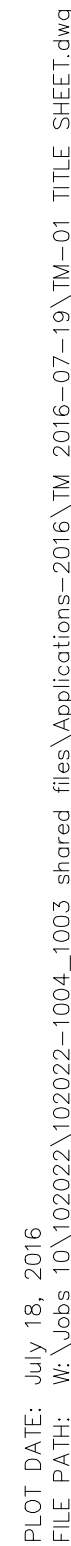


TENTATIVE MAP (SD-16-06)

PRESIDIO AT EVERGREEN

MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA



- **SUBJECT PARCELS:** 817-12-006, .009 (NO PHYSICAL ADDRESS)
- **CURRENT LAND USE:** FALLOW, VACANT
- **CURRENT ZONING:** R-3, R-2 (PD) PENDING ON LOTS 2-21, RELATED CIRCULATION AND COMMON OPEN SPACE.
- **CURRENT GENERAL PLAN:** MULTI-FAMILY LOW AND MEDIUM
- **PROPOSED LAND USE:** 60 CONDOMINIUMS, 14 SINGLE-FAMILY DETACHED RESIDENCES, PUBLIC AND PRIVATE CIRCULATION, PRIVATE OPEN SPACE AND LOT 1 (UP TO 182 FUTURE MULTI-FAMILY RENTAL UNITS)

- | Sheet List Table | |
|------------------|-------------------------------------|
| Sheet Number | Sheet Title |
| TM-01 | TITLE SHEET |
| TM-02 | EXISTING CONDITIONS |
| TM-03 | LOTING PLAN |
| TM-04 | PRELIMINARY GRADING PLAN |
| TM-05 | PRELIMINARY UTILITY PLAN |
| TM-06 | SECTIONS |
| TM-07 | PRELIMINARY STORMWATER CONTROL PLAN |
| TM-08 | CUT-FILL MAP & EROSION CONTROL PLAN |



1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.

2. BOUNDARY SHOWN HEREIN IS FINAL.

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: 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 (FIRM MAP NUMBER 06085C0444H, EFFECTIVE DATE MAY 18, 2009).

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. THE SYSTEM IS SIZED TO MEET 2015 RDCS CRITERION B.2.D. AS DESCRIBED IN THE PUBLIC FACILITIES CATEGORY.

9. EXISTING TOPOGRAPHY IS BASED ON AN AERIAL SURVEY DATED FEBRUARY 1, 2016 AND SUPPLEMENTED BY FIELD SURVEY.

10. BENCHMARK DESCRIPTION:
SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM528", A BRASS DISK SET IN THE TOP OF CURB, AT THE NORTH CORNER OF EAST DUNNE AVENUE BRIDGE OVER HIGHWAY 101, 6.5 FEET NORTHEAST FROM END OF HEADWALL, 12.8 FEET WESTERLY FROM A TELEPHONE MANHOLE, AND 57.0 FEET SOUTHWEST FROM AN ELECTROLIER. ELEVATION (NAVD88) = 382.19 FEET.

11. LEGAL DESCRIPTION:
PARCEL ONE: LOT 51, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "CATHERINE DUNNE RANCH MAP NO. 5, BEING BURBANK AND DEVENDOR'S SUBDIVISION OF PART OF THE RANCHO OJO DE AGUA DE LA COCHE, SANTA CLARA, CALIFORNIA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON APRIL 5, 1897 IN BOOK "I" OF MAPS, AT PAGE(S) 59.

EXCEPTING THEREFROM THAT PORTION AS GRANTED TO THE STATE OF CALIFORNIA, BY DEED RECORDED ON JANUARY 15, 1969 IN BOOK 8402 OF OFFICIAL RECORDS, PAGE 335, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 51 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "CATHERINE DUNNE RANCH MAP NO. 5" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY ON APRIL 5, 1987 IN BOOK "I" OF MAPS, AT PAGE 59; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT, NORTH 65°15'50" EAST 60.00 FEET; THENCE SOUTH 24°44'10" EAST 775.06 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET THROUGH AN ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE NORTHWESTERLY LINE OF SAN PEDRO AVENUE (90 LINKS WIDE); THENCE ALONG LAST SAID LINE SOUTH 65°15'50" WEST 80.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 51; THENCE ALONG LAST SAID LINE NORTH 24°44'10" WEST 795.06 FEET TO THE POINT OF COMMENCEMENT.

PARCEL TWO: LOT 50, AS SHOWN ON THAT CERTAIN MAP ENTITLED "CATHERINE DUNNE RANCH MAP NO. 5", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 05, 1897 IN BOOK "I" OF MAPS AT PAGE 59.

APN: 817-12-006 AND 817-12-009

12. THE APPLICANT IS NOT RESPONSIBLE FOR PUBLIC RIGHT-OF-WAY DEDICATION OR VACATION THAT IS DEPICTED ON THIS TENTATIVE MAP THAT IS OUTSIDE THE PROPERTY BOUNDARY.

13. RESIDENTIAL UNITS ON LOTS 2 THROUGH 7 WILL BE DEVELOPED AS CONDOMINIUMS.

14. PROPOSED PROJECT AMENITIES WILL ADHERE TO THE COMMITMENTS DESCRIBED IN MC-15-17 AND MC-15-18.

15. EXISTING ON-SITE OVERHEAD LINES WILL BE PLACED UNDERGROUND.

16. ALL ON-SITE TREES TO BE REMOVED, UNLESS OTHERWISE NOTED.

17. PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN HEREON.

OWNER: EVERGREEN INVESTMENT GROUP2	APPLICANT: PRESIDIO EVERGREEN, LLC
CONTACT: KENNETH CHUNG	5927 BALFOUR COURT, SUITE 208
	CARLSBAD, CA 92008
	CONTACT: ORVILLE POWER
	(619) 876-6132, OP@MANAINV.COM
	CONTACT: VINCE BURGOS (DPC)
	(408) 421-2695, VBURGOS@HOTMAIL.COM



Presidio Evergreen, LLC
5927 Balfour Court, Suite 208
Carlsbad, CA 92008

TITLE SHEET
PRESIDIO AT EVERGREEN
MORGAN HILL, CALIFORNIA
EX, LLC

FOR: PRESIDIO EVERGREEN, LLC

DATE	MR.	SHEET REVISIONS	BT	CK	SCALE AS SHOWN
07/06/2016	LAH	PER CITY COMMENTS RELATED TO PARKING, APPLICATION PROCESSING SEQUENCE, AND DECISION TO PURSUE R-2 ZONING WITH FEE-SIMPLE LOTS.			
07/19/2016	JAM	MINOR CHANGES PER 7/12 PC HEARING			DATE JUNE 3, 2016

SHEET
1
8 SHEETS

Exhibit B

LEGEND

---	BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
---	CENTER LINE
---	CITY LIMIT LINE
OH	OVERHEAD UTILITY LINE
EX SD	STORM DRAIN LINE
EX SS	SANITARY SEWER LINE
EX W	WATER LINE



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO, SUITE 200, CARLSBAD, CA 92008
PHONE: (408) 845-0300 FAX: (408) 845-0302

Presidio Evergreen, LLC
5927 Balfour Court, Suite 208
Carlsbad, CA 92008

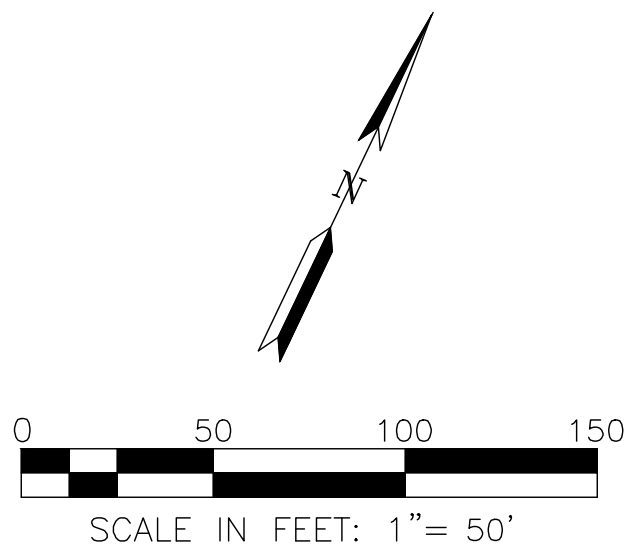
TENTATIVE MAP
EXISTING CONDITIONS
PRESIDIO AT EVERGREEN
MORGAN HILL, CALIFORNIA

FOR: PRESIDIO EVERGREEN, LLC

DATE	SCALE	BY	DATE
07/06/2016	AS SHOWN	LAH	JUNE 3, 2016

DATE	REVISIONS	BY	DATE
07/19/2016	PER CITY COMMENTS RELATED TO PARKING, APPLICATION PROCESSING SEQUENCE, AND DECISION TO PURSUE R-2 ZONING WITH FEE SIMPLE LOTS. MINOR CHANGES PER 7/12 PC HEARING	LAH	

DATE	MARK	SHEET
07/06/2016	LAH	TM-02
OF 8 SHEETS		
JOB NO. 102022-1004_1003		

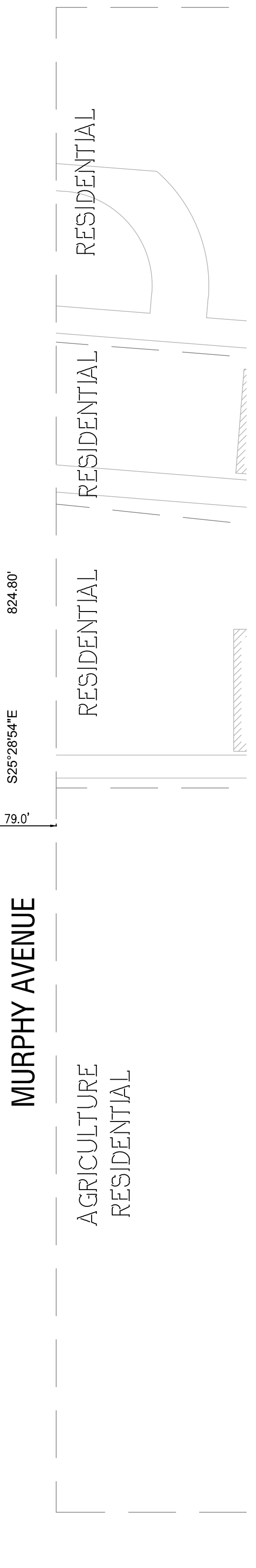
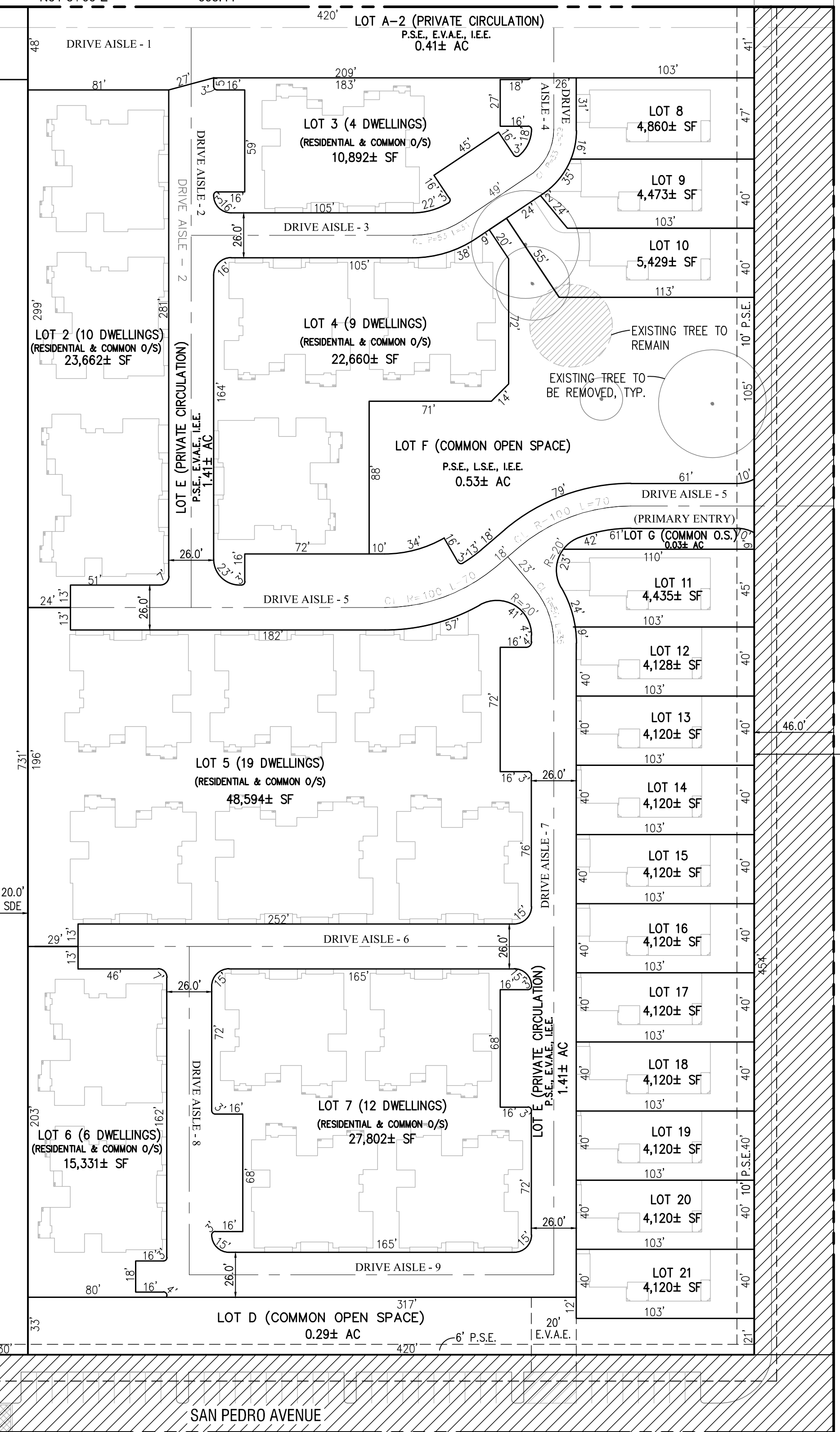
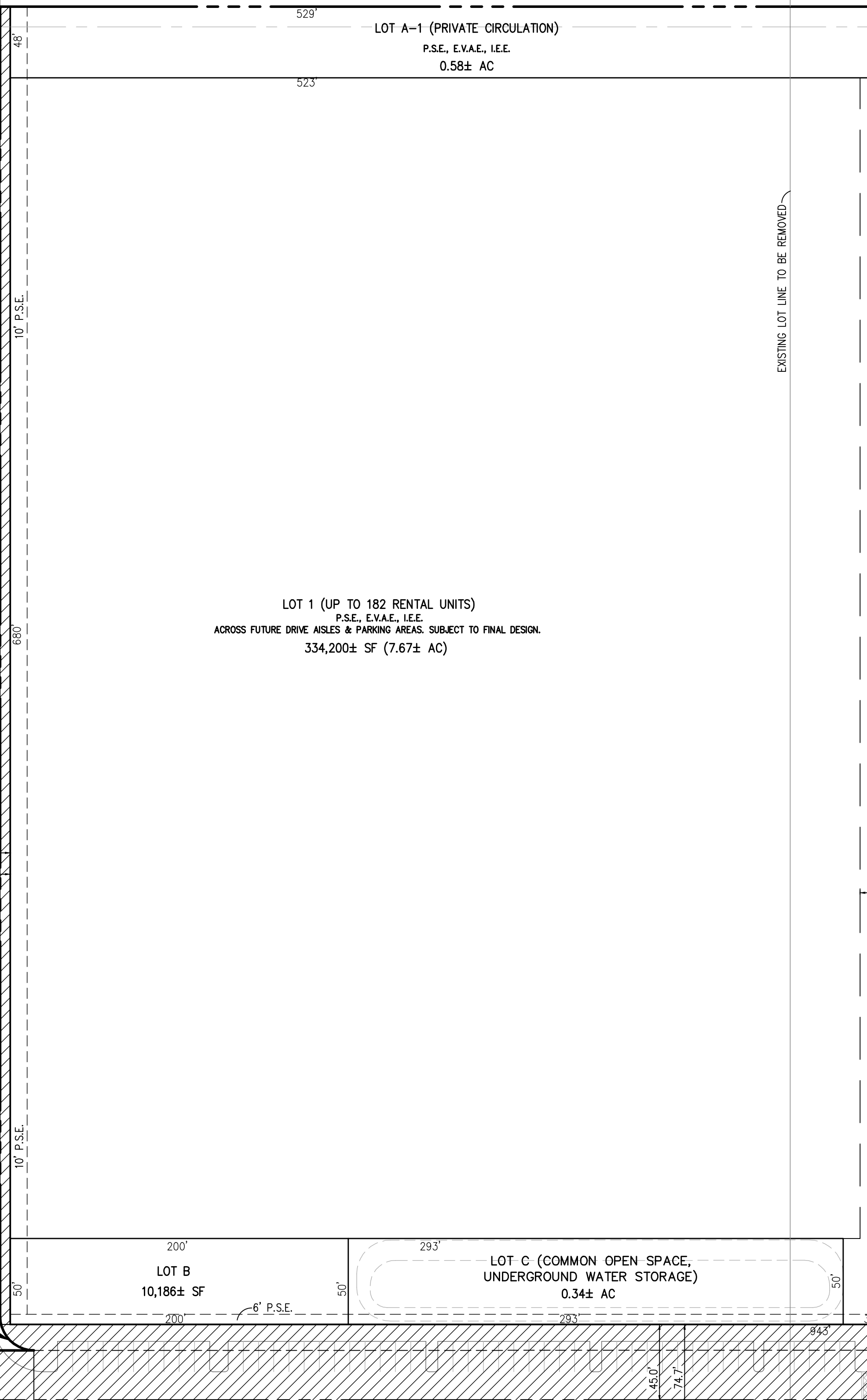


W:\JOBS 10\102022\1004-1003 SHARED FILES\APPLICATIONS-2016\TM-2016-07-19\TM-03 LOTTING PLANDWG

HIGHWAY COMMERCIAL
HIGHWAY COMMERCIAL
HIGHWAY COMMERCIAL

CONDIT ROAD

N25°28'54.00"W 29.7'
N64°31'00"E 80'
N25°29'54"W 774.83'
10' P.S.E.
10' P.S.E.
66.0'
36.0'



RIESLING COURT

MURPHY AVENUE

CITY OF MORGAN HILL
OUTDOOR SPORTS COMPLEX

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY	---
---	LOT LINE (IN PROJECT)	---
---	LOT LINE (ADJACENT)	---
---	RIGHT OF WAY	---
---	EASEMENT	---
---	CENTERLINE	---
---	DEDICATION FOR PUBLIC R/W	---

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

N

Exhibit B

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Carlsbad, CA 92008

**TENTATIVE MAP
LOTGING PLAN
PRESIDIO AT EVERGREEN
MORGAN HILL, CALIFORNIA**

DATE 07/06/2016 **BY** CK **SCALE** AS SHOWN

DATE 07/19/2016 **DATE** JUNE 3, 2016

SHEET
TM-03
OF 8 SHEETS
JOB NO.
102022-1004_1003

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8025 CAMINO ARROYO
GILROY, CA 95020
PHONE: (408) 848-0300

TENTATIVE MAP
PRELIMINARY GRADING PLAN
PRESIDIO AT EVERGREEN
MORGAN HILL, CALIFORNIA
JO EVERGREEN, LLC

DATE	WK	SHEET REVISIONS	BY	CS
07/06/2016	LAH	PER CITY COMMENTS RELATED TO PARKING, APPLICATION PROCESSING		
		RE ZONING WITH FEEL-SIMPLE LOT		
07/19/2016	JAM	MINOR CHANGES PER 7/12 PC HEARING		

SHEET

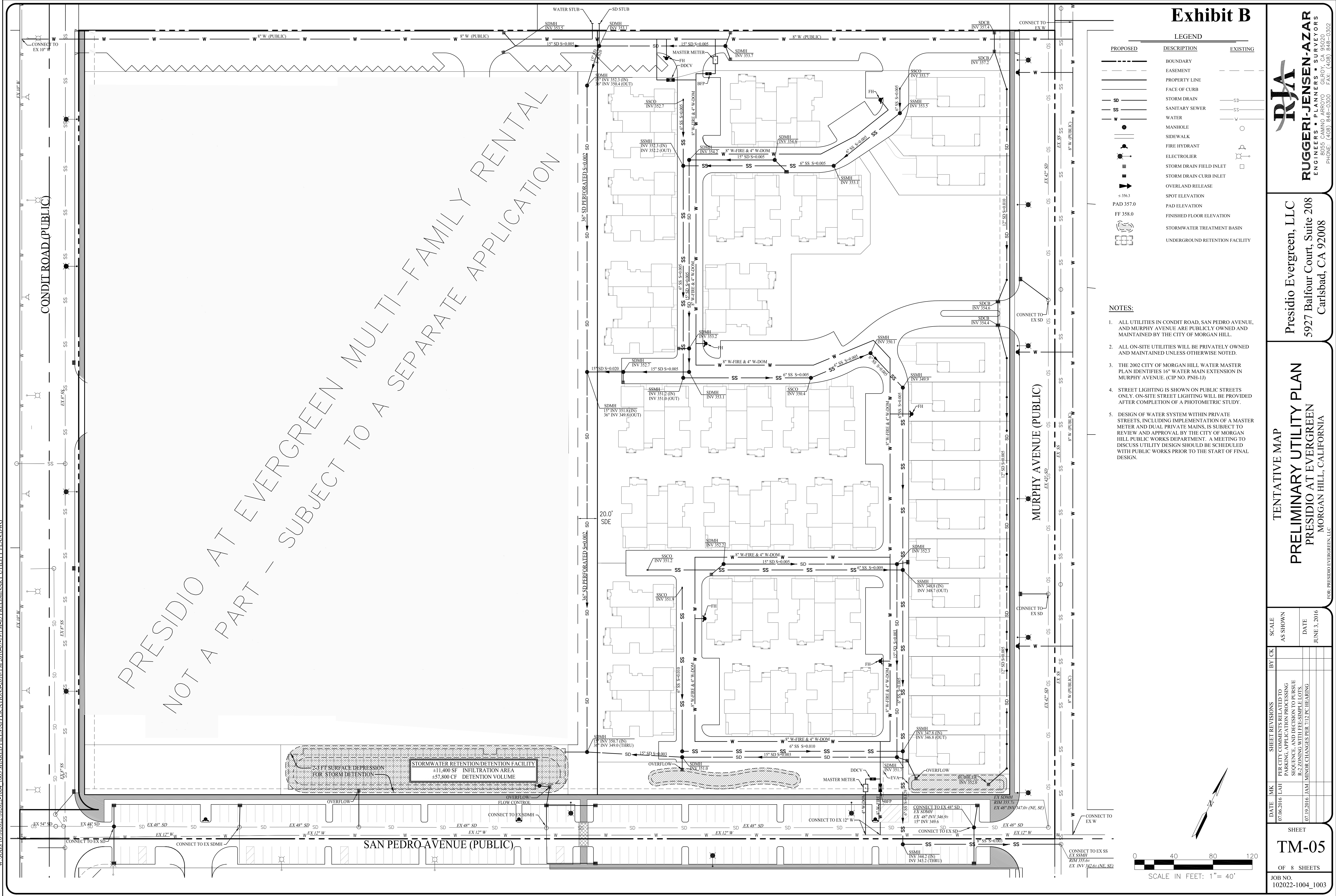
TM-04

OF 8 SHEETS

JOB NO.
102022-1004_1003



W:\JOBS\10\102022\1004_1003_SHARED_FILES\APPLICATIONS\2016\TM-05 PRELIMINARY UTILITY PLAN.DWG



TENTATIVE MAP

PRELIMINARY UTILITY PLAN
PRESIDIO AT EVERGREEN
MORGAN HILL, CALIFORNIA

Presidio Evergreen, LLC
5927 Balfour Court, Suite 208
Carlsbad, CA 92008

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO AEROSO, SUITE 200
CARLSBAD, CA 92008
PHONE: (760) 848-0300 FAX: (760) 848-0302

DATE	MK	SHEET REVISIONS	BY	CHK	SCALE
07/06/2016	LAH	PER CITY COMMENTS RELATED TO R2 ZONING AND DISCUSSION TO PURSUE R2 ZONING WITH FEE-SAMPLE LOTS.			AS SHOWN
07/12/2016	JAM	MINOR CHANGES PER 7/12 PC HEARING			
DATE					
JUNE 3, 2016					
SHEET					
TM-05					
OF 8 SHEETS					
JOB NO. 102022-1004_1003					

RJA
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PHONE: (408) 848-0300 FAX: (408) 848-0302

Presidio Evergreen, LLC
5927 Balfour Court, Suite 208
Carlsbad, CA 92008

TENTATIVE MAP
SECTIONS
PRESIDIO AT EVERGREEN
MORGAN HILL, CALIFORNIA

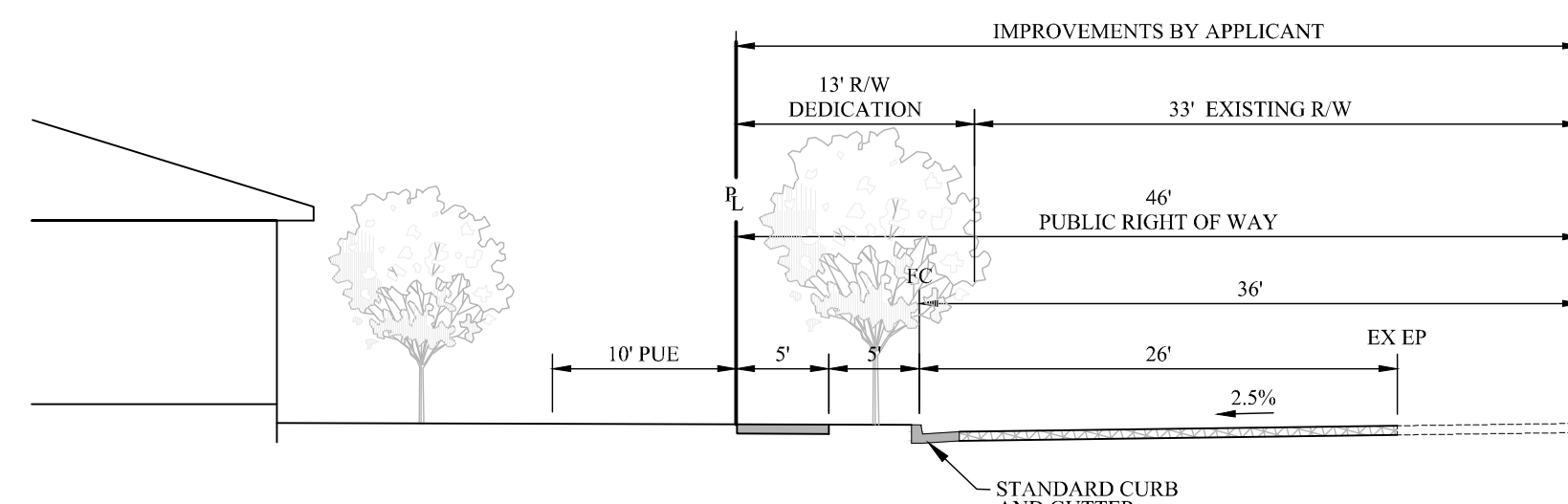
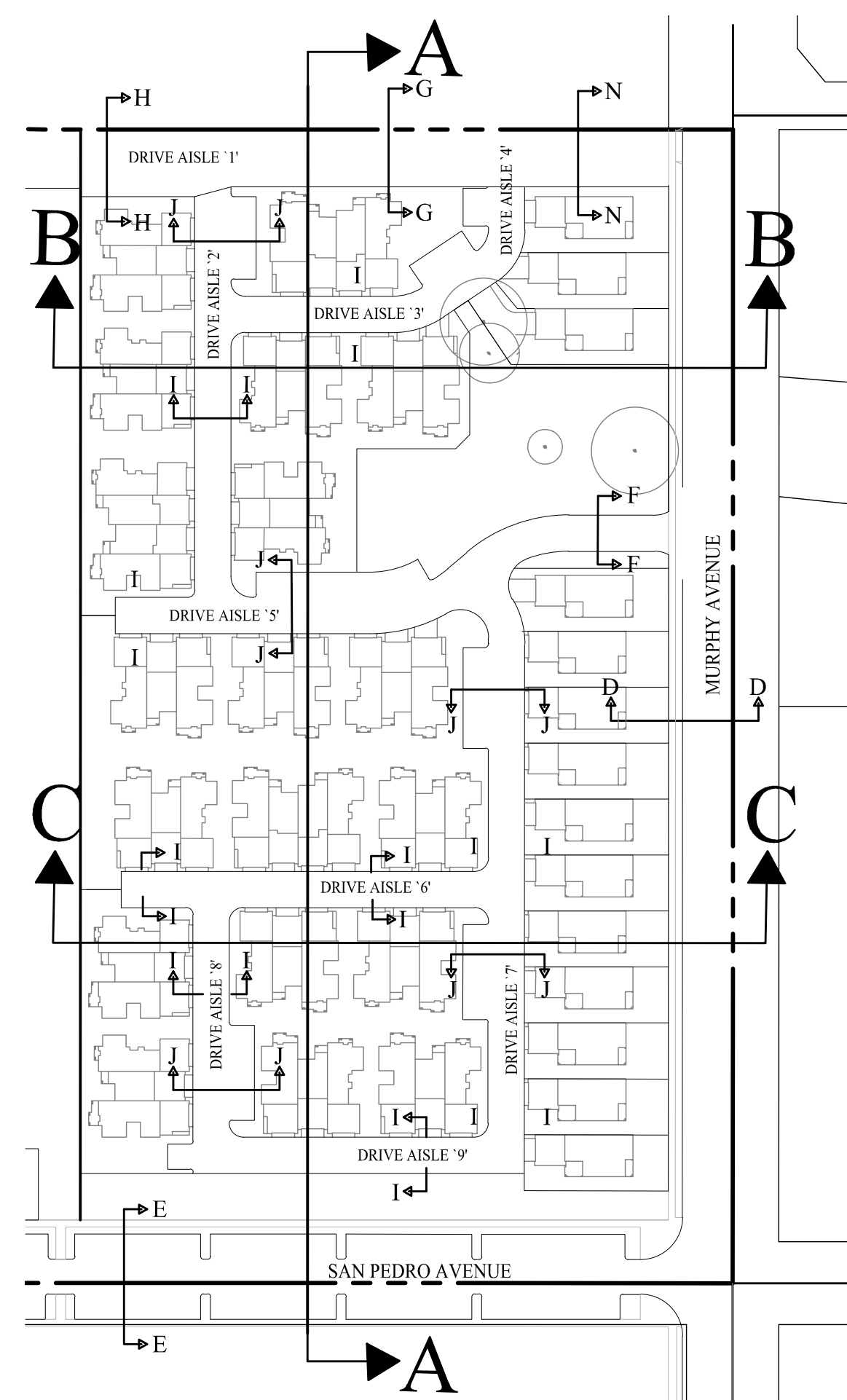
SCALE AS SHOWN	DATE JUNE 3, 2016
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	DATE	MK	SHEET REVISIONS	BY / CK
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	07/19/2016	JAM	MINOR CHANGES PER 7/12 PC HEARING	

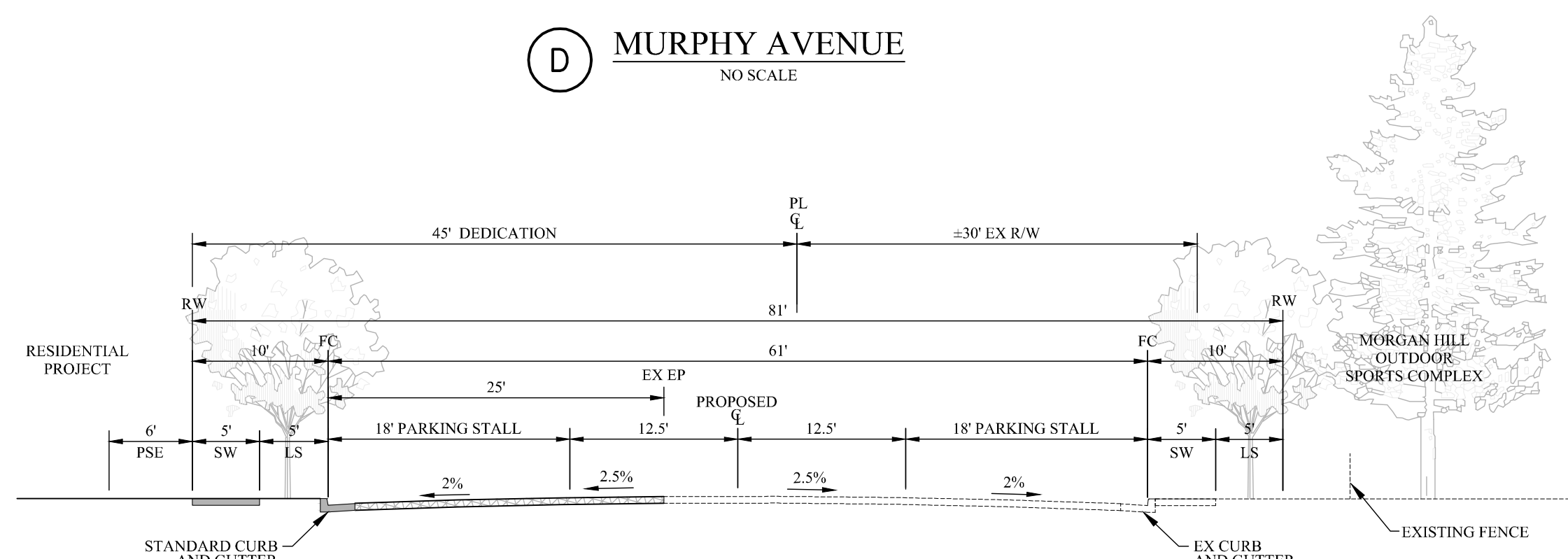
TM-06

OF 8 SHEETS

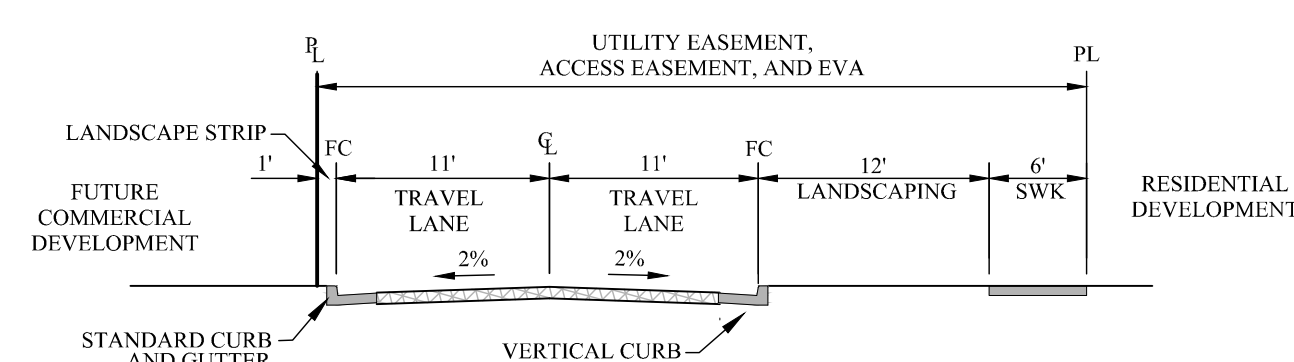
JOB NO.
102022-1004_1002



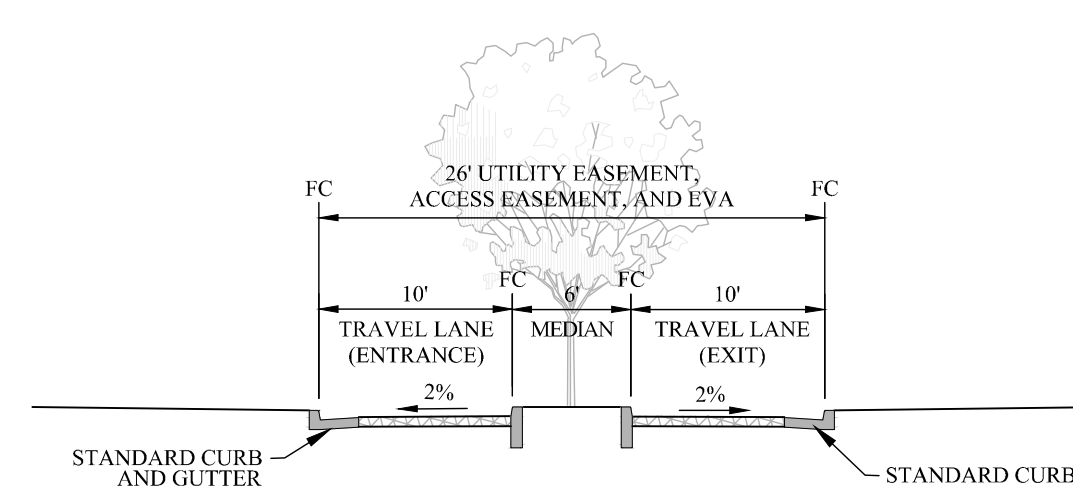
(D) MURPHY AVENUE
NO SCALE



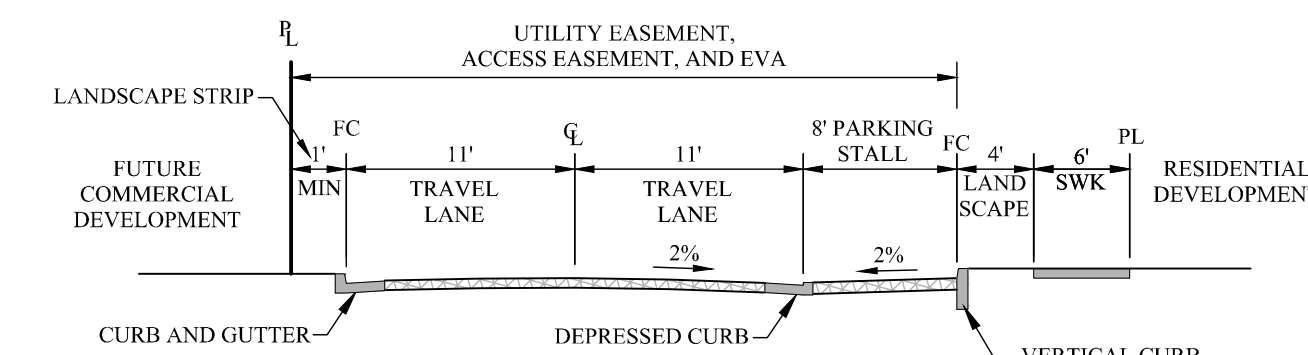
(E) SAN PEDRO AVENUE
NOT TO SCALE



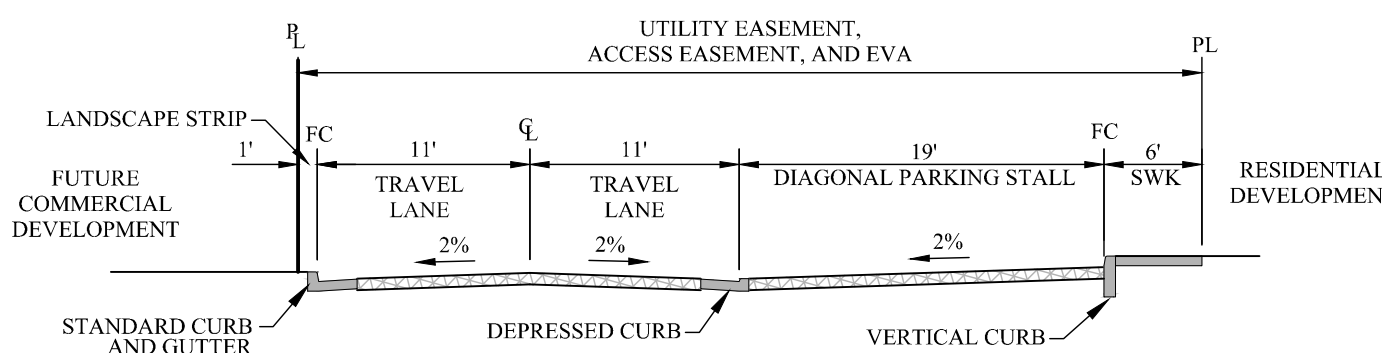
(N) 22' NORTHERN ENTRY DRIVE AISLE
NO SCALE



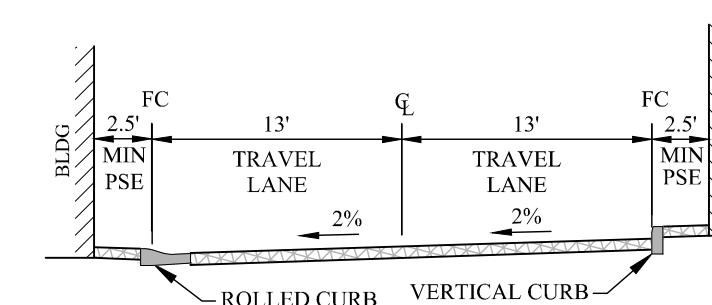
(F) 26' ENTRY DRIVE AISLE
NO SCALE



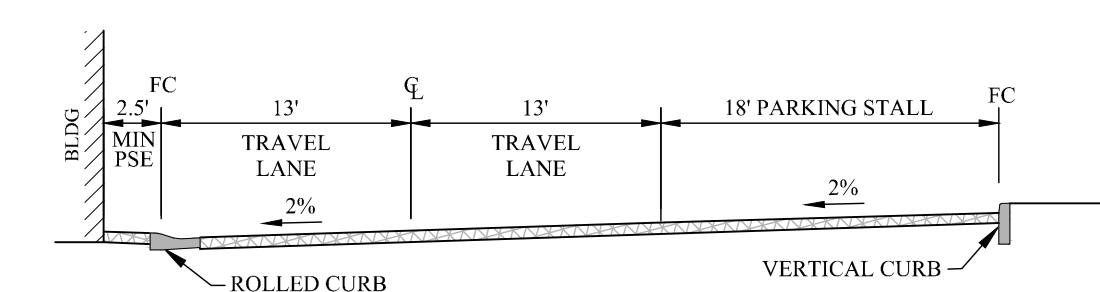
⑨ NORTHERN ENTRY DRIVE AISLE (PARALLEL PARKING)



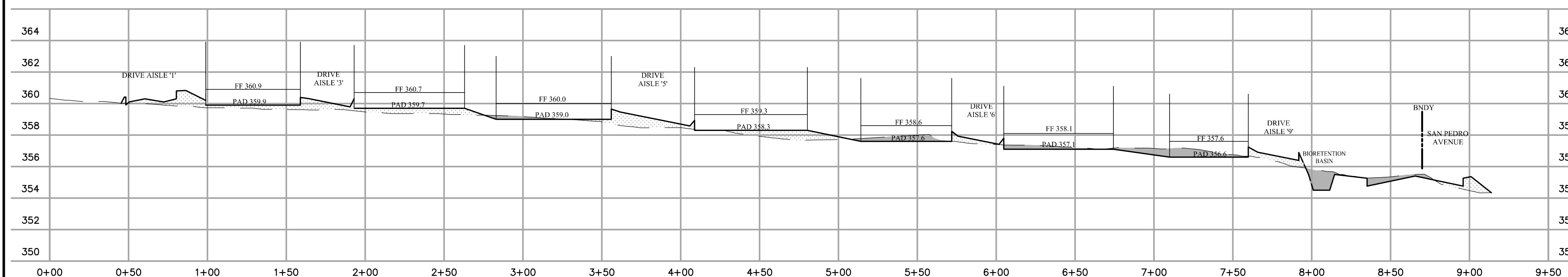
(H) NORTHERN ENTRY DRIVE AISLE (DIAGONAL PARKING)
NO SCALE



26' DRIVE AISLE
NO SCALE

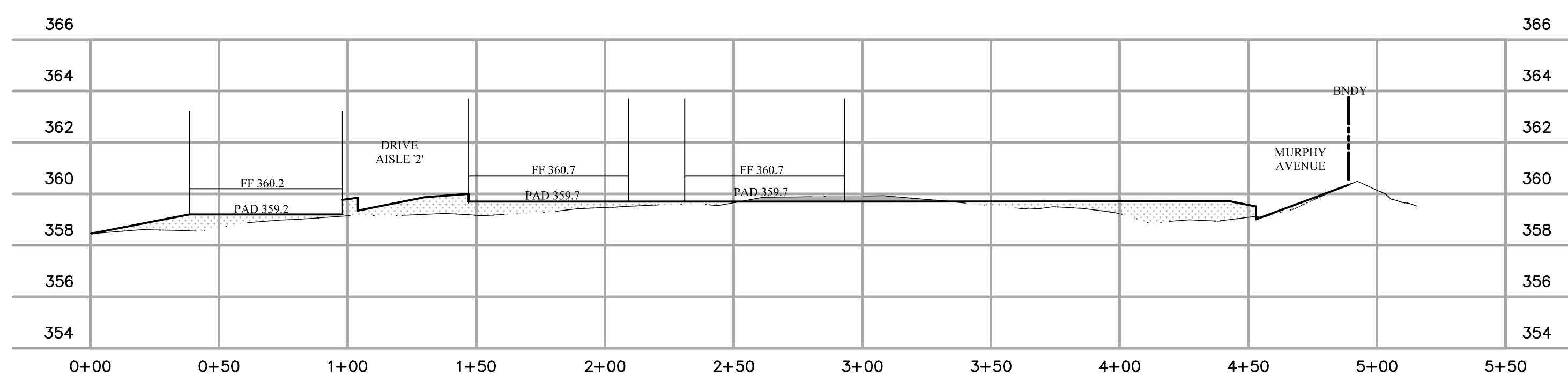


26' DRIVE AISLE WITH PARKING
NO SCALE



SECTION A

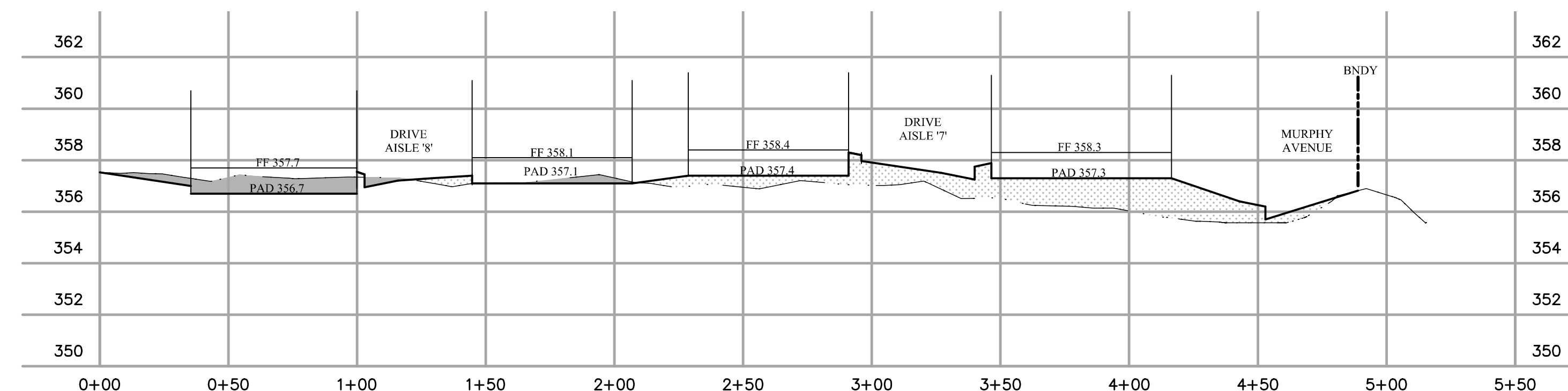
SCALE
HORIZONTAL: 1"=40'
VERTICAL: 1"=10'



SECTION B

SCALE
HORIZONTAL: 1"=40'
VERTICAL: 1"=10'

NOTE: PROJECT COMMITS TO PROPOSED CUTS AND FILLS LESS THAN TWO FEET IN DEPTH. DETENTION POND DEPTH MAY BE UP TO FOUR FEET.



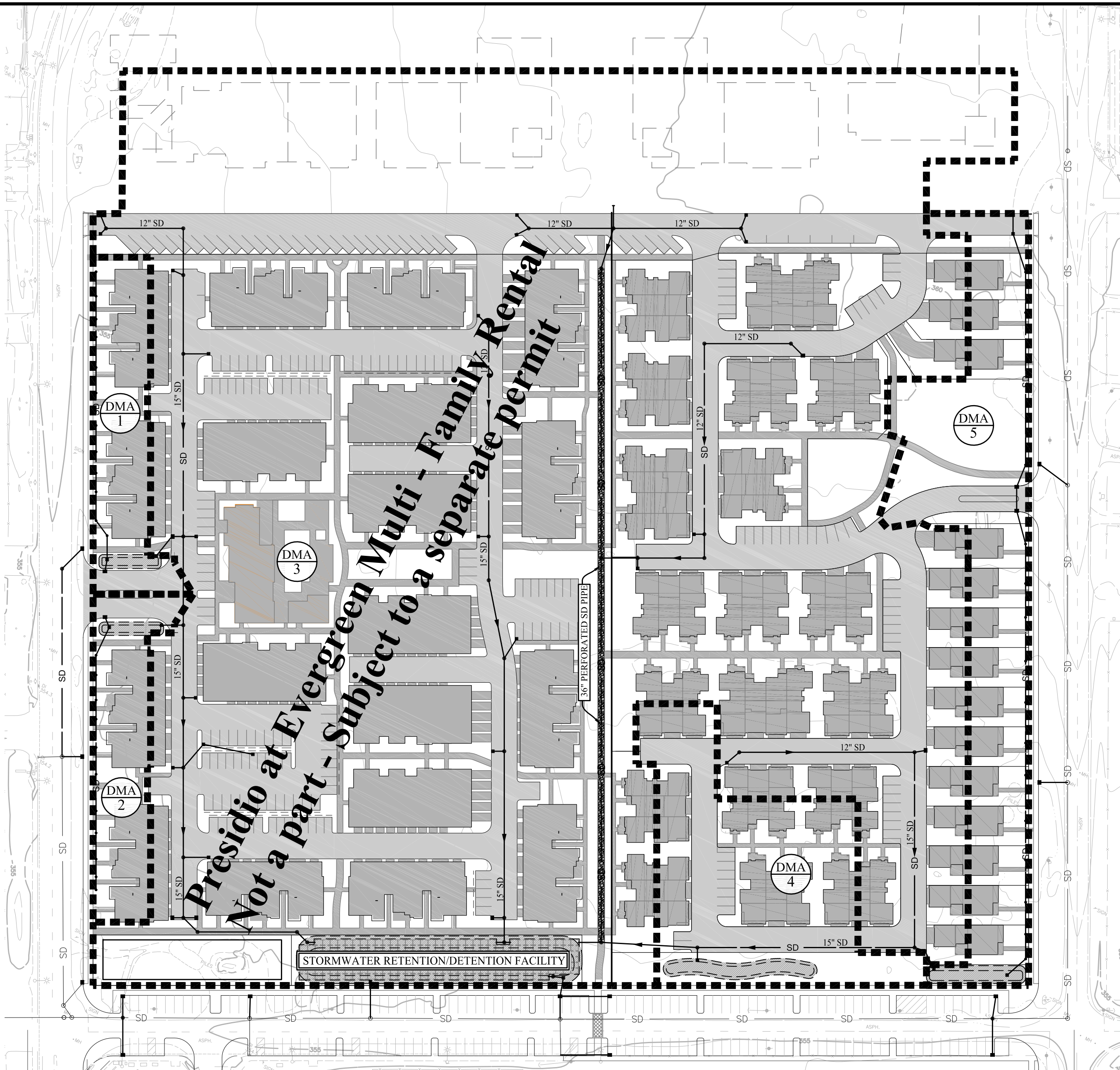
SECTION C

SCALE
HORIZONTAL: 1"=4'
VERTICAL: 1"=10'

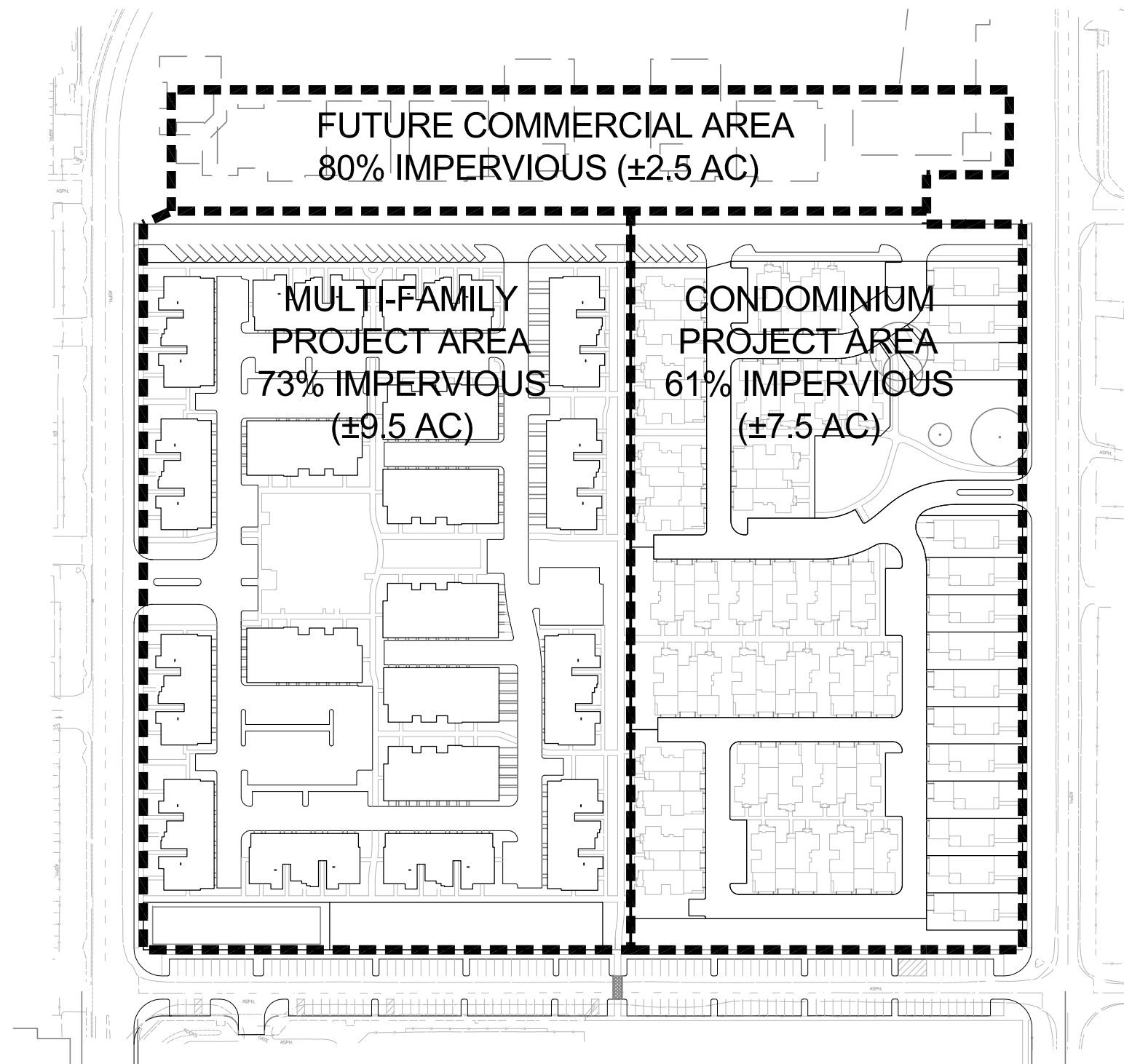
CROSS SECTION LEGEND

 CUT
 FILL

W:\JOBS 10\102022\102022-1004_1003 SHARED FILES\APPLICATIONS-2016\TM 2016-07-19\TM-06 SECTIONS.DWG



DRAINAGE MANAGEMENT AREA MAP



TRIBUTARY AREA MAP

PRELIMINARY STORMWATER TABLE

Project Name: Presidio at Evergreen
Project Location: Morgan Hill, CA
Date: June, 2016

Project Information for Ultimate Buildout Condition			
Area =	861,300 ft ²	Total project area including future commercial area	
Existing Impervious Area =	0 ft ²		
	0%	Existing Percent impervious area	
Ex Imperv Area To Remain =	0 ft ²	Total existing impervious surface to remain	
Replaced Imperv Area =	0 ft ²	Total existing impervious surface to be replaced as part of project	
New Imperv Area =	591,100 ft ²	Total new impervious surface to be installed as part of project	
Total Impervious Area =	591,100 ft ²	Total project impervious area	
	69%	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 =	19.0 in	Mean Annual Precipitation
P _{85%} =	1.0 in	85th% 24-hr rainfall depth
P _{95%} =	1.6 in	95th% 24-hr rainfall depth
2-yr =	2.1 in	2-year 24-hr rainfall depth
5-yr =	3.1 in	5-year 24-hr rainfall depth
10-yr =	3.7 in	10-year 24-hr rainfall depth
25-yr =	4.4 in	25-year 24-hr rainfall depth

Soil Type Design Information

Site HSG =	B	NRCS Hydrologic Soil Group Classification
Infiltration Rate =	47 in/hr	Percolation test performed by GeoSolve Inc., August 2015
Safety Factor =	23.5	
Design Infiltration Rate =	2.0 in/hr	

95% Rainfall Depth Runoff Retention Volume

DMA	Area (SF)	Impervious Surface (SF)					Pervious Surface (SF)					Runoff Coefficient	95th% Volume, V ₉₅ (ft ³)
		Roof	Street/ Parking Lot	Hardscape	Total	Managed Turf	Landscaping/Grass	Pervious Concrete	Turf Block	Pavers	Total		
1	20,800	6,100	2,500	2,200	10,800		10,000				10,000	52%	975
2	20,300	6,100	2,300	2,200	10,600		9,700				9,700	52%	957
3 ¹	710,000	295,000	177,300	48,000	520,300		189,700				189,700	73%	49,793
4	47,700	17,000	12,200	1,200	30,400		17,300				17,300	64%	2,789
5	62,500	12,600	4,000	2,400	19,000		43,500				43,500	30%	1,894
Total	861,300	336,800	198,300	56,000	591,100	0	270,200	0	0	0	270,200	69%	56,409

Notes:

- SCM surface area for bioretention facilities is based on the area at 1/3 depth to account for side slopes.
- SCM sizing for the underground infiltration facility and 36" perforated storm drain pipe was done using the Hydrograph Routing Method in conjunction with CivilStorm computer modeling software by Bentley Systems Incorporated.
- DMA 3 includes 2.5 acres of future commercial tributary area, assumed 80% impervious surfaces.

Governing Equations:

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

12

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

$$C = 0.8581^{1-0.781^{1-0.7741+0.04}}$$

$$P_{95} = 1.60 \quad 24\text{-hr 95th percentile rainfall depth (in)}$$

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

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

$$\text{Area} = V_{95} * 12$$

$$D_r + D_{\text{BSM}} * R_{\text{BSM}} + D_u * R_u$$

$$\text{Area} = \text{Design SCM area based on 95\% runoff retention volume (ft}^2\text{)}$$

$$D = \text{SCM Layer depth (in)}$$

$$R = \text{SCM Layer porosity (in)}$$

Stormwater Retention/Detention Facility Summary

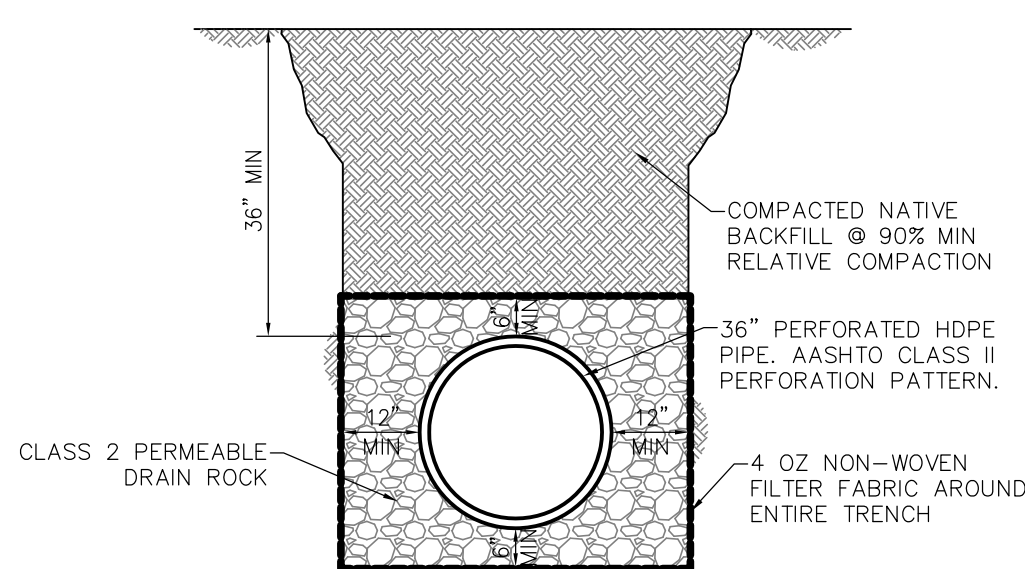
Infiltration Area = ±11,400 ft²

Total Detention Volume = 57,800 ft³

Detention Basin Ponding Depth = 2.0 ft

Detention Basin Freeboard = 1.0 ft

Return Period	Allowable Outflow (cfs)	Peak Outflow (cfs)	Volume (ft ³)	WSE (ft)
95th %	0	0.00	8,970	348.15
2-yr	0.63	0.00	16,040	348.75
5-yr	1.29	0.64	26,500	349.71
10-yr	2.21	1.20	36,050	350.87
25-yr	3.84	2.61	47,840	354.03



PERFORATED PIPE TRENCH DETAIL

NO SCALE

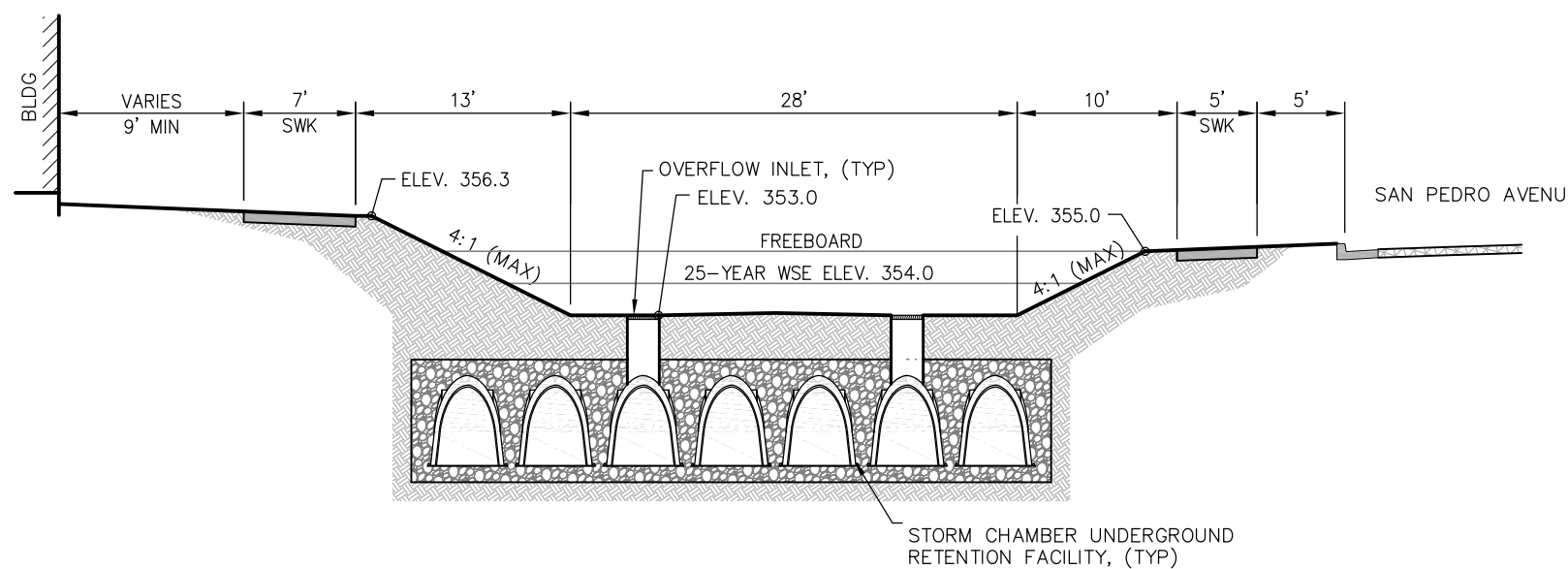
LEGEND	
PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
	STORM DRAIN
	STORM DRAIN FIELD INLET
	STORM DRAIN CURB INLET
	DRAINAGE MANAGEMENT AREA ID
	STORMWATER TREATMENT BASIN
	UNDERGROUND RETENTION FACILITY

Exhibit B

STORM WATER MANAGEMENT NOTES:

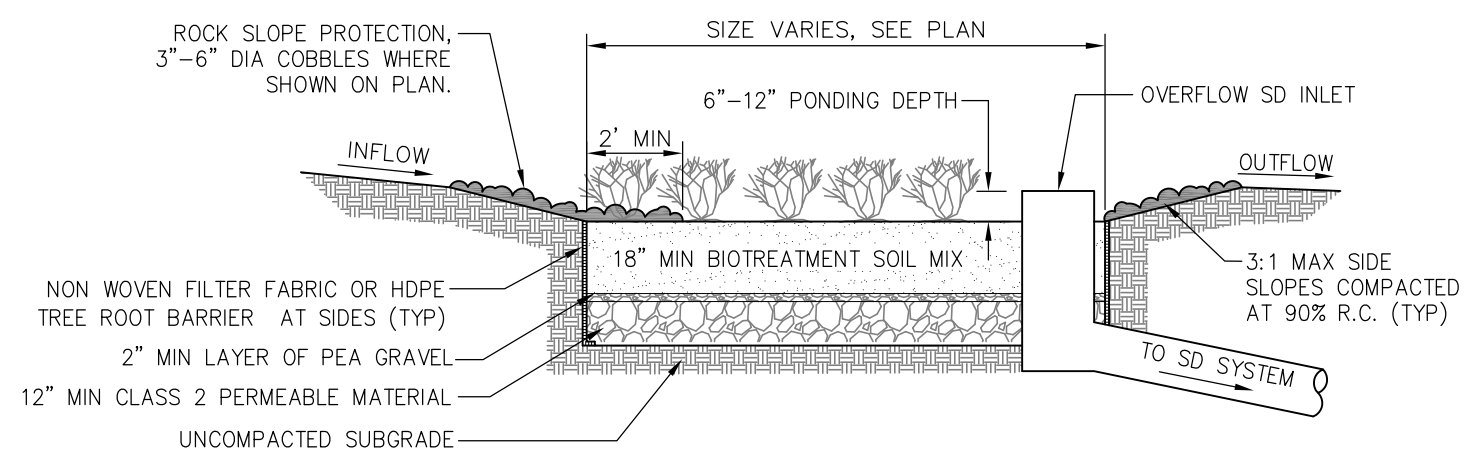
- THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.
- THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING.
- BIORETENTION FACILITIES WERE SIZED USING THE "SIMPLIFIED SIZING METHOD", IDENTIFIED IN SECTION 3 OF THE CITY'S STORMWATER MANAGEMENT GUIDANCE MANUAL. THE PROJECT MAY USE ALTERNATIVE SIZING METHODS DURING FINAL DESIGN SUCH AS THE "ROUTING METHOD", WHICH, IF USED, MAY REDUCE THE OVERALL SIZE AND FOOTPRINT OF THE BIORETENTION FACILITIES.
- 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 CCWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE PROJECT APPROVAL.
- THE PROJECT COMMITS TO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2-YEAR THROUGH 25-YEAR STORM EVENTS. THE STORMWATER RETENTION FACILITY SERVES AS THE MAIN DETENTION/RETENTION FACILITY FOR THE PROJECT, WHICH INCLUDES SUBSURFACE STORMWATER CHAMBERS, AND A SURFACE DETENTION PONDING AREA. THE FACILITY WAS 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.
- THE STORMWATER RETENTION/DETENTION FACILITY WAS SIZED TO ACCOUNT FOR 2.5-ACRES OF FUTURE OFFSITE COMMERCIAL AREA IN ORDER TO MEET RDCCS COMMITMENTS. SEE TRIBUTARY AREA MAP ON THIS SHEET FOR DEPICTION OF AREAS.

SCM Description	SCM Sizing Summary					
	Porosity					
	0.25	0.40				
SCM Surface Area (ft ²)	Surface Ponding Depth (in)	BSM Depth (in)	Gravel Layer Depth (in)	Required SCM Area (ft ²)	Drawdown Time (hr)	
Bioretention ¹	580	12	18	12	550	10
Bioretention ¹	570	12	18	12	539	10
Subsurface Infiltration ²	11,400	n/a	n/a	n/a	n/a	n/a
Bioretention ¹	1,850	9	18	12	1,829	9
Bioretention ¹	1,140	12	18	12	1,067	10
	15,540				3,985	



STORMWATER RETENTION/DETENTION FACILITY DETAIL

NOT TO SCALE



BIORETENTION BASIN DETAIL

NO SCALE

TENTATIVE MAP

PRELIMINARY STORMWATER CONTROL PLAN

PRESIDIO AT EVERGREEN
MORGAN HILL, CALIFORNIA

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

Presidio Evergreen, LLC
5927 Balfour Court, Suite 208
Carlsbad, CA 92008

SCALE

AS SHOWN

BY CK

SHEET REVISIONS

PER CITY COMMENTS RELATED TO

SEQUENCE AND DISCUSSION TO PURSUE

R-2 ZONING WITH FEE-SAMPLE LOTS

MINOR CHANGES PER 7/12 PC HEARING

DATE

07/06/2016 LAH

DATE

07/19/2016 JAM

DATE

JUNE 3, 2016

DATE

JUNE 3, 2016

DATE

JUNE 3, 2016

DATE

JUNE 3, 2016

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JUNE 3, 2016

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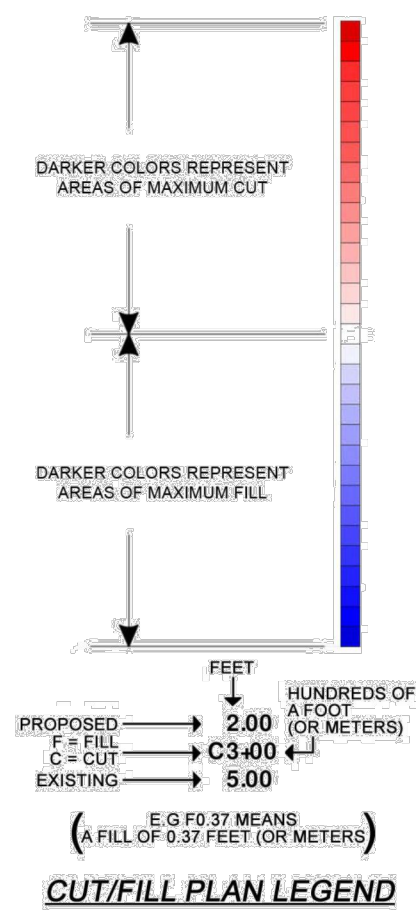
JUNE 3, 2016

DATE

JUNE 3, 2016

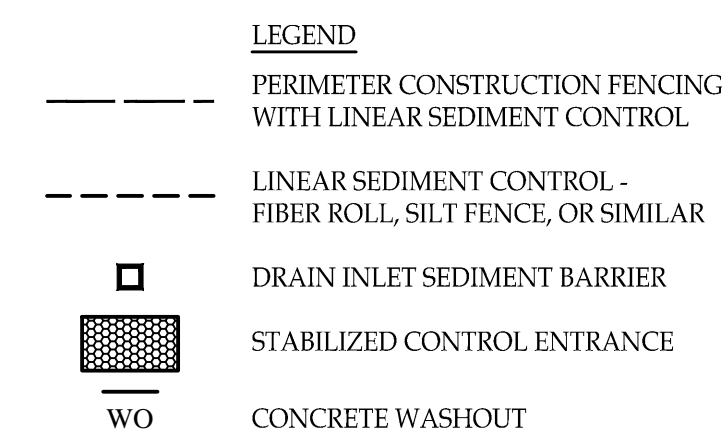
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JUNE 3, 2016



PRELIMINARY EARTHWORK	
CUT	7,100 (CY)
FILL	4,400 (CY)
EXPORT	2,700 (CY) (EXPORT)

GRADING CUT/FILL MAP



EROSION CONTROL PLAN

1" = 70'