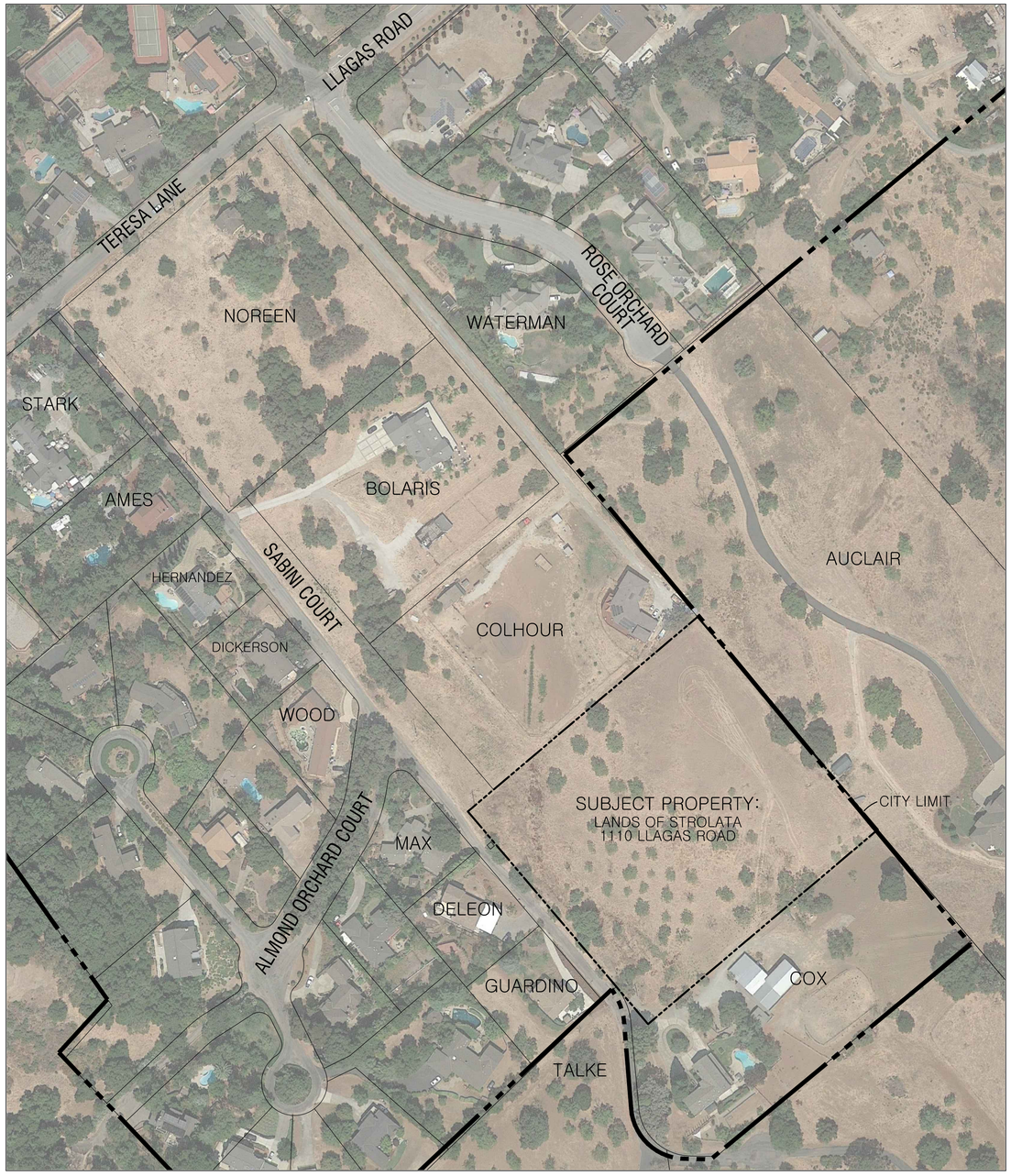
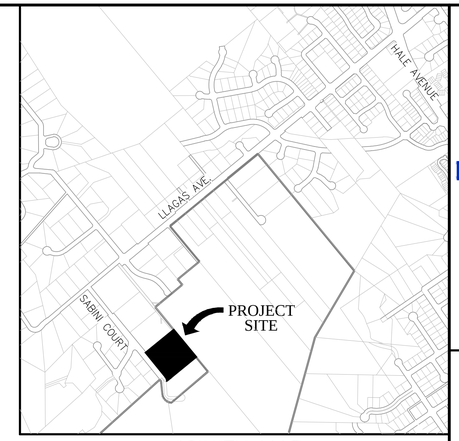
TENTATIVE PARCEL MAP AMENDMENT
LANDS OF STROLATA PROPERTIES, LLC
SABINI COURT

MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA





VICINITY MAP

SITE DATA

- SUBJECT PARCELS: 1110 LLAGAS ROAD (APN 773-32-013)
- CURRENT LAND USE: FALLOW, VACANT
- CURRENT ZONING: RE-40,000
- CURRENT GENERAL PLAN: RESIDENTIAL ESTATE (UP TO 1 DU/AC)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENCES (FOUR LOTS)
- BUILDOUT TABULATION

GROSS AREA	4.48 ± AC
RESIDENTIAL SINGLE-FAMILY DETACHED (LOTS 1-4)	4.07 ± AC
PUBLIC RIGHT-OF-WAY DEDICATION (SABINI COURT)	0.41 ± AC

- UTILITIES:

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

- PRELIMINARY EARTHWORK SUMMARY:

CUT	7,700 CY±
FILL	3,400CY±
NET	4,300 CY± (EXPORT)

SHEET INDEX

TM-01	TITLE SHEET
TM-02	EXISTING CONDITIONS
TM-03	LOTTING PLAN
TM-04	GRADING AND UTILITY PLAN
TM-05	PRELIMINARY STORMWATER CONTROL PLAN

GENERAL INFORMATION

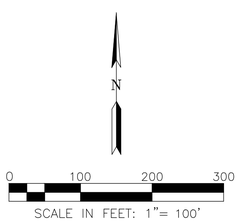
1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. BOUNDARY SHOWN HEREIN IS BASED ON RECORD DATA. ADDITIONAL SURVEY IS RECOMMENDED.
3. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
4. ALL GRADING WILL BE DONE 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: 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.
9. EXISTING TOPOGRAPHY IS BASED ON INFORMATION BY OTHERS AND IS SUBJECT TO FURTHER ANALYSIS.
10. LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
PARCEL 1, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP PORTION OF LOT 46 OF THE MORGAN HILL RANCH MAP NO. 3, BOOK G OF MAPS, PAGES 20 AND 21", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON NOVEMBER 10, 1972 IN BOOK 312 OF MAPS, AT PAGE 1.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ONE, AN UNDIVIDED 4/5 INTEREST IN AND TO THAT PORTION OF SABINI COURT, AS SHOWN UPON THAT CERTAIN PARCEL MAP ABOVE REFERRED TO.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ONE, AN UNDIVIDED 4/5 INTEREST IN AND TO A STRIP OF LAND 16.50 FEET IN WIDTH, THE SOUTHWESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ADAH A. WALKER, RECORDED JANUARY 4, 1902, BOOK 249 OF DEEDS, PAGE 288, AT THE MOST WESTERLY CORNER OF SAID WALKER PARCEL IN THE NORTHWEST LINE OF SAID LOT 46; THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTHWEST LINE OF THE WALKER PARCEL SOUTH 40° 15' EAST 984.39 FEET TO THE MOST SOUTHERLY CORNER OF SAID WALKER PARCEL.



CONTACT INFORMATION

APPLICANT: LATALA HOMES
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CAMPBELL, CA 95008
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(408) 515-9205, PAUL@LATALAHOMES.COM

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

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TENTATIVE MAP AMENDMENT
TITLE SHEET
SABINI COURT
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: 05/05/2020

DATE	BY	CK
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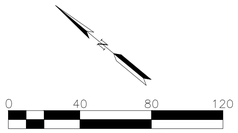
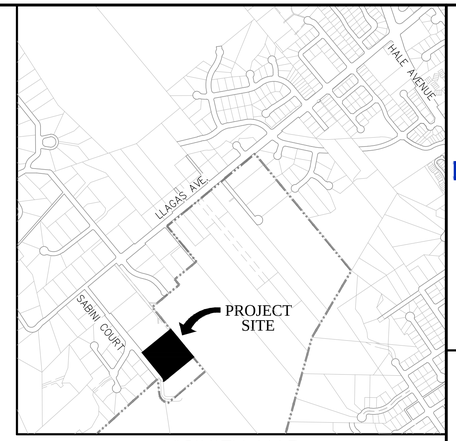
SHEET REVISIONS

SHEET
TM-01
OF 5 SHEETS

JOB NO.
172024-001





VICINITY MAP

NORTHWEST CORNER OF THE PROPERTY, LOOKING NORTHERLY.

NORTHEAST CORNER OF THE PROPERTY, LOOKING SOUTHWESTERLY.

SOUTHEAST CORNER OF THE PROPERTY, LOOKING WESTERLY.

SOUTHWEST CORNER OF THE PROPERTY, LOOKING EASTERLY.

TYPICAL CONDITION OF SABINI COURT.

UTILITY VAULTS NEAR THE SABINI INTERSECTION WITH TERESA LANE.

RJA
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TENTATIVE MAP AMENDMENT
EXISTING CONDITIONS
SABINI COURT
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	05/05/2020

DATE	MK	SHEET REVISIONS	BY	CK
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SHEET
TM-02
OF 5 SHEETS

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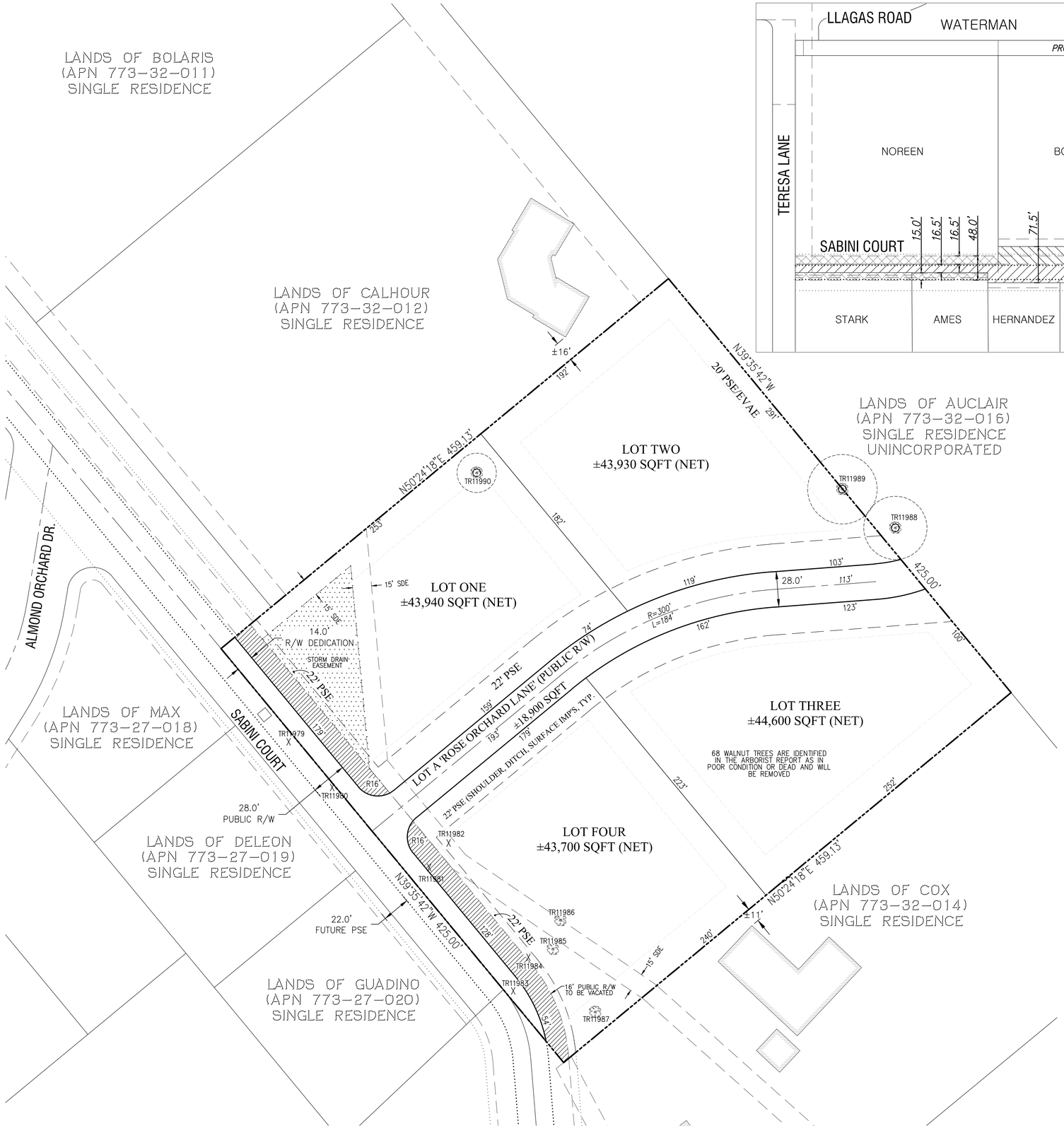
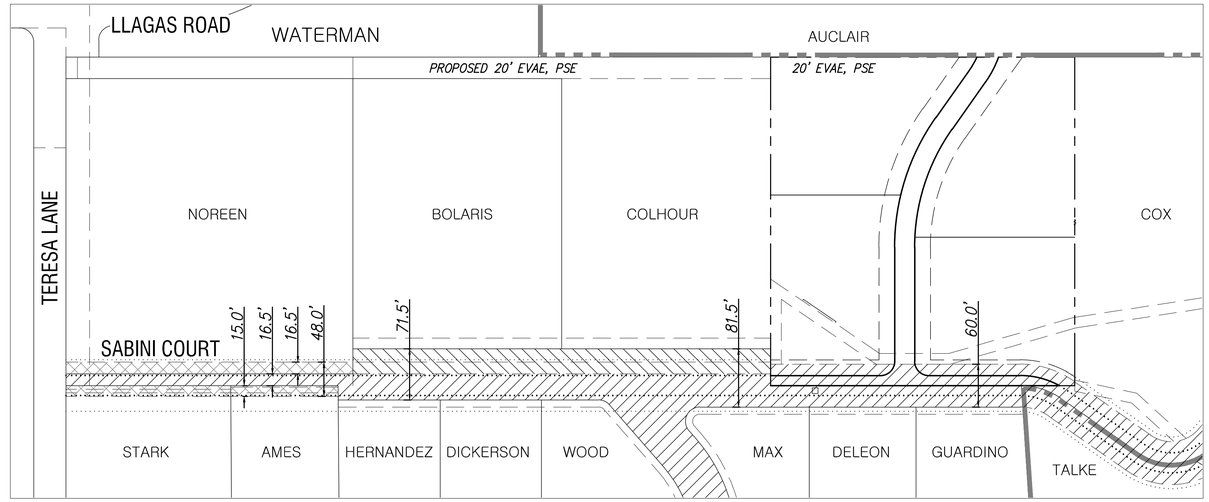
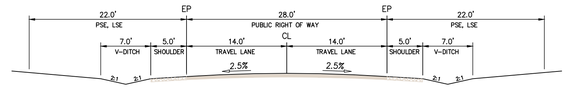
172024-001



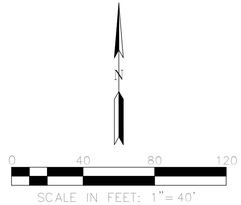




28' PUBLIC RIGHT OF WAY
SABINI COURT
(RURAL STREET SECTION A-21)

PUBLIC STREET DEDICATION (±0.41 AC)

FUTURE ROW VACATION FROM CITY OF MORGAN HILL (± 0.14 AC)



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY	
	LOT LINE	
	FACE OF CURB	
	EDGE OF PAVEMENT	
	RIGHT-OF-WAY	
	CENTERLINE	
	PSE	PUBLIC SERVICE EASEMENT
	PSDE	PRIVATE STORM DRAIN EASEMENT
	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT

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TENTATIVE MAP AMENDMENT
LOTTING PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE: AS SHOWN
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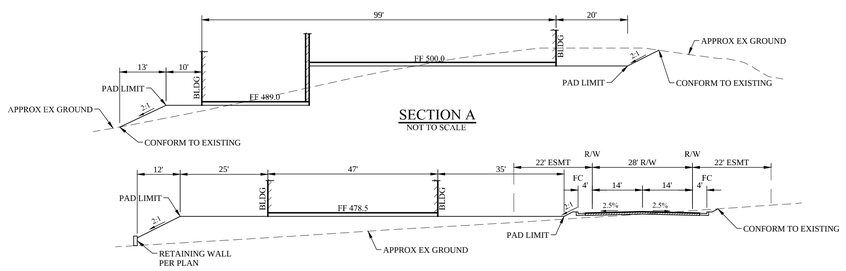
SHEET
TM-03
OF 5 SHEETS

JOB NO.
172024-001



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	LOTLINE	
	EASEMENT	
	EP	
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
●	MANHOLE	○
	FIRE HYDRANT	
▣	STORM DRAIN INLET	□
FF 493.0	FINISHED FLOOR ELEVATION	
P 492.0	PAD ELEVATION	
	RETAINING WALL	
X 482.5	SPOT ELEVATION	
3.3%	STREET SLOPE	
	OVERLAND RELEASE	
	EARTH SWALE	
	TREE TO REMAIN	
	STORM WATER BMP, SEE DETAILS SHEET TM-05	

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TENTATIVE MAP AMENDMENT
GRADING AND UTILITY PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

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SHEET
TM-04
OF 5 SHEETS

JOB NO.
172024-001

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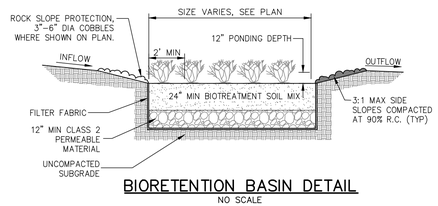
SCALE IN FEET: 1"= 30'



BIORETENTION BASIN DETAIL
NO SCALE

STORM WATER MANAGEMENT NOTES:

1. THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.
2. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING.
3. BIORETENTION FACILITIES WERE SIZED USING THE "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.
4. ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF MORGAN HILL AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE PROJECT APPROVAL.

LEGEND

PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
SD	STORM DRAIN
	STORM DRAIN INLET
DMA 1	DRAINAGE MANAGEMENT AREA ID
	STORMWATER TREATMENT BASIN
	EXISTING IMPERVIOUS AREA TO REMAIN

PRELIMINARY STORMWATER SIZING CALCULATIONS

Project Name: Sabini Court
Project Location: Morgan Hill, CA
Date: 8/27/2018

Project Information

Area =	186,340	ft^2	*Total Watershed Area*
Existing Impervious Area =	580	ft^2	
	0%		*Existing Percent impervious area*
Ex Imperv Area To Remain =	580	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 =	57,290	ft^2	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	57,870	ft^2	*Total project impervious area*
	31%		*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 infil
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 =	22.0	in	*Mean Annual Precipitation*
$P_{85\%}$ =	1.2	in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.9	in	*95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	C		*NRCS Hydrologic Soil Group Classification*
Infiltration Rate =	0.5	in/hr	*NRCS Physical Soil Properties*
Design Infiltration Rate =	0.5	in/hr	

95% Rainfall Depth Runoff Retention Volume

DMA	Area (SF)	Impervious Surface (SF) Roof	Impervious Surface (SF) Street/ Parking Lot	Impervious Surface (SF) Hardscape	Impervious Surface (SF) Total	Pervious Surface (SF) Pervious Surface Correction Factor 0.20 Managed Turf	0.10 Landscape/Grass	0.60 Pervious Concrete	0.15 Turf Block	0.10 Pavers	Pervious Surface (SF) Total	Runoff Rentention Volume Calculation: Equivalent Impervious Surface Area (ft^2)	% Impervious	Runoff Coefficient	95th% Volume, V_{95} (ft^3)
1	63,320	0	29,310	0	29,310	0	34,010	0	0	0	34,010	32,711	46%	0.32	3,171
2	29,840	5,600	0	1,990	7,590	0	29,840	0	0	0	29,840	10,574	25%	0.20	947
3	25,580	5,480	0	2,390	7,870	0	25,580	0	0	0	25,580	10,428	31%	0.23	929
4	32,910	4,770	0	670	5,440	0	32,910	0	0	0	32,910	8,731	17%	0.15	784
5	28,280	5,450	0	2,210	7,660	0	28,280	0	0	0	28,280	10,488	27%	0.21	938
Total	179,930	21,300	29,310	7,260	57,870	0	150,620	0	0	0	150,620	72,932	32%	0.24	6,769

% SCM Area to Equivalent Impervious Surface Area = 5.5%

SCM Sizing Summary

DMA	SCM Description	SCM Surface Area (ft^2)	Porosity 0.25 Surface Ponding Depth (in)	Porosity 0.40 BSM Depth (in)	Gravel Layer Depth (in)	Required SCM Area (ft^2)	Drawdown Time (hr)
1	Bioretention	2,000	12	24	12	1,669	38
2	Bioretention	500	12	24	12	499	45
3	Bioretention	500	12	24	12	489	45
4	Bioretention	500	12	24	12	413	38
5	Bioretention	500	12	24	12	494	45
		4,000				3,563	

Notes:
1. SCM surface area for volume based facilities is based on the area at 1/3 depth to account for side slopes.

Governing Equations:

$V_{95} = \frac{C * P_{95} * A}{12}$ — V_{95} = *95% Rainfall Depth Runoff Retention Volume (ft^3)*; C = *0.858i³ -0.78i² +0.774i +0.04*; P_{95} = 1.90 *24-hr 95th percentile rainfall depth (in)*; A = *drainage area (ft^2)*; i = *% impervious*

$Area = \frac{V_{95} * 12}{D_F + D_{BSM} * R_{BSM} + D_G * R_G}$ — Area = *Design SCM area based on 95% runoff ret*; 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 = 0.5 *Infiltration Rate (in/hr)*

Peek Flow Management Summary

Storm	2-Year	10-Year	25-year	100-Year
Pre-Developed Peak Flow (cfs)	0.27	1.40	2.58	5.23
Post-Developed Peak Flow (cfs)	0.18	0.89	1.94	3.81

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

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MORGAN HILL, CALIFORNIA

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SHEET
TMA-05
OF 5 SHEETS

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