

SILVER CREEK VALLEY ESTATES - SB 330 PLANNING APPLICATION

OUR TEAM:

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INTRODUCTION:

This SB 330 project re-submittal project seeks to provide very low-income housing at a rate of 7% of total dwelling units. The original SB 330 submittal of 77 lots/dwelling units could increase up to 20% to a maximum number of 92 lots/DU. Seven (7%) percent of the 92 lots/DU are 7 BMR units. The seven BMR lots/DU are provided as homes on 7 lots as identified on Sheet G.04. The total number of proposed market rate lots is 85.

SITE DATA:

Project Address: 6821 Silver Creek Road, San Jose CA 95138
Existing Site Area: 103.01 acres
APNs: 678-26-010, 678-26-012, 678-26-013, 678-26-014, 678-26-015, 678-26-016, 678-26-017, 660-35-010, 660-35-013

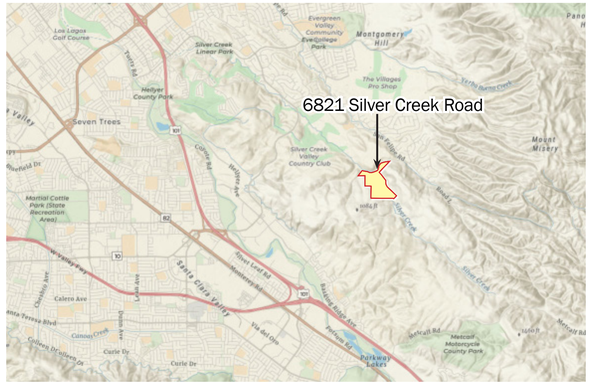
General Plan Landuse: Hillsides
Existing Zoning: HS, AR, HS-sr
Occupancy Type / Use: Residential: R-3, U and Clubhouse (Residential Amenity): B, A-3
Fire Responsibility Area: SRA
Construction Type: VB Sprinklered (NFPA-13D)

PROJECT DESCRIPTION:

The proposed project is a 92 lot subdivision accessed off Silver Creek Drive and Road M. The 103-acre site has elevations ranging from 550 to 875 feet. While the site is predominantly non-native grasses --- a riparian corridor, Silver Creek, runs south to north across the site. The project includes new rural streets, 85 market rate single family detached homes, seven homes (BMR units), and a small community building for the residents. Thirty-four of the lots are east of Silver Creek with six of those lots accessed off of Silver Creek Drive. Fifty-eight lots are located west of Silver Creek and predominately located on upland grasses. The market rate homes will be detached 4-6 bedroom / 4.5-6.5 bath homes, 2-2.5 stories, and range in floor area from 3,275 sf to 6,076 sf of conditioned space. The (BMR) units range from 4-6 bedroom / 3.5 - 4.5 baths and have floor area from 3,049-3,254 sf of conditioned space. Lot and infrastructure development

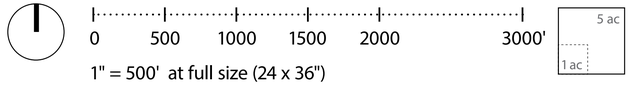
SB 330 DATA (PRE-APP AND FINAL COMPARISON		
	PRELIMINARY	FINAL
	Number of Units	Number of Units
Market Rate	67	85
Extremely Low Income	-	-
Very Low Income	-	7
Low Income	10	-
Moderate Income	-	-
Total Number of Units	77	92
Total Number of Density Bonus Units		
FLOOR AREA		
Residential Floor Area	446,365 sf	477,681 sf
Non Residential Floor Area	NA	1,950 sf
Total Floor Area	446,365 sf	479,631 sf
Garage Parking	NA	174 spaces + 174 driveway spaces
On Street Parking	NA	32 guest parking

PROJECT LOCATION:



PROJECT BOUNDARY, APNs and ACREAGES:





SHEET INDEX:

ARCHITECTURE:

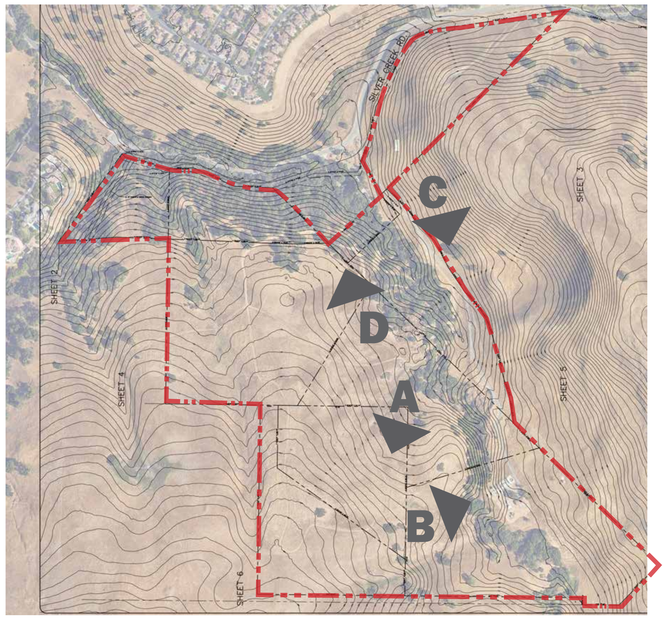
G0	Title Page / Project Info
G1.0	Site Photos
G2.0	Existing Survey / Demo Plan
G3.0	WUI Siteplan / Checklist
G4.0	Illustrative Site Plan
G4.1	Lot Types Site Plan
G4.2	Lot Type Development Standards
A1.0	Floor Plan 60' Lot Flat Plan Type A
A1.1	Elevations 60' Lot Flat Plan Type A
A1.2	Floor Plan 60' Lot Downhill Plan Type B
A1.3	Elevations 60' Lot Downhill Plan Type B
A1.4	Floor Plan 80' Lot Flat Plan Type C
A1.5	Elevations 80' Lot Flat Plan Type C
A1.6	Floor Plan 120' Lot Uphill Plan Type D
A1.7	Elevations 120' Lot Uphill Plan Type D
A1.8	Floor Plan 120' Lot Downhill Plan Type E
A1.9	Elevations 120' Lot Downhill Plan Type E
A1.10	Floor Plan BMR Homes Plan Type F
A1.11	Elevations BMR Homes Plan Type F
A1.12	Clubhouse Plans and Elevations
A2.0	Typical Site Sections through Lot Types

CIVIL ENGINEERING:

TM1.0	Title Sheet & Parcelization Plan
TM2.0	Existing Conditions
TM3.0	Demolition Plan
TM4.0	Preliminary Site Plan
TM5.0	Preliminary Utility Plan
TM6.0	Preliminary Grading Plan
TM6.1	Preliminary Grading Details
TM7.0	Preliminary Stormwater Management Plan
TM8.0	Preliminary Fire Access Plan
TM9.0	Preliminary Erosion Control Plan

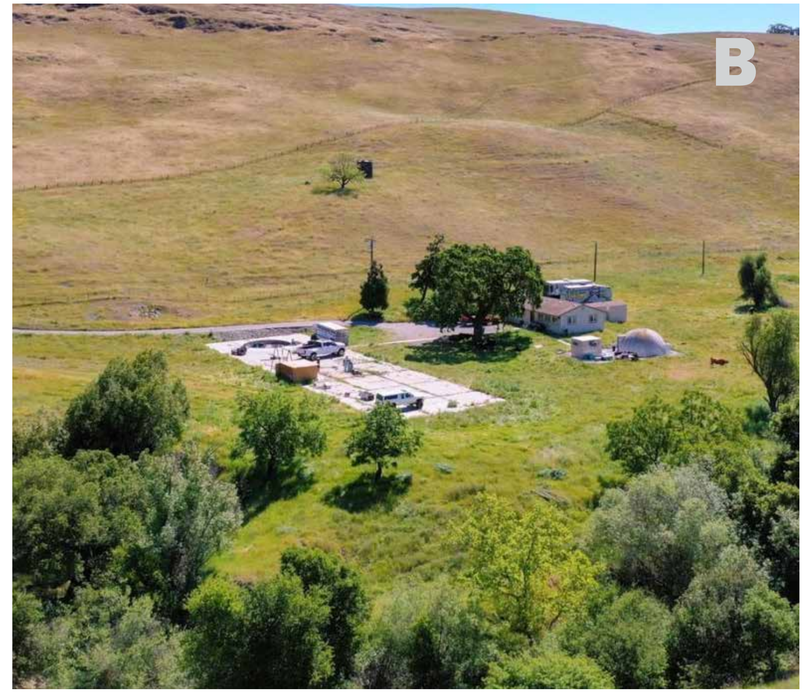
LANDSCAPE ARCHITECTURE:

L-1.0	Conceptual Landscape Site Plan
L-2.0-4.0	Conceptual Planting Palette
L-5.0	MWELO Calculation Sheet

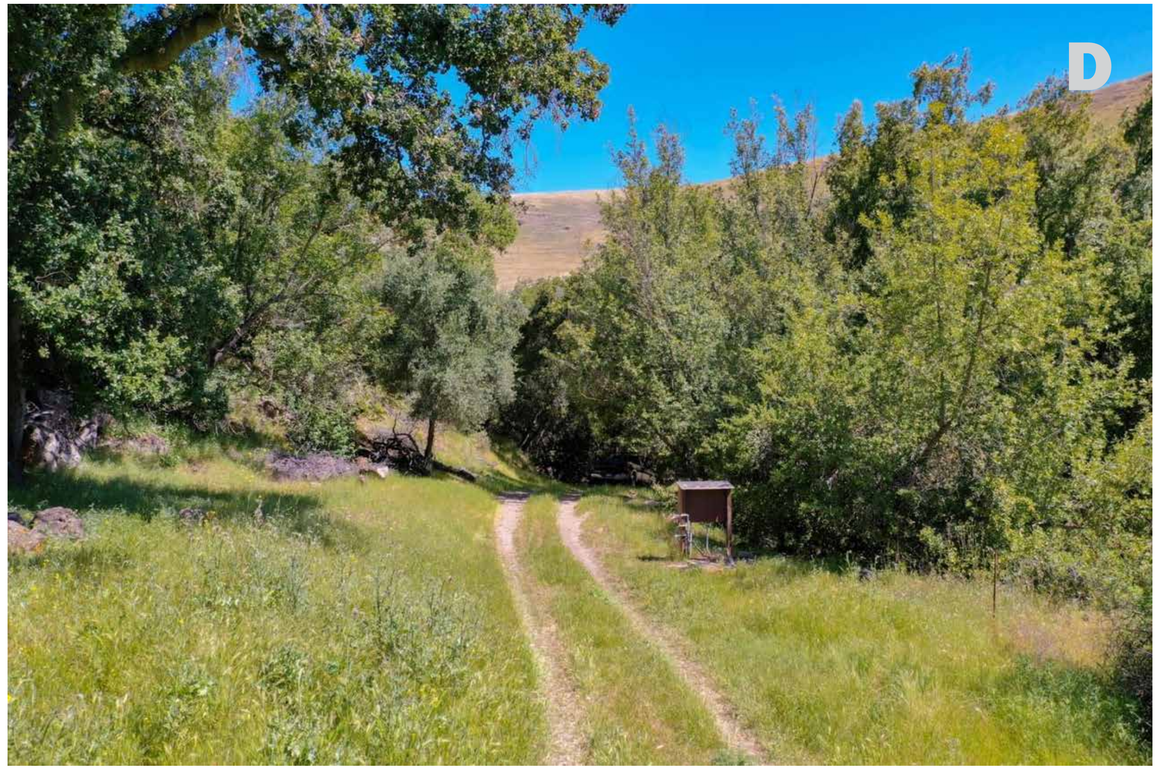


EXISTING PHOTOS KEY









PLATFORM
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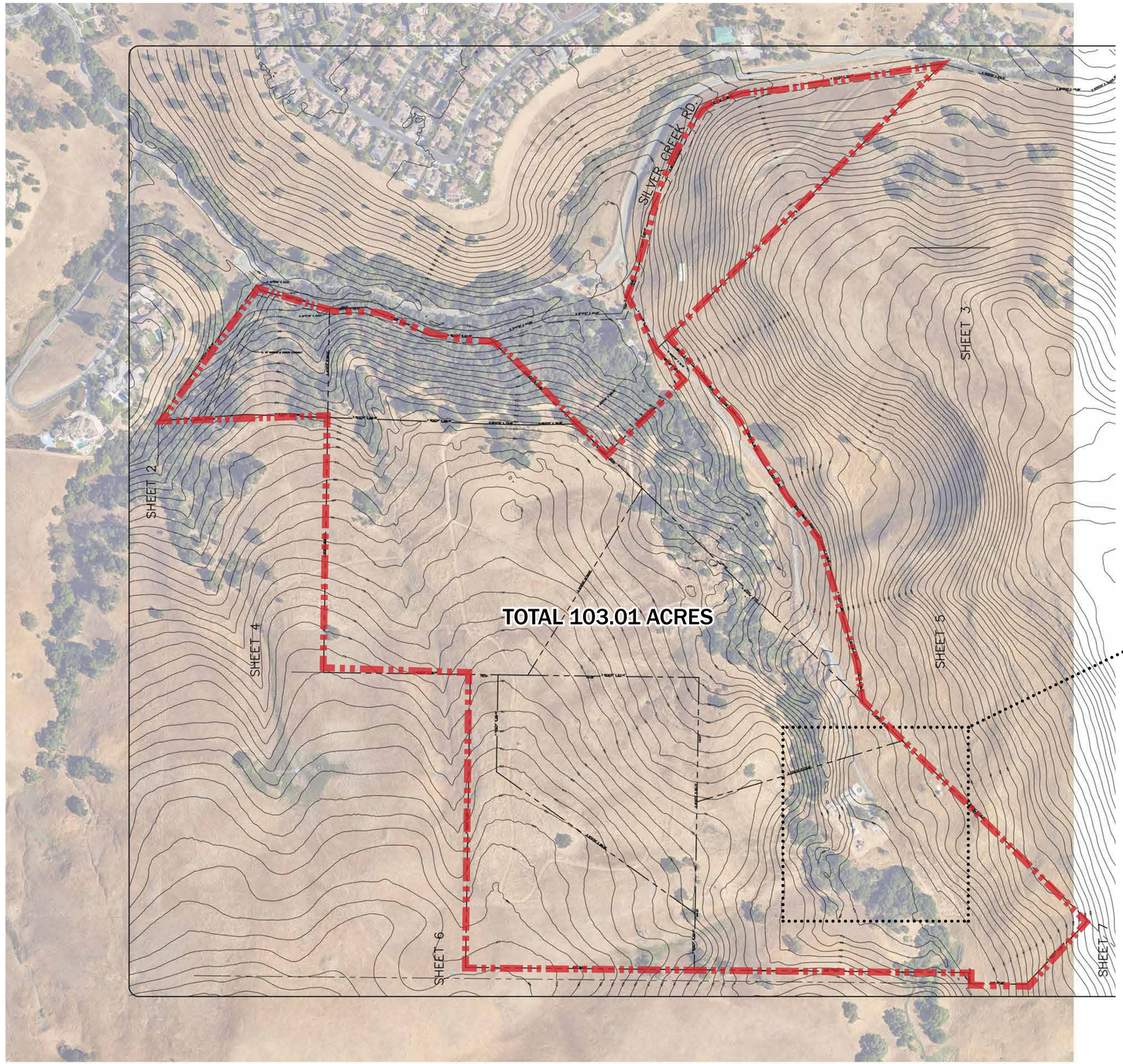
VERO
consultants

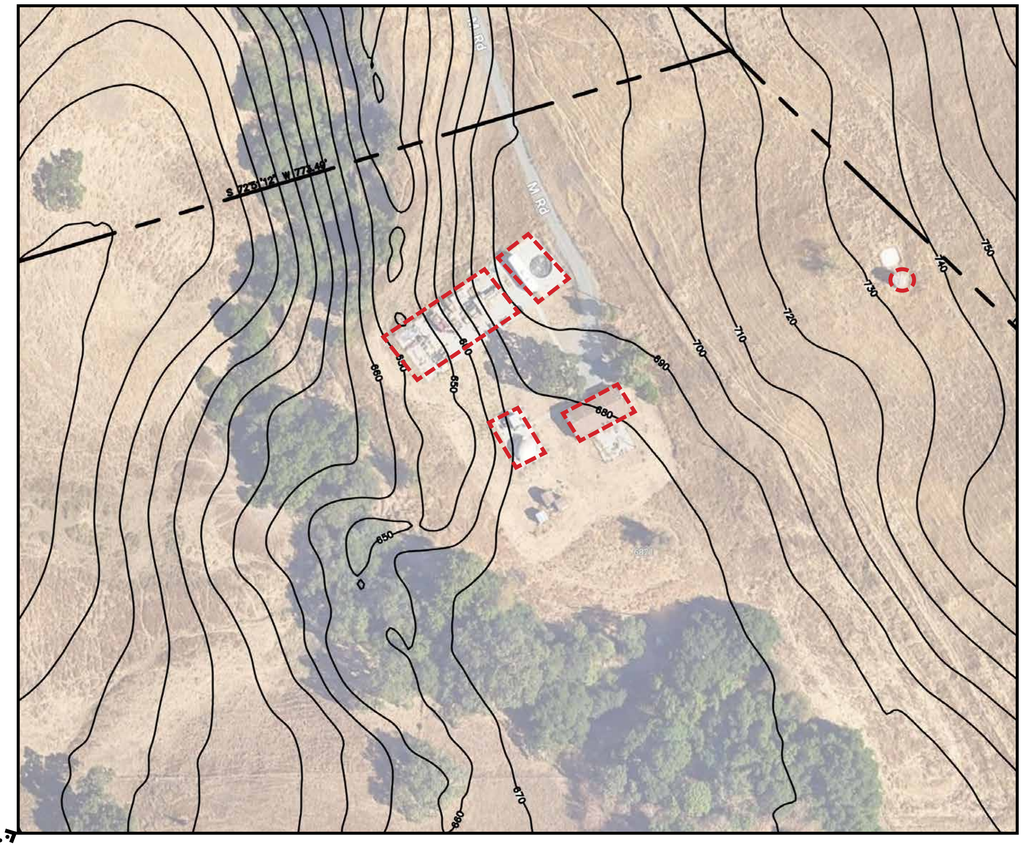
SILVER CREEK VALLEY ESTATES

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EXISTING SITE PHOTOS G.01

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Demolition Plan (Enlargement)

Demo Notes:
Remove all vertical structures, one story wood structure, utiltiy bldgs, concrete slab (former foundation)



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Existing Survey / Demo Plan **G.02**

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- New buildings designated by the Building Division.
- Accessory structures greater than 120 square feet and located closer than 30-feet to primary structure.
- Other projects may be applicable. Contact the Building Official, at 650-802-4262, with questions.

Listed below is a checklist for building construction requirements per the 2019 California Residential Code, Section 337:

Roofing – Section R337.5

R337.5.1 General: Roofs shall comply with the requirements of Section R337.5 and R902. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacture's installation instructions.

- ☐ **R337.5.2 Roof coverings:** Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire-stopped with approved materials or have one layer of minimum 72 pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909 installed over the combustible decking.
- ☐ **R337.5.3 Roof valleys:** Where valley flashing is installed, the flashing shall be not less than 0.019-inch No.26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36-inch-eide running with full length of the valley.
- ☐ **R337.5.4 Roof gutters:** Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the

gutter. ***Vents – Section R337.6***

R337.6.2 Requirements: Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials or other devices that meet the following requirements:

- ☐ The dimensions of the openings therein shall be a minimum of 1/16th inch and shall not exceed 1/8th inch.
- ☐ The materials used shall be noncombustible.
  Exception: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible with mesh, may be of combustible materials.
- ☐ The materials used shall be corrosion resistant.

R337.6.3 Ventilation openings on the underside of eaves and cornices: Vents shall not be installed on the underside of eaves and cornices.
Exceptions: See next page.

- ☐ The enforcing agency may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
  Vents complying with the requirements of Section R337.6.2 may be installed on the underside of eaves and cornices in accordance with either one of the following conditions:
  - ☐ The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the California Building Code, or;
  - ☐ The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition-resistant-materials as determined in accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio, or similar surface.

Exterior Coverings – Section R337.7

R337.7.3 Exterior Walls: The exterior wall covering or wall assembly shall comply with one of the following requirements:

- ☐ Noncombustible material.
- ☐ Ignition-resistant material.
- ☐ Heavy-timber exterior wall assembly.
- ☐ Log wall construction assembly.
- ☐ Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.

Exceptions: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section:

- ☐ One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
- ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

☐ **R337.7.3.1 Extent of exterior wall covering:** Exterior wall coverings shall extend form the top of the foundation to the roof, and terminate a 2 inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

R337.7.4 Open roof eaves: The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:

- ☐ Noncombustible material.
- ☐ Ignition-resistant material.
- ☐ One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
- ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

Exceptions: The following materials do not require protection:

- ☐ Solid wood rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch.
- ☐ Solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch.
- ☐ Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
- ☐ Fascia and other architectural trim boards.

R337.7.5 Enclosed roof eaves and roof eave soffits: The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tail, shall be protected by one of the following:

- ☐ Noncombustible material.
- ☐ Ignition-resistant material.

- ☐ One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
- ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- ☐ Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exceptions: The following materials do not require protection:

- ☐ Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
- ☐ Fascia and other architectural trim boards.

R337.7.6 Exterior porch ceilings: The exposed underside of exterior porch ceilings shall be protected by one of the following:

- ☐ Noncombustible material.
- ☐ Ignition-resistant material.
- ☐ One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
- ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- ☐ Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3

Exception: Architectural trim boards.

R337.7.7 Floor projections: The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following:

- ☐ Noncombustible material.
- ☐ Ignition-resistant material.
- ☐ One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
- ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- ☐ The underside of a floor projection assembly that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3

Exceptions: Architectural trim boards.

R337.7.8 Underfloor protection: The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

- ☐ Noncombustible material.
- ☐ Ignition-resistant material.
- ☐ One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
- ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- ☐ The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exception: Heavy-timber structural columns and beams do not require protection.

R337.7.9 Underside of appendages: When required by the enforcement agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

- ☐ Noncombustible material.
- ☐ Ignition-resistant material.

- ☐ One layer of 5/8 – inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
- ☐ The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- ☐ The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exception: Heavy-timber structural columns and beams do not require protection.

Exterior Windows and Doors – Section R337.8

R337.8.2.1 Exterior windows and exterior glazed door assembly requirements: Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:

- ☐ Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or;
- ☐ Be constructed of glass block units, or
- ☐ Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or;
- ☐ Be tested to meet the performance requirements of SFM Standard 12-7A-2.

R337.8.2.2 Structural glass veneer: The wall assembly behind structural glass veneer shall comply with exterior walls. Section R337.7.3

R337.8.3 Exterior doors: Exterior doors shall comply with one of the following:

- ☐ The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or;
- ☐ Shall be constructed of solid core wood that comply with the following requirements:
  - ☐ Stiles and rails shall not be less than 1-3/8 inches thick.
  - ☐ Raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick.
- ☐ Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
- ☐ Shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

Decking – Section R337.9

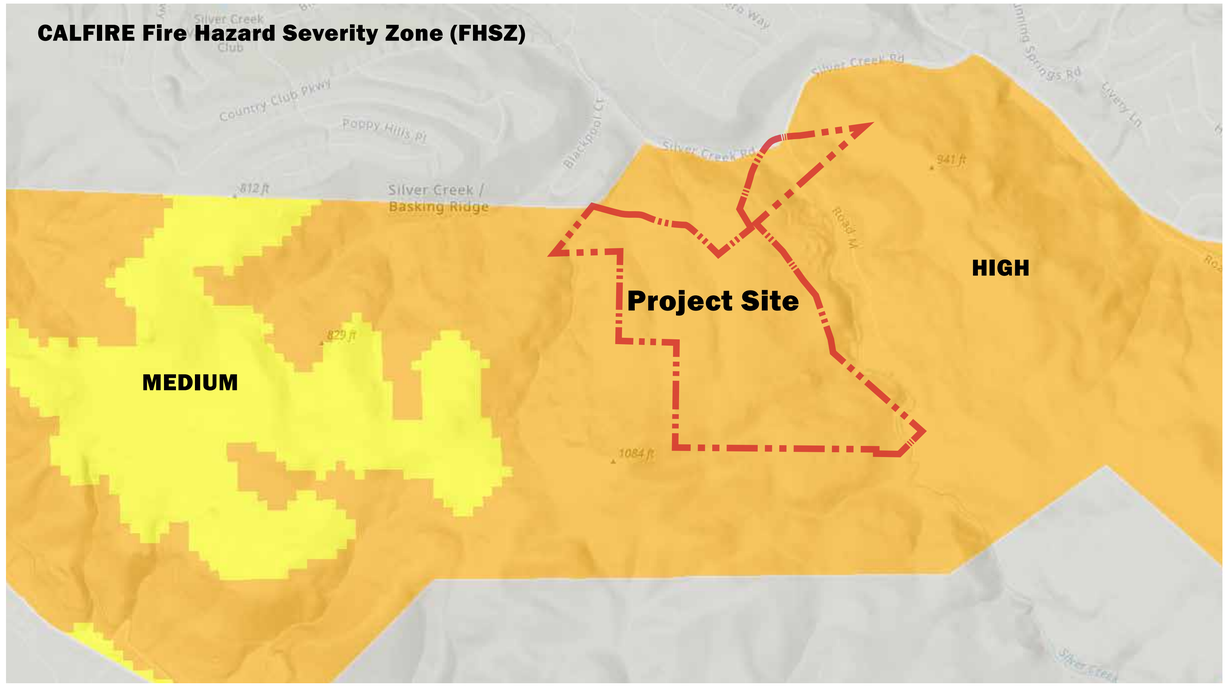
R337.9.2 Where required: The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section when any portion of such surface is within 10 feet of the building.

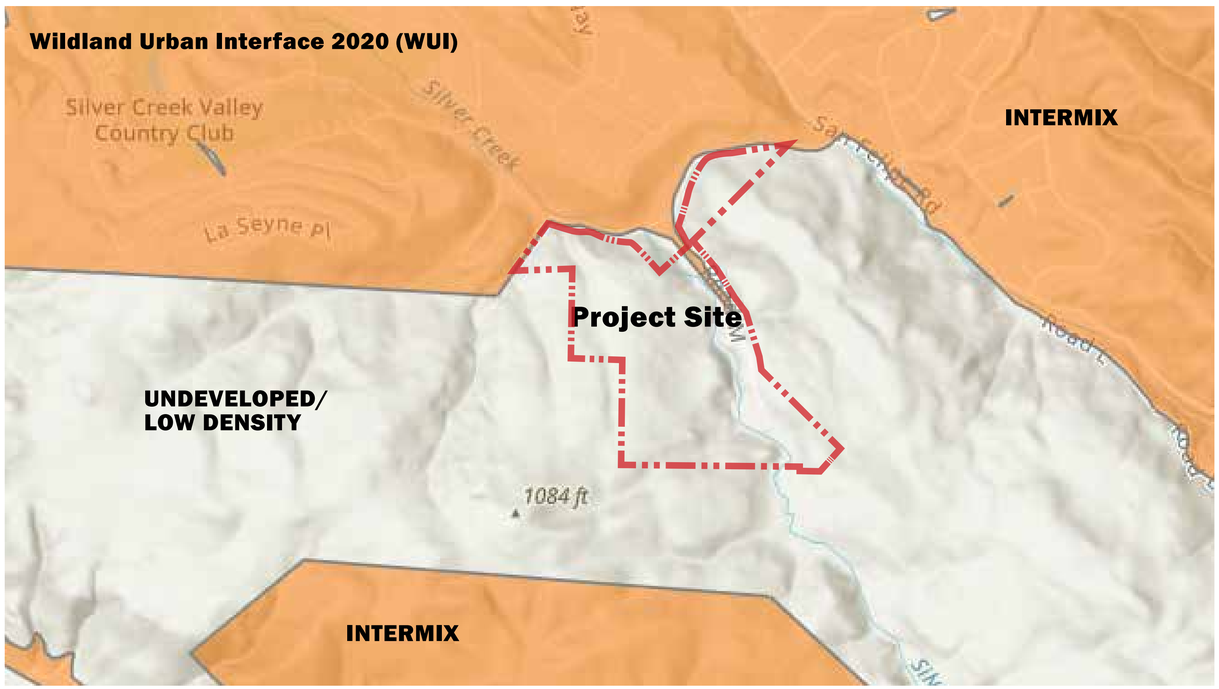
R337.9.3 Decking surfaces: The walking surface material of decks, porches, balconies and stairs shall be constructed with one of the following materials:

- ☐ Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM 12-7A-5.
- ☐ Exterior fire retardant treated wood.
- ☐ Noncombustible material.
- ☐ Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material.

Exception: Wall material may be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements ASTM E 84 with a Class B flame spread rating.

If you have further questions, please contact the Building Official, at 650-802-4262. Or, you may email the Building Official, at cvalley@cityofsancarlos.org.





Notes:
All final home designs will follow applicable WUI requirements as required by current State and Local rules and regulations at the time of permitting.



0 120 240 360

1" = 120' at full size (24 x 36")

PLATFORM
architecture / planning / research

VERO consultants

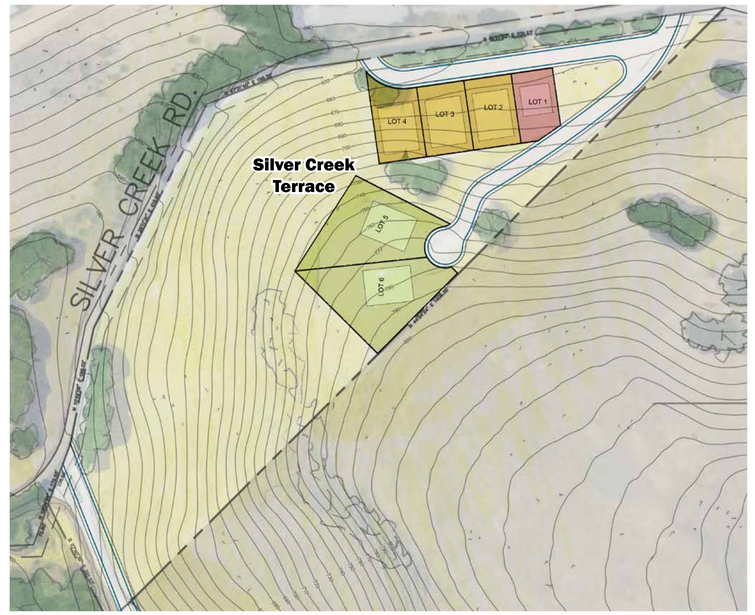
SILVER CREEK VALLEY ESTATES

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MASTER PLAN CONCEPT **G4.0**

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LOT PROGRAM:

19	Lot A - Small Lots (60' wide)
37	Lot B - Medium Lots (80' wide)
29	Lot C - Large Lots (120' wide)
7	Lot D - BMR Townhomes

Notes:
Plan types provided for each lot type demonstrate example of how future residential designs may fit into the lot type / setbacks / topography, etc. Actual designs may vary.

0 120 240 360

1" = 120' at full size (24 x 36")

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SILVER CREEK VALLEY ESTATES

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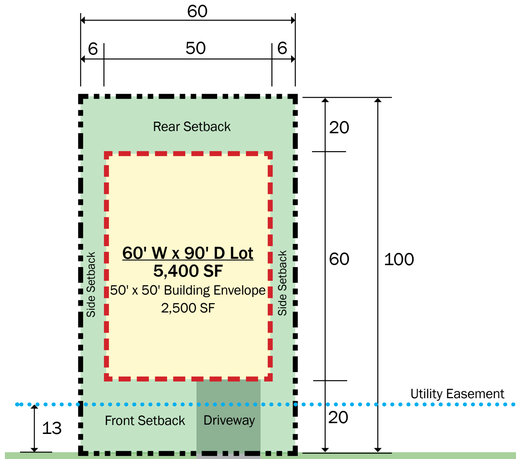
LOT TYPE PLAN **G4.1**

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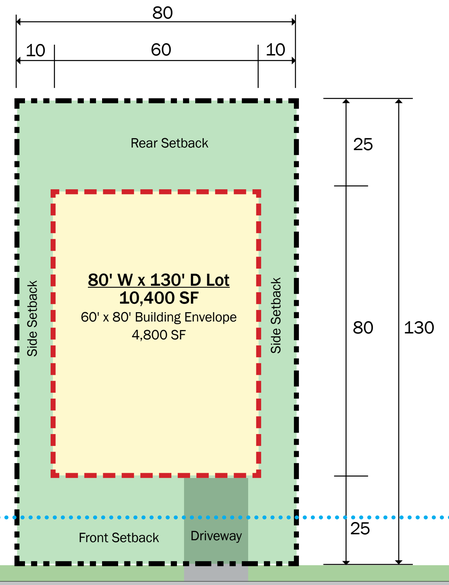
DETAILED DEVELOPMENT PROGRAM

Lot #	Area (SF)	Lot Type	Plan Type	Units	Floor Area (Primary Unit)	Garage Area	Gross Home and Garage	Balcony	Footprint	Off-Street Parking
SILVER CREEK TERRACE				#	Square Feet (SF)					#
1	7,688.2	A	A - 50x60 FLAT	1	4,143	672	4,815	73	2,783	
2	9,440.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
3	9,440.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	4
4	10,108.8	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
5	21,544.8	C	100x100 DNH	1	5,400	525	5,925	152	3,365	
6	21,885.7	C	100x100 DNH	1	5,400	525	5,925	152	3,365	
CREEKSIDE				#	Square Feet (SF)					#
7	10,475.8	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
8	6,982.8	A	B - 50x60 DOWNHILL	1	3,275	435	3,710	196	3,906	
9	7,925.3	A	B - 50x60 DOWNHILL	1	3,275	435	3,710	196	3,906	
10	7,975.8	A	B - 50x60 DOWNHILL	1	3,275	435	3,710	196	3,906	
11	8,925.5	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
12	9,888.7	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
13	9,340.6	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
14	7,480.3	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
15	8,763.7	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
16	9,100.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
17	9,600.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
18	8,248.9	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	8
19	6,964.5	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
20	7,530.4	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
21	13,291.4	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
22	13,714.2	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
23	5,492.0	D	D - BMR 4 bed / 3.5 bath	1	3,049	493	3,542	80	1,220	
24	7,684.8	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
25	7,723.9	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
26	7,027.2	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
27	9,436.6	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
28	8,228.8	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
29	7,575.0	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
30	7,007.1	A	A - 50x60 FLAT	1	4,143	493	4,636	73	2,783	
THE SMALL SADDLE				#	Square Feet (SF)					#
31	33,554.3	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
32	21,998.0	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
33	20,137.5	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
34	19,772.1	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
35	40,404.9	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
36	25,661.4	C	E -100x100 UPHILL	1	4,749	455	5,204	696	3,157	
37	17,928.5	C	E -100x100 UPHILL	1	4,749	455	5,204	696	3,157	
38	32,017.9	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
THE HILLSIDE TERRACES / THE BIG SADDLE				#	Square Feet (SF)					#
39	19,569.8	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
40	18,000.0	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
41	18,000.0	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
42	23,570.8	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
43	24,249.4	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
44	15,000.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
45	15,000.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
46	18,000.0	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
47	16,250.6	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
48	12,000.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
49	12,000.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
50	12,000.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
51	23,709.1	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
52	25,093.9	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
53	18,687.3	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
54	18,082.8	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
55	33,520.1	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
56	16,397.7	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
57	15,959.8	C	E -100x100 UPHILL	1	4,749	455	5,204	696	3,157	
58	12,400.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
59	15,485.2	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
60	24,510.4	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
61	33,627.9	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
62	15,847.2	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
63	27,086.9	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	16
64	22,888.0	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
65	31,896.4	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
66	55,585.0	C	D - 100x100 DNH	1	5,400	525	5,925	152	3,365	
67	24,087.4	C	E -100x100 UPHILL	1	4,749	455	5,204	696	3,157	
68	16,610.3	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
69	7,033.0	D	BMR 6 bed / 4.5 bath	1	3,254	493	3,747	80	1,425	
70	13,469.5	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
71	11,200.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
72	11,200.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
73	11,200.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
74	11,200.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
75	11,200.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
76	11,200.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
77	11,200.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
78	14,192.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
79	13,596.3	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
80	12,655.6	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
81	11,712.9	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
82	33,189.8	C	E -100x100 UPHILL	1	4,749	455	5,204	696	3,157	
83	12,407.4	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
84	11,700.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
85	11,700.0	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
86	28,016.1	B	C - 60x80 FLAT	1	6,076	677	6,753	429	3,624	
87	36,008.6	C	E -100x100 UPHILL	1	4,749	455	5,204	696	3,157	
88	3,495.0	D	BMR Lot - 5 bed/3.5 bath	1	3,049	493	3,542	80	1,220	
89	3,685.0	D	BMR Lot - 5 bed/3.5 bath	1	3,049	493	3,542	80	1,220	
90	3,834.0	D	BMR Lot - 4 bed/3.5 bath	1	3,049	493	3,542	80	1,220	4
91	5,087.0	D	BMR Lot - 5 bed/3.5 bath	1	3,049	493	3,542	80	1,220	
92	6,938.0	D	BMR Lot - 5 bed/3.5 bath	1	3,049	493	3,542	80	1,220	
Residential Total	1,440,202			92	477,681				296,580	32
Lot Total Acreage	33.1									
Clubhouse					1,950			1,570	3,520	
Totals					479,631				300,100	

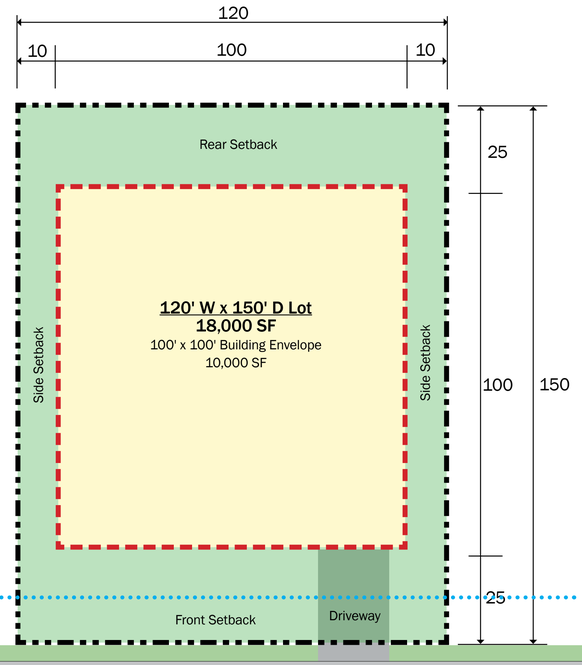
Lot A - 60' Wide Minimum



Lot B - 80' Wide Minimum



Lot C - 120' Wide Minimum



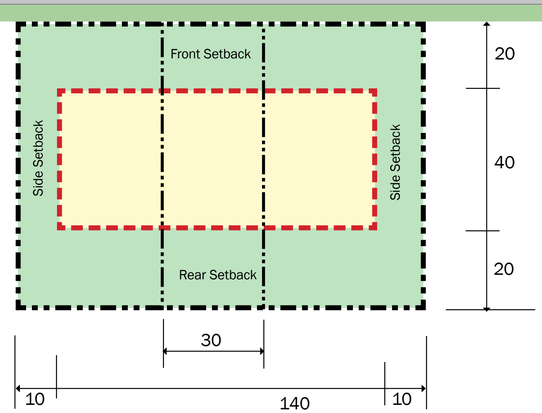
Utility Easement

Street

Development Standards proposed for the Silver Creek Valley Estates single family homes are based on County of Santa Clara Zoning District R1-6. Minor variances (ie waivers?) are proposed as follows in red:

DEVELOPMENT STANDARDS

STANDARD	COUNTY ZONING R1-6	PROPOSED LOT TYPE A	PROPOSED LOT TYPE B	PROPOSED LOT TYPE C	PLAN TYPE D BMR HOMES
Min Setbacks					
Front (ft)	25	20	25	25	20
Side (ft)	6	5	6	6	10 ('end' units)
Rear (ft)	25	25	25	25	20
Max Height (ft)	35	35	35	35	35
Max Stories	2	2	2	2	3
Min Lot Size (sf)	6000	6000	6000	6000	3400

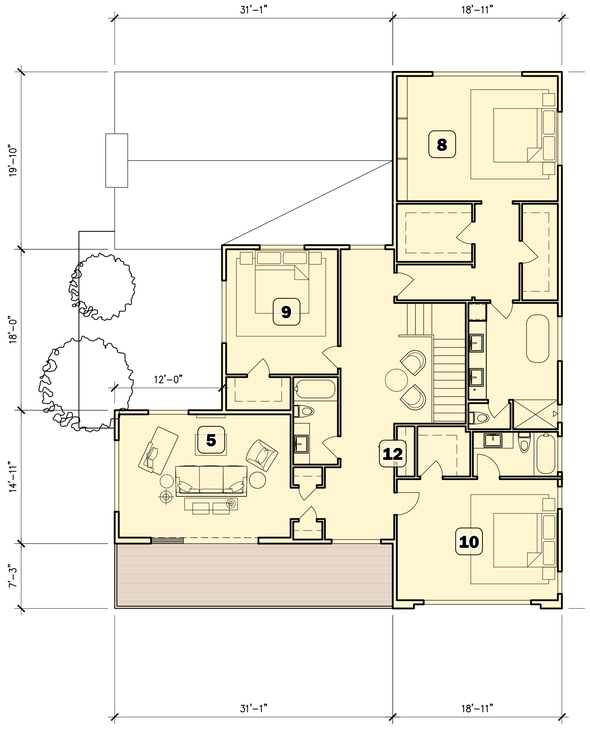


BMR House Lots D

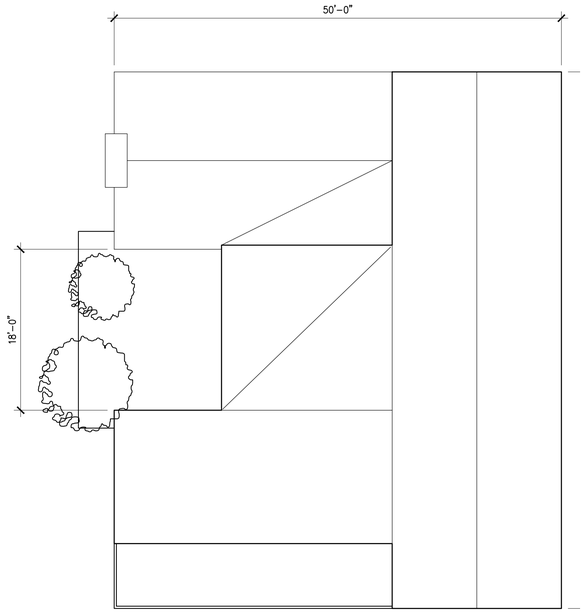
30' x 80' Lots
40 x 80 corner (end lots)
30' x 40' Building Envelope
1,200 SF



1st Floor Plan



2nd Floor Plan



Roof Plan A1

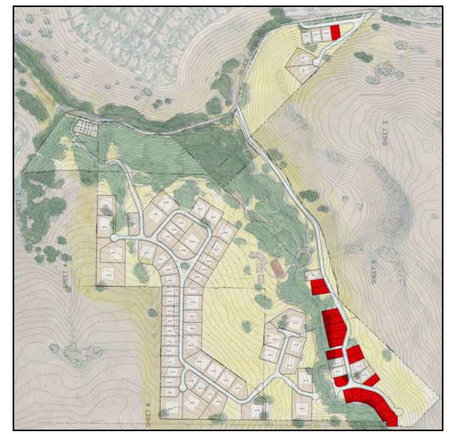
USE LEGEND

1. Entry
2. Living Room
3. Kitchen
4. Dining Room
5. Family Room / Den
6. Powder Room
7. Office / Flex Rm.
8. Master Suite
9. Bed #3
10 Bed #4
11. Master Suite 2
12. Laundry
13. Garage

Plan Type A			
Floor	Cond. Area	Covered Porch	Balcony
Ground Fl	2,217 sf	73 sf	
2nd Fl	1,944 sf		225 sf
Total	**4,143 sf**	**73 sf**	**225 sf**
Garage	21'x21' (493sf)		

0 4 8 16'

1/8" = 1'-0" at full size (24 x 36")



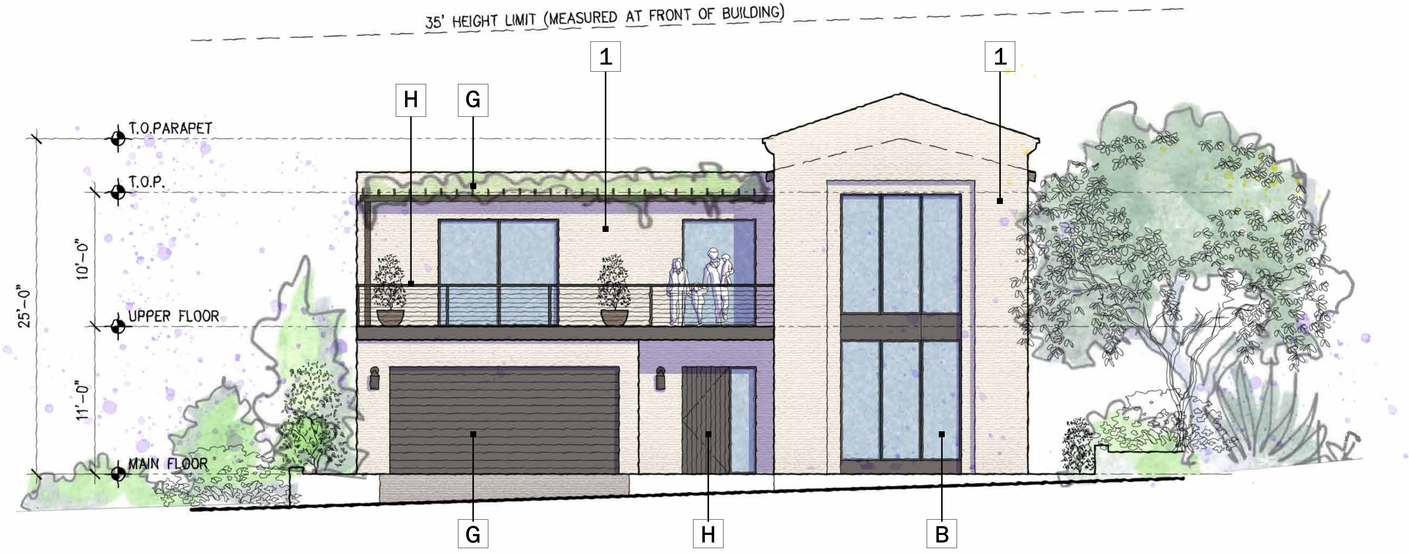
PLATFORM
architecture / planning / research

SILVER CREEK VALLEY ESTATES

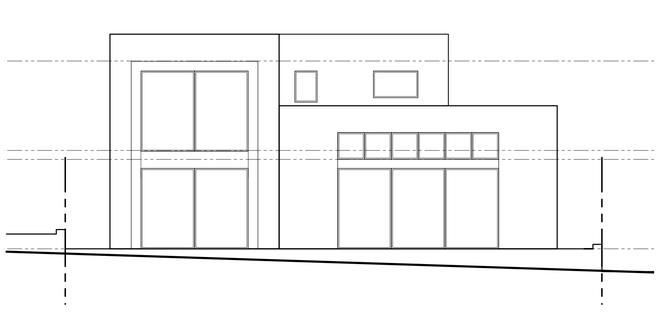
County of Santa Clara, CA

Lot A - 60' wide lot Plan Type A PG **A1.0**

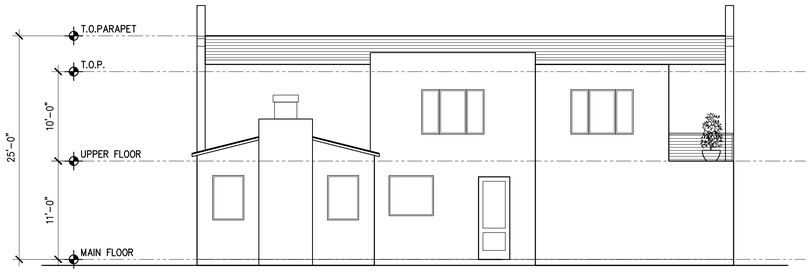
SB 330 Application Final Submittal - July 8th, 2025



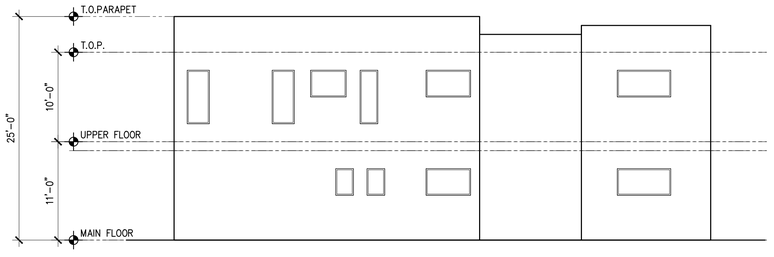
Front Elevation (Facing Street)



Rear Elevation



Side Elevation



Side Elevation

A Roof

Flat Roof PVC or other



B Metal Windows

Powder coated aluminum window system



C Stucco

Sand Stucco finish



D Stone Veneer Accent

Rustic Stone



E Painted Entry Door

Varies



F Roll-Up Garage Door

Metal Garage panel doors



G Metal Trellis/Awning

Inetegrated window sunshade device



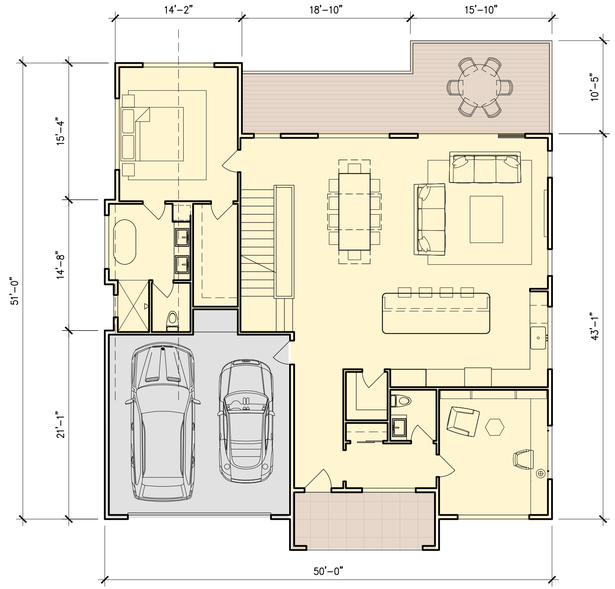
H Painted Metal

Metal cable rail
Metal deck fascia
Metal or Composite Shadow-Box Wall Panel

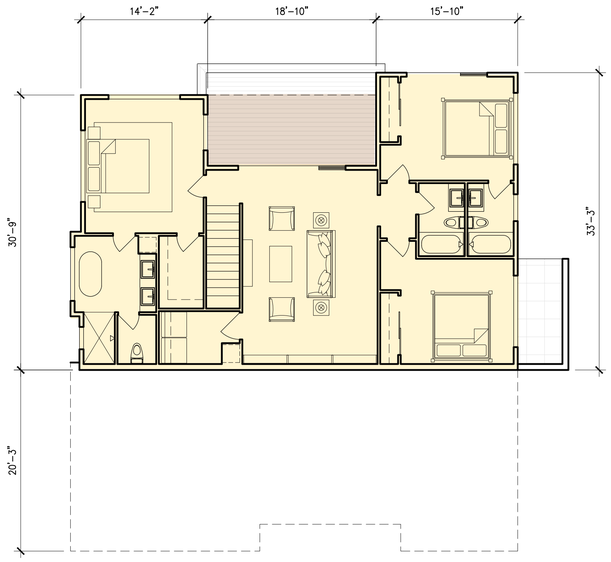


1 Body Color 1

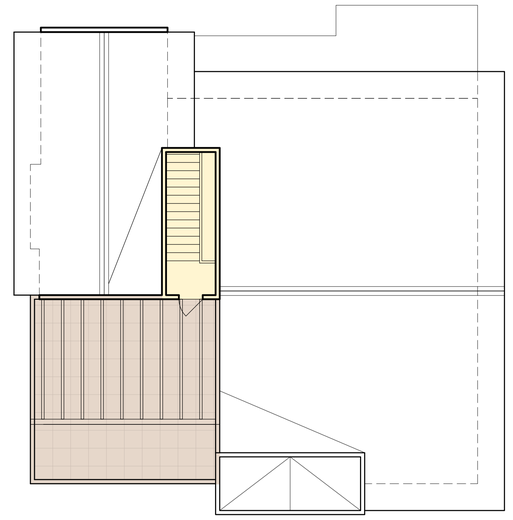
2 Body Color 2



1st Floor Plan



Lower Level Floor Plan



Roof Plan

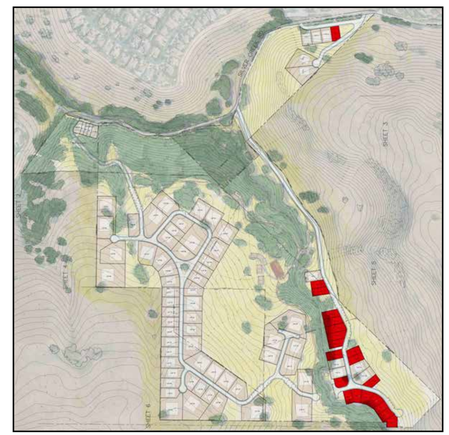
USE LEGEND

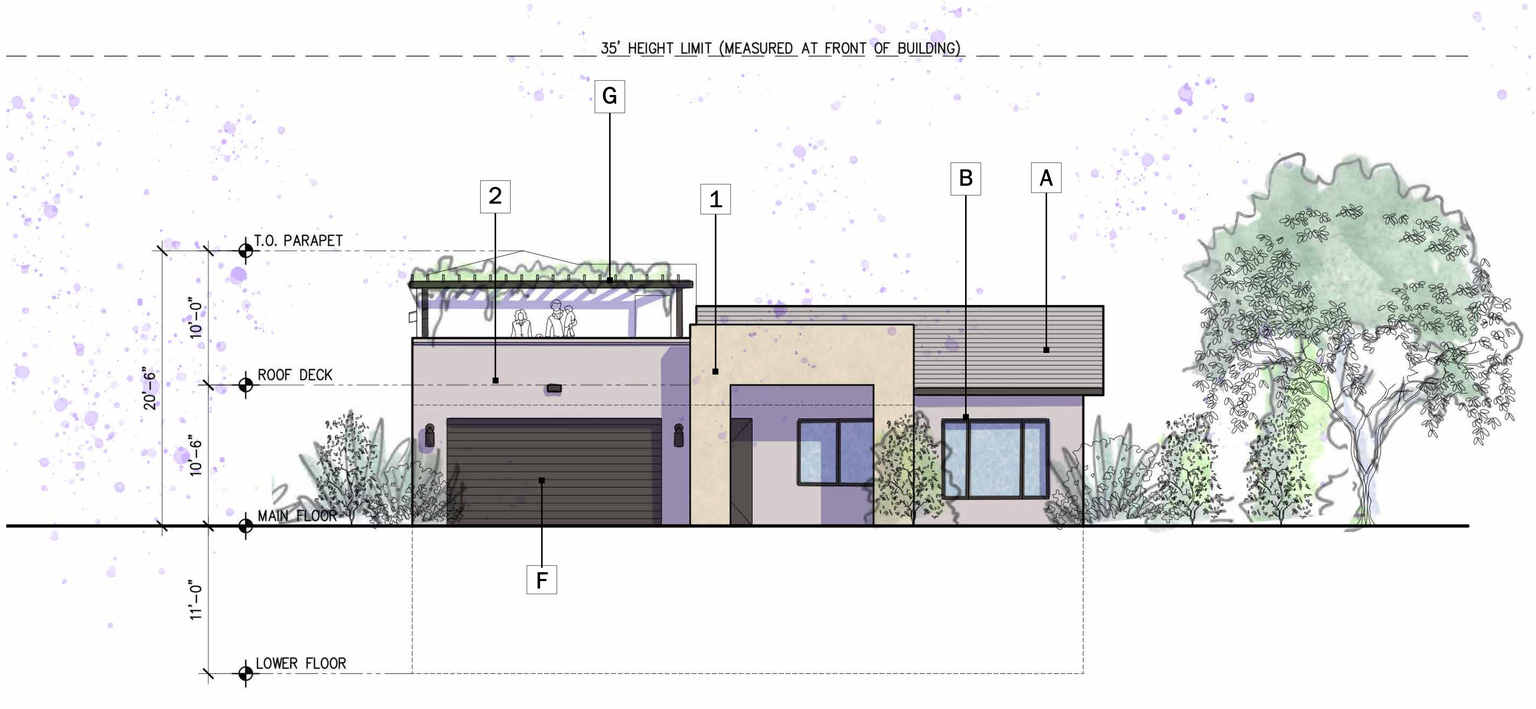
1. Entry
2. Living
3. Kitchen
4. Dining Room
5. Family Room / Den
6. Powder Room
7. Laundry
8. Master Suite
9. Bed #3
10 Bed #4
11. Master Suite 2
12. Flex Room Office / Bedroom 5
13. Garage (interior dimensions: 20'x20')

Plan Type B			
Floor	Cond. Area	Covered Porch	Balcony
Lower Fl	1,404 sf	196 sf	
Upper Fl	1,762 sf	105	297 sf
3rd Fl	109 sf		435 sf
Total	**3,275 sf**	**301 sf**	**732 sf**
Garage	20'x20' (435sf)		

0 4 8 16'

1/8" = 1'-0" at full size (24 x 36")

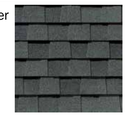




Front Elevation (facing Street)

A Roof

Flat Roof PVC or other



B Metal Windows

Powder coated aluminum window system



C Stucco

Sand Stucco finish



D Stone Veneer Accent

Rustic Stone



E Painted Entry Door

Varies



F Roll-Up Garage Door

Metal Garage panel doors



G Metal Trellis/Awning

Inetegrated window sunshade device



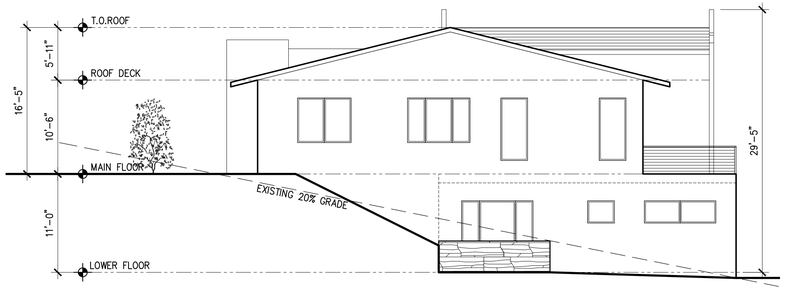
H Painted Metal

Metal cable rail
Metal deck fascia
Metal or Composite Shadow-Box Wall Panel

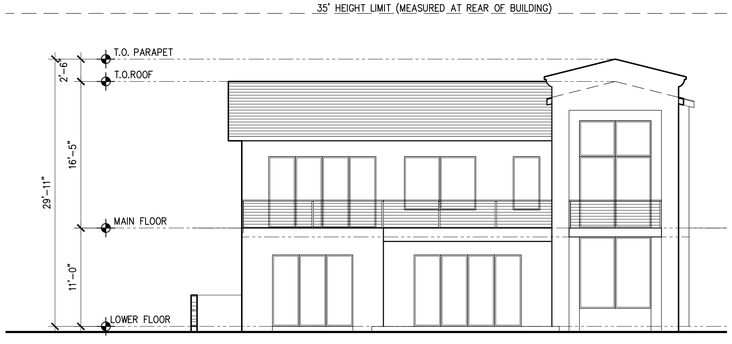


1 Body Color 1

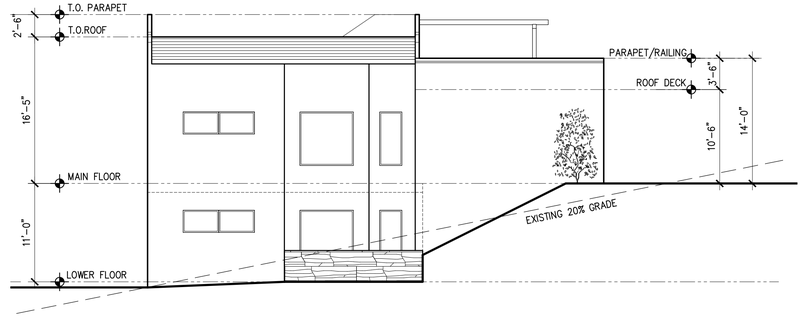
2 Body Color 2



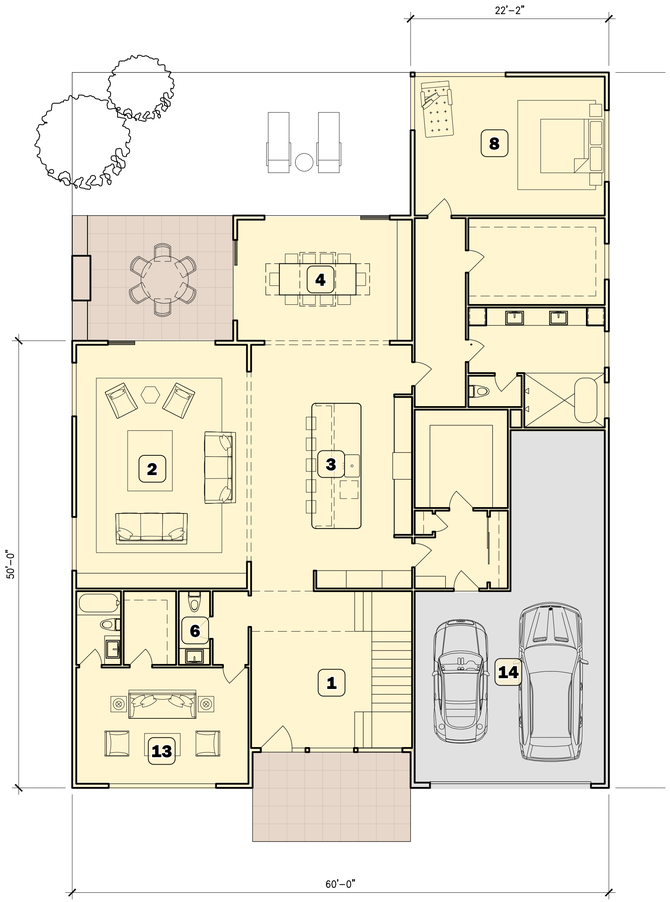
Side Elevation



Rear Elevation



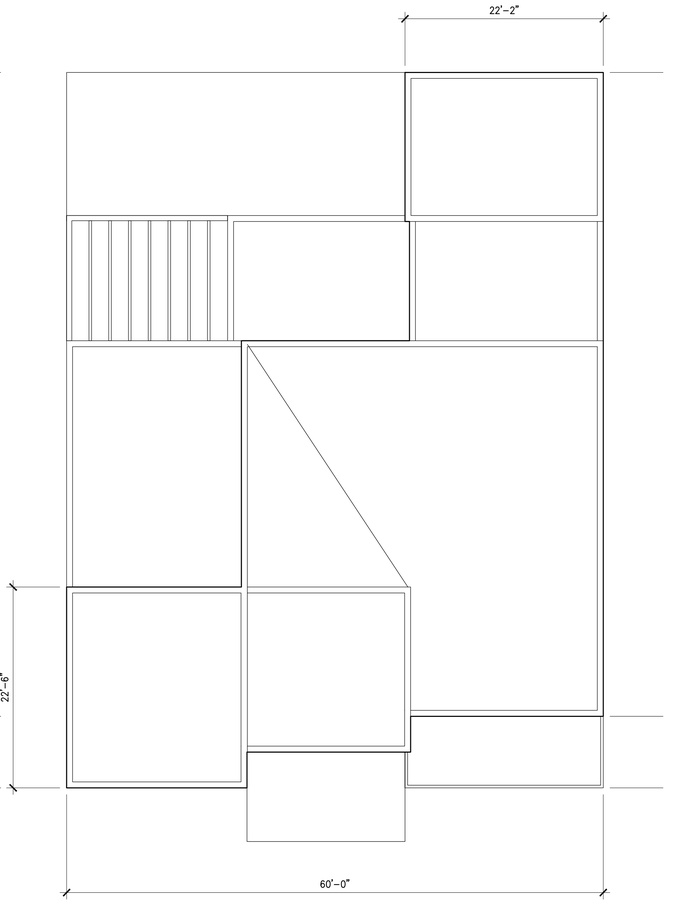
Side Elevation



1st Floor Plan



2nd Floor Plan



Roof Plan

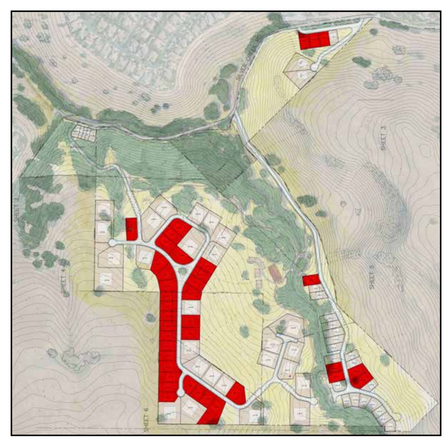
USE LEGEND

1. Entry
2. Living / Great Room
3. Kitchen
4. Dining Room
5. Family Room / Den
6. Powder Room
7. Laundry
8. Master Suite
9. Bed #3
10. Bed #4
11. Master Suite 2
12. Bed #5
13. Bed #6 / Flex Room
14. Garage (interior dimensions: 20'x20')

Plan Type A			
Floor	Cond. Area	Covered Porch	Balcony
Ground Fl	3,195 sf	429 sf	
2nd Fl	2,881 sf		460 sf
Total	**6,076 sf**	**429 sf**	**460 sf**
Garage	677 sf		

0 4 8 16'

1/8" = 1'-0" at full size (24 x 36")



PLATFORM
architecture / planning / research

SILVER CREEK VALLEY ESTATES

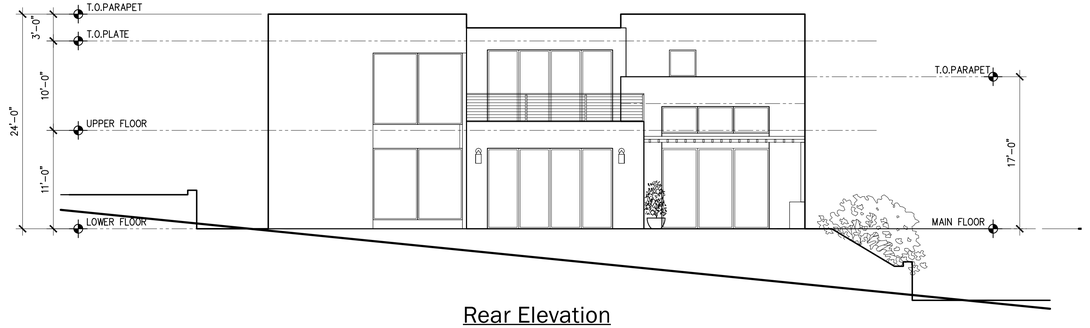
County of Santa Clara, CA

Lot B - 80' wide lot Plan Type C

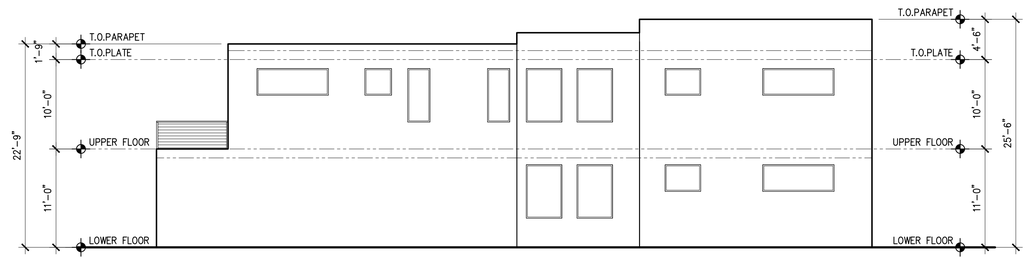
SB 330 Application Final Submittal - July 8th, 2025



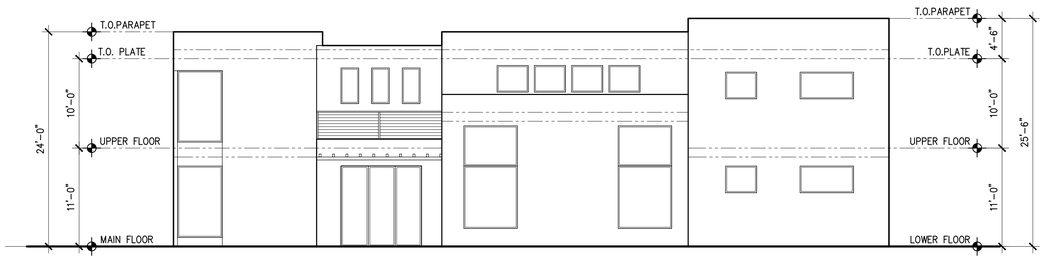
Front Elevation (facing Street)



Rear Elevation



Side Elevation



Side Elevation

A Roof

Flat Roof PVC or other



B Metal Windows

Powder coated aluminum window system



C Stucco

Sand Stucco finish



D Stone Veneer Accent

Rustic Stone



E Painted Entry Door

Varies



F Roll-Up Garage Door

Metal Garage panel doors



G Metal Trellis/Awning

Inetegrated window sunshade device



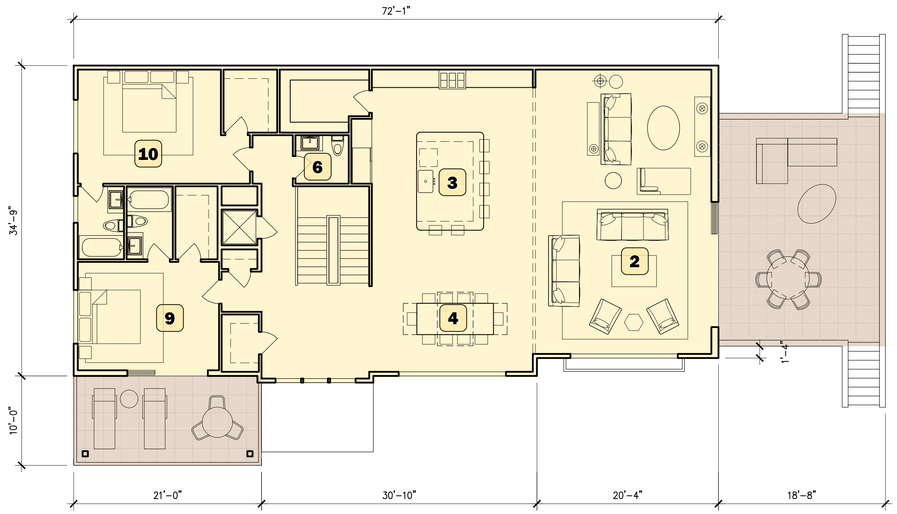
H Painted Metal

Metal cable rail
Metal deck fascia
Metal or Composite Shadow-Box Wall Panel

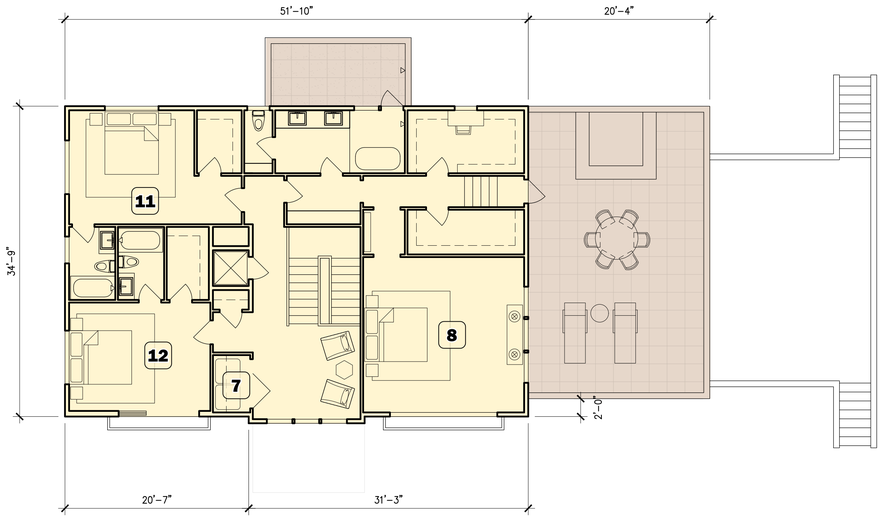


1 Body Color 1

2 Body Color 2



1st Floor Plan



2nd Floor Plan

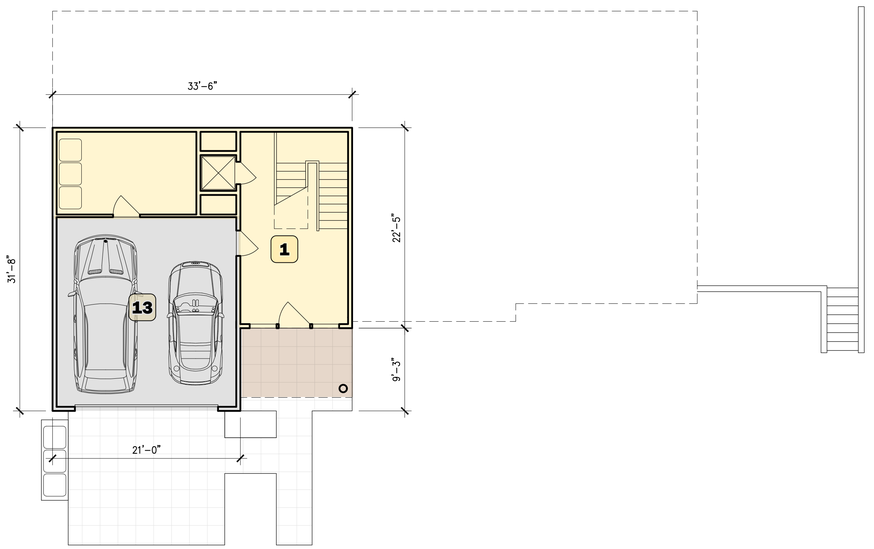
USE LEGEND

1. Entry
2. Living / Great Room
3. Kitchen
4. Dining Room
5. Family Room / Den
6. Powder Room
7. Laundry
8. Master Suite
9. Bed #2
10 Bed #3
11. Master Suite 2
12. Bed #5 / Flex Room
13. Garage (interior dimensions: 20 x20)

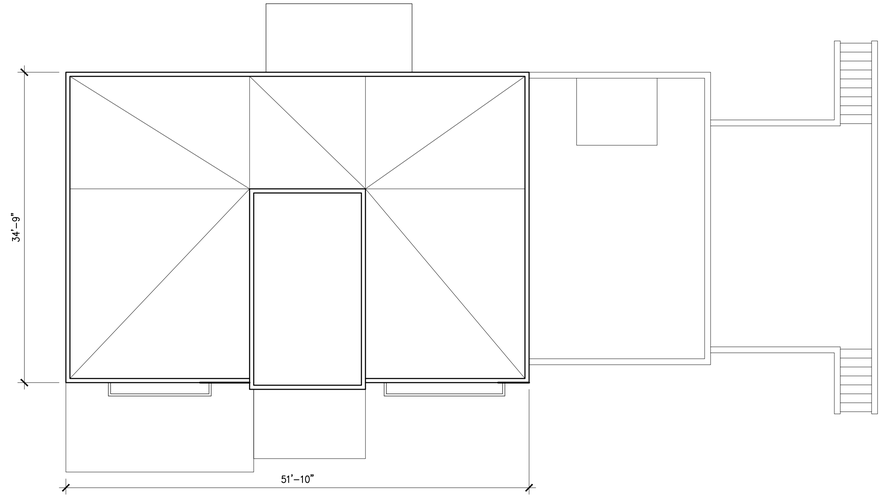
Plan Type D			
Floor	Cond. Area	Covered Porch	Balcony / Deck
Lower Lvl	490 sf	100 sf	
1st Fl	2,461 sf		696 sf
2nd Fl	1,798 sf		664 sf
Total	**4,749 sf**	**100 sf**	**1,360 sf**
Garage	21 x21 (455sf)		

0 4 8 16'

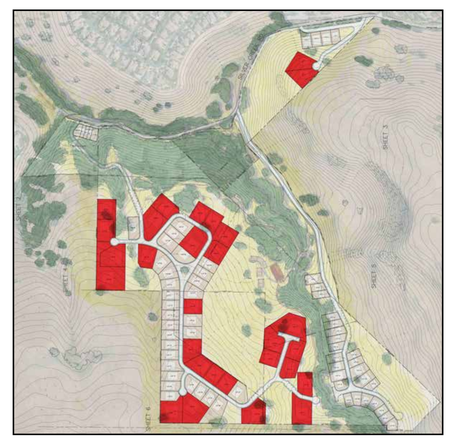
1/8" = 1'-0" at full size (36 x 24")



Garage Entry Plan



Roof Plan

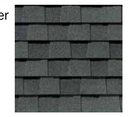




Front Elevation (Facing Street)

A **Roof**

Flat Roof PVC or other



B **Metal Windows**

Powder coated aluminum window system



C **Stucco**

Sand Stucco finish



D **Stone Veneer Accent**

Rustic Stone



E **Painted Entry Door**

Varies



F **Roll-Up Garage Door**

Metal Garage panel doors



G **Metal Trellis/Awning**

Inetegrated window sunshade device



H **Painted Metal**

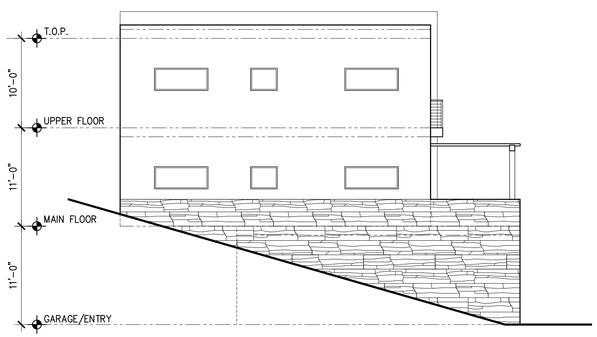
Metal cable rail
Metal deck fascia
Metal or Composite Shadow-Box Wall Panel



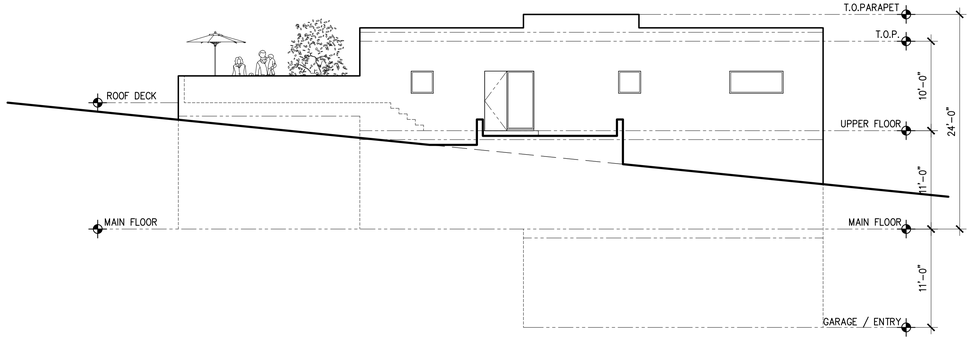
1 **Body Color 1**

2 **Body Color 2**

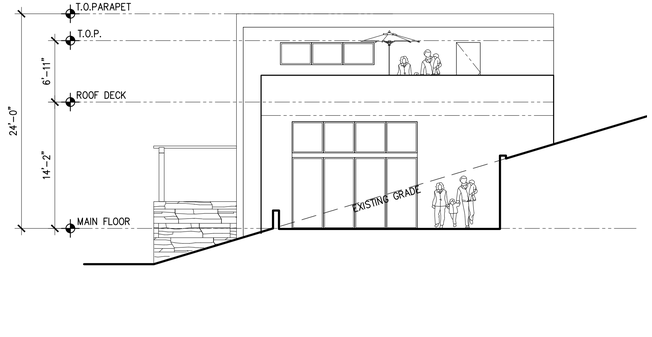




Side Elevation



Rear Elevation



Side Elevation

PLATFORM
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SILVER CREEK VALLEY ESTATES

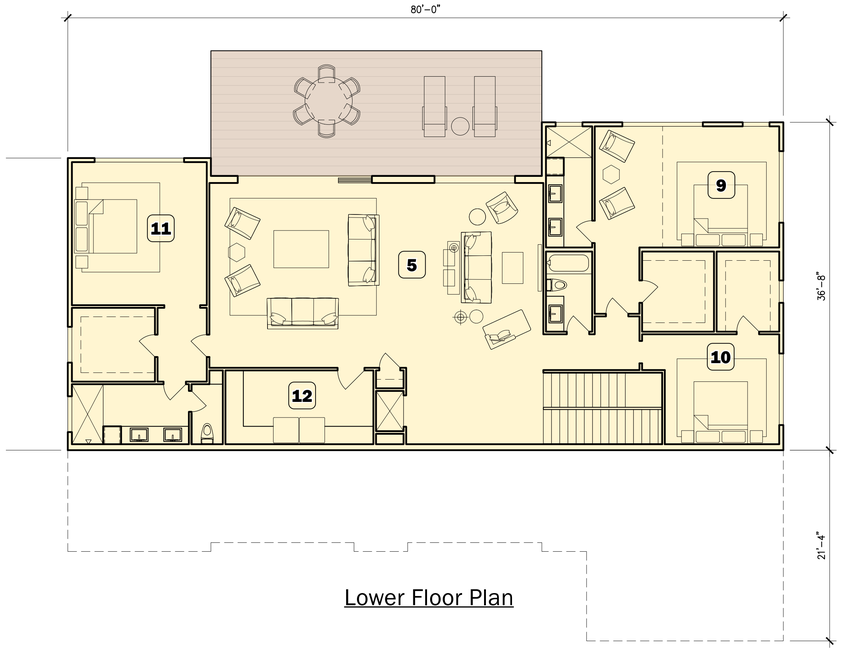
County of Santa Clara, CA

Lot C - Plan D Elevation PG **A1.7**

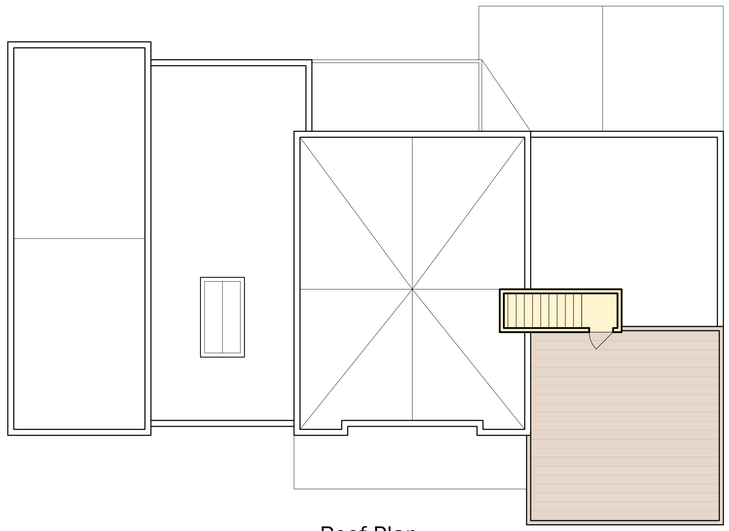
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Entry Level Floor Plan



Lower Floor Plan



Roof Plan

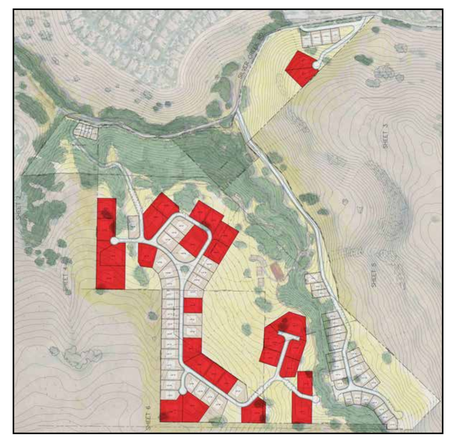
USE LEGEND

1. Entry
2. Living / Great Room
3. Kitchen
4. Dining Room
5. Family Room / Den
6. Powder Room
7. Office / Flex Rm.
8. Master Suite
9. Bed #3
10 Bed #4
11. Master Suite 2
12. Laundry
13. Garage

Plan Type B			
Floor	Cond. Area	Covered Porch	Deck / Balcony
Entry Fl	2,688 sf		152 sf
Lower Floor	2,647 sf		518 sf
Roof	65 sf		481 sf
Total	**5,400 sf**		**1151 sf**
Garage	21 x21 (525sf)		

0 4 8 16

1/8" = 1 -0" at full size (24 x 36")



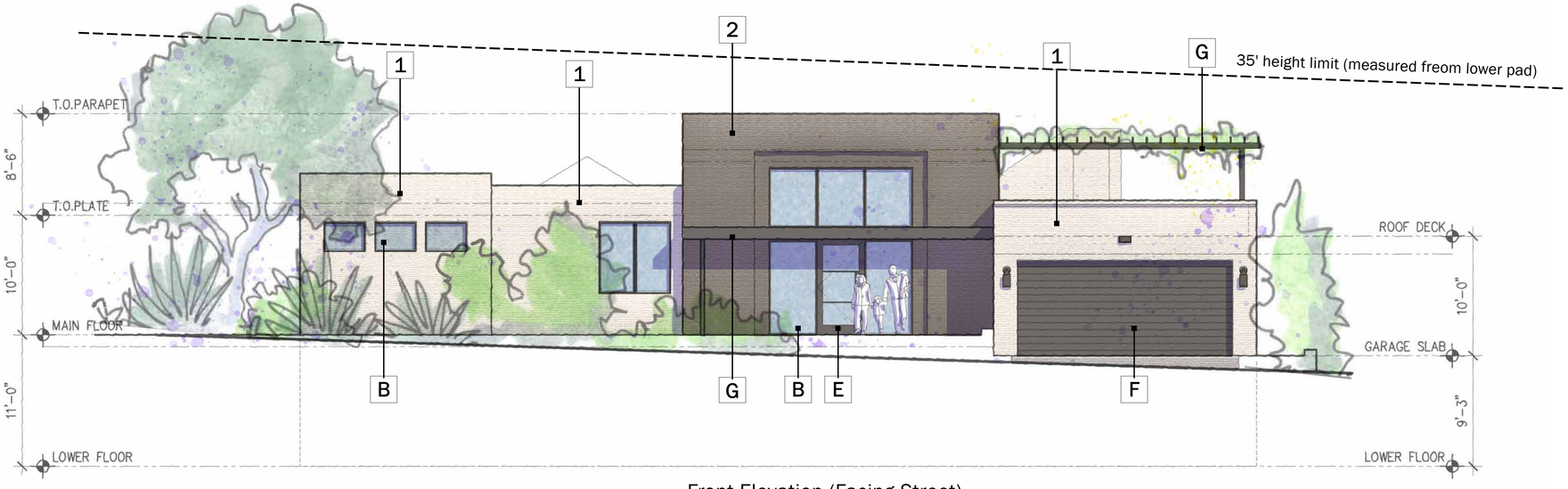
PLATFORM
architecture / planning / research

SILVER CREEK VALLEY ESTATES

County of Santa Clara, CA

Lot C 120' wide lot Plan Type E

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Front Elevation (Facing Street)

A Roof

Flat Roof PVC or other

B Metal Windows

Powder coated aluminum window system



C Stucco

Sand Stucco finish



D Stone Veneer Accent

Rustic Stone



E Painted Entry Door

Varies



F Roll-Up Garage Door

Metal Garage panel doors



G Metal Trellis/Awning

Inetegrated window sunshade device



H Painted Metal

Metal cable rail
Metal deck fascia
Metal or Composite Shadow-Box Wall Panel



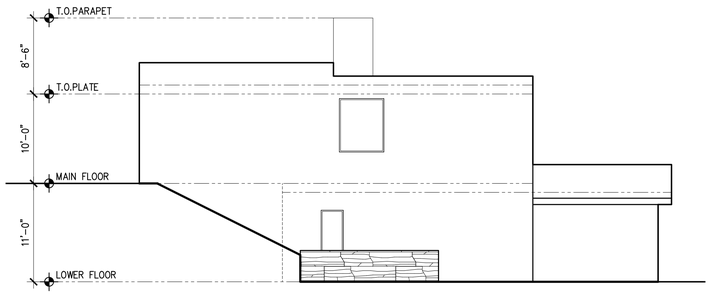
1 Body Color 1

2 Body Color 2

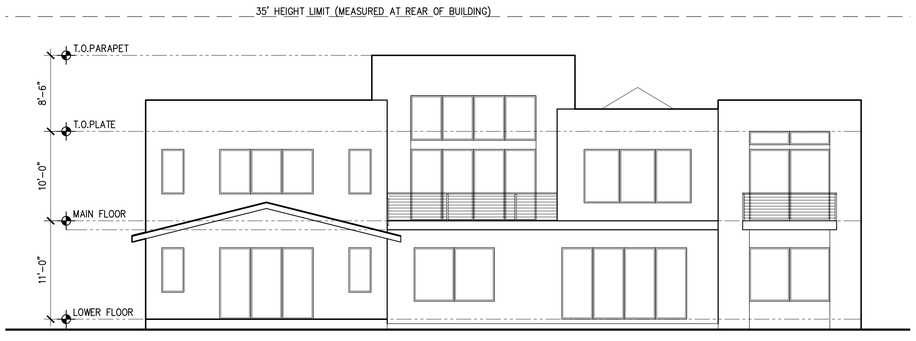


0 4 8 16

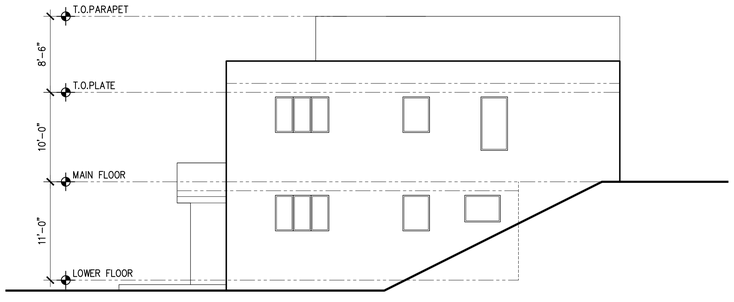
1/8" = 1 -0" at full size (24 x 36")



Side Elevation



Rear Elevation



Side Elevation

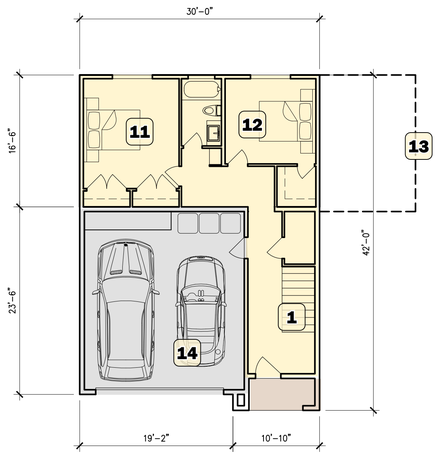
PLATFORM
architecture / planning / research

SILVER CREEK VALLEY ESTATES

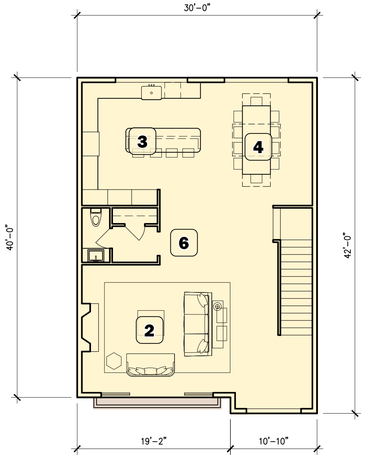
County of Santa Clara, CA

Plan E Elevation PG **A1.9**

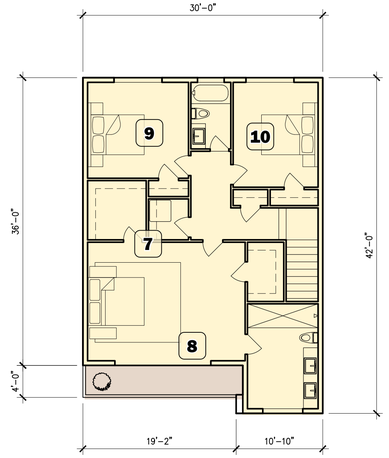
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Garage Entry Plan



1st Floor Plan



2nd Floor Plan

Notes:
The above plan module is 1 unit designed as a semi-detached home, the current siteplan shows a 3-plex (see Front elevation on pg 1.11) but the same unit could work as a duplex. Currently there are two duplexes and one triplex totalling 7 units with 4-6 bedrooms (1 6-bed, 4 5-beds and 2 4-beds), a 'comparable bedroom and bathroom count as the market rate units'.

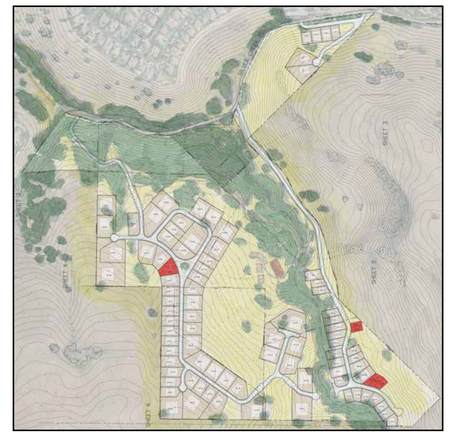
USE LEGEND

1. Entry
2. Living / Great Room
3. Kitchen
4. Dining Room
5. Family Room / Den
6. Powder Room
7. Laundry
8. Master Suite
9. Bed #2
10 Bed #3
11. Bed #4
12. Bed #5
13. Bed / Bath Suite #6 (only on lot #69)
14. Garage (interior dimensions: 20'x20')

Plan Type B			
Floor	Cond. Area	Covered Porch	Balcony
Ground Fl (Entry)	689 sf	24 sf	
2nd Fl	1,220 sf		
3rd Fl	1,140 sf		80 sf
Total	**3,049 sf***	**24 sf**	**80 sf**
Garage	493		

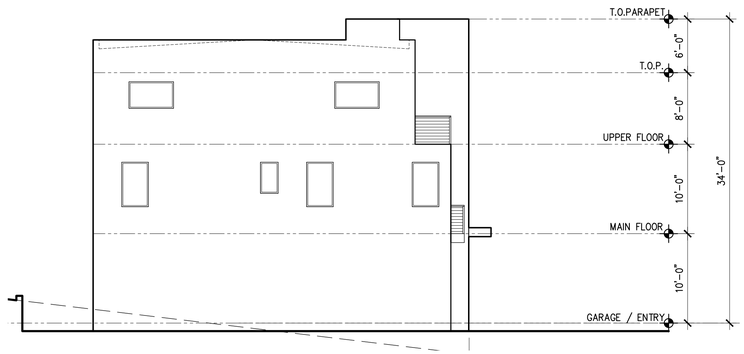
0 4 8 16'

1/8" = 1'-0" at full size (24 x 36")

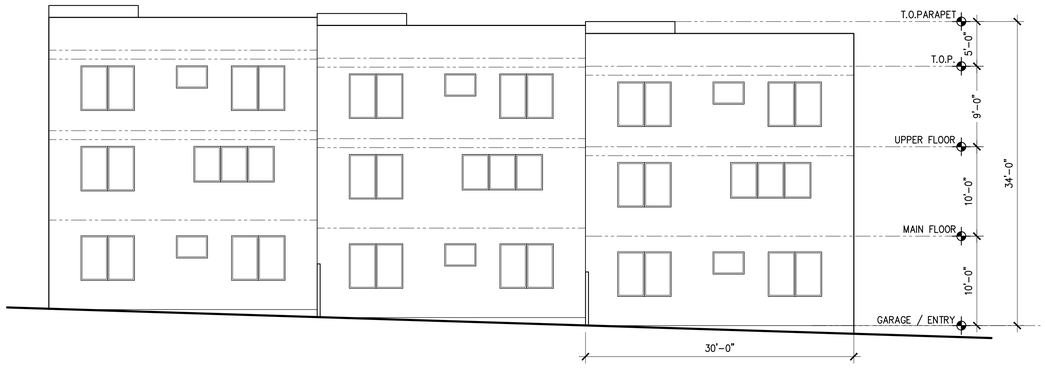




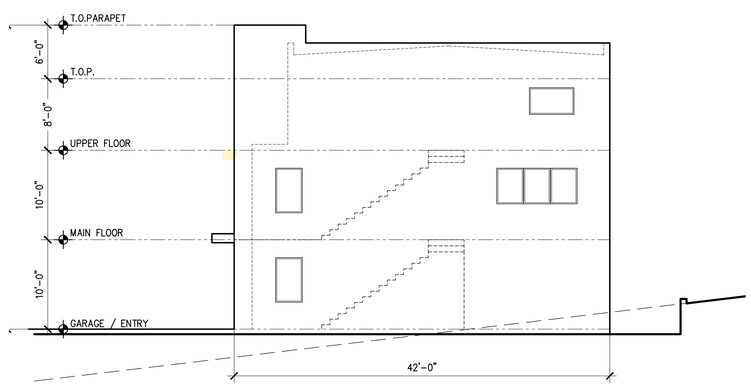
Front Elevation (facing Street)



Side Elevation (Left)



Rear Elevation (facing upslope)



Side Elevation (Right)

A Roof

Flat Roof PVC or other



B Metal Windows

Powder coated aluminum window system



C Stucco

Sand Stucco finish



D Stone Veneer Accent

Rustic Stone



E Painted Entry Door

Varies



F Roll-Up Garage Door

Metal Garage panel doors



G Metal Trellis/Awning

Inetegrated window sunshade device



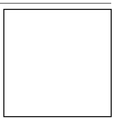
H Painted Metal

Metal cable rail
Metal deck fascia
Metal or Composite Shadow-Box Wall Panel



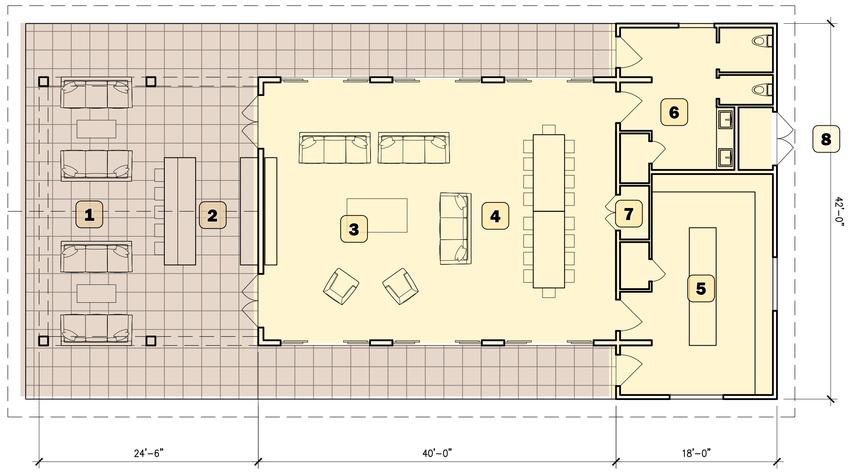
1 Body Color 1

2 Body Color 2

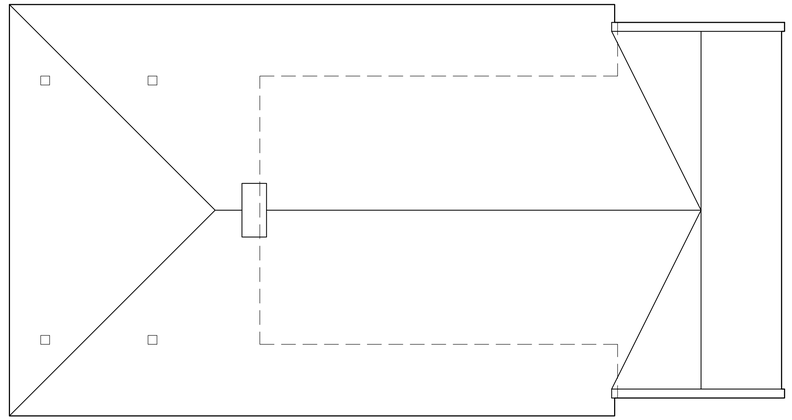


0 4 8 16'

1/8" = 1'-0" at full size (24 x 36")



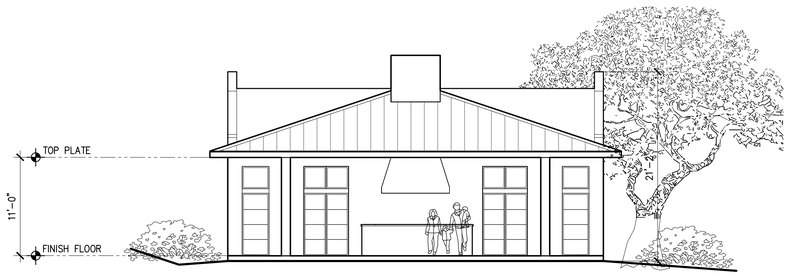
Floor Plan



Roof Plan

USE LEGEND

1. Outdoor Lounge
2. Outdoor Kitchen / BBQ
3. Lounge/Great Room
4. Dining
5. Prep Kitchen
6. Unisex Bathrooms
7. Storage Closets
8. Utility



Side Elevation

0 4 8 16'

1/8" = 1'-0" at full size (24 x 36")

A Roof

Metal Roof



B Metal Windows

Powder coated aluminum window system



C Stucco

Sand Stucco finish



D Stone Veneer Accent

Rustic Stone



E Painted Entry Door

Varies



F Roll-Up Garage Door

Metal Garage panel doors



G Metal Trellis/Awning

Inetegrated window sunshade device



H Painted Metal

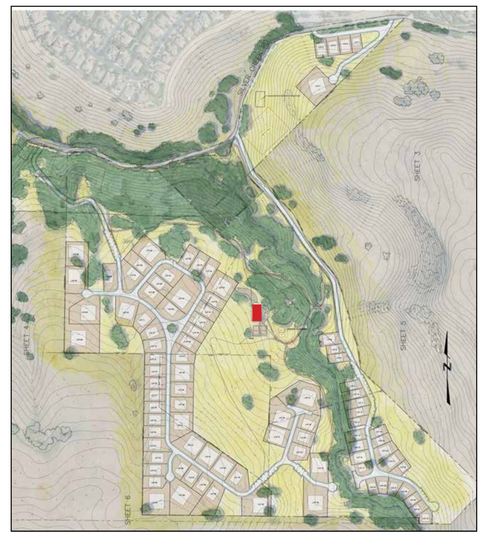
Metal cable rail
Metal deck fascia
Metal or Composite Shadow-Box Wall Panel



1 Body Color 1

2 Trim Color 2

Clubhouse Plan			
Floor	Cond. Area	Covered Porch	Open Patio
Ground Fl	1,950 sf	1,570 sf	-
Total	**1,950 sf**	**1,570 sf**	**-**



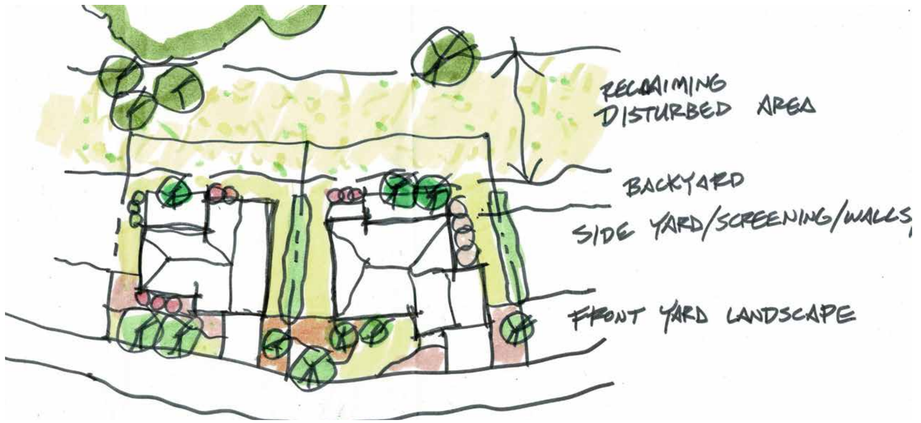


Primary Elevation Facing Creek



Landscape Concept

- Protect Silver Creek and adjacent Riparian and Oak woodlands
- Grade new homes sites to follow contours and nestle homes into landscape terraces
- Enhance both Oak Woodlands and grasslands with native plantings
- Select predominantly Calfornia native plants that provide habitat, pollinators, erosion control, varied color and texture
- Select plants low in water use and minimize the use of traditional lawn
- Suggest planting schemes that blend into the natural landscape character without straight lines and geometry visible from a distance



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SILVER CREEK VALLEY ESTATES

County of Santa Clara, CA

LANDSCAPE CONCEPTS **L1.0**

SB 330 Application Final Submittal- July 8th, 2025



Landscape Area Key

Lot Type

19	**Lot A**	50w x 60d Building Pad (Min 60' wide Lot)
37	**Lot B**	60w x 80d Building Pad (Min 80' wide Lot)
29	**Lot C**	100w x 100d Building Pad (Min 120' wide Lot)

Landscape Water Efficiency Summary

		All Numbers Gallons on an Annual Basis				
Landscape Area	**#**	**MAWA/LOT**	**MAWA/TOTAL**	**ETWU/LOT**	**ETWU/TOTAL**	**Delta**
Lot A	20	43,798	875,961	40,490	809,804	66,156
Lot B	45	87,596	3,941,824	83,921	3,776,432	165,391
Lot C	22	128,025	2,816,551	122,880	2,703,350	113,201
Common Areas/Disturbed Area Revegetation	1		3,537,534		2,453,303	1,084,231
Totals	**88**		**11,171,869**		**9,742,889**	**1,428,980**

Definitions:

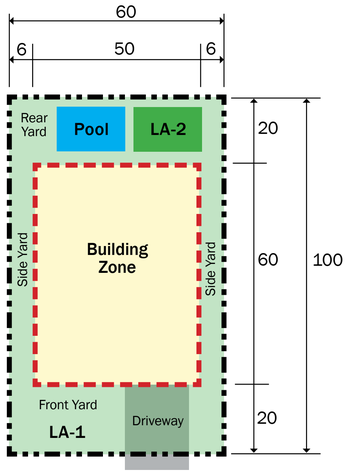
MAWA - Maximum Applied Water Allowance (Annually)
ETWU - Estimated Total Water Use (Annually)
MWELO - Model Water Efficient Landscape Ordinance (CalGreen Title 24, Part 11, Chapters 4 and 5)

Notes:

1. All lot dimensions and setbacks are minimums for the prescribed Lot type.
2. There will be some landscaped areas within the Building Zone area. There will also be impermeable or hardscape areas within the landscape zone. In all cases the maximum allowable landscape area should be adhered to for the prescribed lot type and hydrozone.
3. Pools and/or lawns are not required. Pools and lawn should be configured in rear yard or within Building Zone not visible from street. Pools should not be within side setbacks.

Lot A - 60' Wide

Maximum 2,600 SF Landscape Area



Typical Landscape Area

- **LA-1** 1,700 SF - Low Water Usage; 500 SF - Medium Water Usage
- **LA-2** 200 SF max - Lawn (in Rear Yard only, any configuration)
- **Pool** 200 SF max - Pool (in Rear Yard only, any configuration)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 49.4

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1. Lawn	.8	spray	.75	.94	200	188	5,758
2. Low	.3	drip	.81	.37	1700	629	19,265
3. Medium	.5	drip	.81	.61	500	305	9,342
4. Pool	1.0	n/a	1	1	200	200	6,126
				Totals	2600 (A)	1322 (B)	
Special Landscape Areas							
None				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	40,490
						Maximum Allowed Water Allowance (MAWA)*	43,798

Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

*Irrigation Method overhead spray or drip

*Irrigation Efficiency 0.75 for spray head 0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1322
Total Area	(A)	2600
Average ETAF	**B ÷ A**	.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

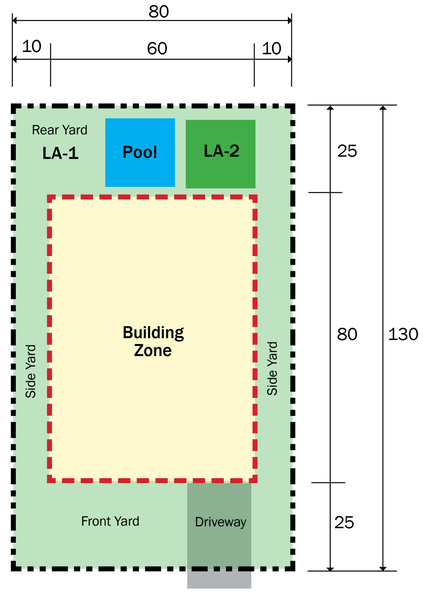
All Landscape Areas

Total ETAF x Area	(B+D)	1322
Total Area	(A+C)	2600
Sitewide ETAF	**(B+D) ÷ (A+C)**	.51

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

Lot B - 80' Wide

Maximum 5,200 SF Landscape Area



Typical Landscape Area

- **LA-1** 3,000 SF - Low Water Usage; 1,400 SF - Medium Water Usage
- **LA-2** 400 SF max - Lawn (in Rear Yard only, any configuration)
- **Pool** 400 SF max - Pool (in Rear Yard only, any configuration)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 49.4

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1. Lawn	.8	spray	.75	.94	400	376	11,516
2. Low	.3	drip	.81	.37	3000	1110	33,997
3. Medium	.5	drip	.81	.61	1400	854	26,156
4. Pool	1.0	n/a	1	1	400	400	12,251
				Totals	5200 (A)	2740 (B)	
Special Landscape Areas							
None				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	83,921
						Maximum Allowed Water Allowance (MAWA)*	87,596

Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

*Irrigation Method overhead spray or drip

*Irrigation Efficiency 0.75 for spray head 0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	2740
Total Area	(A)	5200
Average ETAF	**B ÷ A**	.53

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

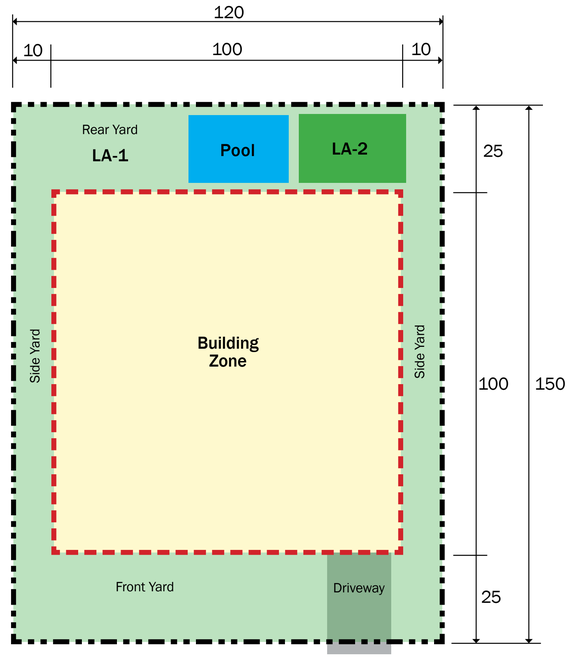
All Landscape Areas

Total ETAF x Area	(B+D)	2740
Total Area	(A+C)	5200
Sitewide ETAF	**(B+D) ÷ (A+C)**	.53

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

Lot C - 120' Wide

Maximum 7,600 SF Landscape Area



Typical Landscape Area

- **LA-1** 4,400 SF - Low Water Usage; 2,000 SF - Medium Water Usage
- **LA-2** 600 SF max - Lawn (in Rear Yard only, any configuration)
- **Pool** 600 SF max - Pool (in Rear Yard only, any configuration)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 49.4

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1. Lawn	.8	spray	.75	.94	600	564	17,274
2. Low	.3	drip	.81	.37	4400	1628	49,862
3. Medium	.5	drip	.81	.61	2000	1220	37,366
4. Pool	1.0	n/a	1	1	600	600	18,377
				Totals	7600 (A)	4012 (B)	
Special Landscape Areas							
None				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	122,880
						Maximum Allowed Water Allowance (MAWA)*	128,025

Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

*Irrigation Method overhead spray or drip

*Irrigation Efficiency 0.75 for spray head 0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	4012
Total Area	(A)	7600
Average ETAF	**B ÷ A**	.53

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	4012
Total Area	(A+C)	7600
Sitewide ETAF	**(B+D) ÷ (A+C)**	.53

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

TREES

Big Leaf Maple

Acer macrophyllum

Calscape.org



Copyright © 2016 Zoya Akulova

Plant description:

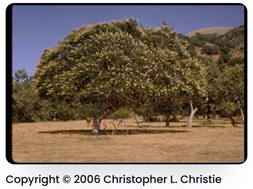
Plant type: Tree
Size: 30 - 115 ft tall , 65 ft wide
Form: Upright, Rounded, Upright Columnar
Growth rate: Fast
Flower Color: Yellow, Pink
Flowering season: Spring, Winter
Dormancy: Winter Deciduous
Wildlife supported:

Landscape information: **Sun** Full Sun, Partial Shade; **Water** Moderate, High; **Summer irrigation** Keep moist; **Soil drainage** Fast, Medium, Slow

California Buckeye

Aesculus californica

Calscape.org



Copyright © 2006 Christopher L. Christie

Plant description:

Plant type: Tree
Size: 13 - 39 ft tall , 40 ft wide
Form: Upright, Rounded
Growth rate: Moderate
Flower Color: White, Cream
Flowering season: Summer, Spring
Dormancy: Summer Deciduous, Winter Deciduous
Wildlife supported:

Landscape information: **Sun** Partial Shade, Full Sun; **Water** Low, Very Low; **Summer irrigation** Max 2x / month once established; **Soil drainage** Medium, Slow

Coast Live Oak

Quercus agrifolia var. agrifolia

Calscape.org



© 2010 Calscape

Plant description:

Plant type: Tree
Size: 20 - 82 ft tall , 40 ft wide
Form: Rounded, Upright
Growth rate: Moderate
Flower Color: Cream, Green
Dormancy: Evergreen
Wildlife supported:

Landscape information: **Sun** Full Sun, Partial Shade; **Water** Low, Moderate, Very Low

Western Redbud

Cercis occidentalis

Calscape.org



Plant description:

Plant type: Shrub
Size: 10 - 20 ft tall , 10 - 15 ft wide
Form: Rounded
Growth rate: Moderate
Flower Color: Red, Yellow, Pink
Flowering season: Spring, Winter
Dormancy: Winter Deciduous
Wildlife supported:

Landscape information: **Sun** Full Sun, Partial Shade; **Water** Very Low, Low, Moderate; **Summer irrigation** Max 1x / week once established; **Soil drainage** Fast, Medium, Slow

Blue Oak

Quercus douglasii

Calscape.org



Copyright © 2012 Ron Wolf

Plant description:

Plant type: Tree
Size: 16 - 82 ft tall , 30 ft wide
Form: Upright, Rounded, Upright Columnar
Growth rate: Slow
Flower Color: Yellow, Cream, Green
Flowering season: Spring, Winter
Dormancy: Summer Semi-deciduous, Winter Deciduous
Wildlife supported:

Landscape information: **Sun** Full Sun, Partial Shade; **Water** Low, Very Low; **Summer irrigation** Max 1x / month once established; **Soil drainage** Fast

Engelmann Oak

Quercus engelmannii

Calscape.org



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Plant description:

Plant type: Tree
Size: 33 - 66 ft tall , 90 ft wide
Form: Rounded
Growth rate: Moderate
Flower Color: Green, Cream
Flowering season: Spring, Winter
Dormancy: Evergreen, Summer Semi-deciduous
Wildlife supported:

Landscape information: **Sun** Full Sun, Partial Shade; **Water** Very Low, Low; **Summer irrigation** Max 2x / month once established; **Soil drainage** Fast, Medium, Slow

LARGE SHRUBS

Hairy Ceanothus

Ceanothus oliganthus var. oliganthus

Calscape.org



Plant description:

Plant type: Shrub
Size: 10 ft tall , 12 ft wide
Flower Color: Blue, Purple
Flowering season: Winter, Spring
Dormancy: Summer Semi-deciduous, Evergreen
Wildlife supported:

Landscape information: **Sun** Partial Shade, Full Sun; **Water** Very Low; **Summer irrigation** Never irrigate once established, Irrigate ~ 1x / mo once established; **Soil drainage** Fast, Medium

Red Willow

Salix laevigata

Calscape.org



Red Willows growing near the creek

Plant description:

Plant type: Tree
Size: 30 - 50 ft tall , 30 - 50 ft wide
Form: Rounded, Spreading
Growth rate: Fast
Flower Color: Red, Yellow, Cream
Flowering season: Spring, Winter
Dormancy: Winter Deciduous, Winter Semi-deciduous
Wildlife supported:

Landscape information: **Sun** Full Sun, Partial Shade; **Water** High; **Summer irrigation** Max 1x / week once established; **Soil drainage** Fast, Medium, Slow, Standing

Dr. Hurd Manzanita

Arctostaphylos manzanita 'Dr. Hurd'

Calscape.org



Arctostaphylos manzanita 'Dr. Hurd'

Plant description:

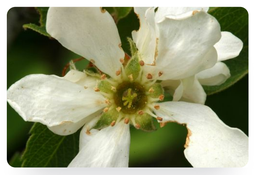
Plant type: Shrub
Size: 10 - 15 ft tall , 8 - 10 ft wide
Form: Upright
Growth rate: slow
Flower Color: White
Flowering season: Spring
Dormancy: Evergreen
Wildlife supported:

Landscape information: **Sun** Full Sun, Partial Shade; **Water** Low, Very Low; **Soil drainage** Fast, Medium, Slow

Service Berry

Amelanchier utahensis

Calscape.org



© Copyright 2004 Steve Matson

Plant description:

Plant type: Shrub
Size: 10 - 16 ft tall
Form: Upright
Growth rate: Fast
Flower Color: White
Flowering season: Spring
Dormancy: Winter Deciduous
Wildlife supported:

Landscape information: **Sun** Full Sun, Partial Shade; **Water** Low, Moderate

SMALL SHRUBS

Silver Lupine

Lupinus albifrons

Calscape.org



Plant description:

Plant type: Shrub
Size: 3 - 5 ft tall , 2 - 3 ft wide
Form: Mounding, Spreading
Growth rate: Fast
Flower Color: Blue, Lavender, Purple
Flowering season: Winter, Spring, Summer
Dormancy: Evergreen
Wildlife supported:

Landscape information:
Sun Full Sun
Water Low, Very Low
Summer irrigation Max 2x / month once established
Soil drainage Fast

Frosty Dawn Mountain Lilac

Ceanothus maritimus 'Frosty Dawn'

Calscape.org



© Theodore Payne Foundation.

Plant description:

Plant type: Shrub
Size: 1 - 2 ft tall , 3 - 5 ft wide
Form: Prostrate
Growth rate: Moderate
Flower Color: Purple, Blue
Flowering season: Spring
Dormancy: Evergreen
Wildlife supported:

Landscape information:
Sun Partial Shade, Full Sun
Water Low
Soil drainage Fast, Medium, Slow

Bruce Dickinson California Buckwheat

Eriogonum fasciculatum 'Bruce Dickinson'

Calscape.org



© Theodore Payne Foundation.

Plant description:

Plant type: Shrub
Size: 1 - 2 ft tall , 8 - 15 ft wide
Form: Prostrate
Growth rate: Fast
Flower Color: White
Flowering season: Spring, Summer, Fall
Dormancy: Evergreen
Wildlife supported:

Landscape information:
Sun Full Sun
Water Low, Very Low
Soil drainage Fast, Medium, Slow

PERENNIALS

Everett's Choice California Fuchsia

Epilobium canum 'Everett's Choice'

Calscape.org



Plant description:

Plant type: Perennial herb
Size: 6 - 12 in tall , 2 - 3 ft wide
Form: Prostrate
Growth rate: Fast
Flower Color: Red
Flowering season: Summer, Fall, Winter
Dormancy: Winter Deciduous
Wildlife supported:

Landscape information:
Sun Full Sun, Partial Shade
Water Very Low, Low
Soil drainage Fast, Medium, Slow

Island Pink Yarrow

Achillea millefolium 'Island Pink'

Calscape.org



Plant description:

Plant type: Perennial herb
Size: 6 - 12 in tall , 2 - 3 ft wide
Form: spreading
Growth rate: Fast
Flower Color: Pink
Flowering season: Spring, Summer
Dormancy: Evergreen
Wildlife supported:

Landscape information:
Sun Full Sun, Partial Shade, Deep Shade
Water Low
Soil drainage Fast, Medium, Slow

Blue-eyed Grass

Sisyrinchium bellum

Calscape.org



© 2013 Calscape

Plant description:

Plant type: Perennial herb, Geophyte
Size: 1 - 2 ft tall , .3 - 1.5 ft wide
Form: Upright Columnar
Growth rate: Moderate
Flower Color: Blue, Purple, Lavender
Flowering season: Spring, Winter
Dormancy: Summer Semi-deciduous
Wildlife supported:

Landscape information:
Sun Full Sun, Partial Shade
Water Low
Summer irrigation Max 2x / month once established
Soil drainage Fast, Medium, Slow

Golden Yarrow

Eriophyllum confertiflorum

Calscape.org



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Plant description:

Plant type: Shrub, Annual herb, Perennial herb
Size: 2 ft tall , 2 ft wide
Form: Upright Columnar
Growth rate: Moderate
Flower Color: Yellow
Flowering season: Summer, Spring, Winter
Dormancy: Summer Semi-deciduous, Winter Deciduous
Wildlife supported:

Landscape information:
Sun Full Sun
Water Very Low, Low
Summer irrigation Max 2x / month once established
Soil drainage Medium, Slow

Coulter's Matilija Poppy

Romneya coulteri

Calscape.org



Copyright © Rick York and CNPS

Plant description:

Plant type: Perennial herb
Size: 7 - 10 ft tall , 20 ft wide
Form: Upright Columnar, Weeping
Growth rate: Moderate
Flower Color: Yellow, White
Flowering season: Summer, Spring
Dormancy: Summer Deciduous
Wildlife supported:

Landscape information:
Sun Full Sun
Water Very Low, Low
Summer irrigation Never irrigate once established
Soil drainage Fast, Medium

Hooker's Evening Primrose

Oenothera elata ssp. hookeri

Calscape.org



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Plant description:

Plant type: Perennial herb
Size: 5 ft tall , 5 ft wide
Form: Upright, Spreading
Growth rate: Fast
Flower Color: Yellow
Flowering season: Summer, Fall
Dormancy: Winter Deciduous
Wildlife supported:

Landscape information:
Sun Partial Shade, Full Sun
Water Low
Summer irrigation Max 1x / month once established
Soil drainage Fast, Medium, Slow

Canyon Sunflower

Venegasia carpesioides

Calscape.org



© Copyright Lynn Watson (SB)

Plant description:

Plant type: Perennial herb
Size: 5 ft tall
Flower Color: Yellow
Flowering season: Winter, Spring
Wildlife supported:

Landscape information:
Sun Deep Shade, Full Sun, Partial Shade
Water Low
Soil drainage Fast, Medium, Slow

Douglas Iris

Iris douglasiana

Calscape.org



Copyright © 2015 Barry Breckling

Plant description:

Plant type: Perennial herb, Geophyte
Size: 7 - 31 in tall , 2 - 4 ft wide
Form: Fountain
Growth rate: Fast, Moderate
Flower Color: Blue, Pink, Purple, White, Yellow
Flowering season: Winter, Spring
Dormancy: Evergreen
Wildlife supported:

Landscape information:
Sun Full Sun, Partial Shade, Deep Shade
Water Low, Moderate
Summer irrigation Max 1x / month once established
Soil drainage Slow

PERENNIALS

Chalk Dudleya

Dudleya pulverulenta

Calscape.org



Copyright © 2005 Aaron Schusteff

Plant description:

Plant type: Perennial herb, Succulent
Size: 4 - 12 in tall , 1 ft wide
Form: Spreading
Growth rate: Moderate
Flower Color: Red, Orange, Pink
Flowering season: Summer, Spring
Dormancy: Summer Deciduous
Wildlife supported:

Landscape information:
Sun Full Sun, Partial Shade
Water Very Low, Low
Summer irrigation Max 1x / month once established
Soil drainage Fast, Medium

Blue Dicks

Dipterostemon capitatus

Calscape.org



© 2006 Curtis Clark

Plant description:

Plant type: Perennial herb
Size: 2 ft tall , 2 in wide
Form: Upright Columnar
Growth rate: Moderate
Flower Color: Lavender, Blue
Flowering season: Winter, Spring
Dormancy: Summer Deciduous
Wildlife supported:

Landscape information:
Sun Full Sun, Partial Shade
Water Low
Summer irrigation Never irrigate once established
Soil drainage Fast, Medium, Slow

Foothill Sedge

Carex tumulicola

Calscape.org



Copyright © 2009 Chris Wagner

Plant description:

Plant type: Perennial herb
Size: 6 - 12 in tall , 2 ft wide
Growth rate: Moderate
Flower Color: Cream
Flowering season: Spring, Summer
Dormancy: Summer Semi-deciduous
Wildlife supported:

Landscape information:
Sun Full Sun, Partial Shade
Water Low, Moderate
Summer irrigation Max 1x / week once established
Soil drainage Fast, Medium, Slow

Harvest Brodiaea

Brodiaea elegans

Calscape.org



© 2008 Tom Hilton

Plant description:

Plant type: Perennial herb, Geophyte
Size: 2 ft tall , 6 in wide
Form: Upright
Flower Color: Blue, Lavender, Purple, White
Flowering season: Spring, Summer
Wildlife supported:

Landscape information:
Sun Full Sun, Partial Shade
Water Low, Very Low
Soil drainage Medium, Slow

Western Columbine

Aquilegia formosa

Calscape.org



© 1987 Gary A. Monroe

Plant description:

Plant type: Perennial herb
Size: 2 - 3 ft tall , 1 ft wide
Form: Upright, Fountain
Growth rate: Fast
Flower Color: Red, Yellow
Flowering season: Spring
Dormancy: Winter Deciduous, Evergreen
Wildlife supported:

Landscape information:
Sun Full Sun, Partial Shade, Deep Shade
Water Low, Moderate
Summer irrigation Max 1x / month once established
Soil drainage Medium

GRASSES

Purple Three Awn

Aristida purpurea

Calscape.org



© 2005 Stan Shebs

Plant description:

Plant type: Grass
Size: 2 - 3 ft tall , 2 ft wide
Form: Fountain
Flower Color: Red, Purple, Cream, Brown
Flowering season: Spring, Winter
Dormancy: Evergreen
Wildlife supported:

Landscape information:
Sun Full Sun
Water Very Low, Low
Summer irrigation Max 1x / month once established
Soil drainage Fast, Medium

POTENTIAL EROSION CONTROL HYDROSEED MIXES



Our **California Native Wildflower Mix** is a carefully curated blend of annual and perennial species native to California, selected to provide vibrant, season-long blooms with minimal water and maintenance.

Species Composition

Typical blends include iconic natives like **California poppy (Eschscholzia californica)**, **Golden lupine**, **Baby blue eyes (Nemophila menziesii)**, **Tidy tips (Layia platyglossa)**, **White yarrow (Achillea millefolium)**, **Lacy phacelia**, and **Bluebells (Phacelia campanularia)** among others :contentReference[oaicite:1]{index=1}.

BIG FOUR NATIVE EROSION CONTROL MIX

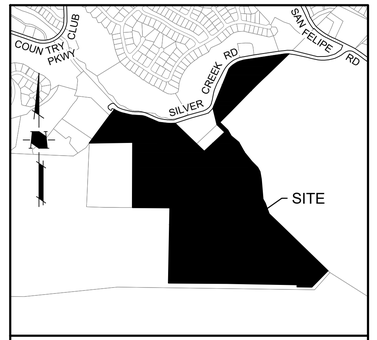
What's Inside the Mix

- **Switchgrass (Panicum virgatum):** Tall, clumping grass with excellent root strength and adaptability to wet or dry conditions.
- **Indiangrass (Sorghastrum nutans):** Known for golden seed plumes and strong slope-holding roots.
- **Big Bluestem (Andropogon gerardii):** A keystone prairie grass that delivers height, soil coverage, and deep stabilization.
- **Little Bluestem (Schizachyrium scoparium):** Compact and attractive, it thrives on dry hillsides and shallow soils.

www.naturesseed.com

SITE & ARCHITECTURAL REVIEW
6821 SILVER CREEK ROAD
SAN JOSE, CA
PLN 24-____





VICINITY MAP
NOT TO SCALE

TABLE OF CONTENTS

1.0	TITLE SHEET
2.0	EXISTING SITE CONDITION
3.0	SITE PLAN
4.0-4.6	GRADING & DRAINAGE PLAN
5.0-5.5	UTILITY PLAN
6.0-6.1	STORMWATER CONTROL PLAN
TM1.0	TITLE SHEET
TM2.0-TM2.5	SITE PLAN

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER	678-26-010, 678-26-012, 678-26-013, 678-26-014, 678-26-015, 678-26-016, 678-26-017, 660-35-010, 660-35-013
PROJECT ADDRESS	6821 SILVER CREEK ROAD, SAN JOSE, CA 95138
ZONING DESIGNATION	HS- HS-SR, AR
GENERAL PLAN DESIGNATION	HILLSIDES, RANCHLANDS
GROSS SITE AREA	103.1±AC
NET SITE AREA	TBD
PREVIOUS APPROVALS	N/A
PROPOSED USE	RESIDENTIAL.

DEVELOPMENT TEAM

OWNER

HAI Q. HUYNH
PHONE: (408) 313-3766
1049 E SANTA CLARA STREET
SAN JOSE, CA 95116

ENGINEER

VER CONSULTANTS
OFFICE: (408) 834-7889
1154 PARK AVENUE
SAN JOSE CA. 95126

ARCHITECT

PLATFORM
PHONE: (415) 658-1723
1792 5TH STREET
BERKELEY, CA 94710

REVISIONS

PROJECT:	2025.798
DRAWN:	GH/YC
DESIGN:	VER
SCALE:	AS SHOWN
DATE:	JULY 1, 2025

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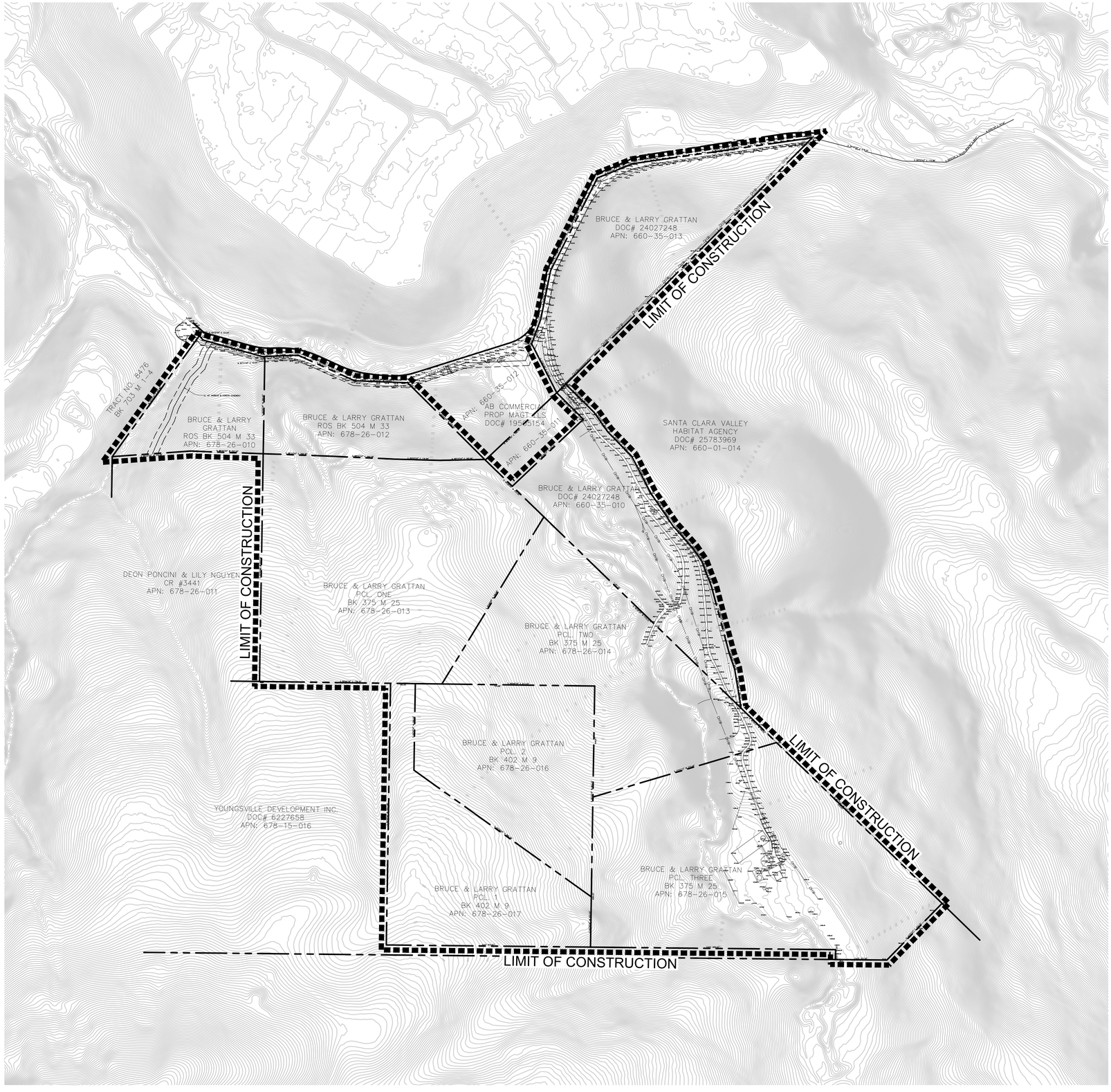
PROJECT DATA

SITE & ARCHITECTURAL REVIEW
PROJECT ADDRESS
TITLE SHEET

SAN JOSE CALIFORNIA

1.0
SHEET NUMBER

VER consultants
Planning | Engineering | Land Entitlement
www.ver-consultants.com



200 0 200 400 600

SCALE IN FEET
1" = 200'

LEGEND

	PROPOSED	EXISTING
LIMIT OF CONSTRUCTION		
PROPERTY BOUNDRY		
PUBLIC SERVICE EASEMENT & EMERGENCY ACCESS EASEMENT		
CURB		
POWER POLE		
OVERHEAD ELECTRICAL		OH
BOLLARD		
FENCE		
WALL		
SIGN		

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SITE & ARCHITECTURAL REVIEW
PLN 24-____

6821 SILVER CREEK ROAD

EXISTING SITE AND TOPO GRAPHIC CONDITION

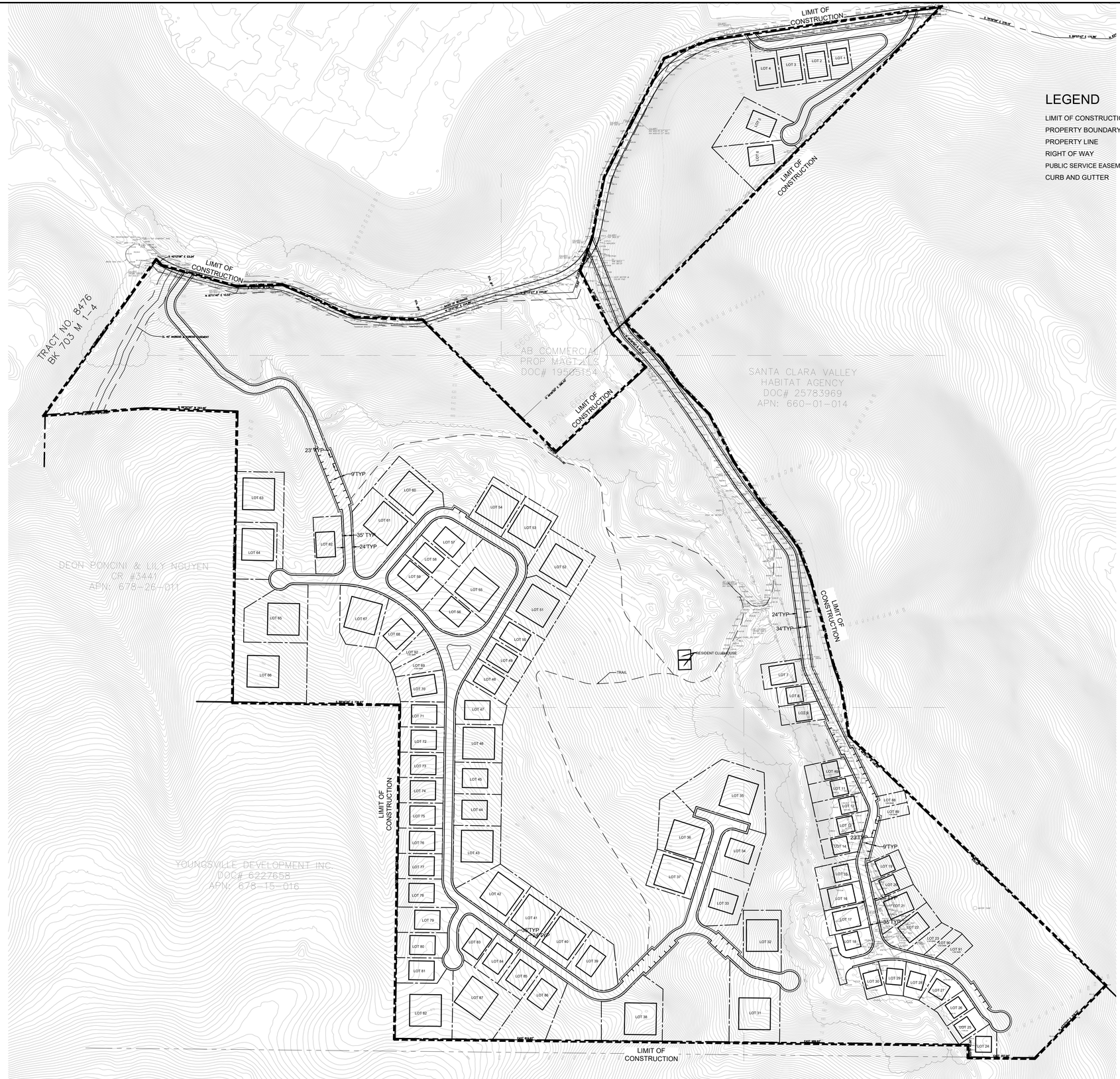
SAN JOSE CALIFORNIA

NO	DATE	DESCRIPTION
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REVISIONS

PROJECT:	2025.798
FILE:	2025.798 ESC.DWG
DATE:	JULY 1, 2025
SCALE:	1" = 200'
DESIGNED BY:	VER
DRAWN BY:	GH/YC
REVIEWED BY:	VER

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LEGEND

	PROPOSED	EXISTING
LIMIT OF CONSTRUCTION		
PROPERTY BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
PUBLIC SERVICE EASEMENT		
CURB AND GUTTER		

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SITE & ARCHITECTURAL REVIEW
PLN 24-____
6821 SILVER CREEK ROAD
SITE PLAN

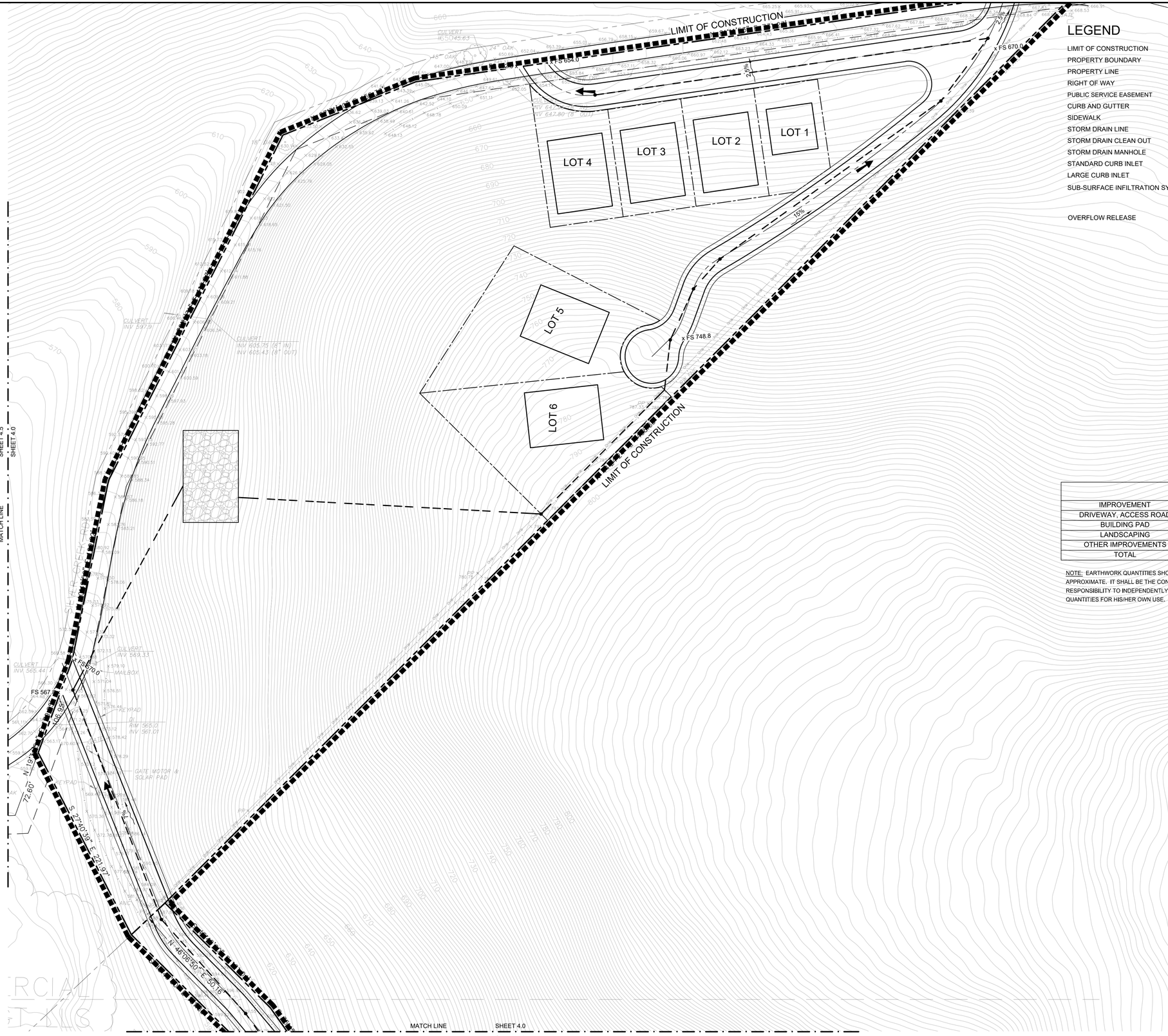
SAN JOSE CALIFORNIA

NO	DATE	DESCRIPTION
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REVISIONS

PROJECT:	2025.798
FILE:	2025.798 SP.DWG
DATE:	JULY 1, 2025
SCALE:	AS SHOWN
DESIGNED BY:	VER
DRAWN BY:	GH/YC
REVIEWED BY:	VER

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LEGEND

	PROPOSED	EXISTING
LIMIT OF CONSTRUCTION		
PROPERTY BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
PUBLIC SERVICE EASEMENT		
CURB AND GUTTER		
SIDEWALK		
STORM DRAIN LINE		
STORM DRAIN CLEAN OUT		
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
LARGE CURB INLET		
SUB-SURFACE INFILTRATION SYSTEM		
OVERFLOW RELEASE		

	EARTHWORK QUANTITY (cubic yard)		MAXIMUM DEPTH (feet)	
IMPROVEMENT	CUT	FILL	CUT	FILL
DRIVEWAY, ACCESS ROAD	104000	18000	20	12
BUILDING PAD	65000	45000	6	6
LANDSCAPING	20000	20000	2	2
OTHER IMPROVEMENTS				
TOTAL	189000	66800	9	6

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

NOTE:
CUT SLOPE: MAXIMUM 2:1.

N

-50 0 50 100 150

SCALE IN FEET
1" = 50'

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SITE & ARCHITECTURAL REVIEW
PLN 24-____
6821 SILVER CREEK ROAD
GRADING AND DRAINAGE PLAN

SAN JOSE CALIFORNIA

NO	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

REVISIONS

PROJECT:	2025.798
FILE:	2025.798 GP.DWG
DATE:	JULY 1, 2025
SCALE:	AS SHOWN
DESIGNED BY:	VER
DRAWN BY:	GH/YC
REVIEWED BY:	VER

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MATCH LINE
SHEET C3.0
SHEET C3.1

SANTA CLARA VALLEY
HABITAT AGENCY
DOC# 25783969
APN: 660-01-014

MATCH LINE
SHEET 4.4
SHEET 4.1

LIMIT OF CONSTRUCTION

RESIDENT CLUBHOUSE

LOT 7

MATCH LINE
SHEET 4.1
SHEET 4.2

N

-50 0 50 100 150
SCALE IN FEET
1" = 50'

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SITE & ARCHITECTURAL REVIEW
PLN
6821 SILVER CREEK ROAD
GRADING AND DRAINAGE PLAN

SAN JOSE CALIFORNIA

NO	DATE	DESCRIPTION
△		
△		
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△		

REVISIONS

PROJECT:	2025.798
FILE:	2025.798 GP.DWG
DATE:	JULY 1, 2025
SCALE:	AS SHOWN
DESIGNED BY:	VER
DRAWN BY:	GH/YC
REVIEWED BY:	VER

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4.1

MATCH LINE
SHEET 41
SHEET 4.2

SHEET 4.3
SHEET 4.2
MATCH LINE

LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
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4 BD BMR
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LOT 35
LOT 36
LOT 37
LOT 88
5 BD BMR
LOT 89
5 BD BMR
LOT 90
4 BD BMR
LOT 91
5 BD BMR

N 46°25'41" W 198.95'
LIMIT OF CONSTRUCTION
932.62'
EAST 989.92'
N 43°37'07" E 319.27'
STRUCTURE
WATER TANK
APPROX. LOCATION OF LANDSLIDE
SWALE
FS 700.0
FS 680.0
FS 670.0
FS 714.6
FS 715.2
FS 742.3
FS 736.9
FS 756.3
FS 839.9
FS 739.3
3.2%
2.6%
2.0%
10%
SCALE IN FEET
1" = 50'

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SITE & ARCHITECTURAL REVIEW
PLN 24-____
6821 SILVER CREEK ROAD
GRADING AND DRAINAGE PLAN

SAN JOSE
CALIFORNIA

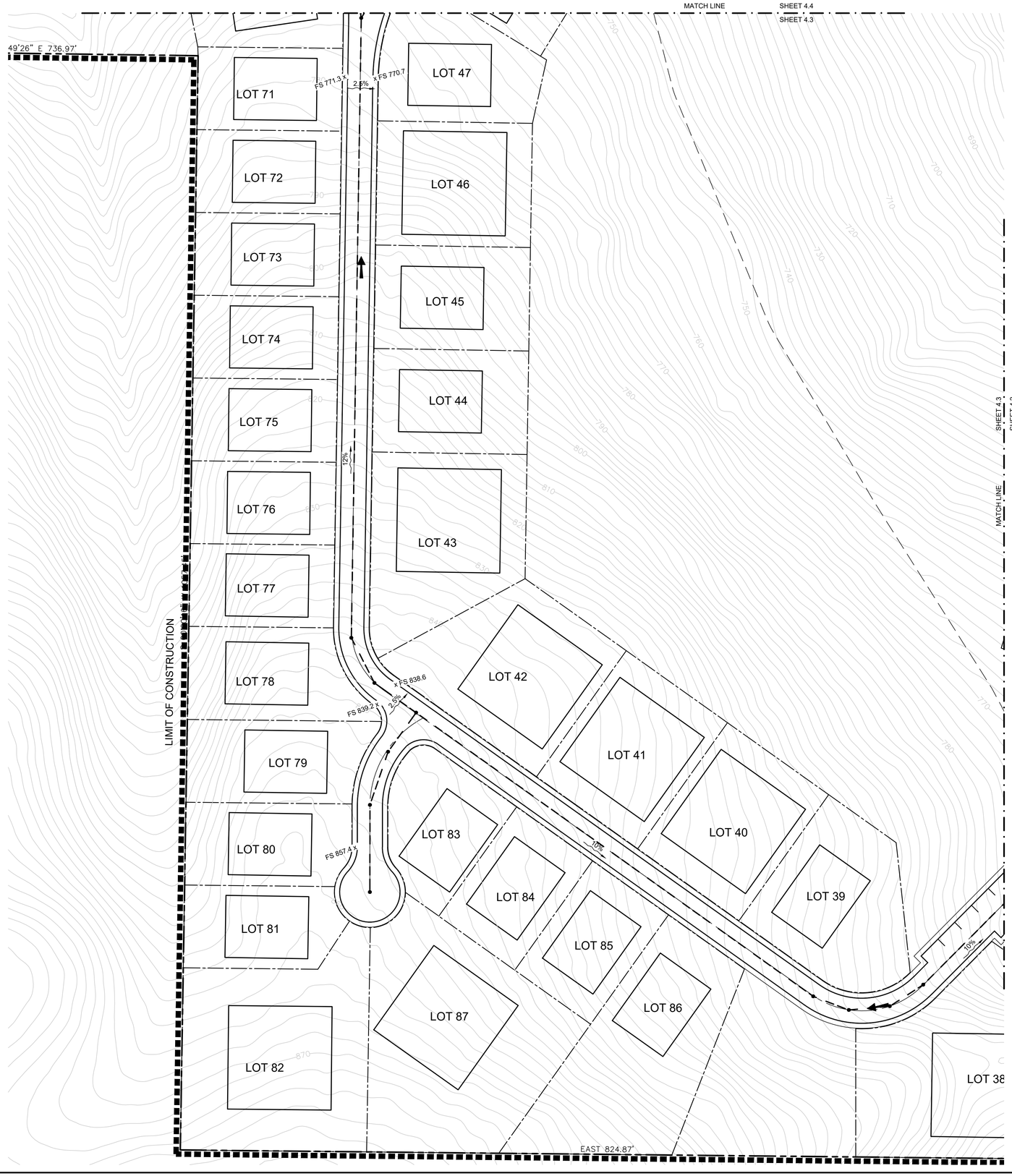
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REVISIONS

PROJECT:	2025.798
FILE:	2025.798 GP.DWG
DATE:	JULY 1, 2025
SCALE:	AS SHOWN
DESIGNED BY:	VER
DRAWN BY:	GH/YC
REVIEWED BY:	VER

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SITE & ARCHITECTURAL REVIEW
PLN 24-____
6821 SILVER CREEK ROAD
GRADING AND DRAINAGE PLAN

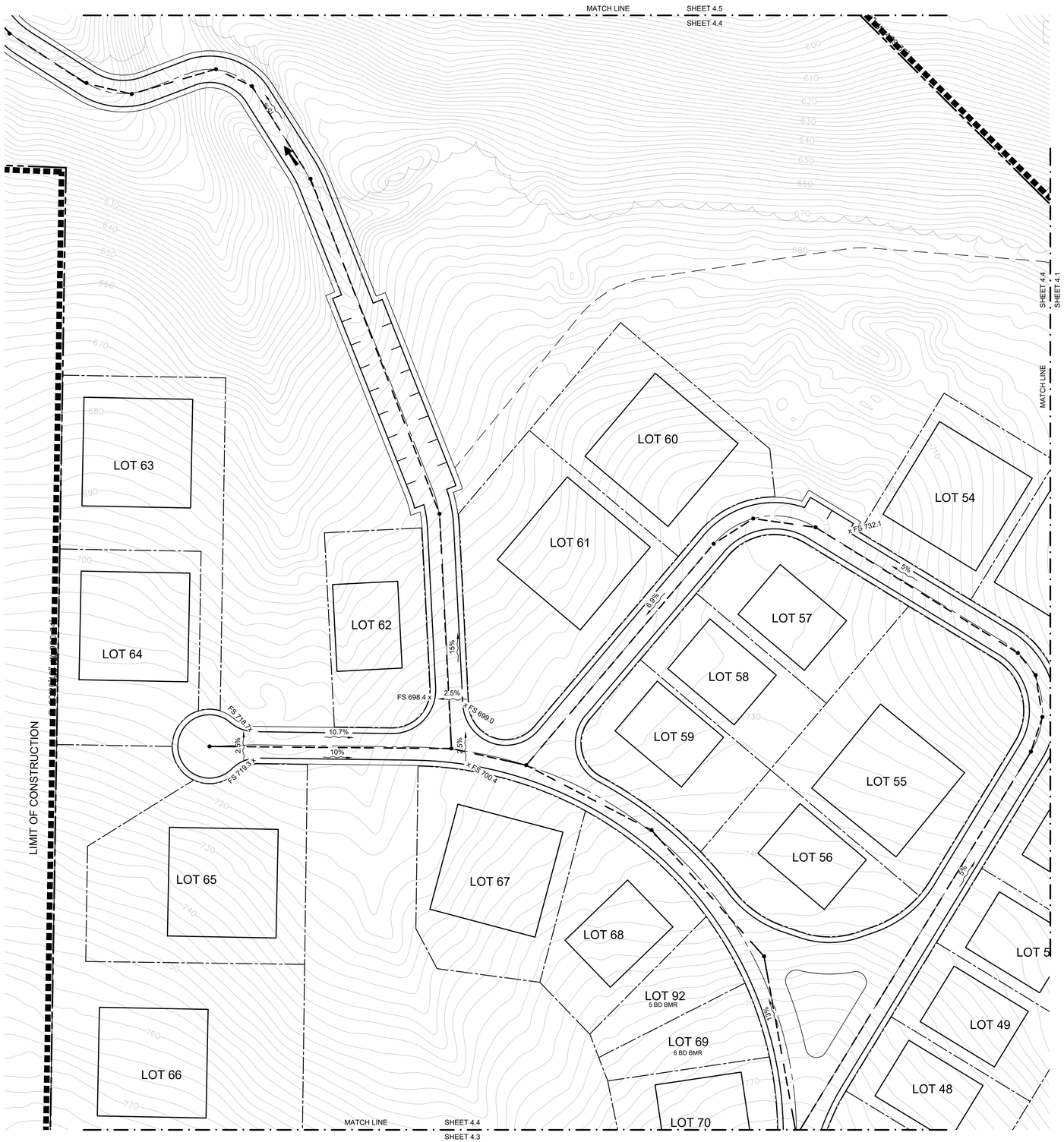
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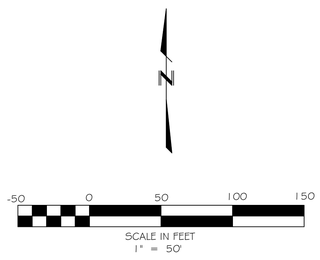
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GRADING AND DRAINAGE PLAN

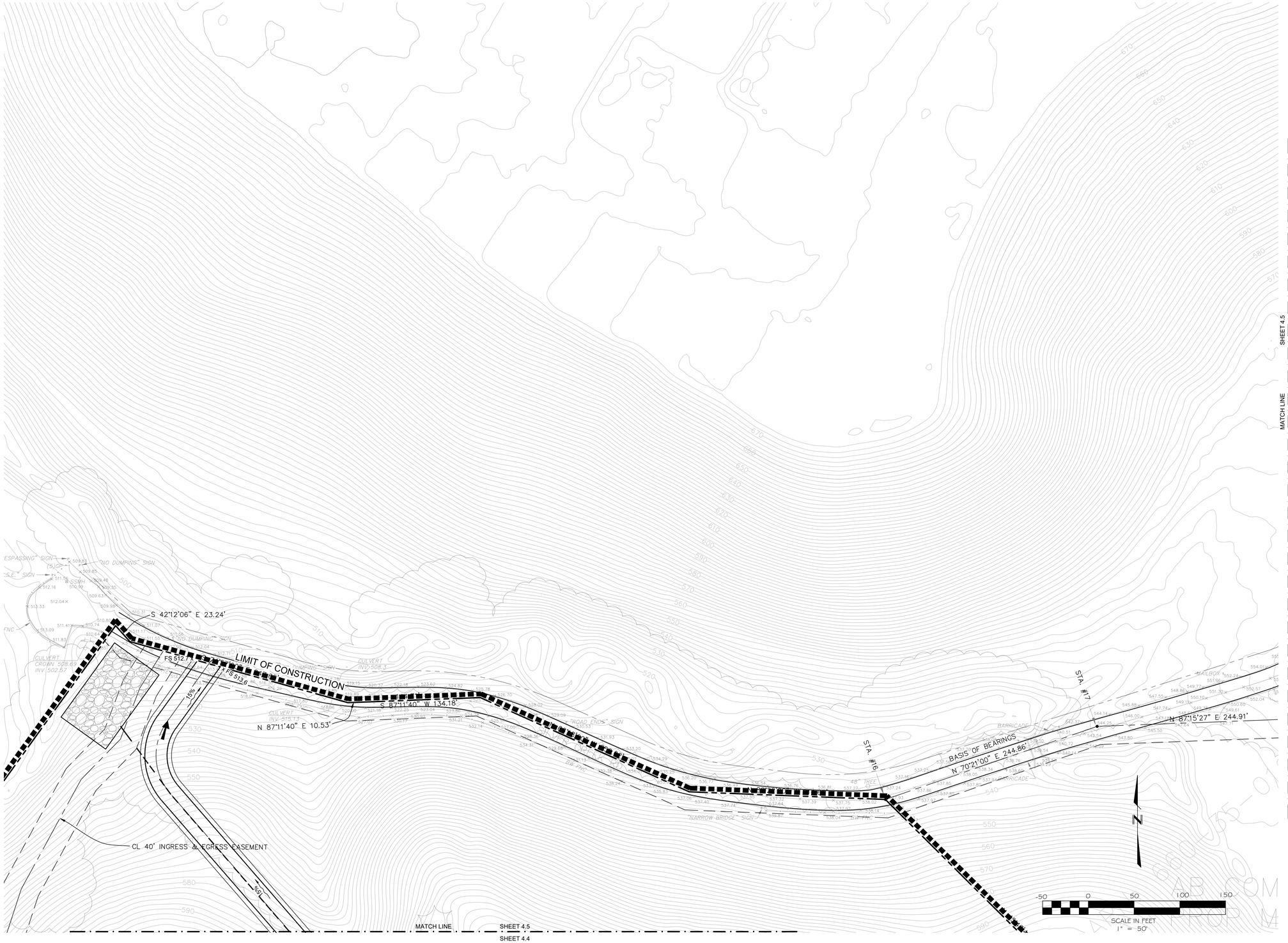
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GRADING AND DRAINAGE PLAN

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LEGEND

	PROPOSED	EXISTING
LIMIT OF CONSTRUCTION		
PROPERTY BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
PUBLIC SERVICE EASEMENT		
CURB AND GUTTER		
SIDEWALK		
STORM DRAIN LINE		
STORM DRAIN CLEAN OUT		
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
LARGE CURB INLET		
SUB-SURFACE INFILTRATION SYSTEM		
SEWER LATERAL WITH CLEANOUT		
SANITARY SEWER MANHOLE		
SANITARY SEWER MAIN		
WATER MAIN		
JOINT TRENCH		

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SITE & ARCHITECTURAL REVIEW
PLN 24-____
6821 SILVER CREEK ROAD
UTILITY PLAN

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PLN 24-____
6821 SILVER CREEK ROAD
UTILITY PLAN

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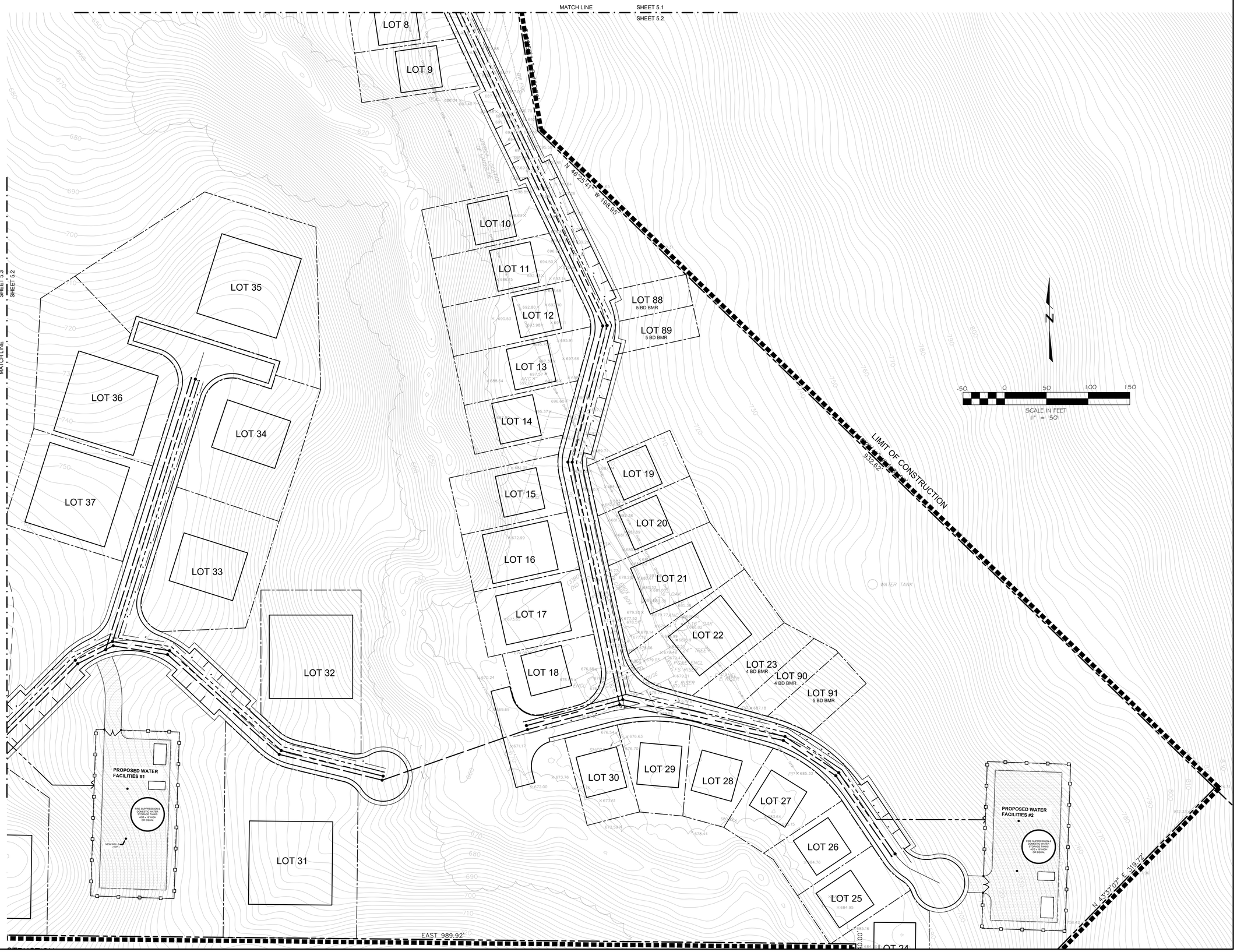
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UTILITY PLAN

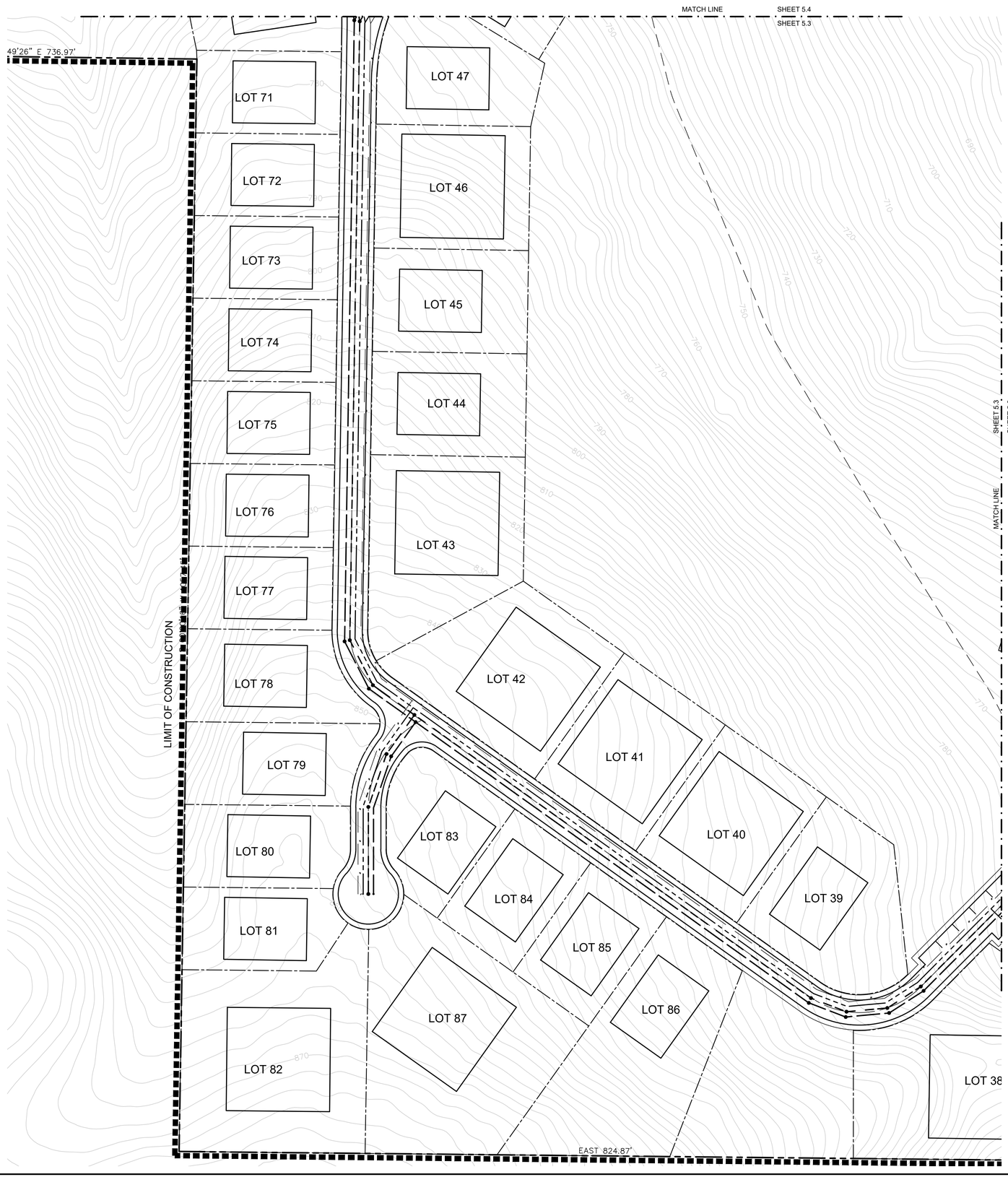
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SCALE IN FEET
1" = 50'

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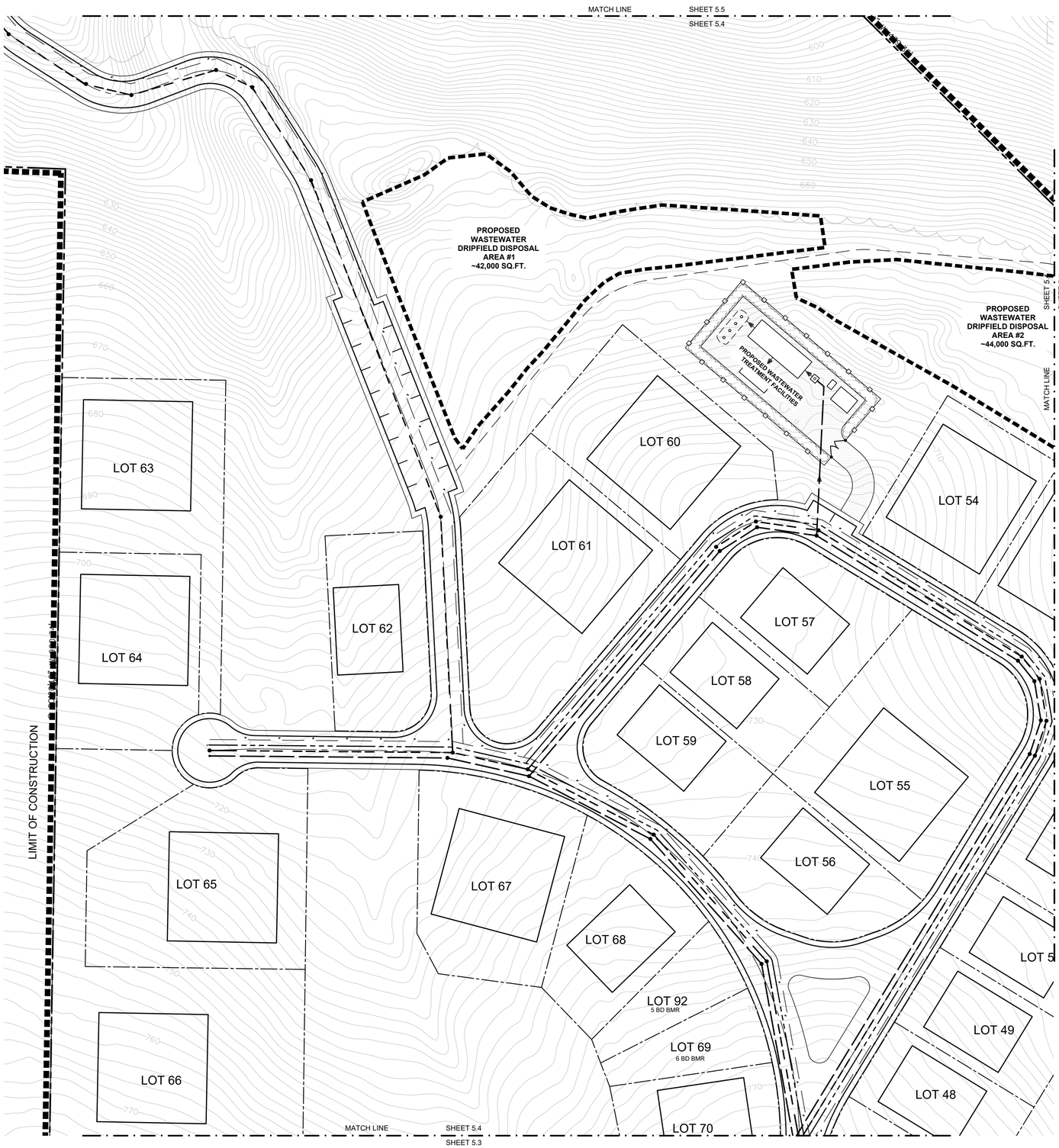
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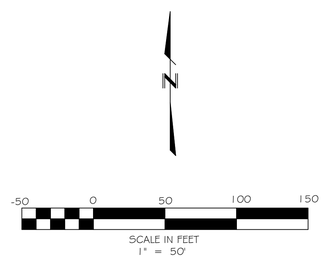
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UTILITY PLAN

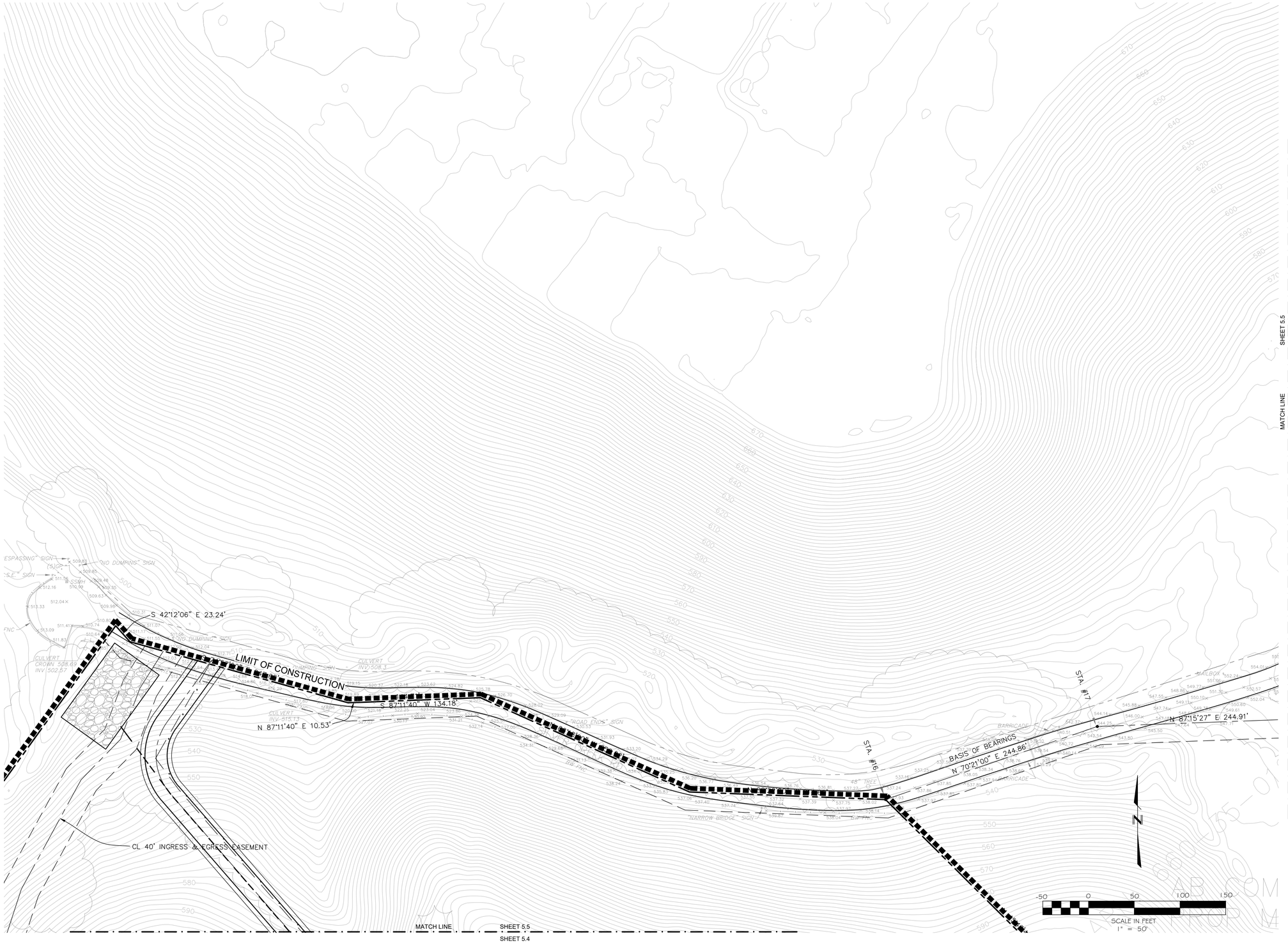
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UTILITY PLAN

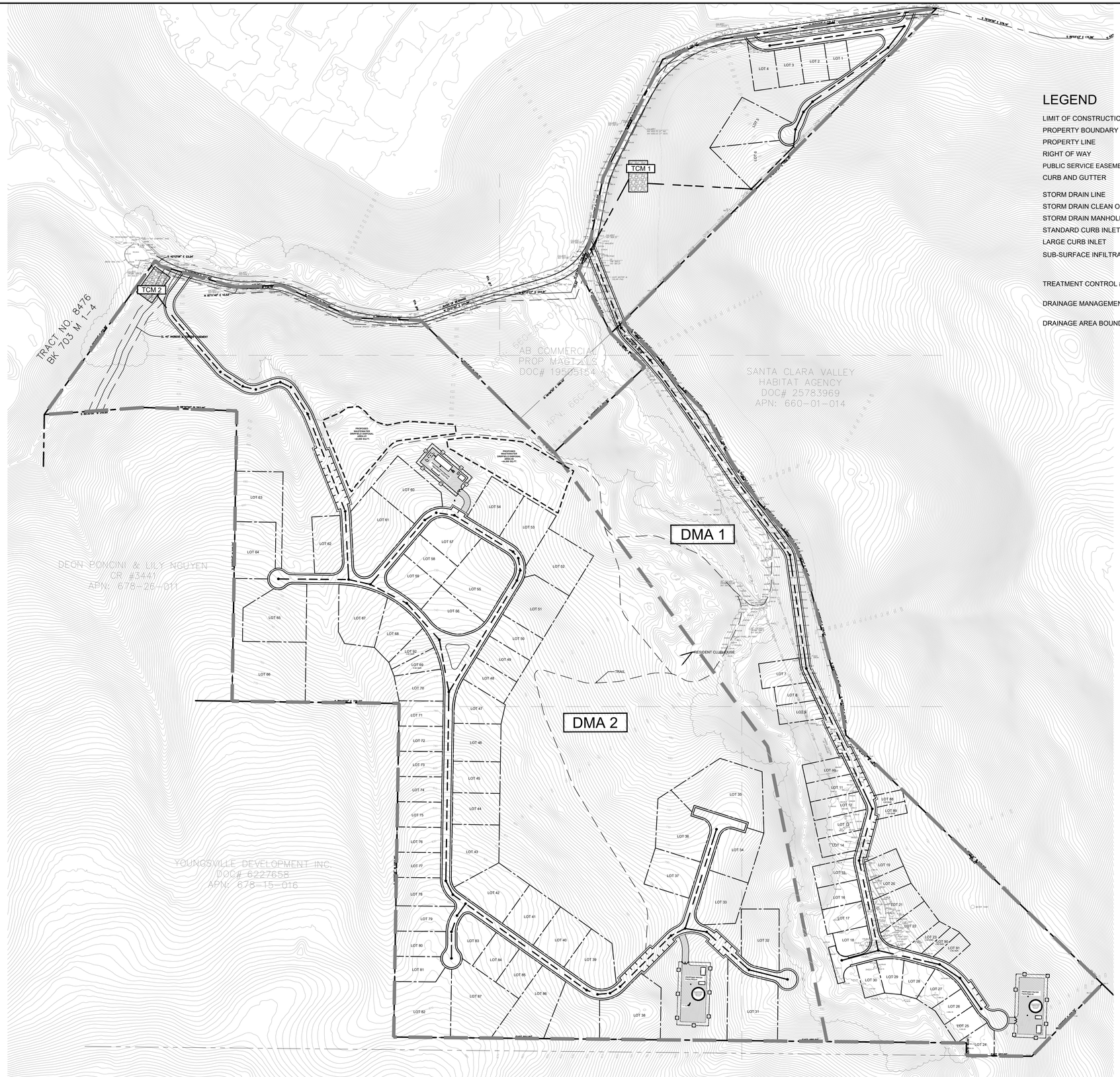
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LEGEND

	PROPOSED	EXISTING
LIMIT OF CONSTRUCTION		
PROPERTY BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
PUBLIC SERVICE EASEMENT		
CURB AND GUTTER		
STORM DRAIN LINE		
STORM DRAIN CLEAN OUT		
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
LARGE CURB INLET		
SUB-SURFACE INFILTRATION SYSTEM		
TREATMENT CONTROL #	TCM 1	
DRAINAGE MANAGEMENT AREA	DMA 1	
DRAINAGE AREA BOUNDARY		

N

-150 0 150 300 450

SCALE IN FEET
1" = 150'

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SITE & ARCHITECTURAL REVIEW
PLN 24-____
6821 SILVER CREEK ROAD
STORMWATER CONTROL PLAN

SAN JOSE CALIFORNIA

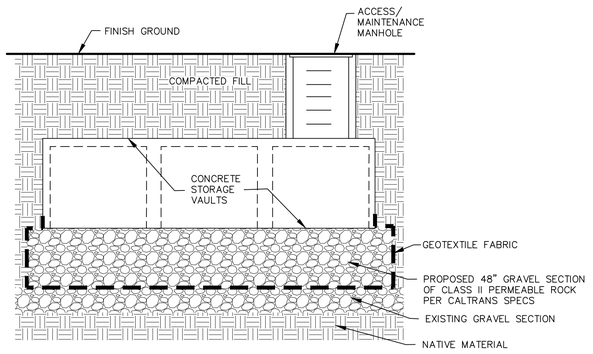
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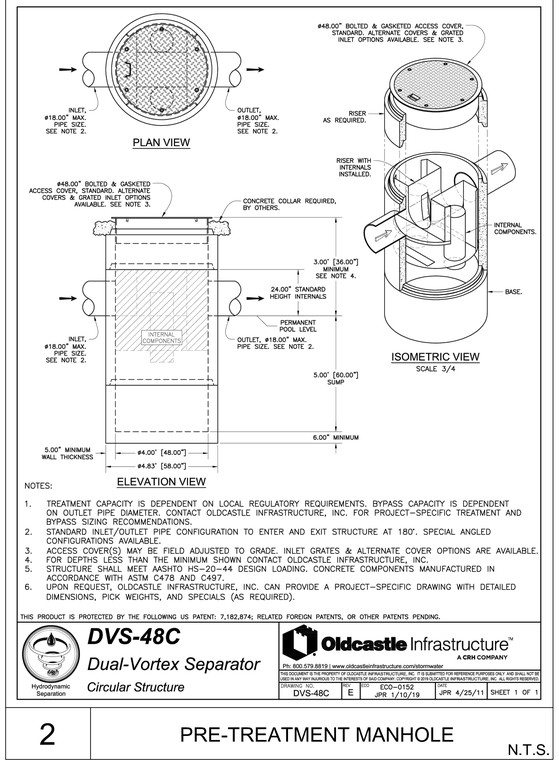
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DATE:	JULY 1, 2025
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1 SUB-SURFACE INFILTRATION SYSTEM (ONSITE TCM 1) N.T.S.



NOTES:

1. TREATMENT CAPACITY IS DEPENDENT ON LOCAL REGULATORY REQUIREMENTS. BYPASS CAPACITY IS DEPENDENT ON OUTLET PIPE DIAMETER. CONTACT OLDCASTLE INFRASTRUCTURE, INC. FOR PROJECT-SPECIFIC TREATMENT AND BYPASS SIZING RECOMMENDATIONS.
2. STANDARD INLET/OUTLET PIPE CONFIGURATION TO ENTER AND EXIT STRUCTURE AT 180°. SPECIAL ANGLED CONFIGURATIONS AVAILABLE.
3. ACCESS COVER(S) MAY BE FIELD ADJUSTED TO GRADE. INLET GRATES & ALTERNATE COVER OPTIONS ARE AVAILABLE.
4. FOR DEPTHS LESS THAN THE MINIMUM SHOWN CONTACT OLDCASTLE INFRASTRUCTURE, INC.
5. STRUCTURE SHALL MEET AASHTO HS-20-44 DESIGN LOADING. CONCRETE COMPONENTS MANUFACTURED IN ACCORDANCE WITH ASTM C478 AND C497.
6. UPON REQUEST, OLDCASTLE INFRASTRUCTURE, INC. CAN PROVIDE A PROJECT-SPECIFIC DRAWING WITH DETAILED DIMENSIONS, PICK WEIGHTS, AND SPECIALS (AS REQUIRED).

THIS PRODUCT IS PROTECTED BY THE FOLLOWING US PATENT: 7,182,874; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

DVS-48C
Dual-Vortex Separator
Circular Structure
Hydrodynamic Separation

Oldcastle Infrastructure™ A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

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DRAWING NO.	REV.	ECO	DATE	SHEET
DVS-48C	E	ECO-0152 JPR 1/10/19	JPR 4/25/11	SHEET 1 OF 1

2 PRE-TREATMENT MANHOLE N.T.S.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR SUBSURFACE INFILTRATION TRENCHES

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	MONITOR OBSERVATION WELL TO CONFIRM THAT THE SUBSURFACE INFILTRATION SYSTEM HAS DRAINED DURING DRY SEASON. IF INSPECTION INDICATES THAT THE SYSTEM IS PARTIALLY OR COMPLETELY CLOGGED, RESTORE TO DESIGN CONDITIONS.	ANNUALLY, DURING DRY SEASON
2	REMOVE OBSTRUCTIONS, DEBRIS AND TRASH NEAR INLET AND DISPOSE OF PROPERLY.	MONTHLY DURING WET SEASON, OR AS NEEDED AFTER STORM EVENTS
3	CHECK OBSERVATION WELL 2 TO 3 DAYS AFTER STORMS TO CONFIRM DRAINAGE. THE SUBSURFACE INFILTRATION SYSTEM SHOULD COMPLETELY DEWATER WITHIN 3 DAYS (PREFERRED) OR WITHIN 5 DAYS TO AVOID MOSQUITO PRODUCTION.	MONTHLY DURING WET SEASON, OR AS NEEDED AFTER STORM EVENTS
4	CHECK FOR EROSION AT INFLOW OR OVERFLOW STRUCTURES. REPAIR AS NECESSARY.	MONTHLY, OR AS NEEDED AFTER STORM EVENTS
5	INSPECT SUBSURFACE INFILTRATION SYSTEM USING THE ATTACHED INSPECTION CHECKLIST.	MONTHLY, OR AFTER LARGE STORM EVENTS, AND AFTER REMOVAL OF ACCUMULATED DEBRIS OR MATERIAL

2. Project Size

a. Total Site Area: 4,493,872 **(ft²)**

b. Total Land Area Disturbed During Construction: 1,733,714 **(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[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	863,329	863,329
d. Total off-site IA[3]	0		0	0	0
e. Total project IA	0	0	0	863,329	863,329
f. Total new and replaced IA			863,329		
Pervious Area (PA)[4]					
g. Total on-site PA	4,493,872				3,630,543
h. Total off-site PA[3]					
i. Total project PA	4,493,872				3,630,543
j. **Total Project Area (2.e.+2.i.)**	4,493,872				4,493,872

k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100%
0 %

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

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SITE & ARCHITECTURAL REVIEW
PLN 24-____
6821 SILVER CREEK ROAD
STORMWATER CONTROL DETAILS
SAN JOSE CALIFORNIA

NO	DATE	DESCRIPTION
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DRAWN BY:	GH/YC
REVIEWED BY:	VER

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VESTING TENTATIVE MAP
TRACT _____

GENERAL NOTES:

1. OWNER: SILVER CREEK VALLEY ESTATES
LLC1049 E SANTA CLARA STREET
SAN JOSE, CA 95116

2. CIVIL ENGINEER: YING CHEN, R.C.E. 94412
VER CONSULTANTS
1154 PARK AVE
SAN JOSE, CA 95126

3. ZONING: HS-HS-sr, AR

4. EXISTING USE: VACANT

5. PROPOSED USE: RESIDENTIAL

6. ASSESSORS PARCEL NUMBERS: 660-35-010, 660-35-013, 678-26-010, 678-26-012, 678-26-013, 678-26-014, 678-26-015,678-26-016,678-26-017

7. TOTAL SITE AREA: 103.1± ACRES

8. EXISTING LOTS: 9

9. PROPOSED LAND LOTS: 92

10. NUMBER OF RESIDENTIAL UNITS: 92 UNITS

11. GENERAL PLAN DESIGNATION: HILLSIDES, RANCHLANDS

12. ROADWAYS AND PARCELS: UNLESS OTHERWISE NOTED (I.E. PUBLIC) ALL ROADWAYS AND PARCELS ARE TO BE MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT.

13. FLOOD ZONE: ZONE D

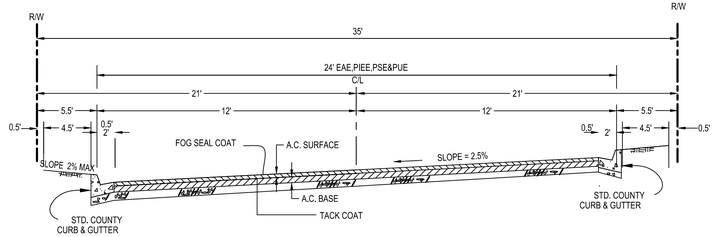
14. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUND TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.

15. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

16. ALL UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

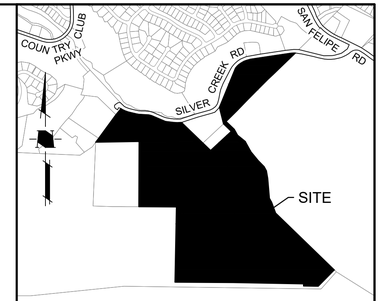
17. NEW EASEMENTS SHOWN HEREON ARE FOR INFORMATION PURPOSES. EASEMENTS WILL BE DEDICATED, AS NEEDED, ON THE FINAL MAP OR BY SEPARATE INSTRUMENT.

18. DEVELOPMENT WILL BE SUBJECT TO PROJECT CC&R's AND AGREEMENTS.



TYPICAL PROPOSED PRIVATE STREET SECTION 1

N.T.S.



VICINITY MAP

NOT TO SCALE

LEGEND

	PROPOSED	EXISTING
PROPERTY BOUNDARY	———	———
RIGHT OF WAY	———	
LOT LINE	——— – ———	
EASEMENT	– – – – – – – –	

ABBREVIATIONS

EAE	EMERGENCY ACCESS EASEMENT
PIEE	PRIVATE INGRESS & EGRESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT

TABLE OF CONTENTS

TM 1.0	**TITLE SHEET**
TM 2.0-TM 2.5	**SITE PLAN**

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VESTING TENTATIVE MAP
TRACT#_____
6821 SILVER CREEK ROAD
TITLE SHEET

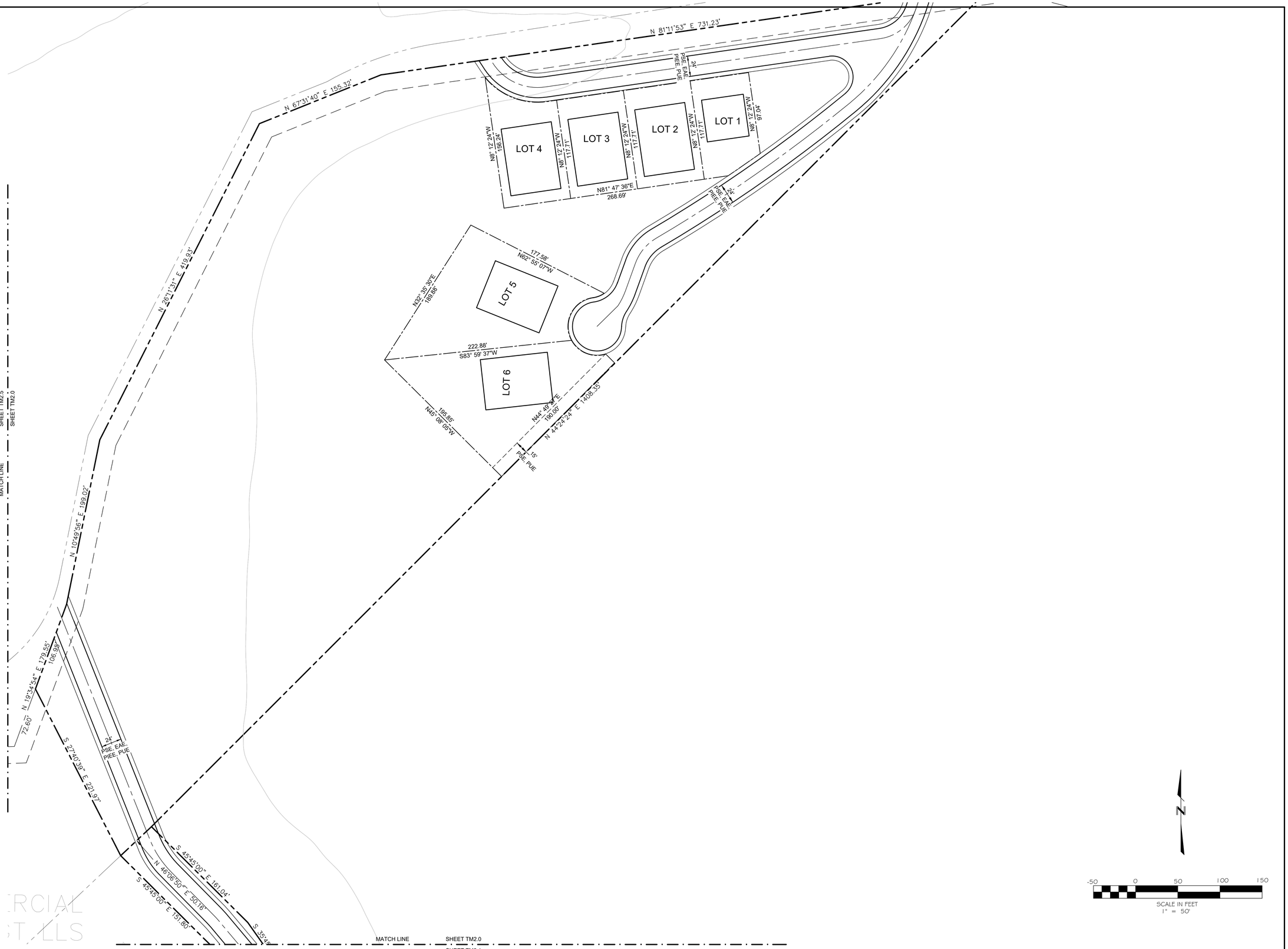
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TM2.0

MATCH LINE SHEET TM2.0 / SHEET TM2.1

SANTA CLARA VALLEY
HABITAT AGENCY
DOC# 25783969
APN: 660-01-014

S 45°00'00" E 138.60'

S 28°00'00" E 168.30'

S 34°46'34" E 159.64'

S 42°06'43" E 120.13'

S 35°03'01" E 65.74'

S 21°30'21" E 108.49'

S 15°28'42" E 279.53'

S 19°44'20" E 65.79'

24' PSE, EAE, PIEE, PUE

MATCH LINE SHEET TM2.4 / SHEET TM2.1

RESIDENT CLUBHOUSE

LOT 7

N81° 49' 35"E 130.03'

N8° 10' 25"W 80.00'

N81° 49' 35"E 142.70'

MATCH LINE SHEET TM3.1 / SHEET TM3.2

N

-50 0 50 100 150
SCALE IN FEET
1" = 50'

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VESTING TENTATIVE MAP
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SITE PLAN

SAN JOSE CALIFORNIA

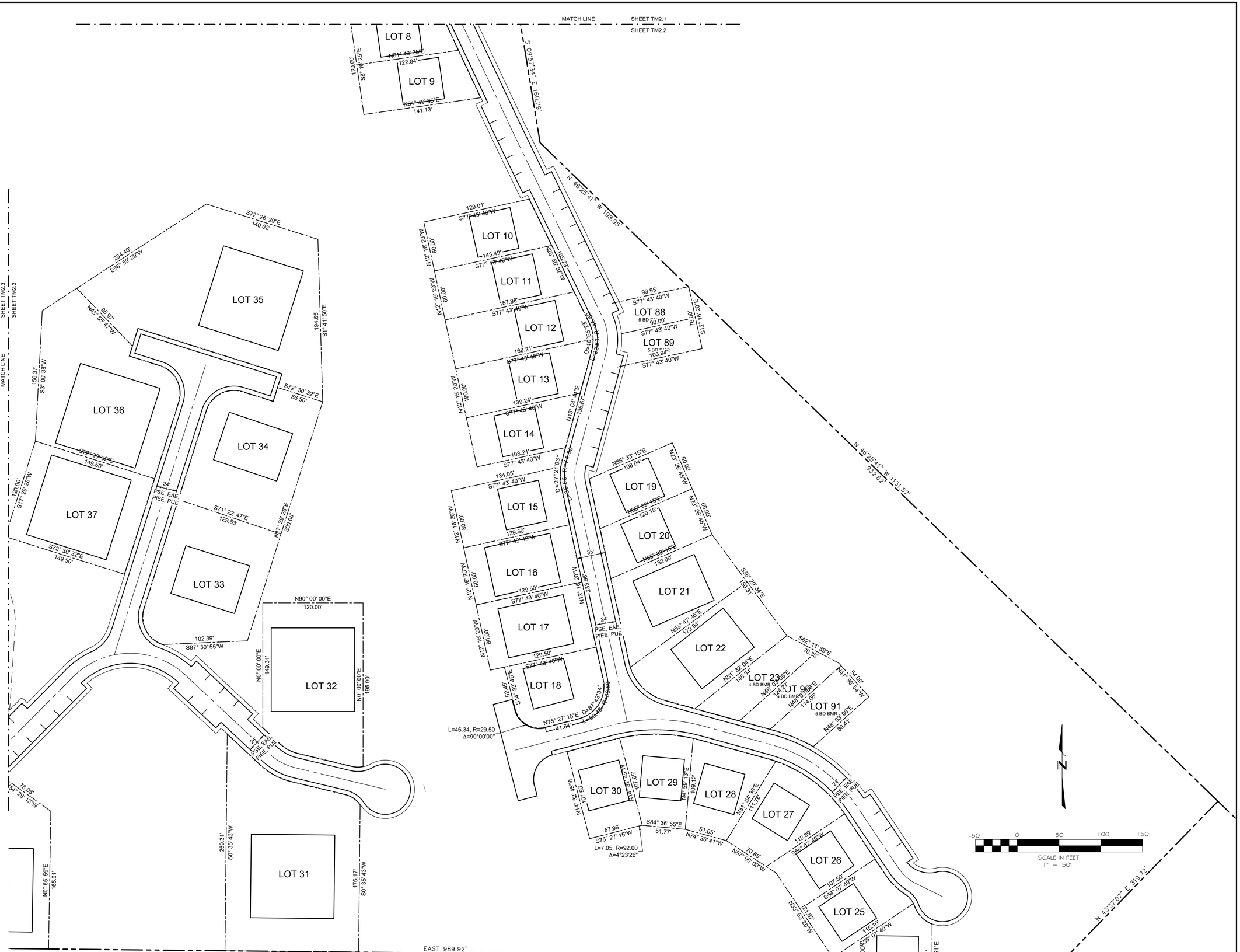
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TM2.1



VESTING TENTATIVE MAP
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SITE PLAN

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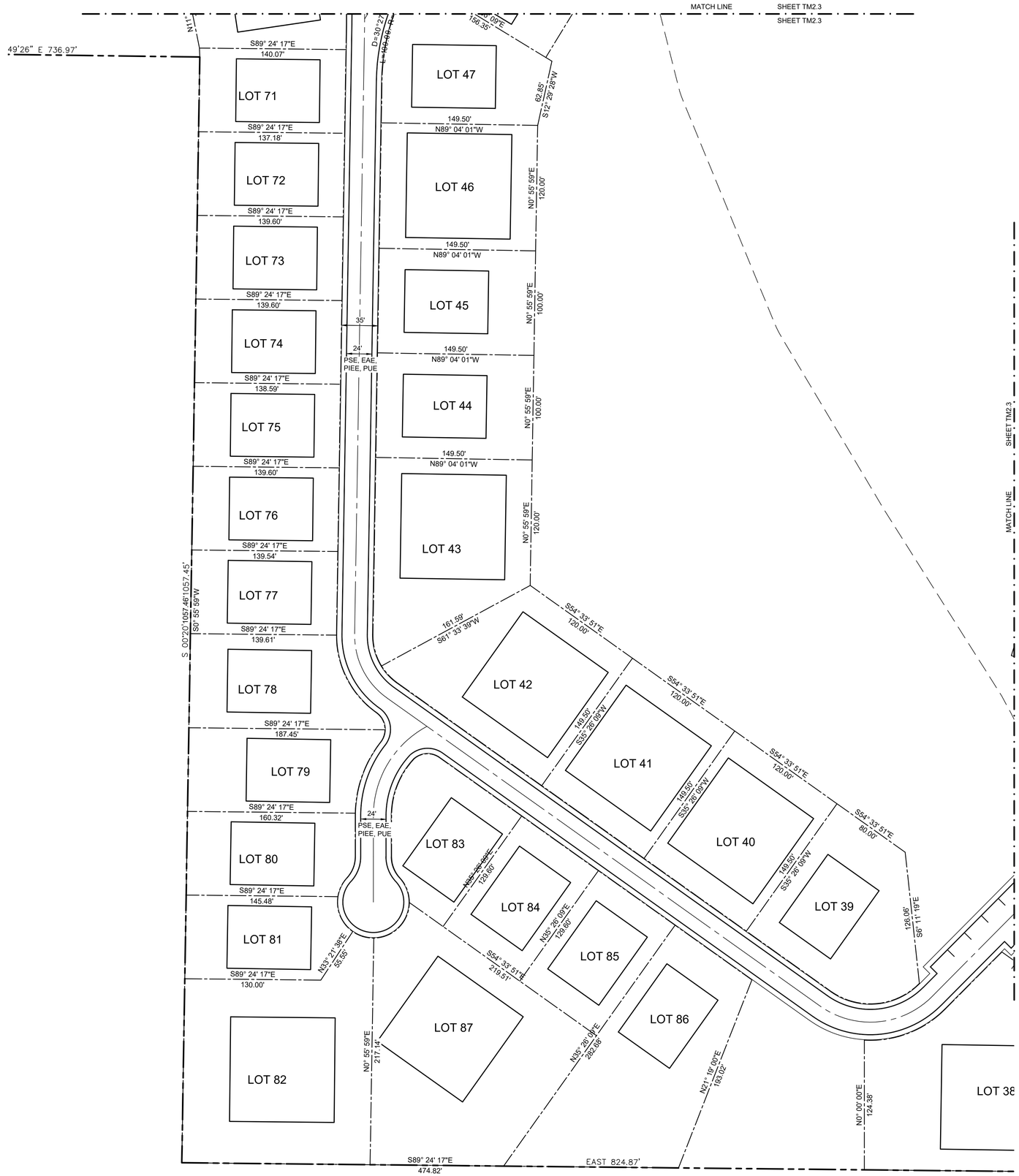
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REVISIONS

PROJECT:	2025.795
FILE:	2025.798 TM.DWG
DATE:	JUNE 25, 2025
SCALE:	AS SHOWN
DESIGNED BY:	VER
DRAWN BY:	GH/YC
REVIEWED BY:	VER

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VESTING TENTATIVE MAP
TRACT#_____
6821 SILVER CREEK ROAD
SITE PLAN

SAN JOSE

CALIFORNIA

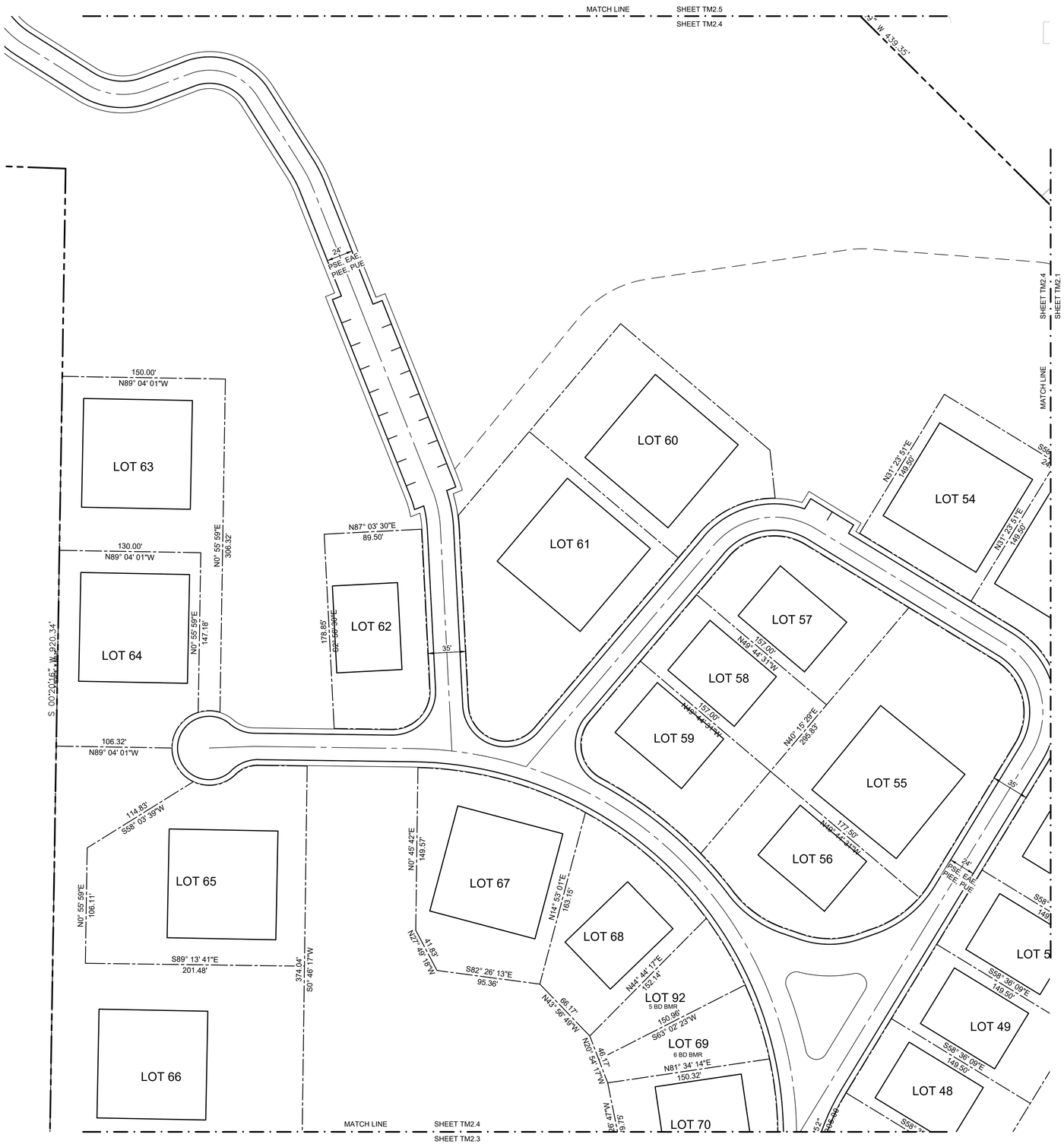
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VESTING TENTATIVE MAP TRACT#_____

6821 SILVER CREEK ROAD

SITE PLAN

SAN JOSE CALIFORNIA

NO	DATE	DESCRIPTION
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MATCH LINE — SHEET TM2.5 / SHEET TM2.0

S 42°12'06" E 23.24'

S 74°57'00" E 247.65'

144.71'
S 87°11'40" W 134.18'

N 87°11'40" E 10.53'

N 66°18'20" W 250.62'

N 88°22'00" W 214.65'

N 70°21'00" E 244.86'

N 87°15'27" E 244.91'

N 45°43'4

CL 40' INGRESS & EGRESS EASEMENT

24' PRIVATE ROAD PUE

SHEET TM2.5
SHEET TM2.4

N

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SCALE IN FEET
1" = 50'

660-35-01
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PROP M

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VESTING TENTATIVE MAP
TRACT#_____
6821 SILVER CREEK ROAD
SITE PLAN

SAN JOSE CALIFORNIA

NO	DATE	DESCRIPTION
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