# VESTING TENTATIVE MAP
# PETAL FIELDS
## MORGAN HILL, CALIFORNIA

GENERAL NOTES

1. PROPOSED LAND USE: SINGLE-FAMILY ATTACHED/DETACHED AND MULTI-FAMILY RESIDENTIAL WITH ASSOCIATED PARKS, TRAILS, AND OPEN SPACES.

2. EXISTING GENERAL PLAN LAND USE: AG LARGE SCALE

3. EXISTING ZONING: A-40AC

4. TOTAL BUILDABLE RESIDENTIAL LOTS:

| | |
|---|---|
| SINGLE FAMILY RESIDENTIAL LOTS | 668 |
| MULTIFAMILY RESIDENTIAL LOTS | 1 |
| | 669 |

5. DWELLING UNIT COUNT:

| | |
|---|---|
| SINGLE FAMILY DETACHED | 523 |
| SINGLE FAMILY ATTACHED | 145 |
| MULTI-FAMILY RENTAL | 170 |
| | 838 |

6. BUILDOUT TABULATION:

| | |
|---|---|
| EXISTING GROSS AREA | ± 135.4 AC |
| R/W TO BE DEDICATED (BURNETT AVE) | ± 1.0 |
| SUBTOTAL NET AREA | ± 134.40 AC |
| PROPOSED OPEN SPACE | ± 26.61 AC |
| FUTURE | ± 3.48 AC |
| EXISTING ACCESS EASEMENTS (PEEBLES) | ± 3.08 AC |
| PROPOSED PRIVATE STREETS | ± 43.38 AC |
| PROPOSED RESIDENTIAL LOTS (FOR SALE) | ± 62.92 AC |
| MULTI-FAMILY LOT | ± 5.86 AC |
| PRIVATE UTILITIES | ± 0.79AC |
| TOTAL | ± 134.40 AC |

7. UTILITIES:

| | |
|---|---|
| WATER | GREAT OAKS WATER COMPANY |
| SANITARY SEWER | ON-SITE TREATMENT PLANT |
| STORM DRAIN | ON-SITE |
| GAS & ELECTRIC | PACIFIC GAS & ELECTRIC |
| TELEPHONE | VERIZON |

8. THE EXISTING TOPOGRAPHY AS SHOWN IS BASED ON AERIAL SURVEYS DATED AUGUST 9, 2024, PROVIDED BY OTHERS, AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA.

9. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN. SLOPES ARE 2:1 MAXIMUM, UNLESS APPROVED BY GEOTECHNICAL ENGINEER. BASIN SLOPES ARE 3:1 MAX.

10. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM086", IN THE AREA OF KIRBY AVENUE AND NICHOLS AVENUE, MIDWAY BETWEEN MONTEREY ROAD AND HIGHWAY 101, 0.1 MILES NORTHEASTERLY ALONG "CROSS VALLEY PIPELINE", LOCATED ON A 2-FEET BY 2-FEET CONCRETE BASE FOR A GROUND WELL WATER PUMP, 16.5 FEET SOUTHWESTERLY FROM CENTER OF A STANDPIPE, ELEVATION(NAVD88) = 357.72 FEET.

11. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83(NA2011) (MYC82), ZONE 3, (2024.205 EPOCH) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE GPS-CORS HxGN SMARTNET RTCM ID 3203

12. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.

13. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.

14. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE COUNTY OF SANTA CLARA STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.

15. THE PROJECT LIES WITHIN FLOOD ZONE D, AREA OF UNDETERMINED FLOOD HAZARD, PER FEMA FLOOD MAP 06085CO441/443H, DATED 5/18/2009.

16. PAD AND FINISH FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

17. THE UTILITY PIPE SIZES, LOCATIONS, AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

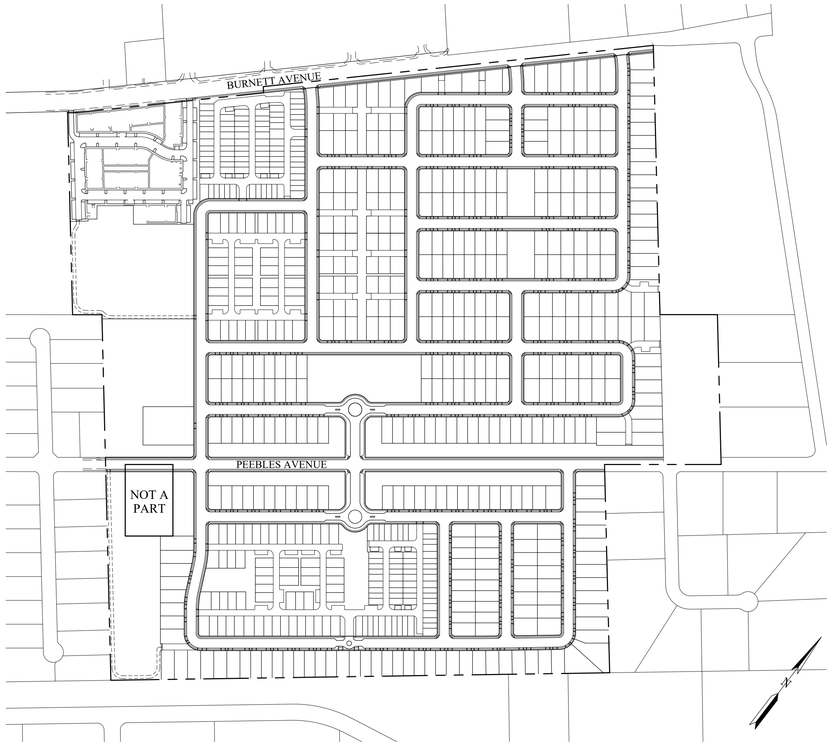
18. BMP MEASURES FOR STORM WATER QUALITY AND LOW IMPACT DEVELOPMENT WILL BE INCORPORATED ONSITE TO THE MAXIMUM EXTENT PRACTICABLE BASED ON THE CURRENT COUNTY OF SANTA CLARA STANDARDS AT THE TIME OF INITIAL VESTING TENTATIVE MAP SUBMITTAL.

19. ARCHITECTURE, FLOOR PLAN MIX, AMENITIES, AND LANDSCAPE ARCHITECTURE ARE SHOWN IN THE ACCOMPANYING PD SHEET SET.

20. ALL EXISTING BUILDINGS WITHIN THE PROJECT BOUNDARY TO BE REMOVED.

21. EXISTING TREE INFORMATION SHOWN PER THE ARBORIST REPORT BY LIVE OAK ASSOCIATES.

22. THIS TENTATIVE MAP HAS BEEN PREPARED UNDER THE DIRECTION OF PAUL C. PATTON, RCE #66271




## LOCATION MAP
NO SCALE

## LEGEND

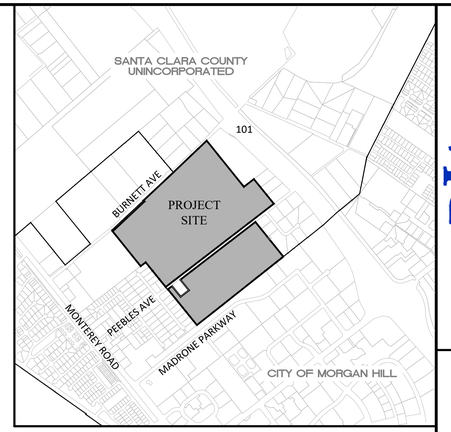
| DESCRIPTION | EXISTING | PROPOSED |
|---|---|---|
| BOUNDARY | | |
| LOT LINE | | |
| FACE OF CURB | | |
| SIDEWALK | | |
| EDGE OF PAVEMENT | | |
| CENTERLINE | | |
| EASEMENT | | |
| HANDICAP RAMP | | |
| SPOT ELEVATION | | ± 354.8 |
| SLOPE | | 0.5% OR |
| OVERLAND DRAINAGE RELEASE | | |
| STORM DRAIN | | |
| SANITARY SEWER | | |
| WATER | | |
| OVERHEAD LINES | | |
| SAWCUT | | |
| MANHOLE | | |
| INLET | | |
| FIRE HYDRANT | | |
| ELECTROLIER | | |
| CONTOUR | | STREET A |
| RETAINING WALL | | |
| SECTION CALLOUT | | E 12 |
| STREET NAME | PEEBLES AVENUE | |

## SHEET INDEX



| SHEET NO. | TITLE |
|---|---|
| TM01 | TITLE SHEET |
| TM02 | PRELIMINARY STREET SECTIONS |
| TM03 - TM04 | EXISTING CONDITIONS |
| TM05 | PRELIMINARY TREES REPORT |
| TM06 - TM21 | LOTTING PLAN |
| TM22 - TM37 | PRELIMINARY GRADING PLAN |
| TM38 | PRELIMINARY GRADING SECTIONS |
| TM39 - TM54 | PRELIMINARY UTILITIES PLAN |
| TM55 - TM56 | STORMWATER CONTROL PLAN |






VICINITY MAP

## CONTACT INFORMATION

APPLICANT: PEEBLES-BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037
CONTACT: CHRIS BORELLO
(408) 710-7069

CIVIL ENGINEER/PLANNER: RUGGERI-JENSEN-AZAR & ASSOCIATES
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEERING CONTACT: CHRIS PATTON, RCE 66271
PLANNER CONTACT: JOHN MONIZ
(408) 848-0300

GEOTECHNICAL ENGINEER: BAEZ GEOTECHNICAL GROUP
5236 REDWOOD ROAD
HUGHSON, CA 95326
CONTACT: STEFANIE PARMAN-RIBEIRO
(209) 602-6569

## OWNER INFORMATION

| APN | OWNER | ADDRESS |
|---|---|---|
| 726-37-003 | CHACK | 500 PEEBLES |
| 726-37-004 | DIEP | LAND |
| 726-37-007 | 400 PEEBLES AVENUE, LLC | 400 PEEBLES |
| 726-39-001 | KAWAHARA NURSERY | 610 BURNETT |
| 726-39-002 | KAWAHARA NURSERY | 700 BURNETT |
| 726-39-008 | ADK HOLDINGS | 685 BURNETT |
| 726-39-009 | COLUMBINI | 675 PEEBLES |
| 726-39-010 | ANAYA | 605 PEEBLES |
| 726-40-001 | KAWAHARA NURSERY | 545 PEEBLES |
| 726-40-002 | YASUI | 535 PEEBLES |
| 726-40-003 | HUGHES | 395 PEEBLES |
| 726-40-006 | KAWAHARA NURSERY | 480 BURNETT |
| 726-40-007 | ADK HOLDINGS | 698 BURNETT |
| 726-40-008 | GUNAPU | LAND |
| **726-40-013** | **REGGIARDO** | **330 BURNETT** |

Common Area Parcels Summary

| Parcel No. | Area (sqft) | Area (ac.) | Landscaping | Ownership | Maintenance | Notes |
|---|---|---|---|---|---|---|
| A | 42,610 | 0.98 | Sanitary sewer facilities | Sewer Purveyor | Sewer Purveyor | |
| B | 5,900 | 0.14 | Landscaping | HOA | HOA | |
| C | 2,580 | 0.06 | Landscaping | HOA | HOA | |
| D | 2,020 | 0.05 | Landscaping | HOA | HOA | |
| E | 1,090 | 0.03 | Landscaping, parking | HOA | HOA | |
| F | 2,130 | 0.05 | Landscaping, parking | HOA | HOA | |
| G | 670 | 0.02 | Landscaping | HOA | HOA | |
| H | 670 | 0.02 | Landscaping | HOA | HOA | |
| I | 2,120 | 0.05 | Landscaping, parking | HOA | HOA | |
| J | 250 | 0.01 | Landscaping, parking | HOA | HOA | |
| K | 2,490 | 0.06 | Landscaping, amenities | HOA | HOA | |
| L | 710 | 0.02 | Landscaping | HOA | HOA | |
| M | 710 | 0.02 | Landscaping | HOA | HOA | |
| N | 12,320 | 0.28 | Landscaping, amenities | HOA | HOA | |
| O | 5,140 | 0.12 | Landscaping, ped access | HOA | HOA | |
| P | 2,860 | 0.07 | Landscaping | HOA | HOA | |
| Q | 5,110 | 0.12 | Landscaping | HOA | HOA | |
| R | 208,203 | 4.78 | Basin | HOA | HOA | |
| S | 1,010 | 0.02 | Landscaping | HOA | HOA | |
| T | 2,110 | 0.05 | Landscaping | HOA | HOA | |
| U | 1,010 | 0.02 | Landscaping | HOA | HOA | |
| V | 2,110 | 0.05 | Landscaping | HOA | HOA | |
| W | 18,040 | 0.41 | Landscaping, amenities | HOA | HOA | |
| X | 1,020 | 0.02 | Landscaping | HOA | HOA | |
| Y | 2,110 | 0.05 | Landscaping | HOA | HOA | |
| Z | 1,010 | 0.02 | Landscaping | HOA | HOA | |
| AA | 2,110 | 0.05 | Landscaping | HOA | HOA | |
| BB | 33,680 | 0.77 | Landscaping, amenities | HOA | HOA | |
| CC | 23,000 | 0.53 | Landscaping, amenities | HOA | HOA | |
| DD | 22,990 | 0.53 | Landscaping, amenities | HOA | HOA | |
| EE | 151,519 | 3.48 | future | future | future | |
| FF | 183,372 | 4.21 | Leaching Field | Sewer Purveyor | Sewer Purveyor | Dual use as dog parks |
| GG | 92,910 | 2.13 | Amenities (Central Park) | HOA | HOA | |
| HH | 41,370 | 0.95 | Leaching Field | Sewer Purveyor | Sewer Purveyor | |
| II | 78,740 | 1.81 | Leaching Field | Sewer Purveyor | Sewer Purveyor | |
| JJ | 151,395 | 3.48 | Basin, landscaping | HOA | HOA | |
| KK | 23,600 | 0.54 | Leaching Field | Sewer Purveyor | Sewer Purveyor | |
| LL | 40,610 | 0.93 | Leaching Field | Sewer Purveyor | Sewer Purveyor | |
| MM | 55,460 | 1.27 | Leaching Field | Sewer Purveyor | Sewer Purveyor | |
| NN | 30,590 | 0.70 | Landscaping, amenities | HOA | HOA | |
| OO | 3,690 | 0.08 | Landscaping | HOA | HOA | |
| PP | 11,050 | 0.25 | Landscaping, amenities | HOA | HOA | |
| QQ | 2,710 | 0.06 | Landscaping | HOA | HOA | |
| RR | 1,610 | 0.04 | Landscaping | HOA | HOA | |
| SS | 750 | 0.02 | Landscaping | HOA | HOA | |
| TT | 39,010 | 0.90 | Landscaping, amenities | HOA | HOA | |
| UU | 1,510 | 0.03 | Landscaping, parking | HOA | HOA | |
| VV | 2,250 | 0.05 | Landscaping, parking | HOA | HOA | |
| WW | 2,220 | 0.05 | Landscaping, parking | HOA | HOA | |
| XX | 1,120 | 0.03 | Landscaping, parking | HOA | HOA | |
| YY | 7,200 | 0.17 | Leaching Field | Sewer Purveyor | Sewer Purveyor | |
| ZZ | 560 | 0.01 | Landscaping | HOA | HOA | |
| AAA | 1030 | 0.02 | Landscaping | HOA | HOA | |
| BBB | 1,030 | 0.02 | Landscaping | HOA | HOA | |
| CCC | 1,930 | 0.04 | Landscaping | HOA | HOA | |
| DDD | 520 | 0.01 | Landscaping | HOA | HOA | |
| EEE | 2,655 | 0.06 | Landscaping | HOA | HOA | |
| FFF | 2,306 | 0.05 | Landscaping | HOA | HOA | |

## ABBREVIATIONS

| | |
|---|---|
| AC | ACRES |
| ADU | ACCESSORY DWELLING UNIT |
| APPROX | APPROXIMATE |
| BFE | BASE FLOOD ELEVATION |
| BL | BIKE LANE |
| BMP | BEST MANAGEMENT PRACTICES |
| BNDY | BOUNDARY |
| BOW | BACK OF WALK |
| BVC | BEGIN VERTICAL CURVE |
| C&G | CURB AND GUTTER |
| DMA | DRAINAGE MANAGEMENT AREA |
| DU | DWELLING UNITS |
| DWG | DRAWING |
| DWY | DRIVEWAY |
| ESMT | EASEMENT |
| EVAE | EMERGENCY VEHICLE ACCESS |
| EVC | END VERTICAL CURVE |
| EX | EXISTING |
| FC | FACE OF CURB |
| GB | GRADE BREAK |
| GND | GROUND |
| HP | HIGH POINT |
| INV | INVERT ELEVATION |
| LP | LOW POINT |
| MAX | MAXIMUM |
| NO. | NUMBER |
| OH | OVERHEAD LINE |
| OS | OPEN SPACE |
| PAE | PRIVATE ACCESS EASEMENT |
| PCL | PARCEL |
| PL | PROPERTY LINE |
| PRUE | PRIVATE UTILITY EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PVT | PRIVATE |
| R | RADIUS |
| RETWALL | RETAINING WALL |
| RPD | RESIDENTIAL PLANNED DEVELOPMENT OVERLAY DISTRICT |
| R/W | RIGHT-OF-WAY |
| S | SLOPE |
| SCC | SANTA CLARA COUNTY |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SF | SQUARE FEET |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| STD | STANDARD |
| SWK | SIDEWALK |
| TC | TOP OF CURB ELEVATION |
| TVC | TOP OF VERTICAL CURB |
| TYP | TYPICAL |
| USBR | UNITED STATES BUREAU OF RECLAMATION |
| VG | VALLEY GUTTER |
| W | WATER |


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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
TITLE SHEET
PETAL FIELDS
MORGAN HILL, CALIFORNIA

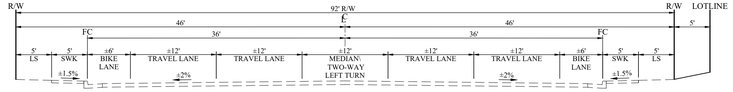
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| | | October 23, 2024 | | |

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DATE: OCT 23, 2024

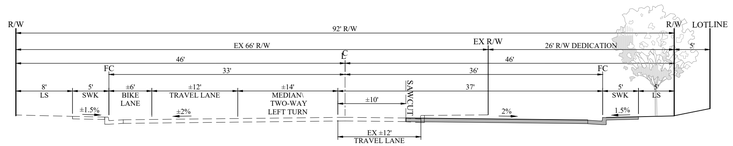
SHEET
**TM01**
OF 56 SHEETS

JOB NO.
242016

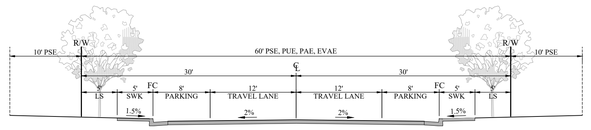
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FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM01 TITLE SHEET.dwg



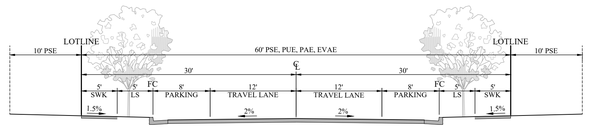

BURNETT AVENUE (PUBLIC)
NO SCALE



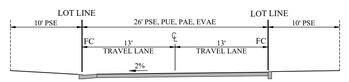

BURNETT AVENUE (PUBLIC)
NO SCALE



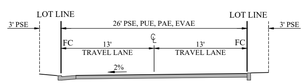

PEEBLES AVENUE (PUBLIC)
NO SCALE



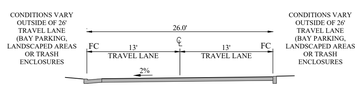

PRIVATE ROADS (STREET A-U)
NO SCALE




PRIVATE COURTS A-N
NO SCALE




PRIVATE ALLEY 1-17
NO SCALE




PRIVATE DRIVE AISLE 1-5
NO SCALE

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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY STREET SECTIONS
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK | SHEET REVISIONS |
|---|---|---|---|
| | MK | | 1ST SUBMITTAL |
| | | | October 23, 2024 |

SCALE NONE
DATE OCT 23, 2024

SHEET
TM02
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM02 PRELIMINARY STREET SECTIONS.dwg

BUS STOP (16)

BUS STOP (16)

N46° 27' 14.15"E 1644.47'

N41° 32' 45.85"W 26.02'

N46° 27' 14.15"E 790.12'

10' PG&E EASEMENT (D872-OR-150) TO BE VACATED

OH

NOTE: UNLESS OTHERWISE NOTED ALL STRUCTURES, TREES, AND IMPROVEMENTS WITHIN PROJECT BOUNDARY TO BE DEMOLISHED AND REMOVED.

N38° 55' 45.85"W 846.58'

REGGIARDO, ET AL
330 BURNETT AVENUE
APN: 726-40-013

KAWAHARA NURSERY, INC.
480 BURNETT AVENUE
APN: 726-40-006

ADK HOLDINGS, LLC
698 BURNETT AVENUE
APN: 726-40-007

KAWAHARA NURSERY, INC.
700 BURNETT AVENUE
APN: 726-39-002

KAWAHARA NURSERY, INC.
610 BURNETT AVENUE
APN: 726-39-001

S38° 55' 45.85"E 1129.29'

EX. OAK TREE TO REMAIN

EX. LOT LINE, TYP.

EASEMENTS FOR WATER WELL, WATER TANK, & WATER LINE(LOCATIONS NOT DEFINED)(DOC #15654881)

EASEMENTS FOR WATER WELL, WATER TANK, & WATER LINE(LOCATIONS NOT DEFINED)(DOC #15657044)

15' SDE (349-M-11)(R158-OR-22) TO BE VACATED

25' SDE (415-M-31) TO BE VACATED

S52° 29' 00.75"W 122.92'

N52° 29' 00.75"E 240.78'

GANUPU, ET AL
LAND
APN: 726-40-008

CLAYTON AVENUE

N38° 54' 59.27"W 1533.33'

HUGHES, ET AL
395 PEEBLES AVENUE
APN: 726-40-003

EX. LOT LINE, TYP.

YASUI, ET AL
535 PEEBLES AVENUE
APN: 726-40-002

KAWAHARA NURSERY, INC.
525,545,565 PEEBLES AVENUE
APN: 726-40-001

FERNANDEZ, ET AL
615 PEEBLES AVENUE
APN: 726-39-010

COLUMBINI, ET AL
675 PEEBLES AVENUE
APN: 726-39-009

JBK HOLDINGS, LLC
685 BURNETT AVENUE
APN: 726-39-008

S38° 55' 23.85"E 628.60'

15' EASEMENT FOR FIRE PROTECTION WATER LINE AND WELL (419-M-14) (D616-OR-694) TO BE VACATED

30' RIGHT-OF-WAY (419-M-14) TO BE QUITCLAIMED

120' BUILDING SETBACK LINE (349-M-11) TO BE REMOVED

30' RIGHT-OF-WAY (7470-OR-322) TO BE QUITCLAIMED

30' RIGHT-OF-WAY (415-M-32) TO BE QUITCLAIMED

30' RIGHT-OF-WAY (415-M-32) TO BE QUITCLAIMED

25' SDE (415-M-31) TO BE VACATED

20' WATER TANK EASEMENT (415-M-31) TO BE VACATED

30' RIGHT-OF-WAY (415-M-32) TO BE QUITCLAIMED

S52° 29' 36.15"W 200.00'

S52° 29' 36.15"W 488.86'

30' RIGHT-OF-WAY (N964-OR-0628) TO BE QUITCLAIMED

S37° 30' 23.85"E 300.00'

NOT A PART

S37° 30' 23.85"W 300.00'

30' RIGHT-OF-WAY (N964-OR-0628) TO BE QUITCLAIMED

30' RIGHT-OF-WAY (419-M-14) TO BE QUITCLAIMED

30' RIGHT-OF-WAY (415-M-32) TO BE QUITCLAIMED

BUS STOP (16)

SEE SHEET TM04

0 100 200 300
SCALE IN FEET: 1"= 100'

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM03 EXISTING CONDITIONS.dwg

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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
EXISTING CONDITIONS
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK | SHEET REVISIONS | SCALE | DATE |
|---|---|---|---|---|---|
| | | | | 1"=100' | OCT 23, 2024 |

1ST SUBMITTAL
October 23, 2024

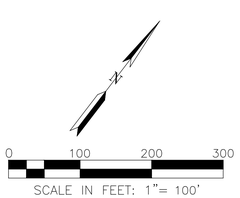
SHEET
TM03
OF 56 SHEETS

JOB NO.
242016

SEE SHEET TM03

NOTE: UNLESS OTHERWISE NOTED ALL STRUCTURES, TREES, AND IMPROVEMENTS WITHIN PROJECT BOUNDARY TO BE DEMOLISHED AND REMOVED.




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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
EXISTING CONDITIONS
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | MK | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | | 1ST SUBMITTAL | | |
| | | October 23, 2024 | | |

SCALE 1"=100'
DATE OCT 23, 2024

SHEET
TM04
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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LOCATION MAP
NTS





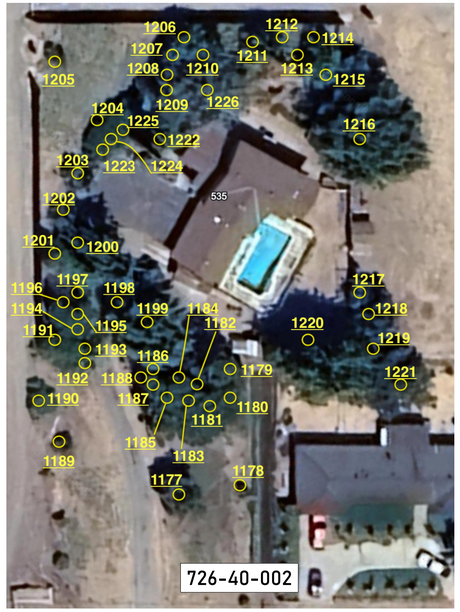











Part 1




Part 2













NOTES
1. TREE LOCATIONS PROVIDED BY LIVE OAK ASSOCIATES.
2. SEE ARBORIST REPORT PREPARED BY xxxxxxx, DATED xxxxx FOR FURTHER INFORMATION.

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MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY TREES REPORT
PETAL FIELDS
MORGAN HILL, CALIFORNIA

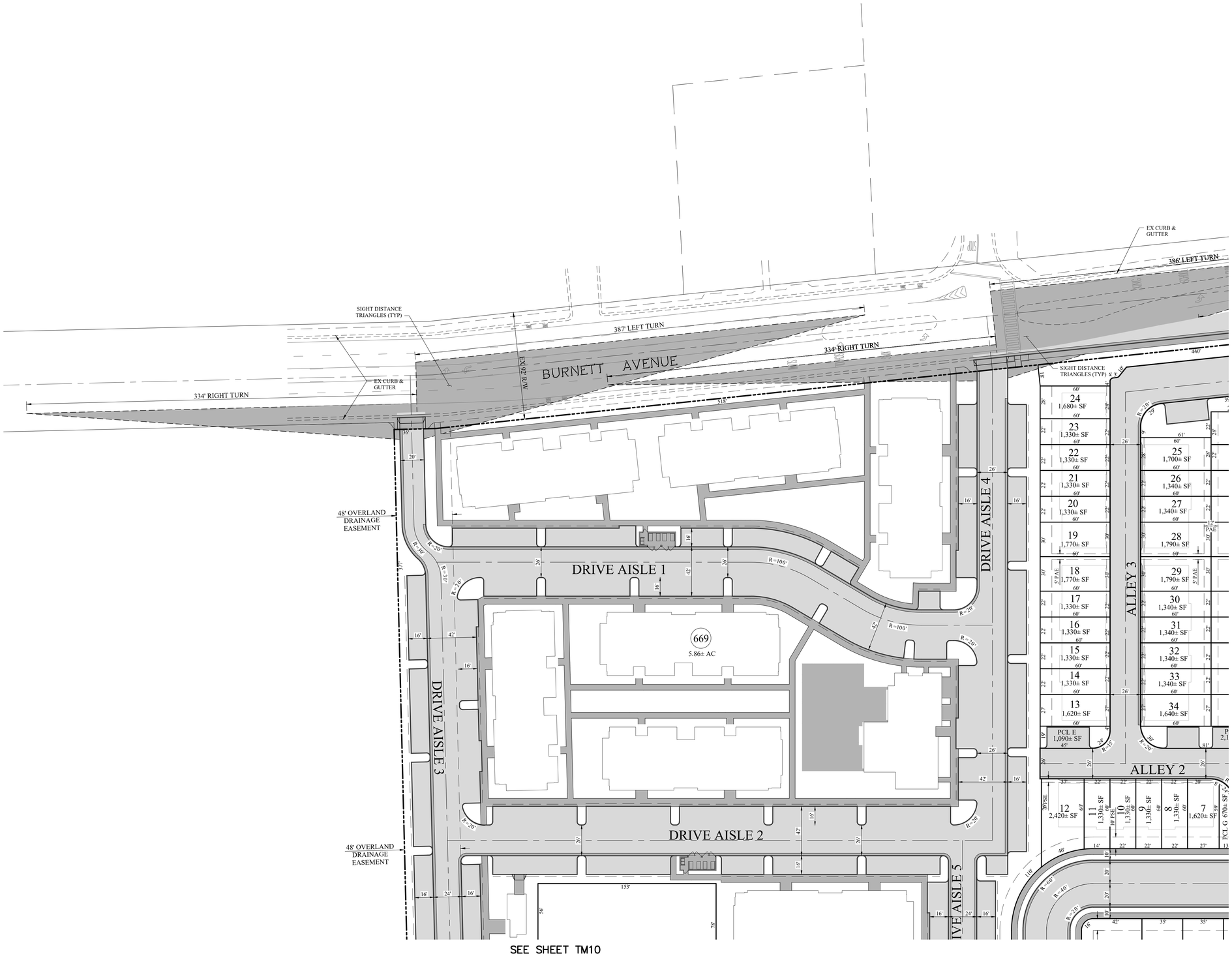
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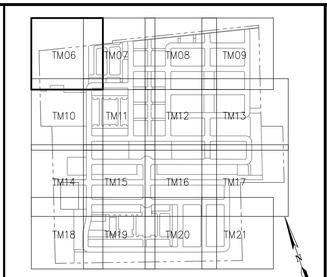
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SHEET
TM05
OF 56 SHEETS

JOB NO.
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PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM05 PRELIMINARY TREES REPORT.dwg




KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS 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.

0 40 80 120

SCALE IN FEET: 1"= 40'

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VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | MK | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | | 1ST SUBMITTAL October 23, 2024 | | |

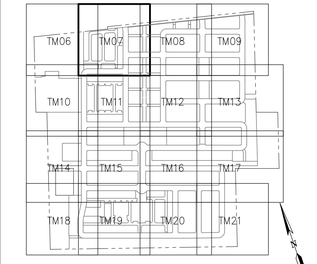
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SHEET
**TM06**
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS EASEMENT |
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0 40 80 120

SCALE IN FEET: 1"= 40'

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MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK | SCALE | DATE |
|---|---|---|---|---|
| | | | 1"=40' | OCT 23, 2024 |

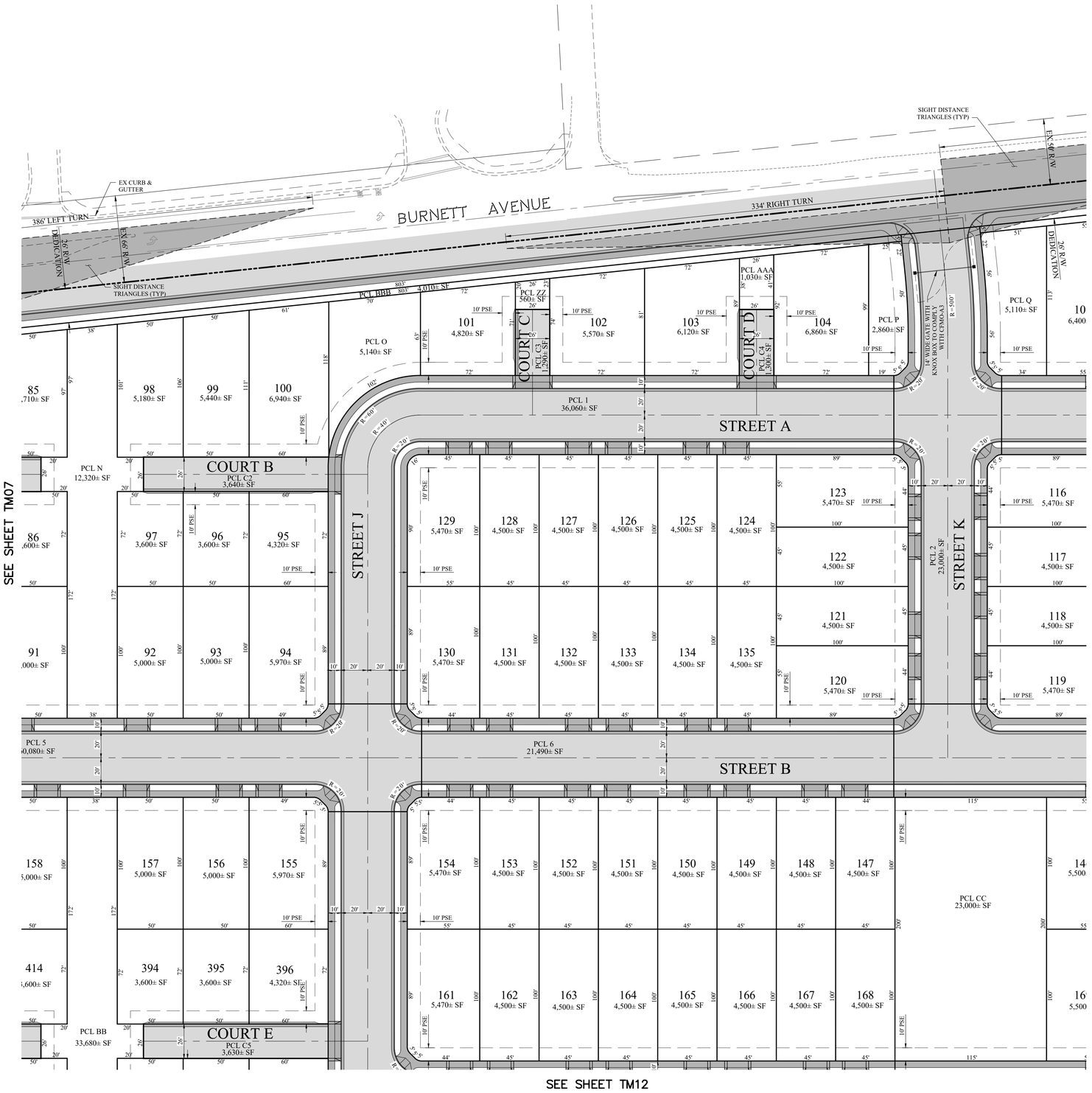
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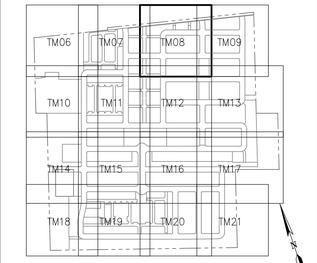
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October 23, 2024

SHEET
**TM07**
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM07 LOTTING PLAN.dwg




KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
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0 40 80 120

SCALE IN FEET: 1"= 40'

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VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

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|---|---|---|
| SHEET REVISIONS | | |
| 1ST SUBMITTAL | | |
| October 23, 2024 | | |

SCALE 1"=40'

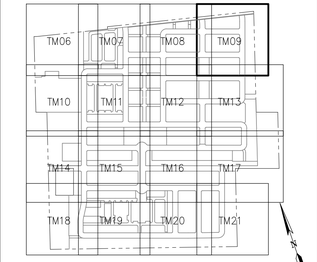
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SHEET TM08 OF 56 SHEETS

JOB NO. 242016

PLOT DATE: October 23, 2024
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KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
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0 40 80 120

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MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

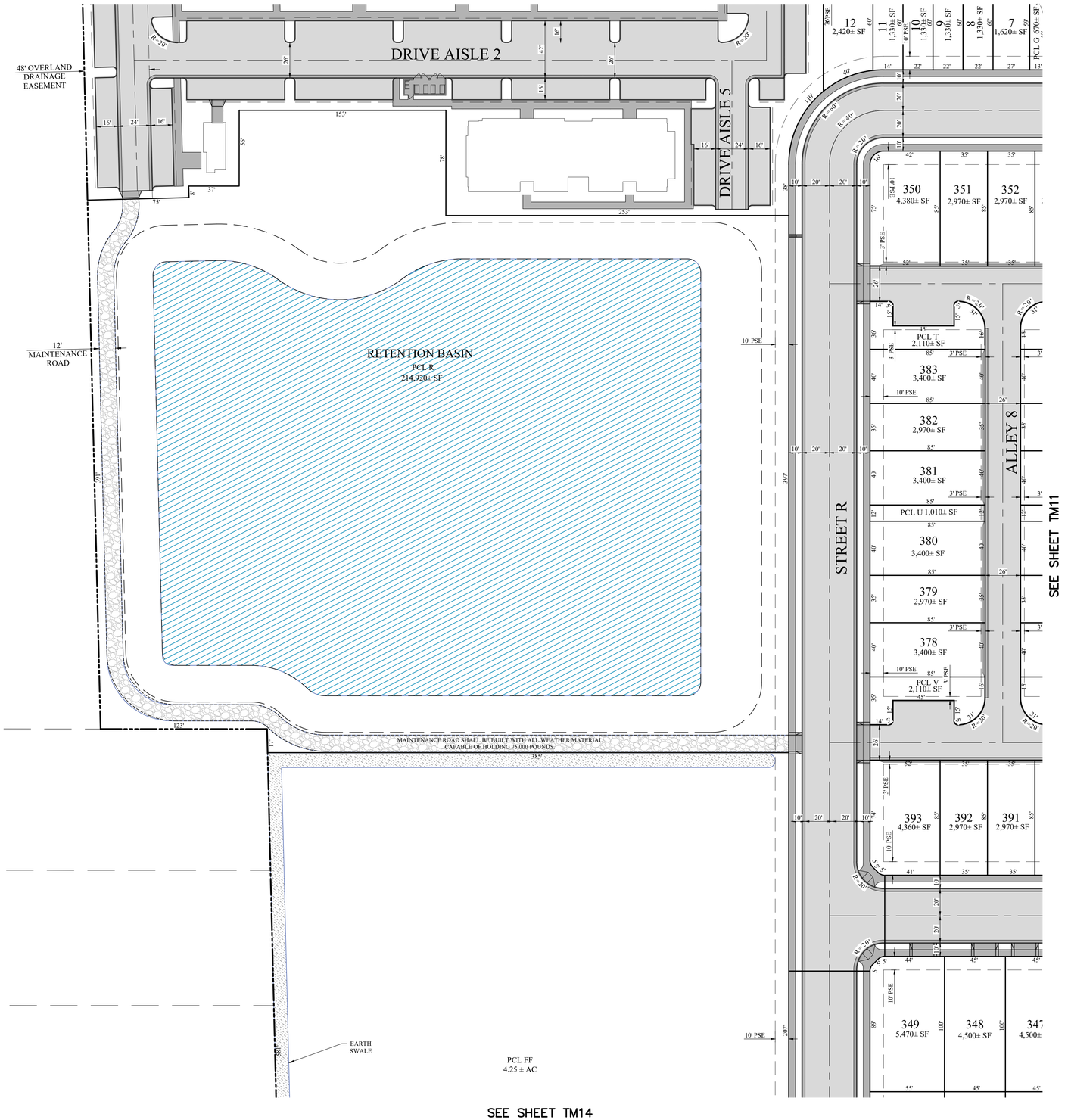
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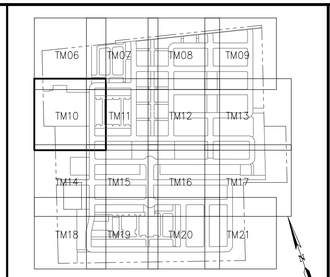
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DATE OCT 23, 2024

SHEET
TM09
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
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0 40 80 120
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VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK |
|---|---|---|
| SHEET REVISIONS | | |
| 1ST SUBMITTAL | | |
| October 23, 2024 | | |

SCALE 1"=40'
DATE OCT 23, 2024

SHEET
TM10
OF 56 SHEETS

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SEE SHEET TM07

SEE SHEET TM10

SEE SHEET TM12

SEE SHEET TM15

STREET G

STREET R

STREET I

STREET E

ALLEY 6

ALLEY 7

ALLEY 8

ALLEY 9

COURT H
PCL C8
3,630± SF

COURT I
PCL C9
3,630± SF

COURT J
PCL C10
3,630± SF

PCL 9
63,320± SF

PCL 10

PCL W
18,040± SF

PCL 16
28,650± SF

PCL BB
33,680± SF

PCL GG
92,910± SF

PCL T
2,110± SF

PCL U 1,010± SF

PCL V
2,110± SF

PCL X 1,020± SF

PCL Y
2,110± SF

PCL Z 1,010± SF

PCL AA
2,110± SF

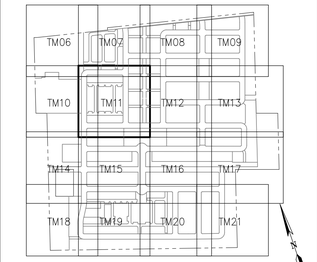
PCL 1 250± SF

PCL 6 670± SF

PCL 11 670± SF

PCL G 670± SF

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 1,770± SF | 2 1,330± SF | 3 1,330± SF | 4 1,330± SF | 5 1,330± SF | 6 1,620± SF | 7 1,620± SF | 8 1,330± SF | 9 1,330± SF | 10 1,330± SF | 11 1,330± SF | 12 2,420± SF | 82 1,960± SF | 1,350± SF | 350 4,380± SF | 351 2,970± SF | 352 2,970± SF | 353 2,970± SF | 354 3,400± SF | 355 3,400± SF | 356 2,970± SF | 357 2,970± SF | 358 2,970± SF | 359 4,360± SF |
| 360 3,400± SF | 361 2,970± SF | 362 3,400± SF | 363 3,400± SF | 364 2,970± SF | 365 3,400± SF | 366 3,000± SF | 367 2,620± SF | 368 3,000± SF | 369 3,000± SF | 370 2,620± SF | 371 3,000± SF | 372 3,000± SF | 373 2,620± SF | 374 3,000± SF | 375 3,000± SF | 376 2,620± SF | 377 3,000± SF | 378 3,400± SF | 379 2,970± SF | 380 3,400± SF | 381 3,400± SF | 382 2,970± SF | 383 3,400± SF |
| 384 4,360± SF | 385 2,970± SF | 386 2,970± SF | 387 2,970± SF | 388 3,400± SF | 389 3,400± SF | 390 2,970± SF | 391 2,970± SF | 392 2,970± SF | 393 4,360± SF | | | | | | | | | | | | | | |
| 341 4,500± SF | 342 4,500± SF | 343 4,500± SF | 344 4,500± SF | 345 4,500± SF | 346 4,500± SF | 347 4,500± SF | 348 4,500± SF | 349 5,470± SF | | | | | | | | | | | | | | | |
| 394 3,600± SF | 399 3,600± SF | 400 3,600± SF | 405 3,600± SF | 406 3,600± SF | 411 3,600± SF | 241 5,000± SF | | | | | | | | | | | | | | | | | |
| 412 4,320± SF | 413 3,600± SF | 414 3,600± SF | 417 4,320± SF | 416 3,600± SF | 415 3,600± SF | 418 4,320± SF | 419 3,600± SF | 420 3,600± SF | 423 4,320± SF | 422 3,600± SF | 421 3,600± SF | 424 4,320± SF | 425 3,600± SF | 426 3,600± SF | 429 4,320± SF | 428 3,610± SF | 427 3,600± SF | 238 5,970± SF | 239 5,000± SF | 240 5,000± SF | | | |




KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS EASEMENT |
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## LOTTING NOTES:

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0 40 80 120

SCALE IN FEET: 1"= 40'


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VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | MK | SHEET REVISIONS | BY/ CK |
|---|---|---|---|
| | | 1ST SUBMITTAL October 23, 2024 | |

SCALE 1"=40'

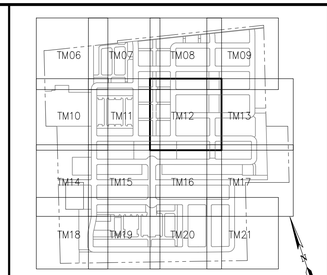
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SHEET TM11 OF 56 SHEETS

JOB NO. 242016


PLOT DATE: October 23, 2024
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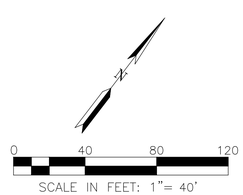

KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
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VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | MK | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
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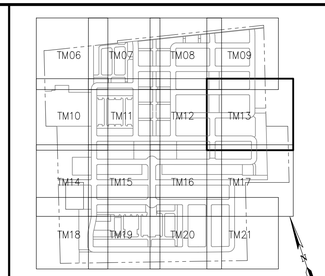
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SHEET
**TM12**
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
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0 40 80 120
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VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

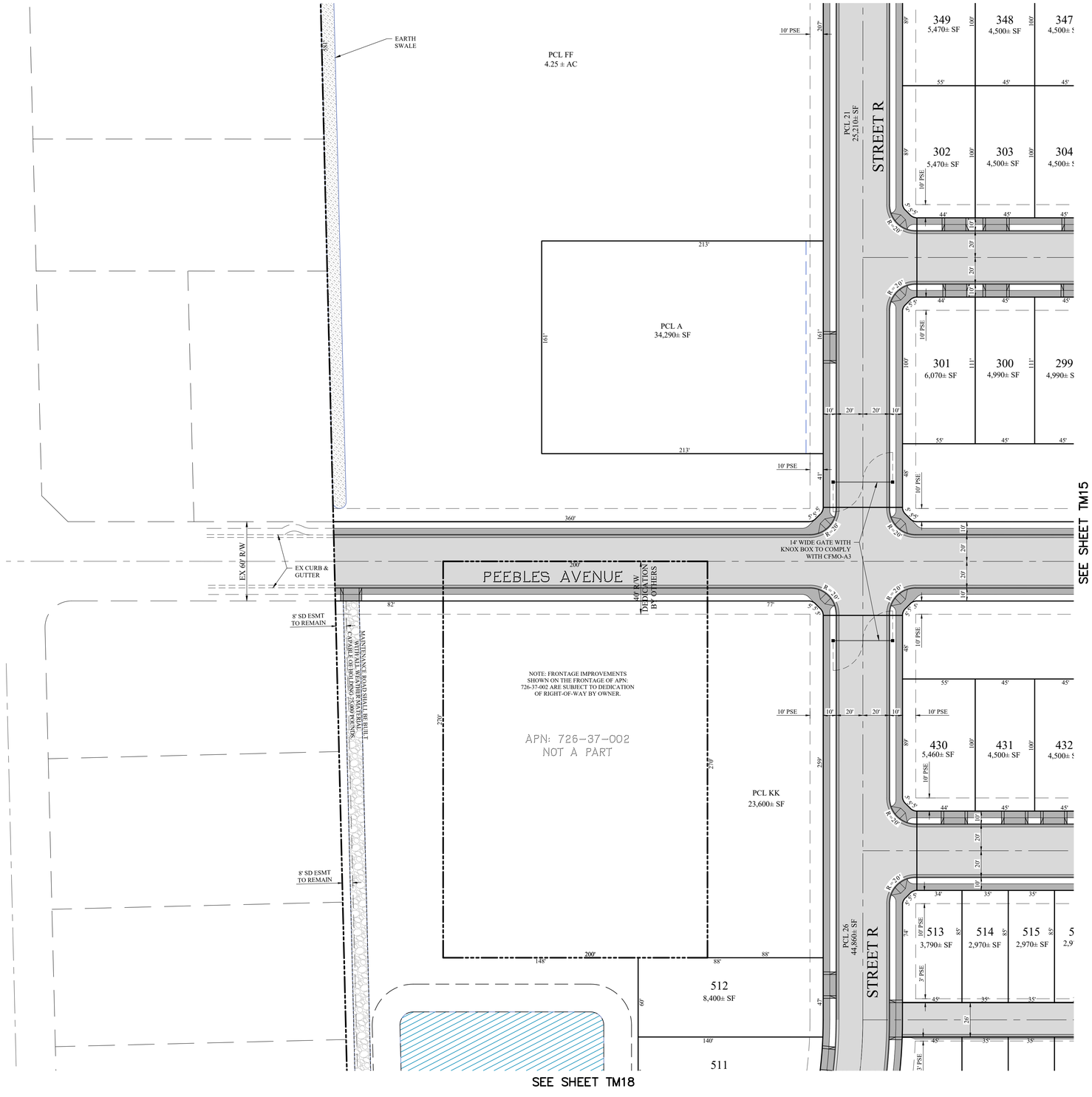
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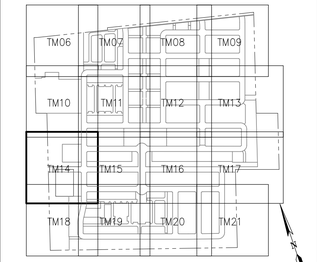
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SHEET
TM13
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM13 LOTTING PLAN.dwg




KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
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0 40 80 120

SCALE IN FEET: 1"= 40'

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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

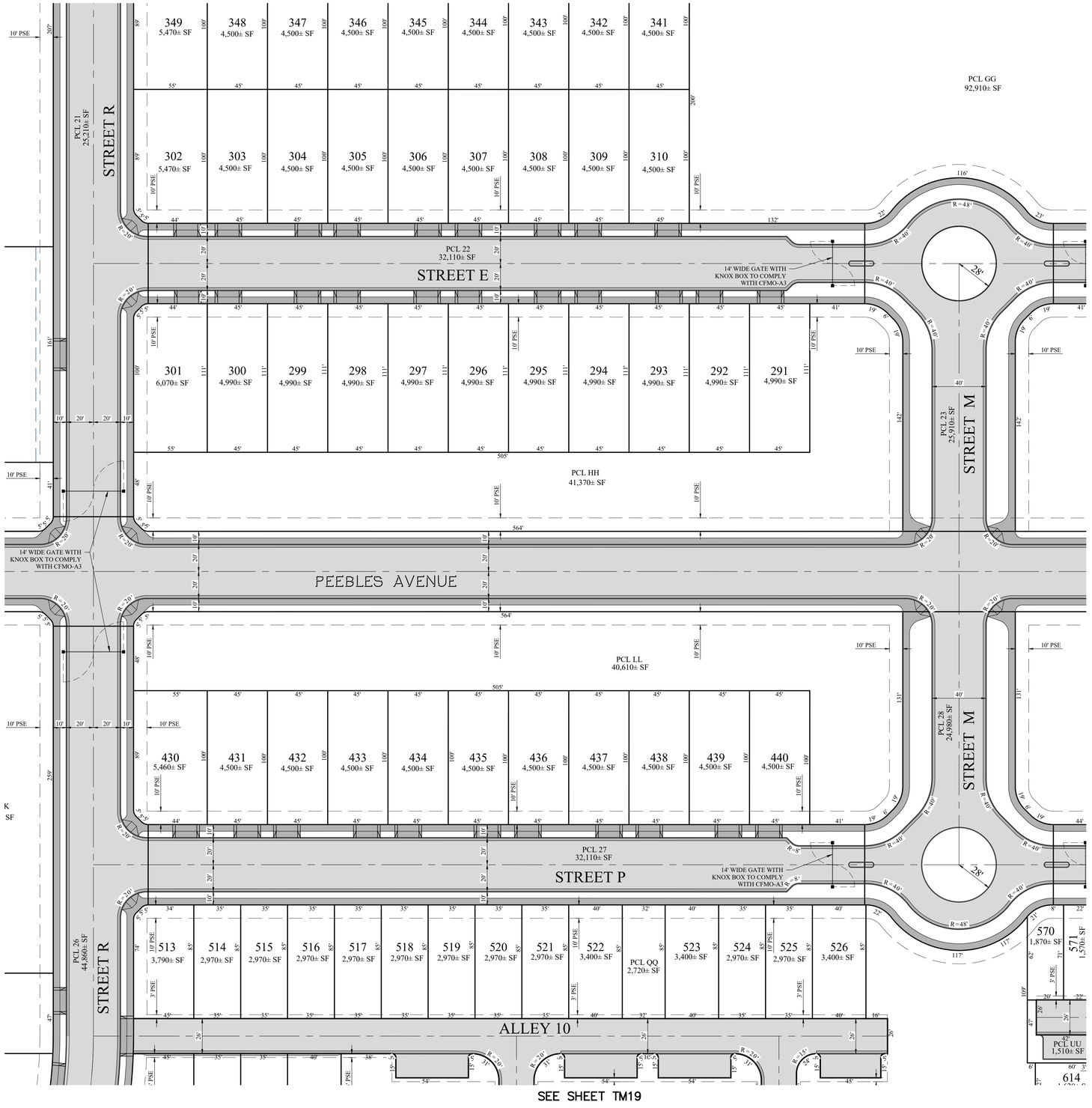
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| | | October 23, 2024 | | |

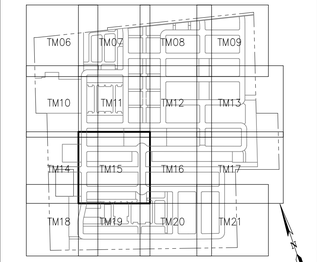
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DATE OCT 23, 2024

SHEET
TM14
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM14 LOTTING PLAN.dwg



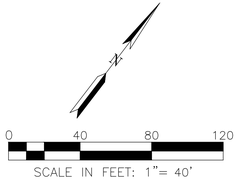

KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS 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.




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45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

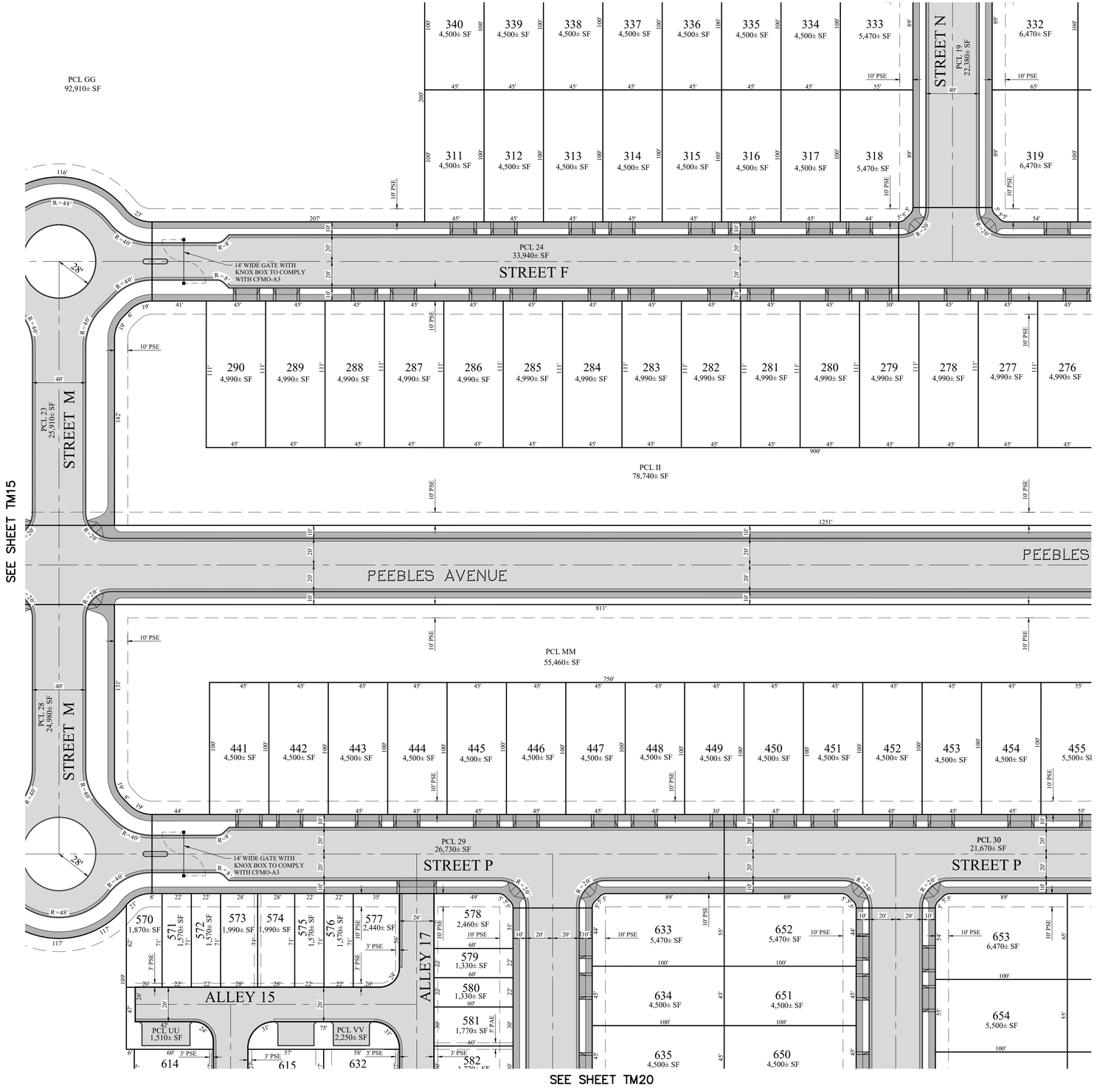
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| | | | October 23, 2024 |

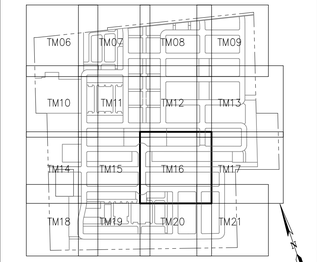
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DATE OCT 23, 2024

SHEET
TM15
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS 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.

0 40 80 120

SCALE IN FEET: 1"= 40'

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MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK |
|---|---|---|
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| October 23, 2024 | | |

SCALE 1"=40'
DATE OCT 23, 2024

SHEET
**TM16**
OF 56 SHEETS

JOB NO.
242016

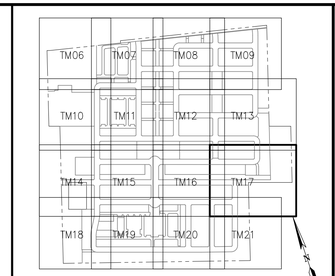
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SEE SHEET TM13




SEE SHEET TM16

SEE SHEET TM21




KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS 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.

0 40 80 120

SCALE IN FEET: 1"= 40'


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45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

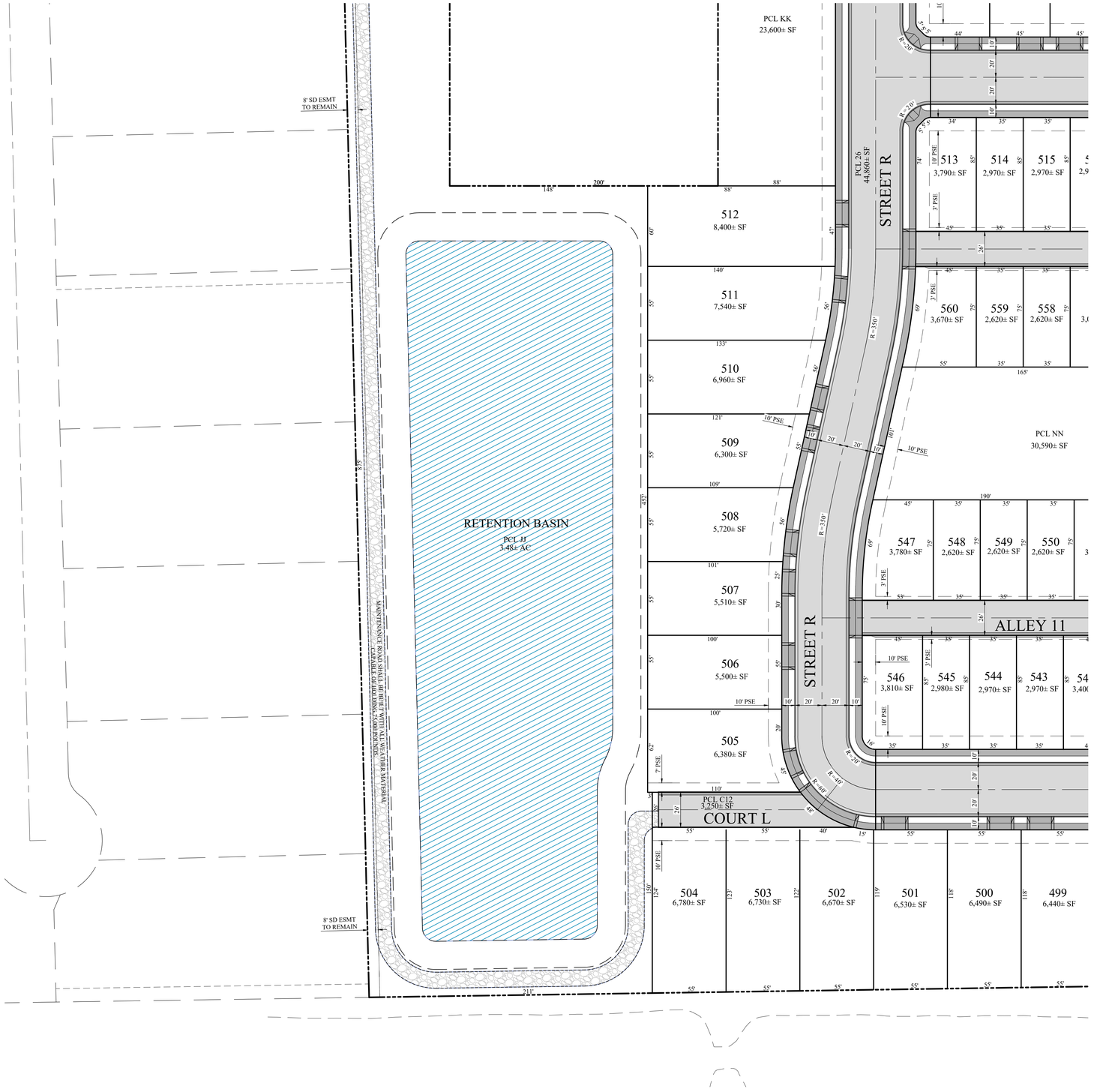
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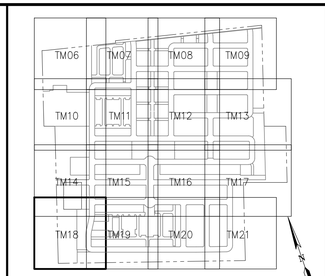
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| 1ST SUBMITTAL | | |
| October 23, 2024 | | |

SHEET
TM17
OF 56 SHEETS

JOB NO.
242016


PLOT DATE: October 23, 2024
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KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS EASEMENT |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |

## LOTTING NOTES:

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0 40 80 120

SCALE IN FEET: 1"= 40'

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45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | MK | 1ST SUBMITTAL | | |
| | | October 23, 2024 | | |

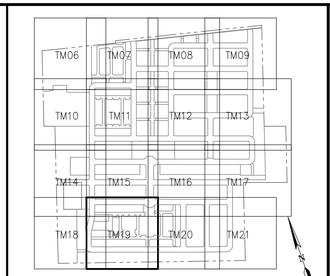
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DATE OCT 23, 2024

SHEET
**TM18**
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS EASEMENT |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |

## LOTTING NOTES:

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MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK |
|---|---|---|
| SHEET REVISIONS | | |
| 1ST SUBMITTAL | | |
| October 23, 2024 | | |

SCALE 1"=40'
DATE OCT 23, 2024

SHEET
**TM19**
OF 56 SHEETS

JOB NO.
242016

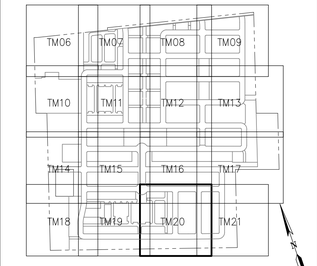
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SEE SHEET TM16

SEE SHEET TM19

SEE SHEET TM21




KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS 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.

0 40 80 120

SCALE IN FEET: 1"= 40'


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45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

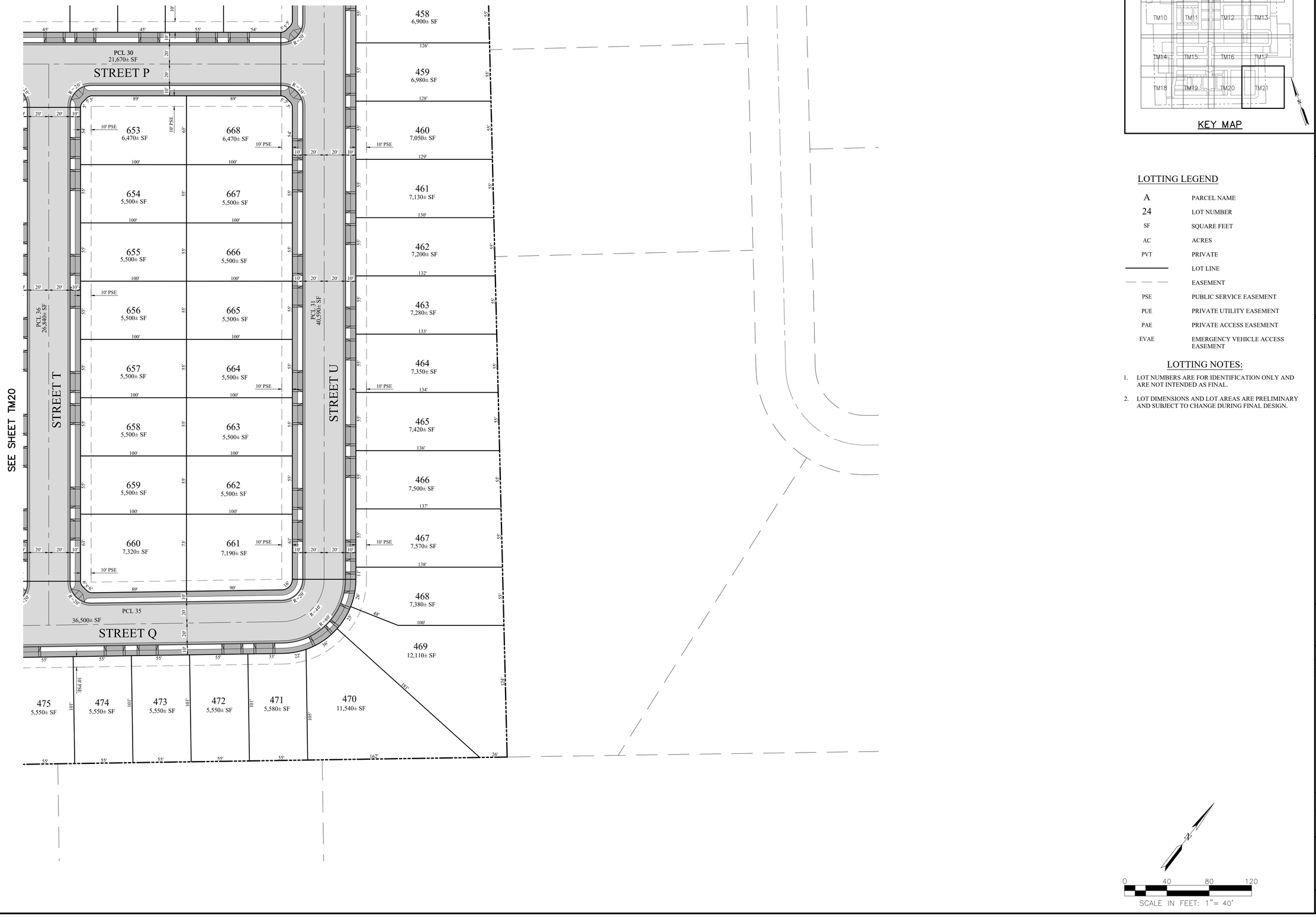
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SHEET
TM20
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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KEY MAP

## LOTTING LEGEND

| | |
|---|---|
| A | PARCEL NAME |
| 24 | LOT NUMBER |
| SF | SQUARE FEET |
| AC | ACRES |
| PVT | PRIVATE |
| ——— | LOT LINE |
| — — — | EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| PAE | PRIVATE ACCESS 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.

0 40 80 120

SCALE IN FEET: 1"= 40'

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45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
LOTTING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

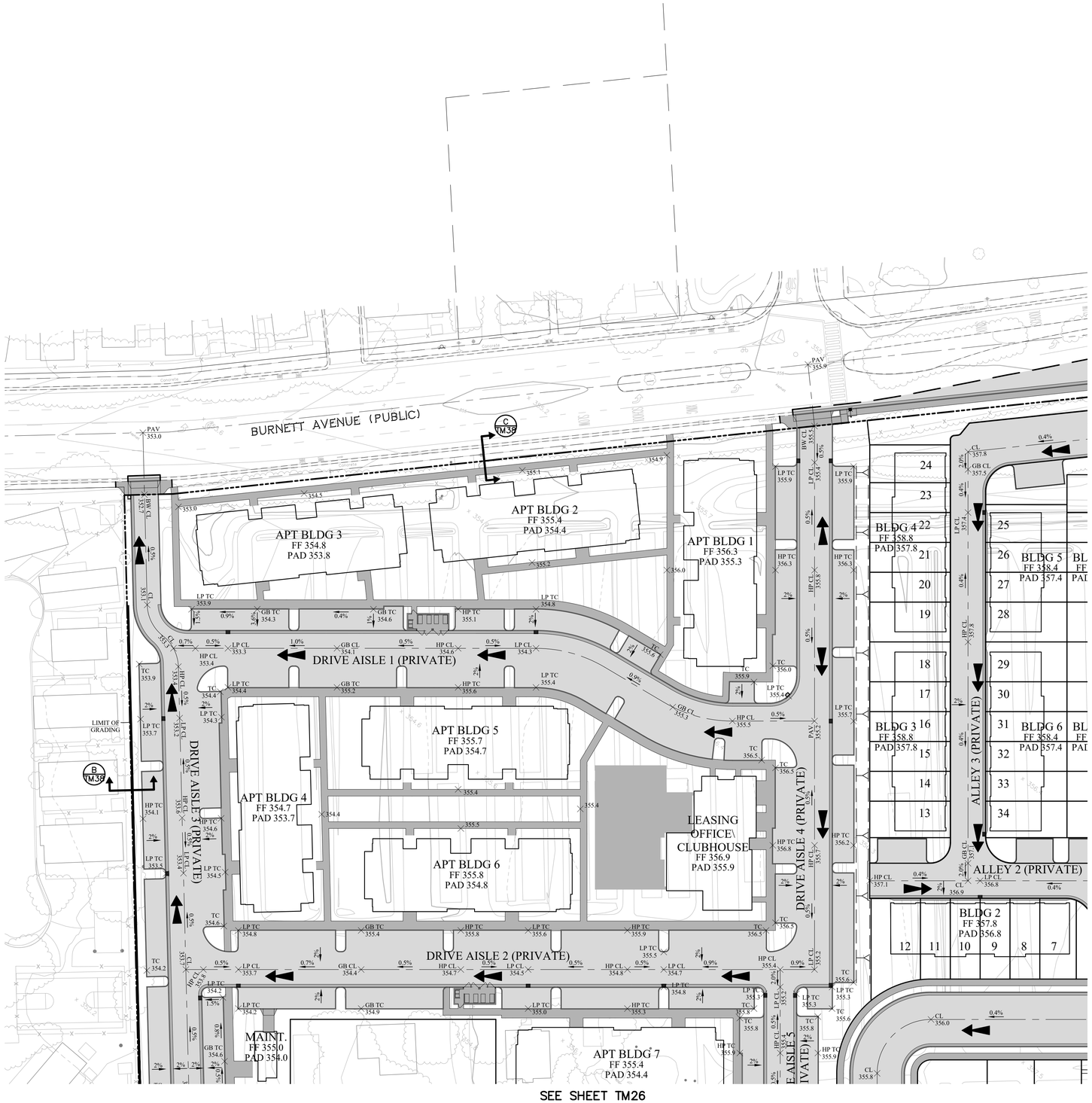
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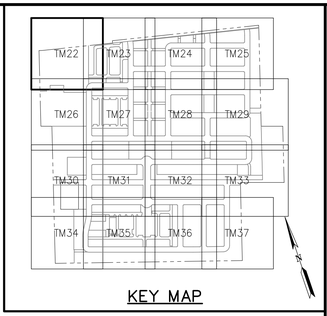
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DATE OCT 23, 2024

SHEET
TM21
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM21 LOTTING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| 350 | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

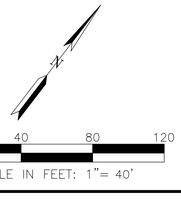
S=( I*L/A)*100 =(1*$\frac{109030}{3839750}$)*100 =2.9%

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

S=( I*L/A)*100 =(1*$\frac{40150}{1869840}$)*100 =2.1%

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| **Total/Max** | **194,800** | **139,800** | **(55,000)** | **8.5** | **14.5** |




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45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

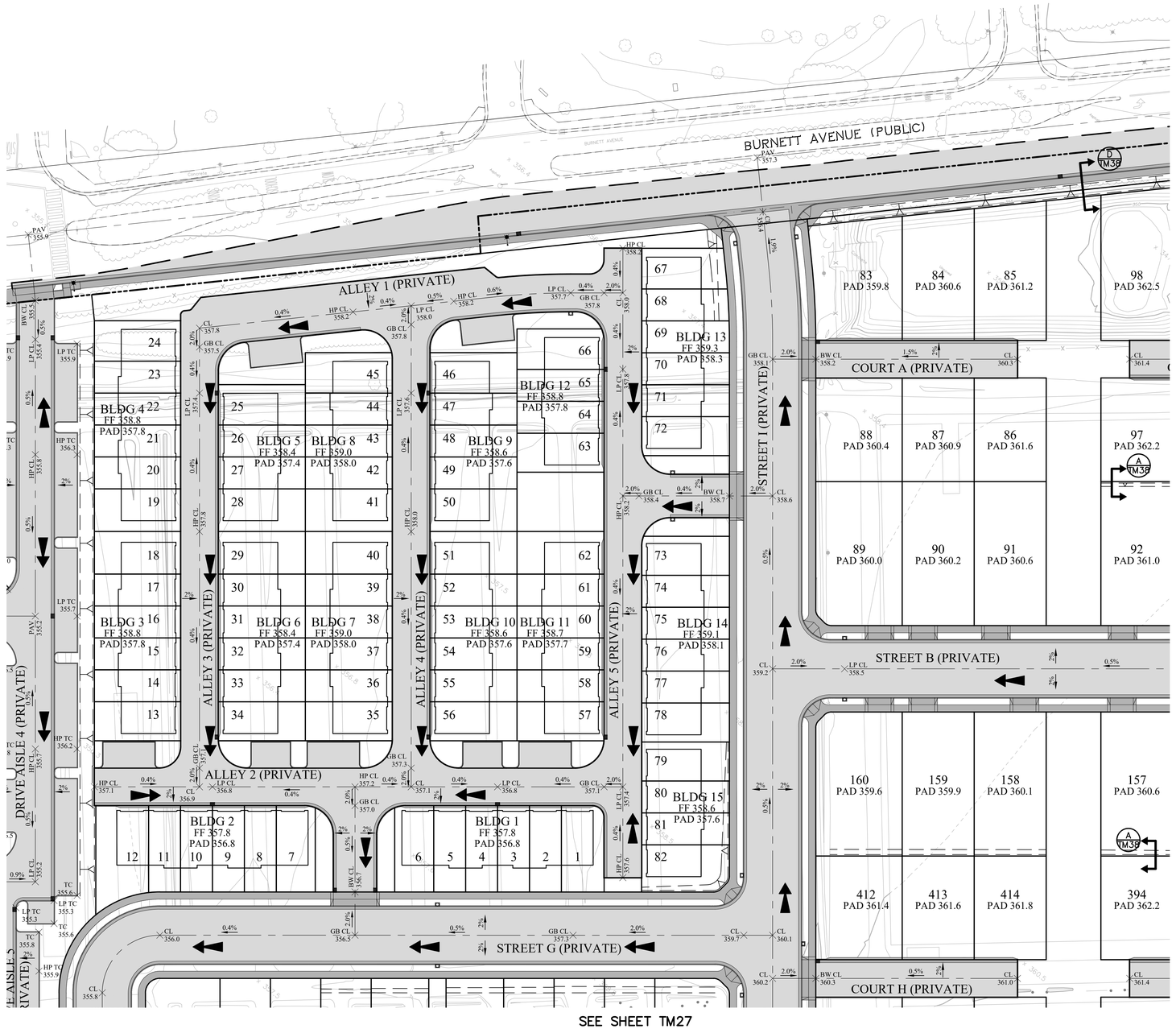
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| | | October 23, 2024 | | |

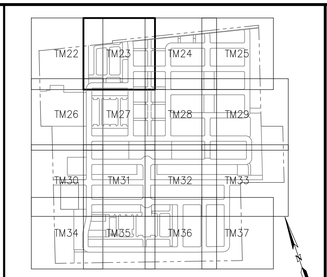
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SHEET
TM22
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM22 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

S=( 1*L/A)*100 =(1*$\frac{109330}{3838750}$)*100 =2.9%

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

S=( 1*L/A)*100 =(1*$\frac{40150}{1869540}$)*100 =2.1%

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| Total/Max | 194,800 | 139,800 | (55,000) | 8.5 | 14.5 |




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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | MK | 1ST SUBMITTAL | | |
| | | October 23, 2024 | | |

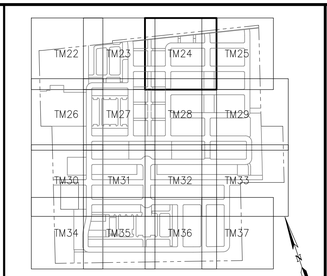
SCALE 1"=40'
DATE OCT 23, 2024

SHEET
TM23
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM23 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| 367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

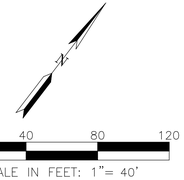
$S=(\ I*L/A)*100 = (1*\frac{109930}{3835750})*100 = 2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(\ I*L/A)*100 = (1*\frac{40150}{1869840})*100 = 2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| Total/Max | 194,800 | 139,800 | (55,000) | 8.5 | 14.5 |




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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

SCALE 1"=40'
DATE OCT 23, 2024

| DATE | BY | CK |
|---|---|---|
| SHEET REVISIONS | | |
| 1ST SUBMITTAL October 23, 2024 | MK | |

SHEET
TM24
OF 56 SHEETS

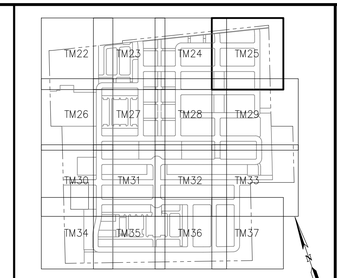
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242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM24 PRELIMINARY GRADING PLAN.dwg




SEE SHEET TM24

SEE SHEET TM29




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| 350 | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

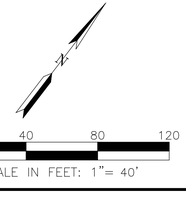
$S=(1*L/A)*100 = (1*\frac{109930}{3835750})*100 = 2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(1*L/A)*100 = (1*\frac{49150}{1899840})*100 = 2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| **Total/Max** | **194,800** | **139,800** | **(55,000)** | **8.5** | **14.5** |




0 40 80 120

SCALE IN FEET: 1"= 40'

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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

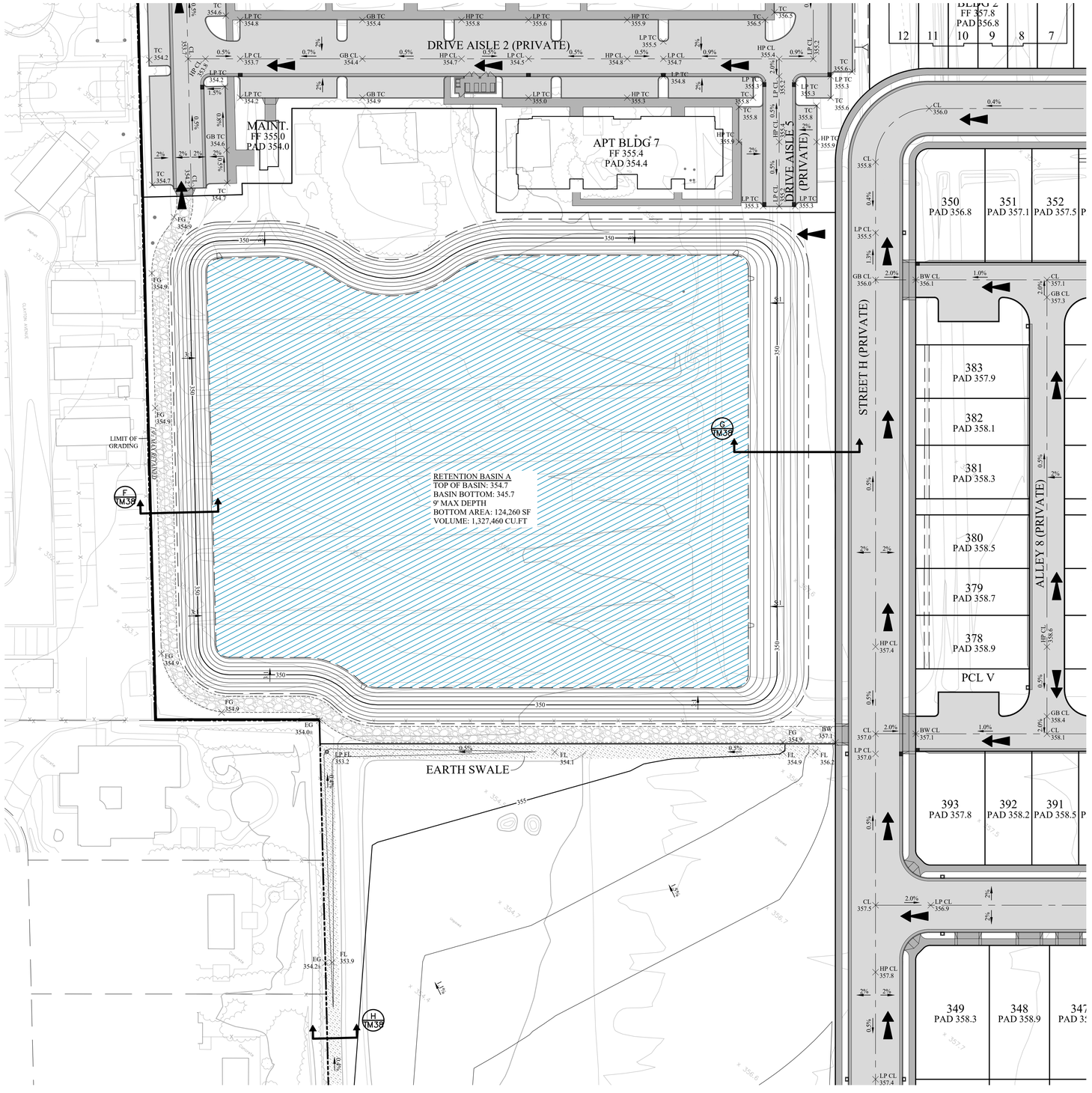
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DATE OCT 23, 2024

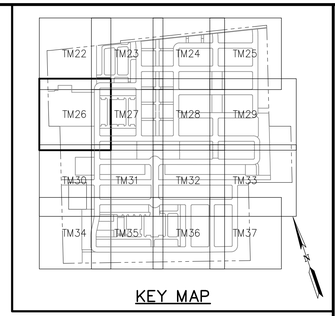
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|---|---|---|---|
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SHEET
TM25
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM25 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| 350 | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

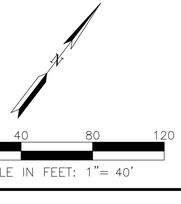
$S=(\ I*L/A)*100 =(1*\frac{109930}{3838750})*100 =2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(\ I*L/A)*100 =(1*\frac{40150}{1869840})*100 =2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| **Total/Max** | **194,800** | **139,800** | **(55,000)** | **8.5** | **14.5** |




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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | MK | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | | 1ST SUBMITTAL October 23, 2024 | | |

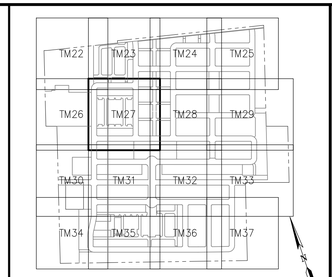
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DATE OCT 23, 2024

SHEET
TM26
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 – Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM26 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| 350 | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

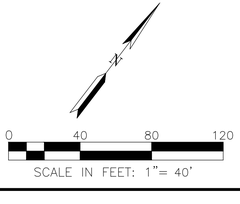
$S=(1*L/A)*100=(1*\frac{109930}{3835750})*100=2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{40150}{1869440})*100=2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| Total/Max | 194,800 | 139,800 | (55,000) | 8.5 | 14.5 |




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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | MK | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | | 1ST SUBMITTAL October 23, 2024 | | |

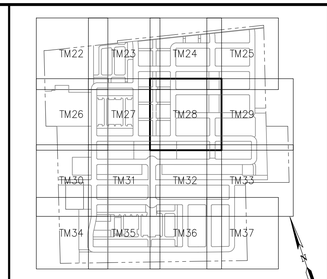
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DATE OCT 23, 2024

SHEET
TM27
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM27 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| 350 | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

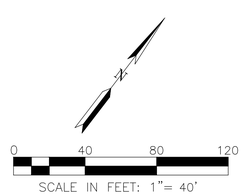
S=( I*L/A)*100 =(1*$\frac{109930}{3838750}$)*100 =2.9%

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

S=( I*L/A)*100 =(1*$\frac{40150}{1869840}$)*100 =2.1%

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| **Total/Max** | **194,800** | **139,800** | **(55,000)** | **8.5** | **14.5** |




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MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | MK | 1ST SUBMITTAL | | |
| | | October 23, 2024 | | |

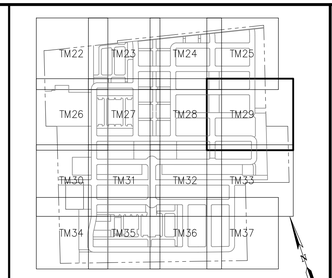
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SHEET
**TM28**
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM28 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

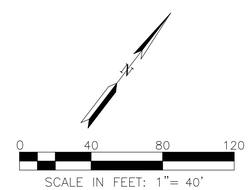
$S=(1*L/A)*100=(1*\frac{109930}{3838750})*100=2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{40150}{1869540})*100=2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| Total/Max | 194,800 | 139,800 | (55,000) | 8.5 | 14.5 |




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

PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

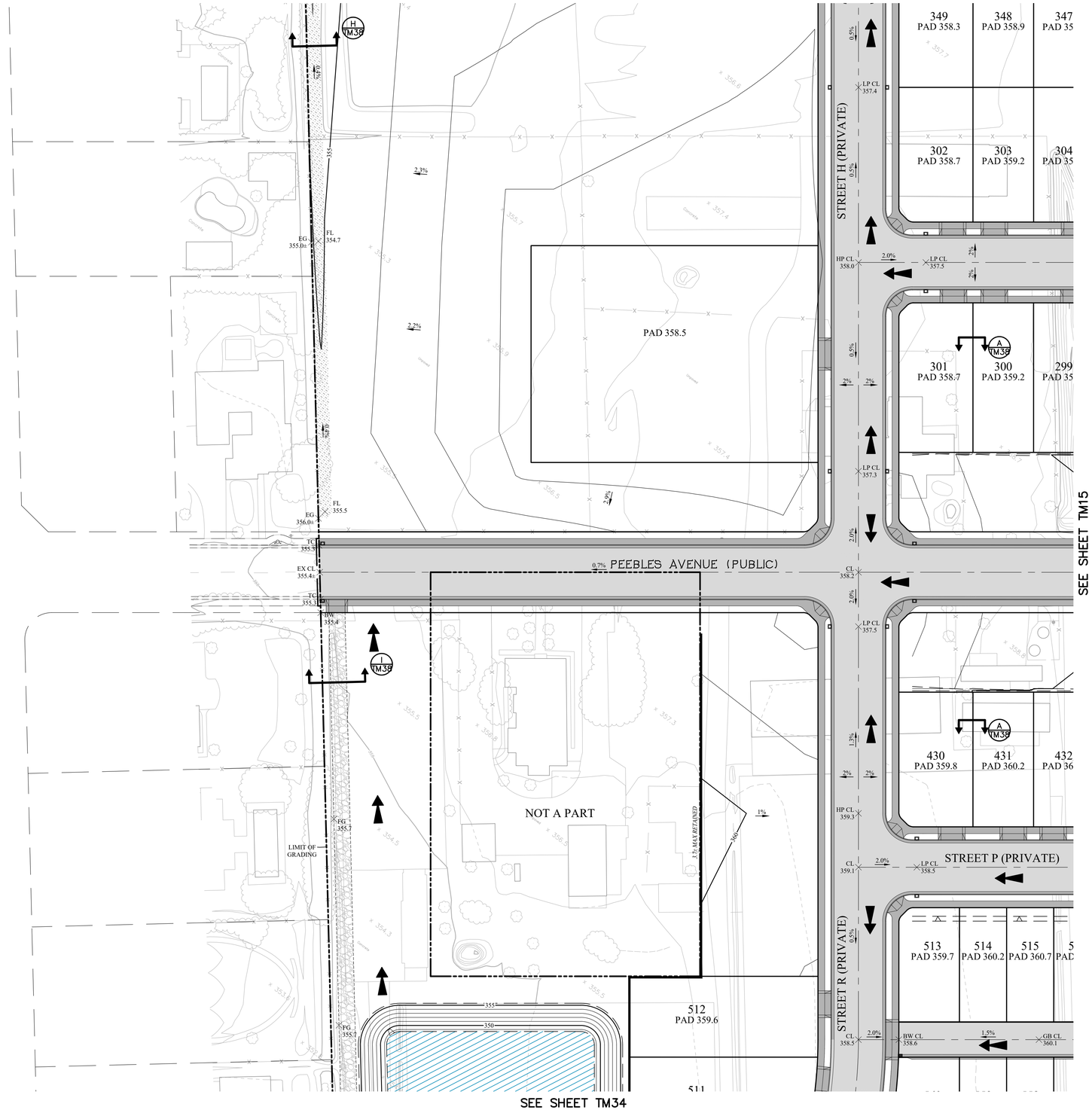
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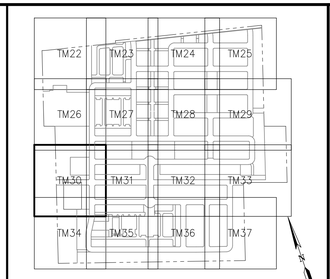
| DATE | MK | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | | 1ST SUBMITTAL October 23, 2024 | | |

SHEET
TM29
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 – Peebles–Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM29 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

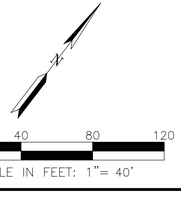
$S=(1*L/A)*100=(1*\frac{109930}{3839750})*100=2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{40150}{1869840})*100=2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| **Total/Max** | **194,800** | **139,800** | **(55,000)** | **8.5** | **14.5** |




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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

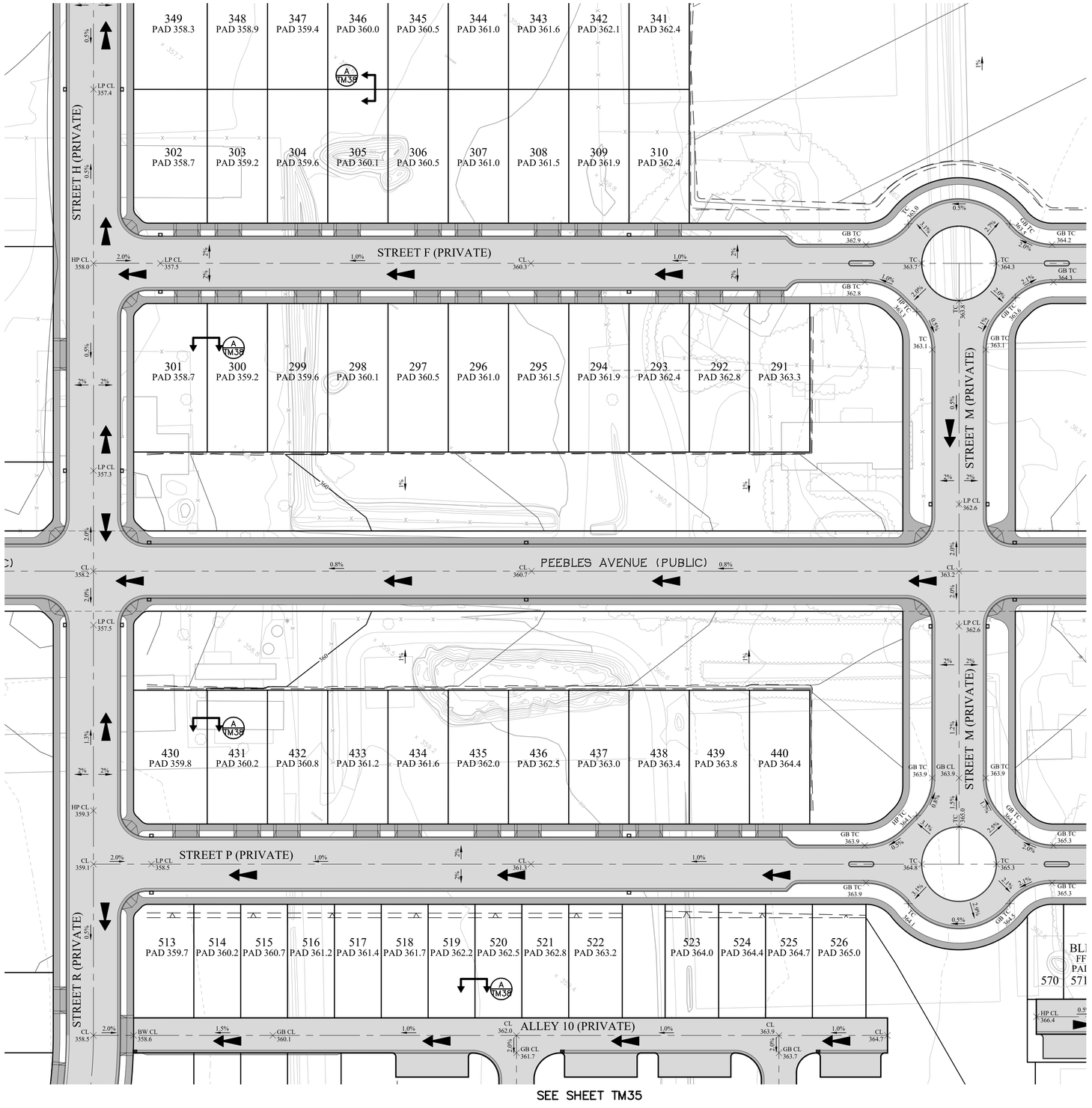
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| | | 1ST SUBMITTAL | | |
| | | October 23, 2024 | | |

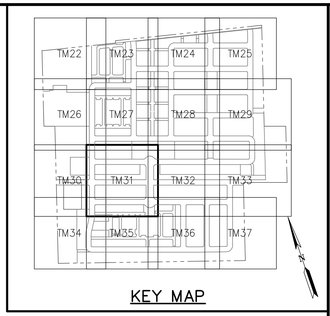
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DATE OCT 23, 2024

SHEET
**TM30**
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM30 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

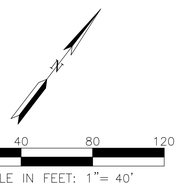
$S=(1*L/A)*100=(1*\frac{109930}{3838750})*100=2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{40150}{1869430})*100=2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| Total/Max | 194,800 | 139,800 | (55,000) | 8.5 | 14.5 |




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45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

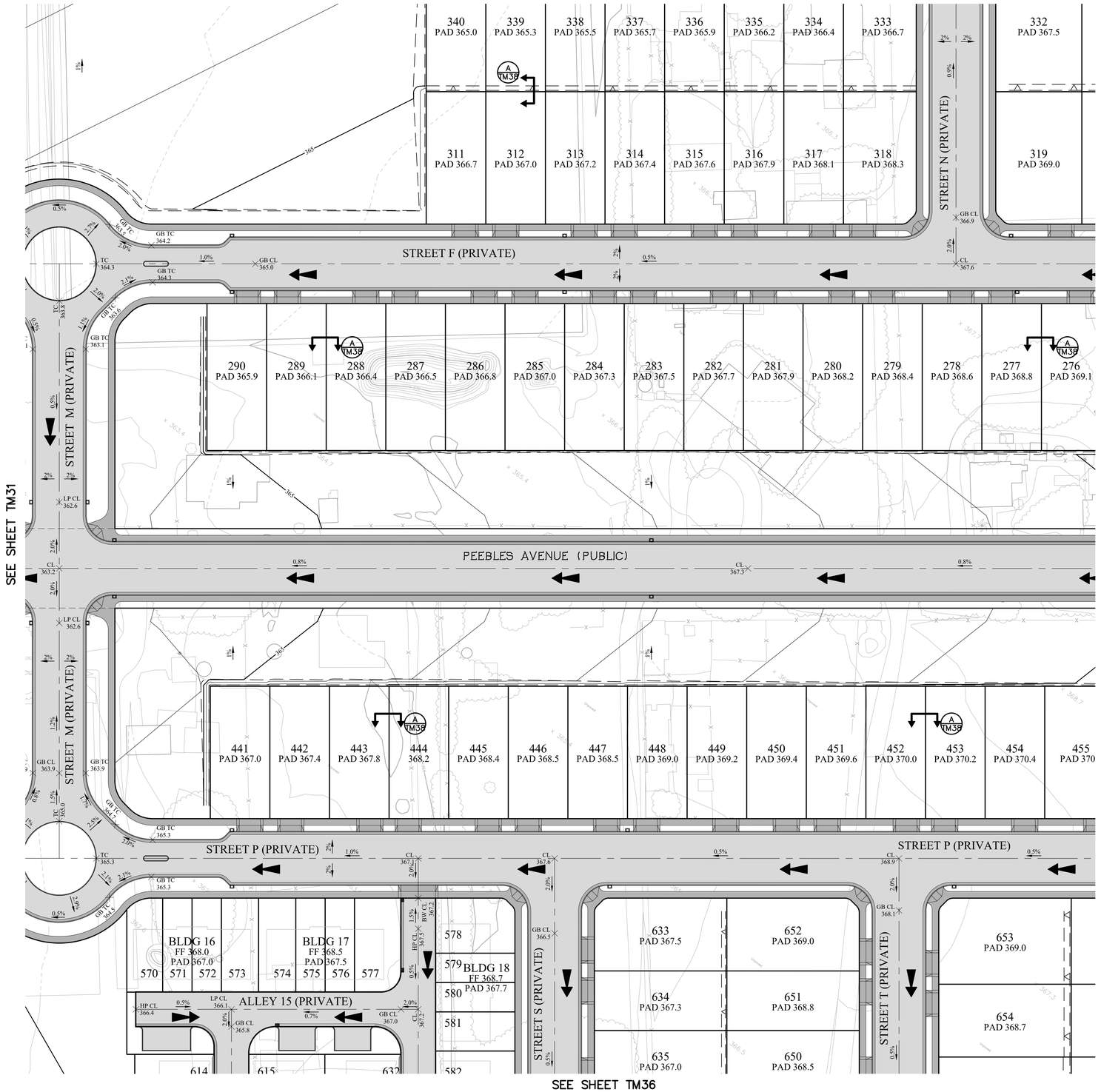
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|---|---|---|---|---|
| | | 1ST SUBMITTAL October 23, 2024 | | |

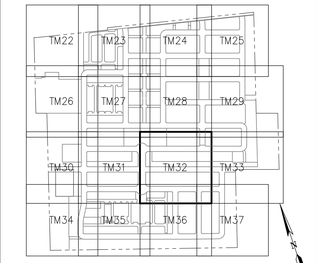
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DATE OCT 23, 2024

SHEET
TM31
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM31 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| 367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

S=( I*L/A)*100 =(1*$\frac{109930}{3835750}$)*100 =2.9%

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

S=( I*L/A)*100 =(1*$\frac{49150}{1869840}$)*100 =2.1%

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| Total/Max | 194,800 | 139,800 | (55,000) | 8.5 | 14.5 |

0 40 80 120

SCALE IN FEET: 1"= 40'

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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

SCALE 1"=40'
DATE OCT 23, 2024

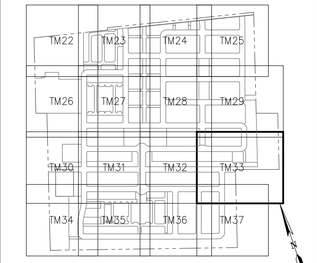
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| | MK | 1ST SUBMITTAL October 23, 2024 | |

SHEET
TM32
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM32 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

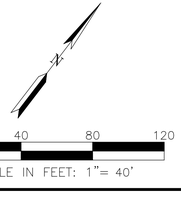
S=( I*L/A)*100 =(1*$\frac{109930}{3839750}$)*100 =2.9%

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

S=( I*L/A)*100 =(1*$\frac{40150}{1869840}$)*100 =2.1%

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| **Total/Max** | **194,800** | **139,800** | **(55,000)** | **8.5** | **14.5** |




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45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

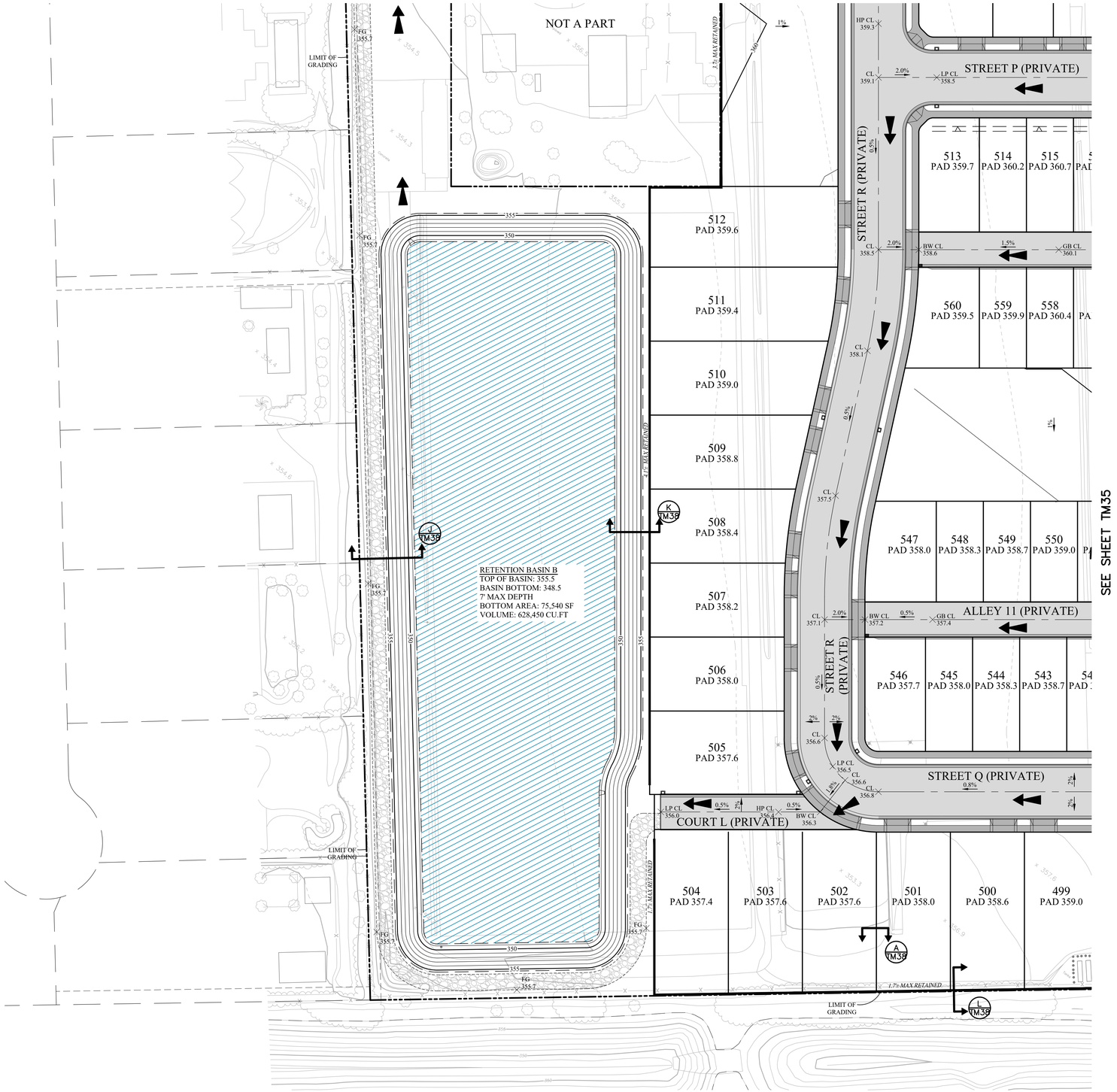
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| | | October 23, 2024 | | |

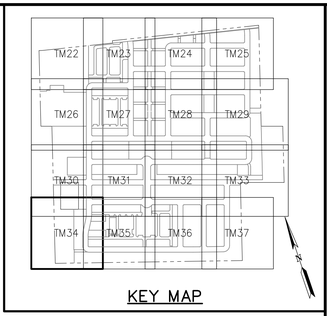
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DATE OCT 23, 2024

SHEET
**TM33**
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM33 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

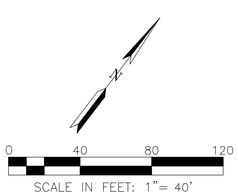
$S=(1*L/A)*100=(1*\frac{109930}{3839750})*100=2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{40150}{1869840})*100=2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
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| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| Total/Max | 194,800 | 139,800 | (55,000) | 8.5 | 14.5 |




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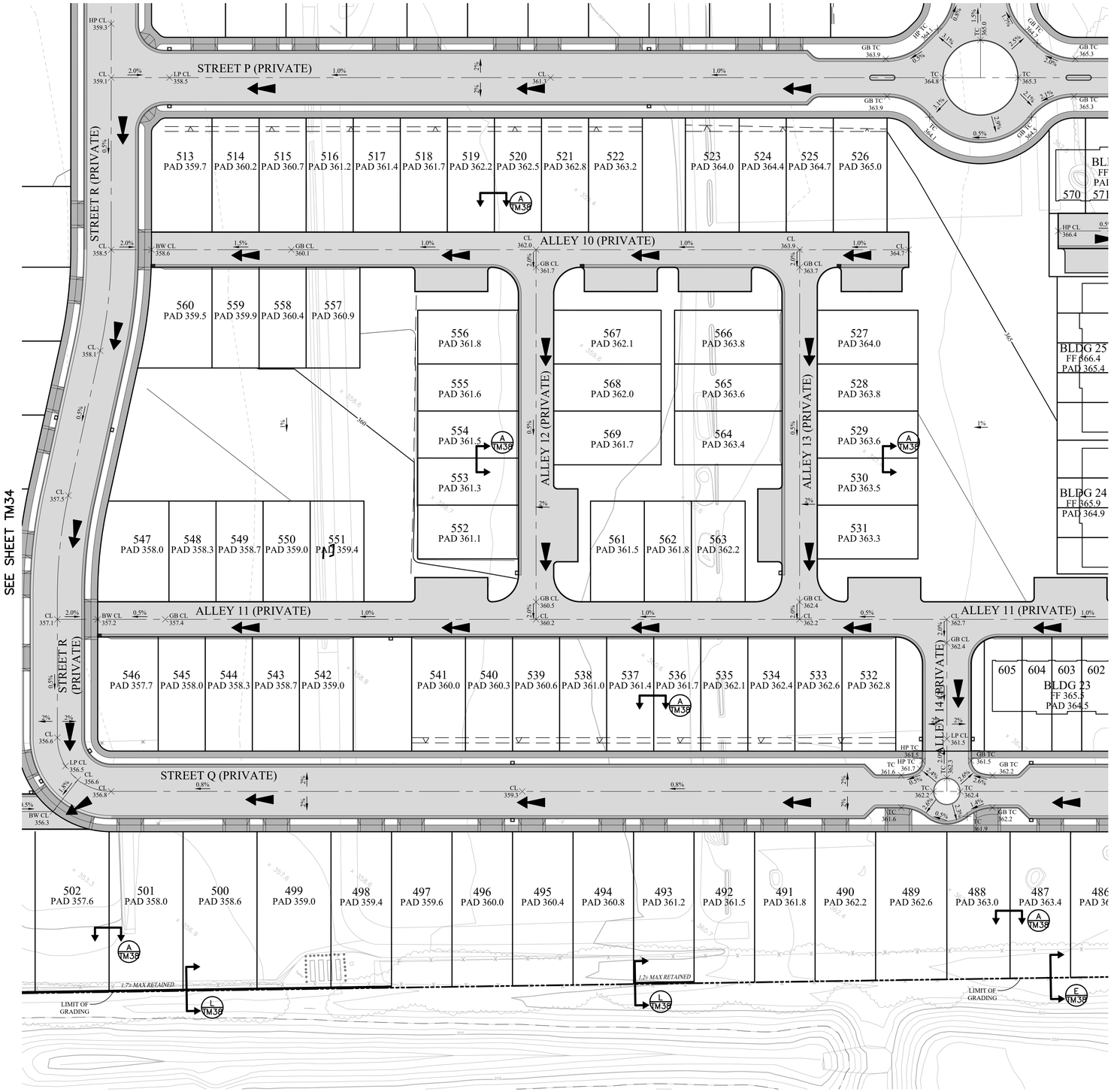
VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

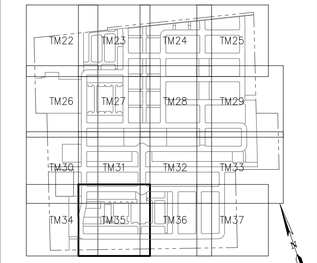
SCALE 1"=40'
DATE OCT 23, 2024

| DATE | BY | CK | SHEET REVISIONS |
|---|---|---|---|
| 1ST SUBMITTAL October 23, 2024 | | | |

SHEET TM34
OF 56 SHEETS
JOB NO. 242016

PLOT DATE: October 23, 2024
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KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

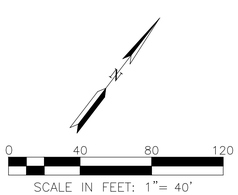
$S=(1*L/A)*100=(1*\frac{109930}{3839750})*100=2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{40150}{1869840})*100=2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| Total/Max | 194,800 | 139,800 | (55,000) | 8.5 | 14.5 |




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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

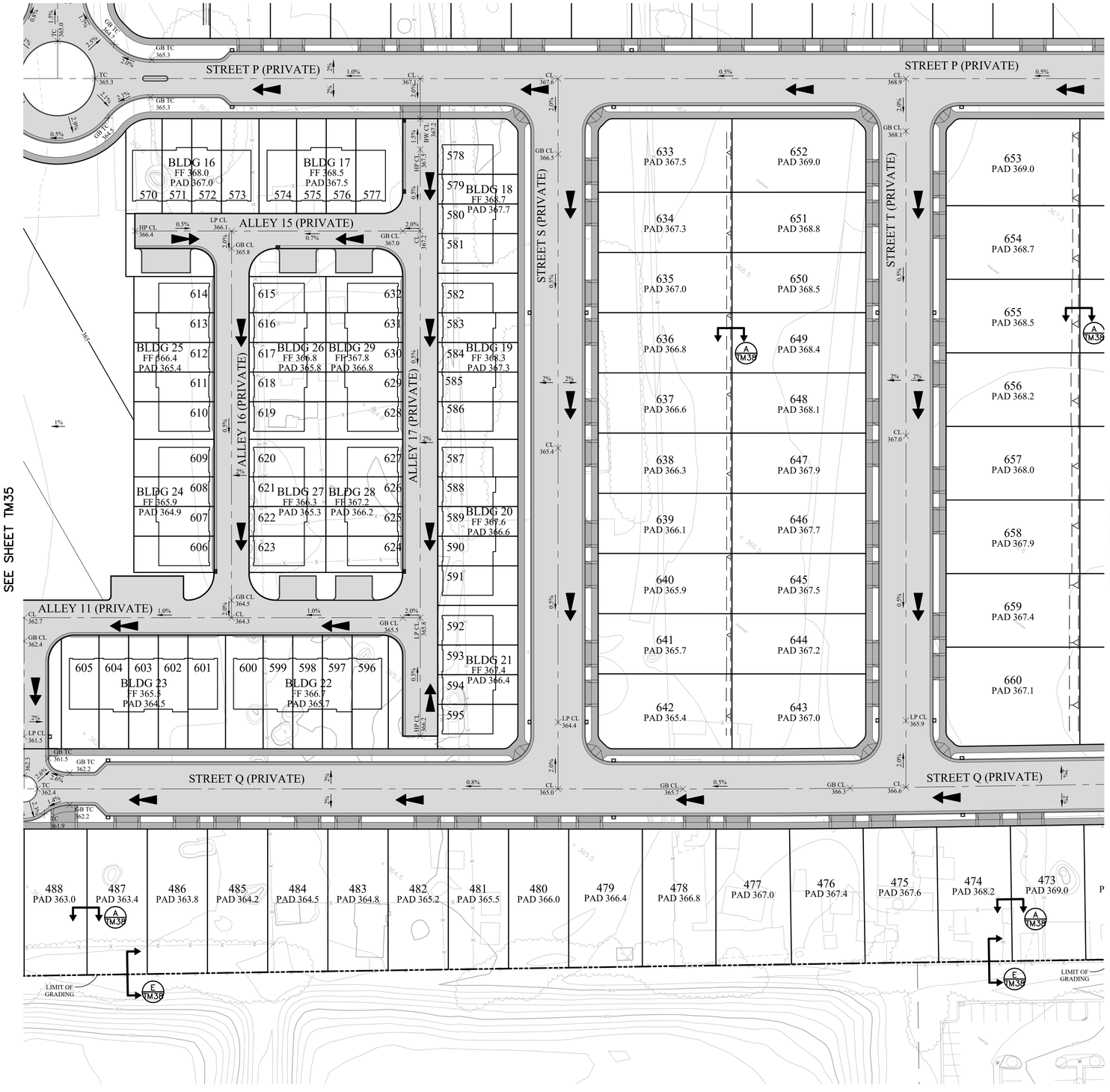
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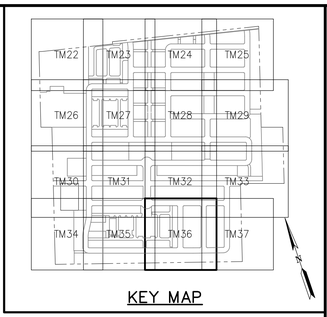
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DATE OCT 23, 2024

SHEET
TM35
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 – Peebles–Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM35 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

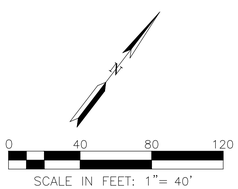
$S=(1*L/A)*100=(1*\frac{109930}{3838750})*100=2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{40150}{1809840})*100=2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
| Building Pads - North of Peebles | 17,300 | 55,100 | 37,800 | 1.6 | 14.5 |
| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - South of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
| Basin Parcel - North of Peebles | 43,300 | 1,100 | (42,200) | 8.5 | 2.7 |
| Basin Parcel - South of Peebles | 20,400 | 4,000 | (16,400) | 6.6 | 1.0 |
| Well Parcel | 0 | 900 | 900 | 0 | 1.2 |
| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
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| Total/Max | 194,800 | 139,800 | (55,000) | 8.5 | 14.5 |




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MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

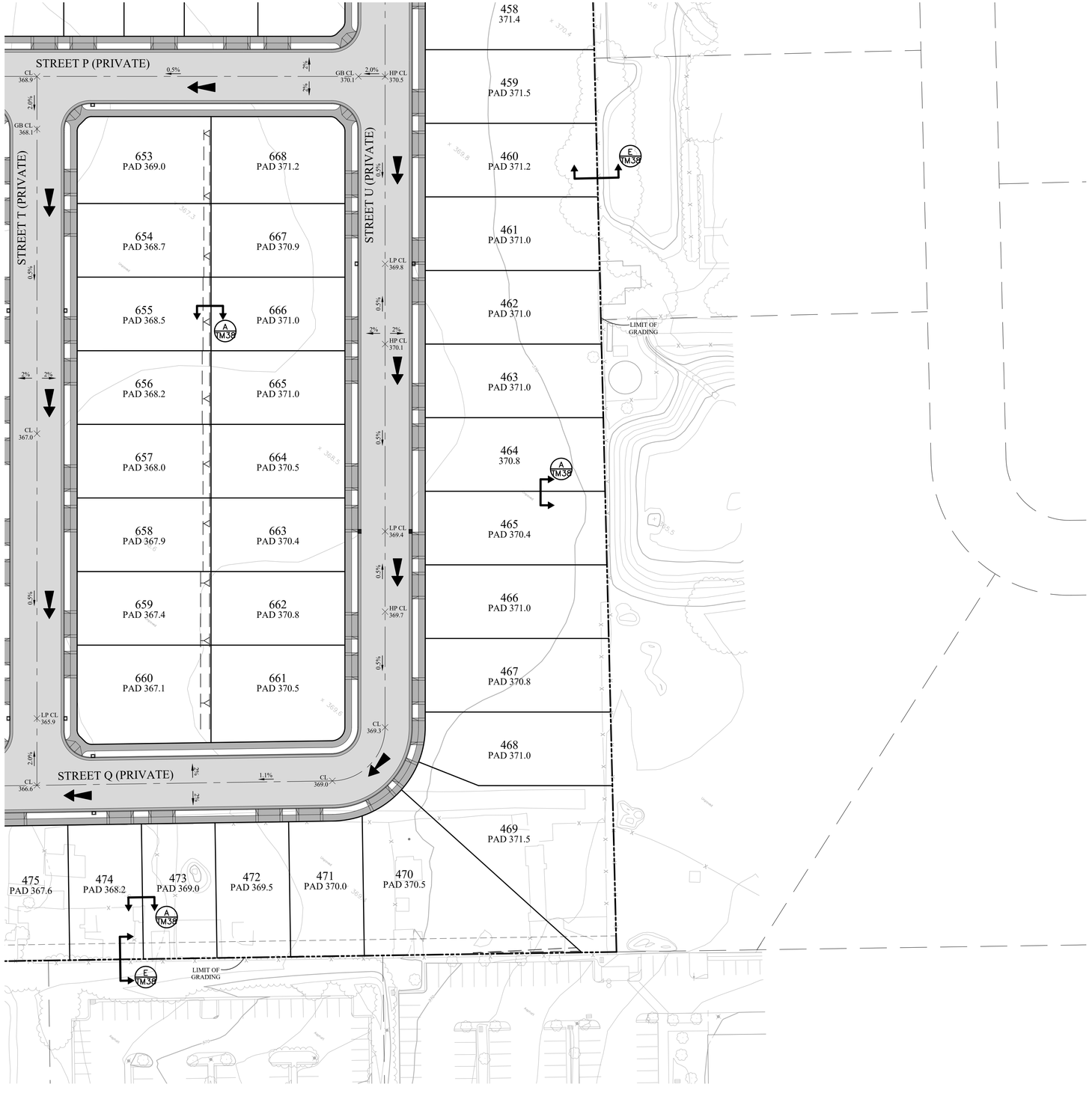
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| 1"=40' | OCT 23, 2024 |

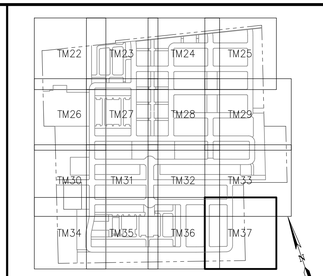
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|---|---|---|---|---|
| | | 1ST SUBMITTAL October 23, 2024 | | |

SHEET
TM36
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM36 PRELIMINARY GRADING PLAN.dwg




KEY MAP

## GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
2. SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

## GRADING LEGEND

| | |
|---|---|
| PAD 369.0 | APPROXIMATE PAD ELEVATION |
| ×367.5 | APPROXIMATE SPOT ELEVATION |
| | SLOPE |
| | RETAINING WALL |
| 1.5% | ANTICIPATED STREET SLOPE |
| | EMERGENCY OVERLAND RELEASE |
| | APPROXIMATE LIMITS OF ROUGH GRADING |
| | PAD LIMIT |
| 350 | EXISTING CONTOUR |
| | PROPOSED MINOR CONTOUR |
| 350 | PROPOSED MAJOR CONTOUR |
| | BASIN |
| | MAINTENANCE ROAD |

NORTH OF PEEBLES - AVERAGE EXISTING SLOPE

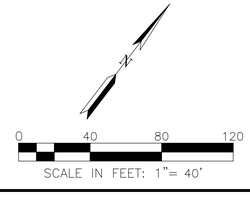
$S=(1*L/A)*100=(1*\frac{109930}{3838750})*100=2.9\%$

SOUTH OF PEEBLES - AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{40150}{1869540})*100=2.1\%$

**Petal Fields - Grading Quantities**

| | Cut ($yd^3$) | Fill ($yd^3$) | Net ($yd^3$) | Max Cut Ht. (ft) | Max Fill Ht. (ft) |
|---|---|---|---|---|---|
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| Building Pads - South of Peebles | 1,800 | 52,800 | 51,000 | 1.3 | 3.9 |
| Streets - North of Peebles | 85,500 | 3,400 | (82,100) | 4.6 | 1.5 |
| Streets - Sourth of Peebles | 22,600 | 4,400 | (18,200) | 3.7 | 0.8 |
| Open Space Parcels | 1,800 | 13,900 | 12,100 | 1.7 | 3.5 |
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| Wastewater Parcel - North of Peebles | 1,400 | 2,100 | 700 | 1.0 | 2.6 |
| Wastewater Parcels - South of Peebles | 700 | 2,100 | 1,400 | 0.5 | 3.6 |
| **Total/Max** | **194,800** | **139,800** | **(55,000)** | **8.5** | **14.5** |




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45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | MK | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | | 1ST SUBMITTAL October 23, 2024 | | |

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DATE OCT 23, 2024

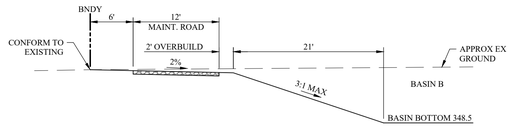
SHEET
**TM37**
OF 56 SHEETS

JOB NO.
242016

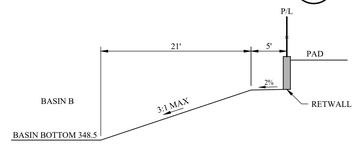
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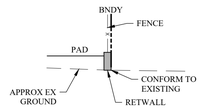

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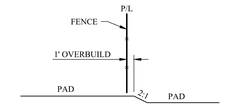

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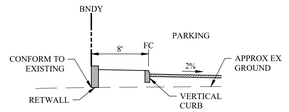

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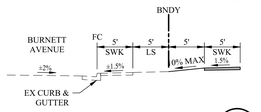

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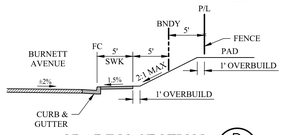

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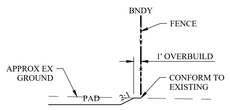

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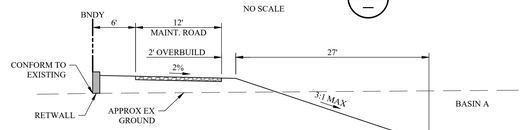

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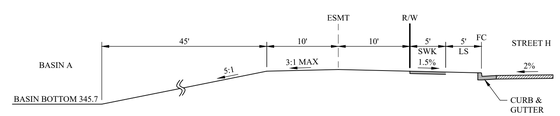

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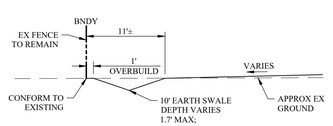

GRADING SECTION E
NO SCALE




GRADING SECTION F
NO SCALE




GRADING SECTION G
NO SCALE




GRADING SECTION H
NO SCALE

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PEEBLES BURNETT
VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY GRADING SECTIONS

PETAL FIELDS
MORGAN HILL, CALIFORNIA

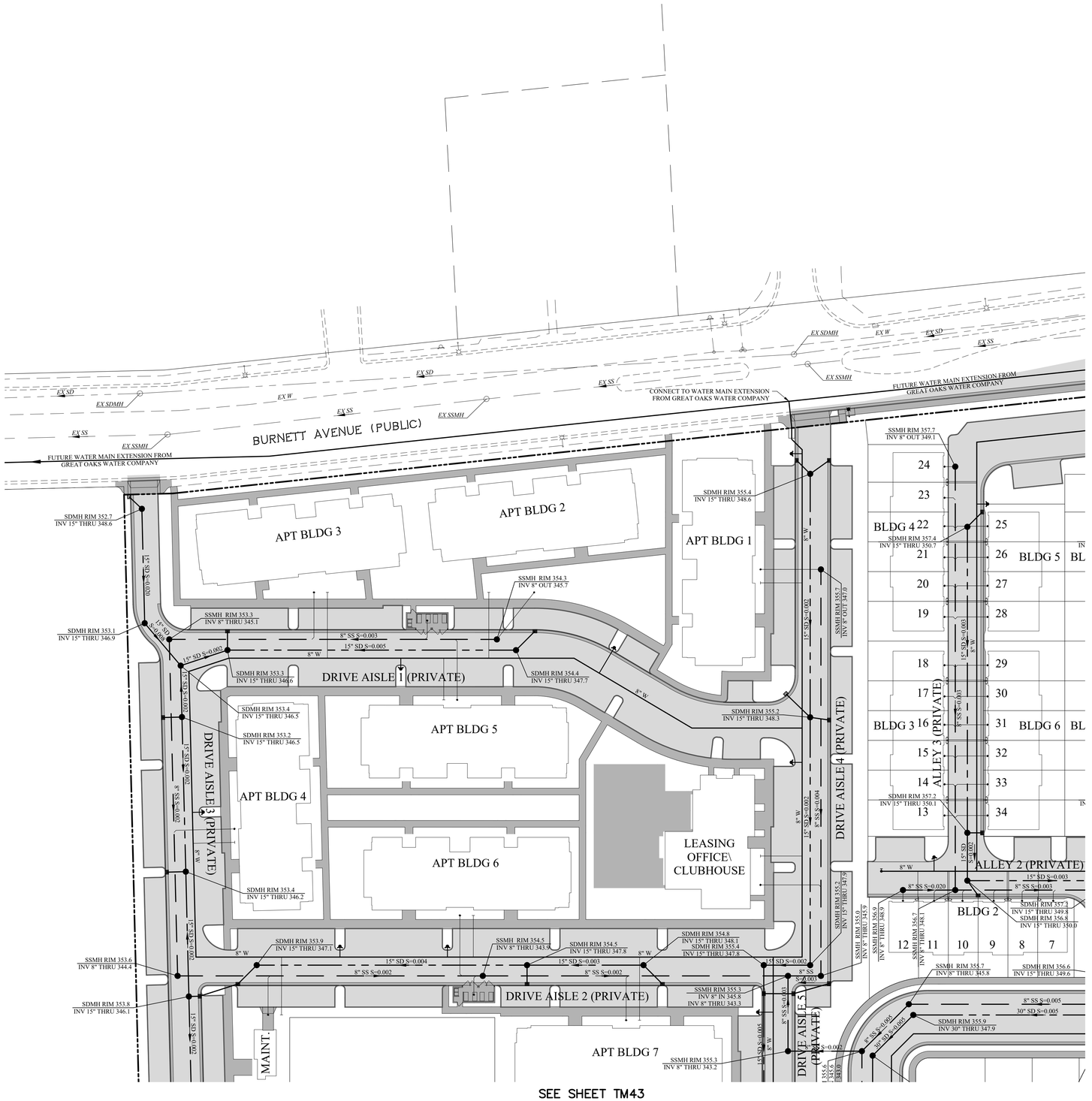
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| | | October 23, 2024 | | |

SCALE NONE
DATE OCT 23, 2024

SHEET
TM38
OF 56 SHEETS

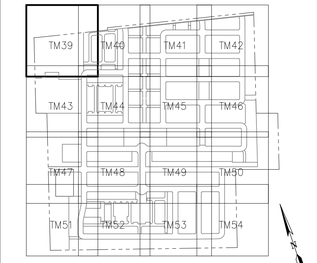
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PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM38 PRELIMINARY GRADING SECTIONS.dwg




SEE SHEET TM40

SEE SHEET TM43




KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

| PROPOSED | | EXISTING |
|---|---|---|
| | STORM DRAIN | |
| | SANITARY SEWER | |
| | WATER | |
| | MANHOLE | |
| | INLET | |
| | FIRE HYDRANT | |
| | BLOWOFF | |
| | WATER SERVICE | |
| | SANITARY SEWER LATERAL | |
| SD | STORM DRAIN | |
| SDMH | STORM DRAIN MANHOLE | |
| SDDI | STORM DRAIN DITCH INLET | |
| SS | SANITARY SEWER | |
| SSMH | SANITARY SEWER MANHOLE | |
| SSLAT | SANITARY SEWER LATERAL | |
| S | SLOPE | |
| INV | INVERT ELEVATION | |
| W | WATER | |
| W-SERV | WATER SERVICE | |

## GENERAL NOTES

1. WATER AT ALL TIMES SHALL MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER UTILITIES.
2. ALL DOMESTIC WATER, SANITARY SEWER, AND STORM DRAIN MAINS SHOWN ARE PROPOSES AS PRIVATELY OWNED AND MAINTAINED.
3. ALL PROPOSED PIPE SIZES, SLOPES, AND ELEVATIONS ON THIS UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
4. ALL EXISTING UTILITIES SHOWN WITHIN BURNETT AVENUE ARE APPROXIMATE IN LOCATION AND THE SIZES ARE UNKNOWN.

0 40 80 120

SCALE IN FEET: 1"= 40'

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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK | SHEET REVISIONS |
|---|---|---|---|
| | MK | | 1ST SUBMITTAL October 23, 2024 |

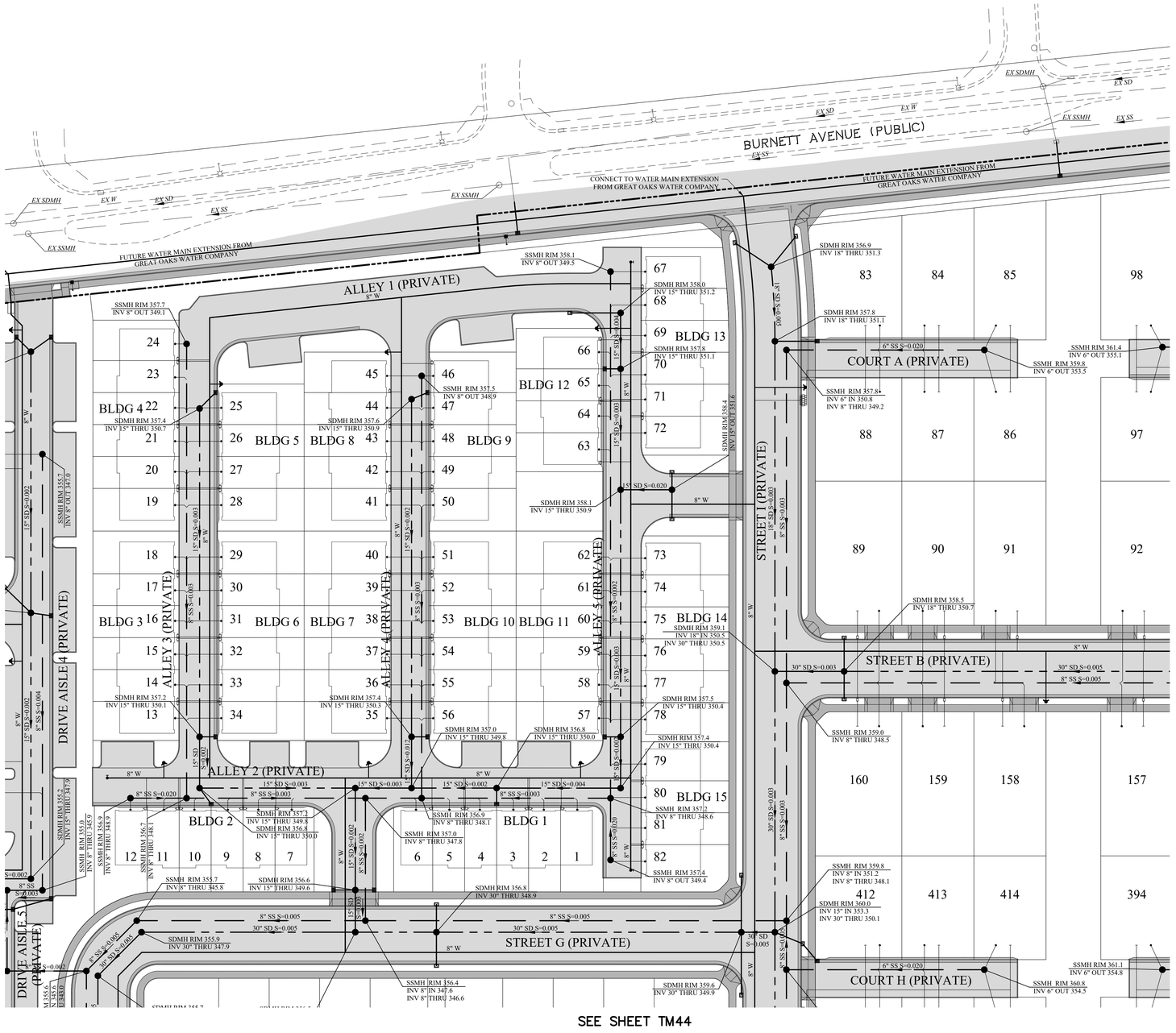
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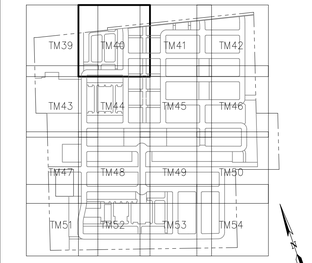
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SHEET TM39 OF 56 SHEETS

JOB NO. 242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM39 PRELIMINARY UTILITIES PLAN.dwg



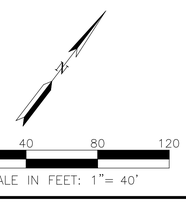

KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

| PROPOSED | | EXISTING |
|---|---|---|
| — — — | STORM DRAIN | — — — |
| ——— | SANITARY SEWER | ——— |
| ——— | WATER | ——— |
| ● | MANHOLE | ○ |
| ▤ | INLET | □ |
| | FIRE HYDRANT | |
| | BLOWOFF | |
| | WATER SERVICE | |
| | SANITARY SEWER LATERAL | |
| SD | STORM DRAIN | |
| SDMH | STORM DRAIN MANHOLE | |
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| SSLAT | SANITARY SEWER LATERAL | |
| S | SLOPE | |
| INV | INVERT ELEVATION | |
| W | WATER | |
| W-SERV | WATER SERVICE | |

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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

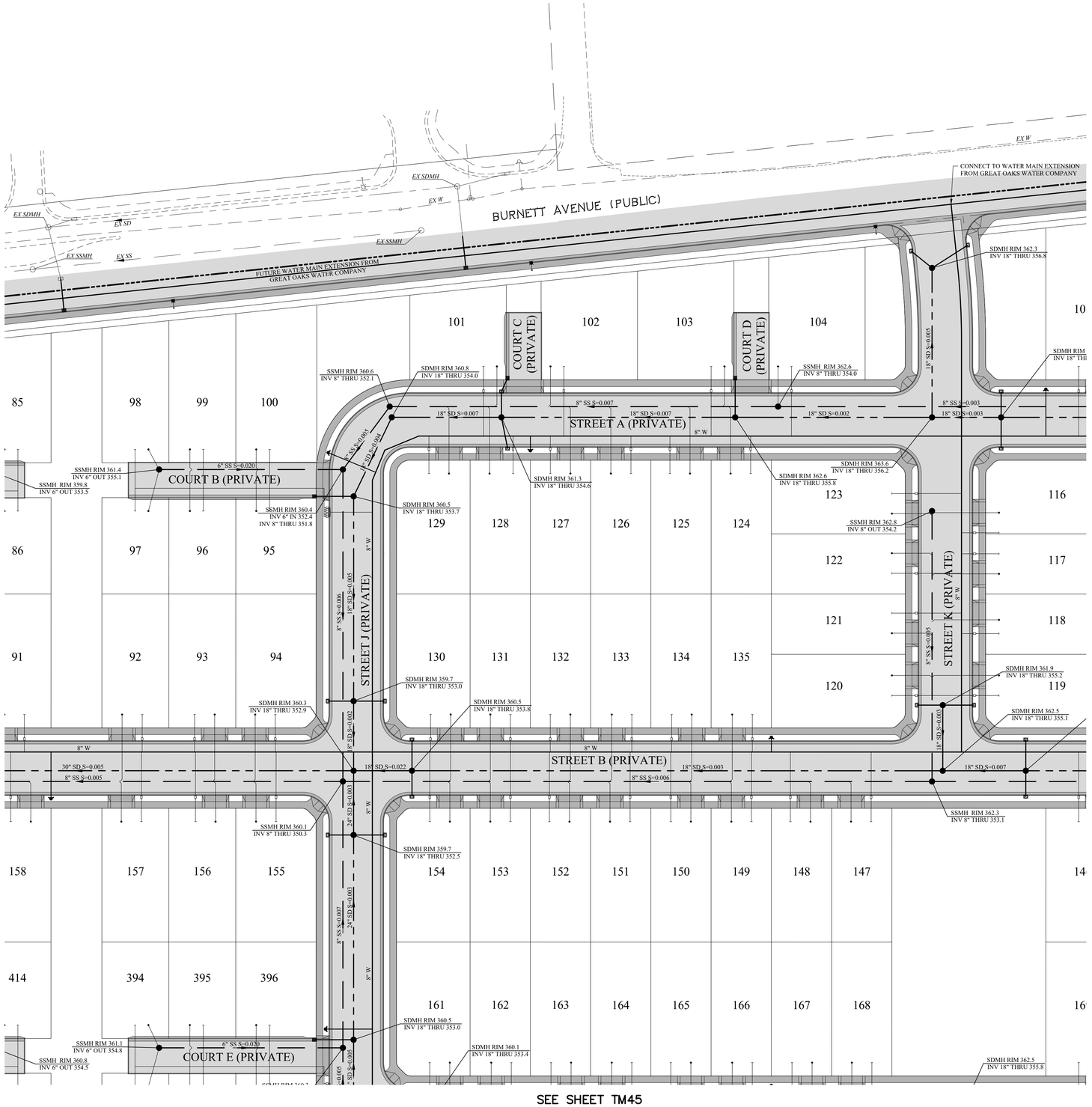
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| October 23, 2024 | | |

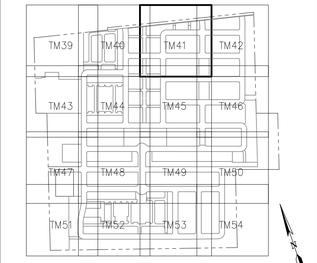
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DATE OCT 23, 2024

SHEET
TM40
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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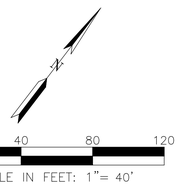

KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

| PROPOSED | | EXISTING |
|---|---|---|
| | STORM DRAIN | |
| | SANITARY SEWER | |
| | WATER | |
| ● | MANHOLE | ○ |
| | INLET | □ |
| | FIRE HYDRANT | |
| | BLOWOFF | |
| | WATER SERVICE | |
| | SANITARY SEWER LATERAL | |
| SD | STORM DRAIN | |
| SDMH | STORM DRAIN MANHOLE | |
| SDDI | STORM DRAIN DITCH INLET | |
| SS | SANITARY SEWER | |
| SSMH | SANITARY SEWER MANHOLE | |
| SSLAT | SANITARY SEWER LATERAL | |
| S | SLOPE | |
| INV | INVERT ELEVATION | |
| W | WATER | |
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## GENERAL NOTES

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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN

PETAL FIELDS
MORGAN HILL, CALIFORNIA

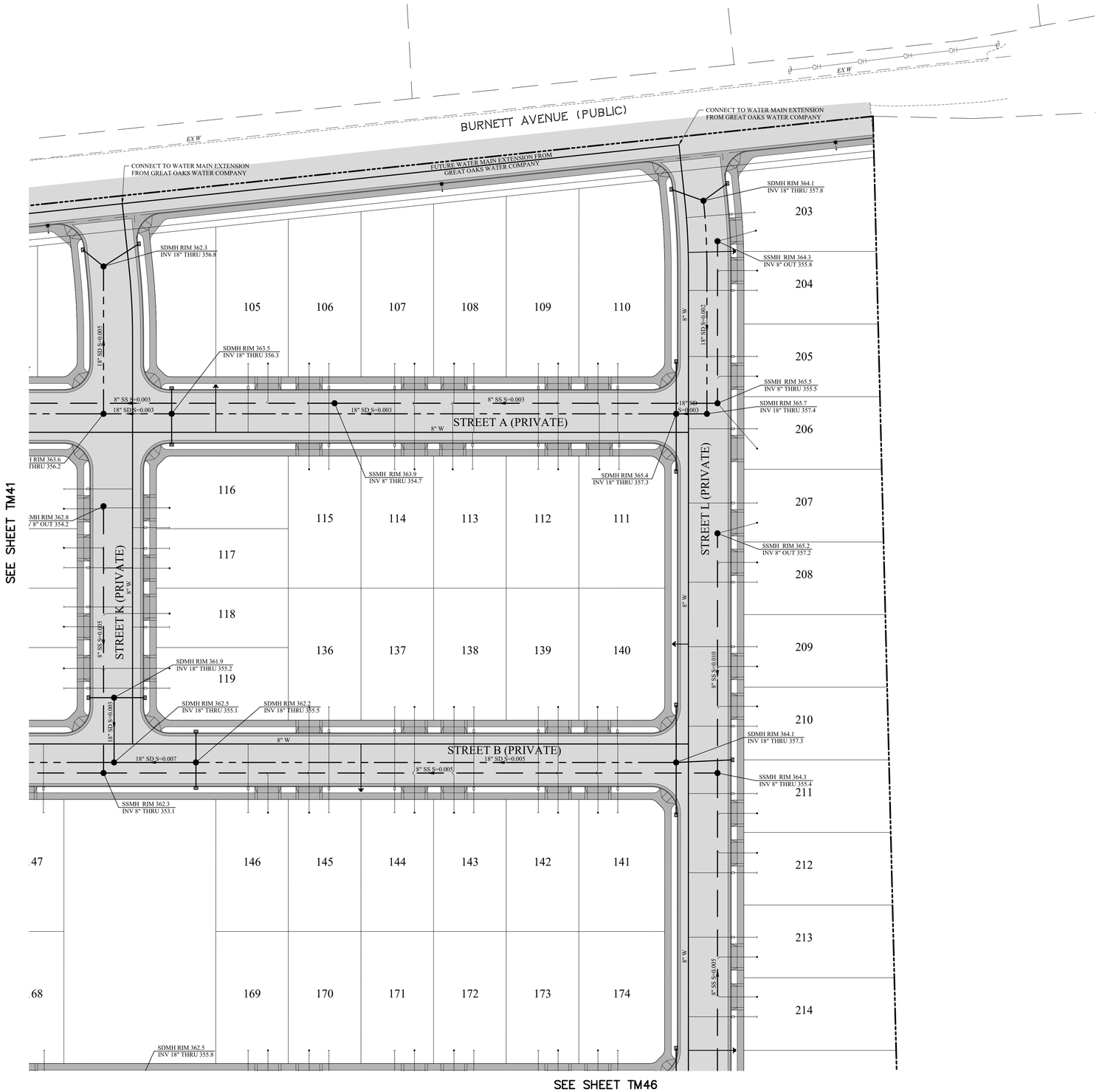
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SCALE 1"=40'
DATE OCT 23, 2024

SHEET
TM41
OF 56 SHEETS

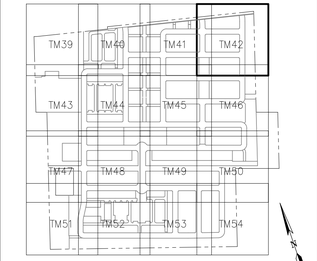
JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 - Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM41 PRELIMINARY UTILITIES PLAN.dwg




SEE SHEET TM41

SEE SHEET TM46



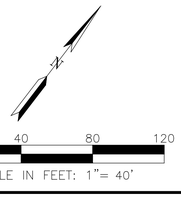

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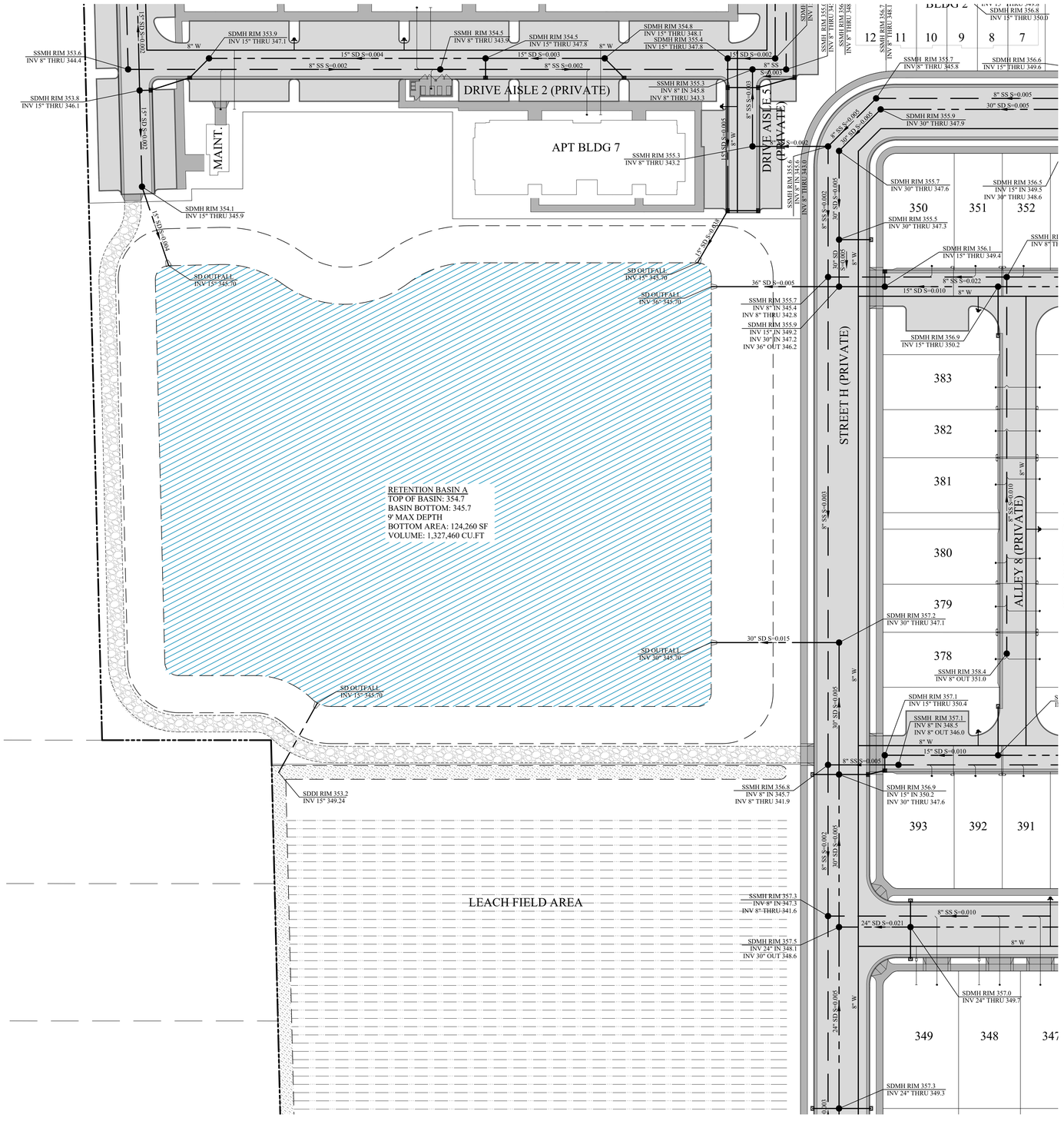
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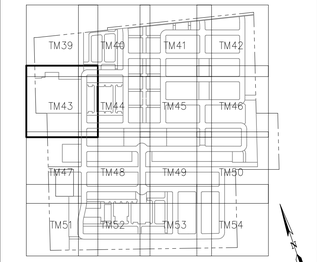
SCALE 1" =40'
DATE OCT 23, 2024

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TM42
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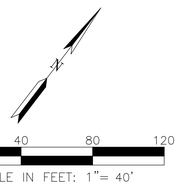

KEY MAP

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| | SANITARY SEWER | |
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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | SCALE | DATE |
|---|---|---|---|
| | CK | 1" =40' | OCT 23, 2024 |

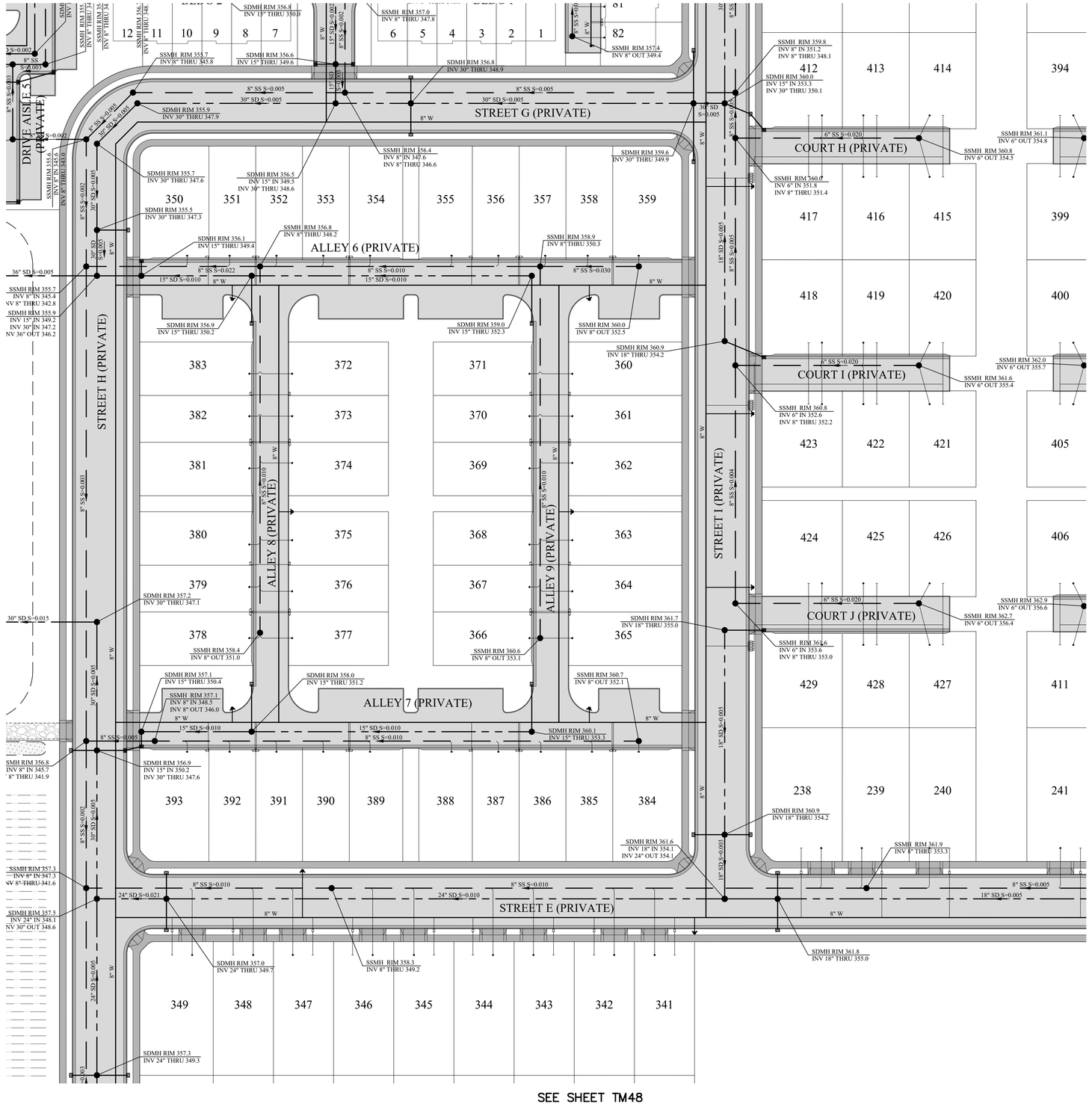
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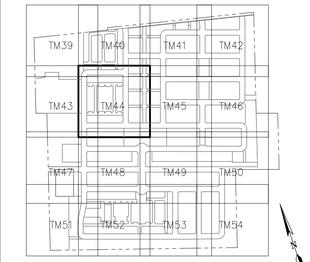
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OF 56 SHEETS

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KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

| PROPOSED | | EXISTING |
|---|---|---|
| | STORM DRAIN | |
| | SANITARY SEWER | |
| | WATER | |
| ● | MANHOLE | ○ |
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N

0 40 80 120

SCALE IN FEET: 1"= 40'

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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | MK | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | | 1ST SUBMITTAL October 23, 2024 | | |

SCALE 1"=40'
DATE OCT 23, 2024

SHEET
TM44
OF 56 SHEETS

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242016

PLOT DATE: October 23, 2024
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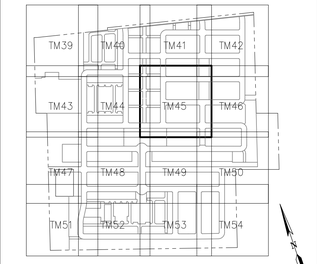
SEE SHEET TM41

SEE SHEET TM44

SEE SHEET TM46

SEE SHEET TM49



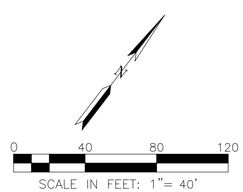

KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

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|---|---|---|
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| | SANITARY SEWER | |
| | WATER | |
| ● | MANHOLE | ○ |
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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK | SHEET REVISIONS |
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| | | | October 23, 2024 |

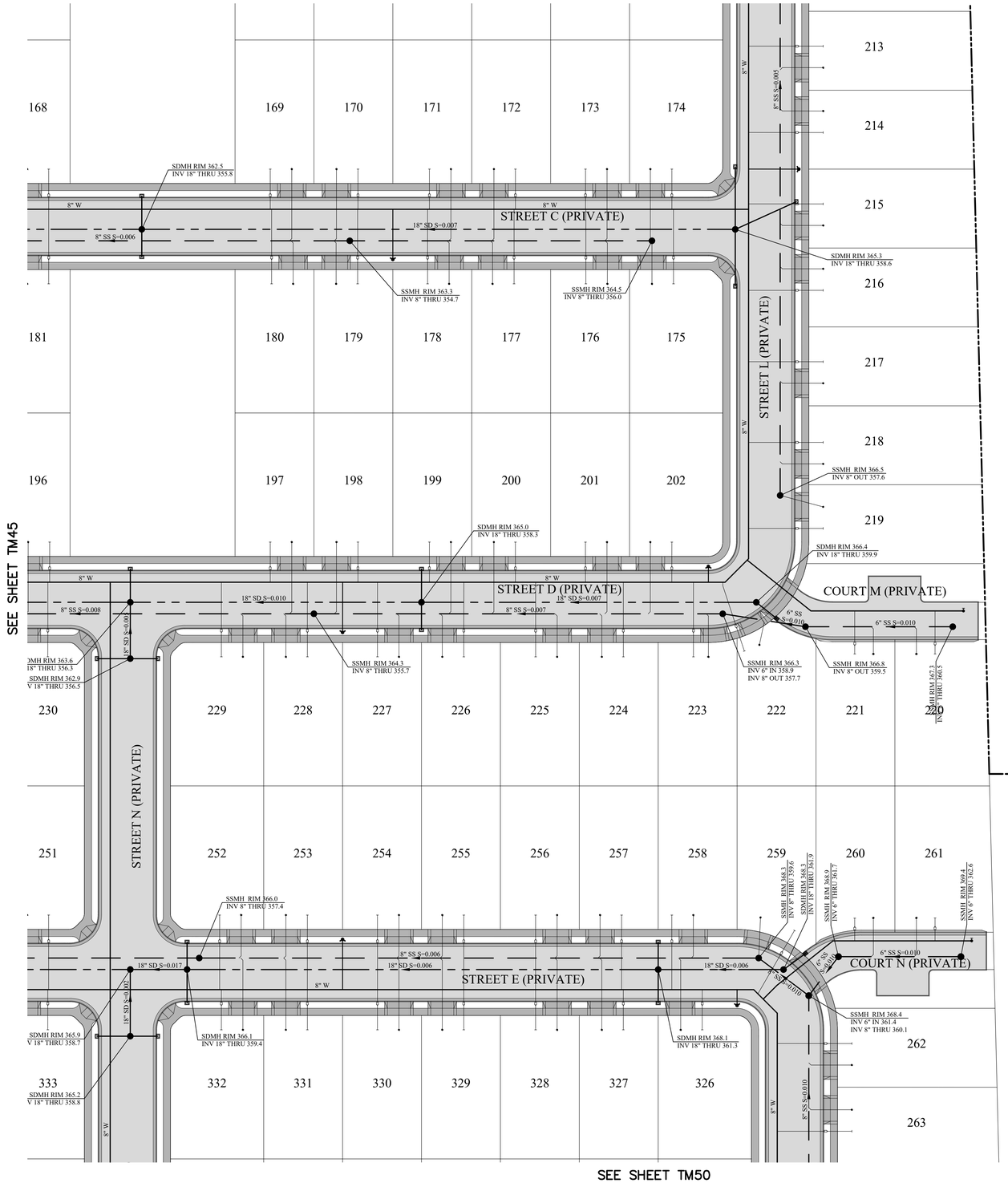
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SHEET
TM45
OF 56 SHEETS

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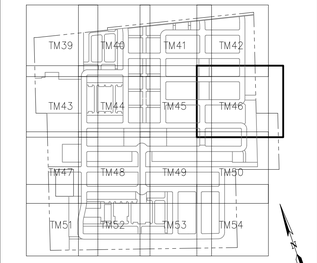
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SEE SHEET TM42




SEE SHEET TM45

SEE SHEET TM50



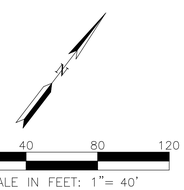

KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

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|---|---|---|
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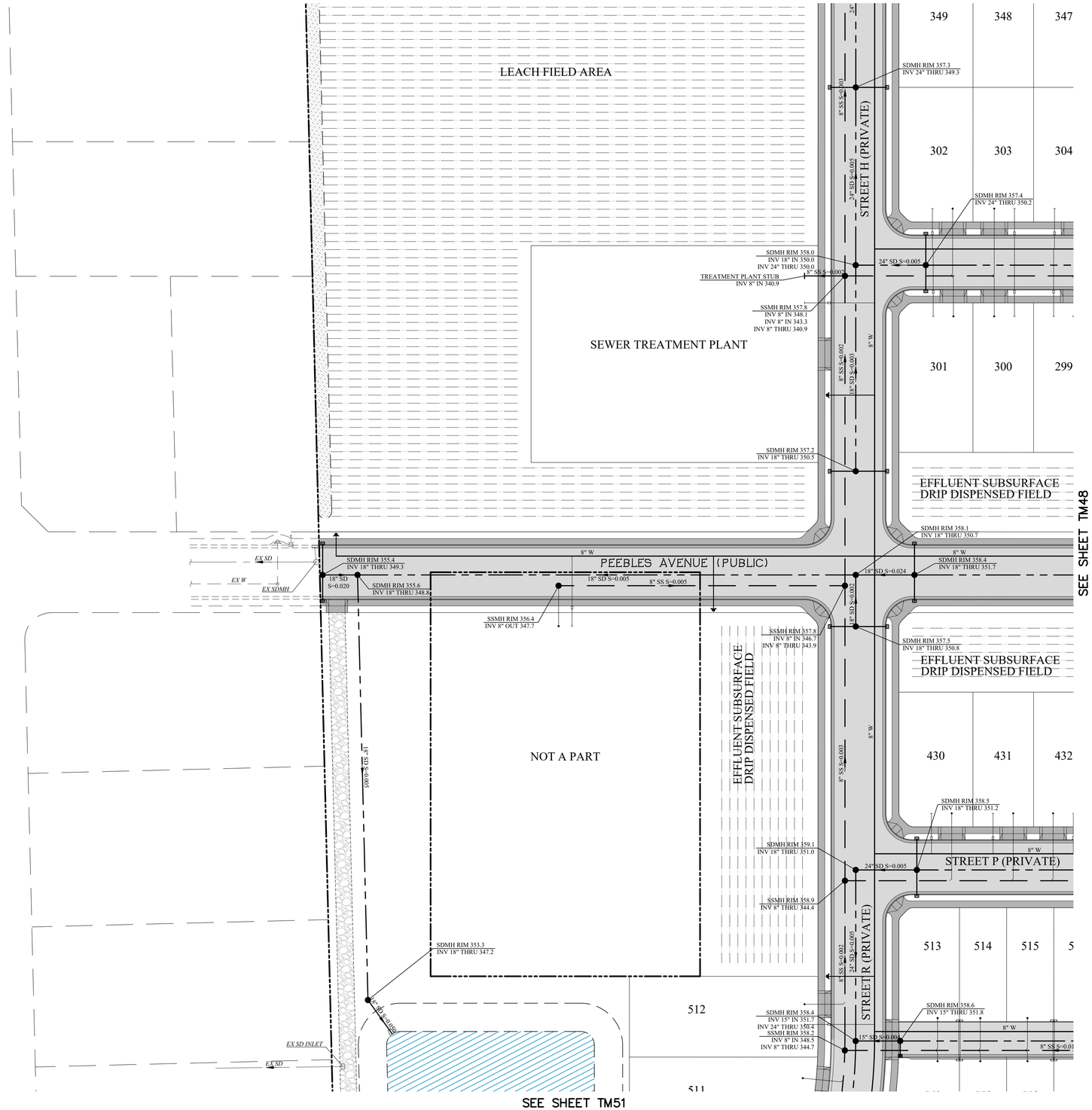
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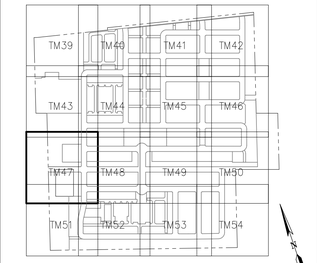
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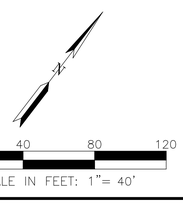

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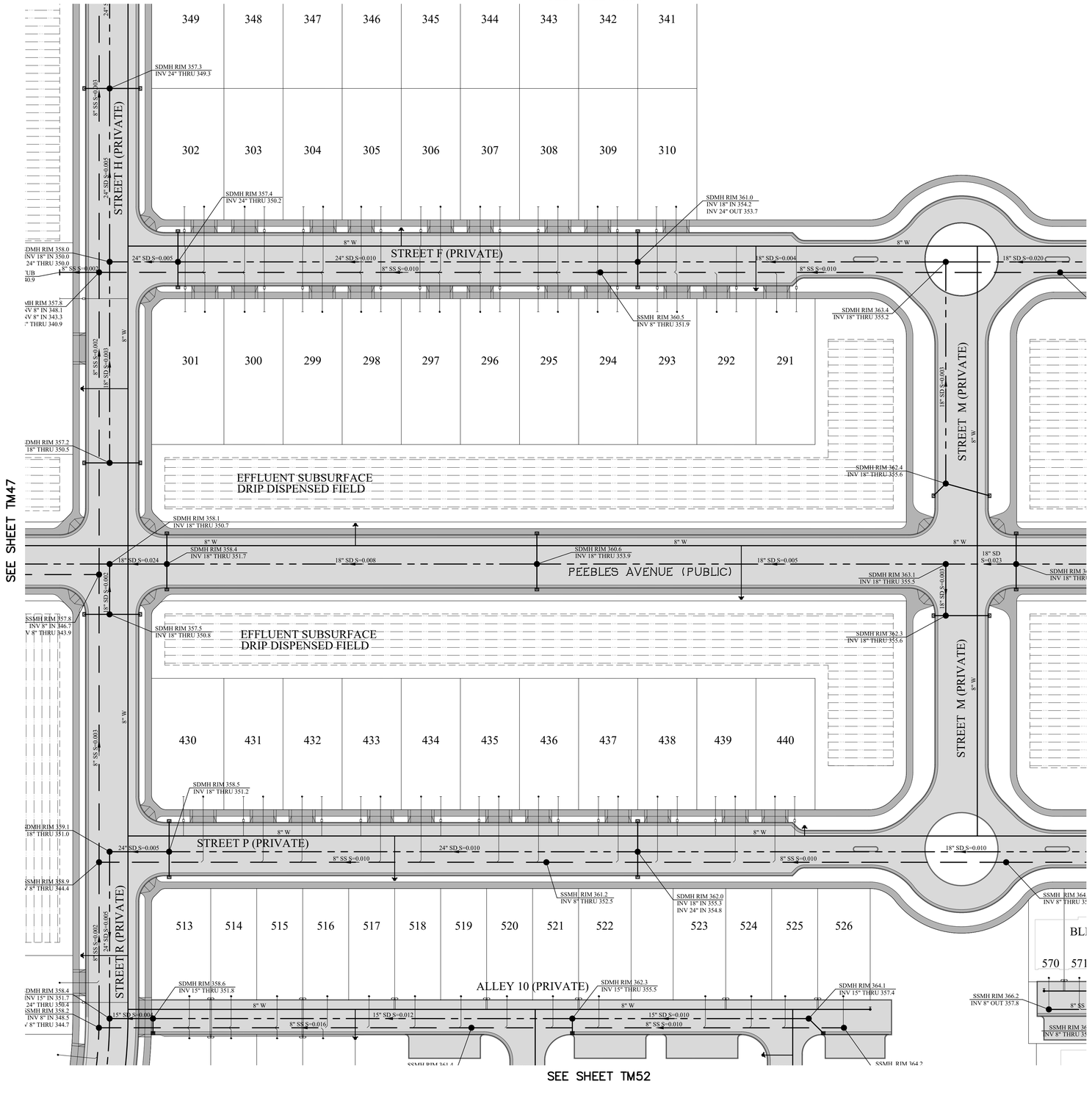
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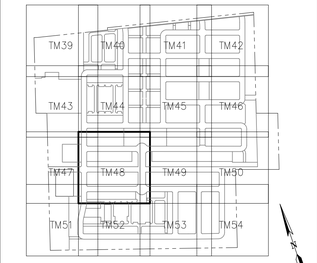
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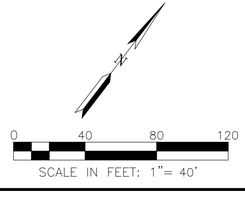

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| W-SERV | WATER SERVICE | |

## GENERAL NOTES

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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

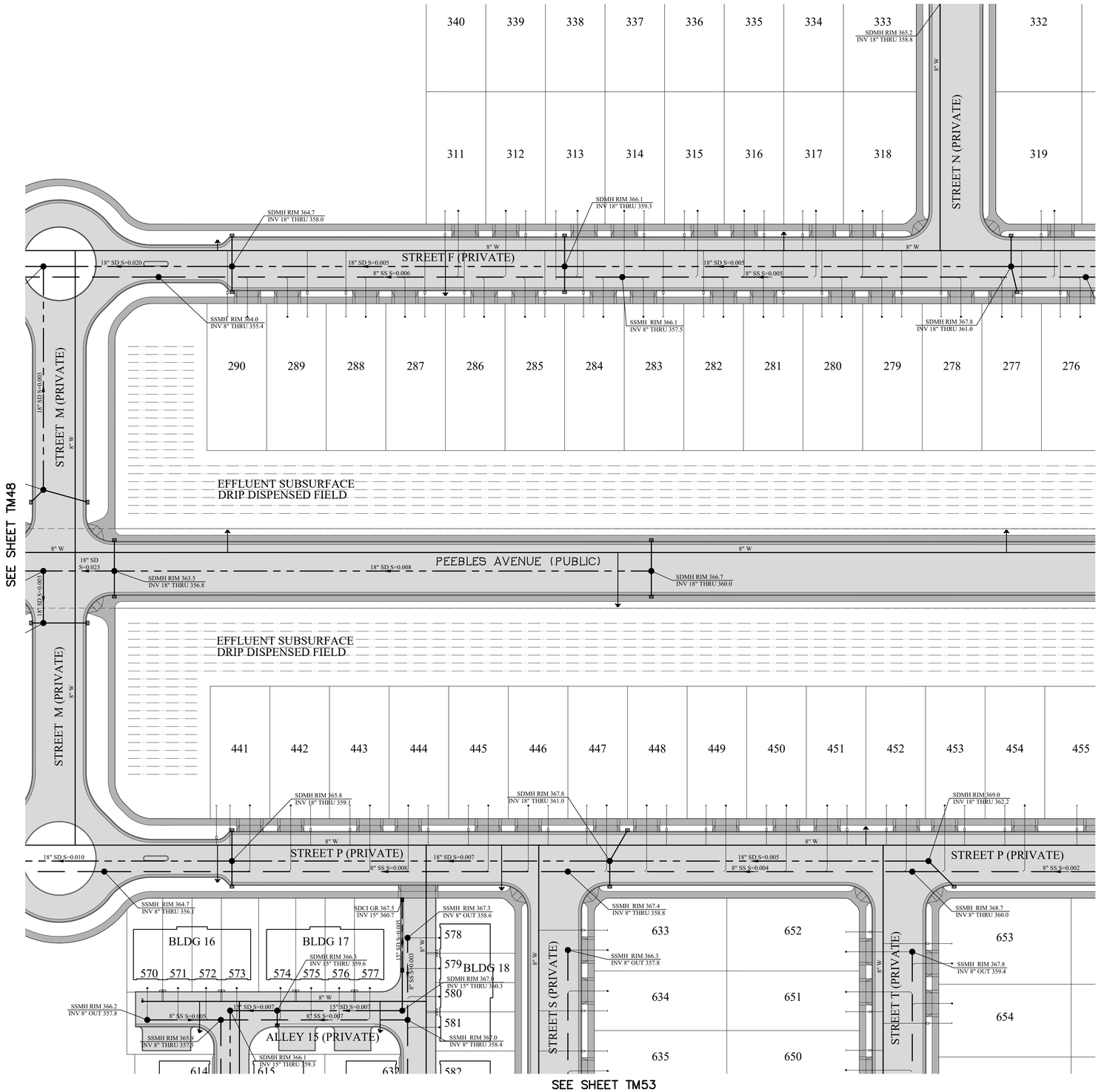
VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

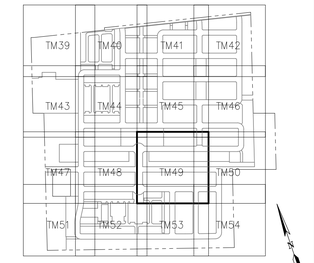
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SHEET
**TM48**
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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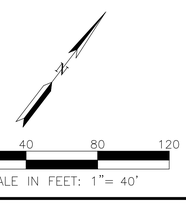

KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

| PROPOSED | | EXISTING |
|---|---|---|
| | STORM DRAIN | |
| | SANITARY SEWER | |
| | WATER | |
| ● | MANHOLE | ○ |
| ▤ | INLET | □ |
| | FIRE HYDRANT | |
| | BLOWOFF | |
| | WATER SERVICE | |
| | SANITARY SEWER LATERAL | |
| SD | STORM DRAIN | |
| SDMH | STORM DRAIN MANHOLE | |
| SDDI | STORM DRAIN DITCH INLET | |
| SS | SANITARY SEWER | |
| SSMH | SANITARY SEWER MANHOLE | |
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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK |
|---|---|---|
| MK | | |

SHEET REVISIONS

1ST SUBMITTAL
October 23, 2024

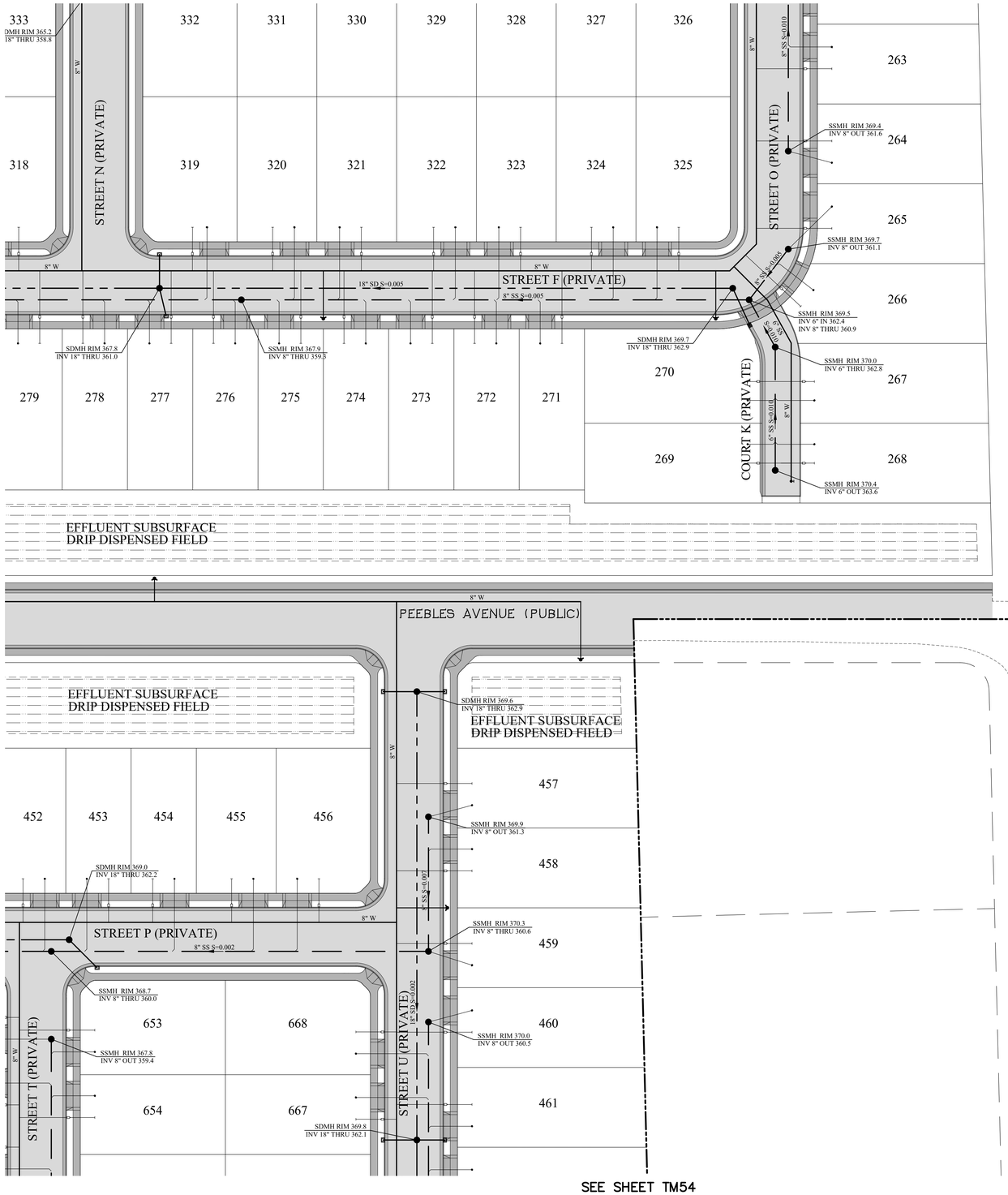
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DATE OCT 23, 2024

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TM49
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
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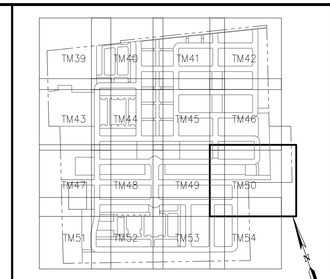
SEE SHEET TM46




SEE SHEET TM49




SEE SHEET TM54



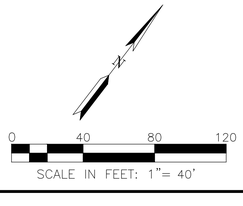

KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

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|---|---|---|
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| | SANITARY SEWER | |
| | WATER | |
| ● | MANHOLE | ○ |
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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN

PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | SHEET REVISIONS | BY | CK |
|---|---|---|---|---|
| | MK | 1ST SUBMITTAL | | |
| | | October 23, 2024 | | |

SCALE 1"=40'
DATE OCT 23, 2024

SHEET
**TM50**
OF 56 SHEETS

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SEE SHEET TM47

NOT A PART

EFFLUENT SUBSURFACE DRIP DISPENSED FIELD

SDMH RIM 359.1
INV 18" THRU 351.0

SSMH RIM 358.9
INV 8" THRU 344.4

SDMH RIM 358.5
INV 18" THRU 351.2

8" W

STREET P (PRIVATE)

24" SD S=0.005

SDMH RIM 353.3
INV 18" THRU 347.2

18" SD S=0.004

EX SD INLET

EX SD

8" SS S=0.002

24" SD S=0.005

STREET R (PRIVATE)

513 514 515

SDMH RIM 358.6
INV 15" THRU 351.8

8" W

8" SS S=0.0

512

SDMH RIM 358.4
INV 15" IN 351.7
INV 24" THRU 350.4
SSMH RIM 358.2
INV 8" IN 348.5
INV 8" THRU 344.7

15" SD S=0.004

560 559 558

511

510

24" SD S=0.005

8" W

509

6" SS S=0.103

24" SD S=0.005

SDMH RIM 357.8
INV 24" THRU 349.7

SEE SHEET TM52

508

SDMH RIM 357.0
INV 15" IN 350.3
INV 24" IN 349.0
INV 30" OUT 348.5

547 548 549 550

507

STREET R (PRIVATE)

SDMH RIM 357.2
INV 15" THRU 350.4

ALLEY 11 (PRIVATE)

8" W

15" SD S=0.004

15" SD S=0.009

RETENTION BASIN B
TOP OF BASIN: 355.5
BASIN BOTTOM: 348.5
7 MAX DEPTH
BOTTOM AREA: 75,540 SF
VOLUME: 628,450 CU.FT

SSMH RIM 356.8
INV 8" IN 346.6
INV 8" THRU 345.4

506

546 545 544 543 54

8" W

8" SS S=0.002

30" SD S=0.005

SDMH RIM 356.5
INV 30" IN 347.9
INV 30" IN 349.3
INV 36" OUT 347.7

SDMH RIM 356.7
INV 30" THRU 349.4

SSMH RIM 356.3
INV 8" THRU 345.7

505

SDCI GR 355.9
INV 36" 347.0

SDCI GR 356.7
INV 36" 347.6
SDCI GR 356.7
INV 36" 347.6

15" SD S=0.009

8" W

COURT L (PRIVATE)
36" SD S=0.005

36" SD S=0.028

STREET Q (PRIVATE)

SD OUTFALL
INV 36" 345.70

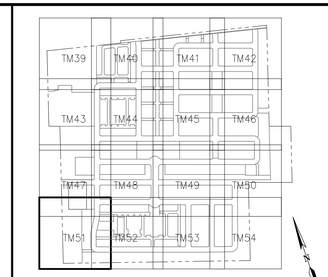
6" SS S=0.020

SSMH RIM 356.3
INV 6" OUT 350.0

SSMH RIM 356.4
INV 6" THRU 348.2

SSMH RIM 356.5
INV 6" IN 347.7
INV 8" THRU 345.8

504 503 502 501 500 499




KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

| PROPOSED | | EXISTING |
|---|---|---|
| | STORM DRAIN | |
| | SANITARY SEWER | |
| | WATER | |
| ● | MANHOLE | ○ |
| | INLET | □ |
| | FIRE HYDRANT | |
| | BLOWOFF | |
| | WATER SERVICE | |
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0 40 80 120

SCALE IN FEET: 1"= 40'

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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

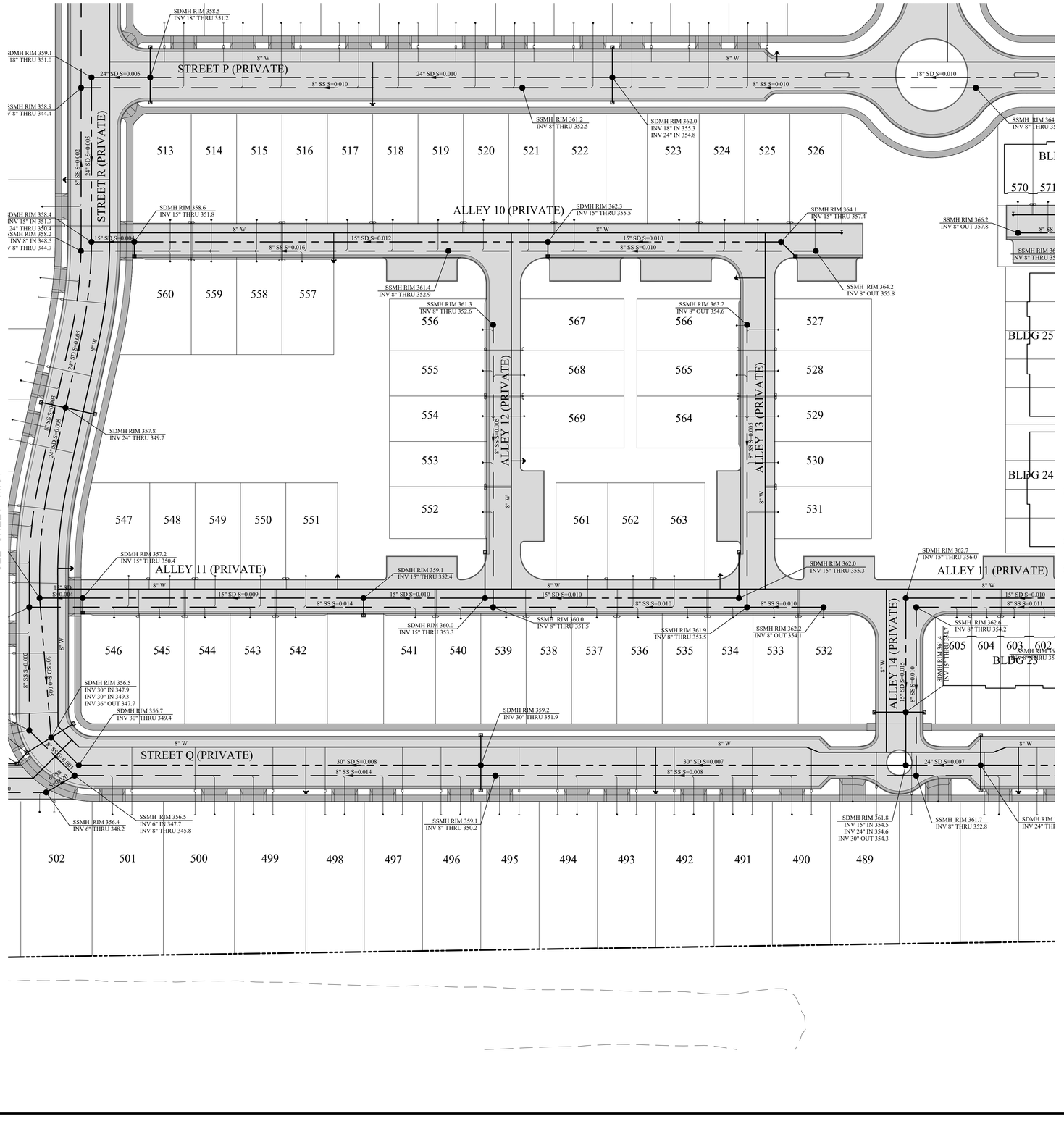
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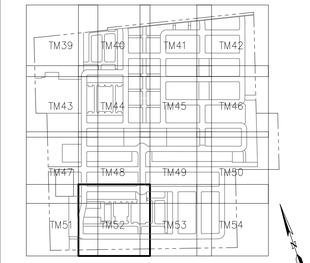
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SHEET
TM51
OF 56 SHEETS

JOB NO.
242016

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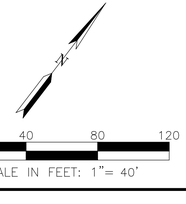

KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

| PROPOSED | | EXISTING |
|---|---|---|
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| | SANITARY SEWER | |
| | WATER | |
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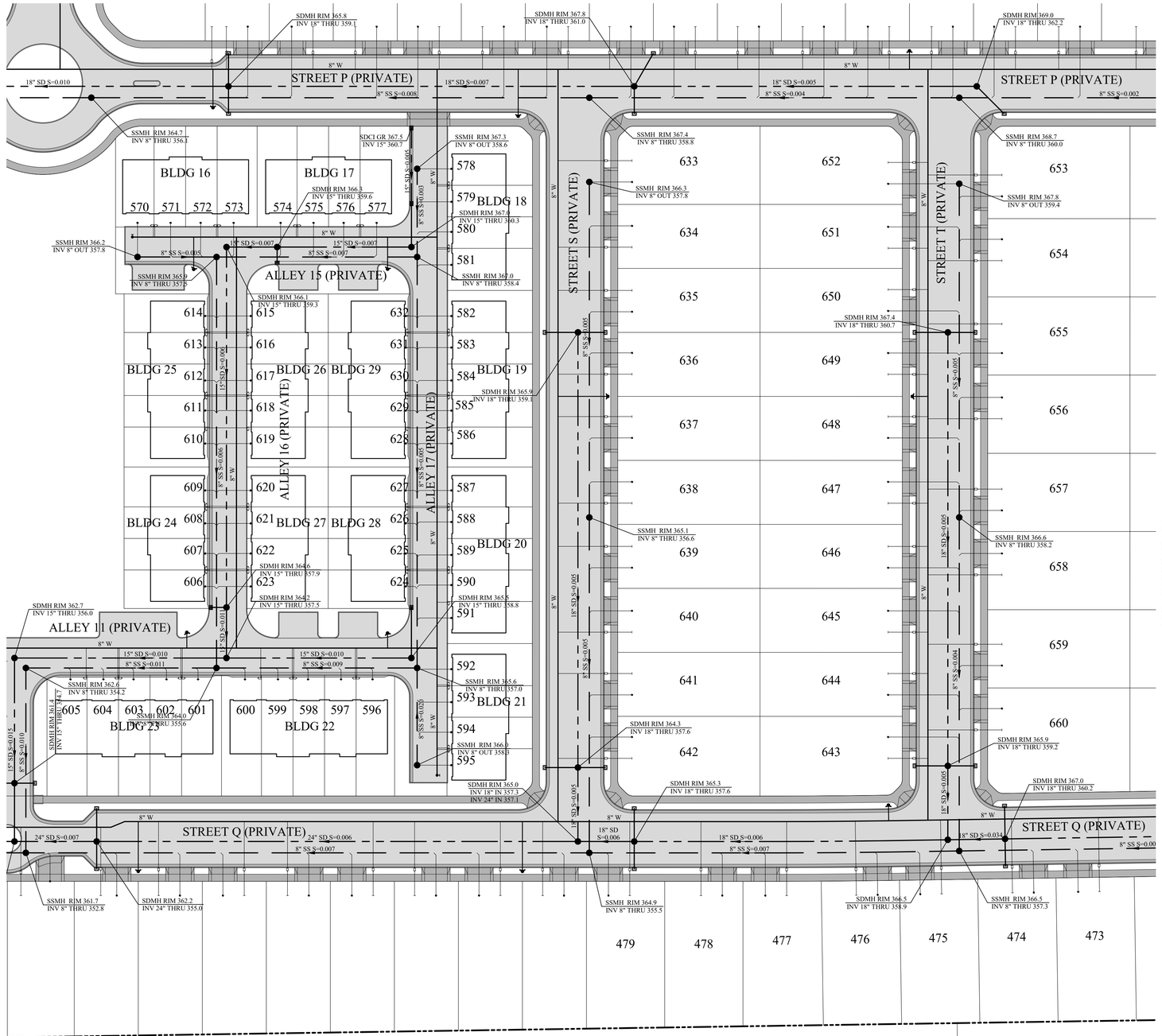
VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

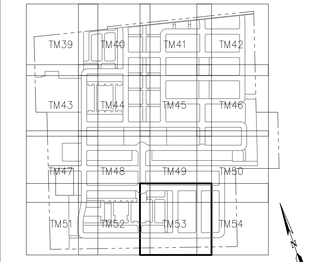
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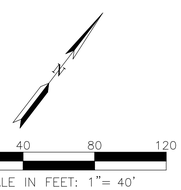

KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

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|---|---|---|
| | STORM DRAIN | |
| | SANITARY SEWER | |
| | WATER | |
| ● | MANHOLE | ○ |
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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

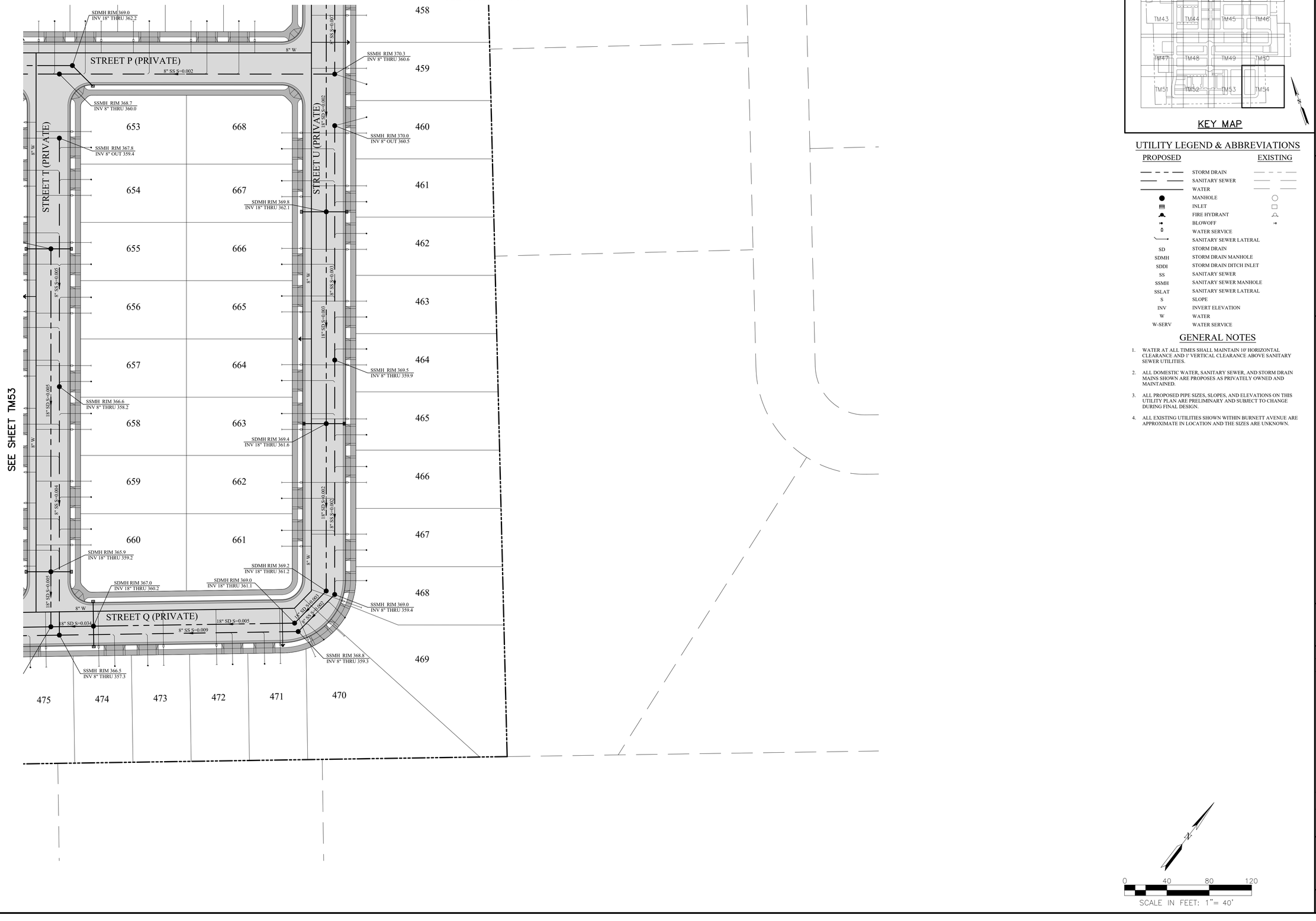
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| | | 1ST SUBMITTAL | | |
| | | October 23, 2024 | | |

SCALE 1"=40'
DATE OCT 23, 2024

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KEY MAP

## UTILITY LEGEND & ABBREVIATIONS

| PROPOSED | | EXISTING |
|---|---|---|
| | STORM DRAIN | |
| | SANITARY SEWER | |
| | WATER | |
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VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

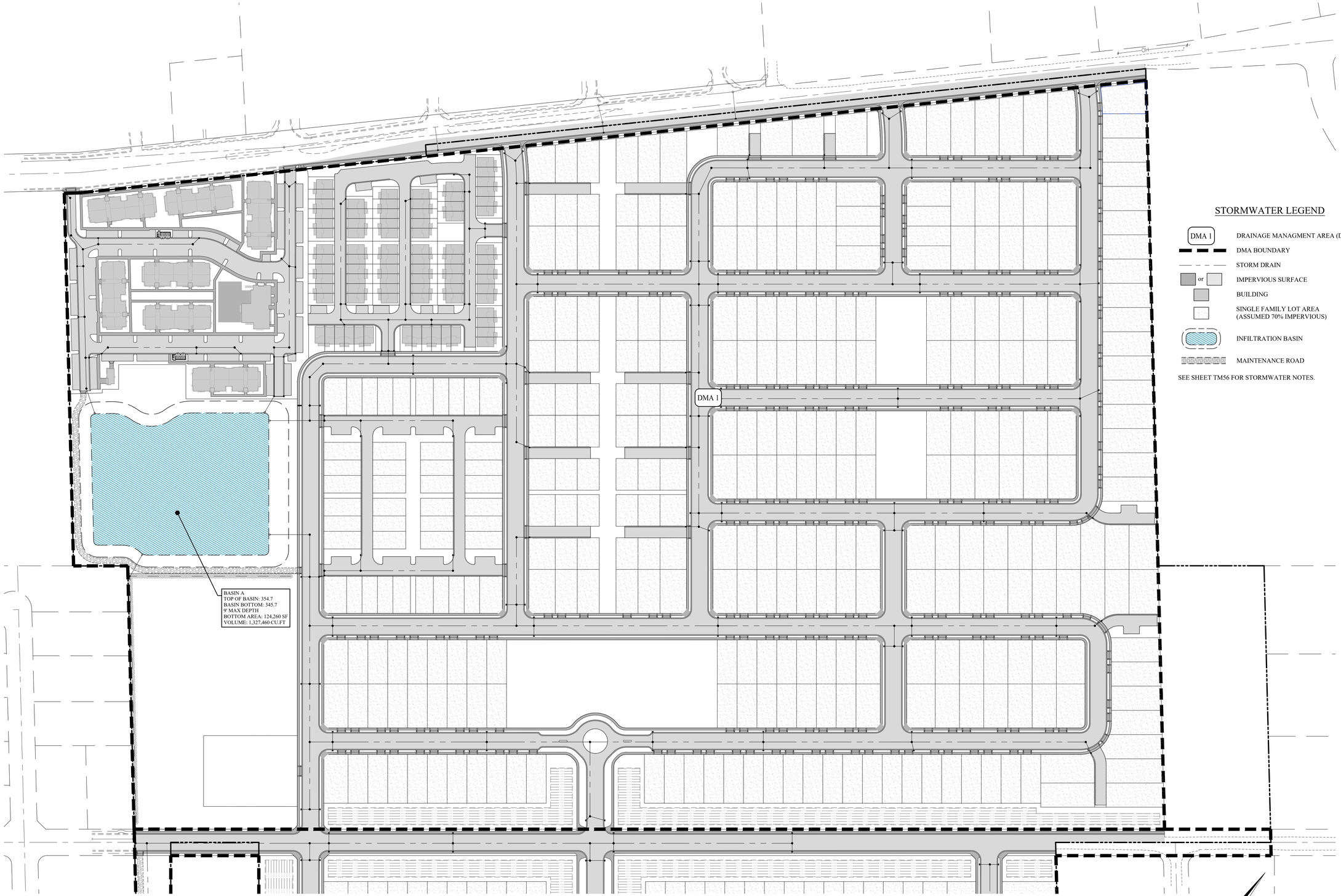
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**TM54**
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MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | CK |
|---|---|---|
| SHEET REVISIONS | | |
| 1ST SUBMITTAL | | |
| October 23, 2024 | | |

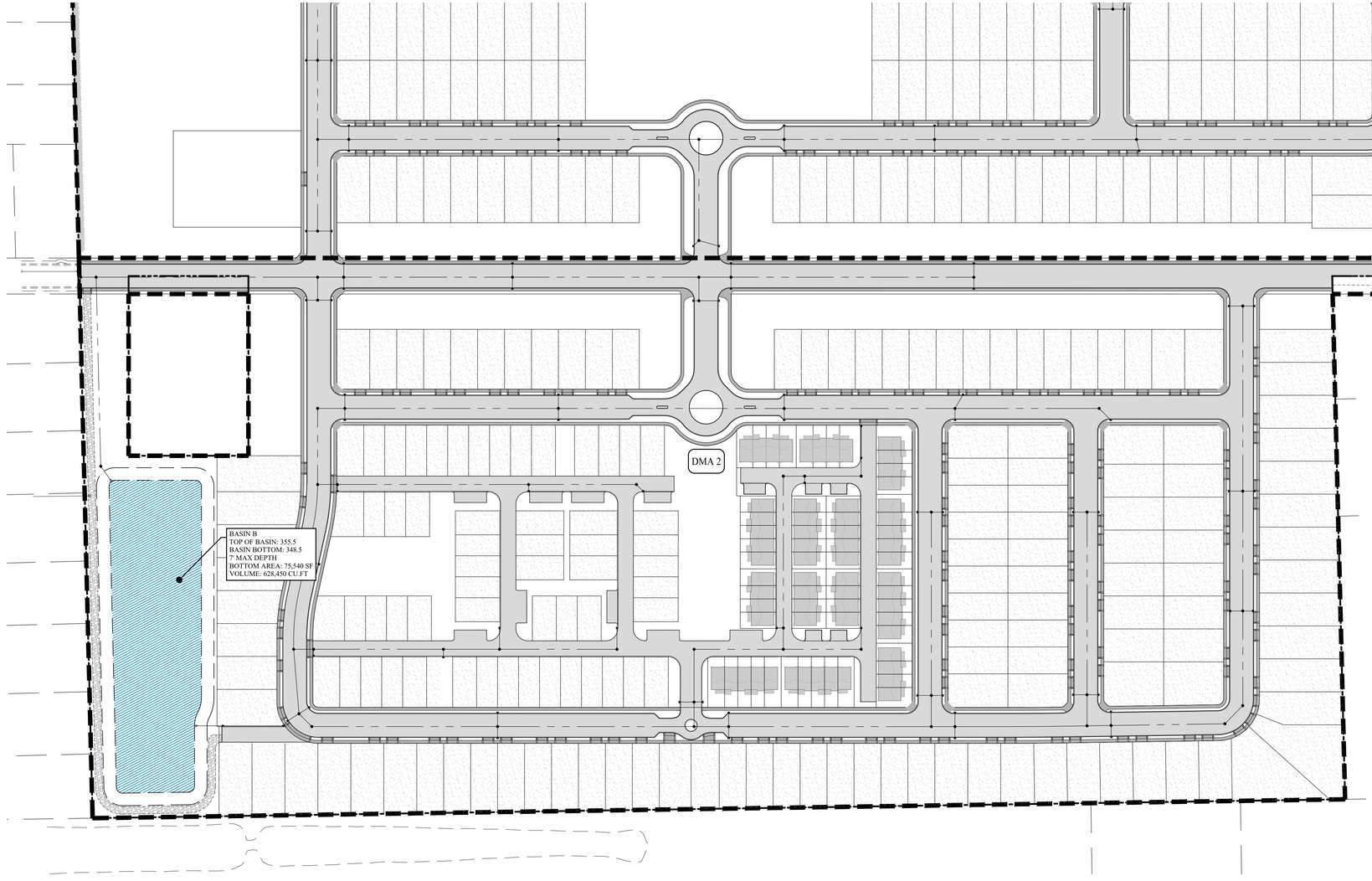
SCALE 1"=100'
DATE OCT 23, 2024

SHEET
TM55
OF 56 SHEETS

JOB NO.
242016

PLOT DATE: October 23, 2024
FILE PATH: W:\Jobs 24\242016 – Peebles-Burnett\Drawings\Prelim\Applications\2. Vest Tentative Map\TM55 STORMWATER CONTROL PLAN.dwg

SEE SHEET TM55




## PRELIMINARY STORMWATER TABLE

**Project Information**

| | | | |
|---|---|---|---|
| Area = | 5,693,730 | $ft^2$ | *Total study area* |
| Ex Impervious Area = | 1,739,600 | $ft^2$ | *Total existing study impervious area* |
| | 30.6% | | *Percent existing impervious area* |
| Ex Imperv Area To Remain = | 0 | $ft^2$ | *Total existing impervious surface to remain* |
| Replaced Imperv Area = | 1,739,600 | $ft^2$ | *Total existing impervious surface to be replaced as part of project* |
| New Imperv Area = | 1,821,120 | $ft^2$ | *Total new impervious surface to be installed as part of project* |
| Total Impervious Area = | 3,560,720 | $ft^2$ | *Total project impervious area* |
| | 63% | | *Percent impervious area* |

**Site Design Requirements**

1. Project creates or replaces less than 10,000-sf of impervious surface. Provision C.3 does not apply to project.
2. Project should incorporate appropriate biofiltration measures for new and replaced impervious surfaces while maximizing infiltraiton opportunity.

**Rainfall Design Information**

| | | | |
|---|---|---|---|
| Reference Rain Guage = | Morgan Hill | | |
| $MAP_{guage}$ = | 19.5 | in | *Reference Rain Guage closest to the project site at San Jose Airport* |
| $MAP_{site}$ = | 21.0 | in | *Mean Annual Precipitation at project site* |
| CF = | 1.08 | | *Rain Guage correction factor* |
| $P_{6 guage}$ = | 0.760 | in | *Mean storm event precipitation at reference rain gauge* |
| $I_{85 guage}$ = | 0.120 | in/hr | *85th percentile hourly rainfall intensity at reference rain gauge* |
| $P_{6 site}$ = | 0.82 | in | *Project mean storm event precipitation for volume based design* |
| $I_{WQ site}$ = | 0.24 | in/hr | *Two times the project 85th percentile hourly rainfall intensity for flow based design* |

**Soil Type Design Information**

| | | |
|---|---|---|
| Groundwater Depth = | 20 ft | *Based on SCVURPPP seasonal high groundwater maps* |
| Site HSG = | B/C | *NRCS Hydrologic Soil Group Classification* |
| Infiltration Rate = | 4.4 in/hr | *Infiltration Rate of Soil Media* |
| Safety Factor = | 2.2 | |
| Design Infiltration Rate = | 2.0 in/hr | |

## STORMWATER NOTES

1) THIS PROJECT IS LOCATED IN THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD (SFWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE PROVISIONS C.3 OF THE MUNICIPAL REGIONAL PERMIT ORDER NO. R2-2022-0018, ADOPTED MAY 11, 2022

2) THIS PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN, ULTIMATE SITE CONFIGURATION, AND FINAL SOIL INVESTIGATIONS.

3) 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 SANTA CLARA COUNTY DRAINAGE MANUAL (2007), AND SFWQCB POST-CONSTRUCTION STORMWATER RESOLUTION R2-2022-0018 IN EFFECT AT THE TIME OF FIRST SUBMITTAL OF THIS TENTATIVE MAP.

4) THE INFILTRATION BASIN FOR DMA 1 PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION & TREATMENT SYSTEM FOR THE PORTION OF THE PROJECT NORTH OF PEEBLES AVENUE. THE INFILTRATION BASIN FOR DMA 2 PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION & TREATMENT SYSTEM FOR THE PORTION OF THE PROJECT SOUTH OF PEEBLES AVENUE. THE FACILITIES WERE SIZED TO RETAIN THE 95th% 24-HOUR STORM ON-SITE AND RETAIN THE 2-YEAR THROUGH 100-YEAR STORMS. 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 NOAA ATLAS 14 RAINFALL DISTRIBUTION TO ESTIMATE RUNOFF VOLUMES.

5) A FACTOR OF SAFETY OF 2.2 WAS APPLIED TO A DESIGN INFILTRATION RATE OF 4.4 IN/HR, RESULTING IN AN INFILTRATION RATE OF 2 IN/HR FOR THE BASINS PER RECOMMENDATION FROM THE GEOTECHNICAL ENGINEER. DESIGN INFILTRATION RATES ARE BASED OFF OF INFORMATION PROVIDED IN THE FIELD INFILTRATION TESTING RESULTS BY BAEZ GEOTECHNICAL GROUP, DATED AUGUST 13, 2024. INFILTRATION RATES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON ADDITIONAL TESTS, BORING INFORMATION, OR GEOTECHNICAL RECOMMENDATIONS.

## PRELIMINARY TREATMENT VOLUME CALCULATIONS

| Drainage Area ID | Area (SF) | Imperv Area (SF) | % Imperv | Soil Type | Average Slope (%) | Unit Basin Storage (in) 1% | 15% | Drainage Area Specific | Design $WQ_v$ ($ft^3$) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 3,796,010 | 2,374,840 | 63% | Loam (B) | 1% | 0.63 | 0.66 | 0.68 | 215,186 |
| 2 | 1,897,720 | 1,185,880 | 62% | Loam (B) | 1% | 0.63 | 0.65 | 0.68 | 107,460 |
| ***Total*** | ***5,693,730*** | ***3,560,720*** | ***63%*** | | | | | | ***322,646*** |

| BMP Sizing Calculation - Volume Based Method | | | | |
|---|---|---|---|---|
| SCM Description | Rain Event Duration @ $I_{WQ}$ (hr) | BMP Surface Area ($ft^2$) | Surface Ponding Depth (in) | Drawdown Time (hr) |
| Infiltration Basin | 3.40 | 124,260 | 20.78 | 10 |
| Infiltration Basin | 3.40 | 75,540 | 17.07 | 9 |

**Notes:**

1. Unit basin storage factors are based on Appendix B of the SCVURPPP C.3 Manual dated June 2024.
2. BMP sizing is based on Flow & Volume based method described in Chapter 5 and Appendix B of the SCVURPPP C.3 Manual dated June 2024.

**Governing Equations:**

$$WQ_v = \frac{(CF)SA}{12} \text{ acre-ft}$$

CF = *Rain gauge correction factor*
S = *Unit Basin Storage (in)*
A = *drainage area ($ft^2$)*
$WQ_v$ = *Water quality design volume ($ft^3$)*

$$T_{WQ} = \frac{S}{I_{WQ}}$$

$T_{WQ}$ = *Rain event duration (hr)*
$I_{WQ}$ = *0.2 in/hr*

$$T_D = \frac{WQ_v * 12}{I * \text{Area}}$$

$T_D$ = *Drawdown time (hr)*
Area = *BMP surface area ($ft^2$)*
I = 2 *Design Infiltration Rate (in/hr)*

## STORMWATER LEGEND

- DMA 2 — DRAINAGE MANAGMENT AREA (DMA)
- DMA BOUNDARY
- STORM DRAIN
- or — IMPERVIOUS SURFACE
- BUILDING
- SINGLE FAMILY LOT AREA (ASSUMED 70% IMPERVIOUS)
- RETENTION BASIN
- MAINTENANCE ROAD

## BASIN VOLUME CALCULATIONS

**DMA A Basin**

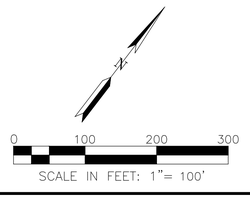
Retention Basin Volume Calculations — Infiltration Rate = 2.0 in/hr

| Elev (ft) | Stage (ft) | Total Area (SF) | Total Area (AC) | Void Ratio (%) | Increment Volume (CF) | Cumm Volume (CF) | Cumm Volume (AC-FT) | Perc Flow (cfs) |
|---|---|---|---|---|---|---|---|---|
| 100.0 | 0.0 | 124,260 | 2.853 | | 0 | 0 | 0.000 | 5.753 |
| 101.0 | 1.0 | 129,220 | 2.966 | 100% | 126,740 | 126,740 | 2.910 | |
| 102.0 | 2.0 | 134,260 | 3.082 | 100% | 131,740 | 258,480 | 5.934 | |
| 103.0 | 3.0 | 139,380 | 3.200 | 100% | 136,820 | 395,300 | 9.075 | |
| 104.0 | 4.0 | 144,590 | 3.319 | 100% | 141,985 | 537,285 | 12.334 | |
| 105.0 | 5.0 | 149,870 | 3.441 | 100% | 147,230 | 684,515 | 15.714 | |
| 106.0 | 6.0 | 155,230 | 3.564 | 100% | 152,550 | 837,065 | 19.216 | |
| 107.0 | 7.0 | 160,680 | 3.689 | 100% | 157,955 | 995,020 | 22.843 | |
| 108.0 | 8.0 | 166,200 | 3.815 | 100% | 163,440 | 1,158,460 | 26.595 | |
| 109.0 | 9.0 | 171,800 | 3.944 | 100% | 169,000 | 1,327,460 | 30.474 | |

**DMA B Basin**

Retention Basin Volume Calculations — Infiltration Rate = 2.0 in/hr

| Elev (ft) | Stage (ft) | Total Area (SF) | Total Area (AC) | Void Ratio (%) | Increment Volume (CF) | Cumm Volume (CF) | Cumm Volume (AC-FT) | Perc Flow (cfs) |
|---|---|---|---|---|---|---|---|---|
| 100.0 | 0.0 | 75,540 | 1.734 | | 0 | 0 | 0.000 | 3.497 |
| 101.0 | 1.0 | 79,500 | 1.825 | 100% | 77,520 | 77,520 | 1.780 | |
| 102.0 | 2.0 | 83,520 | 1.917 | 100% | 81,510 | 159,030 | 3.651 | |
| 103.0 | 3.0 | 87,600 | 2.011 | 100% | 85,560 | 244,590 | 5.615 | |
| 104.0 | 4.0 | 91,730 | 2.106 | 100% | 89,665 | 334,255 | 7.673 | |
| 105.0 | 5.0 | 95,920 | 2.202 | 100% | 93,825 | 428,080 | 9.827 | |
| 106.0 | 6.0 | 100,170 | 2.300 | 100% | 98,045 | 526,125 | 12.078 | |
| 107.0 | 7.0 | 104,470 | 2.398 | 100% | 102,320 | 628,445 | 14.427 | |




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PEEBLES BURNETT VENTURE, LLC
45 W 1ST STREET
MORGAN HILL, CA 95037

VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN
PETAL FIELDS
MORGAN HILL, CALIFORNIA

| DATE | BY | SHEET REVISIONS | CK |
|---|---|---|---|
| MK | | 1ST SUBMITTAL | |
| | | October 23, 2024 | |

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