

PLANNED DEVELOPMENT PERMIT AMENDMENT FOR COMMUNICATIONS HILL PHASE 3 & 4

A MIXED-USE DEVELOPMENT BY KB HOME WITHIN THE COMMUNICATIONS HILL SPECIFIC PLAN AS ESTABLISHED IN ORDINANCE 29503, ESTABLISHING A PLANNED DEVELOPMENT ZONING DISTRICT



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PROJECT DESCRIPTION

THE PROPOSED PD PERMIT AMENDMENT TO PD14-035 WILL ALLOW FOR THE DEVELOPMENT OF PHASE 3 & 4 OF THE COMMUNICATIONS HILL PROJECT APPROVED IN THE PLANNED DEVELOPMENT ZONING PREZONING (PDC13-009). PHASE 3 & 4 INCLUDES APPROXIMATELY 140 ACRES (GROSS) AND WILL CONSIST OF 798 SINGLE-FAMILY DETACHED AND ATTACHED HOMES, TOWNHOMES, CONDOMINIUMS AND APARTMENTS, PUBLIC TRAILS, PUBLIC PRIVATE INFRASTRUCTURE IMPROVEMENTS, STORMWATER TREATMENT FACILITIES AND OFF-SITE UTILITIES.

NOTE: ALL RESIDENTIAL LOTS SHALL BE A MINIMUM OF 1,500 SQUARE FEET. REFER TO VESTING TENTATIVE MAP PT19-018.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS:	LOTS 4-10, 29-45, 57, J, K, M-V OF TRACT 10295
PROJECT LOCATION:	COMMUNICATIONS HILL, (COMMUNICATIONS HILL BLVD. BETWEEN HILLSDALE AVE. & CURTNER AVE.)
PRIOR APPROVALS:	GP13-002, PDC13-009, PD14-035, PT14-030, PDA14-035-01, PT14-034 & PDA14-035-03
EXISTING GENERAL PLAN DESIGNATIONS:	COMMUNICATIONS HILL PLANNED COMMUNITY <ul style="list-style-type: none"> MIXED USE NEIGHBORHOOD (UP TO 30 DU/AC) URBAN RESIDENTIAL (30 - 95 DU/AC) OPEN SPACE, PARKLAND AND HABITAT INDUSTRIAL PARK MIXED USE COMMERCIAL PUBLIC / QUASI PUBLIC
EXISTING ZONING DESIGNATION:	A(PD) PLANNED DEVELOPMENT (PDC13-009)
PROPOSED USE:	UP TO 798 SINGLE FAMILY DETACHED AND ATTACHED HOMES, TOWNHOMES, CONDOMINIUMS AND APARTMENTS, PUBLIC PRIVATE STREETS, PUBLIC TRAILS, AND PUBLIC PRIVATE OPEN SPACE
GROSS PROJECT AREA (PHASE 3 & 4 FOOTPRINT):	±157.7 AC
PROPOSED PUBLIC STREET:	±19.5 AC
EXISTING PUBLIC STREET:	±1.1 AC
PROPOSED PRIVATE STREET:	±4.4 AC
MITIGATION AREA:	±14.6 AC
NET SITE AREA:	±118.1 AC
PROPOSED DENSITY:	798 DU / 40.6 AC (NET RESIDENTIAL) = 19.7 DU / AC (NET AVERAGE DENSITY)
CONSTRUCTION SCHEDULE:	TBD
START DATE:	TBD
COMPLETION DATE:	TBD

APPROVED RESIDENTIAL UNITS AND OVERALL PROJECT DENSITY

PHASE	FILE #	ROW DETACHED	TOWNS FLATS	ALLEY DETACHED	CONDO APART-MENTS	TOTAL RESIDENTIAL UNITS	NET AREA	NET DENSITY
PHASE 1	PD14-035-01 PT14-034 PDA14-035-04 PT17-020	27	195	92	0	314	14.4 AC	21.8 DU/AC
PHASE 2		34	408	44	0	486	19.7 AC	24.7 DU/AC
VILLAGE CENTER	PDA14-035-05	0	0	0	505	505	6.1 AC	82.8 DU/AC
PHASE 3	PD14-035-06 PT19-018	163	107	120	0	390	22.2 AC	17.6 DU/AC
PHASE 4	PDA14-035-06 PT19-018	16	295	97	0	408	18.4 AC	22.2 DU/AC
TOTAL		240	1005	353	505	2103	80.8 AC	26.0 DU/AC

DEVELOPMENT TEAM

DEVELOPER:	KB HOME CONTACT: PETER LEZAK 5000 EXECUTIVE PARKWAY, SUITE 125 SAN RAMON, CA 94583	PLANNING CONSULTANT:	HMH CONTACT: RAY HASHIMOTO 1570 OAKLAND ROAD SAN JOSE, CA 95131	CIVIL ENGINEER:	HMH CONTACT: DAVID WILSON 1570 OAKLAND ROAD SAN JOSE, CA 95131
ARCHITECT:	KTGY CONTACT: MANNY GONZALEZ 1733 OCEAN AVENUE, SUITE 250 SANTA MONICA, CA 90401	LANDSCAPE ARCHITECT:	HMH CONTACT: BRIAN GLICK 1570 OAKLAND ROAD SAN JOSE, CA 95131	LANDSCAPE ARCHITECT:	THE GUZZARDO PARTNERSHIP, INC. CONTACT: GARY LAYMON 181 GREENSICH STREET SAN FRANCISCO, CA 94111

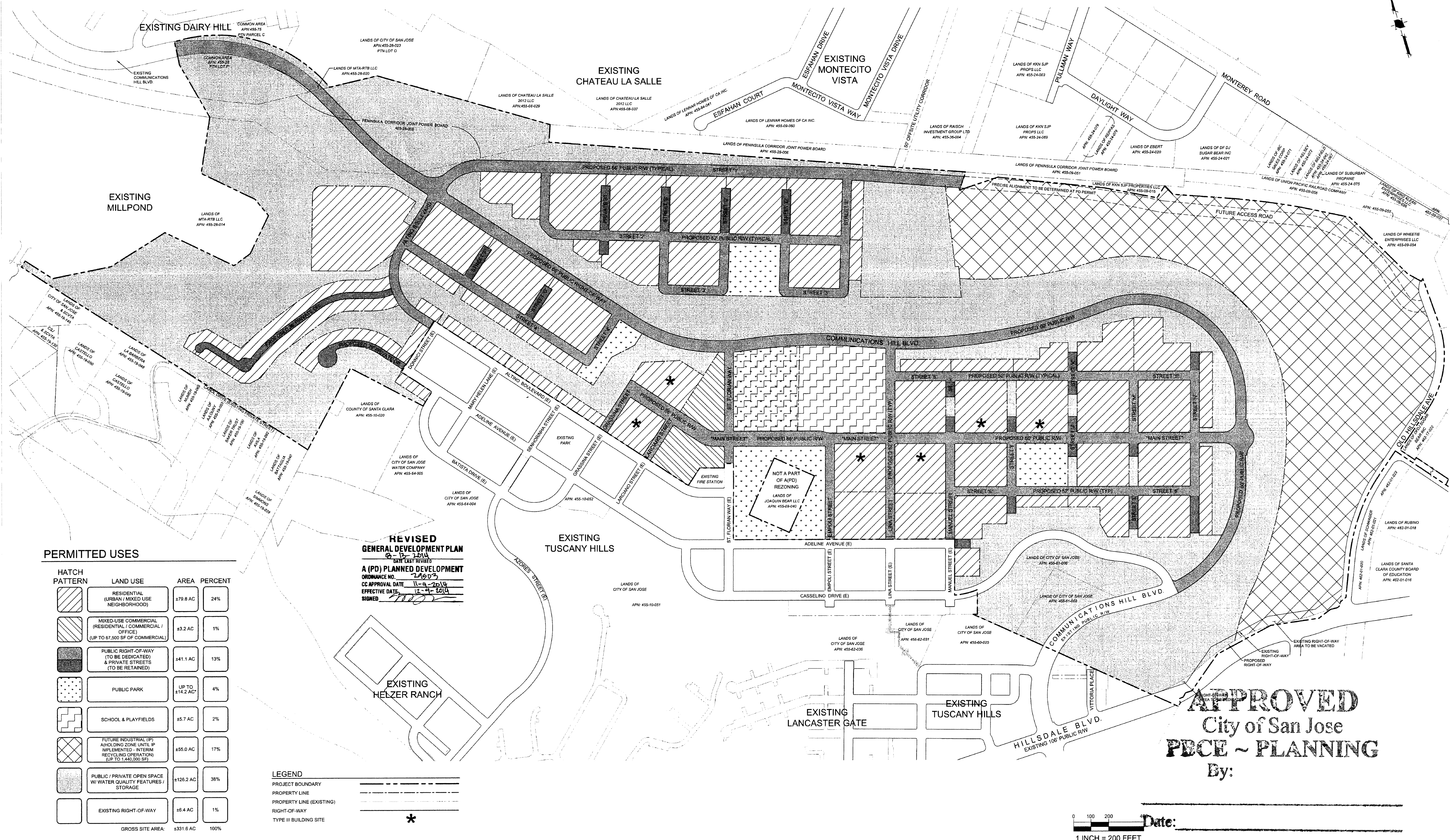


PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4

PROJECT NO:	3636.80	
CAD DWG FILE:	963680TS.DWG	
DESIGNED BY:	DMMM	
DRAWN BY:	RM	
CHECKED BY:	DWZEF	
DATE:	APRIL 2, 2019	
SCALE:	NTS	
NO	DATE	DESCRIPTION

TITLE SHEET

1.0



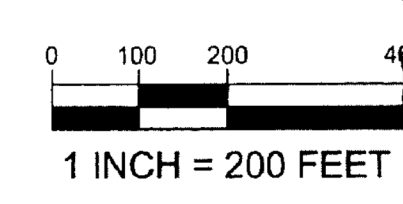
PERMITTED USES

HATCH PATTERN	LAND USE	AREA	PERCENT
	RESIDENTIAL (URBAN / MIXED USE NEIGHBORHOOD)	179.8 AC	24%
	MIXED-USE COMMERCIAL (RESIDENTIAL / COMMERCIAL / OFFICE) (UP TO 67,500 SF OF COMMERCIAL)	43.2 AC	1%
	PUBLIC RIGHT-OF-WAY (TO BE DEDICATED) & PRIVATE STREETS (TO BE RETAINED)	141.1 AC	13%
	PUBLIC PARK	UP TO 14.2 AC*	4%
	SCHOOL & PLAYFIELDS	45.7 AC	2%
	FUTURE INDUSTRIAL (IP) (HOLDING ZONE UNTIL IP IMPLEMENTED - INTERIM RECYCLING OPERATION) (UP TO 1,460,000 SF)	155.0 AC	17%
	PUBLIC / PRIVATE OPEN SPACE W/ WATER QUALITY FEATURES / STORAGE	126.2 AC	38%
	EXISTING RIGHT-OF-WAY	16.4 AC	1%
GROSS SITE AREA:		1331.6 AC	100%

REVISED GENERAL DEVELOPMENT PLAN
DATE LAST REVISED: 02-17-2014
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 716003
CC APPROVAL DATE: 11-9-2014
EFFECTIVE DATE: 12-1-2014
SIGNED: [Signature]

LEGEND
PROJECT BOUNDARY
PROPERTY LINE
PROPERTY LINE (EXISTING)
RIGHT-OF-WAY
TYPE III BUILDING SITE *

APPROVED
City of San Jose
PBCE ~ PLANNING
By: _____



* FINAL PARK ACREAGE TO BE DETERMINED WITH THE PARKLAND AGREEMENT.

DEVELOPMENT STANDARDS (PDC13-009)

Sewage Treatment Demand. Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

Archaeology. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-enter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

Specific Plan Conformance. This project is intended to conform to the Communications Hill Specific Plan (CHSP), as amended, unless otherwise approved as part of this Planned Development (PD) Zoning and to the satisfaction of the Director of Planning.

Residential Density. The net average residential density for the total project shall not be less than 24 DU/AC or otherwise in accordance with the CHSP. A higher net average residential density is allowed with an approved Planned Development permit. An updated "running total" calculation of net density built under this Planned Development Zoning shall be provided with each Planning Development (PD) Permit for the construction of new residential units to demonstrate overall project density compliance. The actual density range of individual blocks or phases of the development may be below or above the average overall density.

Master Planning. A Master PD permit and Tentative Map is required prior to approval of the first final map to ensure a comprehensive and holistic approach is established for phased project build-out with the issuance of subsequent Planned Development Permits allowed for each discrete development phase. The master permit and tentative map shall address precise street placement, street landscaping, lighting, interim conditions, etc.

Phasing. Phasing of project development is allowed subject to the following general criteria:

- To ensure that the backbone urban structure is realized,
- To ensure orderly, safe and sequential development
- To minimize conflicts between new or existing development and on-going construction activities,
- To minimize potential conflicts between new and existing uses, and
- To encourage new development to occur as soon as feasible.

Fair Share. Each phase of development shall fulfill its "fair share" contribution towards the construction of on-site and off-site (non-ADP) required infrastructure (streets, stairs, pathways, parks, utilities, etc.) to the satisfaction of the Directors of Planning and Public Works as a condition of the approval of the Planned Development permit and Tentative Map for that phase. Methodology and details for fulfilling this obligation should be established in the Master Planning Development Permit and Tentative Map.

Prezoning. This Planned Development District includes "Prezoned territory" for purposes of conformance to San Jose Municipal Code Section 20.120.300.

Architecture. Final architectural design, materials and details shall be determined prior to the issuance of the PD permit for each development phase. Street elevations and renderings shall be provided with each PD permit.

Shuttle Service. In accordance with the intent of the CHSP, the overall project shall provide a shuttle bus program that links the residential neighborhood and industrial area to nearby Light Rail Transit and Caltrain stations and bus stops. An initial evaluation of the precise routes, frequency, financing mechanisms, management, operation, startup timing and feasibility of the service shall be analyzed and evaluated to the satisfaction of the Director of Planning and Public Works in conjunction with development of the TDM program or no later than prior to the issuance of the PD permit for the 1000th residential unit. The analysis should include a survey of existing residents. In the event that the initial evaluation indicates that ridership projections are not yet sufficient to support the shuttle service, the Director may require re-evaluation at a later phase of the project. The Director of Planning can effectuate, modify or remove this requirement with an approved PD permit subsequent to a determination of adequate assessment and consideration.

Grading. To meet the intended visual character of the developed hill consistent with the CHSP (vertical building elevation difference and multi-terraced development that provides vistas of the valley for residential units in close proximity to each other), the final grading should be as consistent as possible with that shown in the conceptual grading plans. Typically, steeper street grades are better, such as around the perimeter blocks 40, 41, 56 and 57. Detailed grading relationships including block layouts and adjacent public improvements shall be provided with each PD permit.

RESIDENTIAL

1. Permitted, Special and Conditional residential uses shall be those of the R-M Multiple Residence District. All Conditional and Special uses shall require an approved PD permit. "Mom & Pop" stores are allowed in the residential areas if consistent with the CHSP design standards and the issuance of a PD Permit.

2. Development Regulations and Standards

Attached Units and detached units with garages accessed off the side or rear of the unit

- Encroachments into the setbacks are encouraged with varying horizontal distances intended to enhance building articulation and architectural detail. Permitted building projections include, but are not limited to, architectural elements, such as stairs, stoops, porches, eave overhangs, fireplaces, bay or bow windows and trellises. Bay windows, bow windows or any enclosed inhabited projections should be limited in length and must be separated by at least 2 ft. from one another. Stairs, stoops and porches may encroach the full 3 ft.
- Minimum Lot Area - 1,500 square feet
- Building Setbacks to Property Line:
 - Front - 3 feet
 - Side - 3 feet
 - Rear - 3 feet
- Minimum Building Separations
 - Front to Front - typically 15 feet with variations allowed by the Director of Planning for porches, steps and architectural elements.
 - Rear to Rear, Front to Rear and Side to Rear - typically 15 feet with variations allowed by the Director of Planning in conformance with Building and Fire Code requirements based on unit type with an approved Planned Development permit.
 - Side to Side - (not applicable to detached units) - typically 15 feet variations allowed by the Director of Planning in conformance with Building and Fire Code requirements based on unit type with an approved Planned Development permit.
- Maximum Height - 120 feet or ten (10) stories
- Mechanical equipment, including but not limited to, pool equipment and HVAC equipment, must maintain a front and side setback of three feet and may be placed in the rear setback. Mechanical equipment placed where visible from a public right of way shall be screened from view to the satisfaction of the Director of Planning.

Detached Units with garages and primary entrances on the same facade

- Minimum Lot Area - 1,500 square feet
- Building Setbacks to Property Line:
 - Front - 5 feet.
 - Side - 4 feet.
 - Rear - 10 feet.
- Encroachments into the front and side setbacks are encouraged with varying horizontal distances intended to enhance building articulation and architectural detail. Permitted building projections include, but are not limited to, architectural elements, such as stairs, stoops, porches, eave overhangs, fireplaces, bay or bow windows and trellises. Bay windows, bow windows or any enclosed inhabited projections should be limited in length and must be separated by at least 2 ft. from one another. Stairs, stoops and porches may encroach into the full front setback. Encroachments into the rear setback shall be non habitable, limited to no more than 50% of the length of building and shall encroach into the required rear setback no more than 5 feet.
- Driveway length - Driveways shall be 10 feet or less or 18 feet or greater in length.
- Development should comply with the hillside development (Chapter 12) and grading (Chapter 13) provisions of the Residential Design Guidelines.
- Level flat pad development and flat rear yards shall be avoided consistent with General Plan Hillside Preservation Goals and Policy LU-17.4.

I. Accessory Structures:

- Accessory buildings and structures must be located behind the single family dwelling. No side or rear setback is required except to comply with Building and Fire Codes.
 - No more than 30% of the rear yard shall be covered with above-grade accessory buildings or structures. No more than 60% of a rear yard shall be covered with accessory buildings or structures of any kind.
 - Above-grade accessory structures shall be limited to 200 square feet in size each. Accessory structures that are visible from a public right of way shall be open in nature.
 - No accessory buildings shall be visible from a public right-of-way. Accessory buildings shall be limited to 200 square feet in size each.
 - Height limitations for residential accessory buildings and structures shall be per the Zoning Ordinance standards, as amended.
 - Retaining walls over 2' in height require issuance of a Planned Development Permit.
- m. Modifications to these standards may be allowed by the Director of Planning through a Planned Development Permit to account for site specific topography to meet the grading intent of the Communications Hill Specific Plan.
- n. Mechanical equipment, including but not limited to, pool equipment and HVAC equipment, must maintain a front setback of 5', a side setback of three feet and may be placed in the rear setback. Mechanical equipment placed where visible from a public right of way shall be screened from view to the satisfaction of the Director of Planning.
3. To enhance compatibility a minimum setback separation to pedestrian "stairs" shall be established on a case by case basis prior to the issuance of the Planned Development Permit for the applicable phase of stair construction.
4. Off-street residential parking requirements shall be two (2) covered spaces per unit, except for podium building units that shall be one (1) covered space per unit. Covered tandem parking spaces are permitted with no additional review by the Director of Planning required. The parking requirement may be reduced to the satisfaction of the Director of Planning as determined appropriate on a case by case basis through a Planned Development Permit by giving consideration to one or more of the following:
- the particular unit or building type and design,
 - use of on-street parking to meet a portion of the requirements, or
 - a reduction as justified based on an adequate parking need analysis.
- d) Alternative parking arrangements and reductions with TDM measures may be approved through a Planned Development Permit.
5. The amount of private and/or common open space provided shall conform to the CHSP or Residential Design Guidelines as applicable with variations allowed on case by case basis by Director of Planning with an approved PD permit.
6. A Home Owner's Association shall be provided for all residential development. The association shall control and maintain common area items, such as landscaping, towing cars parked in unauthorized private areas, etc.

MIXED-USE COMMERCIAL (VILLAGE CENTER)

- Permitted, Special and Conditional commercial uses shall be those of the CP Commercial Pedestrian District with the following exceptions:
 - Permitted Use: Mixed use with attached residential units at densities consistent with those allowed under this PD zoning
 - Conditional Use: Driving school, hotel or motel, wholesale auto dealer
 - Prohibited Use: Pawn shop/broker, Emergency ambulance service, Bail bond establishment, Mortuary and funeral services, Payday lending establishment, Cemetery
- All Conditional and Special uses shall require approval of a Planned Development Permit.
- Development Regulations and Standards
 - Minimum Lot Area - As established by approved Planned Development Permit
 - Building Setbacks - As established by the Communications Hill Specific Plan
 - Front - None required
 - Side - None required
 - Rear - None required
 - Maximum Height - 120 feet
- Mixed Use Commercial Parking:
 - Non-residential uses: Typical parking requirements for non-residential uses should be no more than one (1) parking space per 500 sq. ft. net square feet of building floor area. Alternative parking arrangements and reductions due to TDM measures or demand analysis may be approved through a PD Permit.
 - Residential uses: Residential parking requirements shall be per Table 20-210 of the Zoning Ordinance, as amended. Alternative parking arrangements and reductions with TDM measures or demand analysis may be approved through a Planned Development Permit.
- Commercial Phasing. Prior to the issuance of a Building Permit for any residential unit on Blocks 17, 18 or 29, the residential developer shall construct all site infrastructure and underground improvements for the 67,500 square foot mixed-use "village" retail development. The site infrastructure and underground improvements for the mixed-use commercial buildings shall be constructed as follows: a) public street improvements adjacent to the village center parcels, b) underground utilities in the public streets with manholes that can be utilized for connection of future service laterals by the commercial development, and c) sheet graded pads for the village center that conforms to the adjacent street elevations. The intent is to provide pads that are ready to build with the service sizing, locations, and foundation grading to be done by the commercial developer based on approved design.

INDUSTRIAL

- Permitted, Special and Conditional industrial uses shall be those of the IP Industrial Park District. All conditional and special uses shall require an approved PD permit.
- Industrial Development Regulations, Standards and Performance Standards shall be those of the IP Industrial Park District, except the maximum building height shall not project above the 250 feet elevation based upon the NVGD 29 to protect the view sheds from the top of the hill and perimeter trail.
- Director of Planning has discretion to adjust industrial development standards with an approved PD permit.
- Industrial Parking requirements shall be per Table 20-120 of the Zoning Ordinance, as amended. Alternative parking arrangements and reductions due to TDM measures or demand analysis may be approved through a Planned Development Permit.
- A Planned Development permit to master plan the area designated for industrial development shall be required prior to the issuance of the first building permit for construction in said area. This Master PD permit and Tentative Map shall include, but not be limited to, details, final design and phasing of all related and required improvements, such as public streets, stairs, pedestrian connections, etc. as shown to be constructed in connection with development of the land area designated for industrial park use.
- A design study for the stairs identified as No. 27 in the CHSP shall be completed to the satisfaction of the Director of Planning prior to the approval of a Planned Development permit or Tentative Map for the construction of adjacent industrial area streets and/or development. This condition shall apply in any case and regardless of any other parkland dedication or credit considerations. The final location, alignment and construction schedule of the stairway to the east of the intersection of Communications Hill Blvd and "Main Street" and the proposed temporary EVA road in the industrial area depicted on the Conceptual Site Plan should be included in the Master Planned Development Permit for the industrial area.
- An off-street "class I" pedestrian/bicycle connection, as defined in the CalTrans Highway Design Manual, shall be constructed through the industrial area to connect the Communications Hill Trail System to the CalTrain Station. The construction of this connection shall conform to the San Jose Trail Design Guidelines or other appropriate design guidelines approved by the Director of Public Works. The exact alignment of this connection and final dimensions shall be set forth in the Planned Development Permit and Tentative Map associated with the Master Plan for the industrial development and should be consistent with the intended non-vehicular connections of the CHSP and the approved ADP or as otherwise approved by the Director of Planning.
- Improvements to Old Hillsdale Avenue must be completed no later than when 50% of the industrial development area along Old Hillsdale Avenue is constructed.

OPEN SPACE

- Allowed use of areas designated as private or public open space shall be limited to those "non-structural" uses of the OS Open Space zoning district. Conditional or Special non-structural uses shall require a Planned Development permit.
- Any Private Hillside Open Space areas shall not be developed and shall be preserved as open space in perpetuity via a conservation easement or through a property grant deed to a public or quasi-public entity, or similar legally binding mechanism to ensure the preservation, maintenance and management those areas as open space.
- Prior to approval the landscaping plan and plant palette for the open hillside shall be reviewed by a qualified biologist or botanist for appropriateness and suitability of plant materials given the physical characteristics of the site.

LEGAL NON-CONFORMING RECYCLING USE

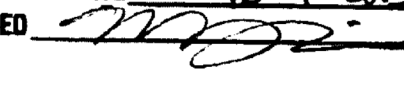
Existing legal and conforming uses as approved by County of Santa Clara Use Permit File No. 4728-43-60-03P and Architecture & Site Approval File No. 4728-43-60-01A-03P shall be allowed to continue subject to full compliance with the existing County permit conditions. This Planned Development zoning allows for the existing surface mining permit/reclamation plan and County use permit operations (surface mine, concrete, asphalt and soil recycling facility) to continue. The general location of the existing recycling operations is in the area designated for Industrial Park use. The scope and location of the recycling operations shall be limited to those permitted and approved under the existing County permits. Upon cessation of the existing recycling operation and use, the allowed uses shall be those of the base zone until such time as the Industrial Park land is developed.

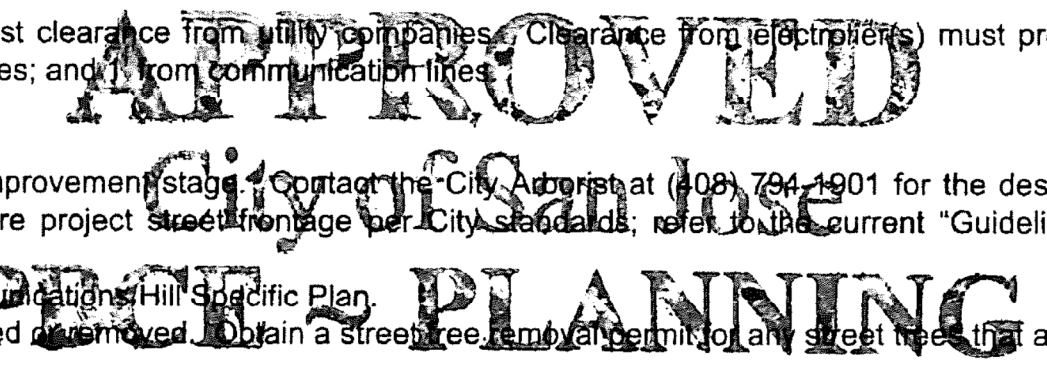
PARKS & TRAILS

- POD/PIO:** This residential project is subject to either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within in the Subject Chapter and the Associated Fees and Credit Resolutions.
- The final public park and trail acreage, location, dedication and design will be determined in conjunction with the Planned Development permits. Tentative Maps and required Parkland Agreements(s).
- A design study for the AT&T tower park site, including the stairs as proposed in the CHSP, shall be completed to the satisfaction of the Director of Planning prior to the approval of a Planned Development permit or Tentative Map for the construction of second phase of residential development. This condition shall apply in any case and regardless of any other parkland dedication or credit considerations.
- In the event that the approximately ten-acre school and playfield site is not developed for a school as designated in the Communications Hill Specific Plan and this Planned Development zoning, consideration should be given to the potential use of some or all of that 10 acre land area for public parks purposes.
- Consistent with the Communications Hill Specific Plan, the project shall construct a multi-modal trail system, including any necessary stairways, platforms, or ramps, within the open hillside area and largely separate from the road system. To the greatest extent feasible the trail segments should be constructed as off-street "Class I" trails as defined by the CalTrans Highway Design Manual, or as a minimum standard should be constructed consistent with the San Jose Trail Design Guidelines. The exact alignment of the trails and final dimensions shall be set forth in the Planned Development Permits and/or Tentative Maps associated with that phase of development. A determination of credit for towards fulfillment of the parkland obligation will be made by the requisite parkland agreement.

PUBLIC WORKS

- Final Design.** Final right-of-way locations may be modified and will be determined prior to the issuance of a Planned Development permit to the satisfaction of the Director of Public Works.
- Tower Access.** Project shall provide permanent access to the future land locked parcel APN 455-09-040, Lands of Joaquin Bear, LLC to the satisfaction of the Director of Public Works.
- Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Maps by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the Public Works conditions.
- Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
- Grading/Geology:**
 - A grading permit is required prior to the issuance of a Public Works Clearance.
 - If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
 - Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
 - A Certificate of Geologic Hazard Clearance was issued for the proposed project. Refer to the memo dated May 12, 2014 for additional information and conditions of the clearance.
- Transportation:**
 - A traffic report by Hexagon Transportation Consultants, Inc. dated May 28, 2014 was received and is under review. A final traffic memo that summarized the report and documents the transportation related conditions on the project shall be provided prior to environmental clearance.
 - The project includes an area development policy (Communications Hill Specific Plan Area Development Policy (CHSPADP)) to address infeasible traffic mitigation measures consistent with the Ervanson San José 2040 General Plan. Upon the adoption of the policy by City Council, the project will be required to construct transportation improvements as described in the CHSPADP. Development triggers will be established to determine construction phasing and to ensure the improvements are completed in a timely manner. The triggers will be generally described in the master PD Permit. Detailed trigger conditions of approval will be identified in subsequent PD permits.
- Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of site design measures, source controls, and stormwater treatment measures to minimize stormwater pollutant discharges.
 - The applicant is required to submit additional information in subsequent planning permits with respect to calculations, numerical sizing and final Stormwater Control Plans.
 - The project proposes to modify the two (2) existing stormwater basins adjacent to the Dairy Hill Development and Tuscany Hill Development respectively to comply with Policy 6-29.
 - Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.
- Stormwater Peak Flow Control Measures:** The project is located in a Hydromodification Management (HM) area and will create and/or replace one acre or more of impervious surface. The project must comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14 which requires HM projects to demonstrate that post-project runoff does not exceed estimated pre-project runoff rates and durations.
 - The applicant is required to submit additional information in subsequent planning permits with respect to calculations, numerical sizing, as well as final HM plans/reports. The submittals shall coincide with the phasing of the development.
 - The project proposes to modify the two (2) existing stormwater basins adjacent to the Dairy Hill Development and Tuscany Hills Development respectively to comply with Policy 8-14.
 - Final inspection and maintenance information for the HM controls must be included on the final HM plans.
- Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
- Assessments:** In order to facilitate the build-out of the parcels consistent with the Communications Hill Specific Plan, and to maintain the unique public features, elements or amenities contemplated in the CHSP, annexation into Community Facilities District No. 8 (Communications Hill) or the formation of a new district may be required.
- Sewer:** A conceptual sanitary and storm sewer plan for the overall project has been submitted. The applicant is required to submit additional information in subsequent planning permits with respect to calculations, numerical sizing, and final sanitary and storm sewer plans. The submittals shall coincide with the phasing of the development and the plans will be finalized with subsequent planning permits.
- Electrical:**
 - Electroliers along the proposed project street frontages will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
 - Provide clearance for electrical equipment from driveways, and relocate driveway or electrolier. The minimum clearance from driveways is 10' in commercial areas and 5' in residential areas.
 - Provide clearance for electroliers from overhead utilities and request clearance from utility companies. Clearance from overhead utilities must provide a minimum of 10' from high voltage lines; 3' from secondary voltage lines; and 10' from non-medium lines.
- Street Trees:**
 - The locations of the street trees will be determined at the street improvement stage. Contact the City, Address at (408) 294-1601 for the designated street tree. Install street trees within public right-of-way along entire project street frontage to meet the City's standards, refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". The project shall follow the guidelines detailed with the Communications Hill Specific Plan.
 - Landscaping plan shall follow the guidelines detailed with the Communications Hill Specific Plan.
 - Show all existing trees by species and diameter that are to be retained and preserved. Retain a street tree if the tree is a street tree and its trunk is over 6 feet in height that are proposed to be removed.

REVISED
GENERAL DEVELOPMENT PLAN
 6-18-2014
 DATE REVISED
A (PD) PLANNED DEVELOPMENT
 ORDINANCE NO. 29503
 DATE APPROVAL DATE 11-4-2013
 EFFECTIVE DATE 12-4-2013
 SIGNED 










GENERAL DEVELOPMENT PLAN -
EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

NO	DATE	DESCRIPTION	PROJECT NO.	SCALE
▲	01/30/2014	PER CITY COMMENTS	3036.00	
▲	03/20/2014	PER CITY COMMENTS	30360.00	
▲	01/21/2014	PER CITY COMMENTS FOR USE WITH ASER	ML	
▲	11/08/2013	PER CITY COMMENTS	TA	
▲	01/24/2013	PER CITY COMMENTS	DATE: MARCH 2, 2013	
			SCALE: 1" = 200'	

DEVELOPMENT STANDARDS (PDC13-009) continued

- 14. Street Improvements:**
- Applicant shall be responsible to remove and replace curb, gutter and sidewalk damaged during construction of the project.
 - Construct necessary curb, gutter and sidewalk at locations within the project boundary.
 - Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
 - All in-trait improvements including all public streets, the Communications Hill Boulevard Bridge, stormwater facilities, sewer mains shall be completed in a timely manner and phased such that it coincides with the CHSPADP improvements as well as to the satisfaction of the Director of Public Works. To ensure these improvements are implemented in a timely manner:
 - The Applicant shall submit expenditure reports containing up-to-date accounting and schedules of all in-trait improvements.
 - Expenditure reports shall be submitted both annually and per development phase.
 - The expenditure reports shall be reviewed and approved by the Director of Public Works.
- 15. Private Streets:**
- Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
 - Final private street improvement plans may be required to the satisfaction of the Director of Public Works.

LANDSCAPING

- Low hedges, flowering shrubs and other appropriate plantings are encouraged within the building set back areas.
- The rock outcroppings located below the County communications facility approximately 300 ft. from Carol Drive shall be preserved an amenity.
- The project shall ensure the long-term viability and survivability of all landscaping due to unfavorable existing soil conditions. Specific landscaping measures, such as over excavation, shall be determined and required with a Planned Development Permit.

AREA DEVELOPMENT POLICY

The Communications Hill Specific Plan Area Development Policy (ADP) is the alternative means of project compliance with the City's Transportation Level of Service Policies and provides a partial basis for the adoption of a FSEIR CEQA Statement of Overriding Considerations for the project. The project is required to implement the improvements listed in the CHSPADP with an expenditure equal to \$30 million dollars subject to an annual cost escalation on the unspent balance beginning on January 1, 2020 based on the Engineering News Record (ENR) Construction Cost Index for San Francisco, CA. The City and the Project Applicant will make a good faith effort to construct the ADP improvements within the 2014 cost estimate, including adjustments equivalent to the annual increase in the construction cost index every January 1 commencing on January 1, 2020. In order to construct the ADP improvements within the \$30 million (including the periodic construction cost index increases) the City and Project Applicant may agree to value engineer any of the ADP improvements to the extent that such value engineering does not negatively affect the intended use of the improvements. Details regarding the implementation of the CHSPADP are included in that document and the Public Works transportation memo dated October 6, 2014.

REFERRAL TO COUNTY COMMUNICATIONS

The City will refer all development permit applications related to this Planned Development Zoning directly to the Director of Santa Clara County Communications at 2700 Carol Drive, San Jose, CA 95125, and email (bert.hildebrand@911.sccgov.org) for review and written comment. The County will have 30 days to review and comment on the permit application.

ENVIRONMENTAL MITIGATION MEASURES AS CONDITIONS OF APPROVAL

Transportation

MM TRAN-4.1: At the intersection of Communications Hill Boulevard and Curtner Avenue the necessary improvement shall include the addition of a second 650-foot long westbound left-turn lane. The improvement would require median modifications, removal of the "pork chop" islands, restriping of lanes, and traffic signal modifications. Sufficient right-of-way is available for this mitigation measure. These improvements are included in the Curtner Avenue Corridor improvements described in the CHSP Area Development Policy, which is included in the proposed project.

Noise

MM NOI-1.1: Site specific noise analyses shall be conducted prior to the issuance of a PD permit for future residences to be located along the railway near Esfahan Drive and near the Carol Drive residences to verify consistency with City noise standards. The study will identify site specific mechanisms to reduce interior noise to levels considered acceptable in the City's General Plan and Zoning Ordinance, such as forced air mechanical ventilation systems, window rating standards, and fences and/or noise barriers.

MM NOI-2.1: Future retail and industrial park uses on the project site will be required to maintain a noise level of 55 dBA at property lines located adjacent to sensitive receptors. Prior to the issuance of a PD permit for future retail and industrial park uses, the project applicant shall submit an acoustical study demonstrating compliance with the City's requirements.

- MM NOI-3.1:** The project shall implement the following measures to reduce construction noise impacts to a less than significant level:
- Limit construction activity to 7:00 am to 7:00 pm on weekdays, 9:00 am to 5:00 pm on Saturdays, and no construction activity on Sundays or holidays.
 - Schedule highest noise-generating activity and construction activity along the site boundaries near Kurtz Park, Tuscany Hills Residences, Esfahan Drive Residences, Millpond Community, and Carol Residences between 9:00 am and 3:00 pm wherever feasible.
 - Install temporary construction noise barriers at residential property lines to reduce noise at locations closest to residences.
 - Equip all internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.
 - Prohibit and post signs prohibiting unnecessary idling of internal combustion engines.
 - Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from noise-sensitive land uses.
 - Locate staging areas and construction material areas as far as practicable from noise-sensitive land uses.
 - If impact pile-driving is proposed, temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield adjacent land uses. Foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the piles. All adjacent land uses shall be notified of any pile-driving schedule in writing.
 - Utilize "quiet" air compressors and other stationary equipment where feasible and available.
 - Designate a noise disturbance coordinator who will respond to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the problem.
 - Conspicuously post a telephone number for the disturbance coordinator at the construction site.

Air Quality

MM AIR-1.1: Consistent with guidance from the BAAQMD, the following additional actions shall be required of construction contracts and specifications for the project:

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage shall be provided for construction workers at all access points;
- The project shall develop a plan, which will be implemented and adhered to during construction activities, demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average of at least 70 percent NOx reduction compared to unmitigated emissions. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available. Specifically, all diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent;
- All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx;
- All contractors shall use equipment that meets Air Resource Board's most recent certification standard for off-road heavy duty diesel engines; and
- Minimize the number of hours that equipment will operate, including the use of idling restrictions.

MM AIR-2.1: The project shall develop and implement a transportation demand management (TDM) Program, consistent with City requirements. At a minimum, the TDM program shall include the following measures:

- Consider providing transit stops on site, such as at convenient locations on Communications Hill Boulevard with pedestrian access no more than 0.25 mile from the project center. Also consider the posting of transit information at high pedestrian traffic areas on-site. Any resulting plans to modify transit stops would have to be made in accordance with the City and VTA;
- Bicycle amenities should be provided for the project. This would include secure bicycle parking for employees and multi-family residents along with the proposed bike lane connections;
- Provide on-site shower and locker room facilities for employee use to the extent feasible;
- Consider providing pedestrian signage and signalization. Enhanced pedestrian crossings at strategic areas with countdown signals should be considered;
- Encourage employers at the project site to purchase Eco Passes from VTA to provide transit incentives for employees. In addition, project site employers should be required to promote transit use by providing transit information and incentives to employees; and
- The applicant and City shall explore opportunities to implement a "car share program" and measures that would reduce vehicle travel by reducing parking availability (such as an employee parking cash out program).

MM AIR-2.2: A future heavy-duty truck route to the industrial portion of the site shall be designated, so as to minimize long-term disturbance and exposure of TAC pollutants to project residences and sensitive receptors.

Cultural Resources

MM CUL-1.1: The project proponent shall have a qualified archaeologist present to monitor subsurface construction excavation activities into native soils in the vicinity of CA-SCL-68, near Narvaez Avenue. The frequency and duration of the monitoring shall be at the discretion of the archaeologist and dependent on his/her subsurface observations during construction operations.

MM CUL-1.2: Construction personnel involved in all site clearing and subsequent grading and trenching associated with the proposed project shall be warned that there is a potential for the discovery of archaeological and paleontological materials. Indicators of archaeological site deposits include, but are not limited to, the following: darker than surrounding soils, evidence of fire (ash, fire altered rock and earth, carbon flecks), concentrations of stone, bone and shellfish, artifacts of these materials and burials, either animal or human. Potential fossil types that may be encountered will be discussed.

MM CUL-1.3: In the event any unanticipated prehistoric or significant historic era cultural materials are exposed during construction, all grading and/or excavation operations within 50 feet of the find shall be halted, the Director of PBCE shall be notified, and a qualified professional archaeologist shall examine the find and make appropriate recommendations regarding the significance of the find and the appropriate mitigation. The recommendation shall be implemented and could include collection, recordation, and analysis of any significant cultural materials.

MM CUL-1.4: In the event that human remains are found, all project-related construction shall cease within a 50-foot radius of the find in order to proceed with the testing and mitigation measures required. Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California:

- In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall re-iterate the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.*

MM CUL-1.5: If cultural resources or remains are discovered during any construction associated with the project, a final report shall be submitted to the satisfaction of the Director of PBCE. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusion, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the Director of PBCE.

MM CUL-4.1: If paleontological resources are discovered during construction, all work on the site will stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The City will be responsible for ensuring that the recommendations of the paleontologist monitor regarding treatment and reporting are implemented.

Hazards and Hazardous Materials

MM HAZ-1.1: The project applicant shall prepare an Asbestos Dust Mitigation Plan and submit the plan to BAAQMD for review and approval prior to grading activities. The plan must describe dust control measures during grading as well as long term dust control measures. The plan shall include, at a minimum, the following measures:

- Track-out prevention and control measures;
- Active stockpiles shall be adequately wetted or covered with tarps;
- Control for disturbed surface areas and storage piles that remain inactive for more than seven days;
- Control for traffic on unpaved roads, parking lots, and staging areas;
- Control for earthmoving activities; and,
- Control for off-site transport.

MM HAZ-1.2: Disturbed surfaces with NOA exceeding the BAAQMD threshold concentration of 0.25 percent shall be stabilized using one or more of the following methods:

- Establishment of a vegetative cover;
- Placement of at least three inches of non-asbestos-containing material;
- Paving;
- Any other measure deemed sufficient to prevent wind speeds of 10 miles per hour or greater from causing visible dust emission.

MM HAZ-2.1: Prior to issuance of a PD Permit, a soil management plan (SMP) shall be developed that identifies management practices for characterizing the impacted soil that may be encountered during site development activities. If, after characterizing the impacted soil, concentrations of chemicals are found above residential CHHSLs or other clean up level approved by a regulatory oversight agency, remedial measures are required. Possible remedial measures include: 1) excavation and off-site disposal of the impacted soil at a permitted facility; 2) use of engineering and administrative controls such as consolidation and capping of the soil on-site and land use covenants restricting certain activities/uses; and 3) a combination of the above. The project shall obtain regulatory agency oversight and approval of the remedial measure(s) prior to site development.

The SMP shall include the following elements:

- procedures for transporting and disposing the waste material generated during removal activities,
- procedures for stockpiling soil on-site,
- provisions for collecting additional soil samples in previously inaccessible areas to confirm the extent of soil contamination, following demolition activities,
- confirmation soil sampling to verify achievement of remediation goals,
- procedures to ensure that fill and cap materials are verified as clean,
- truck routes, and/or
- staging and loading procedures and record keeping requirements.

MM HAZ-3.1: To avoid the spread of harmful levels of contamination, the discharge of any water from dewatering activities will be required to comply with NPDES permit requirements, which may involve installation of a treatment system(s) at the dewatering location.

Biological Resources

MM BIO-1.1: To the maximum extent practicable, trees and large shrubs planned for removal shall be removed during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal or other disturbances during the breeding season (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey in all trees, large shrubs, or other areas of potential nesting habitat within the construction footprint and within 250 feet of the footprint, if such disturbance will occur during the breeding season. This survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).

MM BIO-1.2: If nesting raptors or migratory birds are detected on the site during the survey, a suitable construction-free buffer shall be established around all active nests. The precise dimension of the buffer (a minimum of 150 feet, up to a maximum of 250 feet) would be determined at that time and may vary depending on location and species. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

MM BIO-2.1: Regulatory Agency Mitigation. If required by the pertinent regulatory agencies, the applicant shall satisfy agency mitigation requirements by compensating for aquatic impacts at a 1:1 replacement-to-loss ratio either on-site or offsite, in addition to payment of wetland fees via the HCP.

If the applicant chooses to complete its own mitigation on-site, several areas within designated open space on the site may have the potential to accommodate such mitigation. Potential opportunities for wetland/aquatic creation or restoration include, but are not limited to, an aquatic/wetland feature along the proposed water quality and detention basins, and creation of one or more aquatic/wetland features in the eastern part of the site designated as open space. These areas could offset some of the required wetland fee and/or may also satisfy a portion of the anticipated mitigation requirements by the CDFW and RWQCB. An on-site mitigation and monitoring plan (MMP) would need to be developed to mitigate for impacts to these features. At a minimum, the MMP shall:

- Define the location of all restoration/creation activities;
- Provide evidence of a suitable water budget to support any created aquatic and riparian habitats;
- Identify the species, amount, and location of plants to be installed in the aquatic and riparian habitats;
- Identify the time of year for planting and method for supplemental watering during the establishment period;
- Identify the monitoring period. This should be not less than 5 years for aquatic restoration;
- Define success criteria that will be required for restoration efforts to be deemed a success;
- Identify adaptive management procedures that accommodate the uncertainty that comes with restoration projects. These include, but are not limited to, measures to address colonization by invasive species, unexpected lack of water, and excessive foraging of installed plants by native wildlife;
- Define management and maintenance activities (weeding of invasive plants, providing for supplemental water, repair of water delivery systems, etc.); and
- Provide for surety in funding the monitoring and ensuring that the created aquatic and riparian habitats fall within lands to be preserved and managed into perpetuity.

Any remaining mitigation required by these two agencies to satisfy the additional 1:1 replacement-to-loss ratio would need to be obtained offsite (e.g., via the purchase of credits from an approved mitigation bank).

MM BIO-3.1: Prior to approval of a PD Permit for any phase of development on the project site, an updated tree survey, which identifies the number of ordinance size trees on the site, prepared by a certified arborist or licensed landscape architect shall be completed. In locations where preservation of existing trees is not feasible due to site constraints, relocation and replanting of significant existing trees (especially native species) shall be incorporated into the project, where feasible and appropriate, to the satisfaction of the Director of PBCE.

MM BIO-3.2: Trees to be removed as part of the project shall be replaced at the following ratios:

Table 4.7-1: Tree Replacement Requirements				
Diameter of Tree to Be Removed	Type of Tree to Be Replaced			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 18 inches	3:1	2:1	None	24-inch box
Less than 12 inches	1:1	1:1	None	15-gallon container

Notes: xx = tree replacement to tree loss ratio.
Trees greater than 18-inches in diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

MM BIO-3.3: The species and exact number of trees to be planted on the site shall be determined in consultation with the City Arborist and to the satisfaction of the Director of PBCE. In the event the sites do not have sufficient area to accommodate the required tree mitigation, one or both of the following measures shall be implemented at the PD Permit stage:

- The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
- An alternative site(s) will be identified for additional tree planting, with a priority placed on proximity to the project site. Alternative sites may include local parks or schools, or installation of trees on adjacent properties for screening purposes, to the satisfaction of the Director of PBCE.
- A donation equal to the replacement/installation cost per replacement tree will be made to Our City Forest or a similar organization for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

Geology and Soils

MM GEO-1.1, 2.1, and 3.1: The project proponent shall have a qualified geotechnical professional complete a design-level geotechnical investigation to address the geologic hazards identified on the site. The investigation shall be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center (SCEC report). The investigation shall identify the specific design features that will be required for the future development on-site, including site preparation, compaction, trench excavations, foundation and subgrade design, drainage, and pavement design. Field exploration shall concentrate on obtaining engineering parameters of the site soils for determining site specific bearing capacity, settlement, and liquefaction potential. The geotechnical investigation shall be reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance.

Examples of measures to be included in the design-level geotechnical investigation include the following:

Slope Stability:

- The maximum inclination of cut and fill slopes shall be 2:1 (horizontal to vertical) unless retained by a retaining wall.
- For cut slopes in weak serpentinite or claystone, slopes higher than 40 feet inclined at 2:1 will require geogrid-reinforced fills. For cut slopes in stronger serpentinite, slopes higher than 50 feet inclined at 2:1 will require geogrid-reinforced fills.
- In general, fill slopes greater than 40 feet in height will require either flattening the slope to 2.5:1 or reinforcing the fill with geogrid.
- Benchches shall be shown on the grading plans and shall be at least six feet wide and spaced at a maximum of 30 feet in vertical height.
- Every effort shall be made to reduce outfill transitions occurring in the slopes. These areas will require remedial grading.
- "V" ditches or "J" ditches shall be placed along the benches and the tops of the slopes to intercept surface water.
- Irrigation of the slope areas shall be kept to a minimum. Subdrains may be necessary to remove excess surface and subsurface water.
- Grading plans shall show locations of keyways, subdrains, and colluvium and fill removals. Grading plan details shall include geogrid type, strength, vertical spacing, and length, subdrain details, and keying and benching details.

Expansive Soils:

- Structures located on relatively flat building pads shall be founded on post-tensioned mat foundations.
- Structures located on slopes shall be designed on pier and grade beam foundation systems.
- Reuse of claystone and colluvium on the site shall be limited to deeper fill areas and not at the outer edges of new engineered fill slopes.

Compressible Soils:

- Quarry stockpiles and soils disturbed or loosened by quarry operations shall be excavated and recompacted.
- During mass grading, colluvium soils shall be removed down to bedrock.

Artificial Fill:

- Artificial fill shall be removed and replaced with engineered fill.

Shallow Groundwater:

- Routine earthwork procedures such as chemical treatment, drying/mixing soil before compaction, and installing subdrains shall be implemented during project construction.

MM GEO-1.2 and 2.2: The proposed project shall be constructed in accordance with the standard engineering practices in the Uniform Building Code.

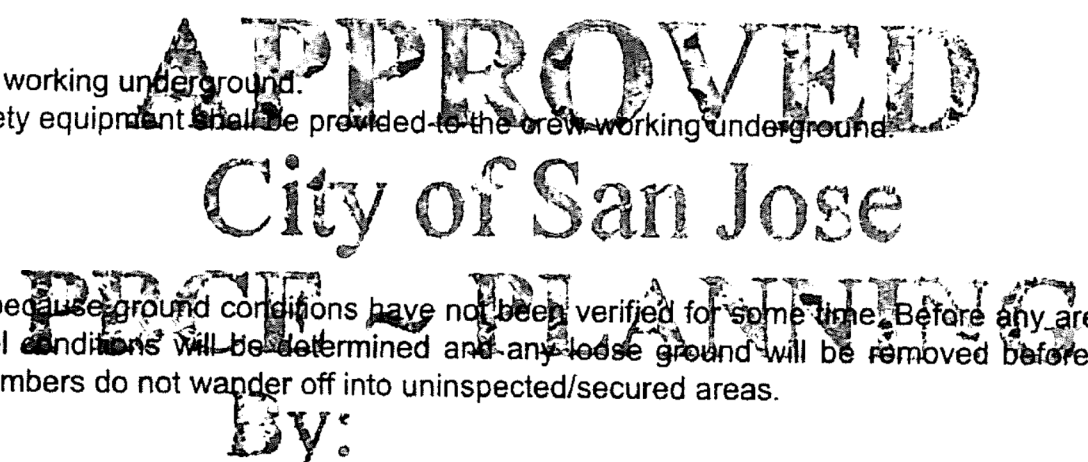
MM GEO-1.3 and 2.3: Prior to issuance of a Public Works Clearance and prior to commencement of excavation and construction, the project proponent shall obtain a grading permit. The grading permit requires implementation of standard grading and best management practices that would prevent substantial erosion and siltation during development of the site.

MM GEO-4.1: Quality Assurance and Construction Quality Control (QA/QC) shall be provided consistent with a Construction Quality Assurance (CQA) Plan for remediation of the abandoned mercury mine. The intent of the CQA Plan is to provide independent third party verification and testing to demonstrate that the Contractor has met its obligations in the supply and installation of earthwork (soils) materials according to the design and project specifications and Backfill Work Plan. Specific components of the QA/QC process are included in Appendix H-2 and will generally consist of the following:

- Assessment of the underground working stability;
- Assessing the quality and competence of the rock material encountered during over-excavation to confirm the over-excavation depth required.
- Addressing on-site queries and making recommendations as to any revisions to the original remediation plan;
- Working with on-site surveyors to develop initial estimate of backfill quantities;
- Issuing daily reports;
- Documentation of remediation quantities; and
- Issuing as-built report.

MM GEO-4.2: To avoid potential incidents, all MSHA and OSHA regulations and guidelines shall be followed for mine remediation. A qualified safety officer shall prepare a Worker Safety Program for the project and shall oversee all aspects of the program. The program will include at least the following measures:

- Proper Personnel Protection Equipment (PPE) shall be worn while working in the mine. PPE should include as a minimum:
 - Steel-toe boots;
 - Hard hat;
 - Safety glasses;
 - Gloves;
 - Battery lamp light; and
 - Hearing protection when mechanical equipment is working underground.
- Due to the abandoned nature of the workings, the following additional safety equipment shall be provided to the crew working underground:
 - Gas monitor;
 - Fresh ventilation air;
 - Pry bars for loose ground; and
 - Communication radio.
- Injury by ground fall is the single largest hazard underground, especially because ground conditions have not been verified for some time. Before any area can be accessed a crew member trained in ground control measures, tunnel and shaft safety will be determined and any loose ground will be removed before other members of the crew have access to the area. It is important that crew members do not wander off into uninspected/secured areas.



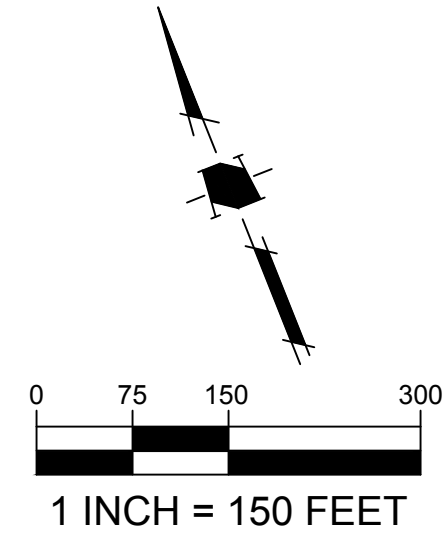
GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
 COMMUNICATIONS HILL

4/13/2014	PER CITY COMMENTS	PROJECT NO:	3636.00
4/20/2014	PER CITY COMMENTS	CAD DWG FILE:	31680LU
5/12/2014	PER CITY COMMENTS FOR USE WITH ASB	DESIGNED BY:	NL
11/10/2013	PER CITY COMMENTS	DRAWN BY:	ML
5/14/2013	PER CITY COMMENTS	CHECKED BY:	TA
		DATE:	MARCH 2, 2013

Date: _____
LAND USE NOTES
2.2

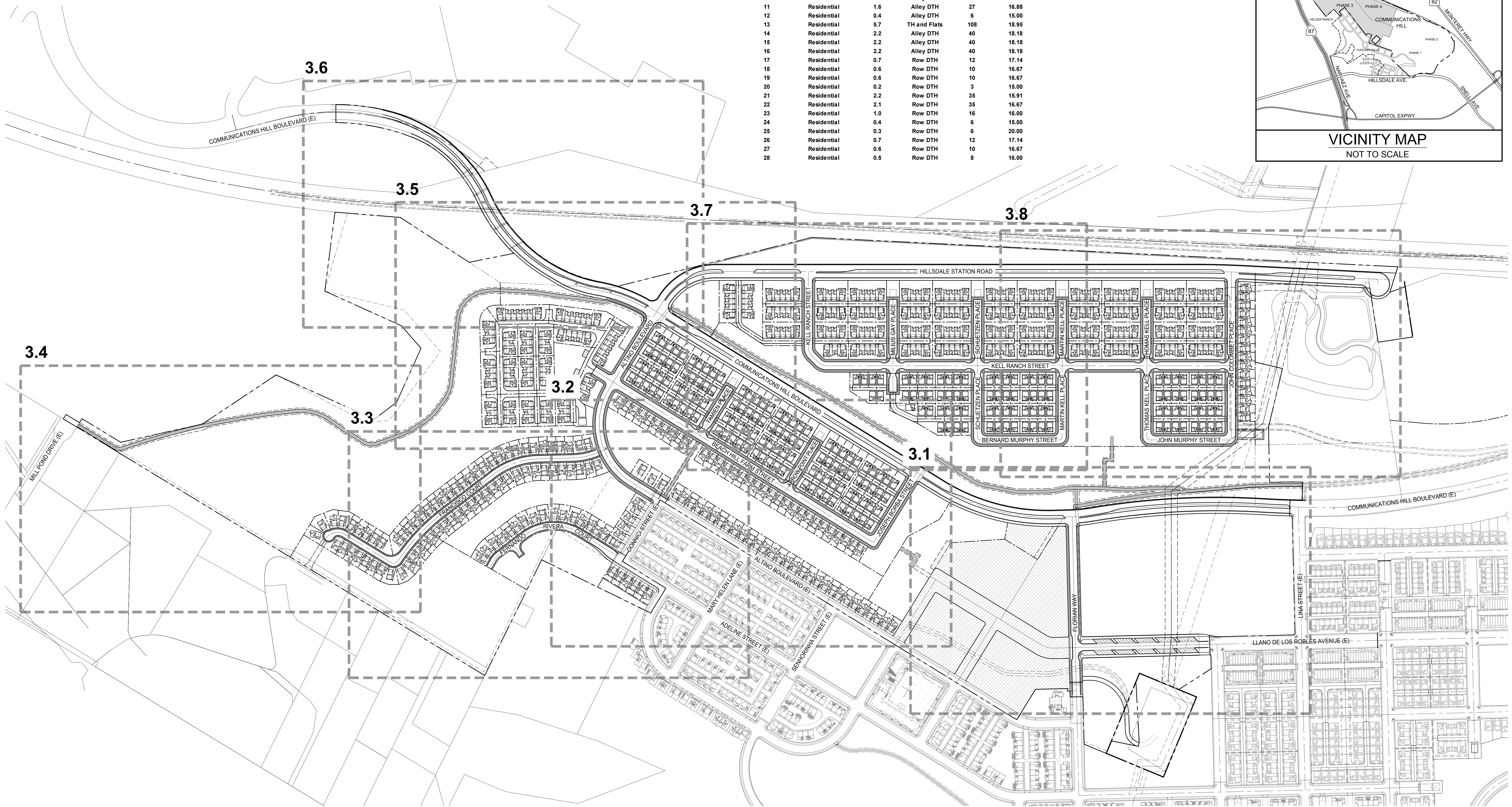
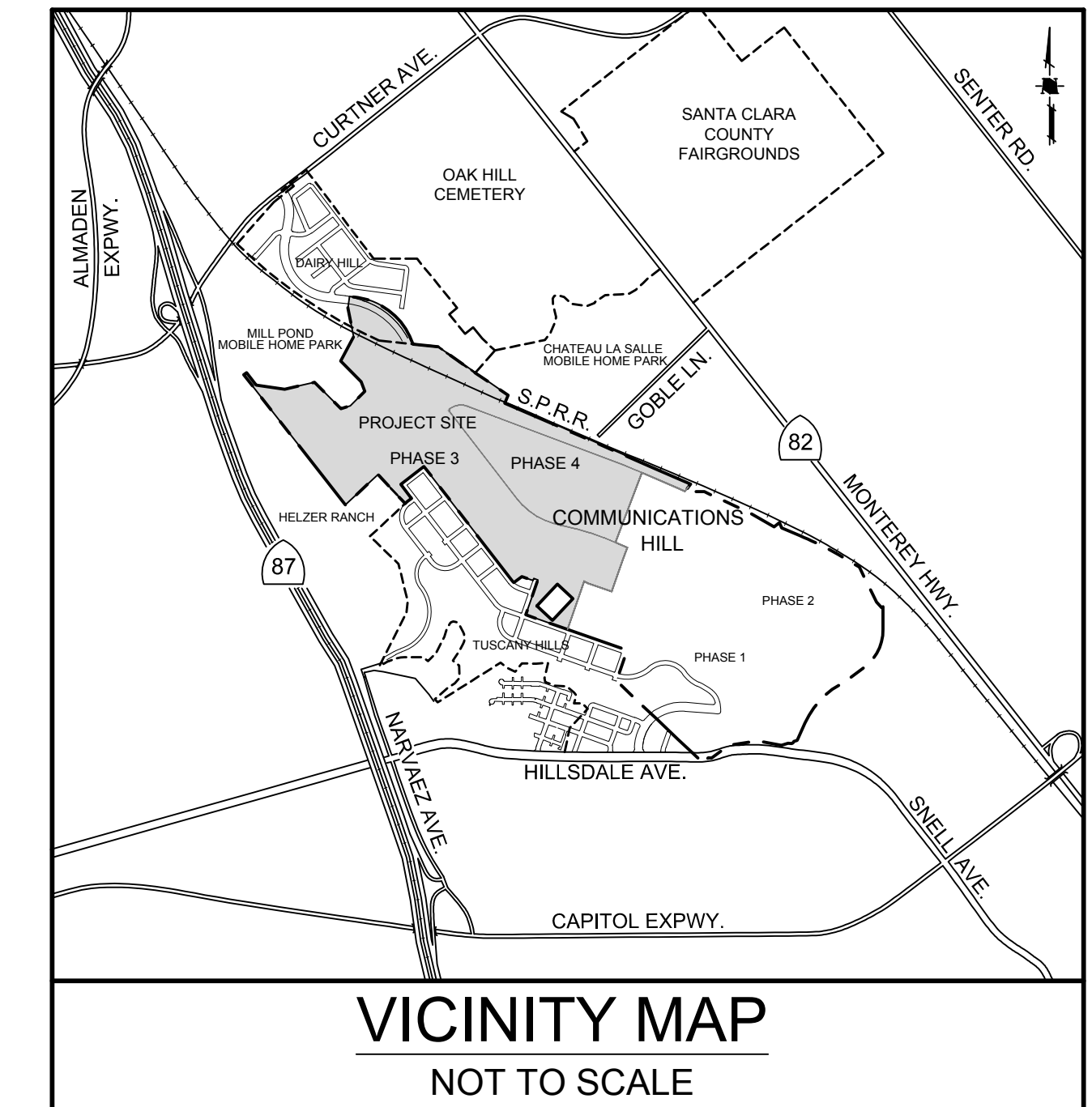
LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- FOR GRADING ONLY



PROJECT INFORMATION

Block #	Land Use	Area (AC)	Product Type	# Units	Net Density (DU/AC)
1	Residential	1.8	TH and Flats	35	19.44
2	Residential	2.1	TH and Flats	51	24.29
3	Residential	2.1	TH and Flats	52	24.76
4	Residential	2.1	TH and Flats	52	24.76
5	Residential	2.1	TH and Flats	52	24.76
6	Residential	2.1	TH and Flats	52	24.76
7	Residential	0.6	Row DTH	9	15.00
8	Residential	0.3	Row DTH	7	23.33
9	Residential	1.6	Alley DTH	32	20.00
10	Residential	1.6	Alley DTH	32	20.00
11	Residential	1.6	Alley DTH	27	16.88
12	Residential	0.4	Alley DTH	6	15.00
13	Residential	5.7	TH and Flats	108	18.95
14	Residential	2.2	Alley DTH	40	18.18
15	Residential	2.2	Alley DTH	40	18.18
16	Residential	2.2	Alley DTH	40	18.18
17	Residential	0.7	Row DTH	12	17.14
18	Residential	0.6	Row DTH	10	16.67
19	Residential	0.6	Row DTH	10	16.67
20	Residential	0.2	Row DTH	3	15.00
21	Residential	2.2	Row DTH	35	15.91
22	Residential	2.1	Row DTH	35	16.67
23	Residential	1.0	Row DTH	16	16.00
24	Residential	0.4	Row DTH	6	15.00
25	Residential	0.3	Row DTH	6	20.00
26	Residential	0.7	Row DTH	12	17.14
27	Residential	0.6	Row DTH	10	16.67
28	Residential	0.5	Row DTH	8	16.00

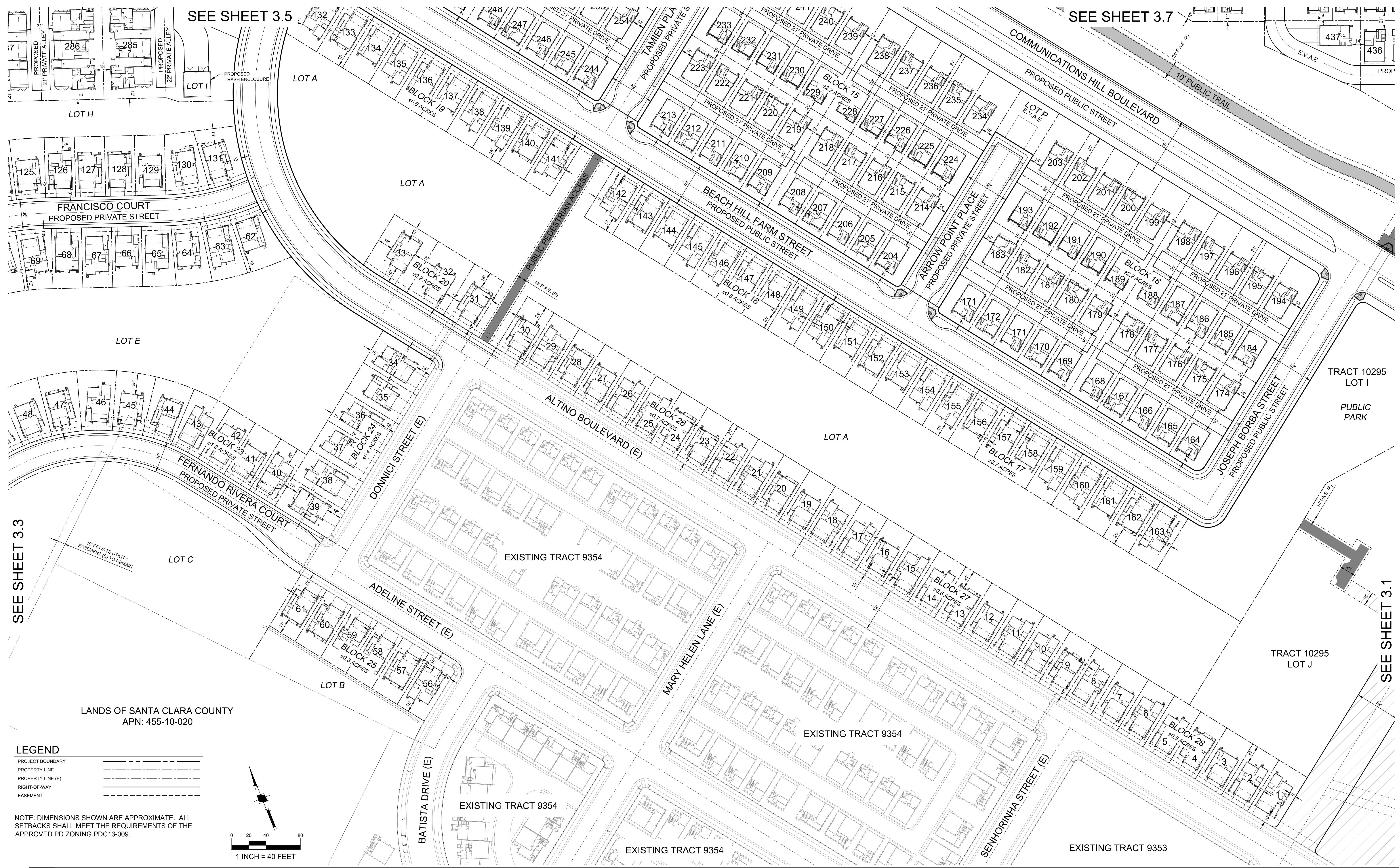


**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06**
COMMUNICATIONS HILL - PHASE 3 & 4

PROJECT NO:	3636.80
CAD DWG FILE:	363680SP.DWG
DESIGNED BY:	DM/MM
DRAWN BY:	RM
CHECKED BY:	DW/ZEF
DATE:	APRIL 2, 2019
SCALE:	1" = 150'

OVERALL SITE PLAN

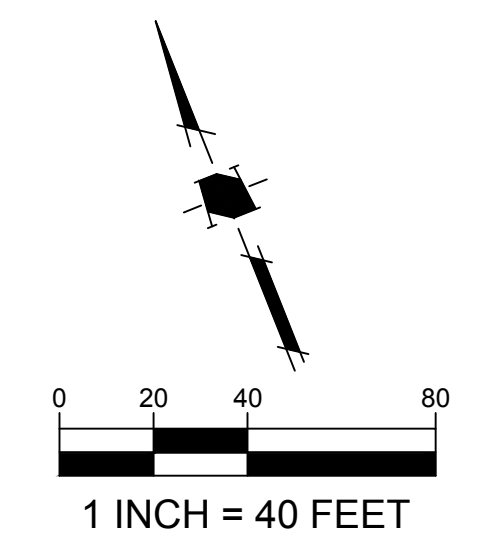
3.0



LANDS OF SANTA CLARA COUNTY
APN: 455-10-020

- LEGEND**
- PROJECT BOUNDARY
 - PROPERTY LINE
 - PROPERTY LINE (E)
 - RIGHT-OF-WAY
 - EASEMENT

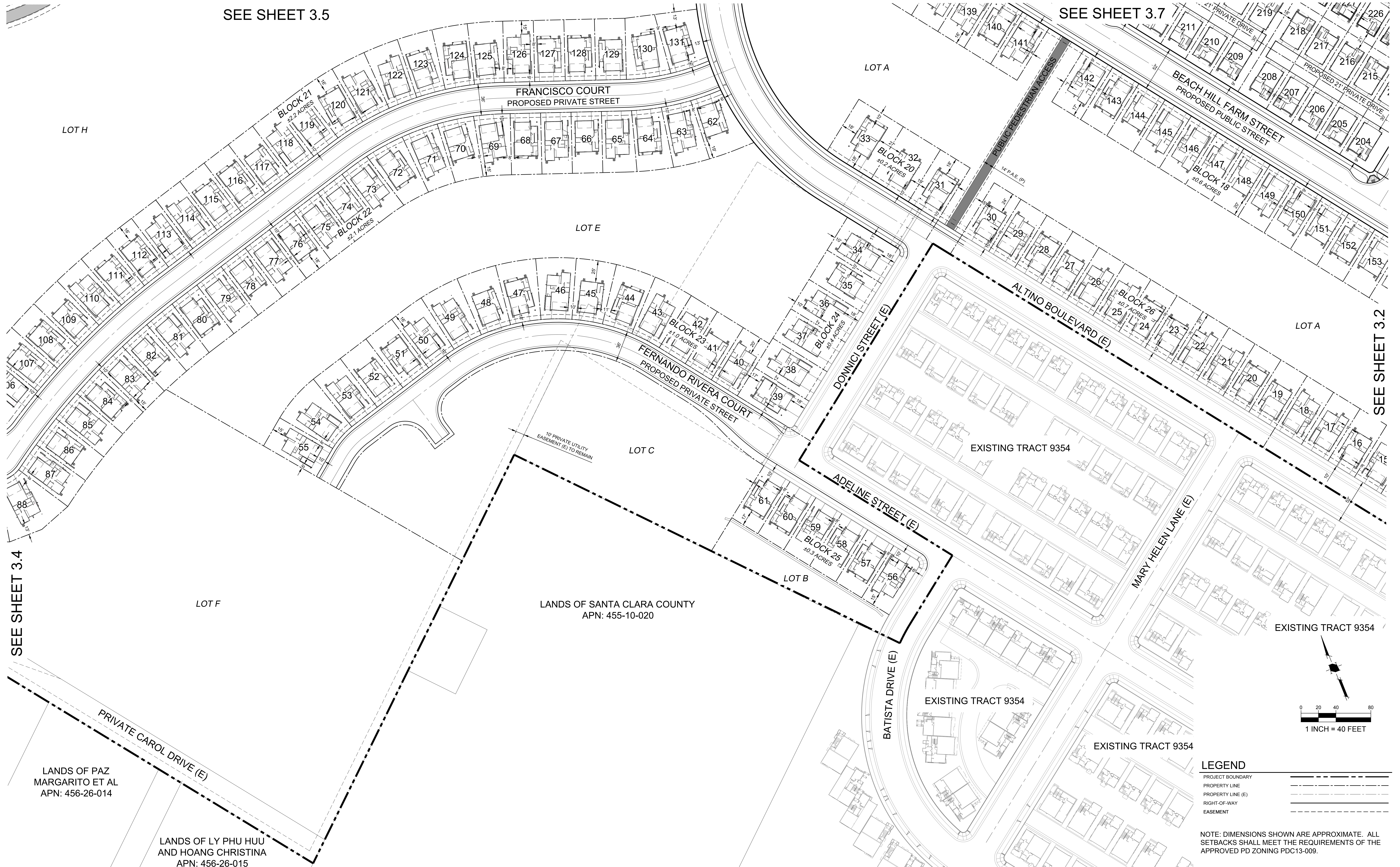
NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.



**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

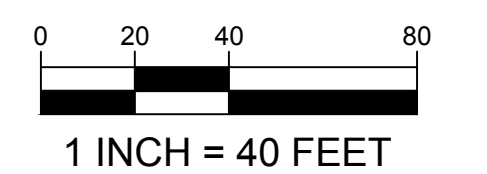
PROJECT NO:	3636.80	
CAD DWG FILE:	363680SP.DWG	
DESIGNED BY:	DMMM	
DRAWN BY:	RM	
CHECKED BY:	DWZEF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION

SITE PLAN



LANDS OF PAZ MARGARITO ET AL
APN: 456-26-014

LANDS OF LY PHU HUU AND HOANG CHRISTINA
APN: 456-26-015



LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (E)	---
RIGHT-OF-WAY	---
EASEMENT	---

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.



PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4

PROJECT NO:	3636.80
CAD DWG FILE:	363680SP.DWG
DESIGNED BY:	DMMM
DRAWN BY:	RM
CHECKED BY:	DW/ZEJ
DATE:	APRIL 2, 2019
SCALE:	1" = 40'

SITE PLAN

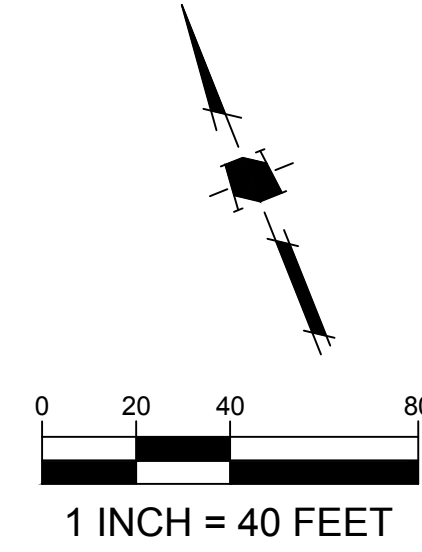
3.3

SEE SHEET 3.5

LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (E)	
RIGHT-OF-WAY	
EASEMENT	

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.



LANDS OF MTA
PROPERTIES LP ET AL
APN: 456-28-005

LANDS OF MTA
PROPERTIES LP ET AL
APN: 456-28-005

10' PUBLIC TRAIL

PSDE & SE (E)

MILL POND DRIVE (E)

LANDS OF SAN JOSE CITY
OF ET AL
APN: 456-26-007

LOT H

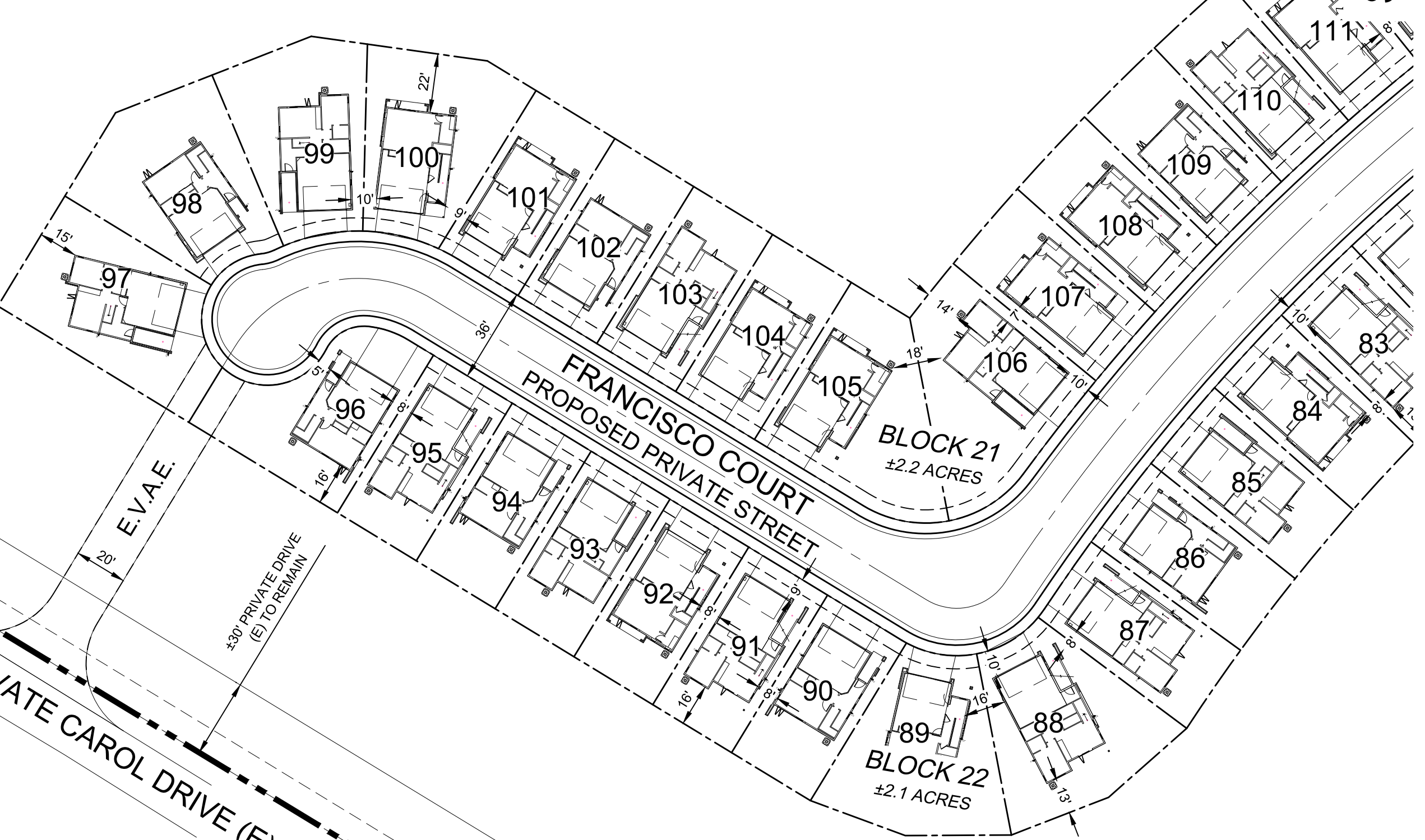
10' PRIVATE UTILITY
EASEMENT (E)

LANDS OF LABARBERA
STELLA TRUSTEE
APN: 456-26-010

PRIVATE CAROL DRIVE (E)

LANDS OF NIJMEH EMILE S
AND SAWSAN A TRUSTEE
APN: 456-26-011

LANDS OF AJLOUNY
JEFFREY A AND MARIA
APN: 456-26-012



SEE SHEET 3.3



**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

PROJECT NO:	3636.80	
CAD DWG FILE:	363680SP.DWG	
DESIGNED BY:	DMMM	
DRAWN BY:	RM	
CHECKED BY:	DW/ZEF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

SITE PLAN

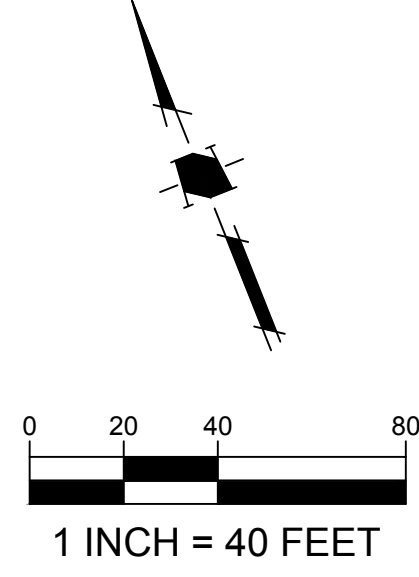
SEE SHEET 3.6

LANDS OF PENINSULA CORRIDOR
JOINT POWERS BOARD
APN: 456-28-009

LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (E)	---
RIGHT-OF-WAY	---
EASEMENT	---

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.



LANDS OF MTA
PROPERTIES LP ET AL
APN: 456-28-005



SEE SHEET 3.3

SEE SHEET 3.7

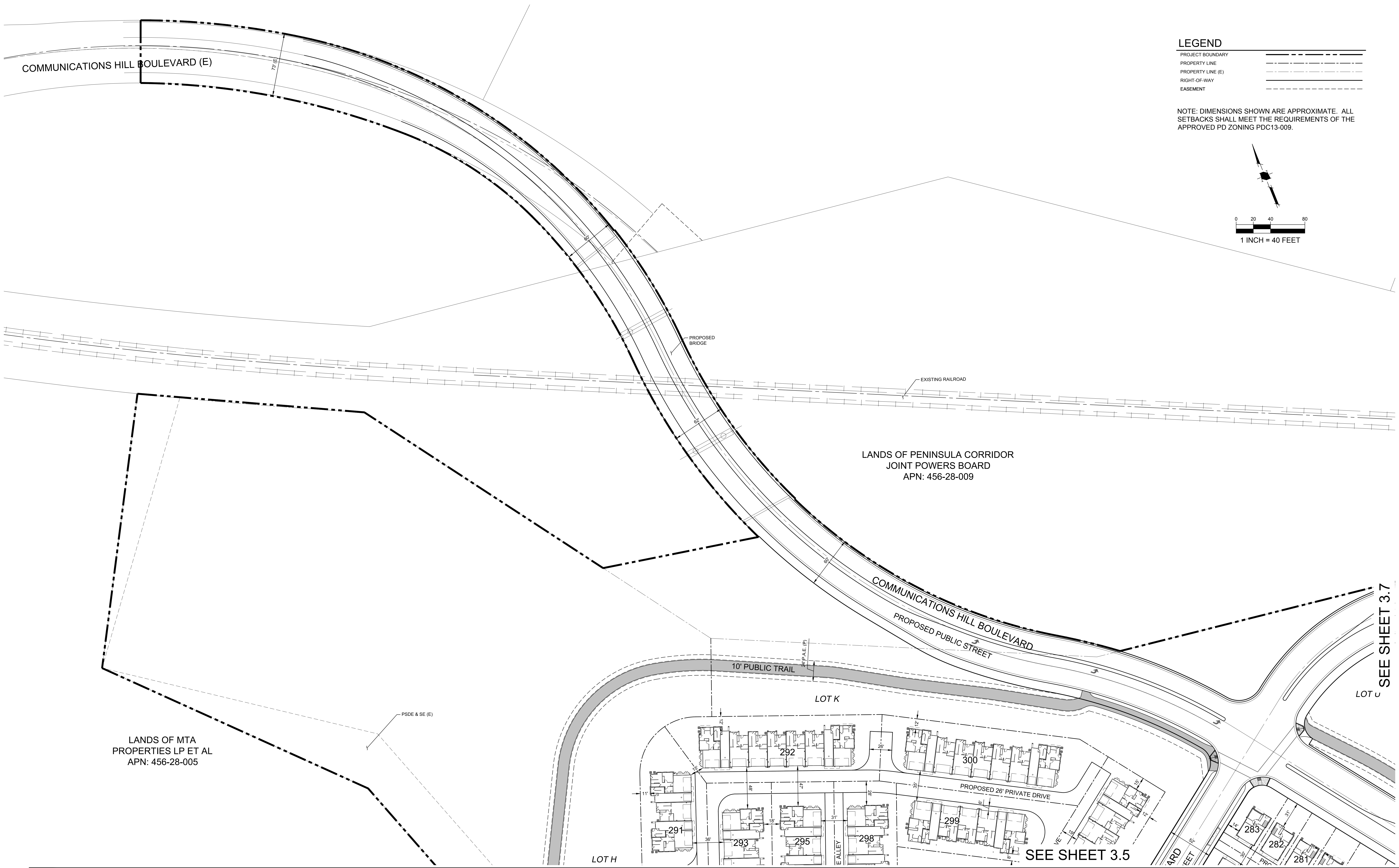


**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

PROJECT NO:	3636.80	
CAD DWG FILE:	363680SP.DWG	
DESIGNED BY:	DMMM	
DRAWN BY:	RM	
CHECKED BY:	DW/ZEF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

SITE PLAN

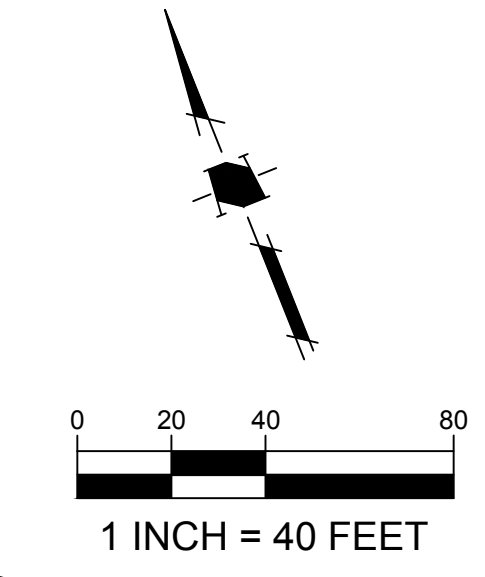
3.5



LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (E)	---
RIGHT-OF-WAY	---
EASEMENT	---

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.

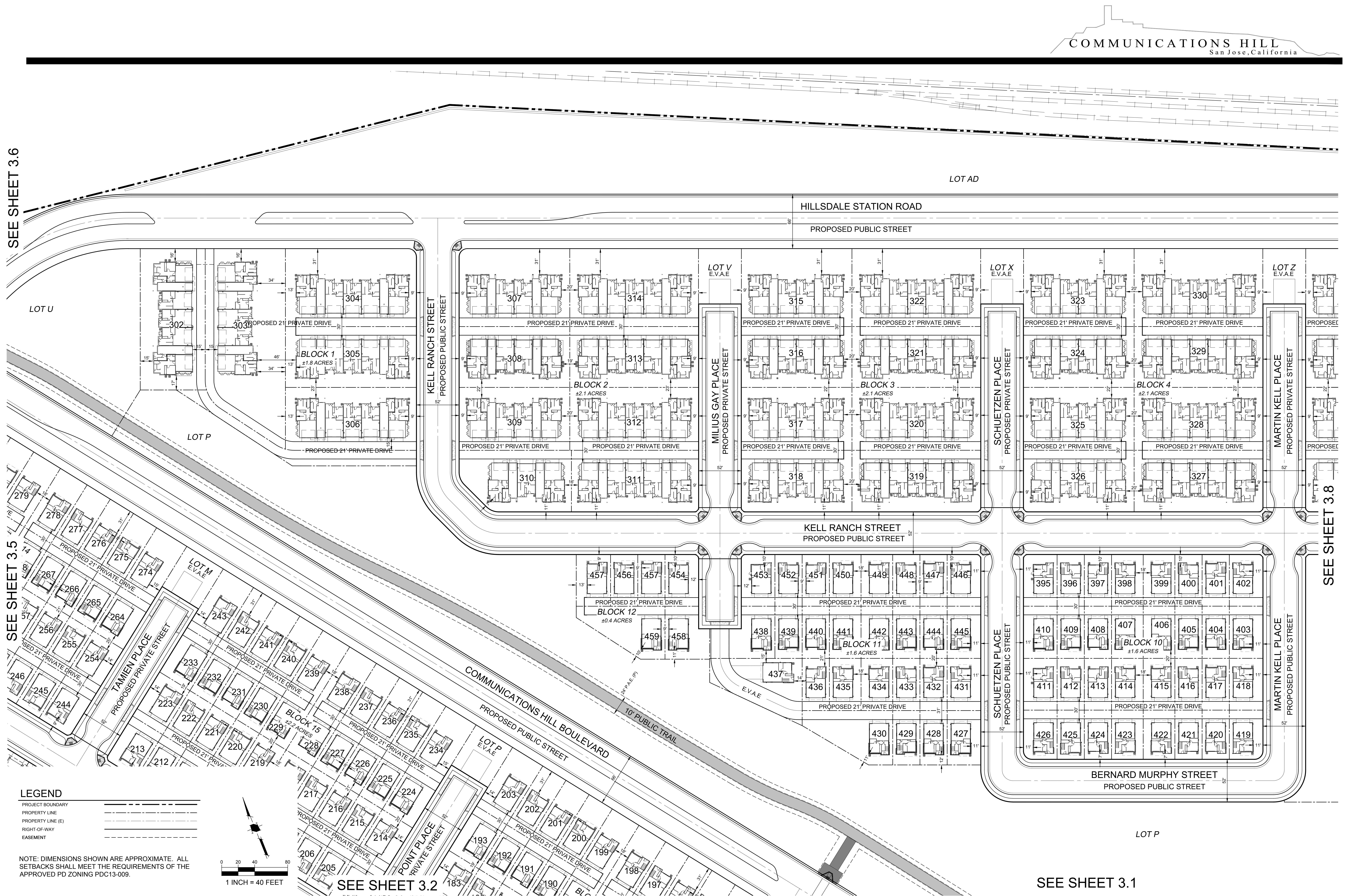


**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

PROJECT NO:	3636.80	
CAD DWG FILE:	363680SP.DWG	
DESIGNED BY:	DMMM	
DRAWN BY:	RM	
CHECKED BY:	DWZEF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

SITE PLAN

SEE SHEET 3.6



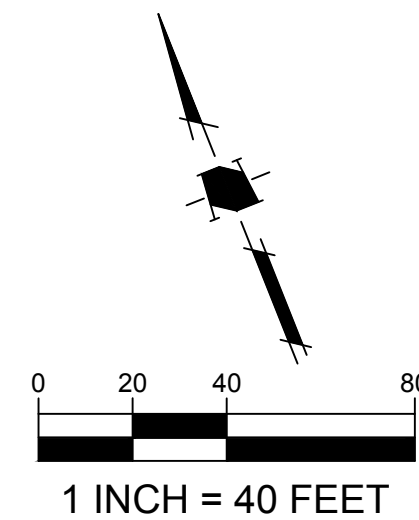
SEE SHEET 3.5

SEE SHEET 3.8

LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (E)	---
RIGHT-OF-WAY	---
EASEMENT	---

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.



SEE SHEET 3.2

SEE SHEET 3.1

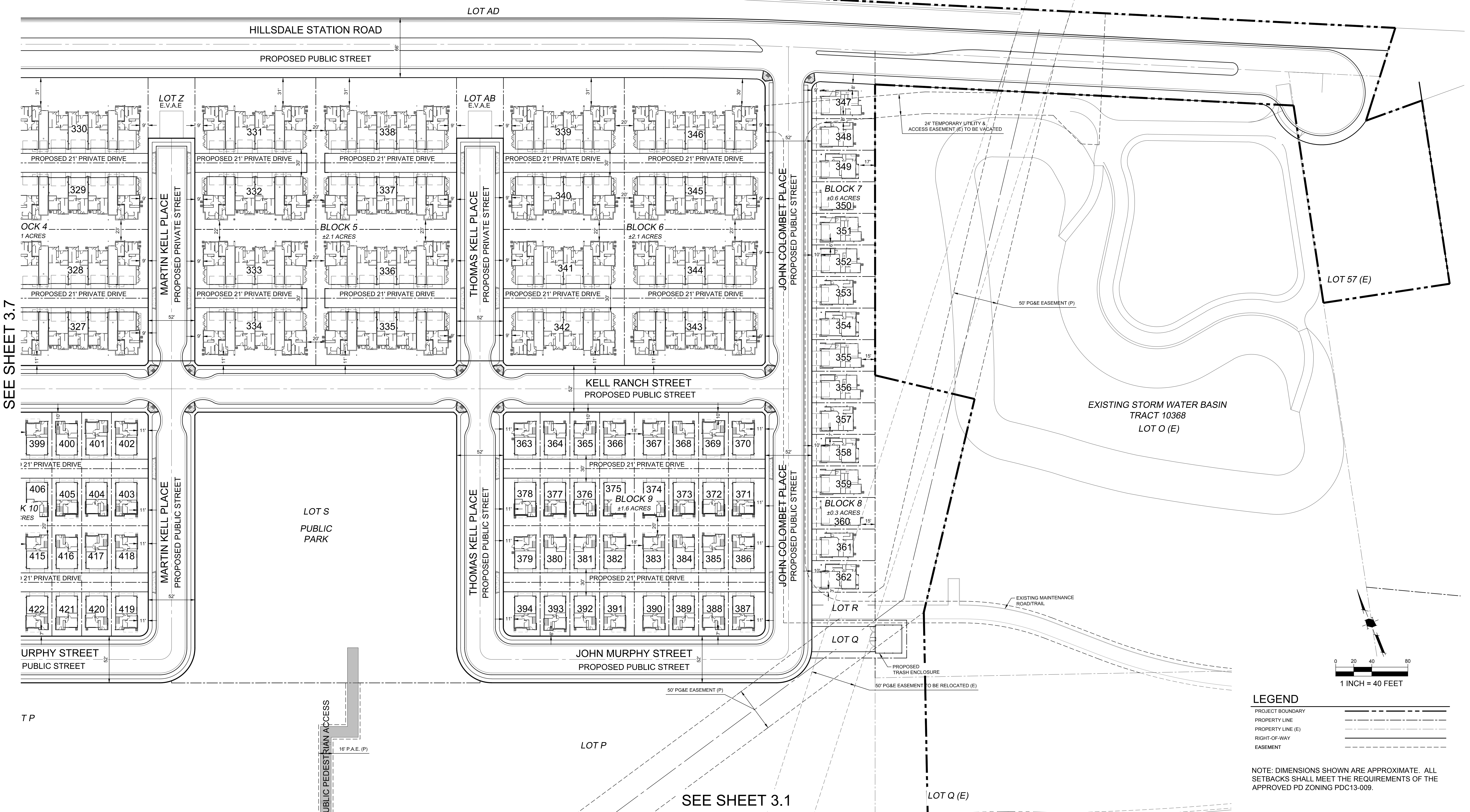


PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4

PROJECT NO:	3636.80	
CAD DWG FILE:	363680SP.DWG	
DESIGNED BY:	DMMM	
DRAWN BY:	RM	
CHECKED BY:	DWZEF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION

SITE PLAN

LANDS OF PENINSULA CORRIDOR
JOINT POWERS BOARD



SEE SHEET 3.7

SEE SHEET 3.1

LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (E)	---
RIGHT-OF-WAY	---
EASEMENT	---

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.

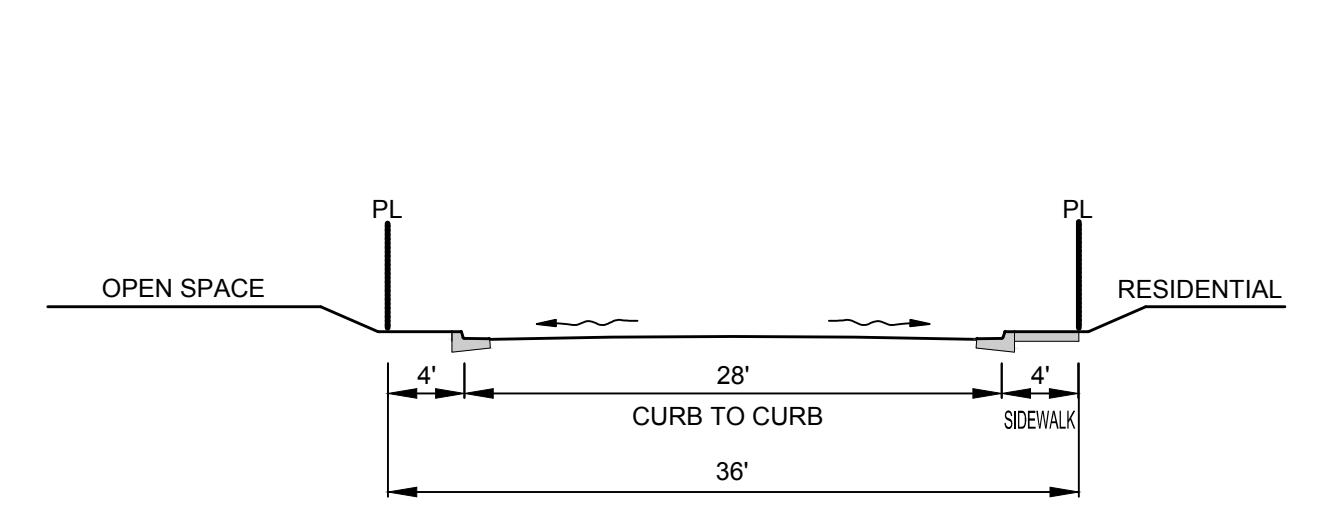


**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

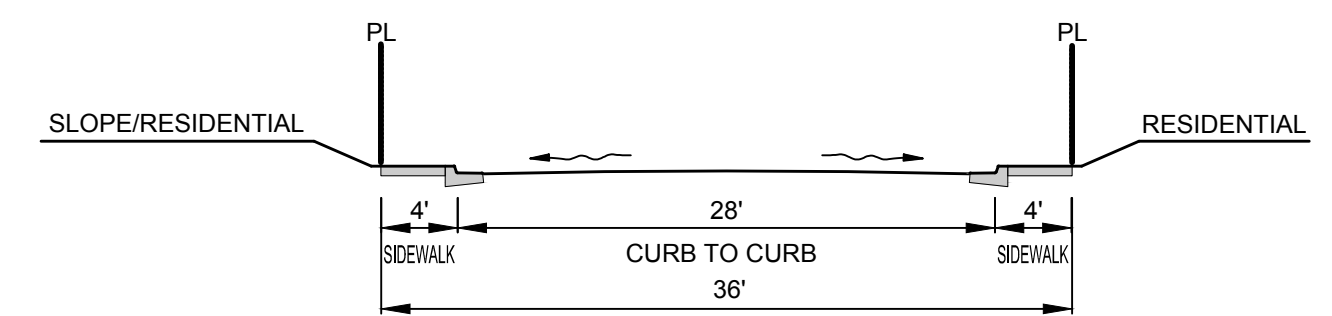
PROJECT NO:	3636.80	
CAD DWG FILE:	363680SP.DWG	
DESIGNED BY:	DM/MM	
DRAWN BY:	RM	
CHECKED BY:	DW/ZEF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO.	DATE	DESCRIPTION

SITE PLAN

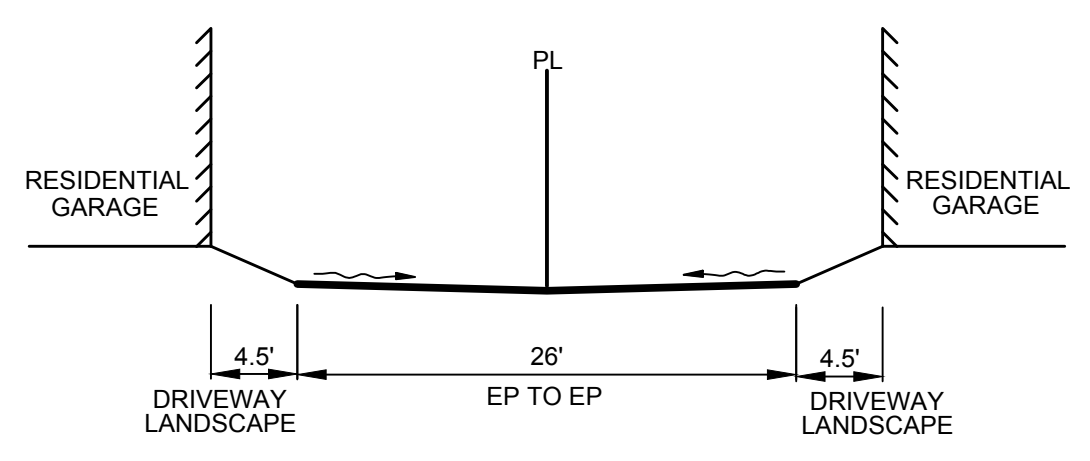
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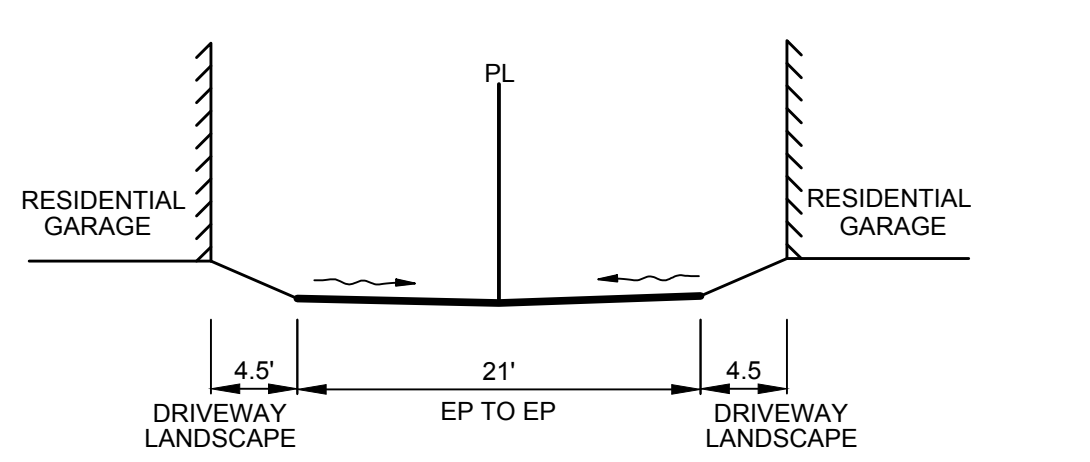
J TYPICAL PRIVATE STREET SECTION
SCALE: NOT TO SCALE



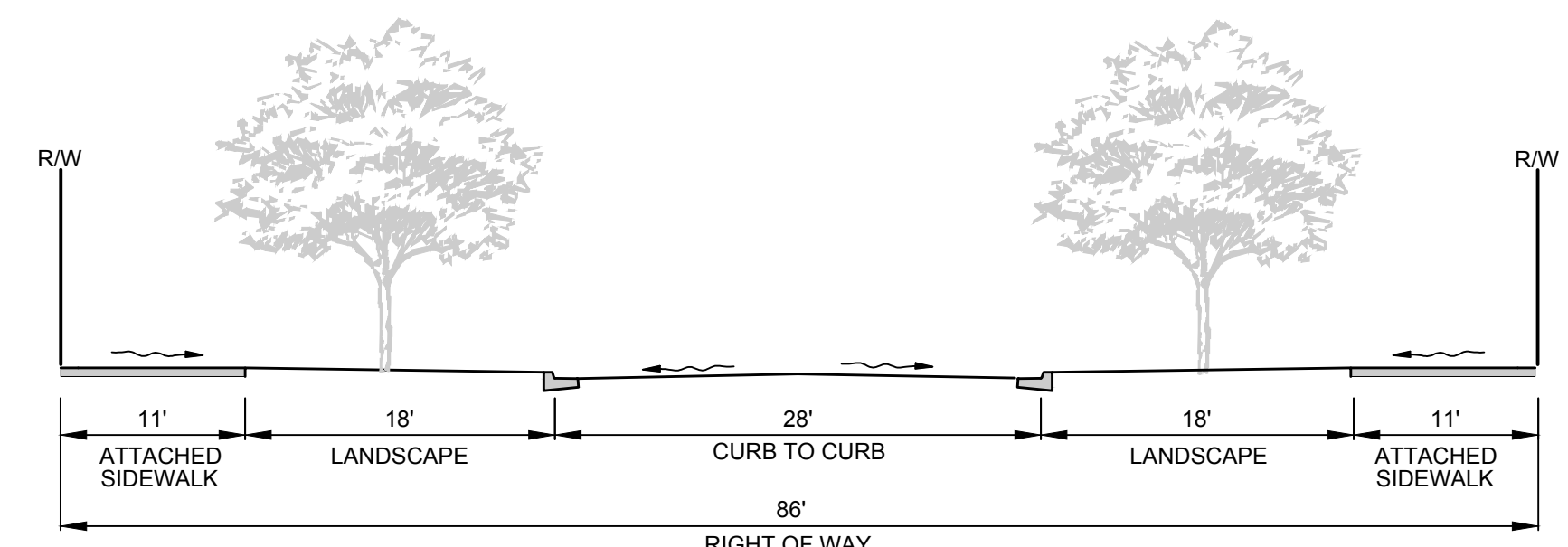
I TYPICAL PRIVATE STREET SECTION
SCALE: NOT TO SCALE



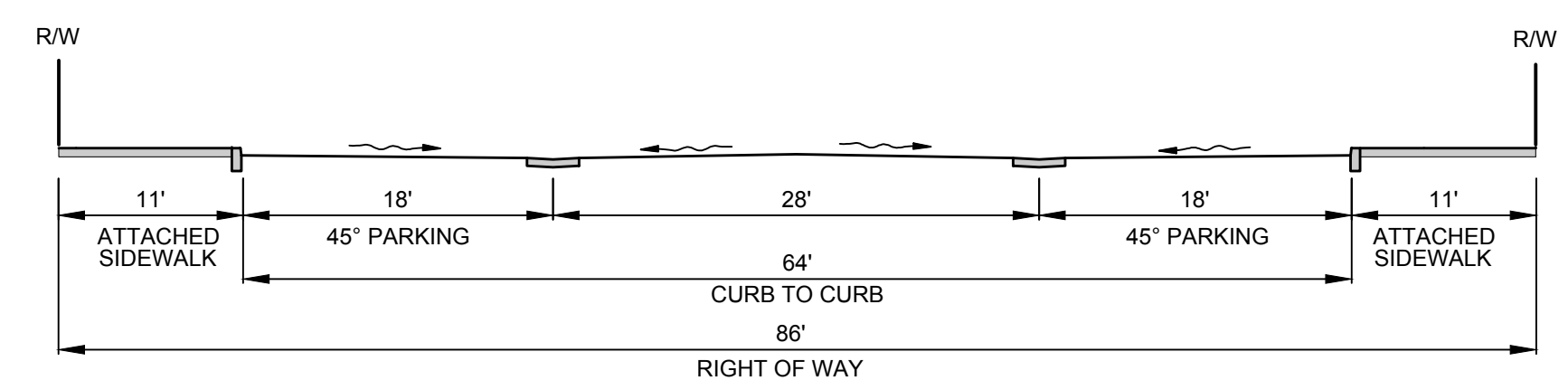
M TYPICAL 26' ALLEY SECTION
SCALE: NOT TO SCALE



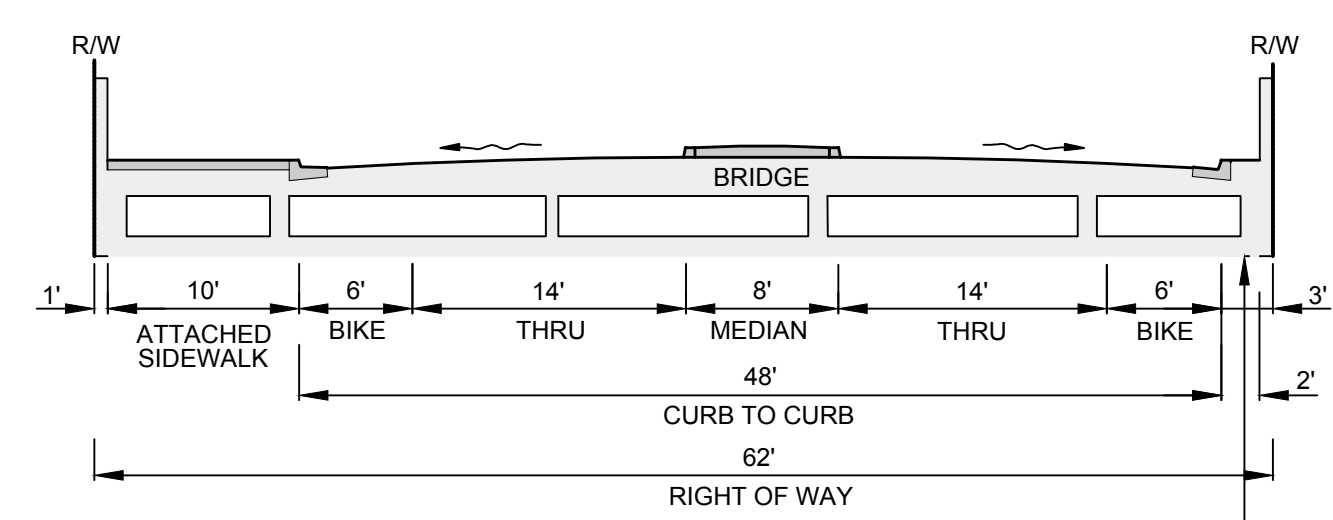
L TYPICAL 21' ALLEY SECTION
SCALE: NOT TO SCALE



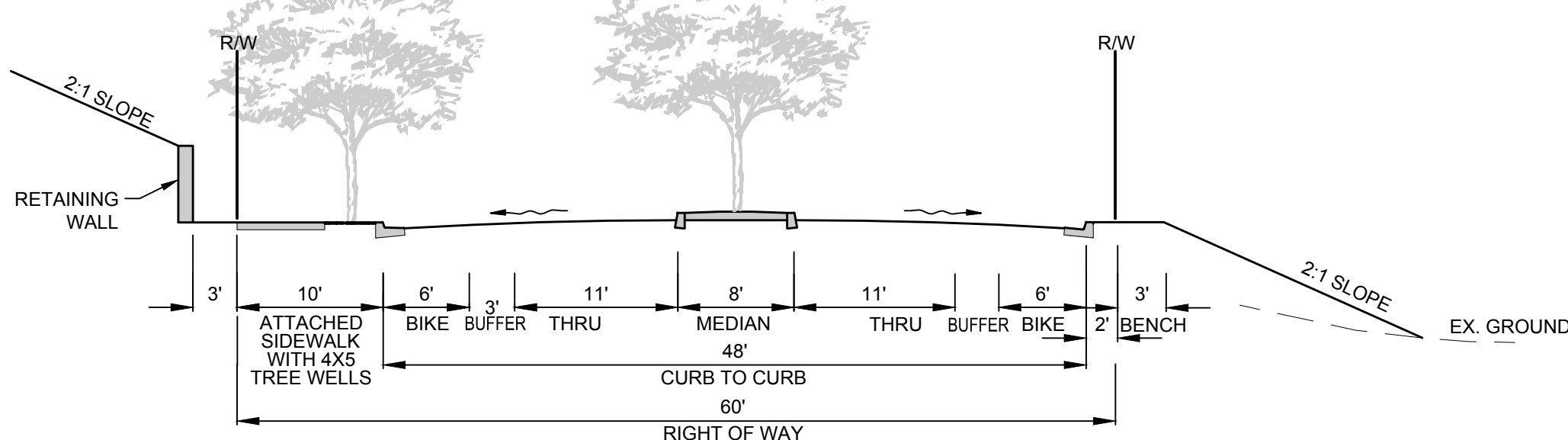
K ALTERNATE NO PARKING STREET SECTION: LLANO DE LOS ROBLES
SCALE: NOT TO SCALE



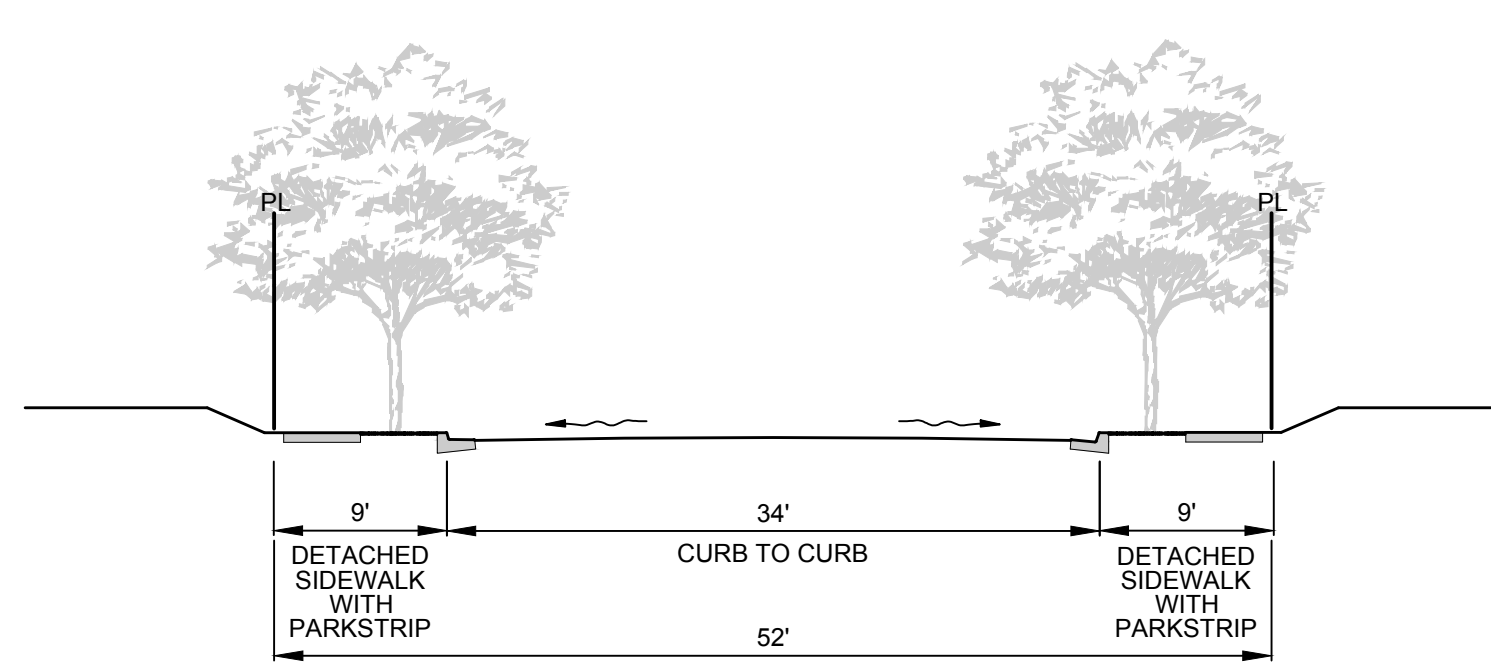
K TYPICAL STREET SECTION: LLANO DE LOS ROBLES
SCALE: NOT TO SCALE



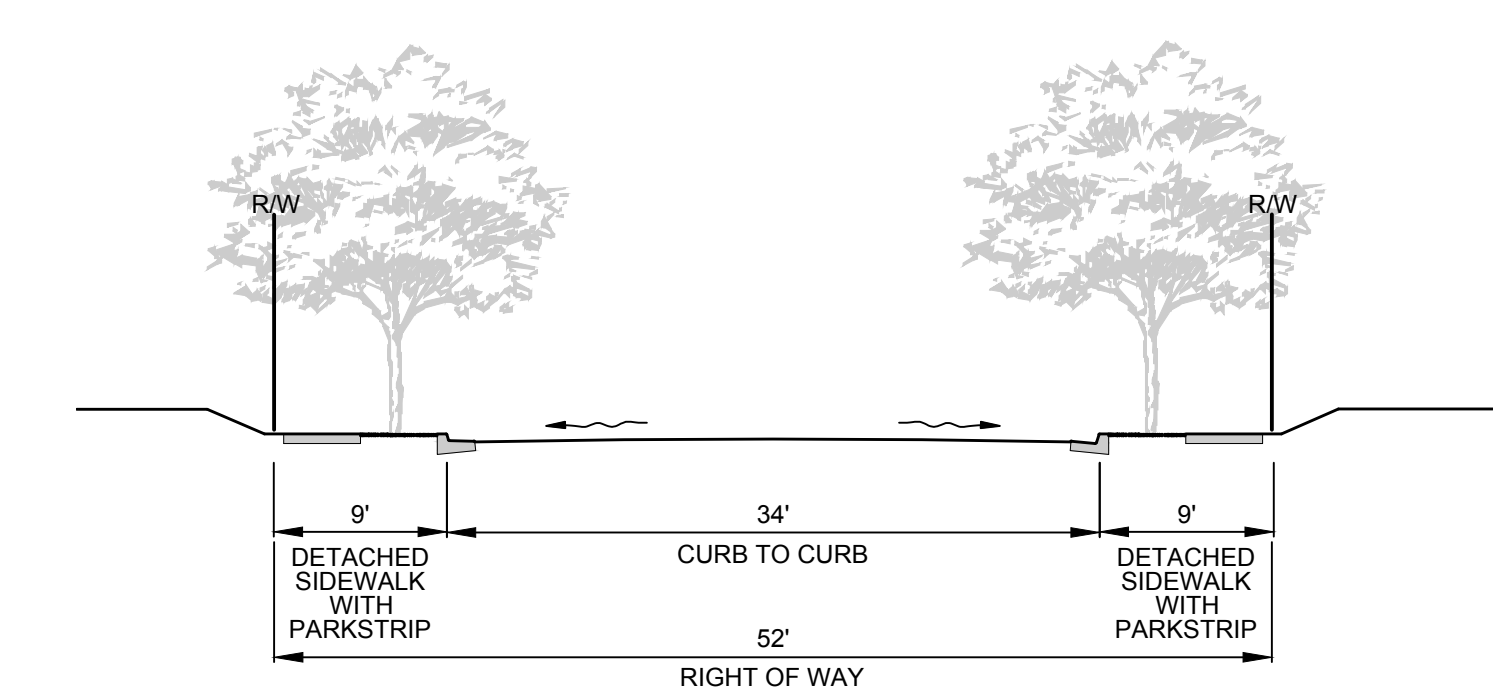
E TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.
SCALE: NOT TO SCALE



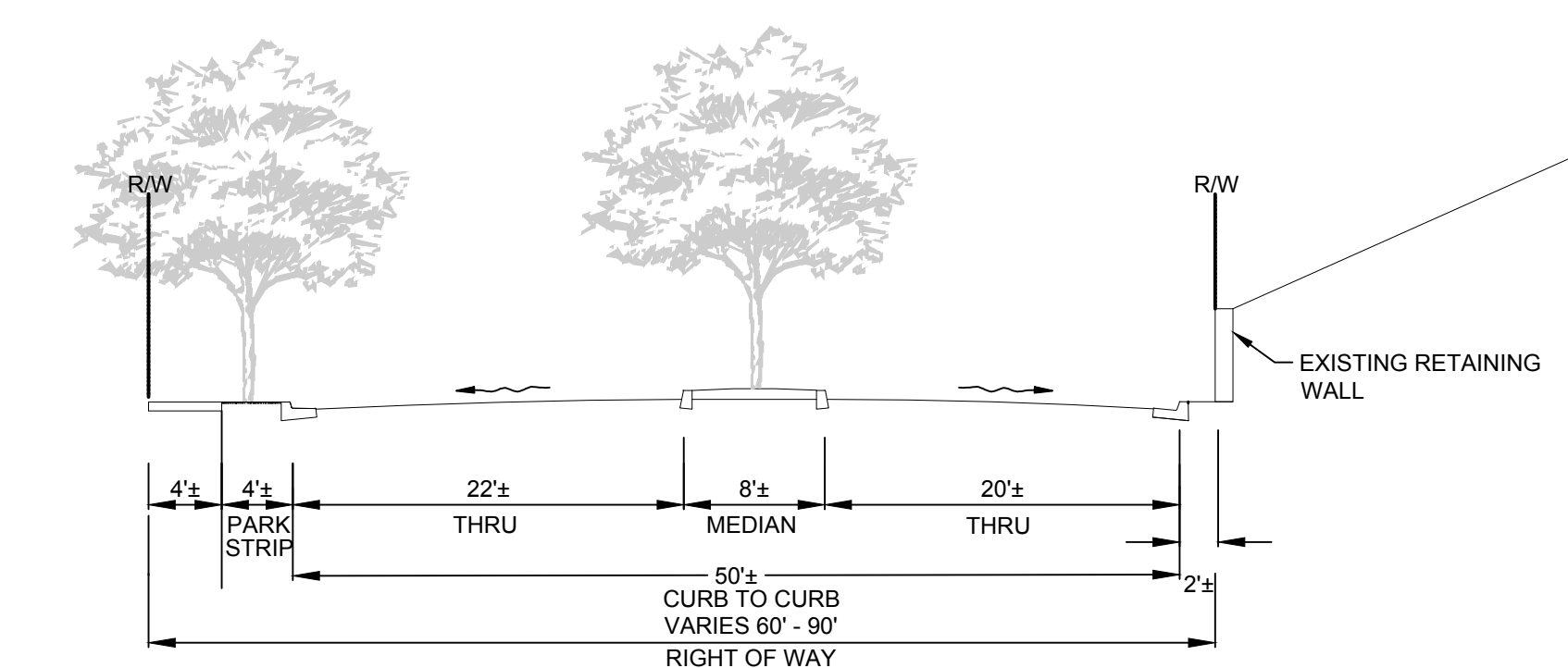
D TYPICAL STREET SECTION: 60' RIGHT OF WAY
SCALE: NOT TO SCALE



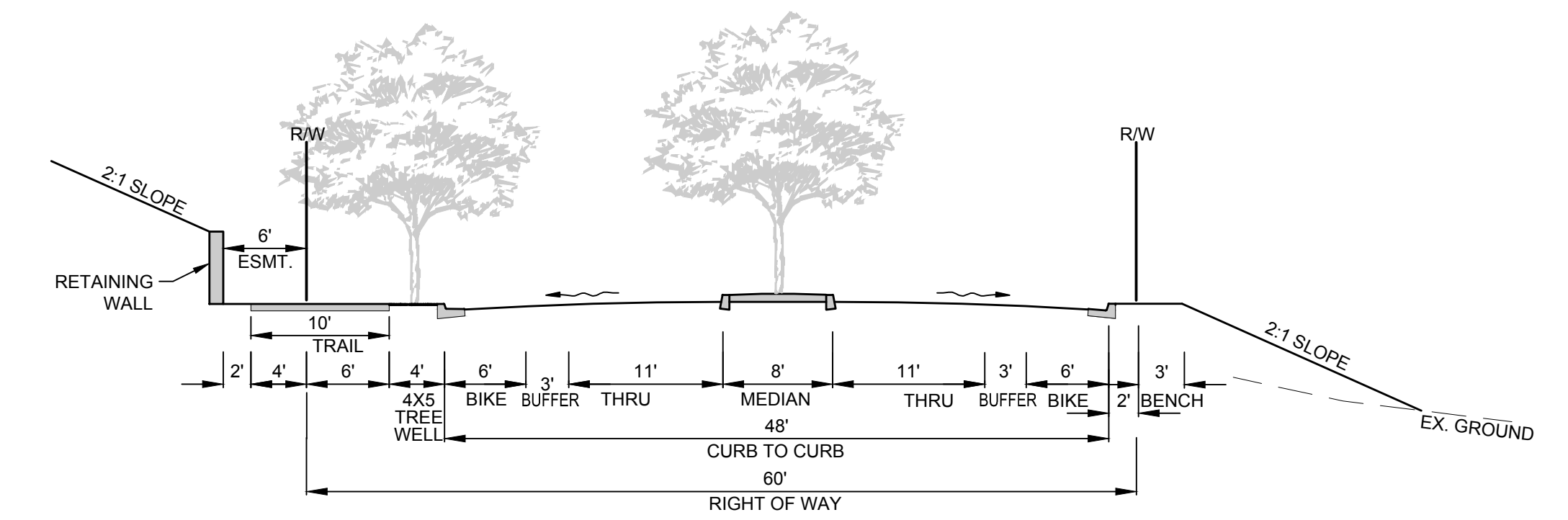
H TYPICAL 52' PRIVATE STREET SECTION
SCALE: NOT TO SCALE



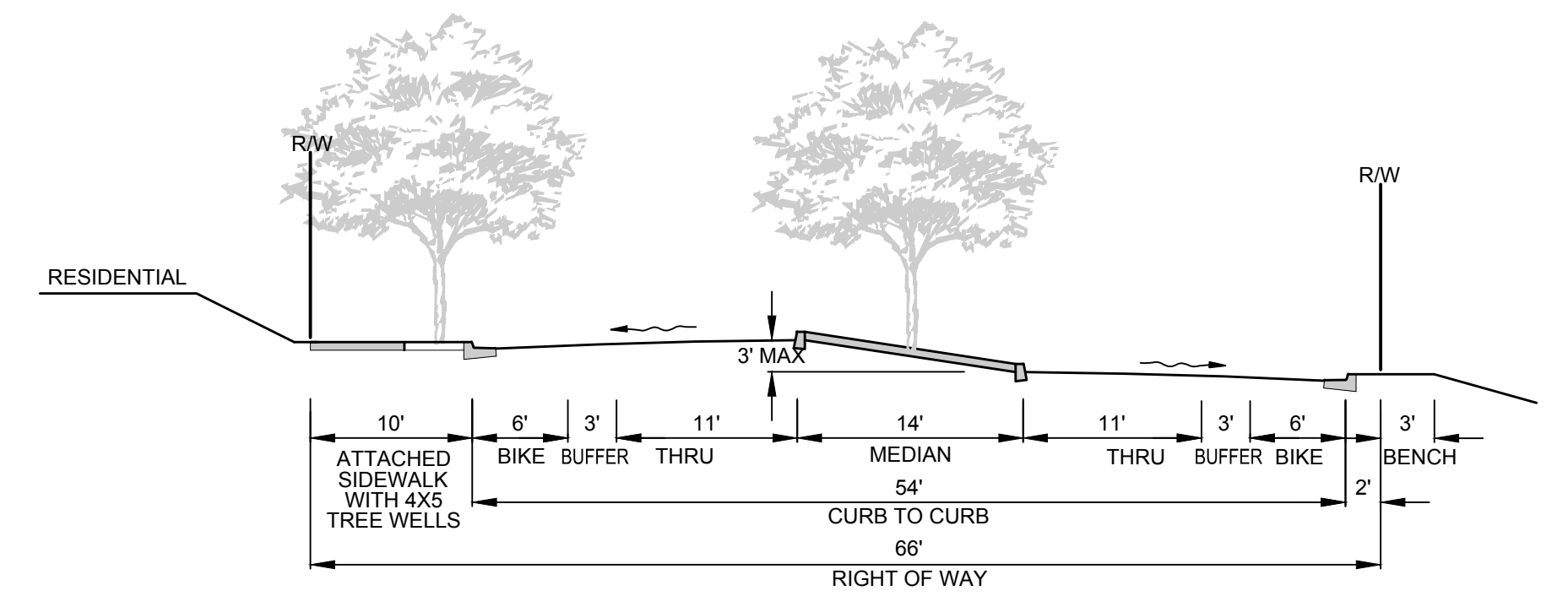
G TYPICAL STREET SECTION: 52' RIGHT-OF-WAY
SCALE: NOT TO SCALE



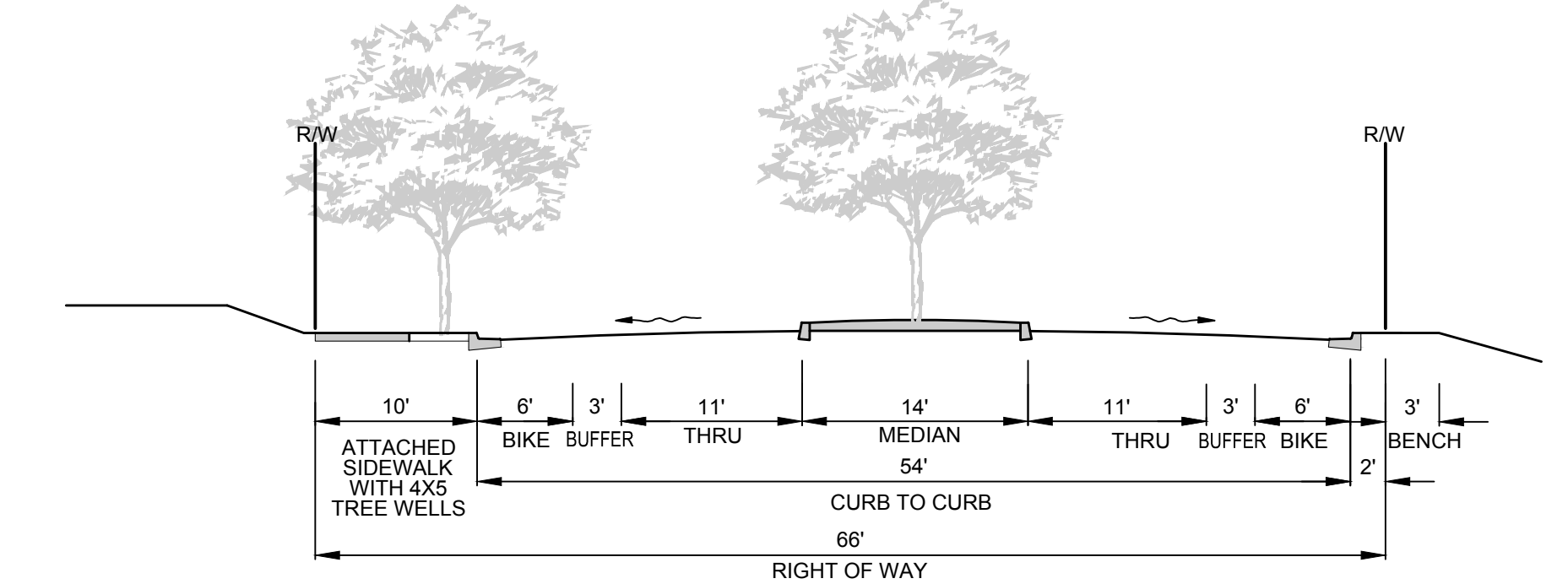
F TYPICAL STREET SECTION: EXISTING COMMUNICATIONS HILL BLVD.
SCALE: NOT TO SCALE



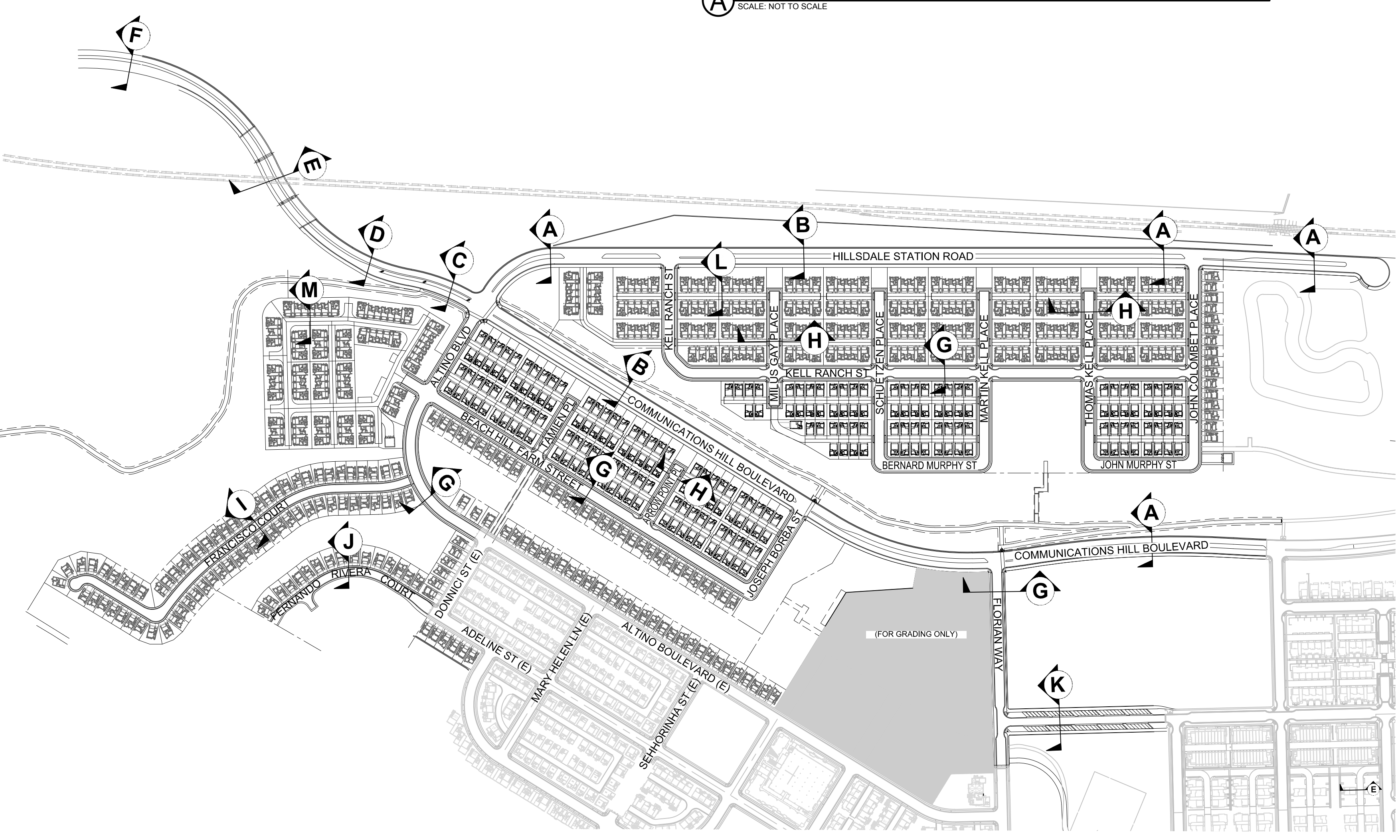
C ALTERNATIVE STREET SECTION: 60' RIGHT OF WAY
SCALE: NOT TO SCALE



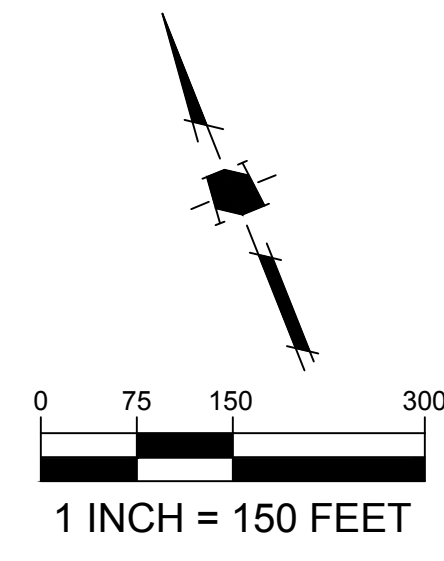
B ALTERNATIVE STREET SECTION: 66' RIGHT OF WAY
SCALE: NOT TO SCALE



A TYPICAL STREET SECTION: 66' RIGHT OF WAY
SCALE: NOT TO SCALE



PROJECT NO:	3636.80	
CAD DWG FILE:	363680SP3.9.DWG	
DESIGNED BY:	MM/JZ	
DRAWN BY:	KV	
CHECKED BY:	DW/ZEF	
DATE:	APRIL 2, 2019	
SCALE:	N.T.S.	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

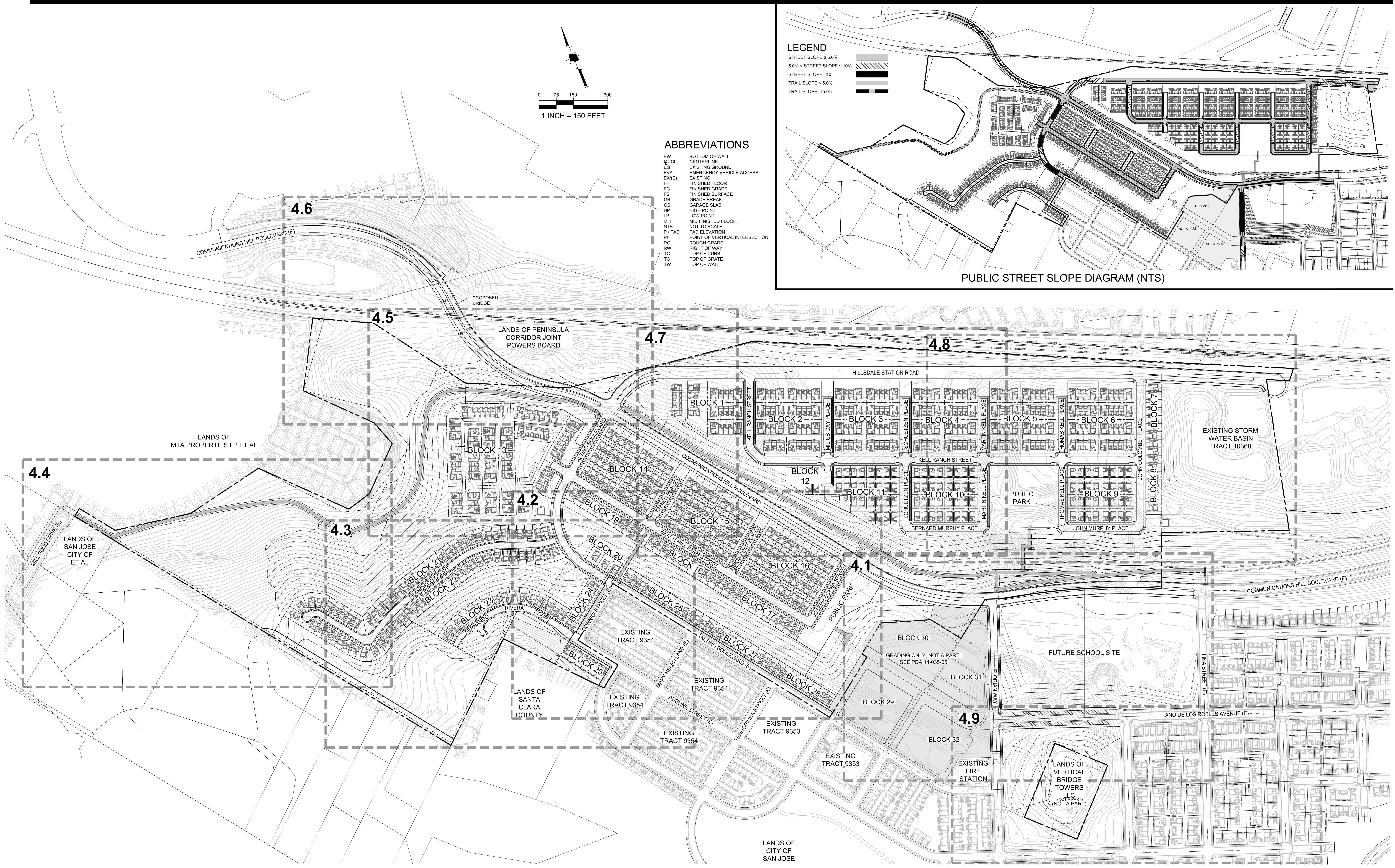
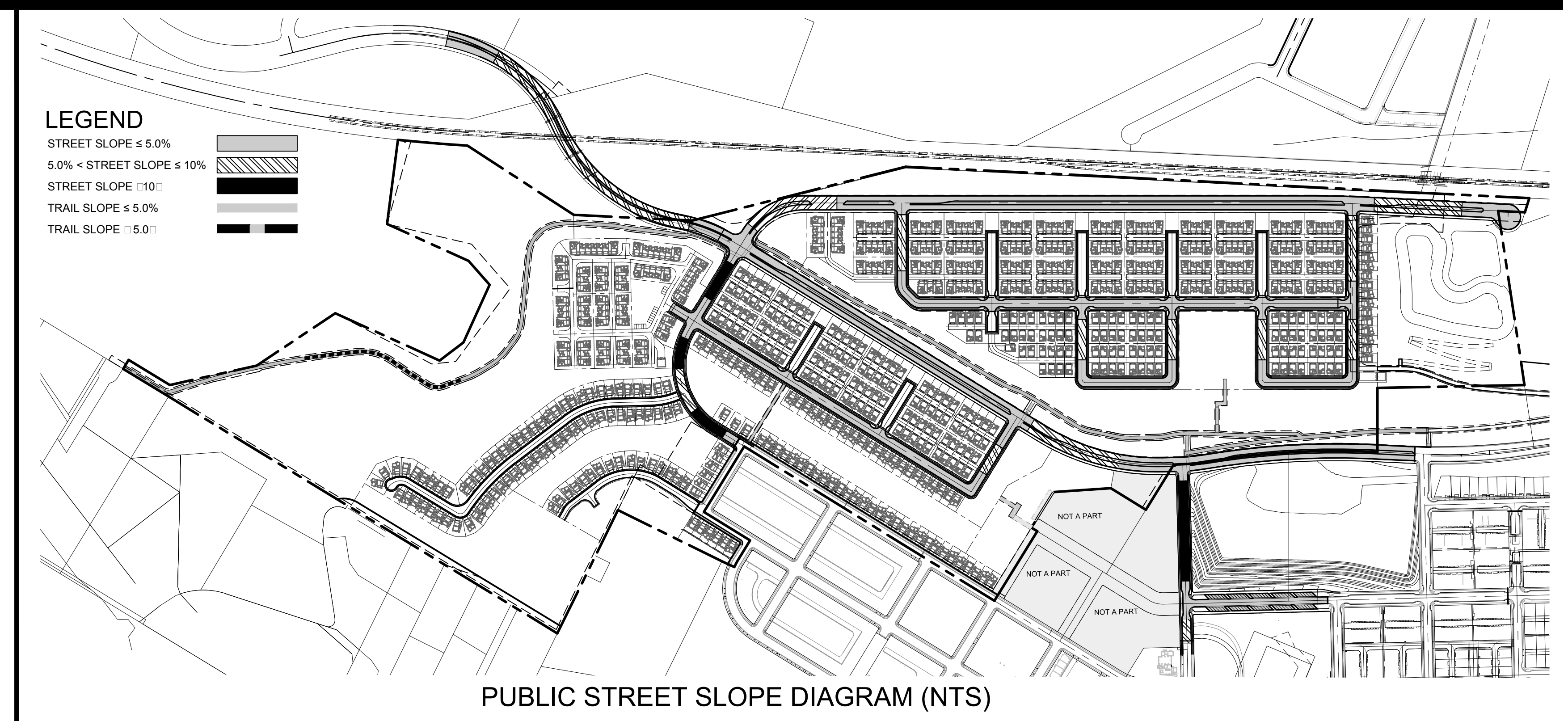


LEGEND

[Symbol]	STREET SLOPE ≤ 5.0%
[Symbol]	5.0% < STREET SLOPE ≤ 10%
[Symbol]	STREET SLOPE > 10%
[Symbol]	TRAIL SLOPE ≤ 5.0%
[Symbol]	TRAIL SLOPE > 5.0%

ABBREVIATIONS

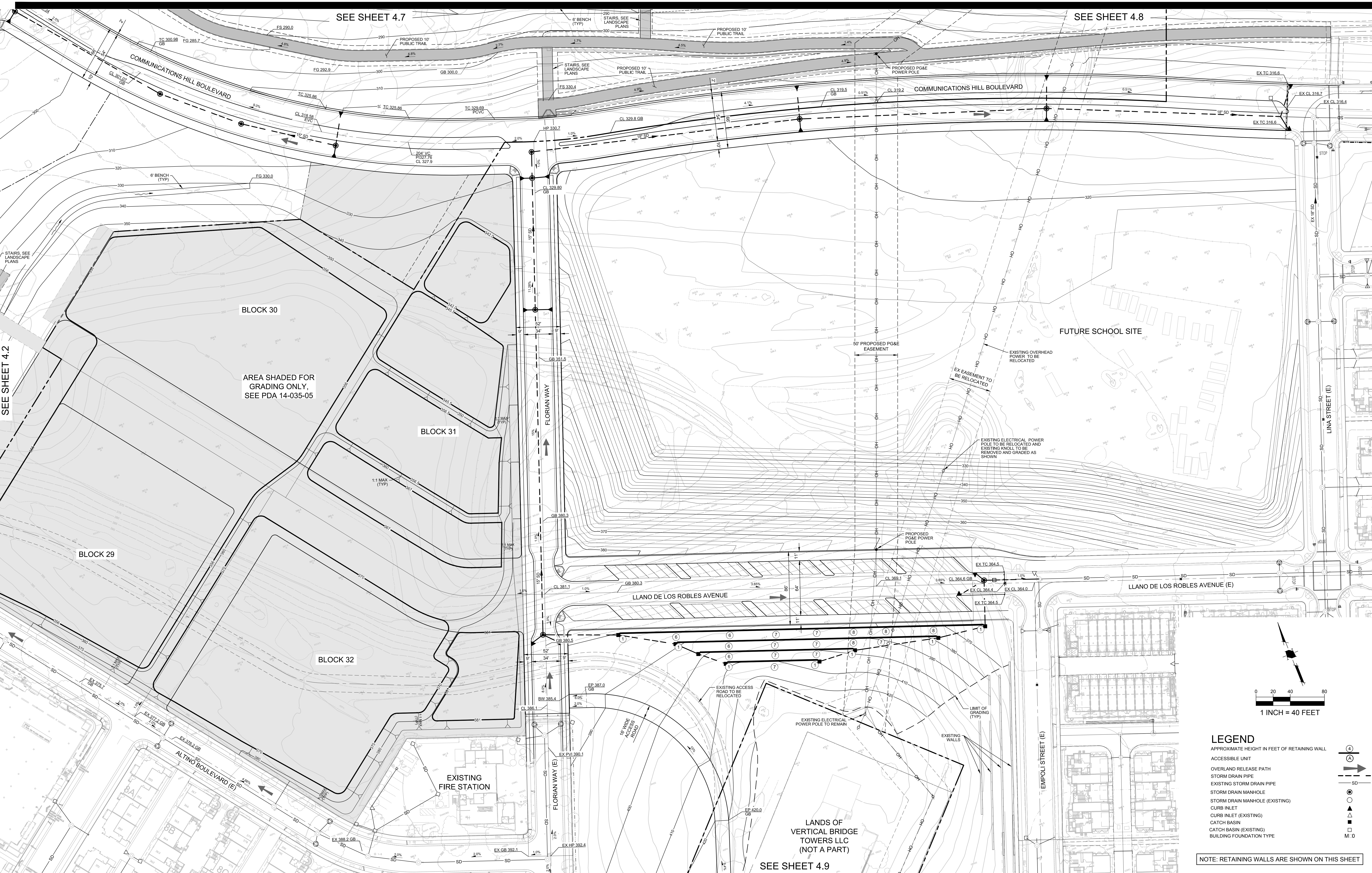
BW	BOTTOM OF WALL
C/CL	CENTERLINE
EG	EXISTING GROUND
EVA	EMERGENCY VEHICLE ACCESS
EX(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
MIF	MID FINISHED FLOOR
NTS	NOT TO SCALE
P/PAD	PAD ELEVATION
PI	POINT OF VERTICAL INTERSECTION
RG	ROUGH GRADE
RW	RIGHT OF WAY
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL



**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

PROJECT NO:	3636.60	
CAD DWG FILE:	363606P.DWG	
DESIGNED BY:	MM/JZ	
DRAWN BY:	KV	
CHECKED BY:	DW/ZEF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 150'	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

**GRADING, DRAINAGE AND
WALLS LOCATION KEY SHEET**



SEE SHEET 4.2

SEE SHEET 4.7

SEE SHEET 4.8

AREA SHADED FOR GRADING ONLY, SEE PDA 14-035-05

SEE SHEET 4.9

- LEGEND**
- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
 - ACCESSIBLE UNIT
 - OVERLAND RELEASE PATH
 - STORM DRAIN PIPE
 - EXISTING STORM DRAIN PIPE
 - STORM DRAIN MANHOLE
 - STORM DRAIN MANHOLE (EXISTING)
 - CURB INLET
 - CURB INLET (EXISTING)
 - CATCH BASIN
 - CATCH BASIN (EXISTING)
 - BUILDING FOUNDATION TYPE

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET



PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4

PROJECT NO:	3636.80
CAD DWG FILE:	363680P.DWG
DESIGNED BY:	MM/JZ
DRAWN BY:	KV
CHECKED BY:	DW/ZEF
DATE:	APRIL 2, 2019
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN



SEE SHEET 4.5

SEE SHEET 4.7

SEE SHEET 4.3

SEE SHEET 4.7

SEE SHEET 4.1

- LEGEND**
- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
 - ACCESSIBLE UNIT
 - OVERLAND RELEASE PATH
 - STORM DRAIN PIPE
 - EXISTING STORM DRAIN PIPE
 - STORM DRAIN MANHOLE
 - STORM DRAIN MANHOLE (EXISTING)
 - CURB INLET
 - CURB INLET (EXISTING)
 - CATCH BASIN
 - CATCH BASIN (EXISTING)
 - BUILDING FOUNDATION TYPE

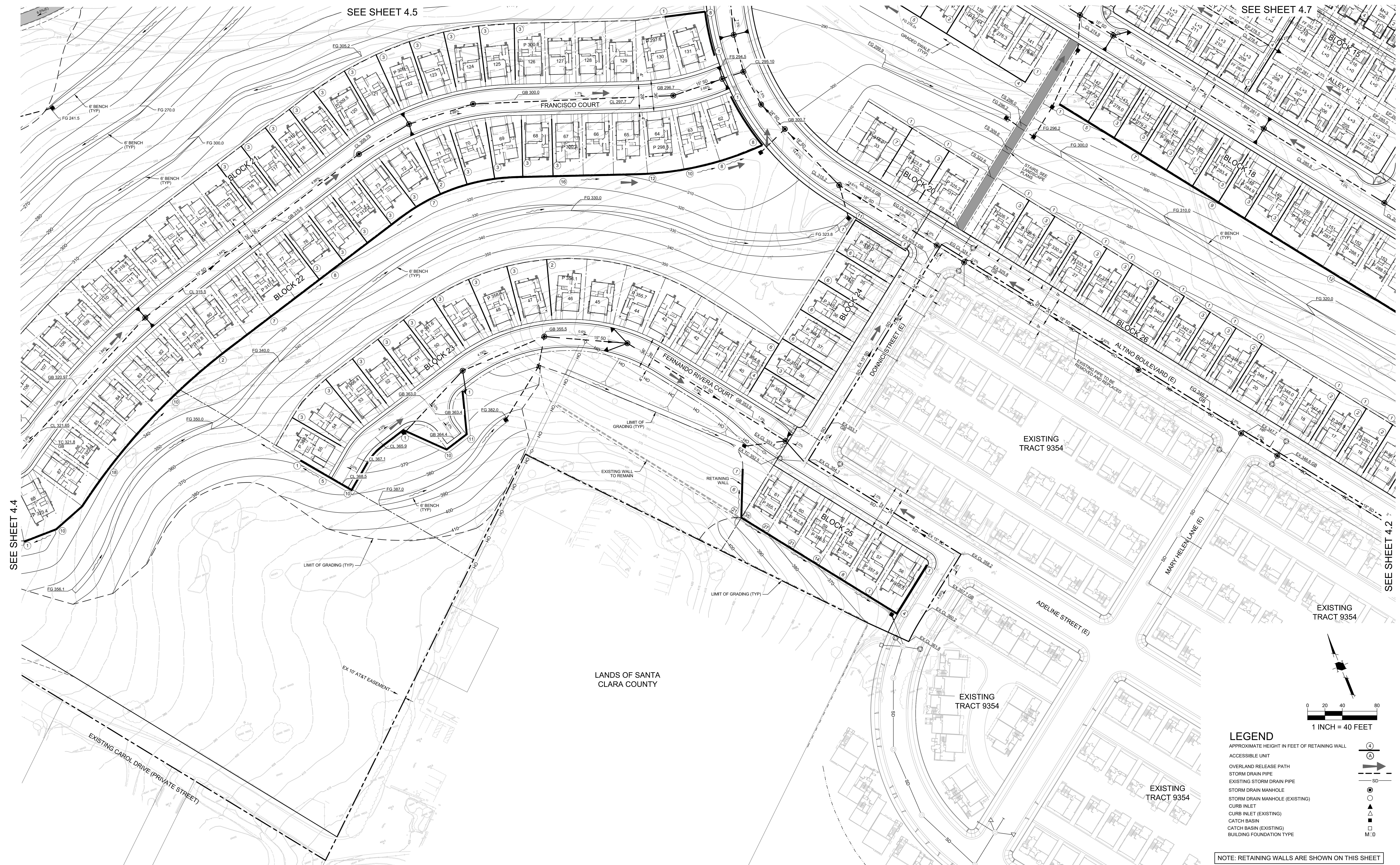
NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET



**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06**
COMMUNICATIONS HILL - PHASE 3 & 4

PROJECT NO:	3636.80
CAD DWG FILE:	363680GP.DWG
DESIGNED BY:	MMJZ
DRAWN BY:	KV
CHECKED BY:	DWZEF
DATE:	APRIL 2, 2019
SCALE:	1" = 40'

**GRADING, DRAINAGE AND
WALLS LOCATION PLAN**



SEE SHEET 4.4

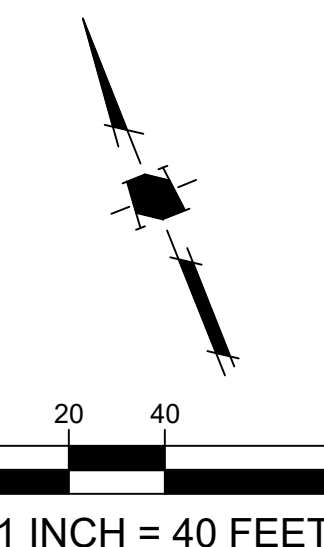
SEE SHEET 4.5

SEE SHEET 4.7

SEE SHEET 4.2

LANDS OF SANTA CLARA COUNTY

EXISTING TRACT 9354



- LEGEND**
- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
 - ACCESSIBLE UNIT
 - OVERLAND RELEASE PATH
 - STORM DRAIN PIPE
 - EXISTING STORM DRAIN PIPE
 - STORM DRAIN MANHOLE
 - STORM DRAIN MANHOLE (EXISTING)
 - CURB INLET
 - CURB INLET (EXISTING)
 - CATCH BASIN
 - CATCH BASIN (EXISTING)
 - BUILDING FOUNDATION TYPE

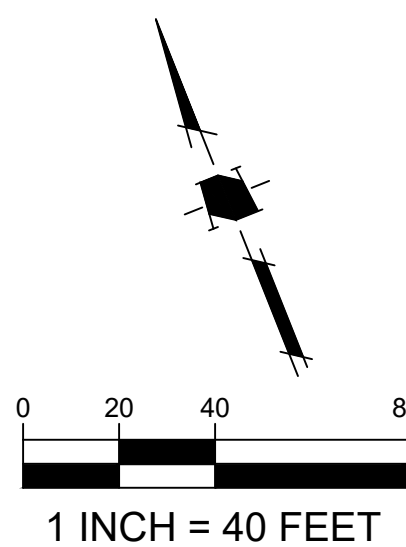
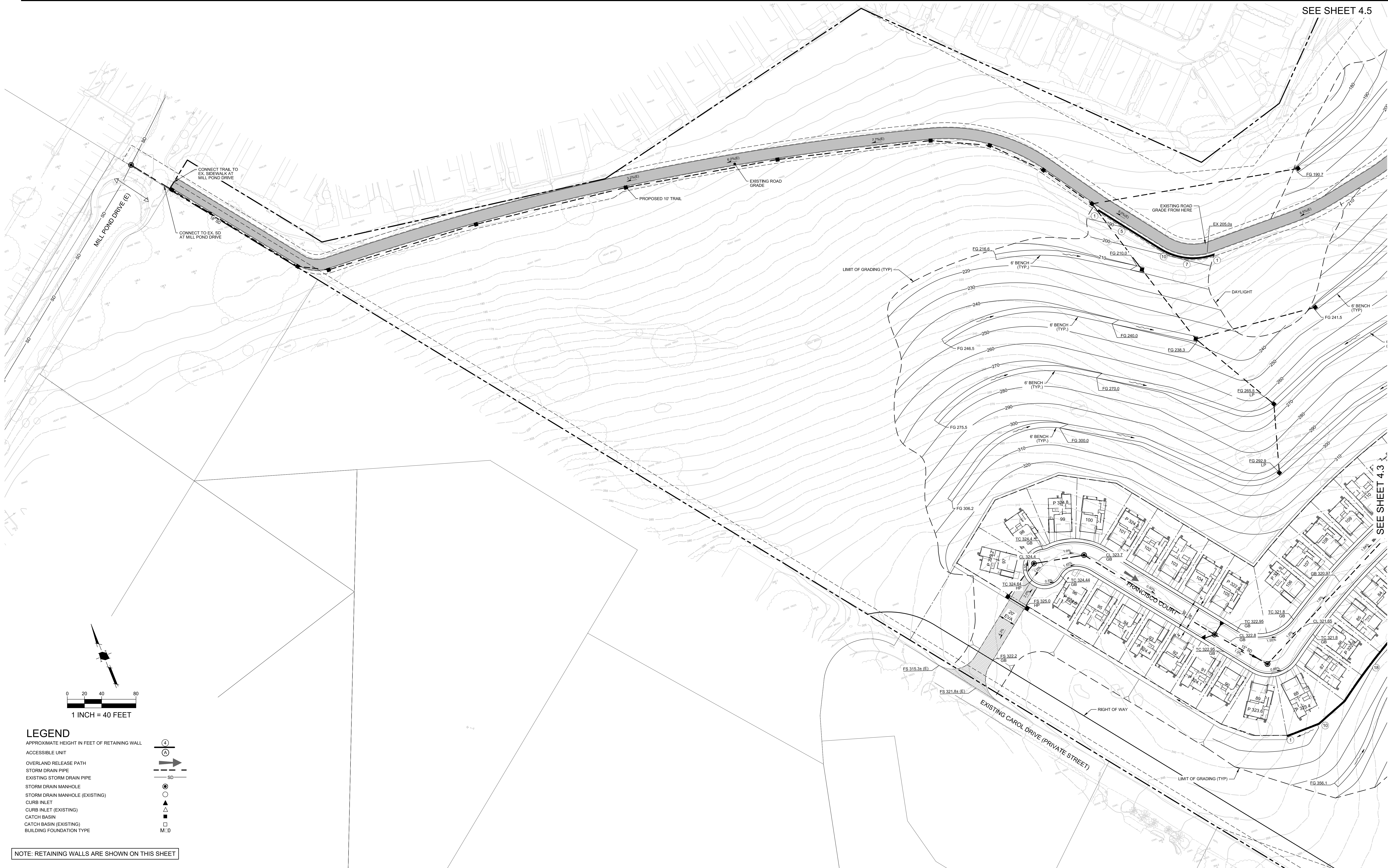
NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET



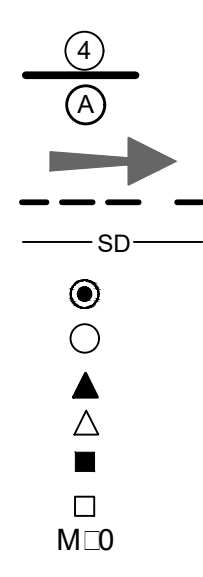
PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4

PROJECT NO:	3636.80
CAD DWG FILE:	303680P.DWG
DESIGNED BY:	MM/JZ
DRAWN BY:	KV
CHECKED BY:	DW/2EF
DATE:	APRIL 2, 2019
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN



- LEGEND**
- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
 - ACCESSIBLE UNIT
 - OVERLAND RELEASE PATH
 - STORM DRAIN PIPE
 - EXISTING STORM DRAIN PIPE
 - STORM DRAIN MANHOLE
 - STORM DRAIN MANHOLE (EXISTING)
 - CURB INLET
 - CURB INLET (EXISTING)
 - CATCH BASIN
 - CATCH BASIN (EXISTING)
 - BUILDING FOUNDATION TYPE



NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

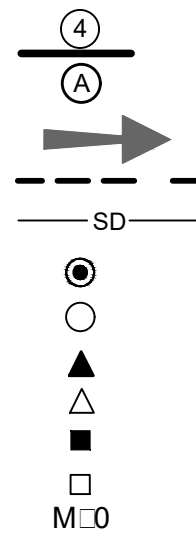


**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

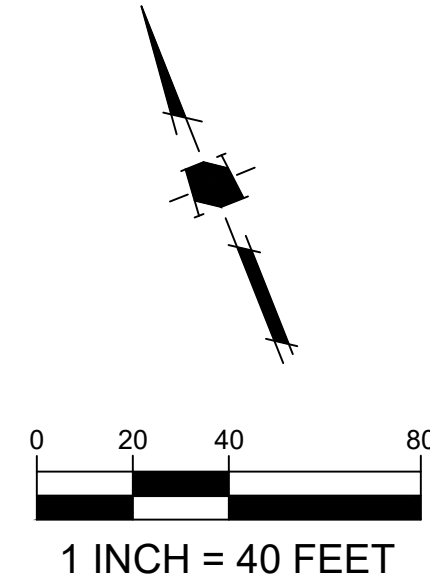
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CAD DWG FILE:	303680GP.DWG	
DESIGNED BY:	MM/JZ	
DRAWN BY:	KV	
CHECKED BY:	DW/2EF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

**GRADING, DRAINAGE AND
WALLS LOCATION PLAN**

- LEGEND**
- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
 - ACCESSIBLE UNIT
 - OVERLAND RELEASE PATH
 - STORM DRAIN PIPE
 - EXISTING STORM DRAIN PIPE
 - STORM DRAIN MANHOLE
 - STORM DRAIN MANHOLE (EXISTING)
 - CURB INLET
 - CURB INLET (EXISTING)
 - CATCH BASIN
 - CATCH BASIN (EXISTING)
 - BUILDING FOUNDATION TYPE



NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET



SEE SHEET 4.4

SEE SHEET 4.3

SEE SHEET 4.7

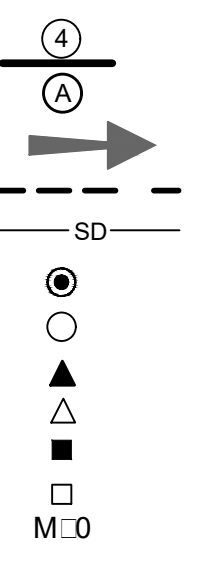


**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

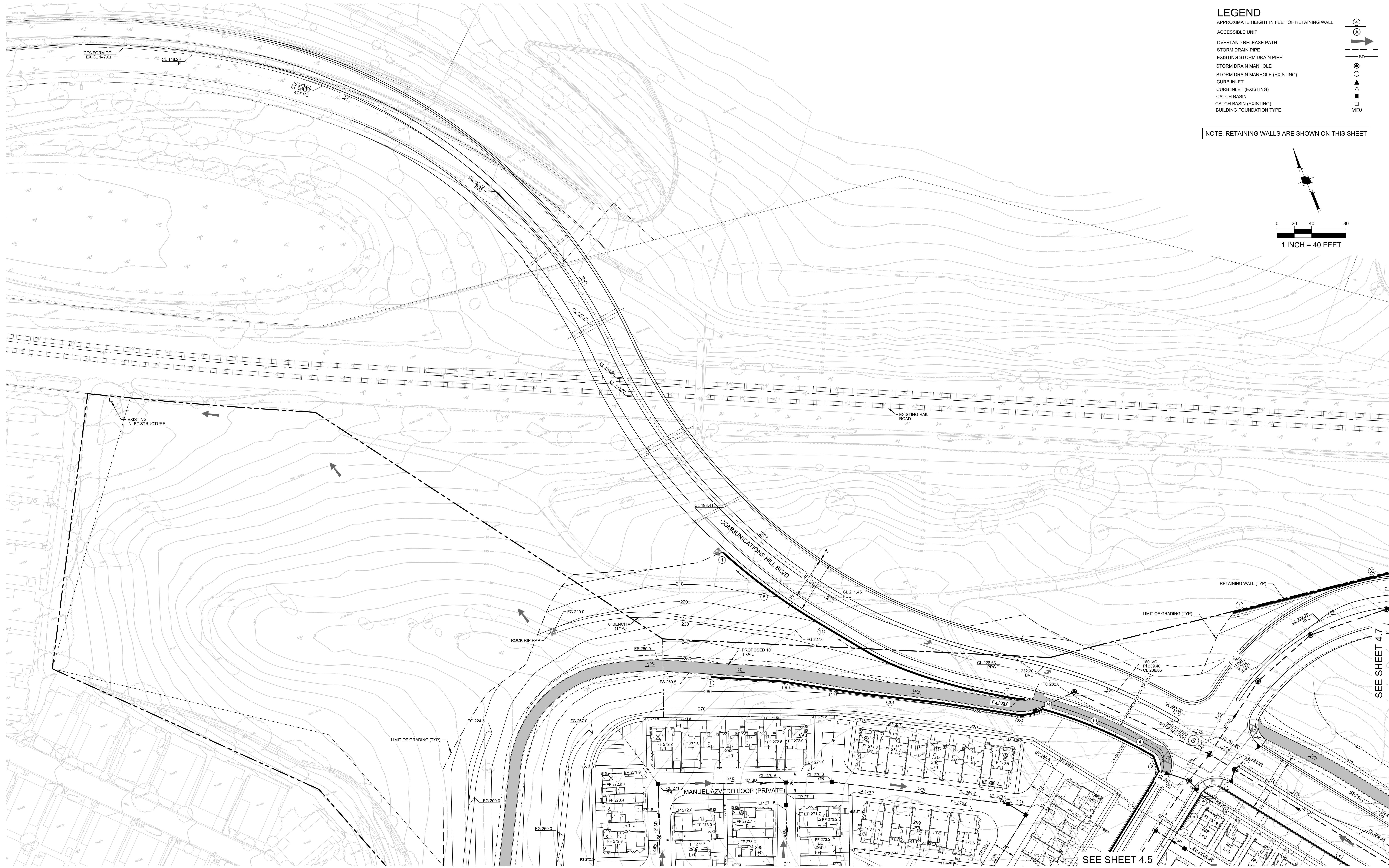
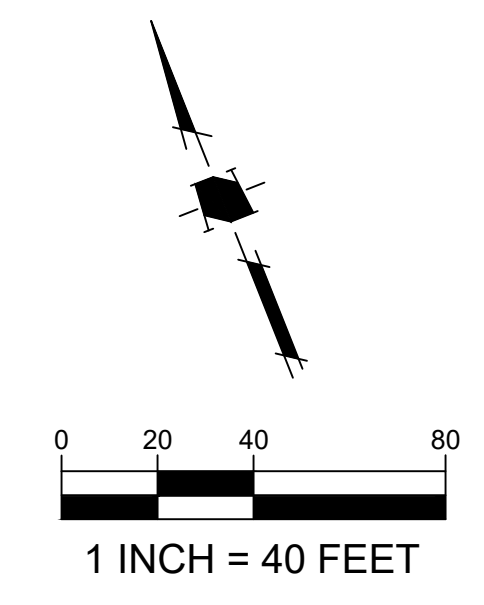
PROJECT NO:	3636.80	
CAD DWG FILE:	303680P.DWG	
DESIGNED BY:	MM/JZ	
DRAWN BY:	KV	
CHECKED BY:	DW/2EF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION

**GRADING, DRAINAGE AND
WALLS LOCATION PLAN**

- LEGEND**
- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
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 - CURB INLET (EXISTING)
 - CATCH BASIN
 - CATCH BASIN (EXISTING)
 - BUILDING FOUNDATION TYPE



NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET



SEE SHEET 4.7

SEE SHEET 4.5



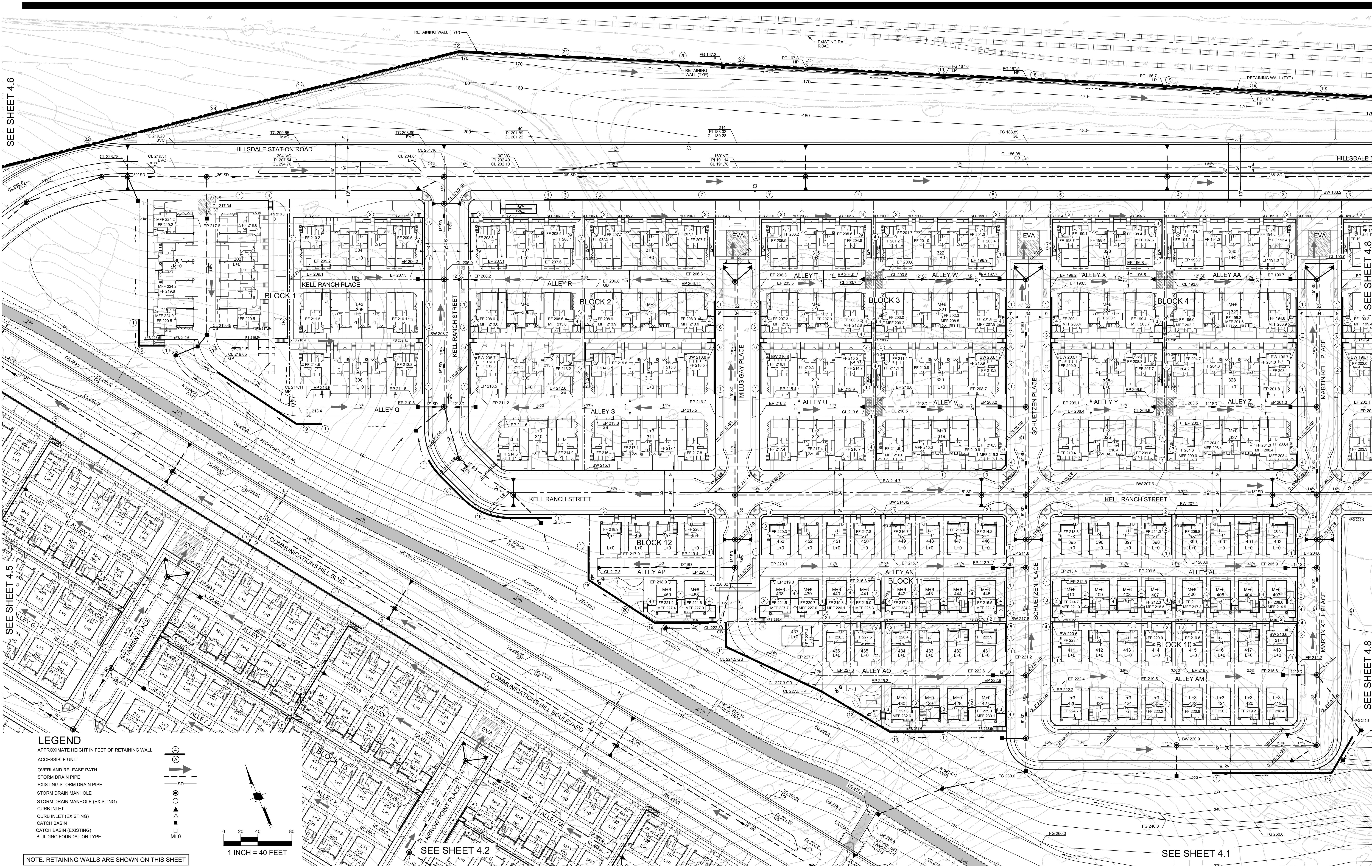
**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

PROJECT NO:	3636.80	
CAD DWG FILE:	363680P.DWG	
DESIGNED BY:	MM/JZ	
DRAWN BY:	KV	
CHECKED BY:	DW/2EF	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

**GRADING, DRAINAGE AND
WALLS LOCATION PLAN**

SEE SHEET 4.6

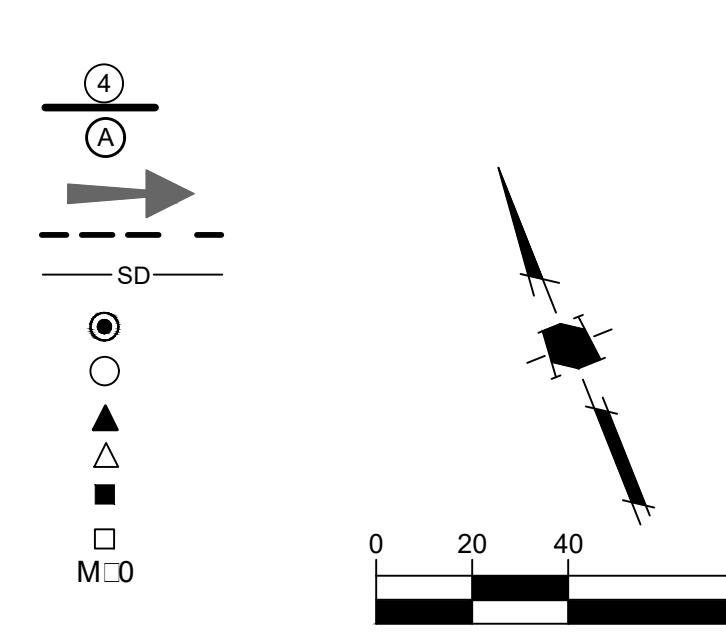
SEE SHEET 4.8



SEE SHEET 4.5

SEE SHEET 4.8

- LEGEND**
- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
 - ACCESSIBLE UNIT
 - OVERLAND RELEASE PATH
 - STORM DRAIN PIPE
 - EXISTING STORM DRAIN PIPE
 - STORM DRAIN MANHOLE
 - STORM DRAIN MANHOLE (EXISTING)
 - CURB INLET
 - CURB INLET (EXISTING)
 - CATCH BASIN
 - CATCH BASIN (EXISTING)
 - BUILDING FOUNDATION TYPE



SEE SHEET 4.2

SEE SHEET 4.1

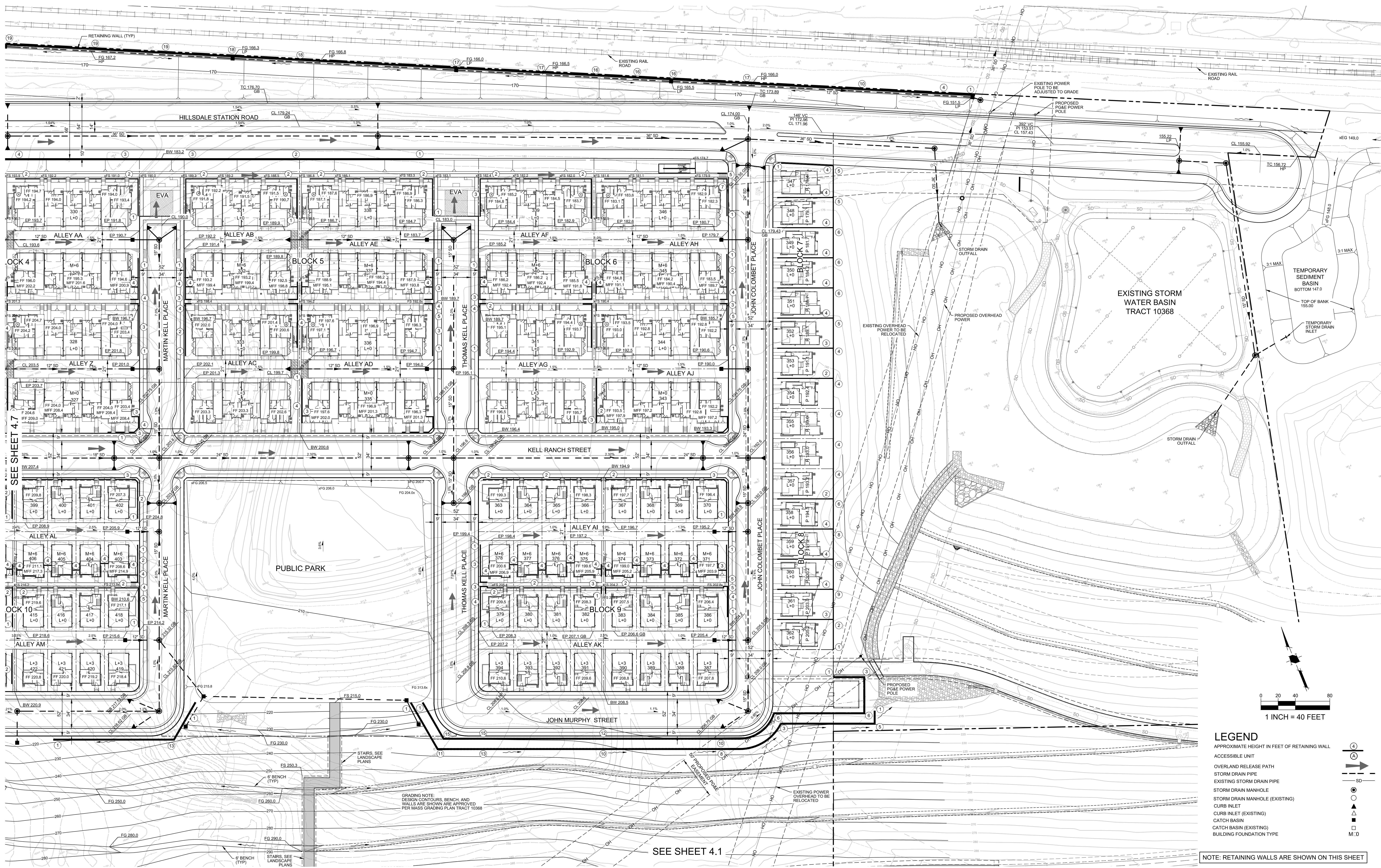
NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET



**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

PROJECT NO:	3636.80		
CAD DWG FILE:	303090P.DWG		
DESIGNED BY:	MM/JZ		
DRAWN BY:	KV		
CHECKED BY:	DW/2EF		
DATE:	APRIL 2, 2019		
NO	DATE	DESCRIPTION	SCALE:
12	2019	PER CITY COMMENTS	1" = 40'

**GRADING, DRAINAGE AND
WALLS LOCATION PLAN**



LEGEND

- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
- ACCESSIBLE UNIT
- OVERLAND RELEASE PATH
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BUILDING FOUNDATION TYPE

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

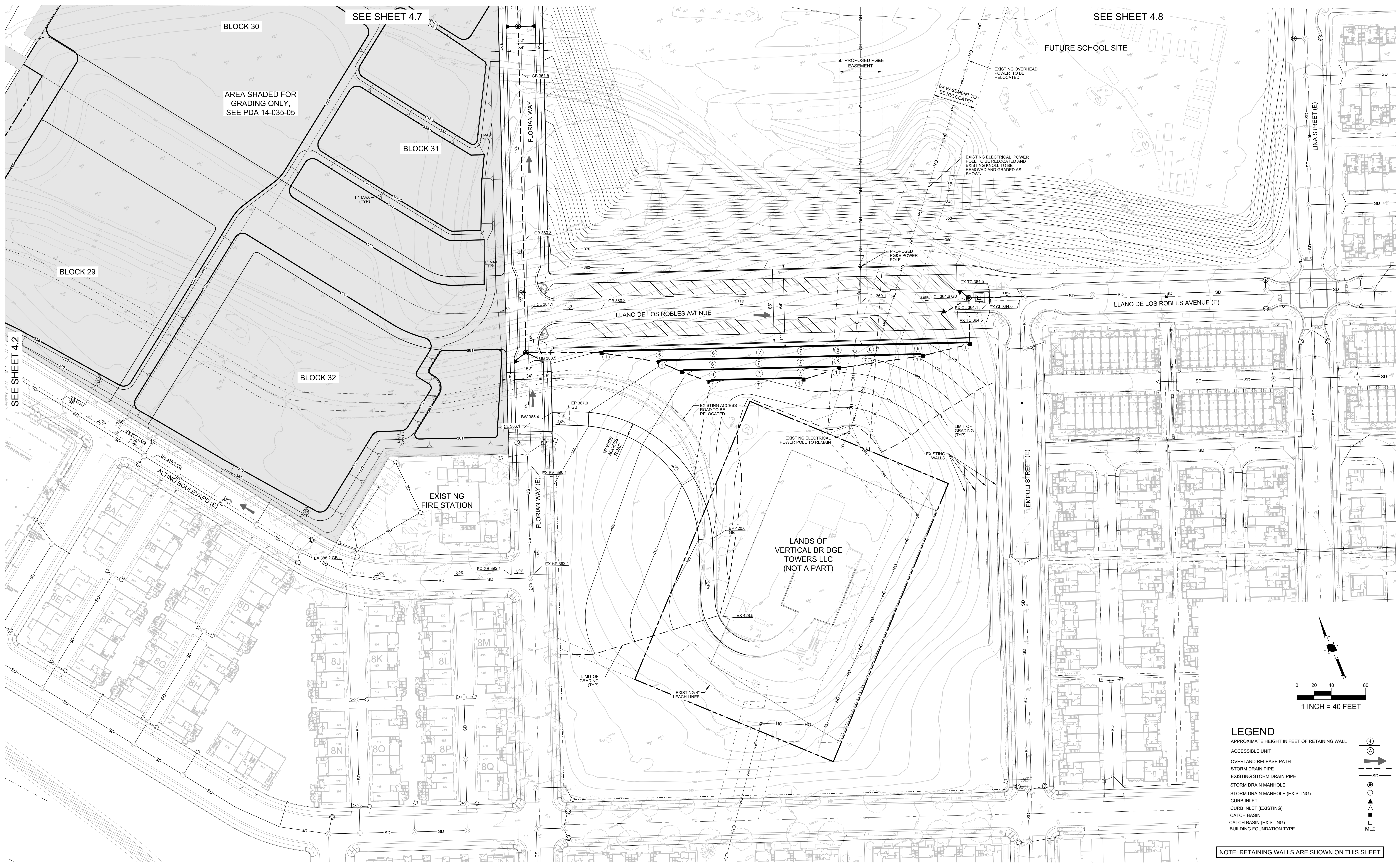


**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

PROJECT NO:	3636.80
CAD DWG FILE:	363680P.DWG
DESIGNED BY:	MM/JZ
DRAWN BY:	KV
CHECKED BY:	DW/ZEF
DATE:	APRIL 2, 2019
SCALE:	1" = 40'

**GRADING, DRAINAGE AND
WALLS LOCATION PLAN**

4.8

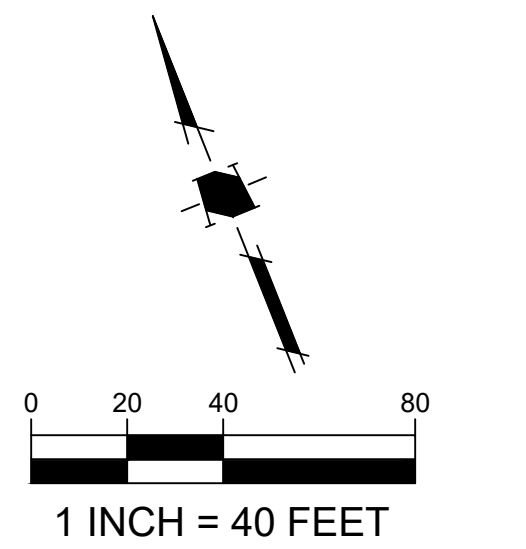


AREA SHADED FOR GRADING ONLY, SEE PDA 14-035-05

SEE SHEET 4.7

SEE SHEET 4.8

SEE SHEET 4.2



- LEGEND**
- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
 - ACCESSIBLE UNIT
 - OVERLAND RELEASE PATH
 - STORM DRAIN PIPE
 - EXISTING STORM DRAIN PIPE
 - STORM DRAIN MANHOLE
 - STORM DRAIN MANHOLE (EXISTING)
 - CURB INLET
 - CURB INLET (EXISTING)
 - CATCH BASIN
 - CATCH BASIN (EXISTING)
 - BUILDING FOUNDATION TYPE

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET



**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

PROJECT NO:	3636.80
CAD DWG FILE:	363680GP.DWG
DESIGNED BY:	MM/JZ
DRAWN BY:	KV
CHECKED BY:	DW/ZEF
DATE:	APRIL 2, 2019
SCALE:	1" = 40'

**GRADING, DRAINAGE AND
WALLS LOCATION PLAN**

4.9

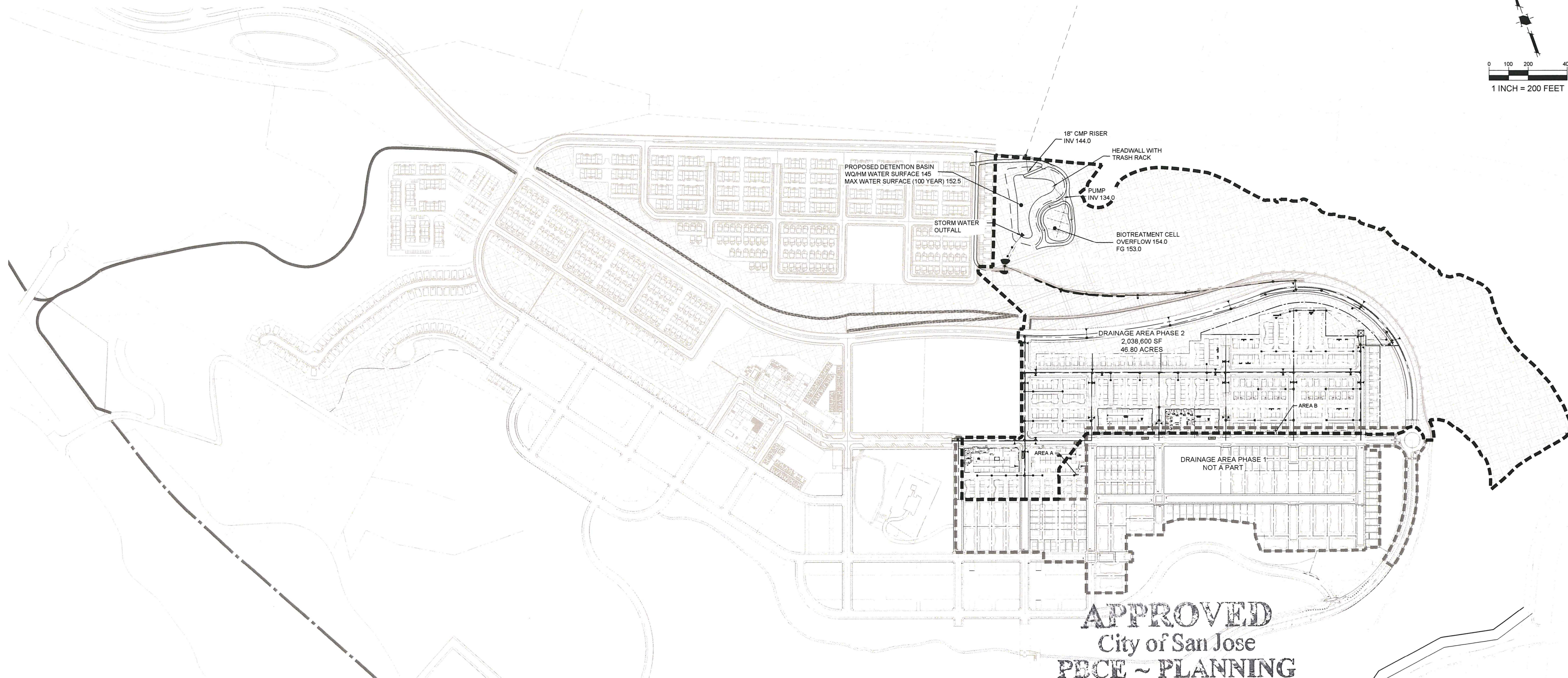
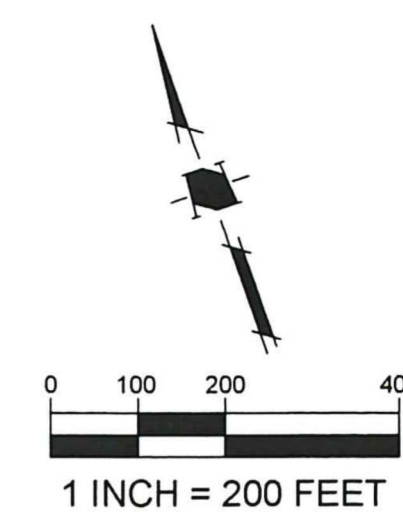


**PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-06
COMMUNICATIONS HILL - PHASE 3 & 4**

PROJECT NO:	3636.80	
CAD DWG FILE:	363680GP KNOLL 4.10.DWG	
DESIGNED BY:	MM ZJ	
DRAWN BY:	MM	
CHECKED BY:	DW ZJ	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

EXISTING KNOLL GRADING

4.10



APPROVED
City of San Jose
PBCE ~ PLANNING
By: _____
Date: _____

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
Project Phase Number: (N/A, 1, 2, 3, etc.)		Ph. 2	
Total Site (acres):	46.80	Total Area of Site Disturbed (acres):	46.80
Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed 1 (square feet)	
		Replaced ¹	New ²
Roof Areas			493,300
Parking, Driveways			41,900
Sidewalks, Patios, Paths, etc.			157,200
Streets (public)			305,700
Streets (private)			102,000
Total Impervious Surfaces:			1,100,100
Pervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed 1 (square feet)	
		Replaced ¹	New ²
Landscaped Areas			93,900
Pervious Paving			93,900
Other Pervious Surfaces (green roof, etc.) ³	2,038,600		93,900
Total Pervious Surfaces:			93,900
Total Proposed Replaced + New Impervious Surfaces:			1,100,100
Total Proposed Replaced + New Pervious Surfaces:			93,900

Regulated Project: Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface area. Additional data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to be subject to Provisions C 3.b.i.(1)(c) or C 3.b.i.(1)(d) (commonly known as "the 50% Rule").

Footnotes:

¹Proposed Replaced Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing impervious surface.

²Proposed New Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing pervious surface.

SURFACES NOT TRIBUTARY TO TREATMENT (AREA A)		Ph. 3 (a)
Impervious Surfaces		
Building, Sidewalks, Patios, Paths, etc.		22,400
Streets (public)		7,000
Total Impervious Surfaces:		29,400
Pervious Surfaces		
Total Pervious Surfaces:		5,600

SURFACES NOT TRIBUTARY TO TREATMENT (AREA B)		Ph. 3 (a)
Impervious Surfaces		
Building, Sidewalks, Patios, Paths, etc.		37,500
Streets (public)		4,500
Total Impervious Surfaces:		42,000
Pervious Surfaces		
Total Pervious Surfaces:		5,100

TCM SUMMARY TABLE						
TCM #	IDENTIFIER	DRAINAGE AREA (SF)	CUMULATIVE DRAINAGE AREA (SF)	REQUIRED TREATMENT (SF)	CUMULATIVE REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)
1	PHASE 2	2,038,600	2,038,600	39,200	39,200	244,000

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- STORM DRAIN (EXISTING)
- STORM DRAIN (PROPOSED)
- DRAINAGE AREA BOUNDARY- PHASE 2
- DRAINAGE AREA BOUNDARY- PHASE 1
- HILLSIDE AREA (SELF-TREATING AREA)
- AREA A
- AREA B

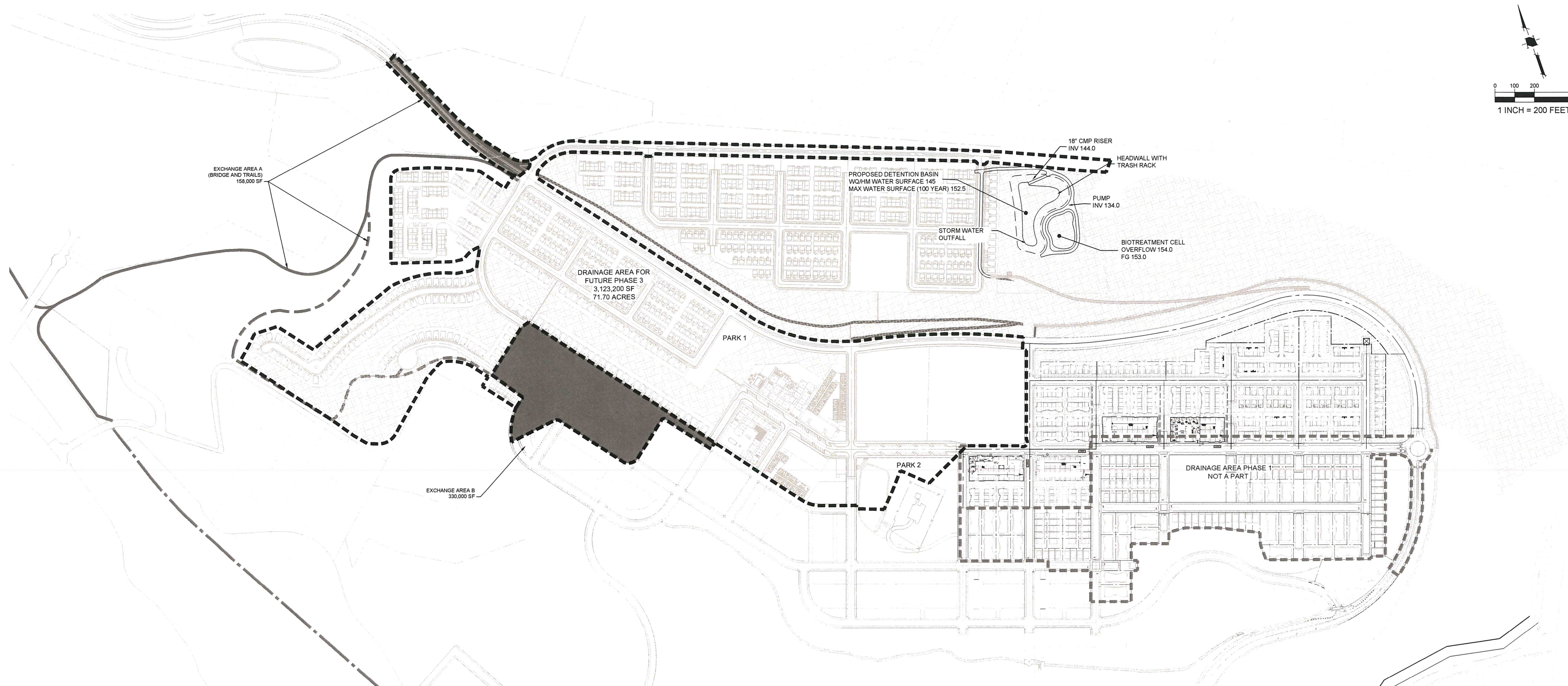
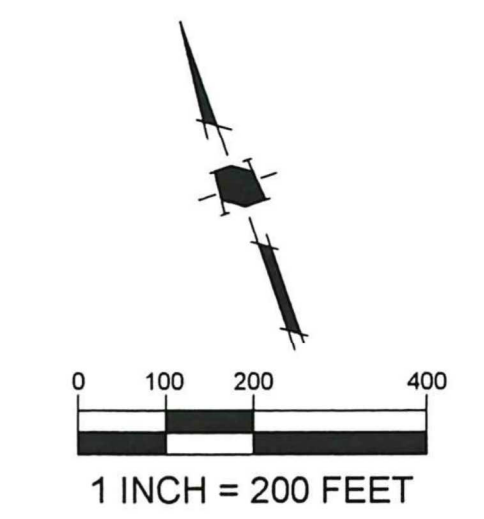


PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

PROJECT NO.	963670
CAD DWG FILE	363705W.DWG
DESIGNED BY	DW
DRAWN BY	JZ
03/16/16 PER CITY COMMENTS	CHECKED BY DW
12/9/15 PER CITY COMMENTS	DATE OCTOBER 2 2015
NO DATE DESCRIPTION	SCALE 1" = 200'

STORMWATER
CONTROL PLAN
PHASE 2

5.0



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE					
Project Phase Number: (N/A, 1, 2, 3, etc.)					SUMMARY
Total Site (acres)	118.50	Total Area of Site Disturbed (acres)		46.80	118.50
Impervious Surfaces	Proposed Condition of Site Area Disturbed 1 (square feet)				Total
	Existing Condition of Site Area Disturbed (square feet) ²	Replaced ¹	New ¹	New ²	
Road Areas	493,300	0	-	763,400	1,256,700
Parking, Driveways	41,900	0	-	173,600	215,500
Sidewalks, Patios, Paths, etc.	157,200	0	-	221,800	389,000
Streets (public)	305,700	0	-	363,300	669,000
Streets (private)	102,000	0	-	147,800	249,800
Total Impervious Surfaces:	1,100,100	0	-	1,679,900	2,780,000
Pervious Surfaces	Proposed Condition of Site Area Disturbed 1 (square feet)				Total
	Existing Condition of Site Area Disturbed (square feet) ²	Replaced ¹	New ¹	New ²	
Landscaped Areas	938,500	0	-	1,443,300	2,381,800
Pervious Paving	0	0	-	0	0
Other Pervious Surfaces (green roof, etc.)	3,123,200	0	-	1,443,300	2,381,800
Total Pervious Surfaces:	4,061,700	0	-	1,443,300	2,381,800
Total Proposed Replaced + New Impervious Surfaces:		-	-	1,679,900	-
Total Proposed Replaced + New Pervious Surfaces:		-	-	1,443,300	-
Total Impervious Surface for Phase 2 & 3:		-	-	-	2,381,800
Total Pervious Surface for Phase 2 & 3:		-	-	-	2,780,000

Regulated Project: Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface area. Additional data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to be subject to Provisions C.3.b.i.(1)(c) or C.3.b.ii.(1)(d) (commonly known as "the 50% Rule").

Footnotes:
¹Proposed Replaced Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing impervious surface.
²Proposed New Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing pervious surface.
³Existing conditions data generated from Phase 2 calculation.

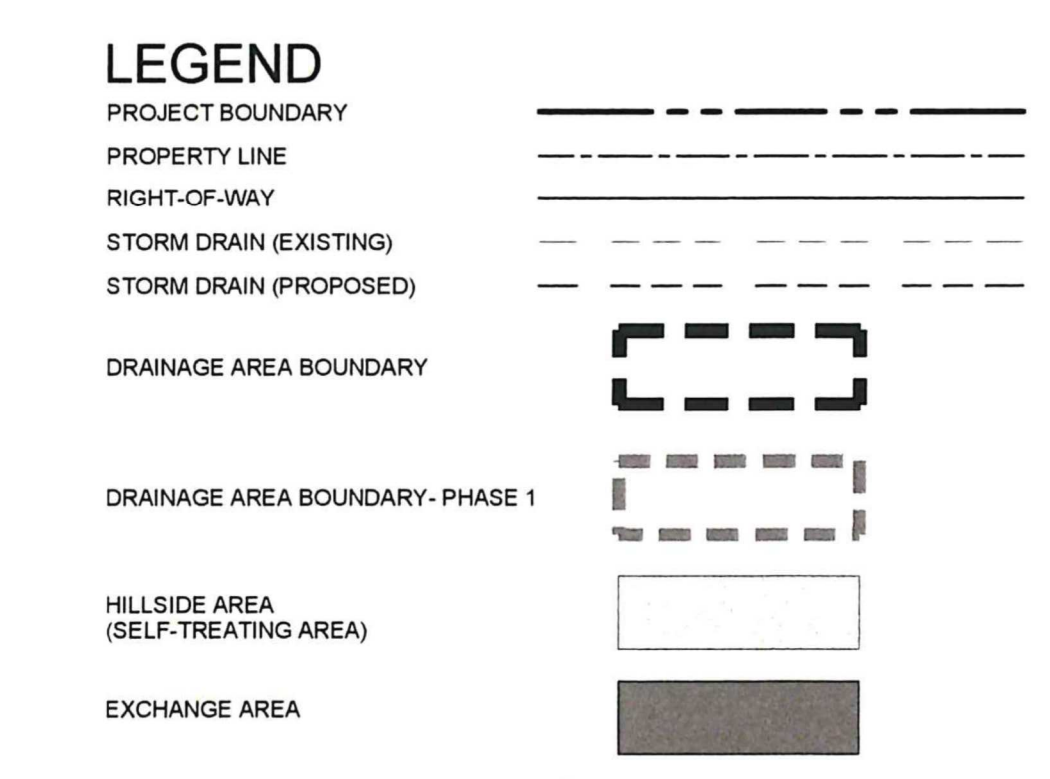
SURFACES NOT TRIBUTARY TO TREATMENT (EXCHANGE AREA A)	
Impervious Surfaces	Ph. 3 (sq ft)
Sidewalks, Patios, Paths, etc.	60,000
Streets (public)	158,000
Total Impervious Surfaces:	218,000
Pervious Surfaces	0
Total Pervious Surfaces:	0

SURFACES TRIBUTARY TO TREATMENT (EXISTING TUSCANY HILLS - EXCHANGE AREA B)	
Impervious Surfaces (75%)	Ph. 3 (sq ft)
Total Impervious Surfaces:	247,500
Pervious Surfaces (25%)	82,500
Total Pervious Surfaces:	82,500

TCM SUMMARY TABLE						
TCM #	IDENTIFIER	DRAINAGE AREA (SF)	CUMULATIVE DRAINAGE AREA (SF)	REQUIRED TREATMENT (SF)	CUMULATIVE REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)
1	PHASE 2	2,038,600	2,038,600	39,200	39,200	244,000
	PHASE 3	3,123,200	5,161,800	59,800	99,000	244,000

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 City of San Jose
 PBCE ~ PLANNING
 By: _____

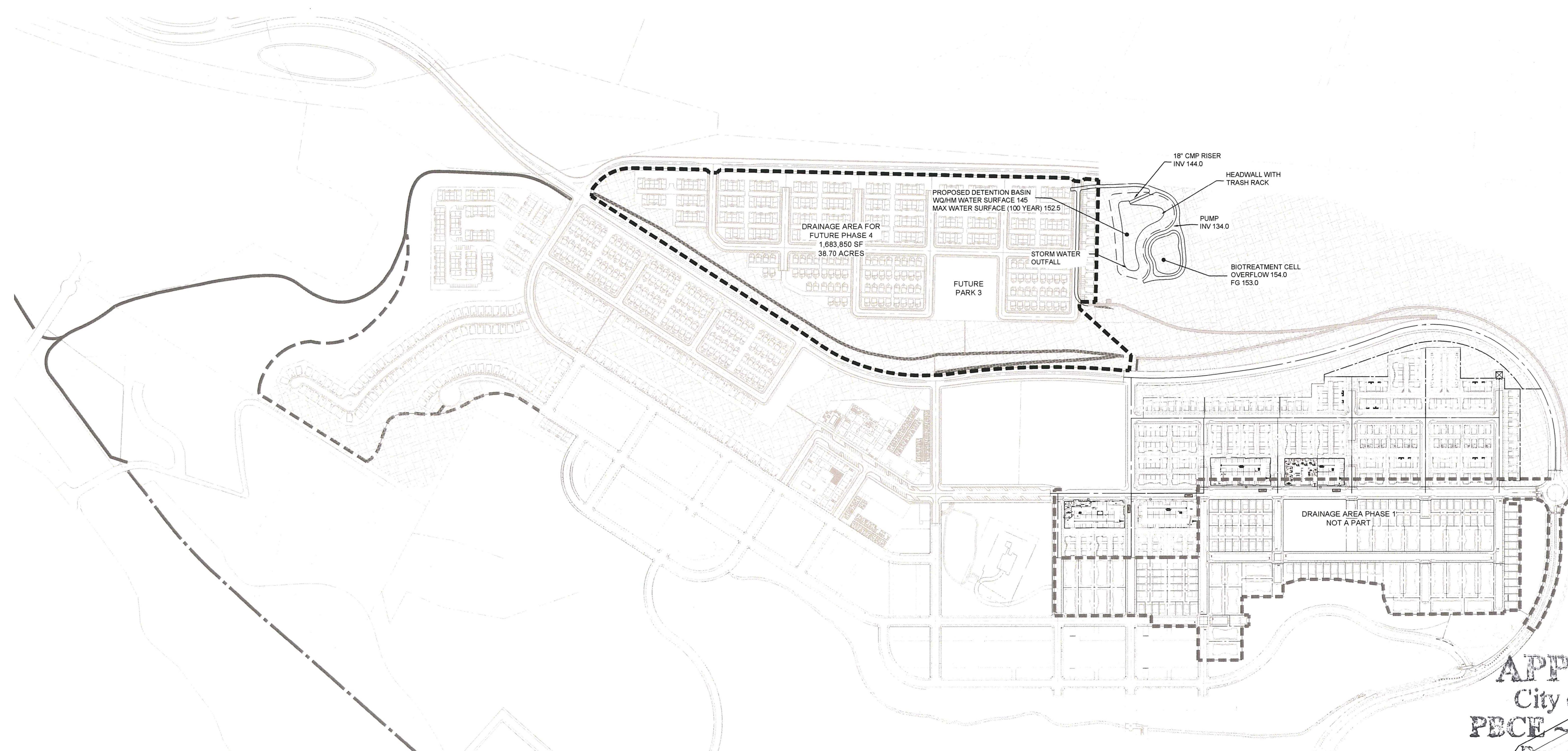
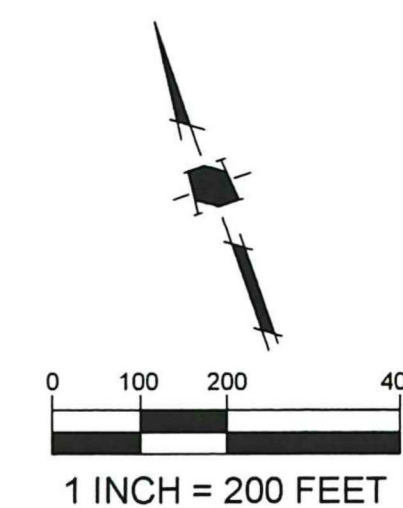
Date: _____



PLANNED DEVELOPMENT
 PERMIT AMENDMENT
 PDA14-035-03
 COMMUNICATIONS HILL - PHASE 2

PROJECT NO.	3636 70
CAD DWG FILE	363670SW.DWG
DESIGNED BY	DW
DRAWN BY	JZ
CHECKED BY	DW
DATE	OCTOBER 2, 2015
SCALE	1" = 200'

STORMWATER
 CONTROL PLAN
 PHASE 3



APPROVED
City of San Jose
PBCE - PLANNING
By: _____

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE					
	Project Phase Number: (N/A, 1, 2, 3, etc.)				SUMMARY
	Ph. 2	Ph. 3	Ph. 4	Ph. 2, 3 & 4	
Total Site (acres):	157.20				157.20
	Total Area of Site Disturbed (acres):		46.80	71.70	38.70
					157.20
Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet) ¹	Proposed Condition of Site Area Disturbed 1 (square feet)			Total
		Replace ²	New ³	New ⁴	
Roof Areas ⁵	1,226,700			418,700	1,645,400
Parking, Driveways	212,500			50,000	262,500
Sidewalks, Patios, Paths, etc.	389,000			151,600	540,600
Streets (public)	669,000			322,800	991,800
Streets (private)	249,800			115,500	365,300
Total Impervious Surfaces:	2,780,000			1,058,600	3,838,600
Pervious Surfaces	Existing Condition of Site Area Disturbed (square feet) ¹	Proposed Condition of Site Area Disturbed 1 (square feet)			Total
		Replace ²	New ³	New ⁴	
Landscaped Areas	2,381,800			625,250	3,007,050
Pervious Paving					
Other Pervious Surfaces (green roof, etc.)	1,684,030				
Total Pervious Surfaces:	4,065,830			625,250	3,007,050
Total Proposed Replaced + New Impervious Surfaces:				1,058,600	
Total Proposed Replaced + New Pervious Surfaces:				625,250	
Total Impervious Surface for Phase 2, 3 & 4:					3,007,050
Total Pervious Surface for Phase 2, 3 & 4:					3,838,600

Regulated Project: Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface area. Additional data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to be subject to Provisions C.3 b.i.(1)(c) or C.3 b.i.(1)(d) (commonly known as "the 50% Rule").

Footnotes:
¹Proposed Replaced Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing impervious surface.
²Proposed New Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing pervious surface.
³Existing conditions data generated from Phase 2 and 3 calculations.

TCM SUMMARY TABLE						
TCM #	IDENTIFIER	DRAINAGE AREA (SF)	CUMULATIVE DRAINAGE AREA (SF)	REQUIRED TREATMENT (SF)	CUMULATIVE REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)
1	PHASE 2	2,038,600	2,038,600	39,200	39,200	
	PHASE 3	3,123,200	5,161,800	58,800	98,000	244,000
	PHASE 4	1,683,850	6,845,650	33,900	132,900	

- SITE DESIGN MEASURE:**
- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
 - PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
 - DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPE AREAS.
 - PLANT TREES ADJACENT TO AND IN PARKING AREAS TO OTHER IMPERVIOUS AREAS.
- SOURCE CONTROL MEASURES:**
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
 - STORM DRAIN LABELING.
- BIOTREATMENT**
- BIOTRETENTION AREA.

Date: _____

LEGEND

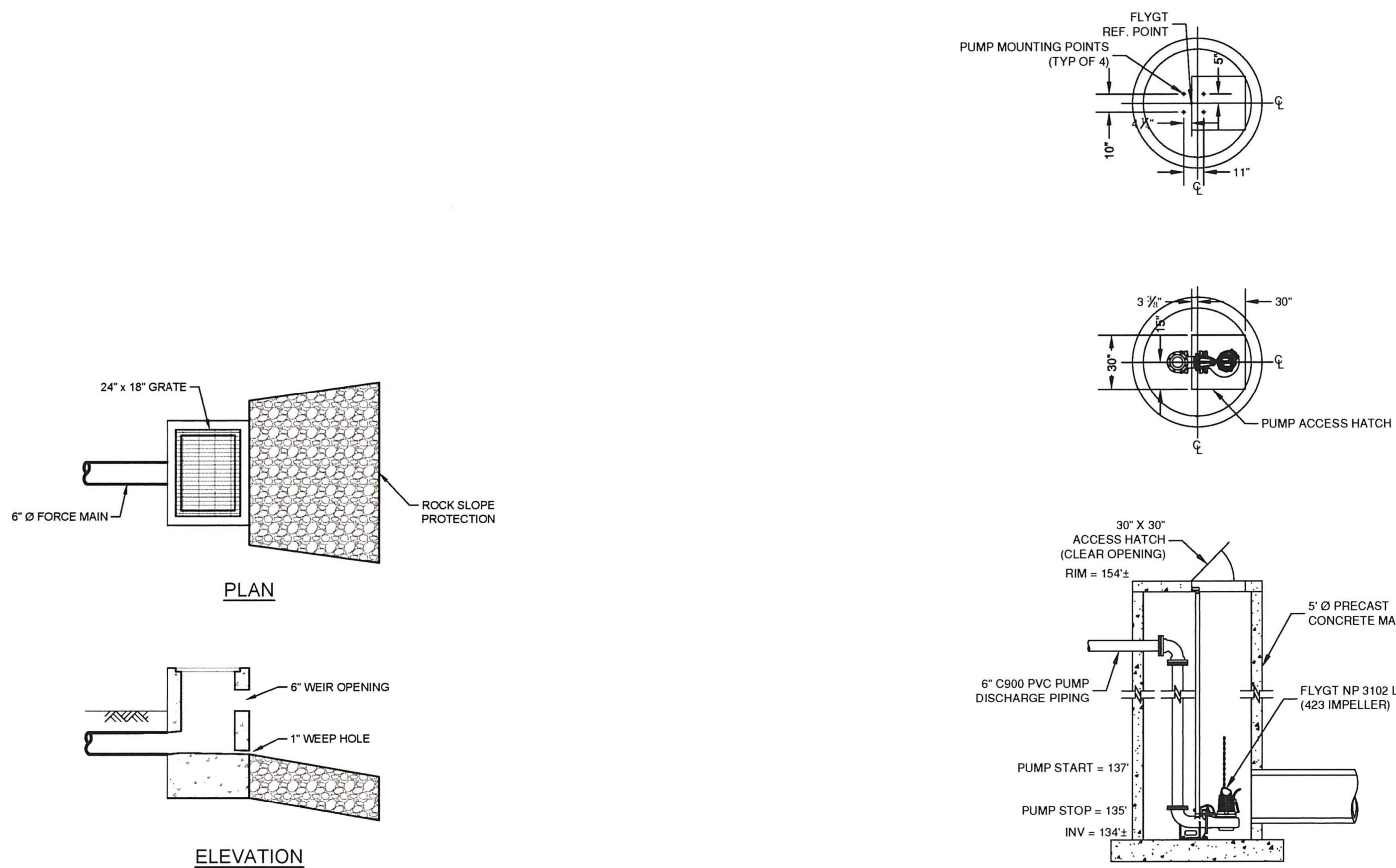
- PROJECT BOUNDARY: _____
- PROPERTY LINE: _____
- RIGHT-OF-WAY: _____
- STORM DRAIN (EXISTING): _____
- STORM DRAIN (PROPOSED): _____
- DRAINAGE AREA BOUNDARY: [Dashed Box]
- DRAINAGE AREA BOUNDARY - PHASE 1: [Dotted Box]
- HILLSIDE AREA (SELF-TREATING AREA): [Shaded Area]



PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-03
 COMMUNICATIONS HILL - PHASE 2

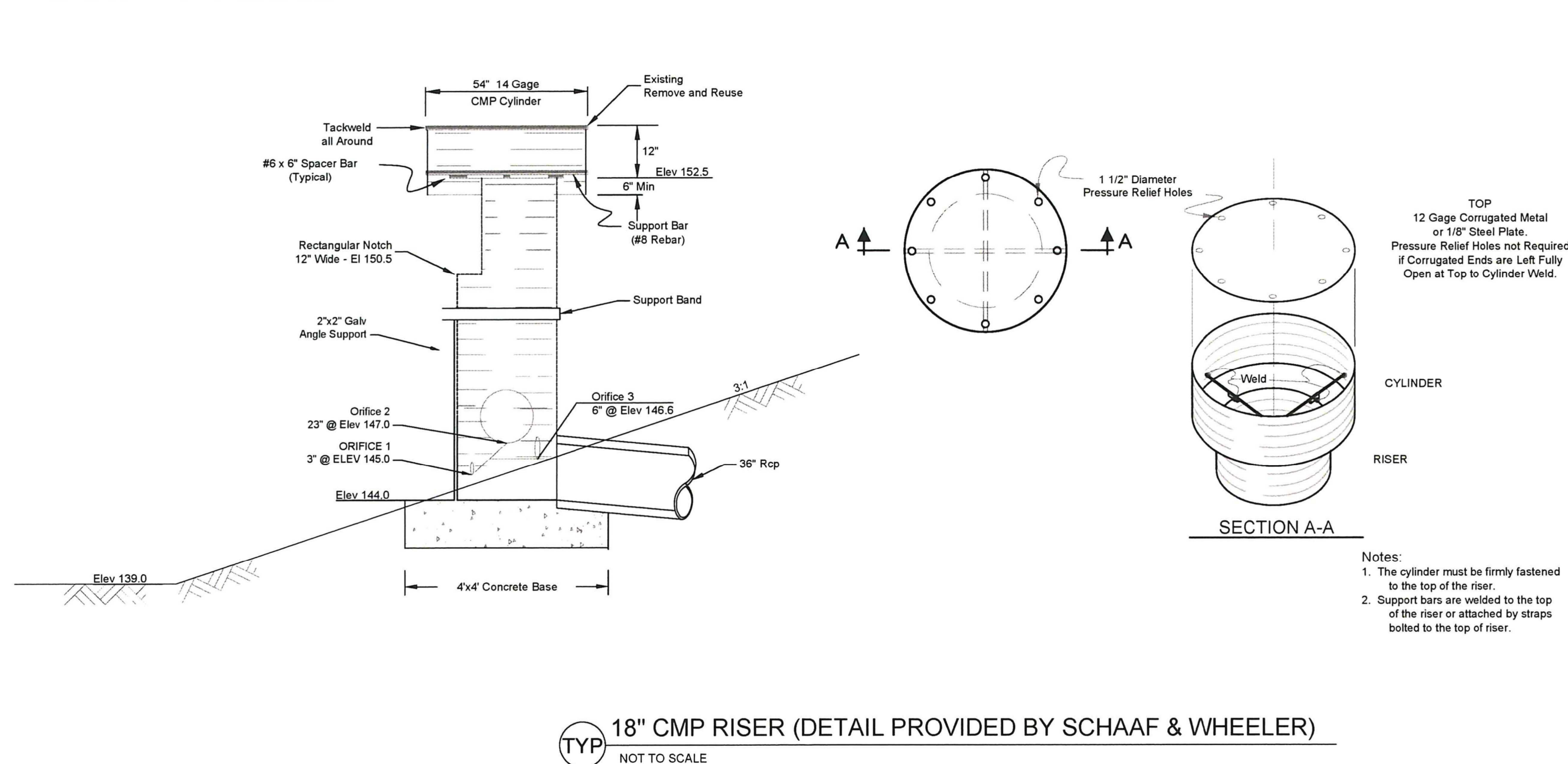
PROJECT NO.	3636 70
CAD DWG FILE	363670REV.DWG
DESIGNED BY	DW
DRAWN BY	JZ
CHECKED BY	DW
DATE	OCTOBER 2, 2015
SCALE	1" = 200'

STORMWATER CONTROL PLAN
PHASE 4



TYP OUTLET STRUCTURE
NOT TO SCALE

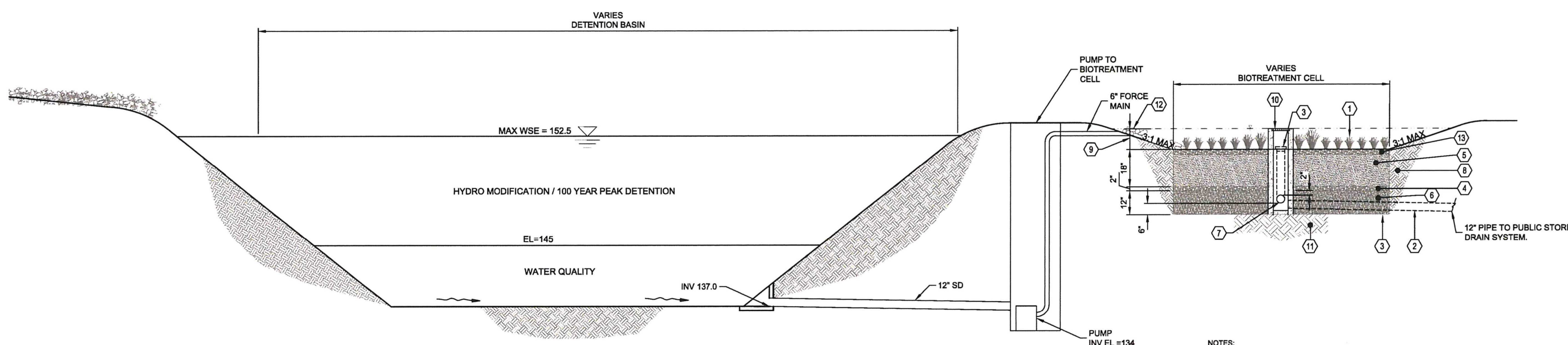
TYP PUMP (DETAIL PROVIDED BY SCHAAF & WHEELER)
NOT TO SCALE



TYP 18" CMP RISER (DETAIL PROVIDED BY SCHAAF & WHEELER)
NOT TO SCALE

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PBCE ~ PLANNING
By:

Date:



TYP BIORETENTION CROSS SECTION
NOT TO SCALE

1. SEE LANDSCAPE PLANS FOR PLANTING AND MULCH INFORMATION
2. CONNECTION TO STORM DRAIN
3. CLEANOUT BEYOND WITH CAP AT FINISHED GRADE
4. 3" DEEP PEA GRAVEL
5. BSM SOIL WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (18" DEPTH). SOIL TO CONFORM TO SOIL SPECIFICATIONS AS LISTED IN APPENDIX C OF THE CS STORMWATER HANDBOOK.
6. CLASS II PERMEABLE ROCK PER CALTRANS SPECIFICATIONS (12" MIN DEPTH)
7. PERFORATED UNDERDRAIN WITH PERFORATIONS DOWN SLOPE AT 0.5% MIN. PLACE UNDERDRAIN AT BOTTOM OF CLASS II PERMEABLE ROCK IF IMPERMEABLE LINER IS USED.
8. NATIVE GRADE OR ENGINEERED FILL
9. 12" PONDING DEPTH
10. 24"x24" OVERFLOW RISER WITH GRATED LID
11. NATIVE SOIL DO NOT COMPACT
12. PLACE 3/4" MIN DIA COBBLE 0.2' BELOW CURB OPENINGS FOR DISTANCE OF 2' EITHER SIDE OF CURB OPENINGS (TYP)
13. 3" DEEP PEA GRAVEL

- NOTES:
1. 2" LAYER OF COMPOSTED MULCH IN AREAS BETWEEN PLANTING WILL BE INSTALLED. ROCK AND COBBLE OR LARGE BARK MULCHES THAT RESIST FLYING MAY ALSO BE USED. "MICRO-BARK" AND "GORILLA HAIR" ARE NOT RECOMMENDED.
 2. COBBLES OR ROCKS WILL BE INSTALLED TO DISSIPATE FLOW ENERGY WHERE RUNOFF ENTERS THE TREATMENT MEASURE.
 3. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO CURB OPENINGS.

xylem
Let's Solve Water

NP 3102 LT 3- Adaptive 423
Technical specification

Installation: P - Semi permanent, Wet

Impeller	Discharge Flange Diameter	Shaft Diameter	Number of Blades
Standard	2.75 inch	1.50 inch	2

Motor	Model #	Rated Voltage	Rated Power	Rated Current	Rated Speed	Power Factor	Efficiency
Standard	NP3102 180 18 11-4P-10 Stp	115V	0.75 HP	4.0 A	1740 rpm	0.81	85.0 %
		230V	0.75 HP	2.0 A	1740 rpm	0.81	83.5 %

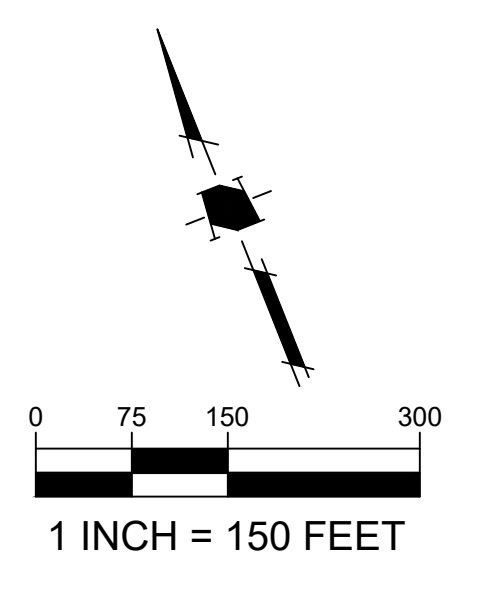
PROPOSED PUMP SPECIFICATIONS



PLANNED DEVELOPMENT
PERMIT AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

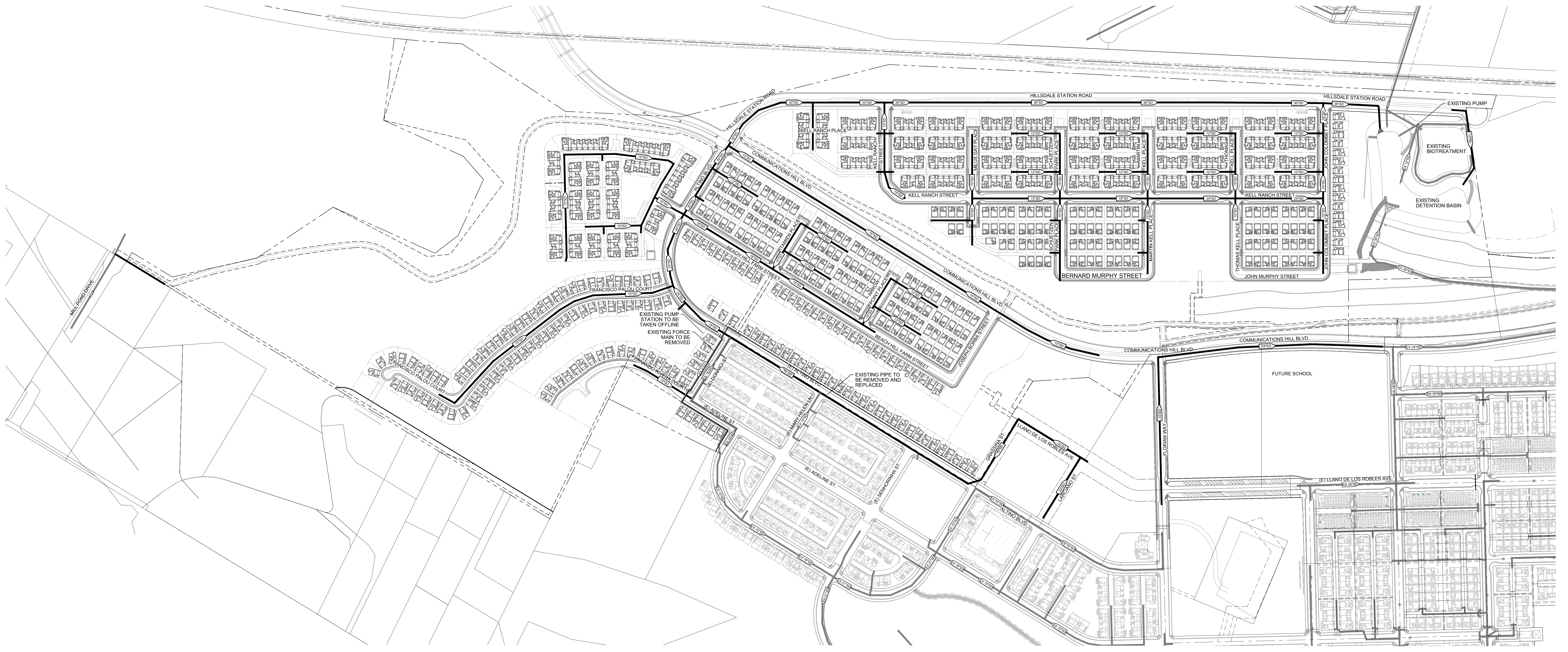
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2		CAD DWG FILE	363670B.DWG
3		DESIGNED BY	DW
4		DRAWN BY	JZ
5	10/16/15	PER CITY COMMENTS	CHECKED BY: DW
6	12/9/15	PER CITY COMMENTS	DATE: OCTOBER 2, 2015
7			SCALE: 1" = 20'

STORMWATER
CONTROL
DETAILS

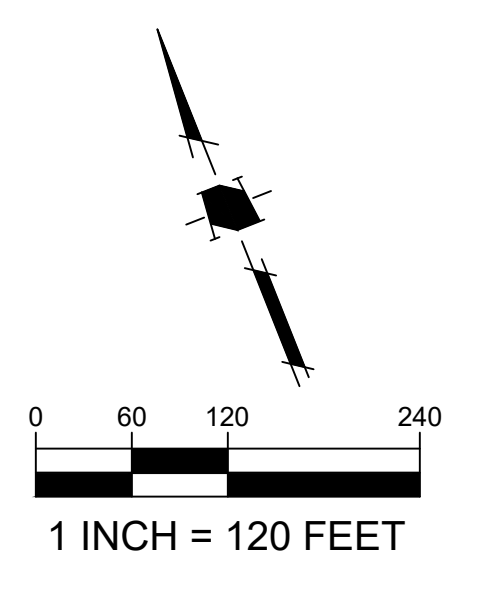


LEGEND

PROJECT BOUNDARY	-----
PROPERTY LINE	-----
RIGHT-OF-WAY	-----
PROPOSED STORM DRAIN LINE	=====
EXISTING STORM DRAIN LINE	=====

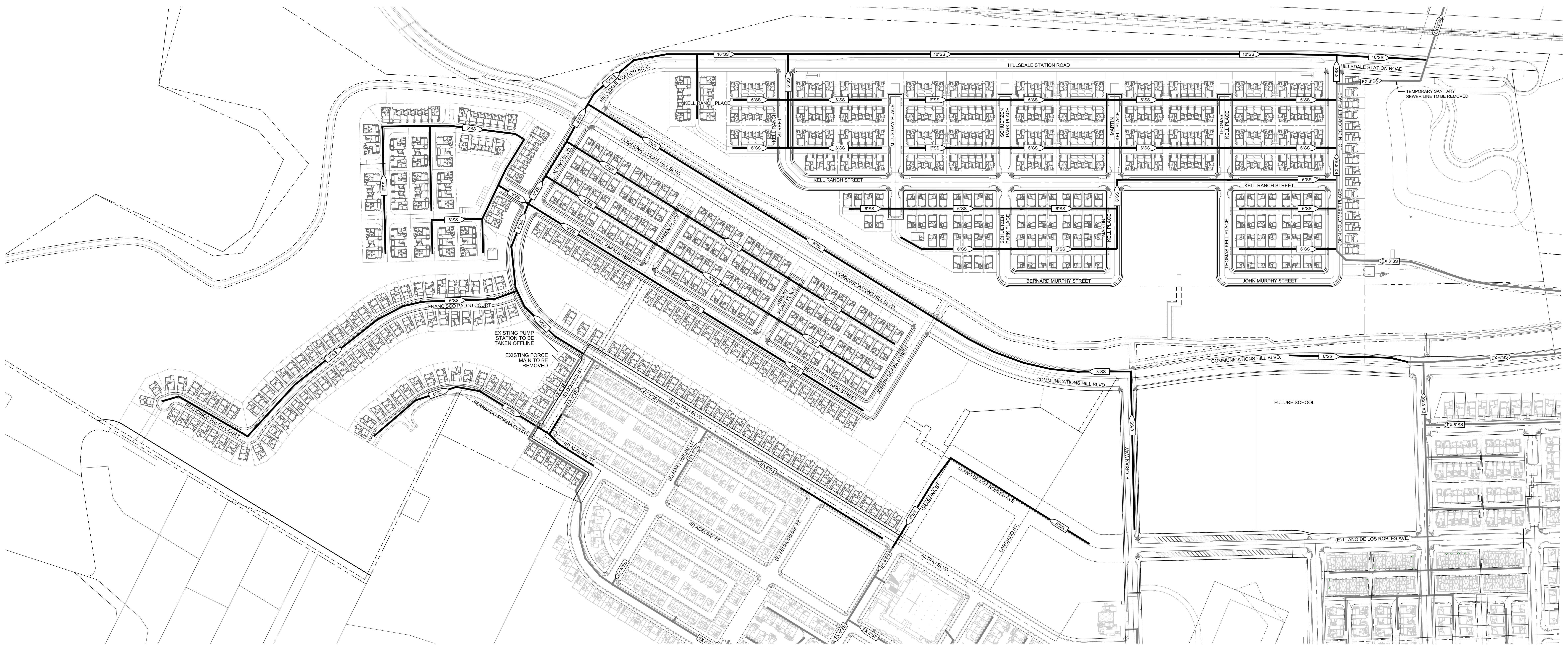


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CAD DWG FILE:	363680/UP.DWG	
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DRAWN BY:	HG	
CHECKED BY:	ZEF	
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12	20-19	PER CITY COMMENTS

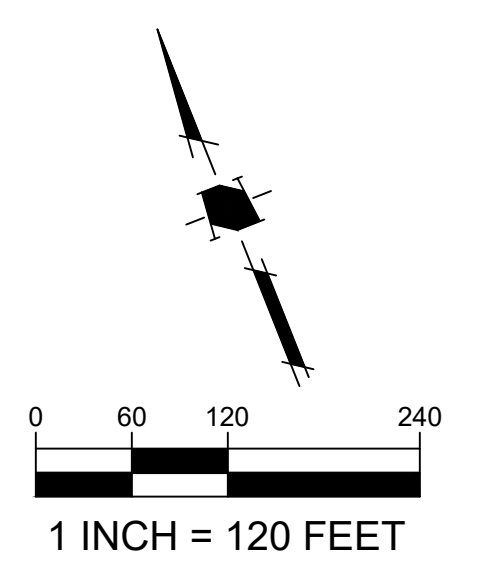


LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
RIGHT-OF-WAY	---
PROPOSED SANITARY SEWER LINE	---
EXISTING SANITARY SEWER LINE	---

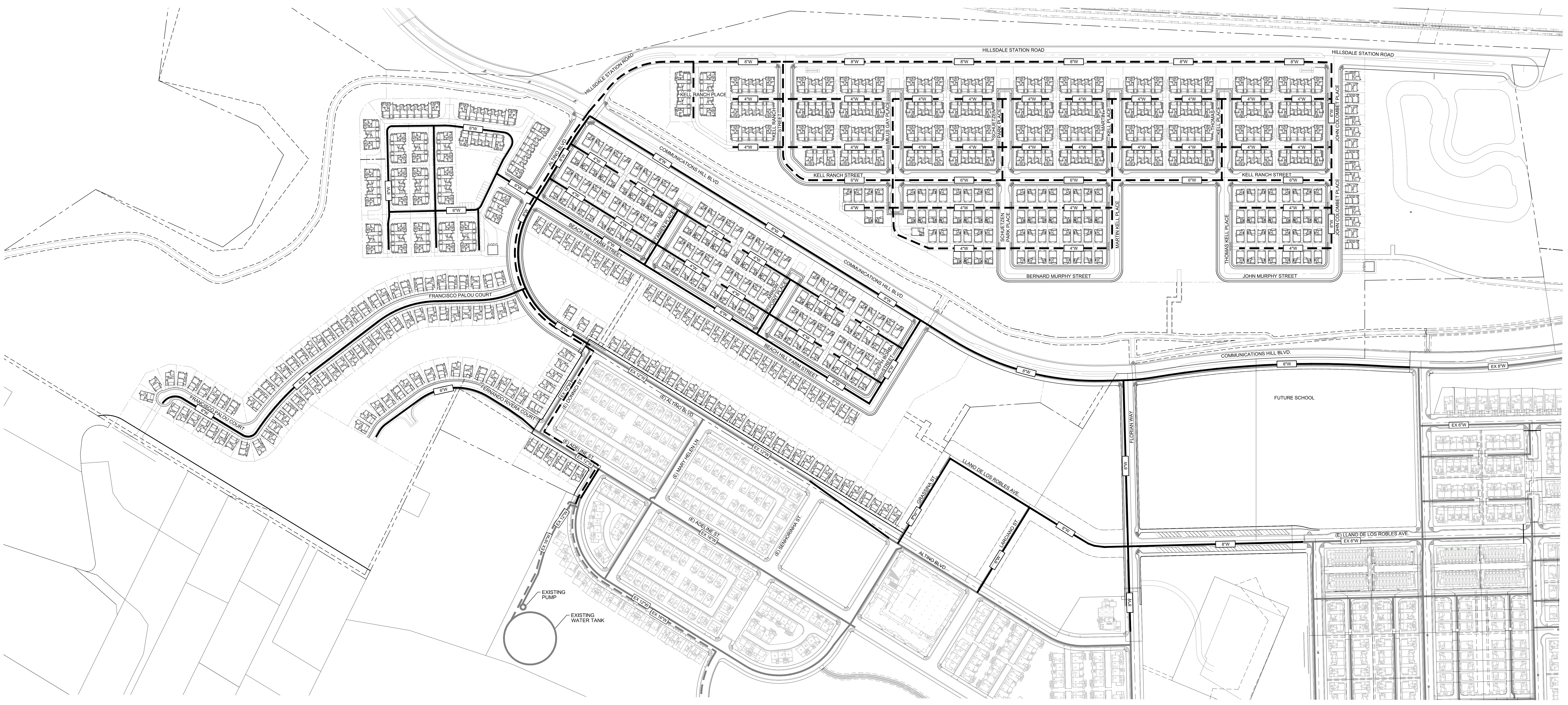


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DRAWN BY:	HG	
CHECKED BY:	ZEF	
DATE:	APRIL 2, 2019	
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NO	DATE	DESCRIPTION
12	2019	PER CITY COMMENTS

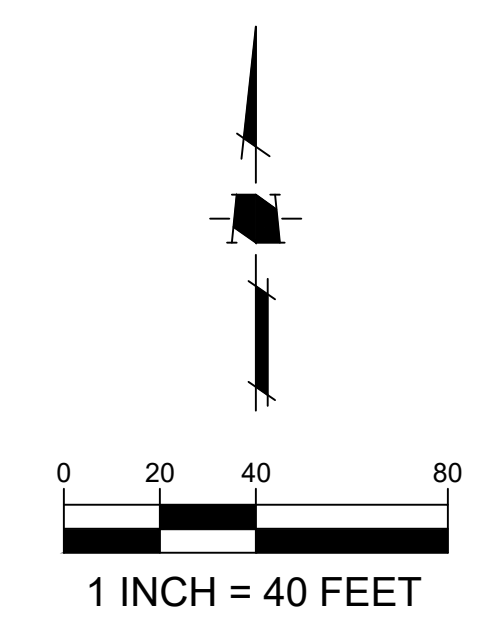
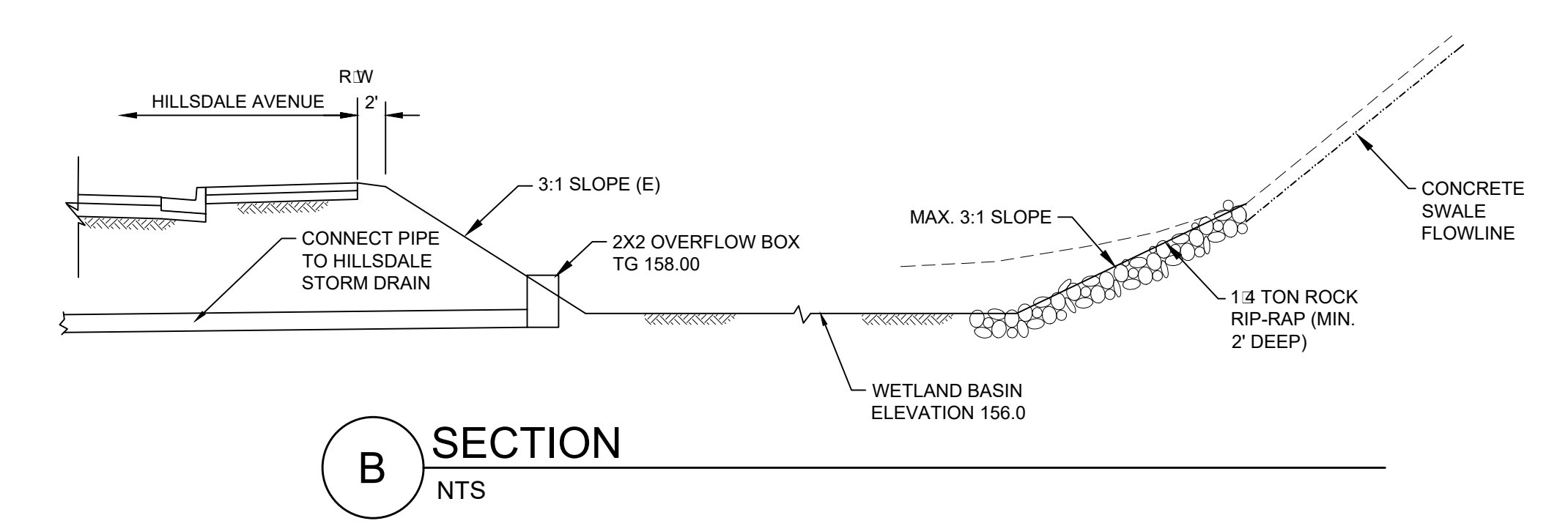
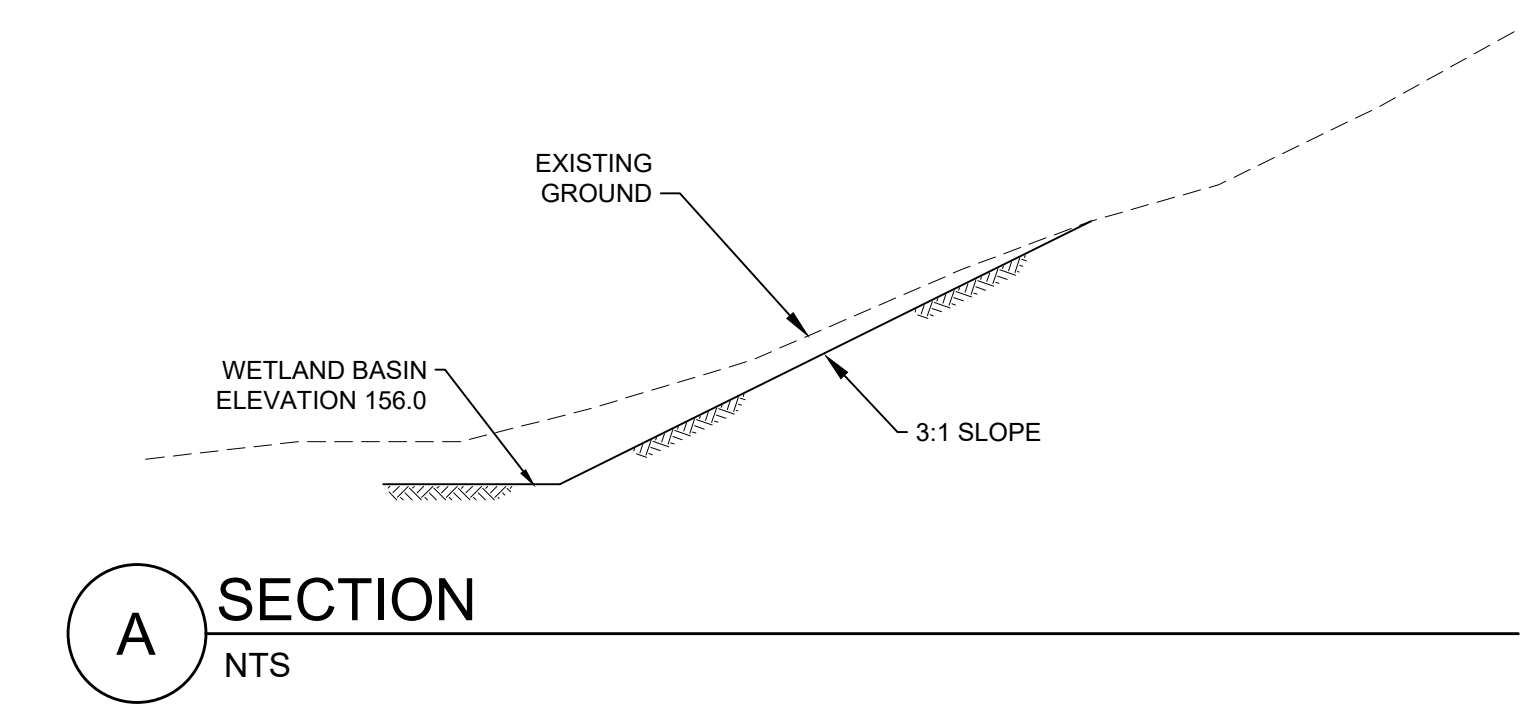
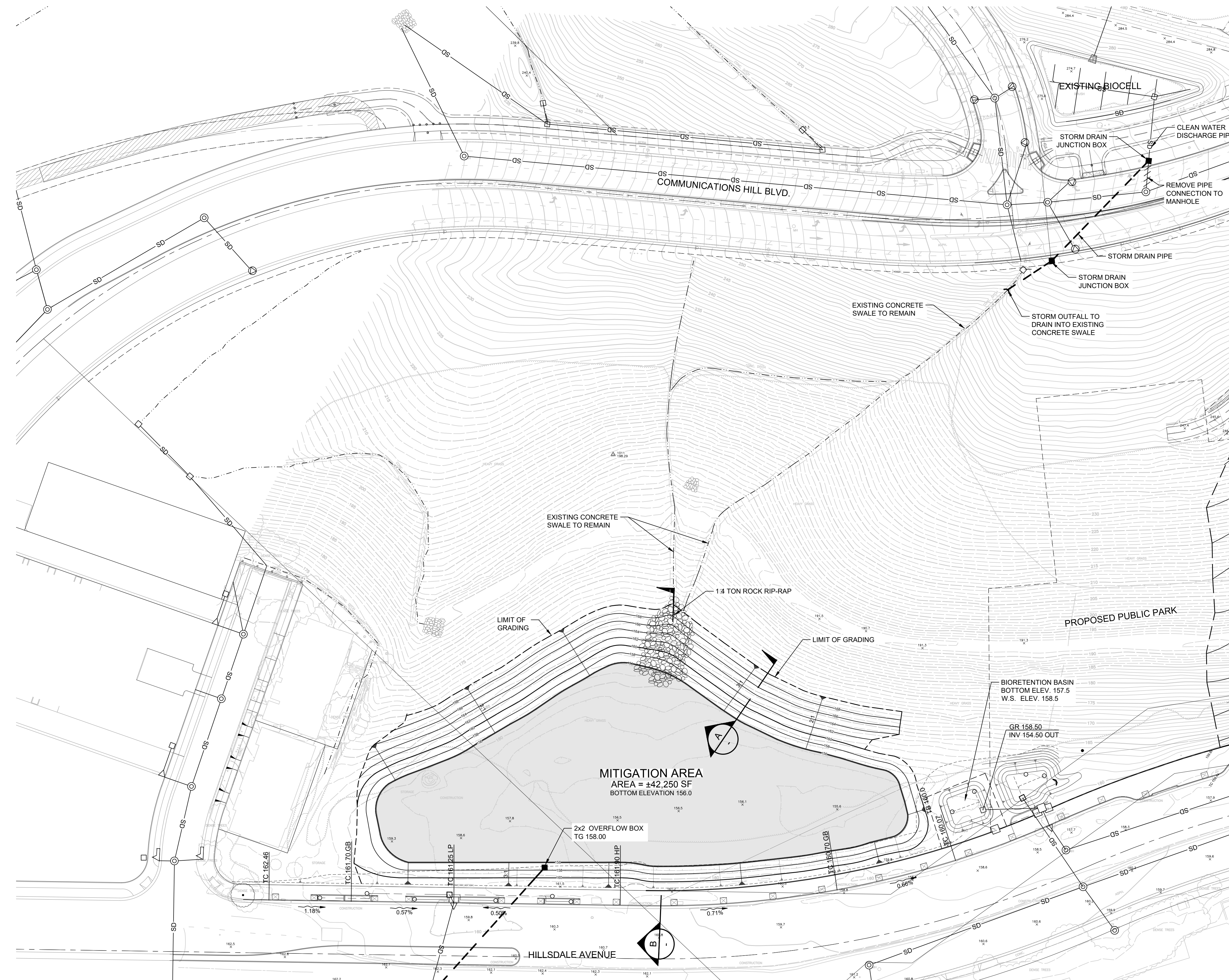


LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
RIGHT-OF-WAY	---
PROPOSED HIGH PRESSURE WATER LINE (ELEVATION ABOVE 270 FEET)	---
PROPOSED LOW PRESSURE WATER LINE (ELEVATION BELOW 270 FEET)	---
EXISTING WATER LINE (HIGH PRESSURE ZONE)	---
EXISTING WATER LINE (LOW PRESSURE ZONE)	---



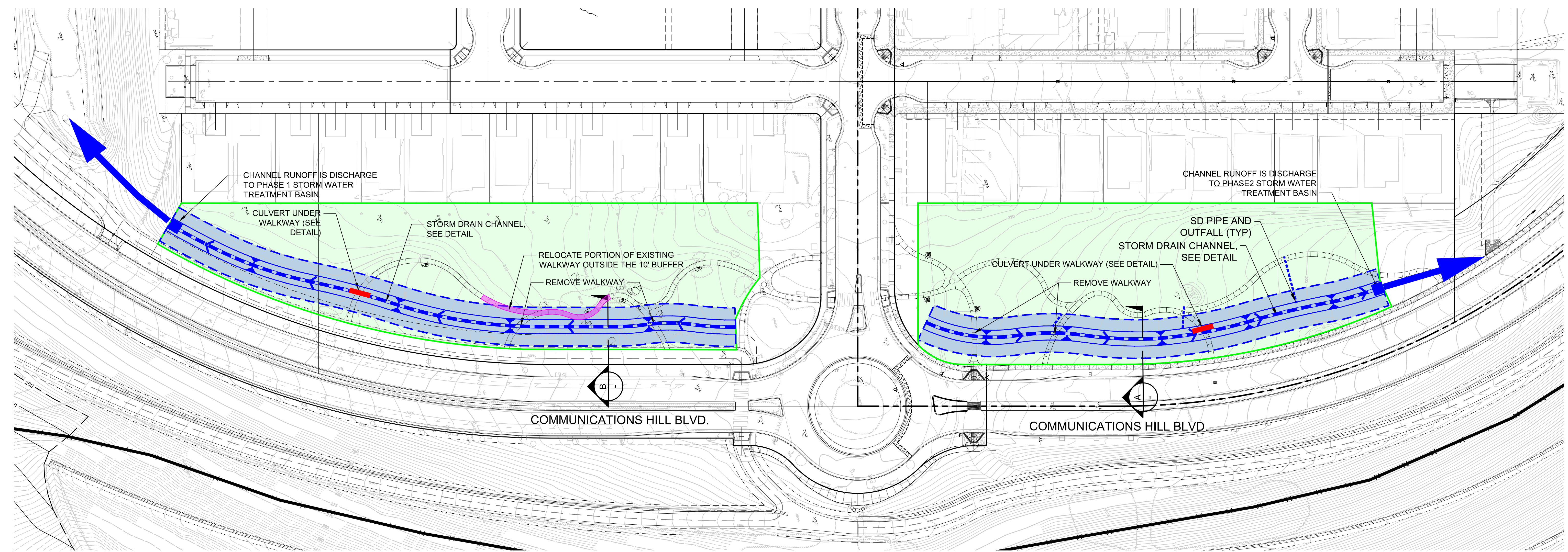
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CAD DWG FILE:	363680.P/DWG	
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NO	DATE	DESCRIPTION
12	12-20-19	PER CITY COMMENTS



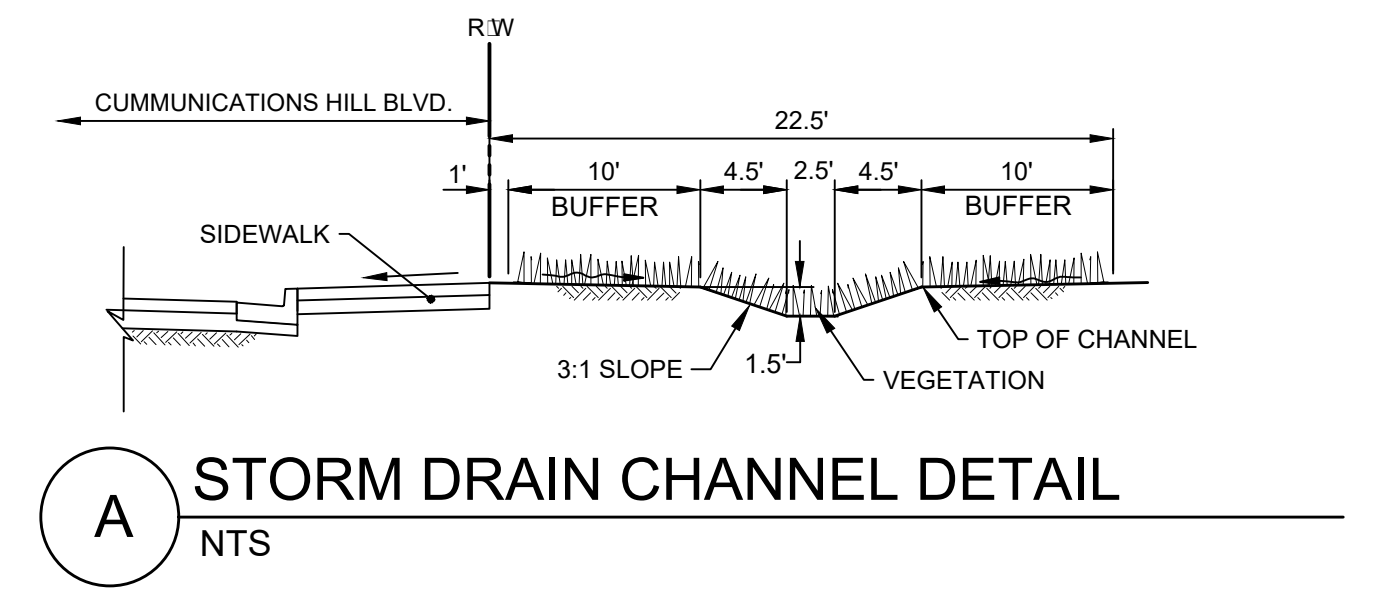
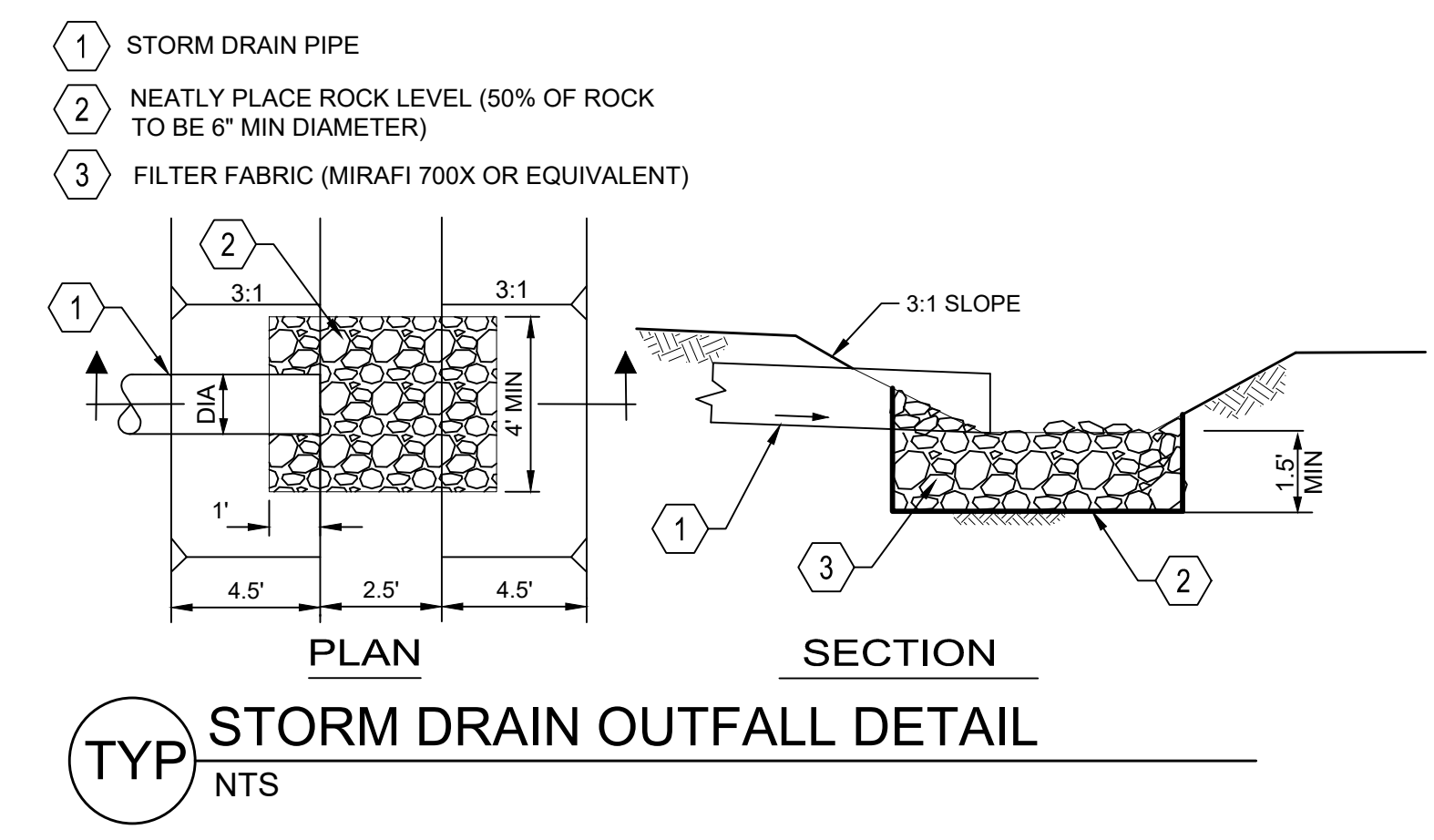
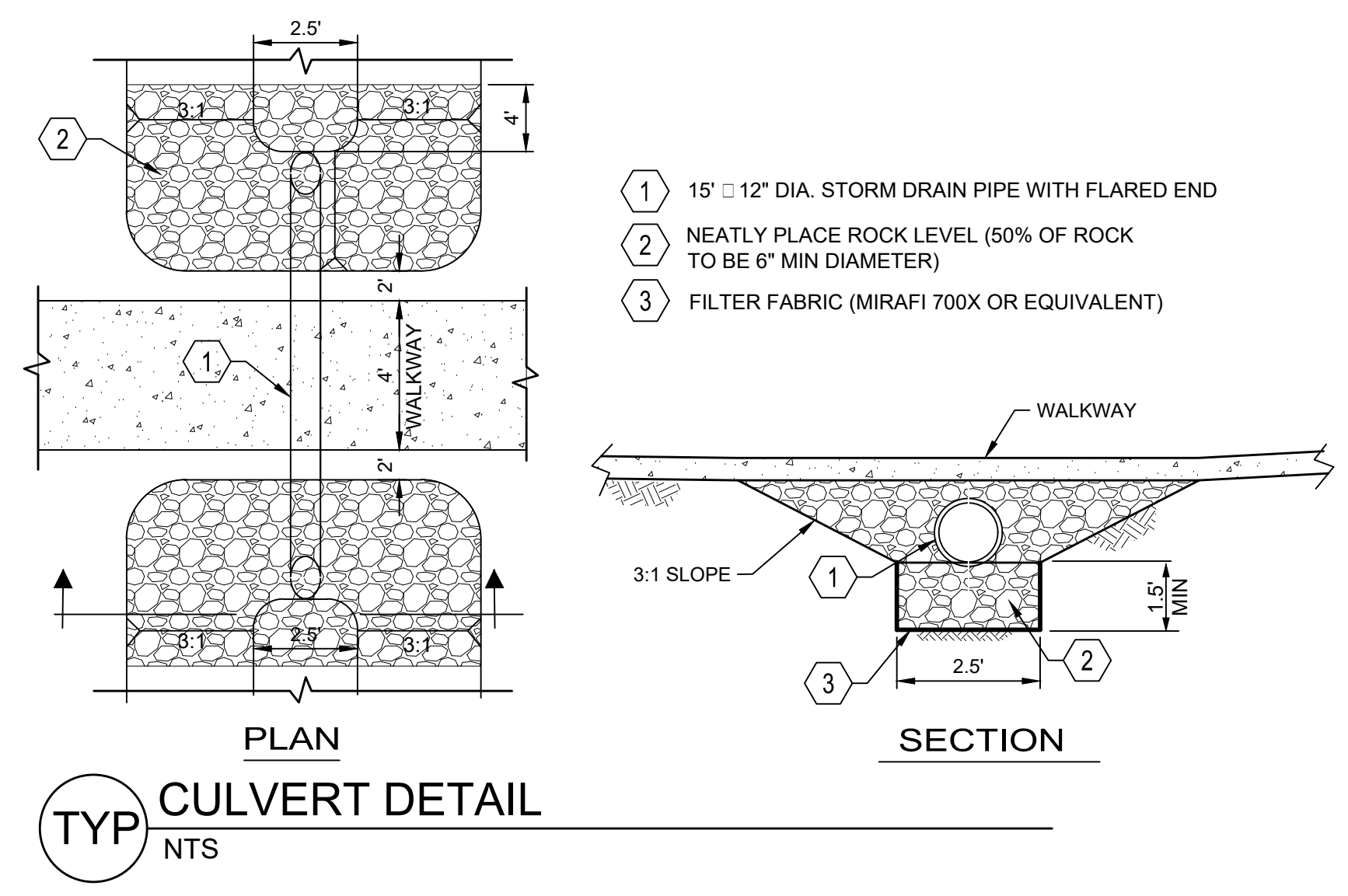
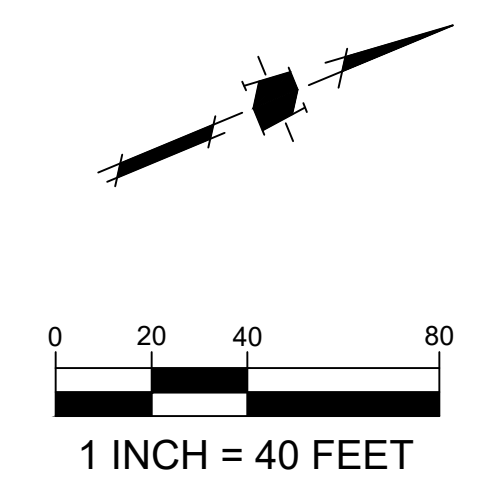
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PERMIT AMENDMENT
PDA14-035-06**
COMMUNICATIONS HILL - PHASE 3 & 4

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DESIGNED BY:	MM ZJ	
DRAWN BY:	MM	
CHECKED BY:	DW ZJ	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

**MITIGATION AREA,
STORM BASIN**



- NOTES:**
- ALL LANDSCAPE STORM DRAIN INLETS TO BE CONNECTED TO PIPE AND OUTFALL INTO THE STORM DRAIN CHANNEL
 - TOTAL LENGTH OF STORM DRAIN CHANNEL IS 855 LF
 - TOTAL LENGTH OF CULVERT IS 30'



PROJECT NO:	3636.80	
CAD DWG FILE:	363680GRP3-6.4.DWG	
DESIGNED BY:	MM ZJ	
DRAWN BY:	MM	
CHECKED BY:	DW ZJ	
DATE:	APRIL 2, 2019	
SCALE:	1" = 40'	
NO	DATE	DESCRIPTION
12/20/19		PER CITY COMMENTS

COMMUNICATIONS HILL - PHASE 3 & 4 SAN JOSE, CA

PLANNING SUBMITTAL (ARCHITECTURAL ONLY)

SHEET INDEX

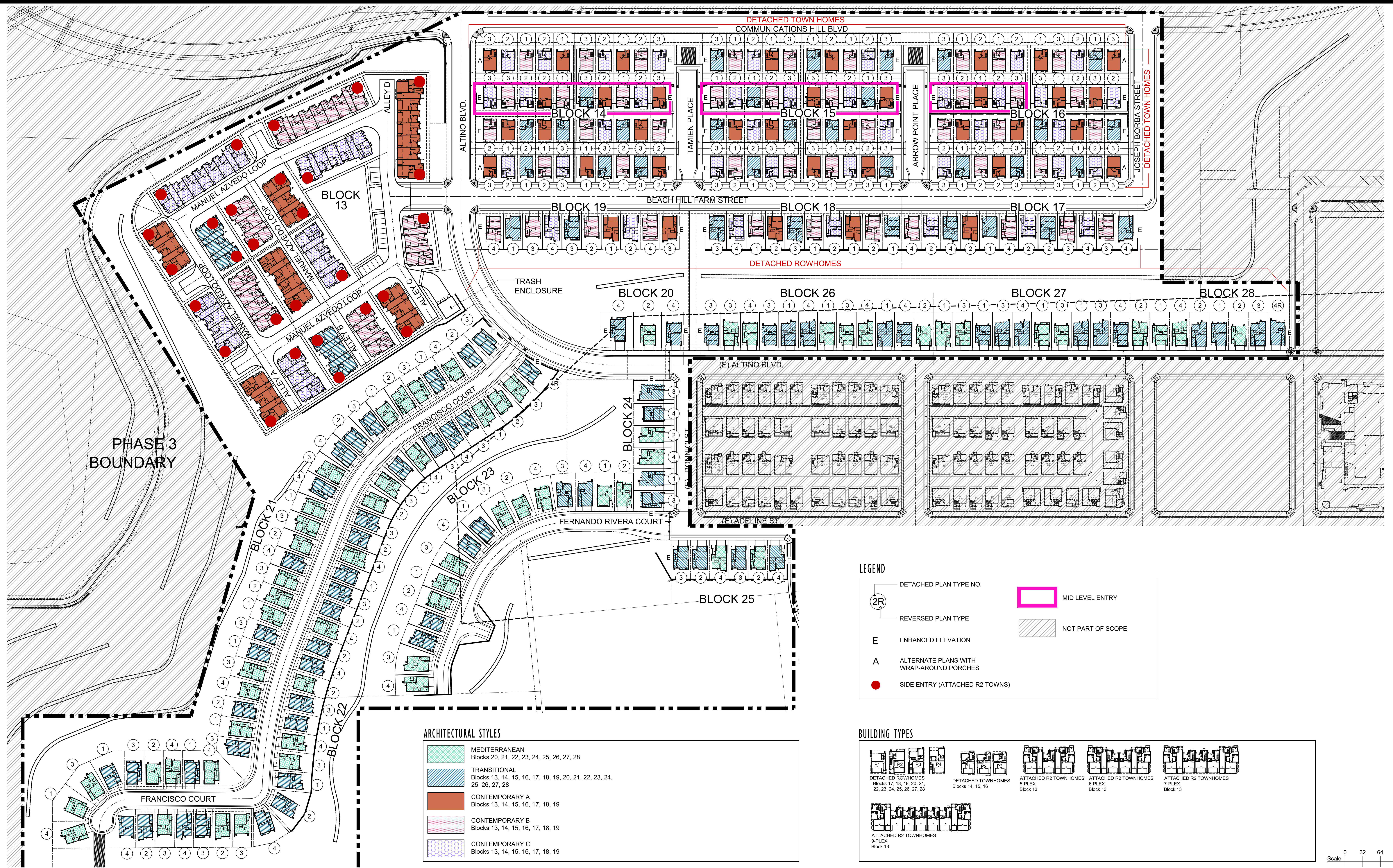
SHEET NUMBER	SHEET TITLE										
	PD ENTITLEMENT PACKAGE: 0-GENERAL										
7-0.0	SHEET INDEX	7-12.1	PLAN 2 CONTEMPORARY B - COLOR OPTION 2	8-3.1	PLAN 1 CONTEMPORARY A - GL - COLOR OPTION 2	8-13.1	PLAN 2 INDUSTRIAL A - ALTERNATE- GL - COLOR OPTION 1	9-6.0	5-PLEX TRANSITIONAL - GL - MEZZ - COLOR OPT. 1	9-23.0	9- PLEX- CONTEMPORARY A- GL- NO MEZZ - SE - COLOR OPT. 1
7-0.1	ARCHITECTURAL SITE PLAN- PHASE 3	7-13.0	PLAN 2 CONTEMPORARY C - COLOR OPTION 1	8-3.2	PLAN 1 CONTEMPORARY A - ML - COLOR OPTION 1	8-13.2	PLAN 2 INDUSTRIAL A - GL - COLOR OPTION 2	9-6.1	5-PLEX TRANSITIONAL - GL - MEZZ - COLOR OPT. 2	9-23.1	9- PLEX- CONTEMPORARY B - GL- NO MEZZ - SE - COLOR OPT. 1
7-0.2	ARCHITECTURAL SITE PLAN- PHASE 4	7-13.1	PLAN 2 CONTEMPORARY C - COLOR OPTION 2	8-3.3	PLAN 1 CONTEMPORARY A - ML - COLOR OPTION 2	8-14.0	PLAN 3 - GL	9-6.2	5-PLEX TRANSITIONAL - GL - NO MEZZ - SE - COLOR OPT. 1	9-23.2	9- PLEX- CONTEMPORARY C - GL- NO MEZZ - SE - COLOR OPT. 1
7-0.3	UNIT MIX & FLOOR PLAN CALCULATIONS - PHASE 3 & 4	7-14.0	PLAN 2 MEDITERRANEAN - COLOR OPTION 1	8-4.0	PLAN 1 CONTEMPORARY B - GL - COLOR OPTION 1	8-14.1	PLAN 3 - ML	9-6.3	5-PLEX TRANSITIONAL - GL - NO MEZZ - SE - COLOR OPT. 2		PD ENTITLEMENT PACKAGE: 10- MATERIALS
7-0.4	ACCESSIBILITY ARCHITECTURAL SITE PLAN	7-14.1	PLAN 2 MEDITERRANEAN - COLOR OPTION 2	8-4.1	PLAN 1 CONTEMPORARY B - GL - COLOR OPTION 2	8-15.0	PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 1	9-7.0	5-PLEX INDUSTRIAL C- GL- MEZZ - COLOR OPT. 1	10-1.0	MATERIAL BOARD - CON A
7-0.5	TRASH ENCLOSURE - PHASE 3 & 4	7-15.0	PLAN 2 TRANSITIONAL - COLOR OPTION 1	8-4.2	PLAN 1 CONTEMPORARY B - ML - COLOR OPTION 1	8-15.1	PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 2	9-8.0	6-PLEX BUILDING PLANS - GL	10-2.0	MATERIAL BOARD - CON B
7-0.6	FIRE APPARATUS ACCESS	7-15.1	PLAN 2 TRANSITIONAL - COLOR OPTION 2	8-4.3	PLAN 1 CONTEMPORARY B - ML - COLOR OPTION 2	8-15.2	PLAN 3 CONTEMPORARY A- ALTERNATE- GL - COLOR OPTION 2	9-8.1	6-PLEX BUILDING PLANS - ML	10-3.0	MATERIAL BOARD - CON C
7-0.7	EMERGENCY VEHICLE ACCESS PLAN & HOSE PULL EXHIBIT	7-16.0	PLAN 2 INDUSTRIAL A - COLOR OPTION 1	8-5.0	PLAN 1 TRANSITIONAL - GL - COLOR OPTION 1	8-15.3	PLAN 3 CONTEMPORARY A - ML - COLOR OPTION 1	9-9.0	6-PLEX CONTEMPORARY A- GL- NO MEZZ - SE - COLOR OPT. 1	10-4.0	MATERIAL BOARD - TRA
7-0.8	PROPOSED FIRE SPRINKLER VARIANCES- PHASE 3	7-16.1	PLAN 2 INDUSTRIAL A - COLOR OPTION 2	8-5.1	PLAN 1 TRANSITIONAL - GL - COLOR OPTION 2	8-15.4	PLAN 3 CONTEMPORARY A - ML - COLOR OPTION 2	9-10.0	6-PLEX CONTEMPORARY B- GL- NO MEZZ - SE - COLOR OPT. 1	10-5.0	MATERIAL BOARD - MED
7-0.8.1	PROPOSED FIRE SPRINKLER VARIANCES- PHASE 4	7-17.0	PLAN 2 INDUSTRIAL B - COLOR OPTION 1	8-5.2	PLAN 1 TRANSITIONAL - ML - COLOR OPTION 1	8-16.0	PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 1	9-10.1	6-PLEX CONTEMPORARY C- GL- NO MEZZ - SE - COLOR OPT. 2	10-6.0	MATERIAL BOARD - IND A
7-0.8.2	FIRE SPRINKLER VARIANCE APPLICATION FORMS- PHASE 3	7-17.1	PLAN 2 INDUSTRIAL B - COLOR OPTION 2	8-5.3	PLAN 1 TRANSITIONAL - ML - COLOR OPTION 2	8-16.1	PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 2	9-11.0	6-PLEX INDUSTRIAL A- GL- NO MEZZ - SE - COLOR OPT.1	10-6.1	ARCHITECTURAL CHARACTER IMAGERY - INDUSTRIAL A
7-0.8.3	FIRE SPRINKLER VARIANCE APPLICATION FORMS- PHASE 4	7-18.0	PLAN 2 INDUSTRIAL C - COLOR OPTION 1	8-6.0	PLAN 1 INDUSTRIAL A - GL - COLOR OPTION 1	8-16.2	PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 1	9-11.1	6-PLEX INDUSTRIAL A- GL- MEZZ - COLOR OPT. 1	10-7.0	MATERIAL BOARD - IND B
7-0.9	PRIVATE & PUBLIC OPEN SPACE EXHIBIT - PHASE 3	7-18.1	PLAN 2 INDUSTRIAL C - COLOR OPTION 2	8-6.1	PLAN 1 INDUSTRIAL A- ALTERNATE- GL - COLOR OPTION 1	8-16.3	PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 2	9-11.2	6-PLEX INDUSTRIAL A- GL- MEZZ - SE - COLOR OPT. 1	10-7.1	ARCHITECTURAL CHARACTER IMAGERY - INDUSTRIAL B
7-0.9.1	PRIVATE & PUBLIC OPEN SPACE EXHIBIT - PHASE 4	7-19.0	PLAN 3 FLOOR PLANS	8-6.2	PLAN 1 INDUSTRIAL A - GL - COLOR OPTION 2	8-17.0	PLAN 3 CONTEMPORARY C - GL - COLOR OPTION 1	9-11.3	6-PLEX INDUSTRIAL A- ML- NO MEZZ- COLOR OPT. 1	10-8.0	MATERIAL BOARD - IND C
	PD ENTITLEMENT PACKAGE: 7- DETACHED ROWHOMES	7-20.0	PLAN 3 CONTEMPORARY A - COLOR OPTION 1	8-6.3	PLAN 1 INDUSTRIAL A- ALTERNATE- GL - COLOR OPTION 2	8-17.1	PLAN 3 CONTEMPORARY C - GL - COLOR OPTION 2	9-12.0	6-PLEX INDUSTRIAL B- GL- NO MEZZ - SE - COLOR OPT. 1	10-8.1	ARCHITECTURAL CHARACTER IMAGERY - INDUSTRIAL C
7-1.0	STREETSCENE PERSPECTIVE	7-20.1	PLAN 3 CONTEMPORARY B - COLOR OPTION 2	8-6.4	PLAN 1 INDUSTRIAL A - ML - COLOR OPTION 1	8-17.2	PLAN 3 CONTEMPORARY C - ML - COLOR OPTION 1	9-12.1	6-PLEX INDUSTRIAL B- GL- MEZZ - COLOR OPT. 2		PD ENTITLEMENT PACKAGE: BLOCK PLOTTING
7-2.0	PLAN 1 FLOOR PLANS	7-21.0	PLAN 3 CONTEMPORARY B - COLOR OPTION 1	8-6.5	PLAN 1 INDUSTRIAL A - ML - COLOR OPTION 2	8-17.3	PLAN 3 CONTEMPORARY C - ML - COLOR OPTION 2	9-12.2	6-PLEX INDUSTRIAL B- GL- MEZZ- SE - COLOR OPT. 1	11-1.0	PHASE 3 - BLOCK 13 - STREET SCENE
7-3.0	PLAN 1 CONTEMPORARY A - COLOR OPTION 1	7-21.1	PLAN 3 CONTEMPORARY B - COLOR OPTION 2	8-7.0	PLAN 1 INDUSTRIAL B - GL - COLOR OPTION 1	8-18.0	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 1	9-12.3	6-PLEX INDUSTRIAL B- ML- NO MEZZ - COLOR OPT. 1	11-2.0	PHASE 3 - BLOCK 14 & 15 - STREET SCENE
7-3.1	PLAN 1 CONTEMPORARY A - COLOR OPTION 2	7-22.0	PLAN 3 MEDITERRANEAN - COLOR OPTION 1	8-7.1	PLAN 1 INDUSTRIAL B - GL - COLOR OPTION 2	8-18.1	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 2	9-13.0	6-PLEX INDUSTRIAL C- GL- NO MEZZ - SE - COLOR OPT. 2	11-3.0	PHASE 3 - BLOCK 16 - STREET SCENE
7-4.0	PLAN 1 CONTEMPORARY B - COLOR OPTION 1	7-22.1	PLAN 3 MEDITERRANEAN - COLOR OPTION 2	8-7.2	PLAN 1 INDUSTRIAL B - ML - COLOR OPTION 1	8-18.2	PLAN 3 TRANSITIONAL - ML - COLOR OPTION 1	9-13.1	6-PLEX INDUSTRIAL C- GL- MEZZ - COLOR OPT. 2	11-4.0	PHASE 3 - BLOCK 17, 18 & 19 - STREET SCENE
7-4.1	PLAN 1 CONTEMPORARY B - COLOR OPTION 2	7-23.0	PLAN 3 TRANSITIONAL - COLOR OPTION 1	8-7.3	PLAN 1 INDUSTRIAL B - ML - COLOR OPTION 2	8-18.3	PLAN 3 TRANSITIONAL - ML - COLOR OPTION 2	9-13.2	6-PLEX INDUSTRIAL C- GL- MEZZ- SE - COLOR OPT. 2	11-5.0	PHASE 3 - BLOCK 20, 24 & 26 - STREET SCENE
7-5.0	PLAN 1 MEDITERRANEAN - COLOR OPTION 1	7-23.1	PLAN 3 TRANSITIONAL - COLOR OPTION 2	8-8.0	PLAN 2 - GL	8-19.0	PLAN 3 INDUSTRIAL B - GL - COLOR OPTION 1	9-13.3	6-PLEX INDUSTRIAL C- ML- NO MEZZ- COLOR OPT. 1	11-6.0	PHASE 3 - BLOCK 21 - STREET SCENE
7-5.1	PLAN 1 MEDITERRANEAN - COLOR OPTION 2	7-24.0	PLAN 4 FLOOR PLANS	8-8.1	PLAN 2 - ML	8-19.1	PLAN 3 INDUSTRIAL B - GL - COLOR OPTION 2	9-14.0	7-PLEX BUILDING PLANS - GL	11-7.0	PHASE 3 - BLOCK 22 - STREET SCENE
7-6.0	PLAN 1 TRANSITIONAL - COLOR OPTION 1	7-24.1	PLAN 4 ALTERNATE FLOOR PLANS	8-9.0	PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 1	8-19.2	PLAN 3 INDUSTRIAL B - ML - COLOR OPTION 1	9-14.1	7-PLEX BUILDING PLANS - ML	11-8.0	PHASE 3 - BLOCK 23 & 25 - STREET SCENE
7-6.1	PLAN 1 TRANSITIONAL - COLOR OPTION 2	7-25.0	PLAN 4 CONTEMPORARY A - COLOR OPTION 1	8-9.1	PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 2	8-19.3	PLAN 3 INDUSTRIAL B - ML - COLOR OPTION 2	9-16.0	7-PLEX CONTEMPORARY C- GL- NO MEZZ - COLOR OPT. 1	11-9.0	PHASE 3 - BLOCK 27 & 28 - STREET SCENE
7-7.0	PLAN 1 INDUSTRIAL A - COLOR OPTION 1	7-25.1	PLAN 4 CONTEMPORARY A - COLOR OPTION 2	8-9.2	PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 1	8-20.0	PLAN 3 INDUSTRIAL C - GL - COLOR OPTION 1	9-17.0	7- PLEX INDUSTRIAL A- GL- NO MEZZ - SE - COLOR OPT. 2	12-1.0	PHASE 4 - BLOCK 1 & 2 - STREET SCENE
7-7.1	PLAN 1 INDUSTRIAL A - COLOR OPTION 2	7-26.0	PLAN 4 CONTEMPORARY B -ALTERNATE- COLOR OPTION 2	8-9.3	PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 2	8-20.1	PLAN 3 INDUSTRIAL C - ALTERNATE- GL - COLOR OPTION 1	9-17.1	7- PLEX INDUSTRIAL A- GL- MEZZ - COLOR OPT. 2	12-2.0	PHASE 4 - BLOCK 3 & 4 - STREET SCENE
7-8.0	PLAN 1 INDUSTRIAL B - COLOR OPTION 1	7-27.0	PLAN 4 CONTEMPORARY C - COLOR OPTION 1	8-10.0	PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 1	8-20.2	PLAN 3 INDUSTRIAL C - GL - COLOR OPTION 2	9-17.2	7- PLEX INDUSTRIAL A-GL- MEZZ- SE - COLOR OPT. 1	12-3.0	PHASE 4 - BLOCK 5 & 6 - STREET SCENE
7-9.0	PLAN 1 INDUSTRIAL C - COLOR OPTION 1	7-27.1	PLAN 4 CONTEMPORARY C - COLOR OPTION 2	8-10.1	PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 2	8-20.3	PLAN 3 INDUSTRIAL C - ALTERNATE- GL - COLOR OPTION 2	9-17.5	7- PLEX INDUSTRIAL A- ML- MEZZ- COLOR OPT. 2	12-4.0	PHASE 4 - BLOCK 7, 8, 9 & 12 - STREET SCENE
7-9.1	PLAN 1 INDUSTRIAL C - COLOR OPTION 2	7-28.0	PLAN 4 MEDITERRANEAN - COLOR OPTION 1	8-10.2	PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 1		PD ENTITLEMENT PACKAGE: 9- ATTACHED TOWNHOMES	9-18.0	7- PLEX INDUSTRIAL B- GL- NO MEZZ - SE - COLOR OPT. 1	12-5.0	PHASE 4 - BLOCK 10 & 11 - STREET SCENE
7-10.0	PLAN 2 FLOOR PLANS	7-28.1	PLAN 4 MEDITERRANEAN - COLOR OPTION 2	8-10.3	PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 2	9-1.0	STREETSCENE PERSPECTIVE	9-18.1	7- PLEX INDUSTRIAL B- GL- MEZZ- COLOR OPT. 1		
7-11.0	PLAN 2 CONTEMPORARY A - COLOR OPTION 1	7-29.0	PLAN 4 TRANSITIONAL - COLOR OPTION 1	8-11.0	PLAN 2 CONTEMPORARY C - GL - COLOR OPTION 1	9-2.0	5-PLEX BUILDING PLANS - GL	9-18.2	7- PLEX INDUSTRIAL B- GL- MEZZ- SE - COLOR OPT.2		
7-11.1	PLAN 2 CONTEMPORARY A - COLOR OPTION 2	7-29.1	PLAN 4 TRANSITIONAL - COLOR OPTION 2	8-11.1	PLAN 2 CONTEMPORARY C - GL - COLOR OPTION 2	9-3.0	5-PLEX CONTEMPORARY A - GL- NO MEZZ - SE - COLOR OPT. 1	9-18.3	7- PLEX INDUSTRIAL B- ML- NO MEZZ - COLOR OPT. 2		
7-12.0	PLAN 2 CONTEMPORARY B - COLOR OPTION 1		PD ENTITLEMENT PACKAGE: 8- DETACHED TOWNHOMES	8-11.2	PLAN 2 CONTEMPORARY C - ML - COLOR OPTION 1	9-3.1	5-PLEX CONTEMPORARY A - GL- NO MEZZ - SE - COLOR OPT. 2	9-18.4	7- PLEX INDUSTRIAL B- ML- MEZZ- COLOR OPT. 1		
		8-1.0	STREETSCENE PERSPECTIVE	8-11.3	PLAN 2 CONTEMPORARY C - ML - COLOR OPTION 2	9-4.0	5-PLEX CONTEMPORARY B - GL- NO MEZZ - SE - COLOR OPT. 1	9-19.0	7- PLEX INDUSTRIAL C- GL- MEZZ- SE - COLOR OPT. 1		
		8-2.0	PLAN 1 - GL	8-12.0	PLAN 2 TRANSITIONAL - GL - COLOR OPTION 1	9-4.1	5-PLEX CONTEMPORARY B - GL- NO MEZZ - SE - COLOR OPT. 2	9-19.1	7- PLEX INDUSTRIAL C- GL- MEZZ- SE - COLOR OPT. 2		
		8-2.1	PLAN 1 - ML	8-12.1	PLAN 2 TRANSITIONAL - GL - COLOR OPTION 2	9-5.0	5-PLEX CONTEMPORARY C- GL- NO MEZZ - COLOR OPT. 1	9-19.2	7- PLEX INDUSTRIAL C- ML- MEZZ - COLOR OPT. 1		
		8-3.0	PLAN 1 CONTEMPORARY A - GL - COLOR OPTION 1	8-13.0	PLAN 2 INDUSTRIAL A - GL - COLOR OPTION 1	9-5.1	5-PLEX CONTEMPORARY C- GL- NO MEZZ - SE - COLOR OPT. 2	9-22.0	9-PLEX BUILDING PLANS - GL		

SHEET INDEX



**PLANNED DEVELOPMENT PERMIT
PDA 14-035-06**
COMMUNICATIONS HILL - PHASE III & IV

PROJECT NO:	3636.60	
CAD DWG FILE:	D190008_7.dwg	
DESIGNED BY:	Ryan Flaute	
DRAWN BY:		
CHECKED BY:		
DATE:	04.02.2019	
SCALE:		
NO	DATE	DESCRIPTION



LEGEND

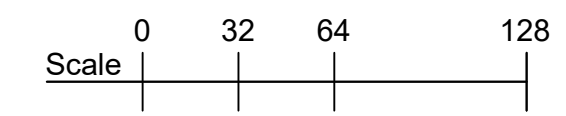
- DETACHED PLAN TYPE NO.
- 2R REVERSED PLAN TYPE
- E ENHANCED ELEVATION
- A ALTERNATE PLANS WITH WRAP-AROUND PORCHES
- SIDE ENTRY (ATTACHED R2 TOWNS)
- MID LEVEL ENTRY
- NOT PART OF SCOPE

BUILDING TYPES

- DETACHED ROWHOMES (P1, P2, P3, P4) - Blocks 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28
- DETACHED TOWNHOMES (P1, P2, P3) - Blocks 14, 15, 16
- ATTACHED R2 TOWNHOMES 5-PLEX - Block 13
- ATTACHED R2 TOWNHOMES 6-PLEX - Block 13
- ATTACHED R2 TOWNHOMES 7-PLEX - Block 13
- ATTACHED R2 TOWNHOMES 9-PLEX - Block 13

ARCHITECTURAL STYLES

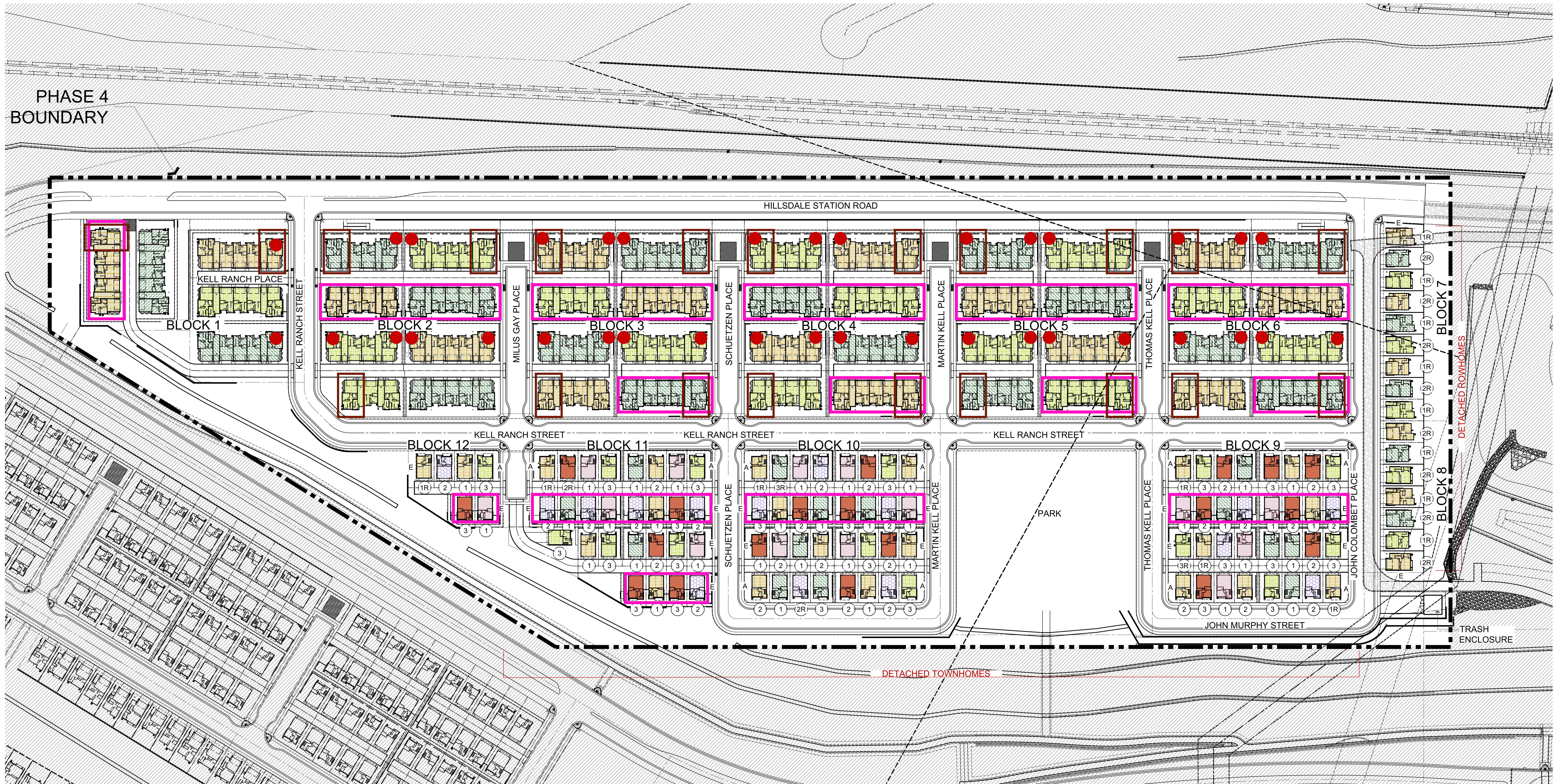
- MEDITERRANEAN - Blocks 20, 21, 22, 23, 24, 25, 26, 27, 28
- TRANSITIONAL - Blocks 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28
- CONTEMPORARY A - Blocks 13, 14, 15, 16, 17, 18, 19
- CONTEMPORARY B - Blocks 13, 14, 15, 16, 17, 18, 19
- CONTEMPORARY C - Blocks 13, 14, 15, 16, 17, 18, 19



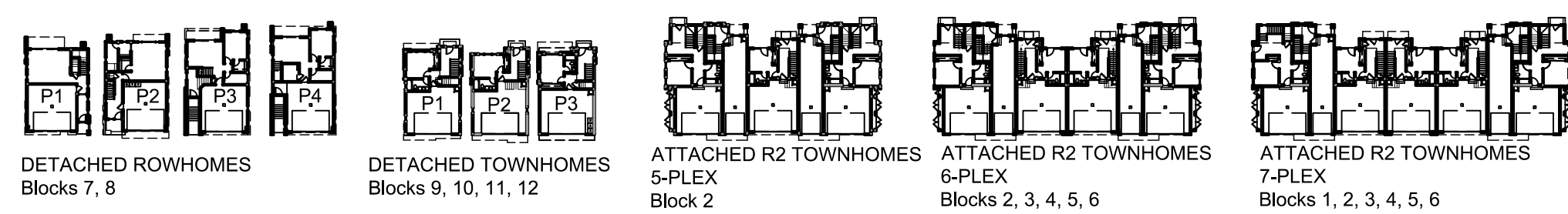
ARCHITECTURAL SITE PLAN - PHASE 3

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-0-1.DWG
DESIGNED BY:	Ryan Flaute
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

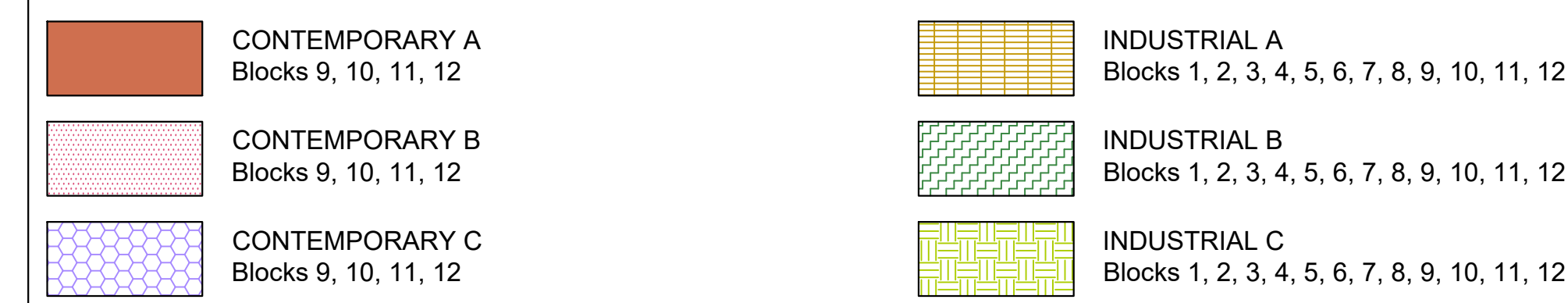
PHASE 4
BOUNDARY



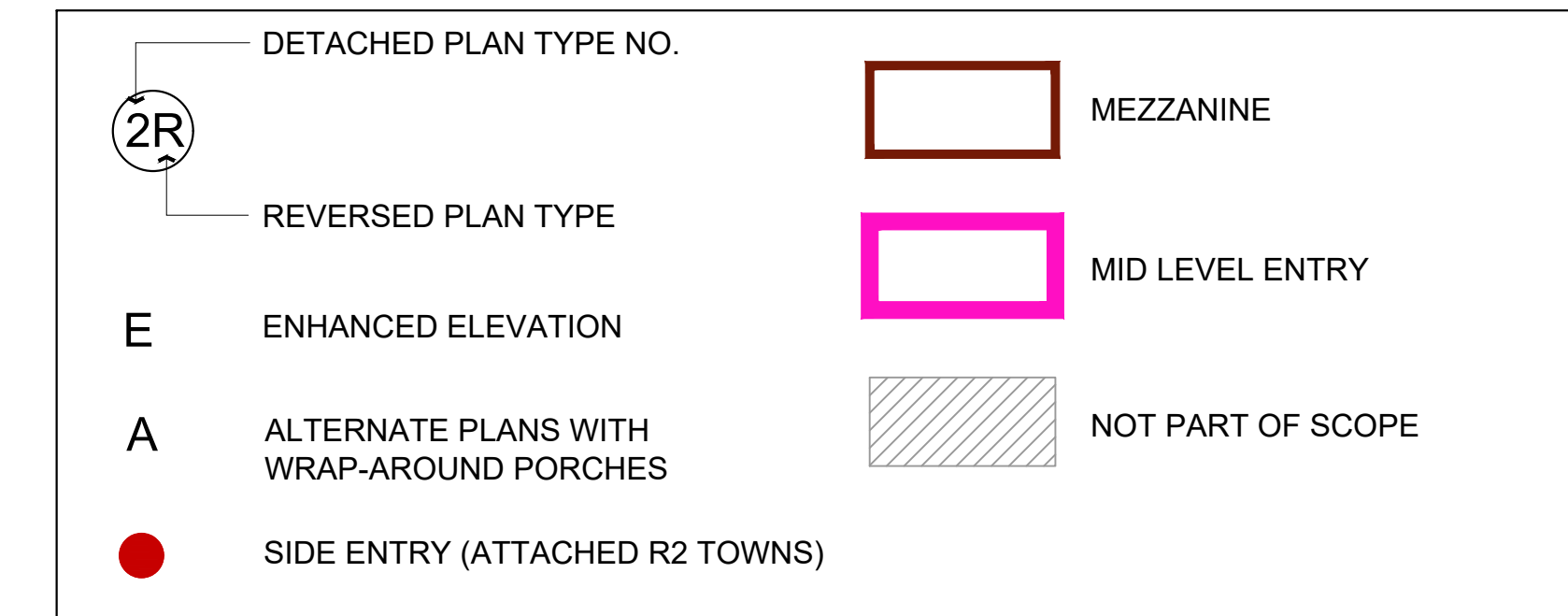
BUILDING TYPES



ARCHITECTURAL STYLES



LEGEND



Scale 0 32 64 128

ARCHITECTURAL SITE PLAN - PHASE 4



PLANNED
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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

PROJECT NO:	3636.60	
CAD DWG FILE:	D190008_7-0.2.DWG	
DESIGNED BY:	Ryan Flaute	
DRAWN BY:		
CHECKED BY:		
DATE:	04.02.2019	
SCALE:		
NO	DATE	DESCRIPTION

PHASE III UNIT MIX

UNIT MIX BY BUILDING TYPE

Detached Rowhomes	Area	No. Beds	No. Baths	Total Units	Mix
Plan 1	2256	4	3.5	35	9%
Plan 2	2588	4	3.5	36	9%
Plan 3	2668	4	3.5	46	12%
Plan 4	2761	4	3.5	46	12%
Total Detached Rowhomes				163	

Detached Townhomes	Area	No. Beds	No. Baths	Total Units	Mix
Plan 1	2148	4	3.5	39	10%
Plan 2	2170	4	3.5	41	10%
Plan 3	2178	5	4	40	10%
Total Detached Townhomes				120	

Attached Towns & Flats	Area	No. Beds	No. Baths	5-Plex	6-Plex	7-Plex	9-Plex	Total Units	Mix
Plan 1	1668	2	2	2	2	2	2	36	9%
Plan 2	1813	3	3	2	2	2	2	36	9%
Plan 3	2002	4	3.5	1	1	2	3	25	6%
Plan 4	1995	4	3.5	1	1	1	2	11	3%
Total Units Per Building Type				5	6	7	9		
Building Count				10	4	1	3		
Total Attached Towns & Flats				50	24	7	27	108	

TOTAL UNITS PHASE 3 391

FLOOR AREA CALCULATIONS BY UNIT PLAN TYPE - PHASE 3

Unit Plan Type	1st Floor (sq. ft.)	2nd Floor (sq. ft.)	3rd Floor (sq. ft.)	Mezz. (sq. ft.)	Subtotal Interior (sq. ft.)	Garage (sq. ft.)	Deck (sq. ft.)	Gross Area	No. Units	Total Floor Area	No. Parking Spaces (Private Garage)
Detached Rowhomes											
Plan 1	475	880	901		2,256	438	134	2,828	35	98,980	2
Plan 2	611	931	1046		2,588	398	140	3,126	36	112,536	2
Plan 3	591	917	1160		2,668	441	182	3,291	46	151,386	2
Plan 4	567	986	1208		2,761	491	92	3,344	46	153,824	2
Detached Townhomes - Ground Level Entry											
Plan 1	408	872	868		2,148	485	138	2,771	9	24,939	2
Plan 2	353	870	930		2,153	512	78	2,743	9	24,687	2
Plan 3	393	921	864		2,178	472	80	2,730	10	27,300	2
Detached Townhomes - Mid Level Entry											
Plan 1	409	872	868		2,149	484	103	2,736	5	13,680	2
Plan 2	410	870	930		2,210	455	78	2,743	5	13,715	2
Plan 3	393	921	864		2,178	472	80	2,730	6	16,380	2
Attached Townhomes - Ground Level Entry											
Plan 1	147	125	1396		1,668	447	97	2,212	36	79,632	2
Plan 2	517	1296			1,813	441	92	2,346	8	18,768	2
Plan 2 - Side Entry	517	1301			1,818	441	92	2,351	28	65,828	2
Plan 3	367	771	864		2,002	479	52	2,533	25	63,325	2
Plan 4	360	771	864		1,995	486	52	2,533	11	27,863	2
Total Floor Area										892,843	

PHASE IV UNIT MIX

UNIT MIX BY BUILDING TYPE

Detached Rowhomes	Area	No. Beds	No. Baths	Total Units	Mix
Plan 1	2256	4	3.5	8	2%
Plan 2	2588	4	3.5	8	2%
Plan 3	2668	4	3.5	0	0%
Plan 4	2761	4	3.5	0	0%
Total Detached Rowhomes				16	

Detached Townhomes	Area	No. Beds	No. Baths	Total Units	Mix
Plan 1	2148	4	3.5	41	10%
Plan 2	2170	4	3.5	30	7%
Plan 3	2178	5	4	26	6%
Total Detached Townhomes				97	

Attached Towns & Flats	Area	No. Beds	No. Baths	5-Plex w/ Mezz	6-Plex	6-Plex w/ Mezz	7-Plex	7-Plex w/ Mezz	Total Units	Mix
Plan 1	1668	2	2	1	2	1	2	1	69	17%
Plan 1 w/Mezzanine	1905	2	2	1	1	1	1	1	21	5%
Plan 2	1813	3	3	2	2	2	2	2	90	22%
Plan 3	2002	4	3.5	1	1	1	2	2	70	17%
Plan 4	1995	4	3.5	1	1	1	1	1	44	11%
Total Units Per Building Type				5	6	6	7	7		
Building Count				1	10	9	14	11		
Total Attached Towns & Flats				5	60	54	98	77	294	

TOTAL UNITS PHASE 4 407

FLOOR AREA CALCULATIONS BY UNIT PLAN TYPE - PHASE 4

Unit Plan Type	1st Floor (sq. ft.)	2nd Floor (sq. ft.)	3rd Floor (sq. ft.)	Mezz. (sq. ft.)	Subtotal Interior (sq. ft.)	Garage (sq. ft.)	Deck (sq. ft.)	Gross Area	No. Units	Total Floor Area	No. Parking Spaces (Private Garage)
Detached Rowhomes											
Plan 1	475	880	901		2,256	438	134	2,828	8	22,624	2
Plan 2	611	931	1046		2,588	398	140	3,126	8	25,008	2
Plan 3	591	917	1160		2,668	441	182	3,291	0	0	2
Plan 4	567	986	1208		2,761	491	92	3,344	0	0	2
Detached Townhomes - Ground Level Entry											
Plan 1	408	872	868		2,148	485	138	2,771	28	77,588	2
Plan 2	353	870	930		2,153	512	78	2,743	19	52,117	2
Plan 3	393	921	864		2,178	472	80	2,730	20	54,600	2
Detached Townhomes - Mid Level Entry											
Plan 1	409	872	868		2,149	484	103	2,736	13	35,568	2
Plan 2	410	870	930		2,210	455	78	2,743	11	30,173	2
Plan 3	393	921	864		2,178	472	80	2,730	6	16,380	2
Attached Townhomes - Ground Level Entry											
Plan 1	147	125	1396		1,668	447	97	2,212	44	97,328	2
Plan 1 w/ Mezzanine	147	125	1396	237	1,905	447	109	2,461	16	39,376	2
Plan 2	517	1296			1,813	441	92	2,346	13	30,498	2
Plan 2 - Side Entry	517	1301			1,818	441	92	2,351	36	84,636	2
Plan 3	367	771	864		2,002	479	52	2,533	45	113,985	2
Plan 4	360	771	864		1,995	486	52	2,533	22	55,726	2
Attached Townhomes - Mid Level Entry											
Plan 1	137	125	1396		1,658	456	97	2,211	25	55,275	2
Plan 1 w/ Mezzanine	137	125	1396	237	1,895	456	97	2,448	5	12,240	2
Plan 2	517	1296			1,813	441	92	2,346	30	70,380	2
Plan 3	367	771	864		2,002	479	52	2,533	25	63,325	2
Plan 4	360	771	864		1,995	486	52	2,533	15	37,995	2
Total Floor Area										974,822	

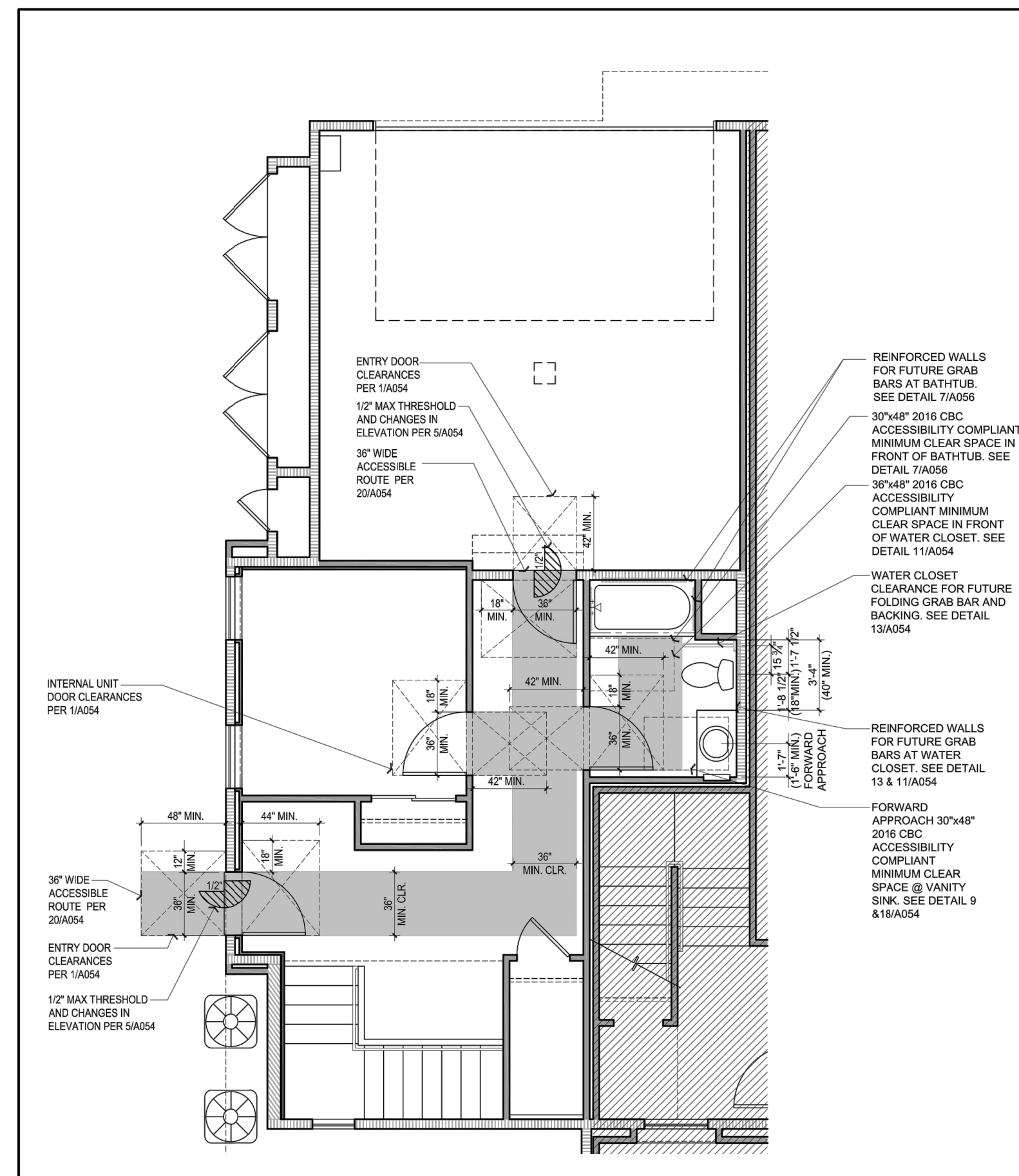
Phase 3 & 4 On Street Surface Parking Count	
* per HMH	
Description	No. of Parking
Phase 3 parallel parking on 52' RW street	157
Phase 4 parallel parking on 52' RW street	312
Block 14 parking stalls	15
8 units of Rowhomes with 18' long driveway	16
Total	500

UNIT MIX & FLOOR PLAN CALCULATIONS - PHASE 3 & 4

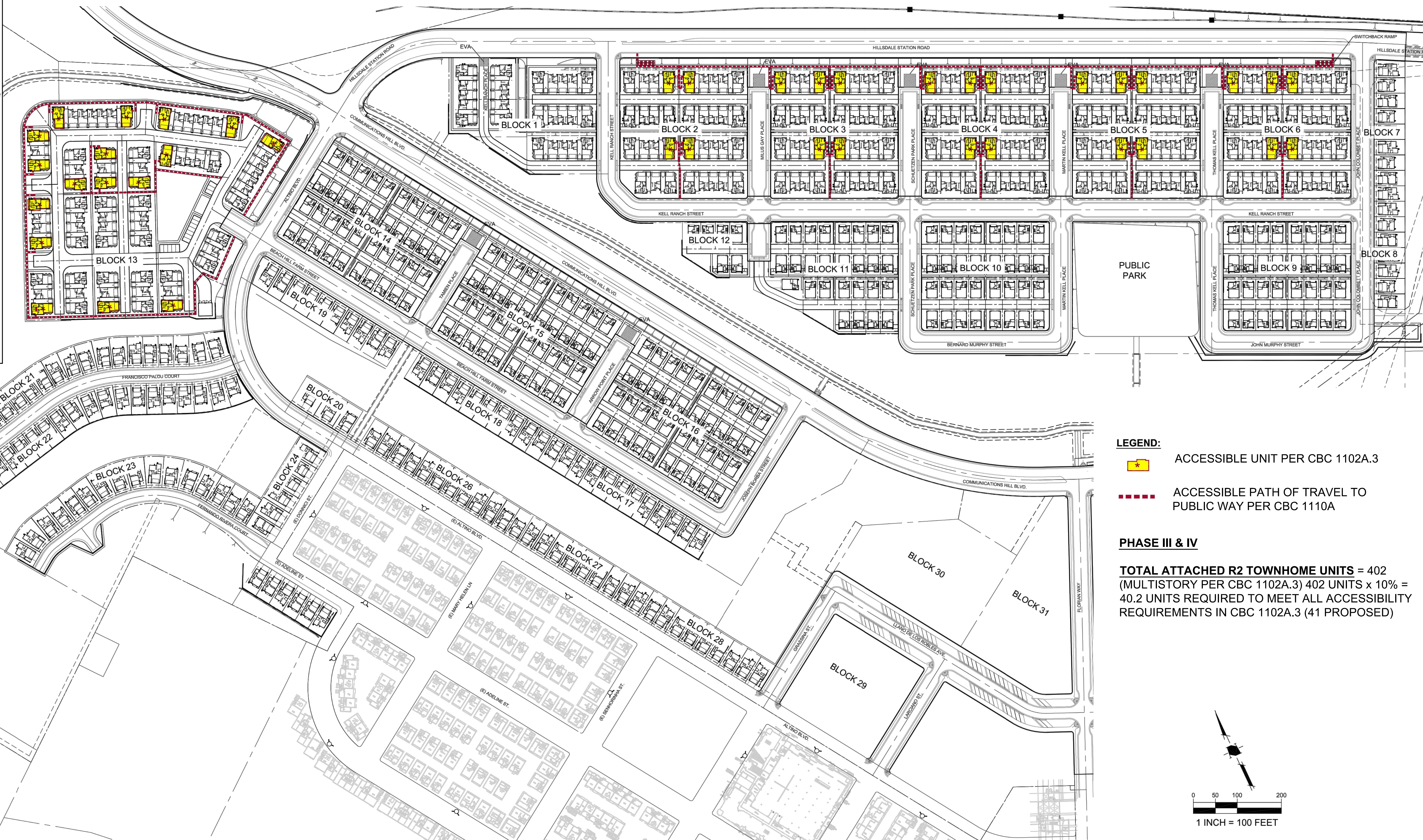


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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

PROJECT NO:	3636.60		
CAD DWG FILE:	D190008_7-03.DWG		
DESIGNED BY:	Ryan Flautz		
DRAWN BY:			
CHECKED BY:			
DATE:	04.02.2019		
NO.	DATE	DESCRIPTION	SCALE:



TYPICAL PROPOSED MULTISTORY UNIT



- LEGEND:**
- ACCESSIBLE UNIT PER CBC 1102A.3
 - ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY PER CBC 1110A

PHASE III & IV

TOTAL ATTACHED R2 TOWNHOME UNITS = 402
(MULTISTORY PER CBC 1102A.3) 402 UNITS x 10% = 40.2 UNITS REQUIRED TO MEET ALL ACCESSIBILITY REQUIREMENTS IN CBC 1102A.3 (41 PROPOSED)

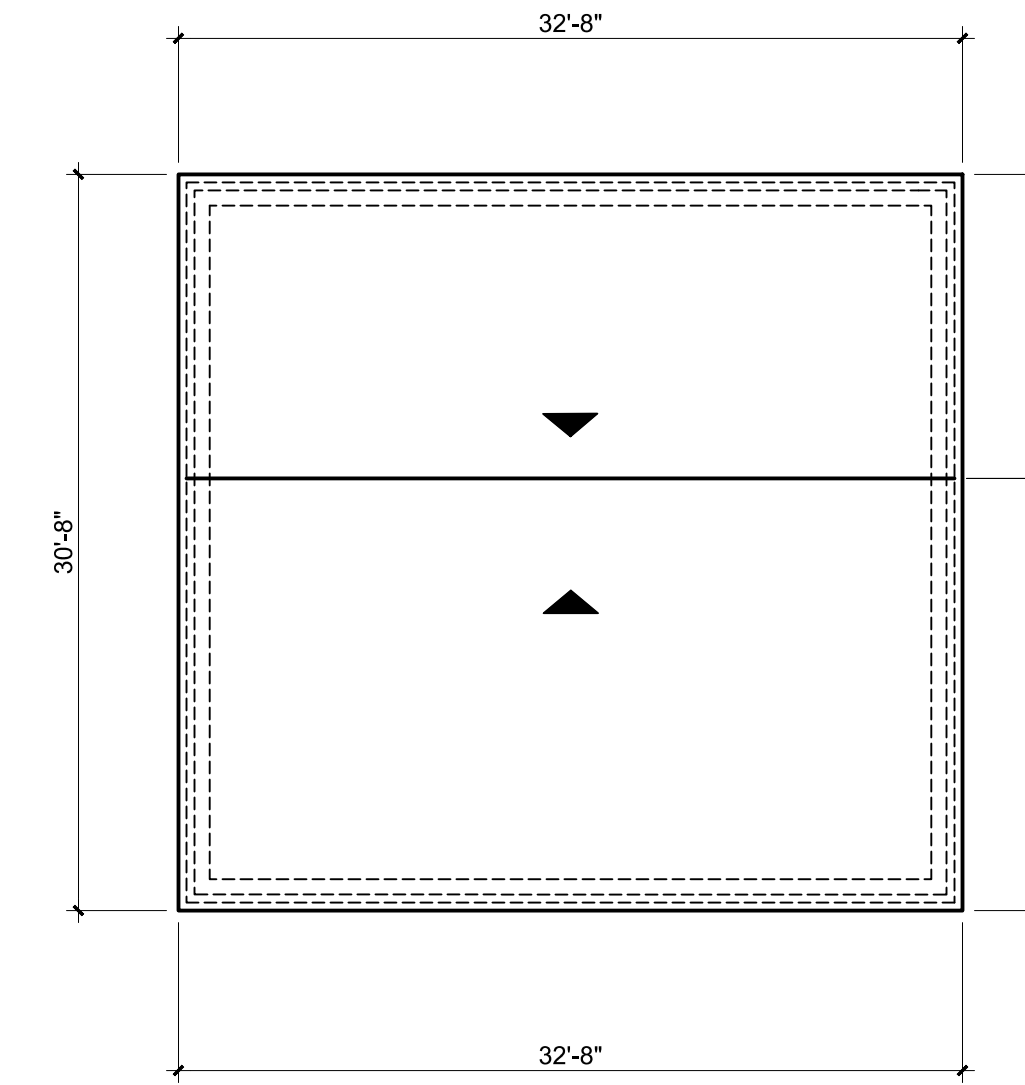


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COMMUNICATIONS HILL - PHASE III & IV

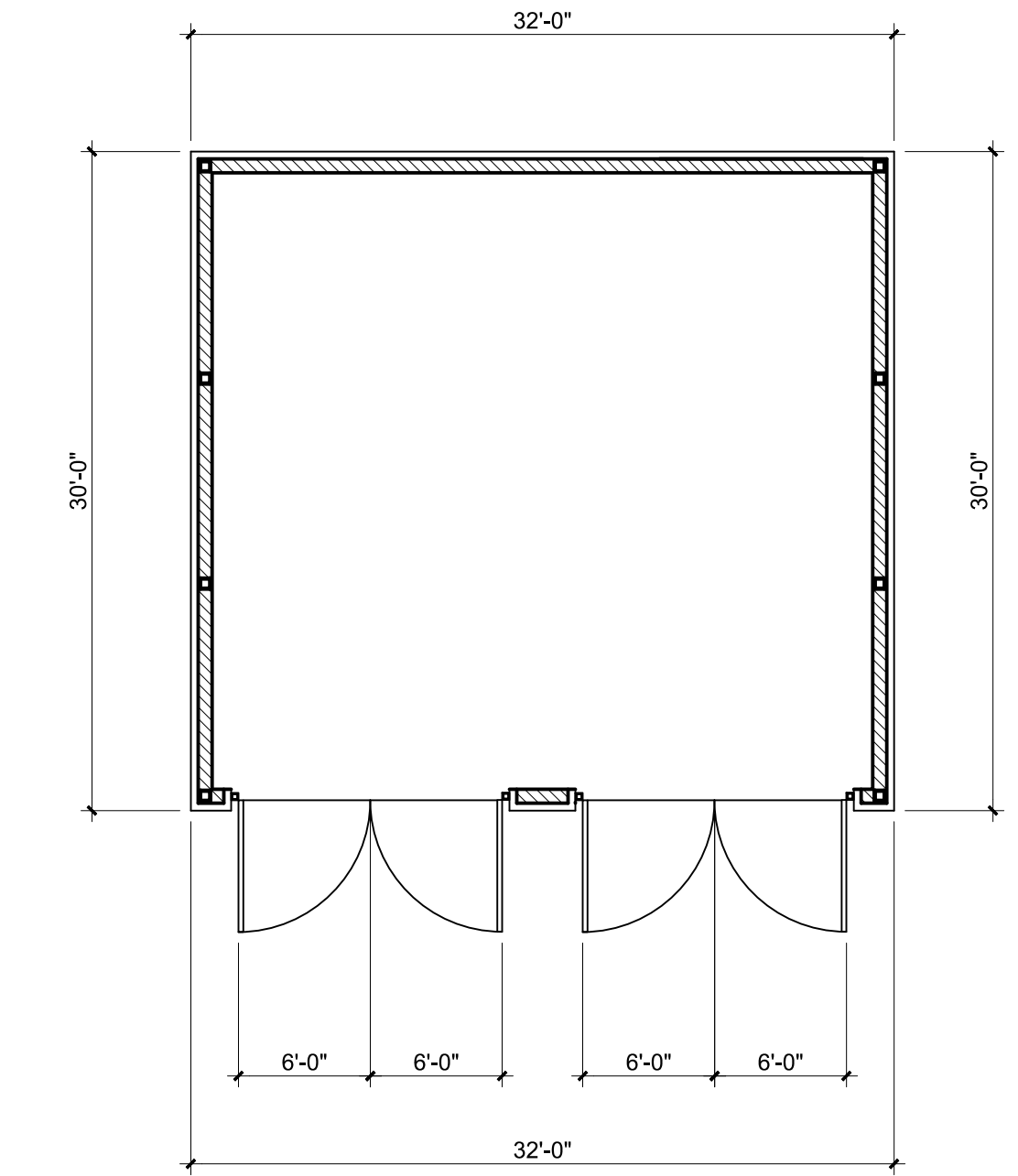
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DESIGNED BY:	Ryan Flaute	
DRAWN BY:		
CHECKED BY:		
DATE:	04.02.2019	
SCALE:		
NO	DATE	DESCRIPTION
12/19/2019		PER CITY COMMENTS



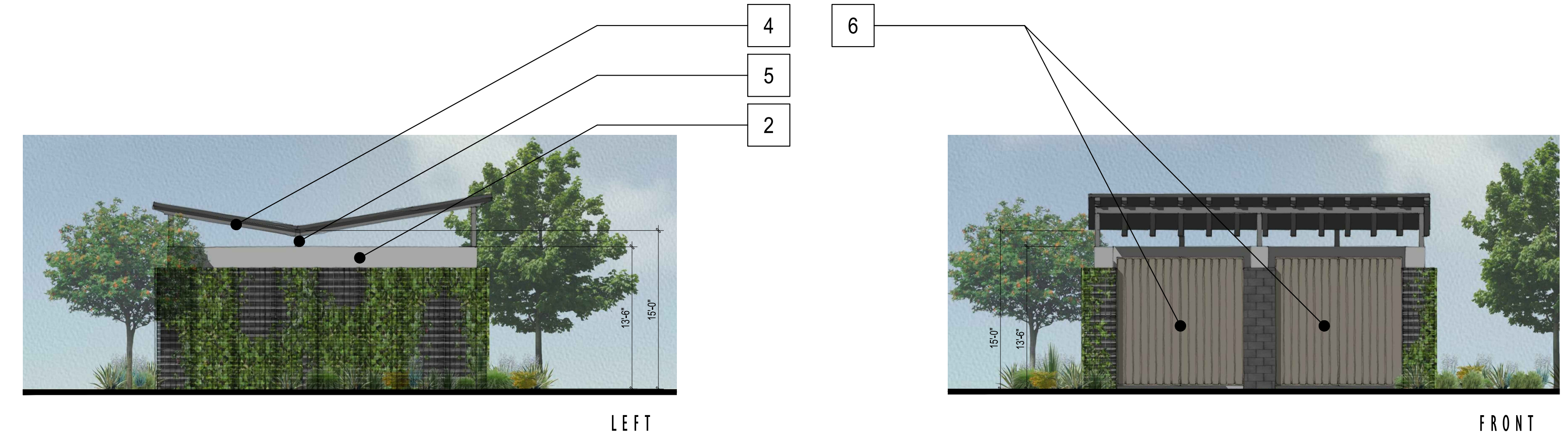
PERSPECTIVE



ROOF PLAN
BUTTERFLY ROOF 2:12 SLOPE



FLOOR PLAN
919 SQ. FT.

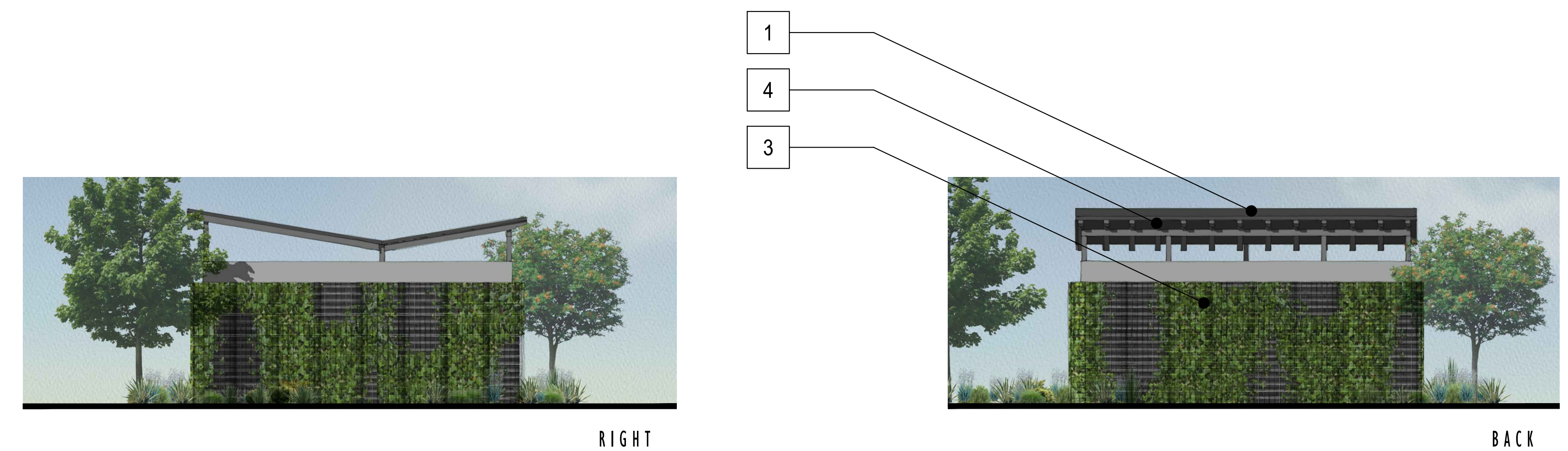


LEFT

FRONT

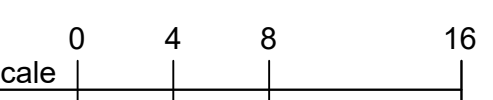
MATERIAL LEGEND

- 1 COMPOSITE ROOF SHINGLES
- 2 OMEGA STUCCO 20/30 SAND FINISH OVER CMU
- 3 CONCRETE BLOCK VENEER OVER CMU
- 4 METAL BEAMS
- 5 6X6 METAL POST
- 6 PAIR OF 6'-0"W. X 12'-0"H. METAL GATES



RIGHT

BACK

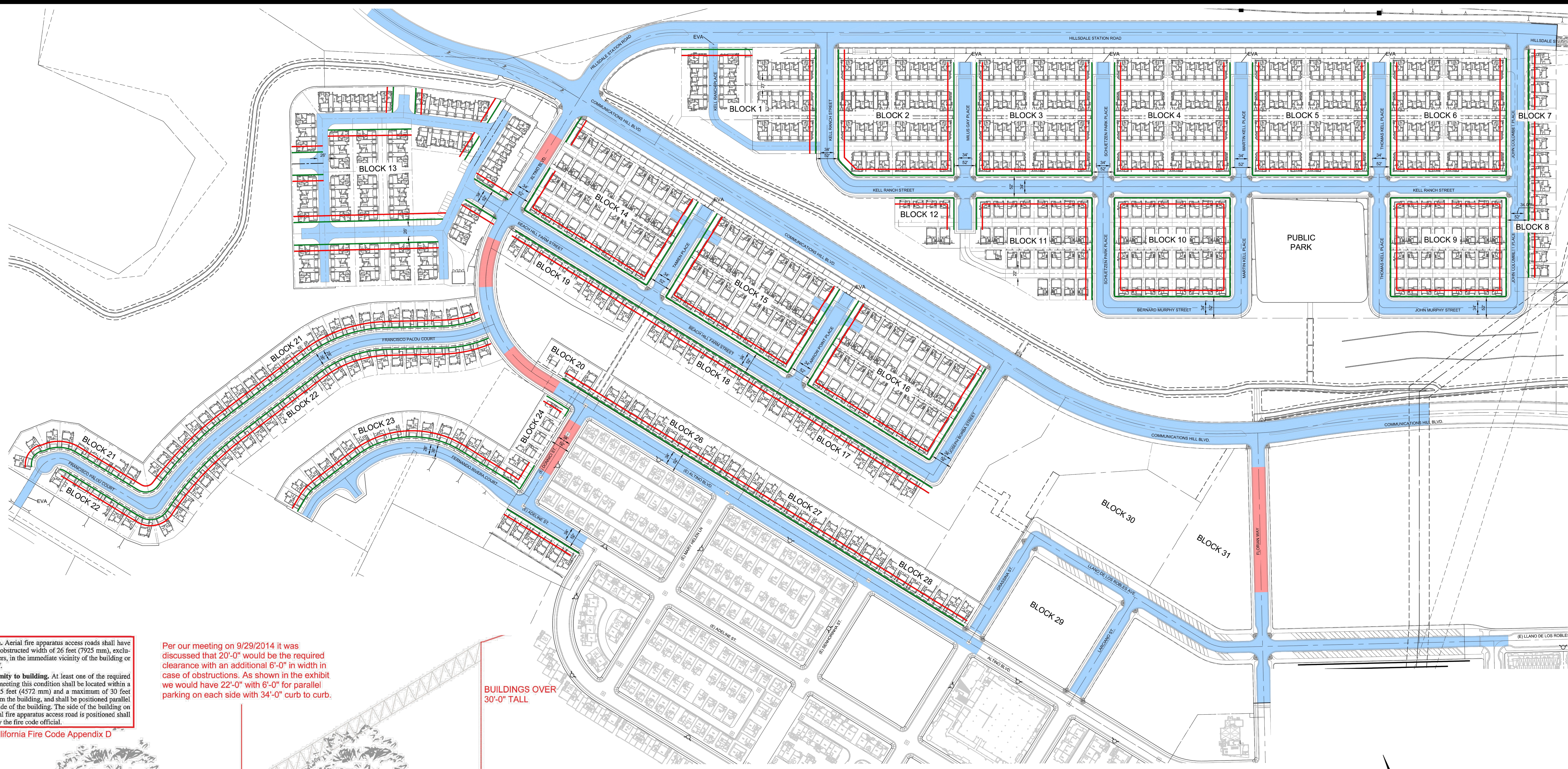


TRASH ENCLOSURE - PHASE 3 & 4



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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

PROJECT NO:	3636.60		
CAD DWG FILE:	D190068_7-0.5.DWG		
DESIGNED BY:	Ryan Flaute		
DRAWN BY:			
CHECKED BY:			
DATE:	04.02.2019		
SCALE:			
NO.	DATE	PER CITY COMMENTS	DESCRIPTION



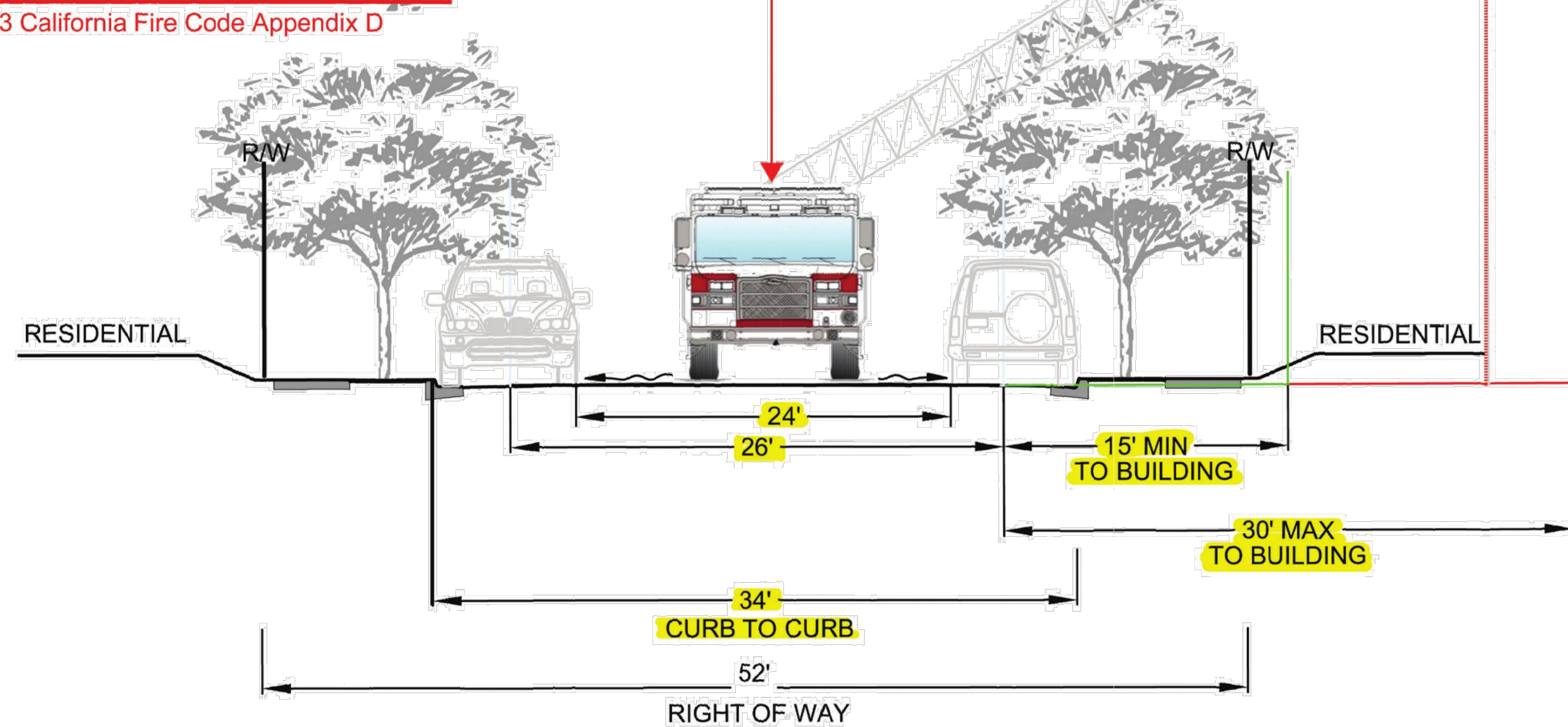
D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

2013 California Fire Code Appendix D

Per our meeting on 9/29/2014 it was discussed that 20'-0" would be the required clearance with an additional 6'-0" in width in case of obstructions. As shown in the exhibit we would have 22'-0" with 6'-0" for parallel parking on each side with 34'-0" curb to curb.

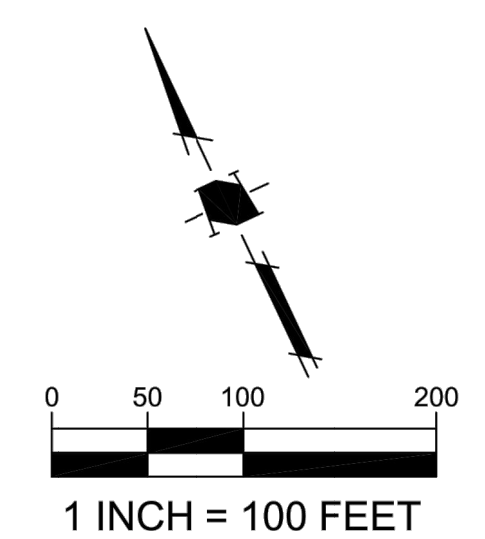
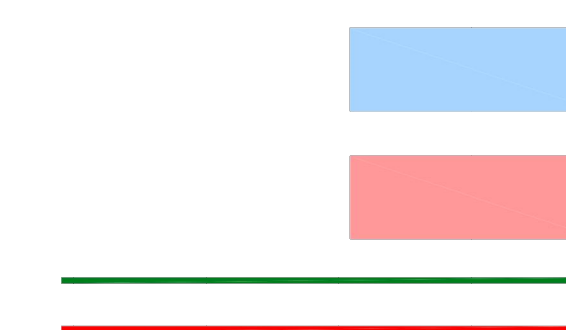
BUILDINGS OVER 30'-0" TALL



TYPICAL STREET SECTION: 52' RIGHT-OF-WAY
SCALE: NOT TO SCALE

LEGEND

- FIRE TRUCK ACCESS PATH WITH SLOPE LESS THAN 10%
- ROAD WITH SLOPE MORE THAN 10%
- 15' FROM CLEAR ACCESS TO BUILDING
- 30' FROM CLEAR ACCESS TO BUILDING

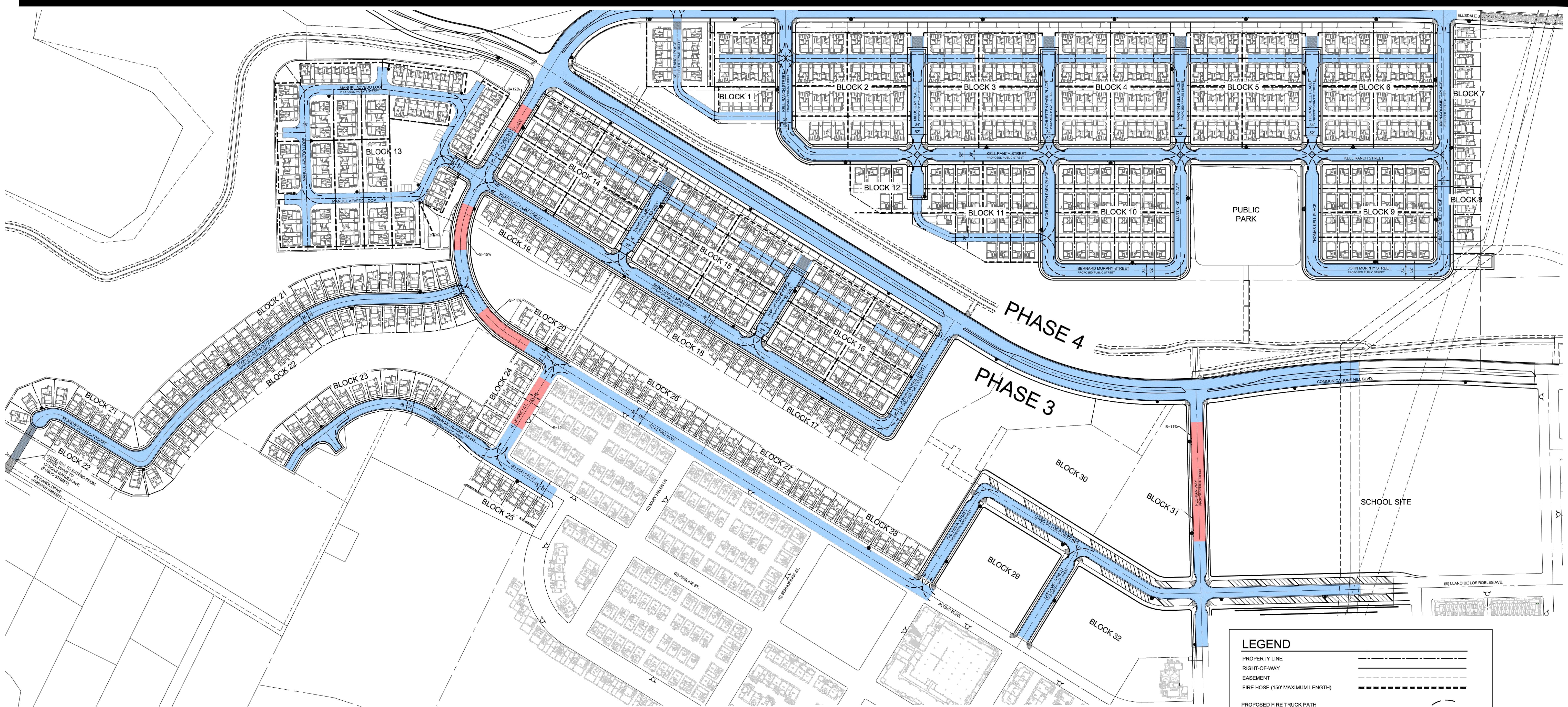


FIRE APPARATUS ACCESS



PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

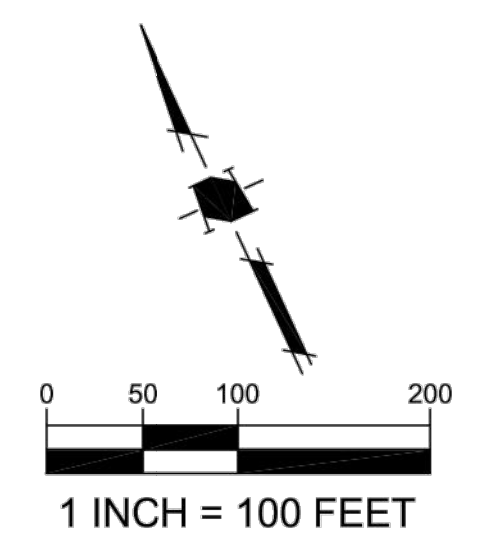
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-0-6.DWG
DESIGNED BY:	Ryan Flaute
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	



BUILDING TYPE TABLE						
SYMBOL	DESCRIPTION	BUILDING AREA (SQ. FEET)	BUILDING CONSTRUCTION TYPE	FIRE SPRINKLER TYPE	FIRE FLOW (GPM)	REMARKS
	ATTACHED R2 TOWNHOMES	8,964 - 16,958	TYPE VB	NFPA 13R	2,818	WITH 2 HR FIRE WALLS WHERE REQUIRED
	DETACHED TOWNHOMES	2,148 - 2,178	TYPE VB	NFPA 13D	1,500	
	DETACHED ROWHOMES	2,256 - 2,761	TYPE VB	NFPA 13D	1,500	

FIRE ACCESS NOTES:

1. FIRE ACCESS ROADS TO HAVE AN APPROVED ALL WEATHER SURFACE.
2. PRIVATE ROADS TO BE A MINIMUM OF 21' WIDE.
3. FIRE ACCESS ROADS TO HAVE A MINIMUM OF 13'-6" VERTICAL CLEARANCE.
4. FIRE ACCESS ROADS TO BE DESIGNED AND MAINTAINED TO SUPPORT THE LOADS OF FIRE APPARATUS OF AT LEAST 75,000 LBS.
5. LOCATIONS OF RED CURBS AND FIRE LANE SIGNS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
6. THE MAXIMUM STREET GRADE FOR FIRE ACCESS ROADS SHALL BE 10%.



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- FIRE HOSE (150' MAXIMUM LENGTH)
- PROPOSED FIRE TRUCK PATH (INSIDE TURN RADIUS R=30' & OUTSIDE TURN RADIUS R=50')
- HAMMERHEAD PER SAN JOSE FIRE DEPARTMENT FIGURE D103.1
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT (PER SAN JOSE FIRE FLOW & HYDRANT POLICY)
- FDC DRY STAND PIPE
- EMERGENCY VEHICLE ACCESS PATH (MIN 20')
- ROAD WITH SLOPE MORE THAN 10%
- TURF BLOCK

EMERGENCY VEHICLE ACCESS PLAN & HOSE PULL EXHIBIT



PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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