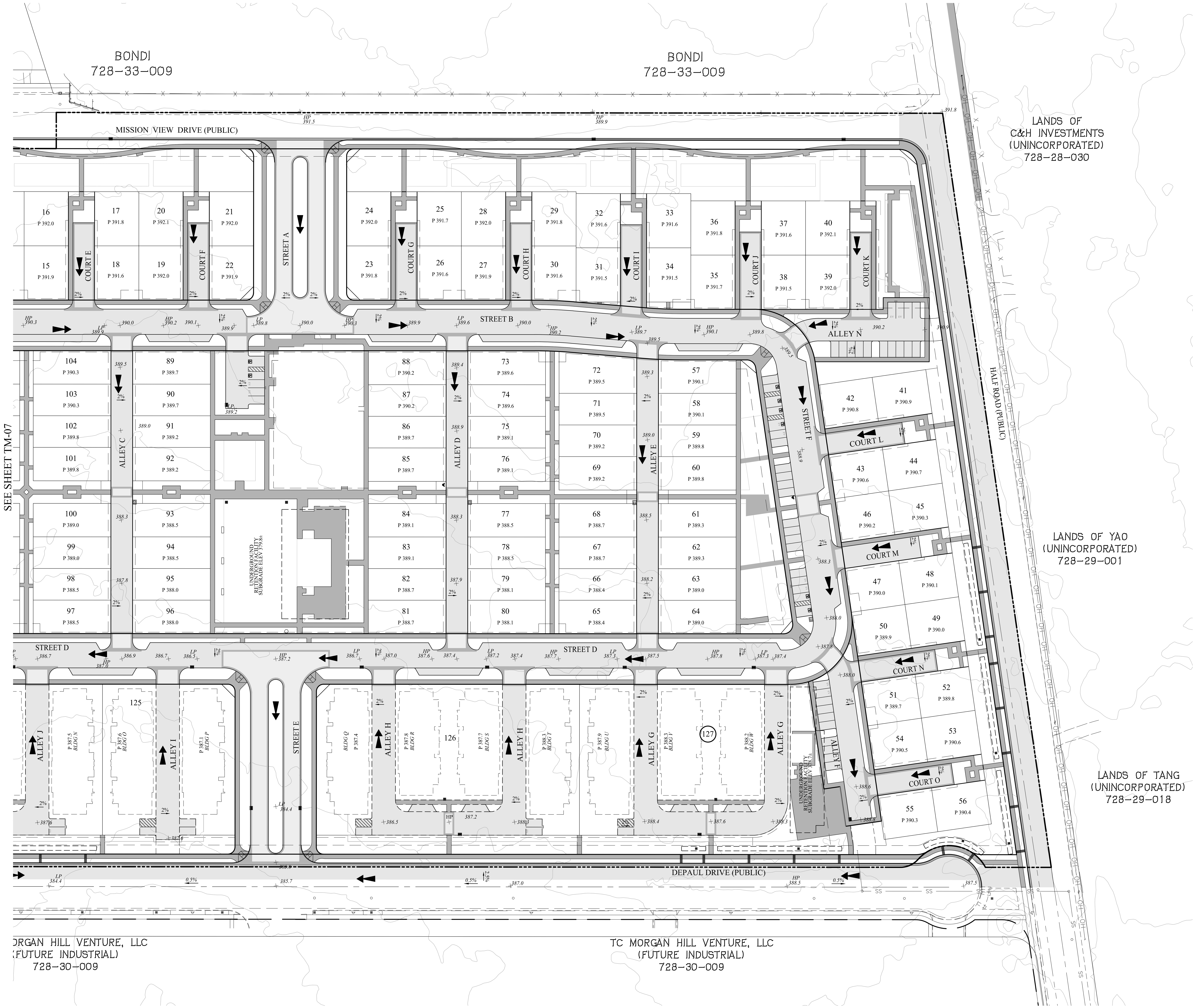
VESTING TENTATIVE MAP
GRADING PLAN - NORTH
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-07

JOB NO. 182032-2001



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
100	LOT NUMBER	
P 318.0	PAD ELEVATION	
	UNDERGROUND RETENTION FACILITY	

GRADING NOTES:

1. PROPOSED CONTOURS AND GRADES SHOWN ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. 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 THE PROJECT.
3. FINISH FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS FOR THE FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME. FINISH FLOOR ELEVATIONS ARE SUBJECT TO FINAL DESIGN.

ASPHALT

CONCRETE

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

SD 2020-0003

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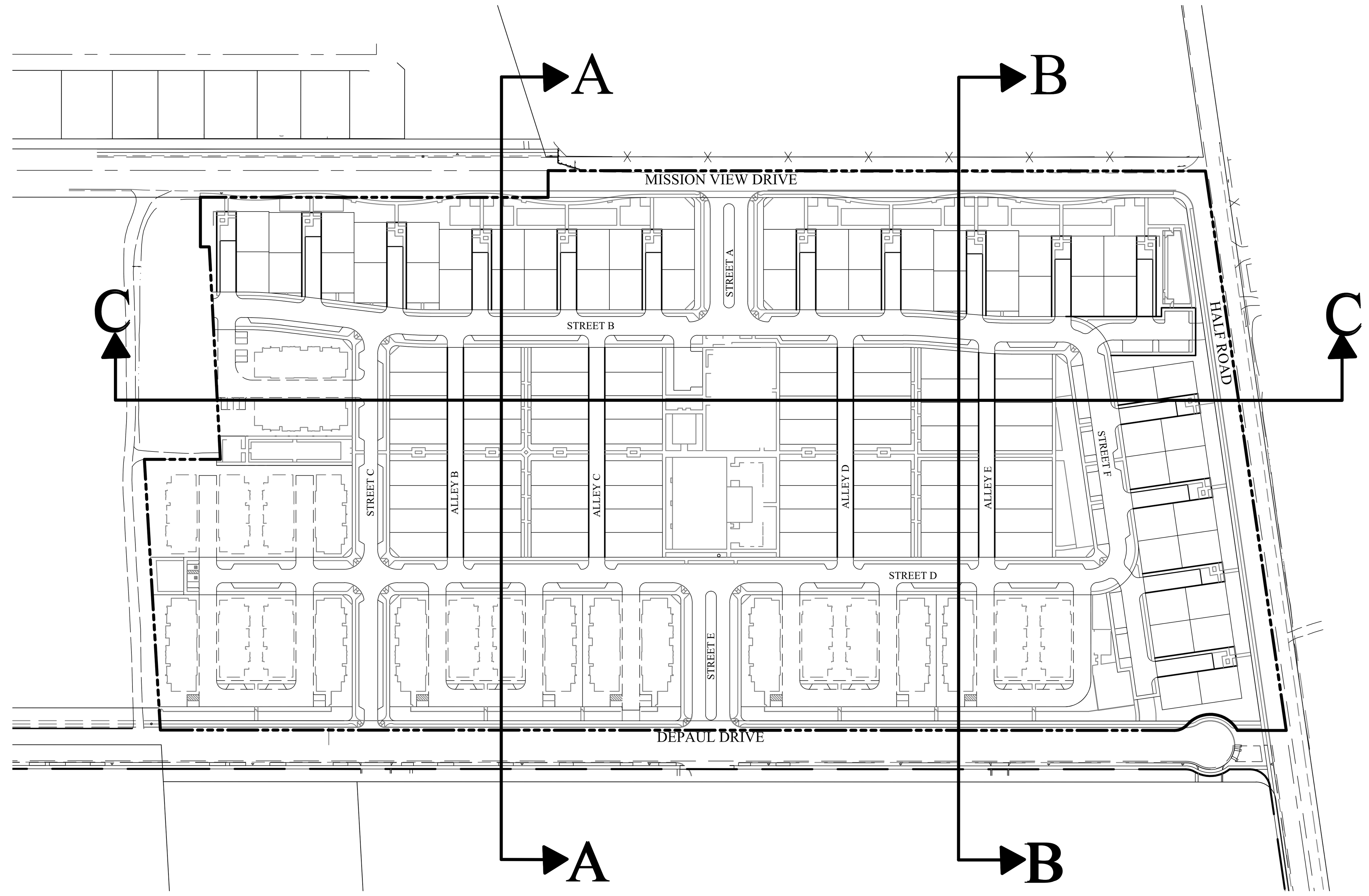
VESTING TENTATIVE MAP
GRADING PLAN - SOUTH
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

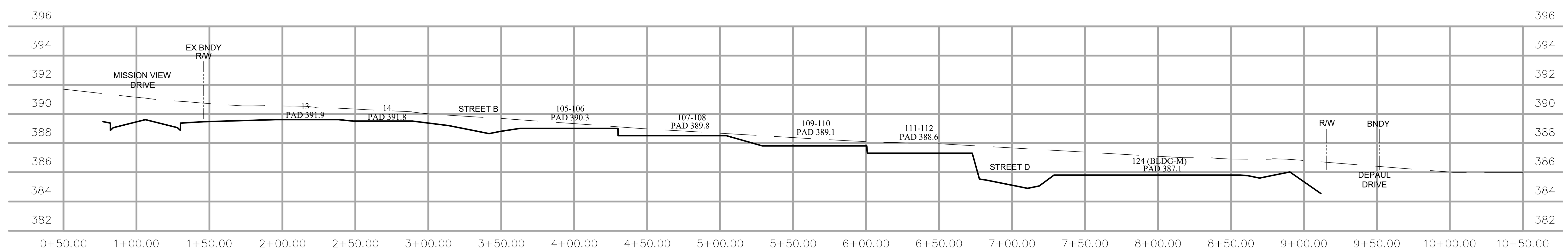
SCALE: AS SHOWN
DATE: APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-08
OF 15 SHEETS

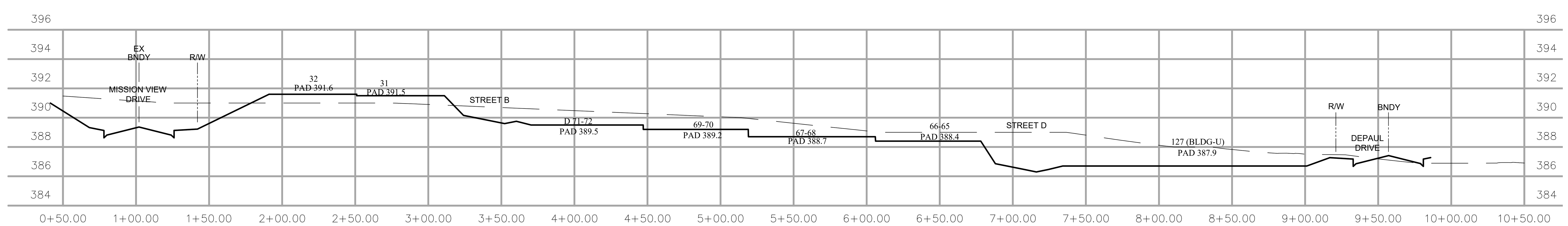
JOB NO. 182032-2001





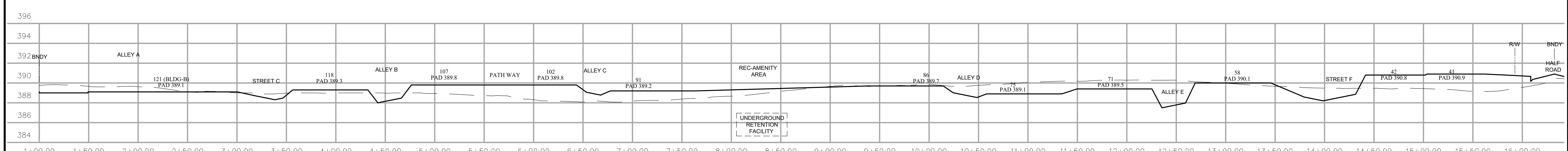
SECTION A

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



SECTION B

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



SECTION C

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

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MORGAN HILL, CA 95037

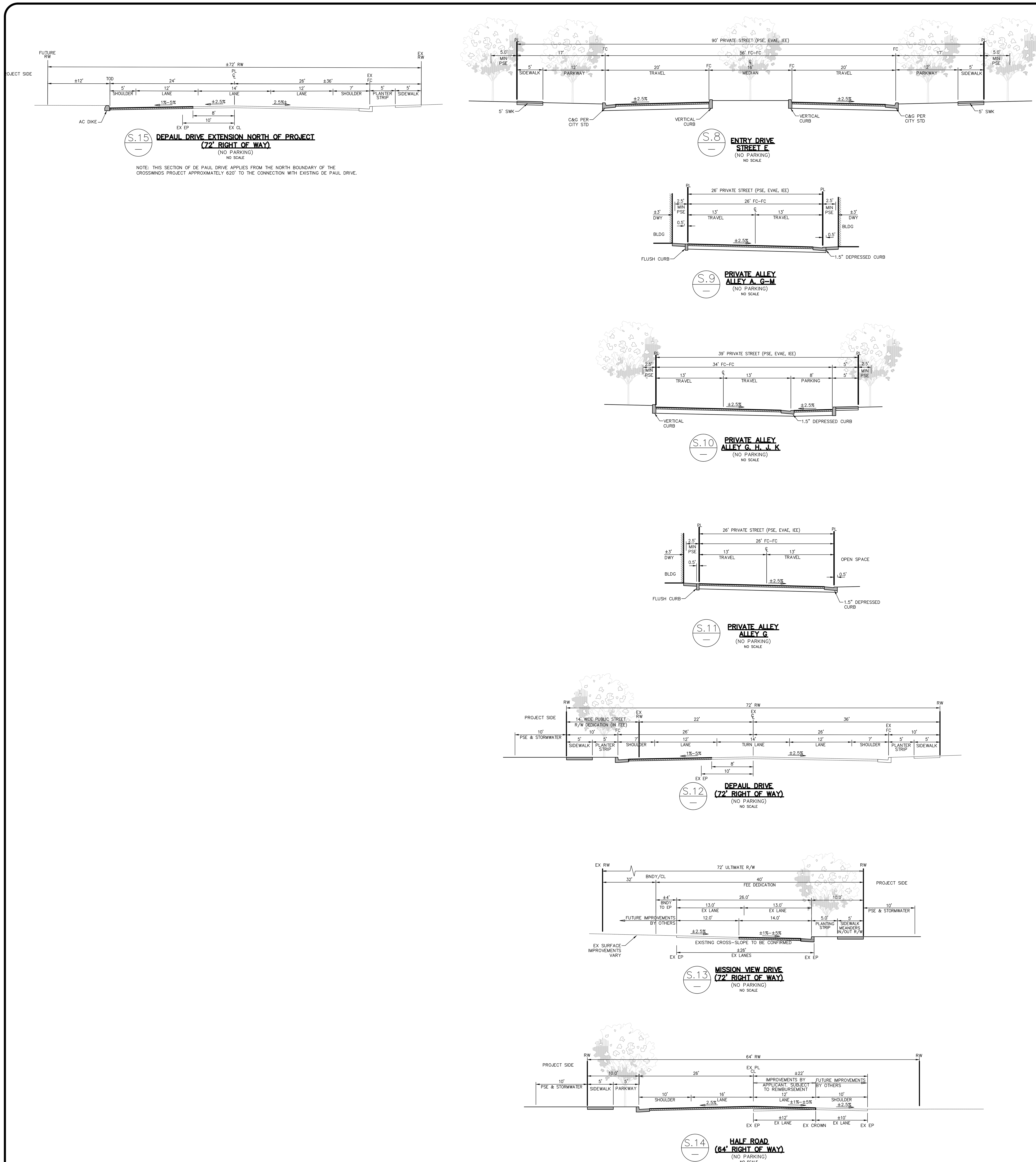
VESTING TENTATIVE MAP
CROSS SECTIONS
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

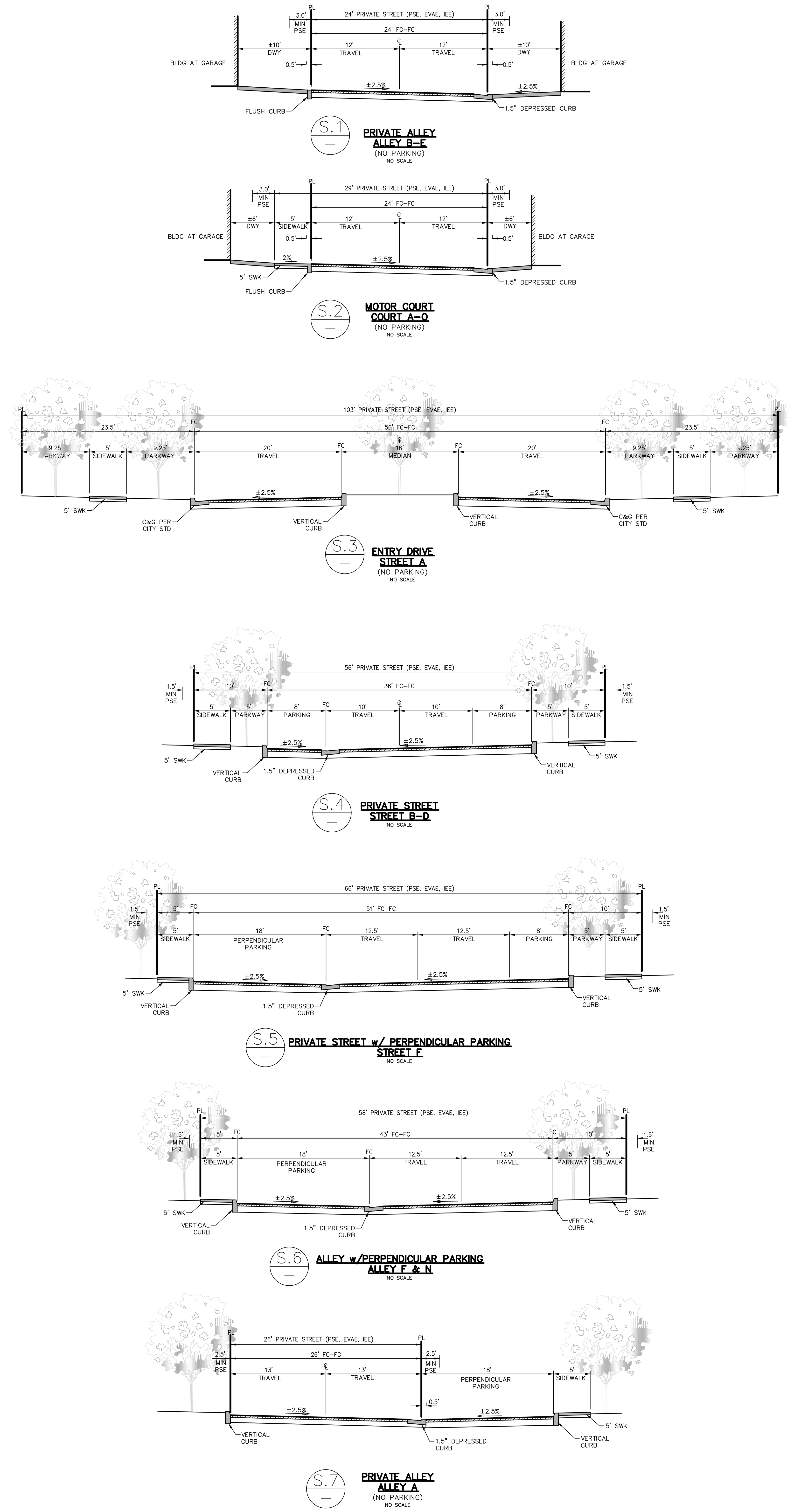
SCALE AS SHOWN
DATE APRIL 2023

BY CK
SHEET REVISIONS
DATE MK

SHEET
TM-09
OF 15 SHEETS

JOB NO. 182032-2001





NOTES:
1. JOINT TRENCH CONDUITS AND CABLES INCLUDING BROADBAND CONNECTIVITY SHALL BE INSTALLED WITHIN PROJECT PUBLIC FRONTAGES.
2. STREETS PAVEMENT SECTIONS SHALL HAVE A TRAFFIC INDEX (TI) OF 8.0 FOR OFFSITE STREETS AND 7.0 FOR ONSITE STREET UNLESS OTHERWISE REQUESTED BY CITY OF MORGAN HILL.

OFFSITE PUBLIC STREETS:
- MISSION VIEW DRIVE
- DEPAUL DRIVE
- HALF ROAD

ONSITE PRIVATE STREETS:
- ALL STREETS, ALLEYS AND COURTS

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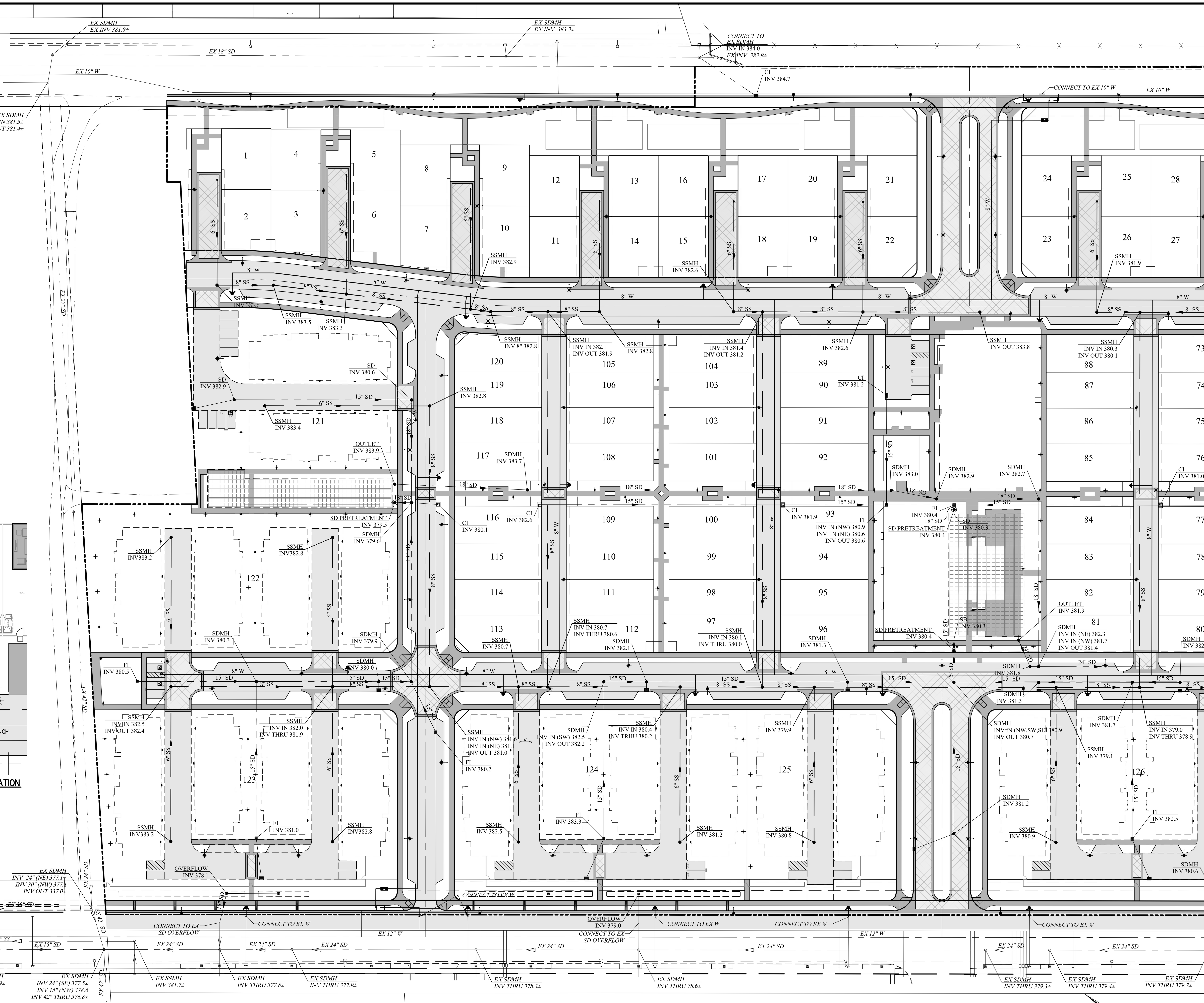
VESTING TENTATIVE MAP
STREET SECTIONS
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK
.	.	.	.	.

SHEET
TM-10
OF 15 SHEETS

JOB NO.
182032-2001



LEGEND

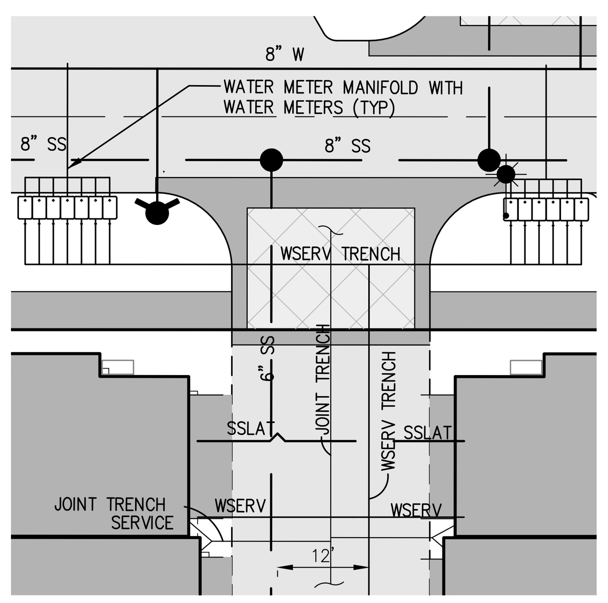
PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	MANHOLE	
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	UNDERGROUND RETENTION FACILITY	

UTILITY NOTES:

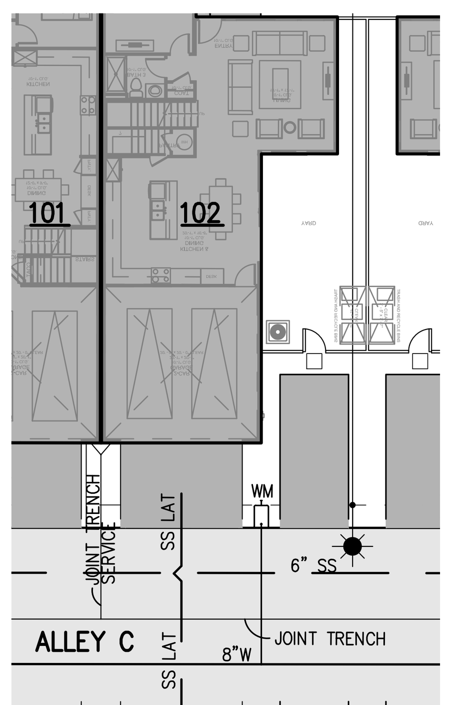
1. EXISTING UTILITIES SHOWN HEREIN ARE FROM AVAILABLE INFORMATION AT THIS TIME AND ARE SUBJECT TO CHANGE.
2. UTILITY PIPE SIZES, ALIGNMENTS AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
3. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.

ONSITE UTILITIES

- WATER - PUBLIC
- STORM DRAIN - PRIVATE
- SANITARY SEWER - PRIVATE



TYPICAL ALLEY UTILITY LOCATION
1"=20'

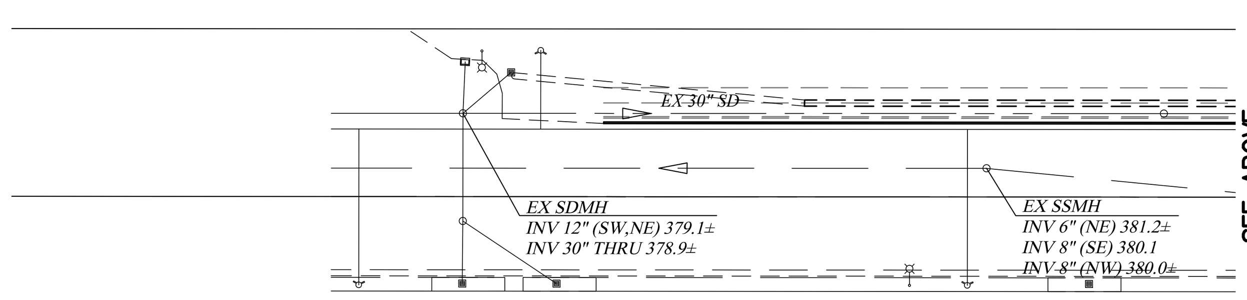


TYPICAL COURT UTILITY LOCATION
1"=20'

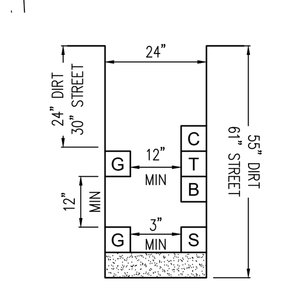
See Sheet TM-10 for proposed off-site surface improvements north of project boundary.

SEE BELOW

SEE SHEET TM-12

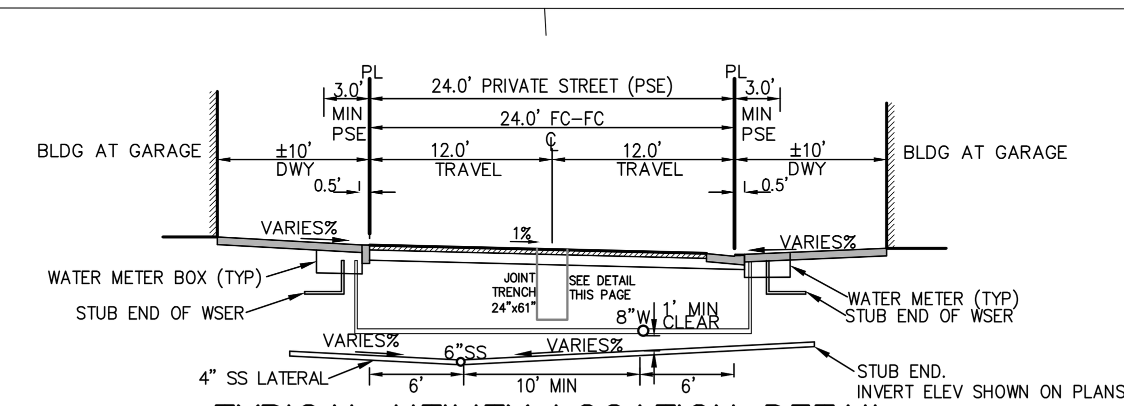


SEE ABOVE



Conceptual Joint Trench Section

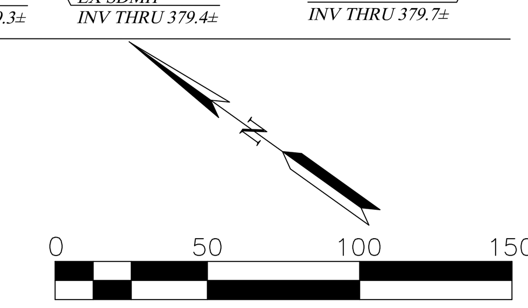
B Broadband
C Cable
T Telephone
P Primary Electric
S Secondary Electric



TYPICAL UTILITY LOCATION DETAIL
NO SCALE

NOTES:

1. MAINTAIN MINIMUM 12" VERTICAL CLEARANCE BETWEEN 4" SS LATERAL AND WATER MAIN.
2. MAINTAIN MINIMUM 6" VERTICAL CLEARANCE BETWEEN WATER SERVICE AND STORM DRAIN MAIN AND BETWEEN STORM DRAIN AND SS LATERAL.
3. STUB ALL SS LATERALS 3' AND WATER SERVICES 5' BEYOND PSE. ALL WATER AND SEWER SERVICE LATERALS SHALL BE MARKED BY A 2"x2" STAKE PAINTED GREEN FOR SEWER, AND BLUE FOR WATER. STAKES SHALL BE PLACED AT THE END OF LATERALS AND EXTEND 3" ABOVE GROUND. PROTECT STAKES UNTIL CURB HAS BEEN MARKED.
4. SEE SEPARATE JOINT TRENCH PLANS FOR DRY UTILITY SERVICE LOCATIONS.
5. WATER METER SIZE REQUIRED TO BE DETERMINED BY FIRE DEPARTMENT AND FIRE SPRINKLER SYSTEM DESIGNER.



SCALE IN FEET: 1"= 50'

SD 2020-0003

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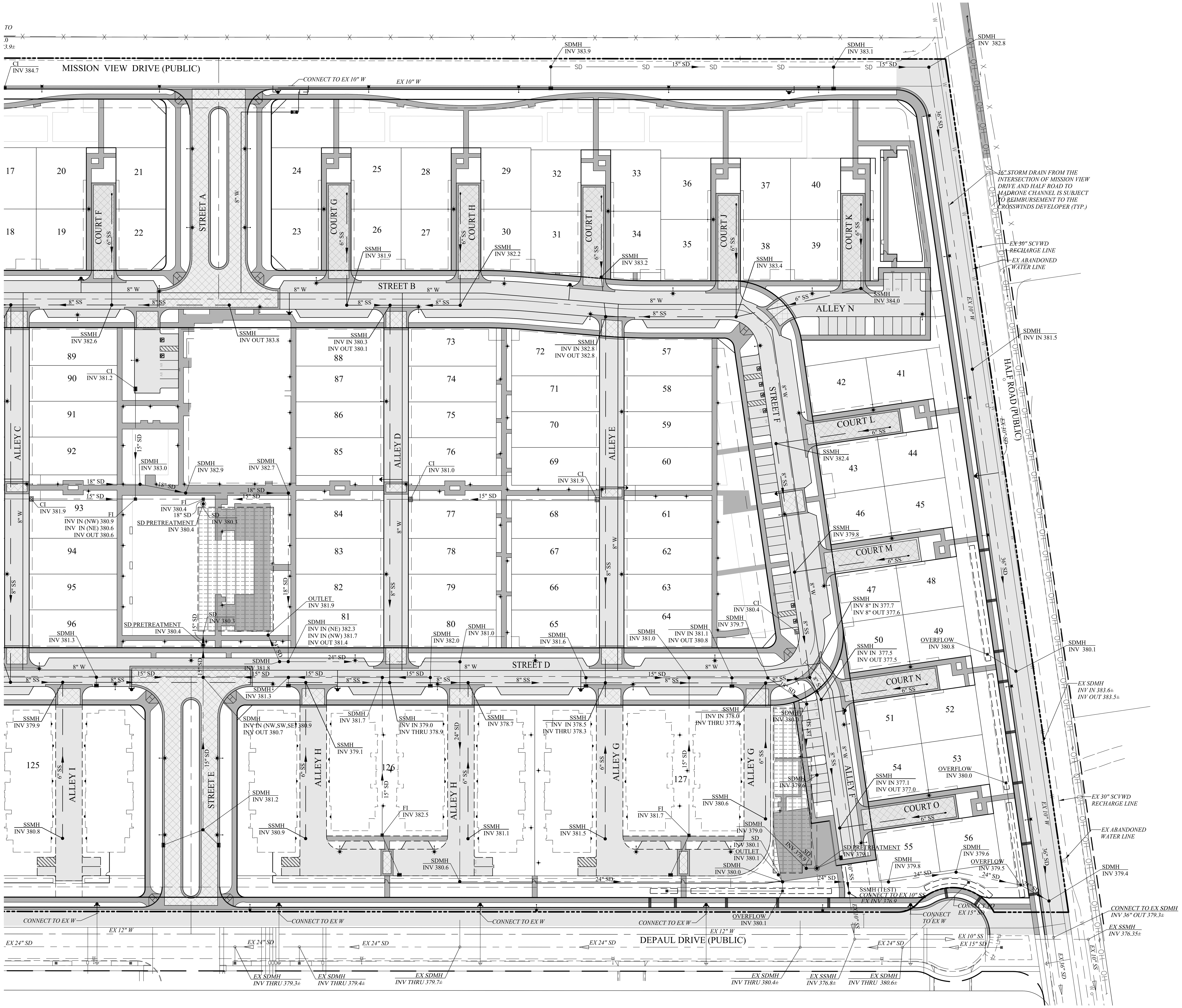
VESTING TENTATIVE MAP
UTILITY PLAN - NORTH
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-11

JOB NO. 182032-2001



LEGEND

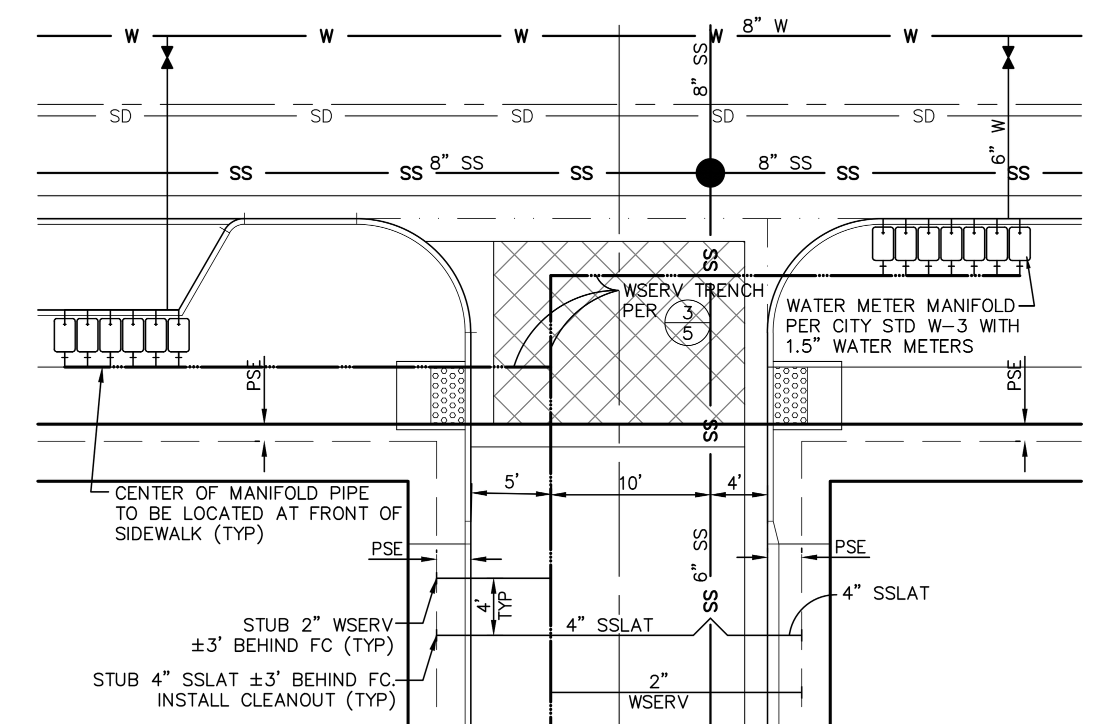
PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	MANHOLE	
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	UNDERGROUND RETENTION FACILITY	

UTILITY NOTES:

1. EXISTING UTILITIES SHOWN HEREIN ARE FROM AVAILABLE INFORMATION AT THIS TIME AND ARE SUBJECT TO CHANGE.
2. UTILITY PIPE SIZES, ALIGNMENTS AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
3. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.

ONSITE UTILITIES

- WATER - PUBLIC
- STORM DRAIN - PRIVATE
- SANITARY SEWER - PRIVATE



TYPICAL UTILITY SERVICE LAYOUT

NO SCALE

SCALE IN FEET: 1"= 50'

SD 2020-0003

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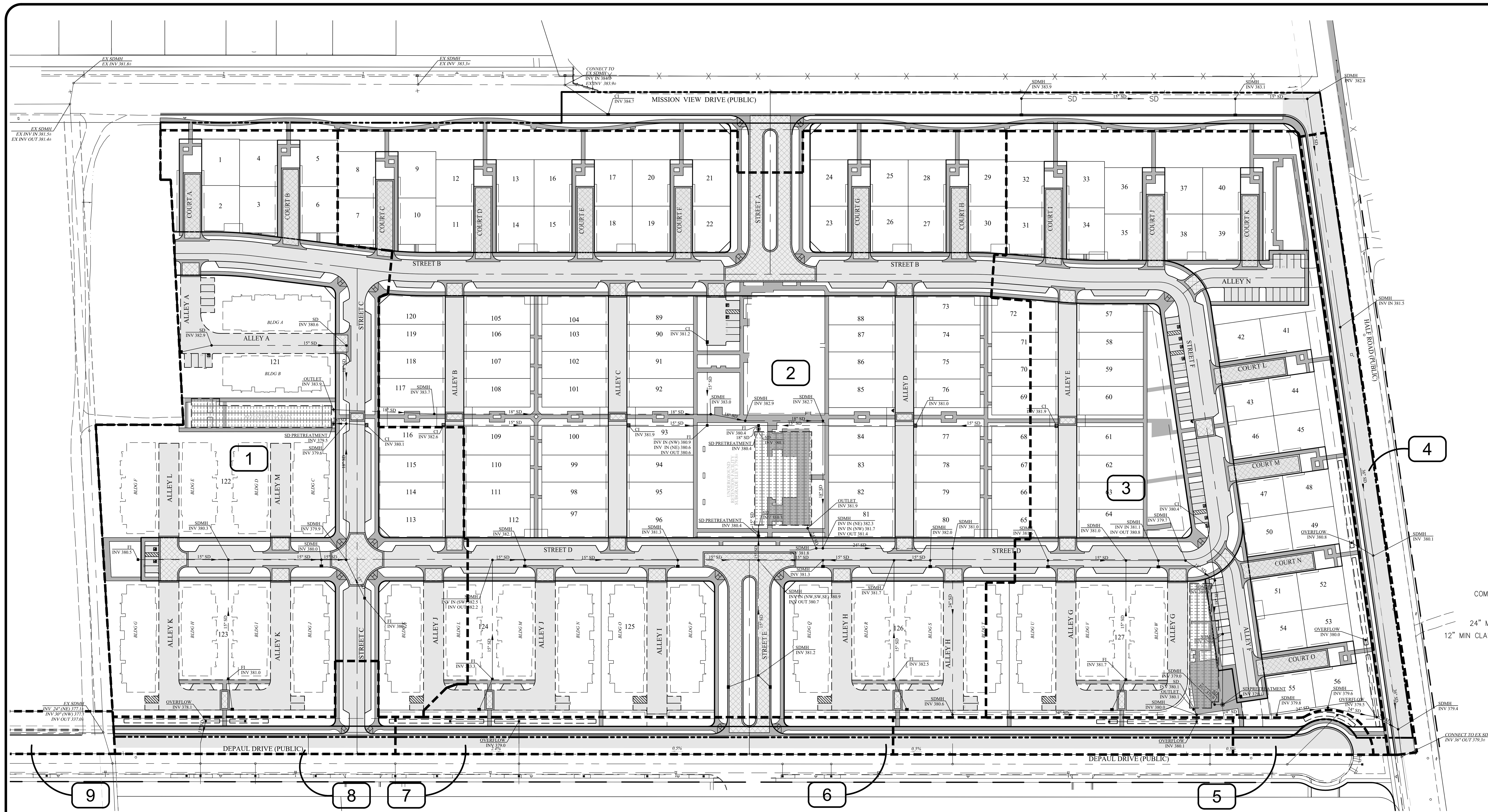
VESTING TENTATIVE MAP
UTILITY PLAN - SOUTH
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: APRIL 2023

DATE	MK	SHEET REVISIONS	BY CK

SHEET TM-12 OF 15 SHEETS

JOB NO. 182032-2001



TRIBUTARY AREA LAYOUT

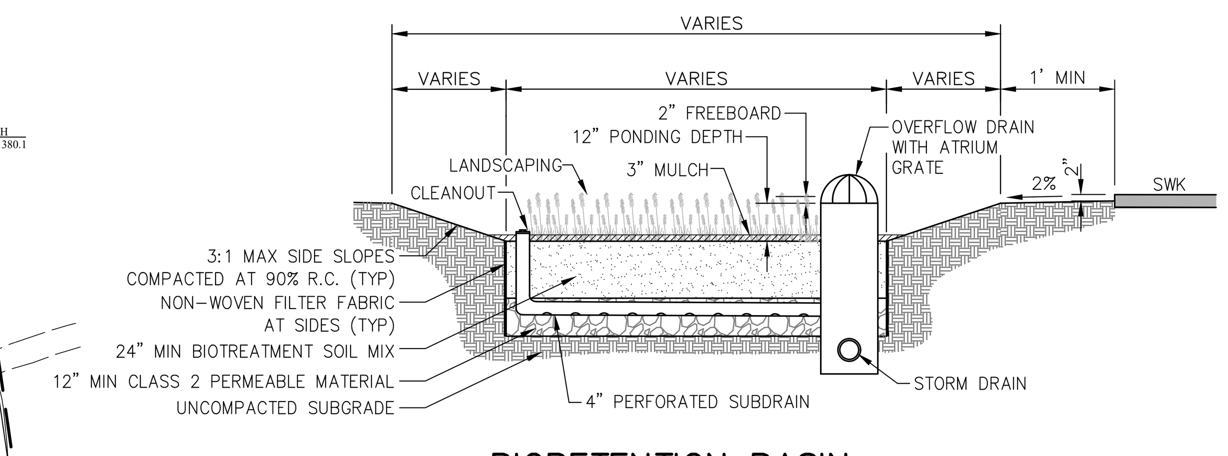
1"=80'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	STORM DRAIN	
	MANHOLE	
	SIDEWALK	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	DRAINAGE AREA BOUNDARY	
	UNDERGROUND RETENTION FACILITY	
	BIORETENTION BASIN FACILITY	
1	DRAINAGE AREA ID	

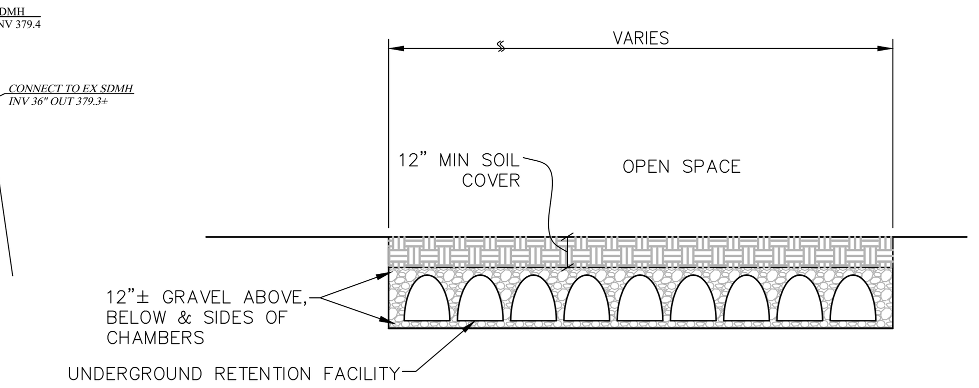
ON SITE RETENTION FACILITY NOTES:

1. BIORETENTION BASIN AND UNDERGROUND RETENTION FACILITIES WILL PROVIDE ON-SITE RETENTION OF THE 95TH PERCENTILE STORM EVENT, IN COMPLIANCE WITH THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD RESOLUTION R3-2013-0032 "POST-CONSTRUCTION STORMWATER REQUIREMENTS FOR NEW DEVELOPMENT AND REDEVELOPMENT IN THE CENTRAL COAST REGION."
2. UNDERGROUND RETENTION FACILITIES ARE SIZED TO PROVIDE PEAK FLOW MANAGEMENT (FLOOD CONTROL) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT.
3. STORMWATER RETENTION FACILITIES WILL BE SUFFICIENTLY SIZED TO MITIGATE INCREASE IN PEAK FLOW, UNLESS IT IS DEMONSTRATED THAT AN ADEQUATELY SIZED OFFSITE FACILITY WILL BE PROVIDED. SIZING OF UNDERGROUND RETENTION FACILITIES WERE PERFORMED USING THE "ROUTING METHOD" AS DESCRIBED IN THE CITY'S STORMWATER GUIDANCE MANUAL.
4. UNDERGROUND RETENTION FACILITIES MAY BE REPLACED WITH BIORETENTION FACILITIES, PROVIDED ADEQUATE SPACE IS AVAILABLE AND IT DOES NOT INTERFERE WITH LANDSCAPING OR OPEN SPACE AMENITIES.
5. MISSION VIEW DRIVE IMPROVEMENTS DO NOT REQUIRE TREATMENT (EXISTING ROAD).



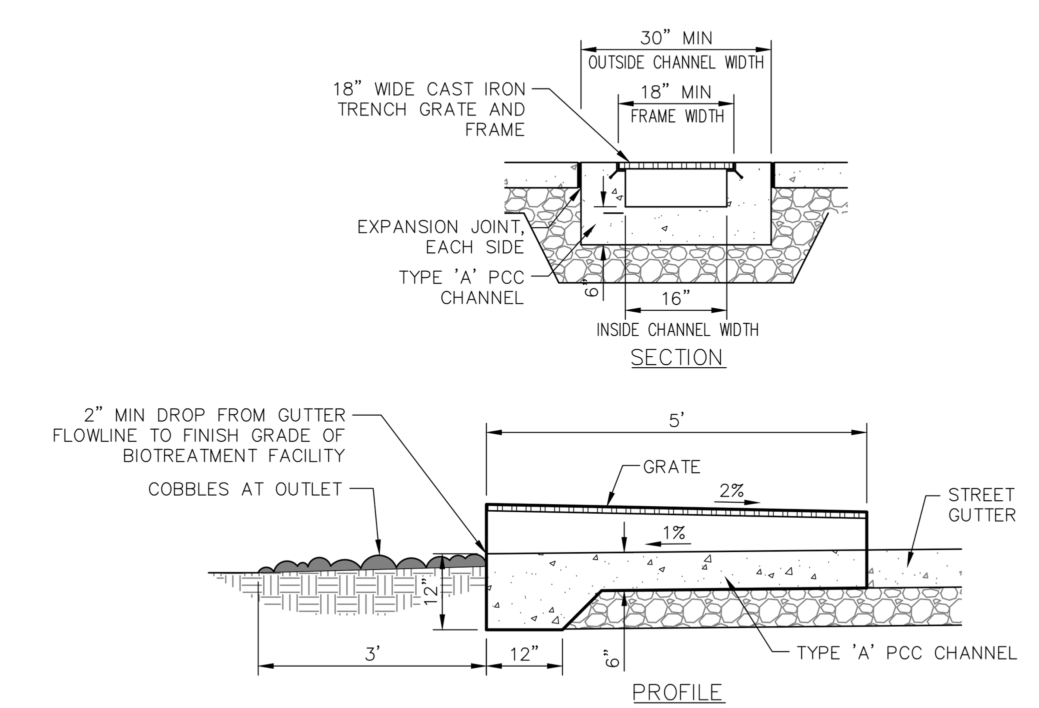
BIORETENTION BASIN

NO SCALE



RETENTION FACILITY

NO SCALE



SIDEWALK TRENCH DRAIN DETAIL

NO SCALE

0 80 160 240

SCALE IN FEET: 1"= 80'

PRELIMINARY STORMWATER TABLE

Project Information

Area =	1,318,410 ft^2	*Total project area*
Existing Impervious Area =	8,000 ft^2	
	1%	*Existing Percent impervious area*
Ex Imperv Area To Remain =	0 ft^2	*Total existing impervious surface to remain*
Replaced Imperv Area =	8,000 ft^2	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	823,915 ft^2	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	831,915 ft^2	*Total project impervious area*
	63%	*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 100-yr storm events
No. 5 = N/A

Rainfall Design Information

MAP =	20.0 in	*Mean Annual Precipitation*
$P_{85\%}$ =	1.05 in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.65 in	*95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	B	*NRCS Hydrologic Soil Group Classification*
Infiltration Rate =		*Percolation Testing by Quantum Geotechnical, Inc. dated Nov. 2021*
	4 in/hr	*at P-1*
	10.8 in/hr	*at P-2*
	18.6 in/hr	*at P-3*
Safety Factor =	2	
Design Infiltration Rate =	2.0 in/hr	*at DMA 1*
Safety Factor =	2	
Design Infiltration Rate =	5.4 in/hr	*at DMA 2 & 3*
Design Infiltration Rate =	5.0 in/hr	*at Bioretention Basins through soil media*

95% Rainfall Depth Runoff Retention Volume

				Pervious Surface Correction Factor															
				0.20	0.10	0.60	0.15	0.10											
				Pervious Surface (SF)										Runoff Rentention Volume Calculation					
DMA	Area (SF)	Roof/Street/ Hardscape	Total	Managed Turf	Landscape/Grass	Pervious Concrete	Turf Block	Pavers	Native Landscape/ Undistrubed	Green Roof	Infiltration SCM	Total	Impervious Area Credit for Redevelopment (SF)	Drainage Area Minus Credit (SF)	% Impervious	Runoff Coefficient	95th% Volume, V_{95} (ft^3)	85th% Volume, V_{85} (ft^3)	Required Volume, V_{95} or V_{85} (ft^3)
1	264,310	165,200	165,200		99,110							99,110	0	264,310	63%	0.43	15,575	9,911	15,575
2	582,520	364,080	364,080		218,440							218,440	4,750	577,770	63%	0.43	34,045	21,843	34,045
3	324,340	202,715	202,715		121,625							121,625	3,250	321,090	63%	0.43	18,920	12,162	18,920
4	28,750	25,300	25,300		3,450							3,450	0	28,750	88%	0.70	2,774	1,765	2,774
5	8,800	5,780	5,780		3,020							3,020	0	8,800	66%	0.45	551	350	551
6	21,110	13,860	13,860		7,250							7,250	0	21,110	66%	0.45	1,320	840	1,320
7	30,900	22,240	22,240		8,660							8,660	0	30,900	72%	0.51	2,179	1,387	2,179
8	21,530	15,880	15,880		5,650							5,650	0	21,530	74%	0.53	1,571	1,000	1,571
9	36,150	16,860	16,860		19,290							19,290	0	36,150	47%	0.32	1,582	0	1,582
Total	1,318,410	831,915	831,915	0	486,495	0	0	0	0	0	0	486,495		1,310,410	63%	0.43	78,518	49,259	78,518

% SCM Area to Equivalent Impervious Surface Area = 0.4%

			Porosity			
			0.25	0.40		
SCM Sizing Summary						
SCM Description	SCM Surface Area (ft^2)	Surface Ponding Depth (in)	BSM Depth (in)	Gravel Layer Depth (in)	Required SCM Area (ft^2)	Drawdown Time (hr)
Storm Chambers						
Storm Chambers						
Storm Chambers						
Bioretention Basin	1,610	10	24	12	1,601	4
Bioretention Basin	350	10	24	12	318	4
Bioretention Basin	820	10	24	12	762	4
Bioretention Basin	1,265	10	24	12	1,257	4
Bioretention Basin	865	10	24	12	907	4
Self Retaining						
	4,910				4,844	

Governing Equations:

$$V_{95} = \frac{C*P_{95}*A}{12}$$

V_{95} = *95% Rainfall Depth Runoff Retention Volume (ft^3)*
C = *$0.858i^3 - 0.78i^2 + 0.774i + 0.04$*
P_{95} = 1.65 *24-hr 95th percentile rainfall depth*
A = *drainage area (ft^2)*
i = *% impervious*

$$Area = \frac{V_{95}*12}{D_P + D_{BSM}*R_{BSM} + D_G*R_G}$$

Area = *Design SCM area based on 95% runoff retention volume (ft2)*
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 (ft^2)*
I = 5.0 *Infiltration Rate (in/hr)*

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VESTING TENTATIVE MAP
PRELIMINARY STORMWATER CONTROL PLAN
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	APRIL 2023

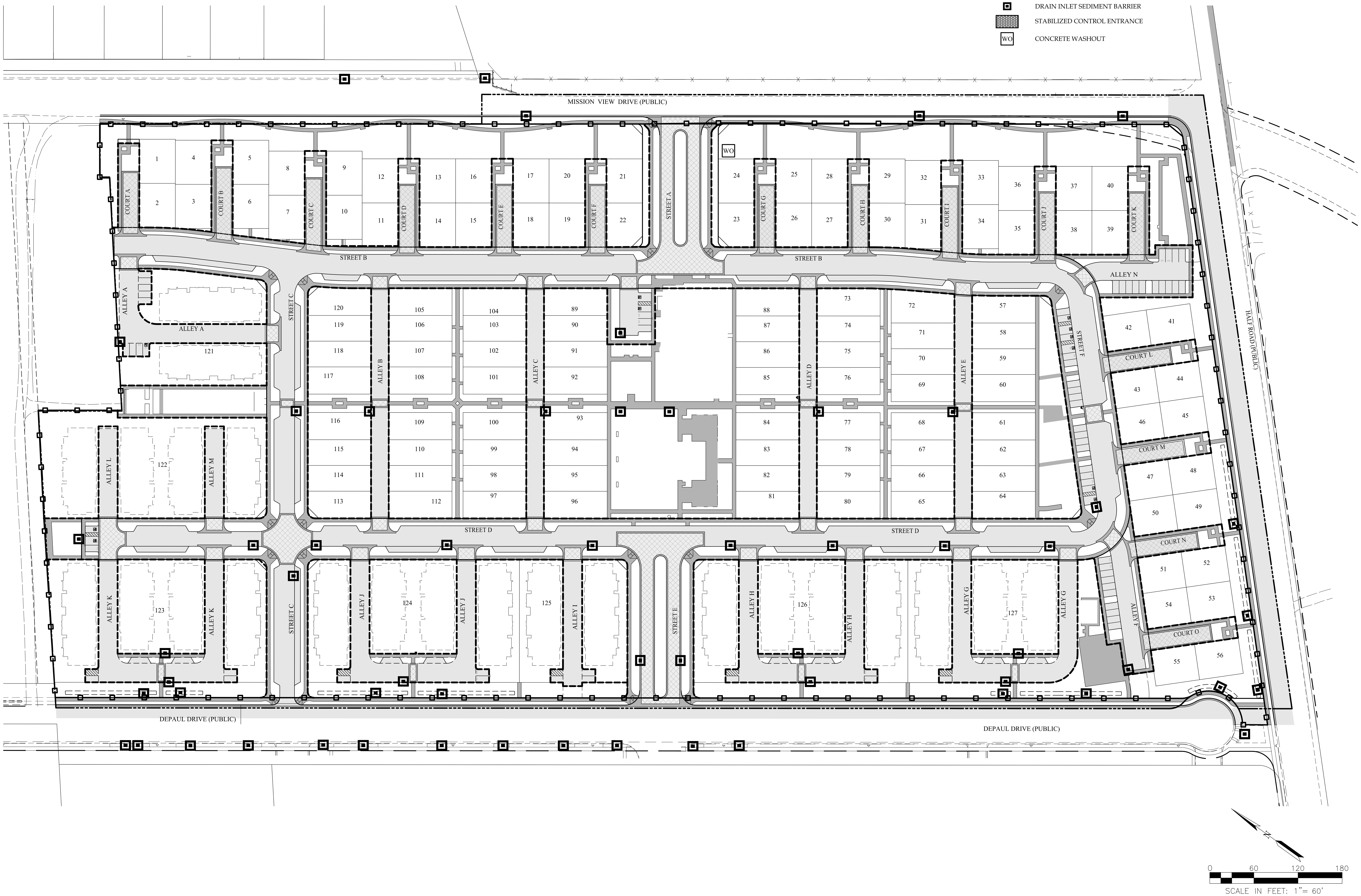
DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-13
OF 15 SHEETS

JOB NO.
182032-2001

LEGEND

- PERIMETER CONSTRUCTION FENCING WITH LINEAR SEDIMENT CONTROL
- LINEAR SEDIMENT CONTROL - FIBER ROLL, SILT FENCE, OR SIMILAR
- DRAIN INLET SEDIMENT BARRIER
- STABILIZED CONTROL ENTRANCE
- WO CONCRETE WASHOUT



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VESTING TENTATIVE MAP
EROSION CONTROL PLAN
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK
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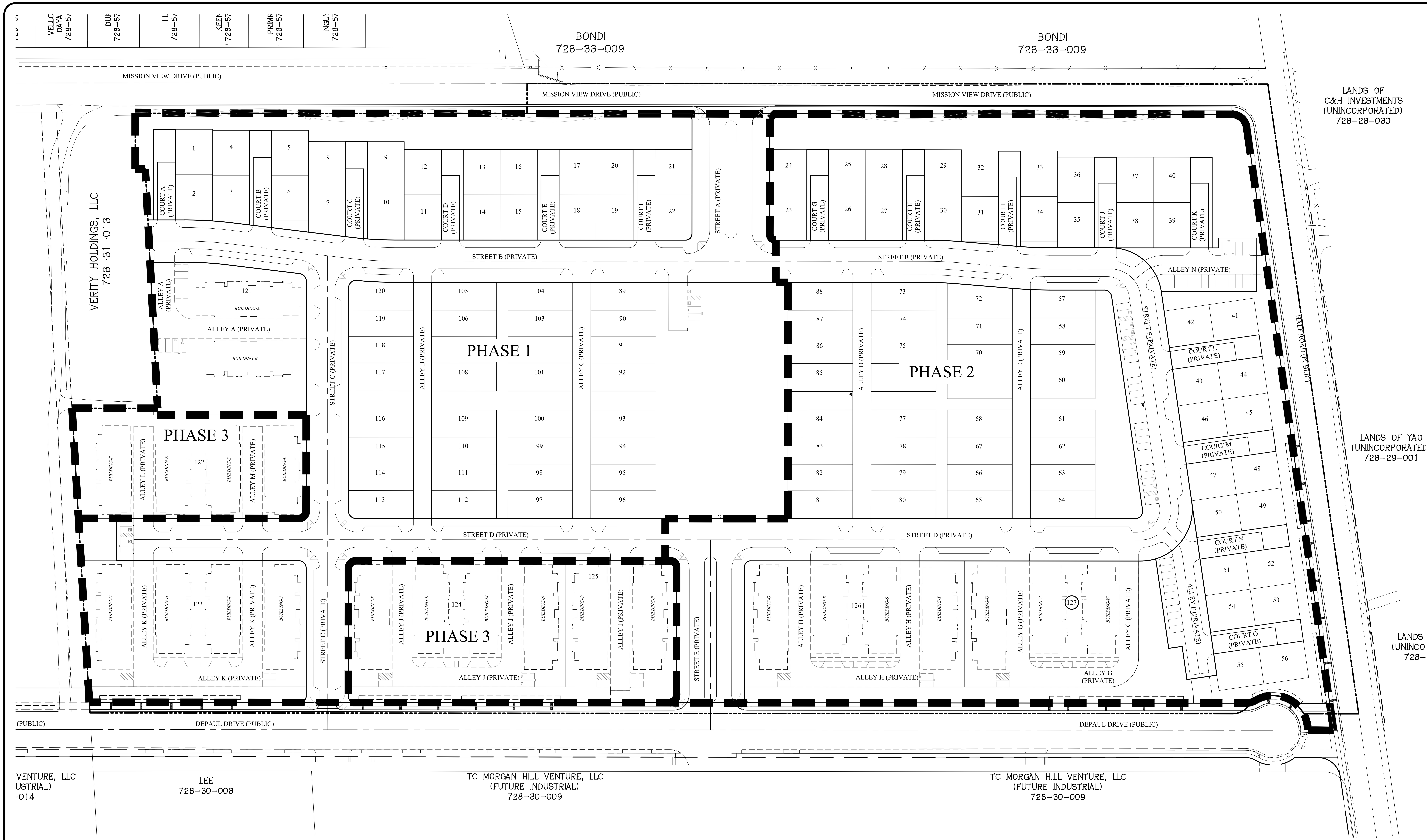
SHEET
TM-14
OF 15 SHEETS

JOB NO. 182032-2001



NOTES

1. THIS PLAN ILLUSTRATES PROPOSED PHASING FOR UNITS, OPEN SPACE, AND IN-TRACT ROADWAY IMPROVEMENTS. UTILITY CONNECTIONS FOR PHASE 1 WILL REQUIRE EXTENDING UTILITIES THROUGH A PORTION OF PHASE 2, INCLUDING STREET D AND ALLEY F.

0 60 120 180
SCALE IN FEET: 1"= 60'

SD 2020-0003

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VESTING TENTATIVE MAP
PHASING PLAN
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: APRIL 2023

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-15
OF 15 SHEETS
JOB NO. 182032-2001