

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC10-025

Submitted: October 25, 2010

PROJECT DESCRIPTION:

Planned Development Zoning from the R-1-8 Single-Family Residence Zoning District to the A(PD) Planned Development Zoning District to allow for the development of up to 96 single-family attached residences on a 4.30 gross acre site.

LOCATION:

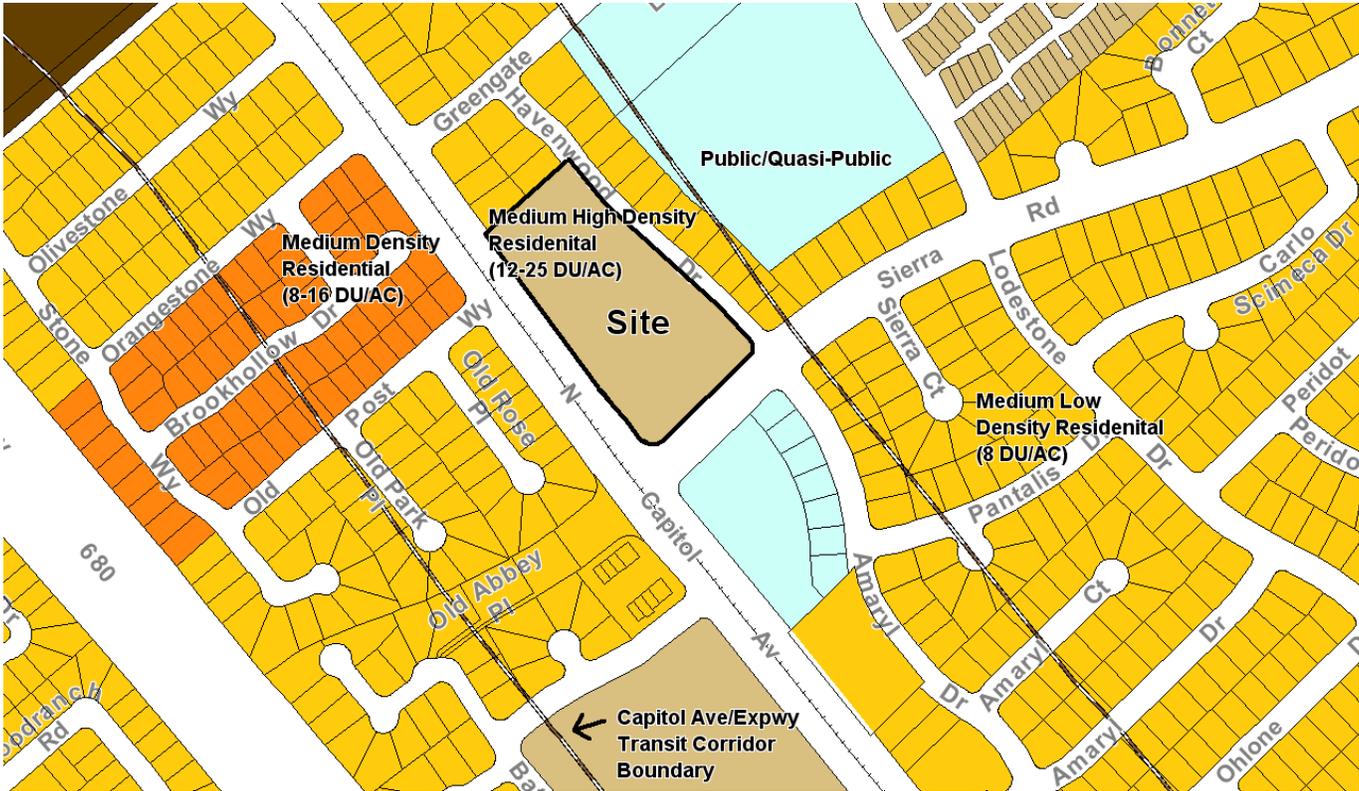
Northeast corner of N. Capitol Avenue and Sierra Road.

Zoning	R-1-8 Single-Family Residence
Proposed Zoning	A(PD) Planned Development
General Plan	Medium High Density Residential (12 - 25 DU/AC)
Council District	4
Annexation Date	February 7, 1973 (Piedmont No. 43)
SNI	NA
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	NA

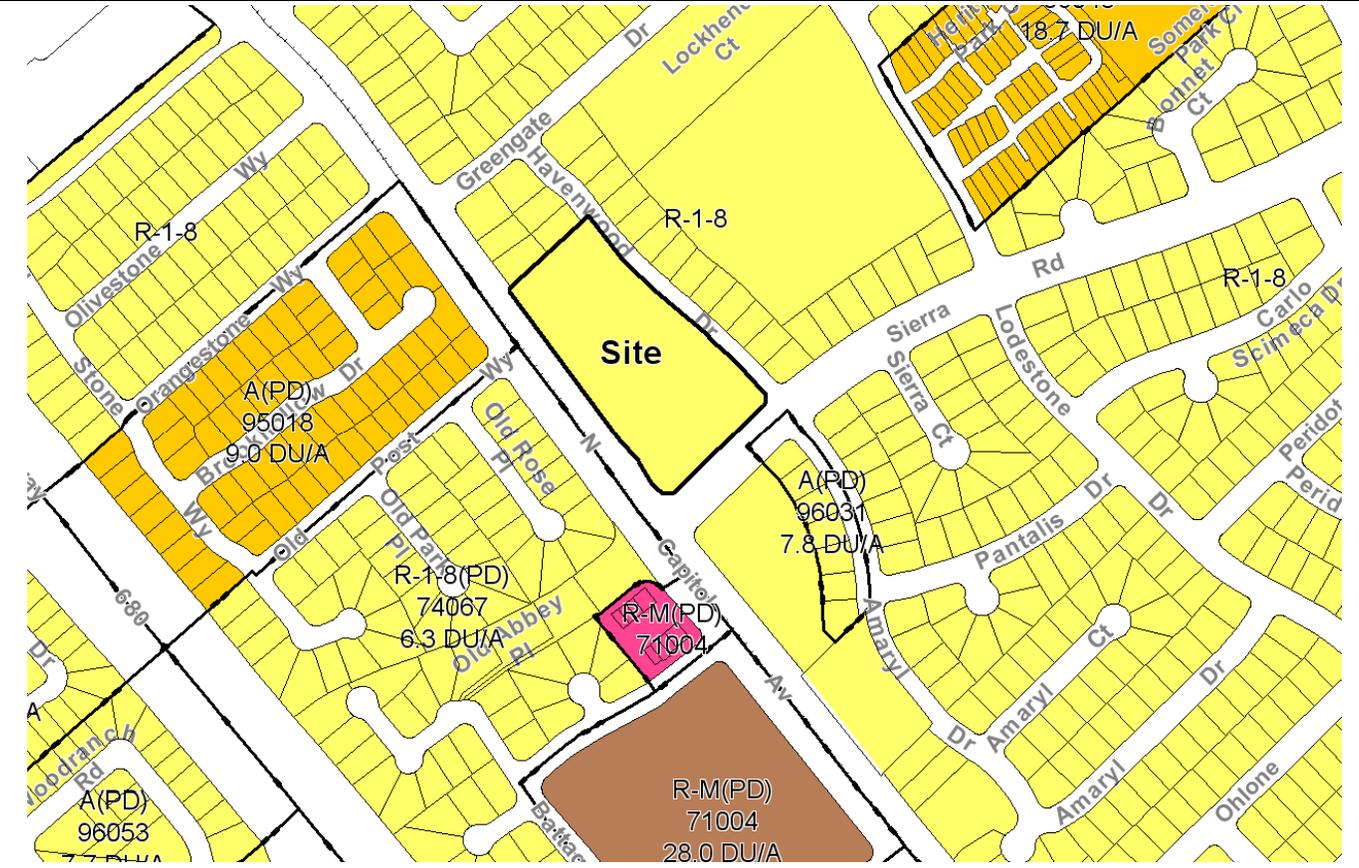
Aerial Map



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends that the Planning Commission find that the project is conformance with the California Environmental Quality Act (CEQA) and recommend to the City Council a *conditional approval* with the following conditions and plan revisions to be included in the proposed rezoning:

1. The building setback from Havenwood Drive shall be 25 feet for three-story buildings consistent with the Residential Design Guidelines.
2. The building setback from the northern property line shall be 33 feet consistent with past practices of similar developments in the City of San Jose.

Upon inclusion of the above noted conditions, staff recommends approval for the following reasons:

1. There is no substantial evidence that the project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the proposed project was prepared in conformance with the California Environmental Quality Act (CEQA) and the said document was circulated for public review between June 1, 2011 and June 20, 2011.
2. The proposed Planned Development is consistent with the goals and policies of the San Jose 2020 General Plan, specifically:
 - a. The zoning will comply with the site's Land Use Transportation Diagram land use designation of Medium High Density Residential 12-25 dwelling units per net acre (DU/AC).
 - b. The Growth Management Major Strategy, as the change will facilitate infill development within an urbanized area and on an existing Light Rail Line.
 - c. The Housing Major Strategy, as the project will maximize the infill housing opportunity in a form that can be compatible with the surrounding development pattern.
 - d. Residential Land Use Policy No. 24, as the development of the site will provide pedestrian connections through the site thereby connecting the new development with an existing pedestrian network and the adjacent neighborhood.
3. The project is consistent with the Residential Design Guidelines appropriate for the Garden Townhome and Cluster Housing development types.

BACKGROUND & DESCRIPTION

On October 25, 2010, Chris Davenport, representing Trumark Companies, applied for a Planned Development Zoning on the subject site to allow for the development of up to 94 multi-family attached residences, at an approximate net density of 24.9 DU/AC. The conceptual site plan depicts a townhome development that is three stories in height with units fronting onto a paseo or street, and with each unit having a private garage accessed via an alley. The site plan also provides a centrally located common open space area that is approximately 11,342 square feet in size. The development is primarily accessed via an entry drive off of N. Capitol Avenue with a secondary access point via Sierra Road.

Site and Surrounding Uses

The subject site is relatively flat land and is currently developed with a single-family residence, as well as, various other commercial uses including: seasonal sales of Christmas trees and pumpkins; firewood sales; a searchlight rental business; and storage of old collected searchlights and associated power generators and used vehicles. Historically, the site was developed as an orchard. The land uses surrounding the subject site include single-family detached residences to the north and to the east, single-family detached residences and the Berryessa Valley Church to the south, and single-family detached residences to the west across N. Capitol Avenue and the Capitol Light Rail Transit Line.

Community Engagement

On March 2, 2011, a community meeting was held for the subject rezoning at the Berryessa Community Center, at which approximately 12 community members were in attendance. A majority of those at the meeting expressed that they were concerned about increased traffic in their neighborhood, in that not only would the new units add more cars, but the increase in cars would make it more difficult to get out of the neighborhood, especially during school hours when cars are coming in and out of the area to access Cherrywood Elementary School. Other questions and comments received at the meeting were related to home pricing, construction dates, street tree planting requirements, park and school district fees, the site is blighted and development is welcome, and that the City keeps building more housing, but there are no jobs and we need jobs first.

ANALYSIS

The proposed rezoning was analyzed with respect to: 1) conformance with the San Jose 2020 General Plan, 2) conformance with the Residential Design Guidelines, and 3) sustainability.

San Jose 2020 General Plan Conformance

The site's Medium High Density Residential (12-25 DU/AC) land use designation is primarily planned in locations on major streets and near major activity centers and is typified by two-story apartments and condominiums with surface parking, although, structures of greater height with compensating amounts of open space would be possible. Sites with this land use designation that are located in Transit Oriented Development Corridors or along arterials containing major bus routes should be developed at the high end of the density range to support these transit facilities. The subject site is located within the Capitol Avenue/Capitol Expressway Transit Oriented Development Corridor.

The project proposes a multi-family attached townhome project with a net density of 24.9 dwelling units per acre, which is consistent with the density range of the Medium High Density Residential land use designation. The proposed density of this project is at the top end of the range consistent with its location in a Transit Corridor and its close proximity to two light rail stations. Therefore, the proposed development on the site is consistent with the density range of its land use designation.

The proposed project should be considered in the context of the following General Plan Major Strategies and Policies as discussed in the following:

1. Growth Management Major Strategy: The purpose of a growth management strategy is to find the delicate balance between the need to house new population and the need to balance the City's budget, while providing acceptable levels of service.

The proposed project will facilitate new multi-family homes on a site that is located within walking distance of the Capitol Avenue/Expressway Light Rail Line and is already served by existing infrastructure and facilities such as, libraries, schools, parks, community centers and commercial amenities.

2. Housing Major Strategy: This strategy seeks to maximize housing opportunities on infill parcels already served by the City and to consider the addition of new residential lands only when the City is confident that urban services can be provided.

The proposed project will provide significantly more housing opportunities than would have been possible by matching the adjacent single-family detached development. Development of this site at the higher end of the allowable density range can be compatible and consistent with the surrounding land uses with the inclusion of appropriate building setbacks as recommended by staff.

3. Residential Land Use Policy No. 24: New residential development should create a pedestrian friendly environment by connecting the features of the development with safe, convenient, accessible, and pleasant pedestrian facilities. Such connections should also be made between the new development, the adjoining neighborhood, transit access points, and nearby commercial areas.

The proposed project furthers this policy in that, it is located on the Capitol Avenue/Expressway Light Rail Line and within walking distance of a station, and as shown on the conceptual site plan, some units will have direct access to Capitol Avenue, and a clear pedestrian circulation system is provided throughout the development thereby connecting the new development with an existing pedestrian network and the adjacent neighborhood.

Draft Envision San Jose 2040 General Plan

Under the Draft Envision San Jose 2040 General Plan, the site will be given a designation of Neighborhood Community Commercial. This proposed designation would support a broad range of commercial activity, such as neighborhood serving retail and services and commercial/professional office development. Neighborhood/community commercial uses would have a strong connection to, and provide services and amenities for, the nearby community, and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. The proposed project is not consistent with the Draft 2040 Plans land use designation.

The Draft 2040 Plan sets forth a vision and a comprehensive road map to guide the City's continued growth through the year 2040; and it supports the City's evolution into a regional job center, protects single-family neighborhoods and promotes San José as a great place for a diverse and thriving community to live, work and visit. The Draft Envision San Jose 2040 General Plan and the Draft Environmental Impact Report (DEIR) is tentatively scheduled for City Council consideration in Fall 2011.

Residential Design Guidelines

This zoning application proposes a maximum of 94 attached residential units. Each unit has two, three or four bedrooms; a private patio or deck; and a 2-car garage. There are 12 buildings with 7, 8 or 10 units per building; each building is three-stories in height. In terms of analyzing the project design per the Residential Design Guidelines, the project is considered a hybrid between the Garden Townhome and the Cluster Housing product types as the project includes elements of each. The project can also be considered Transit-Oriented Development (TOD) as it is multi-family housing within walking distance of transit.

The units themselves take the form of a Garden Townhomes in that they are attached with private open space in the form of small patios and decks. The private garages are on the opposite side of the unit from the front porch. There is a pedestrian circulation system that is generally separated from vehicular areas. This type of development typically has a density of 8-16 dwelling units per net acre, which is considerably less than what the project proposes. The Cluster Housing product has typical densities that range from 16 to 35 dwelling units per net acre, which is consistent with the density of the proposed project, but is in the form of stacked units in groups of buildings with separate parking areas.

Setbacks and Building Height

The San Jose 2020 General Plan sets forth a maximum building height of 50 feet to address urban design considerations only. Other factors, such as compatibility with nearby land uses, may result in more restrictive height limitations. Consistent with the General Plan, the project proposes an overall maximum height of 41 feet, however; the Residential Design Guidelines identify appropriate standards for perimeter setbacks as related to adjacent uses and the height of the proposed building.

The proposed project provides perimeter street setbacks to Sierra Road and N. Capitol Ave in accordance with the intent of Transit-Oriented Development guidelines, which is to locate buildings along pedestrian routes with minimal setbacks. The project's proposed setbacks along N. Capitol Avenue in particular are consistent with other similar developments along the Capitol Avenue/Expressway Light Rail Line.

Perimeter setbacks standards are also identified in Chapter 5 – Perimeter Setbacks of the Residential Design Guidelines. The setback for a three-story building, as the project proposes, to a minor residential street (Havenwood Drive) should be 35 feet or at least match that of existing residential buildings adjacent and across the street, which would be 25 feet. The project's proposes a 13 foot to 18 foot average setback along Havenwood Drive. Additionally, the setback from the northern property line for a three-story building should be 64 feet as the Guidelines recommend a setback of 2 feet for every one foot of building height where adjacent to the backyards of single-family houses. The project currently proposes only an 18 foot to 20 foot average setback at the northern property line.

Staff does not support the request for reduced setbacks at the northern and eastern property lines given the proposed three-story building height and relationship to existing single-family houses. In neighborhoods where redevelopment of adjacent single-family properties to a more intensive use is reasonably foreseeable, based on the adjacent General Plan designations, the City has been slightly more lenient with respect to imposing the 2:1 setback recommendation for three-story structures. However, the adjacent single-family residences are not likely to ever redevelop given the fact that they are currently zoned as such, have a San Jose 2020 General Plan designation of 8 DU/AC, and a proposed designation of Residential Neighborhood 8 DU/AC on the Draft 2040 General Plan Update.

The proposed 18-20 foot average setback from the northern property line again could be acceptable if the buildings at this interface were limited to two-stories and/or have a significantly stepped back third-story with a setback of 64 feet in accordance with the Residential Design Guidelines. This standard would only pertain to building #12, since the other proposed building (building #8) along the northerly property line is not directly adjacent to the rear yard of an existing single-family house.

Based on the precedent set by past City Council approvals for similar projects, most projects comply with the recommended setbacks to ensure reasonable protection of the privacy of existing houses. Based on a survey of exceptions to the 2:1 setback policy, the only recent comparable project was for a development on Duckett Way (PDC06-062) whereby a 33-foot setback was approved, but there was a row of existing large pine trees along the edge of the property that was preserved as part of that project.

The proposed 13 to 18 foot average setback from Havenwood Drive (a minor residential street) could be acceptable if the buildings at this interface were to be two-stories, as a two-story residential building would require an 18 foot setback from a minor residential street under the Guidelines. A three-story building may be acceptable should the first and second story setback be 15 feet and the third story is setback to 25 feet. Otherwise, staff supports a three-story building setback from Havenwood Drive of 25 feet consistent with the Guidelines. Again, as previously mentioned, the existing single-family houses across the street that face the project site are expected to remain given the existing and proposed General Plan designation for that area.

Additionally, the proposed project provides internal setbacks along drive isles, and separations between buildings within the proposed project conform to the intent of the Guidelines and past practices for other similar garden townhouse developments.

Parking

The Residential Design Guidelines indicate various parking ratios based on the number of bedrooms in each unit. These standards address variations in product types that include private garages. The conceptual site plan shows each unit with a private two-car garage in either a tandem or traditional side-by-side configuration. Guest parking is located along the main drive isle within the site. There is also available street parking on the project side of Sierra Road and Havenwood Drive. The project side of Havenwood Drive is currently unimproved and as such the project will be conditioned to build out this half of the street along the project frontage. Given that, it is appropriate to allow a parking exception as part of the development standards that would essentially allow the project to count 50% of these on-street parking spaces towards their overall parking requirement.

The project proposes parking ratios in conformance with the adopted standards of the Residential Design Guidelines. These ratios take into consideration a 10% reduction, which is allowed for projects within 2,000 feet of transit facilities, as the site is located within 2,000 feet of two (2) light rail stations, the Hostetter Station and the Penitencia Creek Station.

Open Space

The Guidelines recommend minimum amounts of private and common open space per unit for each product type. Under the Cluster Housing guidelines, the project provides more than the required private open space of 60 square feet per unit, but provides less than the required 200 square feet of common open space per unit, as shown on the conceptual site and landscape plans. The Guidelines do allow for the required common open space per unit to be reduced by an area equivalent to the amount of private open space in excess of 60 square feet. In this case, the project provides 151 square feet of private open space

per unit. This exceeds the required amount by 91 square feet per unit, which would equate to a requirement of 109 square feet of common open space per unit. In conformance with this allowed reduction, the project provides 120 square feet of common open space per unit via one centrally located open space area that contains turf area, a picnic/BBQ area, and a play structure area.

There is additional opportunity for common open space area in the paseos should the final design include useable open space (e.g. turf area) which could then be counted towards the common open space requirement

Sustainability

This project is subject to the City of San Jose Green Building Ordinance for New Construction Private Development. A future Planned Development Permit for this project will be conditioned to be GreenPoint for 50 points or LEED Certified prior to issuance of a building permit. At this time, it is known that the project proposes to implement the following green building measures:

- Provide a built-in recycling center in each unit;
- Use low VOC paints and coatings;
- Install whole house fans;
- Use water efficient fixtures
- Use engineered lumber
- Divert/recycle job site construction waste;
- Use high efficiency irrigation systems;
- Shield light fixtures and direct light downward.

While many of these items are required per the State Building Code (CAL Green) or already required by separate ordinance, the applicant is thinking ahead and planning to include some additional elements now.

California Environmental Quality Act (CEQA)

An Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared by the Director of Planning, Building, and Code Enforcement for the Planned Development Rezoning (File No. PDC10-025). The documents were circulated for public review between June 1 through June 20, 2011.

The MND states that the proposed Planned Development Zoning will not have a significant effect on the environment. The primary environmental issues addressed in the Initial Study include the potential impacts of the physical development of the site on: air quality, biologic resources, geology and soils, hazards and hazardous materials, and noise. The MND includes mitigation measures that would reduce any potentially significant project impacts to a less-than-significant level. The mitigation measures will be included in the project in the form of development standards for the Planned Development Zoning, as well as, in a Mitigation Monitoring Program. The entire MND and Initial Study are available for review on the Planning web site at: www.sanjoseca.gov/planning/eir/MND.asp

CONCLUSION

As discussed in this report, the subject Planned Development Rezoning is consistent with key goals and policies in the San Jose 2020 General Plan. However, based on the intent of the Residential Design Guidelines, the project while consistent with most of the Guidelines with respect to setbacks, open space, and parking, it is inconsistent with the setbacks adjacent to its most sensitive interface, the existing single-family detached residences. Staff does not support the request for reduced setbacks at the northern and

eastern property lines given the proposed three-story building height and relationship to existing single-family houses. Therefore, a conditional approval is being recommended. Specifically, the building setback from Havenwood Drive shall be 25 feet for three-story buildings and the building setback from the northern property line shall be 33 feet consistent with past practices of similar developments in the City of San Jose.

PUBLIC OUTREACH/INTEREST

In addition to the community meeting discussed above, the property owners and occupants within a 1,000-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

Project Manager: Lesley Xavier

Approved by:



Date: 6/15/11

Owner/Applicant:	Attachments:
<p><u>Owner:</u> William Orlando Jr. Trustee & ET AL 4520 Peacock Gap Drive San Jose, CA 95127</p> <p><u>Applicant:</u> Trumark Companies (Chris Davenport) 4185 Blackhawk Plaza Circle, Suite 200 Danville, CA 94506</p>	<p>Development Standards Plan Set</p>

FILE NO. PDC10-025
DEVELOPMENT STANDARDS

In any cases where the graphic plans and text may differ, the text takes precedence.

ALLOWED USE:

- Multi-Family Residential

DENSITY:

- 12-25 DU/AC

MINIMUM/MAXIMUM NUMBER OF UNITS (RANGE):

- 47 TO 94 units

SETBACKS

Perimeter Setbacks (*setbacks are measured from the property line*)

- Building to Northern Property Line
 - One- and Two-Story Building(s) – 12 feet
 - Three-Story Building(s) adjacent to a single-family detached rear yard – 33 feet
 - Three-Story Building(s) not adjacent to a single-family detached rear yard – 12 feet
- Building to Easterly Property Line (Havenwood Drive)
 - One- and Two-Story Building(s) – 15 feet
 - Three-Story Building(s) – 25 feet
- Building to Southern Property Line (Sierra Road) – 10 feet
- Building to Western Property Line (N. Capitol Avenue) – 10 feet

Internal Building Separations (*measured from building face to building face*)

- Front to Front – 25 feet
- Rear to Rear
 - First floor - 26 feet
 - Upper floor - 22 feet
- Rear to Side – 20 feet

BUILDING HEIGHT:

- 50 feet/3 stories

PARKING REQUIREMENTS:

<u>Unit Type</u>	<u>Parking Space per Unit</u>
▪ 1 Bedroom	2.3
▪ 2 Bedroom	2.5
▪ 2 Bedroom w/ tandem	2.7
▪ 3 Bedroom	2.6

- 3 Bedroom w/ tandem 2.8
- Over 3 Bedroom 0.15 (per additional bedroom over 3)

Parking Exceptions. All parking exceptions are at the Discretion of the Director of Planning and require the approval of a Development Permit.

- Parking may be reduced up to 10% reduction in the total number of parking spaces required due to its location within 2,000 feet of a light rail transit station.
- In addition to the above noted exception, the overall residential parking requirement may be reduced by up to an additional 10%, provided that the developer can demonstrate that adequate street parking along the Havenswood Drive street frontage of the project is provided in accordance with the standards identified for the this project.

PRIVATE OPEN SPACE:

- 60 square feet minimum per unit, space may include porches, patios, and decks on any floor.

COMMON OPEN SPACE:

- 120 square feet of useable (15 foot minimum width) common open space per unit.

MINOR ARCHITECTURAL PROJECTIONS:

- Minor architectural projections such as, fireplaces, bay windows and porches, may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20% of the building elevation length.

ARCHITECTURAL DESIGN:

- The architectural design of the buildings shall conform to the standards of the Residential Design Guidelines and be consistent with the conceptual elevations in the approved plan set.

PUBLIC WORKS:

Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.

2. Grading/Geology:

- a. A grading permit is required prior to the issuance of a Public Works Clearance.
- b. If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
- c. Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.

3. Stormwater Runoff Pollution Control Measures: This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29 -or- the project shall provide an Alternative Measure, where installation of post-construction treatment control measures are impracticable, subject to the approval of the Director of Planning, Building & Code Enforcement.

- a. The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
- b. Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.
- c. A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs and stating that all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works.

4. Sewage Fees: In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

5. Sanitary:

- a. It has been determined from the information provided by the City's sanitary sewer flow monitoring data that the sanitary sewer main on Capitol Avenue is experiencing surcharging above the acceptable level of service. The surcharging is more prominent at the down stream pipe segments closer to Hostetter Road.
- b. As a result the Developer shall upsize a portion of the 8" sanitary sewer main (approximately 500' in length) to its ultimate design size of 12". The City of San Jose has agreed to "cost share" and reimburse the construction cost associated with the improvements to the Developer.

- c. Prior to the finalizing of the PD permit the Developer and the City will form an agreement that outlines design, construction costs, and “not to exceed” amounts for the upsizing of the sanitary sewer line. The improvement shall be constructed prior to issuance of unit occupancy, this will ensure that the downstream sewer does not experience any overflows as a result of the development.
6. **Parks:** This residential project is subject to either the requirements of the City’s Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within in the Subject Chapter and the Associated Fees and Credit Resolutions.
7. **Undergrounding:** The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Sierra Road prior to issuance of a Public Works clearance. One hundred percent of the base fee in place at the time of payment will be due. Currently, the 2011 base fee is \$409 per linear foot of frontage and is subject to change every January 31st based on the Engineering News Record’s 20 City Average Cost Index. The project will be required to pay the current rate in effect at the time the Public Works Clearance is issued. (Based on 2011 rate, the fee is approximately \$44,990.)
8. **Reimbursement:** The developer will be required to reimburse the City for costs advanced for the construction of street improvements along Capitol Avenue in accordance with City Ordinance #19663.
9. **Street Improvements:**
 - a. Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b. Close unused driveway cut(s).
 - c. Proposed driveway width to be 26’.
 - d. Install handicap ramps at Havenwood/Sierra and Capitol/Sierra.
 - e. Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
 - f. Reconstruct half street along Havenwood Drive frontage including curb, gutter, sidewalk, and pavement sections.
 - g. On-street parking will be restricted on a portion of Sierra Road between Capitol Avenue and Havenwood Drive to accommodate the bike lanes and existing turning pockets on west bound Sierra Road at Capitol Avenue.
10. **Electrical:**
 - a. Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans
 - b. Locate and protect existing electrical conduit in driveway and/or sidewalk construction.

- c. Provide clearance for electrical equipment from driveways, and relocate driveway or electrolier. The minimum clearance from driveways is 5' in residential areas.
- d. Replace existing HPS luminaires in electroliers along project frontage with LPS luminaires.

11. Street Trees:

- a. The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
- b. Contact the City Arborist at (408) 277-2756 for the designated street tree.
- c. Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects." Street trees located on Havenwood Drive and Sierra Road shall be installed in park strip. Obtain a DOT street tree planting permit for any proposed street tree plantings.
- d. Street trees located on Capitol Avenue shall be installed at the back of curb.
- e. Show all existing trees by species and diameter that are to be retained or removed. Obtain a street tree removal permit for any street trees that are over 6 feet in height that are proposed to be removed.

12. Private Streets:

- a. Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
- b. The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.
- c. Show minimum private street width of 26 feet without parking.

ENVIRONMENTAL MITIGATION:

I. AESTHETICS

- a. The project design will conform to the City's Residential Design Guidelines.
- b. Lighting on the site will conform to the City's Outdoor Lighting Policy (4-3).

II. AIR QUALITY:

- a. The following Best Management Practices shall be required of construction contracts and specifications for all construction to prevent visible dust emissions from leaving the site.
 - i. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - ii. All haul trucks transporting soil, sand or other loose material off-site shall be covered.

- iii. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- iv. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- v. All roadways, driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- vi. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by CCR Title 13). Clear signage shall be provided for construction workers at all access points.
- vii. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- viii. A publicly-visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

III. BIOLOGICAL RESOURCES

- a. Any tree that is removed will be replaced with the addition of a new tree(s) at the ratios shown in the following Tree Replacement Ratios table.

Tree Replacement Ratios

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 to 17 inches	3:1	2:1	None	24-inch box
Less than 12 inches	1:1	1:1	None	15-gallon container

x:x = tree replacement to tree loss ratio

Note: Trees greater than 18” diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

- b. The species and exact number of trees to be planted on the site will be determined at the development permit stage, in consultation with the City Arborist and the Department of Planning, Building and Code Enforcement.
- c. Replacement trees are to be above and beyond standard landscaping; required street trees do not count as replacement trees.

- d. In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage:
 - i. The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
 - ii. An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building and Code Enforcement. Contact Jaime Ruiz, Parks, Recreation and Neighborhood Services Landscape Maintenance Manager, at 975-7214 or jaime.ruiz@sanjoseca.gov for specific park locations in need of trees.
 - iii. A donation of \$300.00 per mitigation tree will be paid to Our City Forest for in-lieu offsite tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. Contact Rhonda Berry, Our City Forest, at (408) 998-7337 x106 to make a donation. A donation receipt for offsite tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.
- e. The following tree protection measures will also be included in the project in order to protect trees to be retained during construction, if any:

Pre-Construction Treatments

- i. The applicant will retain a consulting arborist. The construction superintendent will meet with the consulting arborist before beginning work to discuss work procedures and tree protection.
- ii. Fence all trees to be retained to completely enclose the tree protection zone prior to demolition, grubbing or grading. Fences will be 6-foot chain link or equivalent as approved by consulting arborist. Fences are to remain until all grading and construction are completed.
- iii. Prune trees to be preserved to clean the crown and to provide clearance. All pruning will be completed or supervised by a Certified Arborist and adhere to the Best Management Practices for Pruning of the International Society of Arboriculture.

During Construction

- iv. No grading, construction, demolition or other work will occur within the tree protection zone. Any modifications must be approved and monitored by the consulting arborist.
- v. Any root pruning required for construction purposes will receive the prior approval of, and be supervised by, the consulting arborist.
- vi. Supplemental irrigation will be applied as determined by the consulting arborist.

- vii. If injury should occur to any tree during construction, it will be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.
 - viii. No excess soil, chemicals debris, equipment or other materials will be dumped or stored within the tree protection zone.
 - ix. Any additional tree pruning needed for clearance during construction must be performed or supervised by an Arborist and not by construction personnel.
 - x. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees will be designed to withstand differential displacement.
- f. If possible, construction should be scheduled between September and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified biologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be conducted no more than thirty (30) days prior to the initiation of these activities. The surveying biologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the biologist shall, in consultation with the California Department of Fish and Game, designate a construction-free buffer zone (typically 250 feet) around the nest, which shall be maintained until after the breeding season has ended and/or a qualified biologist has determined that the young birds have fledged. The applicant shall submit a report to the City's Environmental Principal Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the City's Environmental Principal Planner prior to the issuance of any grading or building permit.
- g. A pre-construction survey for burrowing owls shall be conducted by a qualified biologist within 30 days prior to any ground disturbance activities.
- h. A buffer zone of a minimum of 250 feet shall be established around active burrowing owl nesting sites if nesting burrowing owls are discovered during pre-construction surveys conducted between February 1st and August 31st, and no disturbance shall occur within the buffer zone until a qualified biologist has determined that the young birds have fledged.
- i. No disturbance shall occur within 160 feet of occupied burrows if over-wintering burrowing owls are discovered using the site during the non-breeding season (September 1st through January 31st).
- j. If any burrowing owls are discovered using the site during the pre-construction surveys during the non-breeding season, a burrowing owl relocation plan to be approved by the California Department of Fish and Game shall be developed and

implemented, including passive measures such as installation of one-way doors in active burrows for up to four days, careful excavation of all active burrows after four days to ensure no owls remain underground, and filling all burrows in the construction area to prevent owls from using them.

- k. A biologist report outlining the results of the pre-construction burrowing owl surveys and any recommended buffer zones or other mitigation shall be submitted to the satisfaction of the City's Environmental Principal Planner prior to the issuance of a grading permit.
- l. Surveys for roosting bats shall be conducted by a qualified bat biologist no more than thirty (30) days prior to any building demolition or removal, construction activities, or oak tree relocation and/or removal. If no bats are observed to be roosting in these features, then no further action would be required and construction activities could proceed. If a female or maternity colony of bats is found on the project site, and the project can be constructed without disturbance to the roosting colony, a qualified bat biologist shall designate buffer zones (both physical and temporal) as necessary to ensure the continued success of the colony; buffer zones may include a 200-foot buffer zone from the roost and/or timing of the construction activities outside the maternity roosting season (after July 31st and before March 1st).
- m. If an active maternity roost is known to occur on the site and the project cannot be conducted outside of the maternity roosting season, bats shall be excluded after July 31st and before March 1st to prevent the formation of new maternity colonies. Such exclusion shall occur, under the direction of a qualified bat biologist, by sealing openings and providing bats with one-way exclusion doors. Bat roosts shall be monitored as determined necessary by a qualified bat biologist, and the removal or displacement of bats shall be performed in conformance with California Department of Fish and Game requirements.
- n. A biologist report outlining the results of pre-construction bat surveys and any recommended buffer zones or other mitigation shall be submitted to the City's Environmental Principal Planner and shall be approved to the satisfaction of the Director of Planning prior to the issuance of any grading, building, or tree removal permit.

IV. CULTURAL RESOURCES

- a. In the unlikely event that evidence of unknown prehistoric cultural resources (darker than surrounding soils containing evidence of fire – ash, charcoal, fire affected rock or earth; concentrations of stone, bone or freshwater shellfish; artifacts of these materials; and burials, both animal and human) is discovered during construction, work within 50 feet of the find will be stopped to allow adequate time for evaluation and mitigation, and a qualified professional archaeologist called in to make an evaluation; the material will be evaluated; and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of grading, preparation of a report and curation of the materials at a recognized storage facility will be developed and implemented to the satisfaction of the Director of Planning and submitted to the City's Environmental Principal Planner.

- b. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California: In the event of the discovery of human remains during construction, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner will be notified by the developer and will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he will notify the Native American Heritage Commission, who will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner will reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.
- c. Any Native American human remains that are discovered and would be subject to disturbance will be removed and analyzed, a report will be prepared, and the remains will be reburied in consultation and agreement with the Native American Most Likely Descendant designated by the Native American Heritage Commission. Prior to obtaining a Building Permit, a copy of the report will be submitted to the City's Environmental Principal Planner to the satisfaction of the Director of Planning.

V. GEOLOGY AND SOILS

- a. A City-approved Erosion Control Plan will be developed and implemented prior to approval of a grading permit or Public Works clearance with such measures as: 1) the timing of grading activities during the dry months, if feasible; 2) temporary and permanent planting of exposed soil; 3) temporary check dams; 4) temporary sediment basins and traps and/or 5) temporary silt fences.
- b. The proposed structures on the site will be designed and constructed in conformance with the Uniform Building Code Guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking on the site.
- c. A design-level geotechnical report shall be conducted at the PD Permit stage to evaluate potential impacts due to undocumented fill, loose surficial soils, expansive soils, etc.; and mitigation measures, including site grading requirements, utilization of special foundations and control of drainage, shall be developed and implemented as warranted.

VI. GREENHOUSE GAS EMISSIONS

- a. The project will be reviewed for conformance to the Green Building Policy (Policy 6-32) at the PD Permit stage.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a. A well destruction permit will be obtained from the Santa Clara Valley Water District, and the well will be destroyed in accordance with District standards.
- b. The septic system will be abandoned in accordance with the requirements of the Santa Clara County Sewage Disposal Ordinance.

- c. The structure(s) to be removed will be surveyed for the presence of asbestos-containing materials at the demolition permit stage; and if any suspect ACM are present, they will be sampled prior to demolition in accordance with NESHAP guidelines, and all potentially friable ACM will be removed prior to building demolition and disposed of by offsite burial at a permitted facility in accordance with NESHAP, Cal-OSHA and BAAQMD requirements.
- d. The structure(s) to be removed will be surveyed for the presence of lead based paint at the demolition permit stage; and if any suspect LBP is present, it will be sampled prior to demolition, and all potential LBP will be removed prior to building demolition and disposed of by offsite burial at a permitted facility in accordance with EPA and OSHA requirements.
- e. Prior to issuance of a Grading Permit, a Soil Management Plan shall be developed to the satisfaction of the Environmental Compliance Officer of the City's Environmental Services Department and the appropriate regulatory agency based on jurisdiction and type of hazardous material. The Soil Management Plan shall establish practices for managing and handling buried structures, wells, burn areas, debris and/or impacted soil if these materials/structures are encountered prior to or during demolition and/or site grading. The measures identified in the Soil Management Plan, including special handling and/or disposal measures, shall be implemented as warranted.
- f. Soil at the location of the sample with the chlordane concentration detected above the residential CHHSL (SS-1) shall be over-excavated for appropriate offsite disposal.
- g. Soil at the location of the sample with the chlordane concentration detected above the residential CHHSL and the California hazardous waste limit (SS-2) shall be over-excavated for appropriate offsite disposal.
- h. Soil at the location of the sample with the cadmium concentration detected above the residential CHHSL (SS-5) shall be over-excavated for appropriate offsite disposal.
- i. Soil at the location of the samples with the lead concentrations detected above the residential CHHSL (SS-5 and SS-24) shall be over-excavated for appropriate offsite disposal.
- j. Soil at the location of the sample with the TPHd and TPHmo concentrations detected above the residential ESLs (SS-5) shall be over-excavated for appropriate offsite disposal.
- k. Soil at the location of the samples with the PAHs concentrations detected above the residential RSLs (SS-3 and SS-24) shall be over-excavated for appropriate offsite disposal.
- l. Verification samples shall be collected and analyzed for chlordane, cadmium, lead, TPHd and TPHmo, and/or PAHs to document that the impacted soil has been sufficiently removed from the site.
- m. Regulatory agency oversight shall be requested if significantly elevated levels of contaminants of concern are detected in the soil samples.

VIII. HYDROLOGY AND WATER QUALITY

- a. Prior to the commencement of any clearing, grading or excavation, the project will comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit, to the satisfaction of the Director of Public Works, as follows:
 - i. The applicant will develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities; and
 - ii. The applicant will file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).
- b. The project will incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities.
- c. The project applicant will comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction:
 - i. Restriction of grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season;
 - ii. Utilize onsite sediment control BMPs to retain sediment on the project site;
 - iii. Utilize stabilized construction entrances and/or wash racks;
 - iv. Implement damp street sweeping;
 - v. Provide temporary cover of disturbed surfaces to help control erosion during construction; and
 - vi. Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.
- d. Prior to the issuance of a Planned Development Permit, the applicant will provide details of specific BMPs including, but not limited to, bioswales, disconnected downspouts, landscaping to reduce impervious surface area, and inlets stenciled "No Dumping – Flows to Bay" to the satisfaction of the Director of Planning, Building and Code Enforcement.
- e. The project will comply with the Municipal Regional Stormwater NPDES Permit No. CAS612008, which provides enhanced performance standards for the management of stormwater of new development.
- f. The project will comply with applicable provisions of the following City Policies – 1) Post-Construction Urban Runoff Management Policy (6-29) which establishes guidelines and minimum BMPs and numerically-sized (or hydraulically-sized) Treatment Control Measures (TCMs) for all projects; and 2)

Post-Construction Hydromodification Management Policy (8-14) which provides for hydromodification measures.

IX. NOISE

- a. 42-inch-high solid railings shall be constructed at all elevated decks along N. Capitol Avenue and Sierra Road.
- b. Mechanical ventilation will be provided in accordance with Uniform Building Code requirements when windows are to be closed for noise control, to the satisfaction of the Chief Building Inspector.
- c. Windows and sliding glass doors shall be maintained closed and STC 30 to 33 or higher rated windows and doors shall be installed at homes along N. Capitol Avenue.
- d. Windows and sliding glass doors shall be maintained closed and STC 26 to 28 or higher rated windows and doors shall be installed at homes along Sierra Road and in other portions of the site.
- e. All units shall be equipped with forced air ventilation systems to allow the occupants the option of maintaining the windows closed to control noise, and maintain an interior noise level of 45 dB DNL.
- f. Prior to issuance of building permits, the developer shall retain a qualified acoustical consultant to check the building plans for all units to ensure that interior noise levels will be attenuated to 45 dB DNL to the satisfaction of the Director of Planning, Building and Code Enforcement.
- g. Post-construction mechanical equipment will conform to the City's General Plan limitation of 55 dB DNL at residential property lines and 60 dB DNL at commercial property lines by utilizing measures such as equipment selection and location and, if necessary, equipment enclosures.
- h. Construction activities will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any onsite or offsite work within 500 feet of any residential unit. Construction outside of these hours may be approved through a development permit based on a site-specific construction noise mitigation plan and a finding by the Director of Planning, Building and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.
- i. The contractor will use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site will be equipped with adequate mufflers and will be in good mechanical condition to minimize noise created by faulty or poorly maintained engines or other components.
- j. Stationary noise-generating equipment will be located as far as possible from sensitive receptors. Staging areas will be located a minimum of 200 feet from noise-sensitive receptors, such as residential uses.

X. PUBLIC SERVICES

- a. A school impact fee will be paid to the school districts to offset the increased demands on school facilities caused by the proposed project, in accordance with California Government Code Section 65996.
- b. The project will conform to the City's Park Impact Ordinance (PIO) and/or Parkland Dedication Ordinance (PDO) (Municipal Code Chapters 14.25 and 19.38, respectively).

XI. RECREATION

- a. The project will conform to the City's Park Impact Ordinance (PIO) and/or Parkland Dedication Ordinance (PDO) (Municipal Code Chapters 14.25 and 19.38, respectively).

XII. UTILITIES AND SERVICE SYSTEMS

- a. A portion of the sanitary sewer line in N. Capitol Avenue near Hostetter Road shall be upgraded to its ultimate design size prior to project occupancy on a cost sharing basis with the City of San Jose.

EXHIBIT "C"

GENERAL DEVELOPMENT PLAN

FOR UP TO 94 CONDOMINIUM UNITS

LANDS OF TRUMARK

LOCATED AT THE NORTH INTERSECTION OF NORTH CAPITOL AVENUE & SIERRA ROAD

Trumark Companies - Land Developer

TABLE OF CONTENTS

Sheet Number	Description
1	Title Sheet
2	Land Use Plan
3	Conceptual Site Plan
4.1 - 4.5	Conceptual Grading and Drainage Plan
5.1 - 5.13	Conceptual Building Floor Plans and Elevations
6.1 - 6.3	Conceptual Landscape Plans
7	Tree Removal Plan

DEVELOPMENT SCHEDULE

TIME OF COMMENCEMENT	<u>MAY 2011</u>
TIME OF COMPLETION	<u>MAY 2012</u>

STATEMENTS AND TABLES

CONDOMINIUM/TOWNHOUSE	
a. total acres of subject property gross net	4.30 ± ac 3.77 ± ac
b. total number of dwelling units	Up To 94 du's
c. total amount of surface area for: public street percentage of public street	0.53 ± ac 12.33%
d. total amount of surface area for: private entrance percentage of private entrance	0.04 ± ac 0.93%
e. total footprint area of: buildings percentage of building footprint area	1.90 ± ac 44.18%
f. total footprint area of: private park percentage of private park area	0.26 ± ac 6.05% parking
g. total amount of surface area for: private drives/parking percentage of private drives/parking	0.75 ± ac 17.44%
h. total landscape area percentage of private open space area	0.82 ± ac 19.07%
i. Parking Required	
2BR x 2.5 stalls	17du x 2.5 stalls = 42.5 stalls
2BR (Tandem) x 2.7 stalls	37du x 2.7 stalls = 99.9 stalls
3BR x 2.6 stalls	8du x 2.6 stalls = 20.8 stalls
3BR (Tandem) x 2.8 stalls	20du x 2.8 stalls = 56 stalls
4BR x 2.75 stalls	12du x 2.75 stalls = 33 stalls
	Total = 259.45 stalls
	10% Reduction due to proximity of Light Rail Station < 2,000 ft. 10% x 259.45 = 25.94 Total Required = 234 stalls
	Provided: 253 stalls
	Garage: 188 stalls
	On site: 34 stalls
	50% of 26 on Havenwood Dr.: 13 stalls
j. density net (94 units/3.77ac)	24.9 du/ac

LOCATION MAP



Trumark Companies

4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

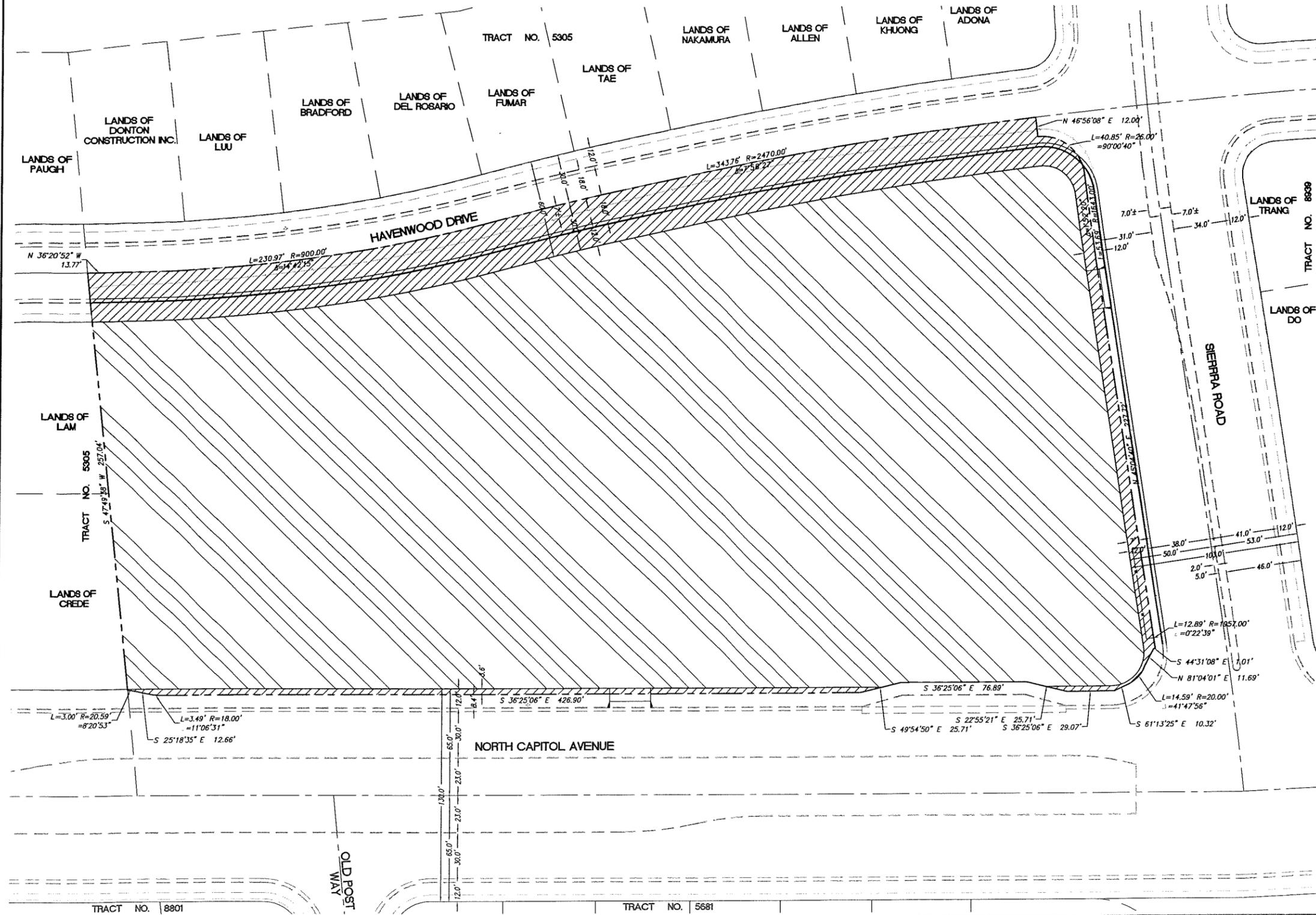
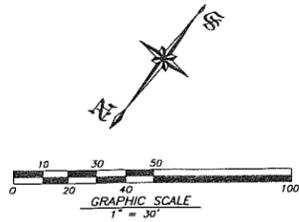
PDC 10-025

SUPERVISED BY REGISTERED CIVIL ENGINEER NO. 11421E DATES 2/23/02	COVER SHEET LANDS OF TRUMARK NORTH CAPITOL AVENUE & SIERRA ROAD SAN JOSE, CALIFORNIA
CONSULTANT Charles M. Davidson, Esq. A CALIFORNIA CORPORATION 255 W. JULIAN ST., 2ND FLOOR SAN JOSE, CA 95110-2406 TEL. (408) 255-8182 FAX (408) 943-1511	REVISIONS DATE: May 6, 2011 SCALE: AS SHOWN DRAWN BY: MHF CHECKED BY:
JOB NO. 1838	SHEET 1 OF 26

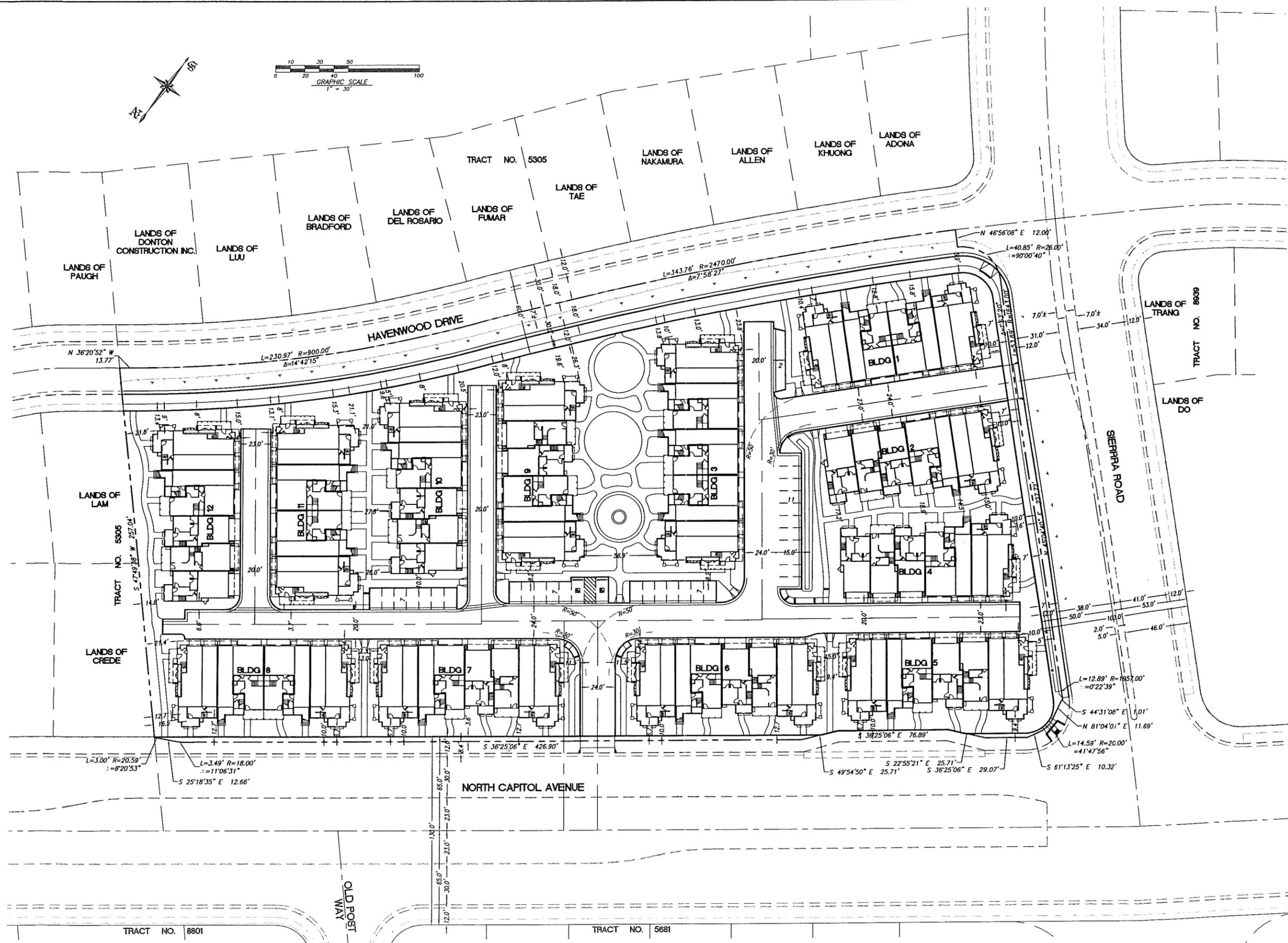
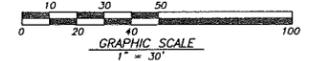
LAND USE TABLE-CONDOMINIUM/TOWNHOUSE/PODIUM

SYMBOL	USE	AREA	INTENSITY	NO. OF UNITS	NET DENSITY
	PUBLIC STREET	0.53	12.33		
	RESIDENTIAL	3.77	86.74	UP TO 94	
		4.30	100%	UP TO 94	24.9 DU/AC

BOUNDARY OF PD ZONING
 GROSS AREA = 4.30± AC; NET AREA = 3.77± AC
 APN 589-19-063

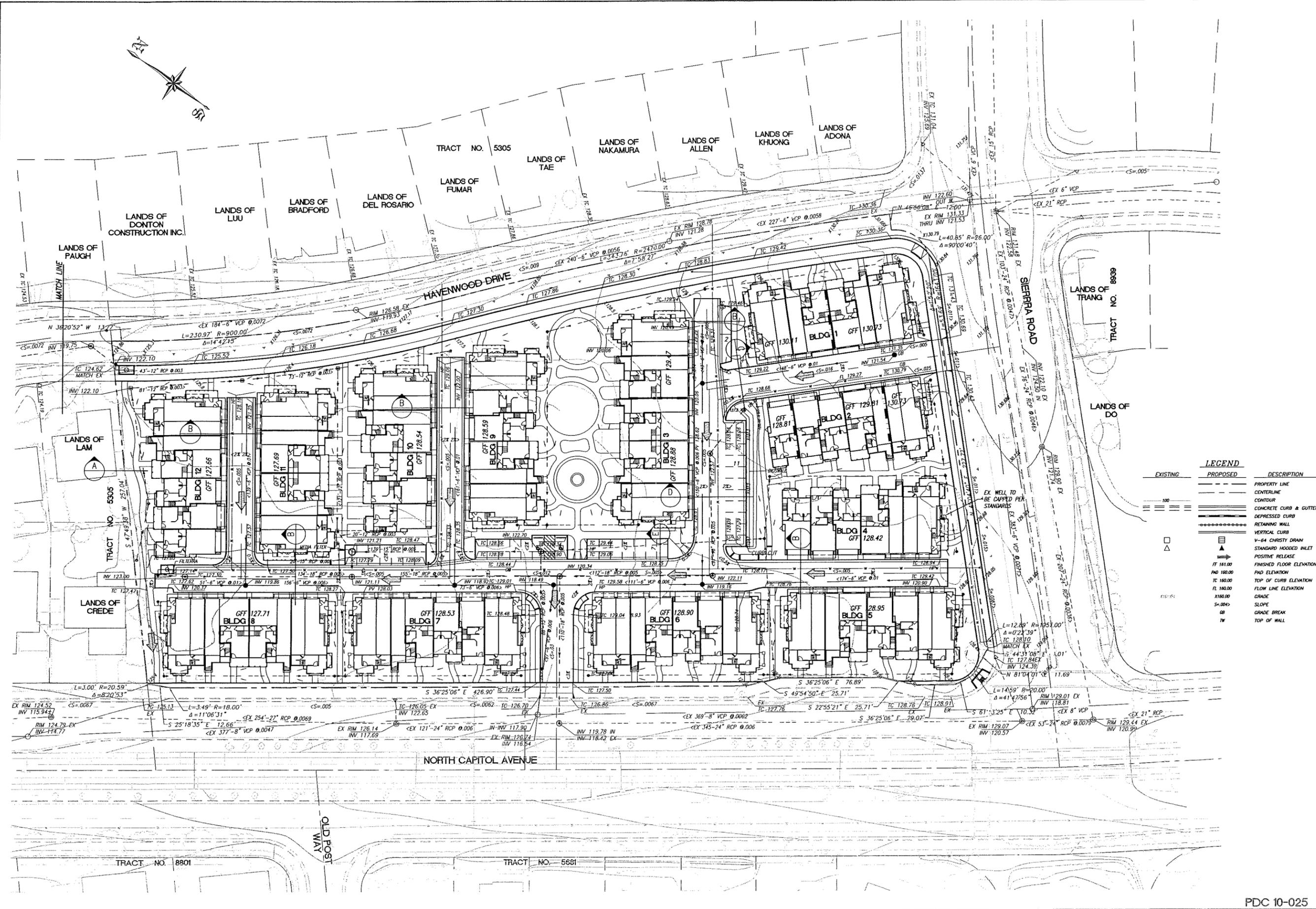
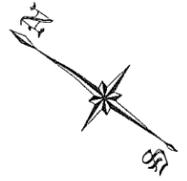


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REVISIONS	
SUPERVISED BY [Signature] A CALIFORNIA CORPORATION CONSULTING CIVIL ENGINEERS 235 W. JUAN ST. #200 SAN JOSE, CA 95110-2408 TEL (408) 298-2152 FAX (408) 932-1511	
LAND USE PLAN LANDS OF TRUMARK NORTH CAPITOL AVENUE & SIERRA ROAD SAN JOSE, CALIFORNIA	
JOB NO.	1838
SHEET	2.1
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NOTES: HOUSE PLANS PLOTTED ARE SHOWN FOR SETBACK AND DRIVEWAY LOCATION PURPOSES ONLY. FINAL HOUSE MIX SHALL BE DETERMINED AT THE BUILDING PERMIT STAGE.

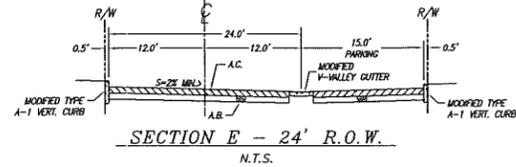
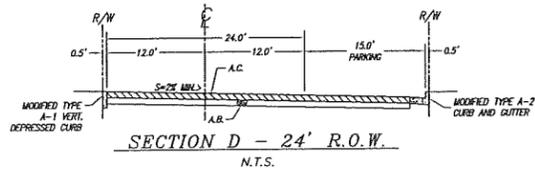
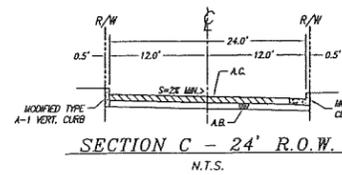
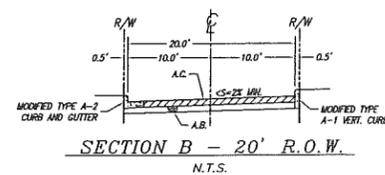
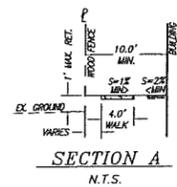
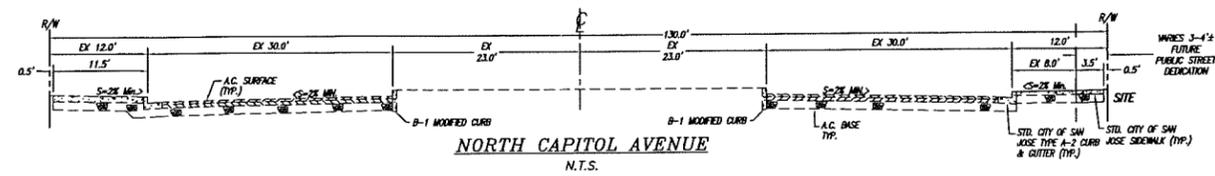
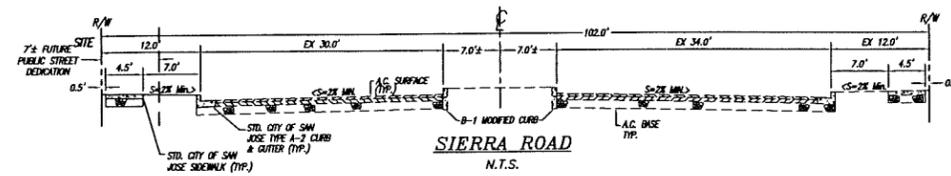
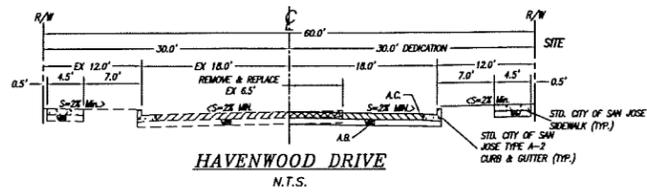
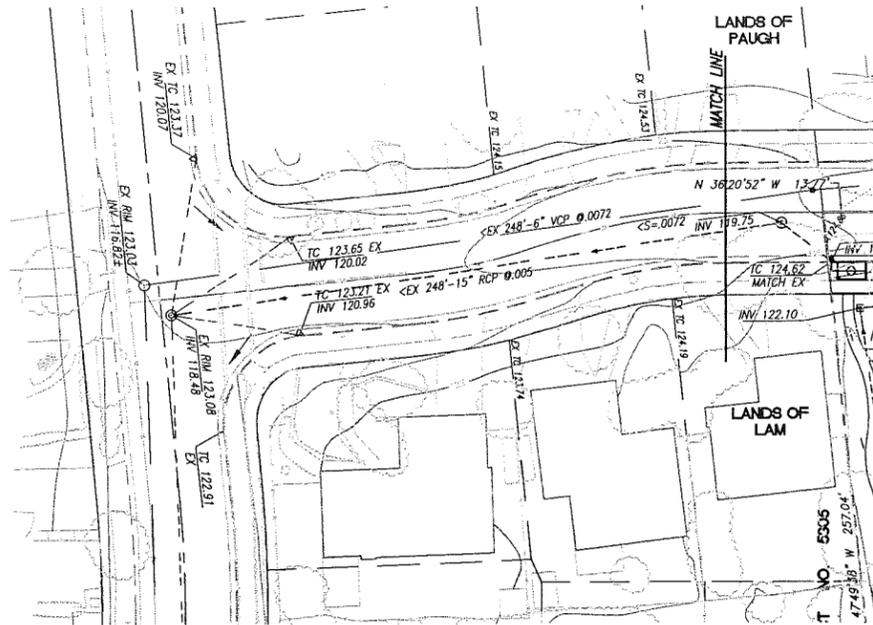
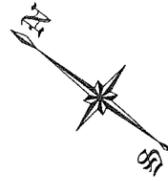
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A CALIFORNIA CORPORATION	
CONSULTING CIVIL ENGINEERS	
255 W. JUAN ST. #200	
SAN JOSE, CA 95110-4408	
TEL. (408) 252-9112 FAX (408) 252-9111	
PROJECT NO. 080001	
SHEET NO. 1838	
SHEET 3 OF 3	
JOB NO. 1838	
CONCEPTUAL SITE PLAN	
LANDS OF TRUMARK	
NORTH CAPITOL AVENUE & SIERRA ROAD	
SAN JOSE, CALIFORNIA	



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	CONTOUR
---	---	CONCRETE CURB & GUTTER
---	---	DEPRESSED CURB
---	---	RETAINING WALL
---	---	VERTICAL CURB
---	---	V-64 CHRISTY DRAIN
---	---	STANDARD HOODED INLET
---	---	POSITIVE RELEASE
---	---	FINISHED FLOOR ELEVATION
---	---	PAD ELEVATION
---	---	TC 160.00
---	---	TC 160.00
---	---	TOP OF CURB ELEVATION
---	---	FLOW LINE ELEVATION
---	---	GRADE
---	---	SLOPE
---	---	GRADE BREAK
---	---	TOP OF WALL

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 CONCEPTUAL GRADIGN & DRAINAGE PLAN
 LANDS OF TRUMARK
 NORTH CAPITOL AVENUE & SIERRA ROAD
 SAN JOSE, CALIFORNIA
 JOB NO. 1838
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 PDC 10-025



DATE	May 6, 2011	REVISIONS	
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Charles M. Davidson, Inc. A CALIFORNIA CORPORATION CONSULTING CIVIL ENGINEERS 255 W. JULESSA AVE., SUITE 200 SAN JOSE, CALIFORNIA 95128 TEL. (408) 295-9182 FAX (408) 953-1511			
SUPERVISED BY	154218		
REGISTERED CIVIL ENGINEER NO.	42370Z		
CONCEPTUAL DETAILS LANDS OF TRUMARK CAPITOL AVENUE & SIERRA ROAD SAN JOSE, CALIFORNIA			
JOB NO.	1838		
SHEET	4.2		
OF			

PROJECT INFORMATION:

Site Soils: "Our explorations generally encountered stiff to hard, sandy lean clay and lean clay with sand to the maximum depth explored in our borings of 25 feet." Per Cornerstone Earth Group "Preliminary Geotechnical Investigation" dated May 26, 2010.

Ground Water Depth: "Ground water was not encountered in any of our borings... We anticipate that the high ground water level will be greater than 50 feet below current site grades." Per Cornerstone Earth Group "Preliminary Geotechnical Investigation" dated May 26, 2010.

Name of receiving water body: East Penitencia Creek

100 Year Flood Elevation X

POLLUTANTS AND POLLUTANT SOURCE AREAS:

SEDIMENT: roads, parking lots and roofs
The main component of total suspended solids (TSS), and is detrimental to aquatic life. They also transport pollutants such as trace metal, nutrients, and hydrocarbons that attach to each particle.

ORGANIC COMPOUNDS: automotive fluids, pesticides and fertilizers
Organic compounds often attach to soil particles

NUTRIENTS: organic litter, fertilizers, food waste, sewage and sediment.
Nutrients include nitrogen, phosphorus and other organic compounds. Excess nutrients impact creek health and impair use of water in water supply sources by promoting excessive growth of algae or vegetation.

METALS: motor vehicles, roofing and construction materials and chemicals.
Trace metals such as copper, lead, cadmium, chromium, nickel and zinc can be toxic to aquatic organisms and, in accumulated quantities, can contaminate drinking water supplies.

BACTERIA & VIRUSES: animal excrement (areas where pets are often walked), sanitary overflow, and trash handling areas (dumpsters).
Bacteria & viruses may pose public health and safety concerns if they are present in drinking water sources.

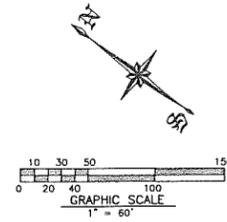
OIL & GREASE: motor vehicles, food service establishments and fueling stations.
Oil & grease act as carriers for heavy metals and contain hydrocarbon compounds, which even at low concentrations may be toxic to aquatic organisms.

STORMWATER TREATMENT SUMMARY:

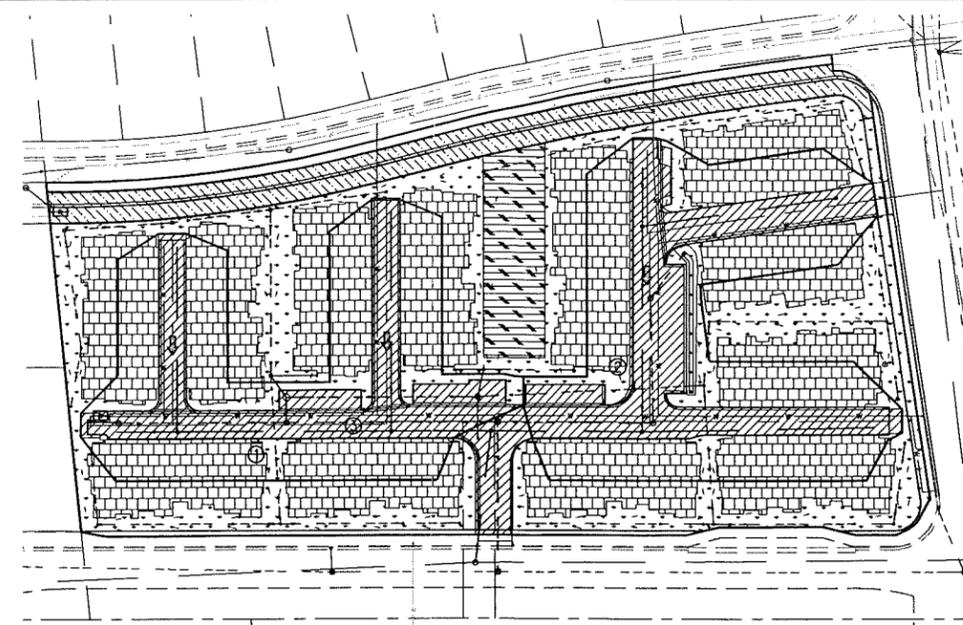
The in-fill site will be designed to Minimize the Directly Connected Impervious Area (DCIA). The downspouts will not be directly connected to the storm sewer system and will be directed into the landscape areas.

The public & private street areas will be treated via Filterra Units, Vegetated Swales and Media Filters. These measures will be maintained by the home owners association.

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	CONTOUR
---	---	CONCRETE CURB & GUTTER
---	---	DEPRESSED CURB
---	---	RETAINING WALL
---	---	VERTICAL CURB
---	---	V-64 CHRISTY DRAW
---	---	STANDARD HOODED INLET
---	---	POSITIVE RELEASE
---	---	FINISHED FLOOR ELEVATION
---	---	PAD ELEVATION
---	---	TOP OF CURB ELEVATION
---	---	FLOW LINE ELEVATION
---	---	GRADE
---	---	SLOPE
---	---	GRADE BREAK
---	---	TOP OF WALL
---	---	LANDSCAPE AREA
---	---	ROOF AREA
---	---	STREET AREA
---	---	SECTION NAME
---	---	SHEET NUMBER TO VIEW SECTION



STORMWATER LEGEND	
[Pattern]	LANDSCAPE
[Pattern]	PUBLIC STREET
[Pattern]	PRIVATE DRIVE
[Pattern]	ROOF TOP
[Pattern]	SELF TREATING

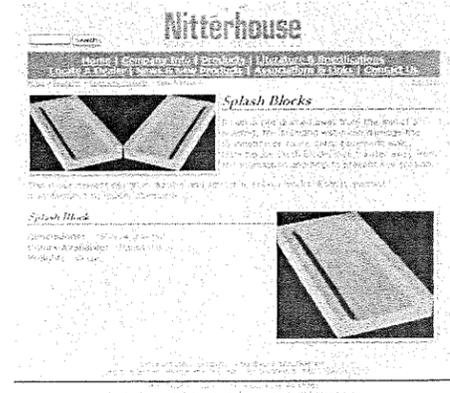


RUNOFF CALCULATIONS FOR STORM WATER TREATMENT

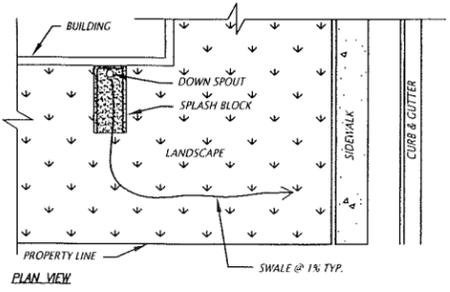
ID	Type of Treatment	Land Type	FLOW-BASED BMP																					
			Tributary Area (S.F.)	Area Treated (Acres)	Runoff Coeff.	Intensity (in/hr)	Treatment Flow (cfs)	Swale Slope (ft)	Bottom Width (ft)	Flow Depth (ft)	n	Side to 1' vert (ft)	Calculated Top Width (feet)	P wetted Per.	Area (S.F.)	R Hyd. Radius (ft)	Flow Mannings (cfs)	Velocity (#/sec)	Residence Time (min)	Calculated Swale Length (feet)	Used Swale Length (feet)	Filter Flow Capacity (cfs)	Filters Required	
2	Vegetated Swale	Landscaping Self Treating Areas	0	0.000																				
		Landscaping	5,125	0.116	0.118	0.10	0.20	0.002																
		Hardscape	17,531	0.402	0.402	0.70	0.20	0.056																
		Roof Tops	22,873	0.525	0.525	0.90	0.20	0.095																
			45,529	1.045	0.73	0.20	0.153	0.005	3.00	0.266	0.25	3.0	4.60	4.68	1.01	0.22	0.153	0.152	9.00	600	91	91	NA	NA
3	Media Filter	Landscaping Self Treating Areas	0	0.000																				
		Landscaping	8,832	0.157	0.067	0.10	0.20	0.017																
		Hardscape	37,774	0.867	0.060	0.70	0.20	0.008																
		Roof Tops	37,011	0.850	0.850	0.90	0.20	0.153																
			84,225	1.777	0.50	0.20	0.179	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.03	6

ID	Type of Treatment	Land Type	FLOW-BASED BMP										Filterra Capacity by Manufacturer							
			Tributary Area (S.F.)	Area Treated (Acres)	Runoff Coeff.	Intensity (in/hr)	Treatment Flow (cfs)	Treatment Flow (MG/3hr)	Flow (ft)	L' W' Area (ft)	Capacity (ft ³ /hr)									
1	Filterra (Bioretention)	Landscaping Self Treating Areas	0	0.000																
		Landscaping	3,222	0.074	0.074	0.10	0.20	0.001												
		Hardscape	14,540	0.334	0.334	0.70	0.20	0.047												
		Roof Tops	21,578	0.495	0.495	0.90	0.20	0.089												
			39,340	0.903	0.76	0.20	0.137	484.6	10	6	60.0	505								
2	Filterra (Bioretention)	Landscaping Self Treating Areas	0	0.000																
		Landscaping	0	0.000	0.000	0.10	0.20	0.000												
		Hardscape	0	0.000	0.000	0.70	0.20	0.000												
		Public Street	14,089	0.323	0.323	0.90	0.20	0.058												
			14,089	0.323	0.323	0.90	0.20	0.058	209.6	8	4	32.0	269							

Pervious and Impervious Surfaces Comparison			
Project Phase Number: (N.A., 1, 2, etc.)		N/A	
		in acres	(= sq. ft.)
Total Site		4.30	4.30
Total Area of Site Disturbed		157.302	157.302
		Existing Condition of Site Area Disturbed (= sq. ft.)	Proposed Condition of Site Area Disturbed (= sq. ft.)
		Replaced (or Remain)	New
Impervious Surfaces			
Roof Areas		11,516	0
Parking, Private Drive (paved)		5,310	0
Sidewalks, Patios, Paths, etc		38,721	794*
Streets (Public)		3,045	0
Streets (Private)		0	0
Total Impervious Surfaces		61,520	11,990
Impervious Surfaces			
Landscape Areas		124,782	0
Pervious Pavement		0	0
Other Pervious Surfaces (green roof, etc.)		0	0
Total Pervious Surfaces		124,782	0
Total Proposed Impervious Surfaces = Total Proposed Replaced + New Impervious Surfaces			11,990
Total Proposed Pervious Surfaces = Total Proposed Replaced + New Pervious Surfaces			124,782

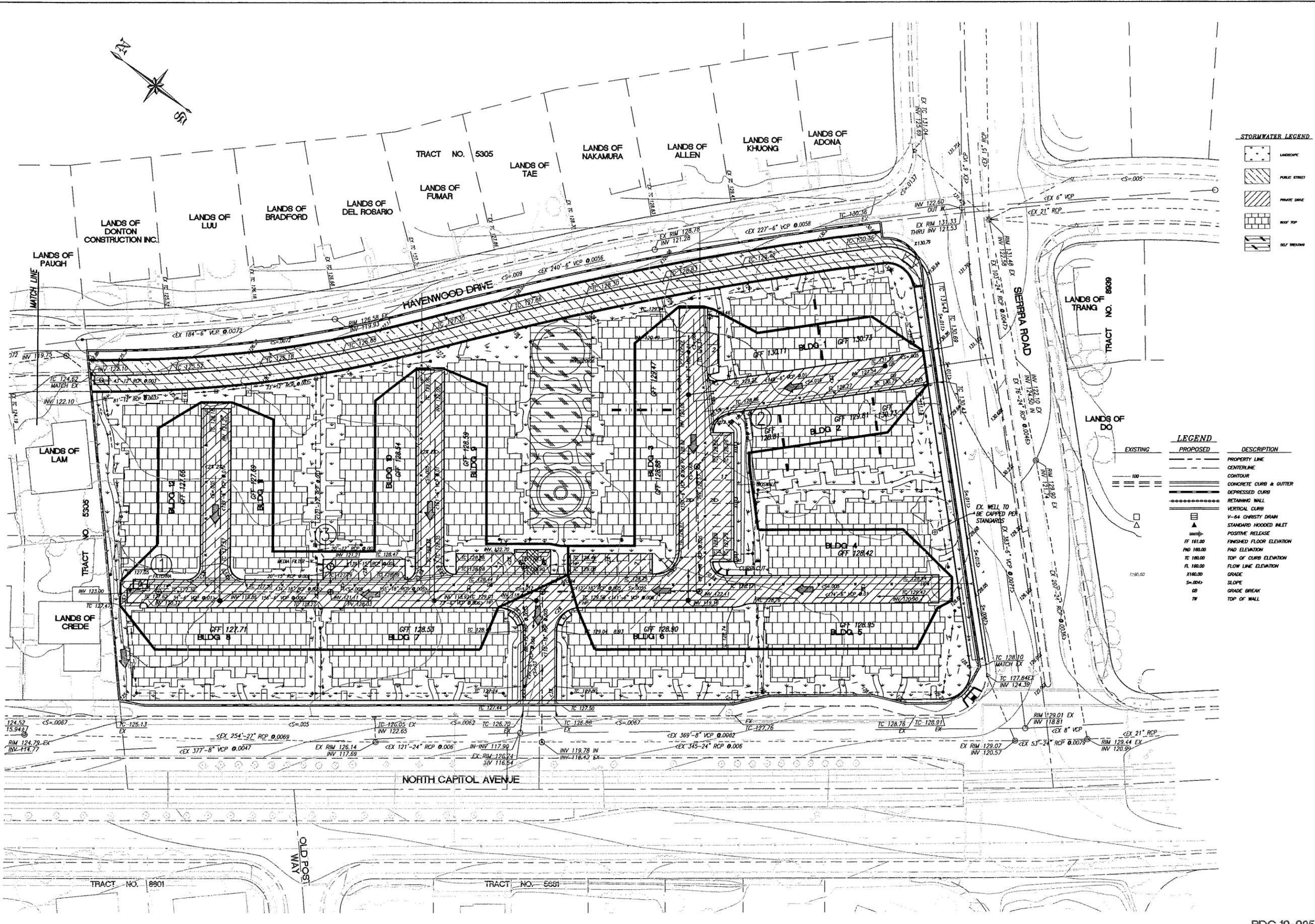
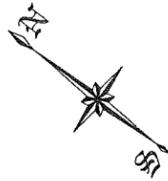


- NOTES:**
1. SPLASH BLOCKS SHALL BE LOCATED UNDER ALL BUILDING DOWNSPOUTS.
 2. SWALE SHALL RUN FROM SPLASH BLOCK AWAY FROM BUILDING TO AREA DRAIN. MIN. SWALE SLOPE 0.5%, TYPICAL SWALE SLOPE 1%.



SPLASH BLOCK
NTS

DATE: May 6, 2011
 REVISIONS: 30'
 SCALE: 1" = 30'
 DRAWN BY: mhf
 CHECKED BY:
 SUPERVISED BY: Charles M. Davidson, P.E.
 A CALIFORNIA CORPORATION
 CONSULTING CIVIL ENGINEERS
 255 W. 4th Street, Suite 1118
 San Jose, CA 95113
 TEL: (408) 284-5113 FAX: (408) 983-1511
 PROJECT NO.: 14218
 SHEET NO.: 1838
 SHEET: 4.3
 OF: 4
 CONCEPTUAL STORM WATER TREATMENT PLAN
 LANDS OF TRUMARK
 NORTH CAPITOL AVENUE & SIERRA ROAD
 SAN JOSE, CALIFORNIA



STORMWATER LEGEND

[Symbol]	LANDSCAPE
[Symbol]	PUBLIC STREET
[Symbol]	PRIVATE DRIVE
[Symbol]	ROOF TOP
[Symbol]	SELF DRAINING

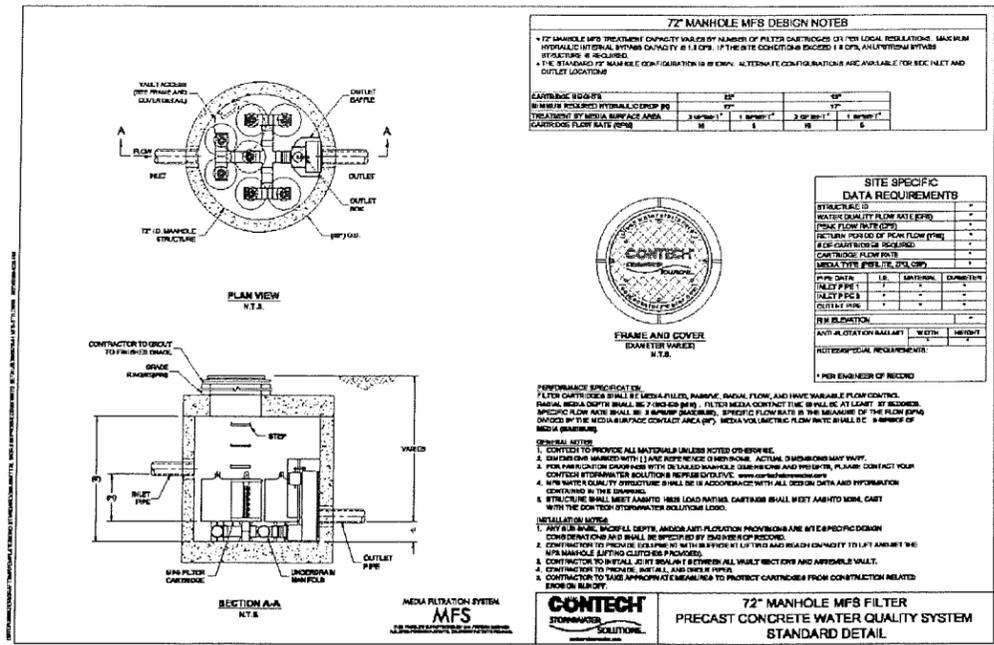
LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	CENTERLINE
[Symbol]	[Symbol]	CONTOUR
[Symbol]	[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	[Symbol]	DEPRESSED CURB
[Symbol]	[Symbol]	RETAINING WALL
[Symbol]	[Symbol]	VERTICAL CURB
[Symbol]	[Symbol]	V-64 CHRISTY DRAIN
[Symbol]	[Symbol]	STANDARD HOODED INLET
[Symbol]	[Symbol]	POSTTENSILE RELEASE
[Symbol]	[Symbol]	FINISHED FLOOR ELEVATION
[Symbol]	[Symbol]	PAD ELEVATION
[Symbol]	[Symbol]	TC 180.00
[Symbol]	[Symbol]	FL 180.00
[Symbol]	[Symbol]	TOP OF CURB ELEVATION
[Symbol]	[Symbol]	FLOW LINE ELEVATION
[Symbol]	[Symbol]	GRADE
[Symbol]	[Symbol]	SLOPE
[Symbol]	[Symbol]	GRADE BREAK
[Symbol]	[Symbol]	TOP OF WALL

DATE	May 6, 2011
REVISIONS	
SCALE	1" = 30'
DRAWN BY	mmf
CHECKED BY	
SUPERVISED BY Charles R. Davidson, Inc. A CALIFORNIA CORPORATION CONSULTING CIVIL ENGINEERS 258 N. CAPITOL AVENUE, SUITE 200 SAN JOSE, CA 95131 TEL: (408) 255-2162 FAX: (408) 932-1511	
CONCEPTUAL STORM WATER TREATMENT PLAN LANDS OF TRUMARK NORTH CAPITOL AVENUE & SIERRA ROAD SAN JOSE, CALIFORNIA	
JOB NO.	1838
SHEET	4.4
OF	

PDC 10-025

PLotted: MOBILE FOR 5/10/11 2:50 PM
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MFS Unit Inspection & Cleanout Overview:

The visual inspection should ascertain that the unit is functioning properly, and that there are no blockages or damage to the inlet forebay structure, media cartridges, collector manifold piping or outlet box/side pipe assembly. The quantities of captured pollutants within the MFS vault should be assessed as well as signs of regular bypassing of the head-control weir located at the valve box. This is a visual observation that can be made by noting the watermark on the vault structure wall.

The amount of solids in the vault may be estimated using a calibrated measuring rod or tape. Captured floatable pollutants may be removed with a vacuum or skimming net.

During the rainfall season, the unit should be inspected at least once every 30 days. Floatable materials should be removed whenever observed. Replacement of the media cartridges is required when the MFS vault is filled with water to the extent that the cartridges are continuously submerged and water frequently bypasses the head-control weir. Solids in the vault should be removed when they reach a depth of about 1-foot, and the media cartridges should be replaced at that time.

A vacuum truck or trailer provides the easiest means of removing settled solids from the vault floor. The replacement of media cartridges requires a confined space entry, repositioning the anti-rotation rocks by lifting them on the walls, disconnecting the slip connection flexible drain tubes from the bottom of the cartridge, removing the cartridges from the vault. If necessary, the cartridge support racks may be repositioned against the wall to allow easy access to the vault floor.

CDS Technologies, Inc. may provide contract maintenance services of MFS units as needed by the owner or owner's agent. This contract typically covers all inspections and maintenance cycles. As part of the maintenance agreement, CDS Technologies will provide to the owner and the jurisdictional authority written confirmation that maintenance has occurred, what actions were taken, and any recommended follow-up actions required, if required. Alternatively, the owner may opt to purchase new consists or media from CDS Technologies and install them on site. CDS Technologies advisory personnel are available to be on-site during the maintenance procedure.

Inspections for proper operation and cleanout assessment are typically a non-hazardous activity and can normally be performed by one person from outside the unit. For deep installations, when the media cartridges need replacement, or the vault forebay needs to be cleaned, confined space entry is required, and needs to be carried out in conformance with all safety provisions required.

The maintenance requirements and frequency of direct filtration systems is highly site specific depending on the characteristics of the runoff including: sediment particle size distribution, pollutants associated with those particulates particularly oil and grease and amount of organics, trash and litter. The Media Filtration System with the dedicated volume for the capture and retention of larger sized solids will extend the period before replacement of cartridges is required thus reducing maintenance costs. In addition, with its large forebay and cartridges mounted on a support above the forebay, allows the cartridges to be maintained numerous times prior to the need to clean out the forebay.

Replacement of the cartridge media is required when the cartridge chamber is filled with water to the extent that the cartridges are submerged and water is flowing over the head control weir at the valve box. This is a visual observation that can be made by noting the watermark on the vault structure. When the high-water level (HWL) is at or above the top of the weir of the valve box, the cartridges need to be removed, and replaced with cartridges charged with clean media. The spent cartridges need to be properly transported to a CDS maintenance facility where the cartridges may be refurbished.

Removal of solids from the bottom of the vault is not always required when the cartridges are replaced. However, the solids in the vault should be removed when they reach a depth of about 1-foot. A vacuum truck or trailer provides the easiest means of removing settled solids from the vault floor. The process requires setting up traffic-control as needed, setting up and performing a confined space entry, remove anti-floation devices (if present), disconnecting and removing the cartridges from the vault.

After the solids are completely removed from the MFS vault, the cartridge supports are repositioned as necessary, new cartridges are installed, drain tubes reconnected, and any anti-floation devices are repositioned.

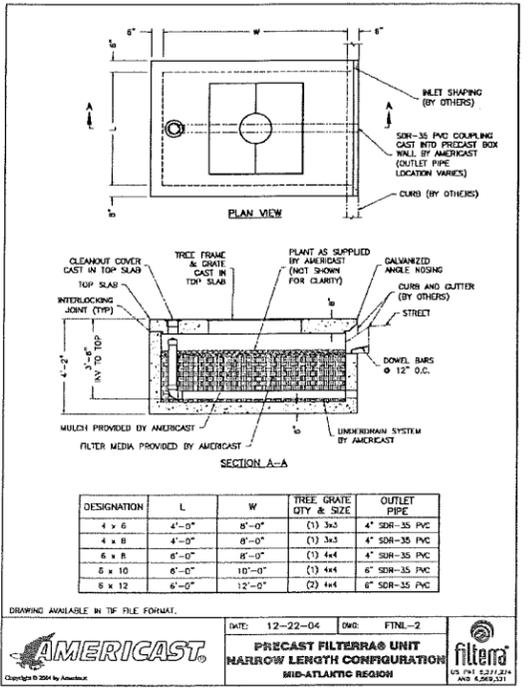
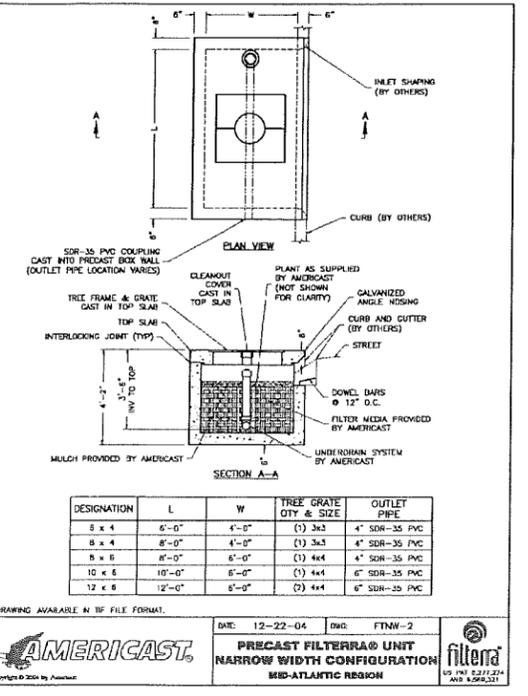
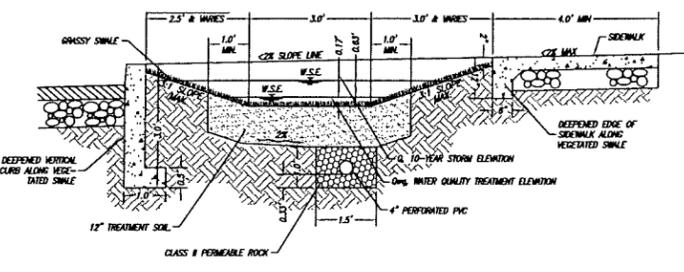
Since the materials extracted from the vault may be hazardous, it is appropriate to analyze a sediment sample to ascertain if any special handling for disposal is required.

Vegetated Swale/Bioswale Maintenance Plan

- 1 Objectives:** The maintenance objectives for vegetated swales include keeping up the hydraulic and removal efficiency of the channel and maintaining a dense, healthy grass (or plant) cover.
- 2 Inspection Schedule**
- 2.1 Visual inspections shall be conducted monthly, particularly after heavy runoff, to ensure normal functioning of swale (i.e. no pooling, or blockage).
- 2.2 Detailed inspections shall be conducted at least twice annually with inspections occurring (1) at the end of the wet season to schedule summer maintenance, (2) before major fall runoff in preparation for winter, and (3) after periods of heavy runoff. The objective of detailed inspections is to identify erosion, damage to vegetation, grass or plant height, debris, litter, areas of sediment accumulation, and pools/standing water. If any issues exist, activities as outlined in Section 3, Maintenance Activities will be conducted.
- 3 Maintenance Activities**
- 3.1 Routine or preventative maintenance refers to procedures that are performed on a regular basis to keep the swale aesthetic and in proper working order. Routine maintenance includes debris removal, silt and sediment removal, and clearing of vegetation around flow control devices to prevent clogging. Routine maintenance also includes the maintenance of a healthy vegetative cover. Dead turf or other unhealthy vegetative areas will need to be replaced after being discovered.
- 3.1.1 Erosion: Areas of erosion and slope failure shall be repaired and reseeded (or sodded) as soon as possible. Eroded areas near the inlet or outlet may also need to be lined with riprap, which will be determined on a case by case basis.
- 3.1.2 Damage to vegetation: If the channel develops ruts or holes, it shall be repaired utilizing a suitable soil that is properly tamped and seeded. The grass cover should be thick; if it is not, it shall be reseeded as necessary. If possible, flow will be redirected until new grass is firmly established to avoid deterioration. If invasive species and/or weeds develop, promptly remove to avoid disruption to original vegetation.
- 3.1.3 Grass or plant height: Mow as required by plant variety to maintain at least a 4-6" grass height or to suppress weeds and woody vegetation. Litter must be removed prior to mowing. During the growing season mow as indicated by species to promote growth and pollutant uptake. Remove cuttings and dispose /compost. Species in the swale include: Grasses: *Agrostis Gigantea* (Red Top), *Agrostis Tenius* (Colonial Bent Grass), *Festuca Elybor* (Dwarf Tall Fescue); Trees: *Platanus Azeifolia* (London Plane Tree); Shrubs: *Dietes bicolor* (Fortnight Lily).
- 3.1.4 Debris / litter: Remove all litter or debris within swale and prior to mowing and as inspections warrant. Keep swale free of debris.
- 3.1.5 Areas of sediment accumulation: Remove sediment by hand with a flat-bottomed shovel whenever sediment covers vegetation or begins to reduce swale capacity. Maintain clean curb cuts to avoid soil and vegetation buildup. Sediment accumulating near culverts and in channels should be removed when it builds up to 75 mm (3 in.) at any spot, or covers vegetation. If inlet flow spreaders and/or under drains installed: keep all inlet flow spreaders even and free of debris. If cobbles or other similar flow spreaders are used, ensure that cobbles do not become embedded in sediment. Remove any debris in under drains that could cause clogging. [At least two times per year]

- 3.1.6 Pools and standing water: Observe soil at the bottom of the swale for uniform percolation throughout. If portions of the swale do not drain within 5 days after the end of a storm, the soil shall be tilled and replanted. Remove any debris or accumulation of sediment.
- 3.1.7 Irrigation: Water plants in swales during dry conditions. Confirm that irrigation is adequate and not excessive.
- 3.1.8 Pesticides and Fertilizers: Application of pesticides and fertilizers shall be minimal. Biological, physical, and cultural controls shall be used prior to pesticide and fertilizer use.
- 3.2 Non-routine or corrective maintenance refers to any rehabilitative activity that is not performed on a regular basis. This includes flow control structure replacement or the major replacement and cleaning of aquatic vegetation. Non-routine maintenance will be completed as needed.
- 4 Vector Control
- 4.1 Objective: To prevent conditions within swales that attract and/or promote the growth of disease vectors, including but not limited to mosquitoes, rodents, and flies.
- 4.2 Maintenance Activities for Vector Control
- 4.2.1 Inspections: Regular inspections will determine if swales have pools of standing water or debris accumulation. Inspections will be conducted prior to the rainy season, after major storm events, and at least once during the dry season to ascertain that standing water drains from the swale within 5 days.
- 4.2.2 Holes in ground: Abate potential vectors by filling holes in the ground in and around the swale and by insuring that there are no areas where water stands longer than 5 days following a storm.
- 4.2.3 Other maintenance activities: If any obstructions develop (e.g. debris accumulation, invasive vegetation, clogging of outlets and/or under drains) within the swale, appropriate maintenance activities shall be implemented to correct the obstruction. Refer to Section 3 for details on specific maintenance activities.
- 4.3 Mosquito Abatement: The authority in Santa Clara County in charge of mosquito abatement shall be contacted as needed for assistance should any mosquito issues arise. Mosquito larvicides should be applied only when absolutely necessary and then only by a licensed professional or contractor.
- 5 Correspondence
- Correspondence regarding operations, inspections and maintenance of the storm water treatment measures will be provided to the City of San Jose's Environmental Services Division as required and according to the schedule outlined in the Operations and Maintenance Agreement.

VEGETATED SWALE
SCALE: 1"=0.5'



FILTERRA

Maintenance of the Filterra® is required to continue effective pollutant removal from storm water runoff before discharge into downstream waters. This procedure will also extend the longevity of the living biofilter system. The unit will recycle and accumulate pollutants within the biomass, but is also subjected to other materials entering the throat. This may include trash, silt and leaves etc. which will be contained within the void below the top grate and above the mulch layer. Too much silt may inhibit the Filterra® flow rate, which is the reason for site stabilization before activation. Regular replacement of the mulch stops accumulation of such sediment.

Americast includes a 1-year maintenance plan with each system purchase. Annual maintenance consists of a maximum of two (2) scheduled visits. The start of the maintenance plan begins when the system is activated for full operation. Full operation is defined as the unit installed, curb and gutter and transitions in place and activation (by Supplier) when mulch and plant are added and temporary throat protection removed. Activation cannot be carried out until the site is fully stabilized (full landscaping, grass cover, final paving and street sweeping completed). Maintenance visits are scheduled seasonally; the spring visit aims to clean up after winter loads including salts and sands. The fall visit helps the system by removing excessive leaf litter.

Some sites may be subjected to extreme sediment or trash loads, requiring more frequent maintenance visits. This is the reason for detailed notes of maintenance actions per unit, helping the Supplier and Owner predict future maintenance frequencies, reflecting individual site conditions.

Owners must promptly notify the (maintenance) Supplier of any damage to the plant(s), which constitute(s) an integral part of the bioretention technology. Owners should also advise other landscape or maintenance contractors to leave all maintenance to the Supplier (i.e. no pruning or fertilizing).

Maintenance Visit Summary

Each maintenance visit consists of the following simple tasks

- Filterra's unit inspection
- Foreign debris, silt, mulch & trash removal
- Filter media evaluation and recharge as necessary
- Plant health evaluation and pruning or replacement as necessary
- Replacement of mulch
- Disposal of all maintenance refuse items
- Maintenance records updated and stored (reports available upon request)

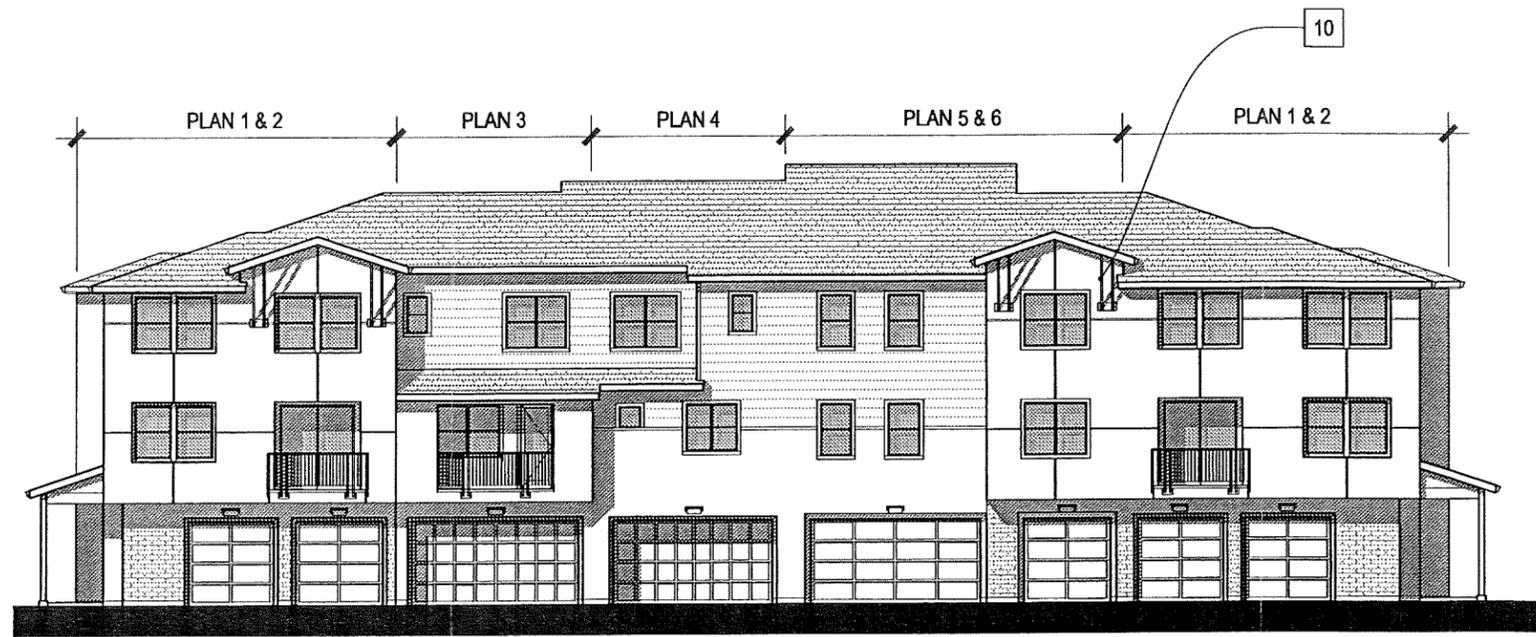
Maintenance Tool List

- Ideal tools include a camera, gloves, bucket, shovel, broom, pruners, hoe/rake and tape measure. Most visits require only replacement mulch. Three bags of shredded hardwood mulch are used per unit (on a standard 6x6' size). Some visits may require additional Filterra® engineered soil media available from the Supplier.
- 4 Vector Control**
- 4.1 Objective: To prevent conditions within CDS units that attract and/or promote the proliferation of disease vectors, including but not limited to mosquitoes and rodents.
- 4.2 Maintenance Activities for Vector Control
- 4.2.1 Inspections: Regular inspections will determine if there is mosquito breeding in the unit. Inspections shall be conducted monthly. If there is evidence of mosquitoes or mosquito breeding, the Mosquito Abatement District shall be contacted for assistance. The vendor may also be contacted to help correct the problem.
- 4.2.2 Vector-restricting covers: Vector-restricting covers should be inspected to ensure integrity. Access holes should be sealed to prevent mosquito entry.
- 4.2.3 Mosquito netting: If necessary, install mosquito netting over the outlet.
- 4.2.4 Other maintenance activities: If any obstructions develop (e.g. debris accumulation, clogging of outlets and/or separation screens) within the CDS unit, appropriate maintenance activities shall be implemented to correct the obstruction. The vendor shall be contacted for assistance in correcting recurring problems.
- 4.3 Mosquito Abatement: The authority in Santa Clara County in charge of mosquito abatement shall be contacted as needed for assistance should any mosquito issues arise. Mosquito larvicides should be applied only when absolutely necessary and then only by a licensed professional or contractor.
- 5 Correspondence
- Correspondence regarding operations, inspections and maintenance of the storm water treatment measures will be provided to the City of San Jose's Environmental Services Division as required and according to the schedule outlined in the Operations and Maintenance Agreement.

DATE: May 6, 2011
 REVISIONS: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SUPERVISED BY: [Name]
 PROJECT: CONCEPTUAL STORM WATER TREATMENT PLAN
 LANDS OF TRUMARK
 CAPITOL AVENUE & SIERRA ROAD
 SAN JOSE, CALIFORNIA
 JOB NO.: 1838
 SHEET: 4.5
 OF: [Total Sheets]



SIDE ELEVATION

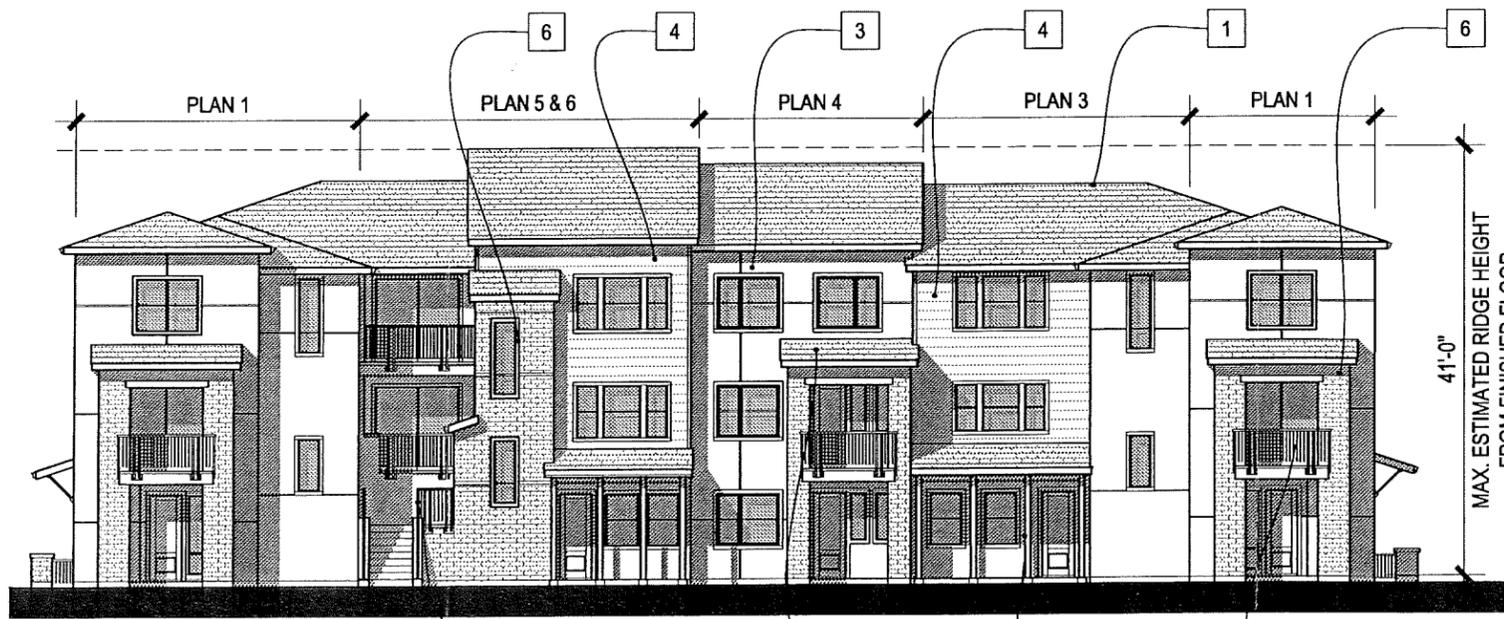


REAR ELEVATION

- Materials Legend
1. Flat Concrete Tile Roof
 2. Window
 3. Cement Plaster
 4. Fiber-cement siding
 5. Fiber-cement panel & trim
 6. Brick Veneer
 7. Cementitious Trim
 8. Metal Canopy
 9. Metal Guardrail
 10. Metal Brackets



SIDE ELEVATION



FRONT ELEVATION

5.1

MAY 6, 2011

PDC10-025

BUILDING TYPE 1 CONCEPTUAL ELEVATIONS

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



Trumark Companies

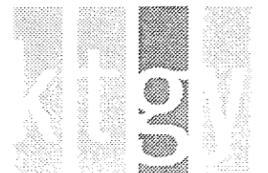
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

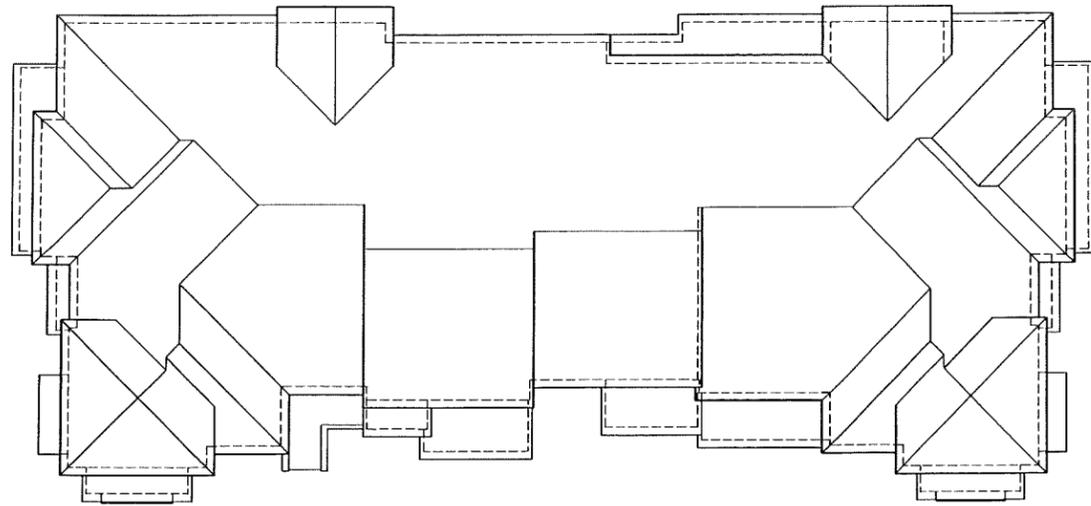
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NORTH CAPITOL VILLAS

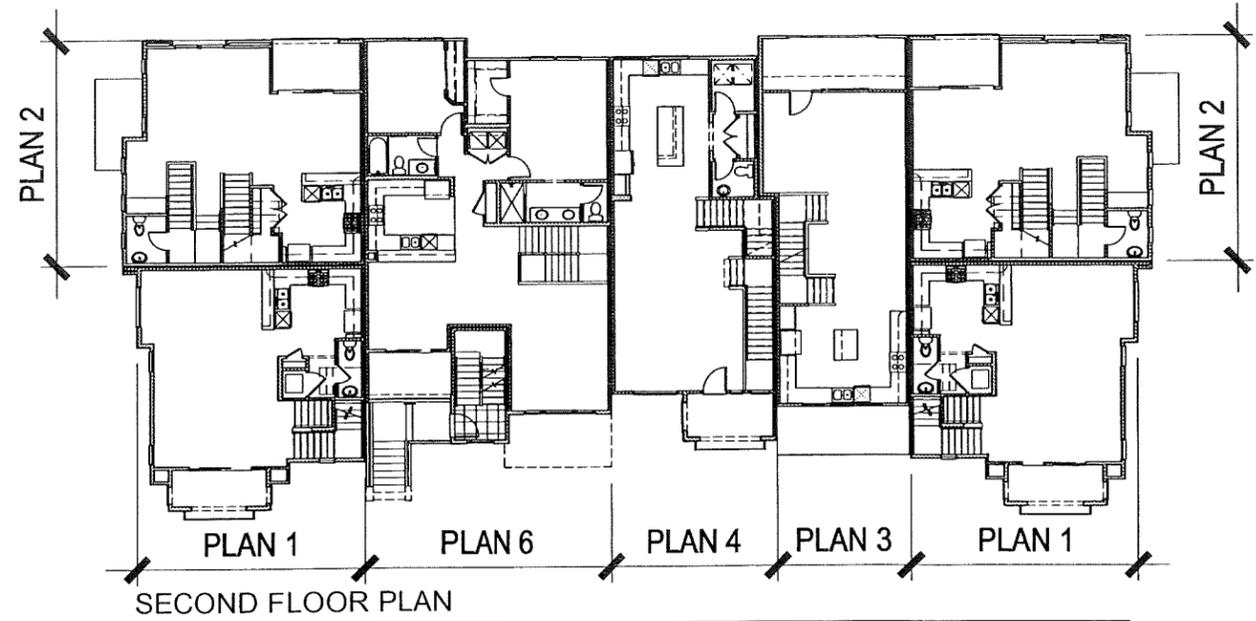
SAN JOSE, CALIFORNIA

Architecture + Planning
283 4th Street Third Floor
Oakland, California 94607
ktgy.com
510.272.2910 Main
510.272.2911 Fax

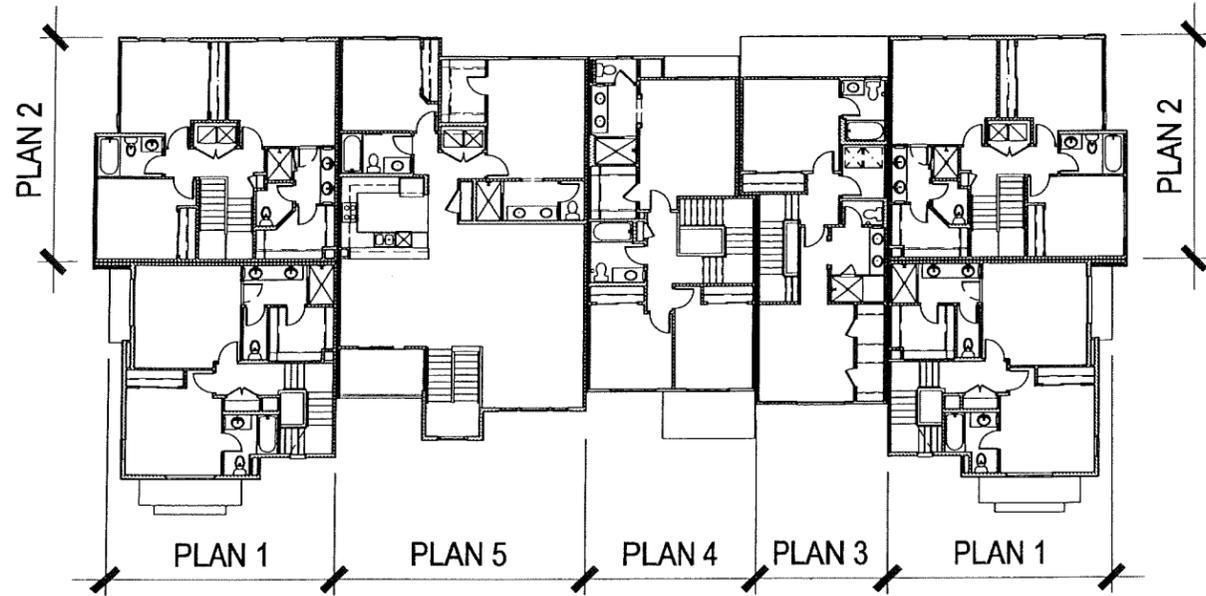




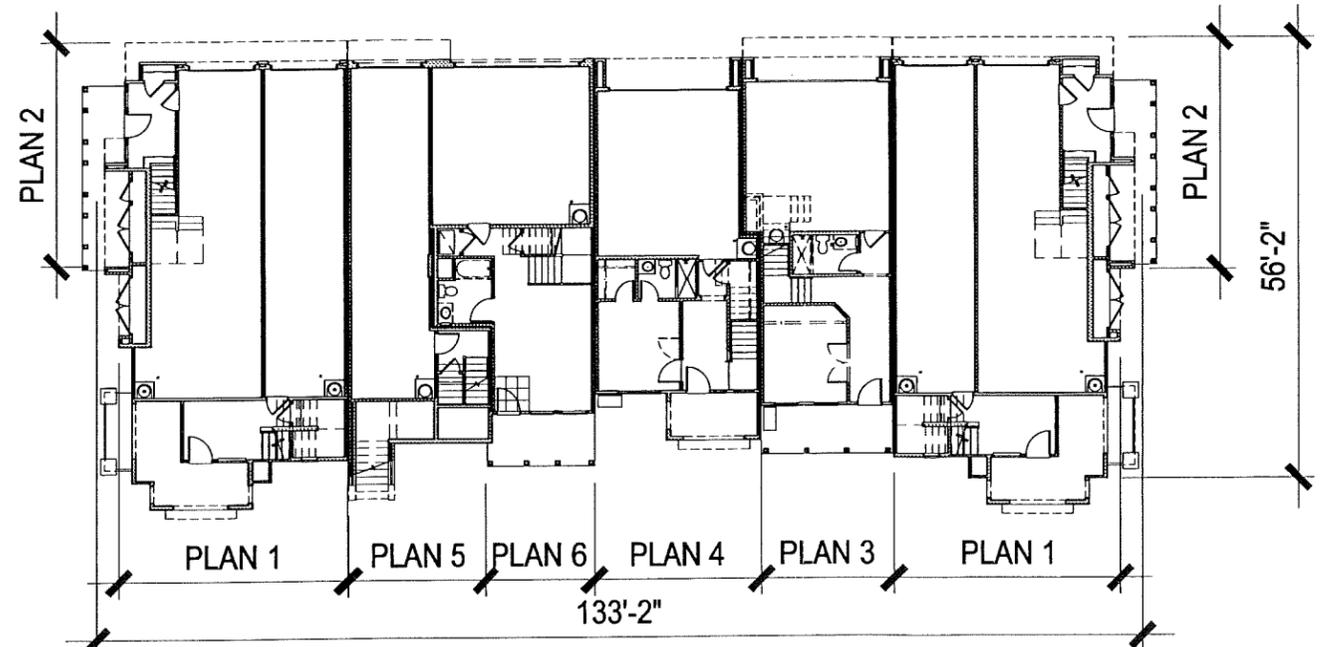
ROOF PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

BUILDING TYPE 1 CONCEPTUAL PLANS • 8-PLEX

SCALE: 3/32" = 1'-0"



5.2

MAY 6, 2011

PDC10-025

Trumark Companies

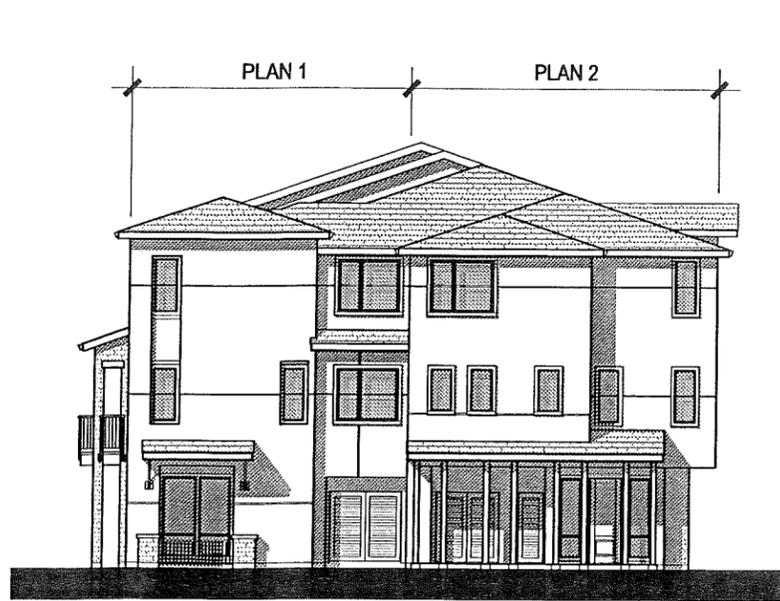
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506 (925) 648-8300

KTGY NO. 2010-0303

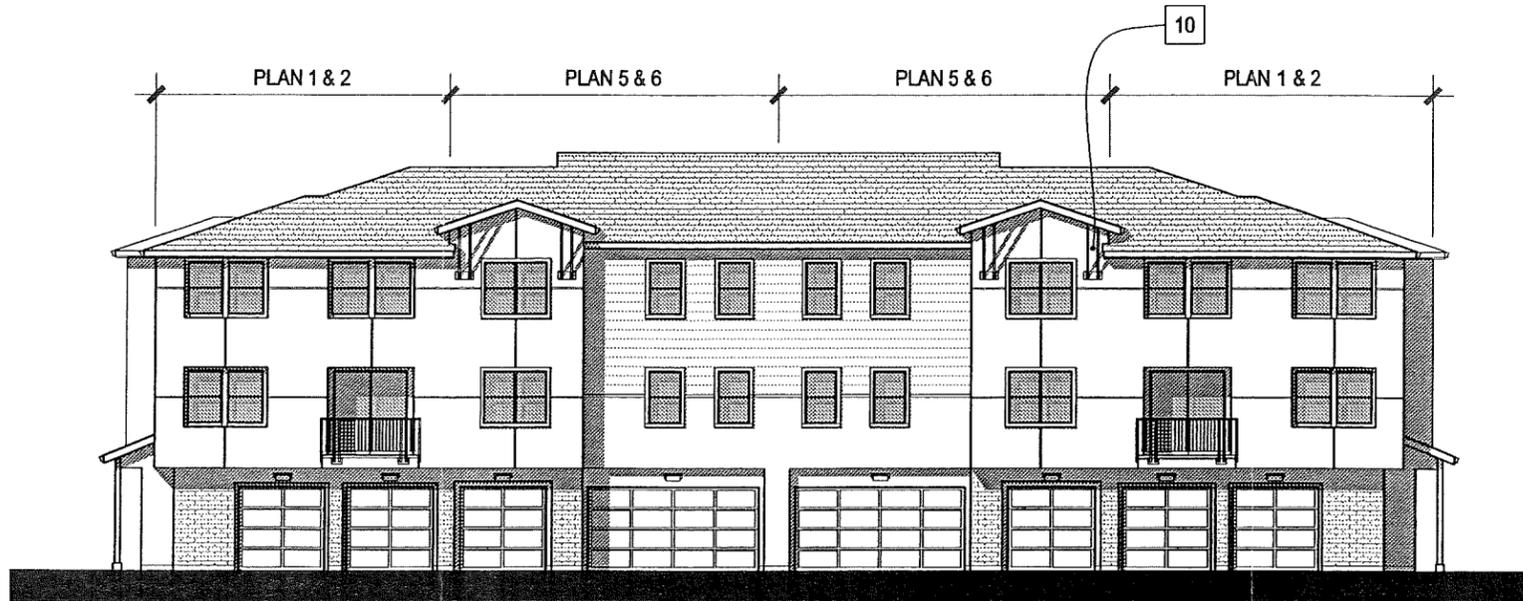
NORTH CAPITOL VILLAS
SAN JOSE, CALIFORNIA

Architecture + Planning
283 4th Street Third Floor
Oakland, California 94607
ktgy.com
510.272.2910 Main
510.272.2911 Fax





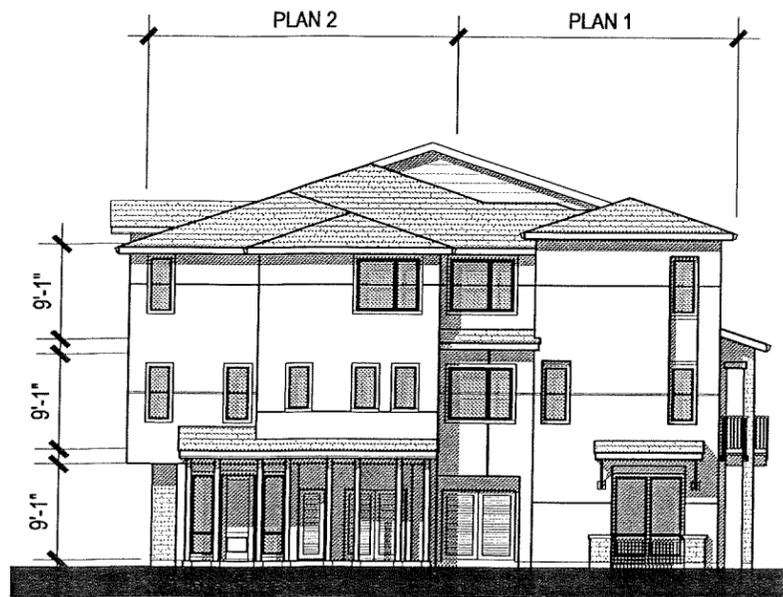
SIDE ELEVATION



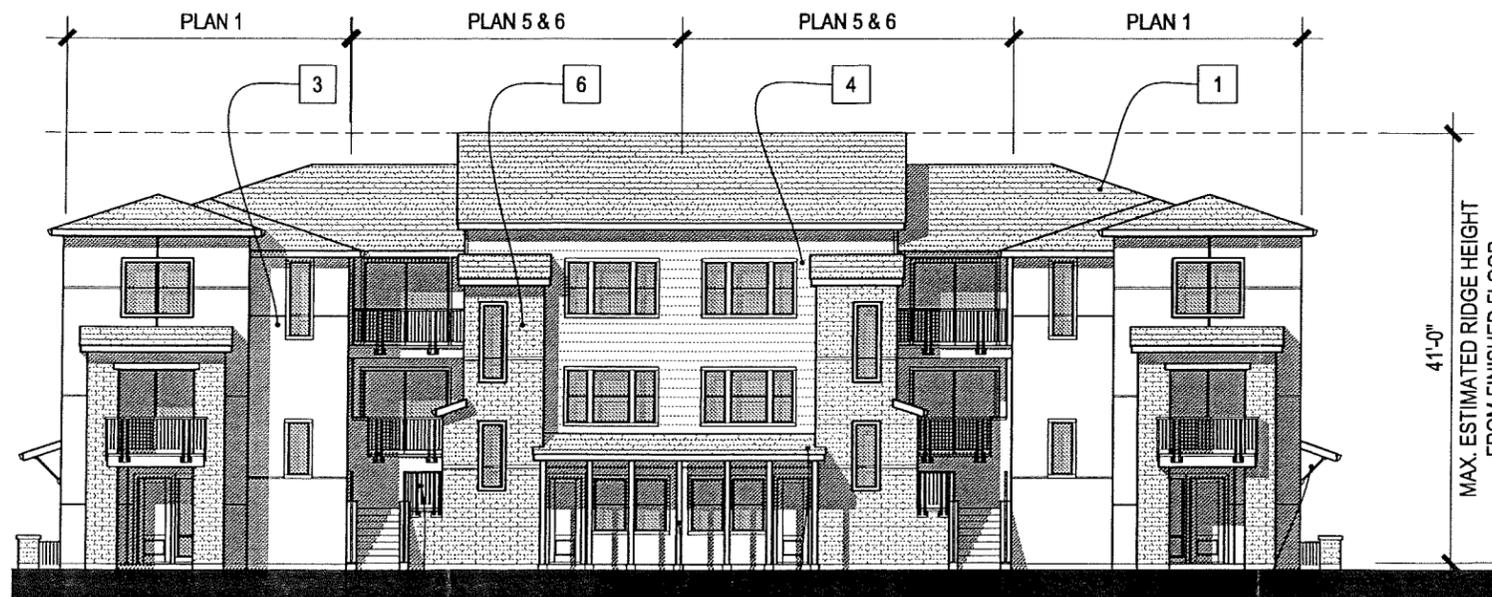
REAR ELEVATION

Materials Legend

- 1. Flat Concrete Tile Roof
- 2. Window
- 3. Cement Plaster
- 4. Fiber-cement siding
- 5. Fiber-cement panel & trim
- 6. Brick Veneer
- 7. Cementitious Trim
- 8. Metal Canopy
- 9. Metal Guardrail
- 10. Metal Brackets



SIDE ELEVATION



FRONT ELEVATION

BUILDING TYPE 2 CONCEPTUAL ELEVATIONS



5.3

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Trumark Companies

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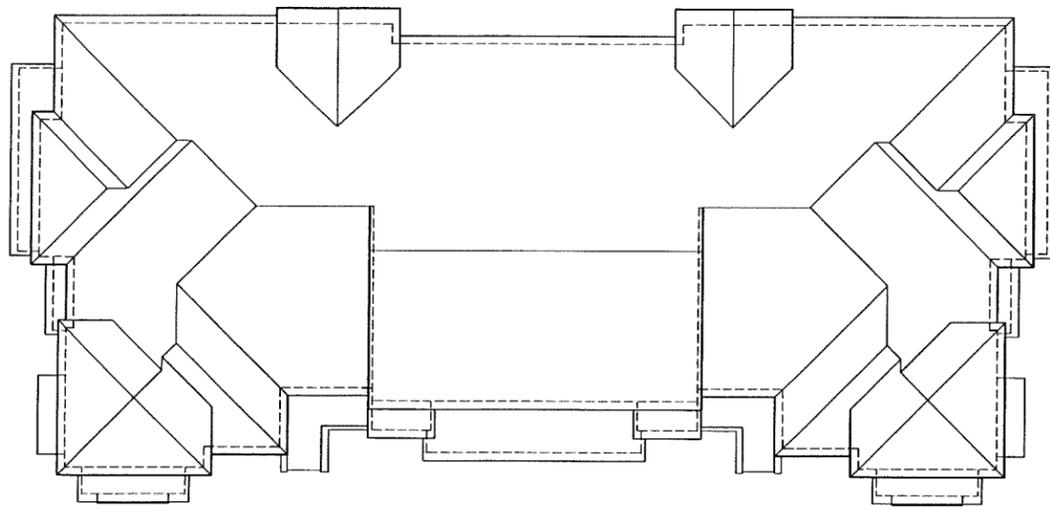
KTGY NO. 2010-0303

NORTH CAPITOL VILLAS

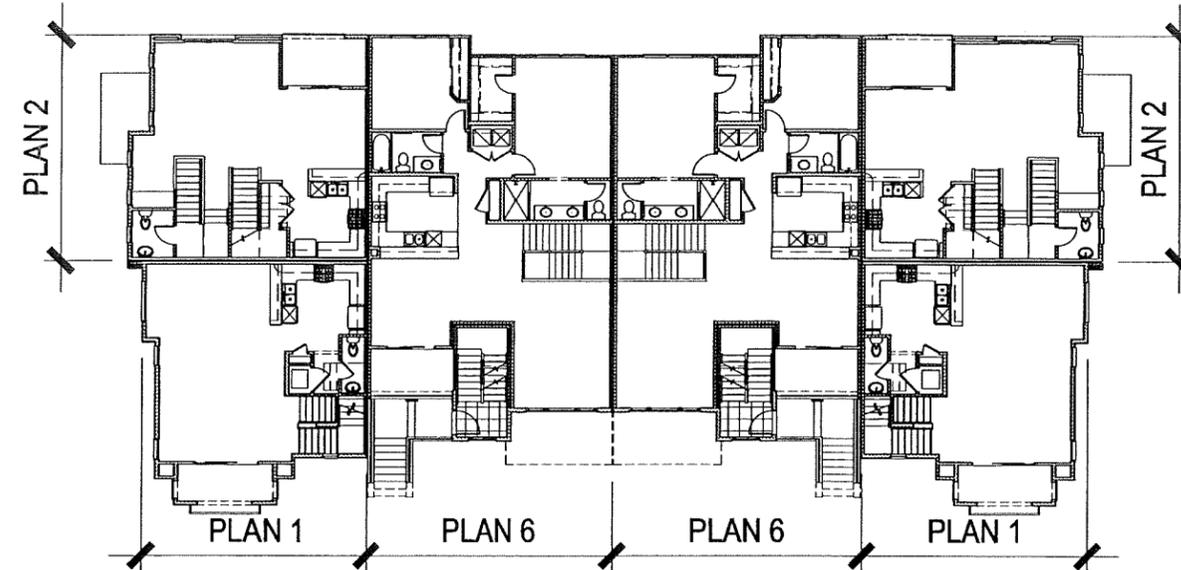
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Architecture + Planning
283 4th Street Third Floor
Oakland, California 94607
ktgy.com
510.272.2910 Main
510.272.2911 Fax

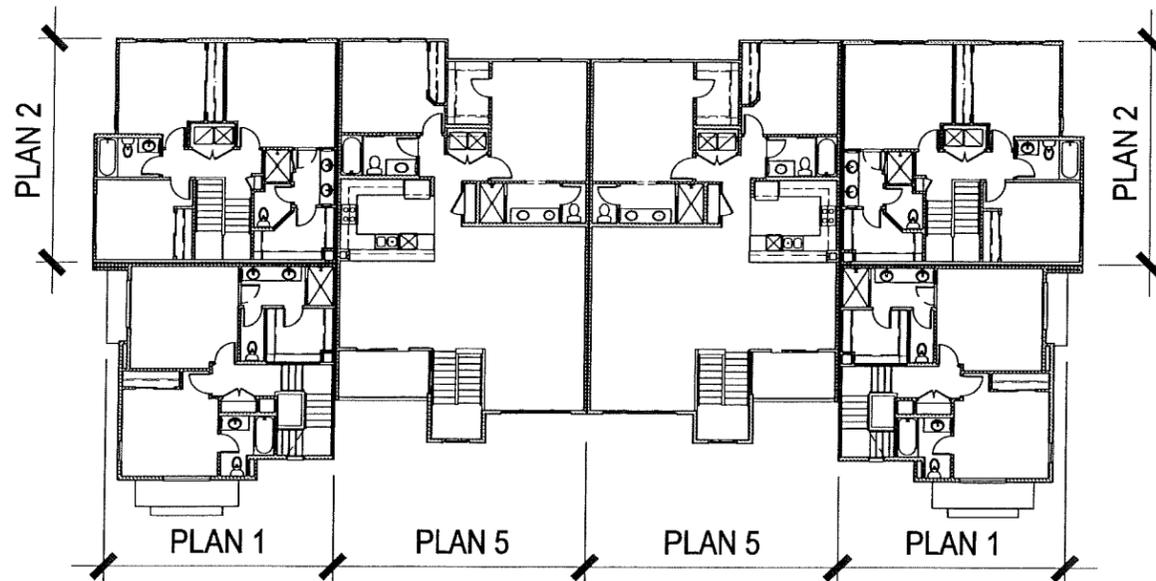




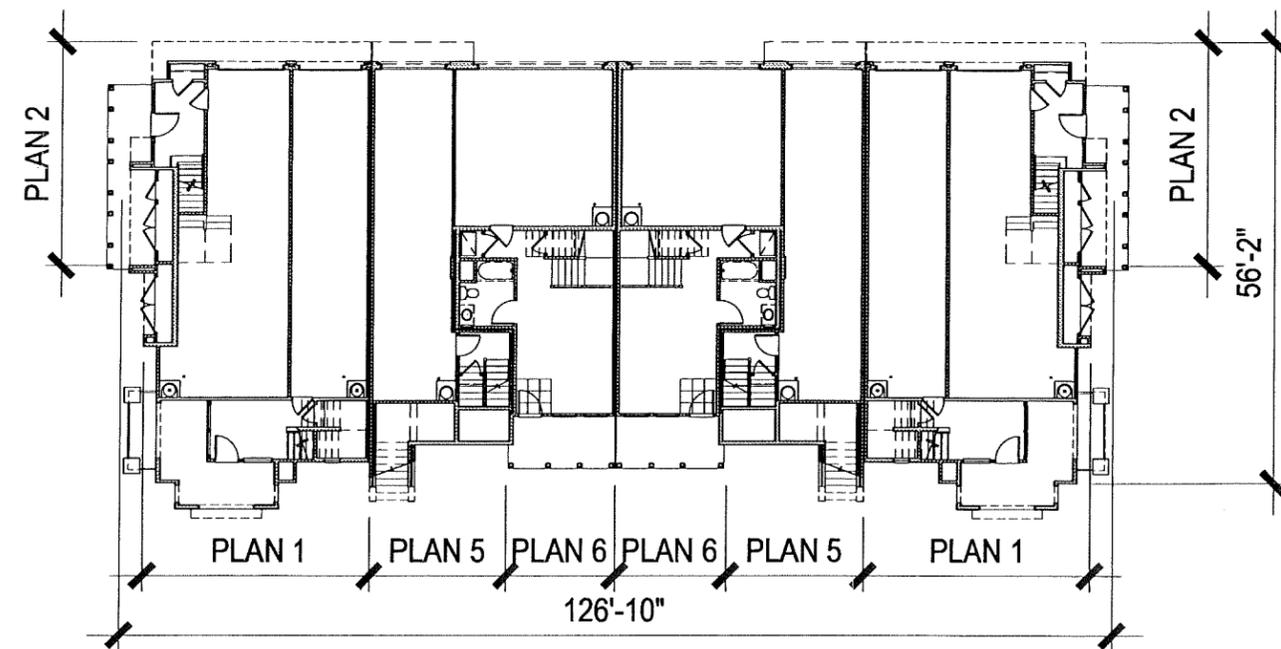
ROOF PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

5.4

MAY 6, 2011

PDC10-025

BUILDING TYPE 2 CONCEPTUAL PLANS • 8-PLEX

SCALE: 3/32" = 1'-0"



Trumark Companies

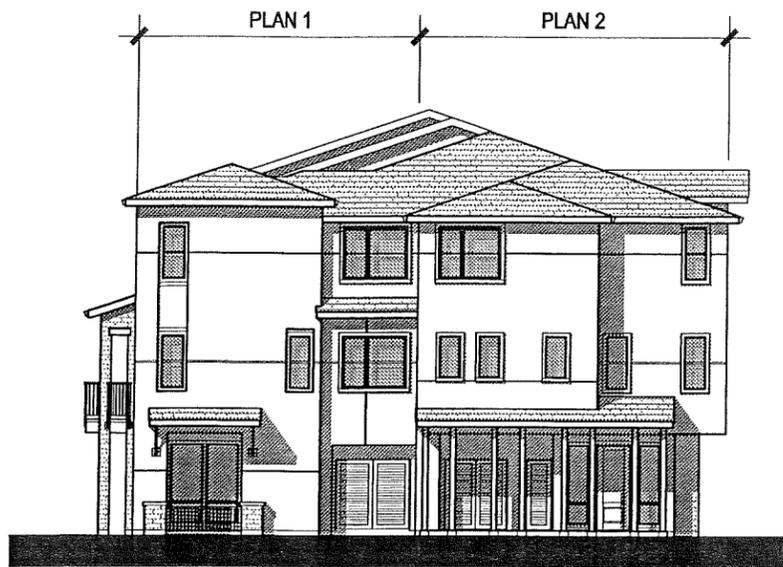
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SIDE ELEVATION



REAR ELEVATION

Materials Legend

- 1. Flat Concrete Tile Roof
- 2. Window
- 3. Cement Plaster
- 4. Fiber-cement siding
- 5. Fiber-cement panel & trim
- 6. Brick Veneer
- 7. Cementitious Trim
- 8. Metal Canopy
- 9. Metal Guardrail
- 10. Metal Brackets



SIDE ELEVATION



FRONT ELEVATION

BUILDING TYPE 3 CONCEPTUAL ELEVATIONS

SCALE: 1/8" = 1'-0" 0 5 10 20 40

5.5

MAY 6, 2011

PDC10-025

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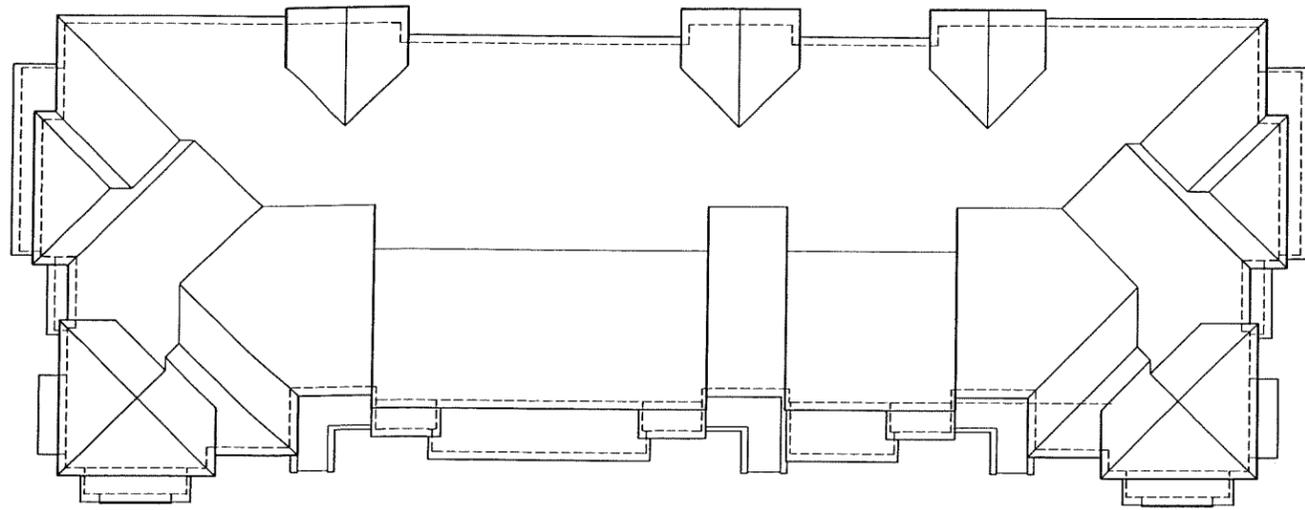
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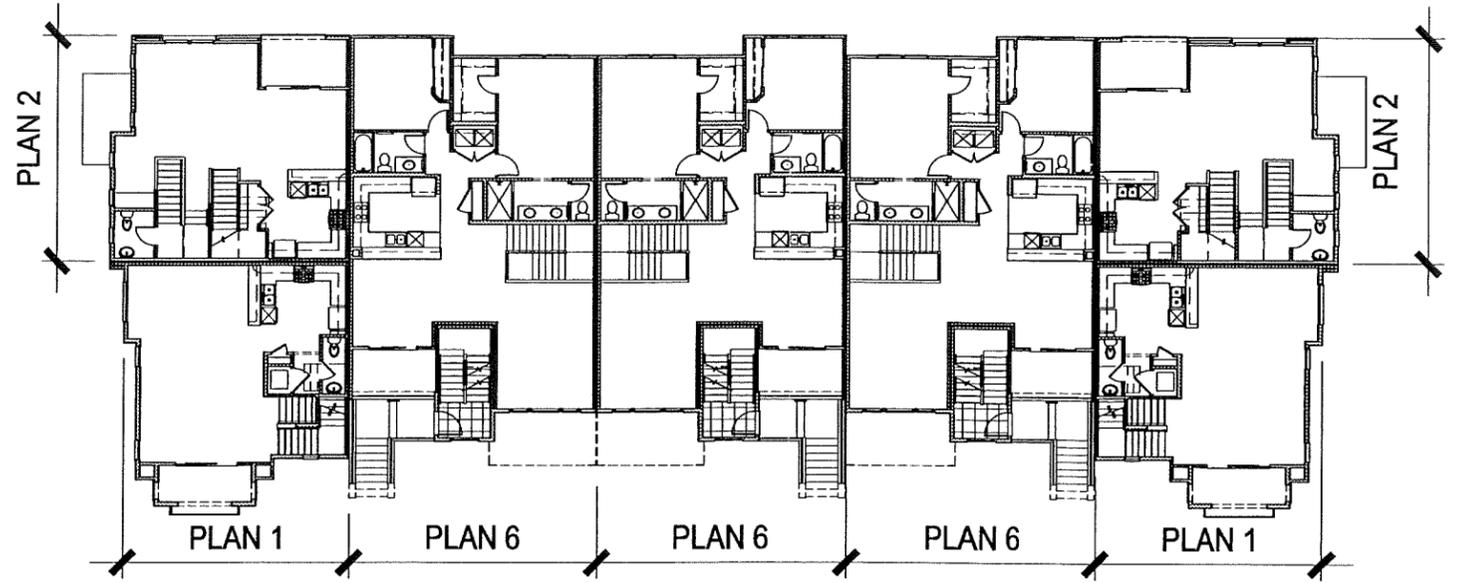
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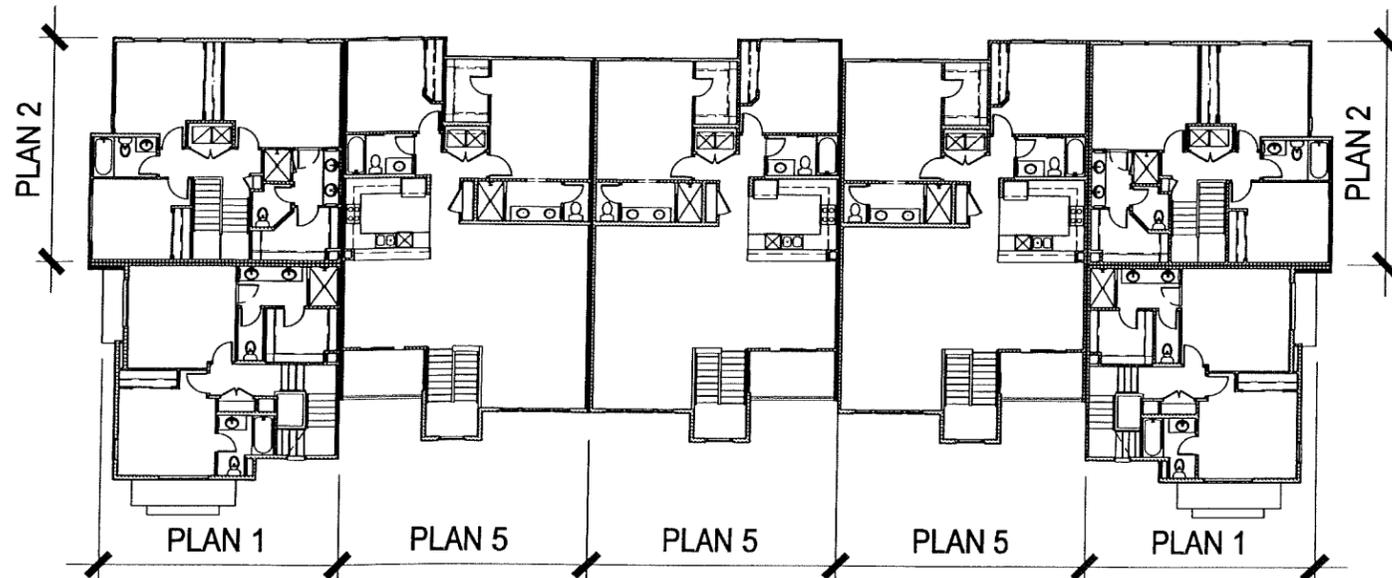




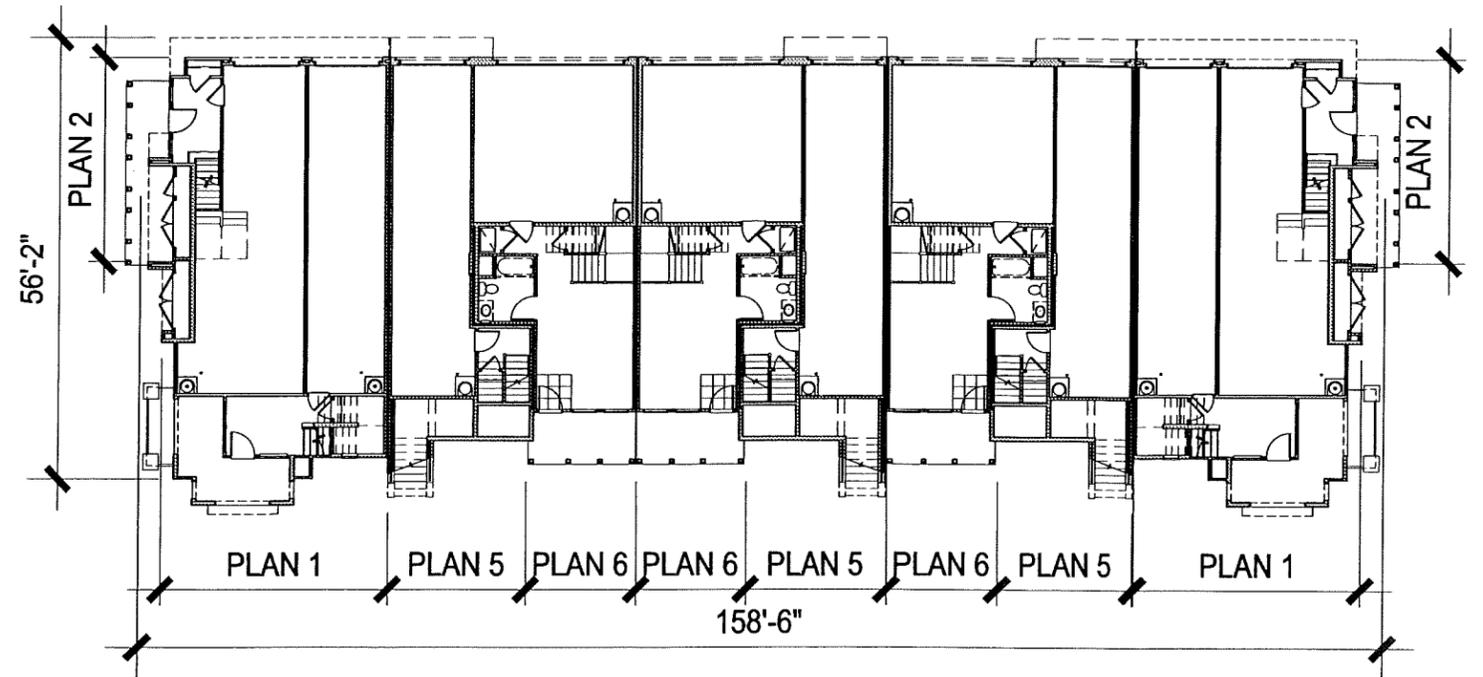
ROOF PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

BUILDING TYPE 3 CONCEPTUAL PLANS • 10-PLEX

SCALE: 3/32" = 1'-0"



5.6

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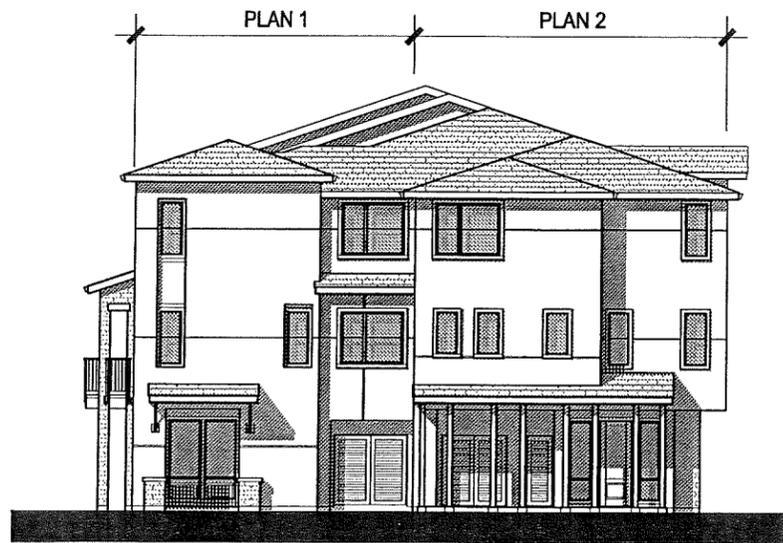
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NORTH CAPITOL VILLAS

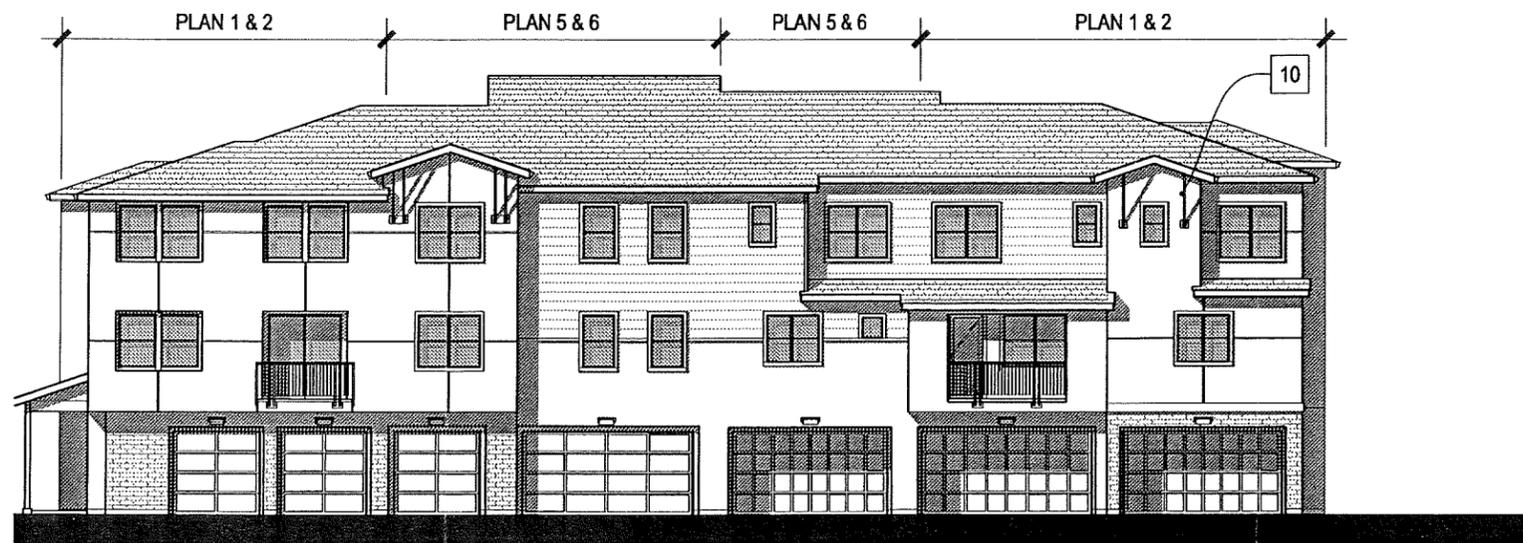
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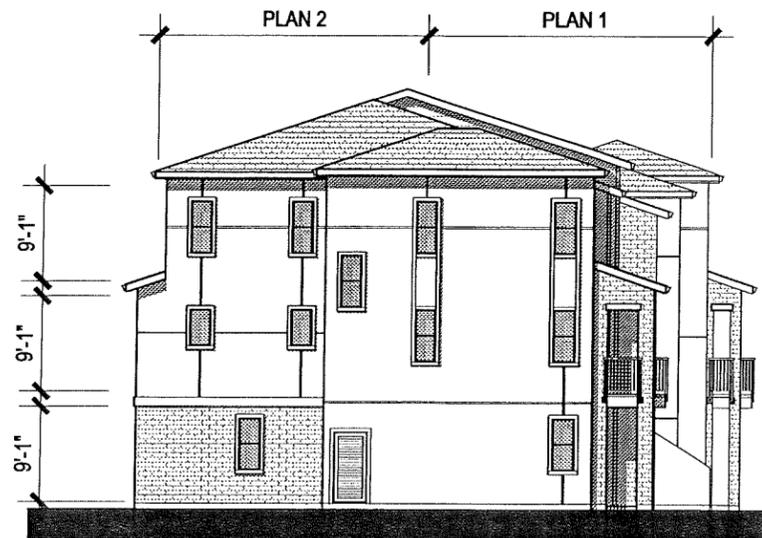


SIDE ELEVATION

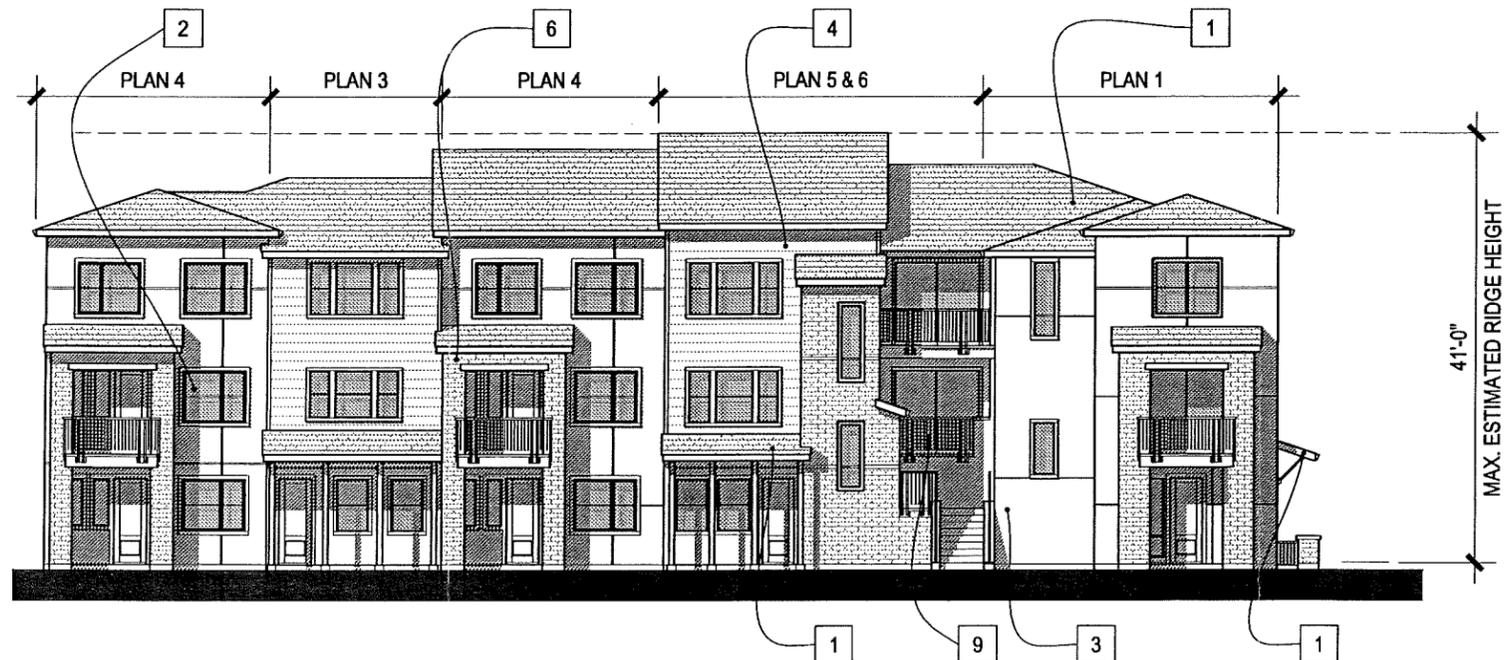


REAR ELEVATION

- Materials Legend
1. Flat Concrete Tile Roof
 2. Window
 3. Cement Plaster
 4. Fiber-cement siding
 5. Fiber-cement panel & trim
 6. Brick Veneer
 7. Cementitious Trim
 8. Metal Canopy
 9. Metal Guardrail
 10. Metal Brackets



SIDE ELEVATION



FRONT ELEVATION

BUILDING TYPE 4 CONCEPTUAL ELEVATIONS



5.7

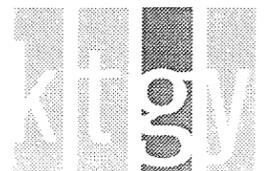
MAY 6, 2011
PDC10-025

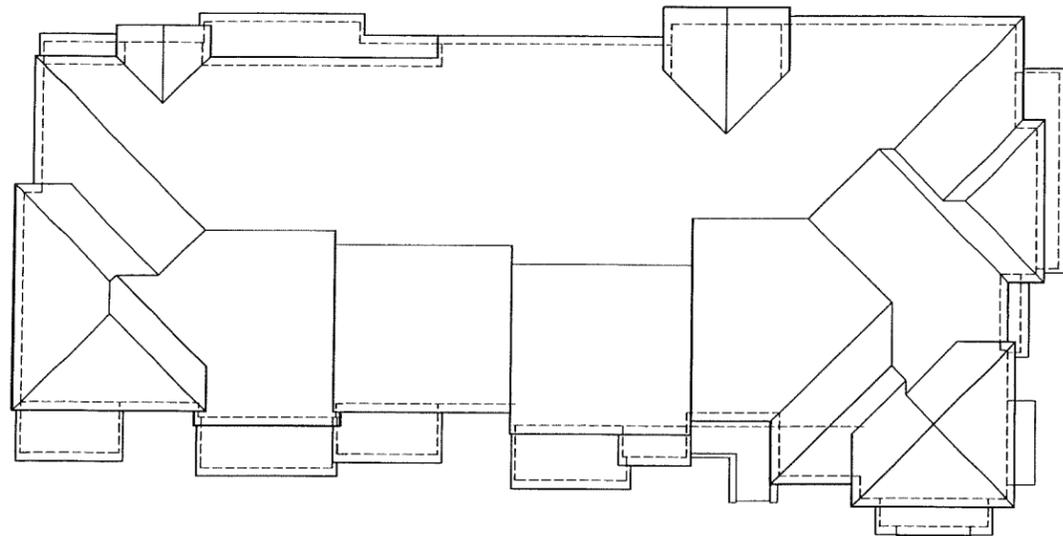
Trumark Companies

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KTYG NO. 2010-0303

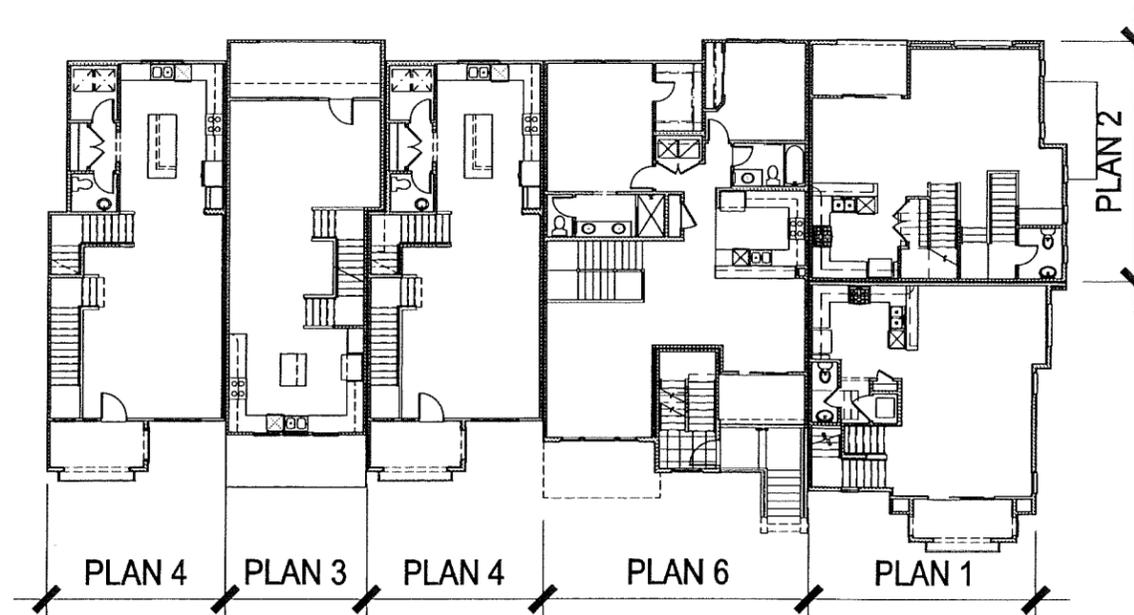
NORTH CAPITOL VILLAS
SAN JOSE, CALIFORNIA

Architecture + Planning
283 4th Street Third Floor
Oakland, California 94607
ktyg.com
510.272.2910 Main
510.272.2911 Fax

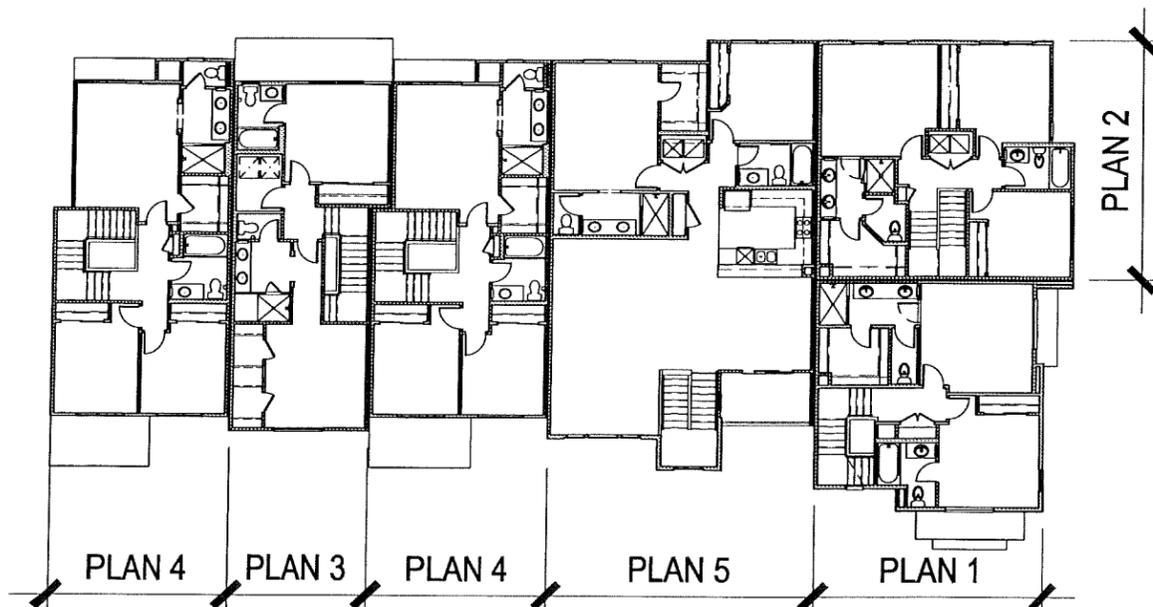




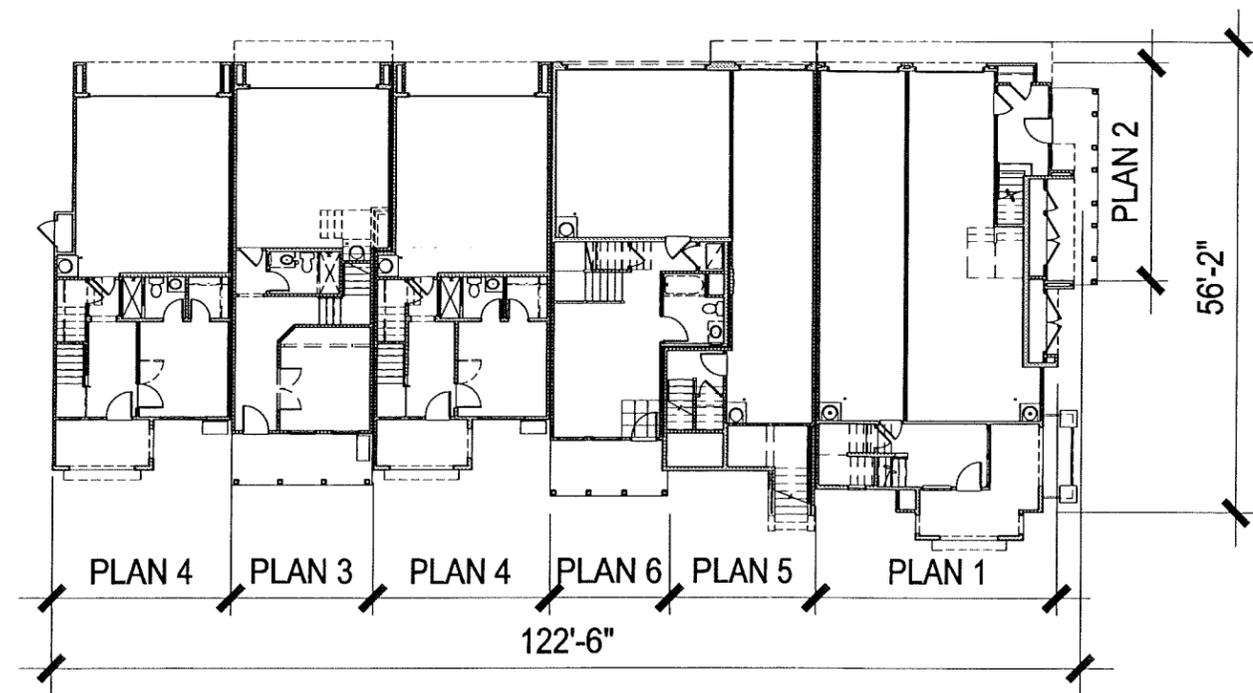
ROOF PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

BUILDING TYPE 4 CONCEPTUAL PLANS • 7-PLEX

SCALE: 3/32" = 1'-0"



5.8

MAY 6, 2011

PDC10-025

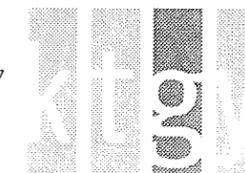
Trumark Companies

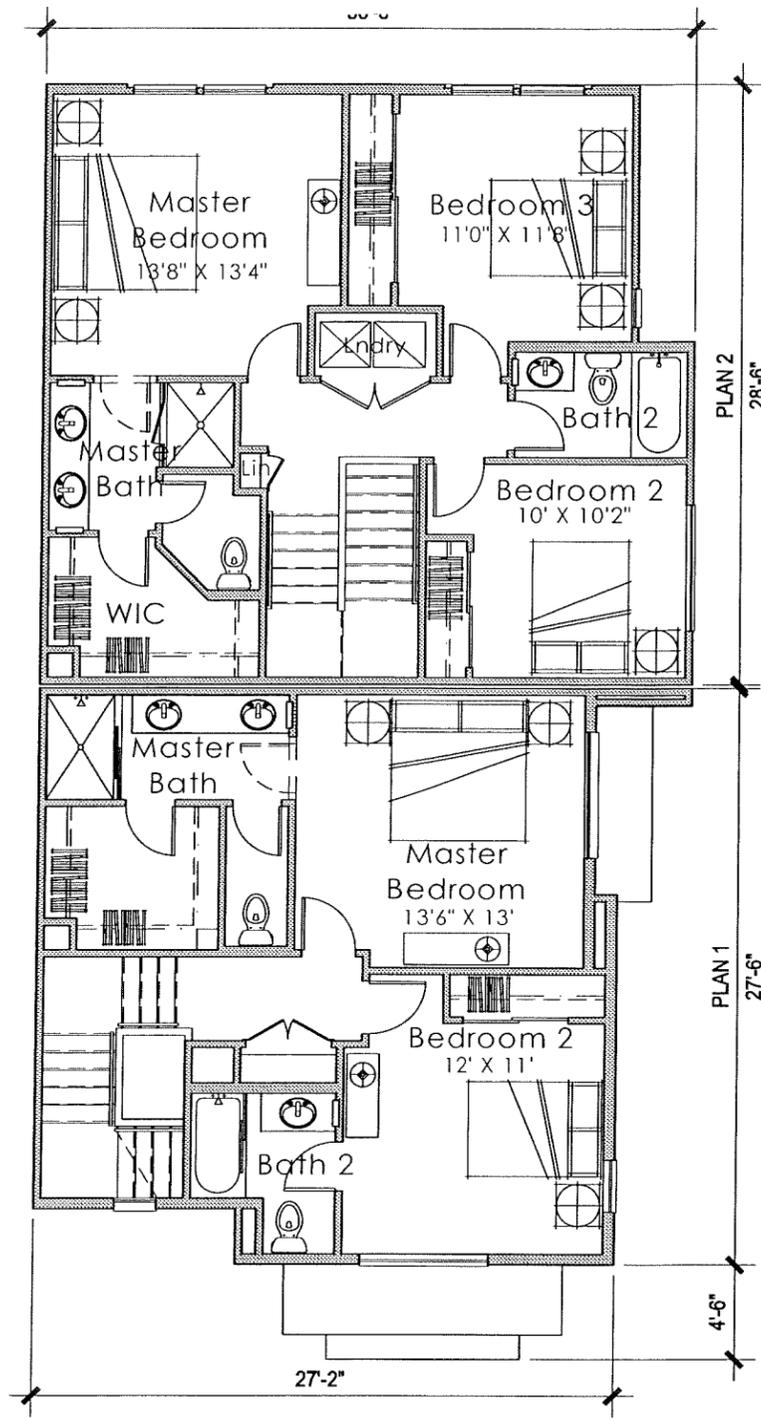
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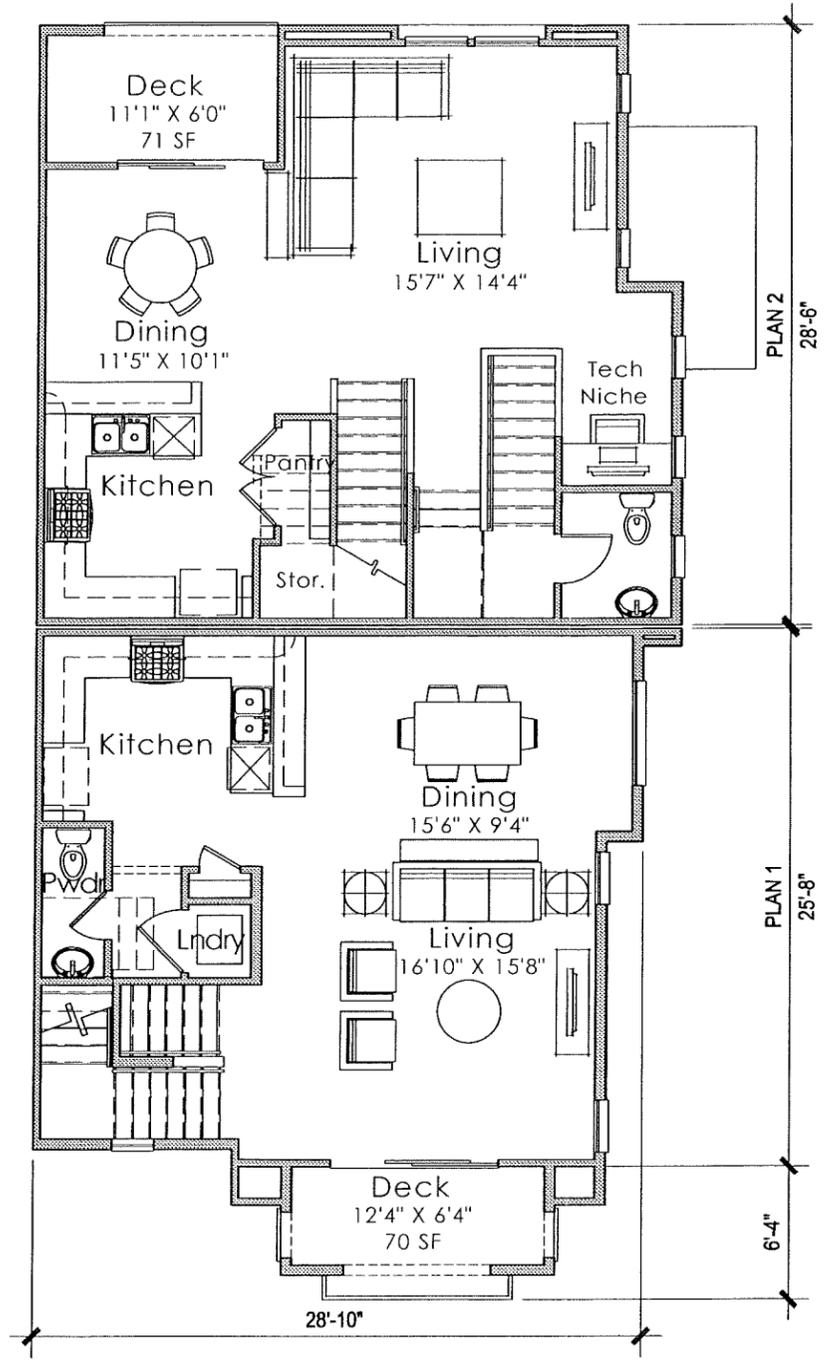
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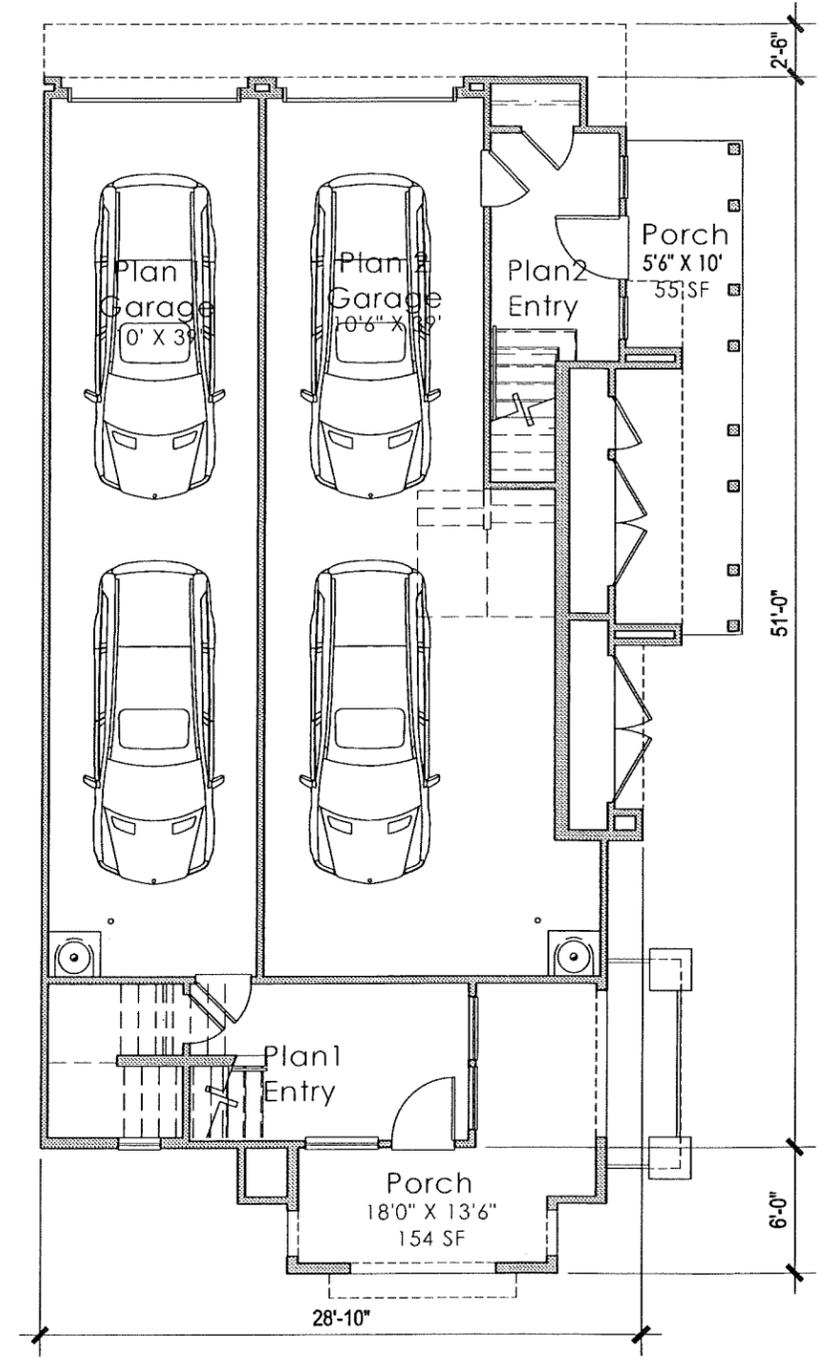




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR
PLAN 1 & 2

PLAN 2
3 Bedroom/2 1/2 Bath
1,529 NET SQ. FT.

PLAN 1
2 Bedroom/2 1/2 Bath
1,337 NET SQ. FT.

PLAN TYPE 1 & 2 CONCEPTUAL FLOOR PLANS



5.9

MAY 6, 2011
PDC10-025

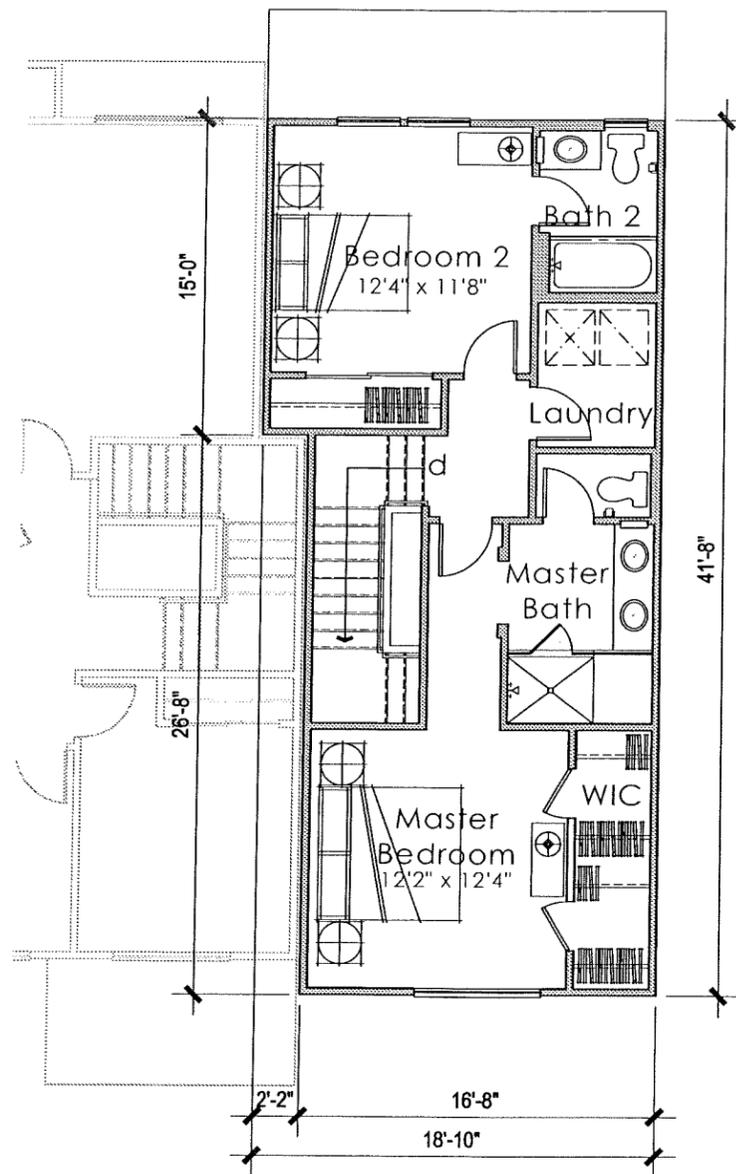
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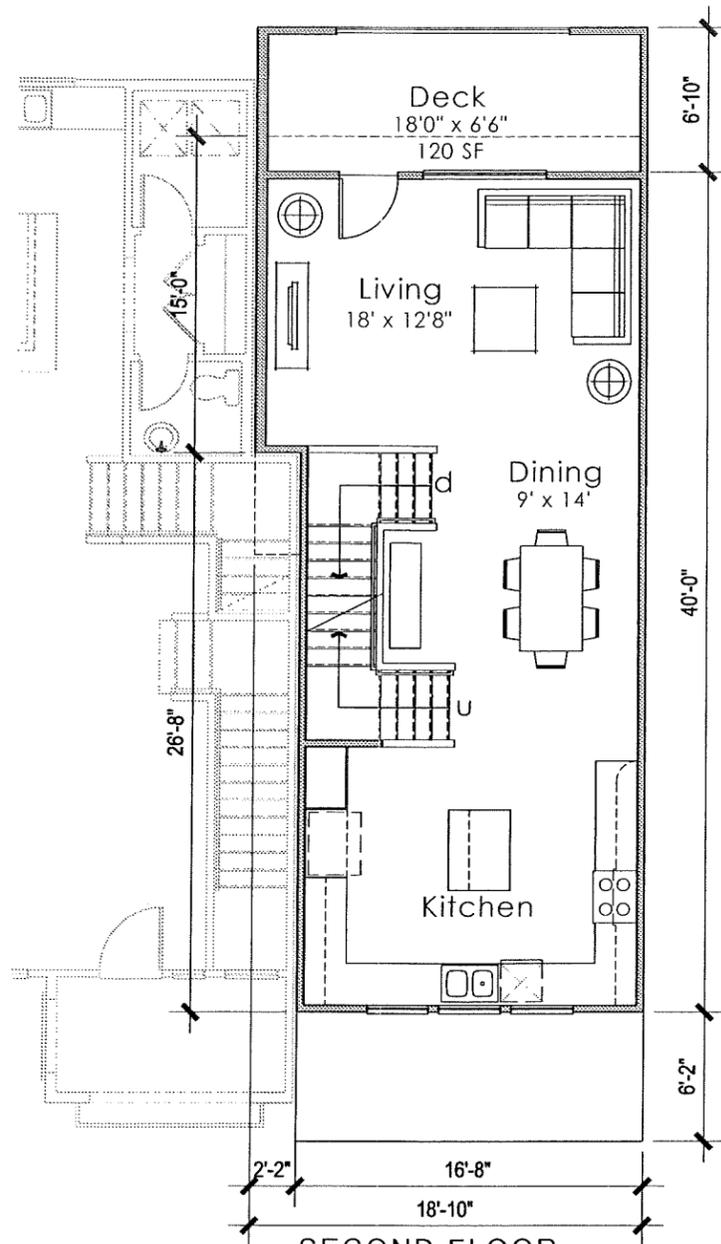
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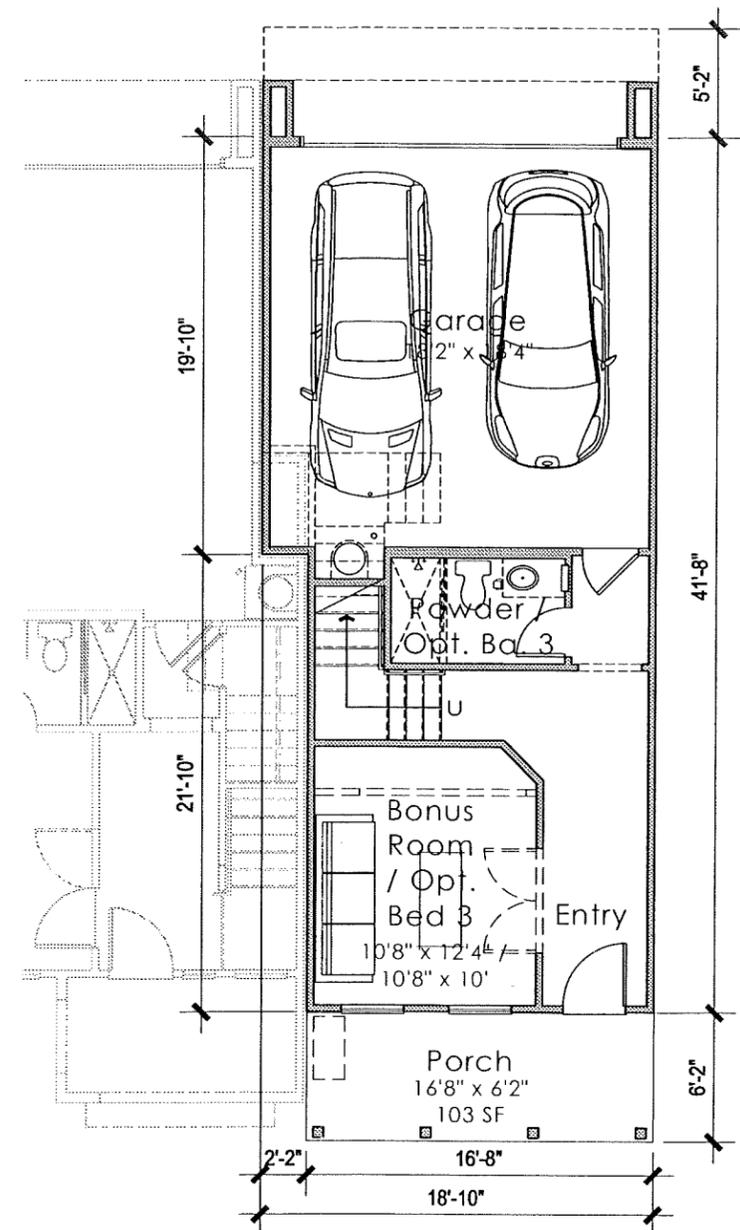




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR
PLAN 3

2 Bedroom/2 1/2 Bath
Optional 3 Bedroom/3 Bath
1,641 NET SQ. FT.

5.10

MAY 6, 2011

PDC10-025

PLAN TYPE 3 CONCEPTUAL FLOOR PLANS



Trumark Companies

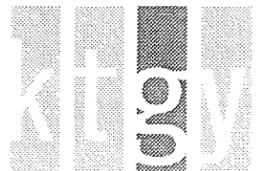
4185 Blackhawk Plaza Circle, Suite 200
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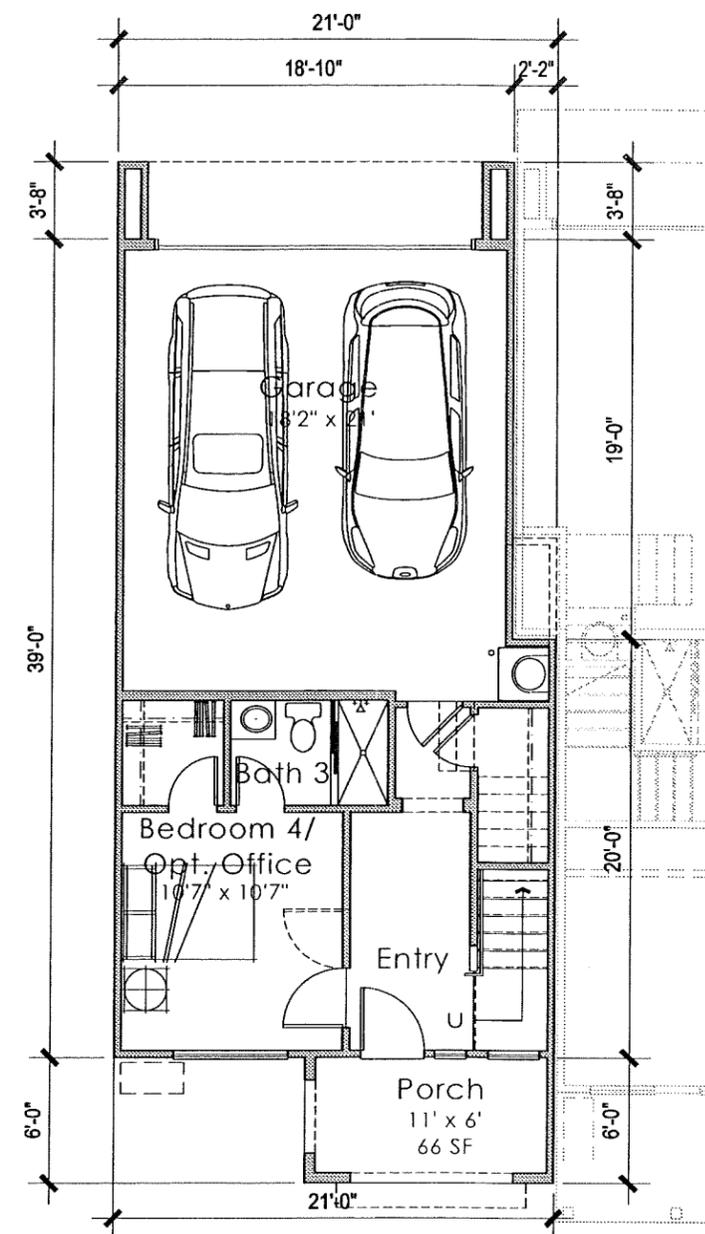
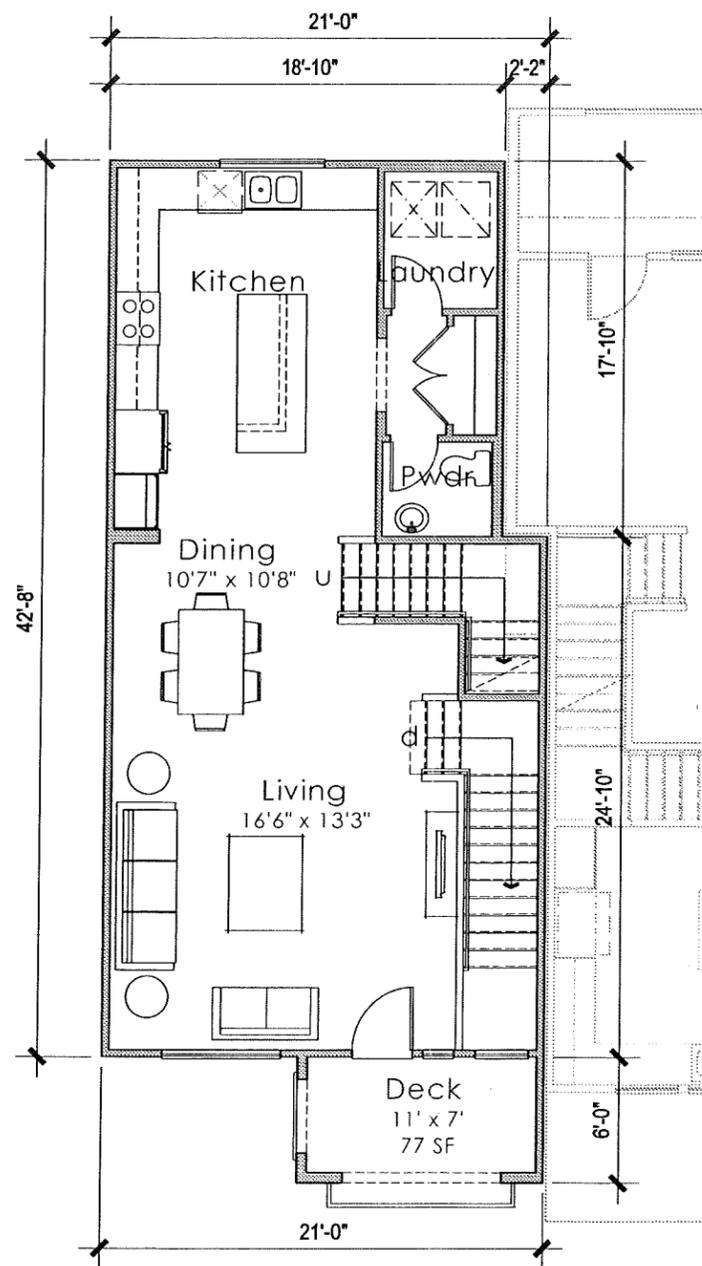
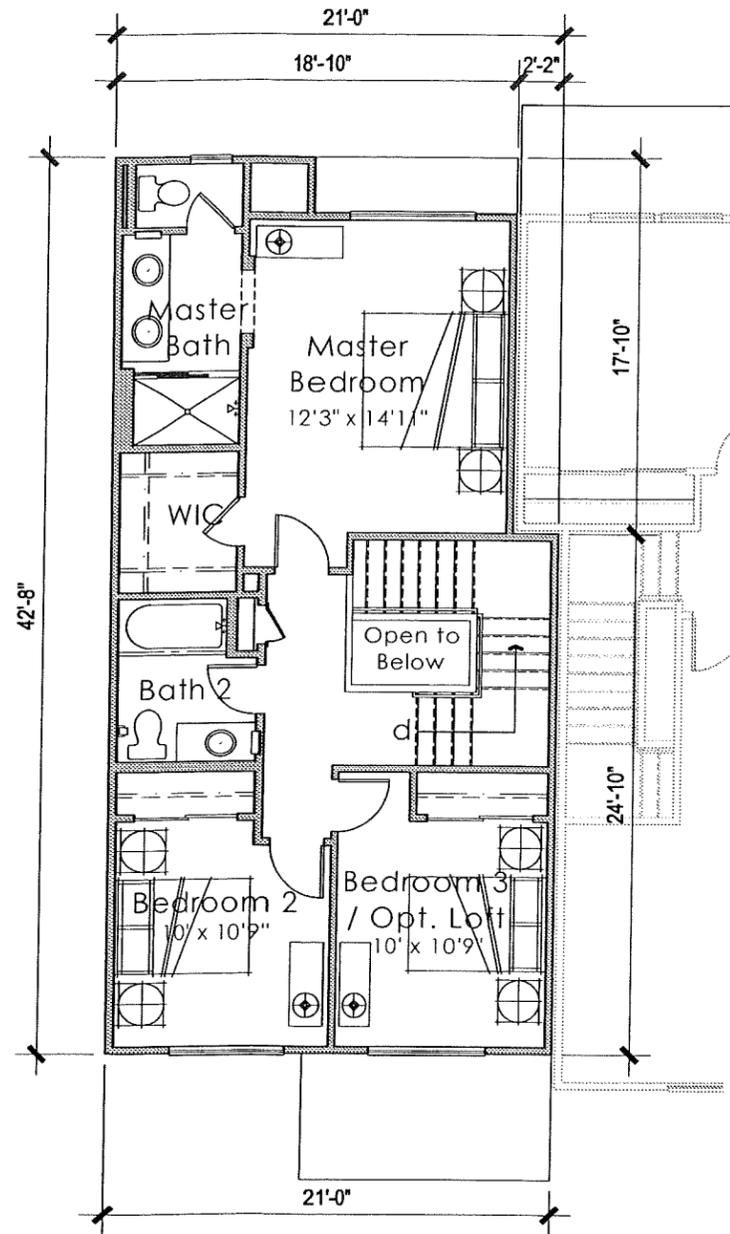
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4 Bedroom/3 1/2 Bath
1,831 NET SQ. FT.

5.11

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PLAN TYPE 4 CONCEPTUAL FLOOR PLANS

SCALE: 1/4" = 1'-0"

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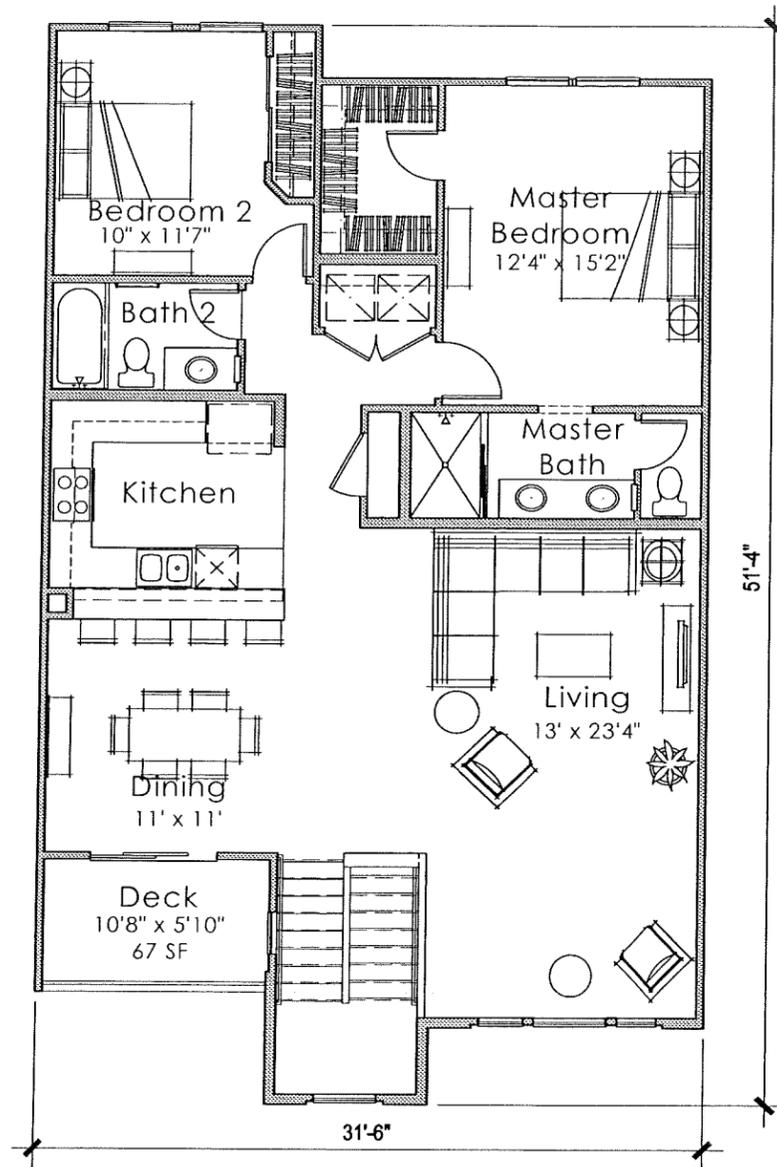
KTGY NO. 2010-0303

NORTH CAPITOL VILLAS

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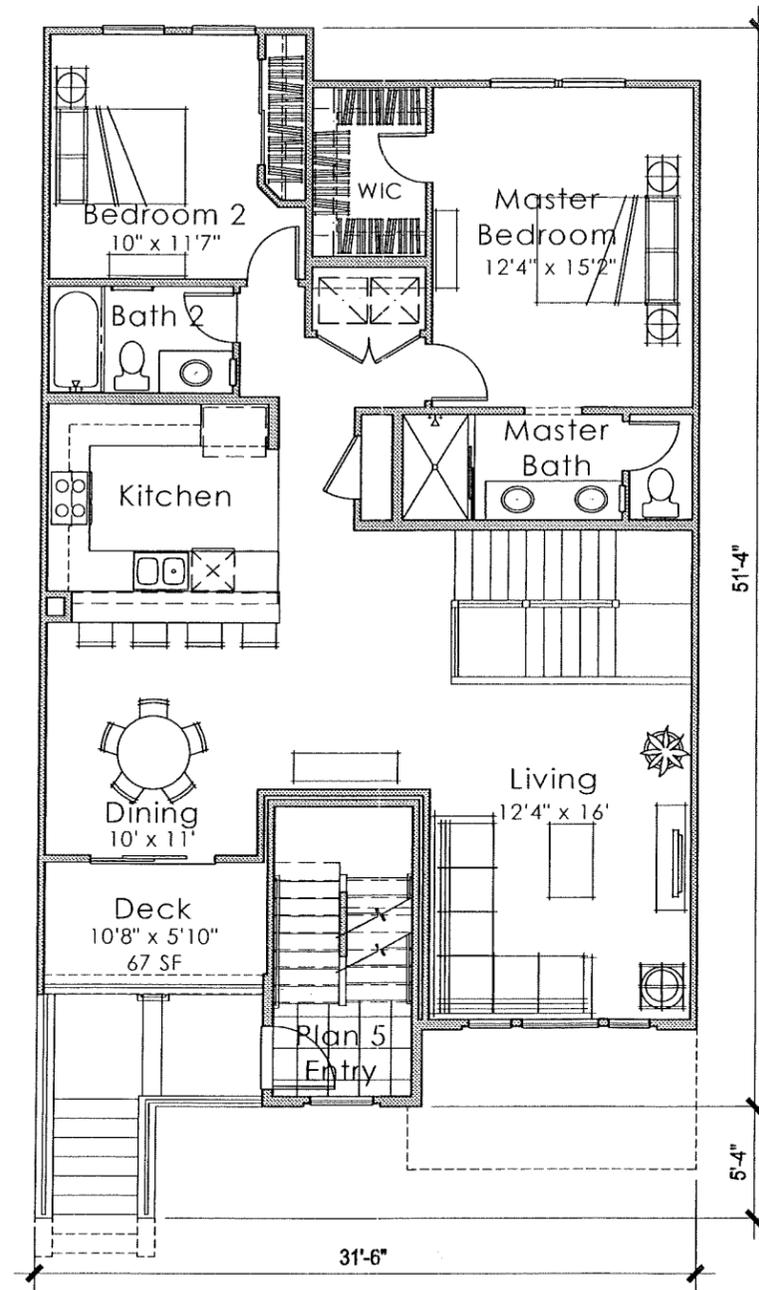
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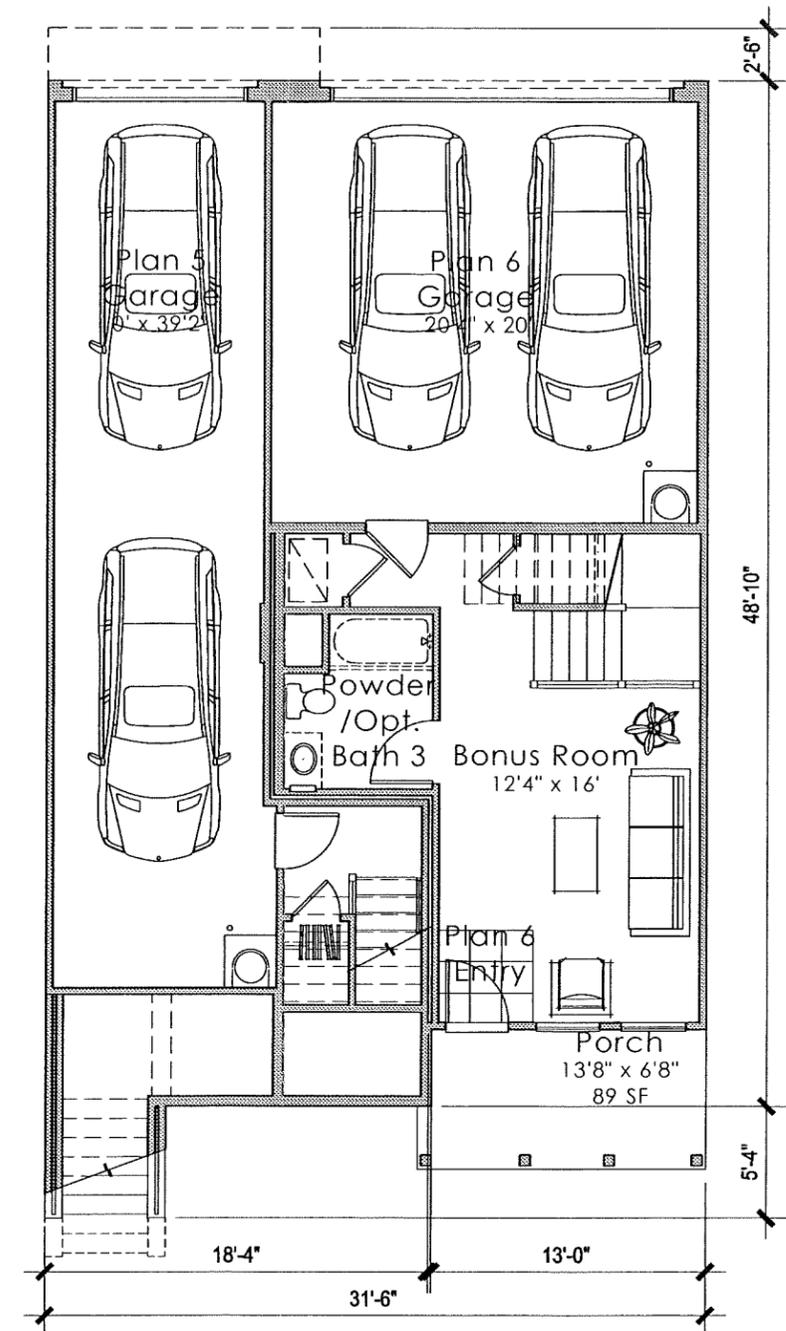
THIRD FLOOR
PLAN 5

2 Bedroom/2 Bath
1,429 NET SQ. FT.



SECOND FLOOR
PLAN 6

2 Bedroom/2 1/2 Bath + Bonus
1,518 NET SQ. FT.



SECOND FLOOR
PLAN 5 & 6

PLAN TYPE 5 & 6 CONCEPTUAL FLOOR PLANS

SCALE: 1/4" = 1'-0"

5.12

MAY 6, 2011

PDC10-025

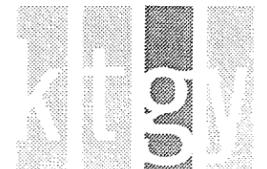
Trumark Companies

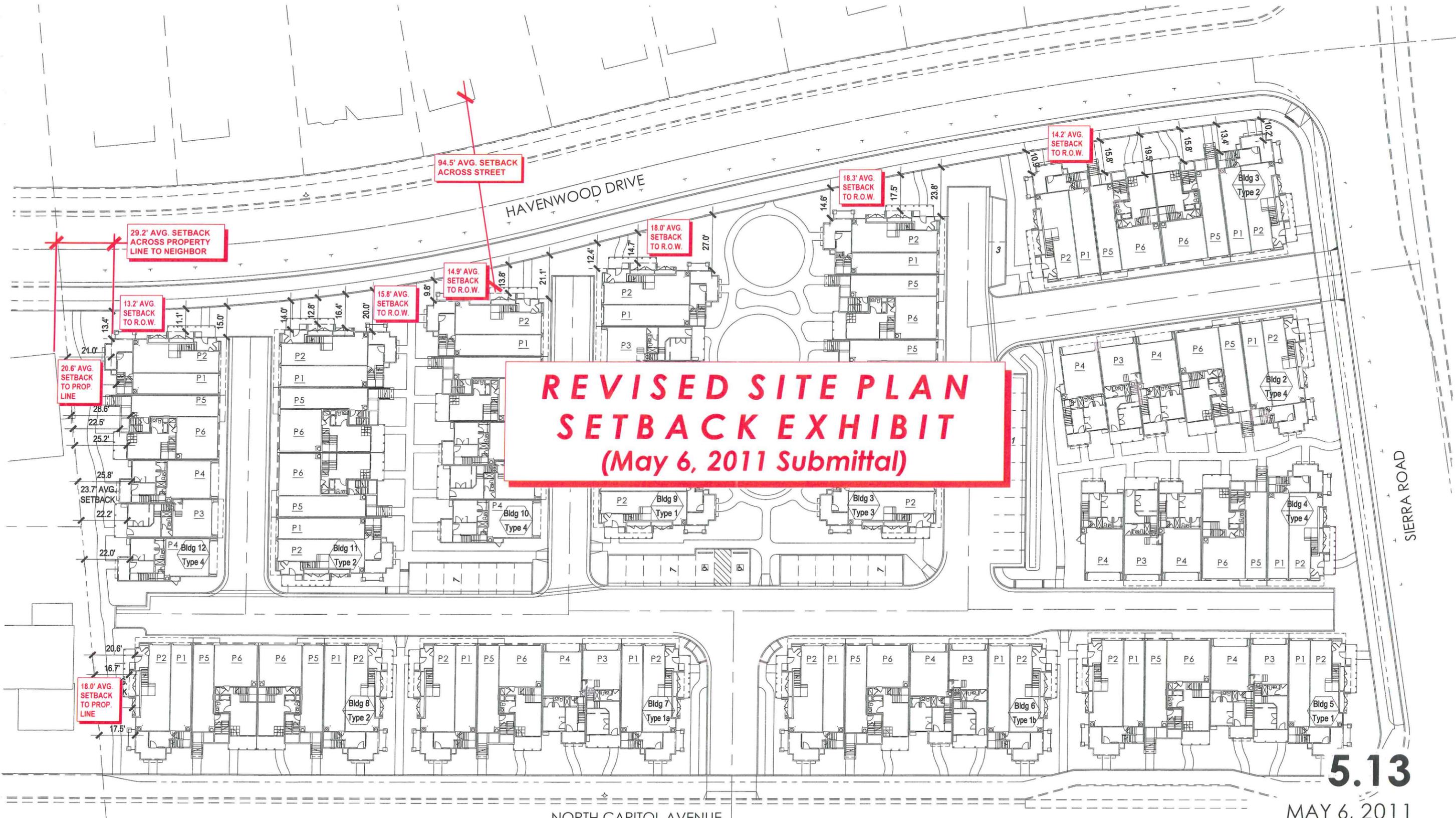
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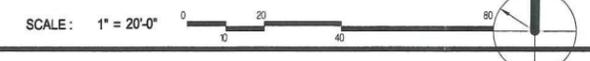


**REVISED SITE PLAN
SETBACK EXHIBIT
(May 6, 2011 Submittal)**

5.13

MAY 6, 2011
PDC10-025

CONCEPTUAL SITE PLAN / SETBACK EXHIBIT

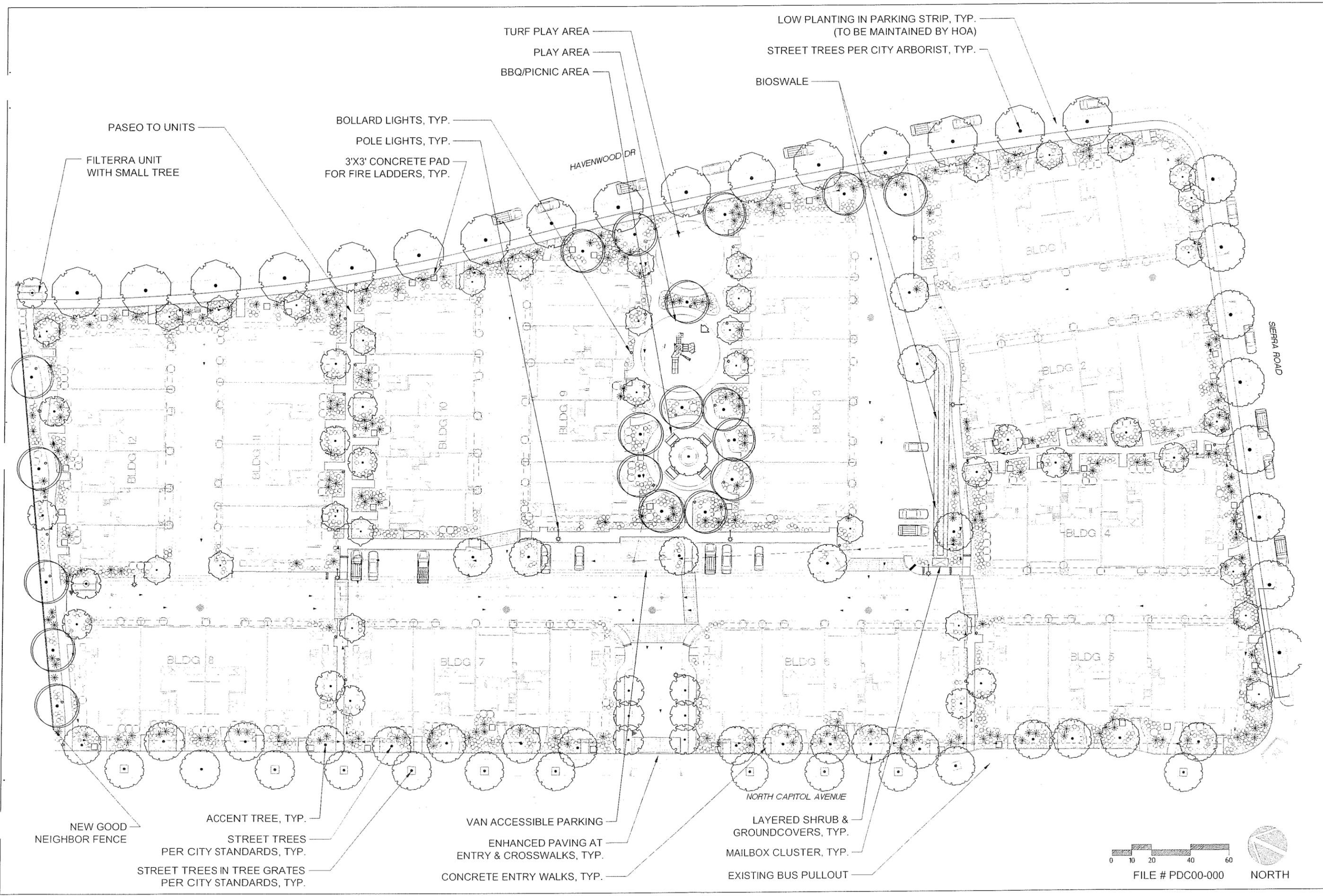


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NORTH CAPITOL VILLAS
SAN JOSE, CALIFORNIA
- REVISED -

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VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 91 14TH ST. SAN FRANCISCO, CA
 ZIP 94103 PH (415) 864-7621 FAX (415) 864-4796

SVD: []
 HT: []
 SVD: []

PROJECT IDENTIFICATION
 NORTH CAPITOL VILLAS CALIFORNIA
 SAN JOSE
 CONCEPTUAL LANDSCAPE ARCHITECTURAL PLAN

NO.	DESCRIPTION	DATE

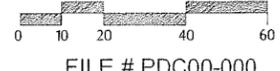
SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

SCALE:
 1" = 20'

ISSUE NO:
 05-6-2011

PROJECT NO:
 V1032

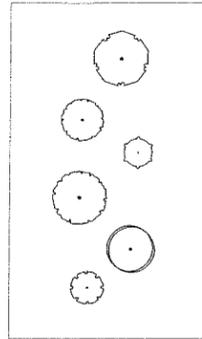
SHEET NO:
L6.1



FILE # PDC00-000

PLANT_SCHEDULE

TREES (TYPICAL)



SHRUBS (TYPICAL)



CODE	BOTANICAL	COMMON	CONT
ACE SAN	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	15 GAL
CAT SPE	CATALPA SPECIOSA	NORTHERN CATALPA	24" BOX
CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX
GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX
LAG MUS	LAGERSTROEMIA X 'MUSKOGEE'	GRAPE MYRTLE LIGHT LAVENDER	15 GAL
MAG PLA	MAGNOLIA STELLATA 'JANE PLATT'	STAR MAGNOLIA	15 GAL
MAG SWE	MAGNOLIA VIRGINIANA	SWEET BAY	24" BOX
OLE SWA	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	24" BOX
PHO CHI	PHOTINIA SERRULATA	CHINESE PHOTINIA STANDARD	15GAL STD.
PRU AKE	PRUNUS X YEDOENSIS 'AKEBONO'	FLOWERING CHERRY	15 GAL
PRU CHA	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	24" BOX
RHA STA	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY INDIAN HAWTHORNE STANDARD	15 GAL
RHU SUM	RHUS LANCEA	AFRICAN SUMAC	24" BOX
ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX
ANI BSH	ANIGOZANTHOS X 'BUSH BABY'	BUSH BABY KANGAROO PAW	5 GAL
ANI PAW	ANIGOZANTHOS X 'CAPE RED LEAD'	KANGAROO PAW	5 GAL
AST MAR	ASTERISCUS MARITIMUS SPACING @ 3' O.C.	GOLD COIN	1 GAL
AUC JAP	AUCUBA JAPONICA 'GOLD DUST'	GOLD DUST AUCUBA	5 GAL
CAR ICE	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	1 GAL
COL SUN	COLEONEMA PULCHRUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	1 GAL
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
FES SIS	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL
GRE NOE	GREVILLEA HYBRID 'NOELII'	GREVILLEA	5 GAL
HEB LAK	HEBE 'VERONICA LAKE'	VERONICA LAKE HEBE	5 GAL
HEB SPE	HEBE SPECIOSA	HEBE SPECIES	5 GAL
HEM BET	HEMEROCALLIS X 'BETTY WOODS' DWARF EVERGREEN VARIETY TO 18" TALL	DOUBLE YELLOW DAYLILY	1 GAL
LAN YEL	LANTANA MONTEVIDENSIS 'LEMON SWIRL'	LEMON SWIRL TRAILING LANTANA	1 GAL
LAV THU	LAVATERA THURINGIACA	TREE MALLOW	5 GAL
LIG TEX	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	5 GAL
LOR CHI	LOROPETALUM CHINENSE	GREEN-LEAF FRINGE FLOWER	5 GAL
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
NAN GUL	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL
PHO TT	PHORMIUM TENAX 'TINY TIGER' DWARF CULTIVAR TO 18" TALL AND WIDE	DWARF GREEN FLAX	1 GAL
PHO GOL	PHORMIUM X 'GOLD SWORD'	GOLD SWORD FLAX	5 GAL
PIT TUR	PITTIOSPORUM TOBIRA 'TURNERS VARIEGATED DWARF'	TURNERS VARIEGATED DWARF MOCK ORANGE	5 GAL
PRU BT	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL
RHA CLA	RHAPHIOLEPIS INDICA 'CLARA'	CLARA INDIAN HAWTHORNE SHRUB	5 GAL
ROS ICE	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE (FL)	5 GAL
ROS FCP	ROSA HYBRIDS 'FLOWER CARPET PINK'	ROSE 'FLOWER CARPET PINK'	2 GAL
VIB DAV	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL

GROUND COVERS (TYPICAL)



BIO-SWALES



CODE	BOTANICAL	COMMON	CONT
FES ELA	FESTUCA ELATOR 'MEDALLION'	DWARF TALL FESCUE	500
FESTUCA OVINA GLAUCA	'ELIJAH BLUE'	BLUE FESCUE	4" POT @ 12" O
FES MIX		FESTUCA X 'NO MOW'	500
FRAGARIA CHILDENSIS		ORNAMENTAL STRAWBERRY	FLAT @ 12" OC
HEUCHERA X 'SANTA ANA CARDINAL'		CORAL BELLS	4" POT @ 12" OC
MYO PRO	MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	FLAT @ 24" OC
FES RUB	FESTUCA RUBRA	RED FESCUE	4" POT @ 12" OC
FES OVI	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	4" POT @ 12" OC
FES MIX	FESTUCA 'NO MOW'	NO MOW FESCUE	500

PLANTING DESIGN INTENT

The landscape planting design will utilize aesthetically-pleasing water-conserving plant species that are well suited to the project's local climatic conditions.

Street trees will be selected in accordance with the City's Street Tree Master Plan. Accent trees will be located along the walkways that connect to the building entries. The accent trees will provide shade, seasonal flowering and fall color changes. Some accent trees will be evergreen to provide visual interest during the winter months.

Layered shrub and ground cover massing will provide a pleasing separation between the proposed buildings and adjacent streets. Taller shrub massings will be utilized around the building perimeters and in some of the large open space areas. Lower foreground flowering shrubs and ground covers will provide a layered appearance. Lawn areas will be minimized, primarily located in key accent areas - such as near building entries and gathering areas. Lawn areas will be kept below 25% of total landscaped area.

IRRIGATION SYSTEM DESIGN INTENT

All planting areas will be irrigated with a fully automatic irrigation system utilizing pop-up spray heads adjacent to all walkways. The spray system will be an efficient low precipitation rate overhead spray system, utilizing matched precipitation rate spray heads. The spray system will be designed provide head to head coverage with minimal overspray onto non-irrigated areas. Separate valve circuits will be used for the turf areas and the water conserving trees, shrub, ground cover areas.

A fully automatic ET based controller will be used to provide precise scheduled watering times. ET based irrigation controllers automatically optimize irrigation watering based upon the project sites local climatic conditions, type of plant materials, soil types and other microclimatic factors.

Trumark Company
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Danville, CA 94506 (925) 448-8300



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NORTH CAPITOL VILLAS
CALIFORNIA
SAN JOSE
CONCEPTUAL LANDSCAPE ARCHITECTURAL PLAN

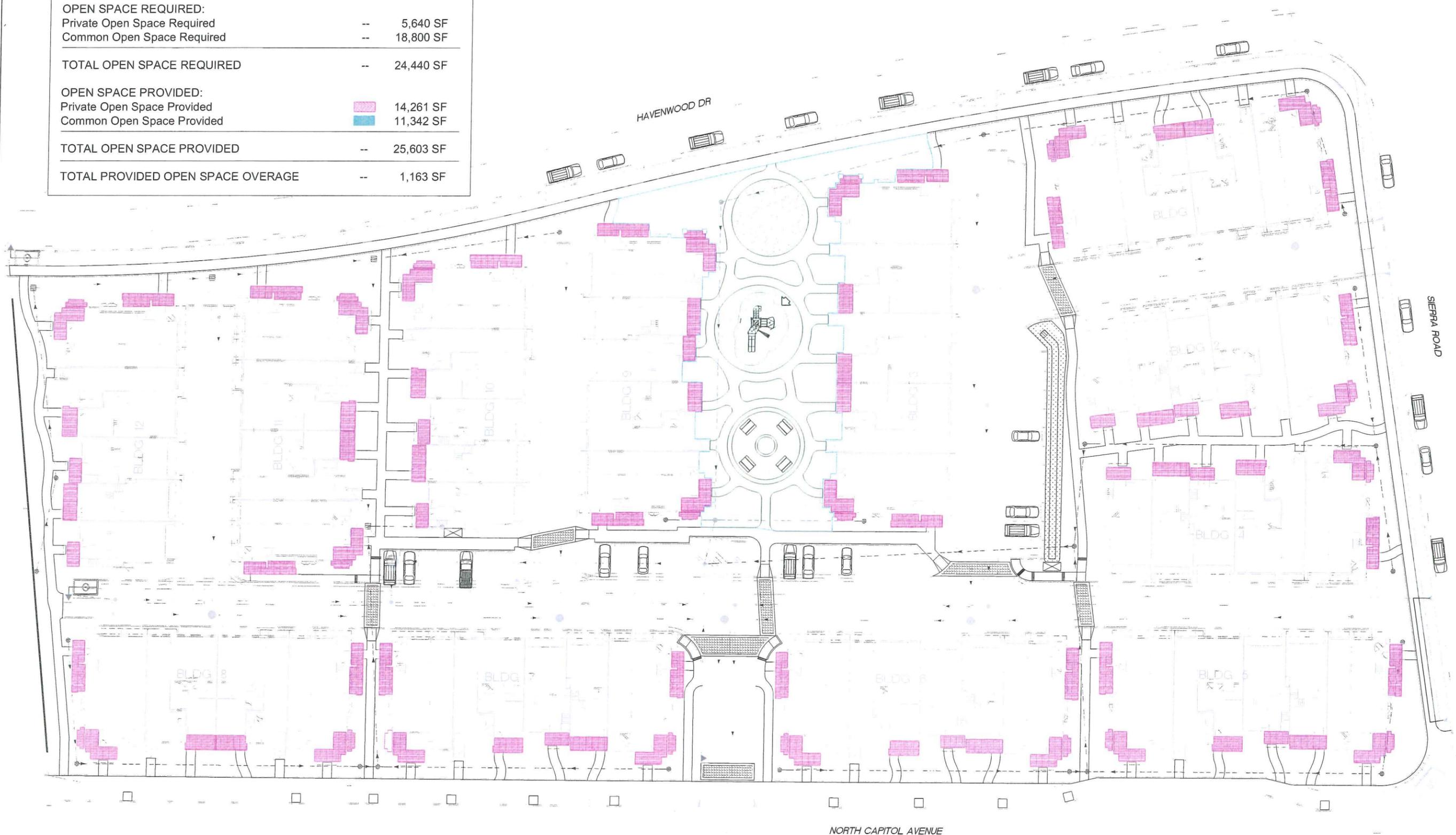
DATE	BY	REVISION

SHEET TITLE:
PLANT LIST
SCALE:
1" = 20'
ISSUE DATE:
05-6-2011
PROJECT NO.:

V1032 SHEET NO. **L6.2**

LEGEND

OPEN SPACE REQUIRED:		
Private Open Space Required	--	5,640 SF
Common Open Space Required	--	18,800 SF
TOTAL OPEN SPACE REQUIRED -- 24,440 SF		
OPEN SPACE PROVIDED:		
Private Open Space Provided		14,261 SF
Common Open Space Provided		11,342 SF
TOTAL OPEN SPACE PROVIDED -- 25,603 SF		
TOTAL PROVIDED OPEN SPACE OVERAGE -- 1,163 SF		



0 10 20 40 60
 FILE # PDC00-000
 NORTH

CLIENT:
Trumark Company
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 LANDSCAPE ARCHITECTS, INC.
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 94103 PH (415) 864-9321 FAX (415) 864-9750

PROJECT NAME/LOCATION:
NORTH CAPITOL VILLAS CALIFORNIA

DRAWING TITLE:
OPEN SPACE PLAN

NO.	REVISIONS:	DATE	BY	DESCRIPTION

SHEET TITLE:
OPEN SPACE PLAN

SCALE:
1" = 20'

ISSUE DATE:
05-6-2011

PROJECT NO.:
V1032

SHEET NO.:
L6.3
 OF

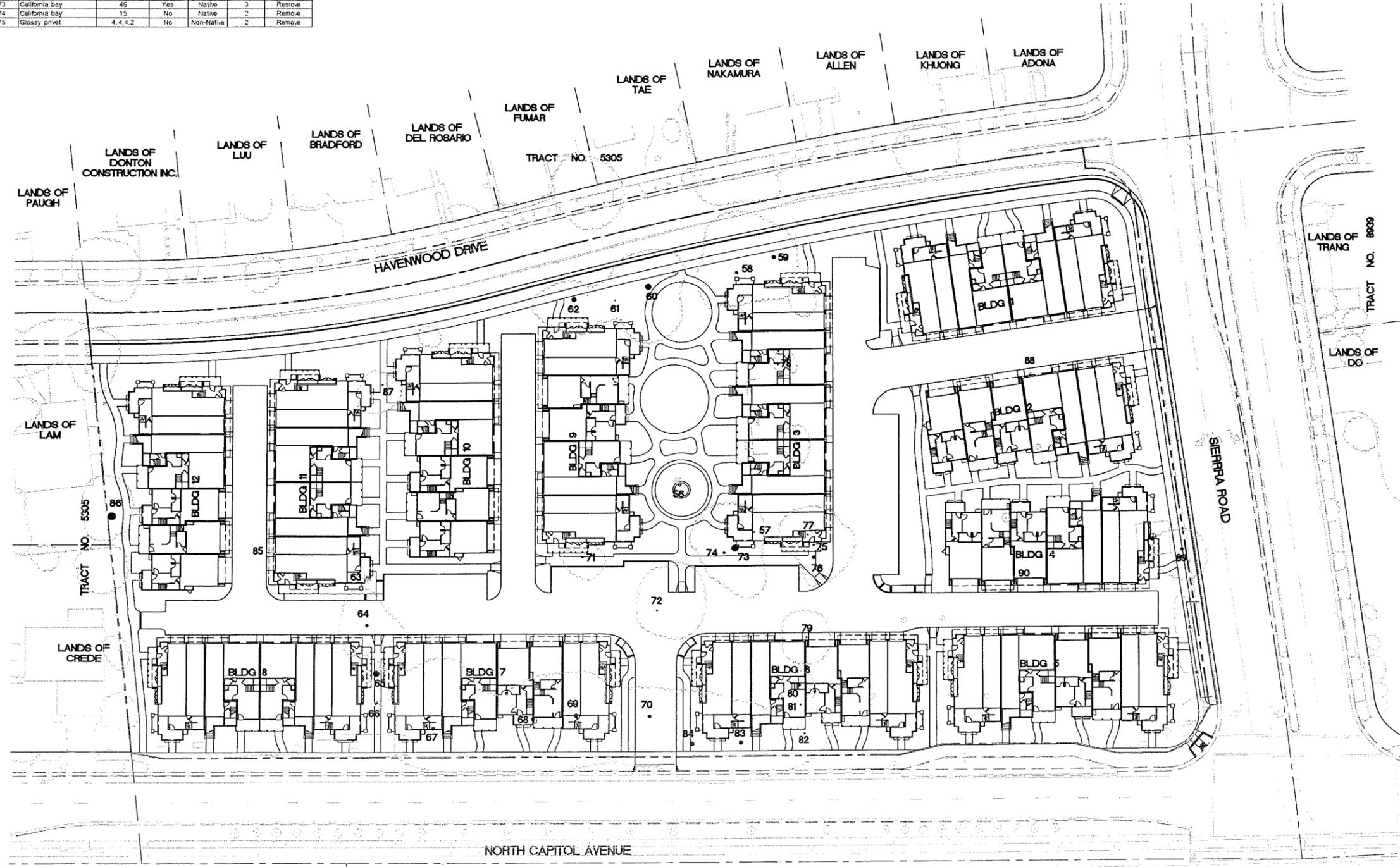
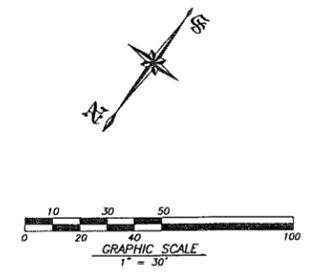
TREE TABLE

Tag No.	Species	Trunk Diameter (inches)	Ordinance Size?	Native Non-Native Orchard	Condition 5=excellent 1=poor	Save or Remove
56	Mexican fan palm	22	Yes	Non-Native	4	Remove
57	Loquat	4.3.2	No	Non-Native	2	Remove
58	Silver dollar gum	19	Yes	Non-Native	3	Remove
59	Silver dollar gum	14.14	Yes	Non-Native	3	Remove
60	California pepper	14,12,8.7	Yes	Non-Native	3	Remove
61	English walnut	7	No	Orchard	3	Remove
62	Silver dollar gum	15,10.8	Yes	Non-Native	3	Remove
63	Mexican fan palm	22	Yes	Non-Native	5	Remove
64	Holy oak	10.10	Yes	Non-Native	3	Remove
65	Mexican fan palm	25.18	Yes	Non-Native	4	Remove
66	Mexican fan palm	23	Yes	Non-Native	4	Remove
67	Tree of heaven	31	Yes	Non-Native	3	Remove
68	Evergreen ash	24	Yes	Non-Native	2	Remove
69	Evergreen ash	28	Yes	Non-Native	4	Remove
70	Avocado	23	Yes	Non-Native	3	Remove
71	Avocado	6.5.5	No	Non-Native	3	Remove
72	Holy oak	9	No	Non-Native	3	Remove
73	California bay	46	Yes	Native	3	Remove
74	California bay	15	No	Native	2	Remove
75	Glossy privet	4.4.4.2	No	Non-Native	2	Remove

Tag No.	Species	Trunk Diameter (inches)	Ordinance Size?	Native Non-Native Orchard	Condition 5=excellent 1=poor	Save or Remove
76	Persimmon	14.9	Yes	Non-Native	3	Remove
77	Holy oak	9	No	Non-Native	3	Remove
78	Avocado	7	No	Non-Native	3	Remove
79	Loquat	15	No	Non-Native	4	Remove
80	Bottle brush	6.5.5	No	Non-Native	3	Remove
81	Fir species	11	No	Non-Native	2	Remove
82	Persimmon	6.5	No	Non-Native	3	Remove
83	Evergreen ash	27	Yes	Non-Native	4	Remove
84	Evergreen ash	28	Yes	Non-Native	4	Remove
85	Mexican fan palm	multi	Yes	Non-Native	3	Remove
86	Glossy privet	10.8.7	Yes	Non-Native	3	Remove
87	Holy oak	7.3	No	Non-Native	3	Remove
88	Cherry	6.3	No	Orchard	1	Remove
89	Loquat	8.8.5	Yes	Non-Native	3	Remove
90	Cherry	16	No	Orchard	1	Remove

TREE MITIGATION TABLE

TREE CALIPER (DIAMETER)	REPLACEMENT RATIO FOR TYPE OF TREES REMOVED						REPLACEMENT TREE SIZE	
	NATIVE		NON-NATIVE		ORCHARD		15 GAL	24" BOX
	NO.	REPLACEMENT	NO.	REPLACEMENT	NO.	REPLACEMENT		
LESS THAN 12"	0	1:1 - 15 GAL	7	1:1 - 15 GAL	2	NONE	7	24" BOX
12" - 17"	1	3:1 - 24" BOX	5	2:1 - 24" BOX	1	NONE	13	24" BOX
18" & GREATER	1	5:1 - 24" BOX	18	4:1 - 24" BOX	0	3:1 - 24" BOX	77	24" BOX
TOTAL							7	90



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DATE	May 6, 2011	REVISIONS	
SCALE	1" = 30'	DATE	
DRAWN BY	mmf	CHECKED BY	
SUPERVISED BY REGISTERED CIVIL ENGINEER NO. 15432 COMED 32322			
CONCEPTUAL TREE REMOVAL PLAN LANDS OF TRUMARK NORTH CAPITOL AVENUE & SIERRA ROAD SAN JOSE, CALIFORNIA			
JOB NO.	1838	SHEET	7
OF			