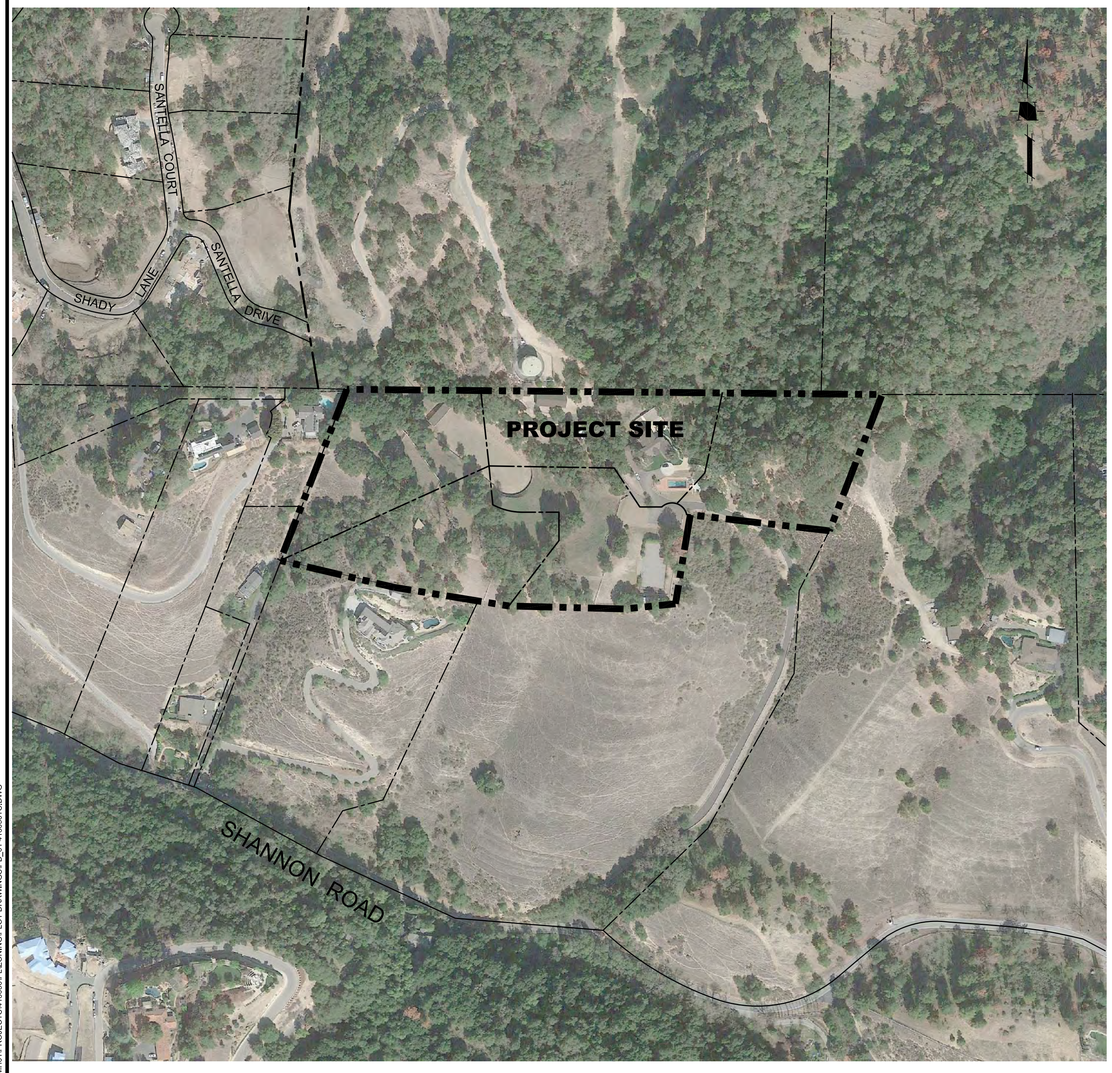
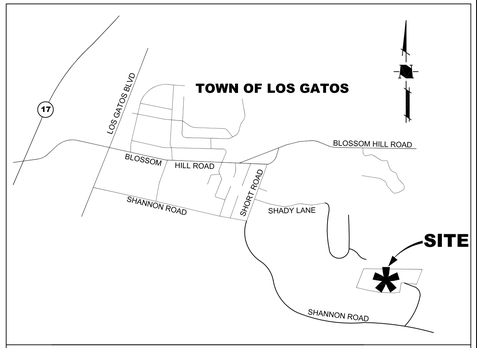
PLANNED DEVELOPMENT ZONING

FOR

LANDS OF SAHADI

A 5 SFD LOT SUBDIVISION LOCATED AT 15215 SHANNON ROAD





VICINITY MAP

NTS

TABLE OF CONTENTS

1.0	TITLE SHEET
2.0	LAND USE PLAN
2.1	EXISTING SITE PLAN
3.0	AVERAGE SLOPE/ALLOWABLE FLOOR AREA
4.0	CONCEPTUAL SITE PLAN
5.0	LEAST RESTRICTIVE DEVELOPMENT AREA (LRDA)
6.0	EXISTING TREES
7.0	VIEWING PLATFORM ANALYSIS - SELINDA DRIVE (LOT 1)
7.1	VIEWING PLATFORM ANALYSIS - SELINDA DRIVE (LOT 5)
7.2	VIEWING PLATFORM ANALYSIS - BLOSSOM HILL/LG BLVD (LOT 5)
8.0	VIEWING PLATFORM CROSS SECTIONS
9.0	CONCEPTUAL PRIVATE STREET GRADING PLAN
10.0	PRIVATE STREET PROFILE
11.0	PRIVATE STREET CUT & FILL VOLUME
12.0	PRELIMINARY GRADING FOR FUTURE DEVELOPMENT
13.0	EXISTING UTILITIES
14.0	CONCEPTUAL WATER PLAN
15.0	CONCEPTUAL SANITARY SEWER PLAN
16.0	PROPOSED EASEMENT PLAN
17.0	CONCEPTUAL STORMWATER CONTROL PLAN
18.0	ENTRY ENLARGEMENT
18.1	ENTRY ELEVATIONS

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	537-25-002
PROJECT ADDRESS:	15215 SHANNON ROAD
EXISTING GENERAL PLAN DESIGNATION:	HILLSIDE RESIDENTIAL - 5 (SANTA CLARA COUNTY)
EXISTING ZONING DESIGNATION:	HR-5 (TOWN OF LOS GATOS) & A-20S-D1 (SANTA CLARA COUNTY)
PROPOSED ZONING DESIGNATION	HR-2 $\frac{1}{2}$ PD
PROPOSED USE:	RESIDENTIAL
GROSS SITE AREA:	13.0 ACRES
EXISTING DWELLING UNITS:	1 SINGLE FAMILY RESIDENCE
PROPOSED DWELLING UNITS:	5 SINGLE FAMILY DETACHED RESIDENCES
PROPOSED DENSITY:	5 UNITS / 13.0 ACRES = 0.38 UNITS / ACRE
REQUIRED MINIMUM LOT SIZE:	2.5 ACRES
PROPOSED MINIMUM LOT SIZE:	2.59 ACRES

PROPERTY OWNER: FRED SAHADI
800 POLLARD ROAD, C36
LOS GATOS, CA 95032

PROJECT ADDRESS: 15215 SHANNON ROAD
LOS GATOS, CA 95032

CIVIL ENGINEER: HMH ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131

WATER: SAN JOSE WATER COMPANY
110 W. TAYLOR STREET
SAN JOSE, CA 95110
(408) 279-7800

SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
100 E. SUNNYOAKS AVE.
CAMPBELL, CA 95008

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130,50
CAD DWG FILE:	PD_01 413050TS.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	NOT TO SCALE

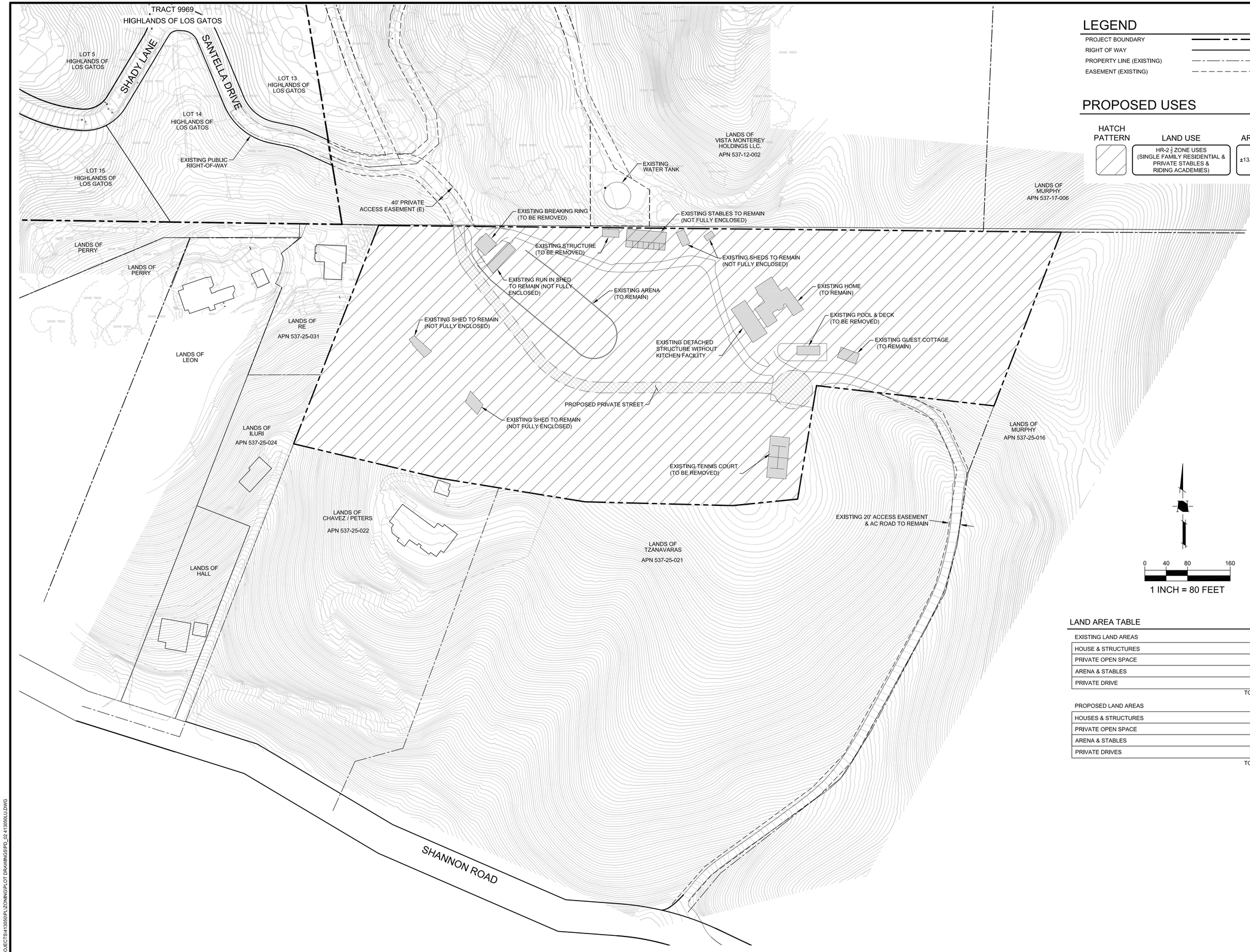
© HMH

TITLE SHEET

1.0

\\NTS-8\HMH01\PROJECTS\413050\PLNZONING\PLOT DRAWINGS\PD_01 413050TS.DWG

PLOTTED: 11/8/2016 1:22 PM



LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPERTY LINE (EXISTING)
- EASEMENT (EXISTING)

PROPOSED USES

HATCH PATTERN	LAND USE	AREA	PERCENT
	HR-2½ ZONE USES (SINGLE FAMILY RESIDENTIAL & PRIVATE STABLES & RIDING ACADEMIES)	±13.0 AC	100%

0 40 80 160

1 INCH = 80 FEET

LAND AREA TABLE

EXISTING LAND AREAS	AREA
HOUSE & STRUCTURES	±0.2 AC
PRIVATE OPEN SPACE	±11.6 AC
ARENA & STABLES	±0.7 AC
PRIVATE DRIVE	±0.5 AC
TOTAL:	±13.0 AC

PROPOSED LAND AREAS	AREA
HOUSES & STRUCTURES	TBD
PRIVATE OPEN SPACE	TBD
ARENA & STABLES	±0.7 AC
PRIVATE DRIVES	±0.9 AC
TOTAL:	±13.0 AC

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_02 413050LU.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	AS SHOWN

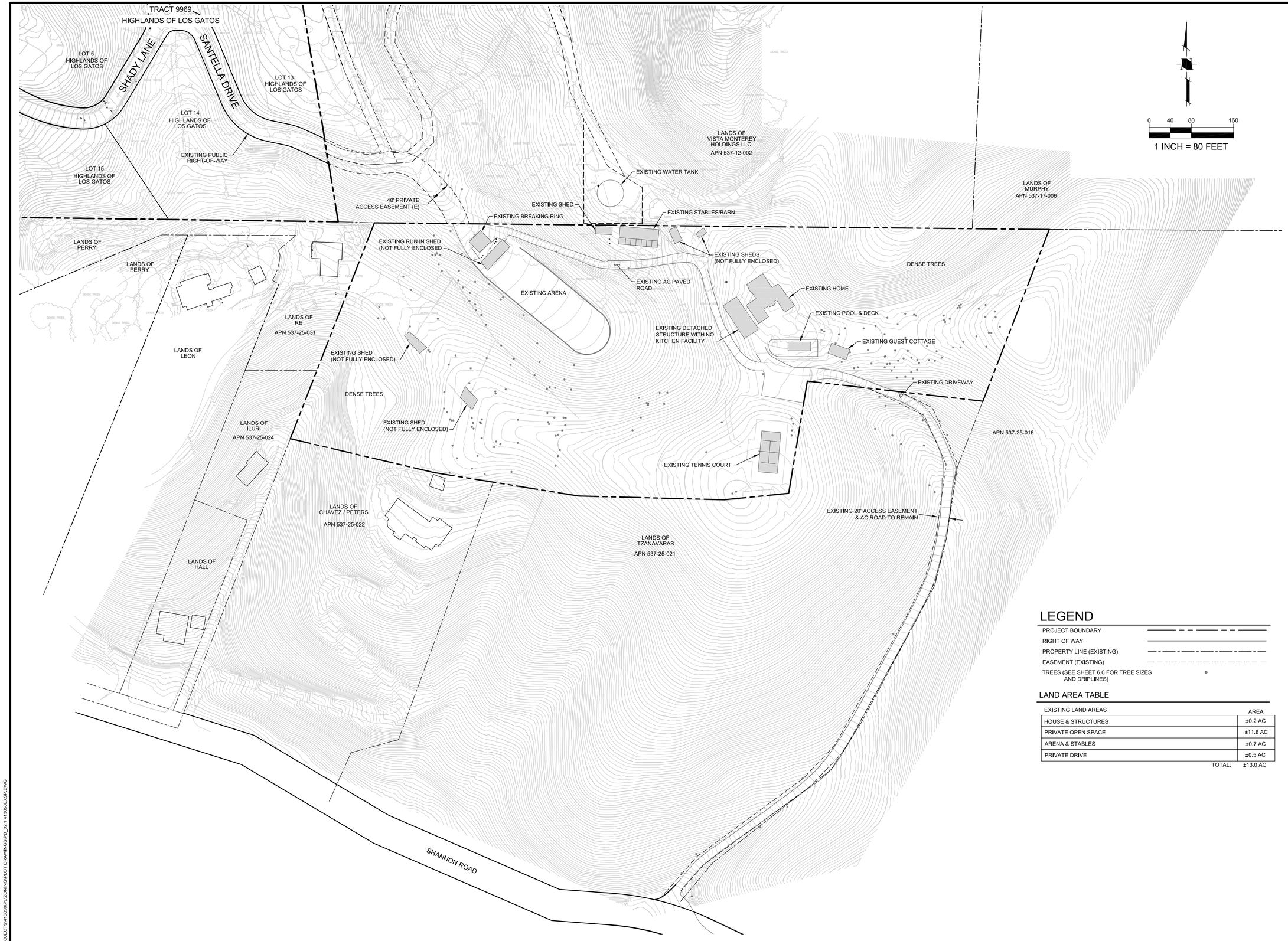
© HMH

LAND USE PLAN

2.0

S:\PROJECTS\413050\PLZONING\PLOT DRAWINGS\PD_02 413050LU.DWG

PLOTTED: 10/11/2016 3:50 PM



LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- PROPERTY LINE (EXISTING)
- EASEMENT (EXISTING)
- TREES (SEE SHEET 6.0 FOR TREE SIZES AND DRIPLINES)

LAND AREA TABLE

EXISTING LAND AREAS	AREA
HOUSE & STRUCTURES	±0.2 AC
PRIVATE OPEN SPACE	±11.6 AC
ARENA & STABLES	±0.7 AC
PRIVATE DRIVE	±0.5 AC
TOTAL:	±13.0 AC

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_02.1 413050EXSP.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	AS SHOWN

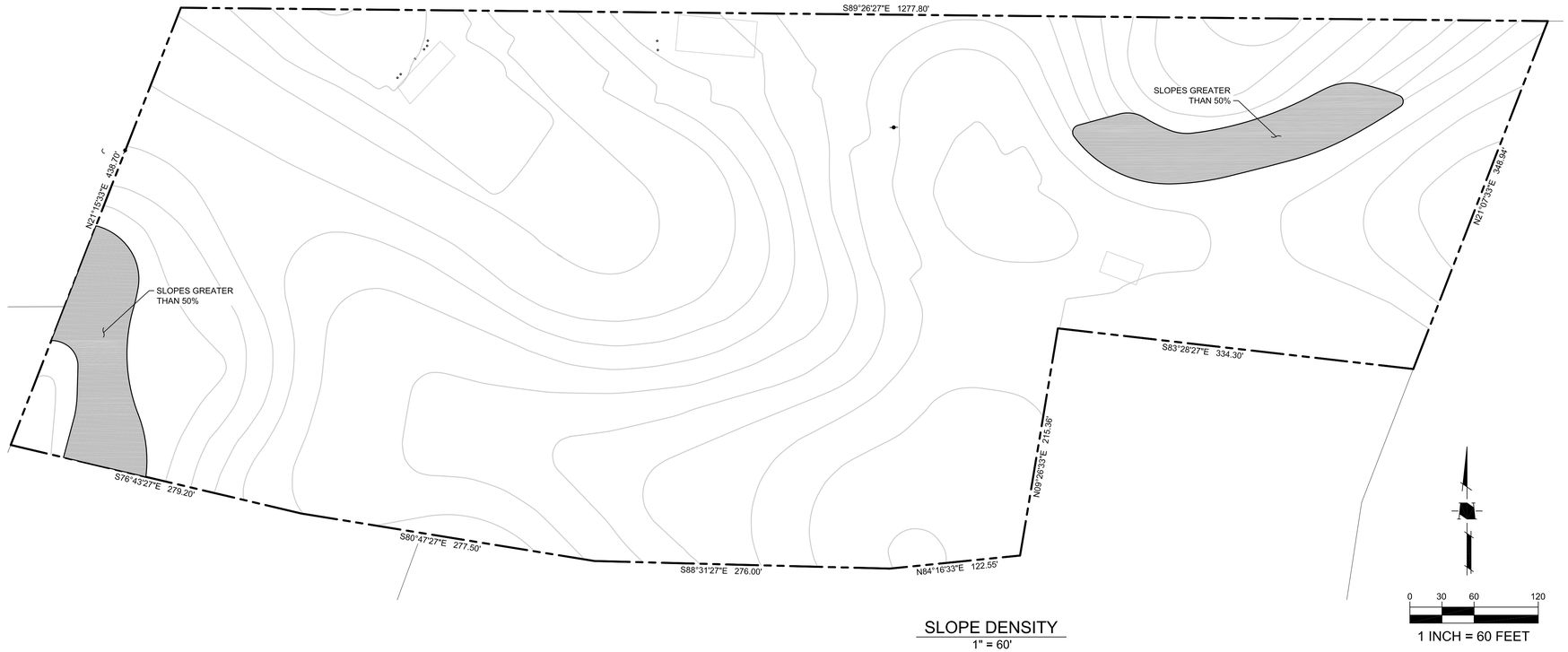
© HMH

EXISTING SITE PLAN

2.1

S:\PROJECTS\413050\PLZONING\PLOT DRAWINGS\PD_02.1 413050EXSP.DWG

PLOTTED: 10/11/2016 3:53 PM



SLOPE DENSITY
1" = 60'

SUBDIVISION MINIMUM LAND AREA

$S = \frac{0.0023(I)(L)}{A}$

AREA GREATER THAN 50%: 0.6 AC
AREA LESS THAN 50%: 12.4 AC

I = 10'
L = 12,974'
A = 12.4 ACRES
S = 24.06

$a = (\text{GREATER OF}) \frac{1}{0.6893 - 0.011786(S)}$ OR 2.5

a = SLOPE DENSITY
a = 2.46 OR 2.5

NUMBER OF DWELLING UNITS

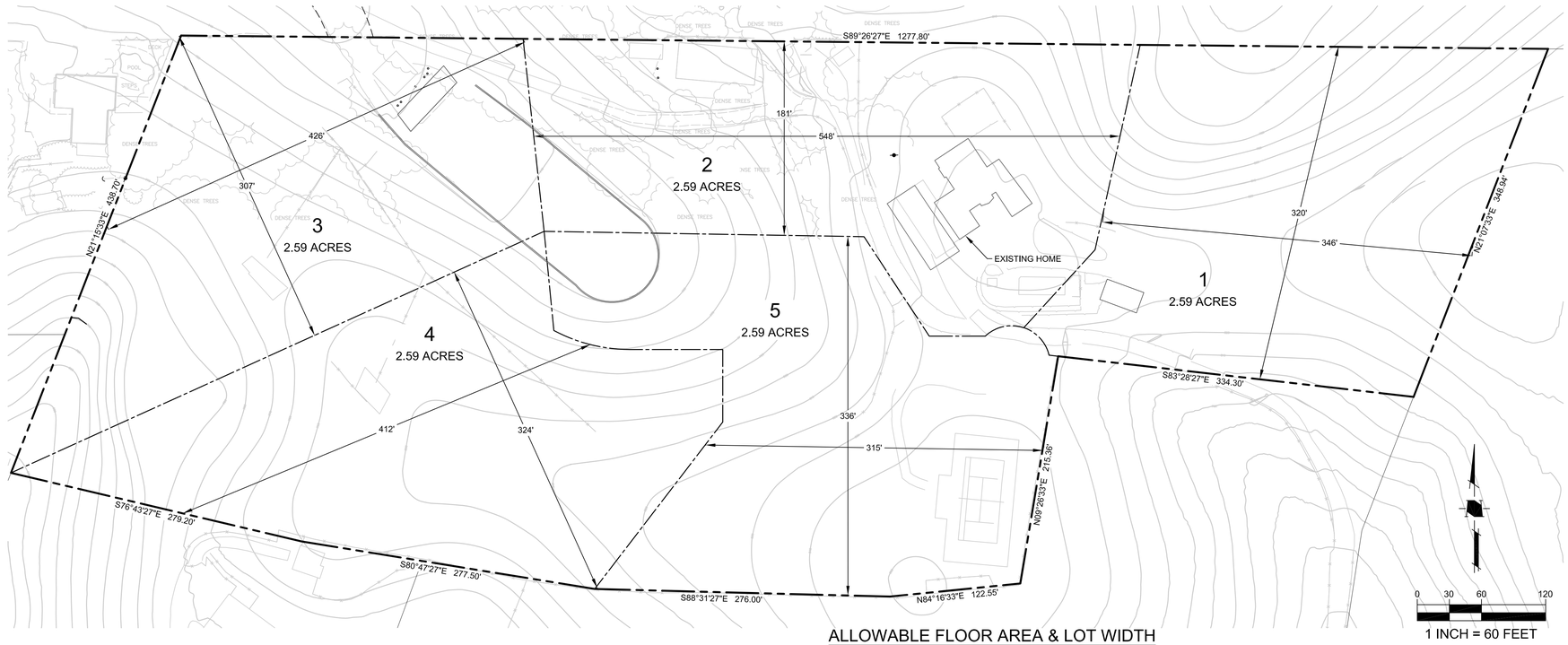
$\frac{12.4}{2.5} = 4.96$

AREA GREATER THAN 50%

$\frac{0.6}{10} = 0.06$

MAX NUMBER OF DWELLING UNITS

4.96 + 0.06 = 5.02



ALLOWABLE FLOOR AREA & LOT WIDTH
1" = 60'

Individual Lot Average Slope

Lot #	Area (AC)	Length of Contours (ft)	Contour Interval (ft)	Average Slope (S)
1	2.59	4,150	10	**36.85**
2	2.59	2,860	10	**25.40**
3	2.59	3,500	10	**31.08**
4	2.59	3,225	10	**28.64**
5	2.59	2,475	10	**21.98**

Allowable Floor Area

Lot #	Gross Lot Area (AC)	Average Slope (S)	% of Area to be Deducted	Net Lot Area (AC)	Net Lot Area (SF)	Allowable Floor Area (SF)
1	2.59	36.85	60.0%	1.04	45,128	**6,000**
2	2.59	25.40	46.2%	1.39	60,697	**6,000**
3	2.59	31.08	60.0%	1.04	45,128	**6,000**
4	2.59	28.64	55.9%	1.14	49,754	**6,000**
5	2.59	21.98	35.9%	1.66	72,318	**6,000**

NOTE:
GARAGES UP TO 400 SF ARE EXCLUDED FROM THE ALLOWABLE FLOOR AREA OF 6000 SF.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

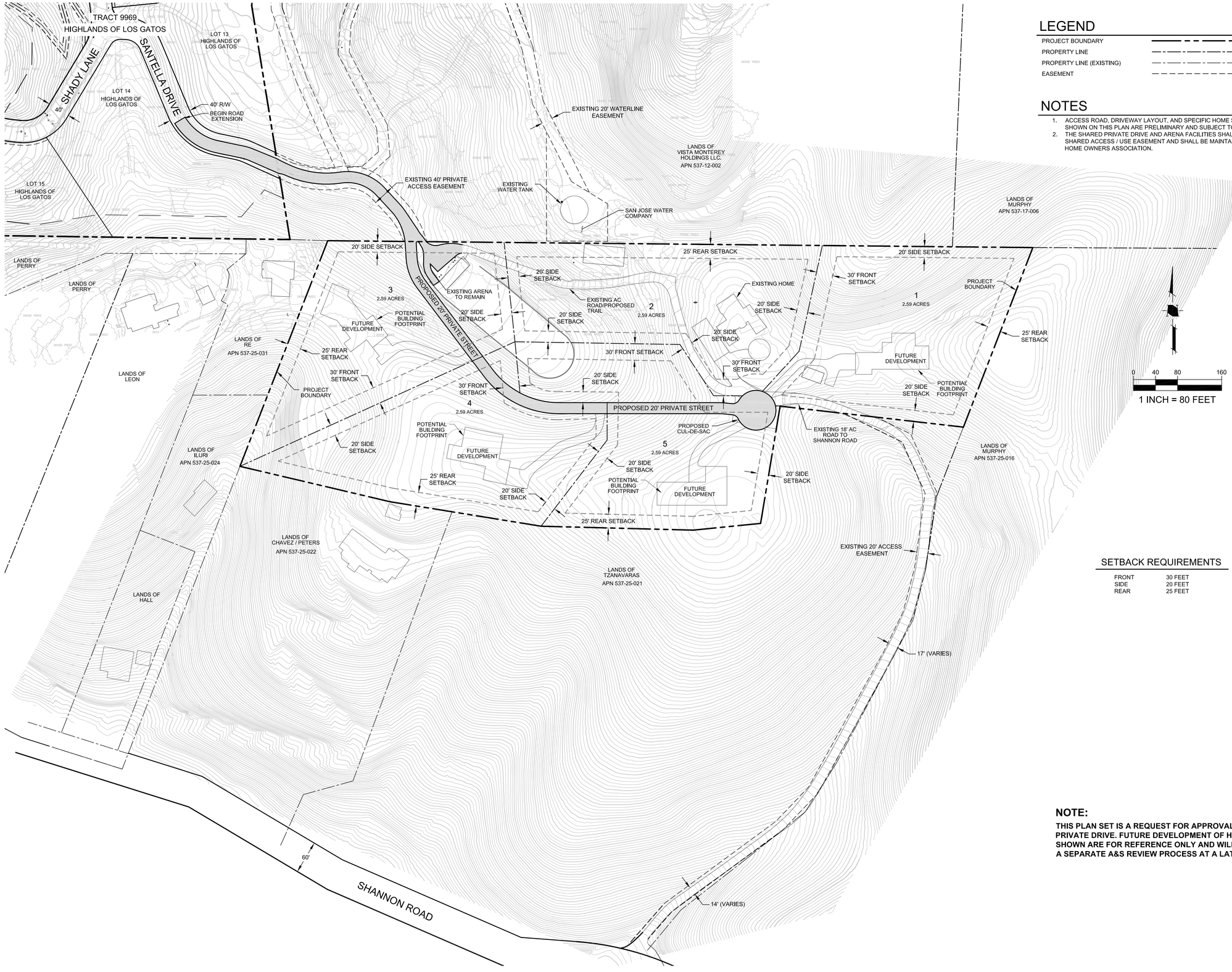
NO	DATE	DESCRIPTION

PROJECT NO: 4130.50
CAD DWG FILEPD_03 413050SLOPE DENSITY.DWG
DESIGNED BY:
DRAWN BY:
CHECKED BY: DW
DATE: OCTOBER 10, 2016
SCALE:
© HMH

SLOPE DENSITY & ALLOWABLE FLOOR AREA

3.0

I:\NTS-8\HMH01\PROJECTS\413050\PLNZONING\PLOT DRAWINGS\PD_03 413050SLOPE DENSITY.DWG
PLOTTED: 11/8/2016 4:53 PM



LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (EXISTING)	
EASEMENT	

NOTES

1. ACCESS ROAD, DRIVEWAY LAYOUT, AND SPECIFIC HOME SITE LOCATIONS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE.
2. THE SHARED PRIVATE DRIVE AND ARENA FACILITIES SHALL BE IN A SHARED ACCESS / USE EASEMENT AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SETBACK REQUIREMENTS

FRONT	30 FEET
SIDE	20 FEET
REAR	25 FEET

NOTE:

THIS PLAN SET IS A REQUEST FOR APPROVAL OF THE 20' WIDE PRIVATE DRIVE. FUTURE DEVELOPMENT OF HOME SITES SHOWN ARE FOR REFERENCE ONLY AND WILL BE SUBJECT TO A SEPARATE A&S REVIEW PROCESS AT A LATER DATE.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_04 4130505P.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	AS SHOWN

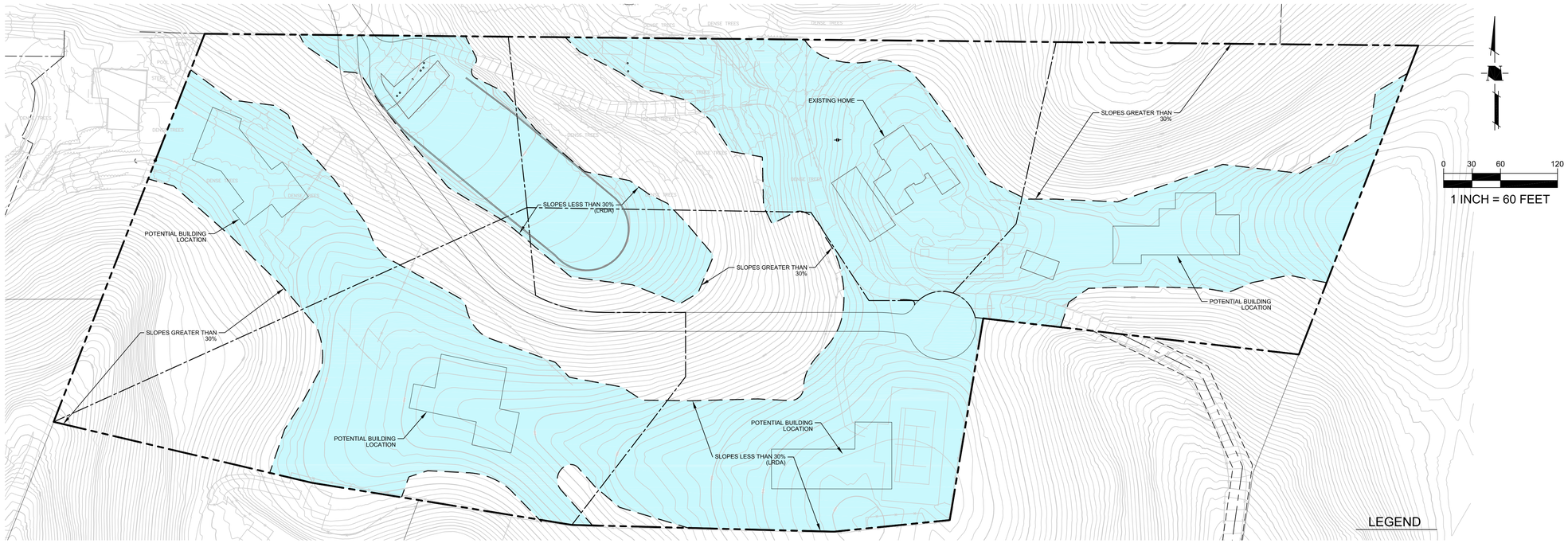
© HMH

CONCEPTUAL SITE PLAN

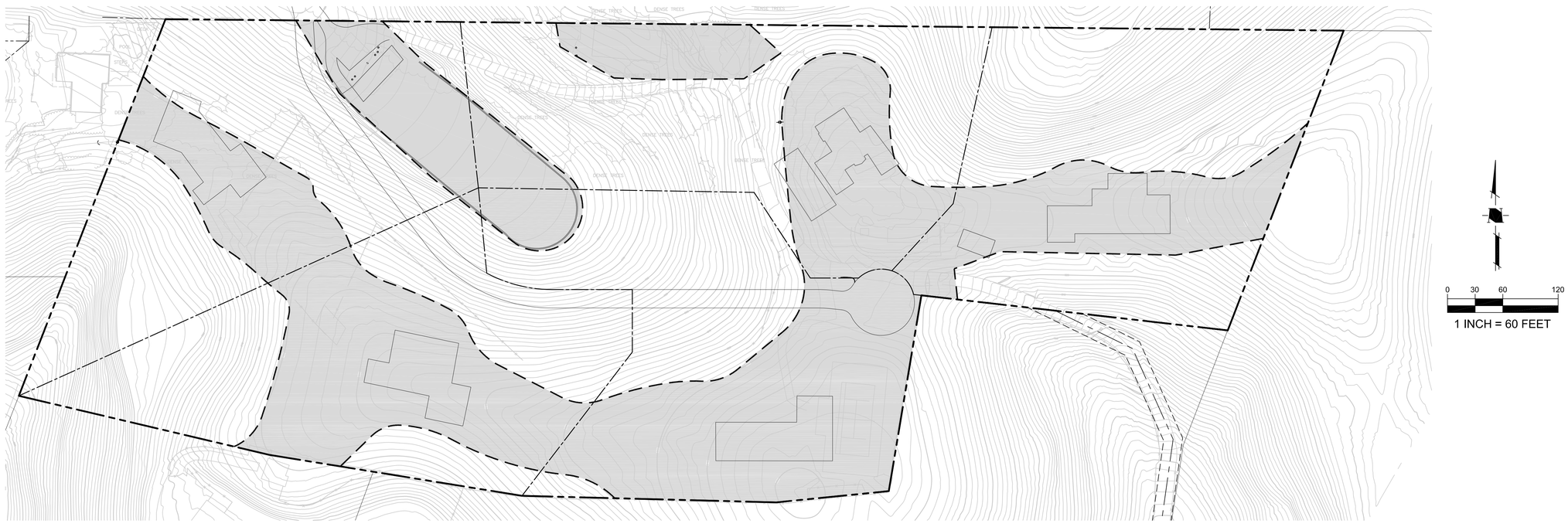
4.0

\\NTS-8\HMH01\PROJECTS\4130505\PLZONING\PLOT DRAWINGS\PD_04 4130505P.DWG

PLOTTED: 11/8/2016 4:41 PM



LEAST RESTRICTIVE DEVELOPMENT AREA - 30% SLOPE
1" = 60'



25% SLOPE
1" = 100'

*RETAINING WALLS HAVE BEEN PROPOSED FOR THE 20' PRIVATE DRIVE TO MINIMIZE GRADING OUTSIDE THE AREA WITH A SLOPE OF 25% OR LESS. SEE SHEET 8 FOR RETAINING WALL HEIGHT AND LOCATION.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_05 413050LRDA.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	

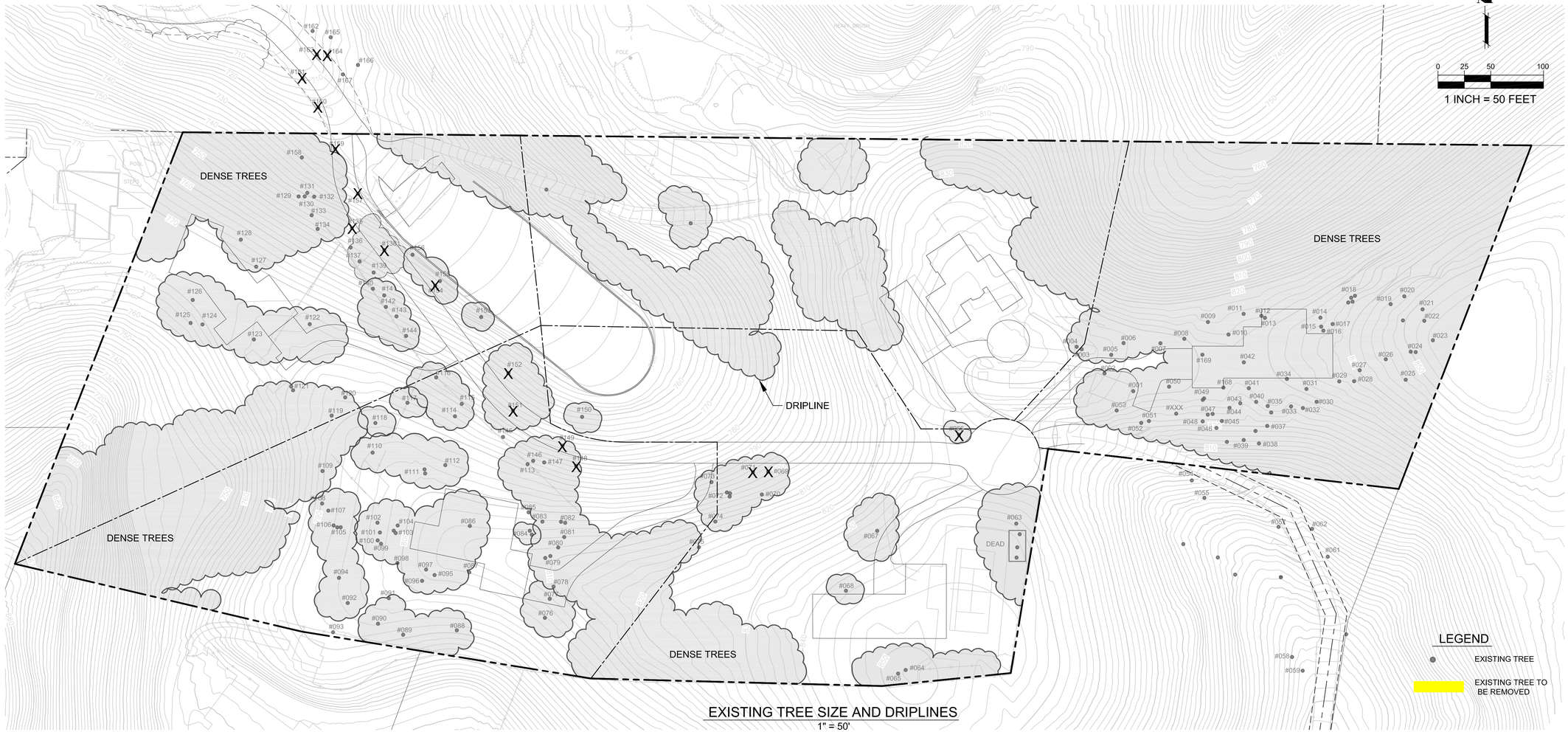
© HMH

LEAST RESTRICTIVE DEVELOPMENT AREA (LRDA)

5.0

S:\PROJECTS\413050\PL\ZONING\PLOT DRAWINGS\PD_05 413050LRDA.DWG

PLOTTED: 10/11/2016 4:21 PM



EXISTING TREE SIZE AND DRIPLINES

1" = 50'

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
1	coast live oak	18, 20, 22	Fair/Poor
2	coast live oak	16, 11	Fair/Poor
3	coast live oak	19	Fair/Poor
4	coast live oak	14	Fair
5	valley oak	13, 15	Fair
6	blue oak	19	Fair
7	coast live oak	13*5, 14	Fair
8	coast live oak	16	Fair
9	coast live oak	13	Poor
10	coast live oak	16, 18	Fair
11	coast live oak	15, 21	Fair
12	coast live oak	12	Fair/Poor
13	coast live oak	15	Fair
14	coast live oak	11, 12	Fair
15	coast live oak	13	Fair/Poor
16	coast live oak	12	Fair
17	coast live oak	12, 12, 14	Fair
18	coast live oak	9, 10, 14, 16, 16	Fair/Poor
19	coast live oak	11, 11, 16	Fair/Poor
20	coast live oak	11, 14	Fair
21	coast live oak	12	Fair
22	coast live oak	12	Fair
23	coast live oak	8, 12, 13	Fair
24	coast live oak	15, 17	Fair
25	coast live oak	11	Fair/Poor
26	coast live oak	11, 13, 13, 15, 17	Fair
27	coast live oak	13, 14	Fair
28	coast live oak	9, 13, 14, 15, 16	Fair
29	blue oak	12, 15	Fair
30	coast live oak	9, 11, 12	Fair

TREE #	COMMON NAME	TRUNK DIAM. @3 FT. (in.)	PERSERVATION SUSTABILITY
31	coast live oak	58	Fair
32	coast live oak	10, 10, 10, 13	Fair/Poor
33	Calif. Bay (bay)	6	Fair/Poor
34	coast live oak	22	Fair/Poor
35	coast live oak	12	Fair
36	coast live oak	8	Poor
37	coast live oak	10	Fair
38	coast live oak	6, 3	Fair
39	coast live oak	9	Fair/Good
40	coast live oak	11	Fair/Poor
41	coast live oak	8, 9, 12, 14, 14	Fair/Poor
42	coast live oak	11, 12, 13	Fair
43	coast live oak	9	Fair/Good
44	olive	5, 3	Fair
45	coast live oak	7	Fair/Poor
46	coast live oak	10, 12, 14, 14	Fair/Poor
47	coast live oak	9, 11, 14, 21	Fair
48	coast live oak	11, 17	Fair
49	coast live oak	10, 13, 22	Fair
50	blue oak	13, 13	Fair/Good
51	coast live oak	16	Good
52	Italian stone pine	33	Fair/Poor
53	coast live oak	14	Fair
54	coast live oak	20	Good
55	coast live oak	10	Fair/Good
*56	coast live oak	6	Fair/Poor
57	coast live oak	18, 25	Good
58	elderberry	4, 5	Poor/Unacceptable
59	coast live oak	28	Good
60	coast live oak	27	Fair/Good

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
61	coast live oak	19	Fair/Good
62	valley oak	17	Fair
63	Monterey pine	27	Poor/Unacceptable
64	coast live oak	44	Fair/Good
65	coast live oak	32	Fair/Good
66	English holly	5, 6, 6, 8	Fair
*67	coast live oak	34	Good
*68	coast live oak	17	Good
69	coast live oak	26	Fair/Good
70	coast live oak	12	Fair
71	coast live oak	16	Fair/Good
72	coast live oak	8, 9, 10, 25	Good
73	coast live oak	24	Good
74	coast live oak	16	Fair
75	coast live oak	21	Fair/Good
76	valley oak	14	Fair
77	coast live oak	25	Poor
78	coast live oak	16	Fair
79	coast live oak	18, 13	Poor
80	coast live oak	11, 12, 14, 16, 19	Fair
81	black oak	20	Fair/Poor
82	blue oak	9, 18, 19	Fair
83	coast live oak	23	Fair
84	coast live oak	16, 18	Fair/Poor
85	coast live oak	21	Fair/Good
86	coast live oak	36	Good
87	coast live oak	31	Fair
88	coast live oak	35	Fair/Good
89	coast live oak	39	Poor
90	coast live oak	27	Fair/Good

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
91	coast live oak	19	Good
92	coast live oak	23	Poor
*93	blue oak	33	Fair
94	coast live oak	17	Good
95	coast live oak	16	Fair/Poor
*96	coast live oak	15, 18	Fair
97	coast live oak	13, 18, 24	Fair
98	coast live oak	10, 11, 13	Fair/Poor
99	coast live oak	17	Good
100	coast live oak	24	Poor
101	coast live oak	15	Fair
102	coast live oak	25	Fair
103	coast live oak	14, 14	Fair/Poor
104	coast live oak	18	Fair/Good
105	blue oak	12, 13	Fair/Poor
106	coast live oak	14	Fair
107	valley oak	8	Unacceptable
*108	coast live oak	20	Fair/Good
*109	coast live oak	10, 15, 17, 18, 18	Fair
110	coast live oak	13, 18, 19	Fair/Good
111	black oak	21, 23	Uncertain
112	valley oak	29	Poor
113	coast live oak	11	Fair
114	coast live oak	21	Good
115	coast live oak	15	Fair/Good
116	coast live oak	16	Good
*117	coast live oak	8	Fair/Good
*118	valley oak	28	Fair/Good
*119	coast live oak	40	Fair/Good
*120	coast live oak	40	Fair/Good

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
121	coast live oak	10, 13, 15, 15, 19	Fair
122	coast live oak	41	Good
123	coast live oak	17, 18, 18	Fair/Good
124	coast live oak	14, 23, 27	Fair
125	coast live oak	14, 15, 17, 18	Fair
126	coast live oak	10, 11, 14, 15, 15, 15	Fair
127	coast live oak	20	Good
128	coast live oak	18	Fair/Poor
129	coast live oak	18	Fair
130	coast live oak	15	Fair/Poor
131	coast live oak	15	Fair
132	coast live oak	14	Fair
*133	coast live oak	11	Fair
*134	coast live oak	24	Fair/Poor
135	coast live oak	18	Poor
136	coast live oak	11	Fair/Poor
137	coast live oak	9	Fair/Good
138	coast live oak	22	Good
139	coast live oak	8	Fair
140	coast live oak	7, 7	Fair
141	coast live oak	6, 7	Fair
142	coast live oak	6, 3	Fair
143	coast live oak	8	Fair
144	coast live oak	4, 4, 8, 8	Fair
145	coast live oak	21	Fair/Poor
146	coast live oak	9	Poor
147	coast live oak	27	Fair/Good
148	coast live oak	21	Good
149	coast live oak	7, 6	Fair/Poor
150	blue eldeberry	16	Fair

TREE #	COMMON NAME	TRUNK DIAM. @ 3 FT. (in.)	PERSERVATION SUSTABILITY
151	coast live oak	26	Good
152	coast live oak	16, 18	Fair
153	coast live oak	11	Fair
154	coast live oak	11	Fair/Good
155	coast live oak	9	Fair
156	purpleleaf plum	9	Fair/Poor
*157	coast live oak	22	Fair
158	coast live oak	15	Fair
159	coast live oak	27	Fair/Poor
160	coast live oak	22	Good
161	coast live oak	32	Fair
162	coast live oak	27	Fair
163	coast live oak	21	Fair
164	coast live oak	30	Fair/Good
165	coast live oak	20	Fair/Poor
166	coast live oak	20, 24	Fair
167	coast live oak	9, 10	Poor
168	coast live oak	23	Fair/Poor
169	coast live oak	19	Fair/Good

NOTE:

ADDITIONAL TREES TO BE REMOVED IN THE FUTURE WITH INDIVIDUAL A&S APPLICATIONS FOR THE HOME SITES.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_06 413050EX TREES.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	

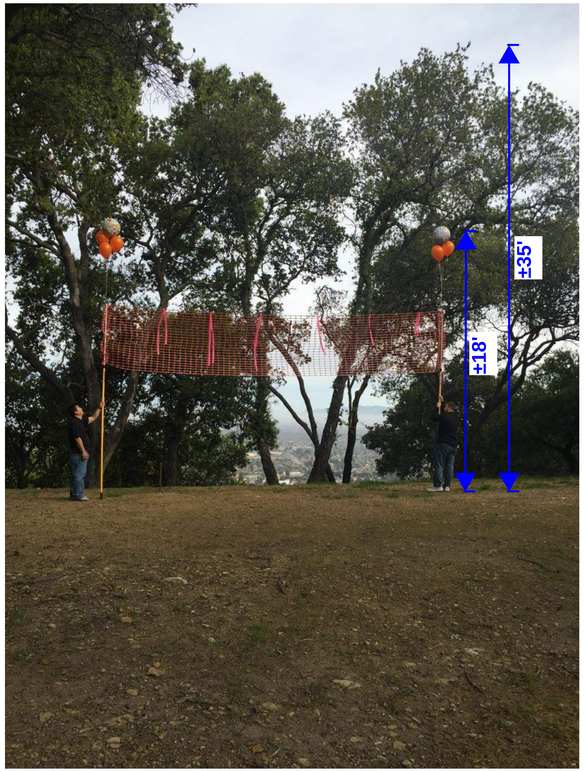
© HMH

EXISTING TREES

6.0

S:\PROJECTS\4130501\PLAN\PLOT DRAWINGS\PD_06 413050EX TREES.DWG

PLOTTED: 10/11/2016 4:24 PM



MOCK STORY POLES ON LOT 1 (APPROXIMATELY 18')

LINE OF SIGHT FROM GOOGLE EARTH (SELINDA DR. TO LOT 1)

PICTURE TAKEN FROM SELINDA DRIVE TO LOT 1

PICTURE TAKEN FROM SELINDA DRIVE TO LOT 1

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

PROJECT NO:	4130.50
CAD DWG FILE:	S:\PROJECTS\4130\PLANS\VISUAL ANALYSIS\PLOT DRAWINGS\20160301 413050 VISUAL ANALYSIS.DWG
DESIGNED BY:	JC
DRAWN BY:	
CHECKED BY:	DW
DATE:	JULY 26, 2016
SCALE:	

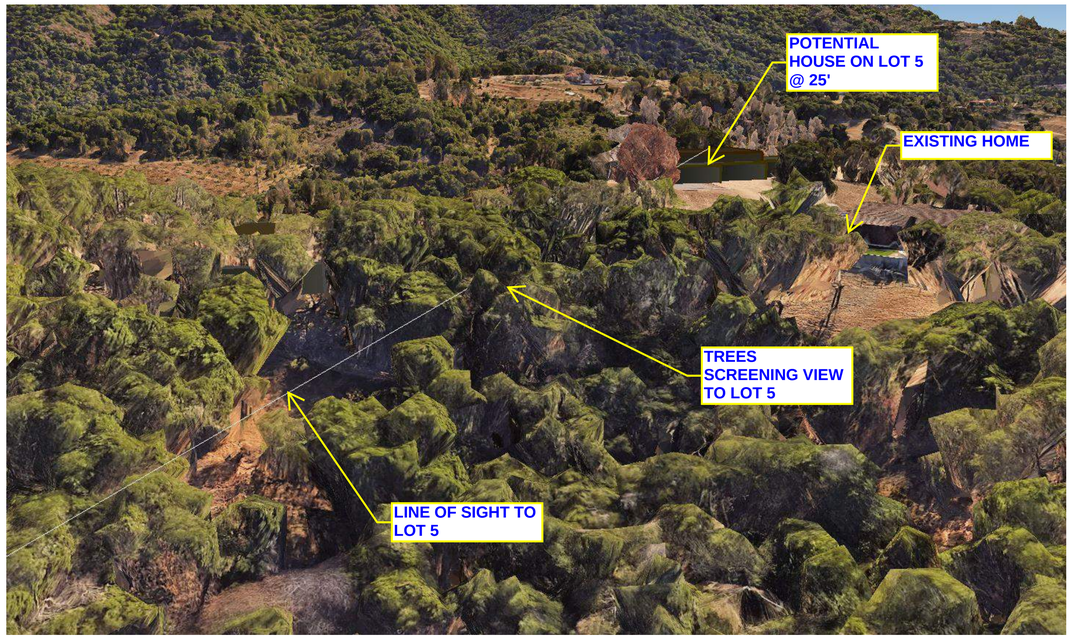
© HMH

VIEWING PLATFORM ANALYSIS - SELINDA DRIVE (LOT 1)

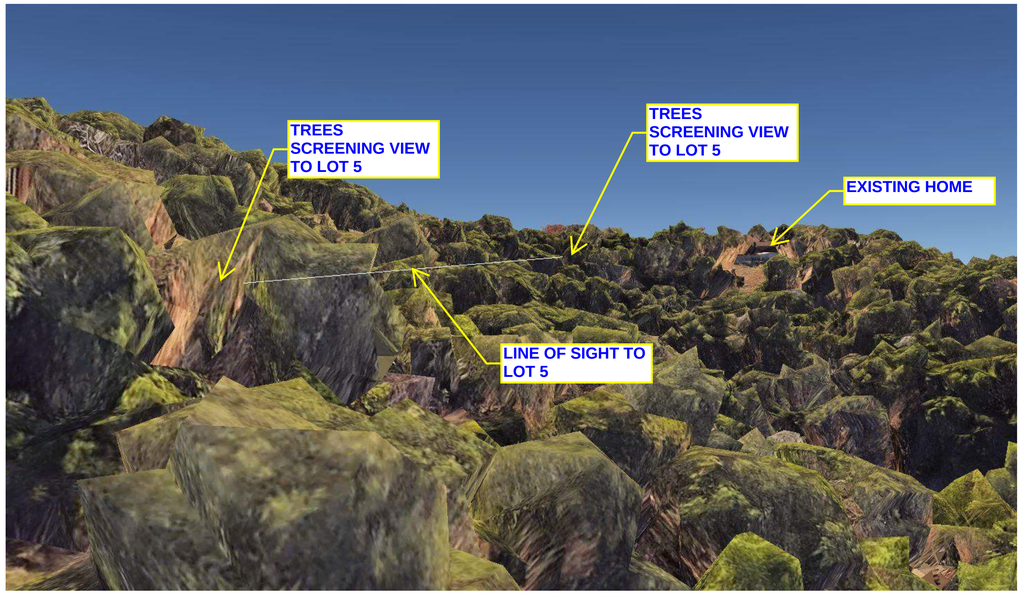
7.0

S:\PROJECTS\4130\PLANS\VISUAL ANALYSIS\PLOT DRAWINGS\20160301 413050 VISUAL ANALYSIS.DWG

PLOTTED: 3/7/2016 8:37 AM

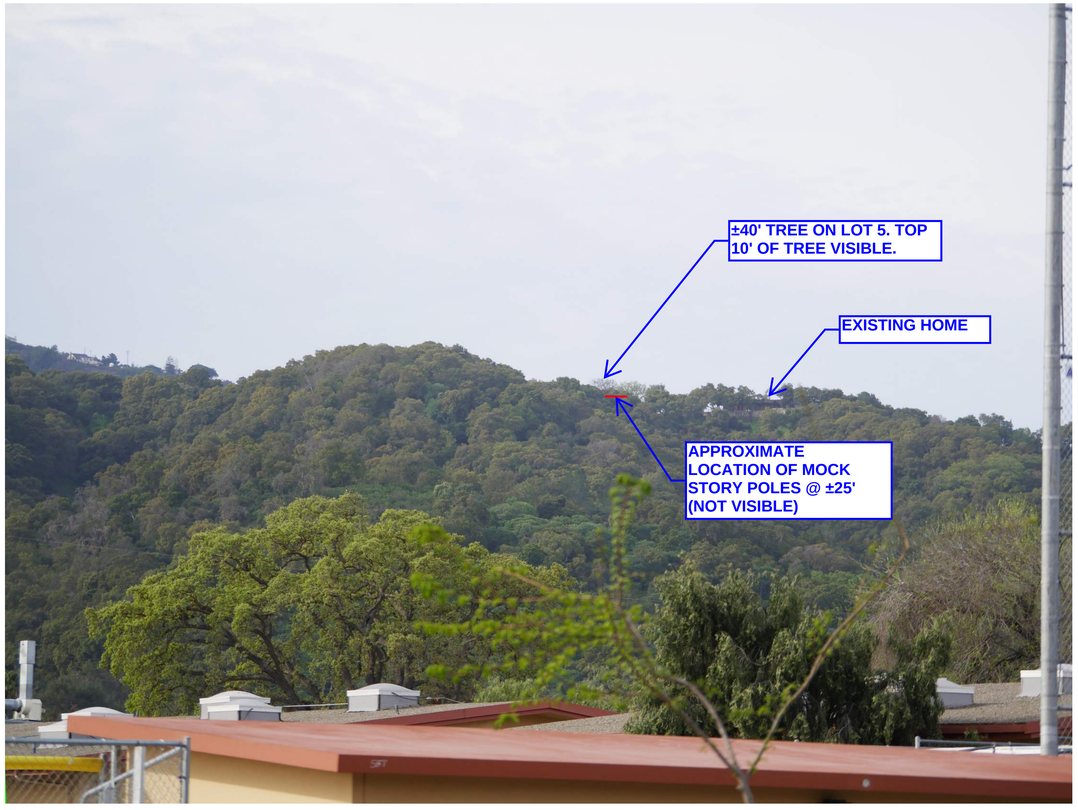


LINE OF SIGHT FROM GOOGLE EARTH (SELINDA DR. TO LOT 5)



LINE OF SIGHT FROM GOOGLE EARTH (SELINDA DR. TO LOT 5)

PICTURE OF LOT 5 FROM SELINDA DRIVE



PICTURE OF LOT 5 FROM SELINDA DRIVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

PROJECT NO:	4130,50
CAD DWG FILE:	6301 413050 VISUAL ANALYSIS.DWG
DESIGNED BY:	JC
DRAWN BY:	
CHECKED BY:	DW
DATE:	JULY 26, 2016
SCALE:	

© HMH

VIEWING PLATFORM ANALYSIS - SELINDA DRIVE (LOT 5)

7.1

S:\PROJECTS\4130\50\PLV\VISUAL ANALYSIS\PLOT DRAWINGS\20160301 413050 VISUAL ANALYSIS.DWG

PLOTTED: 3/4/2016 2:13 PM

MOCK STORY POLES ON LOT 5 (APPROXIMATELY 25')

LINE OF SIGHT FROM GOOGLE EARTH (BLOSSOM HILL/LG BLVD TO LOT 5)

LINE OF SIGHT FROM GOOGLE EARTH (BLOSSOM HILL/LG BLVD TO LOT 5)

PICTURE TAKEN FROM BLOSSOM HILL/LG BLVD TO LOT 5

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

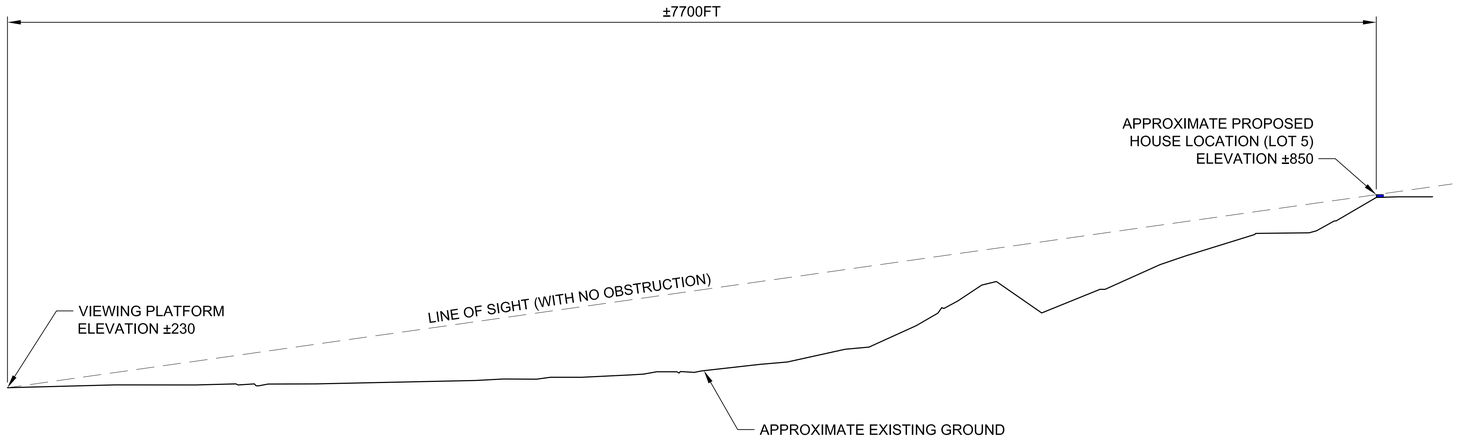
PROJECT NO:	4130.50
CAD DWG FILE:	S:\PROJECTS\4130301 413050 VISUAL ANALYSIS.DWG
DESIGNED BY:	JC
DRAWN BY:	
CHECKED BY:	DW
DATE:	JULY 26, 2016
SCALE:	

© HMH

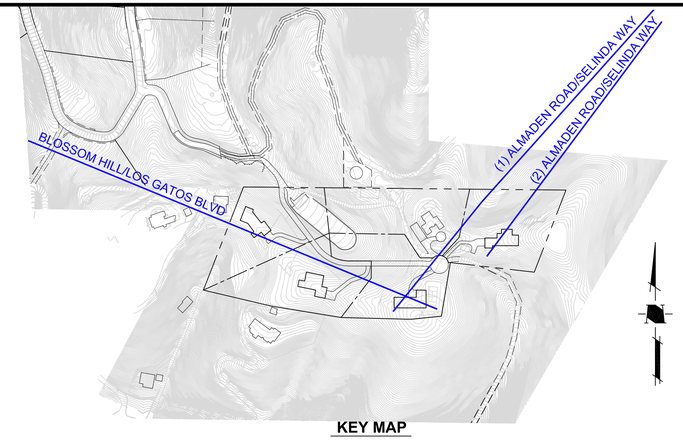
VIEWING PLATFORM ANALYSIS - BLOSSOM HILL/LG BLVD (LOT 5)

7.2

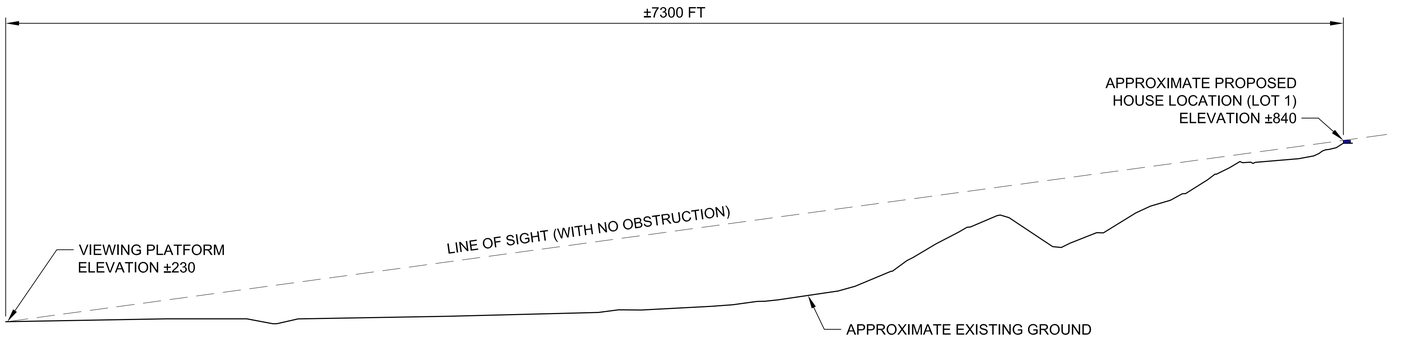
S:\PROJECTS\4130501\VISUAL ANALYSIS\PLOT DRAWINGS\20160301 413050 VISUAL ANALYSIS.DWG
PLOTTED: 3/7/2016 8:59 AM



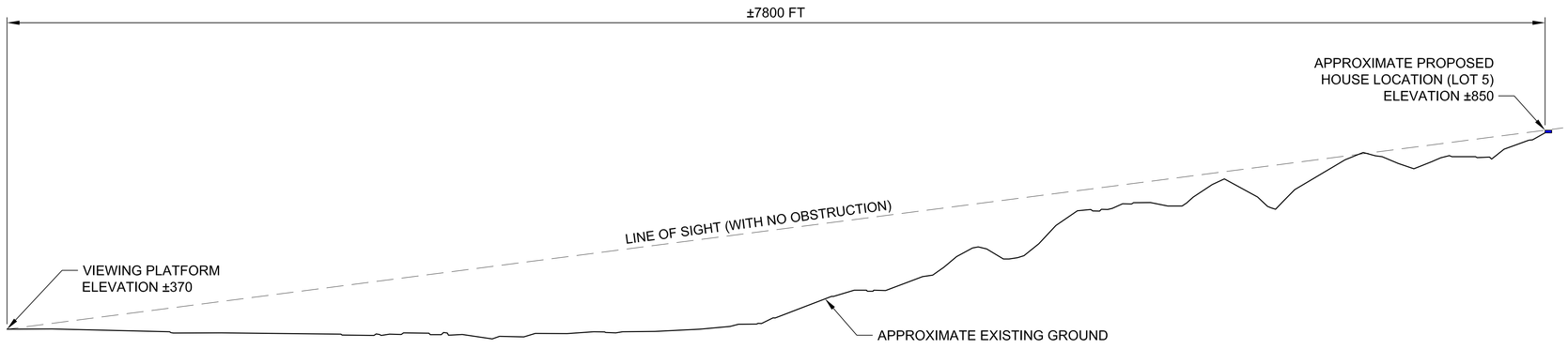
1 ALMADEN ROAD/ SELINDA WAY 1 - VIEWING PLATFORM
SCALE: NTS



KEY MAP



2 ALMADEN ROAD/SELINDA WAY 2 - VIEWING PLATFORM
SCALE: NTS



3 BLOSSOM HILL/ LOS GATOS BLVD - VIEWING PLATFORM
SCALE: NTS

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

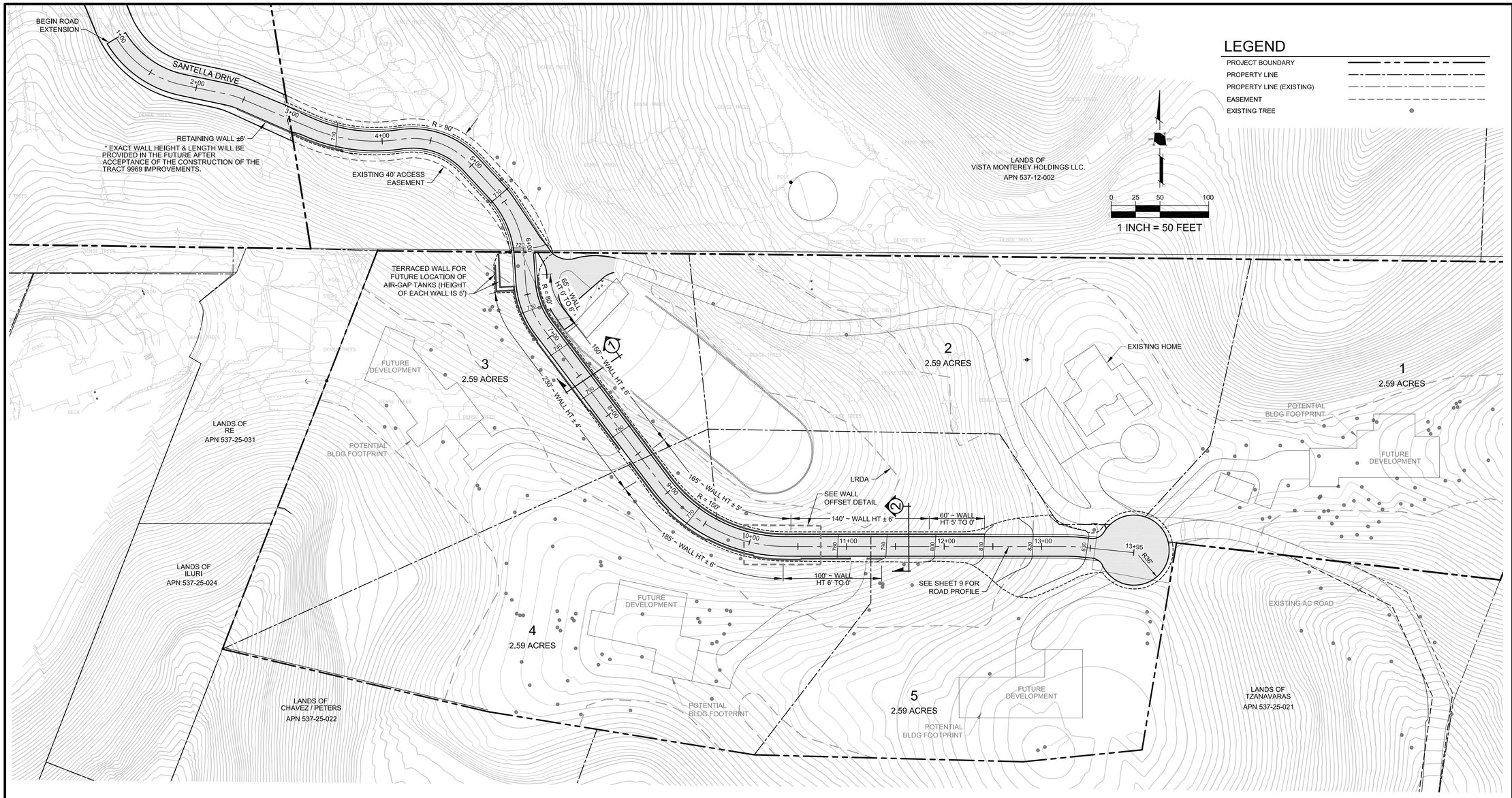
PROJECT NO:	4130,50
CAD DWG FILE:	413050 VIEW ANALYSIS XSEC.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	

© HMH

VIEWING PLATFORM CROSS SECTIONS

8.0

S:\PROJECTS\4130\50\PLN\ZONING\PLOT DRAWINGS\PD_08 413050 VIEW ANALYSIS XSEC.DWG
PLOTTED: 10/11/2016 4:43 PM

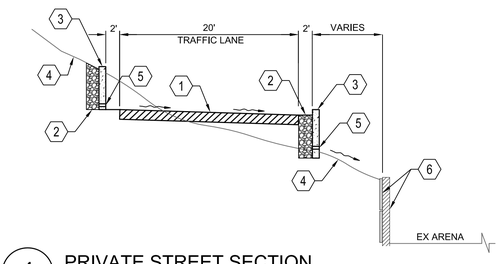


LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- EXISTING TREE

NOTES:

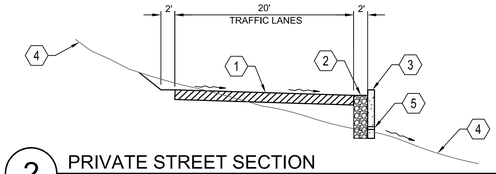
1. NEW AC/TRAFFIC LANES
2. 2' INFILTRATION TRENCH, SEE SHEET 17
3. RETAINING WALL (SEE PLAN FOR APPROXIMATE HEIGHT)
4. EXISTING HILLSIDE
5. WEEP HOLE (TYP)
6. EXISTING WOOD RETAINING WALL (HEIGHT VARIES)



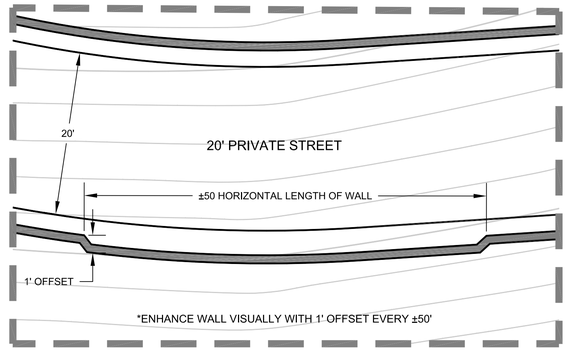
1 PRIVATE STREET SECTION
SCALE: NTS

NOTES:

1. NEW AC/TRAFFIC LANES
2. 2' INFILTRATION TRENCH, SEE SHEET 17
3. RETAINING WALL (SEE PLAN FOR APPROXIMATE HEIGHT)
4. EXISTING HILLSIDE
5. WEEP HOLE (TYP)



2 PRIVATE STREET SECTION
SCALE: NTS



WALL OFFSET DETAIL
N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_09 4130509P.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	NOT TO SCALE

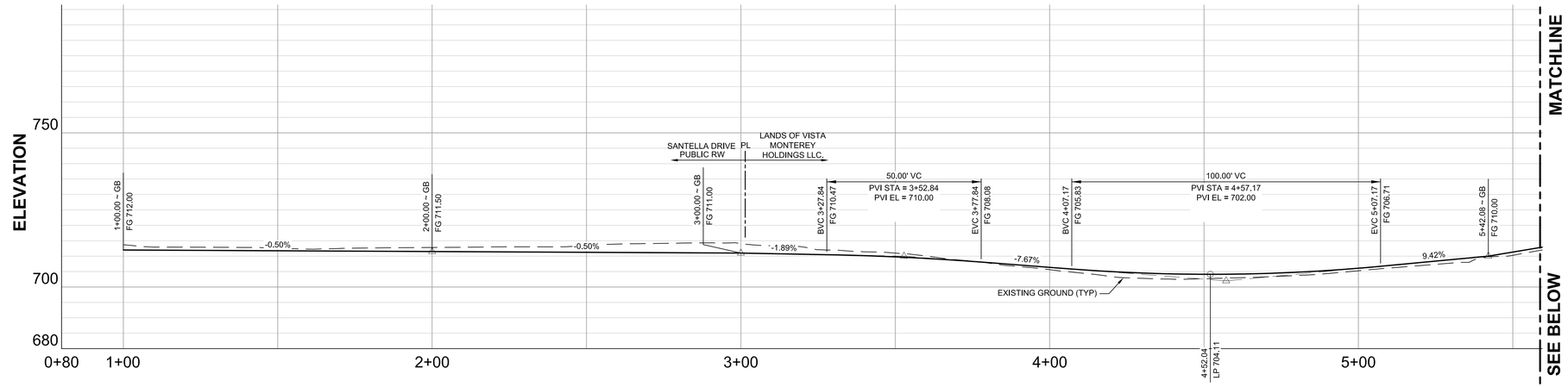
© HMH

CONCEPTUAL PRIVATE STREET GRADING PLAN

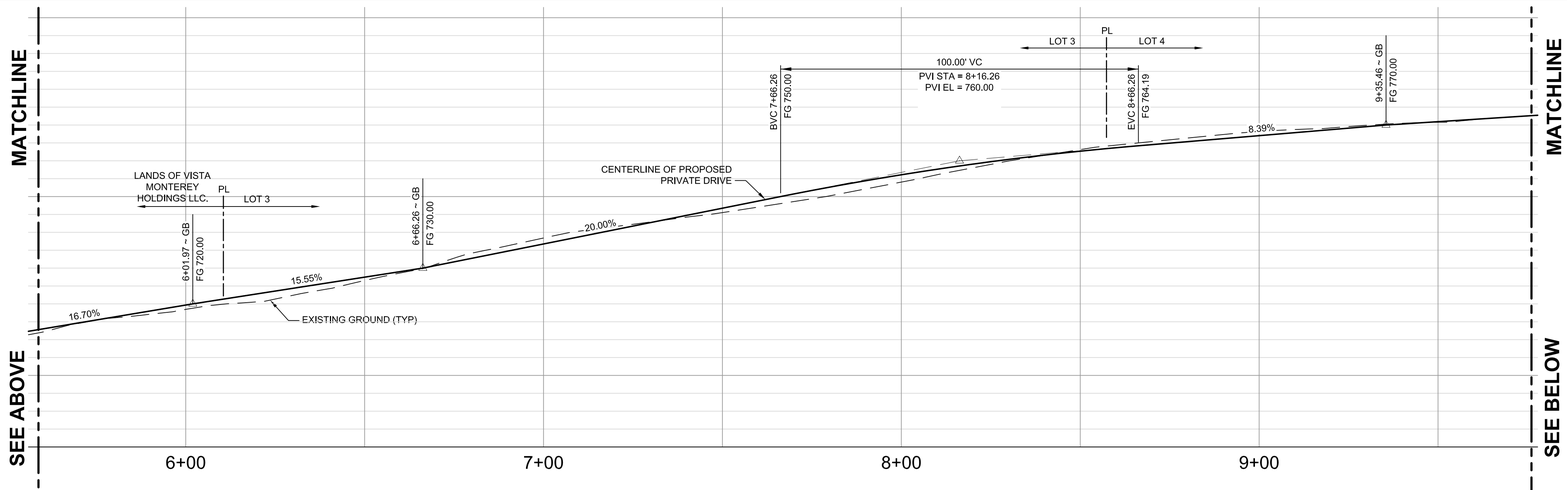
9.0

S:\PROJECTS\4130509\PLN\ZONING\PLOT DRAWINGS\PD_09 4130509P.DWG

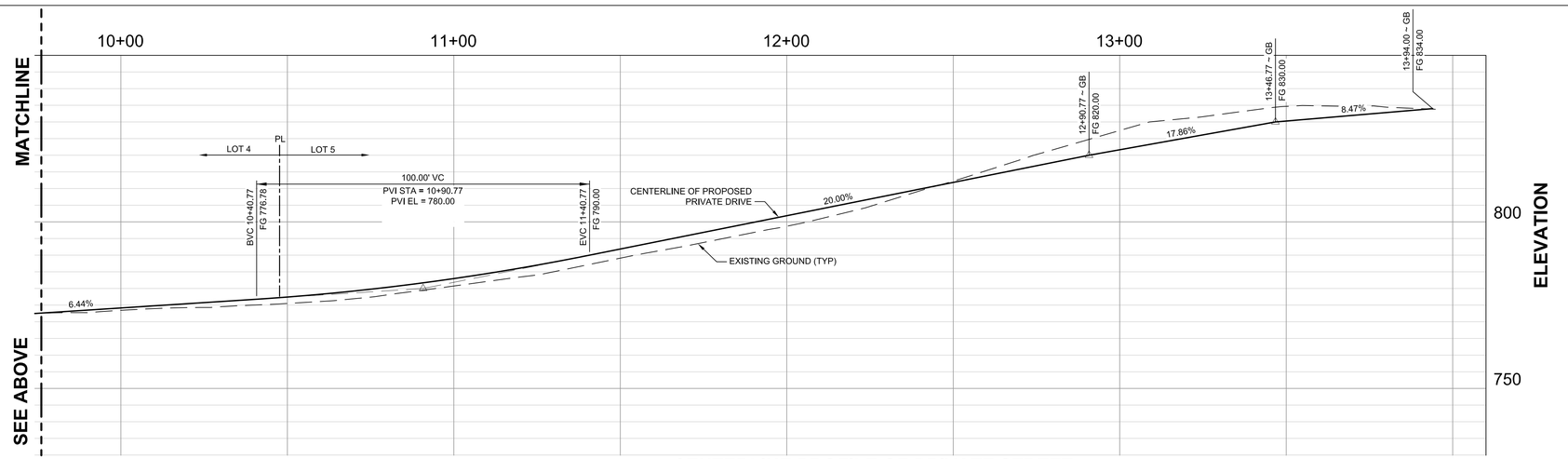
PLOTTED: 10/11/2016 8:48 PM



CENTERLINE PROFILE OF PRIVATE STREET
1" = 20'



CENTERLINE PROFILE OF PRIVATE STREET
1" = 20'



CENTERLINE PROFILE OF PRIVATE STREET
1" = 20'

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	413050PROFILE.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	

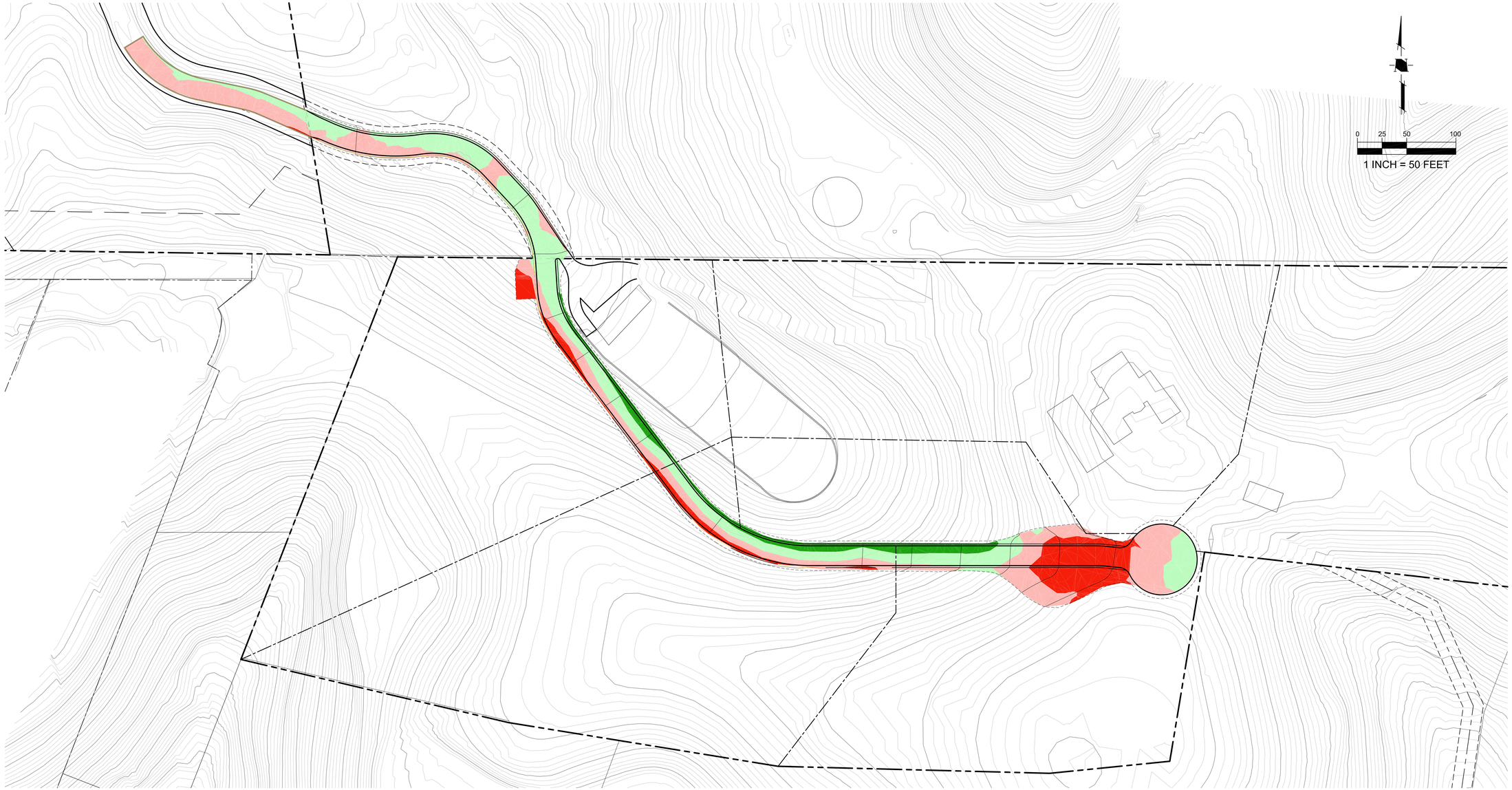
© HMH

PRIVATE STREET PROFILE

10.0

S:\PROJECTS\4130\50\PLNG DATA FILES\413050PROFILE.DWG

PLOTTED: 10/11/2016 4:48 PM



LEGEND

CUT

CUT (0' - 4')

CUT (>4', EXCEEDS TOWN STANDARD)

FILL

FILL (0' - 3')

FILL (>3', EXCEEDS TOWN STANDARD)

PRIVATE DRIVE EARTHWORK		
ITEM	CUT	FILL
PRIVATE DRIVE	1,800 CY	1,300 CY
NET: 500 CY <CUT>		

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	413050FGSU - FUTURE.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	

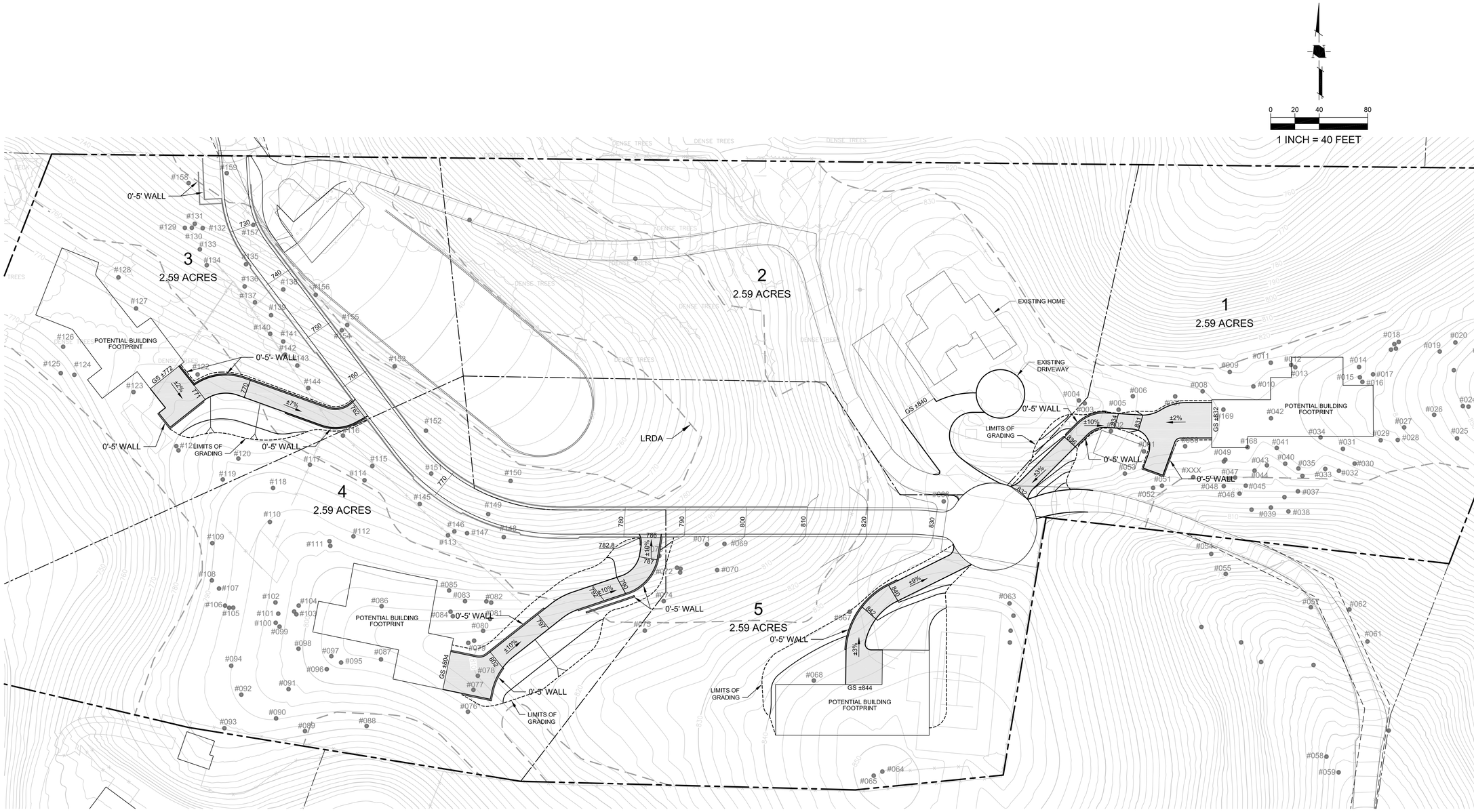
© HMH

PRIVATE DRIVE CUT & FILL VOLUME

11.0

S:\PROJECTS\4130\50\PLNZ\ DATA FILES\413050FGSU - FUTURE.DWG

PLOTTED: 10/12/2016 8:05 AM



NOTE:

FUTURE DEVELOPMENT OF HOME SITES SHOWN ARE FOR REFERENCE ONLY AND WILL BE SUBJECT TO A SEPARATE A&S REVIEW PROCESS AT A LATER DATE.

LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
EXISTING TREE	
CONCEPTUAL PRIVATE DRIVEWAY	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_12 413050GP-FUTURE.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	NOT TO SCALE

© HMH

CONCEPTUAL GRADING FOR FUTURE DEVELOPMENT

12.0

\\NTS-8\HMH01\PROJECTS\413050\PLZONING\PLOT DRAWINGS\PD_12 413050GP-FUTURE.DWG
PLOTTED: 11/8/2016 4:30 PM

NOTES:

1) **OVERHEAD WILL BE UNDERGROUND TO THE NEAREST POLE FOR THE PROPOSED DEVELOPMENT. DETAILS/PROPOSED LAYOUT WILL BE PROVIDED WITH A&S APPLICATION.**

2) **NOT ALL EXISTING UTILITES ARE SHOWN ON THIS PLAN.**

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_13 413050UTEX.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	

© HMH

EXISTING UTILITIES

13.0

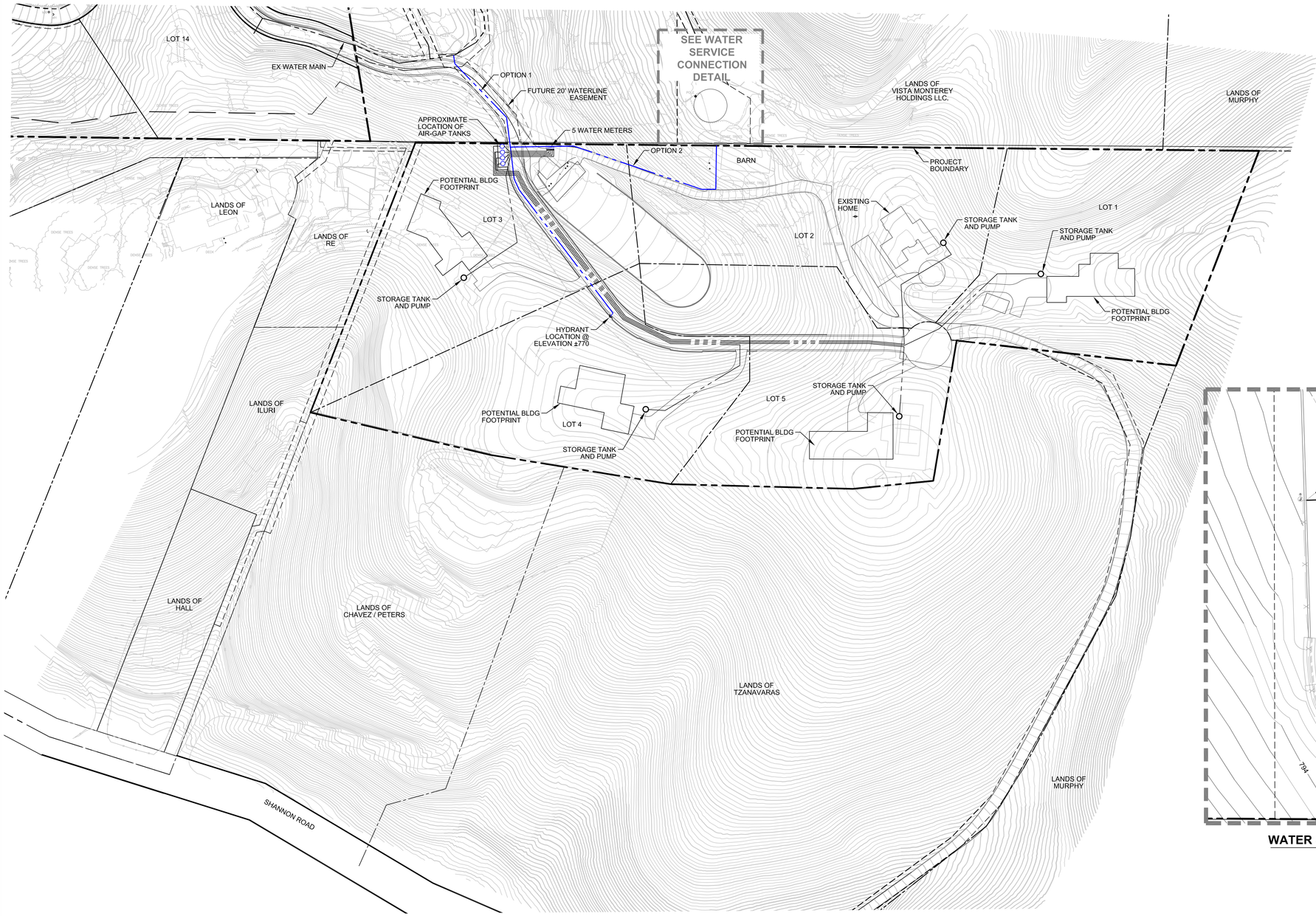
S:\PROJECTS\413050\PLOT DRAWINGS\PD_13 413050UTEX.DWG
PLOTTED: 10/11/2016 8:40 PM

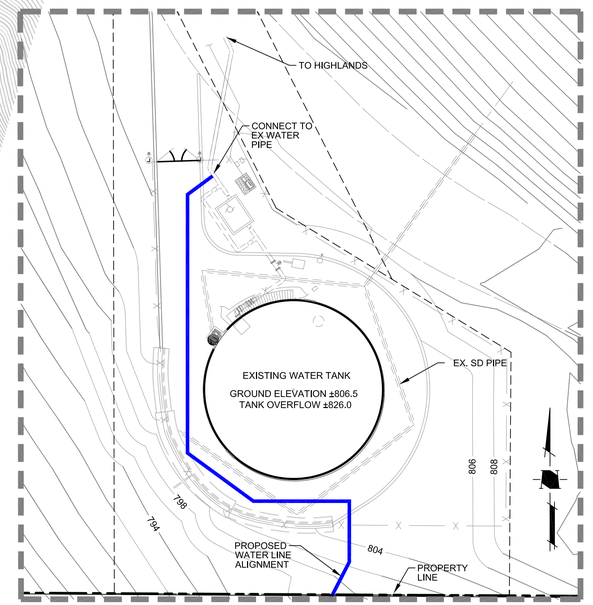
LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (EXISTING)	
WATER SERVICE LINE	
WATER SERVICE LINE (EXISTING)	
STORAGE TANK & PUMP	○
EASEMENT (EXISTING)	

0 40 80 160

1 INCH = 80 FEET





WATER SERVICE CONNECTION DETAIL (OPTION 2)

1" = 20'

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION
△		
△		
△		
△		
△		

PROJECT NO:	4130.50
CAD DWG FILE:	PD_14 413050WR.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	NOT TO SCALE

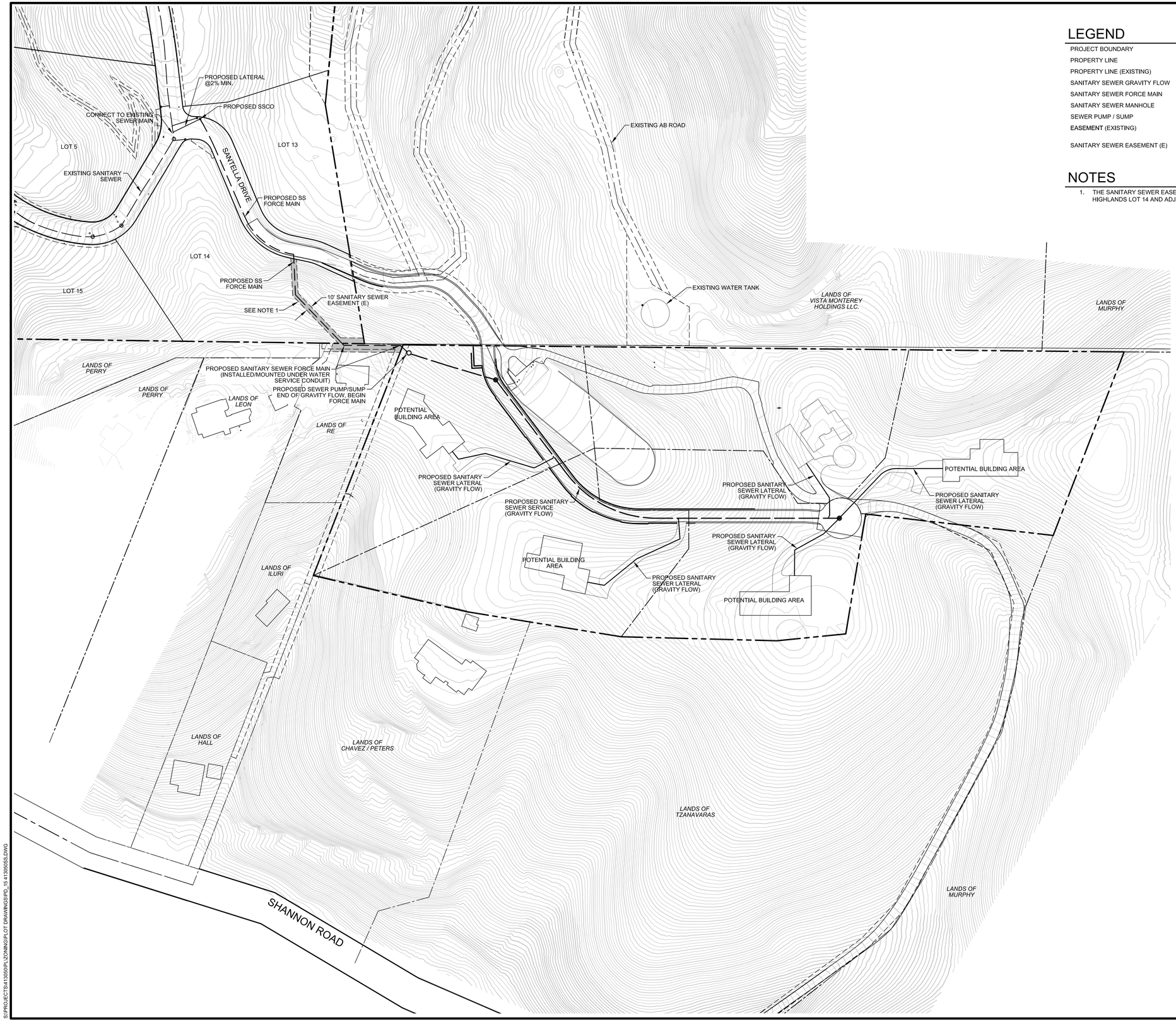
© HMH

CONCEPTUAL WATER PLAN

14.0

\\NTS-8\HMH01\PROJECTS\413050\PL\ZONING\PLOT DRAWINGS\PD_14 413050WR.DWG

PLOTTED: 11/8/2016 4:17 PM



LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- SANITARY SEWER GRAVITY FLOW
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER MANHOLE
- SEWER PUMP / SUMP
- EASEMENT (EXISTING)
- SANITARY SEWER EASEMENT (E)

NOTES

1. THE SANITARY SEWER EASEMENT SHOWN HAS BEEN OBTAINED OVER HIGHLANDS LOT 14 AND ADJACENT LANDS OF RE.

0 40 80 160

1 INCH = 80 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_15 413050SS.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	NOT TO SCALE

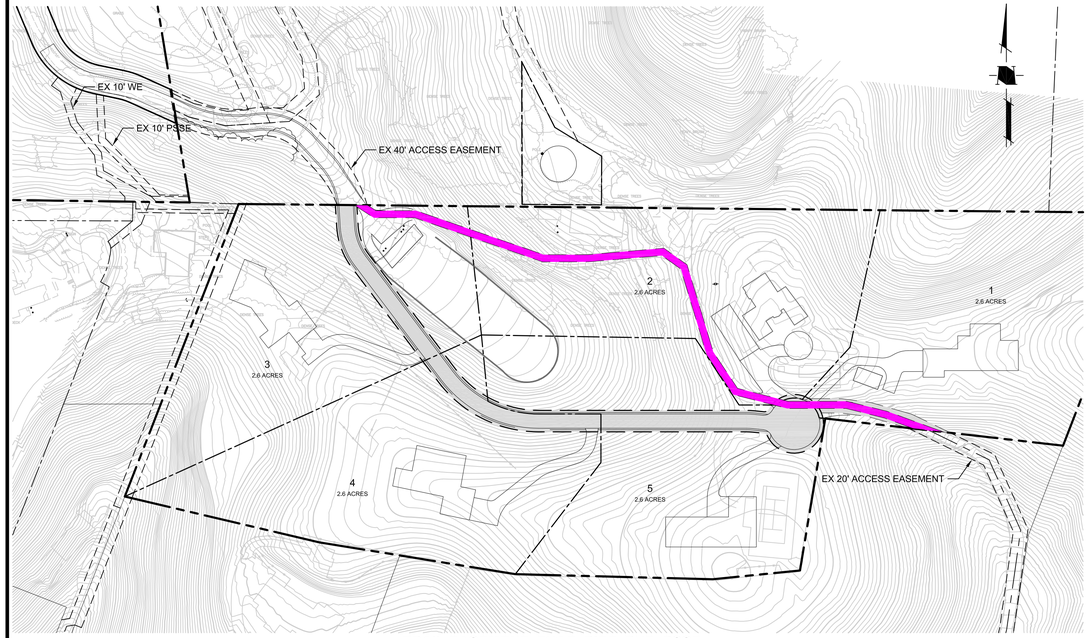
© HMH

CONCEPTUAL SANITARY SEWER PLAN

15.0

S:\PROJECTS\4130\50\PLN\ZONING\PLOT DRAWINGS\PD_15 413050SS.DWG

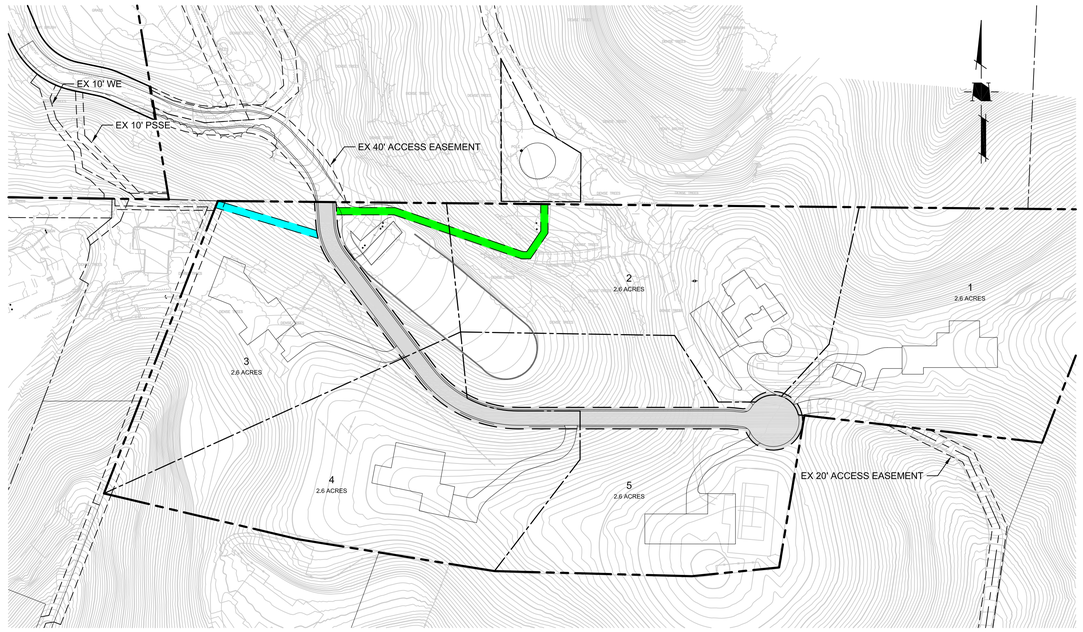
PLOTTED: 10/11/2016 10:07 PM



TRAIL EASEMENT, EVAE, PIEE, PUE, PSSE
1" = 100'

LEGEND

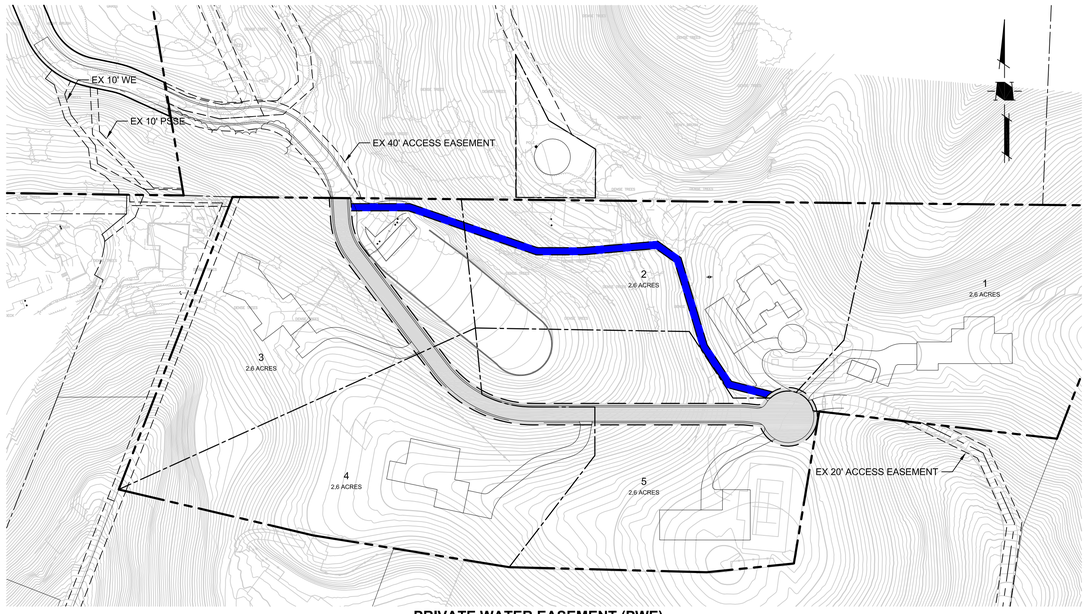
- 30' EVAE, PIEE, PUE, PSSE, PWE
- 10' TRAIL EASEMENT



WE & PSSE
1" = 100'

LEGEND

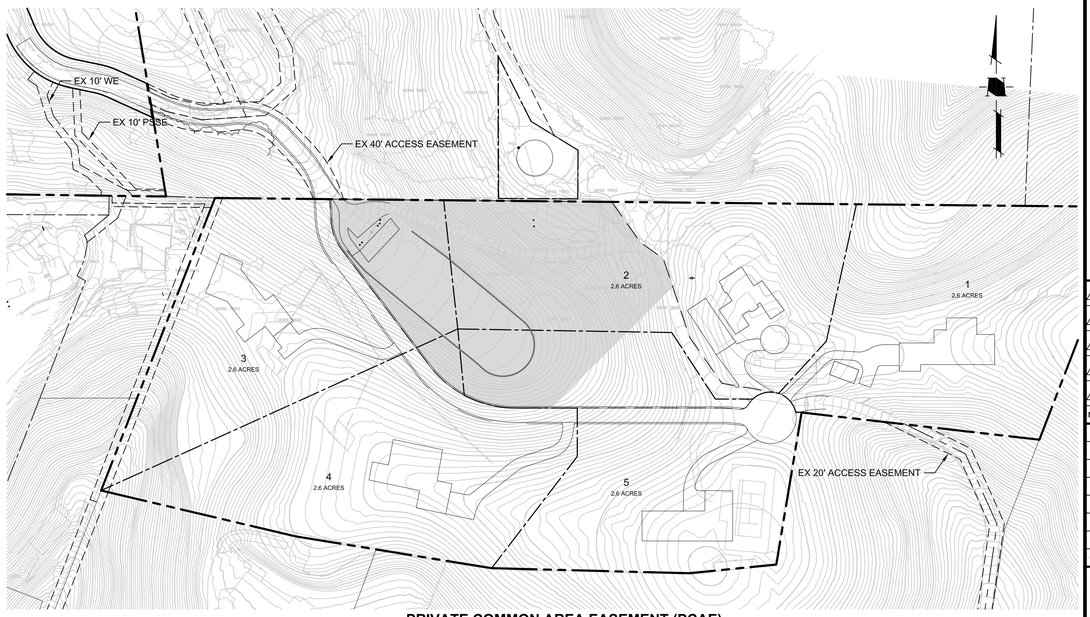
- 30' EVAE, PIEE, PUE, PSSE, PWE
- 10' WE (WATER EASEMENT)
- 10' PSSE (PRIVATE SANITARY SEWER EASEMENT)



PRIVATE WATER EASEMENT (PWE)
1" = 100'

LEGEND

- 30' EVAE, PIEE, PUE, PSSE, PWE
- 10' PRIVATE WATER EASEMENT



PRIVATE COMMON AREA EASEMENT (PCAE)
1" = 100'

LEGEND

- PCAE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_16 413050EASEMENT.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	

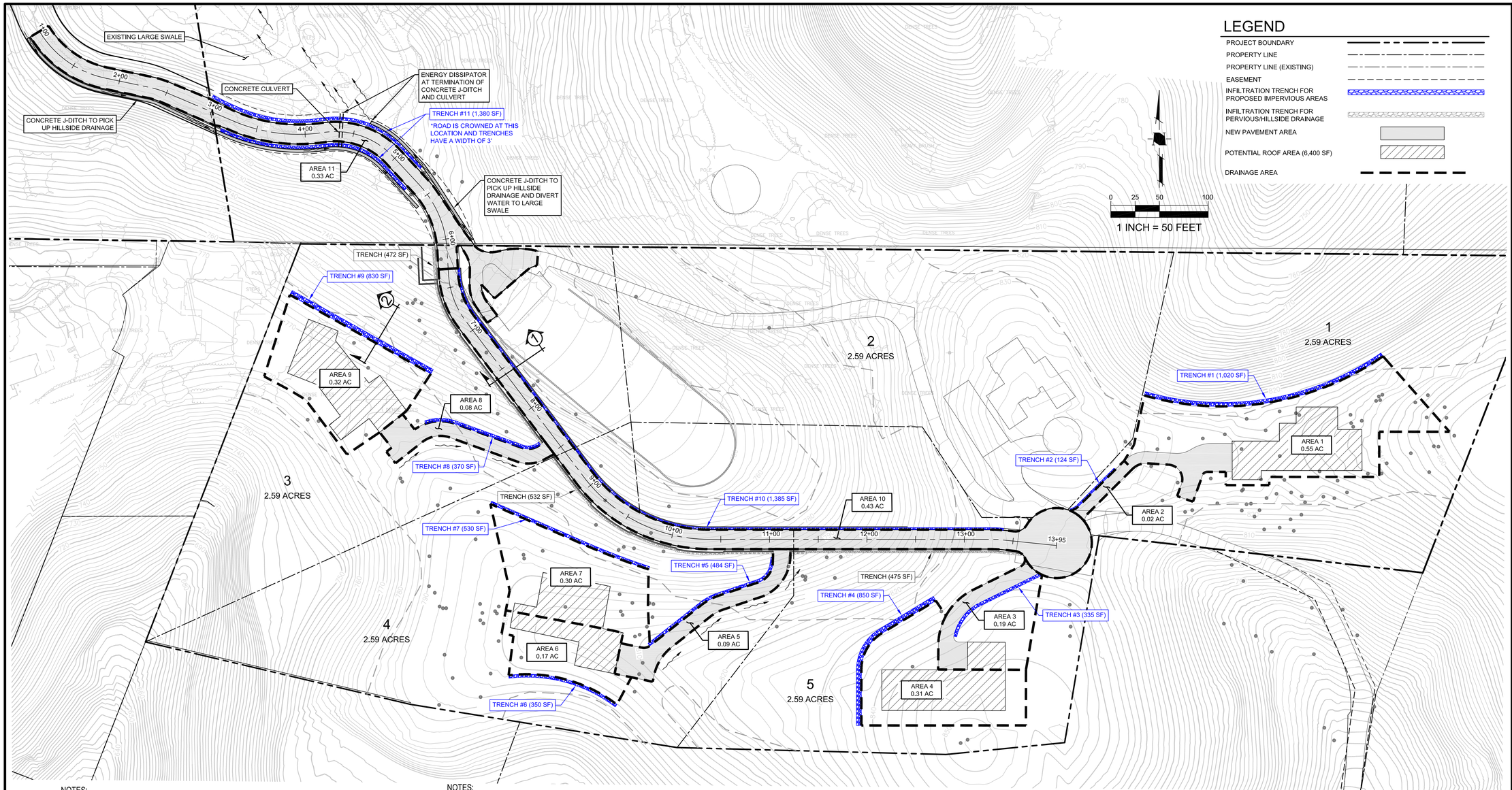
© HMH

PROPOSED EASEMENTS

16.0

S:\PROJECTS\4130\50\PLOT\ZONING\PLOT DRAWINGS\PD_16 413050EASEMENT.DWG

PLOTTED: 10/11/2016 10:14 PM

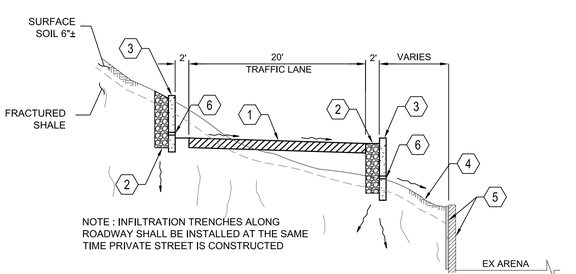


LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- INFILTRATION TRENCH FOR PROPOSED IMPERVIOUS AREAS
- INFILTRATION TRENCH FOR PERVIOUS/HILLSIDE DRAINAGE
- NEW PAVEMENT AREA
- POTENTIAL ROOF AREA (6,400 SF)
- DRAINAGE AREA

NOTES:

1. NEW AC/TRAFFIC LANES
2. INFILTRATION TRENCH (SEE DETAIL '2' FOR TRENCH DETAILS)
3. RETAINING WALL (SEE PLAN FOR APPROXIMATE HEIGHT)
4. EXISTING HILLSIDE
5. EXISTING WOOD RETAINING WALL (HEIGHT VARIES)
6. WEEP HOLES (TYP)



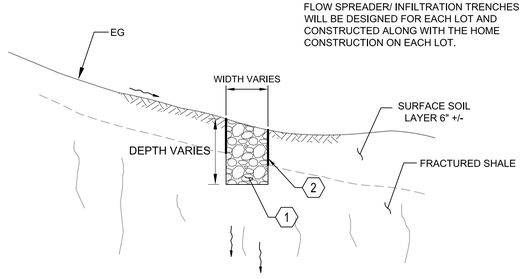
NOTE : INFILTRATION TRENCHES ALONG ROADWAY SHALL BE INSTALLED AT THE SAME TIME PRIVATE STREET IS CONSTRUCTED

1 PRIVATE STREET SECTION
SCALE: NTS

NOTES:

1. 6" MIN OF DRAIN ROCK OR AS REQUIRED TO PROMOTE INFILTRATION INTO FRACTURED SHALE
2. POTENTIAL LINER

FLOW SPREADER/ INFILTRATION TRENCHES WILL BE DESIGNED FOR EACH LOT AND CONSTRUCTED ALONG WITH THE HOME CONSTRUCTION ON EACH LOT.



2 FLOW SPREADER/ INFILTRATION TRENCH
SCALE: NTS

NOTE:

INFILTRATION TRENCH LOCATIONS ARE CONCEPTUAL. ACTUAL LOCATIONS WILL BE DETERMINED DURING FINAL DESIGN OF EACH LOT.

Drainage Area Breakdown

Area #	Total Area (SF)	Impervious Area (SF)	Pervious Area (SF)	Roof Area (SF)	Driveway/Flatwork (SF)
1	24,065	9,045	15,020	6,400	2,645
2	893	893	0	0	893
3	8,452	3,840	4,612	1,100	2,740
4	13,532	5,300	8,232	5,300	0
5	4,043	4,043	0	0	4,043
6	7,334	3,040	4,294	3,040	0
7	13,187	3,360	9,827	3,360	0
8	3,292	3,292	0	0	3,292
9	14,067	6,400	7,667	6,400	0
10	18,665	18,665	0	0	18,665
11	14,383	14,383	0	0	0

ESTIMATED C.3 STORMWATER AND IMPERVIOUS/PERVIOUS AREAS

Total Site Area: 13.0 Acres	Existing Area (SF)	Proposed Area (SF)		Total Post-Project Area (SF)
		Replaced	New	
Impervious Area				
Roof (not Green Roof)	15,488	0	25,600	41,088
Parking	0	0	0	0
Sidewalks/Streets/Driveways	24,180	7,900	40,979	65,159
Other (e.g. Tennis Court)	5,870	0	0	0
Total Impervious Area	45,538	7,900	66,579	106,247
Total New and Replaced Impervious Area		74,479		
Pervious Area				
Landscaping	520,742	0	0	460,033
Pervious Paving	0	0	0	0
Other (e.g. Green Roof)	0	0	0	0
Total Pervious Area	520,742			460,033

Note: Impervious area includes the proposed off-site road extension which begins at the terminus of Santella Drive and extends to the northwest corner of the site (approximately 10,000 SF).

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

PLANNED DEVELOPMENT ZONING
LANDS OF SAHADI
15215 SHANNON ROAD
SANTA CLARA COUNTY, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	4130.50
CAD DWG FILE:	PD_17 413050 STORMWATER.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	DW
DATE:	OCTOBER 10, 2016
SCALE:	NOT TO SCALE

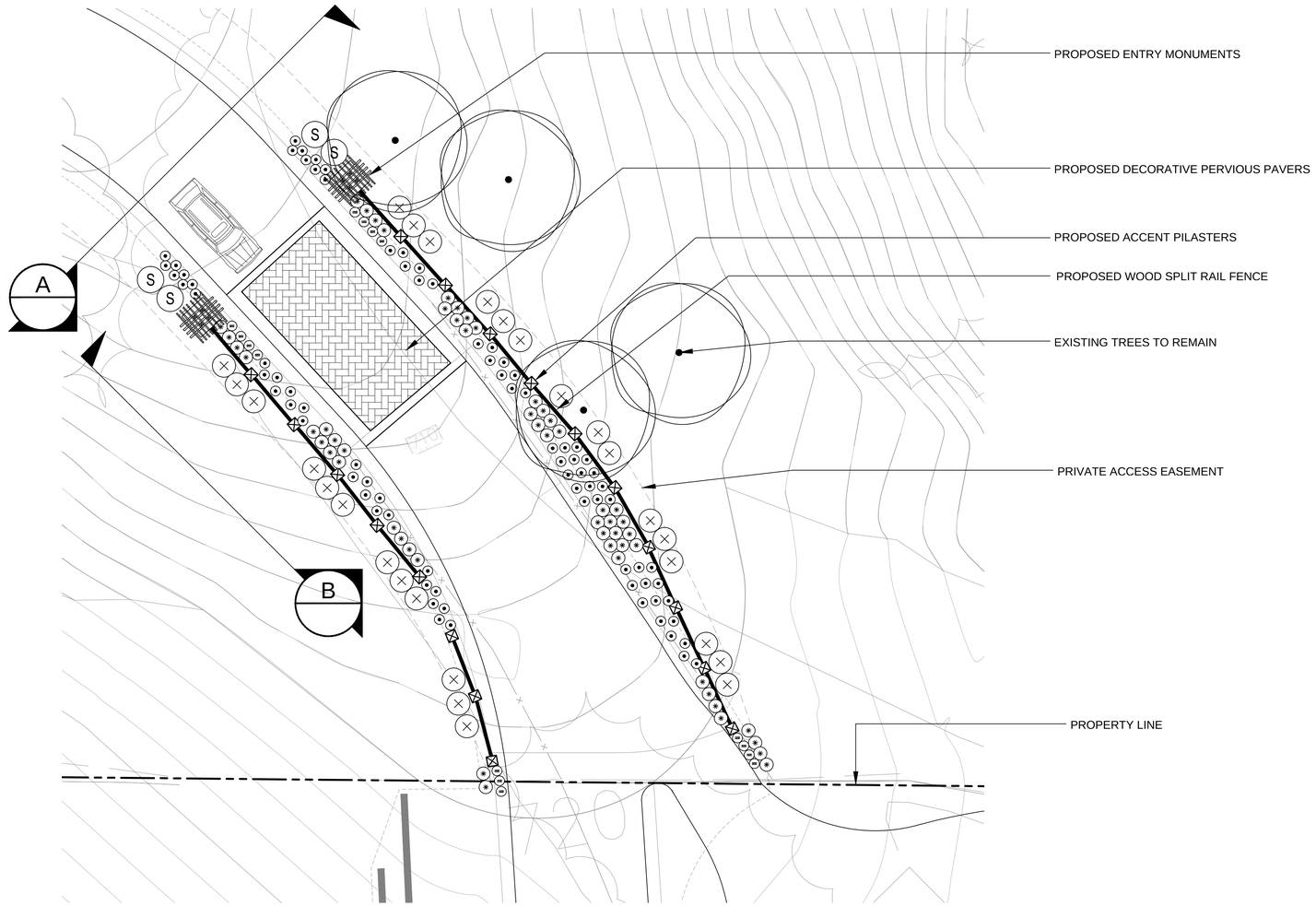
© HMH

CONCEPTUAL STORMWATER CONTROL PLAN

17.0

S:\PROJECTS\4130\5\PLN\ZONING\PLOT DRAWINGS\PD_17 413050 STORMWATER.DWG

PLOTTED: 11/8/2016 10:52 AM



GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)

1 inch = 10 feet

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LICENSED LANDSCAPE ARCHITECT
WILLIAM SOREN
NO. 4466
Signature
3/28/17
Renewal Date
Date
STATE OF CALIFORNIA

LANDS OF SAHADI

SANTA CLARA COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

PROJECT NO:	4130.50
CAD DWG FILE:	
DESIGNED BY:	WBS/CC
DRAWN BY:	CC
CHECKED BY:	WBS
DATE:	11/04/2016
SCALE:	1" = 10'-0"

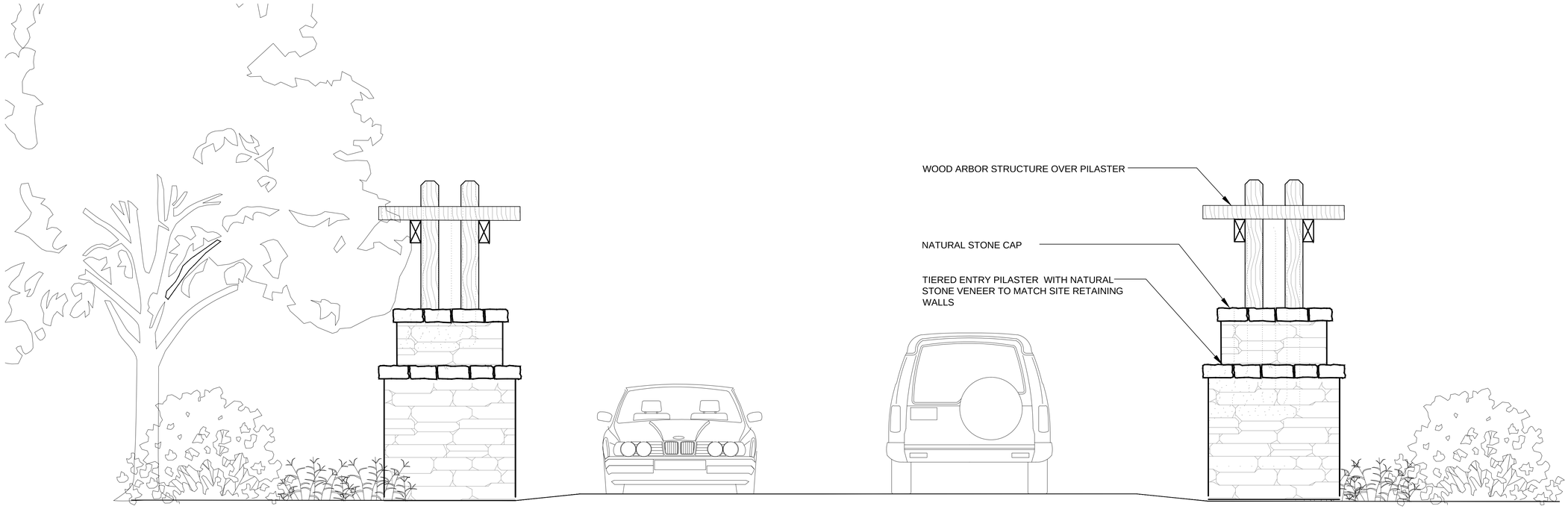
© HMH

ENTRY ENLARGEMENT

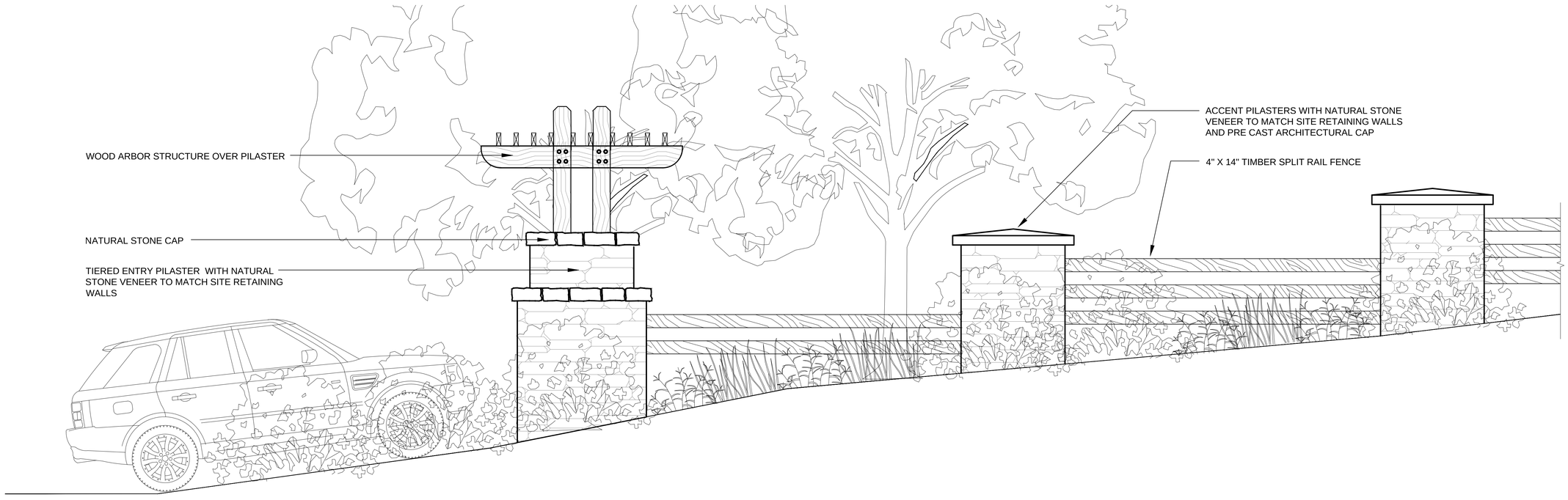
SHEET
18

S:\PROJECTS\4130\50\LM\PLANNING\4130SPCL.DWG

PLOTTED: 11/8/2016 12:14 PM



A ENTRY FRONT ELEVATION
NTS



B ENTRY SIDE ELEVATION
NTS

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LICENSED LANDSCAPE ARCHITECT
WILLIAM SOREN
NO. 4466
Signature
3/28/17
Renewal Date
Date
STATE OF CALIFORNIA

LANDS OF SAHADI

SANTA CLARA COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

PROJECT NO:	4130.50
CAD DWG FILE:	
DESIGNED BY:	WBS/CC
DRAWN BY:	CC
CHECKED BY:	WBS
DATE:	11/04/2016
SCALE:	AS SHOWN

© HMH

ENTRY ELEVATIONS

SHEET
18.1

S:\PROJECTS\4130\50\LA\PLANNING\4130SCL.DWG

PLOTTED: 11/9/2016 12:13 PM