RECEIVED
AUG 25 2014
CITY OF SAN JOSE
PLANNING, BUILDING AND CODE ENFORCEMENT

PLANNED DEVELOPMENT PRE-ZONING & REZONING

TO A(PD) PLANNED DEVELOPMENT

FOR

COMMUNICATIONS HILL

A MIXED-USE DEVELOPMENT BY KB HOME WITHIN THE COMMUNICATIONS HILL SPECIFIC PLAN
AS ESTABLISHED IN ORDINANCE _____, ESTABLISHING A PLANNED DEVELOPMENT ZONING DISTRICT

TABLE OF CONTENTS

PLANNING & CIVIL		ARCHITECTURE		LANDSCAPE ARCHITECTURE	
1.0	TITLE SHEET	7.0	ARCHITECTURAL STYLES	L1.1	CONCEPTUAL LANDSCAPE MASTER PLAN
2.0	LAND USE PLAN	7.1	KEY TO ARCHITECTURAL STYLES	L1.2	CONCEPTUAL LANDSCAPE AMENITIES PLAN
2.1	LAND USE NOTES	7.2	BUILDING HEIGHTS DIAGRAM		
3.0	CONCEPTUAL SITE PLAN	7.2.1	BUILDING HEIGHTS DIAGRAM		
3.1	TYPICAL BLOCK CONFIGURATIONS AND GRADING CONCEPT REPRESENTING THE VARIETY OF PROPOSED RESIDENTIAL PRODUCT TYPES	7.2.2	BUILDING HEIGHTS DIAGRAM		
		7.2.3	BUILDING HEIGHTS DIAGRAM		
3.2	TYPICAL STREET SECTIONS	7.3	DETACHED ROWHOMES - TYPICAL BLOCK		
4.0	CONCEPTUAL GRADING PLAN	7.4	DETACHED ROWHOMES - LOT 13 PERSPECTIVE		
4.1	CONCEPTUAL GRADING AND DRAINAGE PLAN	7.5	DETACHED TOWNHOMES - TYPICAL BLOCK		
4.2	CONCEPTUAL STORMWATER CONTROL PLAN	7.6	DETACHED TOWNHOMES - LOT 50 PERSPECTIVE		
4.3	CONCEPTUAL STORMWATER CONTROL DETAILS	7.7	ATTACHED TOWNHOMES - TYPICAL BLOCK		
5.0	CONCEPTUAL OFF-SITE AREA DEVELOPMENT POLICY TRAFFIC IMPROVEMENTS - CURTNER CORRIDOR	7.8	ATTACHED TOWNHOMES - LOT 4 PERSPECTIVE		
		7.10	PODIUM STACKED FLATS - TYPICAL BLOCK		
		7.11	PODIUM STACKED FLATS - TYPICAL BLOCK		
5.1	CONCEPTUAL OFF-SITE AREA DEVELOPMENT POLICY TRAFFIC IMPROVEMENTS - CURTNER CORRIDOR	7.12	PODIUM STACKED FLATS - LOT 31 PERSPECTIVE		
		7.13	PODIUM STACKED FLATS - CONCEPTUAL STREETSCAPE		
		7.14	PODIUM STACKED FLATS - TYPICAL BLOCK		
		7.15	PODIUM STACKED FLATS - LOT 40 PERSPECTIVE		
5.2	CONCEPTUAL OFF-SITE AREA DEVELOPMENT POLICY TRAFFIC IMPROVEMENT - HAMMAS AVENUE	7.16	PODIUM STACKED FLATS - TYPICAL BLOCK		
		7.17.2	CONCEPTUAL RENDERINGS - RETAIL VILLAGE LOTS 32 & 33		
5.3	CONCEPTUAL DEVELOPMENT POLICY PROJECT FACILITIES	7.17.4	CONCEPTUAL RENDERINGS - HILLSIDE VIEW LOT 31		
5.4	CONCEPTUAL AREA DEVELOPMENT POLICY PROJECT FACILITIES	7.17.5	CONCEPTUAL RENDERINGS - PARK VIEW LOT 43		
5.5	CONCEPTUAL AREA DEVELOPMENT POLICY PROJECT FACILITIES	7.17.6	CONCEPTUAL RENDERINGS - MAIN STREET VIEW LOT 44		
5.6	CONCEPTUAL AREA DEVELOPMENT POLICY PROJECT FACILITIES				
5.7	CONCEPTUAL AREA DEVELOPMENT POLICY PROJECT FACILITIES	7.41	BLOCK 33 VILLAGE CENTER ELEVATIONS		
		7.42	BLOCK 33 VILLAGE CENTER ELEVATIONS		

PROJECT DESCRIPTION

THE PROPOSED PRE-ZONING AND REZONING WOULD ALLOW FOR THE DEVELOPMENT OF THE APPROXIMATELY ±331.6 ACRE SITE LOCATED AT COMMUNICATIONS HILL. THE PROJECT CONSISTS OF UP TO 2,200 RESIDENTIAL UNITS, INCLUDING SINGLE FAMILY DETACHED HOMES, TOWNHOMES, CONDOMINIUMS, AND APARTMENTS, UP TO 67,500 SF OF RETAIL / COMMERCIAL SPACE AT THE VILLAGE CENTER, UP TO 1,440,000 SF OF OFFICE / R&D (INDUSTRIAL), AND NEW INFRASTRUCTURE / PUBLIC IMPROVEMENTS, PARKS, TRAILS, AND A SCHOOL SITE.

DEVELOPMENT TEAM

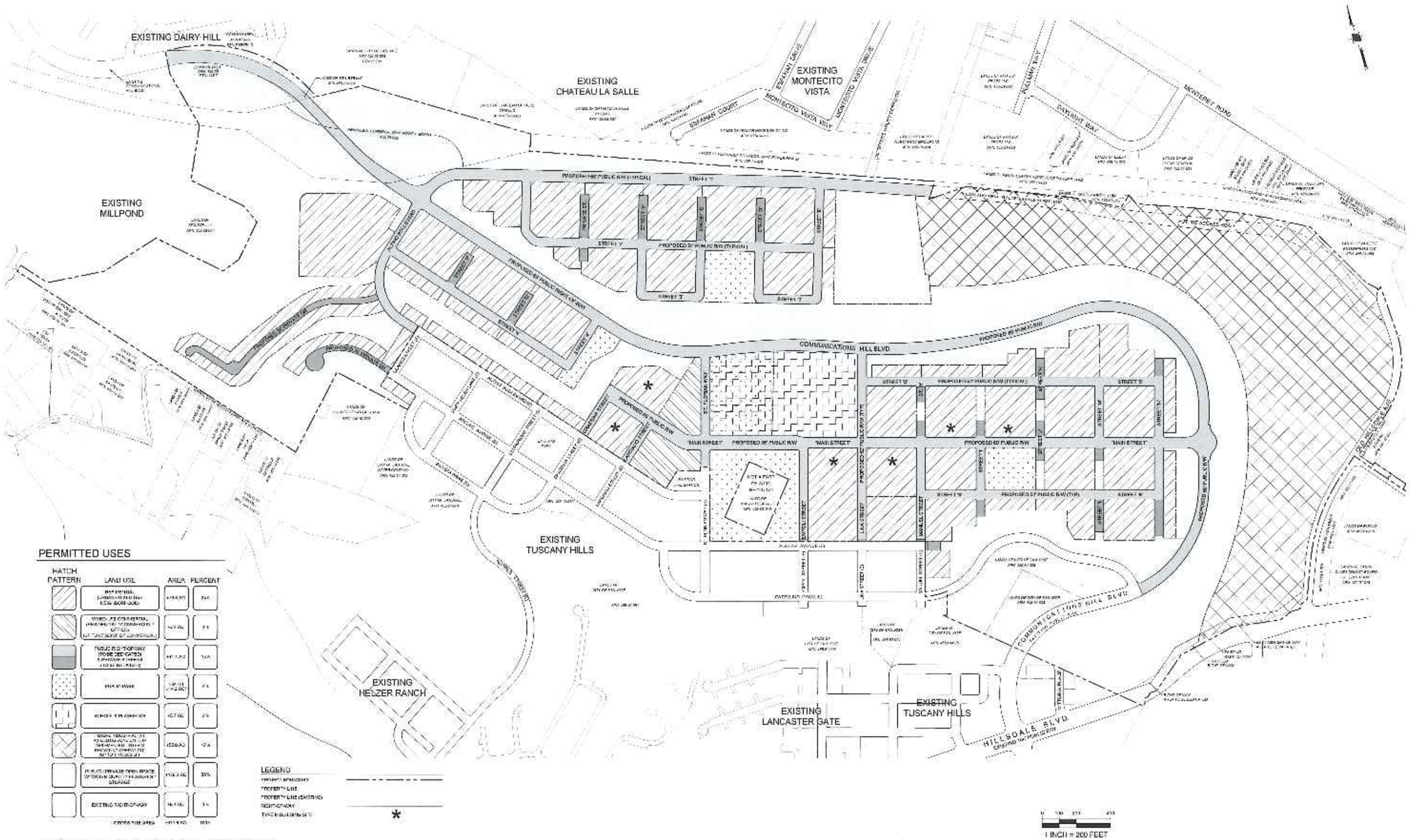
DEVELOPER:	KB HOME CONTACT: STEVE BULL 5800 SHELLMOUND PARKWAY, SUITE 125 SAN RAMON, CA 94583	ARCHITECT:	KTGY CONTACT: MANNY GONZALEZ 1733 OCEAN AVENUE, SUITE 250 SANTA MONICA, CA 90401	CIVIL ENGINEER:	HMH CONTACT: DAVID WILSON 1570 OAKLAND ROAD SAN JOSE, CA 95131
URBAN PLANNER:	DAHLIN GROUP CONTACT: MARK DAY 5680 OWENS DRIVE PLEASANTON, CA 94588	ARCHITECT:	KENNETH RODRIGUES & PARTNERS, INC. CONTACT: KEN RODRIGUES 445 NORTH WHISMAN ROAD, SUITE 200 MOUNTAIN VIEW, CA 94043		
PLANNING CONSULTANT:	HMH CONTACT: TOM ARMSTRONG 1570 OAKLAND ROAD SAN JOSE, CA 95131	LANDSCAPE ARCHITECT:	THE GUZZARDO PARTNERSHIP CONTACT: GARY LAYMAN 181 GREENWICH STREET SAN FRANCISCO, CA 94111		

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	455-09-057, 455-29-026 (PTN), 017, 020, 023 (PTN), LOT P (PTN); 455-59-007, 013, 016, 017, 018; 455-61-001, 003, 008; 455-62-037, 038, 039; 455-63-028, 029, 030; 455-75-PARCEL C (PTN)
PROJECT LOCATION:	COMMUNICATIONS HILL (COMMUNICATIONS HILL BLVD. BETWEEN HILLSDALE AVE. & CURTNER AVE.)
EXISTING GENERAL PLAN DESIGNATIONS:	COMMUNICATIONS HILL PLANNED COMMUNITY URBAN RESIDENTIAL (30 - 95 DU/AC) OPEN SPACE, PARK AND AND HABITAT INDUSTRIAL PARK MIXED USE COMMERCIAL PUBLIC / QUASI PUBLIC
PROPOSED GENERAL PLAN DESIGNATIONS:	COMMUNICATIONS HILL PLANNED COMMUNITY MIXED USE NEIGHBORHOOD (UP TO 30 DU/AC) URBAN RESIDENTIAL (30 - 95 DU/AC) OPEN SPACE, PARKLAND AND HABITAT INDUSTRIAL PARK MIXED USE COMMERCIAL PUBLIC / QUASI PUBLIC
EXISTING ZONING DESIGNATION:	CITY OF SAN JOSE, A(PD)2003 & COUNTY OF SANTA CLARA, R1-8 AND M
PROPOSED ZONING DESIGNATION:	A(PD) PLANNED DEVELOPMENT (INITIAL FILING PRE-ZONING & REZONING)
PROPOSED USE:	MIXED USE DEVELOPMENT
GROSS PROJECT AREA (A(PD) REZONING FOOTPRINT): RIGHT-OF-WAY DEDICATION: PUBLIC PARK DEDICATION: EXISTING PUBLIC RIGHT-OF-WAY: NET SITE AREA:	±331.6 AC ±41.1 AC ±14.2 AC ±8.4 AC ±268.0 AC
PROPOSED DENSITY:	UP TO 2,200 DU 10.0 DU/AC (NET RESIDENTIAL) 26.5 DU / AC (NET AVERAGE DENSITY)
PROPOSED PARKING:	RESIDENTIAL: TBD COMMERCIAL: TBD
CONSTRUCTION SCHEDULE: START DATE: COMPLETION DATE:	 TBD TBD

8/13/2014

NOTE: APPLICATIONS FOR ANNEXATION (COMMHILL1) AND A LAND USE TRANSPORTATION DIAGRAM GENERAL PLAN AMENDMENT (GP13-001) HAVE BEEN FILED FOR CONCURRENT PROCESSING WITH THIS APPLICATION



Strangis Properties

DAHLIN GROUP

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners

ktgy

HMH

KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

LAND USE PLAN 2.0

DEVELOPMENT STANDARDS

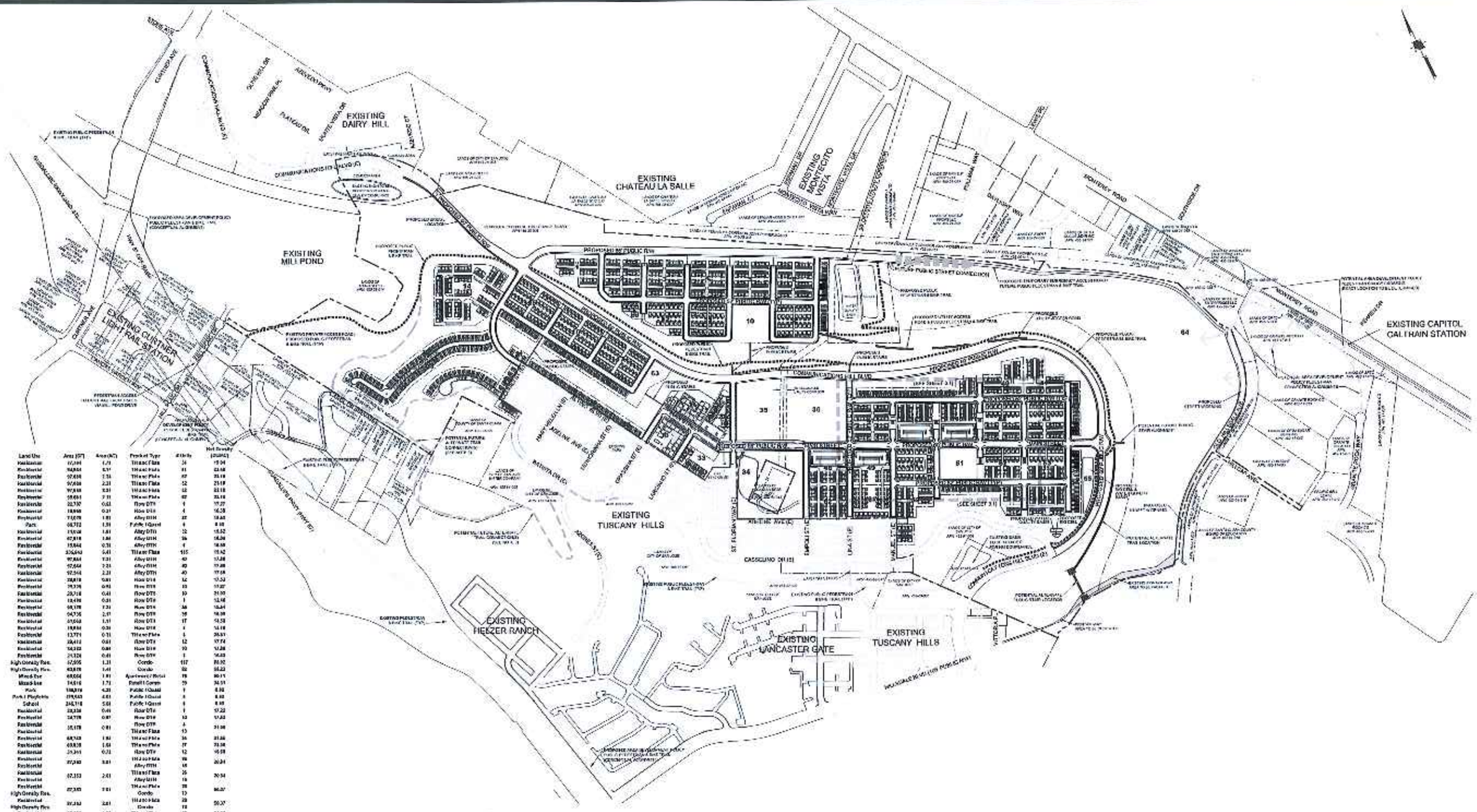
TO BE DETERMINED

ENVIRONMENTAL MITIGATION

TO BE DETERMINED

COMMUNICATIONS HILL

San Jose, California



Block #	Land Use	Area (SF)	Area (AC)	Product Type	# Units	Net Density (DU/AC)
1	Residential	17,104	0.71	Triplex Flats	24	15.04
2	Residential	14,864	0.34	Triplex Flats	21	15.48
3	Residential	97,616	2.24	Triplex Flats	47	20.98
4	Residential	97,616	2.24	Triplex Flats	52	23.18
5	Residential	97,616	2.24	Triplex Flats	52	23.18
6	Residential	18,691	0.43	Triplex Flats	47	20.98
7	Residential	32,737	0.75	Row DTH	4	5.27
8	Residential	18,998	0.44	Row DTH	4	9.28
9	Residential	71,078	1.63	Alley DTH	27	16.56
10	Park	68,772	1.58	Public / Quasi	1	0.63
11	Residential	71,014	1.63	Alley DTH	32	19.62
12	Residential	67,818	1.56	Alley DTH	34	21.79
13	Residential	15,844	0.36	Alley DTH	6	16.98
14	Residential	306,643	7.04	Triplex Flats	115	16.34
15	Residential	97,864	2.25	Alley DTH	40	17.80
16	Residential	97,664	2.24	Alley DTH	40	17.84
17	Residential	97,544	2.24	Alley DTH	40	17.86
18	Residential	38,878	0.89	Row DTH	32	17.57
19	Residential	19,376	0.45	Row DTH	10	19.27
20	Residential	20,718	0.48	Row DTH	10	21.00
21	Residential	13,436	0.31	Row DTH	7	22.48
22	Residential	98,178	2.25	Row DTH	46	18.64
23	Residential	94,736	2.17	Row DTH	38	18.38
24	Residential	67,064	1.54	Row DTH	17	12.78
25	Residential	19,884	0.46	Row DTH	4	8.78
26	Residential	13,771	0.32	Triplex Flats	6	20.91
27	Residential	38,411	0.88	Row DTH	12	17.74
28	Residential	54,182	0.84	Row DTH	20	12.86
29	Residential	21,324	0.49	Row DTH	7	14.23
30	High Density Res.	67,905	1.55	Condo	117	75.52
31	High Density Res.	43,878	1.01	Condo	50	50.23
32	Mixed-Use	68,064	1.56	Apartment / Retail	78	50.11
33	Mixed-Use	74,816	1.72	Retail / Comm	79	46.01
34	Park	186,016	4.27	Public / Quasi	1	0.23
35	Park / Playfields	175,563	4.03	Public / Quasi	1	0.25
36	School	245,118	5.63	Public / Quasi	1	0.18
37	Residential	28,236	0.65	Row DTH	7	17.22
38	Residential	38,778	0.89	Row DTH	12	17.22
39	Residential	35,178	0.81	Row DTH	6	7.38
				Triplex Flats	15	31.08
40	Residential	68,749	1.58	Triplex Flats	36	22.80
41	Residential	69,838	1.60	Triplex Flats	37	23.08
42	Residential	24,391	0.56	Row DTH	12	18.58
43	Residential	87,240	2.01	Triplex Flats	36	20.24
				Alley DTH	16	
44	Residential	87,153	2.01	Triplex Flats	36	20.54
	Residential			Alley DTH	16	
45	Residential	87,305	2.01	Triplex Flats	36	20.27
	High Density Res.			Condo	13	
	Residential	87,153	2.01	Triplex Flats	36	20.27
46	High Density Res.			Condo	13	
47	Residential	65,472	1.50	Triplex Flats	32	21.18
48	High Density Res.	18,326	1.42	Condo	13	21.28
	Residential			Triplex Flats	32	
49	High Density Res.	61,744	1.42	Condo	13	21.28
	Residential			Alley DTH	12	
50	Residential	77,343	1.78	Alley DTH	33	19.22
51	Park	72,253	1.66	Public / Quasi	1	0.60
52	Residential	72,253	1.66	Triplex Flats	20	21.78
				Alley DTH	16	
53	Residential	77,343	1.78	Triplex Flats	36	21.18
	Residential			Alley DTH	18	
54	Residential	38,938	0.89	Row DTH	14	15.68
55	Park	64,968	1.49	Public / Quasi	1	0.68
56	Residential	78,123	1.79	Triplex Flats	41	22.87
57	Residential	43,838	1.01	Triplex Flats	18	17.81
58	Residential			Row DTH	6	
59	Residential	19,178	0.44	Row DTH	5	11.18
60	Residential	68,311	1.57	Triplex Flats	34	21.68
61	Residential	77,830	1.79	Triplex Flats	32	17.88
62	Residential	77,830	1.79	Alley DTH	29	16.19
63	Residential	77,830	1.79	Triplex Flats	40	22.31
64	Park	64,834	1.49	Public / Quasi	1	0.67
65	Industrial	2,775,608	63.73	Office Park	1	0.02

LEGEND

PROJECT BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
PROPOSED TRAIL
PROPOSED PRIVATE ACCESS ROAD
PROPOSED PEDESTRIAN STAIRS
POTENTIAL ALTERNATE TRAIL ALIGNMENT (SUBJECT TO CHANGE)
PROPERTIES (NOT BY OTHERS)
EXISTING TRAIL

Strength Properties

DAHLIN GROUP

THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

KTGY

HMH Land Use Entitlements, Land Planning, Landscape Architecture, Land Surveying, Stormwater Compliance

KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C

PDC13-009

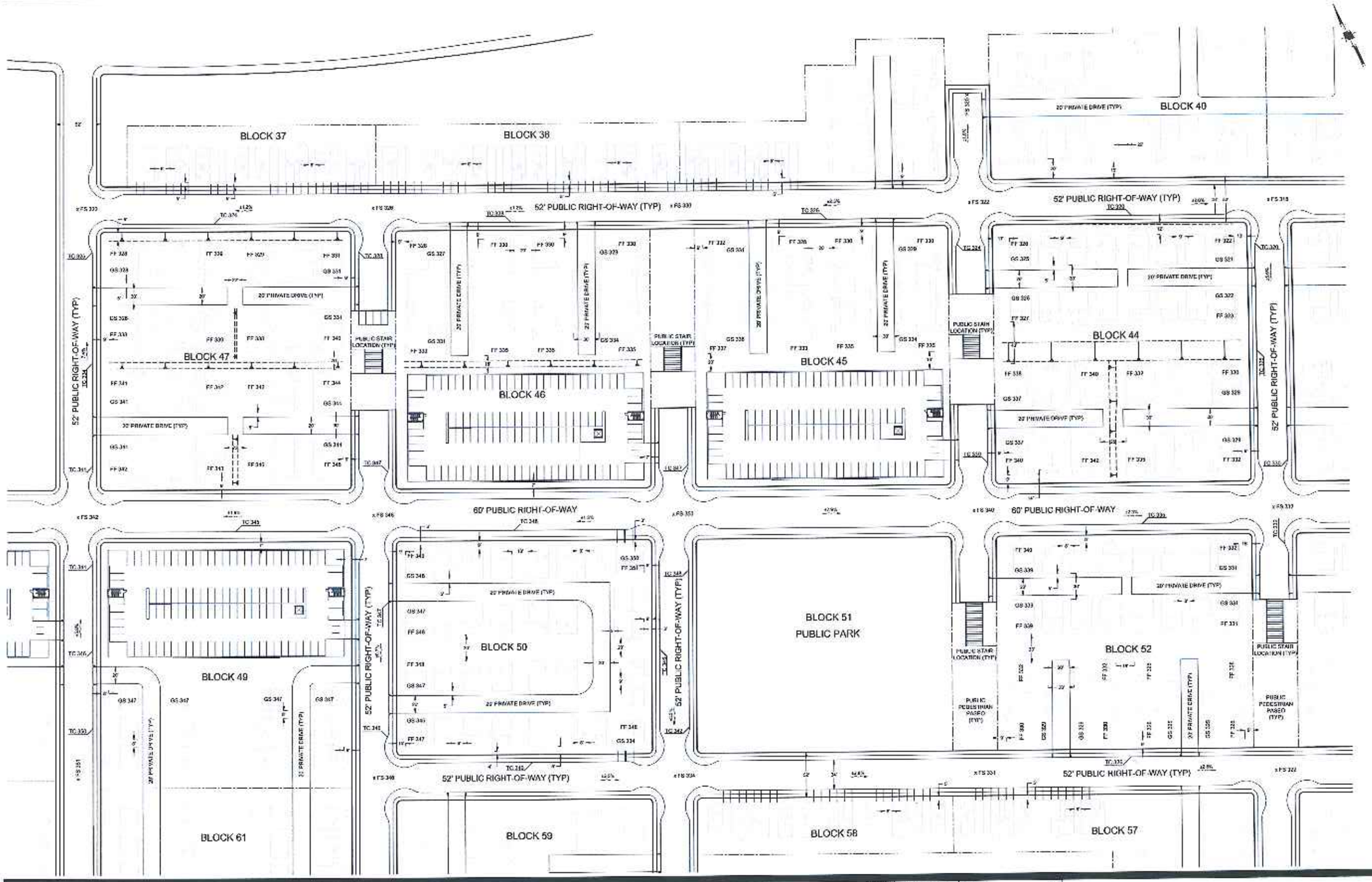
COMMUNICATIONS HILL

No.	Date	Description
3	5/13/2013	PC/CC/ARC COMMENTS
2	4/08/2013	PC/CC/ARC COMMENTS
1	01/31/2013	PC/CC/ARC COMMENTS FOR USE ENTITLEMENTS
0	11/14/2012	PC/CC/ARC COMMENTS
0	11/14/2012	PC/CC/ARC COMMENTS

PROJECT NO: 2010-00
CAD DWG FILE: GDP-EXHIBIT-C
DESIGNED BY: RL
DRAWN BY: RL
CHECKED BY: TH
DATE: MARCH 8, 2013
SCALE: 1" = 200'

CONCEPTUAL SITE PLAN

3.0



Strangis Properties

DAHLIN GROUP

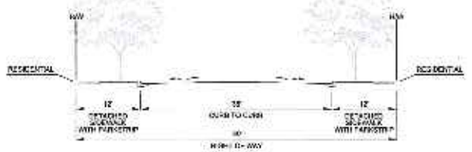
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners

KB HOME

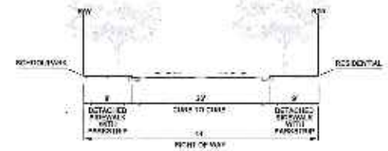
GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

TYPICAL BLOCK CONFIGURATIONS AND GRADING CONCEPT REPRESENTING THE VARIETY OF PROPOSED RESIDENTIAL PRODUCT TYPES

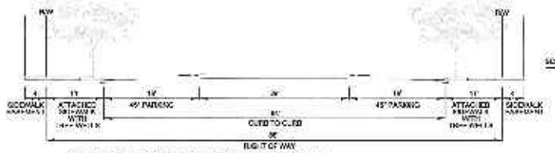
3.1



J TYPICAL STREET SECTION: 60' RIGHT-OF-WAY "MAIN STREET"

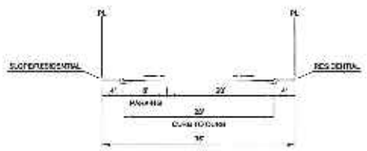


I ALTERNATIVE 2 – STREET SECTION: 44' RIGHT-OF-WAY



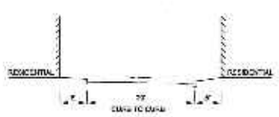
K TYPICAL STREET SECTION: "MAIN STREET"

I ALTERNATIVE 1 – STREET SECTION: 52' RIGHT-OF-WAY

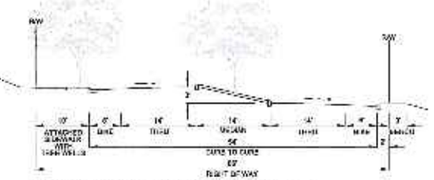


L TYPICAL PRIVATE STREET SECTION

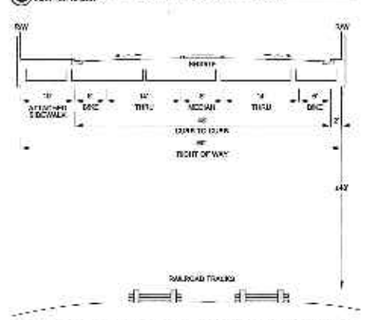
H TYPICAL STREET SECTION: 52' RIGHT-OF-WAY



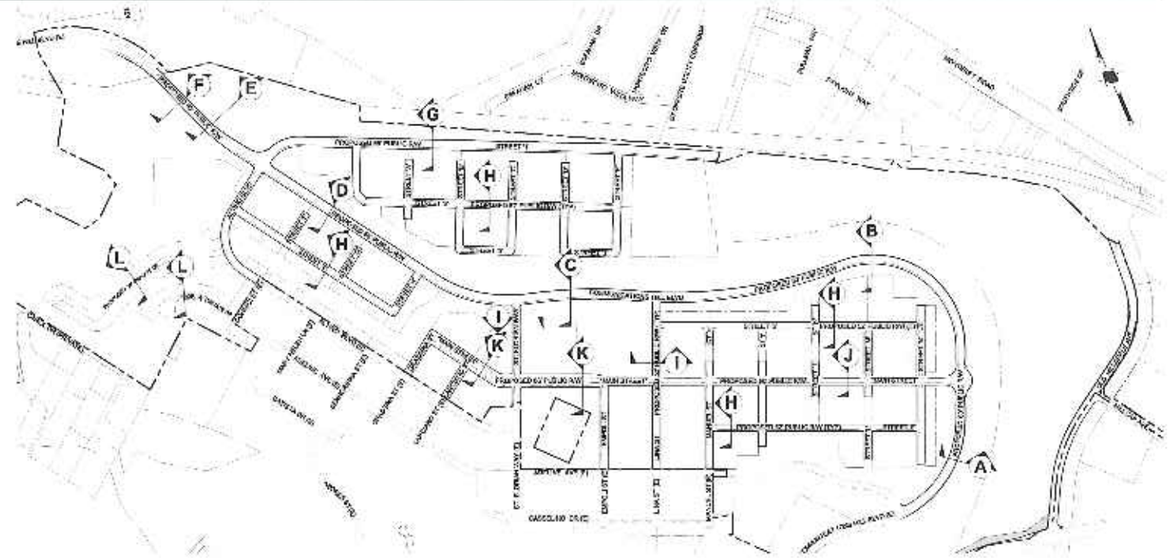
O TYPICAL PRIVATE STREET SECTION

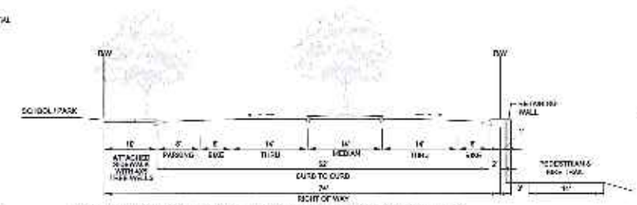


G TYPICAL STREET SECTION: 66' RIGHT-OF-WAY

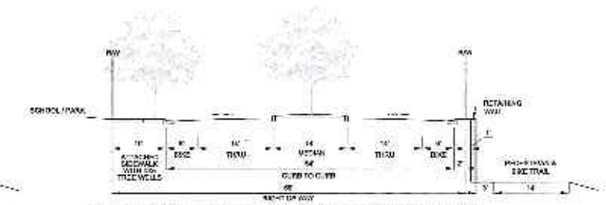


F TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.

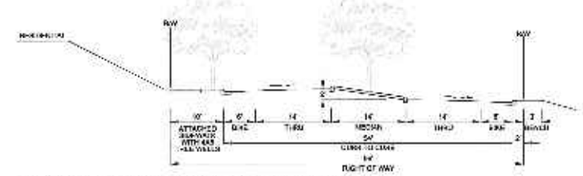




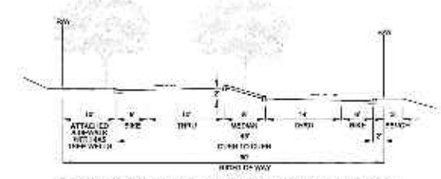
C ALTERNATIVE 2 – STREET SECTION: COMMUNICATIONS HILL BLVD.



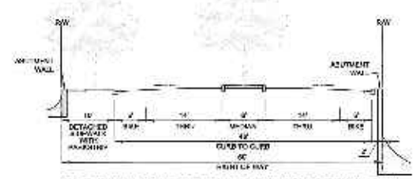
C ALTERNATIVE 1 – STREET SECTION: COMMUNICATIONS HILL BLVD.



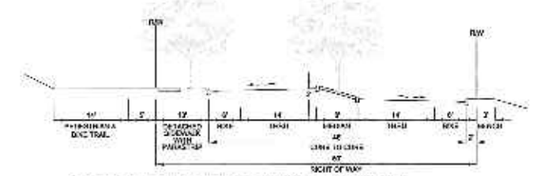
D TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.



B TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.



E TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.



A TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.

Strangis Properties

DAHLIN GROUP

THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners

KTGY

HMH

KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

3	11/13/13	PDC 13-009 COMMENTS	PROJECT NO. 08-18
2	11/13/13	P.C. 13-009 COMMENTS	CADD NO. 7-A.C.
1	11/13/13	P.C. 13-009 COMMENTS	DRAWN BY: RL
0	10/11/13	P.C. 13-009 COMMENTS	DESIGNED BY: RL
0	10/11/13	P.C. 13-009 COMMENTS	CHECKED BY: TG
0	10/11/13	P.C. 13-009 COMMENTS	DATE: MARCH 4, 2013
NO.	DATE	DESCRIPTION	SCALE: 1" = 20'-0"

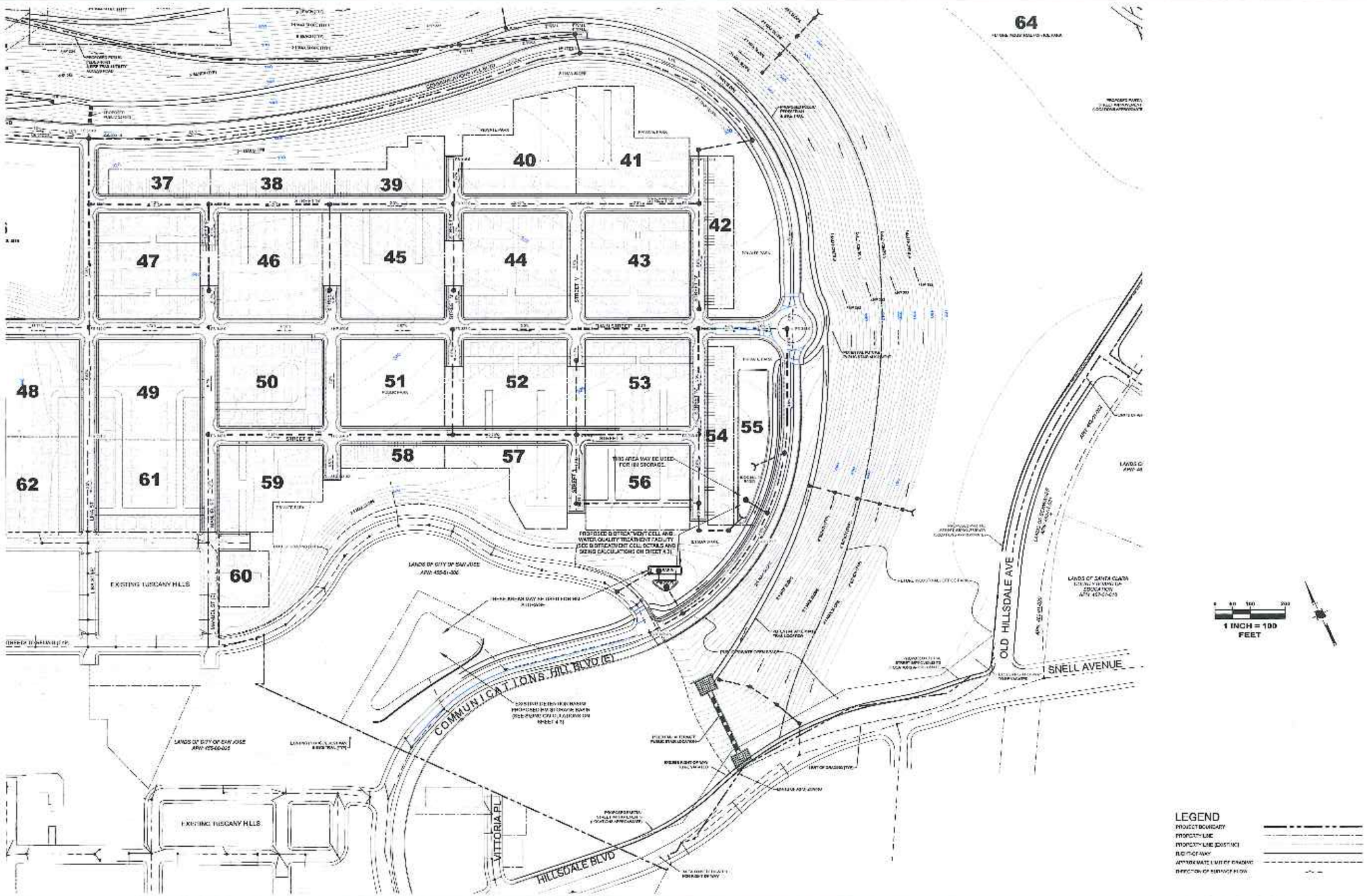
TYPICAL STREET SECTIONS 3.2

COMMUNICATIONS HILL
San Jose, California

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

CONCEPTUAL GRADING PLAN

4.0



Strongis Properties

DAHLIN group

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

KTGY

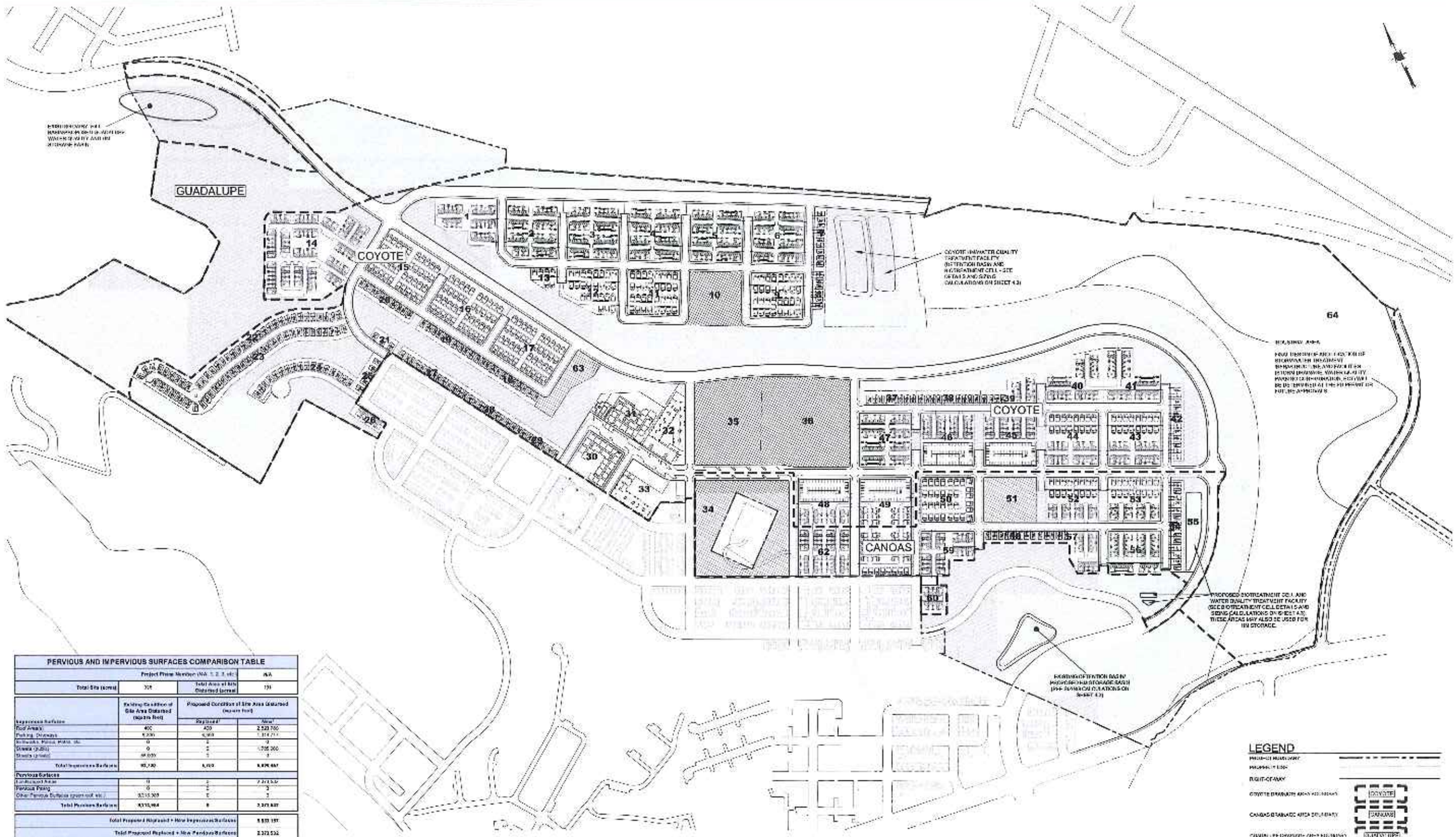
HMH

KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

CONCEPTUAL GRADING AND DRAINAGE PLAN

4.1



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
	Project Phase Number (N/A, 1, 2, 3, etc.)		N/A
Total Site (acres)	328	Total Area of Site Disturbed (acres)	139
	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced*	New*
Impervious Surfaces			
Roof Areas	400	400	2,520,700
Parking, Driveways	9,200	9,200	1,314,711
Sidewalks, Patios, Plaza, etc.	0	0	0
Streets (public)	0	0	1,705,000
Streets (private)	68,000	0	0
Total Impervious Surfaces	93,100	9,600	5,539,411
Pervious Surfaces			
Landscaped Areas	0	0	2,373,532
Pervious Paving	0	0	0
Other Pervious Surfaces (open soil, etc.)	9,215,900	0	0
Total Pervious Surfaces	9,215,900	0	2,373,532
Total Proposed Replaced + New Impervious Surfaces			5,548,191
Total Proposed Replaced + New Pervious Surfaces			2,373,532

Regulated Project Impervious Surface: [illegible]

Additional drainage facilities [illegible]

Footnotes:

*Proposed Replaced Impervious Surface: [illegible]

*Proposed New Impervious Surface: [illegible]

Strategic Properties | DAHLIN GROUP | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

No	Date	Description
A	[illegible]	[illegible]
A	[illegible]	[illegible]
A	[illegible]	[illegible]
A	[illegible]	[illegible]
A	[illegible]	[illegible]
A	[illegible]	[illegible]

PROJECT NO. [illegible]
CAD DWG FILE: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: [illegible]
SCALE: [illegible]

CONCEPTUAL STORMWATER CONTROL PLAN

4.2

Site Conditions	
Soil Type	Clay (D)
Depth to Groundwater	15 - 20 ft
[illegible]	[illegible]
Receiving Water Body	[illegible]
Pollutants	Sediment, Grease, Oil, Heavy Metals, Hydrocarbons, Trash, Nutrients, Pesticides, Bacteria
Pollutant Source Areas	Streets, Driveways, Trash Receptacles, Landscaping, [illegible]
Source Control Measures	[illegible]

[illegible]

Preliminary Detention Basin and Biotreatment Cell Sizing

[illegible] calculated using the combination flow and volume sizing method described in the [illegible]

[illegible] hydromodification management volumes will be based on the results of Bay Area Hydrology Model runs, to be performed in conjunction with [illegible]

Coyote Drainage Area Basin Volume Sizing

Step 1 Total Drainage Area to BMP (including industrial area) [illegible]

Step 2 Determine percent impervious of the drainage area

85% (estimated)

Step 3 [illegible]

= 15.0 in.

Step 4 [illegible]

[illegible] MAP = 13.2 in.

Step 5 Determine rain gage correction factor

[illegible]
= 1.00

Step 6 [illegible]

Clay (D)

Step 7 Determine average slope for the drainage area

[illegible]

Step 8 Determine unit basin storage from sizing curves (% impervious area vs. [illegible])

[illegible]

Step 9 Size the BMP

[illegible] drainage area

[illegible]
= 185,840 ft² (4.27 ac-ft)

Coyote Drainage Area Bioretention Cell Sizing

Assumptions:

V_{WQ} = 185,840 ft³
[illegible]
Minimum Infiltration Rate for Bioretention Area = [illegible]

Maximum Flow Rate for Water Quality [illegible] Outlet:

[illegible] = 3,872 ft³/hr
[illegible]
= 1.08 cfs

Minimum Bioretention Area [illegible]

[illegible]

Minimum required bioretention area (surface) = 6,223 ft²

Canoas Drainage Area Basin Volume Sizing

Step 1 Total Drainage Area to BMP [illegible]

Step 2 Determine percent impervious of the drainage area

85% (estimated)

Step 3 Determine Mean Annual Precipitation

= 15.0 in.

Step 4 Identify rain gage closest to the site

[illegible] MAP_{gage} = 13.2 in.

Step 5 Determine rain gage correction factor

= 15.0 in. / 13.2 in.
= 1.14

Step 6 Identify representative soil type for drainage area

Clay (D)

Step 7 Determine average slope for the drainage area

[illegible]

Step 8 Determine unit basin storage from sizing curves (% impervious area vs. [illegible])

= 47 in.

Step 9 Size the BMP

[illegible] drainage area

= 1.03 × [illegible] × 371,913 ft² × (1 ft/12 in.)
= 32,174 ft³ (0.74 ac-ft)

Canoas Drainage Area Bioretention Cell Sizing

Assumptions:

V_{WQ} = 32,174 ft³
Drain Time = 48 hrs
Minimum Infiltration Rate for Bioretention Area = [illegible]

Maximum Flow Rate for Water Quality Flow Control [illegible]

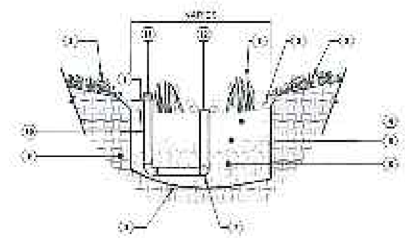
V_{WQ}/Drain Time = 32,174 ft³ / 48 hrs
= 670 ft³/hr
= 670 ft³ / 3,600 sec
= 0.19 cfs

Minimum Bioretention Area [illegible]

670 ft³/hr / [illegible]

Minimum required bioretention area (surface) = [illegible]

NOTES:
1. [illegible]
2. [illegible]
FLOAT RESISTANT MULCH



1. [illegible]
2. VEGETATION (SEE LANDSCAPE PLANS)
3. [illegible]
4. [illegible] BIORETENTION SOIL MEDIA SPECIFICATION OR EQUIVALENT
5. [illegible]
6. [illegible] PERMEABLE MATERIAL OR EQUIVALENT [illegible]
7. PERFORATED PVC SUBDRAIN [illegible]
8. IMPERMEABLE LINER (TYPICAL)
9. [illegible]
10. PROVIDE [illegible] SLOPE AS REQUIRED BY GEOTECHNICAL [illegible]
11. [illegible]
12. CLEANOUT WITH CAP AT FINISHED GRADE

BIOTREATMENT CELL - [illegible]
SCALE: N.T.S.

Biotreatment Cell Maintenance

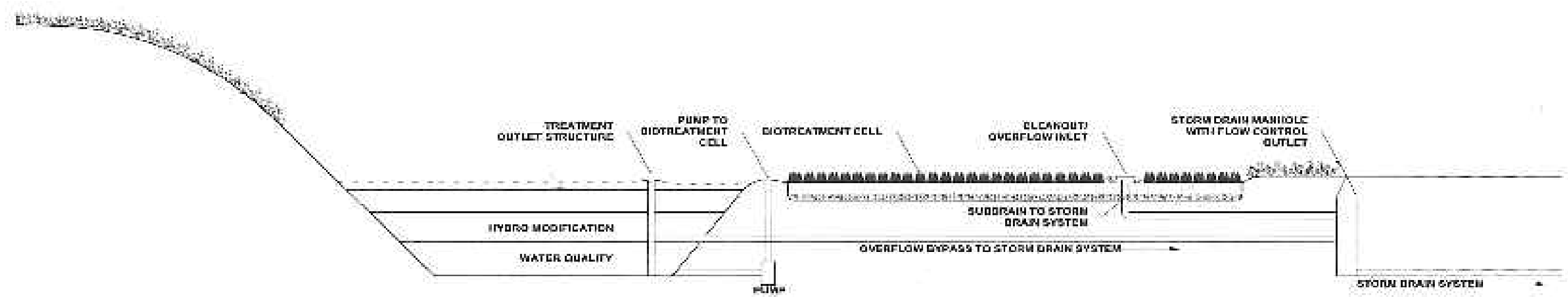
The following maintenance activities and schedule are based on the recommendations provided in the California Stormwater BMP Handbook – New and Redevelopment.

The primary maintenance requirement for biotreatment areas is that of inspection and [illegible] nothing more than the routine periodic maintenance that is required of any landscaped area. [illegible] selected for use in the biotreatment cell. Appropriately selected plants will aid in reducing fertilizer, pesticide, water, and overall maintenance requirements. Biotreatment system components should blend over time through plant and root growth, organic decomposition, and the development of a natural soil horizon. These biologic and physical processes [illegible] extensive maintenance.

Routine maintenance should include a biannual health evaluation of the trees and shrubs [illegible] measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes [illegible] vegetated areas mixed with shallow water. Routine inspections for areas of standing water [illegible] necessary to prevent creating mosquito and other vector habitat. In addition, [illegible] BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of water standing and subsequent vector production if not routinely maintained.

In order to maintain the treatment area's appearance it may be necessary to prune and weed. [illegible] evident or when the area begins to look unattractive. Specifically, the mulch area may [illegible] sufficient when there are random void areas. Mulch replacement should be done prior to the start of the wet season.

Accumulated sediment and debris removal (especially at the inflow point) will normally be the primary [illegible] vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, [illegible] possibility that the cation exchange capacity of the soils in the cell will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced within [illegible]



TYPICAL WATER QUALITY / FLOW CONTROL BASIN - BIORETENTION CELL - (LONGITUDINAL SECTION)
SCALE: N.T.S.

Detention Basin Maintenance

The following construction, inspection and maintenance activities are based on the recommendations provided in the California Stormwater BMP Handbook – New and Redevelopment.

Construction/Inspection Considerations

- Inspect facilities after first large storm to determine whether the desired [illegible]
- When constructed with small tributary area, orifice sizing is critical and inspection [illegible] does not occur.

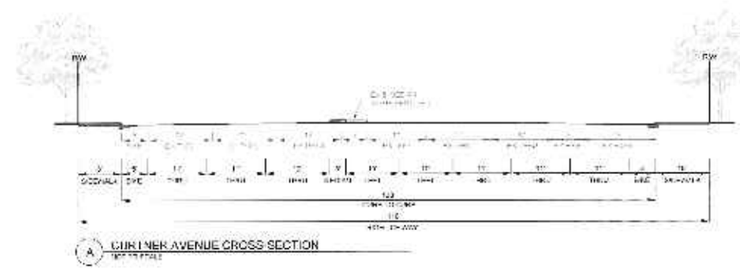
Maintenance

- [illegible] standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows.
- Remove accumulated trash and debris in the basin and around the riser pipe [illegible]
- [illegible] to prevent establishment of woody vegetation and for aesthetic and vector reasons.
- Remove accumulated sediment and regrade about every 10 years or when the accumulated sediment volume exceeds 10 percent of the basin volume. [illegible]

VICINITY MAP (NTS)

1 INCH = 200 FEET

INTERSECTION OF CURTNER AVENUE & STONE AVENUE



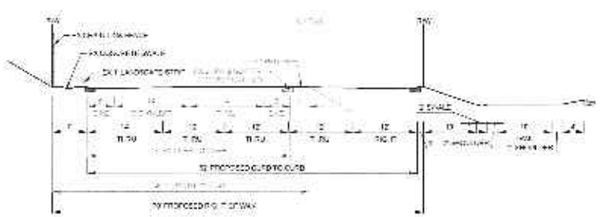
1 INCH = 40 FEET

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

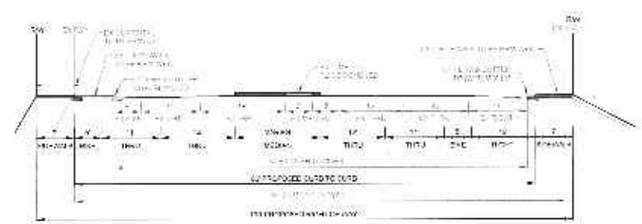
CONCEPTUAL OFF-SITE AREA DEVELOPMENT
POLICY TRAFFIC IMPROVEMENTS
CURTNER CORRIDOR

5.0

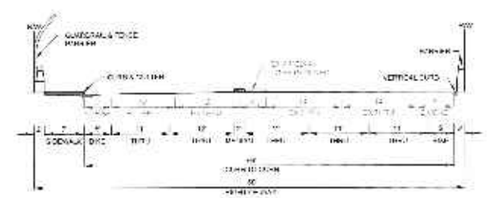
KEY MAP



D UNIFIED WAY CROSS-SECTION
NOT TO SCALE



C CURTNER AVENUE CROSS-SECTION



B CURTNER AVENUE BRIDGE CROSS-SECTION

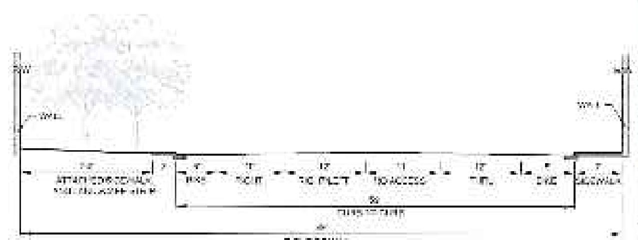
Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

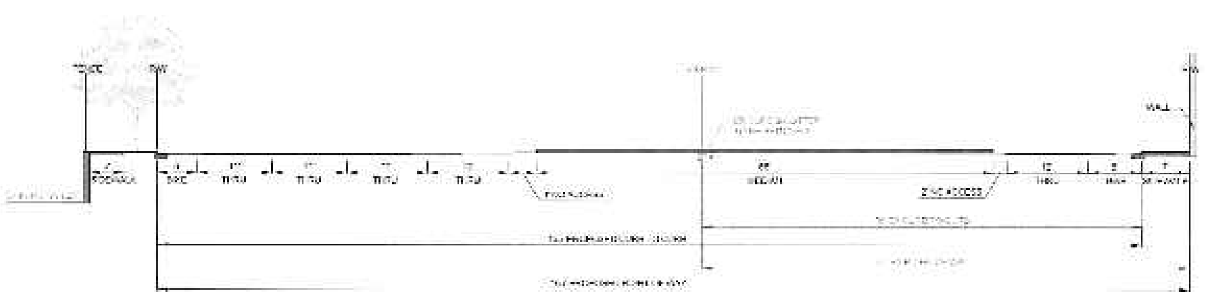
CONCEPTUAL OFF-SITE AREA DEVELOPMENT POLICY TRAFFIC IMPROVEMENTS CURTNER CORRIDOR

6.1

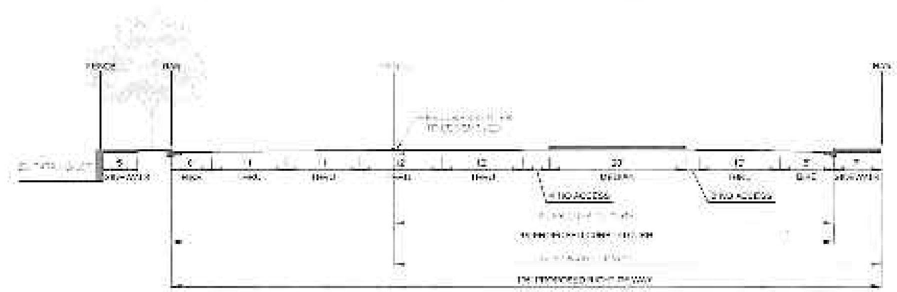
VICINITY MAP (NTS)



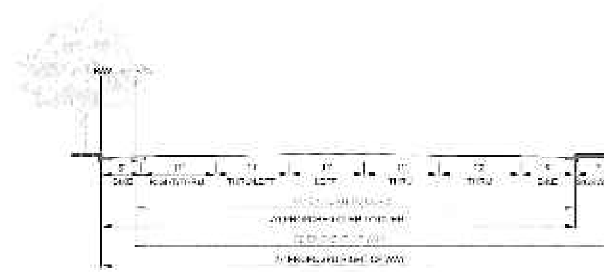
D NARVAEZ AVENUE CROSS SECTION



C NARVAEZ AVENUE CROSS SECTION



B NARVAEZ AVENUE CROSS-SECTION



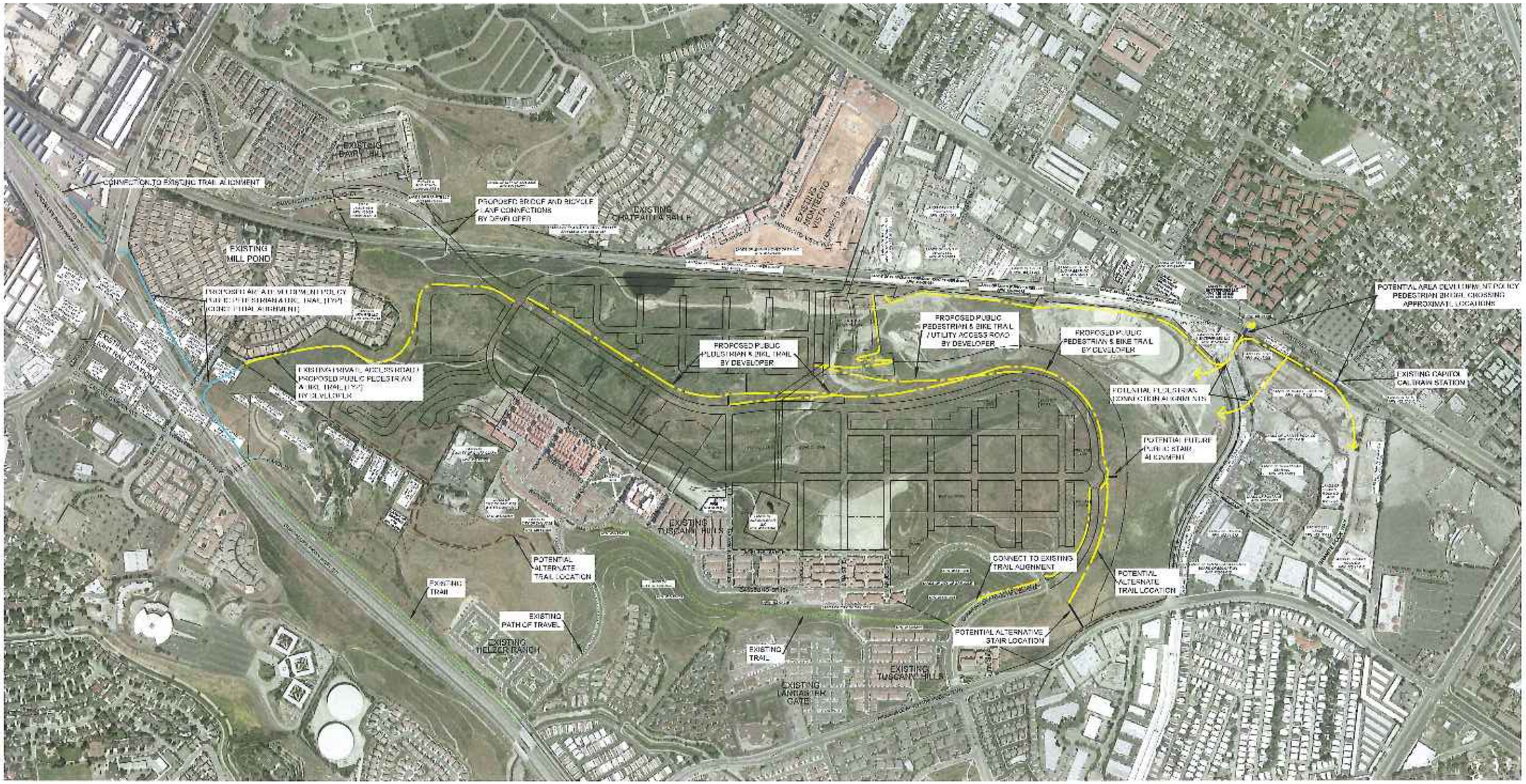
A NARVAEZ AVENUE CROSS SECTION

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

CONCEPTUAL OFF-SITE AREA DEVELOPMENT POLICY TRAFFIC IMPROVEMENT CURTNER CORRIDOR

6.2



LEGEND

- EXISTING TRAIL
- TRAIL FACILITIES - CONCEPTUAL ALIGNMENTS
- PEDESTRIAN PATH OF TRAVEL
- PEDESTRIAN BRIDGE - CONCEPTUAL ALIGNMENTS
- POTENTIAL / PROPOSED STAIR LOCATION
- POTENTIAL ALTERNATIVE TRAIL LOCATION
- ADA TRAIL LOCATION

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH | KB HOME

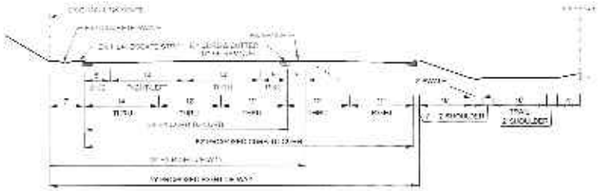
GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

3	11/14/14	PER CITY COMMENTS
2	10/17/14	PER CITY COMMENTS FOR JUNE 17TH HEARING
1	7/11/14	PER CITY COMMENTS
0	6/13/13	PER CITY COMMENTS

CONCEPTUAL DEVELOPMENT POLICY PROJECT FACILITIES

5.3

VICINITY MAP (NTS)



A UNIFIED WAY CROSS-SECTION

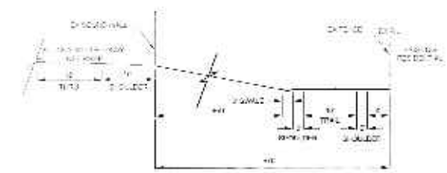
Strangis Properties | DAHLIN GROUP | THE GUZZARDO PARTNERSHIP INC. Landscape Architects - Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

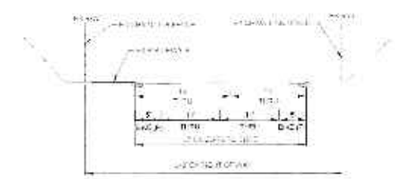
CONCEPTUAL AREA DEVELOPMENT POLICY PROJECT FACILITIES

1 INCH = 40 FEET

VICINITY MAP (NTS)



(B) 87 GUADALUPE PKWY OFF RAMP



(C) MILL POND DRIVE

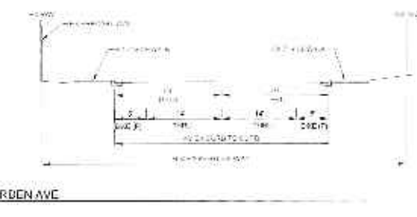
Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

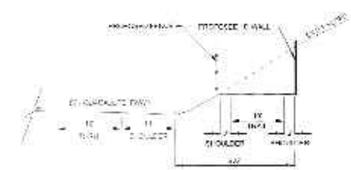
CONCEPTUAL AREA DEVELOPMENT POLICY PROJECT FACILITIES

1 INCH = 40 FEET

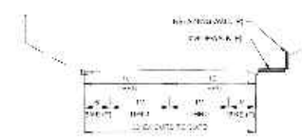
VICINITY MAP (NTS)



CANOAS GARDEN AVE



CAROL TO MILL POND TRAIL CONNECTION - OPTION 2



CAROL DR - OPTION 1

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects - Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

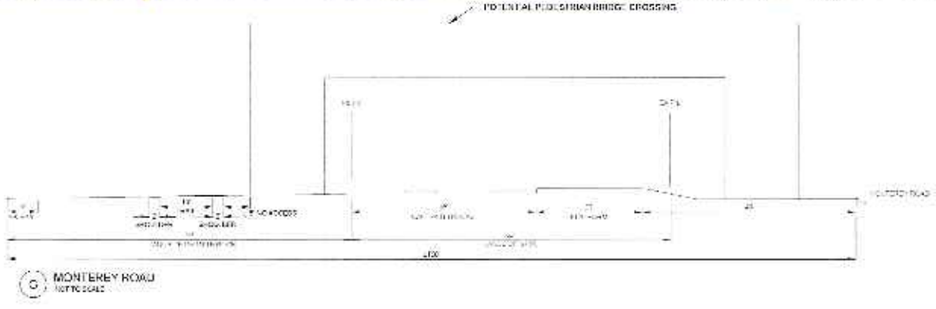
CONCEPTUAL AREA DEVELOPMENT POLICY PROJECT FACILITIES

5.6

VICINITY MAP (NTS)

LEGEND

1 INCH = 100 FEET



Strategic Properties · DAHLIN GROUP · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · ktgy · HMH · KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

CONCEPTUAL AREA DEVELOPMENT POLICY PROJECT FACILITIES

TRADITIONAL MEDITERRANEAN

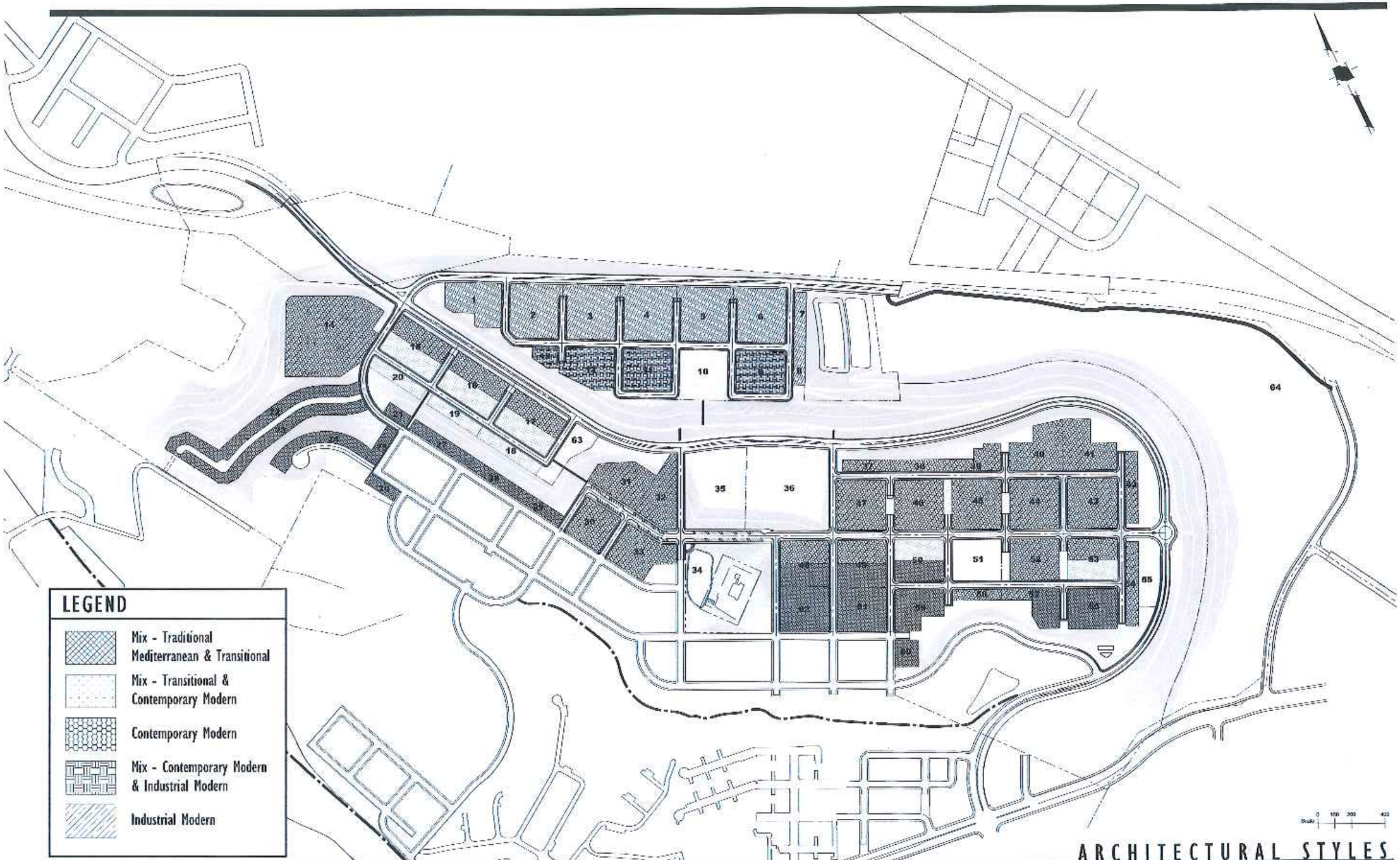
TRANSITIONAL

CONTEMPORARY MODERN

INDUSTRIAL MODERN

ARCHITECTURAL STYLES

COMMUNICATIONS HILL
San Jose, California



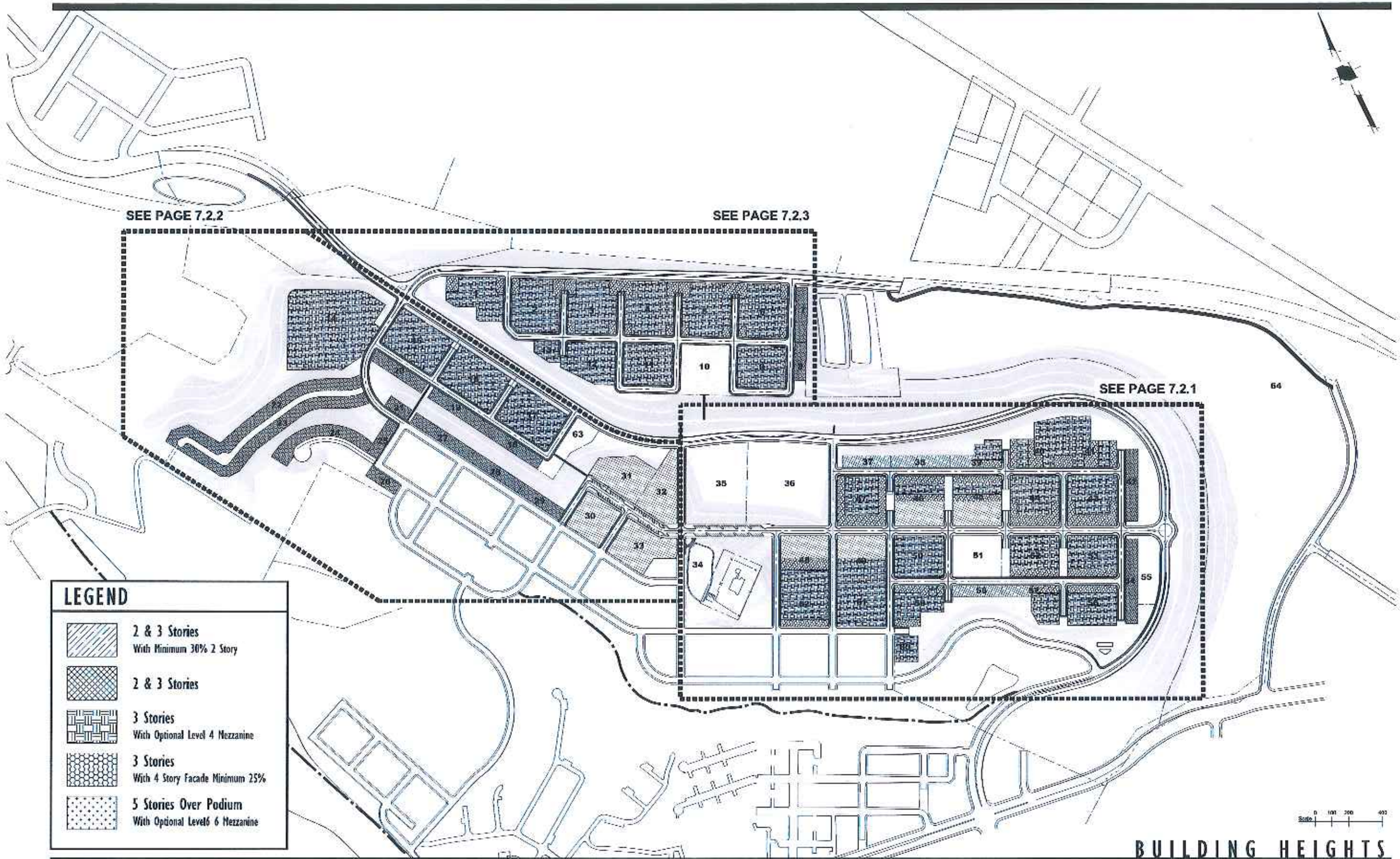
ARCHITECTURAL STYLES

Strangis Properties · DAHLIN GROUP · THE GUZZARDO PARTNERSHIP INC. Landscape Architects - Land Planners · KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

KEY TO ARCHITECTURAL STYLES

COMMUNICATIONS HILL
San Jose, California

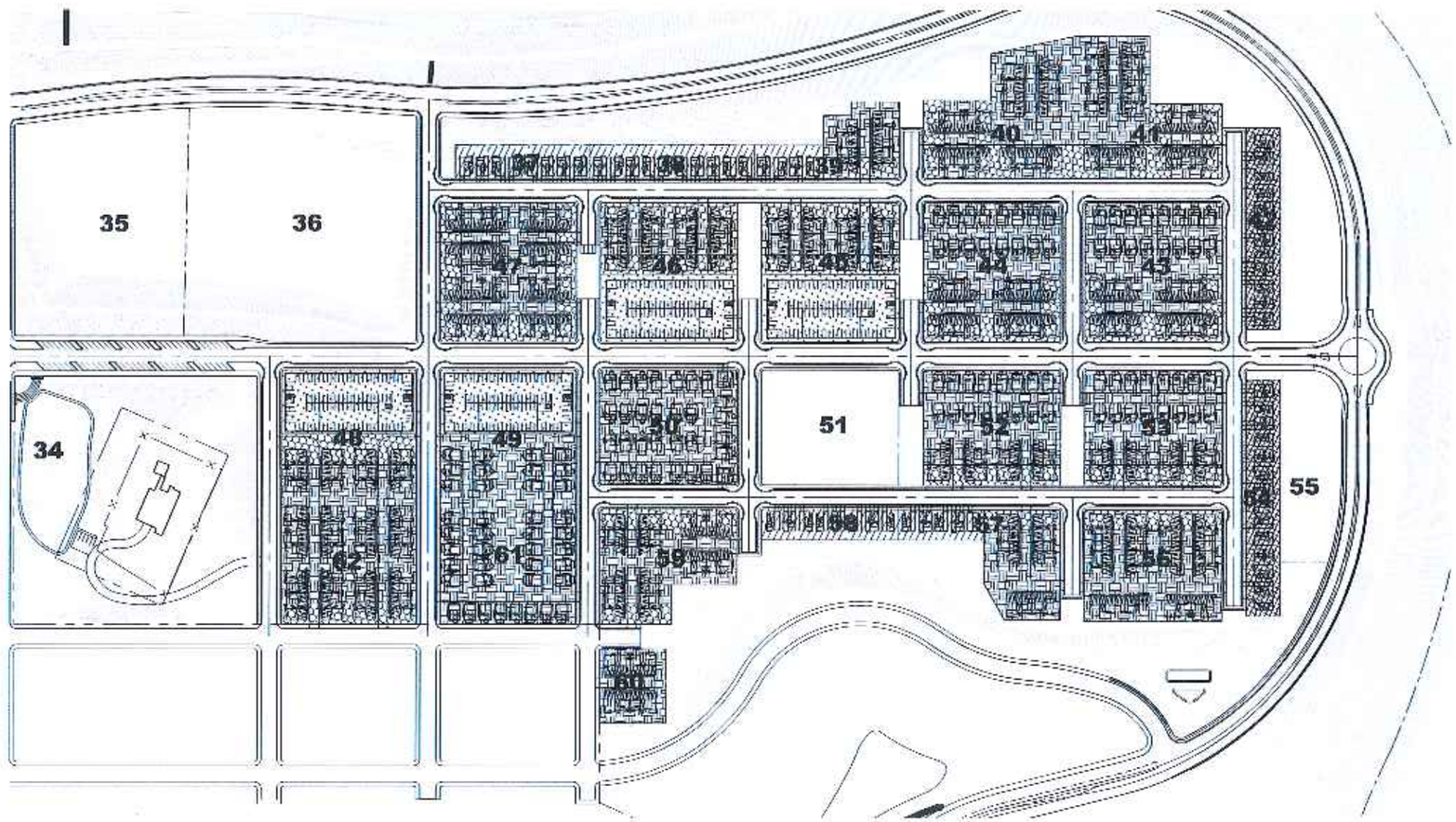


BUILDING HEIGHTS

Strength Properties · DAHLIN group · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

BUILDING HEIGHTS DIAGRAM



LEGEND

- 2 & 3 Stories
  With Minimum 30% 2 Story
- 2 & 3 Stories
- 3 Stories
  With Optional Level 4 Mezzanine
- 3 Stories
  With 4 Story Facade Minimum 25%
- 5 Stories Over Podium
  With Optional Level6 6 Mezzanine

Scale 0 100 200 400

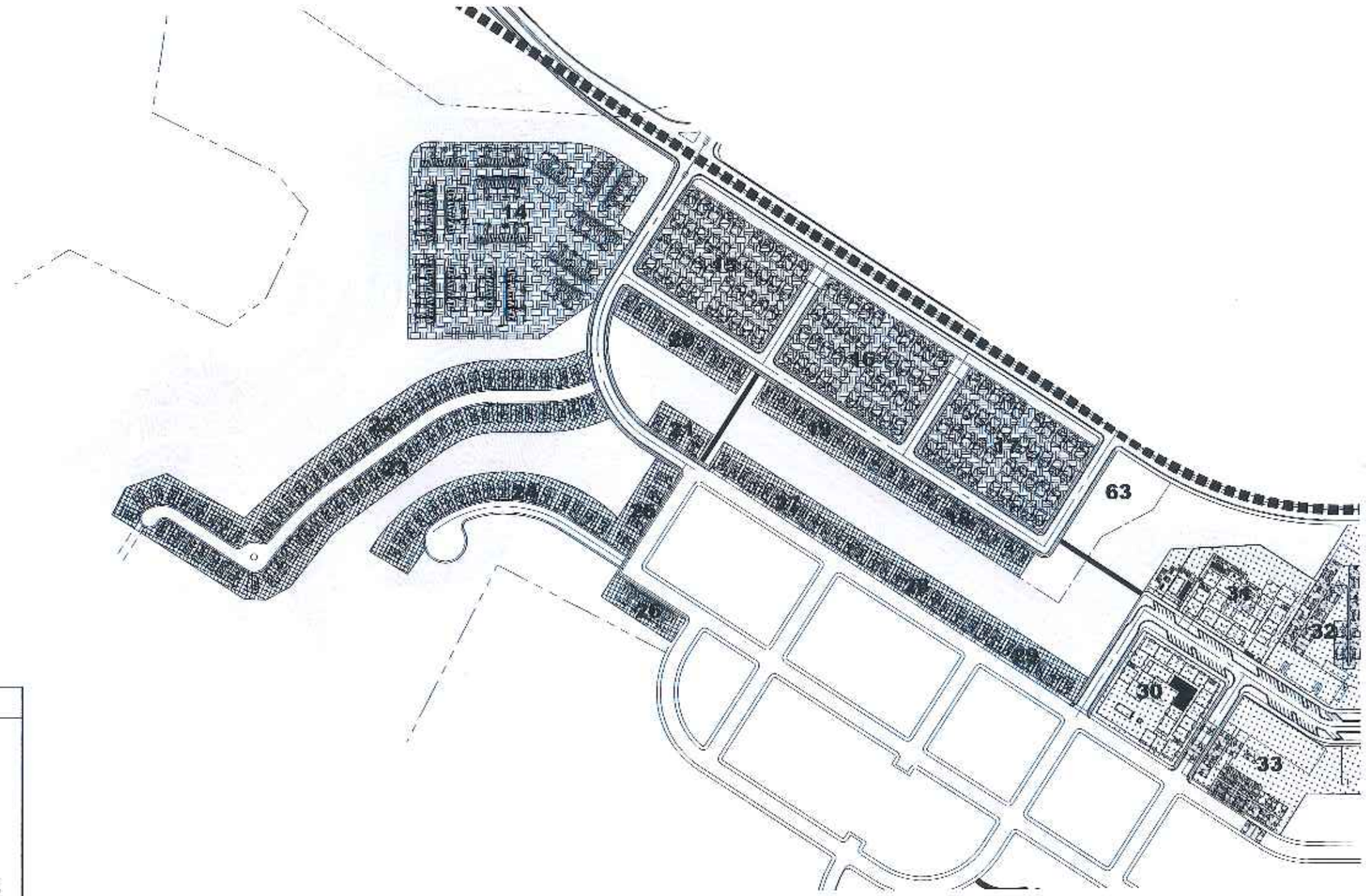
BUILDING HEIGHTS

Strongis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects - Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

		PROJECT NO.	[illegible]
		CAD DWG NO.	[illegible]
		DESIGNED BY	[illegible]
		DRAWN BY	[illegible]
		CHECKED BY	[illegible]
		DATE	[illegible]
		SCALE	AS SHOWN

BUILDING HEIGHTS DIAGRAM



LEGEND

- 2 & 3 Stories
  With Minimum 30% 2 Story
- 2 & 3 Stories
- 3 Stories
  With Optional Level 4 Mezzanine
- 3 Stories
  With 4 Story Facade Minimum 25%
- 5 Stories Over Podium
  With Optional Level6 6 Mezzanine

Scale 0 100 200 400

BUILDING HEIGHTS

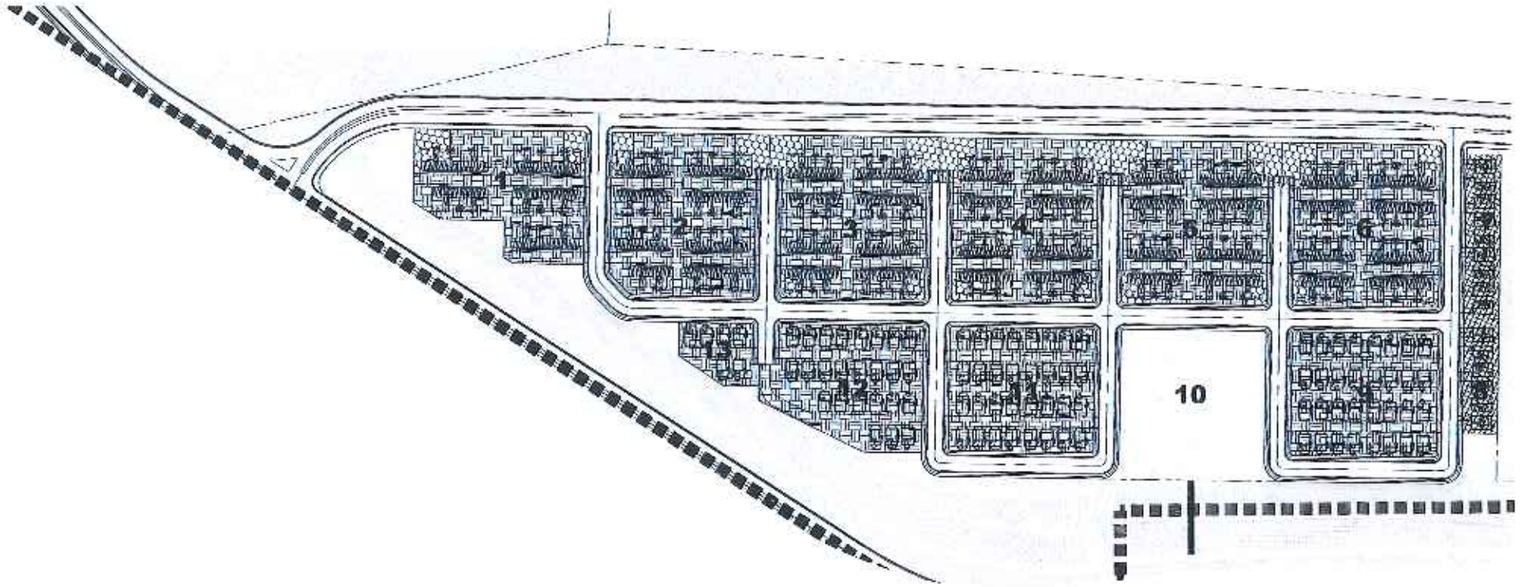
Strategic Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects - Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

NO	DATE	DESCRIPTION
1		
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]

PROJECT NO.	[illegible]
CAD DWG NUM	[illegible]
DESIGNED BY	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]
DATE	[illegible]
SCALE	AS SHOWN

BUILDING HEIGHTS DIAGRAM



LEGEND

- 2 & 3 Stories
  With Minimum 30% 2 Story
- 2 & 3 Stories
- 3 Stories
  With Optional Level 4 Mezzanine
- 3 Stories
  With 4 Story Facade Minimum 25%
- 5 Stories Over Podium
  With Optional Level6 6 Mezzanine

Scale 0 100 200 400

BUILDING HEIGHTS

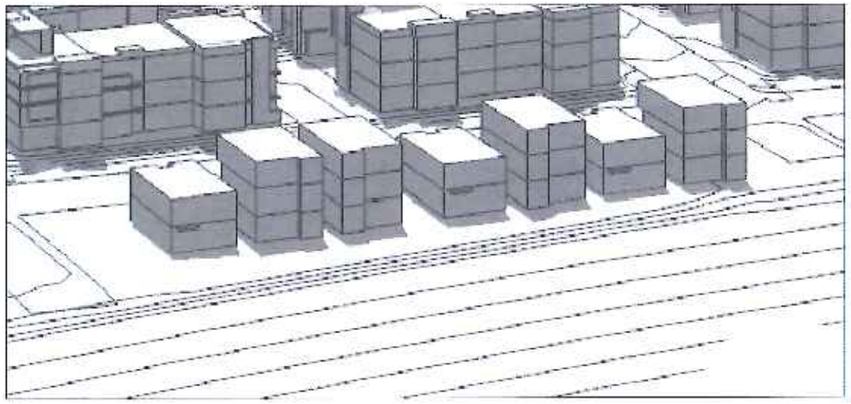
Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH | KB HOME

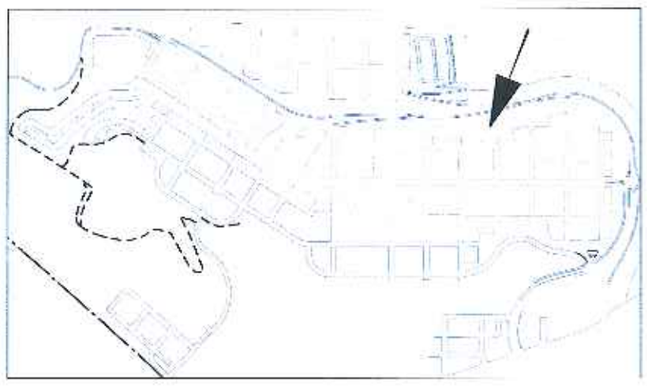
GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

		PROJECT NO.	[illegible]
		CAD DWG FILE	[illegible]
		DESIGNED BY	CM
		DRAWN BY	CM
		CHECKED BY	MD
		DATE	[illegible]
NO	DATE	SCALE	AS SHOWN

BUILDING HEIGHTS DIAGRAM

CONCEPTUAL MASSING
LOT 38



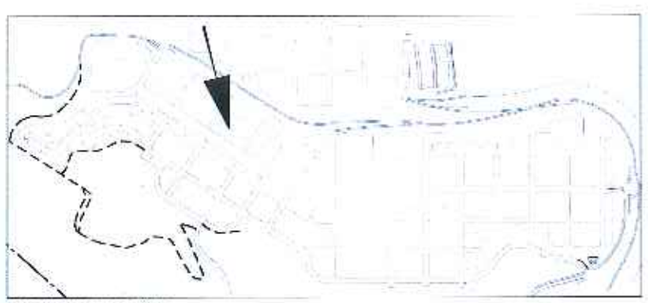


VIEWING ANGLE

TYPICAL BLOCK
LOT 58

ROWHOMES

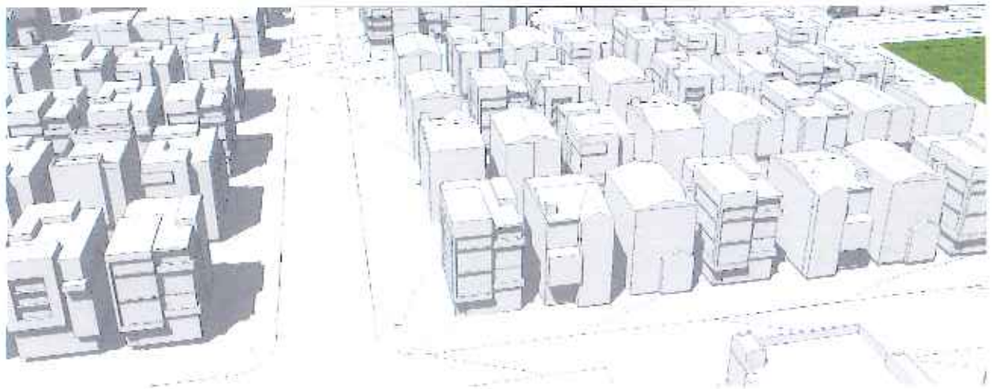
LOT 18 CONCEPTUAL PERSPECTIVE
Transitional & Contemporary Modern Styles

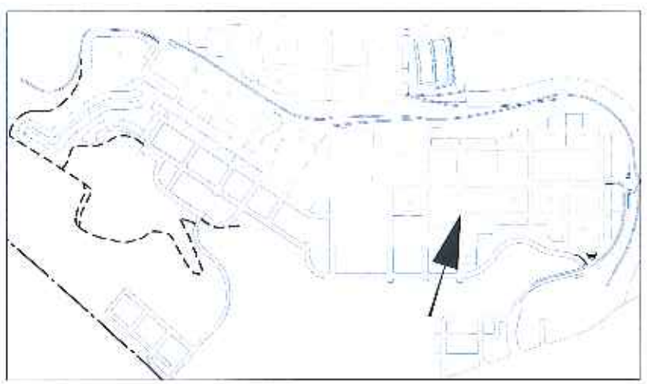


VIEWING ANGLE

ROWHOMES

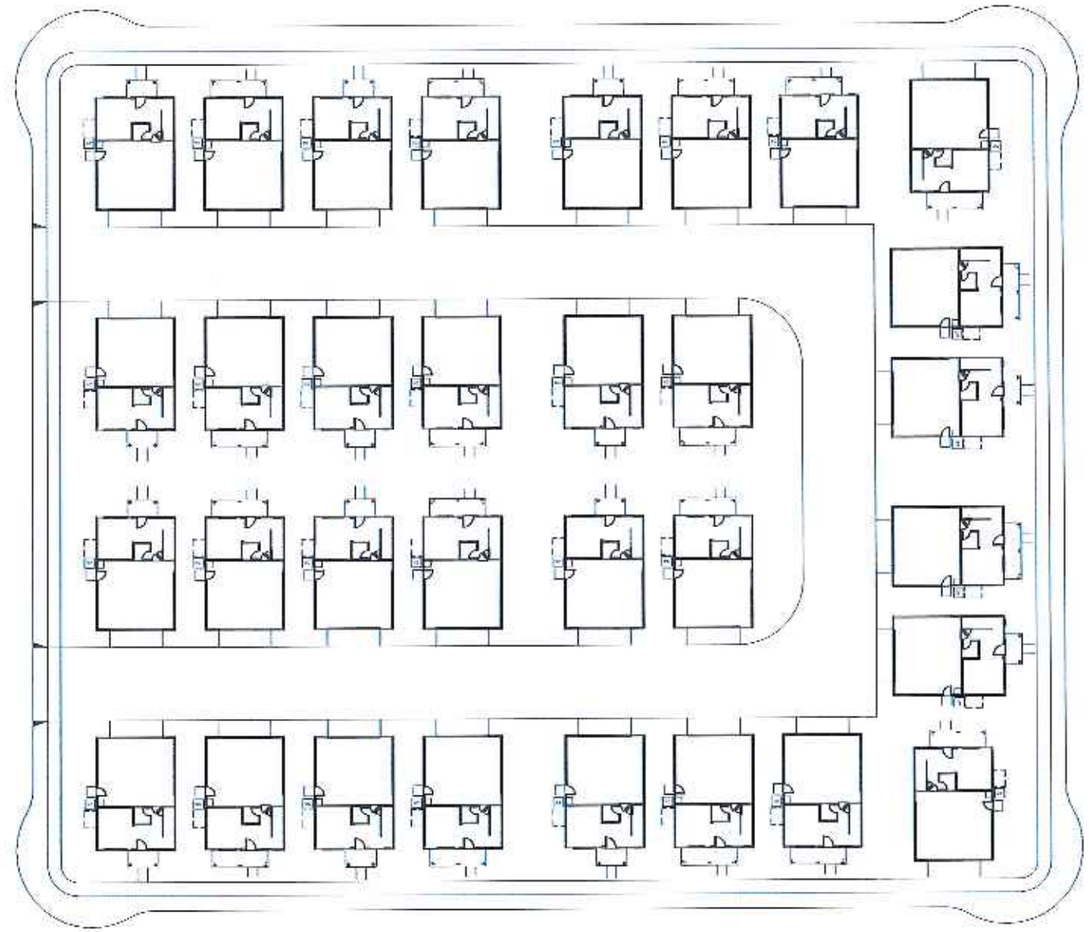
CONCEPTUAL MASSING
LOT 50





VIEWING ANGLE

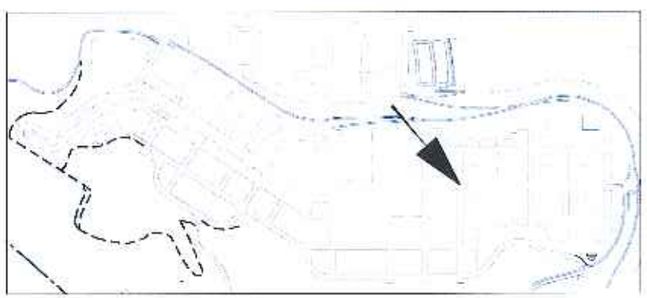
TYPICAL BLOCK
LOT 50



Scale 0 8 16 32

DETACHED TOWNHOMES

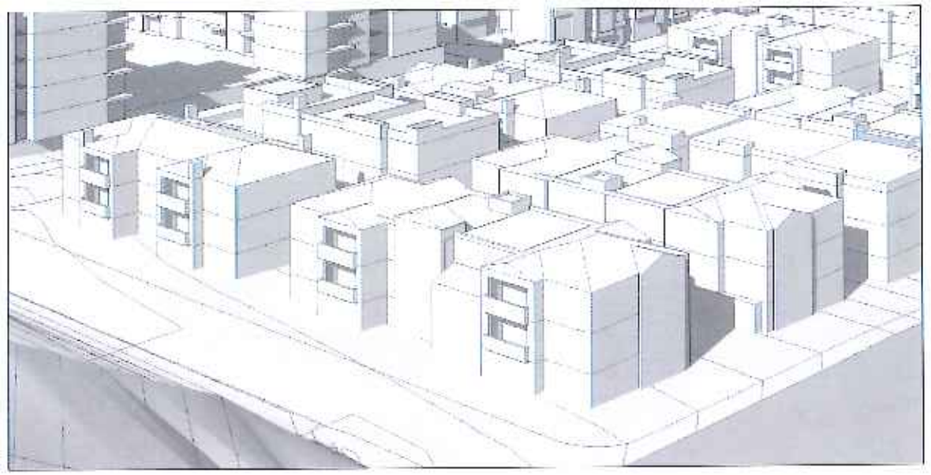
LOT 50 CONCEPTUAL PERSPECTIVE
Traditional Mediterranean & Transitional Styles

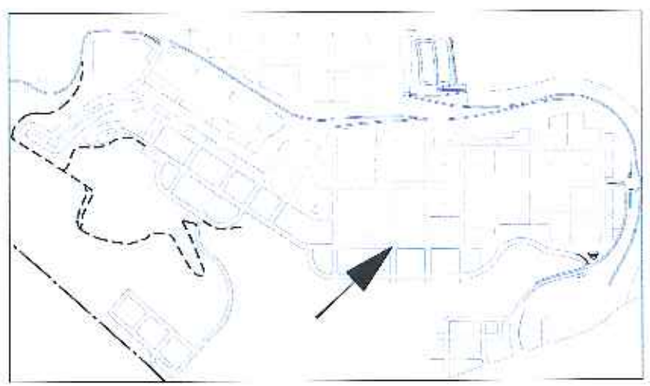


VIEWING ANGLE

DETACHED TOWNHOMES

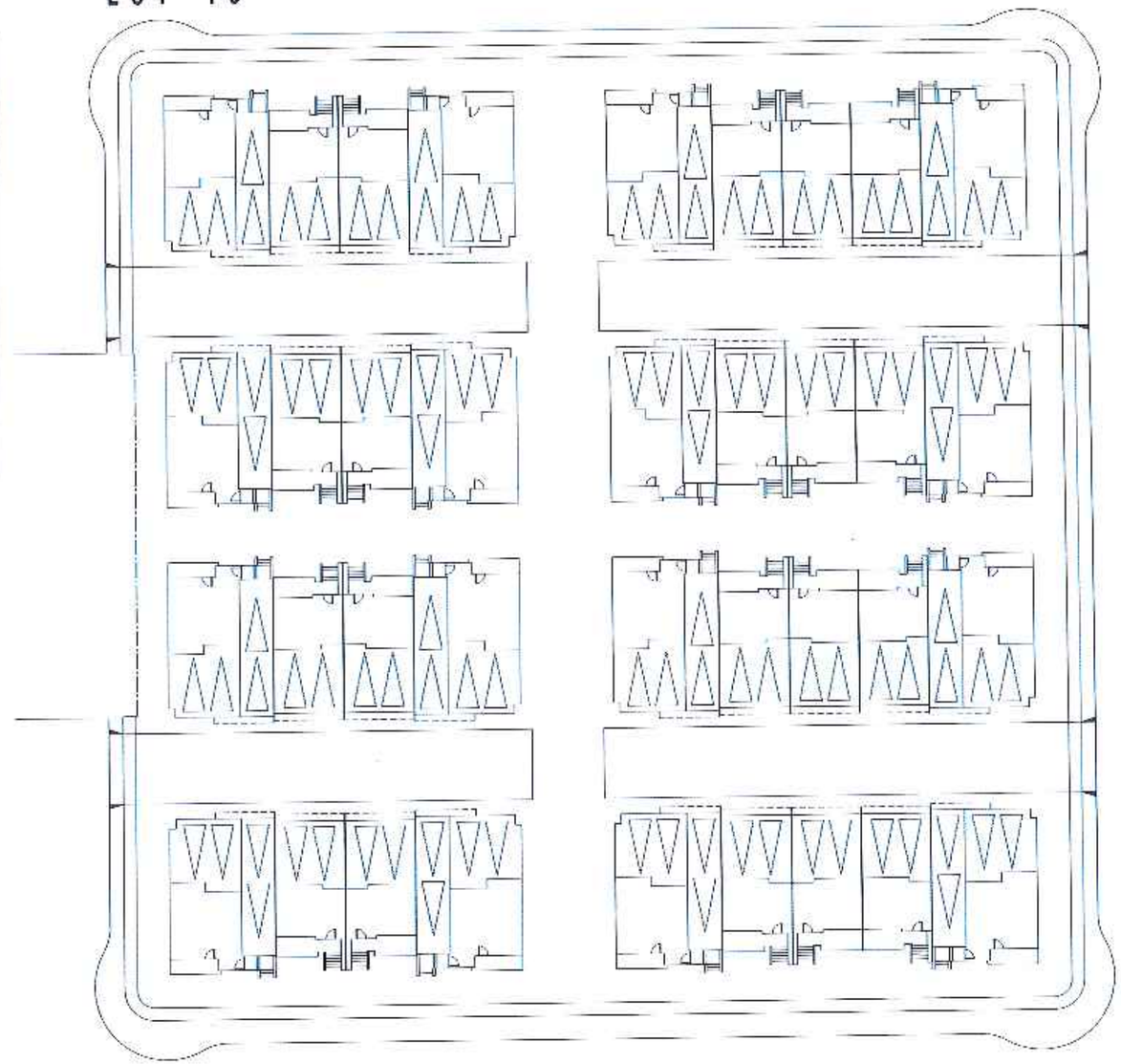
CONCEPTUAL MASSING
LOT 62





VIEWING ANGLE

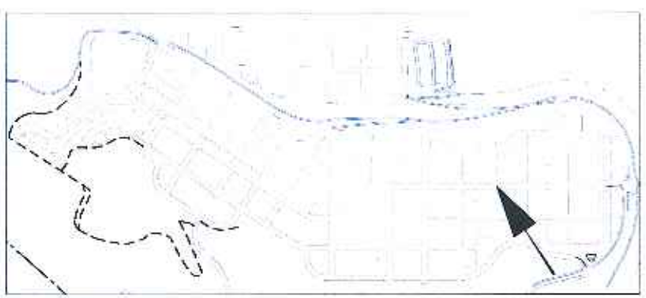
TYPICAL BLOCK
LOT 46



Scale 0 8 16 32

ATTACHED TOWNHOMES

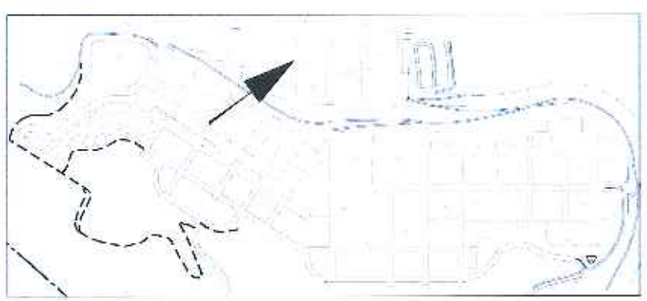
LOT 46 CONCEPTUAL PERSPECTIVE
Contemporary Modern Style



VIEWING ANGLE

ATTACHED TOWNHOMES

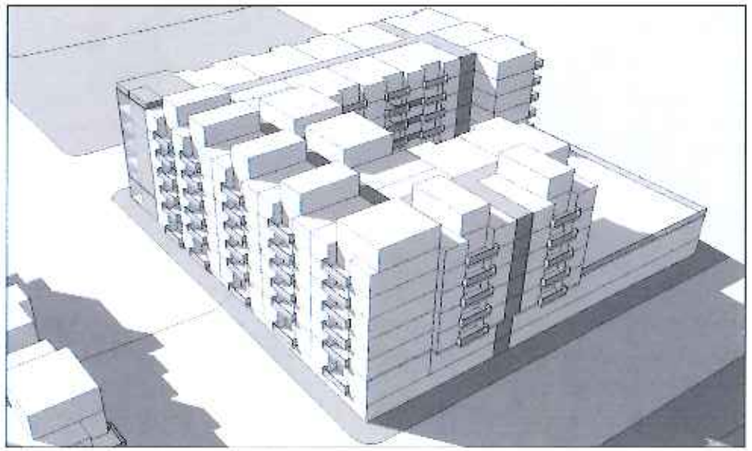
LOT 4 CONCEPTUAL PERSPECTIVE
Industrial Modern Style

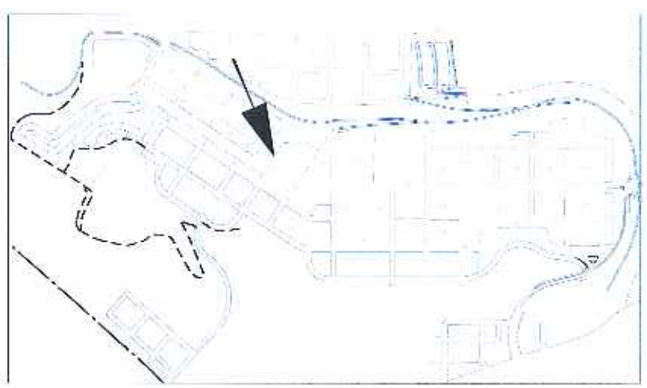


VIEWING ANGLE

ATTACHED TOWNHOMES

CONCEPTUAL MASSING
LOT 30

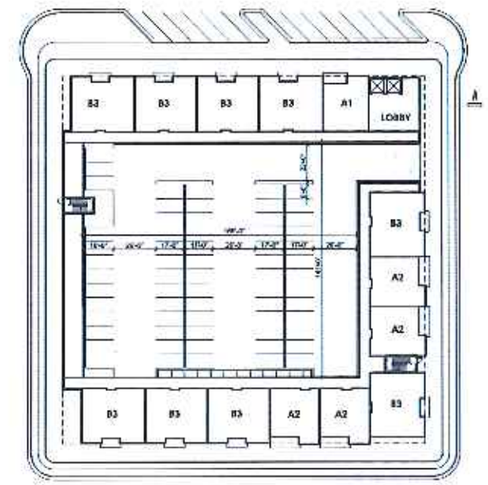




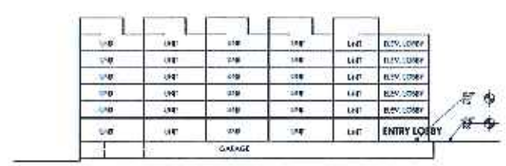
VIEWING ANGLE

TYPICAL BLOCK
LOT 30 (117 units)

TYPICAL PLAN



GARAGE PLAN - LEVEL G1



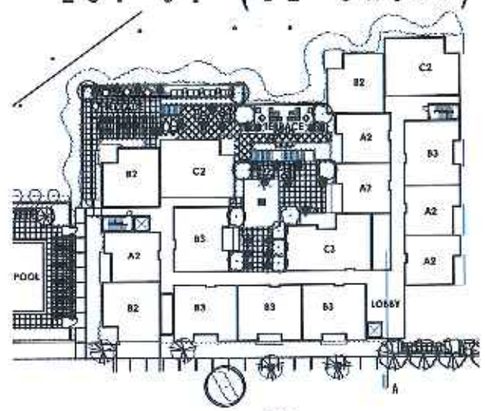
BUILDING SECTION A

Scale: 0 16 32 64

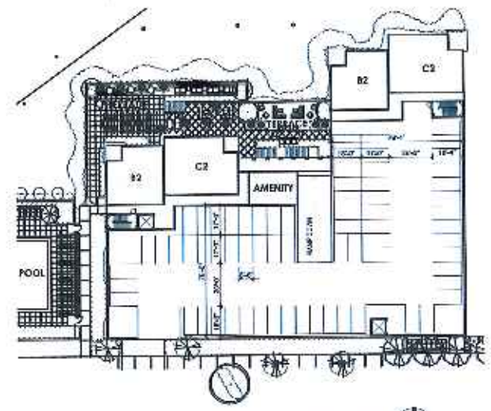
PODIUM STACKED FLATS

CONCEPTUAL MASSING
LOT 31

TYPICAL BLOCK
LOT 31 (82 UNITS)

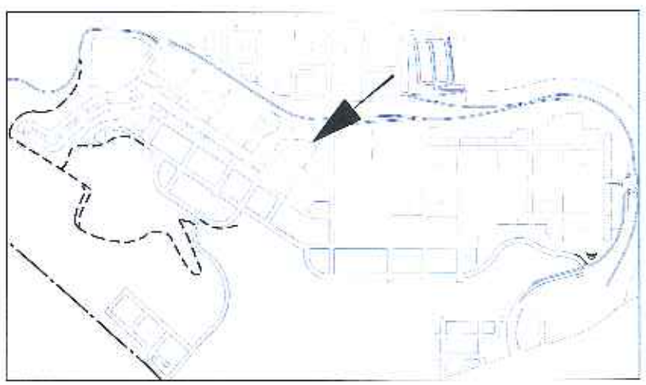


TYPICAL PLAN

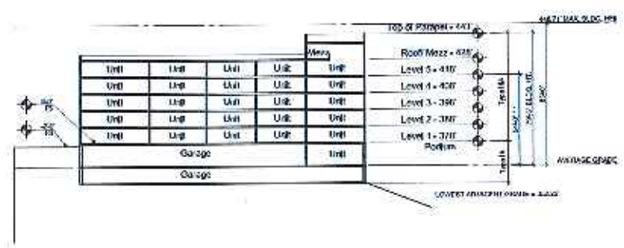


GARAGE PLAN - LEVEL G1

GARAGE PLAN - LEVEL G2



VIEWING ANGLE



BUILDING SECTION A

PODIUM STACKED FLATS

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

PODIUM STACKED FLATS - TYPICAL BLOCK

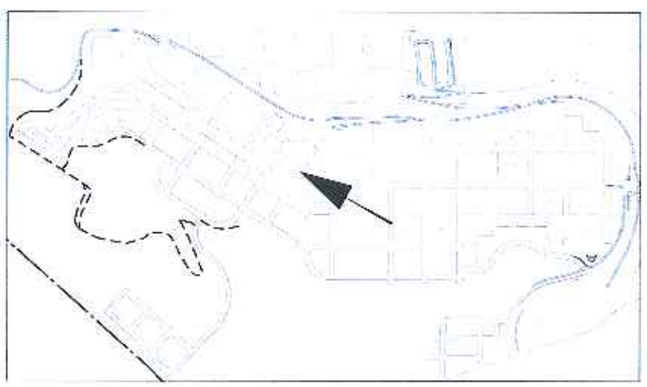
LOT 31 CONCEPTUAL PERSPECTIVE
Contemporary Modern Style

PODIUM STACKED FLATS

Strangis Properties
DAHLIN GROUP
THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners
KB HOME
GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL
PODIUM STACKED FLATS - LOT 31 PERSPECTIVE
PAGE 7.12

CONCEPTUAL STREETSCENE
LOT 30

CONCEPTUAL STREETSCENE
LOT 31



VIEWING ANGLE

Scale 0 8 16 32

PODIUM STACKED FLATS

Strangis Properties

DAHLIN GROUP

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

KB HOME

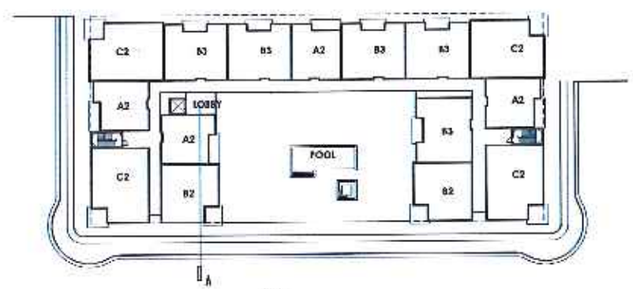
GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

		PROJECT NO:	[illegible]
		CADDING FILE:	[illegible]
		DESIGNED BY:	[illegible]
		DRAWN BY:	[illegible]
		CHECKED BY:	[illegible]
		DATE:	[illegible]
		SCALE:	AS SHOWN

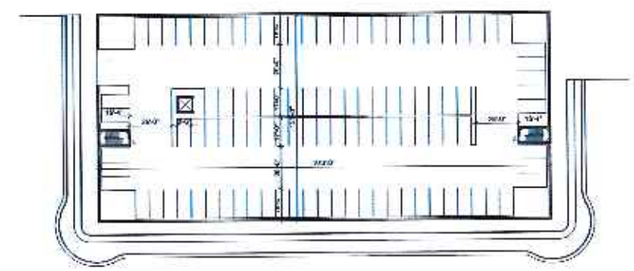
PODIUM
STACKED FLATS -
CONCEPTUAL STREETSCAPE

CONCEPTUAL MASSING
LOT 45

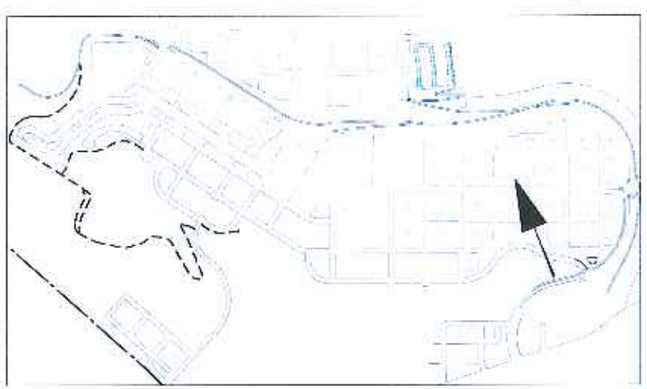
TYPICAL BLOCK
LOT 45 (73 units)



TYPICAL PLAN



GARAGE PLAN - LEVEL G1



VIEWING ANGLE

BUILDING SECTION A

Scale 0 16 32 64

PODIUM STACKED FLATS

LOT 45 CONCEPTUAL PERSPECTIVE
Contemporary Modern Style

PODIUM STACKED FLATS

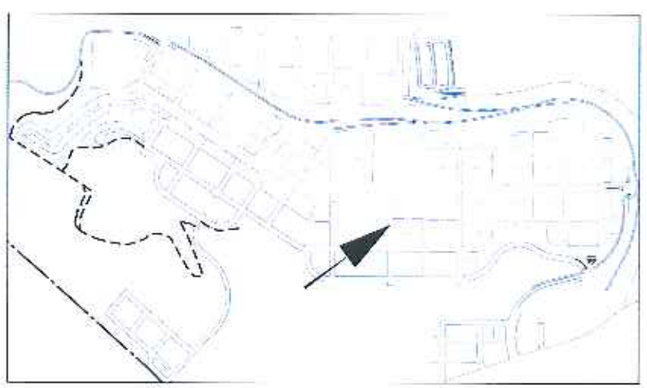
Strangis Properties | DAHLIN GROUP | THE GUZZARDO PARTNERSHIP INC. Landscape Architects - Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

		PROJECT NO:	[illegible]
		CAD DWG FILE:	[illegible]
		DESIGNED BY:	
		DRAWN BY:	
		CHECKED BY:	
		DATE:	[illegible]
		SCALE:	AS SHOWN

PODIUM
STACKED FLATS -
LOT 45 PERSPECTIVE

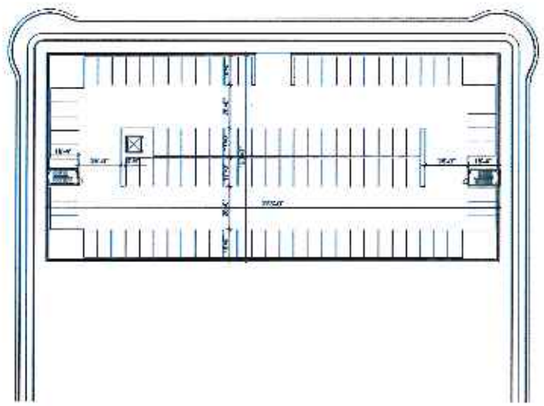
CONCEPTUAL MASSING
LOT 48



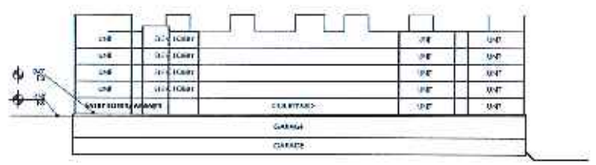
VIEWING ANGLE

TYPICAL BLOCK
LOT 48 (73 units)

TYPICAL PLAN



GARAGE PLAN - LEVEL G1



BUILDING SECTION A

Scale 0 16 32 64

PODIUM STACKED FLATS

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects - Land Planners | kt gy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

NO	DATE	DESCRIPTION
1	[illegible]	PER CITY COMMENTS
2	[illegible]	PER CITY COMMENTS
3	[illegible]	PER CITY COMMENTS
4	[illegible]	PER CITY COMMENTS
5	[illegible]	PER CITY COMMENTS

PROJECT NO.	[illegible]
CAD DWG FILE	[illegible]
DESIGNED BY:	
Drawn By:	
CHECKED BY:	
DATE:	[illegible]
SCALE:	AS SHOWN

PODIUM STACKED FLATS - TYPICAL BLOCK

CONCEPTUAL RENDERING

Strongis Properties

DAHLIN group

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners

kt&gv

KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

RETAIL VILLAGE
LOTS 32 & 33

CONCEPTUAL RENDERING

Strangis Properties

DAHLIN group

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners

ktgy

KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

HILLSIDE VIEW
LOT 31

CONCEPTUAL RENDERING

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

PARK VIEW
LOT 63

CONCEPTUAL RENDERING

Strangis Properties

DAHLIN GROUP

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

ktgy

KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

MAIN STREET VIEW
LOT 44

EAST ELEVATION - MAIN STREET

NORTH ELEVATION - CASSELINO DRIVE

WEST ELEVATION - ALTINO BLVD.

0 8 16 32 48 64

GENERAL DEVELOPMENT PLAN -
EXHIBIT C
PDC__-___
COMMUNICATIONS HILL

BLOCK 33
VILLAGE CENTER
ELEVATIONS

WEST ELEVATION - MAIN STREET

SOUTH ELEVATION - ST. FLORIAN WAY

0 5 10 32 48 64

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC__-___
COMMUNICATIONS HILL

PROJECT NO.	[illegible]
EAS ENG PER	[illegible]
DESIGNED BY	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]
DATE	[illegible]
SCALE	NOT TO SCALE

NO	DATE	DESCRIPTION

BLOCK 32
VILLAGE CENTER
ELEVATIONS

7.42

COMMUNICATIONS HILL
San Jose, California

Strangis Properties

DAHLIN group

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

KB HOME

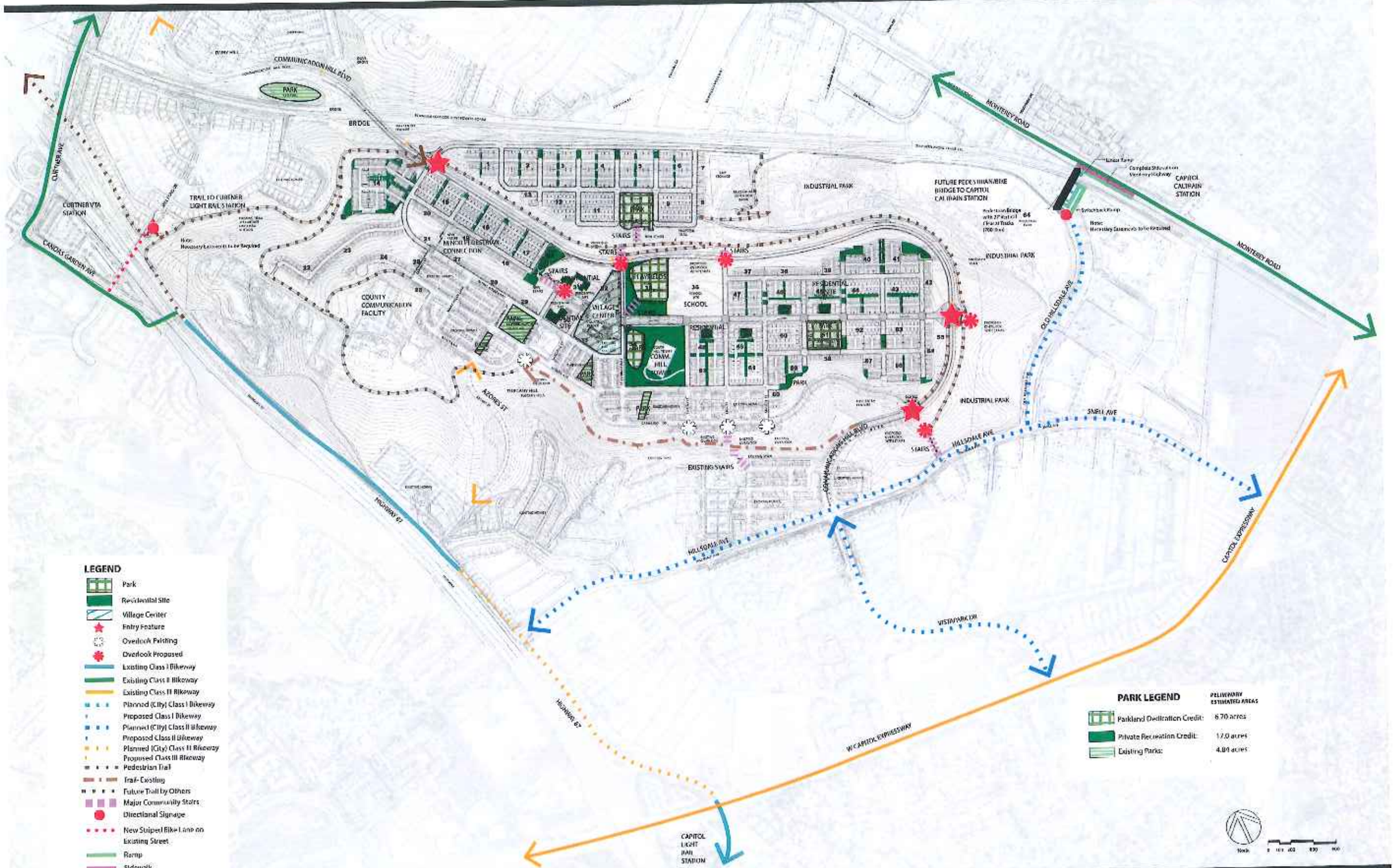
GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

		PROJECT NO:	[illegible]
		CAD DWG FILE:	[illegible]
		DESIGNED BY:	[illegible]
		DRAWN BY:	[illegible]
		CHECKED BY:	[illegible]
		DATE:	[illegible]
		SCALE:	1"=200'

Conceptual Landscape Masterplan

L1.1

COMMUNICATIONS HILL
San Jose, California



Strangis Properties | DAHLIN GROUP | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

PROJECT NO.	[illegible]
CALCULATED BY	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]
DATE	[illegible]
SCALE	1"=300'

Conceptual Landscape Amenities Plan

L1.2