ENCORE ESTATES

SB 330 FORMAL APPLICATION

SARATOGA, CA

PROJECT TEAM INFO:

Developer
Chateau Masson, LLC
258 Union Ave
Los Gatos, CA 95032
Contact: William Hirschman
Tel: (408) 210-1998
whirschman@lexorbuilders.com

Architect
Dahlin Group
5865 Owens Drive
Pleasanton, CA 94588
Tel: (925) 251-7200
Contact: Ritu Raj Sharma
rituraj.sharma@dahlingroup.com

Civil Engineer
Hanna-Brunetti
7651 Eigleberry Street
Gilroy, CA 95020
Tel: (408) 842-2173
Contact: Amanda Musy-Verdel
amanda@hannabrunetti.com

Landscape
Aitken & Associates
8262 Rancho Real
Gilroy, CA 95020
Tel: (408) 842-0245
Contact: Karen Aitken
Karen@KAA.design

SHEET INDEX:

ARCHITECTURAL:

A.1	SHEET INDEX
A.2	PROJECT DATA
A.3	EXISTING CONDITIONS
A.4	BUILDING LAYOUT PLAN
1	COVER SHEET
2	EXISTING CONDITIONS
3a	SITE DEVELOPMENT PLAN
3b	PARKING LOT LAYOUT
4a	PHASING PLAN
4b	SLOPE DENSITY CALCULATION PLAN
4c	DISTURBED AREA & FIRE HYDRANT LAYOUT PLAN
5	VESTING TENTATIVE PLAN
6a-d	VESTING TENTATIVE PLAN
7-10	GRADING & DRAINAGE PLAN-SUBDIVISION
10a-10b	CROSS SECTION AND DETAILS
11-12	GRADING & DRAINAGE PLAN-MOUNTAIN WINERY WAY
13-14	GRADING & DRAINAGE PLAN-ENCORE ESTATES WAY
15a-15b	PROFILE & CROSS SECTIONS - STREET A THRU G
15c	PROFILE & CROSS SECTIONS - ENCORE ESTATES WAY
16a-16b	MASSON ESTATES WAY - PROFILE & CROSS SECTIONS
16c	EMERGENCY ACCESS ROAD - PROFILE & CROSS SECTIONS
16d	PROFILE & CROSS SECTIONS - MASSON ESTATES WAY
16e	PROFILE & CROSS SECTIONS - EMERGENCY ACCESS ROAD
17a-17i	UTILITY PLAN
18a-18c	EXISTING TREE REMOVAL PLAN
19a-19g	STORMWATER CONTROL PLAN
BMP1&2	BEST MANAGEMENT PRACTICES
WW-1	WASTEWATER SITE PLAN
WW-2	INTEGRATION OF EXISTING CONCERT BOWL WASTEWATER FACILITIES
WW-3	TREATMENT PLANT FACILITIES
WW-4	WASTEWATER DISPOSAL DETAILS
A.5	SINGLE FAMILY DETACHED FLOOR PLANS - PLAN B
A.6	SINGLE FAMILY DETACHED PLAN B - ELEVATION A
A.6-1	SINGLE FAMILY DETACHED PLAN B - ELEVATION B
A.6-2	SINGLE FAMILY DETACHED PLAN B - ELEVATION C
A.6-3	SINGLE FAMILY DETACHED FLOOR PLANS - PLAN A
A.6-4	SINGLE FAMILY DETACHED PLAN A - ELEVATION A
A.6-5	SINGLE FAMILY DETACHED PLAN A - ELEVATION B
A.6-6	SINGLE FAMILY DETACHED PLAN A - ELEVATION C
A.7	TRIPLEX (STACKED FLATS) FLOOR PLANS
A.8	TRIPLEX (STACKED FLATS) FLOOR PLANS
A.9	TRIPLEX (STACKED FLATS) ELEVATIONS
A.10	TRIPLEX (STACKED FLATS) ELEVATIONS
A.11	MARKET RATE GARAGE FLOOR PLAN
A.12	MARKET RATE FIRST FLOOR PLAN
A.13	MARKET RATE SECOND FLOOR PLAN
A.14	MARKET RATE THIRD FLOOR PLAN
A.15	MARKET RATE FOURTH FLOOR PLAN
A.16	MARKET RATE FIFTH FLOOR PLAN
A.17	MARKET RATE ROOF PLAN
A.18	MARKET RATE ELEVATIONS
A.19	MARKET RATE ELEVATIONS
A.20	MARKET RATE ELEVATIONS
A.21	MARKET RATE ELEVATIONS
A.22	AFFORDABLE GARAGE FLOOR PLAN
A.23	AFFORDABLE FIRST FLOOR PLAN
A.24	AFFORDABLE SECOND FLOOR PLAN
A.25	AFFORDABLE THIRD FLOOR PLAN
A.26	AFFORDABLE ROOF PLAN
A.27	AFFORDABLE ELEVATIONS
A.28	AFFORDABLE ELEVATIONS
A.29	HOTEL BASEMENT PLAN
A.30	HOTEL FIRST FLOOR PLAN
A.31	HOTEL SECOND FLOOR PLAN
A.32	HOTEL THIRD FLOOR PLAN
A.33	HOTEL FOURTH FLOOR PLAN
A.34	HOTEL ROOF PLAN
A.35	HOTEL ELEVATIONS
A.36	HOTEL ELEVATIONS
A.37	HOTEL (CASITAS) FLOOR PLANS
A.37-1	HOTEL (CASITAS) ROOF PLAN
A.38	HOTEL (CASITAS) ELEVATIONS
A.39	HOTEL (CASITAS) ELEVATIONS
A.40	CLUBHOUSE FLOOR PLAN
A.41	CLUBHOUSE ROOF PLAN
A.42	CLUBHOUSE ELEVATIONS
A.43	CLUBHOUSE ELEVATIONS
A.44	CELLAR AND STORAGE FLOOR PLANS
A.45	CELLAR AND STORAGE ELEVATIONS
A.46	MAIN GATE HOUSE FLOOR PLANS
A.47	MAIN GATE HOUSE ELEVATIONS
A.48	GATE HOUSE 2 FLOOR PLANS
A.49	GATE HOUSE 2 ELEVATIONS
A.50	FIRE ACCESS DIAGRAM

LANDSCAPE:

L-1	TREE REPLACEMENT MASTER PLAN 1
L-2	TREE REPLACEMENT MASTER PLAN 1
L-3	TREE REPLACEMENT PLAN 3
L-4	TREE REPLACEMENT PLAN 4
L-5	TREE REPLACEMENT PLAN 5
L-6	TREE REPLACEMENT PLAN 6
L-7	TREE REPLACEMENT PLAN 7
L-8	TREE REPLACEMENT PLAN 8
L-9	TREE REPLACEMENT PLAN 9
L-10	TREE REPLACEMENT PLAN 10

SHEET INDEX

ENCORE ESTATES

SB 330 FORMAL APPLICATION

SARATOGA, CA

SITE DATA

SITE AREA: +/- 194 AC
APN: 503-46-009
GENERAL PLAN LANDUSE: Hillsides
ZONING: HS-d1, Hs-d1 / Hs-d1-sr
FIRE RESPONSIBILITY AREA: SRA 99.8%
PARCEL ZONED WITHIN THE SRA: +/- 194 acres
FIRE SRA HAZARD CLASS: VERY HIGH (67.2%), HIGH (32.7%)
WILDLAND URBAN INTERFACE (WUI): IN

PROPOSED PROJECT

UNITS: 237 DWELLING UNITS [48 AFFORDABLE / 20%]
HOTEL: +/- 81 ROOMS
TOTAL RESIDENTIAL AREA: 727,121 SF (85%)
TOTAL NON-RESIDENTIAL AREA: 127,788 SF (15%)

DEFERRED SUBMITAL:

- FIRE PROTECTION SYSTEMS

PROJECT DESCRIPTION

The project site at 14831 Pierce Road is approximately 194 acres of a larger approximately 591-acre property (with three legal parcels [APNs 503-49-005, 503-46-008, and 503-46-009) and consists of one of those legal parcels (APN 503-46-009). The project would be built on an approximately 64-acre portion of the 194-acre parcel. The project and project site are located within the unincorporated portions of County of Santa Clara.

There is no housing presently on the project site and no units will be demolished. The project is not located within 1,000 feet of a military installation, beneath a low-level fight path, or within special use airspace as defined in Section 21098 of the Public Resources Code, nor is the project within an urbanized area as defined in Section 65944 of the Government Code.

The General Plan land use designation for the project site is Hillsides and the zoning is HS-d1 (54.1%) and HS-d1-sr (45.9%).

Pursuant to Use Permit File 3179-19-56-99P, a portion of the project site is presently developed and houses the Mountain Winery Concert venue, Paul Masson Winery, and Chateau La Cresta, supporting facilities, and parking.

The project proposes approximately 237 homes, an 81 key hotel (77 rooms and 4 casitas) with amenities, including a club house for use by residents and hotel guests, and approximately 1,094 surface parking spaces for residential, hotel, and allowed existing permitted uses. The residential development and the hotel will be seamlessly integrated to create a resort-like setting. To minimize the development impact, most of the development will be situated on the already developed parking and surrounding areas. The buildings are of different sizes and scales to create variety and to better harmonize with the site-specific conditions. The majority of buildings employ creative use of downslope design to better harmonize with the site. To accommodate a wide variety of housing types, demography, and income levels, there are a range of housing types:

Residential Buildings & Unit Types Provided

Building Name	Type	Units per Building	Number of Buildings	Total Units
Building A	Single Family Detached	1	69	69
Building B	(Triplex) Stacked Flats	3	13	39
Building C	Market Rate Multifamily	27	3	81
Building D	Affordable Multifamily	48	1	48
			Total:	**237**

Building D includes 48 homes reserved for low-income residents, meeting the requirement of 20% (48 out of 237) of the total homes designated and deed-restricted as affordable. The remaining 189 homes will be market-rate. The locations of the different housing types are indicated in sheet A.4.

The buildings are a mix of different scales, with the tallest building being the hotel, at 5 stories on the downslope side. The staggered heights allow for the buildings to blend in the hillside in between the existing and new vegetation and minimize visual impacts.

Building A, B, and C all have two car garages for each residential home. Building D has parking in a podium garage located underneath the building and is parked at a minimum of one parking space per home. In addition, a large portion of the homes have full driveways to accommodate additional space.

The project proposes two new tanks, one for required fire flow and the other for domestic water purposes. The site proposes a waste water treatment system to address the needs of the proposed development.

PROJECT DATA PER BULDING TYPE

BUILDING TYPE A: PLAN A (SFD)

CONSTRUCTION TYPE	VB
SQUARE FOOTAGE	4,378 SQ FT.
OCCUPANCY TYPE	R-3, U
PURPOSE OF THE	Single Family Residential Unit
FIRE PROTECTION SYSTEM	NFPA 13D SPRINKLERS

BUILDING TYPE A: PLAN B (SFD)

CONSTRUCTION TYPE	VB
SQUARE FOOTAGE	4,378 SQ FT.
OCCUPANCY TYPE	R-3, U
PURPOSE OF THE	Single Family Residential Unit
FIRE PROTECTION SYSTEM	NFPA 13D SPRINKLERS

BUILDING TYPE B: TRIPLEX (STACKED FLATS)

CONSTRUCTION TYPE	VB
SQUARE FOOTAGE	10,536 SQ. FT.
OCCUPANCY TYPE	R-2, U
PURPOSE OF THE STRUCTURE	Multifamily residential units, 3 units per building
FIRE PROTECTION SYSTEM	NFPA 13 SPRINKLERS

BUILDING TYPE C: MARKET RATE MULTIFAMILY

CONSTRUCTION TYPE	VA
SQUARE FOOTAGE	70,884 SQ FT.
OCCUPANCY TYPE	R-2, U
PURPOSE OF THE STRUCTURE	Multifamily residential units, 27 units per building
FIRE PROTECTION SYSTEM	NFPA 13 SPRINKLERS

BUILDING TYPE D: AFFORDABLE MULTI-FAMILY

CONSTRUCTION TYPE	VA
SQUARE FOOTAGE	75,594 SQ. FT.
OCCUPANCY TYPE	R-2, U
PURPOSE OF THE STRUCTURE	Multifamily residential units, 48 units in one single building
FIRE PROTECTION SYSTEM	NFPA 13 SPRINKLERS

HOTEL

CONSTRUCTION TYPE	III A
SQUARE FOOTAGE	103,542 SQ. FT.
OCCUPANCY TYPE	MIXED USED: R-1, M, B, A-2
PURPOSE OF THE STRUCTURE	Hotel and associated services such as restaurants
FIRE PROTECTION SYSTEM	NFPA 13 SPRINKLERS

HOTEL (CASITAS)

CONSTRUCTION TYPE	VA
SQUARE FOOTAGE	7,532 SQ. FT.
OCCUPANCY TYPE	R-1
PURPOSE OF THE STRUCTURE	Addition to Hotel, 4 separate rooms
FIRE PROTECTION SYSTEM	NFPA 13 SPRINKLERS

CLUBHOUSE

CONSTRUCTION TYPE	VB
SQUARE FOOTAGE	6,634 SQ. FT.
OCCUPANCY TYPE	B, A-3
PURPOSE OF THE STRUCTURE	Fitness center for use by residents and hotel guests
FIRE PROTECTION SYSTEM	NFPA 13 SPRINKLERS

GATEHOUSE

CONSTRUCTION TYPE	VB
SQUARE FOOTAGE	80 SQ. FT.
OCCUPANCY TYPE	U
PURPOSE OF THE STRUCTURE	Gate house for controlled entry to the project
FIRE PROTECTION SYSTEM	NFPA 13 SPRINKLERS

CELLAR AND STORAGE

CONSTRUCTION TYPE	VB
SQUARE FOOTAGE	10,000 SQ. FT.
OCCUPANCY TYPE	S-2
PURPOSE OF THE STRUCTURE	Storage
FIRE PROTECTION SYSTEM	NFPA 13R SPRINKLERS

PROJECT DATA

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DATE 12-04-2024
JOB NO. 1552.003

Legend

1 Garden Area
2 Concession Building
3 Wine Tasting
4 Viewing Deck
5 Historic Chateau Building
6 Concert Bowl
7 Septic Tanks
8 Historic Winery Building
9 Access Roads
10 Leachfield

Parking

935 Parking Spaces
5 Commercial Parking Spaces

EXISTING CONDITIONS

ENCORE ESTATES - SANTA CLARA COUNTY, CA
CHATEAU MASSON, LLC

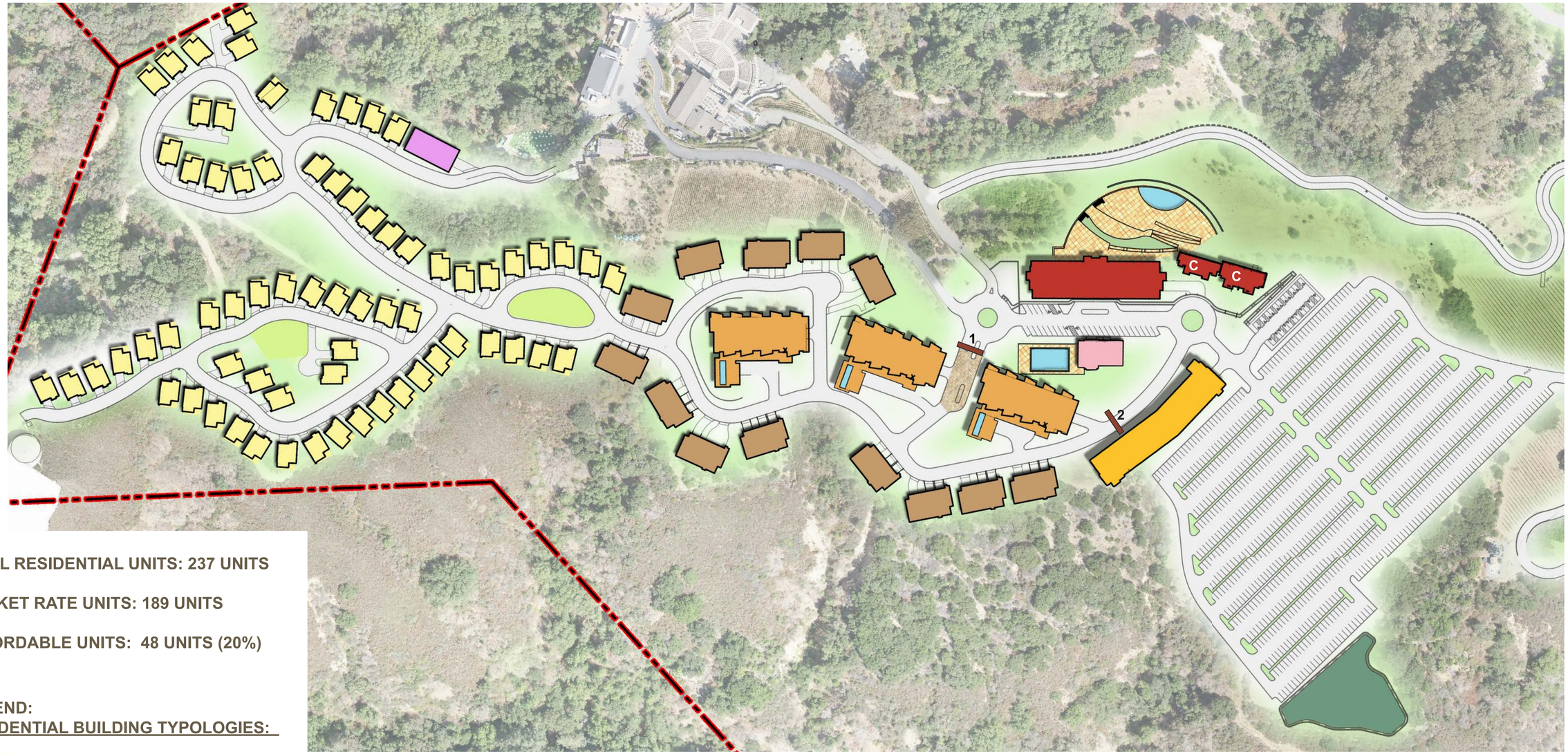
HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Astleen & Associates
Landscape Architecture & Design

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DATE	12-04-2024
JOB NO.	1552.003



TOTAL RESIDENTIAL UNITS: 237 UNITS

MARKET RATE UNITS: 189 UNITS

AFFORDABLE UNITS: 48 UNITS (20%)

LEGEND:

RESIDENTIAL BUILDING TYPOLOGIES:

- **BUILDING TYPE A : 69 UNITS**
  [DOWNSLOPE SINGLE FAMILY DETACHED]
- **BUILDING TYPE B: 13 BUILDINGS/ 39 UNITS**
  [(TRIPLEX) STACKED FLAT DOWNSLOPE]
- **BUILDING TYPE C: 3 BUILDINGS/ 81 UNITS**
  [MARKET RATE MULTIFAMILY]
- **BUILDING TYPE D: 1 BUILDING/ 48 UNITS**
  [AFFORDABLE MULTIFAMILY]

NON-RESIDENTIAL BUILDING TYPOLOGIES:

- **HOTEL**
- **C** **HOTEL (CASITAS)**
- **CLUBHOUSE**
- **CELLAR & STORAGE**
- **GATEHOUSE (NEW)**

LEGEND:

- **POOL**
- **PARKING & CIRCULATION**
- **STORMWATER TREATMENT POND**

NOTE:
COLORED BUILDINGS ON SITE ARE NEW/PROPOSED, FOR FLOOR AREAS OF EACH REFER TO SHEET A.2

FOR CUT FILL QUANTITIES REFER TO TENTATIVE DEVELOPMENT PLANS COVER SHEET.

BUILDING LAYOUT PLAN

ENCORE ESTATES - SANTA CLARA COUNTY, CA
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

0 100 200 400

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

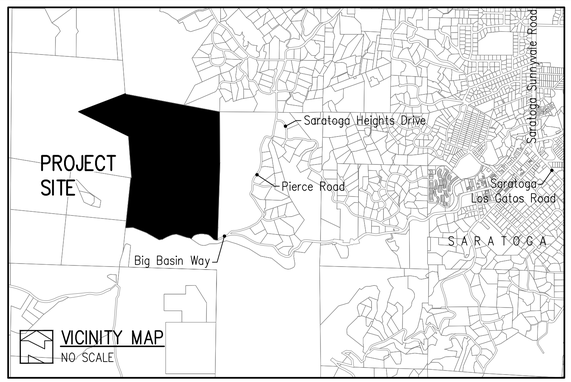
NORTH

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

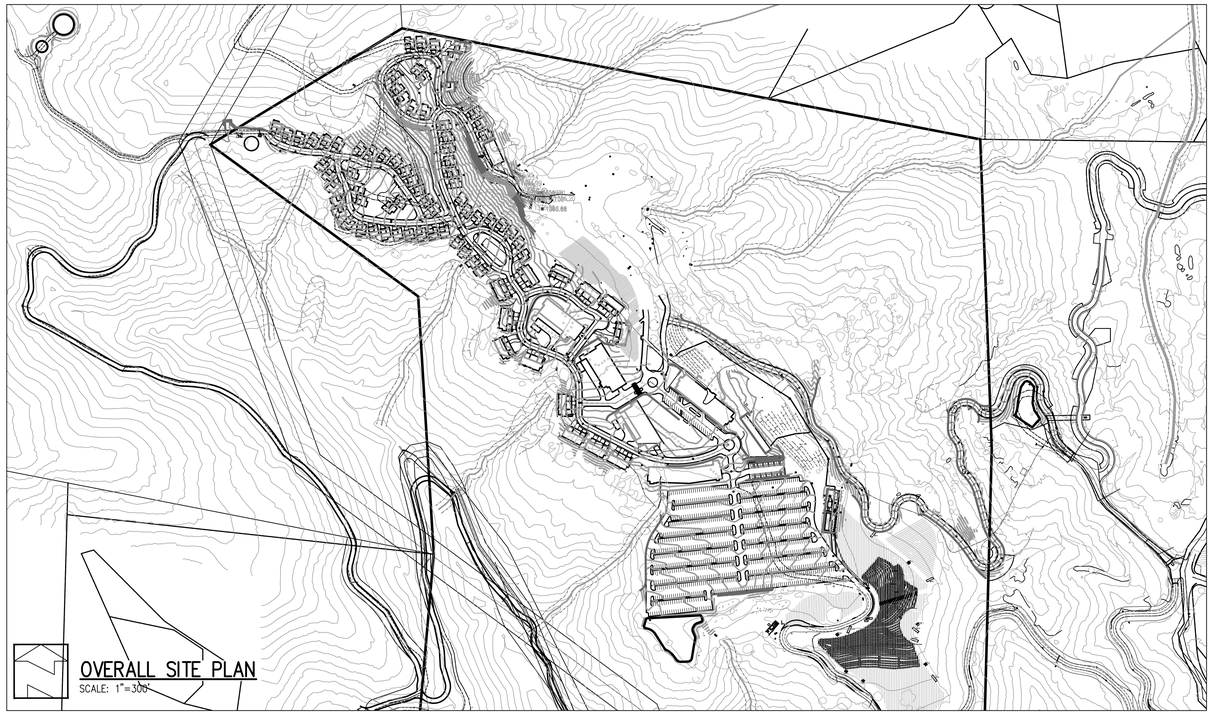
Tentative
Development Plans
for
Encore Estates

Pierce Road - apn 503-46-009

Portion of the 'Parcel 2' by Grant Deed recorded 3/12/1999 in Doc. No. 14702717
in the
City of Saratoga - Santa Clara County - California



VICINITY MAP
NO SCALE


OVERALL SITE PLAN
SCALE: 1"=300'

DATE: _____
HANNA – BRUNETTI

AMANDA JOY MUSY–VERDEL
RCE 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

ABBREVIATIONS

AC	ASPHALT CONCRETE	EP	EDGE OF PAVEMENT	P.S.E.	PUBLIC SERVICE EASEMENT
AB	AGGREGATE BASE	ER	END OF RETURN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
AD	AREA DRAIN	ESMT	EASEMENT	P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
AGG	AGGREGATE	(E)	EXISTING	P.U.E.	PUBLIC UTILITY EASEMENT
BC	BEGINNING OF CURVE	EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
BPD	BACKFLOW PREVENTER DEVICE	FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BLDG	BUILDING	FG	FINISH GRADE	R	RADIUS
BOC	BACK OF CURB	FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
BO	BLOW OFF	FL	FLOWLINE	R/W	RIGHT OF WAY
BOT	BOTTOM	FOC	FACE OF CURB	RWL	RAINWATER LEADER
BOW	BACK OF WALK	G	GAS LINE	S	SLOPE
BW	BOTTOM OF WALL	GM	GAS METER	SD	STORM DRAIN PIPE
BWF	BARBWIRE FENCE	GB	GRADE BREAK	SS	SANITARY SEWER PIPE
CATV	CABLE TELEVISION	GUY	GUY WIRE FOR POLE	STM	STORM DRAIN MANHOLE
CB	CATCH BASIN	GV	GATE VALVE	SS MH	SANITARY SEWER MANHOLE
C&G	CURB & GUTTER	HDPE	HIGH DENSITY POLYETHYLENE	SP	SERVICE POLE
CI	CURB INLET	HMA	HOT MIX ASPHALT	STD	STANDARD
CL	CENTERLINE	HP	HIGH POINT	SQ	SQUARE
CMP	CORRUGATED METAL PIPE	INV	INVERT OF PIPE	SW	SIDEWALK
CMU	CONCRETE MASONRY UNIT	IP	IRON PIPE	T	TELEPHONE LINE
CO	CLEAN OUT	JP	JOINT POLE	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	JT	JOINT TRENCH	TC	TOP OF CURB
CONST	CONSTRUCTION	LF	LINEAR FEET	TCM	TREATMENT CONTROL MEASURES
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	LP	LOW POINT	TFC	TOP FACE OF CURB
		MAX	MAXIMUM	TG	TOP OF GRATE
DI	DROP INLET	MIN	MINIMUM	TOB	TOP OF BANK
DIP	DUCTILE IRON PIPE	N.I.C.	NOT IN CONTRACT	TOE	TOE OF BANK
DMA	DRAINAGE MANAGEMENT AREA	(N)	NEW	TW	TOP OF WALL
DS	DOWNSPOUT	OHU	OVERHEAD UTILITY	TYP	TYPICAL
DWY	DRIVEWAY	(P)	PROPOSED	W	WATER LINE
E	ELECTRIC LINE	PB	PULL BOX	WM	WATER METER
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT	WV	WATER VALVE
EG	EXISTING GRADE	PL	PROPERTY LINE		
ELEV	ELEVATION	PRC	POINT REVERSE CURVE		

LEGEND

EXISTING	PROPOSED	
450	454	CONTOUR ELEVATION
(W)	(W)	WATER MAIN
(SD)	(SD)	(length) LF (size) SD @ S=(grade) STORM DRAIN
(SS)	(SS)	(length) LF (size) SS @ S=(grade) SANITARY SEWER
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER SERVICE
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
		DRAINAGE SWALE
SS	SS	SEWER LATERAL
		TREE TO BE REMOVED
	MON	MONUMENT
		ROCK RIP–RAP

Project Summary:

Assessor's Parcel Number:	503–46–009
Present Use:	Agriculture/Orchard
Proposed Use:	Residential/Commercial
Present Zoning:	HS–D1
Proposed Zoning:	HS
Sanitary Sewer:	Private
Gas & Electric:	Pacific Gas & Electric Company
Water:	Private / San Jose Water Company
Telephone:	Frontier
Existing Improvements:	as shown
Fire Responsibility Area:	SRA
Wildland Urban Interface:	Yes

Fire Notes:

1. Fire Sprinklers shall be a deferred submittal.
2. All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
3. All proposed roads shall have a maximum slope of 16%.

Proposed Setbacks:

Front – 10' minimum
Sideyard – 5' minimum
Rear – 5' minimum

Density Calcs: Total Project *

Total Project Area:	194 acres
Dedicated Public Right of Way:	0
Private Open Space:	130 acres
Project Net Acreage:	64 acres
Number Units Allowed:	n/a
Number Units Proposed:	237

* Project to be developed in 7 phases

Grading Quantities – onsite

Location	Cut (CY)	Fill (CY)	Net (CY)	Max Cut	Max Fill
Encore Estates Way	17,661±	3,465±	14,196±	±26.2'	±21.3'
Mountain Winery Way	182±	0±	182±	±5'	±0'
Roads	33,131±	27,724±	5,407±	±27.2'	±24.1'
Total	±50,974	±31,189	±19,785		

Grading Quantities – offsite

Location	Cut (CY)	Fill (CY)	Net (CY)	Max Cut	Max Fill
Emergency Access Road	4,508±	10,398±	(5,890±)	±8.5'	±21.6'
Encore Estates Way	1,197±	1,355±	(158±)	±13.4'	±14.8'
Mountain Winery Way	1,308±	306±	1,002±	±11.3'	±11.1'
Total	±7,013	±12,059	(±5,046)		

Location	Cut (CY)	Fill (CY)	Net (CY)	Max Cut	Max Fill
Multi–Family & Hotel	43,214±	9,016±	34,198±	±35'	±28.4'
Single Family Residence	13,906±	31,895±	(17,989±)	±11'	±23.8'
Total	±57,120	±40,911	±16,209		

Location	Cut (CY)	Fill (CY)	Net (CY)	Max Cut	Max Fill
Pond	1,974±	239±	1,735±	±9.6'	±11.2'
Tank Site	6,810±	15±	533±	±14.6'	±1.7'
Total	±8,784	±254	±8,530		

Location	Cut (CY)	Fill (CY)	Net (CY)	Max Cut	Max Fill
Common Area	1,181±	54,223±	(53,042±)	±27.2'	±24.1'
Pond	3,721±	485±	3,236±	±6.8'	±7'
Parking Lot	67,013±	49,713±	17,300±	±29.6'	±20.6'
Total	±71,915	±104,421	(±32,506)		

Table of Proposed Pervious and Impervious Areas

a. Total Site Area: 8,450,670 (ft²)
b. Total Land Area During Construction: 1,205,796 (ft²) (including clearing, grading, stockpiling, or excavating)

Project Totals	Total Existing (Pre–project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[3] (ft²)	Total Post–Project Area (ft²)
Impervious Area (IA)					
c. Total on–site IA	586,860	240,210	346,650	701,900	1,288,760
d. Total off–site IA[5]	102,210	–	10,013	6,440	16,453
e. Total project IA	689,070	240,210	356,663	708,340	1,305,213
f. Total new and replaced IA			1,065,003		
Pervious Area (PA)[4]					
g. Total on–site PA	7,863,810	–	–	–	7,161,910
h. Total off–site PA[5]	0	–	–	–	0
i. Total project PA	7,863,810	–	–	–	7,161,910
j. Total Project Area (2.e+2.i.)	8,552,880	–	–	–	8,467,123

k. Percent Replacement of IA in Redevelopment Projects: (Existing on–site IA Replaced – Existing Total on–site IA) x 100% = 51.76%

Impervious Areas Table

DMA	TOTAL AREA	IMPERV	EXISTING	ROADS	ROOF	DRIVEWAY	PARKING	PERVIOUS
1	555,534	411,576		48,969	101,744	11,711	249,152	143,958
2	159,072	93,901		31,078	45,157	17,665	0	65,172
3	144,973	108,874		53,453	42,116	13,305	0	36,099
4	14,120	14,120		0	14,120	0	0	0
5	210,688	46,283		5,754	30,684	9,845	0	164,406
6	165,626	76,557		76,557	0	0	0	89,069
7	6,271	6,271	6,271	0	0	0	0	0
8	215,906	134,402		38,871	74,049	8,452	13,030	81,503
9	76,182	68,199		0	0	0	68,199	7,983
10	348,484	121,678	6,271	85,667	29,740	0	0	526,806
11	73,823	18,196		0	18,196	0	0	55,627
12	40,530	40,530		0	40,530	0	0	0
13	63,556	52,332	52,332	0	0	0	0	11,224
14	28,310	9,187	9,187	0	0	0	0	19,122
15	9,972	9,972	9,972	0	0	0	0	0
16	46,138	13,898	12,281	1,618	0	0	0	32,240
17	223,392	28,081		28,081	0	0	0	195,312
18	88,722	10,906		10,906	0	0	0	77,816
19	26,297	9,112		9,112	0	0	0	17,185
20	23,173	16,412		16,412	0	0	0	6,760
21	84,476	8,102		8,102	0	0	0	76,374
22	245,384	29,109		29,109	0	0	0	216,275
TOTALS	2,850,629	1,327,698	96,314	443,689	396,336	60,978	330,381	1,822,931

BENCHMARK

BENCHMARK ID: BM142
ORGANIZATION: VALLEY WATER
ELEVATION: 432.16 FEET (NAVD88)

DESCRIPTION:
BRASS DISK ON TOP OF BRIDGE ABUTMENT AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF PIERCE ROAD BRIDGE AT CALABAZAS CREEK. EAST OF CHALET CLOTILDE EXTENDED CENTERLINE. CITY OF SARATOGA.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THESE PLANS ARE BASED ON THE 'RECORD OF SURVEY' RECORDED IN BOOK 803 OF MAPS, AT PAGES 43–45; FILED JULY 18th, 2006. RECORDER OF COUNTY OF SANTA CLARA.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 060351C0218H
MAP REVISED: MAY 18, 2009
COMMUNITY NAME: SARATOGA

PROJECT IS LOCATED IN ZONE D

AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED; BUT POSSIBLE

SCOPE OF WORK

1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
2. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
3. CLEAR AND GRUB BUILDING PAD AND DRIVEWAY.
4. BUILDING PAD AND ROAD/DRIVEWAY GRADING.
5. CONSTRUCT DRIVEWAY
6. INSTALL UNDERGROUND UTILITIES
7. INSTALL LEACHFIELD
8. CONSTRUCT RETAINING WALL
9. FURNISH & INSTALL WATER TANK

DEVELOPER

CHATEAU MASSON, LLC
258 UNION AVENUE
LOS GATOS, CA 95032

ARCHITECT

DAHLIN GROUP
5865 OWENS DRIVE
PLEASANTON, CA 94588

OFFICE: 925 251–7200

CIVIL ENGINEER

HANNA–BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020

OFFICE: 408 842–2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS
3a	SITE DEVELOPMENT PLAN
3b	PARKING LOT LAYOUT
4a	PHASING PLAN
4b	SLOPE DENSITY CALCULATION PLAN
4c	DISTURBED AREA & FIRE HYDRANT LAYOUT PLAN
5	VESTING TENTATIVE MAP
6a–d	VESTING TENTATIVE MAP
7–10	GRADING & DRAINAGE PLAN–SUBDIVISION
10a–10b	CROSS SECTIONS & DETAILS
11–12	GRADING & DRAINAGE PLAN–MOUNTAIN WINERY WAY
13–14	GRADING & DRAINAGE PLAN–ENCORE ESTATES WAY
15a–15b	PROFILE & CROSS SECTIONS–STREETS A THRU G
15c	PROFILE & CROSS SECTIONS–ENCORE ESTATES WAY
16a–16b	MASSON ESTATES WAY – PROFILE & CROSS SECTIONS
16c	EMERGENCY ACCESS ROAD – PROFILE & CROSS SECTIONS
16d	PROFILE & CROSS SECTIONS–MASSON ESTATES WAY
16e	PROFILE & CROSS SECTIONS–EMERGENCY ACCESS ROAD
17a–17i	UTILITY PLAN
18a–18c	EXISTING TREE REMOVAL PLAN
19a–19g	STORMWATER CONTROL PLAN
BMP1&2	BEST MANAGEMENT PRACTICES

Development Plans

Encore Estates - apn 503-46-009
SANTA CLARA COUNTY CALIFORNIA
CITY OF SARATOGA HILL
NOVEMBER 2024

REFERENCES

DATE: NOVEMBER 2024
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: TM
DRAWN BY:

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

REVISIONS:

DATE	DESCRIPTION	BY:

SHEET 1 OF

JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN # _____
SHEET _____ OF _____

Landslide
Landslide
Landslide Scar
Landslide Scar
Landslide Scar

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PROPOSED WATER TANK 1,402,824 GALS (FIRE)

PROPOSED WATER TANK 320,216 GALS (DOMESTIC)

EXISTING WATER TANK

DISTURBED AREA

EMERGENCY ACCESS ROAD

LEGEND (from Site Geologic Map)
Qls Landslide (associated with landslide lobe)

S58° 45' 49"W 940.82

S53° 53' 49"E 1079.35

44.19'

48.46'

38.17'

15.97'

10.10' (10' BUILDING SETBACK)

30' BUILDING SETBACK LINE

Ravine 06

2467.97

N79° 08' 04"W

CITY LIMITS

Ravine 07

Ravine 05

Ravine 04

Ravine 03

Ravine 02

Ravine 01

Ravine 08

Landslide Scar

ROAD SURFACE PERVIOUS PAVERS

STORM CHAMBERS

EXISTING CONCERT BOWL

APN 503-46-009
ZONE HS-d1 & HS-d1-SR
194± AC

EXISTING SANITARY SEWER TANKS & EQUIPMENT

ENCORE ESTATES WAY - MAIN ENTRANCE (RESIDENTS & HOTEL GUEST) (NOT COUNTY MAINTAINED)

EXISTING LEACHFIELD

MARKET RATE MULTIFAMILY

TRIPLEX

ROAD SURFACE ASPHALT/BASEROCK

HOTEL

POOL

HEALTH CLUB

CABANA

AFFORDABLE MULTIFAMILY

50 STALLS

SEWAGE TREATMENT FACILITY

VINEYARD

STORM CHAMBERS

LEACHFIELD

BIORETENTION POND

DETENTION POND

ENCORE ESTATES WAY - EXISTING ENTRANCE (CONCERT GUEST) (NOT COUNTY MAINTAINED)

30' BUILDING SETBACK LINE

CITY LIMIT

1298.70

N02° 08' 04"W

1083.25

S04° 59' 16"W

1171.82

1909.2

S01° 29' 53"E

ZONE HR
HILLSIDE RESIDENTIAL

EMERGENCY ACCESS ROAD

EMERGENCY ACCESS ROAD (NOT COUNTY MAINTAINED)

WESSON COURT

SARATOGA HEIGHTS DRIVE

PIERCE ROAD

SIGHT LINE DISTANCE ±420 FEET

EXISTING ENTRANCE ±75 FEET WIDE

VINTAGE LANE (NOT COUNTY MAINTAINED)

SIGHT LINE DISTANCE ±210 FEET

CONGRESS HALL LANE (NOT COUNTY MAINTAINED)

BIG BASIN WAY (NOT COUNTY MAINTAINED)

SARATOGA CREEK

S87° 11' 44"E 173.90
S64° 26' 44"E 314.20
S31° 41' 44"E 136.35
S45° 11' 44"E 108.03
S63° 11' 44"E 110.66
N82° 18' 16"E 42.16
N73° 03' 16"E 138.98
S75° 56' 44"E 95.51
N80° 18' 16"E 93.53
N69° 33' 16"E 108.03
S73° 56' 44"E 190.36
N62° 33' 16"E 88.27
R=255.00 L=185.66 D=041°43'00"
N38° 13' 20"E 33.77
S81° 56' 44"E 25.14
S72° 11' 44"E 193.00
R=230.00 L=175.29 D=043°40'00" 189.34
R=195.00 L=125.51 D=036°52'36"
N79° 56' 20"E
S56° 22' 40"E 137.29

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

OWNER:
CHATEAU MASSON LLC
258 UNION AVENUE
LOS GATOS, CA 95032

CIVIL ENGINEER:
HANNA BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020
OFFICE: 408 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

ARCHITECT:
DAHLIN
5865 OWENS DRIVE
PLEASANTON, CA 94588
OFFICE: 925 251-7200
EMAIL: PLEASANTON@DAHLINGROUP.COM

GEOTECHICAL ENGINEER:
QUANTUM GEOTECHNICAL, INC.
6288 SAN IGNACIO AVENUE, SUITE A
SAN JOSE, CA 95119
OFFICE: 408 629-3822

PLAN # ____ OF ____
SHEET ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=100
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 CIVIL STATE OF CALIFORNIA

REFERENCES

Site Development Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

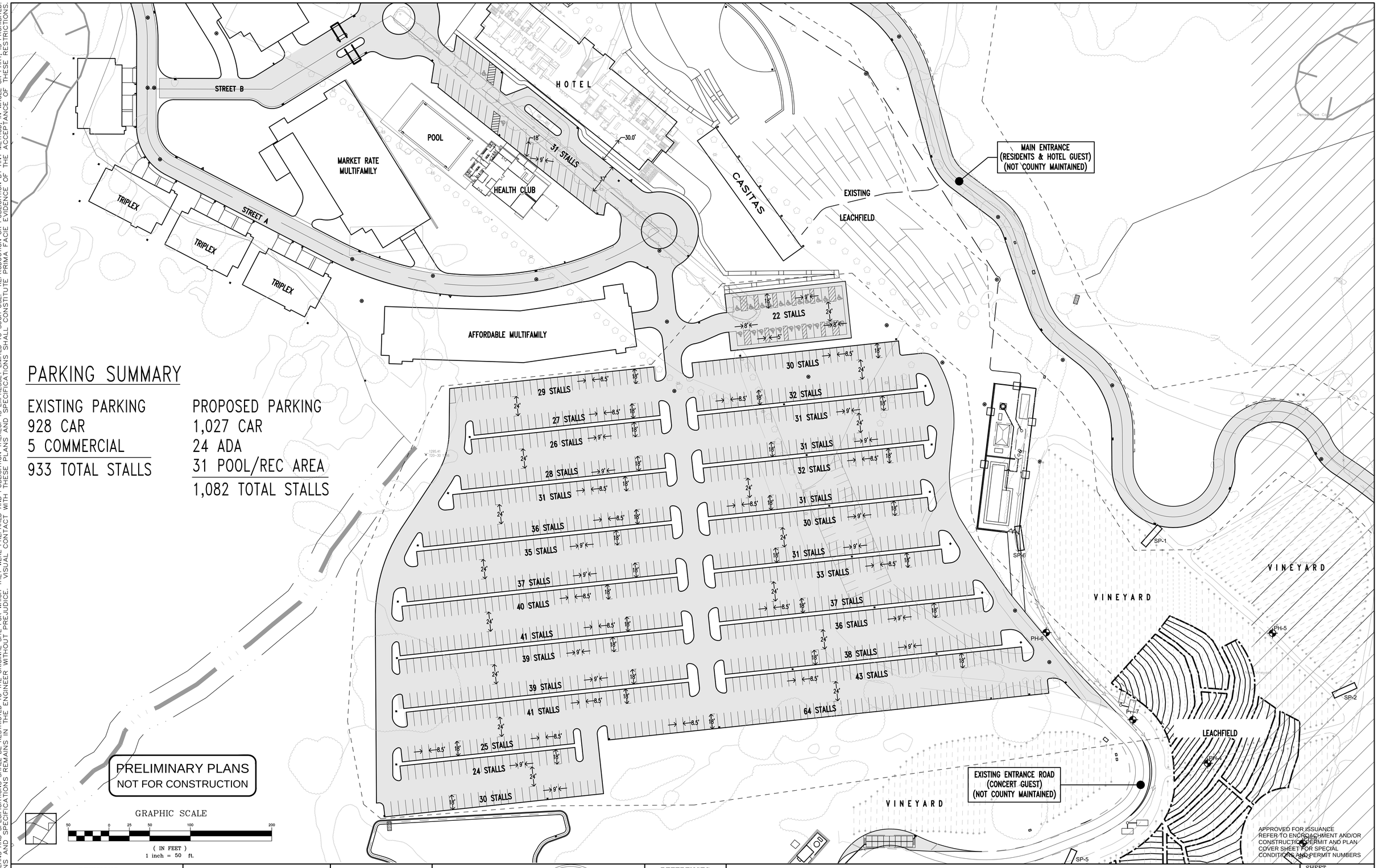
SANTA CLARA COUNTY
CALIFORNIA

SHEET 3a OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



PARKING SUMMARY

EXISTING PARKING	PROPOSED PARKING
928 CAR	1,027 CAR
5 COMMERCIAL	24 ADA
933 TOTAL STALLS	31 POOL/REC AREA
	1,082 TOTAL STALLS

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____ OF ____
SHEET ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1993
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Parking Lot Layout

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 3b OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PROPOSED WATER TANK (FIRE PROTECTION) PHASE ONE

PROPOSED WATER TANK (DOMESTIC USE) PHASE ONE

EXISTING WATER TANK

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

PHASE TWO

PHASE THREE

PHASE FOUR

PHASE FIVE

PHASE SIX

EXISTING CONCERT BOWL

TRIPLEX

MARKET RATE MULTIFAMILY

MAIN ENTRANCE (PHASE ONE)

HOTEL

POOL

HEALTH CLUB

CASITAS

AFFORDABLE MULTIFAMILY (PHASE SEVEN)

PARKING LOT (PHASE ONE)

BIORETENTION POND

VINEYARD

LEACHFIELD

EMERGENCY ACCESS ROAD (PHASE FOUR)

DETENTION POND

PIERCE ROAD

VINTAGE LANE

EXIST ENTRANCE (PHASE ONE)

GRAPHIC SCALE

180 0 90 180 360 720

(IN FEET)
1 inch = 180 ft.

PHASE ONE
MAIN ENTRANCE ROAD
EXIST ENTRANCE ROAD (CONCERT GUESTS)
STREET A, B & C
PARKING LOT
WATER SYSTEM
WATER TANKS
WASTEWATER SYSTEM

PHASE TWO
SINGLE FAMILY DETACHED (34 UNITS)
STREET D

PHASE THREE
SINGLE FAMILY DETACHED (31 UNITS)
STORAGE / CELLAR BUILDING
STREET E & F

PHASE FOUR
TRIPLEX STACKED FLATS (27 UNITS / 9 BUILDINGS)
MARKET RATE MULTIFAMILY (27 UNITS / 1 BUILDING)
STREET G
EMERGENCY ACCESS ROAD

PHASE FIVE
HOTEL
CASITAS
CLUB / POOL
REC PARKING LOT
CONCERT BOWL
STORM WATER TREATMENT

PHASE SIX
TRIPLEX STACKED FLATS (12 UNITS / 4 BUILDINGS)
MARKET RATE MULTIFAMILY (54 UNITS / 2 BUILDING)
STREET B

PHASE SEVEN
AFFORDABLE MULTIFAMILY (48 UNITS / 1 BUILDING)

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1932
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=180'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Phasing Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 4a OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24–146–SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PROPOSED WATER TANKS

EXISTING WATER TANK

EMERGENCY ACCESS ROAD

EXISTING CONCERT BOWL

APN 503-46-009
ZONE HS-d1 & HS-d1-SR
194± AC

MAIN ENTRANCE (RESIDENTS & HOTEL GUEST) (NOT COUNTY MAINTAINED)

TRIPLEX

MARKET RATE MULTIFAMILY

EXISTING LEACHFIELD

HOTEL

POOL

HEALTH CLUB

COURTS

AFFORDABLE MULTIFAMILY

VINEYARD

LEACHFIELD

BIORETENTION POND

EXISTING ENTRANCE ROAD (CONCERT GUEST) (NOT COUNTY MAINTAINED)

EMERGENCY ACCESS ROAD

ZONE HR
HILLSIDE RESIDENTIAL

DETENTION POND

EMERGENCY ACCESS ROAD (NOT COUNTY MAINTAINED)

SARATOGA HEIGHTS DRIVE

MASSON COURT

PIERCE ROAD

MAIN ENTRANCE (RESIDENTS & HOTEL GUEST) (NOT COUNTY MAINTAINED)

VINTAGE LANE

EXISTING ENTRANCE ROAD (CONCERT GUEST) (NOT COUNTY MAINTAINED)

CONGRESS HALL LANE

BIG BASIN WAY

Average Slope of Proposed Developed Area

$$S = \frac{I \times L}{A} \times 100$$

S = the average slope in percent (%)
I = the contour interval in feet = 2 ft
L = the sum length of contour lines in feet = 297,130
A = the area in sq. ft. = 2,354,681

$$S = \frac{2 \times 297130}{2354681} \times 100 = 25.2\%$$

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE

180 0 90 180 360 720

(IN FEET)
1 inch = 180 ft.

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST 1935
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=180'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Slope Density Calculation Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 4b OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LIMITS OF DISTURBED AREA
PROPOSED WATER TANKS
EXISTING WATER TANK
EMERGENCY ACCESS ROAD
(N)FH
(EX)FH
EXISTING CONCERT BOWL
APN 503-46-009
ZONE HS-d1 & HS-d1-SR
194± AC
MAIN ENTRANCE (RESIDENTS & HOTEL GUEST) (NOT COUNTY MAINTAINED)
EXISTING LEACHFIELD
HOTEL
POOL
HEALTH CLUB
CASITAS
BIORETENTION POND
LEACHFIELD
VINEYARD
EXISTING ENTRANCE ROAD (CONCERT GUEST) (NOT COUNTY MAINTAINED)
DETENTION POND
EMERGENCY ACCESS ROAD (NOT COUNTY MAINTAINED)
ZONE HR
HILLSIDE RESIDENTIAL
SARATOGA HEIGHTS DRIVE
MASSON COURT
PIERCE ROAD
VINTAGE LANE
CONGRESS HALL LANE
BASIN

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
180 0 90 180 360 720
(IN FEET)
1 inch = 180 ft.

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=180'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Disturbed Area & Fire Hydrant Layout Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 4c OF 31
JOB NO. 23040

APPLICANT: ENCORE ESTATES
ROAD: PIERCE ROAD
COUNTY FILE NO.: PLN24-146-SB330
JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

APN 503-09-008
HUMANE SOCIETY WILDLIFE

APN 503-31-066
SHENG

APN 503-31-067
SHENG

APN 503-31-114
LE

APN 503-46-005
CHATEAU MASSON LLC

APN 503-46-008
CHATEAU MASSON LLC

APN 503-45-005
AGARWAL

APN 503-73-003
SAN JOSE WATER WORKS

CITY LIMITS

COMMON USE AREA
PUBLIC SERVICE EASEMENT
(P.S.E.)

S58° 45' 49"W
2467.97
N79° 08' 04"W
940.82
S53° 53' 49"E
1079.33
S03° 26' 36"E
1083.25
S04° 59' 16"W
1171.82
N02° 08' 08"W
1298.70
N01° 29' 53"E
1909.25

PROPOSED INGRESS & EGRESS EASEMENT FOR TURNAROUND GRANTED BY SEPARATE DOCUMENT

PROPOSED WATER LINE AND FACILITIES EASEMENT AND P.S.E. EASEMENT

ALIGNMENT OF RELOCATED EASEMENT DOC. NO. 25012875

PROPOSED 27 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT.

PROPOSED P.S.E. FOR STORMWATER TREATMENT

PROPOSED 20' WIDE EMERGENCY VEHICLE ACCESS ESMT.

EXISTING CENTERLINE 20 FOOT RECIPROCAL EASEMENT AGREEMENT DOC NO. 25012875

120 FEET WIDE PACIFIC GAS & ELECTRIC COMPANY EASEMENT 8426 O.R. 332

ALIGNMENT OF RELOCATED EASEMENT DOC. NO. 25012875

PROPOSED 20' SLOPE ESMT. TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 30 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT.

EXISTING CENTERLINE 20 FOOT RECIPROCAL EASEMENT AGREEMENT DOC NO. 25012875

PROPOSED 10'/20' SLOPE ESMT. TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 30 FEET WIDE EMERGENCY VEHICLE ACCESS ESMT. GRANTED BY SEPARATE DOCUMENT

PROPOSED SLOPE, STORM DRAIN AND WATER LINE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 20' SLOPE ESMT. TO BE GRANTED BY SEPARATE DOCUMENT

EXISTING CENTERLINE 20 FOOT RECIPROCAL EASEMENT AGREEMENT DOC NO. 25012875

PROPOSED 30 FEET WIDE INGRESS & EGRESS ESMT. EMERGENCY VEHICLE ACCESS ESMT.

PROPOSED 20' SLOPE ESMT. TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED SLOPE ESMT. TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 30 FEET WIDE EMERGENCY VEHICLE ACCESS ESMT. INGRESS AND EGRESS ESMT. PRIVATE SERVICE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

EXISTING 60 FEET WIDE INGRESS, EGRESS AND UTILITY EASEMENT TO McMACKIN LIVING TRUST PER N 104 O.R. 2043

EXISTING CENTERLINE OF EXISTING ROAD AS PER INGRESS & EGRESS ESMT. 7754 O.R. 703 ALSO SHOWN ON RECORD OF SURVEY 206 M 9

EXISTING IRREVOCABLE OFFER OF TRAIL EASEMENT (LOCATION NOT DEFINED) TO THE COUNTY OF SANTA CLARA PER INSTRUMENT NO. 15514767

EXISTING 60 FEET WIDE INGRESS, EGRESS AND UTILITY EASEMENT TO McMACKIN LIVING TRUST PER N 104 O.R. 2050

PROPOSED 60 FEET WIDE EMERGENCY VEHICLE ACCESS ESMT. INGRESS AND EGRESS ESMT. PUBLIC & PRIVATE UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

EXISTING 12 FEET WIDE RIGHT OF WAY FOR INGRESS & EGRESS TO LONGORIA ET UX PER I 908 O.R. 291

S87° 11' 44"E 173.90
S64° 26' 44"E 314.20
S31° 41' 44"E 136.35
S45° 11' 44"E 108.03
N82° 18' 16"E 42.16
N80° 18' 16"E
N69° 33' 16"E 93.53
108.03
N62° 33' 16"E 190.36
S75° 56' 44"E 95.51
S63° 11' 44"E 110.66
N73° 03' 16"E 138.98
R=255.00
L=185.66
D=041°43'00"
S73° 56' 44"E 88.27
S72° 11' 44"E 193.00
N79° 56' 20"E 189.34
N38° 13' 20"E 33.77
S81° 56' 44"E 25.14
S56° 23' 40"E 137.29
R=230.00
L=175.29
D=043°40'00"
R=195.00
L=125.51
D=036°52'36"

PIERCE ROAD
SARATOGA HEIGHTS DRIVE
VINTAGE LANE
CONGRESS HALL LANE
BIG BASIN WAY

LEGEND

COMMON USE AREA
PUBLIC SERVICE EASEMENT (P.S.E.)

INGRESS AND EGRESS EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT (E.A.E.)

ENCORE ESTATES

FOR CONDOMINIUM PURPOSES FOR A MAXIMUM OF 237 RESIDENTIAL CONDOMINIUM UNITS AND 4 COMMERCIAL CONDOMINIUM UNITS

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

KEY MAP
SHEET 6a
SHEET 6b
SHEET 6c
SHEET 6d

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=100
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna — Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Vesting Tentative Map Overall

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5 OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LEGEND

COMMON USE AREA
PUBLIC SERVICE EASEMENT (P.S.E.)

INGRESS AND EGRESS EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT (E.A.E.)

ENCORE ESTATES

FOR CONDOMINIUM PURPOSES FOR A MAXIMUM OF 237 RESIDENTIAL CONDOMINIUM UNITS AND 4 COMMERCIAL CONDOMINIUM UNITS

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

S58° 45' 49"W 940.82

2467.97

S53° 53' 49"E 1079.33

PROPOSED INGRESS & EGRESS EASEMENT FOR TURNAROUND BY SEPARATE INSTRUMENT

PROPOSED 27 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT.

PROPOSED 27 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT.

PROPOSED P.S.E.

ALIGNMENT OF RELOCATED EASEMENT DOC. NO. 25012875

EASEMENT DOC. NO. 25012875 TO BE RELOCATED

ALIGNMENT OF RELOCATED EASEMENT DOC. NO. 25012875

PROPOSED CENTERLINE RELOCATED DOC. NO. 25012875

(E.V.A.E.)

EXCEPTION TO P.S.E.

PUBLIC

MATCH LINE SEE SHEET 6b

SHEET KEY MAP

SHEET 6a
SHEET 6b
SHEET 6c
SHEET 6d

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____ OF ____
SHEET ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=60'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

VestingTentative Map

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6a OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LEGEND

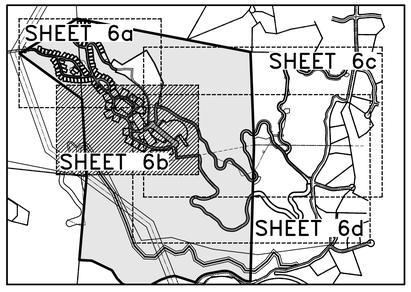
COMMON USE AREA
PUBLIC SERVICE EASEMENT (P.S.E.)

INGRESS AND EGRESS EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT (E.A.E.)

ENCORE ESTATES

FOR CONDOMINIUM PURPOSES FOR A MAXIMUM OF 237 RESIDENTIAL CONDOMINIUM UNITS AND 4 COMMERCIAL CONDOMINIUM UNITS

MATCH LINE SEE SHEET 6a



SHEET KEY MAP

S03° 26' 36"E 1083.25

(E.V.A.E.)

ALIGNMENT OF RELOCATED EASEMENT DOC. NO. 25012875

PROPOSED 27 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT.

EXCEPTION TO P.S.E.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1932
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=60
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

VestingTentative Map

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6b OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN # _____
SHEET ____ OF ____

COMMON USE AREA
PUBLIC SERVICE EASEMENT
(P.S.E.)

CENTERLINE OF 20 FOOT RELOCATED WATER LINE DOC. NO. 25012875

CENTERLINE OF AGREEMENT TO BE RELOCATED

PROPOSED 30 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT.

SECTION OF DOC. NO. 25012875 TO BE RELOCATED

CENTERLINE OF 20 FOOT RELOCATED WATER LINE DOC. NO. 25012875

SECTION OF DOC. NO. 25012875 TO BE RELOCATED

PROPOSED SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED STORM DRAIN EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 20' SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED STORM DRAIN EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 30 FEET WIDE EMERGENCY VEHICLE ACCESS ESMT.

PROPOSED 10' SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED STORM DRAIN EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 20' SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED STORM DRAIN EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 20' SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED SLOPE EASEMENT

PROPOSED 30 FEET WIDE EMERGENCY VEHICLE ACCESS ESMT.

EXISTING CENTERLINE OF 20 FOOT RECIPROCAL EASEMENT PER DOC. NO. 25012875

PROPOSED 30 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT. AND P.S.E. TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 20' SLOPE EASEMENT

PROPOSED 30 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT. AND P.S.E. TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 40' SLOPE EASEMENT

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

N02° 08' 08"W 1298.70

SARATOGA HEIGHTS DRIVE

PIERCE ROAD

VINTAGE LANE

MATCH LINE SEE SHEET 6d

MATCH LINE SEE SHEET 6d

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SHEET KEY MAP

SHEET 6a
SHEET 6c
SHEET 6b
SHEET 6d

LEGEND

COMMON USE AREA
PUBLIC SERVICE EASEMENT (P.S.E.)

INGRESS AND EGRESS EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT (E.A.E.)

ENCORE ESTATES

FOR CONDOMINIUM PURPOSES FOR A MAXIMUM OF 237 RESIDENTIAL CONDOMINIUM UNITS AND 4 COMMERCIAL CONDOMINIUM UNITS

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=60
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDE
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

VestingTentative Map

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6c OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES

ROAD: PIERCE ROAD

COUNTY FILE NO.: PLN24–146–SB330

JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

T OF
ASEMENT
5012875

CENTERLINE OF 20 FOOT RELOCATED WATER LINE DOC. NO. 25012875

CENTERLINE OF AGREEMENT TO BE RELOCATED

COMMON USE AREA
PUBLIC SERVICE EASEMENT
(P.S.E.)

PROPOSED 30 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT.

SECTION OF DOC. NO. 25012875 TO BE RELOCATED

TO

FROM

CENTERLINE OF 20 FOOT RELOCATED WATER LINE DOC. NO. 25012875

SECTION OF DOC. NO. 25012875 TO BE RELOCATED

MATCH LINE SEE SHEET 6c

COMMON USE AREA
PUBLIC SERVICE EASEMENT
(P.S.E.)

COMMON USE AREA
C SERVICE EASEMENT
(P.S.E.)

N01° 29' 53"E 1909.25

N01° 08' 08"W

EMERGENCY VEHICLE ACCESS ESMT.

PROPOSED 10' SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED STORM DRAIN EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 20' SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED STORM DRAIN EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 20' SLOPE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED SLOPE EASEMENT

PROPOSED 30 FEET WIDE EMERGENCY VEHICLE ACCESS ESMT.

EXISTING CENTERLINE OF 20 FOOT RECIPROCAL EASEMENT PER DOC. NO. 25012875

PROPOSED 30 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT. AND P.S.E. TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 20' SLOPE EASEMENT

PROPOSED 30 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT. AND P.S.E. TO BE GRANTED BY SEPARATE DOCUMENT

PROPOSED 40' SLOPE EASEMENT

PROPOSED 60 FEET WIDE INGRESS & EGRESS EASEMENT EMERGENCY VEHICLE ACCESS ESMT. AND P.S.E. TO BE GRANTED BY SEPARATE EASEMENT

PIERCE ROAD

VINTAGE LANE

MATCH LINE SEE SHEET 6c

LEGEND

COMMON USE AREA
PUBLIC SERVICE EASEMENT (P.S.E.)

INGRESS AND EGRESS EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT (E.A.E.)

ENCORE ESTATES

FOR CONDOMINIUM PURPOSES FOR A MAXIMUM OF 237 RESIDENTIAL CONDOMINIUM UNITS AND 4 COMMERCIAL CONDOMINIUM UNITS

SHEET 6a
SHEET 6c
SHEET 6b
SHEET 6d

SHEET KEY MAP

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1920
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=100'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Vesting Tentative Map

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

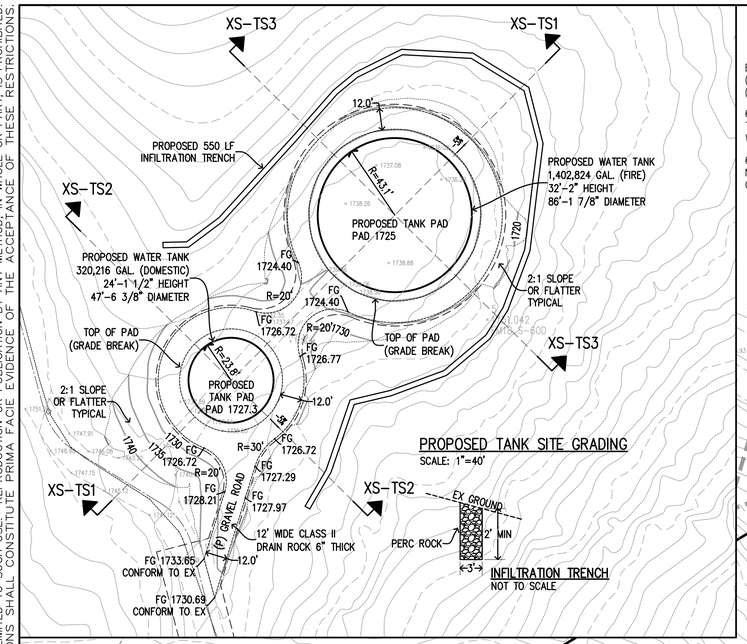
SANTA CLARA COUNTY
CALIFORNIA

SHEET 6d OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24–146–SB330 | JOB NO. 23040

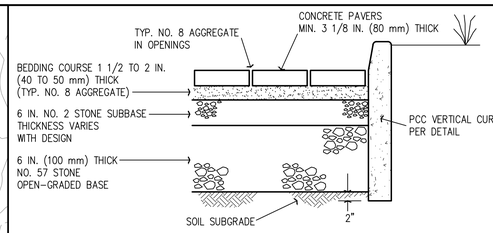
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



PROPOSED TANK SITE GRADING

SCALE: 1"=40'

INFILTRATION TRENCH
NOT TO SCALE



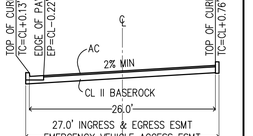
TYPICAL PERMEABLE PAVER DETAIL

NO SCALE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



TYPICAL 26' PRIVATE ACCESS

SCALE: 1"=10'

NOTE:
FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL-WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS

FIRE TRUCK TURNAOUND AREA

CONSTRUCT RETAINING WALL

EXISTING WATER TANK

EXISTING WATER PUMP EQUIPMENT

STREET F

STREET G

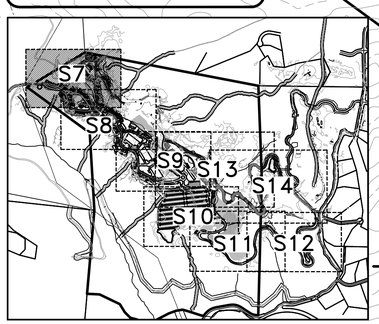
STREET D

RAVINE

PROVIDE KEYWAY

UPPER FLOOR FF 1385.4
BASEMENT FF 1369.4

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



KEY MAP

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 8

XS-A1
XS-A2

PLAN # _____
SHEET _____ OF _____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 7 OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES

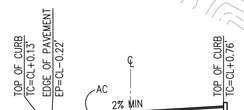
ROAD: PIERCE ROAD

COUNTY FILE NO.: PLN24-146-SB330

JOB NO. 23040

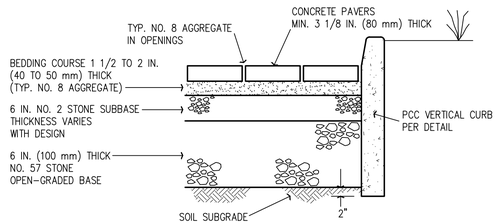
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN # _____
SHEET _____ OF _____

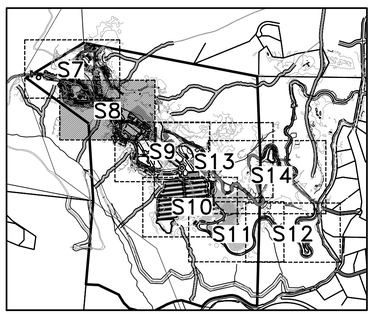


TYPICAL 26' PRIVATE ACCESS
SCALE: 1"=10'

NOTE:
FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL-WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS



TYPICAL PERMEABLE PAVER DETAIL
NO SCALE



KEY MAP

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

MATCH LINE
SEE SHEET 9

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PROPOSED 20' WIDE EMERGENCY VEHICLE ACCESS EASEMENT

SEE SHEET 7
MATCH LINE

EXISTING BUILDING

EXISTING CONCERT BOWL

EXISTING LOADING D

EX FIRE HYDRAN

EMERGENCY VEHICLE ACCESS

STREET A

STREET C

STREET D

STREET E

STREET F

RAVINE 04 FLOWLINE

PERVIOUS PAVERS

XS-B1

XS-B2

MATCH LINE
SEE SHEET 9

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 8 OF 31
JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SEE SHEET 8
MATCH LINE

SEE SHEET 8
MATCH LINE

MATCH LINE
SEE SHEET 10

MATCH LINE
SEE SHEET 10

PROPOSED CL 30' WIDE INGRESS & EGRESS ESMT. AND EMERGENCY VEHICLE ACCESS EASEMENT

STREET A

STREET B

STREET C

EMERGENCY VEHICLE ACCESS

EX DIRT ROAD

EXISTING LEACHFIELD

CONSTRUCT RETAINING WALL

CONST RETAINING WALL

CONCRETE LINED V-DITCH

TURF-CRETE

POOL
DECK 1346.6

REC BUILDING
FF 1346.68

CASITA
FF 1325.9
FF 1313.9

GROUND FLOOR
FF 1346.68
BASEMENT
FF 1332.68

UPPER FLOOR
FF 1412.5

UPPER FLOOR
FF 1410.5
GARAGE
FF 1398.5

UPPER FLOOR
FF 1400.5
GARAGE
FF 1388.5

UPPER FLOOR
FF 1382

UPPER FLOOR
FF 1380
GARAGE
FF 1368

UPPER FLOOR
FF 1370
GARAGE
FF 1358

UPPER FLOOR
FF 1354.5

UPPER FLOOR
FF 1352.5
GARAGE
FF 1340.5

UPPER FLOOR
FF 1342.5
GARAGE
FF 1330.5

UPPER FLOOR
FF 1332.4
GARAGE
FF 1319.4

XS-B1
XS-B2
XS-C1
XS-C2
XS-D1
XS-D4

TYPICAL 26' PRIVATE ACCESS
SCALE: 1"=10'

NOTE:
FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL-WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS

TOP OF CURB TC=CL+0.13'
EDGE OF PAVEMENT EP=CL-0.22'
TOP OF CURB TC=CL+0.76'
2% MIN
CL II BASEROCK
26.0'
27.0' INGRESS & EGRESS ESMT
EMERGENCY VEHICLE ACCESS ESMT
AND PRIVATE SERVICE ESMT

KEY MAP

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1925
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 9 OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE.

SEE SHEET 9
MATCH LINE

SEE SHEET 9
MATCH LINE

RAVINE 02
TOP OF BANK
FLOWLINE
TOP OF BANK

RAVINE 01
TOP OF BANK
FLOWLINE
TOP OF BANK

XS-D1
XS-D2
XS-D3
XS-D5

SP-1
SP-5
SP-6

7' HIGH RETAINING WALL

CONSTRUCT RETAINING WALL

2:1 SLOPE OR FLATTER TYPICAL

BIORETENTION POND
TREATMENT AREA 26,502 SF
TOP OF BANK 1252.5
BOTTOM 1250.5
HIGH WATER 1251.5

EXIST VINEYARD

PROPOSED LEACHFIELD

EXISTING DIRT ROAD (TO REMAIN)

EXISTING PAVED ROAD (TO REMAIN)

EXISTING EDGE OF PAVEMENT

EX UTILITY BOXES

EX TRANSFORMER AND PAD

EX COMM BOX

EX PG&E

EX TELE BOX

EX TREES TO REMAIN PROVIDE TREE PROTECTION TYPICAL

WIDEN EXISTING ROAD 135' RADIUS

WIDEN EXISTING ROAD 115' RADIUS

PROVIDE DITCH

*1
NOTE: DITCH TO BE 25 FEET (OR MORE) FROM PROPOSED LEACHFIELD SEE SHEET 10a FOR DETAIL

MATCH LINE
SEE SHEET 11

MATCH LINE
SEE SHEET 11

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

KEY MAP
S7 S8 S9 S13 S14 S10 S11 S12

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

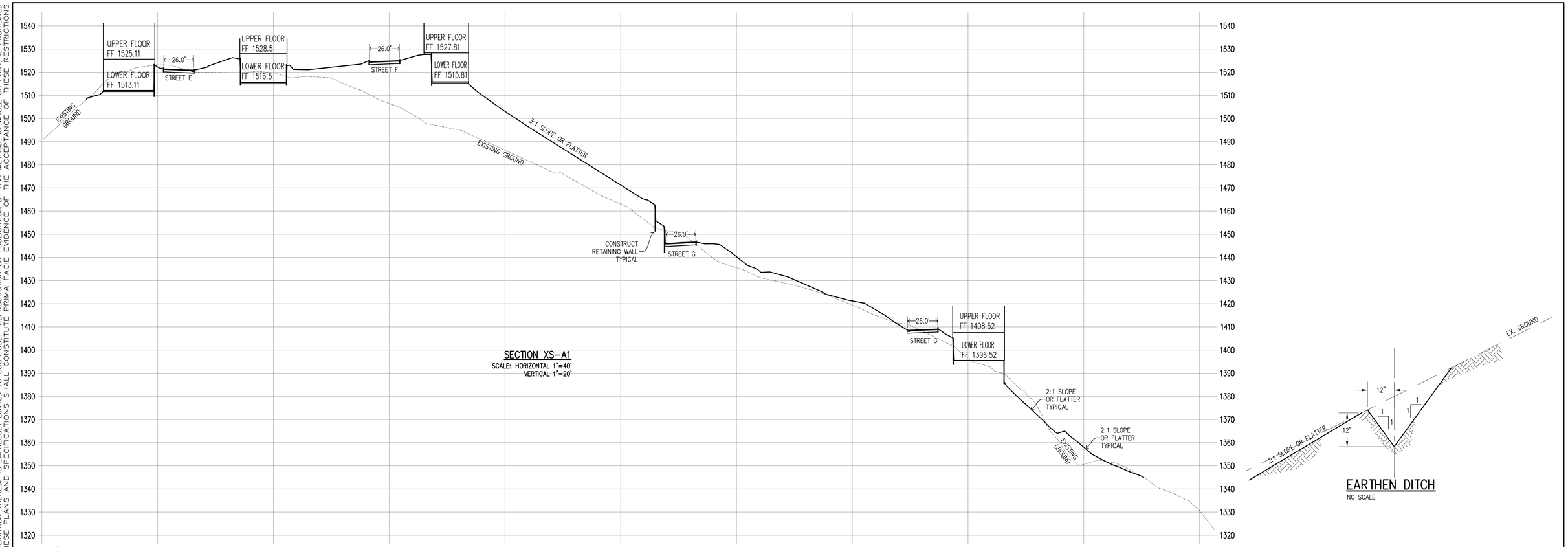
SANTA CLARA COUNTY
CALIFORNIA

SHEET 10 OF 31

JOB NO. 23040

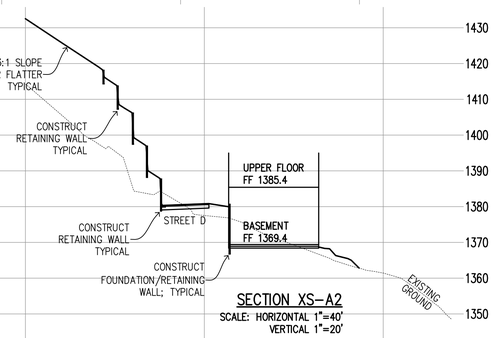
APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

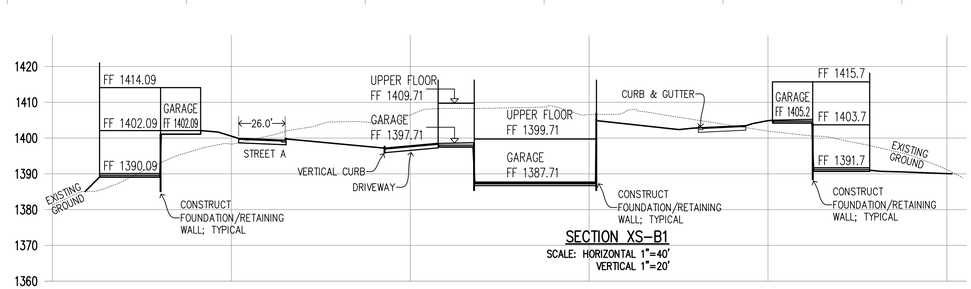


SECTION XS-A1
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=20'

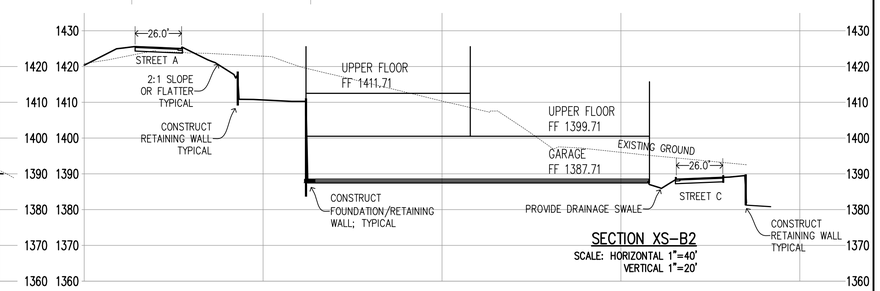
EARTHEN DITCH
NO SCALE



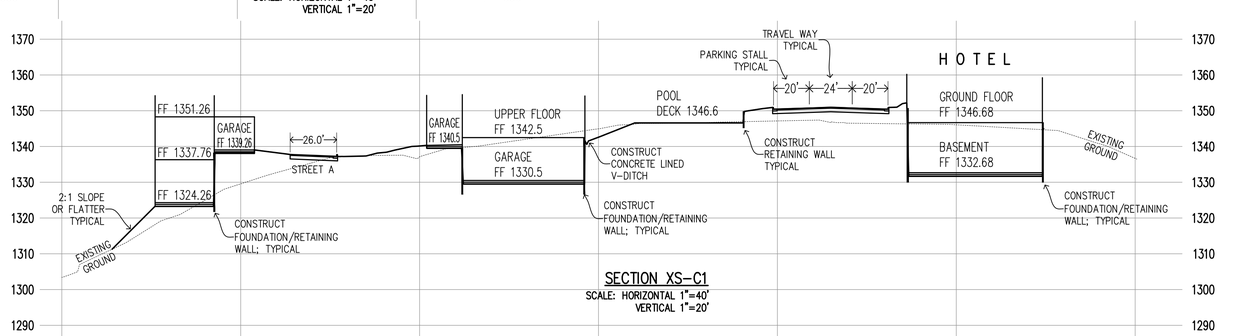
SECTION XS-A2
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=20'



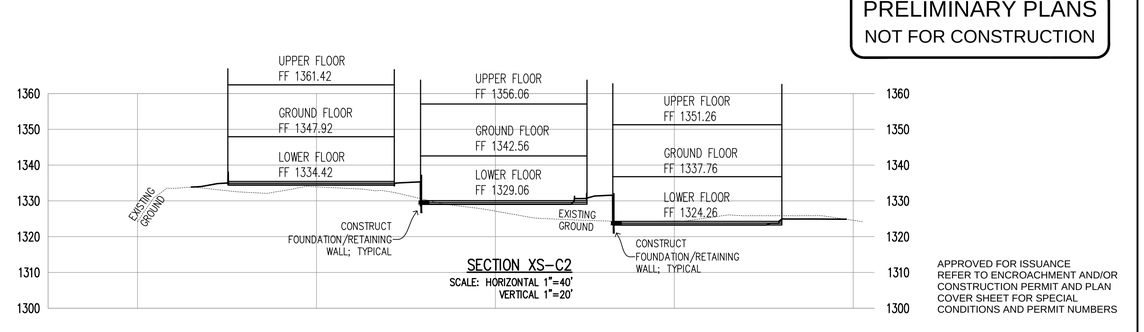
SECTION XS-B1
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=20'



SECTION XS-B2
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=20'



SECTION XS-C1
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=20'



SECTION XS-C2
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=20'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____ OF _____
SHEET _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1935
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Cross Sections & Details

Encore Estates - Pierce Road - apn 503-46-009

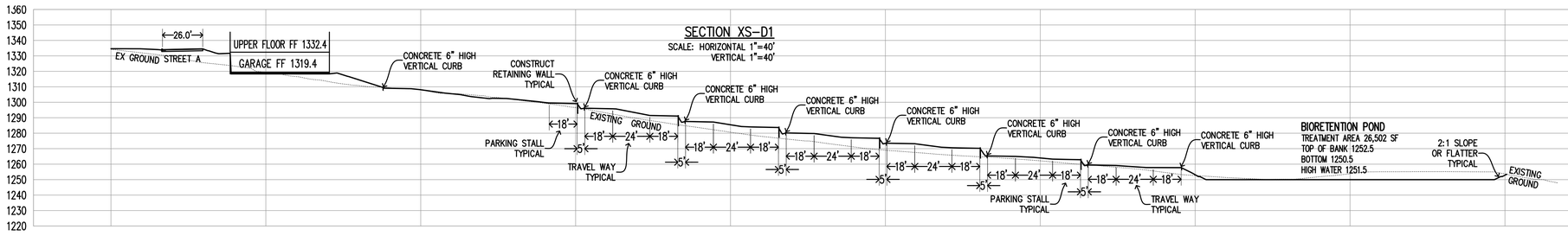
UNINCORPORATED
NOVEMBER 2024

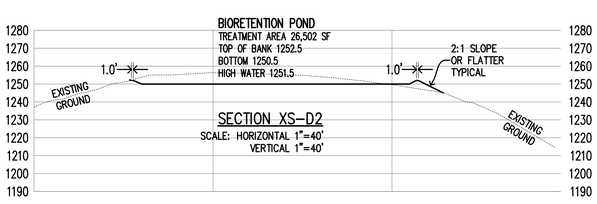
SANTA CLARA COUNTY
CALIFORNIA

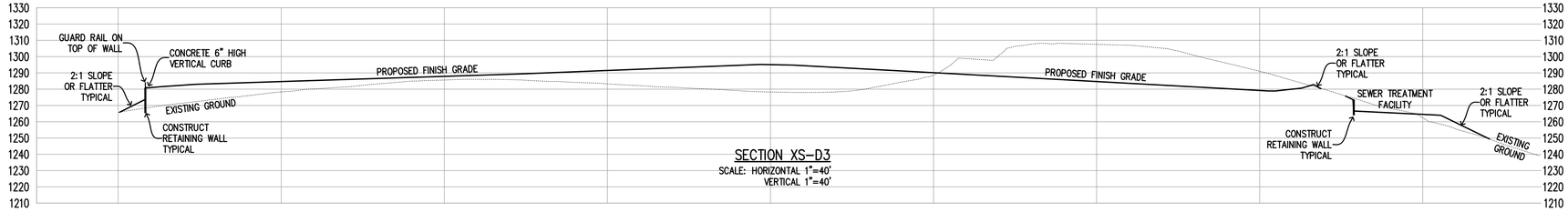
SHEET 10a OF 31
JOB NO. 23040

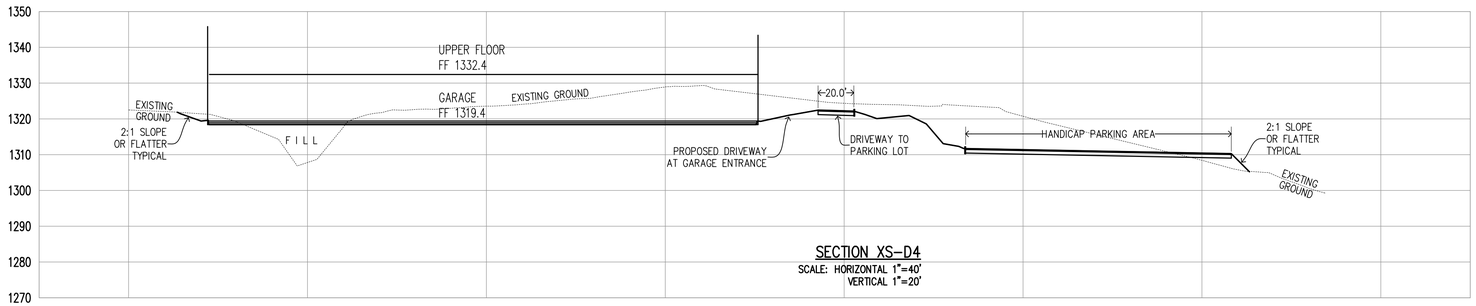
APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

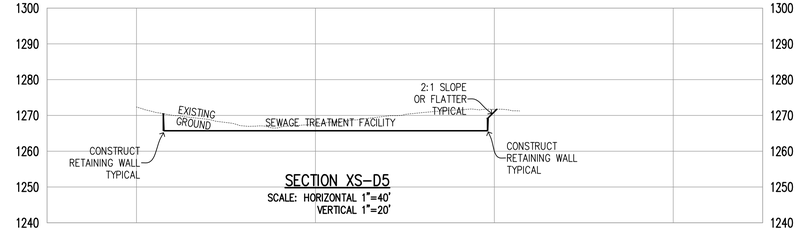
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

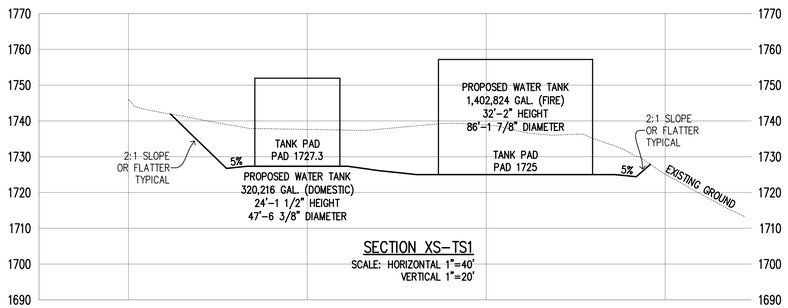


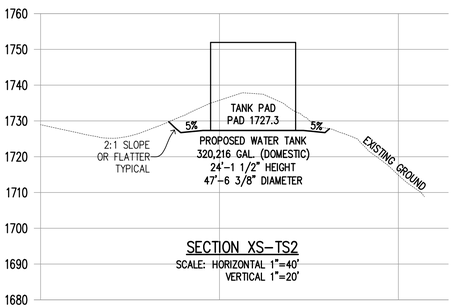


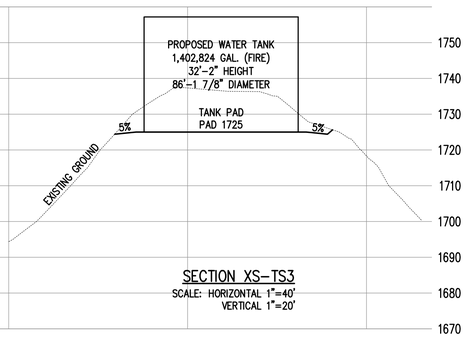


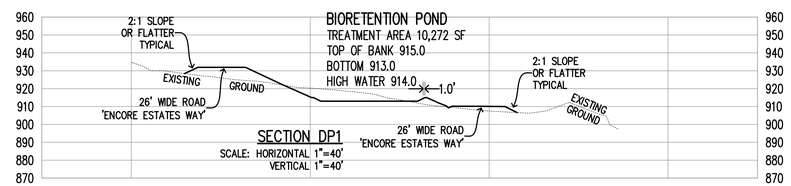


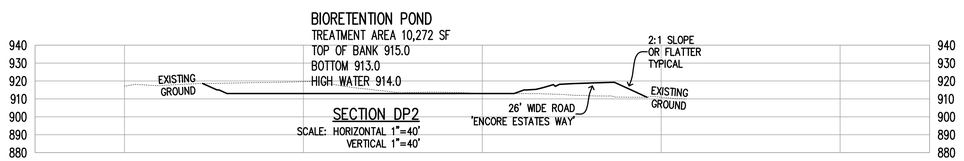












PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST 1955
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Cross Sections

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 10b OF 31
JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN # _____
SHEET _____ OF _____

SEE SHEET 10 MATCH LINE

SEE SHEET 10 MATCH LINE

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 12

EXIST VINEYARD

PROPOSED LEACHFIELD

PROPOSED LEACHFIELD

PROPOSED LEACHFIELD

SP-2

SP-3

SP-4

SP-5

SP-7

EX EP 1211.81± CONFORM

EX EP 1218.73± CONFORM

EX EP 1213.42± CONFORM

EX EP 1208.93± CONFORM

EX EP 1236.68± CONFORM

EX EP 1248.57± CONFORM

EP 1264.50

EP 1256.81

EX EP 1252.70± CONFORM

EP 1104.53

EX TRANSFORMER AND PAD

EX UTILITY BOXES

EX COMM BOX

EXISTING EDGE OF PAVEMENT

EXISTING PAVED ROAD (TO REMAIN)

EXISTING DIRT ROAD (TO REMAIN)

EX PG&E

EX UTILITY BOXES

WIDEN EXISTING ROAD 70' RADIUS

EX 21.9'±

EX 26.3'±

EX 23.3'±

EX 22.2'±

EX 22.6'±

EX 24.1'±

20.0'

1.9'

1.8'

1.1'

2.5'

5.2'

2.3'

0.9'

1.0'

1.5'

EX TREES TO REMAIN PROVIDE TREE PROTECTION TYPICAL

WIDEN EXISTING ROAD 135' RADIUS

WIDEN EXISTING ROAD 115' RADIUS

WIDEN EXISTING ROAD 1000' RADIUS

WIDEN EXISTING ROAD 1020' RADIUS

WIDEN EXISTING ROAD 160' RADIUS

WIDEN EXISTING ROAD 150' RADIUS

WIDEN EXISTING ROAD 190' RADIUS

PROVIDE DITCH

PROVIDE 2' SHOULDER

EX 12" CULVERT

EX 12" CULVERT FL 1154.4±

EX TELE BOX

EX DROP INLET TG-1054.48±

EXISTING EDGE OF PAVEMENT

EXISTING PAVED ROAD (TO REMAIN)

EX CATTLE GUARD CROSSING

FL 1216.65

FL 1207.58

FL 1198.51

FL 1194.81

FL 1185.63

FL 1166.70

*1 NOTE: DITCH TO BE 25 FEET (OR MORE) FROM PROPOSED LEACHFIELD SEE SHEET 10a FOR DETAIL

TW 1264.6± END WALL

TW 1258.3± END WALL

TW 1115.1 BW 1104.0 11.1' HIGH

TW 1083.4± END WALL

TW 1110.0± END WALL

45+94.89 AC 1094.60

PROPOSED SLOPE EASEMENT

2:1 SLOPE OR FLATTER TYPICAL

PROPOSED 30' WIDE INGRESS & EGRESS ESMT. AND EMERGENCY VEHICLE ACCESS EASEMENT

PROPOSED 60 FOOT WIDE INGRESS & EGRESS ESMT. AND EMERGENCY VEHICLE ACCESS EASEMENT PUBLIC & PRIVATE UTILITY ESMT.

TC 1285.93 AC 1285.43

TC 1284.01 AC 1283.51

TC 1279.30 AC 1278.80

TC 1265.16 AC 1264.66

TC 1263.96 AC 1263.46

TC 1266.94 AC 1266.44

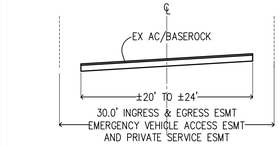
TC 1260.05 AC 1259.55

TC 1259.98 AC 1259.48

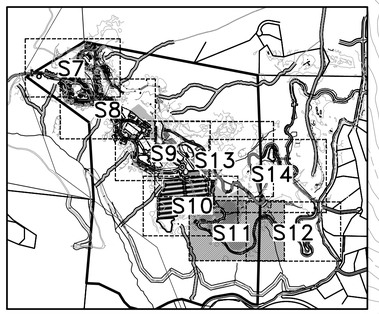
TC 1258.96 AC 1258.46

TC 1258.60 AC 1258.10

AC 1276.07



TYPICAL ±20'–±24' MOUNTAIN WINERY WAY
SCALE: 1"=10'



KEY MAP

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan - Mountain Winery Way

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

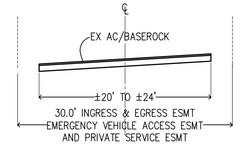
SHEET 11 OF 31

JOB NO. 23040

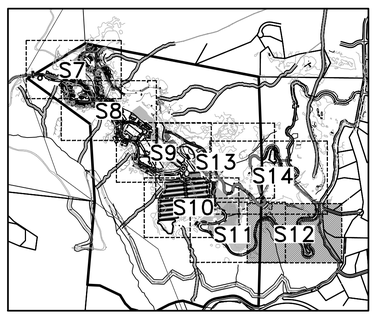
APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24–146–SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

AC 1077.46
BW 1066.7
10.8' HIGH
CONSTRUCT RETAINING WALL
TW 1083.4± END WALL
PROPOSED SLOPE EASEMENT
2:1 SLOPE OR FLATTER TYPICAL
PROPOSED 30' WIDE INGRESS & EGRESS ESMT. AND EMERGENCY VEHICLE ACCESS EASEMENT
SEE SHEET 11 MATCH LINE
EXISTING EDGE OF PAVEMENT
EX DROP INLET TO 1054.48±
EXISTING PAVED ROAD (TO REMAIN)
EX 22.6'±
EX TELE BOX
EX 20.3'±
EX 20.1'±
EX UTILITY POLE
EX 21.0'±
EX 21.8'±
EX EP 952.52± CONFORM
EX 29.2'±
EX 22.9'±
EX 27.3'±
60.0'
28.7'
PROPOSED 60 FOOT WIDE INGRESS & EGRESS ESMT. AND EMERGENCY VEHICLE ACCESS EASEMENT PUBLIC & PRIVATE UTILITY ESMT.
EX EP 984.36± CONFORM
TW 993.3
EP/BW 982.04
11.3' HIGH
CONSTRUCT RETAINING WALL
EX EP 980.04± CONFORM
EX EP 980.09± CONFORM
EP/TW 978.25
BW 971.4
6.9' HIGH
WIDEN EXISTING ROAD 70' RADIUS
EX TREES TO BE REMOVED TYPICAL
WIDEN EXISTING ROAD 50' RADIUS
EP/TW 957.31
END WALL
EP/TW 962.05
BW 950.9
11.1' HIGH
PROVIDE GUARDRAIL ALONG TOP OF WALL
EX TREES TO BE REMOVED TYPICAL
EX UTILITY POLE
EX EP 968.53± CONFORM
EX TELE BOX
EX EP 971.29± CONFORM
EP/TW 975.65
BW 966.7
9' HIGH
PROVIDE GUARDRAIL ALONG TOP OF WALL
Dense Tree Cover
Dense Brush
Brush
8002
872.292
PT1114 FD 5/4 IPBT IN MON LS 2734
VINTAGE LANE
PIERCE ROAD



TYPICAL ±20'–±24' MOUNTAIN WINERY WAY
SCALE: 1"=10'



KEY MAP

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan - Mountain Winery Way

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 12 OF 31
JOB NO. 23040

APPLICANT: ENCORE ESTATES
ROAD: PIERCE ROAD
COUNTY FILE NO.: PLN24–146–SB330
JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE.

PLAN # _____

SHEET _____ OF _____

XS-C1

XS-D1

XS-D3

XS-D4

XS-D5

PROPOSED CL 30' WIDE INGRESS & EGRESS ESMT. AND EMERGENCY VEHICLE ACCESS EASEMENT

CONSTRUCT RETAINING WALL

EX TREES TO BE REMOVED

EX TREE TO BE REMOVED

2:1 SLOPE OR FLATTER TYPICAL

2' SHOULDER

EX DIRT ROAD

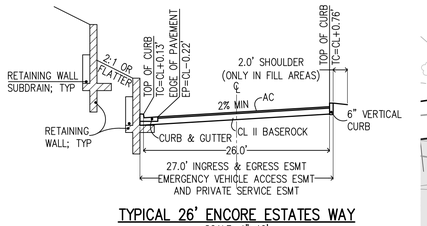
EXIST VINEYARD

MATCH LINE

MATCH LINE SEE SHEET 14

SP-1

SP-6



TYPICAL 26' ENCORE ESTATES WAY

SCALE: 1"=10'

NOTE:

FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL-WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS

GRAPHIC SCALE

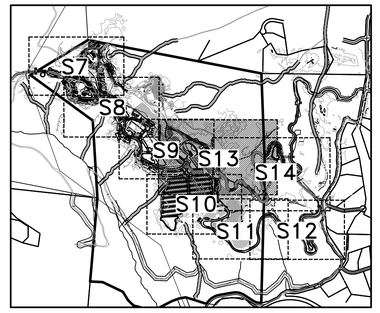
40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

LEGEND

AREA OF 16% GRADE 300 FEET LONG



KEY MAP

PRELIMINARY PLANS NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1955
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024

HORIZ. SCALE: 1"=40'

VERT. SCALE: NONE

DESIGNED BY: AM

CHECKED BY: _____

DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy-Verdel

R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan - Encore Estates Way

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 13 OF 31

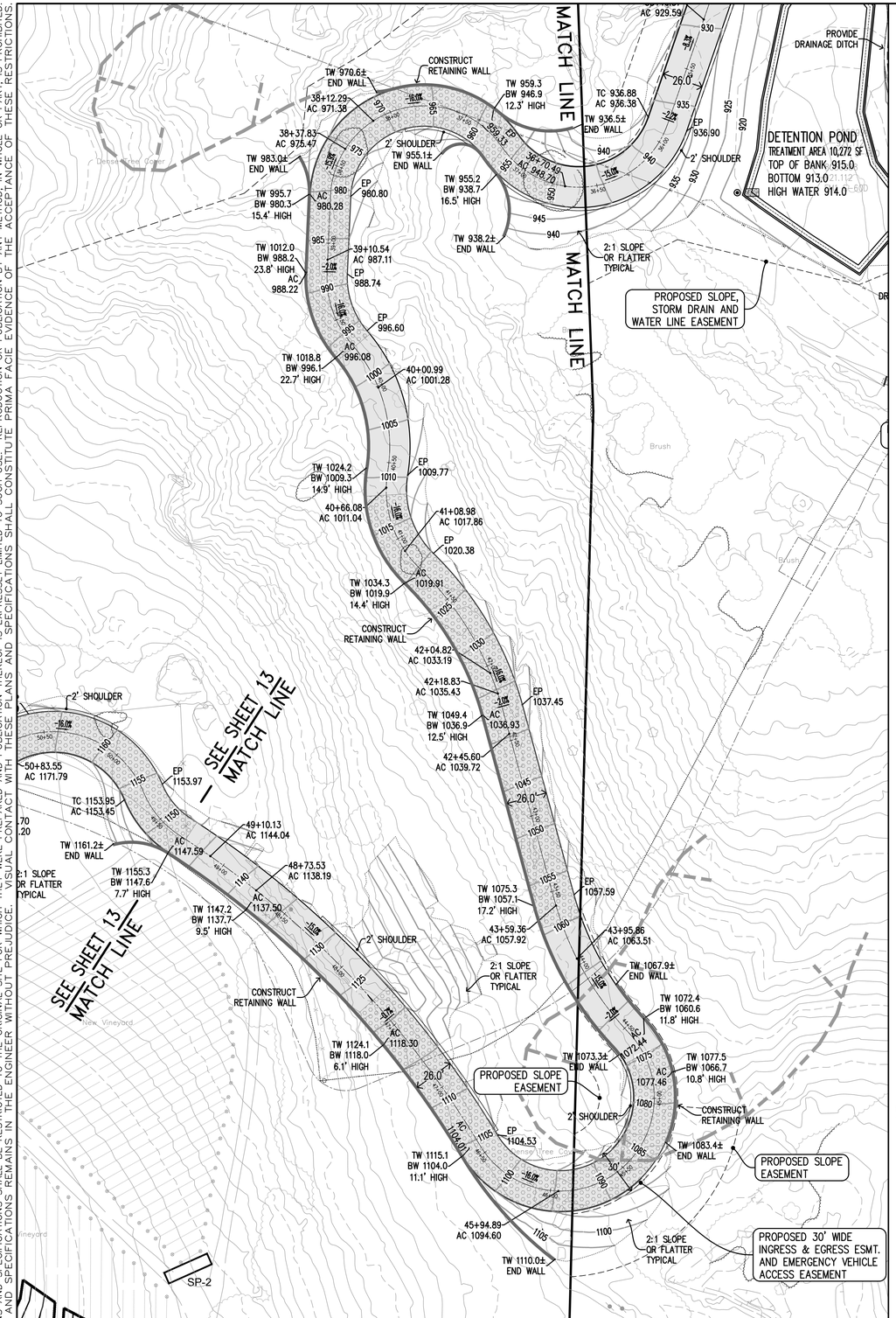
JOB NO. 23040

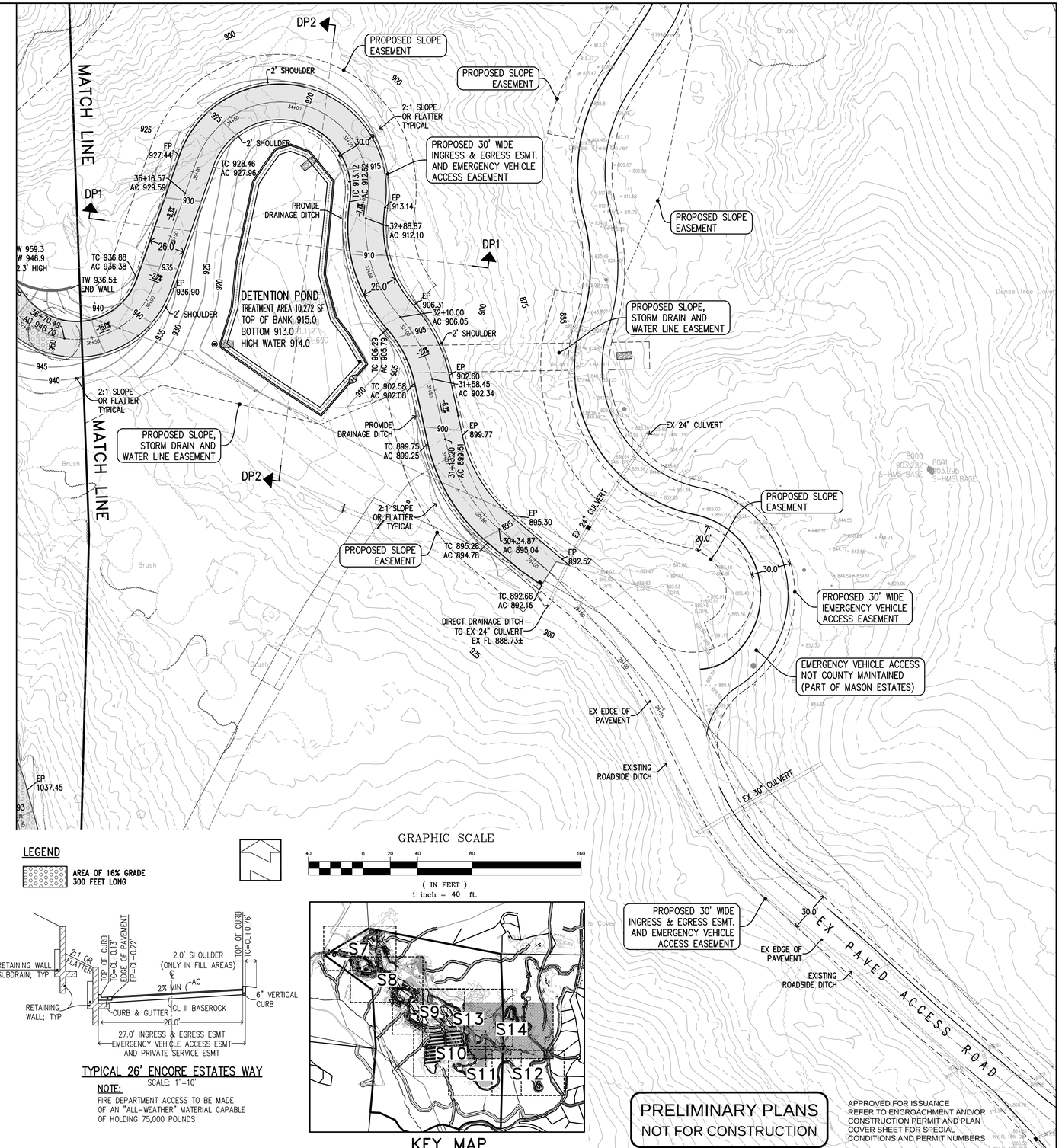
APPLICANT: ENCORE ESTATES

ROAD: PIERCE ROAD

COUNTY FILE NO.: PLN24-146-SB330

JOB NO. 23040





LEGEND

AREA OF 16% GRADE 300 FEET LONG

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

TYPICAL 26' ENCORE ESTATES WAY
SCALE: 1"=10'

NOTE:
FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL-WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS

KEY MAP

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN #
SHEET ___ OF ___

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

date: Hanna – Brunetti
Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan - Encore Estates Way

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

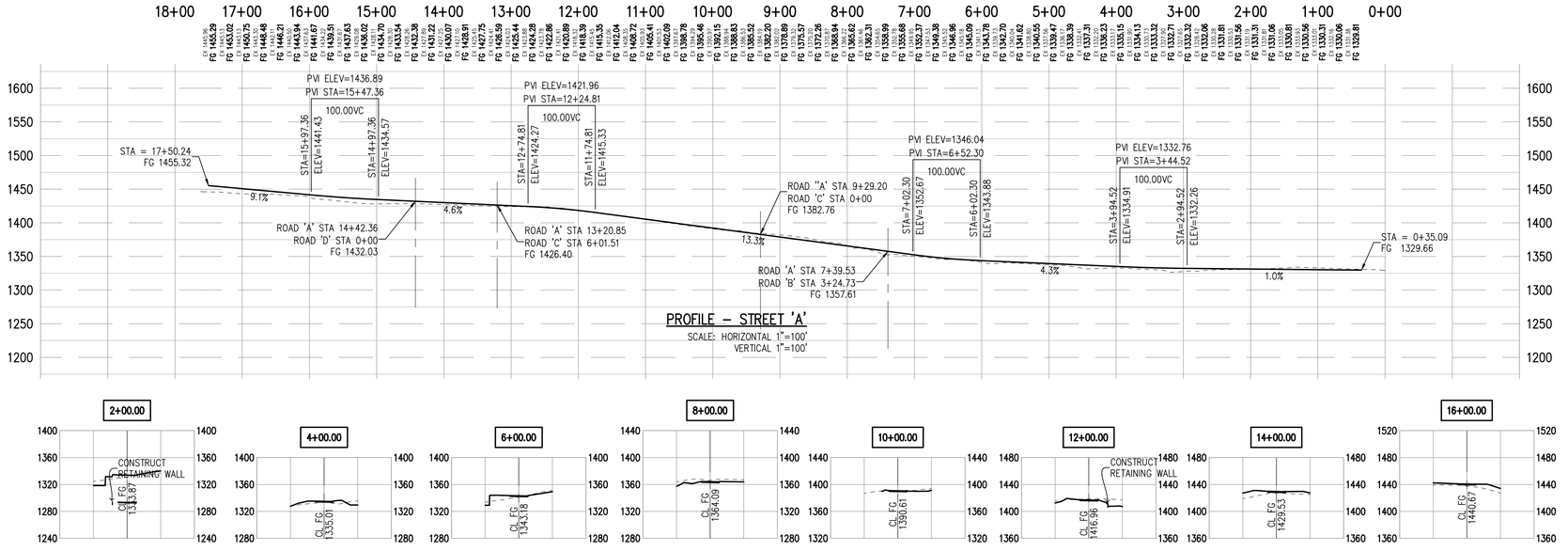
SANTA CLARA COUNTY
CALIFORNIA

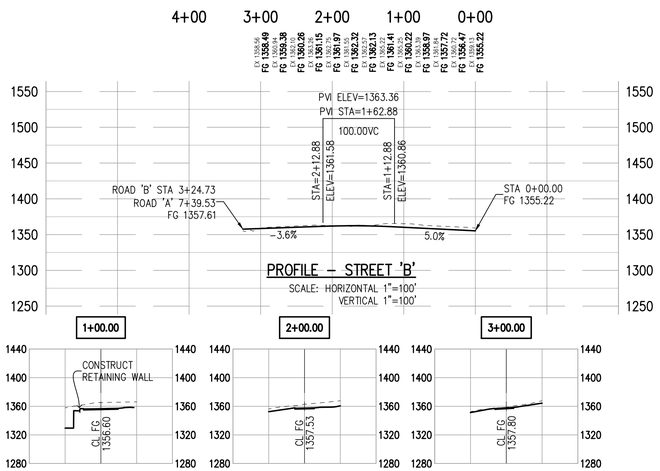
SHEET 14 OF 31

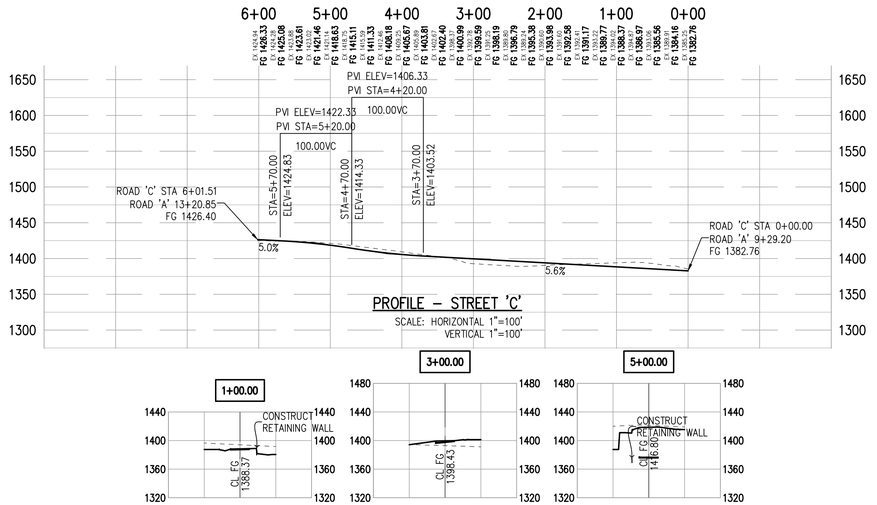
JOB NO. 23040

APPLICANT: ENCORE ESTATES ROAD: PIERCE ROAD COUNTY FILE NO.: PLN24-146-SB330 JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.







PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=50
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Private Road Profile & Sections - Streets A thru C

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

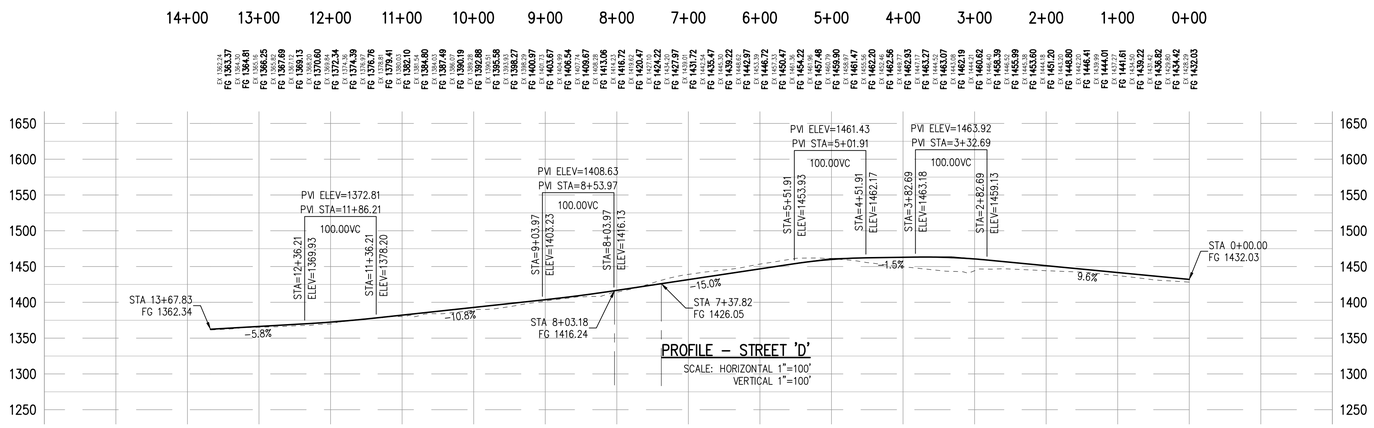
SANTA CLARA COUNTY
CALIFORNIA

SHEET 15a OF 31

JOB NO. 23040

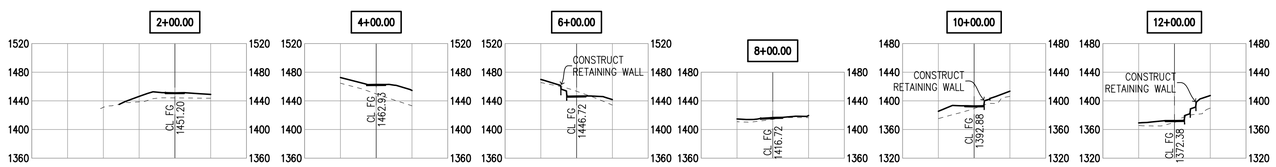
APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24–146–SB330 | JOB NO. 23040

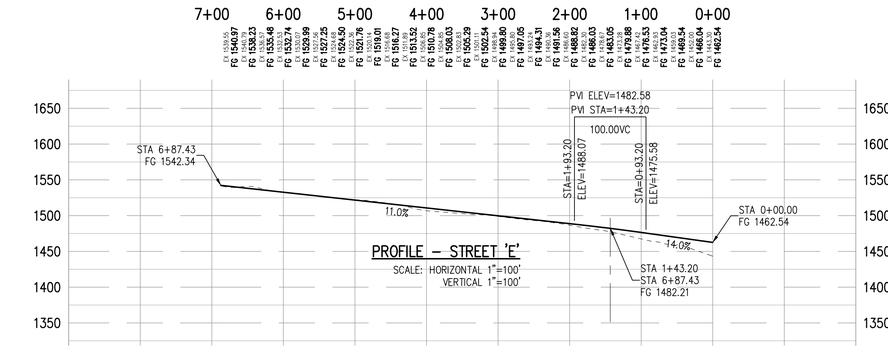
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



PROFILE – STREET 'D'

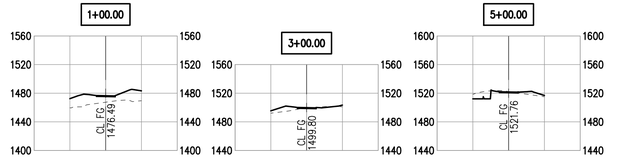
SCALE: HORIZONTAL 1"=100'
VERTICAL 1"=100'

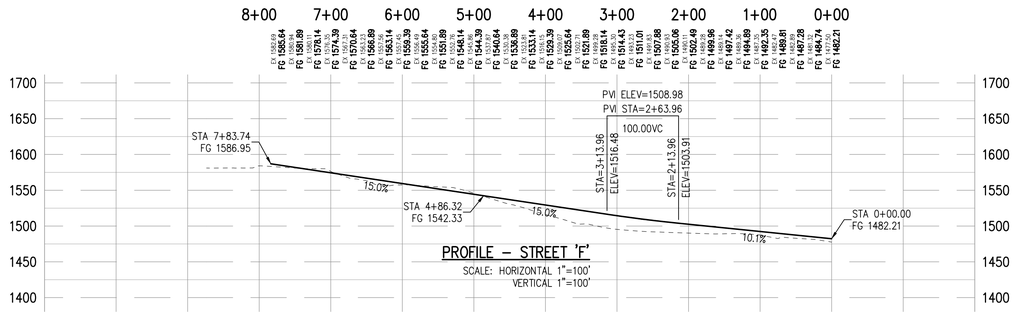




PROFILE – STREET 'E'

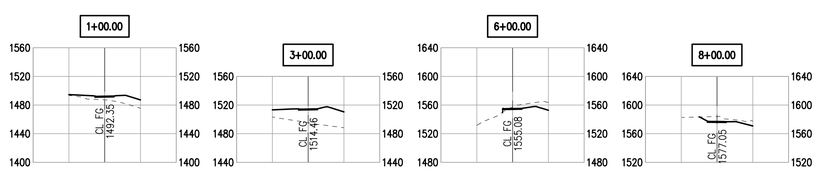
SCALE: HORIZONTAL 1"=100'
VERTICAL 1"=100'

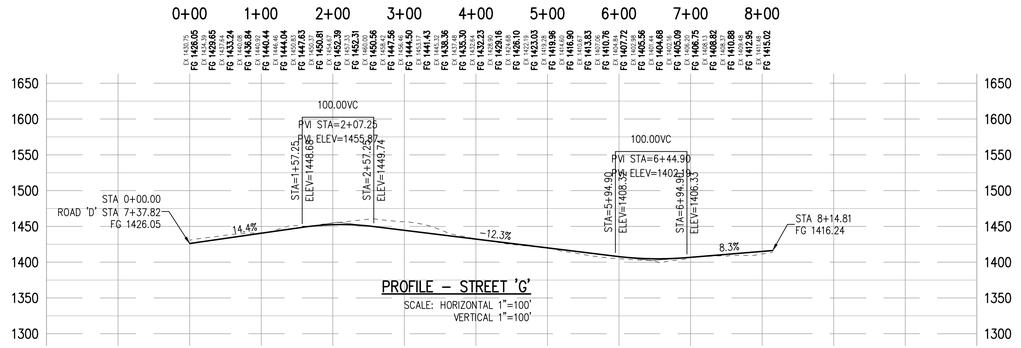




PROFILE – STREET 'F'

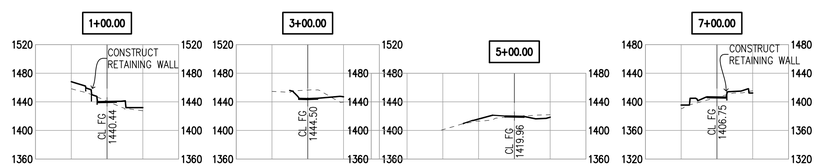
SCALE: HORIZONTAL 1"=100'
VERTICAL 1"=100'





PROFILE – STREET 'G'

SCALE: HORIZONTAL 1"=100'
VERTICAL 1"=100'



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=50
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Private Road Profile & Sections - Streets D thru G

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

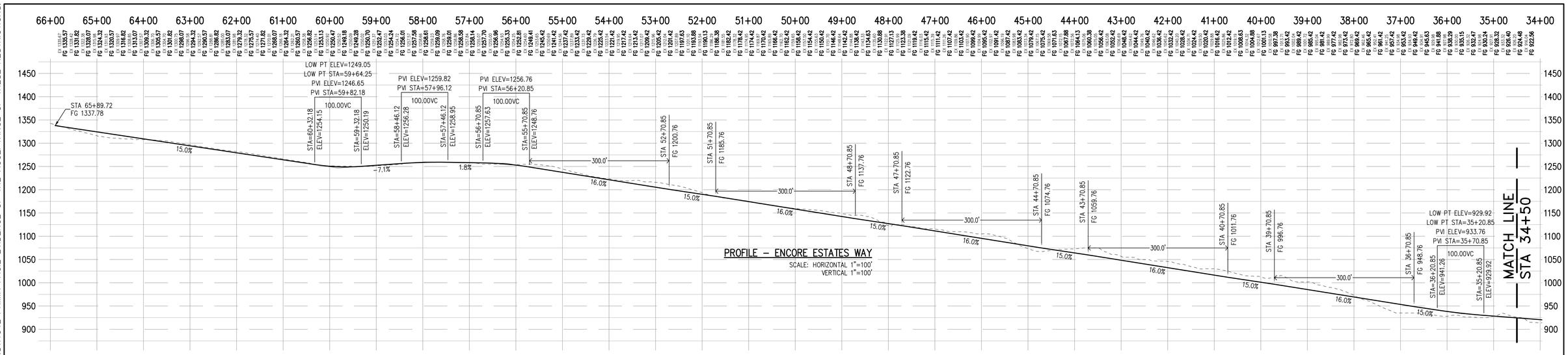
SANTA CLARA COUNTY
CALIFORNIA

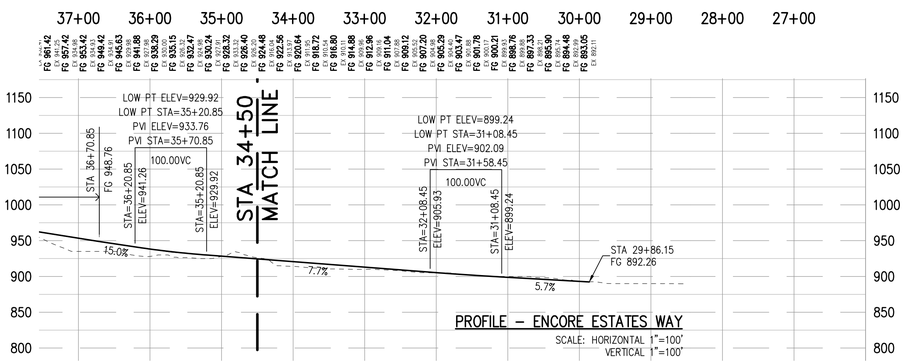
SHEET 15b OF 31

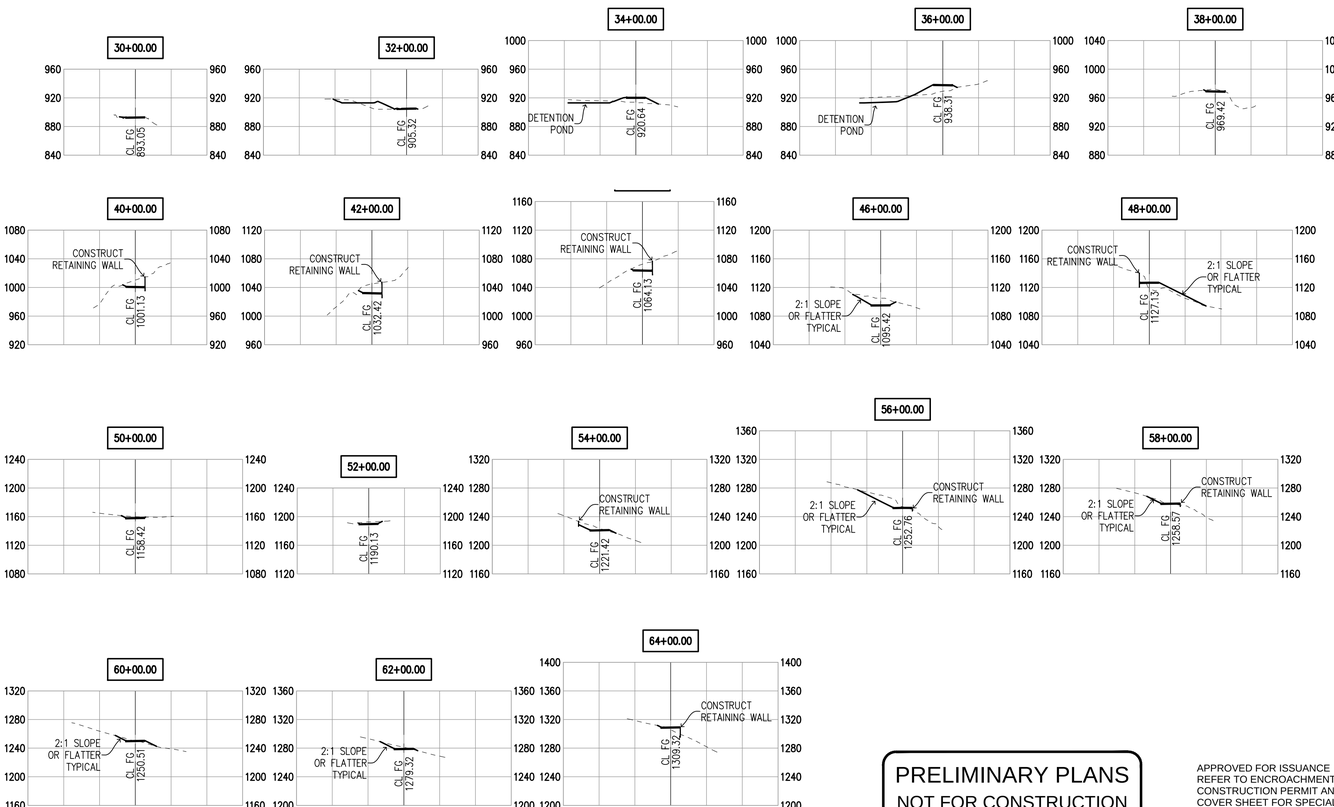
JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24–146–SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.







PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1935
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Private Road Profile & Sections - Encore Estates Way

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 15c OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24–146–SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN # _____
SHEET _____ OF _____

NOT IN CONTRACT

MASSON ESTATES WAY

SARATOGA HEIGHTS DRIVE

PIERCE ROAD

CL DRAINAGE DITCH

CONSTRUCT RETAINING WALL

2:1 SLOPE OR FLATTER TYPICAL

TW 669.8± END WALL

TW 673.2 BW 658.2 15' HIGH

TW 672.0 BW 650.1 11.9' HIGH

TW 671.4 BW 655.6 15.8' HIGH

TW 666.5± END WALL

TW 662.1 END WALL

TW 662.5 BW 658.7 3.8' HIGH

TW 657.8± END WALL

TW 666.9± END WALL

TW 658.6± END WALL

TW 660.7 BW 656.0 4.7' HIGH

TW 661.5 BW 656.7 4.8' HIGH

TW 663.8 BW 659.0 4.8' HIGH

TW 669.7 BW 664.7 5' HIGH

TW 674.8 BW 669.8 5' HIGH

TW 674.4 BW 669.4 5' HIGH

TW 674.0± END WALL

TW 692.9 BW 685.8 7.1' HIGH

TW 688.2 BW 677.2 11' HIGH

TW 689.4± END WALL

TW 708.5 BW 703.3 5.6' HIGH

TW 697.8 BW 693.3 2.5' HIGH

TW 707.6± END WALL

TW 704.7± END WALL

TC 668.04 AC 667.54

TC 667.03 FL 666.53

TC 668.53 FL 668.03

TC 669.92 AC 669.42

TC 669.74 FL 669.24

TC 671.85 AC 671.35

TC 671.22 FL 670.72

TC 672.62 FL 672.12

TC 673.25 FL 672.75

TC 682.33 AC 681.83

TC 681.83 AC 681.33

TC 688.71 AC 688.21

TC 680.75 FL 680.25

TC 684.16 AC 683.66

TC 687.83 AC 687.33

TC 687.20 FL 686.70

TC 703.36 FL 702.86

TC 704.07 FL 703.57

TC 706.34 FL 705.84

TC 706.98 FL 706.48

TC 709.53 FL 709.03

TC 705.28 FL 704.78

TC 709.57 FL 709.07

TC 707.94 FL 707.44

TC 698.09 FL 697.59

TC 693.38 FL 692.88

TC 712.62 FL 712.12

TC 713.86 FL 713.36

DI

26.0'

DRAINAGE SWALE

DETENTION POND #5
TREATMENT AREA 710 SF
TOP OF BANK 698.0
POND BOTTOM 696.0
HIGH WATER 697.0

Dense Tree Cover

Brush

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1955
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=30'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan - Masson Estates Way

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

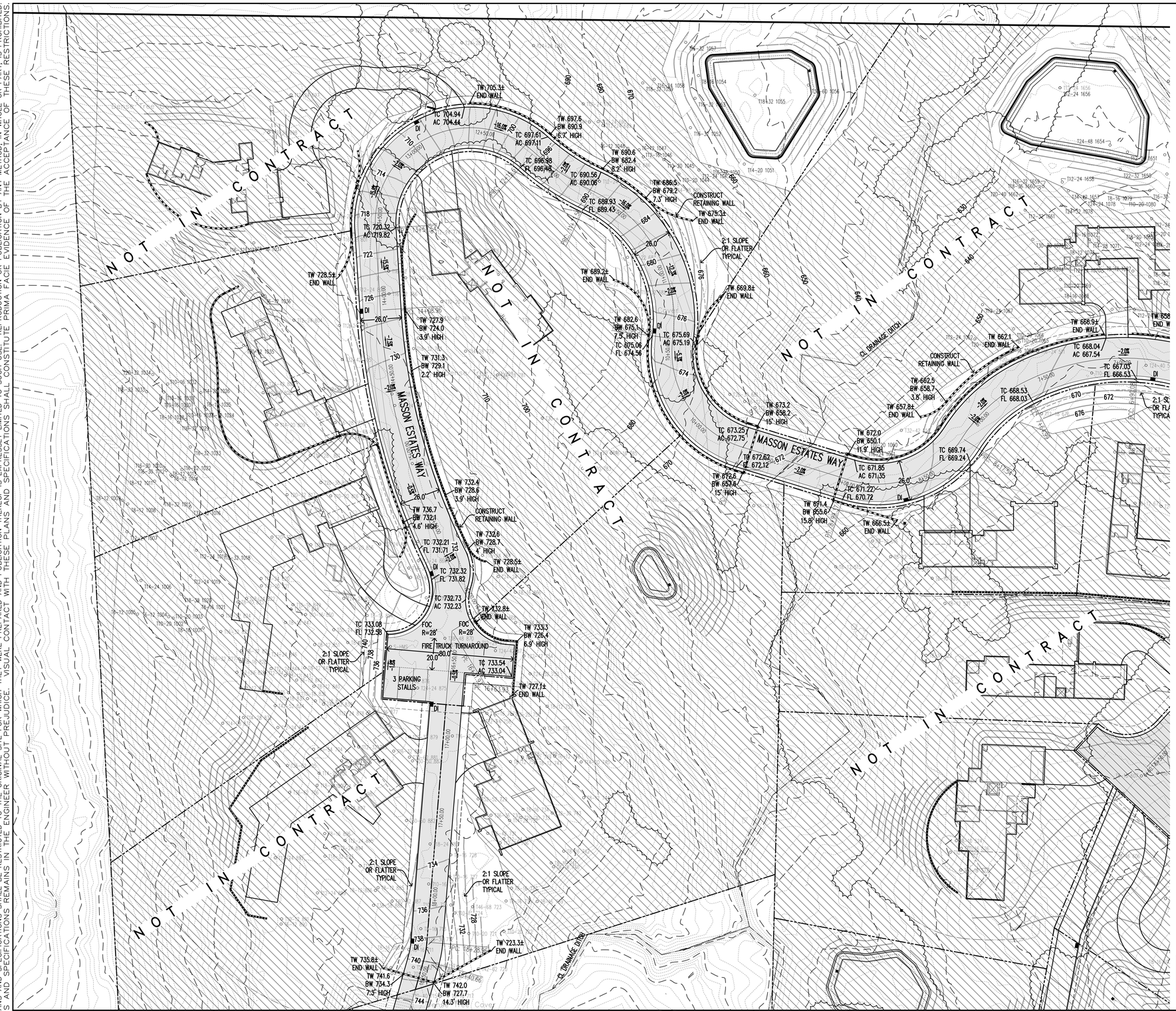
SANTA CLARA COUNTY
CALIFORNIA

SHEET 16a OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1959
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=30'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan - Masson Estates Way

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 16b OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN # _____
SHEET _____ OF _____

NOT IN CONTRACT

MASSON ESTATES WAY

CONSTRUCT RETAINING WALL
TW 732.6
BW 728.7
4' HIGH

TW 732.4
BW 728.6
3.9' HIGH

TW 728.5±
END WALL

TW 732.8±
END WALL

TW 733.3
BW 726.4
6.9' HIGH

TW 727.1±
END WALL

TC 733.04
AC 732.23

TC 732.23
AC 732.23

TC 732.21
FL 731.82

TC 732.32
FL 731.82

TC 736.7
FL 731.71
3.0' HIGH

TW 732.1
4.6' HIGH

TC 733.08
FL 732.58

FOC R=28'
FIRE TRUCK TURNAROUND
20.0'
-0.5%
3 PARKING STALLS

2:1 SLOPE OR FLATTER TYPICAL

TW 723.3±
END WALL

TW 742.0
BW 727.7
14.3' HIGH

TW 750.0
BW 724.3
25.7' HIGH

TW 735.8±
END WALL

TW 749.8
BW 731.7
17.9' HIGH

TW 741.6
BW 734.3
7.3' HIGH

TW 755.1
BW 743.9
11.2' HIGH

TW 761.2
BW 758.9
2.3' HIGH

TW 765.9
BW 760.3
5.5' HIGH

TW 765.0±
END WALL

TW 755.5
BW 740.5
15' HIGH

TW 754.0±
END WALL

TW 761.6±
END WALL

TW 767.7
BW 767.7
14' HIGH

TW 780.1±
END WALL

PROPOSED SLOPE AND RETAINING WALL EASEMENT

DETENTION POND #8
TREATMENT AREA 554 SF
TOP OF BANK 770.5
POND BOTTOM=767.5
HIGH WATER 769.5

OUTLET STRUCTURE
TC 769.5
INV 766.0

INV
764.5

CONST SD MH
RIM 790.51
INV 775.0 OUT
INV 778.0 IN

TW 789.3
BW 777.8
11.5' HIGH

TC 789.81
TG 789.31
INV 779.0

TW 786.1±
END WALL

TW 788.8
BW 784.0
4.8' HIGH

CONSTRUCT RETAINING WALL

TW 800.8
BW 790.5
10.3' HIGH

TW 796.9±
END WALL

PROPOSED SLOPE AND RETAINING WALL EASEMENT

2:1 SLOPE OR FLATTER TYPICAL

85 LF 18" PVC SD @ S=0.24

TW 808.0±
END WALL

CONST SD MH
RIM 803.82
INV 798.8

20.0'
112 LF 18" PVC SD @ S=0.15

CONSTRUCT RETAINING WALL

CONST SD MH
RIM 840.35
INV 835.4

TW 834.7
BW 821.6
13.1' HIGH

TW 841.2
BW 820.7
20.5' HIGH

120 LF 18" PVC SD @ S=0.16

80 LF 15" PVC SD @ S=0.16

TW 854.7
BW 834.9
19.8' HIGH

TW 818.2±
END WALL

TW 822.0
BW 819.9
2.2' HIGH

TW 827.9
BW 827.7
0.2' HIGH

TW 840.0±
END WALL

TW 846.1±
END WALL

TW 852.0±
END WALL

TC 821.78
TG 821.28
INV 816.3

CONSTRUCT RETAINING WALL

MATCH LINE
STA 24+72.83

MATCH LINE
STA 24+72.83

NOT IN CONTRACT

CONSTRUCT RETAINING WALL

TW 876.4
BW 853.9
22.5' HIGH

TW 883.6
BW 860.1
23.5' HIGH

TW 886.3
BW 858.3
28' HIGH

WIDEN EXISTING PAVED DRIVEWAY TO 20 FEET

TD 880.62
AC 880.12

TD 889.60
AC 889.10

TD 889.53
AC 889.03
END AC CURB

TW 889.8
BW 881.0
8.8' HIGH

TW 889.1±
END WALL
R=50'

EX EP 887.03±
CONFORM

EX EP 886.60±
CONFORM

TW 868.2
BW 855.5
12.7' HIGH

TD 868.27
AC 867.77

TD 861.66
AC 861.16

AC
889.42
R=40'

EP
888.19

CONFORM TO EXISTING PAVEMENT

EX EP 888.92±
CONFORM

EX EP 887.05±
CONFORM

CONST SD MH
RIM 840.35
INV 835.4

TW 834.7
BW 821.6
13.1' HIGH

TW 841.2
BW 820.7
20.5' HIGH

TW 854.7
BW 834.9
19.8' HIGH

80 LF 18" PVC SD @ S=0.16

TW 840.0±
END WALL

TW 846.1±
END WALL

TW 852.0±
END WALL

EX 24" CULVERT

TD 854.78
AC 854.28

TC 853.27
TG 852.77
INV 847.8

MATCH LINE
STA 24+72.83

TW 883.6
BW 860.1
23.5' HIGH

TW 886.3
BW 858.3
28' HIGH

WIDEN EXISTING PAVED DRIVEWAY TO 20 FEET

TD 889.60
AC 889.10

TD 889.53
AC 889.03
END AC CURB

TW 889.8
BW 881.0
8.8' HIGH

TW 889.1±
END WALL
R=50'

AC
889.42
R=40'

EP
888.19

EX EP 888.07±
CONFORM

EX EP 887.03±
CONFORM

EX EP 887.05±
CONFORM

CONFORM TO EXISTING PAVEMENT

WIDEN EXISTING PAVED DRIVEWAY TO 20 FEET

EX EP 884.27±
CONFORM

EX EP 882.45±
CONFORM

EX EP 872.44±
CONFORM

EX EP 871.93±
CONFORM

EXISTING AC DRIVEWAY TO BE AC OVERLAY

EP
872.53

EP
867.82

EX EP 861.88±
CONFORM

R=40'

CONFORM TO EXISTING PAVEMENT

PIERCE ROAD

Dense Tree Cover

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1993
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=30'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan - Masson Estates Way

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

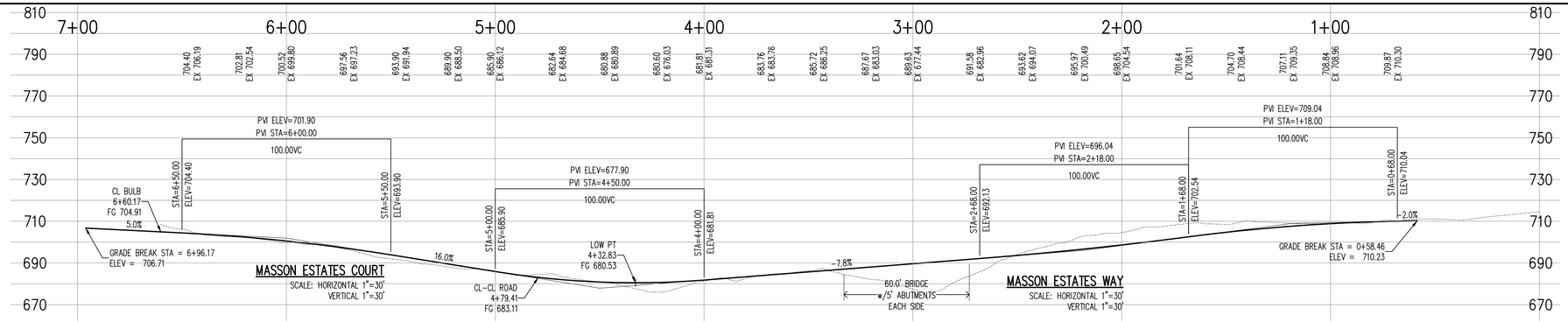
SANTA CLARA COUNTY
CALIFORNIA

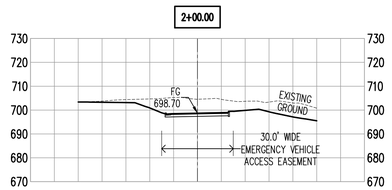
SHEET
16c
OF 31

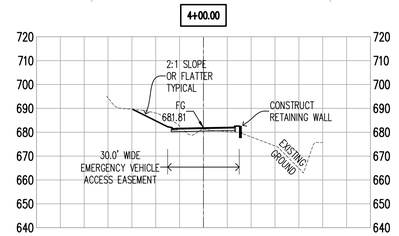
JOB NO.
23040

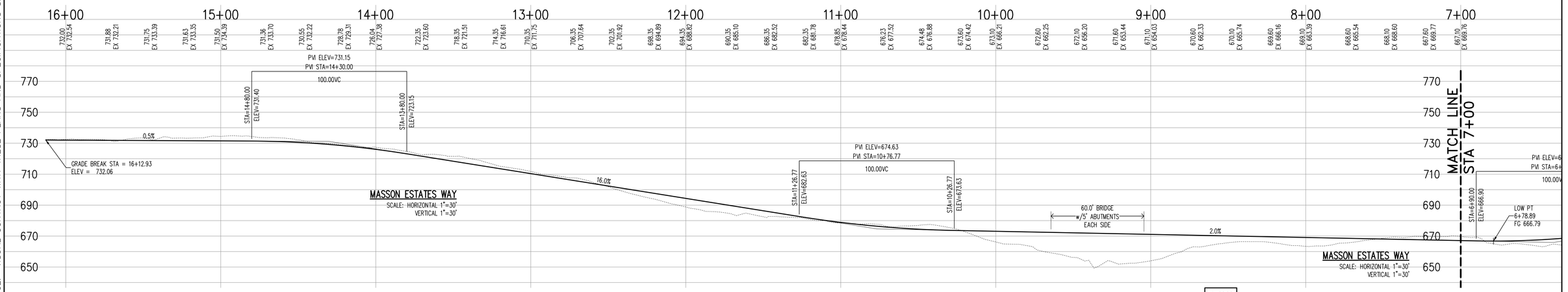
APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

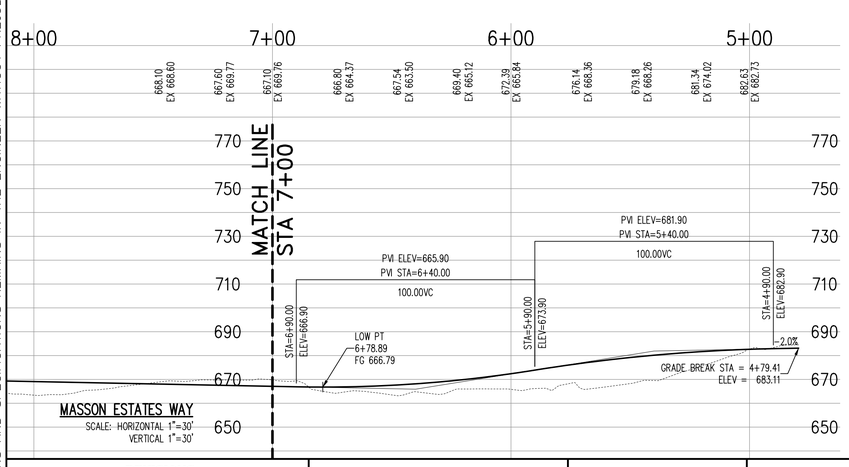
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

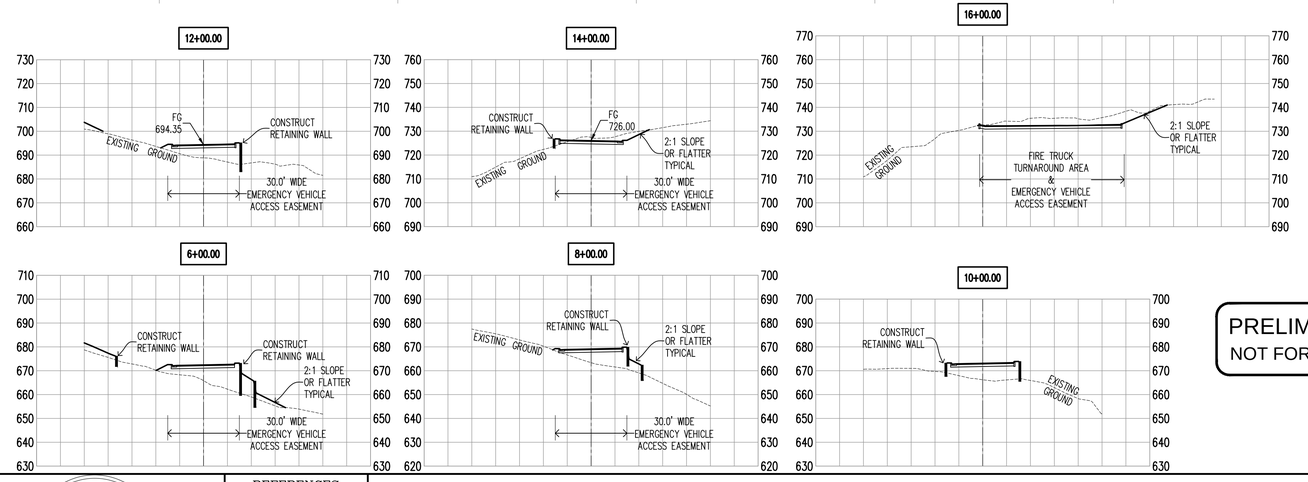












PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1920
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=30'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Profile & Sections - Masson Estates Way

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

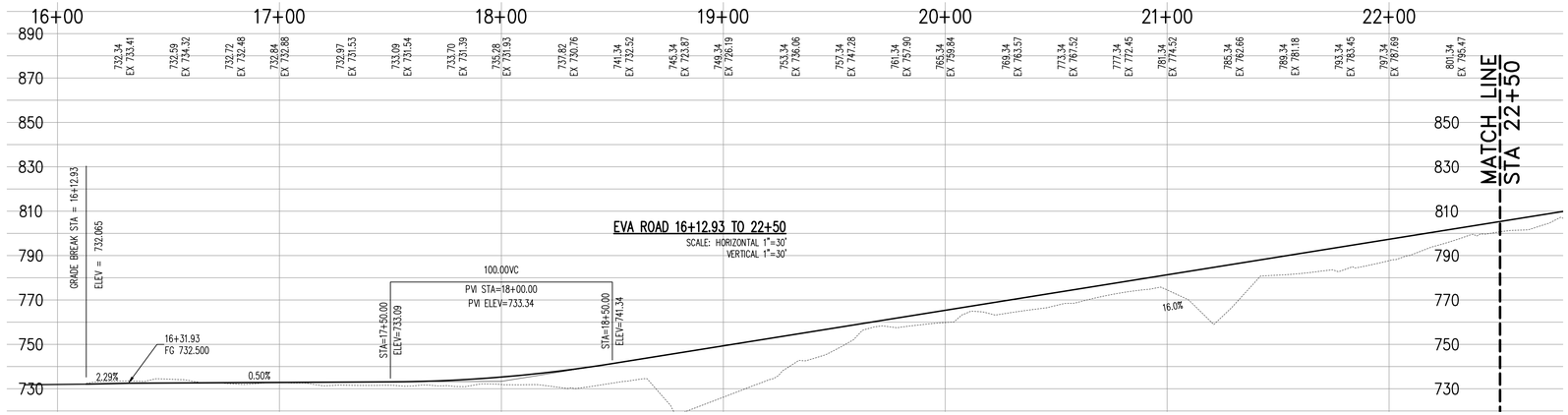
SANTA CLARA COUNTY
CALIFORNIA

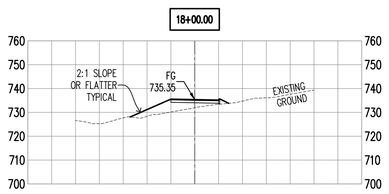
SHEET 16d OF 31

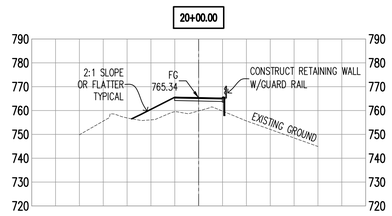
JOB NO. 23040

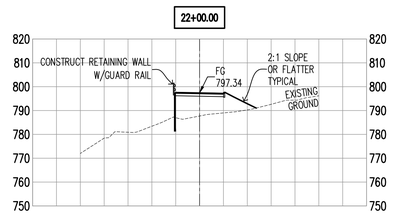
APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

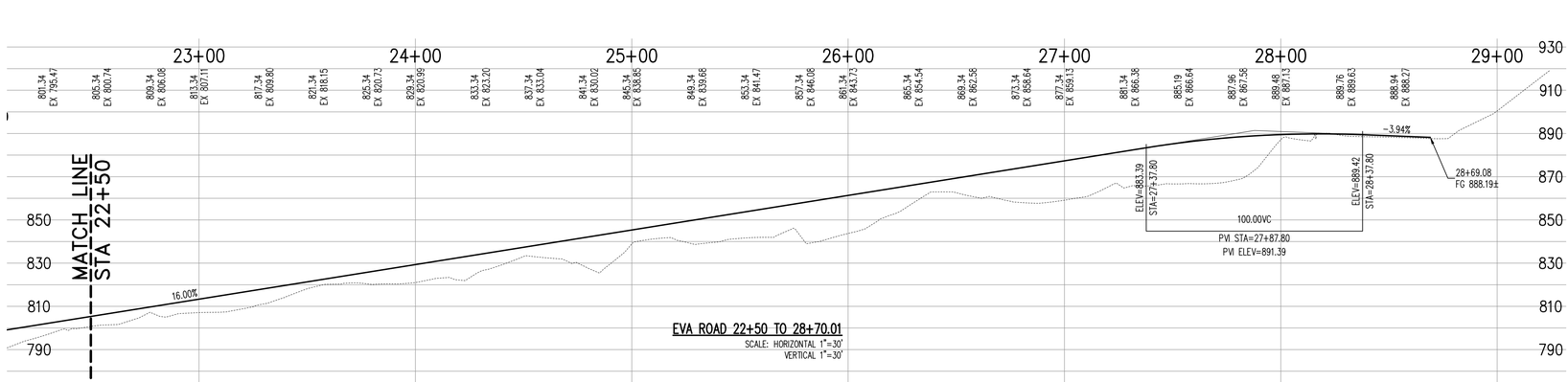
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

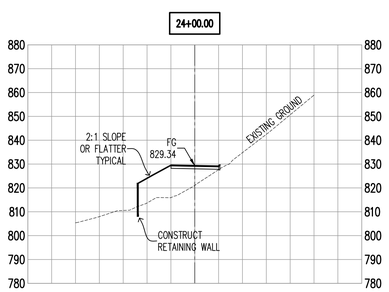


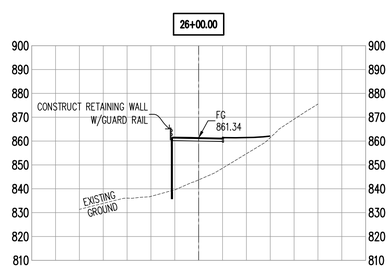


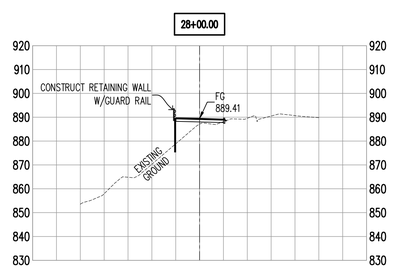












PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=30'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Profile & Sections - Emergency Access Road

Encore Estates - Pierce Road - apn 503-46-009

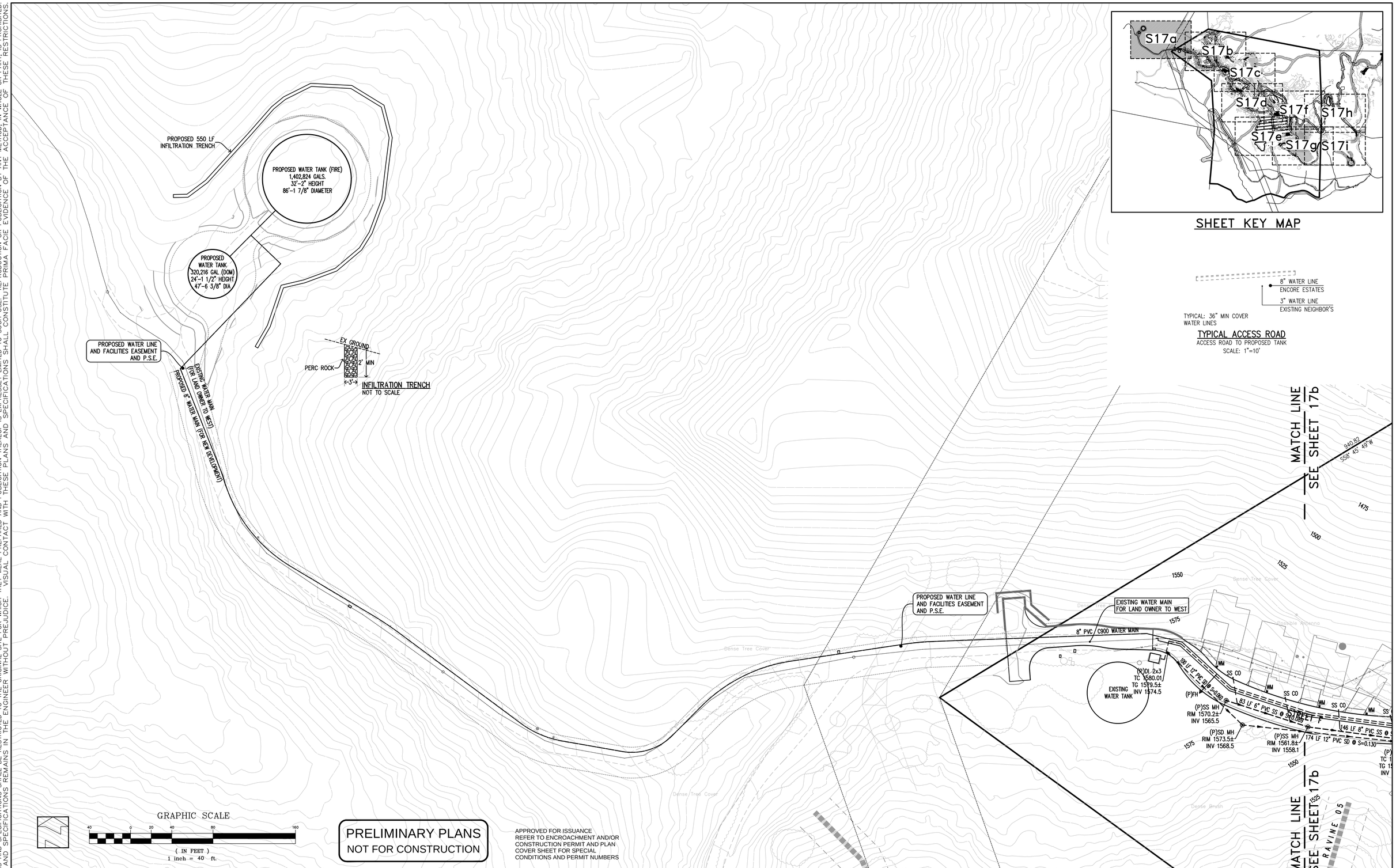
UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 16d OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24–146–SB330 | JOB NO. 23040



SHEET KEY MAP

8" WATER LINE ENCORE ESTATES

3" WATER LINE EXISTING NEIGHBOR'S

TYPICAL: 36" MIN COVER WATER LINES

TYPICAL ACCESS ROAD

ACCESS ROAD TO PROPOSED TANK

SCALE: 1"=10'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN #
SHEET ___ OF ___

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Utility Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET
17a
OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES ROAD: PIERCE ROAD COUNTY FILE NO.: PLN24-146-SB330 JOB NO. 23040

SHEET KEY MAP

TYPICAL: 36" MIN COVER WATER LINES

TYPICAL 26' PRIVATE ROAD

SCALE: 1"=10'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN #
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Utility Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET
17b
OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES ROAD: PIERCE ROAD COUNTY FILE NO.: PLN24-146-SB330 JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

SEE SHEET 17b
MATCH LINE

SEE SHEET 17b
MATCH LINE

MATCH LINE
SEE SHEET 17d

MATCH LINE
SEE SHEET 17d

STREET D
STREET A
STREET B
STREET C
STREET E
ENCORE ESTATES WAY

RAVINE 04
RAVINE 07

CONCRETE LINED DITCH

SANITARY SEWER FORCE MAIN

EXISTING CONCERT BOWL

EXISTING SANITARY SEWER TREATMENT FACILITY

EXISTING LEACHFIELD
T12-24 1288
T12-24 1271
T14-24 1289
T12-24 1272
T36-42 1267

STORM CHAMBERS
62 SC-3500 CHAMBERS
BOTTOM CHAMBERS 1365.2
TOP CHAMBERS 1367.7

STORM CHAMBERS
37 SC-3500 CHAMBERS
BOTTOM CHAMBERS 1334.05
TOP CHAMBERS 1337.8

STORM CHAMBERS
57 SC-3500 CHAMBERS
BOTTOM CHAMBERS 1285.65
TOP CHAMBERS 1289.4

STORM CHAMBERS
92 SC-3500 CHAMBERS
BOTTOM CHAMBERS 1436.8
TOP CHAMBERS 1440.55

STORM CHAMBERS
84 SC-3500 CHAMBERS
BOTTOM CHAMBERS 1380.65
TOP CHAMBERS 1384.4

STORM CHAMBERS
8 SC-3500 CHAMBERS
BOTTOM CHAMBERS 1347.75
TOP CHAMBERS 1351.5

STORM CHAMBERS
12 SC-3500 CHAMBERS
BOTTOM CHAMBERS 1301.05
TOP CHAMBERS 1304.8

STORM CHAMBERS
5 SC-3500 CHAMBERS
BOTTOM CHAMBERS 1258.25
TOP CHAMBERS 1262.0

(P)SS MH
LIFT STATION
RIM 1382.8±
INV 1379.8
SUMP 1369.8

(P)SD MH
OUTLET STRUCTURE
RIM 1368±
INV 1262.0

ROCK RIP-RAP
AT END OF PIPE
4-6" DIA ROCK SIZE
2 COURSES

INV 1341.4±
END 12" PIPE

INV 1418.6±
END 12" PIPE

ROCK RIP-RAP
AT END OF PIPE
4-6" DIA ROCK SIZE
2 COURSES

ROCK RIP-RAP
AT END OF PIPE
4-6" DIA ROCK SIZE
2 COURSES

INV 1249.8±

EX 18" SD PIPE
TO BE ABANDONED

PROVIDE SD PIPE FROM
SD J BOX TO CHAMBERS

EX J BOX
RIM 1338.6±
INV 1332±
FIELD VERIFY

EX SS CO
RIM 1338.5±
INV 1331.57±

EX SS CO
RIM 1335.5±
INV 1326.44±

(P)SD MH
RIM 1338.3±
INV 1330.9±
FIELD VERIFY

PROVIDE SD PIPE FROM
CHAMBERS TO SD MH

(P)SD MH
REPLACE EX DI
RIM 1340.2±
INV 1334±
FIELD VERIFY

PROVIDE SD PIPE FROM
SD MH TO CHAMBERS

EX SD MH
RIM 1297.2±
INV 12XX±
FIELD VERIFY

PROVIDE SD PIPE FROM
EX SD MH TO CHAMBERS

PROVIDE SD PIPE FROM
CHAMBERS TO SD MH

EX SS CO
RIM 1297.0±
INV 1288±
FIELD VERIFY

EX SD MH
RIM 1288.2±
INV 1283±
FIELD VERIFY

EX SS CO
RIM 1270.1±
INV 1266±
FIELD VERIFY

EX SS CO
RIM 1285.1±
INV 1278±
FIELD VERIFY

EX SS CO
RIM XXXX±
INV XXXX±
FIELD VERIFY

EXISTING
FIRE HYDRANT
TO BE RELOCATED

PROPOSED
FIRE HYDRANT

(P)SS MH
RIM 1300.9±
INV 1294±
FIELD VERIFY

EX SD PIPE
TO BE ABANDONED

(P)SD MH
RIM 1302.9±
INV 1296.9
FIELD VERIFY

EX DI
INSTALL SD MH
RIM 1305.0±
INV 1299.78

(P) DI
TG 1305.5±
INV 1303.5

(P) DI
TG 1285.3±
INV 1260.3

(P) DI
TG 1264.5±
INV 1260.1

(P) DI
TG 1265.8±
INV 1259.94

(P) DI
TG 1265.9±
INV 1259.78

EX
1268.4±

EX
1263.5±

EX
1353.1±

EX
1353.5±

EX SD PIPE
TO BE ABANDONED

EX 18" SD PIPE
TO BE ABANDONED

EX SS CO
RIM 1340.2±
INV 1332.95±

EX
1339.3±

EX
1340.1±

EX SS CO
RIM 1353.2±
INV 1348±
FIELD VERIFY

(P)SS CO
RIM 1319.3±
INV 1316.3

EX SS CO
RIM 1335.5±
INV 1326.44±

EX SS CO
RIM 1270.1±
INV 1266±
FIELD VERIFY

EX SS CO
RIM 1285.1±
INV 1278±
FIELD VERIFY

EX SS CO
RIM XXXX±
INV XXXX±
FIELD VERIFY

EX SS CO
RIM 1297.0±
INV 1288±
FIELD VERIFY

EX SS CO
RIM 1338.5±
INV 1331.57±

EX SS CO
RIM 1353.2±
INV 1348±
FIELD VERIFY

(P)SS CO
RIM 1319.3±
INV 1316.3

(P)SS MH
RIM 1440.0±
INV 1435.0

(P)SS MH
RIM 1463.0±
INV 1458.0

(P)SS MH
RIM 1465.2±
INV 1460.3

(P)SS MH
RIM 1462.8±
INV 1454.4

(P)SS MH
RIM 1459.0±
INV 1453.1

(P)SS MH
RIM 1485.5±
INV 1447.5

(P)SS MH
RIM 1446.0±
INV 1441.0

(P)SS MH
RIM 1439.1±
INV 1434.1

(P)SS MH
RIM 1434.5±
INV 1429.5

(P)SS MH
RIM 1439.4±
INV 1433.4

(P)SS MH
RIM 1430.9±
INV 1424.3

(P)SS MH
RIM 1425.3±
INV 1420.2

(P)SS MH
RIM 1417.4±
INV 1408.8

(P)SS MH
RIM 1407.1±
INV 1404.6

(P)SS MH
RIM 1416.7±
INV 1411.7

(P)SS MH
RIM 1408.6±
INV 1403.6

(P)SS MH
RIM 1395.6±
INV 1386.9

(P)SS MH
RIM 1389.8±
INV 1382.5

(P)SD MH
RIM 1450.7±
INV 1439.6

(P)SD MH
RIM 1447.4±
INV 1436.8

(P)SD MH
RIM 1406.4±
INV 1400.0

(P)SD MH
RIM 1390.2±
INV 1380.7

(P)DI 2x3
TC 1460.91
1460.4±
1455.9

(P)DI 2x3
1478.58
1478.1±
1475.6

(P)DI 2x3
TC 1461.29
TG 1460.8±
INV 1456.0

(P)DI 2x3
TC 1449.81
TG 1449.3±
INV 1444.3

(P)DI 2x3
TC 1438.30
TG 1437.8±
INV 1433.8

(P)DI 2x3
TC 1377.23
TG 1376.7±
INV 1372.0

(P)DI 2x3
TG 1369.53
TG 1369.0±
INV 1366.2

(P)DI 2x2
TG 1425.6±
INV 1420.6

(P)DI 2x2
TG 1421.1±
INV 1416.1

(P)DI 2x2
TG 1415.2±
INV 1410.2

(P)DI 2x2
TG 1410.2±
INV 1405.2

(P)DI 2x2
TG 1409.0±
INV 1404.0

(P)DI 2x2
TG 1407.9±
INV 1402.9

(P)DI 2x2
TG 1402.4±
INV 1397.4

(P)DI 2x2
TG 1424.5±
INV 1419.5

(P)DI 2x3
TC 1428.20
TG 1424.7±
INV 1417.9

(P)DI 2x3
TC 1419.10
TG 1418.6±
INV 1414.6

(P)DI 2x2
TG 1420.6±
INV 1415.0

(P)DI 2x3
TC 1432.98
TG 1432.5±
INV 1428.5

(P)DI 2x3
TC 1427.89
TG 1427.4±
INV 1422.4

(P)DI 2x2
TG 1404.5±
INV 1398.0

(P)DI 2x3
TC 1392.23
TG 1391.7±
INV 1380.74

(P)DI 2x3
TC 1385.22
TG 1384.7±

(P)DI 36" SQ
TG 1396.6±
INV 1391.6

(P)DI 36" SQ
TG 1388.1±
INV 1383.1

(P)DI 36" SQ
TG 1374.7±
INV 1369.7

(P)DI 36" SQ
TG 1368.1±
INV 1363.5

(P)DI 2x3
TC 1394.15
TG 1393.7±
INV 1387.9

(P)DI 2x3
TC 1290.32
TG 1289.8±
INV 1284.8

EXISTING SECTION OF
CONCERT BOWL WATER MAIN
TO BE REMOVED

PLUG & CAP EXISTING
WATER MAIN AT TEE

CONNECT
TO EXISTING
6" WATER MAIN
WITH FITTINGS

PROPOSED WATER MAIN
FOR CONCERT BOWL

EXISTING SECTION
OF CONCERT BOWL
WATER MAIN
TO BE REMOVED

EXISTING WATERLINE
NEIGHBORS TO BE
ABANDONED IN PLACE

PROPOSED WATER MAIN
FOR CONCERT BOWL

PROPOSED WATER MAIN
AROUND
CHAMBERS

EX WATER MAIN

EX 8" WATER MAIN

EX 8" WATER MAIN

EX 8"

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

SEE SHEET 17c
MATCH LINE

SEE SHEET 17c
MATCH LINE

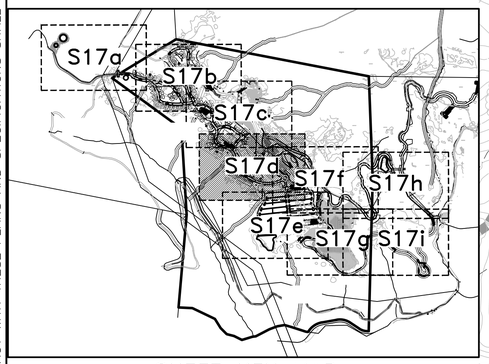
MATCH LINE
SEE SHEET 17f

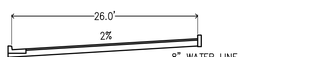
(P)DI 2x2 TG 1407.9± INV 1402.9
92 LF 8" PVC SD @ S=0.083
(P)SS MH RIM 1416.7± INV 1411.7
119 LF 15" PVC SD @ S=0.013
(P)DI 2x3 TC 1419.10 TG 1418.6± INV 1414.6
61 LF 18" PVC SD @ S=0.020
(P)DI 2x2 TG 1402.4± INV 1397.4
50 LF 8" PVC SD @ S=0.083
(P)SS MH RIM 1408.6± INV 1403.6
100 LF 8" PVC SD @ S=0.017
(P)DI 2x2 TG 1390.9± INV 1385.9
67 LF 10" PVC SD @ S=0.013
(P)DI 2x2 TG 1390.3± INV 1385.0
98 LF 10" PVC SD @ S=0.038
(P)DI 2x2 TG 1383.0± INV 1381.28
108 LF 10" PVC SD @ S=0.060
ROCK RIP-RAP AT END OF PIPE 4-6" DIA ROCK SIZE 2 COURSES
INV 1374.7± END 18" PIPE
24 LF 8" PVC C900 WATER MAIN
1102 LF 8" PVC SS @ S=0.011
(P)SS MH RIM 1382.9± INV 1375.9 PROVIDE TEE & VALVES; TYPICAL
(P)SS MH RIM 1369.1± INV 1364.1
SD PIPE TO PASS OVER SS PIPE SD INV 1355.06± SS INV 1352.65±
(P)DI 2x2 TG 1351.5± INV 1346.5
86 LF 8" PVC SD @ S=0.013
91 LF 8" PVC SS @ S=0.010
(P)SS MH RIM 1357.8± INV 1352.5 PROVIDE TEE & VALVES; TYPICAL
93 LF 8" PVC SD @ S=0.081
(P)DI 2x2 TG 1344.0± INV 1339.0
48 LF 8" PVC SD @ S=0.083
(P)DI 2x2 TG 1339.8± INV 1334.8
51 LF 8" PVC SD @ S=0.078
(P)DI 2x2 TG 1326.2± INV 1321.2
96 LF 8" PVC SD @ S=0.008
(P)DI 2x2 TG 1323.5± INV 1318.5
115 LF 8" PVC SD @ S=0.043
(P)DI 2x2 TG 1316.5± INV 1313.5
107 LF 8" PVC SD @ S=0.005
(P)DI 2x2 TG 1321.1± INV 1312.9
100 LF 8" PVC SD @ S=0.079
(P)DI 2x2 TG 1310.7± INV 1305.0
108 LF 18" PVC SD @ S=0.018
(P)SD MH RIM 1309.1± INV 1303.0
18 LF 18" PVC SD @ S=0.000
74 LF 8" PVC SD @ S=0.120
(P)DI 24" SQ TC 1302.6± INV 1291.23
(P)SS MH RIM 1309.3± INV 1304.0
165 LF 8" PVC SS @ S=0.048
(P)DI 24" SQ TG 1299.5± INV 1294.5
(P)DI 24" SQ TG 1293.1± INV 1288.1
(P)DI 24" SQ TC 1307.1± INV 1302.1
80 LF 12" PVC SD @ S=0.063
80 LF 12" PVC SD @ S=0.094
(P)SS MH RIM 1301.5± INV 1296.0
165 LF 8" PVC SS @ S=0.12
(P)SS MH RIM 1320.2± INV 1314.0
85 LF 8" PVC SS @ S=0.11
(P)DI 24" SQ TC 1330.75 TG 1330.2± INV 1326.2
87 LF 12" PVC SD @ S=0.010
83 LF 12" PVC SD @ S=0.020
(P)DI 24" SQ TC 1315.49 TG 1315.0± INV 1309.0
STORM CHAMBERS 120 SC-3500 CHAMBERS BOTTOM CHAMBERS 1304.65 TOP CHAMBERS 1308.4
(P)DI 24" SQ TC 1330.66 TG 1330.2± INV 1325.6
(P)SS MH RIM 1331.6± INV 1323.92
103 LF 12" PVC SD @ S=0.087
(P)DI 24" SQ TC 1339.48 TG 1339.0± INV 1328.9
(P)DI 24" SQ TC 1339.85 TG 1339.3± INV 1333.1
(P)DI 2x3 TC 1333.90 TG 1333.4± INV 1328.0
(P)SS MH RIM 1333.6± INV 1324.7
127 LF 8" PVC SS @ S=0.018
155 LF 8" PVC SS @ S=0.005
(P)SS MH RIM 1334.2± INV 1327.0
101 LF 8" PVC SS @ S=0.019
(P)SS MH RIM 1335.0± INV 1328.9
(P)SD MH RIM 1326.8± INV 1325.4
98 LF 18" PVC SD @ S=0.000
(P)DI 2x3 TC 1335.19 TG 1334.7± INV 1326.0
SD PIPE TO PASS UNDER SS PIPE SD INV 1325.9± SS INV 1328.6±
SD PIPE TO PASS UNDER SS PIPE SD INV 1327.4± SS INV 1325.6±
SD PIPE TO PASS OVER SS PIPE SD INV 1326.0± SS INV 1320.9±
217 LF 12" PVC SD @ S=0.007
8" PVC C900 WATER MAIN
(P)FH
(P)DI 2x3 TC 1357.19 TG 1356.7± INV 1356.9
(P)DI 2x3 TC 1356.22 TG 1355.7± INV 1353.1
(P)DI 24" SQ TC 1353.55 TG 1353.0± INV 1350.4
82 LF 12" PVC SD @ S=0.033
(P)DI 24" SQ TC 1349.41 TG 1348.9± INV 1342.9
115 LF 12" PVC SD @ S=0.026
(P)DI 24" SQ TC 1347.16 TG 1346.7± INV 1340.2
154 LF 12" PVC SD @ S=0.073
(P)DI 24" SQ TC 1345.20 TG 1344.7± INV 1338.7
97 LF 12" PVC SD @ S=0.021
(P)DI 24" SQ TC 1309.8± INV 1305.8
85 LF 8" PVC SD @ S=0.009
(P)DI 24" SQ TG 1309.7± INV 1304.0
133 LF 8" PVC SD @ S=0.59
EX 1286.1± INV 1283±
(P)SD MH RIM 1257.8± INV 1253.2
300 LF 4" PVC SS @ S=0.12
91 LF 12" PVC SD @ S=0.146
(P)DI 2x3 TC 1290.32 TG 1289.8± INV 1284.8
202 LF 4" PVC SS @ S=0.089
(P)SS CO RIM 1303.2± INV 1298.2
(P)SS CO RIM 1319.3± INV 1316.3
(P)SS CO RIM 1353.2± INV 1348± FIELD VERIFY
146 LF 4" PVC SS @ S=0.21
(P)DI 24" SQ TC 1352.78 TG 1352.3± INV 1347.0
(P)DI 24" SQ TG 1357.79 TC 1357.3± TG 1357.3± INV 1346.75
(P)DI 24" SQ TC 1358.11 TG 1357.6± INV 1352.6
(P)DI 2x3 TC 1357.08 TG 1356.6± INV 1353.6
64 LF 12" PVC SD @ S=0.091
(P)DI 36" SQ TG 1368.5± INV 1361.0
41 LF 12" PVC SD @ S=0.024
50 LF 12" PVC SD @ S=0.0005
47 LF 12" PVC SD @ S=0.010
(P)DI 2x3 TC 1370.08 TG 1369.6± INV 1364.7
(P)SS MH RIM 1365.9± INV 1354.0
107 LF 6" PVC SS @ S=0.014
135 LF 12" PVC SD @ S=0.014
28 LF 12" PVC SD @ S=0.028
(P)SD MH RIM 1357.9± INV 1354.2 IN (N) INV 1352.24 THRU (S,E)
(P)DI 2x3 TC 1345.94 TG 1345.4± INV 1341.4
(P)FH
(P)SS MH RIM 1347.0± INV 1341.0
253 LF 18" PVC SD @ S=0.053
297 LF 8" PVC SS @ S=0.040
8" PVC C900 WATER MAIN
STREET A
STREET B
STREET C
(P)DI 2x3 TC 1392.23 TG 1391.7± INV 1380.74
(P)SD MH RIM 1390.2± INV 1385.2
(P)SS MH RIM 1389.8± INV 1382.5
(P)DI 2x3 TC 1385.22 TG 1384.7± INV 1381.2
157 LF 12" PVC SD @ S=0.005
SD PIPE TO PASS OVER SS PIPE SD INV 1384.8± SS INV 1382.58±
166 LF 8" PVC SS @ S=0.042
(P)SS MH RIM 1395.6± INV 1386.9
(P)DI 2x3 TC 1394.15 TG 1393.7± INV 1387.9
244 LF 12" PVC SD @ S=0.010
(P)SS MH RIM 1398.1± INV 1393.5
(P)DI 2x3 TC 1398.11 TG 1397.6± INV 1393.6
(P)SS MH RIM 1416.7± INV 1411.7
EXISTING WATER MAIN
EX. SEWER SECTION ABANDON IN PLACE
EXISTING LEACHFIELD
SANITARY SEWER FORCE MAIN
PROPOSED 30' WIDE INGRESS & EGRESS ESMT. AND EMERGENCY VEHICLE ACCESS EASEMENT
ENCORE ESTATES WAY
PROPOSED WATER MAIN FOR NEW DEVELOPMENT
EXISTING 3" WATER LINE (NEIGHBOR'S) TO BE ABANDONED IN PLACE
PROPOSED WATER MAIN FOR CONCERT BOWL
CONNECT TO 6" WATER MA WITH FITTINGS
EXISTING LEACHFIELD 150 TO 200 LF TO BE DECOMMISSION PER SEPTIC SYSTEM PLANS
EXISTING SECTION OF WATER MAIN TO BE REMOVED
EXISTING SECTION OF CONCERT BOWL WATER MAIN TO BE REMOVED
EX. SECTION OF SANITARY SEWER TO BE REMOVED
EXIST SANITARY SEWER
EXISTING LEACHFIELD 150 TO 200 LF TO BE DECOMMISSION PER SEPTIC SYSTEM PLANS
EX DIVERSION VALVE
SANITARY SEWER FORCE MAIN
RAVINE 03
TG 1368.1± INV 1363.5
DECOMMISSION PER SEPTIC SYSTEM PLANS

MATCH LINE
SEE SHEET 17e

MATCH LINE
SEE SHEET 17e

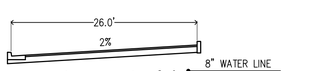
SHEET KEY MAP





TYPICAL: 36" MIN COVER
WATER LINES

TYPICAL 26' ENCORE ESTATES WAY
PROPOSED ENTRANCE ROAD
SCALE: 1"=10'



TYPICAL: 36" MIN COVER
WATER LINES

TYPICAL 26' PRIVATE ROAD
SCALE: 1"=10'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

PLAN # _____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Utility Plan

Encore Estates - Pierce Road - apn 503-46-009

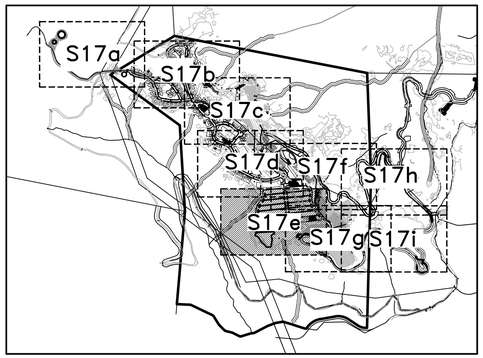
UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

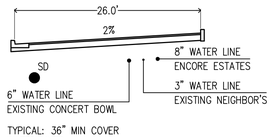
SHEET 17d OF 31
JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



SHEET KEY MAP



TYPICAL 26' ENCORE ESTATES WAY
PROPOSED ENTRANCE ROAD
SCALE: 1"=10'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

SEE SHEET 17d
MATCH LINE

SEE SHEET 17d
MATCH LINE

(P)DI 2x2
TG 1310.7±
INV 1305.0

108 LF 18" PVC SD @ S=0.018

(P)SD MH
RIM 1309.1±
INV 1303.0

(P)SS MH
RIM 1309.3±
INV 1304.0

INV 1302.1

INV 1296.0

(P)DI 24" SQ
TG 1290.6±
INV 1286.6

(P)DI 24" SQ
TG 1299.5±
INV 1294.5

(P)SS MH
RIM 1279.4±
INV 1260.5

INV 1236.86

(P)SD MH
RIM 1228.5±
INV 1223.5

LIFT STATION
SLUDGE BAGGING
DUMPSTER
OPERATIONS BUILDING
GENERATOR
TREATMENT SYSTEM
PUMP TANK

SEPTIC SYSTEM DESIGN BY:
QUESTA ENGINEERING CORP
SEE PLANS FOR DETAILS

(P)SD MH
RIM 1253.1±
INV 1249.1

(P)DI 2x3
TC 1217.90
TG 1217.4±
INV 1212.4

142 LF 12" PVC SD @ S=0.066

165 LF 8" PVC SS @ S=0.048

150 LF 18" PVC SD @ S=0.020

74 LF 12" PVC SD @ S=0.072

68 LF 12" PVC SD @ S=0.084

(P)DI 24" SQ
TG 1302.6±
INV 1291.23

(P)DI 24" SQ
TG 1293.1±
INV 1288.1

(P)DI 24" SQ
TG 1285.4±
INV 1281.4

74 LF 18" PVC SD @ S=0.120

(P)DI 24" SQ
TG 1295.5±
INV 1282.7

(P)DI 24" SQ
TG 1286.7±
INV 1281.7

(P)DI 24" SQ
TG 1280.5±
INV 1276.5

74 LF 18" PVC SD @ S=0.170

(P)DI 24" SQ
TG 1285.2±
INV 1269.9

(P)DI 24" SQ
TG 1280.4±
INV 1275.4

(P)DI 24" SQ
TG 1274.3±
INV 1270.3

74 LF 18" PVC SD @ S=0.110

(P)DI 24" SQ
TG 1275.8±
INV 1261.7

(P)DI 24" SQ
TG 1274.0±
INV 1271.0

(P)DI 24" SQ
TG 1267.3±
INV 1263.3

69 LF 18" PVC SD @ S=0.084

(P)DI 24" SQ
TG 1268.3±
INV 1255.9

(P)DI 24" SQ
TG 1260.6±
INV 1255.6

(P)DI 24" SQ
TG 1258.5±
INV 1256.3

(P)SD MH
RIM 1267.5±
INV 1253.6

(P)SD MH
OUTLET STRUCTU
RIM 1259.4±
INV 1254.0

65 LF 18" PVC SD @ S=0.044

(P)DI 24" SQ
TG 1260.9±
INV 1253.0

(P)DI 24" SQ
TG 1266.4±
INV 1254.3

178 LF 12" PVC SD @ S=0.007

AC
1260.48

62 LF 12" PVC SD @ S=0.038

AC
1261.76

AC
1265.42

79 LF 12" PVC SD @ S=0.013

STORM CHAMBERS
124 SC-740 CHAMBERS
BOTTOM CHAMBERS 1253.94
TOP CHAMBERS 1256.44

AC
1260.87

AC
1259.02

45 LF 12" PVC SD @ S=0.005

47 LF 12" PVC SD @ S=0.005

100 FOOT SETBACK

65 LF 18" PVC SD @ S=0.010

(P)DI 24" SQ
TG 1254.0±
INV 1252.33

115 LF 12" PVC SD @ S=0.008

AC
1265.45

136 LF 12" PVC SD @ S=0.005

336 LF 12" PVC SD @ S=0.005

(P)DI 24" SQ
TG 1269.9±
INV 1252.64

(P)DI 24" SQ
TG 1278.9±
INV 1253.32

(P)DI 24" SQ
TG 1258.60
TG 1258.1±
INV 1254.16

(P)DI 24" SQ
TG 1259.1±
INV 1255.0

55 LF 18" PVC SD @ S=0.018

(P)DI 24" SQ
TG 1253.1±
INV 1251.13

11 LF 18" PVC SD @ S=0.071

201 LF 12" PVC SD @ S=0.005

(P)DI 24" SQ
TG 1259.9±
INV 1252.13

101 LF 12" PVC SD @ S=0.005

INV 1250.0±
END 18" PIPE

ROCK RIP-RAP
AT END OF PIPE
4-6" DIA ROCK SIZE
2 COURSES

BIORETENTION POND
TREATMENT AREA 26,502 SF
TOP OF BANK 1252.5
BOTTOM 1250.5
HIGH WATER 1251.5

OUTLET STRUCTURE
DI 24" SQ
TG 1251.5
INV 1246.5

86 LF 15" PVC SD @ S=0.38

INV 1213.4±
END 15" PIPE

ROCK RIP-RAP
AT END OF PIPE
4-6" DIA ROCK SIZE
2 COURSES

EXISTING
CELL TOWER

EXISTING
BUILDING

EXISTING
TRANSFORMER PAD

EXISTING
UTILITY BOXES

INV
1205.05

PROVIDE ROCK RIP-RAP
4-6" DIA ROCK SIZE; 2 COURSES

81 LF 12" PVC SD @ S=0.023

STORM CHAMBERS
16 SC-3500 CHAMBERS
CHAMBER BOTTOM 1206.9
CHAMBER TOP 1210.65

DI 2x3
TG/EP 1212.93
INV 1210.0

MOUNTAIN WINERY WAY

SP-5

PH-8

PH-10

EX 12" CULVERT

SEE SHEET 17g
MATCH LINE

SEE SHEET 17g
MATCH LINE

RAVINE 02

RAVINE 01

1300 1275 1250 1225 1200 1245

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1955
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Utility Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET
17e
OF 31

JOB NO.
23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

EXISTING LEACHFIELD 150 TO 200 LF TO BE DECOMMISSION PER SEPTIC SYSTEM PLANS

PROPOSED WATER MAIN FOR NEW DEVELOPMENT

EXISTING 3" WATER LINE (NEIGHBOR'S) TO BE ABANDONED IN PLACE

PROPOSED WATER MAIN FOR CONCERT BOWL

CONNECT TO EXISTING 6" WATER MAIN WITH FITTINGS

EXISTING WATER MAIN TO REMAIN FOR CONCERT BOWL

PROPOSED WATER MAIN FOR NEW DEVELOPMENT

EXISTING SECTION OF CONCERT BOWL WATER MAIN TO BE REMOVED

EXISTING SECTION OF SANITARY SEWER TO BE REMOVED

EXISTING LEACHFIELD 150 TO 200 LF TO BE DECOMMISSION PER SEPTIC SYSTEM PLANS

PROPOSED 30' WIDE INGRESS & EGRESS ESMT. AND EMERGENCY VEHICLE ACCESS EASEMENT

EX DIVERSION VALVE

STORM CHAMBERS
120 SC-3500 CHAMBERS
BOTTOM CHAMBERS 1304.65
TOP CHAMBERS 1308.4

SD PIPE TO PASS OVER SS PIPE
SD INV 1326.0±
SS INV 1320.9±

SD PIPE TO PASS OVER SS PIPE
SD INV 1327.4±
SS INV 1325.6±

SD PIPE TO PASS OVER SS PIPE
SD INV 1262.89±
SS INV 1260.89±

EX SD PIPE TO BE REMOVED

LIFT STATION
SLUDGE BAGGING
DUMPSTER
OPERATIONS BUILDING
GENERATOR
TREATMENT SYSTEM
PUMP TANK

SEPTIC SYSTEM DESIGN BY:
QUESTA ENGINEERING CORP.
SEE PLANS FOR DETAILS

ROCK RIP-RAP AT END OF PIPE
4-6" DIA ROCK SIZE
2 COURSES
INV 1235.0±
END 12" PIPE

AC 1240.04
SD PIPE ANGLE PT
INV 1234.9± SD
INV 1236.9 OUTLET PIPE

PROPOSED ENCORE ESTATES 6" WATER LINE

PROPOSED RELOCATED 3" WATER LINE (NEIGHBOR'S)

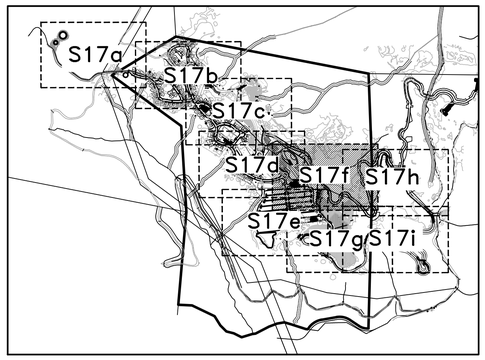
EXISTING 3" WATER LINE (NEIGHBOR'S) TO BE ABANDONED IN PLACE

ENCORE ESTATES WAY

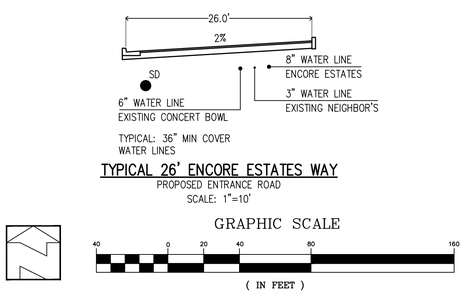
SEE SHEET 17d
MATCH LINE

MATCH LINE
SEE SHEET 17g

MATCH LINE
SEE SHEET 17h



SHEET KEY MAP



TYPICAL 26' ENCORE ESTATES WAY
PROPOSED ENTRANCE ROAD
SCALE: 1"=10'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Utility Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 17f
OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

SEE SHEET 17f
MATCH LINE

SEE SHEET 17f
MATCH LINE

MATCH LINE
SEE SHEET 17i

SEE SHEET 17e
MATCH LINE

SEE SHEET 17e
MATCH LINE

MATCH LINE
SEE SHEET 17i

TG 1280.4±
INV 1275.4

INV 1270.3

72 LF 12" PVC SD S=0.097

68 LF 12" PVC SD S=0.085

(P)DI 24" SQ
TG 1274.0±
INV 1271.0

(P)DI 24" SQ
TG 1267.3±
INV 1263.3

72 LF 12" PVC SD S=0.097

76 LF 12" PVC SD S=0.095

(P)SD MH
RIM 1267.5±
INV 1253.6

95 LF 12" PVC SD @ S=0.010

(P)DI 24" SQ
TG 1260.6±
INV 1255.6

(P)DI 24" SQ
TG 1258.5±
INV 1256.3

(P)SD MH
OUTLET STRUCTURE
RIM 1259.4±
INV 1254.0

(P)DI 24" SQ
TC 1256.91
TG 1256.4±
INV 1254.4

(P)DI 24" SQ
TG 1266.4±
INV 1254.3

178 LF 12" PVC SD @ S=0.007

AC
1261.76

AC
1260.48

81 LF 12" PVC SD @ S=0.038

79 LF 12" PVC SD @ S=0.013

STORM CHAMBERS
124 SC-740 CHAMBERS
BOTTOM CHAMBERS 1253.94
TOP CHAMBERS 1256.44

AC
1260.87

AC
1259.02

45 LF 12" PVC SD @ S=0.005

47 LF 12" PVC SD @ S=0.005

100 FOOT SETBACK

AC
1265.42

115 LF 12" PVC SD @ S=0.008

AC
1265.45

336 LF 12" PVC SD @ S=0.005

(P)DI 24" SQ
TC 1258.60
TG 1258.1±
INV 1254.16

(P)DI 24" SQ
TG 1259.1±
INV 1255.0

(P)DI 24" SQ
TG 1278.9±
INV 1253.32

FUTURE LEACHFIELD EXPANSION AREA

PH-5

PH-7

SP-2

SEPTIC SYSTEM DESIGN BY:
QUESTA ENGINEERING CORP.
SEE PLANS FOR DETAILS

PH-4

PH-9

SP-3

SP-7

STORM CHAMBERS
16 SC-3500 CHAMBERS
CHAMBER BOTTOM 1206.9
CHAMBER TOP 1210.65

DI 2x3
TG/EP 1212.93
INV 1210.0

EXISTING CELL TOWER

EXISTING BUILDING

EXISTING TRANSFORMER PAD

EXISTING UTILITY BOXES

INV 1205.05

81 LF 12" PVC SD @ S=0.025

PROVIDE ROCK RIP-RAP
4-6" DIA ROCK SIZE; 2 COURSES

MOUNTAIN WINERY WAY

PH-8

SP-5

SEPTIC SYSTEM DESIGN BY:
QUESTA ENGINEERING CORP.
SEE PLANS FOR DETAILS

PH-2

PH-10

PH-1

SP-4

EX 12" CULVERT

EX 12" CULVERT

FUTURE LEACHFIELD EXPANSION AREA

INV 1194.5

SP-1

SP-6

TG 1139.5±
INV 1119.5

(P)DI 2x3
TC 1074.20
TG 1073.7±
INV 1066.7

119 LF 12" PVC SD @ S=0.16

(P)SD MH
RIM 1082.4±
INV 1077.4

(P)DI 2x3
TC 1105.73
TG 1105.2±
INV 1100.2

102 LF 12" PVC SD @ S=0.14

55 LF 12" PVC SD @ S=0.14

(P)DI 2x3
TC 1090.71
TG 1090.2±
INV 1085.3

Estimated Pole Location

STORM CHAMBERS
12 SC-3500 CHAMBERS
CHAMBER BOTTOM 1062.55
CHAMBER TOP 1066.3

EX DROP INLET
TG 1071.56±
CONNECT TO
STORM CHAMBERS

EX AC
1067.83±

INV
1061.50
PROVIDE
ROCK RIP-RAP
4-6" DIA ROCK SIZE
2 COURSES

STORM CHAMBERS
10 SC-3500 CHAMBERS
CHAMBER BOTTOM 1067.05
CHAMBER TOP 1070.8

EX AC
1071.82±

EX STORM DRAIN PIPE

DI 2x3
EX EP 1075.52±
TG 1075.52
INV 1070.8

EX AC
1075.27±

EX AC
1076.06±

STORM CHAMBERS
10 SC-3500 CHAMBERS
CHAMBER BOTTOM 1070.75
CHAMBER TOP 1074.5

EX AC
1079.19±

DI 2x3
EX EP 1079.95±
TG 1079.95
INV 1076.0

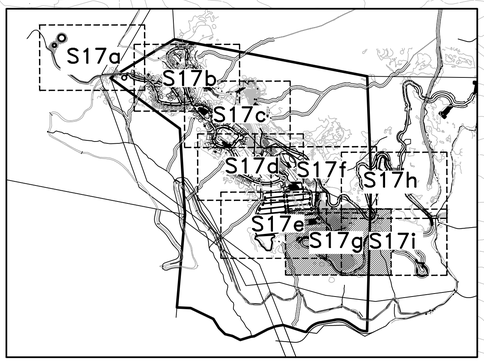
EX AC
1031.66±

EX 12" CULVER
TO BE REMOV

PROVIDE ROCK RIP-RAP
4-6" DIA ROCK SIZE; 2 COURSES

N01° 29' 53"E
1909.25

SHEET KEY MAP



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

26.0'
2%
SD
8" WATER LINE
ENCORE ESTATES
6" WATER LINE
EXISTING CONCERT BOWL
3" WATER LINE
EXISTING NEIGHBOR'S

TYPICAL: 36" MIN COVER
WATER LINES

TYPICAL 26' ENCORE ESTATES WAY
PROPOSED ENTRANCE ROAD
SCALE: 1"=10'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1955
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna — Brunetti

Amanda Joy Musy—Verdez
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Utility Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 17g
OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

SEE SHEET 17f
MATCH LINE

ENCORE ESTATES WAY

(P)DI 2x3
TC 936.70
TG 936.2±
INV 932.2

254 LF 12" PVC SD @ S=0.30

(P)SD MH
RIM 922.1±
INV 917.0

9 LF 12" PVC SD

INV 913.2±
END 12" PIPE

ROCK RIP-RAP
AT END OF PIPE
4-6" DIA ROCK SIZE
2 COURSES

PROPOSED SLOPE,
STORM DRAIN AND
WATER LINE EASEMENT

(P)DI 2x3
TC 918.17
TG 917.7±
INV 915.7

23 LF 12" PVC SD @ S=0.06

INV 913.2±
END 12" PIPE

PROPOSED 30' WIDE
INGRESS & EGRESS ESMT.
AND EMERGENCY VEHICLE
ACCESS EASEMENT AND
PRIVATE SERVICE EASEMENT

OUTLET
STRUCTURE
DI 24" SQ
TG 914.0
INV 910.0

DETENTION POND
TREATMENT AREA 10,272 SF
TOP OF BANK 915.0
BOTTOM 913.0
HIGH WATER 914.0

PROPOSED SLOPE
AND STORM DRAIN
EASEMENT

210 LF 12" PVC SD @ S=0.43

INV 817.7±
END 12" PIPE

ROCK RIP-RAP
AT END OF PIPE
4-6" DIA ROCK SIZE
2 COURSES

JUNCTION BOX
W/SOLID LID
EX 874.9±
RIM 875.4±
INVERT (FIELD VERIFY)

51 LF 12" PVC SD

DI 2x3
TC 892.66
TG 892.16
INV 886.0

72 LF 12" PVC SD
@ S=0.025

EX AC
889.4±

EX AC
889.8±

STORM CHAMBERS
7 SC-3500 CHAMBERS
CHAMBER BOTTOM 884.15
CHAMBER TOP 887.9

(N) 12" SD PIPE
TO PASS UNDER
EX 24" CULVERT

CONNECT RELOCATED
3" WATER LINE (NEIGHBOR'S)
TO EXISTING 3 INCH
WATER MAIN

(P)DI 2x3
TC 999.92
TG 999.4±
INV 995.4

(P)SD MH
RIM 999.9±
INV 994.9

155 LF 12" PVC SD @ S=0.16

(P)SD MH
RIM 1021.8±
INV 1016.8

(P)DI 2x3
TC 1022.88
TG 1022.4±
INV 1017.4

354 LF 12" PVC SD @ S=0.15

ENCORE ESTATES WAY

(P)SD MH
RIM 1150.9±
INV 1145.9

(P)DI 2x3
TC 1152.69
TG 1152.2±
INV 1146.6

148 LF 12" PVC SD @ S=0.29

DI 2x3
1185.90
1185.4±
1180.3

174 LF 12" PVC SD @ S=0.15

(P)SD MH
RIM 1124.5±
INV 1119.5

119 LF 12" PVC SD @ S=0.16

(P)DI 2x3
TC 1105.73
TG 1105.2±
INV 1100.2

102 LF 12" PVC SD @ S=0.14

(P)SD MH
RIM 1082.4±
INV 1077.4

55 LF 12" PVC SD @ S=0.14

(P)DI 2x3
TC 1074.20
TG 1073.7±
INV 1066.7

MATCH LINE
SEE SHEET 17i

SEE SHEET 17f
MATCH LINE

PH-5

ENCORE ESTATES WAY

EXISTING NEIGHBOR'S
3 INCH WATER LINE

EXISTING CONCERT BOWL
WATER LINE

PROPOSED
ENCORE ESTATES
6" WATER LINE

PROVIDE SD PIPE FROM
CHAMBERS TO EX 18" CMP

EX 18" CMP

PROVIDE SD PIPE FROM
(P) DI TO CHAMBERS

DI 2x3
EP 867.0±
TG 867.0±
INV 865.0

STORM CHAMBERS
14 SC-3500 CHAMBERS
CHAMBER BOTTOM 859.5

EX AC
867.82±

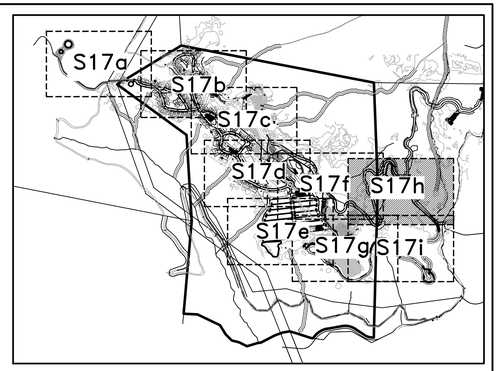
EX AC
864.75±

DI 2x2
TC 865±

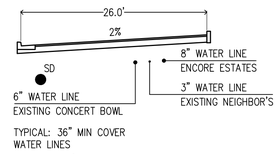
EX WATER MAIN

PIERCE ROAD

MATCH LINE
SEE SHEET 17i



SHEET KEY MAP



TYPICAL: 36" MIN COVER
WATER LINES

TYPICAL 26' ENCORE ESTATES WAY
PROPOSED ENTRANCE ROAD

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1955
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Utility Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

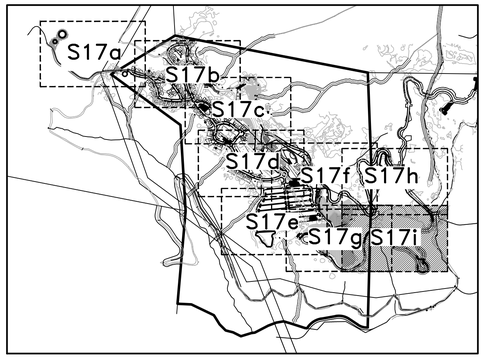
SHEET 17h OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

SHEET KEY MAP



SEE SHEET 17g
MATCH LINE

SEE SHEET 17h
MATCH LINE

SEE SHEET 17h
MATCH LINE

PROPOSED ENCORE ESTATES 6" WATER LINE

PROVIDE SD PIPE FROM CHAMBERS TO EX 18" CMP

EX 18" CMP

PROVIDE SD PIPE FROM (P) DI TO CHAMBERS

DI 2x3
EP 867.0±
TG 867.0±
INV 865.0

EX AC 867.07±

STORM CHAMBERS
14 SC-3500 CHAMBERS
CHAMBER BOTTOM 859.5
CHAMBER TOP 863.25

DI 2x2
TG 865±
INV 862.0

EX AC 864.75±

PROVIDE SD PIPE CONNECTING CHAMBERS

EX AC 865.04±

EX WATER MAIN

EX WATER MAIN

PROPOSED WATER LINE TO CONNECT TO SAN JOSE WATER COMPANY PROPOSED WATER METER

STORM CHAMBERS
21 SC-3500 CHAMBERS
CHAMBER BOTTOM 859.75
CHAMBER TOP 863.5

EX AC 868.59±

PROVIDE SD PIPE FROM EX DI TO CHAMBERS

EX DI

VINTAGE LANE

PIERCE ROAD

STORM CHAMBERS
11 SC-3500 CHAMBERS
CHAMBER BOTTOM 895.75
CHAMBER TOP 899.5

DI 2x3
EX EP 906.93±
TG 906.93
INV 903.9

INV 897±

EX AC 901.03±

88 LF 12" PVC SD @1.40%

EX AC 906.17±

MOUNTAIN WINERY WAY

INV 889.9±

PROVIDE ROCK RIP-RAP 4-6" DIA ROCK SIZE; 2 COURSES

STORM CHAMBERS
12 SC-3500 CHAMBERS
CHAMBER BOTTOM 1062.55
CHAMBER TOP 1066.3

EX DROP INLET
TG 1071.56±
CONNECT TO STORM CHAMBERS

EX AC 1067.83±

INV 1061.50

PROVIDE ROCK RIP-RAP 4-6" DIA ROCK SIZE 2 COURSES

STORM CHAMBERS
10 SC-3500 CHAMBERS
CHAMBER BOTTOM 1067.05
CHAMBER TOP 1070.8

EX AC 1071.82±

EX STORM DRAIN PIPE

DI 2x3
EX EP 1075.52±
TG 1075.52
INV 1070.8

EX AC 1075.27±

EX AC 1076.06±

STORM CHAMBERS
10 SC-3500 CHAMBERS
CHAMBER BOTTOM 1070.75
CHAMBER TOP 1074.5

EX AC 1079.19±

DI 2x3
EX EP 1079.95±
TG 1079.95
INV 1076.0

MOUNTAIN WINERY WAY

STORM CHAMBERS
14 SC-3500 CHAMBERS
CHAMBER BOTTOM 1020.7
CHAMBER TOP 1024.45

DI 2x3
EX EP 1031.24±
TG 1031.24
INV 1026

EX AC 1031.66±

EX AC 1025.95±

EX 12" CULVERTS TO BE REMOVED
INV 1018.9±

70 LF 12" PVC SD @1.40%

PROVIDE ROCK RIP-RAP 4-6" DIA ROCK SIZE; 2 COURSES

(P)DI 2x3
TC 1074.20
TG 1073.7±
INV 1066.7

(P)SD MH
RIM 1082.4±
INV 1077.4

(P)DI 2x3
TC 1090.71
TG 1090.2±
INV 1085.3

102 LF 12" PVC SD @ S=0.14

55 LF 12" PVC SD @ S=0.14

50 LF 12" PVC SD @ S=0.14

Dense Tree Cover

Dense Brush

Estimated Pole Location

PH-9
SP-3
SP-7
PH-2
SP-4

D EXPANSION AREA

NO1° 29' 53"E 1909.25

STORM CHAMBERS
8 SC-3500 CHAMBERS
CHAMBER BOTTOM 972.25
CHAMBER TOP 976.0

DI 2x3
EX EP 993.68±
TG 993.68
INV 989.0

EX AC 991.05±

88 LF 12" PVC SD SLOPE VARIES

INV 950.0±

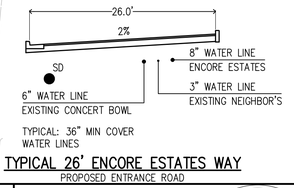
PROVIDE ROCK RIP-RAP 4-6" DIA ROCK SIZE; 2 COURSES

EX 952.86±

DI 2x3
EX EP 959.53±
TG 959.53
INV 954.5

EX AC 958.31±

STORM CHAMBERS
12 SC-3500 CHAMBERS
CHAMBER BOTTOM 947.65
CHAMBER TOP 951.4



TYPICAL 26' ENCORE ESTATES WAY
PROPOSED ENTRANCE ROAD

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN # ____ OF ____
SHEET ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Utility Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 17i OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24-146-SB330 | JOB NO. 23040

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1935
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=80'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Existing Tree Removal Plan

Encore Estates - Pierce Road - apn 503-46-009

UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 18a OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES | ROAD: PIERCE ROAD | COUNTY FILE NO.: PLN24–146–SB330 | JOB NO. 23040

Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter	Condition	Expected Impact	TPZ (ft.)	Replacement Trees
coast live oak (*Quercus agrifolia*)	1201	9	Good	High	6	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1202	10, 12	Good	High	10	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1203	11, 13, 13, 9	Good	High	15	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1204	14, 15, 6	Good	High	14	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1205	18, 16	Good	High	16	5 - 15 gallon or 4 - 24 inch box
Pacific madrone (*Arbutus menziesii*)	1206	9, 10, 6	Good	High	10	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1207	6, 4, 4, 4	Good	High	6	4 - 15 gallon or 3 - 24 inch box
Douglas-fir (*Pseudotsuga menziesii*)	1208	8	Good	High	5	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1209	15	Good	High	10	3 -15 gallon or 2 - 24 inch box
interior live oak (*Quercus wislizeni*)	1210	7, 7, 8, 8, 6	Good	High	11	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1211	Multi 9 and 4	Good	Low	10	
coast live oak (*Quercus agrifolia*)	1212	14, 12, 12	Good	Low	15	
coast live oak (*Quercus agrifolia*)	1213	14, 10, 4	Good	High	12	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1214	6	Good	High	4	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1215	13	Good	High	9	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1216	10	Good	Low	7	

Tree Species	I.D. #	Trunk Diameter	Condition	Expected Impact	TPZ (ft.)	Replacement Trees
interior live oak (*Quercus wislizeni*)	1217	Multi 8 and 4	Good	Low	9	
coast live oak (*Quercus agrifolia*)	1218	10, 12	Good	High	10	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1219	16	Good	High	11	3 -15 gallon or 2 - 24 inch box
Pacific madrone (*Arbutus menziesii*)	1220	10	Fair	High	7	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1221	20	Good	High	13	4 - 15 gallon or 3 - 24 inch box
Pacific madrone (*Arbutus menziesii*)	1222	6	Fair	High	4	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1223	13	Good	High	9	3 -15 gallon or 2 - 24 inch box
Pacific madrone (*Arbutus menziesii*)	1224	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
Pacific madrone (*Arbutus menziesii*)	1225	9	Good	High	6	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1226	8, 4, 6	Good	High	7	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1227	21	Good	High	14	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1228	14	Good	High	9	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1229	12, 10, 8	Dead	High	12	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1230	34	Good	High	23	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1231	10, 10, 12	Good	High	12	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1232	6	Good	High	4	3 -15 gallon or 2 - 24 inch box
Pacific madrone (*Arbutus menziesii*)	1233	8	Fair	High	5	3 -15 gallon or 2 - 24 inch box

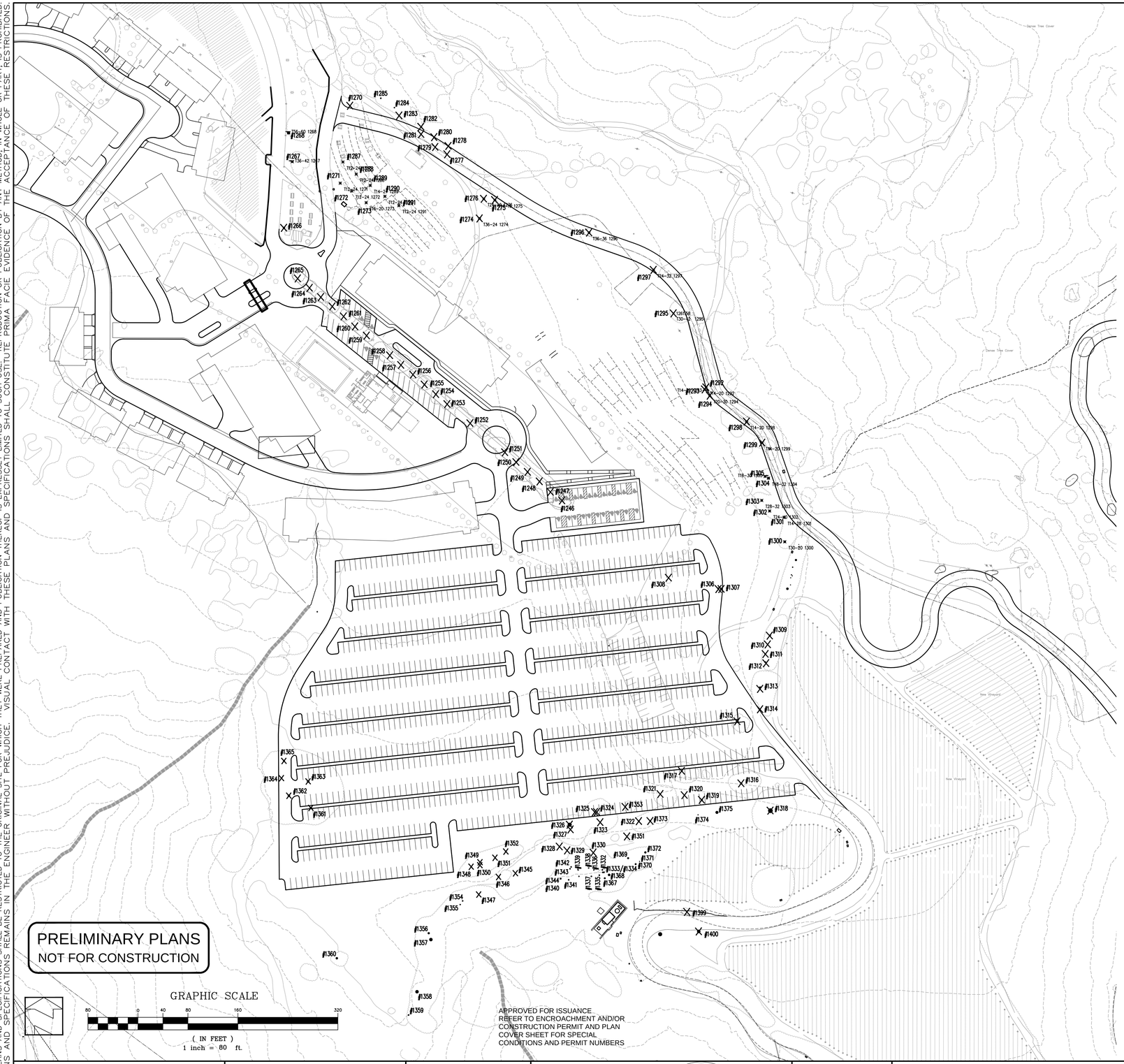
Tree Species	I.D. #	Trunk Diameter	Condition	Expected Impact	TPZ (ft.)	Replacement Trees
coast live oak (*Quercus agrifolia*)	1234	13	Dead	High	9	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1235	12, 8	Good	High	10	4 - 15 gallon or 3 - 24 inch box
Pacific madrone (*Arbutus menziesii*)	1236	6	Good	High	4	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1237	8	Good	High	5	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1238	10	Fair	High	7	3 -15 gallon or 2 - 24 inch box
Pacific madrone (*Arbutus menziesii*)	1239	6, 4	Fair	High	5	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1240	6, 6, 4	Fair	High	6	3 -15 gallon or 2 - 24 inch box
interior live oak (*Quercus wislizeni*)	1241	13, 8	Good	High	10	4 - 15 gallon or 3 - 24 inch box
interior live oak (*Quercus wislizeni*)	1242	6	Good	High	4	3 -15 gallon or 2 - 24 inch box
interior live oak (*Quercus wislizeni*)	1243	6	Good	High	4	3 -15 gallon or 2 - 24 inch box
interior live oak (*Quercus wislizeni*)	1244	6	Good	High	4	3 -15 gallon or 2 - 24 inch box
European olive (*Olea europaea*)	1245		Good	High	0	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1246	20, 18	Good	High	18	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1247	22	Good	High	15	4 - 15 gallon or 3 - 24 inch box
European olive (*Olea europaea*)	1248	10, 13, 14	Good	High	14	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1249	12, 13, 14	Good	High	15	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1250	17, 17	Good	High	16	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1251	13, 13	Good	High	12	5 - 15 gallon or 4 - 24 inch box

Tree Species	I.D. #	Trunk Diameter	Condition	Expected Impact	TPZ (ft.)	Replacement Trees
European olive (*Olea europaea*)	1252	21	Good	High	14	4 - 15 gallon or 3 - 24 inch box
European olive (*Olea europaea*)	1253	14	Good	High	9	3 -15 gallon or 2 - 24 inch box
European olive (*Olea europaea*)	1254	30	Good	High	20	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1255	16, 16	Good	High	15	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1256	17	Good	High	11	3 -15 gallon or 2 - 24 inch box
European olive (*Olea europaea*)	1257	16, 19	Good	High	17	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1258	30	Good	High	20	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1259	24	Good	High	16	5 - 15 gallon or 4 - 24 inch box
European olive (*Olea europaea*)	1260	15	Good	High	10	3 -15 gallon or 2 - 24 inch box
European olive (*Olea europaea*)	1261	16	Good	High	11	3 -15 gallon or 2 - 24 inch box
European olive (*Olea europaea*)	1262	20	Good	High	13	4 - 15 gallon or 3 - 24 inch box
European olive (*Olea europaea*)	1263	18	Good	High	12	4 - 15 gallon or 3 - 24 inch box
European olive (*Olea europaea*)	1264	16	Good	High	11	3 -15 gallon or 2 - 24 inch box
European olive (*Olea europaea*)	1265	22	Good	High	15	4 - 15 gallon or 3 - 24 inch box
European olive (*Olea europaea*)	1266	11, 8, 10, 15	Good	High	15	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1267	32	Good	Low	21	
blue gum eucalyptus (*Eucalyptus globulus*)	1268	68	Fair	Low	45	
coast live oak (*Quercus agrifolia*)	1269	36	Fair	Low	24	

Tree Species	I.D. #	Trunk Diameter	Condition	Expected Impact	TPZ (ft.)	Replacement Trees
stone pine (*Pinus pinea*)	1270	21	Good	High	14	4 - 15 gallon or 3 - 24 inch box
tulip poplar (*Liriodendron tulipifera*)	1271	14	Good	High	9	3 -15 gallon or 2 - 24 inch box
tulip poplar (*Liriodendron tulipifera*)	1272	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
London plane (*Platanus x hispanica*)	1273	18	Good	High	12	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1274	8, 8, 6, 6, 4	Good	High	10	5 - 15 gallon or 4 - 24 inch box
stone pine (*Pinus pinea*)	1275	14	Good	High	9	3 -15 gallon or 2 - 24 inch box
cork oak (*Quercus suber*)	1276	22	Good	High	15	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1277	15	Good	High	0	5 - 15 gallon or 4 - 24 inch box
cork oak (*Quercus suber*)	1278	18	Good	High	12	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1279	12, 8	Good	High	9	4 - 15 gallon or 3 - 24 inch box
cork oak (*Quercus suber*)	1280	16	Good	High	11	3 -15 gallon or 2 - 24 inch box
cork oak (*Quercus suber*)	1281	12, 8	Good	High	10	4 - 15 gallon or 3 - 24 inch box
cork oak (*Quercus suber*)	1282	20	Good	High	13	4 - 15 gallon or 3 - 24 inch box
Douglas-fir (*Pseudotsuga menziesii*)	1283	12, 8	Good	High	10	4 - 15 gallon or 3 - 24 inch box
cork oak (*Quercus suber*)	1284	18	Good	Low	12	
cork oak (*Quercus suber*)	1285	22	Good	Low	15	
coast live oak (*Quercus agrifolia*)	1286	14	Good	Low	9	

Tree Species	I.D. #	Trunk Diameter	Condition	Expected Impact	TPZ (ft.)	Replacement Trees
London plane (*Platanus x hispanica*)	1287	13	Good	High	9	3 -15 gallon or 2 - 24 inch box
London plane (*Platanus x hispanica*)	1288	13	Good	High	9	3 -15 gallon or 2 - 24 inch box
London plane (*Platanus x hispanica*)	1289	17	Good	High	11	3 -15 gallon or 2 - 24 inch box
London plane (*Platanus x hispanica*)	1290	13	Good	High	9	3 -15 gallon or 2 - 24 inch box
London plane (*Platanus x hispanica*)	1291	14	Good	High	9	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1292	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1293	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1294	12, 10	Good	High	10	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1295	26	Good	High	17	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1296	12, 8, 8,	Fair	High	11	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1297	12, 9, 8	Good	High	11	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1298	15	Good	High	10	3 -15 gallon or 2 - 24 inch box
interior live oak (*Quercus wislizeni*)	1299	16	Good	High	11	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1300	10, 10, 6	Good	Low	10	
interior live oak (*Quercus wislizeni*)	1301	10, 12	Good	Low	10	
interior live oak (*Quercus wislizeni*)	1302	19	Good	Low	13	
coast live oak (*Quercus agrifolia*)	1303	20	Fair	Low	13	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.


Dense Tree Cover
Dense Tree Cover
New Vineyard
New Vineyard
#1265
#1264
#1263
#1262
#1261
#1260
#1259
#1258
#1257
#1256
#1255
#1254
#1253
#1252
#1251
#1250
#1249
#1248
#1247
#1246
#1270
#1285
#1284
#1283
#1282
#1281
#1280
#1279
#1278
#1277
#1276
#1275
#1274
#1273
#1272
#1271
#1268
#1267
#1266
#1296
#1297
#1295
#1292
#1293
#1294
#1298
#1299
#1305
#1304
#1303
#1302
#1301
#1300
#1308
#1306
#1307
#1309
#1310
#1311
#1312
#1313
#1314
#1315
#1365
#1364
#1363
#1362
#1361
#1360
#1359
#1358
#1357
#1356
#1355
#1354
#1347
#1346
#1348
#1349
#1350
#1351
#1352
#1345
#1344
#1343
#1342
#1341
#1340
#1328
#1329
#1330
#1331
#1332
#1333
#1334
#1335
#1336
#1337
#1338
#1339
#1367
#1368
#1369
#1371
#1370
#1372
#1373
#1374
#1375
#1376
#1377
#1378
#1379
#1380
#1381
#1382
#1383
#1384
#1385
#1386
#1387
#1388
#1389
#1390
#1391
#1392
#1399
#1400
#1398
#1397
#1396
#1395
#1394
#1393
#1318
#1319
#1320
#1321
#1322
#1323
#1324
#1325
#1326
#1327
#1353
#1351
#1372
#1371
#1570
#1316
#1317
#1375
#1374
#1373
#1369
#1368
#1367
#1366

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

14831 Pierce Rd, Saratoga — Tree Inventory and Assessment Report — July 22, 2024

Tree Species	I.D. #	Trunk Diameter	Condition	Expected Impact	TPZ (ft.)	Replacement Trees
Holly oak (*Quercus ilex*) (stand)	1411	20	Good	High	13	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1412	40	Good	High	27	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1413	20	Good	High	13	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1414	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1415	12, 12	Good	High	11	5 - 15 gallon or 4 - 24 inch box
holly oak (*Quercus ilex*)	1416	18	Good	High	12	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1417	18	Good	High	12	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1418	12, 12, 15	Fair	High	15	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1419	14	Very poor	High	9	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1420	12, 12, 8, 8, 16	Fair	High	17	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1421	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
Douglas-fir (*Pseudotsuga menziesii*)	1422	14, 14, 14	Fair	High	16	5 - 15 gallon or 4 - 24 inch box
Douglas-fir (*Pseudotsuga menziesii*)	1423	18	Good	High	12	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1424	12, 12, 8	Fair	High	13	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1425	12, 8	Good	High	10	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1426	12, 8, 8, 8, 8	Good	High	13	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1427	16	Good	High	11	3 -15 gallon or 2 - 24 inch box

14831 Pierce Rd, Saratoga — Tree Inventory and Assessment Report — July 22, 2024

Tree Species	I.D. #	Trunk Diameter	Condition	Expected Impact	TPZ (ft.)	Replacement Trees
Pacific madrone (*Arbutus menziesii*)	1428	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1429	12, 6, 4	Good	High	9	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1430	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1431	14, 13	Good	High	13	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1432	14	Good	High	9	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1433	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1434	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1435	21	Good	High	14	4 - 15 gallon or 3 - 24 inch box
coast live oak (*Quercus agrifolia*)	1436	10, 8, 7	Fair	High	10	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1437	14	Poor	High	9	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1438	10, 8, 7	Good	High	10	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1439	11, 8, 7	Good	High	10	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1440	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1441	12, 8, 4	Fair	High	10	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1442	12, 12, 12, 16, 16	Fair	High	20	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1443	16, 8	Good	High	12	5 - 15 gallon or 4 - 24 inch box
Douglas-fir (*Pseudotsuga menziesii*)	1444	14	Good	High	9	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1445	12, 8	Good	High	10	4 - 15 gallon or 3 - 24 inch box

14831 Pierce Rd, Saratoga — Tree Inventory and Assessment Report — July 22, 2024

Tree Species	I.D. #	Trunk Diameter	Condition	Expected Impact	TPZ (ft.)	Replacement Trees
coast live oak (*Quercus agrifolia*)	1446	12, 4	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1447	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1448	12	Good	High	8	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1449	16	Good	High	11	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1450	14	Fair	High	9	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1451	15	Good	High	10	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1452	15	Good	High	10	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1453	15	Good	High	10	3 -15 gallon or 2 - 24 inch box
coast live oak (*Quercus agrifolia*)	1454	24	Good	High	16	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1455	24	Good	High	16	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1456	24	Good	High	16	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1457	24	Good	High	16	5 - 15 gallon or 4 - 24 inch box
coast live oak (*Quercus agrifolia*)	1458	Multi 8	Good	High	12	5 - 15 gallon or 4 - 24 inch box

PLAN # _____ OF _____
SHEET _____

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2024
HORIZ. SCALE: 1"=80
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Existing Tree Removal Plan

Encore Estates - Pierce Road - apn 503-46-009

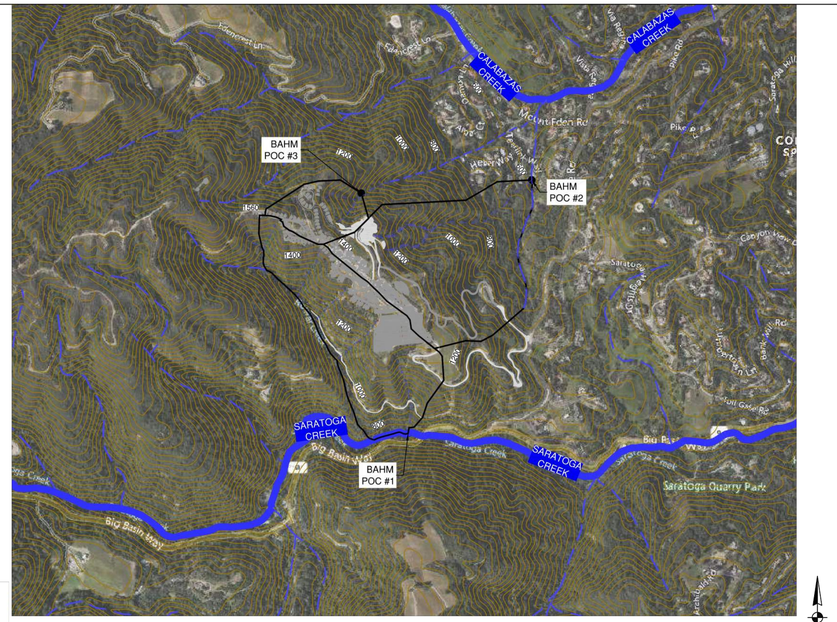
UNINCORPORATED
NOVEMBER 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 18c OF 31

JOB NO. 23040

APPLICANT: ENCORE ESTATES — ROAD: PIERCE ROAD — COUNTY FILE NO.: PLN24-146-SB330 — JOB NO. 23040



NO	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

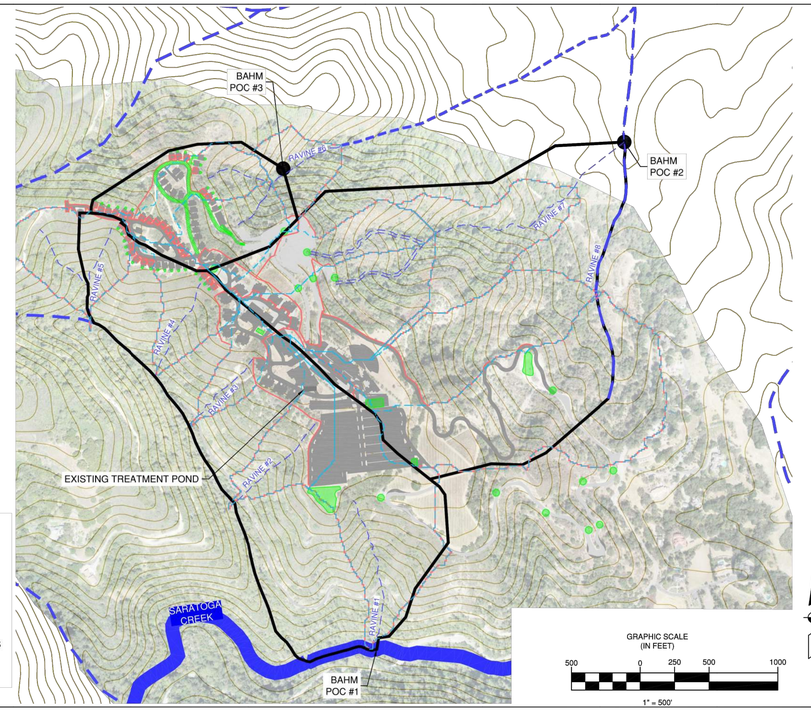
ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

EXHIBIT 01 BAHM
POINTS OF COMPLIANCE

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 1 OF 26

25-YEAR PEAK FLOW (CFS)		
RAVINE	PRE	MITIGATED
1	29.4	24.5
2	14.2	8.3
3	5.5	5.1
4	11.3	11.3
5	10.4	10.0
6	19.4	19.1
7	38.2	32.9
8	51.8	50.3



NO	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR

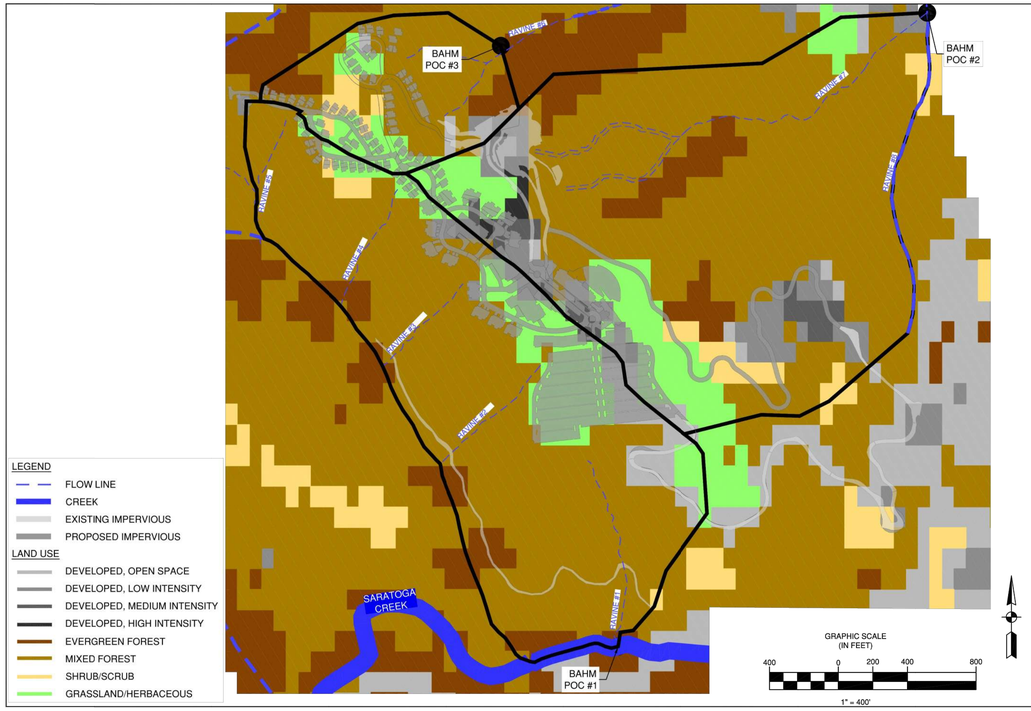
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

EXHIBIT 02
RAVINE PEAK FLOWS

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 2 OF 26



NO	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR

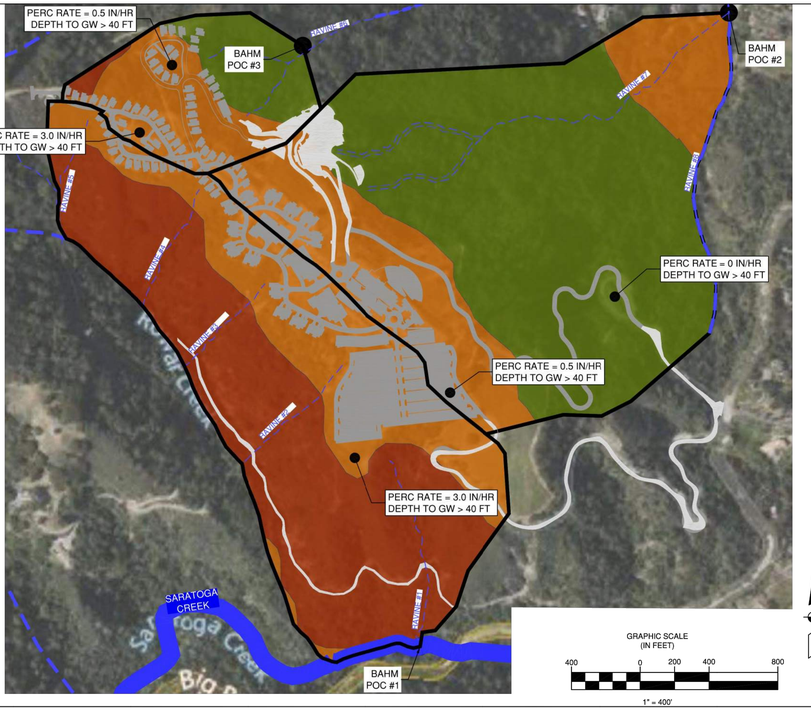
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

EXHIBIT 03
LAND USE MAP

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 3 OF 26



NO	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR
	REVISIONS	DATE	APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

EXHIBIT 04
SOIL MAP

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 4 OF 26

PLAN # _____
SHEET _____ OF _____

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

Stormwater Control Plan

Encore Estates – Pierce Road – apn 503-46-009

sheet no.
19a
of 31

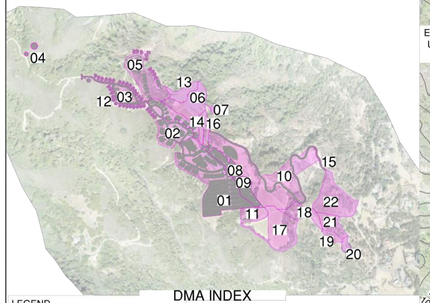
APPLICANT: ENCORE ESTATES

ROAD: PIERCE ROAD

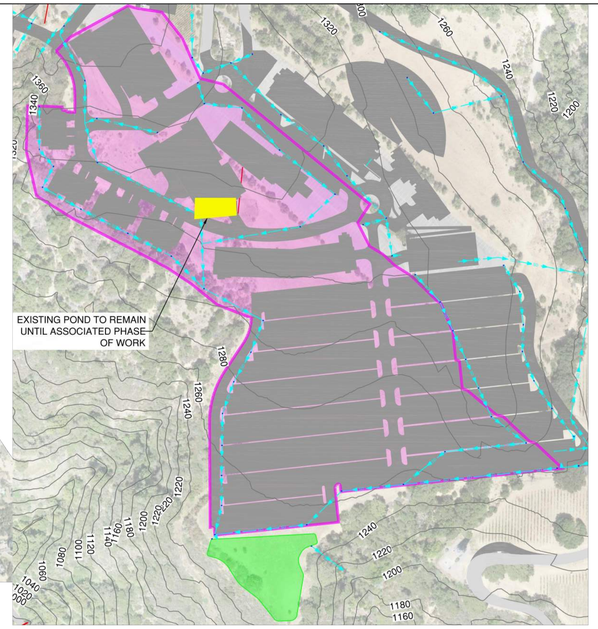
COUNTY FILE NO.: PLN24-146-SB330

JOB NO. 23040

DMA 01		
TOTAL AREA	12.8	AC
IMPERVIOUS AREA	9.4	AC
C.3 VOLUME:	48,522	CU. FT
TREAT 01: BIORETENTION		
BOTTOM LENGTH	160.0	FT
BOTTOM WIDTH	160.0	FT
BAHM 5 SOIL LAYER THICKNESS	1.5	FT
GRAVEL LAYER THICKNESS	2	FT
INFILTRATION RATE:	3	IN/HR
INFILTRATION REDUCTION FACTOR:	0.5	
UNDERDRAIN DIAMETER (FEET)	1	
ORIFICE DIAMETER (IN)	12	
RISER HEIGHT:	1	FT
RISER DIAMETER	12	IN



DMA INDEX



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 01

GRAPHIC SCALE (IN FEET)
150 0 75 150 300
1" = 150'

NO	REVISIONS	DATE	APPR
1	REVISIONS	DATE	APPR
2	REVISIONS	DATE	APPR
3	REVISIONS	DATE	APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

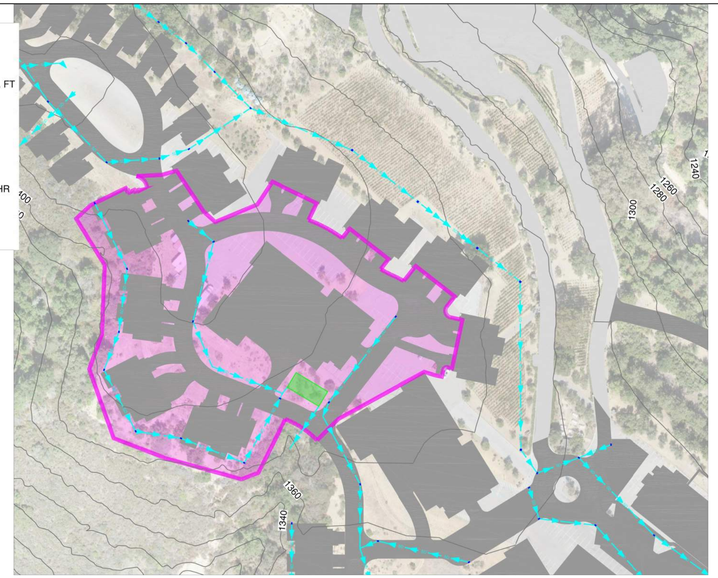
ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

EXHIBIT 05
DMA 01

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 5 OF 26

DMA 02		
TOTAL AREA	3.7	AC
IMPERVIOUS AREA	2.2	AC
C.3 VOLUME	11,438	CU. FT
TREAT 02: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	84	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR:	0.5	
RISER HEIGHT	4	FT
RISER DIAMETER	18	IN



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 02

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

NO	REVISIONS	DATE	APPR
1	REVISIONS	DATE	APPR
2	REVISIONS	DATE	APPR
3	REVISIONS	DATE	APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

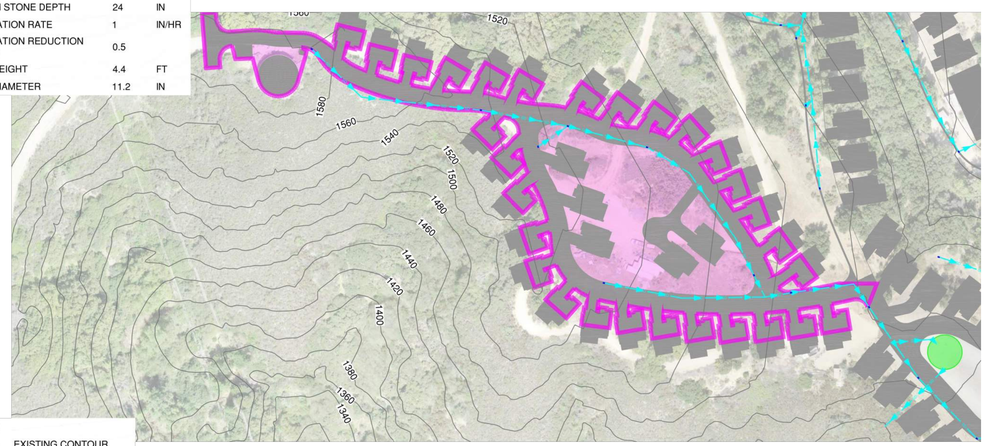
ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

EXHIBIT 06
DMA 02

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 6 OF 26

DMA 03		
TOTAL AREA	3.3	AC
IMPERVIOUS AREA	2.5	AC
C.3 VOLUME	12,813	CU. FT
TREAT 03: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	92	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	24	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	
RISER HEIGHT	4.4	FT
RISER DIAMETER	11.2	IN



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 03

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

NO	REVISIONS	DATE	APPR
1	REVISIONS	DATE	APPR
2	REVISIONS	DATE	APPR
3	REVISIONS	DATE	APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

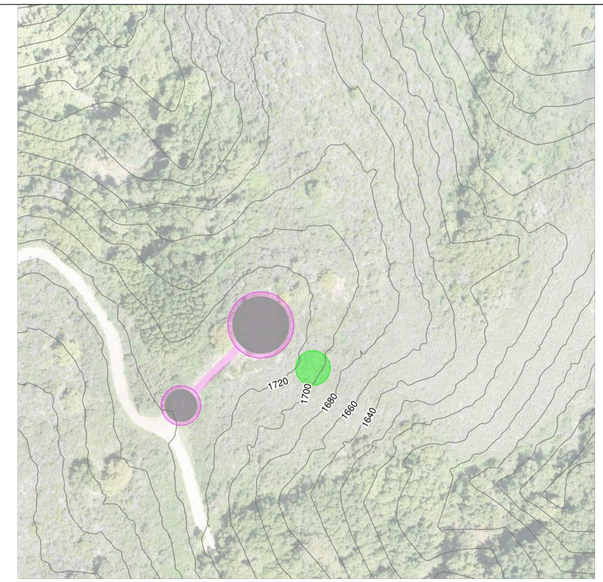
ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

EXHIBIT 07
DMA 03

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 7 OF 26

DMA 04		
TOTAL AREA	0.3	AC
IMPERVIOUS AREA	0.3	AC
C.3 VOLUME	1,608	CU. FT
TREAT 04: INFILTRATION TRENCH		
TRENCH AREA	1600	SF
GRAVEL LAYER DEPTH	2	FT
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 04

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

NO	REVISIONS	DATE	APPR
1	REVISIONS	DATE	APPR
2	REVISIONS	DATE	APPR
3	REVISIONS	DATE	APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

EXHIBIT 08
DMA 04

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 8 OF 26

PLAN # _____
SHEET _____ OF _____

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

Stormwater Control Plan

Encore Estates – Pierce Road – apn 503-46-009

sheet no.
19b
of 31

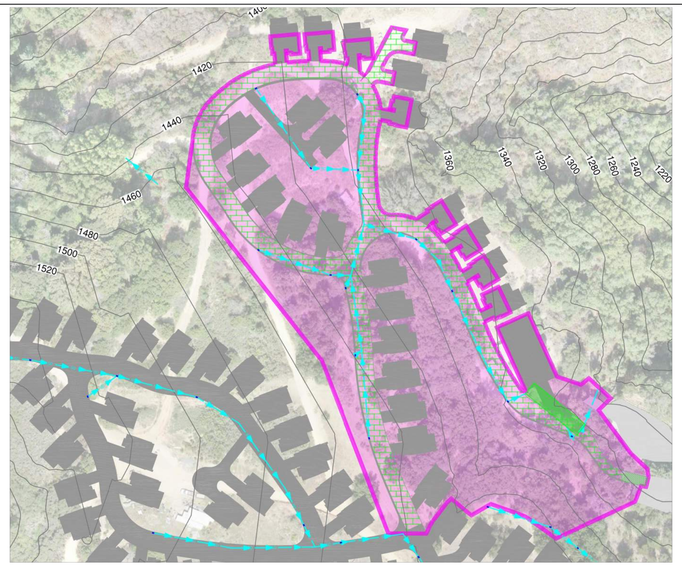
APPLICANT: ENCORE ESTATES

ROAD: PIERCE ROAD

COUNTY FILE NO.: PLN24-146-SB330

JOB NO. 23040

DMA 05		
TOTAL AREA	4.8	AC
IMPERVIOUS AREA	1.1	AC
C.3 VOLUME	7,145	CU. FT
TREAT 05: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	62	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	
RISER HEIGHT	3.1	FT
RISER DIAMETER	18	IN



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- PERVIOUS PAVERS
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 05

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS | NO | DATE | APPR

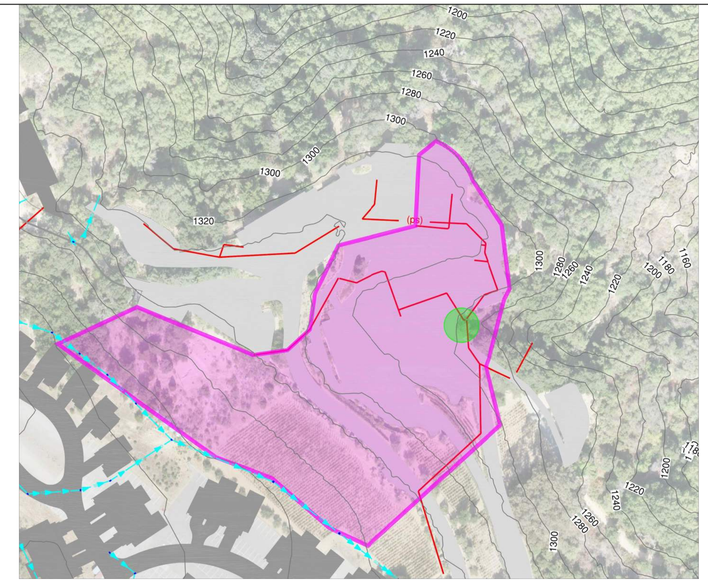
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 09
DMA 05

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 9 OF 26

DMA 06		
TOTAL AREA	3.8	AC
IMPERVIOUS AREA	1.8	AC
C.3 VOLUME	9,735	CU. FT
TREAT 06: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	57	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 06

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS | NO | DATE | APPR

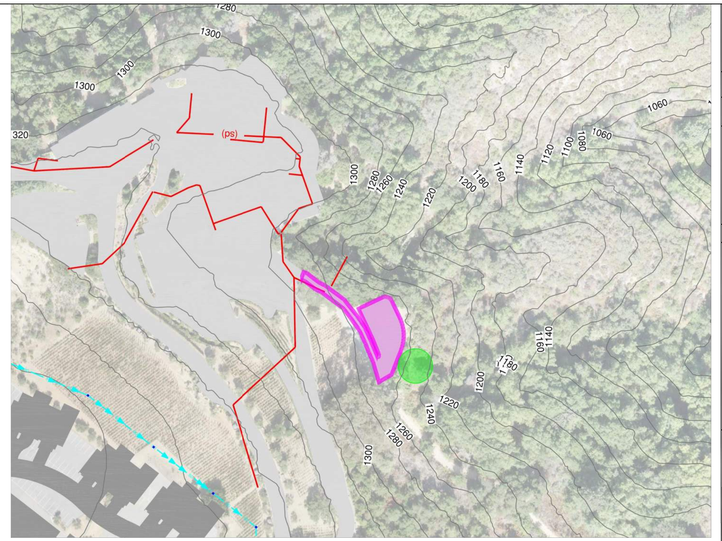
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 10
DMA 06

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 10 OF 26

DMA 07		
TOTAL AREA	1.4	AC
IMPERVIOUS AREA	1.4	AC
C.3 VOLUME	714	CU. FT
TREAT 07: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	5	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE:	1	IN/HR
INFILTRATION REDUCTION FACTOR:	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 07

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS | NO | DATE | APPR

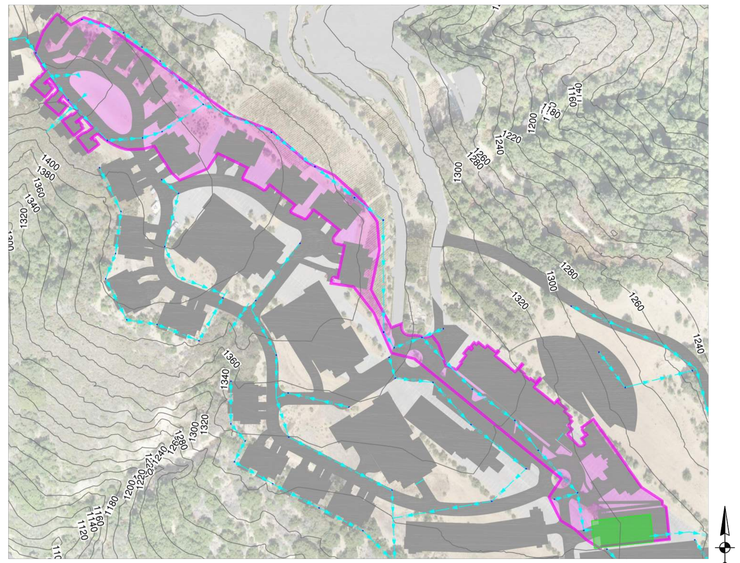
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 11
DMA 07

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 11 OF 26

DMA 08		
TOTAL AREA	5.0	AC
IMPERVIOUS AREA	3.1	AC
C.3 VOLUME	16,238	CU. FT
TREAT 08: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	120	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR:	0.5	
RISER HEIGHT	3.4	FT
RISER DIAMETER	16	IN



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 08

GRAPHIC SCALE (IN FEET)
150 0 75 150 300
1" = 150'

REVISIONS | NO | DATE | APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 12
DMA 08

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 12 OF 26

PLAN # ____
SHEET ____ OF ____

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

Stormwater Control Plan

Encore Estates – Pierce Road – apn 503-46-009

sheet no.
19c
of 31

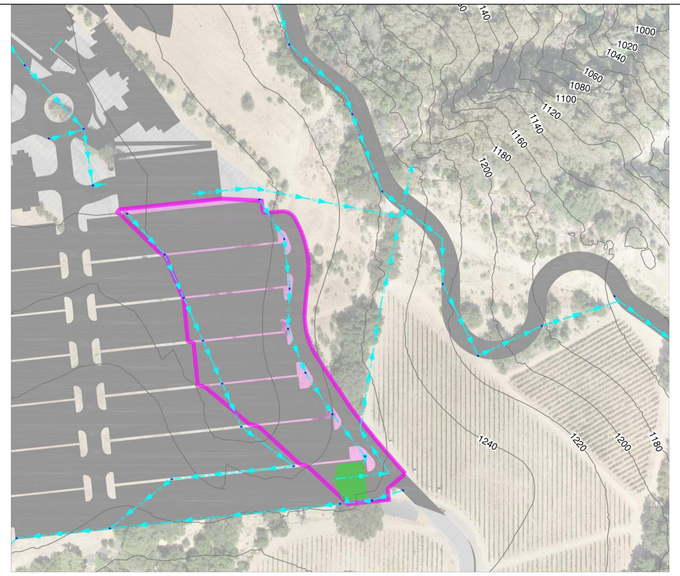
APPLICANT: ENCORE ESTATES

ROAD: PIERCE ROAD

COUNTY FILE NO.: PLN24-146-SB330

JOB NO. 23040

DMA 09		
TOTAL AREA	1.7	AC
IMPERVIOUS AREA	1.6	AC
C.3 VOLUME	7,859	CU. FT
TREAT 09: CHAMBERS		
CHAMBER MODEL	740	
NUMBER OF CHAMBERS	124	
TOP STONE DEPTH	6	IN
BOTTOM STONE DEPTH	6	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	
RISER HEIGHT	2.5	FT
RISER DIAMETER	12	IN



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 09

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

NO | REVISIONS | DATE | APPR
1 | REVISIONS | DATE | APPR
2 | REVISIONS | DATE | APPR
3 | REVISIONS | DATE | APPR

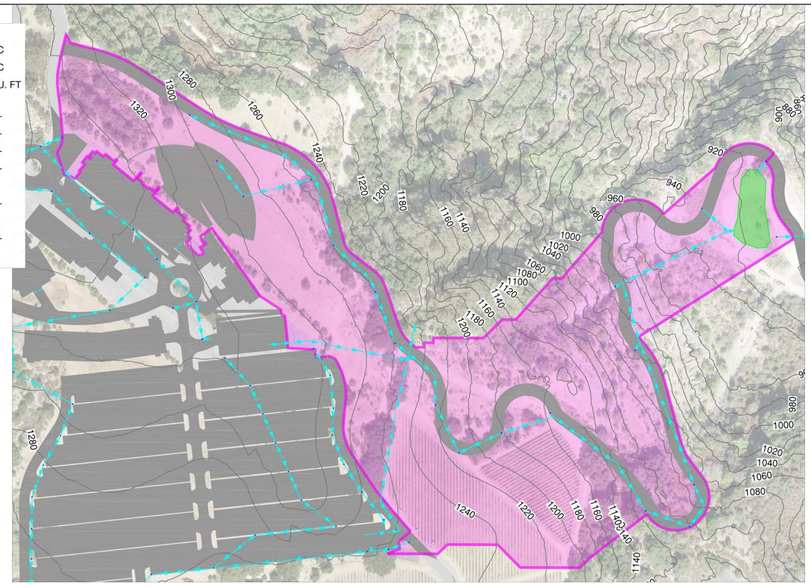
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 13
DMA 09

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 13 OF 26

DMA 10		
TOTAL AREA	14.9	AC
IMPERVIOUS AREA	2.8	AC
C.3 VOLUME	19,861	CU. FT
TREAT 10: BIORETENTION		
BOTTOM LENGTH	88.0	FT
BOTTOM WIDTH	88.0	FT
BAHM 5 SOIL LAYER THICKNESS	1.5	FT
GRAVEL LAYER THICKNESS	2.0	FT
INFILTRATION RATE	0	
UNDERDRAIN DIAMETER	2	FT
ORIFICE DIAMETER	24	IN
RISER HEIGHT	1	FT
RISER DIAMETER	36	IN



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 10

GRAPHIC SCALE (IN FEET)
150 0 75 150 300
1" = 150'

NO | REVISIONS | DATE | APPR
1 | REVISIONS | DATE | APPR
2 | REVISIONS | DATE | APPR
3 | REVISIONS | DATE | APPR

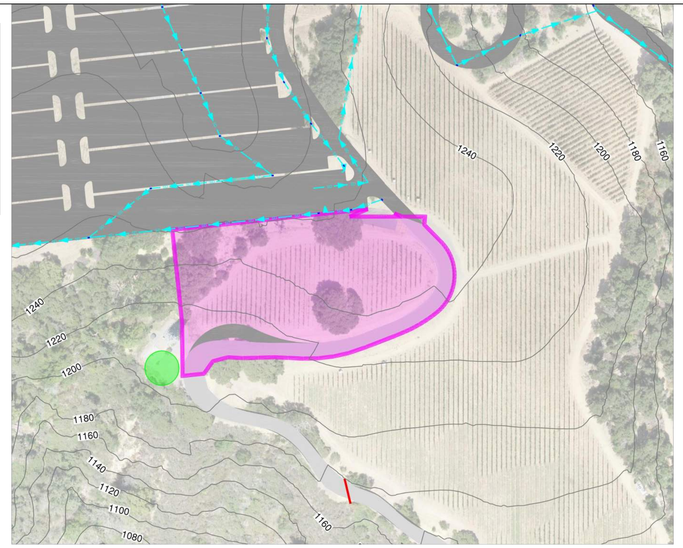
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 14
DMA 10

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 14 OF 26

DMA 11		
TOTAL AREA	1.7	AC
IMPERVIOUS AREA	0.47	AC
C.3 VOLUME	2,706	CU. FT
TREAT 11: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	16	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 11

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

NO | REVISIONS | DATE | APPR
1 | REVISIONS | DATE | APPR
2 | REVISIONS | DATE | APPR
3 | REVISIONS | DATE | APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 15
DMA 11

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 15 OF 26

DMA 12		
TOTAL AREA	0.9	AC
IMPERVIOUS AREA	0.9	AC
C.3 VOLUME:	4,617	CU. FT
TREAT 12: PLANTERS		
NUMBER OF PLANTERS	43	
PLANTER AREA	62	SF
PLANTER PONDING DEPTH	1	FT
BAHM SOIL DEPTH	1.5	FT
BOTTOM STONE DEPTH	1.5	FT
NUMBER OF CHAMBERS	13	
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	

LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 12

GRAPHIC SCALE (IN FEET)
150 0 75 150 300
1" = 150'

NO | REVISIONS | DATE | APPR
1 | REVISIONS | DATE | APPR
2 | REVISIONS | DATE | APPR
3 | REVISIONS | DATE | APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 16
DMA 12

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 16 OF 26

PLAN # _____
SHEET _____ OF _____

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

Stormwater Control Plan

Encore Estates – Pierce Road – apn 503-46-009

sheet no.
19d
of 31

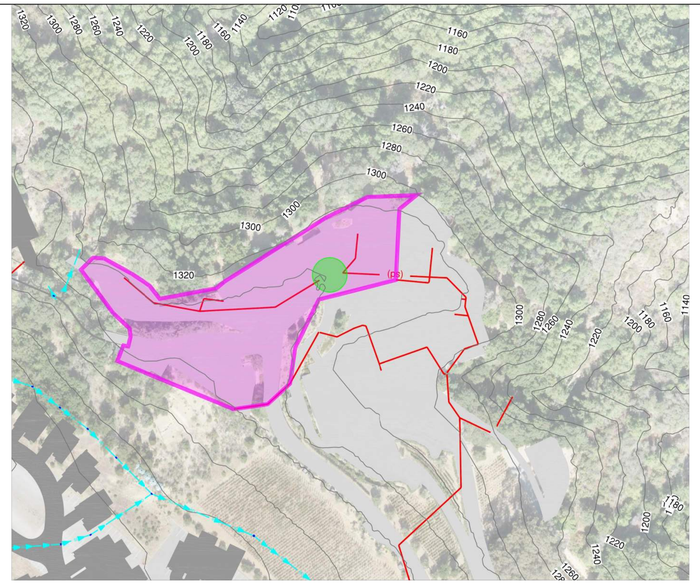
APPLICANT: ENCORE ESTATES

ROAD: PIERCE ROAD

COUNTY FILE NO.: PLN24-146-SB330

JOB NO. 23040

DMA 13		
TOTAL AREA	1.5	AC
IMPERVIOUS AREA	1.2	AC
C.3 VOLUME	6,089	CU. FT
TREAT 13: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	37	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 13

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS / DATE / APPR

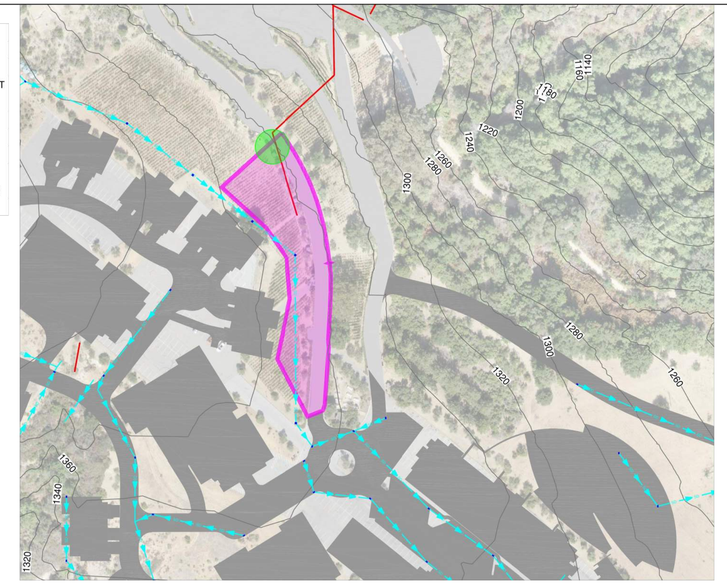
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 17
DMA 13

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 17 OF 26

DMA 14		
TOTAL AREA	0.6	AC
IMPERVIOUS AREA	0.2	AC
C.3 VOLUME	1,264	CU. FT
TREAT 14: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	8	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 14

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS / DATE / APPR

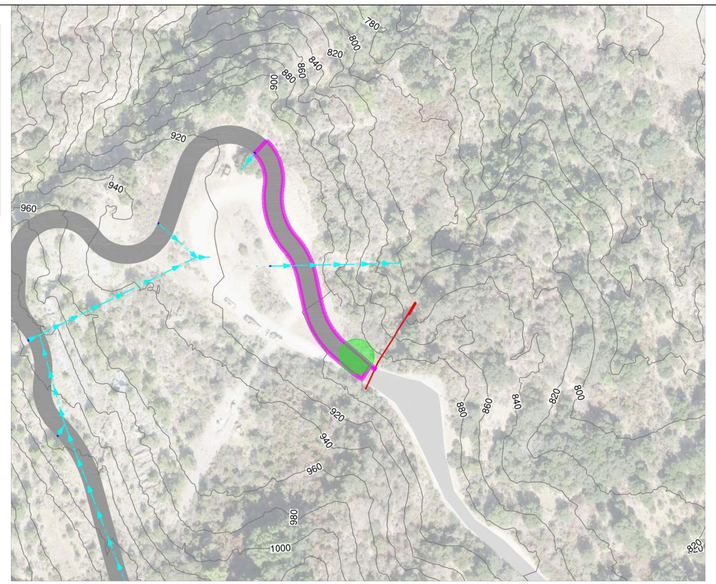
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 18
DMA 14

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 18 OF 26

DMA 15		
TOTAL AREA	0.2	AC
IMPERVIOUS AREA	0.2	AC
C.3 VOLUME	1,136	CU. FT
TREAT 15: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	7	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 15

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS / DATE / APPR

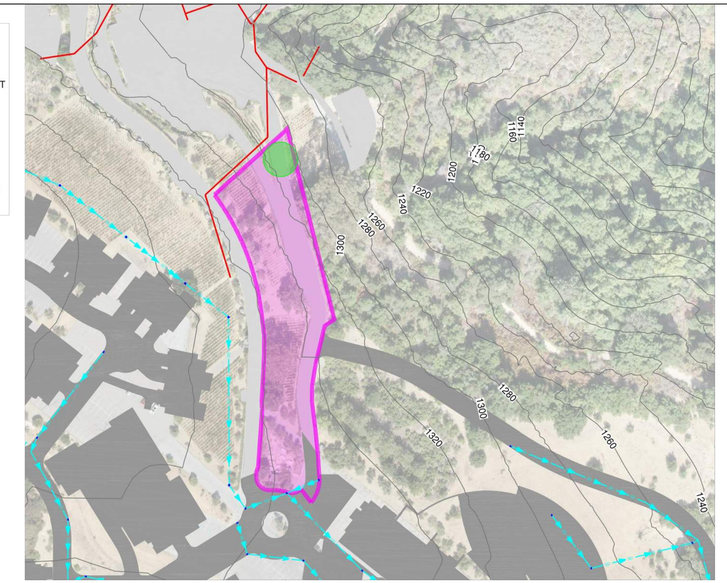
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 19
DMA 15

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 19 OF 26

DMA 16		
TOTAL AREA	1.1	AC
IMPERVIOUS AREA	0.3	AC
C.3 VOLUME	1,950	CU. FT
TREAT 16: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	12	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 16

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS / DATE / APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 20
DMA 16

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 20 OF 26

PLAN # _____
SHEET _____ OF _____

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

Stormwater Control Plan

Encore Estates – Pierce Road – apn 503-46-009

sheet no.
19e
of 31

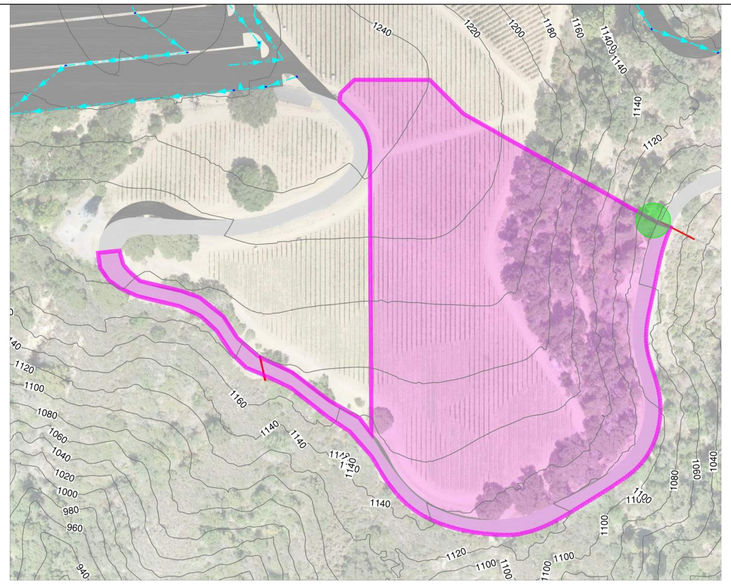
APPLICANT: ENCORE ESTATES

ROAD: PIERCE ROAD

COUNTY FILE NO.: PLN24-146-SB330

JOB NO. 23040

DMA 17		
TOTAL AREA	6.8	AC
IMPERVIOUS AREA	0.6	AC
C.3 VOLUME	6,249	CU. FT
TREAT 17: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	32	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 17

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS / DATE / APPR
NO

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 21
DMA 17

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 21 OF 26

DMA 18		
TOTAL AREA	2.0	AC
IMPERVIOUS AREA	0.3	AC
C.3 VOLUME	2,129	CU. FT
TREAT 18: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	14	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	

LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 18

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS / DATE / APPR
NO

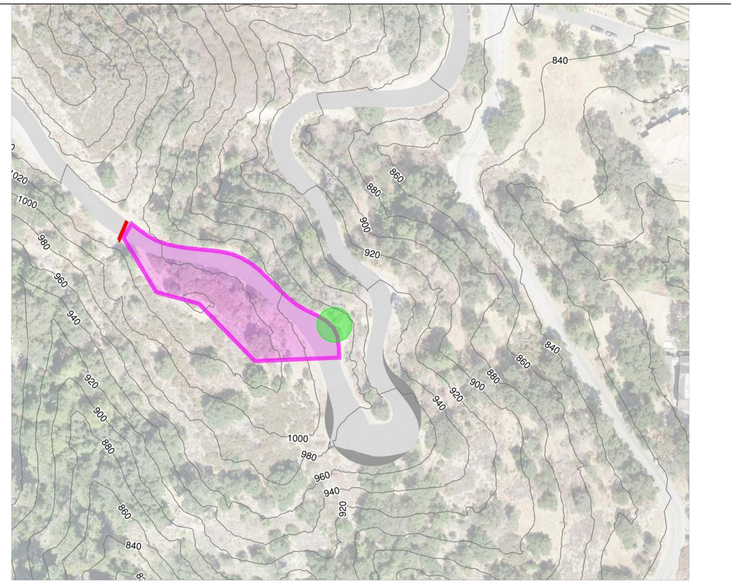
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 22
DMA 18

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 22 OF 26

DMA 19		
TOTAL AREA	0.6	AC
IMPERVIOUS AREA	0.2	AC
C.3 VOLUME	1,234	CU. FT
TREAT 19: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	8	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 19

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS / DATE / APPR
NO

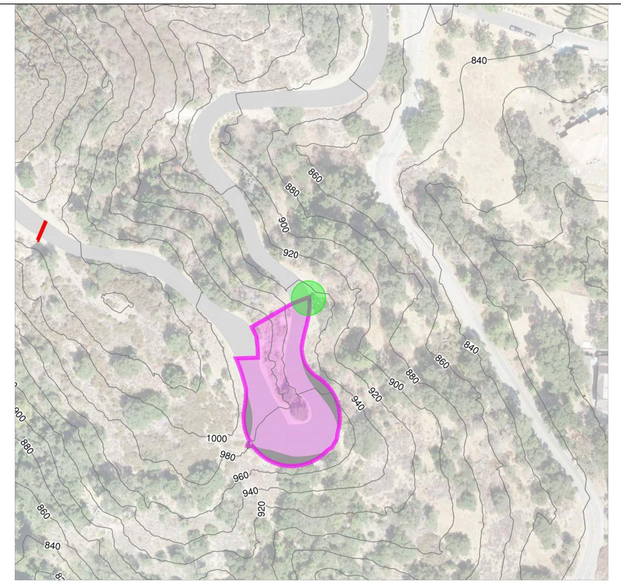
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 23
DMA 19

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 23 OF 26

DMA 20		
TOTAL AREA	0.5	AC
IMPERVIOUS AREA	0.4	AC
C.3 VOLUME	1,947	CU. FT
TREAT 20: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	12	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 20

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

REVISIONS / DATE / APPR
NO

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
EXHIBIT 24
DMA 20

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 24 OF 26

PLAN # ____ SHEET ____ OF ____

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

Stormwater Control Plan

Encore Estates – Pierce Road – apn 503-46-009

sheet no. 19f of 31

APPLICANT: ENCORE ESTATES

ROAD: PIERCE ROAD

COUNTY FILE NO.: PLN24-146-SB330

JOB NO. 23040

DMA 21

TOTAL AREA	1.9	AC
IMPERVIOUS AREA	0.2	AC
C.3 VOLUME	1,793	CU. FT
TREAT 21: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	11	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	

LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 21

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

NO	REVISIONS	DATE	APPR
1	REVISIONS	DATE	APPR
2	REVISIONS	DATE	APPR
3	REVISIONS	DATE	APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

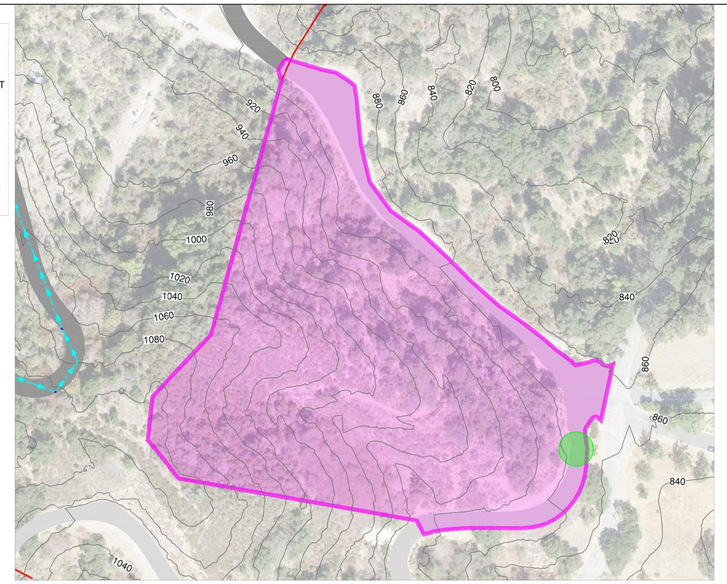
EXHIBIT 25
DMA 21

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 25 OF 26

DMA 22

TOTAL AREA	5.6	AC
IMPERVIOUS AREA	0.7	AC
C.3 VOLUME	5,779	CU. FT
TREAT 22: CHAMBERS		
CHAMBER MODEL	3500	
NUMBER OF CHAMBERS	35	
TOP STONE DEPTH	12	IN
BOTTOM STONE DEPTH	9	IN
INFILTRATION RATE	1	IN/HR
INFILTRATION REDUCTION FACTOR	0.5	



LEGEND
- EXISTING CONTOUR
- EXISTING IMPERVIOUS
- PROPOSED IMPERVIOUS
- TREATMENT AREA
- (E) STORM DRAIN
- (N) STORM DRAIN

DMA 22

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1" = 100'

NO	REVISIONS	DATE	APPR
1	REVISIONS	DATE	APPR
2	REVISIONS	DATE	APPR
3	REVISIONS	DATE	APPR

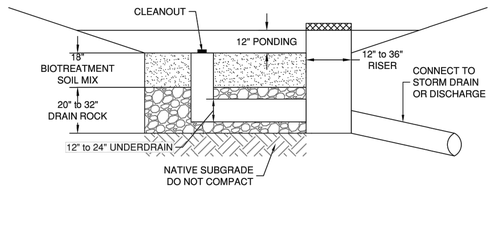
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN

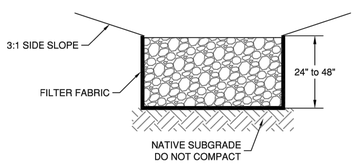
EXHIBIT 26
DMA 22

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

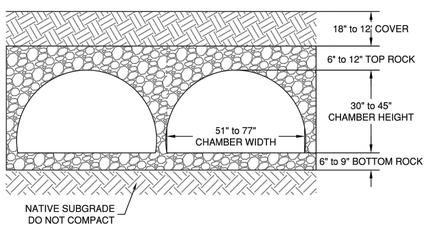
SHEET 26 OF 26

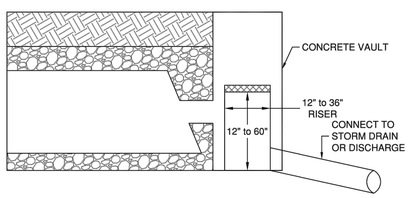


TYPICAL BIO RETENTION



TYPICAL INFILTRATION TRENCH





TYPICAL INFILTRATION CHAMBERS

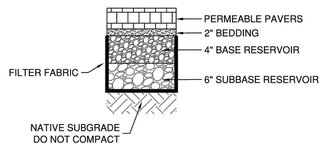
NO	REVISIONS	DATE	APPR
1	REVISIONS	DATE	APPR
2	REVISIONS	DATE	APPR
3	REVISIONS	DATE	APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

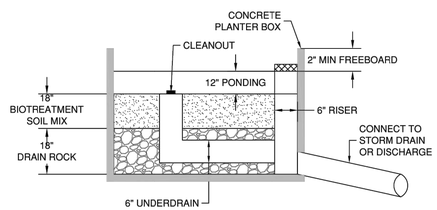
ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
TREATMENT MEASURE SECTIONS

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 1 OF 2



PERMEABLE PAVERS



FLOW THRU PLANTER

NO	REVISIONS	DATE	APPR
1	REVISIONS	DATE	APPR
2	REVISIONS	DATE	APPR
3	REVISIONS	DATE	APPR

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 OLD IRONSIDES DR., SUITE #350
SANTA CLARA, CA 95054
(408) 246-4848

ENCORE ESTATES
STORMWATER MANAGEMENT PLAN
TREATMENT MEASURE SECTIONS

DATE: 11/19/2024
SCALE: AS SHOWN
DESIGN: CDS
DRAWN: CDS
CHECKED: CJT

SHEET 2 OF 2

PLAN # _____
SHEET _____ OF _____

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

Stormwater Control Plan

Encore Estates – Pierce Road – apn 503-46-009

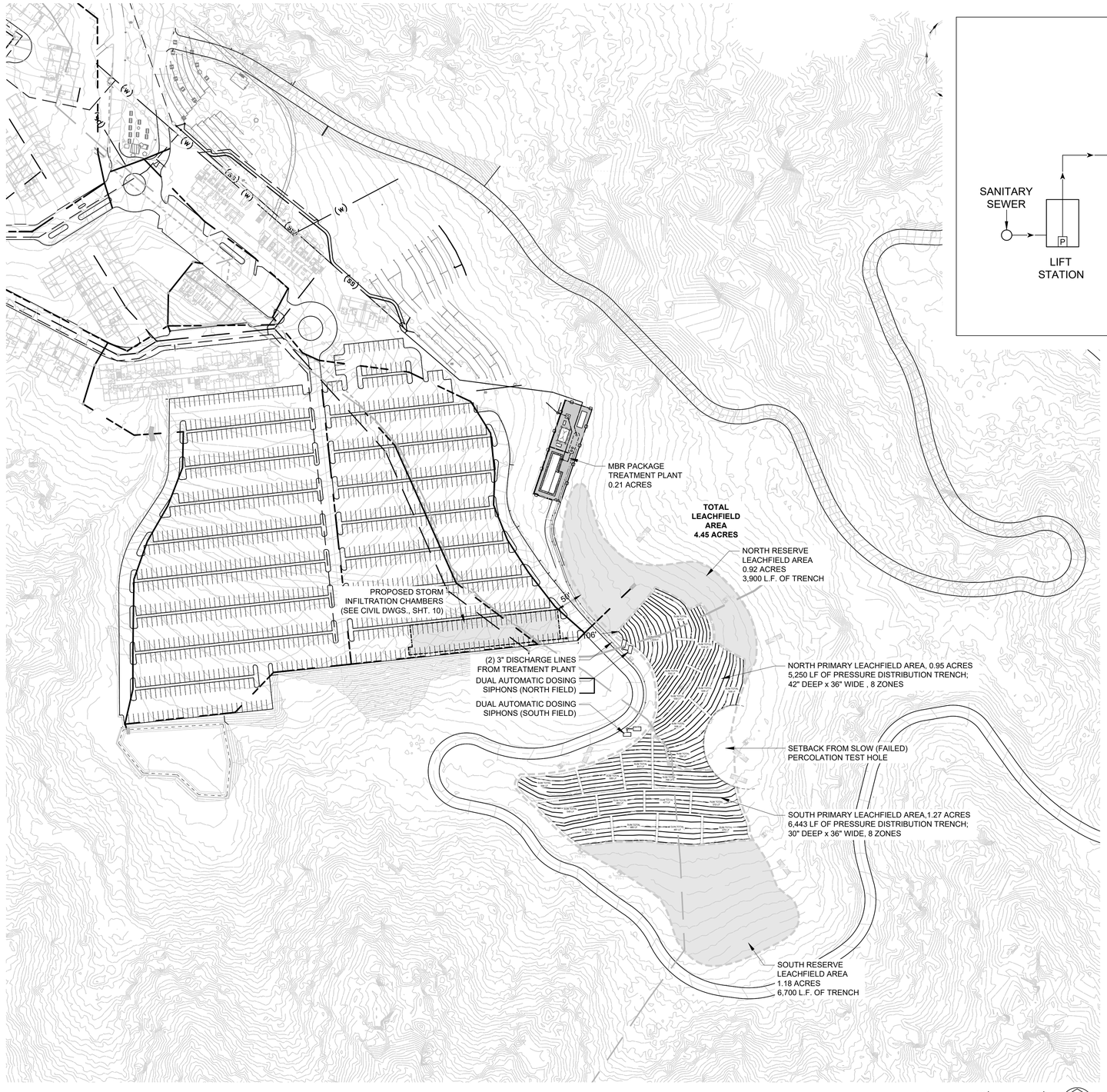
sheet no.
19g
of 31

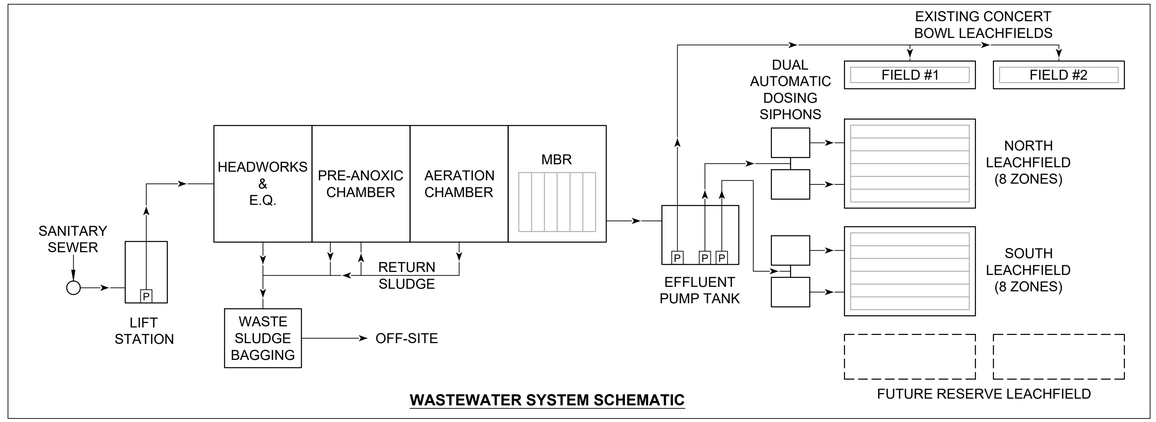
APPLICANT: ENCORE ESTATES

ROAD: PIERCE ROAD

COUNTY FILE NO.: PLN24-146-SB330

JOB NO. 23040





WASTEWATER SYSTEM SCHEMATIC

ENCORE ESTATES WASTEWATER FACILITIES SUMMARY

DESIGN FLOW, 30-DAY AVERAGE:	75,000 GPD
WASTEWATER COLLECTION:	CONVENTIONAL GRAVITY SEWERS W/ INFLUENT LIFT STATION.
	INTEGRATE WASTEWATER FLOWS FROM EXISTING CONCERT BOWL SYSTEM.
WASTEWATER TREATMENT:	MEMBRANE BIOREACTOR (MBR) PACKAGE PLANT, CLOACINA MEMPAC-M1:
	- INFLUENT HEADWORKS & FLOW EQUALIZATION
	- BIOLOGICAL NUTRIENT REMOVAL
	- SECONDARY ACTIVATED SLUDGE PROCESS
	- MEMBRANE CLARIFICATION
	- WASTE SLUDGE BAGGING AND HAULING
EFFLUENT OBJECTIVES:	- BOD: 20 MG/L; TSS: 20 MG/L; TOTAL N: 10 MG/L
DOSING SYSTEM:	25,000-GAL DOSING TANK, W/ TRIPLEX LEACHFEILD PUMPS AND (4) DUPLEX DOSING SIPHONS AT LEACHFIELD
EFFLUENT DISPERSAL:	- PRIMARY LEACHFIELD, NORTH: 5,250 L.F.; 46,200 GPD
	- PRIMARY LEACHFIELD, SOUTH: 6,443 L.F.; 30,900 GPD
	- EXISTING/ MODIFIED CONCERT BOWL LEACHFIELD; 12,482 GPD
	- TOTAL PRIMARY CAPACITY: 89,608 GPD
	- RESERVE LEACHFIELD: 10,700 L.F.; 78,842 GPD
	- EXISTING CONCERT BOWL BACK-UP LEACHFIELD; 12,482 GPD
	- TOTAL LEACHFIELD CAPACITY: 168,450 GPD (224%)
EMERGENCY POWER:	ONSITE STANDBY GENERATOR
MONITORING AND ALARMS:	REMOTE TELEMETRY MONITORING AND CONTROL SYSTEM (SCADA)
SYSTEM OPERATIONS:	MINIMUM GRADE III OPERATOR

ENCORE ESTATES
WASTEWATER TREATMENT SYSTEM

SARATOGA, CALIFORNIA

QUESTA ENGINEERING CORP.
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

REGISTERED PROFESSIONAL ENGINEER — NORMAN H. HALL — No. C24750 — 12-31-25 EXPIRES — CIVIL — STATE OF CALIFORNIA

Sht:	Rev:	Date:	By:	Description:	App'd:
		10/7/24	MN	STORM CHAMBER SETBACK	NH

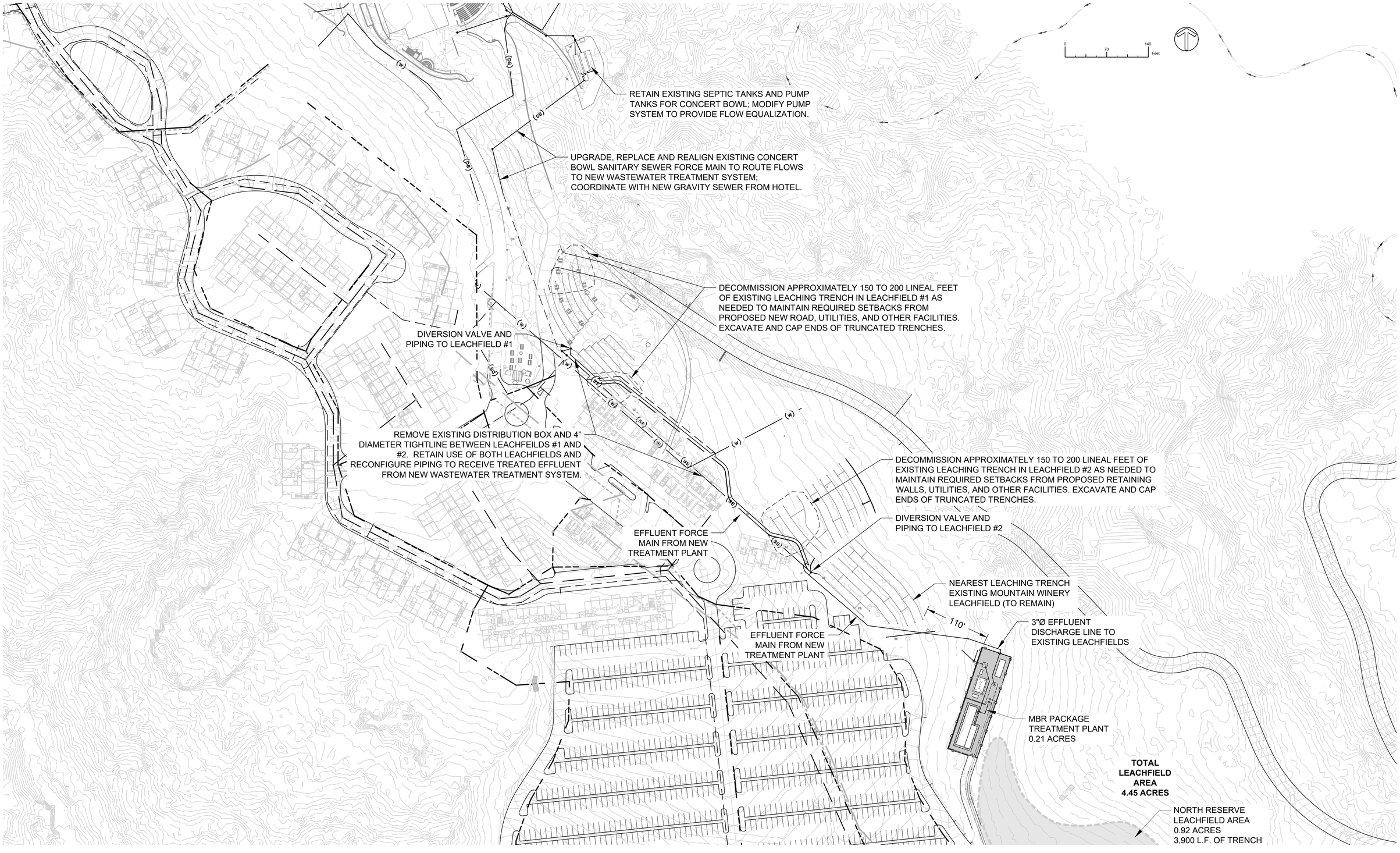
Design: NH
Drawn: MN
Checked: NH
Appr'd: NH

WASTEWATER SITE PLAN

SARATOGA, CALIFORNIA

WW-1

LAST SAVED: 11/11/2024 PLOT DATE: 11/11/2024 PLOT STYLE: ----
P:\2023\2300136 MOUNTAIN WINERY\CAD\SHEETS\2300136_MOUNTAIN WINERY_SITE PLAN.DWG
IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE – ADJUST ACCORDINGLY



ENCORE ESTATES
WASTEWATER TREATMENT SYSTEM

SARATOGA, CALIFORNIA

QUESTA ENGINEERING CORP.
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

REGISTERED PROFESSIONAL ENGINEER
NORMAN N. HANTZSCHEL
No. C24750
12-31-25
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sht:	Rev:	Date:	By:	Description:	App'd:
		10/7/24	MN	STORM CHAMBER SETBACK	NH

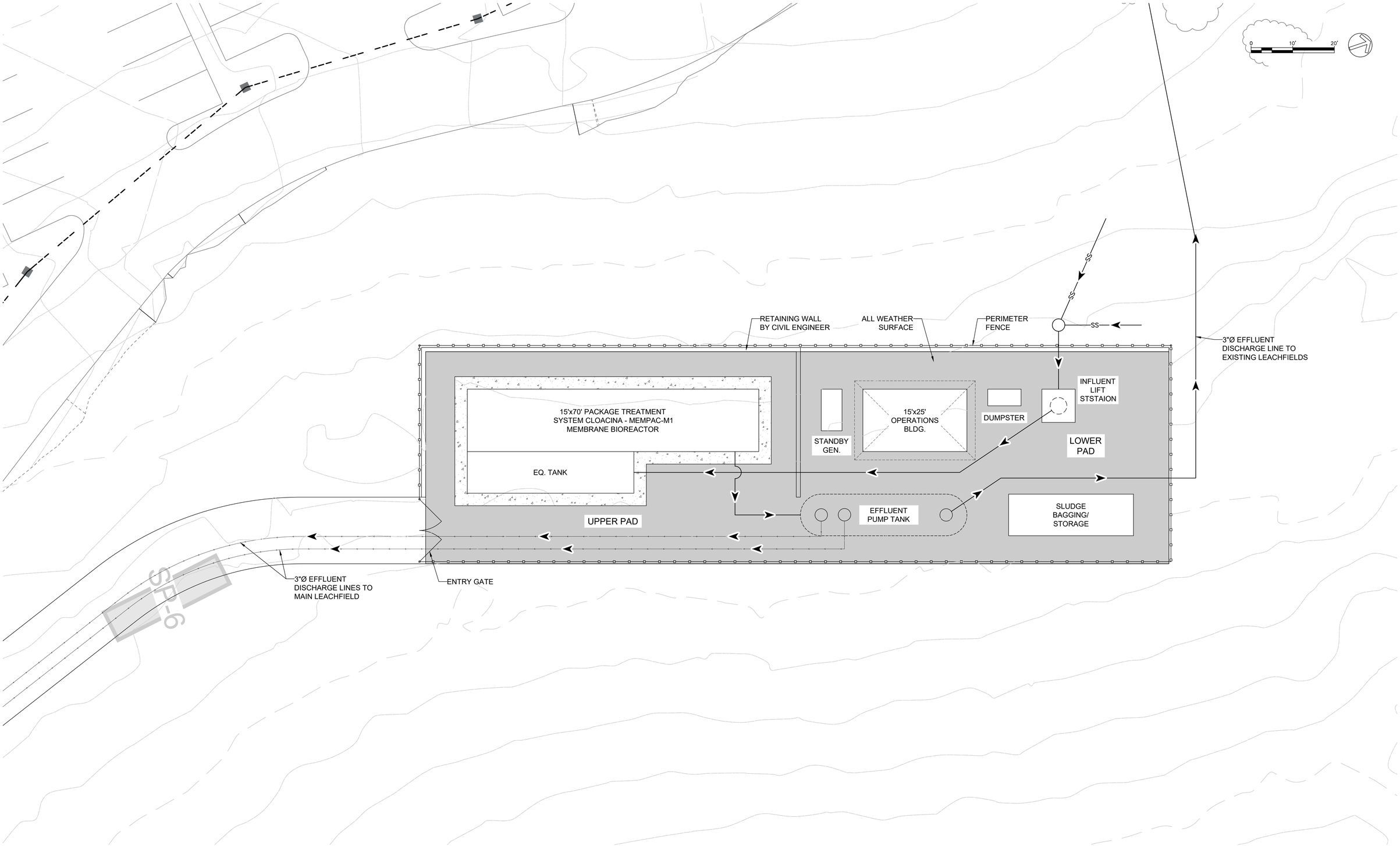
Design: NH
Drawn: MN
Checked: NH
Appr'd: NH

INTEGRATION OFCONCERT BOWL
WASTEWATER FACILITIES

SARATOGA, CALIFORNIA

WW-2

P:\2023\2300136 MOUNTAIN WINERY\CAD\SHEETS\2300136_MOUNTAIN WINERY_SITE PLAN.DWG LAST SAVED: 11/11/2024 PLOT DATE: 11/11/2024 PLOT STYLE: ----- IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY



ENCORE ESTATES
WASTEWATER TREATMENT SYSTEM

SARATOGA, CALIFORNIA

QUESTA ENGINEERING CORP.
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

REGISTERED PROFESSIONAL ENGINEER
NO. C24750
12-31-25
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sht:	Rev:	Date:	By:	Description:	App'd:

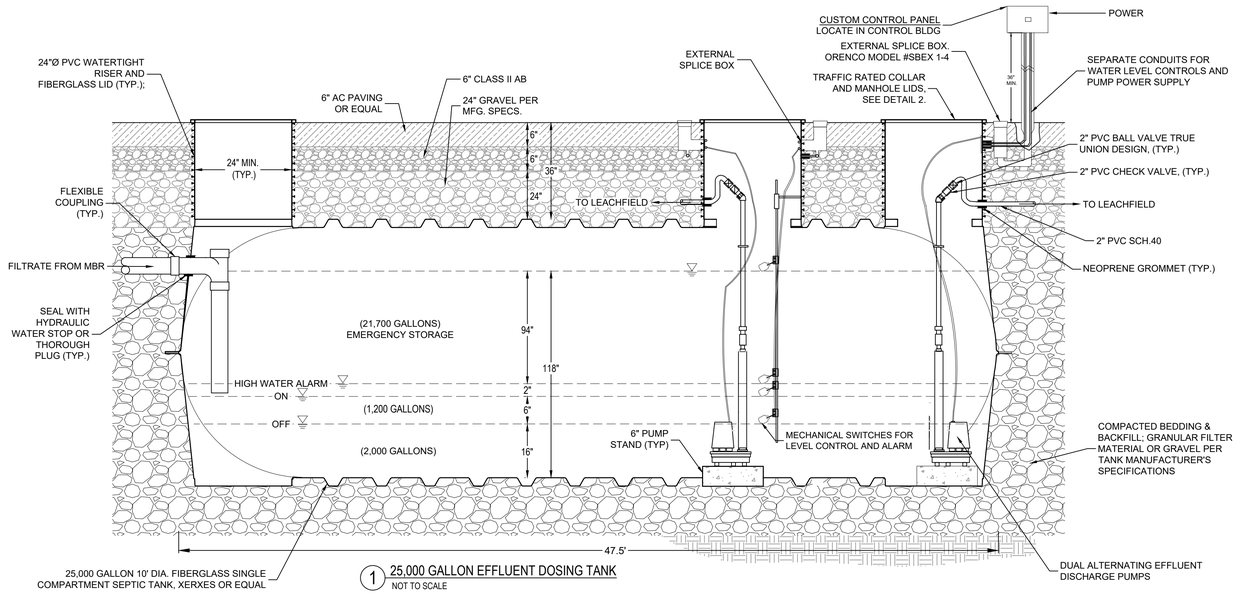
Design: NH
Drawn: MN
Checked: NH
Appr'd: NH

TREATMENT PLANT FACILITIES

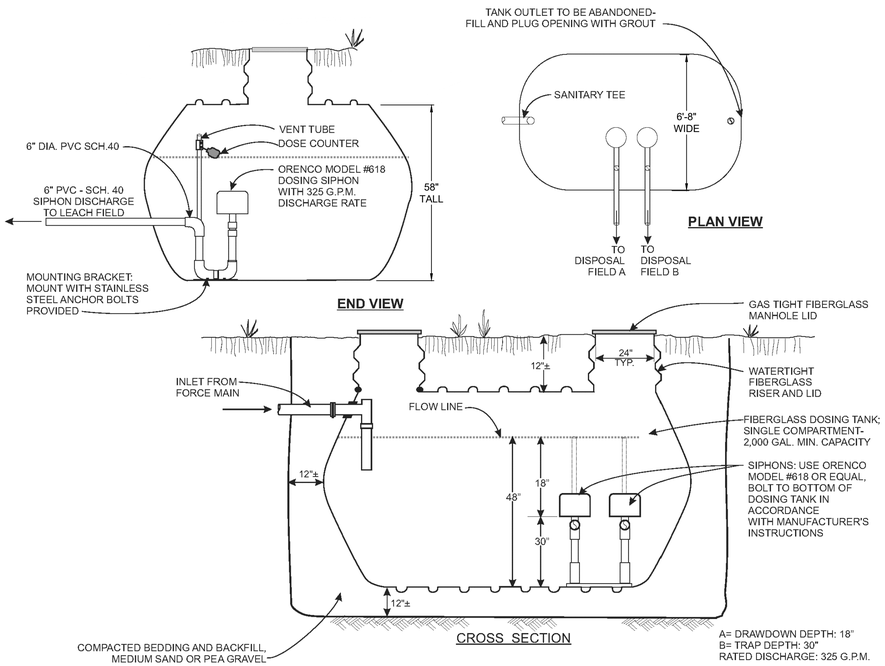
SARATOGA, CALIFORNIA

WW-3

P:\2023\2300136 MOUNTAIN WINERY\CAD\SHEETS\2300136_MOUNTAIN WINERY_SITE PLAN.DWG
LAST SAVED: 11/11/2024 PLOT DATE: 11/11/2024 PLOT STYLE: ----
IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY

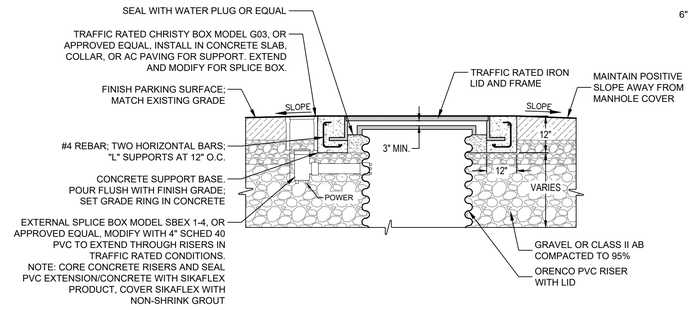


1 25,000 GALLON EFFLUENT DOSING TANK
NOT TO SCALE

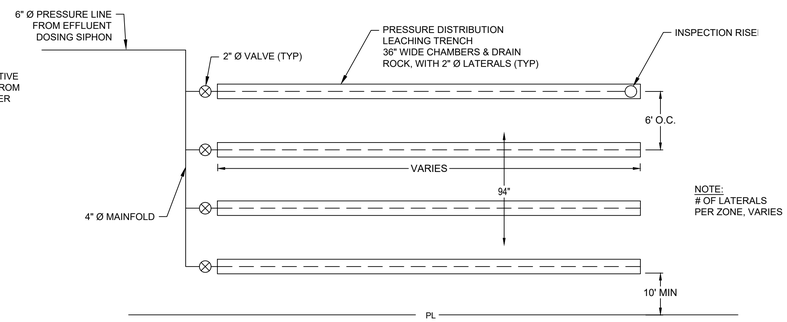


4 2,000-GALLON DOSING TANK
NOT TO SCALE

(FIBERGLASS TANK SHOWN, USE CONCRETE TANKS IN-PLACE OF FIBERGLASS SHOWN IN DETAIL)

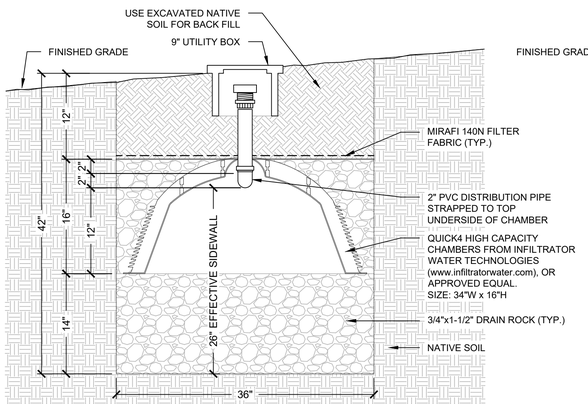


2 MANHOLE-RISER AND EXTERNAL SPLICE BOX DETAIL IN TRAFFIC AREA
NOT TO SCALE

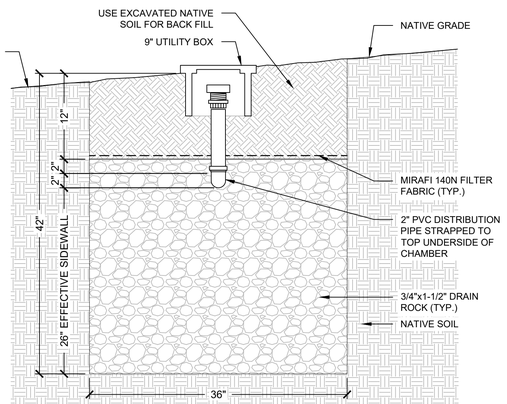


NOTE:
OF LATERALS PER ZONE, VARIES

3 TYPICAL LEACHFIELD ZONE
NOT TO SCALE

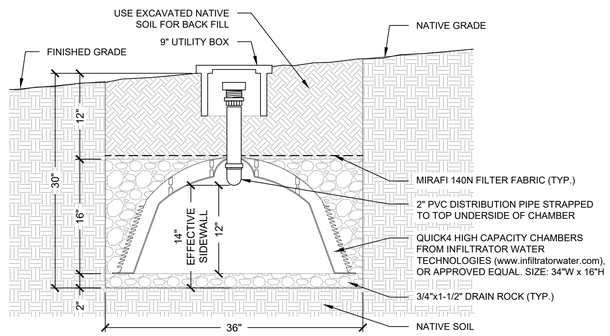


OPTION "A"



OPTION "B"

5 PRESSURE-DISTRIBUTION TRENCH DETAIL (< 20% SLOPE AREAS)
NOT TO SCALE



6 PRESSURE-DISTRIBUTION TRENCH DETAIL (> 20% SLOPE AREAS)
NOT TO SCALE

Pressure Distribution Leaching Trench Design	
• System design flow - 30-day ave	75,000 gpd
• Average percolation at 36 to 48 inches	18.4 mpi
• Wastewater application rate	1.2 gpd/ft² (secondary treated water at 1 to 24 mpi)
• Trench dimensions, <20% slope	3' wide x 42" deep (16" high chambers + 14" gravel)
✓ Effective infiltrative depth	26" = 2.17 ft
✓ Total effective leaching area	(3-ft bottom) + (2)*(2.17-ft sides) = 7.33 ft²/lf
✓ Trench loading rate	(7.33 ft²)*(1.2 gpd/ft²) = 8.8 gpd per lf
• Trench dimensions, >20% slope	3' wide x 30" deep (16" high chambers + 2" gravel)
✓ Effective infiltrative depth	14" = 1.17 ft
✓ Total effective leaching area	(3-ft bottom) + (2)(1.17-ft side) = 5.33 ft²/lf, use 4.0 ft
✓ Trench loading rate	(4.0 ft²)*(1.2 fpf/ft²) = 4.8 gpd/lf
✓ Trench loading rate	(7.5 ft²)*(1.2 gpd/ft²) = 9.0 gpd per lf
• Primary Leachfield – North (<20% slope)	5,250 lf @ 8.8 gpd/lf = 46,200 gpd
• Primary Leachfield – South (>20% slope)	6,443 lf @ 4.8 gpd/lf = 30,926 gpd
• Existing Leachfield (Primary)	= 12,482 gpd
Total Primary Leachfield Capacity	**= 89,608 gpd**
• Reserve leachfield capacity, <20% slope	3,750 lf @ 8.8 gpd/lf = 33,000 gpd
• Reserve leachfield capacity, >20% slope	6,950 lf @ 4.8 gpd/lf = 33,360 gpd
• Existing Leachfield (Secondary)	= 12,482 gpd
Total Reserve Leachfield Capacity	**= 78,842 gpd**

IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE – ADJUST ACCORDINGLY

LAST SAVED: 11/11/2024 PLOT DATE: 11/11/2024 PLOT STYLE: ----

P:\2023\23001\36 MOUNTAIN WINERY\CAD\SHEETS\23001\36_MOUNTAIN WINERY_DETAILS.DWG

ENCORE ESTATES
WASTEWATER TREATMENT SYSTEM

SARATOGA, CALIFORNIA

QUESTA ENGINEERING CORP.
Civil Environmental & Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

REGISTERED PROFESSIONAL ENGINEER — NORMAN N. HANTZSCHE — No. QP4750 — 12-31-25 EXPIRES — CIVIL — STATE OF CALIFORNIA

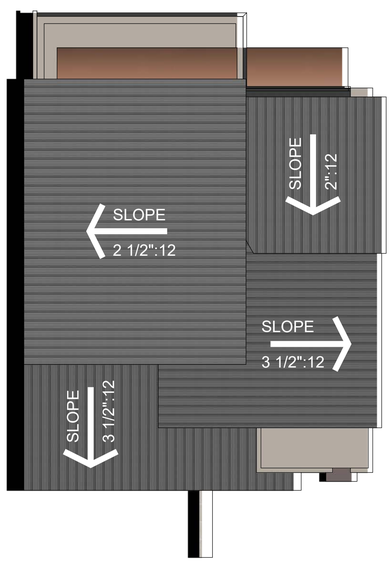
Sht:	Rev:	Date:	By:	Description:	App'd:
		10/7/24	MN	GRAVEL ONLY LEACHING TRENCH	NH

Design: NH
Drawn: MN
Checked: NH
Appr'd: NH

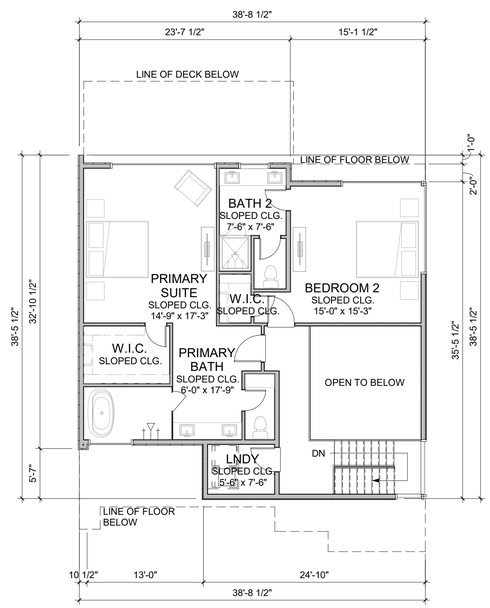
WASTEWATER DISPOSAL DETAILS

SARATOGA, CALIFORNIA

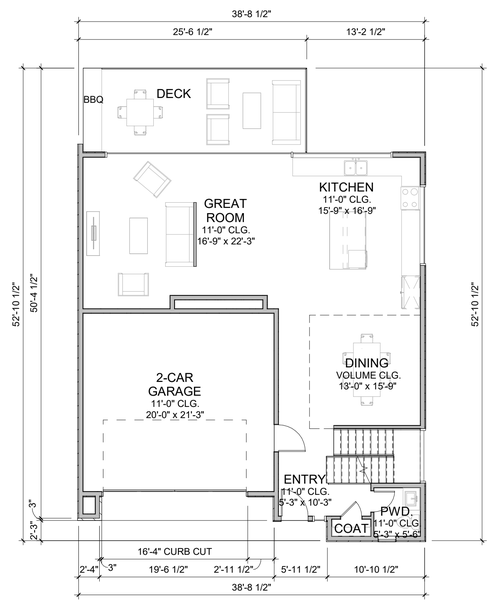
WW-4



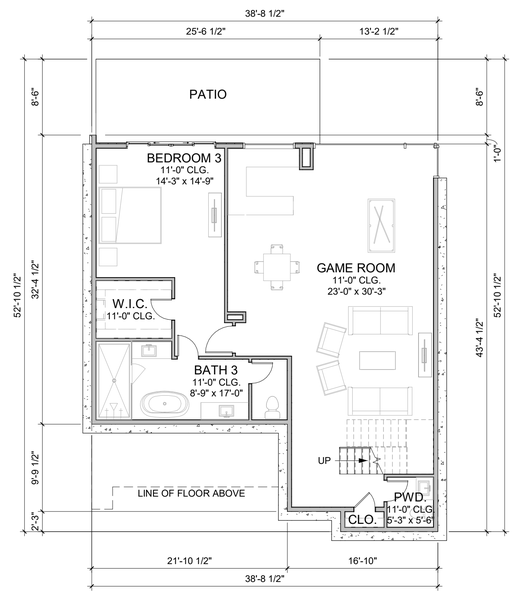
4 PLAN B - ROOF PLAN
1/8" = 1'-0"



3 PLAN B - THIRD FLOOR PLAN
1/8" = 1'-0"



2 PLAN B - SECOND FLOOR PLAN
1/8" = 1'-0"



1 PLAN B - FIRST FLOOR PLAN
1/8" = 1'-0"

PLAN B FLOOR PLANS

BUILDING TYPE A -DOWNSLOPE SINGLE FAMILY DETACHED

(4,378 sf per building, 69 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

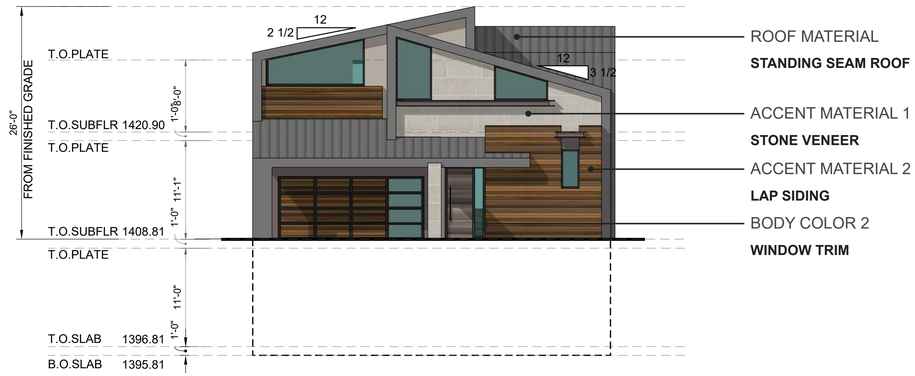
0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

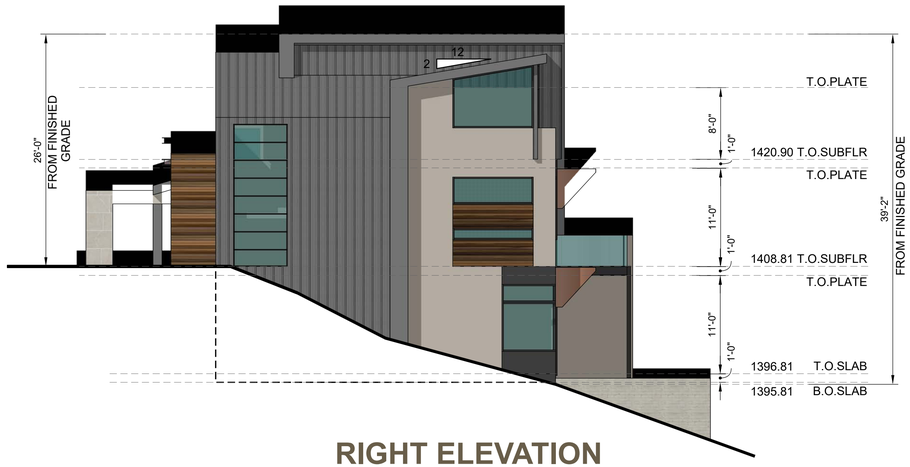
NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

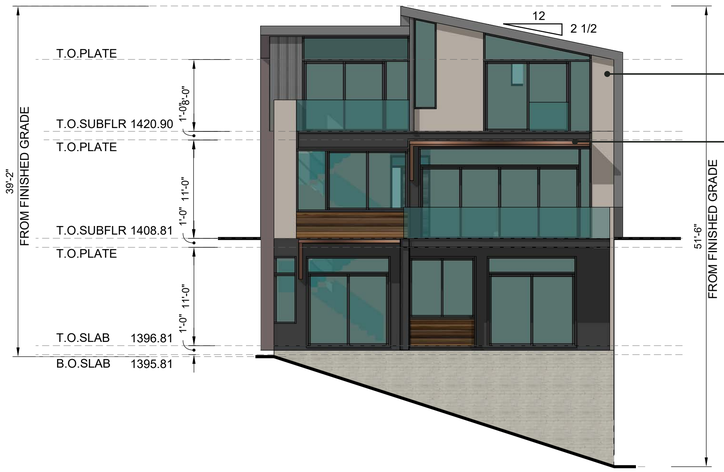
A.5



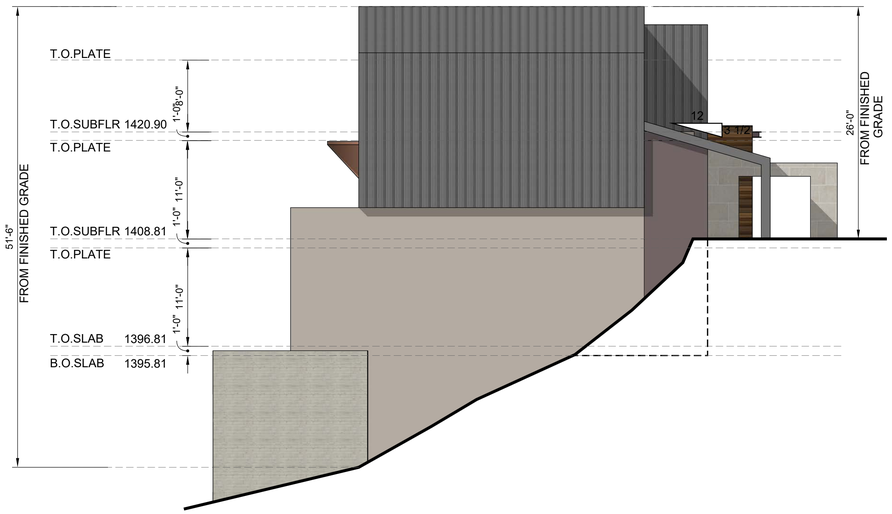
FRONT ELEVATION (SOUTHWEST)



RIGHT ELEVATION (SOUTHEAST)



REAR ELEVATION (NORTHEAST)



LEFT ELEVATION (NORTHWEST)

COLOR & MATERIAL BOARD | PLAN B

PLAN B
ELEVATION A

BUILDING TYPE A -DOWNSLOPE SINGLE FAMILY DETACHED

(4,378 sf per building, 69 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

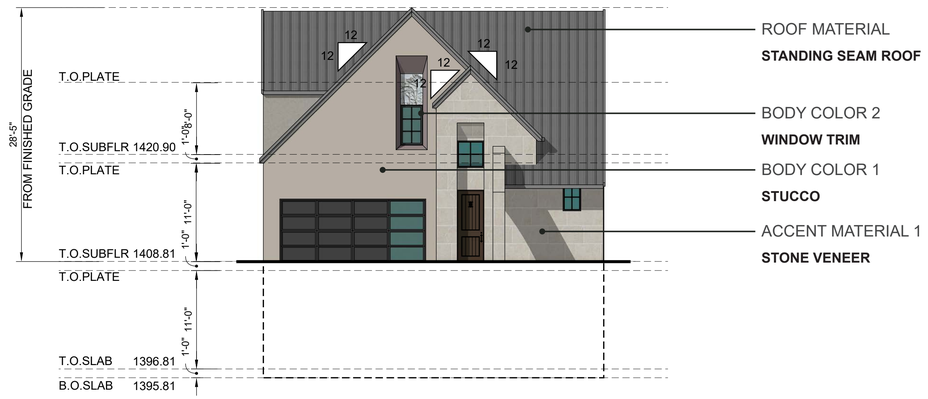
DAHLIN

0 8 16 32

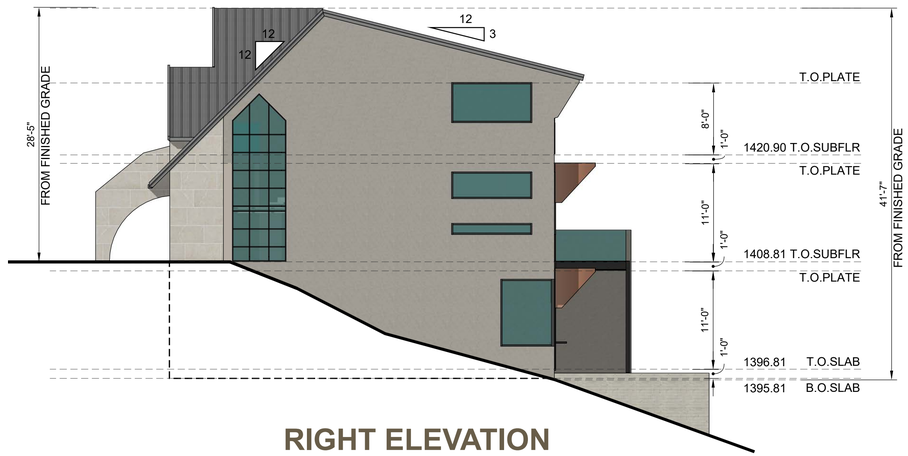
DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.6

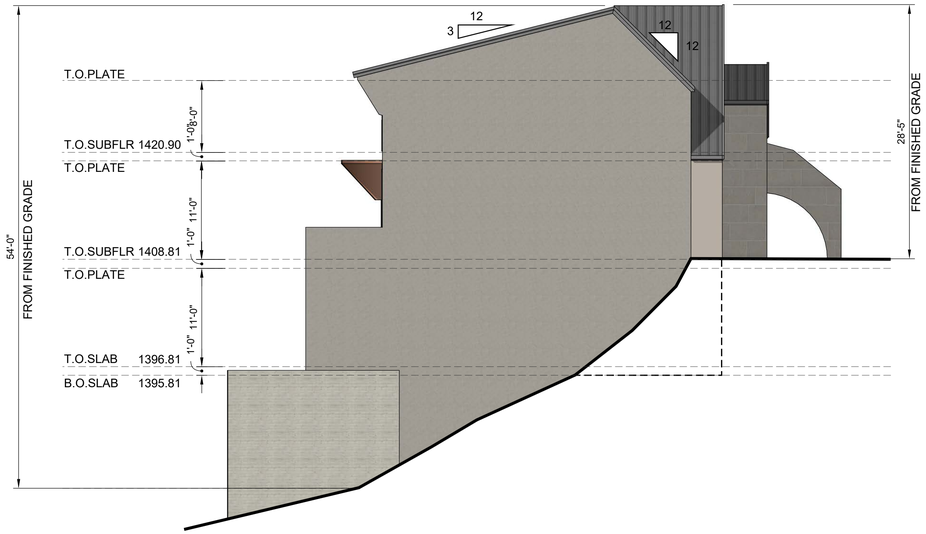


FRONT ELEVATION (SOUTHWEST)



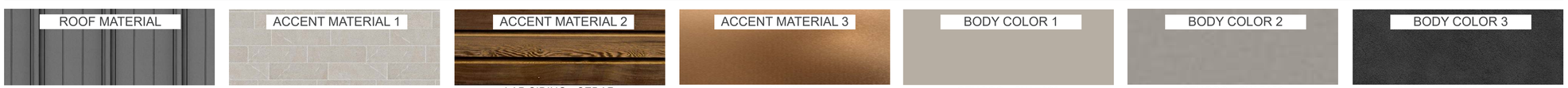
RIGHT ELEVATION (SOUTHEAST)

REAR ELEVATION (NORTHEAST)



LEFT ELEVATION (NORTHWEST)

COLOR & MATERIAL BOARD | PLAN B



BUILDING TYPE A -DOWNSLOPE SINGLE FAMILY DETACHED

(4,378 sf per building, 69 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

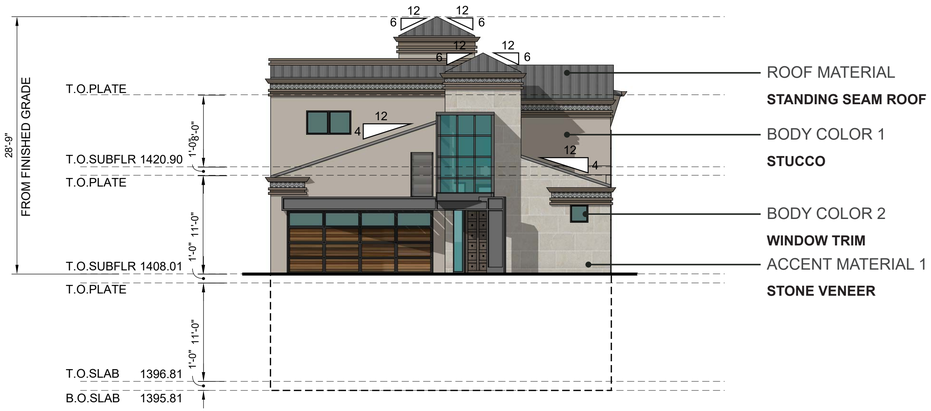
PLAN B
ELEVATION B

0 8 16 32

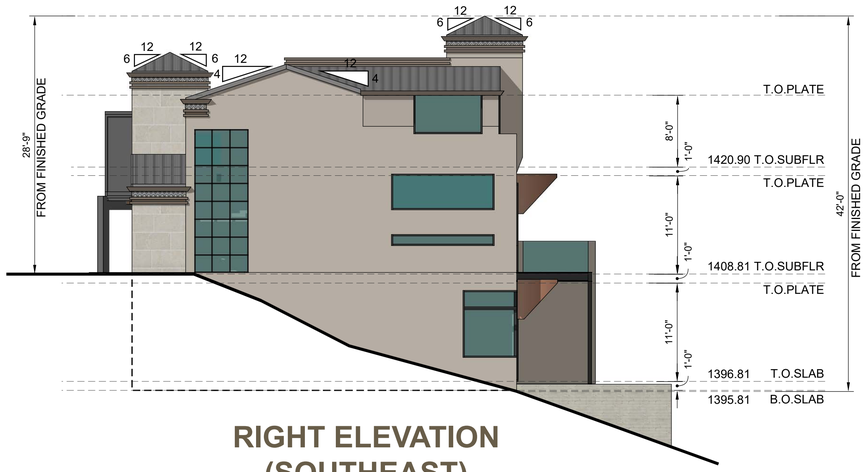
DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.6-1

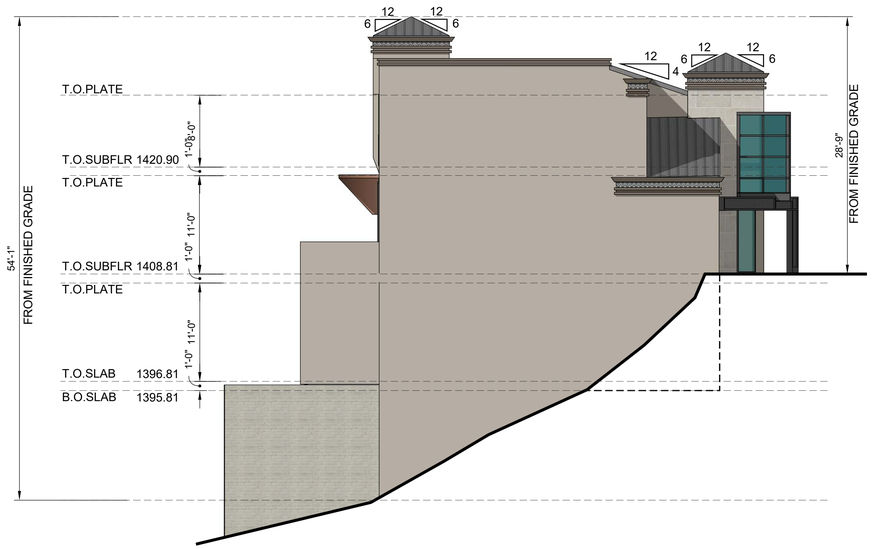


FRONT ELEVATION (SOUTHWEST)



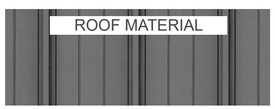
RIGHT ELEVATION (SOUTHEAST)

REAR ELEVATION (NORTHEAST)



LEFT ELEVATION (NORTHWEST)

COLOR & MATERIAL BOARD | PLAN B



STANDING SEAM ROOF

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR

AWNING -
LEVEL 5 PLASTER
BRONZE

STUCCO - SW 7628
WINDFRESH WHITE

CEMENTITIOUS PANEL,
WINDOW & DOOR TRIM
SW 7069 IRON ORE

BUILDING TYPE A -DOWNSLOPE SINGLE FAMILY DETACHED

(4,378 sf per building, 69 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

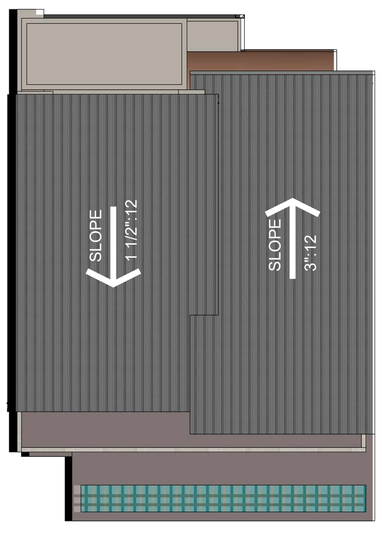
PLAN B
ELEVATION C

0 8 16 32

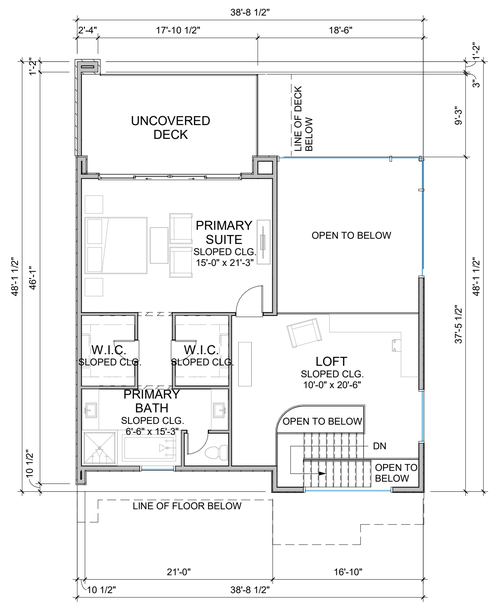
DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

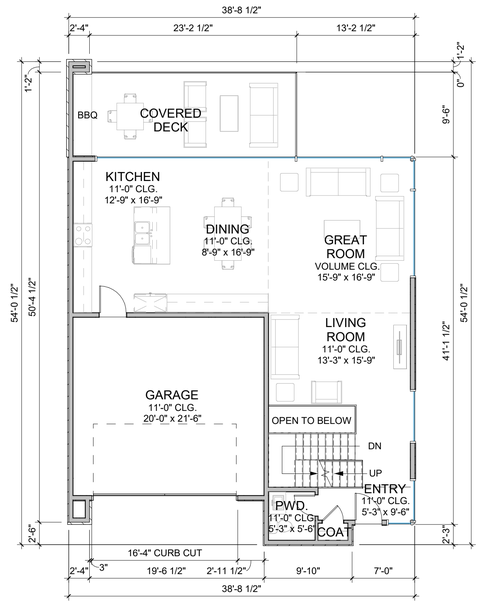
A.6-2



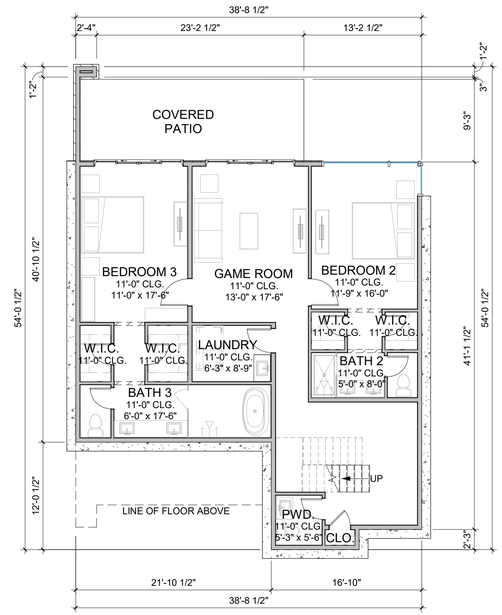
4 PLAN A - ROOF PLAN
1/8" = 1'-0"



3 PLAN A - THIRD FLOOR PLAN
1/8" = 1'-0"



2 PLAN A - SECOND FLOOR PLAN
1/8" = 1'-0"



1 PLAN A - FIRST FLOOR PLAN
1/8" = 1'-0"

PLAN A FLOOR PLANS

BUILDING TYPE A -DOWNSLOPE SINGLE FAMILY DETACHED

(4,378 sf per building, 69 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

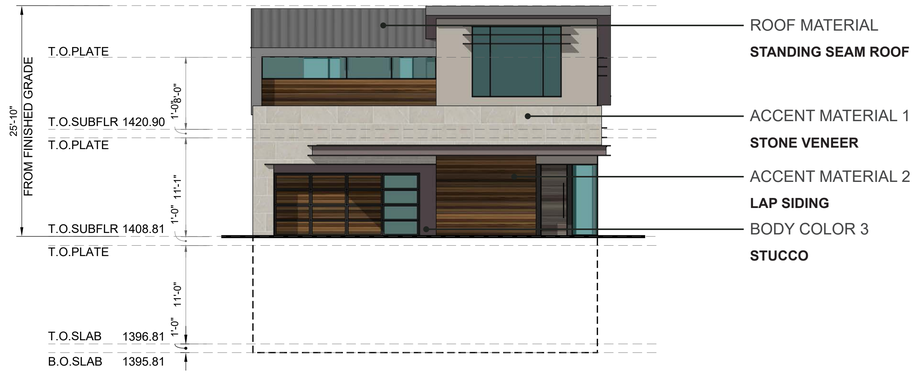
DAHLIN

0 8 16 32

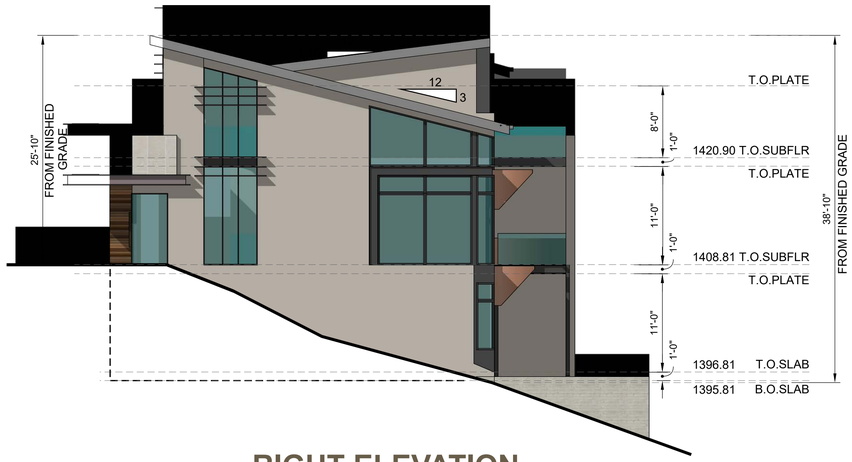
DATE	12-04-2024
JOB NO.	1552.003

NORTH

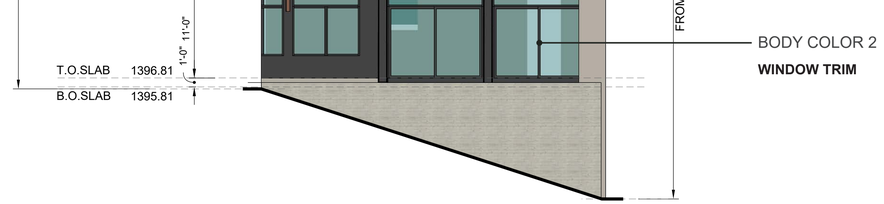
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



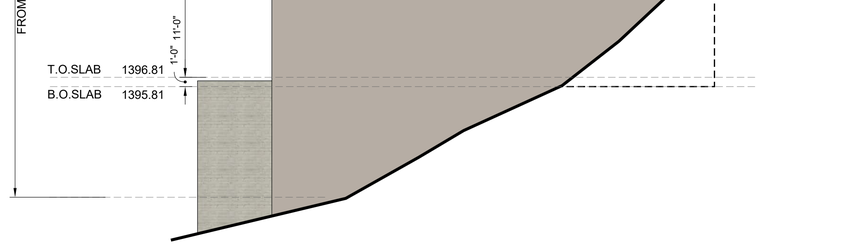
FRONT ELEVATION (SOUTHWEST)



RIGHT ELEVATION (SOUTHEAST)



REAR ELEVATION (NORTHEAST)



LEFT ELEVATION (NORTHWEST)

COLOR & MATERIAL BOARD | PLAN A

BUILDING TYPE A -DOWNSLOPE SINGLE FAMILY DETACHED

(4,378 sf per building, 69 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

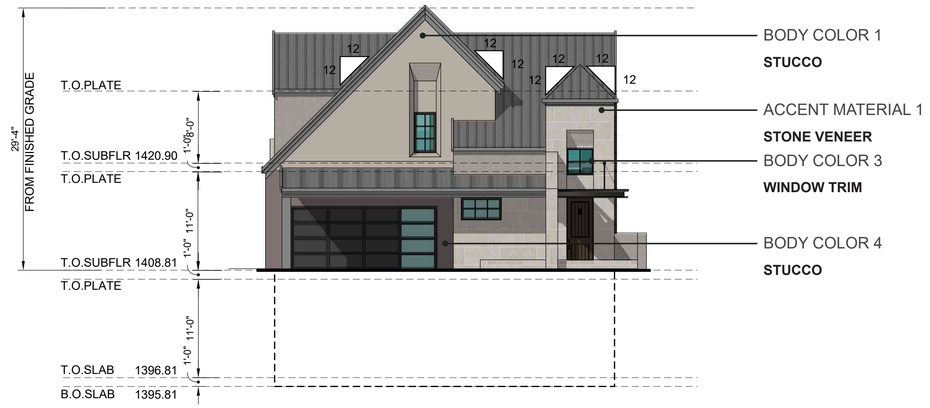
PLAN A
ELEVATION A

0 8 16 32

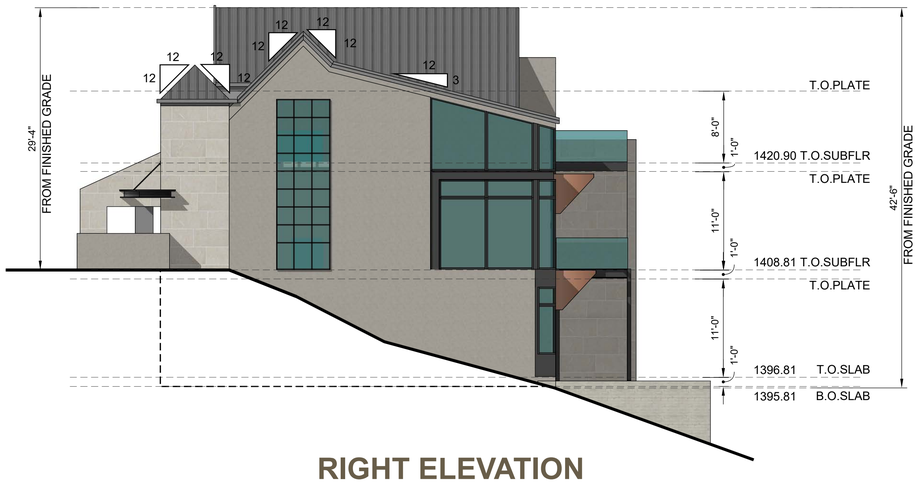
DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.6-4

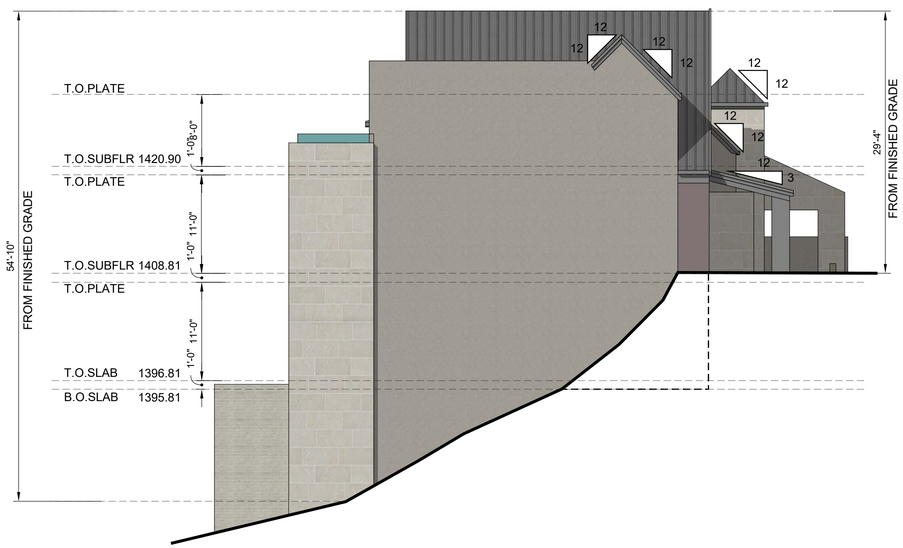


FRONT ELEVATION (SOUTHWEST)



RIGHT ELEVATION (SOUTHEAST)

REAR ELEVATION (NORTHEAST)



LEFT ELEVATION (NORTHWEST)

COLOR & MATERIAL BOARD | PLAN A

PLAN A
ELEVATION B

BUILDING TYPE A -DOWNSLOPE SINGLE FAMILY DETACHED

(4,378 sf per building, 69 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

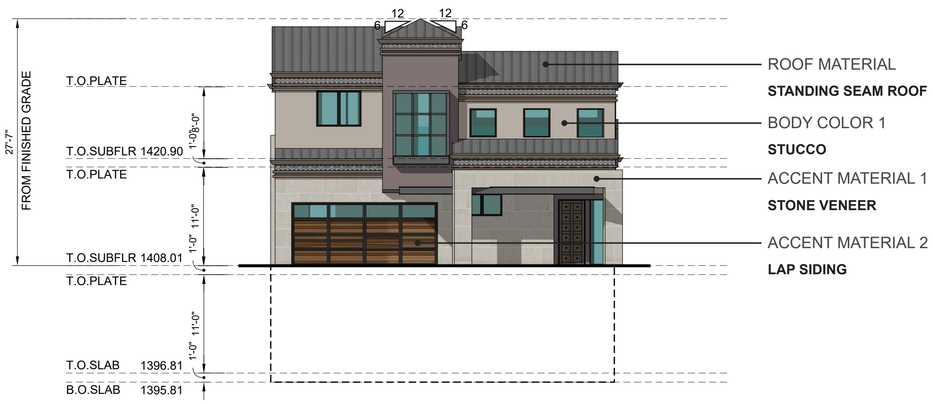
DAHLIN

0 8 16 32

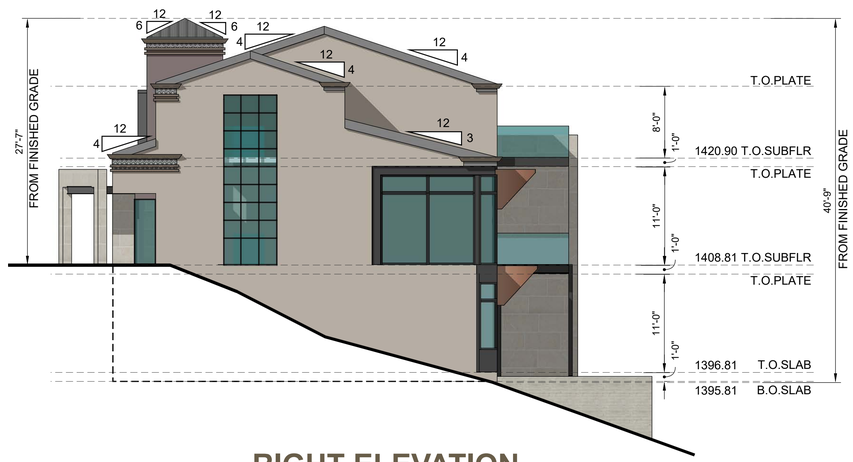
DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.6-5

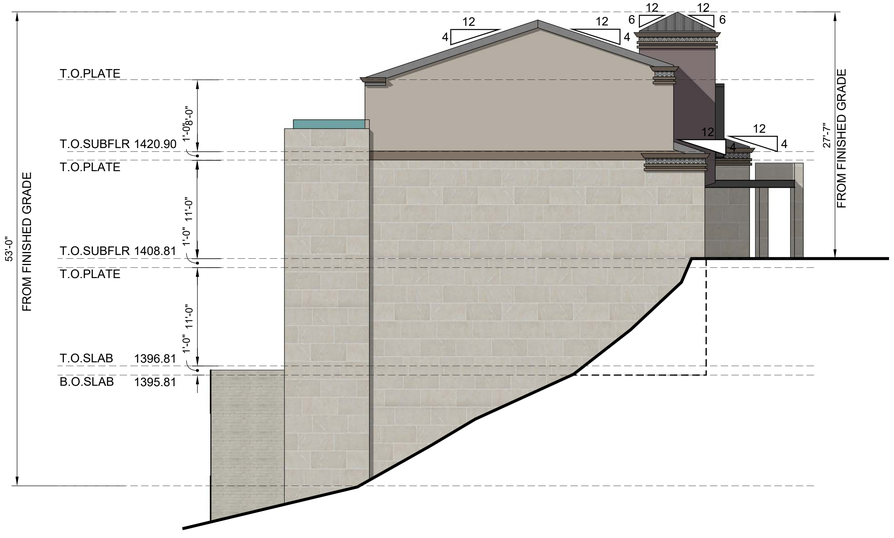


FRONT ELEVATION (SOUTHWEST)



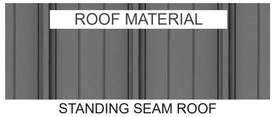
RIGHT ELEVATION (SOUTHEAST)

REAR ELEVATION (NORTHEAST)



LEFT ELEVATION (NORTHWEST)

COLOR & MATERIAL BOARD | PLAN A

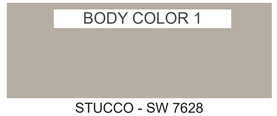


STANDING SEAM ROOF

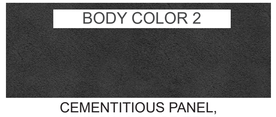
STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR

AWNING -
LEVEL 5 PLASTER
BRONZE



STUCCO - SW 7628
WINDFRESH WHITE



CEMENTITIOUS PANEL,
WINDOW & DOOR TRIM
SW 7069 IRON ORE

PLAN A
ELEVATION C

BUILDING TYPE A -DOWNSLOPE SINGLE FAMILY DETACHED

(4,378 sf per building, 69 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

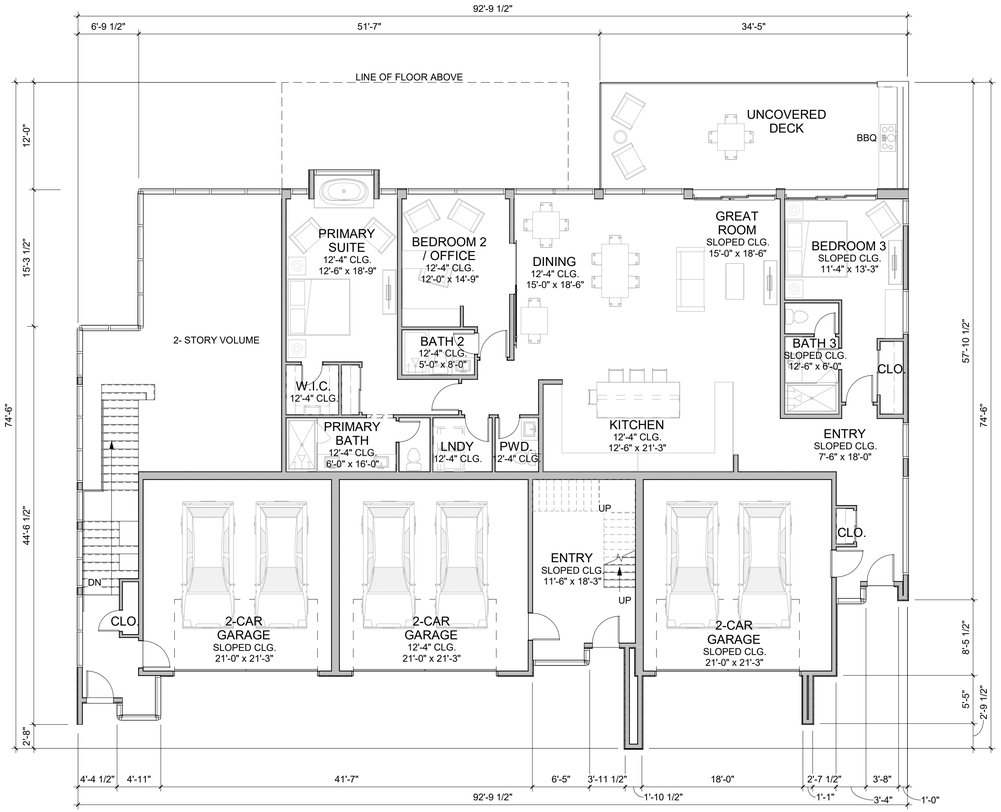
Karen Ritten & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

DAHLIN

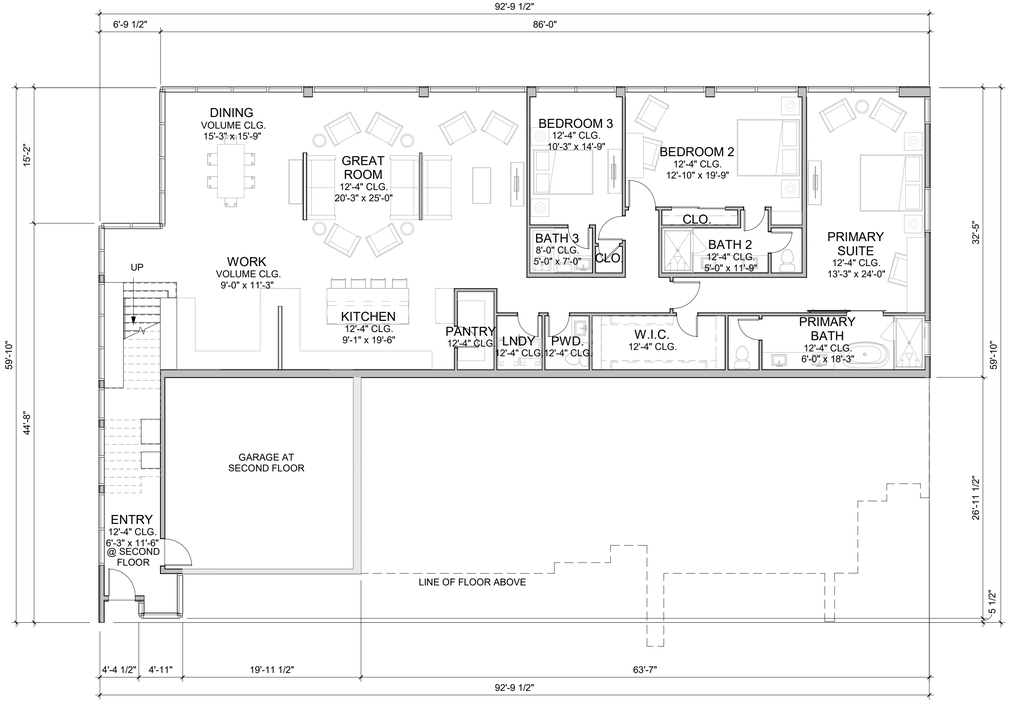
0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



2 TRIPLEX - SECOND FLOOR PLAN
1/8" = 1'-0"



1 TRIPLEX - FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS

BUILDING TYPE B - (TRIPLEX) STACKED FLAT DOWNSLOPE

(10,536 sf per building, 13 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

0 8 16 32

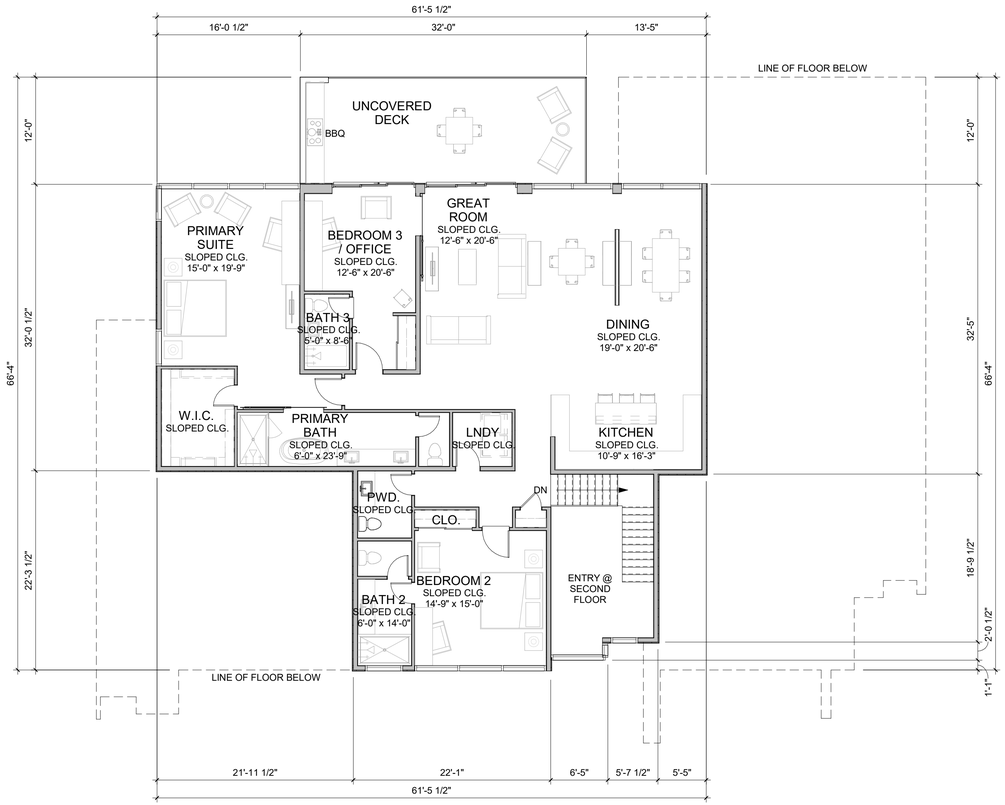
DATE	12-04-2024
JOB NO.	1552.003

NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.7

4 TRIPLEX - ROOF PLAN
1/8" = 1'-0"



3 TRIPLEX - THIRD FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS

BUILDING TYPE B - (TRIPLEX) STACKED FLAT DOWNSLOPE

(10,536 sf per building, 13 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

0 8 16 32

DATE 12-04-2024
JOB NO. 1552.003

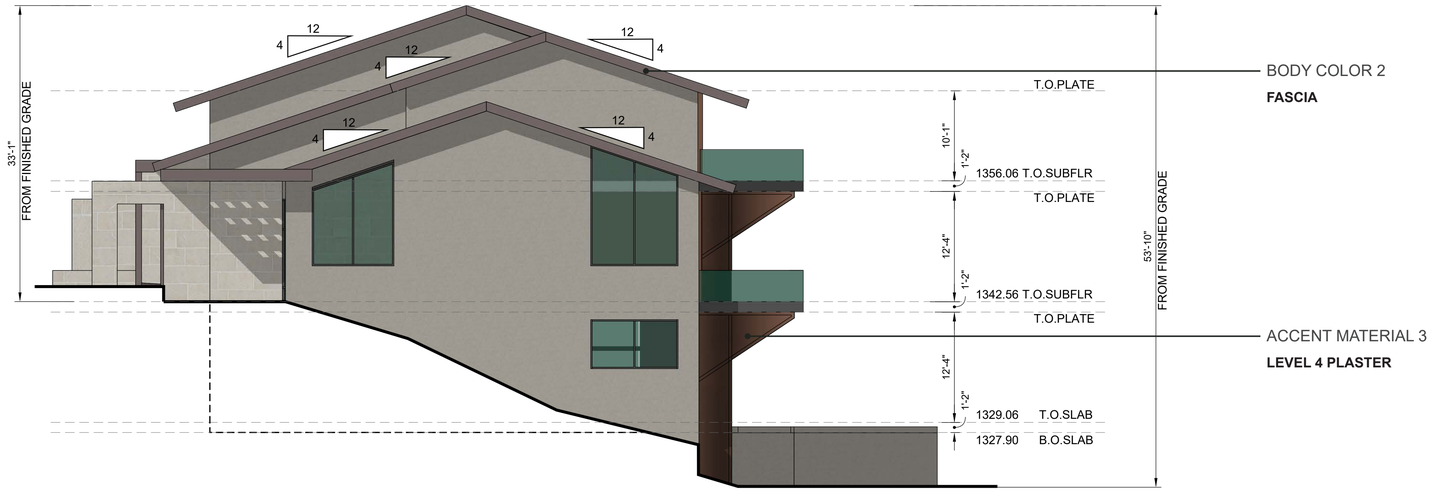
NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.8

FRONT ELEVATION (NORTH)

RIGHT ELEVATION (WEST)



COLOR & MATERIAL BOARD | TRIPLEX

ROOF MATERIAL	ACCENT MATERIAL 1	ACCENT MATERIAL 2	ACCENT MATERIAL 3	BODY COLOR 1	BODY COLOR 2	BODY COLOR 3
STANDING SEAM ROOF	STONE - EL DORADO MARQUEE24 - DOVE TAIL	LAP SIDING - CEDAR	AWNING - LEVEL 5 PLASTER BRONZE	STUCCO - SW 7650 ELLIE GRAY	FASCIA - SW 6025 SOCIALITE	WINDOW & DOOR TRIM SW 7069 IRON ORE

ELEVATIONS

BUILDING TYPE B - (TRIPLEX) STACKED FLAT DOWNSLOPE

(10,536 sf per building, 13 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

DAHLIN

0 8 16 32

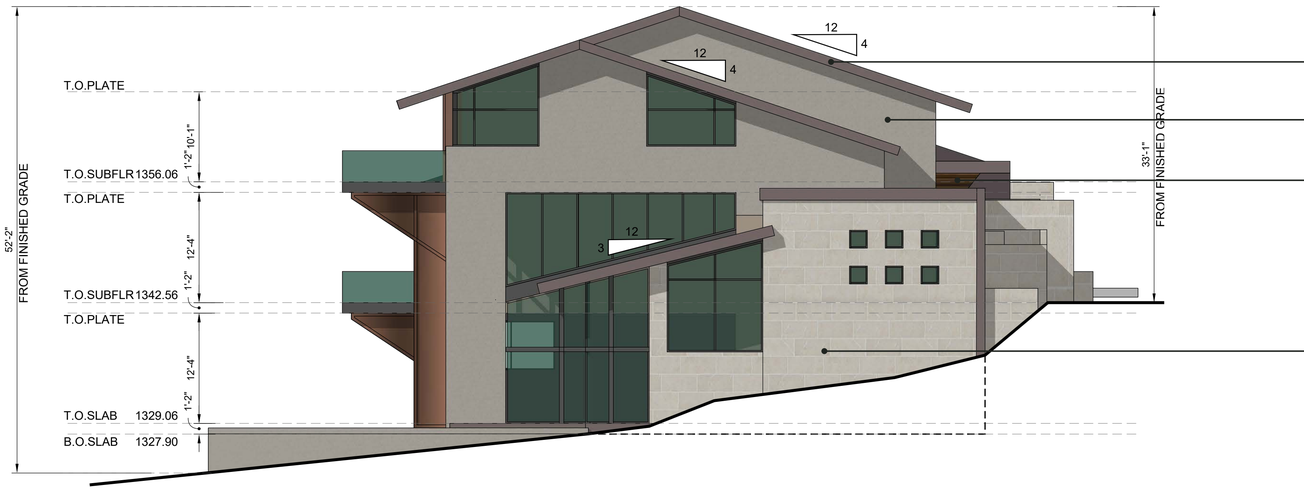
DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.9

REAR ELEVATION (SOUTH)

LEFT ELEVATION (EAST)



COLOR & MATERIAL BOARD | TRIPLEX

ELEVATIONS

BUILDING TYPE B - (TRIPLEX) STACKED FLAT DOWNSLOPE

(10,536 sf per building, 13 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates Landscape Architecture & Design

DAHLIN

0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.10

1 MARKET RATE - GARAGE PLAN
3/32" = 1'-0"

GARAGE FLOOR PLAN

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

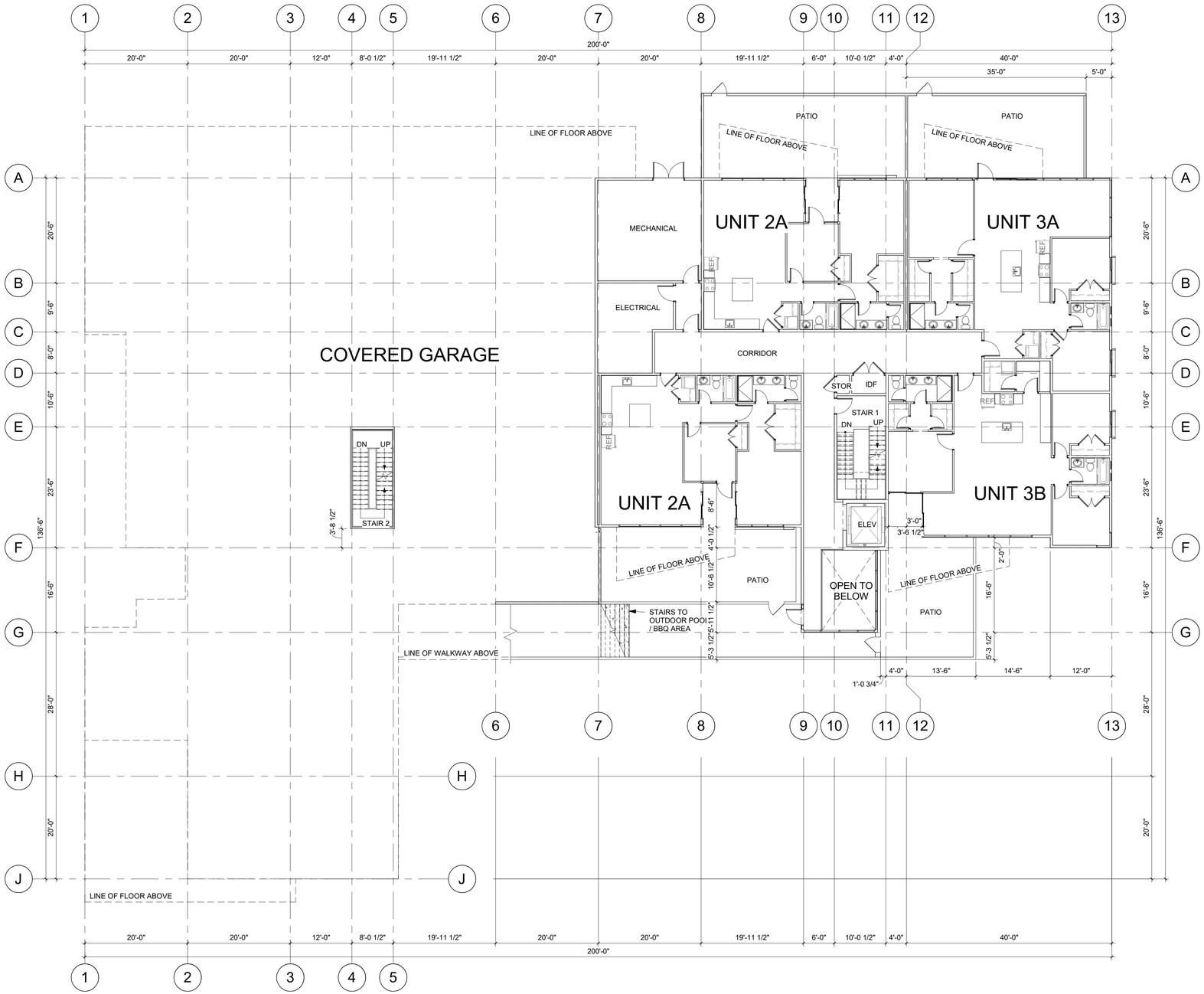
0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.11



2 MARKET RATE - FIRST FLOOR PLAN
3/32" = 1'-0"

FIRST FLOOR PLAN

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

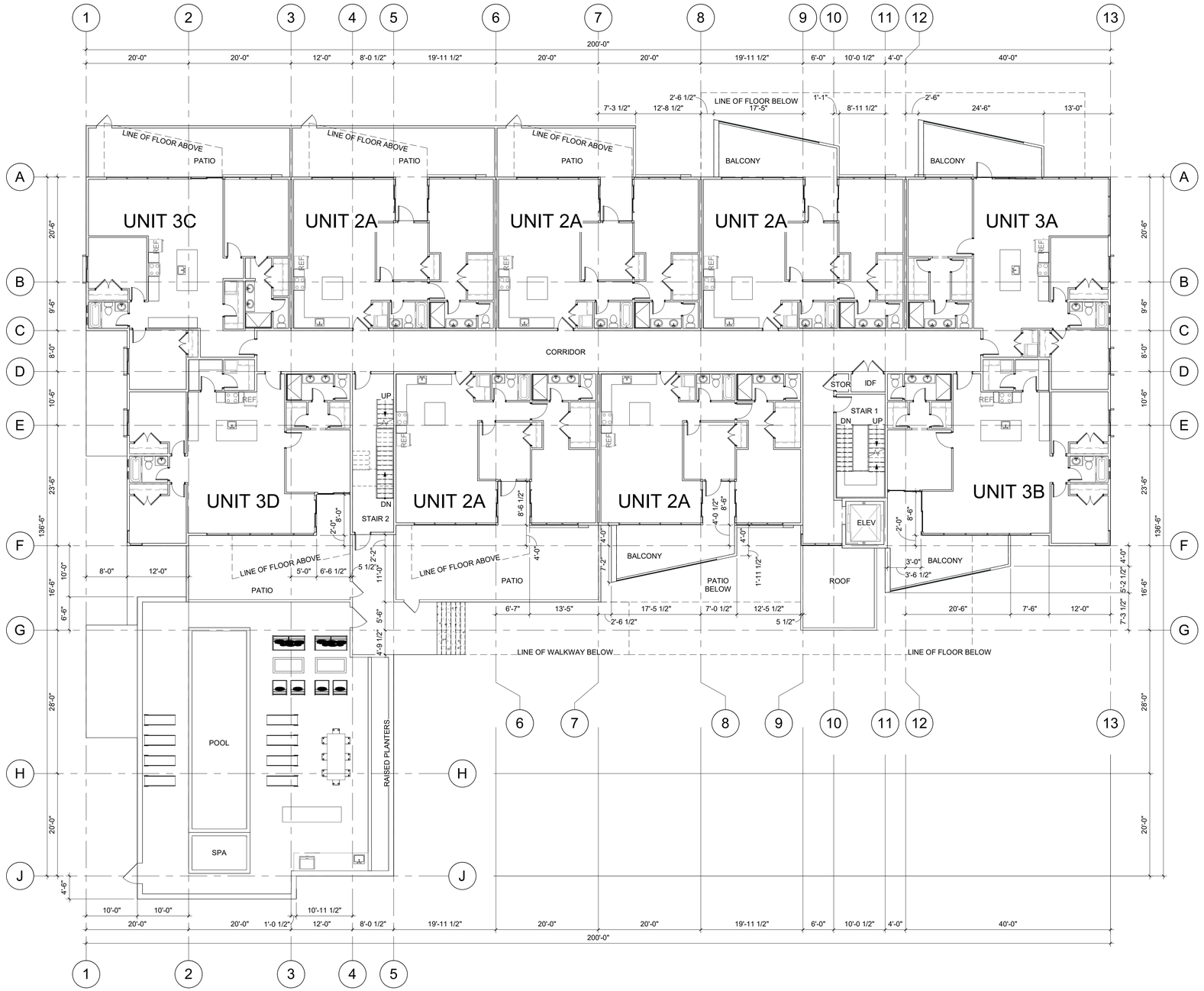
0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.12



3 MARKET RATE - SECOND FLOOR PLAN
3/32" = 1'-0"

SECOND FLOOR PLAN

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

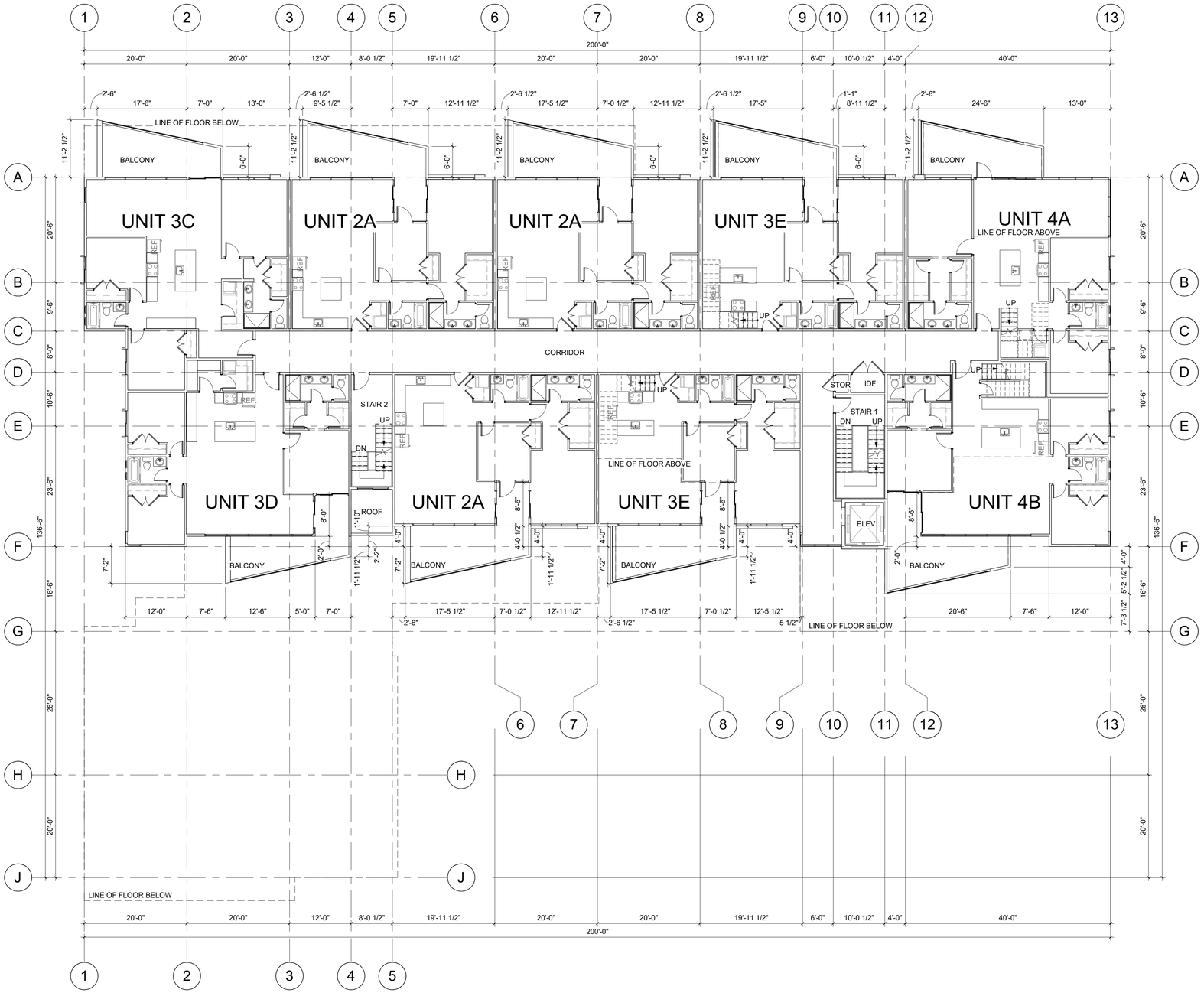
0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.13



4 MARKET RATE - THIRD FLOOR PLAN
3/32" = 1'-0"

THIRD FLOOR PLAN

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

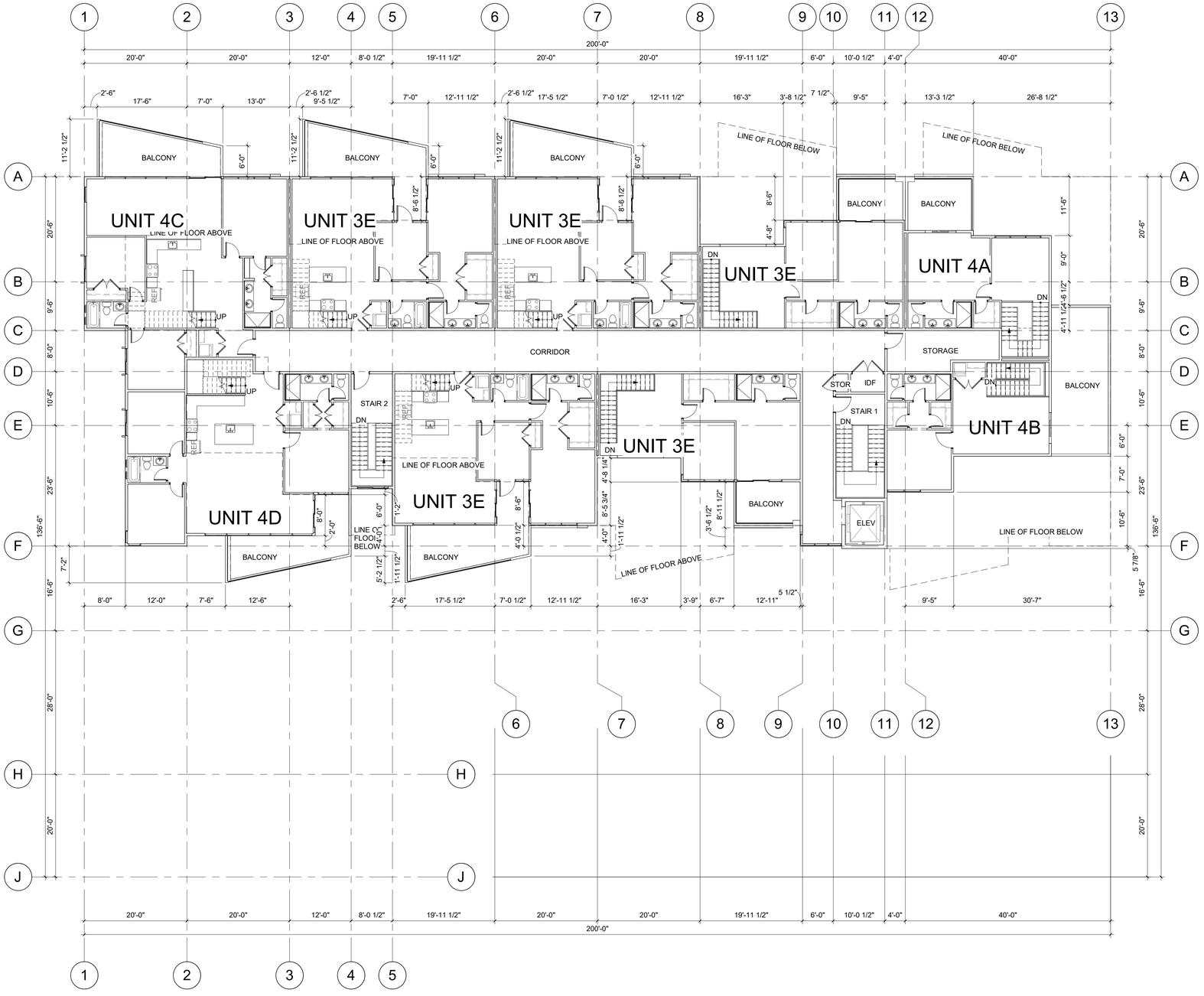
0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.14



5 MARKET RATE - FOURTH FLOOR PLAN
3/32" = 1'-0"

FOURTH FLOOR PLAN

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Ritten & ASSOCIATES
Landscape Architecture & Design

DAHLIN

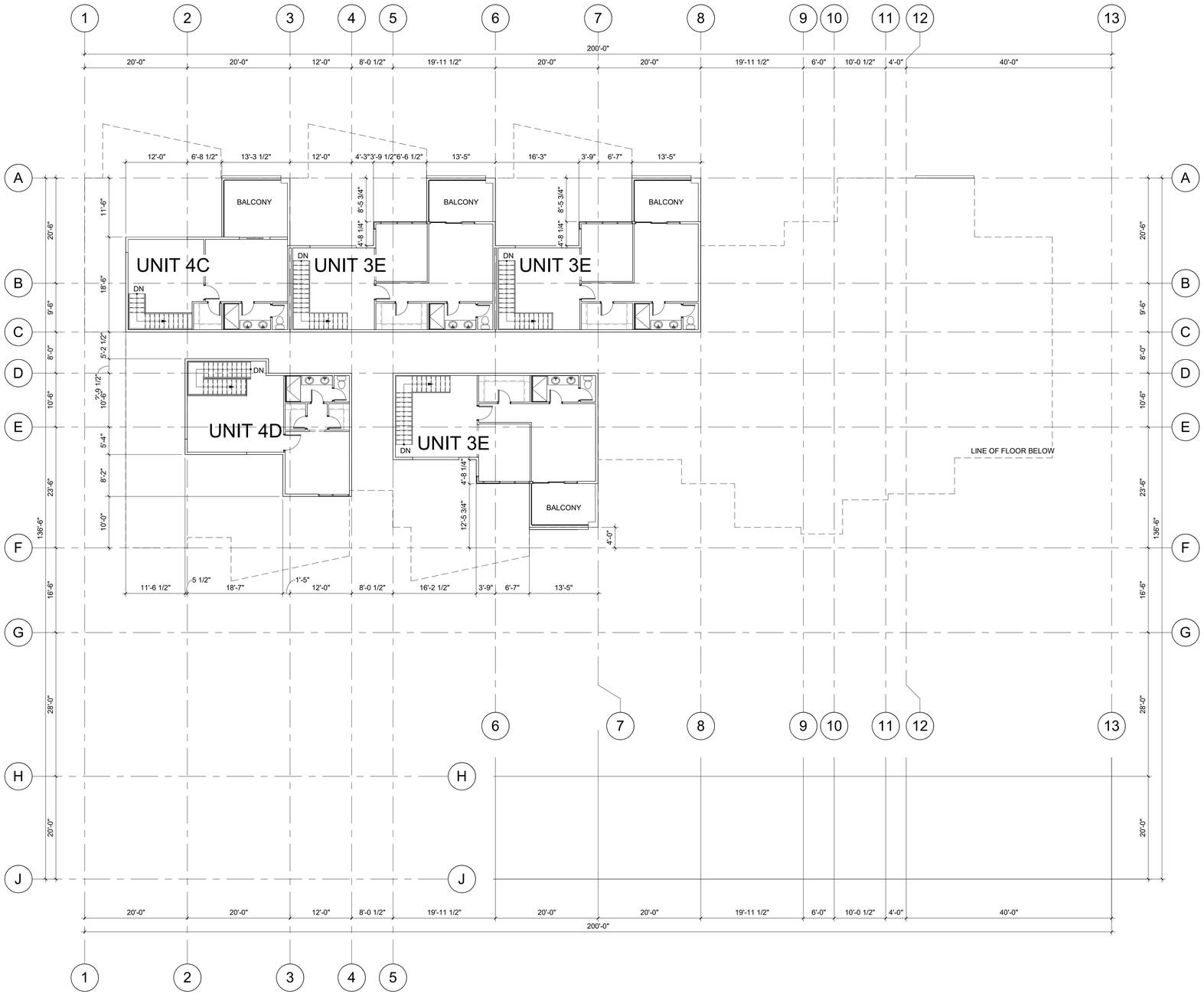
0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.15



6 MARKET RATE - FIFTH FLOOR PLAN
3/32" = 1'-0"

FIFTH FLOOR PLAN

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Attleen & Associates
Landscape Architecture & Design

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

NORTH

A.16

7 MARKET RATE - ROOF PLAN
3/32" = 1'-0"

ROOF FLOOR PLAN

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

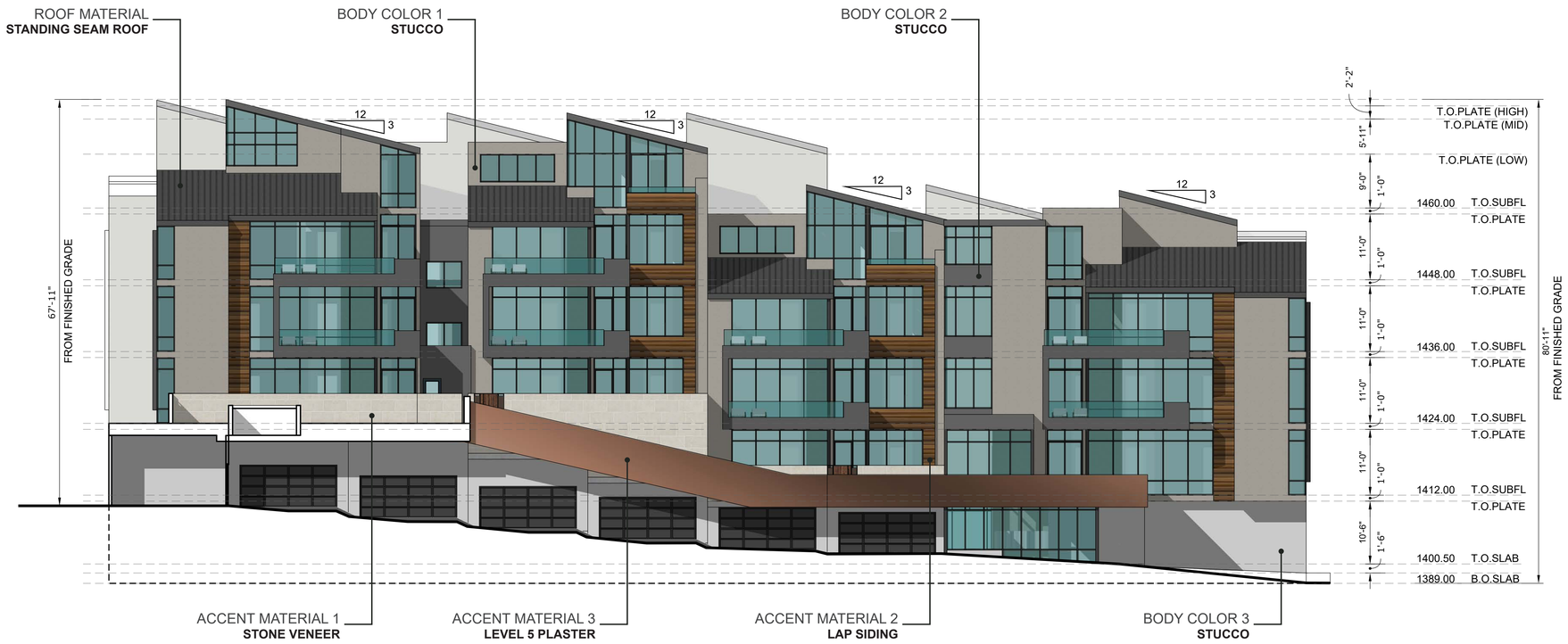
0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.17



FRONT ELEVATION (SOUTHWEST)

COLOR & MATERIAL BOARD | MARKET RATE

STANDING SEAM ROOF

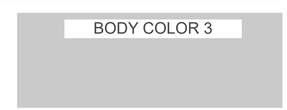
STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR

AWNING -
LEVEL 5 PLASTER
BRONZE

STUCCO - SW 7650
ELLIE GRAY

STUCCO- SW 7074
SOFTWARE



STUCCO - SW 7661
REFLECTION

ELEVATIONS

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

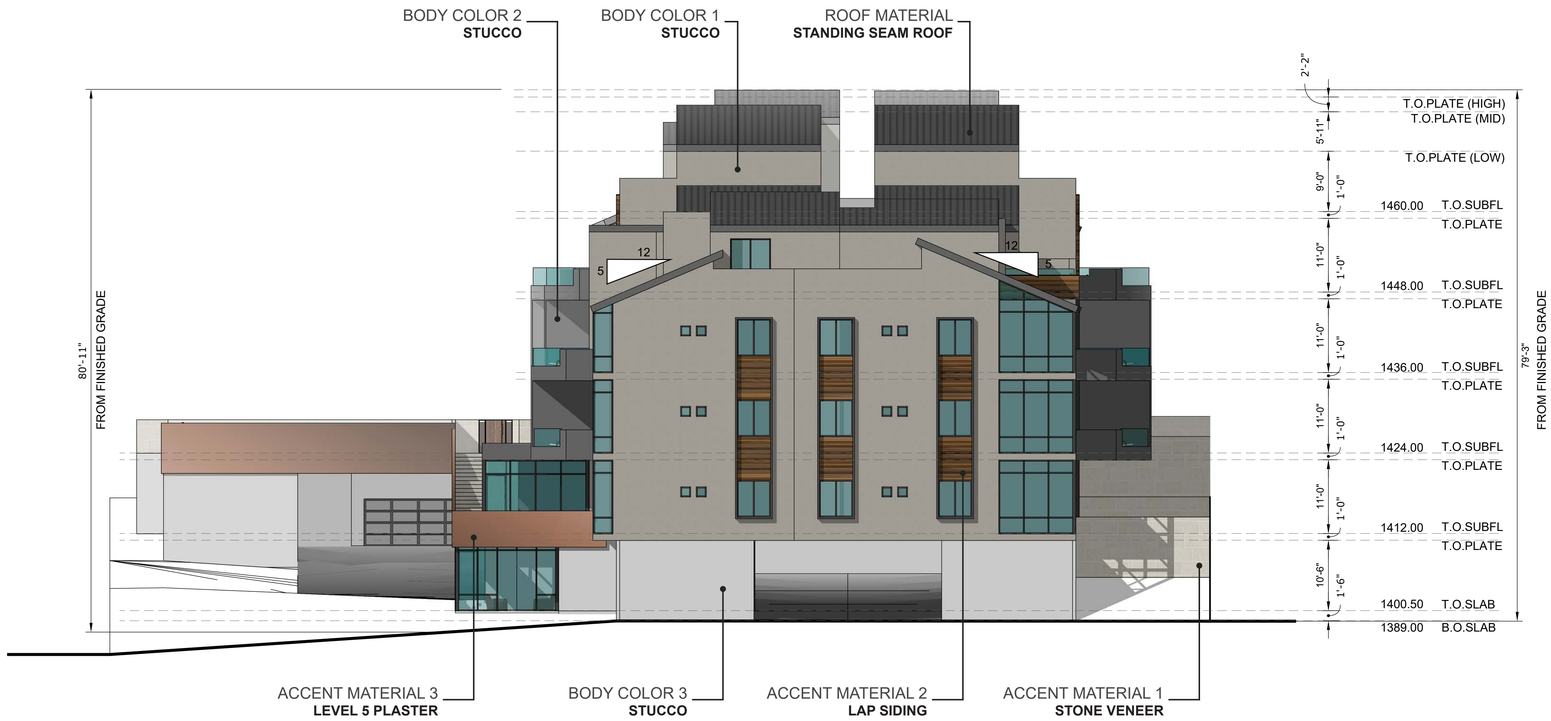
DAHLIN

0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.18



RIGHT ELEVATION
(SOUTHEAST)

COLOR & MATERIAL BOARD | MARKET RATE

ROOF MATERIAL	ACCENT MATERIAL 1	ACCENT MATERIAL 2	ACCENT MATERIAL 3	BODY COLOR 1	BODY COLOR 2	BODY COLOR 3
STANDING SEAM ROOF	STONE - EL DORADO MARQUEE24 - DOVE TAIL	LAP SIDING - CEDAR	AWNING - LEVEL 5 PLASTER BRONZE	STUCCO - SW 7650 ELLIE GRAY	STUCCO- SW 7074 SOFTWARE	STUCCO - SW 7661 REFLECTION

ELEVATIONS

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates Landscape Architecture & Design

DAHLIN

0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

REAR ELEVATION (NORTHEAST)

COLOR & MATERIAL BOARD | MARKET RATE

ROOF MATERIAL	ACCENT MATERIAL 1	ACCENT MATERIAL 2	ACCENT MATERIAL 3	BODY COLOR 1	BODY COLOR 2	BODY COLOR 3
STANDING SEAM ROOF	STONE - EL DORADO MARQUEE24 - DOVE TAIL	LAP SIDING - CEDAR	AWNING - LEVEL 5 PLASTER BRONZE	STUCCO - SW 7650 ELLIE GRAY	STUCCO- SW 7074 SOFTWARE	STUCCO - SW 7661 REFLECTION

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

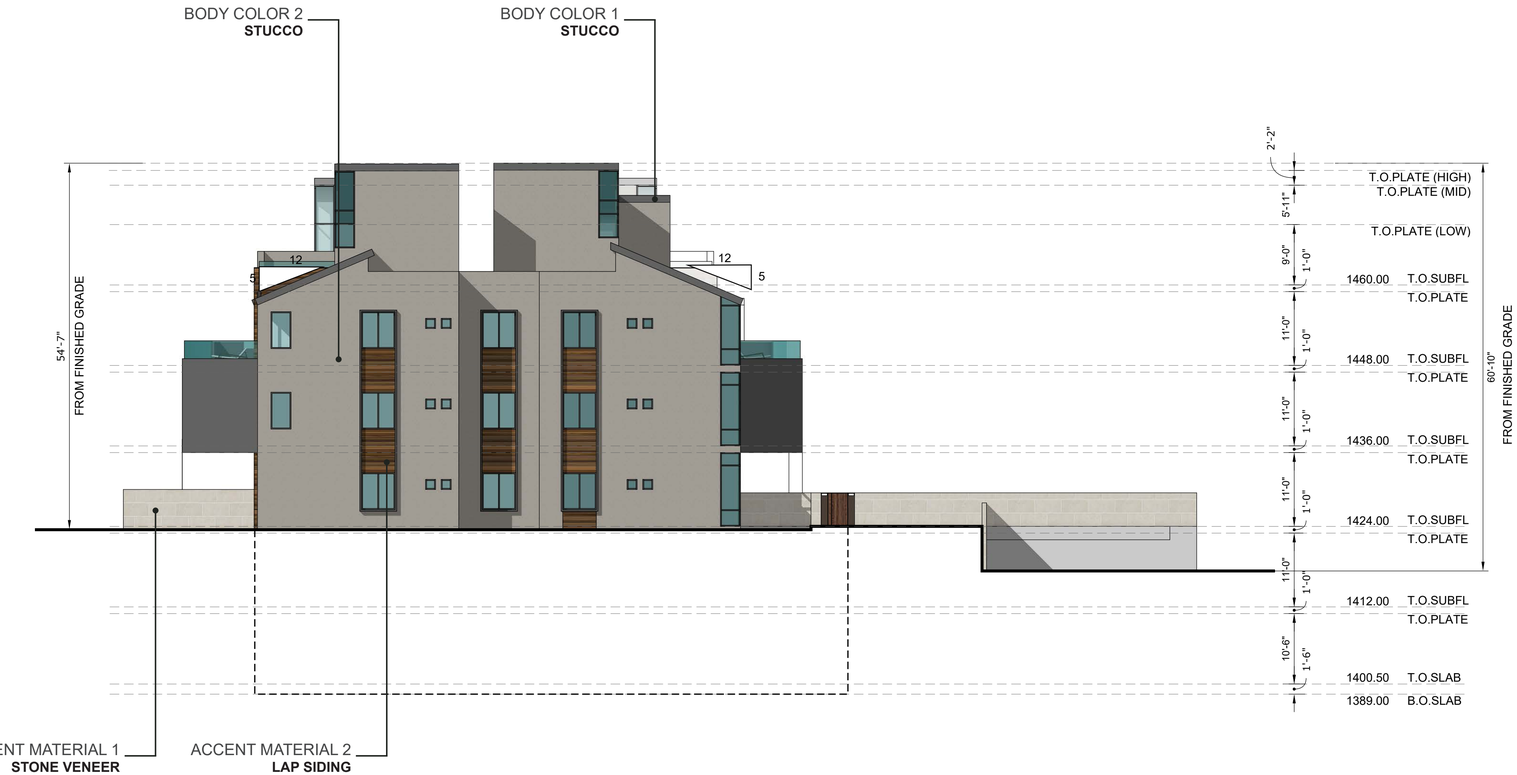
ELEVATIONS

0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.20



LEFT ELEVATION (NORTHWEST)

COLOR & MATERIAL BOARD | MARKET RATE

STANDING SEAM ROOF

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR

AWNING -
LEVEL 5 PLASTER
BRONZE

STUCCO - SW 7650
ELLIE GRAY

STUCCO- SW 7074
SOFTWARE

STUCCO - SW 7661
REFLECTION

ELEVATIONS

BUILDING TYPE C - MARKET RATE MULTIFAMILY

(70,884 sf per building, 3 buildings)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

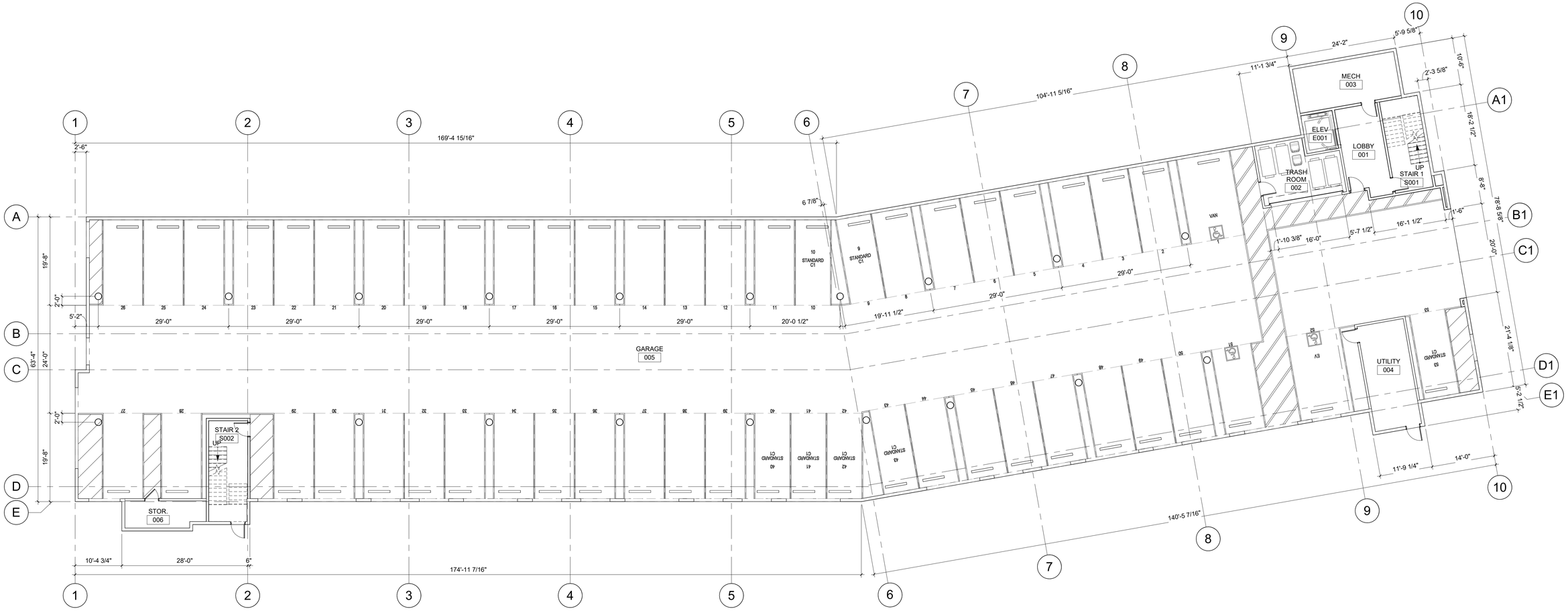
DAHLIN

0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.21



1 AFFORDABLE - GARAGE FLOOR
3/32" = 1'-0"

GARAGE FLOOR PLAN

BUILDING TYPE D - AFFORDABLE MULTIFAMILY

(75,594 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

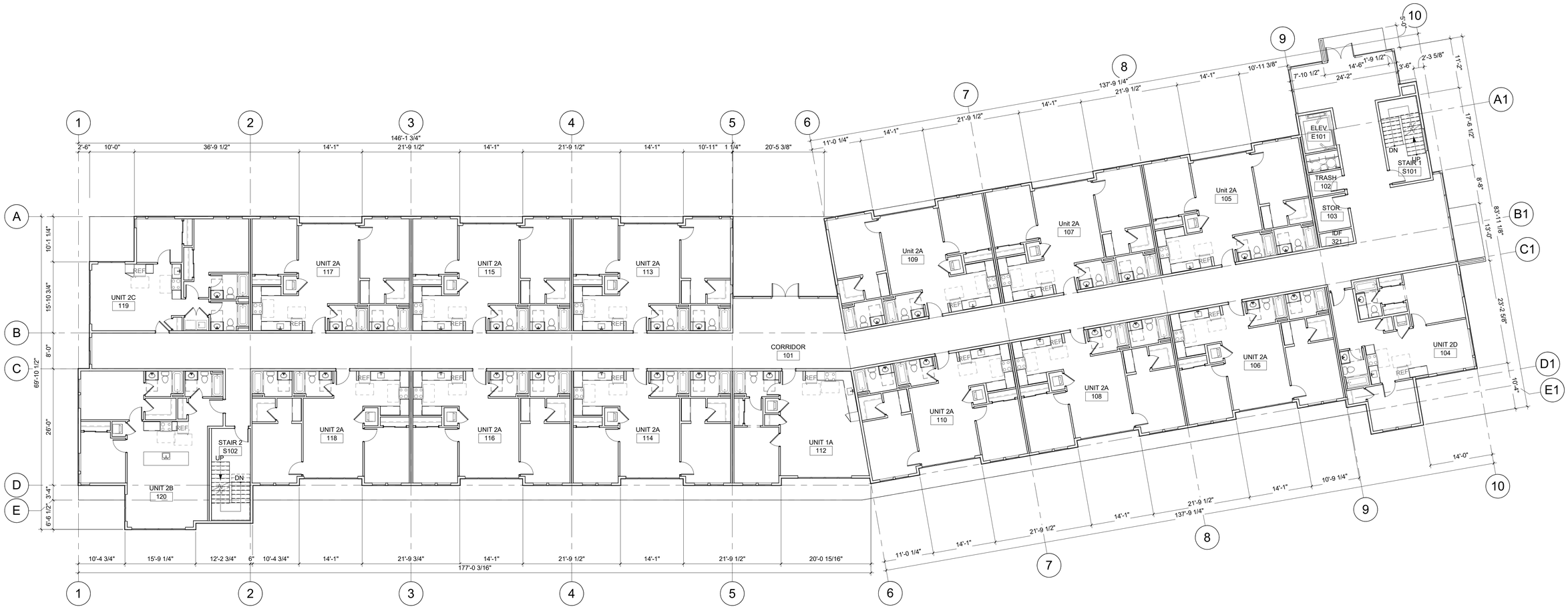
DAHLIN

0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH



2 AFFORDABLE - FIRST FLOOR
3/32" = 1'-0"

FIRST FLOOR PLAN

BUILDING TYPE D - AFFORDABLE MULTIFAMILY
(75,594 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

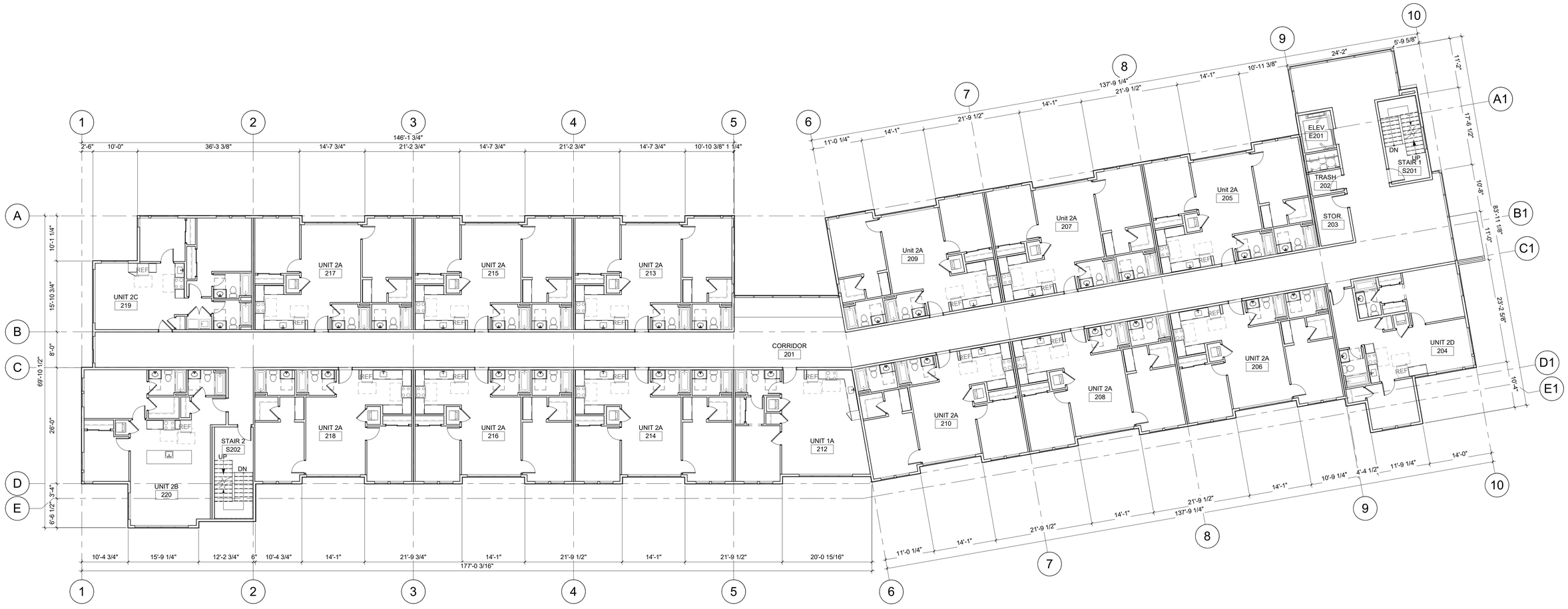
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

NORTH

A.23



3 AFFORDABLE - SECOND FLOOR
3/32" = 1'-0"

SECOND FLOOR PLAN

BUILDING TYPE D - AFFORDABLE MULTIFAMILY

(75,594 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

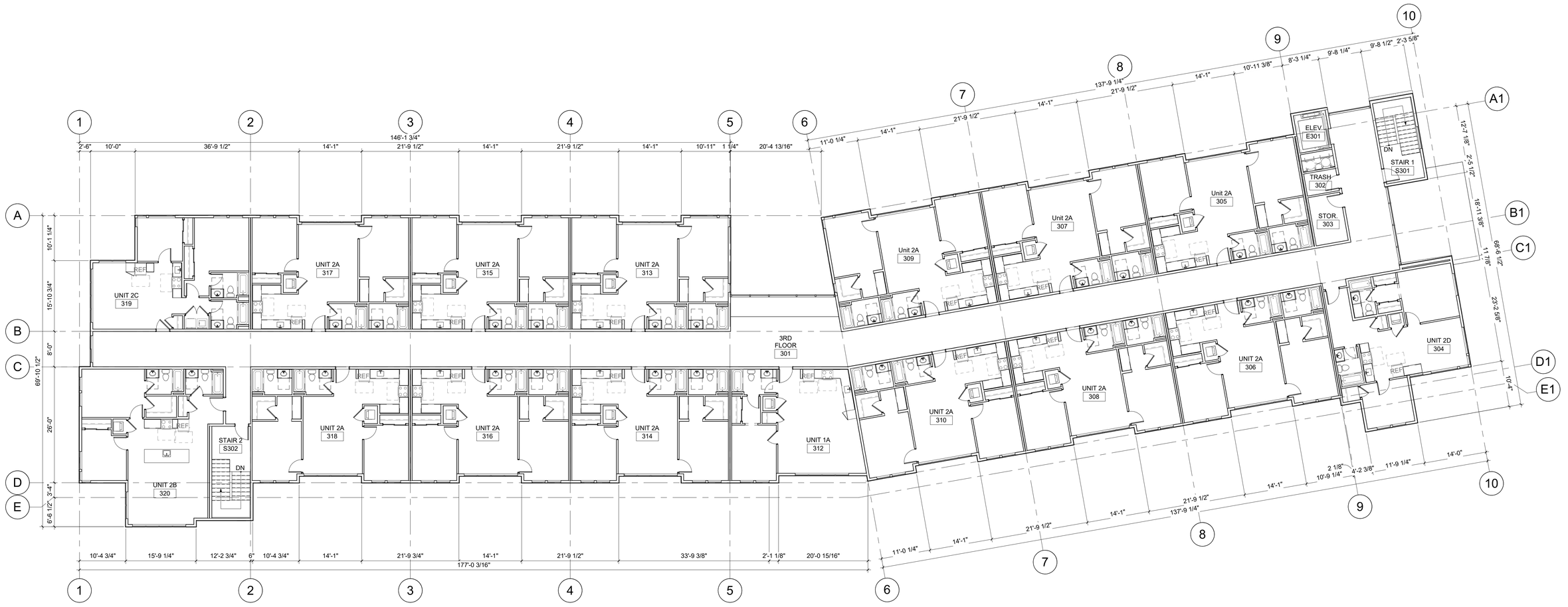
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

NORTH

A.24



4 AFFORDABLE - THIRD FLOOR
3/32" = 1'-0"

THIRD FLOOR PLAN

BUILDING TYPE D - AFFORDABLE MULTIFAMILY

(75,594 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Ritten & Associates
Landscape Architecture & Design

DAHLIN

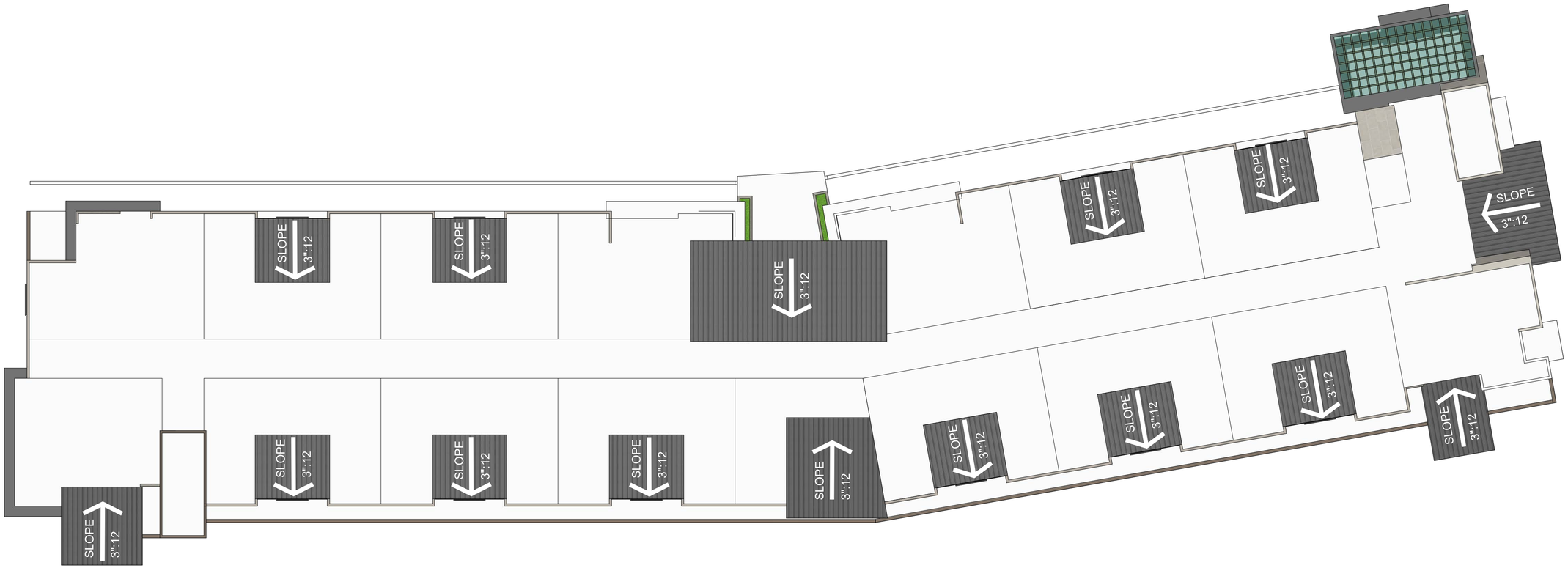
0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.25



5 AFFORDABLE - ROOF PLAN
3/32" = 1'-0"

ROOF FLOOR PLAN

BUILDING TYPE D - AFFORDABLE MULTIFAMILY

(75,594 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.26

FRONT ELEVATION (NORTH)

RIGHT ELEVATION (WEST)

COLOR & MATERIAL BOARD | AFFORDABLE

ROOF MATERIAL	ACCENT MATERIAL 1	ACCENT MATERIAL 2	BODY COLOR 1	BODY COLOR 2	BODY COLOR 3	BODY COLOR 4
STANDING SEAM ROOF	STONE - EL DORADO MARQUEE24 - DOVE TAIL	LAP SIDING - CEDAR	STUCCO - SW 9172 STUDIO CLAY	STUCCO - SW 7514 FOOTHILLS	STUCCO - SW 7052 GRAY AREA	WINDOW TRIM - SW 7074 SOFTWARE

ELEVATIONS

BUILDING TYPE D - AFFORDABLE MULTIFAMILY

(75,594 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

0 8 16 32 64

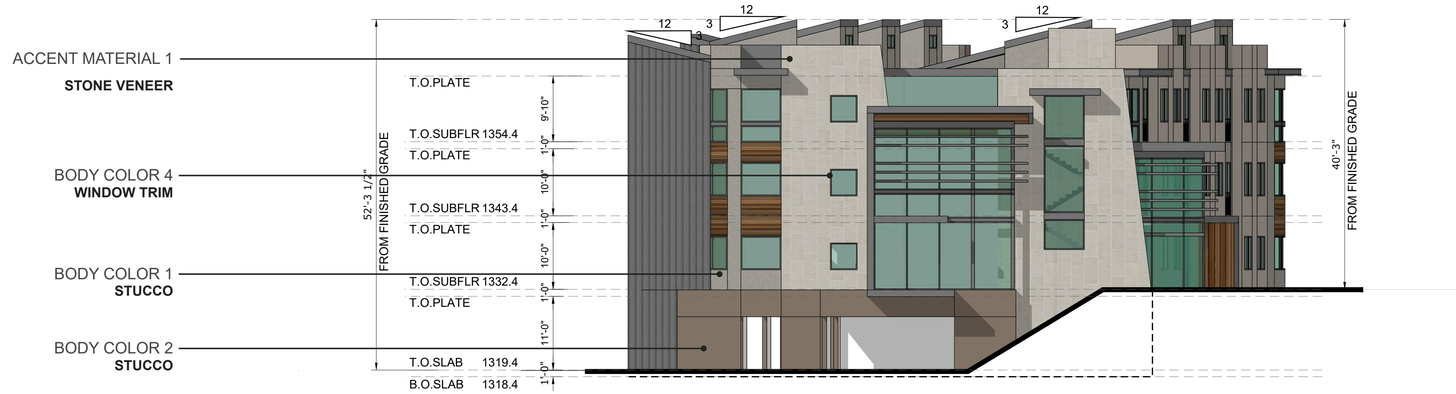
DATE	12-04-2024
JOB NO.	1552.003

A.27

REAR ELEVATION (SOUTH)

BODY COLOR 3
STUCCO

ACCENT MATERIAL 2
LAP SIDING



LEFT ELEVATION (EAST)

COLOR & MATERIAL BOARD | AFFORDABLE

ROOF MATERIAL	ACCENT MATERIAL 1	ACCENT MATERIAL 2	BODY COLOR 1	BODY COLOR 2	BODY COLOR 3	BODY COLOR 4
STANDING SEAM ROOF	STONE - EL DORADO MARQUEE24 - DOVE TAIL	LAP SIDING - CEDAR	STUCCO - SW 9172 STUDIO CLAY	STUCCO - SW 7514 FOOTHILLS	WINDOW TRIM - SW 7052 GRAY AREA	WINDOW TRIM - SW 7074 SOFTWARE

ELEVATIONS

BUILDING TYPE D - AFFORDABLE MULTIFAMILY

(75,594 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

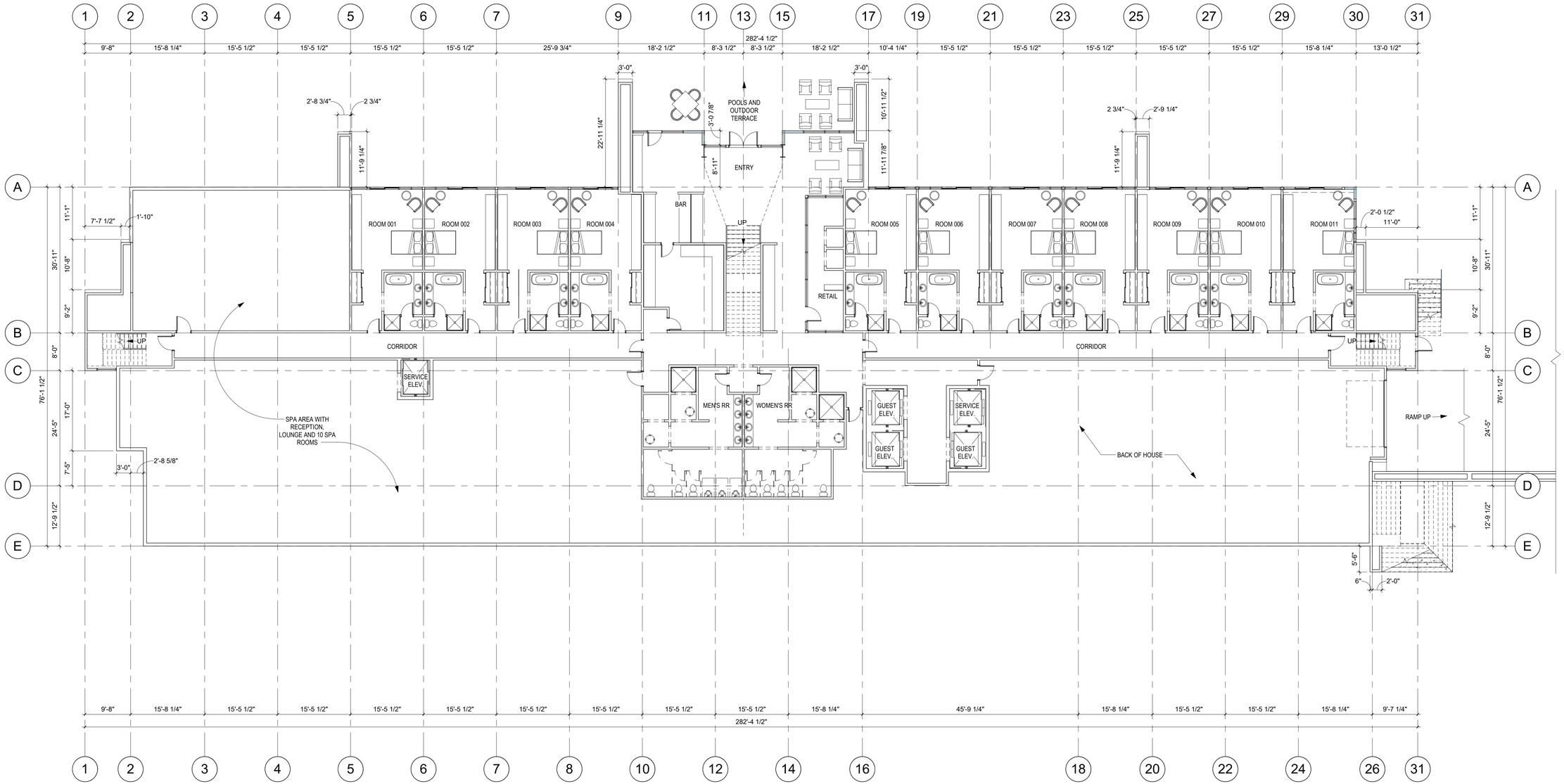
DAHLIN

0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.28



1 HOTEL - BASEMENT PLAN
3/32" = 1'-0"

BASEMENT FLOOR PLAN

HOTEL
(103,542 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

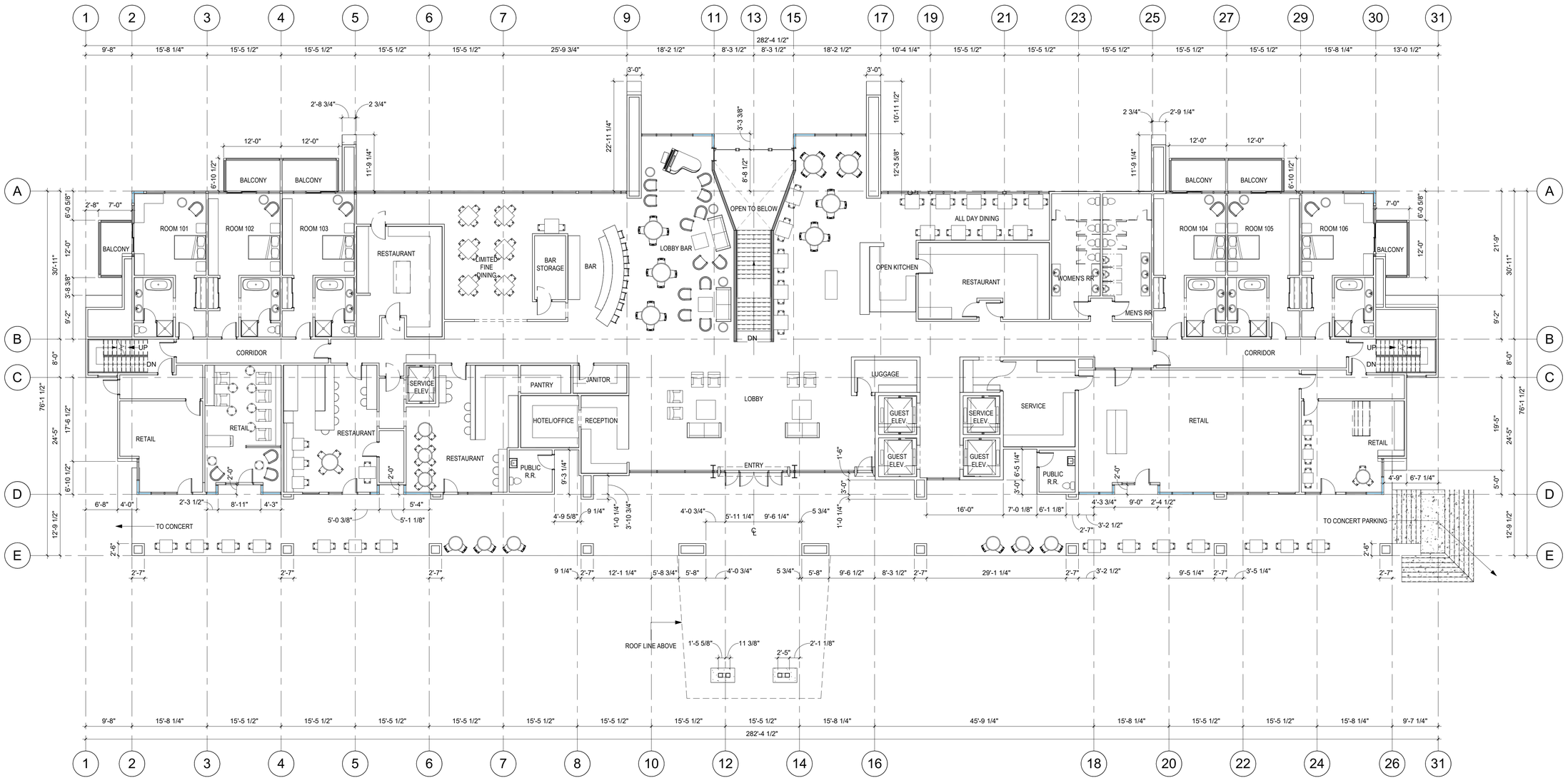
0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.29



2 HOTEL - FIRST FLOOR PLAN
3/32" = 1'-0"

FIRST FLOOR PLAN

HOTEL
(103,542 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates Landscape Architecture & Design

DAHLIN

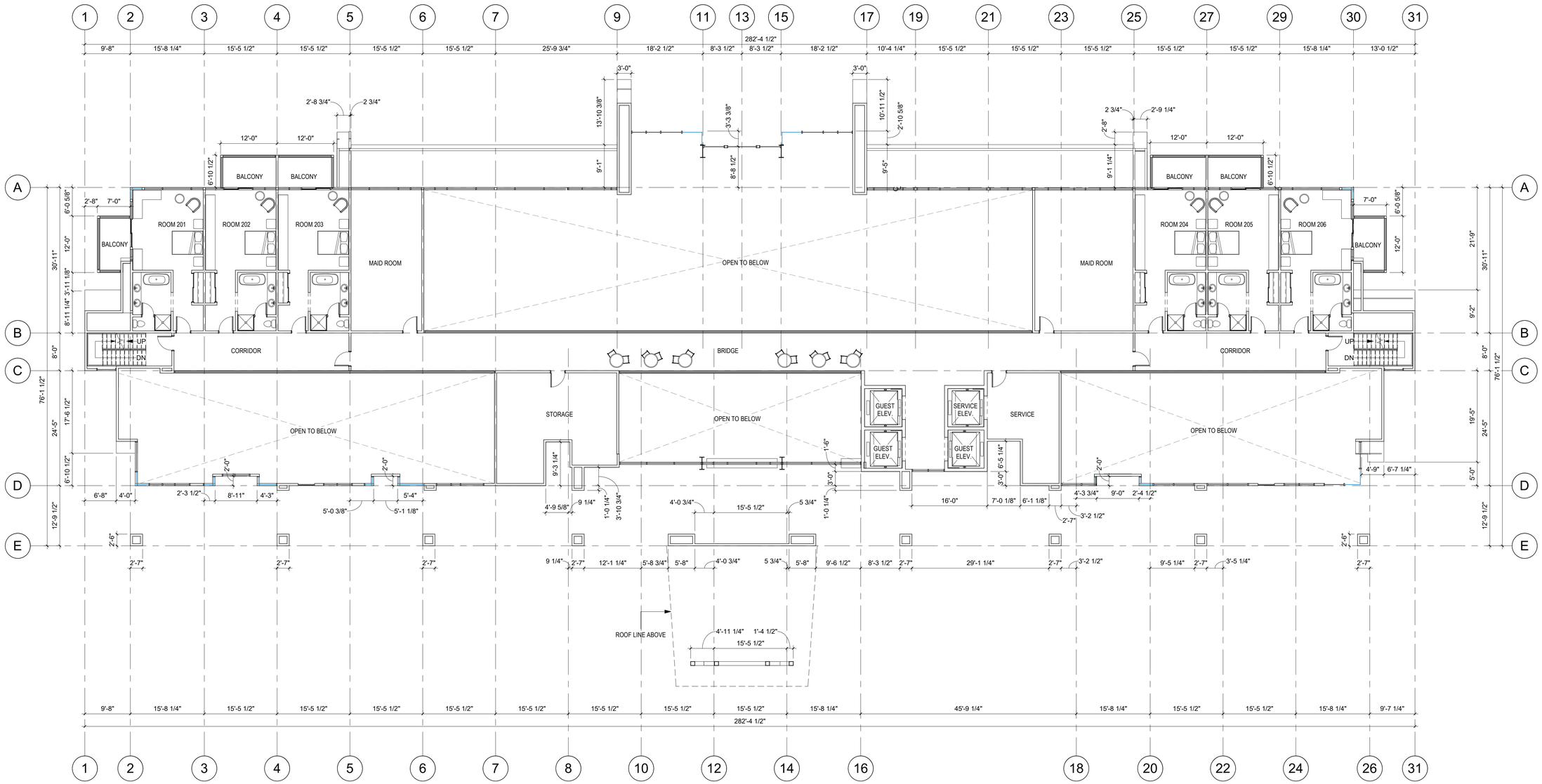
0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.30



3 HOTEL - SECOND FLOOR PLAN
3/32" = 1'-0"

SECOND FLOOR PLAN

HOTEL
(103,542 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

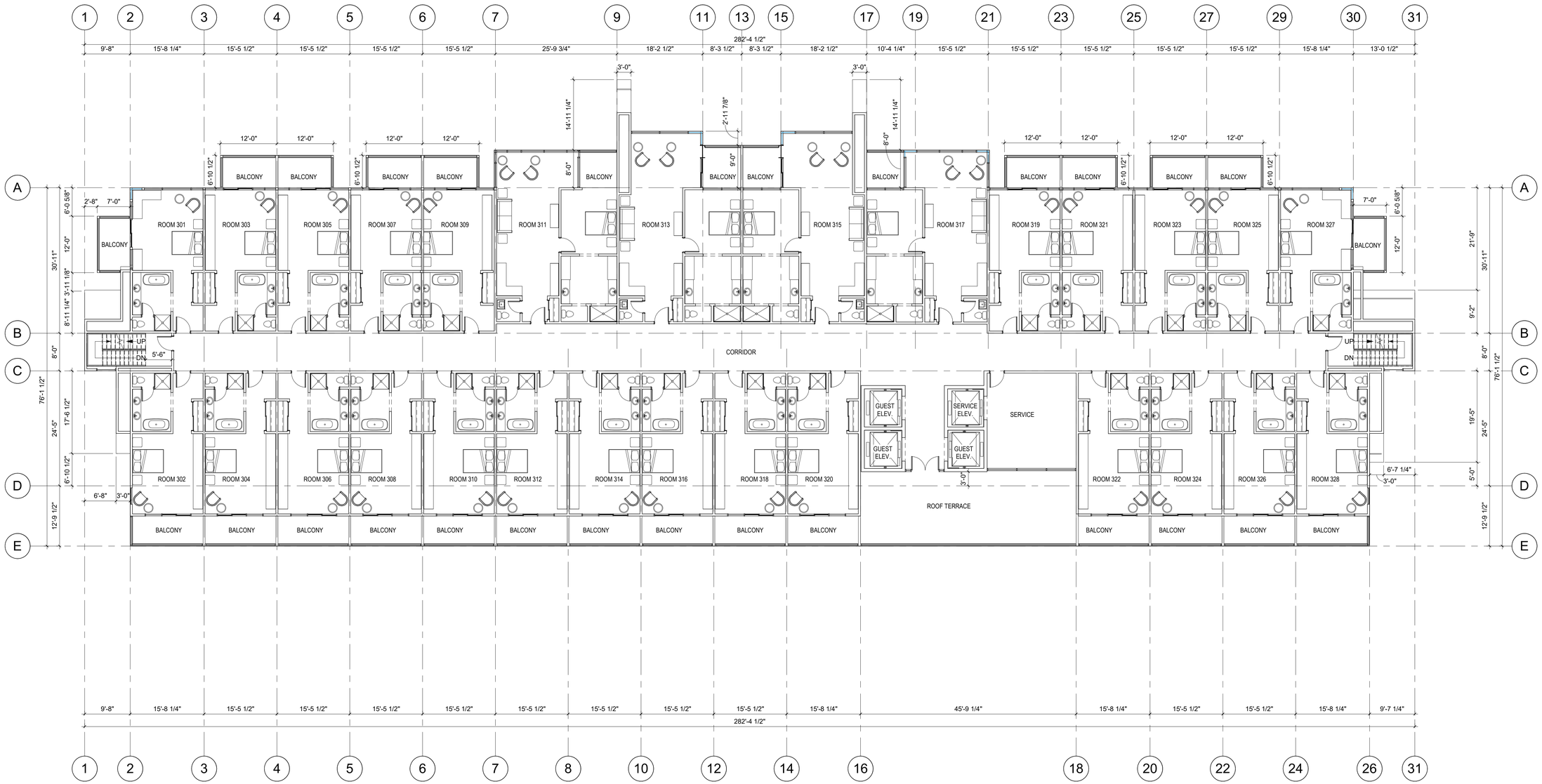
0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.31



4 HOTEL - THIRD FLOOR PLAN
3/32" = 1'-0"

THIRD FLOOR PLAN

HOTEL
(103,542 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

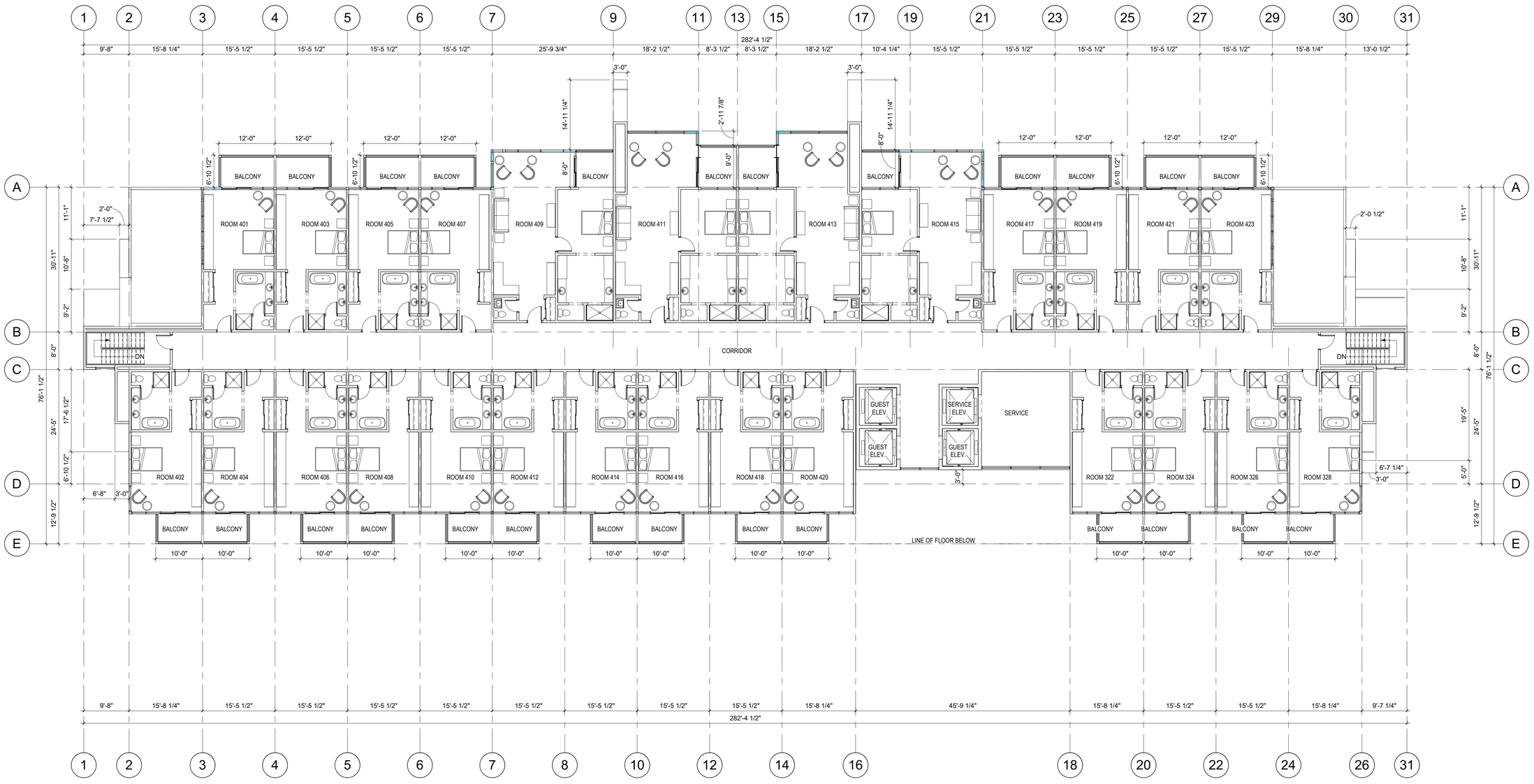
0 8 16 32 64

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.32



5 HOTEL - FOURTH FLOOR PLAN
3/32" = 1'-0"

FOURTH FLOOR PLAN

HOTEL
(103,542 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

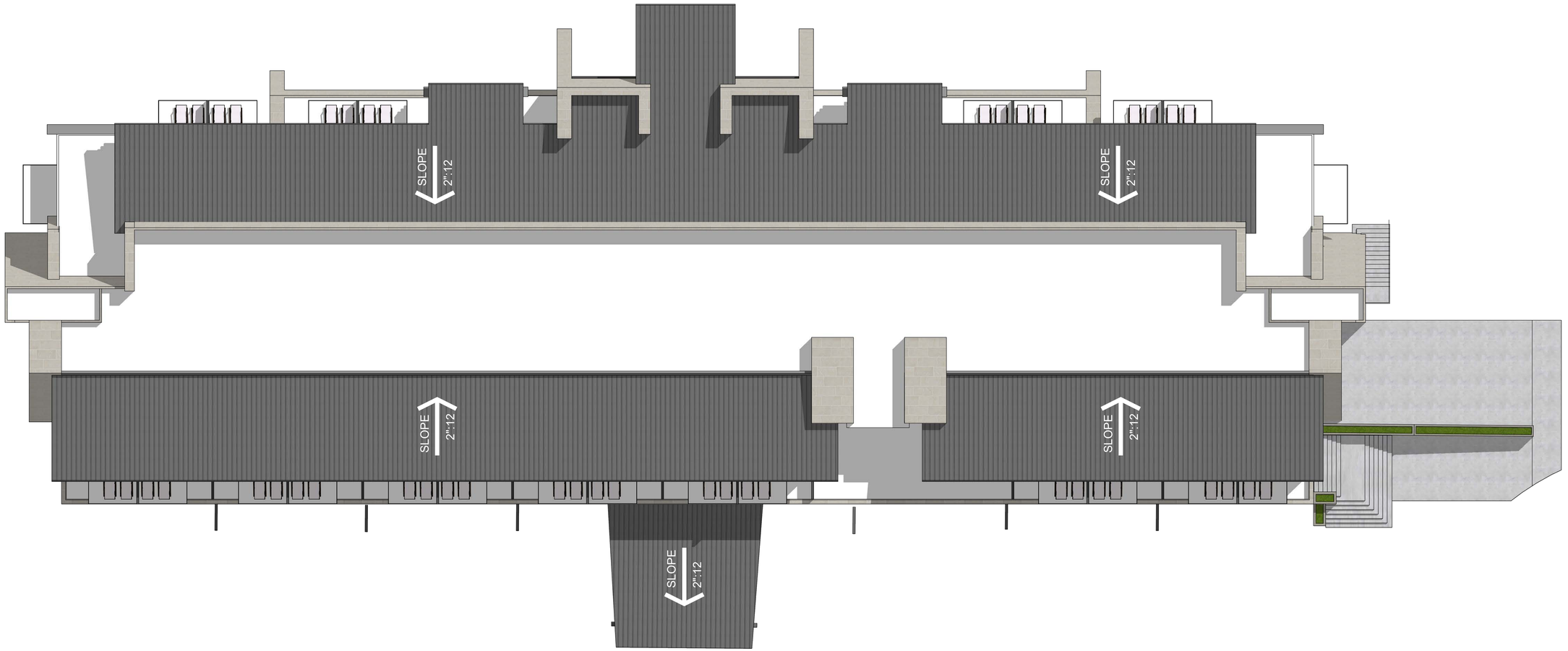
0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.33



6 HOTEL - ROOF PLAN
3/32" = 1'-0"

ROOF FLOOR PLAN

HOTEL
(103,542 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.34

FRONT ELEVATION (SOUTHWEST)

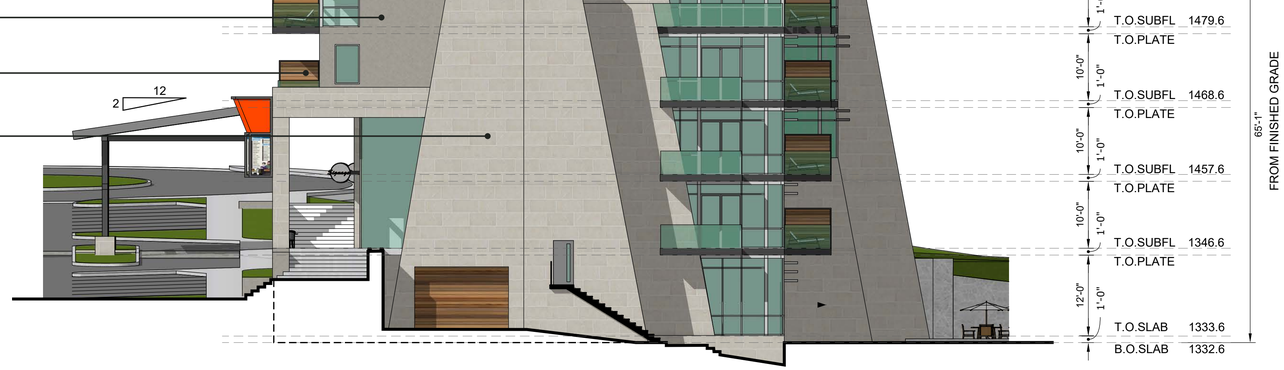
ROOF MATERIAL
STANDING SEAM ROOF

BODY COLOR 1
STUCCO

BODY COLOR 2
STUCCO

ACCENT MATERIAL 2
LAP SIDING

ACCENT MATERIAL 1
STONE VENEER



RIGHT ELEVATION (SOUTHEAST)

COLOR & MATERIAL BOARD | HOTEL

STANDING SEAM ROOF

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR

WINDOW TRIM, FASCIA - SW 7074
SOFTWARE

STUCCO - SW 9172
STUDIO CLAY

ELEVATIONS

HOTEL
(103,542 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Ritteen & Associates
Landscape Architecture & Design

DAHLIN

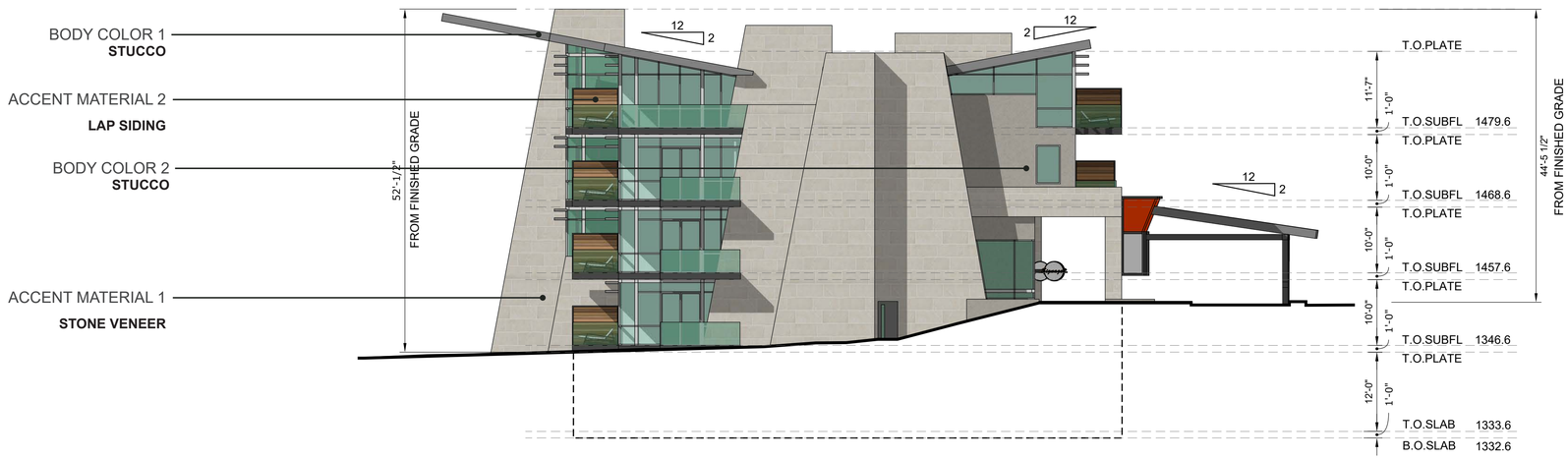
0 8 16 32 64

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.35

REAR ELEVATION
(NORTHEAST)



LEFT ELEVATION
(NORTHWEST)

COLOR & MATERIAL BOARD | HOTEL

STANDING SEAM ROOF

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR

WINDOW TRIM, FASCIA - SW 7074
SOFTWARE

STUCCO - SW 9172
STUDIO CLAY

ELEVATIONS

HOTEL
(103,542 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

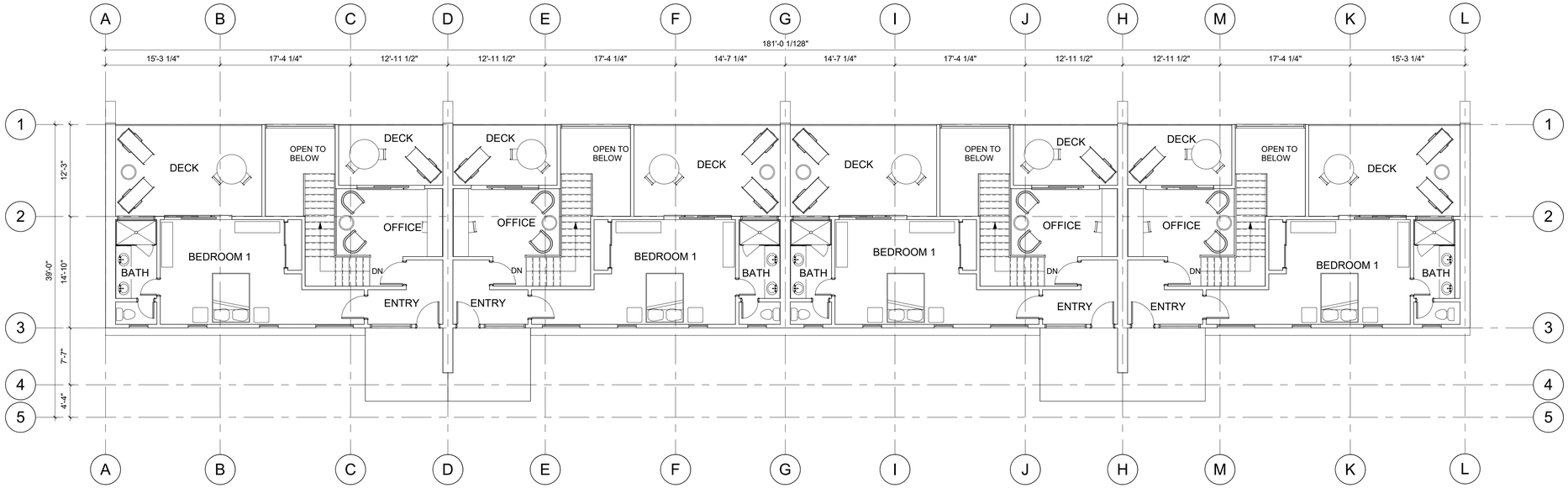
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

0 8 16 32 64

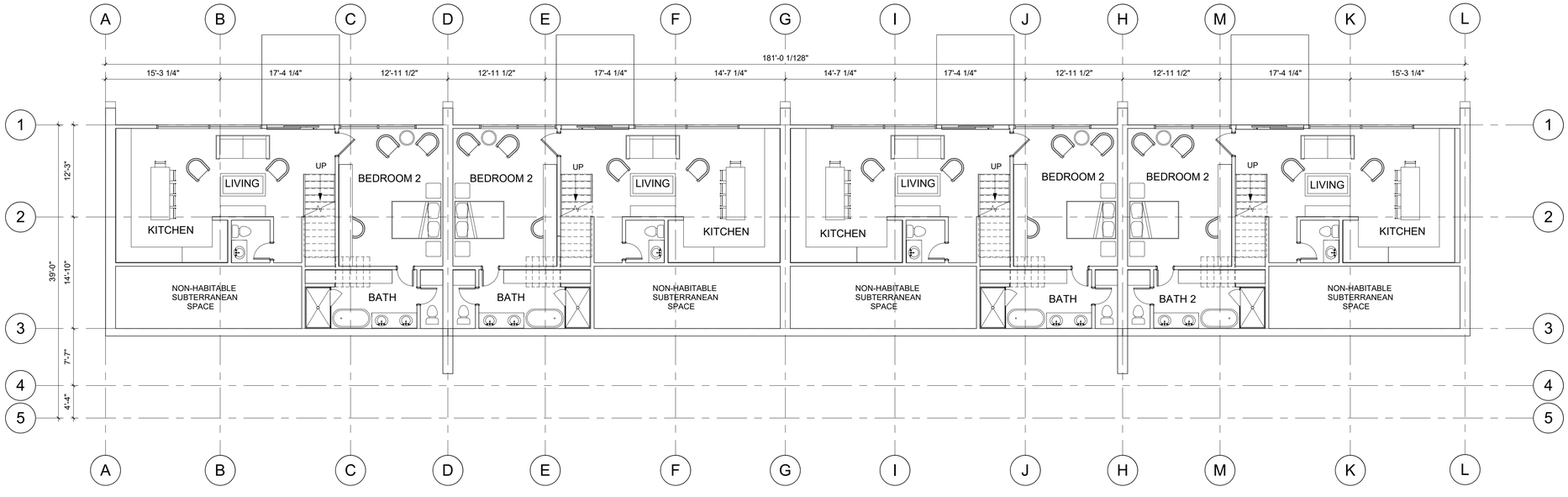
DATE	12-04-2024
JOB NO.	1552.003

A.36



2 HOTEL CASITA - FIRST FLOOR PLAN

1/8" = 1'-0"



1 HOTEL CASITA - GROUND FLOOR PLAN

1/8" = 1'-0"

FLOOR PLANS

HOTEL (CASITAS)

(9,286 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates Landscape Architecture & Design

DAHLIN

0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.37

3 HOTEL CASITA - ROOF PLAN
1/8" = 1'-0"

ROOF PLAN

0 8 16 32

HOTEL (CASITAS)
(9,286 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

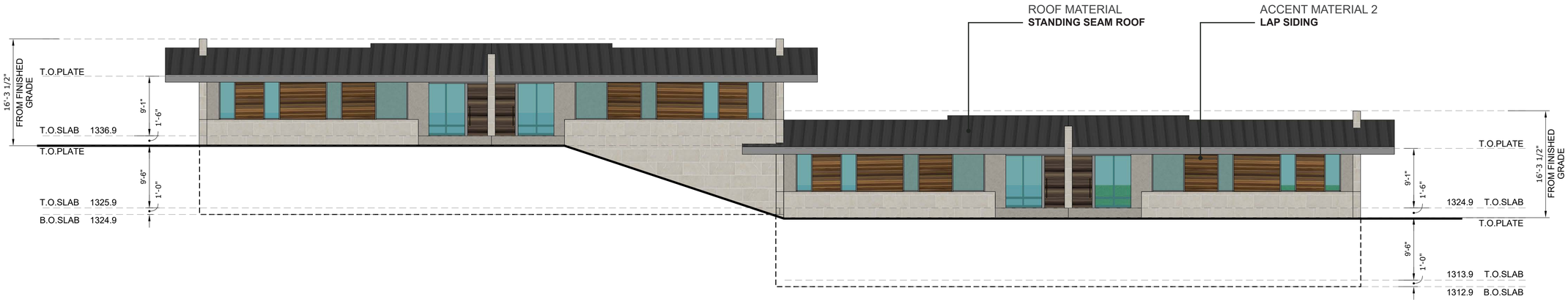
DAHLIN

DATE	12-04-2024
JOB NO.	1552.003

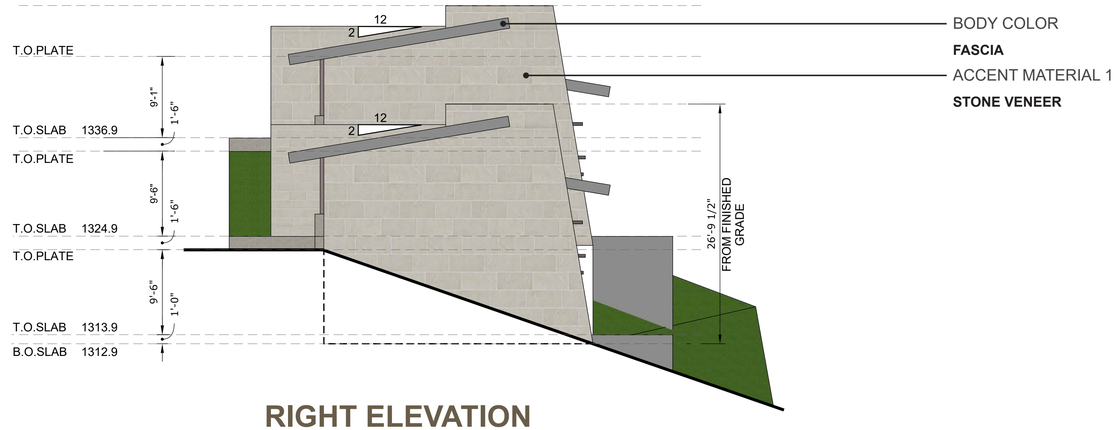
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.37-1



FRONT ELEVATION (NORTHEAST)



RIGHT ELEVATION (NORTHWEST)

COLOR & MATERIAL BOARD | HOTEL (CASITAS)

STANDING SEAM - GRAY

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR

WINDOW TRIM, FASCIA - SW 7074
SOFTWARE

ELEVATIONS

HOTEL (CASITAS)

(7,532 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

DAHLIN

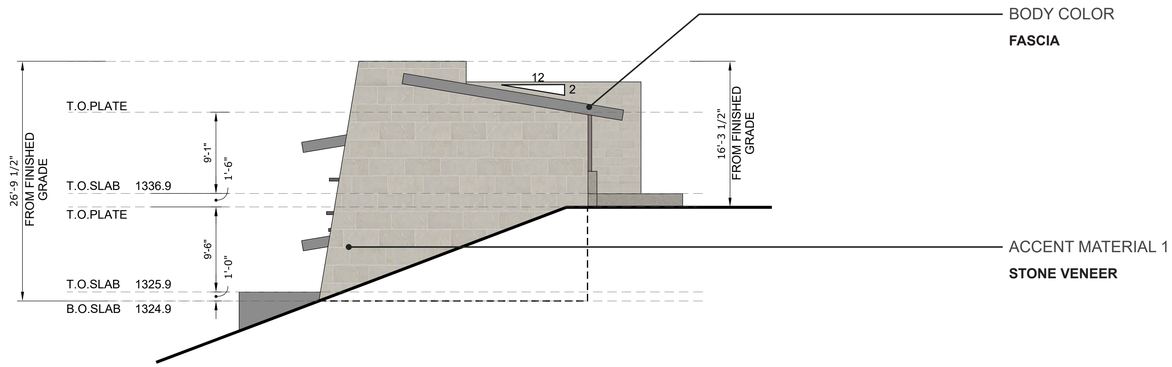
0 8 16 32

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.38

REAR ELEVATION (SOUTHWEST)



LEFT ELEVATION (SOUTHEAST)

COLOR & MATERIAL BOARD | HOTEL (CASITAS)

STANDING SEAM - GRAY

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR

WINDOW TRIM, FASCIA - SW 7074
SOFTWARE

ELEVATIONS

0 8 16 32

HOTEL (CASITAS)

(7,532 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

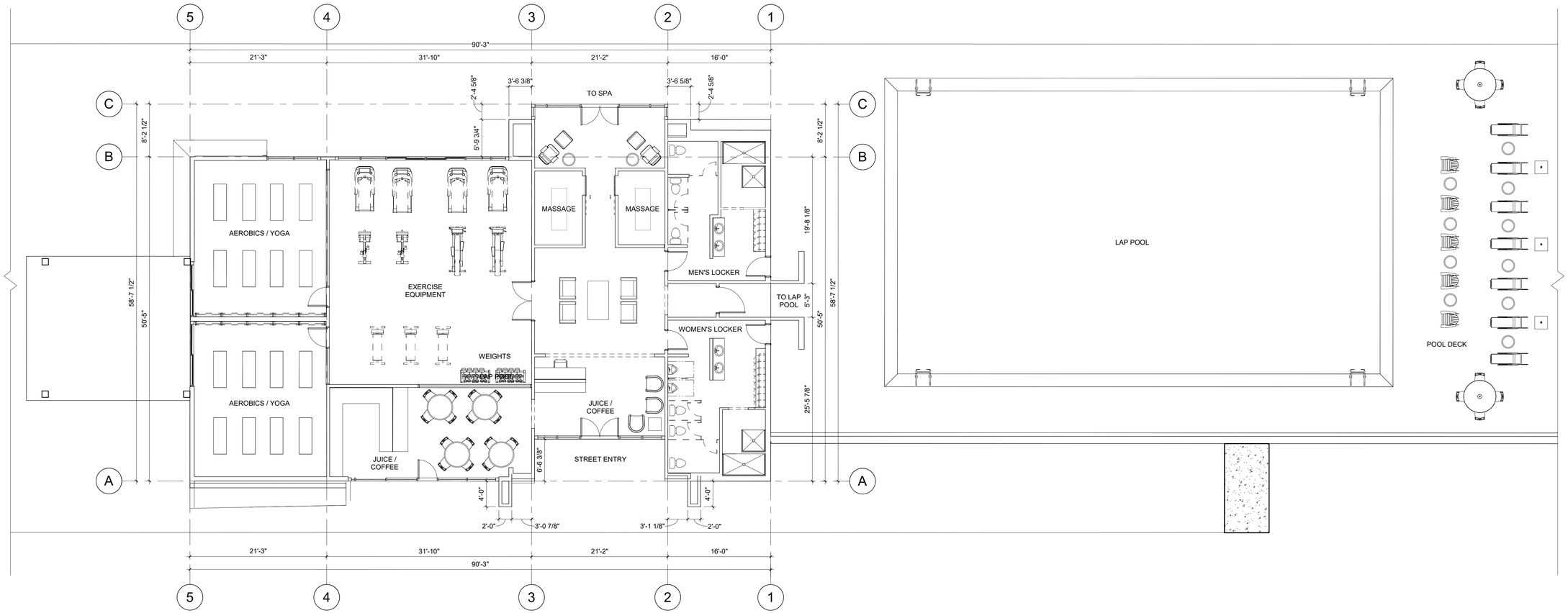
Karen Aitken & ASSOCIATES
Landscape Architecture & Design

DAHLIN

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.39



1 CLUBHOUSE - FIRST FLOOR PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN

CLUBHOUSE
(6,634 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

DAHLIN

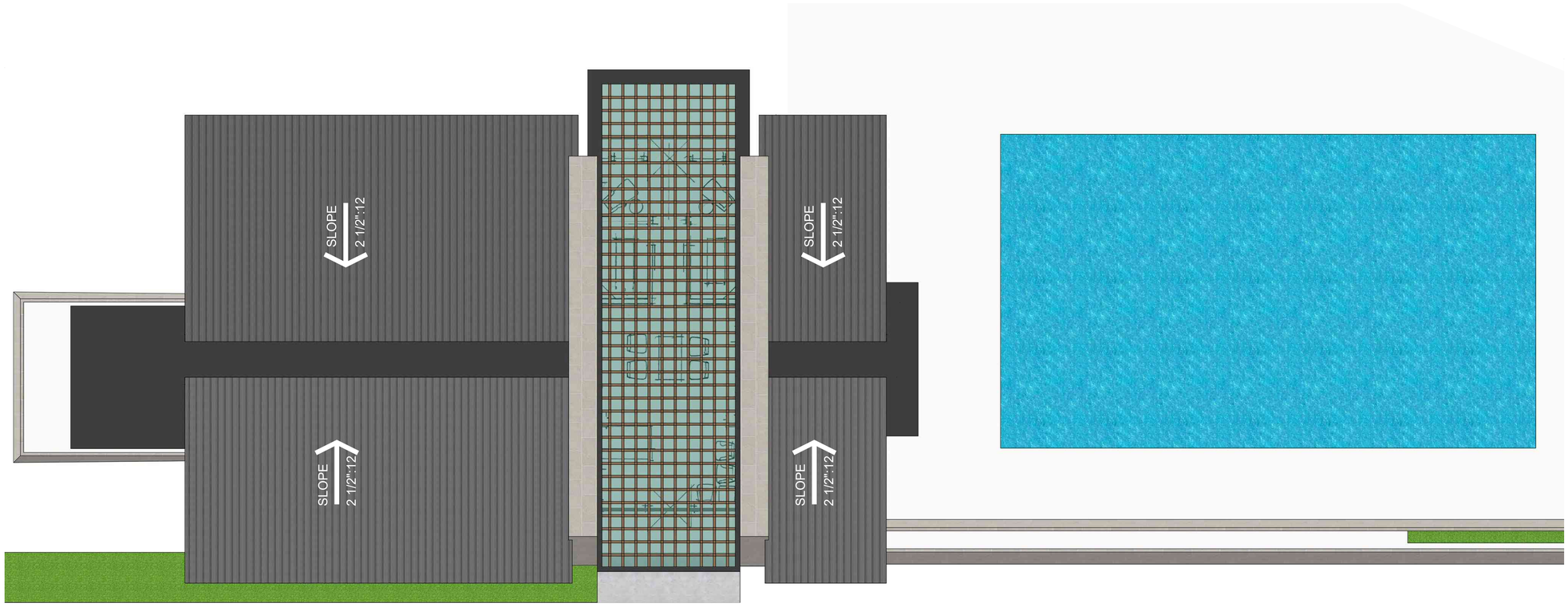
0 8 16 32

NORTH

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.40



1 CLUBHOUSE - ROOF PLAN
1/8" = 1'-0"

ROOF FLOOR PLAN

CLUBHOUSE
(6,634 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

0 8 16 32

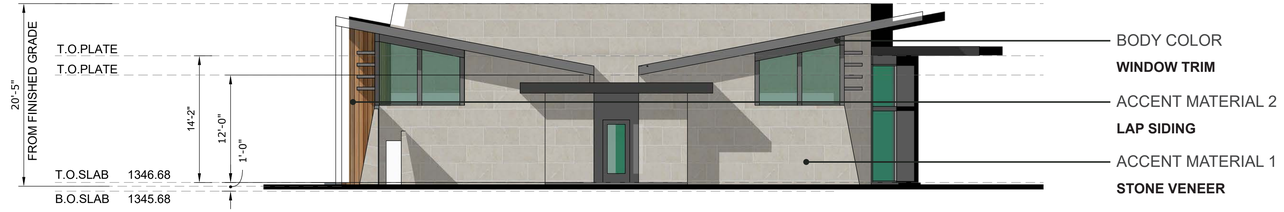
DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

A.41

FRONT ELEVATION
(NORTHEAST)

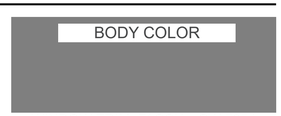


RIGHT ELEVATION
(NORTHWEST)

COLOR & MATERIAL BOARD | CLUBHOUSE

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR



WINDOW TRIM, FASCIA - SW 7074
SOFTWARE

ELEVATIONS

CLUBHOUSE
(6,634 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Attleen & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

DAHLIN

0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.42

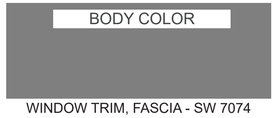
REAR ELEVATION
(SOUTHWEST)

LEFT ELEVATION
(SOUTHEAST)

COLOR & MATERIAL BOARD | CLUBHOUSE

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR



WINDOW TRIM, FASCIA - SW 7074
SOFTWARE

ELEVATIONS

CLUBHOUSE
(6,634 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

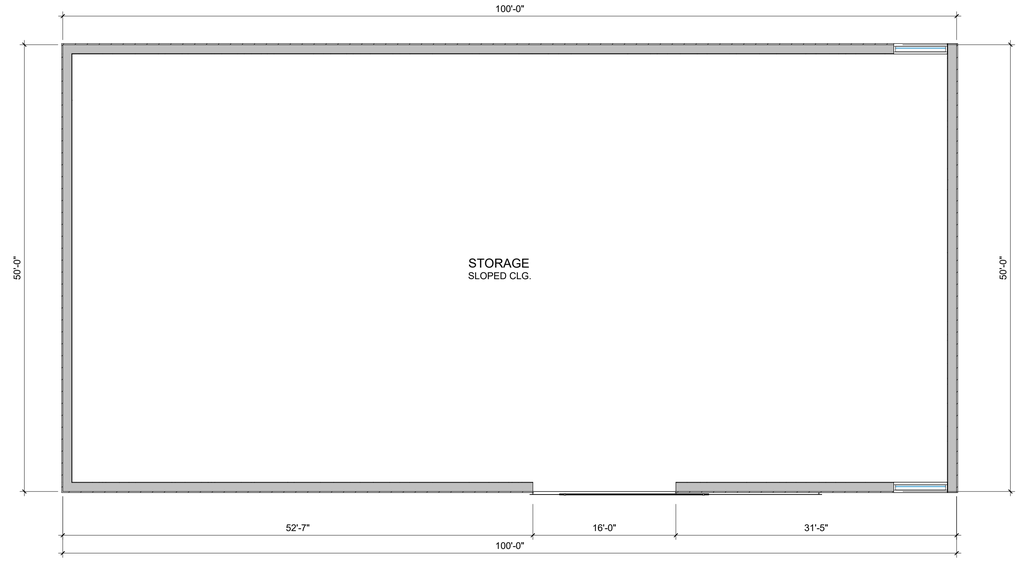
0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

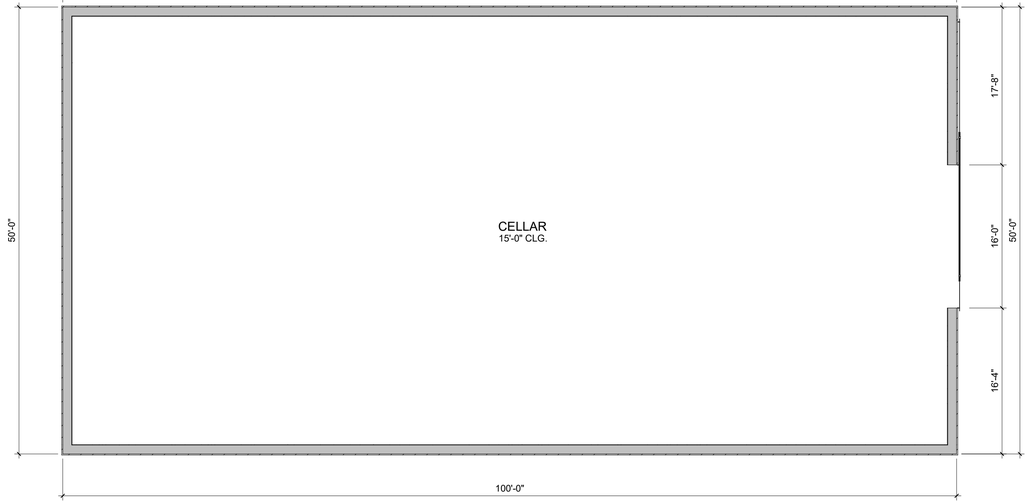
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.43

3 CELLAR AND STORAGE - ROOF PLAN
1/8" = 1'-0"



2 CELLAR AND STORAGE - SECOND FLOOR PLAN
1/8" = 1'-0"



1 CELLAR AND STORAGE - FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS

CELLAR AND STORAGE
(10,000 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

DAHLIN

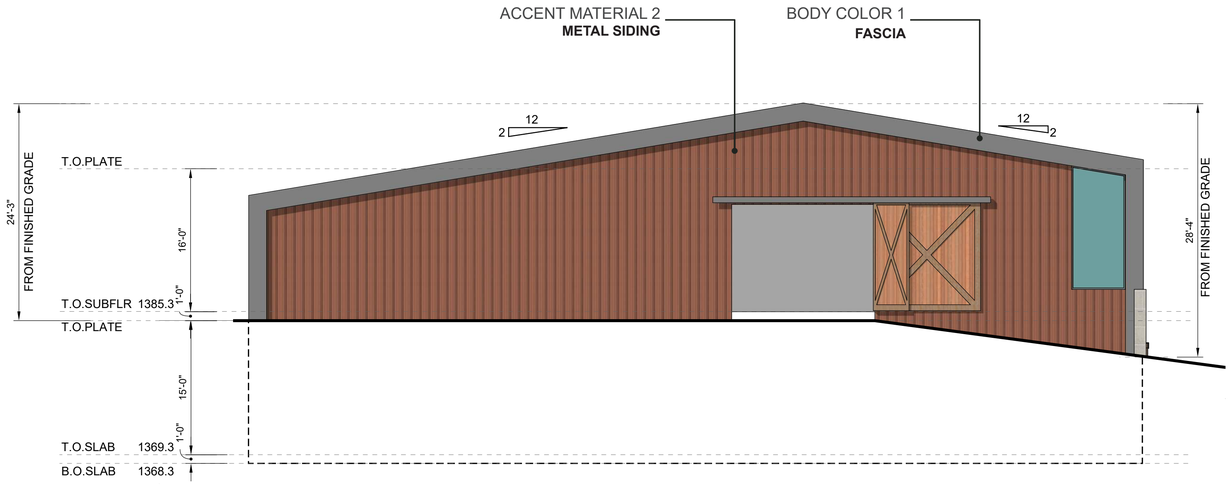
0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

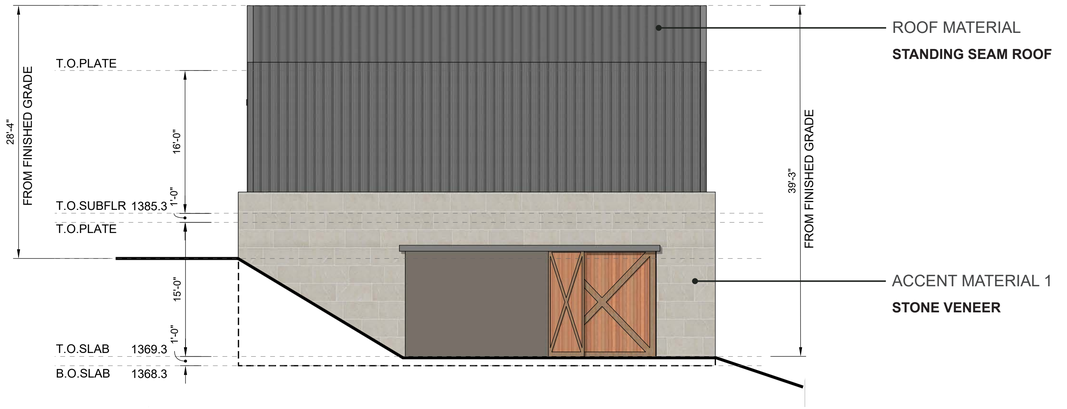
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NORTH

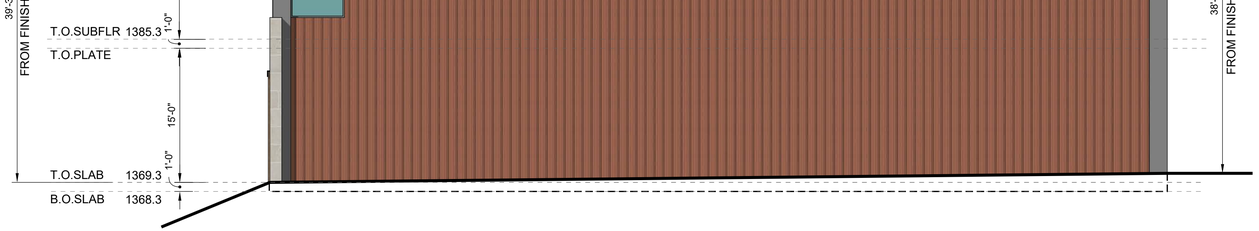
A.44



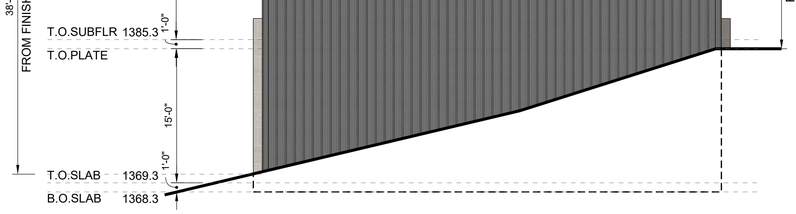
FRONT ELEVATION (SOUTHWEST)



RIGHT ELEVATION (SOUTHEAST)

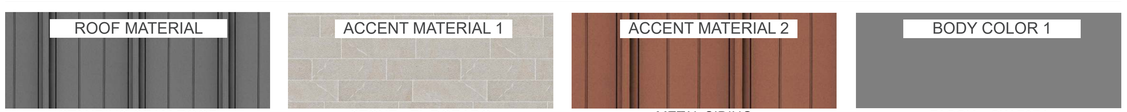


REAR ELEVATION (NORTHEAST)



LEFT ELEVATION (NORTHWEST)

COLOR & MATERIAL BOARD | CELLAR AND STORAGE



ELEVATIONS

CELLAR AND STORAGE

(10,000 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates Landscape Architecture & Design

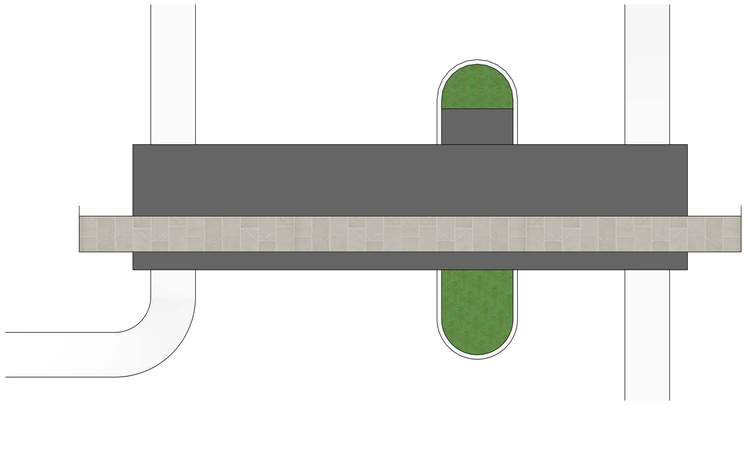
DAHLIN

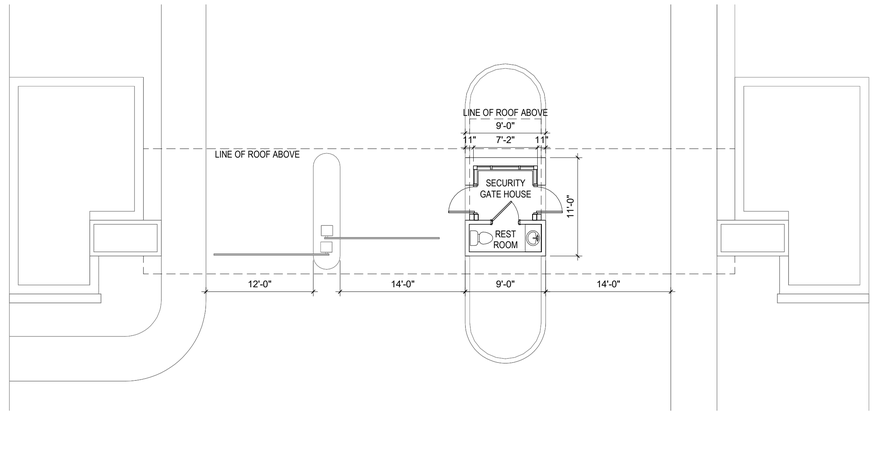
0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.45





1 GATE HOUSE 1 - FLOOR PLAN
1/8" = 1'-0"

Mechanical gate shall have a new Knox Key Switch per CFMO-A3 and CFC Section 503.5 and Section 506.

Installation and manufacture to be determined and approved by the Santa Clara County Fire Marshal's Office during Building Permit Submittal.

FLOOR PLANS

GATE HOUSE 1 (NEW)

(80 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

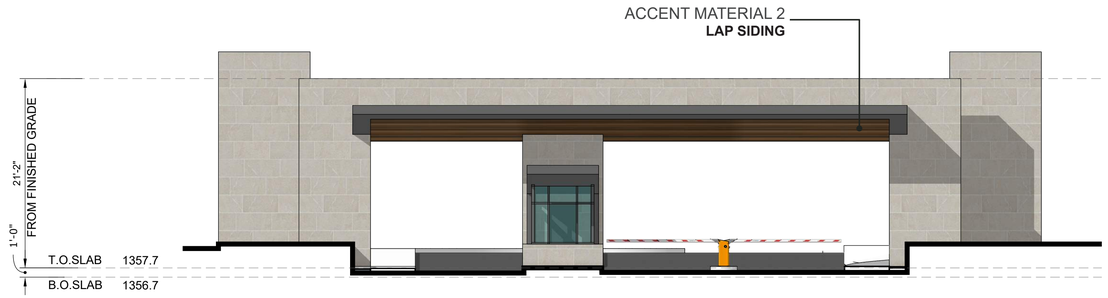
0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

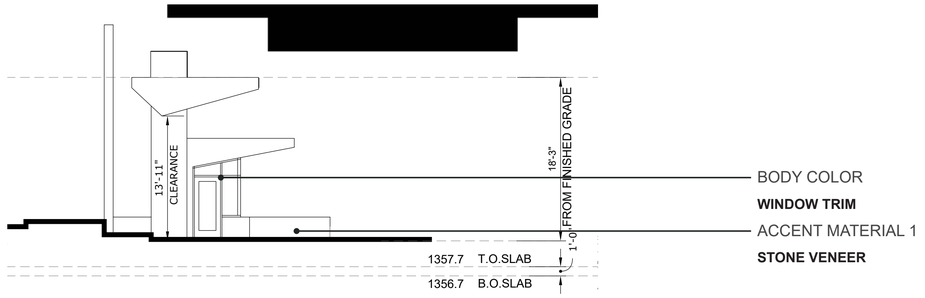
NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.46

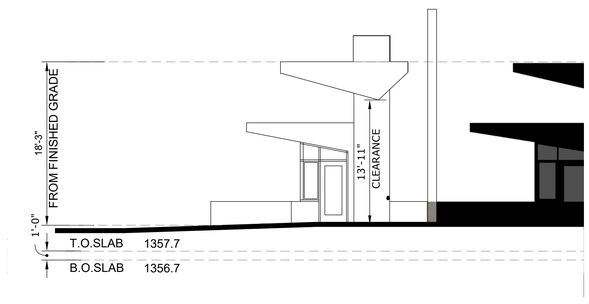


FRONT ELEVATION (EAST)



RIGHT ELEVATION (NORTH)

REAR ELEVATION (WEST)

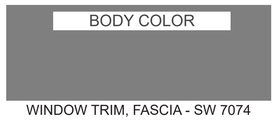


LEFT ELEVATION (SOUTH)

COLOR & MATERIAL BOARD | GATE HOUSE 1

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR



WINDOW TRIM, FASCIA - SW 7074
SOFTWARE

Mechanical gate shall have a new Knox Key Switch per CFMO-A3 and CFC Section 503.5 and Section 506.

Installation and manufacture to be determined and approved by the Santa Clara County Fire Marshal's Office during Building Permit Submittal.

ELEVATIONS

0 8 16 32

GATE HOUSE 1 (NEW)

(80 sf, 1 building)

CHATEAU MASSON, LLC

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

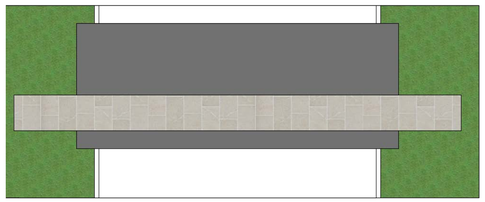
Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

DAHLIN

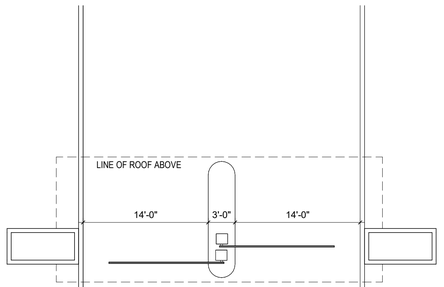
DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.47



2 GATE HOUSE 2 - ROOF
1/8" = 1'-0"



1 GATE HOUSE 2 - FLOOR PLAN
1/8" = 1'-0"

Mechanical gate shall have a new Knox Key Switch per CFMO-A3 and CFC Section 503.5 and Section 506.

Installation and manufacture to be determined and approved by the Santa Clara County Fire Marshal's Office during Building Permit Submittal.

FLOOR PLANS

GATE HOUSE 2 (NEW)
(0 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Aitken & Associates
Landscape Architecture & Design

DAHLIN

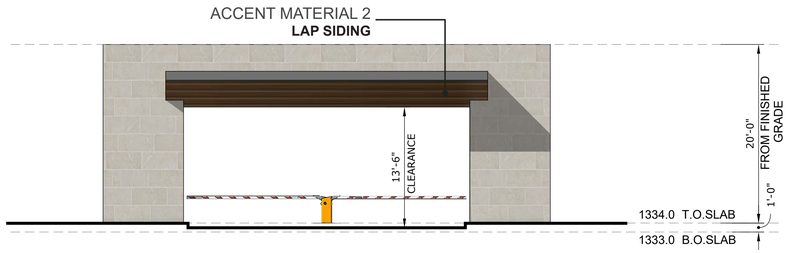
0 8 16 32

DATE 12-04-2024
JOB NO. 1552.003

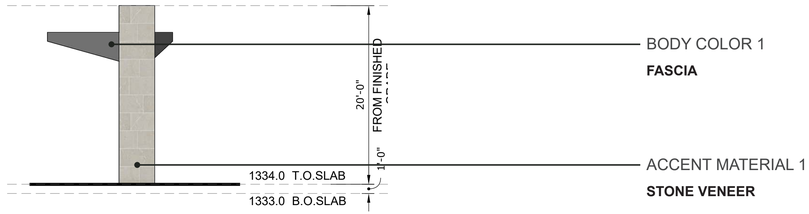
NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

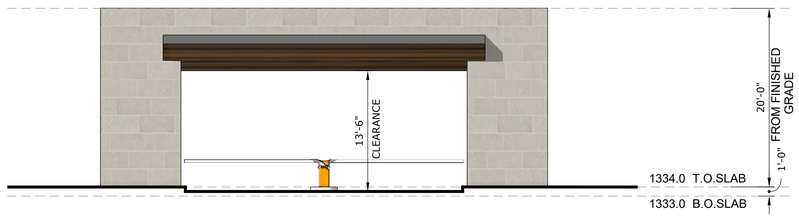
A.48



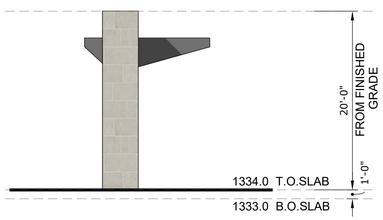
FRONT ELEVATION
(EAST)



RIGHT ELEVATION
(NORTH)



REAR ELEVATION
(WEST)

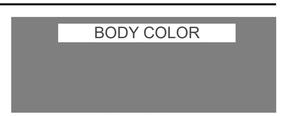


LEFT ELEVATION
(SOUTH)

COLOR & MATERIAL BOARD | GATE HOUSE 2

STONE - EL DORADO
MARQUEE24 - DOVE TAIL

LAP SIDING - CEDAR



FASCIA - SW 7074
SOFTWARE

Mechanical gate shall have a new Knox Key Switch per CFMO-A3 and CFC Section 503.5 and Section 506.

Installation and manufacture to be determined and approved by the Santa Clara County Fire Marshal's Office during Building Permit Submittal.

ELEVATIONS

GATE HOUSE 2 (NEW)
(0 sf, 1 building)
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

Karen Attleen & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

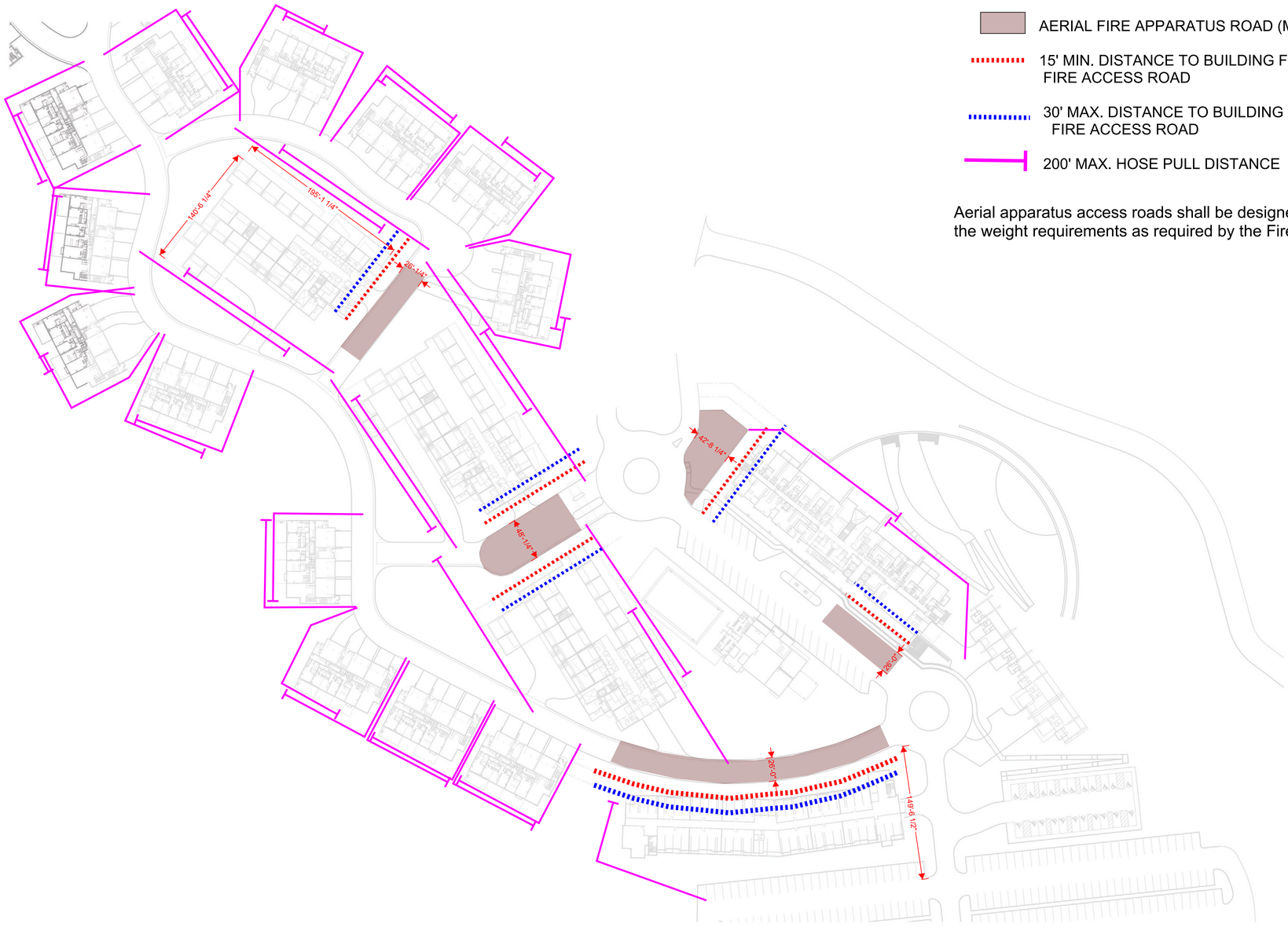
DAHLIN

0 8 16 32

DATE	12-04-2024
JOB NO.	1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.49



LEGEND:

- AERIAL FIRE APPARATUS ROAD (MIN 26' WIDE)
- 15' MIN. DISTANCE TO BUILDING FROM AERIAL FIRE ACCESS ROAD
- 30' MAX. DISTANCE TO BUILDING FROM AERIAL FIRE ACCESS ROAD
- 200' MAX. HOSE PULL DISTANCE

Aerial apparatus access roads shall be designed to support the weight requirements as required by the Fire Code.

FIRE ACCESS DIAGRAM

0 50 100 200 300

ENCORE ESTATES - SANTA CLARA COUNTY, CA
CHATEAU MASSON, LLC

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

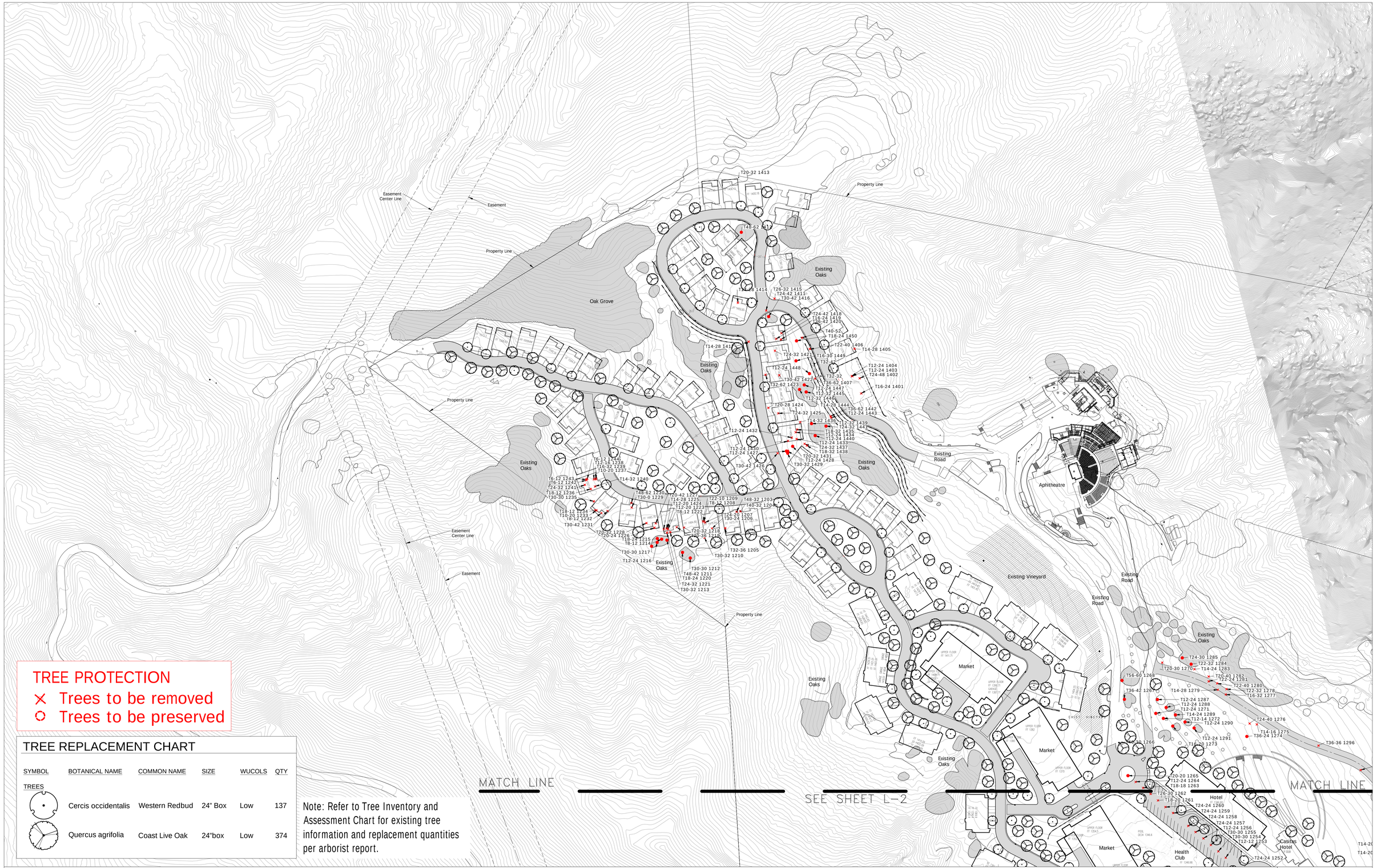
Karen Aitken & Associates
Landscape Architecture & Design

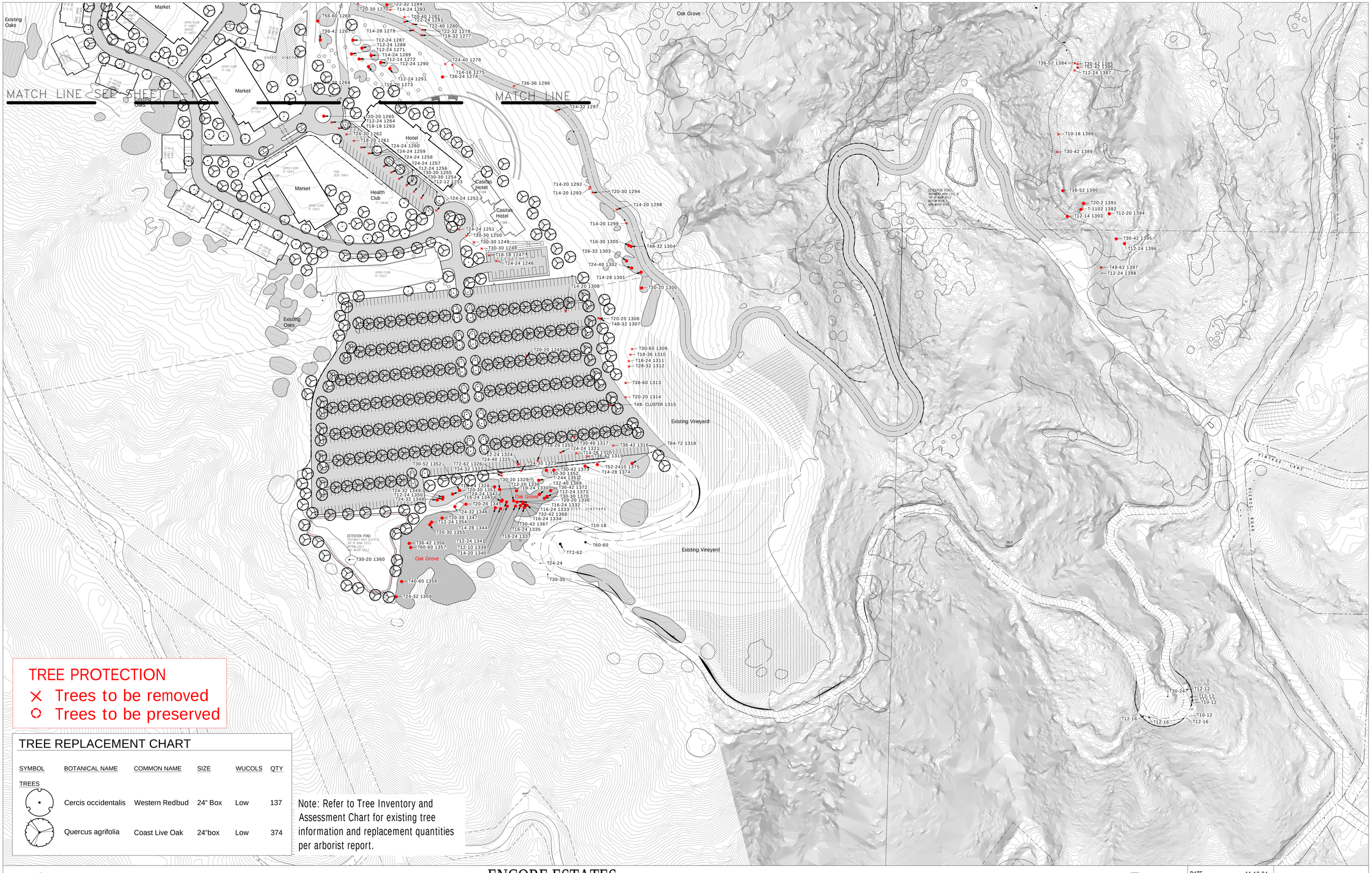
DAHLIN

DATE 12-04-2024
JOB NO. 1552.003

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.50


Easement Center Line
Easement
Property Line
Oak Grove
Existing Oaks
Existing Road
Existing Vineyard
Aphitheatre
Market
Hotel
Casitas Hotel
Health Club
T20-32 1413
T48-62 1412
T26-32 1415
T24-42 1411
T30-42 1416
T24-42 1418
T16-24 1419
T48-42 1420
T40-52
T18-24 1450
T22-40 1406
T14-28 1405
T16-30 1449
T32-42
T12-24 1404
T12-24 1403
T24-48 1402
T16-24 1401
T14-28 1414
T24-32 1421
T12-24 1448
T30-42 1422
T32-62 1423
T32-32
T36-62 1407
T12-24 1447
T12-32 1445
T12-32 1446
T20-28 1424
T14-28 1444
T36-62 1442
T12-24 1443
T24-32 1425
T14-32 1436
T12-32 1439
T24-32 1440
T18-32 1435
T12-24 1438
T12-24 1440
T12-24 1433
T24-32 1437
T18-32 1438
T12-24 1432
T12-24 1430
T12-24 1427
T20-32 1431
T12-24 1428
T30-32 1429
T30-42 1426
T6-12 1244
T12-16 1238
T16-32 1239
T10-20 1237
T6-12 1243
T6-12 1245
T24-32 1241
T18-12 1236
T30-30 1235
T14-32 1240
T48-62 1230
T30-0 1229
T20-42 1227
T14-28 1225
T12-20 1424
T12-20 1223
T8-12 1222
T22-10 1209
T8-12 1208
T48-32 1203
T40-32 1204
T24-20 1207
T30-24 1206
T18-12 1234
T10-20 1233
T8-12 1232
T30-42 1231
T20-24 1228
T20-24 1226
T18-24 1215
T8-12 1214
T20-32 1218
T20-36 1216
T32-36 1205
T30-32 1210
T30-30 1217
T12-24 1216
T30-32 1212
T48-42 1211
T18-24 1220
T24-32 1221
T30-32 1213
T24-30 1285
T22-32 1284
T20-30 1270
T14-24 1283
T20-40 1282
T22-24 1281
T22-40 1280
T22-32 1278
T16-32 1277
T56-60 1268
T36-42 1267
T14-28 1279
T12-24 1287
T12-24 1288
T12-24 1271
T14-24 1289
T12-14 1272
T12-24 1290
T24-40 1276
T14-16 1275
T36-24 1274
T12-24 1291
T16-20 1273
T36-36 1296
T40-30 1266
T20-20 1265
T12-24 1264
T18-18 1263
T26-30 1262
T18-20 1261
T24-24 1260
T24-24 1259
T24-24 1258
T24-24 1257
T12-24 1256
T30-30 1255
T30-30 1254
T12-12 1253
T24-24 1252
T14-20
T14-20
Existing Oaks
Property Line
Easement Center Line
Easement
Property Line
Existing Oaks
Existing Road
Existing Road
Existing Vineyard
Existing Oaks
Existing Oaks
Existing Oaks



TREE PROTECTION

× Trees to be removed

○ Trees to be preserved

TREE REPLACEMENT CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Cercis occidentalis	Western Redbud	24" Box	Low	137
	Quercus agrifolia	Coast Live Oak	24"box	Low	374

Note: Refer to Tree Inventory and Assessment Chart for existing tree information and replacement quantities per arborist report.

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ENCORE ESTATES

Pierce Road, Saratoga, CA

TREE REPLACEMENT PLAN

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS

Calif. Reg. #2239 (408) 842-0245

karen@kaa.design

LICENSED LANDSCAPE ARCHITECT KAREN JONES AITKEN No. 2239 Exp. 8-31-25 STATE OF CALIFORNIA

DATE	11-19-24
SCALE	1"=100'
DRAWN	IN
JOB	ENCORE

L-2

Easement Center Line

Easement

Property Line

Property Line

Property Line

Oak Grove

Existing Oaks

Existing Oaks

Existing Oaks

Existing Oaks

T20-32 1413

T48-62 1412

T14-28 1414

T26-32 1415

T24-42 1411

T30-42 1416

T24-42 1418

T16-24 1419

T36-42 1420

T40-52

T18-24 1450

T22-40 1406

T14-28 1405

T14-28 1417

T24-32 1421

T16-30 1449

T32-42

T12-24 1448

T12-24 1404

T12-24 1403

T24-48 1402

T32-32

T30-42 1422

T36-62 1407

T32-62 1423

T16-24 1401

T12-24 1447

T12-32 1445

T12-32 1446

T20-28 1424

T14-28 1444

T36-62 1442

T12-24 1443

T24-32 1425

T14-32 1436

T12-32 1439

T24-32 1441

T18-32 1435

T12-24 1434

T12-24 1440

T12-24 1433

T24-32 1437

T18-32 1438

T20-32 1431

T12-24 1428

T30-32 1429

T12-24 1432

T12-24 1430

T12-24 1427

T30-42 1426

T6-12 1244

T12-16 1238

T16-32 1239

T10-20 1237

T14-32 1240

T6-12 1243

T6-12 1242

T24-32 1241

T18-12 1236

T48-62 1230

T20-42 1227

MATCH LINE

MATCH LINE

SEE SHEET L-4

TREE PROTECTION

× Trees to be removed

○ Trees to be preserved

TREE REPLACEMENT CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Cercis occidentalis	Western Redbud	24" Box	Low	137
	Quercus agrifolia	Coast Live Oak	24"box	Low	374

Note: Refer to Tree Inventory and Assessment Chart for existing tree information and replacement quantities per arborist report.

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

ENCORE ESTATES

Pierce Road, Saratoga, CA

TREE REPLACEMENT PLAN

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS

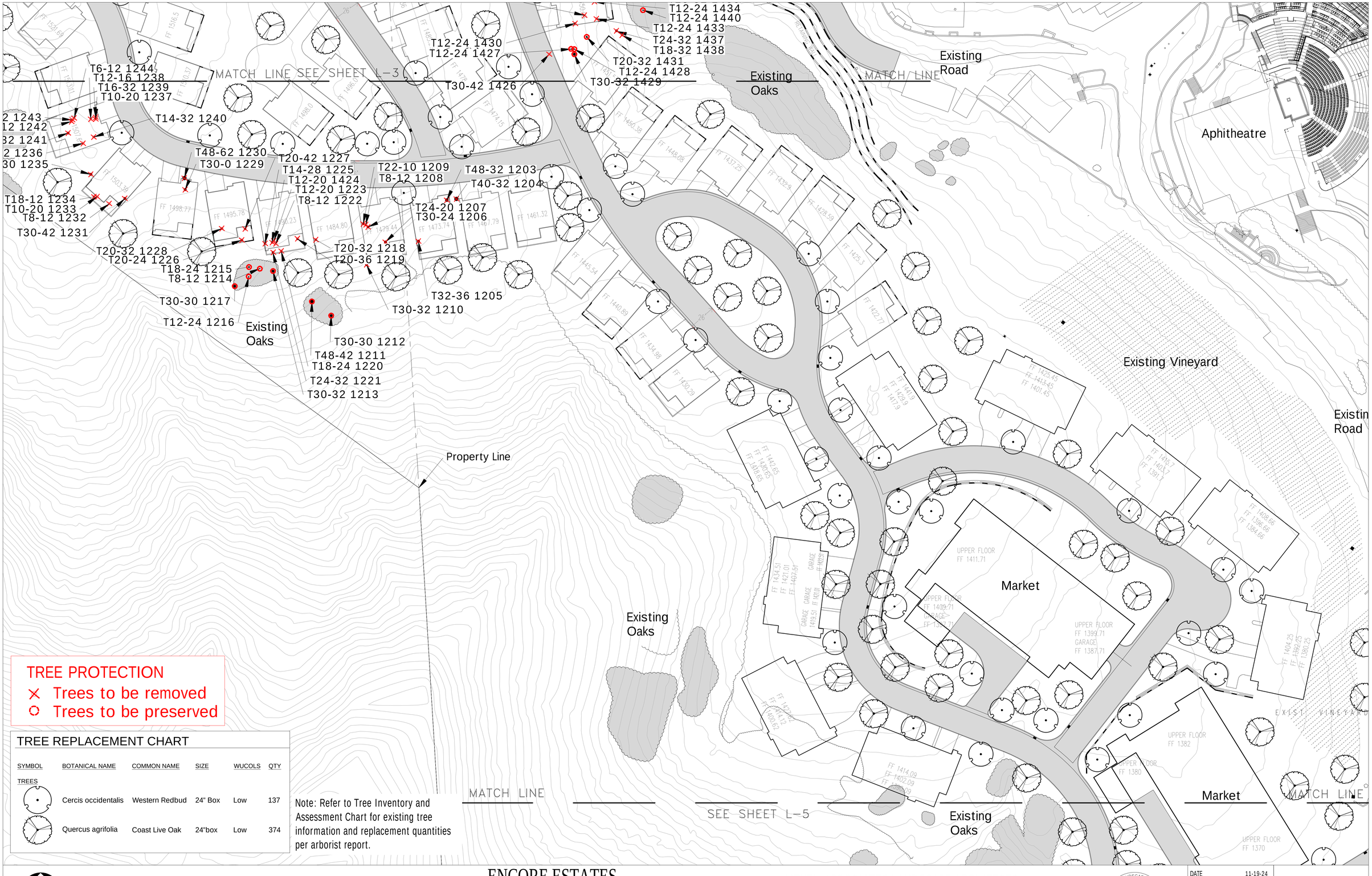
Calif. Reg. #2239 (408) 842-0245

karen@kaa.design

LICENSED LANDSCAPE ARCHITECT KAREN JONES AITKEN No. 2239 Exp. 8-31-25 STATE OF CALIFORNIA

DATE	11-19-24
SCALE	1"=40'
DRAWN	IN
JOB	ENCORE

L-3



TREE PROTECTION

× Trees to be removed

○ Trees to be preserved

TREE REPLACEMENT CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Cercis occidentalis	Western Redbud	24" Box	Low	137
	Quercus agrifolia	Coast Live Oak	24"box	Low	374

Note: Refer to Tree Inventory and Assessment Chart for existing tree information and replacement quantities per arborist report.

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ENCORE ESTATES

Pierce Road, Saratoga, CA

TREE REPLACEMENT PLAN

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS

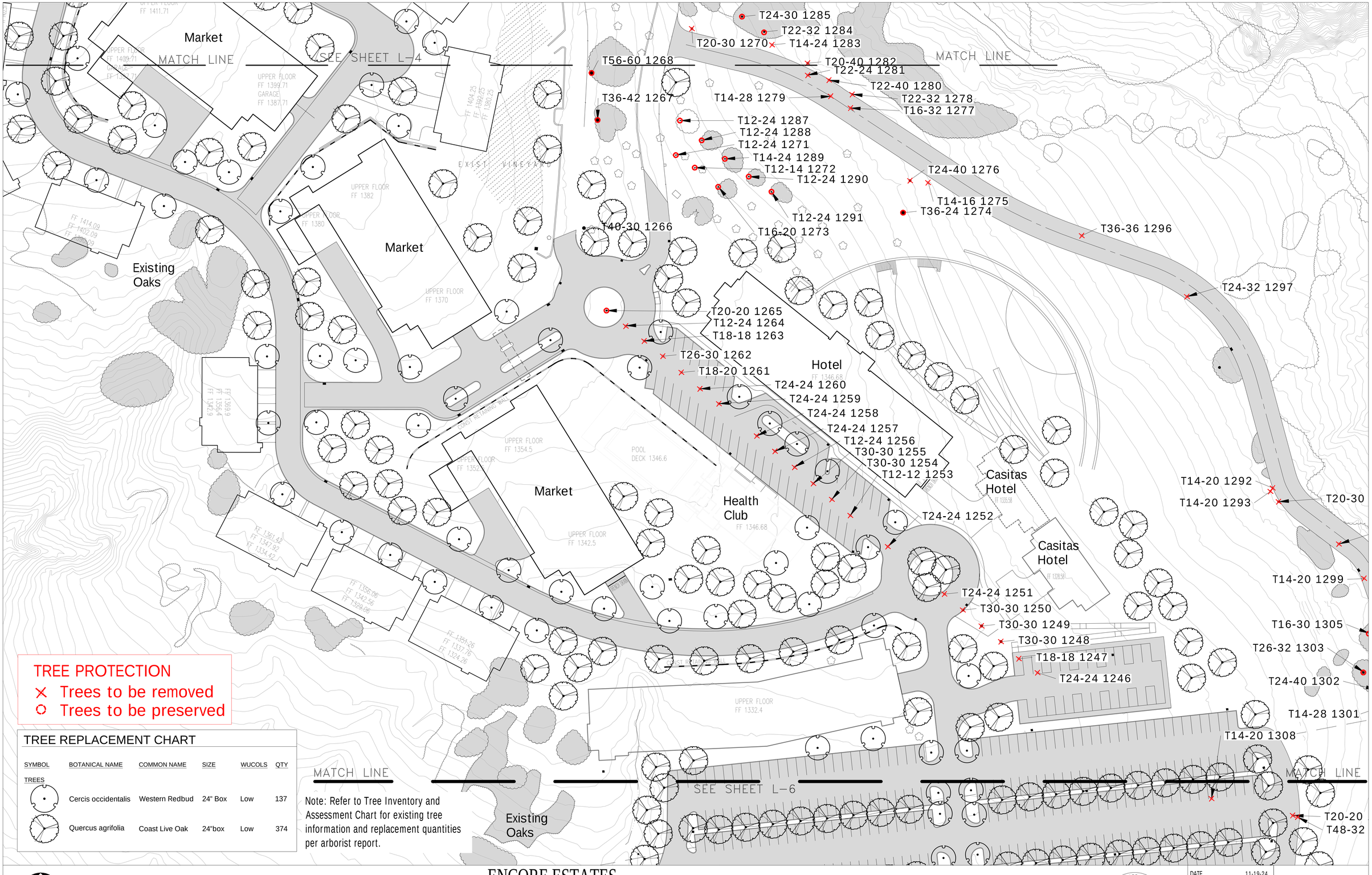
Calif. Reg. #2239 (408) 842-0245

karen@kaa.design

LICENSED LANDSCAPE ARCHITECT KAREN JONES AITKEN No. 2239 Exp. 8-31-25 STATE OF CALIFORNIA

DATE	11-19-24
SCALE	1"=40'
DRAWN	IN
JOB	ENCORE

L-4



TREE PROTECTION

× Trees to be removed

○ Trees to be preserved

TREE REPLACEMENT CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Cercis occidentalis	Western Redbud	24" Box	Low	137
	Quercus agrifolia	Coast Live Oak	24"box	Low	374

Note: Refer to Tree Inventory and Assessment Chart for existing tree information and replacement quantities per arborist report.

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ENCORE ESTATES

Pierce Road, Saratoga, CA

TREE REPLACEMENT PLAN

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS

Calif. Reg. #2239 (408) 842-0245

karen@kaa.design

LICENSED LANDSCAPE ARCHITECT KAREN JONES AITKEN No. 2239 Exp. 8-31-25 STATE OF CALIFORNIA

DATE	11-19-24
SCALE	1"=40'
DRAWN	IN
JOB	ENCORE

L-5

MATCH LINE

SEE SHEET L-5

MATCH LINE

Existing Oaks

T14-28 1301

T14-20 1308

T30-20 1300

T20-20 1306

T48-32 1307

T20-20 1245

T30-60 1309

T18-36 1310

T18-24 1311

T28-32 1312

T38-60 1313

T20-20 1314

T48- CLUSTER 1315

Existing Vineyard

T18-20 1353

T30-40 1317

T36-42 1316

T84-72 1318

T24-24 1321

T14-28 1320

T36-42 1319

T12-24 1324

T24-40 1325

T30-52 1352

T72-62 1326

T24-32 1327

T24-30 1323

T52-2410 1375

T14-28 1374

T30-42 1373

T30-30 1352

T-244 1351

T30-20 1329

T12-20 1338

T32-40 1369

T18-24 1328

T18-24 1330

T36-42 1372

T20-30 1351

T12-24 1371

T24-32 1349

T24-24 1342

T12-24 1350

T16-24 1343

Oak Grove

T30-30 1370

T24-32 1348

T20-20 1336

T20-20 1345

T16-24 1332

T16-24 1333

T24-32 1346

T32-42 1368

T20-30 1347

T16-24 1334

T12-24 1354

T30-42 1367

T14-28 1344

T16-24 1335

T10-18

T20-30 1355

T18-24 1337

DETENTION POND
TREATMENT AREA 25,079 SF
TOP OF BANK 1253.2
BOTTOM 1251.2
HIGH WATER 1252.2

T12-24 1341

T36-42 1356

T60-60 1357

T12-10 1339

T14-20 1340

T60-60

T72-62

Existing Vineyard

T30-20 1360

Oak Grove

T24-24

T30-30

T40-60 1358

T24-32 1359

TREE PROTECTION

× Trees to be removed

○ Trees to be preserved

TREE REPLACEMENT CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Cercis occidentalis	Western Redbud	24" Box	Low	137
	Quercus agrifolia	Coast Live Oak	24"box	Low	374

Note: Refer to Tree Inventory and Assessment Chart for existing tree information and replacement quantities per arborist report.

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ENCORE ESTATES

Pierce Road, Saratoga, CA

TREE REPLACEMENT PLAN

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS

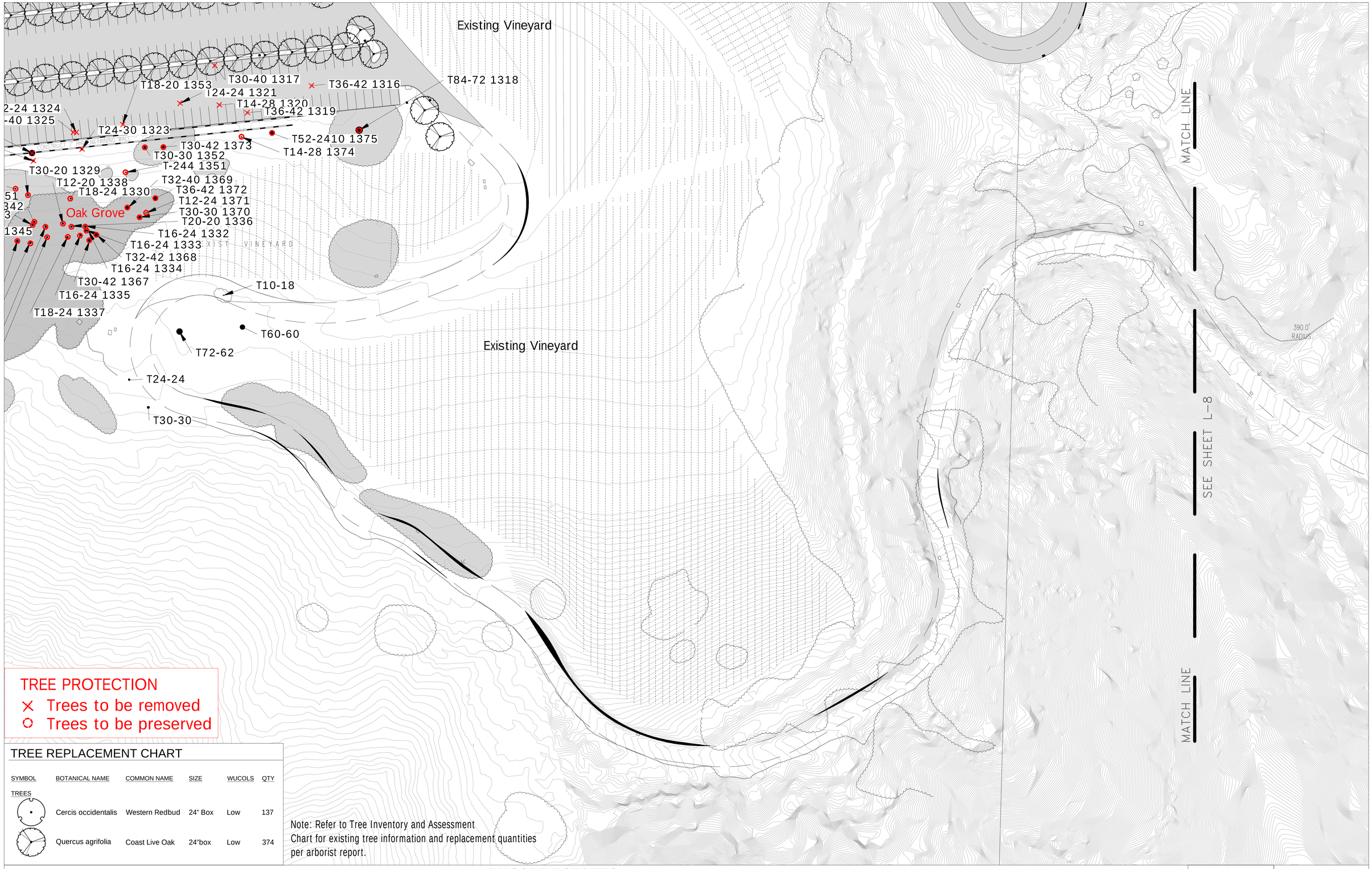
Calif. Reg. #2239 (408) 842-0245

karen@kaa.design

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	11-19-24
SCALE	1"=40'
DRAWN	IN
JOB	ENCORE

L-6



TREE PROTECTION

× Trees to be removed

○ Trees to be preserved

TREE REPLACEMENT CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Cercis occidentalis	Western Redbud	24" Box	Low	137
	Quercus agrifolia	Coast Live Oak	24"box	Low	374

Note: Refer to Tree Inventory and Assessment Chart for existing tree information and replacement quantities per arborist report.

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

ENCORE ESTATES

Pierce Road, Saratoga, CA

TREE REPLACEMENT PLAN

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS

Calif. Reg. #2239 (408) 842-0245

karen@kaa.design

LICENSED LANDSCAPE ARCHITECT KAREN JONES AITKEN No. 2239 Exp. 8-31-25 STATE OF CALIFORNIA

DATE	11-19-24
SCALE	1"=40'
DRAWN	IN
JOB	ENCORE

L-7

MATCH LINE

SEE SHEET L-7

MATCH LINE

VINTAGE LANE

PIERCE ROAD

390.0'
RADIUS

T30-24
T12-12
T12-12
T12-12
T10-12
T10-12
T12-16
T12-16
T12-16

TREE PROTECTION

× Trees to be removed

○ Trees to be preserved

TREE REPLACEMENT CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Cercis occidentalis	Western Redbud	24" Box	Low	137
	Quercus agrifolia	Coast Live Oak	24"box	Low	374

Note: Refer to Tree Inventory and Assessment Chart for existing tree information and replacement quantities per arborist report.

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ENCORE ESTATES

Pierce Road, Saratoga, CA

TREE REPLACEMENT PLAN

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS

Calif. Reg. #2239 (408) 842-0245
karen@kaa.design

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	11-19-24
SCALE	1"=40'
DRAWN	IN
JOB	ENCORE

L-8

Existing Oaks

Oak Grove

T24-30 1285
T22-32 1284
T20-30 1270
T14-24 1283
T56-60 1268
T20-40 1282
T22-24 1281
T22-40 1280
T36-42 1267
T14-28 1279
T22-32 1278
T16-32 1277
T12-24 1287
T12-24 1288
T12-24 1271
T14-24 1289
T12-14 1272
T12-24 1290
T24-40 1276
T14-16 1275
T36-24 1274
T12-24 1291
T40-30 1266
T16-20 1273
T36-36 1296
T24-32 1297
T20-20 1265
T12-24 1264
T18-18 1263
T26-30 1262
T18-20 1261
Hotel
FF 1346.68
T24-24 1260
T24-24 1259
T24-24 1258
T24-24 1257
T12-24 1256
T30-30 1255
T30-30 1254
T12-12 1253
T24-24 1252
Market
Health Club
FF 1346.68
UPPER FLOOR FF 1342.5
POOL DECK 1346.6
Casitas Hotel
FF 1328.58
Casitas Hotel
FF 1328.58
T24-24 1251
T30-30 1250
T30-30 1249
T30-30 1248
T18-18 1247
T24-24 1246
UPPER FLOOR FF 1332.4
T14-20 1292
T14-20 1293
T20-30 1294
T14-20 1298
T14-20 1299
T16-30 1305
T48-32 1304
T26-32 1303
T24-40 1302
T14-28 1301
T14-20 1308
T30-20 1300
T20-20 1306
T48-32 1307
T20-20 1245
T30-60 1309
T18-36 1310
T18-24 1311
T28-32 1312
T38-60 1313
MATCH LINE
SEE SHEET L-10
MATCH LINE
DETENTION POND
TREATMENT AREA 7,753 SF
TOP OF BANK 915.0
BOTTOM 913.00
HIGH WATER 914.0

TREE PROTECTION

× Trees to be removed

○ Trees to be preserved

TREE REPLACEMENT CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Cercis occidentalis	Western Redbud	24" Box	Low	137
	Quercus agrifolia	Coast Live Oak	24"box	Low	374

Note: Refer to Tree Inventory and Assessment Chart for existing tree information and replacement quantities per arborist report.

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ENCORE ESTATES

Pierce Road, Saratoga, CA

TREE REPLACEMENT PLAN

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS

Calif. Reg. #2239 (408) 842-0245
karen@kaa.design

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	11-19-24
SCALE	1"=40'
DRAWN	IN
JOB	ENCORE

L-9

T36-52 1384
T30-42 1385
T52-42 1386
T12-24 1387
T10-16 1388
T30-42 1389
T36-52 1390
T20-2 1391
T-1102 1392
T12-14 1393
T12-20 1394
T30-42 1395
T12-24 1396
T48-62 1397
T12-24 1398

DETENTION POND
TREATMENT AREA 7,753 SF
TOP OF BANK 915.0
BOTTOM 913.0
HIGH WATER 914.0

T20-30 1294
T14-20 1298
20 1299
30 1305
T48-32 1304
1303
40 1302
14-28 1301
T30-20 1300
T20-20 1306
T48-32 1307
T30-60 1309
T18-36 1310
T18-24 1311
T28-32 1312
T38-60 1313
T20-20 1314
T48- CLUSTER 1315
Existing Vineyard
317
T36-42 1316
T84-72 1318
1320
6-42 1319
T52-2410 1375
T14-28 1374

MATCH LINE
SEE SHEET L-9
MATCH LINE

VINTAGE

TREE PROTECTION

× Trees to be removed

○ Trees to be preserved

TREE REPLACEMENT CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Cercis occidentalis	Western Redbud	24" Box	Low	137
	Quercus agrifolia	Coast Live Oak	24"box	Low	374

Note: Refer to Tree Inventory and Assessment Chart for existing tree information and replacement quantities per arborist report.

NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ENCORE ESTATES
Pierce Road, Saratoga, CA

TREE REPLACEMENT PLAN

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS
Calif. Reg. #2239 (408) 842-0245
karen@kaa.design

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	11-19-24
SCALE	1"=40'
DRAWN	IN
JOB	ENCORE

L-10