TENTATIVE MAP
THOMAS ROAD
GILROY, CALIFORNIA

GENERAL NOTES

1. PROPOSED LAND USE: RESIDENTIAL
2. EXISTING GENERAL PLAN LAND USE: OPEN SPACE RESERVE
3. EXISTING ZONING: A-20AC
4. TOTAL BUILDABLE RESIDENTIAL LOTS:

SINGLE FAMILY RESIDENTIAL LOTS	113
MULTIFAMILY RESIDENTIAL LOTS	54
	167

5. DWELLING UNIT COUNT:

SINGLE FAMILY DETACHED	113
MULTI-FAMILY RENTAL	264
	377

6. BUILDOUT TABULATION:

EXISTING GROSS AREA	± 50.05 AC
R/W TO BE DEDICATED (THOMAS ROAD)	± 1.28 AC
SUBTOTAL NET AREA	± 48.77 AC
PROPOSED OPEN SPACE	± 4.65 AC
PROPOSED PRIVATE STREETS	± 11.33 AC
PROPOSED RESIDENTIAL LOTS (FOR SALE)	± 8.66 AC
MULTI-FAMILY LOTS	± 9.58 AC
PARCELS A & D	± 14.55 AC
TOTAL	± 48.77 AC

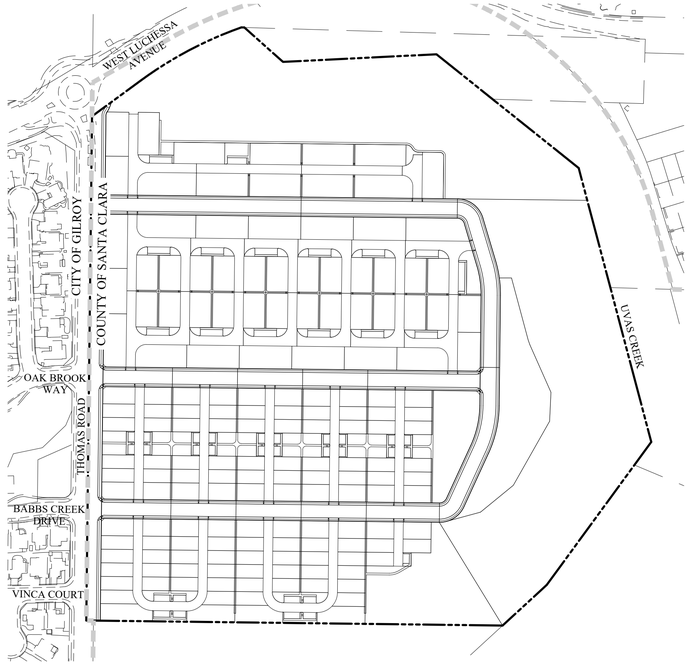
7. PARKING TABULATIONS

TOTAL OFF-STREET PARKING PROVIDED:	205
TOTAL ON-STREET PARKING PROVIDED:	257
TOTAL	462

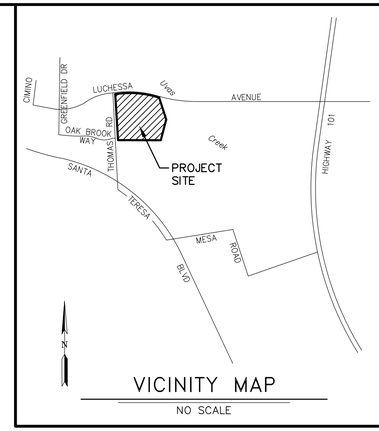
8. UTILITIES:

WATER	CITY OF GILROY
SANITARY SEWER	CITY OF GILROY
STORM DRAIN	CITY OF GILROY
GAS & ELECTRIC	PG&E

9. THE EXISTING TOPOGRAPHY AS SHOWN IS BASED ON AERIAL SURVEYS DATED AUGUST, 2024, AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA.
10. 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.
11. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM021", A BRASS DISK SET IN THE TOP OF CONCRETE DECK; NORTHWEST END OF THOMAS ROAD BRIDGE OVER UVAS CREEK; 2.5 FEET SOUTH OF HEADWALL; 27 FEET EAST FROM WEST END OF HEADWALL, ELEVATION(NAVD88) = 222.70 FEET.
12. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83(NA2011) (MYC82), ZONE 3, (2024.051 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 SMARTNET RTCM ID 3203. THE BEARING SHOWN AS N72°00'00"E BETWEEN FOUND MONUMENTS ALONG THE NORTH LINE OF THE 6.22 ACRE PARCEL SHOWN ON THE RECORD OF SURVEY FILED OCTOBER 8, 2019 IN BOOK 926 OF MAPS, AT PAGE 16, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS MEASURED AS N72°39'35"E.
13. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
14. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
15. 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.
16. THE PROJECT LIES WITHIN FEMA FLOOD ZONES D AND AE PER FEMA FLOOD MAP NO. 06085C0752H. ZONE D IS DEFINED AS AREA OF UNDETERMINED FLOOD HAZARD. AREA AE IS DEFINED AS SPECIAL FLOOD HAZARD AREAS WITH KNOWN BASE FLOOD ELEVATIONS OR DEPTH.
17. PAD AND FINISH FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
18. THE UTILITY PIPE SIZES, LOCATIONS, AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
19. 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.
20. ARCHITECTURE, FLOOR PLAN MIX, AMENITIES, AND LANDSCAPE ARCHITECTURE ARE SHOWN IN THE ACCOMPANYING PD SHEET SET.
21. ALL EXISTING BUILDINGS WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
22. ALL FIRE DEPARTMENT ACCESS ROADS WILL BE ALL WEATHER AND CAPABLE OF SUPPORTING 75,000 LB LOADS.
23. THIS TENTATIVE MAP HAS BEEN PREPARED UNDER THE DIRECTION OF PAUL C. PATTON, RCE #66271



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET NO.	TITLE
TM01	TITLE SHEET
TM02	STREET SECTIONS AND DETAILS
TM03	EXISTING CONDITIONS
TM04–TM09	LOTTING PLAN
TM10–TM15	PRELIMINARY GRADING PLAN
TM16–TM21	PRELIMINARY UTILITIES
TM22	PRELIMINARY STORMWATER CONTROL PLAN

THOMAS ROAD - PROJECT SUMMARY

PARCEL NO.	SF AREA ±	AC AREA ±	USE	OWNERSHIP	MAINTENANCE	NOTES
LOTS 1 - 167	794,699	18.24	PRIVATE RESIDENTAL LOTS	PRIVATE	OWNER	PRIVATE OWNER USE ONLY
PCL 1-PCL 38	493,309	11.32	PRIVATE STREETS	PRIVATE	HOA	TO INCLUDE PSE, PRUE, PAE, EVAE
THOMAS ROAD	55,738	1.28	PUBLIC STREET	CITY	CITY	RIGHT-OF-WAY DEDICATION
PCL A	308,200	7.08	UVAS CREEK/UNIMPROVED OPEN SPACE	HOA	HOA	ACCESS RESTRICTED FOR MAINTENANCE ONLY
PCL B	4,358	0.10	PARK/ORNAMENTAL LANDSCAPING	HOA	HOA	ACCESSIBLE TO ALL HOA MEMBERS
PCL C	66,147	1.52	BIORETENTION BASIN	HOA	HOA	ACCESS RESTRICTED TO BIORETENTION BASIN MAINTENANCE
PCL D	325,563	7.47	UVAS CREEK/UNIMPROVED OPEN SPACE	HOA	HOA	ACCESS RESTRICTED FOR MAINTENANCE ONLY
PCL E	63,884	1.47	UVAS CREEK/UNIMPROVED OPEN SPACE	HOA	HOA	ACCESS RESTRICTED FOR MAINTENANCE ONLY
PCL F	4,453	0.10	PARK/ORNAMENTAL LANDSCAPING	HOA	HOA	ACCESSIBLE TO ALL HOA MEMBERS
PCL G	7,312	0.17	PARK/ORNAMENTAL LANDSCAPING	HOA	HOA	ACCESSIBLE TO ALL HOA MEMBERS
PCL H	7,312	0.17	PARK/ORNAMENTAL LANDSCAPING	HOA	HOA	ACCESSIBLE TO ALL HOA MEMBERS
PCL I	7,312	0.17	PARK/ORNAMENTAL LANDSCAPING	HOA	HOA	ACCESSIBLE TO ALL HOA MEMBERS
PCL J	7,312	0.17	PARK/ORNAMENTAL LANDSCAPING	HOA	HOA	ACCESSIBLE TO ALL HOA MEMBERS
PCL K	34,574	0.79	PARK/ORNAMENTAL LANDSCAPING	HOA	HOA	ACCESSIBLE TO ALL HOA MEMBERS
TOTAL	**2,180,173**	50.05				

THERE ARE NO PUBLIC OPEN SPACES WITHIN THIS PROJECT

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	LOT LINE	
	FACE OF CURB	
	SIDEWALK	
	EDGE OF PAVEMENT	
	CENTERLINE	
	EASEMENT	
	HANDICAP RAMP	
⌀ 220.5	SPOT ELEVATION	
0.5% OR	SLOPE	
	OVERLAND DRAINAGE RELEASE	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	OVERHEAD LINES	OH
	SAWCUT	
●	MANHOLE	○
▣	INLET	▭
	FIRE HYDRANT	
	ELECTROLIER	
	CONTOUR	
	RETAINING WALL	
E TM12	SECTION CALLOUT	
STREET A	STREET NAME	THOMAS ROAD

CONTACT INFORMATION

APPLICANT: YELLOWSTONE HOLDINGS, LLC
15594 BRIARWOOD DRIVE
SHERMAN OAKS, CA 91403
CONTACT: ADAM BERNS
(310) 722-3191

CIVIL ENGINEER/PLANNER: RUGGERI-JENSEN-AZAR & ASSOCIATES
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEERING CONTACT: CHRIS PATTON, RCE 66271
PLANNER CONTACT: ROSS DOYLE
(408) 848-0300

OWNER INFORMATION

Jon P. Vorhees and Francine B. Vorhees, Trustees of the Jon and Francine Alchemist Trust dated May 17, 2010, to be held as separate property of Francine P. Vorhees, as to an undivided 20% interest; James Arliss Duncan and Carol Linda Duncan, trustees of the Duncan Family Trust dated August 28, 2015, as to an undivided 20% interest; Richard M. Fiorio and Ann C. Fiorio, as Co-Trustees of The Fiorio Family Trust, dated September 30, 2015, as to an undivided 20% interest; Daniel G. Fiorio and Dina L. Fiorio, as Co-Trustees of The Fiorio Family Trust, dated March 13, 2017, as to an undivided 20% interest; and John D. Tomasin and Julie B. Tomasin, Trustees, or Successor Trustee(s) under the John D. Tomasin and Julie B. Tomasin 1995 Family Trust, dated March 10, 1995, as amended, as to an undivided 20% interest, as to 808-21-002 Mario C. Fiorio and Ines B. Fiorio, Co-Trustees of that certain Revocable Trust Agreement dated December 12, 1992, as to an undivided 63% interest; and Daniel G. Fiorio and Dina L. Fiorio, as Co-Trustees of the Fiorio Family Trust, dated March 13, 2017, as to an undivided 37% interest, as to 808-21-003 and Mario C. Fiorio and Ines B. Fiorio, trustees of the Fiorio Family Trust dated December 12, 1992, as amended September 11, 2006, as to an undivided 30% interest; Diane M. Valencia, Trustee of The Diane Marie Valencia Trust dated May 5, 2016, an undivided 35% interest; and Tyler Valencia, Executor of the Estate of Christopher Valencia, an undivided 35% interest, as to 808-21-004.

David S. Wilson and Sandra W. Wilson as Trustees, or the Successor Trustee of the David and Sandra Wilson Revocable Living Trust dated June 13, 2016.

ABBREVIATIONS

AC	ACRES	NO.	NUMBER
APPROX	APPROXIMATE	OH	OVERHEAD LINE
BFE	BASE FLOOD ELEVATION	PCL	PARCEL
BL	BIKE LANE	PL	PROPERTY LINE
BMP	BEST MANAGEMENT PRACTICES	PRUE	PRIVATE UTILITY EASEMENT
BSM	BIOTREATMENT SOIL MIX	PSE	PUBLIC SERVICE EASEMENT
BNDY	BOUNDARY	PSSE	PRIVATE SANITARY SEWER EASEMENT
BW	BACK OF WALK	PVT	PRIVATE
CFS	CUBIC FEET PER SECOND	R	RADIUS
DMA	DRAINAGE MANAGEMENT AREA	R/W	RIGHT-OF-WAY
DWG	DRAWING	S	SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN
ESMT	EASEMENT	SDMH	STORM DRAIN MANHOLE
EX	EXISTING	SF	SQUARE FEET
FC	FACE OF CURB	SS	SANITARY SEWER
FM	FORCEMAIN	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	STD	STANDARD
GND	GROUND	SWK	SIDEWALK
HP	HIGH POINT	TC	TOP OF CURB ELEVATION
INV	INVERT ELEVATION	TM	TENTATIVE MAP
LP	LOW POINT	TYP	TYPICAL
MAX	MAXIMUM	W	WATER

REGISTERED PROFESSIONAL ENGINEER
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PHONE: (408) 848-0300 FAX: (408) 848-0302

WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
TITLE SHEET
THOMAS ROAD
GILROY, CALIFORNIA

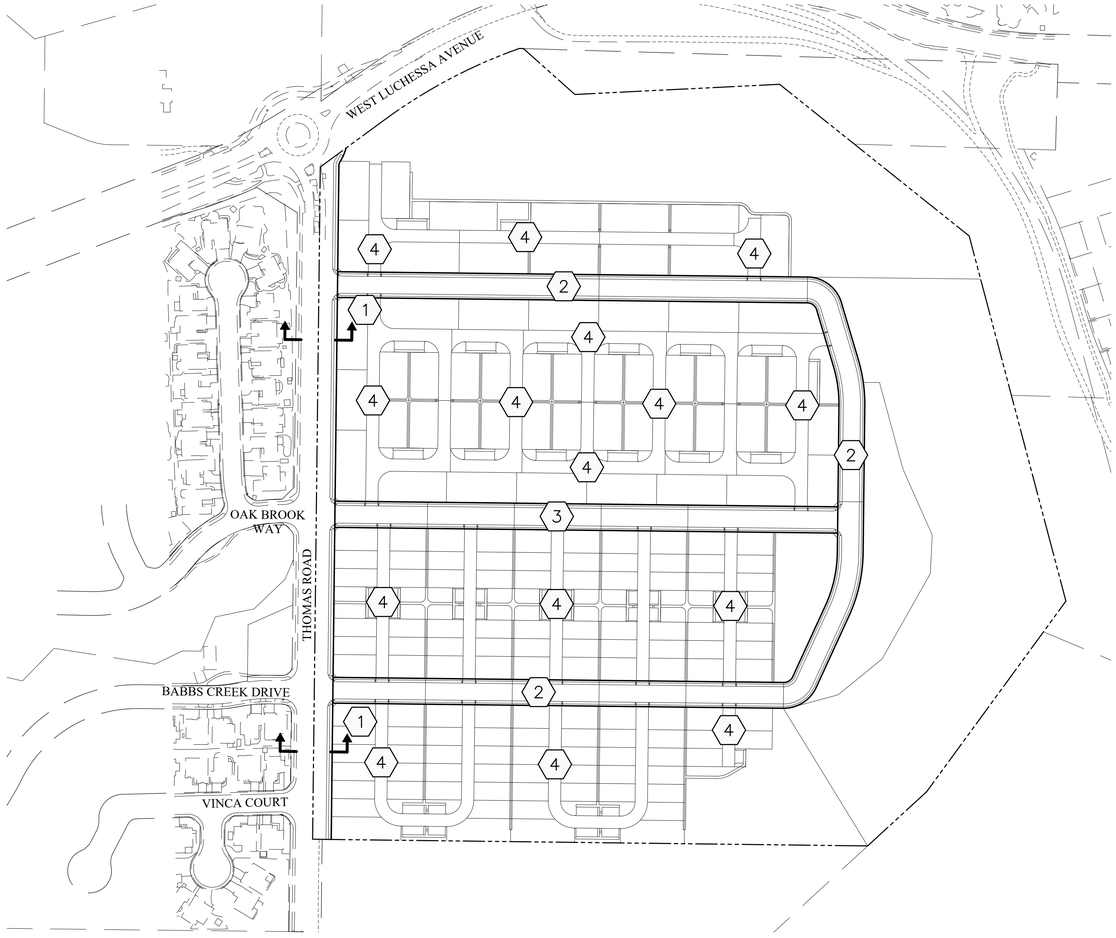
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OCTOBER 9, 2025		2ND SUBMITTAL		

SCALE: NONE
DATE: OCT 2025

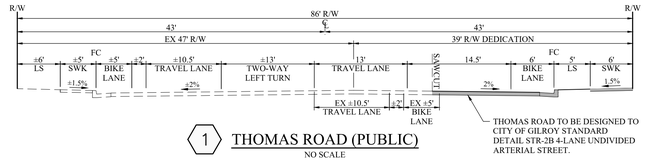
SHEET
TM01
OF 22 SHEETS

JOB NO.
242017

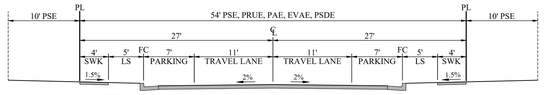
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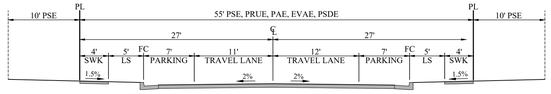
KEY MAP
NTS



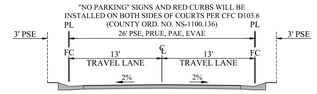
1 THOMAS ROAD (PUBLIC)
NO SCALE



2 PRIVATE ROADS (STREETS A, B, & D)
NO SCALE

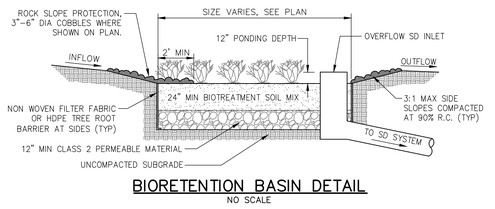


3 PRIVATE ROADS (STREET C)
NO SCALE



4 PRIVATE ALLEYS
NO SCALE

PRELIMINARY STREET SECTIONS



BIORETENTION BASIN DETAIL
NO SCALE

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
STREET SECTIONS AND DETAILS

THOMAS ROAD
GILROY, CALIFORNIA

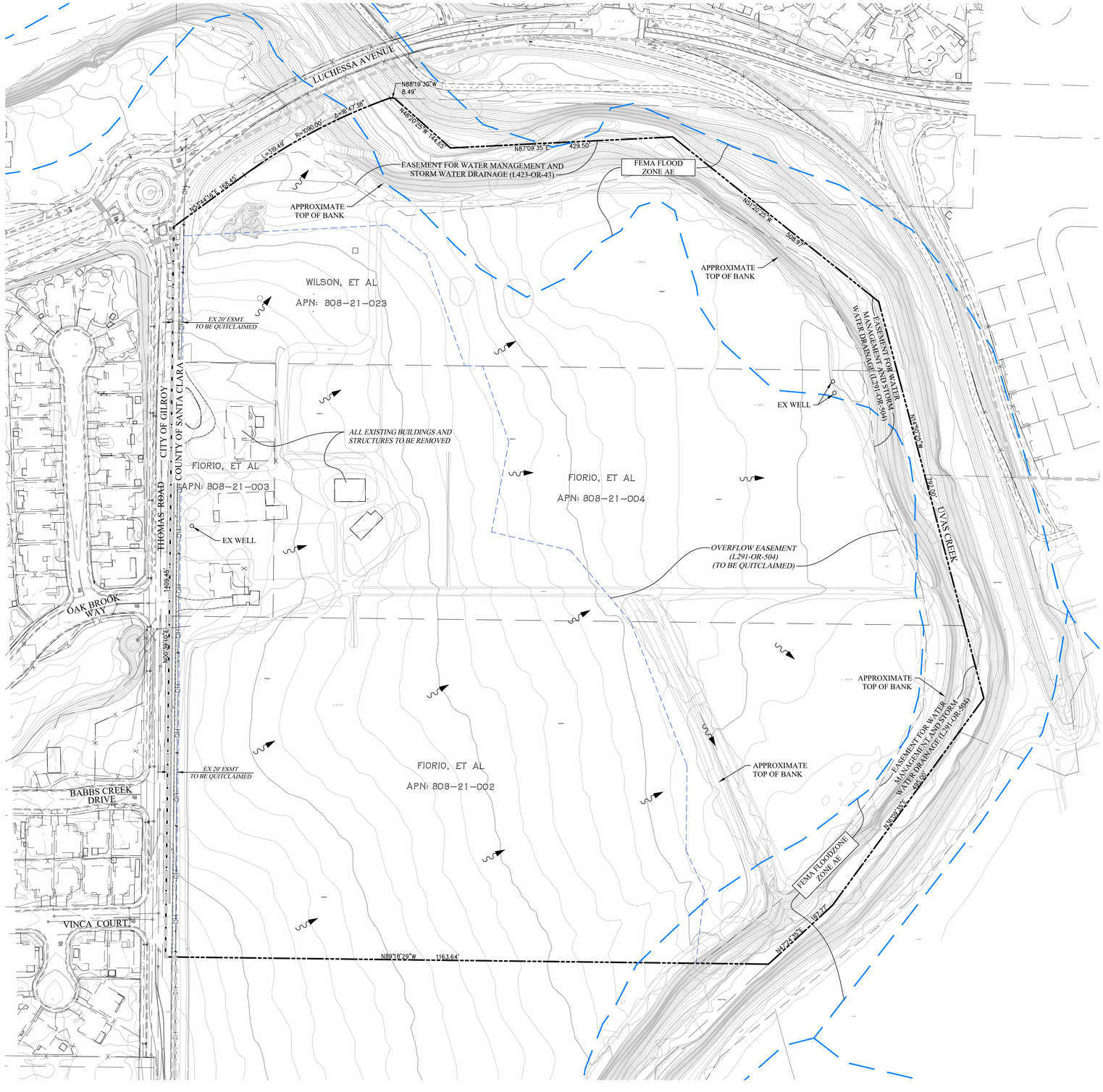
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		OCTOBER 9, 2025		

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DATE: OCT 2025

SHEET
TM02
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM02 STREET SECTIONS AND DETAILS.dwg



LEGEND

PROPERTY BOUNDARY

DIRECTION OF SURFACE FLOW

NOTE: EXISTING ONSITE WELLS SHALL BE DESTROYED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICT ORDINANCE NO. 90-1

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
EXISTING CONDITIONS
THOMAS ROAD
GILROY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=100'

DATE OCT 2025

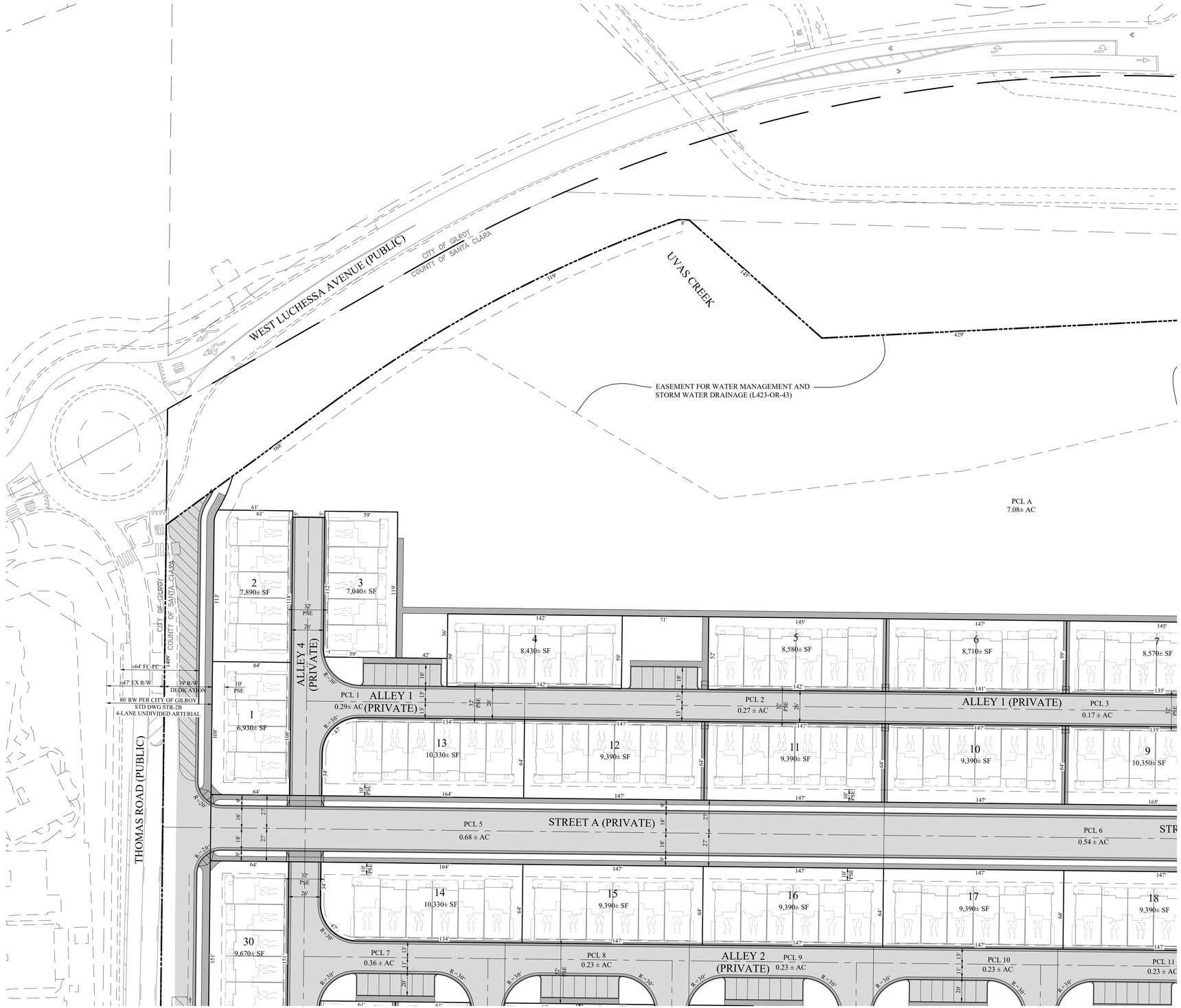
2ND SUBMITTAL
OCTOBER 9, 2025

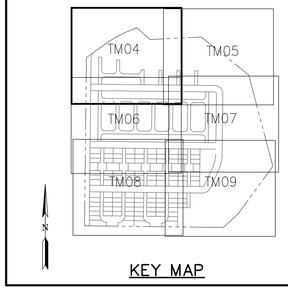
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SHEET
TM03
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
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KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SDE	PUBLIC STORM DRAIN EASEMENT

LOTTING NOTES:

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

N

0 40 80 120

SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

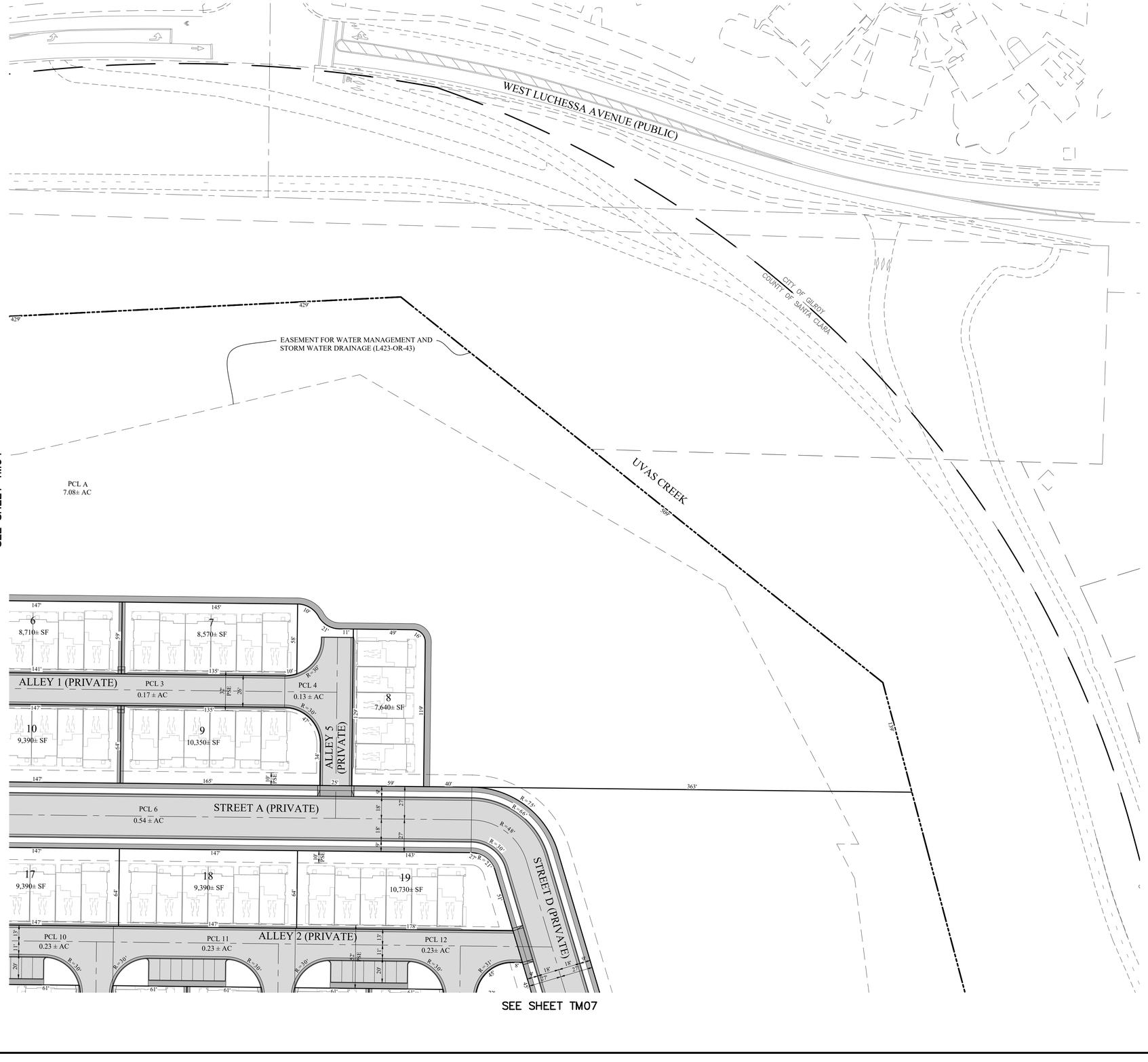
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1"=40'	OCT 2025

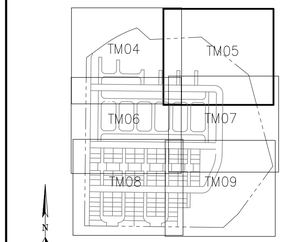
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	MK		2ND SUBMITTAL
			OCTOBER 9, 2025

SHEET
TM04
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM04 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
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SDE	PUBLIC STORM DRAIN EASEMENT

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N

0 40 80 120

SCALE IN FEET: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY	CK
		2ND SUBMITTAL OCTOBER 9, 2025		

SHEET
TM05
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM05 LOTTING PLAN.dwg

SEE SHEET TM04

THOMAS ROAD (PUBLIC)

STREET A (PRIVATE)

PCL 5 0.68 ± AC

PCL 6 0.54 ± AC

STREE

ALLEY 2 (PRIVATE)

PCL 7 0.36 ± AC

PCL 8 0.23 ± AC

PCL 9 0.23 ± AC

PCL 10 0.23 ± AC

PCL 11 0.23 ± AC

ALLEY 3 (PRIVATE)

PCL 13 0.36± AC

PCL 14 0.23 ± AC

PCL 15 0.23 ± AC

PCL 16 0.23 ± AC

STREET B (PRIVATE)

PCL 19 0.24 ± AC

PCL 20 0.23 ± AC

PCL 21 0.23 ± AC

PCL 22 0.23 ± AC

STREET I

ALLEY 6 (PRIVATE)

ALLEY 7 (PRIVATE)

ALLEY 8 (PRIVATE)

ALLEY 9 (PRIVATE)

ALLEY 10 (PRIVATE)

ALLEY 13 (PRIVATE)

ALLEY 14 (PRIVATE)

ALLEY 15 (PRIVATE)

ALLEY 16 (PRIVATE)

PCL F 0.10 ± AC

PCL G 0.17 ± AC

PCL H 0.17 ± AC

PCL I 0.17 ± AC

PCL J 0.17 ± AC

PCL 24 0.26 ± AC

PCL 25 0.26 ± AC

PCL 26 0.26 ± AC

PCL 27 0.26 ± AC

±64' FC-FC

±47' EX R/W

39' R/W DEDICATION

86' RW PER CITY OF GILROY

STD DWG STR-2B

4-LANE UNDIVIDED ARTERIAL

CITY OF GILROY

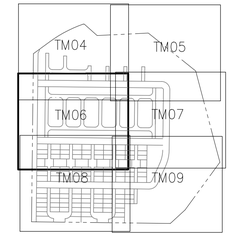
COUNTY OF SANTA CLARA

OAK BROOK WAY (PUBLIC)

THOMAS ROAD (PUBLIC)

SEE SHEET TM07

SEE SHEET TM08



KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
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LOTTING NOTES:

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

N

0 40 80 120

SCALE IN FEET: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER PAUL C. PATTON C-66271 CIVIL STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

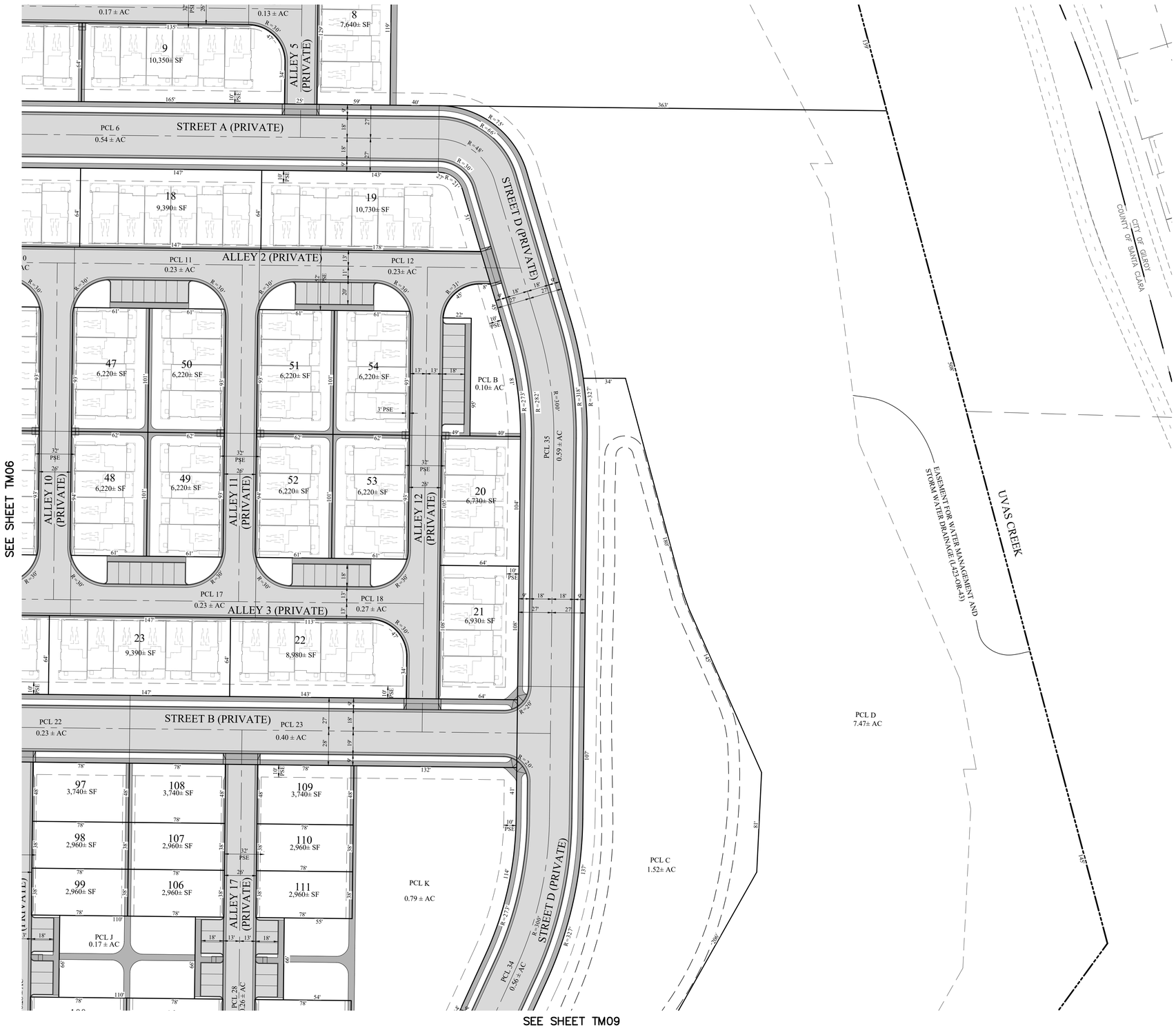
DATE	MK	SHEET REVISIONS	BY	CK

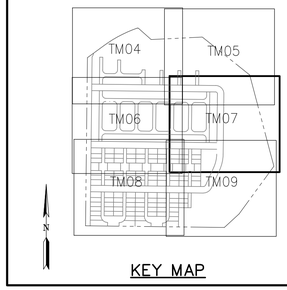
2ND SUBMITTAL
OCTOBER 9, 2025

SHEET
TM06
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM06 LOTTING PLAN.dwg





KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SDE	PUBLIC STORM DRAIN EASEMENT

LOTTING NOTES:

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N

0 40 80 120

SCALE IN FEET: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
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CIVIL
STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK
SHEET REVISIONS		
2ND SUBMITTAL		
OCTOBER 9, 2025		

SHEET
TM07
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Thomas RJA\Drawings\Prelim\Applications\Tentative Map\TM07 LOTTING PLAN.dwg

SEE SHEET TM06

OAK BROOK WAY (PUBLIC)

THOMAS ROAD (PUBLIC)

CITY OF GILROY
COUNTY OF SANTA CLARA

BABBS CREEK DRIVE (PUBLIC)

VINCA COURT (PUBLIC)

STREET B (PRIVATE)

STREET C (PRIVATE)

PCL 19 0.24 ± AC
PCL 20 0.23 ± AC
PCL 21 0.23 ± AC
PCL 22 0.23 ± AC
PCL 29 0.24 ± AC
PCL 30 0.23 ± AC
PCL 31 0.23 ± AC
PCL 32 0.23 ± AC

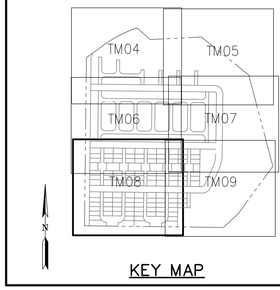
ALLEY 13 (PRIVATE)
ALLEY 14 (PRIVATE)
ALLEY 15 (PRIVATE)
ALLEY 16 (PRIVATE)
ALLEY 18 (PRIVATE)
ALLEY 19 (PRIVATE)

PCL F 0.10 ± AC
PCL G 0.17 ± AC
PCL H 0.17 ± AC
PCL I 0.17 ± AC
PCL J 0.17 ± AC
PCL 24 0.26 ± AC
PCL 25 0.26 ± AC
PCL 26 0.26 ± AC
PCL 27 0.26 ± AC
PCL 36 0.54± AC
PCL 37 0.54 ± AC

60 4,310± SF
59 3,420± SF
58 3,420± SF
57 3,410± SF
56 3,410± SF
55 4,280± SF
61 3,740± SF
62 2,960± SF
63 2,950± SF
64 2,960± SF
65 2,960± SF
66 3,740± SF
72 3,740± SF
71 2,960± SF
70 2,960± SF
69 2,960± SF
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139 5,940± SF
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150 2,960± SF
155 3,740± SF
154 2,960± SF
153 2,960± SF
152 2,960± SF
151 2,960± SF
156 3,740± SF
157 2,960± SF
158 2,960± SF
159 2,960± SF
160 2,960± SF
161 3,140± SF
162 5,920± SF
165 3,740± SF
164 2,960± SF
163 2,960± SF

±64' FC-FC
47' EX R/W
39' R/W DEDICATION
86' RW PER CITY OF GILROY STD DWG STR-2B 4-LANE UNDIVIDED ARCHERIAL

SEE SHEET TM09



KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SDE	PUBLIC STORM DRAIN EASEMENT

LOTTING NOTES:

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N

0 40 80 120
SCALE IN FEET: 1"= 40'

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STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

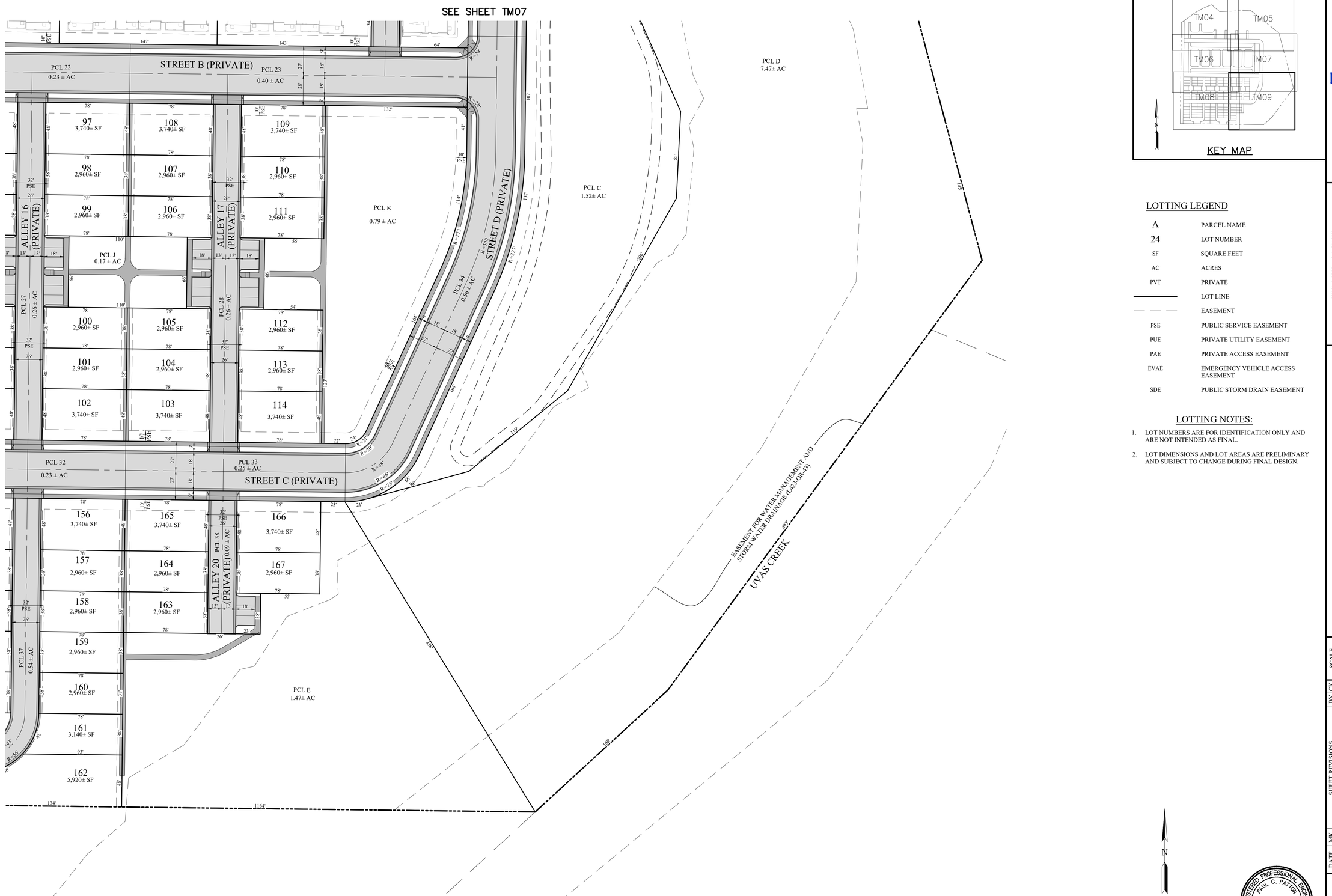
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DATE OCT 2025

2ND SUBMITTAL
OCTOBER 9, 2025

SHEET
TM08
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM08 LOTTING PLAN.dwg



KEY MAP

LOTTING LEGEND

A	PARCEL NAME
24	LOT NUMBER
SF	SQUARE FEET
AC	ACRES
PVT	PRIVATE
———	LOT LINE
— — —	EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PAE	PRIVATE ACCESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SDE	PUBLIC STORM DRAIN EASEMENT

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N

0 40 80 120

SCALE IN FEET: 1"= 40'

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

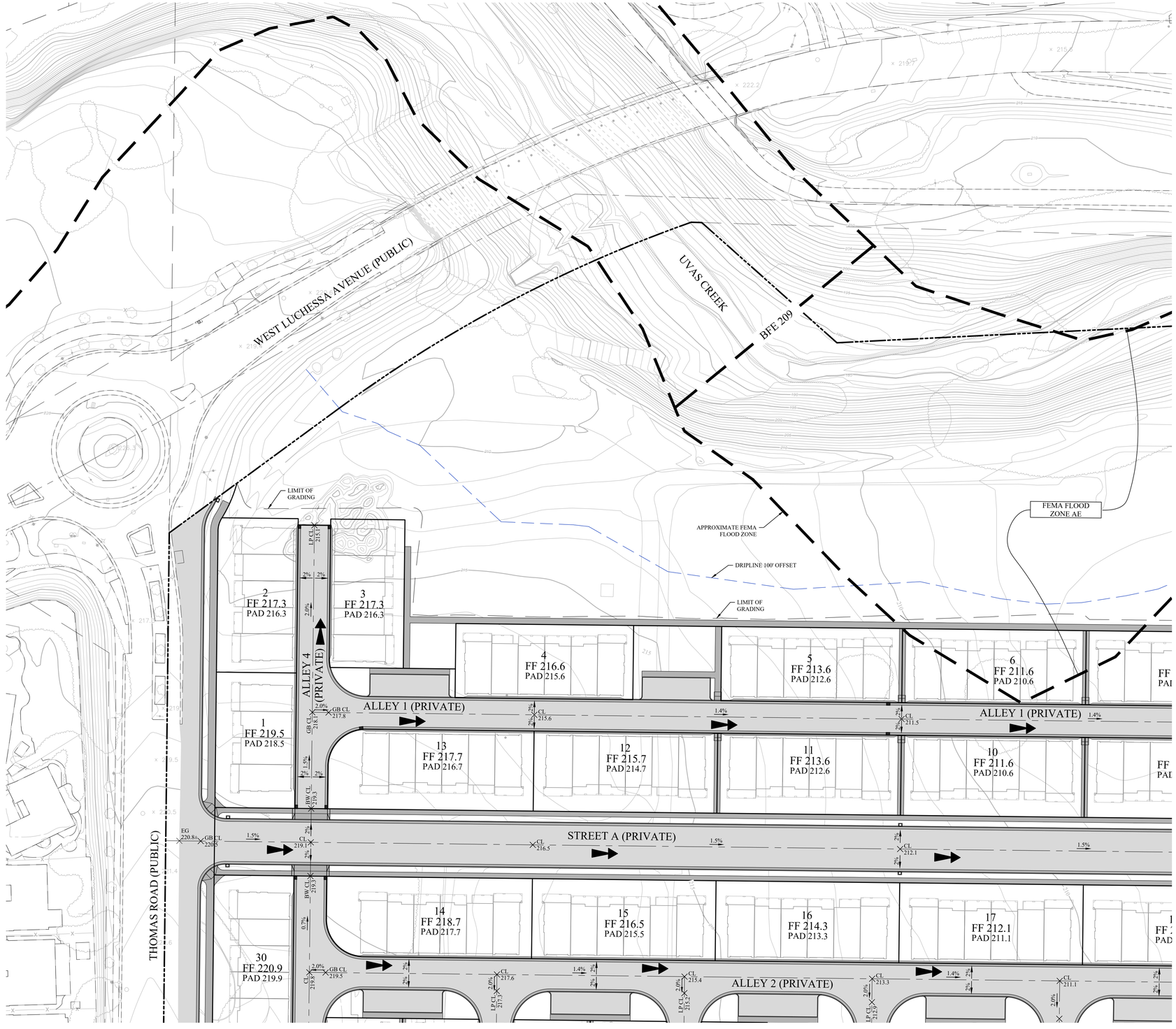
DATE	MK	SHEET REVISIONS	BY	CK
		2ND SUBMITTAL OCTOBER 9, 2025		

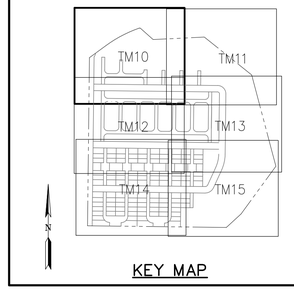
SCALE 1"=40'
DATE OCT 2025

SHEET
TM09
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM09 LOTTING PLAN.dwg





KEY MAP

GRADING NOTES

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

GRADING LEGEND

PAD 224.8	APPROXIMATE PAD ELEVATION
×224.7	APPROXIMATE SPOT ELEVATION
	SLOPE
	RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
	PAD LIMIT
220	EXISTING CONTOUR
220	PROPOSED MINOR CONTOUR
220	PROPOSED MAJOR CONTOUR
	BASIN

AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{105264}{2160175})*100=4.8\%$

Thomas Road - Grading Quantities

	Cut (yd^3)	Fill (yd^3)	Net (yd^3)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads	10,700	19,700	9,000	3.1	3.9
In Tract Pirvate Streets	33,600	800	(32,800)	4.5	3.3
Thomas Road	1,600	300	(1,300)	1.5	3.1
Open Space Parcels	9,200	400	(8,800)	0.1	3.0
Basin Parcel	0	1,600	1,600	7.0	0.0
Total/Max	**55,100**	**22,800**	**(32,300)**	**7.0**	**3.9**

N

0 40 80 120

SCALE IN FEET: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

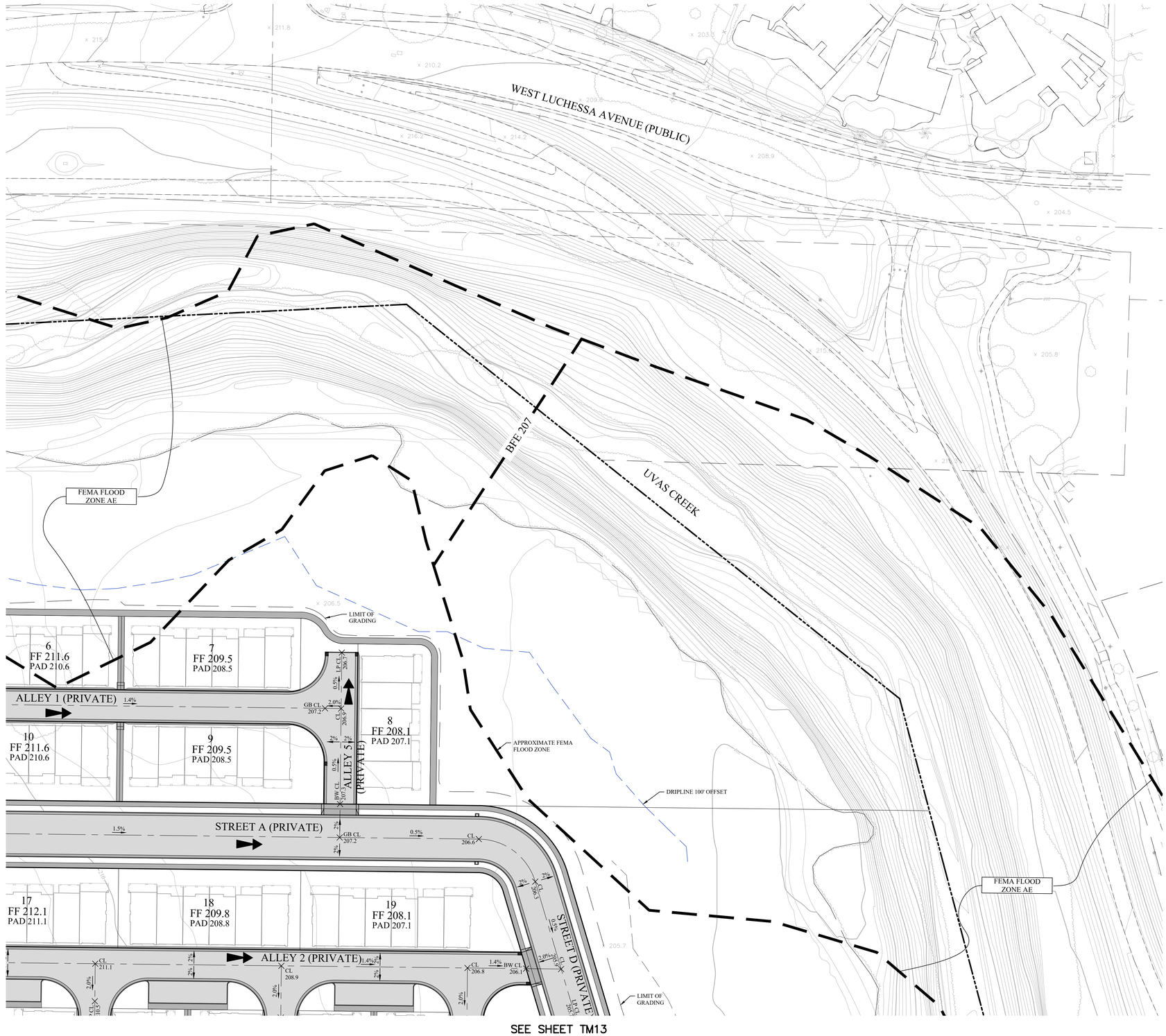
TENTATIVE MAP
PRELIMINARY GRADING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

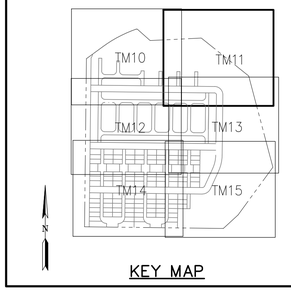
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	MK		2ND SUBMITTAL OCTOBER 9, 2025	1"=40'	OCT 2025

SHEET
TM10
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM10 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

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

GRADING LEGEND

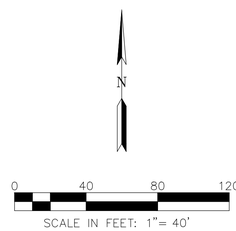
PAD 224.8	APPROXIMATE PAD ELEVATION
×224.7	APPROXIMATE SPOT ELEVATION
	SLOPE
	RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
	PAD LIMIT
220	EXISTING CONTOUR
220	PROPOSED MINOR CONTOUR
220	PROPOSED MAJOR CONTOUR
	BASIN

AVERAGE EXISTING SLOPE

S=(I*L/A)*100 =(1*$\frac{105784}{2180173}$)*100 =4.8%

Thomas Road - Grading Quantities

	Cut (yd^3)	Fill (yd^3)	Net (yd^3)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads	10,700	19,700	9,000	3.1	3.9
In Tract Pirvate Streets	33,600	800	(32,800)	4.5	3.3
Thomas Road	1,600	300	(1,300)	1.5	3.1
Open Space Parcels	9,200	400	(8,800)	0.1	3.0
Basin Parcel	0	1,600	1,600	7.0	0.0
Total/Max	**55,100**	**22,800**	**(32,300)**	**7.0**	**3.9**



REGISTERED PROFESSIONAL ENGINEER
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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

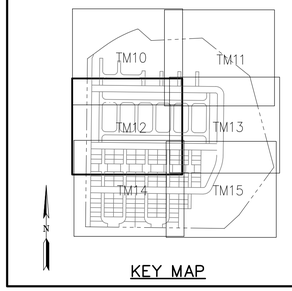
DATE	MK	SHEET REVISIONS	BY	CK
		2ND SUBMITTAL OCTOBER 9, 2025		

SCALE 1"=40'
DATE OCT 2025

SHEET
TM11
OF 22 SHEETS
JOB NO. 242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM11 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

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

GRADING LEGEND

PAD 224.8	APPROXIMATE PAD ELEVATION
×224.7	APPROXIMATE SPOT ELEVATION
	SLOPE
	RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
	PAD LIMIT
220	EXISTING CONTOUR
220	PROPOSED MINOR CONTOUR
220	PROPOSED MAJOR CONTOUR
	BASIN

AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{105784}{2180173})*100=4.8\%$

Thomas Road - Grading Quantities

	Cut (yd^3)	Fill (yd^3)	Net (yd^3)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads	10,700	19,700	9,000	3.1	3.9
In Tract Pirvate Streets	33,600	800	(32,800)	4.5	3.3
Thomas Road	1,600	300	(1,300)	1.5	3.1
Open Space Parcels	9,200	400	(8,800)	0.1	3.0
Basin Parcel	0	1,600	1,600	7.0	0.0
Total/Max	**55,100**	**22,800**	**(32,300)**	**7.0**	**3.9**

0 40 80 120
SCALE IN FEET: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER
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C-66271
CIVIL
STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
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SAN RAMON, CA 94583

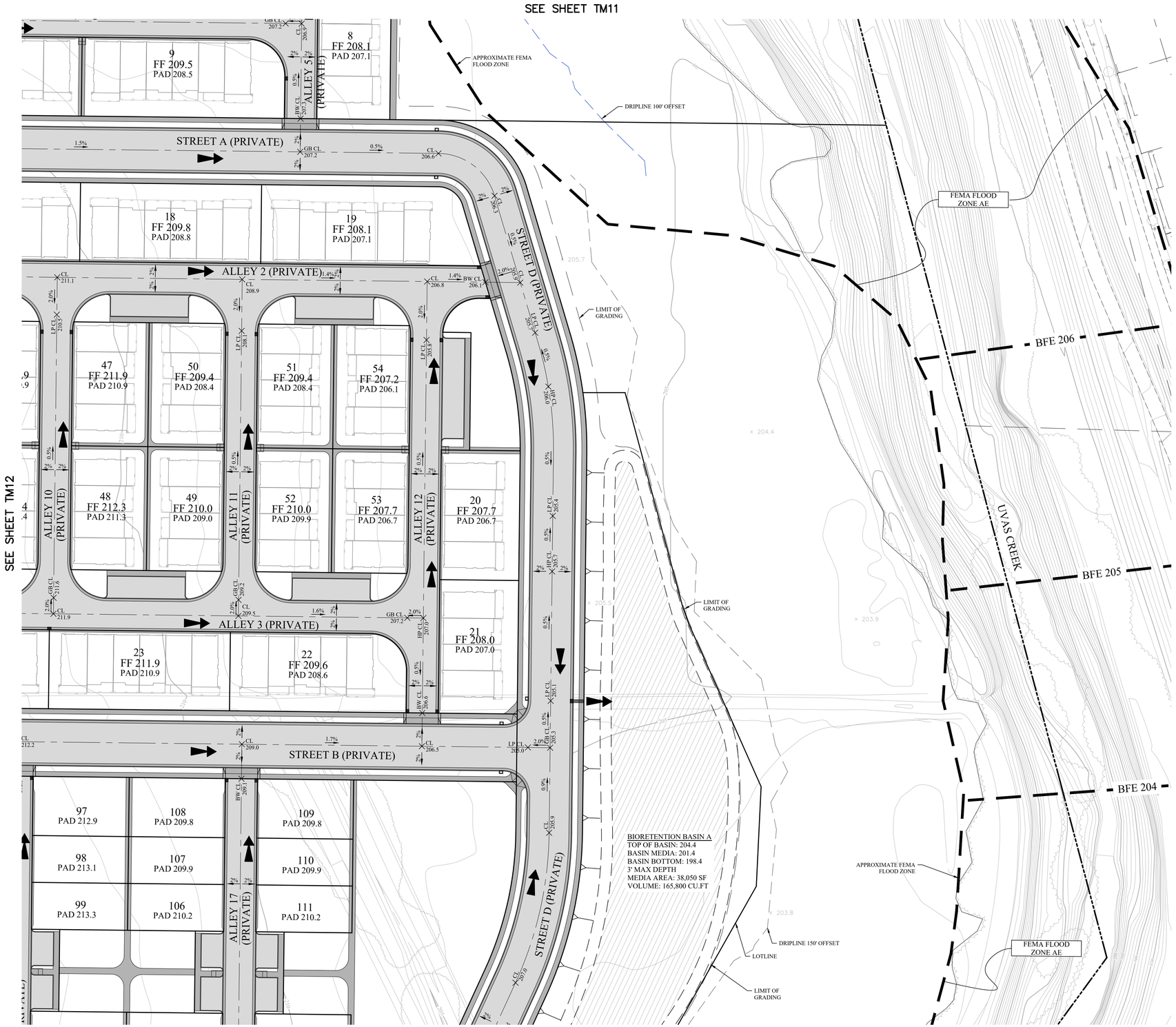
TENTATIVE MAP
PRELIMINARY GRADING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

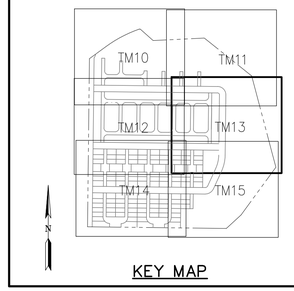
DATE	MK	SHEET REVISIONS	BY	CK
		2ND SUBMITTAL OCTOBER 9, 2025		

SCALE 1"=40'
DATE OCT 2025

SHEET
TM12
OF 22 SHEETS
JOB NO. 242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM12 PRELIMINARY GRADING PLAN.dwg





KEY MAP

GRADING NOTES

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

GRADING LEGEND

PAD 224.8	APPROXIMATE PAD ELEVATION
×224.7	APPROXIMATE SPOT ELEVATION
	SLOPE
	RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
	PAD LIMIT
220	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
220	PROPOSED MAJOR CONTOUR
	BASIN

AVERAGE EXISTING SLOPE

$S=(I*L/A)*100=(1*\frac{105284}{2150173})*100=4.8\%$

Thomas Road - Grading Quantities

	Cut (yd^3)	Fill (yd^3)	Net (yd^3)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads	10,700	19,700	9,000	3.1	3.9
In Tract Pirvate Streets	33,600	800	(32,800)	4.5	3.3
Thomas Road	1,600	300	(1,300)	1.5	3.1
Open Space Parcels	9,200	400	(8,800)	0.1	3.0
Basin Parcel	0	1,600	1,600	7.0	0.0
Total/Max	55,100	22,800	(32,300)	7.0	3.9

N

0 40 80 120

SCALE IN FEET: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER
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C-66271
CIVIL
STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

DATE	BY	CK	SHEET REVISIONS
MK			2ND SUBMITTAL OCTOBER 9, 2025

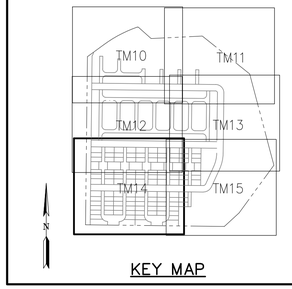
SHEET
TM13
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM13 PRELIMINARY GRADING PLAN.dwg

SEE SHEET TM12





KEY MAP

GRADING NOTES

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

GRADING LEGEND

PAD 224.8	APPROXIMATE PAD ELEVATION
×224.7	APPROXIMATE SPOT ELEVATION
	SLOPE
	RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
	PAD LIMIT
220	EXISTING CONTOUR
220	PROPOSED MINOR CONTOUR
220	PROPOSED MAJOR CONTOUR
	BASIN

AVERAGE EXISTING SLOPE

$S=(1*L/A)*100=(1*\frac{105284}{2180173})*100=4.8\%$

Thomas Road - Grading Quantities

	Cut (yd^3)	Fill (yd^3)	Net (yd^3)	Max Cut Ht. (ft)	Max Fill Ht. (ft)
Building Pads	10,700	19,700	9,000	3.1	3.9
In Tract Pirvate Streets	33,600	800	(32,800)	4.5	3.3
Thomas Road	1,600	300	(1,300)	1.5	3.1
Open Space Parcels	9,200	400	(8,800)	0.1	3.0
Basin Parcel	0	1,600	1,600	7.0	0.0
Total/Max	55,100	22,800	(32,300)	7.0	3.9

N

0 40 80 120

SCALE IN FEET: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER
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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK
		2ND SUBMITTAL		
		OCTOBER 9, 2025		

SCALE 1"=40'
DATE OCT 2025

SHEET
TM14
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM14 PRELIMINARY GRADING PLAN.dwg

SEE SHEET TM13

SEE SHEET TM14

STREET B (PRIVATE)

STREET C (PRIVATE)

STREET D (PRIVATE)

ALLEY 16 (PRIVATE)

ALLEY 17 (PRIVATE)

ALLEY 20 (PRIVATE)

97 PAD 212.9	108 PAD 209.8	109 PAD 209.8
98 PAD 213.1	107 PAD 209.9	110 PAD 209.9
99 PAD 213.3	106 PAD 210.2	111 PAD 210.2
100 PAD 213.8	105 PAD 210.8	112 PAD 210.8
101 PAD 214.0	104 PAD 211.0	113 PAD 211.0
102 PAD 214.2	103 PAD 211.3	114 PAD 211.3
156 PAD 214.3	165 PAD 211.6	166 PAD 211.6
157 PAD 214.7	164 PAD 211.9	167 PAD 212.0
158 PAD 215.0	163 PAD 212.3	
159 PAD 215.4		
160 PAD 215.8		
161 PAD 216.2		
162 PAD 216.5		

BIORETENTION BASIN A
TOP OF BASIN: 204.4
BASIN MEDIA: 201.4
BASIN BOTTOM: 198.4
3' MAX DEPTH
MEDIA AREA: 38,050 SF
VOLUME: 165,800 CU.FT

DRIPLINE 150' OFFSET

LOTLINE

LIMIT OF GRADING

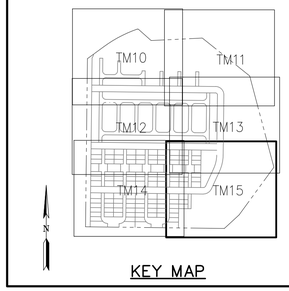
APPROXIMATE FEMA FLOOD ZONE

FEMA FLOOD ZONE AE

BFE

BFE 204

UVAS CREEK



KEY MAP

GRADING NOTES

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GRADING LEGEND

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224.7	APPROXIMATE SPOT ELEVATION
	SLOPE
	RETAINING WALL
1.5%	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	APPROXIMATE LIMITS OF ROUGH GRADING
	PAD LIMIT
220	EXISTING CONTOUR
220	PROPOSED MINOR CONTOUR
220	PROPOSED MAJOR CONTOUR
	BASIN

AVERAGE EXISTING SLOPE

$S=(I*L/A)*100=(1*\frac{105784}{2160173})*100=4.8\%$

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Open Space Parcels	9,200	400	(8,800)	0.1	3.0
Basin Parcel	0	1,600	1,600	7.0	0.0
Total/Max	**55,100**	**22,800**	**(32,300)**	**7.0**	**3.9**

N

0 40 80 120

SCALE IN FEET: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER
PAUL C. PATTON
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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY GRADING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

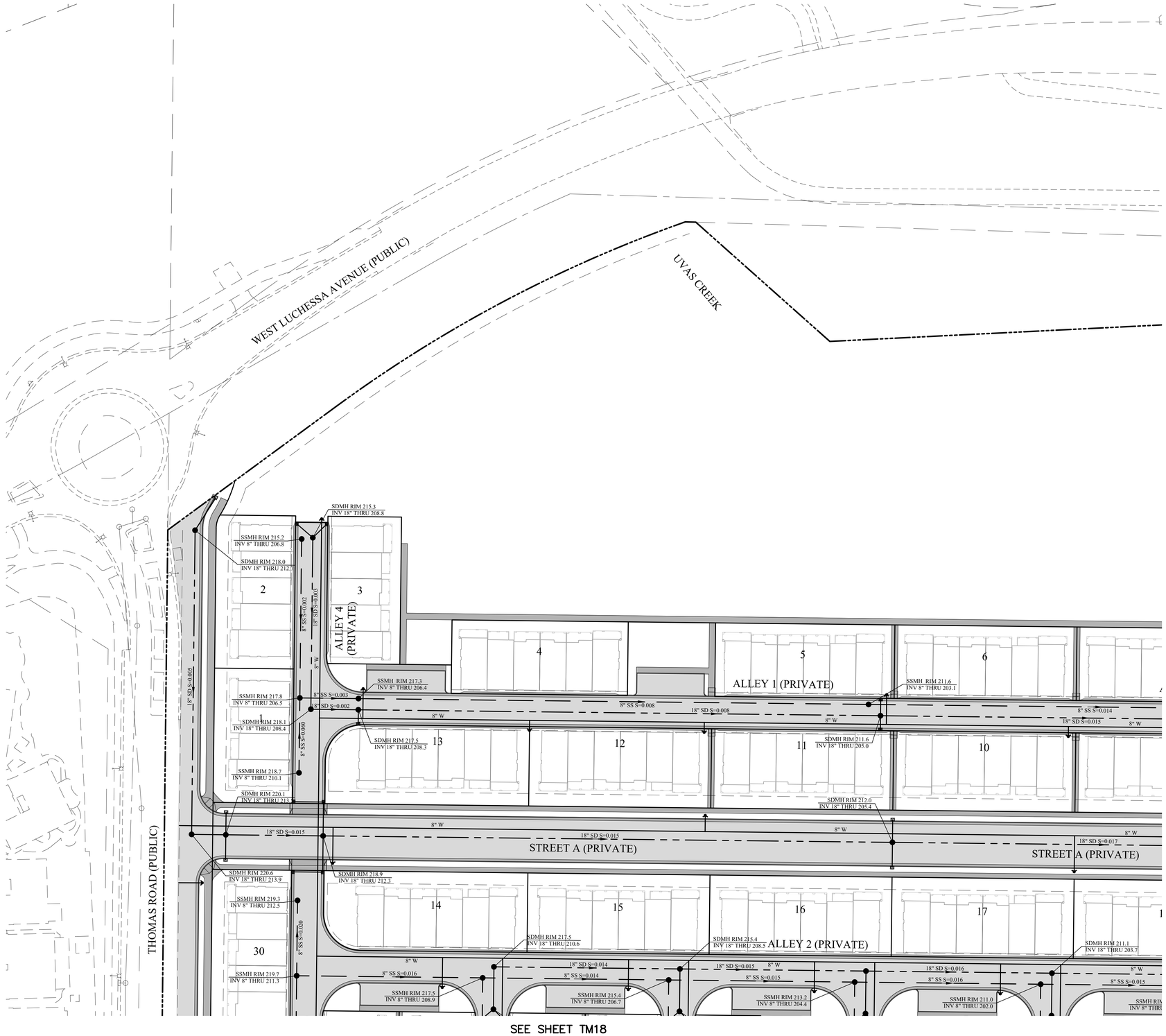
DATE	MK	SHEET REVISIONS	BY	CK
		2ND SUBMITTAL		
		OCTOBER 9, 2025		

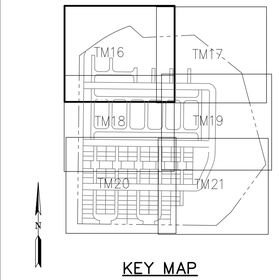
SCALE 1"=40'
DATE OCT 2025

SHEET
TM15
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM15 PRELIMINARY GRADING PLAN.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(NEW)	FIRE HYDRANT	(EXISTING)
	BLOWOFF	
	WATER METER	
	SANITARY SEWER LATERAL	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

GENERAL NOTES

1. WATER AT ALL TIMES SHALL MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER UTILITIES.
2. ALL DOMESTIC WATER, SANITARY SEWER, AND STORM DRAIN MAINS SHOWN ARE PROPOSES AS PUBLICLY OWNED AND MAINTAINED.
3. ALL PROPOSED PIPE SIZES, SLOPES, AND ELEVATIONS ON THIS UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
4. ALL EXISTING UTILITIES SHOWN WITHIN THOMAS ROAD ARE APPROXIMATE IN LOCATION AND THE SIZES ARE UNKNOWN.
5. FIRE HYDRANT SPACING AND QUANTITY TO BE PER CFC APPENDIX "C".

0 40 80 120

SCALE IN FEET: 1"= 40'

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WAYMARK
DEVELOPMENT
3223 CROW CANYON ROAD,
SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
THOMAS ROAD
GILROY, CALIFORNIA

DATE	BY	SHEET REVISIONS	BY	CK
OCTOBER 9, 2025		2ND SUBMITTAL		

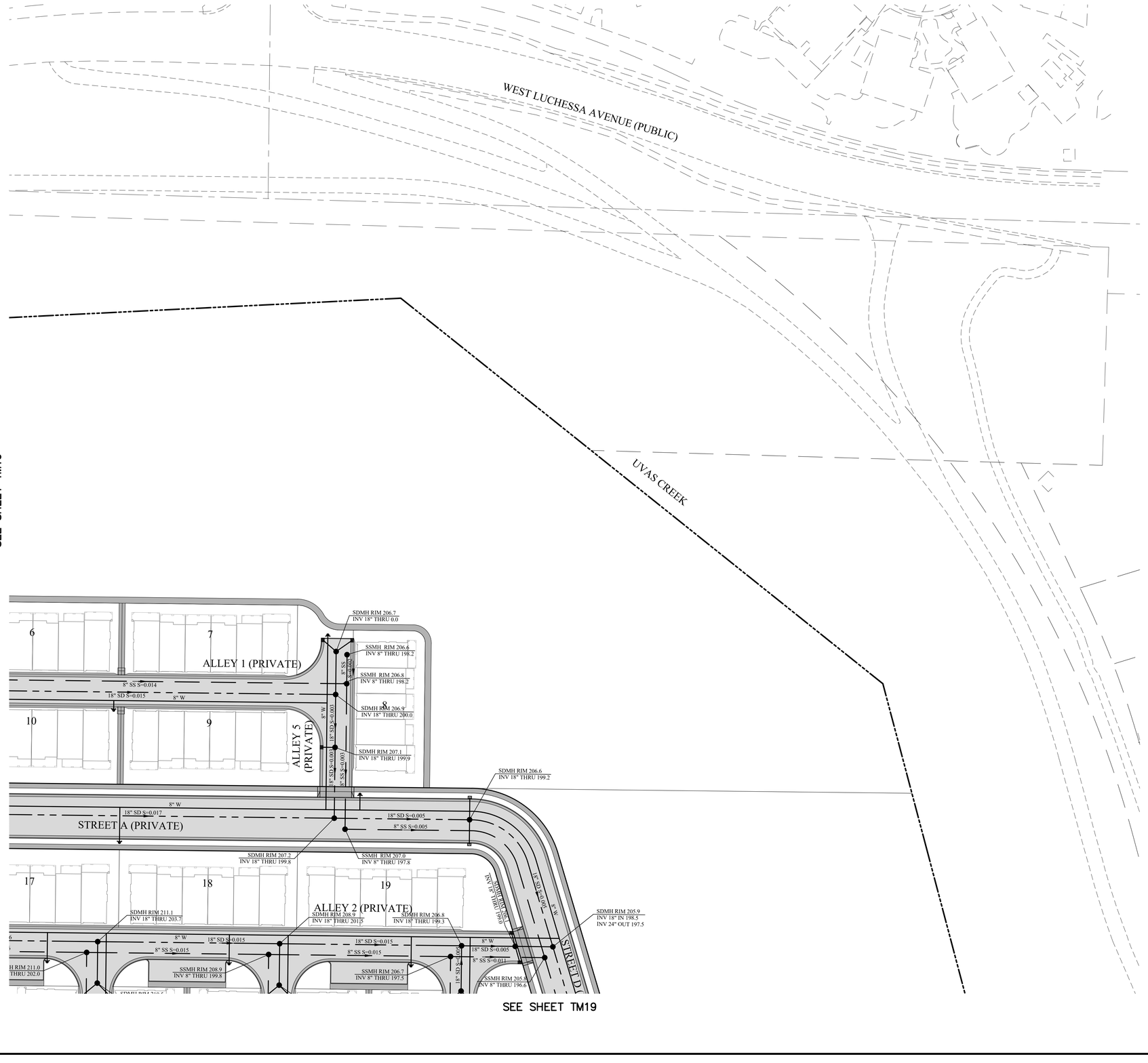
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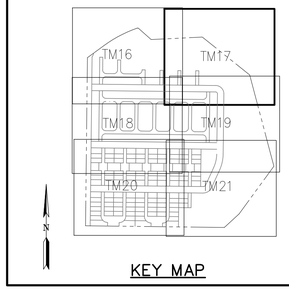
DATE OCT 2025

SHEET
TM16
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM16 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(NEW)	FIRE HYDRANT	(EXISTING)
	BLOWOFF	
	WATER METER	
	SANITARY SEWER LATERAL	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

GENERAL NOTES

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4. ALL EXISTING UTILITIES SHOWN WITHIN THOMAS ROAD ARE APPROXIMATE IN LOCATION AND THE SIZES ARE UNKNOWN.
5. FIRE HYDRANT SPACING AND QUANTITY TO BE PER CFC APPENDIX "C".

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
THOMAS ROAD
GILROY, CALIFORNIA

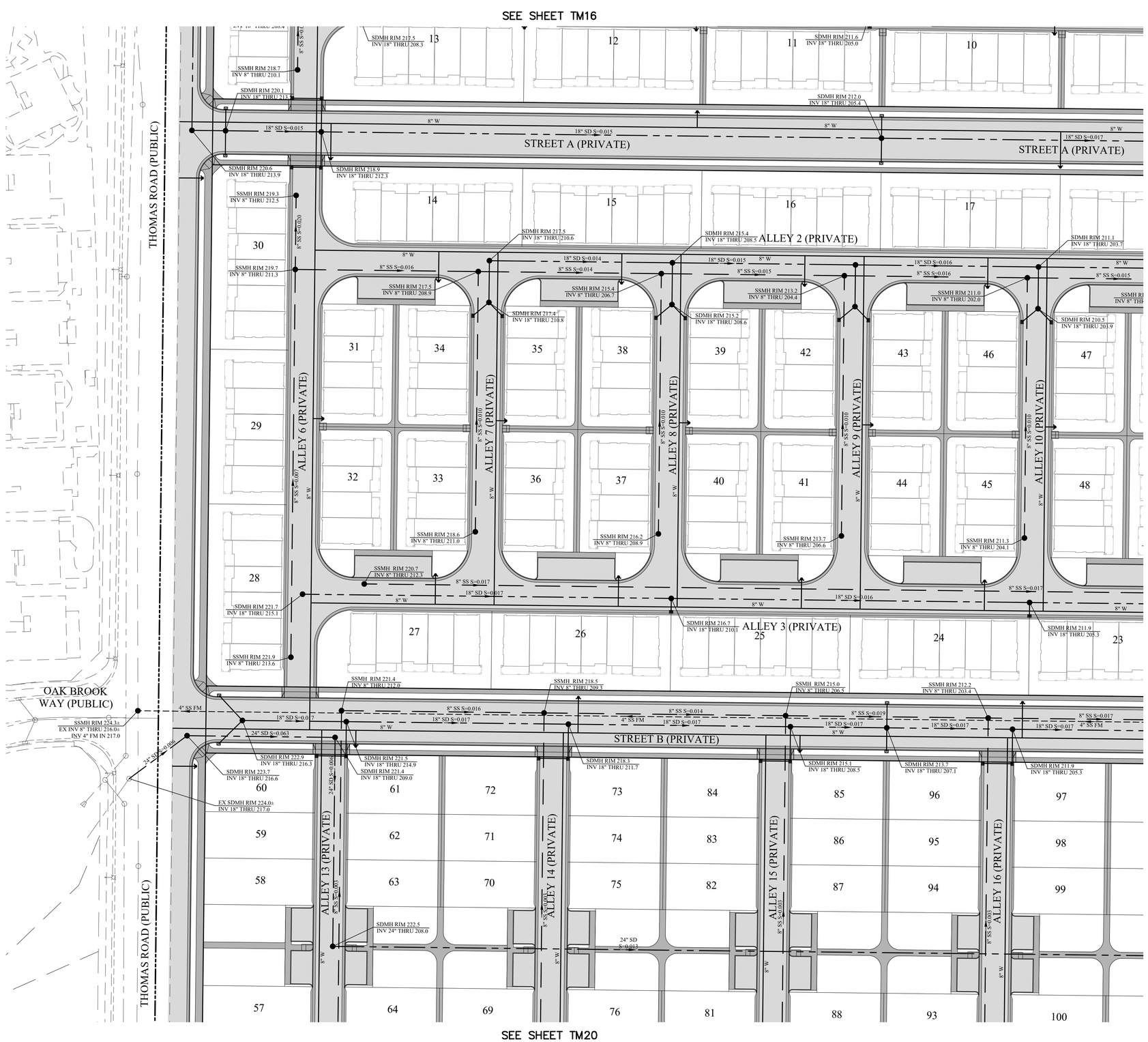
SCALE	DATE
1"=40'	OCT 2025

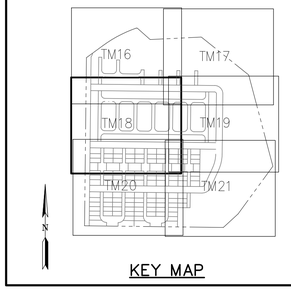
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		2ND SUBMITTAL		
		OCTOBER 9, 2025		

SHEET
TM17
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Thomas RA\Drawings\Prelim\Applications\Tentative Map\TM17 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(NEW)	FIRE HYDRANT	(EXISTING)
	BLOWOFF	
	WATER METER	
	SANITARY SEWER LATERAL	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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4. ALL EXISTING UTILITIES SHOWN WITHIN THOMAS ROAD ARE APPROXIMATE IN LOCATION AND THE SIZES ARE UNKNOWN.
5. FIRE HYDRANT SPACING AND QUANTITY TO BE PER CFC APPENDIX "C".

N

0 40 80 120

SCALE IN FEET: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
THOMAS ROAD
GILROY, CALIFORNIA

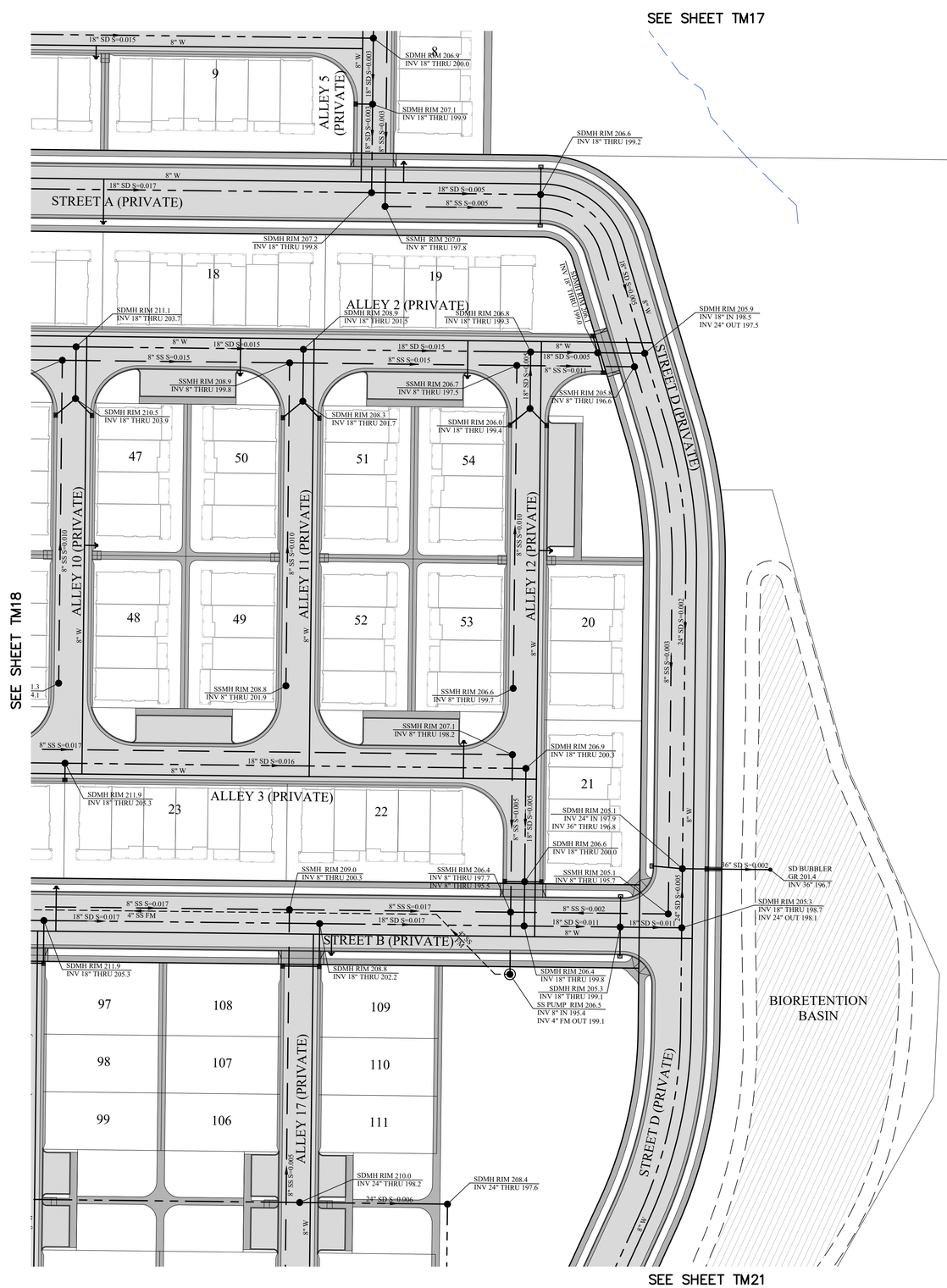
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1"=40'	OCT 2025

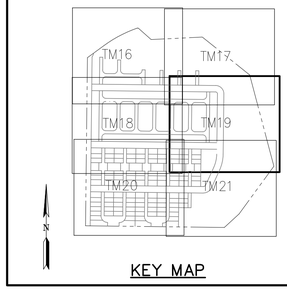
DATE	MK	SHEET REVISIONS	BY	CK
		2ND SUBMITTAL OCTOBER 9, 2025		

SHEET
TM18
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM18 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(NEW)	FIRE HYDRANT	(EXISTING)
	BLOWOFF	
	WATER METER	
	SANITARY SEWER LATERAL	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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5. FIRE HYDRANT SPACING AND QUANTITY TO BE PER CFC APPENDIX "C".

N

0 40 80 120

SCALE IN FEET: 1"= 40'

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STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
THOMAS ROAD
GILROY, CALIFORNIA

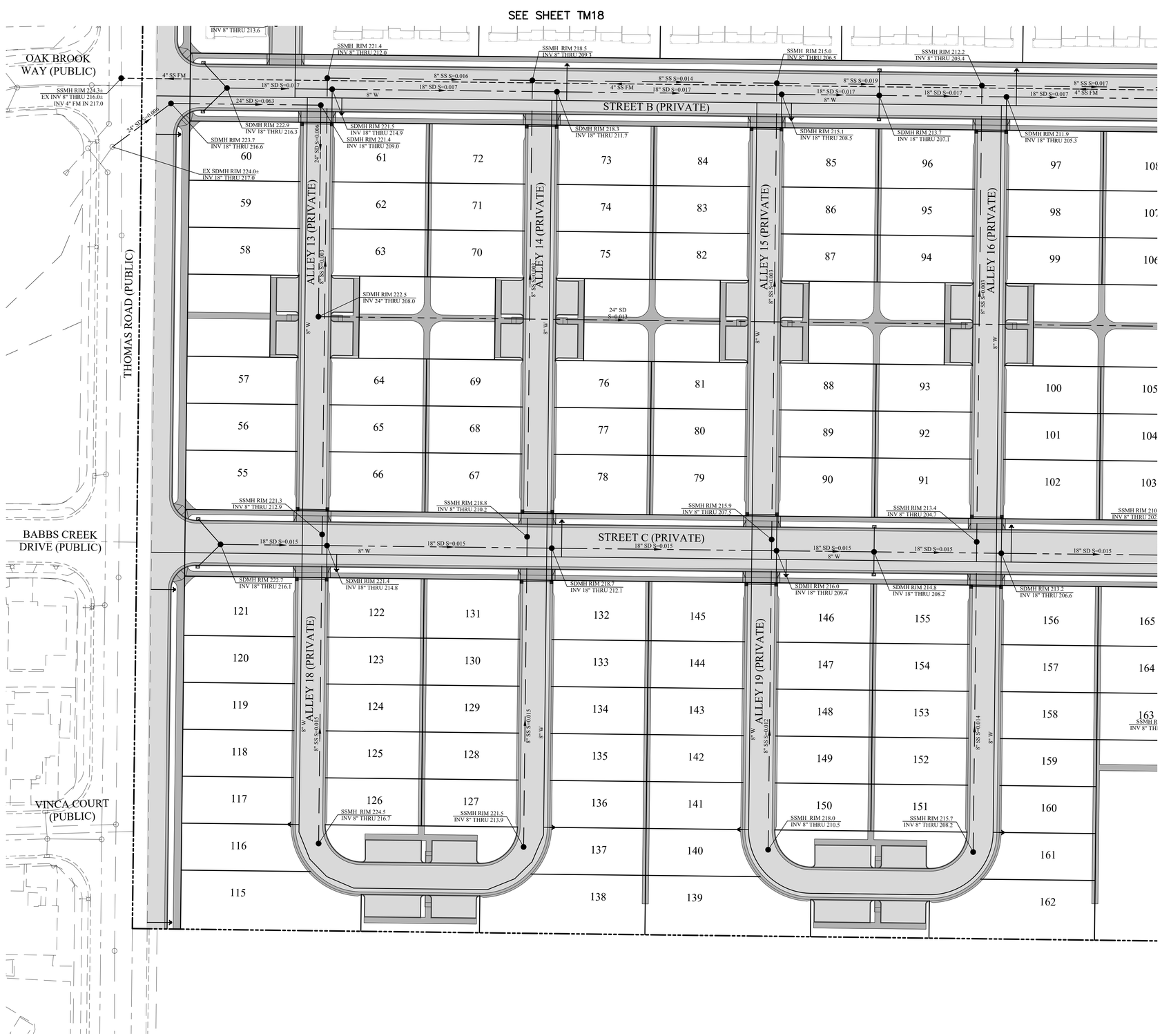
DATE	MK	SHEET REVISIONS	BY	CK
		2ND SUBMITTAL		
		OCTOBER 9, 2025		

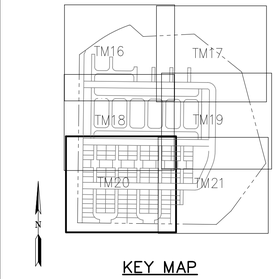
SCALE 1"=40'
DATE OCT 2025

SHEET
TM19
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM19 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(NEW)	FIRE HYDRANT	(EXISTING)
	BLOWOFF	
	WATER METER	
	SANITARY SEWER LATERAL	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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N

0 40 80 120

SCALE IN FEET: 1"= 40'

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SAN RAMON, CA 94583

TENTATIVE MAP
LOTTING PLAN
THOMAS ROAD
GILROY, CALIFORNIA

SCALE	DATE
1"=40'	OCT 2025

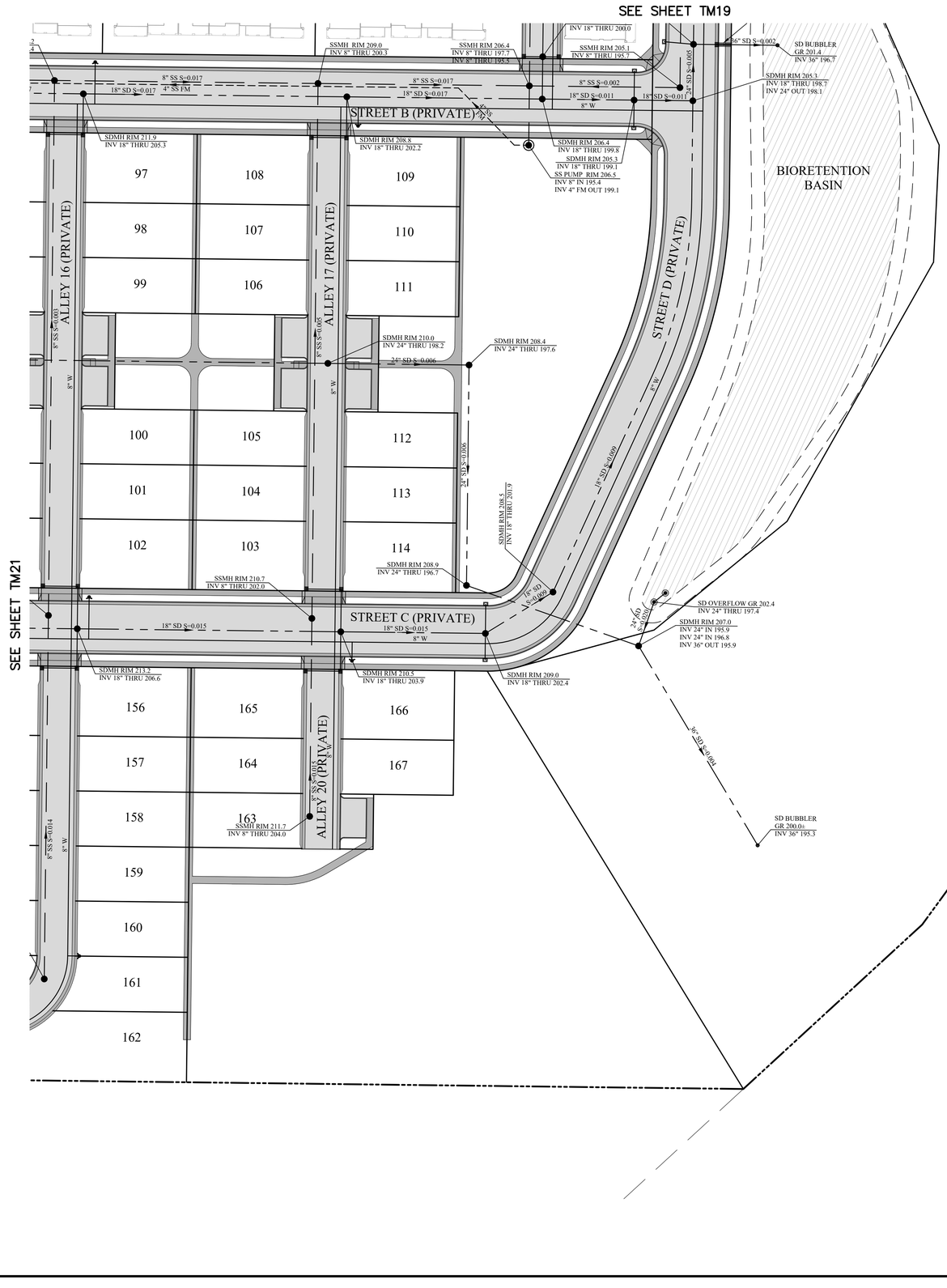
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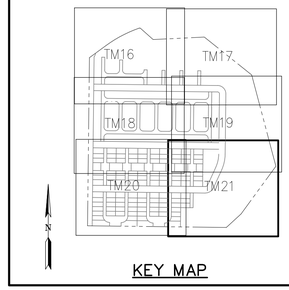
2ND SUBMITTAL
OCTOBER 9, 2025

SHEET
TM20
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 - Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM20 PRELIMINARY UTILITIES.dwg





KEY MAP

UTILITY LEGEND & ABBREVIATIONS

PROPOSED		EXISTING
	STORM DRAIN	
	SANITARY SEWER	
	WATER LINE	
●	MANHOLE	○
▤	INLET	□
(NEW)	FIRE HYDRANT	(EXISTING)
	BLOWOFF	
	WATER METER	
	SANITARY SEWER LATERAL	
SD	STORM DRAIN	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
SSLAT	SANITARY SEWER LATERAL	
S	SLOPE	
INV	INVERT ELEVATION	
W	WATER	
W-SER	WATER SERVICE	

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N

0 40 80 120

SCALE IN FEET: 1"= 40'

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3223 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583

TENTATIVE MAP
PRELIMINARY UTILITIES
THOMAS ROAD
GILROY, CALIFORNIA

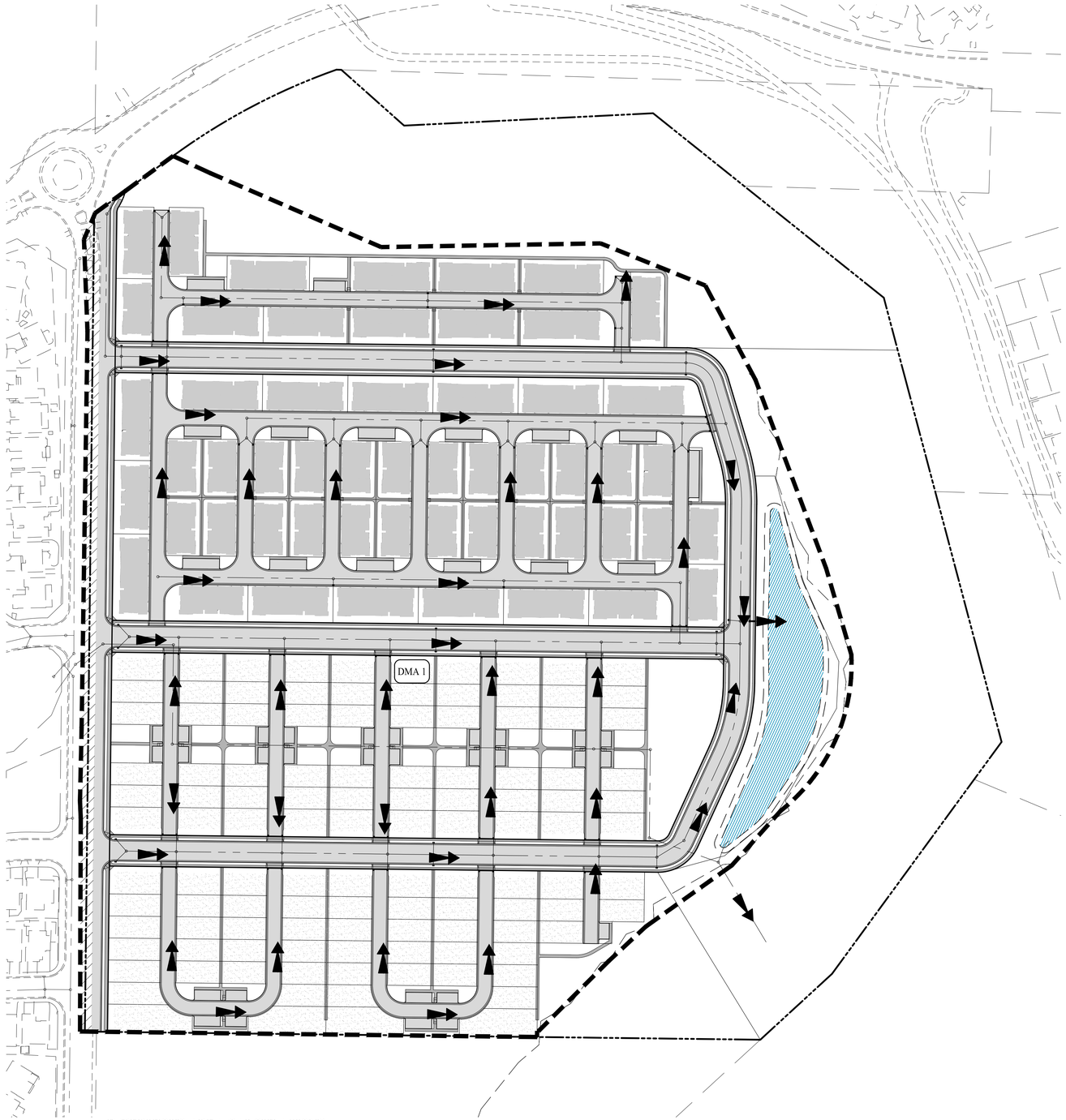
SCALE	DATE
1" =40'	OCT 2025

DATE	MK	SHEET REVISIONS	BY CK
		2ND SUBMITTAL OCTOBER 9, 2025	

SHEET
TM21
OF 22 SHEETS

JOB NO.
242017

PLOT DATE: October 10, 2025
FILE PATH: W:\Jobs 24\242017 – Thomas & Mesa Parcels\Thomas Rd\Drawings\Prelim\Applications\Tentative Map\TM21 PRELIMINARY UTILITIES.dwg



STORMWATER NOTES

1) THIS PROJECT IS TRIBUTARY TO UVAS CREEK, WHICH ULTIMATELY DRAINS TO THE MONTEREY BAY. THEREFORE, STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CENTRAL COAST REGIONAL WATER CONTROL BOARD (CCRWQCB) CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.

2) THIS PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN, ULTIMATE SITE CONFIGURATION, AND FINAL SOIL INVESTIGATIONS.

3) 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 CCRWQCB POST-CONSTRUCTION STORMWATER RESOLUTION R3-2013-0032 IN EFFECT AT THE TIME OF FIRST SUBMITTAL OF THIS TENTATIVE MAP.

4) THE BIORETENTION BASIN FOR DMA 1 PROPOSED ONSITE WILL SERVE AS THE MAIN DETENTION & TREATMENT SYSTEM FOR THE PORTION OF THE PROJECT. THE FACILITY WAS SIZED TO RETAIN THE 95th% 24-HOUR STORM ON-SITE AND DETAIN THE RUNOFF SUCH THAT POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED THOSE OF THE PRE-DEVELOPMENT CONDITION FOR 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 SANTA CLARA COUNTY RAINFALL DISTRIBUTION TO ESTIMATE RUNOFF VOLUMES.

STORMWATER LEGEND

- DMA 1 — DRAINAGE MANAGEMENT AREA (DMA)
- DMA BOUNDARY
- STORM DRAIN
- CONCRETE
- ASPHALT
- BUILDING
- SINGLE FAMILY LOT AREA (ASSUMED 70% IMPERVIOUS)
- EXISTING IMPERVIOUSNESS
- BIORETENTION BASIN, SEE DETAIL SHEET TM02
- EMERGENCY OVERLAND RELEASE

PRELIMINARY 85TH AND 95TH PRECENITLE VOLUME CALCULATIONS

					Pervious Surface Correction Factor													
					0.20	0.10	0.60	0.15	0.10									
		Impervious Surface (SF)			Pervious Surface (SF)									Runoff Rentention Volume Calculation				
DMA	Area (SF)	Impervious Surface (SF)	Existing Street Impervious Surface (SF)	Total	Managed Turf	Landscape/Grass	Pervious Concrete	Turf Block	Pavers	Native Landscape/ Undisturbed	Green Roof	Infiltration SCM	Total	Equivalent Impervious Surface Area (ft^2)	% Imperv ious	Runoff Coefficient	95th% Volume, V_{95} (ft^3)	85th% Volume, V_{85} (ft^3)
1	1,608,710	1,067,335	31,312	1,098,647		470,213						39,850	510,063	1,145,668	68%	0.48	92,934	58,965
Total	1,608,710	1,067,335	31,312	1,098,647	0	470,213	0	0	0	0	0	39,850	510,063	1,145,668	68%	0.48	92,934	58,965

PRELIMINARY STORMWATER TABLE

Project Name: Thomas Road
Project Location: Santa Clara County, CA
Date: October 2025

Project Information

Area = 2,180,170 ft^2 *Total Project Area*
Area = 1,608,710 ft^2 *Total study area*
Existing Impervious Area = 54,794 ft^2
3.4% *Existing Percent impervious area*

Ex Imperv Area To Remain = 31,312 ft^2 *Total existing impervious surface to remain*
Replaced Imperv Area = 23,482 ft^2 *Total existing impervious surface to be replaced as part of project*
New Imperv Area = 1,098,647 ft^2 *Total new impervious surface to be installed as part of project*
Total Impervious Area = 1,153,441 ft^2 *Total project impervious area*
72% *Percent impervious area*

Water Management Zone = 1

Performance Requirements

No. 1 = Implement site design and runoff reduction strategies
No. 2 = Provide water quality treatment for 85% storm event
No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
No. 5 = N/A

Rainfall Design Information

MAP = 21 in *Mean Annual Precipitation*
$P_{85\%}$ = 0.92 in *85th% 24-hr rainfall depth*
$P_{95\%}$ = 1.45 in *95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG = C *NRCS Hydrologic Soil Group Classification*
Infiltration Rate = 0.5 in/hr *Based on NRCS websoil survey dated September 10, 2025*

Safety Factor = 1
Design Infiltration Rate = 0.5 in/hr

PEAK FLOW MANAGEMENT

Table B11: Pre-Development Peak Flow Calculation

	Peak Flow (cfs)			
ID	2-Year	10-Year	25-Year	100-Year
EX-1	6.7	22.4	29.6	40.2

Table B12: Post-Development Peak Flow Calculation

	Peak Flow (cfs)			
ID	2-Year	10-Year	25-Year	100-Year
DMA 1	2.6	12.1	15.3	18.9

BASIN VOLUME CALCULATIONS

Bioretention Basin Volume Calculations					Infiltration Rate =			0.5 in/hr		
Elev (ft)	Stage (ft)	Basin Area (ft^2)	Total Area (ac)	Void Ratio	Increment Volume (ft^3)	Cumm Volume (ft^3)	Cumm Volume (ac-ft)	Infiltration Flow (cfs)		
100.00	0	37,800	0.8678		0	0	0.000	0.4375		
101.00	1.0	37,800	0.8678	40%	15,120	15,120	0.347		*Gravel Volume*	
101.50	1.5	37,800	0.8678	25%	4,725	19,845	0.456			
102.00	2.0	37,800	0.8678	25%	4,725	24,570	0.564			
102.50	2.5	37,800	0.8678	25%	4,725	29,295	0.673		*BSM Layer Volume*	
103.00	3.0	37,800	0.8678	25%	4,725	34,020	0.781			
104.00	4.0	41,700	0.9573	100%	39,750	73,770	1.694		*Ponding Depth*	
105.00	5.0	45,500	1.0445	100%	43,600	117,370	2.694			
106.00	6.0	49,500	1.1364	100%	47,500	164,870	3.785		*Freeboard*	

IMPERVIOUS AREA CALCULATIONS

Product Type	Minimum Lot Area	Building Envelope	Driveway	Assumed Additional Hardscape	Total Imp	% Imp w/o Assumed Additional Hardscape	% Imp w/Assumed Additional Hardscape	Used % Imp
38x75	2850	1590	100	200	1890	59%	66%	**70%**

		38x75		4 Plex (4,300 sf per Bldg)		5 Plex (5,300 sf per Bldg)		6 Plex (6,370 sf per Bldg)		Single Family	Town home	Street	Hardscape	Open Space		Existing to Remain	
		Area (sf)	Imp (sf)	No. Bldgs	Imp (sf)	No. Bldgs	Imp (sf)	No. Bldgs	Imp (sf)	Walkways (sf)	Walkways (sf)	Imp (sf)	Imp (sf)	Area (sf)	35%	Imp (sf)	Total
DMA 1	Class C	320,700	224,490	27	116,100	6	31,800	21	133,770	4,070	9,500	439,420	83,300	71,100	24,885	31,312	1,098,647

0 100 200 300
SCALE IN FEET: 1"= 100'

REGISTERED PROFESSIONAL ENGINEER — PAUL C. PATTON — C-66271 — CIVIL — STATE OF CALIFORNIA

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WAYMARK DEVELOPMENT
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PRELIMINARY STORMWATER CONTROL PLAN
THOMAS ROAD
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