

VESTING TENTATIVE MAP EVERGLEN 2

A RESIDENTIAL DEVELOPMENT BY PAD INVESTMENT TRUST

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PLANNING/CIVIL ENGINEERING

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PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	051-230-0050
PROJECT ADDRESS/LOCATION:	241 N CHAPPELL ROAD, HOLLISTER CA 95023
EXISTING GENERAL PLAN DESIGNATION:	LOW DENSTY RESIDENTIAL
EXISTING ZONING DESIGNATION:	R1-L/PZ (LOW DENSITY RESIDENTIAL PERFORMANCE OVERLAY)
PROPOSED USE:	RESIDENTIAL
GROSS SITE AREA:	±0.87 AC
RIGHT-OF-WAY DEDICATION:	±0.00 AC
NET SITE AREA:	±0.87 AC
PROPOSED DENSITY:	7 DU 0.87 AC (NET) 8.05 DU / AC

PROJECT DESCRIPTION

PROPOSED PROJECT INCLUDES THE SUBDIVISION OF 1 EXISTING ROUGHLY .87 ACRE LOT INTO 7 LOTS. 6 OF THE LOTS WILL HAVE NEW SINGLE FAMILY DETACHED HOMES AND THE 1 EXISTING BUILDING ON LOT 7 WILL REMAIN. PROJECT ALSO INCLUDES TREE REMOVAL AND THE DEMOLITION OF 4 EXISTING BUILDINGS TOTALING 1,130 SF ON PROPOSED LOTS 3 & 4. LOTS 1-4 WILL ALL BE ACCESSED FROM EXISTING PRIVATE STREET SUMMER MORNING DRIVE, LOTS 5, 6, AND 7 WILL BE ACCESSED FROM EXISTING PUBLIC STREET N. CHAPPELL ROAD. NO NEW STREET IMPROVEMENTS ARE PROPOSED. LOT 1 IS DESIGNATED FOR A BELOW MARKET RATE UNIT TO BE SOLD IN ACCORDANCE WITH MODERATE INCOME REQUIREMENTS. PROJECT IS AN ELIGIBLE DENSITY BONUS PROJECT UNDER STATE DENSITY BONUS LAW. PROJECT SEEKS DENSITY BONUS WAIVERS FOR THE MINIMUM SETBACKS, LOT SIZES, AND LOT WIDTHS.

DEVELOPMENT TEAM

<u>GOVERNMENT AGENCIES:</u>	CITY OF HOLLISTER 339 5TH ST HOLLISTER, CA 95023 (831)636-4360	<u>PLANNER/CIVIL ENGINEER:</u>	HMM ENGINEERS CONTACT: PETE SMITH 1570 OAKLAND ROAD SAN JOSE, CA 95131 (669)295-2308
<u>DEVELOPER/OWNER:</u>	PAD INVESTMENT TRUST, ET AL CONTACT: AUGIE DENT 150 SAN FELIPE ROAD HOLLISTER, CA 95023 (831)801-0154		

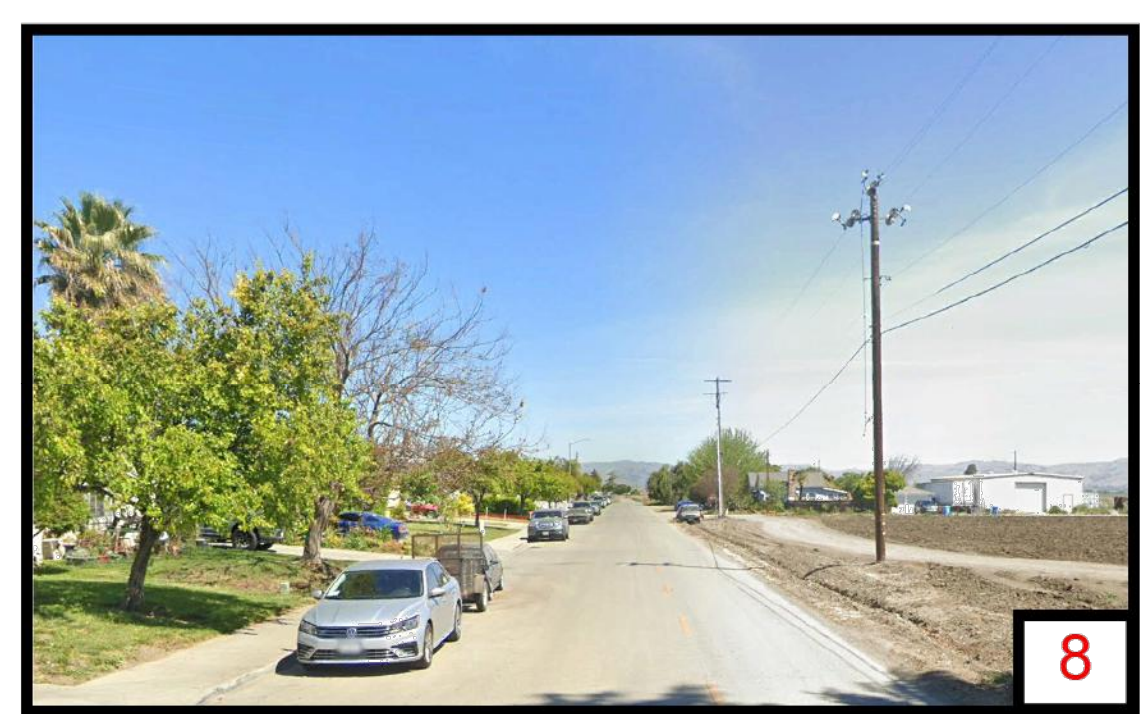
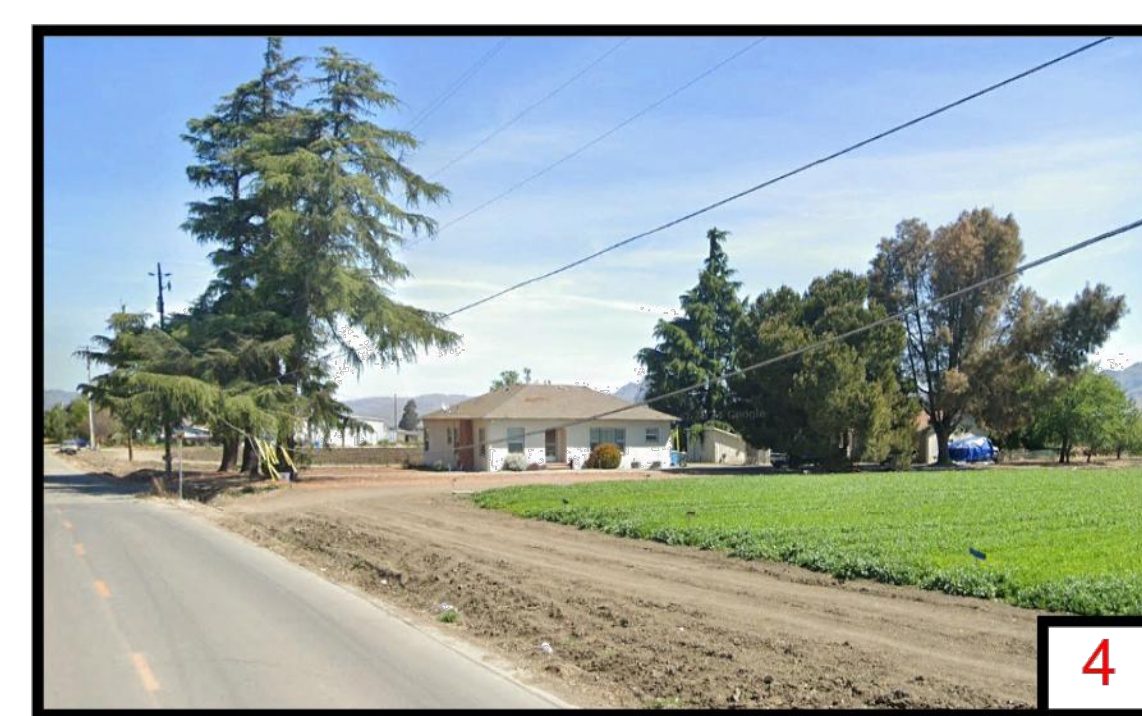
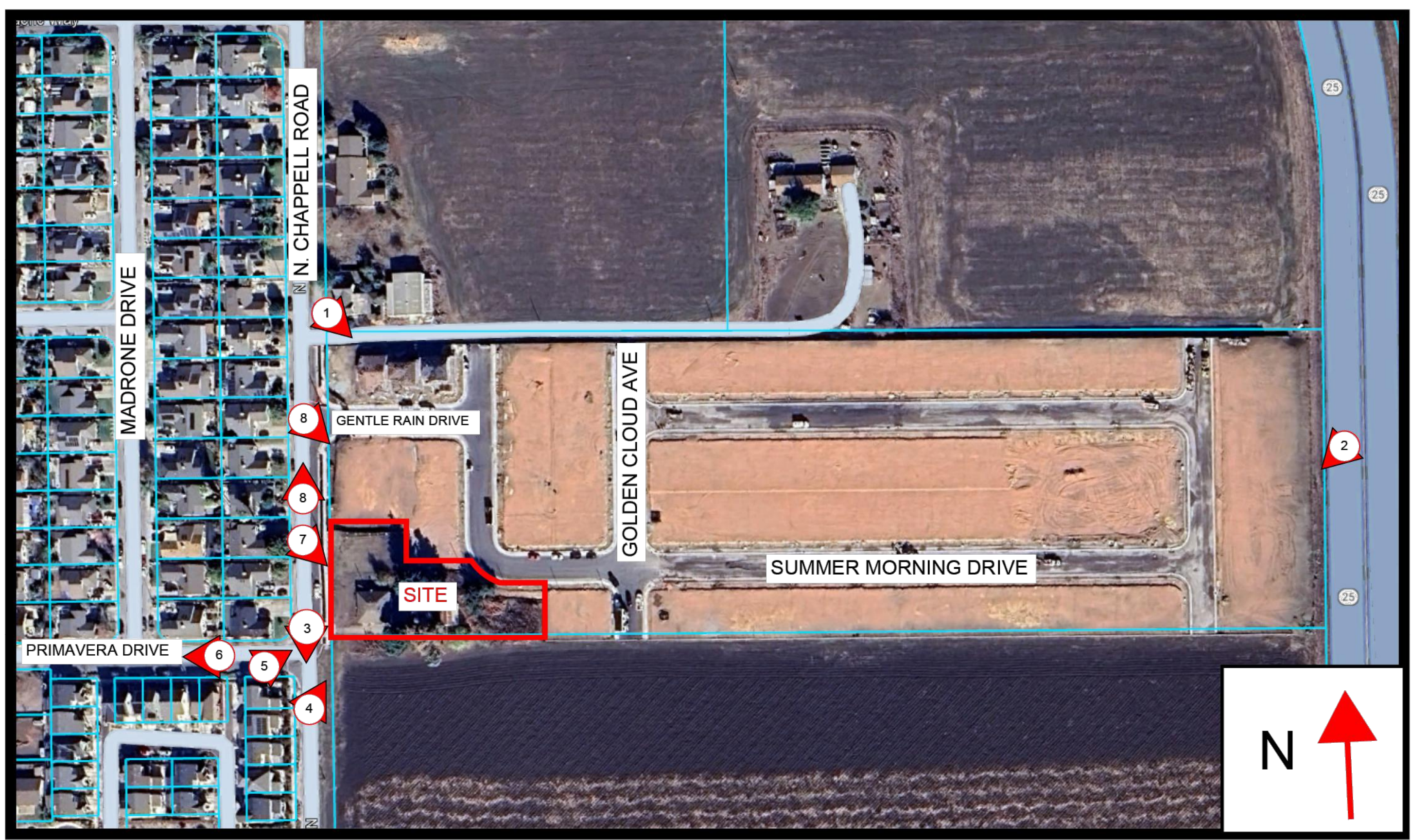
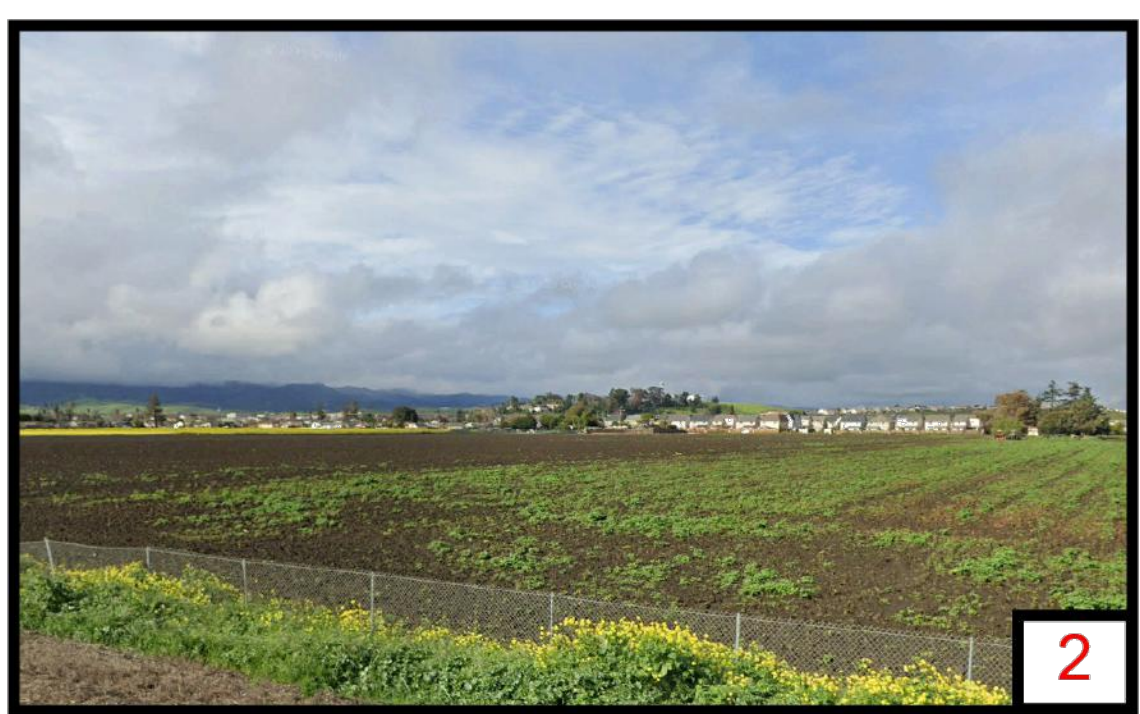


LANDS OF PAD INVESTMENT TRUST
CHAPPELL ROAD HOLLISTER, CA
VESTING TENTATIVE MAP
MS 2025-XX

NO	DATE	DESCRIPTION

PROJECT NO:	595601
CAD DWG FILE:	595601TS.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	DM
DATE:	AUGUST 13, 2025
SCALE:	
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TITLE SHEET



LANDS OF PAD INVESTMENT TRUST
CHAPPELL ROAD HOLLISTER, CA
VESTING TENTATIVE MAP
MS 2025-XX

NO	DATE	DESCRIPTION

SITE PHOTOGRAPHS

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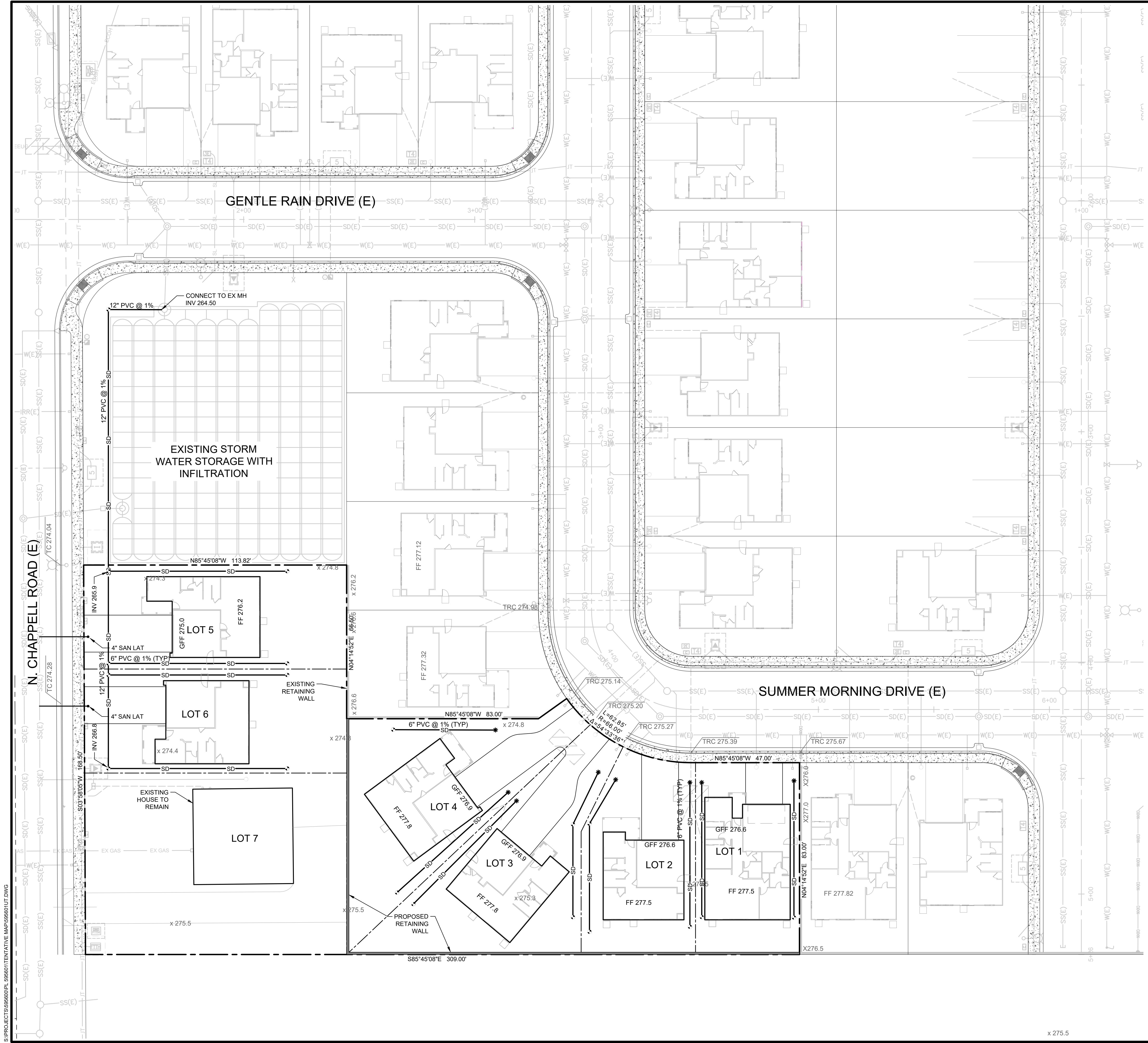
SITE SUMMARY TABLE	
SEISMIC SPECIAL STUDY ZONE	NO
FLOOD ZONE	X
ADDRESS	241 N CHAPPEL ROAD HOLLISTER CA
APN	051-230-0050
EXISTING GENERAL PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED GENERAL PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
EXISTING ZONING DESIGNATION	R1-L/PZ
PROPOSED ZONING DESIGNATION	N/A
PARCEL SIZE	.87 ACRES

PROJECT SUMMARY TABLE	
EXISTING DWELLING UNITS	1
PROPOSED DWELLING UNITS	7 TOTAL (6 NEW, 1 EXISTING)
EXISTING RESIDENTIAL DENSITY (DU/AC)	1.15
PROPOSED RESIDENTIAL DENSITY (DU/AC)	8.05
LOT SIZE	
LOT 1	3,735 SF
LOT 2	3,965 SF
LOT 3	5,284 SF
LOT 4	5,594 SF
LOT 5	5,117 SF
LOT 6	5,107 SF
LOT 7	8,886 SF
GROSS SF	
LOT 1 (BUILDING PLAN 1434A)	1,434 SF
LOT 2 (BUILDING PLAN 1674C)	1,674 SF
LOT 3 (BUILDING PLAN 1910BR)	1,910 SF
LOT 4 (BUILDING PLAN 2069A)	2,069 SF
LOT 5 (BUILDING PLAN 2288CR)	2,288 SF
LOT 6 (BUILDING PLAN 2069A)	2,069 SF
LOT 7 (EXISTING BUILDING)	1,783 SF
FAR	
LOT 1- BMR UNIT	0.38
LOT 2	0.42
LOT 3	0.36
LOT 4	0.37
LOT 5	0.45
LOT 6	0.41
LOT 7	0.40
LOT COVERAGE %	
LOT 1	50%
LOT 2	31%
LOT 3	25%
LOT 4	24%
LOT 5	28%
LOT 6	26%
LOT 7	20%
PARKING	
VEHICLE PARKING	14 TOTAL (12 NEW- 2 BAY GARAGE IN EACH NEW UNIT + 2 EXISTING)

LANDS OF PAD INVESTMENT TRUST
CHAPPELL ROAD HOLLISTER, CA
VESTING TENTATIVE MAP
MS 2025-XX

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DRAWN BY:	OB	
CHECKED BY:	DM	
DATE:	AUGUST 13, 2025	
SCALE:		
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PROJECT INFORMATION



LEGEND

PROJECT BOUNDARY	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED DRIVEWAY	---
PROPOSED PROPERTY LINE	---
EXISTING CURB	---
EXISTING SIDEWALK	---
EXISTING WATER LINE	W(E) --- W(E) --- W(E)
EXISTING STORM DRAIN LINE	SD(E) --- SD(E) --- SD(E)
EXISTING SANITARY SEWER LINE	SS(E) --- SS(E) --- SS(E)
EXISTING JOINT TRENCH LINE	JT --- JT --- JT
EXISTING OVERHEAD LINE	EUOH --- EUOH --- EUOH
EXISTING IRRIGATION LINE	IRR(E) --- IRR(E) --- IRR(E)
EXISTING GAS LINE	EX GAS --- EX GAS --- EX GAS
PROPOSED STORM DRAIN LINE	SD
PROPOSED LANDSCAPE DRAIN	---
PROPOSED BUBBLE UP	*
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING FIREHYDRANT	⊙
EXISTING ELECTROLIER	⊙
EXISTING SANITARY SEWER CLEAN OUT	⊙
EXISTING WATER VALVE	⊙
EXISTING TRANSFORMER	⊙

ABBREVIATIONS

PUBLIC UTILITY SERVICE EASEMENT	PUSE
EXISTING	(E)

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

LANDS OF PAD INVESTMENT TRUST
CHAPPELL ROAD HOLLISTER, CA
VESTING TENTATIVE MAP
MS 2025-XX

NO	DATE	DESCRIPTION
PROJECT NO.		5956.01
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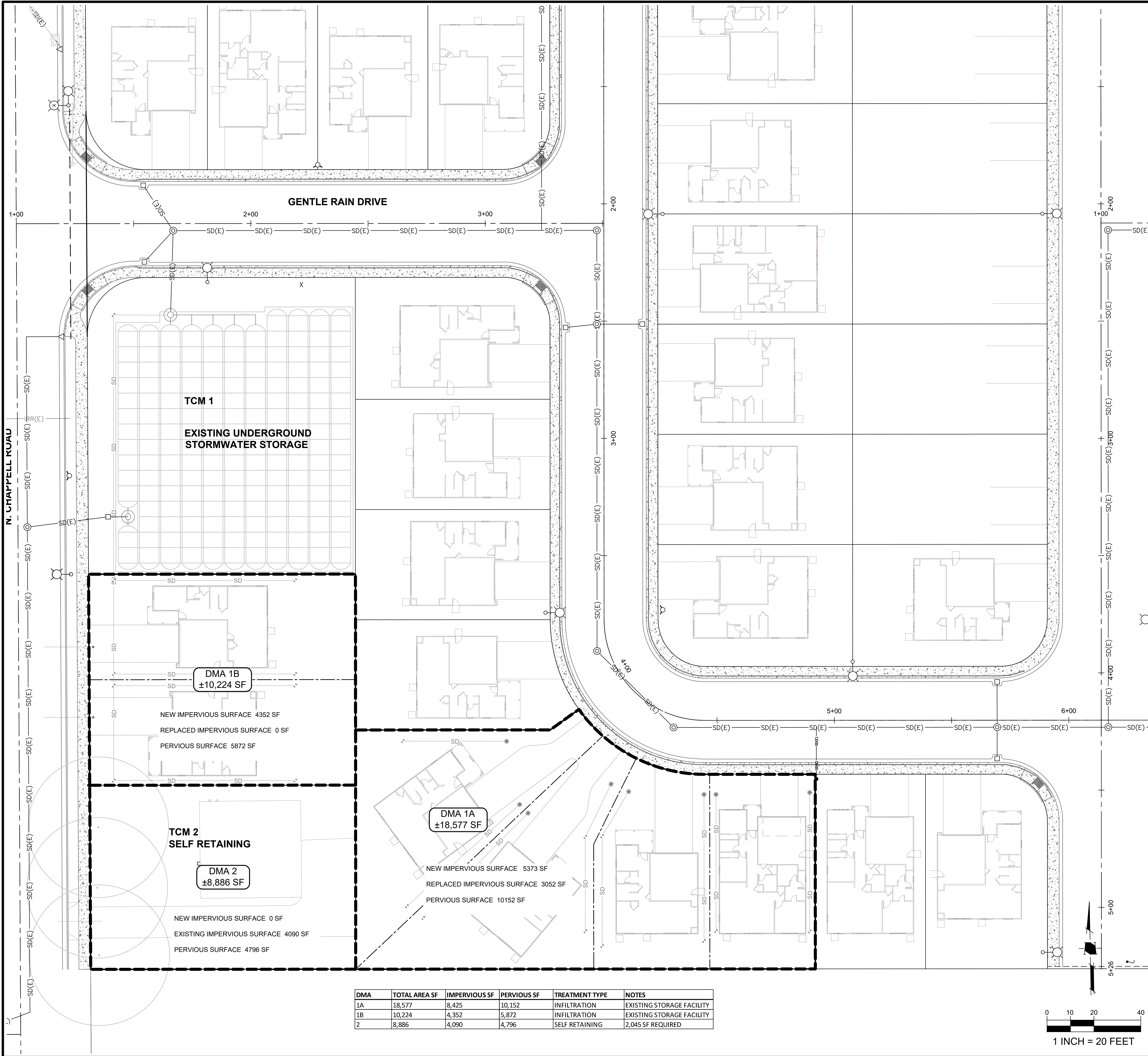
UTILITY PLAN

5.0
OF 10

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LEGEND

PROJECT BOUNDARY: ————

STORM DRAIN PIPE: —SD—SD—SD—

STORM DRAIN PIPE (EXISTING): —SD(E)—SD(E)—

PERFORATED UNDERDRAIN PIPE: - - - - -

STORM DRAIN MANHOLE: (M)

STORM DRAIN MANHOLE (EXISTING): (M)

CURB INLET: (I)

CURB INLET (EXISTING): (I)

CATCH BASIN: (C)

CATCH BASIN (EXISTING): (C)

DIRECTION OF SURFACE DRAINAGE: →

DRAINAGE MANAGEMENT AREA (SEE SIZING CALCULATIONS, SHEET XX): [DMA#]

BIORETENTION AREA: [Hatched Box]

SELF-RETAINING AREA: [Dashed Box]

PROJECT SITE INFORMATION:

- SOILS TYPE: B
- GROUND WATER DEPTH: 55'
- NAME OF RECEIVING BODY: RUSTIC STREET INFILTRATION POND
- FLOOD ZONE: X
- FLOOD ELEVATION (IF APPLICABLE):

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
APN:

I.B. PROPERTY OWNER: PAD INVESTMENT TRUST
150 SAN FELIPE ROAD
HOLLISTER CA 95023

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT: HOA

II.B. PHONE NUMBER OF CONTACT: TBD

II.C. EMAIL: TBD

II.D. ADDRESS: TBD

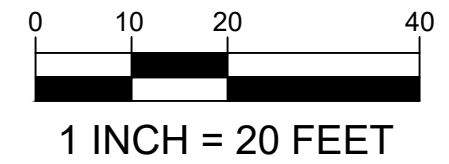
SOURCE CONTROL MEASURES:

- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.

SITE DESIGN MEASURES:

- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
- PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
- LANDSCAPING
 - WALKWAYS AND PATIOS.
 - PRIVATE STREETS AND SIDEWALKS.
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- CLUSTER STRUCTURES/PAVEMENT.
- PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.

DMA	TOTAL AREA SF	IMPERVIOUS SF	PERVIOUS SF	TREATMENT TYPE	NOTES
1A	18,577	8,425	10,152	INFILTRATION	EXISTING STORAGE FACILITY
1B	10,224	4,352	5,872	INFILTRATION	EXISTING STORAGE FACILITY
2	8,886	4,090	4,796	SELF-RETAINING	2,045 SF REQUIRED



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

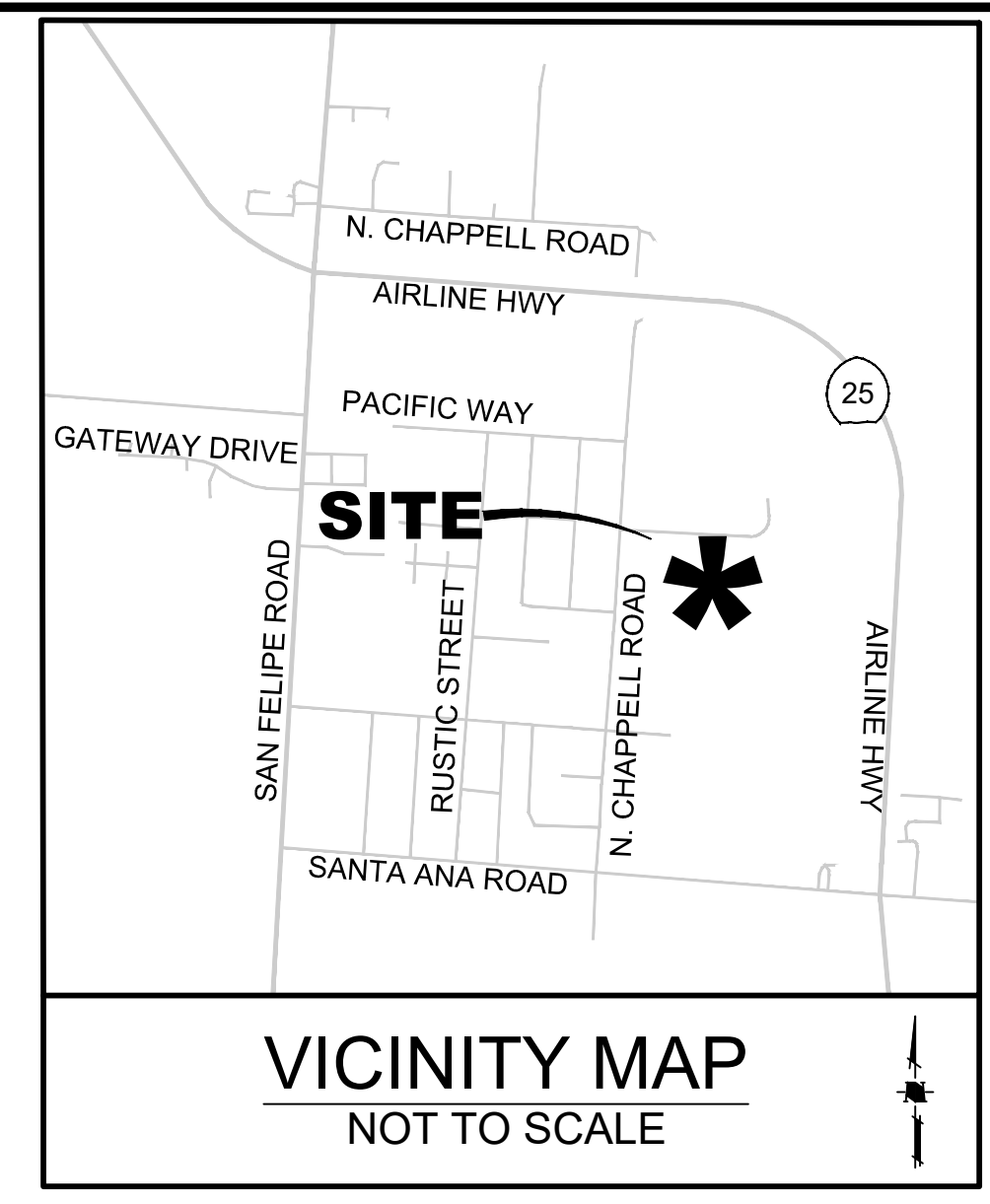
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San Jose, CA 95131 HMcA.com

LANDS OF PAD INVESTMENT TRUST
CHAPPELL ROAD HOLLISTER, CA
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STORMWATER CONTROL PLAN

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LEGEND

PROJECT BOUNDARY	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED DRIVEWAY	---
EXISTING DRIVEWAY	---
PROPOSED PROPERTY LINE	---
PEDESTRIAN PATH	---
EXISTING CURB	---
EXISTING SIDEWALK	---
EXISTING TREE	○

ABBREVIATIONS

PUBLIC UTILITY SERVICE EASEMENT	PUSE
EXISTING	(E)

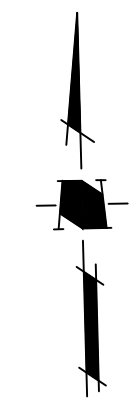
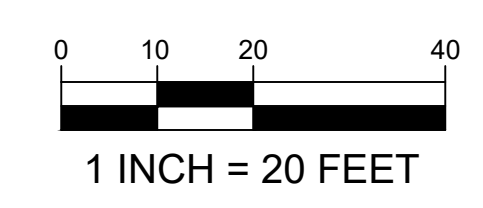
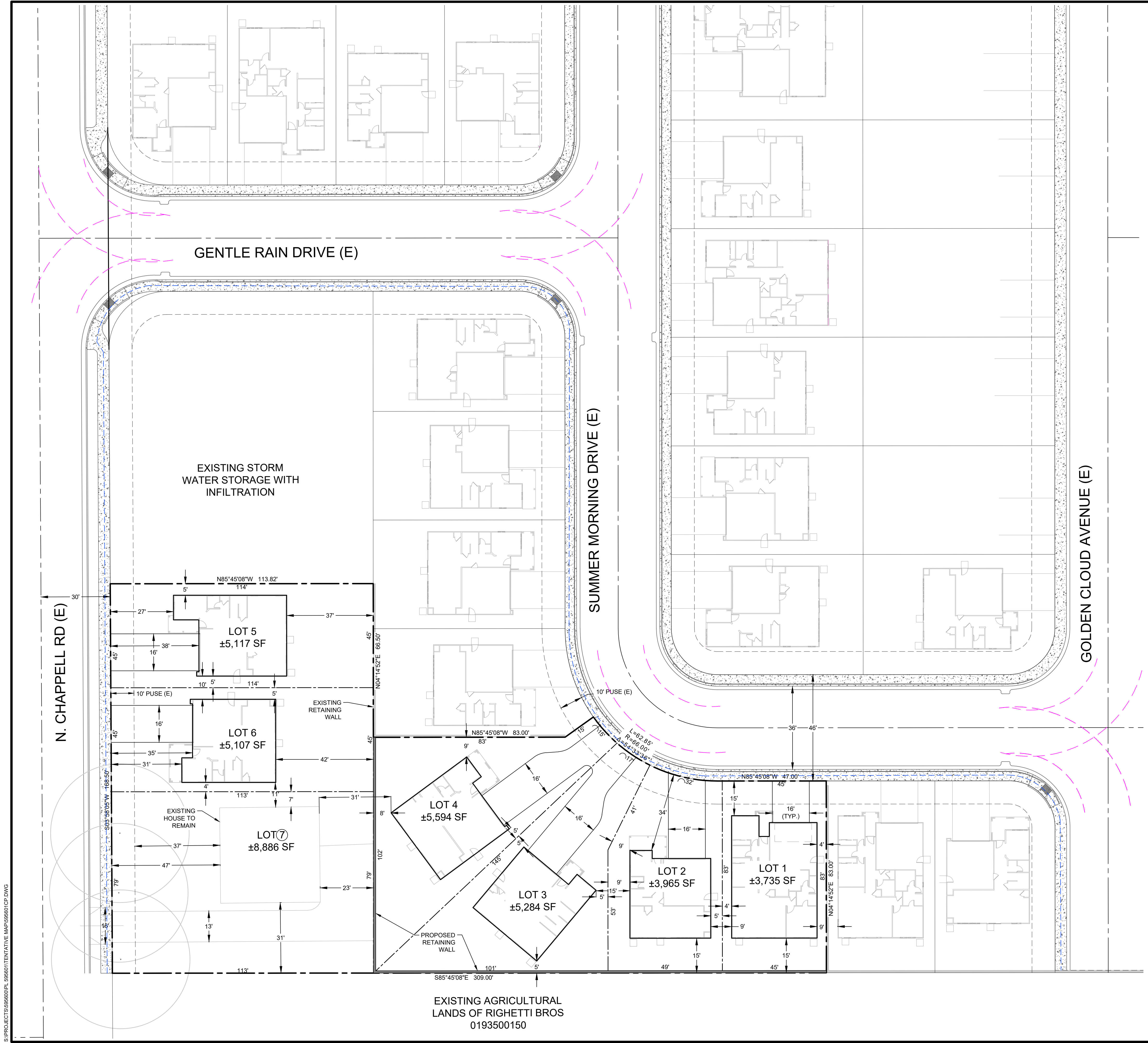


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CHAPPELL ROAD HOLLISTER, CA
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MS 2025-XX

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CIRCULATION PLAN



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GENERAL NOTES

PROJECT NAME: EVERGLEN 2
 OWNER: PAD INVESTMENT TRUST, ET AL
 150 SAN FELIPE ROAD
 HOLLISTER, CA 95023
 (831)970-0318

SUBDIVIDER: PAD INVESTMENT TRUST, ET AL
 150 SAN FELIPE ROAD
 HOLLISTER, CA 95023
 (831)970-0318

ENGINEER: HMM ENGINEERS
 1570 OAKLAND ROAD
 SAN JOSE, CA 95131
 PETE SMITH, RCE #46225
 (408)487-2200x2308

STREET LOCATION: 241 N CHAPPELL ROAD
 EXISTING ZONING: R1-L/PZ (LOW DENSITY RESIDENTIAL PERFORMANCE OVERLAY)
 PROPOSED ZONING: N/A
 EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
 WATER SUPPLY: CITY OF HOLLISTER WATER SYSTEM
 SEWAGE DISPOSAL: CITY OF HOLLISTER
 ASSESSOR'S PARCEL #(S): 051-230-0050
 STREET TREES: SHALL CONFORM TO CITY OF HOLLISTER STANDARDS

TOTAL SITE AREA: ±0.87 ACRES
 PUBLIC STREET DEDICATION: ±0.00 ACRES
 NET SITE AREA: ±0.87 NET ACRES
 PROPOSED LOTS: 7
 AVERAGE LOT SIZE: 5,384 SF
 MINIMUM LOT SIZE: 3,735 SF
 AREA OF OPEN SPACE: 0 SF
 TOTAL UNITS: 7 UNITS
 NET DENSITY: 8.05 DU/AC
 FLOOD ZONE: X
 TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE, ORDER NUMBER 0131-625683-SRP.

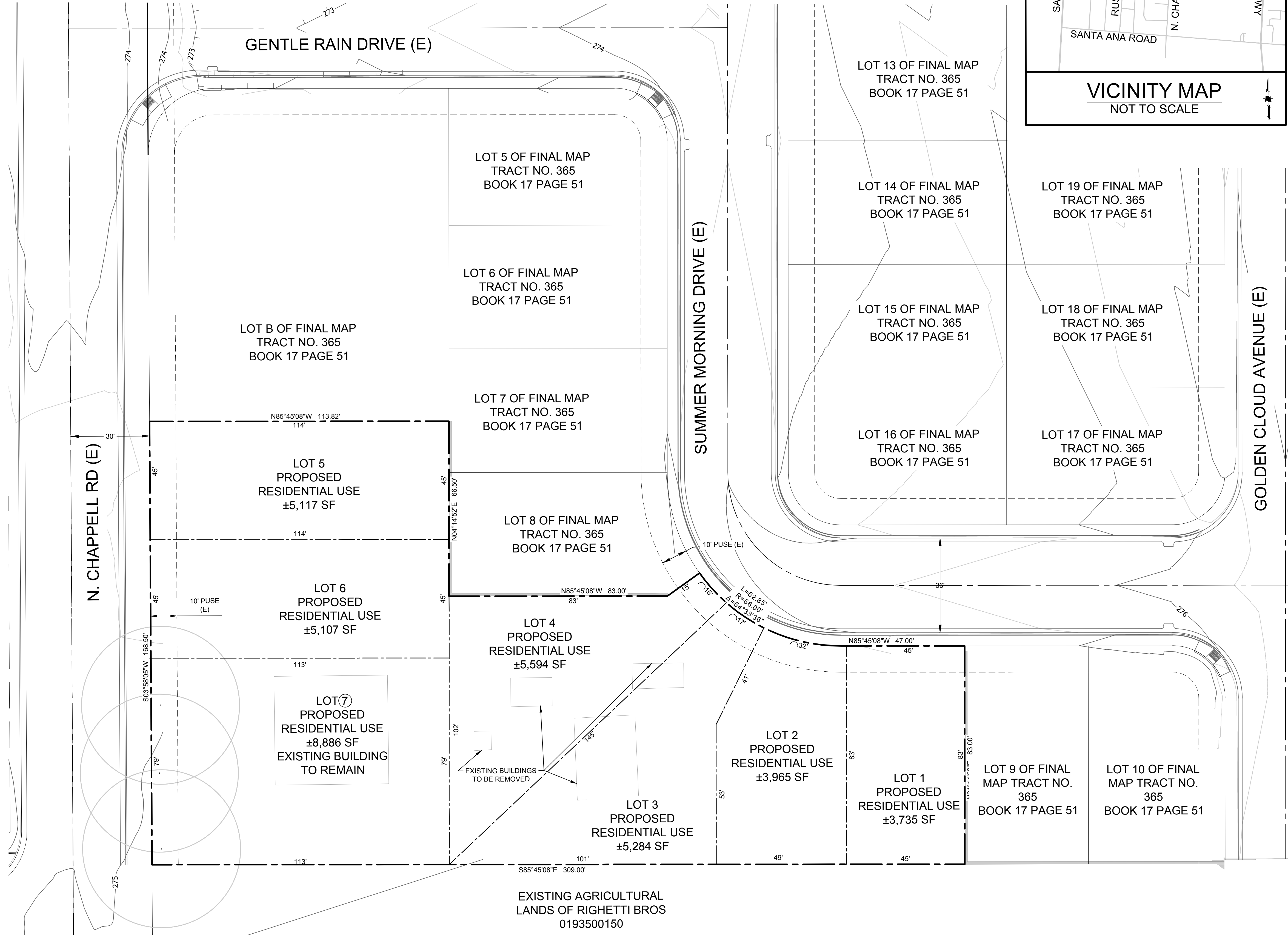
THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF HOLLISTER.
 DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
 MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
 ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
 NO WELLS EXIST ON THIS SITE.
 NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.

LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- EXISTING BUILDING
- RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS

ABBREVIATIONS

- PUBLIC UTILITY SERVICE EASEMENT PUSE
- EXISTING (E)

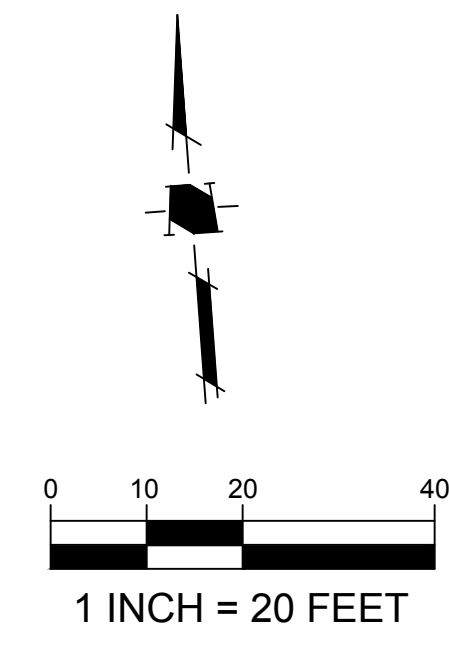


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 CHAPPELL ROAD HOLLISTER, CA
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 MS 2025-XX**

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PROJECT NO:	5956.01	
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DESIGNED BY:	OB	
DRAWN BY:	OB	
CHECKED BY:	DM	
DATE:	AUGUST 13, 2025	
SCALE:	AS SHOWN	
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VESTING TENTATIVE MAP



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