BENCHMARK

A. 3 1/2" BRASS DISK STAMPED "TOWN OF LOS GATOS SURVEY CONTROL MONUMENT LG 12" AT THE END OF TERRENO DE FLORED, ELEVATION=298.16.

B.3 1/2" BRASS DISK STAMPED "TOWN OF LOS GATOS SURVEY CONTROL MONUMENT LG 13" 220' ± NORTH OF LARK AVE. ON OKA LANE, ELEVATION = 268.99

VESTING TENTATIVE MAP

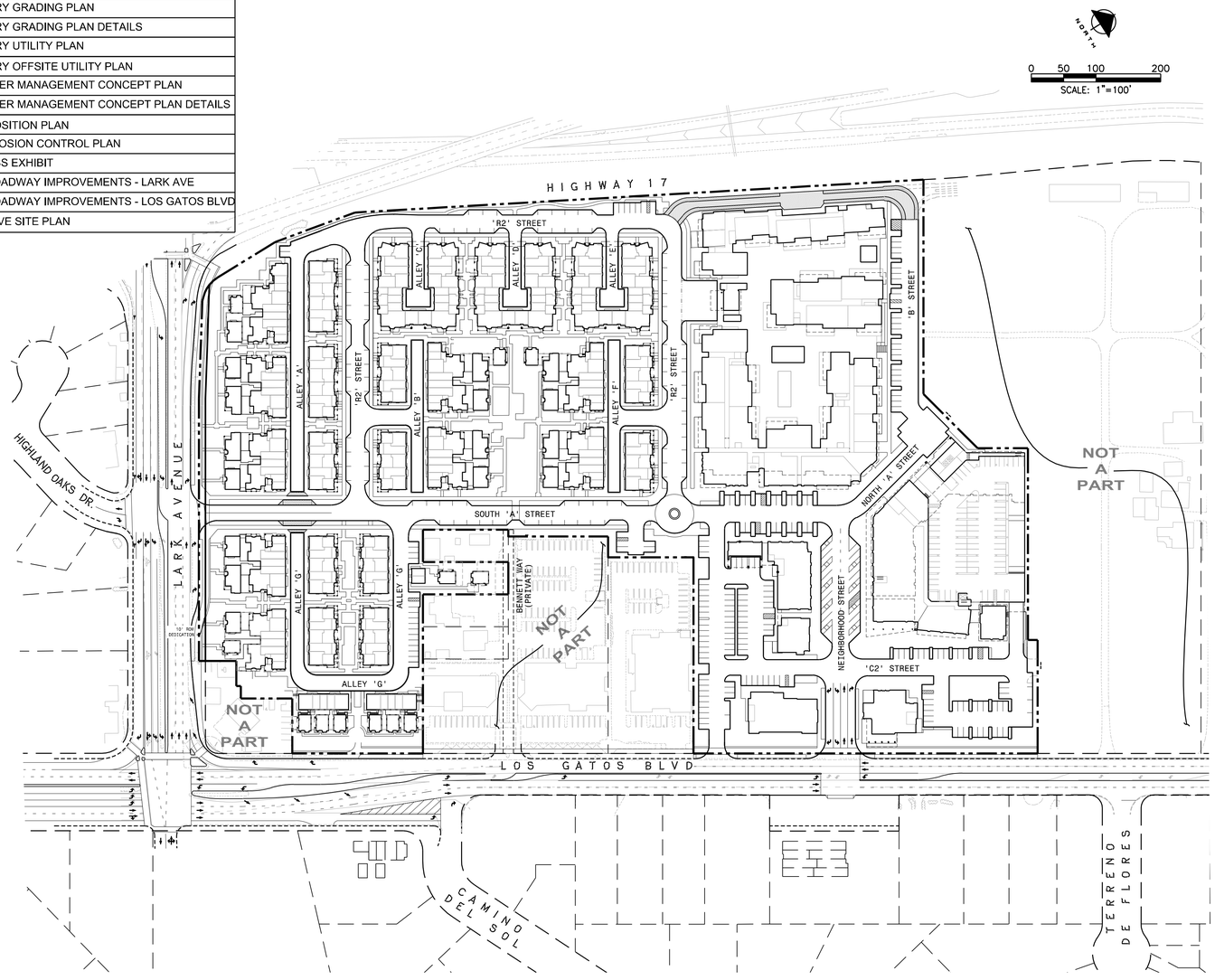
FOR CONDOMINIUM PURPOSES

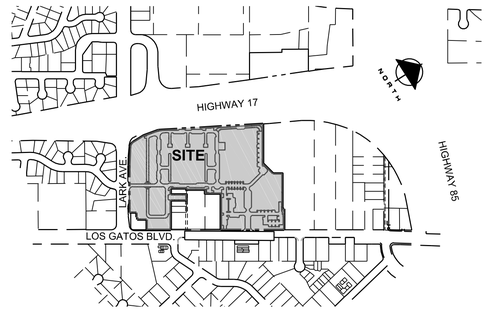
LOS GATOS NORTH 40 PHASE 1

65 LOTS · 331 RESIDENTIAL UNITS · 66,381 SF COMMERCIAL

LOS GATOS, CALIFORNIA

SHEET INDEX	
SHEET NO.	DESCRIPTION
1.0	PHASE I COVER SHEET
1.1	PHASE I PARCEL LAYOUT PLAN
1.2	PHASE I EXISTING CONDITIONS
1.3	PHASE I DIMENSIONAL SITE PLAN
1.4	PHASE I STREET CROSS SECTION LOCATIONS
1.5	PHASE I STREET CROSS SECTION / DETAILS
1.6	PHASE I PRELIMINARY GRADING PLAN
1.7	PHASE I PRELIMINARY PLAN
1.8	PHASE I PRELIMINARY GRADING PLAN
1.9	PHASE I PRELIMINARY GRADING PLAN
1.10	PHASE I PRELIMINARY GRADING PLAN DETAILS
1.11	PHASE I PRELIMINARY UTILITY PLAN
1.12	PHASE I PRELIMINARY OFFSITE UTILITY PLAN
1.13	PHASE I STORMWATER MANAGEMENT CONCEPT PLAN
1.14	PHASE I STORMWATER MANAGEMENT CONCEPT PLAN DETAILS
1.15	PHASE I TREE DISPOSITION PLAN
1.16	PHASE I INTERIM EROSION CONTROL PLAN
1.17	PHASE I FIRE ACCESS EXHIBIT
1.18	PHASE I OFFSITE ROADWAY IMPROVEMENTS - LARK AVE
1.19	PHASE I OFFSITE ROADWAY IMPROVEMENTS - LOS GATOS BLVD
1.20	PHASE I ILLUSTRATIVE SITE PLAN





VICINITY MAP

SCALE: 1"=600'

GENERAL NOTES:

1. PROPERTY OWNER: YUKI ET AL
EZELL MARIANNE I TRUSTEE ET AL
ROBERT A SPINAZZE GEORGIANNA TRUSTEE
DAGOSTINO F JAMES TRUSTEE
ETPH LP
GROSVENOR USA LTD

2. APPLICANT/DEVELOPER:

DEVELOPER: GROSVENOR
CONTACT: DON CAPOBRES
STEVE O'CONNELL
ONE CALIFORNIA ST. # 2500
SAN FRANCISCO, CA 94111
PHONE: (415) 434-0175
E: DON.CAPOBRES@GROSVENOR.COM
E: STEVE.OCONNELL@GROSVENOR.COM

DEVELOPER: SUMMERHILL HOMES
CONTACT: WENDI BAKER
3000 EXECUTIVE PKWY, SUITE 450
SAN RAMON, CA 94583
PHONE: (925) 244-7534
E: WBAKER@SHHOMES.COM

DEVELOPER: EDEN HOUSING, INC.
CONTACT: ANDREA OSGOOD
22645 GRAND ST.
HAYWARD, CA 94541
PHONE: (510) 247-8103
E: AOSGOOD@EDENHOUSING.ORG

3. CIVIL ENGINEER: CONTACT: MACKAY & SOMPS CIVIL ENGINEERS, INC.
CHRIS RAGAN
5142 FRANKLIN DR., SUITE B
PLEASANTON, CA 94588
PHONE: (925) 225-0690
E: CRAGAN@MSCE.COM

4. ASSESSOR'S PARCEL NUMBER: 424-07-024, 424-07-025, 424-07-026, 424-07-027, 424-07-031, 424-07-032, 424-07-033, 424-07-035, 424-07-070, 424-07-083, 424-07-084, 424-07-085, 424-07-086, 424-07-090, 424-07-100

5. EXISTING USE: AGRICULTURAL/RESIDENTIAL

6. PROPOSED USE: RESIDENTIAL & NON RESIDENTIAL USES PER NORTH 40 SPECIFIC PLAN

7. EXISTING ZONING: RESOURCE CONSERVATION (RC); COMMERCIAL HIGHWAY (CH); RESIDENTIAL (R-1)

8. PROPOSED ZONING: PER NORTH 40 SPECIFIC PLAN

9. SITE AREA: 20.24 ACRES ± (GROSS)
20.11 ACRES ± (NET) *EXCLUDES PUBLIC STREETS AND RIGHT OF WAY DEDICATION

10. TOTAL NUMBER OF PROPOSED UNITS: TOTAL NUMBER OF LOTS: 65
TOTAL RESIDENTIAL UNITS: 331
COMMERCIAL CONDO SPACE: 66,381± SF

11. WATER SUPPLY: SAN JOSE WATER COMPANY

12. SANITARY SEWER DISPOSAL: WEST VALLEY SANITARY DISTRICT

13. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC

14: STORM DRAIN: TOWN OF LOS GATOS

15: TELEPHONE: SBC TELEPHONE COMPANY

16: CABLE: COMCAST

17: FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT

18. AREA SUBJECT TO INDUNDATION: NONE

19. ALL STREETS AND ALLEYS EXCEPT LOS GATOS BLVD. AND LARK AVE. TO BE PRIVATE. STREETS AND ALLEYS TO BE DESIGNED PER NORTH 40 SPECIFIC PLAN AND TOWN STANDARDS OR AS OTHERWISE SHOWN ON THIS MAP. SPECIFIC PLAN TO PREVAIL WHEN DIFFERENT.

20. STORM WATER QUALITY IMPROVEMENTS AND HYDROMODIFICATION SHALL BE DESIGNED PER BAY AREA MUNICIPAL REGIONAL PERMIT AND SCVURPPP HANDBOOK.

21. ALL EXISTING STRUCTURES TO BE REMOVED.

22. ALL EXISTING SEPTIC SYSTEMS, LEACH FIELDS AND WATER WELLS TO BE ABANDONED PER COUNTY REQUIREMENTS.

23. ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUNDED.

24. EXISTING SAN JOSE WATER COMPANY TRANSMISSION PIPE TO BE RELOCATED PER SJWC REQUIREMENTS.

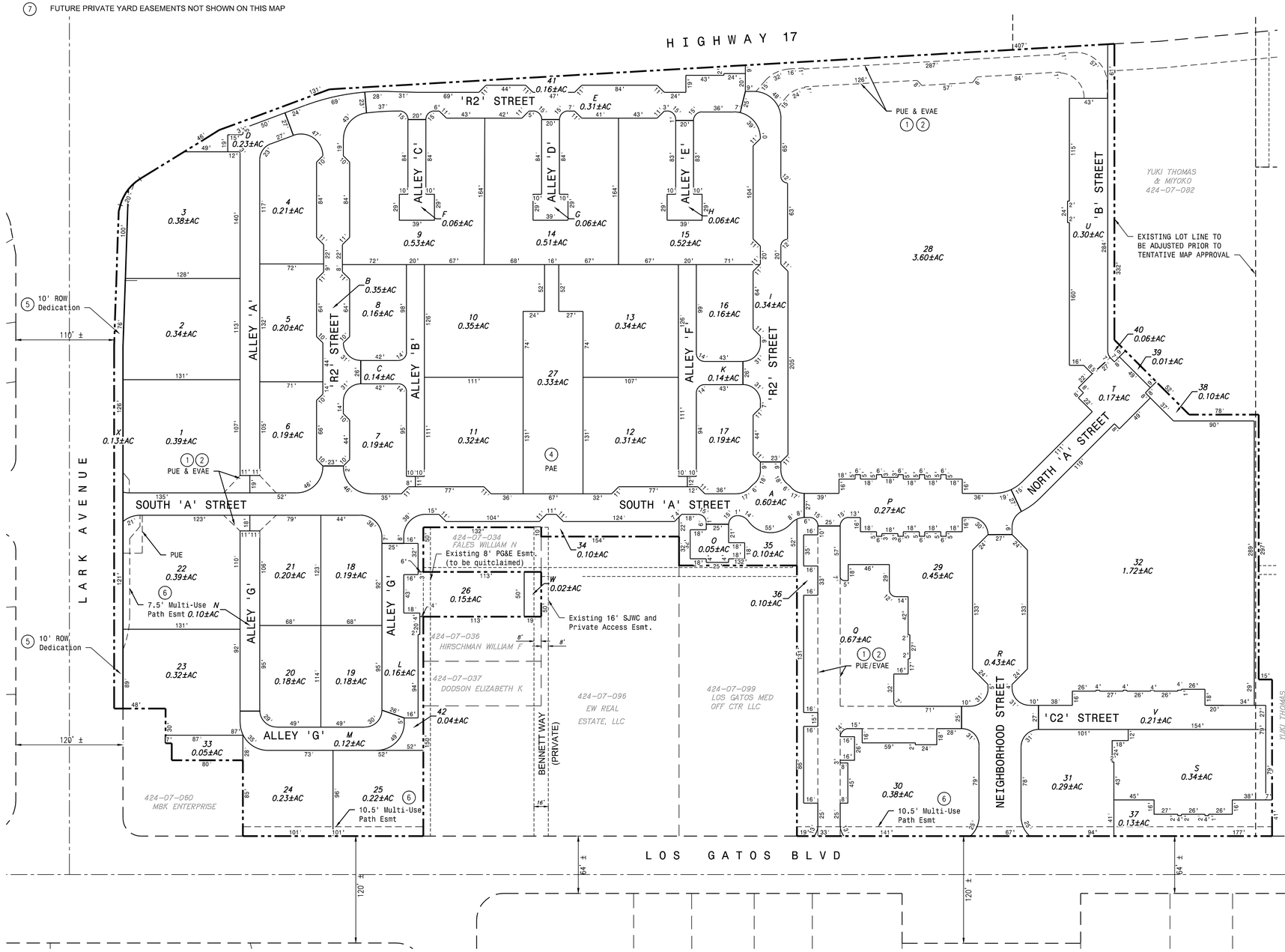
25. 10' WIDE STRIP OF LAND TO BE DEDICATED TO TOWN OF LOS GATOS ALONG LARK AVE FRONTAGE.

26. MULTIPLE FINAL MAPS MAY BE FILED ON THE PROPERTY SHOWN ON THIS VESTING TENTATIVE MAP.

P:\19756\PLN\DGN\PLANSHEETS\1.0 PHITENTATIVE MAP COVER SHEET.DWG Jacquelyn Buys 7:06pm 03-25-2015

PLAN NOTES:

1. EMERGENCY VEHICLE ACCESS EASEMENTS (EVAE) SHALL BE DEDICATED OVER ALL PRIVATE STEEETS AND ALLEYS, TYPICAL
2. PUBLIC UTILITY EASEMENTS (PUE) SHALL BE DEDICATED OVER ALL PRIVATE STREETS AND ALLEYS AND OTHER LOCATIONS IDENTIFIED ON THIS MAP.
3. PUBLIC ACCESS EASEMENT TO BE DEDICATED OVER STREETS AND SIDEWALKS
4. PUBLIC ACCESS EASEMENT TO BE DEDICATED OVER CENTRAL PARK OPEN SPACE AREA.
5. 10' WIDE STRIP OF LAND ALONG LARK AVE FRONTAGE SHALL BE DEDICATED TO TOWN OF LOS GATOS.
6. MULTI-USE PATH EASEMENT TO BE DEDICATED TO TOWN OF LOS GATOS ALONG LOS GATOS BLVD. AND LARK AVE. FRONTAGE
7. FUTURE PRIVATE YARD EASEMENTS NOT SHOWN ON THIS MAP



Parcel Area Table

Parcel #	Area (ac.)	Designation	Unit Count
1	0.39	Residential	7
2	0.34	Residential	7
3	0.38	Residential	7
4	0.21	Residential	5
5	0.20	Residential	5
6	0.19	Residential	5
7	0.19	Residential	5
8	0.16	Residential	5
9	0.53	Residential	16
10	0.35	Residential	8
11	0.32	Residential	7
12	0.31	Residential	7
13	0.34	Residential	8
14	0.51	Residential	16
15	0.52	Residential	16
16	0.16	Residential	5
17	0.19	Residential	5
18	0.19	Residential	5
19	0.18	Residential	5
20	0.18	Residential	5
21	0.20	Residential	5
22	0.39	Residential	7
23	0.32	Residential	7
24	0.23	Residential	5
25	0.22	Residential	5
26	0.15	Residential	3
27	0.33	Park	N/A
28	3.60	Residential Over Retail & Parking	88
29	0.45	Retail	N/A
30	0.38	Retail	N/A
31	0.29	Retail	N/A
32	1.72	Residential Over Retail & Parking	60
33	0.05	Open Space	N/A

Parcel Area Table

Parcel #	Area (ac.)	Designation	Unit Count
34	0.10	Open Space	N/A
35	0.10	Open Space	N/A
36	0.10	Open Space	N/A
37	0.13	Open Space	N/A
38	0.10	Open Space	N/A
39	0.01	Open Space	N/A
40	0.06	Open Space	N/A
41	0.16	Open Space	N/A
42	0.04	Open Space	N/A
A	0.60	'A' St	N/A
B	0.35	'R2' St	N/A
C	0.14	Alley	N/A
D	0.23	Alley	N/A
E	0.31	'R2' St	N/A
F	0.06	Alley	N/A
G	0.06	Alley	N/A
H	0.06	Alley	N/A
I	0.34	'R2' Street	N/A
K	0.14	Alley	N/A
L	0.16	Alley	N/A
M	0.12	Alley	N/A
N	0.10	Alley	N/A
O	0.05	Parking Lot	N/A
P	0.27	'A' St	N/A
Q	0.67	Parking Lot	N/A
R	0.43	Neighborhood Street	N/A
S	0.34	Parking Lot	N/A
T	0.17	'A' St	N/A
U	0.30	'B' St	N/A
V	0.21	'C2' Street	N/A
W	0.02	Right-of-way	N/A
X	0.13	Right-of-way	N/A

NORTH FORTY | LOS GATOS, CA

Phase I
Parcel Layout Plan

GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES™ COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015

0 30 60 120
SCALE: 1"=60'

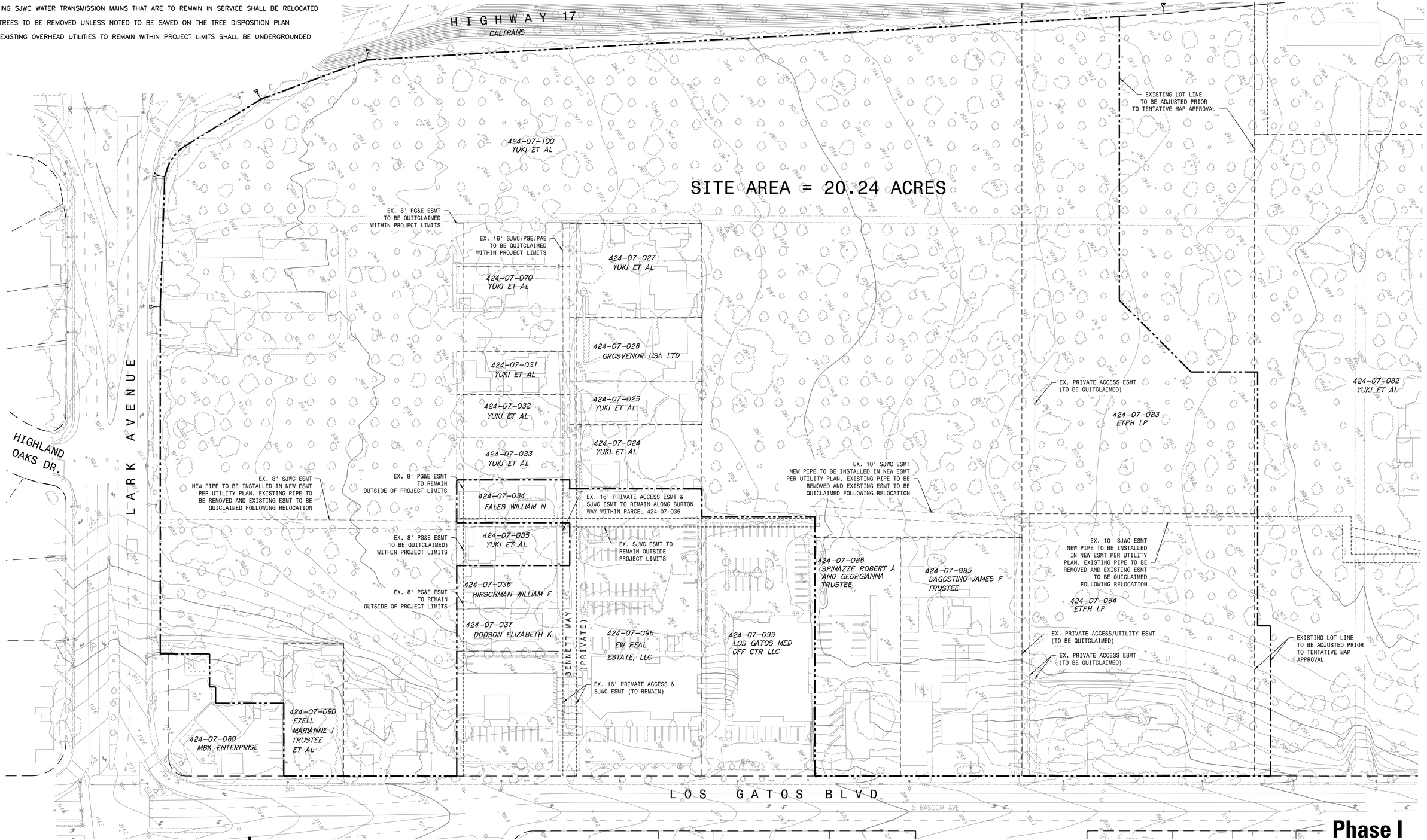
NORTH

1.1

[1] 03-25-2015 7:06pm Jacquelyn Boys P:\19756\PLN\DEVPLANSHEETS\1.1 PH1 PARCEL LAYOUT.DWG
[1]
[1]

NOTES:

1. ALL EXISTING BUILDINGS, UTILITIES, PAVEMENT, WELLS, SEPTIC SYSTEMS AND OTHER SITE IMPROVEMENTS TO BE REMOVED/DEMOLISHED UNLESS OTHERWISE NOTED
2. EXISTING SJWC WATER TRANSMISSION MAINS THAT ARE TO REMAIN IN SERVICE SHALL BE RELOCATED
3. ALL TREES TO BE REMOVED UNLESS NOTED TO BE SAVED ON THE TREE DISPOSITION PLAN
4. ANY EXISTING OVERHEAD UTILITIES TO REMAIN WITHIN PROJECT LIMITS SHALL BE UNDERGROUNDED



NORTH FORTY | LOS GATOS, CA

Phase I
Existing Conditions

GROSVENOR | EDEN HOUSING | SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

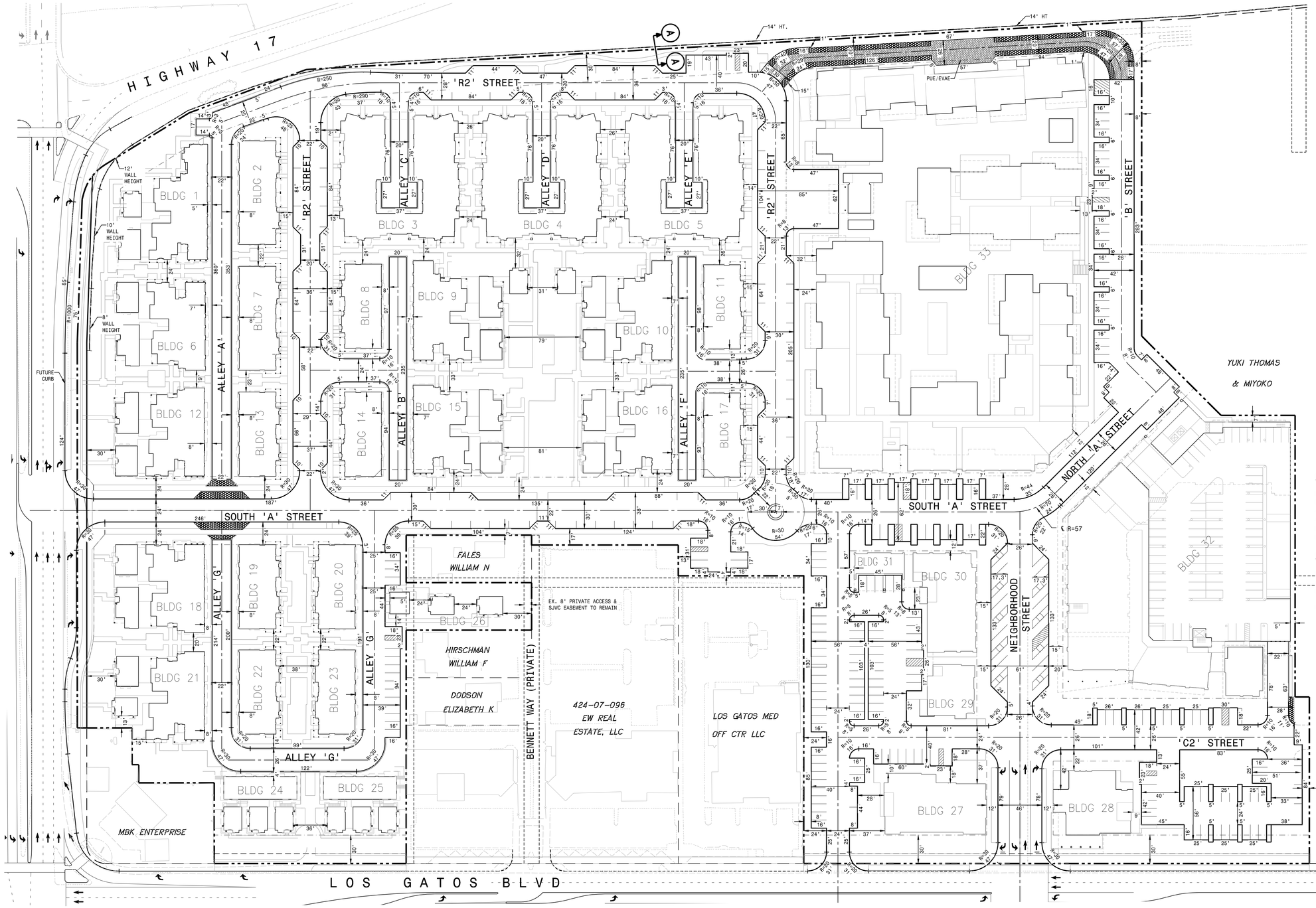
MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015 | SCALE: 1"=50' | NORTH | 1.2

P:\19756\PLN\[GUIDPLANSHEETS\1.2_PH1.EXH.CONDITIONS.DWG Jacquelyn Boyns 7:08pm 03-25-2015

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND ROUNDED TO THE NEAREST FOOT
2. BUILDING NUMBERS AS SHOWN MAY REPRESENT SINGLE STRUCTURES AND/OR CLUSTERS OF STRUCTURES
3. ALLEY WIDTH DIMENSIONS MEASURED FROM BACK OF CURB TO BACK OF CURB DUE TO ROLLED/WEDGE CURB TYPE

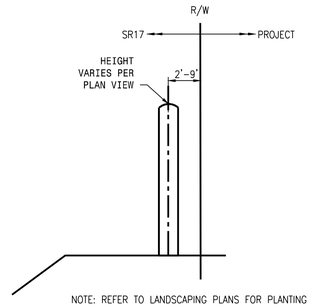


BUILDING SETBACK LINE PER SPECIFIC PLAN

EVA SURFACE TYPE LEGEND

TURF BLOCK OR OTHER ACCEPTABLE SURFACE PER SCCFD REFER TO LANDSCAPE PLAN

PAVER



NOTE: REFER TO LANDSCAPING PLANS FOR PLANTING

SECTION A
PROPOSED SOUNDWALL (A)
(NTS)

OFF-STREET PARKING (ALLEY'S, 'B' ST, PARKING LOTS/STRUCTURES)

PARALLEL STALL: 8.5' X 20' MIN (22' MIN. NEXT TO OBSTRUCTION)
PARALLEL DRIVE ISLE: 24' MIN
45° DIAGONAL STALL: 8.5' X 18.7' MIN (17.3' + 1.4' OVERHANG)
45° DIAGONAL DRIVE ISLE: 26' MIN
PERPENDICULAR STALL: 8.5' X 18' MIN (16' + 2' OVERHANG)
PERPENDICULAR DRIVE ISLE: 24' MIN

ON-STREET PARKING ('A' ST, 'C2' ST, NEIGHBORHOOD ST, 'R2' ST)

PARALLEL STALL: 8' X 20' MIN (22' MIN. NEXT TO OBSTRUCTION)
45° DIAGONAL STALL: 8.5' X 18.7' MIN (17.3' + 1.4' OVERHANG)
PERPENDICULAR STALL: 8.5' X 18' MIN (16' + 2' OVERHANG)

NOTE: ACCESSIBLE STALLS PER ADA REQUIREMENTS

NORTH FORTY | LOS GATOS, CA

Phase I
Dimensional Site Plan

GROSVENOR | EDEN HOUSING | SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

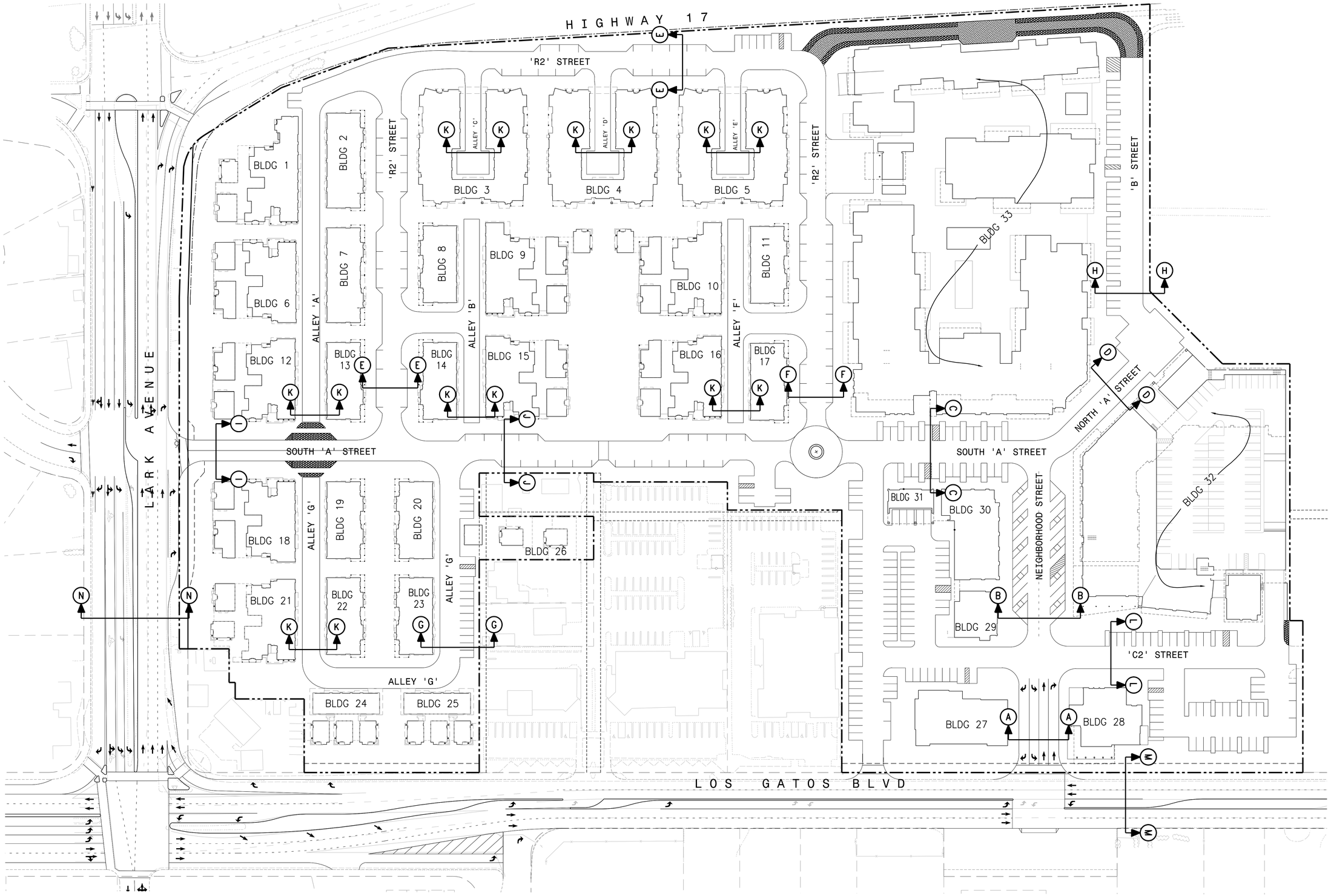
19756 | 03.11.2015

0 25 50 100
SCALE: 1"=50'

NORTH

1.3

P:\19756\PLN\[DSP-PLANSHEETS]\1.3-SITEPLANHORIZONTALCONTROL.DWG
Jacquelyn Boys
7:09pm
03-25-2015



NORTH FORTY | LOS GATOS, CA

Street Cross Section Locations

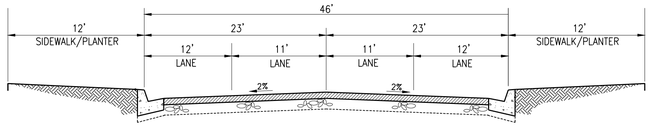
GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015 | SCALE: 1"=80' | NORTH

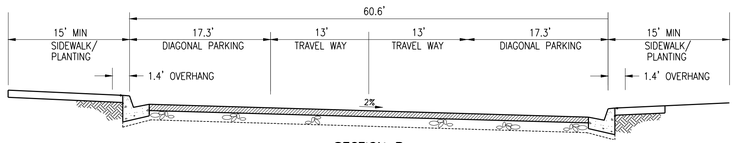
1.4

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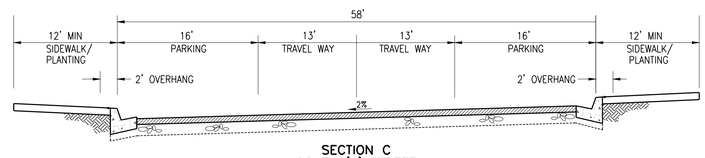
SECTION A
NEIGHBORHOOD ST. @ ENTRY (A)

(NTS)



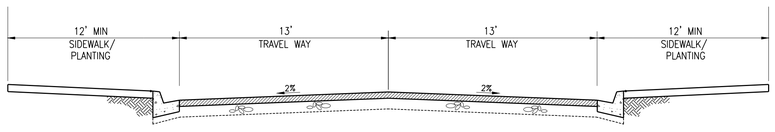
SECTION B
NEIGHBORHOOD STREET (B)

(NTS)



SECTION C
SOUTH 'A' STREET
(TRAFFIC CIRCLE TO NEIGHBORHOOD ST.) (C)

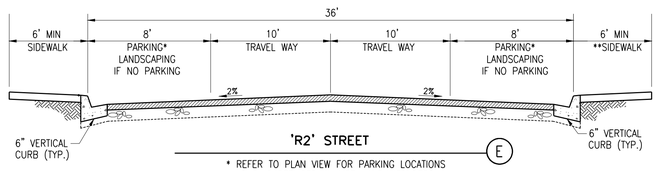
(NTS)



SECTION D
NORTH 'A' STREET
(NEIGHBORHOOD ST. TO PHASE 1 BOUNDARY) (D)

* REFER TO PLAN VIEW FOR PARKING LOCATIONS

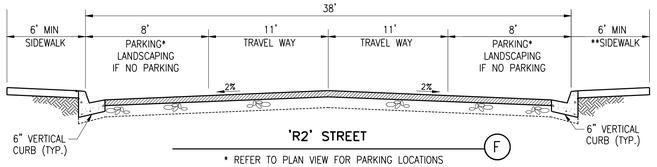
(NTS)



'R2' STREET (E)

* REFER TO PLAN VIEW FOR PARKING LOCATIONS
** S/W IS REDUCED IN WIDTH AND MEANDERS ALONG HWY 17 FRONTAGE

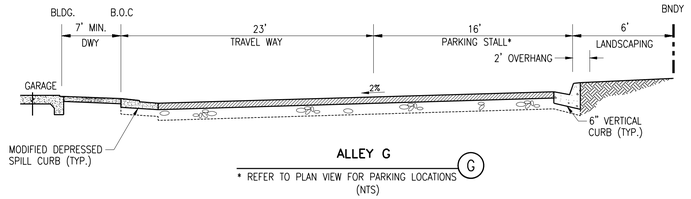
(NTS)



'R2' STREET (F)

* REFER TO PLAN VIEW FOR PARKING LOCATIONS

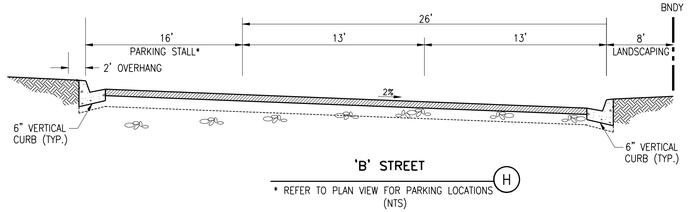
(NTS)



ALLEY G (G)

* REFER TO PLAN VIEW FOR PARKING LOCATIONS

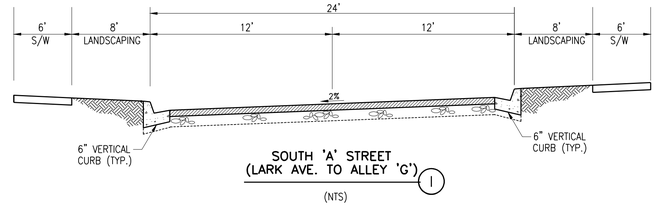
(NTS)



'B' STREET (H)

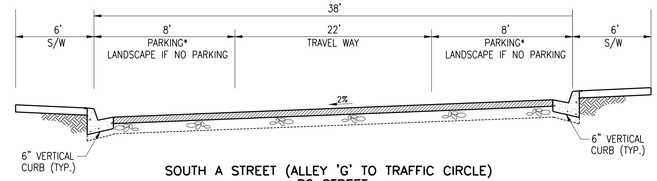
* REFER TO PLAN VIEW FOR PARKING LOCATIONS

(NTS)



SOUTH 'A' STREET
(LARK AVE. TO ALLEY 'G') (I)

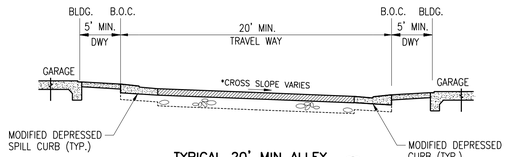
(NTS)



SOUTH A STREET (ALLEY 'G' TO TRAFFIC CIRCLE)
R2 STREET (J)

* REFER TO PLAN VIEW FOR PARKING LOCATIONS

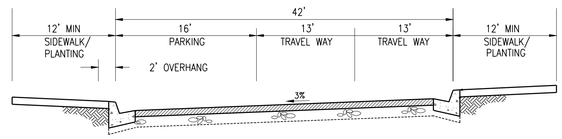
(NTS)



TYPICAL 20' MIN ALLEY (K)

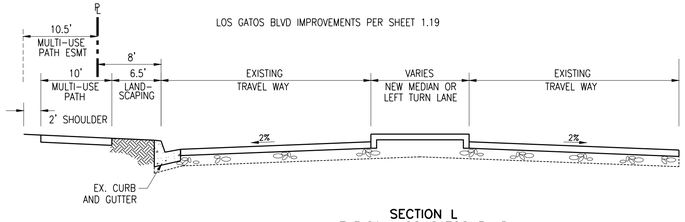
(NTS)

REFER TO DIMENSIONAL SITE PLAN FOR WIDTH OF EACH ALLEY
* CROSS SLOPE VARIES – REFER TO GRADING PLAN



SECTION K
'C2' STREET (L)

(NTS)

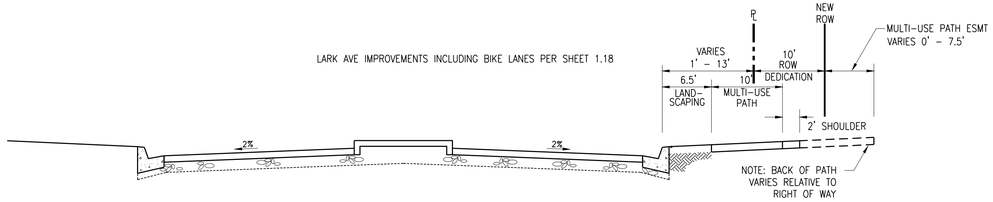


LOS GATOS BLVD IMPROVEMENTS PER SHEET 1.19

SECTION L
TYPICAL LOS GATOS BLVD (M)

* VARIES AT INTERSECTIONS

(NTS)



SECTION Q
LARK AVE (N)

(NTS)

NORTH FORTY | LOS GATOS, CA

Phase I
Street Cross Sections / Details

GROSVENOR | EDEN HOUSING | SUMMERHILL HOMES™ COMMUNITIES OF DISTINCTION | MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

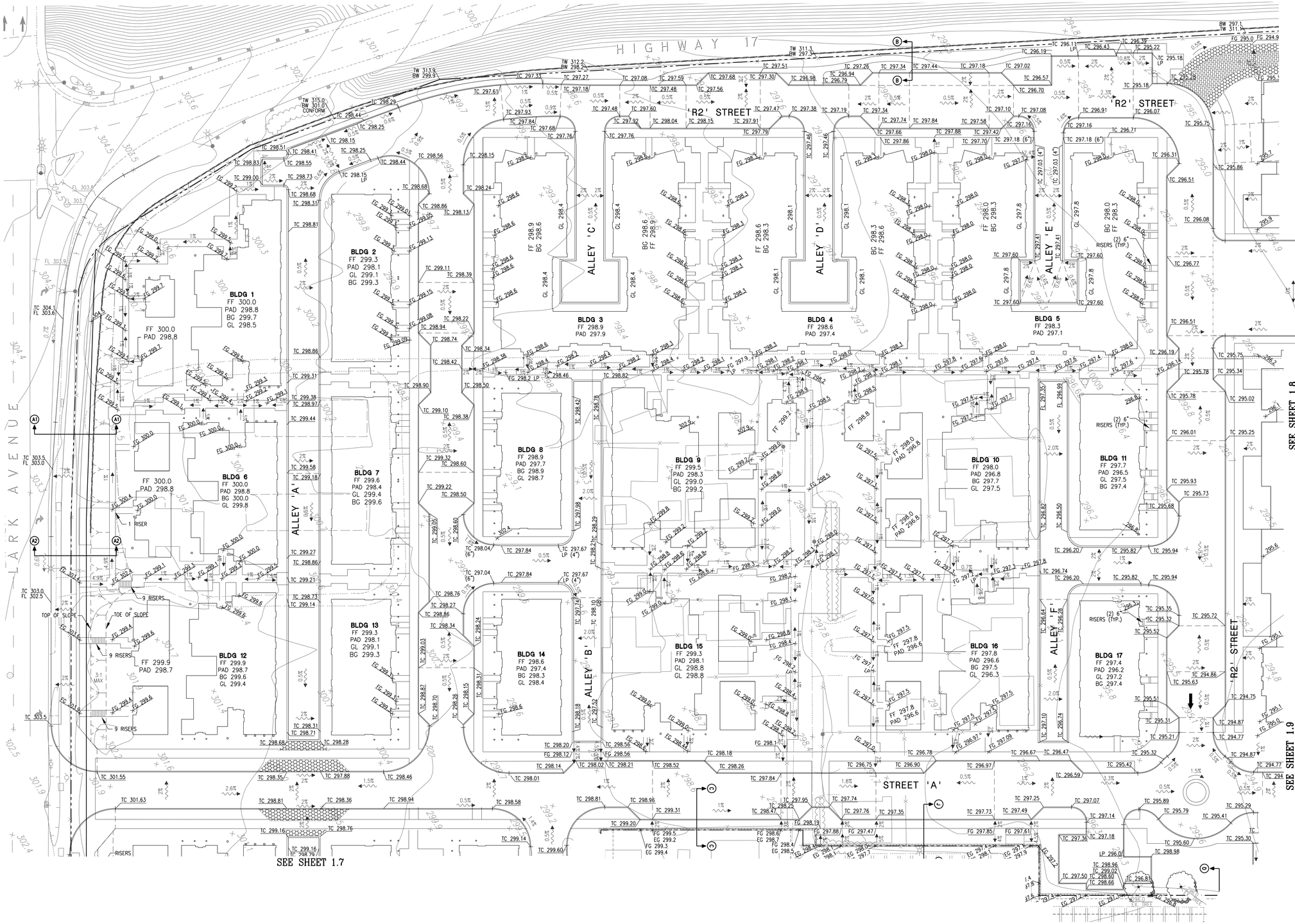
19756 | 03.11.2015

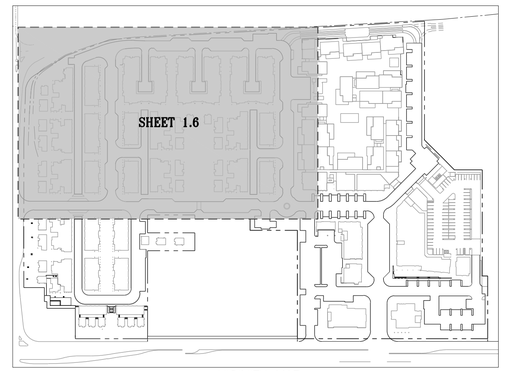
0 40 80 160
SCALE: 1"=80'

NORTH

1.5

P:\19756\PLN\DEVPLANSHEETS\14-STREETCROSSSECTIONSANDDETAILS.DWG
03-25-2015 7:12pm Jacquelyn Boyce





VICINITY MAP

LEGEND:

- DRAINAGE ROUTE
- OVERLAND RELEASE
- AT-GRADE BIORETENTION, SEE DETAIL SHEET 1.14
- TREE WELL FILTER/BELOW GRADE BIORETENTION (SILVA CELL)
- TREE TO BE SAVED (REFER TO ARBORIST REPORT FOR PROTECTION MEASURES)
- RETAINING OR BASEMENT WALLS PER HEIGHTS/GRADE SHOWN
- GRADING SECTION PER LOCATIONS SHOWN (SEE SHEET 1.10)

ABBREVIATIONS:

TC – TOP OF CURB
FL – FLOW LINE
FF – FINISH FLOOR
GL – GARAGE LIP
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TW – TOP OF WALL
BW – BOTTOM OF WALL
DTC – DEPRESSED TOP OF CURB

NORTH FORTY | LOS GATOS, CA

Phase I
Preliminary Grading Plan

GROSVENOR | EDEN HOUSING | SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

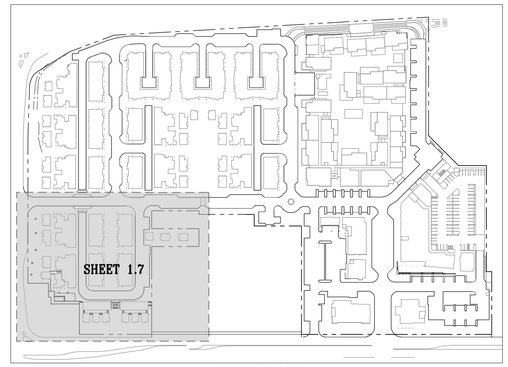
19756 | 03.11.2015 | SCALE: 1"=30' | NORTH

1.6

P:\19756\PLN\DP\PLANSHEETS\1.6-10.PH1PRELIMGRADINGDRAINAGEPLAN.DWG
Jacquelyn Boys
8:21pm 03-25-2015

SEE SHEET 1.6

SEE SHEET 1.8



VICINITY MAP

LEGEND:

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NORTH FORTY | LOS GATOS, CA

Phase I
Preliminary Grading Plan

GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

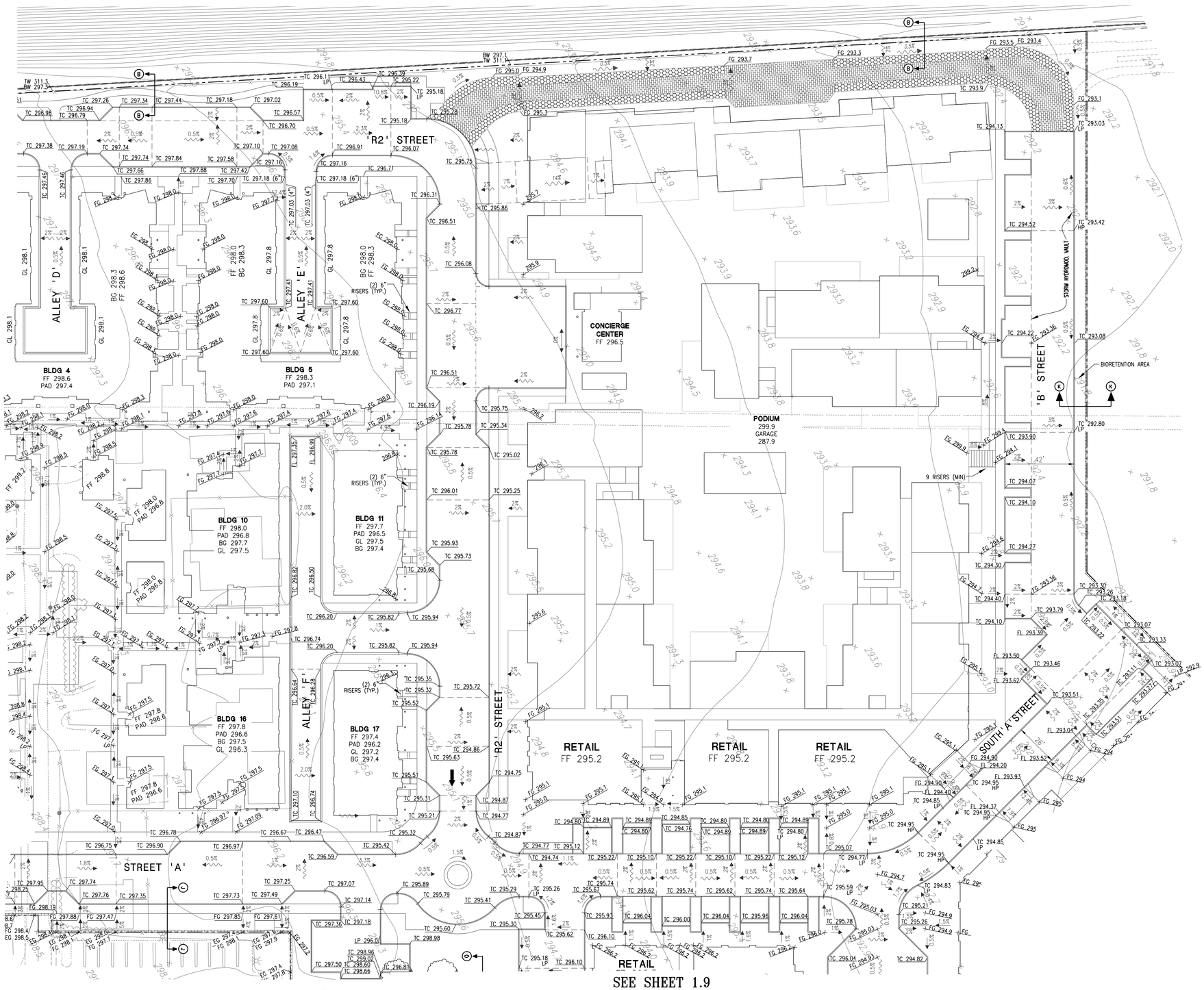
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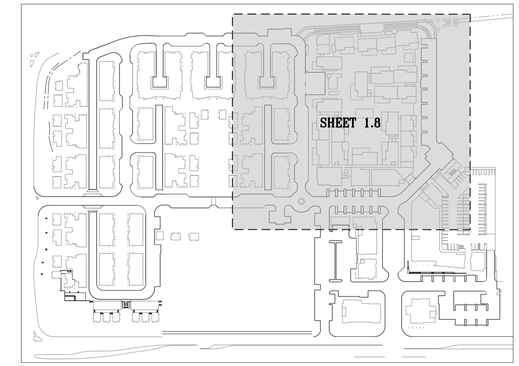
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NORTH

1.7

D: 03-25-2015 7:14pm Jacquelyn Boys P:\19756\PLN\DD\PLANSHEETS\1.6-10.PH1PRELIMGRADINGANDMANGPLAN.DWG





VICINITY MAP

LEGEND:

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NORTH FORTY | LOS GATOS, CA

Phase I
Preliminary Grading Plan

GROSVENOR | EDEN HOUSING | SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015

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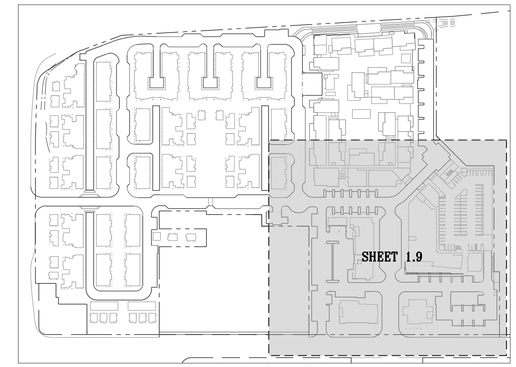
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01-25-2015 7:55am Jacquelyn Boys P:\19756\PLN\2DPLAN\SHEETS\1.6-10.PH1PRELIMGRADINGDRAINAGEPLAN.DWG

SEE SHEET 1.8

SEE SHEET 1.9



VICINITY MAP

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Phase I
Preliminary Grading Plan

NORTH FORTY | LOS GATOS, CA

GROSVENOR | EDEN HOUSING | SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

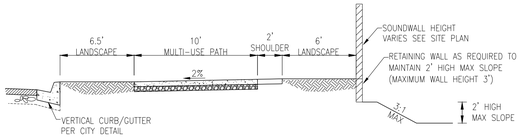
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19756 | 03.11.2015

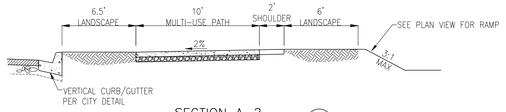
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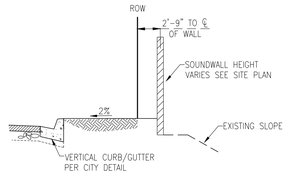
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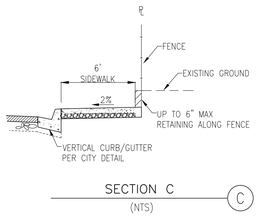
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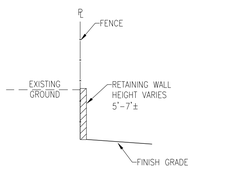
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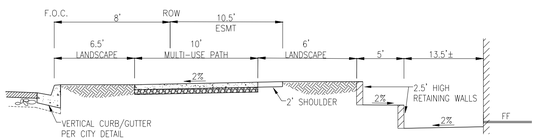
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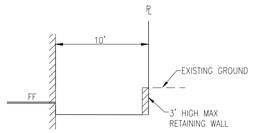
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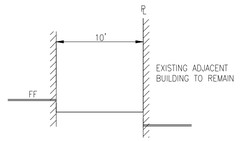
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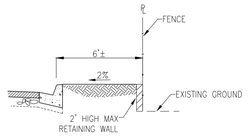
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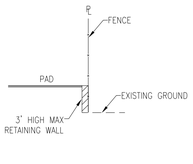
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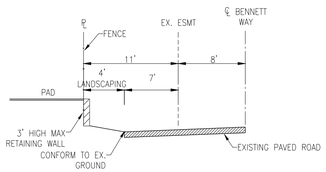
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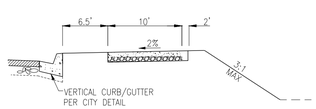
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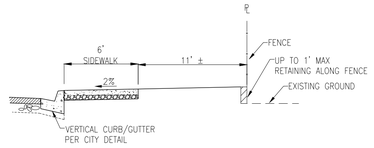
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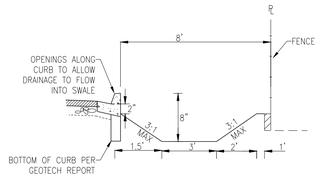
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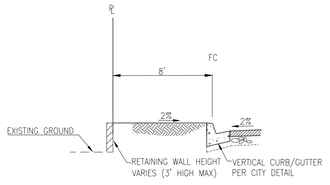
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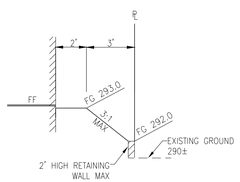
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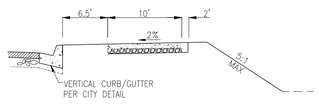
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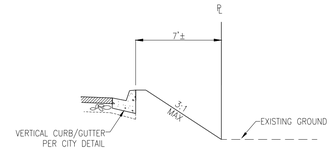
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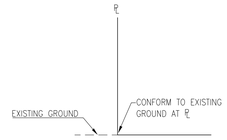
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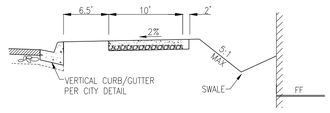
SECTION N (N)
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SECTION O (O)
(NTS)



SECTION Q (Q)
(NTS)



SECTION P (P)
(NTS)

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CONCEPTUAL EARTHWORK TABLE

PHASE	RAW CUT (CY)	RAW FILL (CY)	UTILITY TRENCH EXCAVATION (CY)	SHRINK AT 10% (CY)	CONSOLIDATION OVER FILL AREA (CY)	NET (CY)
1	–70,700	11,800	TBD	TBD	TBD	–58,900

NOTE:
1. QUANTITIES ROUNDED TO THE NEAREST THOUSAND
2. QUANTITIES ILLUSTRATE A DIRT BALANCE IS NOT ACHIEVED AND THAT EXPORT OF MATERIAL WILL BE REQUIRED BASED ON PRELIMINARY GRADING PLAN. EARTHWORK QUANTITIES SUBJECT TO CHANGE WITH FINAL DESIGN.

03-25-2015 7:21pm Jacquelyn Boys P:\19756\PLN\DGN\PLANSHEETS\1.6-10.PH1PRELIMGRADINGANDDRAINAGEPLAN.DWG

NORTH FORTY | LOS GATOS, CA

Phase I
Preliminary Grading and Drainage Plan Details

GROSVENOR | EDEN HOUSING | SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015 | 1.10

UTILITY PLAN NOTES:

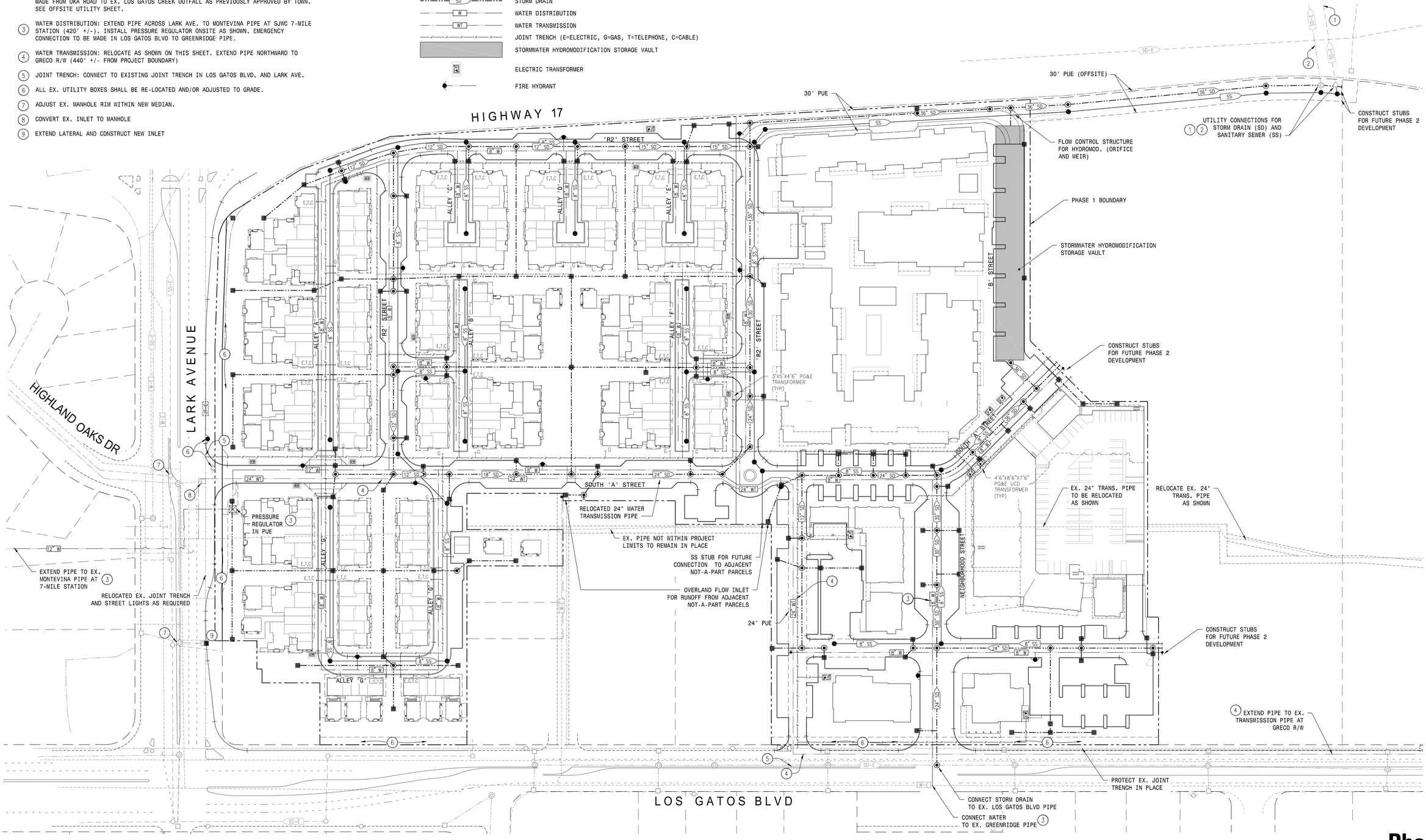
1. SEWER: CONNECT TO EX. MANHOLE AS SHOWN ON THIS SHEET. OFFSITE CONNECTION TO BE MADE AT OKA ROAD AS PREVIOUSLY APPROVED BY TOWN & WVSD. SEE OFFSITE UTILITY SHEET.
2. STORM: CONNECT TO EX. MANHOLE AS SHOWN ON THIS SHEET. OFFSITE CONNECTION TO BE MADE FROM OKA ROAD TO EX. LOS GATOS CREEK OUTFALL AS PREVIOUSLY APPROVED BY TOWN. SEE OFFSITE UTILITY SHEET.
3. WATER DISTRIBUTION: EXTEND PIPE ACROSS LARK AVE. TO MONTEVINA PIPE AT SJWC 7-MILE STATION (420' +/-). INSTALL PRESSURE REGULATOR ONSITE AS SHOWN. EMERGENCY CONNECTION TO BE MADE IN LOS GATOS BLVD TO GREENRIDGE PIPE.
4. WATER TRANSMISSION: RELOCATE AS SHOWN ON THIS SHEET. EXTEND PIPE NORTHWARD TO GRECO R/W (440' +/- FROM PROJECT BOUNDARY)
5. JOINT TRENCH: CONNECT TO EXISTING JOINT TRENCH IN LOS GATOS BLVD. AND LARK AVE.
6. ALL EX. UTILITY BOXES SHALL BE RE-LOCATED AND/OR ADJUSTED TO GRADE.
7. ADJUST EX. MANHOLE RIM WITHIN NEW MEDIAN.
8. CONVERT EX. INLET TO MANHOLE
9. EXTEND LATERAL AND CONSTRUCT NEW INLET

LEGEND:

- SS — SANITARY SEWER
- SD — STORM DRAIN
- W — WATER DISTRIBUTION
- WT — WATER TRANSMISSION
- JOINT TRENCH (E=ELECTRIC, G=GAS, T=TELEPHONE, C=CABLE)
- STORMWATER HYDROMODIFICATION STORAGE VAULT
- ELECTRIC TRANSFORMER
- FIRE HYDRANT

GENERAL NOTES:

1. ALL UTILITIES ARE SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL DESIGN.
2. REFER TO STORMWATER QUALITY SHEET FOR STORMWATER QUALITY IMPROVEMENTS.



NORTH FORTY | LOS GATOS, CA

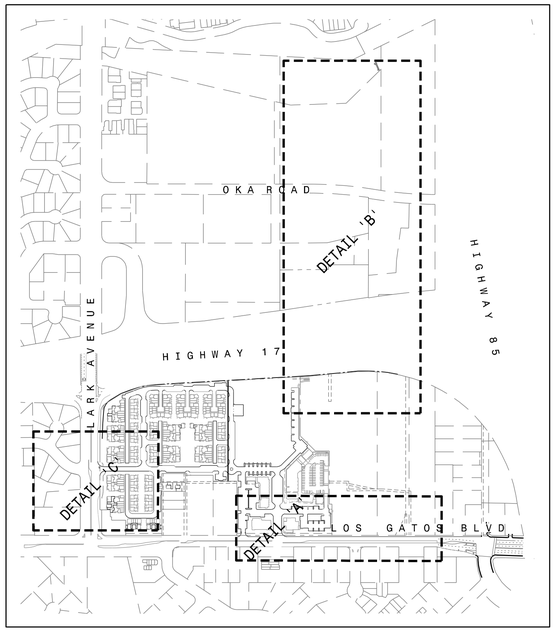
Phase I
Preliminary Utility Plan

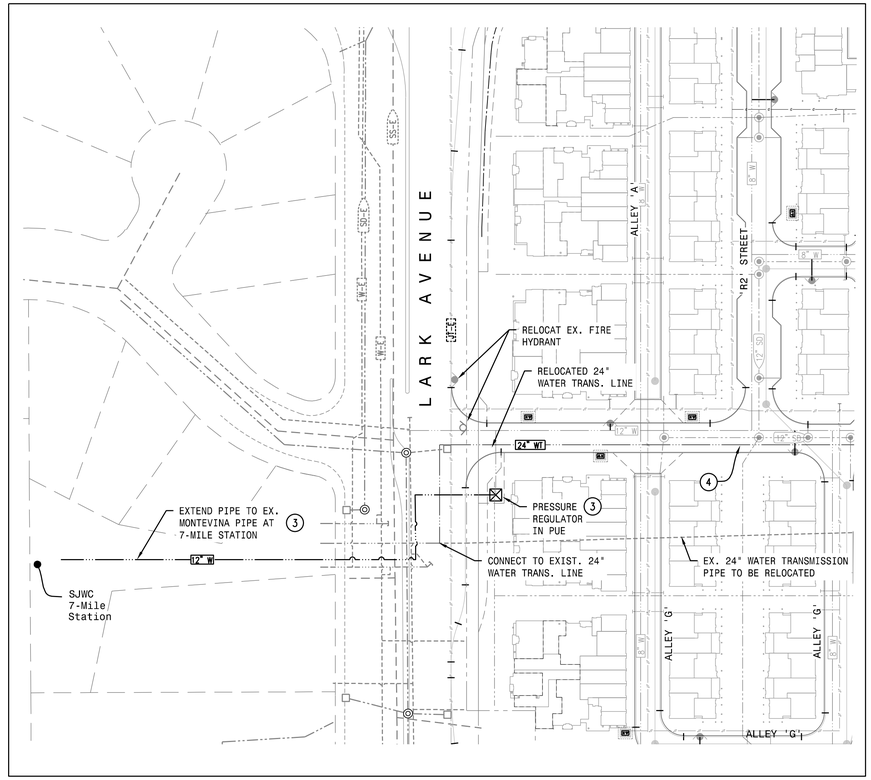
GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES™ COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

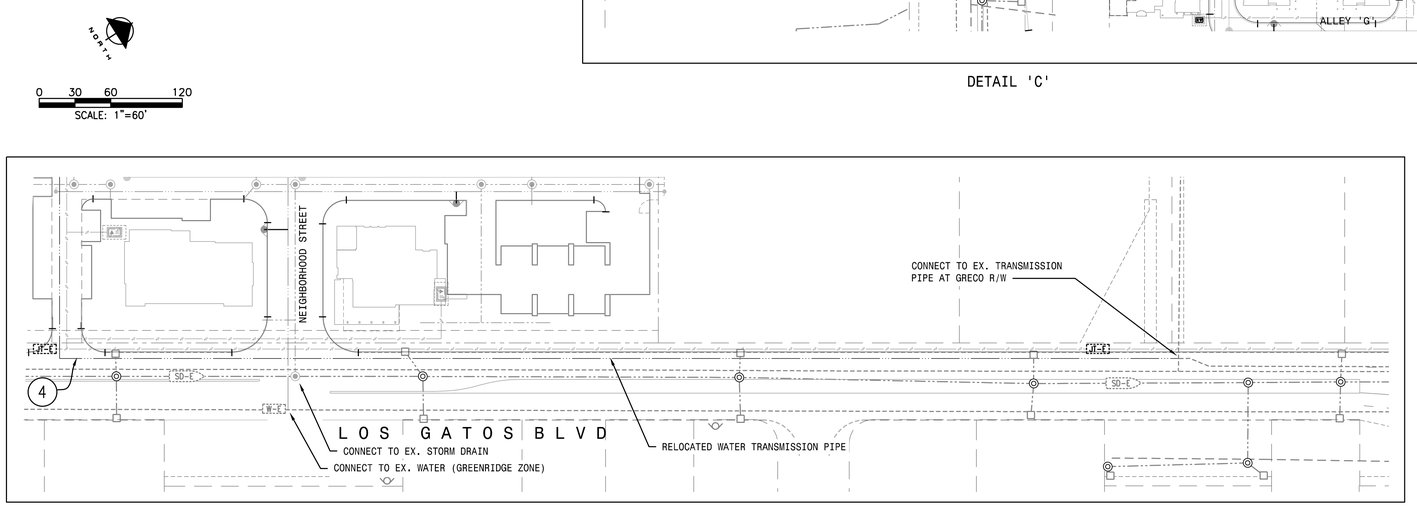
19756 | 03.11.2015 | SCALE: 1"=60' | NORTH | 1.11

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03-25-2015 8:20pm Jacquelyn Boys





DETAIL 'C'



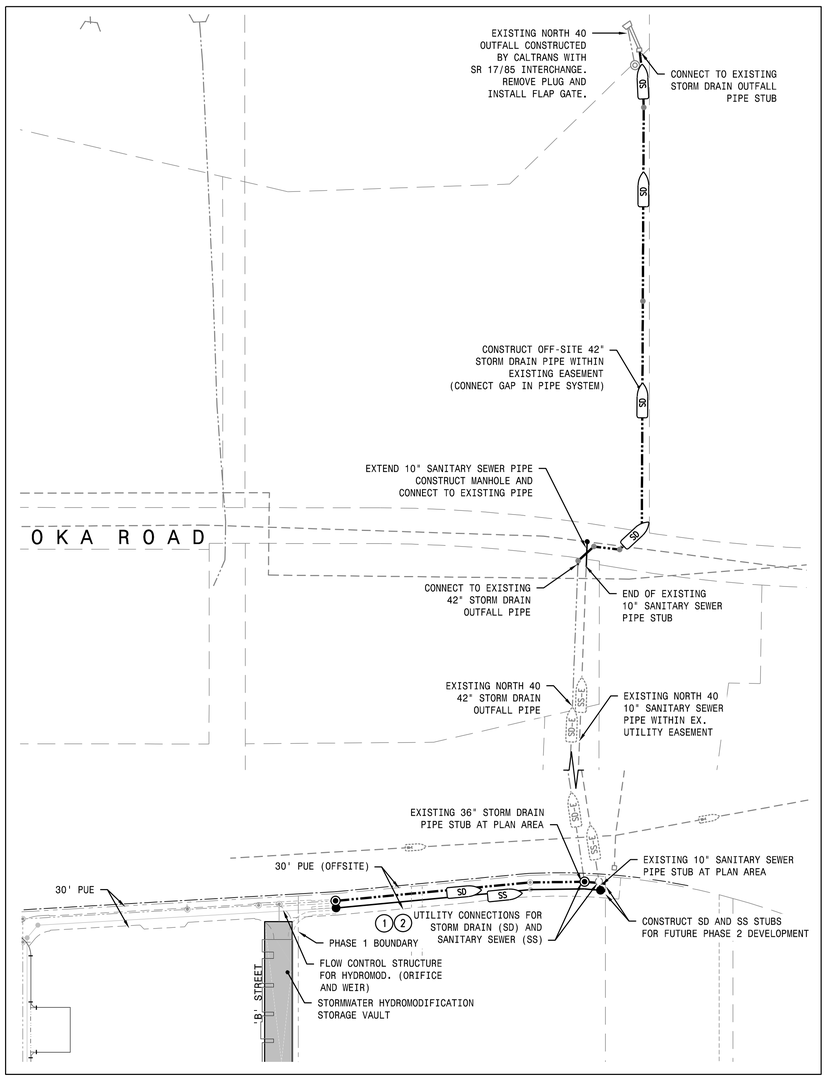
DETAIL 'A'

PLAN NOTES:

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2. STORM: CONNECT TO EX. MANHOLE AS SHOWN ON THIS SHEET. OFFSITE CONNECTION TO BE MADE FROM OKA ROAD TO EX. LOS GATOS CREEK OUTFALL AS PREVIOUSLY APPROVED BY TOWN.
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5. JOINT TRENCH: CONNECT TO EXISTING JOINT TRENCH IN LOS GATOS BLVD. AND LARK AVE. (NOT SHOWN ON PLANS)

LEGEND:

- SS — SANITARY SEWER
- SD — STORM DRAIN
- W — WATER DISTRIBUTION
- WT — WATER TRANSMISSION



DETAIL 'B'

NORTH FORTY | LOS GATOS, CA

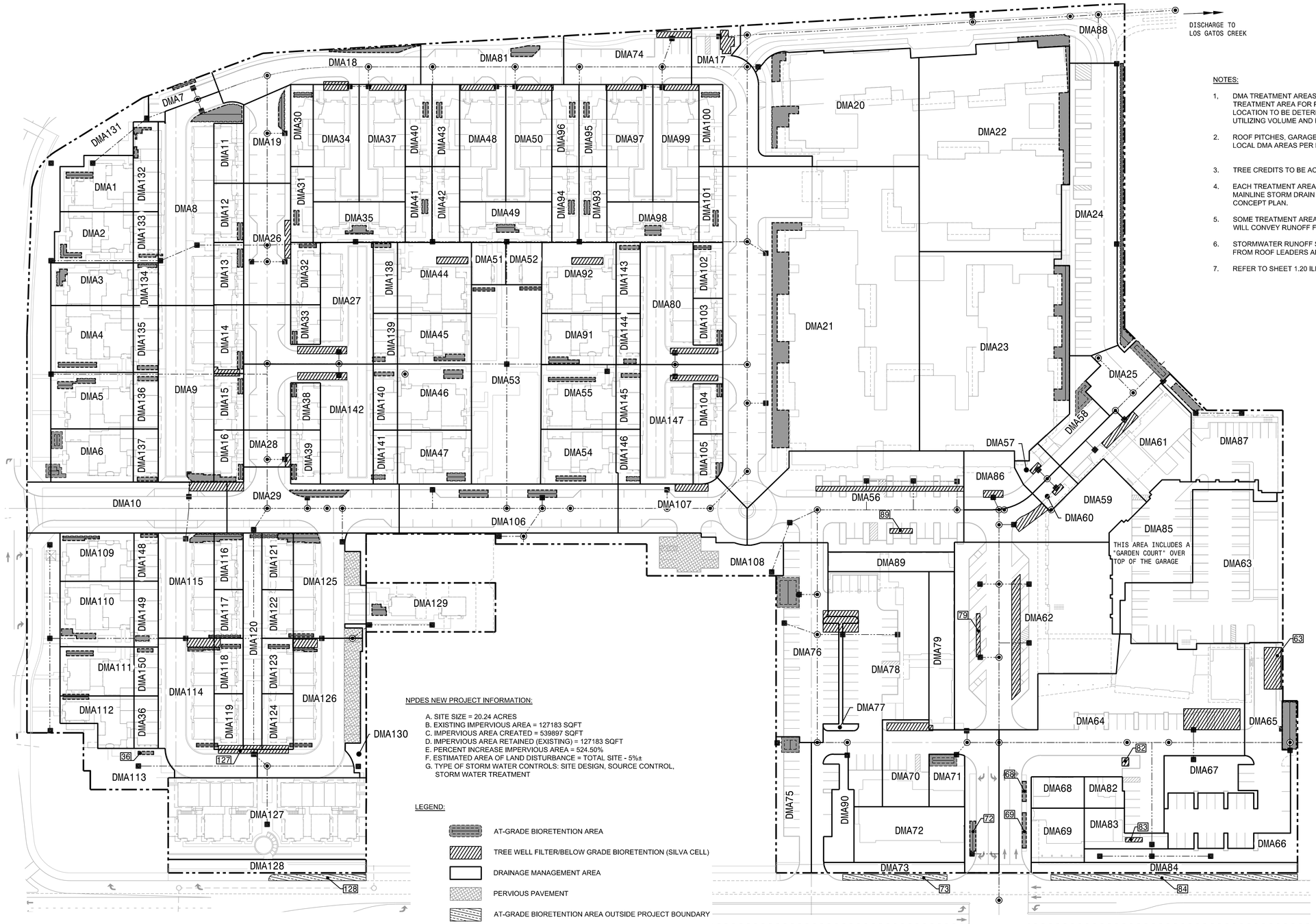
Phase I
Preliminary Offsite Utility Plan

GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015 | 1.12

P:\19756\PLN\DGN\PLANSHEETS\1.12 PH.I PRELIM OFFSITE UTILITY PLAN.DWG
Jacquelyn Boys 7:31pm 03-25-2015



NOTES:

1. DMA TREATMENT AREAS AS SHOWN ARE INTENDED TO REPRESENT THE APPROXIMATE REQUIRED TREATMENT AREA FOR PLANNING PURPOSES BASED ON 4% OF THE IMPERVIOUS AREA. FINAL SIZE AND LOCATION TO BE DETERMINED WITH FINAL SITE DESIGN. REQUIRED AREAS MAY BE REDUCED BY UTILIZING VOLUME AND FLOW CALCULATIONS PER THE SCVURPPP HANDBOOK.
2. ROOF PITCHES, GARAGE SLOPES, RAIN GUTTERS ETC. ARE TO BE DESIGNED TO DRAIN TO DESIGNATED LOCAL DMA AREAS PER PLAN, TYPICAL.
3. TREE CREDITS TO BE ACCOUNTED FOR WITH FINAL DESIGN
4. EACH TREATMENT AREA WITHIN EACH DMA SHALL HAVE AN OVERFLOW INLET THAT CONNECTS TO THE MAINLINE STORM DRAIN PIPES. OVERFLOW INLETS AND CONNECTOR PIPES ARE NOT SHOWN ON THIS CONCEPT PLAN.
5. SOME TREATMENT AREAS ARE LOCATED OUTSIDE THE LIMITS OF THE DMA. WHEN THIS OCCURS A PIPE WILL CONVEY RUNOFF FROM THE DMA TO THE TREATMENT AREAS.
6. STORMWATER RUNOFF SHALL ENTER TREATMENT AREAS BY SURFACE FLOW OR DISTRIBUTION PIPES FROM ROOF LEADERS AND INLETS.
7. REFER TO SHEET 1.20 ILLUSTRATIVE SITE PLAN FOR LANDSCAPE CONCEPT

NPDES NEW PROJECT INFORMATION:

A. SITE SIZE = 20.24 ACRES
B. EXISTING IMPERVIOUS AREA = 127183 SQFT
C. IMPERVIOUS AREA CREATED = 539897 SQFT
D. IMPERVIOUS AREA RETAINED (EXISTING) = 127183 SQFT
E. PERCENT INCREASE IMPERVIOUS AREA = 524.50%
F. ESTIMATED AREA OF LAND DISTURBANCE = TOTAL SITE - 5%±
G. TYPE OF STORM WATER CONTROLS: SITE DESIGN, SOURCE CONTROL, STORM WATER TREATMENT

LEGEND:

- AT-GRADE BIORETENTION AREA
- TREE WELL FILTER/BELOW GRADE BIORETENTION (SILVA CELL)
- DRAINAGE MANAGEMENT AREA
- PERVIOUS PAVEMENT
- AT-GRADE BIORETENTION AREA OUTSIDE PROJECT BOUNDARY
- XX — TREATMENT AREA DESIGNATION WHEN TREATMENT IS LOCATED OUTSIDE THE DMA
- MAIN LINE STORM DRAIN PIPE

NORTH FORTY | LOS GATOS, CA

Phase I
Stormwater Management Concept Plan

GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015

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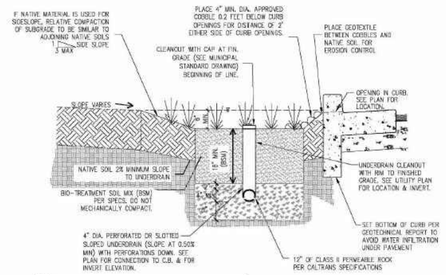
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SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM

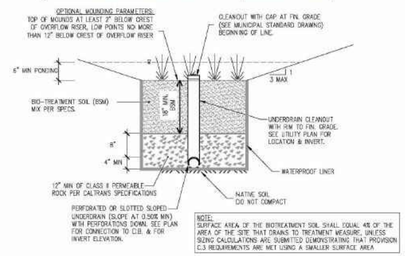
Figure 6-5: Cross Section of a Linear Bioretention Area (with Maximized Infiltration)



NOTE:
SURFACE AREA OF THE BIORETAINMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA

NOT TO SCALE
SEE FIGURE 6-3 FOR TYPICAL OVERFLOW

Figure 6-6: Cross Section of Lined Bioretention Area (Infiltration Not Allowed)



NOTE:
SURFACE AREA OF THE BIORETAINMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA

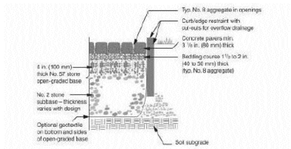


Figure 6-37. Typical Permeable Interlocking Concrete Pavement
Note: ASTM No. 3 or 4 stone may be substituted for No. 2 stone.
Note: ASTM No. 89 or 9 stone may be used in the paver openings.

6 - 38

C.3 STORMWATER HANDBOOK

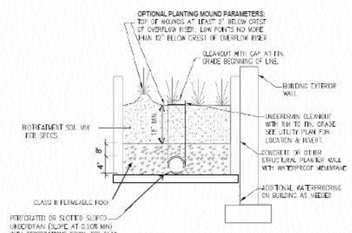
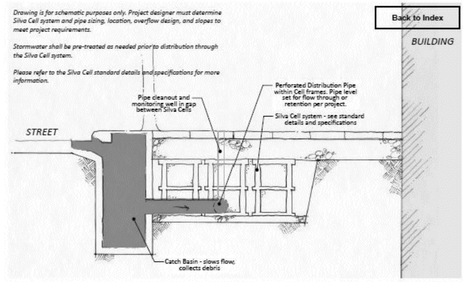
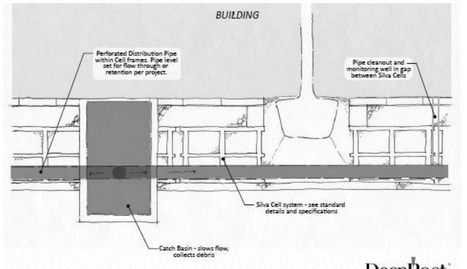
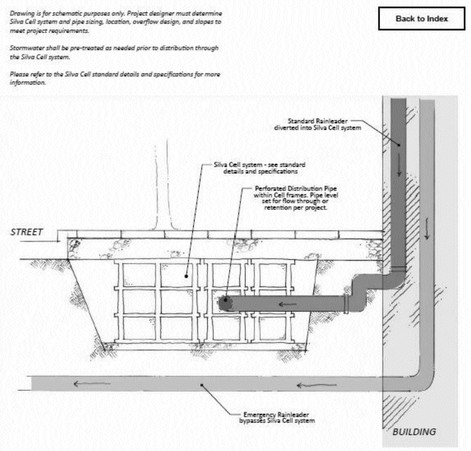


Figure 6-11: Cross section B-B of flow-through planter, shows cross section of underdrain

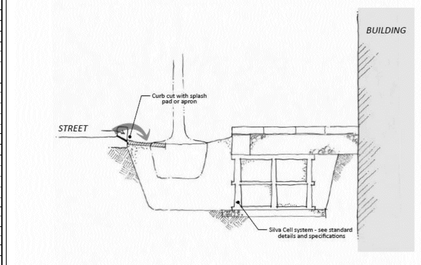




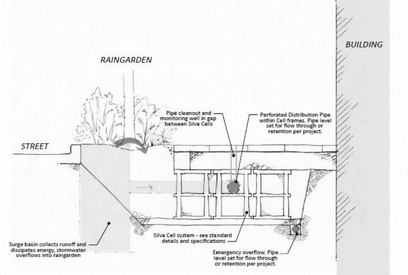
Stormwater and the Silva Cell System
Catch Basin Schematic
DeepRoot Urban Solutions
Updated 2/15/2011



Stormwater and the Silva Cell System
Rainleader Schematic
DeepRoot Urban Solutions
Updated 2/15/2011



Stormwater and the Silva Cell System
Curb Cut Schematic
DeepRoot Urban Solutions
Updated 2/15/2011



Stormwater and the Silva Cell System
Raingarden Schematic
DeepRoot Urban Solutions
Updated 2/15/2011

CONCEPTUAL DETAILS PER SCVURPPP HANDBOOK

Area ID	Surface Type	Area (SqFt)	Pervious Area (SqFt)	Impervious Area (SqFt)	Required Surface Area	Surface Area Provided	BMP Used
DMA1	Roof/Openspace	4011	614	3397	136	150	At-Grade Vertical walled Bioretention Area
DMA2	Roof/Openspace	4083	843	3240	130	147	At-Grade Vertical walled Bioretention Area
DMA3	Roof	3664	774	2890	116	120	At-Grade Vertical walled Bioretention Area
DMA4	Roof/Openspace	5732	1366	4366	175	175	At-Grade Vertical walled Bioretention Area
DMA5	Roof/Openspace	4849	1241	3608	144	180	At-Grade Vertical walled Bioretention Area
DMA6	Roof/Openspace	4570	1256	3314	133	135	At-Grade- Sloped Side Bioretention Area
DMA7	Roadway/Openspace	1656	275	1381	55	66	At-Grade Vertical walled Bioretention Area
DMA8	Roadway/Openspace	12353	2079	10275	411	810	At-Grade Vertical walled Bioretention Area
DMA9	Roadway/RoofOpenspace	10231	1177	9054	362	365	At-Grade Vertical walled Bioretention Area
DMA10	Roadway	10607	1037	9570	383	385	Silva Cell
DMA11	Roof	1856	0	1856	74	75	At-Grade Vertical walled Bioretention Area
DMA12	Roof/Openspace	1833	238	1595	64	64	At-Grade Vertical walled Bioretention Area
DMA13	Roof/Openspace	1935	238	1697	68	89	At-Grade Vertical walled Bioretention Area
DMA14	Roof/Openspace	2129	238	1891	76	85	At-Grade Vertical walled Bioretention Area
DMA15	Roof/Openspace	1751	238	1513	61	66	At-Grade Vertical walled Bioretention Area
DMA16	Roof/Openspace	1813	238	1375	55	60	At-Grade Vertical walled Bioretention Area
DMA17	Roadway/Openspace	6865	400	6465	259	260	Silva Cell
DMA18	Roadway/Openspace	7963	1017	6946	278	315	At-Grade Vertical walled Bioretention Area
DMA19	Roadway/Openspace	4340	318	4022	161	180	At-Grade Vertical walled Bioretention Area
DMA20	Roof - Podium	18520	0	18520	741	770	At-Grade Vertical walled Bioretention Area
DMA21	Roof - Podium / Roadway	61002	400	60602	2424	2487	At-Grade Vertical walled Bioretention Area
DMA22	Roof - Podium	31254	0	31254	1250	1300	At-Grade Vertical walled Bioretention Area
DMA23	Roof - Podium	30389	0	30389	1216	1320	At-Grade- Sloped Side Bioretention Area / Silva Cell
DMA24	Roadway/Openspace	15089	0	15089	604	1116	At-Grade Vertical walled Bioretention Area
DMA25	Roadway/Openspace	4060	475	3585	143	160	At-Grade- Sloped Side Bioretention Area
DMA26	Roadway/Openspace	5954	391	5563	223	230	Silva Cell
DMA27	Roof/Roadway/Openspace	10205	1289	8916	357	375	Silva Cell
DMA28	Roadway/Openspace	1807	48	1759	70	75	Silva Cell
DMA29	Roadway/Openspace	9663	1369	8293	332	335	At-Grade Vertical walled Bioretention Area
DMA30	Roof/Openspace	1917	446	1471	59	70	At-Grade Vertical walled Bioretention Area
DMA31	Roof/Openspace	1772	480	1292	52	67	At-Grade Vertical walled Bioretention Area
DMA32	Roof/Openspace	1929	591	1338	54	55	At-Grade Vertical walled Bioretention Area
DMA33	Roof	1220	0	1220	49	50	At-Grade Vertical walled Bioretention Area
DMA34	Roof/Openspace	5621	310	5312	212	220	Silva Cell
DMA35	Roof/Openspace	3891	491	3400	136	145	At-Grade Vertical walled Bioretention Area
DMA36	Roof/Openspace	1234	175	1059	42	42	At-Grade Vertical walled Bioretention Area
DMA37	Roof/Road/Openspace	5621	304	5317	213	222	Silva Cell
DMA38	Roof/Openspace	1457	252	1205	48	50	At-Grade Vertical walled Bioretention Area
DMA39	Roof/Openspace	1666	357	1309	52	60	At-Grade Vertical walled Bioretention Area
DMA40	Roof/Openspace	2289	514	1775	71	72	At-Grade Vertical walled Bioretention Area
DMA41	Roof/Openspace	2116	383	1732	69	72	At-Grade Vertical walled Bioretention Area
DMA42	Roof/Openspace	2195	383	1812	72	72	At-Grade Vertical walled Bioretention Area
DMA43	Road/Roof/Openspace	2374	514	1860	74	75	At-Grade Vertical walled Bioretention Area
DMA44	Roof/Openspace	5473	0	5473	219	220	Silva Cell
DMA45	Roof/Openspace	3898	585	3313	133	150	At-Grade Vertical walled Bioretention Area
DMA46	Roof/Openspace	5099	1147	3952	158	158	At-Grade Vertical walled Bioretention Area
DMA47	Roof/Openspace	4150	979	3171	127	135	Silva Cell
DMA48	Roof/Openspace	5622	310	5312	212	212	Silva Cell
DMA49	Roof/Openspace	3890	491	3399	136	140	At-Grade Vertical walled Bioretention Area
DMA50	Road/Roof/Openspace	5622	304	5318	213	225	Silva Cell
DMA51	Roof/Openspace	1511	264	1247	50	50	At-Grade Vertical walled Bioretention Area
DMA52	Roof/Openspace	1591	371	1220	49	50	At-Grade Vertical walled Bioretention Area
DMA53	Openspace	14459	14459	0	0	0	Self Treating
DMA54	Roof/Openspace	4317	1046	3271	131	135	At-Grade Vertical walled Bioretention Area

Area ID	Surface Type	Area (SqFt)	Pervious Area (SqFt)	Impervious Area (SqFt)	Required Surface Area	Surface Area Provided	BMP Used
DMA55	Roof/Openspace	5049	750	4299	172	177	At-Grade Vertical walled Bioretention Area
DMA56	Terrace/Roof/Roadway	20330	1512	18818	753	755	Silva Cell
DMA57	Roadway/Openspace	1211	47	1164	47	60	Silva Cell
DMA58	Roadway/Openspace	3349	857	2492	100	110	At-Grade- Sloped Side Bioretention Area
DMA59	Roadway/Openspace/Roof	8255	0	8255	330	340	Silva Cell
DMA60	Roadway/Openspace	1035	0	1035	41	60	Silva Cell
DMA61	Roadway/Openspace/Roof	8447	0	8447	338	340	Silva Cell
DMA62	Roadway/Openspace/Roof	26945	771	25874	1035	1040	Silva Cell
DMA63	Open Parking Garage / Openspace	18607	762	17845	714	720	Silva Cell
DMA64	Roadway/Openspace/Roof	31904	1086	30819	1233	1235	Silva Cell
DMA65	Roadway	12644	0	12644	506	660	At-Grade Vertical walled Bioretention Area
DMA66	Planting	5299	5299	0	0	0	Self Retaining
DMA67	Planting	3298	3298	0	0	0	Self Retaining
DMA68	Roof	1730	0	1730	69	70	Silva Cell
DMA69	Roof	2998	0	2998	120	120	At-Grade Vertical walled Bioretention Area
DMA70	Roadway/Openspace/Roof	10234	1070	9164	367	370	Silva Cell
DMA71	Roof/Openspace	1938	408	1530	61	120	At-Grade- Sloped Side Bioretention Area
DMA72	Roof/Openspace	6436	2405	4031	161	165	At-Grade Vertical walled Bioretention Area
DMA73	Multiuse Path	1502	0	1502	60	60	Self Treating
DMA74	Roadway/Openspace	6967	1699	5268	211	212	Silva Cell
DMA75	Roadway/Openspace	4927	2220	2707	108	110	At-Grade- Sloped Side Bioretention Area
DMA76	Roadway/Openspace	11418	2340	9078	363	400	At-Grade- Sloped Side Bioretention Area
DMA77	Planting	893	893	0	0	0	Self treating
DMA78	Roadway/Openspace/Roof	19966	340	19626	785	790	Silva Cell
DMA79	Roof/Openspace	4198	123	4075	163	170	Silva Cell
DMA80	Openspace	7334	7334	0	0	0	Self Retaining
DMA81	Roadway/Openspace	6627	1473	5153	206	230	At-Grade Vertical walled Bioretention Area
DMA82	Roof	1283	0	1283	51	60	Silva Cell
DMA83	Roof/Openspace	2414	467	1947	78	78	Silva Cell
DMA84	Multiuse Path	2857	2857	0	0	0	Self-Retaining
DMA85	Openspace	8529	0	8529	341	341	Self-Treating
DMA86	Roadway/Openspace	3408	0	3408	136	140	Silva Cell
DMA87	Roof/Openspace	7675	1652	6023	241	245	At-Grade Vertical walled Bioretention Area
DMA88	EVA/Openspace	17777	17777	0	0	0	Self-Treating
DMA89	Roof	2583	0	2583	103	115	Silva Cell
DMA90	Openspace	2366	2366	0	0	0	Self-Treating
DMA91	Roof/Openspace	3976	425	3551	142	150	At-Grade Vertical walled Bioretention Area
DMA92	Roof/Openspace	5489	0	5489	220	220	Silva Cell
DMA93	Roof/Openspace	2205	383	1822	73	75	At-Grade Vertical walled Bioretention Area
DMA94	Roof/Openspace	2146	383	1763	71	75	At-Grade Vertical walled Bioretention Area
DMA95	Roof/Openspace	2285	514	1871	75	75	At-Grade Vertical walled Bioretention Area
DMA96	Roof/Openspace	2322	514	1807	72	75	At-Grade Vertical walled Bioretention Area
DMA97	Roof/Openspace	5623	310	5313	213	220	Silva Cell
DMA98	Roof/Openspace	3888	491	3397	136	140	At-Grade Vertical walled Bioretention Area
DMA99	Roof/Openspace	5622	310	5313	213	220	Silva Cell
DMA100	Roof/Openspace	2043	487	1556	62	72	At-Grade Vertical walled Bioretention Area
DMA101	Roof/Openspace	1889	480	1409	56	67	At-Grade Vertical walled Bioretention Area
DMA102	Roof/Openspace	1724	591	1133	45	55	At-Grade Vertical walled Bioretention Area
DMA103	Roof	1443	0	1443	58	60	At-Grade Vertical walled Bioretention Area
DMA104	Roof/Openspace	1546	252	1294	52	55	At-Grade Vertical walled Bioretention Area

Area ID	Surface Type	Area (SqFt)	Pervious Area (SqFt)	Impervious Area (SqFt)	Required Surface Area	Surface Area Provided	BMP Used
DMA105	Roof	1451	0	1451	58	60	At-Grade Vertical walled Bioretention Area
DMA106	Roadway/Openspace	11177	1051	10125	405	405	At-Grade Vertical walled Bioretention Area
DMA107	Roadway/Openspace	6760	577	6184	247	250	Silva Cell
DMA108	Openspace/Pervious Pavement	7711	7711	0	0	0	Self-Treating
DMA109	Roof/Openspace	3713	880	2833	113	120	At-Grade Vertical walled Bioretention Area
DMA110	Roof/Openspace	5052	901	4151	166	175	At-Grade Vertical walled Bioretention Area
DMA111	Roof/Openspace	3781	868	2913	117	120	At-Grade Vertical walled Bioretention Area
DMA112	Roof/Openspace	3060	74	2986	119	120	At-Grade Vertical walled Bioretention Area
DMA113	Openspace	11040	11040	0	0	0	Self-Treating
DMA114	Roof/Roadway//Openspace	9042	553	8488	340	370	At-Grade Vertical walled Bioretention Area
DMA115	Roof/Roadway//Openspace	6117	668	5449	218	315	At-Grade Vertical walled Bioretention Area and Silva Cell
DMA116	Roof/Openspace	1706	275	1431	57	100	Silva Cell
DMA117	Roof/Openspace	1470	196	1274	51	60	At-Grade Vertical walled Bioretention Area
DMA118	Roof/Openspace	1678	192	1486	59	62	At-Grade Vertical walled Bioretention Area
DMA119	Roof/Openspace	1677	211	1467	59	52	At-Grade Vertical walled Bioretention Area
DMA120	Openspace	4232	4232	0	0	0	Self-Treating
DMA121	Roof/Openspace	1854	275	1579	63	67	At-Grade Vertical walled Bioretention Area
DMA122	Roof/Openspace	1583	196	1388	56	65	At-Grade Vertical walled Bioretention Area
DMA123	Roof/Openspace	1816	192	1624	65	69	At-Grade Vertical walled Bioretention Area
DMA124	Roof/Openspace	1816	211	1606	64	66	At-Grade Vertical walled Bioretention Area
DMA125	Roof/Roadway//Openspace	7245	532	6713	269	270	At-Grade Vertical walled Bioretention Area
DMA126	Roof/Roadway//Openspace	10520	3382	7138	286	300	At-Grade Vertical walled Bioretention Area
DMA127	Roof/Openspace	16856	2712	14144	566	567	Silva Cell
DMA128	Multiuse Path	2740	0	2740	110	110	Self-Treating
DMA129	Roof/Openspace	6599	3178	3421	137	137	At-Grade Vertical walled Bioretention Area
DMA130	Openspace	1270	1270	0	0	0	Self-Retaining
DMA131	Openspace	10801	10801	0	0	0	Self-Treating
DMA132	Roof/Openspace	2335	195	2140	86	90	At-Grade Vertical walled Bioretention Area
DMA133	Roof/Openspace	1330	180	1150	46	48	At-Grade Vertical walled Bioretention Area
DMA134	Roof/Openspace	1109	180	929	37	50	At-Grade Vertical walled Bioretention Area
DMA135	Roof/Openspace	1736	180	1556	62	70	At-Grade Vertical walled Bioretention Area
DMA136	Roof/Openspace	1468	180	1288	52	66	At-Grade Vertical walled Bioretention Area
DMA137	Roof/Openspace	1383	180	1203	48	63	At-Grade Vertical walled Bioretention Area
DMA138	Roof/Openspace	1790	175	1615	65	65	At-Grade Vertical walled Bioretention Area
DMA139	Roof/Openspace	1276	176	1100	44	46	At-Grade Vertical walled Bioretention Area
DMA140	Roof/Openspace	1667	175	1492	60	65	At-Grade Vertical walled Bioretention Area
DMA141	Roof/Openspace	1357	175	1182	47	50	At-Grade Vertical walled Bioretention Area
DMA142	Roof/Roadway//Openspace	10411	1289	9121	365	375	Silva Cell
DMA143	Roof/Openspace	1790	175	1615	65	65	At-Grade Vertical walled Bioretention Area
DMA144	Roof/Openspace	1289	175	1114	45	46	At-Grade Vertical walled Bioretention Area
DMA145	Roof/Openspace	1633	175	1458	58	65	At-Grade Vertical walled Bioretention Area
DMA146	Roof/Openspace	1357	175	1182	47	50	At-Grade Vertical walled Bioretention Area
DMA147	Roof/Roadway//Openspace	7174	1289	5884	235	250	Silva Cell
DMA148	Roof/Openspace	1217	175	1042	42	43	At-Grade Vertical walled Bioretention Area
DMA149	Roof/Openspace	1660	175	1485	59	60	At-Grade Vertical walled Bioretention Area
DMA150	Roof/Openspace	1234	175	1059	42	42	At-Grade Vertical walled Bioretention Area

CONCEPTUAL DETAILS PER SILVA CELL STORM WATER SCHEMATICS

NOTES:

1. SILVA CELL SCHEMATIC DESIGN SHALL BE MODIFIED TO LOCATE THE DISTRIBUTION PIPE OF THE TOP OF THE BIORETENTION SOIL MIX
2. UNDER DRAINS SHALL BE DESIGNED WITH AN UPWARD ELBOW BEND IN THE PIPE IN ORDER TO MAXIMIZE INFILTRATION AND MINIMIZE DISCHARGE TO THE MAINLINE STORM DRAIN PIPE

Phase I
Stormwater Management Concept Plan Details

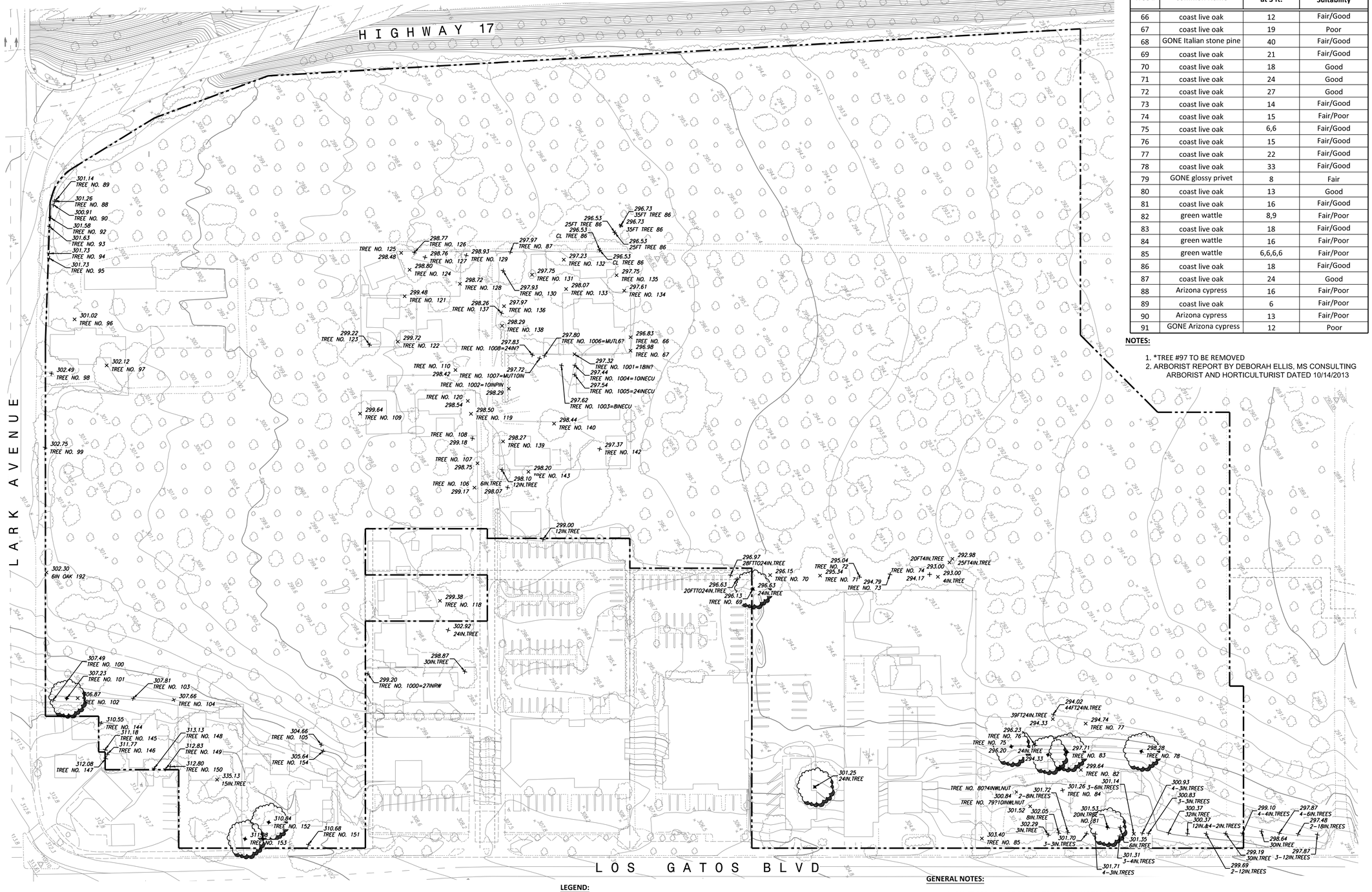
NORTH FORTY | LOS GATOS, CA

GROSVENOR | EDEN HOUSING | SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015 | SCALE: 1"=50' | NORTH | 1.14

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03-26-2015 7:56pm Jacquelyn Boys



Tree #	Common Name	Trunk Diameter at 3 ft.	Preservation Suitability
66	coast live oak	12	Fair/Good
67	coast live oak	19	Poor
68	GONE Italian stone pine	40	Fair/Good
69	coast live oak	21	Fair/Good
70	coast live oak	18	Good
71	coast live oak	24	Good
72	coast live oak	27	Good
73	coast live oak	14	Fair/Good
74	coast live oak	15	Fair/Poor
75	coast live oak	6,6	Fair/Good
76	coast live oak	15	Fair/Good
77	coast live oak	22	Fair/Good
78	coast live oak	33	Fair/Good
79	GONE glossy privet	8	Fair
80	coast live oak	13	Good
81	coast live oak	16	Fair/Good
82	green wattle	8,9	Fair/Poor
83	coast live oak	18	Fair/Good
84	green wattle	16	Fair/Poor
85	green wattle	6,6,6,6	Fair/Poor
86	coast live oak	18	Fair/Good
87	coast live oak	24	Good
88	Arizona cypress	16	Fair/Poor
89	coast live oak	6	Fair/Poor
90	Arizona cypress	13	Fair/Poor
91	GONE Arizona cypress	12	Poor

NOTES:

1. *TREE #97 TO BE REMOVED
2. ARBORIST REPORT BY DEBORAH ELLIS, MS CONSULTING ARBORIST AND HORTICULTURIST DATED 10/14/2013

Tree #	Common Name	Trunk Diameter at 3 ft.	Preservation Suitability
92	Arizona cypress	12,5	Poor
93	coast live oak	14 (2)	Fair/Good
94	Arizona cypress	9	Fair/Good
95	Chinese elm	6	Fair/Good
96	coast live oak	15	Fair/Good
97*	Calif. pepper	51 (4)	Unacceptable
98	London plane	15	Fair/Good
99	Chinese elm	7,6,6	Fair/Poor
100	pistache (fruiting)	8,10	Fair
101	coast live oak	13	Fair/Good
102	coast live oak	16 (2.5)	Fair
103	coast live oak	33	Good
104	coast live oak	19	Good
105	coast live oak	20	Fair
106	Calif. pepper	29	Fair/Good
107	black acacia	6	Fair
108	Calif. pepper	40	Fair
109	coast live oak	20	Good
110	toyon	10,8	Fair/Good
118	incense cedar	25	Fair/Poor
119	fruitless mulberry	9 (4)	Fair
120	glossy privet	13	Fair
121	glossy privet	10	Fair
122	incense cedar	23	Good
123	coast live oak	15	Good
124	glossy privet	18*3-5	Fair/Poor
125	glossy privet	12,8,5*4	Fair/Poor
126	glossy privet	4,6,4*3,2	Fair/Poor
127	olive	18 (2.5)	Fair/Poor
128	green wattle	7,6,6,4,4	Fair
129	redwood	28	Fair/Poor
130	coast live oak	16	Good/Excellent
131	Calif. fan palm	19	Good
132	Calif. fan palm	23	Good
133	camphor	33	Fair/Poor
134	deodar cedar	26	Fair
135	black locust	23	Poor
136	coast live oak	15	Fair/Good
137	Calif. fan palm	13	Fair
138	Calif. fan palm	23	Good
139	chinaberry	19	Fair/Good
140	black walnut	19	Poor
141	GONE Monterey pine	0	Fair
142	black walnut	26	Poor
143	coast live oak	10	Fair/Good
144	Arizona cypress	9	Fair/Poor
145	Arizona cypress	8	Fair/Poor
146	Arizona cypress	12	Fair
147	Arizona cypress	8	Fair/Poor
148	Arizona cypress	4	Fair/Poor
149	Arizona cypress	7,6	Fair/Poor
150	Arizona cypress	6	Fair
151	deodar cedar	37	Fair
152	deodar cedar	19	Fair/Good
153	coast live oak	13,6	Fair/Good
154	GONE Calif. pepper	31	Fair/Good
180	blue gum	13	Poor
181	blue gum	9,9,8	Fair/Poor
182	coast live oak	18	Good
183	glossy privet	60*1-8	Fair/Poor
184	juniper	10	Fair
185	glossy privet	4,4,4,3,3	Fair/Good
186	glossy privet	9	Fair
187	bigleaf maple	19	Good
188	Crape myrtle	8,6,4,3,3,4,5,4	Fair
189	incense cedar	31	Good
190	glossy privet	8,6,4	Fair/Poor
191	coast live oak	8 (1.5)	Fair/Good
192	coast live oak	5	Good
193	Hollywood juniper	13	Fair/Poor
194	Hollywood juniper	16	Fair/Poor
195	coast live oak	18	Fair

LEGEND:

TREE TO BE SAVED (REFER TO ARBORIST REPORT FOR PROTECTION MEASURES)

GENERAL NOTES:

1. ALL TREES WILL BE REMOVED UNLESS NOTED OTHERWISE.
2. ALL TREES NOTED WITHOUT A TREE NUMBER WERE LOCATED BY MACKAY AND SOMPS BUT NEED TO BE REVIEWED BY THE CITY ARBORIST.

NORTH FORTY | LOS GATOS, CA

Phase I
Tree Disposition Plan

GROSVENOR | EDEN HOUSING | SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015

0 25 50 100
SCALE: 1"=50'

NORTH

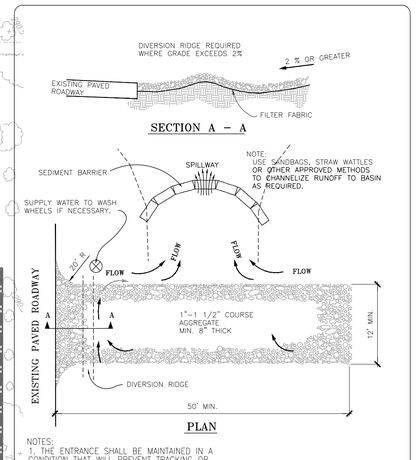
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LEGEND:

- INLET PROTECTION
- STRAW WATTLES
- OVERLAND RELEASE
- GRAVEL CONSTRUCTION ENTRANCT/EXIT

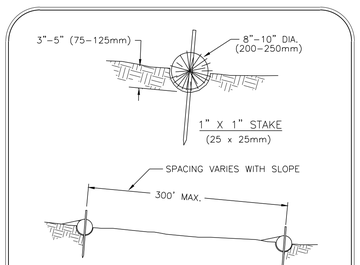
LOS GATOS BLVD.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

FILE: GRAVEX



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"–5" (75–125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW WATTLE BARRIERS IN ROADWAY

NOT TO SCALE

GRADE OF GROUND SURFACE OR STREET	INTERVAL
LESS THAN 2%	300 FEET
GREATER THAN 2%	200 FEET

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NORTH FORTY | LOS GATOS, CA

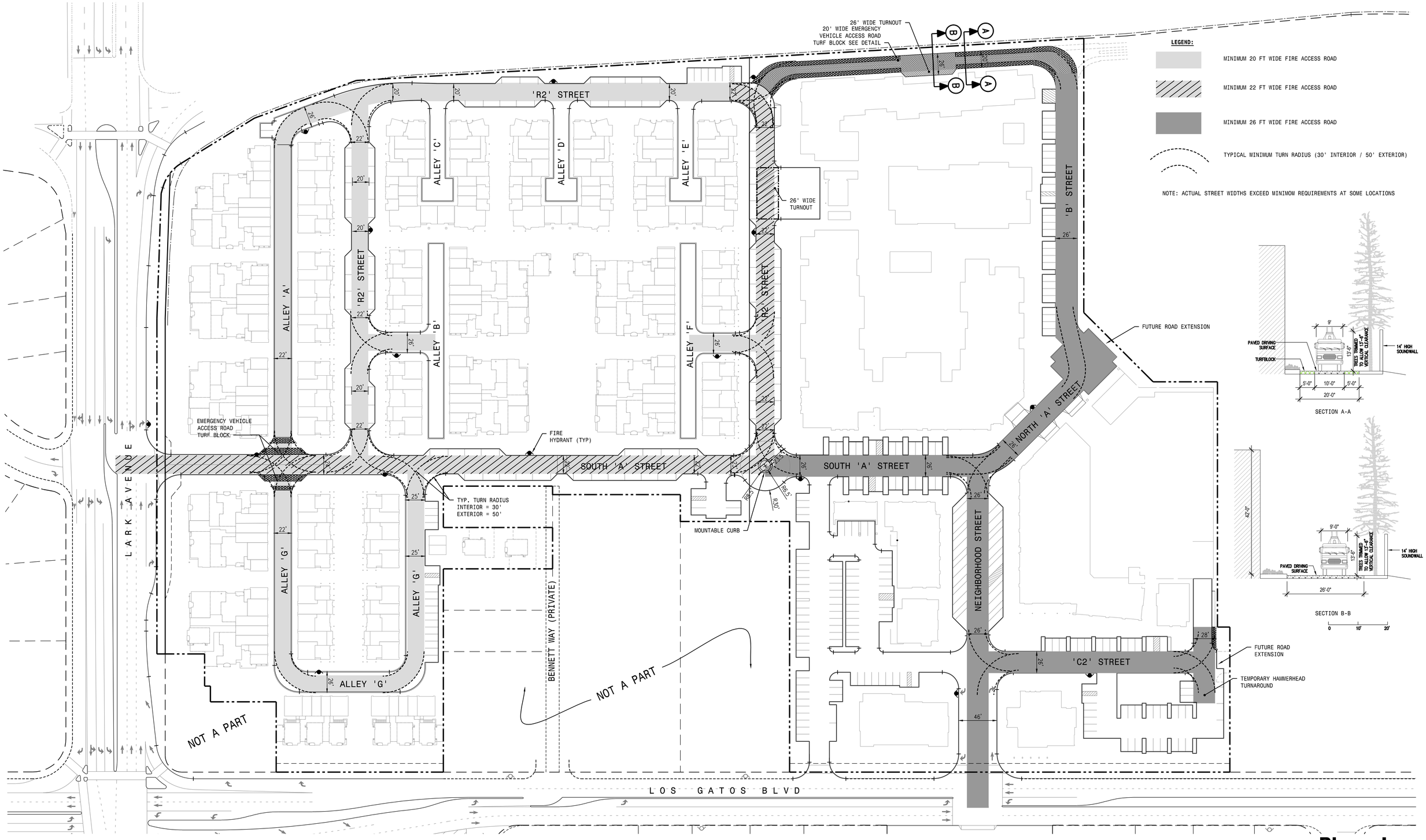
Phase I
Interim Erosion Control Plan

GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES™ COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015 | SCALE: 1"=50' (0 25 50 100) | NORTH | 1.16

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Jacquelyn Boys
03-25-2015 7:36pm



NORTH FORTY | LOS GATOS, CA

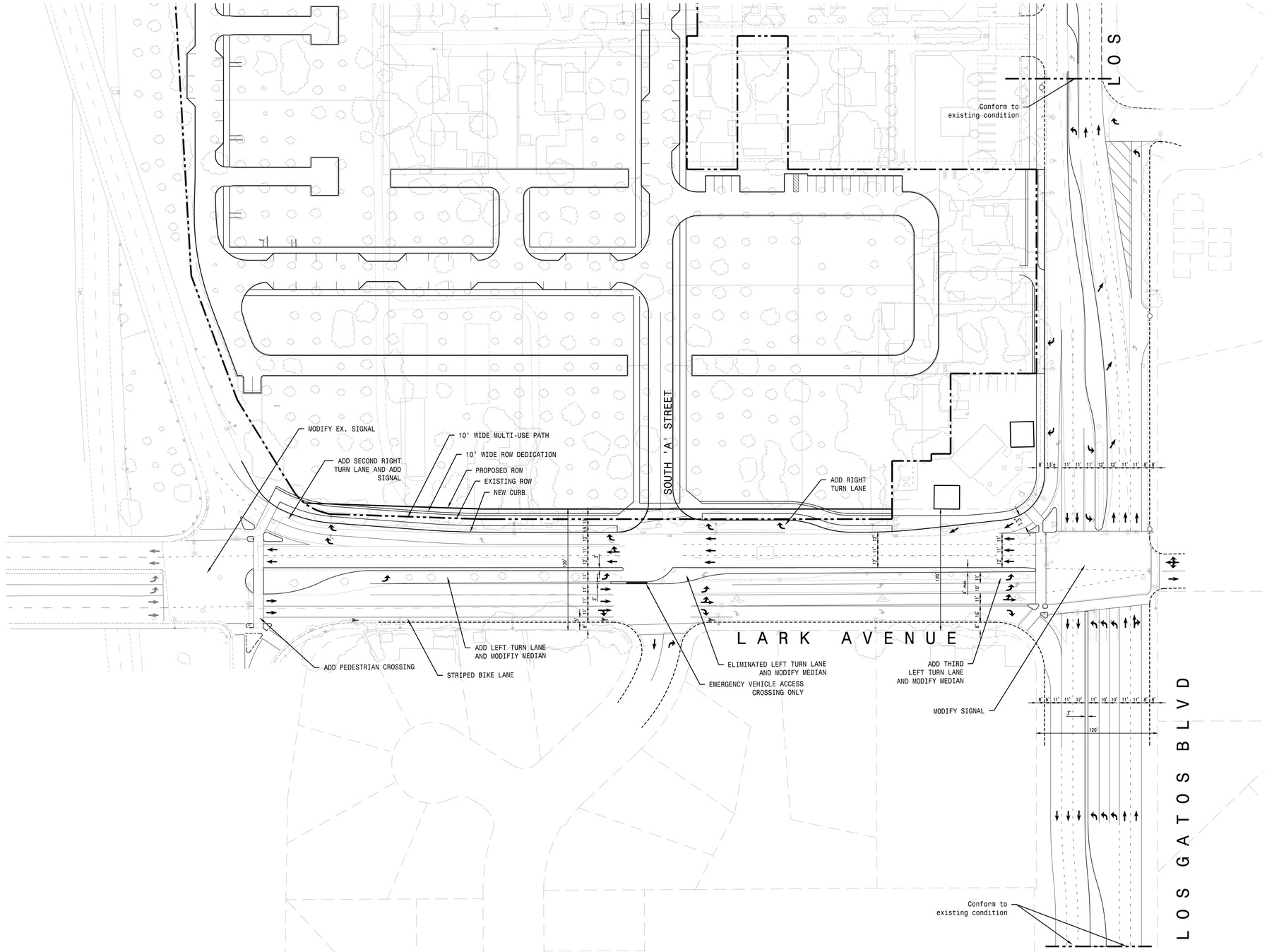
Phase I
Fire Access Exhibit

GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES™ COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

19756 | 03.11.2015 | SCALE: 1"=50' | NORTH | 1.17

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03-25-2015 7:46pm Jacquelyn Boys



NORTH FORTY | LOS GATOS, CA

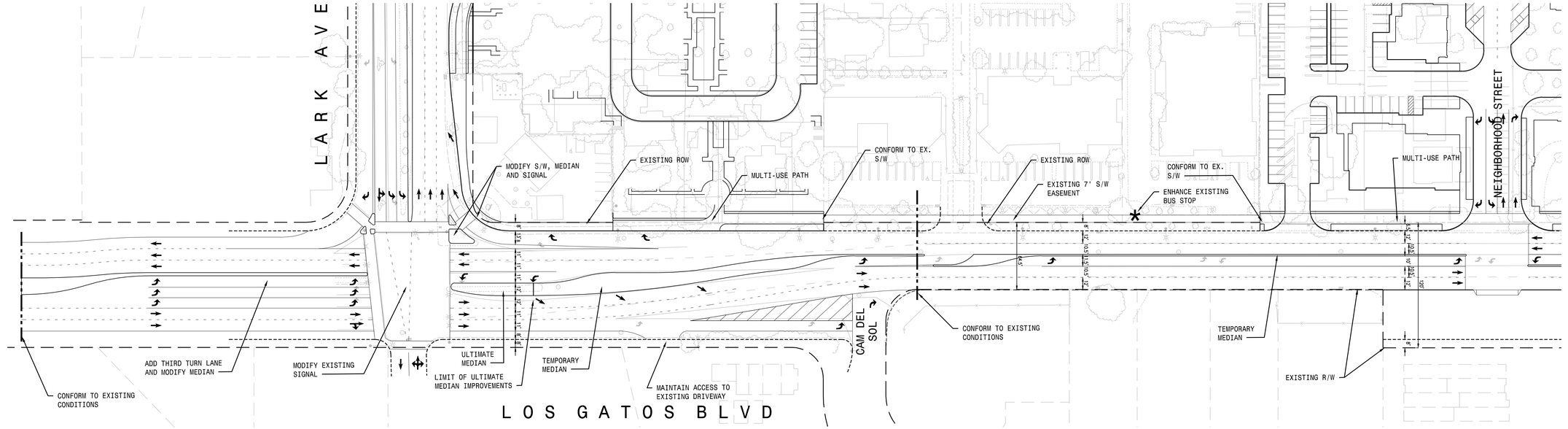
Phase I
Offsite Roadway Improvements - Lark Ave

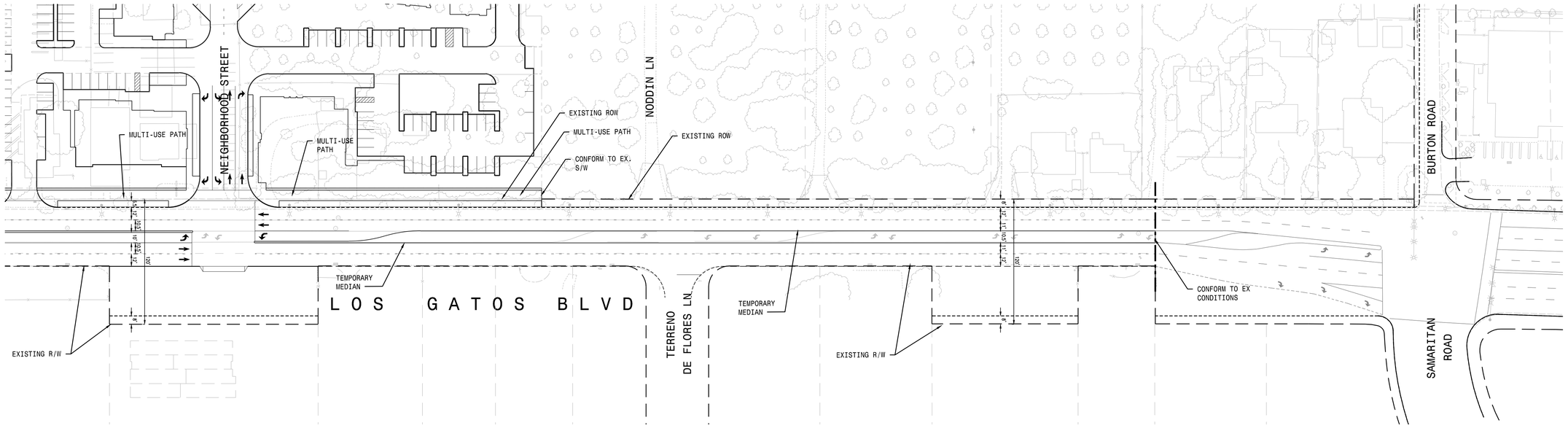
GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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Phase I
Offsite Roadway Improvements - Los Gatos Blvd

GROSVENOR · EDEN HOUSING · SUMMERHILL HOMES COMMUNITIES OF DISTINCTION

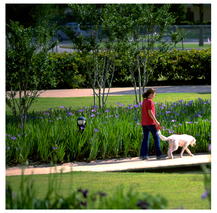
MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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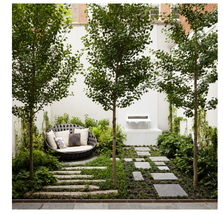




















NORTH FORTY | LOS GATOS, CA

Phase I
Illustrative Site Plan

GROSVENOR

EDEN HOUSING

SUMMERHILL HOMES™ COMMUNITIES OF DISTINCTION

swa San Francisco

GVES301

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