



MILPITAS PLANNING COMMISSION AGENDA REPORT

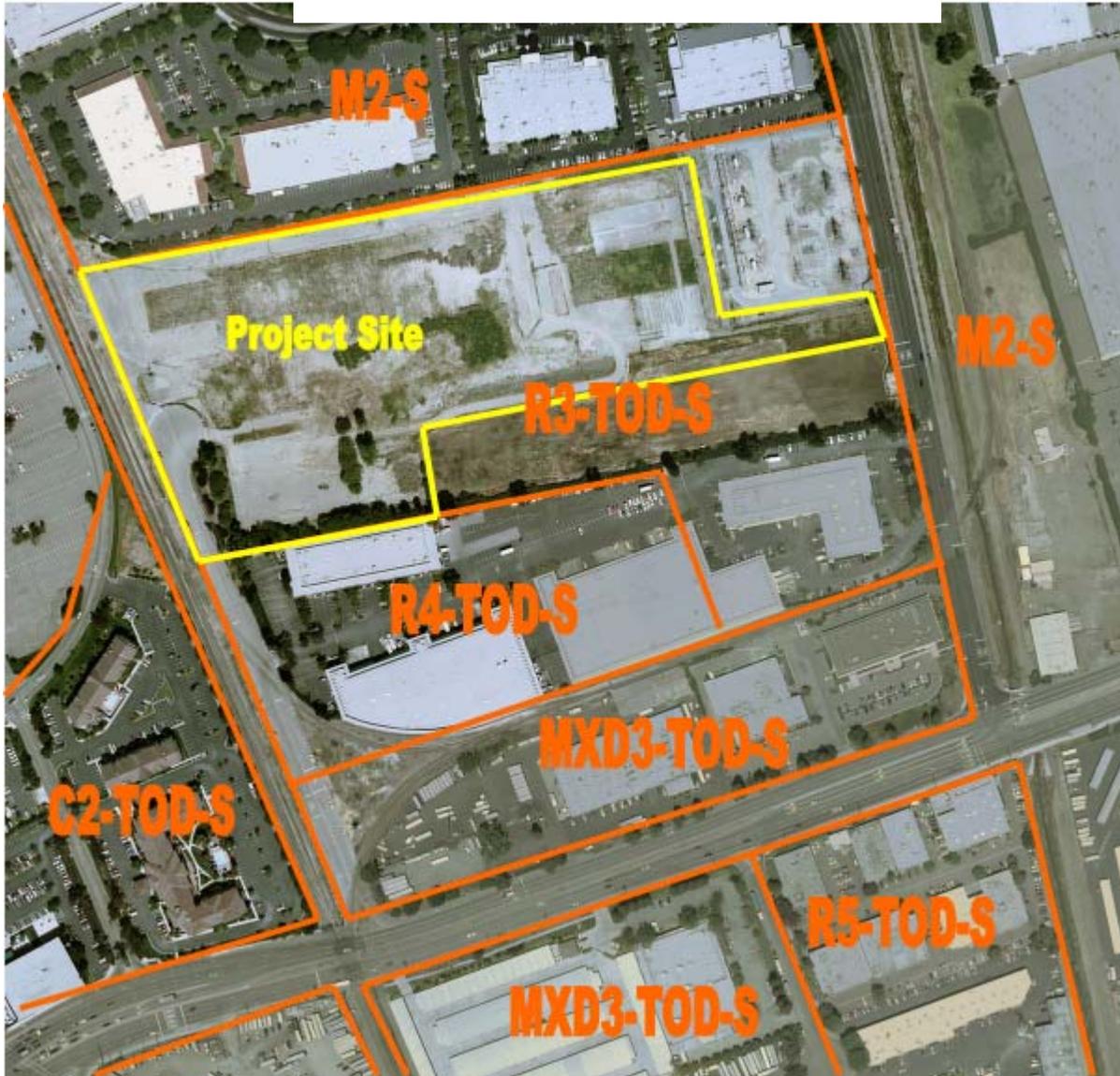
PUBLIC HEARING

Meeting Date: January 28, 2009

APPLICATION:	Major Tentative Map No. MT08-0004, Site Development Permit No. SD08-0002, Conditional Use Permit No. UP08-0049, Citation Residential Project
APPLICATION SUMMARY:	A request to create three parcels with ancillary lots for private streets; the dedication of right-of-way for public streets and a public park; and provision for utilities for the purpose of accommodating future residential development plans. The project site could accommodate up to 639 dwelling units to be located in three buildings. The proposal includes a vesting tentative map for condominium purposes. This proposal includes development plans and architectural review for the project.
LOCATION:	1200 Piper Drive (APNs: 086-32-037 through -040)
APPLICANT:	Michael Sullivan, 404 Saratoga Ave., Suite 100, Santa Clara, CA 95050
OWNER:	SCS Development, 404 Saratoga Ave., Suite 100, Santa Clara, CA 95050
RECOMMENDATION:	Staff recommends that the Planning Commission: <ol style="list-style-type: none"> 1. Close the public hearing following public testimony; and 2. Adopt Resolution No. 08-069 recommending the City Council approve the project subject to conditions of approval.
PROJECT DATA:	
General Plan/	
Zoning Designation:	Multi-family High Density/High Density Residential (R3)
Overlay District:	Site and Architectural (-S) and Transit Oriented Development (-TOD)
Specific Plan:	Transit Area Specific Plan (TASP)
Site Area:	16 acres
CEQA Determination:	Exempt pursuant to Sections 15168(c)(2) and 15315 of the CEQA Guidelines
PLANNER:	Sheldon S. Ah Sing, Senior Planner
PJ:	2527
ATTACHMENTS:	A. Resolution No. 08-069 B. Transit Area Specific Plan Street Sections

C. VTA proposal for “Y” turnaround
Plans

LOCATION MAP



No scale

BACKGROUND

On June 3, 2008, the City Council adopted the Transit Area Specific Plan. The Plan encompasses 437 acres and promotes the development of 7,109 dwelling units, 287,075 square feet of retail space, 993,843 square feet of office space and industrial. The plan includes development standards, goals and policies guiding development within the plan area. Because of the physical characteristics of the area, including major streets, railroads and creeks, the plan also established sub-districts with specific goals and policies to accommodate those unique characteristics.

The proposed project is within the Piper-Montague Sub-District of the Transit Area Specific Plan. The sub-district is located near the future BART station and the Great Mall, although separated by Montague Expressway and rail tracks respectively. For the sub-district, the TASP envisioned high density residential neighborhoods near transit and shopping. In addition, the plan proposed two smaller urban parks for the sub-district, a public street to connect Piper Drive and Milpitas Boulevard and a street to link the new public road and Montague.

On June 5, 2008, Michael Sullivan of SCS Development submitted an application to create a vesting tentative map and Site Development Permit for the purposes of developing 639 dwelling units in three "Texas-wrap" buildings. The plans also include site development plans, including building layout, architectural design and condominium plans. Since the project does include a tentative map, both the tentative map and the site development permit require a recommendation by the Planning Commission to the City Council. The application is submitted pursuant to Title XI, Chapter 10, Section 57, for the Site Development Permit review of the site and architecture and Title XI, Chapter 1, Section 4 of Municipal Code for tentative maps, because it is a subdivision for 639 condos on three lots. In addition, a Conditional Use Permit is submitted to allow the reduction in certain setback requirements in accordance with the provisions of the Specific Plan and as a requirement for the condominium map request.

City staff is concurrently reviewing two other adjacent development proposals by other developers within the same sub-district as the subject project. Sheet TM-02 of the plans (see accompanying plans) illustrates for reference, the proposed build out by the three developers.

PROJECT DESCRIPTION

Site and surrounding uses

The site contains 16 acres and is located near the intersection of Montague Expressway and Piper Drive. The project site is zoned High Density Residential (R4). The entire project site has Site and Architectural (-S) and Transit Oriented Development Overlays (-TOD) focusing on design and treatment of projects near transit nodes. Surrounding the subject property are developed parcels. East of the subject site includes a PG&E electrical substation and Milpitas Boulevard beyond. To the north of the project site are buildings on industrially zoned properties. To the south of the project site include industrial buildings on high density residentially zoned properties. To the west of the subject site includes Piper Drive, the future BART alignment and the Great Mall. A vicinity map of the subject site location is included on page 2 for reference.

Figure 1
Piper-Montague Sub-district



The overall development concept submitted by the three developers includes a single three-acre park located in the middle of the sub-district along the proposed east-west public street. The proposed park is surrounded by a public road loop connecting to the east-west road. The proposed park is commensurate in size with the original two-park concept. The concept was reviewed and endorsed by the Parks, Recreation and Cultural Resources Commission and approved by the City Council with their approval of the master tentative map for the Milpitas Station project located in the southeast portion of the sub-district on October 21, 2008.

A railroad turnaround (known as the “Y”) is currently located near the southern end of Piper Drive. The Valley Transportation Authority (VTA) has stated that the “Y” tracks would need to be relocated as part of the Bay Area Rapid Transit (BART) extension. VTA has identified two possible locations for the “Y”; one within the project site and the second further north in Fremont. Their preferred location is within the project site (refer to Attachment C) but VTA has not made any offers to purchase the site from SCS Development. The spur track that crosses South Milpitas Boulevard will remain as long as Union Pacific has customers to service along that track.

Tract map

The project proposes to subdivide the 16 acre subject property into three parcels for future high density residential development. A vesting condominium map is proposed for the subdivision of airspace of the project for 639 units. The project also includes the dedication of right-of-way for new public roads and 1.4 acres for the proposed public park. Private lots include private streets to service the

development. The plans also include rough grading and utility locations. The table below demonstrates the parcel size and number of dwelling units that could be developed on each parcel.

Table 1
Parcel Statistics

Parcel	Acreage	Number of units
1	3.52	207
2	3.06	184
3	3.48	248
Total	10.06	639

The remaining six acres of the project site are included as emergency vehicle access, private drives, landscaping, a clubhouse, public park, private pocket park, public streets and 0.54 acres will be transferred to the Milpitas Station development.

Off site improvements

The project includes interim improvements to Piper Drive, which is the project's main entry. The improvements include a new sidewalk along the east side of Piper from the new east-west public street to Montague Expressway. The sidewalk would traverse two rail spurs, which are infrequently used. In addition, a marked crossing would be installed so pedestrians can cross Piper to get to the "pork chop" and onto existing sidewalk along Montague's north side leading towards the Great Mall. In addition, the project's proponents are proposing a new curb and gutter and fence along the west side of Piper.

Site Development Permit

The property includes a Site and Architectural Overlay as a part of its land use designation. All proposed development in the overlay district is considered in Section 57.03, Site Development and Minor Site Development Permits, of the City's Zoning Ordinance. The Site Development Permit considers the site layout, the compliance with various development standards and the architecture of the buildings.

Site Layout

The project site is accessible from Piper Drive, an existing north-south street that begins one block south where it intersects with Montague Expressway and terminates at the subject site as a cul-de-sac. A new private loop road begins at the cul-de-sac of Piper Drive and provides access to Building 1 (via the north side) and Building 3 (via the east side) and terminates at the new public road adjacent to the park on the east side of the project site. The site would also be accessible from Milpitas Boulevard via a new east-west public street.

A three-party agreement is necessary for the timely development of streets, utilities and park areas, since the sub-district includes three developers. Each developer has possession of areas that would ultimately become public right-of-way with utilities, and a park. It is unrealistic that all three projects would develop within the same timeframe. It is expected that the developers would have an arrangement were the utilities, streets and parks would be constructed while the first development is under construction. The details of reimbursement and contributions would be within the agreement.

Each parcel is proposed to include a building with dwelling units wrapped around a courtyard and a multi-level parking garage. Landscaped corridors, which can also be used for emergency vehicle access, are situated between Buildings 1 and 2 (oriented east-west) and Buildings 2 and 3 (oriented north-south). These landscaped corridors provide pedestrian access to the public between Piper Drive, the private loop road and the proposed public park. It is also envisioned that access would be made to the industrial properties to the north via a gate where the north-south paseo crosses the private road.

Development Standards

Table 2 summarizes the key development standards for the project.

Table 2
Citation Project Development Summary

	Street Setback (back of sidewalk)	Other Street Setbacks	Distance between buildings	Height	Block Dimension
Building 1	NA	10'	40' min	52'8"	480'
Building 2	8' min-12' avg	10'	40' min	52'8"	480'
Building 3	8' min	10'	40' min	52'8"	550'

Street Setbacks

The Transit Area Specific Plan includes specific design criteria for existing and new streets within the development, which include the width of the street, width of sidewalks, parking lane dimensions, street trees and landscaping and minimum setbacks to the buildings from the back of the sidewalk or curb. Any major modifications to the street sections as proposed by the specific plan may be modified by the Planning Commission. Specifically, the pertinent sections in the specific plan are Figures 5-6, 5-7, and 5-9. See Attachment B for reference. The project as proposed substantially conforms to the street section dimensions.

Other Street Setbacks

When a street section is not provided, the Transit Area Specific Plan indicates an 8-15 foot setback from the back of the sidewalk to the proposed building for elevations along a street. The project includes a private street or drive along the western, northern and eastern boundary. The project as proposed substantially conforms to the setback.

Height

The maximum building height in the zone is 75 feet. The project is proposing approximately 53 feet, which conforms to the height limit.

Block Dimension

The Transit Area Specific Plan indicates a 500 foot maximum distance between publicly accessible paths of travel for a block. Building 3 of the project does not conform because the proposed dimension is 550 feet between the landscaped pedestrian corridor and the private roadway. This modification can be evaluated by the Planning Commission in their review of the project with a Conditional Use Permit to determine whether the modification is justified. See the Conditional Use Permit section of this report for further analysis.

Parking

Table 3 demonstrates the project's compliance with the parking standards for the zoning district.

Table 3
Project Compliance with Parking

	Number of Units	Parking Required	Spaces Required
Building 1			
1BR	24	1.2 per unit	29
2BR	147	1.6 per unit	235
3BR	36	1.6 per unit	58
Guest		15% of required	48
<i>Subtotal required</i>			370
<i>Subtotal provided</i>			379
Building 2			
1BR	24	1.2 per unit	29
2BR	140	1.6 per unit	224
3BR	20	1.6 per unit	32
Guest		15% of required	43
<i>Subtotal required</i>			328
<i>Subtotal provided</i>			330
Building 3			
1BR	96	1.2 per unit	115
2BR	152	1.6 per unit	243
Guest		15% of required	54
<i>Subtotal required</i>			412
<i>Subtotal provided</i>			417
GRAND TOTAL REQUIRED			1,110
GRAND TOTAL PROVIDED			1,126

All but 30 parking spaces are provided within multi-story parking structures. Nine of the spaces provided for Building 1 are provided as perpendicular spaces off the private loop road. Twenty-one of the provided spaces for Building 3 are provided either as perpendicular spaces off the private road or parallel spaces on the north side of the public loop road adjacent to the public park. Building 3 is the only building that would rely on any required parking to be provided on the street. According to the plans, the resident parking would be located within the parking structures, while the guest parking would be located on surface streets and the first level of the garage. The project as proposed demonstrates compliance with the parking requirements of the Transit Area Specific Plan.

Bicycle Parking

The project provides 160 bicycle spaces for residents within a bicycle room on the first level of the parking structure, and will provide 55 bicycle spaces for guests on the street. The project as proposed complies with the requirement for bicycle parking.

Architecture and Massing

The project incorporates high density in multiple buildings with its units “wrapped” around either a courtyard or a multi-level parking structure. Sheets A-03 through A-05 illustrates the typical layout of each floor in the buildings and the relationship of the units to the common areas of the project within each building envelope. One of the advantages of the “wrap” design high density projects is that the lower level has habitable space instead of a garage as “podium” projects.

The four-story project exhibits Mediterranean style architecture with a mixture of arches, rounded towers at the corners and barrel tile roofing. The elevations include a stucco finish, with a fairly uniform fenestration. The upper floor includes windows with faux shutters or awnings as decorative features. In addition, some of the upper levels include balconies. While the proposal includes some architectural relief in that there are some pop-outs, height variation and articulation, more can be offered. The Specific Plan includes design guidelines for development within the Transit Area. Staff is recommending as a condition of approval that the applicant work with staff in creating more articulation and ensuring that the architecture is not “flat” and provides some relief in conjunction with landscaping and the streetscape and for the project to be substantially consistent with the design guidelines.

Landscaping and lighting

The project provides a combination of soft and hardscape in both public and private areas. See sheets L-1 through L-10 of the plans for more detail.

Public areas

Areas along the public streets include seven to nine feet of landscaping strips in addition to the required setbacks to buildings. Bisecting the setback and landscaping strips are five to six foot sidewalks. Each of the landscaping areas provides a complementing mixture of lawns, shrubs and trees.

Private areas

Private areas include paseos and the private loop road, and a pocket park, which are all publicly accessible spaces. The courtyards in the middle of the buildings are not publicly accessible. The paseos vary in width from 35 to 80 feet and each includes meandering pathways down the center. A combination of lawn, shrubs and trees define the space. A sidewalk wraps the inner side of the private loop street. On either side of the street proposed are trees and shrubbery. A pocket park is proposed at the southeastern portion of the project when the private street and the public road around the public park intersect. The pocket park would include a specimen oak tree, a rose garden and a trellis. Each building includes a courtyard, which would include a water feature (Building 3 has a swimming pool proposed) and a combination of lawn, shrubs and trees with areas for seating. Each of these areas includes enhanced paving materials and details to accent pathways and crossings where appropriate.

Lighting

Sheet L-2 demonstrates the lighting plan for the project. Each of the public and private areas will be adequately lit and yet not overly so much to disturb the residents.

Conditional Use Permit

Exceptions to Specific Plan

Exceptions to the development standards within the Transit Area Specific Plan may be approved by the Planning Commission upon review of a Conditional Use Permit in accordance with Section 57. In addition to the required findings for a conditional use permit, two additional findings must be made by the Planning Commission:

The deviation from the Transit Area Specific Plan standard meets the design intent identified within the Specific Plan and does not detract from the overall architectural, landscaping and site planning integrity of the proposed development; and

The deviations from the Transit Area Specific Plan standard allows for a public benefit not otherwise obtainable through the strict application of the zoning standard.

The project’s proponent is requesting a deviation from the “block dimension” requirement. The Transit Area Specific Plan envisioned blocks not to exceed 500 feet in length to promote pedestrian activity and connectivity without having people forced to walk long “corridors” between publicly accessible areas. The project proposes a block dimension of 550 feet for Building 3, which is opposite of the proposed public park. Staff’s position is that with the proposed landscaping and revised architectural plans that include additional articulation along the elevations the project will meet the overall design intent of the specific plan because it will create an attractive streetscape. In addition, since the block is opposite of the public park, there are many opportunities to traverse the area without having to adhere to sidewalks or have constraints such as buildings on the opposite side of the street.

Tentative Map

According to Section 4.01-5, all requests for a condominium tentative map require the approval of a Conditional Use Permit.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 4
General Plan Consistency

Policy	Consistency Finding
<i>2.a.1-25: Require development in the Transit Area to conform to the adopted design guidelines and requirements contained in the Transit Area Plan.</i>	Consistent. The project as proposed and conditioned conforms to the street layout, street sections, density and land use.

Zoning Ordinance

The site includes 16 acres of High Density Residential-Transit Oriented Development (R3-TOD) (21 min/40 max units per acre). The project is consistent with the City's Zoning Map. Other development standards, including density, are described in the Transit Area Specific Plan section below.

Subdivision Ordinance

The project is consistent with the provisions in Title XI, Chapter 1, Section 4, Tentative Maps of the City's Municipal Code regarding the form, content and dedications of the tract map. The proposal includes the dedication of land for a public park and for the purpose of creating a public street. Tentative Tract Maps require a recommendation from the Planning Commission in the form of a resolution to the City Council for their ultimate approval.

Transit Area Specific PlanOverall compliance

The proposed project's land use, street layout and street sections are consistent with the Transit Area Specific Plan's Piper-Montague sub-district. The concept for the single park substantially conforms to the Specific Plan. Providing a larger central park would allow for more effective programming for the public park.

Density

On all sites throughout the Transit Area, densities can be averaged over an individual project which covers multiple parcels or over separate projects; provided that legal instruments are recorded for individual parcels to ensure that the minimum and maximum densities established by the plan are met. Overall, for the sub-district, as proposed the three projects are within the density range specified in the specific plan.

The tentative map provides for the eventual development up 639 dwelling units for the project site. Based on the maximum density requirements, the project is within the range of density allowed for the site.

Design Guidelines

The design guidelines include both general design guidelines and specific standards to guide future development within the Transit Area. These design guidelines cover site planning, building design and landscaping and lighting.

In general, the project substantially conforms to the design guidelines. The project will need to be well articulated to break up building mass. Variations in floor level, facades, architectural details and finishes that break up the appearance of a large building will need to be employed.

Parks and open space

Within the Transit Area, parks are required at a ratio of 3.5 acres per 1,000 people, with at least two of those acres being publicly accessible. Land dedicated for public parks or trails will fulfill the park land requirements. In addition, 20 percent of a landscape buffer area along a street or public right-of-way count towards the public park requirements, when it includes trails or wide sidewalks connected to an overall pedestrian/bike circulation network. The balance of the required park area can be privately

accessible open space under certain conditions. A Transit Area Impact Fee is levied for all projects within the Transit Area Specific Plan to pay for the necessary physical improvements to implement the goals of the plan. This fee includes the park in-lieu fee. A credit against the fee can be given to the developer when a project dedicates land or improves park areas.

Based on the open space ratio, the project is required to provide 3.3 acres of publicly accessible park land and 2.45 acres of private open space for a total of 5.75 acres of park land. The following table demonstrates the amount of park land provided by the project.

Table 5
Park Land Provided by Project

Public/Publicly Accessible Open Space	Acreage
Public Park	1.4
Landscape Buffer (20%)	0.53
<i>Subtotal</i>	<i>1.93</i>
Private Open Space	
Balconies	1
Pocket park	0.1
Courtyards	1.1
Private recreational area	0.4
<i>Subtotal</i>	<i>2.6</i>

As a recommended condition of approval, sheet C-01 of the plans will need to be revised to reflect the table above.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is exempt from further environmental review pursuant to Section 15168(c)(2) of the CEQA Guidelines because staff determined that the project is consistent with the certified EIR for the Transit Area Specific Plan adopted on June 3, 2008 by the City Council.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The proposed project is consistent with the Transit Area Specific Plan in terms of land use, density, and street layout. The consolidation of the two smaller parks into one central park provides for more flexibility in recreational programming. As conditioned the project will be consistent with the adopted Design Guidelines for the area.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt Resolution No. 08-069 recommending approval of Major Tentative Map No. MT08-0004, Site Development Permit No.

SD08-0002, and Conditional Use Permit No. UP08-0049, Citation Project to the City Council, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution No. 08-069
- B. Transit Area Specific Plan street sections
- C. VTA proposal for “Y” Turnaround
Plans

RESOLUTION NO. 09-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, RECOMMENDING THE MILPITAS CITY COUNCIL APPROVE MAJOR TENTATIVE MAP NO. MT08-0004, SITE DEVELOPMENT PERMIT NO. SD08-0002, CONDITIONAL USE PERMIT NO. UP08-0049 FOR THE CITATION RESIDENTIAL PROJECT, TO ALLOW THE DEVELOPMENT OF 639 CONDOMINIUM UNITS WITHIN THREE BUILDINGS LOCATED AT 1200 PIPER DRIVE

WHEREAS, on June 5, 2008, an application was submitted by Michael Sullivan of SCS Development, for a request to create three parcels with ancillary lots for private streets; the dedication of right-of-way for public streets and a public park; and provision for utilities for the purpose of accommodating future residential development plans. The parcels could accommodate up to 639 dwelling units. The proposal includes a vesting tentative map for condominium purposes. This proposal includes development plans and architectural review for the project. The property is located within the High Density Residential with Transit Oriented Development Overlay and Site and Architectural Overlay (R3-TOD-S) Zoning district (APN: 086-32-037 through -040); and

WHEREAS, Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission recommend that the City Council determine this project exempt pursuant to Section 15168(c)(2) of the CEQA Guidelines because staff determined that the project is consistent with the certified EIR for the Transit Area Specific Plan adopted on June 3, 2008 by the City Council; and

WHEREAS, on January 28, 2009, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: With respect to the Site Development Permit:

1. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development in that the project follows the design guidelines and the street sections identified in the Transit Area Specific Plan. The project allows for the movement of pedestrians throughout the site.

Section 3: With respect to the Site Development Permit, Conditional Use Permit and Major Tentative Map:

1. The project is consistent with the Milpitas Subdivision Ordinance in that the project meets the standards for a Tentative Map.
2. The project is consistent with the Milpitas Zoning Ordinance in that the project meets the density allowed for the zoning district.
3. The project is consistent with the Milpitas General Plan in that the project meets the density allowed for in the land use designation.
4. The project is consistent with the Transit Area Specific Plan in that the project meets the allowable density and follows the design guidelines and street sections prescribed in the plan. Where the project deviates from the plan, findings can be made.

Section 5: With respect to the Conditional Use Permit:

1. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare in that those applicable standards for development will be followed.
2. The deviation from the Transit Area Specific Plan standard meets the design intent identified within the Specific Plan and does not detract from the overall architectural, landscaping and site planning integrity of the proposed development in that the block with the longer length is opposite of the public park, there are many opportunities to traverse the area without having to adhere to sidewalks or have constraints such as buildings on the opposite side of the street.
3. The deviations from the Transit Area Specific Plan standard allows for a public benefit not otherwise obtainable through the strict application of the zoning standard in that the building's architecture will complement the streetscape and public park with a simple façade rather than multiple corridors.

Section 6: The Planning Commission of the City of Milpitas hereby recommends the Milpitas City Council approve Major Tentative Map No. MT08-0004, Site Development Permit No. SD08-0002, Conditional Use Permit No. UP08-0049, subject to the above Findings, Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on January 28, 2009.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on January 28, 2009, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	OTHER
Cliff Williams			
Lawrence Ciardella			
Alexander Galang			
Sudhir Mandal			
Gurdev Sandhu			
Noella Tabladillo			
Aslam Ali			

EXHIBIT 1

CONDITIONS OF APPROVAL
Citation Residential Project (MT08-0004, SD08-0002, UP08-0049)

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans, sample color and materials board approved by the Planning Commission on January 28, 2009, in accordance with these Conditions of Approval. (P)
2. Any deviation from the approved site plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. (P)
3. Conditional Use Permit No. U08-0049 and Site Development Permit No. SD08-0002 shall become null and void if the project is not commenced per the Zoning Ordinance within 18 months from the date of approval. (P)
4. Pursuant to Section 64.04-1, the owner or designee shall have the right to request an extension of 18 months if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein for the Conditional Use Permit and Site Development Permit. (P)
5. Major Tentative Map No. MT08-0004 shall be effective for two years, unless a time extension is requested and approved by the City Council upon recommendation from the Planning Commission. All other extensions shall be in accordance with State law. (P)
6. PJ ACCOUNT: If at the time of application for *certificate of occupancy*, there is a project job account balance due to the City for recover of review fees, review of permits will not be initiated until the balance is paid in full. (P)
7. LANDSCAPE: All required landscaping, as approved on the final landscape plan, shall be replaced and continuously maintained as necessary to provide a permanent, attractive and effective appearance. (P)
8. LANDSCAPE: Prior to certificate of occupancy permit issuance, all required landscaping shall be planted in place pursuant to the approved phasing plan as approved by the Planning Director or designee. (P)
9. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or

allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. The foregoing provisions are a material (demand/supply) condition to this approval. (E)

10. Prior to any building permit issuance, the developer shall submit an executed petition to annex the subject property into the future Transit Area Community Facility District (CFD), and agree to pay the special taxes levied by CFD for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized concurrently with the Final Map recordation or prior to issuance of building permits for the first building in the project, whichever occurs first. The developer shall comply with all rules, regulations, policies and practices established by the State Law and/or by the City with respect to the CFD including, without limitation, requirements for notice and disclosure to future owners and/or residents. (E)
11. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:
 - A. Storm water connection fee is estimated to be **\$268,336** based on 16 acres @ \$16,771 per acre. The water and sewer connection fees will be calculated at the time of building plan check submittal.
 - B. Water Service Agreement(s) for water meter(s) and detector check(s).
 - C. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.

Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)

12. Prior to building permit issuance of each building, developer must pay all applicable development fees that are not a part of the TASP Impact fee, including but not limited to, connection fees (water, sewer and storm), plan check and inspection deposit, and 2.5% building permit automation fee. These fees are collected as part of the secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. (E)
13. In accordance with Milpitas Municipal Code XI-1-7.02-2, the developer shall underground all existing wires within the subdivision and along project frontage, and remove related utility poles, with the exception of transmission lines supported by metal poles carrying voltages of 37.5KV or more, have to be undergrounded. (E)

Site Development Permit:

14. The applicant shall revise the architecture on the buildings' elevations to provide more articulation and relief from the streetscape and pedestrian corridors and other buildings, in the manner described in that certain Planning Division comment letter dated October

23, 2008. Prior to submittal of plans for any permit for grading, site improvement or building construction, the applicant shall submit plans that demonstrate such revised architecture to the satisfaction of the Planning Director or designee. (P)

15. Prior to start of any construction, the developer shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personnel parking, temporary construction fencing, construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related concerns. The developer shall coordinate their construction activities with other construction activities in the vicinity of this project. The developer's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. (E)
16. Prior to issuance of building permits of each building, the developer shall pay the Transit Area Development Impact Fee. (P/E)

Tentative Map

17. Prior to issuance of any building permits, the developer shall obtain approval from the City Engineer of the water, sewer, and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)
18. At the time of final map approval, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to final map approval for the first phase of the development. (E)
19. Prior to final map approval, the developer shall obtain design approval and bond for construction of all necessary public improvements as identified below:
 - A. Piper Drive interim roadway improvement to Montague Expressway shall be designed and implemented to the satisfaction of the City Engineer or designee.
 - B. Construction of public streets "A", "B", "C" and "D" to the project boundary, including but not limited to signage and striping, street lights, curb & gutter, sidewalk, streetscape, and public utilities installation.

- C. Installation of necessary public utilities along project frontage on Piper Drive and proposed Public Street “A”, “B”, “C” and “D”, including but limited to water, sewer, storm, recycle water, fire hydrants and service laterals.
- D. Dedication and construction of the proposed public park.
- E. Undergrounding of overhead utilities along Piper Drive project frontage.

Plans for all public improvements shall be prepared on Mylar (24”x36” sheets) with City Standard Title Block and developer shall submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer’s estimate of the construction cost for faithful performance and 100% of the engineer’s estimate of the construction cost for labor & materials. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic. All improvements must be in accordance with the City of Milpitas standard and specification, and all public improvements shall be constructed to the city Engineer’s satisfaction and accepted by the City prior to building occupancy permit issuance of the first production unit. (E)

- 20. Prior to final map approval, the developer shall enter into a development agreement with the sub-district transit area property owners (Milpitas Station, LLC and Swensen) for all necessary public improvements as identified below:
 - A. Milpitas Boulevard frontage improvements including but not limited to, landscaped median islands from Gibraltar Drive to Montague Expressway, new curb, gutter, and sidewalk installation, roadway structural section and slurry seal of the entire street frontage, signage and striping, street lights, vehicle feed back signs, tree wells and street trees, fire hydrants, and bus stop installation. Public-Private partnerships for landscape improvements on Milpitas Boulevard along the frontage of the PG&E parcel located north of the development will also be developed.
 - B. Traffic signal installation at Milpitas Boulevard and proposed public Street “A”.
 - C. Any railroad crossing improvements at Milpitas Boulevard.
 - D. Recycle Water main line installation from Gibraltar Drive intersection to the railroad crossing on Milpitas Boulevard.
 - E. Piper Drive interim roadway improvement from the proposed “A” street to Montague Expressway, including but not limited to pavement restoration, signage and striping, street lights, sidewalk, and streetscape installation, and if necessary any railroad crossing improvements.

- F. Construction of public street “A” from Milpitas Boulevard to Piper Drive, and public streets “B” and “C” to the project boundary, including but not limited to signage and striping, street lights, curb & gutter, sidewalk, streetscape, and public utilities installation.
- G. Installation of necessary public utilities along project frontage on Milpitas Boulevard, Piper Drive and proposed Public Street “A”, “B” and “C”, including but limited to water, sewer, storm, recycle water, fire hydrants and service laterals.
- H. Dedication and construction of proposed public park.
- I. Contribution or construction of the sewer project known as 11E (Upsizing of the sewer lines on Curtis Avenue).

Subject Development Agreement shall be submitted to the City for review and approval, and must be recorded prior to OR concurrent with recordation of the first Final Map for the Piper-Montague Sub-District. (E)

- 21. Prior to any building permit issuance, the developer shall record a Final Map.(E)
- 22. The tentative map and the subsequent final map(s) shall designate all common lots and easements as lettered lots or lettered easements. (E)
- 23. Prior to final map recordation, the developer shall submit to the City a digital format of the final map (AutoCAD format). All parcel maps shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3. (E)
- 24. The developer shall dedicate on the final map necessary public service utility easements, street easements and easements for water and sanitary sewer purposes. (E)
- 25. Prior to final map recordation, the developer shall vacate the existing easements that are not needed and relocate/abandon the existing private/public utilities to the city satisfaction. (E)
- 26. Prior to or concurrent with recordation of the first Final Map for the project, developer shall dedicate Lot “J” to the City in fee, as public park land. (E)
- 27. Multistory buildings as proposed require water supply pressures above that which the city can normally supply. Additional evaluations by the applicant are required to assure proper water supply (potable or fire services). The developer shall submit an engineering report detailing how adequate water supply pressures will be maintained. Contact the Utility Engineer at 586-3345 for further information. (E)
- 28. Developer shall make changes as noted on Engineering Services Exhibit "T"(dated 12/3/2008) and submit a Mylar of the revised tentative map to the Planning Division

within three weeks of this tentative map approval. No application for the review of the final map or improvement plans will be accepted until this condition is satisfied. (E)

29. Prior to recordation of final map, the applicant shall revise Sheet C-01 to reflect allowable open space areas for the purpose of being consistent with the Transit Area Specific Plan and any credits towards open space requirements. (P)

(P): Planning Division

(E): Engineering Division

MILPITAS TRANSIT AREA SPECIFIC PLAN



- █ Landscaped Parkway - Montague Expressway
- █ Retail Mixed Use Street - Wide Sidewalks
- █ Retail Boulevard (with Frontage Road)
- █ Landscaped Setbacks on Arterial Streets, along the BART Site, and fronting parking lots
- █ Typical Residential Street
- █ Residential Parkway - McCandless Drive
- █ Milpitas Boulevard Extension
- █ Falcon Drive
- █ Existing Street with no change

↑ 5-9 ↓ Figure Numbers and Section Cuts for Drawings Showing Building to Street Relationship - Chapter 5

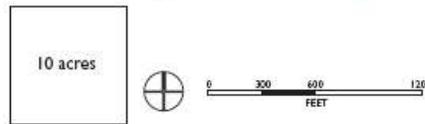


Figure 5-1
Street Design and Character

- PEDESTRIAN R.O.W. TO INCLUDE :
 - DECIDUOUS STREET TREES
 - PEDESTRIAN STREET LIGHTS
- SETBACK AREA TO BE LANDSCAPED AND MAY HAVE LOW WALL OR FENCE AT BACK OF WALK
- PARKING ON ONE SIDE - LOCATE ON ALTERNATE SIDES OF STREET FOR DIFFERENT BLOCKS
- PERMEABLE PAVING AND/OR DECORATIVE PAVERS IN PARKING AISLE

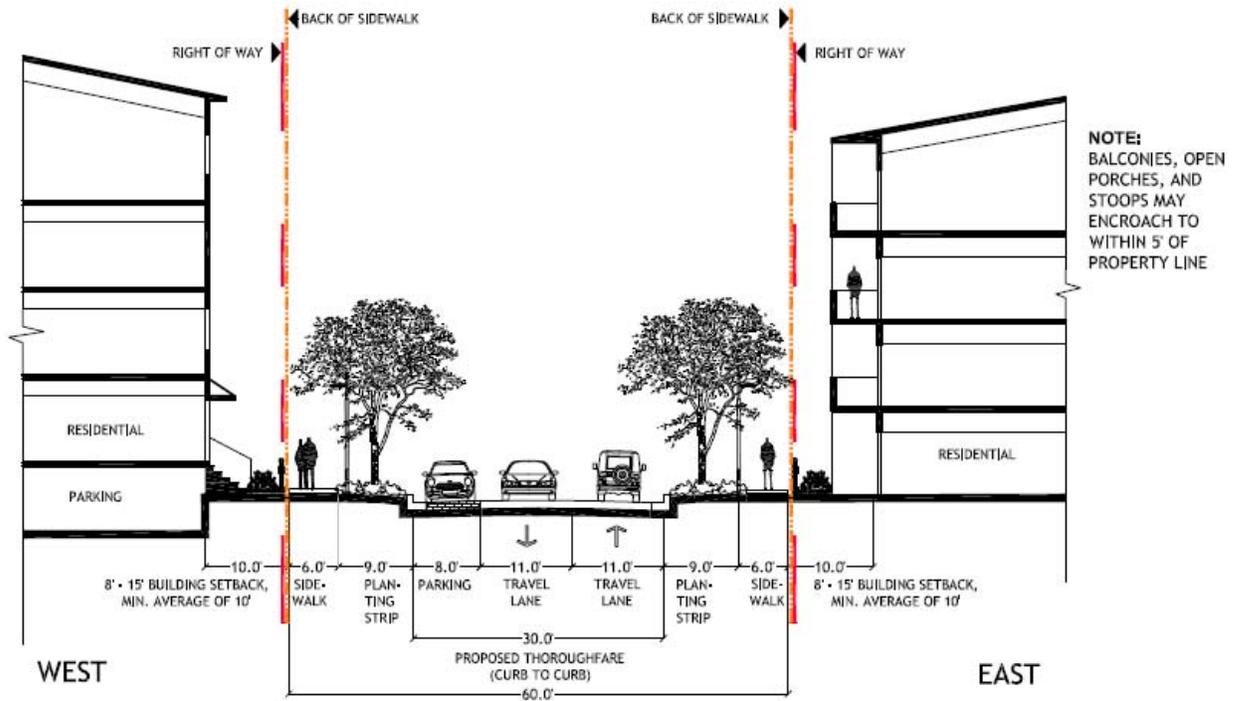


Figure 5-7
East West Street: Piper Drive to Milpitas Boulevard

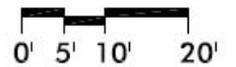
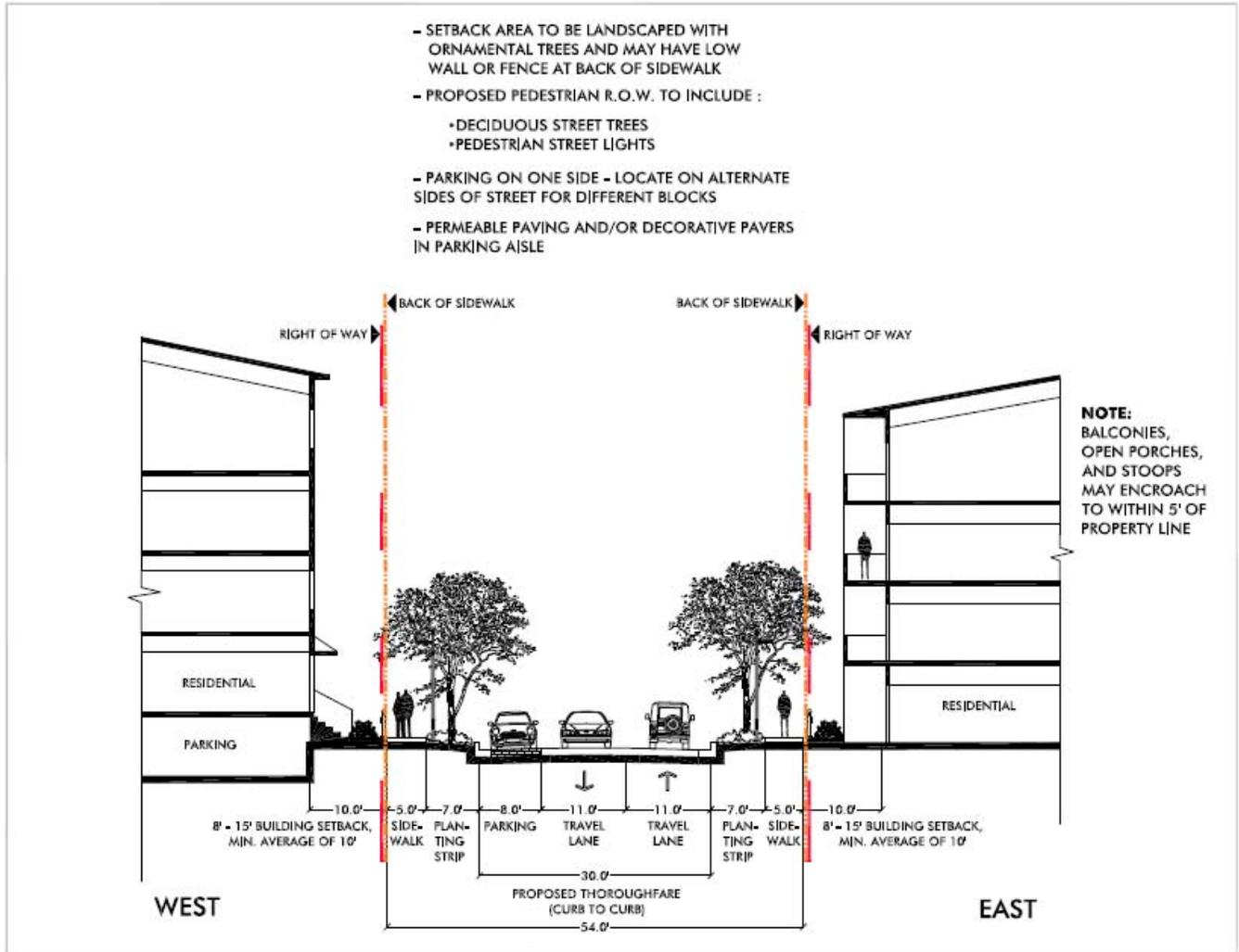


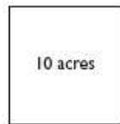
Figure 5-9
New Local Streets

MILPITAS TRANSIT AREA SPECIFIC PLAN



- █ Landscaped Parkway - Montague Expressway
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- █ Falcon Drive
- █ Existing Street with no change

↑ 5-9 ↓ Figure Numbers and Section Cuts for Drawings Showing Building to Street Relationship - Chapter 5



0 300 600 1200
FEET

Figure 5-1
Street Design and Character

- PEDESTRIAN R.O.W. TO INCLUDE :
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- PERMEABLE PAVING AND/OR DECORATIVE PAVERS IN PARKING AISLE

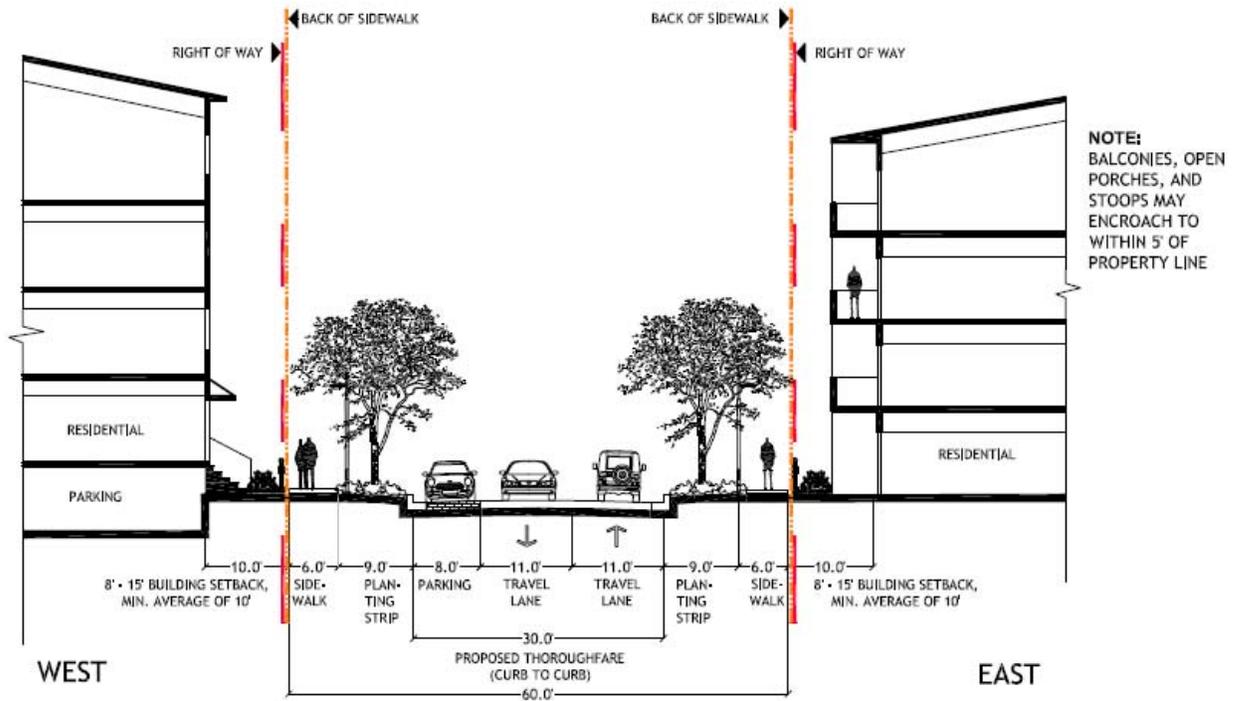


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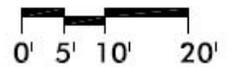
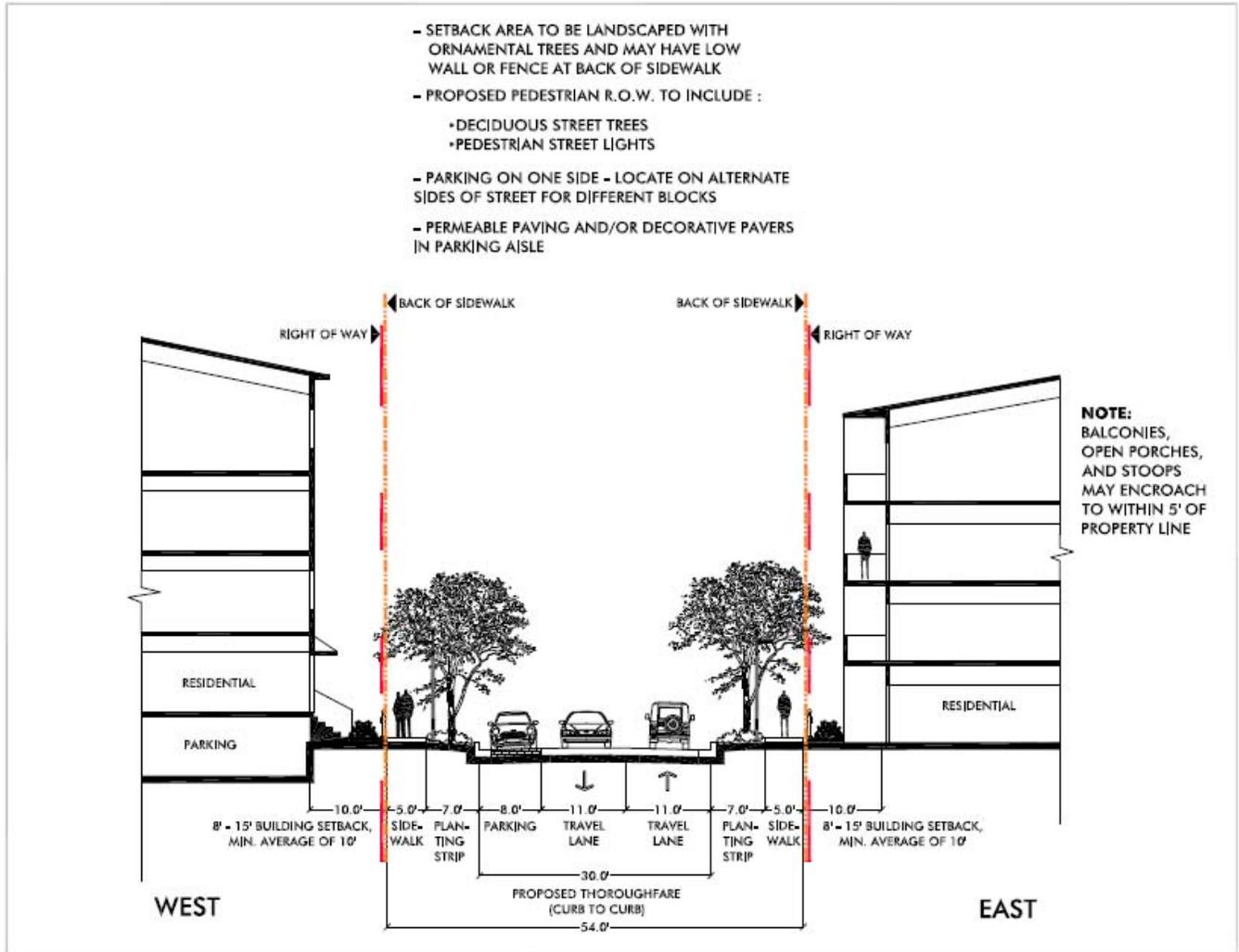
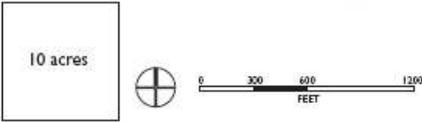


Figure 5-9
New Local Streets

MILPITAS TRANSIT AREA SPECIFIC PLAN



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↑ 5-9 ↑ Figure Numbers and Section Cuts for Drawings Showing Building to Street Relationship - Chapter 5

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Street Design and Character

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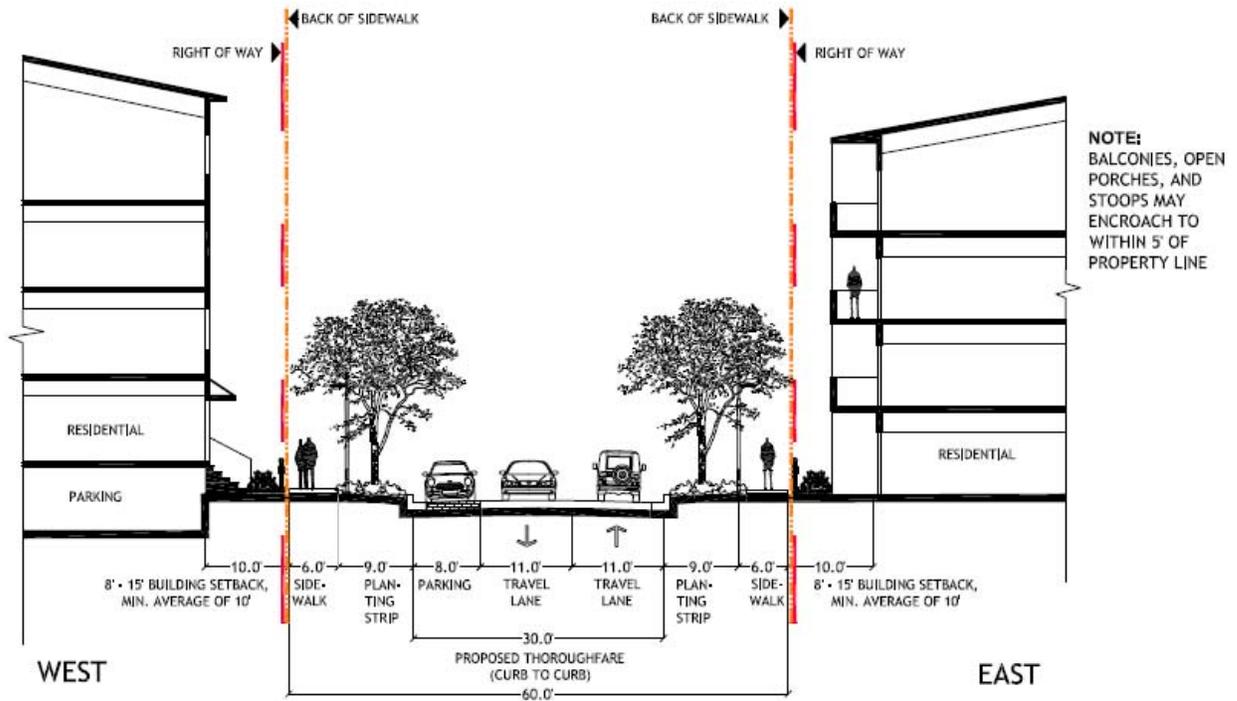


Figure 5-7
East West Street: Piper Drive to Milpitas Boulevard

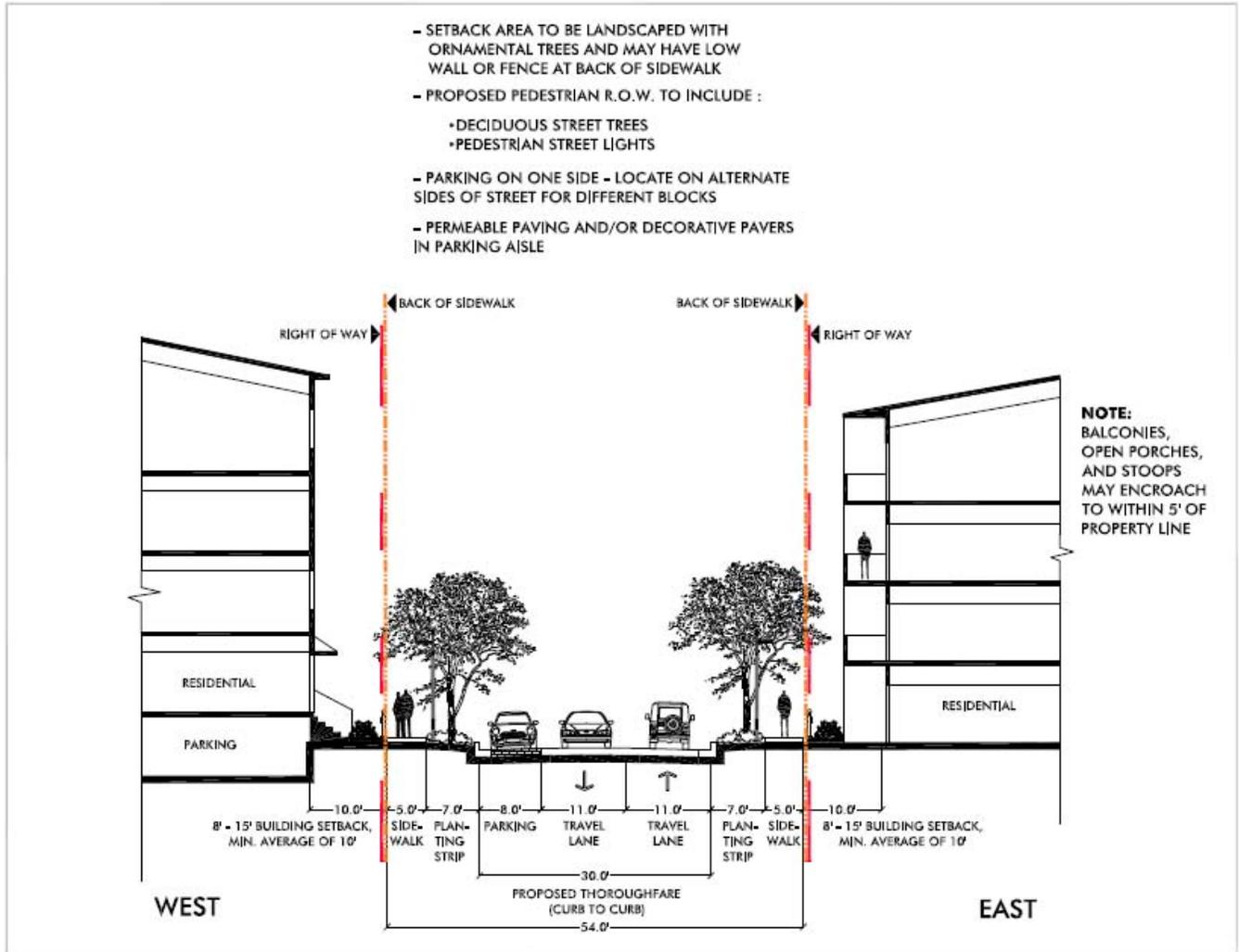
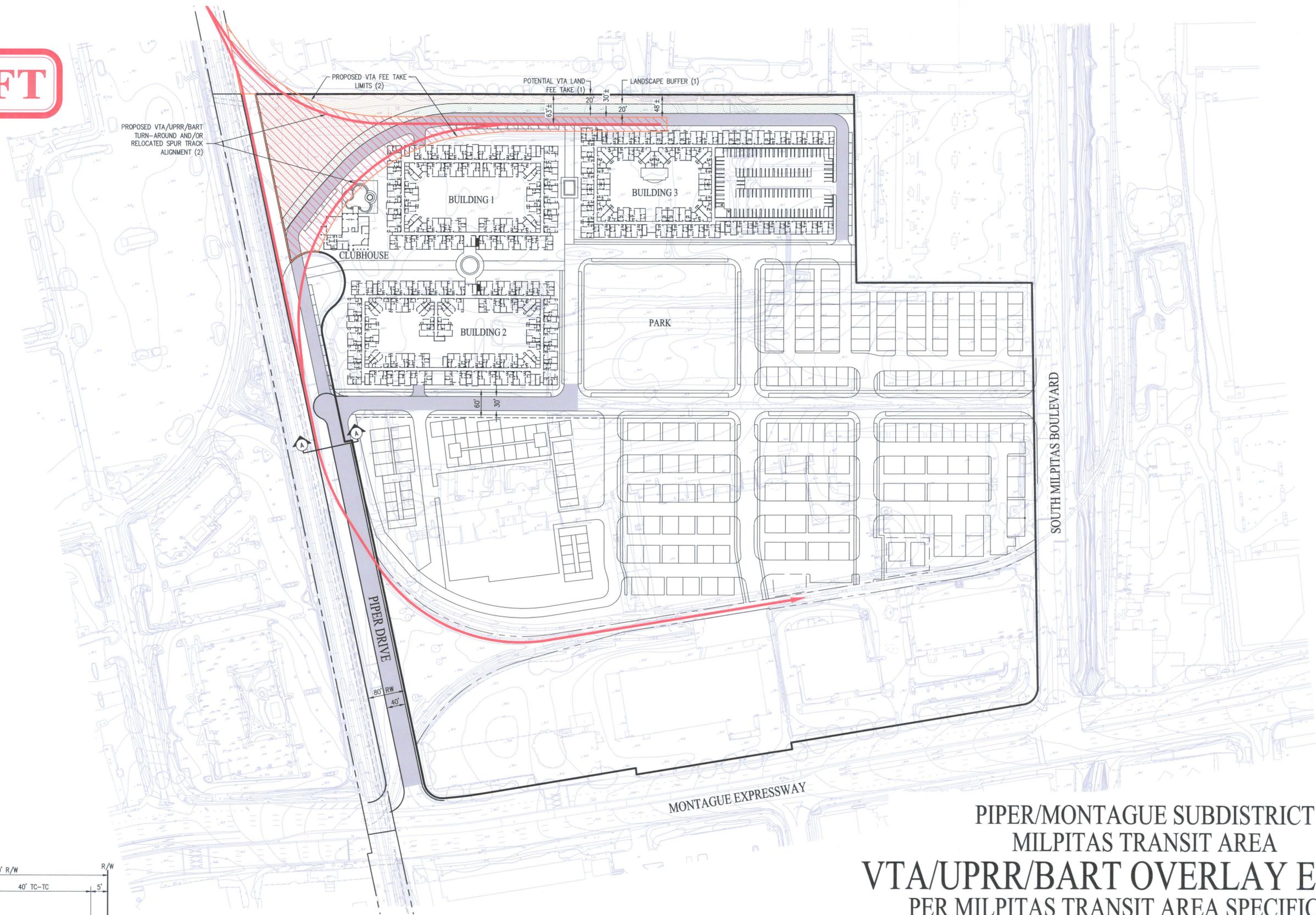


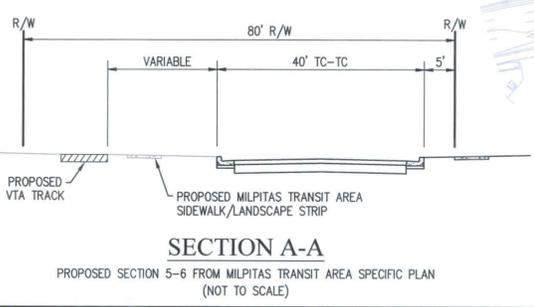
Figure 5-9
New Local Streets

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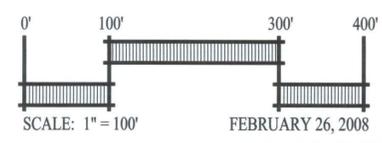
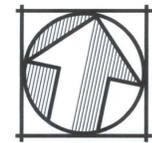
PIPER/MONTAGUE SUBDISTRICT
 MILPITAS TRANSIT AREA
VTA/UPRR/BART OVERLAY EXHIBIT
 PER MILPITAS TRANSIT AREA SPECIFIC PLAN

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



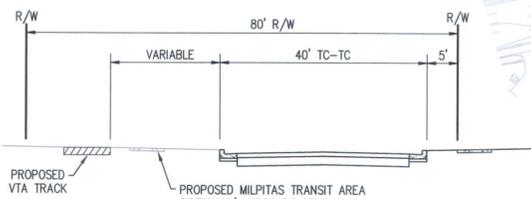
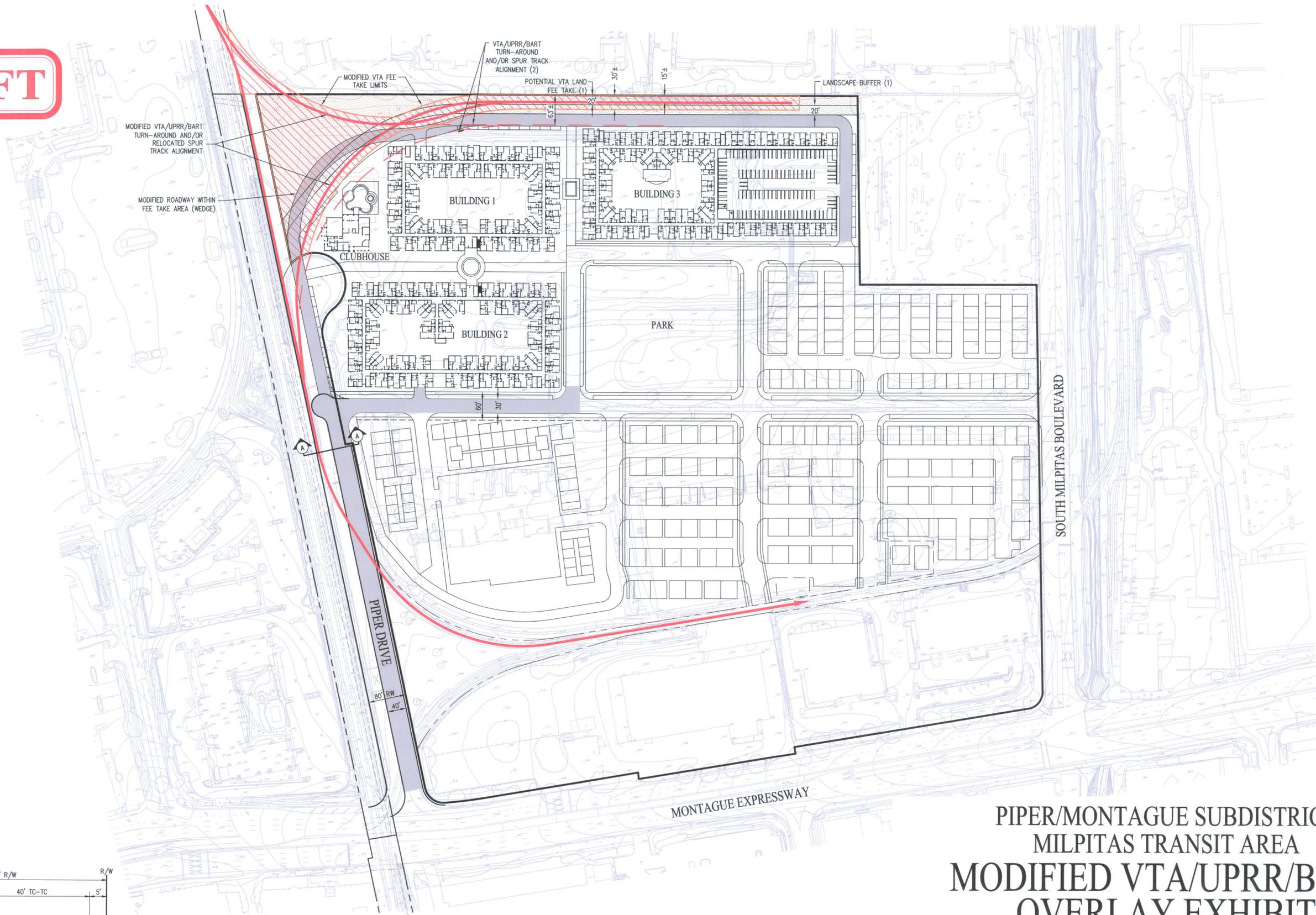
LEGEND

- | | | | |
|------|---|--|----------------------|
| (1) | MILPITAS TRANSIT AREA SPECIFIC PLAN | | VTA FEE TAKE (1) |
| (2) | CURTIS AVENUE TO TRADE ZONE RIGHT-OF-WAY PLAN | | VTA FEE TAKE (2) |
| BART | BAY AREA RAPID TRANSIT | | LANDSCAPE BUFFER (1) |
| UPRR | UNION PACIFIC RAILROAD | | |
| VTA | VALLEY TRANSPORTATION AUTHORITY | | |



cbg Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS + SURVEYORS + PLANNERS
 6111 BOLLINGER CANYON ROAD, SUITE 150 (925) 866-0322
 SAN RAMON, CALIFORNIA 94583 FAX (925) 866-6575
 SAN RAMON • LATHROP

DRAFT



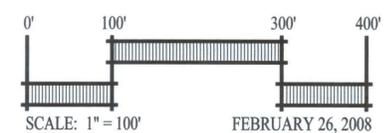
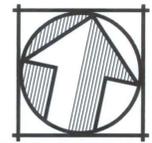
PROPOSED VTA TRACK
PROPOSED MILPITAS TRANSIT AREA SIDEWALK/LANDSCAPE STRIP

LEGEND

- (1) MILPITAS TRANSIT AREA SPECIFIC PLAN
- (2) CURTIS AVENUE TO TRADE ZONE RIGHT-OF-WAY PLAN
- BART BAY AREA RAPID TRANSIT
- UPRR UNION PACIFIC RAILROAD
- VTA VALLEY TRANSPORTATION AUTHORITY
- VTA FEE TAKE (1)
- VTA FEE TAKE (2)
- LANDSCAPE BUFFER (1)

**PIPER/MONTAGUE SUBDISTRICT
MILPITAS TRANSIT AREA
MODIFIED VTA/UPRR/BART
OVERLAY EXHIBIT**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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SHEET INDEX

NO.

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- 4 TM-03 SITE PLAN
- 5 TM-04 DEVELOPMENT PLAN
- 6 TM-05 GRADING PLAN
- 7 TM-06 UTILITY PLAN
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- 10 C-01 OPEN SPACE AREA EXHIBIT

LANDSCAPE PLANS

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OWNER/DEVELOPER

CITATION HOMES CENTRAL
 404 SARATOGA AVENUE, SUITE 100
 SANTA CLARA, CA 95050
 (408) 985-6000
 CONTACTS: MIKE SULLIVAN
 CHARLES MCKEAG

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
 6111 BOLLINGER CANYON ROAD, SUITE 150
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 CONTACT: LEE ROSENBLATT

LANDSCAPE ARCHITECT

RANDALL PLANNING AND DESIGN, INC.
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 WALNUT CREEK, CA 94596
 (925) 934-8002
 CONTACT: RICK GALLO

ARCHITECT

HUMPHREYS AND PARTNERS ARCHITECTS, L.P.
 19100 VON KARMAN AVENUE, SUITE 200
 IRVINE, CA 92612
 (949) 955-9400
 CONTACT: VINCE CHUPKA



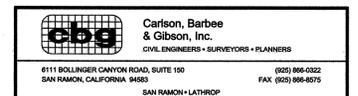
NOVEMBER 14, 2008



PIPER-MONTAGUE SUBDISTRICT

CITATION PROPERTY

VESTING TENTATIVE MAP MILPITAS, CALIFORNIA





BUILDING 2 SOUTH ELEVATION (PORTION)
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS L.P.

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 www.humphreys.com marketing@humphreys.com

DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



SCALE: 1/8" = 1'-0" DATE: NOVEMBER 14, 2008

SHEET NUMBER
A-01
 21 OF 28



53'-10"
49'-6"
9'-1"
9'-1"
9'-1"

BUILDING 3 SOUTH ELEVATION (PORTION)
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS L.P.

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 DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



SCALE: 1/8" = 1'-0" DATE: NOVEMBER 14, 2008

SHEET NUMBER
A-02
 22 OF 28



BUILDING 1 (4-STORY)			Parking Space Requirement	
UNIT	UNIT TYPE	NO.	Required	# parking
A1	1BR/1BA	24	1.20	29
B1	2BR/2BA	107	1.60	171
B2	2BR/2BA	40	1.60	64
C1	3BR/2BA	36	1.60	58
TOTAL		207		322
			GUEST 15% OF TOTAL	48
			TOTAL REQUIRED	370
			*PROVIDED	379
			(*INCLUDING 9 SURFACE SPACES)	
			Bicycle Space Requirement	
			RESIDENT: 1/4 units	52
			GUEST ON-STREET: 5% OF PARKING	18
CLUBHOUSE:			2 STORY @ APPX.4,500 S.F.	

- NOTE:
1. THE RESIDENT PARKING IS LOCATED INSIDE THE GARAGE, AND THE GUEST PARKING IS LOCATED ON SURFACE AND ON FIRST LEVEL OF THE GARAGE.
 2. THE RESIDENT BICYCLE PARKING IS IN THE BIKE ROOM LOCATED ON THE FIRST LEVEL OF THE GARAGE.

BUILDING 1 GROUND LEVEL PLAN PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

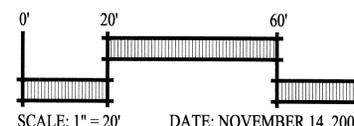
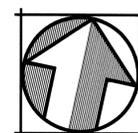
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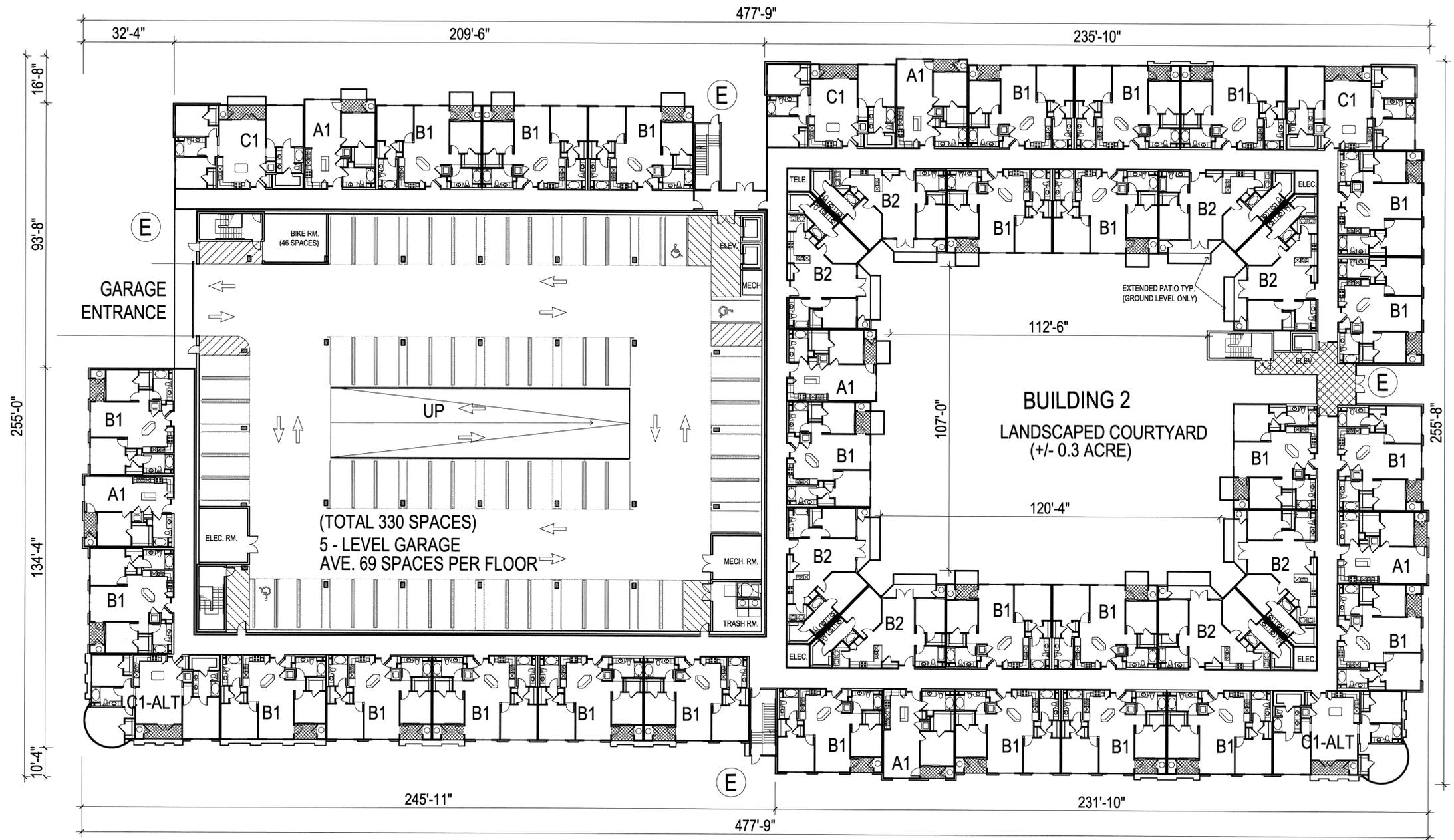
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



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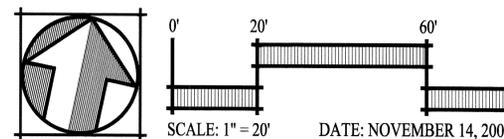
A-03

23 OF 28



BUILDING 2 (4-STORY)			Parking Space Requirement	
UNIT	UNIT TYPE	NO.	Required	# parking
A1	1BR/1BA	24	1.20	29
B1	2BR/2BA	108	1.60	173
B2	2BR/2BA	32	1.60	51
C1	3BR/2BA	12	1.60	19
C1-ALT	3BR/2BA	8	1.60	13
TOTAL		184		285
			GUEST 15% OF TOTAL	43
			TOTAL REQUIRED	328
			PROVIDED	330
			Bicycle Space Requirement	
			RESIDENT: 1/4 units	46
			GUEST ON-STREET: 5% OF PARKING	16

- NOTE:
1. THE RESIDENT PARKING IS LOCATED INSIDE THE GARAGE, AND THE GUEST PARKING IS LOCATED ON SURFACE AND ON FIRST LEVEL OF THE GARAGE.
 2. THE RESIDENT BICYCLE PARKING IS IN THE BIKE ROOM LOCATED ON THE FIRST LEVEL OF THE GARAGE.



BUILDING 2 GROUND LEVEL PLAN PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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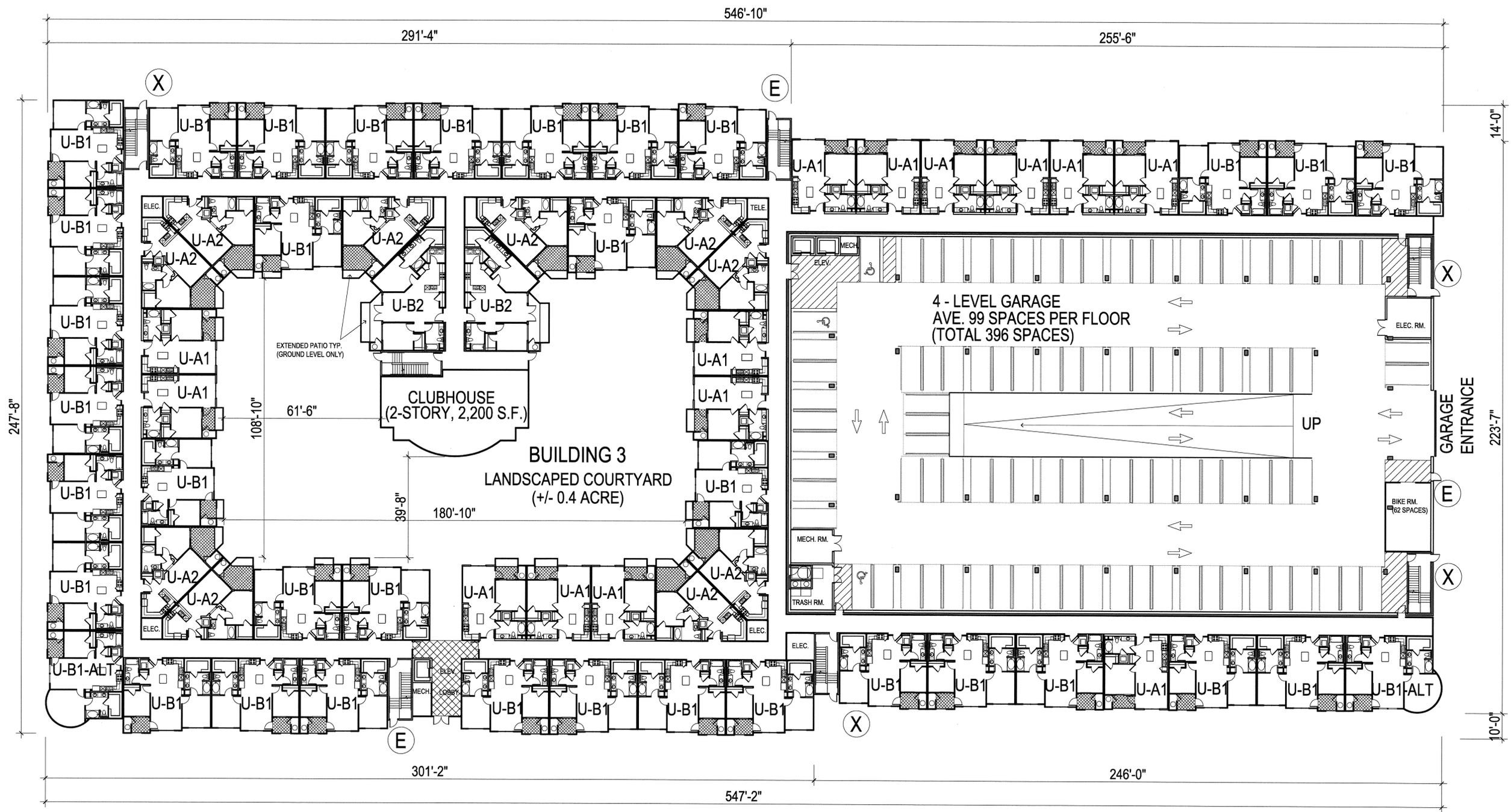
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SHEET NUMBER

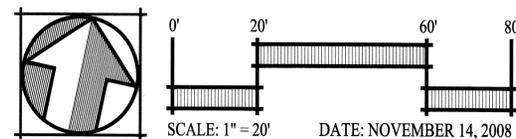
A-04

24 OF 28



BUILDING 3 (4-STORY)			Parking Space Requirement	
UNIT	UNIT TYPE	NO.	Required	# parking
UA1	1BR/1BA	56	1.20	67
UA2	1BR/1BA	40	1.20	48
UB1	2BR/2BA	136	1.60	218
UB1-ALT	2BR/2BA	8	1.60	13
UB2	2BR/2BA	8	1.60	13
TOTAL		248		358
			GUEST 15% OF TOTAL	54
			TOTAL REQUIRED	412
			*PROVIDED	417
(INCLUDING 21 SURFACE SPACES)				
Bicycle Space Requirement				
			RESIDENT: 1/4 units	62
			GUEST ON-STREET: 5% OF PARKING	21
CLUBHOUSE:			2 STORY @ APPX. 2,200 S.F.	

NOTE:
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 2. THE RESIDENT BICYCLE PARKING IS IN THE BIKE ROOM LOCATED ON THE FIRST LEVEL OF THE GARAGE.



BUILDING 3 GROUND LEVEL PLAN PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

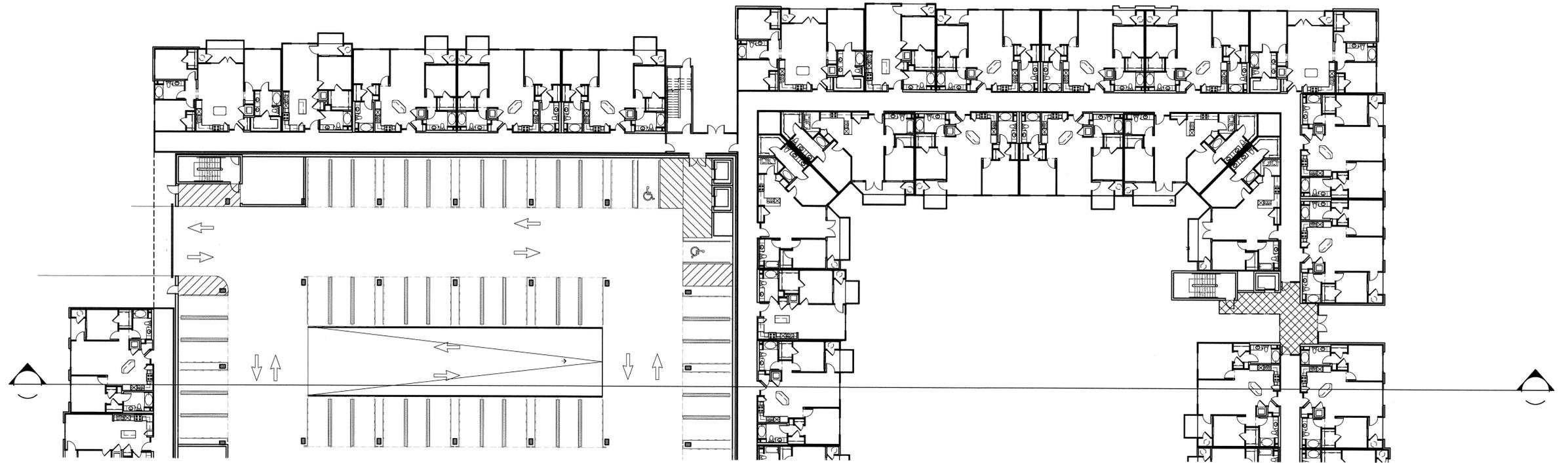
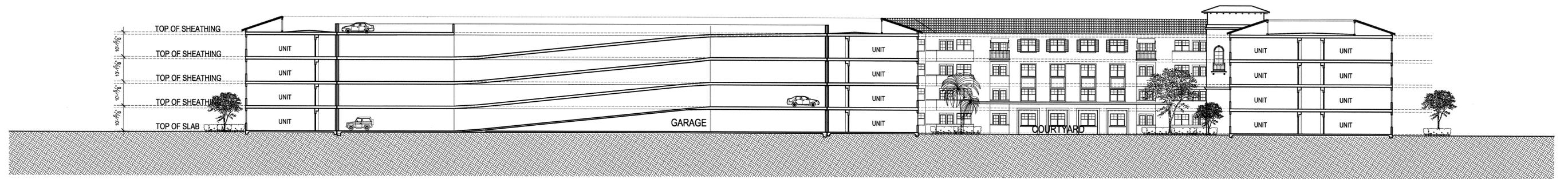
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 DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

SHEET NUMBER

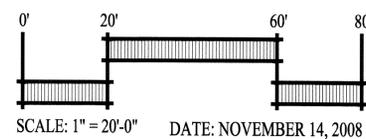
A-05

25 OF 28



BUILDING 2 SECTION LOOKING NORTH
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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19100 Von Karman Ave., Suite 200 Irvine, CA 92612 (949) 955-9400 (949) 955-1897

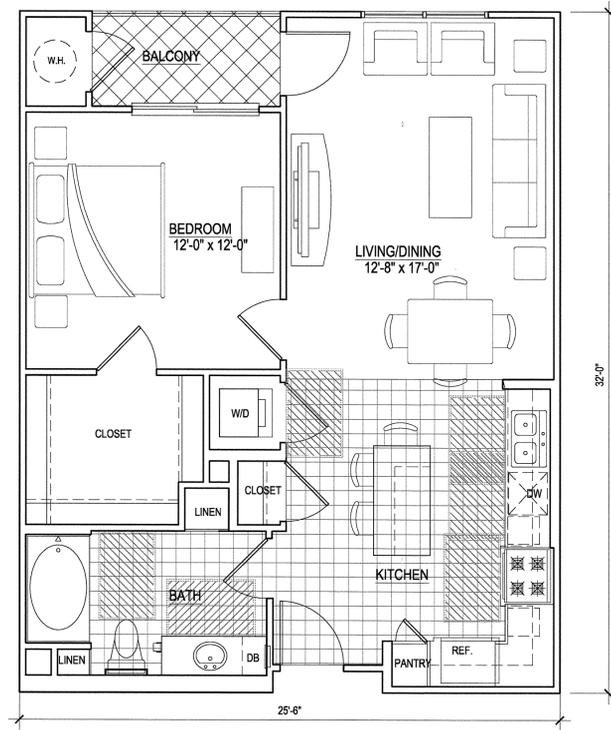
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DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

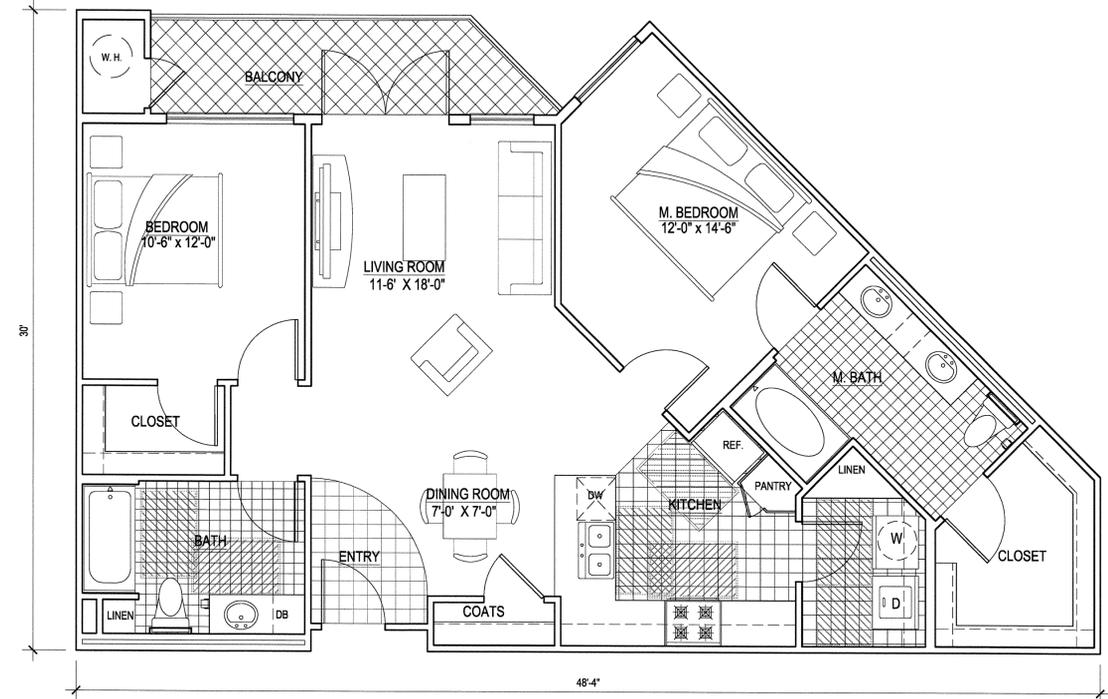
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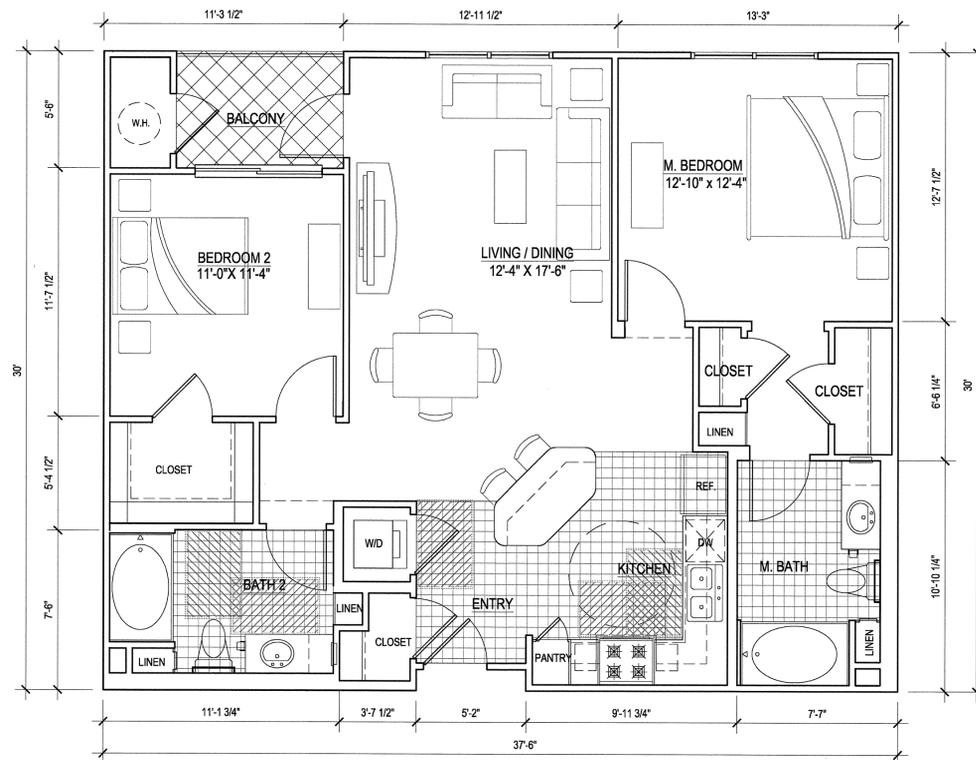
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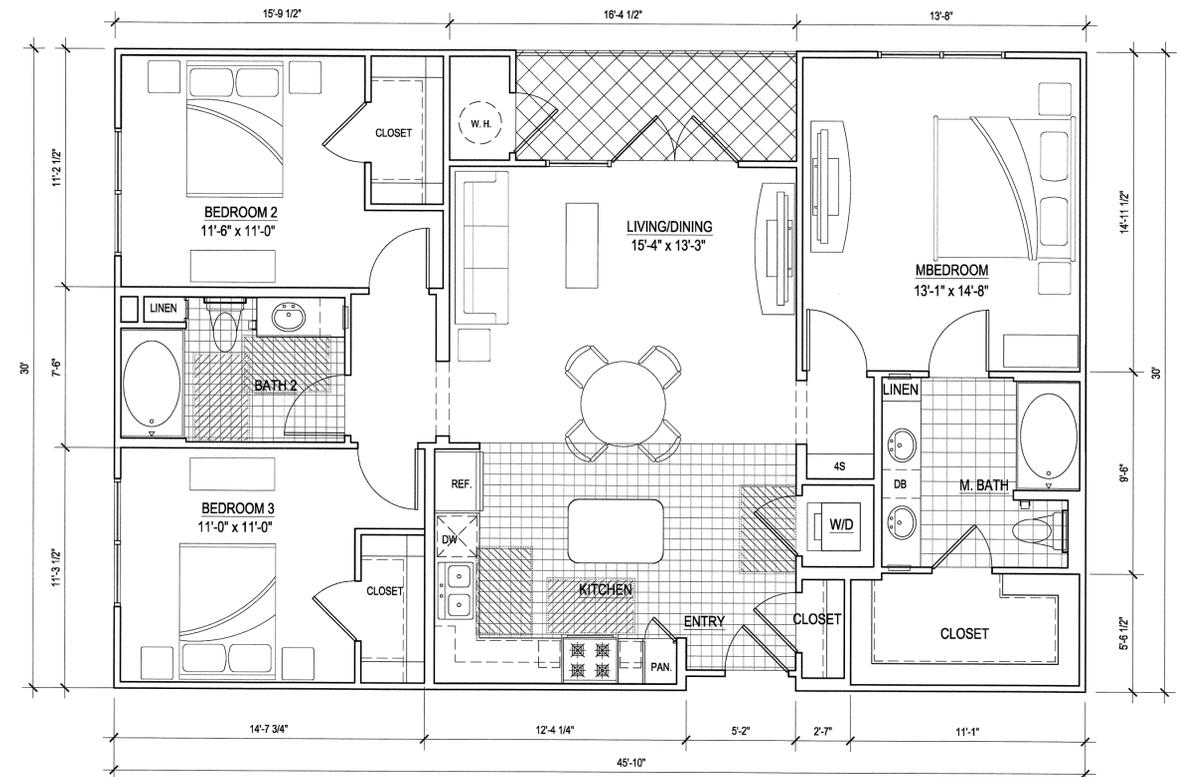
UNIT A1
 NET: 755 S.F.
 BALCONY: 55 S.F.
 SCALE: 1/4"=1'-0"



UNIT B2
 NET: 1,087 S.F.
 BALCONY: 100 S.F.
 SCALE: 1/4"=1'-0"



UNIT B1
 NET: 1,058 S.F.
 BALCONY: 62 S.F.
 SCALE: 1/4"=1'-0"



UNIT C1
 NET: 1,282 S.F.
 BALCONY: 89 S.F.
 SCALE: 1/4"=1'-0"

UNIT PLANS (BUILDING 1 & 2) PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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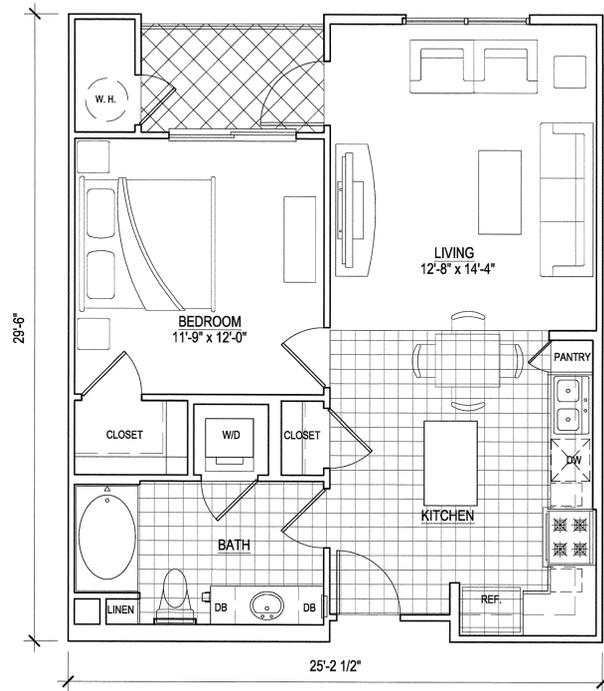
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

SCALE: 1/4" = 1'-0" DATE: NOVEMBER 14, 2008

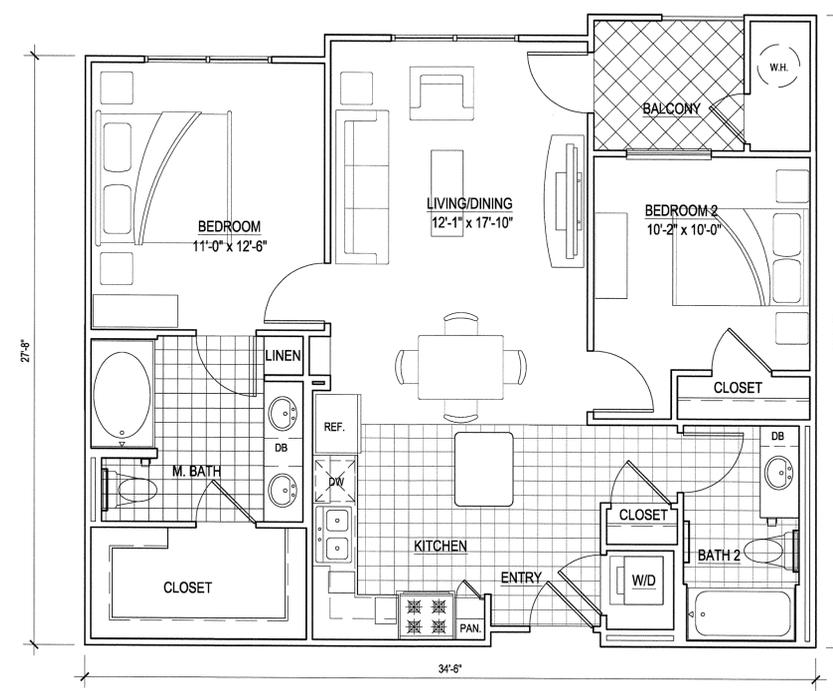
SHEET NUMBER

A-07

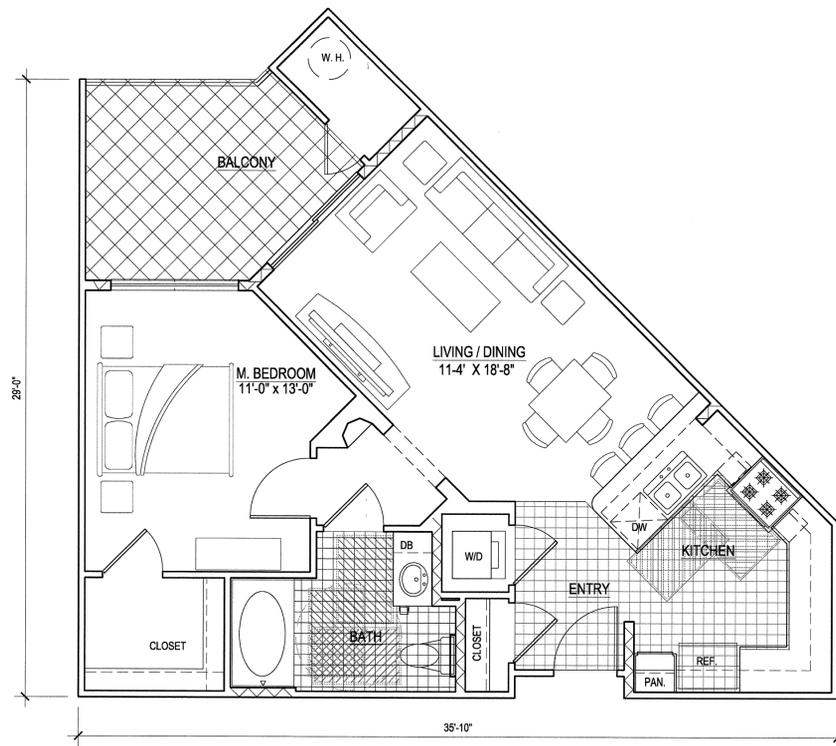
27 OF 28



UNIT U-A1
NET: 671 S.F.
BALCONY: 63 S.F.
SCALE: 1/4"=1'-0"



UNIT B1
NET: 920 S.F.
BALCONY: 67 S.F.
SCALE: 1/4"=1'-0"



UNIT U-A2
NET: 700 S.F.
BALCONY: 130 S.F.
SCALE: 1/4"=1'-0"

UNIT PLANS (BUILDING 3) PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



SCALE: 1/4" = 1'-0" DATE: NOVEMBER 14, 2008

SHEET NUMBER

A-08

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PARCEL E
542 M 50

PARCEL A
517 M 1

PARCEL B
502 M 30

PRIVATE DRIVE

BUILDING 3

BUILDING 1

POOL

POOL

CLUBHOUSE

PUBLIC STREET D

PRIVATE PARK

PUBLIC PARK
(1.40 AC±)

BUILDING 2

PUBLIC STREET B

PUBLIC STREET C

PUBLIC STREET A

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

UNION PACIFIC RAILROAD

PIPER DRIVE

PG&E
2967 OR 175 (PORTION)

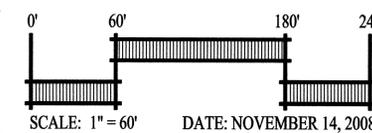
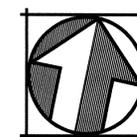
DESCRIPTION

PUBLIC/PUBLICLY ACCESSIBLE OPEN SPACE		
	PUBLIC PARK	1.4± AC
	PUBLICLY ACCESSIBLE PEDESTRIAN CORRIDOR	1.1± AC
	LANDSCAPE STRIP (20%)*	0.2± AC
SUBTOTAL PUBLIC LANDSCAPE		2.7± AC
PRIVATE OPEN SPACE		
	PRIVATE POCKET PARK	0.1± AC
	LANDSCAPE WITHIN BUILDINGS	1.1± AC
	BALCONIES - BUILDING 1	0.3± AC
	BALCONIES - BUILDING 2	0.3± AC
	BALCONIES - BUILDING 3	0.4± AC
	PRIVATE RECREATIONAL AREA	0.4± AC
	LANDSCAPE STRIP (20%)*	0.1± AC
SUBTOTAL PRIVATE LANDSCAPE		2.7± AC
TOTAL		5.4± AC

*NOTE: 20% OF THE LANDSCAPE BUFFER AREA WAS TABULATED PER POLICY 3.38 OF THE MILPITAS TRANSIT AREA SPECIFIC PLAN

OPEN SPACE AREAS PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



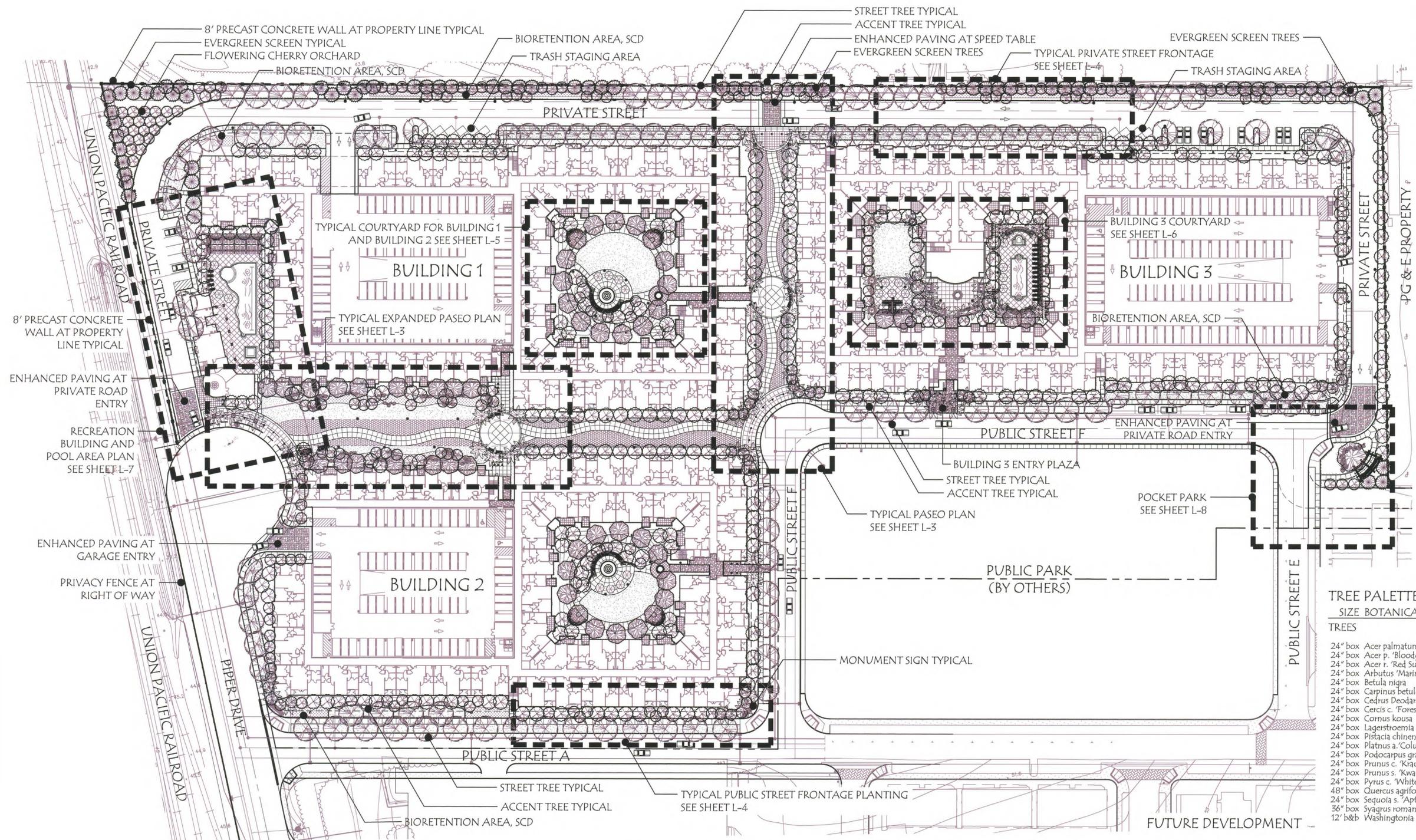
DATE: NOVEMBER 14, 2008

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

TEL (925) 866-0322
FAX (925) 866-8675

SHEET NUMBER
C-01
10 OF 28



8' PRECAST CONCRETE WALL AT PERIMETER
STYLE: RENAISSANCE
AVAILABLE: DESIGN INDUSTRIES



STREETSCAPE PLANTING CONCEPT



ENHANCED PAVING AT PRIVATE ROAD ENTRY
STAMPED CONCRETE
STYLE: LONDON COBBLE
COLOR: TILE RED
AVAILABLE: BRICKFORM

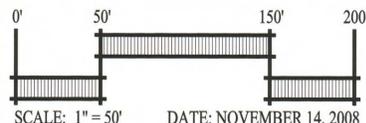
SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREE PALETTE			
TREES			
24" box	Acer palmatum	Japanese Maple	Accent Tree
24" box	Acer p. 'Bloodgood'	Japanese Maple	Accent Tree
24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Street Tree
24" box	Arbutus 'Marina'	Marina Strawberry Tree	Paseo Tree
24" box	Betula nigra	River Birch	Accent Tree
24" box	Carpinus betulus	European Hornbeam	Paseo Tree
24" box	Cedrus Deodara	Deodar Cedar	Screen Tree
24" box	Cercis s. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Cornus kousa	Dogwood	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Pistacia chinensis	Chinese Pistache	Street Tree
24" box	Platanus a. 'Columbia'	London Plane Tree	Street Tree
24" box	Podocarpus gracilior	Fern Pine	Courtyard Tree
24" box	Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum	Accent Tree
24" box	Prunus c. 'Kwanzan'	Kwanzan Flowering Cherry	Orchard Tree
24" box	Pyrus c. 'Whitehouse'	Ornamental Pear	Street Tree
48" box	Quercus agrifolia	Coast Live Oak	Specimen Tree
24" box	Sequoia s. 'Aptos Blue'	Coast Redwood	Screen Tree
36" box	Syagrus romanzoffianum	Queen Palm	Courtyard Tree
12" b&b	Washingtonia filifera	California Fan Palm	Plaza Tree

GREEN LANDSCAPE CHECKLIST

- No plant species specified shall require shearing.
- No plant species are listed on the Invasive Plant Inventory by the California Invasive Plant Council.
- Plant species specified shall be drought tolerant California Native, Mediterranean or their appropriate species.
- All planting beds shall be mulched to a depth of 2 inches or greater per local ordinance.
- Soils shall be amended with 2 inches of compost or as required to reach 3.5% organic matter.
- Irrigation system shall be designed as a high efficiency system and shall include smart (weather based) irrigation controllers, bubblers and low flow sprinklers.
- Planted areas shall be grouped according to water needs (hydrozoning), with hydrozones identified on the irrigation plans.
- Turf areas shall not be installed on slopes exceeding 10% or in areas less than 8 feet wide.
- Total turf areas shall not exceed 33% of all landscape area, and all turf has water requirements \leq to tall fescue.

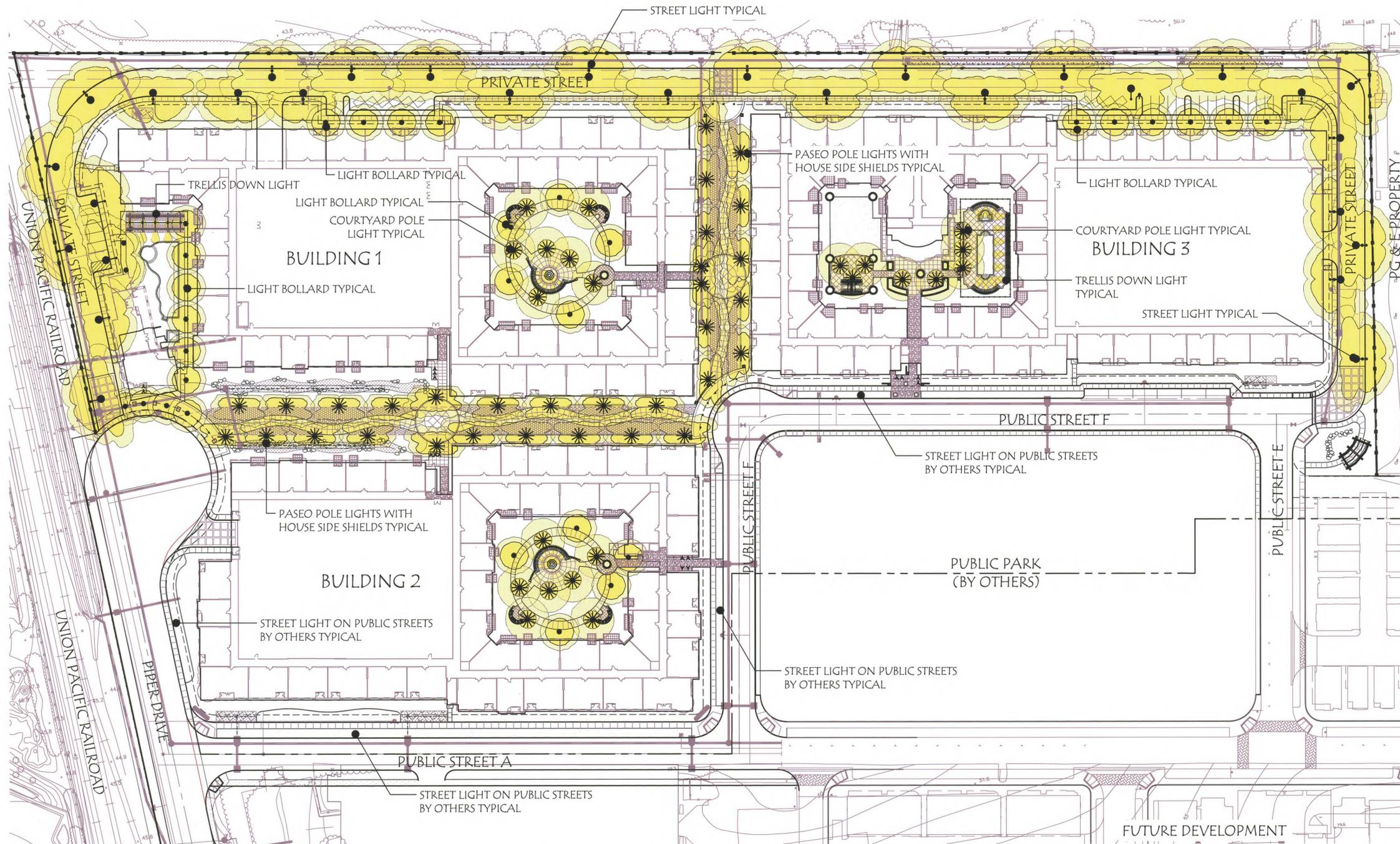
**ILLUSTRATIVE SITE PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



RANDALL PLANNING & DESIGN, INC.
Landscape Architecture * Golf Facilities
Site and Environmental Planning
1475 N. Broadway Suite 290 Walnut Creek, California 94596
Office: (925) 934-8002 Facsimile: (925) 934-8053

SHEET NUMBER
L-1
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STREET LIGHT AT PRIVATE STREETS



STYLE: ERA
 BY KIM LIGHTING
 POLE HEIGHT: 14'
 LAMP: 150 HPS TYPE III
 AVAILABLE: LIGHTING SYSTEMS
 (510) 982-3932

PASEO / COURTYARD POLE LIGHT



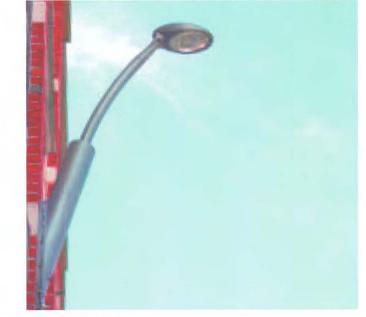
STYLE: PROVIDENCE
 BY ARCHITECTURAL AREA LIGHTING
 POLE HEIGHT: 12'
 LAMP: 100 MH TYPE III / TYPE V
 AVAILABLE: LIGHTING SYSTEMS
 (510) 982-3932

LIGHT BOLLARD



STYLE: HYPERION BOLLARD (LED)
 BY LSI GREENLEE
 HEIGHT: 42"
 LAMP: 100 MH
 AVAILABLE: 16500, INC.
 (510) 208-5005

STREET LIGHT - PUBLIC STREETS



STYLE: THYLIA
 BY: SCHREDER LIGHTING

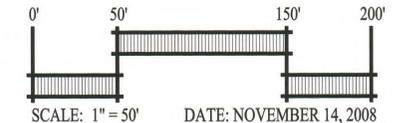
ACCENT AND TRELLIS LIGHT



STYLE: 4620 ACCENT UPLIGHT
 BY: HYDREL
 LAMP: 70 MH
 AVAILABLE: 16500, INC.
 (510) 208-5005

ILLUSTRATIVE LIGHTING PLAN PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

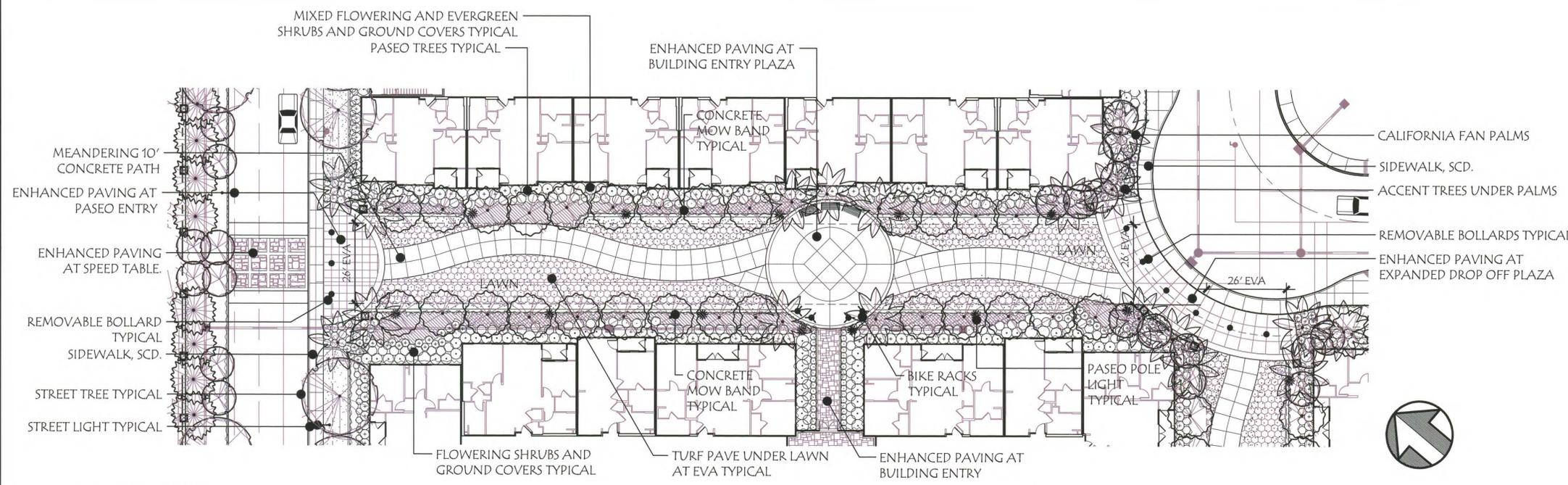


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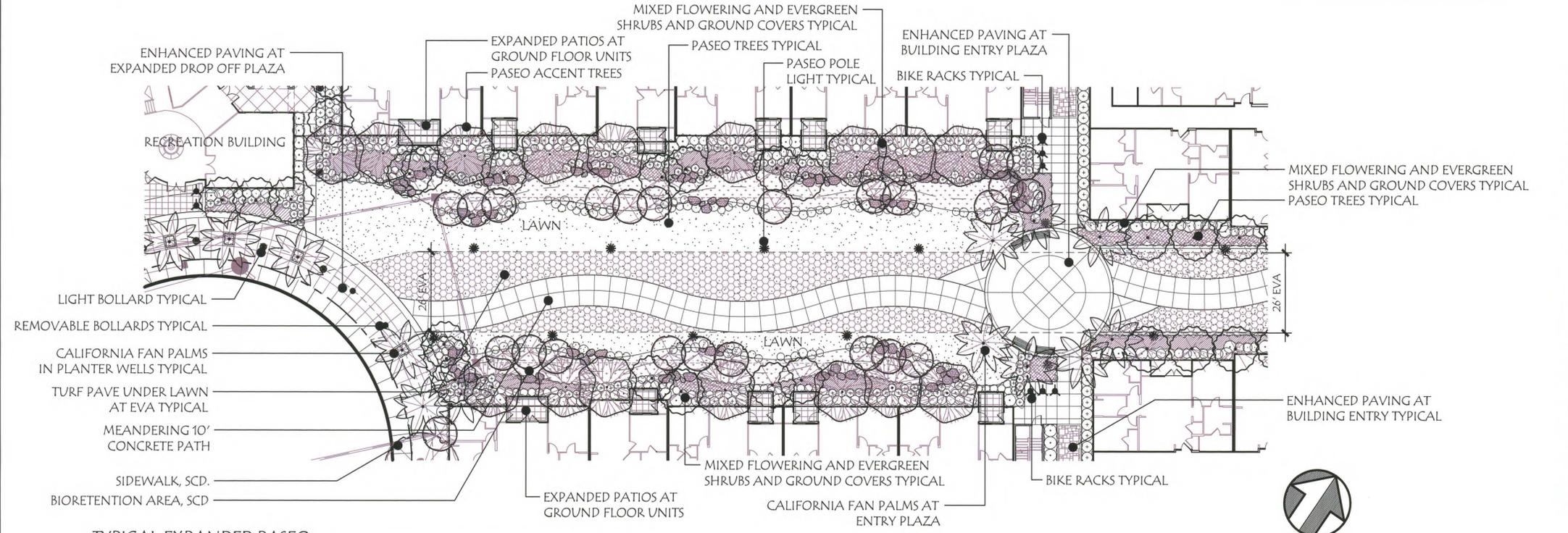


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TYPICAL PASEO
SCALE: 1"=20'

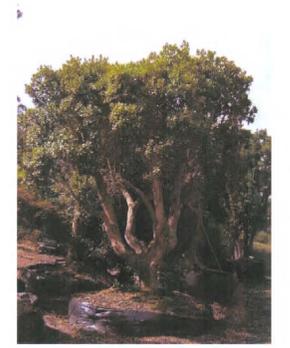


TYPICAL EXPANDED PASEO
SCALE: 1"=20'

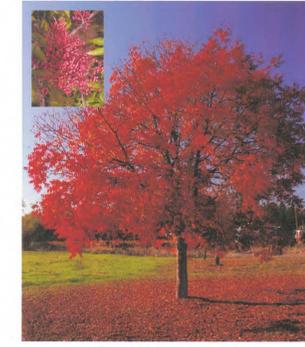
PASEO - PLANT PALETTE			
SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	Arbutus 'Marina'	Marina Strawberry Tree	Paseo Tree
24" box	Betula nigra	River Birch	Accent Tree
24" box	Carpinus betulus	European Hornbeam	Paseo Tree
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Cornus kousa	Doogwood	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Pistacia chinensis	Chinese Pistache	Paseo Tree
12' b&b	Washingtonia filifera	California Fan Palm	Plaza Tree
SHRUBS			
5 gal.	Abelia X q. 'Edward Goucher'	Glossy Abelia	36" o.c.
5 gal.	Azalea 'Ward's Ruby'	Kurume Azalea	30" o.c.
5 gal.	Buxus s. 'Green Beauty'	Japanese Boxwood	30" o.c.
5 gal.	Camellia s. 'Cleopatra'	Camellia	36" o.c.
5 gal.	Escallonia 'Fradesii'	Frades Escallonia	48" o.c.
5 gal.	Euonymus j. 'Silver Princess'	Euonymus	30" o.c.
15 gal.	Feijoa sellowiana	Pineapple Guava	48" o.c.
5 gal.	Gardenia q. 'Veitchii'	Gardenia	36" o.c.
5 gal.	Grevillea 'Noellii'	Grevillea	36" o.c.
5 gal.	Loropetalum c. 'Razzeberri'	Loropetalum	30" o.c.
5 gal.	Nandina domestica	Heavenly Bamboo	36" o.c.
5 gal.	Phormium t. 'Bronze Baby'	Bronze New Zealand Flax	30" o.c.
5 gal.	Phormium t. 'Maori Queen'	Variiegated New Zealand Flax	30" o.c.
15 gal.	Pittosporum t. 'Silver Sheen'	Silver Sheen Pittosporum	48" o.c.
5 gal.	Raphiolepis indica	Indian Hawthorn	36" o.c.
5 gal.	Viburnum tinus	Laurustinus	36" o.c.
PERENNIALS AND GROUND COVERS			
1 gal.	Agapanthus 'Queen Anne'	Lily-of-the-Nile	24" o.c.
1 gal.	Erigeron karvinskianus	Santa Barbara Daisy	30" o.c.
1 gal.	Lantana montevicensis	Creeping Lantana	30" o.c.
1 gal.	Hemerocallis Hybrid	Evergreen Yellow	24" o.c.
1 gal.	Trachelospermum asiaticum	Asian Jasmine	30" o.c.
1 gal.	Vinca minor	Periwinkle	30" o.c.



EUROPEAN HORNBEAM



MARINA STRAWBERRY TREE



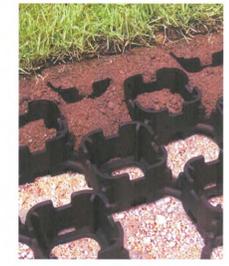
CHINESE PISTACHE



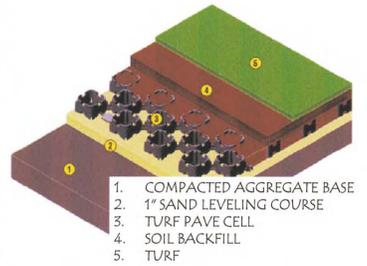
CALIFORNIA FAN PALM



BIORETENTION AREA CONCEPT

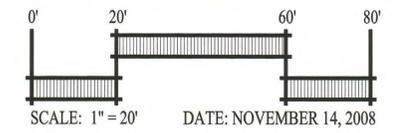


TURF PAVE UNDER LAWN AT EVA CONCEPT



TYPICAL PASEO PLAN PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

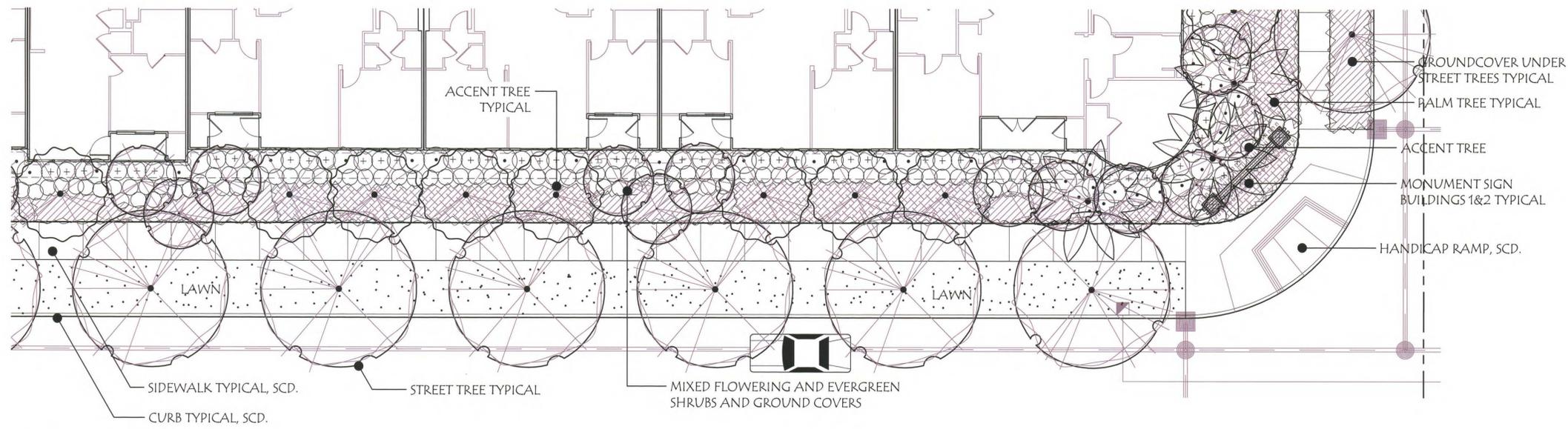


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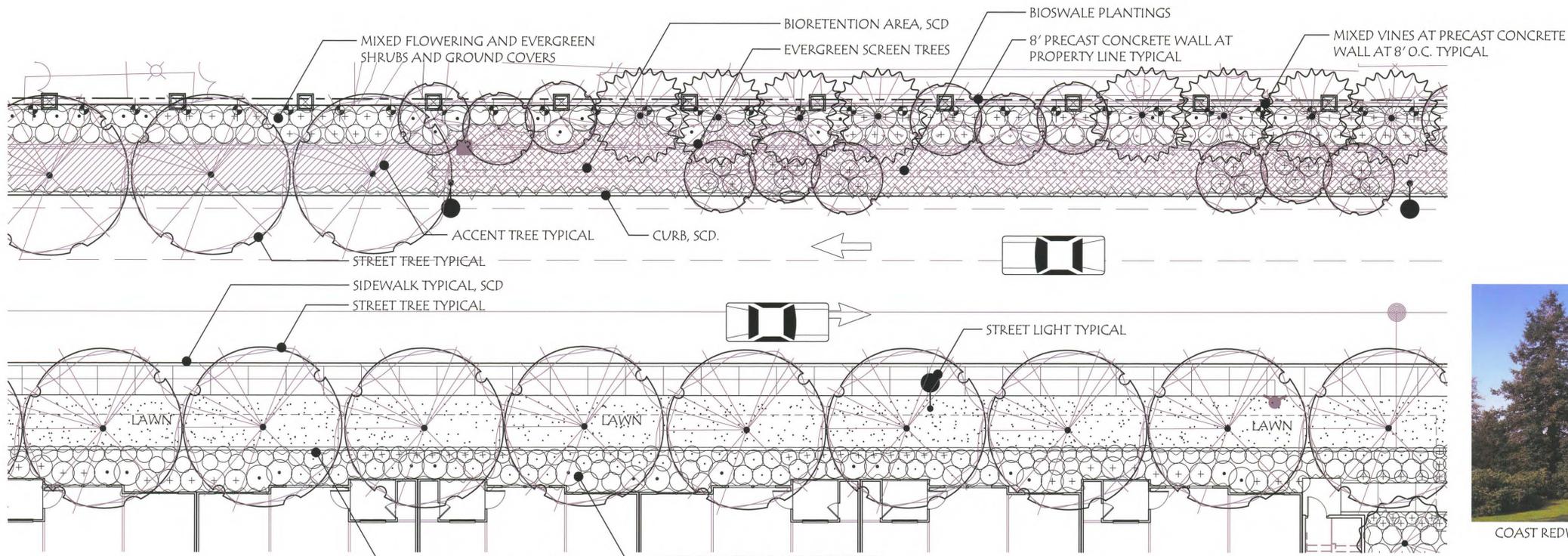


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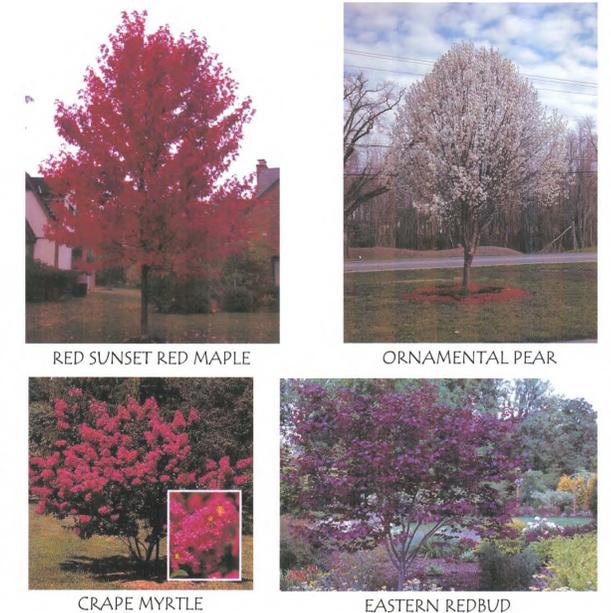
TYPICAL PUBLIC STREET FRONTAGE
SCALE: 1"=10'



TYPICAL PRIVATE STREET FRONTAGE
SCALE: 1"=10'

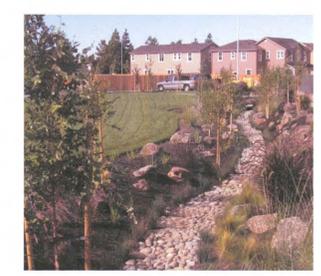
STREETSCAPE - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Street Tree
24" box	Betula nigra	River Birch	Accent Tree
24" box	Cedrus Deodara	Deodar Cedar	Screen Tree
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Pistacia chinensis	Chinese Pistache	Street Tree
24" box	Platanus a. 'Columbia'	London Plane Tree	Street Tree
24" box	Prunus c. 'Krauter-Vesuvius'	Purple Leaf Plum	Accent Tree
24" box	Pyrus c. 'Whitehouse'	Ornamental Pear	Street Tree
24" box	Sesquioia s. 'Aptos Blue'	Coast Redwood	Screen Tree
12" b&b	Washingtonia filifera	California Fan Palm	Plaza Tree
SHRUBS			
5 gal.	Abelia X g. 'Edward Goucher'	Glossy Abelia	36" o.c.
15 gal.	Cotinus c. 'Royal Purple'	Purple Smokebush	60" o.c.
5 gal.	Dodonaea v. 'Purpurea'	Purple Hopseed Bush	60" o.c.
5 gal.	Escallonia 'Fradessi'	Frades Escallonia	48" o.c.
5 gal.	Grevillea 'Noellii'	Grevillea	36" o.c.
15 gal.	Heteromeles arbutifolia	Toyon	60" o.c.
5 gal.	Myrica californica	Pacific Wax Myrtle	60" o.c.
5 gal.	Nandina domestica	Heavenly Bamboo	36" o.c.
5 gal.	Phormium t. 'Bronze Baby'	Bronze New Zealand Flax	30" o.c.
5 gal.	Phormium t. 'Maori Queen'	Variegated New Zealand Flax	30" o.c.
15 gal.	Pittosporum t. 'Silver Sheen'	Silver Sheen Pittosporum	48" o.c.
5 gal.	Raphiolepis indica	Indian Hawthorn	36" o.c.
5 gal.	Rosa species	Rose	36" o.c.
5 gal.	Viburnum tinus	Laurustinus	36" o.c.
PERENNIALS AND GROUNDCOVERS			
1 gal.	Agapanthus 'Queen Anne'	Lily-of-the-Nile	24" o.c.
1 gal.	Cistus salivifolius	Sageleaf Rockrose	36" o.c.
1 gal.	Cotoneaster d. 'Lowfast'	Bearberry Cotoneaster	30" o.c.
1 gal.	Diets iridoides	African Iris	24" o.c.
1 gal.	Erigeron karvinskianus	Santa Barbara Daisy	30" o.c.
1 gal.	Lantana montevidensis	Creeping Lantana	30" o.c.
1 gal.	Hemerocallis Hybrid	Evergreen Yellow	24" o.c.
1 gal.	Nepeta x faassenii	Catmint	24" o.c.
1 gal.	Trachelospermum asiaticum	Asian Jasmine	30" o.c.
1 gal.	Vinca minor	Periwinkle	30" o.c.
VINES			
1 gal.	Ficus pumila	Creeping Fig	8' o.c.
1 gal.	Parthenocissus tricuspidata	Boston Ivy	8' o.c.



BIOSWALE PLANT PALETTE

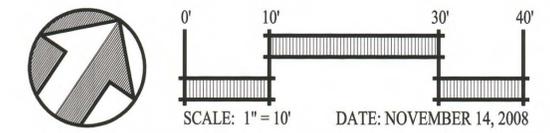
SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ SPACING
SHRUBS			
1 gal.	Azalea 'Wards Ruby'	Azalea	Bioswale Plant
1 gal.	Carex barberae	Santa Barbara Sedge	Bioswale Plant
1 gal.	Cerastium tomentosum	Snow-In Summer	Bioswale Plant
5 gal.	Euonymus j. 'Silver Princess'	Evergreen Euonymus	Bioswale Plant
1 gal.	Heuchera m. 'Palace Purple'	Coral Bell	Bioswale Plant
1 gal.	Juncus patens	California Gray Rush	Bioswale Plant
5 gal.	Loropetalum c. 'Razzleberry'	Loropetalum	Bioswale Plant
5 gal.	Muhlenbergia rigens	Deer Grass	Bioswale Plant



BIORETENTION AREA CONCEPT

TYPICAL STREET FRONTAGE PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

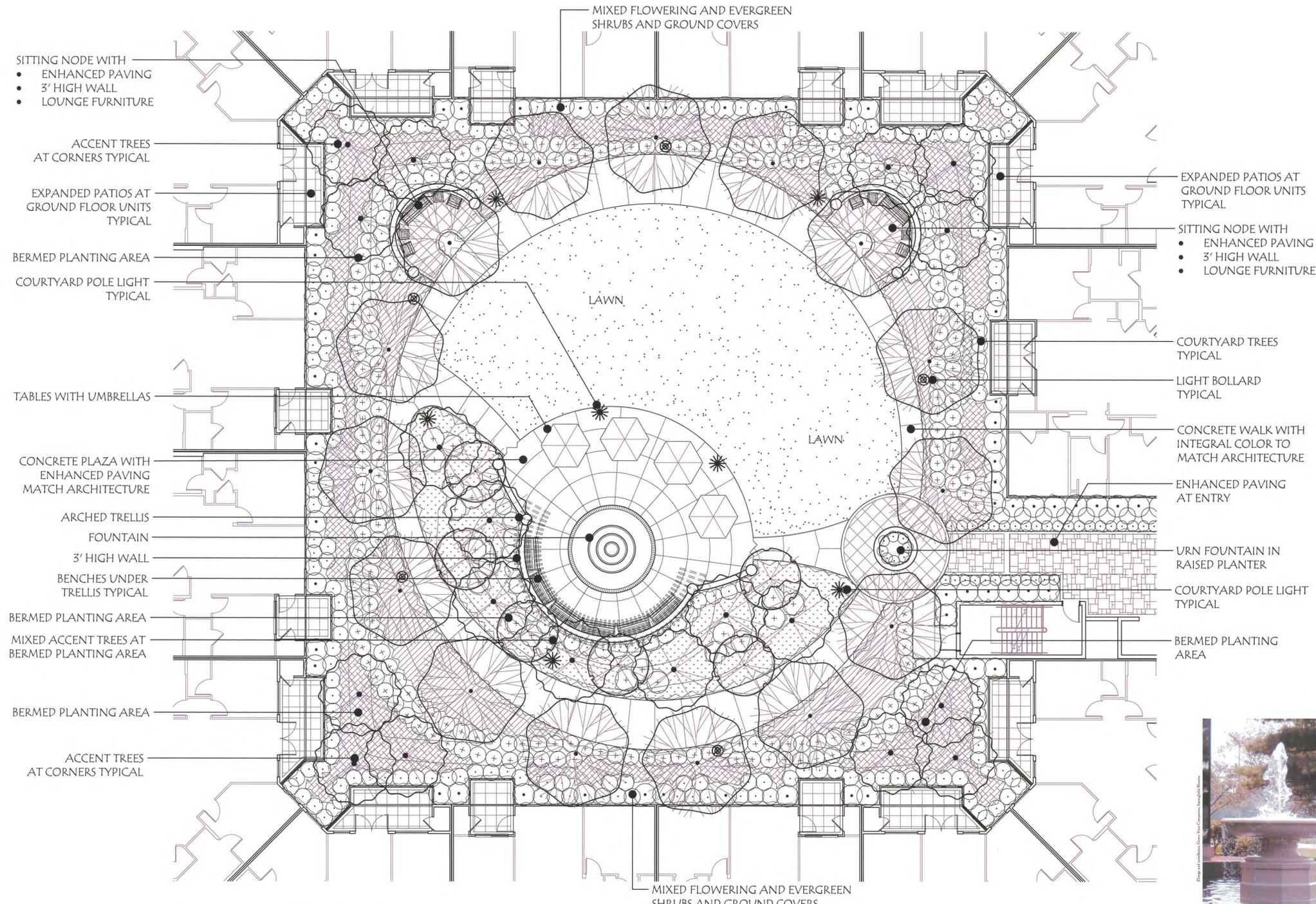


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SHEET NUMBER
L-4
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BUILDING 1 & 2 COURTYARD - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	<i>Acer palmatum</i>	Japanese Maple	Accent Tree
24" box	<i>Acer p. 'Bloodgood'</i>	Japanese Maple	Accent Tree
24" box	<i>Cornus kousa</i>	Dogwood	Accent Tree
24" box	<i>Podocarpus gracilior</i>	Fern Pine	Courtyard Tree
SHRUBS			
5 gal.	<i>Abelia X g. 'Edward Goucher'</i>	Glossy Abelia	36" o.c.
5 gal.	<i>Azalea 'Ward's Ruby'</i>	Kurume Azalea	30" o.c.
5 gal.	<i>Buxus j. 'Green Beauty'</i>	Japanese Boxwood	30" o.c.
5 gal.	<i>Camellia s. 'Cleopatra'</i>	Camellia	36" o.c.
5 gal.	<i>Euonymus j. 'Silver Princess'</i>	Euonymus	30" o.c.
15 gal.	<i>Feijoa sellowiana</i>	Pineapple Guava	48" o.c.
5 gal.	<i>Gardenia g. 'Veitchii'</i>	Gardenia	36" o.c.
5 gal.	<i>Loropetalum c. 'Razzleberry'</i>	Loropetalum	30" o.c.
15 gal.	<i>Pittosporum t. 'Silver Sheen'</i>	Silver Sheen Pittosporum	48" o.c.
5 gal.	<i>Viburnum tinus</i>	Laurustinus	36" o.c.
PERENNIALS, GRASSES, AND GROUNDCOVERS			
1 gal.	<i>Heuchera m. 'Palace Purple'</i>	Alum Root	18" o.c.
1 gal.	<i>Liriope muscari</i>	Big Blue Lily Turf	18" o.c.
1 gal.	<i>Liriope spicata</i>	Creeping Liriope	18" o.c.
1 gal.	<i>Salvia officinalis 'Tricolor'</i>	Garden Sage	24" o.c.
Flats	<i>Soleirolia soleirolia</i>	Baby's Tears	12" o.c.
1 gal.	<i>Trachelospermum asiaticum</i>	Asian Jasmine	30" o.c.
VINES			
15 gal.	<i>Wisteria sinensis</i>	Chinese Wisteria	as shown



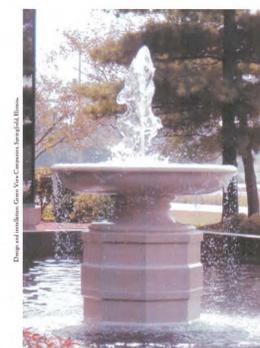
JAPANESE MAPLE



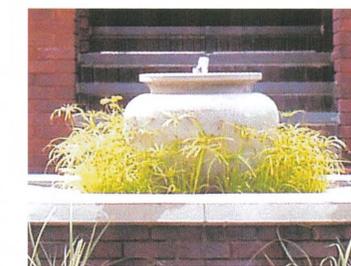
FERN PINE



DOGWOOD



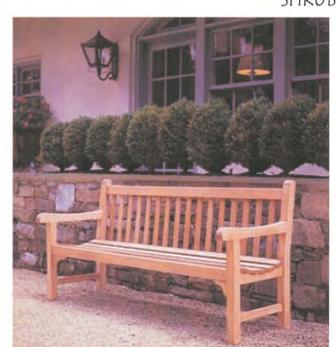
FOUNTAIN AT PLAZA - CONCEPT



URN FOUNTAIN - CONCEPT



TABLES WITH UMBRELLAS



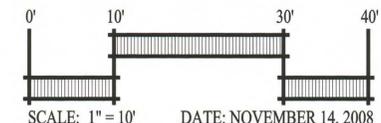
BENCH TYPICAL



LOUNGE FURNITURE TYPICAL

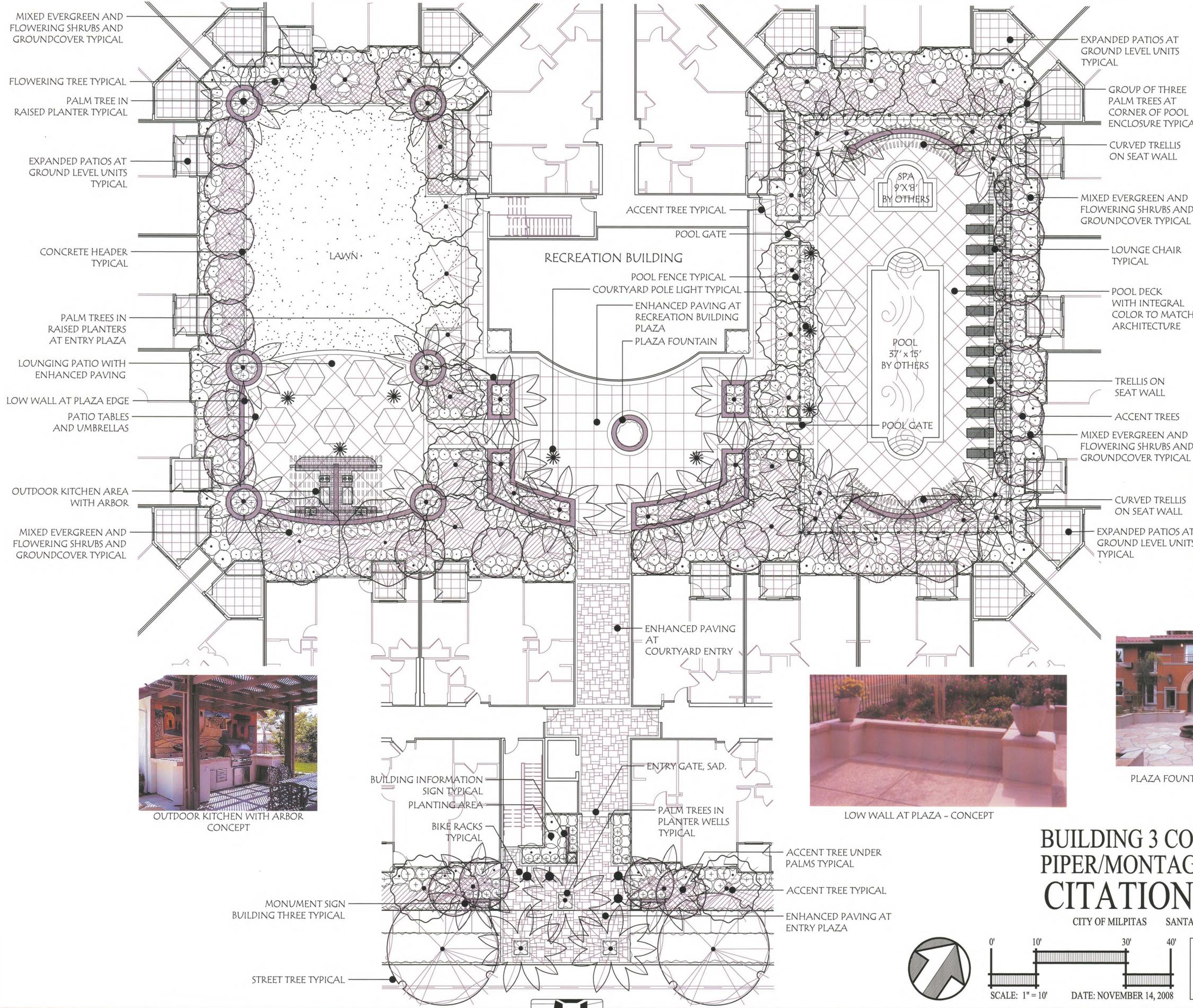
TYPICAL BUILDING 1 & 2 COURTYARD PLAN
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



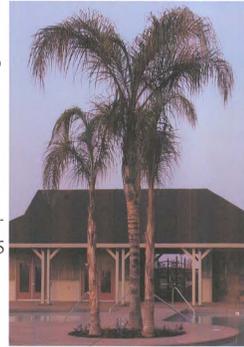
RANDALL PLANNING & DESIGN, INC.
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 Site and Environmental Planning
 1475 N. Broadway Suite 290 Walnut Creek, California 94596
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BUILDING 3 COURTYARD - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Cornus kousa	Dogwood	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Podocarpus gracilliorum	Fern Pine	Courtyard Tree
36" box	Syagrus romanzoffianum	Queen Palm	Courtyard Tree
SHRUBS			
5 gal.	Abelia X g. 'Edward Goucher'	Glossy Abelia	36" o.c.
5 gal.	Alyogyne huegelii	Blue Hibiscus	48" o.c.
5 gal.	Azalea 'Ward's Ruby'	Kurume Azalea	30" o.c.
5 gal.	Buxus j. 'Green Beauty'	Japanese Boxwood	30" o.c.
5 gal.	Camellia s. 'Cleopatra'	Camellia	36" o.c.
5 gal.	Euonymus j. 'Silver Princess'	Euonymus	30" o.c.
15 gal.	Fetjoa sellowiana	Pineapple Guava	48" o.c.
5 gal.	Gardenia g. 'Vettrich'	Gardenia	36" o.c.
15 gal.	Hibiscus r.-s. 'Red Dragon'	Red Flowering Hibiscus	36" o.c.
5 gal.	Loropetalum c. 'Razzleberry'	Loropetalum	30" o.c.
5 gal.	Philodendron arborescens	Split Leaf Philodendron	30" o.c.
5 gal.	Phormium t. 'Bronze Baby'	Bronze New Zealand Flax	30" o.c.
5 gal.	Phormium t. 'Maori Queen'	Variegated New Zealand Flax	30" o.c.
15 gal.	Pittosporum t. 'Silver Sheen'	Silver Sheen Pittosporum	48" o.c.
PERENNIALS, GRASSES, AND GROUNDCOVERS			
1 gal.	Acanthus mollis	Bear's Breech	30" o.c.
1 gal.	Clivia miniata	Clivia	24" o.c.
1 gal.	Dietes iridioides	African Iris	24" o.c.
1 gal.	Liriope muscari	Big Blue Lily Turf	18" o.c.
1 gal.	Liriope spicata	Creeping Liriope	18" o.c.
1 gal.	Heuchera m. 'Palace Purple'	Alum Root	18" o.c.
1 gal.	Kniphofia uvaria	Red Hot Poker	24" o.c.
1 gal.	Salvia officinalis 'Tricolor'	Garden Sage	24" o.c.
1 gal.	Flats Soleirolia soleirolii	Baby's Tears	12" o.c.
1 gal.	Strelitzia reginae	Bird of Paradise	24" o.c.
1 gal.	Trachelospermum asiaticum	Asian Jasmine	30" o.c.
VINES			
15 gal.	Clytostoma callistegioides	Violet Trumpet Vine	as shown
15 gal.	Disiclis buccinatoria	Blood Red Trumpet Vine	as shown



QUEEN PALMS



POOL DECK WITH TRELLIS AT EDGE OF POOL DECK CONCEPT



LOW WALL AT PLAZA - CONCEPT



PLAZA FOUNTAIN- CONCEPT



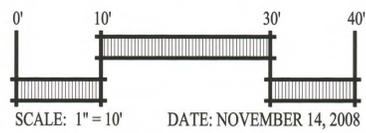
TABLES WITH UMBRELLAS



OUTDOOR KITCHEN WITH ARBOR CONCEPT

**BUILDING 3 COURTYARD PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

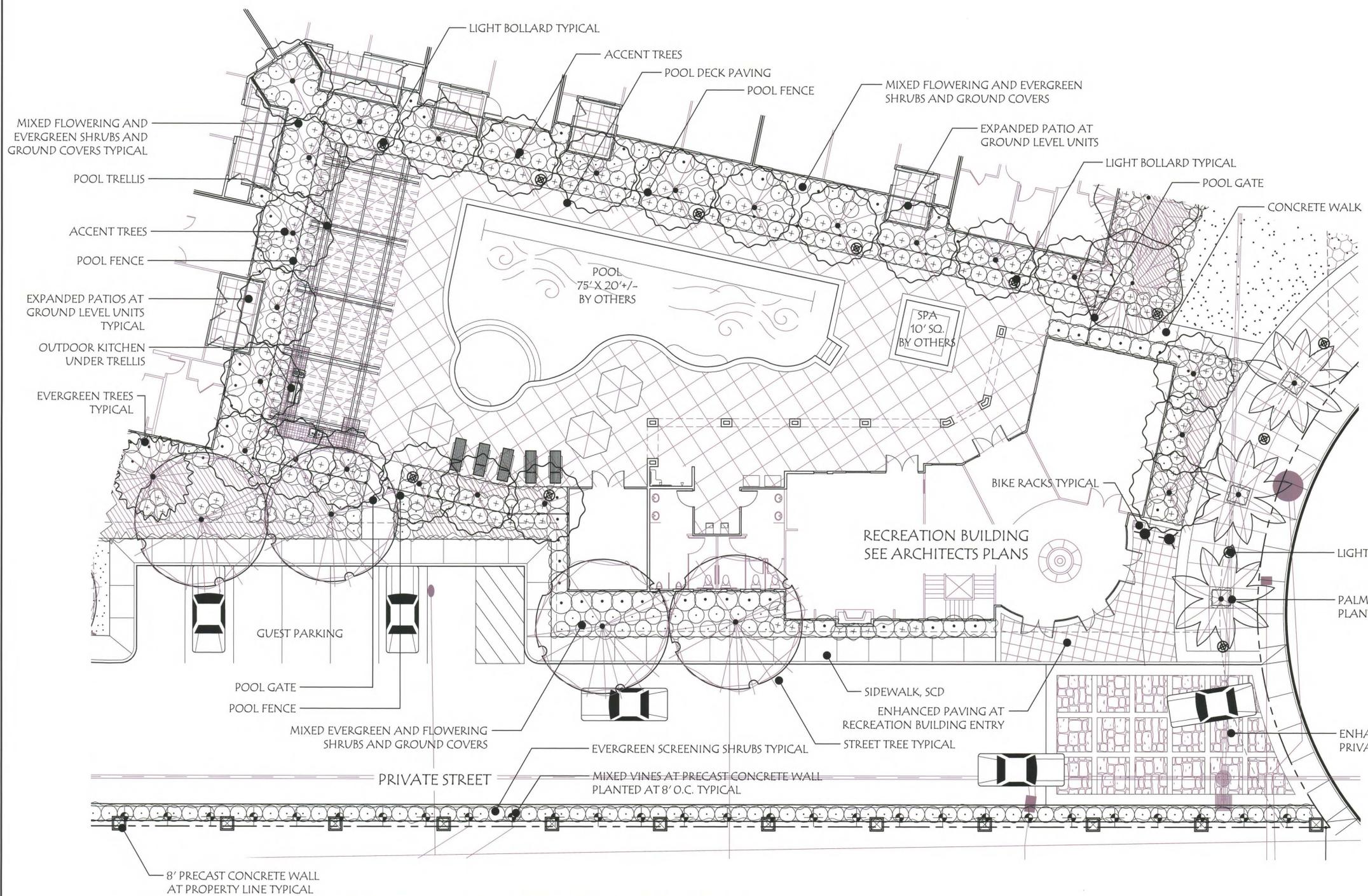


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RECREATION COMPLEX - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	Acer p. 'Bloodgood'	Japanese Maple	Accent Tree
24" box	Carpinus betulus	European Hornbeam	Paseo Tree
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Platanus a. 'Columbia'	London Plane Tree	Street Tree
24" box	Pyrus c. 'Whitehouse'	Ornamental Pear	Street Tree
24" box	Sequoia s. 'Aptos Blue'	Coast Redwood	Screen Tree
12" b&b	Washingtonia filifera	California Fan Palm	Plaza Tree
SHRUBS			
5 gal.	Abelia X g. 'Edward Goucher'	Glossy Abelia	36" o.c.
5 gal.	Buxus j. 'Green Beauty'	Japanese Boxwood	30" o.c.
5 gal.	Camellia s. 'Cleopatra'	Camellia	36" o.c.
5 gal.	Escallonia 'Fradessi'	Frades Escallonia	48" o.c.
5 gal.	Euonymus j. 'Silver Princess'	Euonymus	30" o.c.
5 gal.	Gardenia g. 'Veitchii'	Gardenia	36" o.c.
15 gal.	Hibiscus r.-s. 'Red Dragon'	Red Flowering Hibiscus	36" o.c.
5 gal.	Loropetalum c. 'Razzleberry'	Loropetalum	30" o.c.
5 gal.	Phormium t. 'Bronze Baby'	Bronze New Zealand Flax	30" o.c.
5 gal.	Phormium t. 'Maori Queen'	Variegated New Zealand Flax	30" o.c.
15 gal.	Pittosporum t. 'Silver Sheen'	Silver Sheen Pittosporum	48" o.c.
5 gal.	Raphiolepis indica	Indian Hawthorn	36" o.c.
5 gal.	Viburnum tinus	Laurustinus	36" o.c.
PERENNIALS, GRASSES, AND GROUNDCOVERS			
1 gal.	Agapanthus 'Queen Anne'	Lily-of-the-Nile	24" o.c.
1 gal.	Cistus salivifolius	Sageleaf Rockrose	36" o.c.
1 gal.	Diets iridoides	African Iris	24" o.c.
1 gal.	Erigeron karvinskianus	Santa Barbara Daisy	30" o.c.
1 gal.	Lantana montevidensis	Creeping Lantana	30" o.c.
1 gal.	Hemerocallis Hybrid	Evergreen Yellow	24" o.c.
1 gal.	Kniphoea uvaria	Red Hot Poker	24" o.c.
1 gal.	Trachelospermum asiaticum	Asian Jasmine	30" o.c.
VINES			
1 gal.	Ficus pumila	Creeping Fig	8' o.c.
1 gal.	Parthenocissus tricuspidata	Boston Ivy	8' o.c.



POOL AND TRELLIS CONCEPT



OUTDOOR KITCHEN UNDER TRELLIS - CONCEPT



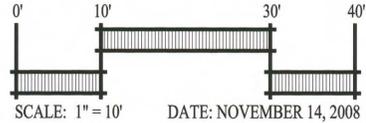
TABLES WITH UMBRELLAS



EVERGREEN SCREEN SHRUBS AND VINES AT PRECAST CONCRETE WALL - CONCEPT

RECREATION BUILDING AND POOL COMPLEX PLAN
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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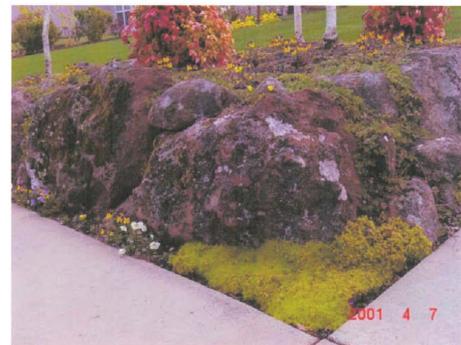
NEW ZEALAND FLAX



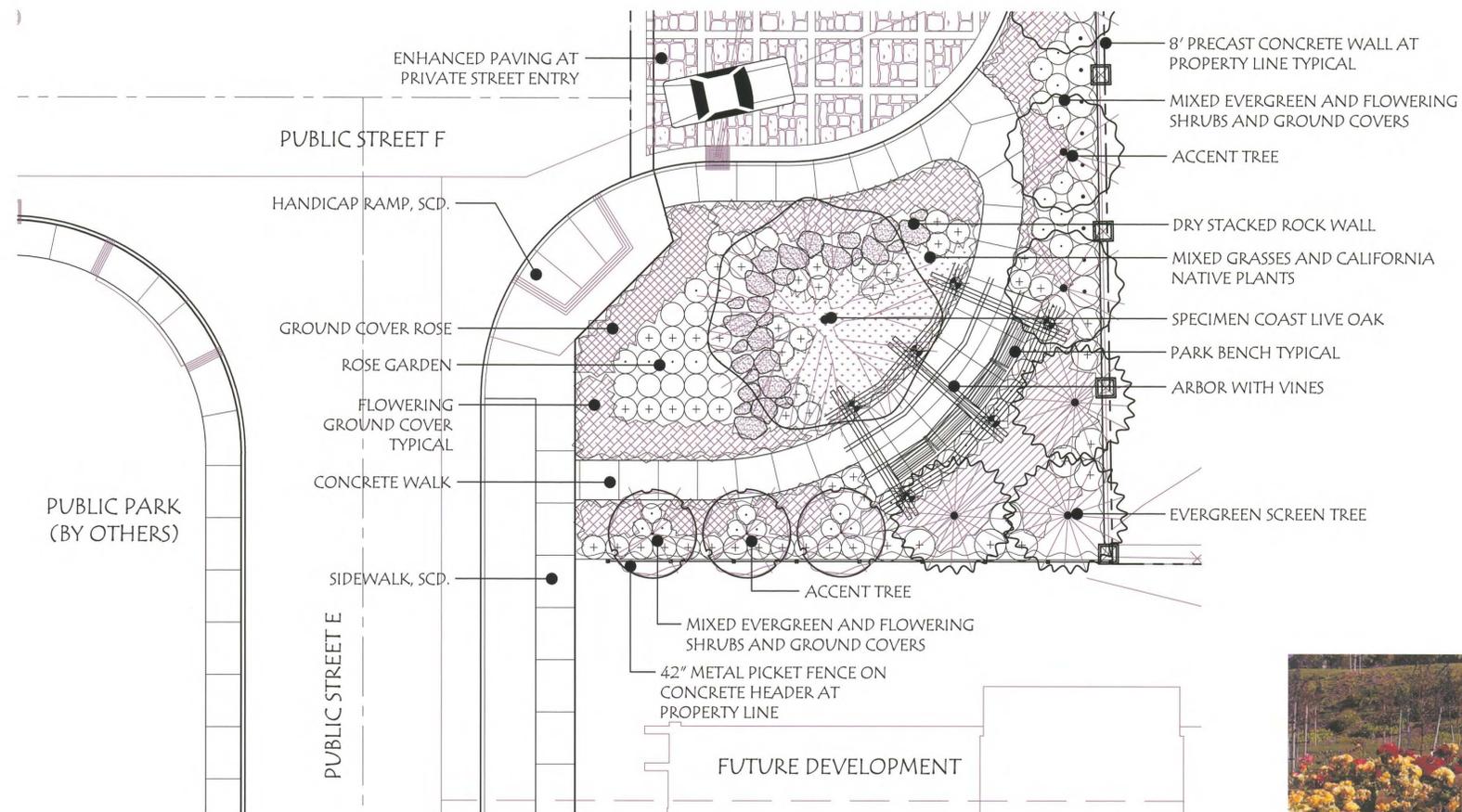
VINE ON ARBOR



ARBOR WITH VINE CONCEPT

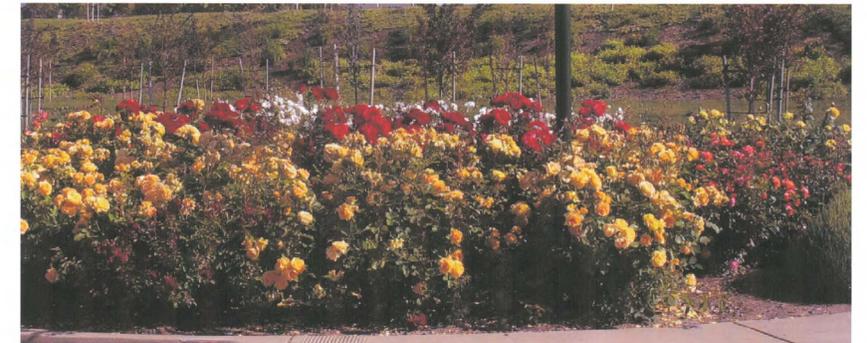


DRY STACKED ROCK WALL - CONCEPT

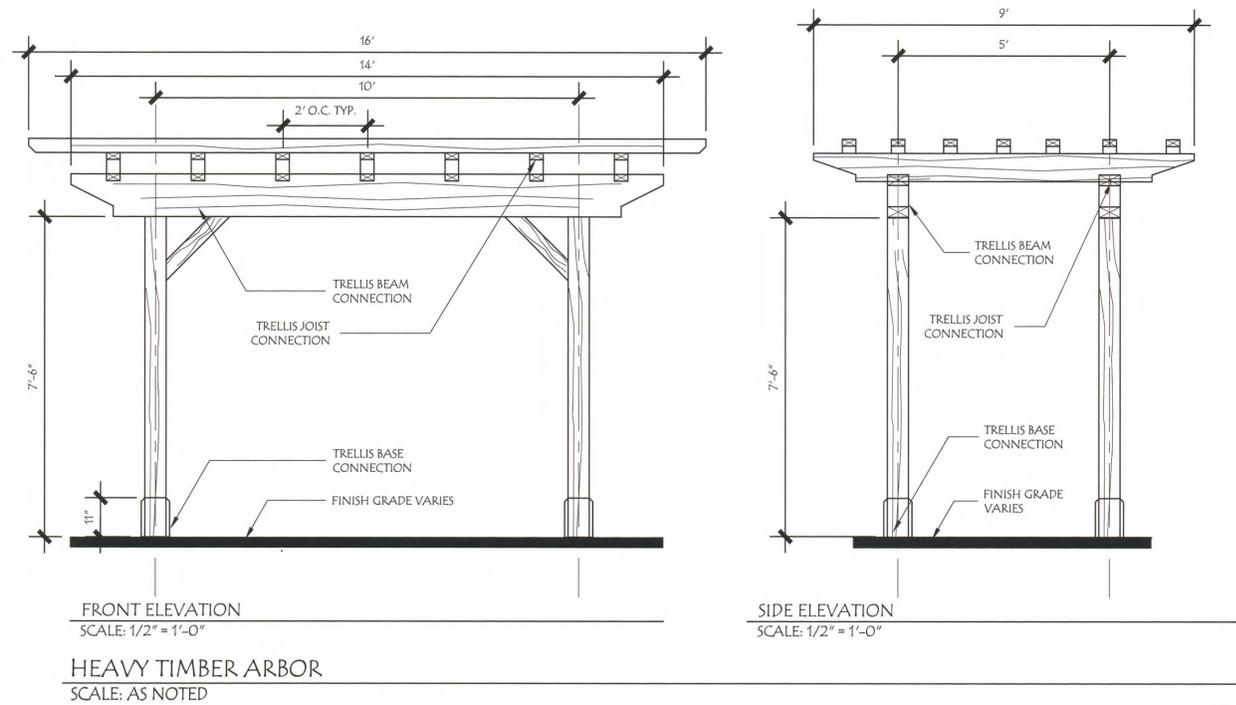


POCKET PARK - PLANT PALETTE

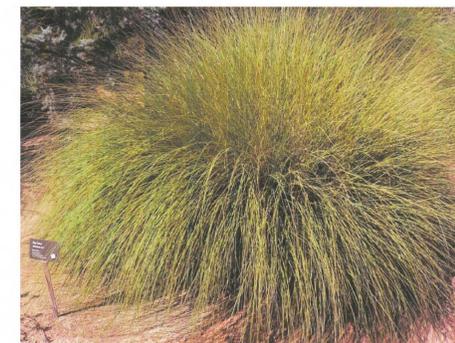
SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	<i>Cercis c. 'Forest Pansy'</i>	Eastern Redbud	Accent Tree
24" box	<i>Pyrus c. 'Whitehouse'</i>	Ornamental Pear	Accent Tree
48" box	<i>Quercus agrifolia</i>	Coast Live Oak	Specimen Tree
24" box	<i>Sequoia s. 'Aptos Blue'</i>	Coast Redwood	Screen Tree
SHRUBS			
5 gal.	<i>Abelia X g. 'Edward Goucher'</i>	Glossy Abelia	36" o.c.
5 gal.	<i>Dodonaea v. 'Purpurea'</i>	Purple Hopseed Bush	60" o.c.
5 gal.	<i>Escallonia 'Fradesi'</i>	Frades Escallonia	48" o.c.
5 gal.	<i>Myrica californica</i>	Pacific Wax Myrtle	60" o.c.
5 gal.	<i>Phormium t. 'Bronze Baby'</i>	Bronze New Zealand Flax	30" o.c.
5 gal.	<i>Phormium t. 'Maori Queen'</i>	Varegated New Zealand Flax	30" o.c.
5 gal.	<i>Viburnum tinus</i>	Laurustinus	36" o.c.
ROSES			
2 gal.	<i>Rosa f. 'Showbiz'</i>	Showbiz Rose - Red	
2 gal.	<i>Rosa f. 'Angel Face'</i>	Angel Face Rose - Lavender	
2 gal.	<i>Rosa 'Meidiland Red'</i>	Red Groundcover Rose	
2 gal.	<i>Rosa f. 'Sunsprite'</i>	Sunsprite Rose - Yellow	
2 gal.	<i>Rosa f. 'Iceberg'</i>	Iceberg Rose - White	
2 gal.	<i>Rosa f. 'Betty Boop'</i>	Betty Boop Rose - Orange	
2 gal.	<i>Rosa 'Pink Flower Carpet'</i>	Pink Groundcover Rose	
PERENNIALS, GRASSES, AND GROUNDCOVERS			
1 gal.	<i>Cistus salivifolius</i>	Sageleaf Rockrose	36" o.c.
1 gal.	<i>Cotoneaster d. 'Lowfast'</i>	Bearberry Cotoneaster	30" o.c.
1 gal.	<i>Diets iridioides</i>	African Iris	24" o.c.
1 gal.	<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	30" o.c.
1 gal.	<i>Heuchera m. 'Palace Purple'</i>	Alum Root	18" o.c.
1 gal.	<i>Kniphoea uvaria</i>	Red Hot Poker	24" o.c.
1 gal.	<i>Muhlenbergia rigens</i>	Deer Grass	36" o.c.
1 gal.	<i>Nassella pulchra</i>	Purple Needle Grass	24" o.c.
VINES			
1 gal.	<i>Ficus pumila</i>	Creeping Fig	8" o.c.
1 gal.	<i>Parthenocissus tricuspidata</i>	Boston Ivy	8" o.c.
15 gal.	<i>Wisteria sinensis</i>	Chinese Wisteria	as shown



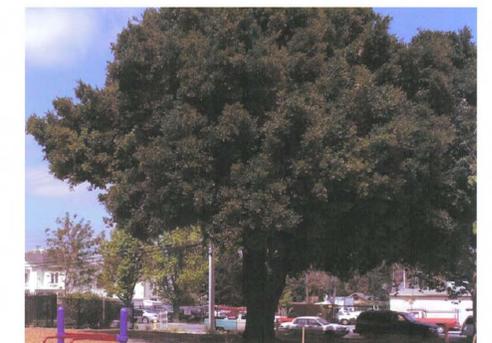
ROSE GARDEN CONCEPT



HEAVY TIMBER ARBOR
SCALE: AS NOTED



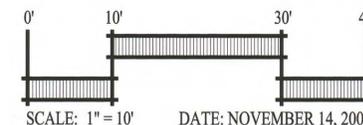
DEER GRASS



COAST LIVE OAK

POCKET PARK
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



DATE: NOVEMBER 14, 2008



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PAVING OPTIONS



PRECAST UNIT PAVER
STYLE: COUNTRY COBBLE PAVER
COLOR: POSITANO
AVAILABLE: BASALITE



PAVING OPTIONS
STYLE: MISSION PAVER
COLOR: MENDOCINO
AVAILABLE: BASALITE



STAMPED CONCRETE
STYLE: WALKWAY STONE
COLOR: SUN BAKED CLAY
AVAILABLE: BRICKFORM



STAMPED CONCRETE
STYLE: ASHLAR CUT SLATE
COLOR: CREAM BEIGE
AVAILABLE: BRICKFORM



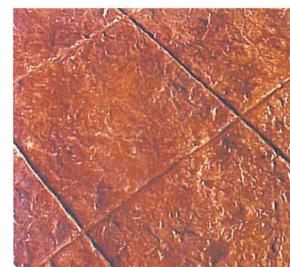
CONCRETE PAVING
STYLE: EXPOSED AGGREGATE
W/BRICK BAND
COLOR: CONCRETE - LAMP BLACK
BRICK STYLE - TBD



STAMPED CONCRETE
STYLE: CALIFORNIA WEAVE
COLOR: PECOS SAND
AVAILABLE: BRICKFORM

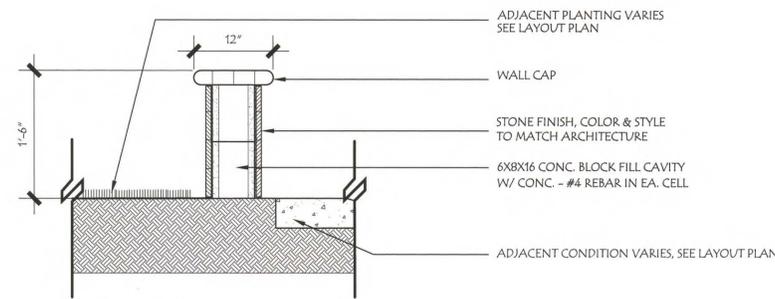


STAMPED CONCRETE
STYLE: LONDON COBBLE
COLOR: TILE RED
AVAILABLE: BRICKFORM

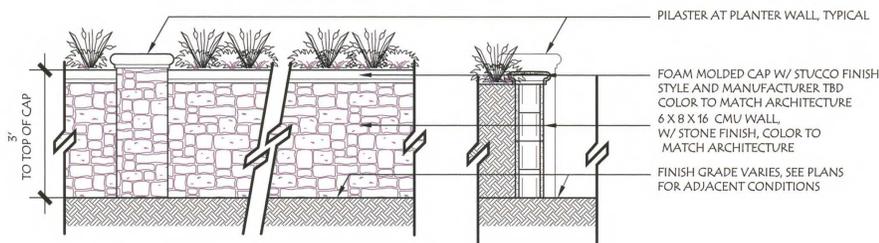


STAMPED CONCRETE
STYLE: YUCATAN
COLOR: SUN BAKED CLAY
AVAILABLE: BRICKFORM

WALL OPTIONS

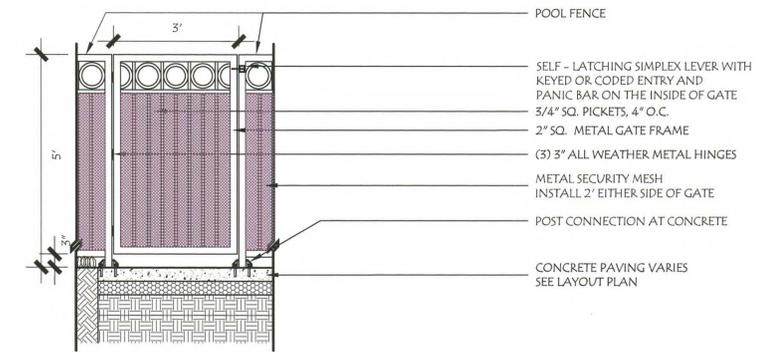


SEAT WALL
SCALE: 1" = 1'-0"

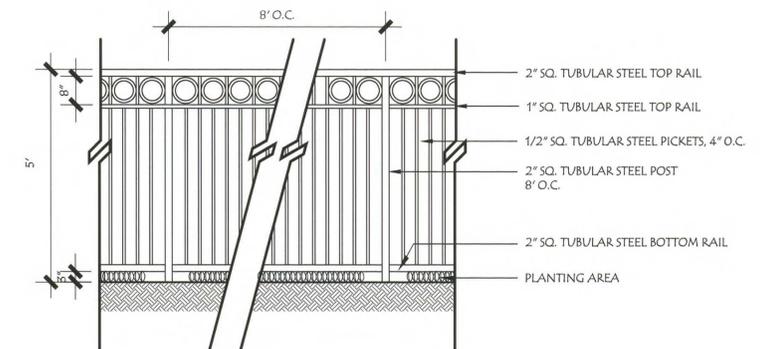


PLANTER WALL
SCALE: 1/2" = 1'-0"

FENCE OPTIONS



POOL FENCE GATE
SCALE: 1/2" = 1'-0"



POOL FENCE
SCALE: 1/2" = 1'-0"



SEATWALL AT POOL



SEATWALL AT COURTYARD



POOL FENCE



POOL FENCE



PLANTER WALL AT COURTYARD



PLANTER WALL AT COURTYARD

ILLUSTRATIVE DETAILS
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



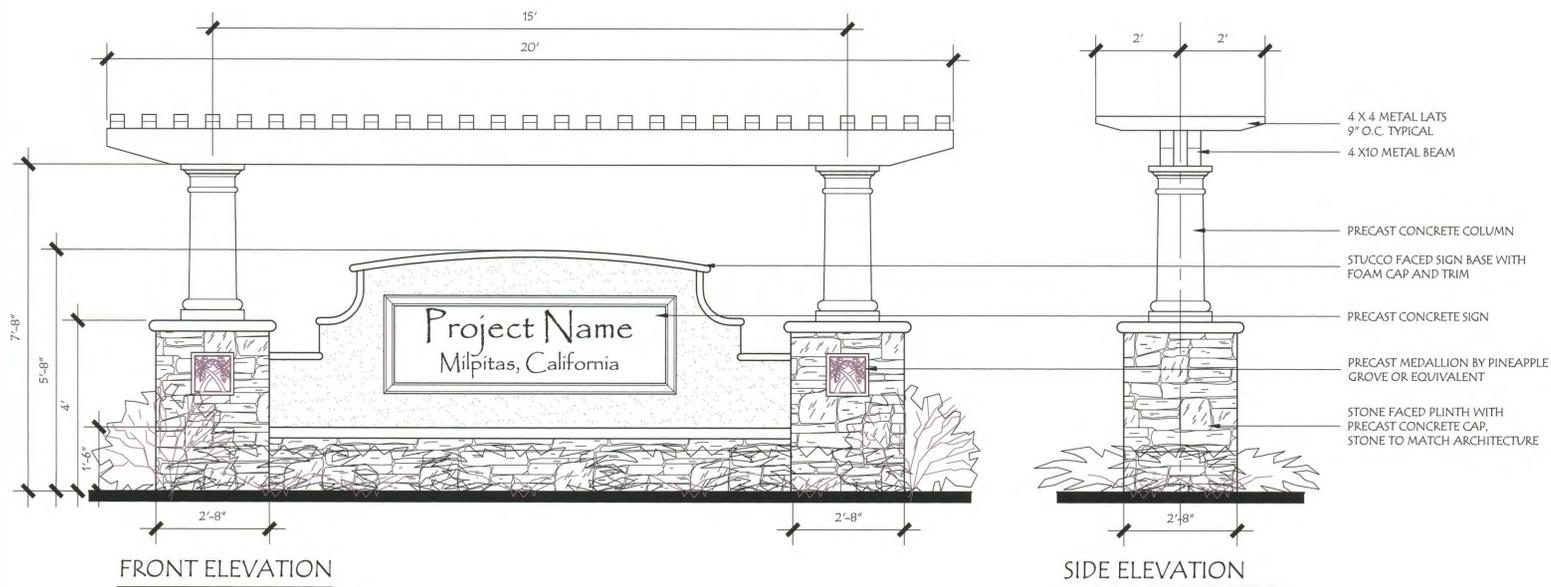
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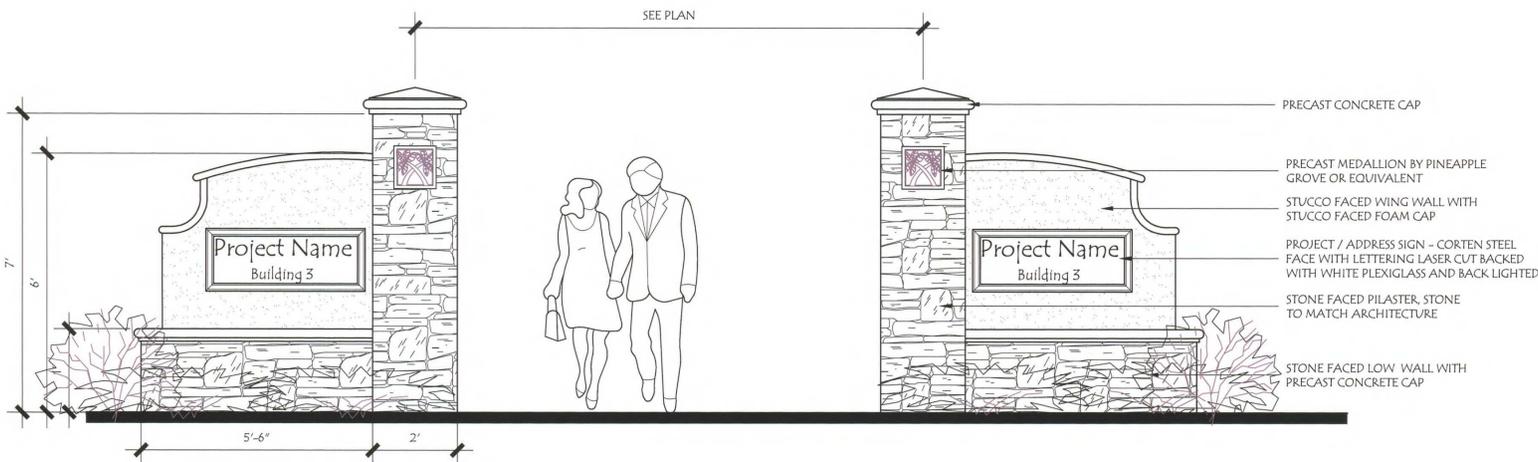
SHEET NUMBER

L-9

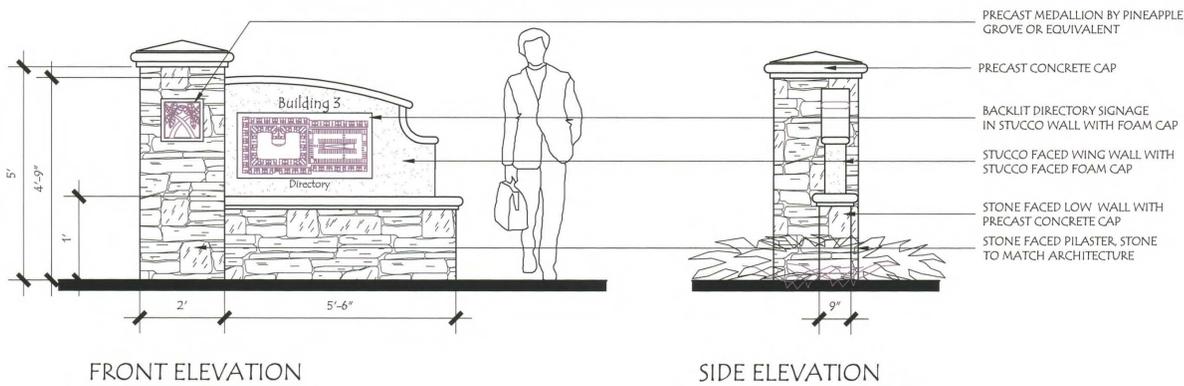
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FRONT ELEVATION
MONUMENT SIGN BUILDINGS 1 & 2
SCALE: 1/2"=1'-0"



FRONT ELEVATION
MONUMENT SIGN BUILDING 3
SCALE: 1/2"=1'-0"



FRONT ELEVATION
BUILDING INFORMATION SIGN
SCALE: 1/2"=1'-0"

SITE FURNISHINGS IN PUBLIC SPACES



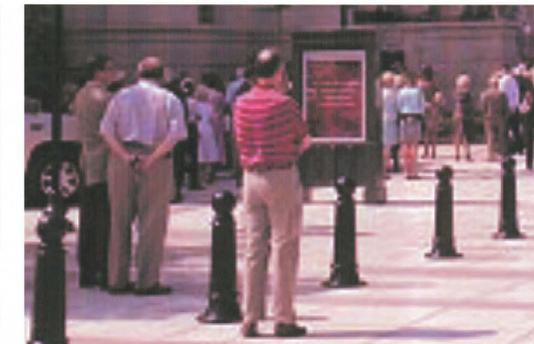
BENCH TYPICAL



TRASH RECEPTACLE



BIKE RACKS



REMOVABLE BOLLARDS AT EVAS



ACCENT POTS WITH PLANTS OPTIONS



ILLUSTRATIVE DETAILS
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

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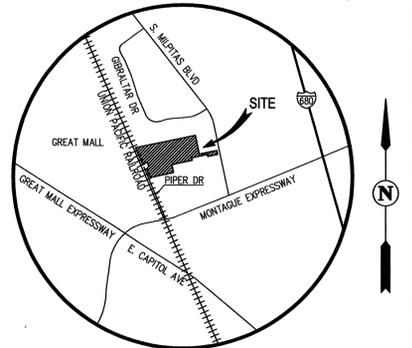
L-10

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CONTACTS

- 1. OWNER/SUBDIVIDER: CITATION HOMES CENTRAL
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 866-6000
CHARLES MCKEAG/MIKE SULLIVAN
- 2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469
- 3. SOILS ENGINEER: TERRASEARCH INC.
257 WRIGHT BROTHERS AVE.
LIVERMORE, CA 94551
SIMON MAKDESSI



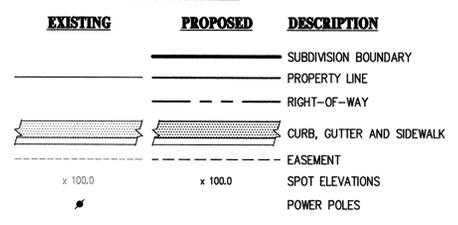
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 1. ASSESSORS PARCEL NO: 086-32-037
086-32-040
- 2. SITE ADDRESS: 1200 PIPER DRIVE
MILPITAS, CA 95035
- 3. SITE AREA: 16.0± ACRES
- 4. MINIMUM LOT SIZE: 1,750 SF
- 5. ZONING: R3-TOD (MULTI-FAMILY RESIDENTIAL)
- 6. EXISTING LAND USE: INDUSTRIAL
PROPOSED LAND USE: TRANSIT-ORIENTED RESIDENTIAL DEVELOPMENT
- 7. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS IN THE CENTERLINE OF PIPER DRIVE AS SHOWN HEREON, THE BEARING BEING N23°48'21"W PER 580 M 49.
- 8. BENCHMARK: CITY OF MILPITAS BENCHMARK LAN-MIL: BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF LANDESS AVENUE (MONTAGUE EXPRESSWAY) AND SOUTH MILPITAS BOULEVARD
EL: 60.134 FEET
- 9. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN BOUNDARY TO BE REMOVED.
- 10. EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED.
- 11. STREETS: STREETS A, B, C AND D WILL BE PUBLIC STREETS AND MAINTAINED BY THE CITY OF MILPITAS. ALL OTHER STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS WILL BE IN PSUE'S (MINIMUM LONGITUDINAL SLOPE=0.6%)
- 12. STREETS TREES: STREET TREES ALONG PUBLIC STREETS SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE MAINTAINED BY THE CITY OF MILPITAS. STREET TREES ALONG PRIVATE STREETS SHALL BE INSTALLED PER CITY STANDARD NO. 448 AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 13. STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER CITY OF MILPITAS STANDARDS. STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED. STREET LIGHTS ON PUBLIC STREETS WILL BE PUBLICLY MAINTAINED.
- 14. WALLS: ALL WALLS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED.
- 15. PUBLIC UTILITIES: PROPOSED WATER, STORM DRAIN & SANITARY SEWER FACILITIES WITHIN PUBLIC ROADWAYS WILL BE CONSTRUCTED PER CITY OF MILPITAS STANDARDS AND DEDICATED TO THE CITY OF MILPITAS.
- 16. PRIVATE UTILITIES: PROPOSED WATER, STORM DRAIN & SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS AND SUBDIVISIONS WILL BE PRIVATELY MAINTAINED, EXCEPT AS NOTED.
- 17. LANDSCAPING: ALL LANDSCAPING TO BE PRIVATELY OWNED AND MAINTAINED ON PRIVATE ROADWAYS AND PRIVATE PARCELS. LANDSCAPING WITHIN THE PUBLIC PARK AND PUBLIC ROADWAYS TO BE CONSTRUCTED PER CITY OF MILPITAS STANDARDS AND WILL BE DEDICATED TO THE CITY OF MILPITAS.
- 18. FLOOD ZONE: ZONE AO AND ZONE X
REFER TO:
FLOOD INSURANCE RATE MAP
PANEL 060344-0003 G (JUNE 22, 1998)
- 19. WELLS ONSITE: NONE
- 20. GAS & ELECTRIC: PG&E
- 21. TELEPHONE: AT&T
- 22. CABLE TV: AT&T BROADBAND
- 23. WATER: CITY OF MILPITAS
- 24. SEWER: CITY OF MILPITAS
- 25. STORM: CITY OF MILPITAS
- 26. UNITS: PARCEL 1: 207 UNITS
PARCEL 2: 184 UNITS
PARCEL 3: 248 UNITS
- 27. PUBLIC PARK: LOT J TO BE DEDICATED TO THE CITY OF MILPITAS FOR PUBLIC PARK PURPOSES.
- 28. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR PARCELS 1-3. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 639 UNITS.

LINE TABLE			CURVE TABLE			
NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	LENGTH
L1	N12°38'49"W	80.29'	C1	60.00'	64°37'23"	67.67'
L2	N11°42'59"W	40.16'				
L3	N11°42'59"W	51.17'				

LEGEND



ABBREVIATIONS

- BD BOUNDARY
- RW RIGHT-OF-WAY
- PL PROPERTY LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER
- PSUE PUBLIC SERVICE UTILITY EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- LS LANDSCAPE STRIP
- R RADIUS

SHEET INDEX

- TM-01 TITLE SHEET-EXISTING PROPERTY
- TM-02 MASTER SITE PLAN
- TM-03 SITE PLAN
- TM-04 DEVELOPMENT PLAN
- TM-05 GRADING PLAN
- TM-06 UTILITY PLAN
- TM-07 FIRE TRUCK ACCESS & STRIPING EXHIBIT
- TM-08 CITY NOTES & CONDITIONS

SUBDIVISION TENTATIVE MAP
This Map has been reviewed by the City Engineer.

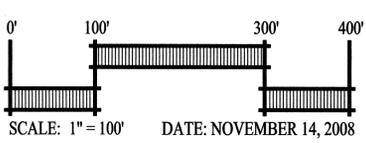
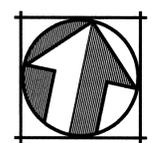
City Engineer _____ Date _____

Recommended for Approval by the Milpitas Planning Commission, this _____ day of _____, 200____, and Approved by the Milpitas City Council this _____ day of _____, 200____.

Planning and Neighborhood Services Director _____ Date _____

**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EXISTING PROPERTY
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

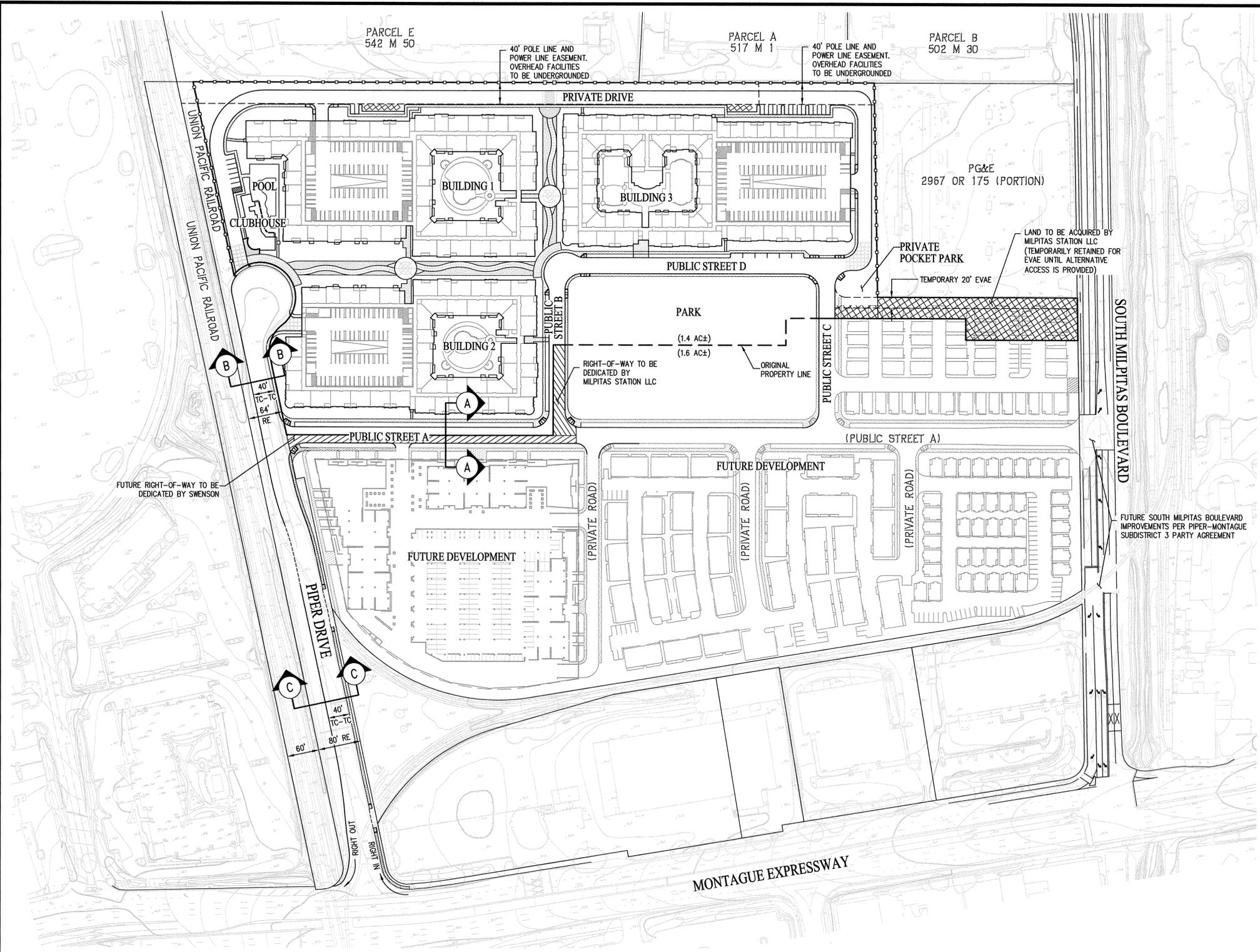


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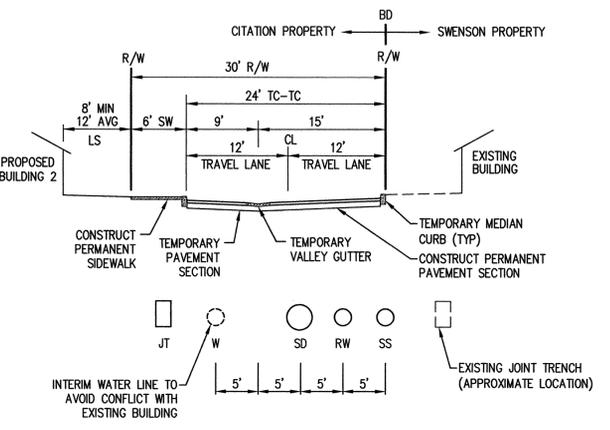
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

TEL (925) 866-0322
FAX (925) 866-8575

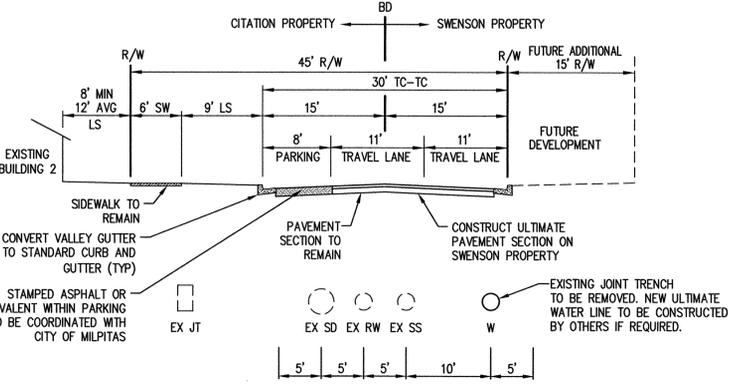
SHEET NUMBER
TM-01
2 OF 28



INTERIM
 SEE SHEET 4 FOR INTERIM ALIGNMENT
 (PROPOSED ROADWAY SECTION PRIOR TO DEMOLITION OF EXISTING BUILDING ON SWENSON PROPERTY)

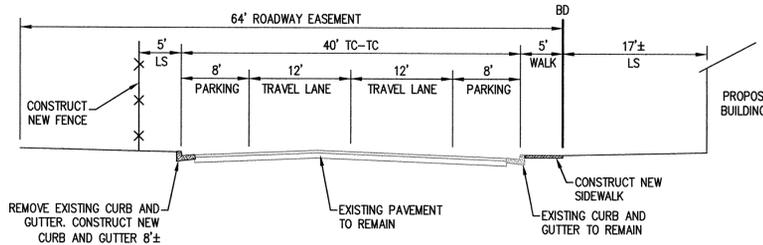


ULTIMATE
 ULTIMATE ALIGNMENT SHOWN ON THIS SHEET
 (PROPOSED ROADWAY SECTION FOLLOWING DEMOLITION OF EXISTING BUILDING ON SWENSON PROPERTY)

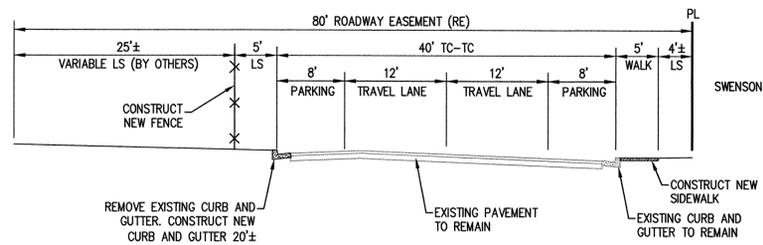


SECTION A-A
 (NOT TO SCALE)

NOTE:
 SECTION A-A TO BE CONSTRUCTED IN PHASES DEPENDING UPON THE DEMOLITION OF THE EXISTING BUILDING WITHIN THE ULTIMATE RIGHT-OF-WAY ON THE SWENSON PROPERTY



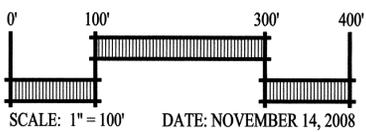
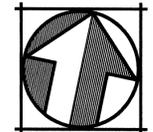
SECTION B-B
 (NOT TO SCALE)



SECTION C-C
 (NOT TO SCALE)

**VESTING TENTATIVE MAP
 MASTER SITE PLAN
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

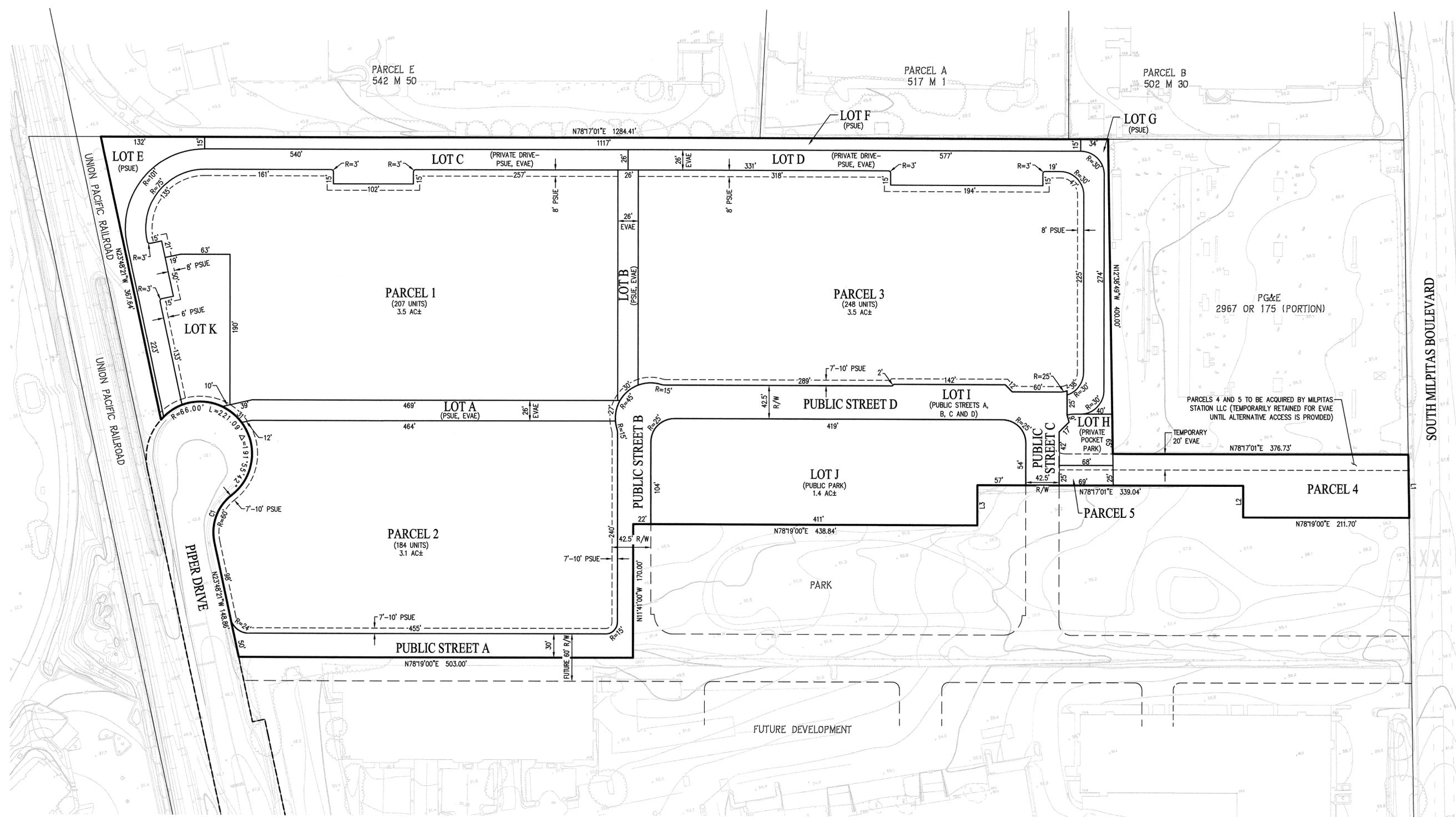


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 SAN RAMON, CALIFORNIA 94583

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 FAX (925) 866-8575

SHEET NUMBER
TM-02
 3 OF 28



GENERAL NOTES:

- 1. EXISTING ZONING: M2 (HEAVY INDUSTRIAL)
- 2. PROPOSED ZONING: R3-TOD (MULTI-FAMILY RESIDENTIAL)
- 3. EXISTING LAND USE: INDUSTRIAL
- 4. PROPOSED LAND USE: TRANSIT-ORIENTED RESIDENTIAL DEVELOPMENT
- 5. TOTAL SITE AREA: 16.0± ACRES
- 6. TOTAL NUMBER OF LOTS: 5 PARCELS; 11 LOTS
- 7. DENSITY: 40 DU/ACRE
- 8. PARKING: SEE SHEET TM-04

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		FUTURE RIGHT-OF-WAY
		EASEMENT
		SPOT ELEVATIONS

LINE TABLE

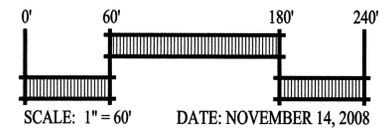
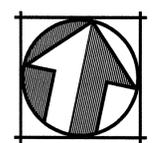
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CURVE TABLE

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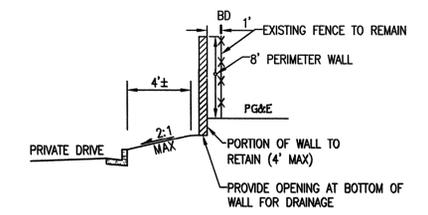
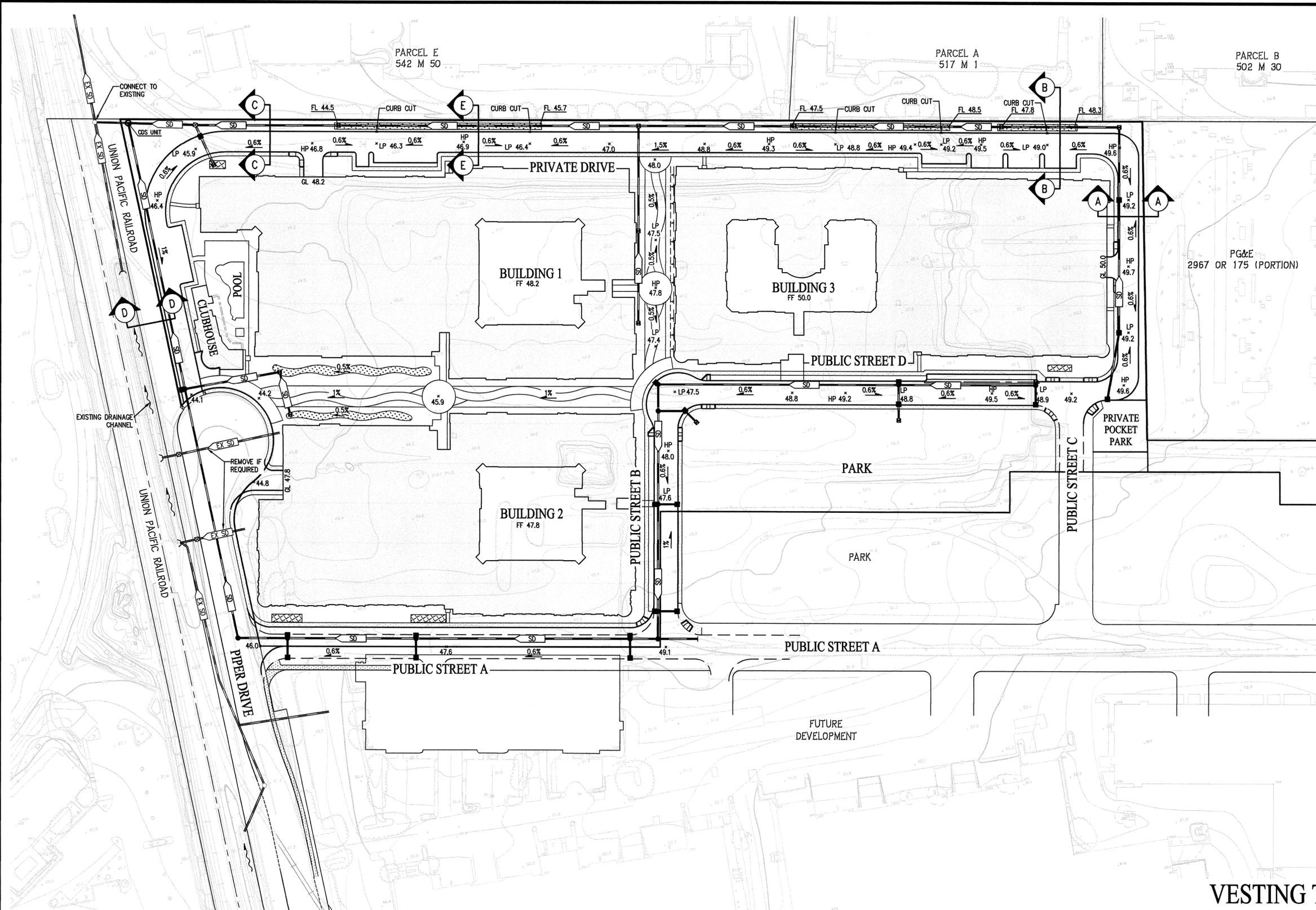
**VESTING TENTATIVE MAP
SITE PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

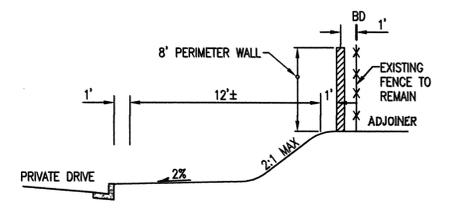


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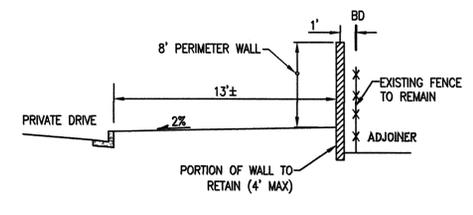
SHEET NUMBER
TM-03
4 OF 28



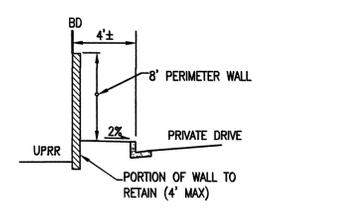
SECTION A-A
NOT TO SCALE



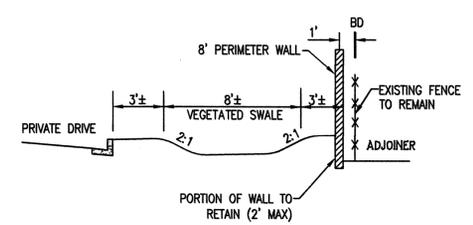
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE

LEGEND

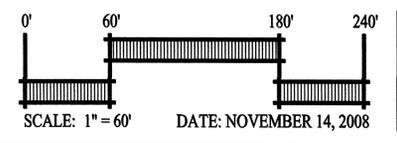
EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER AND SIDEWALK
---	---	EASEMENT
---	---	SPOT ELEVATIONS
---	---	STORM DRAIN
---	---	VEGETATED SWALE
---	---	BIO-RETENTION AREA

GRADING NOTES:

1. GRADING WILL BE DONE AS A PART OF THIS TRACT.
2. THE LIMIT OF GRADING IS THE PROPOSED SUBDIVISION BOUNDARY OR AS SHOWN ON THIS PLAN.
3. ELEMENTS OF GRADING ARE IN CONFORMANCE WITH THE PRELIMINARY SOILS REPORT.
4. SEE UTILITY PLAN SHEET TM-06 FOR STORM DRAIN PIPE SIZES & CONNECTION INFORMATION.

VESTING TENTATIVE MAP
GRADING PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



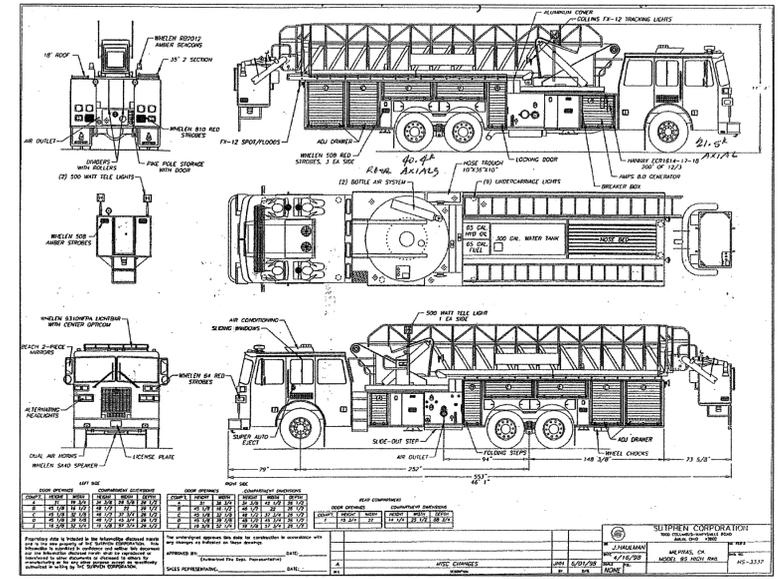
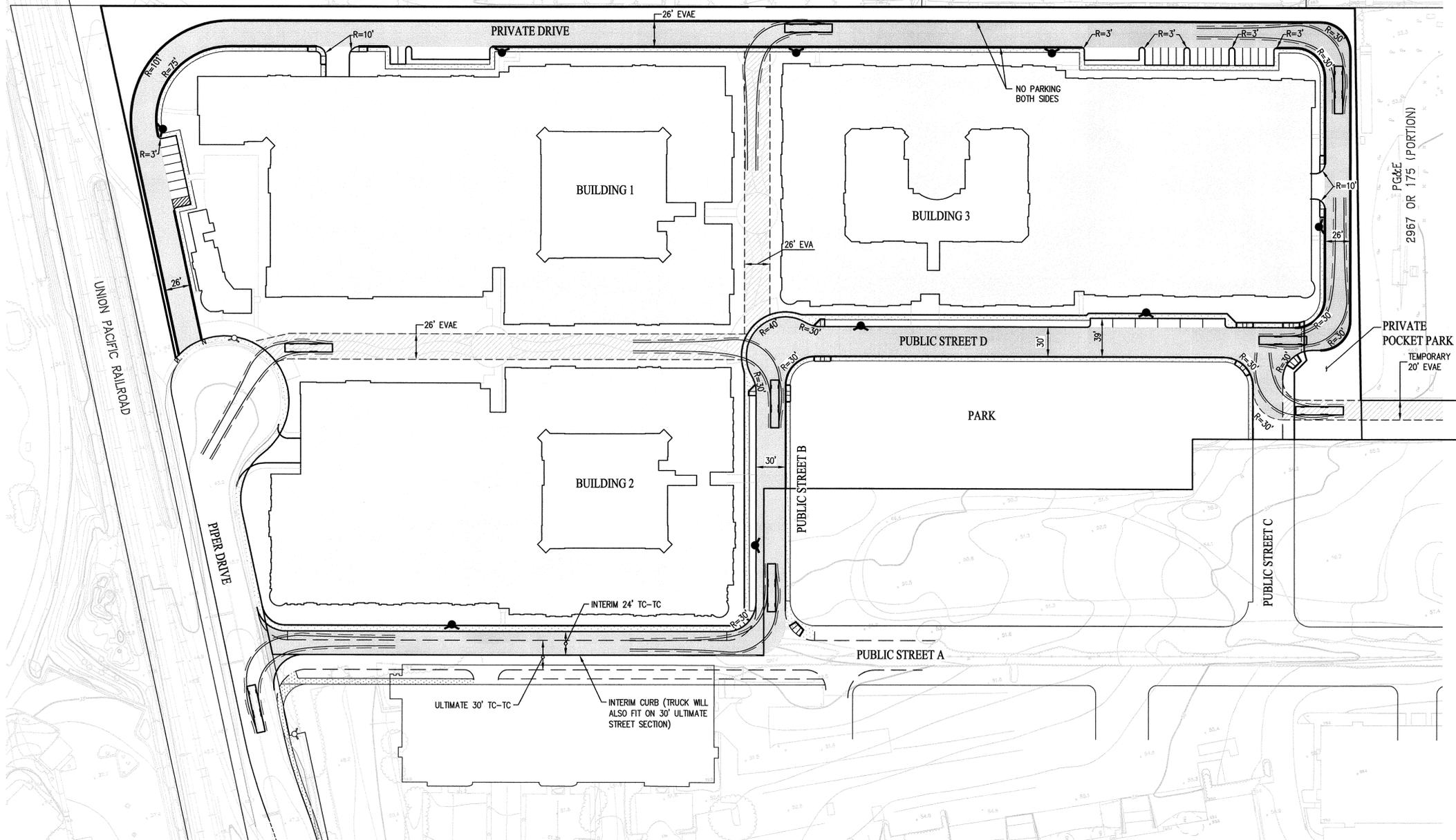
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SAN RAMON, CALIFORNIA 94583 FAX: (925) 866-8575

SHEET NUMBER
TM-05
6 OF 28

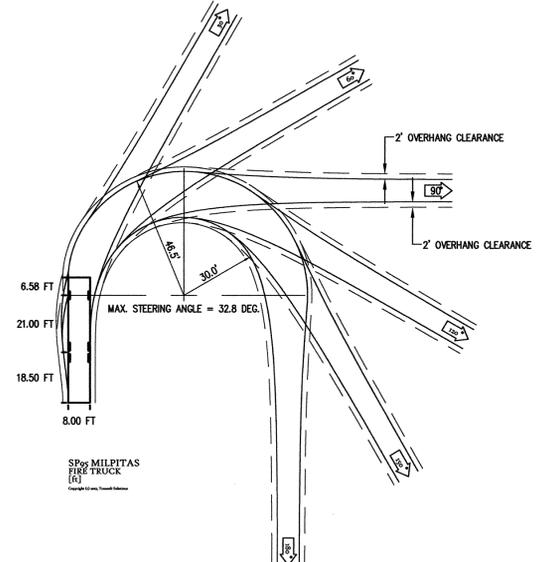
PARCEL E
542 M 50

PARCEL A
517 M 1

PARCEL B
502 M 30



* FIRE TRUCK DETAILS PROVIDED BY THE CITY OF MILPITAS FIRE DEPARTMENT



SP95 MILPITAS FIRE TRUCK
NOT TO SCALE

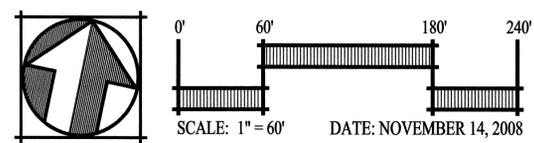
NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT

LEGEND

- FIRE APPARATUS ACCESS ROADS (PAVED)
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) (AB)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- CURB TO BE PAINTED RED AND STENCILED "NO PARKING FIRE LANE"

**VESTING TENTATIVE MAP
FIRE TRUCK ACCESS AND STRIPING EXHIBIT
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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FAX (925) 866-8575

SHEET NUMBER
TM-07
8 OF 28

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PENDING CITY NOTES AND CONDITIONS

VESTING TENTATIVE MAP
CITY NOTES AND CONDITIONS
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: NOVEMBER 14, 2008

	Carlson, Barbee & Gibson, Inc.
	<small>CIVIL ENGINEERS • SURVEYORS • PLANNERS</small>
<small>6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CALIFORNIA 94583</small>	<small>TEL (925) 866-0322 FAX (925) 866-8575</small>

SHEET NUMBER
TM-08
9 OF 28