



PROJECT SUMMARY:

TYPE V (4-STORY):

1. 1 BR (750 S.F.):	110 UNITS (54%)
2 BR (1080 S.F.):	94 UNITS (46%)
TOTAL:	204 UNITS
2. TOTAL ACRES:	+/- 2.75 ACRES
3. DENSITY:	74.18 DU/AC
4. PARKING REQUIRED:	325 STALLS
1 BR:	110X1.5=165 STALLS
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GUEST:	353X15%=53 STALLS
(TOD REDUCTION OF 20%=-81 STALLS)	

NOTES:

BUILDING HEIGHT MAX: 5 STORIES AND 75' INCLUDING ARCHITECTURAL FEATURES (8.2.d).

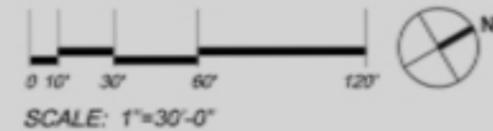
PARK REQUIREMENTS: 3.5 AC/ 1000 POPULATION.

OPEN SPACE REQUIREMENT: PER PLANNING COMMISSION FOR R4-TOD.

CONCEPTUAL SITE PLAN- 204 UNITS
OPTION "A" ON GRADE LEVEL

SHEA / SOUTH MAIN STREET APARTMENTS

MILPITAS, CALIFORNIA



2511-152 MAY 16, 2011



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7:00AM 7/20



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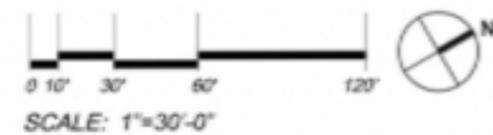
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SHEA / SOUTH MAIN STREET APARTMENTS

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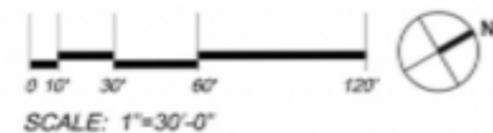
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SHEA / SOUTH MAIN STREET APARTMENTS

MILPITAS, CALIFORNIA



2517-152 MAY 16, 2011



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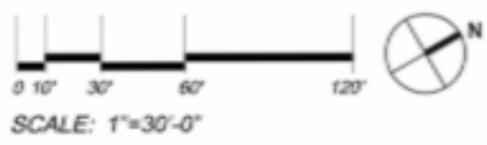
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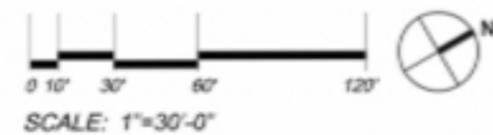
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11:00AM 7/20



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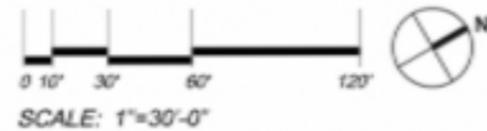
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SHEA / SOUTH MAIN STREET APARTMENTS

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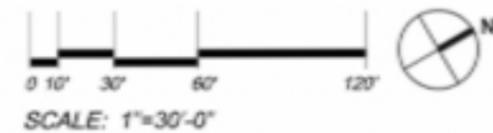
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15 FEET EASEMENT IN FAVOR OF SCWD AS MEASURED FROM PL.

CONCEPTUAL SITE PLAN- 204 UNITS
 OPTION "A" ON GRADE LEVEL

SHEA / SOUTH MAIN STREET APARTMENTS

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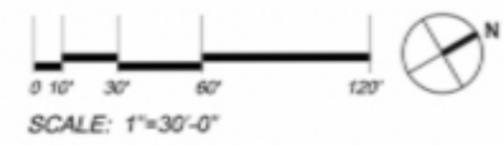
2:00PM 7/20



CONCEPTUAL SITE PLAN- 204 UNITS
 OPTION "A" ON GRADE LEVEL

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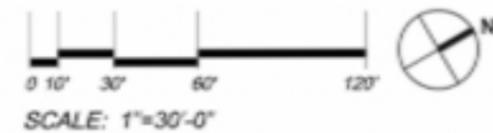
3:00PM 7/20



CONCEPTUAL SITE PLAN- 204 UNITS
 OPTION "A" ON GRADE LEVEL

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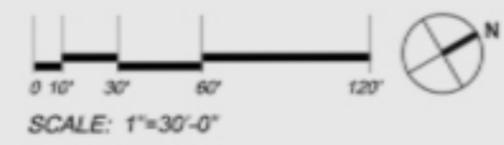
4:00PM 7/20



CONCEPTUAL SITE PLAN- 204 UNITS
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5:00PM 7/20



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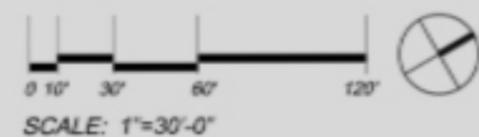
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CONCEPTUAL SITE PLAN- 204 UNITS
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SHEA / SOUTH MAIN STREET APARTMENTS

MILPITAS, CALIFORNIA



10:00AM 12/21

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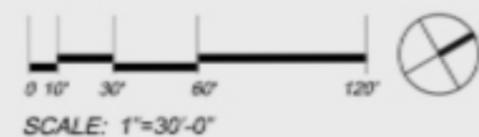
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CONCEPTUAL SITE PLAN- 204 UNITS
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SHEA / SOUTH MAIN STREET APARTMENTS

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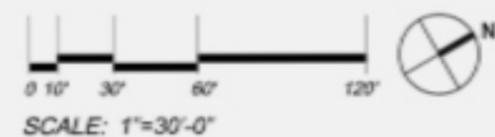
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SHEA / SOUTH MAIN STREET APARTMENTS

MILPITAS, CALIFORNIA



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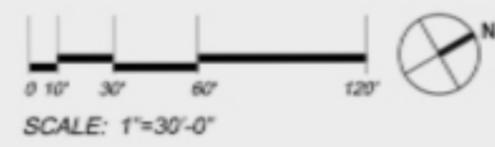
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CONCEPTUAL SITE PLAN- 204 UNITS
 OPTION "A" ON GRADE LEVEL

SHEA / SOUTH MAIN STREET APARTMENTS MILPITAS, CALIFORNIA



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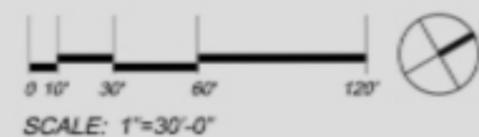
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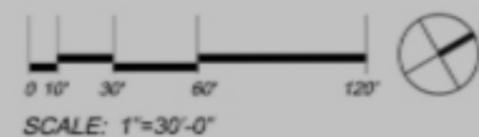
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