PLACER OAKS

9-New Single Family Homes + 1BMP Home, P.D.
Los Gatos, California

GENERAL DATA

SCOPE OF WORK:
9 SINGLE FAMILY RESIDENCES
+1 BMP HOME

Project Info

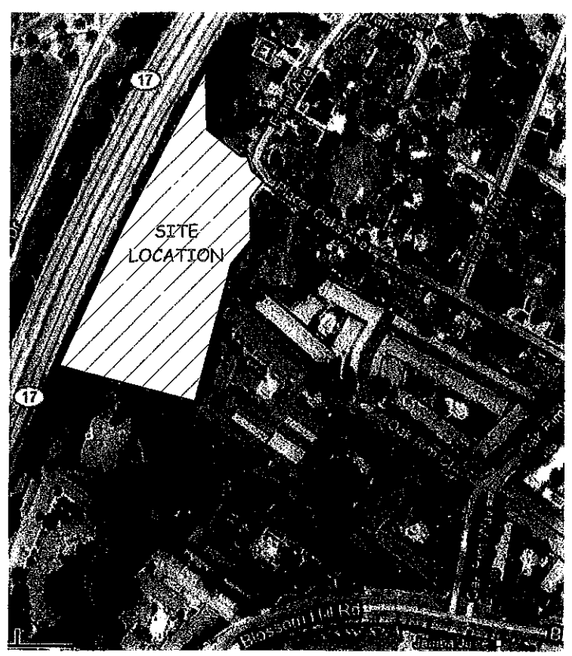
Owner: LANDMARK DEVELOPMENT

APN: 529-14-012, 529-14-067, 529-16-073
Existing Zoning: RM:5-12:PD
Proposed Zoning: R-1:8:PD
Site Area: 3.06 AC. (133,293.6 S.F.)

SHEET INDEX

CS	COVER SHEET
A-1	NEW SITE PLAN
A-2	PROPOSED FLOOR PLANS HOUSES TYPE A & B
A-3	PROPOSED FLOOR PLANS AND ELEVATIONS BMP UNIT, HOUSE TYPE C
A-4	EXTERIOR ELEVATIONS HOUSES TYPE A & B
A-5	STREET SCAPE & SITE SECTIONS
1	GRADING & DRAINAGE COVER SHEET
2	TENTATIVE MAP
C-1	UTILITY PLAN
C-2	GRADING & DRAINAGE PLAN
C-3	SECTIONS
C-4	STORMWATER MANAGEMENT PLAN
L-1.0	PLANTING PLAN
L-1.1	TREE INVENTORY PLAN
L-2.0	LANDSCAPE CONSTRUCTION DETAILS
L-2.1	LANDSCAPE CONSTRUCTION DETAILS

VICINITY MAP



RECEIVED
MAR 3 - 2010
TOWN OF LOS GATOS
PLANNING DIVISION
PD-07-142

LANDSCAPING
REED ASSOCIATES.
Paul Reed
477 S. Taffe Ave.
Sunnyvale, CA. 94086
408.481.9020

CIVIL ENGINEER
CIVIL ENGINEERING
ASSOCIATES INC..
2580 N. FIST ST. SIUTE 290
San Jose, CA. 95131
408.435.1075

DESIGNER
Paragon Design Group, Inc.
Rodger W. Griffin, FAIBD
405 Alberto Way, Suite #C
Los Gatos, CA. 95032
408.358.3707

PLACER OAKS P.D.
LANDMARK DEVELOPMENT
Placer Oaks
Los Gatos, CA
NOV. 05, 2007

• COVER SHEET •

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Sheet
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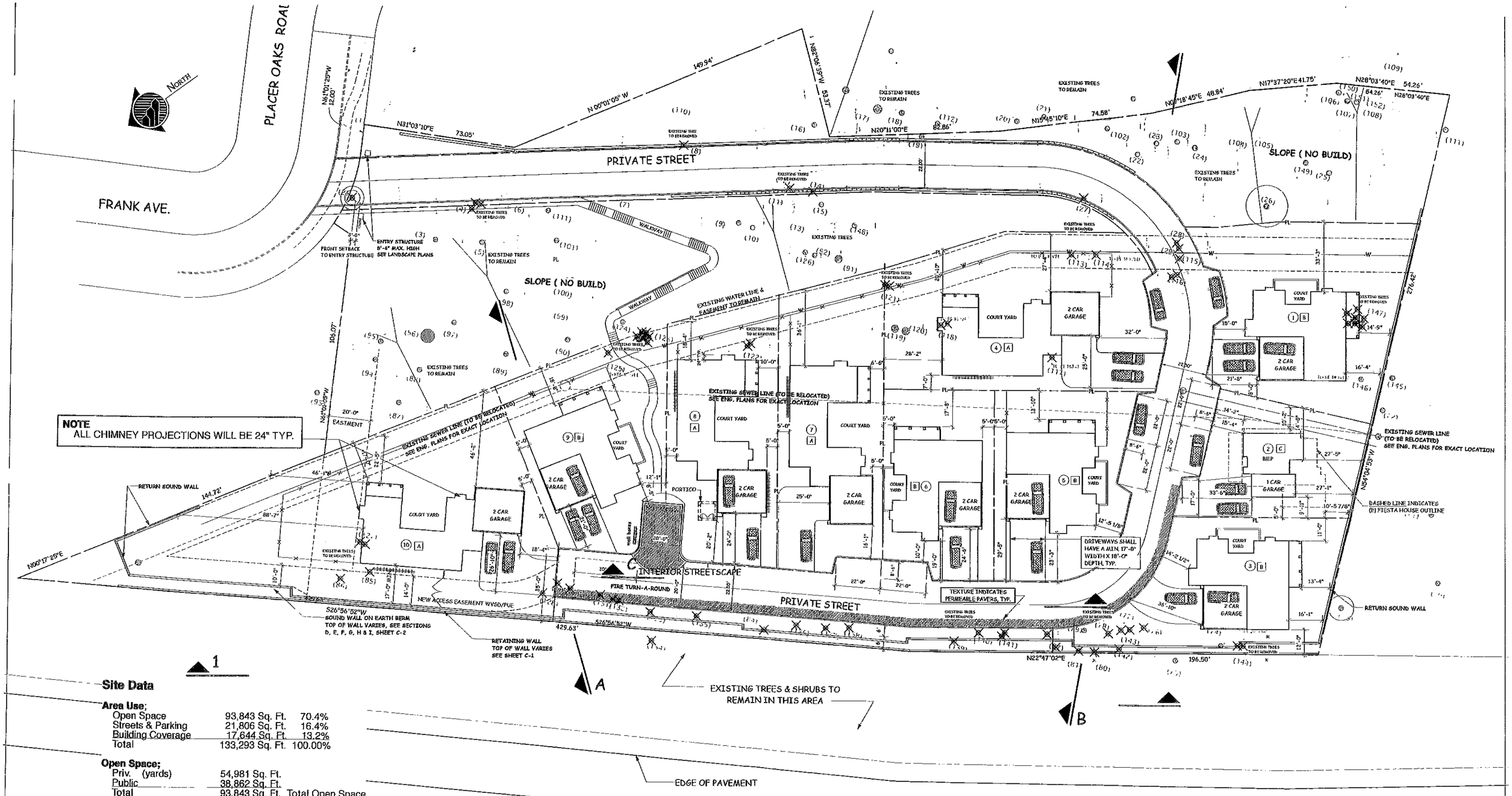
EXHIBIT B



NOTE
ALL CHIMNEY PROJECTIONS WILL BE 24" TYP.

Site Data

Area Use;

Open Space	93,843 Sq. Ft.	70.4%
Streets & Parking	21,806 Sq. Ft.	16.4%
Building Coverage	17,644 Sq. Ft.	13.2%
Total	133,293 Sq. Ft.	100.00%

Open Space;

Priv. (yards)	54,981 Sq. Ft.
Public	38,862 Sq. Ft.
Total	93,843 Sq. Ft. Total Open Space

Full Development Area vs. Limited Development Area:

Full Development	1.75 Acre. (76,665 S.F.)
Limited Development	1.31 Acre. (56,628 S.F.)
Total	3.06 Acre. Total Area

Limited Development
56,629 S.F. = (60.3%) of Open Space

Parking Spaces

Garage Parking Spaces	19
Driveway Parking Spaces	20
Street Parking Spaces	8
Total	47

Parking spaces per home = 4.6

NOTE
ALL CHIMNEY PROJECTIONS WILL BE 24" TYP.

PLACER OAKS P.D.
LANDMARK DEVELOPMENT
Placer Oaks
Los Gatos, CA
NOV. 05, 2007
Proj # 2545

• PLACER OAKS SITE •

SCALE 1"=20'-0"

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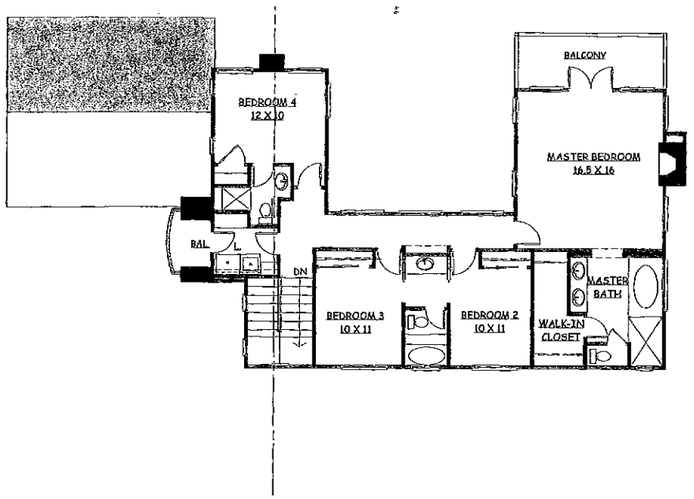
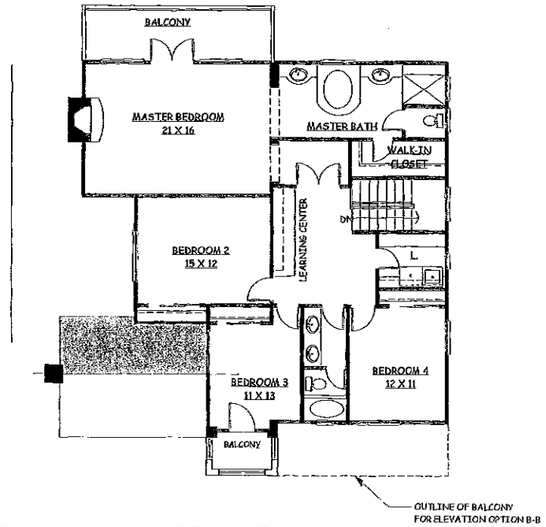
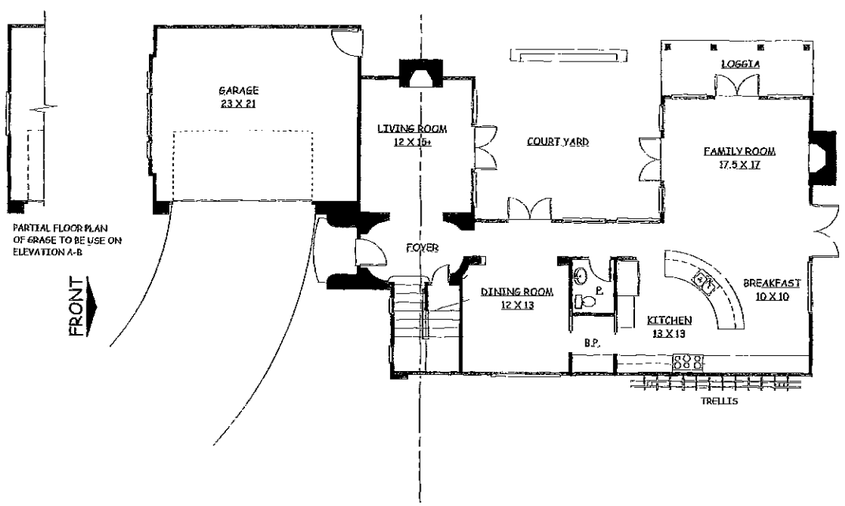


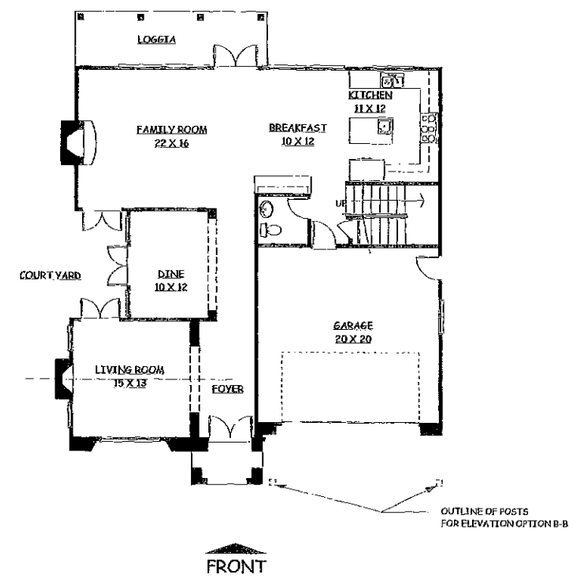
PLAN A - UPPER LEVEL



PLAN B - UPPER LEVEL



PLAN A - LOWER LEVEL



PLAN B - LOWER LEVEL

LOWER LEVEL	1380 S.F.
UPPER LEVEL	1290 S.F.
TOTAL	2670 S.F.
GARAGE	490 S.F.

LOWER LEVEL	1300 S.F.
UPPER LEVEL	1465 S.F.
TOTAL	2765 S.F.
GARAGE	440 S.F.

PLACER OAKS P.D.
LANDMARK DEVELOPMENT
Placer Oaks
Los Gatos, CA
NOV. 05, 2007

• FLOOR PLANS •

SCALE: 1/8"=1'-0"

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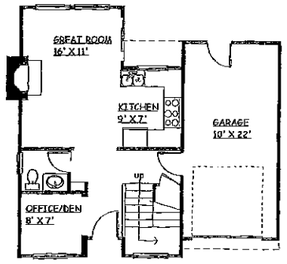
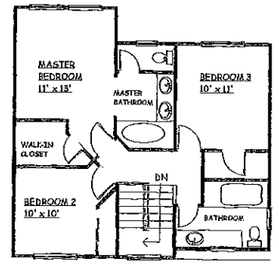


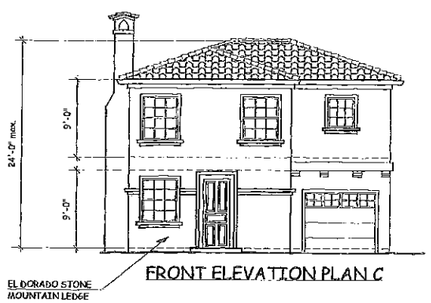
PLAN C LOWER LEVEL

LOWER 493 S.F.
GARAGE 260 S.F.

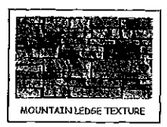


PLAN C UPPER LEVEL

UPPER 750 S.F.

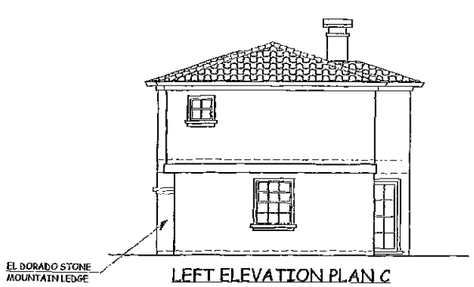


FRONT ELEVATION PLAN C

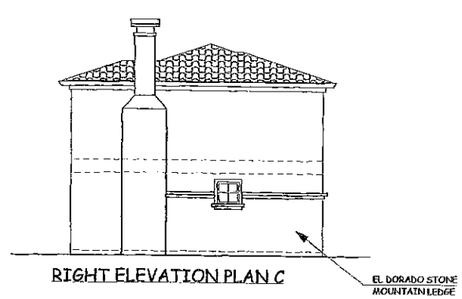


MOUNTAIN LEDGE TEXTURE

REAR ELEVATION PLAN C



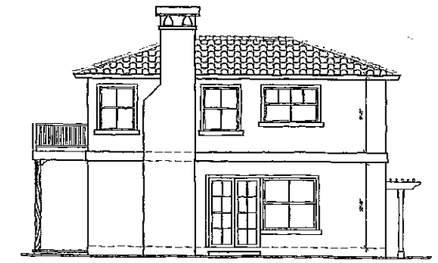
LEFT ELEVATION PLAN C



RIGHT ELEVATION PLAN C

FRONT ELEVATION A-C

LOT 8

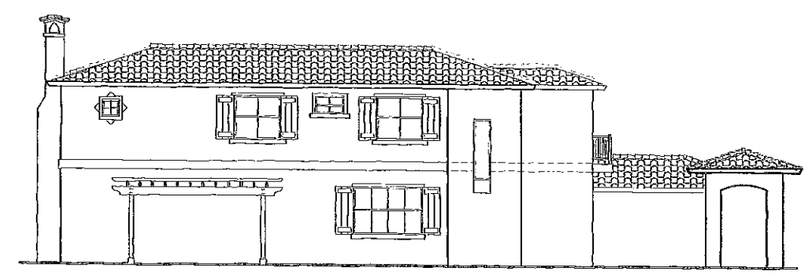


BACK ELEVATION A-C

LOT 8

RIGHT ELEVATION A-C

LOT 8



LEFT ELEVATION A-C

LOT 8

PLACER OAKS P.D.
LANDMARK DEVELOPMENT
Placer Oaks
Los Gatos, CA
NOV. 05, 2007

• BMP HOME, PLAN C •
& EXTERIOR ELEVATIONS HOUSE LOT 8

SCALE: 1/8"=1'-0"

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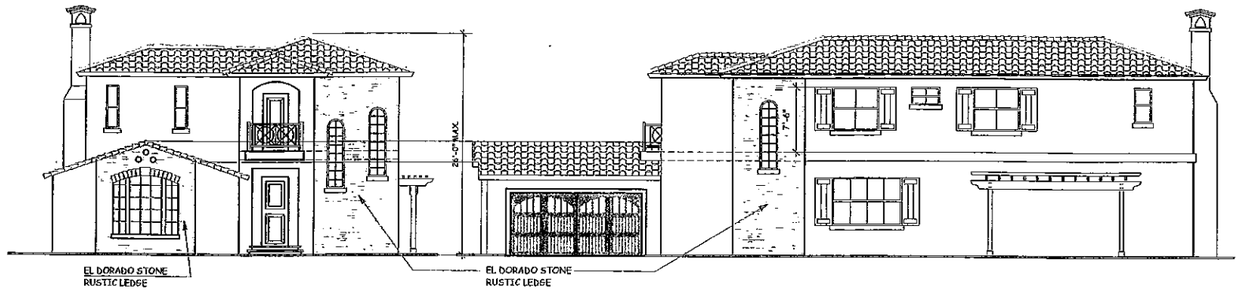
Sheet
A-3



FRONT ELEVATION A-A

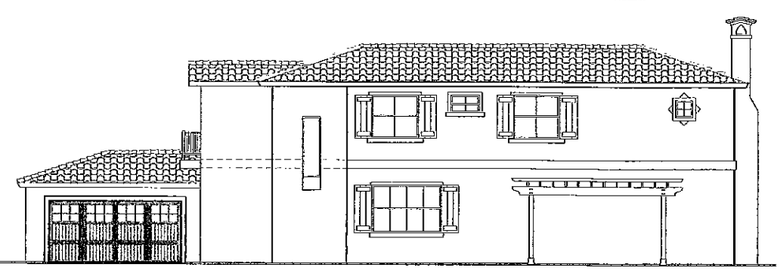
REVISED FRONT ELEVATION, JULY 2009.

RIGHT ELEVATION A-A

BACK ELEVATION A-A

LEFT ELEVATION A-A

FRONT ELEVATION A-B

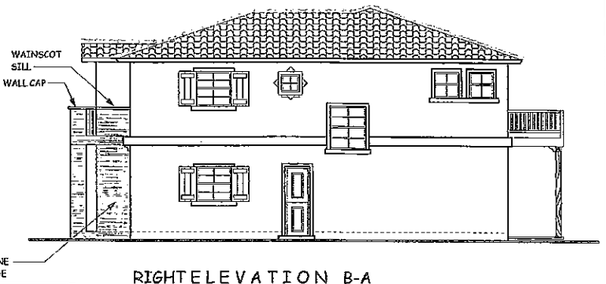


RIGHT ELEVATION A-B

BACK ELEVATION A-B

LEFT ELEVATION A-B

FRONTELEVATION B-A

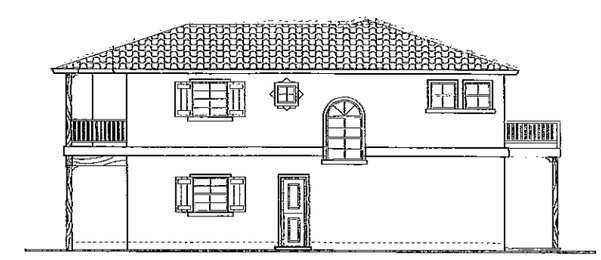


RIGHTELEVATION B-A

LEFTELEVATION B-A

BACKLEVATION B-A

FRONTELEVATION B-B



RIGHTELEVATION B-B

LEFTELEVATION B-B

BACK ELEVATION B-B

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LANDMARK DEVELOPMENT
Placer Oaks
Los Gatos, CA
NOV. 05/2007

• EXTERIOR ELEVATIONS •

SCALE: 1/8"=1'-0"

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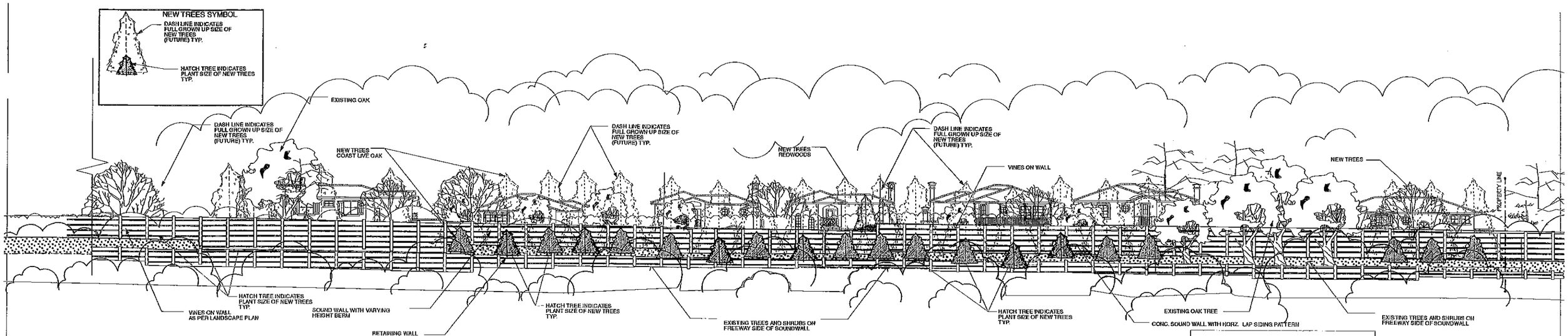
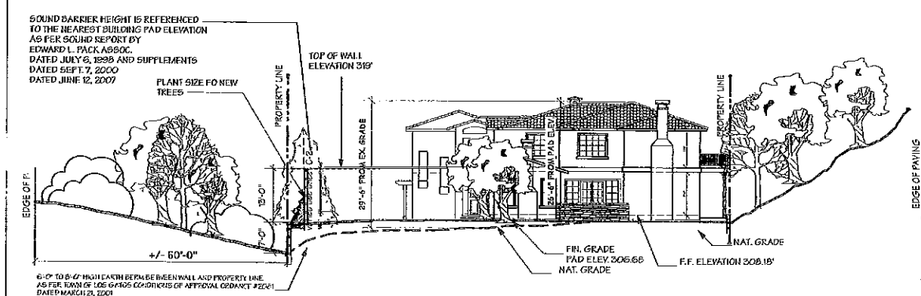


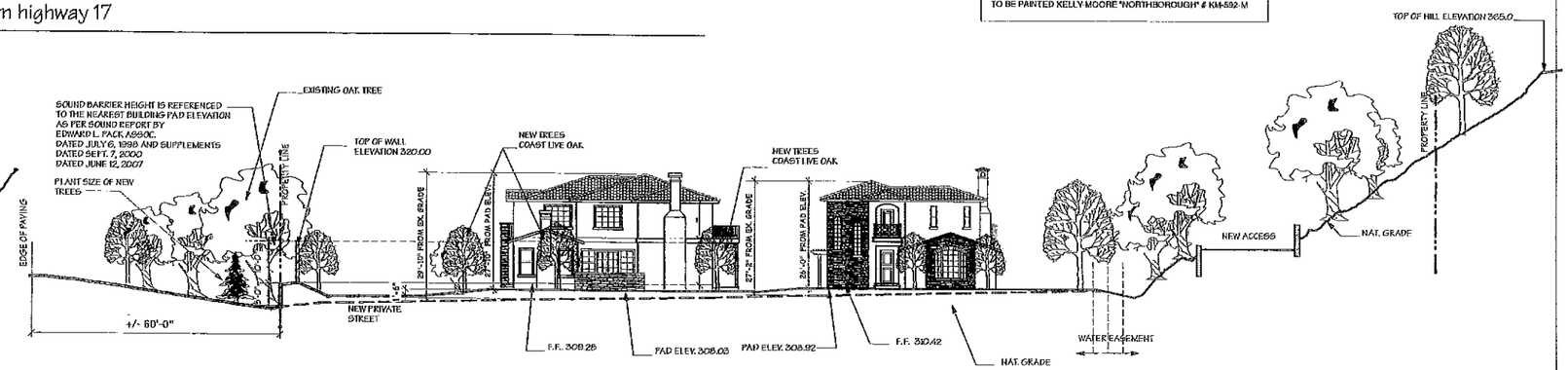
1 STREET SCAPE from highway 17

SCALE: 1/16" = 1'-0"



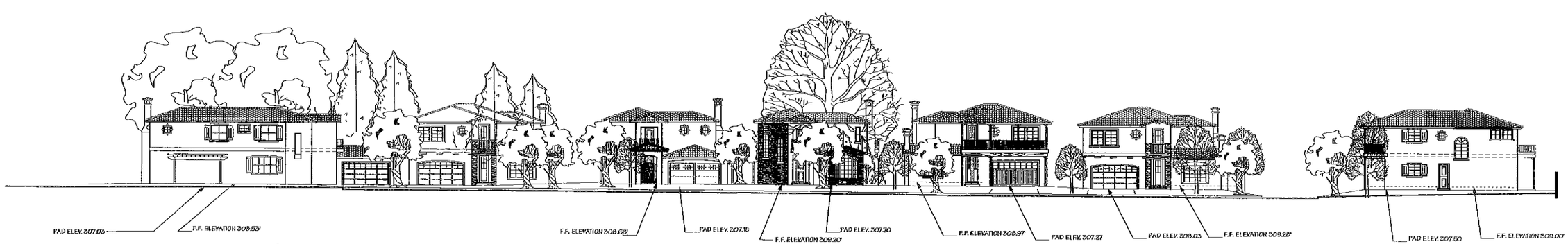
A SITE SECTION

SCALE: 1/16" = 1'-0"



B SITE SECTION

SCALE: 1/16" = 1'-0"



C SITE SECTION-INTERIOR STREETSCAPE

SCALE: 1/16" = 1'-0"

PLACER OAKS P.D.
LANDMARK DEVELOPMENT
Placer Oaks
Los Gatos, CA
NOV. 05, 2007

•SITE SECTIONS & STREETSCAPE•

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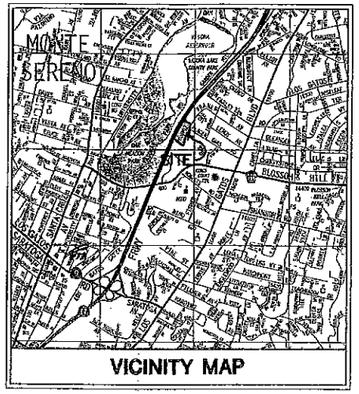
Sheet
A-5

VESTING TENTATIVE MAP
PLACER OAKS

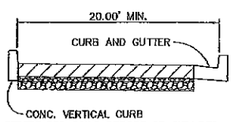
LOS GATOS CALIFORNIA



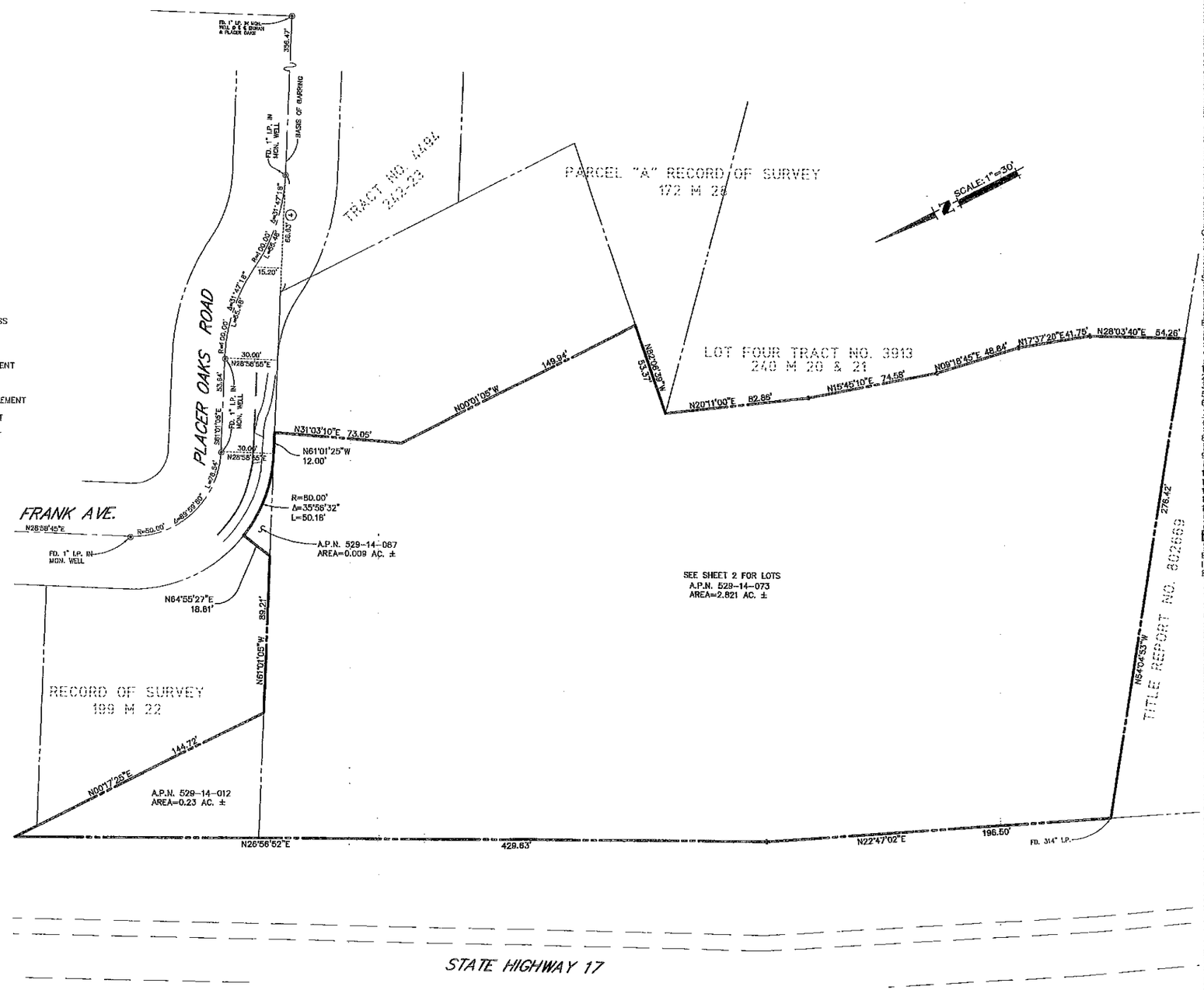
VICINITY MAP

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		PROPERTY LINE
		LOT LINE
		EASEMENT LINE
①		LOT NUMBER
E.V.A.E.		EMERGENCY VEHICLE ACCESS EASEMENT
S.E.		SIDEWALK EASEMENT
O.R.E.		OVERLAND RELEASE EASEMENT
S.D.E.		STORM DRAIN EASEMENT
P.S.D.E.		PRIVATE STORM DRAIN EASEMENT
S.S.E.		SANITARY SEWER EASEMENT
I.E.E.		INGRESS EGRESS EASEMENT
P.S.E.		PUBLIC SERVICE EASEMENT



TYPICAL ON-SITE STREET SECTION
SEE SECTIONS ON GRADING PLAN FOR PARKING AREAS



GENERAL NOTES

OWNERS: CUPERTINO DEVELOPMENT CORPORATION
1307 S. MARY, SUITE 120
SUNNYVALE, CA 94087
PHONE: 408-735-9299

SUBDIVIDER: CUPERTINO DEVELOPMENT CORPORATION
1307 S. MARY, SUITE 120
SUNNYVALE, CA 94087
PHONE: 408-735-9299

ENGINEER: CIVIL ENGINEERING ASSOCIATES
2580 N. FIRST STREET, SUITE 290
SAN JOSE, CA 95131
(408) 435-1066

1. EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL
2. PROPOSED ZONING: LOW DENSITY R-1:8PD
3. PROPOSED LAND USE: RESIDENTIAL R-1:8PD
5. ELEVATIONS SHOWN HEREON PER TOWN DATUM
6. STORM SEWER TO BE PROVIDED BY TOWN OF LOS GATOS
7. WATER TO BE PROVIDED BY CITY OF SAN JOSE WATERS
8. SANITARY SEWER TO BE PROVIDED BY WEST VALLEY SANITATION DISTRICT.
9. FIRE PROTECTION IS TO BE PROVIDED BY TOWN OF LOS GATOS
10. GAS AND ELECTRIC IS TO BE PROVIDED BY PG&E
11. A.P.N.: 529-14-012, 067, 529-16-073
12. LOTS: 10 RESIDENTIAL, 4 OPEN SPACE
13. AREA = 3.08 ACRES
14. ALL EXISTING STRUCTURES TO BE REMOVED

BENCHMARK

BRASS DISK IN MONUMENT WELL STAMPED "LG#22" AT INTERSECTION OF BLOSSOM HILL AND OAK RIM WAY, ELEVATION = 368.68

SHEET INDEX

1. COVER SHEET
2. VESTING TENTATIVE MAP

NO.	DATE	REVISIONS	BY
△			
△			
△			
△			

DESIGNED: A.T. DATE: JAN. 26, 10
DRAWN: C.H. CHECKED: D.U.
APPVD:

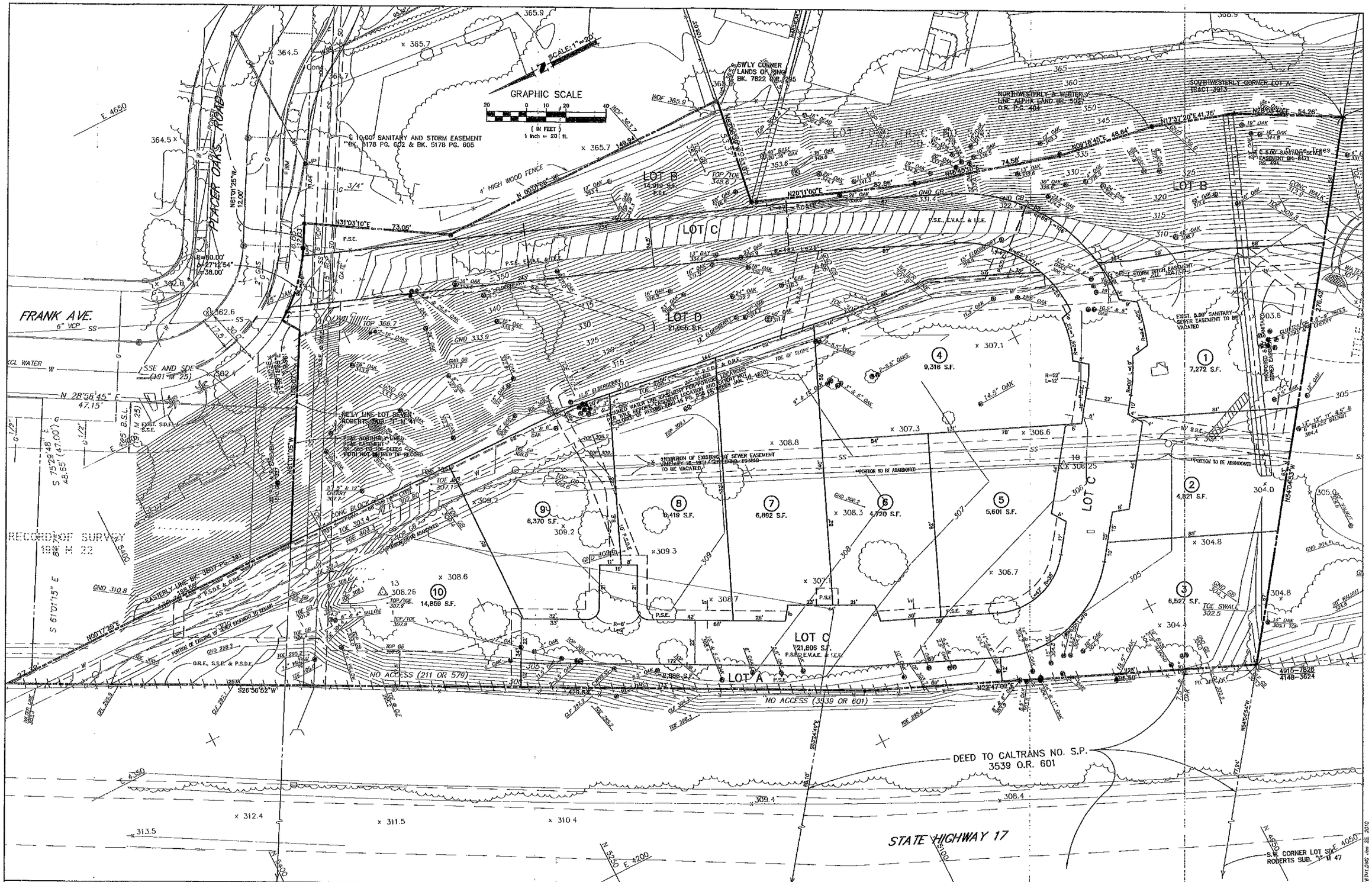
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
2580 North First Street, Suite 290
San Jose, CA 95131
T: (408) 435-1066

COVER SHEET
PLACER OAKS
LOS GATOS CALIFORNIA

PREPARED FOR: CUPERTINO DEVELOPMENT CORPORATION
1307 S. MARY, SUITE 120
SUNNYVALE, CA 94087
PHONE: 408-735-9299

SHEET 1 OF 2 SHEETS
JOB NO. DO-116

C0116TMC.dwg Jan 25, 2010



NO.	DATE	REVISIONS	BY
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DESIGNED: A.T. DATE: JAN. 26, 10
DRAWN: LRN CHECKED: D.U.
APPROVED:

Civil Engineering Associates

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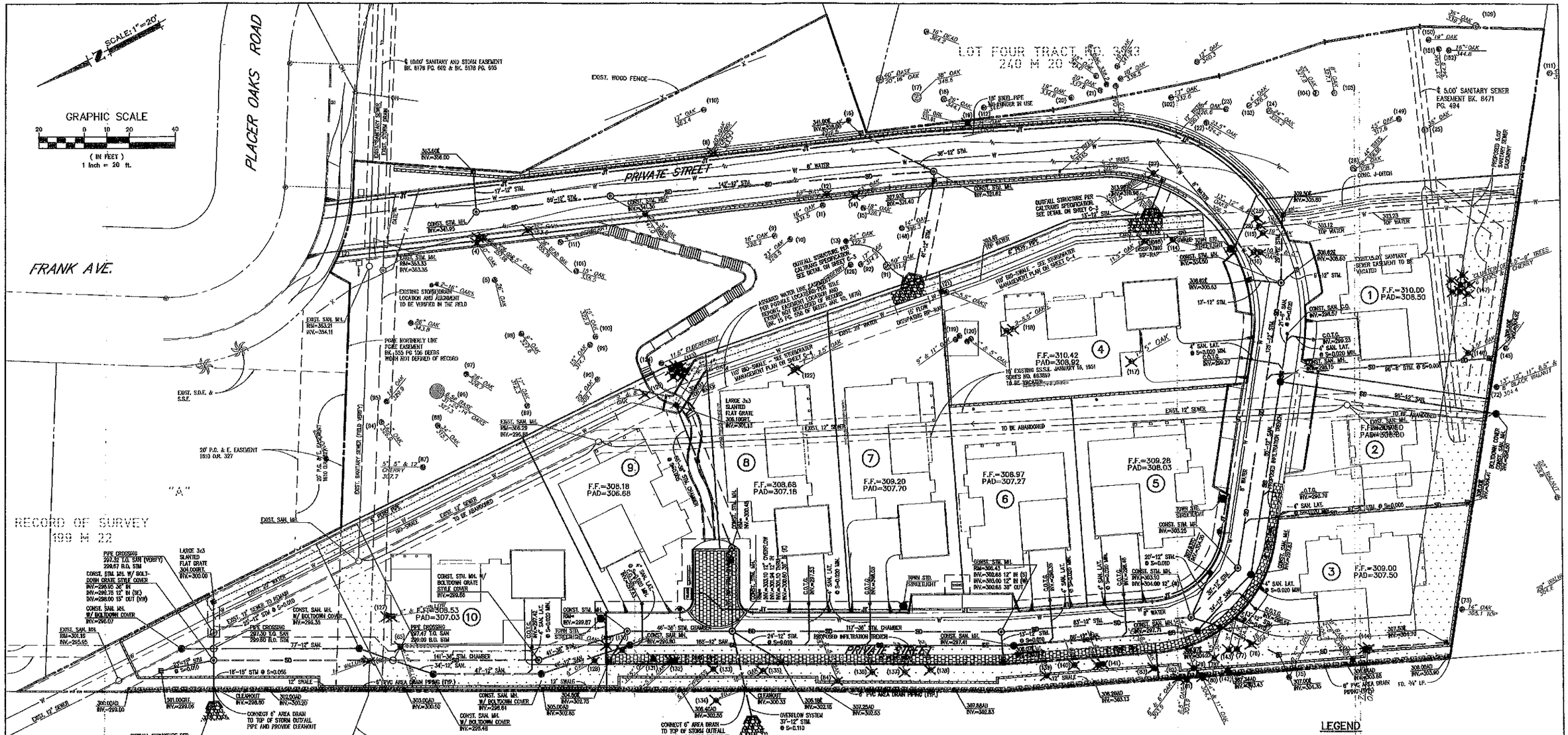
TENTATIVE MAP
PLACER OAKS

LOS GATOS CALIFORNIA

PREPARED FOR: CUPERTINO DEVELOPMENT CORPORATION
1307 S. MARY, SUITE 120
SUNNYVALE, CA 94087
PHONE: 408-735-9299

SHEET 2 OF 2 SHEETS
JOB NO. 00-116

00116TM.DWG Mar 25, 2010



NOTES

1. THIS AREA IN THE TOWN OF LOS GATOS IS DESIGNATED AS FLOOD ZONE: "X" (AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES) – (FIRM. PANEL NO. 06085C0377H DATE 5/18/09).
2. EXISTING IMPERVIOUS AREA = 0 ACRES
3. EXISTING PERVIOUS AREA = 3.06 ACRES
4. PROPOSED IMPERVIOUS AREA = 1.19 ACRES
5. PROPOSED PERVIOUS AREA = 1.87 ACRES
6. THERE IS A 38.9% PERCENT INCREASE OF IMPERVIOUS AREA.
7. RECEIVING SYSTEM FOR THE STORM WATER: EXISTING STORM OUTFALL INTO STATE OF CALIFORNIA RIGHT OF WAY (STATE ROUTE 17) ULTIMATELY INTO VASONA RESERVOIR.
8. 46% OF THE SITE'S STORM WATER RUNOFF IS DIRECTED TO "VEGETATED BIO-SWALES" FOR FILTRATION. THE REMAINDER WILL BE TREATED UTILIZING A MEDIA FILTER TRENCH.
9. THE MINIMUM BIOSWALE LENGTH WAS CALCULATED ASSUMING A MINIMUM RESIDENCE TIME OF 7 MINUTES, SWALE LENGTH = VELOCITY * 7 MINUTES
10. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10-YEAR STORM EVENT.
11. COMPOSITE RUNOFF COEFFICIENT:
    WATERSHED "A"
    IMPERVIOUS AREA – 14,679 S.F. (0.34 AC) – C=0.9
    PERVIOUS AREA – 49,758 S.F. (1.14 AC) – C=0.25
    C = (0.9 * 14,679 S.F./64,437 S.F.) + (0.25 * 49,758 S.F./64,437 S.F.) = 0.40
    WATERSHED "B"
    IMPERVIOUS AREA – 37,308 S.F. (0.86 AC) – C=0.9
    PERVIOUS AREA – 31,584 S.F. (0.72 AC) – C=0.25
    C = (0.9 * 37,308 S.F./68,892 S.F.) + (0.25 * 31,584 S.F./68,892 S.F.) = 0.60
12. ALL ROOFDRAINS TO BE DISCONNECTED AND DIRECTED ONTO SPLASHBLOCKS.
13. THE SOUND WALLS WERE SET TO THE RECOMMENDED WALL HEIGHTS PER THE REPORT BY EDWARD L. PACK ASSOCIATES, DATED JUNE 12, 2007.
14. WATER AND JOINT TRENCH UTILITIES HAVE BEEN SHOWN CONCEPTUALLY. THE FINAL DESIGN WILL NEED TO BE APPROVED BY SAN JOSE WATER AND THE JOINT UTILITY COMPANIES.
15. HEADWALL OUTFALL STRUCTURES TO COMPLY WITH REQUIREMENTS OF CALTRANS STANDARD SPECIFICATIONS (MAY 2006), SECTION 51-1.02, AND CALTRANS STANDARD PLANS (MAY 2006), SHEET 86B, P. 168.
16. ROCK SLOPE PROTECTION (RIP-RAP ENERGY DISSIPATOR) AT OUTFALL STRUCTURE TO COMPLY WITH REQUIREMENTS OF CALTRANS STANDARD SPECIFICATIONS (MAY 2006), SECTION 72-2.
17. ALL WORK PROPOSED IN STATE OF CALIFORNIA RIGHT OF WAY TO BE CONSTRUCTED BY AUTHORITY OF CALTRANS PERMIT NO. 0407-6DD168B.
18. AREAS SURROUNDING OUTFALL STRUCTURES TO BE CLEARED OF ALL EXCESS DEBRIS TO PROVIDE FOR ADEQUATE FUTURE STORM RELEASE INTO EXISTING STORM CHANNELS.

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		PROPERTY LINE
		CENTER LINE
		CURB, GUTTER, SIDEWALK AND DRIVEWAY
SS	SS	SANITARY SEWER AND MANHOLE
SD	SD	STORM SEWER AND MANHOLE
		HOODED INLET
W	W	WATER MAIN
JT		JOINT TRENCH
		SERVICE
		FIRE HYDRANT
		POWER POLE
		ELECTROLIER
		LATERAL CONFINEMENT BARRIER (AS PROPOSED BY GEOFORENSICS, INC. REPORT NO. 207070 DATED JULY 2, 2007)
		EXISTING TREE TO BE REMOVED
	(76)	TREE NUMBER PER THE ARBOR RESOURCES REPORT DATED APRIL 18, 2008

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES THAT THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

NO.	DATE	REVISIONS	BY
△			
△			
△			
△			

DESIGNED: A.T. DATE: FEB. 17, 10
DRAWN: LRN CHECKED: D.U.
APPROVE:

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
2380 North First Street, Suite 290
San Jose, CA 95131
T: (408) 435-1066

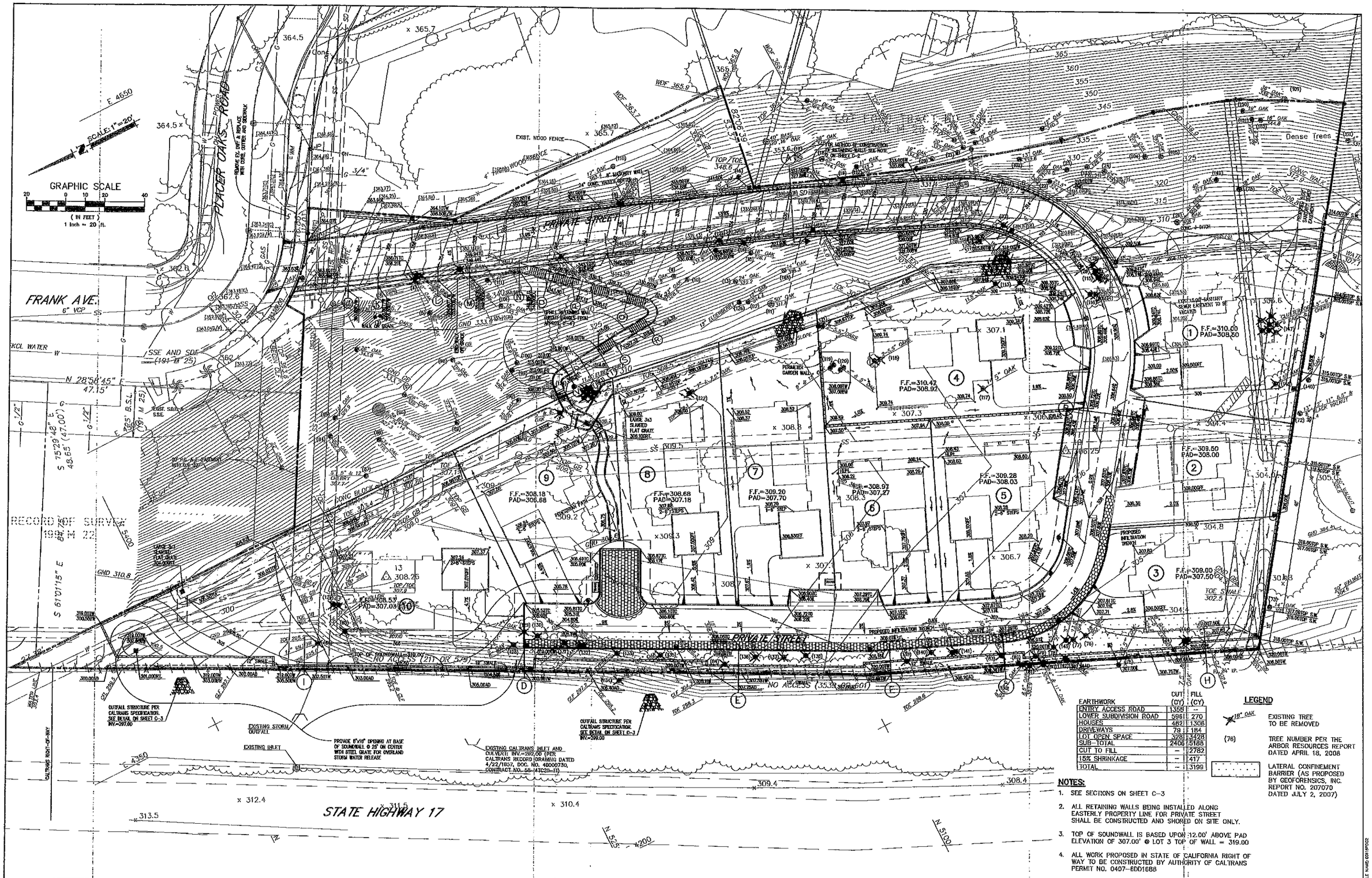
UTILITY PLAN
PLACER OAKS

LOS GATOS CALIFORNIA

PREPARED FOR: CUPERTINO DEVELOPMENT CORPORATION
1307 S. MARY, SUITE 120
SUNNYVALE, CA 94087
PHONE: 408-735-9299

SHEET C-1 OF SHEETS
JOB NO. CD-116

CDA FILE NAME: CD116PD C1



EARTHWORK	CUT (CY)	FILL (CY)
ENTRY ACCESS ROAD	1355	–
LOWER SUBDIVISION ROAD	596	270
HOUSES	482	1306
DRIVEWAYS	79	184
LOT OPEN SPACE	328	3428
SUB-TOTAL	2406	5188
CUT TO FILL	–	2782
15% SHRINKAGE	–	417
TOTAL	–	3199

LEGEND

18" OAK — EXISTING TREE TO BE REMOVED

(76) — TREE NUMBER PER THE ARBOR RESOURCES REPORT DATED APRIL 18, 2008

LATERAL CONFINEMENT BARRIER (AS PROPOSED BY GEOFORENSICS, INC. REPORT NO. 207070 DATED JULY 2, 2007)

NOTES:

1. SEE SECTIONS ON SHEET C-3
2. ALL RETAINING WALLS BEING INSTALLED ALONG EASTERLY PROPERTY LINE FOR PRIVATE STREET SHALL BE CONSTRUCTED AND SHORED ON SITE ONLY.
3. TOP OF SOUNDWALL IS BASED UPON 12.00' ABOVE PAD ELEVATION OF 307.00' @ LOT 3 TOP OF WALL = 319.00
4. ALL WORK PROPOSED IN STATE OF CALIFORNIA RIGHT OF WAY TO BE CONSTRUCTED BY AUTHORITY OF CALTRANS PERMIT NO. 0407-6DD1688

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL MARKETS REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE RESPONSIBILITY OF THE OWNER OR THE ENGINEER.

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DESIGNED: A.T. DATE: FEB. 17, 10
DRAWN: LRN CHECKED: D.U.
APPVD:

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San Jose, CA 95131
T: (408) 435-1066

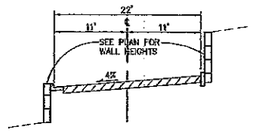
GRADING AND DRAINAGE PLAN
PLACER OAKS

LOS GATOS CALIFORNIA

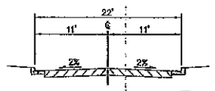
PREPARED FOR: CUPERTINO DEVELOPMENT CORPORATION
1307 S. MARY, SUITE 120
SUNNYVALE, CA 94087
PHONE: 408-735-9299

SHEET C-2 OF SHEETS

CEA FILE NAME: 0016PC02

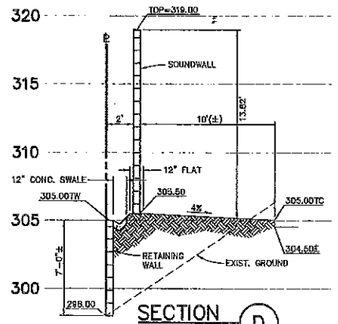


PROJECT ENTRY ROADWAY (A)
SCALE: 1"=10'



PRIVATE STREET (B)
SCALE: 1"=10'

TYPICAL SECTIONS



SECTION (D)
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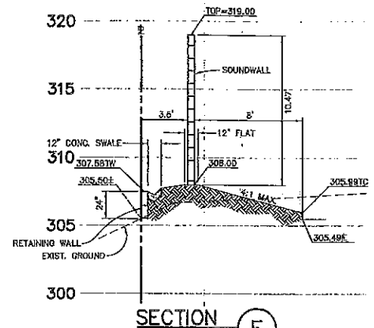

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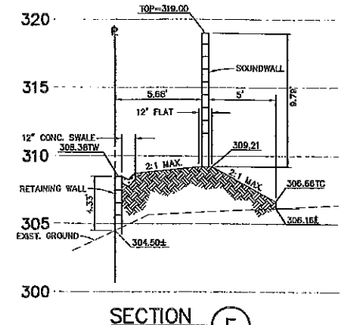

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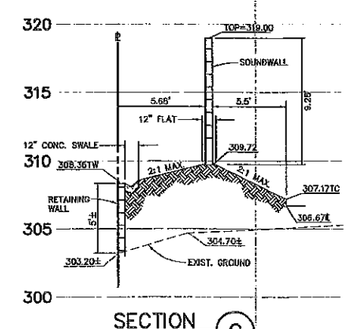

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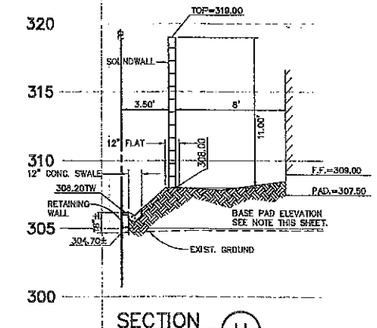

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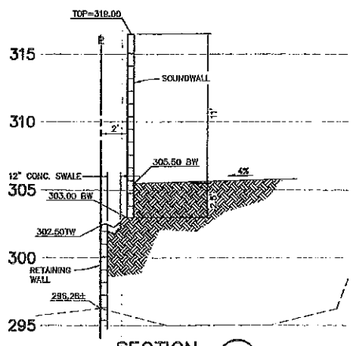

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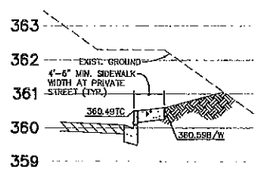
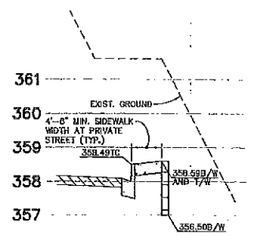


SECTION (J)
SCALE: HORIZ. 1"=10' VERT. 1"=2'



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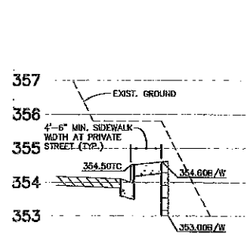

SECTION (L)
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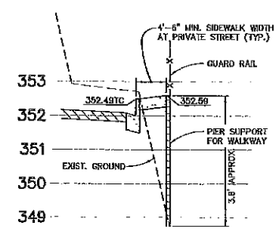

SECTION (M)
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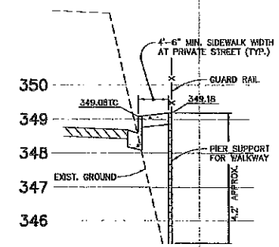

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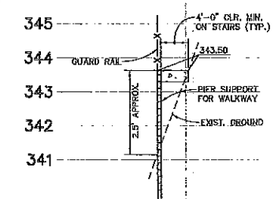

SECTION (O)
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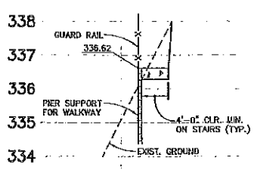
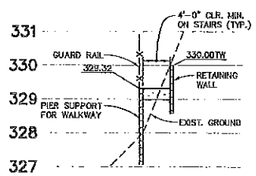
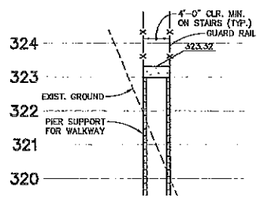


SECTION (P)
SCALE: HORIZ. 1"=10' VERT. 1"=2'



SECTION (Q)
SCALE: HORIZ. 1"=10' VERT. 1"=2'



SECTION (R)
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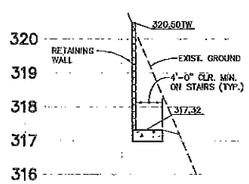

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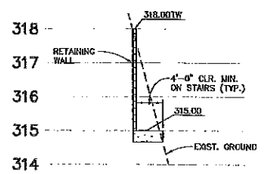

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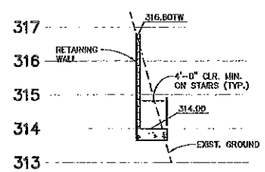

SECTION (U)
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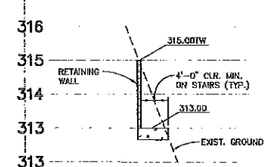

SECTION (V)
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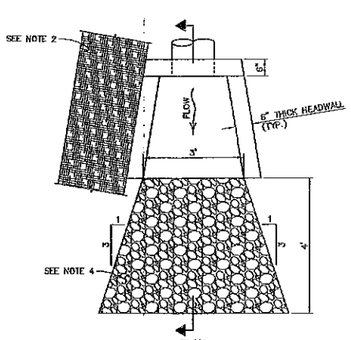
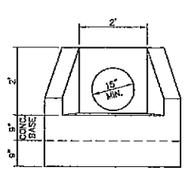
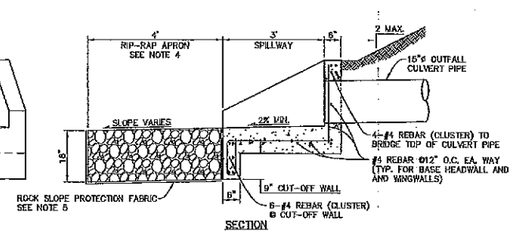




FRONT



SECTION

NOTES

1. HEADWALL OUTFALL STRUCTURES TO COMPLY WITH REQUIREMENTS OF CALTRANS STANDARD SPECIFICATIONS (MAY 2006), SECTION 51-1.02, AND CALTRANS STANDARD PLANS (MAY 2006), SHEET 868, P. 168.
2. SOILS AROUND HEADWALL (ADJACENT SIDE SLOPES AND TOP OF BANK) TO BE COMPACTED AND STABILIZED WITH EROSION CONTROL BLANKETS PER CALTRANS STANDARD SPECIFICATIONS (MAY 2006) SECTION 20.
3. ROCK SLOPE PROTECTION (RIP-RAP ENERGY DISSIPATOR) AT OUTFALL STRUCTURE TO COMPLY WITH REQUIREMENTS OF CALTRANS STANDARD SPECIFICATIONS (MAY 2006), SECTION 72-2.
4. RIP-RAP FOR OUTFALL TO BE CONSTRUCTED WITH NO. 2 BACKING AND PLACED IN CONFORMANCE WITH METHOD B PLACEMENT PER CALTRANS STANDARD SPECIFICATIONS (MAY 2006), SECTION 72-2.02.
5. ROCK SLOPE PROTECTION (RSP) FABRIC TO BE INSTALLED PRIOR TO RIP-RAP PER CALTRANS STANDARD SPECIFICATIONS (MAY 2006), SECTION 72-2.02B.

STORM OUTFALL STRUCTURE
SCALE: 1"=2'

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND ABSOLUTE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR WILL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

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DESIGNED: A.T. DATE: JAN. 26, 10
DRAWN: TRN CHECKED: D.U.
APPROV.

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SECTIONS
PLACER OAKS

LOS GATOS CALIFORNIA

PREPARED FOR: CUPERTINO DEVELOPMENT CORPORATION
1307 S. MARY, SUITE 120
SUNNYVALE, CA 94087
PHONE: 408-735-9299

SHEET C-3 OF SHEETS
JOB NO. CD-116

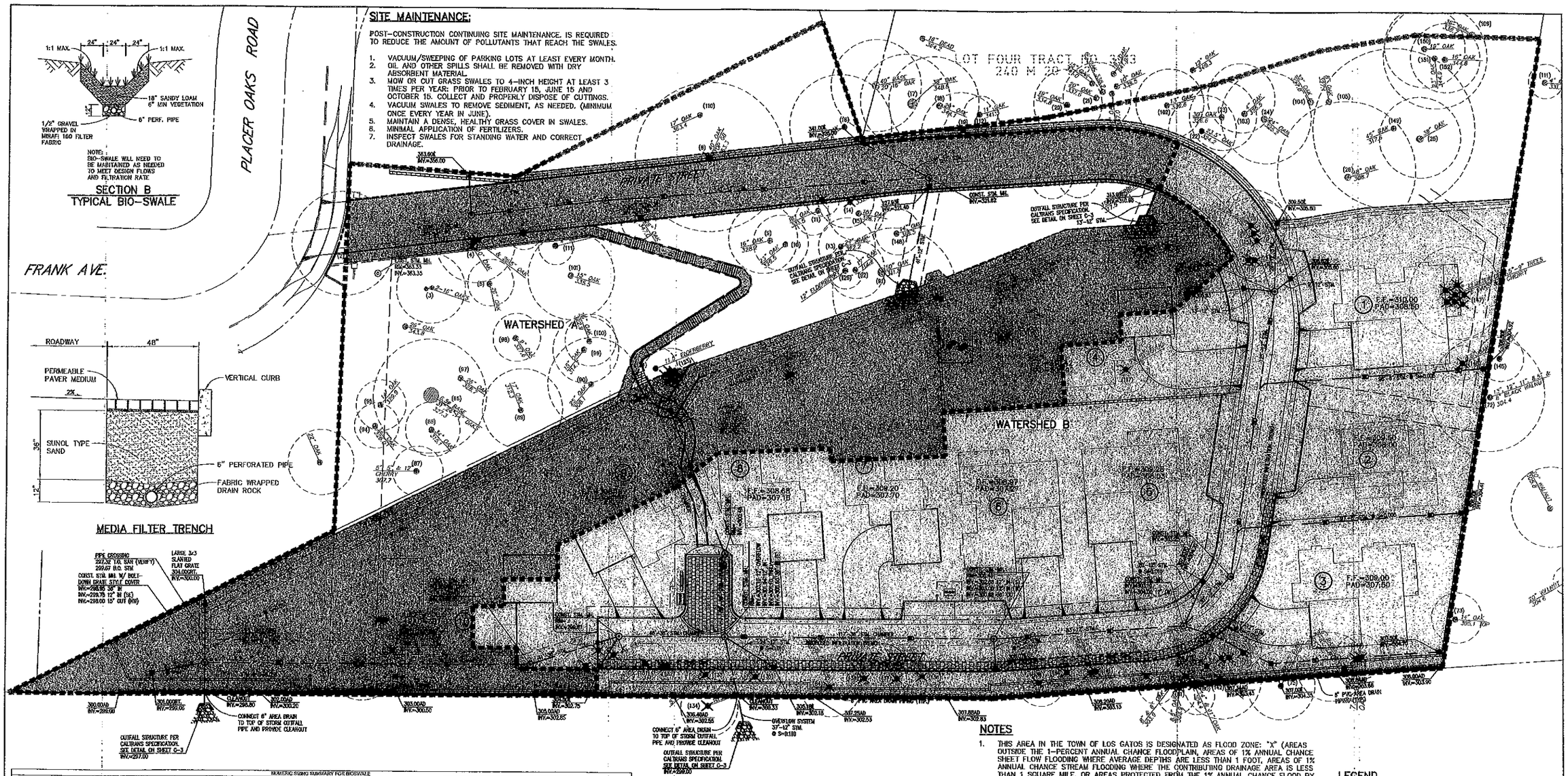
R:\PROJECT\2009\00116\PD\00116PD C3 SEC.dwg Jan 25, 2010

ESA FILE NAME: CD116PD03

SITE MAINTENANCE:

POST-CONSTRUCTION CONTINUING SITE MAINTENANCE. IS REQUIRED TO REDUCE THE AMOUNT OF POLLUTANTS THAT REACH THE SWALES.

1. VACUUM/SWEEPING OF PARKING LOTS AT LEAST EVERY MONTH.
2. OIL AND OTHER SPILLS SHALL BE REMOVED WITH DRY ABSORBENT MATERIAL.
3. MOW OR CUT GRASS SWALES TO 4-INCH HEIGHT AT LEAST 3 TIMES PER YEAR: PRIOR TO FEBRUARY 15, JUNE 15 AND OCTOBER 15. COLLECT AND PROPERLY DISPOSE OF CUTTINGS.
4. VACUUM SWALES TO REMOVE SEDIMENT, AS NEEDED. (MINIMUM ONCE EVERY YEAR IN JUNE).
5. MAINTAIN A DENSE, HEALTHY GRASS COVER IN SWALES.
6. MINIMAL APPLICATION OF FERTILIZERS.
7. INSPECT SWALES FOR STANDING WATER AND CORRECT DRAINAGE.



NUMERIC SIZING SUMMARY FOR BIOSWALE												
DRAINAGE AREA	SITE AREA (ACRES)	ADJUSTED C-VALUE	INTENSITY (IN/HR)	BMP DESIGN FLOW, Q (CFS)	MIN. REQUIRED BOTTOM WIDTH, WETTED PERIMETER, PER MANNINGS EQN. (FT)	ACTUAL DEPTH APPROXIMATED (D)	PROPOSED SWALE WIDTH, 2 FEET MINIMUM WITH 1:1 SLOPES (FT)	MAXIMUM VELOCITY, V (FPS)	MIN. REQUIRED SWALE LENGTH (FT)	PROPOSED SWALE LENGTH FOR PD ZONING (FT)	MEETS MINIMUM BOTTOM WIDTH AND AND LENGTH REQUIREMENT S	MAINTENANCE SUMMARY
A	1.41	0.40	0.2	0.118	0.27	2.7	6.24	0.024	220	220	YES	MAINTAIN GRASS SWALES TO MAX. 4 INCH HEIGHT. SEE SHEET 4.2 FOR MAINTENANCE SCHEDULE.
B	1.58	0.65	SEE SEPARATE MEDIA FILTER CALCULATIONS ON THIS SHEET									

CONVEYANCE OF 10 YEAR STORM, BIOSWALE						
TREATMENT AREA	TOTAL (ACRE)	ADJUSTED C-VALUE	STORM INTENSITY (IN/HR)	Q, 10 YEAR (CFS)	CAPACITY Q, 18" DEEP MINIMUM (CFS)	CAPACITY OF BIOSWALE MEETS 10 YEAR STORM
A	1.48	0.40	3.1	1.297	0.969	YES
B	1.58	0.69	2.1	1.999	N/A	N/A

RUNOFF COEFFICIENT, C-VALUE CALCULATION				
TREATMENT AREA	TOTAL (ACRES)	HARDSCAPE AREA*C-VALUE (0.9)	LANDSCAPE AREA*C-VALUE (0.25)	ADJUSTED C-VALUE
A	1.48	0.59	0.296	0.40
B	1.58	0.71	0.197	0.65

VOLUME BASED BMP DESIGN

(CALIFORNIA STORMWATER QUALITY HANDBOOK VOLUME BASED METHOD)

- MEDIA FILTER TRENCH BMP DRAINAGE AREA: 1.58 AC. (68,892 S.F.)
- UNIT BASIN STORAGE RAINFALL VOLUME: 0.33" (80% CAPTURE RATE – FIGURE 2A FOR 48 HR. DRAWDOWN)
  TOTAL AREA FOR WATERSHED B: 68,892 (1.58 AC.)
  IMPERVIOUS AREA – 37,308 SF (0.86 AC.)
  PERVIOUS AREA – 31,584 SF (0.72 AC.)
  PERCENT OF TOTAL SITE IMPERVIOUS: 37,308/68,892 = 54%
- SOILS CLASSIFICATION: CLAYEY SANDS AND GRAVEL PER GEOTECHNICAL REPORT PREPARED BY: GEOFORENSICS, INC. REPORT NO. 207070 DATED JULY 2, 2007.
- MEAN ANNUAL PRECIPITATION PER SCVWD MAP: 24"/YEAR
  MEAN ANNUAL PRECIPITATION REFERENCE GAUGE – SAN JOSE AIRPORT: 13.9"/YEAR
  UNIT BASIN STORAGE RAINFALL VOLUME CORRECTION FACTOR: 24"/13.9" = 1.73
  ADJUSTED UNIT BASIN STORAGE RAINFALL VOLUME: 1.73 * 0.33 = 0.57
- BMP STORMWATER TREATMENT VOLUME: (68,692 S.F.) (0.57") / 1'/12" = 3,272 C.F.
- FILTRATION TRENCH SURFACE AREA (SA)

$$SA = \frac{\text{TREATMENT VOLUME}}{(\text{INFILTRATION RATE})(\text{DRAW DOWN TIME})} = \frac{3{,}272\ \text{C.F.}}{(0.5''/\text{HR})(1'/12'')(72\ \text{HOURS})} = 1{,}091\ \text{S.F.}$$

* INFILTRATION RATE FOR THIS PROPOSED APPLICATION IS 0.5"/HR
ACTUAL SURFACE AREA = 1,340 S.F.

NOTES

1. THIS AREA IN THE TOWN OF LOS GATOS IS DESIGNATED AS FLOOD ZONE: "X" (AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES) – (FIRM. PANEL NO. 06085C0377H DATE 5/18/09).
2. EXISTING IMPERVIOUS AREA = 0 ACRES (VACANT LAND)
3. EXISTING PERVIOUS AREA = 3.05 ACRES
4. PROPOSED IMPERVIOUS AREA = 1.19 ACRES
5. PROPOSED PERVIOUS AREA = 1.87 ACRES
6. THERE IS A 38.9% PERCENT INCREASE OF IMPERVIOUS AREA.
7. RECEIVING SYSTEM FOR THE STORM WATER: EXISTING STORM OUTFALL INTO STATE OF CALIFORNIA RIGHT OF WAY (STATE ROUTE 17) ULTIMATELY ONTO VASONA RESERVOIR.
8. 48% OF THE SITE'S STORM WATER RUNOFF IS DIRECTED TO "VEGETATED BIO-SWALES" FOR FILTRATION. THE REMAINDER WILL BE TREATED UTILIZING A MEDIA FILTER TRENCH.
9. THE MINIMUM BIOSWALE LENGTH WAS CALCULATED ASSUMING A MINIMUM RESIDENCE TIME OF 7 MINUTES, SWALE LENGTH = VELOCITY * 7 MINUTES
10. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10-YEAR STORM EVENT. (DATA FROM SANTA CLARA COUNTY DRAINAGE MANUAL–2007)
11. STORMWATER TREATMENT VOLUME FOR WATERSHED "B" WAS DERIVED FROM THE CASQA HANDBOOK – APPENDIX D – SAN JOSE AIRPORT.:
12. COMPOSITE RUNOFF COEFFICIENT:
    WATERSHED "A"
    IMPERVIOUS AREA – 14,679 S.F. (0.34 AC) – C=0.9
    PERVIOUS AREA – 49,758 S.F. (1.14 AC) – C=0.25
    C = (0.9 * 14,679 S.F./64,437 S.F.) + (0.25 * 49,758 S.F./64,437 S.F.) = 0.40
    WATERSHED "B"
    IMPERVIOUS AREA – 37,308 S.F. (0.86 AC) – C=0.9
    PERVIOUS AREA – 31,584 S.F. (0.72 AC) – C=0.25
    C = (0.9 * 37,308 S.F./68,892 S.F.) + (0.25 * 31,584 S.F./68,892 S.F.) = 0.60
13. ALL ROOFDRAINS TO BE DISCONNECTED AND DIRECTED ONTO SPLASHBLOCKS.

LEGEND

- AREA SUBJECT TO WATER TREATMENT
- PERVIOUS AREA EXEMPT FROM TREATMENT PER CALIFORNIA STORMWATER HANDBOOK GUIDELINES.
- WATERSHED "A" 64,437 S.F., 1.48 AC.
  IMPERVIOUS AREA = 14,679 S.F. (0.34 AC)
  PERVIOUS AREA = 49,758 S.F. (1.14 AC)
  (0.58 AC EXEMPT FROM TREATMENT)
  (0.90 AC SUBJECT TO TREATMENT)
- WATERSHED "B" 68,892 S.F., 1.58 AC.
  IMPERVIOUS AREA = 37,308 S.F. (0.86 AC)
  PERVIOUS AREA = 31,584 S.F. (0.72 AC)
  (0.23 AC EXEMPT FROM TREATMENT)
  (1.35 AC SUBJECT TO TREATMENT)

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

NO.	DATE	REVISIONS	BY
△			
△			
△			
△			

DESIGNED: A.T. DATE: FEB. 17, 10
DRAWN: LRN CHECKED: D.U.
APPROVE:

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
2580 North First Street, Suite 250
San Jose, CA 95131
T: (408) 435-1066

STORMWATER MANAGEMENT PLAN
PLACER OAKS

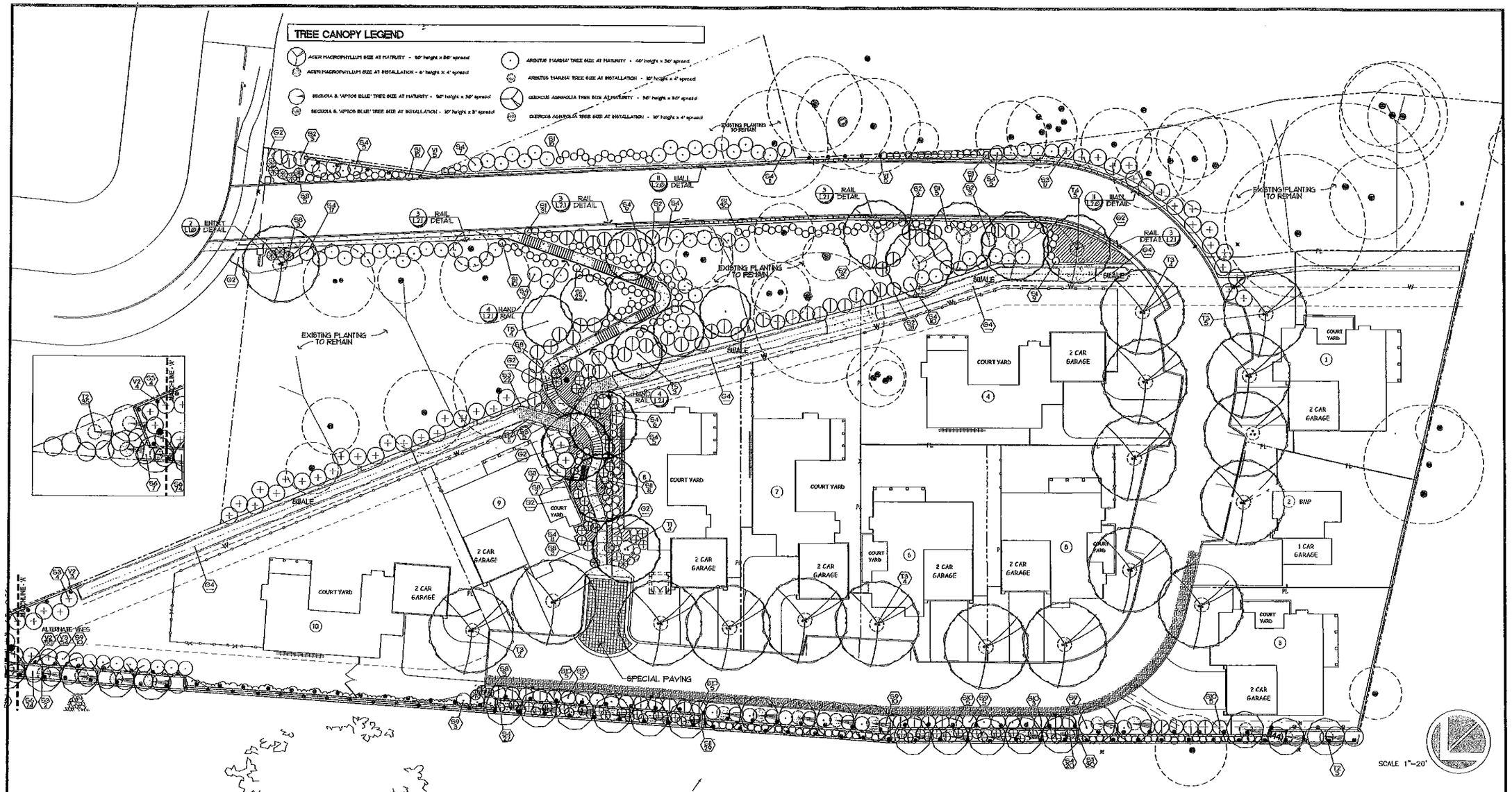
LOS GATOS CALIFORNIA

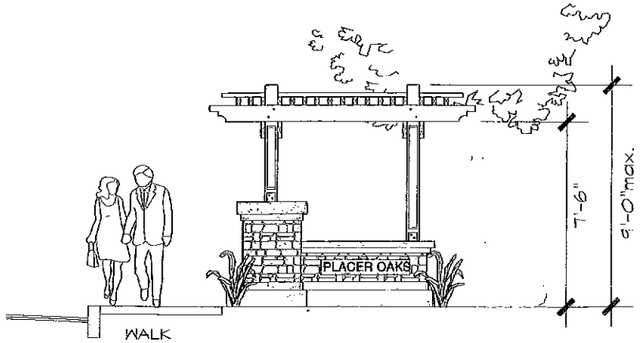
PREPARED FOR: CUPERTINO DEVELOPMENT CORPORATION
1307 S. MARY, SUITE 120
SUNNYVALE, CA 94087
PHONE: 408-735-9299

SHEET C-4 OF SHEETS
JOB NO. 00-116

CEA FILE NAME: 00116PD04

E:\PROJECT\2000\00116\PD\00116PD C4 SWLDWG Feb 16, 2010





2 ENTRY WALL

NTS

PLANT LIST:

NATIVE	KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	SIZE AT INSTALLATION
		TREES					
	T1	ARBUTUS 'MARINA'	NCN.		24"BOX	STANDARD	8'-10" X 3'-4'
NATIVE	T2	SEQUOIA S. 'APTOS BLUE'	REDWOOD		24"BOX	NATURAL	8'-10" X 4'-5'
NATIVE	T3	QUERCUS AGRIFOLIA	COAST LIVE OAK		24"BOX	STANDARD	8'-10" X 3'-4'
NATIVE	T4	ACER MACROPHYLLUM	BIGLEAF MAPLE		15 GAL	LOW BRANCH	8'-6" X 3'-4'
NATIVE	T5	RELOCATION OF EXISTING OAK TREES	---		---	---	
		GROUND COVERS					
NATIVE	G1	FRAGARIA CHILIENSIS	STRAWBERRY	---	FLATS	8" O.C.	
	G2	COTONEASTER D. 'LOWFAST'	NCN.	---	1 GAL	24" O.C.	
	G3	EUONYMUS F. R. 'COLORATA'	PURPLE LEAF WINTER CREEPER	---	FLATS	24" O.C.	
NATIVE	G4	BACCHARIS P. 'THUM PEAKS II'	COYOTE BRUSH	---	FLATS	24" O.C.	
	G4	'NO MOW SOD' BY PACIFIC SOD	SWALE AREA ONLY	---	FLATS		
		VINES					
	V1	SOLANUM JASMINOIDES	POTATO VINE		1 GAL	TRAIN ON WALL	
	V2	FICUS REPENS	CREEPING FIG		1 GAL	TRAIN ON WALL	
	V3	MACFADYENA UNGUIS-CATI	CATS CLAW		1 GAL	TRAIN ON WALL	
		SHRUBS					
NATIVE	S1	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	MCMINN MANZANITA		5 GAL		
NATIVE	S2	CEANOTHUS 'CONCHA'	WILD LILAC		5 GAL		
	S3	COTONEASTER LACTEUS	COTONEASTER		5 GAL		
	S4	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 GAL		
NATIVE	S5	RHUS OVATA	SUGAR BUSH		5 GAL		
NATIVE	S6	PRUNUS CAROLINA	CAROLINA LAUREL CHERRY		5 GAL		
NATIVE	S7	RIBES VIBURNIFOLIUM	CATALINA PERFUME		5 GAL		
	S8	PHORMIUM 'AMAZING RED'	NEW ZEALAND FLAX		5 GAL		
	S9	DODONAEA V. 'PURPUREA'	HOPSEED BUSH		5 GAL		
	S10	ESCALLONIA X 'FRADESII'	ESCALLONIA		5 GAL		
	S11	NANADINA D. 'COMPACTA'	HEAVENLY BAMBOO		5 GAL		

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN STAGGERED AREAS AS NOTED: USE TRIANGULAR SPACING.
4. S1 — INDICATES PLANT KEY; 5 — INDICATES PLANT QUANTITY
5. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
6. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
7. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN)
9. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
10. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
11. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
12. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS.
13. REFER TO CIVIL ENGINEER'S PLAN FOR OVERALL SITE GRADING AND DRAINAGE.
14. PRIOR TO ANY DIGGING, CALL UNDERGROUND SERVICE ALERT 1800227126800
15. EXISTING TREE TO REMAIN

REED ASSOCIATES
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web: www.rala.net / email: paul@rala.net

PLACER OAKS

LOS GATOS, CA

ISSUE	DATE
1 REV. WALL DETAIL	12/22/08
CITY COMMENTS	08/08/09

REED ASSOCIATES LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/10
STATE OF CALIFORNIA

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All Drawings, Specifications and copies thereof furnished by Reed Associates Landscape Architecture are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Reed Associates Landscape Architecture, common law copyright or other reserved rights.

Approved	pjr		
Drawn	DGS	Reviewed	pjr
Project No.	--.--.---		
Scale	1"=20'	Issue Date	01/24/10

LANDSCAPE PLANTING PLAN

L1.0

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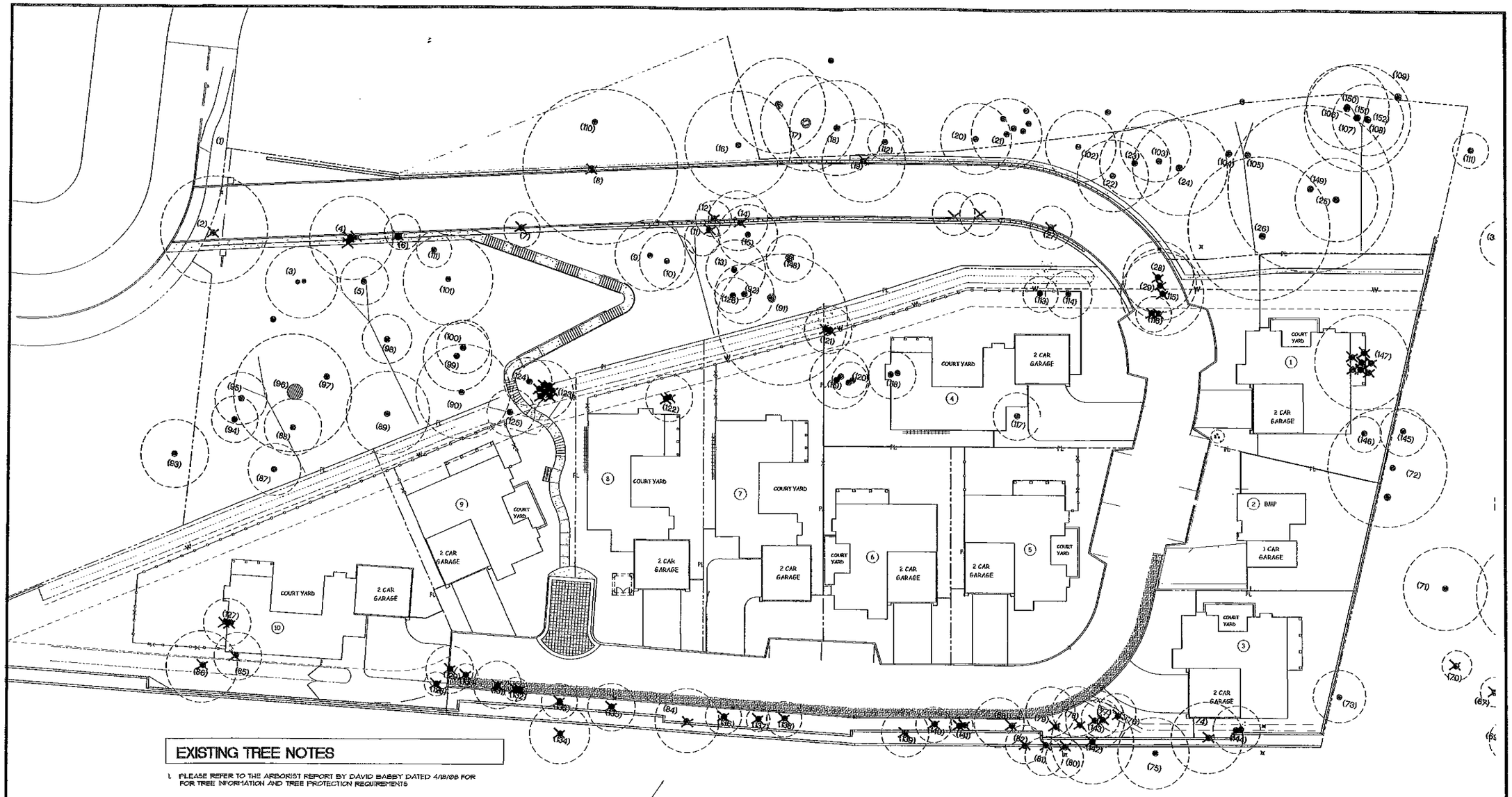

EXISTING TREE NOTES

1. PLEASE REFER TO THE ARBORIST REPORT BY DAVID BABBY DATED 4/18/08 FOR FOR TREE INFORMATION AND TREE PROTECTION REQUIREMENTS

EXISTING TREE LEGEND

0%- WORST
100%- BEST

KEY	BOTANICAL NAME	COMMON NAME	DIA.	REMOVAL	HEALTH
2	QUERCUS AGRIFOLIA	COAST LIVE OAK	25"	X	100%
3	QUERCUS AGRIFOLIA	COAST LIVE OAK	15"-16"	TO REMAIN	50%
4	QUERCUS AGRIFOLIA	COAST LIVE OAK	26.5"-18.5"-10"	X	60%
5	QUERCUS AGRIFOLIA	COAST LIVE OAK	26"	TO REMAIN	25%
8	QUERCUS AGRIFOLIA	COAST LIVE OAK	40"	X	75%
9	QUERCUS AGRIFOLIA	COAST LIVE OAK	16"	TO REMAIN	25%
10	QUERCUS LOBATA	VALLEY OAK	28"	TO REMAIN	25%
12	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	15"	X	100%
14	QUERCUS LOBATA	VALLEY OAK	25"	X	25%
15	QUERCUS LOBATA	VALLEY OAK	18"	TO REMAIN	25%
16	QUERCUS AGRIFOLIA	COAST LIVE OAK	20"	TO REMAIN	50%
17	QUERCUS AGRIFOLIA	COAST LIVE OAK	38"	TO REMAIN	25%
18	QUERCUS AGRIFOLIA	COAST LIVE OAK	29"	TO REMAIN	25%
19	QUERCUS LOBATA	VALLEY OAK	21"	X	50%
20	QUERCUS AGRIFOLIA	COAST LIVE OAK	15"	TO REMAIN	75%
21	QUERCUS AGRIFOLIA	COAST LIVE OAK	20"	TO REMAIN	75%
22	QUERCUS LOBATA	VALLEY OAK	23.5"	TO REMAIN	25%
23	QUERCUS AGRIFOLIA	COAST LIVE OAK	30"	TO REMAIN	50%
24	QUERCUS LOBATA	VALLEY OAK	24"	TO REMAIN	25%
25	QUERCUS LOBATA	VALLEY OAK	38"	TO REMAIN	75%
26	QUERCUS AGRIFOLIA	COAST LIVE OAK	48"	TO REMAIN	75%
27	SAMBUCUS CAERULEA	BLUE ELDERBERRY	15"	X	25%
28	QUERCUS AGRIFOLIA	COAST LIVE OAK	12"-12"-6"	X	100%
29	QUERCUS AGRIFOLIA	COAST LIVE OAK	10.5"	X	100%

KEY	BOTANICAL NAME	COMMON NAME	DIA.	REMOVAL	HEALTH
72	JUGLANS HINDSI	CALIFORNIA BLACK WALNUT	15"-12"-11"-8.5"-6"	TO REMAIN	75%
73	QUERCUS AGRIFOLIA	COAST LIVE OAK	14"	TO REMAIN	75%
75	QUERCUS AGRIFOLIA	COAST LIVE OAK	18.0"	TO REMAIN	100%
76	QUERCUS AGRIFOLIA	COAST LIVE OAK	16"	X	100%
77	QUERCUS AGRIFOLIA	COAST LIVE OAK	13.5"	X	25%
78	QUERCUS AGRIFOLIA	COAST LIVE OAK	15"	X	100%
79	QUERCUS AGRIFOLIA	COAST LIVE OAK	14"-14"-11.5"	X	75%
80	QUERCUS AGRIFOLIA	COAST LIVE OAK	14"-11"	X	75%
81	QUERCUS AGRIFOLIA	COAST LIVE OAK	8.5"	X	100%
82	QUERCUS AGRIFOLIA	COAST LIVE OAK	8"-6"	X	75%
83	QUERCUS AGRIFOLIA	COAST LIVE OAK	14"-8.5"	X	100%
84	QUERCUS AGRIFOLIA	COAST LIVE OAK	15"-5.5"	X	100%
85	SALIX SPECIES	WILLOW	14"	X	100%
86	SALIX SPECIES	WILLOW	14"	X	100%
87	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	12"-5"-5"	TO REMAIN	100%
88	QUERCUS AGRIFOLIA	COAST LIVE OAK	34"	TO REMAIN	100%
89	QUERCUS AGRIFOLIA	COAST LIVE OAK	17"	TO REMAIN	100%
90	QUERCUS AGRIFOLIA	COAST LIVE OAK	25"	TO REMAIN	75%
91	QUERCUS LOBATA	VALLEY OAK	30"	TO REMAIN	75%
92	QUERCUS AGRIFOLIA	COAST LIVE OAK	17"	TO REMAIN	100%
101	QUERCUS LOBATA	VALLEY OAK	15"	TO REMAIN	75%
102	QUERCUS AGRIFOLIA	COAST LIVE OAK	13"	TO REMAIN	50%
103	QUERCUS AGRIFOLIA	COAST LIVE OAK	11"	TO REMAIN	100%
111	SAMBUCUS CAERULEA	BLUE ELDERBERRY	4"	TO REMAIN	75%

KEY	BOTANICAL NAME	COMMON NAME	DIA.	REMOVAL	HEALTH
112	QUERCUS AGRIFOLIA	COAST LIVE OAK	11"	TO REMAIN	75%
113	QUERCUS AGRIFOLIA	COAST LIVE OAK	15"	RELOCATE	100%
114	QUERCUS AGRIFOLIA	COAST LIVE OAK	12.5"	RELOCATE	100%
115	QUERCUS AGRIFOLIA	COAST LIVE OAK	10"	X	100%
116	QUERCUS LOBATA	VALLEY OAK	10.5"-5"	X	0%
117	QUERCUS LOBATA	VALLEY OAK	14.5"	RELOCATE	100%
118	QUERCUS LOBATA	VALLEY OAK	5.5"-5.5"	RELOCATE	100%
119	QUERCUS AGRIFOLIA	COAST LIVE OAK	11"-9"	TO REMAIN	100%
120	QUERCUS LOBATA	VALLEY OAK	5"-3"	TO REMAIN	100%
121	QUERCUS AGRIFOLIA	COAST LIVE OAK	5.5"-5.5"	X	100%
122	QUERCUS AGRIFOLIA	COAST LIVE OAK	7.5"-7"	X	100%
123	QUERCUS AGRIFOLIA	COAST LIVE OAK	10"-5"-4"-3"-2"	X	100%
124	SAMBUCUS CAERULEA	BLUE ELDERBERRY	3.5"	TO REMAIN	100%
125	QUERCUS AGRIFOLIA	COAST LIVE OAK	3"-2"	RELOCATE	100%
126	SAMBUCUS CAERULEA	BLUE ELDERBERRY	12"	TO REMAIN	75%
127	SALIX SPECIES	WILLOW	6"-4"	X	75%
128	QUERCUS AGRIFOLIA	COAST LIVE OAK	6"	X	100%
129	QUERCUS AGRIFOLIA	COAST LIVE OAK	7"	X	100%
130	QUERCUS AGRIFOLIA	COAST LIVE OAK	4"	X	100%
131	QUERCUS AGRIFOLIA	COAST LIVE OAK	3.5"	X	100%
132	QUERCUS AGRIFOLIA	COAST LIVE OAK	5.5"-5.5"	X	75%
133	CUPRESSUS SPECIES	CYPRESS	3.5"	X	75%
134	QUERCUS AGRIFOLIA	COAST LIVE OAK	10.5"	X	100%
135	QUERCUS AGRIFOLIA	COAST LIVE OAK	6.5"	X	100%

KEY	BOTANICAL NAME	COMMON NAME	DIA.	REMOVAL	HEALTH
136	QUERCUS AGRIFOLIA	COAST LIVE OAK	6"	X	100%
137	QUERCUS AGRIFOLIA	COAST LIVE OAK	5.5"	X	100%
138	QUERCUS AGRIFOLIA	COAST LIVE OAK	5"	X	100%
139	QUERCUS AGRIFOLIA	COAST LIVE OAK	5"	X	100%
140	QUERCUS AGRIFOLIA	COAST LIVE OAK	7"	X	100%
141	QUERCUS AGRIFOLIA	COAST LIVE OAK	4.5"-2.5"	X	100%
142	QUERCUS AGRIFOLIA	COAST LIVE OAK	6"	X	100%
143	QUERCUS AGRIFOLIA	COAST LIVE OAK	5"	X	100%
144	QUERCUS AGRIFOLIA	COAST LIVE OAK	7.5"-5.5"	RELOCATE	100%
145	QUERCUS AGRIFOLIA	COAST LIVE OAK	12"	TO REMAIN	75%
146	QUERCUS AGRIFOLIA	COAST LIVE OAK	3.5"	RELOCATE	100%
147	CLUSTER OF 6 COAST LIVE OAK & 1 HOLLY LEAF CHERRY		4.5"-5"	X	100%
148	QUERCUS AGRIFOLIA	COAST LIVE OAK	14"	TO REMAIN	50%
149	QUERCUS LOBATA	VALLEY OAK	45"	TO REMAIN	75%
150	QUERCUS AGRIFOLIA	COAST LIVE OAK	19"	TO REMAIN	75%
151	QUERCUS LOBATA	VALLEY OAK	23"	TO REMAIN	50%
152	QUERCUS AGRIFOLIA	COAST LIVE OAK	16"	TO REMAIN	75%

SCALE 1"=20'

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAAFFE STREET
SUNNYVALE, CALIFORNIA 94086
408.481-8020 / 408.481-8022 FAX
web: www.rala.net / email: paul@rala.net

PLACER OAKS

LOS GATOS, CA

ISSUE	DATE
1 SET. WALL DETAIL	12/22/08
CITY COMMENTS	05/06/09

REED REGISTERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/10
STATE OF CALIFORNIA

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Approved	pjr		
Drawn	DGS	Reviewed	pjr
Project No.	---/---		
Scale	1"=20'	Issue Date	01/24/10

TREE INVENTORY PLAN

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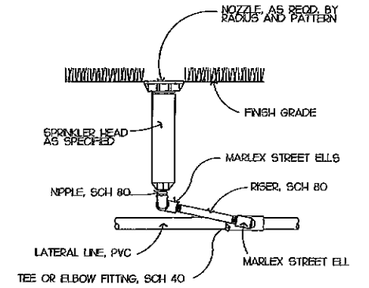
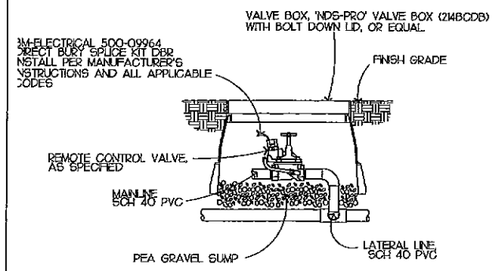
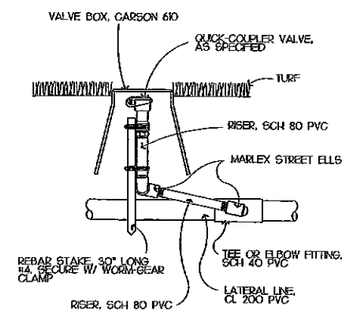


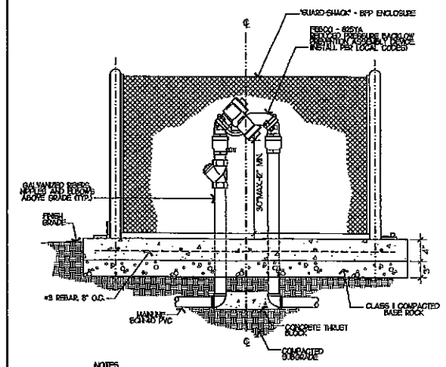
1 IRRIGATION HEAD DETAIL



2 CONTROL VALVE DETAIL

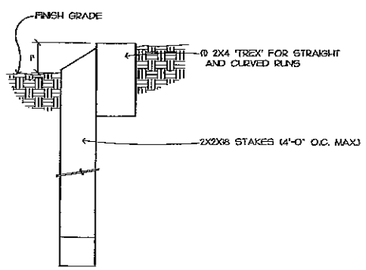


3 QUICK-COUPLER DETAIL



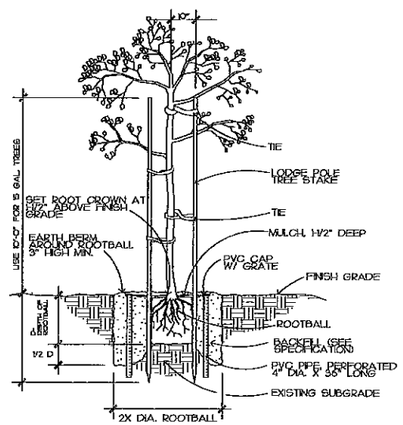
NOTES:
1. ASSEMBLY TO BE 3'-0" MIN. FROM PAVED AREAS.
2. SEAL ALL THREADED CONNECTIONS WITH 'PERMATEX' STH PIPE JOINT COMPOUND OR EQUAL.
3. USE BACKFLOW PREVENTER ENCLOSURE - 'GUARD-SHACK' BFP ENCLOSURE AS SPECIFIED. () PVC INC. (800)22 788-3481

4 BACKFLOW PREVENTER DETAIL



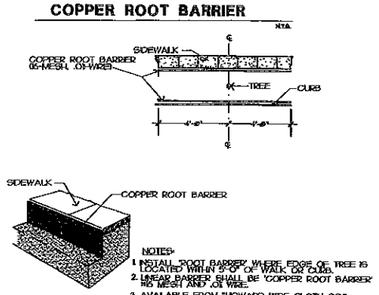
1. WOOD STAKES SHALL BE CONSTRUCTION HEART REDWOOD.
2. USE GALVANIZED SCREWS
3. USE GALVANIZED SCREWS AT SPLICES.

5 'TREX' LAWN HEADER DETAIL



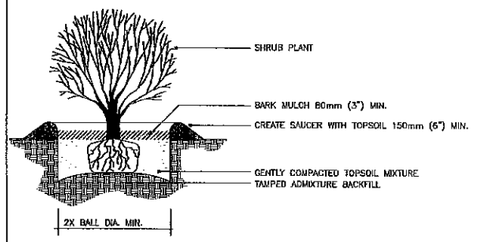
6 TREE PLANTING DETAIL

COPPER ROOT BARRIER

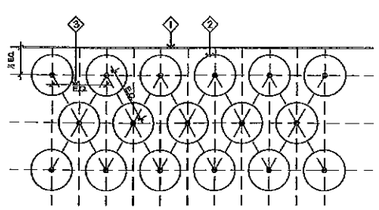


NOTES:
1. INSTALL 'ROOT BARRIER' WHERE EDGE OF TREE IS LOCATED WITHIN 5'-0" OF WALK OR CURB.
2. LINEAR BARRIER SHALL BE 'COPPER ROOT BARRIER' 60 MESH AND 24 WIDE.
3. AVAILABLE FROM "HOWARD WIRE CLOTH CO." (510) 887-6787
4. CENTER ROOT BARRIER ON TREE AND PROVIDE PROTECTION FOR A MINIMUM OF 6'-0" LINEAR FEET.

7 TREE ROOT BARRIER DETAIL

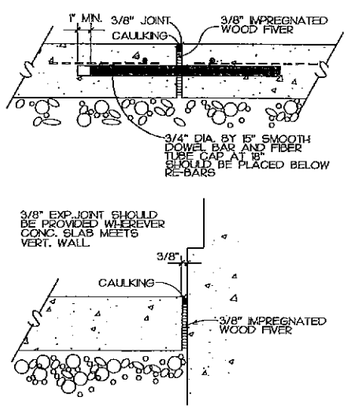


8 SHRUB PLANTING DETAIL

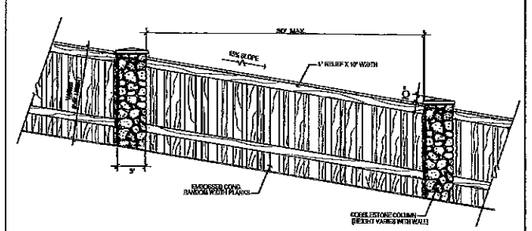


GENERAL NOTES
1. BUILDING, PAVEMENT EDGE OR LAWN HEADER
2. GROUND COVER OR SHRUB PLANTING
3. E.Q. - EQUAL DISTANCE. SEE PLANT LIST FOR DIMENSION

9 GROUND COVER SPACING



10 EXPANSION JOINT DETAIL



11 PRIVATE STREET RETAINING WALL FINISH

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAAFFE STREET
SUNNYVALE, CALIFORNIA 94086
408.481.0800 / 408.481.9082 FAX
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PLACER OAKS

LOS GATOS, CA

ISSUE	DATE
△1 RET. WALL DETAIL	12/22/08
CITY COMMENTS	08/06/09

REGISTERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/10
STATE OF CALIFORNIA

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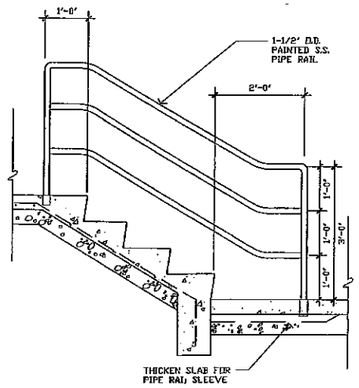
Approved	p/r		
Drawn	DGS	Reviewed	p/r
Project No.	—,—		
Scale	NTS	Issue Date	01/24/10

LANDSCAPE CONSTRUCTION DETAILS

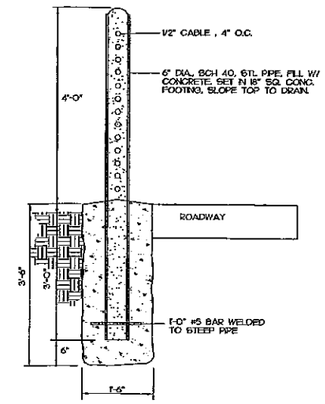
L2.0

Sheet of

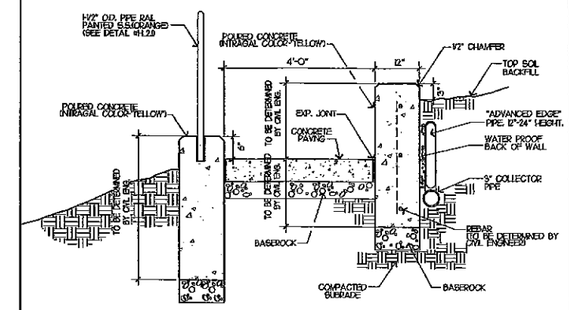


1 STAIR/HAND RAIL DETAIL

2 —



3 RAIL FENCE DETAIL



4 STAIR / RETAINING WALL DETAIL

5 ---

6 ---

7 ---

8 —

9 ---

10 --

11 ---

REED ASSOCIATES
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PLACER OAKS

LOS GATOS, CA

ISSUE	DATE
1 RET. WALL DETAIL	12/22/08
CITY COMMENTS	08/03/09

REGISTERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2003
EXP. 9/30/10
STATE OF CALIFORNIA

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Approved	plr		
Drawn	DGS	Reviewed	plr
Project No.	---,---		
Scale	NTS	Issue Date	01/24/10

LANDSCAPE CONSTRUCTION DETAILS

L2.1

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