

PLANNED DEVELOPMENT ZONING

FOR



Market Park

THE BERRYESSA BART TRANSIT VILLAGE DEVELOPMENT
AS ESTABLISHED IN ORDINANCE _____, ESTABLISHING A PLANNED DEVELOPMENT DISTRICT



PLANNED DEVELOPMENT
ZONING
PDC17- 051
MARKET PARK SOUTH VILLAGE

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
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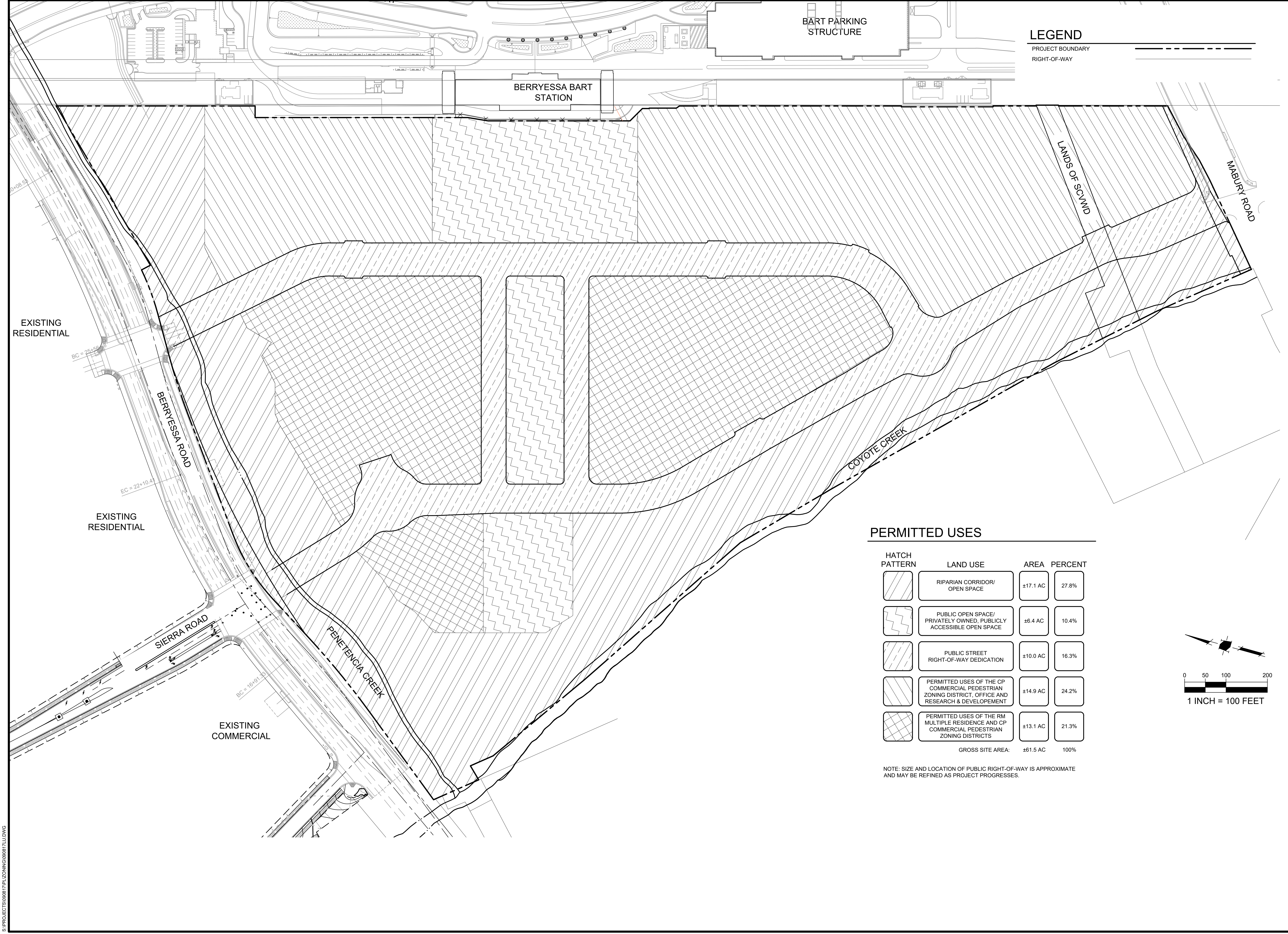
PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	254-17-052,053,007,084,095
PROJECT ADDRESS/LOCATION:	1590 BERRYESSA ROAD
PRIOR APPROVALS:	PDC16-001, PDC09-006, PDC03-108, PD08-025
EXISTING GENERAL PLAN DESIGNATION:	URBAN VILLAGE
EXISTING ZONING DESIGNATION:	A(PD) - PDC16-001
PROPOSED USE:	MIXED-USE - OFFICE/R&D, COMMERCIAL/RETAIL, RESIDENTIAL, PUBLIC PARKS, OPEN SPACE
GROSS SITE AREA:	±61.5 AC
RIGHT-OF-WAY DEDICATION:	±10.0 AC
NET SITE AREA:	±51.5 AC
PROPOSED DENSITY:	1,500,000 - 3,400,000 SF OFFICE/COMMERCIAL UP TO 3,450 DWELLING UNITS 244 DU/AC TO 280 DU/AC* 2.3 TO 5.2 FAR*
	*INDIVIDUAL BLOCKS MAY EXCEED THESE DENSITIES

PROJECT DESCRIPTION

PLANNED DEVELOPMENT ZONING TO ALLOW FOR THE DEVELOPMENT OF UP TO 3,400,000 SF OF OFFICE/R&D USES/COMMERCIAL USES AND UP TO 3,450 RESIDENTIAL UNITS TO FACILITATE A MIXED-USE, TRANSIT VILLAGE ON APPROXIMATELY 61.5-ACRES OF THE MARKET PARK SOUTH VILLAGE SITE.

	05/21/21	UPDATED SITE PLAN
	03/12/21	PER CITY COMMENTS
	10/19/20	PER CITY COMMENTS
	03/02/20	PER CITY COMMENTS
	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		0908.17
CAD DWG FILE:		090817TS.DWG
DESIGNED BY:		DM
DRAWN BY:		DM
CHECKED BY:		TA
DATE:		NOVEMBER 9, 2017
SCALE:		AS SHOWN
		



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

1570 Oakland Road
San Jose, CA 95131

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**PLANNED DEVELOPMENT
ZONING
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MARKET PARK SOUTH VILLAGE

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LAND USE PLAN

2.0

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DEVELOPMENT STANDARDS

GENERAL DEVELOPMENT NOTES PDC17-051








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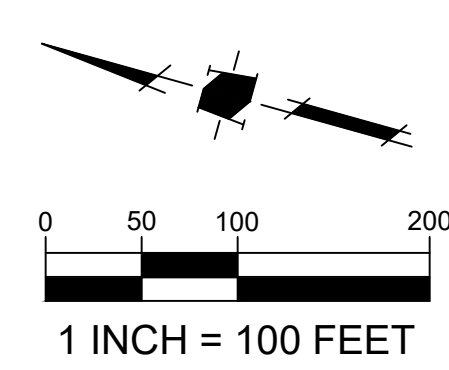
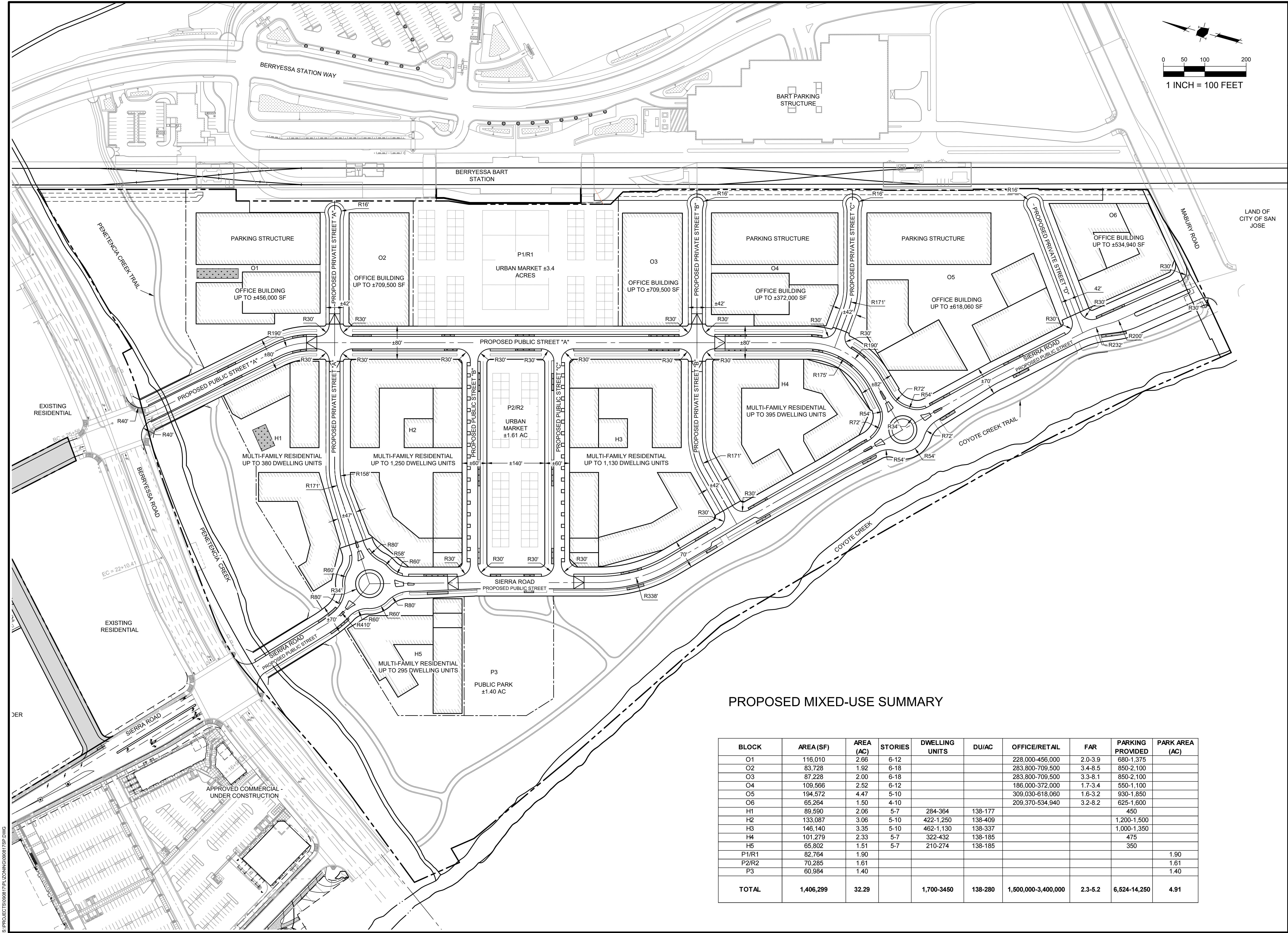
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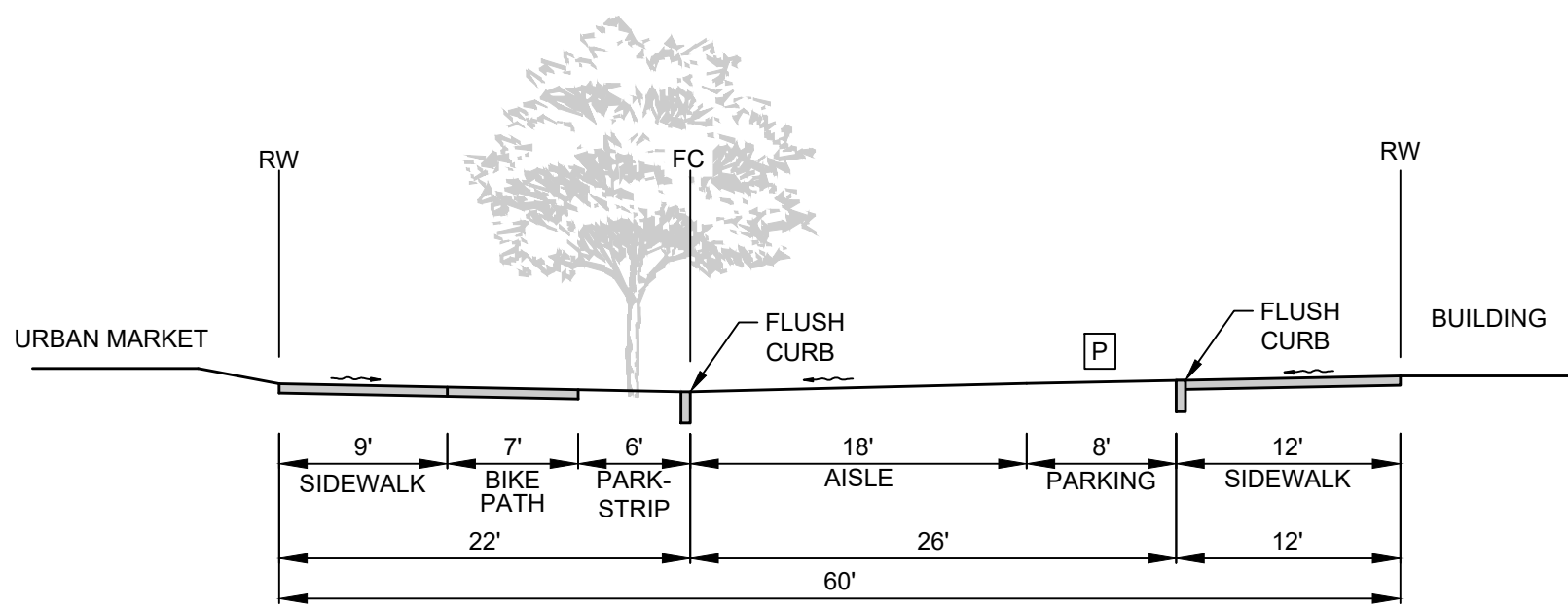
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CONCEPTUAL

SITE PLAN

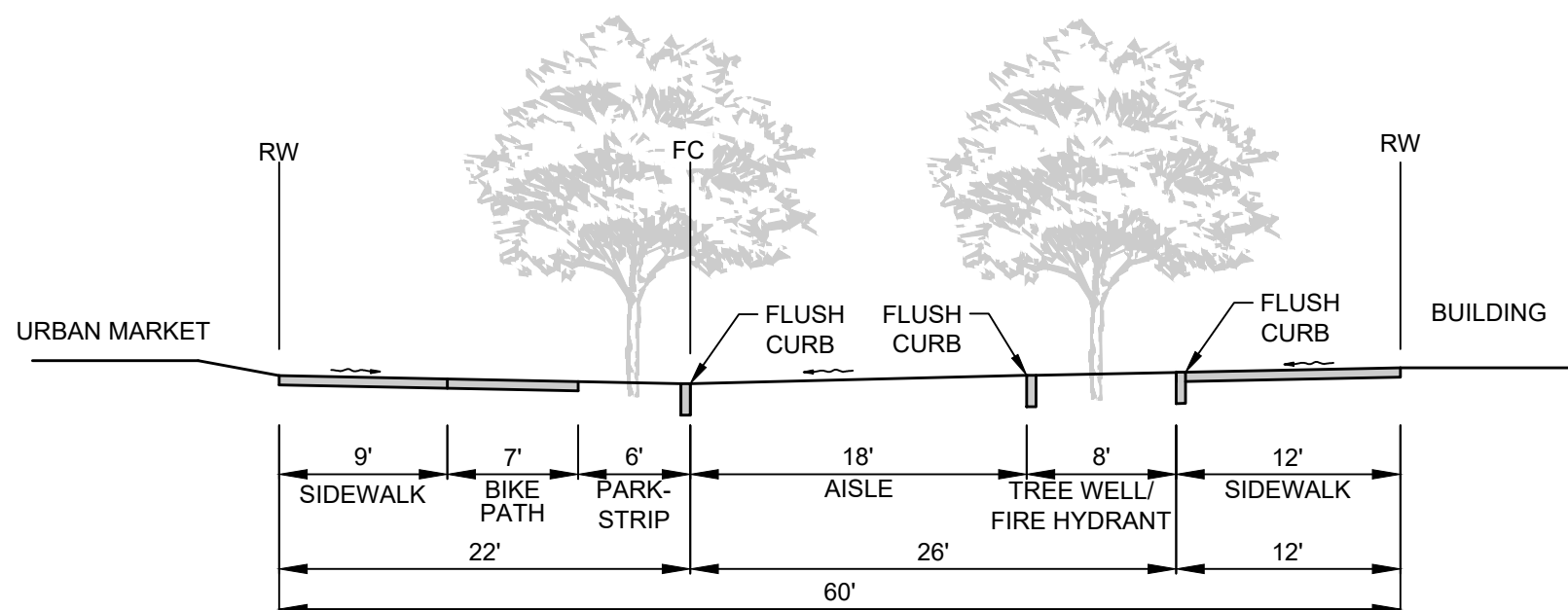
PROPOSED MIXED-USE SUMMARY

BLOCK	AREA (SF)	AREA (AC)	STORIES	DWELLING UNITS	DU/AC	OFFICE/RETAIL	FAR	PARKING PROVIDED	PARK AREA (AC)
O1	116,010	2.66	6-12			228,000-456,000	2.0-3.9	680-1,375	
O2	83,728	1.92	6-18			283,800-709,500	3.4-8.5	850-2,100	
O3	87,228	2.00	6-18			283,800-709,500	3.3-8.1	850-2,100	
O4	109,566	2.52	6-12			186,000-372,000	1.7-3.4	550-1,100	
O5	194,572	4.47	5-10			309,030-618,060	1.6-3.2	930-1,850	
O6	65,264	1.50	4-10			209,370-534,940	3.2-8.2	625-1,600	
H1	89,590	2.06	5-7	284-364	138-177			450	
H2	133,087	3.06	5-10	422-1,250	138-409			1,200-1,500	
H3	146,140	3.35	5-10	462-1,130	138-337			1,000-1,350	
H4	101,279	2.33	5-7	322-432	138-185			475	
H5	65,802	1.51	5-7	210-274	138-185			350	
P1/R1	82,764	1.90							1.90
P2/R2	70,285	1.61							1.61
P3	60,984	1.40							1.40
TOTAL	1,406,299	32.29		1,700-3450	138-280	1,500,000-3,400,000	2.3-5.2	6,524-14,250	4.91



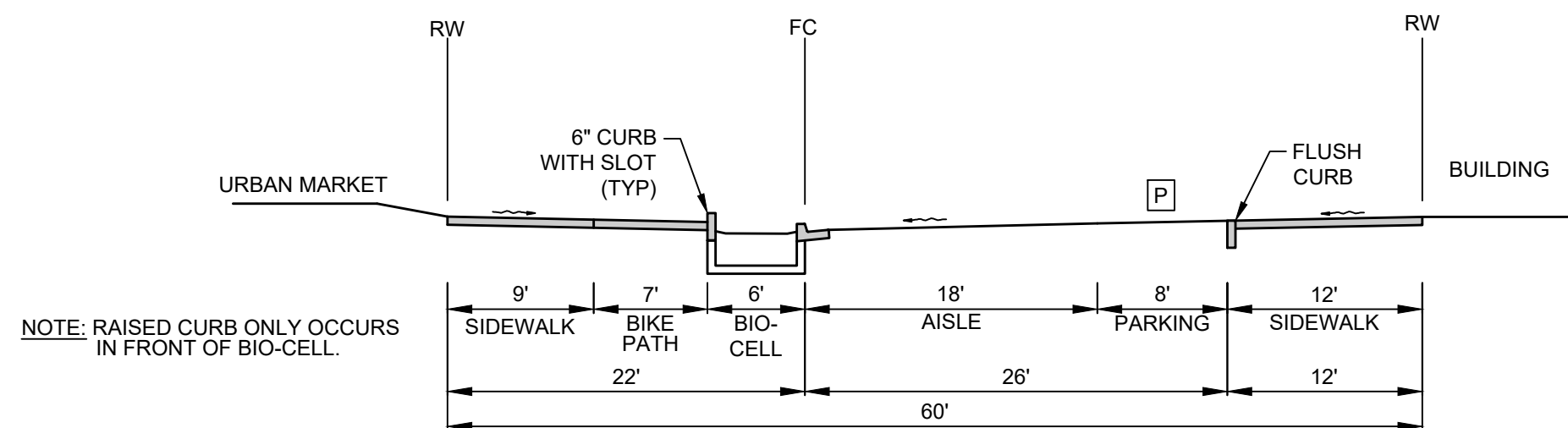
NOTE: THIS SECTION DOES NOT MEET THE FIRE REQUIREMENTS FOR AERIAL APPARATUS AND FIRE HYDRANT ACCESS

H 60' PUBLIC STREET SECTION - PUBLIC STREETS "B" & "C" (CURBLESS)
SCALE: NTS



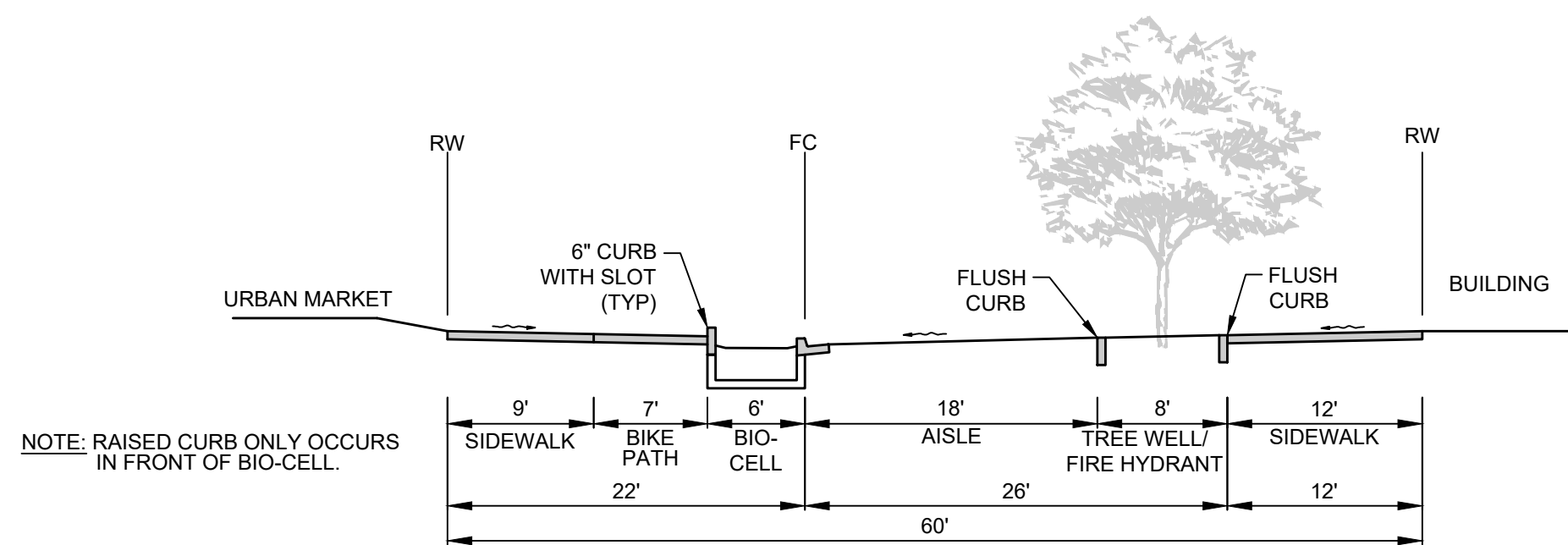
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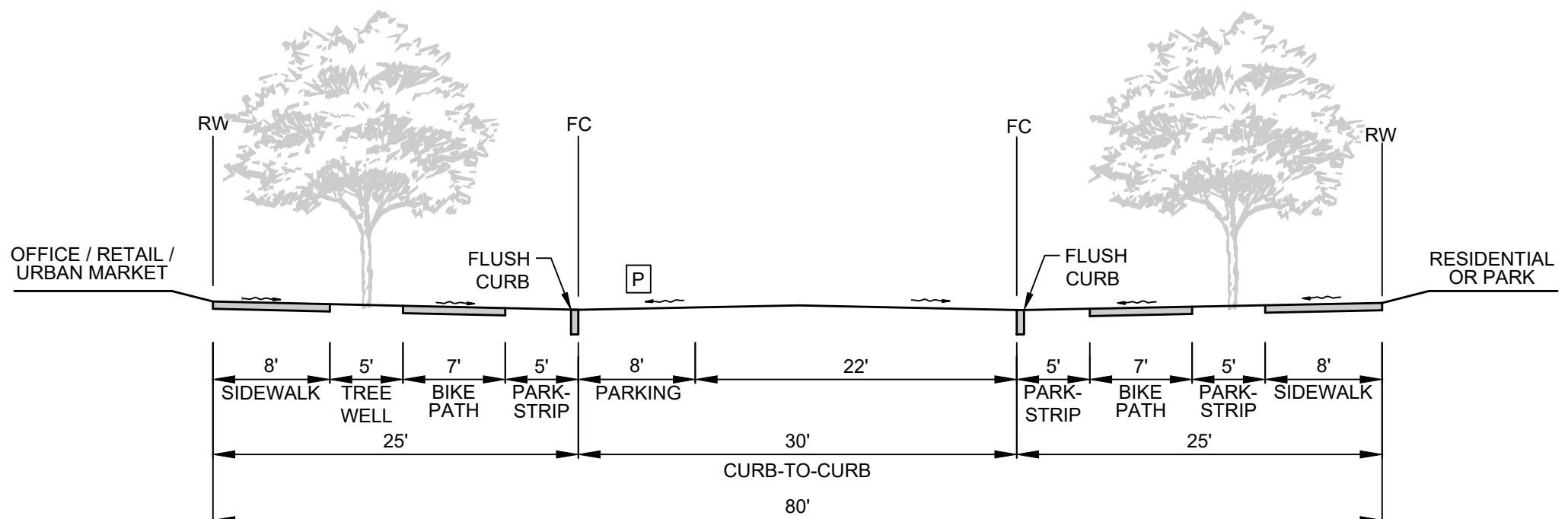
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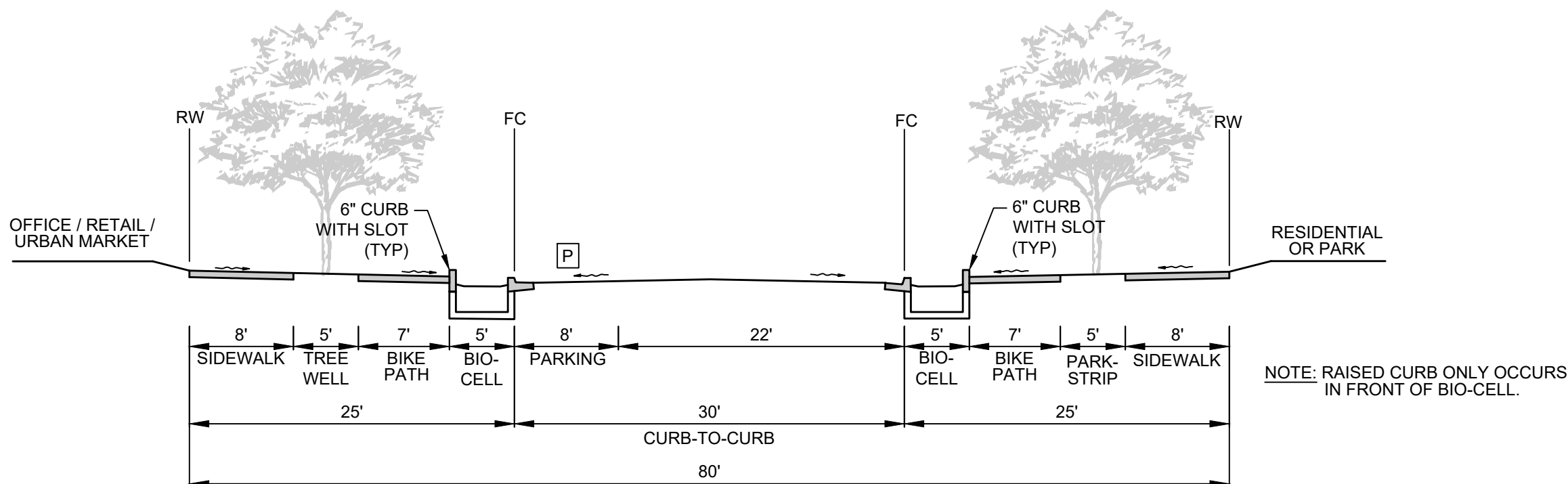
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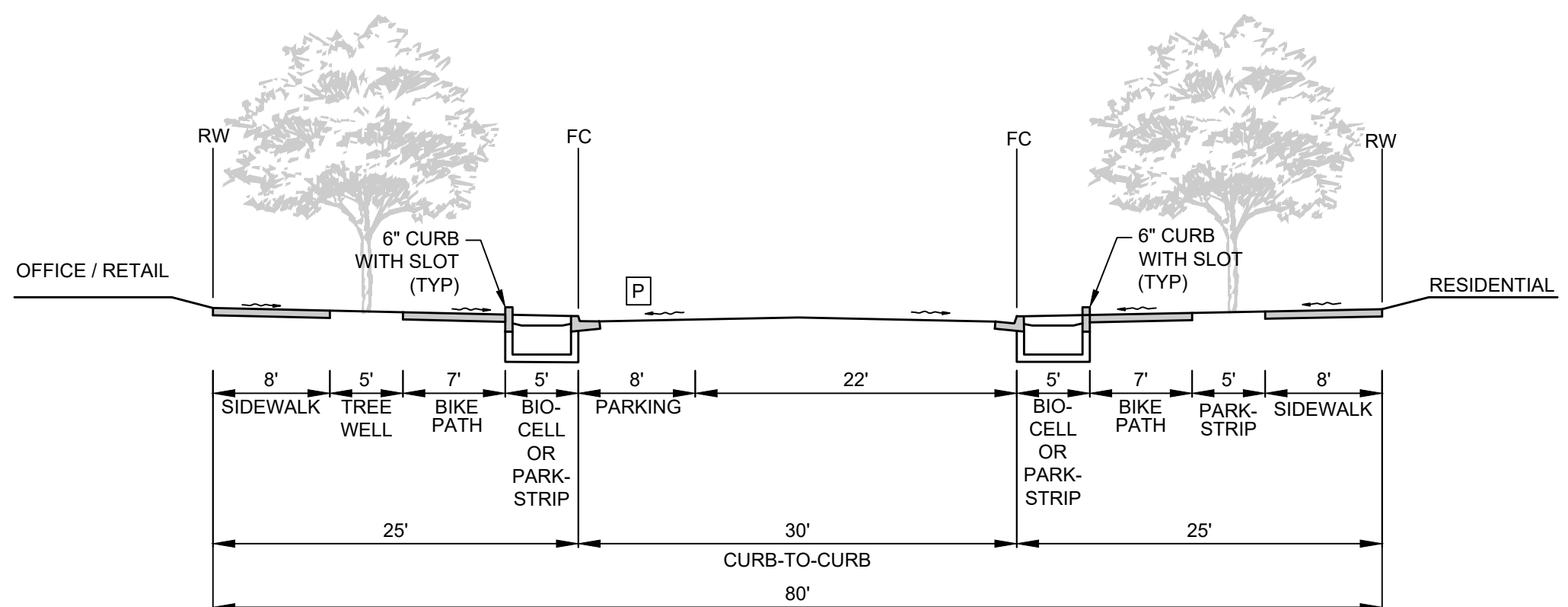
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D 80' PUBLIC STREET SECTION - PUBLIC STREET "A" (CURBLESS)
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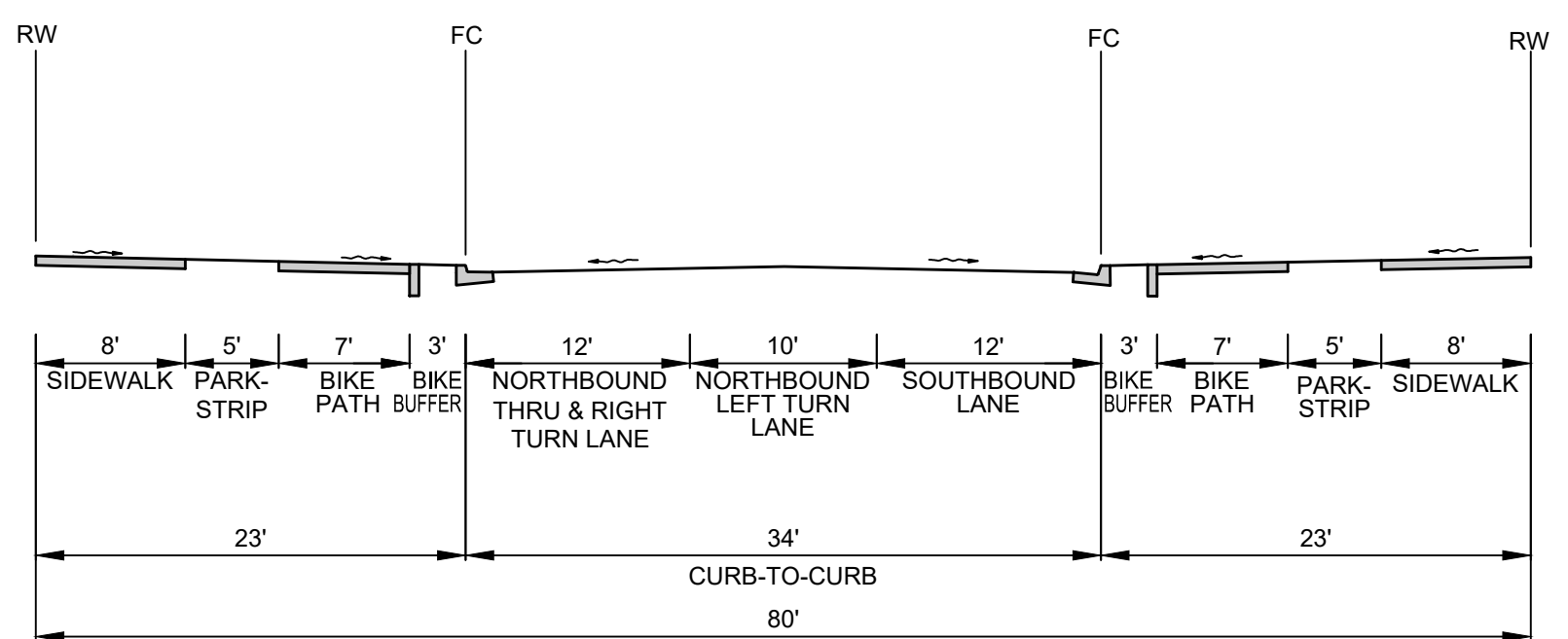
NOTE: THIS SECTION DOES NOT MEET THE FIRE REQUIREMENTS FOR AERIAL APPARATUS AND FIRE HYDRANT ACCESS

C 80' PUBLIC STREET SECTION - PUBLIC STREET "A" (CURBLESS)
SCALE: NTS



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B 80' PUBLIC STREET SECTION - PUBLIC STREET "A"
SCALE: NTS



NOTE: THIS SECTION DOES NOT MEET THE FIRE REQUIREMENTS FOR AERIAL APPARATUS AND FIRE HYDRANT ACCESS

A 80' PUBLIC STREET SECTION - PUBLIC STREET "A" BRIDGE
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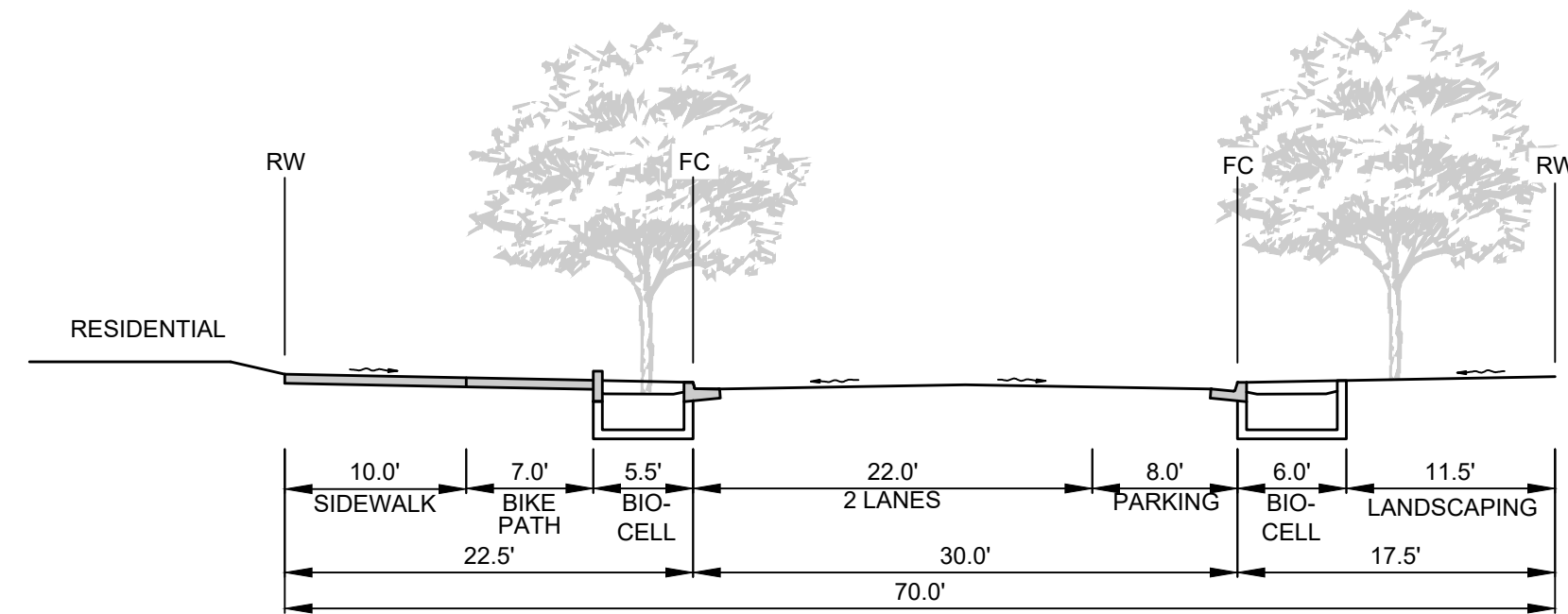
**GRADING
SECTIONS**

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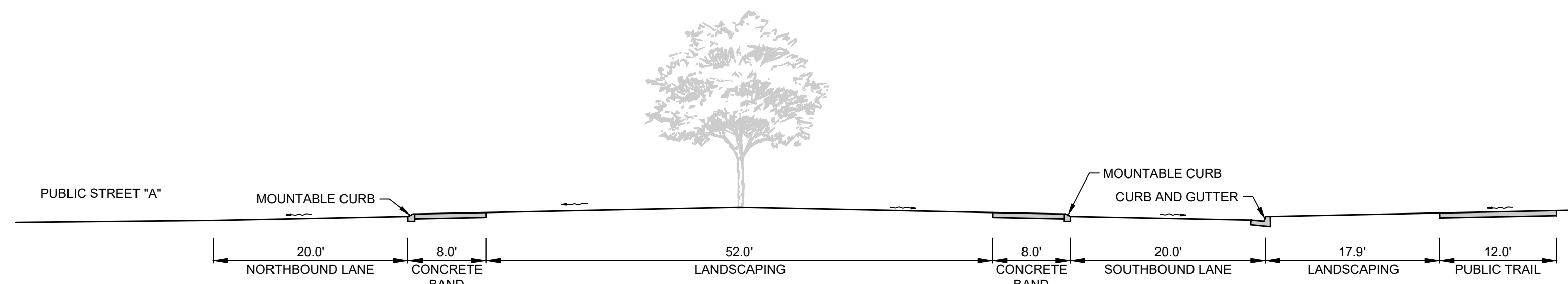
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**GRADING
SECTIONS**



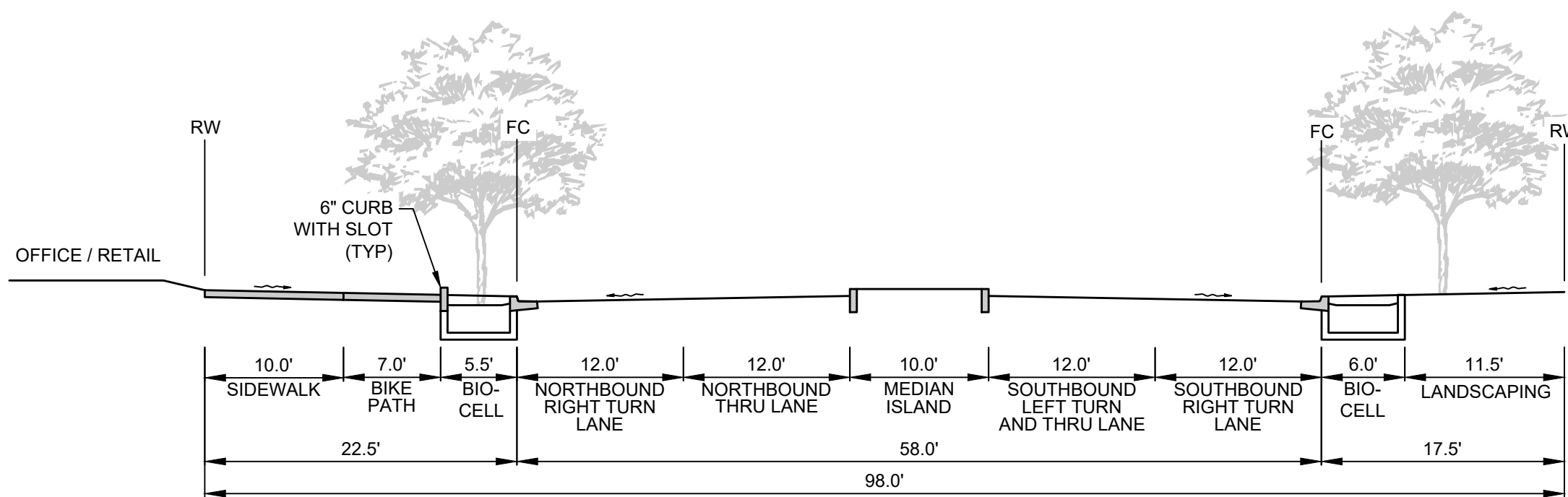
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FOR AERIAL APPARATUS AND FIRE HYDRANT ACCESS

O 70' PUBLIC STREET SECTION - SIERRA ROAD
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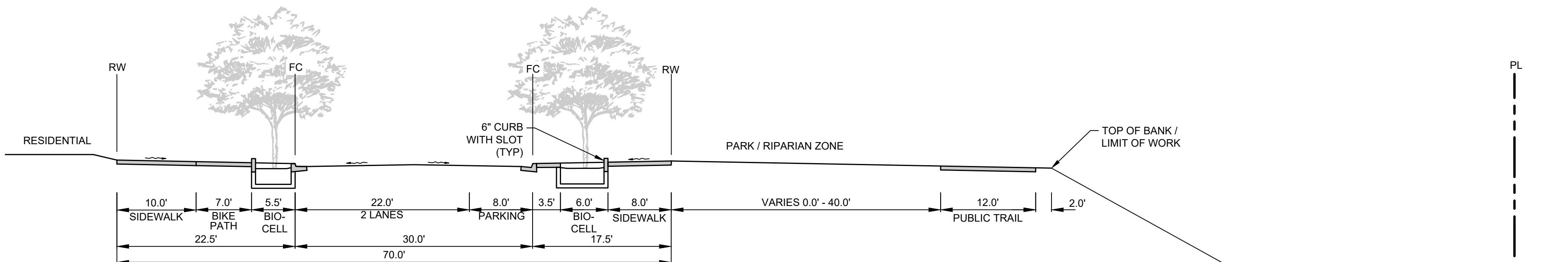
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N 70' PUBLIC STREET SECTION - SIERRA ROAD
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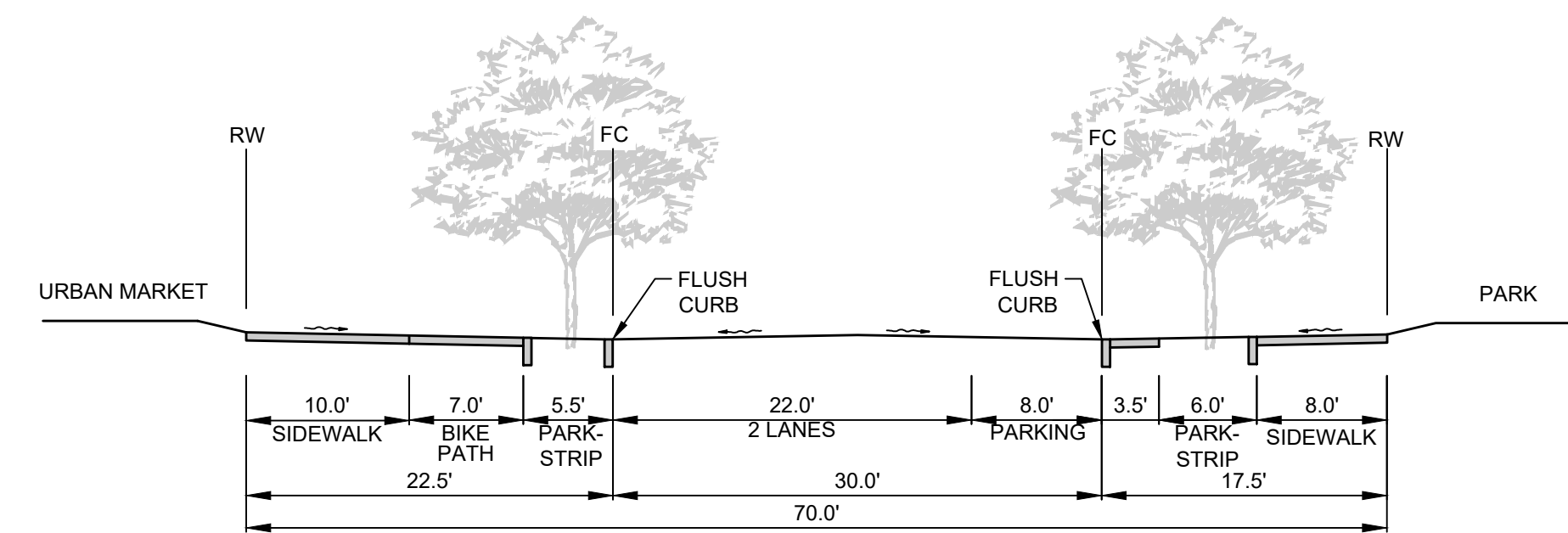
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FOR AERIAL APPARATUS AND FIRE HYDRANT ACCESS

M 98' PUBLIC STREET SECTION - SIERRA ROAD
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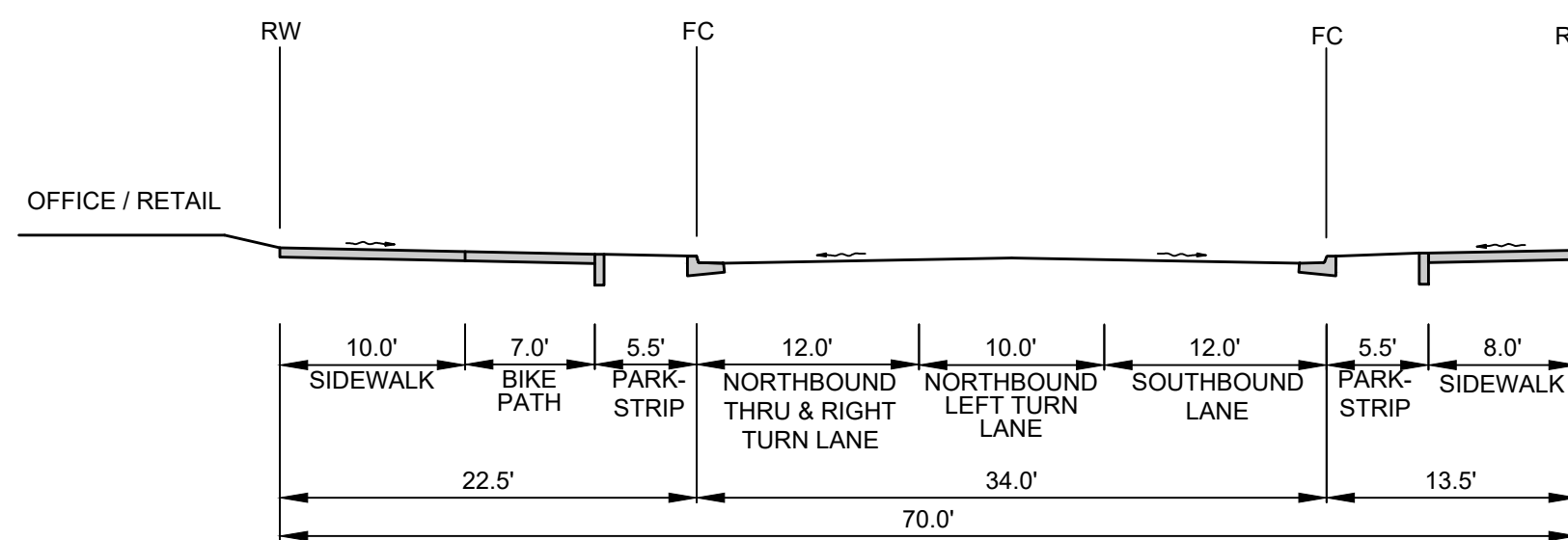
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L 70' PUBLIC STREET SECTION - SIERRA ROAD
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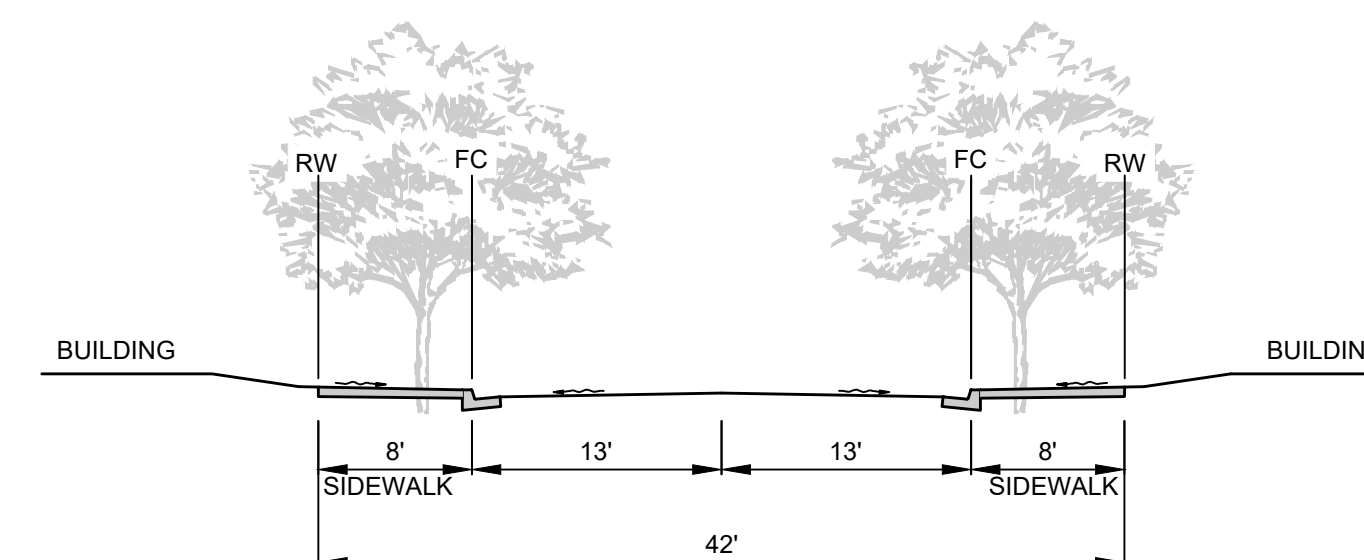
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FOR AERIAL APPARATUS AND FIRE HYDRANT ACCESS

K 70' PUBLIC STREET SECTION - SIERRA ROAD (CURBLESS)
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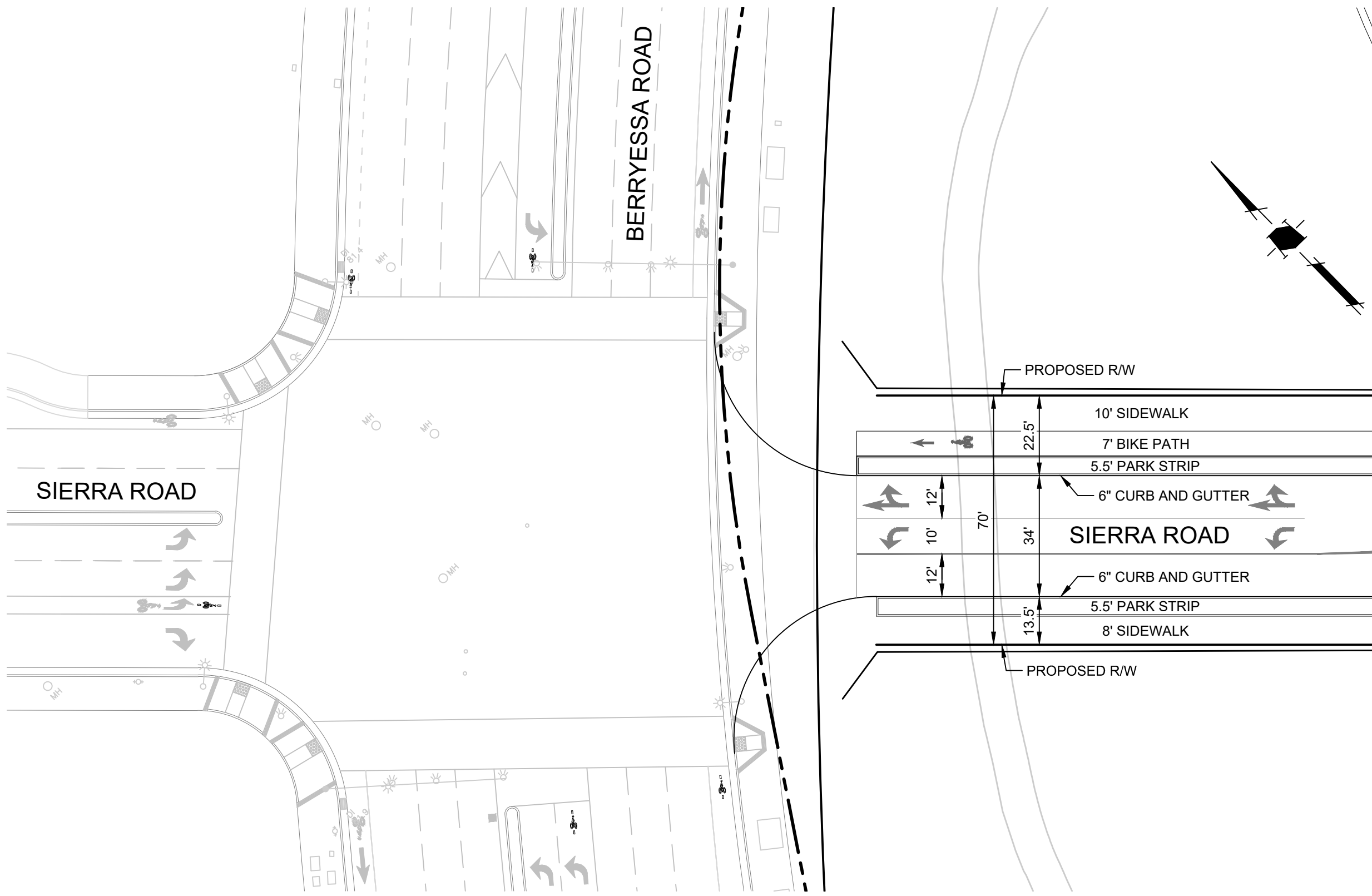
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J 70' PUBLIC STREET SECTION - SIERRA ROAD BRIDGE
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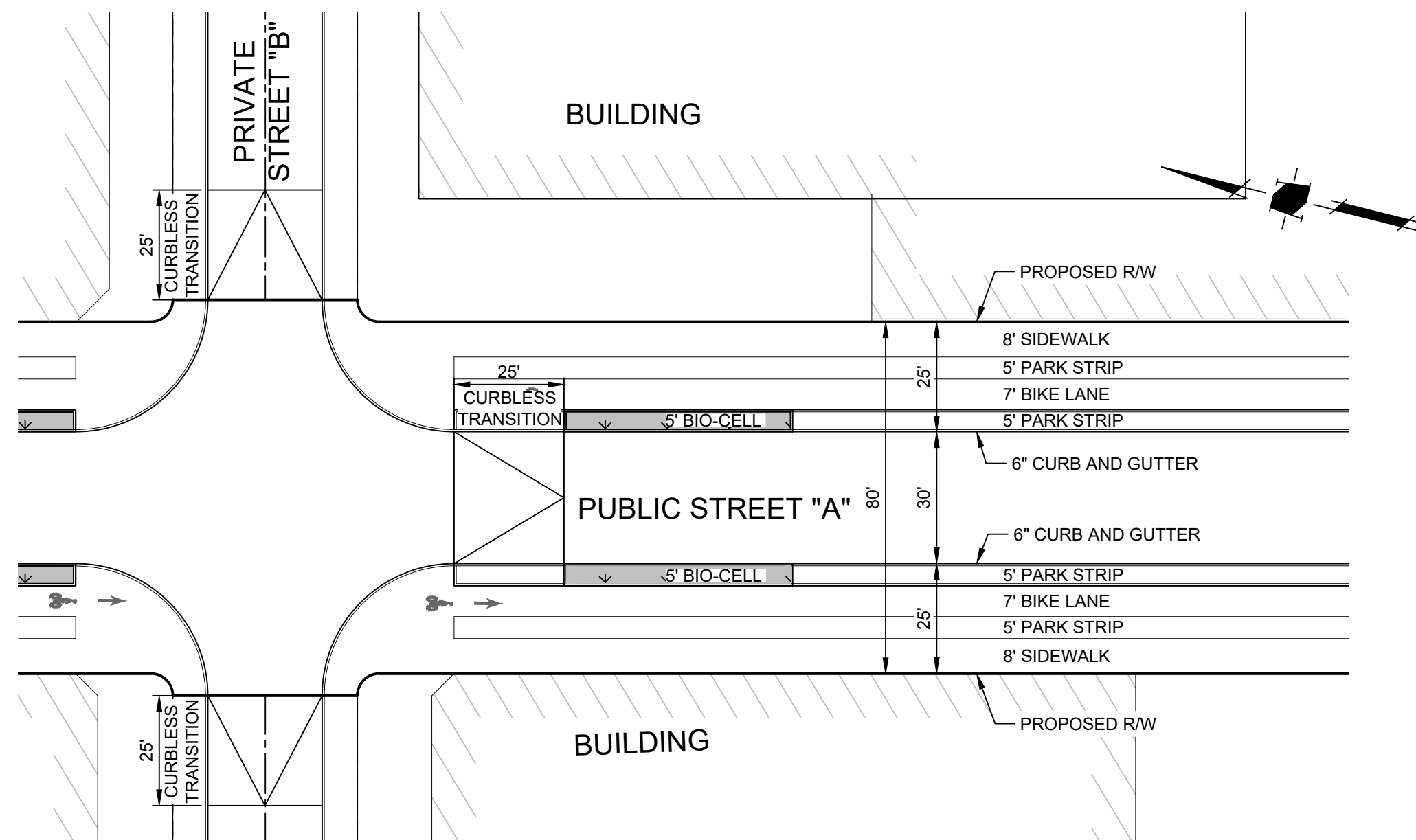


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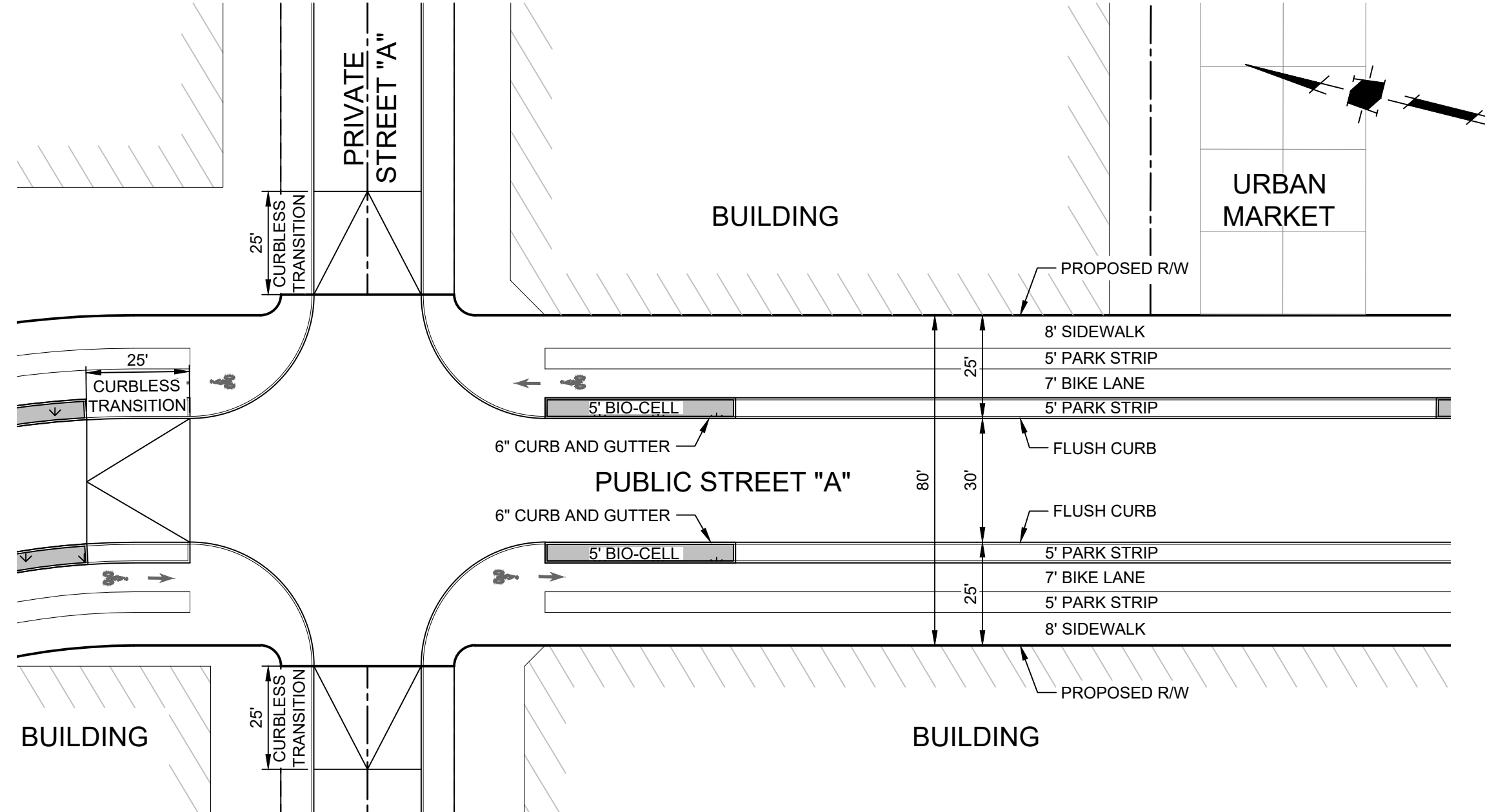
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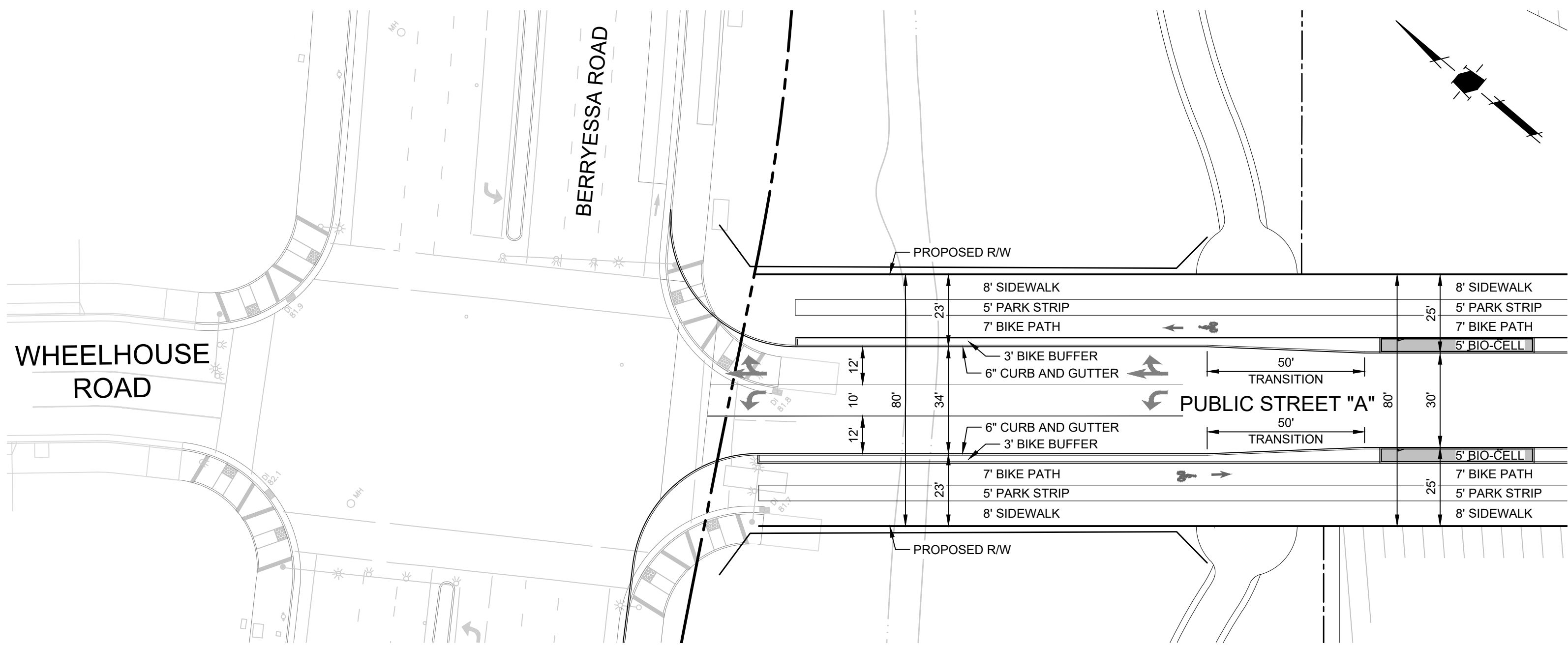
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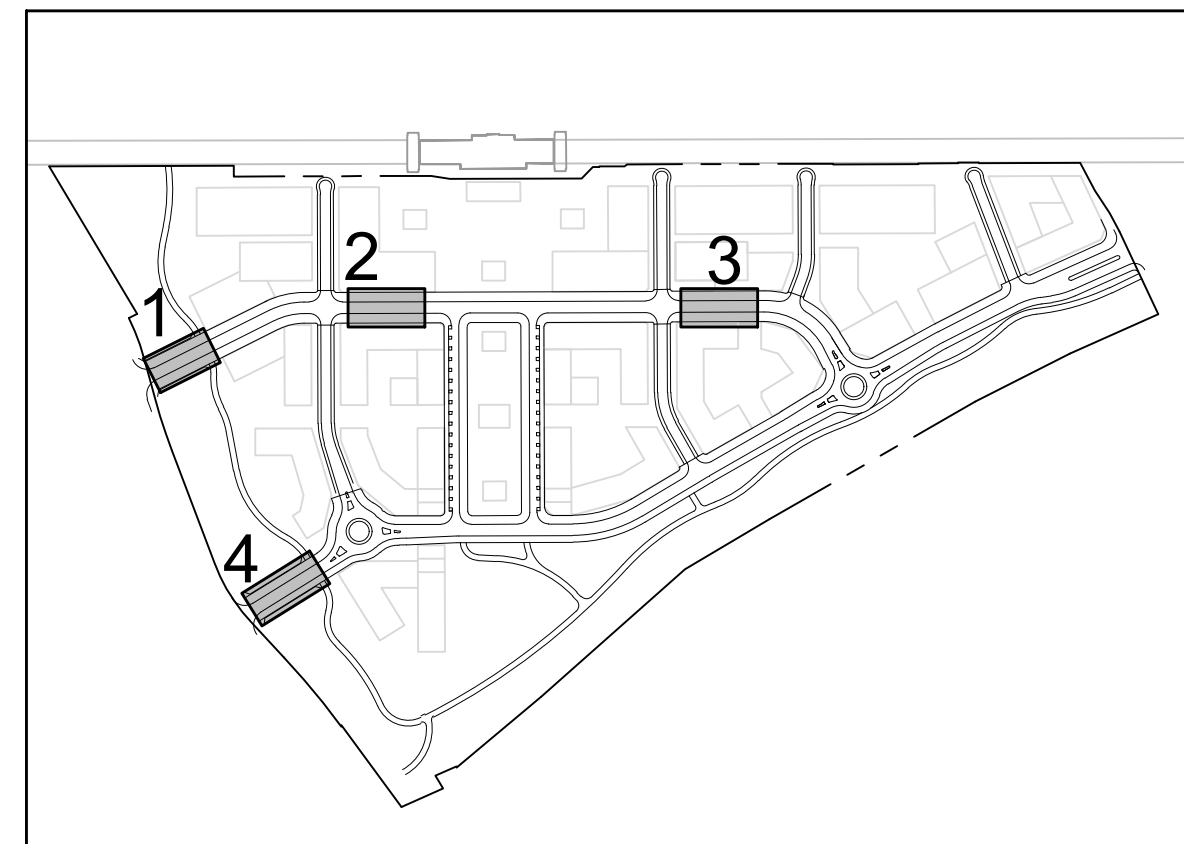
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2 80' PUBLIC STREET SECTION - PUBLIC STREET "A"
SCALE: 1" = 30'



1 80' PUBLIC STREET SECTION - PUBLIC STREET "A"
SCALE: 1" = 30'



KEYMAP
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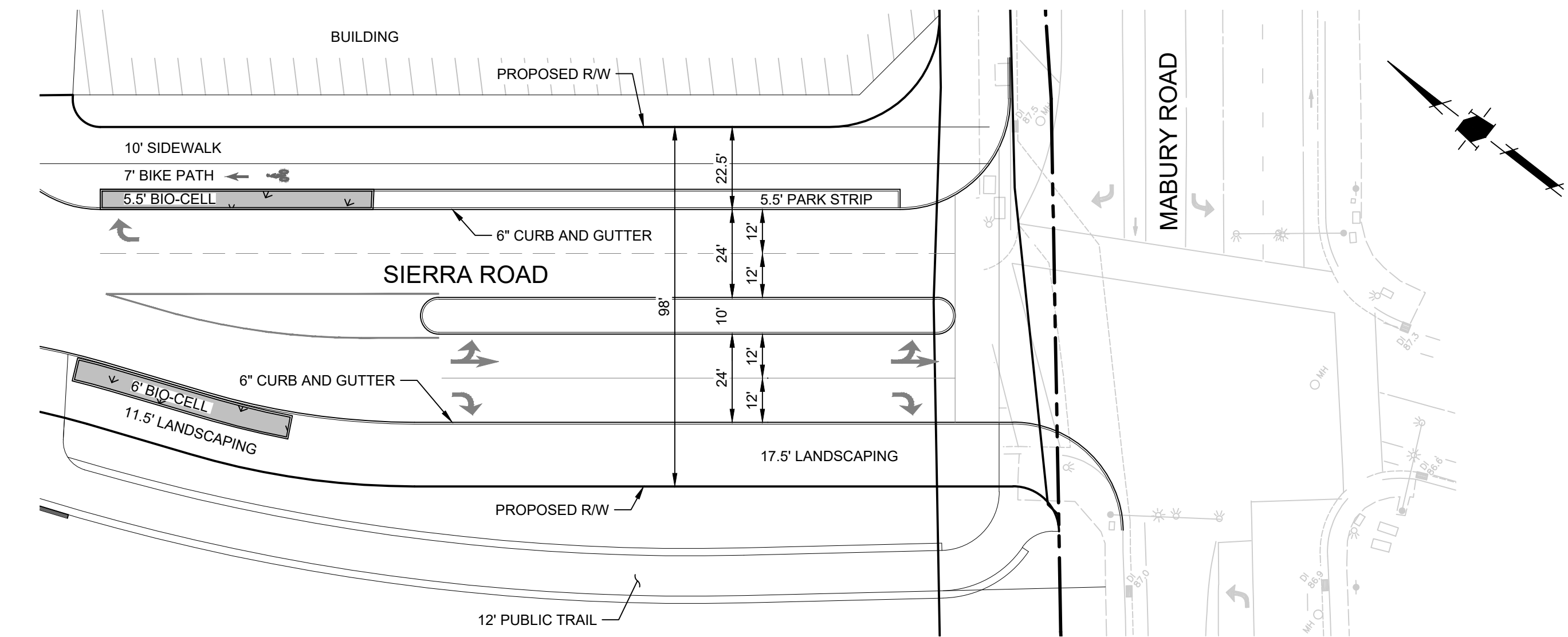
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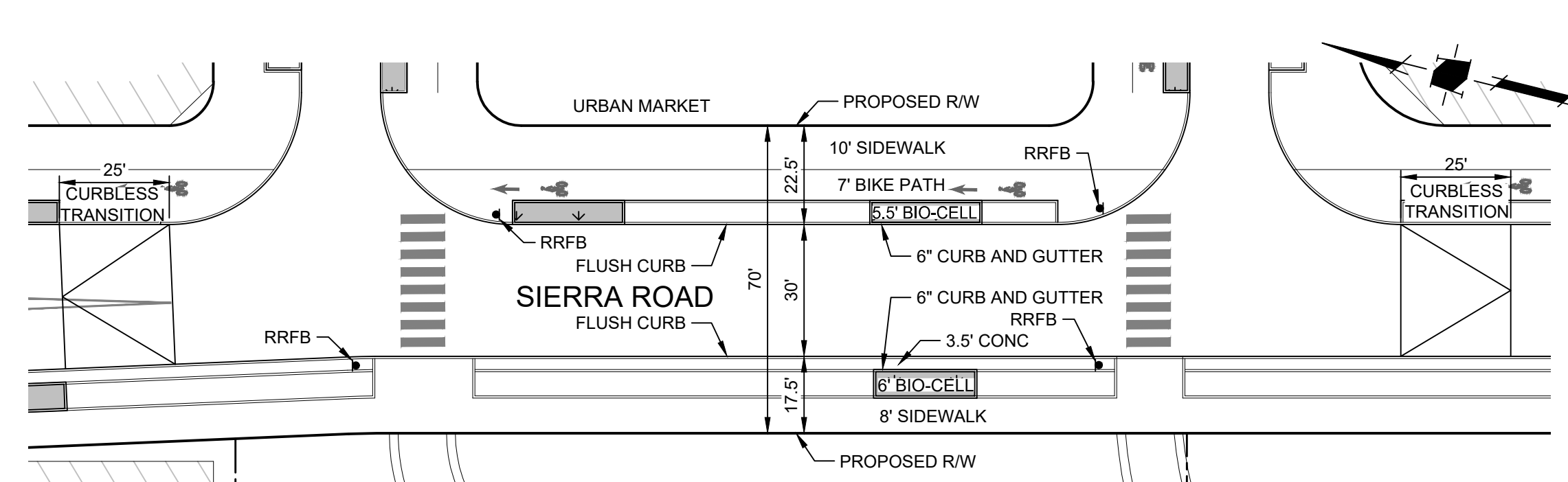
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**CONCEPTUAL
GRADING AND
DRAINAGE PLAN
DETAILS**

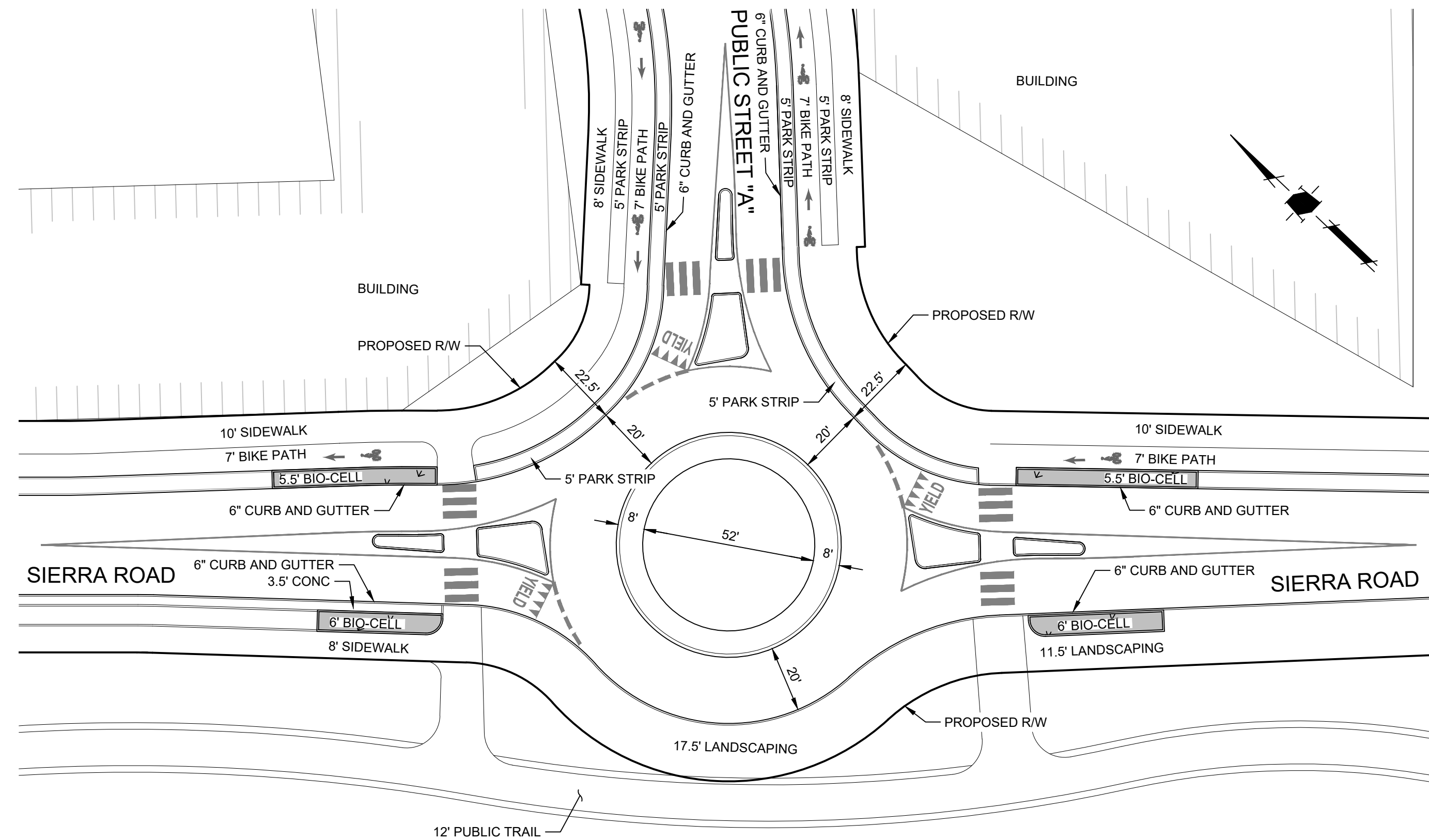
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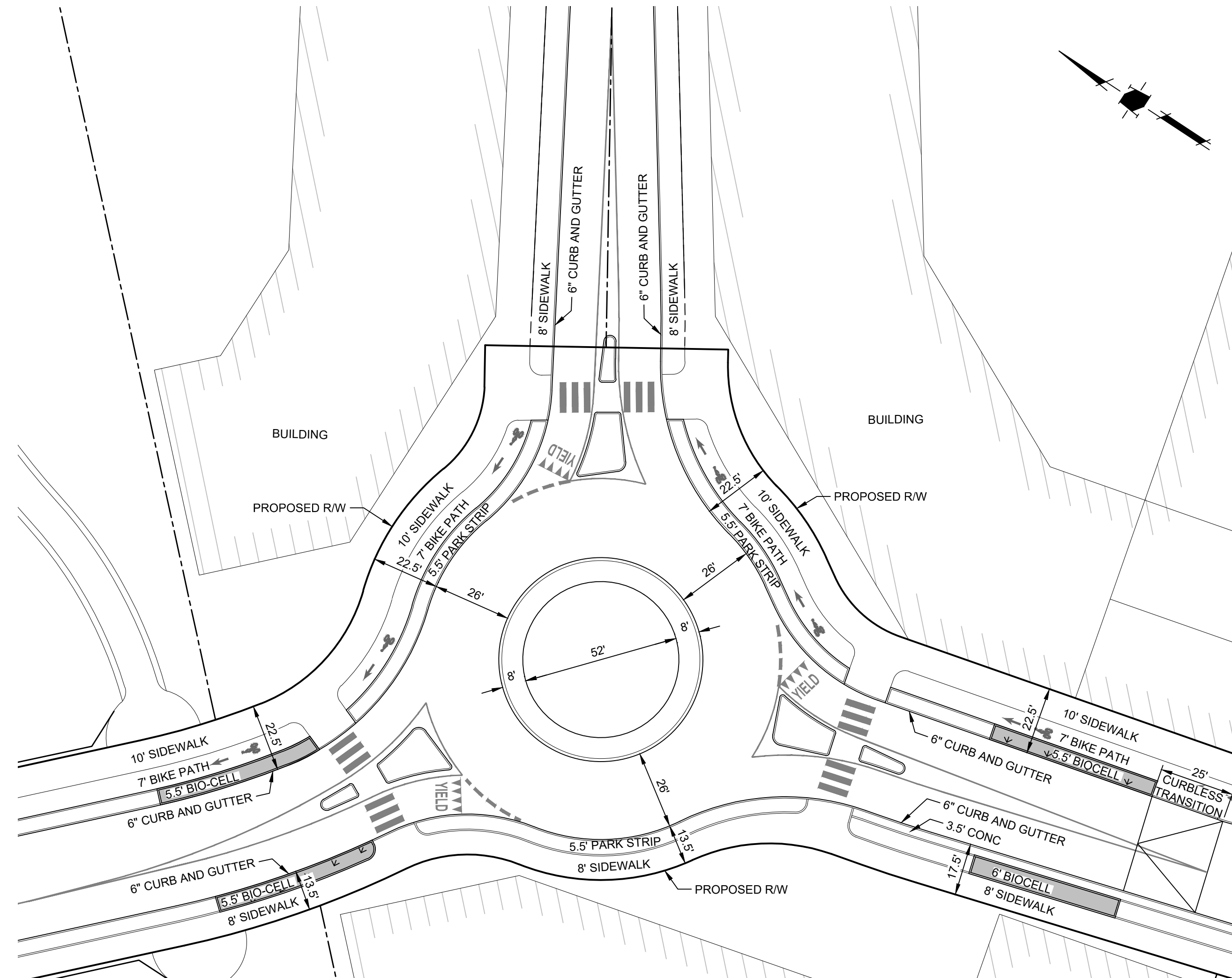
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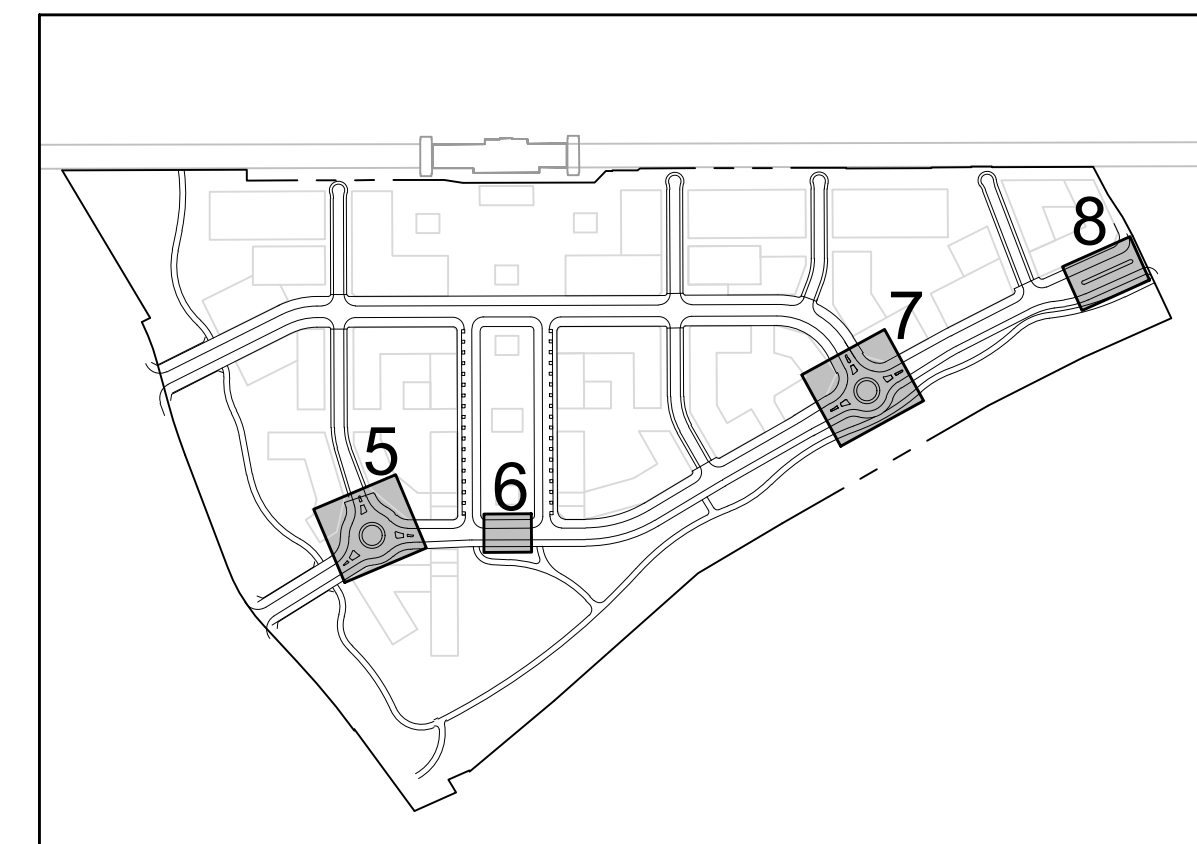
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SCALE: 1" = 30'



7 70' PUBLIC STREET SECTION - SIERRA ROAD
SCALE: 1" = 30'









5 70' PUBLIC STREET SECTION - SIERRA ROAD
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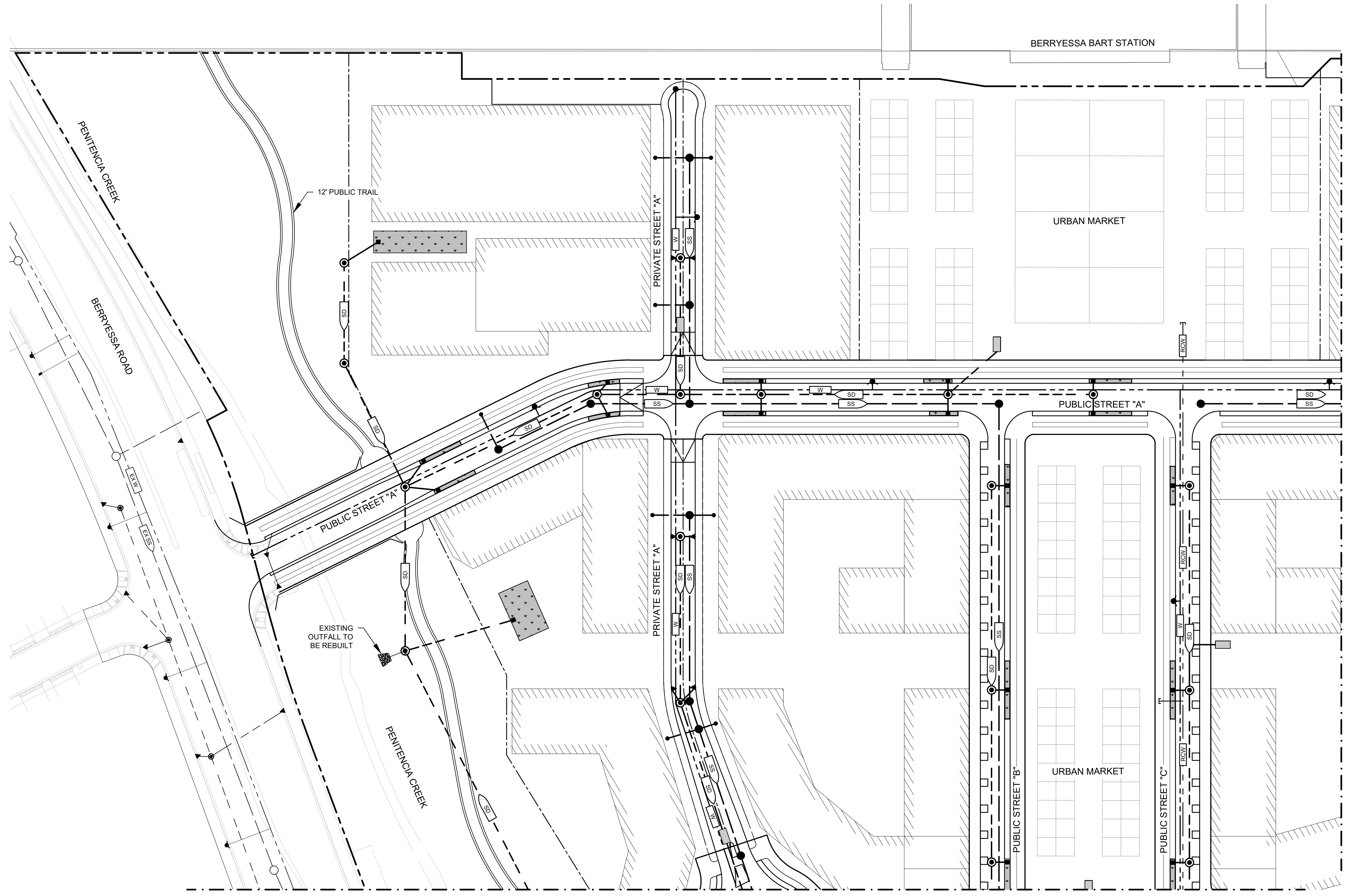
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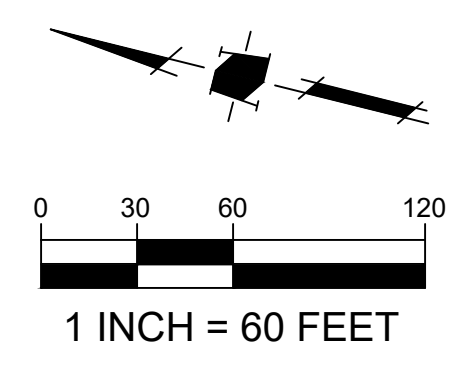
**CONCEPTUAL
GRADING AND
DRAINAGE PLAN
DETAILS**

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SEE SHEET 5.1

SEE SHEET 5.2



LEGEND

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









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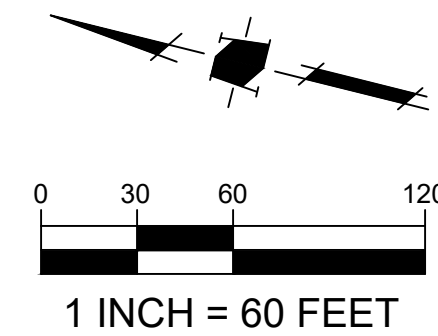
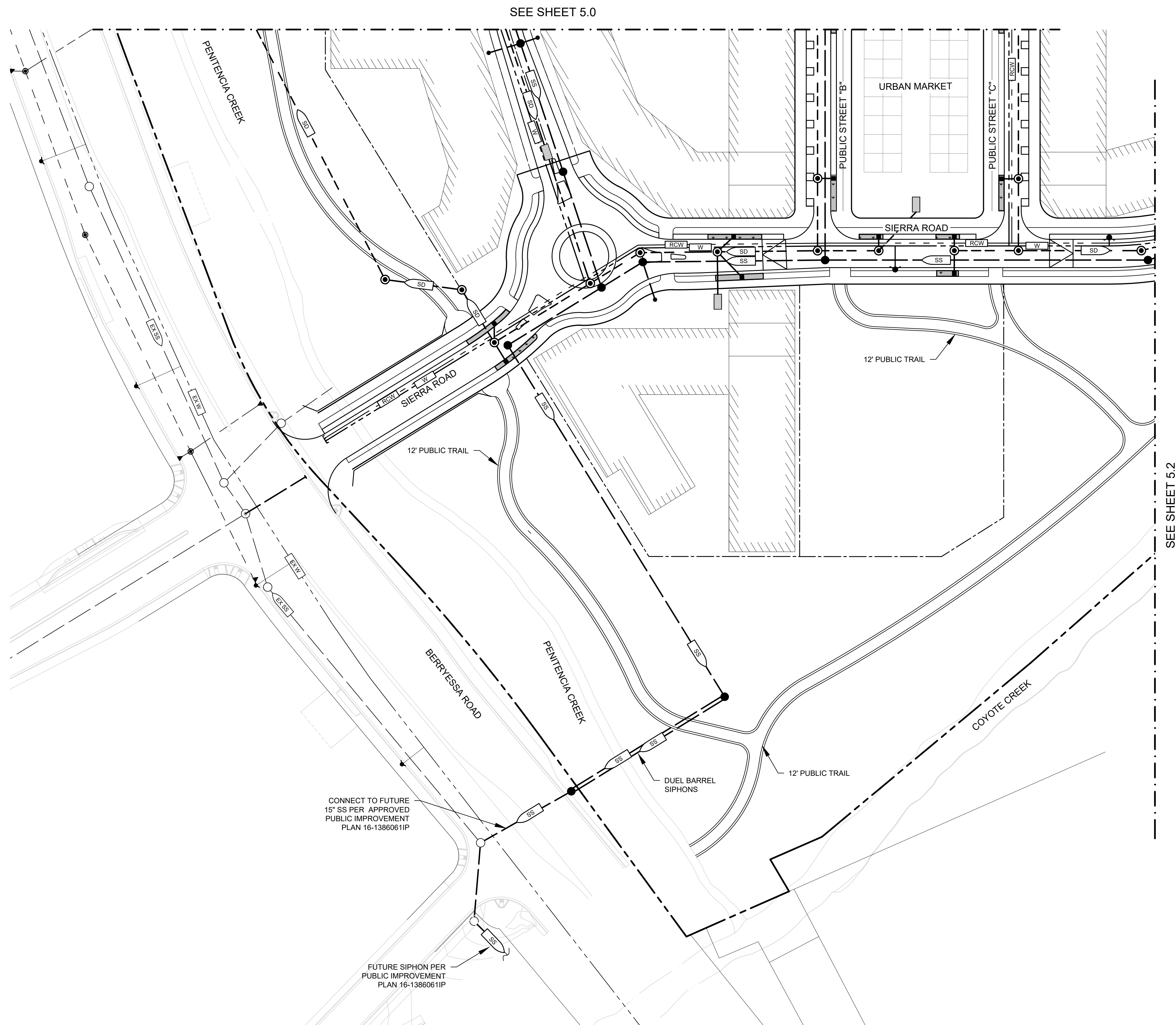
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	03/02/20	PER CITY COMMENTS
	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		0908.17
CAD DWG FILE:		090817UT.DWG
DESIGNED BY:		DM
DRAWN BY:		RM
CHECKED BY:		TA
DATE:		NOVEMBER 9, 2017
SCALE:		1" = 60'
		

CONCEPTUAL
UTILITY PLAN

PLOTTED: 5/14/2021 2:53 PM






S:\PROJECTS\090817\PL\ZONING\090817\UT.DWG



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

LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (EXISTING)	---
RIGHT-OF-WAY	---
EASEMENT	---
STORM DRAIN PIPE	SD
STORM DRAIN PIPE (EXISTING)	EX SD
SANITARY SEWER	SS
SANITARY SEWER (EXISTING)	EX SS
DOMESTIC WATER	W
RECYCLED WATER	RCW
DOMESTIC WATER (EXISTING)	EX W
STORM DRAIN MANHOLE	⊙
STORM DRAIN MANHOLE (EXISTING)	⊙
CURB INLET	▲
CURB INLET (EXISTING)	▲
CATCH BASIN	■
CATCH BASIN (EXISTING)	■
SANITARY SEWER MANHOLE (EXISTING)	○
SANITARY SEWER MANHOLE	●
FIRE HYDRANT	●
CURB CUT	—
TREATMENT AREA	▨
MEDIA FILTER	▨

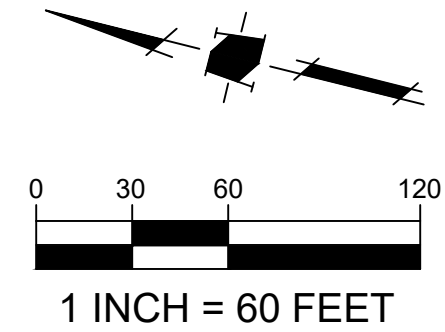
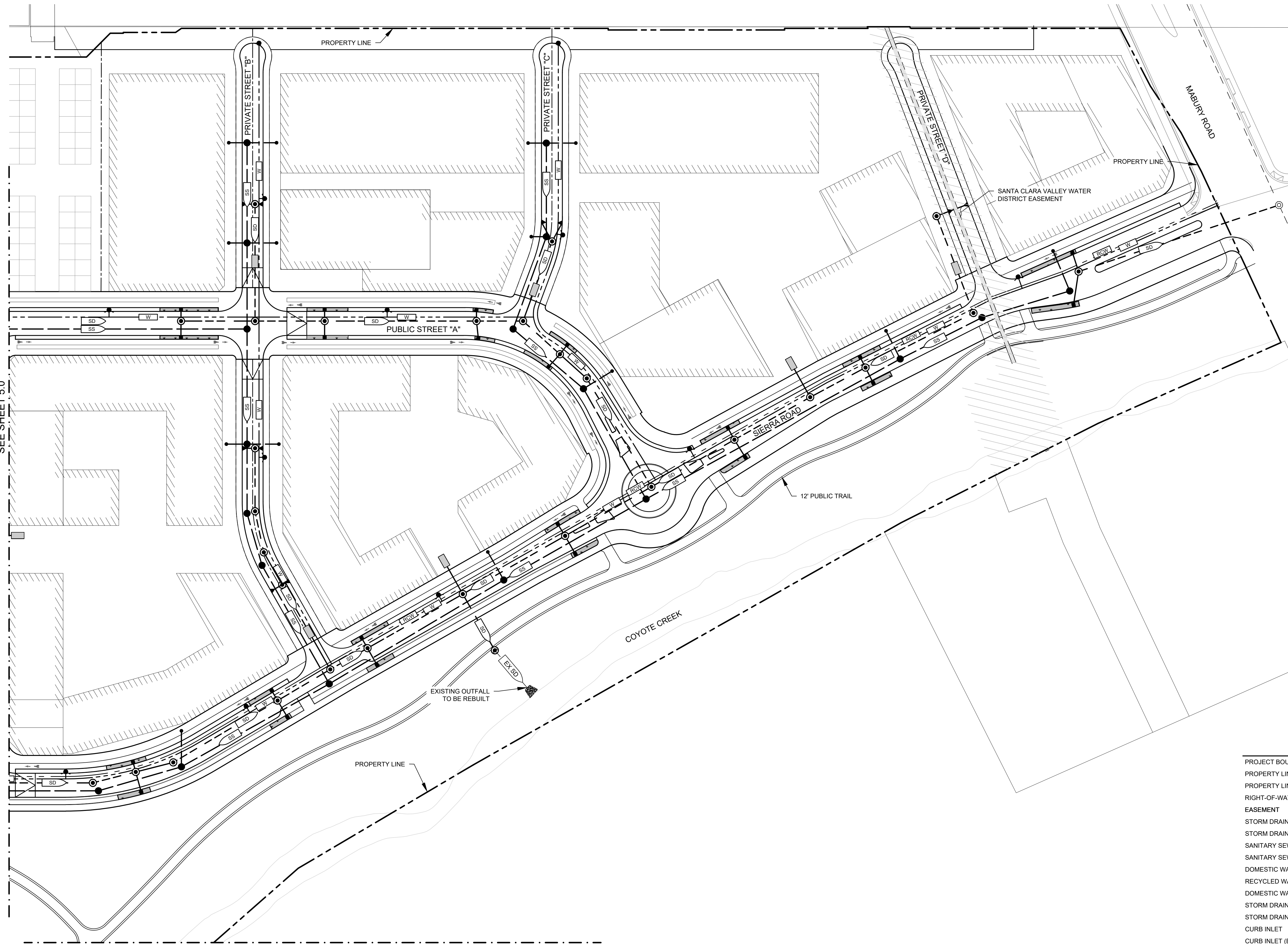
	05/21/21	UPDATED SITE PLAN
	03/12/21	PER CITY COMMENTS
	10/19/20	PER CITY COMMENTS
	03/02/20	PER CITY COMMENTS
	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		0908.17
CAD DWG FILE:		090817UT.DWG
DESIGNED BY:		DM
DRAWN BY:		RM
CHECKED BY:		T
DATE:		NOVEMBER 9, 2017
SCALE:		1" = 60'
© HMMH		

**CONCEPTUAL
UTILITY PLAN**

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SEE SHEET 5.0







SEE SHEET 5.1



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



LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
PROPERTY LINE (EXISTING)	---
RIGHT-OF-WAY	---
EASEMENT	---
STORM DRAIN PIPE	SD
STORM DRAIN PIPE (EXISTING)	EX SD
SANITARY SEWER	SS
SANITARY SEWER (EXISTING)	EX SS
DOMESTIC WATER	W
RECYCLED WATER	RCW
DOMESTIC WATER (EXISTING)	EX W
STORM DRAIN MANHOLE	⊙
STORM DRAIN MANHOLE (EXISTING)	⊙
CURB INLET	▲
CURB INLET (EXISTING)	△
CATCH BASIN	■
CATCH BASIN (EXISTING)	□
SANITARY SEWER MANHOLE (EXISTING)	○
SANITARY SEWER MANHOLE	●
FIRE HYDRANT	●
CURB CUT	—
TREATMENT AREA	▨
MEDIA FILTER	▨

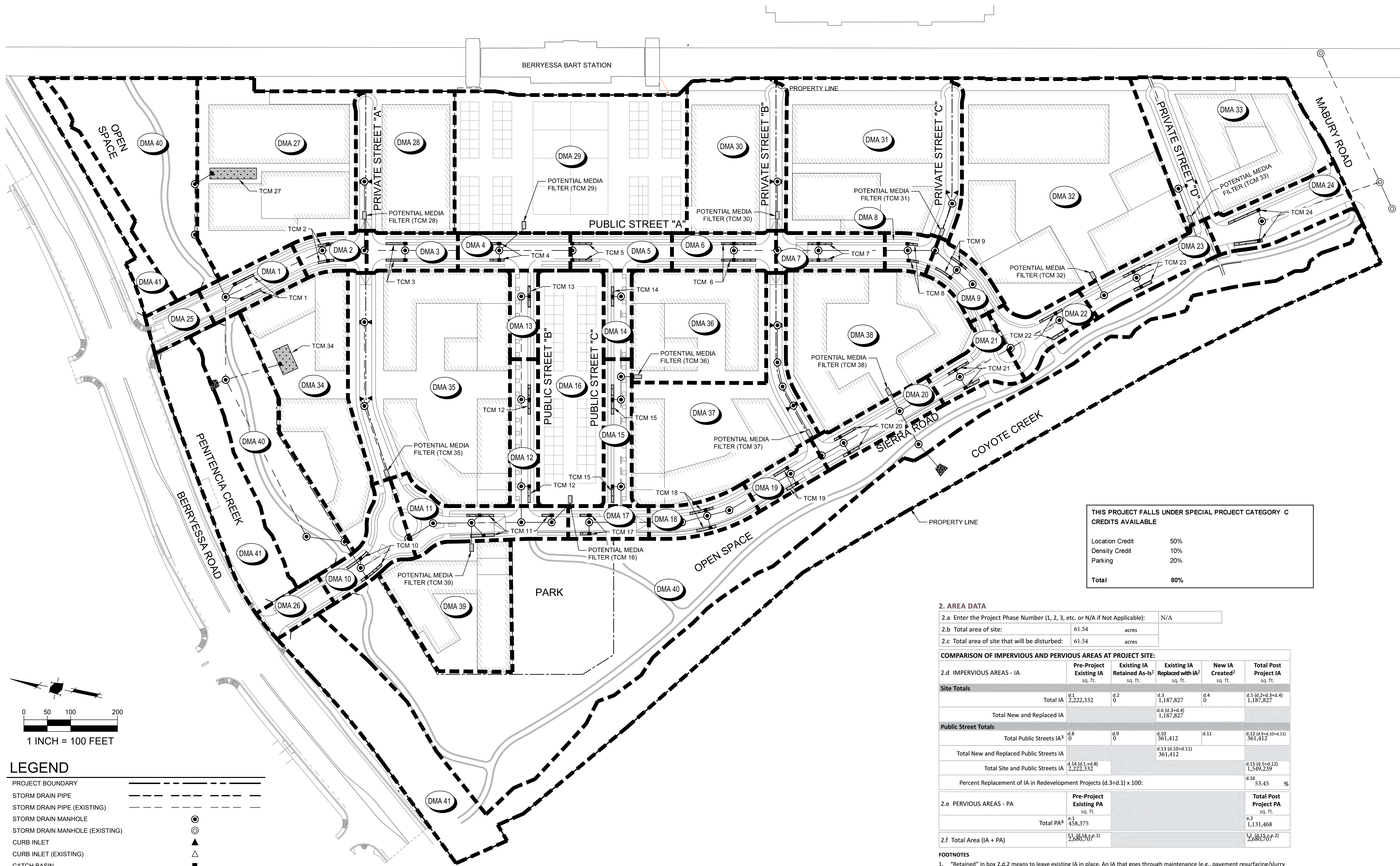
	05/21/21	UPDATED SITE PLAN
	03/12/21	PER CITY COMMENTS
	10/19/20	PER CITY COMMENTS
	03/02/20	PER CITY COMMENTS
	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO: 0908.		
CAD DWG FILE: 090817UT.DWG		
DESIGNED BY: D		
DRAWN BY: R		
CHECKED BY: T		
DATE:		NOVEMBER 9, 20
SCALE:		1" = 6'
 HMM		

**CONCEPTUAL
UTILITY PLAN**

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

	05/21/21	UPDATED SITE PLAN
	03/12/21	PER CITY COMMENTS
	10/19/20	PER CITY COMMENTS
	03/02/20	PER CITY COMMENTS
	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		0908.17
CAD DWG FILE:		090817SW.DWG
DESIGNED BY:		DM
DRAWN BY:		KV
CHECKED BY:		TA
DATE:		NOVEMBER 9, 2017
SCALE:		1" = 100'
		

**CONCEPTUAL
STORMWATER
CONTROL PLAN**



THIS PROJECT FALLS UNDER SPECIAL PROJECT CATEGORY C CREDITS AVAILABLE

Location Credit	50%
Density Credit	10%
Parking	20%
Total	80%

2. AREA DATA

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): N/A

2.b Total area of site: 61.54 acres

2.c Total area of site that will be disturbed: 61.54 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is ¹ sq. ft.	Existing IA Replaced with IA ² sq. ft.	New IA Created ² sq. ft.	Total Post Project IA sq. ft.
Site Totals	d.1 2,222,332	d.2 0	d.3 1,187,827	d.4 0	d.5 (d.2+d.3+d.4) 1,187,827
Total New and Replaced IA			d.6 (d.3+d.4) 1,187,827		
Public Street Totals					
Total Public Streets IA ³	d.8 0	d.9 0	d.10 361,412	d.11	d.12 (d.9+d.10+d.11) 361,412
Total New and Replaced Public Streets IA			d.13 (d.10+d.11) 361,412		
Total Site and Public Streets IA	d.14 (d.1+d.8) 2,222,332				d.15 (d.5+d.12) 1,549,239
Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100:				d.16	53.45 %
2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.				Total Post Project PA sq. ft.
Total PA ⁴	e.1 458,375				e.2 1,131,468
2.f Total Area (IA + PA)	f.1 (d.14+e.1) 2,680,707				f.2 (d.15+e.2) 2,680,707

- FOOTNOTES**
- "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained."
 - The "replaced" and "new" IA in boxes 2.d.3. and 2.d. 4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. A site will have "new" IA only if the Total Post-Project IA in box 2.d.5. exceeds the Total Pre-Project IA (2.d.5 - 2.d.1 = 2.d.4).
 - These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San José.
 - Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

NOTE:

THIS PDC REZONING SUBMITTAL DOES NOT FINALIZE THE SPECIAL PROJECTS WORKSHEET, THE SPECIAL PROJECTS NARRATIVE, THE LID TO NON-LID TREATMENT PERCENTAGE BREAKDOWN, NOR THE STORMWATER EVALUATION FORM. ALL DOCUMENTATION REGARDING SPECIAL PROJECTS WILL BE RESUBMITTED AND FINALIZED AT THE PD STAGE.

LEGEND

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






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TREATMENT CONTROL MEASURE SUMMARY TABLE																						
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	17,811	13,893		3,918	-	712	712	12	1	1							Public Street
2	2	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	12,070	9,415		2,655	-	483	491	12	1	1							Public Street
3	3	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	15,977	12,462		3,515	-	639	640	12	1	1							Public Street
4	4	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	20,986	17,628		3,358	-	839	844	12	1	1							Public Street
5	5	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	15,572	13,080		2,492	-	623	628	12	1	1							Public Street
6	6	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	18,412	14,361		4,051	-	736	736	12	1	1							Public Street
7	7	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	18,728	14,608		4,120	-	749	752	12	1	1							Public Street
8	8	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	8,361	6,522		1,839	-	334	336	12	1	1							Public Street
9	9	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	14,331	11,178		3,153	-	573	575	12	1	1							Public Street
10	10	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	21,647	18,616		3,031	-	866	883	12	1	1							Public Street
11	11	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	30,912	26,584		4,328	-	1,236	1,238	12	1	1							Public Street
12	12	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	18,852	15,082		3,770	-	754	761	12	1	1							Public Street
13	13	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	11,392	9,114		2,278	-	456	456	12	1	1							Public Street
14	14	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	11,392	9,114		2,278	-	456	456	12	1	1							Public Street
15	15	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	18,918	15,134		3,784	-	757	761	12	1	1							Public Street
16	16	Offsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	70,285	10,543		59,742	-	-	-	-	-	-							Public Park
17	17	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	12,055	10,367		1,688	-	482	487	12	1	1							Public Street
18	18	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	16,075	13,824		2,251	-	643	651	12	1	1							Public Street
19	19	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	12,274	10,556		1,718	-	491	497	12	1	1							Public Street
20	20	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	20,127	17,309		2,818	-	805	808	12	1	1							Public Street
21	21	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	17,354	14,924		2,430	-	694	697	12	1	1							Public Street
22	22	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	18,897	16,251		2,646	-	756	759	12	1	1							Public Street
23	23	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	21,567	18,548		3,019	-	863	869	12	1	1							Public Street
24	24	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	28,943	24,891		4,052	-	1,158	1,164	12	1	1							Public Street
25	25	Offsite	Roadway Project ***	LID	N/A	10,770	8,401		2,369	-	-	-	-	-	-							Drains to Berryessa rd. Treated per approved plans, permit # 3-16680
26	26	Offsite	Roadway Project ***	LID	N/A	10,501	9,031		1,470	-	-	-	-	-	-							Drains to Berryessa rd. Treated per approved plans, permit # 3-16680
27	27	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	96,797	85,404		11,393	4.43%	3,872	3,892	12	1	1							
28	28	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	63,437	8,103		55,334	2.90%	-	-	-	-	-							
29	29	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	147,275	49,332		97,943	6.74%	-	-	-	-	-							
30	30	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	68,970	10,660		58,310	3.15%	-	-	-	-	-							
31	31	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	123,777	110,909		12,868	5.66%	-	-	-	-	-							
32	32	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	187,574	145,602		41,972	8.58%	-	-	-	-	-							
33	33	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	90,754	81,516		9,238	4.15%	-	-	-	-	-							
34	34	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	121,048	105,014		16,034	5.54%	4,842	4,850	12	1	1							
35	35	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	124,266	102,898		21,368	5.68%	-	-	-	-	-							
36	36	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	69,578	64,236		5,342	3.18%	-	-	-	-	-							
37	37	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	92,224	75,122		17,102	4.22%	-	-	-	-	-							
38	38	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	101,234	79,191		22,043	4.63%	-	-	-	-	-							
39	39	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	60,600	51,924		8,676	2.77%	-	-	-	-	-							
40	40	Onsite	Self-retaining areas	LID	1B. Volume	514,617	66,393		448,224	23.54%	-	-	-	-	-							Open space includes riparian setback
41	41	Onsite	Self-treating areas	LID	N/A	324,347	782		323,565	14.83%	-	-	-	-	-							Existing Coyote and Penitencia Creek. (From existing top of bank)
					Totals:	2,680,707	1,398,522	0	1,282,185	100.00%												

Footnotes:
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.
**** DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA XX. EQ-1 is not required to be treated as it is [insert reason here]



PLANNED DEVELOPMENT
ZONING
PDC17- 051
MARKET PARK SOUTH VILLAGE

	05/21/21	UPDATED SITE PLAN
	03/12/21	PER CITY COMMENTS
	10/19/20	PER CITY COMMENTS
	03/02/20	PER CITY COMMENTS
	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		0908-17
CAD DWG FILE:		090817SW.DWG
DESIGNED BY:		DM
DRAWN BY:		KV
CHECKED BY:		TA
DATE:		NOVEMBER 9, 2017
SCALE:		NOT TO SCALE
		

CONCEPTUAL
STORMWATER
CONTROL
DETAILS

S:\PROJECTS\090817\PLZONING\090817SW.DWG

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

PROJECT SITE INFORMATION:

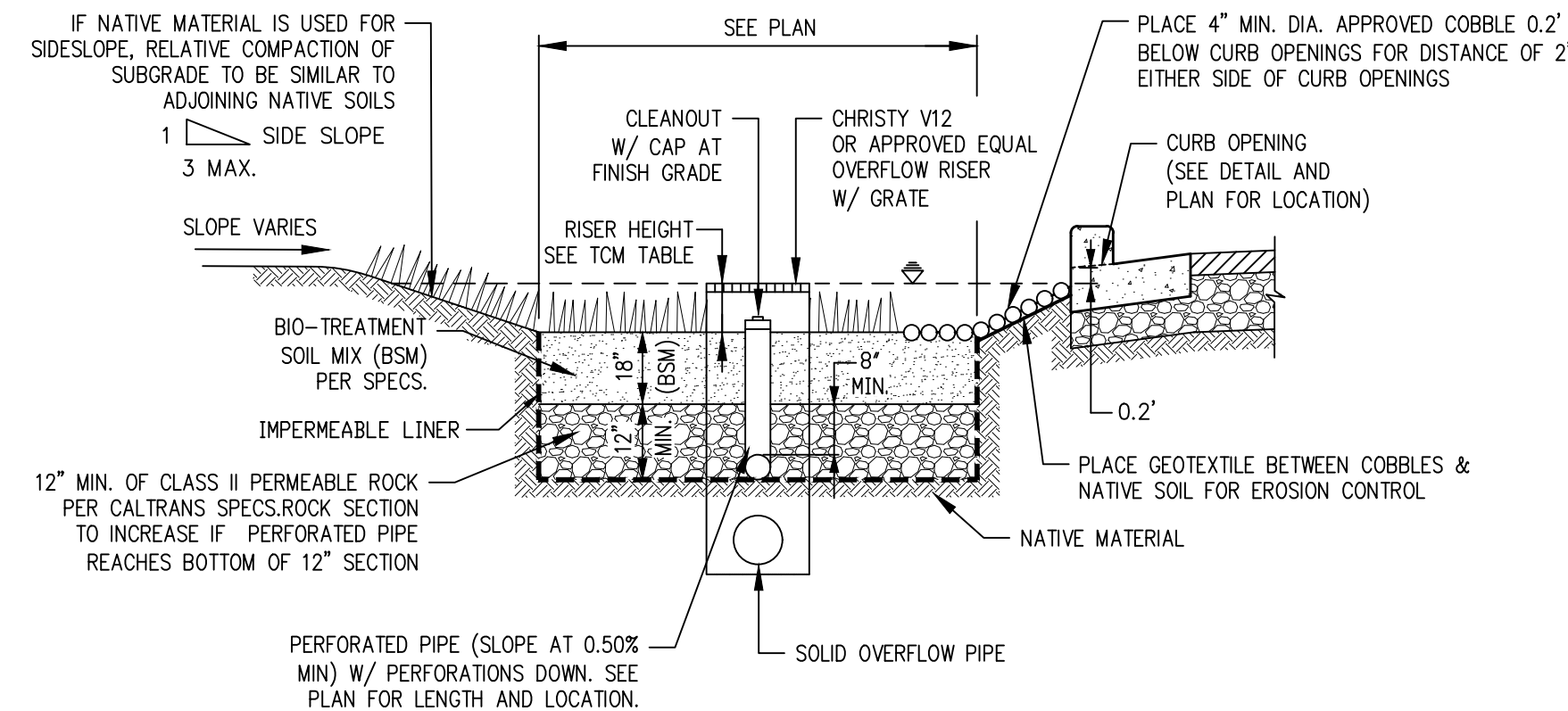
- SOILS TYPE: SILT LOAM(B)
- GROUND WATER DEPTH: 0-10 FT
- NAME OF RECEIVING BODY: COYOTE CREEK
- FLOOD ZONE: D, AH & AE
- FLOOD ELEVATION (IF APPLICABLE): N/A, 82', 71'-74'

BIOTREATMENT SOIL REQUIREMENTS:

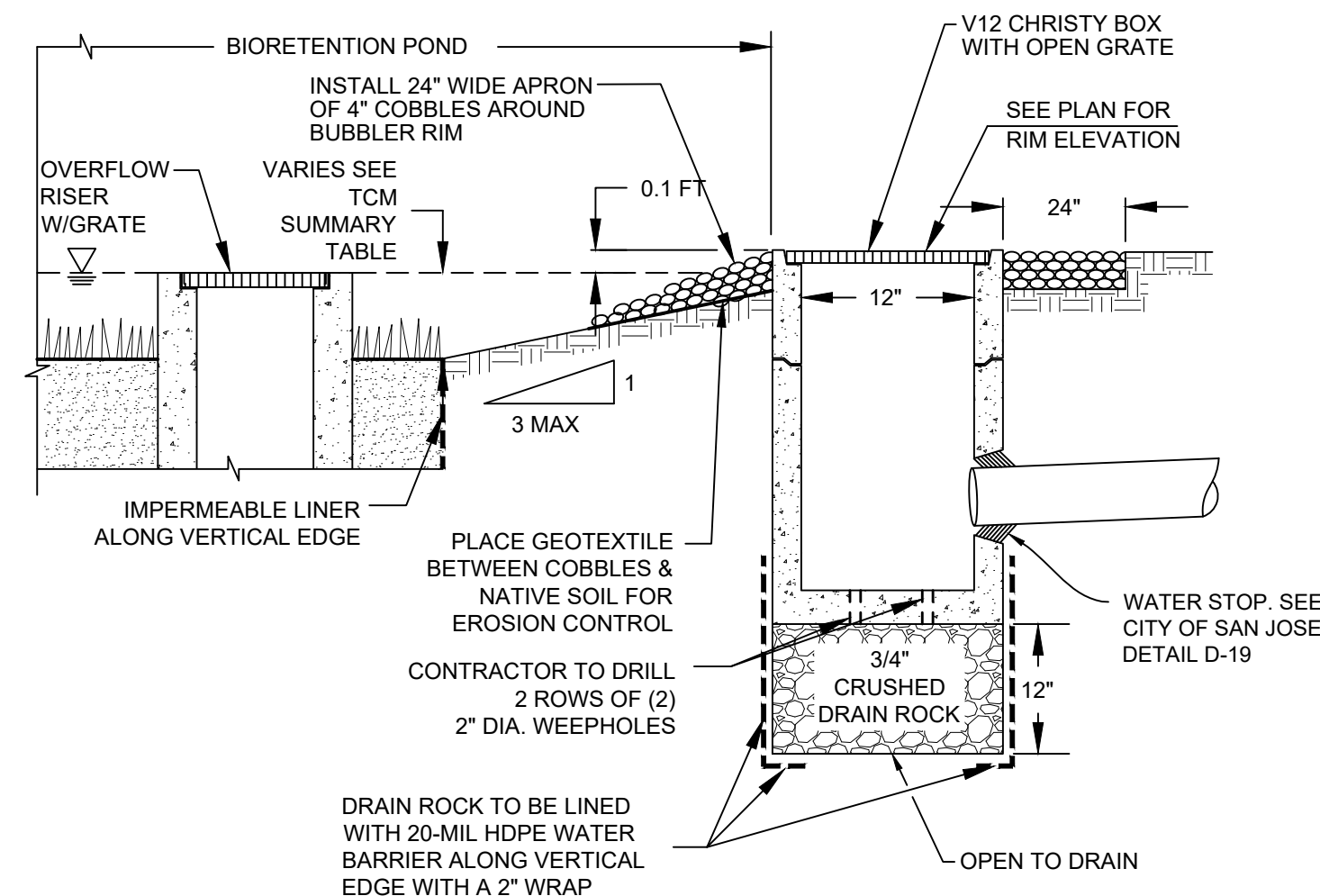
- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR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

HYDROMODIFICATION NOTE:

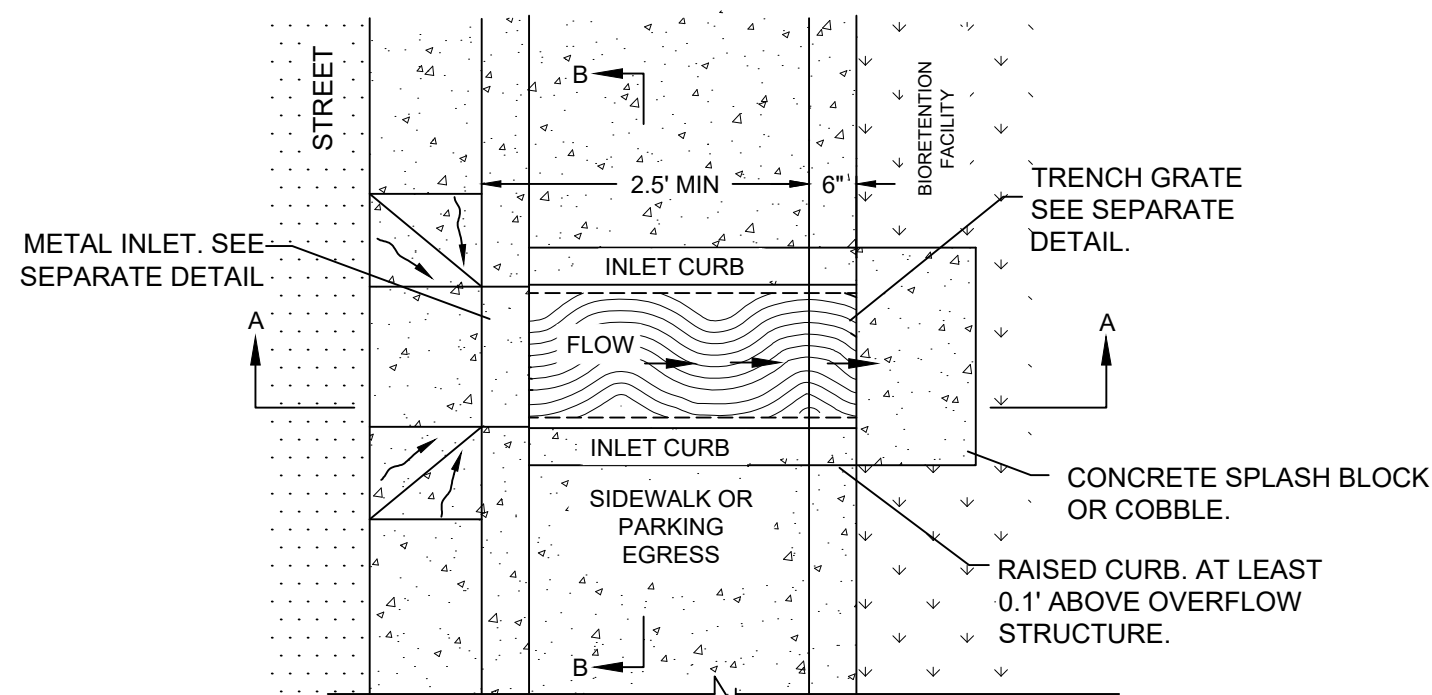
- THIS PROJECT SITE IS LOCATED WITHIN AN AREA MAPPED AS SUBWATERSHED LESS THAN 65% IMPERVIOUS ON THE SAN JOSE HMH APPLICABILITY MAP. HOWEVER PER PROVISION C3.G.I.OF THE MUNICIPAL REGIONAL PERMIT. IT IS NOT CONSIDERED A HM PROJECT BECAUSE IT DOES NOT INCREASE IMPERVIOUS SURFACE AREA ABOVE THE PRE PROJECT CONDITION. (REFER TO THE PERVIOUS AND IMPERVIOUS SURFACE COMPARISON TABLE)



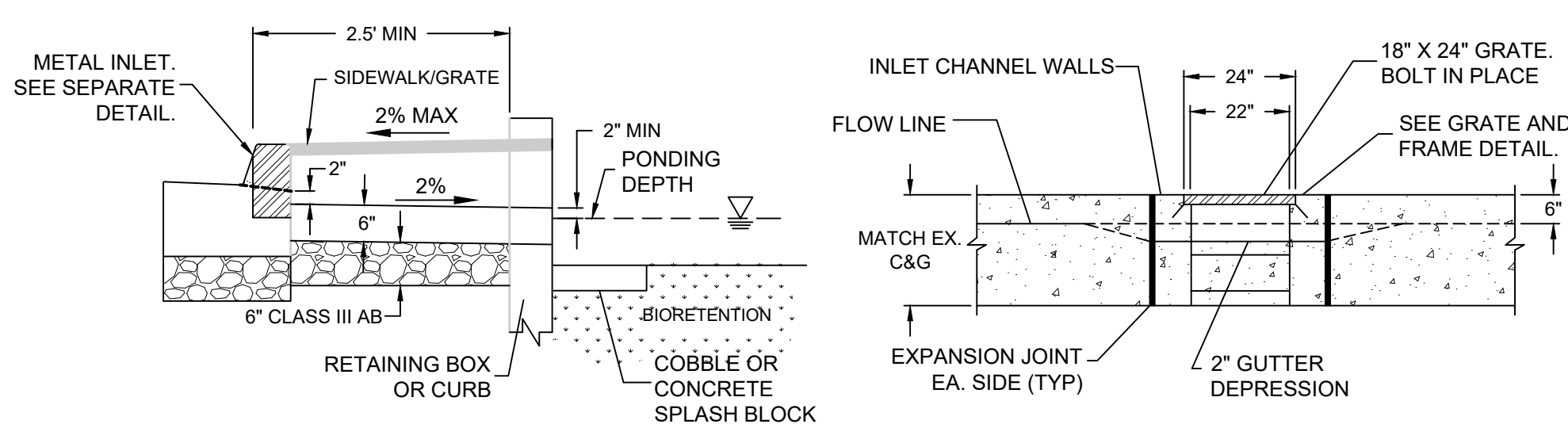
1 BIOTREATMENT CELL W/LINER
NTS



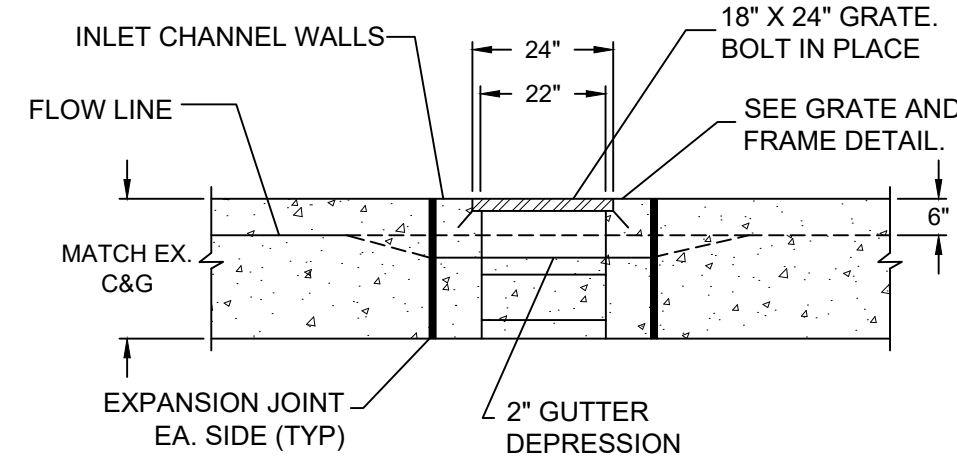
2 BUBBLER BOX DETAIL
NTS



PLAN VIEW

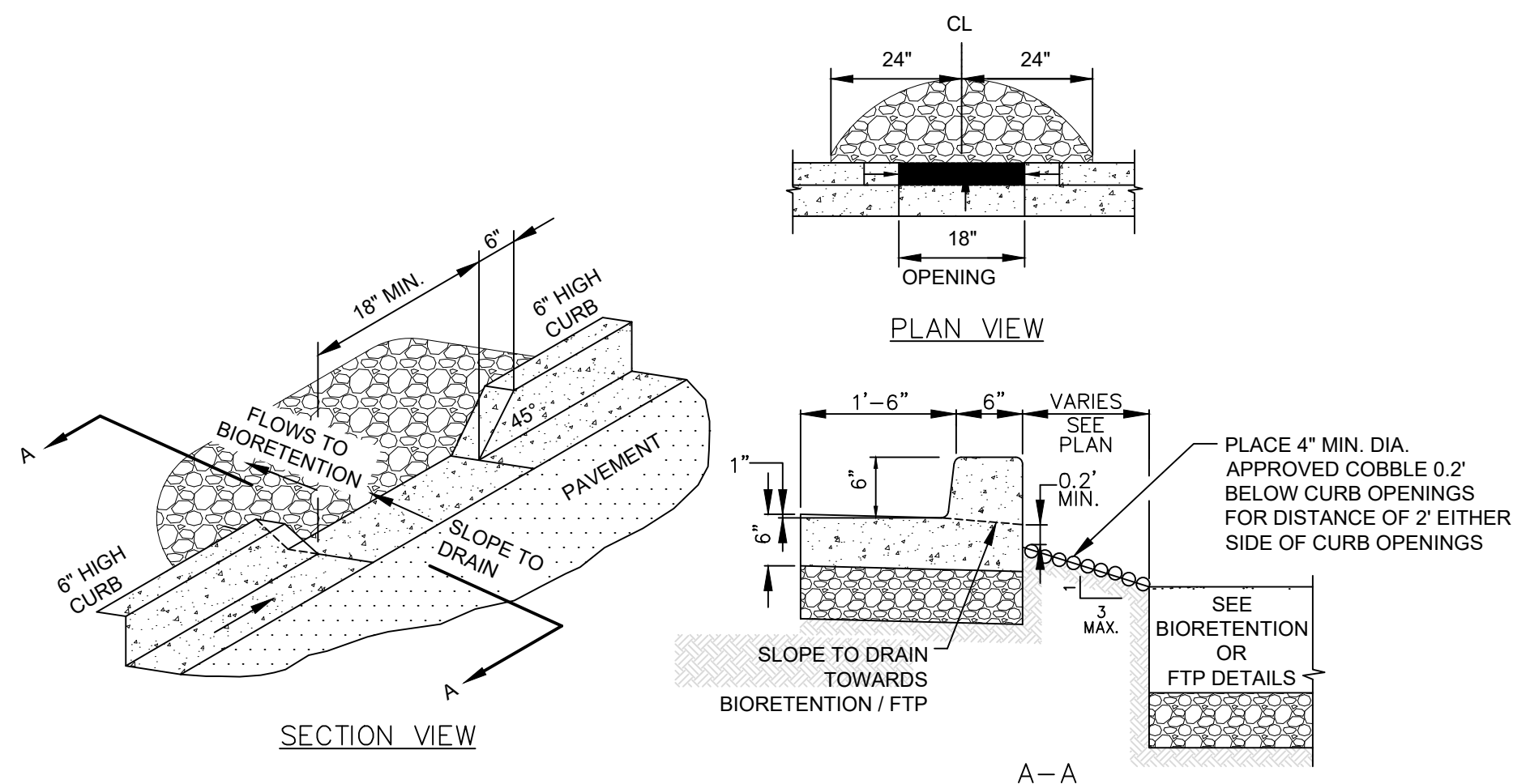


SECTION A-A



SECTION B-B

4 CSJ CHANNEL AND GRATE DETAIL
NTS



3 CURB OPENING
NTS

SOURCE CONTROL MEASURES:

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

SITE DESIGN MEASURES:






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

STANDARD STORMWATER CONTROL NOTES:

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




NOTES:

- THIS PDC REZONING SUBMITTAL DOES NOT FINALIZE THE SPECIAL PROJECTS WORKSHEET, THE SPECIAL PROJECTS NARRATIVE, THE LID TO NON-LID TREATMENT PERCENTAGE BREAKDOWN, NOR THE STORMWATER EVALUATION FORM. ALL DOCUMENTATION REGARDING SPECIAL PROJECTS WILL BE RESUBMITTED AND FINALIZED AT THE PD STAGE.
- PROJECT INTENTS TO INCLUDE POLLUTANT SOURCES SUCH AS LOADING DOCKS, FOOD SERVICE AREAS, REFUSE AREAS, OUTDOOR PROCESSES. LOCATION TO BE IDENTIFIED DURING PD PERMIT.

	05/21/21	UPDATED SITE PLAN
	03/12/21	PER CITY COMMENTS
	10/19/20	PER CITY COMMENTS
	03/02/20	PER CITY COMMENTS
	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		0908.17
CAD DWG FILE:		090817SW.DWG
DESIGNED BY:		DM
DRAWN BY:		KV
CHECKED BY:		TA
DATE:		NOVEMBER 9, 2017
SCALE:		NOT TO SCALE
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CONCEPTUAL STORMWATER CONTROL DETAILS

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

	05/21/21	UPDATED SITE PLAN
	03/12/21	PER CITY COMMENTS
	10/19/20	PER CITY COMMENTS
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DATE:		NOVEMBER 9, 2017
SCALE:		NOT TO SCALE
		

**CONCEPTUAL
STORMWATER
CONTROL
DETAILS**

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

PFV-PNW-W-0001

**Washington
GULD***

INLET WEIR/BYPASS ASSEMBLY(S).

INLET PIPE, SEE NOTE 3.

OUTLET PIPE, SEE NOTE 3.

VENTED OUTLET HOOD.

TOP SLAB NOT SHOWN FOR CLARITY, ACCESS COVERS SHOWN IN PHANTOM.

2X #36.00" BOLTED & GASKETED ACCESS COVERS, RISERS & SLAB T&G IMPRESSIONS AS REQUIRED, FIELD POURED CONCRETE COLLAR REQUIRED, BY OTHERS, SEE NOTE 2.

INLET WEIR/BYPASS ASSEMBLY(S).

INLET PIPE, SEE NOTE 3.

OUTLET PIPE, SEE NOTE 3.

VENTED OUTLET HOOD.

MINIMUM DEPTH, SEE CHART & NOTE 5.

CONCRETE FALSE FLOOR.

PERK FILTER™ CARTRIDGE/STACKS.

DRAIN-DOWN DEVICE, SEE NOTE 4.

SECTION A-A

Notes:

- Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
- Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required, by others.
- Inlet & outlet pipe(s) may enter device on all three sides of the inlet & outlet chambers. See chart for maximum pipe size.
- Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
- For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

Media Filtration

Perk Filter™ Vault
Pacific Northwest Sizing
Washington State GULD
One to Twenty Nine Cartridges / Stacks

Oldcastle® Stormwater Solutions

7921 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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CITY OF SAN JOSE
PROJECT: EDCO-0138
DATE: 11/16/15
SHEET 1 OF 2

PFV-PNW-W-0001

**Washington
GULD***

MINIMUM DEPTH
- RIM TO OUTLET INVERT -
CARTRIDGE STACK CONFIGURATION

12"	18"	12" + 12"	12" + 18"
4.08' [49.00"]	4.83' [58.00"]	5.75' [69.00"]	6.50' [78.00"]

VAULT SIZE (Nominal)		MAXIMUM PIPE SIZE	Cartridge / Stack Quantity	CARTRIDGE SIZE & STACK CONFIGURATION							
				12"		18"		12" + 12"		12" + 18"	
				TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
4.0' X 6.5'	Ø18"		1	6.8	0.015	2.8	10.2	0.023	4.2	13.6	0.030
			2	13.6	0.030	2.8	20.4	0.045	4.2	27.2	0.061
			3	20.4	0.045	2.8	30.6	0.068	4.2	40.8	0.091
5.0' X 10.5'	Ø18"		4	27.2	0.061	2.9	40.8	0.091	4.2	54.4	0.121
			5	34.0	0.076	2.9	51.0	0.114	4.2	68.0	0.152
			6	40.8	0.091	2.9	61.2	0.136	4.3	81.6	0.182
			7	47.6	0.106	2.9	71.4	0.159	4.3	95.2	0.212
			8	54.4	0.121	2.9	81.6	0.182	4.3	108.8	0.243
			9	61.2	0.136	5.7	91.8	0.205	8.5	122.4	0.273
6.0' X 12.0'	Ø24"		10	68.0	0.152	5.8	102.0	0.227	8.5	136.0	0.303
			11	74.8	0.167	5.8	112.2	0.250	8.5	148.6	0.334
			12	81.6	0.182	5.8	122.4	0.273	8.5	161.2	0.364
			13	88.4	0.197	8.6	132.6	0.296	12.7	176.8	0.394
			14	95.2	0.212	8.6	142.8	0.318	12.7	190.4	0.425
			15	102.0	0.227	8.6	153.0	0.341	12.7	204.0	0.455
			16	108.8	0.243	8.6	163.2	0.364	12.8	217.6	0.485
			17	115.6	0.258	8.6	173.4	0.387	12.8	231.2	0.516
			18	122.4	0.273	8.7	183.6	0.409	12.8	244.8	0.546
			19	129.2	0.288	8.7	193.8	0.432	12.8	258.4	0.576
8.0' X 16'	Ø24"		20	136.0	0.303	8.7	204.0	0.455	12.8	272.0	0.607
			21	142.8	0.318	8.7	214.2	0.478	12.9	285.6	0.637
			22	149.6	0.334	8.7	224.4	0.500	12.9	299.2	0.667
			23	156.4	0.349	8.7	234.6	0.523	12.9	312.8	0.698
			24	163.2	0.364	8.8	244.8	0.546	12.9	326.4	0.728
			25	170.0	0.379	8.8	255.0	0.569	13.0	340.0	0.758
			26	176.8	0.394	8.8	265.2	0.591	13.0	353.6	0.789
			27	183.6	0.409	8.8	275.4	0.614	13.0	367.2	0.819
			28	190.4	0.425	8.8	285.6	0.637	13.0	380.8	0.849
			29	197.2	0.440	8.8	295.8	0.660	13.0	394.4	0.880
MAXIMUM HEAD LOSS				1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

★ Treatment Flow Rates shown conform to Washington State GULD Specifications

Media Filtration

Perk Filter™ Vault
Pacific Northwest Sizing
Washington State GULD
One to Twenty Nine Cartridges / Stacks

Oldcastle® Stormwater Solutions

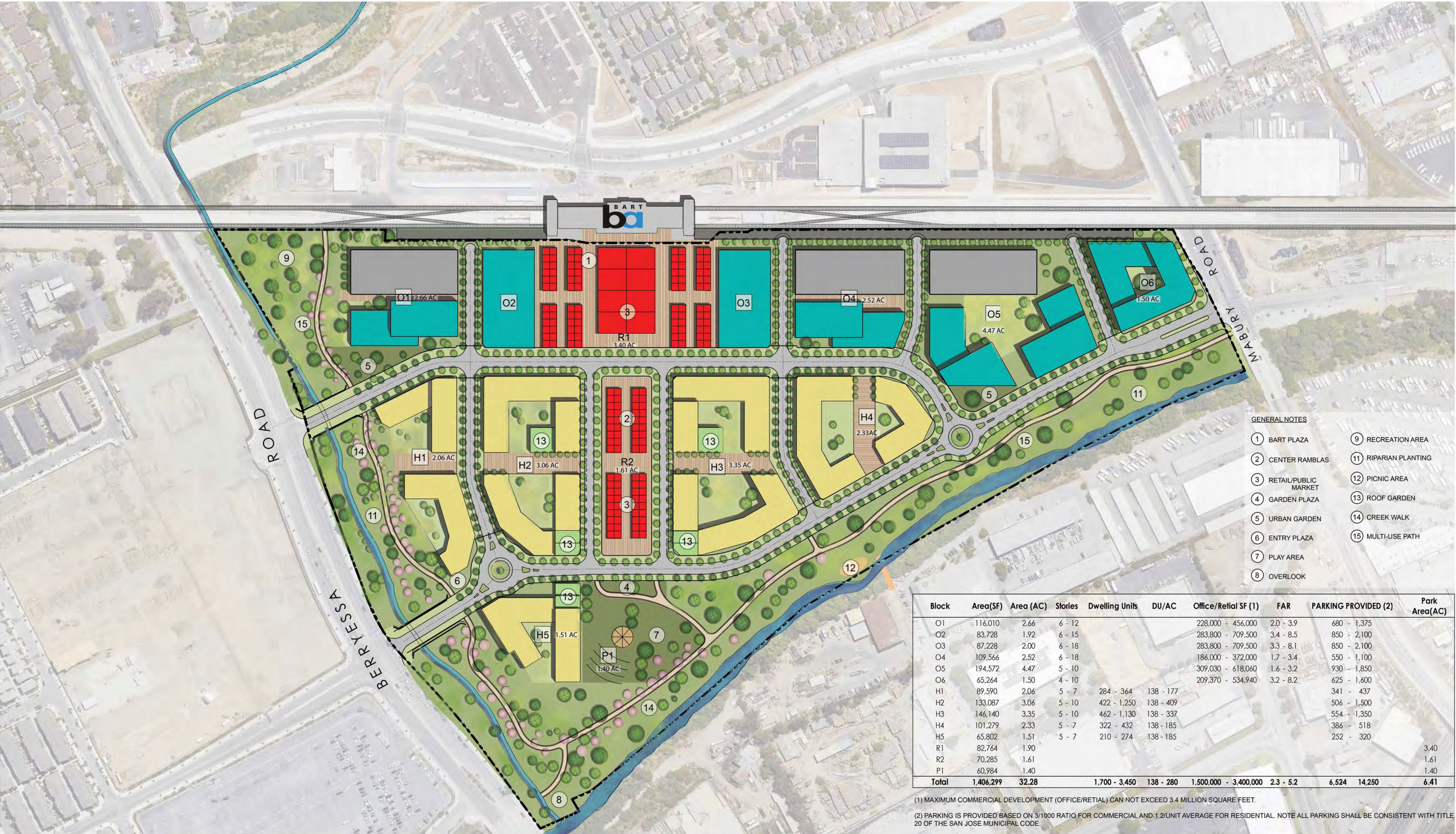
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CITY OF SAN JOSE
PROJECT: EDCO-0138
DATE: 11/16/15
SHEET 2 OF 2

S:\PROJECTS\090817\PL ZONING\090817SW.DWG

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MARKET PARK - SOUTH VILLAGE
BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA
BERRYESSA PROPERTIES, LLC
KENNETH RODRIGUES & PARTNERS, INC.

OFFICE

RESIDENTIAL

PARKING STRUCTURE

URBAN PUBLIC MARKET

OPEN SPACE

PARK

N

PROJECT: 30.608
DATE: APRIL 2021

0'

60'

120'

240'

360'

URBAN PUBLIC MARKET CONCEPT
PDC 17-051



MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA

BERRYESSA PROPERTIES, LLC

KENNETH RODRIGUES & PARTNERS, INC.

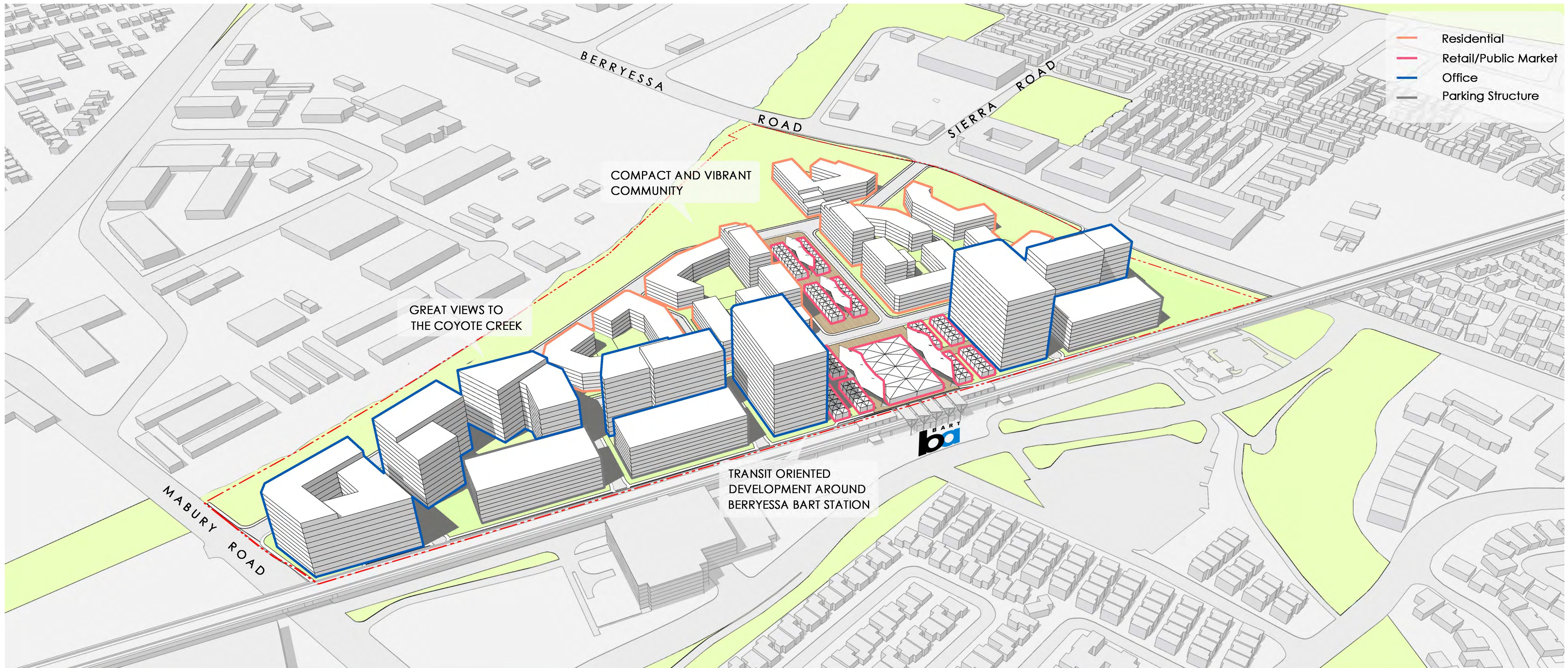
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PDC 17-051

PROJECT:
DATE:

30.608
APRIL 2021

A-2



LOW-RISE RESIDENTIAL



MID-RISE RESIDENTIAL



HIGH-RISE RESIDENTIAL



MID-RISE OFFICE BUILDINGS



HIGH-RISE OFFICE



SINGLE-STORY RETAIL

MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA

BERRYESSA PROPERTIES, LLC

KENNETH RODRIGUES & PARTNERS, INC.

CONCEPTUAL MASSING AND DESIGN IMAGERY

PDC 17-051

PROJECT:
DATE:

30.608
APRIL 2020

A-3

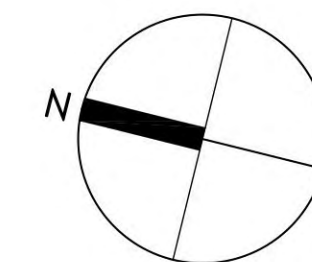


MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA

BERRYESSA PROPERTIES, LLC

KENNETH RODRIGUES & PARTNERS, INC.



PROJECT:
DATE:

30,608
APRIL 2021

CONCEPTUAL AERIAL VIEW

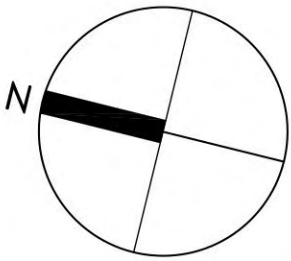
PDC 17-051

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MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA
 BERRYESSA PROPERTIES, LLC
 KENNETH RODRIGUES & PARTNERS, INC.



PROJECT:
DATE:

30,608
APRIL 2021

CONCEPTUAL VIEW OF CENTRAL PARK
 PDC 17-051

A-5

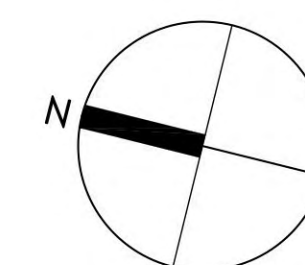


MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA

BERRYESSA PROPERTIES, LLC

KENNETH RODRIGUES & PARTNERS, INC.



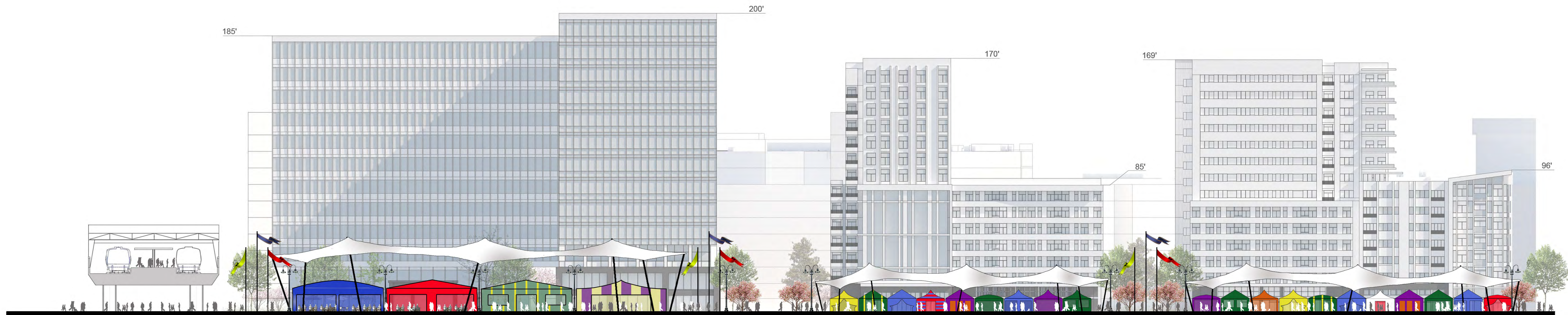
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DATE:

30,608
APRIL 2021

CONCEPTUAL VIEW FROM BERRYESSA ROAD

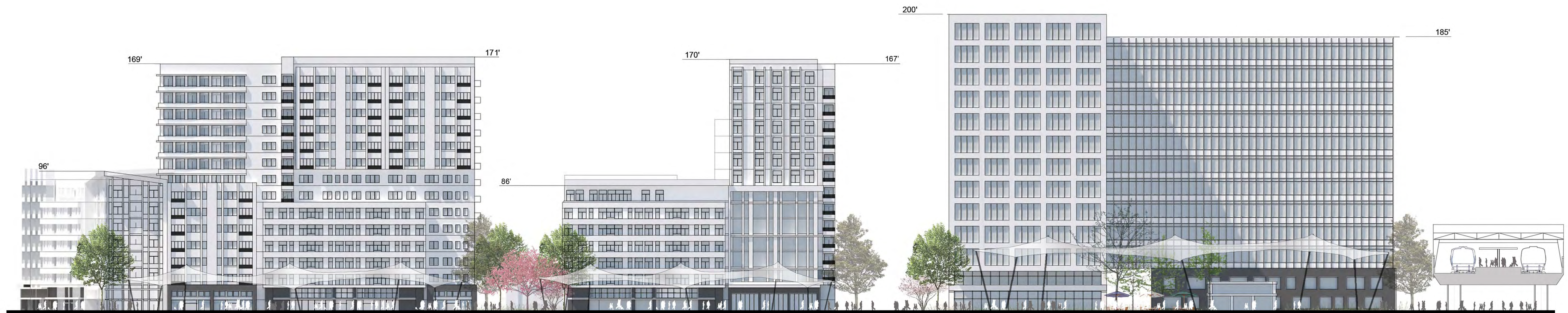
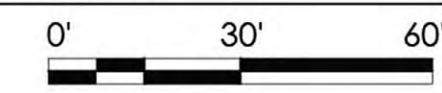
PDC 17-051

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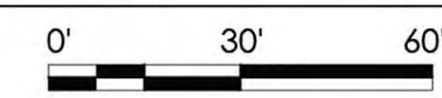
ELEVATION LOOKING SOUTH

1' = 30' - 0"



ELEVATION LOOKING NORTH

1' = 30' - 0"



MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA

BERRYESSA PROPERTIES, LLC

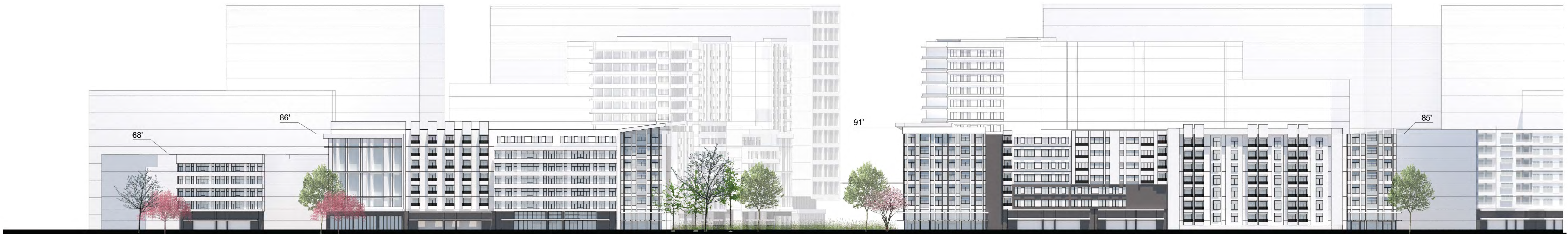
KENNETH RODRIGUES & PARTNERS, INC.

PROJECT:
DATE:

30.608
APRIL 2021

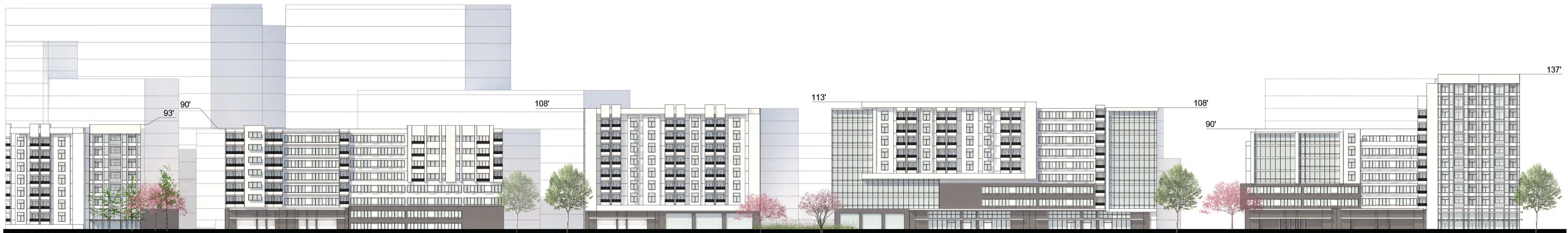
CONCEPTUAL STREET ELEVATIONS
PDC 17-051

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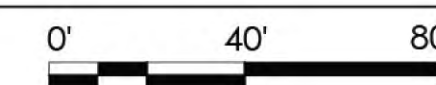
STREET ELEVATION - 3

1' = 40' - 0"



STREET ELEVATION - 4

1' = 40' - 0"



MARKET PARK - SOUTH VILLAGE

BERRYESSA BART TRANSIT VILLAGE, SAN JOSE, CALIFORNIA

BERRYESSA PROPERTIES, LLC

KENNETH RODRIGUES & PARTNERS, INC.

PROJECT:
DATE:

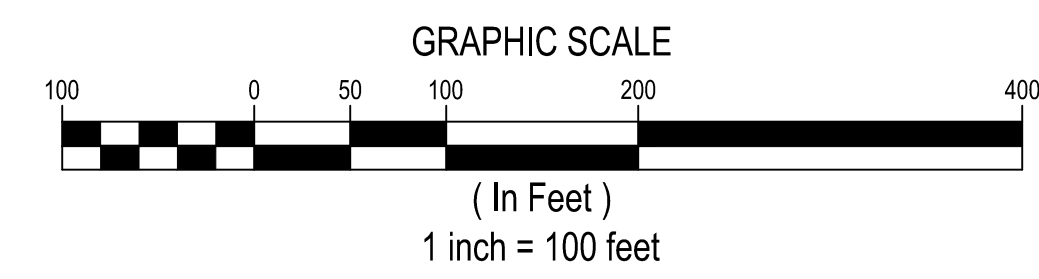
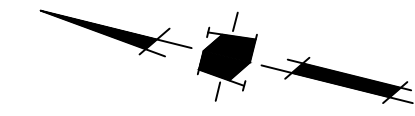
30.608
APRIL 2021

CONCEPTUAL STREET ELEVATIONS

PDC 17-051

A-8







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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMCa.com



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

	05/21/21	UPDATED SITE PLAN
	03/12/21	PER CITY COMMENTS
	10/19/20	PER CITY COMMENTS
	03/02/20	PER CITY COMMENTS
	09/25/18	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PROJECT NO:		0908.17
CAD DWG FILE:		090817CL.DWG
DESIGNED BY:		CM
DRAWN BY:		CM
CHECKED BY:		CM
DATE:		NOVEMBER 9, 2017
SCALE:		1" = 10'
 HMM		

LANDSCAPE PLAN

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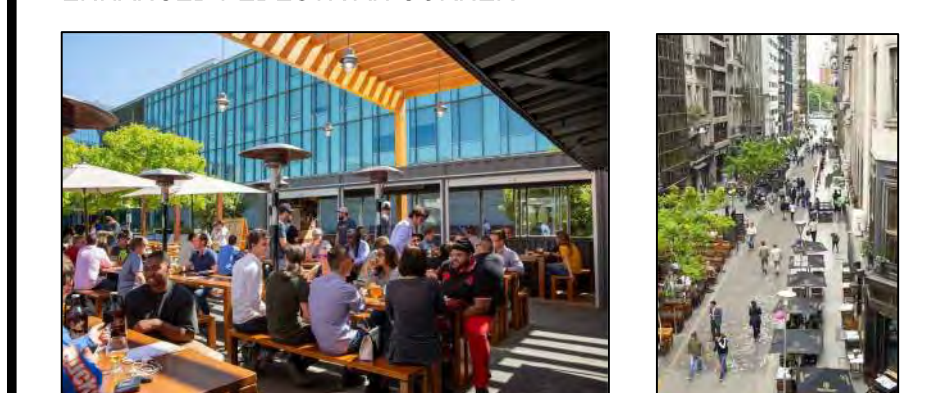
OPEN AIR MARKET AREA



PEDESTRIAN CORRIDOR



ENHANCED PEDESTRIAN CORNER



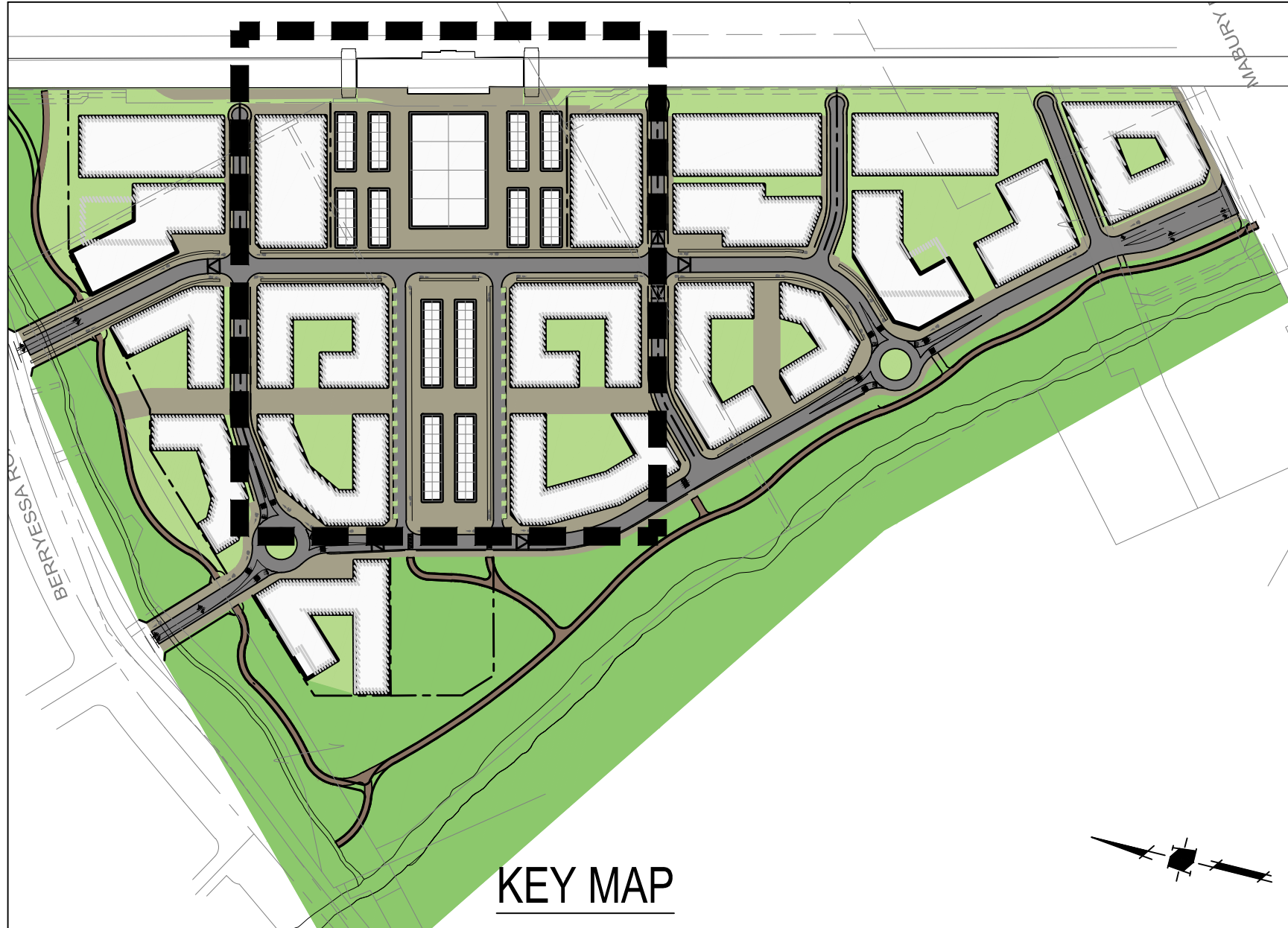
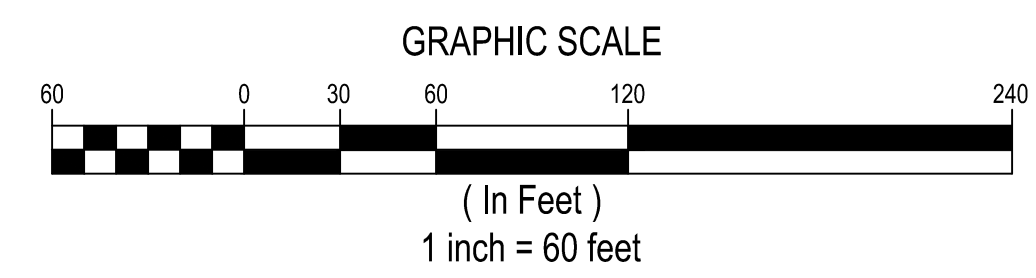
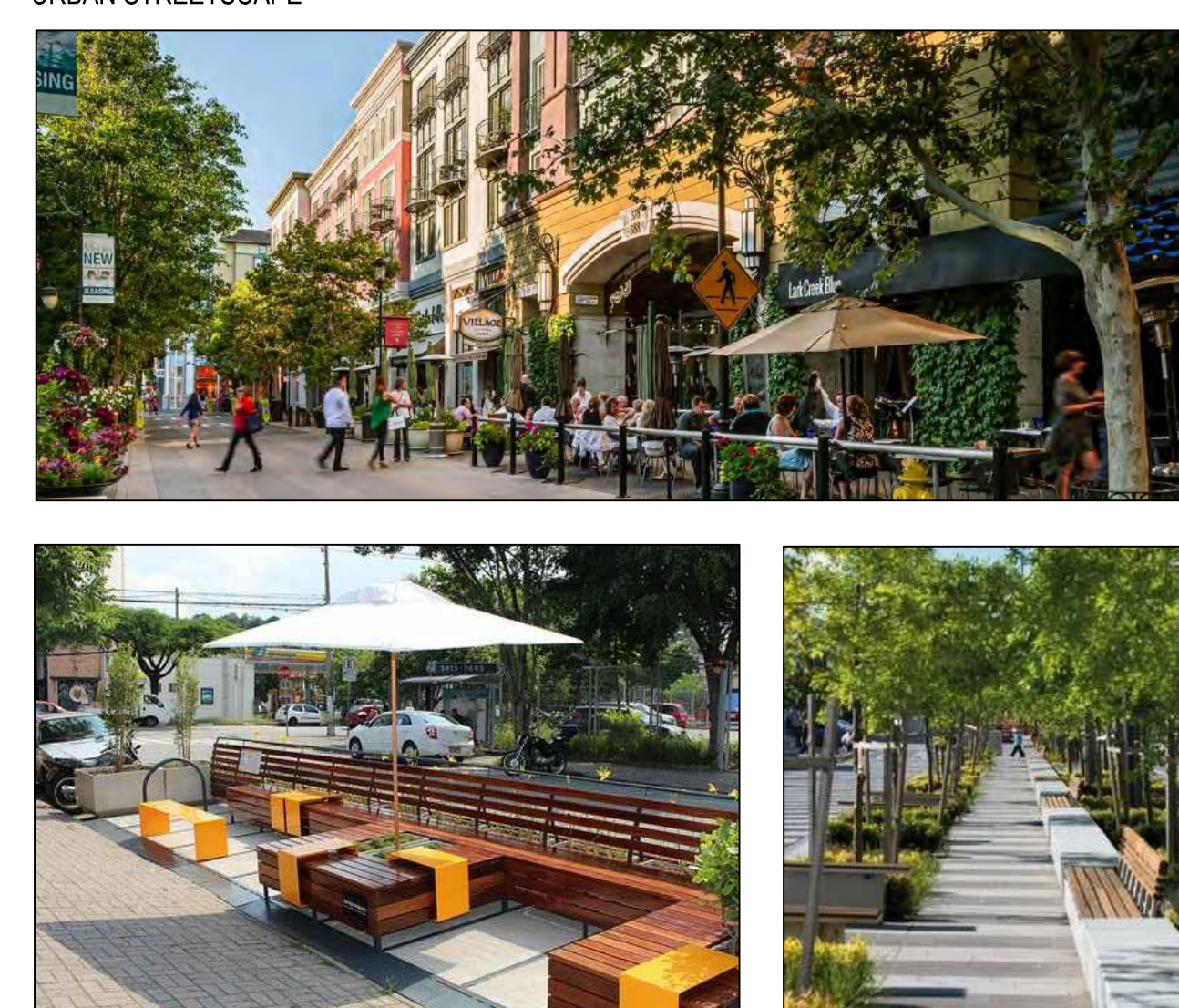
ENHANCED CROSSWALKS



COVERED MARKET AREA



URBAN STREETSCAPE



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

05/21/21	UPDATED SITE PLAN	
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09/25/18	PER CITY COMMENTS	
o	DATE	DESCRIPTION
PROJECT NO:		0908.
CAD DWG FILE:		090817CL.DWG
DESIGNED BY:		CM
DRAWN BY:		CM
CHECKED BY:		CM
DATE:		NOVEMBER 9, 2017
SCALE:		1" = 60'
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**CENTRAL GREEN
SPACE
ENLARGEMENT**

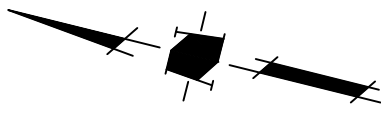
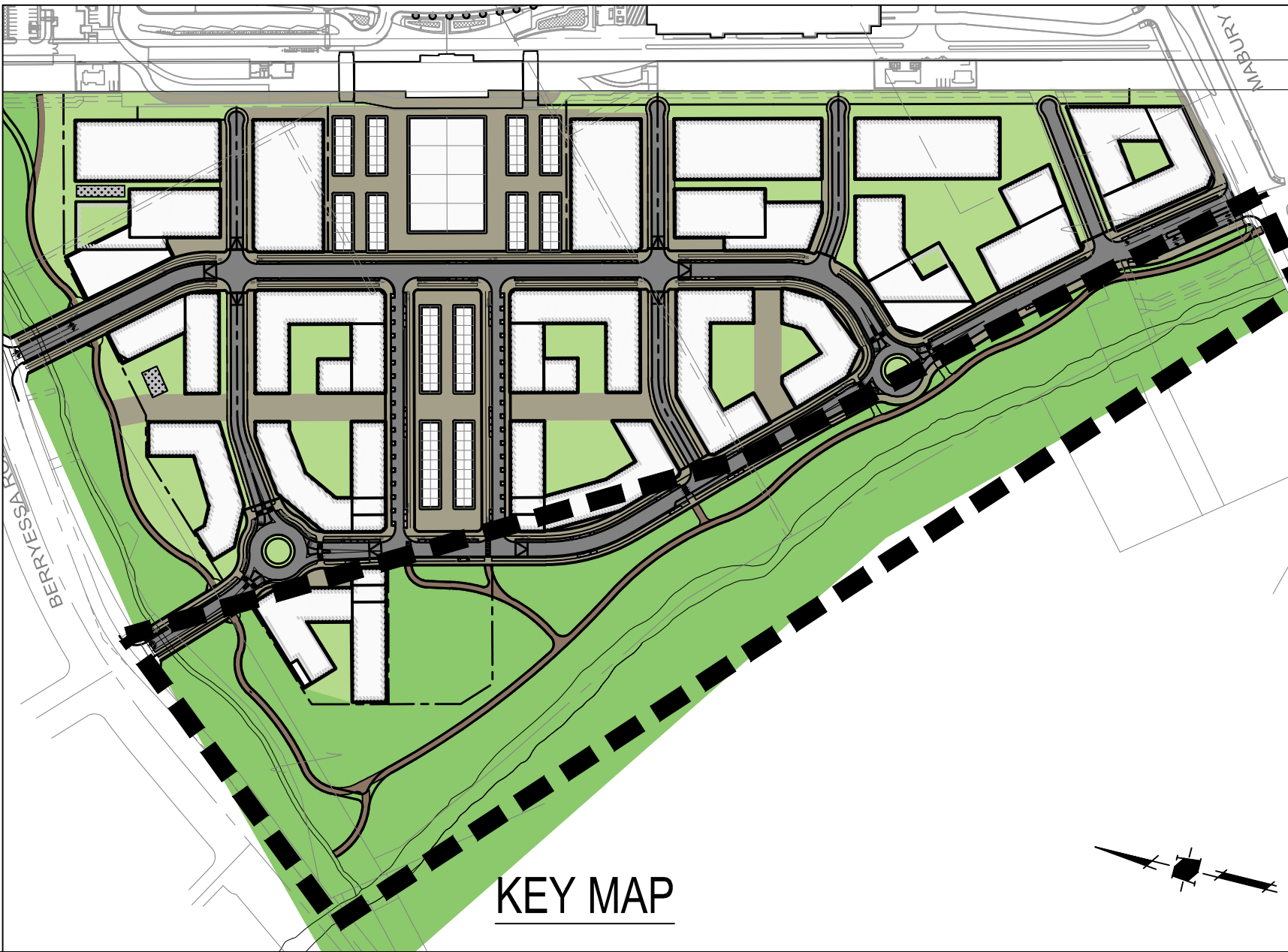
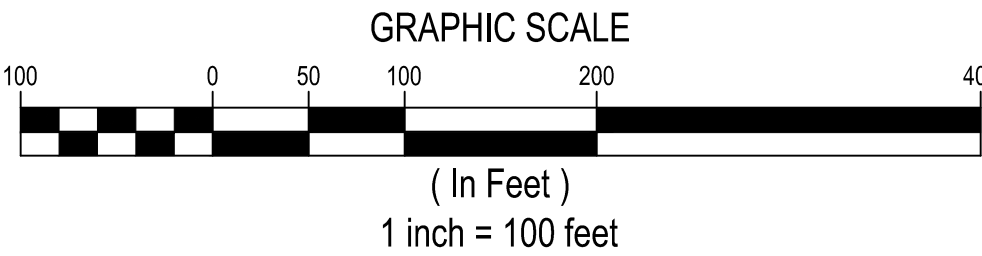
BIOTREATMENT AREAS



CREEKSIDE PARK DEVELOPMENT



PUBLIC TRAIL










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Market Park
SAN JOSE

PLANNED DEVELOPMENT
ZONING
PDC17- 051
MARKET PARK SOUTH VILLAGE

	05/21/21	UPDATED SITE PLAN
	03/12/21	PER CITY COMMENTS
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DRAWN BY:		CM
CHECKED BY:		CM
DATE:		NOVEMBER 9, 2017
SCALE:		1" = 100'
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