P.C. Agenda: 06-23-10
Item: 3.c.

STAFF REPORT

PLANNING COMMISSION

FILE NO.: PDC08-065 **Submitted: November 21, 2008**

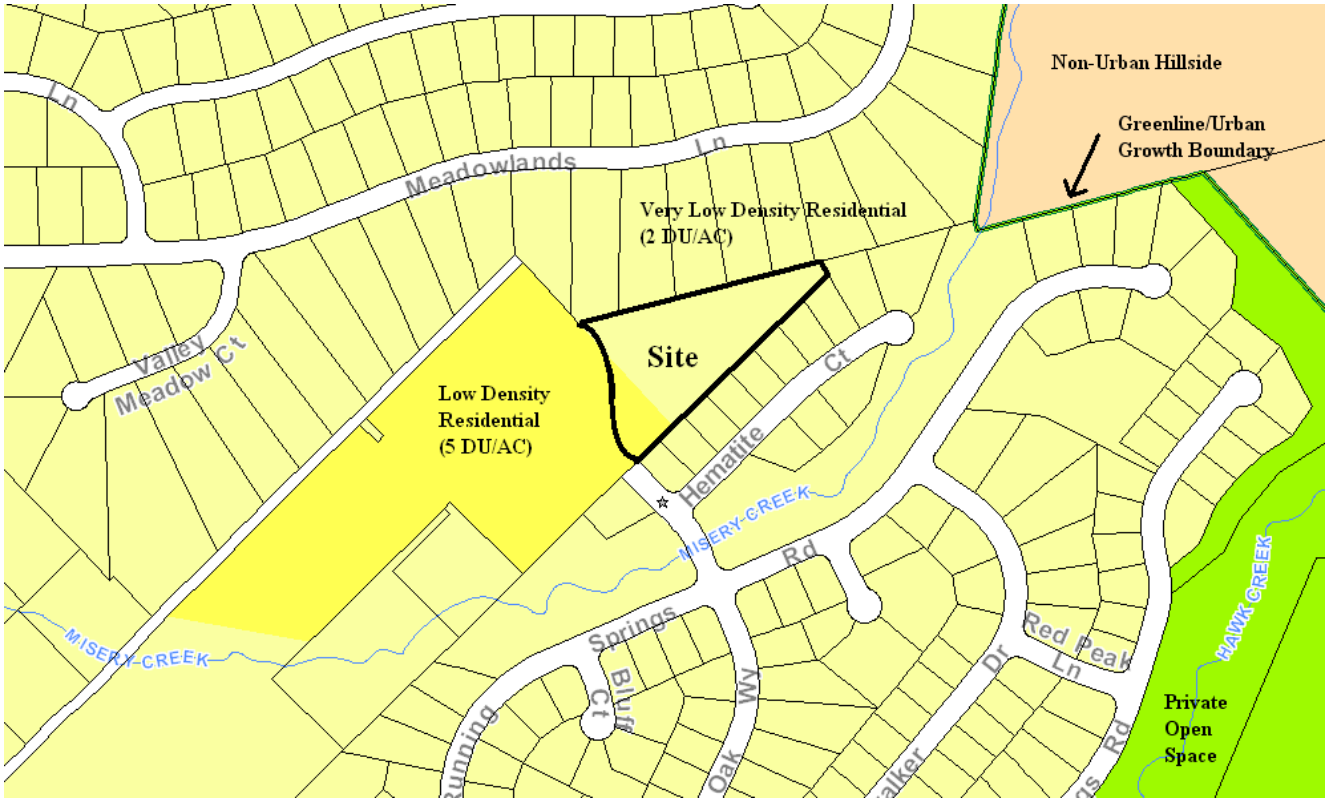
PROJECT DESCRIPTION:
A Planned Development Rezoning to allow for the development of three (3) new single-family detached residences in addition to an existing single-family detached residence on a 2.07 gross acre site.

LOCATION:
At the northern terminus of Grand Oak Way, approximately 250 feet northwest of Hematite Court.

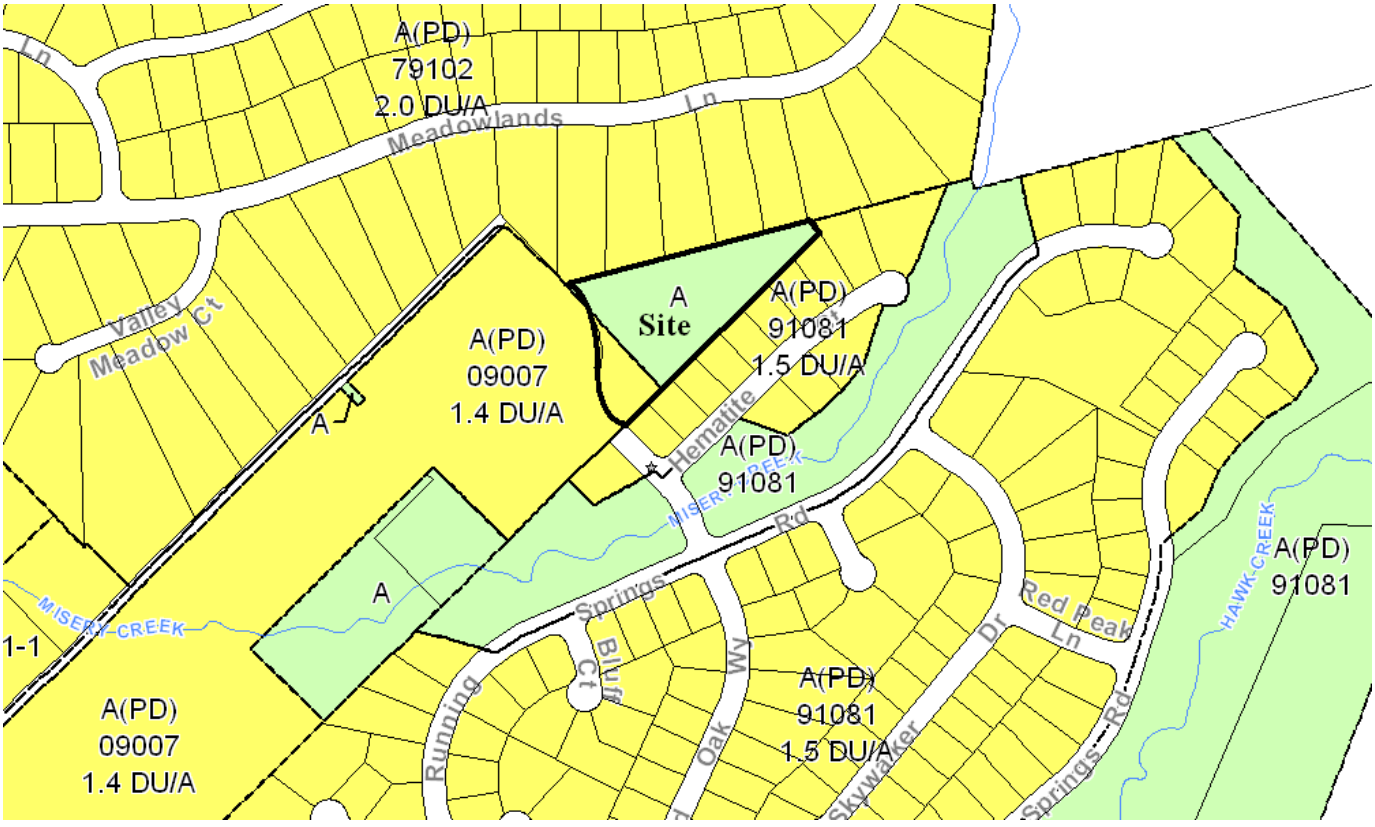
Existing Zoning	A Agriculture and A(PD) Planned Development
Proposed Zoning	A(PD) Planned Development
General Plan	Very Low Density Residential (2 DU/AC)
Council District	8
Annexation Date	July 8, 1992 (Evergreen No. 176)
SNI	NA
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	NA
Development Policy Area	Evergreen Development Policy

Aerial Map N

GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The proposed Planned Development Rezoning to allow for the development of three new single-family detached residential units in a flag lot configuration in addition to an existing single-family detached residence on the subject site is consistent with the goals and policies of the San Jose 2020 General Plan, specifically:
   a. The Housing Major Strategy, as the project will maximize the infill housing opportunity in a form that is compatible with the surrounding development pattern.
   b. Residential Land Use Policy No. 18, as the subject site is a large parcel surround by typical single-family residential lots and the project is a Planned Development rezoning and is consistent with the design criteria of Council Policy 6-19 Flag Lot Policy.
2. The project conforms to the Evergreen-East Hills Development Policy.

BACKGROUND & DESCRIPTION

The applicant is requesting to rezone the subject 2.07 gross acre site to allow for the development of three (3) new single-family detached residences in addition to an existing single-family detached residence in a flag lot configuration.

Site and Surrounding Uses

Currently, the subject site is developed with one single-family detached residence, which will remain. Uses surrounding the subject site include single-family detached residences to the north, east, and south. To the west of the site is a recently approved project that allows for the construction of 35 single-family detached residences and also provides for the extension of Grand Oak Way along the western property line of the subject site. The alignment of the extension of Grand Oak Way took into consideration the proposed project as such lot line adjustments were done in order to accommodate the new public street extension.

Currently, there is a 20 foot wide strip of property extending along the entire southern boundary of the subject site, which is part of a larger property located to the east of the subject site. The subject site does not have any property rights or easements on this 20 foot wide strip. However, the development standards do include a provision that should this strip of land be available for ingress and egress purposes for the subject site, that the driveway for the two flag lots should be relocated into this area.

ANALYSIS

The proposed rezoning was analyzed with respect to: 1) conformance with the San Jose 2020 General Plan, 2) conformance with the Flag Lot Policy, and 3) conformance with the Evergreen-East Hills Development Policy.

The proposed project includes lot sizes ranging from 14,192 square feet to 17,981 square feet and a one acre lot for the existing residence. It should be noted that the Residential Design Guidelines are technically not applicable to single-family development with lot sizes larger than 6,000 square feet. The project utilizes lot sizes, setbacks, and height limits that are comparable to other surrounding residential development.

The project proposes three custom lots and because they are custom lots there are no conceptual architectural or landscape plans at this time. For the future homes, the proposed development standards

include a provision that the architectural design of the houses conform to the standards of the Single-Family Design Guidelines.

General Plan Conformance

The subject 2.07 gross acre site has a San Jose 2020 General Plan land use designation of Very Low Density Residential (2 DU/AC) on 2.03 acres and Low Density Residential (5 DU/AC) on 0.04 acres. The Very Low Density Residential land use designation is typified by half-acre residential lots. In areas planned for this density the designation is based upon topographical and/or geologic considerations. The Low Density Residential land use designation is typified by 8,000 square foot lots and responds both to the need for slightly larger than normal lots to prevent excessive grading on slopes between five and fifteen percent and to the need to provide a variety of lot and house sizes within the City.

The proposed three new residential units plus one existing unit equals a density of 1.93 DU/AC consistent with the density of the Very Low Density Residential and Low Density Residential land use designations.

In addition, the proposed project on the subject site is consistent with the following General Plan policies as discussed in the following:

1. Housing Major Strategy: This strategy seeks to maximize housing opportunities on infill parcels already served by the City and to consider the addition of new residential lands only when the City is confident that urban services can be provided.

   The subject site is surrounded by existing single-family detached residences and an approved, but not yet constructed single-family detached development. The proposed residential project will allow for infill development within an urbanized area and will maximize the infill housing opportunity on the site and at the same time be compatible with the surrounding development pattern.

2. Neighborhood Identity Policy No. 3: Public and private development should be designed to improve the character of existing neighborhoods. Factors that cause instability or create urban barriers should be discouraged or removed.

   The existing neighborhood is comprised of lots ranging from approximately 7,400 square feet to one acre with one to two story single-family- detached homes. The subject site, given its size, is underutilized as it contains one single-family residence with a substantially large rear yard that is sandwiched between two single-family detached residential developments. The proposed single-family development on the subject site is compatible with the surrounding single-family residential developments by proposing lot sizes consistent with the area.

3. Residential Land Use Policy No. 18: New single-family flag lots are appropriate on hillside properties but otherwise, within flat land subdivisions, should be limited to the occasional large parcel, which is unique in its neighborhood. To strengthen the neighborhood preservation policies and objectives of the plan, the City Council has adopted a policy establishing criteria for the use of flag lots. See additional discussion under the section for "Flag Lot Policy".

   The subject site is a large parcel surround by single-family residential lots. There are no other flag lots within the surrounding area and only one other large lot that is underdeveloped, but will have public street frontage. The project is a Planned Development rezoning and will be designed in conformance with Council Policy 6-19 Flag Lot Policy.

Flag Lot Policy

The Flag Lot Policy specifically pertains to sites proposed for subdivision and that are flat land areas, and have a General Plan designation of Medium Low Density Residential (8.0 DU/AC) in established, predominantly single-family detached neighborhoods. Neighborhoods that may be appropriate for flag lot

development have uniformity of single-family lot sizes, but with an occasional and unique in its neighborhood, larger parcel, suitable for flag lot projects.

The subject property is not designated as Medium Low Density Residential (8.0 DU/AC), is gently sloping and is not located in a flat land area; therefore, this policy is not technically applicable. However, there are key elements of the policy that establish a good philosophical basis for any proposal that involves flag lots. These include provisions for, (1) sharing a common driveway so that landscaping on the existing street is not diminished to accommodate multiple driveways, (2) Driveways should have a minimum of 3 feet of landscaping on either side, (3) encouraging the placement of the rear house in a manner that will be visible from the existing street, rather that completely hidden behind another house for better visibility for guests and emergency vehicles, (4) guest parking shall be provided at each unit, (5) adequate vehicle turnaround shall be provided for each unit, (6) each unit shall have a front and rear yard, and (7) the project should provide large setbacks from adjacent houses to protect the privacy of adjacent private open areas. In the case of the proposed project, the proposed development standards have been designed with the above elements in mind.

Evergreen-East Hills Development Policy

The subject site is located within the Evergreen-East Hills Development Policy (EEHDP) area. A revised Policy was adopted on December 8, 2008 to change the traffic analysis methodology for managing the traffic congestion associated with near term development in the EEHDP area and promote development consistent with the General Plan goals. The updated EEHDP establishes a capacity for the development of up to 500 new residential units within the area. The pool of new residential units is divided up between small projects (35 units or less) and large projects (between 35 and 150 units). Units are withdrawn from the pool with the approval of a rezoning or development permit. The previous policy created a benefit assessment district which allocated units to specific parcels and not every undeveloped or underdeveloped parcel had a unit allocation. Under the old policy the subject site had no unit allocation. With the adoption of the new EEHDP the subject site now has the ability to develop additional residential units. The approval of the proposed Planned Development Rezoning will remove 3 residential units from the pool of 500 units as the existing house on the subject site is to remain and is not counted.

The EEHDP requires that new projects making use of the development pool capacity must:

- Further the Major Strategies, Goals and Policies of the City of San Jose General Plan. Although development must adhere to all applicable aspects of the General Plan, development policies which are particularly relevant to the topography and environment of the Evergreen-East Hills area include hillside development and riparian corridor protection policies.
- Conform to the City's Design Guidelines for Residential uses.
- Not require modification of the Urban Service Area or Urban Growth Boundary boundaries.
- Not create significant adverse effects upon the environment, including but not limited to; projects that must not require significant grading or other alteration of the natural environment.

As discussed in the General Plan Conformance section of this report, the project as proposed furthers the Housing Major Strategy and Residential Land Use Policies of the City of San Jose General Plan. The project does not require modification to the Urban Service Area or Urban Growth Boundary, and does not create a significant adverse effect upon the environment. Therefore, the proposed project is in conformance with the Evergreen-East Hills Development Policy.

In addition, under the EEHDP, the applicant will pay a Traffic Impact Fee (TIF) based on a fair-share contribution towards the cost of providing transportation improvements that directly mitigate the traffic impacts associated with the development.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15303(a), New Construction or Conversion of Small Structures, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended, in that the project will not have a significant adverse effect on the environment.

Section 15303(a) consists of the construction and location of limited numbers of new, small facilities or structures; including, one single-family residence, or a second dwelling unit in a residential zone, and in urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

PUBLIC OUTREACH/INTEREST

The property owners and occupants within a 1,000-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

Project Manager: Lesley Xavier **Approved by:** Jean Hamlett **Date:** 6-9-10

Owner/Applicant:	Attachments:
Kulwant and Barinder Sidhu 6776 San Felipe Road San Jose, CA 95135	Development Standards Plan Set

FILE NO. PDC08-065
DEVELOPMENT STANDARDS

In any cases where the graphic plans and text may differ, the text takes precedence.

USE/MAXIMUM NUMBER OF UNITS: 4 single-family detached units

MINIMUM LOT SIZE: 12,000 square feet

SETBACKS:

Lots Abutting a Public Street

- Front to building – 25 feet
- Front to porch – 15 feet
- Side – 10 feet
- Rear – 20 feet
- Rear to attached patio cover/trellis – 15 feet

Flag Lots

Lot 3 *(Front lot line is the southernmost property line)*

- 1st Floor Front to Building – 15 feet (measured from edge of private drive)
- 1st Floor Front to Porch – 10 feet (measured from edge of private drive)
- 2nd Floor Front to Building – 20 feet (measured from edge of private drive)
- Side – 10 feet
- 1st Floor Rear – 15 feet
- 2nd Floor Rear – 20 feet
- Rear to attached patio cover/trellis – 15 feet

Lot 4 *(front lot line is the approximate 51.5 foot long westernmost property line)*

- 1st Floor Front to Building – 15 feet (measured from edge of private drive)
- 1st Floor Front to Porch – 10 feet (measured from edge of private drive)
- 2nd Floor Front to Building – 20 feet (measured from edge of private drive)
- Side – 10 feet
- 1st Floor Rear – 15 feet
- 2nd Floor Rear – 20 feet
- Rear to attached patio cover/trellis – 15 feet

BUILDING HEIGHT:

- 30 feet/2 stories

PARKING REQUIREMENTS:

- Two covered parking spaces per unit, plus one additional off-lot space per unit located within 150 feet of each unit. Off-lot spaces can be provided as on-street parking and/or parking bays.

DRIVEWAYS:

- Driveway width for the units fronting a public street is to be 16 feet
- Private driveway to access flag lots shall have a width of 20 feet with no parking.

PRIVATE OPEN SPACE:

- Each unit shall have a front and rear yard.
- Rear yards shall be a minimum of 1,000 square feet.

ACCESSORY STRUCTURES/BUILDINGS:

- Permitted as of right, per Chapter 20.30, Part 5 Accessory Buildings and Structures, of the Zoning Ordinance, as amended.

LANDS OF BRUCE APN: 660-03-001

- Should the 20 foot wide strip of parcel number 660-03-001 along the southern boundary of the subject site become available for ingress and egress purposes for the subject site, the driveway for the two flag lots should be relocated into this area using the appropriate City process for review and approval.

SECONDARY UNITS:

- Second units are not permitted.

MINOR ARCHITECTURAL PROJECTIONS:

- Minor architectural projections such as, fireplaces and bay windows, may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20% of the building elevation length.

- Minor additions which conform to the above setbacks do not require approval of the Director of Planning, Building, and Code Enforcement.

ARCHITECTURAL DESIGN:

- The architectural design of the houses shall conform to the standards of the Single-Family Design Guidelines.

STREET IMPROVEMENTS:

- Grand Oak Way is proposed to be extended by the adjacent 22 single-family detached residential project (PD07-047) on the east side of San Felipe Road, approximately 700 feet northerly of Silver Creek. Prior to the construction of the adjacent site, there is no access through Grand Oak Way for Lots 2, 3, and 4 of this project. If the extension does not occur, this project is required to construct a minimum 20' wide private street to City standards that connects to Grand Oak Way along the entire project frontage (without parking on either side) with a 9' wide detached sidewalk along the project side of the street. This will require an easement/agreement from the owner of the adjacent 22 single-family detached residential project who currently owns the proposed future street right-of-way.

EXHIBIT "C"

GENERAL DEVELOPMENT PLAN

FOR UP TO 4 SINGLE FAMILY DETACHED RESIDENTIAL CUSTOM HOME LOTS

LANDS OF SIDHU

LOCATED NORTH OF GRAND OAK WAY

SIDHU - LAND DEVELOPER

TABLE OF CONTENTS

** These are custom lots, therefore, house plans and landscaping will be provided and approved before construction documents can be approved.

DEVELOPMENT SCHEDULE

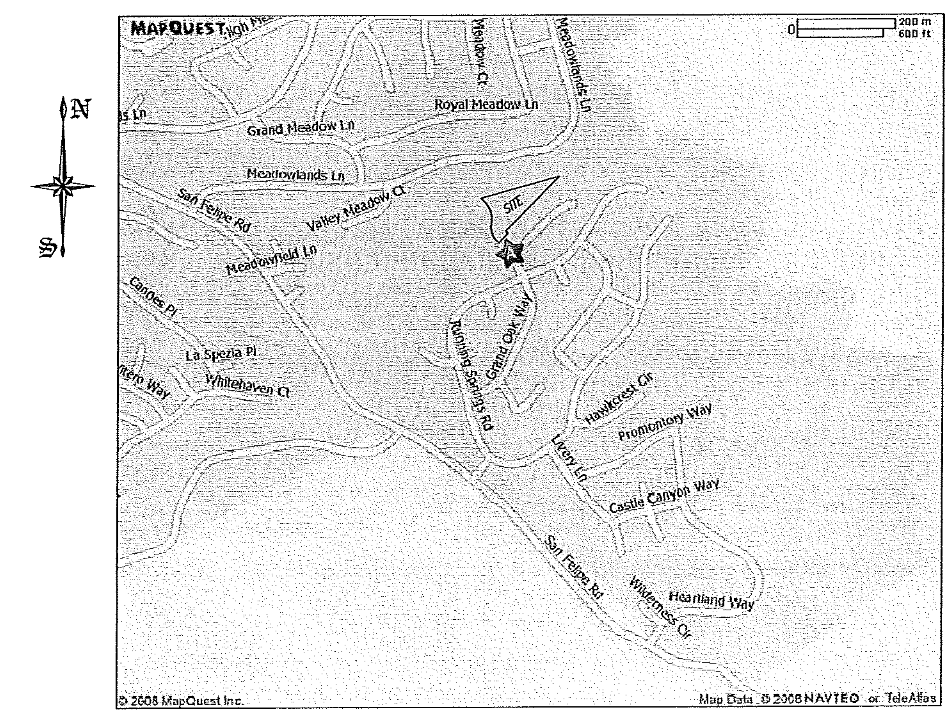
TIME OF COMMENCEMENT	APRIL 2010
TIME OF COMPLETION	APRIL 2011

STATEMENTS AND TABLES

SINGLE FAMILY DETACHED RESIDENTIAL

a. total acres of subject property gross	2.07 ± ac
public street dedication	0.00 ± ac
net	2.07 ± ac
b. total number of dwelling units	4 SFDR
c. total amount of floor space for: Single Family Detached Residental	0.30 ± ac
d. total amount of surface area for: driveway apron	0.02 ± ac
percentage of driveway apron	1.9 %
e. total number of off-street parking required (per RDG's):	2:1
provided	4 stalls
f. total footprint area of: buildings	0.20 ± ac
percentage of building footprint area	18.9 %
g. total private open space	0.60 ± ac
percentage of private open space area	56.6 %
h. total Ex. Single Family Detached Residential	1.01 ± ac
percentage of Ex. SFDR area	48.8 %
i. density net (4 units/2.07 ± ac)	1.9 du/ac

LOCATION MAP



PDC 08-065

COVER SHEET
LANDS OF SIDHU
NORTH OF GRAND OAK WAY
SAN JOSE, CALIFORNIA

SUPERVISED BY
REGISTERED CIVIL ENGINEER NO. 14218
EXPIRES 3/31/07

Charles W. Davidson Co.
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255 W. JULIAN ST. #200 SAN JOSE, CA 95110-2406
TEL. (408) 295-9162 FAX (408) 993-1511

DATE	JUNE 2, 2010
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REVISIONS | DATE

JOB NO. 1777

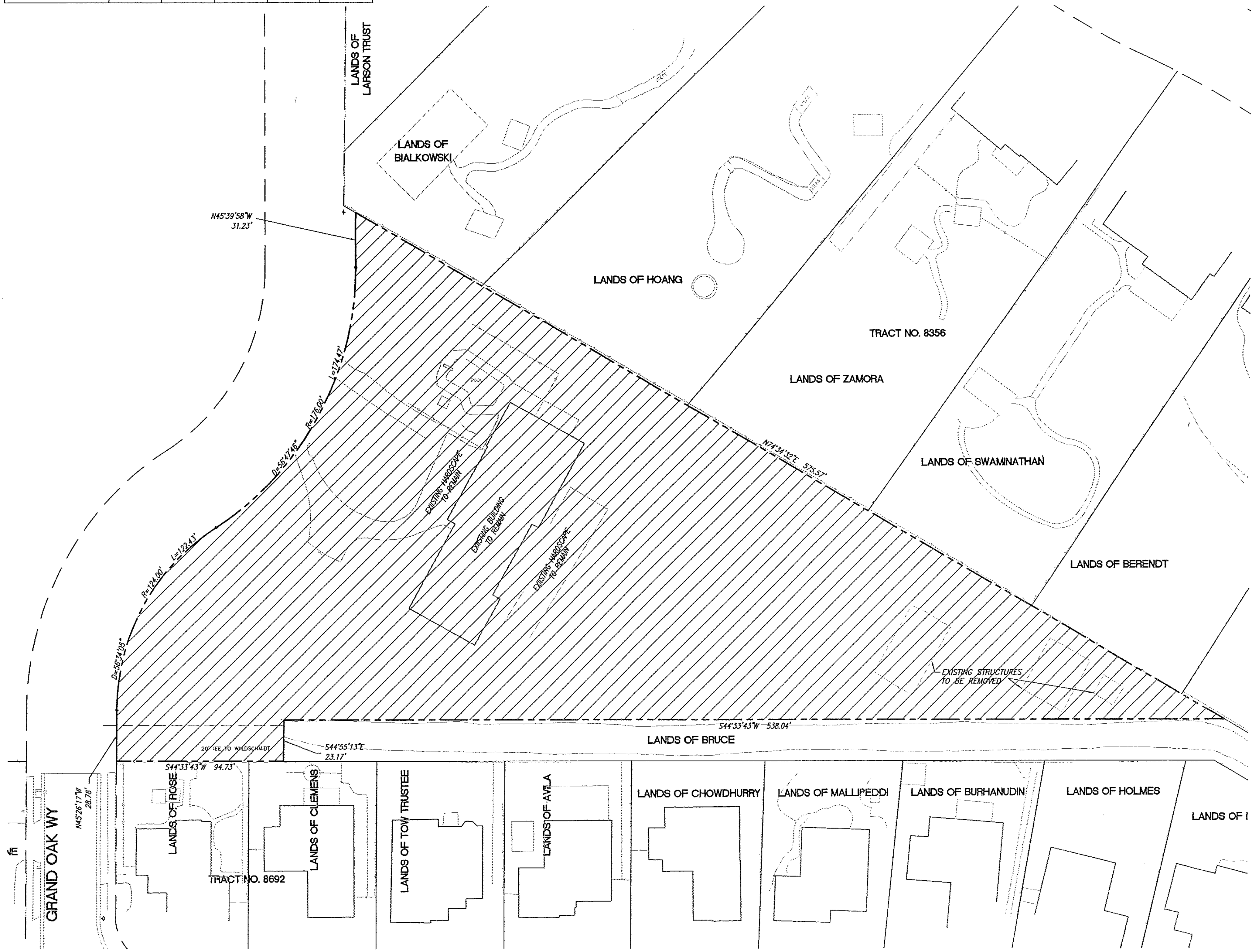
SHEET 1 OF 8

LAND USE TABLE

SYMBOL	USE	AREA	INTENSITY	ON SITE PARKING	NO. OF UNITS	NET DENSITY
(hatched)	SIN FAM DET RES	1.06	51.2	2:1	3	2.8
	PRIVATE DRIVE	(0.24)	(22.6)			
	APRON SPACE	(0.02)	(1.9)			
	BUILDING	(0.20)	(18.9)			
	PVT OPEN SPACE	(0.60)	(56.6)			
(hatched)	EX SIN FAM DET RES	1.01	48.8	2:1	1	1.0
	TOTAL	2.07 AC.	100%	2:1	4	1.9

BOUNDARY OF PD ZONING
GROSS AREA = 2.07± AC; NET AREA = 1.06± AC
APN 497-35-001

GRAPHIC SCALE 1" = 30'



LAND USE PLAN
LANDS OF SIDHU
NORTH OF GRAND OAK WAY
SAN JOSE, CALIFORNIA

Charles W. Davidson Co.
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS

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SHEET 2.1

PDC 08-065

PDC 08-065

LAND USE PLAN - NOTES
LANDS OF SIDHU
NORTH OF GRAND OAK WAY
SAN JOSE, CALIFORNIA

SUPERVISED BY

REGISTERED CIVIL ENGINEER NO. 14218
EXPIRES 3/31/07

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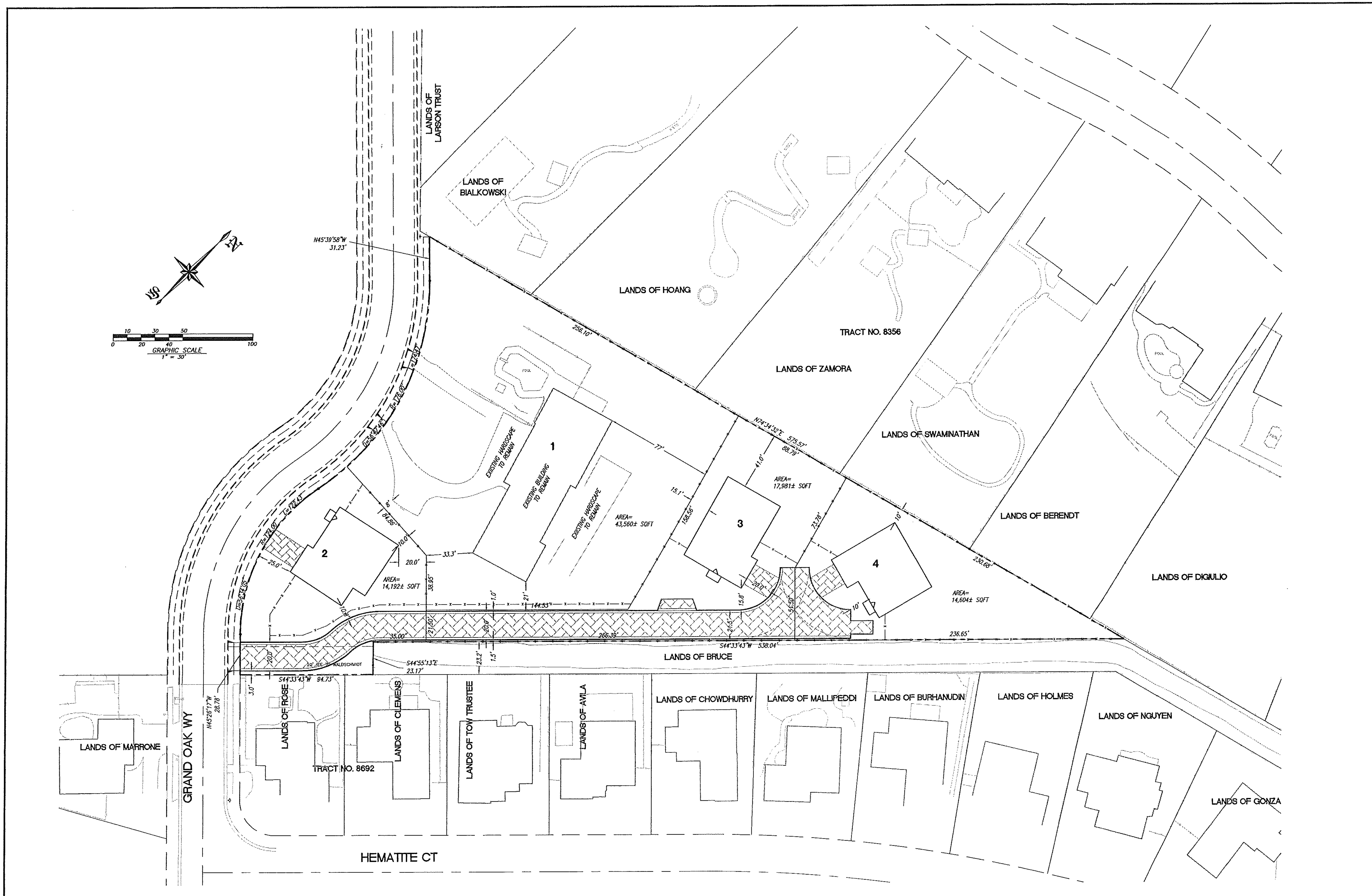
SHEET 2.2 OF



NOTE: HOUSE PLANS PLOTTED ARE SHOWN FOR SETBACK AND DRIVEWAY LOCATION PURPOSES ONLY. FINAL HOUSE MIX SHALL BE DETERMINED AT THE BUILDING PERMIT STAGE.

PDC 08-065

CONCEPTUAL SITE PLAN
LANDS OF SIDHU
NORTH OF GRAND OAK WAY
SAN JOSE, CALIFORNIA

SUPERVISED BY
REGISTERED CIVIL ENGINEER NO. 14218
EXPIRES 3/31/07

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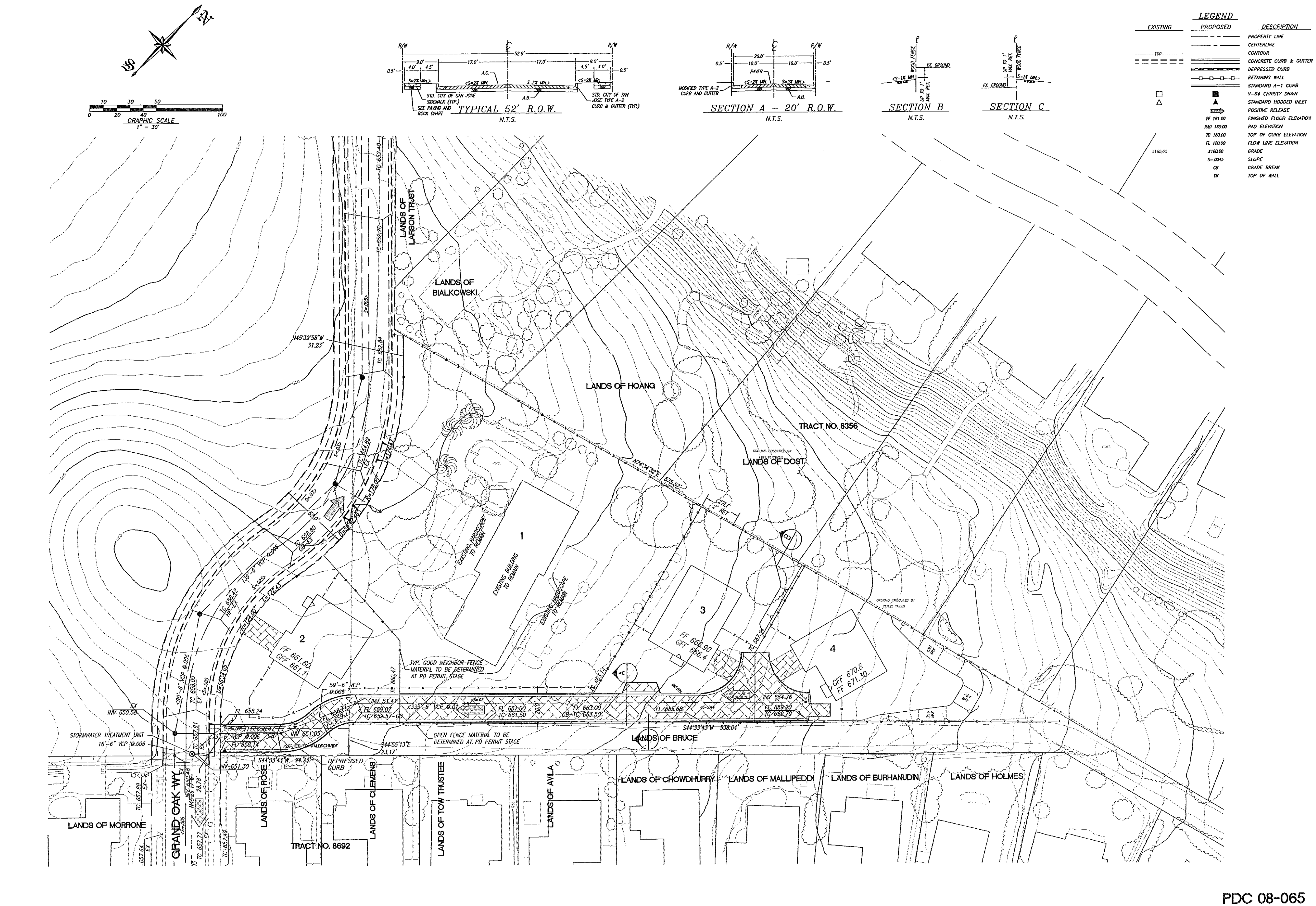
SHEET 3 OF



PDC 08-065

CONCEPTUAL GRADING & DRAINAGE PLAN
LANDS OF SIDHU
NORTH OF GRAND OAK WAY
SAN JOSE, CALIFORNIA

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DATE	JUNE 2, 2010
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JOB NO. 1777
SHEET 4.1
OF

PROJECT INFORMATION:

Soil Types: Alluvial-filled Santa Clara Valley at the foot of the Mt. Hamilton Range underlain by Pleistocene-aged alleviol fan deposits & Quatenary alluvium composed of fine grain sand and silt with minor gravel.

Ground water Depth: Approx. 7' below the ground surface.

100 year flood elevation: A

Name & location of receiving water body: Thompson Creek South of the site

POLLUTANTS AND POLLUTANT SOURCE AREAS:

SEDIMENT: roads, parking areas and roofs

The main component of total suspended solids (TSS), and is detrimental to aquatic life. They also transport pollutants such as trace metal, nutrients, and hydrocarbons that attach to each particle.

ORGANIC COMPOUNDS: automotive fluids, pesticides and fertilizers

Organic compounds often attach to soil particles

NUTRIENTS: organic litter, fertilizers, and sediment.

Nutrients include nitrogen, phosphorus and other organic compounds. Excess nutrients impact creek health and impair use of water in water supply sources by promoting excessive growth of algae or vegetation.

METALS: motor vehicles, roofing and construction materials and chemicals.

Trace metals such as copper, lead, cadmium, chromium, nickel and zinc can be toxic to aquatic organisms and, in accumulated quantities, can contaminate drinking water supplies.

OIL & GREASE: motor vehicles.

Oil & grease act as carriers for heavy metals and contain hydrocarbon comp8ounds, which even at low concentrations may be toxic to aquatic organisms.

STORMWATER TREATMENT SUMMARY

The infill site will be designed to Minimize the Directly Connected Impervious Area (DCIA). The downspouts will not be directly connected to the storm sewer system and will be directed into the landscope areas. As per the 50% rule the "intervening pervious areas receiving runoff (p) must be at least one half the size of impervious surface areas generating runoff (i). p > or = $\frac{1}{2}$ i." This area is to remain a minimum of 90% pervious area. Landscape plans for planting details will be submitted at the PD Permit stage.

The CC&R's will not allow homeowners to build impervious areas over the landscaping and will only allow pervious surfaces such as pervious pavers or wood decks as outdoor living areas.

The private driveway will be built with concrete pervious pavers. (See Concrete Paver Detail, Landscape Plans will show paver details.)

This will maximize the opportunity for the runoff to be cleaned before it enters the collection system.

These measures will be maintained by the home owners via a private homowners agreement.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CENTERLINE
100		CONTOUR
		CONCRETE CURB & GUTTER
		DEPRESSED CURB
		RETAINING WALL
		VERTICAL CURB
□		V-64 CHRISTY DRAIN
△	▲	STANDARD HOODED INLET
		POSITIVE RELEASE
	FF 161.00	FINISHED FLOOR ELEVATION
	PAD 160.00	PAD ELEVATION
	TC 160.00	TOP OF CURB ELEVATION
	FL 160.00	FLOW LINE ELEVATION
3160.00	X160.00	GRADE
	S=.004>	SLOPE
	GB	GRADE BREAK
	TW	TOP OF WALL
	LA	LANDSCAPE AREA
	RA	ROOF AREA
	HA	HARDSCAPE AREA
	PA	PAVER AREA
		CONCRETE PAVERS
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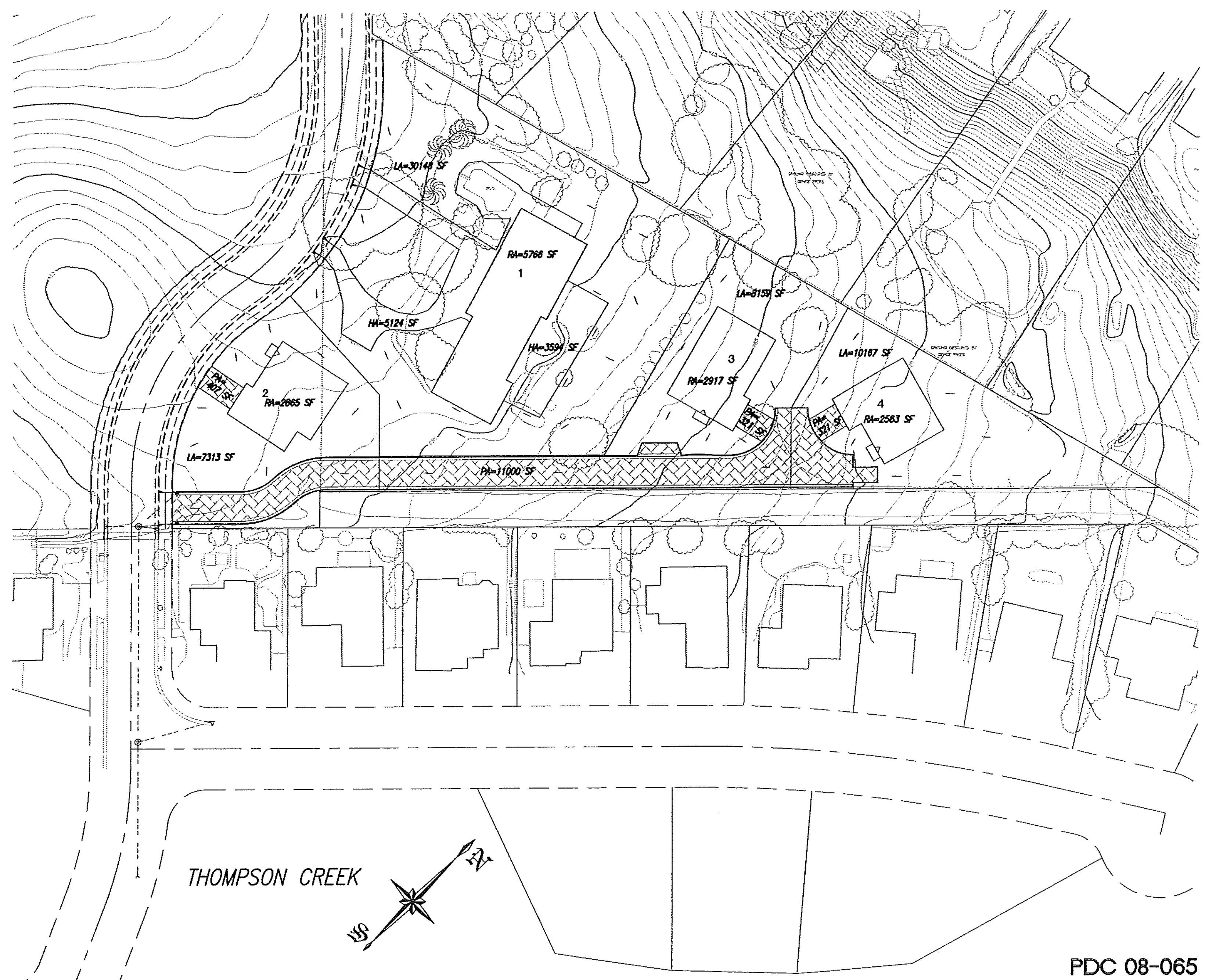

PDC 08-065

DATE	
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SUPERVISED BY

REGISTERED CIVIL ENGINEER NO. 14218
EXPIRES 3/31/07

CONCEPTUAL STORM WATER TREATMENT PLAN
LANDS OF SIDHU
NORTH OF GRAND OAK WAY
SAN JOSE, CALIFORNIA

JOB NO. 1777

SHEET 4.2

OF

Pervious Pavement

Operations & Maintenance Plan

Pervious pavement is a permeable pavement surface with an underlying stone reservoir that temporarily stores surface runoff before infiltrating into the subsoil or being collected in underlying drain pipes and being discharged off-site. There are many types of pervious pavement including plastic rings planted with grass, stone or concrete blocks with pore spaces backfilled with gravel or sand, porous asphalt, and porous concrete. Pervious pavement accepts only precipitation, not stormwater runoff. All facility components, vegetation, and source controls shall be inspected for proper operations and structural stability, at a minimum, quarterly for the first 2 years from the date of installation, 2 times per year thereafter, and within 48 hours after each major storm event. The facility owner must keep a log, recording all inspection dates, observations, and maintenance activities. The following items shall be inspected and maintained as stated:

Surface: In most pervious pavement design, the pavement itself acts as pretreatment to the stone reservoir below. The surface shall be kept clean and free of leaves, debris, and sediment. The surface shall not be overlaid with an impermeable paving surface

- Regular sweeping shall be implemented for porous asphalt or concrete systems.

Overflows or Emergency Spillways are used in the event that the facility's infiltration capacity is exceeded. Overflow devices shall be inspected for obstructions or debris, which shall be removed upon discovery Overflow or emergency spillways shall be capable of transporting high flows of stormwater to an approved stormwater receiving system.

- Sources of erosion damage shall be identified and controlled when native soil is exposed near the overflow structure.

Vegetation (where applicable) shall be healthy and dense enough to provide filtering while protecting underlying soils from erosion. Vegetation, such as trees and shrubs, should not be located in or around the pervious pavement because roots from trees can penetrate the pavement, and leaves from deciduous trees and shrubs can increase the risk of clogging the surface.

- Vegetation and large shrubs/trees that limit access or interfere with porous pavement operation shall be pruned.
- Fallen leaves and debris from deciduous plant foliage shall be raked and removed.
- Poisonous, nuisance, dead or odor producing vegetation shall be removed immediately.
- Grass shall be mowed to less than four inches and grass clippings shall be bagged and removed.
- Irrigation shall be provided as needed.

Source Control measures prevent pollutants from mixing with stormwater. Typical non-structural control measures include raking and removing leaves, street sweeping, vacuum sweeping, limited and controlled application of pesticides and fertilizers, and other good house keeping practices.

Spill Prevention measures shall be exercised when handling substances that can contaminate stormwater. A spill prevention plan shall be implemented at all non-residential sites and in areas where there is likelihood of spills from hazardous materials. However, virtually all sites, including residential and commercial, present potential danger from spills. All homes contain a wide variety of toxic materials including gasoline for lawn mowers, antifreeze for cars, solvents, pesticides, and cleaning aids that can adversely affect storm water if spilled. It is important to exercise caution when handling substances that can contaminate stormwater. Releases of pollutants shall be corrected as soon as identified.

Training and/or written guidance information for operating and maintaining pervious pavement shall be provided to all property owners and tenants. A copy of the O&M Plan shall be provided to all property owners and tenants.

Access to the pervious pavement shall be safe and efficient. Egress and ingress routes shall be maintained to design standards. Roadways shall be maintained to accommodate size and weight of vehicles, if applicable.

Obstacles preventing maintenance personnel and/or equipment access to the porous pavement shall be removed.

Gravel or ground cover shall be added if erosion occurs, e.g., due to vehicular or pedestrian traffic.

Debris and Litter shall be removed to prevent clogging.

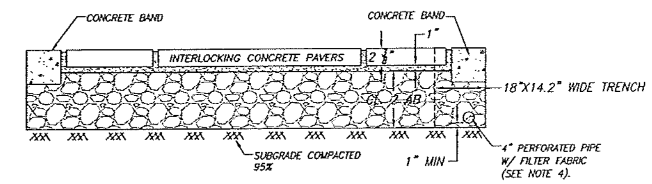
Stormwater Management Manual — Page 3-17
Eugene 2008

Pervious and Impervious Surfaces Comparison

Site (+/-acres):	2.07
Site (+/-sq.ft.):	90,337

	Existing (+/-sq.ft.)	%	Proposed (+/-sq.ft.)	%	Difference (+/-sq.ft.)	%
Building Footprint(s)	8,360	9%	17,072	19%	8,712	10%
Public Streets	0	0%	0	0%	0	0%
Parking/Private Drive (paved)	3,460	4%	13,914	15%	10,454	12%
Sidewalks, Patios, Paths, etc	6,483	7%	7,354	8%	871	1%
Landscaping	72,034	80%	51,997	58%	-20,037	-22%
Total	**90,337**	**100%**	**90,337**	**100%**	**0**	**0%**

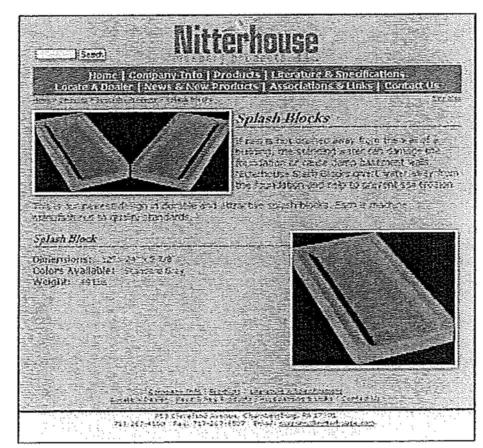
Impervious Surfaces	18,303	20%	38,340	42%	20,037	22%
Pervious Surfaces	72,034	80%	51,997	58%	-20,037	-22%
Total	**90,337**	**100%**	**90,337**	**100%**	**0**	**0%**



NOTES:
1. INSTALL PAVERS PER MANUFACTURER RECOMMENDATIONS.
2. REFER TO LANDSCAPE PLANS FOR DETAILS & SPECS OF CONCRETE PAVERS.
3. REFER TO GEOTECHNICAL ENGINEERS' CONCRETE PAVEMENT RECOMMENDATIONS.
4. IF PERFORATED PIPE IS REQUIRED, IT SHALL BE INSTALLED AT THE DOWNHILL EDGE OF PAVER AREA AND SHALL BE CONNECTED TO THE NEAREST STORM MANHOLE OR INLET WITH SOLID PIPE. REFER TO GEOTECHNICAL AND MANUFACTURER FOR RECCOMENDATIONS.
5. REFER TO GEOTECHNICAL ENGINEER FOR A.B. THICKNESS. AT A MINIMUM USE FOR MAIN DRIVEWAY: 8" A.B. & FOR DRIVEWAYS: 6" A.B.

CONCRETE PAVERS DETAIL

N.T.S.

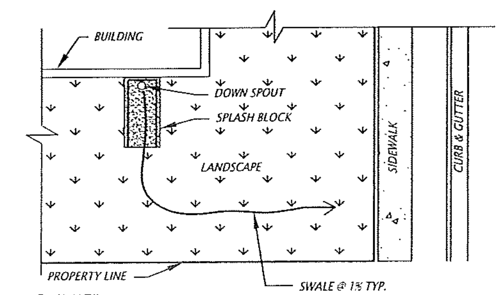


SPLASH BLOCK IMAGE

NOTES:

1. SPLASH BLOCKS SHALL BE LOCATED UNDER ALL BUILDING DOWNSPOUTS.

2. SWALE SHALL RUN FROM SPLASH BLOCK AWAY FROM BUILDING TO AREA DRAIN. MIN. SWALE SLOPE 0.5%, TYPICAL SWALE SLOPE 1%.



PLAN VIEW

SPLASH BLOCK

NTS

PDC 08-065

CONCEPTUAL STORM WATER TREATMENT PLAN
LANDS OF SIDHU
NORTH OF GRAND OAK WAY
SAN JOSE, CALIFORNIA

SUPERVISED BY
REGISTERED CIVIL ENGINEER NO. 14218

Charles W. Davidson Co.
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
255 W. JULIAN ST. #200 SAN JOSE, CA 95110-2408
TEL. (408) 295-9162 FAX (408) 993-1511

DATE	JUNE 2, 2010
SCALE	1" = 40'
DRAWN BY	MHF
CHECKED BY	

REVISIONS — DATE

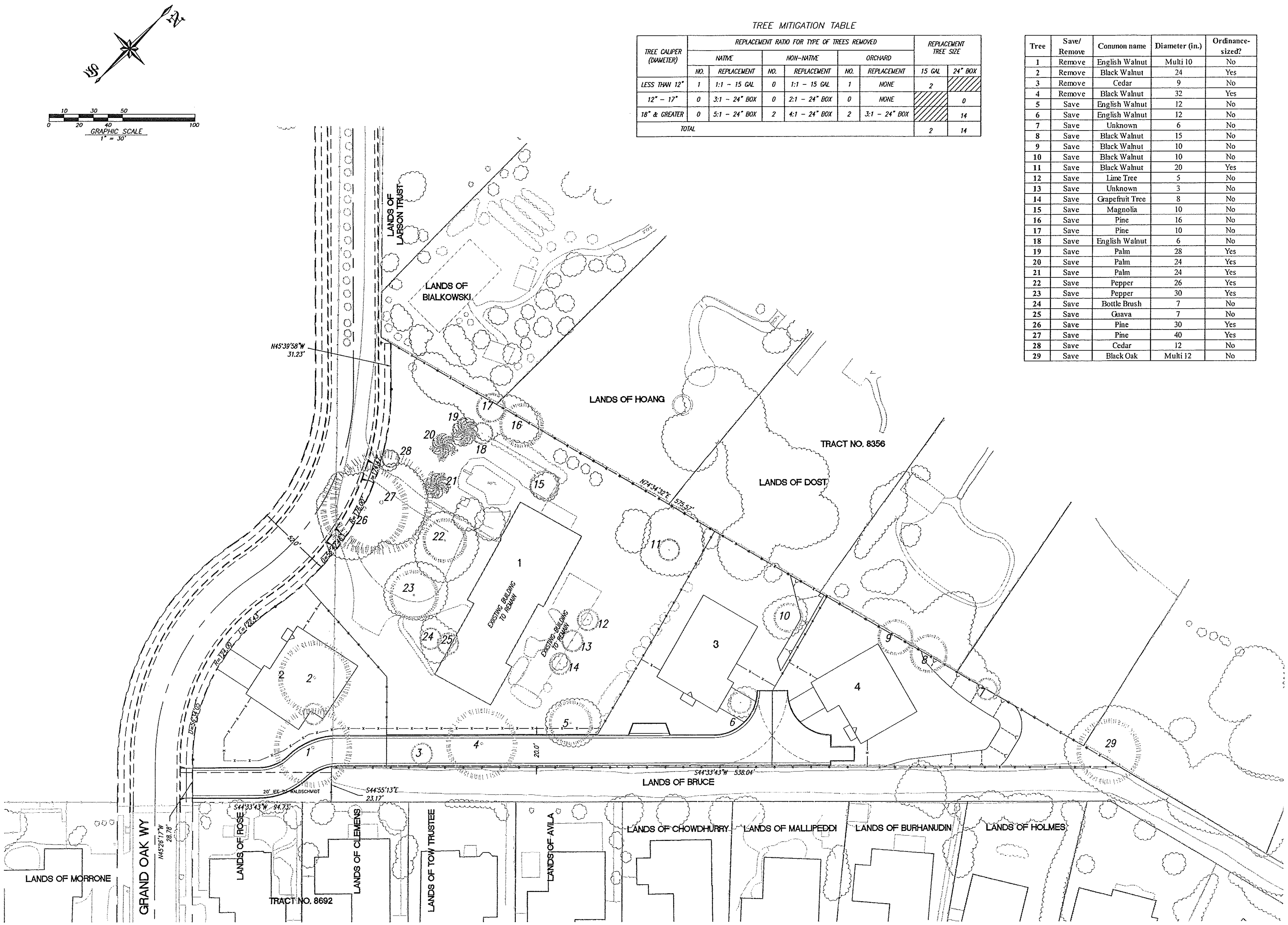
JOB NO. 1777
SHEET 4.3 OF

GRAPHIC SCALE
1" = 30'

TREE MITIGATION TABLE

TREE CALIPER (DIAMETER)	REPLACEMENT RATIO FOR TYPE OF TREES REMOVED						REPLACEMENT TREE SIZE	
	NATIVE		NON-NATIVE		ORCHARD			
	NO.	REPLACEMENT	NO.	REPLACEMENT	NO.	REPLACEMENT	15 GAL	24" BOX
LESS THAN 12"	1	1:1 - 15 GAL	0	1:1 - 15 GAL	1	NONE	2	
12" - 17"	0	3:1 - 24" BOX	0	2:1 - 24" BOX	0	NONE		0
18" & GREATER	0	5:1 - 24" BOX	2	4:1 - 24" BOX	2	3:1 - 24" BOX		14
TOTAL							2	14

Tree	Save/ Remove	Common name	Diameter (in.)	Ordinance-sized?
1	Remove	English Walnut	Multi 10	No
2	Remove	Black Walnut	24	Yes
3	Remove	Cedar	9	No
4	Remove	Black Walnut	32	Yes
5	Save	English Walnut	12	No
6	Save	English Walnut	12	No
7	Save	Unknown	6	No
8	Save	Black Walnut	15	No
9	Save	Black Walnut	10	No
10	Save	Black Walnut	10	No
11	Save	Black Walnut	20	Yes
12	Save	Lime Tree	5	No
13	Save	Unknown	3	No
14	Save	Grapefruit Tree	8	No
15	Save	Magnolia	10	No
16	Save	Pine	16	No
17	Save	Pine	10	No
18	Save	English Walnut	6	No
19	Save	Palm	28	Yes
20	Save	Palm	24	Yes
21	Save	Palm	24	Yes
22	Save	Pepper	26	Yes
23	Save	Pepper	30	Yes
24	Save	Bottle Brush	7	No
25	Save	Guava	7	No
26	Save	Pine	30	Yes
27	Save	Pine	40	Yes
28	Save	Cedar	12	No
29	Save	Black Oak	Multi 12	No



CONCEPTUAL TREE REMOVAL PLAN
LANDS OF SIDHU
NORTH OF GRAND OAK WAY
SAN JOSE, CALIFORNIA

Charles W. Davidson Co.
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
255 W. JULIAN ST. #200 SAN JOSE, CA 95110-2406

SUPERVISED BY
REGISTERED CIVIL ENGINEER NO. 14218

DATE	JUNE 2, 2010
SCALE	1" = 30'
DRAWN BY	MHF
CHECKED BY	

REVISIONS / DATE

JOB NO. 1777
SHEET 5 OF

PDC 08-065