PLANNED DEVELOPMENT REZONING

WINCHESTER RANCH SITE DEVELOPMENT

SAN JOSE — CITY FILE NO. PDC18-037 — CALIFORNIA

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LANDSCAPE ARCHITECTURE:

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855 Bordeaux Way, Suite 240
Napa, Ca. 94558

PRIOR PLANNING DEVELOPMENT PERMITS

- PDA 76-082-02
- PD 76-10-062

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PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
TITLE SHEET
SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	–
DESIGNED	JG
DRAWN	CH
JOB NO.	14-117

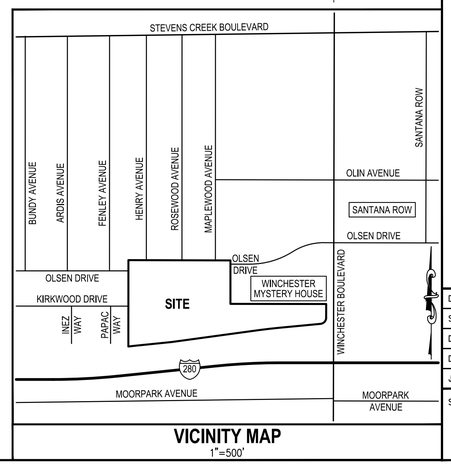
SHEET 1.0
1 OF 36 SHEETS

R:\PROJECT\2014\14117 – Winchester Ranch\PLANNING\PD REZONING\1.0 TITLE SHEET.dwg Apr 19, 2019

FENLEY AVENUE (PUBLIC STREET)
HENRY AVENUE (PUBLIC STREET)
ROSEWOOD AVENUE (PUBLIC STREET)
MAPLEWOOD AVENUE (PUBLIC STREET)
TRACT NO. 513
TRACT NO. 116
TRACT NO. 289
TRACT NO. 691
TRACT NO. 1009
TRACT NO. 1364
RESIDENTIAL
OLSEN DRIVE (PUBLIC STREET)
KIRKWOOD DRIVE (PUBLIC STREET)
PAPAC WAY (PUBLIC STREET)
N89°51'00"W 822.26'
10' SSE C.S.P. O.R. 490
10' SSE 9154 O.R. 317
N00°03'40"E 696.51'
N00°00'00"E 350.45'
COMMERCIAL
LANDS OF WINCHESTER PROPERTIES, INC.
LANDS OF WINCHESTER MYSTERY HOUSE, INC.
N89°55'12"W 772.00'
N00°08'00"E 110.36'
WINCHESTER BOULEVARD (PUBLIC STREET)
N84°33'44"E 336.00'
R=50.00' Δ=84°13'44" L=73.56'
R=4053.20' Δ=2°19'06" L=164.00'
S16°26'35"E (R)
S07°45'41"E (R)
N82°14'19"E 710.03'
N84°09'16"E 299.91'
N83°31'38"E 50.41'
ABBUTTER'S RIGHTS 5969 O.R. 661
STATE OF CALIFORNIA ROUTE 280 FREEWAY (PUBLIC STREET)
0 50 100 Feet

LEGEND

	PROJECT BOUNDARY
	EXISTING EASEMENT LINE
LAND USE:	RESIDENTIAL USES SHALL CONFORM TO THOSE IDENTIFIED FOR THE URBAN RESIDENTIAL ZONING DISTRICT IN THE CURRENT SAN JOSE MUNICIPAL CODE, AND AS MAY BE AMENDED. UP TO A MAXIMUM OF 691 RESIDENTIAL UNITS AND A MINIMUM OF 30 DU/ACRE.
GROSS SITE AREA:	15.69± ACRES
NET SITE AREA:	11.4± ACRES



VICINITY MAP
1"=500'

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PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
LAND USE PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	–
DESIGNED	JG
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SHEET	2.0

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DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT:

- PODIUM APARTMENT BUILDING: 90 FEET
- 4 STORY CONDOMINIMUM BUILDINGS (4 STORY ROW, 4 STORY CONDO, 4 STORY FLATS): 55 FEET

PERIMETER SETBACKS:

- WEST SETBACK
  - ADJACENT TO EXISTING SINGLE FAMILY (R-1-8):
    BUILDINGS THAT ARE LESS THAN 65 FEET HIGH CAN USE A 15-FOOT SETBACK AND THE 45 DAYLIGHT PLANE AS DEPICTED ON FIGURE A WHEN LOCATED ADJACENT TO A PROPERTY WITH A RESIDENTIAL NEIGHBORHOOD LAND USE DESIGNATION. BUILDINGS THAT ARE 65' OR ABOVE SHALL USE A 40-FOOT SETBACK AND THE 45 DAYLIGHT PLANE AS DEPICTED ON FIGURE A.
- NORTH SETBACK
  - ADJACENT TO EXISTING SINGLE FAMILY (R-1-8):
    BUILDINGS THAT ARE LESS THAN 65 FEET HIGH CAN USE A 15-FOOT SETBACK AND THE 45 DAYLIGHT PLANE AS DEPICTED ON FIGURE A WHEN LOCATED ADJACENT TO A PROPERTY WITH A RESIDENTIAL NEIGHBORHOOD LAND USE DESIGNATION. BUILDINGS THAT ARE 65' OR ABOVE SHALL USE A 40-FOOT SETBACK AND THE 45 DAYLIGHT PLANE AS DEPICTED ON FIGURE A.
  - ADJACENT TO WINCHESTER MYSTERY HOUSE (CG) - 10 FEET MINIMUM
  - ADJACENT TO SANTANA WEST DEVELOPMENT (CP(PD)) - 10 FEET MINIMUM
- EAST SETBACK
  - ADJACENT TO SANTANA WEST DEVELOPMENT (CG) - 10 FEET MINIMUM
  - ALONG WINCHESTER BOULEVARD FRONTAGE - 10 FEET MINIMUM
- SOUTH SETBACK
  - ALONG ROUTE 280 FREEWAY - 10 FEET MINIMUM

VEHICLE AND BICYCLE PARKING REQUIREMENTS:

VEHICLE PARKING TO BE IN ACCORDANCE WITH CHAPTER 20.90 OF THE CITY OF SAN JOSE MUNICIPAL CODE.

- BICYCLE PARKING TO BE IN ACCORDANCE WITH CHAPTER 20.90 OF THE CITY OF SAN JOSE MUNICIPAL CODE.

MINIMUM LOT SIZE:

- MINIMUM LOT SIZE FOR 4 STORY ROW, 4 STORY CONDO AND 4 STORY FLATS WILL BE 3,000 S.F.

OPEN SPACE:

-

PERFORMANCE STANDARDS:

- TO BE DETERMINED

ENVIRONMENTAL MITIGATION:

- TO BE DETERMINED

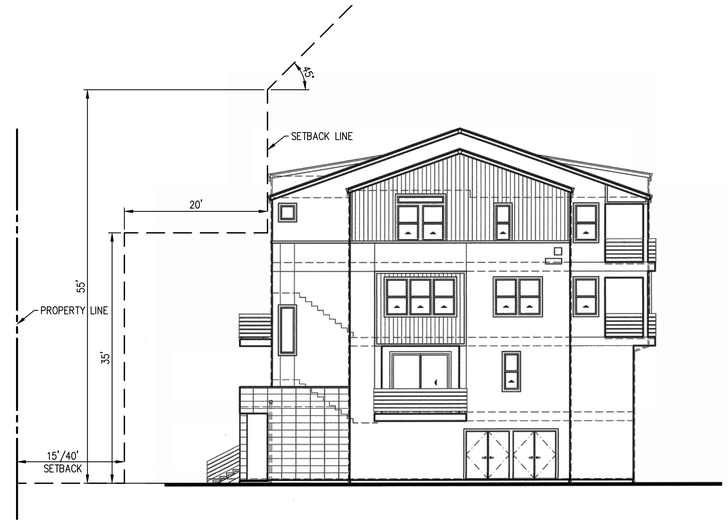

FIGURE A

NO.	DATE	REVISIONS	BY
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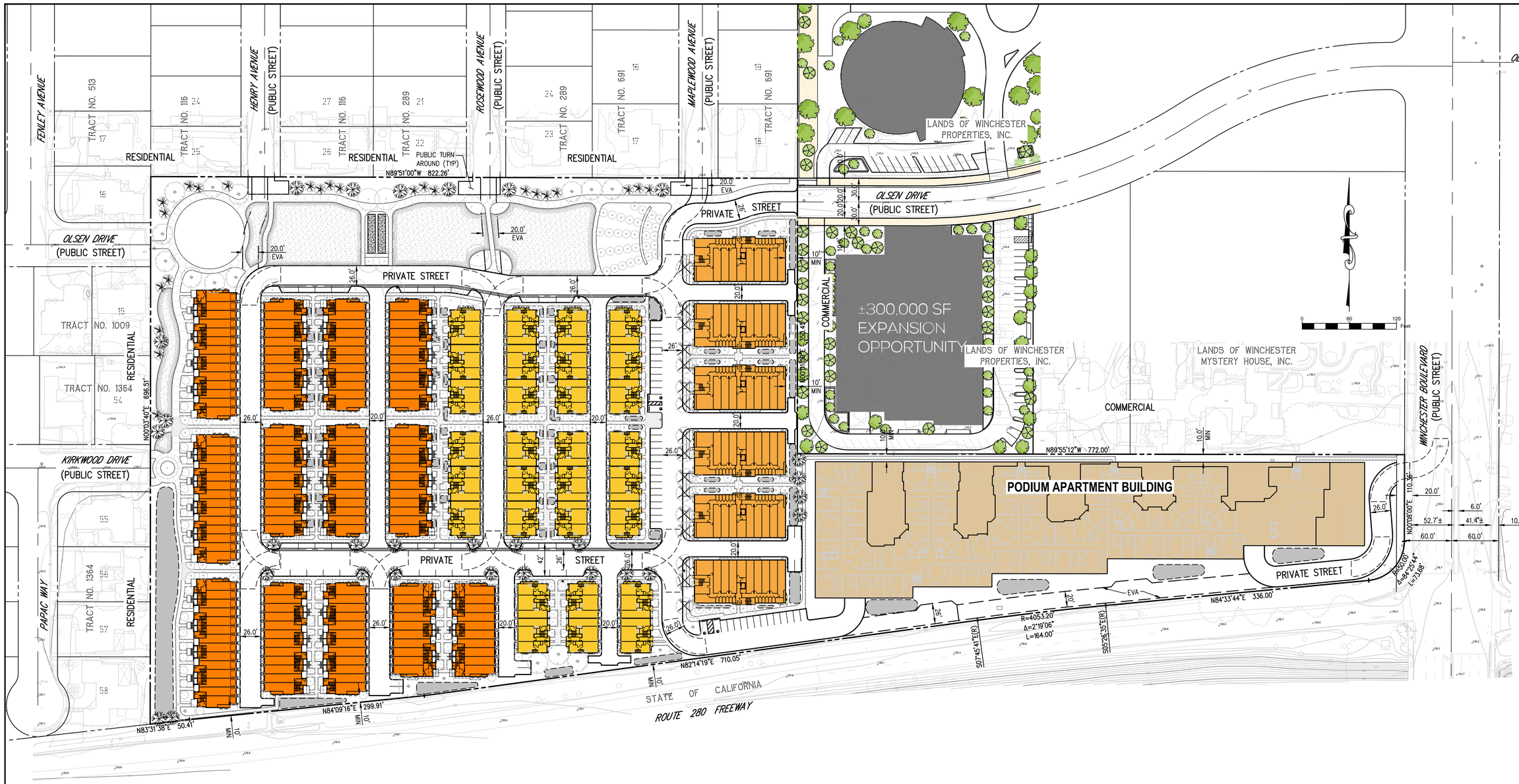
PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
DEVELOPMENT STANDARDS
SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	-
DESIGNED	JG
DRAWN	CH
JOB NO.	14-117

SHEET
2.1
3 OF 36 SHEETS



LEGEND

R=30'
R=50'

FIRE TRUCK TURNING TEMPLATE

UNIT TABLE

UNIT TYPE	TOTAL UNITS
4 STORY ROW HOME	90 UNITS
4 STORY CONDO	158 UNITS
4 STORY FLAT	72 UNITS
PODIUM APARTMENT BUILDING	368 UNITS
TOTAL UNITS	688 UNITS

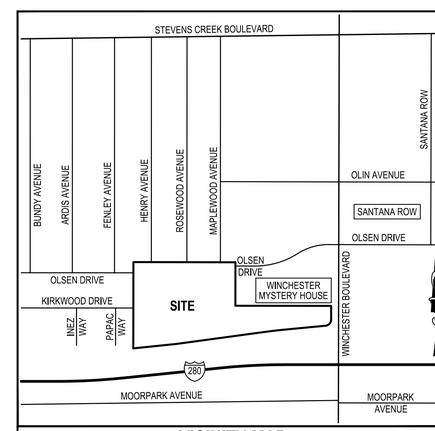
STATEMENTS AND TABLES

RESIDENTIAL CALCULATIONS

GROSS AREA OF RESIDENTIAL:	15.69 ACRES
PUBLIC PARK AREA:	2.18 ACRES
"QUASI" PUBLIC STREET AREA:*	2.15 ACRES
NET AREA OF RESIDENTIAL:	11.36 ACRES

TOTAL PROPOSED UNITS:	320 CONDOMINIUM UNITS
	368 APARTMENT UNITS
	688 TOTAL UNITS
NET DENSITY:	60.56 DU/ACRE
BUILDING COVERAGE:	6.71 ACRES (59% OF NET)

* PRIVATE STREETS WHICH LOOK AND FEEL LIKE PUBLIC STREETS AND INCLUDE PEDESTRIAN AND VEHICULAR ACCESS HAVE BEEN NETTED OUT FOR NET ACREAGE AND DENSITY CALCULATIONS.



VICINITY MAP
1"=500'

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PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
CONCEPTUAL SITE PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	1"=60'
DESIGNED	JG
DRAWN	CH
JOB NO.	14-117
SHEET	3.1
	4 OF 36 SHEETS

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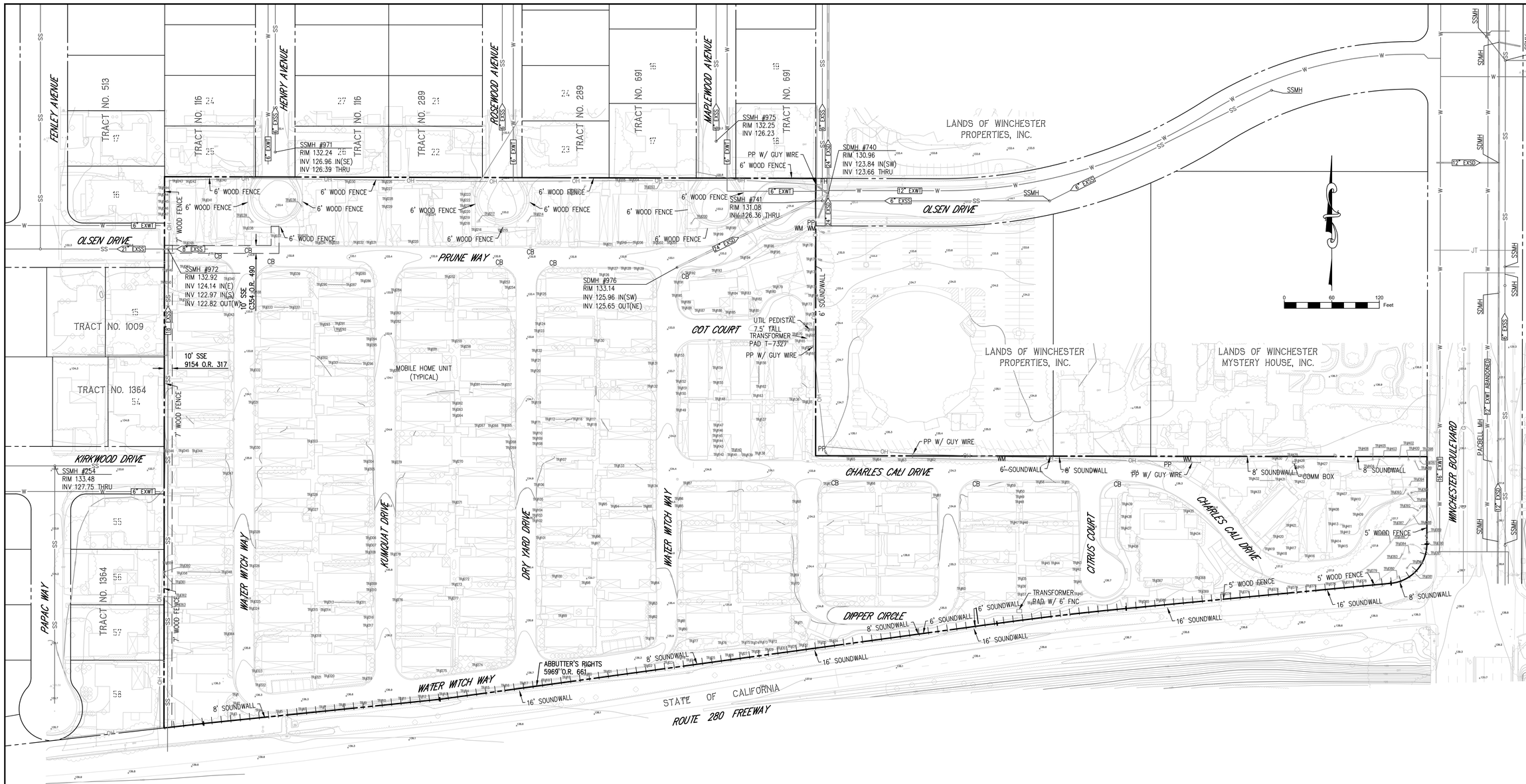
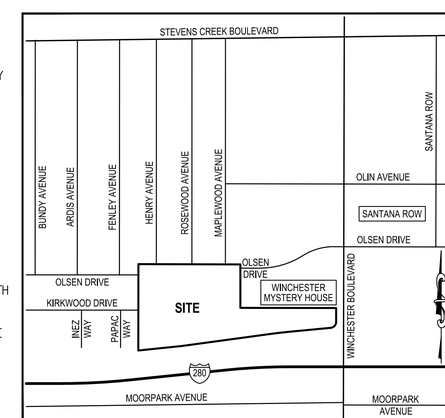


ABBREVIATIONS

CB	CATCH BASIN
CL	CENTER LINE
FC	FACE OF CURB
FH	FIRE HYDRANT
MH	MANHOLE
PP	POWER POLE
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
UTIL	UTILITY
WM	WATER METER
WT	WATER

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- GAS LINE
- JOINT TRENCH
- OVERHEAD LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- OVERLAND RELEASE PATH
- BIOTREATMENT AREAS
- TR#323 — TREE NUMBER PER TREE ASSESSMENT REPORT



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PREPARED FOR: PulteGroup

PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
EXISTING CONDITIONS PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
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DESIGNED	JG
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SHEET	3.2
	5 OF 36 SHEETS

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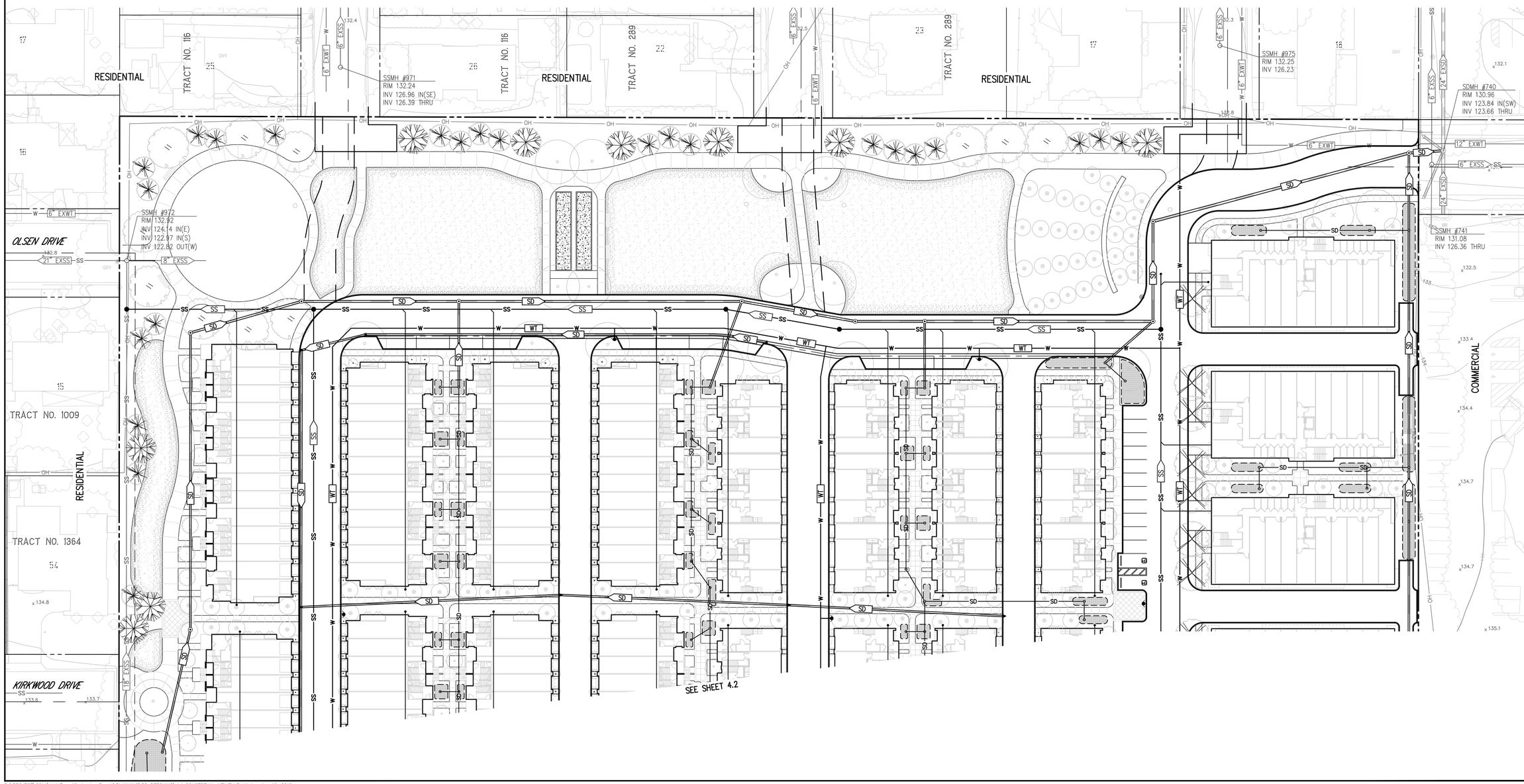
LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EASEMENT LINE
		CURB, GUTTER, SIDEWALK & DRIVEWAY
SS — SS	EXSS — SS	SANITARY SEWER PIPE & MANHOLE
SD — SD	EXSD — SD	STORM DRAIN PIPE & MANHOLE
WT — W	EXWT — W	WATER MAIN & VALVE
OH	OH	OVERHEAD LINE
		CURB INLET
		FIELD INLET
SD — SD	SD — SD	AREA DRAIN PIPE & AREA DRAIN
		FIRE HYDRANT
W ARV	W ARV	WATER METER & AIR RELEASE VALVE

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		POWER POLE
		ELECTROLIER
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		DIRECTION OF FLOW
		CURB RAMP
		STORMWATER TREATMENT PLANTER



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PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
CONCEPTUAL UTILITY PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	1"=30'
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JOB NO.	14-117
SHEET	4.1

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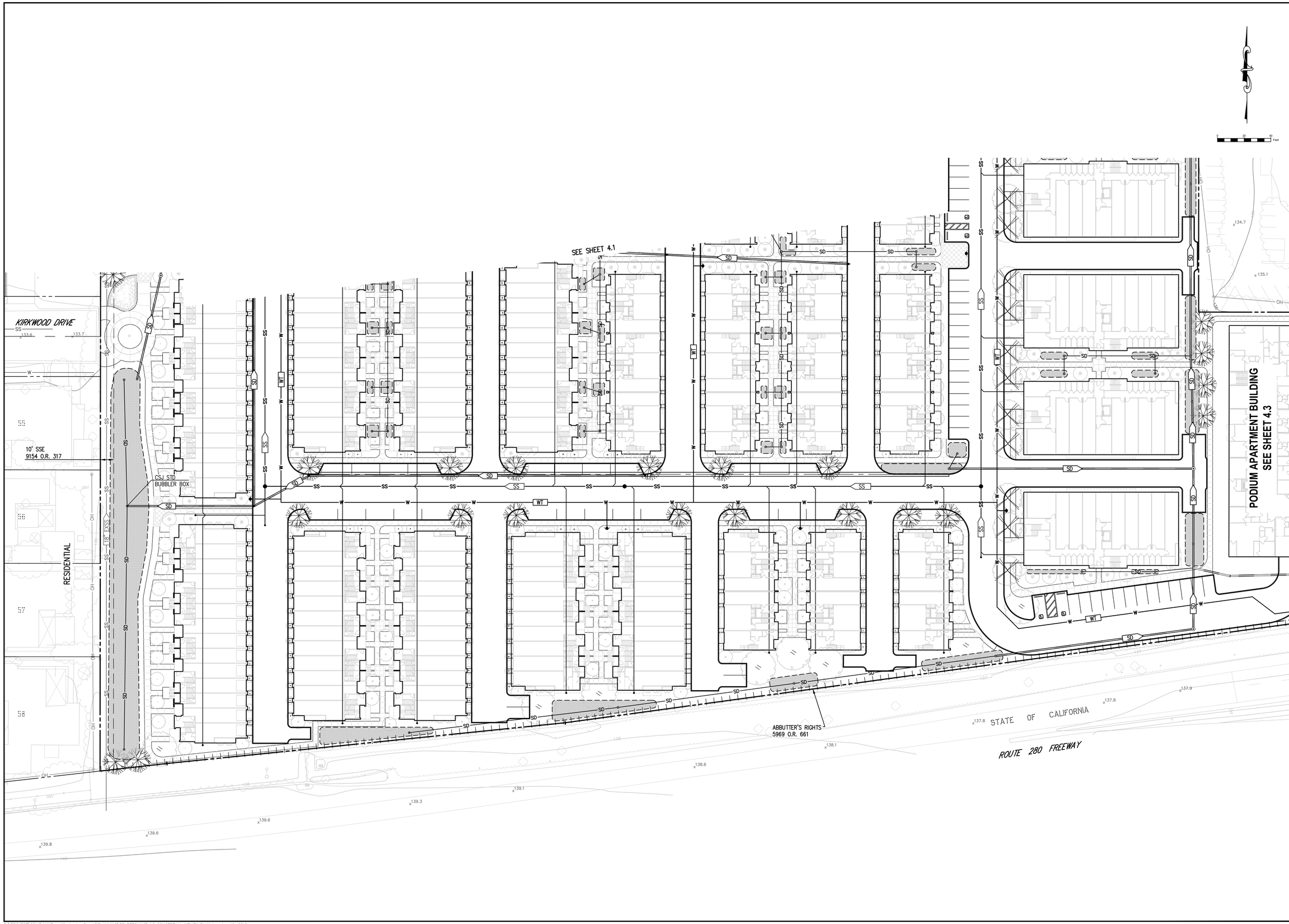

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PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
CONCEPTUAL UTILITY PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	1"=30'
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JOB NO.	14-117
SHEET	4.2

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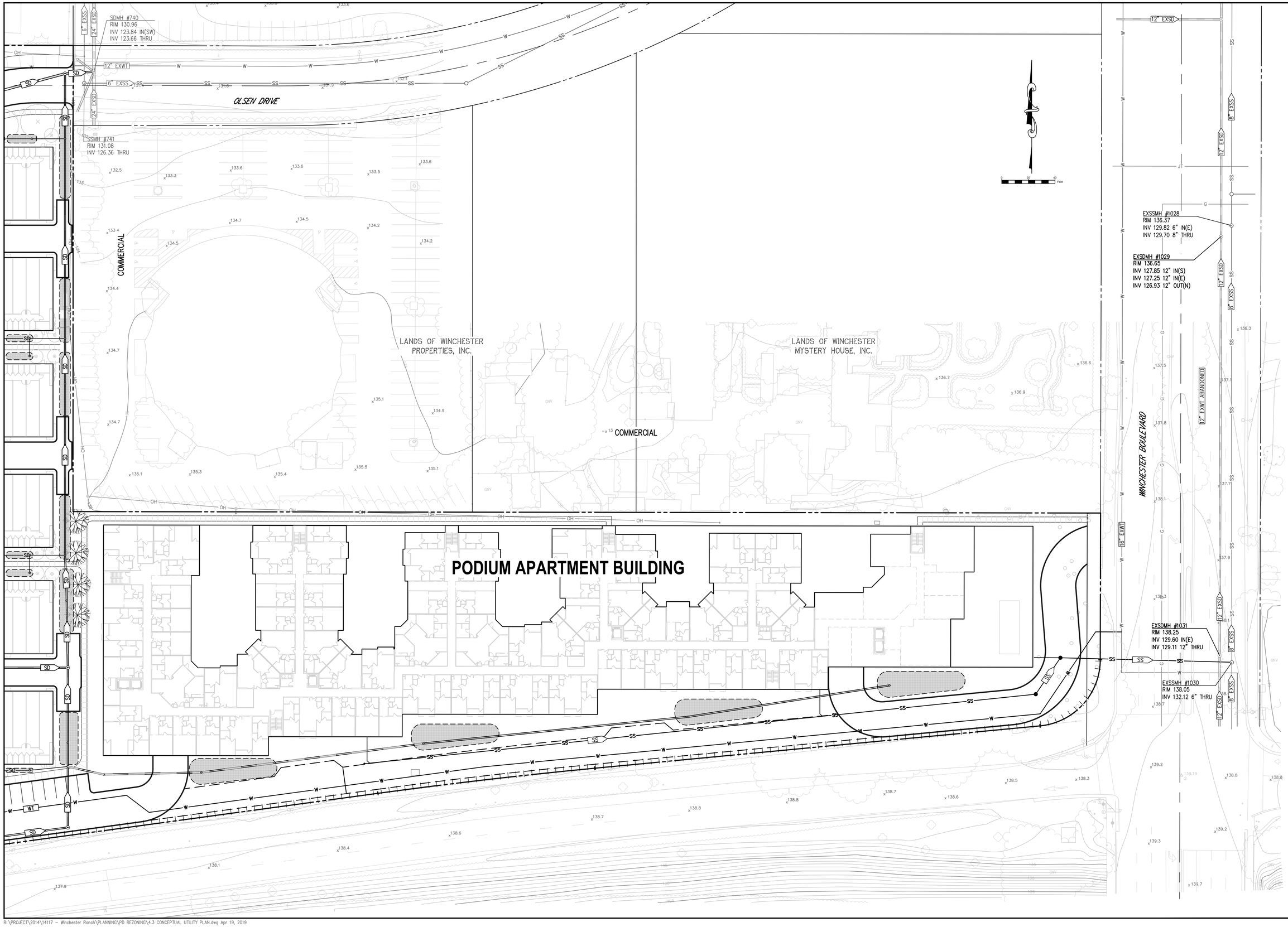

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PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
CONCEPTUAL UTILITY PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	1"=30'
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DRAWN	CH
JOB NO.	14-117
SHEET	4.3

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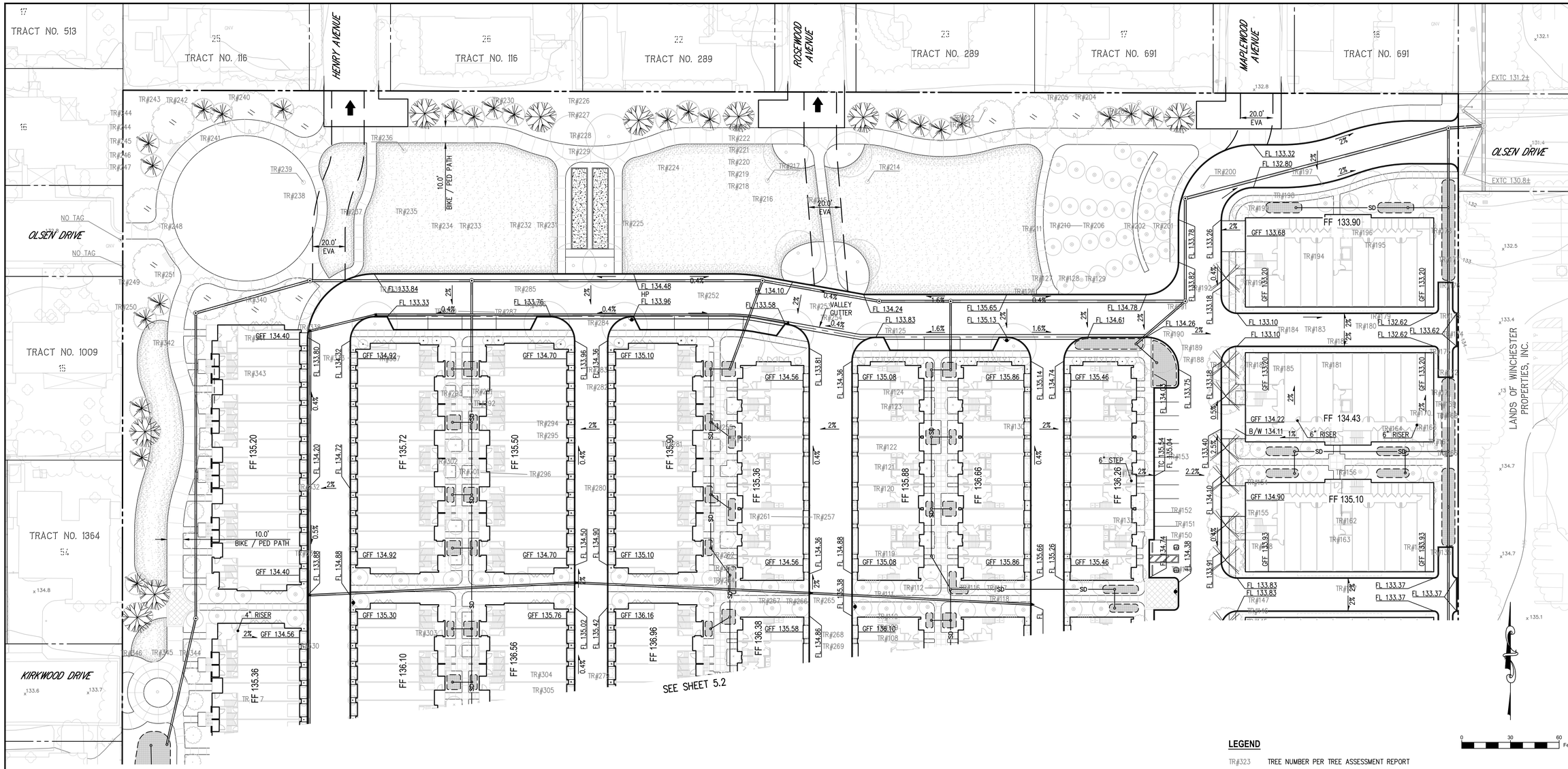
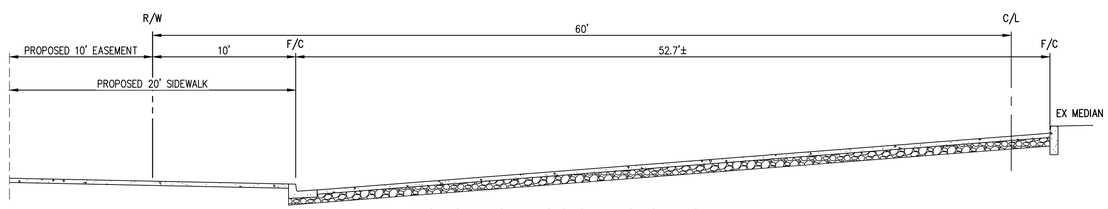


LEGEND

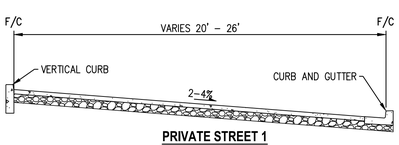
TR#323 TREE NUMBER PER TREE ASSESSMENT REPORT

TREE NOTES:

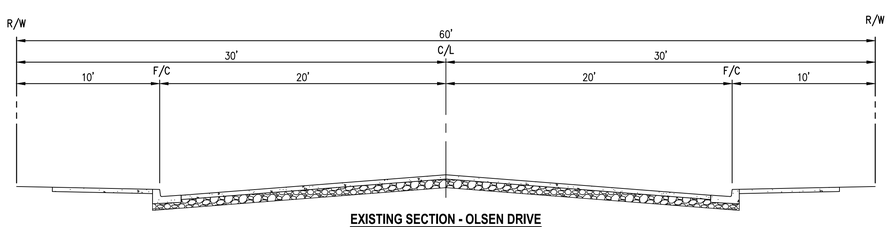
1. TREE ASSESSMENT REPORT BY HORT SCIENCE BARTLET CONSULTING, DATED SEPTEMBER 12, 2018.
2. ALL EXISTING TREES TO BE REMOVED UNLESS OTHERWISE STATED.



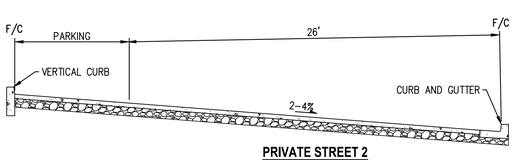
EXISTING HALF STREET SECTION - WINCHESTER BOULEVARD
SCALE: 1"=5'



PRIVATE STREET 1
SCALE: 1"=5'



EXISTING SECTION - OLSEN DRIVE
SCALE: 1"=5'



PRIVATE STREET 2
SCALE: 1"=5'

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PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
CONCEPTUAL GRADING AND DRAINAGE PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	–
DESIGNED	JG
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SHEET	5.1

9 OF 36 SHEETS

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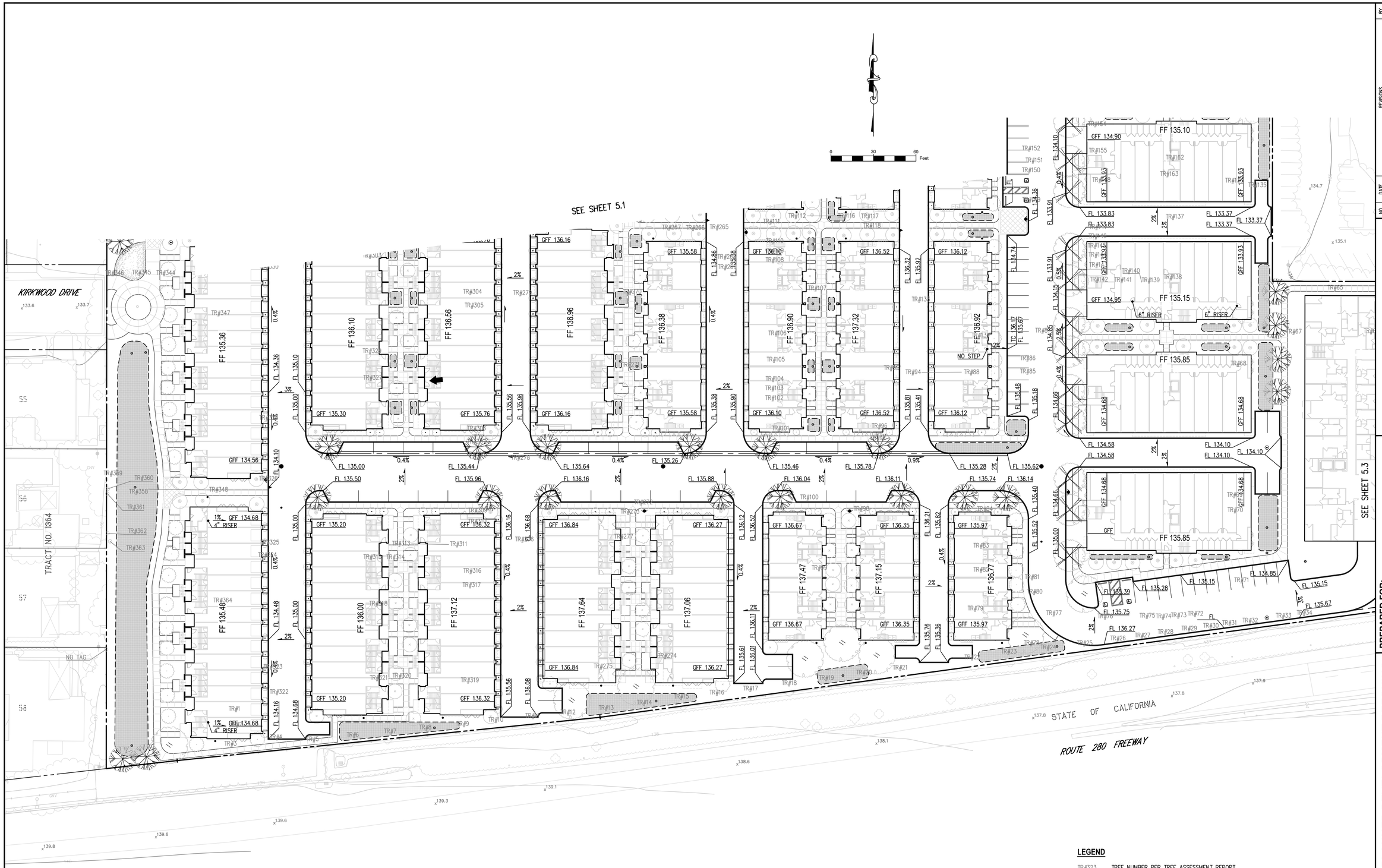

LEGEND

TR#323 TREE NUMBER PER TREE ASSESSMENT REPORT

TREE NOTES:

1. TREE ASSESSMENT REPORT BY HORT SCIENCE BARTLET CONSULTING, DATED SEPTEMBER 12, 2018.
2. ALL EXISTING TREES TO BE REMOVED UNLESS OTHERWISE STATED.

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CONCEPTUAL GRADING AND DRAINAGE PLAN

SAN JOSE CALIFORNIA

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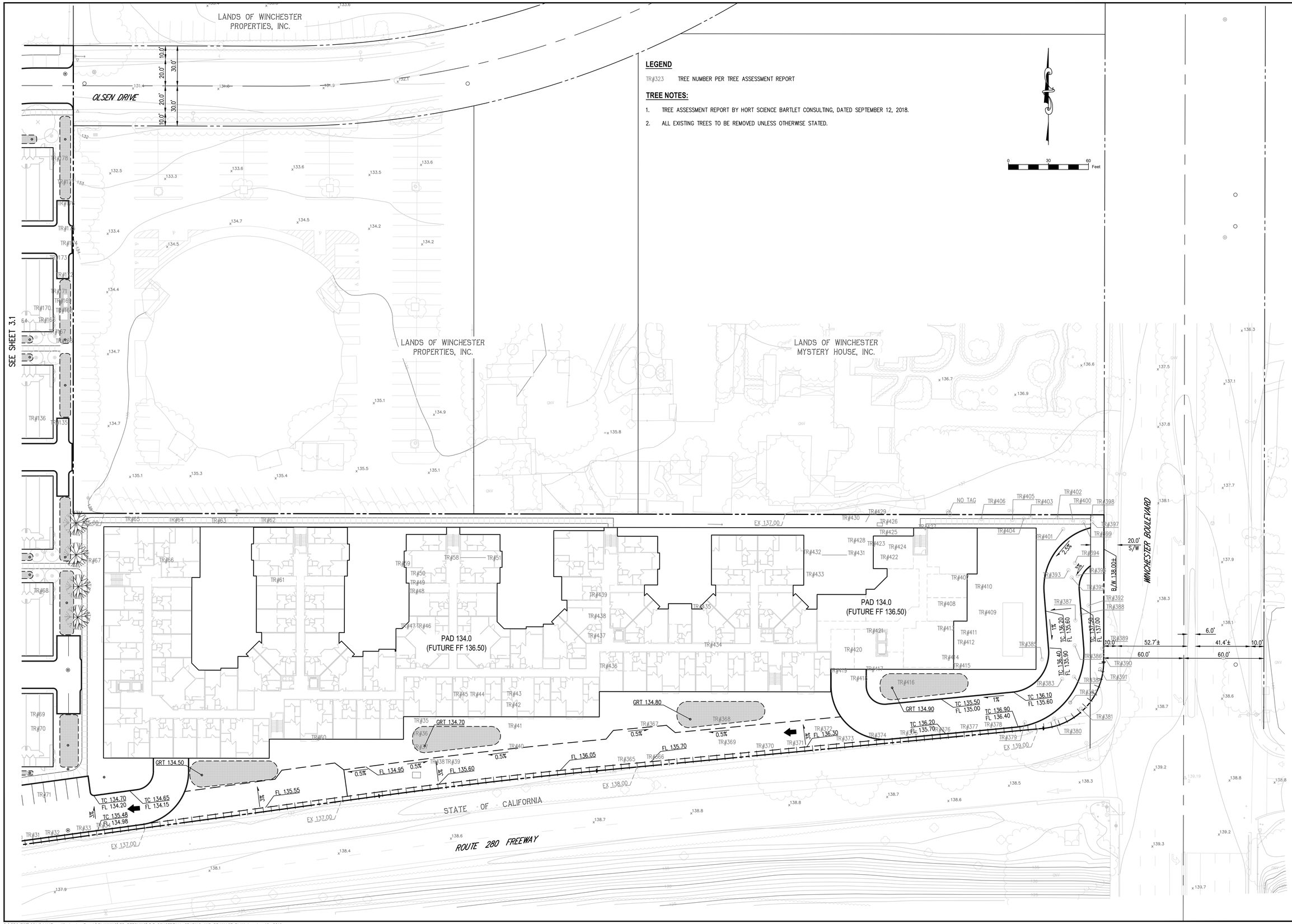

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JOB NO.	14-117
SHEET	5.3

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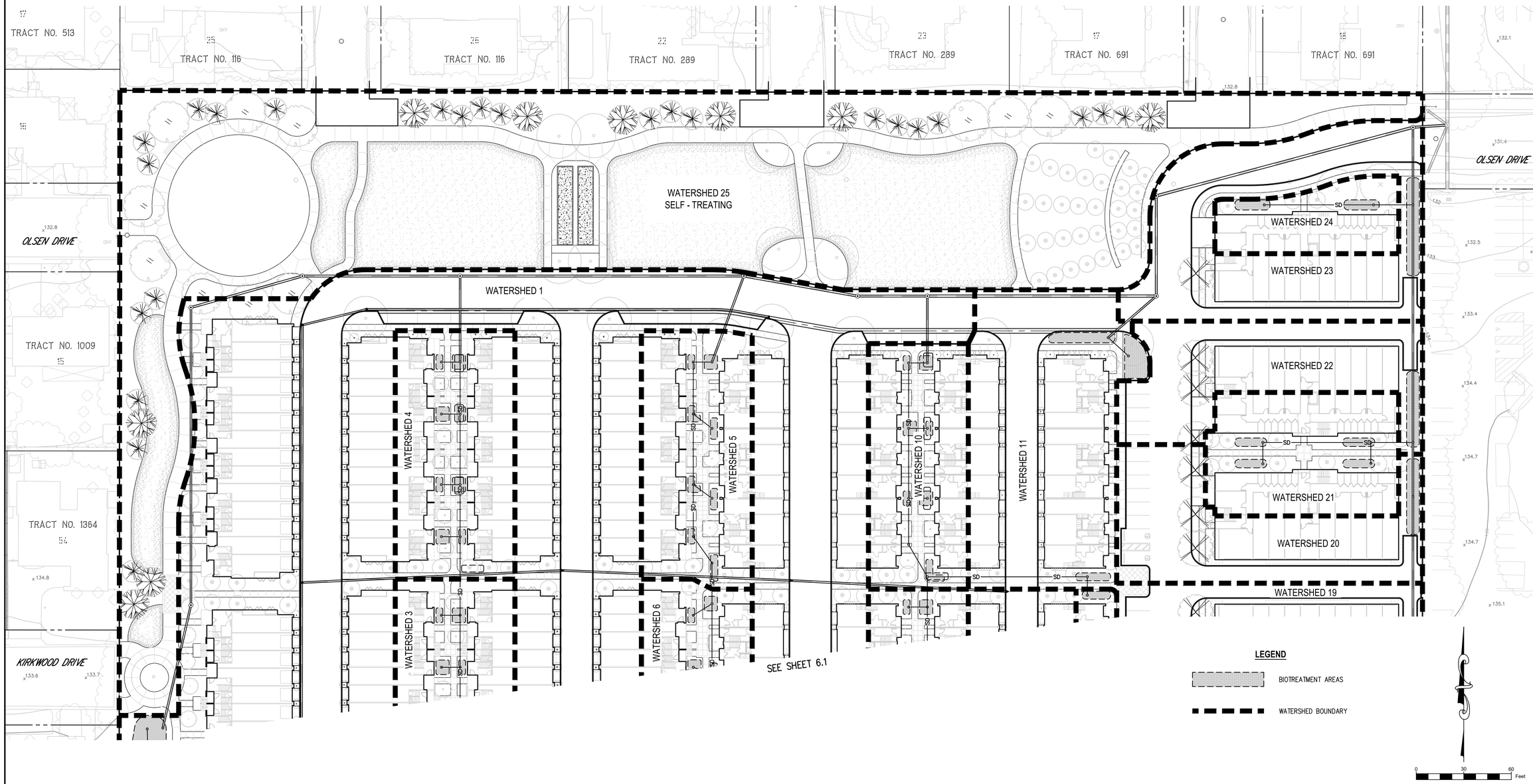

NOTE

SEE SHEET 6.4 FOR STORMWATER TREATMENT SUMMARY TABLE AND ADDITIONAL CALCULATIONS.

NO.	DATE	REVISIONS	BY

Civil Engineering Associates
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2055 Gateway Place
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4511 Willow Road, Suite 8
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Phone 925/249-3200 Fax 925/485-0291

PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
CONCEPTUAL STORMWATER CONTROL PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	–
DESIGNED	JG
DRAWN	CH
JOB NO.	14–117
SHEET	6.1

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LEGEND

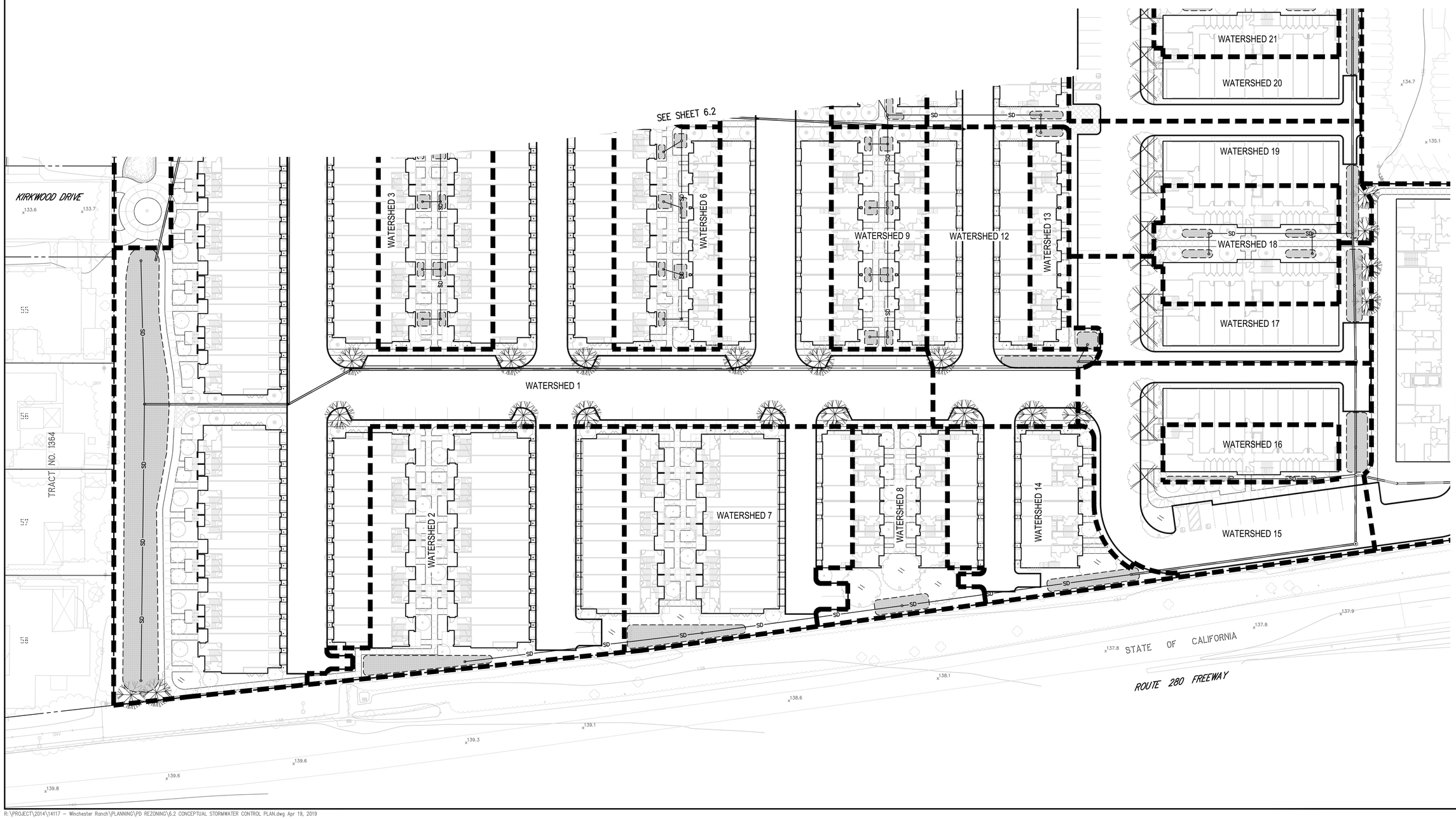
BIOTREATMENT AREAS

WATERSHED BOUNDARY

NOTE

SEE SHEET 6.4 FOR STORMWATER TREATMENT SUMMARY TABLE AND ADDITIONAL CALCULATIONS.

0 30 60 Feet



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WINCHESTER RANCH
CONCEPTUAL STORMWATER CONTROL PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	–
DESIGNED	JG
DRAWN	CH
JOB NO.	14–117
SHEET	6.2
	13 OF 36 SHEETS

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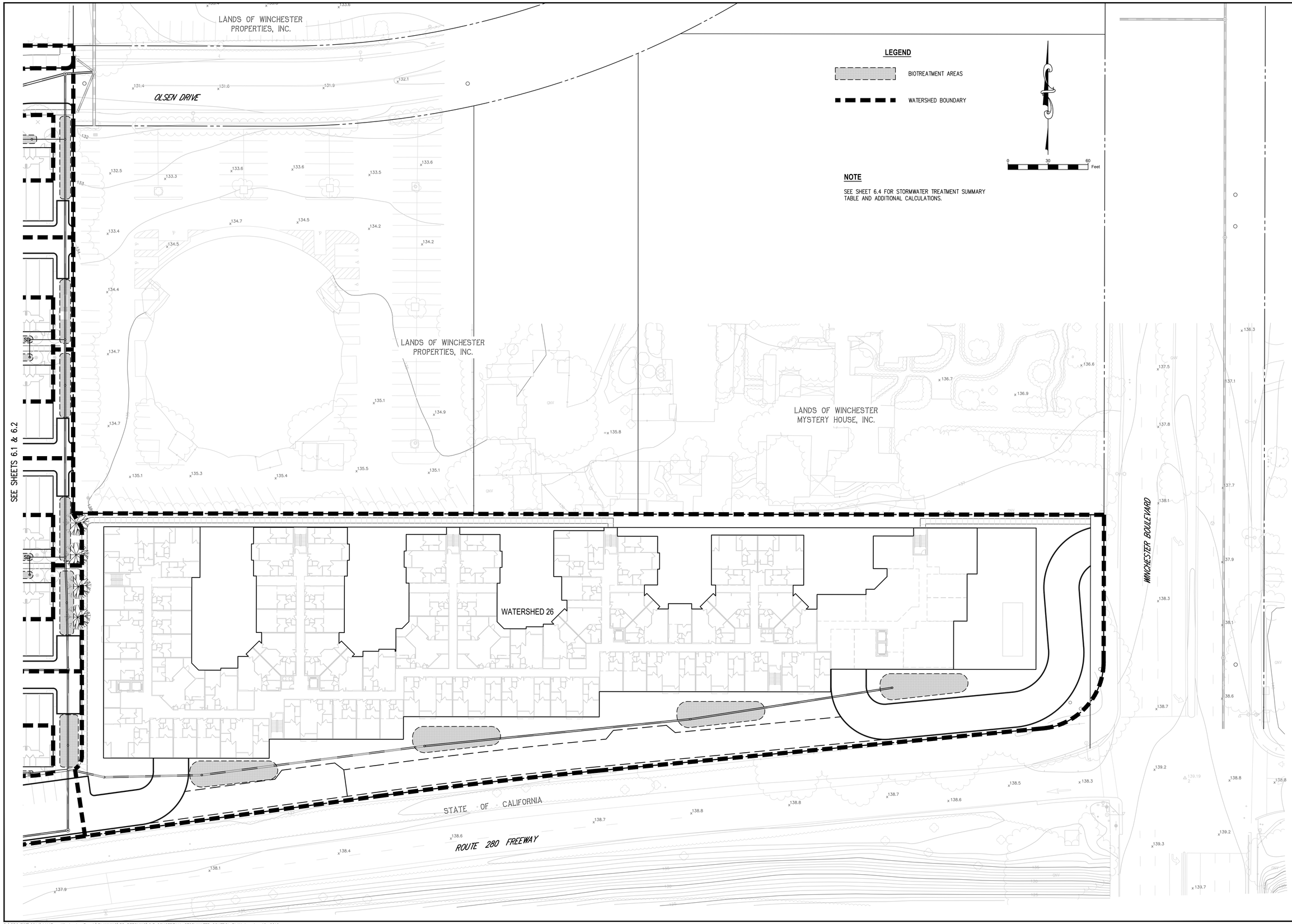

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PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
CONCEPTUAL STORMWATER CONTROL PLAN

SAN JOSE CALIFORNIA

DATE	4/18/2019
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SHEET **6.3**

14 OF 36 SHEETS

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COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface Area Disturbed sq. ft.	Proposed Surface: To Be Replaced sq. ft. [1]	Proposed Surface: New sq. ft. [2]	RESET CALCULATIONS
2.e. IMPERVIOUS SURFACES				
Roof Area	299,780	287,738		
Parking	11,544	11,544	2,582	
Sidewalks, Patios, Driveways, Etc.	37,106	37,106	31,519	
Public Streets	15,376	0		Total Proposed Impervious Surface (replaced + new)
Private Streets	147,859	112,691		
Online form auto-calculates **Impervious Surfaces Total**	e.1. 511,665	e.2. 449,079	e.3. 34,101	e.4. 483,180
2.f. PERVIOUS SURFACES				
Landscaped Area	171,984	171,984	28,485	
Pervious Paving				Total Proposed Pervious Surface (replaced + new)
Green Roof and other Pervious Surfaces				
Online form auto-calculates **Pervious Surfaces Total**	f.1. 171,984	f.2. 171,984	f.3. 28,485	f.4. 200,469

2.g. **Percentage of Site's Impervious Area Replacement** (e.2 ÷ 2.c) X 100: Online form auto-calculates	g. 87.77	%

STORMWATER SITE DESIGN & TREATMENT METHODOLOGIES:

ALL BIOTREATMENT SIZING HAS BEEN BASED ON CHAPTER 5 OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3 STORMWATER HANDBOOK (2016 EDITION) AND THE SIMPLIFIED SIZING METHOD (4 PERCENT "RULE OF THUMB"). THIS METHOD ENSURES SUFFICIENT LAND HAS BEEN ALLOCATED FOR STORMWATER TREATMENT FOR THESE AREAS.

ALL SELF-RETAINING AREA CALCULATIONS HAVE BEEN BASED UPON CHAPTER 4 OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3 STORMWATER HANDBOOK (2016 EDITION) AND PROVIDE A MAXIMUM 2:1 RATIO OF IMPERVIOUS AREA TO THE RECEIVING PERVIOUS AREA AS REQUIRED.

NOTES

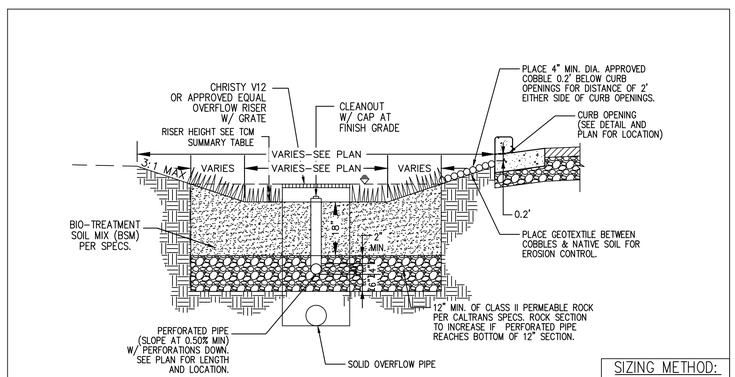
1. PROPERTY INFORMATION

   555 SOUTH WINCHESTER BOULEVARD
   SAN JOSE, CALIFORNIA

   APN No. 303-38-001

   SITE AREA = 683,649 S.F. (15.69 AC)

2. EXISTING ONSITE IMPERVIOUS AREA = 511,665 S.F. (11.74 AC)
3. EXISTING ONSITE PERVIOUS AREA = 171.984 S.F. (3.95 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 483,180 S.F. (11.09 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 200,469 S.F. (4.60 AC)
7. THERE IS 5.6% DECREASE (28,485 S.F.) IN IMPERVIOUS SURFACE FOR THIS PROJECT
8. THIS PROJECT IS WITHIN THE PURPLE SHADED AREA OF THE HYDRO MODIFICATION PLAN (HMP) APPLICABILITY MAP FOR THE CITY OF SAN JOSE. THIS COLOR INDICATES CATCHMENTS DRAINING TO HARDENED CHANNEL AND/OR TIDAL AREAS. THEREFORE THIS PROJECT IS NOT SUBJECT TO HMP REQUIREMENTS.
9. RECEIVING SYSTEM FOR THE STORM WATER: SAN JOSE PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO SAN THOMAS AQUINO CREEK.
10. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIORETENTION BASINS OR SURROUNDING LANDSCAPE FOR SELF-RETAINING TREATMENT.
11. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
    - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOW TO THE BAY".
    - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
    - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
12. BASED UPON INITIAL SOILS STUDIES THE SUBSURFACE SOILS ARE PRIMARILY CLAY AND DO NOT SUPPORT THE MINIMAL INFILTRATION RATES REQUIRED TO UTILIZE INFILTRATION FOR STORM TREATMENT. THEREFORE, BIOTREATMENT HAS BEEN PROPOSED.



SIZING METHOD:
4%

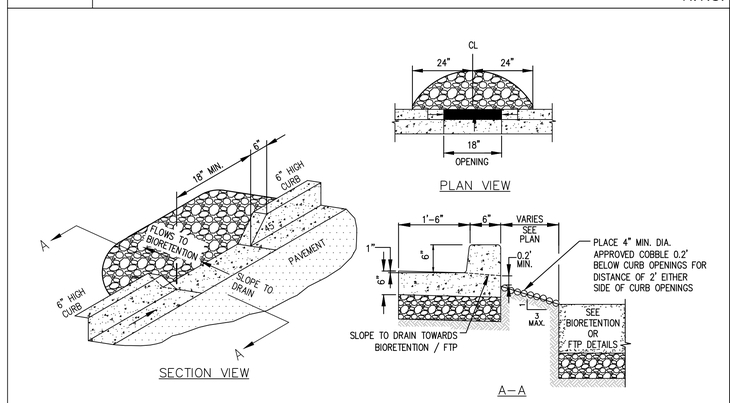
5 **BIORETENTION BASIN W/O LINER** N.T.S.

BIOTREATMENT SOIL REQUIREMENTS

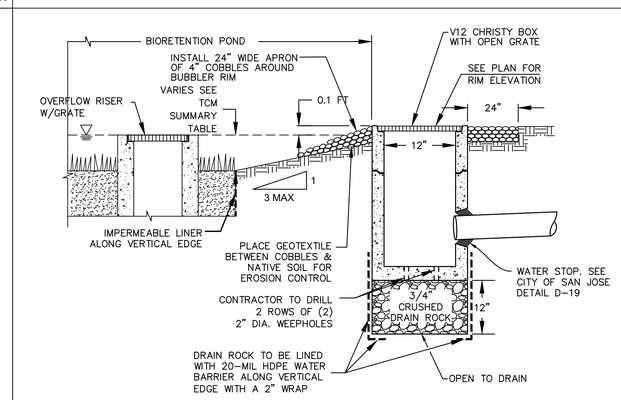
- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP: //WWW.SANJOSECA.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.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

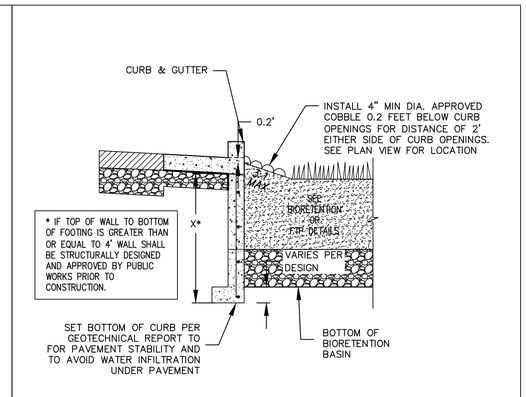
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON–FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.



7 **CURB OPENING** N.T.S.



8 **BUBBLER BOX DETAIL** N.T.S.



9 **CURB ADJACENT TO BIORETENTION** N.T.S.

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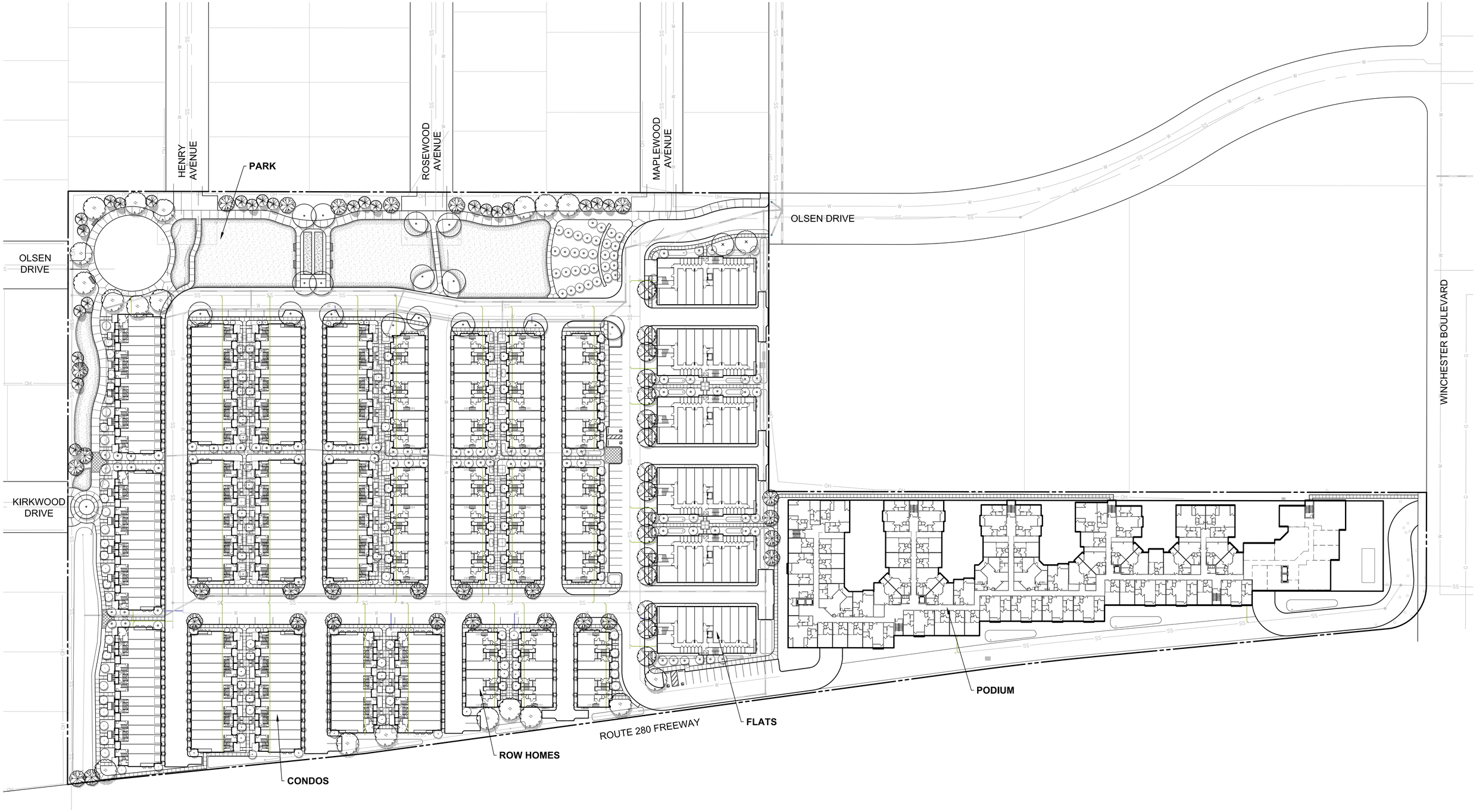
PLANNED DEVELOPMENT REZONING
WINCHESTER RANCH
CONCEPTUAL STORMWATER CONTROL NOTES & DETAILS

SAN JOSE CALIFORNIA

DATE	4/18/2019
SCALE	–
DESIGNED	JG
DRAWN	CH
JOB NO.	14–117

SHEET **6.4**
15 OF 36 SHEETS

R: \PROJECT\2014\14117 – Winchester Ranch\PLANNING\PD REZONING\6.4 CONCEPTUAL STORMWATER CONTROL NOTES & DETAILS.dwg Apr 19, 2019



PulteGroup

WINCHESTER RANCH

San Jose, California

OVERALL SITE PLAN

CONCEPTUAL LANDSCAPE PLAN
APRIL 2019

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 25' 50' 100'
SCALE: 1" = 50'-0"
NORTH

7.1
Project No. 01019

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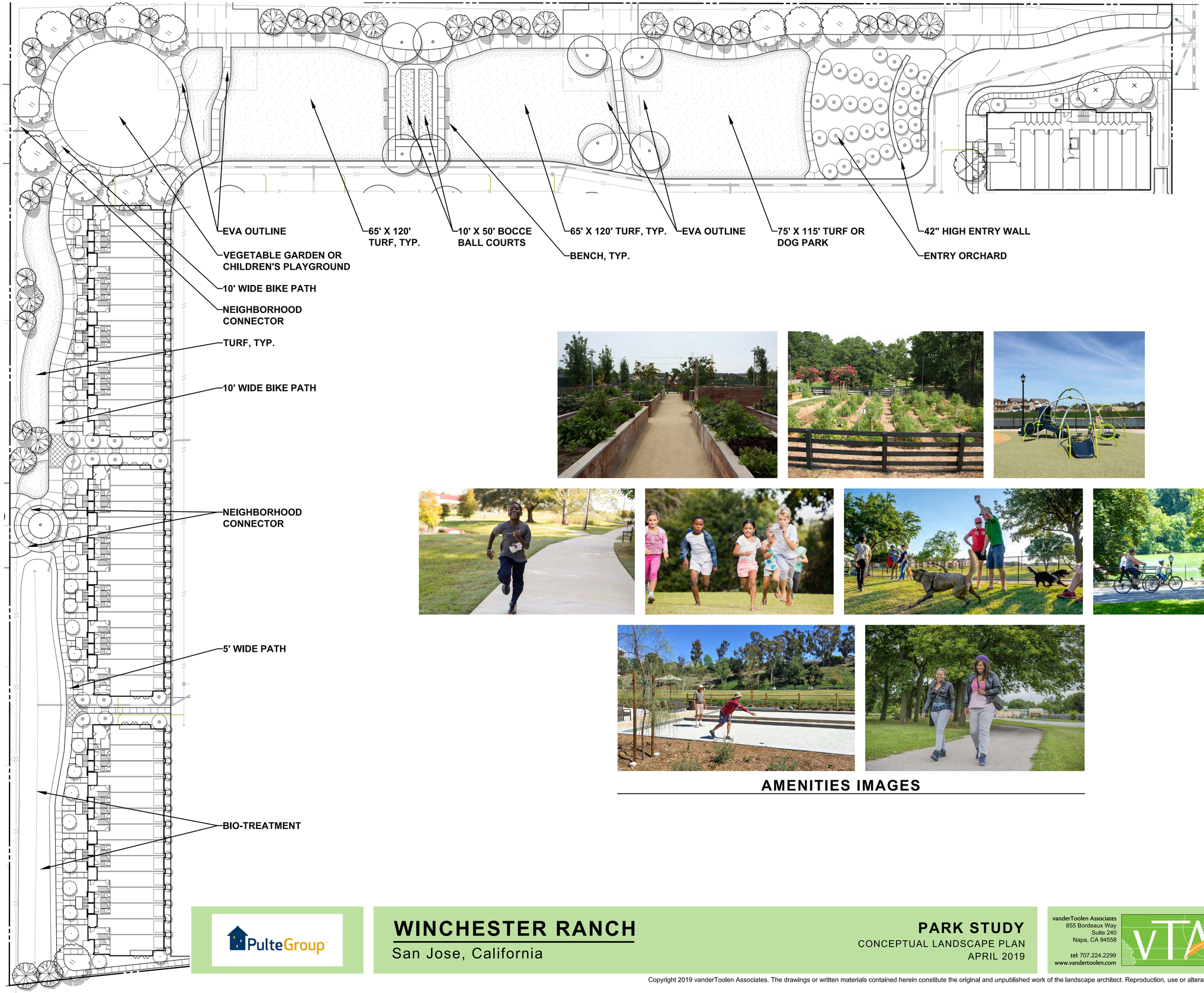

AMENITIES IMAGES

PulteGroup

WINCHESTER RANCH

San Jose, California

PARK STUDY

CONCEPTUAL LANDSCAPE PLAN

APRIL 2019

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 15' 30' 60'

SCALE: 1" = 30'-0"

NORTH

7.2

Project No. 01019

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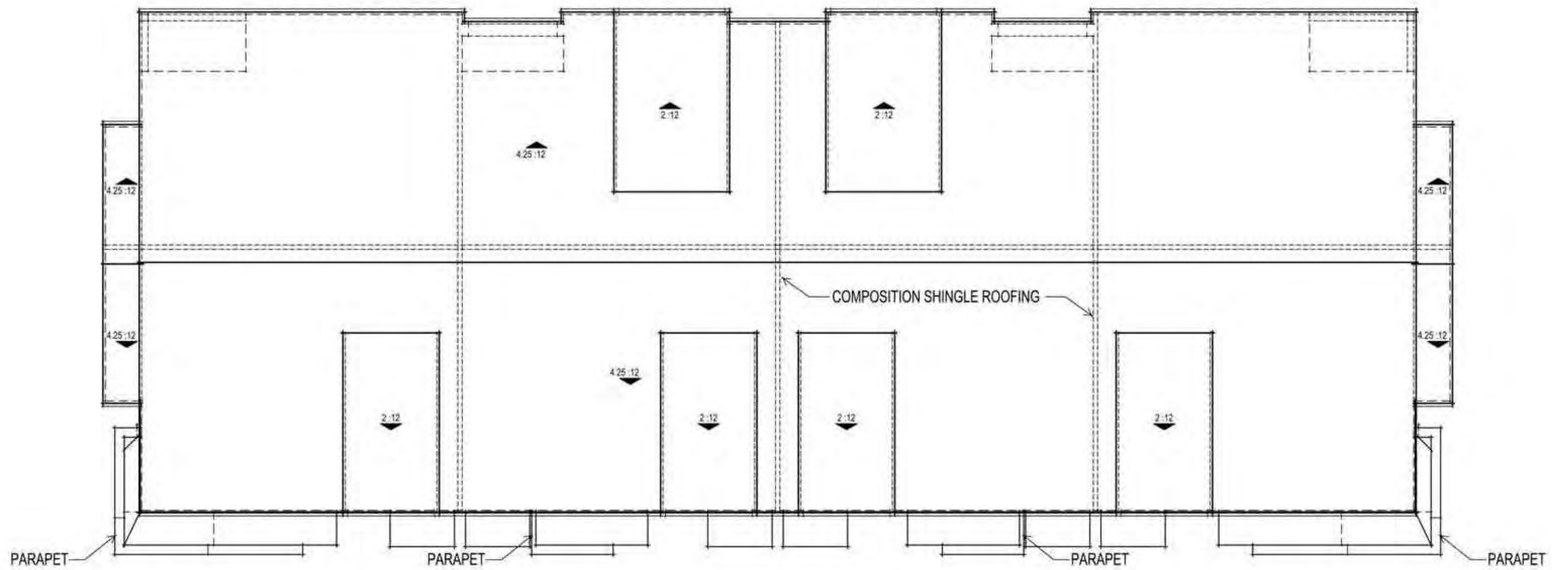
RIGHT ELEVATION

LEFT ELEVATION

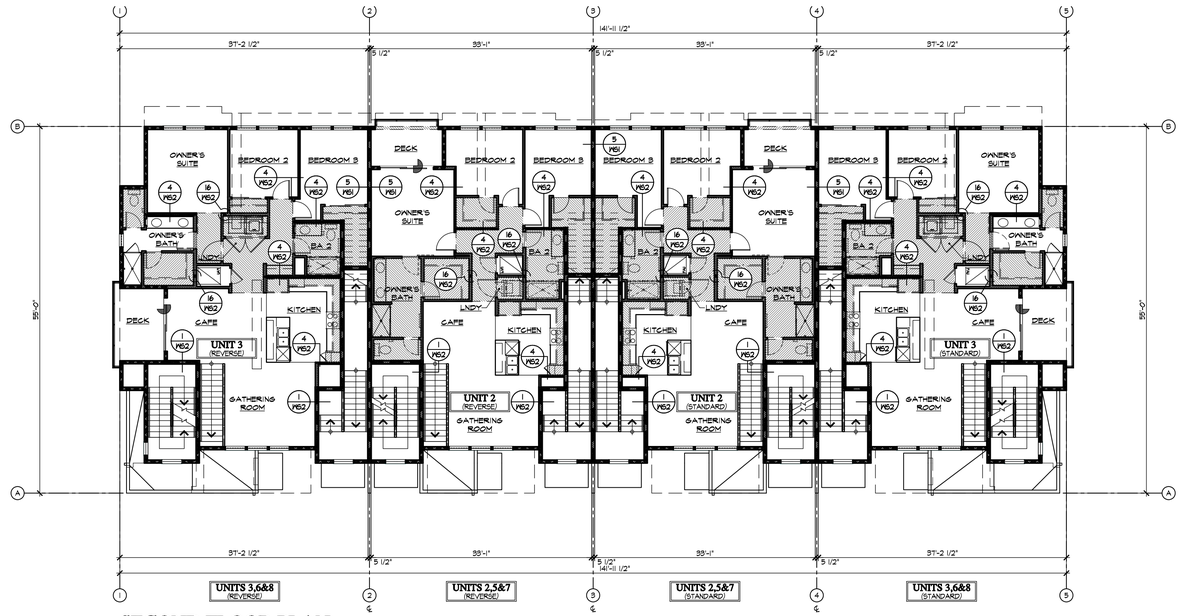
CONCEPTUAL 4 STORY CONDO - WINCHESTER URBAN VILLAGE



ROOF PLAN

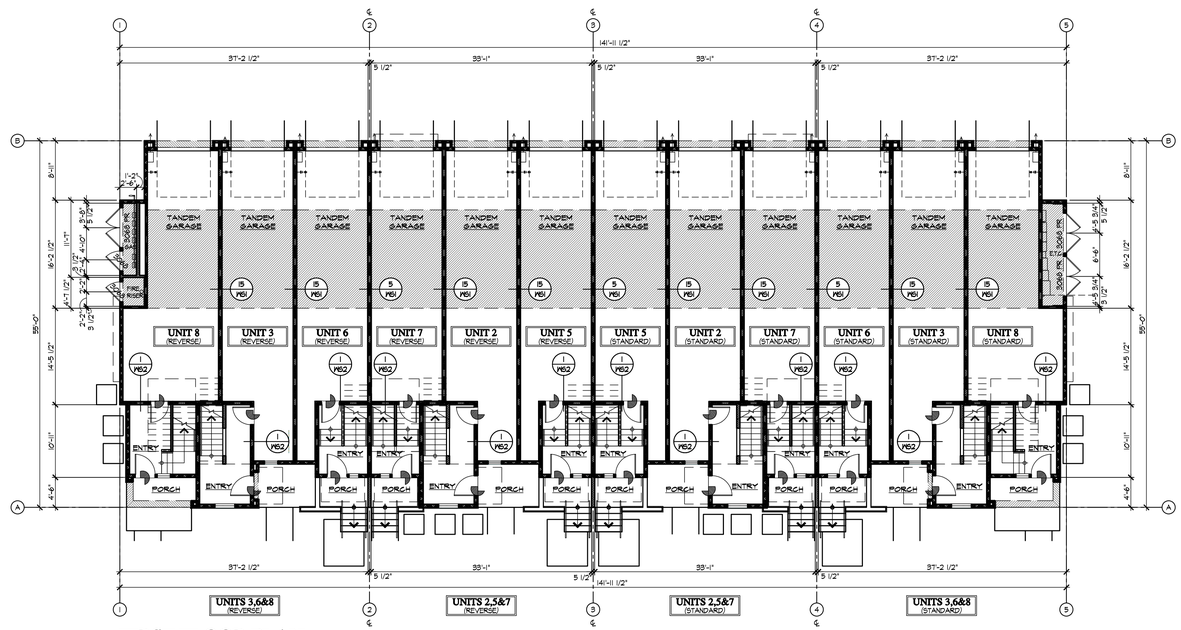
FRONT ELEVATION

CONCEPTUAL 4 STORY CONDO - WINCHESTER URBAN VILLAGE



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

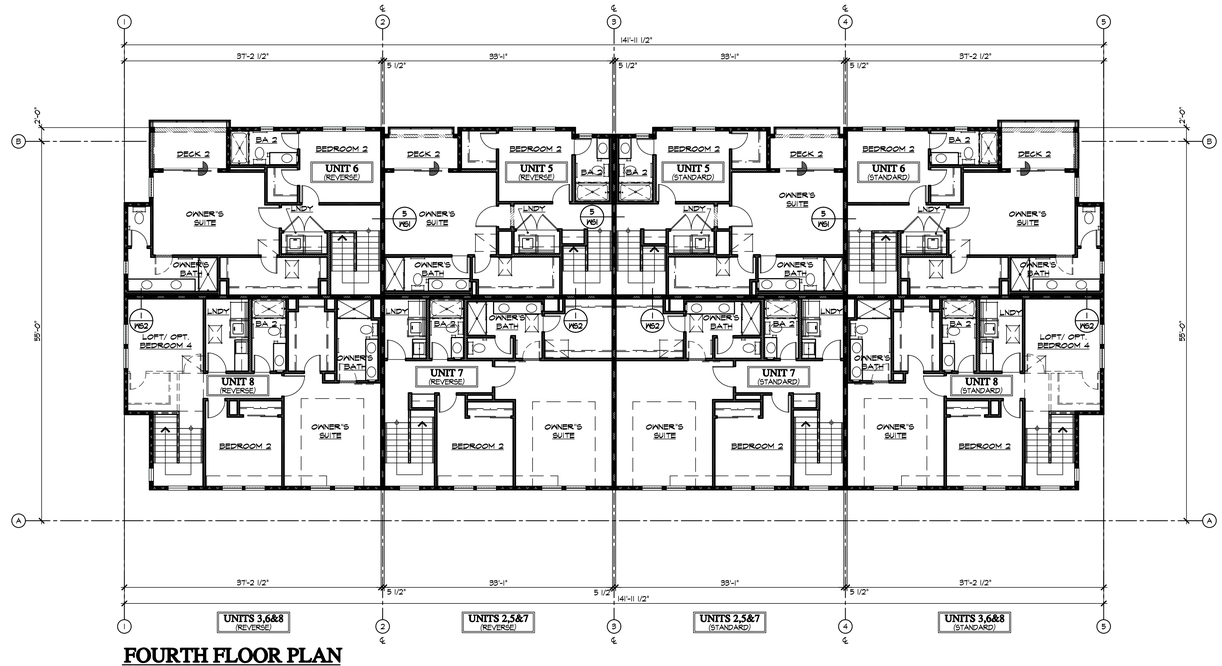


FIRST FLOOR PLAN

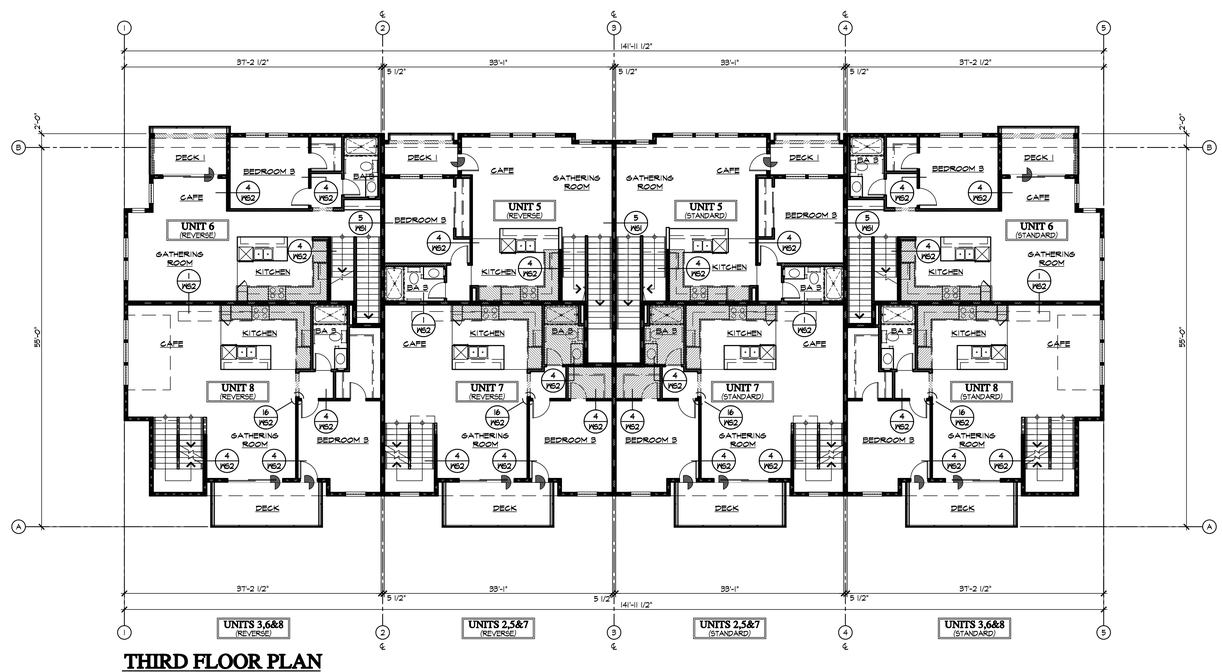
SCALE: 1/8" = 1'-0"

Unit Mix	Area s.f.
Plan 1	1356
Plan 2	1413
Plan 3	1506
Plan 4	1300
Plan 5	1640
Plan 6	1753
Plan 7	1927
Plan 8	2122

CONCEPTUAL 4 STORY CONDO - WINCHESTER URBAN VILLAGE



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONCEPTUAL 4 STORY CONDO - WINCHESTER URBAN VILLAGE

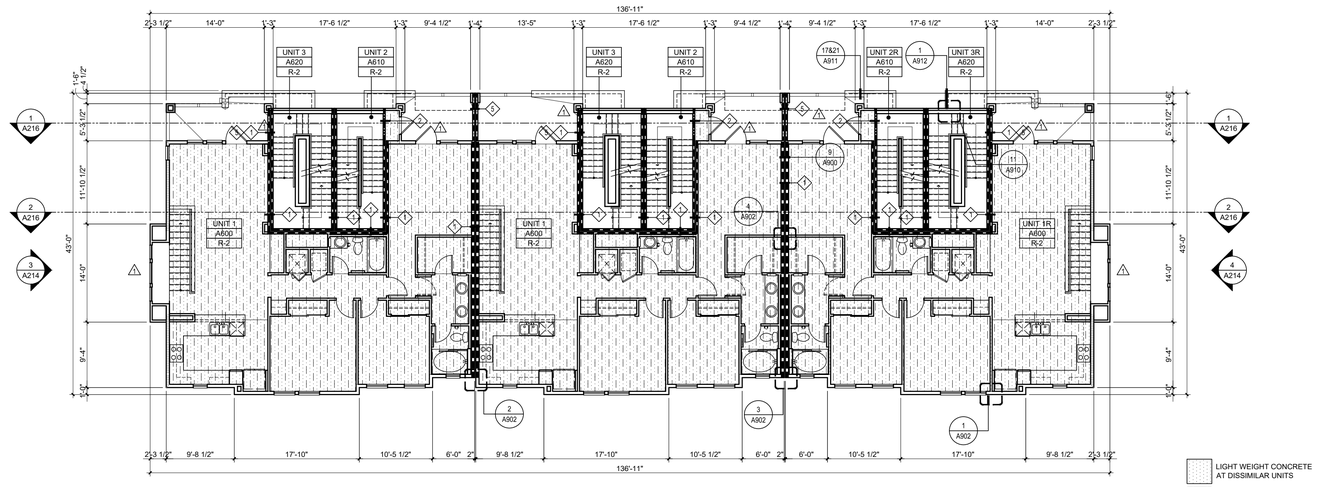
LEFT

FRONT

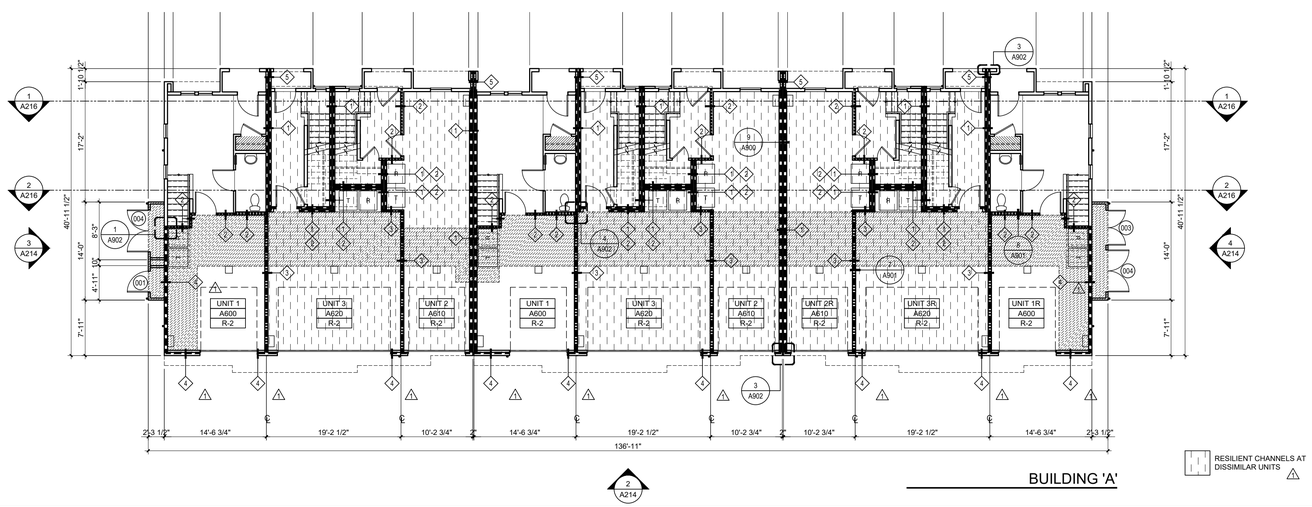
RIGHT

REAR

CONCEPTUAL 4 STORY ROWS - WINCHESTER URBAN VILLAGE



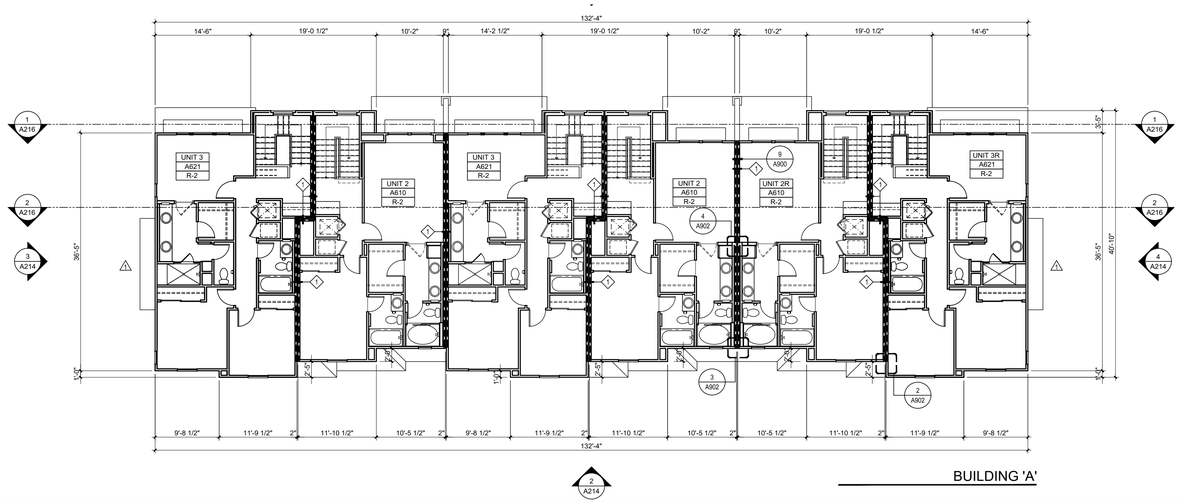
SECOND FLOOR COMPOSITE PLAN



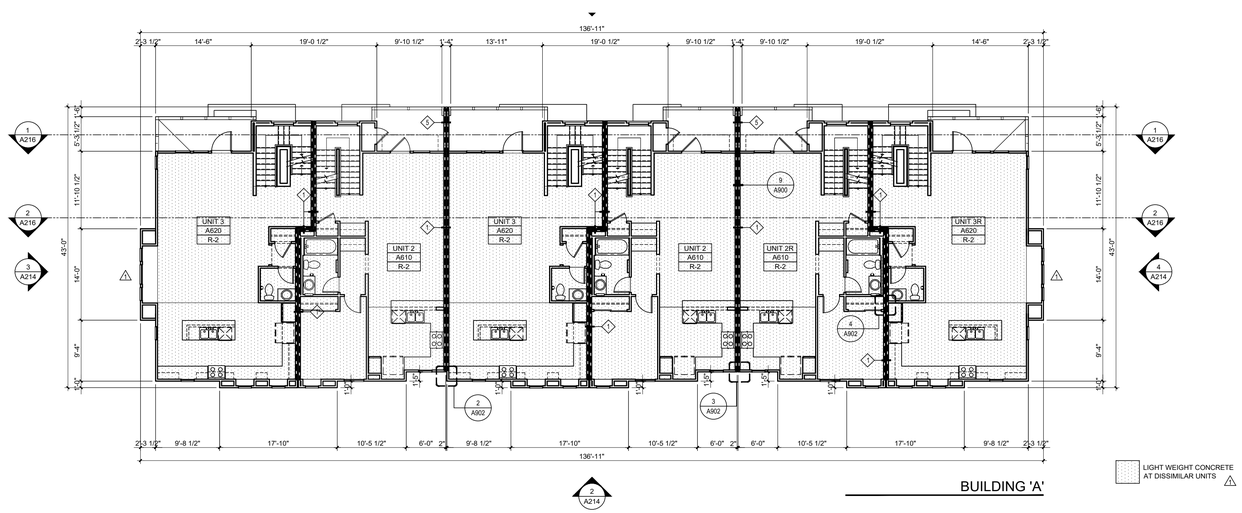
FIRST FLOOR COMPOSITE PLAN

4 STORY ROWS	Area a.f.
Plan -1	1631
Plan -2	1753
Plan- 3	1997

CONCEPTUAL 4 STORY ROWS - WINCHESTER URBAN VILLAGE



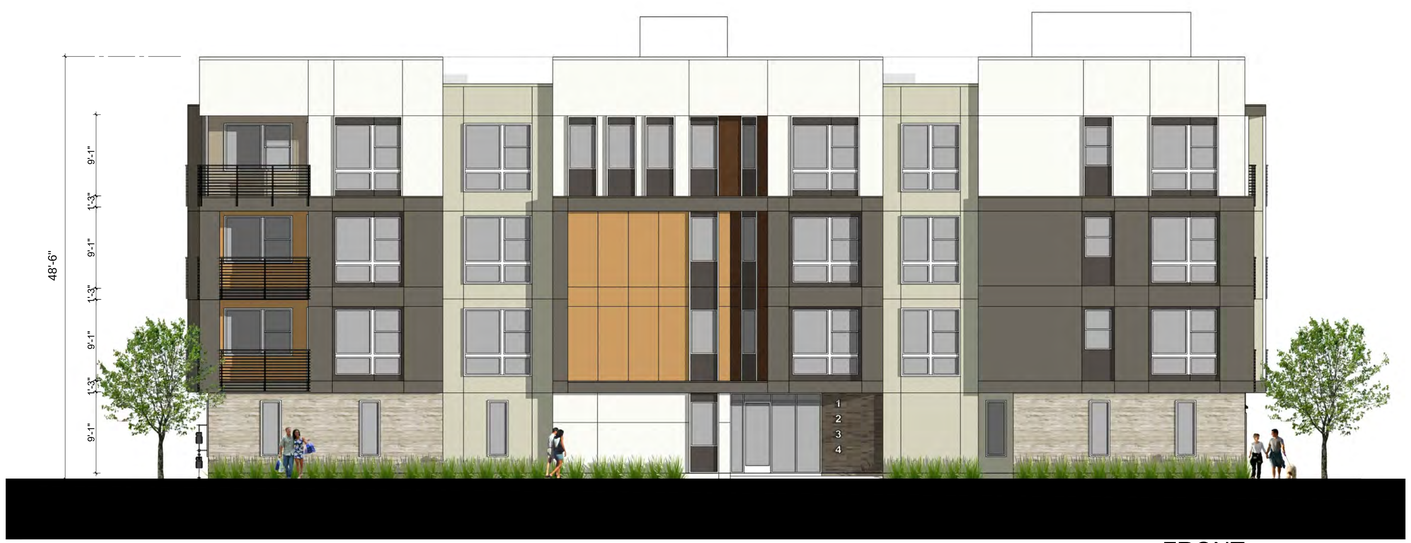
FOURTH FLOOR COMPOSITE PLAN



THIRD FLOOR COMPOSITE PLAN

CONCEPTUAL 4 STORY ROWS - WINCHESTER URBAN VILLAGE

FRONT RIGHT PERSPECTIVE



FRONT

RIGHT

CONCEPTUAL 4 STORY FLATS - WINCHESTER URBAN VILLAGE

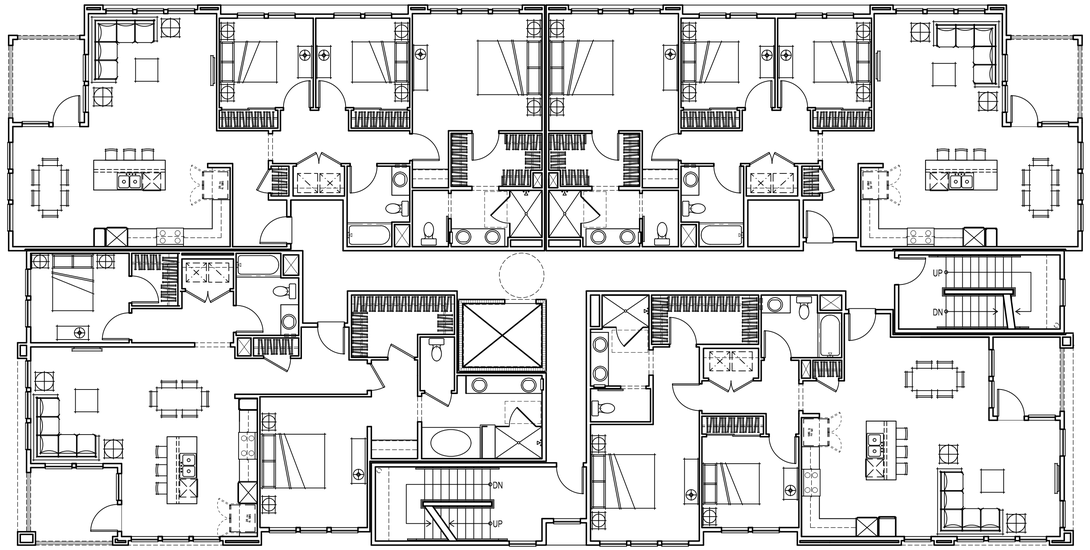
REAR LEFT PERSPECTIVE

REAR

LEFT

CONCEPTUAL 4 STORY FLATS - WINCHESTER URBAN VILLAGE

P3 P3



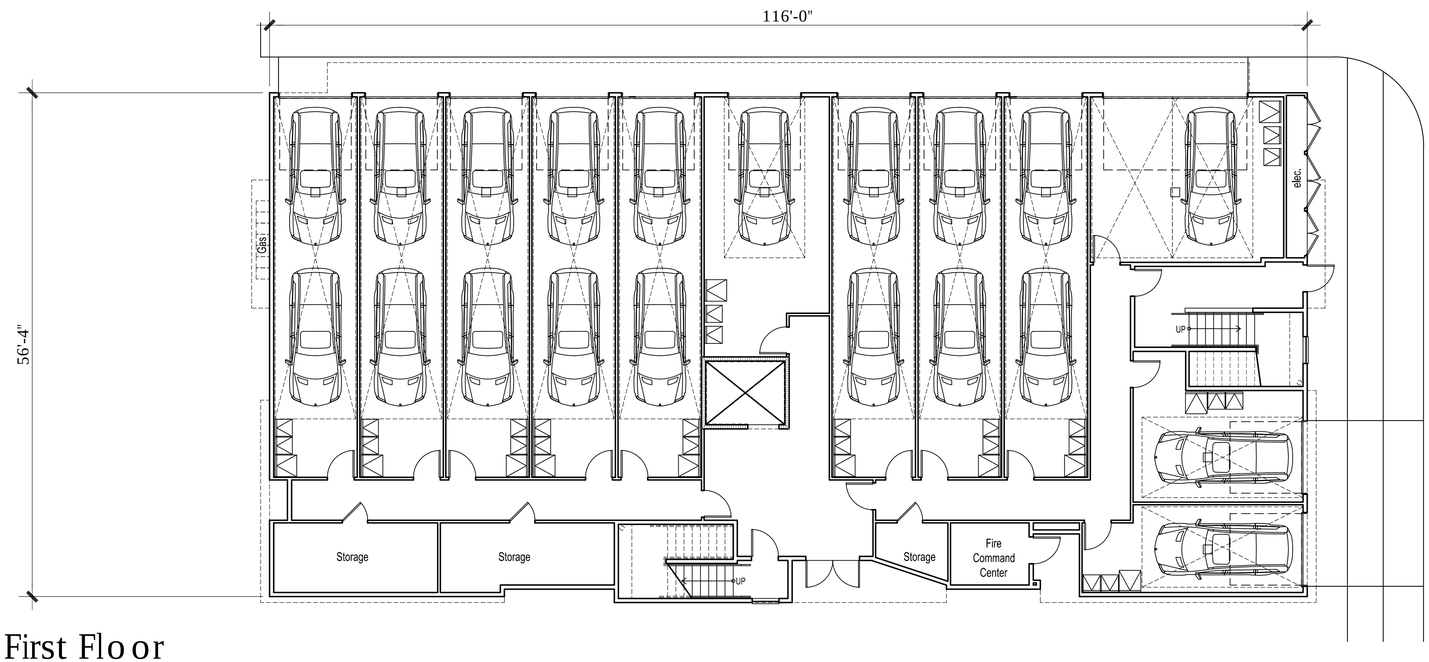
P2 P1

Upper Floors

Plan 1
2 Bedroom
2 Baths
1237 n.s.f.

Plan 2
2 Bedroom
2 Baths
1308 n.s.f.

Plan 3
3 Bedroom
2 Baths
1384 n.s.f.



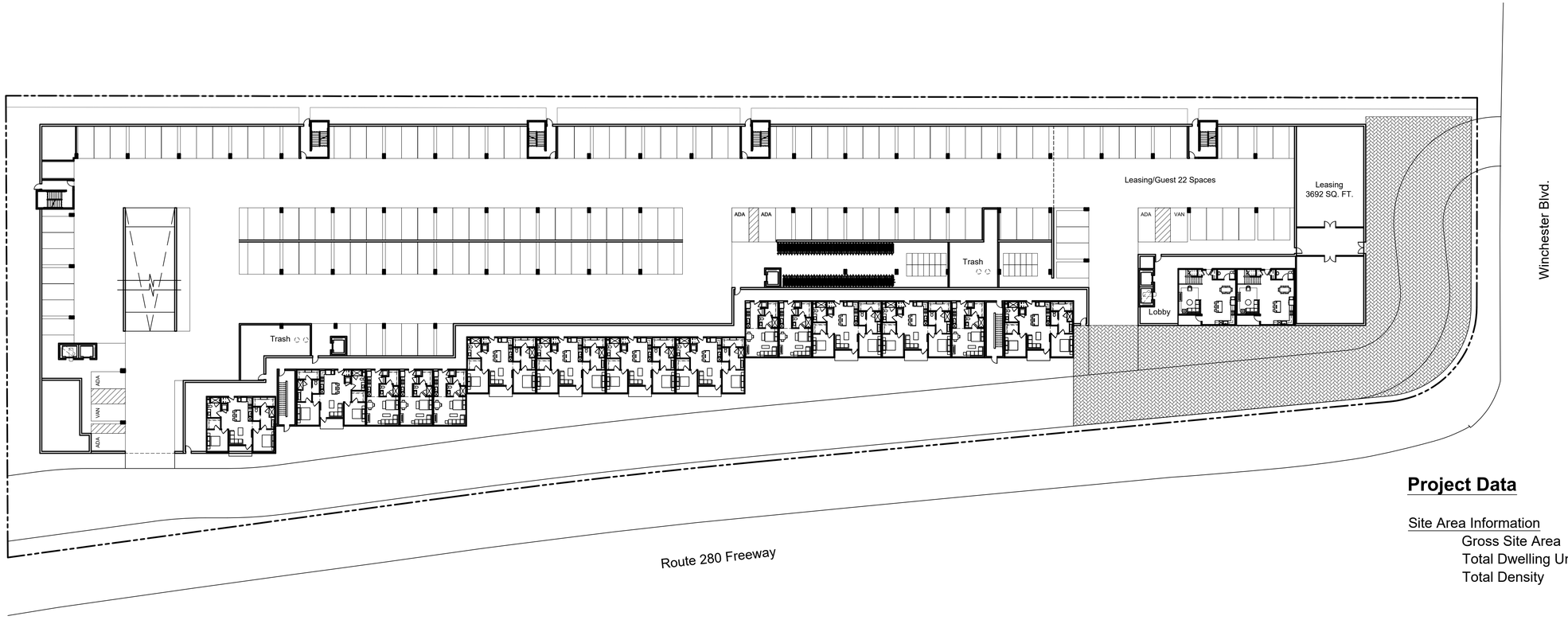
First Floor

Deck G.S.F.:
Plan 1 - 70 g.s.f.
Plan 2 - 83 g.s.f.
Plan 3 - 82 g.s.f.

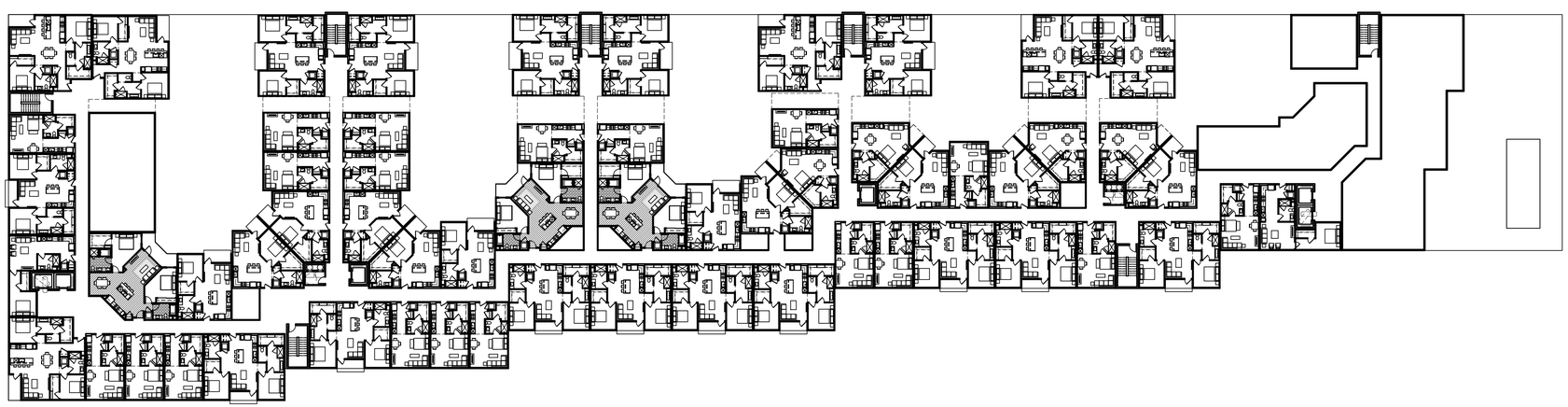
Total deck area per bldg.:
951 g.s.f.

Garage G.S.F.:
4,419 g.s.f.

CONCEPTUAL 4 STORY FLATS - WINCHESTER URBAN VILLAGE



Ground Level



Typical Upper Level

Project Data

Site Area Information

Gross Site Area	± 3.45 AC
Total Dwelling Units	± 368 DU
Total Density	± 106.1 DU/AC

Podium Building (Type III over Type I)

Parking:	2-Stories + 1 Subterranean Levels		
Program:	Amenity	±9,000 sf	
Unit Mix:	Studios	109	±30%
	1-Bedrooms	109	±30%
	2-Bedrooms	150	±40%
		368	100.0%
Avg. Unit:	±822 sf		

ktgy
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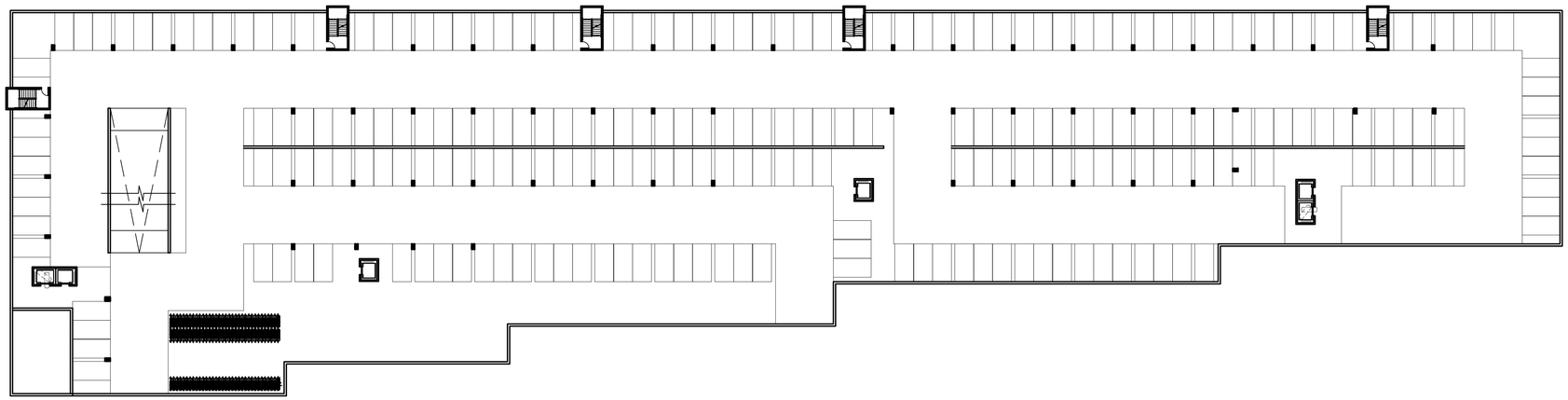
WINCHESTER BLVD
SAN JOSE, CALIFORNIA # 2018-0874

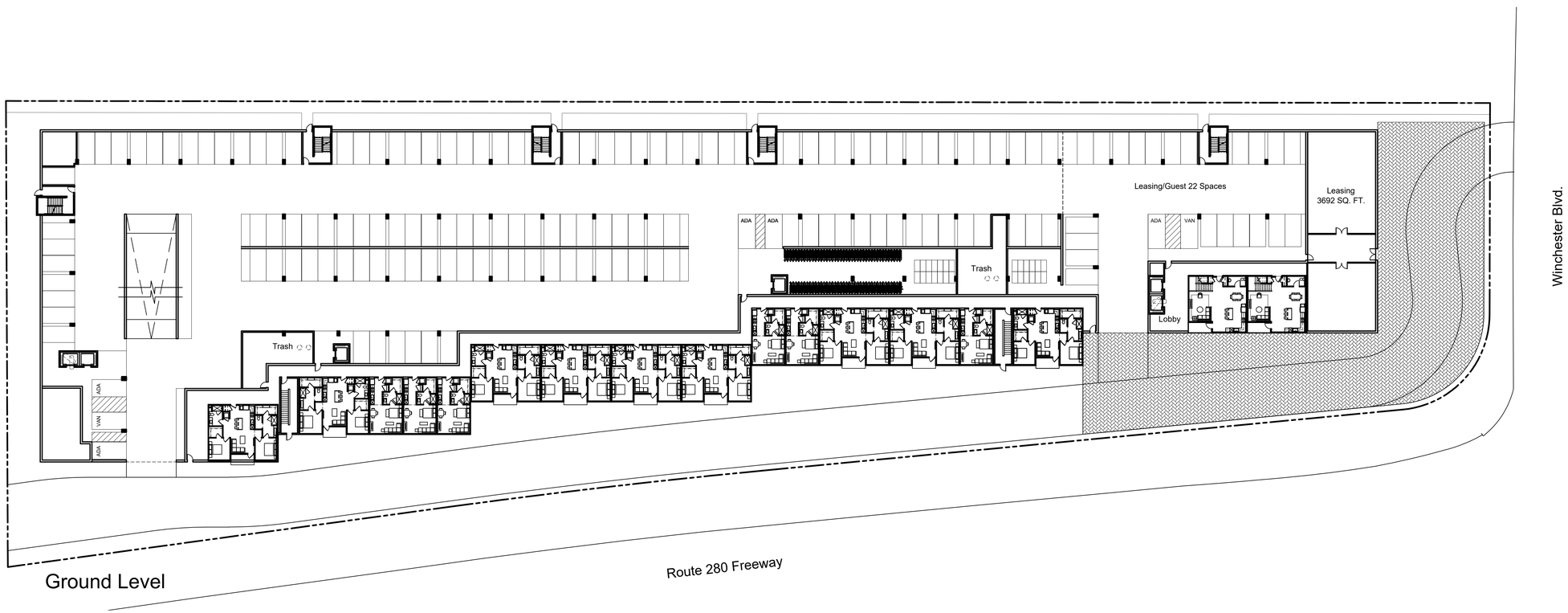
SCHEMATIC DESIGN
APRIL 18, 2019

0 15 30 60

CONCEPTUAL SITE PLAN



Sub-Grade Level



Ground Level

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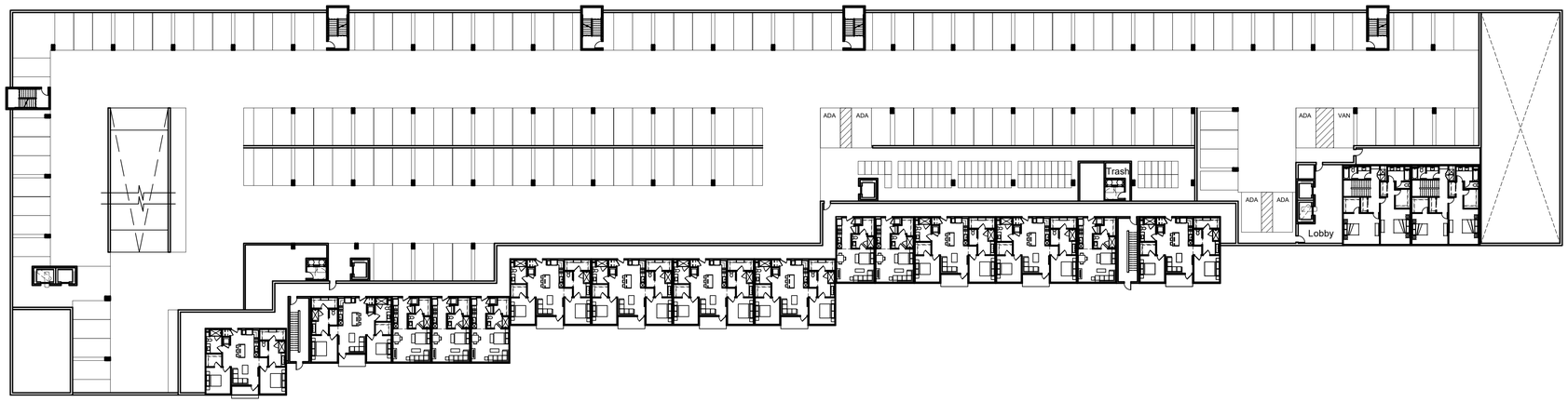
WINCHESTER BLVD
SAN JOSE, CALIFORNIA # 2018-0874

SCHEMATIC DESIGN
APRIL 18, 2019

0 15 30 60

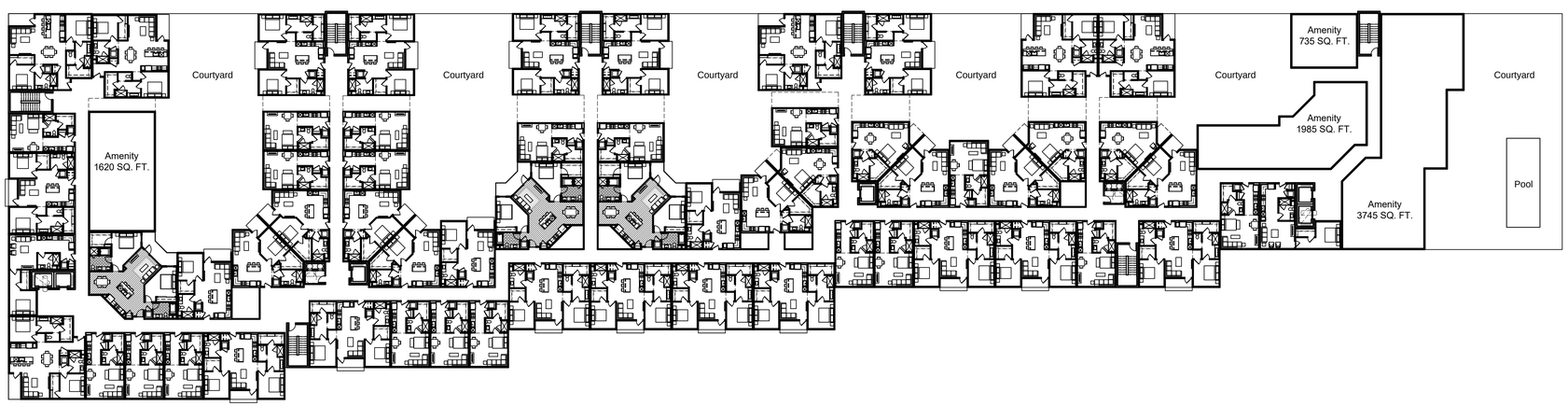
CONCEPTUAL BUILDING PLANS
SUB-GRADE & LEVEL 1

11.2



Second Level

15 Dwelling Units - Level 2



60 Dwelling Units - Level 3

Third Level

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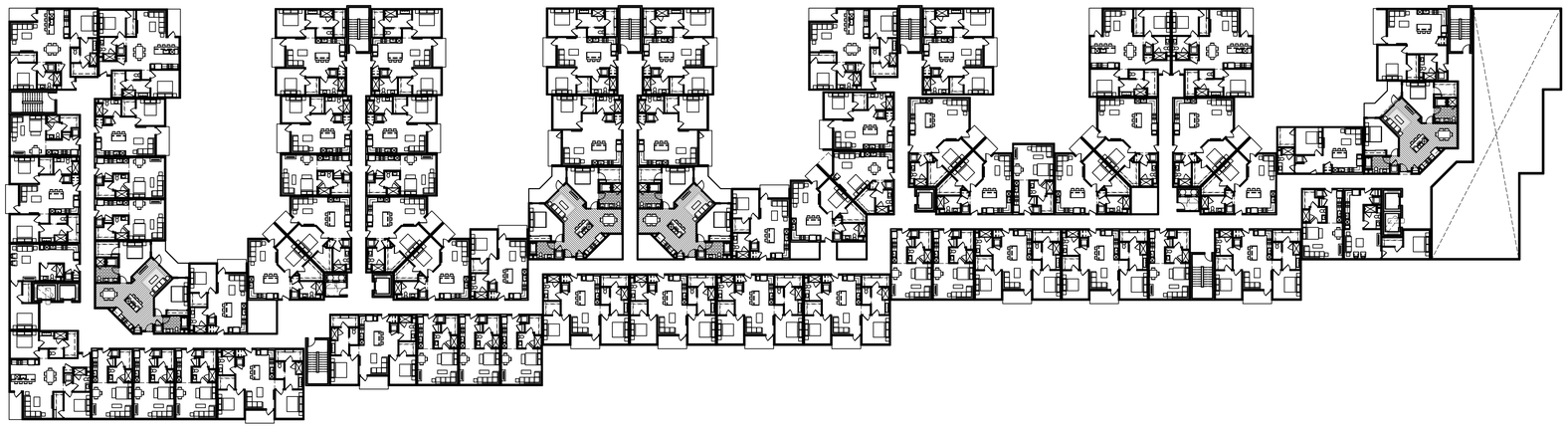
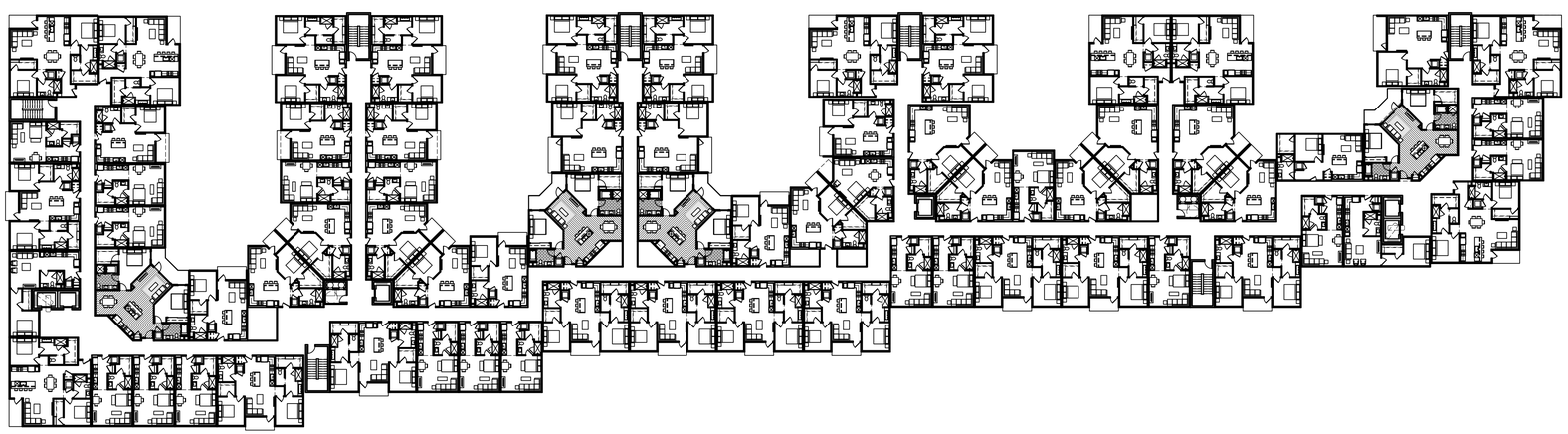
CONCEPTUAL BUILDING PLANS
LEVEL 2 & 3



Level 4

66 Dwelling Units - Level 4



70 Dwelling Units - Level 5 - 7

Levels 5 - 7

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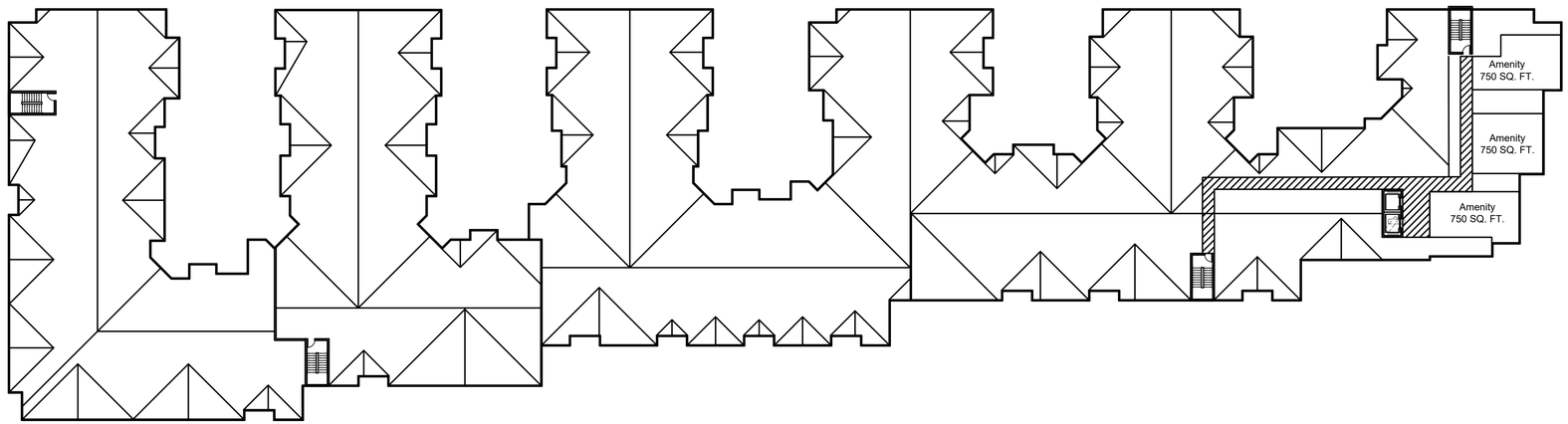
CONCEPTUAL BUILDING PLANS
LEVELS 4 & 5-7



Roof Level

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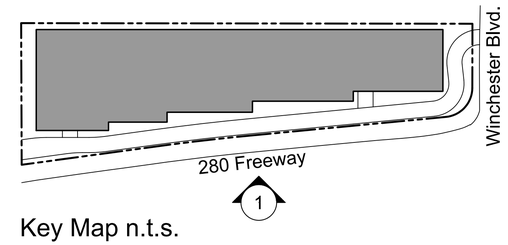
CONCEPTUAL ROOF PLAN

11.5

1. South Elevation - 280 Freeway



Key Map n.t.s.

1A. Partial South Elevation - 280 Freeway

1B. Partial South Elevation - 280 Freeway

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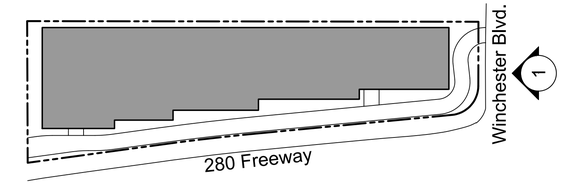
CONCEPTUAL ELEVATIONS

1. East Elevation - Winchester Blvd.



Key Map n.t.s.

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CONCEPTUAL ELEVATIONS

1. Building Perspective from Intersection of 280 Freeway and Winchester Blvd.

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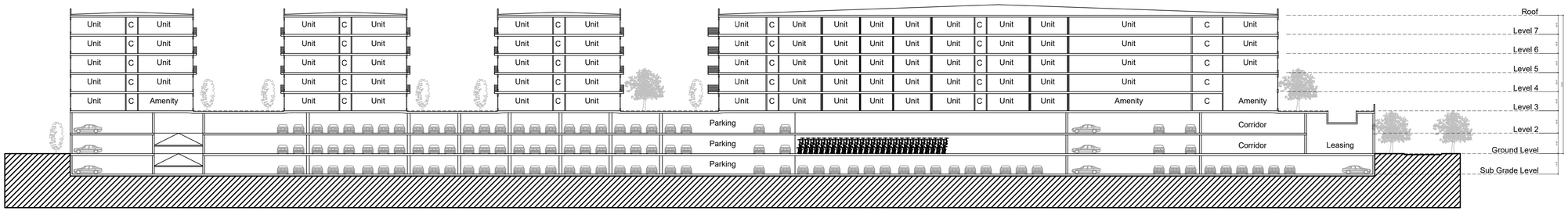
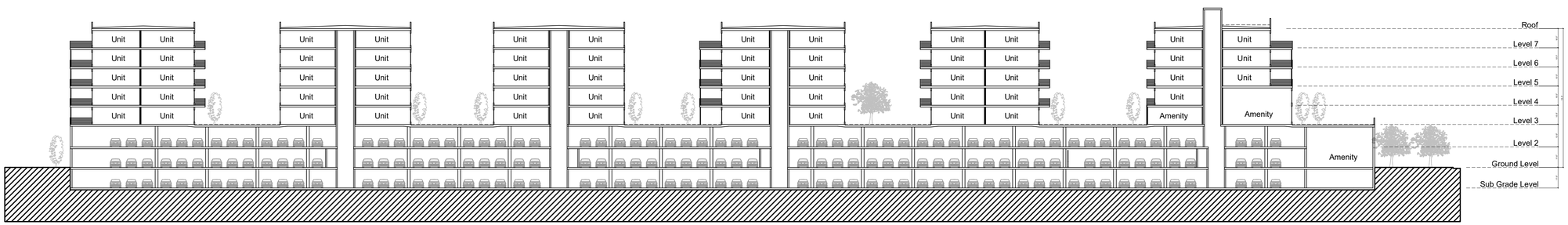
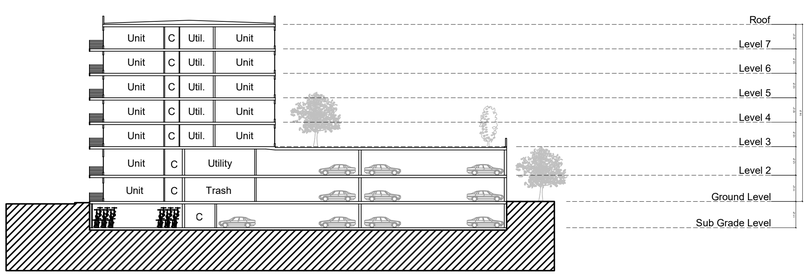
CONCEPTUAL PERSPECTIVES



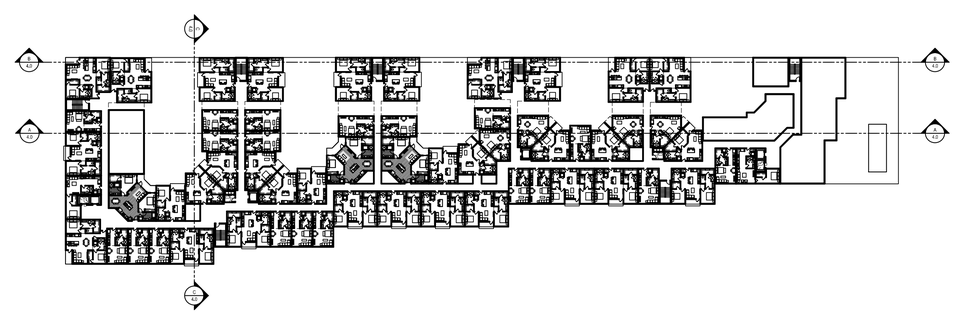
Section A-A



Section B-B



Section C-C



Key Plan

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CONCEPTUAL BUILDING SECTIONS