

GAVELLO GLEN

SANTA CLARA COUNTY UNINCORPORATED, CALIFORNIA

CONTACT INFORMATION

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ENGINEER: CHRIS PATTON
CPATTON@RJA-GPS.COM
PLANNER: JOHN MONIZ
JMONIZ@RJA-GPS.COM



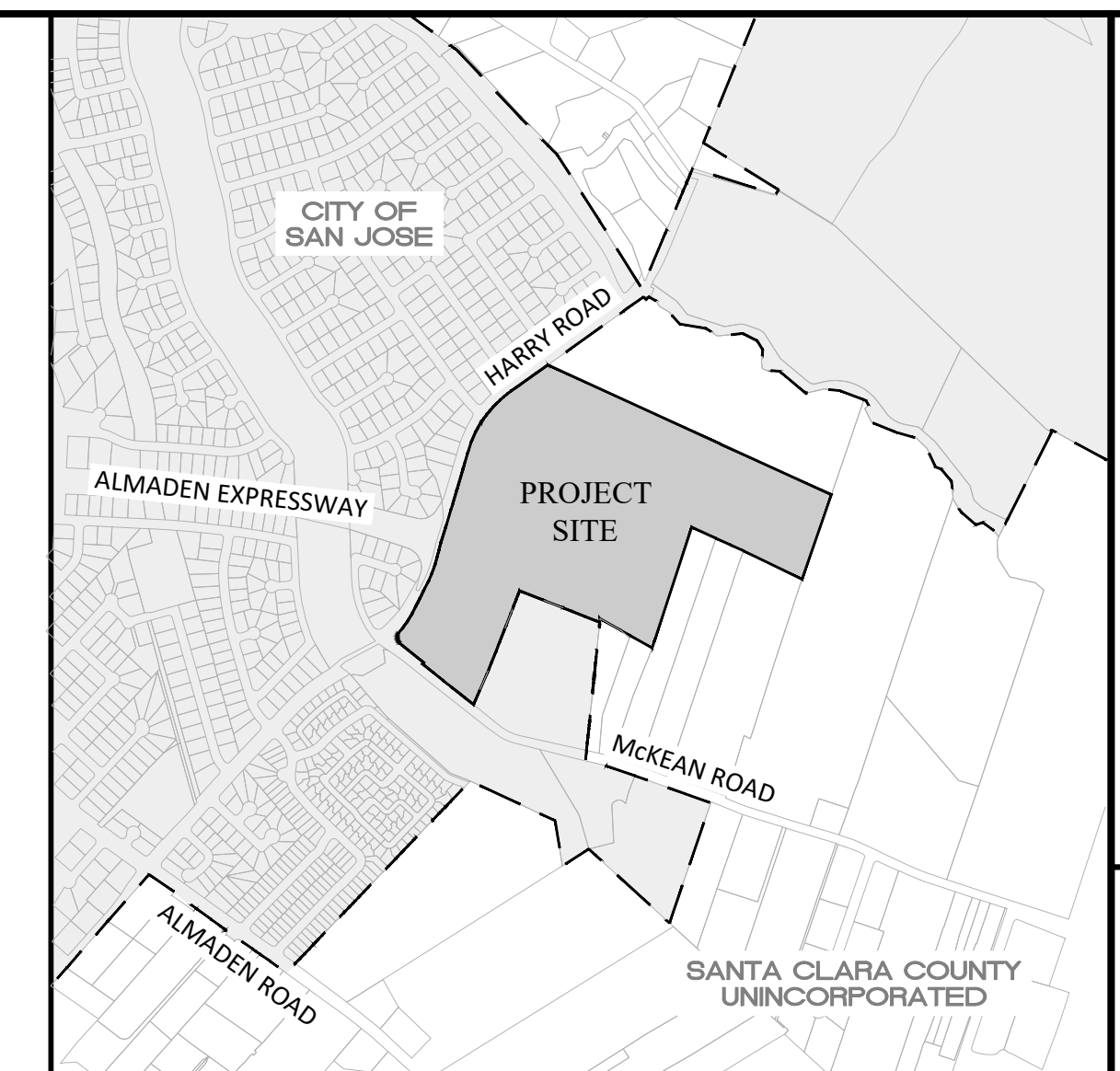
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WASTEWATER:
QUESTA ENGINEERING CORP.
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VICINITY MAP



THE LATALA GROUP, LLC
305 VINEYARD TOWN CENTER
MORGAN HILL, CA 95037

SB330
TITLE SHEET
GAVELLO GLEN
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN
DATE FEB 15, 2025

SHEET REVISIONS

SHEET
C-1
OF 96 SHEETS
JOB NO. 242025



OWNER INFORMATION

GAIL A. GAVELLO; GAIL GAVELLO, TRUSTEE OF THE GAIL A. GAVELLO 2009 REVOCABLE TRUST AGREEMENT DATED JULY 2, 2009; CLAUDE D. PERASSO, JR., TRUSTEE OF THE GARY A. GAVELLO FAMILY TRUST; NORTHERN TRUST COMPANY, TRUSTEE OF THE GAVELLO CHILDREN'S GST TRUST; JAMES A. MACIEL, JR.; JAMES ALLEN MACIEL; JAMES MACIEL; GREGORY ALLEN MACIEL; GREGORY A. MACIEL; GREGORY MACIEL; BARRY MACIEL; GREGORY A. MACIEL, TRUSTEE OF THE BARRY MACIEL TRUST; AS ALL THEIR INTERESTS MAY APPEAR OF RECORD, AS TO TRACT ONE AND

PETER R. JOHNSON, TRUSTEE OF THE GAVELLO CHILDREN'S GST TRUST, AN UNDIVIDED 12.5% INTEREST;

GAIL GAVELLO, TRUSTEE OF THE GAIL A. GAVELLO 2009 REVOCABLE TRUST DATED JULY 2, 2009, AS AMENDED AND RESTATED JANUARY 17, 2018, AN UNDIVIDED 12.5% INTEREST;

JAMES A. MACIEL, JR., A MARRIED MAN AS HIS SEPARATE PROPERTY, AN UNDIVIDED 8.333335% INTEREST;

BARRY A. MACIEL, AN UNMARRIED MAN, AN UNDIVIDED 7.481050% INTEREST;

GREGORY A. MACIEL, AN UNDIVIDED 8.333330% INTEREST;

GREGORY A. MACIEL, TRUSTEE OF THE BARRY MACIEL TRUST, AN UNDIVIDED 0.852285% INTEREST; AND

INTERNATIONAL SETTLEMENT HOLDING CORPORATION, SUCCESSOR BY MERGER WITH MONACO RESTAURANT, INC., A CORPORATION, AS TO AN UNDIVIDED 50% INTEREST, AS TO TRACT TWO

SITE INFORMATION

ADDRESS/APN	20200 HARRY ROAD 701-32-008	20202 HARRY ROAD 701-32-014	LAND 701-32-009
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EXISTING USE FALLOW OPEN SPACE (ALL)

AREA 49.7 AC

PROJECT INFORMATION

THIS IS A RESIDENTIAL PROJECT CONSISTING OF:

- 135 SINGLE FAMILY DETACHED HOMES
- 38 DUET HOMES

173 HOMES / 49.7 AC = 3.5 DU/AC (GROSS)

35 OF THE DUET UNITS WILL BE AFFORDABLE TO LOWER-INCOME HOUSEHOLDS, PURSUANT TO THE AFFORDABLE HOUSING PLAN FOR THIS PROJECT

PRIVATE OPEN SPACE IS PROVIDED AS FOLLOWS:

- FRONT, REAR AND/OR SIDE YARDS FOR ALL HOMES

COMMON OPEN SPACE IS PROVIDED AS FOLLOWS:

- ACTIVE/PASSIVE OPEN SPACE AND ORNAMENTAL LANDSCAPING IN COMMON AREAS

PARKING IS PROVIDED WITHIN PRIVATE GARAGES, CURB-SIDE SPACES, AND COMMON PARKING BAYS. A PARKING SUMMARY CAN BE FOUND ON SHEETS C-3.

Gavello Glen - Grading Quantities					
	Cut (yd ³)	Fill (yd ³)	Net (yd ³)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads - North of Waterline Easement	13,040	76,850	63,810	4.6	9.4
Building Pads - South of Waterline Easement	90	4,050	3,960	0	2.6
Streets - North of Waterline Easement	23,970	17,570	(6,400)	6.7	4.8
Streets - South of Waterline Easement	1,400	0	(1,400)	2.6	0
Open Space Parcels - North of Waterline Easement	310	820	510	2.1	4
Open Space Parcels - South of Waterline Easement	70	210	140	10	0.9
Basin Parcel - North of Waterline Easement	49,270	1,290	(47,980)	13.9	0
Basin Parcel - South of Waterline Easement	11,250	40	(11,210)	9.5	0.0
Wastewater Parcel	4,400	70	(4,330)	8.2	0.5
Total/Max	103,800	100,900	(2,900)	13.9	9.4

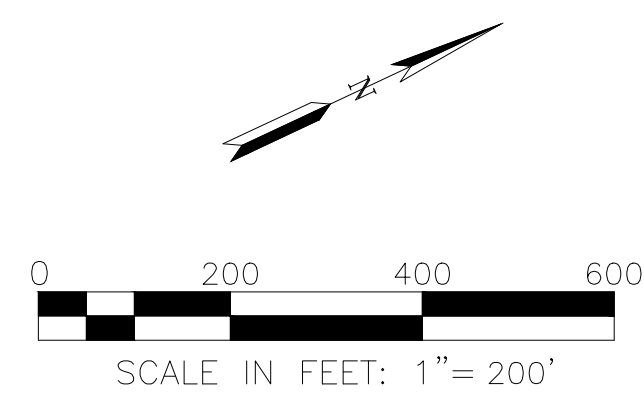
COMMON AREA INFORMATION

- NO COMMON AREA WITHIN THIS PROJECT IS PUBLIC OPEN SPACE
- THE TABLE BELOW IS A SUMMARY OF THE COMMON AREAS:
 - PARCELS A-I WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA) OR SIMILAR ENTITY.
 - PARCEL J WILL BE OFFERED AS A PUBLIC RIGHT WAY DEDICATION TO THE CITY OF SAN JOSE.

Common Area Parcels Summary						
Parcel No.	Area (sqft)	Area (ac.)	Use	Ownership	Maintenance	Notes
A	16,528	0.38	Pocket Park	HOA	HOA	
B	98,465	2.26	Natural Open Space	HOA	HOA	Planting and irrigation only
C	62,161	1.43	Basin/Common Open Space	HOA	HOA	
D	80,074	1.84	Basin	HOA	HOA	
E	55,765	1.28	Basin	HOA	HOA	
F	1,373	0.03	Pedestrian access	HOA	HOA	
G	128,729	2.96	Linear Park	HOA	HOA	
H	141,284	3.24	Package Plant & Leaching Fields	HOA	HOA	
I	56,595	1.30	Basin/Common Open Space	HOA	HOA	
J	65,110	1.49	R/W dedication	City of San Jose	City of San Jose	Irrevocable offer of dedication

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A1-A50	ARCHITECTURE
EC1-EC5	ENERGY CONSERVATION PLAN
L1-L11	LANDSCAPING
WW1-WW3	WASTEWATER TREATMENT FACILITIES



PLOT DATE: February 10, 2025
 FILE PATH: W:\Jobs_24\242025 - Harry Road (Latao)\Drawings\Preim\Applications\3_SB330\C-2_ILLUSTRATIVE SITE PLAN.dwg



LEGEND & NOTES

PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	LOT LINE	---
---	FACE OF CURB	---
---	SIDEWALK	---
---	EDGE OF PAVEMENT	---
---	CENTERLINE	---
---	EASEMENT	---
---	OVERHEAD LINE	---
○	TREE NO. TREE TO REMAIN	○
✗	TREE NO. TREE TO BE REMOVED	✗
○	TREE CANOPY (TREES <12" DBH)	○

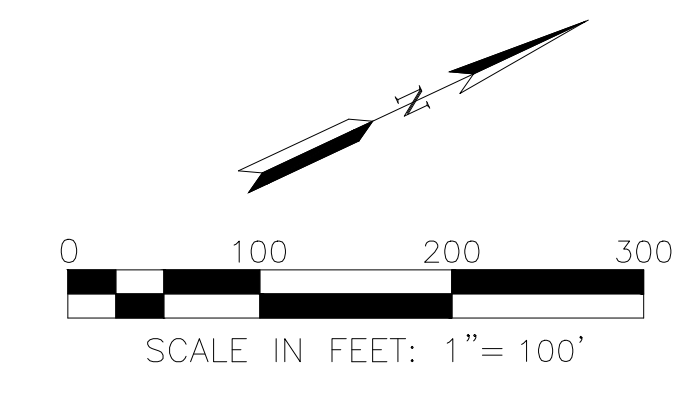
1. FOOTPRINTS, LOT COVERAGE, FLOOR AREA AND SIMILAR DEVELOPMENT STANDARDS SHOWN HEREIN ARE CONCEPTUAL IN NATURE AND SUBJECT TO REFINEMENT.

AFFORDABLE HOUSING COMPLIANCE
 TO COMPLY WITH THE 20% BMR REQUIREMENT, THE GAVELLO GLEN COMMUNITY WILL PROVIDE 35 DUET HOMES TO LOWER INCOME OCCUPANTS (80% AMI)

PLAN TYPE	LOT TYPE			
	50x100	70x100	duet	
50x100 - p2	30			30
50x100 - p3	30			30
50x100 - p4	31			31
70x100 - p1		14		14
70x100 - p2		15		15
70x100 - p3		15		15
duet - p1			38	38
	91	44	38	173

ALL PLAN TYPES
 BUILDING OCCUPANCY: R3
 TYPE OF CONSTRUCTION: TYPE VB
 NUMBER OF STORIES: 2
 FIRE SPRINKLER: 13-D

PARKING*	
garage	345
curbside	300
aprons	345
subtotal	990
rounded	990
by unit	5.7



PLAN TYPE	LIVING BY UNIT	GARAGE BY UNIT	TOTAL BY UNIT	AREA BY PLAN
30	1,945	426	2,371	71,130
30	3,000	617	3,617	108,510
31	3,116	652	3,768	116,808
14	2,552	627	3,179	44,506
15	3,050	723	3,773	56,595
15	3,549	656	4,205	63,075
38	1,230	409	1,639	62,282
173				522,906

PROJECT BY LIVING	PROJECT BY GARAGE
58,350	12,780
90,000	18,510
96,596	20,212
35,728	8,778
45,750	10,845
53,235	9,840
46,740	15,542
426,399	96,507

Common Area Parcels Summary						
Parcel No.	Area (sqft)	Area (ac.)	Use	Ownership	Maintenance	Notes
A	16,528	0.38	Pocket Park	HOA	HOA	
B	98,465	2.26	Natural Open Space	HOA	HOA	Planting and irrigation only
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J	65,110	1.49	R/W dedication	City of San Jose	City of San Jose	Irrevocable offer of dedication

RJA
RUGGERI-JENSEN-AZAR
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 1050 GAVELLO GLEN AVENUE, SUITE 100
 ROSELLE CANYON ARROYO, CALIFORNIA 95070
 PHONE: (408) 848-0300 FAX: (408) 848-0302

THE LATALA GROUP, LLC
 305 VINEYARD TOWN CENTER
 MORGAN HILL, CA 95037

ILLUSTRATIVE SITE PLAN
GAVELLO GLEN
 MORGAN HILL, CALIFORNIA

SCALE AS SHOWN
 DATE FEB 13, 2025

DATE	BY	REVISIONS

SHEET
C-2
 OF 96 SHEETS
 JOB NO.
 242025

GENERAL NOTES

1. SITE INFORMATION

ADDRESS/APN	EXISTING ZONING	EXISTING LAND USE
20200 HARRY ROAD/701-32-008	A-20Ac	OPEN SPACE RESERVE
LAND ONLY/701-32-009	A-20Ac	OPEN SPACE RESERVE
20202 HARRY ROAD/701-32-014	A-20Ac-sr	OPEN SPACE RESERVE
2. PROPOSED LAND USE: SINGLE-FAMILY ATTACHED/DETACHED RESIDENTIAL WITH ASSOCIATED OPEN SPACES AND INFRASTRUCTURE.
3. TOTAL BUILDABLE RESIDENTIAL LOTS: 173
4. DWELLING UNIT COUNT:

SINGLE FAMILY DETACHED	135
SINGLE FAMILY ATTACHED	38
TOTAL	173
5. BUILDOUT TABULATION:

EXISTING GROSS AREA	49.7 AC±
R/W TO BE DEDICATED	1.5 AC±
SUBTOTAL NET AREA	48.2 AC±
PROPOSED PRIVATE OPEN SPACE	11.5 AC±
PROPOSED PRIVATE STREETS	9.5 AC±
PROPOSED RESIDENTIAL LOTS	24.0 AC±
PRIVATE UTILITIES	3.2 AC±
TOTAL	48.2 AC±
6. UTILITIES:

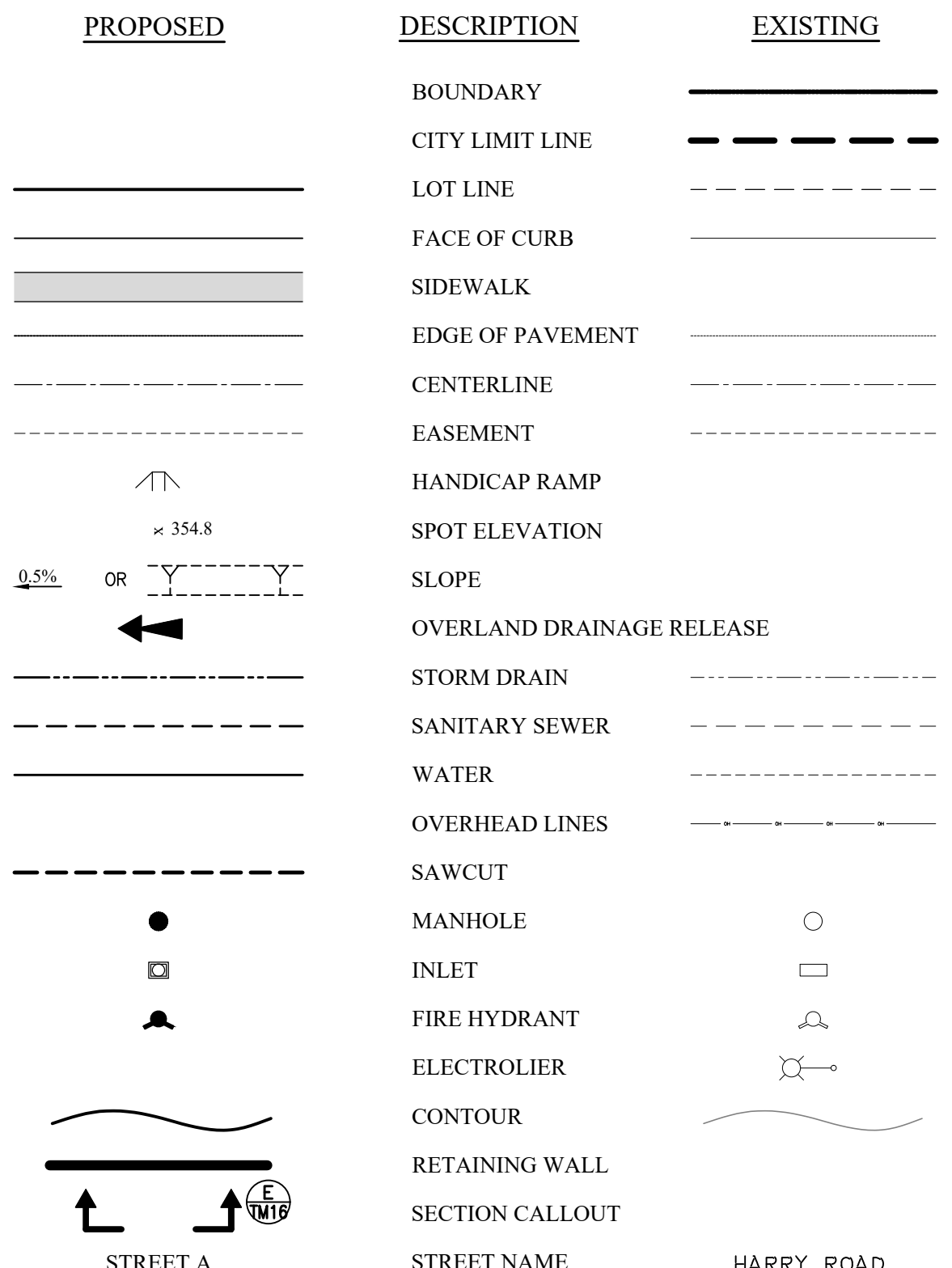
WATER	SAN JOSE WATER COMPANY
SANITARY SEWER	ON-SITE TREATMENT PLANT
STORM DRAIN	ON-SITE
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	VERIZON
7. THE EXISTING TOPOGRAPHY AS SHOWN IS BASED ON AERIAL SURVEYS DATED AUGUST 31, 2024, PROVIDED BY OTHERS, AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA.
8. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN. SLOPES ARE 2:1 MAXIMUM, UNLESS APPROVED BY GEOTECHNICAL ENGINEER. BASIN SLOPES ARE 3:1 MAX.
9. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM115", A BRASS DISK ON TOP OF CONCRETE SIDEWALK, AT THE NORTHEAST CORNER OF McKEAN ROAD BRIDGE OVER ALAMITOS CREEK, ELEVATION (NAVD88) = 336.40 FEET.
10. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83(NA2011) (MYC82), ZONE 3, (2024.253 EPOCH) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE GPS-CORS HXGN STARNET RTCM ID 3226. THE MEASURED BEARING OF N64°53'04"W BETWEEN FOUND MONUMENTS ALONG THE NORTH LINE OF "LOT 10" IS SHOWN AS S65°45'00"E ON THE MAP ENTITLED "MAP OF A.H.MARTEN, W.S. CLAYTON, J.R. CHACE, AND E. SHILLINGSBURG, SUBDIVISION", FILED DECEMBER 19, 1910, IN BOOK M OF MAPS, AT PAGE 19, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.
11. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
12. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
13. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE COUNTY OF SANTA CLARA STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
14. THE PROJECT LIES WITHIN FLOOD ZONE D, AREA OF UNDETERMINED FLOOD HAZARD, AND FLOOD ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD; THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED, PER FEMA FLOOD MAP 06085C0404H, DATED 5/18/2009.
15. PAD AND FINISH FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
16. THE UTILITY PIPE SIZES, LOCATIONS, AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
17. BMP MEASURES FOR STORM WATER QUALITY AND LOW IMPACT DEVELOPMENT WILL BE INCORPORATED ONSITE TO THE MAXIMUM EXTENT PRACTICABLE BASED ON THE CURRENT COUNTY OF SANTA CLARA STANDARDS AT THE TIME OF INITIAL VESTING TENTATIVE MAP SUBMITTAL.
18. ARCHITECTURE, FLOOR PLAN MIX, AMENITIES, AND LANDSCAPE ARCHITECTURE ARE SHOWN IN THE ACCOMPANYING PD SHEET SET.
19. ALL EXISTING BUILDINGS WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
20. EXISTING TREE INFORMATION SHOWN PER THE ARBORIST REPORT BY ARBORSTAR CONSULTING, DATED 11/18/2024.
21. THE PROJECT IS LOCATED IN A HIGH FIRE HAZARD SEVERITY ZONE (CAL FIRE ON-LINE FIRE SEVERITY ZONE MAP, 2025-02-10)
22. THE PROJECT IS LOCATED IN AN AREA DESIGNATED INTERFACE PER THE U.S. DEPARTMENT OF FOREST SERVICE ONLINE WILDLAND URBAN INTERFACE MAP: 2020
23. THIS TENTATIVE MAP HAS BEEN PREPARED UNDER THE DIRECTION OF PAUL C. PATTON, RCE #66271

VESTING TENTATIVE MAP GAVELLO GLEN

SANTA CLARA COUNTY, CALIFORNIA



LOCATION MAP
NO SCALE



LEGEND

CONTACT INFORMATION

APPLICANT: THE LATALA GROUP
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CIVIL ENGINEER/PLANNER: RUGGERI-JENSEN-AZAR & ASSOCIATES
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ENGINEERING CONTACT: CHRIS PATTON, RCE 66271
PLANNER CONTACT: JOHN MONIZ
(408) 848-0300

GEOTECHNICAL ENGINEER: BAEZ GEOTECHNICAL GROUP, INC.
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HUGHSON, CA 95326
CONTACT: STEFANIE PARMAN-RIBERIO
(209) 602-6569, SMP@BAEZGEOTECHNICALGROUP.COM

OWNER INFORMATION

Gail A. Gavello; Gail Gavello, Trustee of the Gail A. Gavello 2009 Revocable Trust Agreement dated July 2, 2009; Claude D. Perasso, Jr., Trustee of the Gary A. Gavello Family Trust; Northern Trust Company, Trustee of the Gavello Children's GST Trust; James A. Maciel, Jr.; James Allen Maciel; James Maciel; Gregory Allen Maciel; Gregory A. Maciel; Gregory Maciel; Barry Maciel; Gregory A. Maciel, Trustee of the Barry Maciel Trust; as all their interests may appear of record, as to Tract One and

Peter R. Johnson, Trustee of the Gavello Children's GST Trust, an undivided 12.5% interest;

Gail Gavello, Trustee of the Gail A. Gavello 2009 Revocable Trust dated July 2, 2009, as amended and restated January 17, 2018, an undivided 12.5% interest;

James A. Maciel, Jr., a married man as his separate propoerty, an undivided 8.333335% interest;

Barry A. Maciel, an unmarried man, an undivided 7.481050% interest;

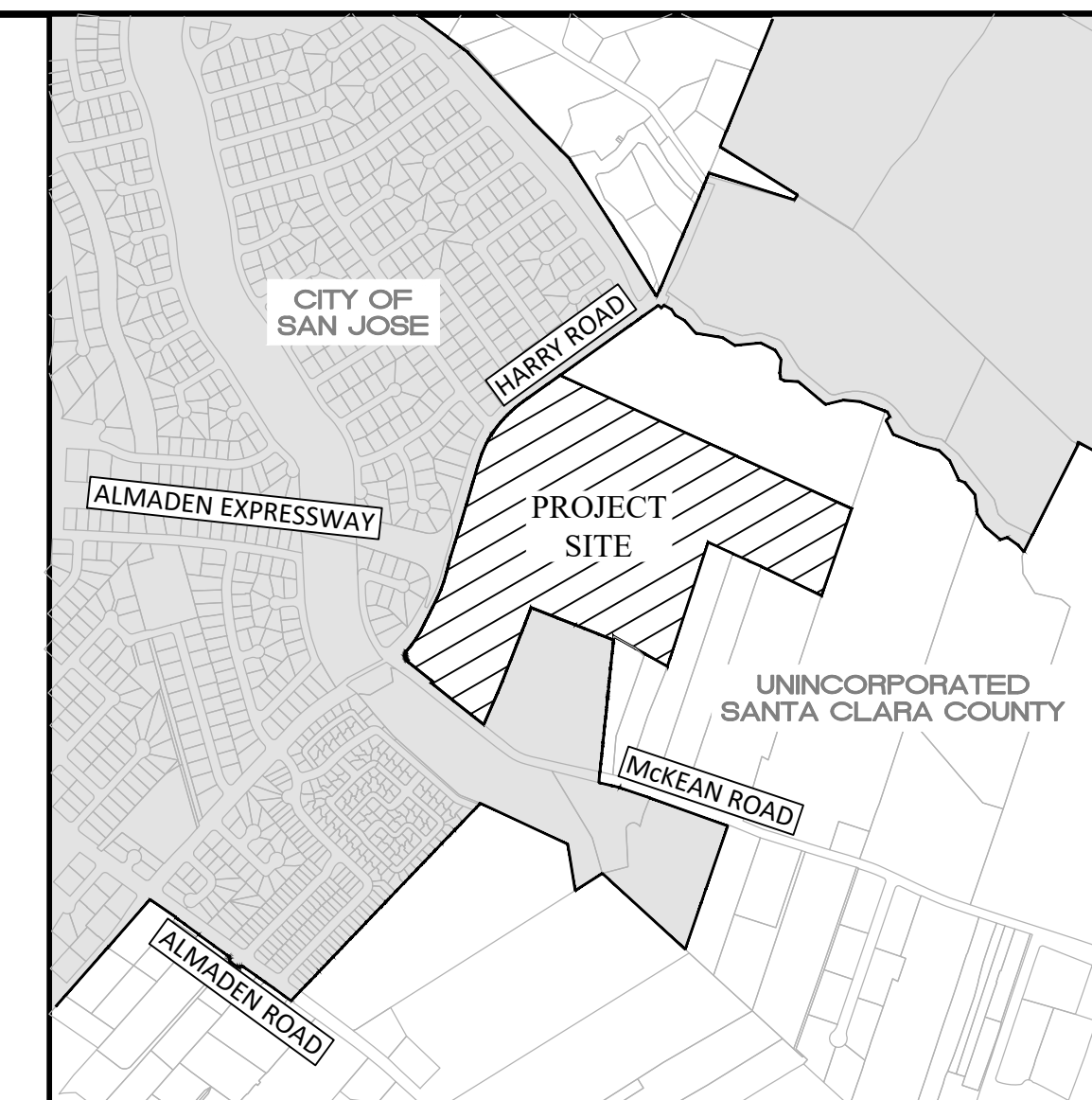
Gregory A. Maciel, an undivided 8.333330% interest;

Gregory A. Maciel, Trustee of the Barry Maciel Trust, an undivided 0.852285% interest; and

International Settlement Holding Corporation, successor by merger with Monaco Restaurant, Inc., a corporation, as to an undivided 50% interest, as to Tract Two

SHEET INDEX

SHEET NO.	TITLE
TM01	TITLE SHEET
TM02	PRELIMINARY STREET SECTIONS AND DETAILS
TM03	EXISTING CONDITIONS
TM04-TM09	PRELIMINARY LOTTING PLAN
TM10-TM15	PRELIMINARY GRADING PLAN
TM16	PRELIMINARY GRADING SECTIONS
TM17-TM22	PRELIMINARY UTILITIES PLAN
TM23-TM24	STORMWATER CONTROL PLAN
TM25	FIRE TRUCK TURNING TEMPLATE



VICINITY MAP

Common Area Parcels Summary						
Parcel No.	Area (sqft)	Area (ac.)	Use	Ownership	Maintenance	Notes
A	16,528	0.38	Pocket Park	HOA	HOA	
B	98,465	2.26	Natural Open Space	HOA	HOA	Planting and irrigation only
C	62,161	1.43	Basin/Common Open Space	HOA	HOA	Access easement to Parcel B
D	80,074	1.84	Basin	HOA	HOA	
E	55,765	1.28	Basin	HOA	HOA	
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I	56,414	1.30	Basin/Common Open Space	HOA	HOA	
J	65,110	1.49	R/W dedication	City of San Jose	City of San Jose	Irrevocable offer of dedication

ABBREVIATIONS

AC	ACRES	NO.	NUMBER
APPROX	APPROXIMATE	OH	OVERHEAD LINE
BFE	BASE FLOOD ELEVATION	PAE	PRIVATE ACCESS EASEMENT
BNDY	BOUNDARY	PCL	PARCEL
C&G	CURB AND GUTTER	PL	PROPERTY LINE
CL	CENTERLINE	PRUE	PRIVATE UTILITY EASEMENT
CU FT	CUBIC FEET	PSE	PUBLIC SERVICE EASEMENT
DE	DRAINAGE EASEMENT	PSSE	PRIVATE SANITARY SEWER EASEMENT
DMA	DRAINAGE MANAGEMENT AREA	PVT	PRIVATE
DU	DWELLING UNITS	R	RADIUS
DWY	DRIVEWAY	(R)	RADIAL BEARING
EG	EXISTING GROUND	RETWALL	RETAINING WALL
EP	EDGE OF PAVEMENT	R/W	RIGHT-OF-WAY
EASEMT	EASEMENT	S	SLOPE
EVAE	EMERGENCY VEHICLE ACCESS	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SF	SQUARE FEET
FH	FINISH GRADE HIGH SIDE OF WALL	SS	SANITARY SEWER
FGL	FINISH GRADE LOW SIDE OF WALL	SSMH	SANITARY SEWER MANHOLE
FWL	FUTURE WIDTH LINE	SSLAT	SANITARY SEWER LATERAL
GB	GRADE BREAK	STD	STANDARD
GND	GROUND	SWK	SIDEWALK
HP	HIGH POINT	TC	TOP OF CURB ELEVATION
HT	HEIGHT	TW	TOP OF WALL
INV	INVERT ELEVATION	TYP	TYPICAL
LP	LOW POINT	VG	VALLEY GUTTER
MAX	MAXIMUM	W	WATER
		WSER	WATER SERVICE

FILE PATH: W:\Jobs\24\242025 - Harry Road (Lata) Drawings\Prelin\Applications\2 - Vest Tentative Map\TM01 - TITLE SHEET.dwg

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THE LATALA GROUP
305 VINEYARD TOWN CENTER
SUITE 393
MORGAN HILL, CA 95037

TENTATIVE MAP
TITLE SHEET
GAVELLO GLEN
SANTA CLARA COUNTY, CALIFORNIA

SCALE: NONE
DATE: FEB 2025

DATE: MK
SHEET REVISIONS: BY: CK

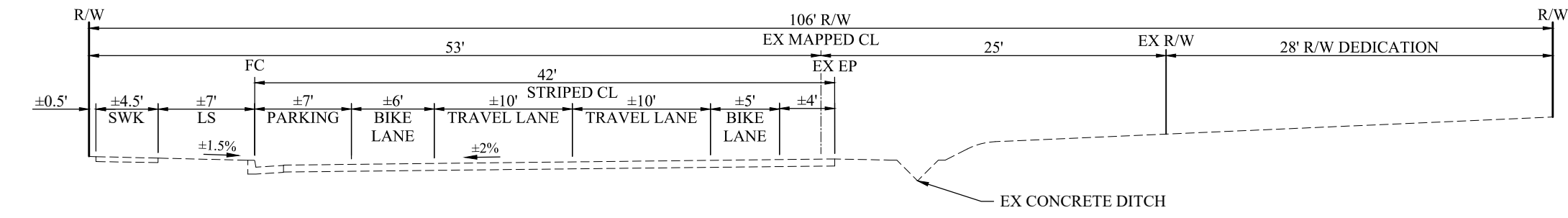
1ST SUBMITTAL
February 11, 2025

SHEET
TM01
OF 25 SHEETS
JOB NO. 242025

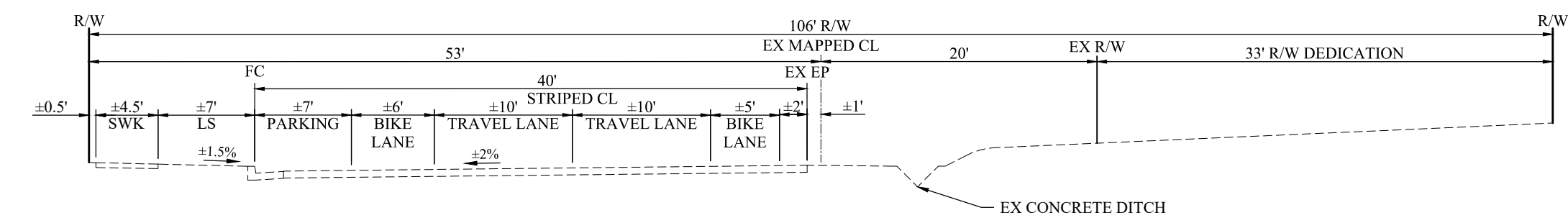
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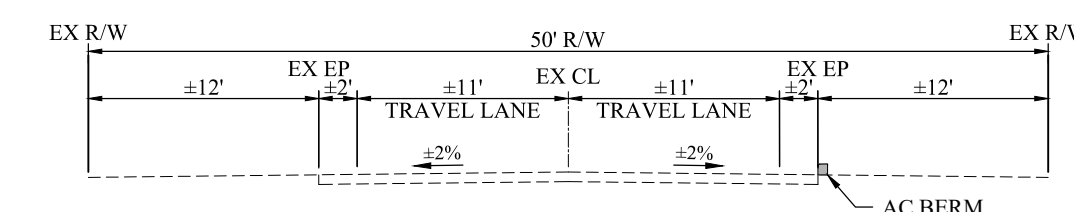
KEY MAP
 NTS



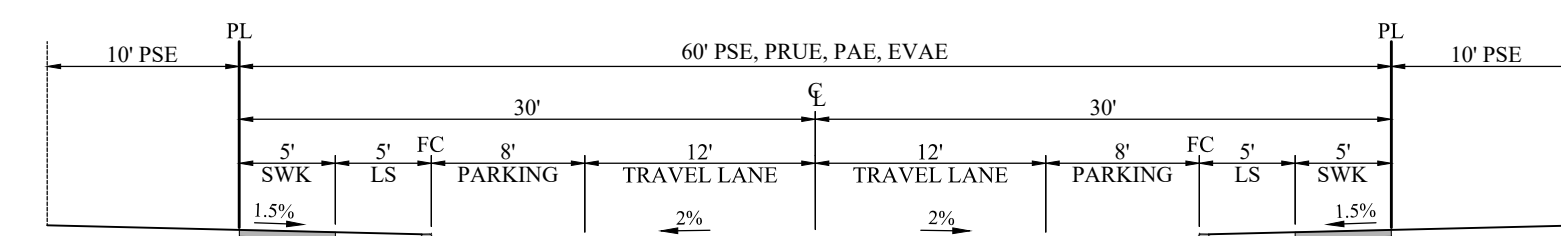
1 HARRY ROAD (PUBLIC) SOUTH OF GRANDWOOD WAY
 NO SCALE



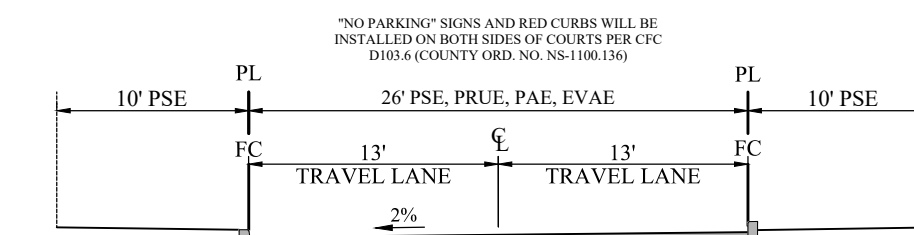
2 HARRY ROAD (PUBLIC) NORTH OF GRANDWOOD WAY
 NO SCALE



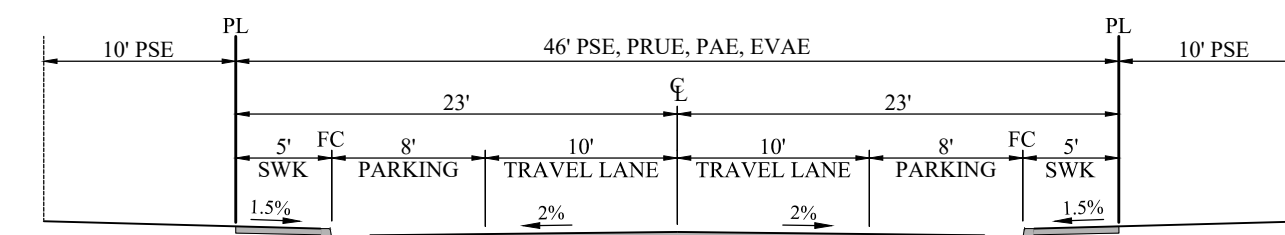
3 MCKEAN ROAD (PUBLIC)
 NO SCALE



4 PRIVATE ROADS (STREET A-H)
 NO SCALE



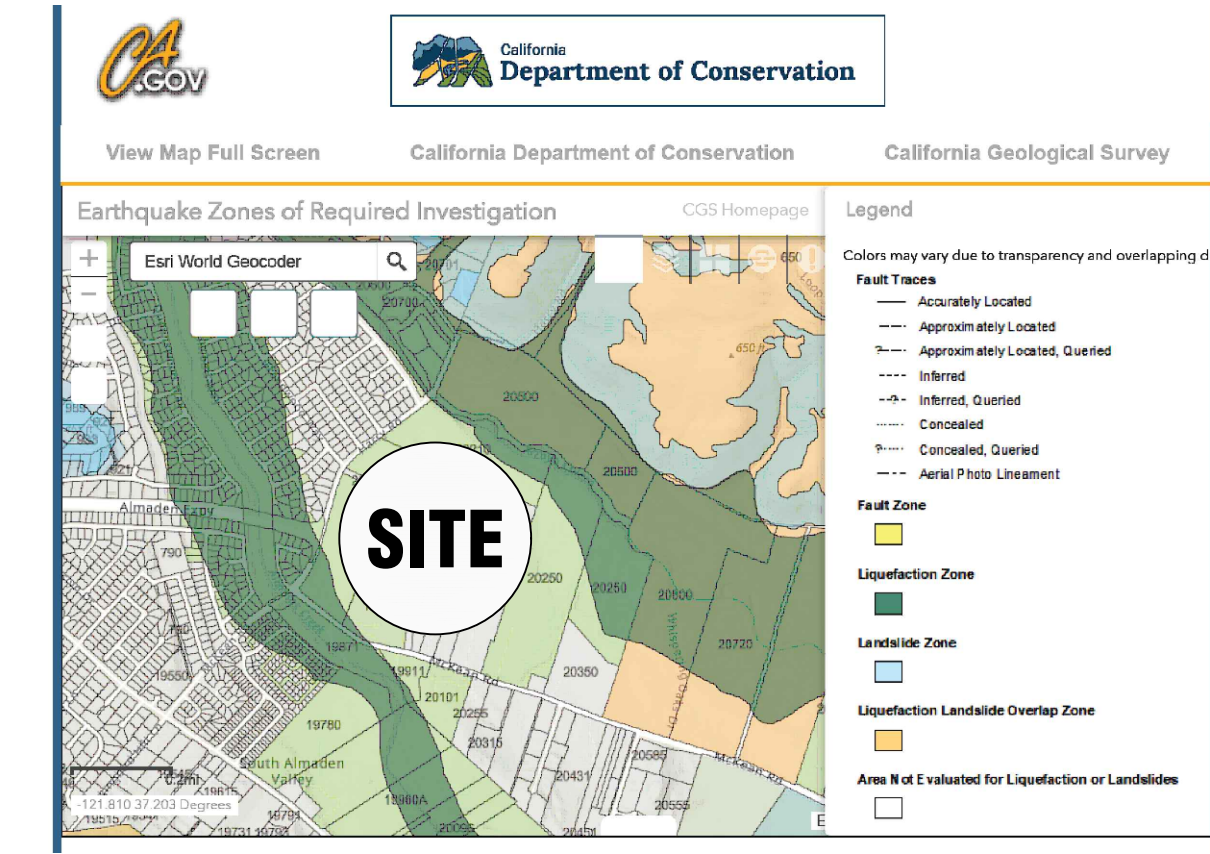
5 PRIVATE COURTS A & C
 NO SCALE



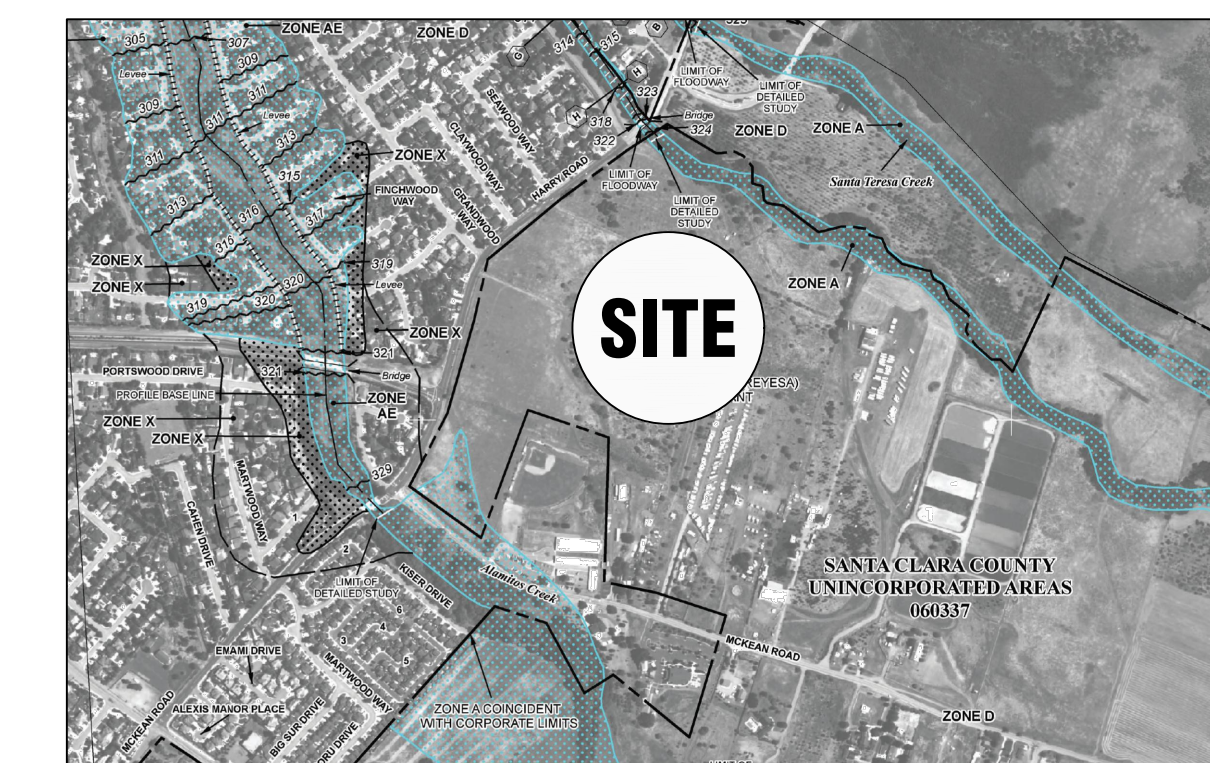
6 PRIVATE COURT B
 NO SCALE

PRELIMINARY STREET SECTIONS

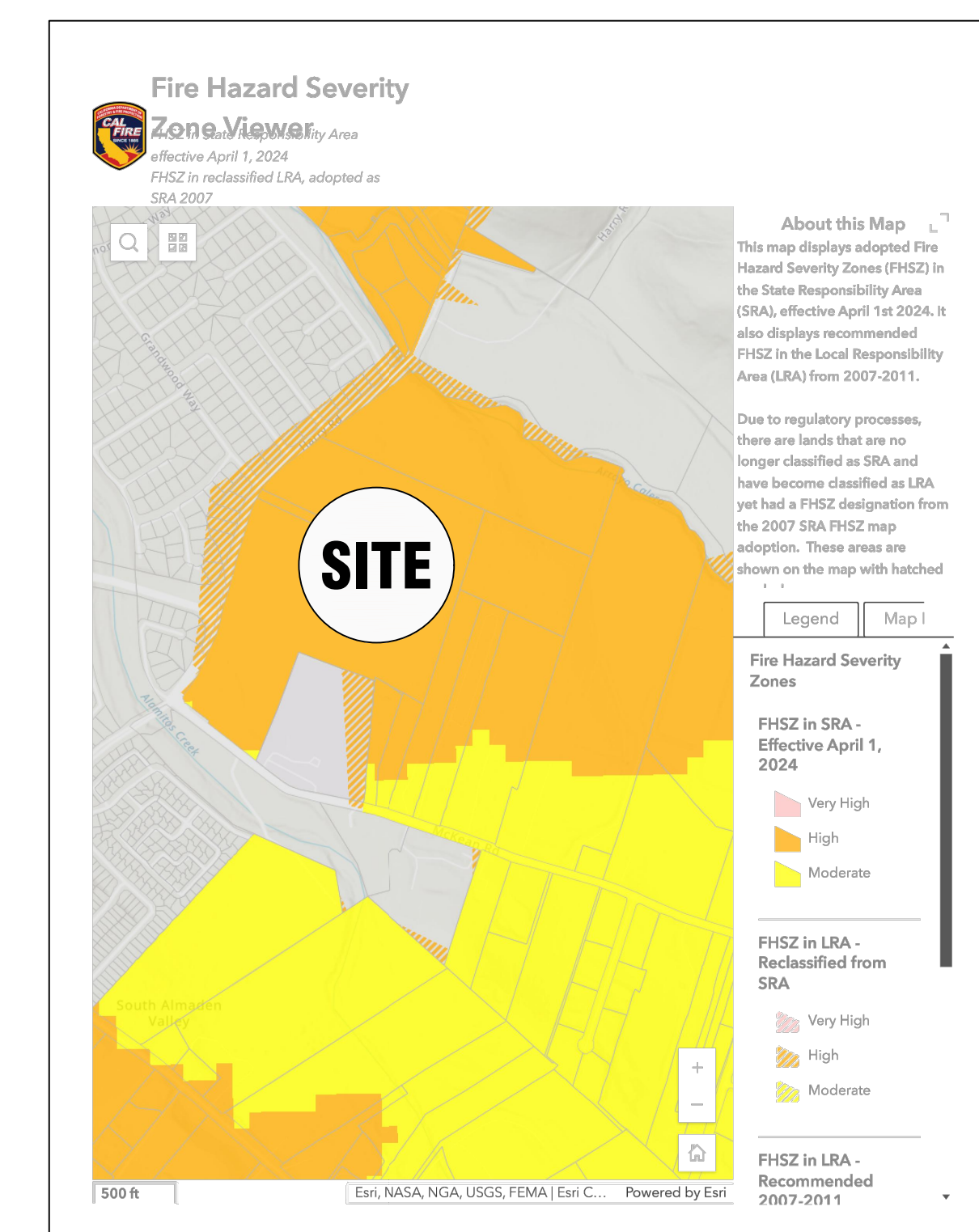
PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Latao)\Drawings\Prelim\Applications\2 - Tentative Map\TM03 EXISTING CONDITIONS.dwg



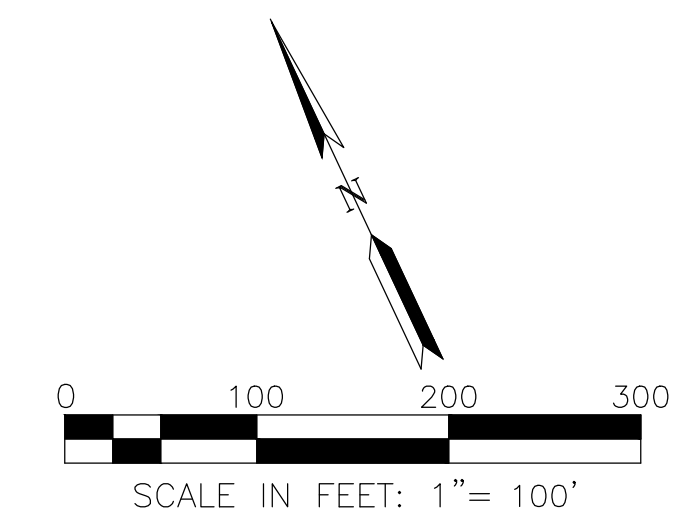
FAULT ZONES



FLOOD ZONES



**FIRE SEVERITY ZONE
 (PARCELS ARE ZONED A-20ac)**



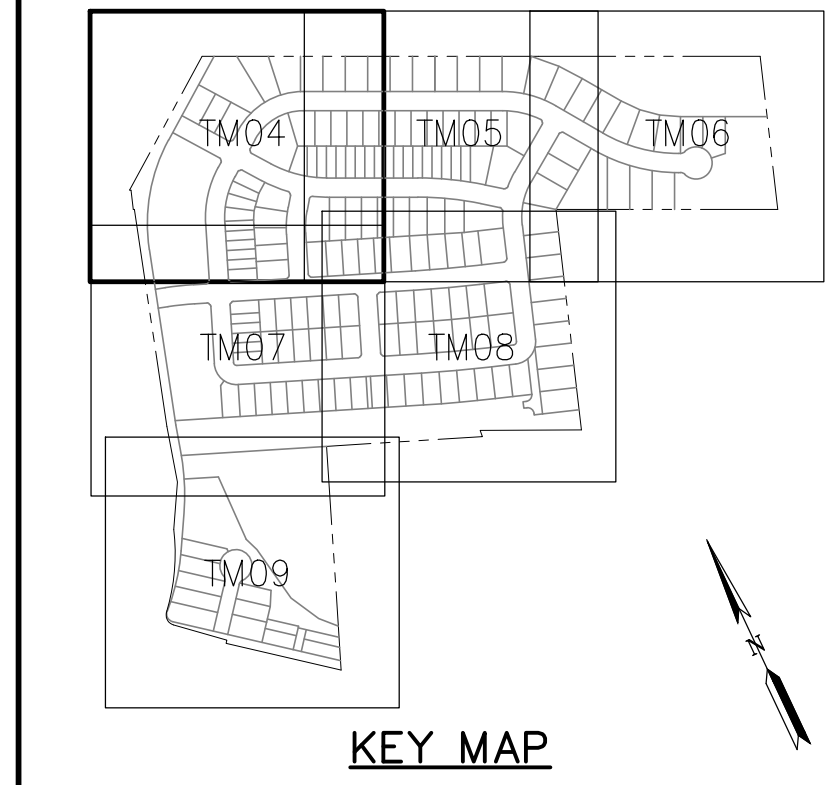
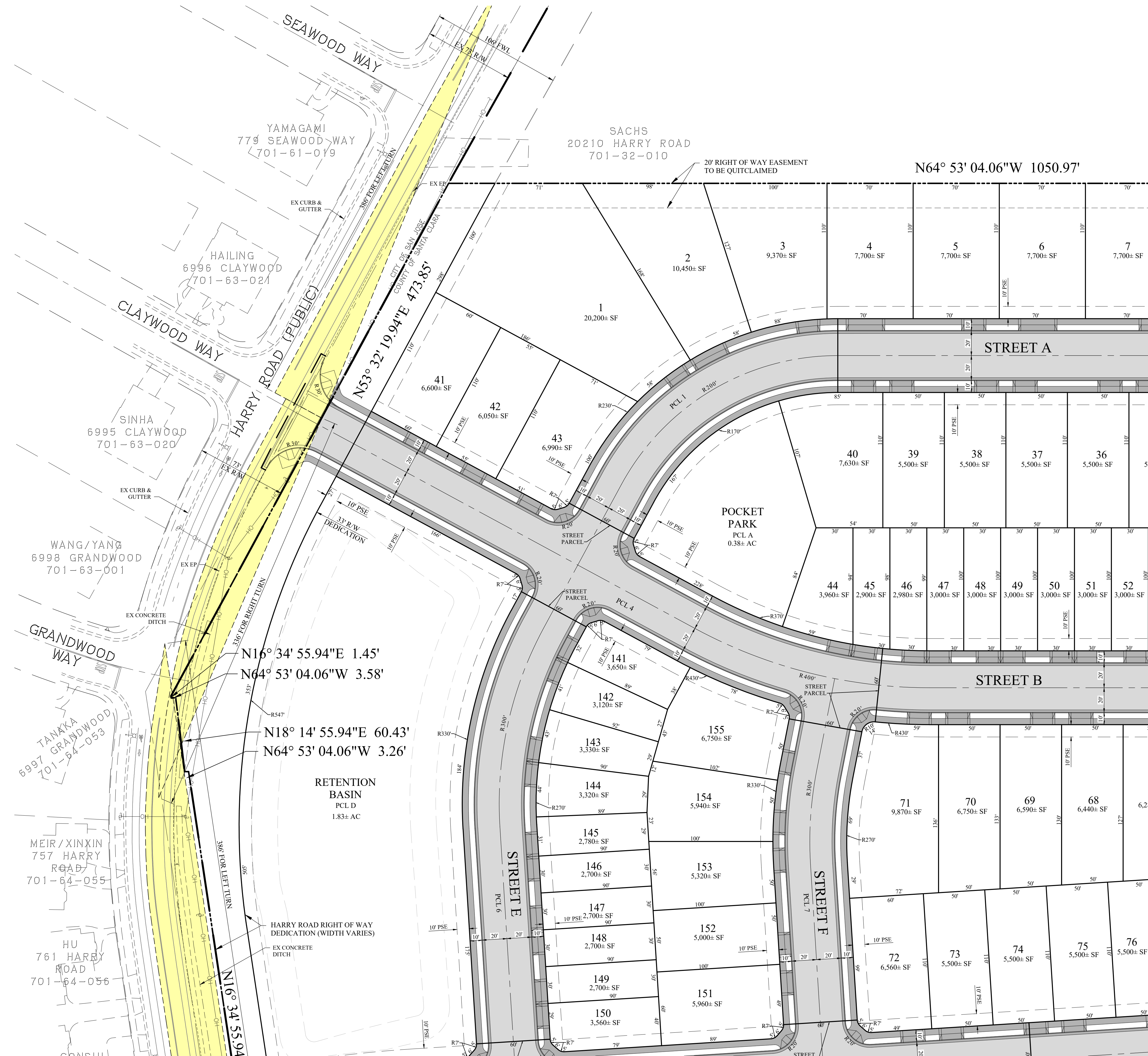
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 GILROY, CA 95020
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THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 EXISTING CONDITIONS
GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE: MKR
 SHEET REVISIONS:
 SCALE: 1" = 100'
 DATE: FEB 2025
1ST SUBMITTAL
February 11, 2025
 SHEET
TM03
 OF 25 SHEETS
 JOB NO. 242025

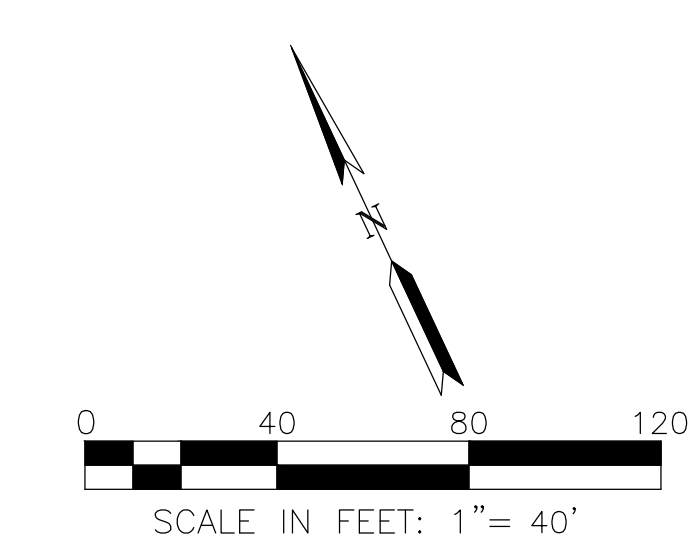
PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lotag)\Drawings\Prelim\Applications\2 - Tentative Map\TM04 - PRELIMINARY LOTTING PLAN.dwg



LOTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
---	LOT LINE or RIGHT-OF-WAY
---	EASEMENT
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
PSE	PUBLIC SERVICE EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
DE	DRAINAGE EASEMENT
FWL	FUTURE WIDTH LINE
[Grey Box]	PAVEMENT
[Dark Grey Box]	CONCRETE
[Yellow Triangle]	SIGHT DISTANCE AREA (TO REMAIN CLEAR)

- LOTING NOTES:**
- LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
 - LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.



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THE LATALA GROUP
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 SUITE 393
 MORGAN HILL, CA 95037

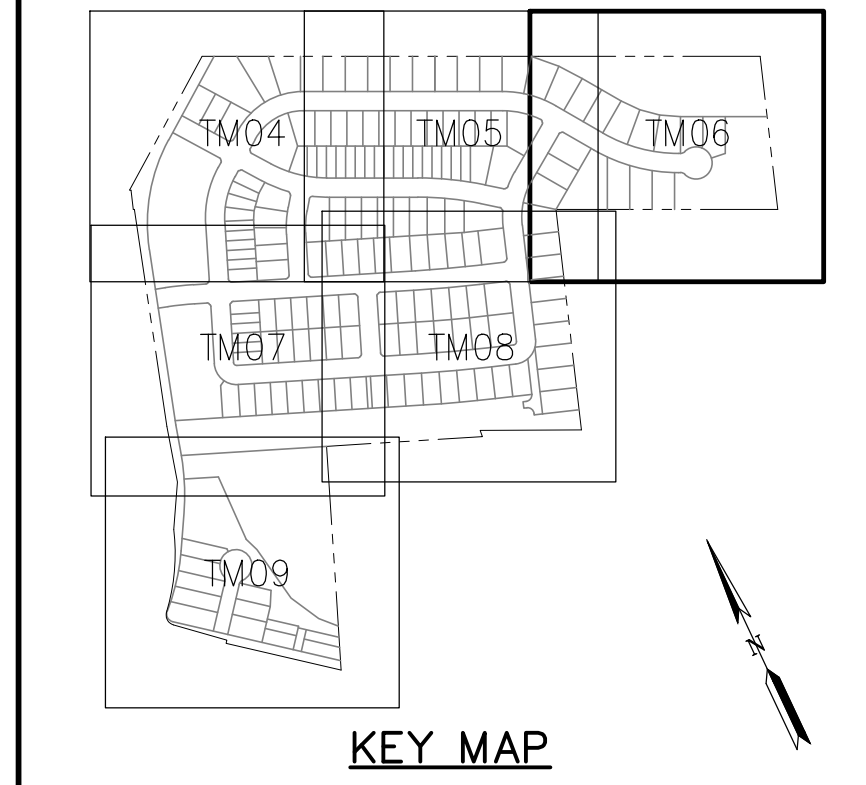
TENTATIVE MAP
 PRELIMINARY LOTTING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE	11/11/2025	SCALE	1" = 40'
BY/CHK	[Signature]	DATE	FEB 2025
SHEET REVISIONS		1ST SUBMITTAL February 11, 2025	
SHEET		TM04	
OF 25 SHEETS		JOB NO. 242025	

SEE SHEET TM07

SEE SHEET TM05

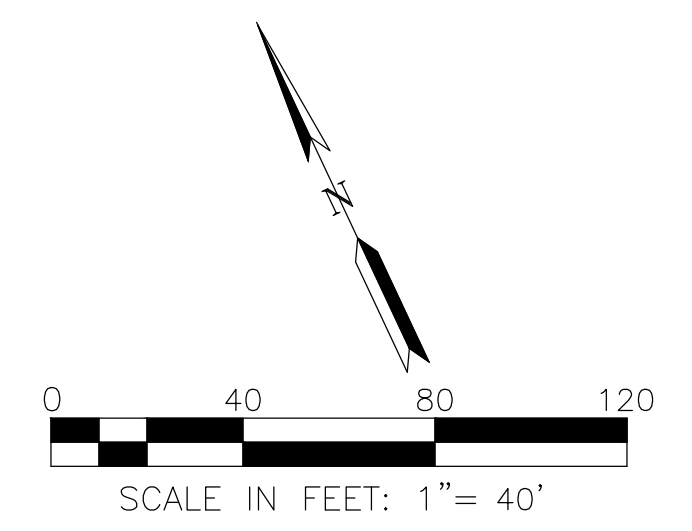
PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lotso)\Drawings\Prelim\Applications\2 - West Tentative Map\TM06 PRELIMINARY LOTTING PLAN.dwg



LOTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
---	LOT LINE or RIGHT-OF-WAY
---	EASEMENT
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
PSE	PUBLIC SERVICE EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
DE	DRAINAGE EASEMENT
FWL	FUTURE WIDTH LINE
[Pattern]	PAVEMENT
[Pattern]	CONCRETE
[Symbol]	SIGHT DISTANCE AREA (TO REMAIN CLEAR)

- LOTING NOTES:**
- LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
 - LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.



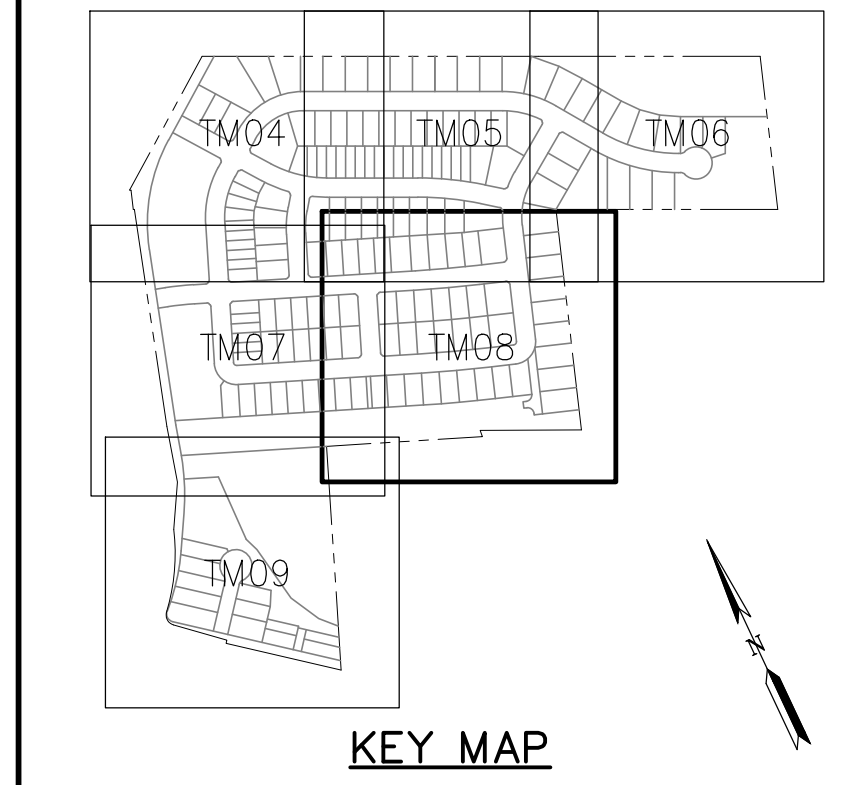
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 8055 CAMINO ARROYO GLEN, CA 95020
 PHONE: (408) 848-0300 FAX: (408) 848-0302

THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 PRELIMINARY LOTTING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

SCALE	1" = 40'	DATE	FEB 2025
BY/CHK		DATE	
SHEET REVISIONS		DATE	
1ST SUBMITTAL February 11, 2025			
SHEET TM06 OF 25 SHEETS JOB NO. 242025			

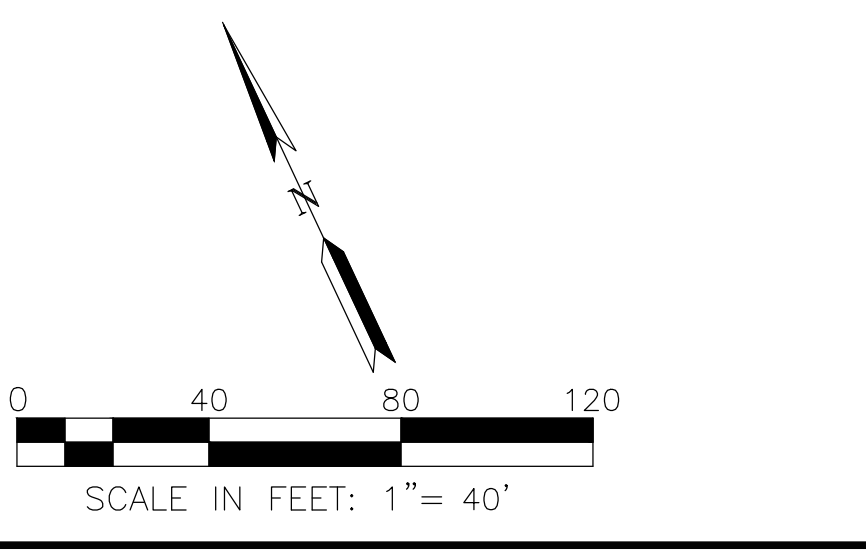
PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lotso)\Drawings\Prelim\Applications\2 - Vest Tentative Map\TM08 PRELIMINARY LOTTING PLAN.dwg



LOTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
---	LOT LINE or RIGHT-OF-WAY
---	EASEMENT
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
PSE	PUBLIC SERVICE EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
DE	DRAINAGE EASEMENT
FWL	FUTURE WIDTH LINE
[Grey Box]	PAVEMENT
[Dark Grey Box]	CONCRETE
[Yellow Triangle]	SIGHT DISTANCE AREA (TO REMAIN CLEAR)

- LOTING NOTES:**
- LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
 - LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.



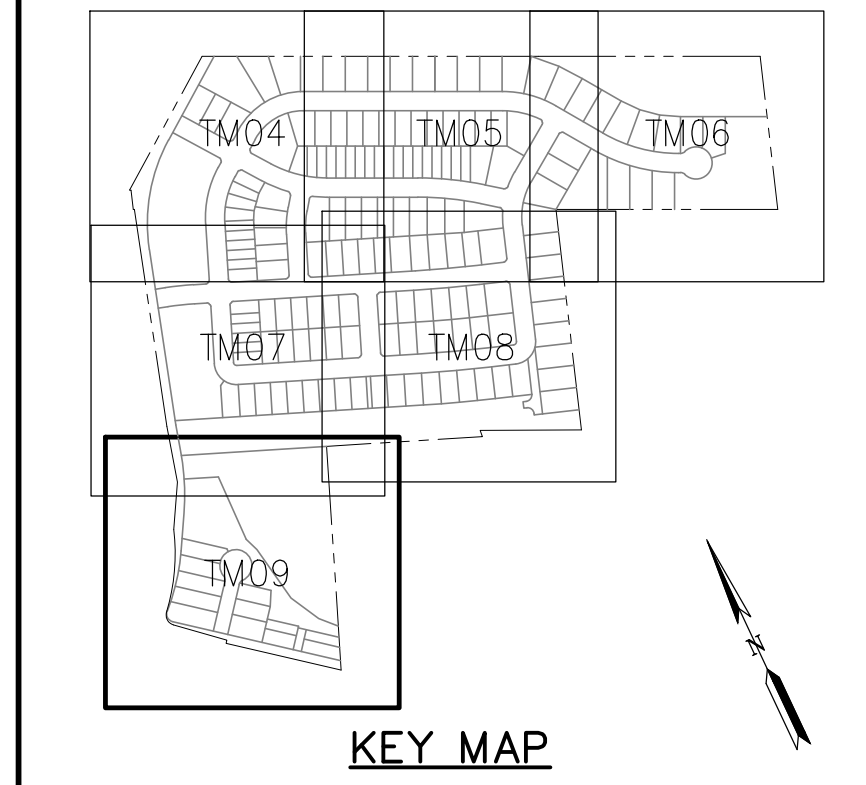
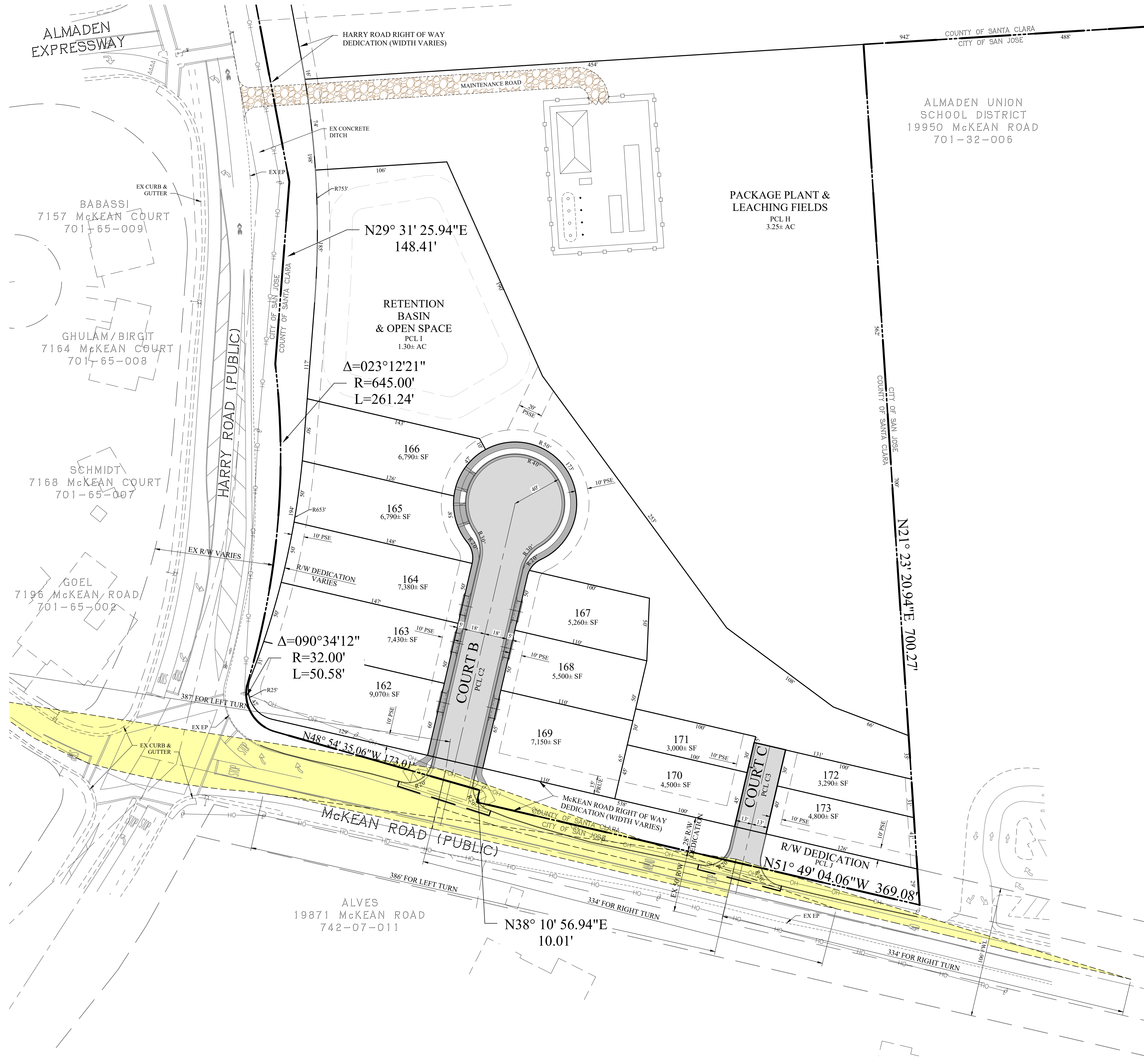
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THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 PRELIMINARY LOTTING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE	DATE	SCALE	BY/CHK
11 FEB 2025	11 FEB 2025	1" = 40'	
SHEET REVISIONS		DATE	
1ST SUBMITTAL		February 11, 2025	
SHEET		SHEET	
TM08		TM08	
OF 25 SHEETS		OF 25 SHEETS	
JOB NO.		JOB NO.	
242025		242025	

SEE SHEET TM07



LOTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
---	LOT LINE or RIGHT-OF-WAY
---	EASEMENT
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
PSE	PUBLIC SERVICE EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
DE	DRAINAGE EASEMENT
FWL	FUTURE WIDTH LINE
[Symbol]	PAVEMENT
[Symbol]	CONCRETE
[Symbol]	SIGHT DISTANCE AREA (TO REMAIN CLEAR)

- LOTING NOTES:**
- LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
 - LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

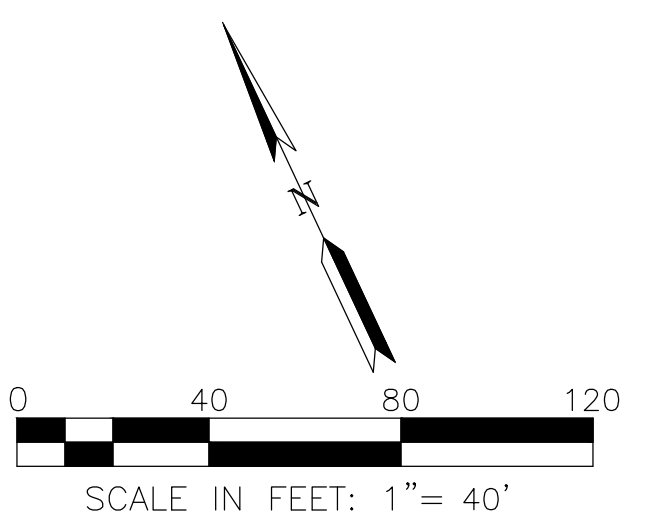
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 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

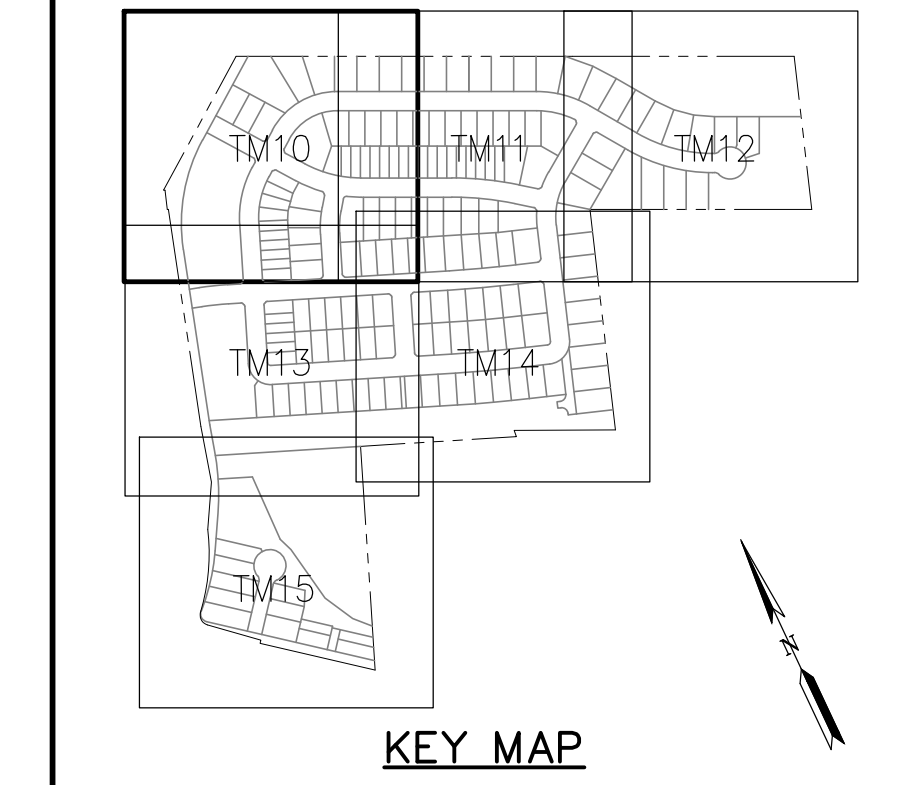
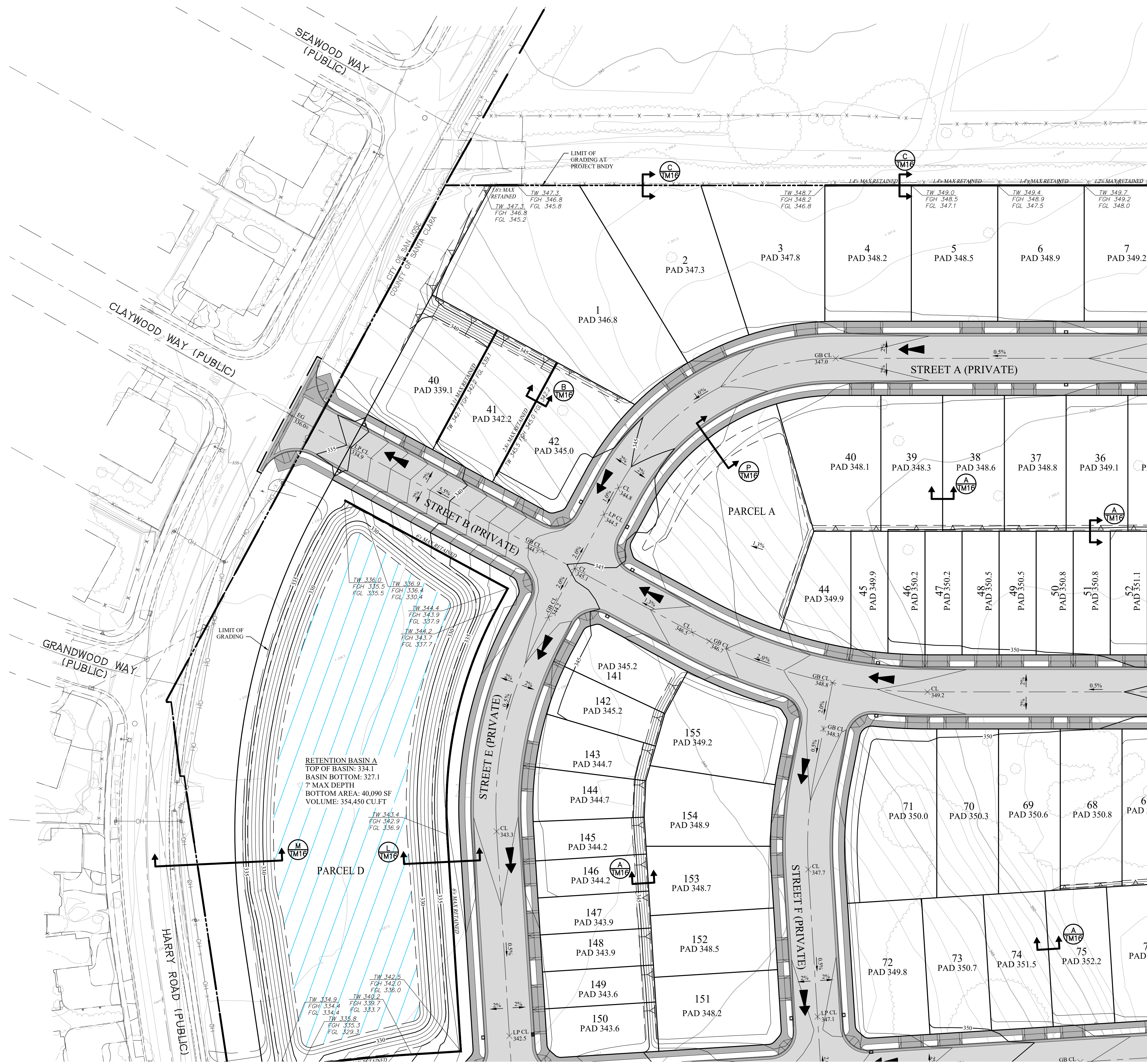
TENTATIVE MAP
 PRELIMINARY LOTTING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE	11/11/2025	SCALE	1" = 40'
BY	CK	DATE	FEB 2025
SHEET REVISIONS			
1ST SUBMITTAL			
February 11, 2025			
SHEET			
TM09			
OF 25 SHEETS			
JOB NO. 242025			

PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lata) Drawings\Pre\TM09 PRELIMINARY LOTTING PLAN.dwg



PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lotso)\Drawings\Prelin\Applications\2 - Vest Tentative Map\TM10 PRELIMINARY GRADING PLAN.dwg



GRADING NOTES

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

GRADING LEGEND

- PAD 352.0 APPROXIMATE PAD ELEVATION
- >350.7 APPROXIMATE SPOT ELEVATION
- 1.5% SLOPE
- RETAINING WALL
- TW PROPOSED TOP OF WALL ELEVATION
- FGH PROPOSED FINISH GRADE ON HIGH SIDE OF WALL
- FGL PROPOSED FINISH GRADE ON LOW SIDE OF WALL
- 1.5% ANTICIPATED STREET SLOPE
- Earth Swale
- EMERGENCY OVERLAND RELEASE
- APPROXIMATE LIMITS OF ROUGH GRADING
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BASIN
- MAINTENANCE ROAD

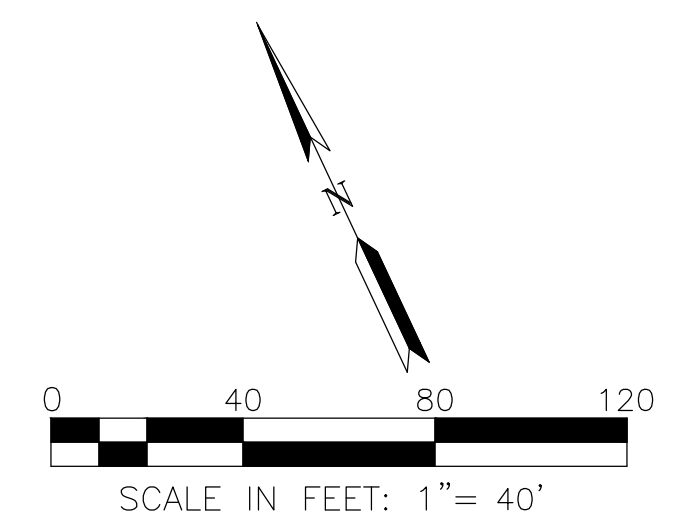
NORTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE
 $S = (1^{\circ}L/A) * 100 = (1^{\circ} \frac{44287}{183703}) * 100 = 2.4\%$

SOUTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE
 $S = (1^{\circ}L/A) * 100 = (1^{\circ} \frac{14553}{108503}) * 100 = 4.7\%$

SEE SHEET TM11

SEE SHEET TM13

Gavello Glen - Grading Quantities					
	Cut (yd ³)	Fill (yd ³)	Net (yd ³)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads - North of Waterline Easement	13,040	76,850	63,810	4.6	9.4
Building Pads - South of Waterline Easement	90	4,050	3,960	0	2.6
Streets - North of Waterline Easement	23,970	17,570	(6,400)	6.7	4.8
Streets - South of Waterline Easement	1,400	0	(1,400)	2.6	0
Open Space Parcels - North of Waterline Easement	310	820	510	2.1	4
Open Space Parcels - South of Waterline Easement	70	210	140	10	0.9
Basin Parcel - North of Waterline Easement	49,270	1,290	(47,980)	13.9	0
Basin Parcel - South of Waterline Easement	11,250	40	(11,210)	9.5	0.0
Wastewater Parcel	4,400	70	(4,330)	8.2	0.5
Total/Max	103,800	100,900	(2,900)	13.9	9.4



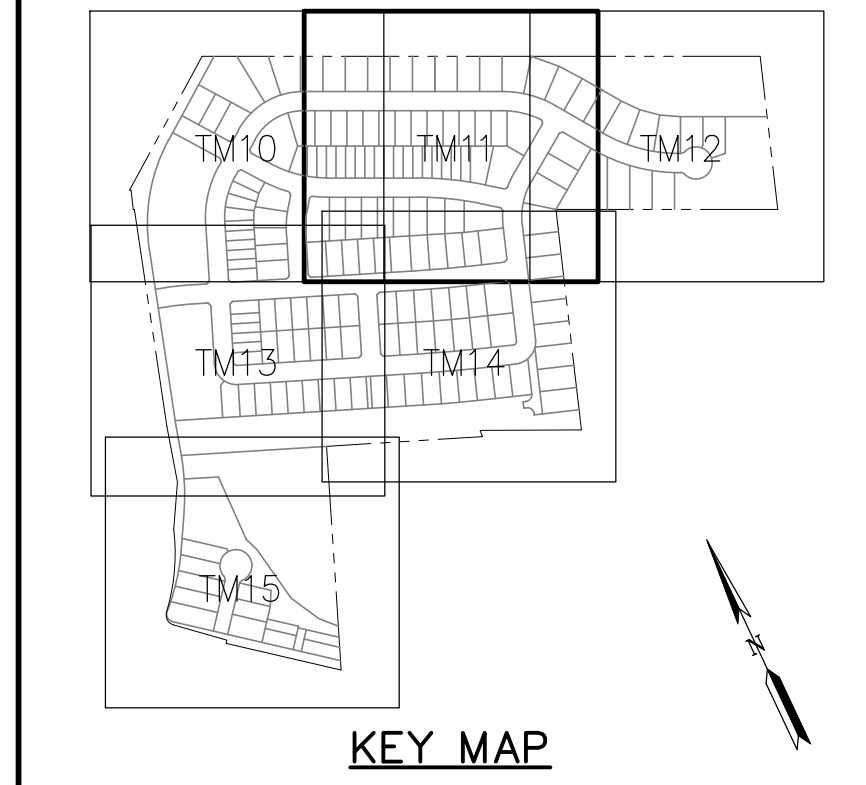
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THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 PRELIMINARY GRADING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1" = 40'
 DATE: FEB 2025
 SHEET: **TM10**
 OF 25 SHEETS
 JOB NO.: 242025

PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lotag)\Drawings\Prelin\Applications\2 - Tentative Map\TM11 - PRELIMINARY GRADING PLAN.dwg



GRADING NOTES

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

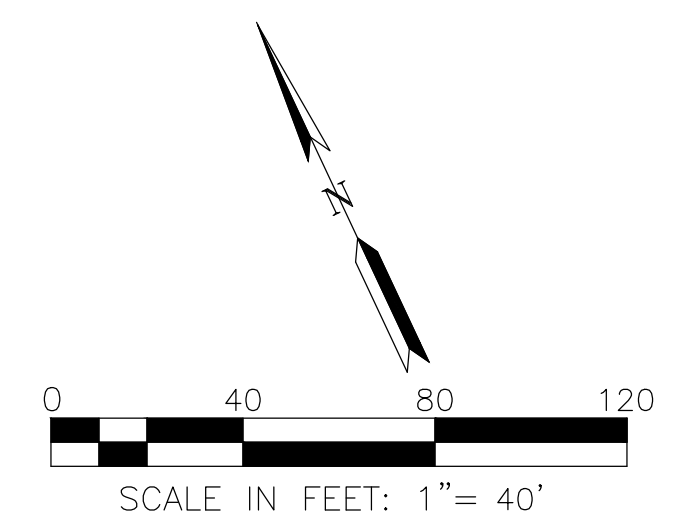
GRADING LEGEND

- PAD 352.0 APPROXIMATE PAD ELEVATION
- 350.7 APPROXIMATE SPOT ELEVATION
- SLOPE
- RETAINING WALL
- TW PROPOSED TOP OF WALL ELEVATION
- FGH PROPOSED FINISH GRADE ON HIGH SIDE OF WALL
- FGL PROPOSED FINISH GRADE ON LOW SIDE OF WALL
- 1.5% ANTICIPATED STREET SLOPE
- EARTH SWALE
- EMERGENCY OVERLAND RELEASE
- APPROXIMATE LIMITS OF ROUGH GRADING
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BASIN
- MAINTENANCE ROAD

NORTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE
 $S = (1''/A) * 100 = (1'' * \frac{44297}{1837030}) * 100 = 2.4\%$

SOUTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE
 $S = (1''/A) * 100 = (1'' * \frac{14553}{308250}) * 100 = 4.7\%$

Gavello Glen - Grading Quantities					
	Cut (yd ³)	Fill (yd ³)	Net (yd ³)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads - North of Waterline Easement	13,040	76,850	63,810	4.6	9.4
Building Pads - South of Waterline Easement	90	4,050	3,960	0	2.6
Streets - North of Waterline Easement	23,970	17,570	(6,400)	6.7	4.8
Streets - South of Waterline Easement	1,400	0	(1,400)	2.6	0
Open Space Parcels - North of Waterline Easement	310	820	510	2.1	4
Open Space Parcels - South of Waterline Easement	70	210	140	10	0.9
Basin Parcel - North of Waterline Easement	49,270	1,290	(47,980)	13.9	0
Basin Parcel - South of Waterline Easement	11,250	40	(11,210)	9.5	0.0
Wastewater Parcel	4,400	70	(4,330)	8.2	0.5
Total/Max	103,800	100,900	(2,900)	13.9	9.4



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THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

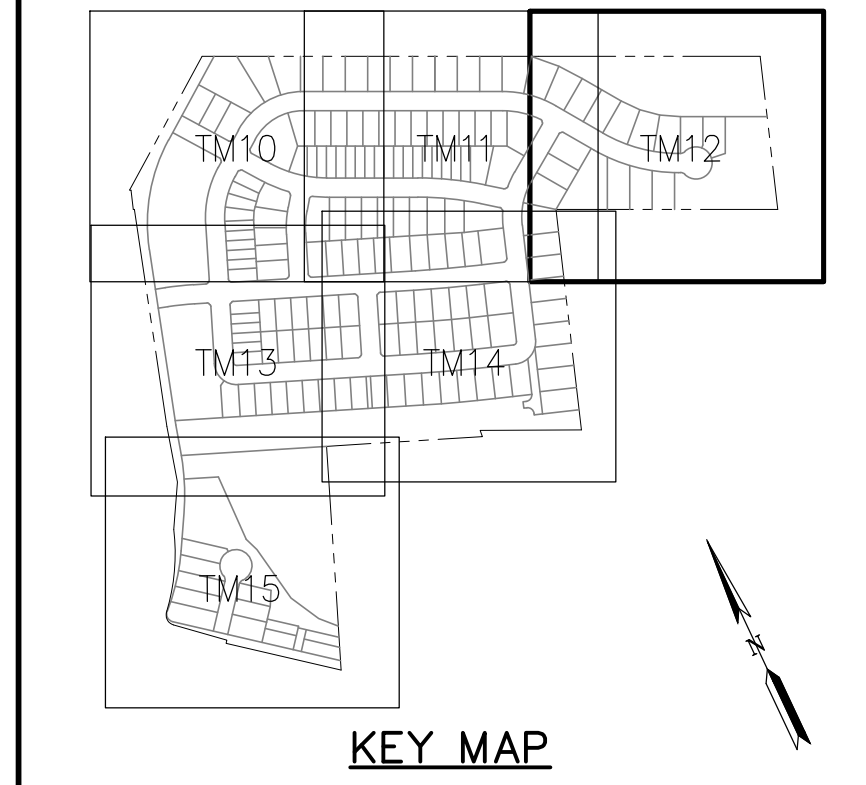
TENTATIVE MAP
 PRELIMINARY GRADING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1" = 40'
 DATE: FEB 2025

1ST SUBMITTAL
 February 11, 2025

SHEET
TM11
 OF 25 SHEETS
 JOB NO. 242025

PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Latao)\Drawings\Prelim\Applications\2 - Vest Tentative Map\TM12 PRELIMINARY GRADING PLAN.dwg



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THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 PRELIMINARY GRADING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE: MK BY/CHK SHEET REVISIONS
1ST SUBMITTAL
February 11, 2025
 SHEET
TM12
 OF 25 SHEETS
 JOB NO.
 242025

GRADING NOTES

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

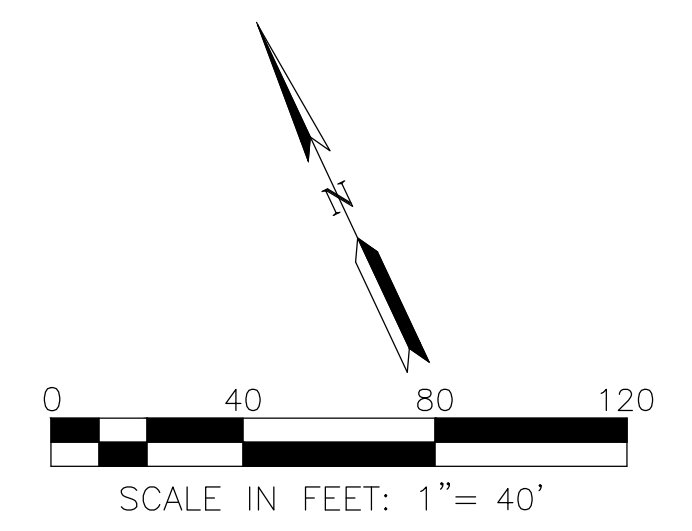
GRADING LEGEND

- PAD 352.0 APPROXIMATE PAD ELEVATION
- 350.7 APPROXIMATE SPOT ELEVATION
- SLOPE
- RETAINING WALL
- TW PROPOSED TOP OF WALL ELEVATION
- FGH PROPOSED FINISH GRADE ON HIGH SIDE OF WALL
- FGL PROPOSED FINISH GRADE ON LOW SIDE OF WALL
- 1.5% ANTICIPATED STREET SLOPE
- EARTH SWALE
- EMERGENCY OVERLAND RELEASE
- APPROXIMATE LIMITS OF ROUGH GRADING
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BASIN
- MAINTENANCE ROAD

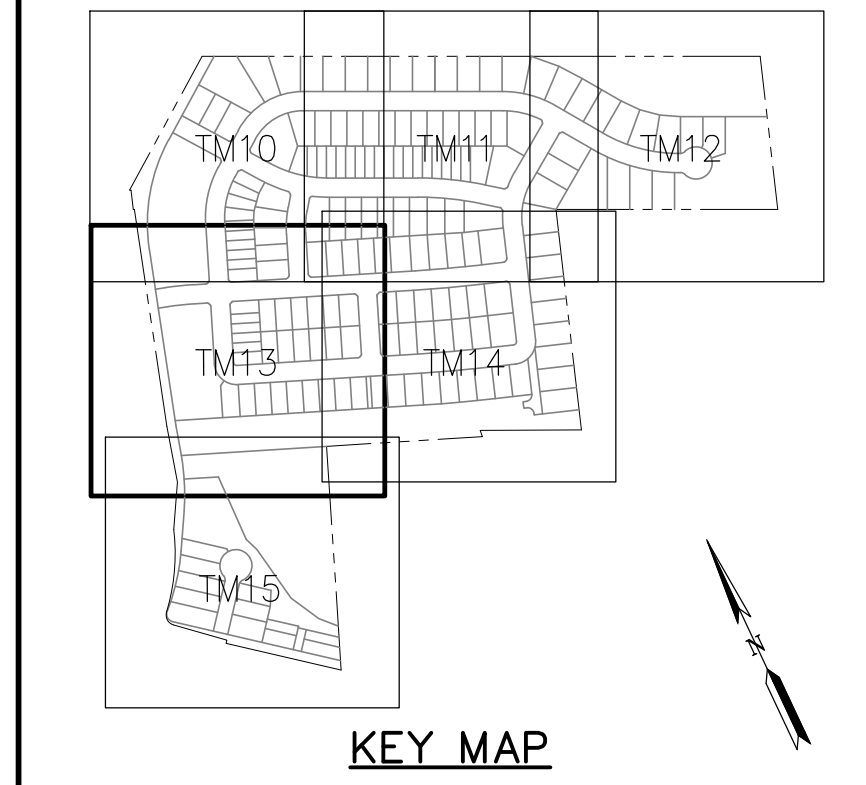
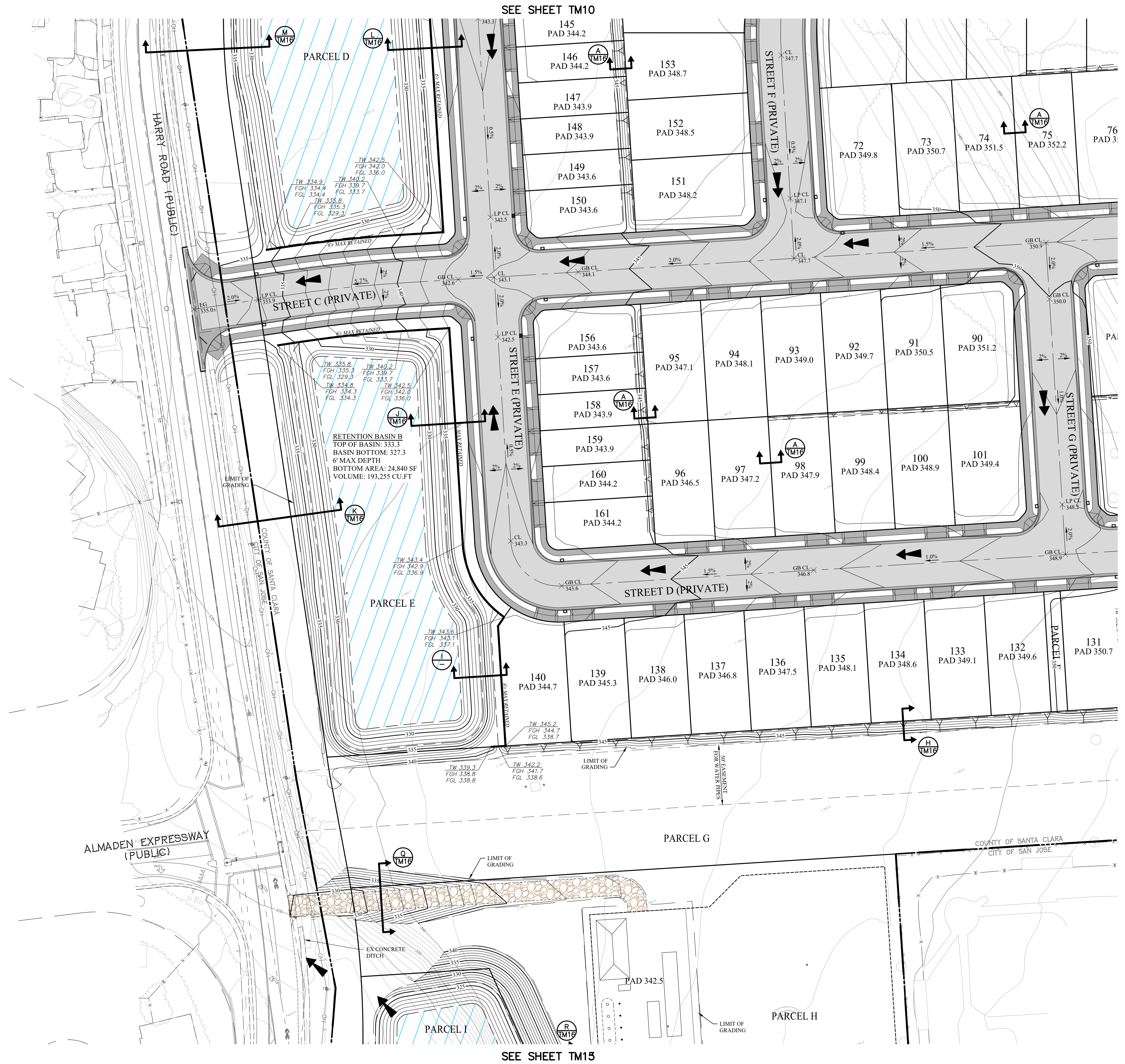
NORTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE
 $S = (1/L/A) * 100 = (1 * 44287 / 1837030) * 100 = 2.4\%$

SOUTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE
 $S = (1/L/A) * 100 = (1 * 14553 / 308250) * 100 = 4.7\%$

Gavello Glen - Grading Quantities					
	Cut (yd ³)	Fill (yd ³)	Net (yd ³)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads - North of Waterline Easement	13,040	76,850	63,810	4.6	9.4
Building Pads - South of Waterline Easement	90	4,050	3,960	0	2.6
Streets - North of Waterline Easement	23,970	17,570	(6,400)	6.7	4.8
Streets - South of Waterline Easement	1,400	0	(1,400)	2.6	0
Open Space Parcels - North of Waterline Easement	310	820	510	2.1	4
Open Space Parcels - South of Waterline Easement	70	210	140	10	0.9
Basin Parcel - North of Waterline Easement	49,270	1,290	(47,980)	13.9	0
Basin Parcel - South of Waterline Easement	11,250	40	(11,210)	9.5	0.0
Wastewater Parcel	4,400	70	(4,330)	8.2	0.5
Total/Max	103,800	100,900	(2,900)	13.9	9.4



PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lotso)\Drawings\Prelim\Applications\2 - Vest Tentative Map\TM13 PRELIMINARY GRADING PLAN.dwg



GRADING NOTES

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

GRADING LEGEND

- PAD 352.0 APPROXIMATE PAD ELEVATION
- 350.7 APPROXIMATE SPOT ELEVATION
- SLOPE
- RETAINING WALL
- TW PROPOSED TOP OF WALL ELEVATION
- FGH PROPOSED FINISH GRADE ON HIGH SIDE OF WALL
- FGL PROPOSED FINISH GRADE ON LOW SIDE OF WALL
- 1.5% ANTICIPATED STREET SLOPE
- EARTH SWALE
- EMERGENCY OVERLAND RELEASE
- APPROXIMATE LIMITS OF ROUGH GRADING
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BASIN
- MAINTENANCE ROAD

NORTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE

$$S = (1/L) * 100 = (1 * \frac{44287}{1837030}) * 100 = 2.4\%$$

SOUTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE

$$S = (1/L) * 100 = (1 * \frac{14553}{308200}) * 100 = 4.7\%$$

Gavello Glen - Grading Quantities					
	Cut (yd ³)	Fill (yd ³)	Net (yd ³)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads - North of Waterline Easement	13,040	76,850	63,810	4.6	9.4
Building Pads - South of Waterline Easement	90	4,050	3,960	0	2.6
Streets - North of Waterline Easement	23,970	17,570	(6,400)	6.7	4.8
Streets - South of Waterline Easement	1,400	0	(1,400)	2.6	0
Open Space Parcels - North of Waterline Easement	310	820	510	2.1	4
Open Space Parcels - South of Waterline Easement	70	210	140	10	0.9
Basin Parcel - North of Waterline Easement	49,270	1,290	(47,980)	13.9	0
Basin Parcel - South of Waterline Easement	11,250	40	(11,210)	9.5	0.0
Wastewater Parcel	4,400	70	(4,330)	8.2	0.5
Total/Max	103,800	100,900	(2,900)	13.9	9.4



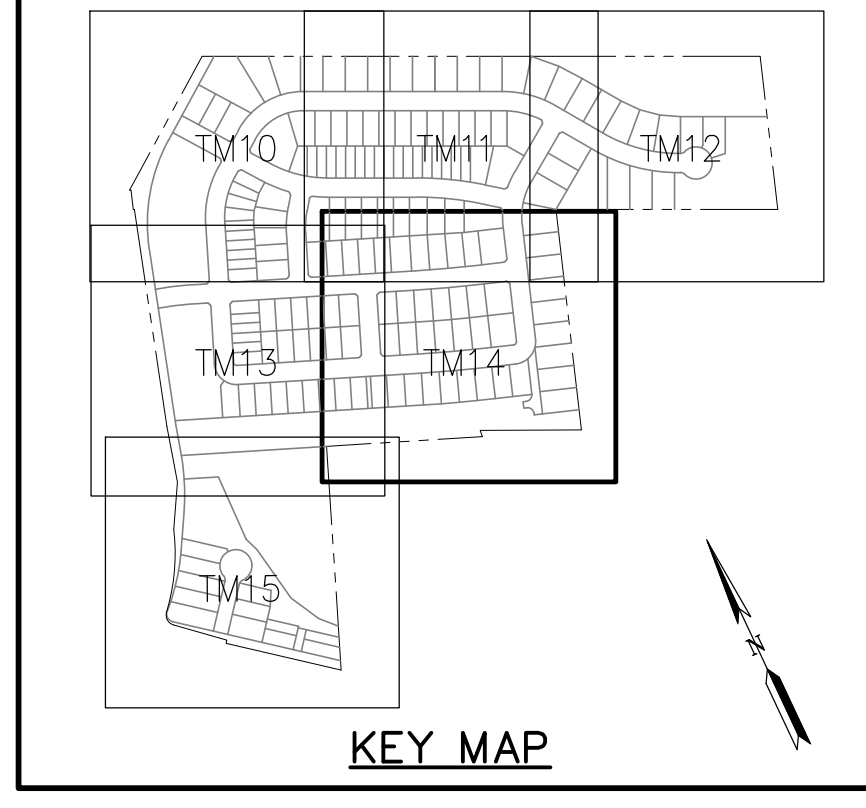
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 PHONE: (408) 848-0300 FAX: (408) 848-0302

THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 PRELIMINARY GRADING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE: MK SHEET REVISIONS: BY: CK
1ST SUBMITTAL
February 11, 2025
 SHEET
TM13
 OF 25 SHEETS
 JOB NO. 242025

PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lotus)\Drawings\Prelim\Applications\2 - Tentative Map\TM14 - PRELIMINARY GRADING PLAN.dwg



GRADING NOTES

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

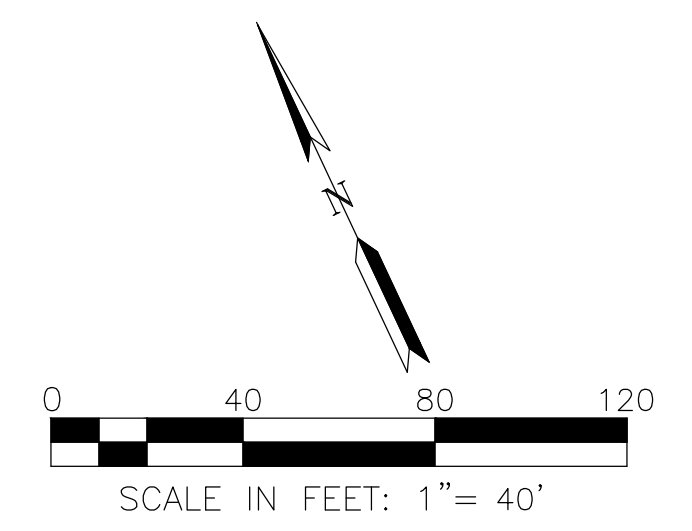
GRADING LEGEND

- PAD 352.0 APPROXIMATE PAD ELEVATION
- >350.7 APPROXIMATE SPOT ELEVATION
- — — SLOPE
- — — RETAINING WALL
- TW PROPOSED TOP OF WALL ELEVATION
- FGH PROPOSED FINISH GRADE ON HIGH SIDE OF WALL
- FGL PROPOSED FINISH GRADE ON LOW SIDE OF WALL
- 1.5% ANTICIPATED STREET SLOPE
- — — EARTH SWALE
- ← EMERGENCY OVERLAND RELEASE
- — — APPROXIMATE LIMITS OF ROUGH GRADING
- — — EXISTING CONTOUR
- — — PROPOSED MINOR CONTOUR
- — — PROPOSED MAJOR CONTOUR
- — — BASIN
- — — MAINTENANCE ROAD

NORTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE
 $S = (1/L) * 100 = (1 * \frac{44397}{1837030}) * 100 = 2.4\%$

SOUTH OF WATERLINE EASEMENT - AVERAGE EXISTING SLOPE
 $S = (1/L) * 100 = (1 * \frac{14553}{308500}) * 100 = 4.7\%$

Gavello Glen - Grading Quantities					
	Cut (yd ³)	Fill (yd ³)	Net (yd ³)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
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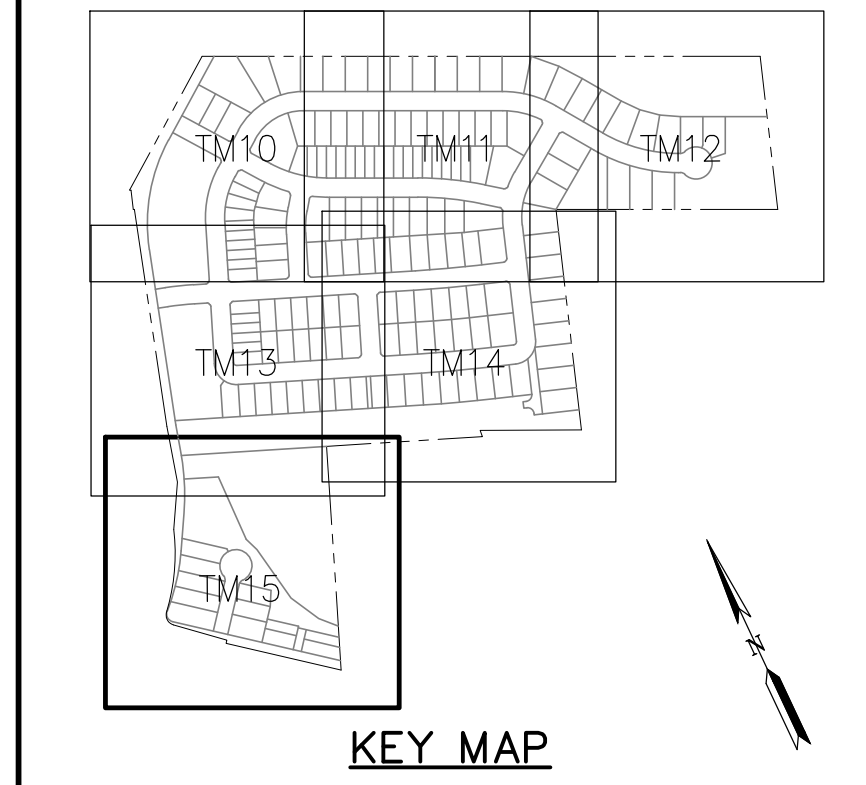
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THE LATALA GROUP
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 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 PRELIMINARY GRADING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE: MK
 SHEET REVISIONS:
 BY/CHK
 SCALE: 1" = 40'
 DATE: FEB 2025
1ST SUBMITTAL
February 11, 2025
 SHEET
TM14
 OF 25 SHEETS
 JOB NO.
 242025

PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lotso)\Drawings\Prelim\Applications\2 - Vast Tentative Map\TM15 PRELIMINARY GRADING PLAN.dwg

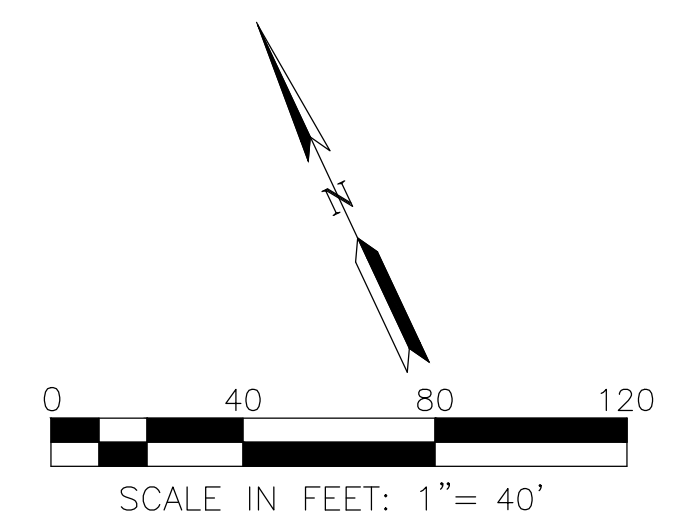


- GRADING NOTES**
- ALL PROPOSED GRADES SHOWN ON THIS GRADING PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
 - SEE ARBORIST REPORT FOR ADDITIONAL DETAILS REGARDING TREES SHOWN TO BE REMOVED.

- GRADING LEGEND**
- PAD 352.0 APPROXIMATE PAD ELEVATION
 - >350.7 APPROXIMATE SPOT ELEVATION
 - SLOPE
 - RETAINING WALL
 - TW PROPOSED TOP OF WALL ELEVATION
 - FGH PROPOSED FINISH GRADE ON HIGH SIDE OF WALL
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 - EMERGENCY OVERLAND RELEASE
 - APPROXIMATE LIMITS OF ROUGH GRADING
 - EXISTING CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - BASIN
 - MAINTENANCE ROAD

Gavello Glen - Grading Quantities

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Total/Max	103,800	100,900	(2,900)	13.9	9.4



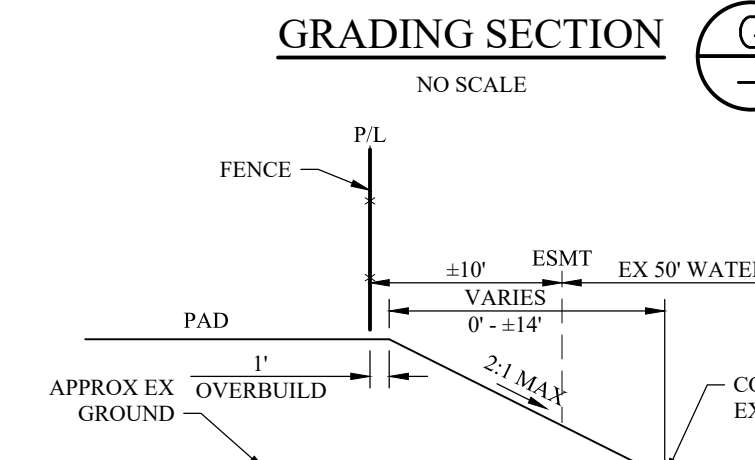
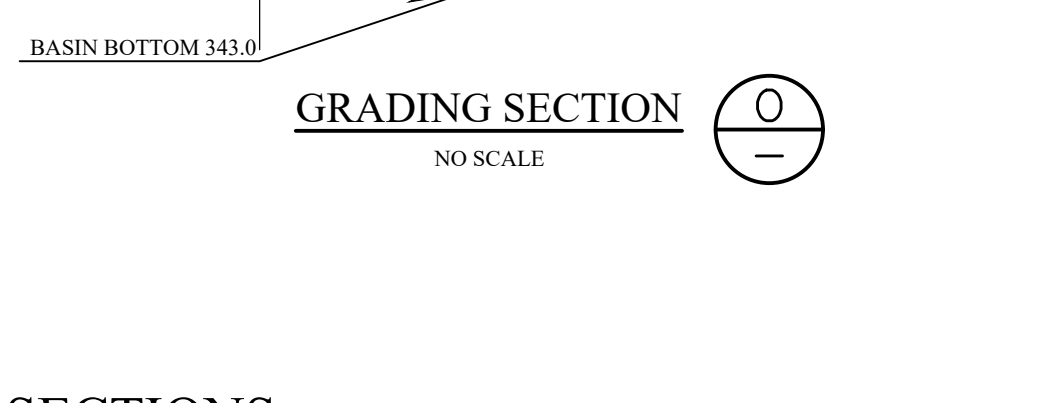
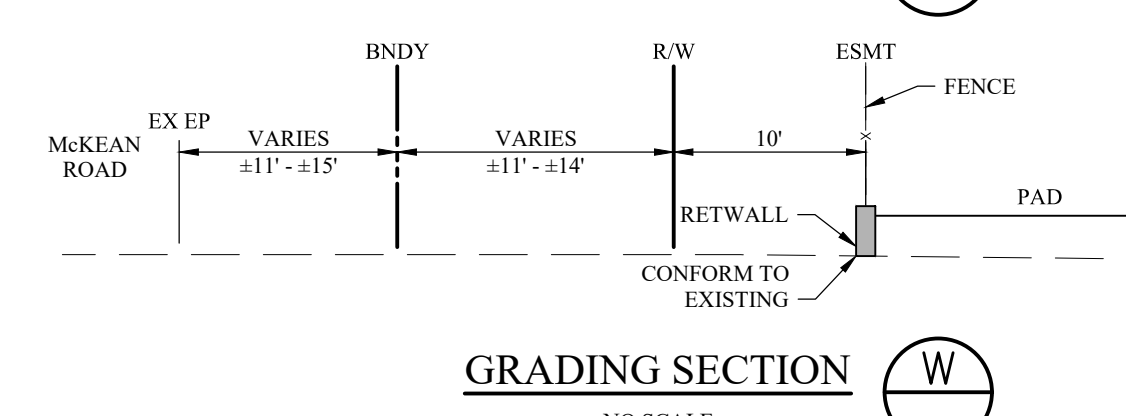
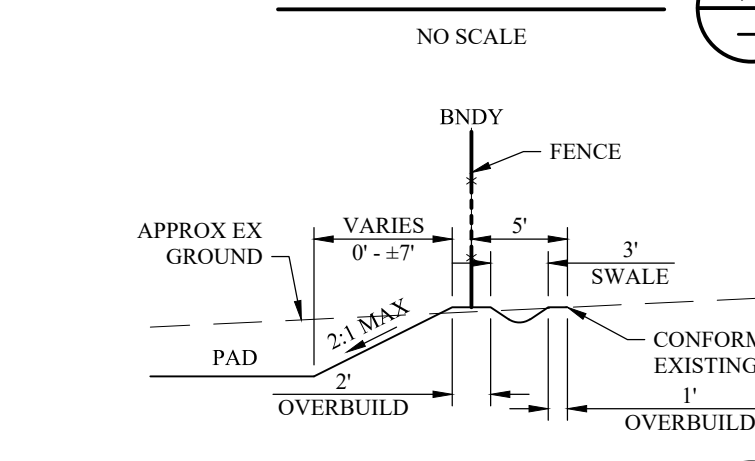
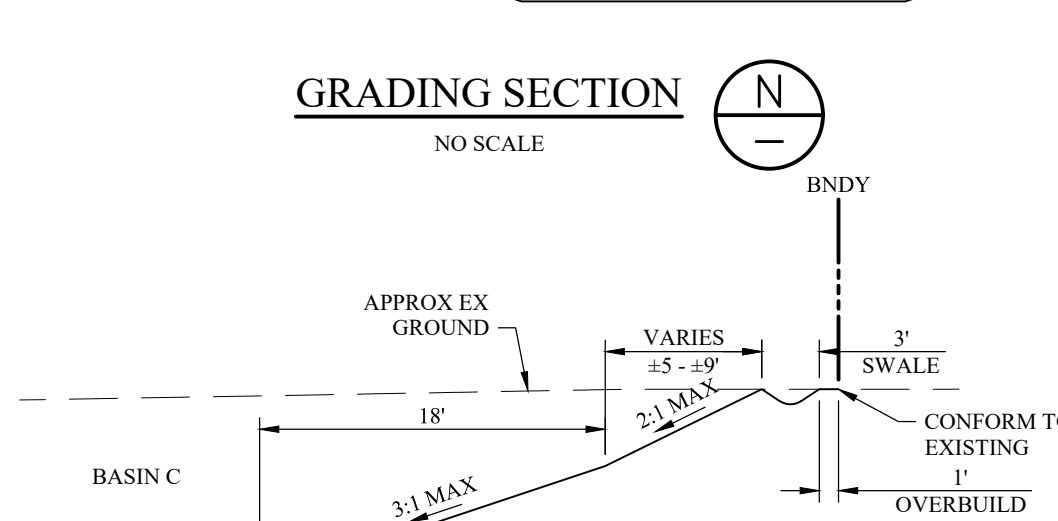
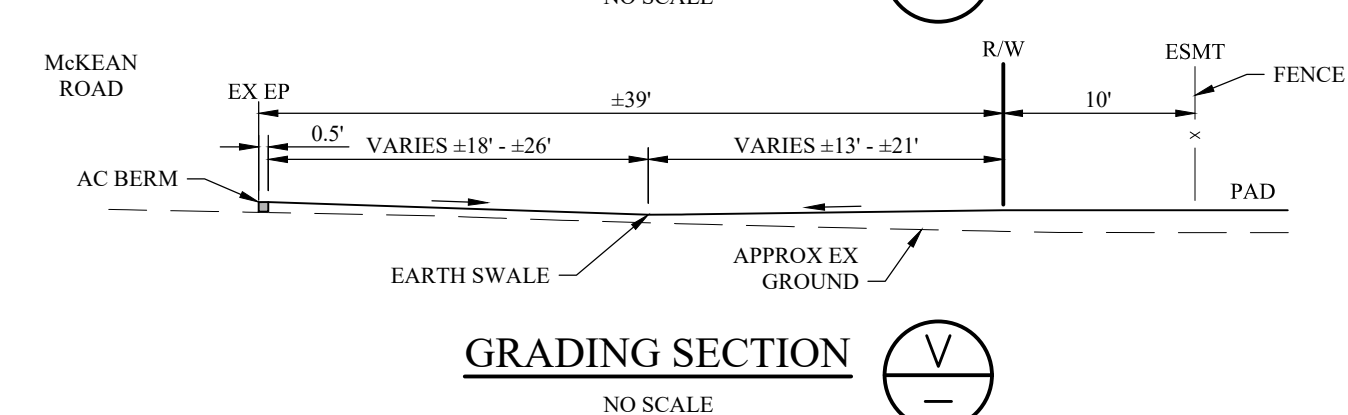
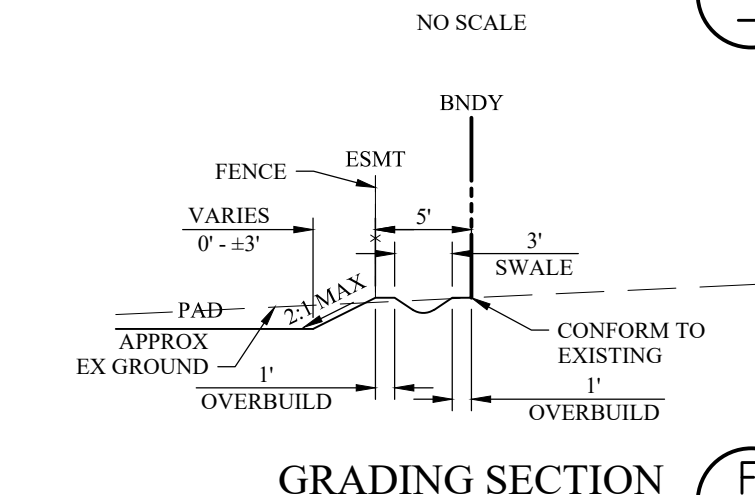
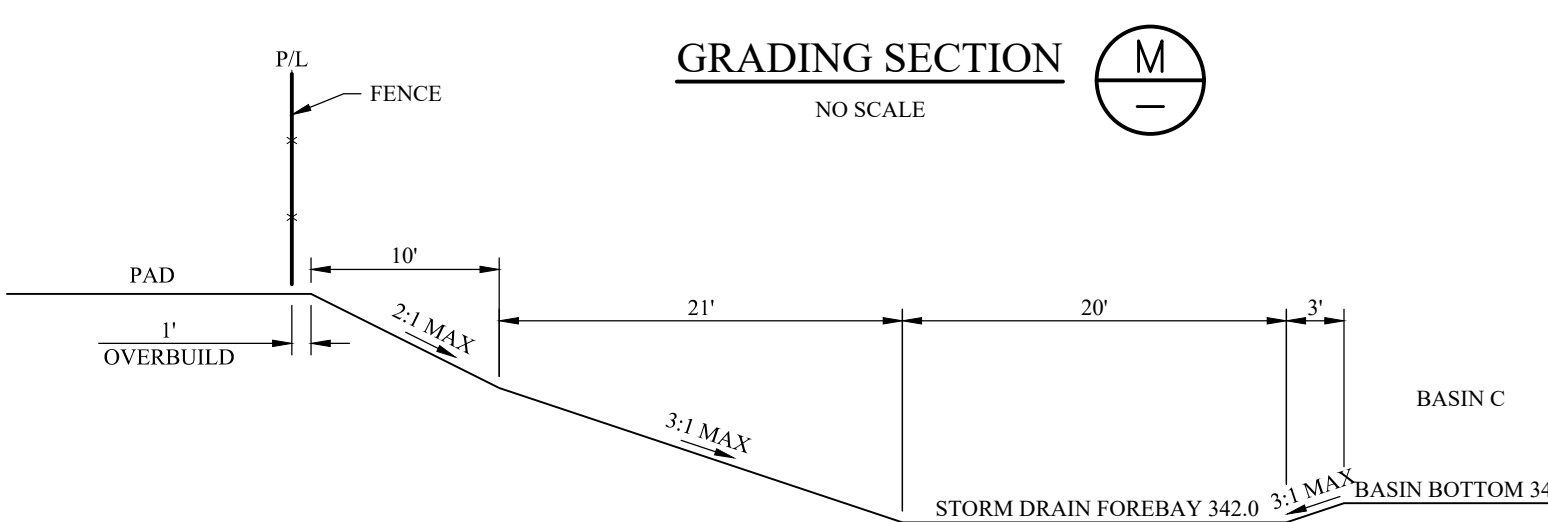
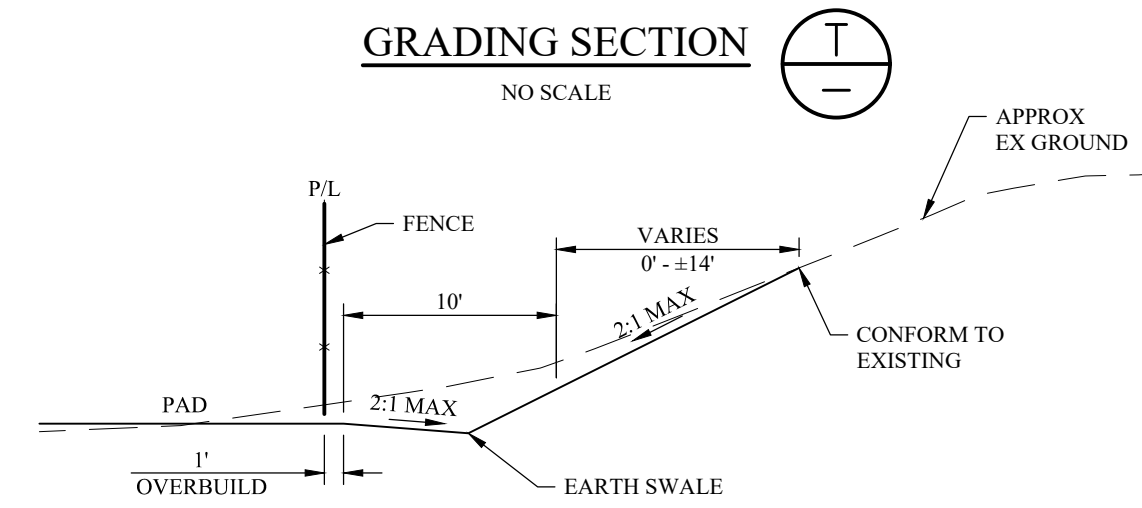
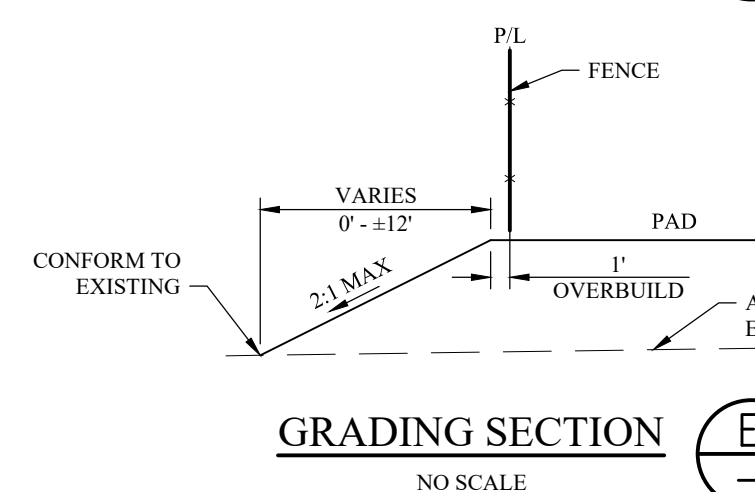
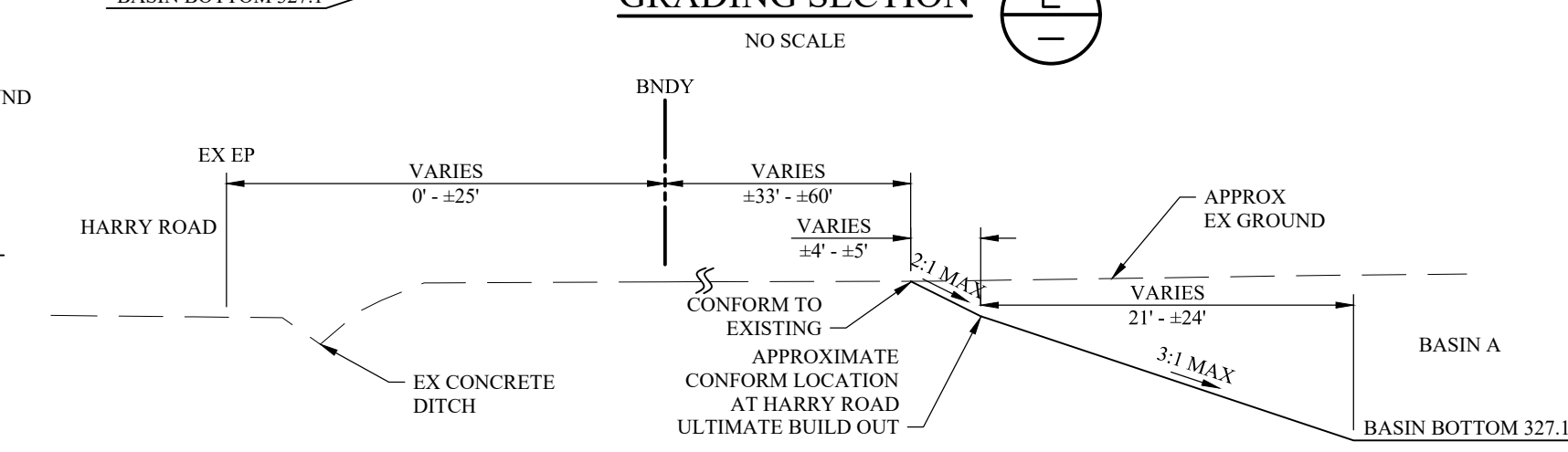
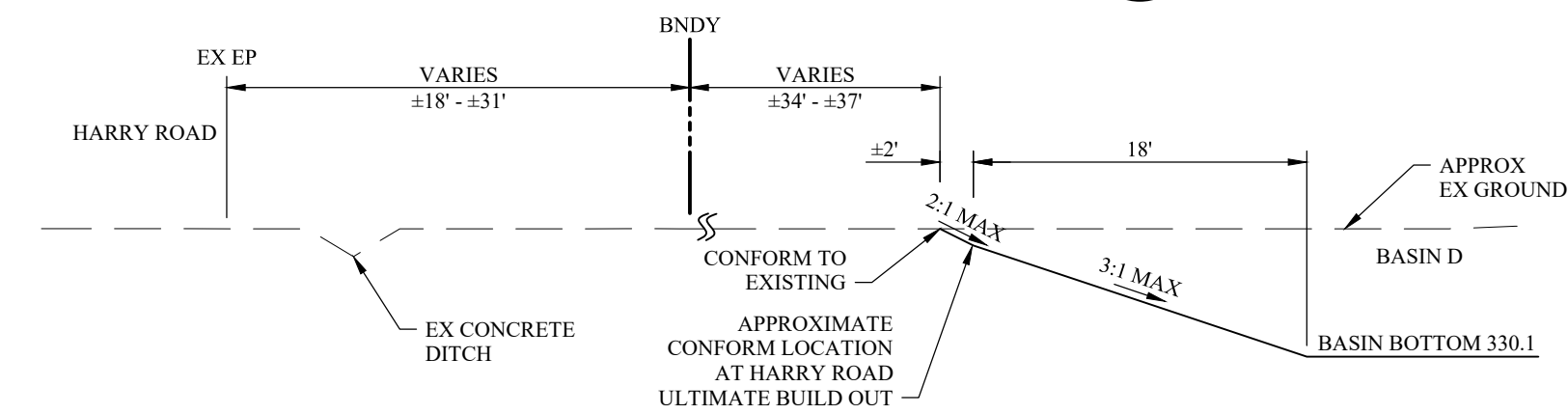
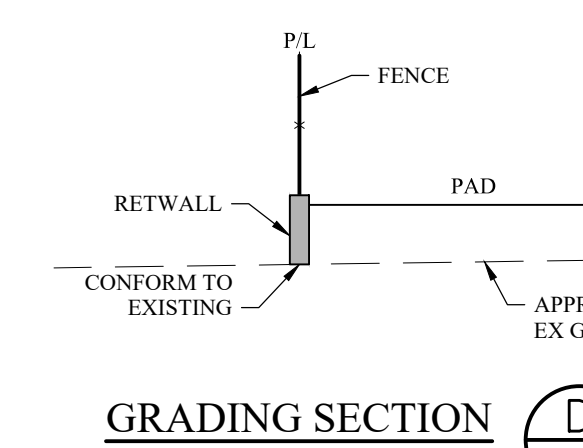
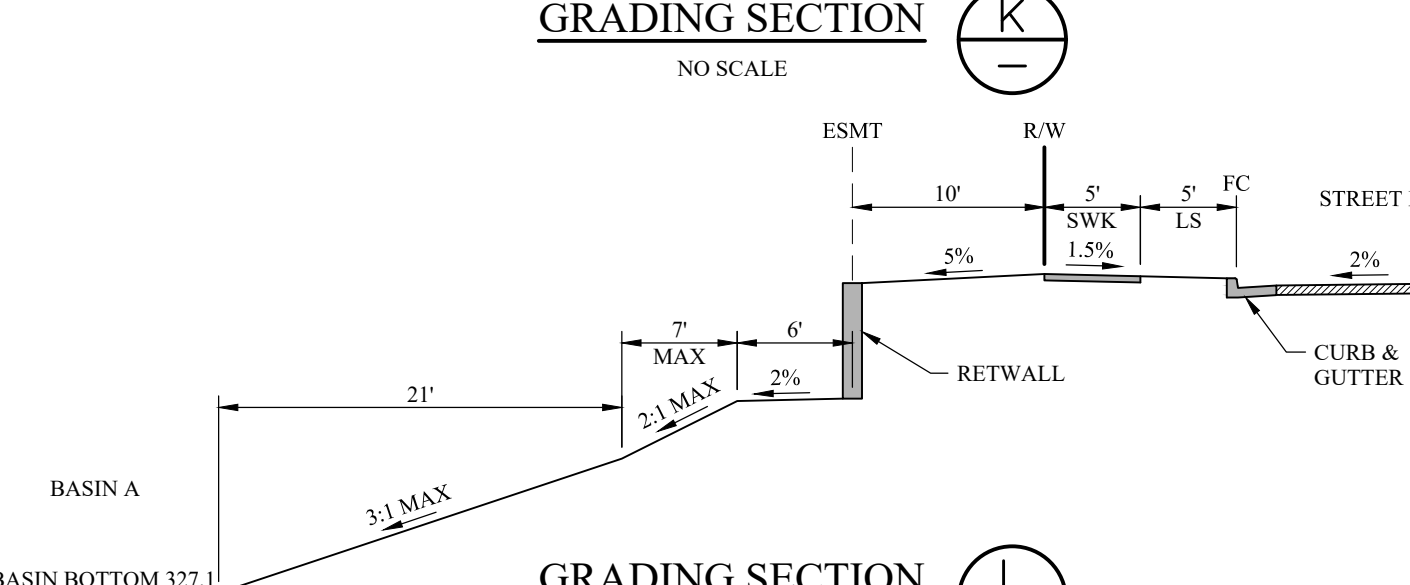
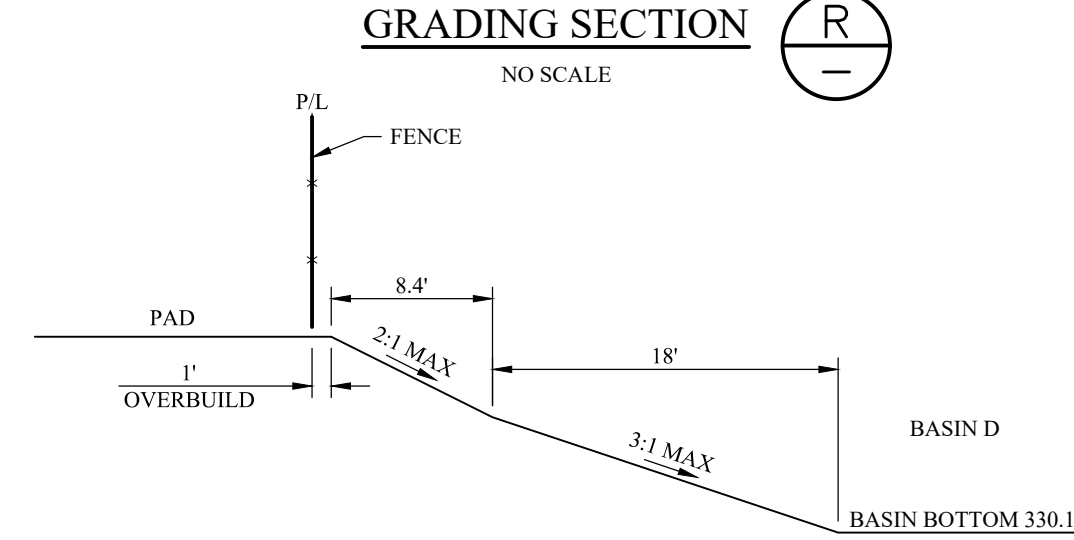
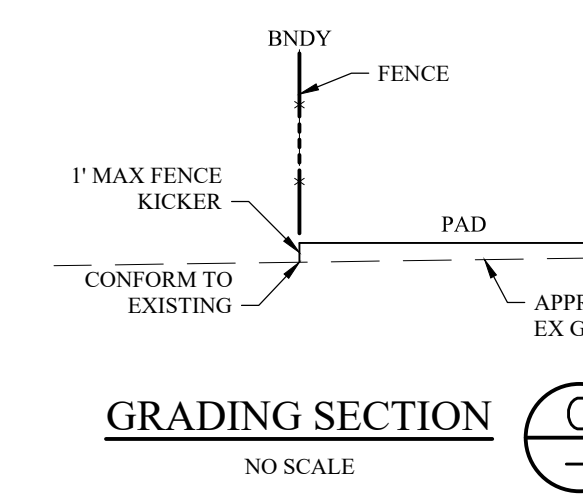
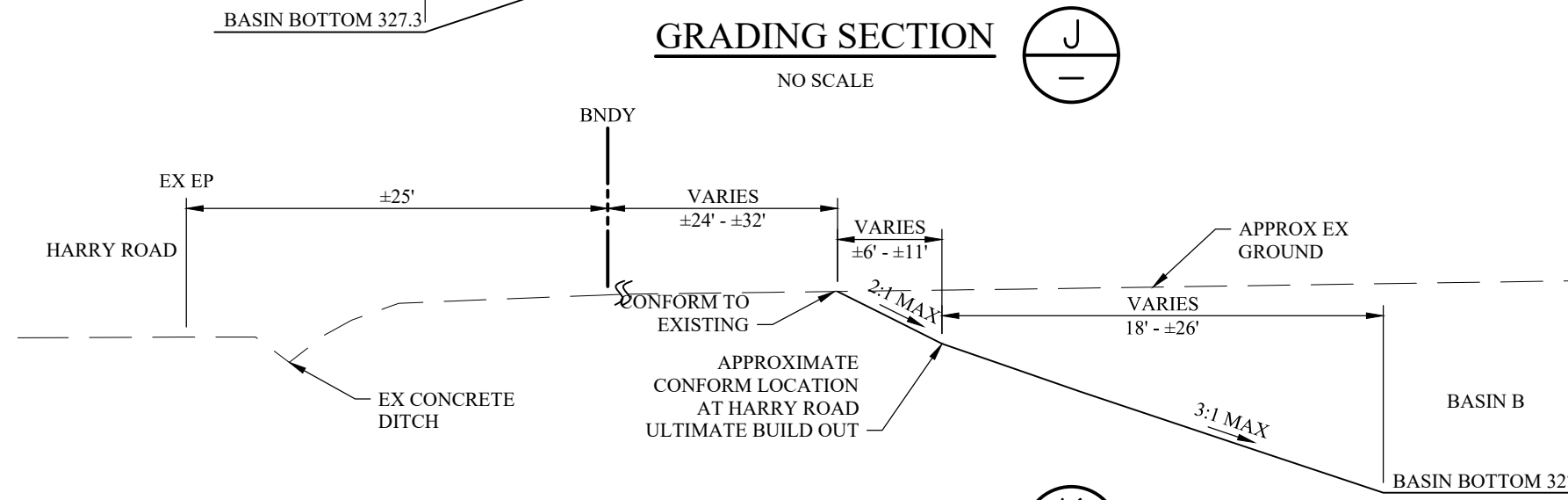
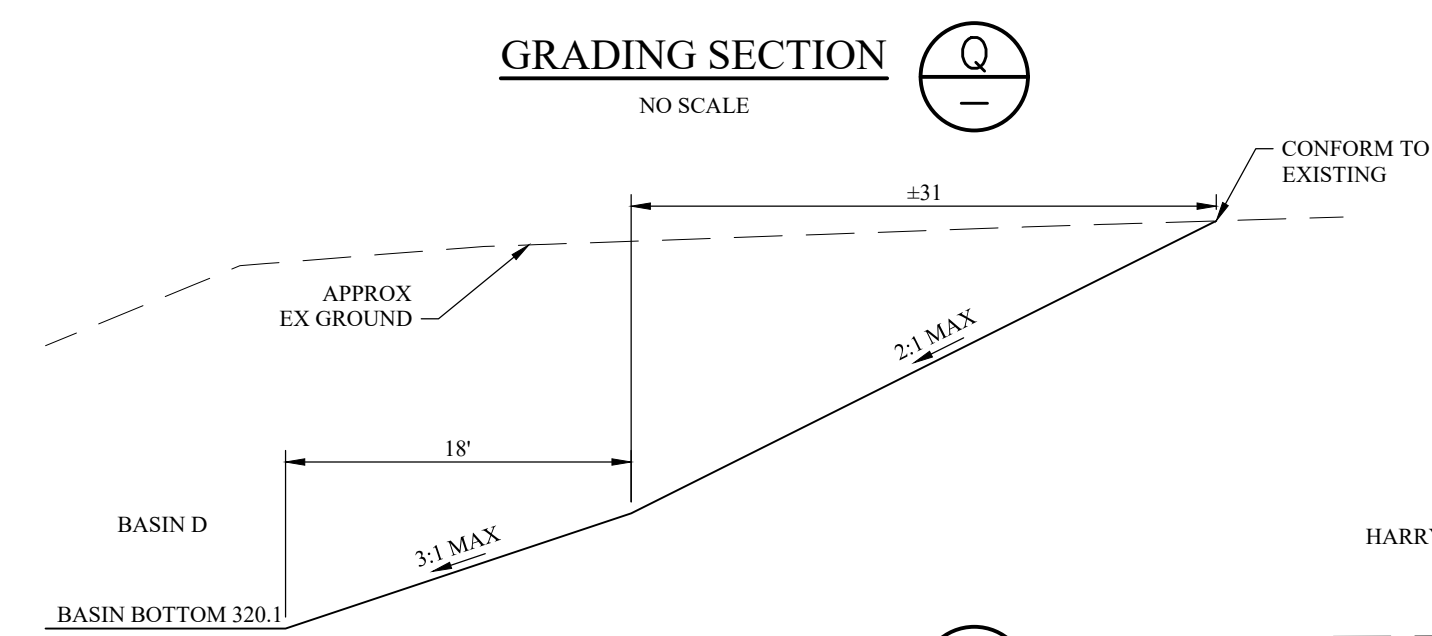
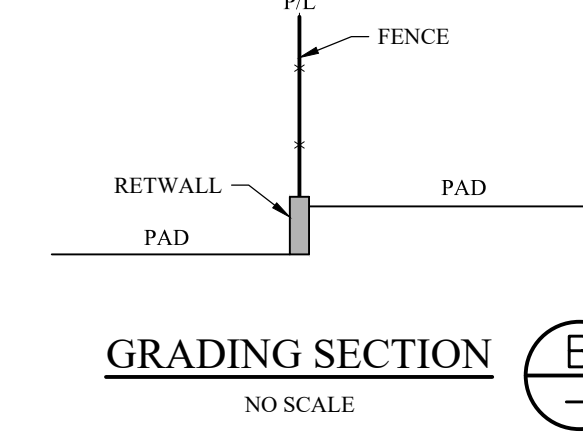
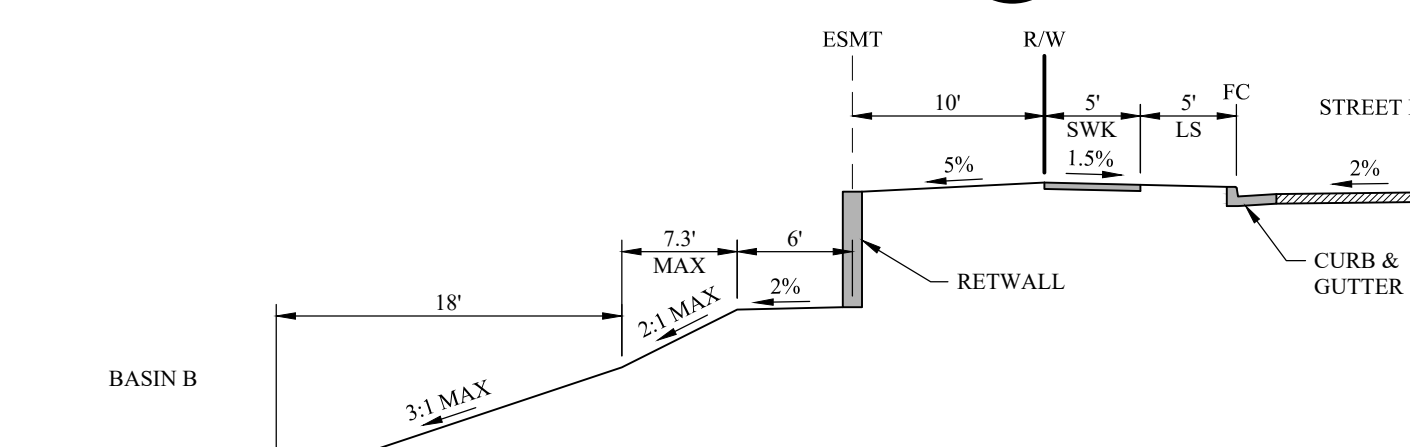
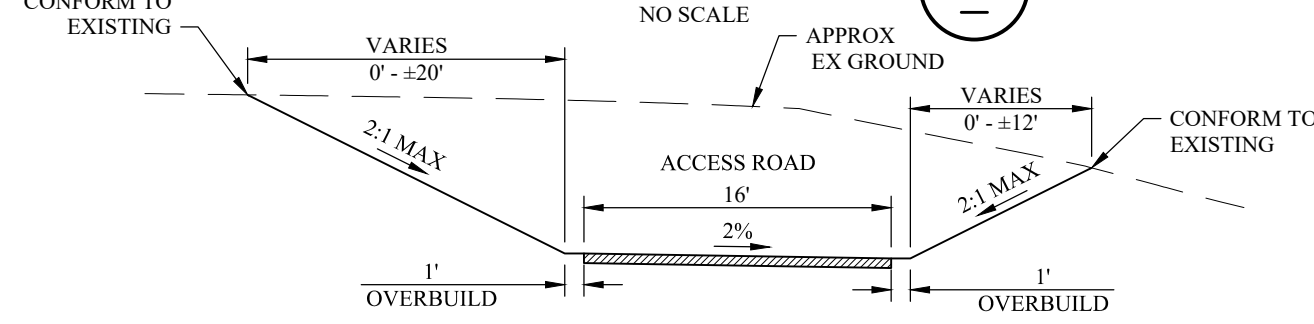
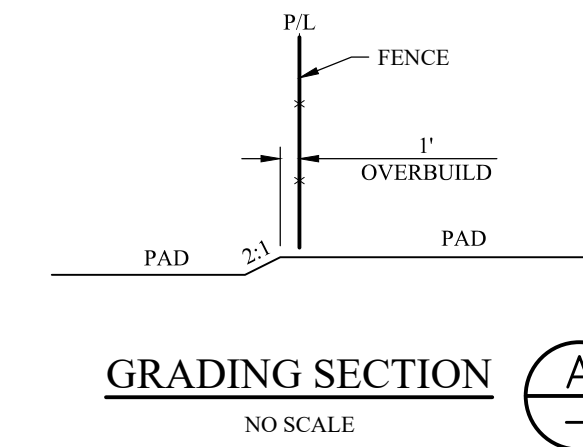
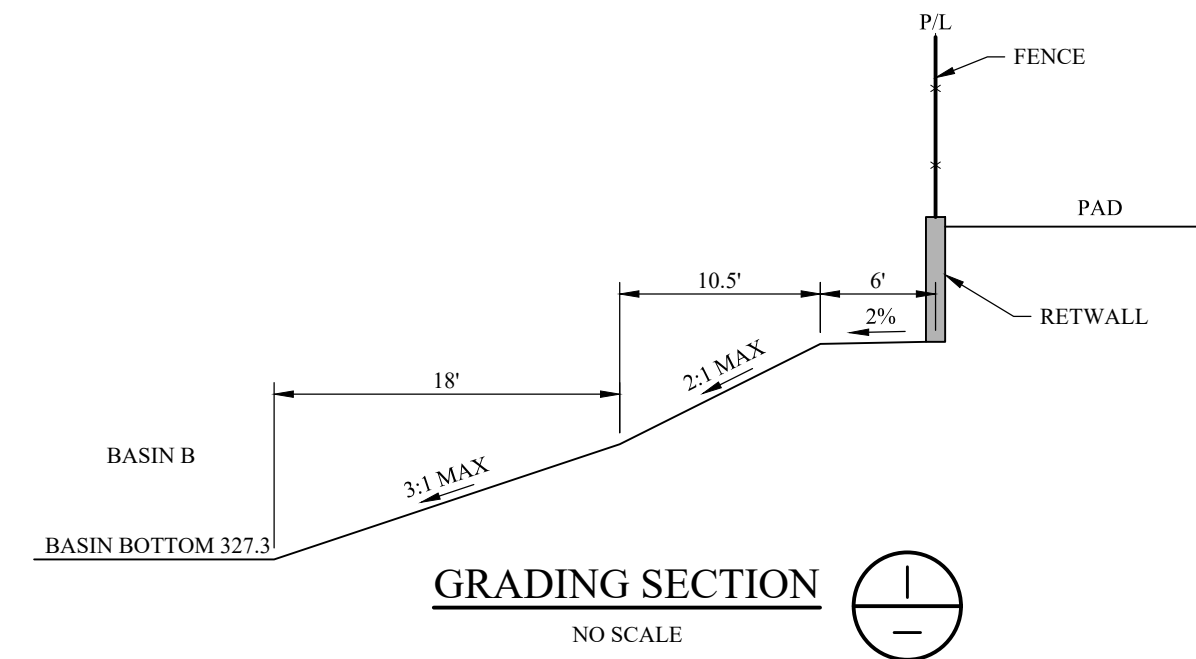
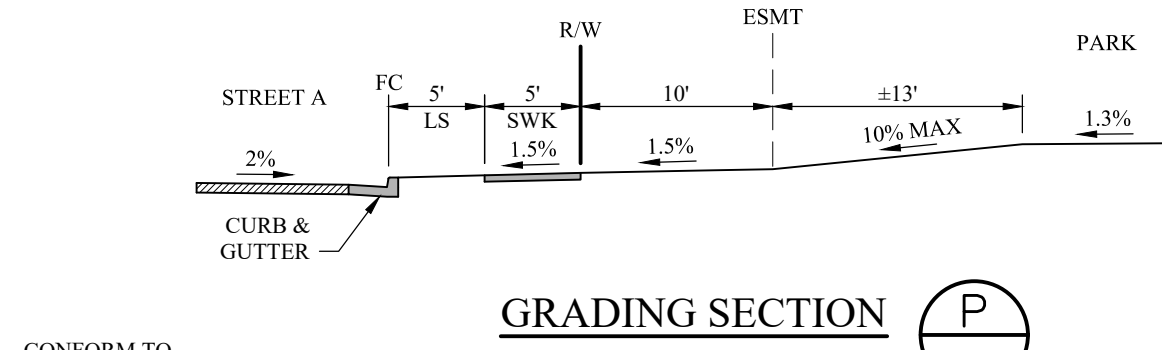
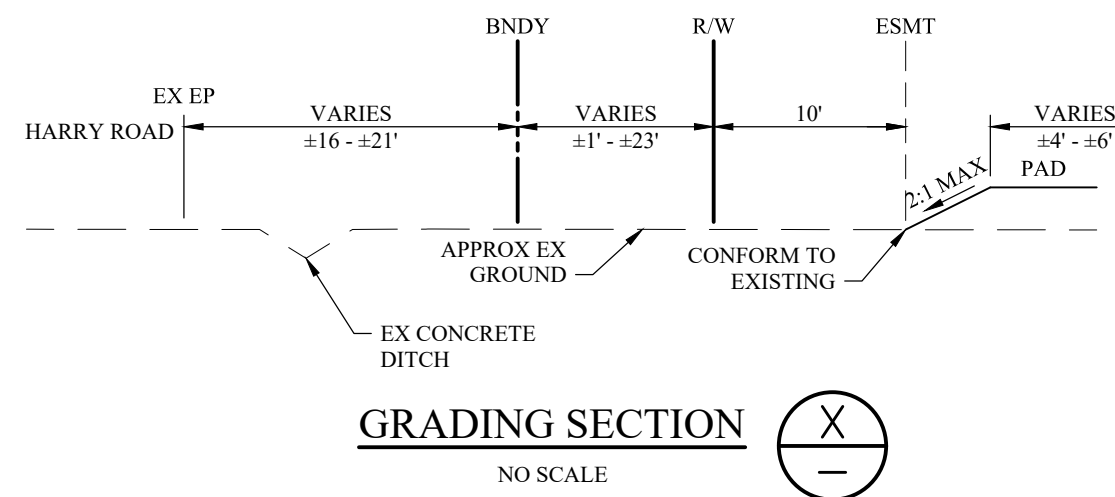
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THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 PRELIMINARY GRADING PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

SCALE 1" = 40'
 DATE FEB 2025
 BY/CHK
 SHEET REVISIONS
1ST SUBMITTAL
February 11, 2025
 SHEET
TM15
 OF 25 SHEETS
 JOB NO. 242025

PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lata)\Drawings\Prelin\Applications\2 - Tentative Map\TM16 PRELIMINARY GRADING SECTIONS.dwg



PRELIMINARY GRADING SECTIONS

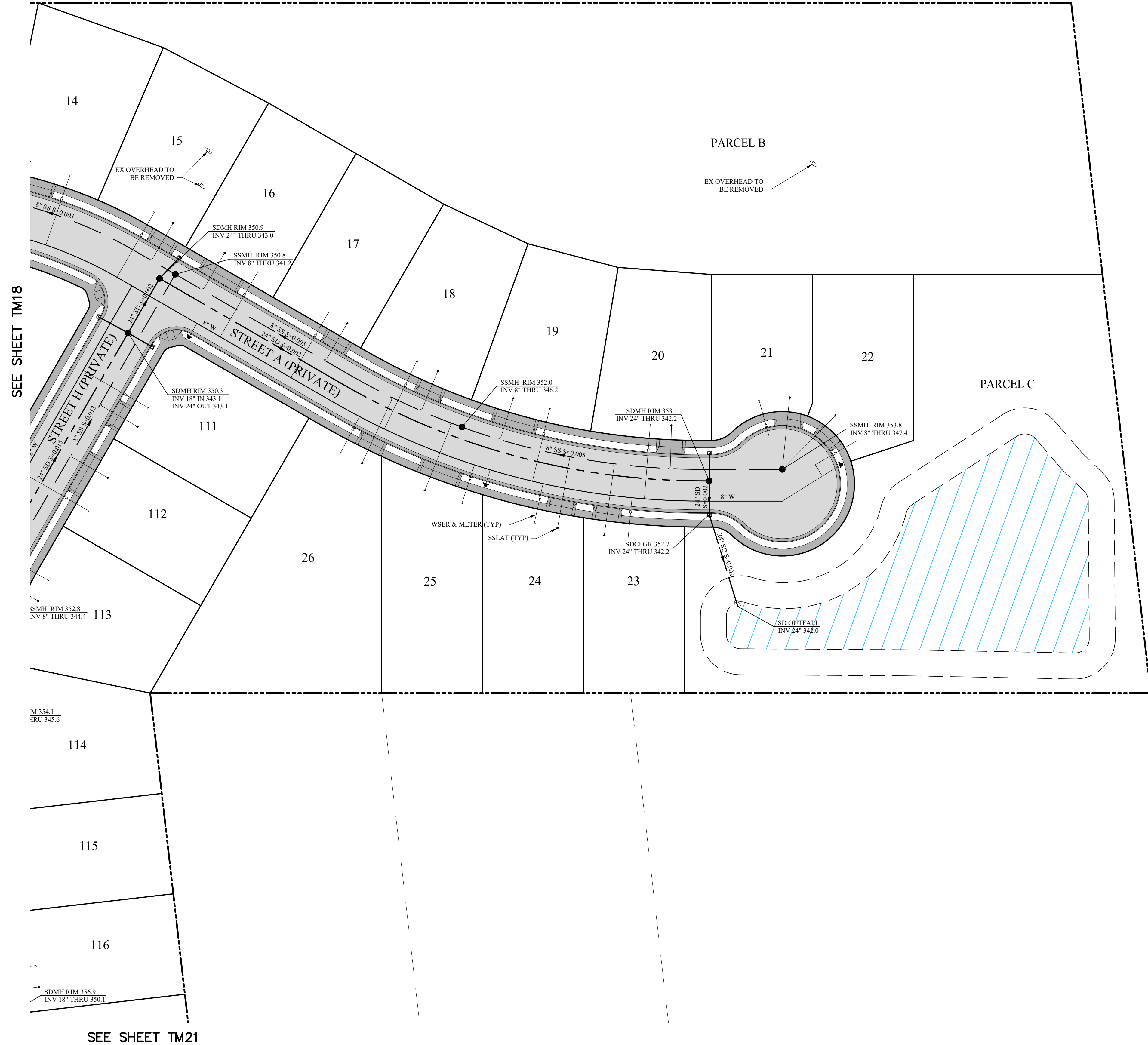
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 MORGAN HILL, CA 95037
 PHONE: (408) 848-0300 FAX: (408) 848-0302

THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 PRELIMINARY GRADING SECTIONS
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

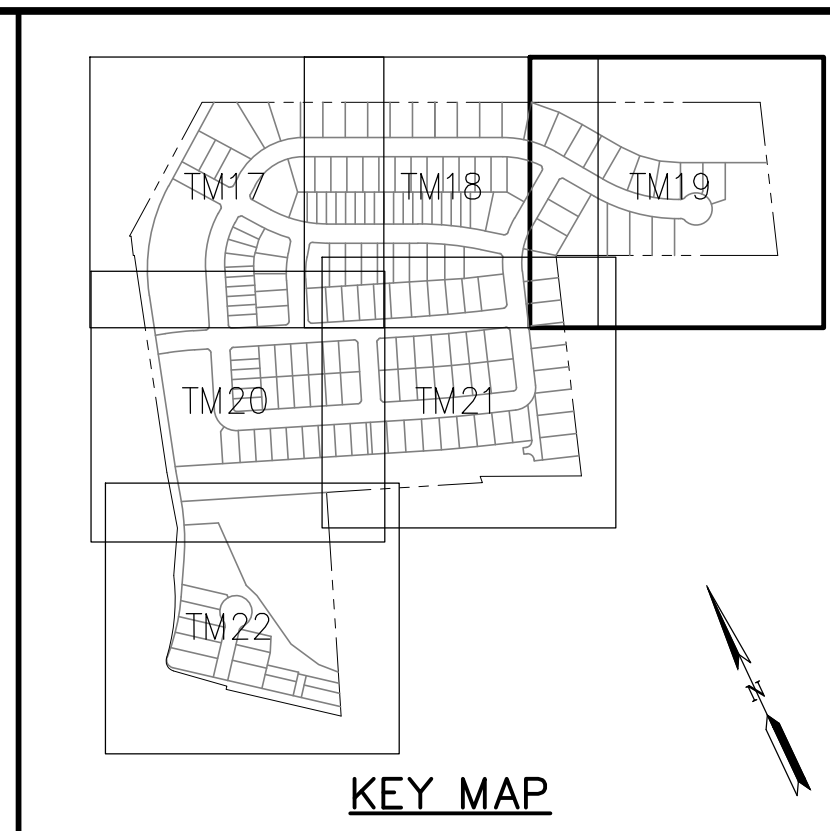
DATE	MM	DD	BY	CHK	SCALE	NONE	DATE	FEB	2025
SHEET REVISIONS					BY	CHK	DATE		
1ST SUBMITTAL							February 11, 2025		
SHEET					TM16				
OF 25 SHEETS					JOB NO. 242025				

PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lata)\Drawings\Pre\TM19 - PRELIMINARY UTILITIES PLAN.dwg



SEE SHEET TM18

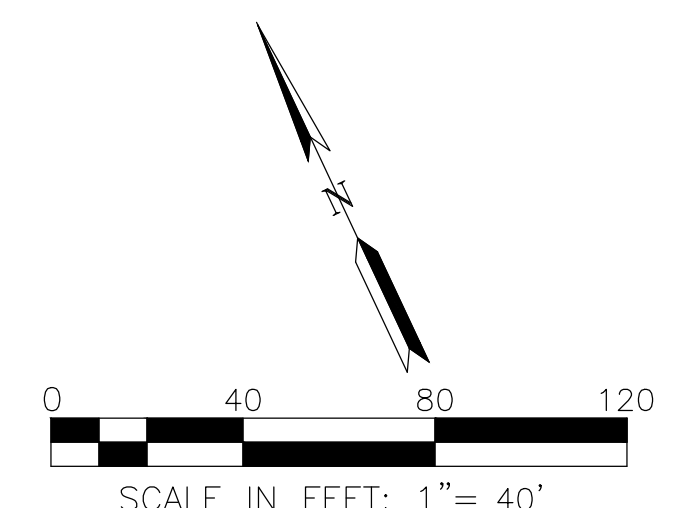
SEE SHEET TM21



UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
--- (dashed line)	--- (dashed line)
--- (solid line)	--- (solid line)
--- (dotted line)	--- (dotted line)
● (solid circle)	○ (open circle)
⊙ (circle with dot)	⊙ (circle with dot)
⊕ (circle with cross)	⊕ (circle with cross)
⊖ (circle with minus)	⊖ (circle with minus)
⊗ (circle with X)	⊗ (circle with X)
⊘ (circle with X)	⊘ (circle with X)
⊙ (circle with dot)	⊙ (circle with dot)
⊕ (circle with cross)	⊕ (circle with cross)
⊖ (circle with minus)	⊖ (circle with minus)
⊗ (circle with X)	⊗ (circle with X)
⊘ (circle with X)	⊘ (circle with X)
⊙ (circle with dot)	⊙ (circle with dot)
⊕ (circle with cross)	⊕ (circle with cross)
⊖ (circle with minus)	⊖ (circle with minus)
⊗ (circle with X)	⊗ (circle with X)
⊘ (circle with X)	⊘ (circle with X)

- GENERAL NOTES**
- WATER AT ALL TIMES SHALL MAINTAIN 10' HORIZONTAL CLEARANCE FROM AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER UTILITIES.
 - ALL DOMESTIC WATER, SANITARY SEWER, AND STORM DRAIN MAINS SHOWN ARE PROPOSED AS PRIVATELY OWNED AND MAINTAINED.
 - ALL PROPOSED PIPE SIZES, SLOPES, AND ELEVATIONS ON THIS UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
 - ALL EXISTING UTILITIES SHOWN WITHIN HARRY ROAD AND MCKEAN ROAD ARE APPROXIMATE IN LOCATION AND THE SIZES ARE UNKNOWN.



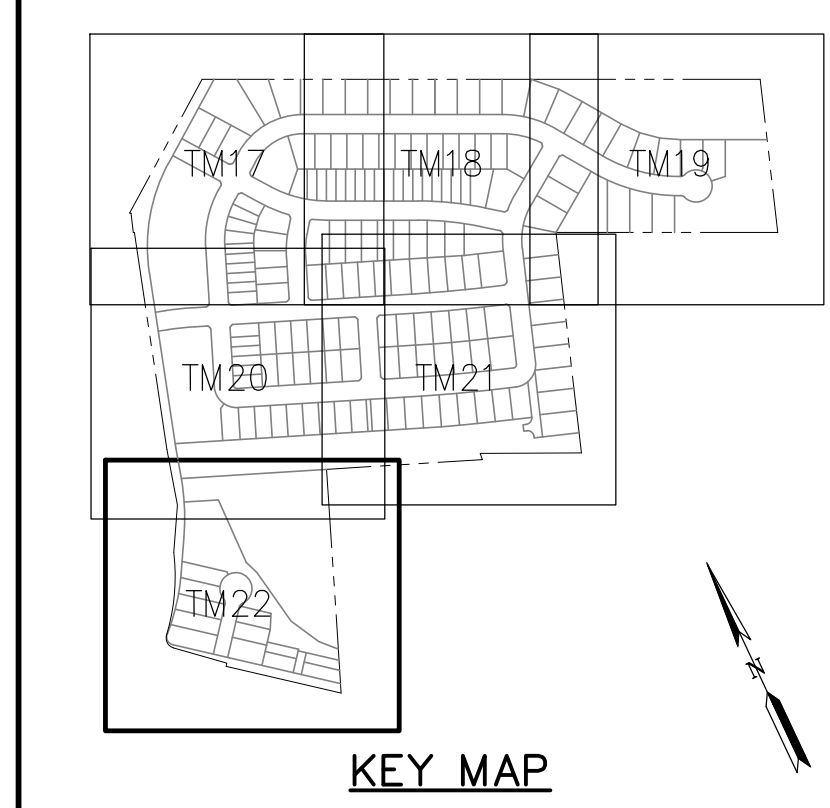
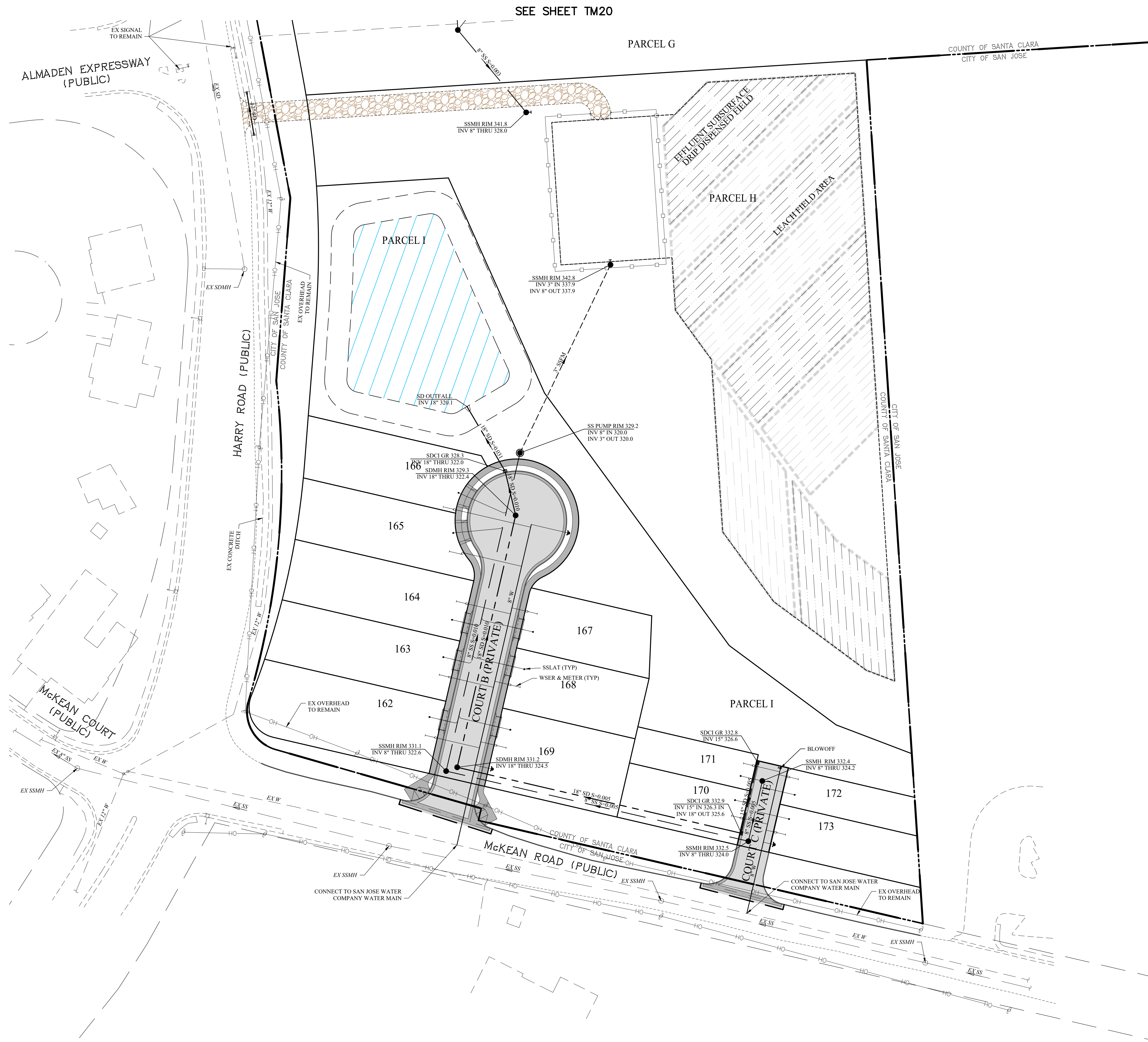
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THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

TENTATIVE MAP
 PRELIMINARY UTILITIES PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE	BY	CHK	SCALE	DATE
February 11, 2025	BY	CK	1" = 40'	FEB 2025
1ST SUBMITTAL				
February 11, 2025				
SHEET				
TM19				
OF 25 SHEETS				
JOB NO. 242025				

PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Latao)\Drawings\Prelim\Applications\2 - Vast Tentative Map\TM22 PRELIMINARY UTILITIES PLAN.dwg



UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING

PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Lot9)\Drawings\Prelin\Applications\2 - Vast Tentative Map\TM23 STORMWATER CONTROL PLAN.dwg



SEE SHEET TM24

STORMWATER LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- DMA BOUNDARY
- STORM DRAIN
- CONCRETE
- ASPHALT
- SINGLE FAMILY LOT AREA (ASSUMED 70% IMPERVIOUS)
- SEPTIC PLANT
- INFILTRATION BASIN, SEE DETAIL SHEET TM24
- MAINTENANCE ROAD
- OVERLAND RELEASE

SEE SHEET TM24 FOR STORMWATER NOTES.

SCALE IN FEET: 1" = 80'

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 8055 CAMINO ARROYO, SUITE 393, GAVELLO HILL, CA 95020
 PHONE: (408) 848-0300 FAX: (408) 848-0302

THE LATALA GROUP
 305 VINEYARD TOWN CENTER
 SUITE 393
 MORGAN HILL, CA 95037

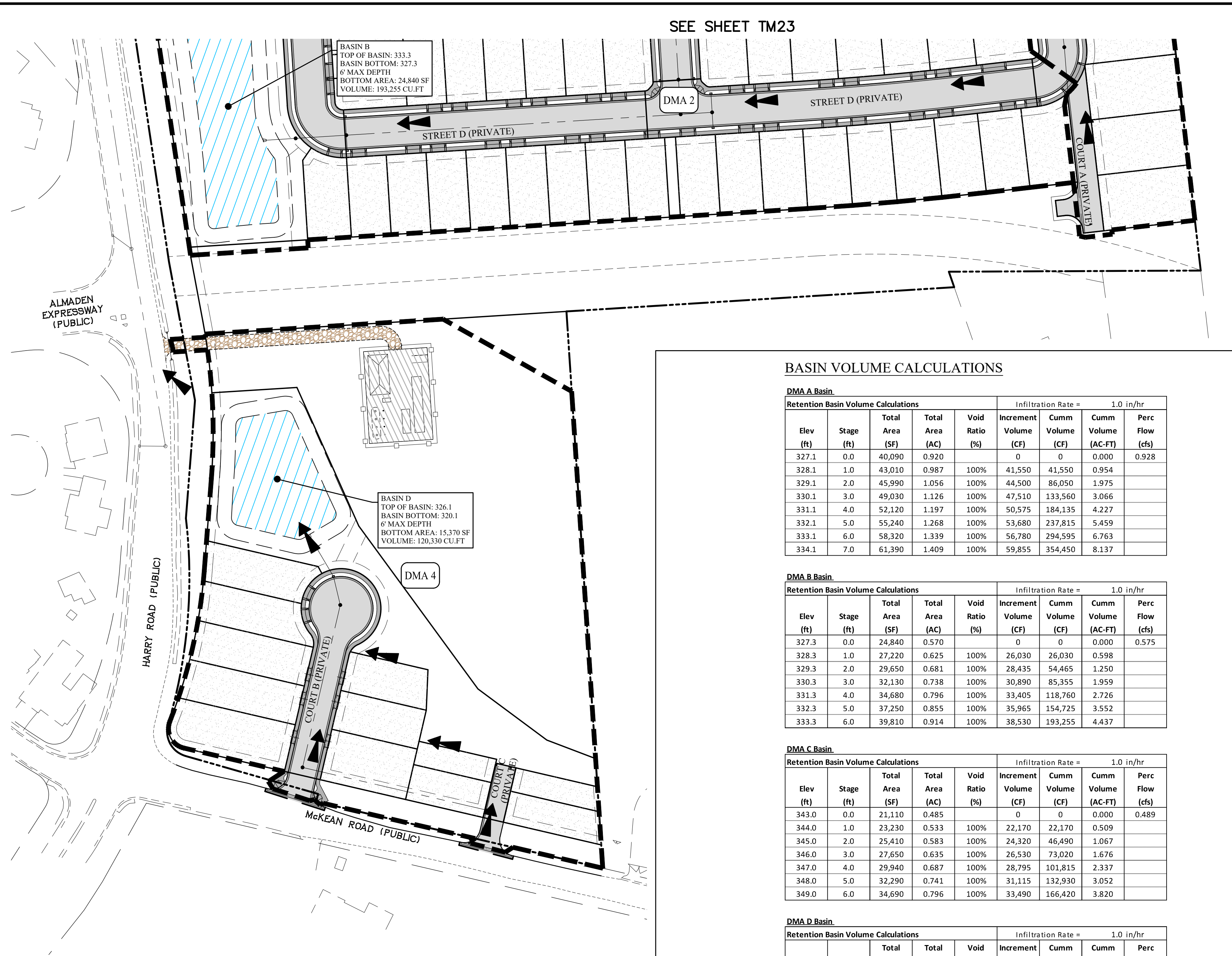
TENTATIVE MAP
 STORMWATER CONTROL PLAN
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE	DATE	BY / CHK	SCALE
11 FEB 2025	11 FEB 2025	BY / CHK	1" = 80'

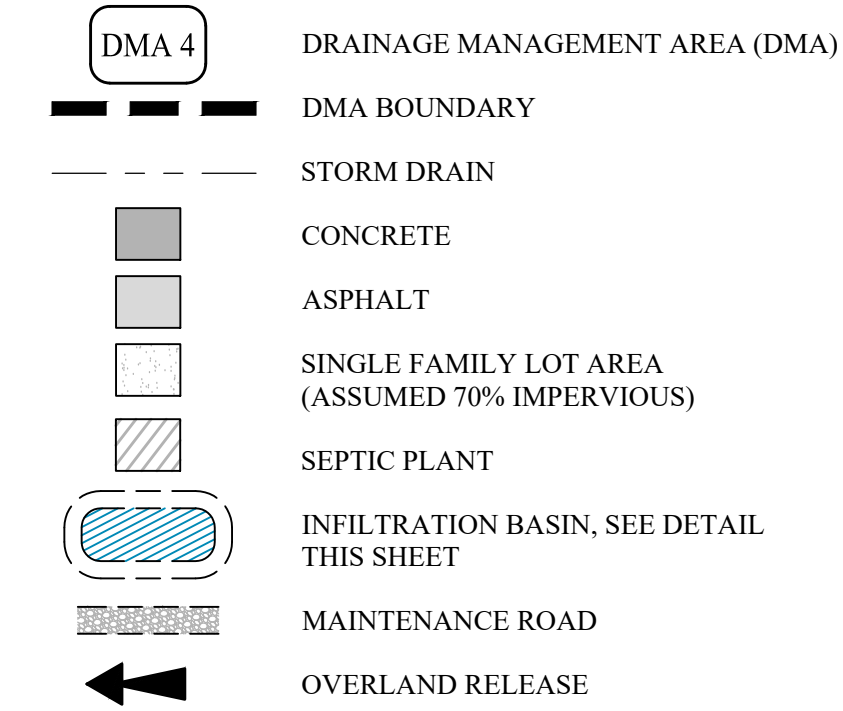
1ST SUBMITTAL
 February 11, 2025

SHEET
TM23
 OF 25 SHEETS
 JOB NO. 242025

PLOT DATE: February 11, 2025
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 User: Tentative Map\TM24 STORMWATER CONTROL PLAN.dwg



STORMWATER LEGEND



BASIN VOLUME CALCULATIONS

DMA A Basin

Retention Basin Volume Calculations						Infiltration Rate = 1.0 in/hr			
Elev (ft)	Stage (ft)	Total Area (SF)	Total Area (AC)	Void Ratio (%)	Increment Volume (CF)	Cumm Volume (CF)	Cumm Volume (AC-FT)	Perc Flow (cfs)	
327.1	0.0	40,090	0.920		0	0	0.000	0.928	
328.1	1.0	43,010	0.987	100%	41,550	41,550	0.954		
329.1	2.0	45,990	1.056	100%	44,500	86,050	1.975		
330.1	3.0	49,030	1.126	100%	47,510	133,560	3.066		
331.1	4.0	52,120	1.197	100%	50,575	184,135	4.227		
332.1	5.0	55,240	1.268	100%	53,680	237,815	5.459		
333.1	6.0	58,320	1.339	100%	56,780	294,595	6.763		
334.1	7.0	61,390	1.409	100%	59,855	354,450	8.137		

DMA B Basin

Retention Basin Volume Calculations						Infiltration Rate = 1.0 in/hr			
Elev (ft)	Stage (ft)	Total Area (SF)	Total Area (AC)	Void Ratio (%)	Increment Volume (CF)	Cumm Volume (CF)	Cumm Volume (AC-FT)	Perc Flow (cfs)	
327.3	0.0	24,840	0.570		0	0	0.000	0.575	
328.3	1.0	27,220	0.625	100%	26,030	26,030	0.598		
329.3	2.0	29,650	0.681	100%	28,435	54,465	1.250		
330.3	3.0	32,130	0.738	100%	30,890	85,355	1.959		
331.3	4.0	34,680	0.796	100%	33,405	118,760	2.726		
332.3	5.0	37,250	0.855	100%	35,965	154,725	3.552		
333.3	6.0	39,810	0.914	100%	38,530	193,255	4.437		

DMA C Basin

Retention Basin Volume Calculations						Infiltration Rate = 1.0 in/hr			
Elev (ft)	Stage (ft)	Total Area (SF)	Total Area (AC)	Void Ratio (%)	Increment Volume (CF)	Cumm Volume (CF)	Cumm Volume (AC-FT)	Perc Flow (cfs)	
343.0	0.0	21,110	0.485		0	0	0.000	0.489	
344.0	1.0	23,230	0.533	100%	22,170	22,170	0.509		
345.0	2.0	25,410	0.583	100%	24,320	46,490	1.067		
346.0	3.0	27,650	0.635	100%	26,530	73,020	1.676		
347.0	4.0	29,940	0.687	100%	28,795	101,815	2.337		
348.0	5.0	32,290	0.741	100%	31,115	132,930	3.052		
349.0	6.0	34,690	0.796	100%	33,490	166,420	3.820		

DMA D Basin

Retention Basin Volume Calculations						Infiltration Rate = 1.0 in/hr			
Elev (ft)	Stage (ft)	Total Area (SF)	Total Area (AC)	Void Ratio (%)	Increment Volume (CF)	Cumm Volume (CF)	Cumm Volume (AC-FT)	Perc Flow (cfs)	
320.1	0.0	15,370	0.353		0	0	0.000	0.356	
321.1	1.0	16,840	0.387	100%	16,105	16,105	0.370		
322.1	2.0	18,380	0.422	100%	17,610	33,715	0.774		
323.1	3.0	19,970	0.458	100%	19,175	52,890	1.214		
324.1	4.0	21,610	0.496	100%	20,790	73,680	1.691		
325.1	5.0	23,310	0.535	100%	22,460	96,140	2.207		
326.1	6.0	25,070	0.576	100%	24,190	120,330	2.762		

PRELIMINARY STORMWATER TABLE

Project Information

Area = 1,870,340 ft ²	Total study area
Ex Impervious Area = 0 ft ²	Total existing study impervious area
0.0%	Percent existing impervious area
Ex Imperv Area To Remain = 0 ft ²	Total existing impervious surface to remain
Replaced Imperv Area = 0 ft ²	Total existing impervious surface to be replaced as part of project
New Imperv Area = 1,119,750 ft ²	Total new impervious surface to be installed as part of project
Total Impervious Area = 1,119,750 ft ²	Total project impervious area
60%	Percent impervious area

Site Design Requirements

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

Rainfall Design Information

Reference Rain Gauge = San Jose Airport	
MAP _{gauge} = 13.9 in	Reference Rain Gauge closest to the project site at San Jose Airport
MAP _{site} = 21.0 in	Mean Annual Precipitation at project site
CF = 1.51	Rain Gauge correction factor
P _{gauge} = 0.512 in	Mean storm event precipitation at reference rain gauge
I _{85 gauge} = 0.087 in/hr	85th percentile hourly rainfall intensity at reference rain gauge
P _{site} = 0.78 in	Project mean storm event precipitation for volume based design
I _{wa site} = 0.17 in/hr	Two times the project 85th percentile hourly rainfall intensity for flow based design

Soil Type Design Information

Groundwater Depth = 20 ft	Based on SCVURPPP seasonal high groundwater maps
Site HSG = C	NRCS Hydrologic Soil Group Classification
Infiltration Rate = 2.0 in/hr	Infiltration Rate

Safety Factor = 2.0
 Design Infiltration Rate = 1.0 in/hr

STORMWATER NOTES

- THIS PROJECT IS LOCATED IN THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD (SFWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE PROVISIONS C.3 OF THE MUNICIPAL REGIONAL PERMIT ORDER NO. R2-2022-0018, ADOPTED MAY 11, 2022
- THIS PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN, ULTIMATE SITE CONFIGURATION, AND FINAL SOIL INVESTIGATIONS.
- ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE SANTA CLARA COUNTY DRAINAGE MANUAL (2007), AND SFWQCB POST-CONSTRUCTION STORMWATER RESOLUTION R2-2022-0018 IN EFFECT AT THE TIME OF FIRST SUBMITTAL OF THIS TENTATIVE MAP.
- THE INFILTRATION BASINS PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION & TREATMENT SYSTEM FOR PROJECT. THE FACILITIES WERE SIZED TO TREAT/RETAIN THE 24-HOUR 0.2 IN/HR STORM ON-SITE AND RETAIN THE 2-YEAR THROUGH 100-YEAR STORMS. THE CALCULATIONS WERE DONE USING THE ROUTING METHOD USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. THE SCS CURVE NUMBER METHOD WAS USED IN CONJUNCTION WITH THE NOAA ATLAS 14 RAINFALL DISTRIBUTION TO ESTIMATE RUNOFF VOLUMES.
- A FACTOR OF SAFETY OF 2 WAS APPLIED TO A DESIGN INFILTRATION RATE OF 4 IN/HR, RESULTING IN AN INFILTRATION RATE OF 1 IN/HR FOR THE BASINS PER RECOMMENDATION FROM THE GEOTECHNICAL ENGINEER. DESIGN INFILTRATION RATES ARE BASED OFF OF INFORMATION PROVIDED IN THE FIELD INFILTRATION TESTING RESULTS BY BAEZ GEOTECHNICAL GROUP, DATED SEPTEMBER 13, 2024. INFILTRATION RATES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON ADDITIONAL TESTS, BORING INFORMATION, OR GEOTECHNICAL RECOMMENDATIONS.

PRELIMINARY TREATMENT VOLUME CALCULATIONS

Drainage Area ID	Area (SF)	Imperv Area (SF)	% Imperv	Soil Type	Unit Basin Storage (in)			Drainage Area Specific	Design W _q (ft ³)
					Average Slope (%)	1%	15%		
1	797,660	530,240	66%	Clay Loam (D)	2%	0.41	0.43	0.62	41,377
2	424,560	272,990	64%	Clay Loam (D)	2%	0.40	0.42	0.61	21,434
3	356,850	229,340	64%	Clay Loam (D)	2%	0.40	0.42	0.61	18,008
4	291,270	87,180	30%	Clay Loam (D)	2%	0.23	0.24	0.34	8,315
Total	1,870,340	1,119,750	60%						89,135

BMP Sizing Calculation - Volume Based Method

SCM Description	Rain Event Duration @ I _{wa} (hr)	BMP Surface Area (ft ²)	Surface Ponding Depth (in)	Drawdown Time (hr)
Infiltration Basin	3.11	40,090	12.39	12
Infiltration Basin	3.03	24,840	10.35	10
Infiltration Basin	3.03	21,110	10.24	10
Infiltration Basin	1.71	15,370	6.49	6

- Notes:**
- Unit basin storage factors are based on Appendix B of the SCVURPPP C.3 Manual dated June 2024.
 - BMP sizing is based on Volume based method described in Chapter 5 and Appendix B of the SCVURPPP C.3 Manual dated June 2024.

Governing Equations:

$$W_q = \frac{(CF)S}{12} \text{ acre-ft}$$

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

$$T_d = \frac{W_q * 12}{1 * \text{Area}}$$

$$CF = \text{Rain gauge correction factor}$$

$$S = \text{Unit Basin Storage (in)}$$

$$A = \text{drainage area (ft}^2\text{)}$$

$$W_q = \text{Water quality design volume (ft}^3\text{)}$$

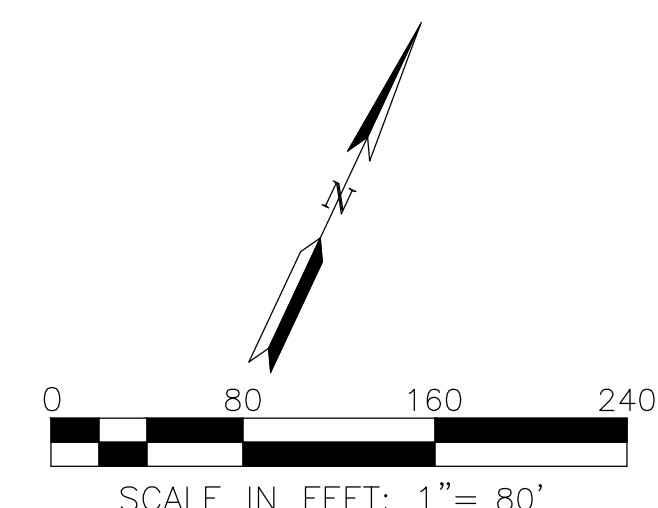
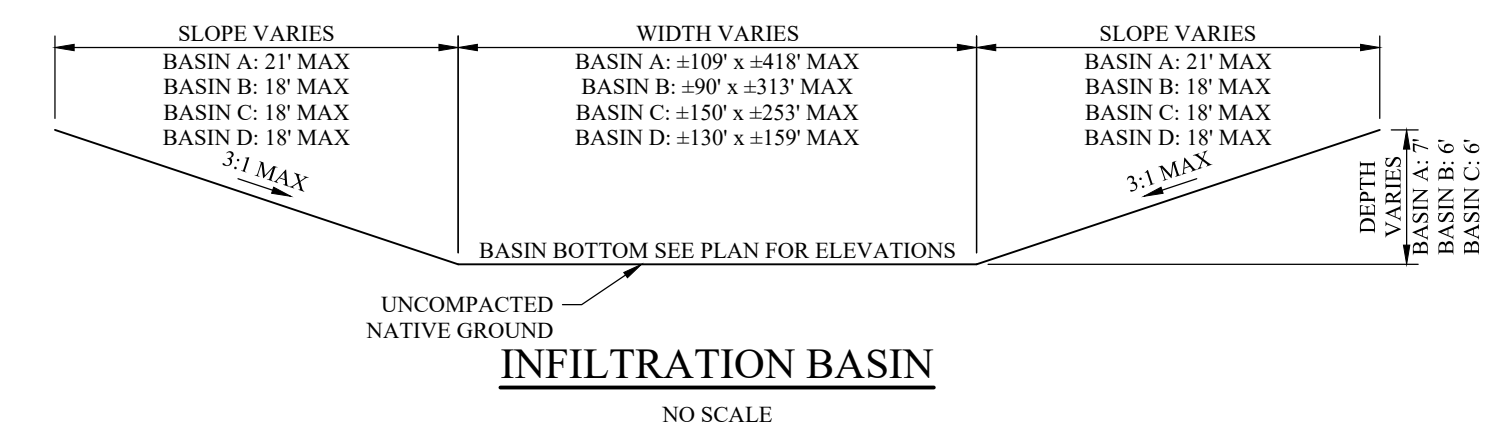
$$T_{wa} = \text{Rain event duration (hr)}$$

$$I_{wa} = 0.2 \text{ in/hr}$$

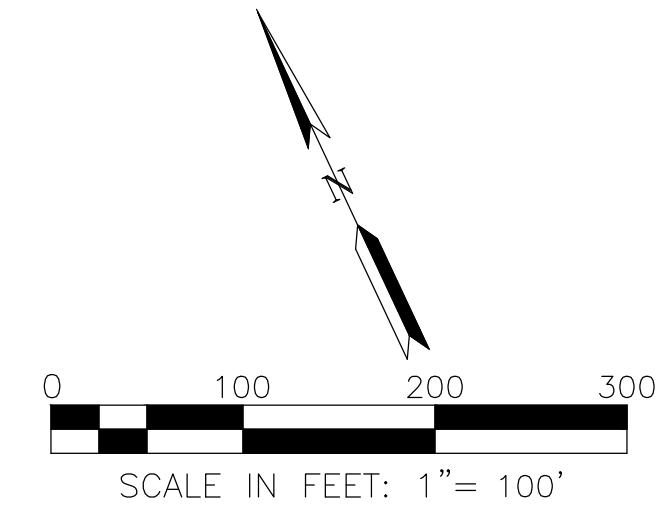
$$T_d = \text{Drawdown time (hr)}$$

$$\text{Area} = \text{BMP surface area (ft}^2\text{)}$$

$$I = 1 \text{ Design infiltration Rate (in/hr)}$$



PLOT DATE: February 11, 2025
 FILE PATH: W:\Jobs\24\242025 - Harry Road (Latao)\Drawings\Prelin\Applications\2 - Tentative Map\TM25 FIRE TRUCK TURNING TEMPLATE.dwg



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TENTATIVE MAP
 FIRE TRUCK TURNING TEMPLATE
 GAVELLO GLEN
 SANTA CLARA COUNTY, CALIFORNIA

DATE	MR	SHEET REVISIONS	BY	CHK	SCALE	DATE
1ST SUBMITTAL					1" = 100'	FEB 2025
February 11, 2025						
SHEET						
TM25						
OF 25 SHEETS						
JOB NO. 242025						