



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: September 28, 2011

APPLICATION: Site Development Permit Amendment No. SA11-0005, Major Tentative Map Amendment No. TM11-0001 and Conditional Use Permit Amendment No. UA11-0008, Citation Residential Project

APPLICATION
SUMMARY:

A request to amend the previously approved project to allow a fifth story and to replace a “wrap” condominium unit building with townhomes. The project site would accommodate up to 732 dwelling units with density averaging. 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 (APN: 086-32-037 and 086-32-040)
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: Adopt Resolution No. 11-048 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) of the CEQA Guidelines
PLANNER: Sheldon S. Ah Sing, Senior Planner
PJ: 2527

ATTACHMENTS:

- A. Resolution No. 11-048
- B. TASP street sections
- C. Applicant letter
- D. 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 February 17, 2009, the City Council approved the original project including a vesting tentative map and Site Development Permit for the purposes of developing 639 dwelling units in three “wrap” buildings.

On July 1, 2011, Michael Sullivan of SCS Development submitted an application to amend the previously approved project to include a fifth story on two buildings and to replace one of the condominium buildings with townhomes pursuant to the Milpitas Municipal Code for amendments or modifications to projects. Other changes to the project are considered substantially conforming to the previous approval.

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 (R3). 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.

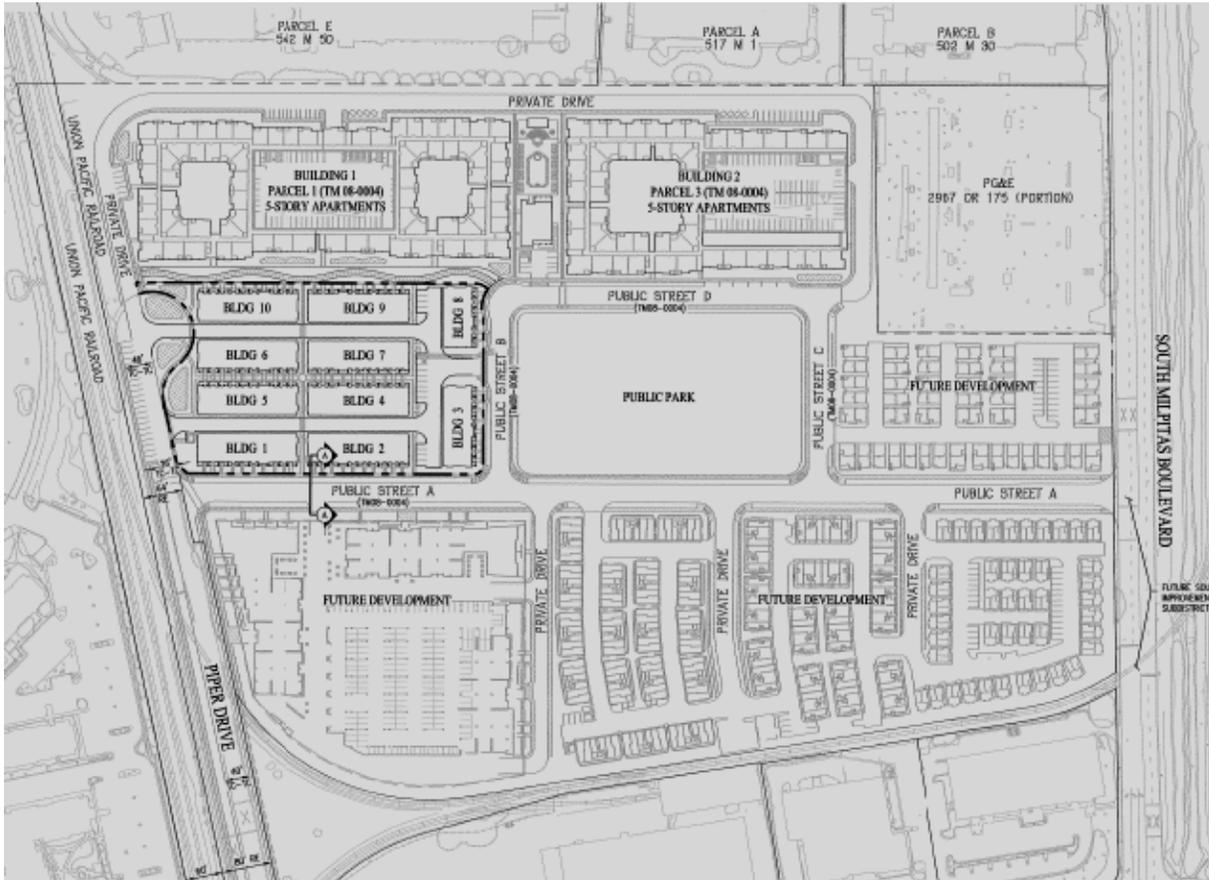
Because of the project’s proximity to BART and railroad tracks, the project is required to submit an acoustical and vibration study. The findings of the study are to be integrated into the design of the project.

Figure 1
Piper-Montague Sub-district in TASP



The overall development concept included in the Transit Area Specific Plan is illustrated above in Figure 1. Two developers submitted applications that included 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. This consolidation 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. The concept is included as Figure 2 below.

Figure 2
Piper/Montague Sub-district layout as previously approved and proposed



Tract map

The project proposes to amend its previously approved tentative map to accommodate the changes to the site layout, the additional floor and the introduction of the townhomes. A vesting condominium map proposes the subdivision of airspace of the project for 732 units, and an increase of 93 units from what was previously approved (45.5 du/gross acre versus 40 du/gross acre). 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 majority of the scope of the project remains intact, with the most significant change being the townhome component. 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	378
2 (10 lots)	3.06	94
3	3.48	260
Total	10.06	732

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

Off site improvements

The project includes interim improvements to Piper Drive, which is the project's main entry. However, it is expected that construction on the BART project will commence next year and the condition of Piper Drive may be in an interim state until completion of that project.

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 2 (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. That agreement is recorded against the properties and in effect. 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 are within the agreement.

Parcels 1 and 3 remain unchanged from the previous approval, except the project proposes the re-location of the clubhouse amenity from Parcel 2, to the area between Parcels 1 and 3. Buildings 1 and 2 as proposed are five stories tall, wrapped around a seven level parking garage. The proposal adds an additional story to the building height. It is also envisioned that pedestrian

access is made to the industrial properties to the north via a gate at a location where the north-south corridor crosses the private road.

Parcel 2 as approved includes another wrap building; however, the subject proposal includes the development of 94 townhomes with private vehicular alleys and pedestrian paseos, which are typical for this type of development.

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	70'6''*	480'
Townhomes	8' min-12' avg.	10'	40' min	41'1''	480'
Building 2	8' min	10'	40' min	70'6''*	550'

*The tower element is the tallest feature. The garages are 63'5'' and the roofs are 57'2''.

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 (TASP street sections) for reference. While the other parcels are not changing from what was previously approved, the townhome component setbacks as proposed substantially conform 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 minimum setback.

Height

The maximum building height in the zone is 75 feet. The project proposes approximately 70 feet for the tower element, 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. The block dimensions are not changing from the previous approval, where an exception was previously granted.

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	Minimum Parking Required	Spaces Required
Building 1			
1BR	190	1.2 per unit	228
2BR	188	1.6 per unit	301
Guest		15% of required	79
<i>Subtotal required</i>			<i>608</i>
<i>Subtotal provided</i>			<i>610</i>
Townhomes			
3BR	94	1.6 per unit	150
Guest		20% of required	30
<i>Subtotal required</i>			<i>180</i>
<i>Subtotal provided</i>			<i>227</i>
Building 3			
1BR	130	1.2 per unit	156
2BR	130	1.6 per unit	208
Guest		15% of required	55
<i>Subtotal required</i>			<i>419</i>
<i>Subtotal provided</i>			<i>423</i>
GRAND TOTAL REQUIRED			1,207
GRAND TOTAL PROVIDED			1,260

Townhomes

Parking spaces within the private garages provide the required residential parking for the townhomes. Tandem parking represents fifty percent of the required residential parking, which meets the maximum allowed. Tandem parking can be considered through the approval of a Conditional Use Permit. All of the required guest parking spaces are provided within the development or along Piper Drive. Each dwelling unit includes two covered parking spaces, which is the maximum allowed by the TASP.

Wrap buildings

Parking spaces within the garage structure provide the required residential parking for the wrap buildings and parking spaces on the first floor of the garage structure and surface parking along

the private drive provide the required guest parking. The project as proposed demonstrates compliance with the Transit Area Specific Plan for parking.

Bicycle Parking

For the wrap buildings, the project provides 160 bicycle spaces for residents within a bicycle room on the first level of the parking structures, and will provide 51 bicycle spaces for guests near the street. The townhome project will need to demonstrate an area or areas to accommodate nine bicycle spaces for guests. The project as proposed and conditioned complies with the requirement for bicycle parking.

Architecture and Massing

A component of the project incorporates high density in multiple buildings with its units “wrapped” around either a courtyard or a multi-level parking structure. Sheets A2-01 through A2-06 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 and also allows for more efficiency during construction.

With the additional story, the project exhibits Mediterranean style architecture with a mixture of arches, squared towers at the corners and barrel tile roofing. The elevations include a stucco finish, with a fairly uniform fenestration. Stone veneer adds variety to the architecture, while in keeping with the character of the building. The upper floor includes windows with awnings as decorative features. In addition, some of the upper levels include balconies. The Specific Plan includes design guidelines for development within the Transit Area. The elevations are enhanced since the previous approval and are consistent with the guidelines.

The townhome component includes Italian and Spanish styles, which will complement the style of the larger adjacent buildings. The elevations include a stucco finish. Each style includes features and elements that are consistent with Italian or Spanish architecture.

Floor plans

The townhome floor plans include a bonus room on the first floor. It is not the intent of the builder to create additional bedrooms (which require additional parking); however, the rooms’ designs meet the definition of a bedroom pursuant to the Zoning Ordinance. While the functionality of the rooms as bedrooms is limited, a condition of approval will include the further evaluation of these spaces to ensure compliance and consistency with the intent of the ordinance.

Landscaping and lighting

The project provides a combination of soft and hardscape in both public and private areas. See sheets L-01 through L-07 of the plans for more detail.

Public areas

The project proposes to dedicate a portion of the sub-district park and proposes to provide walking paseos through the project. In addition, landscape strips along certain streets may receive 20% credit towards public spaces. The exact credit against any impact fees and determination of these areas will be evaluated later.

Private areas

Private areas include paseos, the private loop road, and a pocket park. The courtyards in the middle of the buildings are not publicly accessible. Balconies are provided for units. To be in compliance with the Zoning Ordinance [Section 10.4.05 (C)], a minimum 60 square foot balcony is required for each unit. The Unit B3 floor plan of the wrap buildings include a sub-standard size balcony and will need to increase the balcony size to be compliant.

Lighting

Sheet L-07 demonstrates the lighting plan for the project. Each of the public and private areas will be adequately lit for safety and yet not overly so much to disturb the residents.

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. As mentioned previously, the private open space for each unit will need to be addressed. 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 amendment includes some changes to the lots and the amount of condominium units. 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 Plan

Overall 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 addition of the townhomes does not significantly alter the design of the project.

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.

The underlying zoning allows for 639 dwelling units. The tentative map provides for the eventual development up to 732 dwelling units for the project site. Based on the maximum density requirements, the project requires an additional 93 dwelling units from an adjacent site to meet the density range for the sub-district. The project proponent proposes taking this density from 737 Montague Expressway, which is also owned by the same company developing the subject parcel. A density transfer agreement would need to be drafted and recorded against the properties to achieve the correct density for both the project site and the transferring parcel.

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. The project substantially conforms to the guidelines.

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 substantially fulfill the park land requirements. In addition, 20 percent of a landscape buffer area along certain streets or public right-of-way count towards the public park requirements (consistent with Policy 3.38 of the TASP), 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 3.82 acres of publicly accessible park land and 2.84 acres of private open space for a total of 6.66 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%)	0.3
<i>Subtotal</i>	<i>1.7</i>
Private Open Space	
Balconies	1
Pedestrian corridors	1.1
Pocket park	0.1
Courtyards	0.8
Private recreational area	0.6
<i>Subtotal</i>	<i>3.6</i>

As a recommended condition of approval, sheet C-01 of the plans will be revised to reflect the table above. The exact credits will be evaluated at a later date.

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 amendment is consistent with the previous approval with respect to the street layout and is also consistent with Transit Area Specific Plan in terms of land use, density, and design guidelines.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt Resolution No. 11-048 recommending approval of Site Development Permit Amendment No. SA11-0005, Major Tentative Map Amendment No. TM11-0001 and Conditional Use Permit Amendment No. UA11-0008 to the City Council, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution No. 11-048
- B. TASP street sections
- C. Applicant letter
- D. Plans

RESOLUTION NO. 11-048

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, RECOMMENDING THE MILPITAS CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT AMENDMENT NO. SA11-0005, MAJOR TENTATIVE MAP AMENDMENT NO. TM11-0001 AND CONDITIONAL USE PERMIT AMENDMENT NO. UA11-0008 FOR THE CITATION RESIDENTIAL PROJECT, TO ALLOW THE DEVELOPMENT OF 732 CONDOMINIUM UNITS LOCATED AT 1200 PIPER DRIVE

WHEREAS, on July 1, 2011, an application was submitted by Michael Sullivan of SCS Development, for a request to amend a previously approved project to allow for a fifth story on two buildings and the replacement of one building with townhomes. The parcels could accommodate up to 732 dwelling units with a density transfer agreement. The proposal includes a vesting tentative map for condominium purposes. Other amendments substantially conform to the previously approved project. 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); 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; and

WHEREAS, on September 28, 2011, 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: The project is 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

Section 3: 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 4: 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 through density averaging.
3. The project is consistent with the Milpitas General Plan in that the project meets the density allowed for in the land use designation through density averaging.
4. The project is consistent with the Transit Area Specific Plan in that the project meets the allowable density (with the density transfer agreement) and follows the design guidelines and street sections prescribed in the plan.

Section 5: With respect to the Conditional Use Permit 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.

Section 6: The Planning Commission authorizes staff to make minor technical changes as needed to the Conditions of Approval recommended to the City Council to accommodate engineering and regulatory requirements.

Section 7: The Planning Commission of the City of Milpitas hereby recommends the Milpitas City Council approve Site Development Permit Amendment No. SA11-0005, Major Tentative Map Amendment No. TM11-0001 and Conditional Use Permit Amendment No. UA11-0008, 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 September 28, 2011.

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 September 28, 2011, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
Sudhir Mandal				
Zeya Mohsin				
Gurdev Sandhu				
Steve Tao				
Noella Tabladillo				
Mark Tiernan				
John Luk				

EXHIBIT 1

**RESTATED CONDITIONS OF APPROVAL
Citation Residential Project (SA11-0005, TM11-0001, and UA11-0008)**

General Conditions

1. These conditions of approval supersede the conditions stated in Resolution No. 09-069 adopted by the Planning Commission on January 28, 2009. (P)
2. 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 September 28, 2011, in accordance with these Conditions of Approval. (P)
3. 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)
4. SA11-0005 and UA11-0008 shall become null and void if the project is not commenced within two (2) years from the date of approval unless in conjunction with a tentative map, then the project life coincides with the life of the map. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas, commencement shall be:
 - a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. 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)
6. Major Tentative Map Amendment No. TM11-0001 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)

7. 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)
8. 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)
9. 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)
10. Portion of the proposed development is located within the Special Flood Hazard Zone AO (depth 1), and therefore shall comply with the National Flood Insurance Program (NFIP) Title 44 of the Code Federal Regulations and City's Flood Plain Management Regulations, City of Milpitas Code Title XI Chapter 15. Prior to final map approval for the phase II mapping of the project (parcel 2 subdivision), the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from Federal Emergency Management Agency (FEMA), conditionally approving the revised floodplain. The developer shall also obtain a Letter of Map Revision (LOMR) prior to building permit issuance, and provide all elevation certificates prior to final building inspection or certificate of occupancy for any portion of the development. (E)
11. 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. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
12. 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)
13. The developer shall comply with new Municipal Regional Permit (MRP) Order R2-2009-0074 or latest revision requirements for post construction C3 provisions for new development and redevelopment regulated projects storm water treatment requirements, and National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities Order No. 2009—0009 NPDES No. CAS000002 or latest revision for pre construction storm water treatment requirements. (E)

14. Prior to final map approval for the phase II mapping of the project (parcel 2 subdivision), developer shall submit a storm water management plan that incorporates best management practices (BMPs) for treatments of stormwater run off from all parcels. The stormwater management plan shall incorporate source control, site design and stormwater treatment requirements consistent with MRP requirements with BMPs such as the use of bio-treatment areas into the landscape design elements and the use of permeable pavement BMPs compliant with the latest California Stormwater Quality Association (CASQA) BMP handbooks. Developer agrees to modify site plan to incorporate said BMPs as required and to the satisfaction of the City Engineer including the following conditions of approval:
- A. Developer shall submit a Storm Water Management Plan package for review and approval.
 - B. Developer shall revise site plan and site grading and drainage plan, landscaping and building plans to be consistent with the approved Storm Water Management Plan. The Plan and Report shall be prepared by a licensed Civil Engineer qualified and trained professional with storm water treatment process and certifies that measures specified in the report meet the MRP requirements.
 - C. Prior to issuance of Certificate of Occupancy, the developer shall submit a Storm water Control Operation and Maintenance (O&M) Plan, acceptable to the City, describing operation and maintenance procedures needed to insure that treatment Best Management Practices (BMPs) and other storm water control measures continue to work as intended and do not create a nuisance (including vector control). The treatment BMPs shall be maintained for the life of the project. The storm water control operation and maintenance plan shall include the applicant's signed statement accepting responsibility for maintenance until the responsibility is legally transferred.
 - D. Developer shall include in the approved CC&R, language in regard to providing the City with an annual inspection report of the Storm Water Control Plan post construction compliance with the National Pollutant Discharge Elimination System (NPDES) requirements. If the City does not receive the report, City will conduct the field inspection and report, and the owner shall be responsible to pay all associated costs.
 - E. Prior to Final occupancy, the developer shall execute and record an O&M Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities.
 - F. Developer shall comply with all "Model Conditions Of Approval For Stormwater Quality" as shown in the Stormwater Section of the Engineering Plans and Map Procedures and Guidelines, dated July 15, 2010 or latest revisions and are hereby incorporated as conditions of project approval.
 - G. Prior to building, site improvement or landscape permit issuance, the building permit application shall be consistent with the developer's approved Storm Water Control Plan and approved special conditions, and shall include drawings and specifications necessary to implement all measures described in the approved Plan. As may be required by the City's Building, Planning or Engineering Divisions, drawings submitted with the permit application (including structural, mechanical, architectural, grading, drainage, site, landscape and other drawings)

shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants. Any changes to the approved Storm water Control Plan shall require Site & Architectural (“S” Zone) Amendment application review.

- H. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the developer, and accepted by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
15. 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 2008-1), 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 parcel map recordation or prior to any building permit issuance, 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)
16. Developer shall comply with all obligations as defined in the approved and recorded “COST SHARING AND REIMBURSEMENT AGREEMENT-Milpitas Transit Area Specific Plan-Piper/Montague Sub-district-Milpitas, California,” Document 20427520, O.R., recorded 9/10/2009 in the County of Santa Clara Recorder’s Office, State of California. The shared infrastructure improvements shall be subject to the City Engineer approval. (E)
17. Prior to building permit issuance, developer will be required to contribute toward the upsizing of the sewer line on Curtis Avenue, known as sewer project 11E in the City of Milpitas Sewer Master Plan. (E)
18. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance, or as directed by the City Engineer:
- A. Storm water connection fee of **\$268,336** (based on 16 acre @ \$16,771/acre). This fee shall be paid in full with the first phase of development.
 - B. Water connection fee of **\$922,172** (based on 94 units at \$1,910/U and 638U @ \$1,164/U).

- C. Sewer connection fee of **\$1,076,380** (based on 94 units at \$1,908/U and 638U @ \$1,406/U.
 - D. Water Service Agreement(s) for water meter(s) and detector check(s).
 - E. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.
- Contact the Land Development Section of the Engineering Division at (408) 586-3328 to obtain the form(s). (E)
19. Developer shall comply with the Transit Area Specific Plan requirements, and approved EIR requirements, pay the impact fees and address all required mitigations. (E)
 20. Prior to building permit issuance, developer must pay all applicable development fees, as determined by the City Engineer in accordance with the most current approved fee scheduled adopted by the City Council, including but not limited to, connection fees (water, sewer and storm), Transit Area impact fee, plan check and inspection deposit, and 2.5% building permit automation fee as approved by City Council Resolution No. 7590. These fees are collected as part of the secured subdivision 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)
 21. In accordance with Milpitas Municipal Code XI-1-7.02-2, the developer shall underground all existing wires within the proposed subdivision. All existing poles within the proposed subdivision and the project frontage, with the exception of transmission lines supported by metal poles carrying voltages of 37.5KV or more, have to be undergrounded. (E)
 22. The developer shall obtain information from the US Postal Services regarding required mailboxes. Structures to protect mailboxes may require Building, Engineering and Planning Divisions review. (E)
 23. 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, and construction information signage. The developer shall coordinate their construction activities with other construction activities in the vicinity of this project. Upon City Engineer's request, developer's contractor is also required to submit updated construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. (E)
 24. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing, as approved by ordinance 66.3. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)

25. The applicant shall submit an agreement for density averaging of the project to the satisfaction of the City Attorney. The recordation of this agreement with the County of Santa Clara shall occur prior to the recordation of the final map. (P/CA)
26. Prior to building permit issuance, the developer shall submit an acoustical and vibration study. The findings of such study shall demonstrate compliance with the City's Municipal Code, General Plan and Transit Area Specific Plan and incorporate the findings into the plans for building permit consideration. (P)
27. All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements (existing or proposed) and no trees or deep rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas. (E)
28. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
29. If necessary, the developer shall obtain required construction dewatering, or industrial wastewater discharge approvals from the City and San Jose/Santa Clara Water Pollution Control Plant (WPCP) by calling WPCP at (408) 277-2755, and pay the related fees. (E)
30. 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)
31. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
 - A. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
 - B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord No 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)
32. Per Chapter 6, Title VIII of Milpitas Municipal Code (Ord. No. 240); the landscape irrigation system must be designed to meet the City's recycled water guidelines and connect to recycled water system. Recycled water irrigation shall be provided for all common areas within the townhome in-tract parcel, and all other areas maintained by the

HOA for the project, including Piper Cul-de-Sac landscape areas. To meet the recycle water guideline the developer shall:

- A. Design the irrigation system in conformance to the South Bay Water Recycling Guidelines and City of Milpitas Supplemental Guidelines and California Department of Public Health (CDPH) separation requirements. Prior to building permit issuance the City will submit the plans to the CDPH for approval; this approval requires additional processing time. The owner is responsible for all costs for designing and installing site improvements, connecting to the recycled water main, and processing of City and (CDPH) approvals. Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain copies of design guidelines and standards.
 - B. Protect outdoor eating areas from overspray or wind drift of irrigation water to minimize public contact with recycled water. Recycled water shall not be used for washing eating areas, walkways, pavements, and any other uncontrolled access areas. (E)
33. It is the responsibility of the developer to obtain any necessary permits/approvals from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, AT&T, Comcast, Union Pacific Railroad, Southern Pacific Railroad, Santa Clara Valley Transportation Agency, and City of Milpitas Engineering Division. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
34. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), the developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)
35. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
36. Developer shall make changes as noted on Engineering Services Exhibit "T"(dated 9/16/2011) 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)

Site Development Permit:

37. The developer shall coordinate with the property owner(s) to the north to place a pedestrian gate or passageway to allow access between the industrial properties to the north and the project site. Demonstration of this passageway shall be incorporated on plans submitted for site improvement plan check. (P)
38. Prior to building permit plan check submittal, the developer shall work with staff on the design and intent of the "bonus" rooms within the townhome product to ensure compliance with the zoning ordinance. (P)

39. All units shall have a minimum 60 square feet of balcony space in accordance with the zoning ordinance. The Unit B3 floor plan of the wrap product shall be revised prior to building permit plan check submittal to include a minimum 60 square feet of balcony space in compliance with the zoning ordinance. (P)
40. To deter vandalism on the perimeter walls of the project, the developer shall demonstrate prior to building permit issuance the incorporation of deterrent measures such as anti-graffiti coatings and provide for the growth and maintenance of vines. (P)
41. Prior to issuance of building permits of each building or as directed by the City Engineer and Planning and Neighborhood Services Director, the developer shall pay the Transit Area Development Impact Fee. (P/E)
42. Developer shall submit a final solid waste handling plan showing how the trash and recycling waste will be handled prior to any building permits issuance for Parcels 1 and 3. (E)
43. Prior to any building permit issuance for parcel 1 and 3, developer shall incorporate following solid waste services requirements to the satisfaction of the City Engineer:
 - A. Proposed solid waste enclosure shall be designed per the Development Guidelines for Solid Waste Services to house self-contained compactor equipment. The access to the location and size of the enclosure shall be designed to the City Engineer's satisfaction and shown on the plans prior to building permit issuance. The enclosure drains must discharge to the sanitary sewer line. Storm drain inlets must be located at least 25 feet away from enclosures to prevent accidental spills from entering storm drains. Enclosures are not permitted within public utility easements.
 - B. The property management shall be responsible for solid waste management, including transfer of material to the compactors. Developer shall submit to the City (for review and approval) a written Solid Waste Handling Plan including detailed step-by-step instructions to manage solid waste from generation to disposal. The Plan shall state how the residential waste will be conveyed to the collection the compactor area for disposal. Show the path of travel for refuse. Demonstrate how recycling shall have a separately maintained process from garbage handling.
 - C. Prior to occupancy permit issuance, the property management shall provide evidence to the City that a sufficient level of trash and recycling service has been secured using a Service Agreement with Allied Waste Services (formally BFI). After the applicant has full occupancy, the developer shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the developer shall increase the service to the level determined by the evaluation. For general information, contact Allied Waste Services at (408) 432-1234. (E)
44. The proposed modifications to the Piper Drive Cul-de-Sac/Over all Piper Drive will be subject to the following conditions:

- A. Developer shall design, construct improvements and maintain all such area via a conditional Encroachment Permit agreement defining covenants of such agreement for improvements upon such public right-of-way for the Piper Drive Cul-de-Sac.
- B. The proposed plan shall not conflict with the proposed BART improvements along Piper Drive. Developer shall modify plans to the satisfaction of the City Engineer for any design conflicts to address this concern. Construction improvements of Piper Drive by Developer shall be coordinated with the Piper Drive BART construction improvements. (E)

Tentative Map

- 45. Prior to final map approval for the phase II (parcel 2 subdivision), Developer/Subdivider shall complete an area wide Flood Study, demonstrating that the proposed development has NO adverse impact to the surrounding flood plain within the Special Flood Hazard Area and flood carrying capacity of the area. The study should include cumulative effect of the proposed development combined with existing and anticipated developments will not increase the water surface elevation of the Base Flood (BFE) more than one-tenth of a foot at any point. Additionally, for the AO Flood Zone, the flood study is required in order to establish the BFE and development requirements. The flood study must be prepared consistent with the requirements in accordance with Title 44 of the Code of Federal Regulations by establishing a hydraulic model and HEC-RAS. Project to be included in this study, including but not limited to, D.R. Horton on McCandless, Integral, Trumark @ Trade Zone, Capitol Towers, Montague/Piper TASP sub-district, and the BART Project. (E)
- 46. The proposed modifications to Parcel 2, amending TM08-0004, into 10 building parcels for townhome purposes is hereby subject to the following additional conditions of approval:
 - A. Developer shall submit a solid waste handling plan to adequately address requirements for curbside service prior to final map approval. Developer shall make changes to the proposed site plan to address any identified issues to provide curb side service with the approved solid waste handling plan. Any changes to the approved site plan will require City review and approval. The HOA shall be fully responsible for property owners to manage and set out the solid waste bins in accordance with the approved solid waste handling plan.
 - B. Developer shall submit a hydraulic analysis report by a registered engineer to adequately address in-tract private water system with master meters to meet requirements for water flow for domestic and fire service. (E)
- 47. Prior to building permit issuance, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer, consistent with the approved CLOMR. The drainage study shall analyze the existing and ultimate conditions and facilities, taking into account cumulative impacts for all projects within the affected area. 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. (E)

48. Prior to final map approval, the developer shall establish necessary homeowner association (HOA). Membership of the HOA shall include all owners. The HOA shall be responsible for the maintenance of the landscaping, walls, buildings, private street lights, common area and private streets and shall have assessment power. The HOA shall manage the onsite water and sewer system and implement the Solid Waste handling plan. This information shall be clearly included in the Conditions, Covenants, and Restrictions (CC&R) and recorded documents. The CC&R document shall be submitted for review and approval by the City Engineer. (E)
49. Developer shall process and record the master final map as shown in the phasing plan to include offers of dedication to include LOT I (Public Street A, Public Street B, Public Street C, and Public Street D), LOT J (Public Park). The City will accept such offers of dedication upon public improvement completion as better defined in the subdivision improvement agreement to be approved by the City Council. (E)
50. Prior to final map approval, the developer shall bond for design and construction of all necessary public improvements, including but not limited to, the public improvements on Milpitas Boulevard, Piper Drive, proposed public park, and proposed public streets A, B, C and D, as identified and consistent with requirements and obligations of the *Cost Sharing and Reimbursement Agreement for Milpitas Transit Area Specific Plan – Piper/Montague Subdistrict*. Plans for all public improvements shall be prepared on Mylar (24"x 36" sheets) with City Standard Title Block and developer shall submit a digital format of the Record Drawings (AutoCAD format) upon completion of improvements. The developer shall also execute a secured subdivision 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 and 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 Transit area Specific Plans requirements and 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. (E)
51. Prior to final map approval, developer is required to conduct a hydraulic modeling of Water and Sewer system to verify capacity of the proposed system for the subarea. (E)
52. Prior to any map recordation, the developer shall update accordingly the "Traffic Operations Analysis for the Piper-Montague Sub-district, dated September 22, 2008" and provide the updated study to the City. (E)
53. Due to the Utility Relocation project by VTA/BART the points of connections as shown on the approved Master Tentative Map will/may slightly change. Developer shall coordinate with VTA/BART for the new point of connections for the proposed utilities. (E)

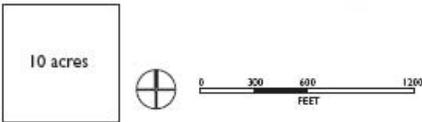
54. Prior to any building permit issuance, the developer shall record a final map. (E)
55. Prior to final map recordation, the developer shall submit to the City a digital format of the final map (AutoCAD format). All final maps shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3. (E)
56. Prior to or concurrent with the final map recordation developer shall vacate the existing easements that are not needed and relocate/abandon the existing private/public easements to the City Engineer satisfaction. (E)
57. The tentative map and the subsequent final map(s) shall designate all common lots and easements as lettered lots or lettered easements. (E)
58. 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)
59. The developer shall dedicate on the final map necessary public service utility easements, street easements and easements for water and sanitary sewer purposes. (E)
60. 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)
61. 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
(CA): City Attorney Office

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

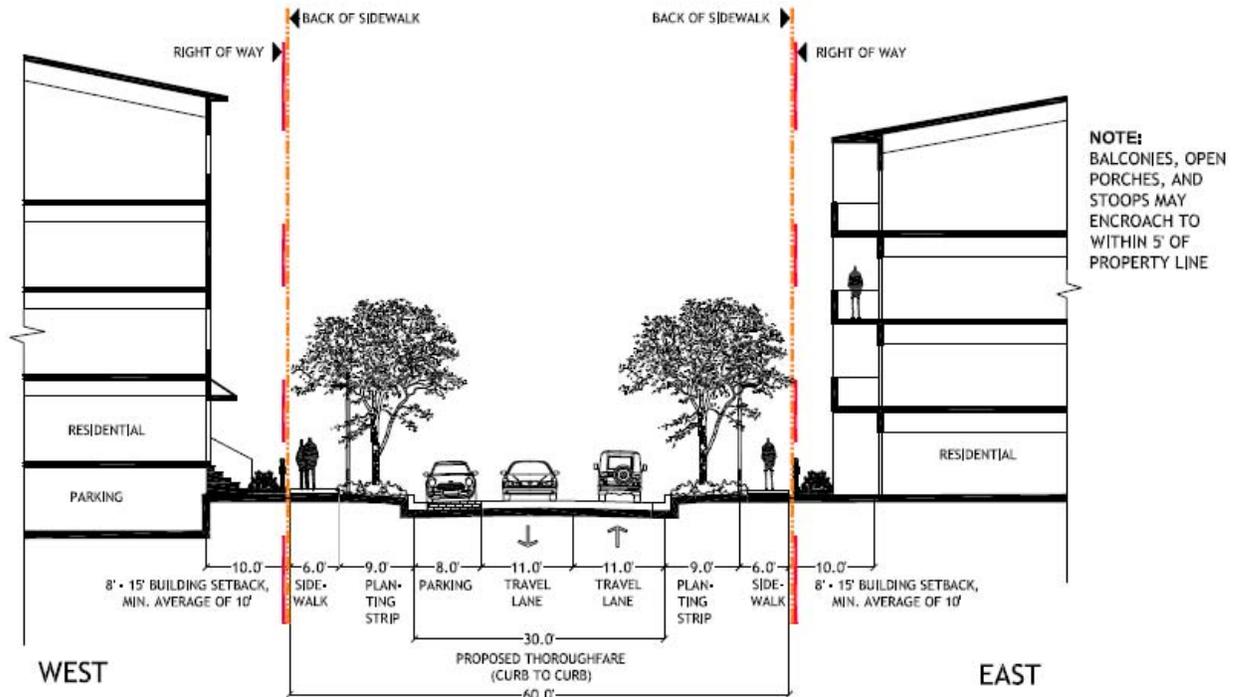


Figure 5-7
East West Street: Piper Drive to Milpitas Boulevard

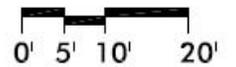
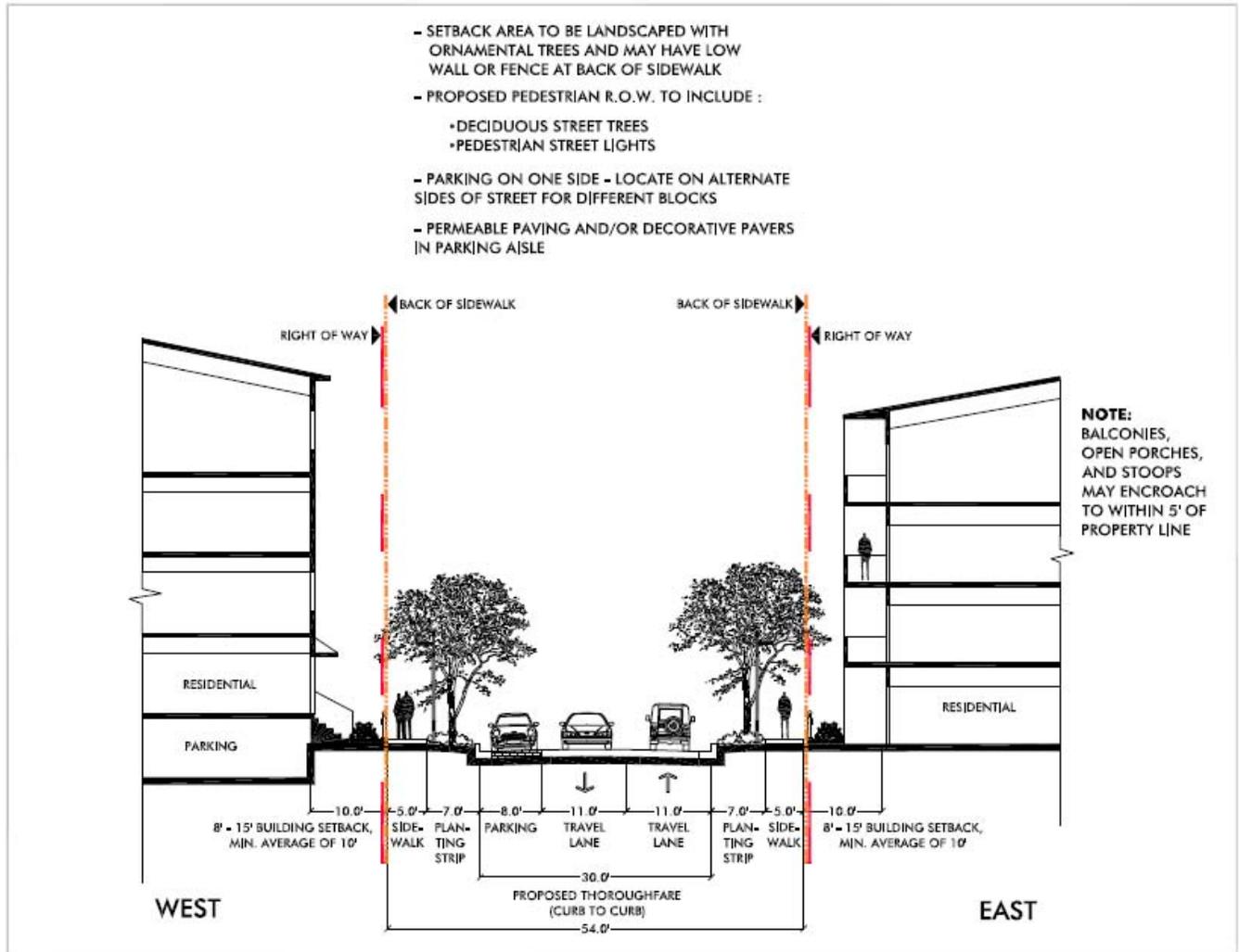


Figure 5-9
New Local Streets

Michael Sullivan
Director of Land Development
408-985-6029 (Direct)
408-985-6057 (Facsimile)
mikes@scsdevelopment.com

August 30, 2011

Sheldon S. Ah Sing
Senior Planner
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411

RE: Citation Tentative Map/Site Development Amendment (Tentative Map Amendment No. TM11-0001 / Site Development Permit Amendment No. SA11-0005)

Dear Mr. Ah Sing:

We are writing in response to the incomplete letter we received on July 29, 2011 in connection with the above-referenced project. This letter provides specific responses to the comments we received related to the "Citation Townhomes" tentative map.

With this submittal, we are requesting an amendment that would allow two 5-story buildings within the 'wrap' styled apartment/condominium component of the project (currently approved at 4-story). We are also requesting a density transfer agreement to accommodate the additional units associated with the 5th story, described in more detail with the application.

If approved, the project would comprise 732 homes: 638 apartment/condominium units and 94 "townhome style" condominiums. This is an increase of 93 units above the current tentative map entitlements approved for this site. As a result, the density would increase from 40 dwelling units per acre to approximately 45.75 dwelling units per acre.

We believe that you will find this submittal complete and concise based on the feedback and direction we received from City Staff. We appreciate all of the time you have invested reviewing this project, and we are excited for the opportunity to bring this project forward to the Planning Commission and City Council in the very near future.

Please do not hesitate to contact us should you have any questions or concerns.

Sincerely,

Michael Sullivan

MAS/jkj

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SHEET INDEX

1. COVER SHEET – INDEX SHEET

CIVIL SHEETS

- 2. TM-01 EXISTING PROPERTY
- 3. TM-02 MASTER SITE PLAN (SUBDISTRICT)
- 4. TM-03 SITE PLAN
- 5. TM-04 DEVELOPMENT PLAN
- 6. TM-05 PRELIMINARY GRADING PLAN
- 7. TM-06 UTILITY PLAN
- 8. TM-07 BART UTILITY COORDINATION PLAN (ULTIMATE CONDITION)
- 9. TM-08 FIRE TRUCK TURNING EXHIBIT
- 10. TM-09 CITY NOTES AND CONDITIONS
- 11A. TM-10 CONSTRUCTION PHASING PLAN
- 11B. C-01 OPEN SPACE AREA EXHIBIT

LANDSCAPE SHEETS

- 12. L-01 ILLUSTRATIVE MASTER SITE PLAN
- 13. L-02 ILLUSTRATIVE SITE PLAN (TOWNHOMES)
- 14. L-03 ILLUSTRATIVE PASEO PLAN (TOWNHOMES)
- 15. L-04 ILLUSTRATIVE SITE PLAN (APARTMENTS)
- 16. L-05 ILLUSTRATIVE SITE PLAN (APARTMENTS)
- 17. L-06 ILLUSTRATIVE COURTYARD PLAN (APARTMENTS)
- 18. L-07 SITE LANDSCAPE LIGHTING PLAN

ARCHITECTURAL TOWNHOME SHEETS

- AR-01 TYPICAL FRONT ELEVATION - SPANISH STYLE
- AR-02 TYPICAL FRONT ELEVATION - ITALIAN STYLE
- 19. A1-01 FIRST FLOOR – 6 UNIT BUILDING
- 20. A1-02 SECOND FLOOR – 6 UNIT BUILDING
- 21. A1-03 THIRD FLOOR – 6 UNIT BUILDING
- 22. A1-04 FIRST FLOOR – 8 UNIT BUILDING
- 23. A1-05 SECOND FLOOR – 8 UNIT BUILDING
- 24. A1-06 THIRD FLOOR – 8 UNIT BUILDING
- 25. A1-07 FIRST FLOOR – 10 UNIT BUILDING
- 26. A1-08 SECOND FLOOR – 10 UNIT BUILDING
- 27. A1-09 THIRD FLOOR – 10 UNIT BUILDING
- 28. A1-10 UNIT PLAN 1
- 29. A1-11 UNIT PLAN 2
- 30. A1-12 UNIT PLAN 3
- 31. A1-13 TYPICAL FRONT ELEVATION/ROOF PLAN – ITALIAN STYLE
- 32. A1-14 TYPICAL REAR AND SIDE ELEVATIONS - ITALIAN STYLE
- 33. A1-15 TYPICAL FRONT ELEVATION/ROOF PLAN – SPANISH STYLE
- 34. A1-16 TYPICAL REAR AND SIDE ELEVATIONS - SPANISH STYLE

ARCHITECTURAL APARTMENT SHEETS

- 35. A2-01 PHASE 1 SOUTH ELEVATION (PHASE 2 SIMILAR)
- 36. A2-02 PHASE 3 SOUTH ELEVATION
- 37. A2-03 PHASE 1 & 2 GROUND LEVEL PLAN
- 38. A2-04 PHASE 3 GROUND LEVEL PLAN
- 39. A2-05 PHASE 1 GARAGE SECTION (LOOKING NORTH)
- 40. A2-06 UNIT PLANS



OWNER/DEVELOPER

CITATION HOMES CENTRAL
 404 SARATOGA AVENUE, SUITE 100
 SANTA CLARA, CA 95050
 (408) 985-6000
 CONTACT: MICHAEL SULLIVAN

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
 6111 BOLLINGER CANYON ROAD, SUITE 150
 SAN RAMON, CA 94583
 (925) 866-0322
 CONTACT: LEE ROSENBLATT

ARCHITECT (TOWNHOMES)

DANIELIAN ASSOCIATES
 60 CORPORATE PARK
 IRVINE, CA 92606
 (949) 474-6030
 CONTACT: JOHN DANIELIAN

LANDSCAPE ARCHITECT

RANDALL PLANNING AND DESIGN, INC
 1475 N. BROADWAY, SUITE 290
 WALNUT CREEK, CA 94596
 (925) 934-8002
 CONTACT: GREG RANDALL

ARCHITECT (APARTMENTS)

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

AUGUST 29, 2011



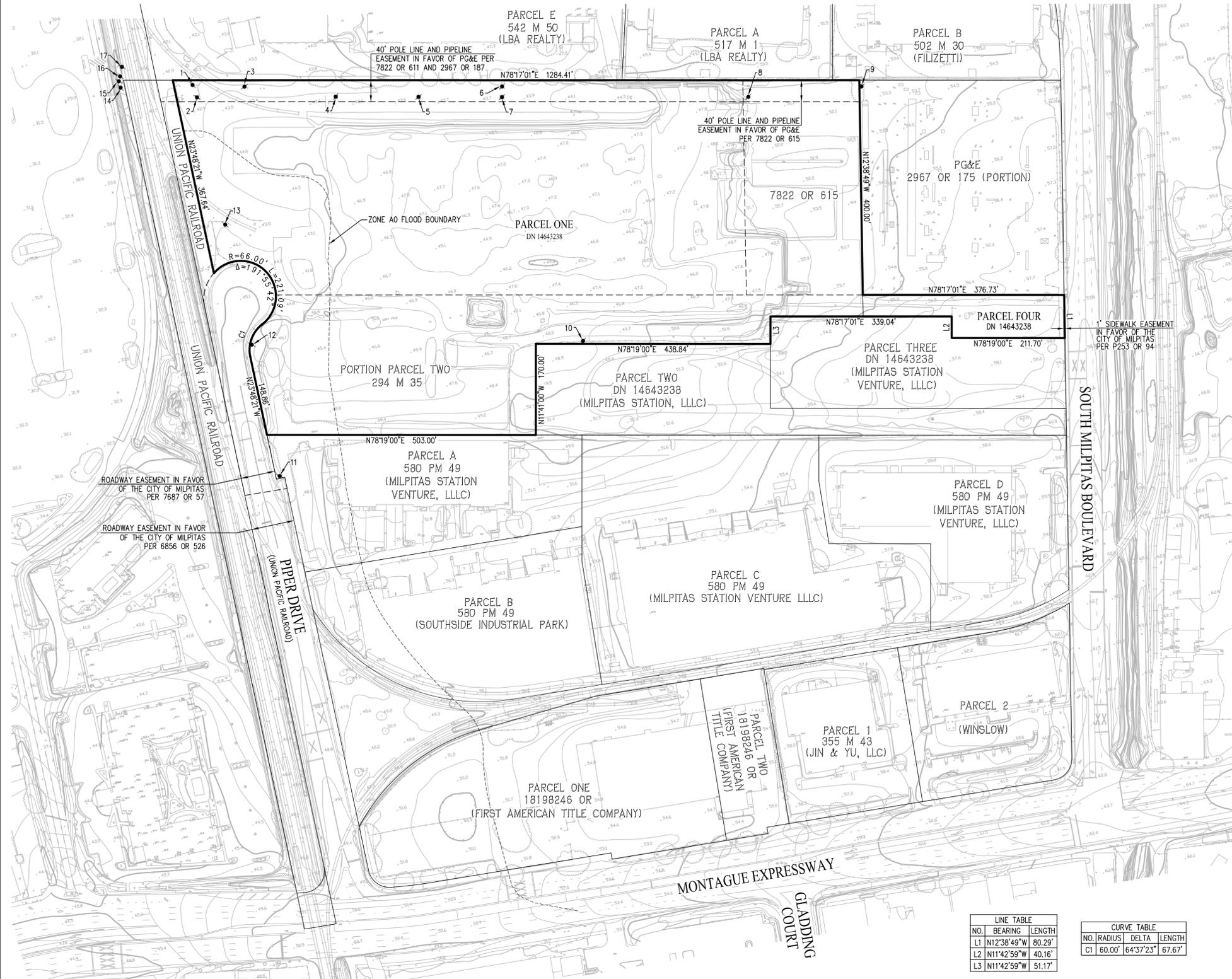
MONTAGUE VILLAGE

CITATION APARTMENTS & TOWNHOMES

PIPER/MONTAGUE SUBDISTRICT VESTING TENTATIVE MAP AMENDMENT

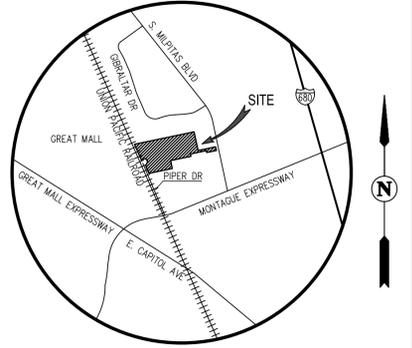
MILPITAS, CALIFORNIA





CONTACTS

- 1. OWNER/SUBDIVIDER: CITATION HOMES CENTRAL
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6000
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: RMA GROUP OF NORTHERN CALIFORNIA
257 WRIGHT BROTHERS AVE.
LIVERMORE, CA 94551
SIMON MAKDESSI



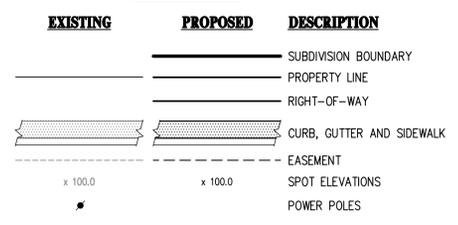
VICINITY MAP
NOT TO SCALE

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=0.5%)
12. STREETS TREES: STREET TREES ALONG PUBLIC STREETS SHALL BE PROVIDED BY OTHERS 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 06085C0067H (MAY 18, 2009)
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: APARTMENT BUILDING 1: 378 UNITS
APARTMENT BUILDING 2: 260 UNITS
TOWNHOMES: 94 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 732 UNITS.
29. PHASING: THIS PROJECT WILL BE CONSTRUCTED IN PHASES. MULTIPLE FINAL MAPS WILL BE FILED.
29. TENTATIVE MAP AMENDMENT: THIS VESTING TENTATIVE MAP AMENDMENT FURTHER SUBDIVIDES PARCEL 2 OF THE ORIGINAL APPROVED TENTATIVE MAP DATED NOVEMBER 14, 2008 (TM08-0004). ALL OTHER ENTITLEMENTS ARE NOT MODIFIED BY THIS AMENDMENT.

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
- BFE BASE FLOOD ELEVATION
- R/W 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
- TC TOP OF CURB
- PIEE PRIVATE INGRESS & EGRESS EASEMENT
- WE WATER EASEMENT
- RW ROADWAY EASEMENT
- SWE SIDEWALK EASEMENT

SHEET INDEX

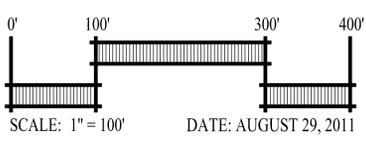
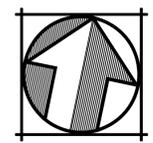
- TM-01 TITLE SHEET-EXISTING PROPERTY
- TM-02 MASTER SITE PLAN (SUBDISTRICT)
- TM-03 SITE PLAN
- TM-04 DEVELOPMENT PLAN
- TM-05 GRADING PLAN
- TM-06 UTILITY PLAN
- TM-07 BART UTILITY COORDINATION PLAN (ULTIMATE)
- TM-08 FIRE TRUCK TURNING EXHIBIT
- TM-09 CITY NOTES & CONDITIONS
- TM-10 CONSTRUCTION PHASING PLAN

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 _____, 20____, and Approved by the Milpitas City Council this _____ day of _____, 20____.

Planning and Neighborhood Services Director _____ Date _____

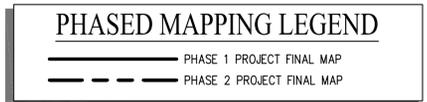
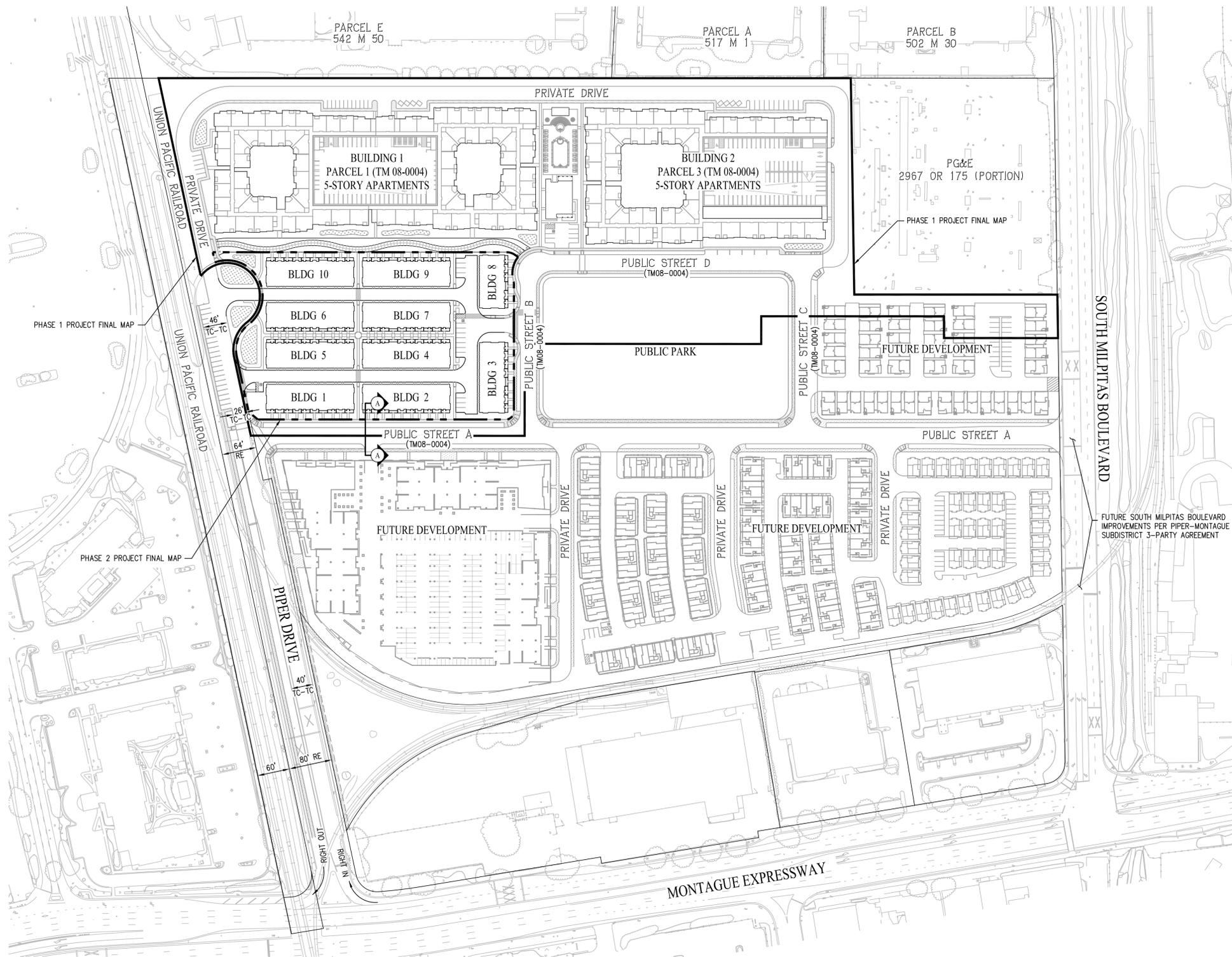


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SAN RAMON, CALIFORNIA 94583
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FAX (925) 866-8975

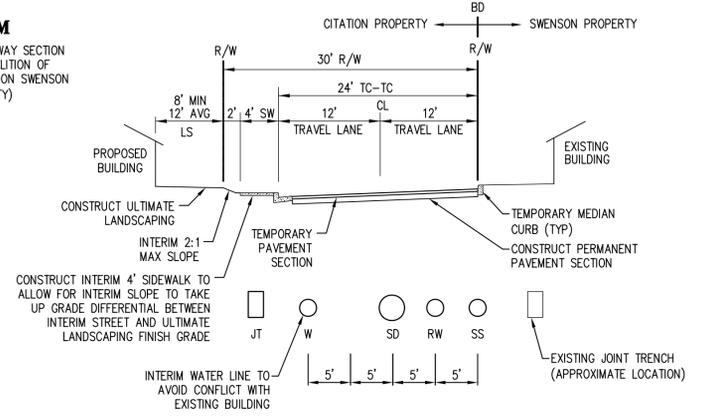
SHEET NUMBER
TM-01
2 OF 40

**VESTING TENTATIVE MAP AMENDMENT
FOR CONDOMINIUM PURPOSES
EXISTING PROPERTY
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT**

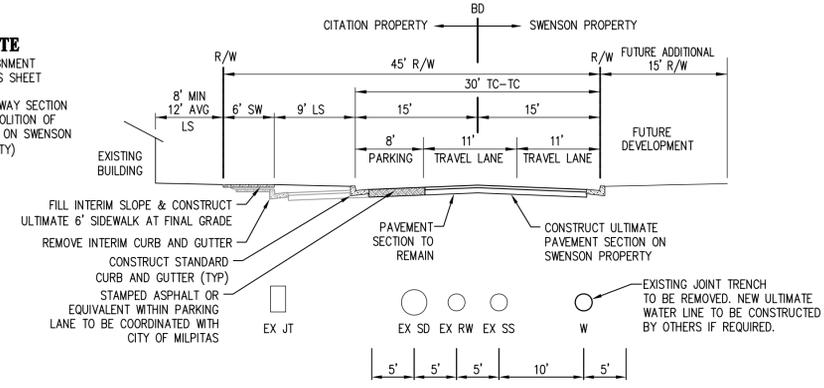
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



INTERIM
 (PROPOSED ROADWAY SECTION PRIOR TO DEMOLITION OF EXISTING BUILDING ON SWENSON PROPERTY)



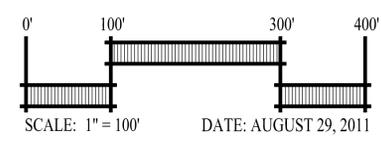
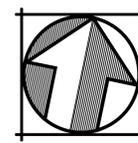
ULTIMATE
 ULTIMATE ALIGNMENT SHOWN ON THIS SHEET
 (PROPOSED ROADWAY SECTION FOLLOWING DEMOLITION OF EXISTING BUILDING ON SWENSON PROPERTY)



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.

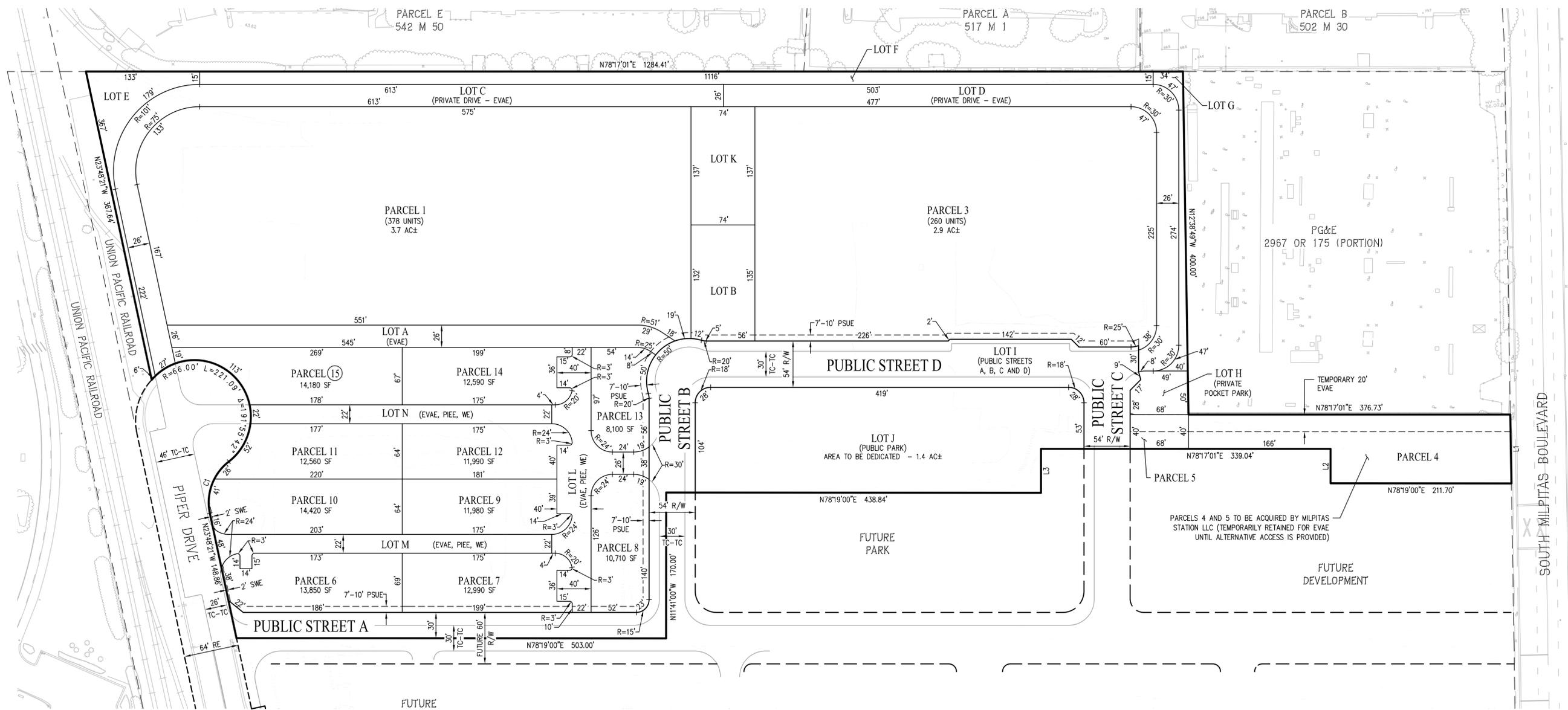
VESTING TENTATIVE MAP AMENDMENT
 MASTER SITE PLAN
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT
 CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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SHEET NUMBER
TM-02
 3 OF 40



LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°38'49"W	80.29'
L2	N11°42'59"W	40.16'
L3	N11°42'59"W	51.17'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	60.00'	64°37'23"	67.67'

GENERAL NOTES:

DESCRIPTION	ORIGINAL APPROVED TENTATIVE MAP (TM08-0004)	VESTING TENTATIVE MAP AMENDMENT
1. EXISTING ZONING:	M2 (HEAVY INDUSTRIAL)	R3-TOD (MULTI-FAMILY RESIDENTIAL) - PER TM08-0004
2. PROPOSED ZONING:	R3-TOD (MULTI-FAMILY RESIDENTIAL)	R3-TOD (MULTI-FAMILY RESIDENTIAL)
3. EXISTING LAND USE:	INDUSTRIAL	VACANT
4. PROPOSED LAND USE:	TRANSIT-ORIENTED RESIDENTIAL DEVELOPMENT	TRANSIT-ORIENTED RESIDENTIAL DEVELOPMENT
5. TOTAL SITE AREA:	16.0 ACRES±	16.0± ACRES (3.5± ACRES - TOWNHOME COMPONENT)
6. TOTAL NUMBER OF LOTS:	5 PARCELS; 11 LOTS	14 PARCELS; 14 LOTS (10 PARCELS; 3 LOTS - TOWNHOME COMPONENT)
7. DENSITY:	40 DU/ACRE	45 DU/ACRE (27 DU/ACRE - TOWNHOME COMPONENT)
8. PARKING:	APPROVED PER TM08-0004	SEE SHEET TM-04

NOTE:
THIS VESTING TENTATIVE MAP AMENDMENT FURTHER SUBDIVIDES PARCEL 2 OF THE ORIGINAL APPROVED TENTATIVE MAP DATED NOVEMBER 14, 2008 (TM08-0004). ALL OTHER ENTITLEMENTS ARE NOT MODIFIED BY THIS AMENDMENT UNLESS SPECIFICALLY SHOWN ABOVE.

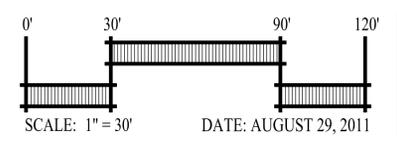
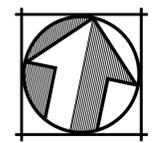
LEGEND

EXISTING	PROPOSED	DESCRIPTION
—	—	SUBDIVISION BOUNDARY
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	TOP OF CURB
---	---	EASEMENT
x 100.0	x 100.0	SPOT ELEVATIONS

VESTING TENTATIVE MAP AMENDMENT
SITE PLAN

MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

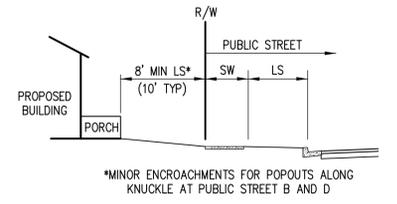
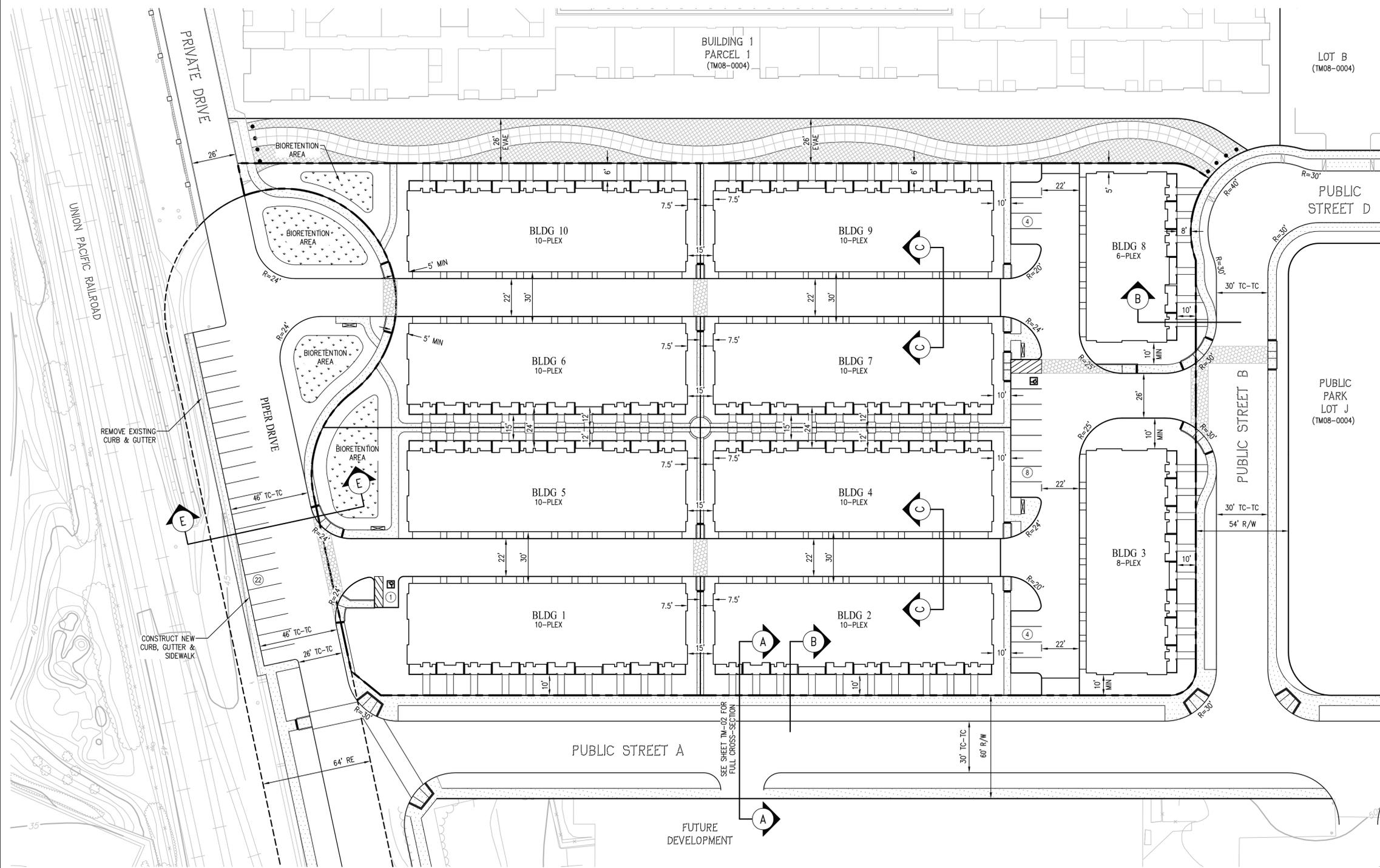


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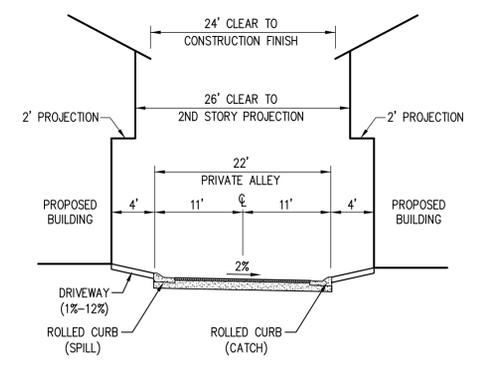
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

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FAX (925) 866-8375

SHEET NUMBER
TM-03
4 OF 40



SECTION B-B
(NOT TO SCALE)



SECTION C-C
(NOT TO SCALE)

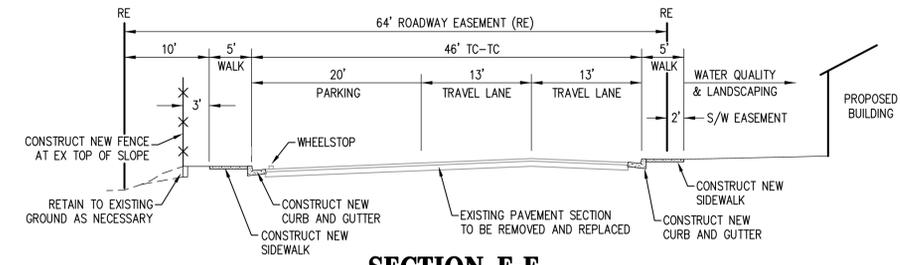
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY (TOWNHOME COMPONENT)
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER AND SIDEWALK
---	---	ENHANCED PAVING/CONCRETE PER LANDSCAPE PLANS

PARKING SUMMARY

BUILDING TYPE	UNIT TYPE	UNITS	SPACES REQUIRED		SPACES PROVIDED			TANDEM SUMMARY	
			REQUIRED RATIO	SPACES REQUIRED	GARAGE SPACES PROVIDED	SURFACE SPACES PROVIDED	TOTAL SPACES PROVIDED	TANDEM SPACES ALLOWABLE	TANDEM SPACES PROVIDED
TOWNHOMES	3 BEDROOM	94	1.6	151	188	0	188	0.50 OF PROVIDED	94
	GUEST		0.20 OF REQ'D	31	0	39	39		
TOTAL		94		182	188	39	227*		94**

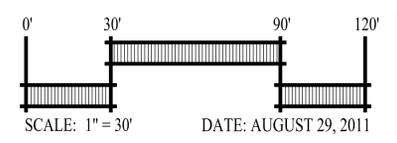
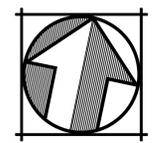
*PARKING RATIO PROVIDED: 2.4 SPACES/UNIT
**TANDEM PARKING RATIO PROVIDED: 50%



SECTION E-E
(NOT TO SCALE)

VESTING TENTATIVE MAP AMENDMENT
DEVELOPMENT PLAN
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

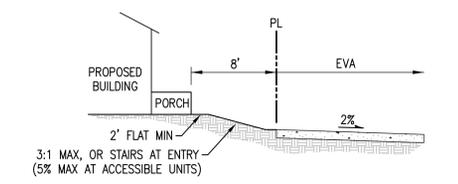
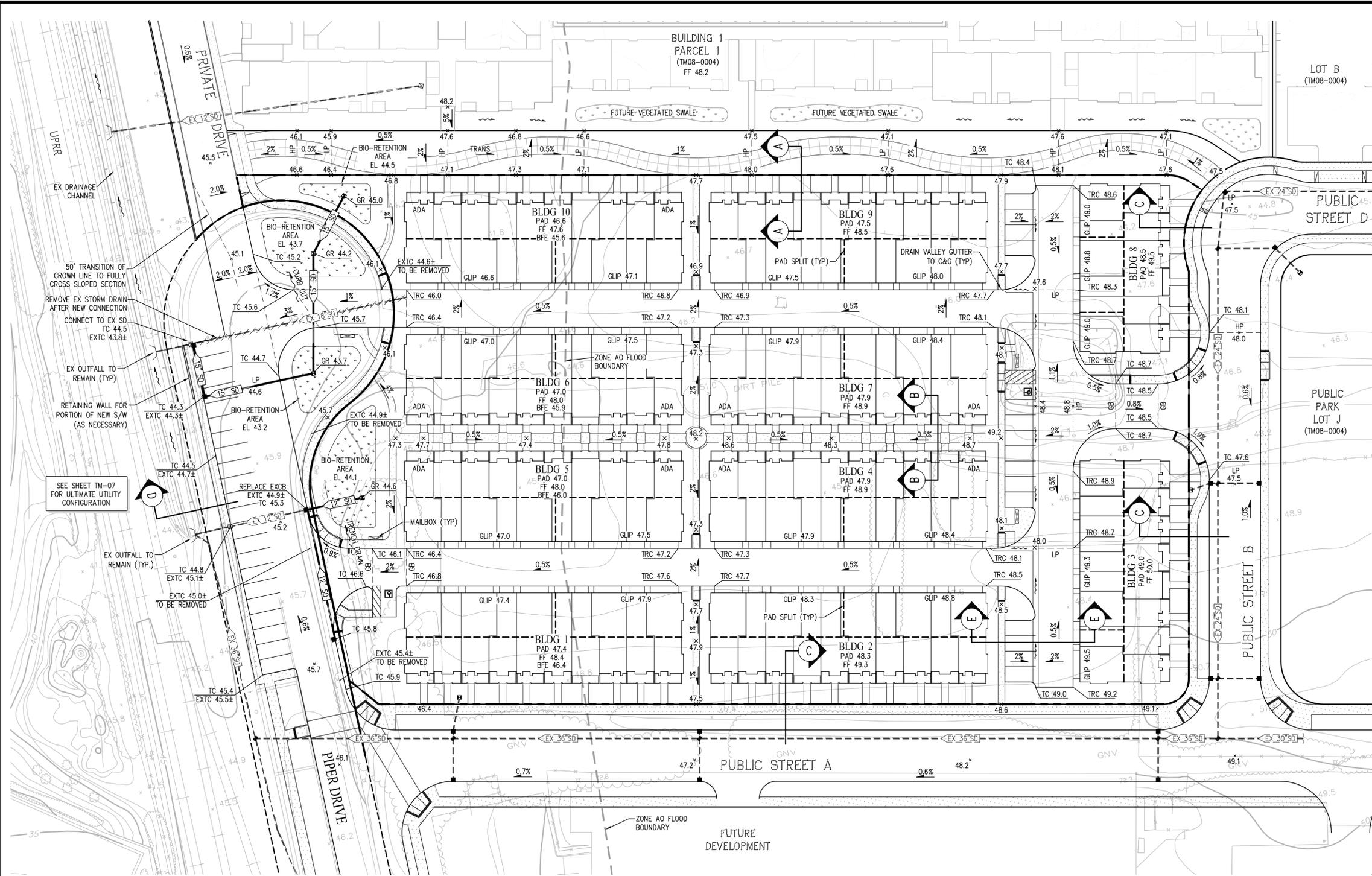
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



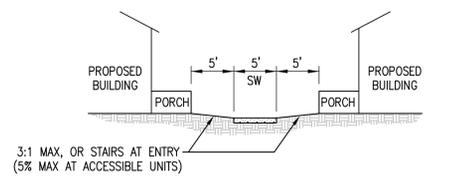
DATE: AUGUST 29, 2011

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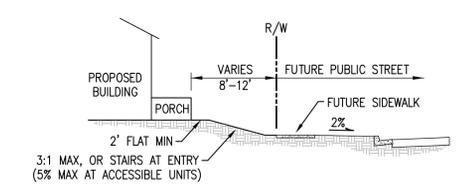
SHEET NUMBER
TM-04
5 OF 40



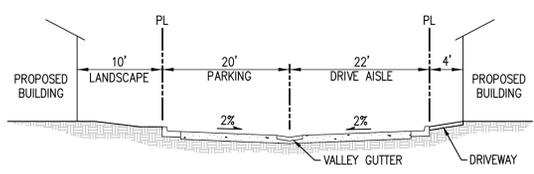
SECTION A-A
(NOT TO SCALE)



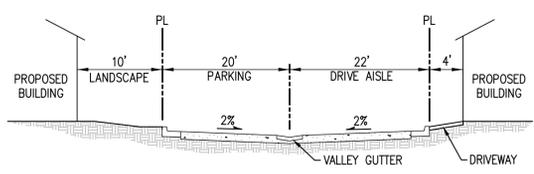
SECTION B-B
(NOT TO SCALE)



SECTION C-C
(NOT TO SCALE)



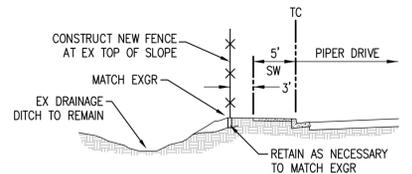
SECTION D-D
(NOT TO SCALE)



SECTION E-E
(NOT TO SCALE)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY (TOWNHOME COMPONENT)
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER AND SIDEWALK
x 100.0	x 100.0	SPOT ELEVATIONS
---	---	STORM DRAIN
---	---	BIO-RETENTION AREA

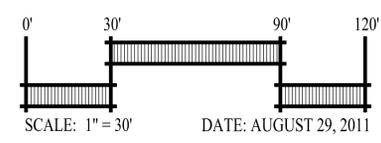
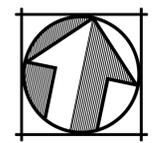


SECTION D-D
(NOT TO SCALE)

- GRADING NOTES:**
1. GRADING WILL BE DONE AS A PART OF THIS TRACT.
 2. THE LIMIT OF GRADING OF THE TOWNHOME COMPONENT OF THE PROJECT 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.

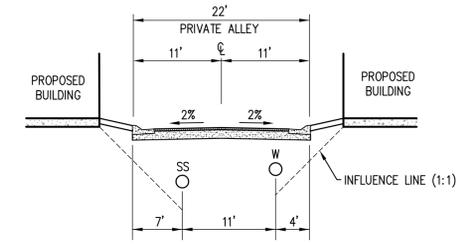
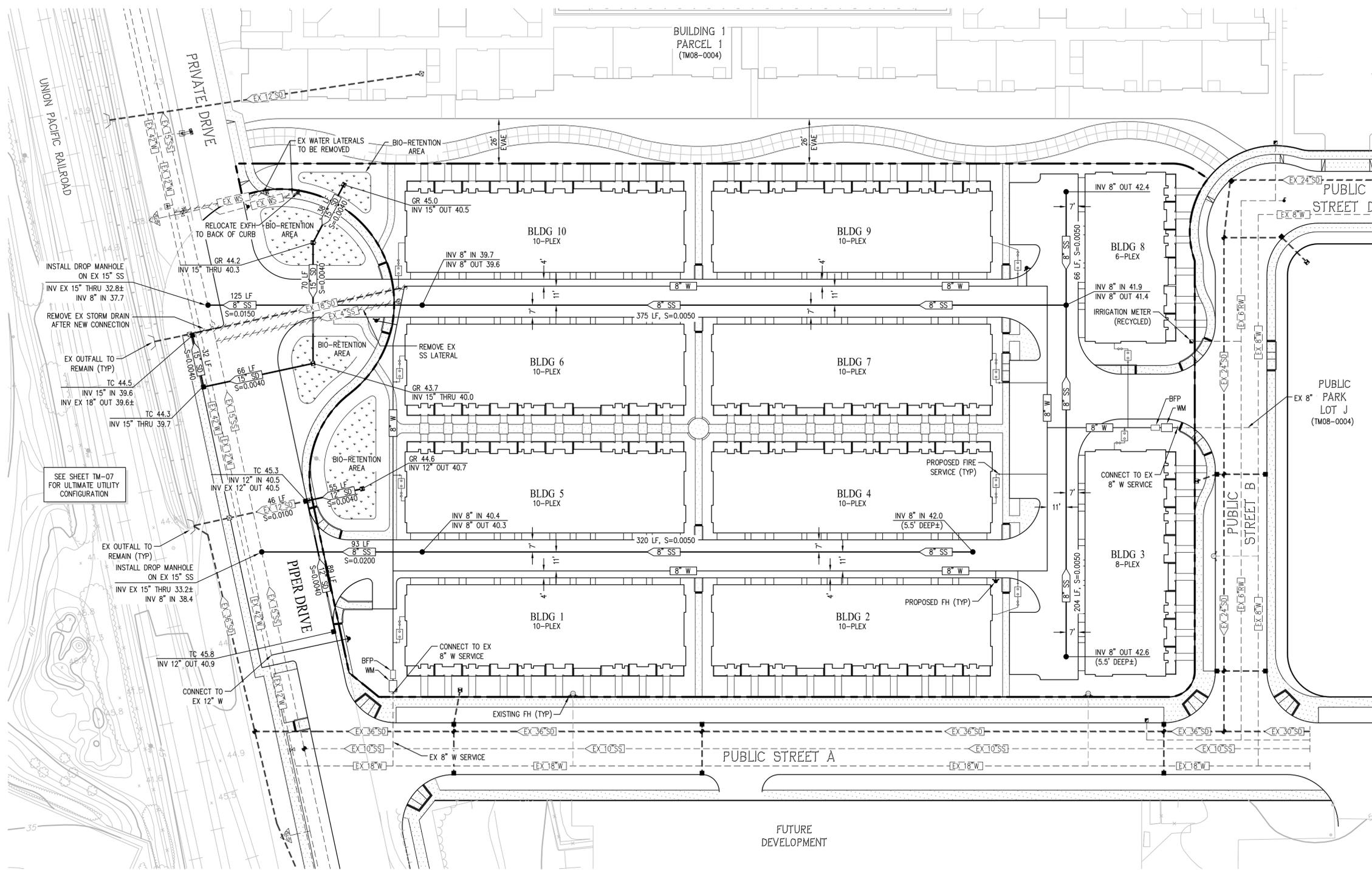
**VESTING TENTATIVE MAP AMENDMENT
PRELIMINARY GRADING PLAN
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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SHEET NUMBER
TM-05
6 OF 40



TYPICAL PRIVATE ALLEY UTILITY LOCATION
 (NOT TO SCALE)

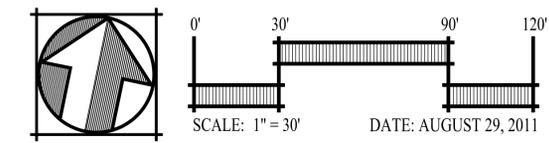
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY (TOWNHOME COMPONENT)
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER AND SIDEWALK
x 100.0	x 100.0	SPOT ELEVATIONS
EX SD	SD	STORM DRAIN
EX SS	SS	SANITARY SEWER
EX W	W	WATER LINE
	▲	FIRE HYDRANT
	○	DETECTOR CHECK VALVE
	□ WM	WATER METER
	□ BFP	BACKFLOW PREVENTER
	□ RW	RECYCLED WATER LINE
	▨	BIO-RETENTION AREA

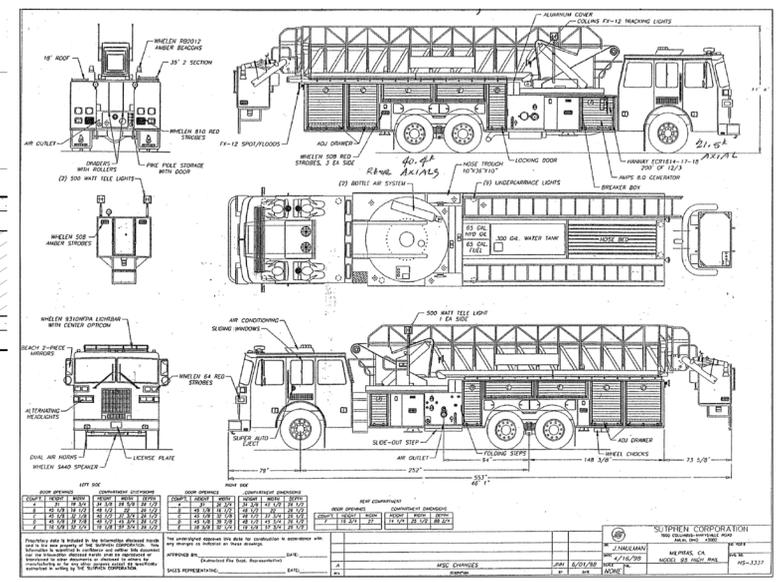
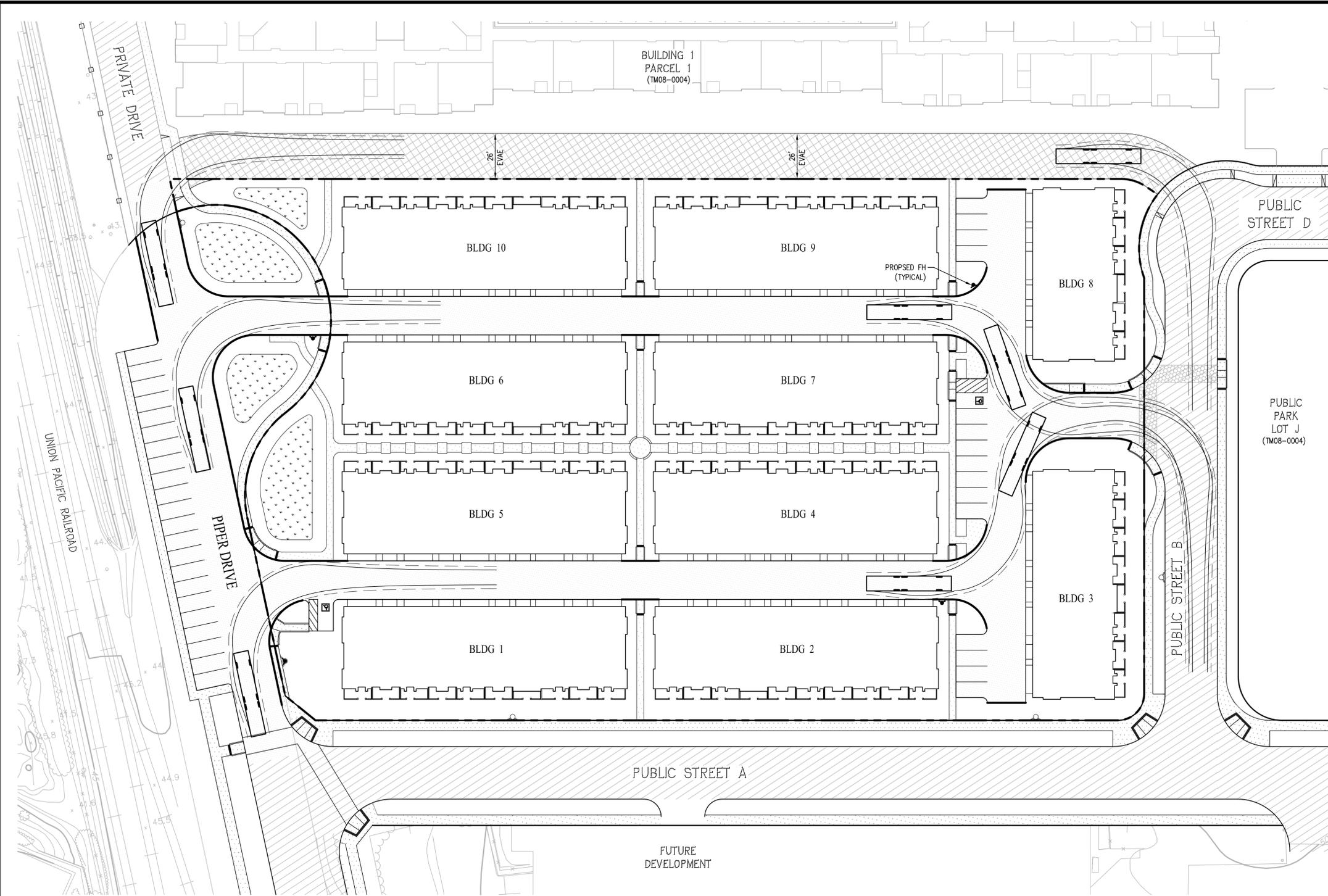
UTILITY NOTES

- PUBLIC UTILITIES: PROPOSED UTILITIES WITHIN PUBLIC STREETS (PER TM08-0004) WILL BE CONSTRUCTED PER LOCAL STANDARDS & DEDICATED TO THE CITY OF MILPITAS.
- PRIVATE UTILITIES: PROPOSED SEWER, STORM & WATER WITHIN THE PRIVATE ROADS & PARCELS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PRIVATE STORM DRAIN: MINIMUM SLOPE OF PROPOSED STORM DRAIN PIPE = 0.002
 MINIMUM SIZE OF PROPOSED STORM DRAIN PIPE IS 12" STORM DRAIN FACILITIES MAY BE RCP OR HDPE N-12 PIPE.
- PRIVATE SANITARY SEWER: MINIMUM SLOPE OF PROPOSED SEWER PIPE = 0.0033
 MINIMUM SIZE OF PROPOSED SEWER MAIN IS 8"
- GAS & ELECTRIC: PG&E
- TELEPHONE: ATT
- CABLE TV: COMCAST
- FIRE HYDRANT AND FIRE SERVICE LATERAL LAYOUT TO BE COORDINATED WITH CITY OF MILPITAS FIRE DEPARTMENT.

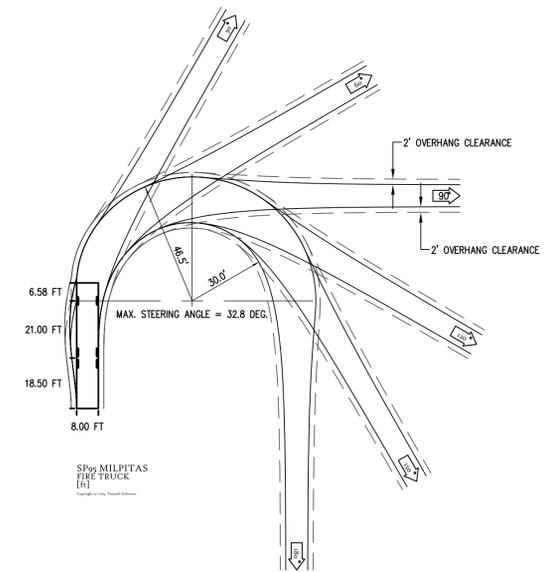
VESTING TENTATIVE MAP AMENDMENT
 UTILITY PLAN
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT
 CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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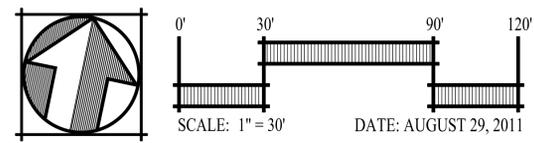
* FIRE TRUCK DETAILS PROVIDED BY THE CITY OF MILPITAS FIRE DEPARTMENT



SP95 MILPITAS FIRE TRUCK
NOT TO SCALE

- LEGEND**
- FIRE APPARATUS ACCESS ROADS (PAVED - WITHIN PROJECT)
 - FIRE APPARATUS ACCESS ROADS (PAVED - OUTSIDE OF PROJECT)
 - EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - ALL ALLEY CURBS TO BE PAINTED RED AND STENCILED "NO PARKING FIRE LANE"

VESTING TENTATIVE MAP AMENDMENT
FIRE TRUCK TURNING EXHIBIT
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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SHEET NUMBER
TM-08
9 OF 40

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FOR CONDITIONS OF APPROVAL

VESTING TENTATIVE MAP AMENDMENT
CITY NOTES AND CONDITIONS
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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	<small>6111 BOLLINGER CANYON ROAD, SUITE 100 SAN RAMON, CALIFORNIA 94583</small>

DATE: AUGUST 29, 2011

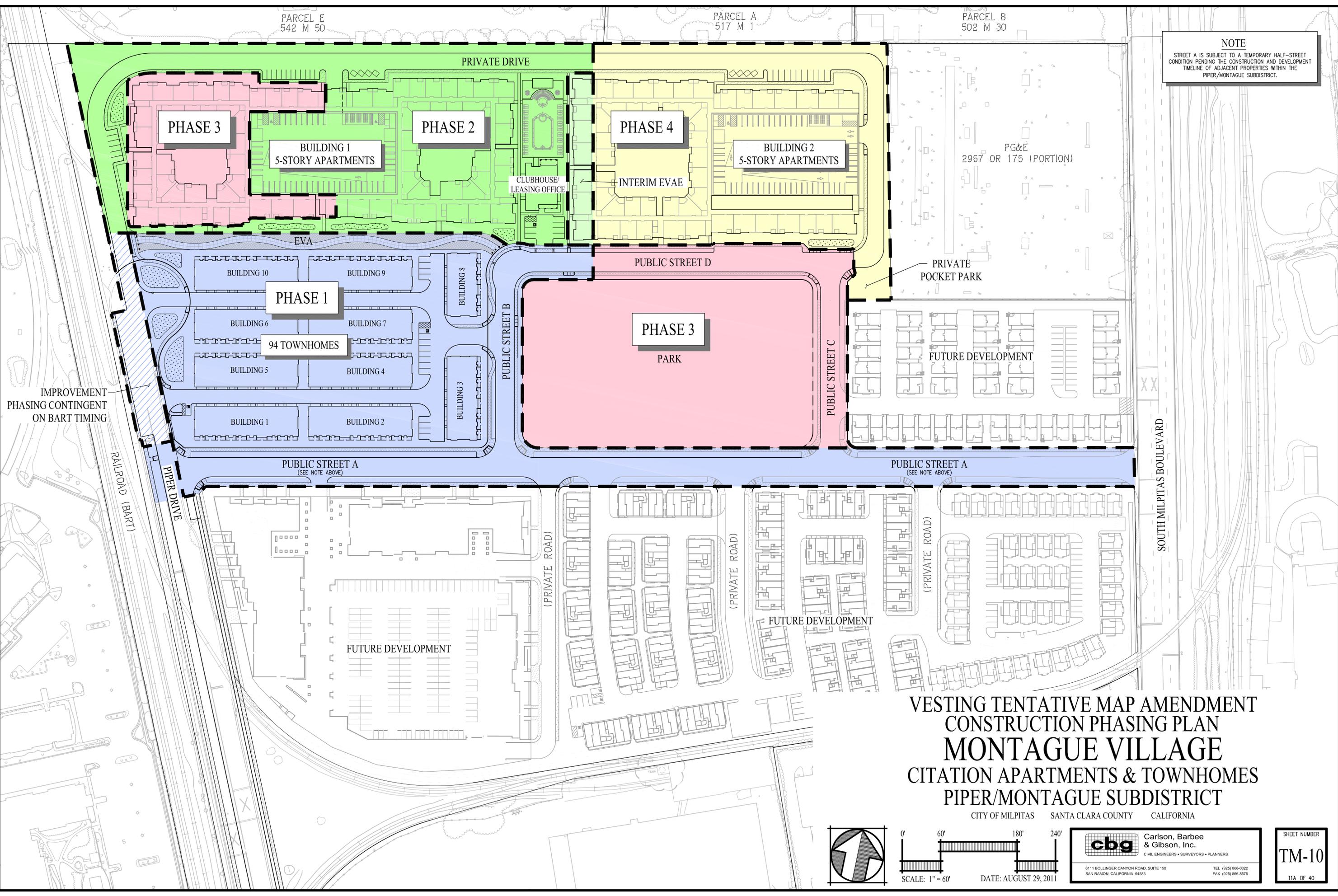
SHEET NUMBER
TM-09
10 OF 40

PARCEL E
542 M 50

PARCEL A
517 M 1

PARCEL B
502 M 30

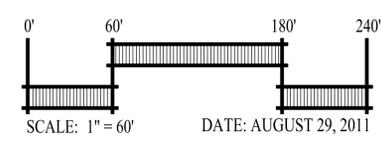
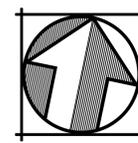
NOTE
STREET A IS SUBJECT TO A TEMPORARY HALF-STREET
CONDITION PENDING THE CONSTRUCTION AND DEVELOPMENT
TIMELINE OF ADJACENT PROPERTIES WITHIN THE
PIPER/MONTAGUE SUBDISTRICT.



IMPROVEMENT
PHASING CONTINGENT
ON BART TIMING

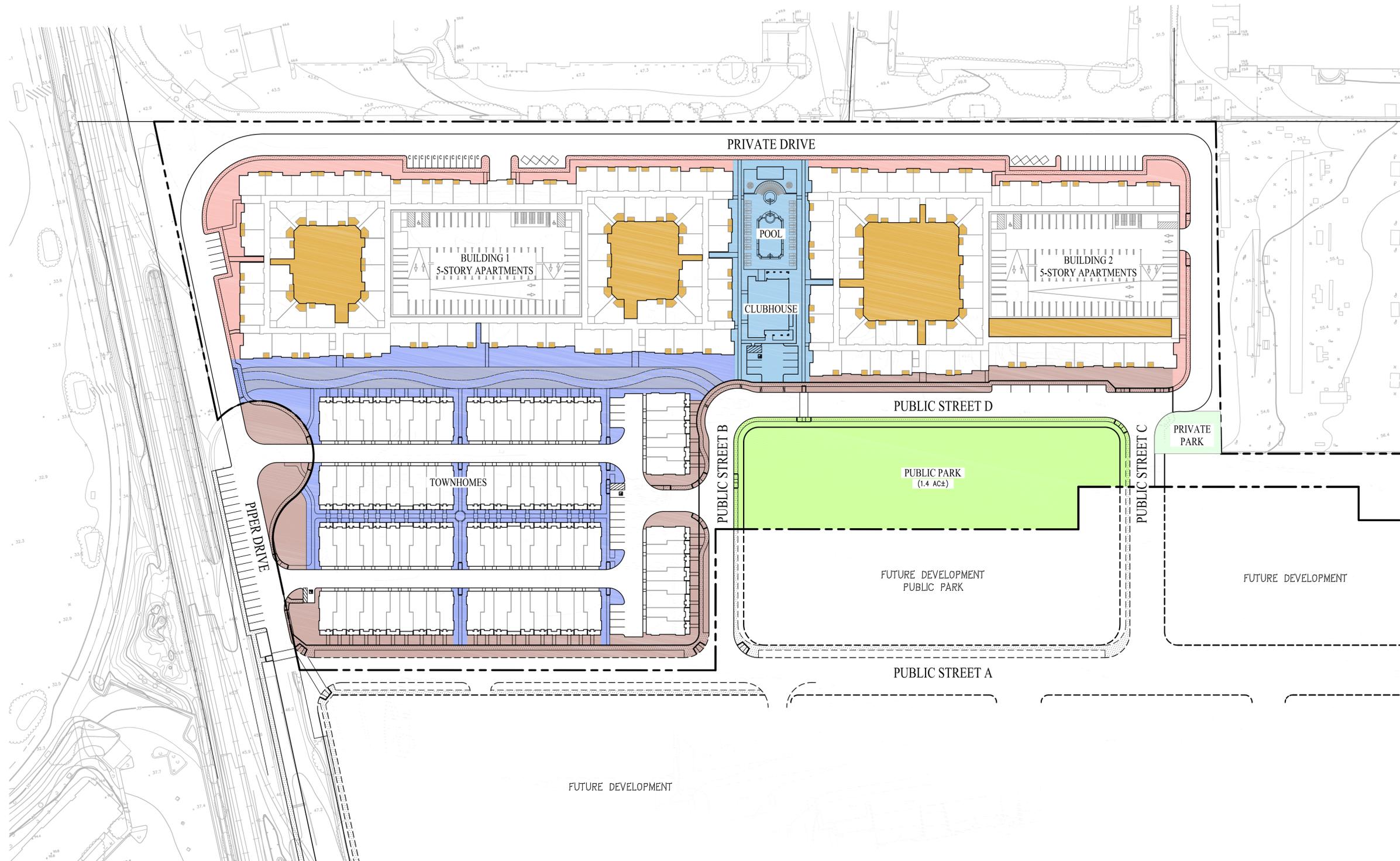
VESTING TENTATIVE MAP AMENDMENT CONSTRUCTION PHASING PLAN MONTAGUE VILLAGE CITATION APARTMENTS & TOWNHOMES PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150 TEL (925) 866-0322
SAN RAMON, CALIFORNIA 94583 FAX (925) 866-8375

SHEET NUMBER
TM-10
11A OF 40



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	0.8± AC
	BALCONIES - BUILDING 1	0.5± AC
	BALCONIES - BUILDING 2	0.3± AC
	PORCHES - TOWNHOMES	0.2± AC
	PRIVATE RECREATIONAL AREA	0.6± AC
	LANDSCAPE STRIP (20%)*	0.1± AC
SUBTOTAL PRIVATE LANDSCAPE		2.6± AC
TOTAL		5.3± AC

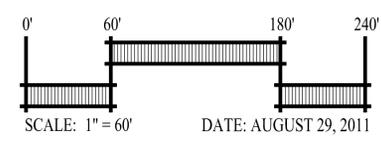
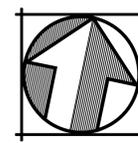
*NOTE: 20% OF THE LANDSCAPE BUFFER AREA WAS TABULATED PER POLICY 3.38 OF THE MILPITAS TRANSIT AREA SPECIFIC PLAN

SUMMARY OF PARK AREAS

	RGC	CITATION	TOTAL
PARK AREA TO BE DEDICATED	1.77 AC±	1.40 AC±	3.17 AC±
RIGHT-OF-WAY	0.25 AC±	0.18 AC±	0.43 AC±
NET PARK AREA	1.52 AC±	1.22 AC±	2.74 AC±

OPEN SPACE AREAS
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

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SHEET NUMBER
C-01
 11B OF 40



ILLUSTRATIVE SITE PLAN AND SCHEMATIC PLANTING PLAN
SCALE: 1" = 50'-0"



RED SUNSET MAPLE



FLOWERING PEAR



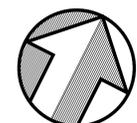
CHINESE PISTACHE

TYPICAL STREET TREES

GREEN LANDSCAPE CHECKLIST

1. No plant species specified shall require shearing.
2. No plant species are listed on the Invasive Plant Inventory by the California Invasive Plant Council.
3. Plant species specified shall be drought tolerant California Native, Mediterranean or other appropriate species.
4. All planting beds shall be mulched to a depth of 2 inches or greater per local ordinance.
5. Soils shall be amended with 2 inches of compost or as required to reach 3.5% organic matter.
6. Irrigation system shall be designed as a high efficiency system and shall include smart (weather based) irrigation controllers, bubblers and low flow sprinklers.
7. Planted areas shall be grouped according to water needs (hydrozoning), with hydrozones identified on the irrigation plans.
8. Turf areas shall not be installed on slopes exceeding 10% or in areas less than 8 feet wide.
9. Total turf areas shall not exceed 35% of all landscape area, and all turf has water requirements <= to tall fescue.

VESTING TENTATIVE MAP AMENDMENT
ILLUSTRATIVE MASTER SITE PLAN
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

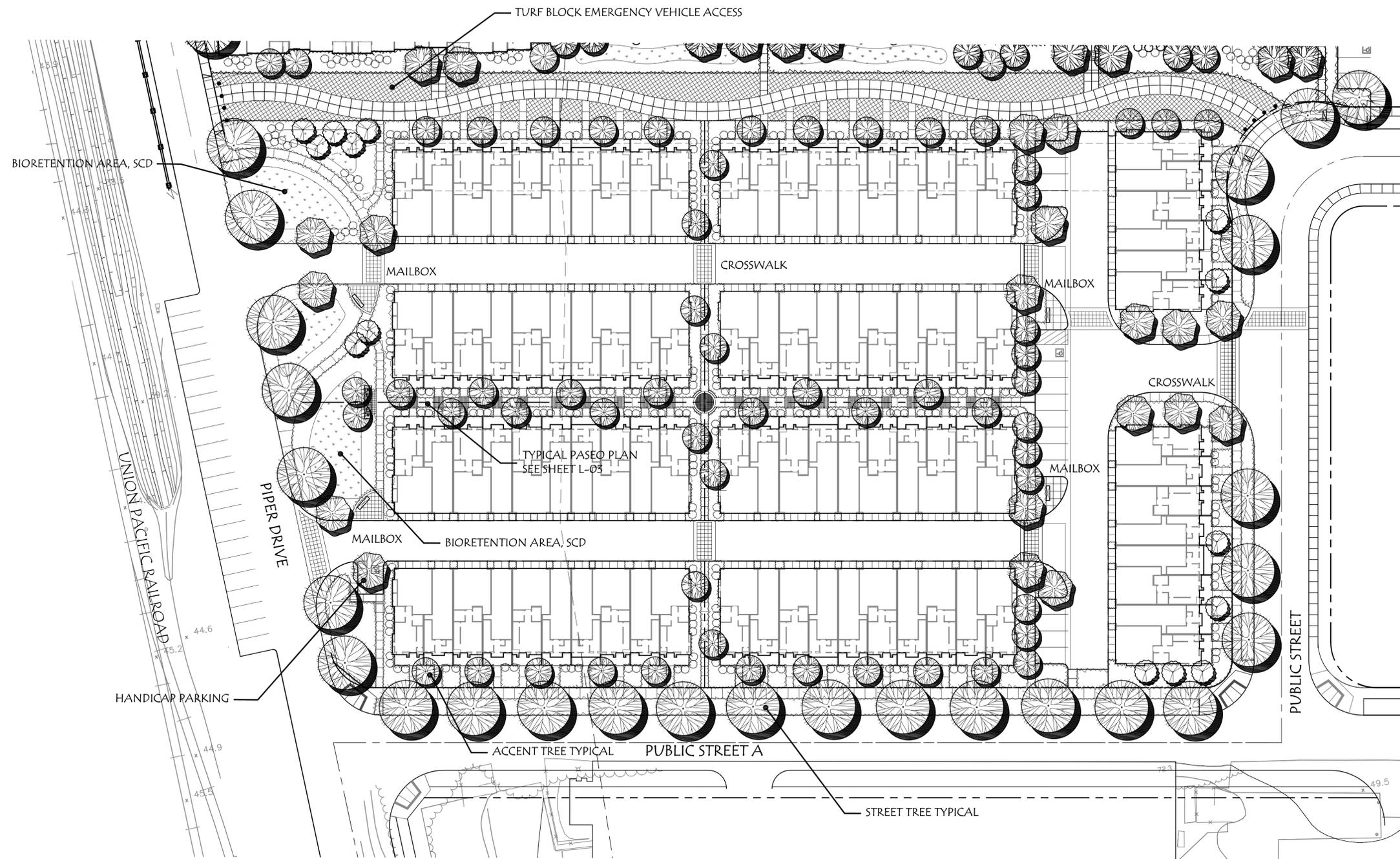


DATE: September 21, 2011



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Landscape Architecture * Golf Facilities
Site and Environmental Planning
1475 N. Broadway Suite 210 Walnut Creek, California 94596
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SHEET NUMBER
L-01
12 OF 40



ILLUSTRATIVE TOWNHOME SITE PLAN AND SCHEMATIC PLANTING PLAN

SCALE 1" = 30'-0"

PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ SPACING
TREES			
15 gal.	Acer p. 'Bloodgood'	Japanese Maple	Accent Tree
24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Myrtle Street Tree
15 gal.	Cercis c. 'Frost Pansy'	Eastern Redbud	Accent Tree
24" box	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	Accent Tree & Paseo Tree
15 gal.	Malus floribunda	Flowering Crabapple	Accent Tree & Paseo Tree
24" box	Pistacia chinensis	Chinese Pistache	Paseo Tree
15 gal.	Podocarpus macrophyllus 'Maki'	Podocarpus	Screen Tree / Drive Aisles
24" box	Prunus c. 'Krauter Vesuvius'	Prunus Leaf Plum	Accent Tree
24" box	Pyrus c. 'Chanticleer'	Flowering Pear	C Street Tree
24" box	Quercus agrifolia	Coast Live Oak	Bioretention Area/B and Filbert
SHRUBS			
5 gal.	Aqapanthus orientalis	Lily-of-the-Nile	Bioretention Areas
5 gal.	Aqapanthus 'Peter Pan'	Dwarf Lily-of-the-Nile	Bioretention Areas
5 gal.	Buxus j. 'Green Beauty'	Japanese Boxwood	Bioretention Areas
5 gal.	Camellia s. 'Yuletide'	Camellia	Bioretention Areas
1 gal.	Carex flacca	Blue Sedge	Bioretention Areas
5 gal.	Escallonia 'Fradesi'	Frades Escallonia	Bioretention Areas
5 gal.	Euonymus j. 'Silver Princess'	Euonymus	Bioretention Areas
1 gal.	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	Bioretention Areas
1 gal.	Liriope muscari	Big Blue Lily Turf	Bioretention Areas
5 gal.	Lovopetalum c. 'Razzleberry'	Lovopetalum	Bioretention Areas
1 gal.	Nassella pulchra	Purple Needle Grass	Bioretention Areas
1 gal.	Ophiopogon japonicus	Mondo Grass	Bioretention Areas
5 gal.	Philodendron selloum	Philodendron	Bioretention Areas
5 gal.	Rhapiolepis i. 'Ballarina'	Indian Hawthorn	Bioretention Areas
5 gal.	Rosmarinus o. 'Collingwood Ingram'	Rosemary	Bioretention Areas
5 gal.	Rosa 'Meidiland Red'	Red Meidiland Rose	Bioretention Areas
5 gal.	Pittosporum t. 'Wheeler's Dwarf'	Dwarf Pittosporum	Bioretention Areas
GROUNDCOVERS & VINES			
1 gal.	Cistus salvifolius	Sageleaf Rockrose	Bioretention Areas
1 gal.	Erigeron karvinskianus	Daisy Fleabane	Bioretention Areas
1 gal.	Liriope spicata	Creeping Liriope	Bioretention Areas
1 gal.	Trachelospermum jasminoides	Star Jasmine	Bioretention Areas
1 gal.	Vinca minor	Periwinkle	Bioretention Areas
5 gal.	Wisteria sinensis	Chinese Wisteria	Bioretention Areas
Hydro.	Festuca rubra	Creeping Red Fescue	Bioretention Areas
SOD	Dwarf Fescue	Medallion Dwarf Bonsai	Bioretention Areas

GREEN LANDSCAPE CHECKLIST

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6. Irrigation system shall be designed as a high efficiency system and shall include smart (weather based) irrigation controllers, bubblers and low flow sprinklers.
7. Planted areas shall be grouped according to water needs (hydrozoning), with hydrozones identified on the irrigation plans.
8. Turf areas shall not be installed on slopes exceeding 10% or in areas less than 8 feet wide.
9. Total turf areas shall not exceed 33% of all landscape area, and all turf has water requirements = to tall fescue.



RED SUNSET MAPLE



FLOWERING PEAR



CHINESE PISTACHE



DETAIL OF PAVER



TYPICAL INSTALLATION

TYPICAL STREET TREES

TURF BLOCK EMERGENCY VEHICLE ACCESS

VESTING TENTATIVE MAP AMENDMENT
ILLUSTRATIVE SITE PLAN (TOWNHOMES)
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



DATE: AUGUST 29, 2011

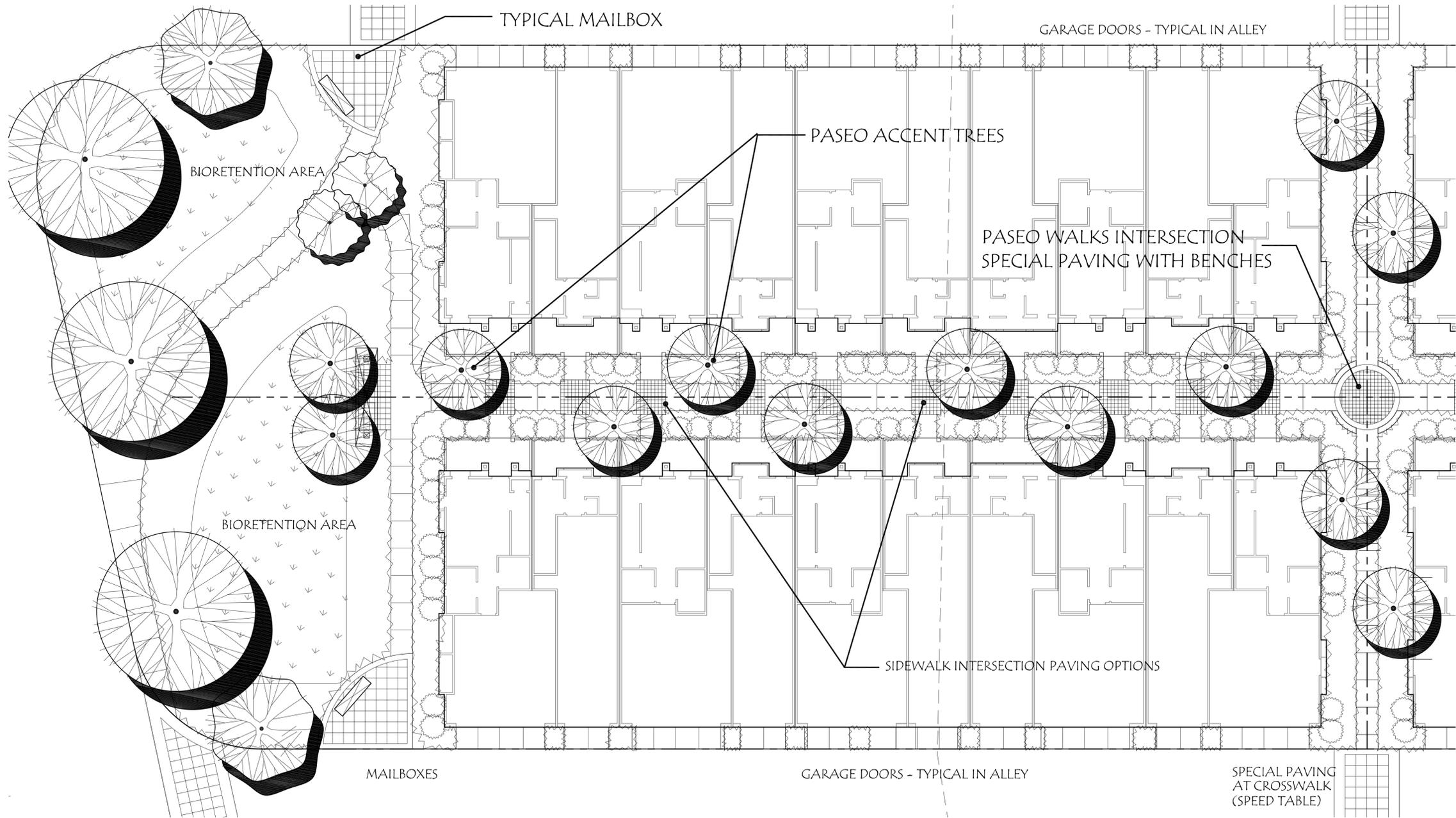


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SHEET NUMBER

L-02

13 OF 40



ILLUSTRATIVE PASEO PLAN AND SCHEMATIC PLANTING PLAN
SCALE: 1" = 10'



JAPANESE MAPLE PURPLE LEAF PLUM



EASTERN REDBUD CRABAPPLE



GRAPE MYRTLE
PASEO ACCENT TREES



DAYLILIES LOROPETALUM AGAPANTHUS



LIRIOPE CAMELLIA ROSEMARY

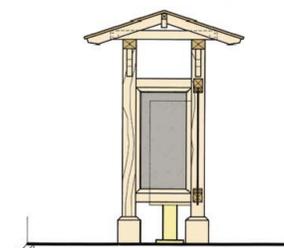
TYPICAL SHRUBS AND PERENNIALS



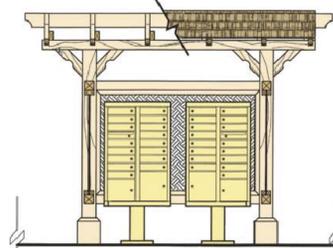
SIDEWALK INTERSECTION PAVING OPTIONS



BIORETENTION AREA



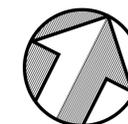
SIDE ELEVATION
TYPICAL MAILBOX



FRONT ELEVATION

VESTING TENTATIVE MAP AMENDMENT
ILLUSTRATIVE PASEO PLAN (TOWNHOMES)
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



DATE: AUGUST 29, 2011

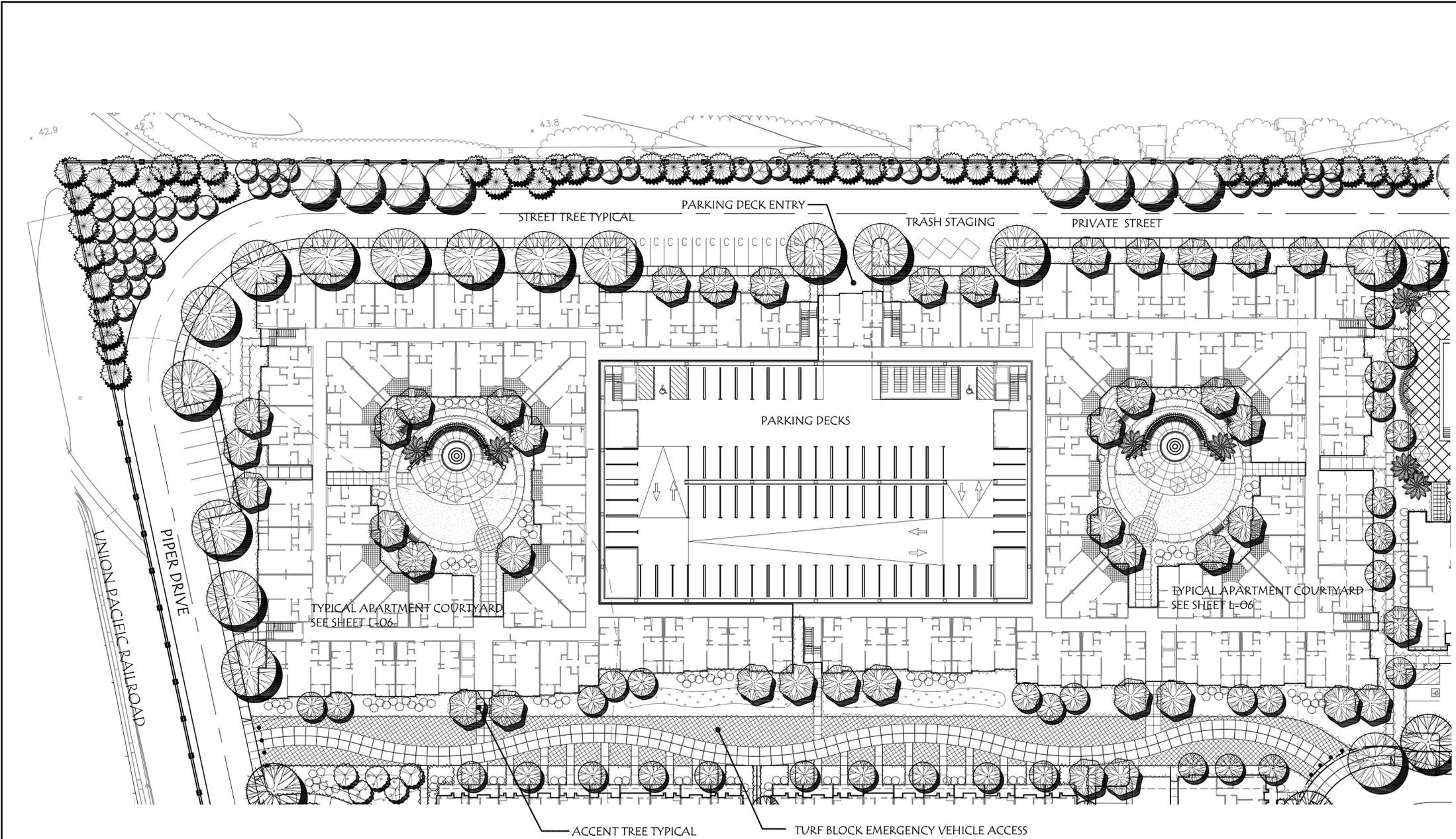


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SHEET NUMBER

L-03

14 OF 40



PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ SPACING
TREES			
15 gal.	Acer p. 'Bloodgood'	Japanese Maple	Accent Tree
24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Myrtle Street Tree
15 gal.	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	Accent Tree & Paseo Tree
15 gal.	Malus floribunda	Flowering Crabapple	Accent Tree & Paseo Tree
24" box	Pistacia chinensis	Chinese Pistache	Paseo Tree
15 gal.	Podocarpus macrophyllus 'Maki'	Podocarpus	Screen Tree / Drive Aisles
24" box	Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum	Accent Tree
24" box	Pyrus c. 'Chanticleer'	Flowering Pear	C Street Tree
24" box	Quercus agrifolia	Coast Live Oak	Bioretention Area/B and Filbert
SHRUBS			
5 gal.	Aqapanthus orientalis	Lily-of-the-Nile	Bioretention Areas
5 gal.	Aqapanthus 'Peter Pan'	Dwarf Lily-of-the-Nile	
5 gal.	Buxus j. 'Green Beauty'	Japanese Boxwood	
5 gal.	Camellia s. 'Yuletide'	Camellia	
1 gal.	Carex flacca	Blue Sedge	Bioretention Areas
5 gal.	Escallonia 'Fradesi'	Frades Escallonia	
5 gal.	Euonymus j. 'Silver Princess'	Euonymus	
1 gal.	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	
1 gal.	Liriope muscari	Big Blue Lily Turf	Bioretention Areas
5 gal.	Lovopetalum c. 'Razzleberry'	Lovopetalum	
1 gal.	Nassella pulchra	Purple Needle Grass	
1 gal.	Ophiopogon japonicus	Mondo Grass	Bioretention Areas
5 gal.	Philodendron selloum	Philodendron	Bioretention Areas
5 gal.	Rhapiolepis i. 'Ballarina'	Indian Hawthorn	
5 gal.	Rosmarinus o. 'Collingwood Ingram'	Rosemary	
5 gal.	Rosa 'Meidiland Red'	Red Meidiland Rose	
5 gal.	Pittosporum t. 'Wheeler's Dwarf'	Dwarf Pittosporum	
GROUNDCOVERS & VINES			
1 gal.	Cistus salvifolius	Sageleaf Rockrose	
1 gal.	Erigeron karvinskianus	Daisy Fleabane	
1 gal.	Liriope spicata	Creeping Liriope	
1 gal.	Trachelospermum jasminoides	Star Jasmine	
1 gal.	Vinca minor	Periwinkle	
5 gal.	Wisteria sinensis	Chinese Wisteria	
Hydro.	Festuca rubra	Creeping Red Fescue	Bioretention Areas
SOD	Dwarf Fescue	Medallion Dwarf Fescue	

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ILLUSTRATIVE APARTMENT COMPLEX - WEST AND SCHEMATIC PLANTING PLAN

SCALE: 1" = 30'-0"



RED SUNSET MAPLE



FLOWERING PEAR



CHINESE PISTACHE

TYPICAL STREET TREES



DETAIL OF PAVER

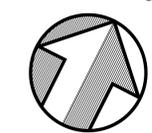


TYPICAL INSTALLATION

TURF BLOCK EMERGENCY VEHICLE ACCESS

**VESTING TENTATIVE MAP AMENDMENT
ILLUSTRATIVE SITE PLAN (APARTMENTS)
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

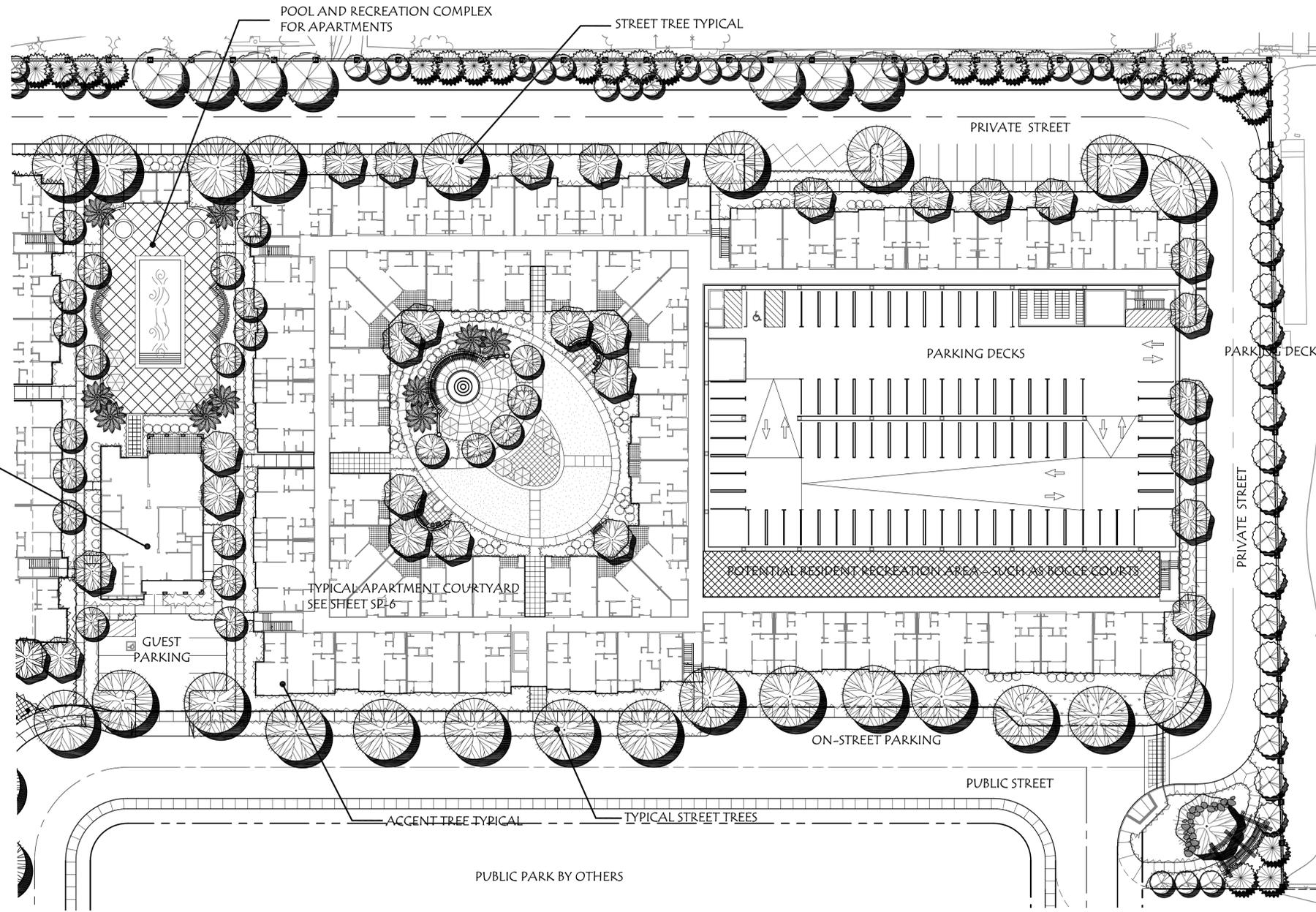


DATE: AUGUST 29, 2011



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Landscape Architecture * Golf Facilities
Site and Environmental Planning
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SHEET NUMBER
L-04
15 OF 40



PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ SPACING
TREES			
15 gal.	Acer p. 'Bloodgood'	Japanese Maple	Accent Tree
24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Myrtle Street Tree
15 gal.	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	Accent Tree & Paseo Tree
15 gal.	Malus floribunda	Flowering Crabapple	Accent Tree & Paseo Tree
24" box	Pistacia chinensis	Chinese Pistache	Paseo Tree
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SHRUBS			
5 gal.	Aqapanthus orientalis	Lily-of-the-Nile	Bioretention Areas
5 gal.	Aqapanthus 'Peter Pan'	Dwarf Lily-of-the-Nile	
5 gal.	Buxus j. 'Green Beauty'	Japanese Boxwood	
5 gal.	Camellia s. 'Yuletide'	Camellia	
1 gal.	Carex flacca	Blue Sedge	Bioretention Areas
5 gal.	Escallonia 'Fradesii'	Frades Escallonia	
5 gal.	Euonymus j. 'Silver Princess'	Euonymus	
1 gal.	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	
1 gal.	Liriope muscari	Big Blue Lily Turf	Bioretention Areas
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1 gal.	Nassella pulchra	Purple Needle Grass	
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5 gal.	Rosmarinus o. 'Collingwood Ingram'	Rosemary	
5 gal.	Rosa 'Meidiland Red'	Red Meidiland Rose	
5 gal.	Pittosporum t. 'Wheeler's Dwarf'	Dwarf Pittosporum	

GROUNDCOVERS & VINES			
1 gal.	Cistus salvifolius	Sageleaf Rockrose	
1 gal.	Erigeron karvinskianus	Daisy Fleabane	
1 gal.	Liriope spicata	Creeping Liriope	
1 gal.	Trachelospermum jasminoides	Star Jasmine	
1 gal.	Vinca minor	Periwinkle	
5 gal.	Wisteria sinensis	Chinese Wisteria	
Hydro.	Festuca rubra	Creeping Red Fescue	Bioretention Areas
SOD	Dwarf Fescue	Medallion Dwarf Bonsai	

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ILLUSTRATIVE APARTMENT COMPLEX - EAST AND SCHEMATIC PLANTING PLAN

SCALE: 1" = 30'-0"



RED SUNSET MAPLE



FLOWERING PEAR

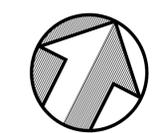


CHINESE PISTACHE

TYPICAL STREET TREES

VESTING TENTATIVE MAP AMENDMENT
 ILLUSTRATIVE SITE PLAN (APARTMENTS)
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

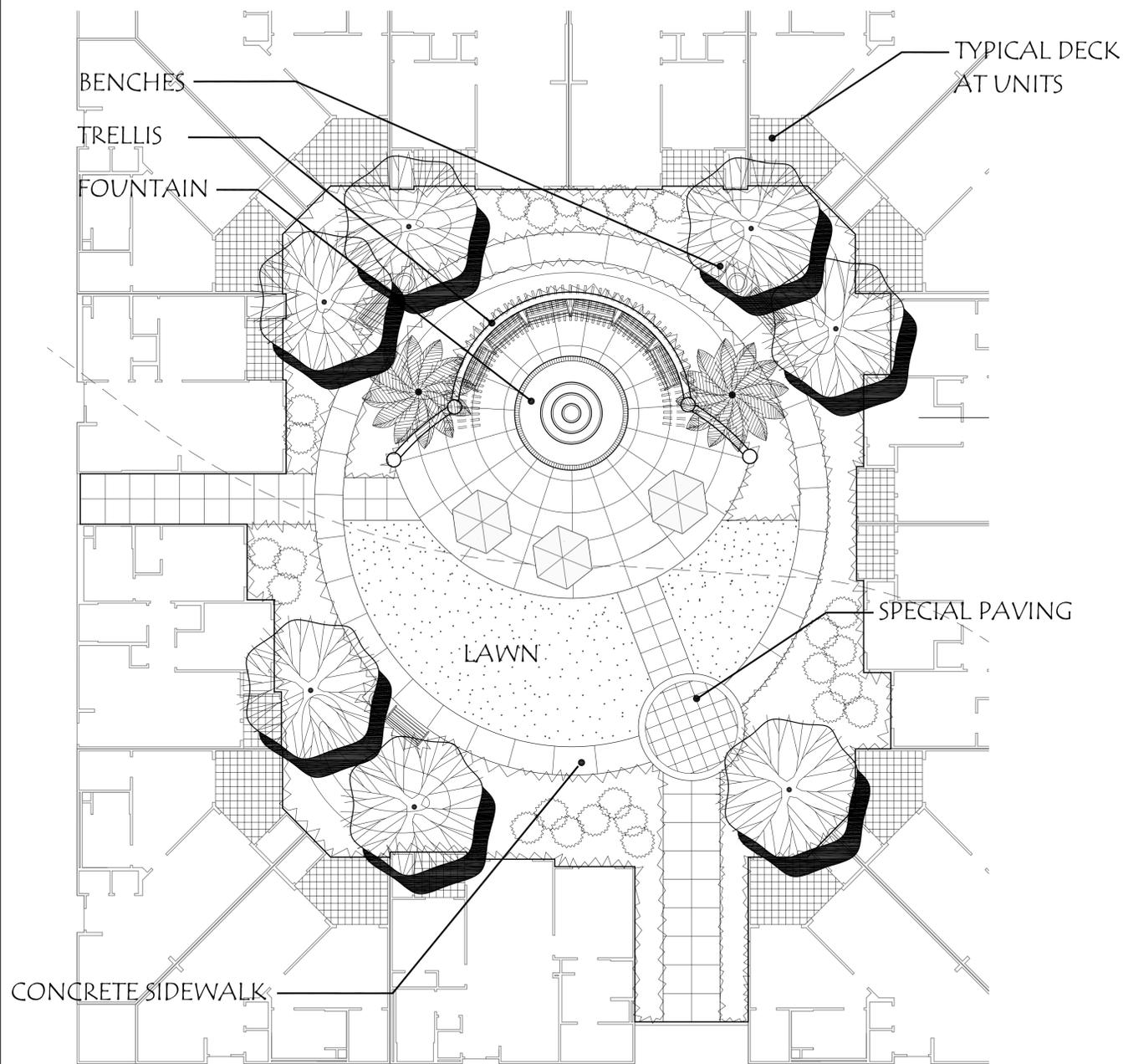


DATE: AUGUST 29, 2011



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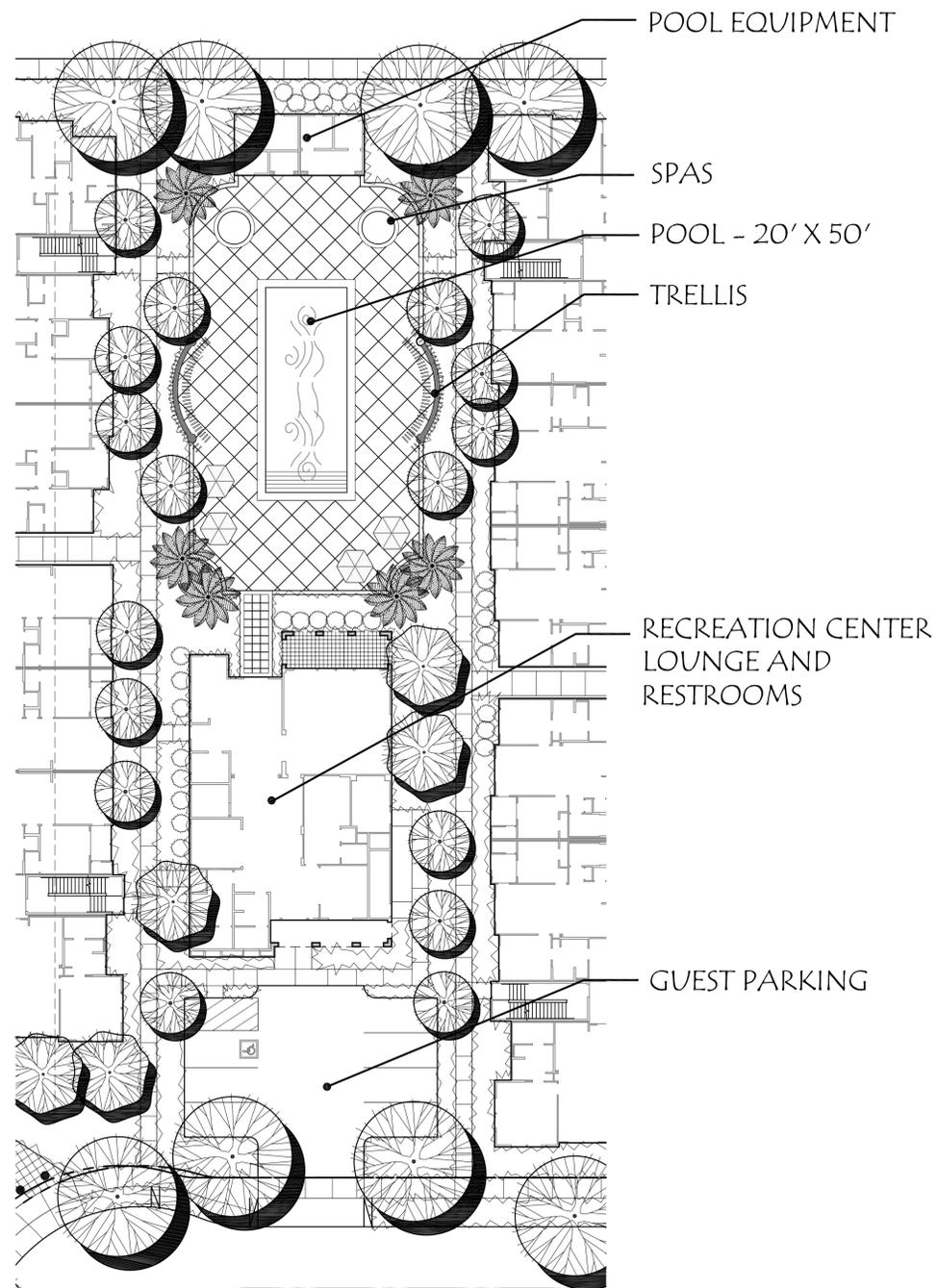
SHEET NUMBER
L-05
 16 OF 40



ILLUSTRATIVE APARTMENT COURTYARD - TYPICAL
SCALE: 1" = 10'



SPECIAL PAVING OPTIONS



ILLUSTRATIVE POOL AND RECREATION CENTER
SCALE: 1" = 20'



JAPANESE MAPLE



PURPLE LEAF PLUM



EASTERN REDBUD



CRABAPPLE



CRAPE MYRTLE

PASEO ACCENT TREES



DAYLILIES



LOROPETALUM



AGAPANTHUS



LIRIOPE



CAMELLIA



ROSEMARY

TYPICAL SHRUBS AND PERENNIALS

VESTING TENTATIVE MAP AMENDMENT
ILLUSTRATIVE COURTYARD PLANS (APARTMENTS)
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



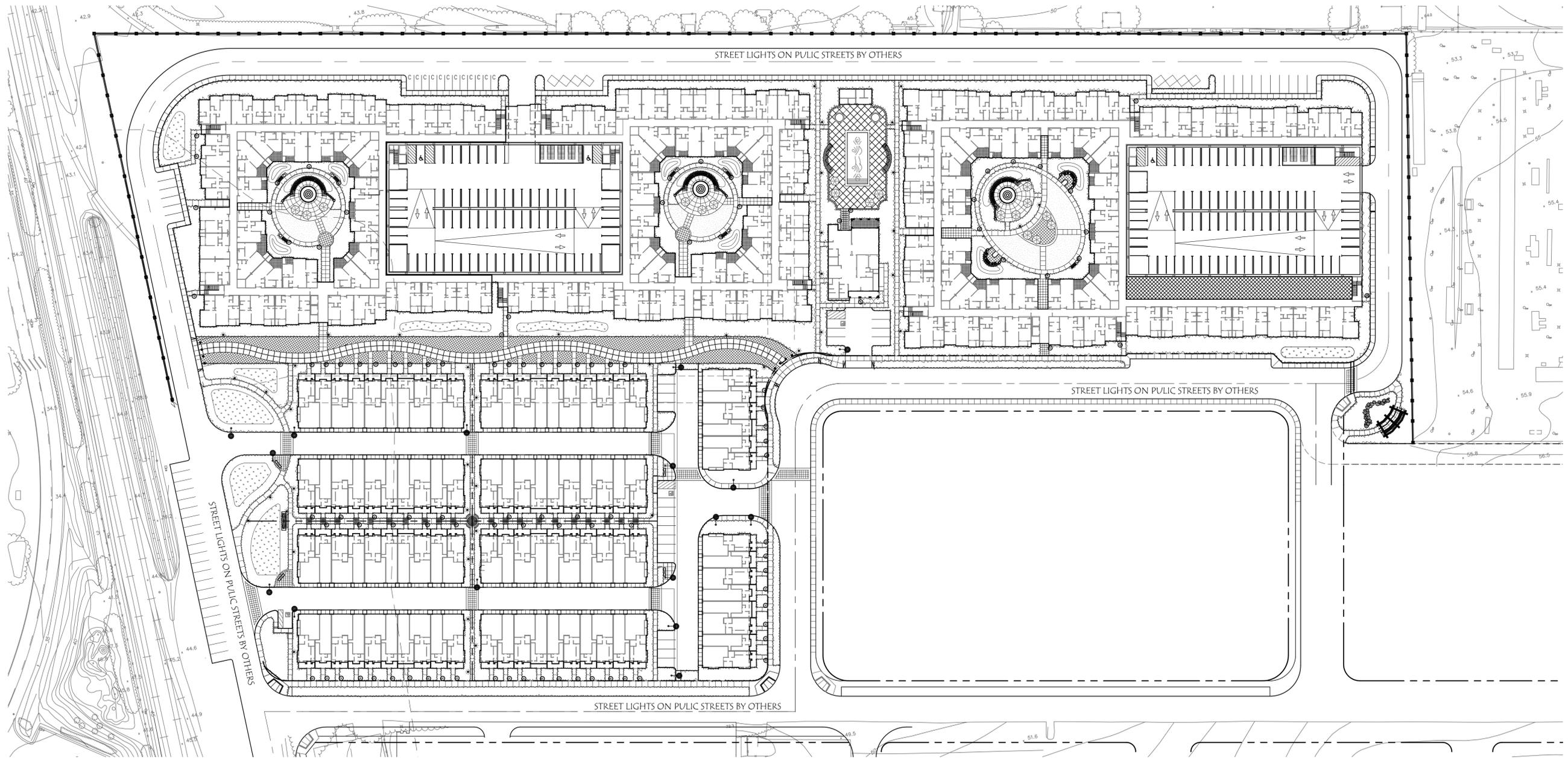
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SHEET NUMBER

L-06
17 OF 40



SITE LANDSCAPE LIGHTING PLAN
SCALE: 1" = 50'-0"

STREET LIGHT AT PRIVATE STREETS



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

PASEO / COURTYARD POLE LIGHT



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

LIGHT BOLLARD



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

VESTING TENTATIVE MAP AMENDMENT
SITE LANDSCAPE LIGHTING PLAN
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



DATE: AUGUST 29, 2011



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SHEET NUMBER
L-07
18 OF 40



TYPICAL FRONT ELEVATION - SPANISH STYLE
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER

AR-1



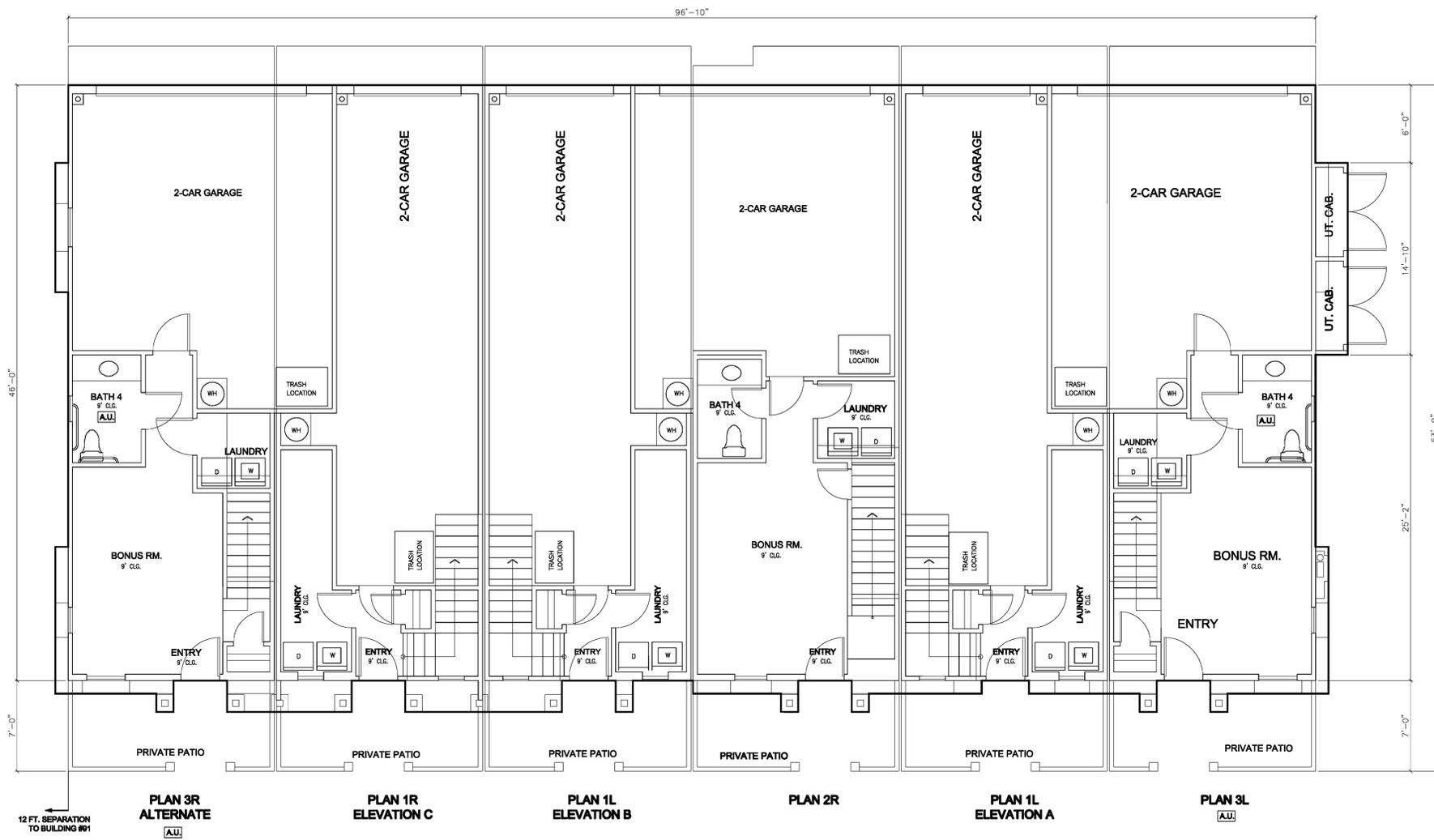
TYPICAL FRONT ELEVATION - ITALIAN STYLE
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011
 **DANIELIAN ASSOCIATES**
ARCHITECTURE + PLANNING
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER

AR-2

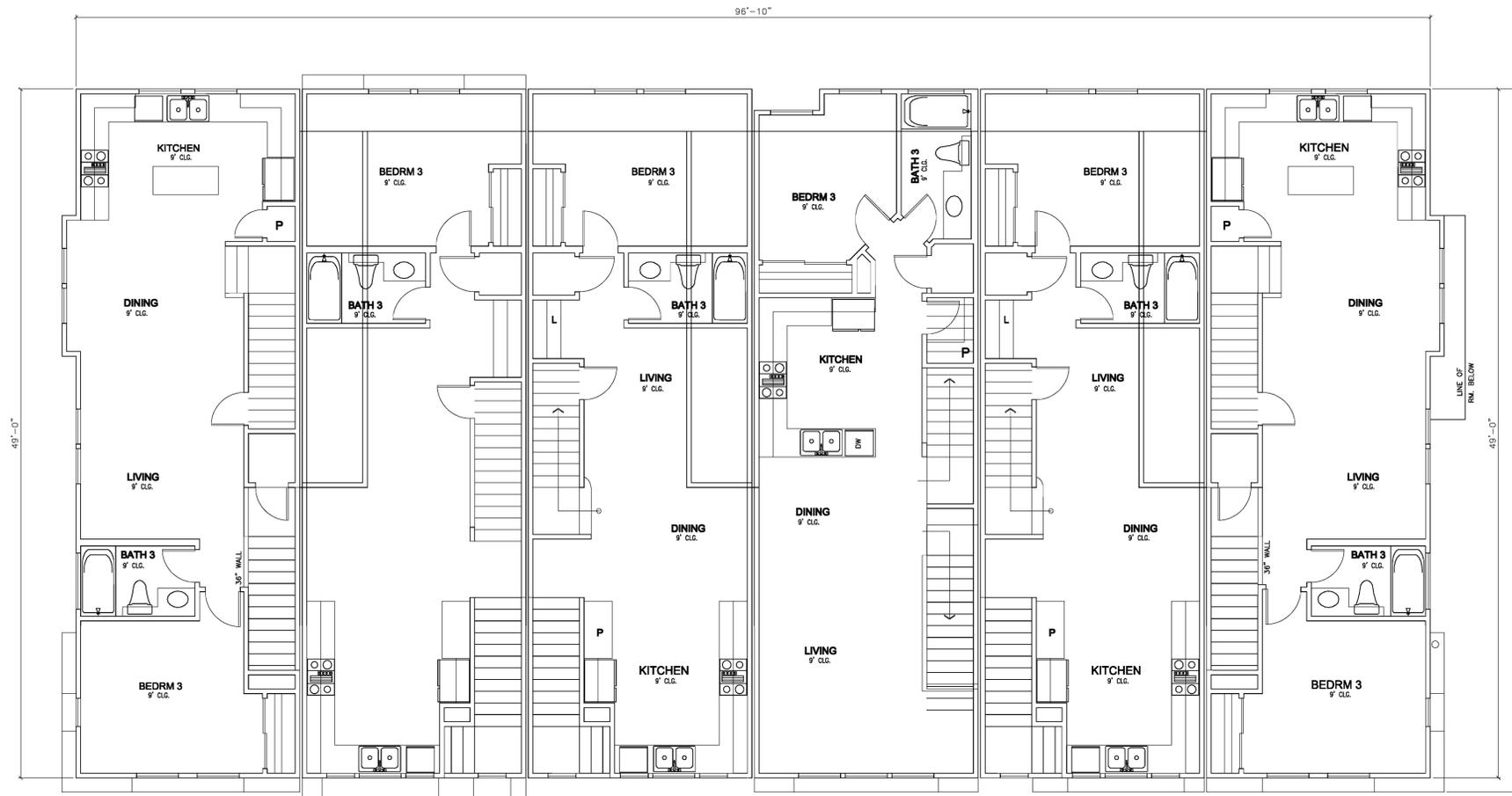


SCALE: 3/16" = 1'-0"
 FIRST FLOOR - 6 UNIT BUILDING
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011 **DANIELIAN ASSOCIATES**
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER
A1-01
 19 OF 40



PLAN 3R
ALTERNATE

PLAN 1R
ELEVATION C

PLAN 1L
ELEVATION B

PLAN 2R

PLAN 1L
ELEVATION A

PLAN 3L

SCALE: 3/16" = 1'-0"
SECOND FLOOR - 6 UNIT BUILDING
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

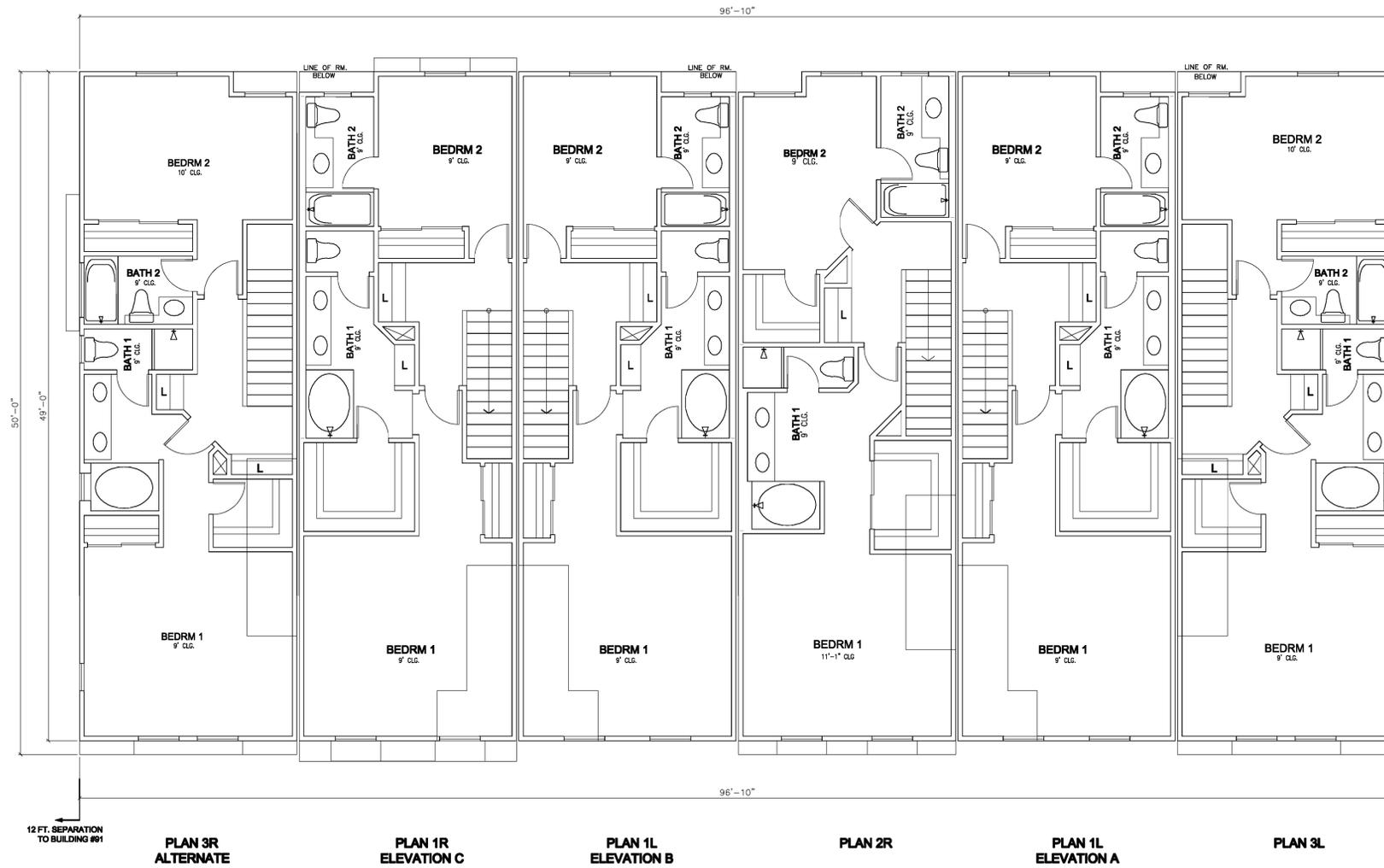
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011 **DANIELIAN ASSOCIATES**
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER

A1-02

20 OF 40



SCALE: 3/16" = 1'-0"
 THIRD FLOOR - 6 UNIT BUILDING
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

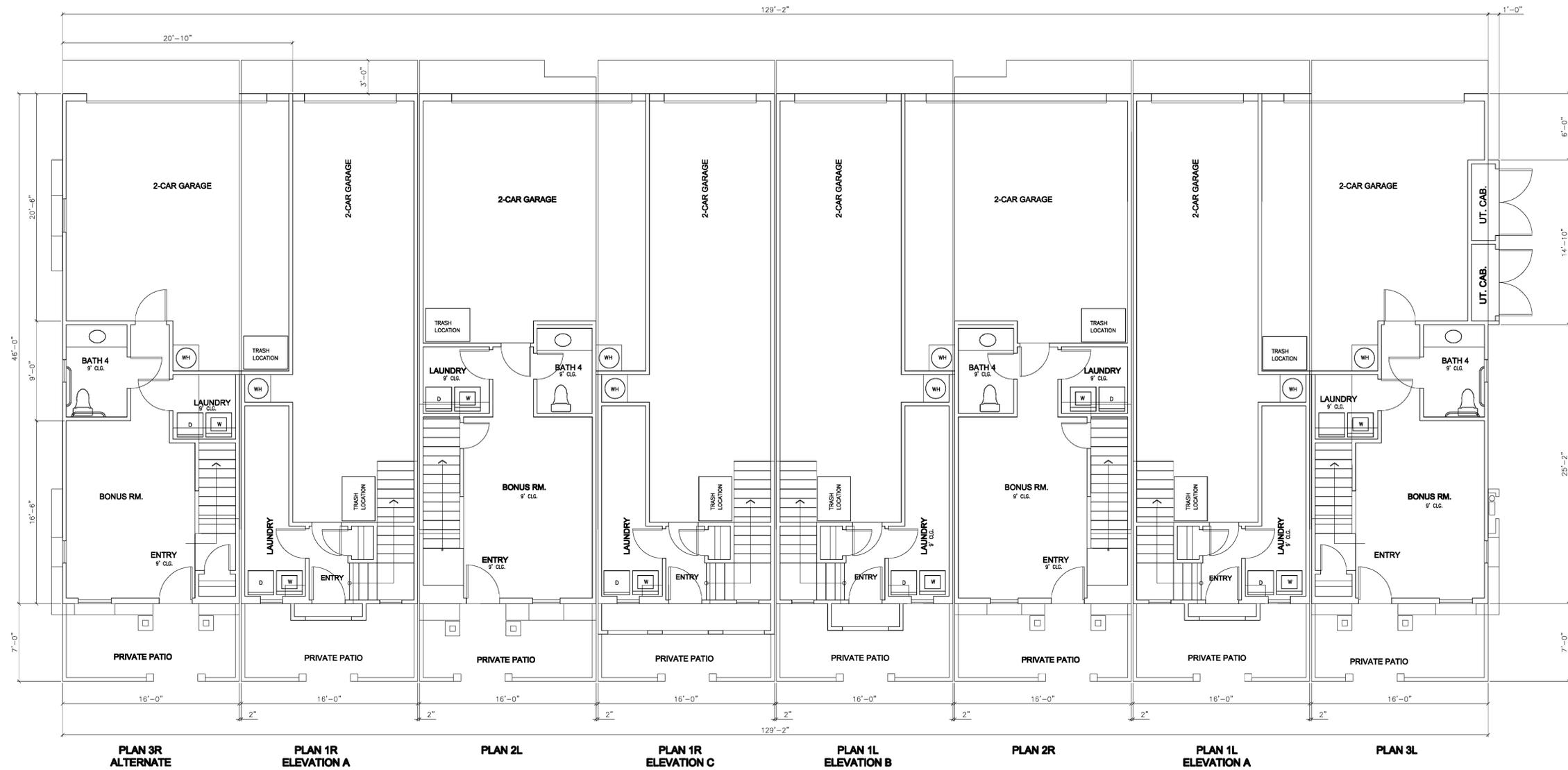
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011 **DANIELIAN ASSOCIATES**
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER

A1-03

21 OF 40

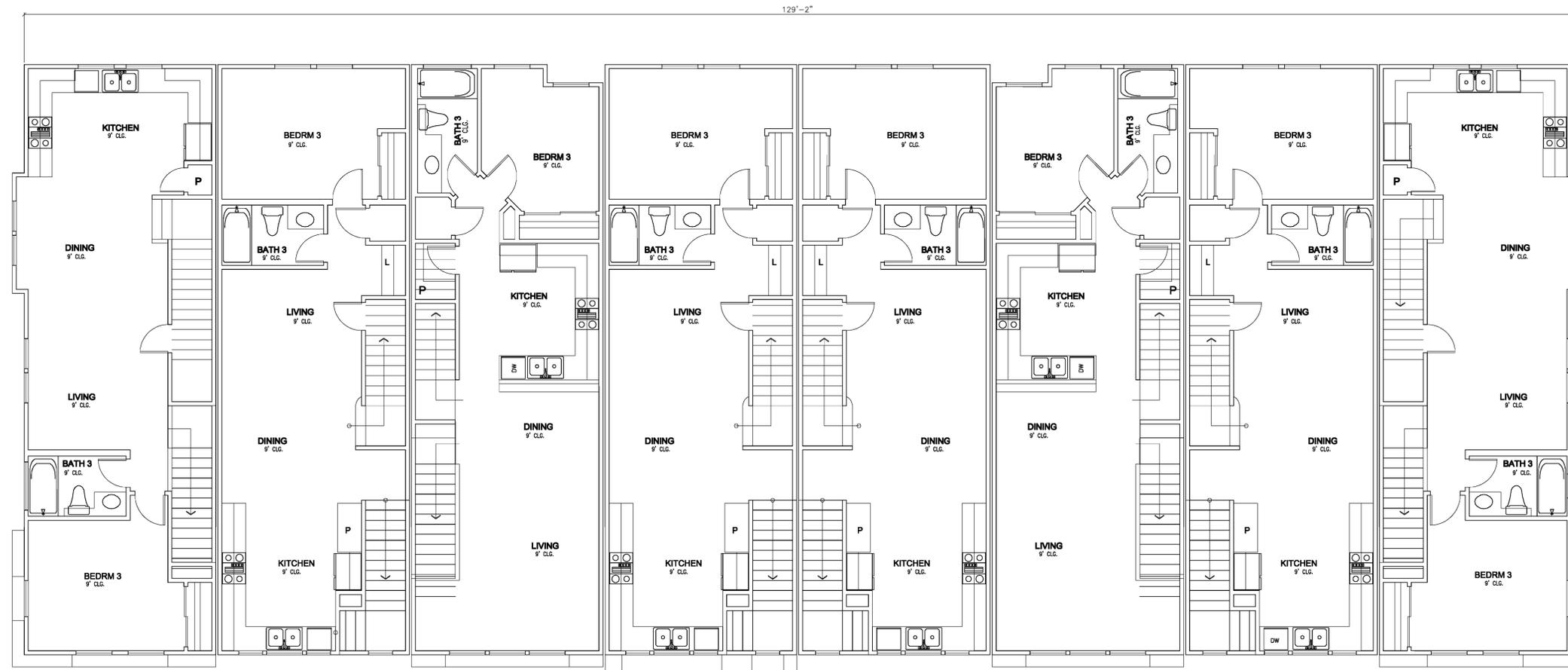


SCALE: 3/16" = 1'-0"
 FIRST FLOOR - 8 UNIT BUILDING
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011 **DANIELIAN ASSOCIATES**
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER
A1-04
 22 OF 40



PLAN 3R
ALTERNATE

PLAN 1R
ELEVATION A

PLAN 2L

PLAN 1R
ELEVATION C

PLAN 1L
ELEVATION B

PLAN 2R

PLAN 1L
ELEVATION A

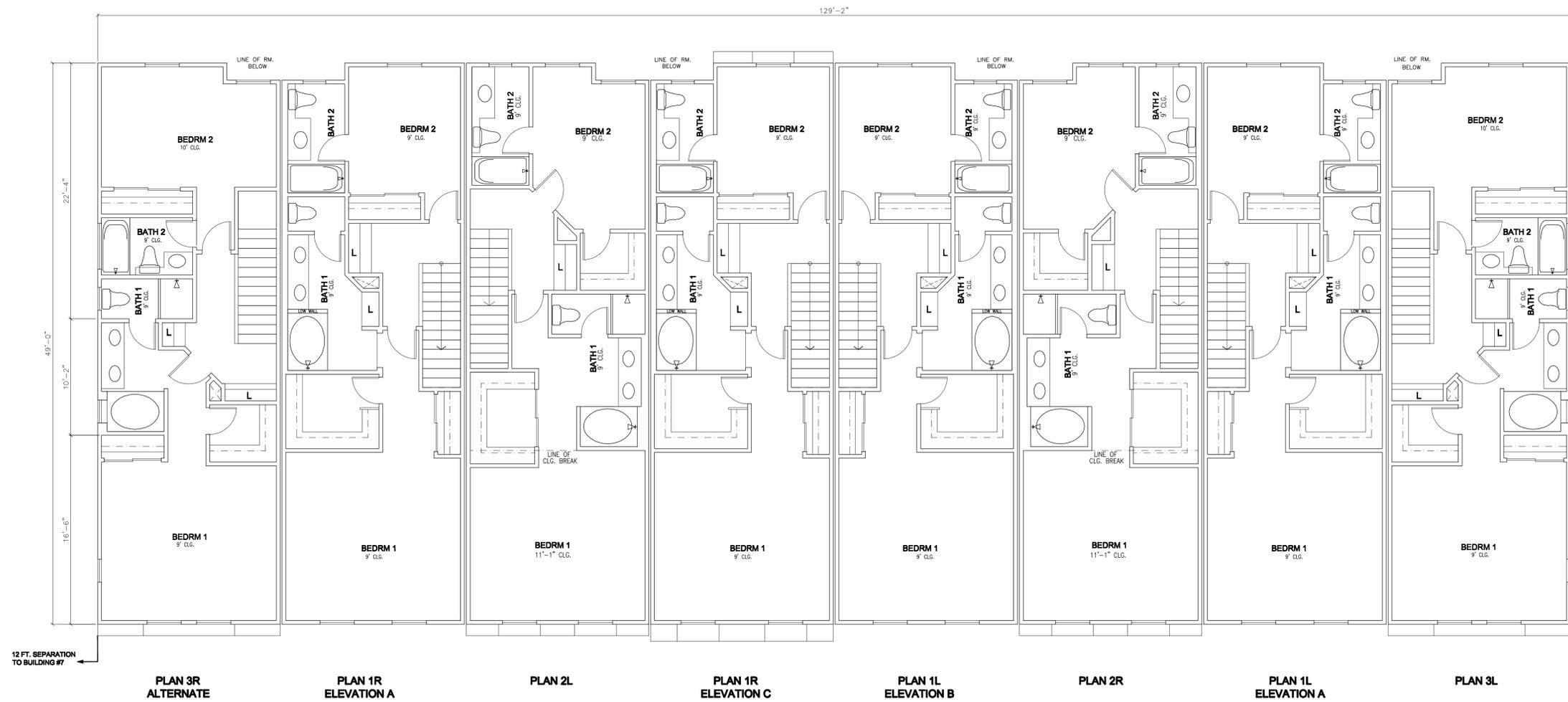
PLAN 3L

SCALE: 3/16" = 1'-0"
SECOND FLOOR - 8 UNIT BUILDING
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011 **DANIELIAN ASSOCIATES**
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER
A1-05
 23 OF 40



SCALE: 3/16" = 1'-0"
 THIRD FLOOR - 8 UNIT BUILDING
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

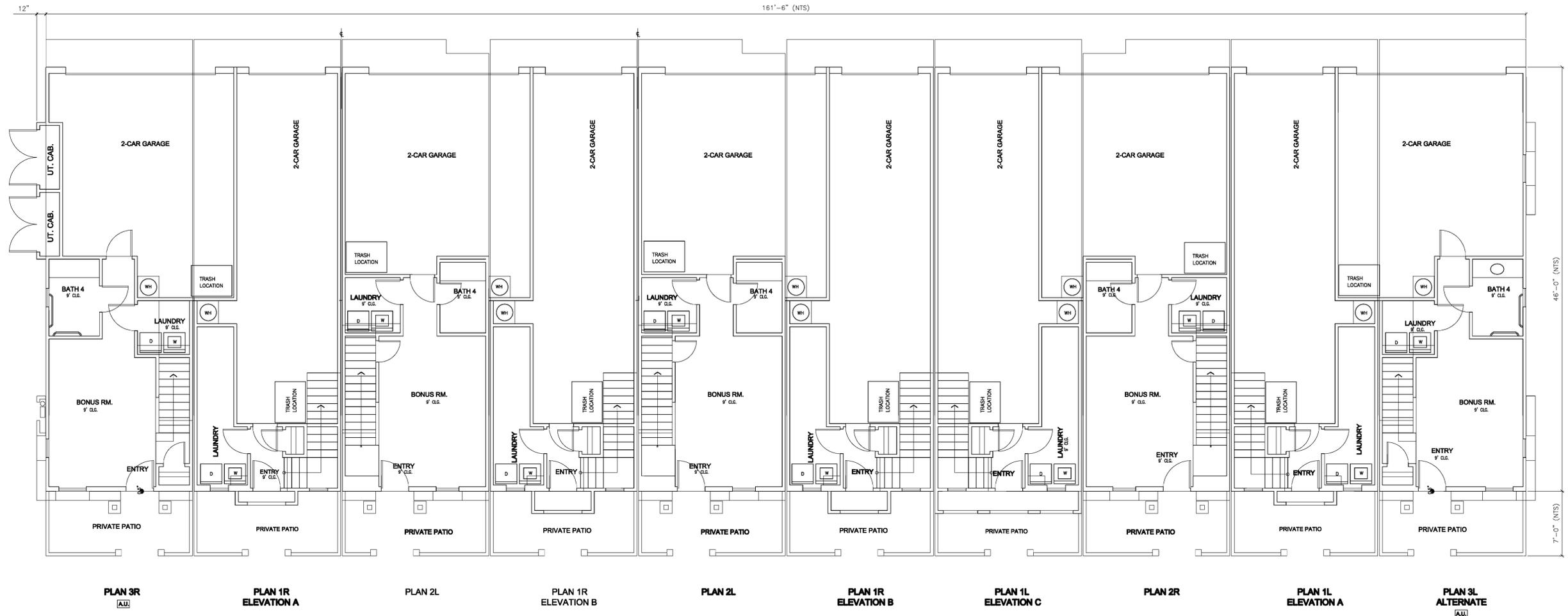
DATE: AUGUST 29, 2011

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER

A1-06

24 OF 40

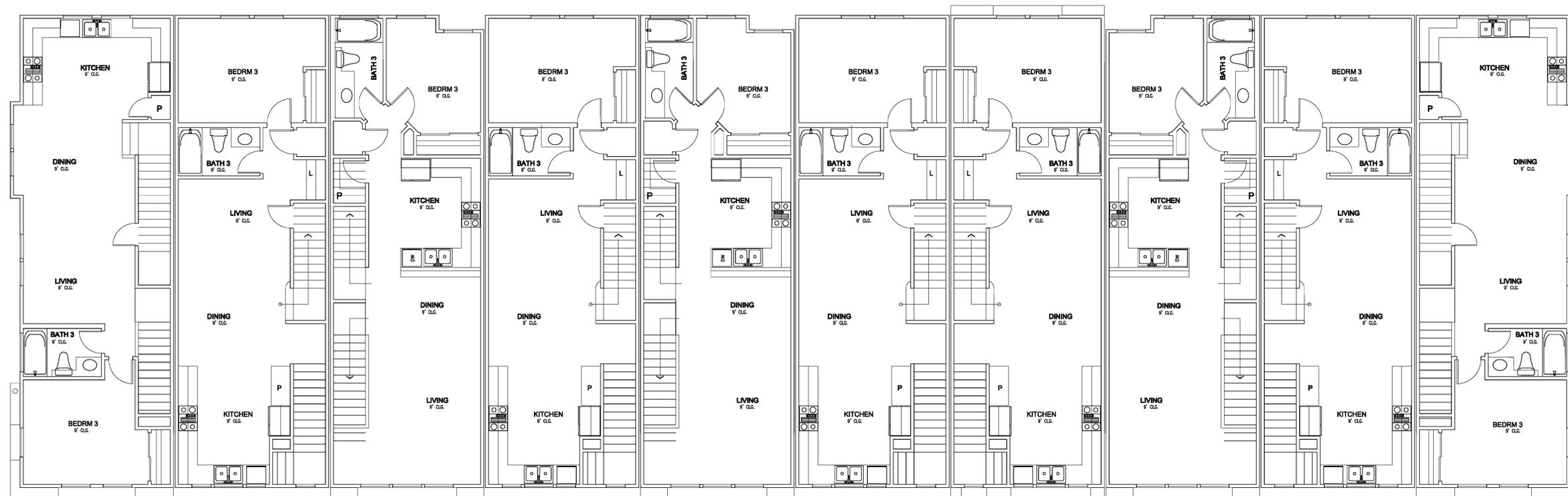


SCALE: 3/16" = 1'-0"
 FIRST FLOOR - 10 UNIT BUILDING
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER
A1-07
 25 OF 40



PLAN 3R

PLAN 1R
ELEVATION A

PLAN 2L

PLAN 1R
ELEVATION B

PLAN 2L

PLAN 1R
ELEVATION B

PLAN 1L
ELEVATION C

PLAN 2R

PLAN 1L
ELEVATION A

PLAN 3L
ALTERNATE

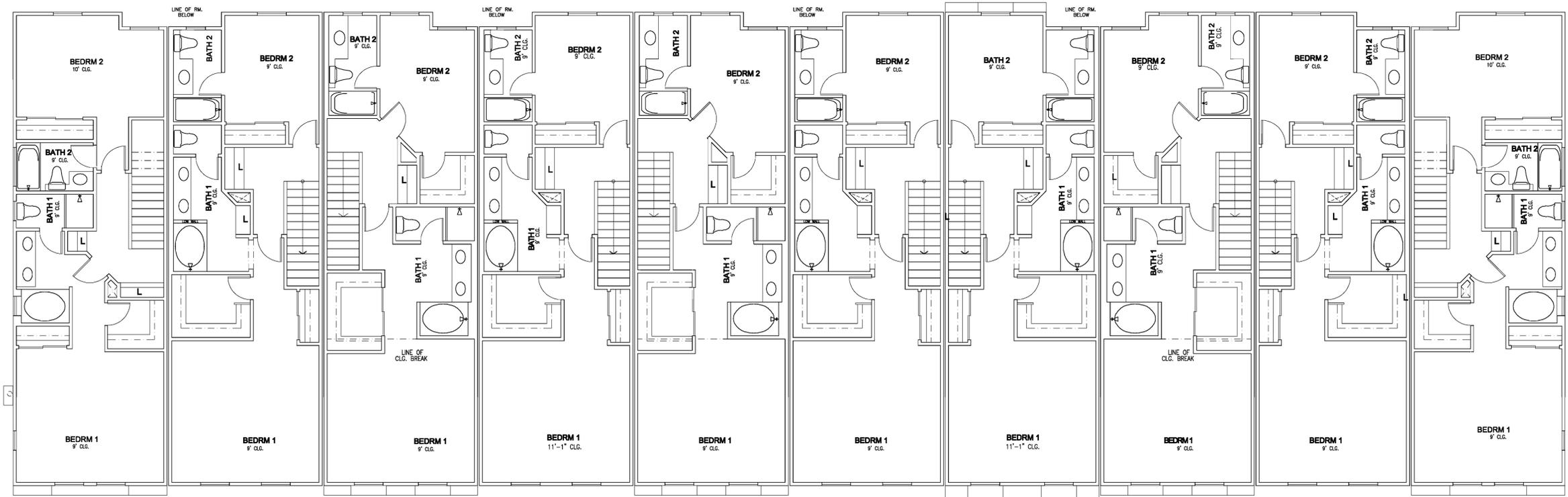
SCALE: 3/16" = 1'-0"
 SECOND FLOOR - 10 UNIT BUILDING
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER
A1-08
 26 OF 40



PLAN 3R PLAN 1R ELEVATION A PLAN 2L PLAN 1R ELEVATION B PLAN 2L PLAN 1R ELEVATION B PLAN 1L ELEVATION C PLAN 2R PLAN 1L ELEVATION A PLAN 3L ALTERNATE

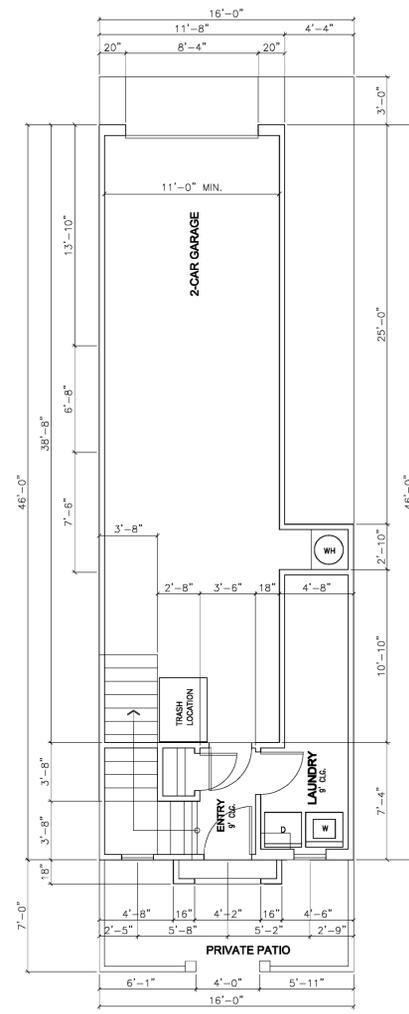
SCALE: 3/16" = 1'-0"
 THIRD FLOOR - 10 UNIT BUILDING
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

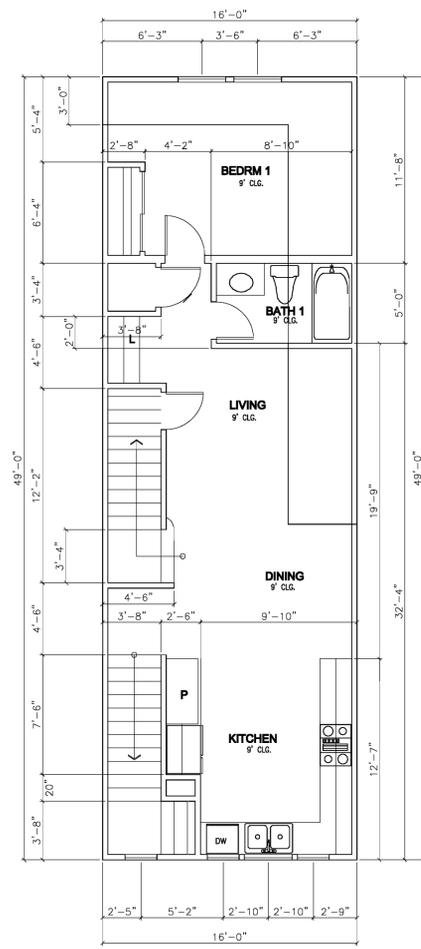
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

DATE: AUGUST 29, 2011

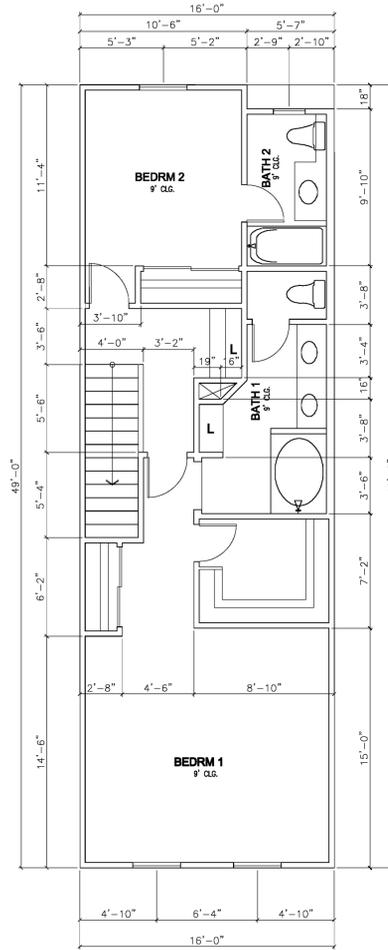
SHEET NUMBER
A1-09
 27 OF 40



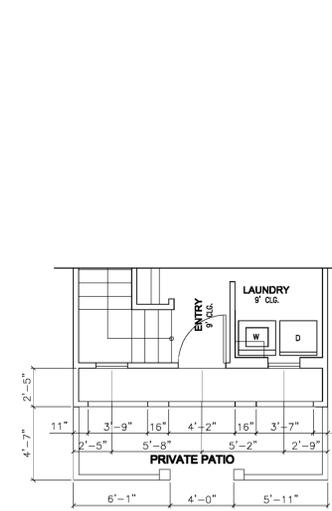
PLAN 1 L
FIRST FLOOR PLAN



PLAN 1 L
SECOND FLOOR PLAN



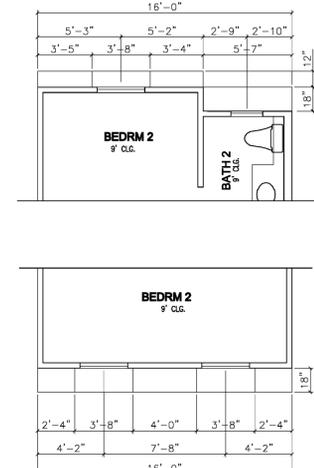
PLAN 1 L
THIRD FLOOR PLAN
3rd FLR. NET AREA = 486 SQ.FT.



PLAN 1 L
ELEVATION C
PARTIAL FIRST FLOOR PLAN

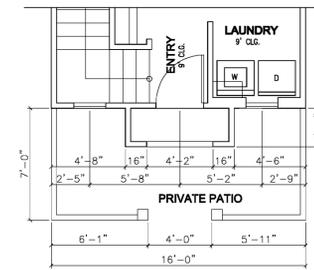


PLAN 1 L
ELEVATION C
PARTIAL SECOND FLOOR PLAN

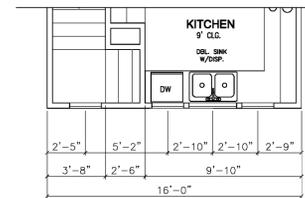


PLAN 1 L
ELEVATION C
PARTIAL THIRD FLOOR PLAN

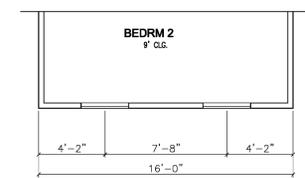
PARTIAL PLAN 1L ELEVATION C; ITALIAN STYLE



PLAN 1 L
ELEVATION B
PARTIAL FIRST FLOOR PLAN



PLAN 1 L
ELEVATION B
PARTIAL SECOND FLOOR PLAN



PLAN 1 L
ELEVATION B
PARTIAL THIRD FLOOR PLAN

PARTIAL PLAN 1L ELEVATION B; ITALIAN STYLE

AREA DATA

GARAGE LEVEL =	183 SQ.FT.
MAIN LEVEL =	729 SQ.FT.
UPPER LEVEL =	733 SQ.FT.
TOTAL LIVING AREA =	1,645 SQ.FT.
GARAGE AREA =	444 SQ.FT.
GARAGE LEVEL AREA =	627 SQ.FT.

SCALE: 3/16" = 1'-0"

UNIT PLAN 1

MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

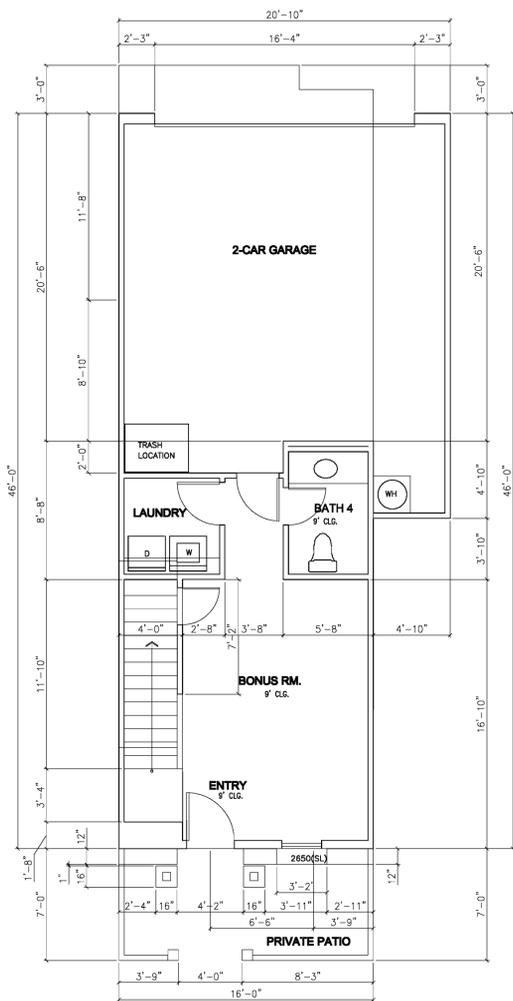
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011
DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

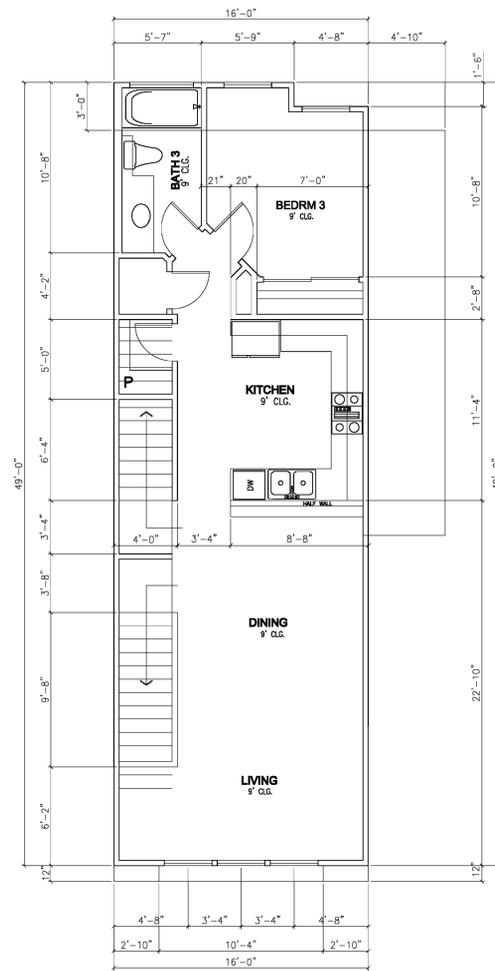
SHEET NUMBER

A1-10

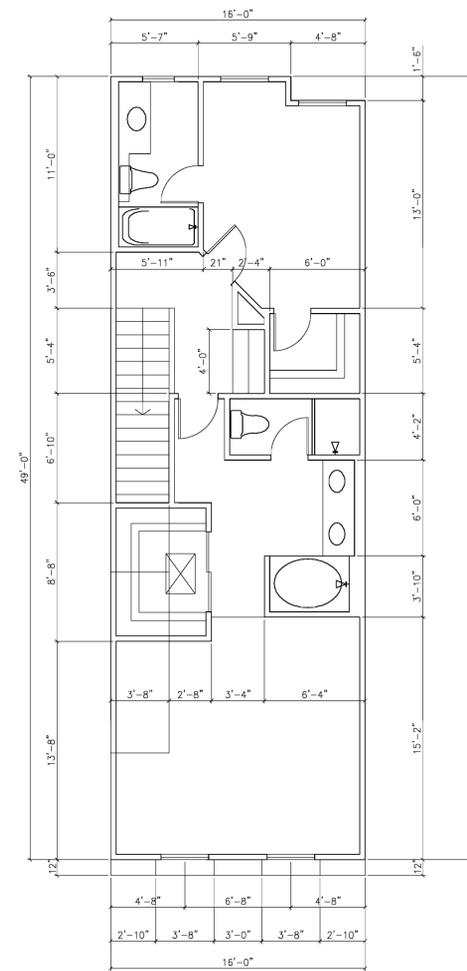
28 OF 40



PLAN 2
FIRST FLOOR PLAN



PLAN 2
SECOND FLOOR PLAN



PLAN 2
THIRD FLOOR PLAN

AREA DATA

GARAGE LEVEL =	379 SQ.FT.
MAIN LEVEL =	734 SQ.FT.
UPPER LEVEL =	732 SQ.FT.
TOTAL LIVING AREA =	1,845 SQ.FT.
GARAGE AREA =	479 SQ.FT.
GARAGE LEVEL AREA =	858 SQ.FT.

SCALE: 3/16" = 1'-0"
 UNIT PLAN 2
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

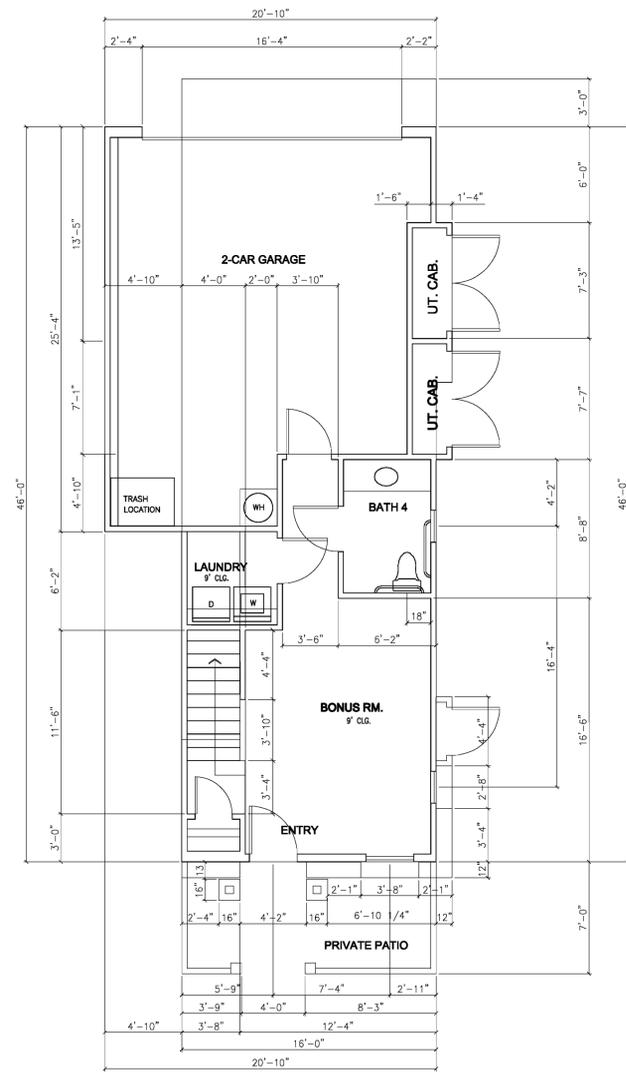
DATE: AUGUST 29, 2011

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

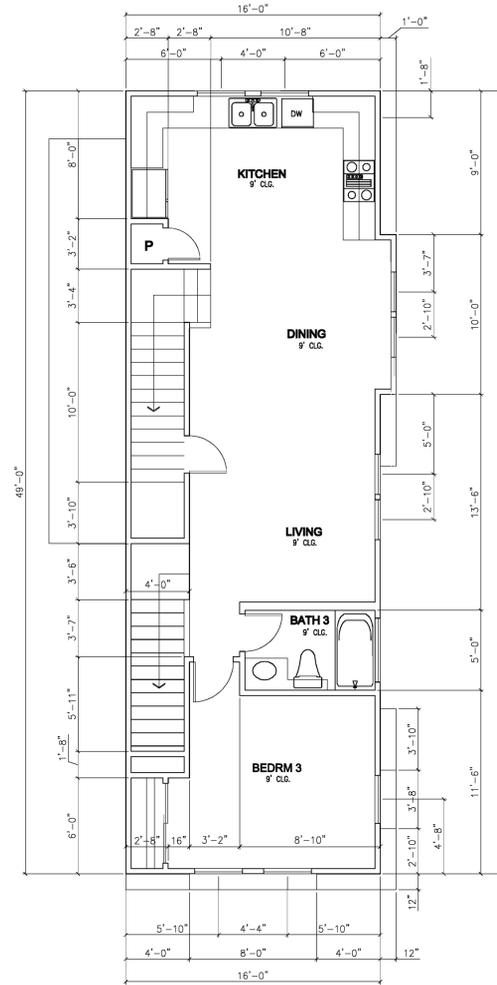
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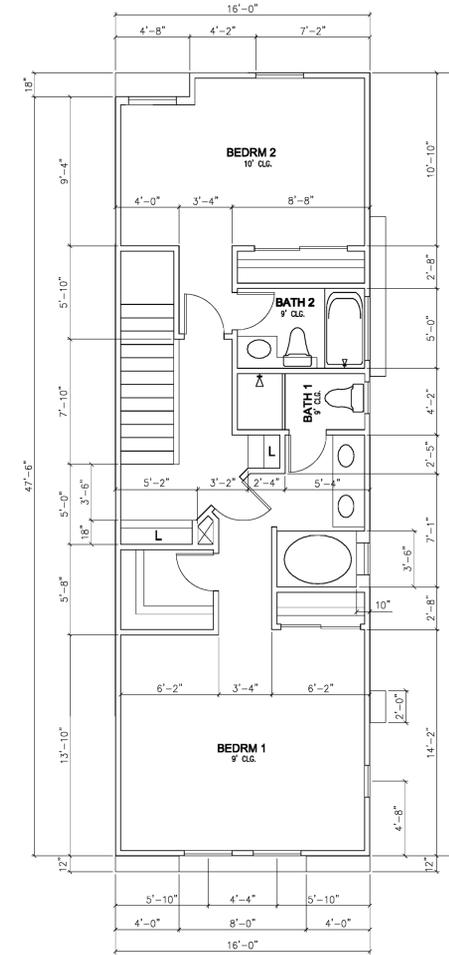
29 OF 40



PLAN 3
FIRST FLOOR PLAN



PLAN 3
SECOND FLOOR PLAN



PLAN 3
THIRD FLOOR PLAN
3rd FLR. NET AREA = 498 SQ.FT.

AREA DATA

GARAGE LEVEL =	379 SQ.FT.
MAIN LEVEL =	746 SQ.FT.
UPPER LEVEL =	728 SQ.FT.
TOTAL LIVING AREA =	1,853 SQ.FT.
GARAGE AREA =	515 SQ.FT.
GARAGE LEVEL AREA =	894 SQ.FT.

SCALE: 3/16" = 1'-0"
UNIT PLAN 3
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011

DANIELIAN ASSOCIATES
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SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER

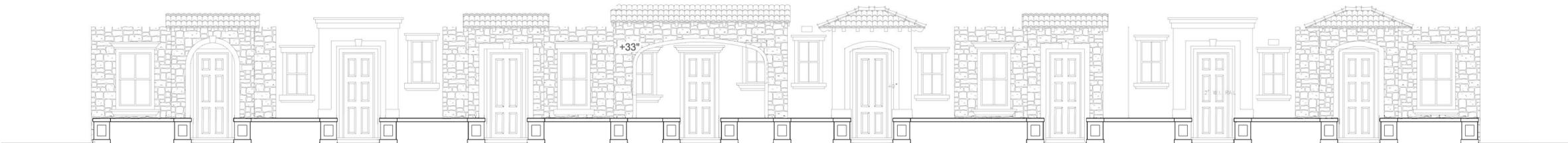
A1-12

30 OF 40

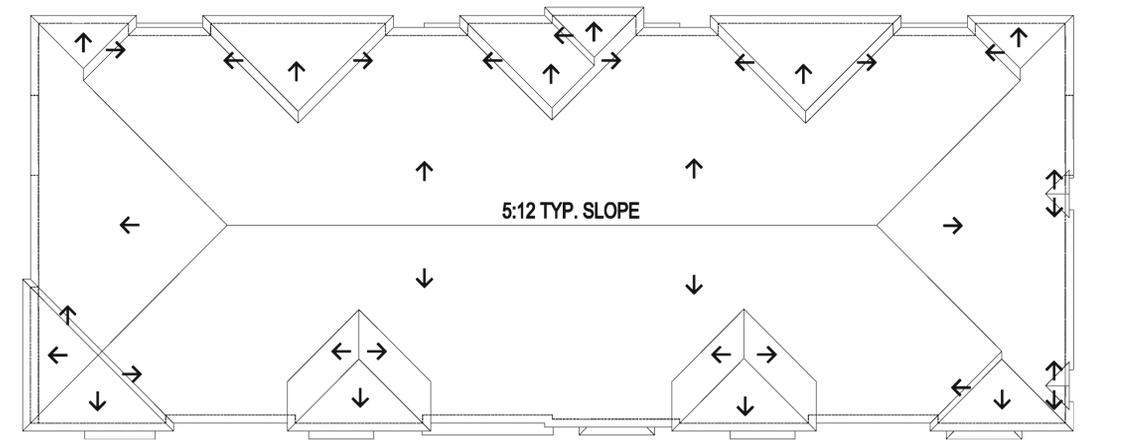


- MATERIALS LEGEND**
1. 'S' TILE ROOF
 2. SMOOTH STUCCO FINISH
 3. SMOOTH STUCCO OVER FOAM TRIM
 4. STONE VENEER
 5. WOOD RAFTER TAILS
 6. WROUGHT IRON POT SHELF
 7. RECESSED WINDOWS
 8. DECORATIVE WOOD SHUTTERS
 9. GARAGE DOORS WITH WINDOWS
 10. ADDRESS SIGN

FRONT ELEVATION - SCALE: 3/16" = 1'-0"



GARDEN WALL - SCALE: 3/16" = 1'-0"



ROOF PLAN - SCALE: 3/32" = 1'-0"

TYPICAL FRONT ELEVATION / ROOF PLAN- ITALIAN STYLE
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT



- MATERIALS LEGEND**
1. 'S' TILE ROOF
 2. SMOOTH STUCCO FINISH
 3. SMOOTH STUCCO OVER FOAM TRIM
 4. STONE VENEER
 5. WOOD RAFTER TAILS
 6. WROUGHT IRON POT SHELF
 7. RECESSED WINDOWS
 8. DECORATIVE WOOD SHUTTERS
 9. GARAGE DOORS WITH WINDOWS
 10. ADDRESS SIGN

PLAN 3R ALTERNATE PLAN 1R ELEVATION A PLAN 2L PLAN 1R ELEVATION C PLAN 1L ELEVATION B PLAN 2R PLAN 1L ELEVATION A PLAN 3L



SCALE: 3/16" = 1'-0"

TYPICAL REAR AND SIDE ELEVATIONS - ITALIAN STYLE
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

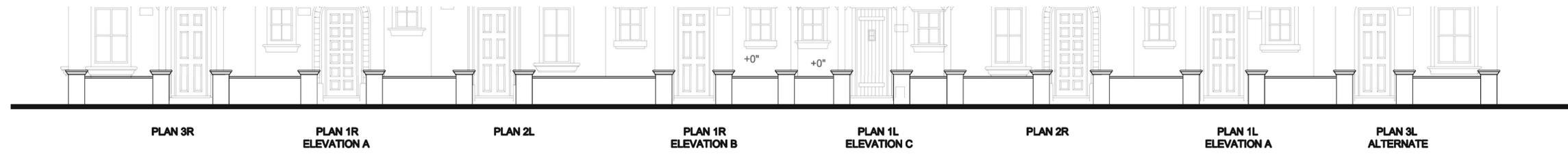
DATE: AUGUST 29, 2011 DANIELIAN ASSOCIATES ARCHITECTURE + PLANNING SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER
A1-14
 32 OF 40

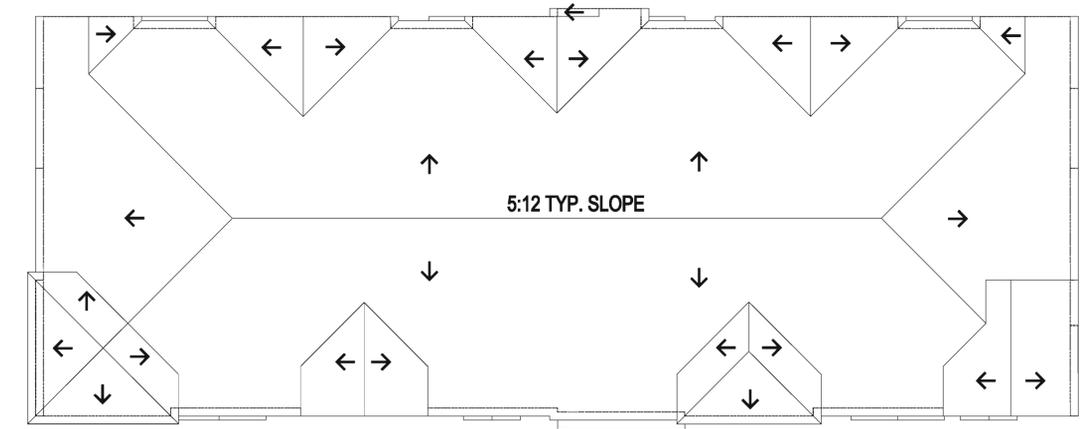


- MATERIALS LEGEND**
1. 'S' TILE ROOF
 2. SMOOTH STUCCO FINISH
 3. SMOOTH STUCCO OVER FOAM TRIM
 4. WOOD POSTS/ CORBELS/ RAFTER TAILS
 5. DECORATIVE SPANISH TILE
 6. WROUGHT IRON POTSHLF
 7. WROUGHT IRON GABLE END DETAIL
 8. CLAY TILE GABLE END DETAIL
 9. RECESSED WINDOWS
 10. DECORATIVE LIGHT FIXTURES
 11. WROUGHT IRON RAILING
 12. DECORATIVE WOOD SHUTTERS
 13. GARAGE DOORS WITH WINDOWS

FRONT ELEVATION - SCALE: 3/16" = 1'-0"



GARDEN WALL - SCALE: 3/16" = 1'-0"



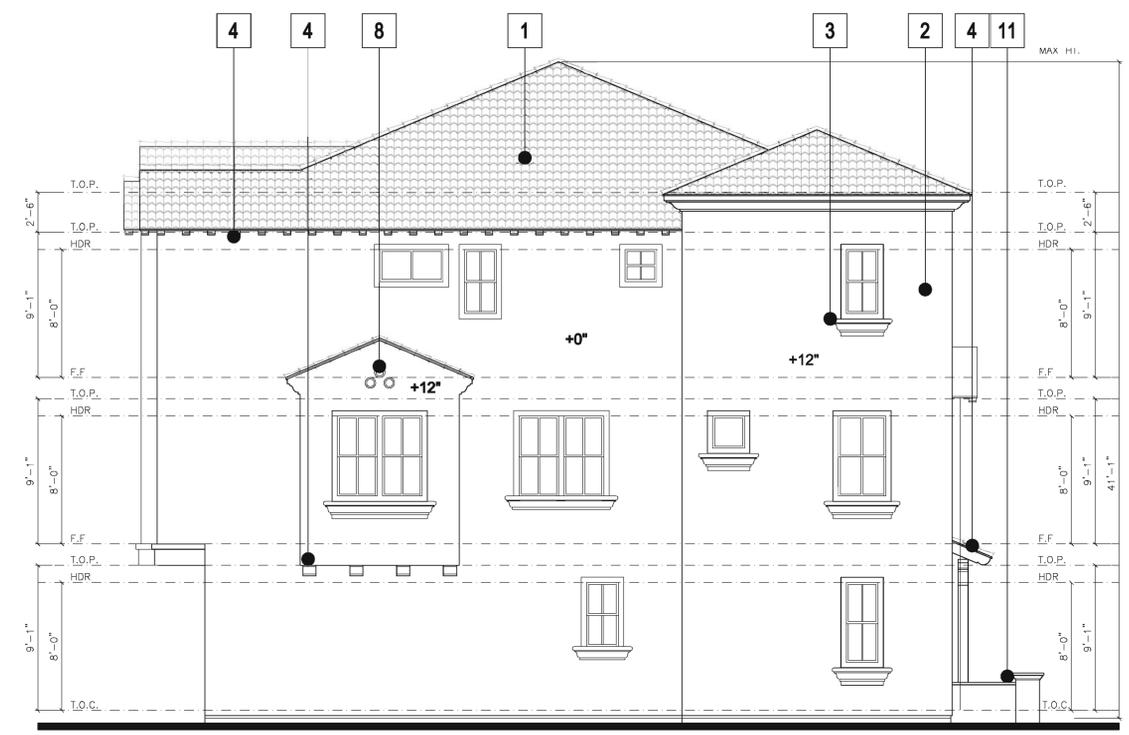
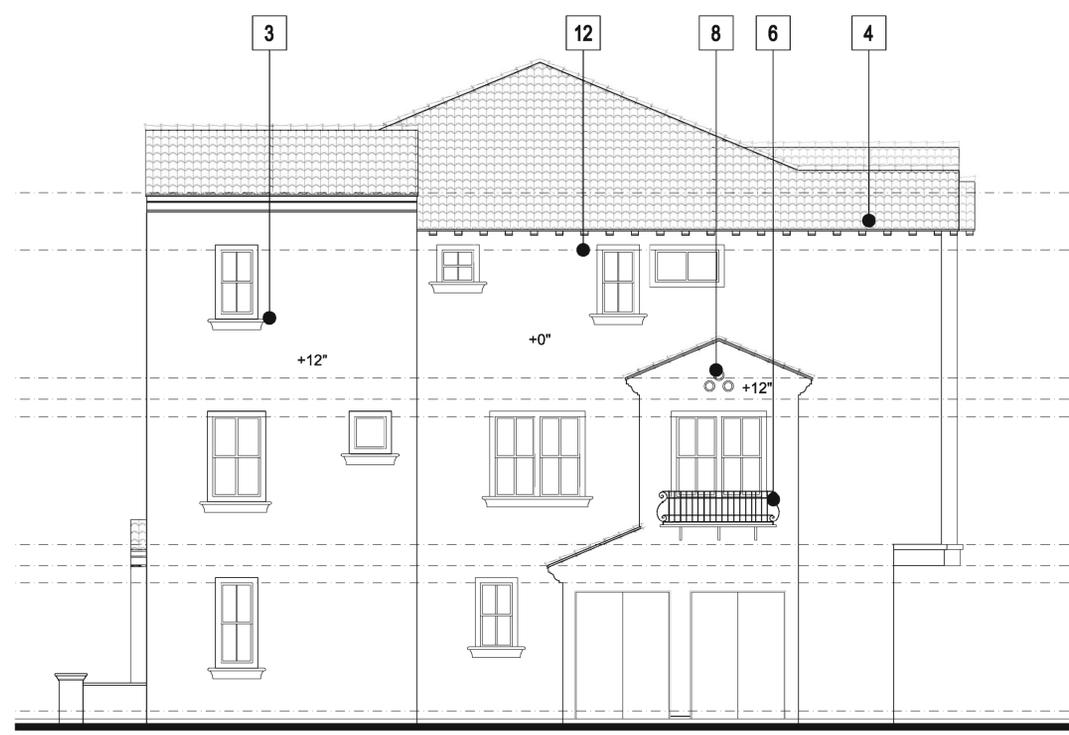
ROOF PLAN - SCALE: 3/32" = 1'-0"

TYPICAL FRONT ELEVATION / ROOF PLAN - SPANISH STYLE
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT



MATERIALS LEGEND

1. 'S' TILE ROOF
2. SMOOTH STUCCO FINISH
3. SMOOTH STUCCO OVER FOAM TRIM
4. WOOD POSTS/ CORBELS/ RAFTER TAILS
5. DECORATIVE SPANISH TILE
6. WROUGHT IRON POTSHLF
7. WROUGHT IRON GABLE END DETAIL
8. CLAY TILE GABLE END DETAIL
9. RECESSED WINDOWS
10. DECORATIVE LIGHT FIXTURES
11. WROUGHT IRON RAILING
12. DECORATIVE WOOD SHUTTERS
13. GARAGE DOORS WITH WINDOWS



SCALE: 3/16" = 1'-0"

**TYPICAL REAR AND SIDE ELEVATIONS - SPANISH STYLE
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: AUGUST 29, 2011

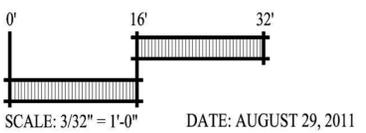
DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

SHEET NUMBER
A1-16
34 OF 40



VESTING TENTATIVE MAP AMENDMENT
 PHASE 1 SOUTH ELEVATION (PHASE 2 SIMILAR)
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



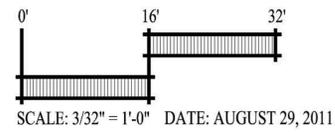
HUMPHREYS & PARTNERS ARCHITECTS L.P.
 19100 Von Karman Ave., Suite 200 Irvine, CA 92612 (949) 955-9400 (949) 955-1897
www.humphreys.com marketing@humphreys.com
 DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

SHEET NUMBER
A2-01
 35 OF 40



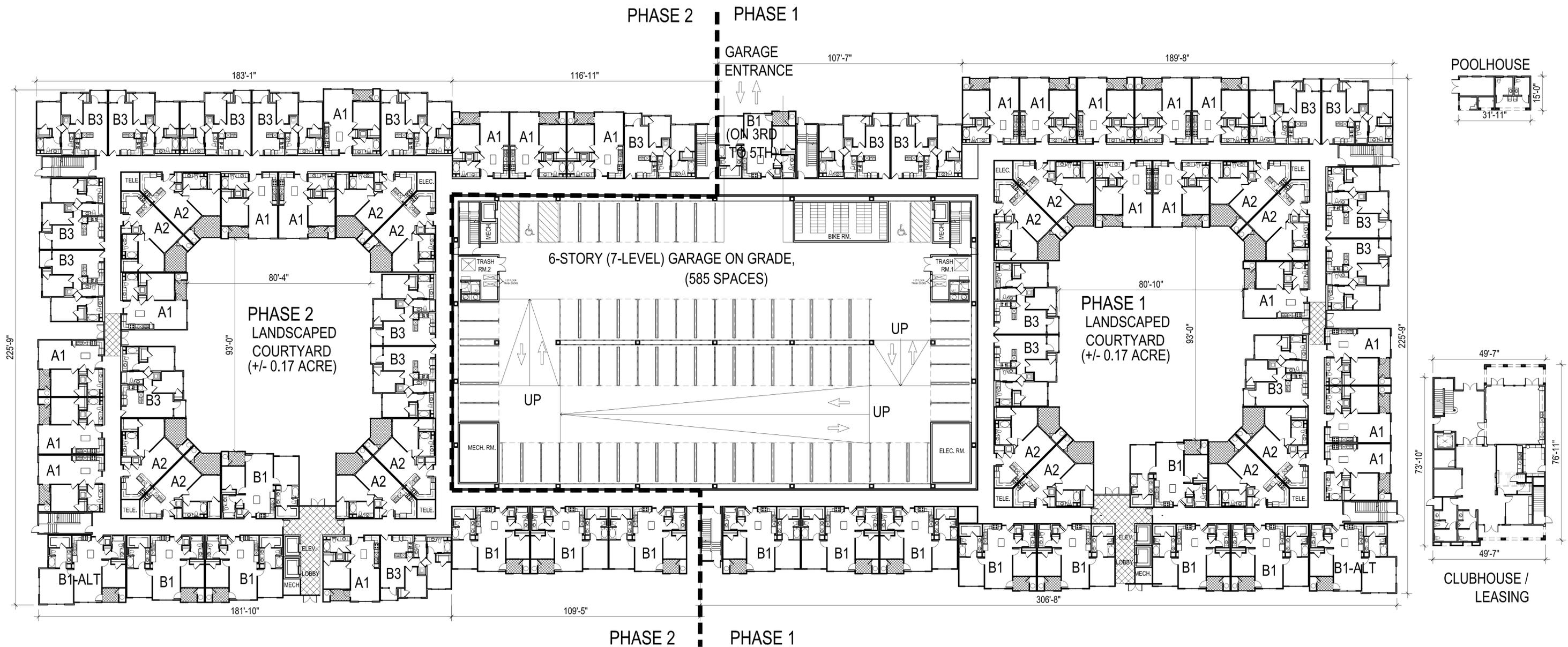
VESTING TENTATIVE MAP AMENDMENT
 PHASE 3 SOUTH ELEVATION
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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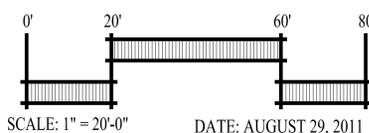
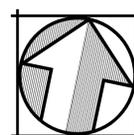
SHEET NUMBER
A2-02
 36 OF 40



PHASE 1 (5-STORY)					PHASE 2 (5-STORY)				
UNIT	UNIT TYPE	NO.	Parking Space Requirement Required	# parking	UNIT	UNIT TYPE	NO.	Parking Space Requirement Required	# parking
A1	1BR/1BA	55	1.20	66	A1	1BR/1BA	55	1.20	66
A2	1BR/1BA	40	1.20	48	A2	1BR/1BA	40	1.20	48
B1	2BR/2BA	43	1.60	69	B1	2BR/2BA	30	1.60	48
B1-ALT	2BR/2BA	5	1.60	8	B1-ALT	2BR/2BA	5	1.60	8
B3	2BR/2BA	45	1.60	72	B3	2BR/2BA	60	1.60	96
TOTAL		188		263	TOTAL		190		266
			GUEST 15% OF TOTAL	39				GUEST 15% OF TOTAL	40
			TOTAL REQUIRED	302				TOTAL REQUIRED	306
			Bicycle Space Requirement					Bicycle Space Requirement	
			RESIDENT: 1/4 units	47				RESIDENT: 1/4 units	48
			GUEST ON-STREET: 5% OF PARKING	15				GUEST ON-STREET: 5% OF PARKING	15
CLUBHOUSE:			2 STORY @ APPX.5,600 S.F.					*PROVIDED FOR PHASE 1 & 2 (*INCLUDING 25 SURFACE SPACES)	

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.



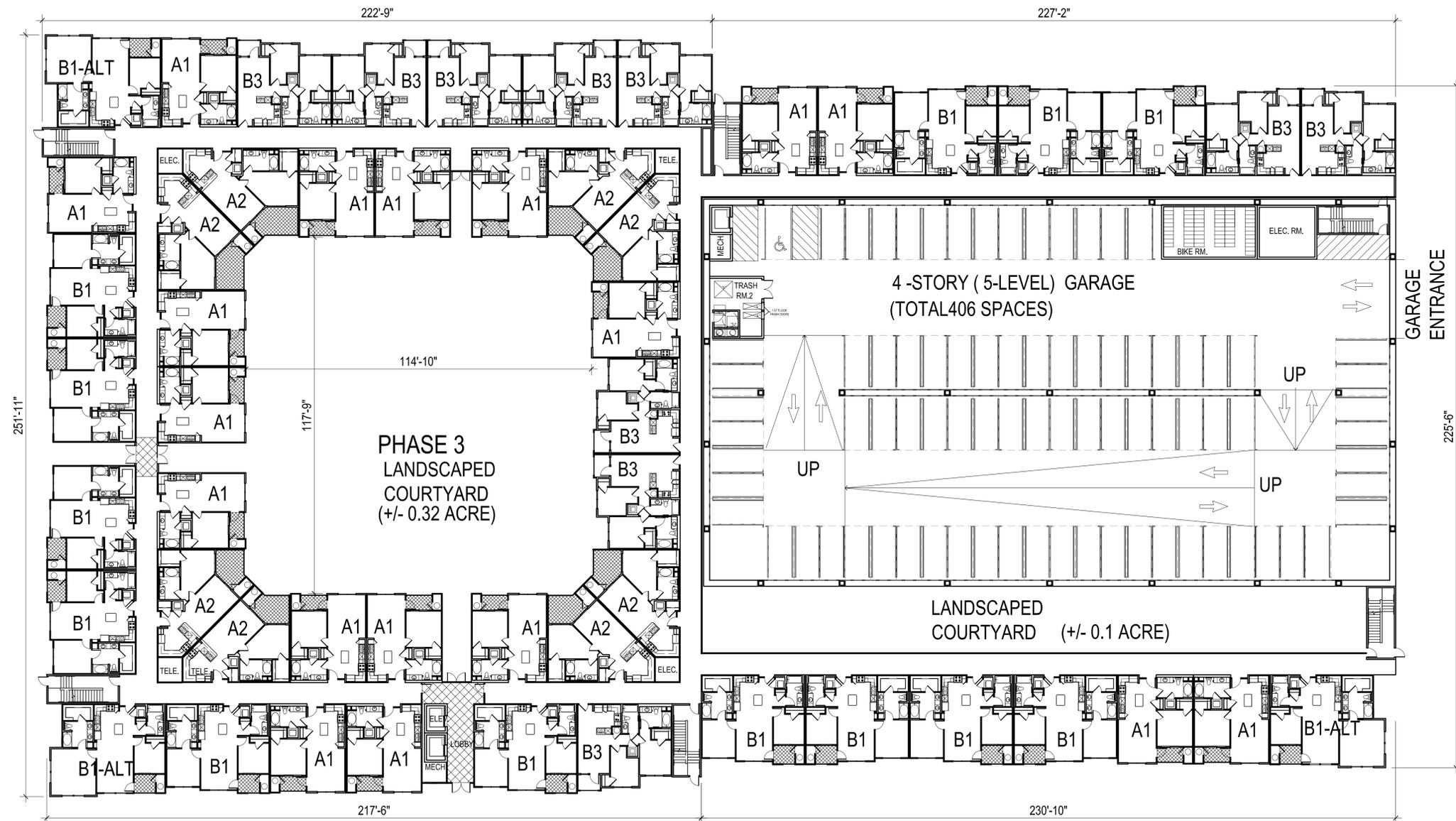
VESTING TENTATIVE MAP AMENDMENT
PHASE 1 & 2 GROUND LEVEL PLAN
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS L.P.

19100 Von Karman Ave., Suite 200 Irvine, CA 92612 (949) 955-9400 (949) 955-1897
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

SHEET NUMBER
A2-03



PHASE 3 (5-STORY)			Parking Space Requirement	
UNIT	UNIT TYPE	NO.	Required	# parking
A1	1BR/1BA	90	1.20	108
A2	1BR/1BA	40	1.20	48
B1	2BR/2BA	65	1.60	104
B1-ALT	2BR/2BA	15	1.60	24
B3	2BR/2BA	50	1.60	80
TOTAL		260		364
			GUEST 15% OF TOTAL	55
			TOTAL REQUIRED	419
			*PROVIDED	423
			(INCLUDING 17 SURFACE SPACES)	
			Bicycle Space Requirement	
			RESIDENT: 1/4 units	65
			GUEST ON-STREET: 5% OF PARKING	21

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.

VESTING TENTATIVE MAP AMENDMENT
 PHASE 3 GROUND LEVEL PLAN
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

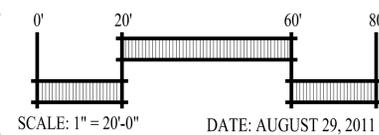
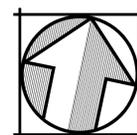
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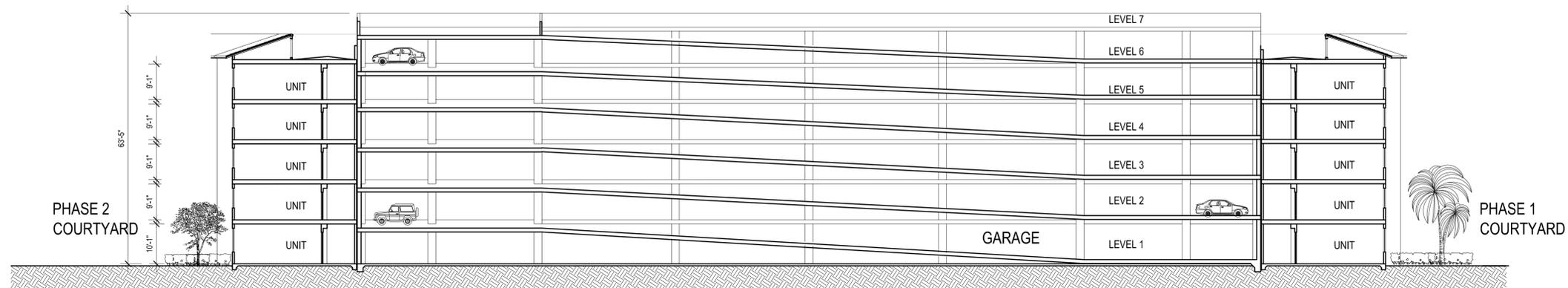
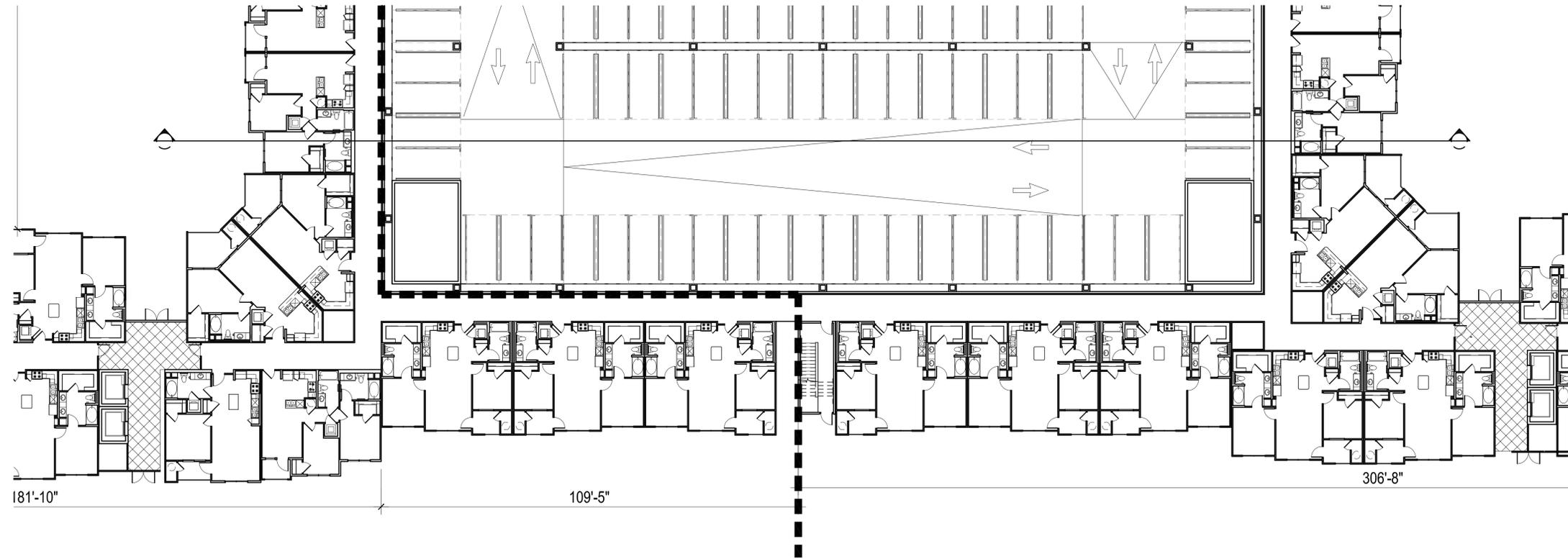
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SHEET NUMBER

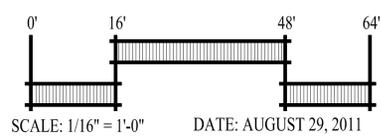
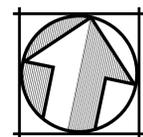
A2-04

38 OF 40



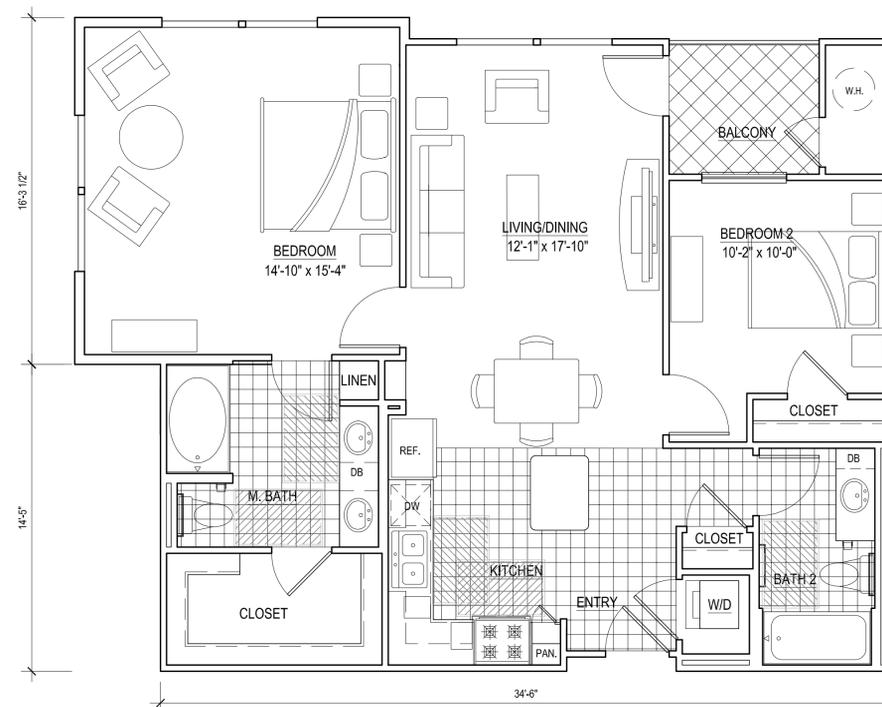
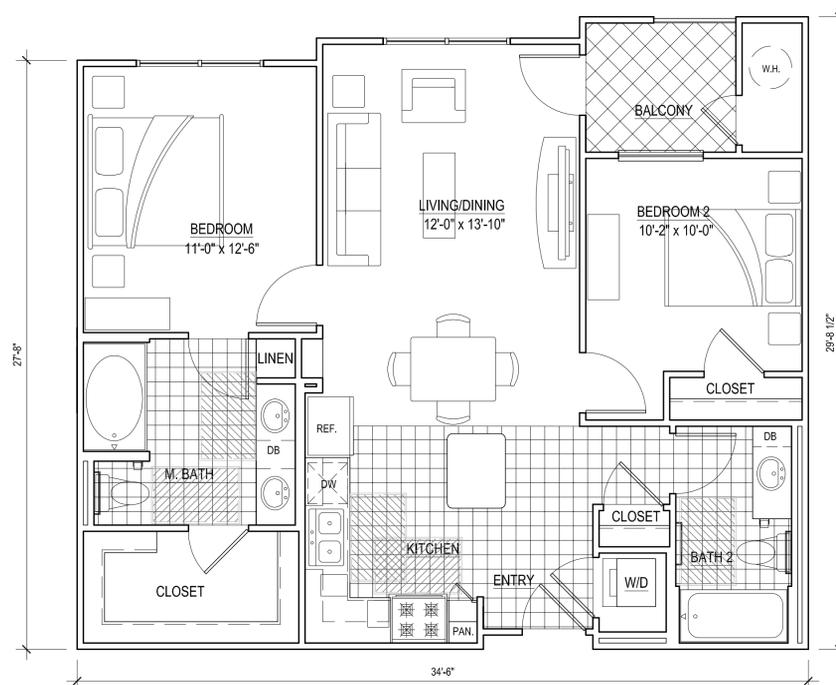
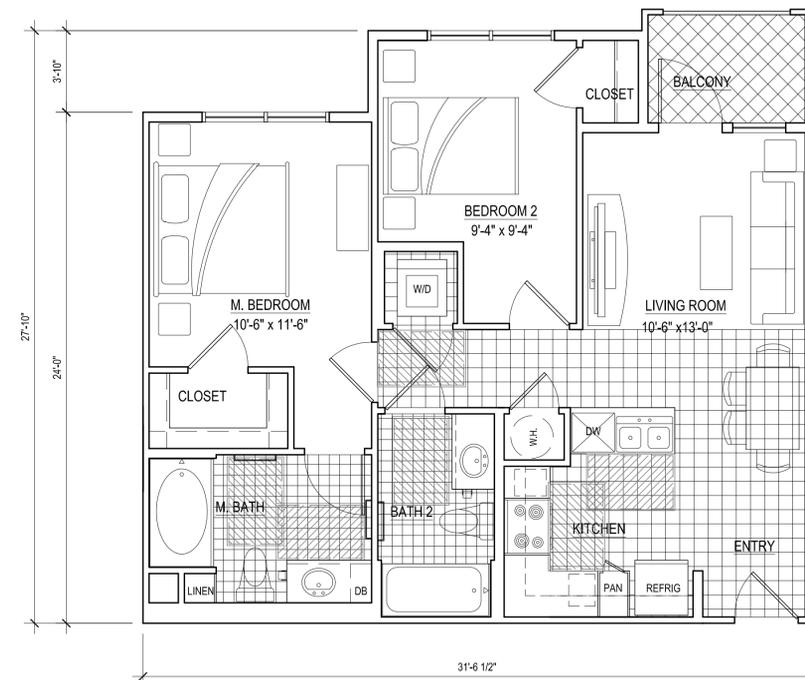
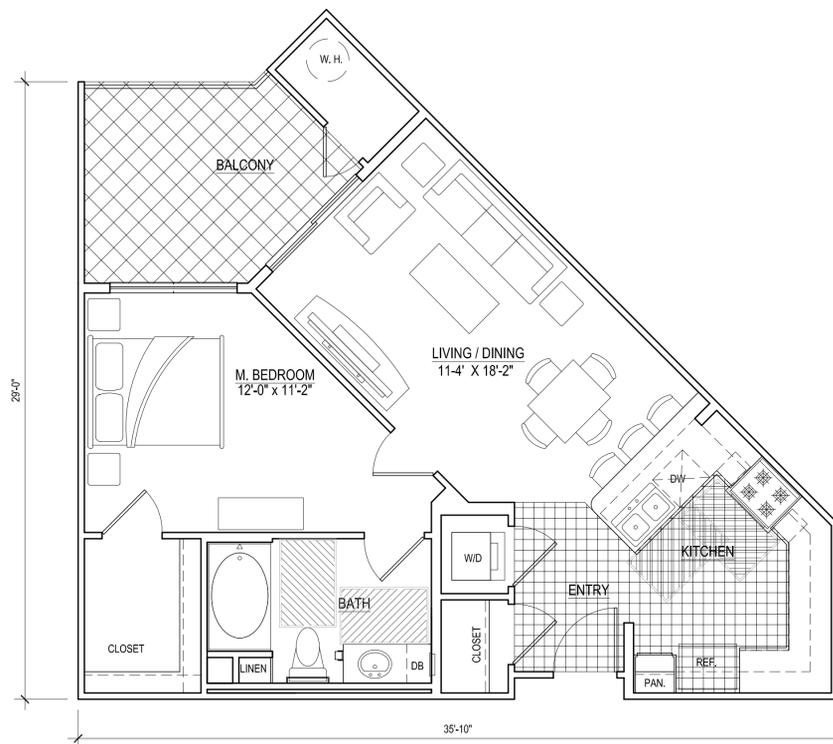
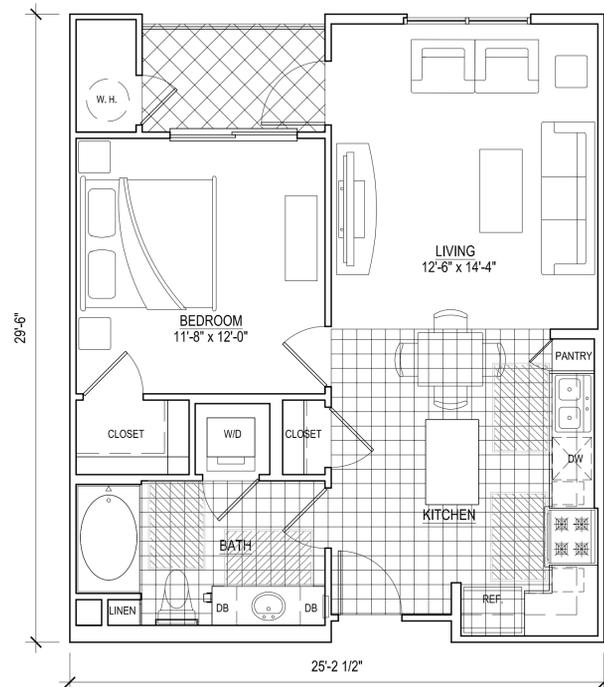
VESTING TENTATIVE MAP AMENDMENT
 PHASE 1 GARAGE SECTION LOOKING NORTH
MONTAGUE VILLAGE
 CITATION APARTMENTS & TOWNHOMES
 PIPER/MONTAGUE SUBDISTRICT

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SHEET NUMBER
A2-05
 39 OF 40



UNIT B1-ALT
NET: 1020 S.F.
BALCONY: 67 S.F.
SCALE: 1/4"=1'-0"

VESTING TENTATIVE MAP AMENDMENT
UNIT PLANS
MONTAGUE VILLAGE
CITATION APARTMENTS & TOWNHOMES
PIPER/MONTAGUE SUBDISTRICT

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DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



SCALE: 1/8" = 1'-0" DATE: AUGUST 29, 2011

SHEET NUMBER

A2-06

40 OF 40