

Legend

Limit of PD Zoning

General Notes

* The street pattern depicted hereon is conceptual, and is shown only to demonstrate a typical land use pattern for a potential development scenario.

* The street / right-of-way width and location depicted on the Land Use Plan and Conceptual Circulation Plan are intended as a characterization of how a traffic distribution street network may occur. Modification to this or street / right-of-way width and location shall be allowed to the satisfaction of the Director of P.B.C.E. at the Planned Development Permit stage.

PUBLIC USES

HATCH PATTERN	LAND USE CATEGORY	EST. AREA	PERCENT
[Hatch Pattern]	PUBLIC PARKS/OPEN SPACE/PIRIAN CORRIDOR SCHOOL	± 34.47 Ac.	± 28%
TOTAL PUBLIC LAND DEDICATION: ± 34.47 Ac. ± 28%			

PUBLIC USES/INFRASTRUCTURE

HATCH PATTERN	LAND USE CATEGORY	EST. AREA	PERCENT
[Hatch Pattern]	POTENTIAL FUTURE PUBLIC ROW / ACCESS POINTS	± 28.13 Ac.	± 23%
TOTAL INFRASTRUCTURE LAND DEDICATION: ± 28.13 Ac. ± 23%			

PRIVATE USES

HATCH PATTERN	LAND USE CATEGORY	EST. AREA	PERCENT
[Hatch Pattern]	RESIDENTIAL DEVELOPMENT PARCELS	± 40.19 Ac.	± 33%
[Hatch Pattern]	RETAIL/OFFICE/INDUSTRIAL/COMMERCIAL DEVELOPMENT PARCELS	± 18.56 Ac.	± 15%
TOTAL DEVELOPABLE LAND: ± 58.75 Ac. ± 48%			

LINE TABLE

NO.	BEARING	LENGTH
1	N43°00'00"W	24.14'
2	N47°22'29"E	54.86'
3	N38°23'45"W	33.02'
4	S51°52'50"E	20.00'
5	S59°53'00"W	62.15'
6	S59°53'00"W	47.38'
7	S32°13'00"W	122.30'
8	S38°47'25"E	119.03'
9	N44°24'00"E	39.30'
10	S38°39'00"E	59.91'
11	S41°48'00"E	132.02'
12	S41°48'00"E	100.55'
13	S41°48'00"E	44.63'
14	N50°02'56"E	91.71'
15	N50°02'52"E	145.39'
16	N41°40'27"E	70.44'
17	N47°22'29"E	84.05'
18	N15°00'25"W	253.16'
19	N15°00'25"W	1412.23'
20	S47°18'45"W	75.86'
21	S45°47'16"W	36.04'
22	S50°46'55"E	131.00'
23	S54°18'20"E	82.72'
24	N38°07'10"E	150.55'
25	N44°13'55"E	36.03'
26	N54°28'00"E	44.52'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
1	625.00'	10°24'37"	113.56'
2	1475.00'	05°27'00"	140.30'
3	475.00'	22°13'00"	184.18'
4	1545.00'	05°28'40"	147.71'

Land Use and Development Table

Berryessa Station Area

Planning Area	Neighborhood	Land Use	Gross Acreage (Zoning Areas)	Net Acreage (Streets Removed)
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North of Berryessa

Planning Area	Neighborhood	Land Use	Gross Acreage (Zoning Areas)	Net Acreage (Streets Removed)
N1	North Village Retail & Commercial	Commercial	12.25	10.72
N2	North Village Residential	TH/Flats/Podium Residential	12.63	8.66
N3a	North Village Residential	TH/Flats/Podium Residential	12.38	8.51
N3b	North Village Residential Park	Public Park	3.6	3.6
N4	North Village Residential	TH/Flats/Podium Residential	1.42	0.85
N5	Northern Edge Transition Residential	Single Family Residential	2.95	2.21
N6	Northern Edge Transition Residential	Single Family Residential	0.71	0.53
N7	North Village Residential Park	Public Park	3.58	3.58
N8	Creek Corridor	Open Space (Coyote/Penitencia)	6.38	6.38
Total			55.90	45.04

South of Berryessa

Planning Area	Neighborhood	Land Use	Gross Acreage (Zoning Areas)	Net Acreage (Streets Removed)
S1a	South Village Residential	TH/Flats/Podium Residential	10.34	6.20
S1b	South Village Residential Park	Public Park	1.40	1.40
S1c	South Village Residential Park	Public Park	0.61	0.61
S1d*	South Village Residential	TH/Flats/Podium Residential	3.16	1.90
S2a	Station Core Mixed Use	Transit Corridor Residential	15.10	11.33
S2b	Station Core BART Plaza	Public Park/Plaza	1.70	1.70
S2c	Station Core Retail & Commercial	Retail/Office/Industrial	7.84	6.66
S3	Creek Corridor	Open Space (Coyote/Penitencia)	17.20	17.20
Total			57.35	47.00

Overall Site Totals

Planning Area	Neighborhood	Land Use	Gross Acreage (Zoning Areas)	Net Acreage (Streets Removed)	
Residential Development Parcels			58.69	40.19	33%
Office/Industrial/Comm'l Development Parcels			20.09	18.56	15%
Public Park/Open Space			10.89	10.89	9%
Open Space (Coyote/Penitencia)			23.58	23.58	20%
Streets and ROWs			8.09	28.13	23%
Total			121.34	121.34	100%

Residential Uses	Commercial Uses
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Total North of Berryessa Units * Total North of Berryessa Commercial

Fewest Allowed	Most Allowed	Least Allowed	Most Allowed
350 Du 23 Avg Du/Ac	1,000 Du 65 Avg Du/Ac	50,000 SqFt	315,022 SqFt

Total South of Berryessa Units Total South of Berryessa Commercial

Fewest Allowed	Most Allowed	Least Allowed	Most Allowed
913 Du 65 Avg Du/Ac	2,468 Du 119 Avg Du/Ac	50,000 SqFt	315,022 SqFt

* Note: If fewer than 500 units are approved North of Berryessa Road, then Block S1d must develop according to the following table:

Units on the North Side	Block S1d Minimum Density
350-400	50 DU/AC per net Acre
401-450	40 DU/AC per net Acre
451-500	30 DU/AC per net Acre
500+	20 DU/AC per net Acre (as currently shown)

Note: This Zoning must achieve a minimum of 55 Du/Ac per Net Residential Acre on the overall site. To the extent that any individual PD Permit Applications fall below 55 Du/Ac other PD Permit Applications must exceed 55 Du/Ac.

REVISED GENERAL DEVELOPMENT PLAN

May 25, 2014
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
CR 29729
City Council 5/27/14
Effeche 6/27/14



CONFORMING PLANNED DEVELOPMENT REZONING PDC16-001 BERRYESSA CROSSING KB HOME / BUMB & ASSOCIATES

NO.	DATE	DESCRIPTION
02/09/16		REVISED LAND USE PLAN

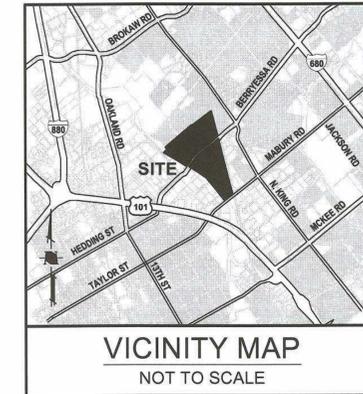
PROJECT NO.	DESCRIPTION
0906.52	
CAD DWG FILE:	090614LU 2.0.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	TA
DATE:	01/04/16
SCALE:	NOT TO SCALE
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LAND USE PLAN

Legend

----- Project Boundary

HATCH PATTERN	LAND USE	AREA (ACRES)	COVERAGE (PERCENT)
	PARKING AND CIRCULATION	70.9	59%
	FLEA MARKET, SWAP MEET, ADMINISTRATIVE OFFICE, EQUIPMENT MAINTENANCE, SNACK BARS, RESTROOMS, STORAGE, AND SECURITY TRAILERS	38.8	33%
	PERMITTED USES IN THE OPEN SPACE DISTRICT	10.6	8%
TOTAL:		120.3	100%



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Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMca.com



Performance Standards (Based Upon PDC88-106 & CP07-05-030)

- Gross Site Area 120.3 Acres
- Total Floor Space Allowed 360,000 sq.ft.
- Required Parking Ratio 5 Stalls / 1,000 sq.ft. of Total Floor Space
- Off-Street Parking Provided 11,300 Spaces

- 1. Days and Hours of Operation:** The Flea Market may operate Sunday through Saturday between dawn and sunset.
- 2. Signs:** Proposed signs, which would be visible from Berryessa Road shall require a Planned Development Permit Adjustment.
- 3. Off-Site Parking Agreement:** The applicant shall submit an off-site parking agreement to the satisfaction of the Director of Planning. The agreement shall be provided prior to approval of a Planned Development Permit.
- 4. Snack Bars:** The snack bars shall meet the requirements of the State of California Health and Safety Code.
- 5. Berryessa Road Undercrossing / Penitencia Creek Bridge:** The applicant shall obtain written approval from the Santa Clara Valley Water District for the pedestrian undercrossing at the Berryessa Road bridge over coyote Creek and pedestrian bridges over Penitencia Creek.
- 6. Riparian Corridor:** Grading, filling, paving, and vegetation removal shall be prohibited in riparian corridors except as proposed by the Santa Clara Valley Water District for pedestrian undercrossing purposes.
- 7. Existing Water Wells:** Existing water wells shall be shown on all Planned Development Permit plan sets.

Permitted Uses: Flea market, swap meet, administrative office, storage, equipment, maintenance, snack bar, restrooms, open space, parking, security trailers.

Prohibited Uses:
Residential Uses: Residential uses shall be prohibited.
Vendor Sales: Vendor sales are prohibited north of Berryessa Road.

Allowable Sales Area: The Planned Development Zoning allows 38.8 Acres of Flea Market sales area which includes an auction building, snack bars, and restrooms.

Site Standards
Setbacks: Perimeter- 25 feet
Building Height- 2.5 stories, 35 feet
Parking Areas: Portions of the site may be removed from use as part of the Flea Market at any time, provided that the required parking ratio of 5 stalls per 1,000 sq.ft. of total floor space is maintained.

Fence Along North Side of Berryessa Road: The applicant shall construct a six-foot high fence along the north side of Berryessa Road to channel pedestrians to designated crosswalks and undercrossings. The applicant shall ensure that security guards patrol the driveway breaks in the fence to discourage pedestrian use to the satisfaction of the Director of Planning.

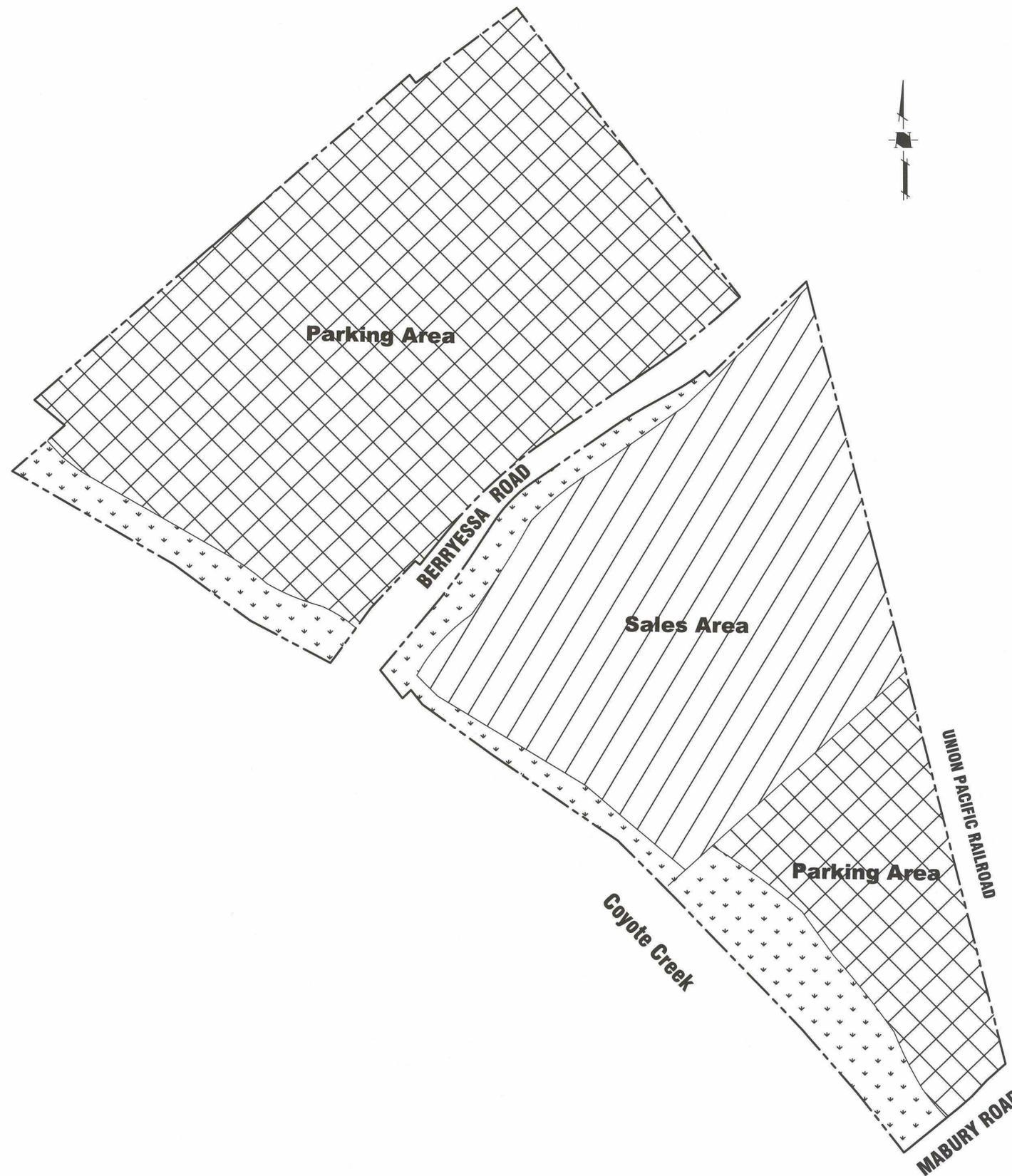
Traffic Control Plan: The applicant shall submit a Traffic Control Plan for the Flea Market operation during weekends and special events to the Director of Traffic Operations and Police Chief for their joint approval. The plan must include, among such other features as may be required by the Director and Chief: (1) temporary means of regulating pedestrians crossing Berryessa Road, and (2) traffic control measures and devices to regulate signal timing and left-turn movements. All traffic and pedestrian control activities shall comply with the plan and no activities may be undertaken in absence of an approved plan.

Berryessa Road Offer of Dedication: The applicant shall provide an offer of dedication to the City of San Jose of Berryessa Road right-of-way to the satisfaction of the Director of Public Works.

Parking Lot Fencing: The applicant shall provide six-foot fencing along the north, east, and west property lines of the parking lot to the satisfaction of the Director of Planning.

Loud Speaker Noise: The loud speakers from the auction area shall not exceed 55 Ldn at the property line.

Any reconfiguration of the Flea Market use resulting from the development of a portion of the site that causes available parking spaces to drop below 1,800 stalls requires a PD Permit Adjustment.

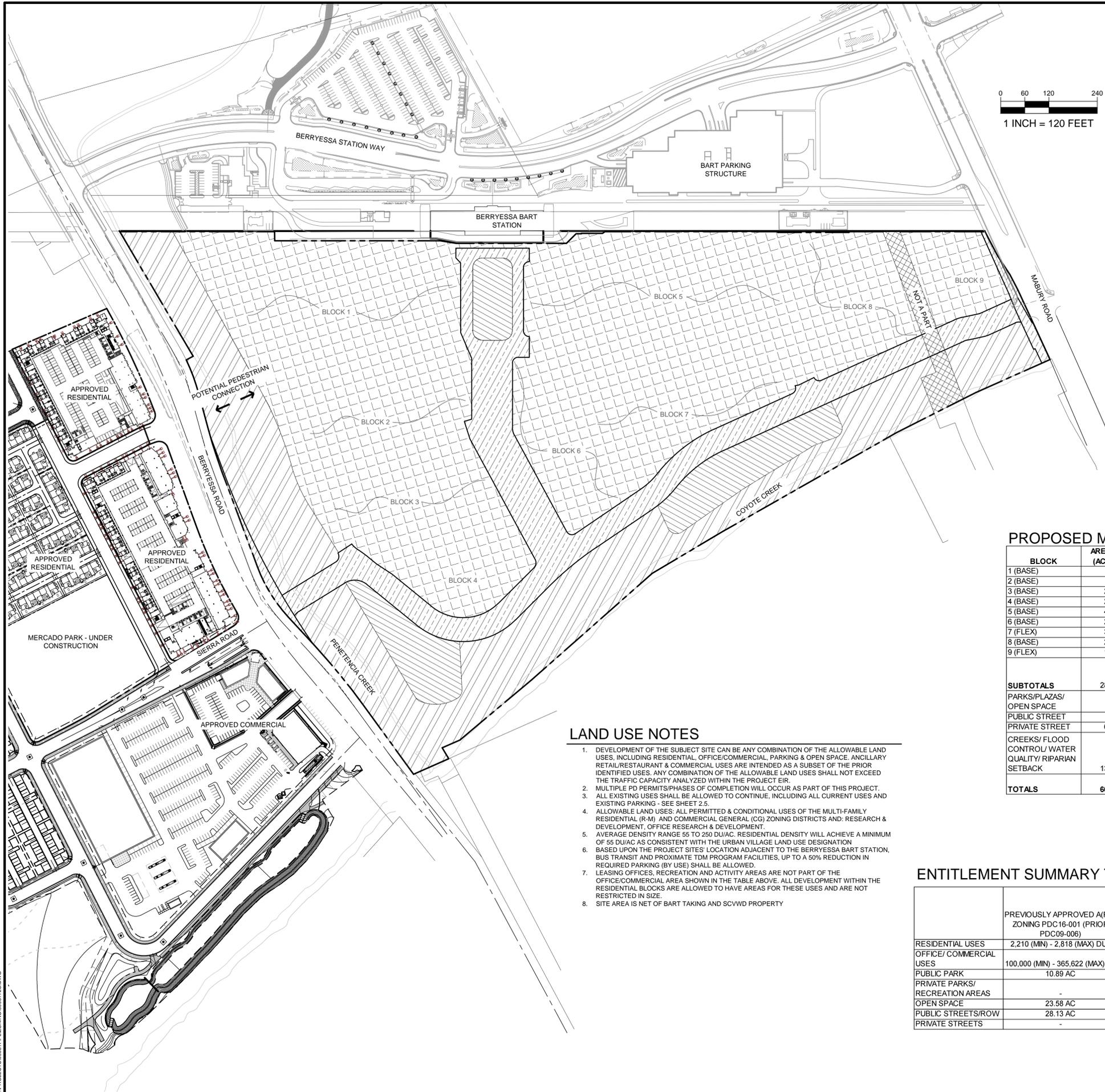


CONFORMING PLANNED DEVELOPMENT REZONING PDC16-001 BERRYESSA CROSSING KB HOME / BUMB & ASSOCIATES

NO	DATE	DESCRIPTION
1	01/26/16	REVISED LAND USE PLAN
PROJECT NO:		0908.52
CAD DWG FILE:		090852LU 2.2.DWG
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
DATE:		01/04/16
SCALE:		NOT TO SCALE
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APPROVED
City of San Jose
PBCE ~ PLANNING
By: Tong (John) Tu
Date: **MAY 25, 2016**

EXISTING LAND USE PLAN



LEGEND

PROJECT BOUNDARY	---
RIGHT-OF-WAY	---
EASEMENT	---

PERMITTED USES

HATCH PATTERN	LAND USE	AREA	PERCENT
[Hatch Pattern]	PUBLIC PARK	±3.72 AC	6.1%
[Hatch Pattern]	PUBLIC STREET RIGHT-OF-WAY DEDICATION	±7.63 AC	12.6%
[Hatch Pattern]	OPEN SPACE	±13.99 AC	23.0%
[Hatch Pattern]	URBAN VILLAGE	±35.43 AC	58.3%
[Hatch Pattern]	NOT A PART (SCVWD PROPERTY)	±0.78 AC	-
GROSS SITE AREA:		±60.77 AC	100%

PROPOSED MIXED-USE SUMMARY

BLOCK	AREA (AC)	DWELLING UNITS (RANGE)	DUI/AC (RANGE)	OFFICE SF (RANGE)	COMMERCIAL SF (RANGE)
1 (BASE)	4.4	430 - 750	95 - 165		5,000 - 10,000
2 (BASE)	3.9	380 - 475	90 - 115		5,000 - 10,000
3 (BASE)	2.28	250 - 310	90 - 115		5,000 - 8,000
4 (BASE)	2.48	225 - 300	90 - 115		5,000 - 13,000
5 (BASE)	4.95			600,000 - 750,000	
6 (BASE)	2.61			300,000 - 350,000	0 - 15,000
7 (FLEX)	3.64	300 - 525	90 - 150	400,000 - 600,000	
8 (BASE)	2.83			250,000 - 275,000	
9 (FLEX)	1.51	150 - 275	95 - 180	150,000 - 250,000	
SUBTOTALS	28.23	1285 - 1835 (BASE) 1285 MIN - 2635 MAX		1,150,000 - 1,375,000 (BASE) 500 - 800 (FLEX) 1,150,000 MIN - 2,225,000 MAX	20,000 MIN - 66,000 MAX
PARKS/PLAZAS/ OPEN SPACE	4.6				
PUBLIC STREET	7.6				
PRIVATE STREET	6.35				
CREEKS/ FLOOD CONTROL/ WATER QUALITY/ RIPARIAN SETBACK	13.99				
TOTALS	60.77	1285 MIN - 2635 MAX		1,150,000 MIN - 2,225,000 MAX	20,000 MIN - 66,000 MAX

LAND USE NOTES

- DEVELOPMENT OF THE SUBJECT SITE CAN BE ANY COMBINATION OF THE ALLOWABLE LAND USES, INCLUDING RESIDENTIAL, OFFICE/COMMERCIAL, PARKING & OPEN SPACE. ANCILLARY RETAIL/RESTAURANT & COMMERCIAL USES ARE INTENDED AS A SUBSET OF THE PRIOR IDENTIFIED USES. ANY COMBINATION OF THE ALLOWABLE LAND USES SHALL NOT EXCEED THE TRAFFIC CAPACITY ANALYZED WITHIN THE PROJECT EIR.
- MULTIPLE PD PERMITS/PHASES OF COMPLETION WILL OCCUR AS PART OF THIS PROJECT.
- ALL EXISTING USES SHALL BE ALLOWED TO CONTINUE, INCLUDING ALL CURRENT USES AND EXISTING PARKING - SEE SHEET 2.5.
- ALLOWABLE LAND USES: ALL PERMITTED & CONDITIONAL USES OF THE MULTI-FAMILY RESIDENTIAL (R-M) AND COMMERCIAL GENERAL (CG) ZONING DISTRICTS AND: RESEARCH & DEVELOPMENT, OFFICE RESEARCH & DEVELOPMENT.
- AVERAGE DENSITY RANGE 55 TO 250 DU/AC. RESIDENTIAL DENSITY WILL ACHIEVE A MINIMUM OF 55 DU/AC AS CONSISTENT WITH THE URBAN VILLAGE LAND USE DESIGNATION BASED UPON THE PROJECT SITES' LOCATION ADJACENT TO THE BERRYESSA BART STATION, BUS TRANSIT AND PROXIMATE TDM PROGRAM FACILITIES, UP TO A 50% REDUCTION IN REQUIRED PARKING (BY USE) SHALL BE ALLOWED.
- LEASING OFFICES, RECREATION AND ACTIVITY AREAS ARE NOT PART OF THE OFFICE/COMMERCIAL AREA SHOWN IN THE TABLE ABOVE. ALL DEVELOPMENT WITHIN THE RESIDENTIAL BLOCKS ARE ALLOWED TO HAVE AREAS FOR THESE USES AND ARE NOT RESTRICTED IN SIZE.
- SITE AREA IS NET OF BART TAKING AND SCVWD PROPERTY

ENTITLEMENT SUMMARY TABLE

	PREVIOUSLY APPROVED A/PD ZONING PDC16-001 (PRIOR PDC09-006)	EXISTING/UNDER CONSTRUCTION - PREVIOUSLY ENTITLED UNDER PD08-027, PD08-069, PD12-031, PDA12-031-01, PD16-002 (NORTH OF BERRYESSA ROAD)	PREVIOUSLY APPROVED SOUTH OF BERRYESSA ROAD ALLOCATIONS UNDER PDC16-001 REMAINING	PROPOSED UNDER PDC17-
RESIDENTIAL USES	2,210 (MIN) - 2,818 (MAX) DUs	1,000 DUs	1,210 (MIN) - 1,818 (MAX) SF	1,285 (MIN) - 2,635 (MAX) DUs
OFFICE/ COMMERCIAL USES	100,000 (MIN) - 365,622 (MAX) SF	135,500 SF	0 (MIN) - 230,122 (MAX) SF	1,170,000 (MIN) - 2,291,000 (MAX) SF
PUBLIC PARK	10.89 AC	7.2 AC	3.69 AC	3.72 AC
PRIVATE PARKS/ RECREATION AREAS	-	-	-	0.85 AC
OPEN SPACE	23.58 AC	6.3 AC	17.28 AC	13.99 AC
PUBLIC STREETS/ROW	28.13 AC	12.1 AC	16.03 AC	7.63 AC
PRIVATE STREETS	-	-	-	6.35 AC

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Market Park
 SAN JOSE

PLANNED DEVELOPMENT ZONING PDC17- MARKET PARK

NO	DATE	DESCRIPTION
PROJECT NO:	0908-17	
CAD DWG FILE:	090817LU.DWG	
DESIGNED BY:	DM	
DRAWN BY:		
CHECKED BY:	TA	
DATE:	NOVEMBER 9, 2017	
SCALE:	AS SHOWN	
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LAND USE PLAN

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DEVELOPMENT STANDARDS

ALLOWED USES AND PERMIT REQUIREMENTS

All those uses "Permitted", "Conditional" and "Special" in the R-M Multi-family Residential and CG Commercial General Zoning District as per Title 20 of the San Jose Municipal Code, as amended.

"Conditional" and "Special" Uses may be allowed with the issuance of a Planned Development Permit per Chapters 20.60 and 20.100 of the San Jose Municipal Code.

Additional Allowed Uses:

The following uses are allowed at the discretion of the Director of Planning with the issuance of a Planned Development Permit:

- Research and Development
- Office Research & Development
- Open Space
- Parks

Setbacks:

- 0' from Private or Public Right-of-Way
- 0' interior lots
- Setbacks do not apply to existing structures

Minimum Lot Area: None

Maximum Building Height: None, except as limited by airspace requirements for Norman Y. Mineta San Jose International Airport as determined by the Federal Aviation Administration.

Maximum Density: 250 Du/Ac, 10.0 FAR



Land Use Entitlements
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 Utility Design
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 Stormwater Compliance

1570 Oakland Road (408) 487-2200
 San Jose, CA 95131 HMMHca.com



Market Park
 SAN JOSE

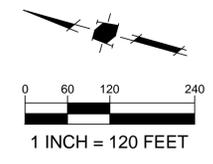
**PLANNED DEVELOPMENT
 ZONING
 PDC17-
 MARKET PARK**

NO	DATE	DESCRIPTION

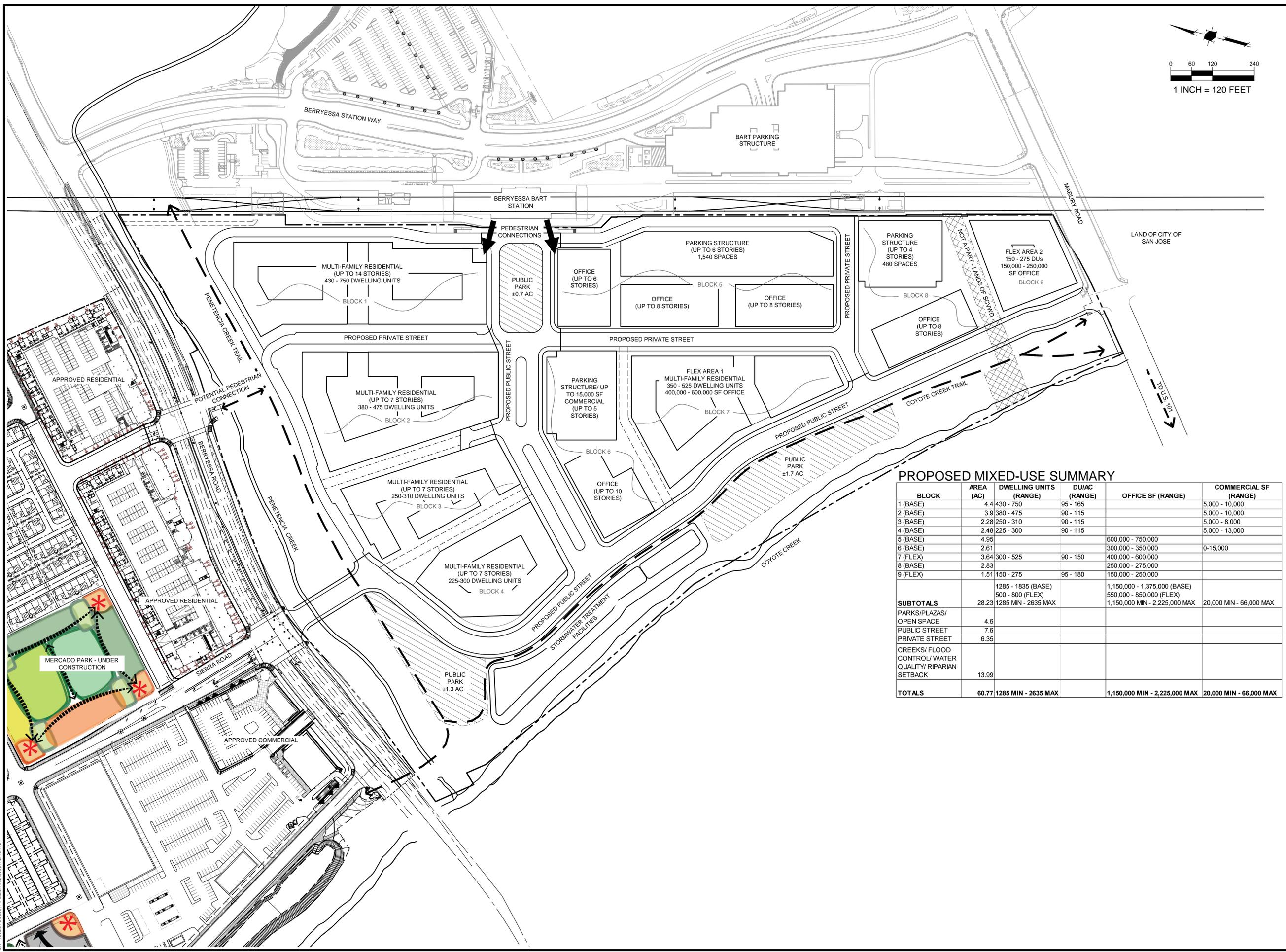
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CAD DWG FILE:	090817LU.DWG
DESIGNED BY:	DM
DRAWN BY:	
CHECKED BY:	TA
DATE:	NOVEMBER 9, 2017
SCALE:	AS SHOWN
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**DEVELOPMENT
 STANDARDS**

2.4



**PLANNED DEVELOPMENT
 ZONING
 PDC17-
 MARKET PARK**



PROPOSED MIXED-USE SUMMARY

BLOCK	AREA (AC)	DWELLING UNITS (RANGE)	DU/AC (RANGE)	OFFICE SF (RANGE)	COMMERCIAL SF (RANGE)
1 (BASE)	4.4	430 - 750	95 - 165		5,000 - 10,000
2 (BASE)	3.9	380 - 475	90 - 115		5,000 - 10,000
3 (BASE)	2.28	250 - 310	90 - 115		5,000 - 8,000
4 (BASE)	2.48	225 - 300	90 - 115		5,000 - 13,000
5 (BASE)	4.95			600,000 - 750,000	
6 (BASE)	2.61			300,000 - 350,000	0-15,000
7 (FLEX)	3.64	300 - 525	90 - 150	400,000 - 600,000	
8 (BASE)	2.83			250,000 - 275,000	
9 (FLEX)	1.51	150 - 275	95 - 180	150,000 - 250,000	
SUBTOTALS	28.23	1285 - 1835 (BASE) 500 - 800 (FLEX)		1,150,000 - 1,375,000 (BASE) 550,000 - 850,000 (FLEX)	20,000 MIN - 66,000 MAX
PARKS/PLAZAS/ OPEN SPACE	4.6				
PUBLIC STREET	7.6				
PRIVATE STREET	6.35				
CREEKS/ FLOOD CONTROL/ WATER QUALITY/ RIPARIAN SETBACK	13.99				
TOTALS	60.77	1285 MIN - 2635 MAX		1,150,000 MIN - 2,225,000 MAX	20,000 MIN - 66,000 MAX

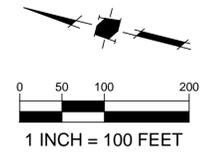
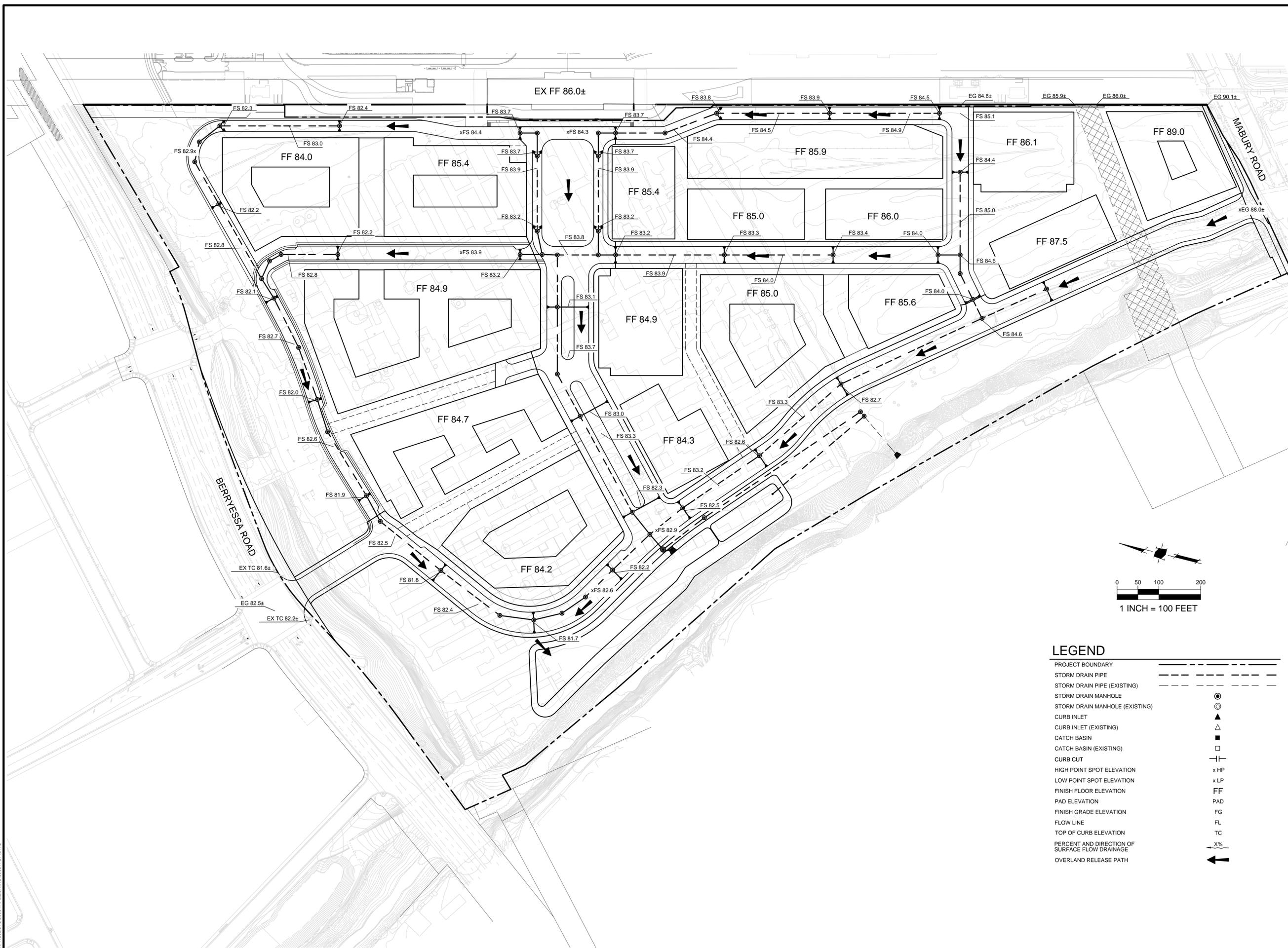
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DESIGNED BY:	DM	
DRAWN BY:	DM	
CHECKED BY:	TA	
DATE:	NOVEMBER 9, 2017	
SCALE:	AS SHOWN	
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**CONCEPTUAL
 SITE PLAN**

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PLOTTED: 11/09/2017 10:14 AM

**PLANNED DEVELOPMENT
 ZONING
 PDC17-
 MARKET PARK**



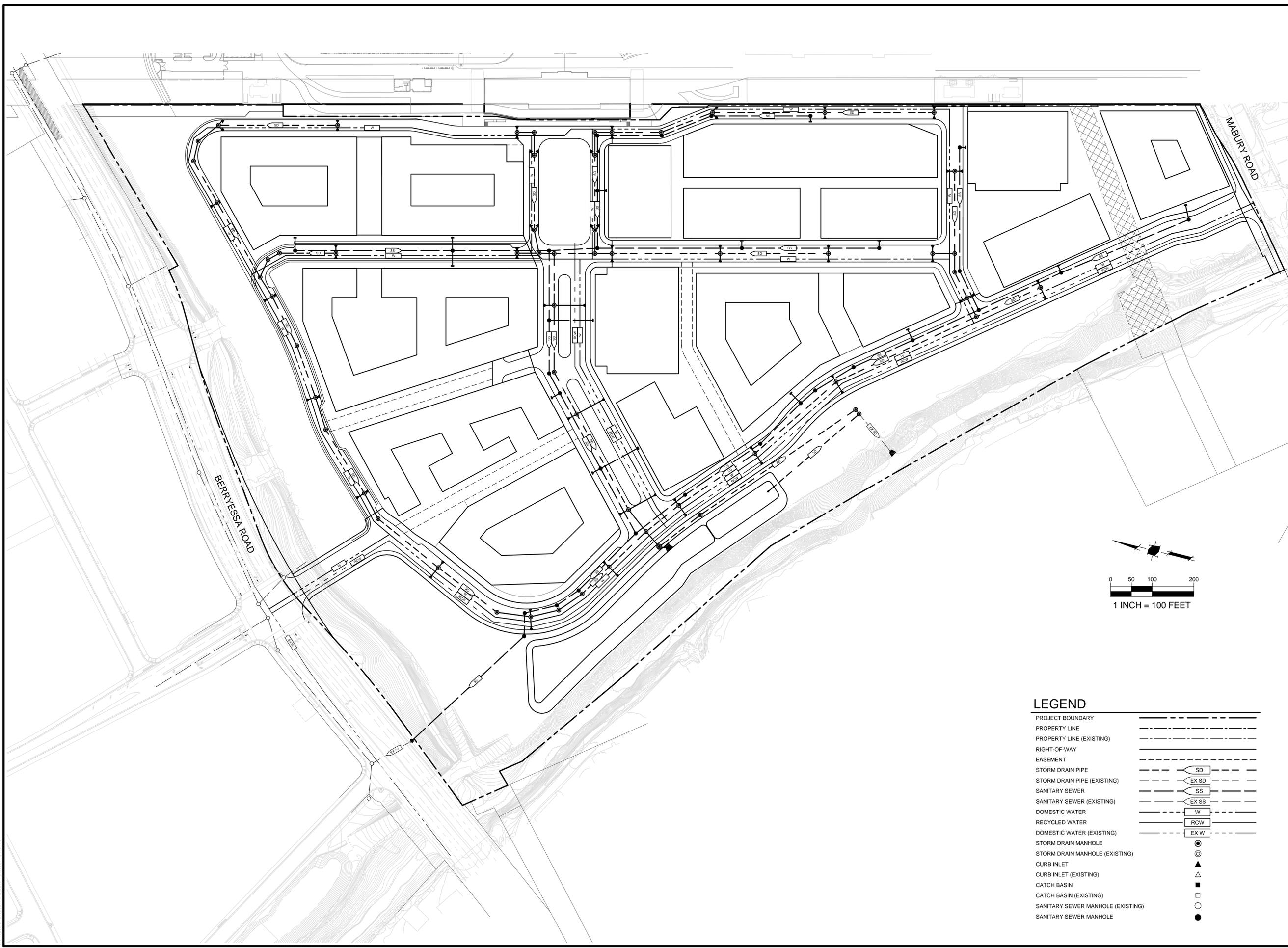
LEGEND

PROJECT BOUNDARY	---
STORM DRAIN PIPE	---
STORM DRAIN PIPE (EXISTING)	---
STORM DRAIN MANHOLE	⊙
STORM DRAIN MANHOLE (EXISTING)	⊙
CURB INLET	▲
CURB INLET (EXISTING)	▲
CATCH BASIN	■
CATCH BASIN (EXISTING)	■
CURB CUT	— —
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
PAD ELEVATION	PAD
FINISH GRADE ELEVATION	FG
FLOW LINE	FL
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X% →
OVERLAND RELEASE PATH	←

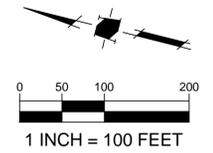
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CAD DWG FILE:	090817GP.DWG
DESIGNED BY:	DM
DRAWN BY:	RM
CHECKED BY:	TA
DATE:	NOVEMBER 9, 2017
SCALE:	1" = 100'
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**CONCEPTUAL
 GRADING AND
 DRAINAGE PLAN**



**PLANNED DEVELOPMENT
 ZONING
 PDC17-
 MARKET PARK**



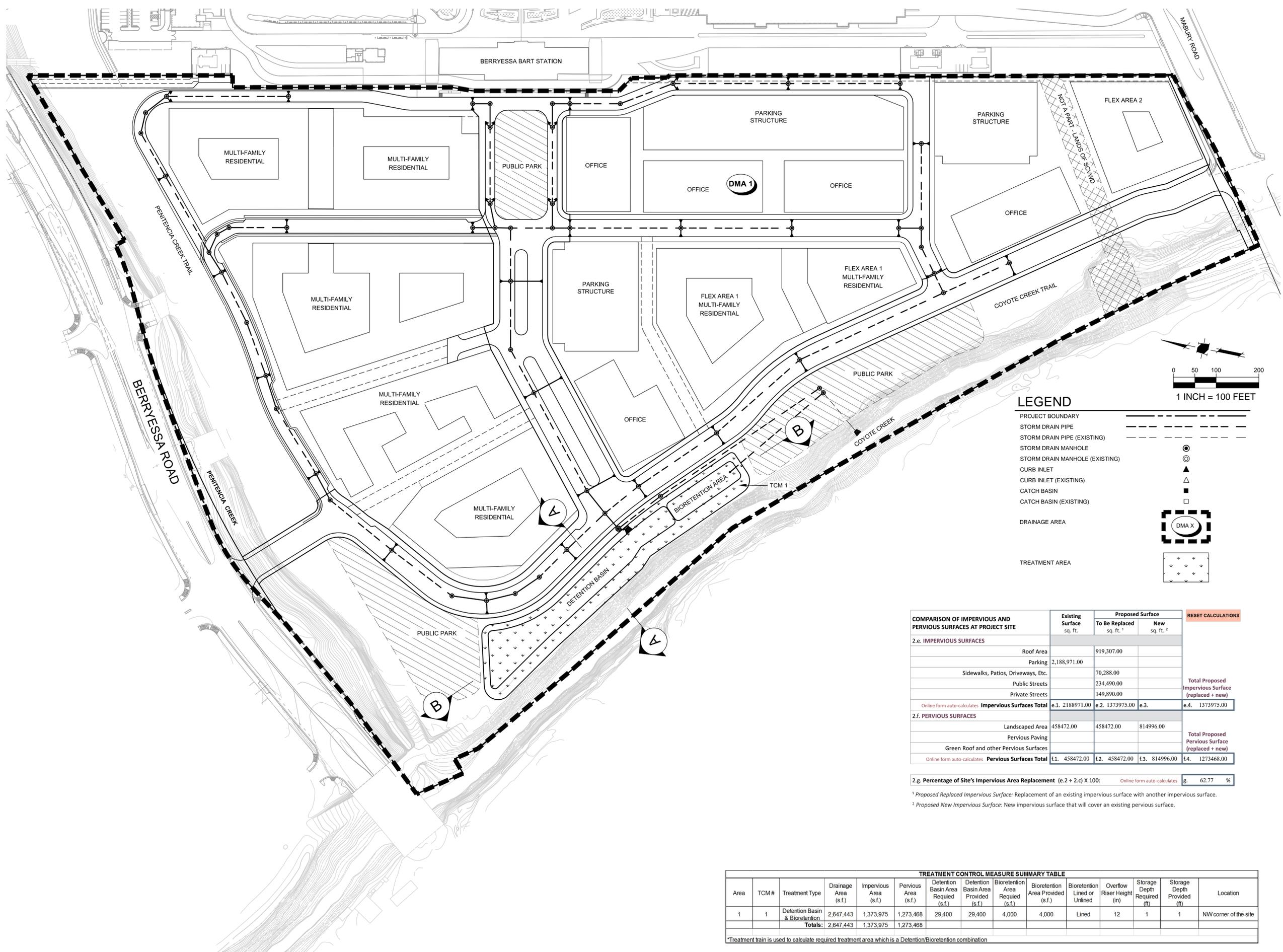
LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (EXISTING)	---
RIGHT-OF-WAY	---
EASEMENT	---
STORM DRAIN PIPE	---(SD)---
STORM DRAIN PIPE (EXISTING)	---(EX SD)---
SANITARY SEWER	---(SS)---
SANITARY SEWER (EXISTING)	---(EX SS)---
DOMESTIC WATER	---(W)---
RECYCLED WATER	---(RCW)---
DOMESTIC WATER (EXISTING)	---(EX W)---
STORM DRAIN MANHOLE	⊙
STORM DRAIN MANHOLE (EXISTING)	⊙
CURB INLET	▲
CURB INLET (EXISTING)	▲
CATCH BASIN	■
CATCH BASIN (EXISTING)	■
SANITARY SEWER MANHOLE (EXISTING)	○
SANITARY SEWER MANHOLE	●

NO	DATE	DESCRIPTION
PROJECT NO:	0908.17	
CAD DWG FILE:	090817UT.DWG	
DESIGNED BY:	DM	
DRAWN BY:	RM	
CHECKED BY:	TA	
DATE:	NOVEMBER 9, 2017	
SCALE:	1" = 100'	
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**CONCEPTUAL
 UTILITY PLAN**

**PLANNED DEVELOPMENT
 ZONING
 PDC17-
 MARKET PARK**



LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN PIPE (EXISTING)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- DRAINAGE AREA
- TREATMENT AREA

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface sq. ft.	Proposed Surface		RESET CALCULATIONS
		To Be Replaced sq. ft. ¹	New sq. ft. ²	
2.e. IMPERVIOUS SURFACES				
Roof Area		919,307.00		
Parking	2,188,971.00			
Sidewalks, Patios, Driveways, Etc.		70,288.00		
Public Streets		234,490.00		
Private Streets		149,890.00		
Online form auto-calculates Impervious Surfaces Total	e.1. 2,188,971.00	e.2. 1,373,975.00	e.3.	e.4. 1,373,975.00
2.f. PERVIOUS SURFACES				
Landscaped Area	458,472.00	458,472.00	814,996.00	
Pervious Paving				
Green Roof and other Pervious Surfaces				
Online form auto-calculates Pervious Surfaces Total	f.1. 458,472.00	f.2. 458,472.00	f.3. 814,996.00	f.4. 1,273,468.00

2.g. **Percentage of Site's Impervious Area Replacement** (e.2 + 2.c) X 100: 62.77 %

¹ Proposed Replaced Impervious Surface: Replacement of an existing impervious surface with another impervious surface.
² Proposed New Impervious Surface: New impervious surface that will cover an existing pervious surface.

TREATMENT CONTROL MEASURE SUMMARY TABLE														
Area	TCM#	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Detention Basin Area Required (s.f.)	Detention Basin Area Provided (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Bioretention Lined or Unlined	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	Location
1	1	Detention Basin & Bioretention	2,647,443	1,373,975	1,273,468	29,400	29,400	4,000	4,000	Lined	12	1	1	NW corner of the site
Totals:			2,647,443	1,373,975	1,273,468									

*Treatment train is used to calculate required treatment area which is a Detention/Bioretention combination.

**CONCEPTUAL
 STORMWATER
 CONTROL PLAN**

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