

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

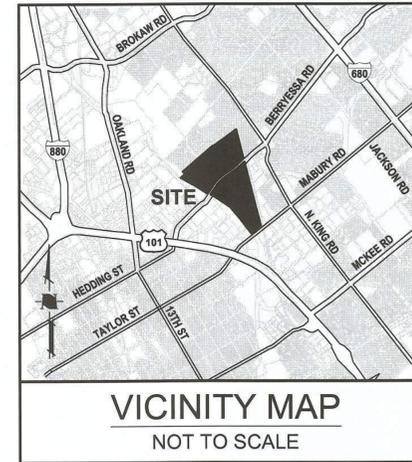
HATCH PATTERN	LAND USE CATEGORY	EST. AREA	PERCENT
[Hatch Pattern]	RESIDENTIAL DEVELOPMENT PARCELS	± 40.19 Ac.	± 33%
[Hatch Pattern]	RETAIL/OFFICE/INDUSTRIAL/COMMERCIAL DEVELOPMENT PARCELS	± 18.56 Ac.	± 15%
TOTAL DEVELOPABLE LAND: ± 58.75 Ac. ± 48%			

LINE TABLE

NO.	BEARING	LENGTH
1	N43°00'00"W	24.14'
2	N47°22'29"E	54.66'
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'



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.

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

Unit	Land Use	Gross Acreage	Net Acreage
N1	North Village Retail & Commercial	12.25	10.72
N2	North Village Residential	12.63	8.66
N3a	North Village Residential	12.38	8.51
N3b	North Village Residential Park	3.6	3.6
N4	North Village Residential	1.42	0.85
N5	Northern Edge Transition Residential	2.95	2.21
N6	Northern Edge Transition Residential	0.71	0.53
N7	North Village Residential Park	3.58	3.58
N8	Creek Corridor	6.38	6.38
Total		55.90	45.04

South of Berryessa

Unit	Land Use	Gross Acreage	Net Acreage
S1a	South Village Residential	10.34	6.20
S1b	South Village Residential Park	1.40	1.40
S1c	South Village Residential Park	0.61	0.61
S1d*	South Village Residential	3.16	1.90
S2a	Station Core Mixed Use	15.10	11.33
S2b	Station Core BART Plaza	1.70	1.70
S2c	Station Core Retail & Commercial	7.84	6.66
S3	Creek Corridor	17.20	17.20
Total		57.35	47.00

Overall Site Totals

Category	Gross Acreage	Net Acreage	% of Total
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)

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

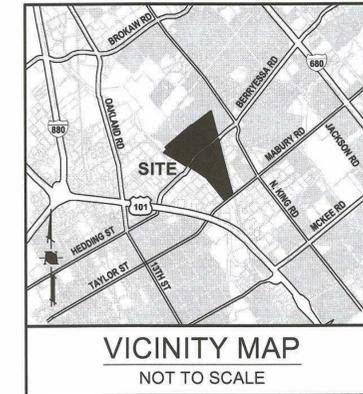
PROJECT NO.	0906.52
CAD DWG FILE:	090614LU 2.0.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	TA
DATE:	01/04/16
SCALE:	NOT TO SCALE
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APPROVED LAND USE PLAN

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
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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.

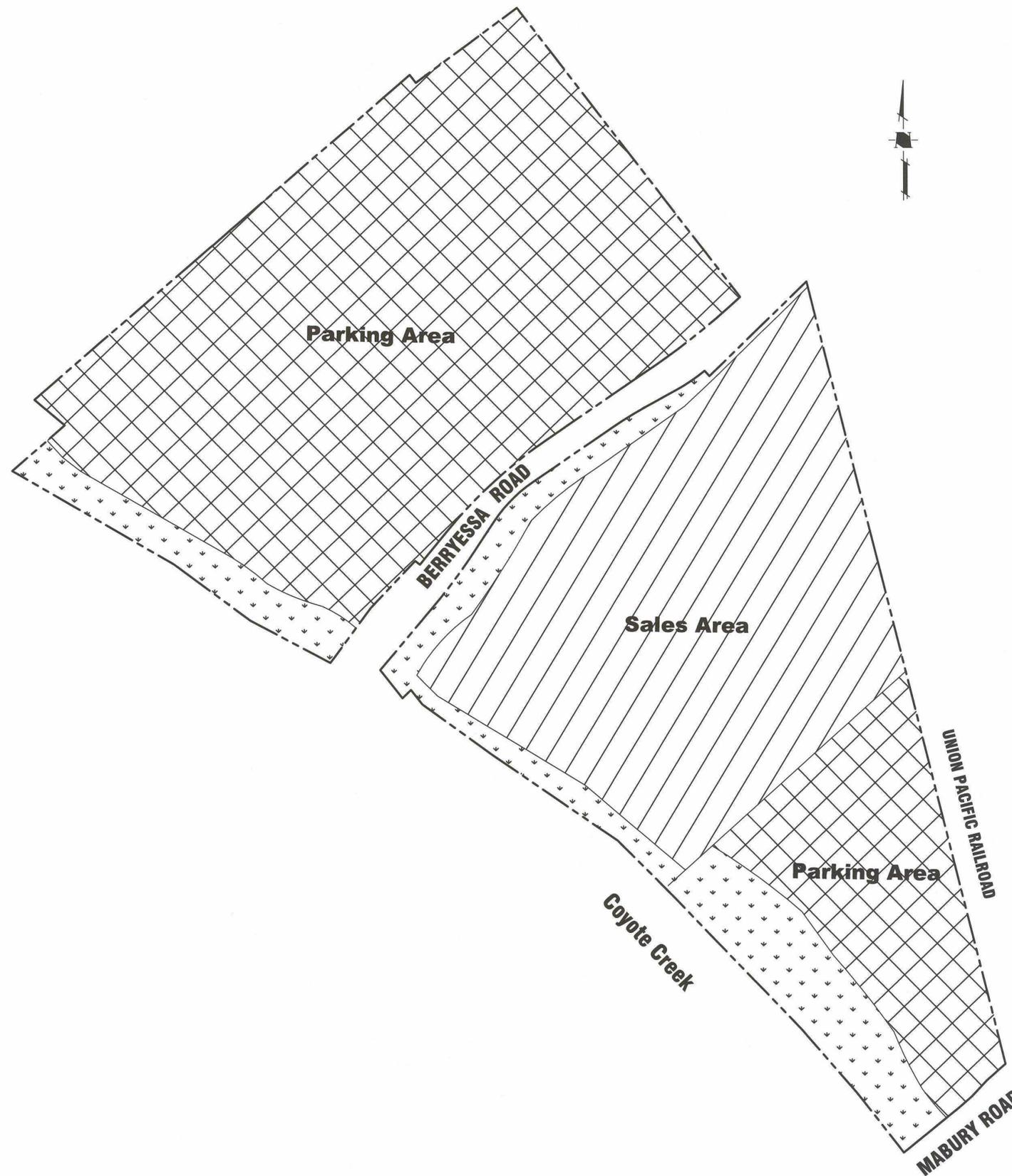
Traffic Control Plan: The applicant shall submit a Traffic Control Plan for the Flea Market operation during weekends and special events to the Director of Traffic Operations and Police Chief for their joint approval. The plan must include, among such other features as may be required by the Director 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.



APPROVED
 City of San Jose
 PBCE ~ PLANNING
 By: Tong (John) Tu
 Date: **MAY 25, 2016**

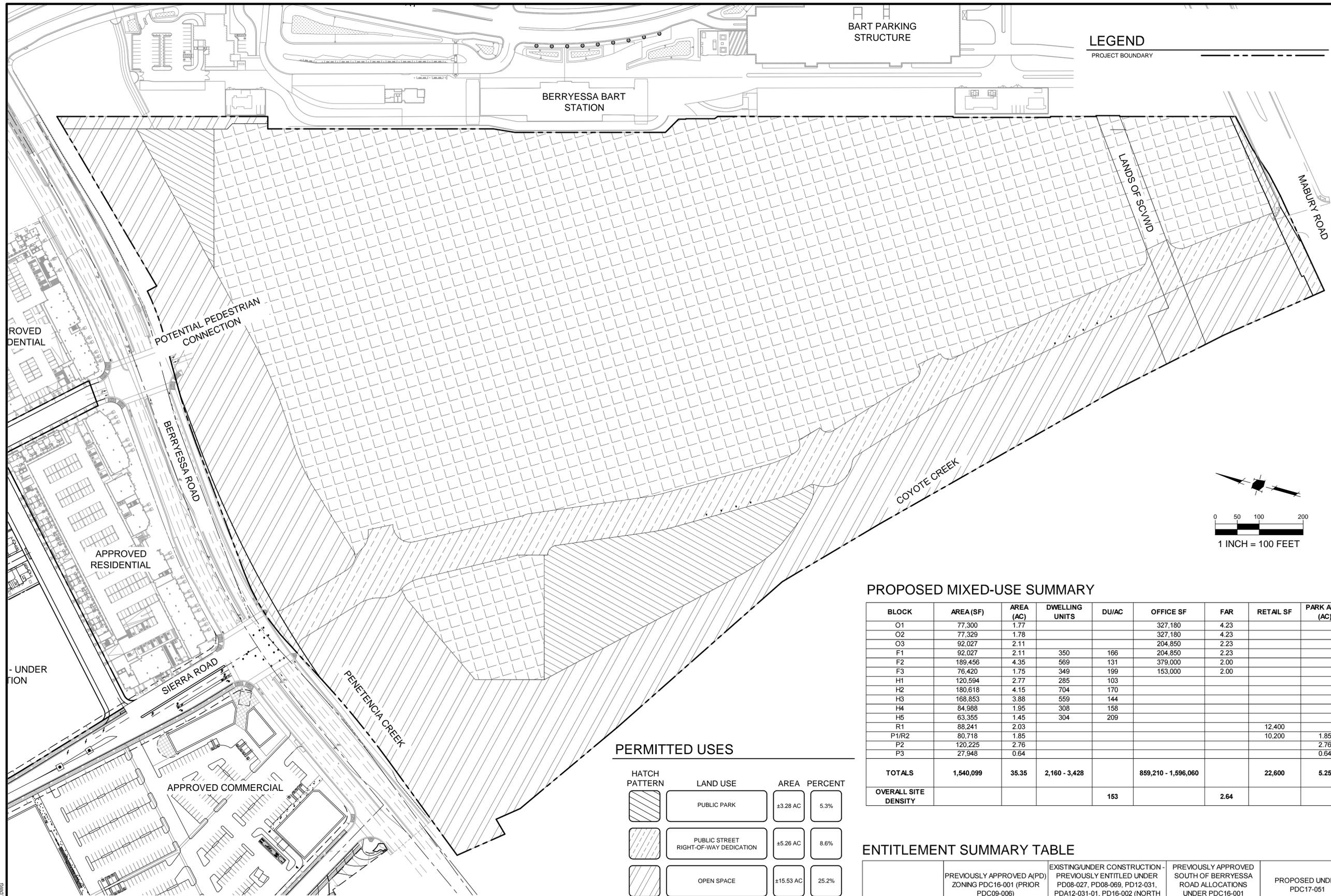
CONFORMING PLANNED DEVELOPMENT REZONING PDC16-001 BERRYESSA CROSSING KB HOME / BUMB & ASSOCIATES

NO	DATE	DESCRIPTION
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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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EXISTING LAND USE PLAN (APPROVED)

S:\PROJECTS\090852\PLANNING\REVISED ZONING\090852LU 2.2.DWG

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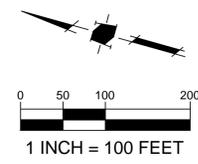


LEGEND
PROJECT BOUNDARY

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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 HMMHca.com

Market Park
SAN JOSE

**PLANNED DEVELOPMENT
ZONING
PDC17-051
MARKET PARK SOUTH VILLAGE**



PROPOSED MIXED-USE SUMMARY

BLOCK	AREA (SF)	AREA (AC)	DWELLING UNITS	DU/AC	OFFICE SF	FAR	RETAIL SF	PARK AREA (AC)
O1	77,300	1.77			327,180	4.23		
O2	77,329	1.78			327,180	4.23		
O3	92,027	2.11			204,850	2.23		
F1	92,027	2.11	350	166	204,850	2.23		
F2	189,456	4.35	569	131	379,000	2.00		
F3	76,420	1.75	349	199	153,000	2.00		
H1	120,594	2.77	285	103				
H2	180,618	4.15	704	170				
H3	168,853	3.88	559	144				
H4	84,988	1.95	308	158				
H5	63,355	1.45	304	209				
R1	88,241	2.03					12,400	
P1/R2	80,718	1.85					10,200	1.85
P2	120,225	2.76						2.76
P3	27,948	0.64						0.64
TOTALS	1,540,099	35.35	2,160 - 3,428		859,210 - 1,596,060		22,600	5.25
OVERALL SITE DENSITY				153		2.64		

PERMITTED USES

HATCH PATTERN	LAND USE	AREA	PERCENT
	PUBLIC PARK	±3.28 AC	5.3%
	PUBLIC STREET RIGHT-OF-WAY DEDICATION	±5.26 AC	8.6%
	OPEN SPACE	±15.53 AC	25.2%
	URBAN VILLAGE	±37.48 AC	60.9%
		GROSS SITE AREA: ±61.5 AC	100%

NOTE: SIZE AND LOCATION OF PUBLIC RIGHT-OF-WAY IS APPROXIMATE AND MAY BE REFINED AS PROJECT PROGRESSES.

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 PDC17-051
RESIDENTIAL USES	2,210 (MIN) - 2,818 (MAX) DUs	1,000 DUs	1,210 (MIN) - 1,818 (MAX) DUs	2,160 - 3,428 DUs
OFFICE/ COMMERCIAL USES	100,000 (MIN) - 365,622 (MAX) SF	135,500 SF	0 (MIN) - 230,122 (MAX) SF	859,210 - 1,618,660 SF
PUBLIC PARK	10.89 AC	7.2 AC	3.69 AC	3.40 AC
PRIVATE PARKS/ RECREATION AREAS	-	-	-	3.88 AC
OPEN SPACE	23.58 AC	6.3 AC	17.28 AC	15.53 AC
PUBLIC STREETS/ROW	28.13 AC	12.1 AC	16.03 AC	5.04 AC
PRIVATE STREETS	-	-	-	7.60 AC

NO	DATE	DESCRIPTION
09/25/18		PER CITY COMMENTS
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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PROPOSED 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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Market Park
 SAN JOSE

**PLANNED DEVELOPMENT
 ZONING
 PDC17 - 051
 MARKET PARK SOUTH VILLAGE**

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△	09/25/18	PER CITY COMMENTS
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NO	DATE	DESCRIPTION
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PROJECT NO: 0908.17

CAD DWG FILE: 090817LU.DWG

DESIGNED BY: DM

DRAWN BY:

CHECKED BY: TA

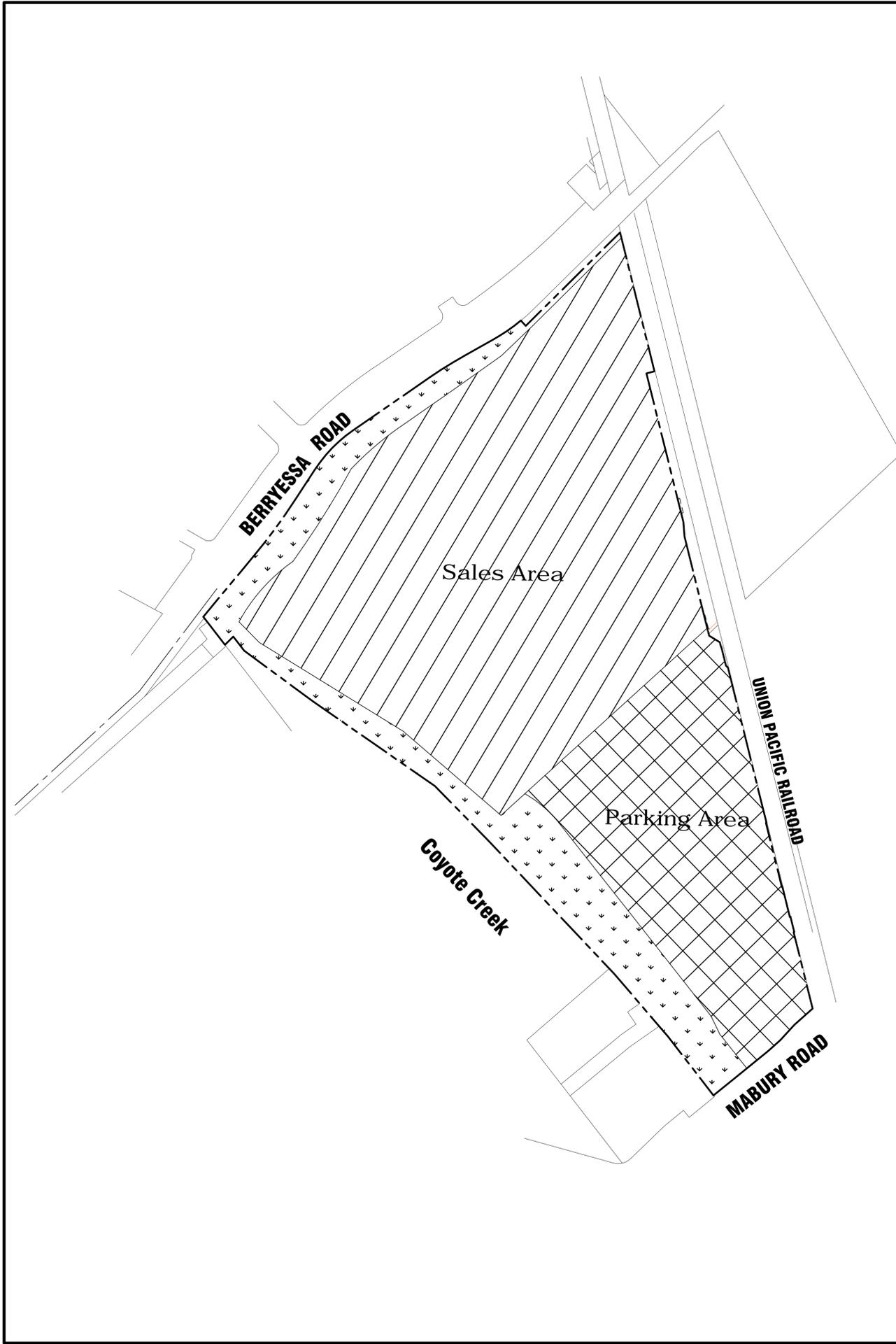
DATE: NOVEMBER 9, 2017

SCALE: AS SHOWN

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**PROPOSED
 DEVELOPMENT
 STANDARDS**

2.4



Legend

----- Project Boundary

PUBLIC USES			
HATCH PATTERN	LAND USE	AREA (ACRES)	COVERAGE (PERCENT)
	PARKING AND CIRCULATION	15.4	25%
	FLEA MARKET, SWAP MEET, ADMINISTRATIVE OFFICE, EQUIPMENT MAINTENANCE, SNACK BARS, RESTROOMS, STORAGE, AND SECURITY TRAILERS	36.3	59%
	PERMITTED USES IN THE OPEN SPACE DISTRICT	9.9	16%
TOTAL:		60.7	100%

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

- Gross Site Area 60.7 Acres
- Total Floor Space Allowed 230,122 sq.ft.

Days and Hours of Operation: The Flea Market may operate Sunday through Saturday between dawn and sunset.

Signs: Proposed signs, which would be visible from Berryessa Road shall require a Planned Development Permit Adjustment.

Snack Bars: The snack bars shall meet the requirements of the State of California Health and Safety Code.

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.

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.

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

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

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Market Park
 SAN JOSE

**PLANNED DEVELOPMENT
 ZONING
 PDC17-051
 MARKET PARK SOUTH VILLAGE**

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△	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		0908.17
CAD DWG FILE:		090852LU 2.2.DWG
DESIGNED BY:		DM
DRAWN BY:		
CHECKED BY:		TA
DATE:		NOVEMBER 9, 2017
SCALE:		AS SHOWN
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**EXISTING LAND
 USE PLAN
 (REVISED)**

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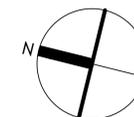
MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA

BERRYESSA PROPERTIES, LLC

KENNETH RODRIGUES & PARTNERS, INC.

- OFFICE
- RETAIL
- RESIDENTIAL
- OPEN SPACE
- PARKING GARAGE
- PARK

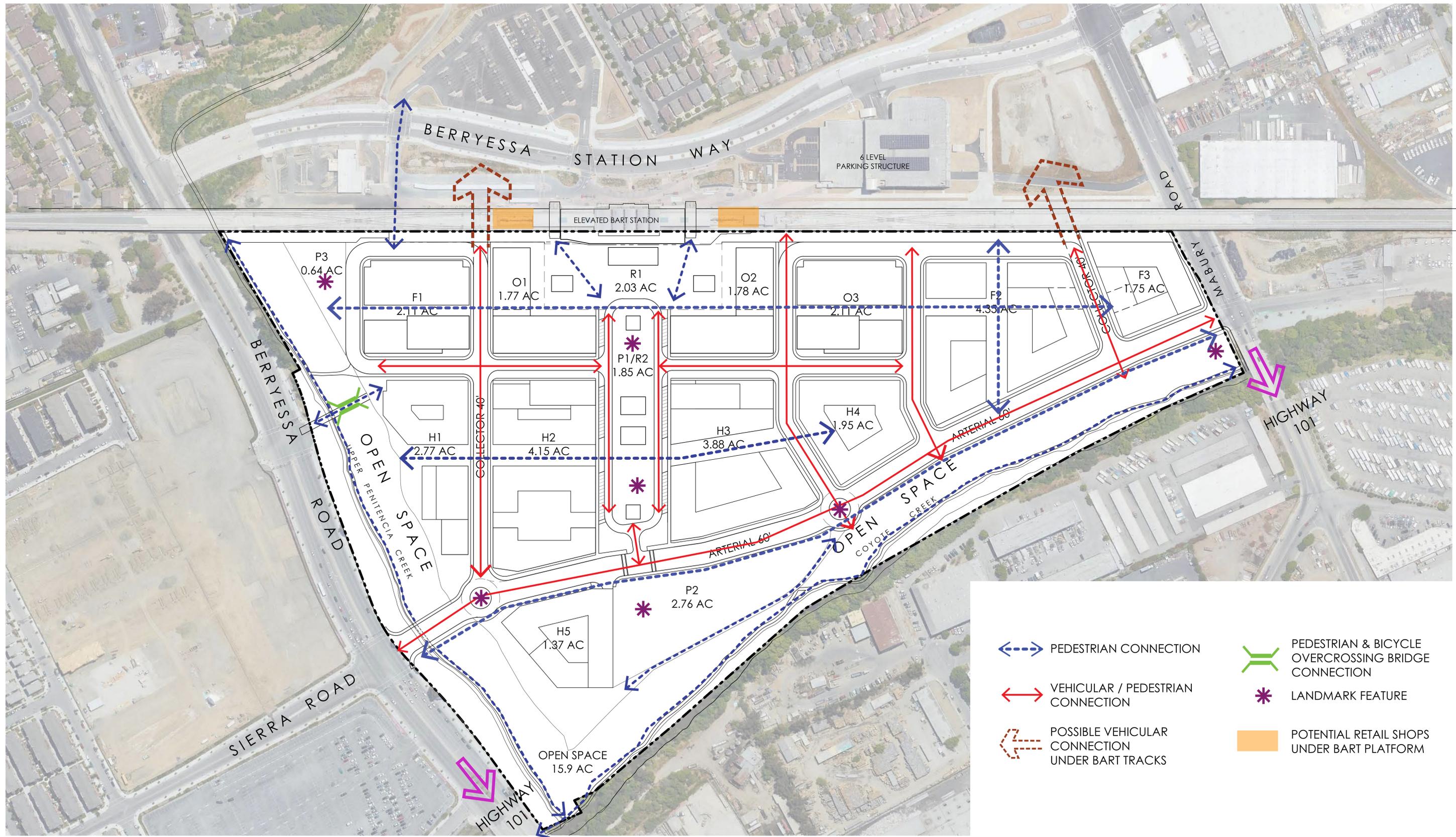


PROJECT: 30.608
DATE: 09.20.2018



MASTER SITE PLAN

A-1



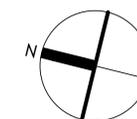
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- VEHICULAR / PEDESTRIAN CONNECTION
- POSSIBLE VEHICULAR CONNECTION UNDER BART TRACKS
- PEDESTRIAN & BICYCLE OVERCROSSING BRIDGE CONNECTION
- LANDMARK FEATURE
- POTENTIAL RETAIL SHOPS UNDER BART PLATFORM

MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA

BERRYESSA PROPERTIES, LLC

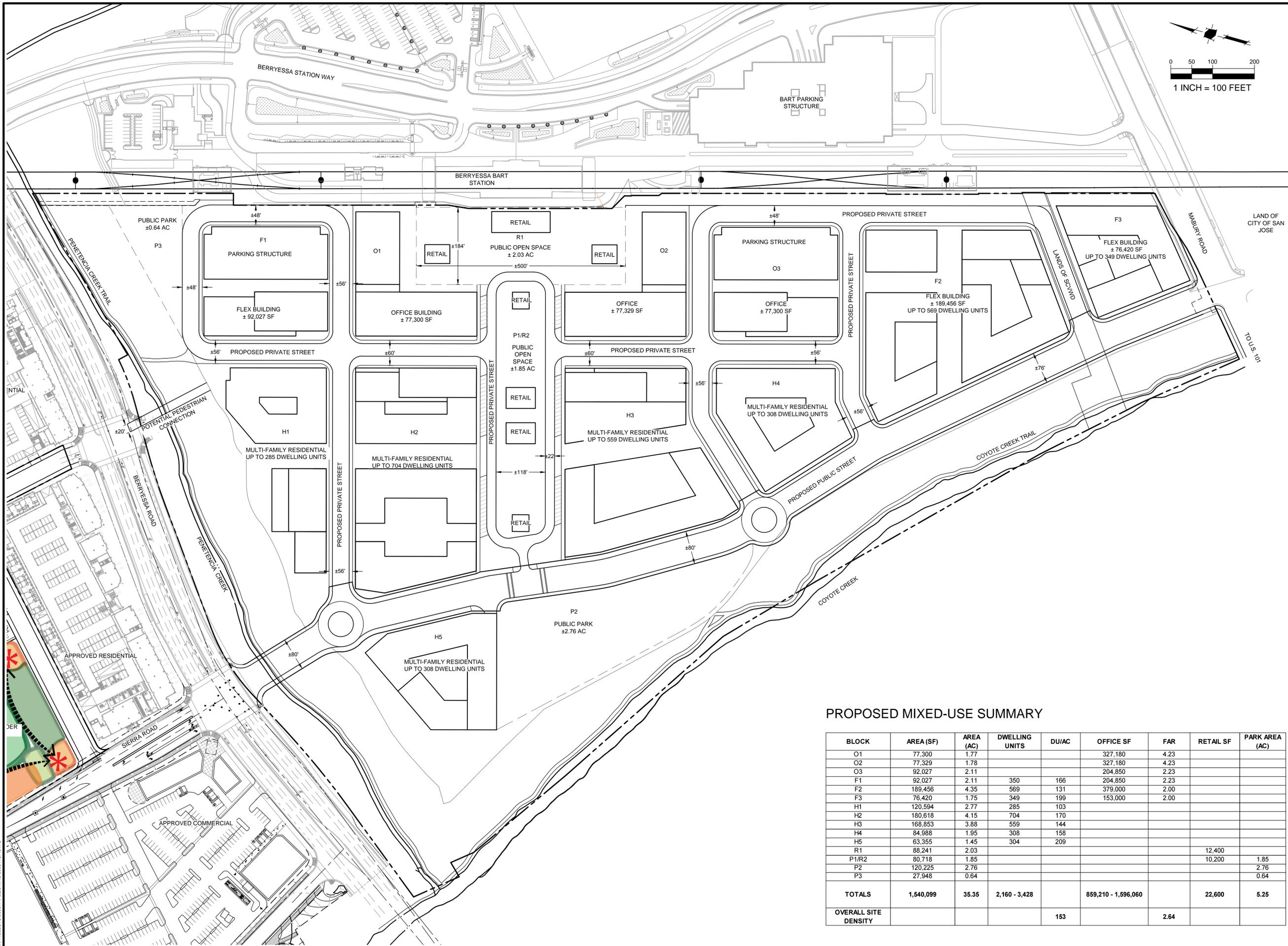
KENNETH RODRIGUES & PARTNERS, INC.



PROJECT: 30.608
DATE: 09.20.2018



CIRCULATION PLAN



**PLANNED DEVELOPMENT
 ZONING
 PDC17-051
 MARKET PARK SOUTH VILLAGE**

PROPOSED MIXED-USE SUMMARY

BLOCK	AREA (SF)	AREA (AC)	DWELLING UNITS	DU/AC	OFFICE SF	FAR	RETAIL SF	PARK AREA (AC)
O1	77,300	1.77			327,180	4.23		
O2	77,329	1.78			327,180	4.23		
O3	92,027	2.11			204,850	2.23		
F1	92,027	2.11	350	166	204,850	2.23		
F2	189,456	4.35	569	131	379,000	2.00		
F3	76,420	1.75	349	199	153,000	2.00		
H1	120,594	2.77	285	103				
H2	180,618	4.15	704	170				
H3	168,853	3.88	559	144				
H4	84,988	1.95	308	158				
H5	63,355	1.45	304	209				
R1	88,241	2.03					12,400	
P1/R2	80,718	1.85					10,200	1.85
P2	120,225	2.76						2.76
P3	27,948	0.64						0.64
TOTALS	1,540,099	35.35	2,160 - 3,428		859,210 - 1,596,060		22,600	5.25
OVERALL SITE DENSITY				153		2.64		

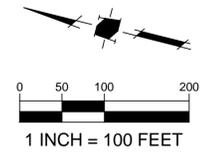
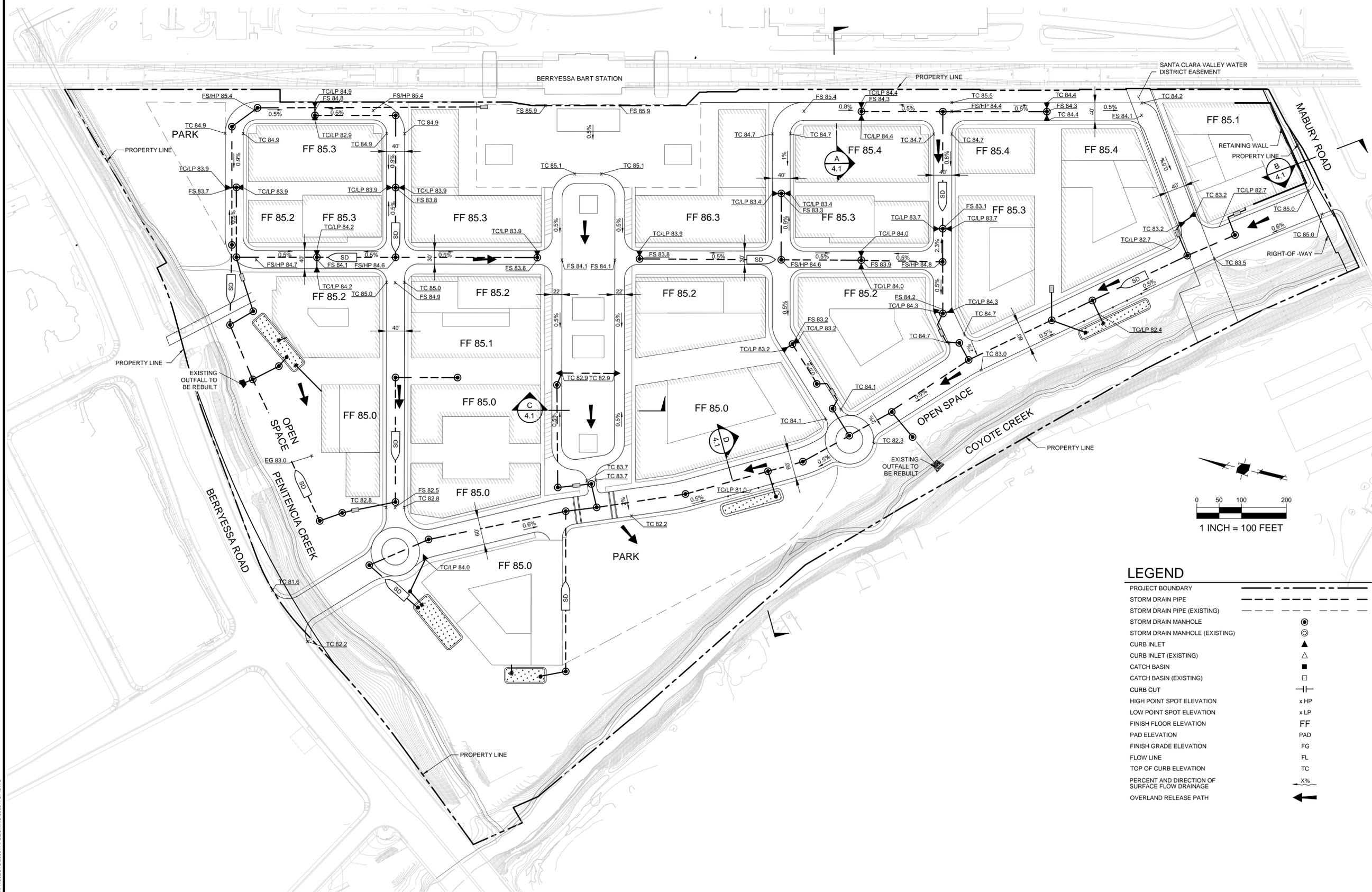
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DESIGNED BY:	DM	
DRAWN BY:	DM	
CHECKED BY:	TA	
DATE:	NOVEMBER 9, 2017	
SCALE:	AS SHOWN	
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**CONCEPTUAL
 DIMENSIONED
 SITE PLAN**

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PLOTTED: 9/27/2018 9:29 AM

**PLANNED DEVELOPMENT
 ZONING
 PDC17-051
 MARKET PARK SOUTH VILLAGE**



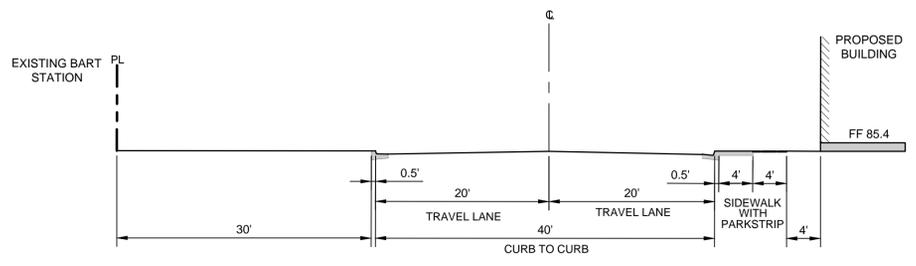
LEGEND

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	↑

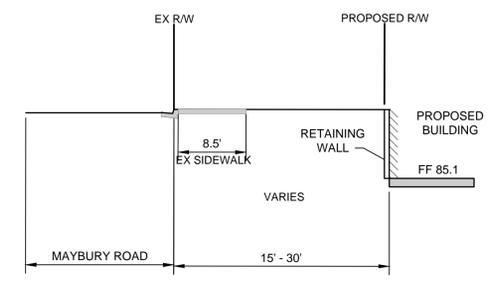
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CAD DWG FILE: 090817GP.DWG		
DESIGNED BY: DM		
DRAWN BY: RM		
CHECKED BY: TA		
DATE: NOVEMBER 9, 2017		
SCALE: 1" = 100'		
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**CONCEPTUAL
 GRADING AND
 DRAINAGE PLAN**

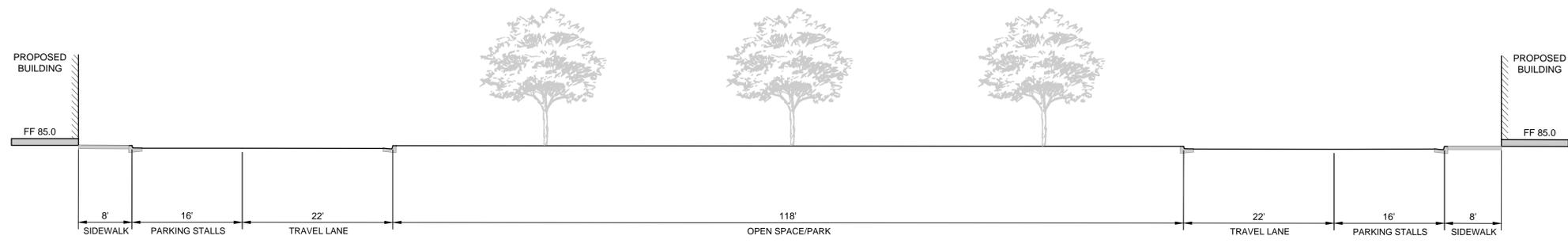
**PLANNED DEVELOPMENT
 ZONING
 PDC17-051
 MARKET PARK SOUTH VILLAGE**



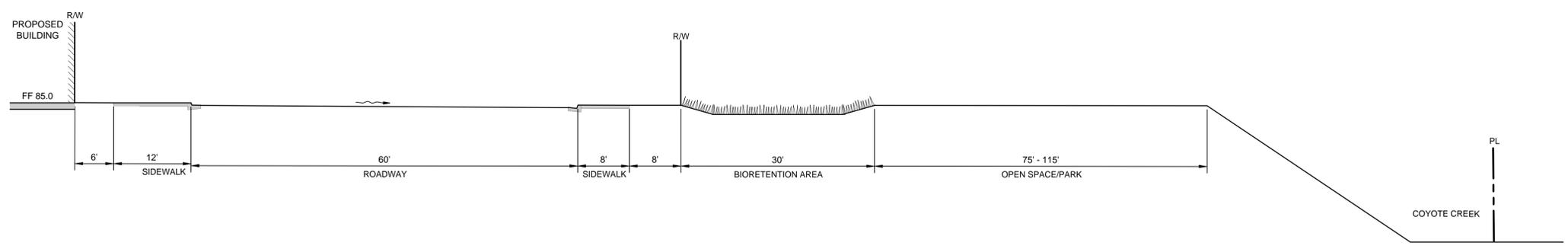
A CROSS SECTION
 NTS



B MABURY ROAD
 NTS



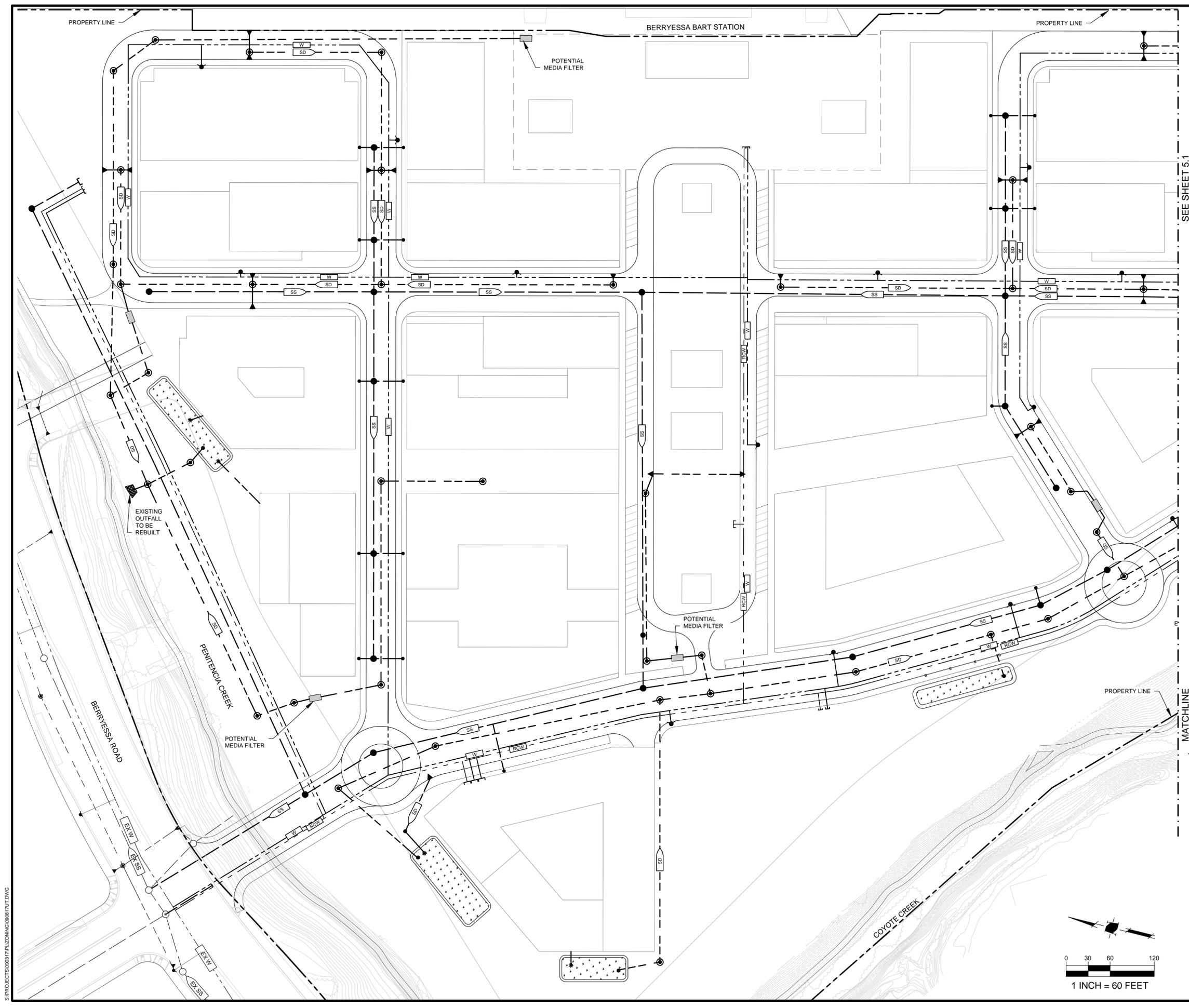
C PRIVATE PARK
 NTS



D PARK
 NTS

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△	09/25/18 PER CITY COMMENTS	
NO	DATE	DESCRIPTION
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CAD DWG FILE:		090817GP.DWG
DESIGNED BY:		DM
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DATE:		NOVEMBER 9, 2017
SCALE:		
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**GRADING
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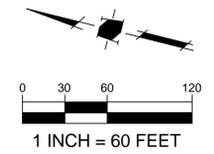


SEE SHEET 5.1

MATCHLINE

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- RIGHT-OF-WAY
- EASEMENT
- STORM DRAIN PIPE
- STORM DRAIN PIPE (EXISTING)
- SANITARY SEWER
- SANITARY SEWER (EXISTING)
- DOMESTIC WATER
- RECYCLED WATER
- DOMESTIC WATER (EXISTING)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- SANITARY SEWER MANHOLE (EXISTING)
- SANITARY SEWER MANHOLE (EXISTING)
- FIRE HYDRANT
- CURB CUT



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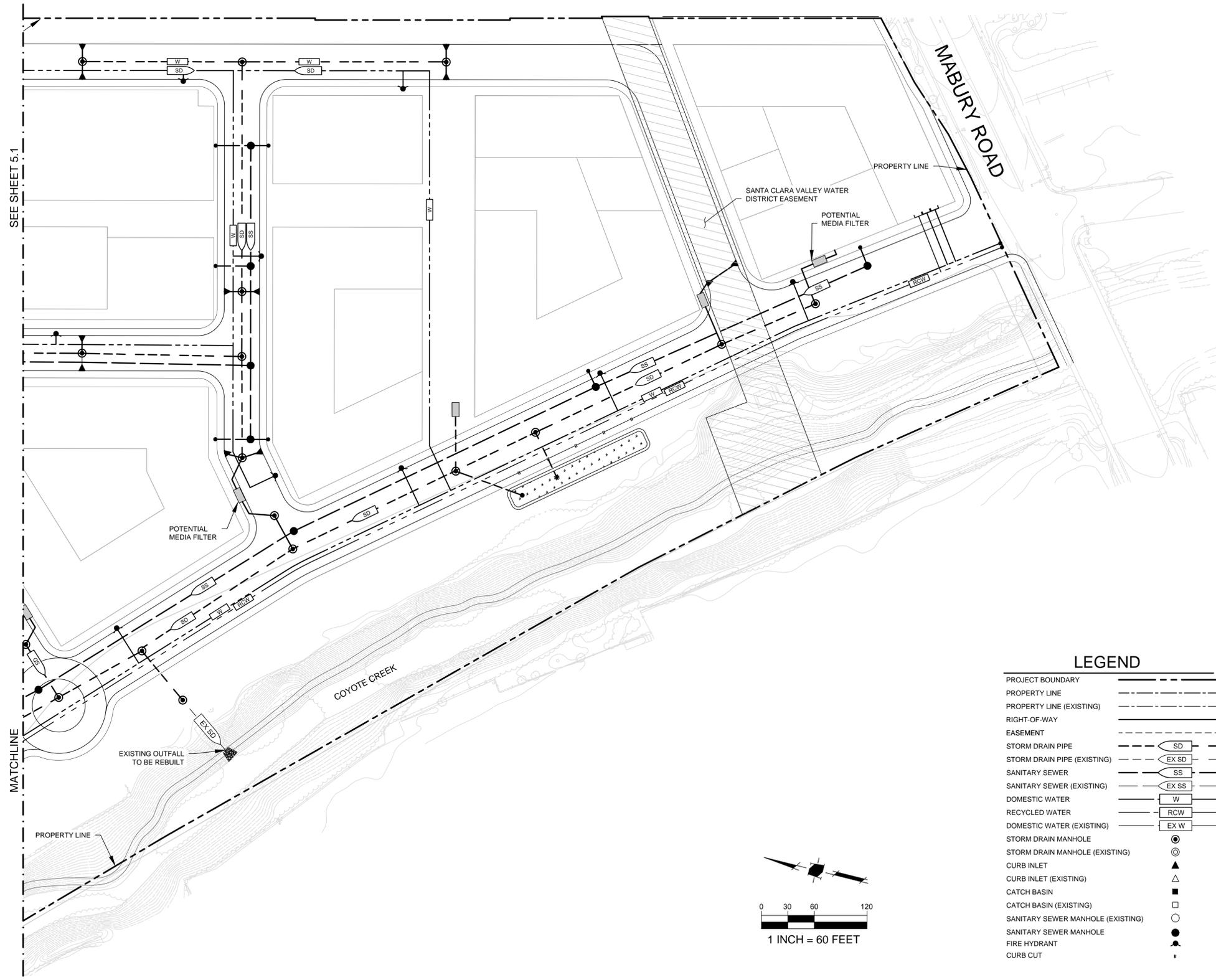
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DRAWN BY: RM		
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DATE: NOVEMBER 9, 2017		
SCALE: 1" = 60'		
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**CONCEPTUAL
 UTILITY PLAN**

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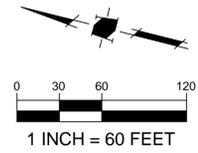
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**PLANNED DEVELOPMENT
 ZONING
 PDC17-051
 MARKET PARK SOUTH VILLAGE**



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	●
FIRE HYDRANT	●
CURB CUT	■



SEE SHEET 5.1

MATCHLINE

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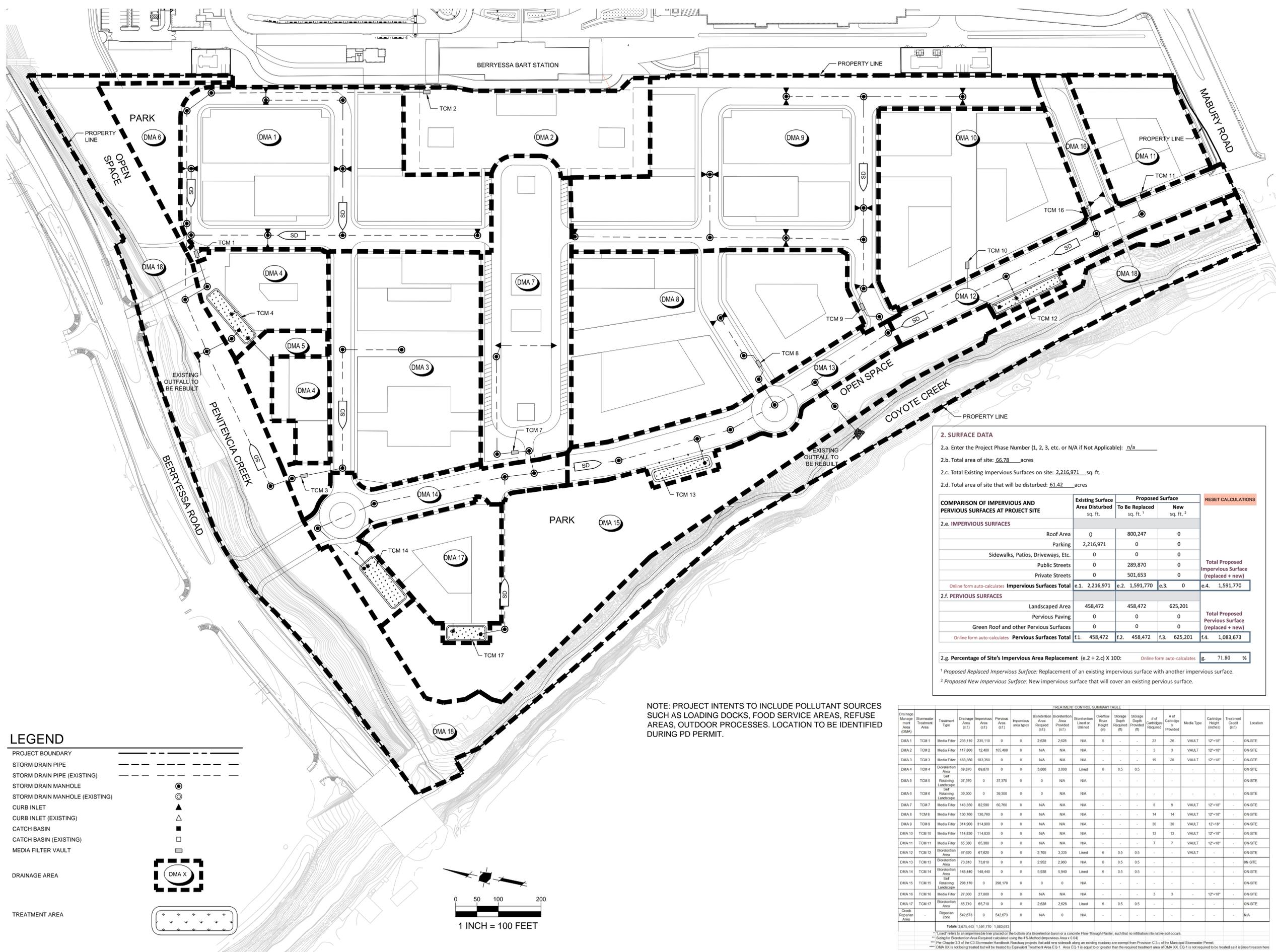
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09/25/18		PER CITY COMMENTS

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 CAD DWG FILE: 090817UT.DWG
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**CONCEPTUAL
 UTILITY PLAN**

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**PLANNED DEVELOPMENT
 ZONING
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 MARKET PARK SOUTH VILLAGE**



2. SURFACE DATA
 2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): n/a
 2.b. Total area of site: 66.78 acres
 2.c. Total Existing Impervious Surfaces on site: 2,216,971 sq. ft.
 2.d. Total area of site that will be disturbed: 61.42 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface Area Disturbed sq. ft.	Proposed Surface		RESET CALCULATIONS
		To Be Replaced sq. ft. ¹	New sq. ft. ²	
2.e. IMPERVIOUS SURFACES				
Roof Area	0	800,247	0	Total Proposed Impervious Surface (replaced + new)
Parking	2,216,971	0	0	
Sidewalks, Patios, Driveways, Etc.	0	0	0	
Public Streets	0	289,870	0	
Private Streets	0	501,653	0	
Online form auto-calculates: Impervious Surfaces Total	e.1. 2,216,971	e.2. 1,591,770	e.3. 0	e.4. 1,591,770
2.f. PERVIOUS SURFACES				
Landscaped Area	458,472	458,472	625,201	Total Proposed Pervious Surface (replaced + new)
Pervious Paving	0	0	0	
Green Roof and other Pervious Surfaces	0	0	0	
Online form auto-calculates: Pervious Surfaces Total	f.1. 458,472	f.2. 458,472	f.3. 625,201	f.4. 1,083,673
2.g. Percentage of Site's Impervious Area Replacement (e.2 + 2.c) X 100: Online form auto-calculates: g. 71.80 %				

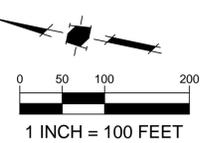
¹ Proposed Replaced Impervious Surface: Replacement of an existing impervious surface with another impervious surface.
² Proposed New Impervious Surface: New impervious surface that will cover an existing pervious surface.

NOTE: PROJECT INTENTS TO INCLUDE POLLUTANT SOURCES SUCH AS LOADING DOCKS, FOOD SERVICE AREAS, REFUSE AREAS, OUTDOOR PROCESSES. LOCATION TO BE IDENTIFIED DURING PD PERMIT.

Drainage Management Area (DMA)	Stormwater Treatment Area	Treatment Type	Drainage Area (sq. ft.)	Impervious Area (sq. ft.)	Pervious Area (sq. ft.)	Impervious area types	Retention Area (sq. ft.)	Retention Area (sq. ft.)	Retention Area (sq. ft.)	Overflow Height (ft.)	Storage Depth (ft.)	Storage Depth (ft.)	# of Cartridge Required	# of Cartridge Provided	Media Type	Cartridge Height (inches)	Treatment Credit (sq. ft.)	Location
DMA 1	TCM 1	Media Filter	235,110	235,110	0	0	2,628	2,628	N/A	0	-	-	23	26	VAULT	12"-18"	-	ON-SITE
DMA 2	TCM 2	Media Filter	117,800	12,400	105,400	0	N/A	N/A	N/A	-	-	-	3	3	VAULT	12"-18"	-	ON-SITE
DMA 3	TCM 3	Media Filter	183,350	183,350	0	0	N/A	N/A	N/A	-	-	-	19	20	VAULT	12"-18"	-	ON-SITE
DMA 4	TCM 4	Bioretention Area	69,870	69,870	0	0	3,000	3,000	Lined	6	0.5	0.5	-	-	-	-	-	ON-SITE
DMA 5	TCM 5	Self Retaining Landscape	37,370	0	37,370	0	N/A	N/A	N/A	-	-	-	-	-	-	-	-	ON-SITE
DMA 6	TCM 6	Self Retaining Landscape	39,300	0	39,300	0	N/A	N/A	N/A	-	-	-	-	-	-	-	-	ON-SITE
DMA 7	TCM 7	Media Filter	143,350	82,590	60,760	0	N/A	N/A	N/A	-	-	-	8	9	VAULT	12"-18"	-	ON-SITE
DMA 8	TCM 8	Media Filter	130,760	130,760	0	0	N/A	N/A	N/A	-	-	-	14	14	VAULT	12"-18"	-	ON-SITE
DMA 9	TCM 9	Media Filter	314,900	314,900	0	0	N/A	N/A	N/A	-	-	-	30	30	VAULT	12"-18"	-	ON-SITE
DMA 10	TCM 10	Media Filter	114,830	114,830	0	0	N/A	N/A	N/A	-	-	-	13	13	VAULT	12"-18"	-	ON-SITE
DMA 11	TCM 11	Media Filter	65,380	65,380	0	0	N/A	N/A	N/A	-	-	-	7	7	VAULT	12"-18"	-	ON-SITE
DMA 12	TCM 12	Bioretention Area	67,620	67,620	0	0	2,765	3,335	Lined	6	0.5	0.5	-	-	-	-	-	ON-SITE
DMA 13	TCM 13	Bioretention Area	73,810	73,810	0	0	2,952	2,950	N/A	6	0.5	0.5	-	-	-	-	-	ON-SITE
DMA 14	TCM 14	Bioretention Area	148,440	148,440	0	0	5,928	5,940	Lined	6	0.5	0.5	-	-	-	-	-	ON-SITE
DMA 15	TCM 15	Self Retaining Landscape	298,170	0	298,170	0	0	0	N/A	-	-	-	-	-	-	-	-	ON-SITE
DMA 16	TCM 16	Media Filter	27,000	27,000	0	0	N/A	N/A	N/A	-	-	-	3	3	-	12"-18"	-	ON-SITE
DMA 17	TCM 17	Bioretention Area	65,710	65,710	0	0	2,628	2,628	Lined	6	0.5	0.5	-	-	-	-	-	ON-SITE
Creek Rejuvenation Area	Rejuvenation Zone		542,673	0	542,673	0	N/A	0	N/A	-	-	-	-	-	-	-	-	N/A
Totals			2,875,443	1,591,770	1,083,673													

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)
- MEDIA FILTER VAULT
- DRAINAGE AREA
- TREATMENT AREA



09/25/18 PER CITY COMMENTS

NO	DATE	DESCRIPTION
		PROJECT NO: 090817SW.DWG
		CAD DWG FILE: 090817SW.DWG
		DESIGNED BY: DM
		DRAWN BY: KV
		CHECKED BY: TA
		DATE: NOVEMBER 9, 2017
		SCALE: 1" = 100'
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CONCEPTUAL STORMWATER CONTROL PLAN

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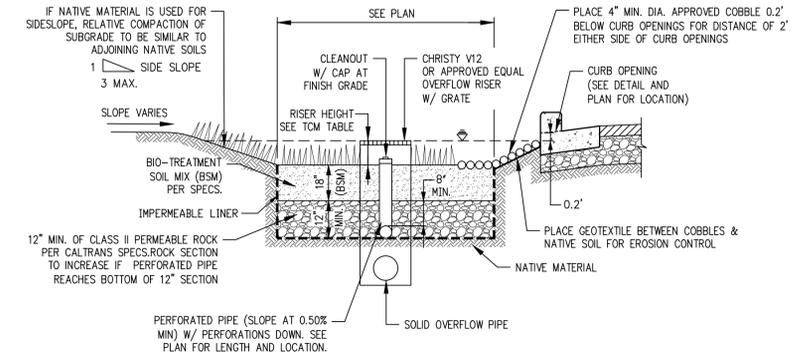
TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

PROJECT SITE INFORMATION:

- SOILS TYPE: SILT LOAM(B)
- GROUND WATER DEPTH: 0-10 FT
- NAME OF RECEIVING BODY: COYOTE CREEK
- FLOOD ZONE: D, AH & AE
- FLOOD ELEVATION (IF APPLICABLE): N/A, 82', 71'-74'

BIOTREATMENT SOIL REQUIREMENTS:

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTP://WWW.SANJOECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjoeca.gov/index.aspx?nid=1761)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.



1 BIOTREATMENT CELL W/LINER
NTS

STANDARD STORMWATER CONTROL NOTES:

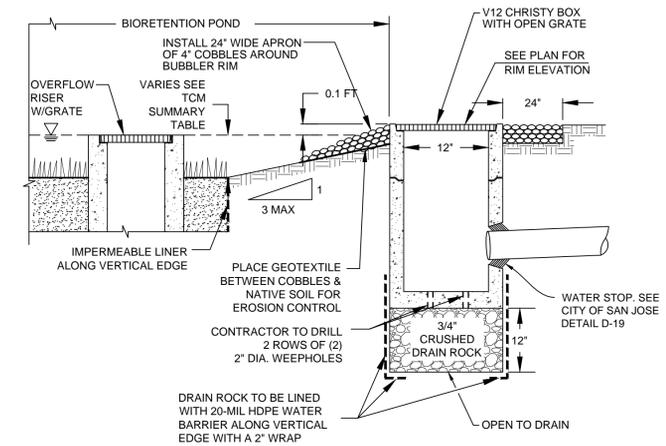
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SOURCE CONTROL MEASURES:

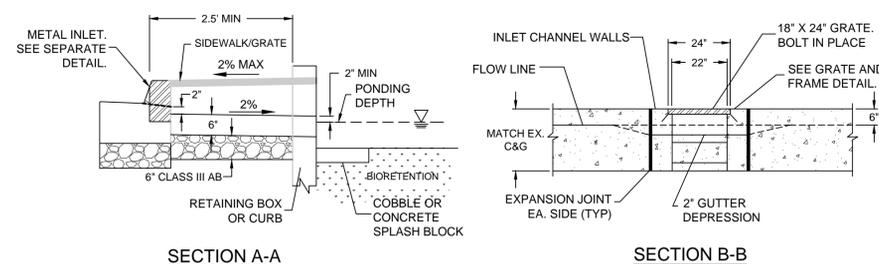
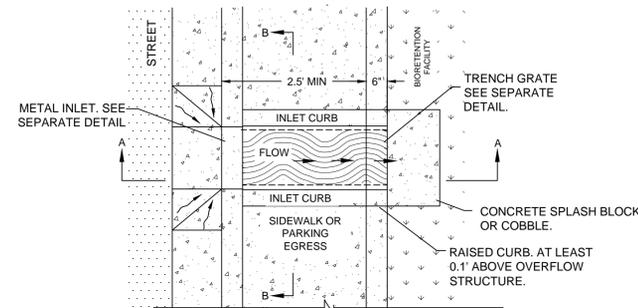
- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - COVERED TRASH/ RECYCLING ENCLOSURES.
 - INTERIOR PARKING STRUCTURES.
 - POOLS, SPAS, FOUNTAINS.
 - COVERED LOADING DOCKS AND MAINTENANCE BAYS.
- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.

SITE DESIGN MEASURES:

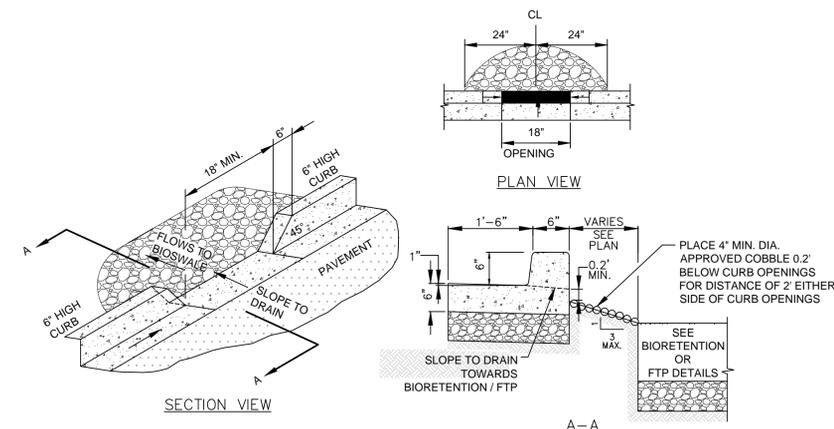
- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
- PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
- REDUCE EXISTING IMPERVIOUS SURFACES.
- CREATE NEW IMPERVIOUS AREAS.
- LANDSCAPING
 - PARKING STALLS.
 - WALKWAYS AND PATIOS.
 - PRIVATE STREETS AND SIDEWALKS.
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- CLUSTER STRUCTURES/PAVEMENT.
- PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
- PARKING:
 - ON TOP OF OR UNDER BUILDINGS.
 - NOT PROVIDED IN EXCESS OF CODE.
- RAINWATER HARVESTING AND USE (E.G., RAIN BARREL, CISTERN CONNECTED TO ROOF DRAINS)
- PROTECTED RIPARIAN AND WETLAND AREAS/ BUFFERS.



2 BUBBLER BOX DETAIL
NTS



4 CSJ CHANNEL AND GRATE DETAIL
NTS



3 CURB OPENING
NTS

NO	DATE	DESCRIPTION
09/25/18		PER CITY COMMENTS
PROJECT NO:	0908.17	
CAD DWG FILE:	090817SW.DWG	
DESIGNED BY:	DM	
DRAWN BY:	KV	
CHECKED BY:	TA	
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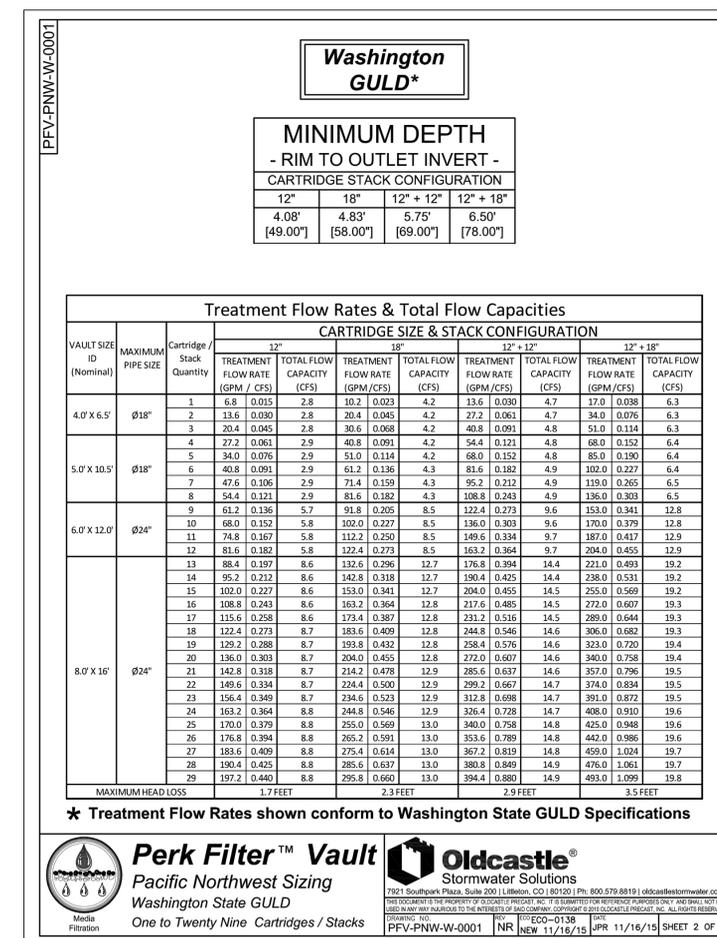
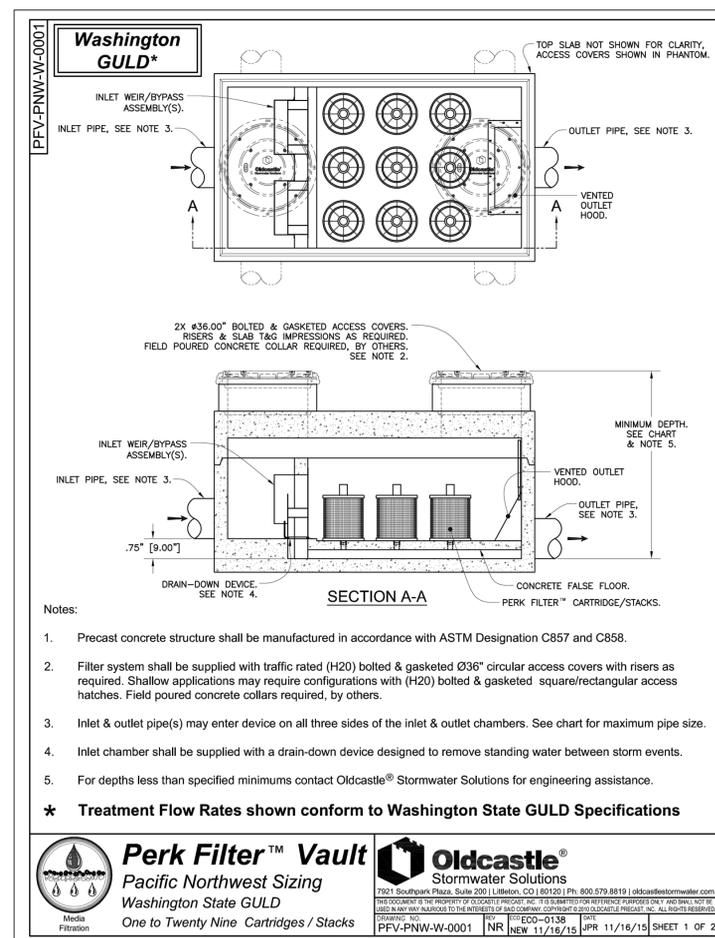
CONCEPTUAL STORMWATER CONTROL DETAILS

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**TABLE 1
 ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS**

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



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SCALE:	NOT TO SCALE	

**CONCEPTUAL
 STORMWATER
 CONTROL
 DETAILS**



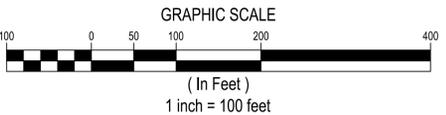
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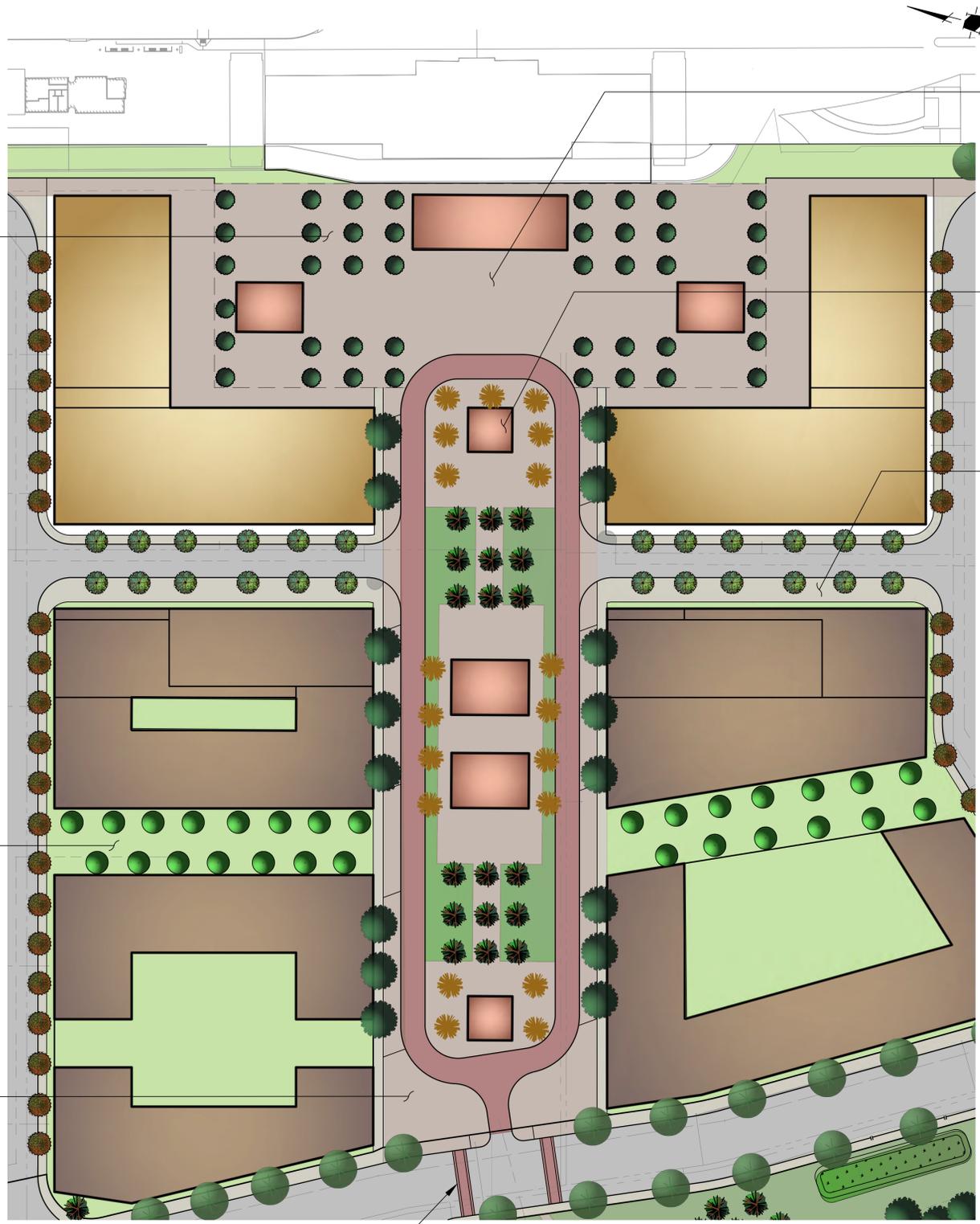
**PLANNED DEVELOPMENT
 ZONING
 PDC17-051
 MARKET PARK SOUTH VILLAGE**

△		
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△	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
	PROJECT NO:	0908.17
	CAD DWG FILE:	090817CL.DWG
	DESIGNED BY:	DM
	DRAWN BY:	CT
	CHECKED BY:	CC
	DATE:	NOVEMBER 9, 2017
	SCALE:	1" = 100'
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LANDSCAPE PLAN



**PLANNED DEVELOPMENT
 ZONING
 PDC17-051
 MARKET PARK SOUTH VILLAGE**



SHADED SEATING AREAS



PEDESTRIAN CORRIDOR



ENHANCED PEDESTRIAN CORNER



ENHANCED CROSSWALKS



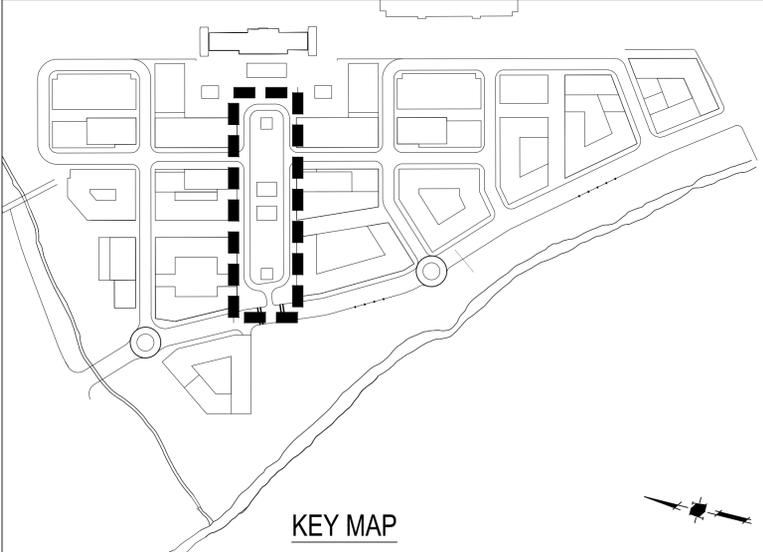
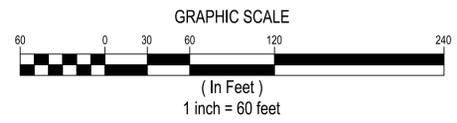
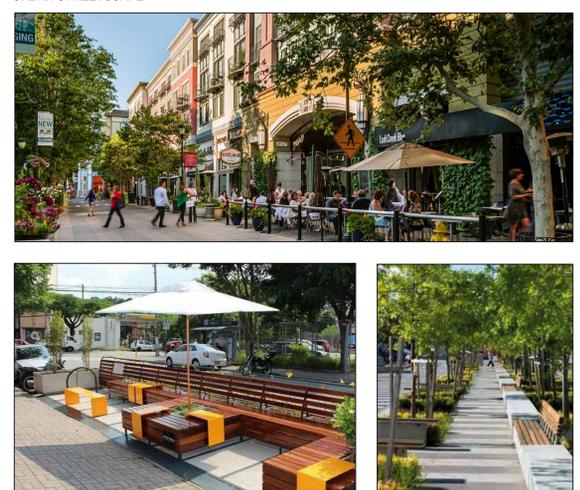
BART PLAZA PARK



POP UP RETAIL



URBAN STREETScape



NO	DATE	DESCRIPTION
09/25/18		PER CITY COMMENTS
PROJECT NO:		0908.17
CAD DWG FILE:		090817CL.DWG
DESIGNED BY:		DM
DRAWN BY:		CT
CHECKED BY:		CC
DATE:		NOVEMBER 9, 2017
SCALE:		1" = 60'
© HMMH		

**CENTRAL GREEN
 SPACE
 ENLARGEMENT**

**PLANNED DEVELOPMENT
 ZONING
 PDC17-051
 MARKET PARK SOUTH VILLAGE**

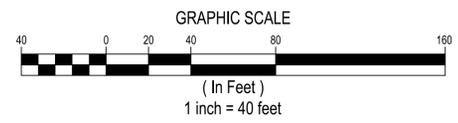
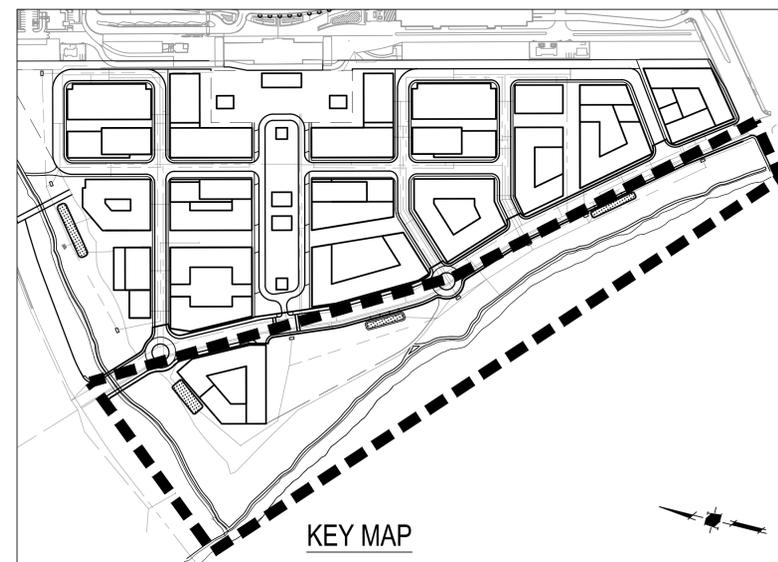
BIOTREATMENT AREAS



CREEKSIDE PARK DEVELOPMENT



PUBLIC TRAIL



NO	DATE	DESCRIPTION
△	09/25/18	PER CITY COMMENTS
PROJECT NO:		0908.17
CAD DWG FILE:		090817CLD.WG
DESIGNED BY:		DM
DRAWN BY:		CT
CHECKED BY:		CC
DATE:		NOVEMBER 9, 2017
SCALE:		1" = 40'
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**CREEK PARK
 ENLARGEMENTS**