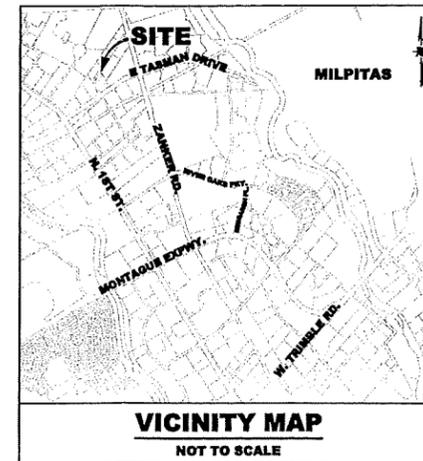




LENGTH TABLE		
NO.	BEARING	LENGTH
1	N65°08'04"E	10.12
2	S53°36'28"E	50.00
3	N36°23'34"E	28.00
4	S36°23'34"W	33.70

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
1	23.00'	90°01'05"	36.14'

DEVELOPMENT STANDARDS  
TO BE DETERMINED



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SAN MATEO, CA 94404

LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT

PERMITTED USES

HATCH PATTERN	LAND USE	AREA	PERCENT
[Hatched Box]	ATTACHED RESIDENTIAL UNITS, RETAIL SPACE, PUBLIC PEDESTRIAN PASEO, PRIVATE DRIVE	2.86 AC	100%

DENSITY

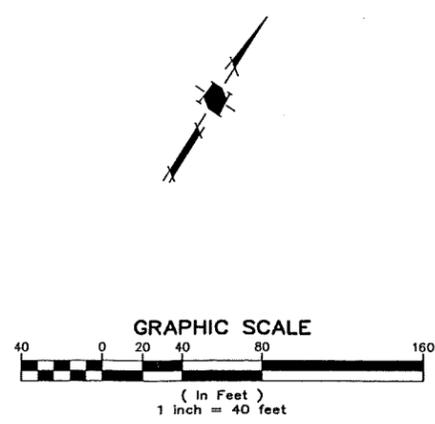
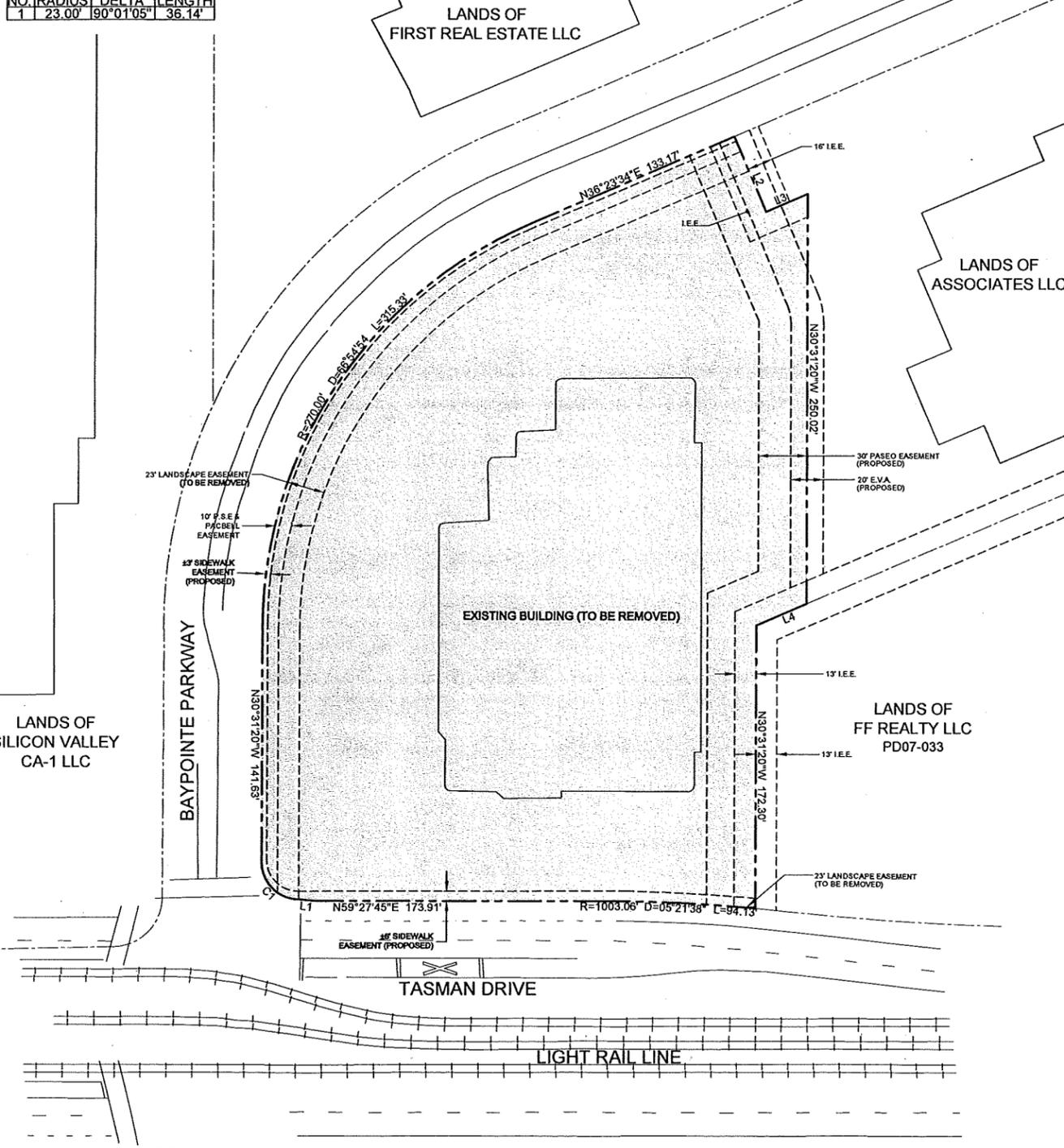
239 ATTACHED DWELLING UNITS  
2.86 ACRES (NET) = 83.57 DU/AC

GENERAL DEVELOPMENT  
PLAN - EXHIBIT C  
PDC07-080  
166 BAYPOINTE PARKWAY

NO.	DATE	DESCRIPTION
1		
2		
3	3/10/2008	PER CITY COMMENTS
4	12/14/2007	PER CITY COMMENTS
PROJECT NO.	3654.00	
CAD DWG FILE:	365400LURZ.DWG	
DESIGNED BY:	ZJMB/GAL	
DRAWN BY:	ML	
CHECKED BY:	MK	
DATE:	OCTOBER 5, 2007	
SCALE:	1"=40'	
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LAND USE PLAN

2.0  
OF 16



P:\PROJECTS\MARSHFIELD AND ZONING\365400LURZ.DWG

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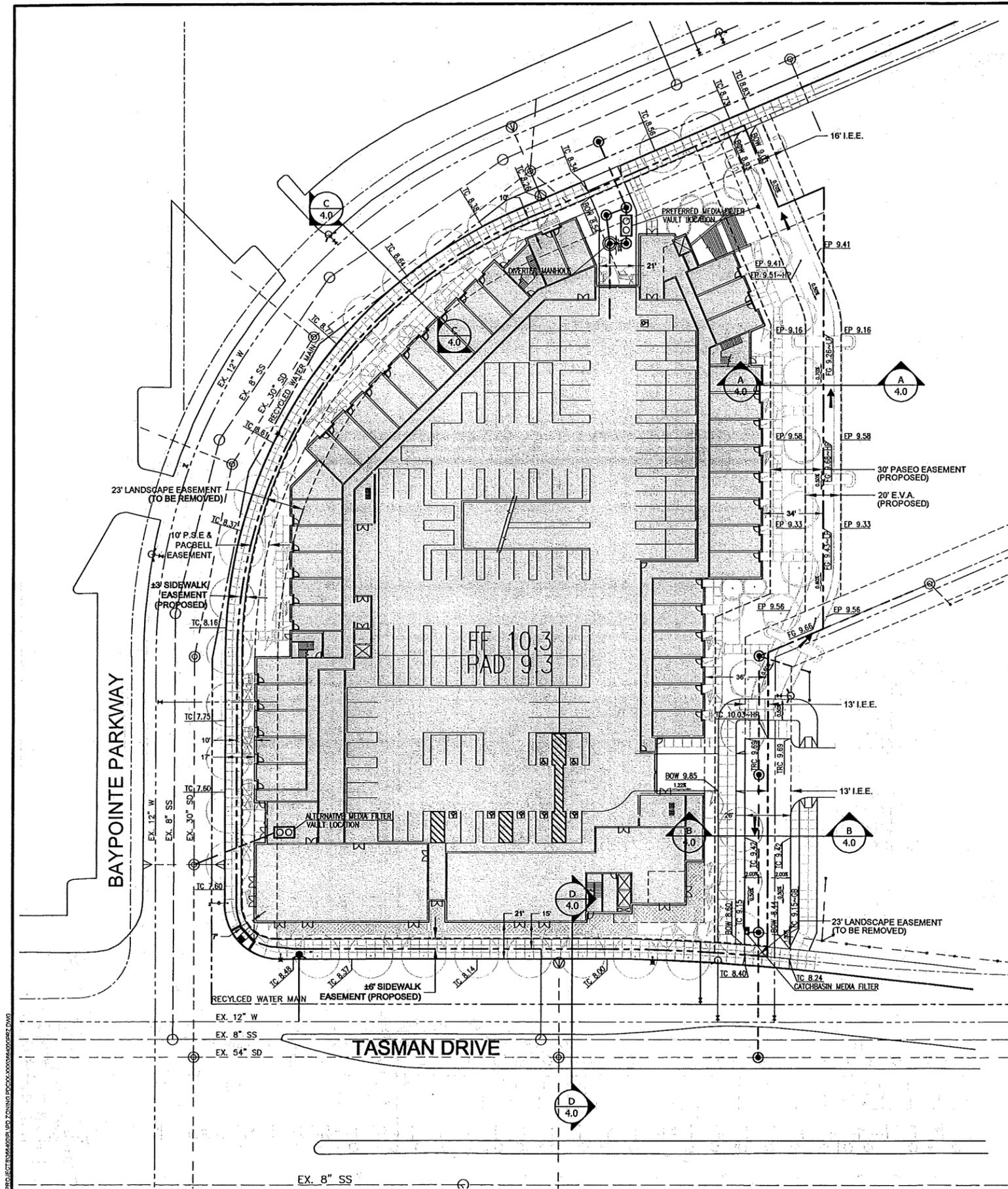
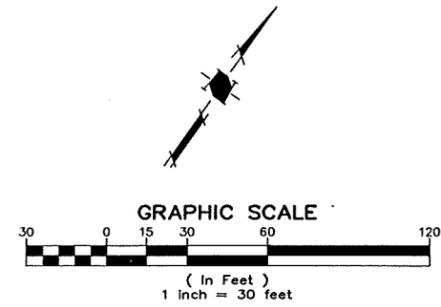
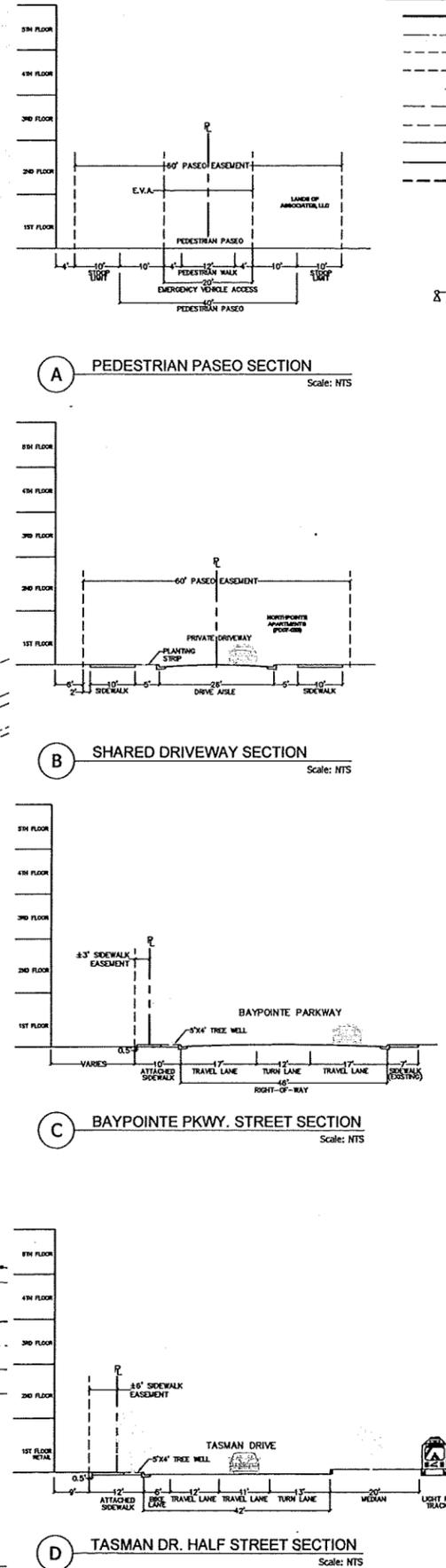
**GENERAL DEVELOPMENT  
 PLAN - EXHIBIT C  
 PDC07-080  
 166 BAYPOINTE PARKWAY**

NO.	DATE	DESCRIPTION
3/10/2006		PER CITY COMMENTS
12/14/2007		PER CITY COMMENTS
PROJECT NO.	366400	
CAD DWG FILE:	366-000PRZ.DWG	
DESIGNED BY:	ZALBGMAL	
DRAWN BY:	NS	
CHECKED BY:	MX	
DATE:	OCTOBER 5, 2007	
SCALE:	1"=30'	
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**CONCEPTUAL GRADING AND DRAINAGE PLAN**

**LEGEND & ABBREVIATIONS**

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FIRE SERVICE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- RECYCLED WATER MAIN
- STORM DRAIN LINE
- DRAINAGE FLOW & DIRECTION
- EXISTING ELECTROPLIER
- EXISTING FIRE HYDRANT
- EXISTING LARGE STORM DRAIN CURB INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGNAL POLE
- EXISTING STORM DRAIN CURB INLET
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE
- PROPOSED STORM DIVERTER MANHOLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- OVERLAND RELEASE
- BACK OF WALK
- EDGE OF PAVEMENT
- FINISH FLOOR
- FINISH GRADE
- HIGH POINT
- LOW POINT
- STORM DRAIN
- SANITARY SEWER
- TOP OF CURB
- TOP OF ROLLED CURB
- WATER
- MEDIA FILTER (SEE DETAILS SHEET 4.0B)
- CATCHBASIN MEDIA FILTER (SEE DETAIL SHEET 4.0B)



SUPPLEMENTARY INFORMATION: LDP, FORMING, EROSION CONTROL, AND OTHER DETAILS.

PLOTTED: 3/11/2008 3:33 PM

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**GENERAL DEVELOPMENT  
 PLAN - EXHIBIT C  
 PDC07-080  
 166 BAYPOINTE PARKWAY**

NO	DATE	DESCRIPTION
3/10/2008		PER CITY COMMENTS
12/14/2007		PER CITY COMMENTS
NO		DESCRIPTION
PROJECT NO.	3664.00	
CAD DWG FILE:	36640005W2.DWG	
DESIGNED BY:	ZJUS/GML	
DRAWN BY:	JAL	
CHECKED BY:	MC	
DATE:	OCTOBER 5, 2007	
SCALE:	1"=30'	
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**STORM WATER CONTROL PLAN**

**LEGEND & ABBREVIATIONS**

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING STORM DRAIN LINE
- STORM DRAIN LINE
- DRAINAGE FLOW & DIRECTION
- EXISTING LARGE STORM DRAIN CURB INLET
- EXISTING STORM DRAIN CURB INLET EXISTING
- △ STORM DRAIN INLET
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ PROPOSED STORM DIVERTER MANHOLE
- OVERLAND RELEASE
- ← BACK OF WALK
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- HP HIGH POINT
- LP LOW POINT
- SD STORM DRAIN
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB
- CATCHBASIN MEDIA FILTER
- MEDIA FILTER VAULT (SEE DETAILS SHEET 4.0B)
- ① MEDIA FILTER DRAINAGE AREA - PODIUM (SEE SIZING CALCULATIONS, SHEET 4.0B)
- ② MEDIA FILTER DRAINAGE AREA - STREET (SEE SIZING CALCULATIONS, SHEET 4.0B)
- PROPOSED EVERGREEN TREE (SEE TREE CREDIT SUMMARY, LANDSCAPE PLANS)
- PROPOSED DECIDUOUS TREE (SEE TREE CREDIT SUMMARY, LANDSCAPE PLANS)
- TURF BLOCK
- INTERLOCKING CONCRETE PAVING

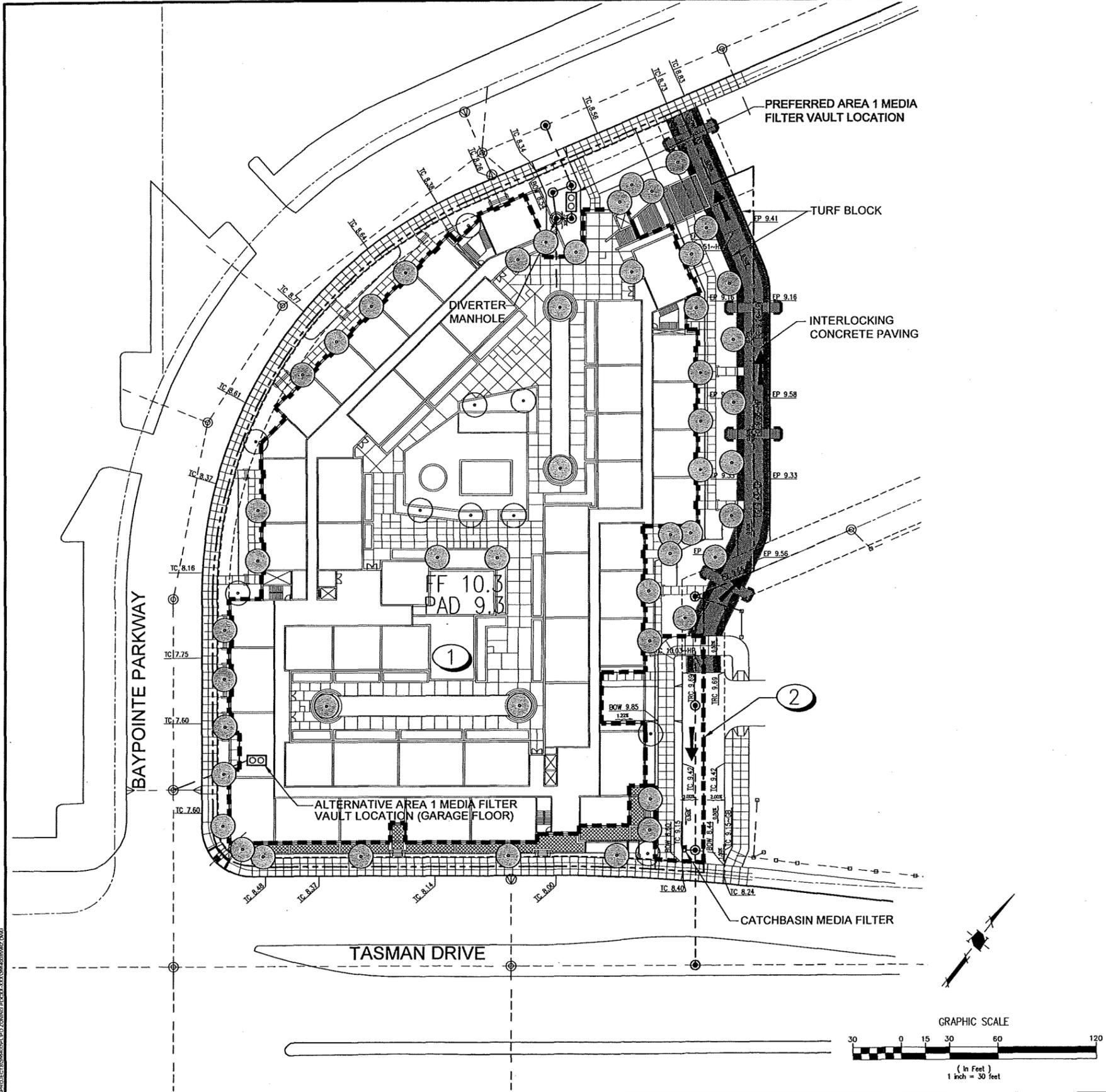
**TREE CREDIT SUMMARY**

Type	No.	Credit* (Impervious surface area)
<b>Drainage Area 1</b>		
Deciduous	46	4,600 ft <sup>2</sup>
Evergreen	8	1,600 ft <sup>2</sup>
<b>Subtotals</b>	<b>54</b>	<b>6,200 ft<sup>2</sup></b>
<b>Drainage Area 2</b>		
Deciduous	4	400 ft <sup>2</sup>
Evergreen	2	400 ft <sup>2</sup>
<b>Subtotals</b>	<b>6</b>	<b>800 ft<sup>2</sup></b>
<b>Totals</b>	<b>76</b>	<b>7,000 ft<sup>2</sup></b>

\* Tree Credit ratios are 200 square feet of impervious surface area per evergreen tree, and 100 square feet of impervious surface area per deciduous tree, up to 25% of the total impervious surface area of the site, in accordance with the City of San Jose's Post-Construction Urban Runoff Management Policy. Proposed new trees eligible for credit have canopies located within 30 feet of impervious surfaces.

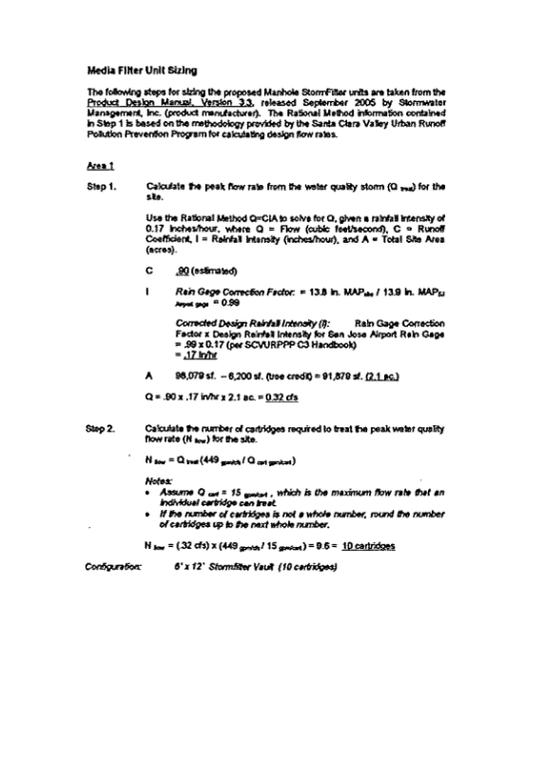
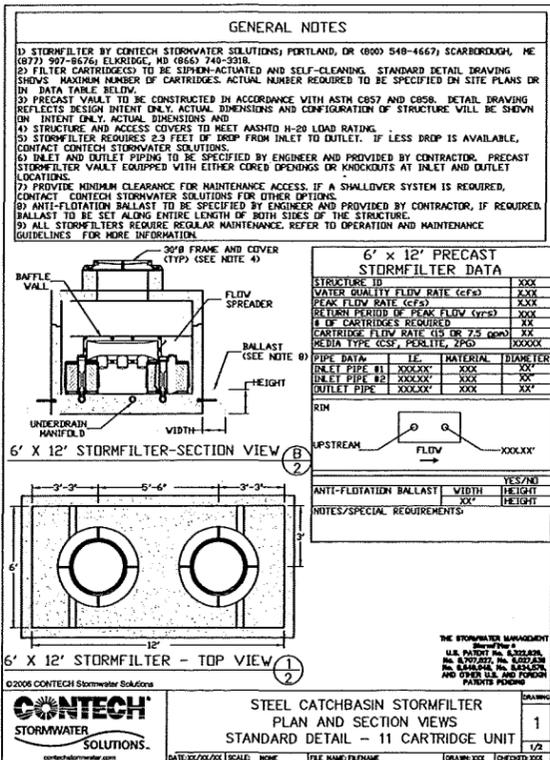
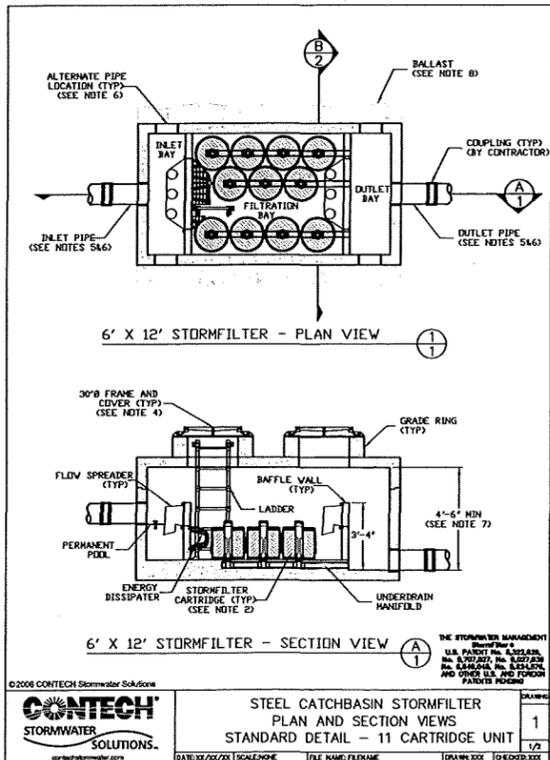
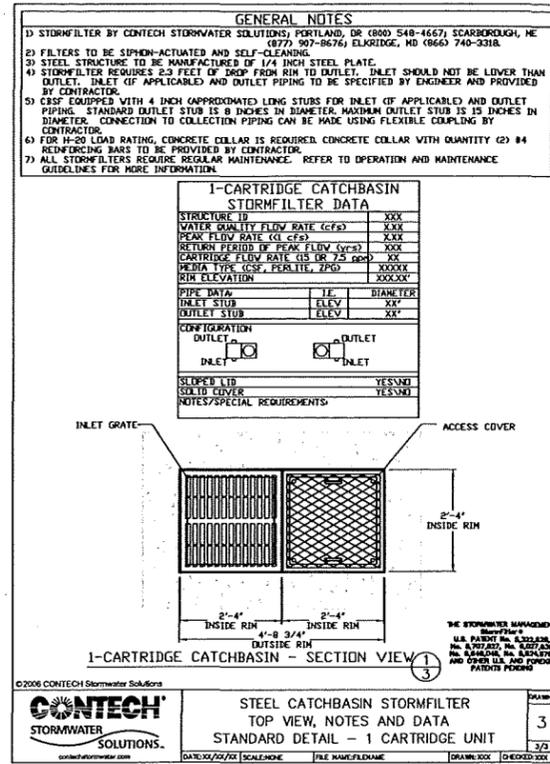
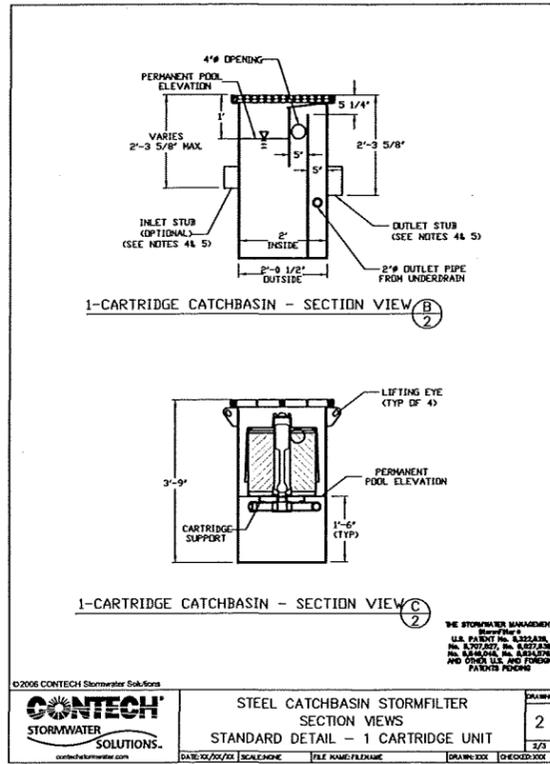
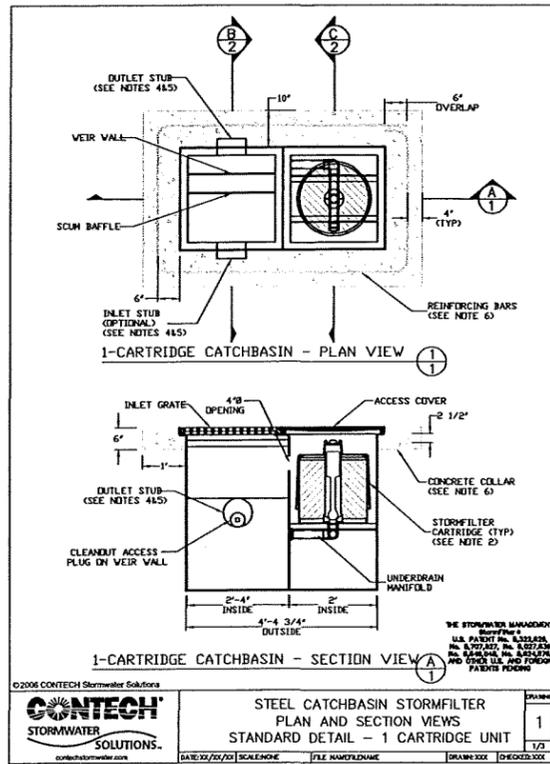
**PERVIOUS AND IMPERVIOUS SURFACE AREA TABLE**

	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)
EXISTING	9,189 (7%)	115,554 (93%)	124,743 (100%)
PROPOSED	2,081 (2%)	122,662 (98%)	124,743 (100%)



PROJECT: 3664.00 - ZONING: PDC07-080 - EXHIBIT C - DWG

PLOTTED: 3/22/2008 8:50 AM



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SAN MATEO, CA 94404

GENERAL DEVELOPMENT  
PLAN - EXHIBIT C  
PDC07-080  
166 BAYPOINTE PARKWAY

3/10/2008	PER CITY COMMENTS
12/14/2007	PER CITY COMMENTS
NO	DATE DESCRIPTION
PROJECT NO:	366400
CAD DWG FILE:	366400SVR2.DWG
DESIGNED BY:	ZJUB/GAL
DRAWN BY:	JML
CHECKED BY:	MC
DATE:	OCTOBER 5, 2007
SCALE:	1"=3'
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STORM WATER CONTROL DETAILS



# Operation and Maintenance

## The Stormwater Management StormFilter®

Vault, Cast-In-Place, and Linear Units

Important: These guidelines should be used as a part of your site stormwater management plan.

### Description

The Stormwater Management StormFilter® (StormFilter) is a passive, flow-through, stormwater filtration system. The system is comprised of one or more vaults that house rechargeable, media-filled, filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb materials such as dissolved metals and hydrocarbons. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged into an open channel drainage way.

The StormFilter is offered in multiple configurations, including vault, linear, catch basin, manhole, and cast-in-place. The vault, linear, manhole, and catch basin models utilize pre-manufactured units to ease the design and installation processes. The cast-in-place units are customized for larger flows and may be either covered or uncovered underground units.

### Purpose

The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local

requirements for treating runoff in compliance with the Clean Water Act.

Through independent third party studies, it has been demonstrated that the StormFilter is highly effective for treatment of first flush flows and for treatment of flow-paced flows during the latter part of a storm. In general, the StormFilter's efficiency is highest when pollutant concentrations are highest. The primary non-point source pollutants targeted for removal by the StormFilter are: suspended solids (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

### Sizing

The StormFilter is sized to treat the peak flow of a water quality design storm. The peak flow is determined from calculations based on the contributing watershed hydrology and from a design storm magnitude set by the local stormwater management agency. The particular size of a StormFilter unit is determined by the number of filter cartridges (see Figure 1) required to treat this peak flow.

The flow rate through each filter cartridge is adjustable, allowing control over the amount of contact time between the influent and the filter media. The maximum flow rate through each cartridge can be adjusted to between 5 and 15 gpm using a calibrated restrictor disc at the base of each filter cartridge. Adjustments to the cartridge flow rate will affect the number of cartridges required to treat the peak flow.

### Basic Function

The StormFilter is designed to siphon stormwater runoff through a filter cartridge containing media. A variety of filter media is available and can be customized for each site to target and remove the desired levels of sediments, dissolved phosphorus, dissolved metals, organics, and oil and grease. In many cases, a combination of media is recommended to maximize the effectiveness of the stormwater pollutant removal.

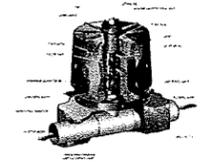


Figure 1. The StormFilter Cartridge

### Priming System Function

When stormwater in the StormFilter unit enters a StormFilter cartridge, it percolates horizontally through the cartridge's filter hood through the center tube of the cartridge, where the float in the cartridge is in a closed (downward) position.

Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the center tube check valve located in the cap. Once the center tube is filled with water (approximately 18 inches deep), there is enough buoyant force on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus,

the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the unit. This siphon continues until the water surface elevation drops to the elevation of the hood's scrubbing regulator.

The cartridges are connected to the under-drain manifold with a plastic connector. Since some media used is potentially buoyant, a threaded connector affixed to the under-drain manifold (with glue or other adhesive) is necessary to ensure that the cartridge isn't lifted out of place. For the heavier compost media, a slip connector is used.

The StormFilter is also equipped with flow spreaders that trap floating debris and surface films, even during overflow conditions. Depending on individual site characteristics, some systems are equipped with high and/or base flow bypasses. High flow bypasses are installed when the calculated peak storm event generates a flow that overcomes the overflow capacity of the system. This is especially important for precast systems. Base flow bypasses are sometimes installed to bypass continuous inflows caused by ground water seepage, which usually do not require treatment. All StormFilter units are designed with an overflow. The overflow operates when the inflow rate is greater than the treatment capacity of the filter cartridges.

### Maintenance Guidelines

The primary purpose of the StormFilter is to filter out and prevent pollutants from entering our waterways. Like any effective filtration system, periodically these pollutants must be removed to restore the StormFilter to its full efficiency and effectiveness.

Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site.

Maintenance activities may be required in the event of a chemical spill or due to excessive sediment loading from site erosion or extreme storms. It is also good practice to inspect the system after severe storm events.

### Types of Maintenance

Presently, procedures have been developed for two levels of maintenance:

- Inspection/minor maintenance
- Major maintenance

Inspection/minor maintenance activities are combined since minor maintenance does not require special equipment and typically lifts or no materials are in need of disposal.

Inspection/minor maintenance typically involves:

- Inspection of the vault itself
- Removal of vegetation and trash and debris.

Major maintenance typically includes:

- Cartridge replacement
- Sediment removal

Important: Applicable safety (OSHA) and disposal regulations should be followed during all maintenance activities.

### Maintenance Activity Timing

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3. Open the doors to the vault and allow the system to air out for 5-10 minutes.
4. Without entering the vault, inspect the inside of the unit, including components.
5. Take notes about the external and internal condition of the vault.  

Be sure to record the level of sediment build-up on the floor of the vault, in the forebay, and on top of the cartridges. If flow is occurring, note the level of water and estimate the flow rate per drainage pipe. Record all observations.
6. Remove large loose debris and trash using a pole with a grapple or net on the end.
7. Close and fasten the door.
8. Remove safety equipment.
9. Remove safety equipment.
10. Finally, review the condition reports from the previous minor and major maintenance visits, and schedule cartridge replacement if needed.

### Major Maintenance

Depending on the configuration of the particular system, a worker may be required to enter the vault to perform some tasks.

Important: If vault entry is required, OSHA rules for confined space entry must be followed.

Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flows exist. Standing water present in the vault should be regarded as polluted and should be contained during this operation by temporarily capping the manifold connectors.

Replacement cartridges will be delivered to the site. Information concerning how to obtain the replacement cartridges is available from CONTECH Stormwater Solutions.

Warning: In the case of a spill, the worker should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH Stormwater Solutions immediately.

To conduct cartridge replacement and sediment removal maintenance:

1. If applicable, set up safety equipment to protect pedestrians from fall hazards due to open vault doors or when work is being done near walkways or roadways.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the doors to the vault and allow the system to air out for 5-10 minutes.
4. Without entering the vault, give the inside of the unit, including components, a general condition inspection.
5. Make notes about the external and internal condition of the vault.  

Give particular attention to recording the level of sediment build-up on the floor of the vault, in the forebay, and on top of the internal components.
6. Remove large loose debris and trash using a pole with a grapple or net on the end.
7. Using a boom, crane, or other device (dolly and ramp), offload the replacement cartridges (up to 150 lbs. each) and set aside.
8. Remove used cartridges from the vault using one of the following methods:

Important: This activity will require that workers enter the vault to remove the cartridges from the drainage system.

### Method 1:

- a. Using an appropriate sling, attach the cable from the boom, crane, or tripod to the cartridge being removed. Contact CONTECH Stormwater Solutions for specifications on appropriate attachment devices.

This activity will require that workers enter the vault to remove the cartridges from the drainage system and place them under the vault opening for lifting.

Important: Note that cartridges containing media other than the leaf media require unscrewing from their threaded connectors. Take care not to damage the manifold connectors. This connector should remain installed in the manifold and capped if necessary.

- b. Remove the used cartridges (250 lbs. each) from the vault.

Important: Care must be used to avoid damaging the cartridges during removal and installation. The cost of repairing components damaged during maintenance will be the responsibility of the owner unless CONTECH Stormwater Solutions performs the maintenance activities and damage is not related to discharges to the system.

- c. Set the used cartridge aside or load onto the hauling truck.

- d. Continue steps a through c until all cartridges have been removed.

### Method 2:

- a. Unscrew the cartridge cap.
- b. Remove the cartridge hood.
- c. Tip the cartridge on its side.

Important: Note that cartridges containing media other than the leaf media require unscrewing from their threaded connectors. Take care not to damage the manifold connectors. This connector should remain installed in the manifold and capped if necessary.

- d. Empty the cartridge onto the vault floor.

- e. Set the empty, used cartridge aside or load onto the hauling truck.
- f. Continue steps a through e until all cartridges have been removed.

9. Remove deposited sediment from the floor of the vault and, if large amounts are present, from the forebay. This can usually be accomplished by shoveling the sediment into containers, which, once full, are lifted mechanically from the vault and placed onto the hauling truck. If Method 2 in Step 9 is used to empty the cartridges, or in cases of extreme sediment loading, a vector truck may be required.

10. Once the sediments are removed, assess the condition of the vault and the condition of the manifold and connectors. The connectors are short sections of 2-inch schedule 40 PVC, or threaded schedule 80 PVC that should protrude above the floor of the vault.

- a. If required, apply a light coating of FDA approved silicon grease to the outside of the exposed portion of the connectors. This ensures a watertight connection between the cartridge and the drainage pipe.

- b. Replace any damaged connectors.

11. Using the boom, crane, or tripod, lower and install the new cartridges. Once

again, take care not to damage connectors.

12. Close and fasten the door.
13. Remove safety equipment.
14. Make notes about the local drainage area relative to ongoing construction, erosion problems, or high loadings of other materials to the system.
15. Finally, dispose of the residual materials in accordance with applicable regulations. Make arrangements to return the used cartridges to CONTECH Stormwater Solutions.

### Related Maintenance Activities (Performed on an as-needed basis)

StormFilter units are often just one of many components in a more comprehensive stormwater drainage and treatment system. The entire system may include catch basins, detention vaults, sedimentation ponds, swales, artificial wetlands, and other miscellaneous components. In order for maintenance of the StormFilter to be successful, it is imperative that all other components be properly maintained. The maintenance/repair of upstream facilities should be carried out prior to StormFilter maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil and grease loading, and discharges of inappropriate materials.

### Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in a manner that will not allow the material to affect surface or ground water. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads.

Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. It is not appropriate to discharge untreated materials back to the stormwater drainage system.

Part of arranging for maintenance to occur should include coordination of disposal of solids (landfill coordination) and liquids (municipal vacuum truck decant facility, local wastewater treatment plant, on-site treatment and disposal).

Owners should contact the local public works department and inquire about how the department disposes of their street waste residuals. CONTECH Stormwater Solutions will determine disposal methods or reuse of the media contained in the cartridges. If the material has been contaminated with any unusual substance, the cost of special handling and disposal will be the responsibility of the owner.

6. Remove accumulated sediment via vector truck (min. clearance 13' x 24')

7. Remove accumulated sediment from cartridge bay (min. clearance 9.25' x 11')

8. Rinse interior of both bays and vector remaining water and sediment.

9. Install fresh cartridge(s) threading clockwise to pipe manifold.

10. Replace cover and grate.

11. Return original cartridges to Stormwater Management for cleaning and media disposal.

A properly functioning system will remove solids from water by trapping particulate in the porous structure of the filter media. The flow through the system will naturally decrease as more and more solids are trapped. Eventually the flow through the system will be low enough to require replacement of the cartridges. It may be possible to extend the usable span of the cartridges by removing sediment from upstream trapping devices on an as-needed basis in order to prevent material from being re-suspended and discharged to the system.

Site conditions greatly influence maintenance requirements. StormFilter units located in areas with erosion or active construction should be inspected and maintained more often than those in fully stabilized areas.

The maintenance frequency may be adjusted as additional monitoring information becomes available during the inspection program. Areas that develop known problems should be inspected more frequently than areas that demonstrate no problems, particularly after large storms.

Ultimately, inspection and maintenance activities should be scheduled based on the historic records and characteristics of an individual StormFilter system. It is recommended that the maintenance agency develop a database to properly manage StormFilter maintenance programs.

Prior to the development of the maintenance database, the following maintenance frequencies should be followed:

- Inspection/minor maintenance
  - One time per year
  - After Major Storms

- Major maintenance
  - One time per year
  - In the event of a chemical spill

Frequencies should be updated as required.

The recommended initial frequency for inspection/minor maintenance is two times per year for precast units. StormFilter units should be inspected after all major storms. Sediment removal and cartridge replacement on an annual basis is recommended until further knowledge is gained about a particular system.

Once an understanding of site characteristics has been established, maintenance may not be needed for one to two years, but inspection is warranted.

### Maintenance Methods

#### Inspection/Minor Maintenance

The primary goal of a maintenance inspection is to assess the condition of the cartridges relative to the level of sediment loading. It may be desirable to conduct this inspection during a storm to observe the relative flow through the filter cartridges. If the submerged cartridges are severely plugged, large amounts of sediments will be present and very little flow will be discharged from the drainage pipes. If this is the case, it is likely that the cartridges need to be replaced.

Warning: In the case of a spill, the worker should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH Stormwater Solutions immediately.

To conduct an inspection and/or minor maintenance:

Important: Maintenance must be performed by a utility worker familiar with StormFilter units.

1. If applicable, set up safety equipment to protect pedestrians from fall hazards due to open vault doors or when work is being done near walkways or roadways.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.

Media may be removed from the filter cartridges using the vector truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be reassembled and returned to Stormwater Management, as appropriate.

Materials required include a lifting cap, vector truck, and fresh filter cartridges. Contact Stormwater Management for specifications and availability of the lifting cap. The vector truck must be equipped with a hose capable of reaching areas of restricted clearance. The owner may refresh spent cartridges. Refreshed cartridges are also available from Stormwater Management on an exchange basis. Contact the maintenance department at Stormwater Management (503) 240-3393 for more information.

Maintenance is estimated at 26 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.



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(408) 487-2200 (408) 846-0707

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1810 GATEWAY DRIVE, SUITE 240  
SAN MATEO, CA 94404

GENERAL DEVELOPMENT  
PLAN - EXHIBIT C  
PDC07-080  
166 BAYPOINTE PARKWAY

NO	DATE	DESCRIPTION
3/10/2008		PER CITY COMMENTS
12/14/2007		PER CITY COMMENTS
PROJECT NO: 366400		
CAD DWG FILE: 366400SR2.DWG		
DESIGNED BY: ZJJ/GDM		
DRAWN BY: JML		
CHECKED BY: MC		
DATE: OCTOBER 5, 2007		
SCALE: NTS		
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STORM WATER CONTROL NOTES

**MBH**

2470 Mariner Sq. Loop  
Alameda, CA 94501  
Tel 510 865 8663  
Fax 510 865 1611

**TCR**  
TRAMMELL CROW RESIDENTIAL

GROUND FLOOR PLAN

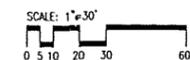
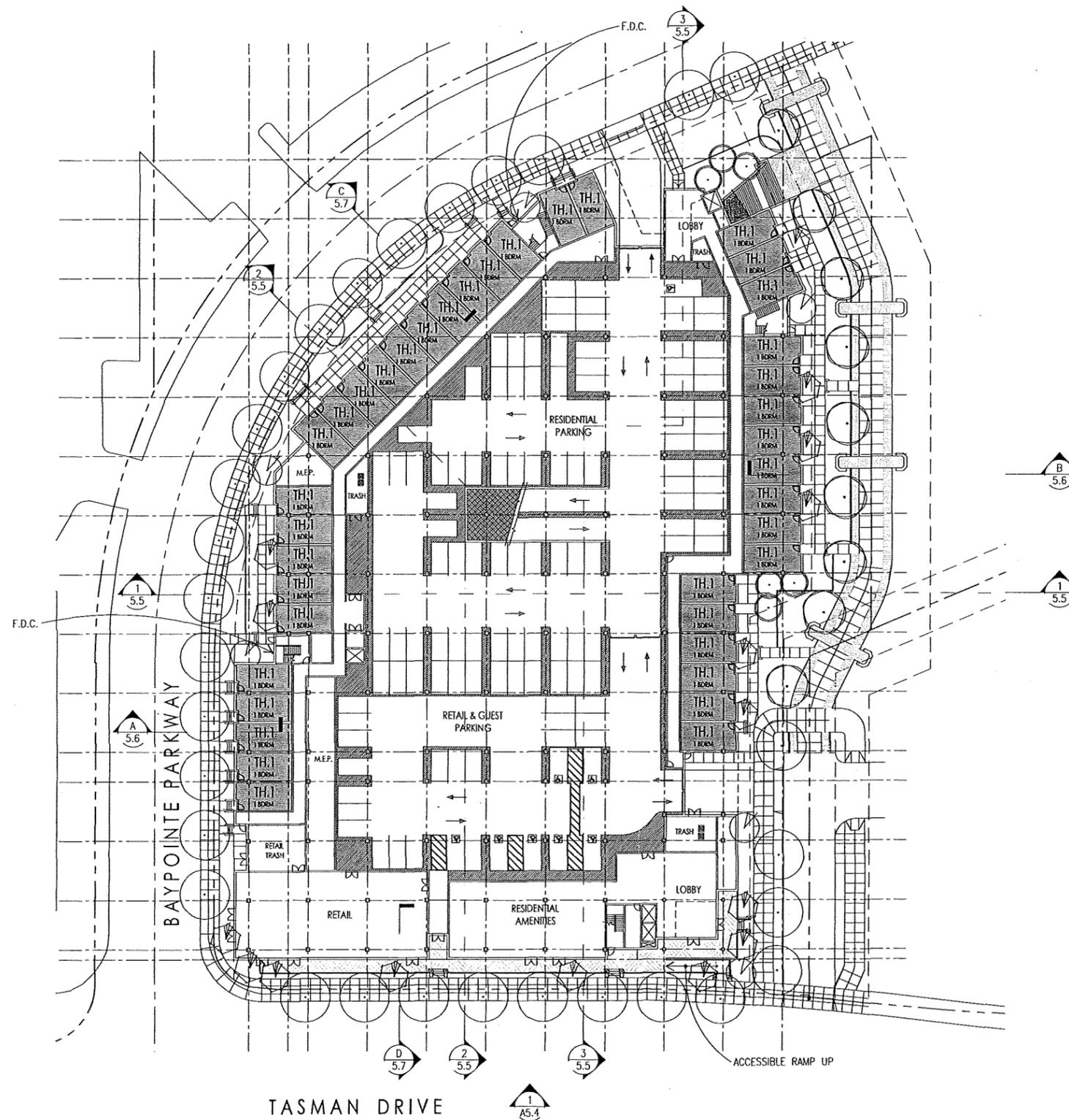
166 BAYPOINTE PARKWAY  
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN  
EXHIBIT-C  
PDC07-080

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DATE	NO.	DATE	ISSUE
	05	OCT 07	PD ZONING
	10	MAR 08	PD ZONING COMMENTS

Project No.	43094
Scale	1"=30'-0"
Drawing Title	GROUND FLOOR PLAN



**MBH**

2470 Mariner Sq. Loop  
Alameda, CA 94501  
Tel: 510 865 8663  
Fax: 510 865 1611

**TCR**  
TRAMMELL CROW RESIDENTIAL

2nd FLOOR PLAN

166 BAYPOINTE PARKWAY  
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN  
EXHIBIT-C  
PDC07-080

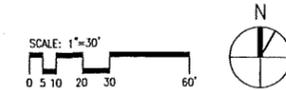
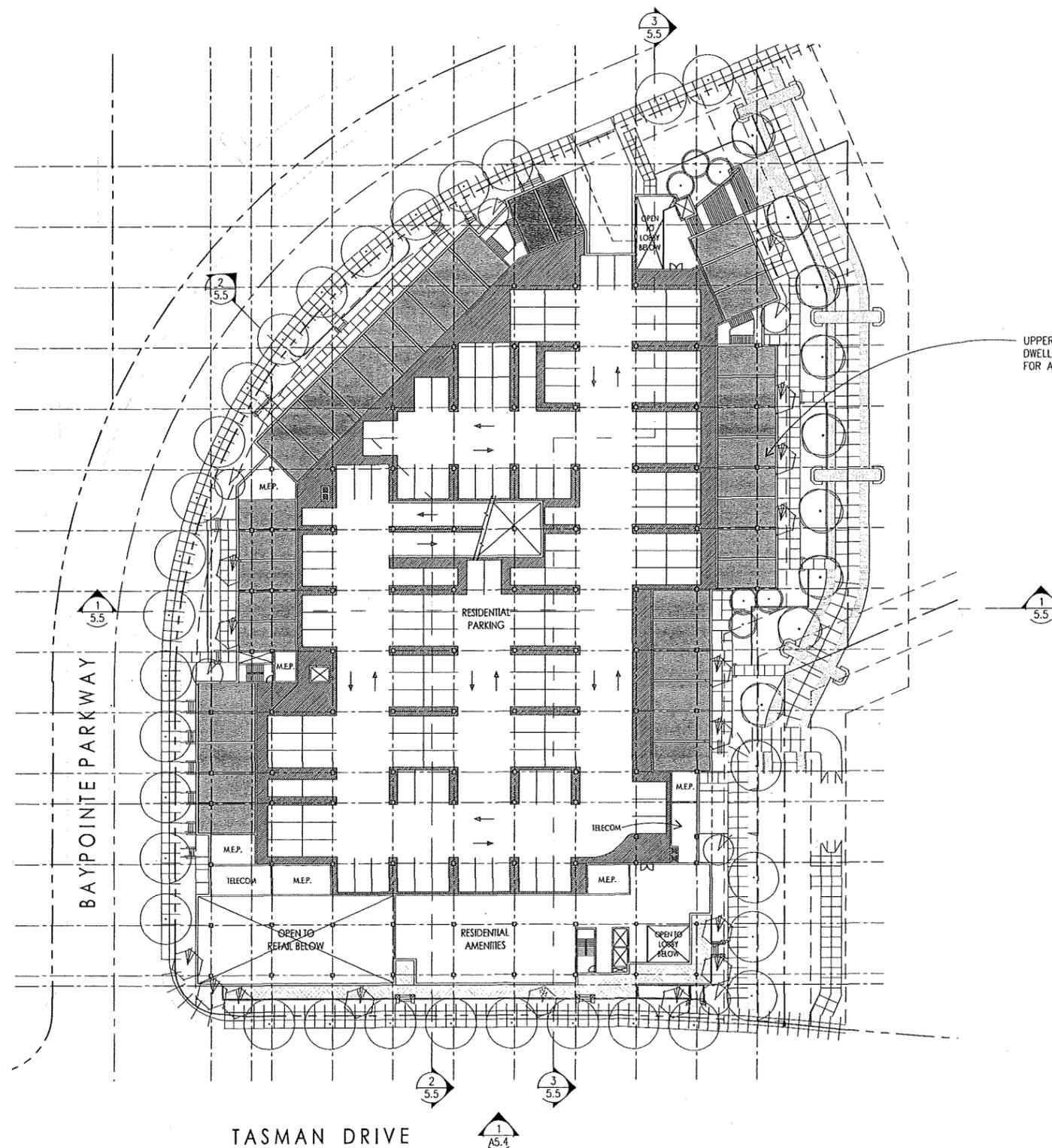
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DATE	No.	Date	Issue
	05	OCT 07	PD ZONING
	10	MAR 08	PD ZONING COMMENTS

Project No.	43094
Scale	1"=30'-0"
Drawing Title	2nd FLOOR PLAN

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5.2





**MBH**

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Alameda, CA 94501  
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Fax: 510 865 1611

**TCR**  
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CONCEPTUAL ELEVATION

166 BAYPOINTE PARKWAY  
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN  
EXHIBIT-C  
PDC07-080

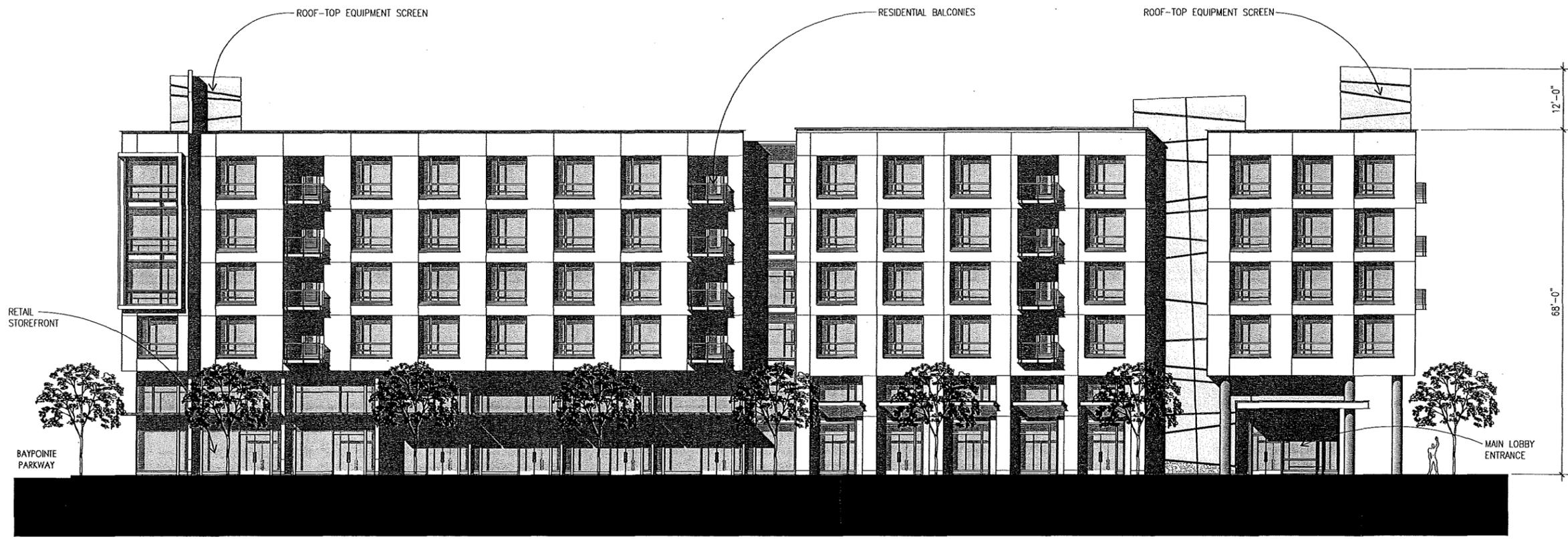
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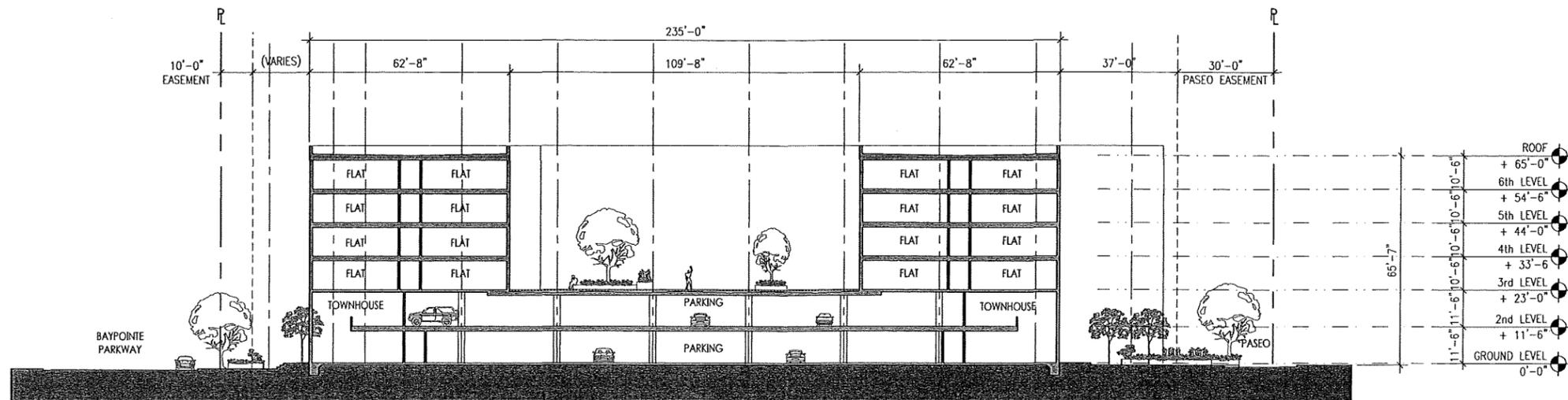
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No.	Date
05	OCT 07 PD ZONING
10	MAR 08 PD ZONING COMMENTS

Project No.	43094
Scale	3/32" = 1'-0"
Drawing Title	CONCEPTUAL ELEVATION

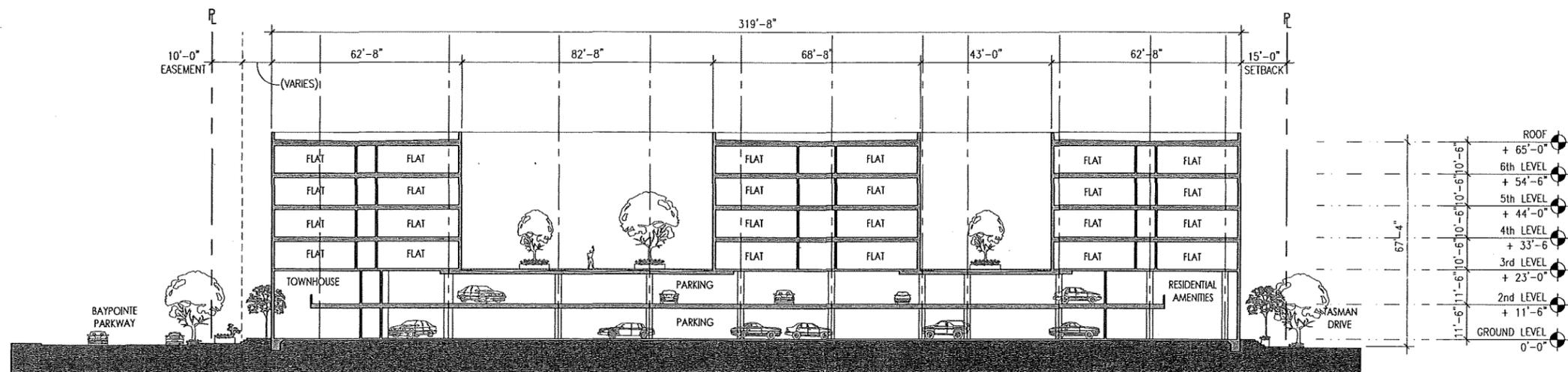
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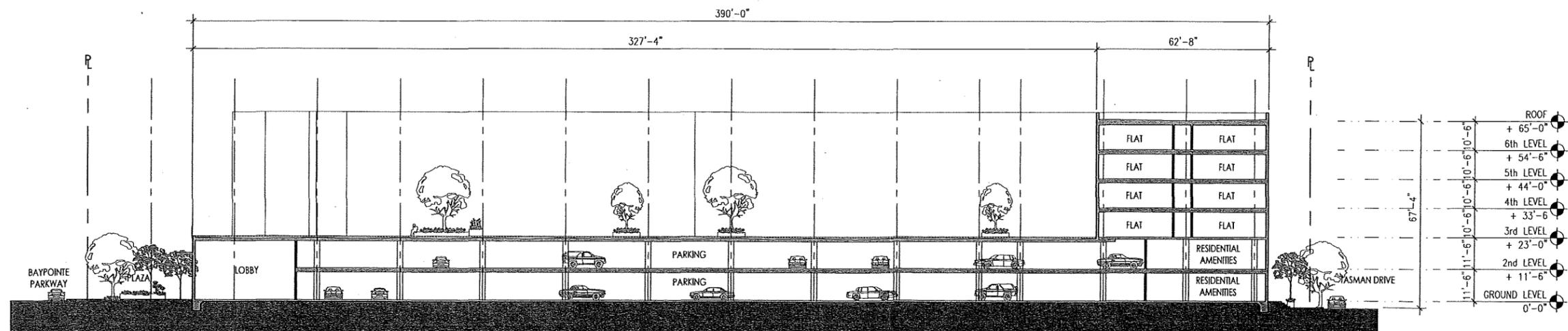




**BUILDING SECTION - 1**



**BUILDING SECTION - 2**



**BUILDING SECTION - 3**

**BUILDING SECTIONS**

166 BAYPOINTE PARKWAY  
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN  
EXHIBIT-C  
PDC07-080

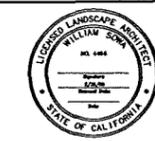
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No.	Date	Issue
05	OCT 07	PD ZONING
10	MAR 08	PD ZONING COMMENTS

Project No.	43094
Scale	1/20"=1'-0"
Drawing Title	BUILDING SECTIONS







NOT FOR CONSTRUCTION

**TCR**  
TRAMMILL CROW RESIDENTIAL  
1810 GATEWAY DRIVE, SUITE 240  
SAN MATEO, CA 94404

**GENERAL DEVELOPMENT  
PLAN - EXHIBIT C  
PDC07-080  
166 BAYPOINTE PARKWAY**

NO	DATE	DESCRIPTION
1	3/19/2008	PER CITY COMMENTS
2	12/14/2007	PER CITY COMMENTS
3		
4		
5		

PROJECT NO:	3664.00
CAD DWG FILE:	3664000L.DWG
DESIGNED BY:	ZJL/BGM
DRAWN BY:	TH
CHECKED BY:	MRC
DATE:	OCTOBER 5, 2007
SCALE:	1"=30'
© HMH ENGINEERS	

CONCEPTUAL LANDSCAPE PLAN

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE
	DESIGNATED STREET TREE (PER CITY OF SAN JOSE)		24" BOX
<b>STREET TREES</b>			
	ACER PALMATUM 'OSHIO-BENI'	OSHIO-BENI JAPANESE MAPLE	15 GALLON
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	15 GALLON
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GALLON
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15 GALLON
	FRAXINUS ANGUSTIFOLIA 'RAYHOOD'	RAYHOOD ASH	15 GALLON
	MAGNOLIA GRANDIFLORA 'ST MARY'	MAGNOLIA	24" BOX
	SYAGRUS ROTANZOFFIANUM	QUEEN PALM	24" BOX
<b>TREES</b>			
	ACANTHUS MOLLIS BAMBUSA MULTIFLIX 'ALPHONSE KARR' CAMELLIA JAPONICA DICKSONIA ANTARCTICA PITTOSPORUM TENUIFOLIUM TILIA OCCIDENTALIS 'EMERALD' TIBOUCHINA URVILLEANA	BEAR'S BREECH BANBEO JAPANESE CAMELLIA TASHANIAN TREE FERN BLACK STEEP PITTOSPORUM EMERALD CEDAR PRINCESS FLOWER	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
<b>LARGE SHRUBS</b>			
	AUCUBA JAPONICA 'VARIEGATA' HEBE 'WIRI BLUSH' IPPERATA CYLINDRICA 'RUBRA' LOROPETALUM CHINESE 'RUBRUM' MANDARINA D. 'PLUM PASSION' NERIUM OLEANDER 'FETITE SALMON' PENNISETUM 'EATON CANYON' PHORNIUM 'BRONZE BABY' PHORNIUM 'YELLOW HAZE' RHAPHIOLEPIS INDICA 'BALLERINA'	GOLD DUST PLANT VERONICA JAPANESE BLOOD GRASS RED FRINGE FLOWER PLUM PASSION HEAVENLY BANBEO DWARF OLEANDER EATON CANYON DWARF FOUNTAIN GRASS DRONZE BABY FLAX YELLOW HAZE FLAX DWARF INDIAN HAWTHORN	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
<b>MEDIUM SHRUBS</b>			
	ASPIDISTRA ELATIOR CALADIUM BICOLOR COLEONEMA PULCHRUM 'GOLD SUNSET' ELOYTIUS FORTUNEI 'IVORY JADE' ESCALLONIA 'NEWPORT DWARF' HEUCHERA MICRANTHA 'PALACE PURPLE' MANDARINA D. 'NANA COMPACTA' PENNISETUM THUNBERGII 'RED BUTTONS' PHORNIUM TENAX 'JACK SPRATT' PHORNIUM TENAX 'TINY TIGER'	CAST IRON PLANT FANCY LEAFED CALADIUM GOLDEN BREATH OF HEAVEN IVORY JADE ELOYTIUS DWARF ESCALLONIA CORAL BELLS DWARF HEAVENLY BANBEO RED BUNNY TAILS FOUNTAIN GRASS JACK SPRATT FLAX TINY TIGER FLAX	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
<b>SMALL SHRUBS</b>			
	ASPARAGUS DENSIFLORUS 'SPRENGER' CAREX BARBARAE CERATOSTIGMA PLUMBAGINOIDES FESTUCA OVINA 'GLAUCA' LANTANA MONTEVIDENSIS 'NEW GOLD' PACHYSANDRA TERMINALIS 'GREEN CARPET' TRACHELOSPERMUM ASIATICUM	SPRENGER ASPARAGUS SANTA BARBARA SEDGE BLUE LEADWORT BLUE FESCUE NEW GOLD TRAILING LANTANA JAPANESE SPURGE YELLOW STAR JASMINE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
<b>GROUNDCOVERS</b>			
	FESTUCA SP.	TALL FESTUCA BLEND	SOD
<b>TURF</b>			
	CLYTOSTOMA CALLISTEGIOIDES PASSIFLORA ALATOCARULEA SOLANUM RANTONNETII	LAVENDER TRUMPET VINE PASSION VINE PARAGUAY NIGHTSHADE	5 GALLON 5 GALLON 5 GALLON
<b>VINES</b>			
	TO BE SELECTED BY LANDSCAPE ARCHITECT		
<b>POTTERY</b>			

NOTES: BARK MULCH: ALL PLANTER AREAS TO RECEIVE A 2" THICK LAYER OF FIR BARK MULCH.

