

# VALLCO TOWN CENTER TENTATIVE SUBDIVISION MAP

FOR UP TO 2,402 RESIDENTIAL AND 98 COMMERCIAL/RETAIL CONDOMINIUMS

CUPERTINO CALIFORNIA

## PROJECT INFORMATION

**PROPERTY DESCRIPTION:**  
 APN 316-20-080  
 APN 316-20-081  
 APN 316-20-082  
 APN 316-20-083  
 APN 316-20-084  
 APN 316-20-085  
 APN 316-20-089  
 APN 316-20-100  
 APN 316-20-101  
 APN 316-20-103  
 APN 316-20-104  
 APN 316-20-105  
 APN 316-20-106  
 APN 316-20-107

**OWNER/SUBDIVIDER:**  
 VALLCO PROPERTY OWNER LLC (SAND HILL PROPERTY COMPANY)  
 965 PAGE MILL ROAD  
 PALO ALTO, CA 94304  
 PHONE: (650) 344-1500  
 ATTN: REED MOULDS

**ENGINEER:**  
 SANDIS CIVIL ENGINEERS, SURVEYORS AND PLANNERS  
 1700 SOUTH WINCHESTER BOULEVARD  
 PALO ALTO, CA 94304  
 PHONE: (408) 636-0900  
 FAX: (408) 636-0999  
 ATTN: CHAD BROWNING  
 NATE DICKINSON

**EXISTING ACREAGE:** 50.822 ACRES (GROSS)

**PROPOSED ACREAGE:** 49.131 ACRES (GROSS)

**NO. OF LOTS (PROPOSED):** 2

**SMALLEST DEVELOPABLE LOT:** 17.617 ACRES

**AVERAGE DEVELOPABLE LOT:** 25.411 ACRES

**EXISTING LAND USE:** COMMERCIAL

**PROPOSED LAND USE:** MIXED USE - COMMERCIAL/OFFICE/RESIDENTIAL

**LOT AREA DENSITY PER GROSS ACRE:** PARCEL A 47.25 UNITS/ACRE  
 PARCEL B 47.25 UNITS/ACRE

## BENCHMARK

THE PROJECT BENCHMARK IS A SANTA CLARA VALLEY WATER DISTRICT (SCVWD) BM 136, A BRASS DISK ON TOP OF HEADWALL AT THE NORTHWEST CORNER OF CALABAZAS CREEK AND MILLER AVENUE LOCATED AT THE WEST SIDE OF MILLER AVENUE, CITY OF CUPERTINO.

**ELEVATION = 204.01 FEET (NAVD 88)**

## BASIS OF BEARINGS

THE BEARING NORTH 88°54'46" EAST BETWEEN TWO FOUND 2" BRASS DISK MONUMENTS ALONG THE CENTERLINE OF VALLCO PARKWAY, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 804 OF MAPS, PAGES 22-23, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN.

## SURVEYOR'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH STANDARD PRACTICE:

SANDIS

DATE: MARCH 27, 2018

BY:

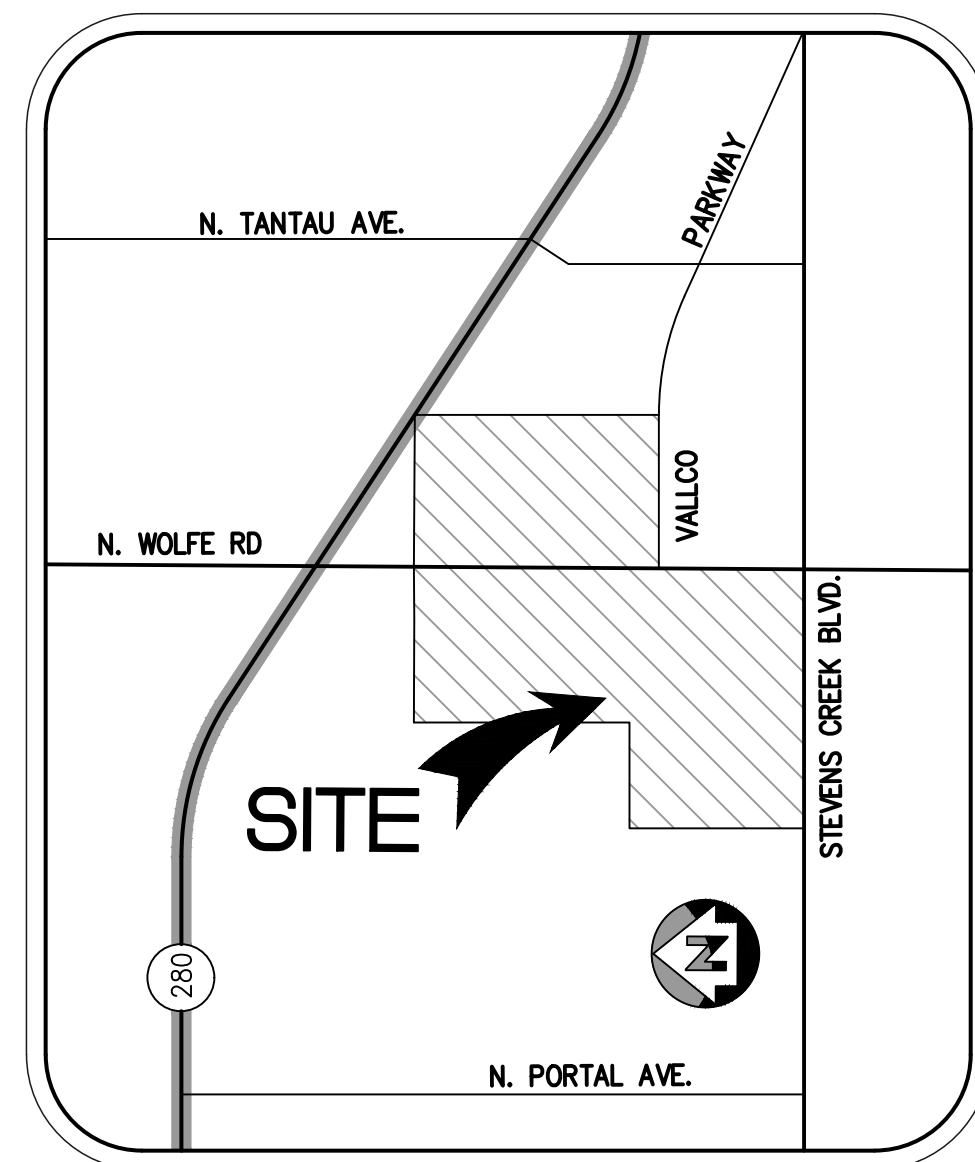
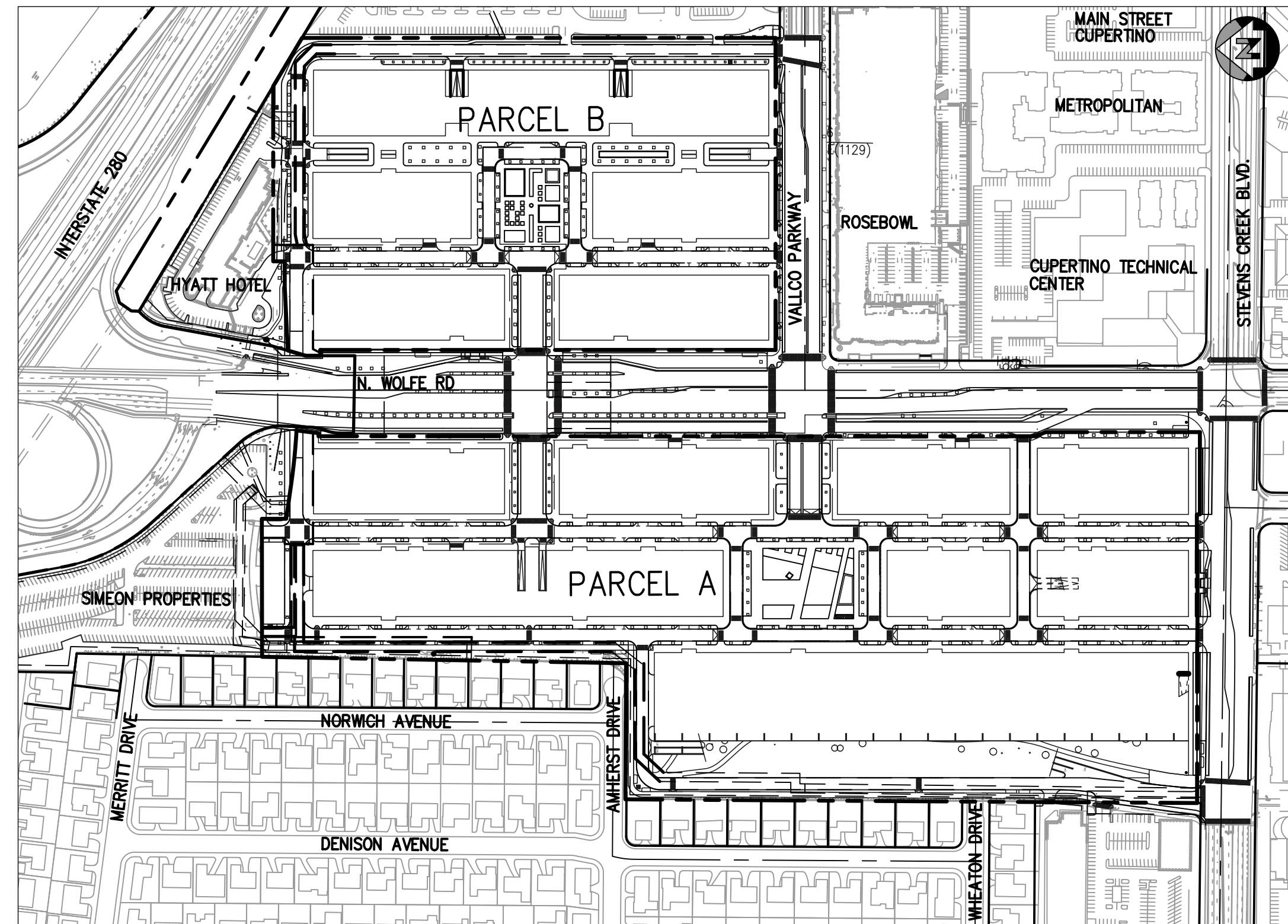
KELLY S. JOHNSON, P.L.S.  
 CALIFORNIA REG. NO. 9126  
 LICENSE EXP. SEPTEMBER 30, 2018  
 MAPPING@SANDIS.NET

CERTIFY IS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF CALIFORNIA

## UNAUTHORIZED CHANGES AND USES

**CAUTION:** The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from sole negligence of design professional.



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## NOTES

**WATER SUPPLY:** PUBLIC LINE - CALIFORNIA SERVICE COMPANY (CWS)  
**SEWAGE DISPOSAL:** PRIVATE LINE TO CUPERTINO SANITARY DISTRICT (CSD)  
**GAS AND ELECTRIC:** PUBLIC UTILITY - PG&E  
**TELEPHONE:** AT&T  
**EXISTING LAND USE:** GENERAL PLAN DESIGNATION "COMMERCIAL, OFFICE, HOTEL, RESIDENTIAL" ZONING P(CG)/P(REGIONAL SHOPPING)  
 GENERAL PLAN SPECIAL AREA USES UNDER "VALLCO SHOPPING DISTRICT" BY EASEMENT PUBLIC PARK  
 PRIVATE ROADS/COMMON AREAS CLOSED CONDUIT INTO PUBLIC SYSTEM  
**PUBLIC AREAS:** NONE  
**PROPOSED PRIVATE AREAS:** NONE  
**STORM DRAINAGE:** PER APPROVED MASTER PLAN AS REQUIRED BY CITY  
**AREAS SUBJECT TO INUNDATION:** NONE  
**LAND USE PLAN DESIGNATION:** PER APPROVED MASTER PLAN AS REQUIRED BY CITY  
**PROPOSED TREE PLANTINGS:** AS REQUIRED BY CITY  
**PROPOSED STREET LIGHTING:** AS REQUIRED BY CITY

**EAST PARCEL AREA:** 767,441± SQ FT OR 17.618± ACRES  
**WEST PARCEL AREA:** 1,446,369± SQ FT OR 33.204± ACRES

## PHASING

THE TENTATIVE SUBDIVISION SHOWN HEREIN IS SUBJECT TO FILING OF MULTIPLE FINAL MAPS BY THE SUBDIVIDER IN ACCORDANCE WITH SECTION 66456.1 OF THE SUBDIVISION MAP ACT.

## MASTER SITE DEVELOPMENT PERMIT NOTE

- REFER TO SUBMITTAL FOR TOPOGRAPHY, UTILITIES, AND GRADING INFORMATION
- PROPOSED EASEMENT SHOWN ARE APPROXIMATE BOTH IN LOCATION AND AMOUNT. UTILITY EASEMENTS WILL BE DEDICATED BY SEPARATE INSTRUMENT AS REQUIRED FOR CITY AND AGENCY APPROVAL AT THE TIME OF PERMIT ISSUANCE.

## TITLE REPORT NOTE

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE CHICAGO TITLE ISSUANCE COMPANY PRELIMINARY TITLE REPORTS, ORDER NUMBERS 98201069-982-SK-KC AND 98201070-982-SK-KC, BOTH DATED NOVEMBER 20, 2017

## ABBREVIATIONS

AC	- ASPHALT CONCRETE	LIP	- LIP OF GUTTER
AD	- AREA DRAIN	LSA	- LANDSCAPE ARCHITECT
ADA	- AMERICANS WITH DISABILITIES ACT	MAX	- MAXIMUM
BC	- BEGINNING OF CURVE	MEP	- MECHANICAL/ELECTRICAL/PLUMBING
BFP	- BACK FLOW PREVENTOR	MH	- MANHOLE
BLDC	- BUILDING CORNER	MIN	- MINIMUM
BLDG	- BUILDING	MISC-CO	- MISCELLANEOUS CLEANOUT
BOC	- BACK OF CURB	MON	- MONUMENT
BOL	- BOLLARD	MOW	- CENTERLINE MOW BAND
BOW	- FG @ BOTTOM OF WALL	N	- NORTH
BW	- BACK OF WALK	NO	- NUMBER
C	- CONCRETE OR CIVIL	NTS	- NOT TO SCALE
CB	- CATCH BASIN	P	- PAVEMENT ELEVATION
CL	- CENTER LINE OR CLASS	PIV	- POST INDICATOR VALVE
CL	- CLEANOUT	PL	- PROPERTY LINE
CONC	- CONCRETE	R	- RADIUS
DI	- DROP INLET	R/W	- RIGHT OF WAY
DW	- DOMESTIC WATER	S	- SLOPE OR SOUTH
DWG	- DRAWING	SD	- STORM DRAIN
E	- EAST	SDCO	- STORM DRAIN CLEANOUT
EP	- EDGE OF PAVEMENT	SDMH	- STORM DRAIN MANHOLE
EPB	- ELECTRIC PULLBOX	SIGN	- SIGN
ELEV	- ELEVATION	SS	- SANITARY SEWER
ESMT	- EASEMENT	STL	- STREETLIGHT LAMP NO ARM
EX, EXIST.	- EXISTING	STL-D	- STREETLIGHT DOUBLE ARM
FC	- FACE OF CURB	STL-S	- STREETLIGHT SINGLE ARM
FDC	- FIRE DEPARTMENT CONNECTION	STPB	- STREETLIGHT PULLBOX
FF	- FINISHED FLOOR	S/W	- SIDEWALK
FG	- FINISHED GRADE	TC	- TOP OF CURB
FH	- FIRE HYDRANT	TD	- TRENCH DRAIN
FL	- FLOW LINE	TOE	- TOE OF SLOPE
FOUND	- FOUNDATION	TOP	- TOP OF SLOPE
FT	- FOOT	TOW	- FG @ TOP OF WALL
G	- GROUND ELEVATION	TS	- TOP OF SLAB
GB	- GATE VALVE	U/G	- UNDERGROUND
GV	- GATE VALVE	WM	- WATER METER
HCR	- ACCESSIBLE RAMP	WPB	- WATER PULLBOX
HP	- HIGH POINT	WV	- WATER VALVE
INV	- INVERT ELEVATION	W	- WEST
JB	- JUNCTION BOX	W/	- WITH
JP	- JOINT POLE		

## LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT		
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN		
STORM DRAIN MAIN		
PERFORATED PIPE		
WATER MAIN		
FIRE WATER MAIN		
DOMESTIC WATER MAIN		
CHILLED WATER MAIN		
IRRIGATION LINE		
TRENCH DRAIN		
CONDENSATE RETURN		
METAL BEAM GUARD RAIL		
SILT FENCE		
FLOW LINE		
CHAIN LINK FENCE		
GAS MAIN		
CAP AND PLUG END DUCT BANK		
OVERHEAD ELECTRIC LINE		
UNDERGROUND ELECTRIC LINE		
STREET LIGHT CONDUIT		
CONTOUR ELEVATION LINE		
SPOT ELEVATION		
DIRECTION OF SLOPE		
GAS METER		
GAS VALVE		
WATER METER		
SWING CHECK VALVE		
WATER VALVE		
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE		
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
ELECTRIC AND SIGNAL		
AIR RELEASE VALVE		
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM DRAIN MANHOLE		
STORMCEPTOR		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN		
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT		
ELECTROLIER		
JOINT POLE		
TRANSFORMER		
OVERLAND RELEASE		

**SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS**

1700 S. Winchester Blvd, Suite 200, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net  
 SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 07-31-2018  
 SCALE: NTS  
 DRAWN BY: SP  
 APPROVED BY: ND  
 DRAWING NO.: 215028

DATE: JULY 31, 2018  
 KELLY S. JOHNSON  
 P.L.S. NO. 9126, EXPIRES 9-30-18

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/22/2018	ND

## COVER SHEET

TENTATIVE SUBDIVISION MAP  
 VALLCO TOWN CENTER  
 CUPERTINO CALIFORNIA

SHEET  
**TM1.0**  
 OF 73 SHEETS  
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Table with 5 columns: Tree Tag #, Trunk 1 (in.), Common Name, Height and Canopy Spread (ft.), Overall Condition - Rating (0-100%). Rows 1-125.

Table with 5 columns: Tree Tag #, Trunk 1 (in.), Common Name, Height and Canopy Spread (ft.), Overall Condition - Rating (0-100%). Rows 126-230.

Table with 5 columns: Tree Tag #, Trunk 1 (in.), Common Name, Height and Canopy Spread (ft.), Overall Condition - Rating (0-100%). Rows 231-335.

Table with 5 columns: Tree Tag #, Trunk 1 (in.), Common Name, Height and Canopy Spread (ft.), Overall Condition - Rating (0-100%). Rows 336-440.

Table with 5 columns: Tree Tag #, Trunk 1 (in.), Common Name, Height and Canopy Spread (ft.), Overall Condition - Rating (0-100%). Rows 441-545.

Table with 5 columns: Tree Tag #, Trunk 1 (in.), Common Name, Height and Canopy Spread (ft.), Overall Condition - Rating (0-100%). Rows 546-650.

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DATE: 07-31-2018 SCALE: NTS DATE: JULY 31, 2018 DRAWN BY: SP DATE: 08/22/2018 APPROVED BY: ND DATE: SB-35 APPLICATION REVISIONS 08/22/2018 ND DRAWING NO.: 215028

Table with 4 columns: No., REVISION/ISSUE, DATE, BY. Rows 1-5.

DEMOLITION AND TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP VALLCO TOWN CENTER CUPERTINO CALIFORNIA. SHEET TM3.11 OF 73 SHEETS. Copyright © 2018 by Sandis



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Tree Tag #	Trunk (ft)	Common Name	Height and Spread (ft)	Overall Condition - Rating (0-100%)
664	11.0	coast redwood	50/10	50% fair
665	20.4	coast redwood	65/18	58% fair
666	20.9	coast redwood	70/25	45% poor
667	16.7	coast redwood	65/18	45% poor
668	9.1	coast redwood	40/7	35% poor
669	9.9	coast redwood	40/7	30% poor
670	10.7	coast redwood	40/6	20% very poor
671	7.1	coast redwood	30/6	25% very poor
672	14.9	coast redwood	50/12	40% poor
673	22.2	Shamel ash	50/25	33% poor
674	24.2	Shamel ash	55/25	38% poor
675	15.0	Shamel ash	50/15	25% very poor
676	16.6	Shamel ash	65/18	30% poor
677	17.6	Shamel ash	65/18	10% very poor
678	13.4	Shamel ash	60/18	45% poor
679	12.7	Shamel ash	50/14	35% poor
680	15.6	Shamel ash	60/25	45% poor
681	17.3	Shamel ash	65/25	45% poor
682	14.2	Shamel ash	50/25	35% poor
683	18.7	Shamel ash	65/30	15% very poor
684	12.2	Shamel ash	50/20	15% very poor
685	10.5	Shamel ash	45/20	15% very poor
686	4.0	coast redwood	15/6	50% fair
687	11.4	Shamel ash	45/25	37% poor
688	4.5	coast redwood	20/6	70% good
689	15.9	Shamel ash	65/20	10% very poor
690	4.9	coast redwood	18/6	70% good
691	10.8	Shamel ash	35/25	15% very poor
692	22.5	Shamel ash	75/35	58% fair
693	28.0	Shamel ash	70/40	57% fair
694	21.3	Shamel ash	70/35	45% poor
695	28.3	Shamel ash	70/35	55% fair
696	23.9	Shamel ash	75/30	50% fair
697	25.3	Shamel ash	75/30	43% poor
698	8.2	coast redwood	28/10	55% fair
699	8.4	coast redwood	28/10	0% dead
700	7.5	coast redwood	28/10	0% dead
701	8.2	coast redwood	28/7	40% poor
702	8.1	coast redwood	25/7	10% very poor
703	20.3	coast redwood	40/20	40% poor
704	11.3	coast redwood	30/8	0% dead
705	10.3	coast redwood	30/4	5% very poor
706	11.0	coast redwood	30/8	10% very poor
707	5.8	coast redwood	25/6	10% very poor
708	11.5	coast redwood	30/8	40% poor
709		TREE REMOVED FROM LANDSCAPE		
710	12.3	coast redwood	35/8	40% poor
711	11.3	coast redwood	40/4	10% very poor
712	8.4	coast redwood	30/8	30% poor
713	11.4	coast redwood	35/6	40% poor
714	7.3	coast redwood	30/6	15% very poor
715	19.5	coast redwood	50/15	45% poor
716	4.3	coast redwood	17/5	0% dead
717	10.1	coast redwood	30/7	20% very poor
718	7.0	coast redwood	20/4	0% dead
719	11.4	coast redwood	40/15	0% dead
720	9.1	coast redwood	50/7	0% dead
721	15.3	coast redwood	50/12	10% very poor
722	11.5	coast redwood	50/10	20% very poor
723	21.0	Monterey pine	55/20	48% poor
724	13.9	coast redwood	50/9	15% very poor
725	22.0	Monterey pine	55/25	38% poor
726	20.9	Monterey pine	50/25	28% very poor
727	13.5	coast redwood	50/12	30% poor
728	12.8	coast redwood	45/10	13% very poor
729	9.0	coast redwood	40/5	45% poor
730	14.0	coast redwood	50/9	50% fair
731	14.7	Shamel ash	55/25	25% very poor
732	24.3	Shamel ash	55/25	25% very poor
733	19.2	Shamel ash	55/30	38% poor
734	17.1	Shamel ash	45/30	35% poor
735	17.5	Shamel ash	55/25	20% very poor
736	19.1	Shamel ash	45/35	25% very poor
737	20.7	Shamel ash	55/30	35% poor
738	21.7	Shamel ash	50/30	40% poor
739	23.7	Shamel ash	65/30	25% very poor
740	26.0	Shamel ash	45/35	56% fair
741	24.5	Shamel ash	50/30	40% poor
742	27.2	Shamel ash	50/30	48% poor
743	30.1	Shamel ash	60/40	50% fair
744	25.2	Shamel ash	55/30	45% poor
745	14.2	Shamel ash	30/20	35% poor
746	24.1	Shamel ash	50/25	55% fair
747	18.6	Shamel ash	60/25	38% poor

Tree Tag #	Trunk (ft)	Common Name	Height and Spread (ft)	Overall Condition - Rating (0-100%)
748	21.7	Shamel ash	55/30	49% poor
749	16.0	Shamel ash	50/20	30% poor
750	17.3	Shamel ash	50/25	40% poor
751	15.8	Shamel ash	55/25	25% very poor
752	18.5	Shamel ash	55/30	50% fair
753	19.8	Shamel ash	50/30	48% poor
754	21.8	Shamel ash	65/25	45% poor
755	20.1	Shamel ash	55/25	55% fair
756	18.1	Shamel ash	60/30	49% poor
757	16.8	Shamel ash	60/25	40% poor
758	19.3	Shamel ash	55/30	25% very poor
759	18.2	Shamel ash	60/30	35% poor
760	20.6	Shamel ash	60/35	35% poor
761	15.4	Shamel ash	50/30	40% poor
762	17.1	Shamel ash	50/35	35% poor
763	23.5	Shamel ash	65/35	15% very poor
764	13.6	Shamel ash	50/20	10% very poor
765	16.0	Shamel ash	50/25	30% poor
766	18.5	Shamel ash	50/30	40% poor
767	18.8	Shamel ash	60/30	40% poor
768	14.5	Shamel ash	55/30	20% very poor
769	23.8	Shamel ash	65/35	40% poor
770	16.3	Shamel ash	55/25	30% poor
771	16.1	Shamel ash	55/30	55% fair
772	33.6	coast redwood	75/20	70% good
773	16.4	coast redwood	60/13	60% fair
774	18.6	coast redwood	75/25	70% good
775	10.7	coast redwood	30/6	magnolia
776	34.2	coast redwood	75/25	70% good
777	7.5	coast redwood	25/6	40% poor
778	28.8	coast redwood	75/25	70% good
779	16.8	coast redwood	50/13	60% fair
780	7.0	coast redwood	35/6	45% poor
781	21.6	coast redwood	65/15	47% poor
782	21.3	coast redwood	35/20	40% poor
783	26.0	coast redwood	85/20	70% good
784	16.1	coast redwood	75/15	70% good
785	21.9	coast redwood	75/15	70% good
786	13.2	coast redwood	60/8	40% poor
787	17.8	coast redwood	65/10	40% poor
788	20.1	coast redwood	90/15	60% fair
789	23.4	coast redwood	80/15	73% good
790	19.5	coast redwood	80/18	75% good
791	17.1	coast redwood	70/20	65% fair
792	28.2	coast redwood	90/20	70% good
793	21.9	coast redwood	70/15	62% fair
794	21.4	coast redwood	50/15	47% poor
795	24.0	coast redwood	85/20	70% good
796	45.5	coast redwood	90/30	75% good
797	14.8	coast redwood	50/8	47% poor
798	42.6	coast redwood	60/12	45% poor
799	22.6	coast redwood	80/13	70% good
800	21.8	coast redwood	65/13	65% fair
801	17.3	coast redwood	55/9	56% fair
802	32.5	coast redwood	90/25	55% fair
803	15.0	coast redwood	60/6	30% poor
804	32.4	coast redwood	90/18	60% fair
805	13.0	coast redwood	50/5	40% poor
806	16.8	coast redwood	50/10	58% fair
807	32.1	coast redwood	60/12	75% fair
808	24.5	coast redwood	90/20	33% poor
809	11.0	coast redwood	55/15	55% fair
810	15.0	coast redwood	75/8	10% very poor
811	5.8	coast redwood	30/6	35% poor
812	23.2	coast redwood	80/20	0% dead
813	13.3	coast redwood	70/16	10% very poor
814	24.4	coast redwood	85/20	0% dead
815	9.0	coast redwood	40/5	0% dead
816	16.5	coast redwood	80/12	50% fair
817	11.9	coast redwood	35/6	40% poor
818	25.4	coast redwood	80/18	60% fair
819	12.4	coast redwood	55/13	45% poor
820	26.3	coast redwood	90/25	58% fair
821	4.8	coast redwood	30/3	0% dead
822	23.4	coast redwood	90/20	50% fair
823	17.9	coast redwood	100/15	40% poor
824	29.3	coast redwood	100/20	40% poor
825	7.8	coast redwood	30/8	29% very poor
826	11.1	coast redwood	35/12	50% fair
827	10.7	coast redwood	35/10	0% dead
828	11.7	coast redwood	50/6	30% poor
829	27.2	coast redwood	95/25	70% good
830	15.2	coast redwood	40/16	37% poor
831	11.0	coast redwood	40/8	37% poor
832	13.0	coast redwood	45/11	58% fair
833	28.6	coast redwood	70/30	69% fair
834	5.8	coast redwood	30/5	20% very poor
835	15.8	coast redwood	85/18	55% fair
836	9.8	coast redwood	30/12	25% very poor
837	15.2	coast redwood	45/10	45% poor
838	23.9	coast redwood	85/20	45% poor
839	26.1	coast redwood	90/25	60% fair
840	10.8	coast redwood	60/8	35% poor
841	21.2	coast redwood	80/13	53% fair
842	27.2	coast redwood	90/15	70% good
843	10.8	coast redwood	55/4	10% very poor
844	16.4	coast redwood	80/20	50% fair
845	28.2	coast redwood	90/25	70% good
846	14.7	coast redwood	45/6	48% poor

Tree Tag #	Trunk (ft)	Common Name	Height and Spread (ft)	Overall Condition - Rating (0-100%)
847	11.5	coast redwood	45/10	50% fair
848	23.9	coast redwood	90/20	50% fair
849	20.5	coast redwood	80/18	55% fair
850	18.3	coast redwood	80/15	54% fair
851	24.5	coast redwood	95/25	60% fair
852	12.5	coast redwood	55/18	50% fair
853	11.8	coast redwood	35/18	19% very poor
854	18.5	coast redwood	70/18	38% poor
855	15.1	coast redwood	70/18	53% fair
856	10.1	coast redwood	45/9	40% poor
857	21.1	coast redwood	85/25	50% fair
858	19.5	coast redwood	85/20	55% fair
859	9.8	coast redwood	50/10	38% poor
860	22.2	coast redwood	85/20	60% fair
861	25.0	coast redwood	90/30	60% fair
862	20.6	coast redwood	80/25	60% fair
863	31.5	coast redwood	90/20	75% good
864	23.8	coast redwood	95/15	68% fair
865	24.0	coast redwood	90/15	47% poor
866	31.0	coast redwood	95/28	55% fair
867	6.5	coast redwood	30/6	55% fair
868	18.5	coast redwood	50/18	70% good
869	16.0	coast redwood	75/15	68% fair
870	27.8	coast redwood	85/20	75% good
871	25.3	coast redwood	95/25	75% good
872	23.7	coast redwood	90/20	25% very poor
873	13.9	coast redwood	65/12	50% fair
874	10.5	coast redwood	30/9	30% poor
875	14.1	coast redwood	45/10	40% poor
1106	8.0	southern magnolia	20/16	50% fair
1107	6.8	southern magnolia	20/16	50% fair
1108	9.0	southern magnolia	23/20	55% fair
1109	41.8	Shamel ash	65/60	73% good
1110	10.5	Shamel ash	35/20	30% poor
1111	14.7	Shamel ash	40/20	30% poor
1112	26.6	Shamel ash	65/35	60% fair
1113	33.5	Shamel ash	70/70	60% fair
1114	19.2	Shamel ash	35/35	75% good
1115	22.8	Shamel ash	45/20	45% poor
1116	24.2	Shamel ash	40/40	65% fair
1117	24.7	Shamel ash	45/40	35% poor
1118	23.0	Shamel ash	55/40	55% fair
1119	18.6	Shamel ash	45/20	19% very poor
1120	26.7	Shamel ash	50/40	70% good
1121	19.7	Shamel ash	50/35	76% good
1122	14.4	Shamel ash	60/15	47% poor
1123	18.5	Shamel ash	55/30	58% fair
1124	15.5	Shamel ash	30/18	35% poor
1125	13.8	Shamel ash	40/20	40% poor
1126		TREE REMOVED FROM LANDSCAPE		
1127	2.7	red maple	16/9	80% Good
1128	1.9	red maple	13/6	60% Fair
1129	2.0	red maple	13/6	55% Fair
1130	1.8	red maple	10/5	35% Poor
1131	1.9	red maple	11/5	35% Poor
1132	1.4	red maple	9/5	35% Poor
1133	1.9	red maple	13/6	39% Poor
1134	4.2	Purple Robe locust	20/12	70% Good
1135	4.5	Purple Robe locust	20/12	70% Good
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