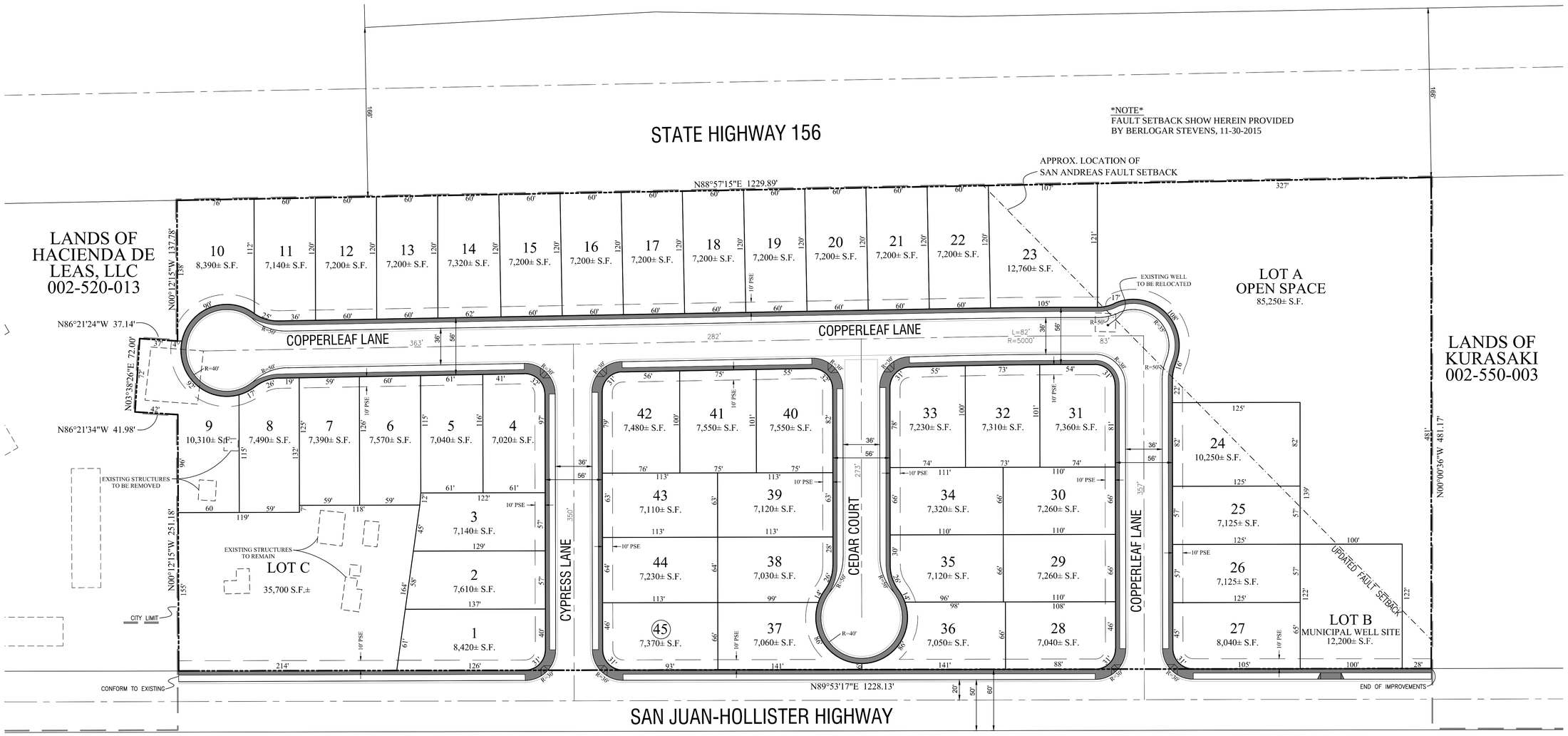
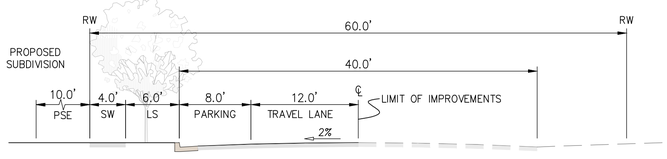
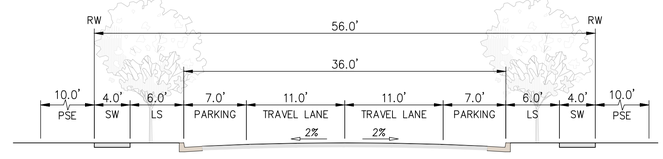


LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY	
	LOT LINE	
	FACE OF CURB	
	EDGE OF PAVEMENT	
	RIGHT-OF-WAY	
	CENTERLINE	



SAN JUAN-HOLLISTER HIGHWAY
60' RIGHT OF WAY (PUBLIC)
SCALE: NTS



56' PUBLIC RIGHT OF WAY
(COPPERLEAF LANE, CYPRESS LANE, CEDAR COURT)
SCALE: NTS

N

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

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VESTING TENTATIVE MAP
LOTTING PLAN
LANDS OF MANNING
SAN JUAN BAUTISTA, CALIFORNIA

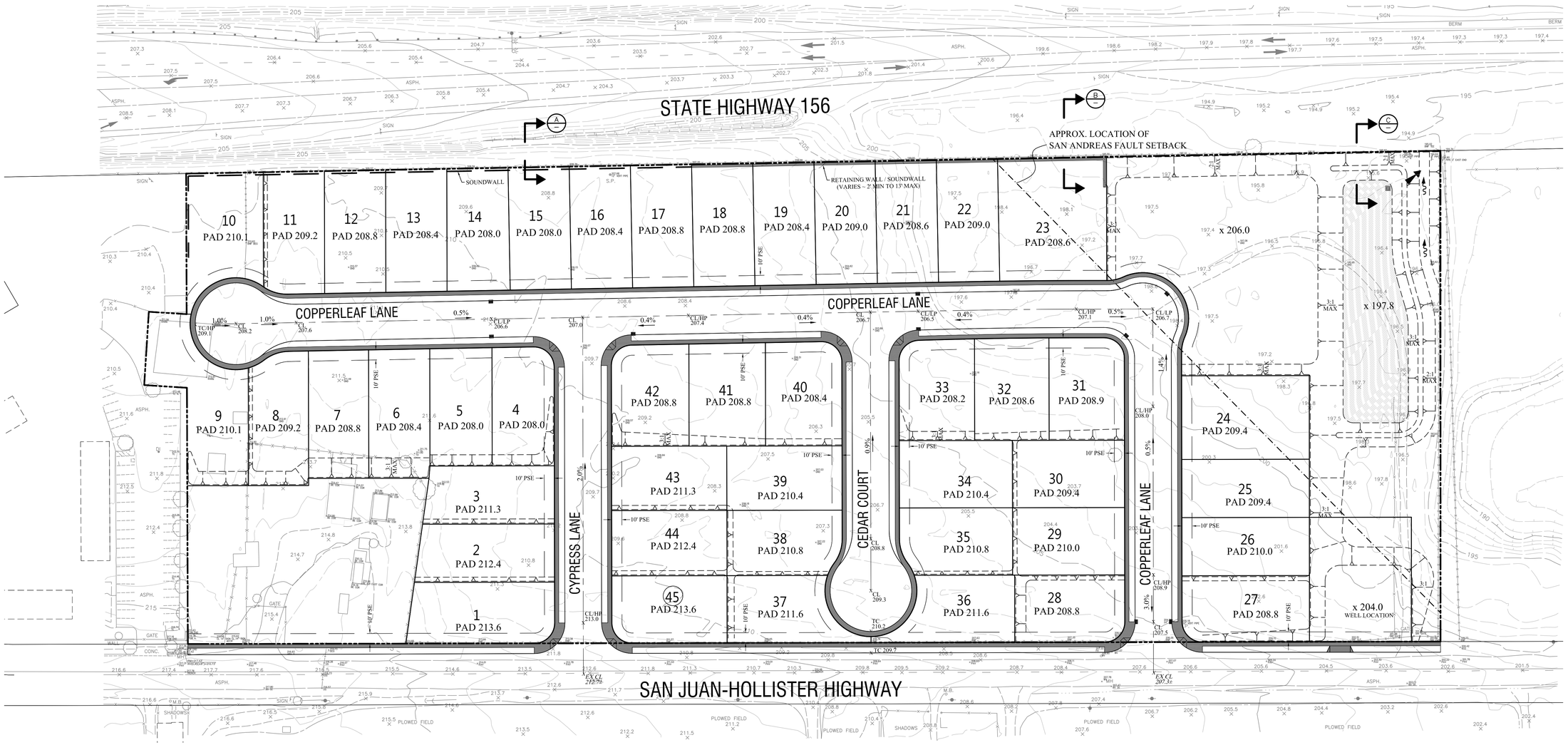
SCALE	DATE
AS SHOWN	12.22.15

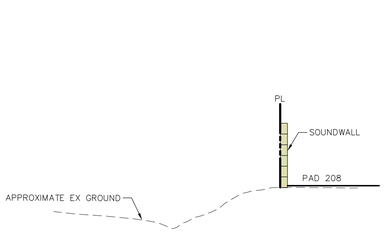
DATE	MK	SHEET REVISIONS	BY	CK
03.17.16		STREET NAME, PARCEL AND BASIN MODIFICATIONS		

SHEET
VTM-03
OF 6 SHEETS

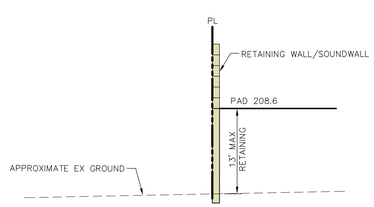
JOB NO.
132045-001

W:\JOBS 13\132045\DRAWINGS\PRELIM\APPLICATIONS\TENTATIVE MAP\TM-03 LOTTING PLAN.DWG





SECTION (A)
NO SCALE



SECTION (B)
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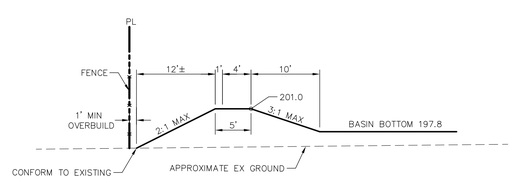

SECTION (C)
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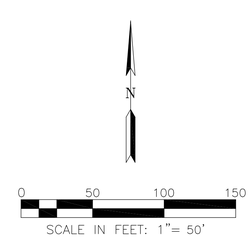

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTERLINE	
	EASEMENT	
	PROPERTY LINE	
	RIGHT-OF-WAY/FACE OF CURB	
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
	OVERHEAD UTILITY	OH
	GAS	G
	TELECOMMUNICATION	T
	MANHOLE	
	SIDEWALK	
	FIRE HYDRANT	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	AREA DRAIN	
	HANDICAP RAMP	
100	LOT NUMBER	
P 219.3	PAD ELEVATION	
	STREET LIGHT	
	EARTH SWALE	
	OVERLAND RELEASE	
	STORM WATER BMP	
	OUTFALL	

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VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
LANDS OF MANNING
SAN JUAN BAUTISTA, CALIFORNIA

SCALE	DATE
AS SHOWN	12.22.15

DATE	MK	SHEET REVISIONS	BY	CK
03.17.16		STREET NAME, PARCEL AND BASIN MODIFICATIONS		

SHEET
VTM-04
OF 6 SHEETS

JOB NO.
132045-001

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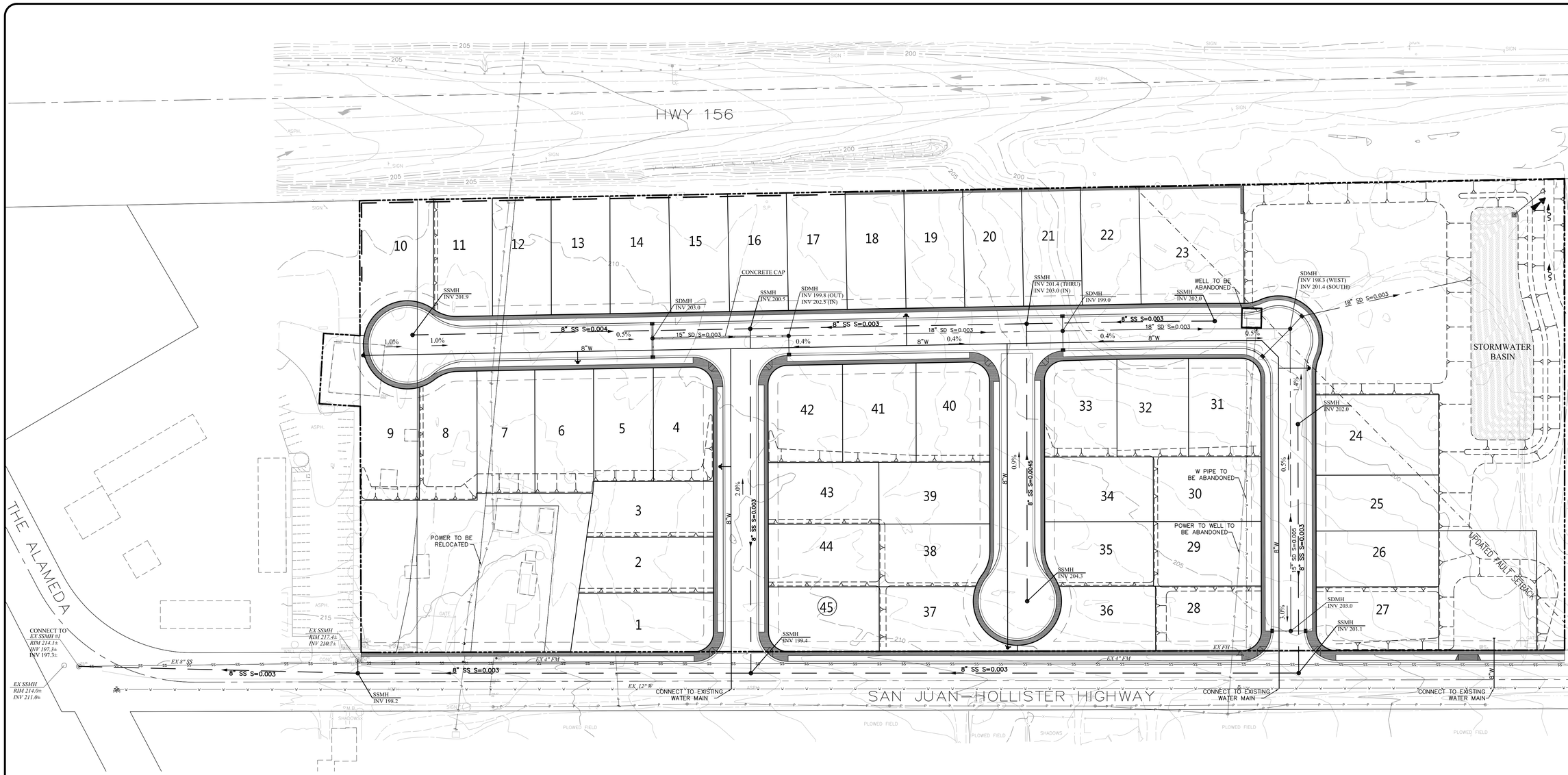

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTERLINE	
	EASEMENT	
	PROPERTY LINE	
	RIGHT-OF-WAY/FACE OF CURB	
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
	OVERHEAD UTILITY	OH
	GAS	G
	TELECOMMUNICATION	T
	MANHOLE	
	SIDEWALK	
	FIRE HYDRANT	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	AREA DRAIN	
	HANDICAP RAMP	
100	LOT NUMBER	
P 219.3	PAD ELEVATION	
	STREET LIGHT	
	EARTH SWALE	
	OVERLAND RELEASE	
	STORM WATER BMP	
	OUTFALL	

N

0 50 100 150

SCALE IN FEET: 1"= 50'

RJA
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VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
LANDS OF MANNING
SAN JUAN BAUTISTA, CALIFORNIA

SCALE: AS SHOWN

DATE: 12.22.15

DATE	BY	CK
03.17.16	MK	

SHEET REVISIONS
STREET NAME, PARCEL AND BASIN MODIFICATIONS

SHEET
VTM-05
OF 6 SHEETS

JOB NO.
132045-001

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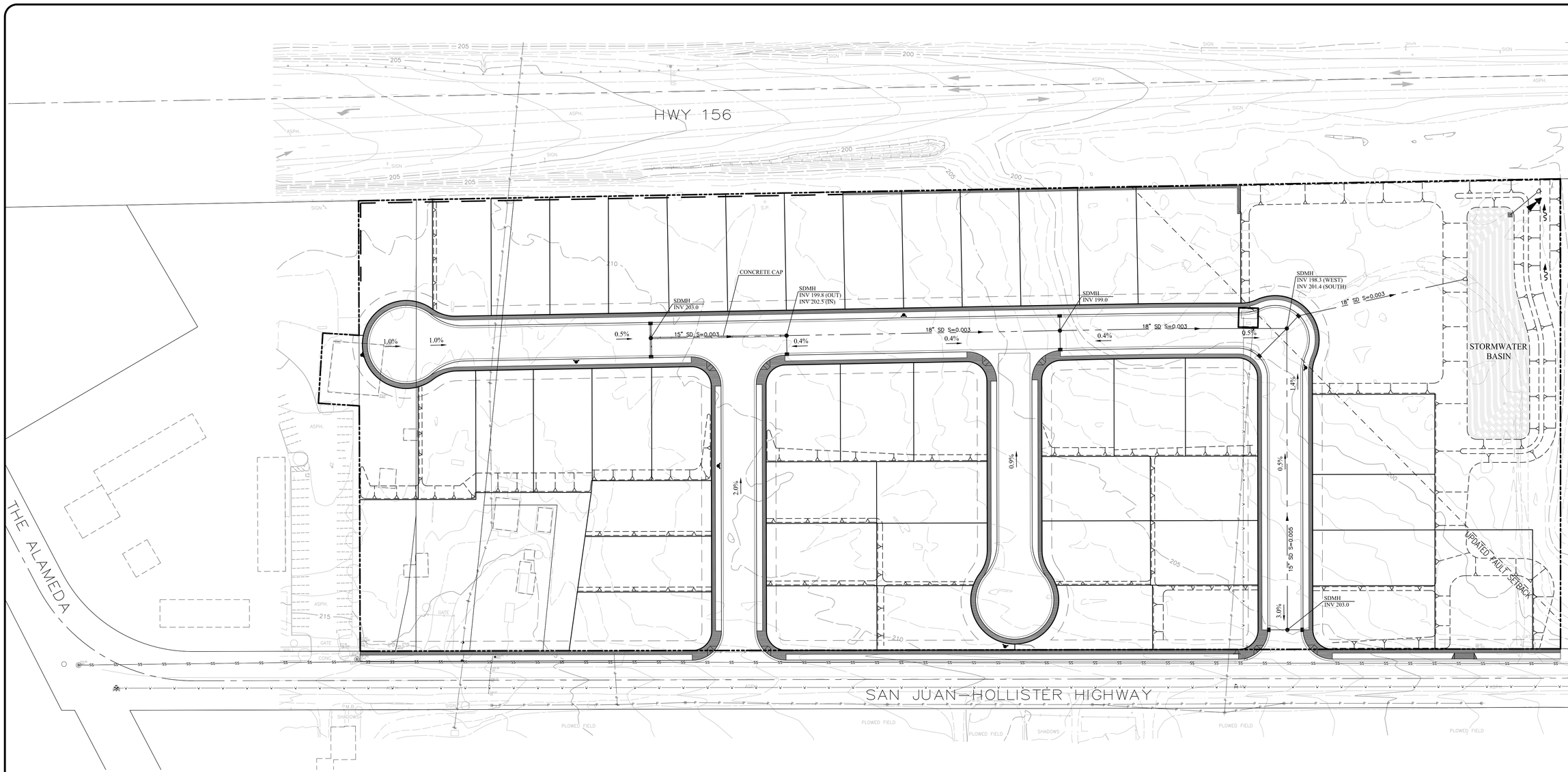

0 50 100 150

SCALE IN FEET: 1"= 50'

Project Name: Lands of Manning
Project Location: San Juan Bautistia,CA
Date: 3/15/2016

95% Rainfall Depth Runoff Retention Volume

						Pervious Surface Correction Factor											
						0.20	0.10	0.60	0.15	0.10							
		Impervious Surface (SF)				Pervious Surface (SF)											
DMA	Area (SF)	Roof	Street/ Parking Lot	Hardscape	Total	Managed Turf	Landscape/Grass	Pervious Concrete	Turf Block	Pavers	Native Landscape/ Undistrubed	Green Roof	Infiltration SCM	Total	% Impervious	Runoff Coefficient	95th% Volume, V_{95} (ft^3)
1	579,710	166,650	74,000	49,330	289,980		289,730							289,730	50%	0.34	22,134
Total	579,710	166,650	74,000	49,330	289,980	0	289,730	0	0	0	0	0	0	289,730	50%	0.34	22,134

			Porosity			
			0.25	0.40		
SCM Sizing Summary						
SCM Description	SCM Surface Area (ft^2)	Surface Ponding Depth (in)	BSM Depth (in)	Gravel Layer Depth (in)	Required SCM Area (ft^2)	Drawdown Time (hr)
Bioretention	13,450	12	24	12	11,649	39
	13,450				11,649	

Notes:

1. SCM sizing is per the "Simple Method" outlined in the Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032.

Governing Equations:

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

V_{95} = *95% Rainfall Depth Runoff Retention Volume (ft^3)*
C = $0.858i^3 - 0.78i^2 + 0.774i + 0.04$
P_{95} = 1.35 *24-hr 95th percentile rainfall depth (in)*
A = *drainage area (ft^2)*
i = *% impervious*

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

Area = *Design SCM area based on 95% runoff retention volume (ft2)*
D = *SCM Layer depth (in)*
R = *SCM Layer porosity (in)*

$$\frac{V_{95} * 12 * SF}{I * \text{Area}}$$

Drawdown time (hr)
Available SCM area (ft^2)
0.5 *Infiltration Rate (in/hr)*

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTERLINE	
	EASEMENT	
	PROPERTY LINE	
	RIGHT-OF-WAY/FACE OF CURB	
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
	OVERHEAD UTILITY	OH
	GAS	G
	TELECOMMUNICATION	T
	MANHOLE	
	SIDEWALK	
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	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	AREA DRAIN	
	HANDICAP RAMP	
100	LOT NUMBER	
P 219.3	PAD ELEVATION	
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VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN
LANDS OF MANNING
SAN JUAN BAUTISTA, CALIFORNIA

DATE	BY	SHEET REVISIONS
03.17.16	MK	STREET NAME, PARCEL AND BASIN MODIFICATIONS

SCALE: AS SHOWN
DATE: 12.22.15
BY: CK

SHEET
VTM-06
OF 6 SHEETS

JOB NO. 132045-001

W:\JOBS 13\132045\DRAWINGS\PRELIM\APPLICATIONS\TENTATIVE MAP\TM-06 STORMWATER CONTROL PLAN.DWG