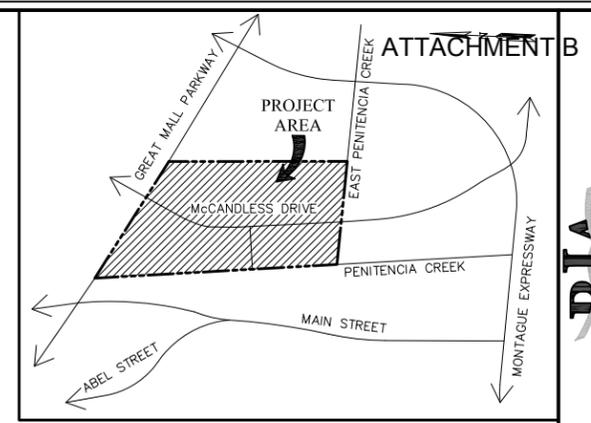


TENTATIVE MAP: DISTRICT 1 AND DISTRICT 2 MIXED USE

McCANDLESS

MILPITAS, CALIFORNIA

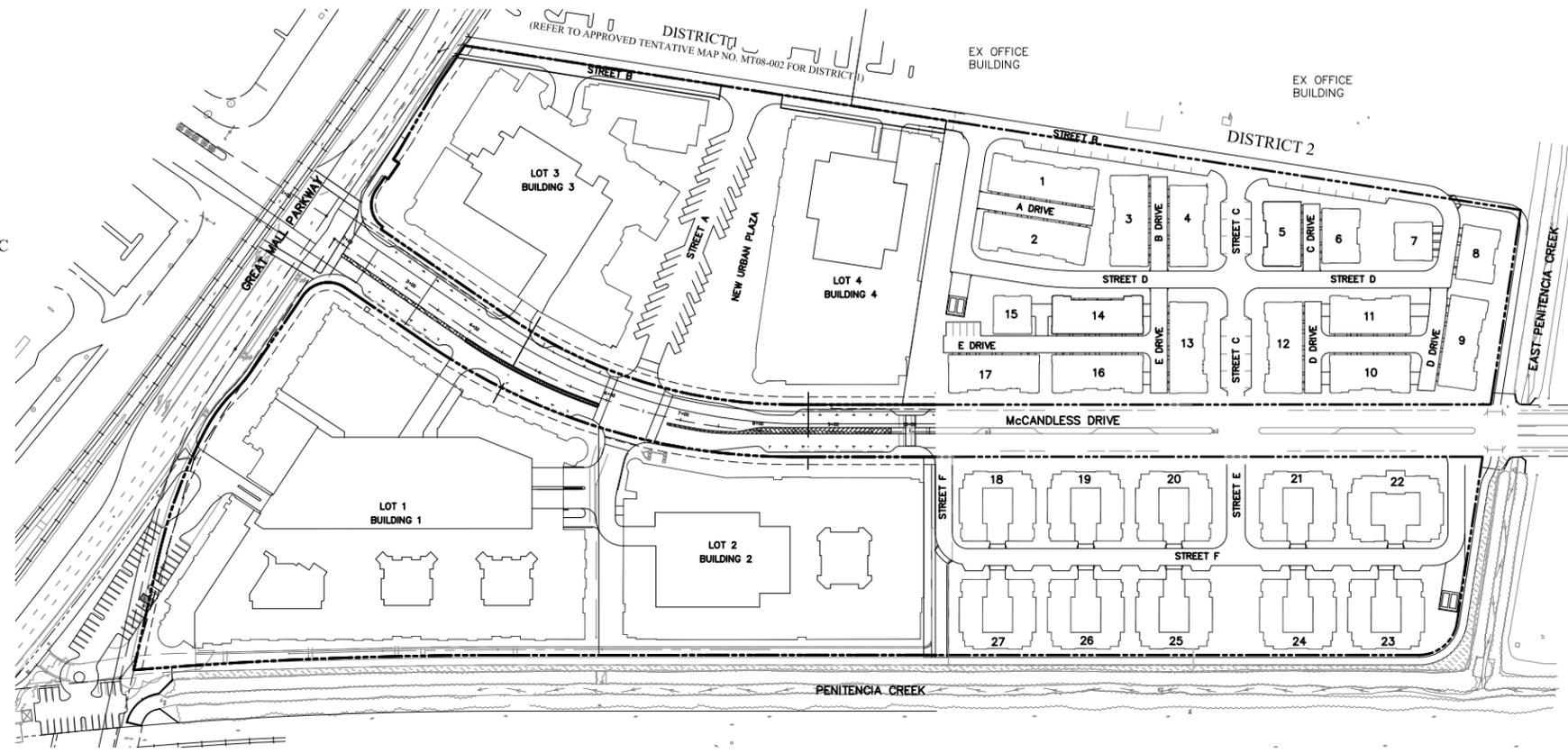


RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

RECORD OWNER:
MISSION WEST PROPERTIES, L.P. 11
10050 BANDLEY DRIVE
CUPERTINO, CA 95014

DEVELOPER:
INTEGRAL COMMUNITIES McCANDLESS LLC
160 NEWPORT CENTER DRIVE, SUITE 240
NEWPORT BEACH, CA 92625

CIVIL ENGINEER:
RUGGERI-JENSEN-AZAR & ASSOCIATES
8055 CAMINO ARROYO
GILROY, CA 95020
408-848-0300



GENERAL NOTES:

1. PROPERTY ADDRESS:
DISTRICT 1: 1315, 1425, & 1320
McCANDLESS DRIVE, MILPITAS, CA 95035

DISTRICT 2: 1455, 1490, 1590 & 1595
McCANDLESS DRIVE, MILPITAS, CA 95035
2. ASSESSOR PARCEL NUMBERS:
DISTRICT 1: 086-33-092, 086-33-093, 086-33-101

DISTRICT 2: 086-33-094, 086-33-095,
086-33-098, 086-33-099
3. EXISTING LAND USE:
DISTRICT 1 :COMMERCIAL/OFFICE BUILDING

DISTRICT 2: COMMERCIAL/OFFICE BUILDING
4. EXISTING GENERAL PLAN DESIGNATIONS:
DISTRICT 1: RESIDENTIAL RETAIL HIGH DENSITY MIXED USE (RRMU)
MULTI-FAMILY RESIDENTIAL HIGH DENSITY (MFH)

DISTRICT 2: MULTI-FAMILY RESIDENTIAL HIGH DENSITY (MFH)
5. PROPOSED LAND USE:
DISTRICT 1: MIXED USE AND RESIDENTIAL

DISTRICT 2: MIXED USE AND RESIDENTIAL
6. EXISTING ZONING DESIGNATION:
DISTRICT 1: MULTI-FAMILY RESIDENTIAL, HIGH DENSITY (R3)
DISTRICT 1: MIXED USE HIGH DENSITY (MXD2)
DISTRICT 1: TRANSIT-ORIENTED DEVELOPMENT OVERLAY (TOD)

DISTRICT 2: MULTI-FAMILY RESIDENTIAL, HIGH DENSITY (R3)
DISTRICT 2: TRANSIT-ORIENTED DEVELOPMENT OVERLAY (TOD)
7. DISTRICT 1 BUILD-OUT TABULATION:

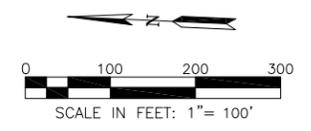
PODIUM LOTS (1-4)	8.85 ± AC
PRIVATE STREETS & PARKING (S1 - S3)	0.91 ± AC
COMMON OPEN SPACE (PARCELS L1-L5 & L24-L28)	2.53 ± AC
PARK & MULTI-USE TRAIL (PARCELS P1-P3)	1.04 ± AC
GROSS AREA	13.33 ± AC

 DISTRICT 2 BUILD-OUT TABULATION:

RESIDENTIAL LOTS (1-27)	5.94 ± AC
PUBLIC STREET C (PARCEL S2)	0.39 ± AC
PRIVATE STREETS (PARCELS S1 & S3-S13)	1.85 ± AC
COMMON OPEN SPACE (PARCELS L1-L13)	1.50 ± AC
GROSS AREA	9.68 ± AC

SHEET INDEX

SHEET NO	TITLE
TM 0-1	TITLE SHEET
TM 0-2	SITE PLAN
TM 1-1	TITLE SHEET
TM 1-2	CONDITIONS OF APPROVAL
TM 1-3	EXISTING SITE PLAN
TM 1-4	PROPOSED SITE PLAN
TM 1-5	SECTIONS
TM 1-6	CONCEPTUAL LOTTING PLAN
TM 1-7	CONCEPTUAL GRADING PLAN
TM 1-8	CONCEPTUAL UTILITY PLAN
TM 1-9	McCANDLESS DRIVE CONCEPTUAL OFFSITE IMPROVEMENTS
TM 1-10	GREAT MALL PKWY CONCEPTUAL OFFSITE IMPROVEMENTS
TM 1-11	CONCEPTUAL TRASH COLLECTION PLAN
TM 2-1	TITLE SHEET
TM 2-2	CONDITIONS OF APPROVAL
TM 2-3	EXISTING SITE PLAN
TM 2-4	PROPOSED SITE PLAN
TM 2-5	SECTIONS
TM 2-6	CONCEPTUAL LOTTING PLAN
TM 2-7	CONCEPTUAL GRADING PLAN
TM 2-8	CONCEPTUAL UTILITY PLAN
TM 2-9	McCANDLESS DRIVE CONCEPTUAL OFFSITE IMPROVEMENTS
TM 2-10	CONCEPTUAL TRASH COLLECTION PLAN



DATE: 01/27/2012 TIME: 9:46AM DRAWING: 1 TENTATIVE MAP DIST.1 AND DIST. 2\

TENTATIVE MAP
TITLE SHEET
McCANDLESS: DISTRICT 1 AND DISTRICT 2
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES McCANDLESS, LLC

SCALE	1"=100'	DATE	JAN 2012
BY/CHK		DATE	
SHEET REVISIONS			
SHEET			
TM 0-1			
OF 21 SHEETS			
JOB NO. 072030			

DISTRICT 1 TENTATIVE MAP McCANDLESS MILPITAS, CALIFORNIA

RECORD OWNER:

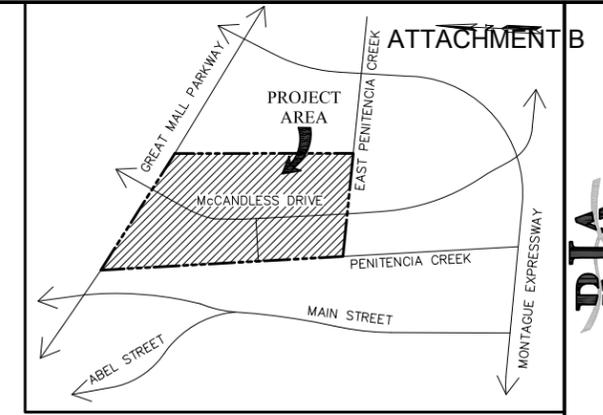
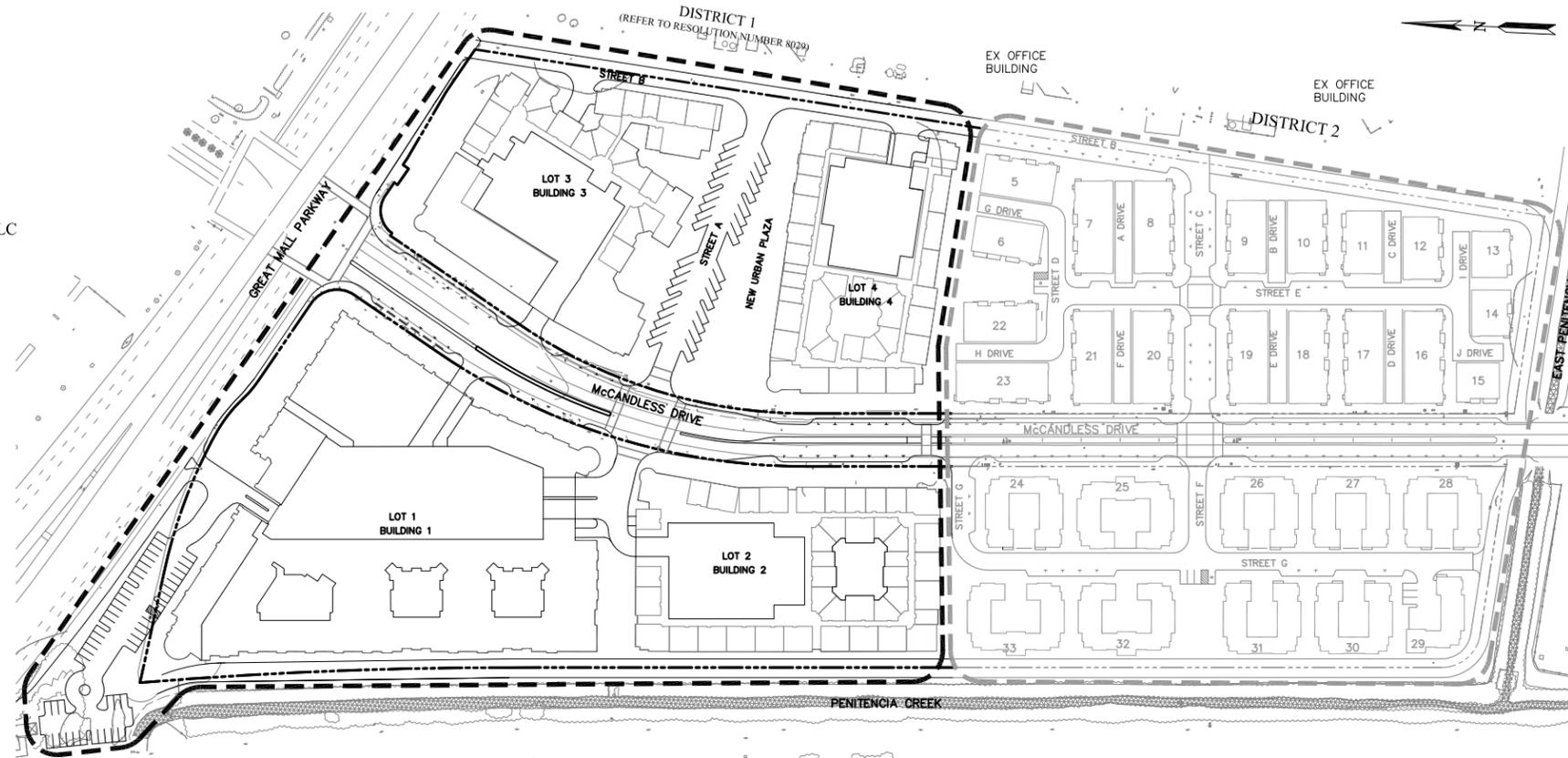
MISSION WEST PROPERTIES, L.P. 11
10050 BANDLEY DRIVE
CUPERTINO, CA 95014

DEVELOPER:

INTEGRAL COMMUNITIES McCANDLESS LLC
3 SAN JOAQUIN PLAZA, SUITE 100
NEWPORT BEACH, CA 92660

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR & ASSOCIATES
8055 CAMINO ARROYO
GILROY, CA 95020
408-848-0300



VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	ELECTRIC	[Symbol]
[Symbol]	ELECTROLIER	[Symbol]
[Symbol]	CENTER-LINE	[Symbol]
[Symbol]	EASEMENT	[Symbol]
[Symbol]	SITE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	FLOW DIRECTION	[Symbol]
[Symbol]	LOT NUMBER	[Symbol]
[Symbol]	LOT-LINE	[Symbol]
[Symbol]	MANHOLE	[Symbol]
[Symbol]	PROJECT BOUNDARY	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SPOT GRADE	[Symbol]
[Symbol]	STORM DRAIN	[Symbol]
[Symbol]	WATER	[Symbol]
[Symbol]	LIMIT OF BUILDING AT GROUND LEVEL	[Symbol]

GENERAL NOTES:

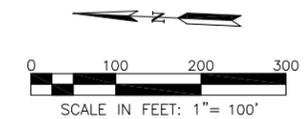
- PROPERTY ADDRESS:
1315, 1425, & 1320
McCANDLESS DRIVE, MILPITAS, CA 95035
- ASSESSOR PARCEL NUMBERS:
086-33-092, 086-33-093, 086-33-101
- EXISTING LAND USE:
COMMERCIAL/OFFICE BUILDING
- EXISTING GENERAL PLAN DESIGNATIONS:
RESIDENTIAL RETAIL HIGH DENSITY MIXED USE (RRMU)
MULTI-FAMILY RESIDENTIAL HIGH DENSITY (MFH)
- PROPOSED LAND USE:
MIXED USE AND RESIDENTIAL
- EXISTING ZONING DESIGNATION:
MULTI-FAMILY RESIDENTIAL, HIGH DENSITY (R3)
MIXED USE HIGH DENSITY (MXD2)
TRANSIT-ORIENTED DEVELOPMENT OVERLAY (TOD)
- DISTRICT 1 BUILD-OUT TABULATION:

PODIUM LOTS (1-4)	8.85 ± AC
PRIVATE STREETS & PARKING (S1 - S3)	0.91 ± AC
COMMON OPEN SPACE (PARCELS L1-L5 & L24-L28)	2.53 ± AC
PARK & MULTI-USE TRAIL (PARCELS P1-P3)	1.04 ± AC
GROSS AREA	13.33 ± AC
- UTILITIES:
 - RECYCLED WATER
 - PUBLIC (McCANDLESS DRIVE)
 - WATER (SCVWD ZONE1)
 - PUBLIC (McCANDLESS DRIVE, STREETS A & B)
 - PRIVATE (WITHIN THE RESIDENTIAL AREAS)
 - SANITARY SEWER
 - PUBLIC (McCANDLESS DRIVE, STREET A)
 - PRIVATE (WITHIN THE RESIDENTIAL AREAS)
 - STORM DRAINAGE
 - PUBLIC (McCANDLESS DRIVE, EXISTING SD STREET B, EXISTING SD BETWEEN BUILDINGS 1 & 2)
 - PRIVATE (WITHIN THE RESIDENTIAL AREAS)
- STREET LIGHTS:
ON PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY STANDARDS AND DEDICATED TO THE CITY OF MILPITAS. STREET LIGHTS LOCATED ON PRIVATE STREETS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- STREET TREES:
(McCANDLESS DRIVE) INSTALLED PER CITY STANDARDS AND MAINTAINED BY THE LANDSCAPE MAINTENANCE DISTRICT.
- STREETS:
STREETS A & B WILL BE PRIVATE. STREET DRIVEWAY BETWEEN BUILDING 1 & 3 WITHIN THE RESIDENTIAL AREA WILL BE PRIVATELY MAINTAINED BY A HOMEOWNERS' ASSOCIATION. ALL PRIVATE STREETS WILL HAVE PSUE'S (MIN. LONGITUDINAL SLOPE = 0.5%) AND EVAE'S. STREET C WILL BE PUBLIC.
- DATUM:
CITY OF MILPITAS DATUM
- EXISTING WELLS:
NO EXISTING WELLS.
- FIRM MAP, PANEL 67 OF 830, MAP NUMBER 06085C0067H, EFFECTIVE DATE MAY 18, 2009: THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AO. ZONE AO IS DEFINED AS, "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED."
- PROPOSED GRADES:
GRADES AS SHOWN ARE CONCEPTUAL. FINISH GRADING IS SUBJECT TO FINAL DESIGN, AND SUBJECT TO SITE SPECIFIC FLOOD STUDY, AND MAY VARY AT FINAL DESIGN.
- GRADING:
ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND SUPPLEMENTAL REPORTS REGARDING THIS PROJECT.
- EROSION CONTROL:
ALL EROSION CONTROL MEASURES SHALL BE DONE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF MILPITAS.
- EXISTING TOPOGRAPHY:
THE EXISTING TOPOGRAPHY IS BASED ON AERIAL SURVEYS RECEIVED FROM AEROGEODETTIC, DATED MAY 15, 2006; THE CONTOURS SHOWN ON THIS PLAN REPRESENT GROUND ELEVATIONS, AS DETERMINED AT THE TIME OF SAID SURVEY. EXISTING SURFACE IMPROVEMENTS DEPICTED ON THE TOPOGRAPHIC MAPPING MAY DIFFER FROM CURRENT SITE CONDITIONS SINCE CONSTRUCTION ACTIVITIES ON THE COMMERCIAL SITE ARE ON-GOING.

- PARCELS:
COMMON OPEN SPACE PARCELS AND STREET PARCELS MAY BE SPLIT INTO ADDITIONAL PARCELS AS PART OF MULTIPLE FINAL MAPS AND BASED ON FINAL CONSTRUCTION PHASING.
- BUILDING DESIGNATIONS:
ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
- MULTIPLE FINAL MAPS:
PROJECT WILL REQUIRE MULTIPLE FINAL MAPS AND/OR MULTIPLE FINAL MAPS FOR CONDOMINIUM PURPOSES.

ABBREVIATIONS:

AC	ACRES	PRUE	PRIVATE UTILITY EASEMENT
APN	ASSESSOR'S PARCEL NUMBER	PSUE	PUBLIC SERVICE UTILITY EASEMENT
BC	BACK OF CURB	R/W	RIGHT OF WAY
BFE	BASE FLOOD ELEVATION	RW	RECYCLED WATER
BNDY	BOUNDARY	SD	STORM DRAIN
CB	STORM DRAIN CATCH BASIN	SDMH	STORM DRAIN MANHOLE
CL or C	CENTERLINE	SF	SQUARE FEET
DWY	DRIVEWAY	SLD	SEE LANDSCAPE DRAWINGS
ELECT	ELECTROLIER	SS	SANITARY SEWER
ESMT	EASEMENT	SSMH	SANITARY SEWER MANHOLE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SWK	SIDEWALK
EX	EXISTING		
FDC	FIRE DEPARTMENT CONNECTION		
FOC	FACE OF CURB		
FFU	FINISHED FLOOR GROUND LEVEL		
FG	FINISHED GRADE		
FH	FIRE HYDRANT		
GB	GRADE BREAK		
HP	HIGH POINT		
LP	LOW POINT		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
PD	PROJECT DRIVEWAY		
PIV	POST INDICATOR VALVE		
PIWE	PRIVATE IRRIGATION WATERLINE EASEMENT		
PL	PROPERTY LINE		
PP	POWER POLE		



TENTATIVE MAP
TITLE SHEET
McCANDLESS: DISTRICT 1
MILPITAS, CALIFORNIA

DATE	BY	CHK	REVISIONS	SCALE	DATE
				1"=100'	JAN 2012

SHEET
TM 1-1
OF 22 SHEETS
JOB NO.
072030

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO
GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

PLACEHOLDER FOR CONDITIONS OF APPROVAL

DATE: 01/27/2012 TIME: 9:47AM
DRAWING: TM 1-2 CONDITIONS OF APPROVAL\NUMBERS 07\072030\DRAWINGS\PRELIM\TENTATIVE MAP\DIST. 1 AND DIST. 2\

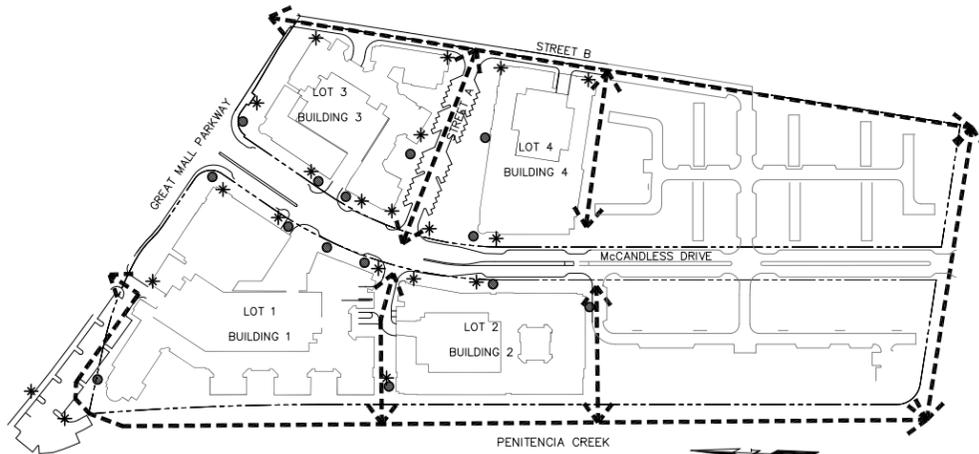
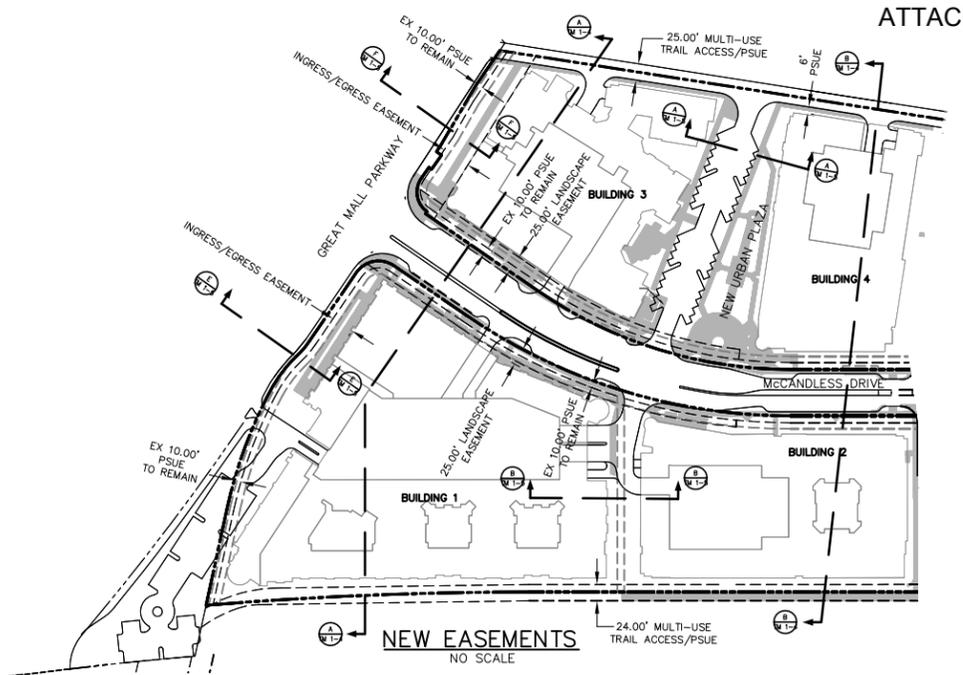
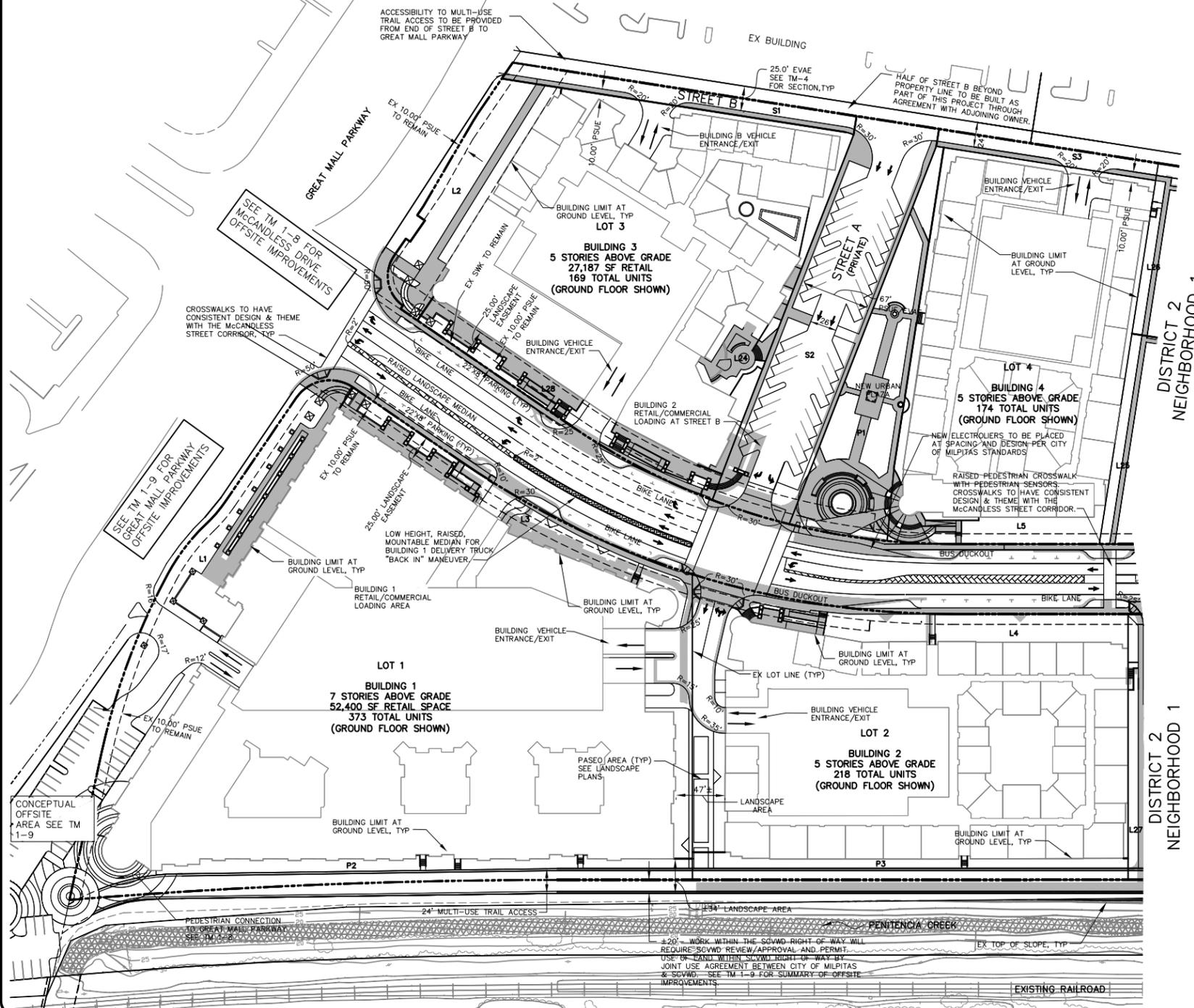


TENTATIVE MAP
CONDITIONS OF APPROVAL
McCANDLESS: DISTRICT 1
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DATE	BY	REVISIONS	SCALE	DATE
			NONE	JAN 2012

SHEET
TM 1-2
OF 22 SHEETS
JOB NO.
072030

DATE: 01/27/2012 TIME: 9:48AM
 DRAWING: TM 1-3 PROPOSED SITE PLAN
 PENITENCIA\JOBS\072030\DRAWINGS\PRELIM\TENTATIVE MAP\DIST. 1 AND DIST. 2\



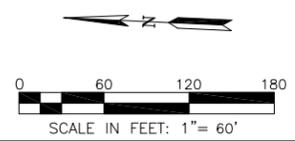
ACCESSIBILITY PLAN
NO SCALE

LEGEND

- * ADA RAMP OR ACCESS PER CITY OF MILPITAS STANDARDS (ADA ACCESSIBILITY MAIN PATH ALONG MCCANDLESS BOTH SIDES)
- PEDESTRIAN STAIR ACCESS TO STREET
- MULTI-USE TRAIL ACCESS PATH

NOTES

1. SEE SHEETS TM 1-4 TO TM-5 FOR CROSS SECTIONS
2. SEE SHEET TM 1-9 FOR OFFSITE IMPROVEMENTS
3. ALL PEDESTRIAN CROSSING ON MCCANDLESS DRIVE TO HAVE NON-INTRUSIVE REMOTE-ACTIVATED PEDESTRIAN FLASHING BEACON (TYP BOTH SIDES OF STREET)
4. SITE LOCATED IN FLOOD PLAIN. SEE SHEET TM 1-6 FOR FLOOD PATH DETAILS.
5. UNIT COUNT AND ARCHITECTURE IS SUBJECT TO CHANGE

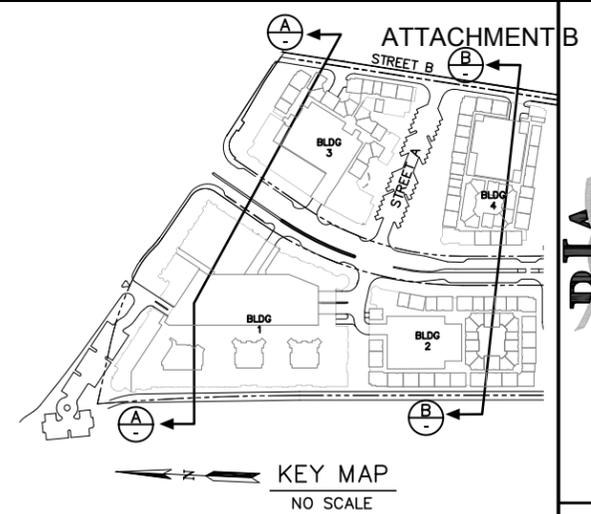
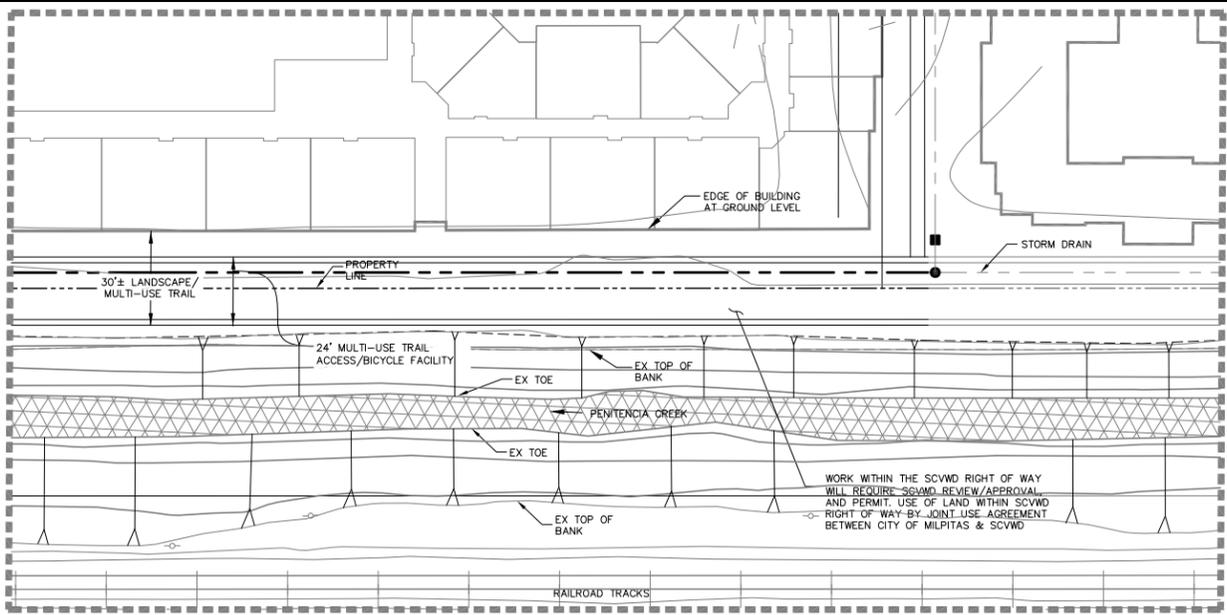


DATE	BY	CHK	REVISIONS

SCALE: 1" = 60'
 DATE: JAN 2012

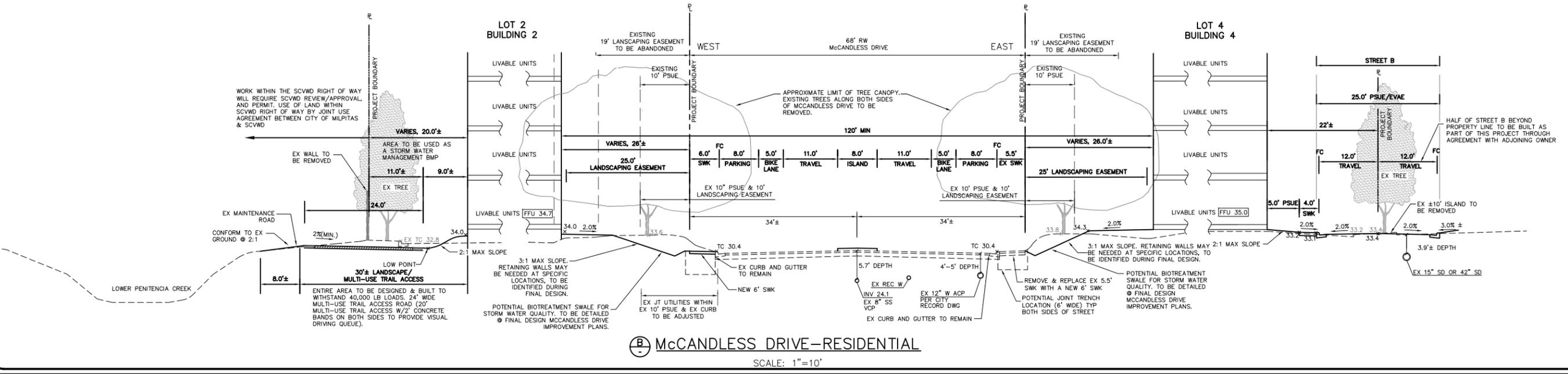
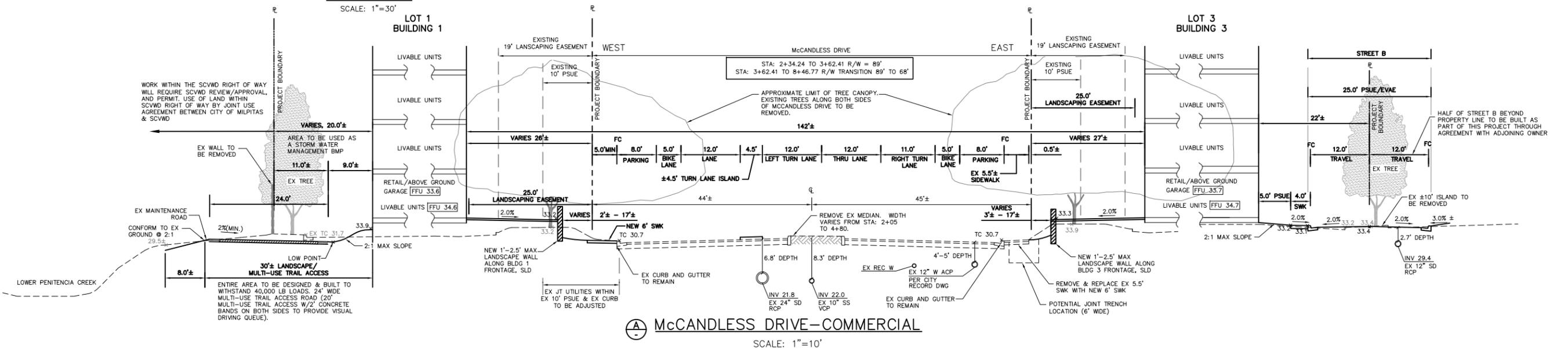
SHEET
TM 1-3
 OF 22 SHEETS
 JOB NO. 072030

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC



RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

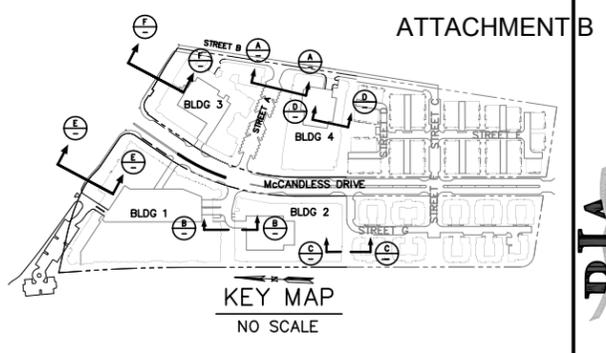
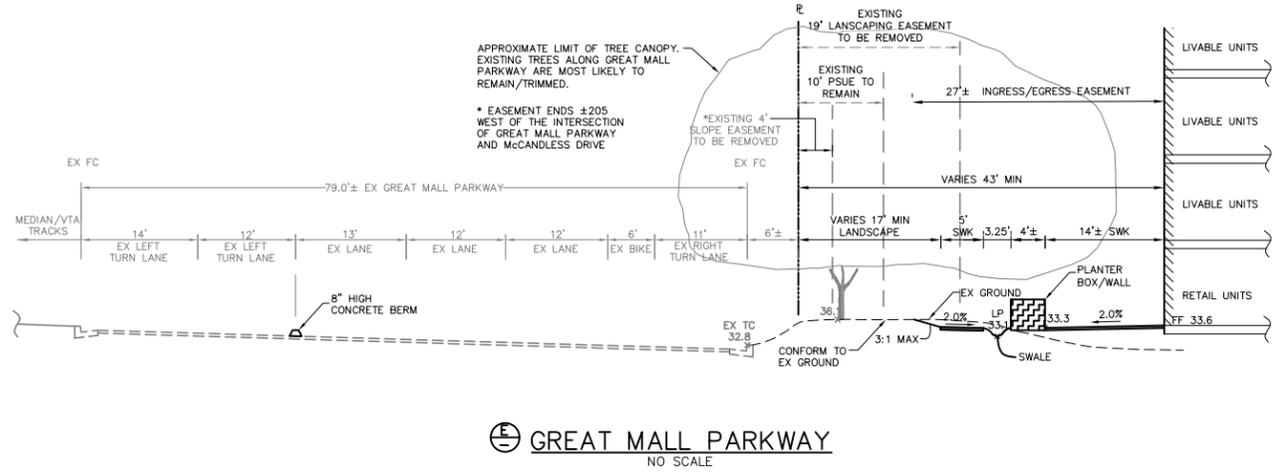
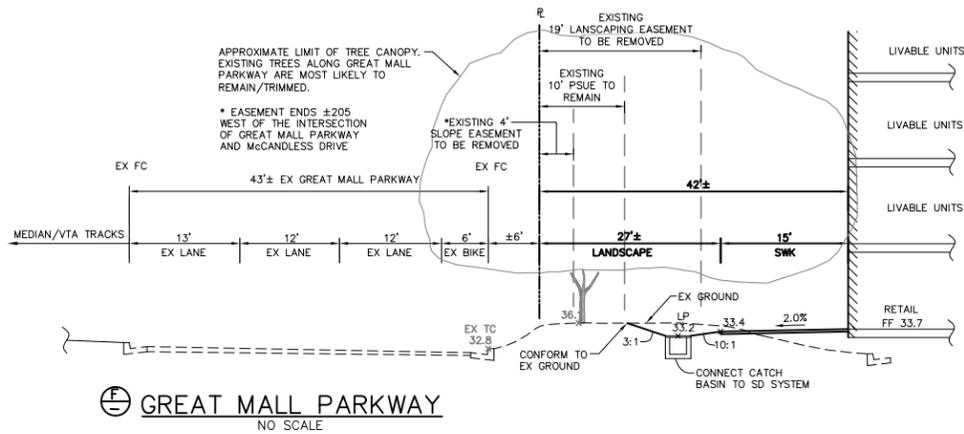
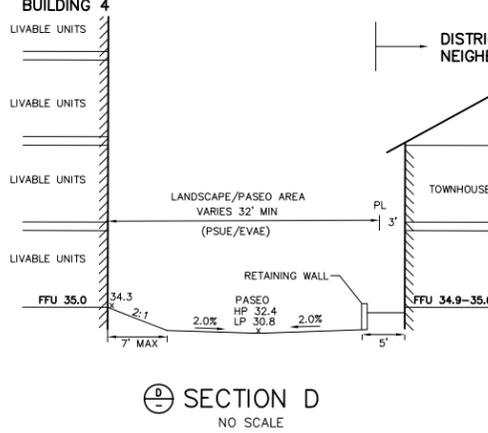
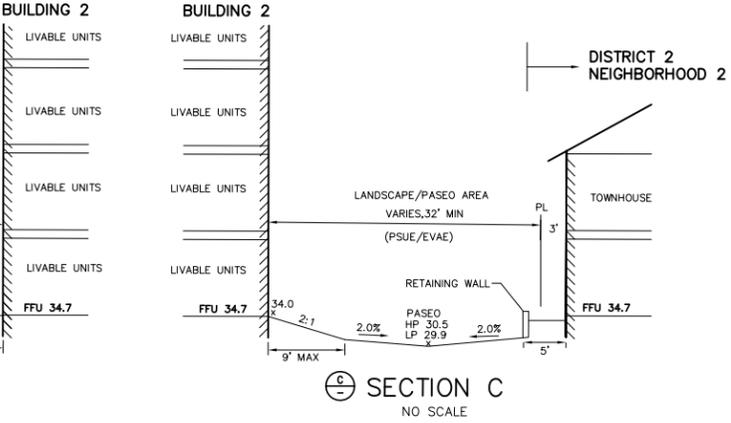
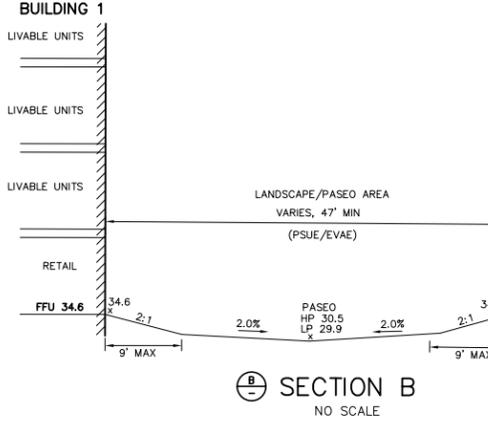
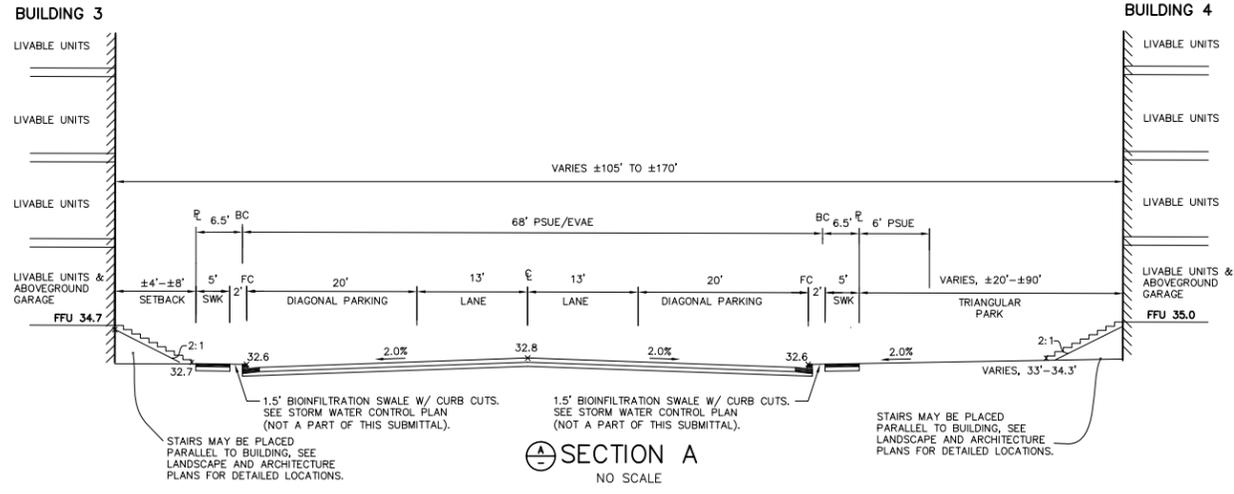
TENTATIVE MAP
MCCANDLESS CROSS SECTIONS
MCCANDLESS: DISTRICT 1
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC



DATE: 01/27/2012
DRAWING: TM 1-4
TIME: 9:49AM
DRAWING: TM 1-4, MCCANDLESS CROSS SECTIONS, PRELIMINARY TENTATIVE MAP, DIST. 1 AND DIST. 2

DATE	BY	CHK	REVISIONS	SHEET
				22
				1-4
				072030

DATE: 01/27/2012 TIME: 9:49AM DRAWING: TM 1-5 PRIVATE STREET SECTIONS\PRELIM\TENTATIVE MAP\DIST. 1 AND DIST. 2\



ATTACHMENT B

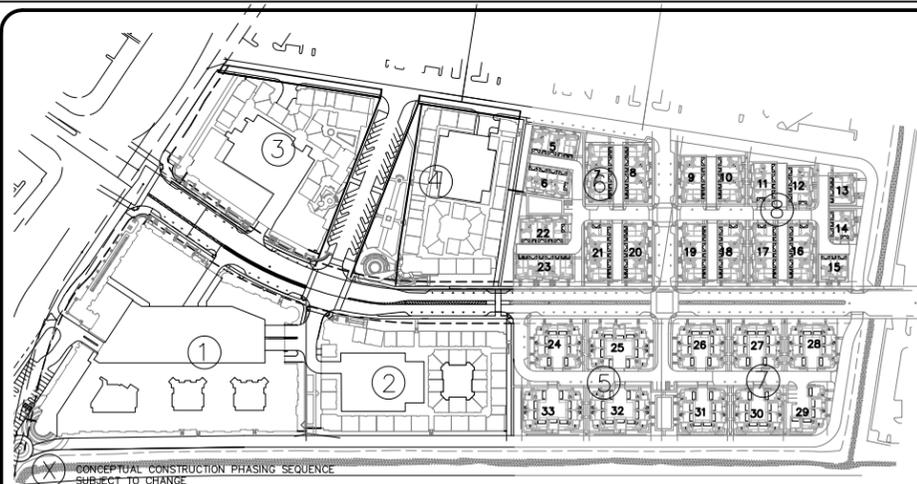
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
PRIVATE STREET SECTIONS
MCCANDLESS: DISTRICT 1
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DATE	BY	CHK	REVISIONS	SCALE	DATE
				1"=10'	JAN 2012

SHEET
TM 1-5
OF 22 SHEETS
JOB NO.
072030

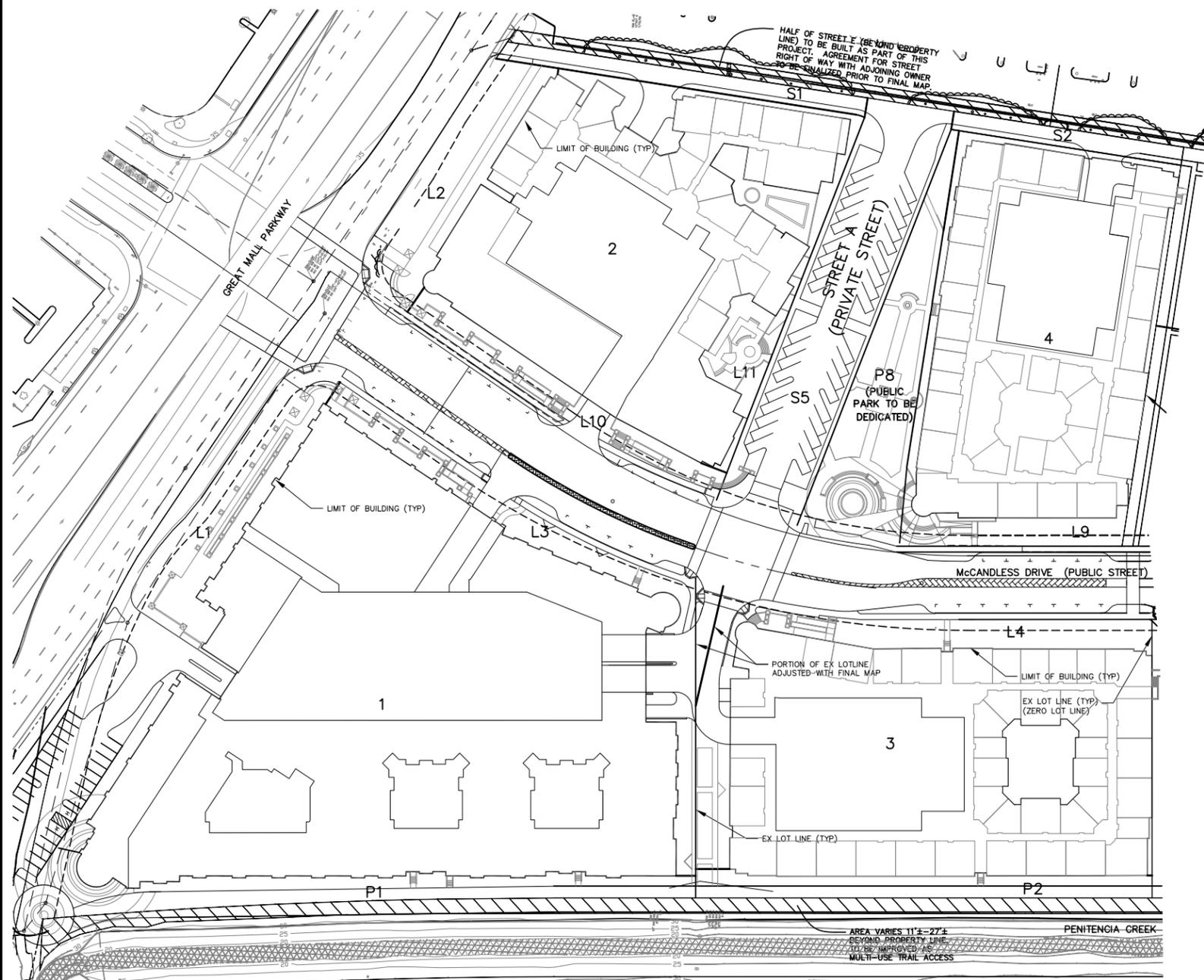
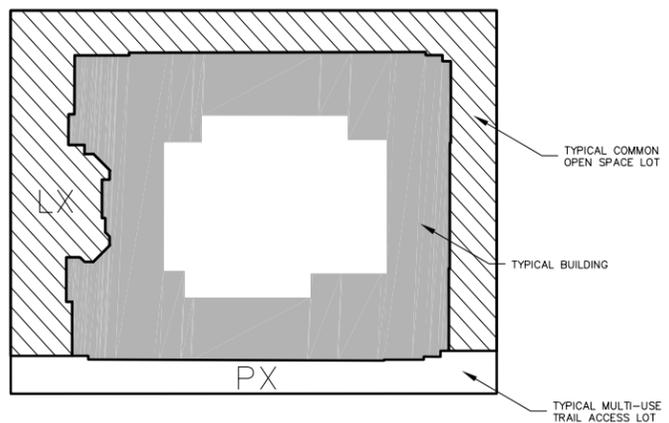
DATE: 01/27/2012 TIME: 11:45AM
 DRAWING: TM 1-6 CONCEPTUAL LOT LINES FOR PRELIMINARY TENTATIVE MAP DIST. 1 AND DIST. 2



CONCEPTUAL CONSTRUCTION PHASING

- NOTES:
1. LOTS 1 THROUGH 4 ARE OR MAYBE FOR CONDOMINIUM PURPOSES.
 2. EXISTING BUILDINGS TO BE DEMOLISHED BEFORE CONFLICTING NEW LOT LINES ARE ESTABLISHED.
 3. THE CONSTRUCTION PHASING SHOWN IS CONCEPTUAL AND MAY CHANGE.

TYPICAL LOTTING DETAIL NTS



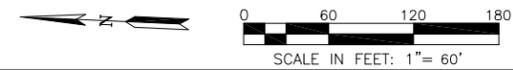
LAND USE TABLE SUMMARY	LOT NO.	NO. OF UNITS	CUMULATIVE UNITS	ATTACHMENT B
PODIUM	1	354	354	3.14
	2	170	731	1.76
	3	207	561	1.91
	4	171	902	1.54
COMMON OPEN SPACE	L1	N/A	N/A	0.54
	L2	N/A	N/A	0.29
	L3	N/A	N/A	0.64
	L4	N/A	N/A	0.43
(STREET B) PRIVATE STREET	S1	N/A	N/A	0.13
	S2	N/A	N/A	0.08
(STREET A) PRIVATE STREET	S5	N/A	N/A	0.70
	S2	N/A	N/A	0.21
PARK AND MULTI-USE TRAIL ACCESS	P1	N/A	N/A	0.70
	P2	N/A	N/A	0.21
	P8	N/A	N/A	0.48
TOTAL				13.33

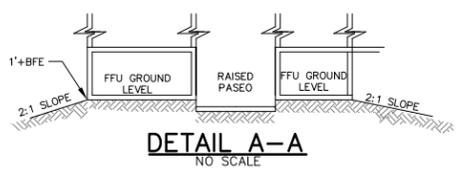
RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 8055 CAMINO ARROYO GILROY, CA 95020
 PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
 CONCEPTUAL LOTTING PLAN
MCCANDLESS: DISTRICT 1
 MILPITAS, CALIFORNIA
 FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DATE	MK	SHEET REVISIONS	BY/CK	SCALE	DATE
				1" = 60'	JAN 2012

SHEET
TM 1-6
 OF 22 SHEETS
 JOB NO.
 072030



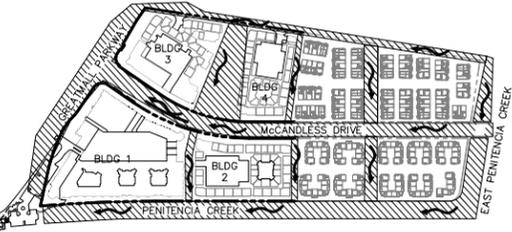


DETAIL A-A
NO SCALE

BUILDING XX
BUILDING STRUCTURE. FFU TO BE 1' ABOVE 100 YR BASE FLOOD ELEVATION FOR RESIDENTIAL UNITS, AND EQUAL TO 100 YR BASE FLOOD ELEVATION FOR COMMERCIAL AREAS. BUILDING FOOT PRINTS TO BE REMOVED FROM FEMA FLOOD ZONE THROUGH CLDMR & LDMR.

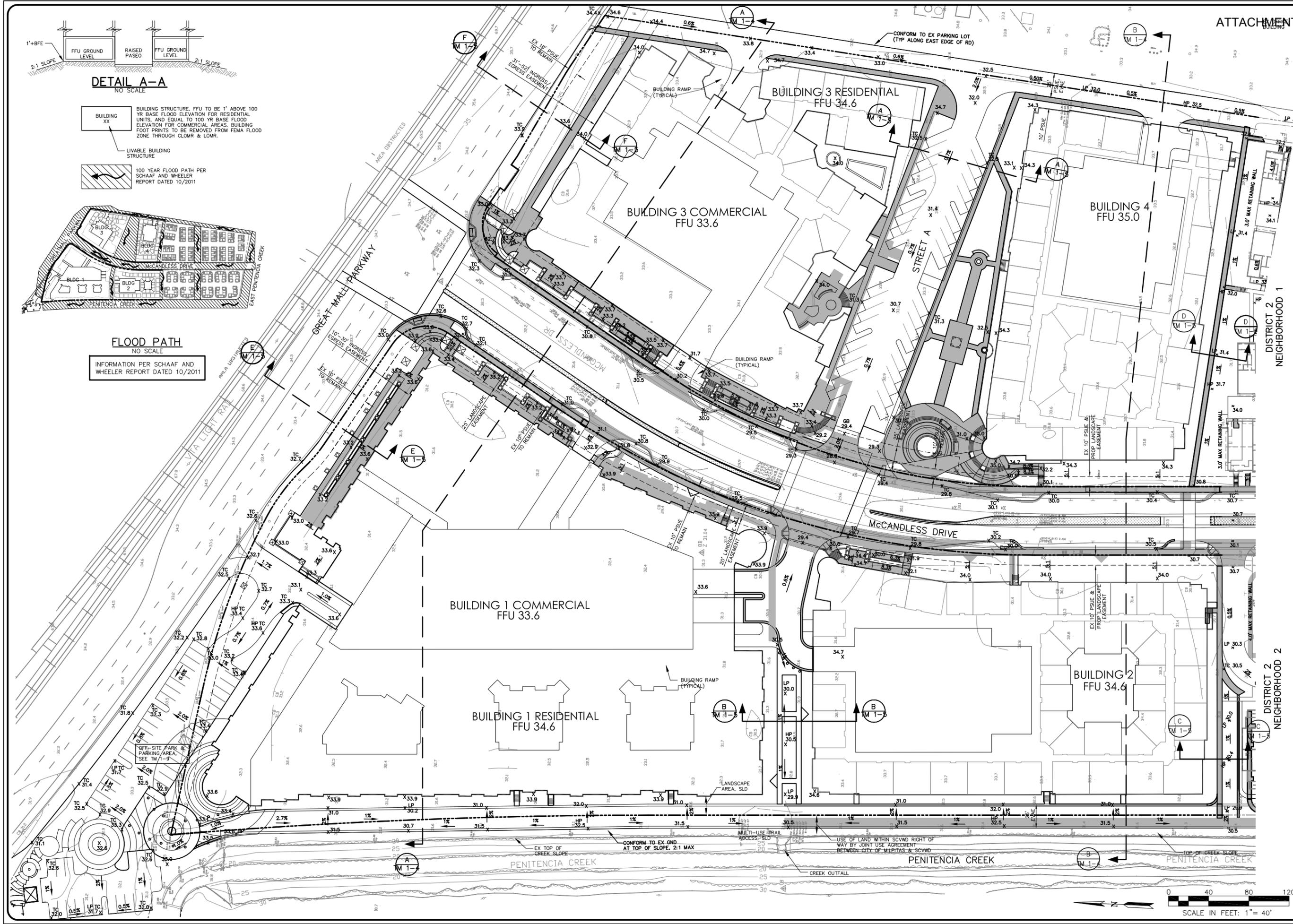
LIVABLE BUILDING STRUCTURE

100 YEAR FLOOD PATH PER SCHAAF AND WHEELER REPORT DATED 10/2011

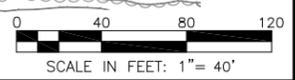


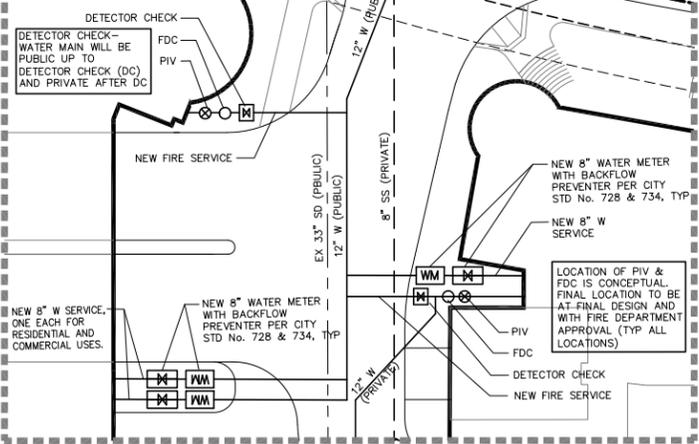
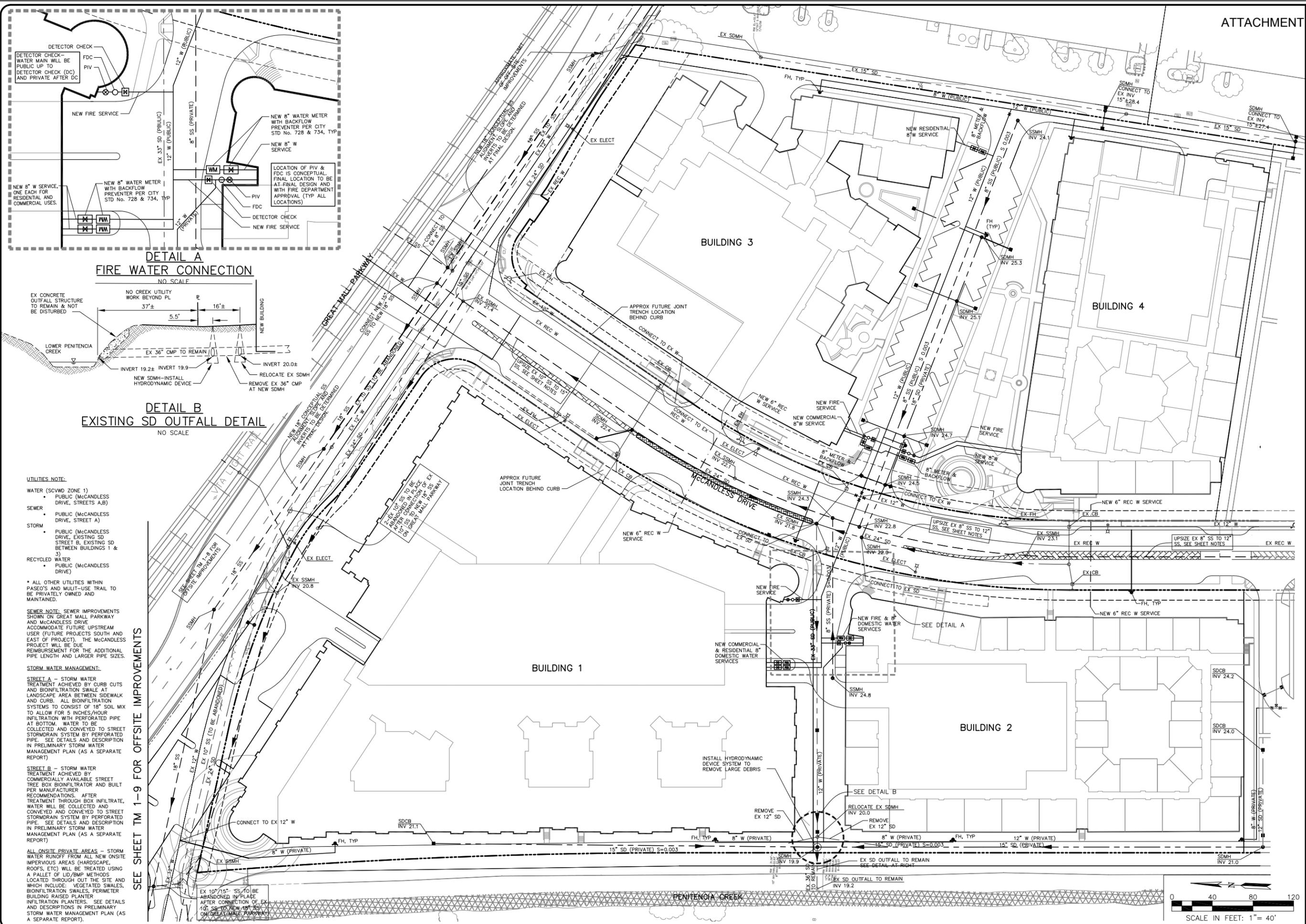
FLOOD PATH
NO SCALE

INFORMATION PER SCHAAF AND WHEELER REPORT DATED 10/2011

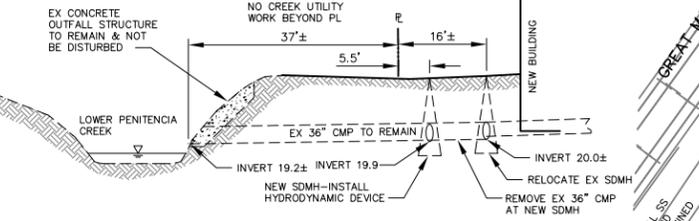


DATE: 01/27/2012
DRAWING: TM 1-6 CONCEPTUAL GRADING PLAN NORTH
TIME: 9:49AM
DRAWING: PRELIM\TENTATIVE MAP\DIST. 1 AND DIST. 2\





DETAIL A
FIRE WATER CONNECTION
NO SCALE



DETAIL B
EXISTING SD OUTFALL DETAIL
NO SCALE

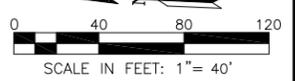
UTILITIES NOTE:
WATER (SCVMD ZONE 1)
• PUBLIC (MCCANDLESS DRIVE, STREETS A,B)
SEWER
• PUBLIC (MCCANDLESS DRIVE, STREET A)
STORM
• PUBLIC (MCCANDLESS DRIVE, EXISTING SD STREET B, EXISTING SD BETWEEN BUILDINGS 1 & 2)
RECYCLED WATER
• PUBLIC (MCCANDLESS DRIVE)

* ALL OTHER UTILITIES WITHIN PASEO'S AND MULTI-USE TRAIL TO BE PRIVATELY OWNED AND MAINTAINED.

SEWER NOTE: SEWER IMPROVEMENTS SHOWN ON GREAT MALL PARKWAY AND MCCANDLESS DRIVE ACCOMMODATE FUTURE UPSTREAM USER (FUTURE PROJECTS SOUTH AND EAST OF PROJECT). THE MCCANDLESS PROJECT WILL BE DUE REIMBURSEMENT FOR THE ADDITIONAL PIPE LENGTH AND LARGER PIPE SIZES.

STORM WATER MANAGEMENT:
STREET A - STORM WATER TREATMENT ACHIEVED BY CURB CUTS AND BIOFILTRATION SWALE AT LANDSCAPE AREA BETWEEN SIDEWALK AND CURB. ALL BIOFILTRATION SYSTEMS TO CONSIST OF 18" SOIL MIX TO ALLOW FOR 5 INCHES/HOUR INFILTRATION WITH PERFORATED PIPE AT BOTTOM. WATER TO BE COLLECTED AND CONVEYED TO STREET STORMDRAIN SYSTEM BY PERFORATED PIPE. SEE DETAILS AND DESCRIPTION IN PRELIMINARY STORM WATER MANAGEMENT PLAN (AS A SEPARATE REPORT)
STREET B - STORM WATER TREATMENT ACHIEVED BY COMMERCIALLY AVAILABLE STREET TREE BOX BIOFILTRATOR AND BUILT PER MANUFACTURER RECOMMENDATIONS. AFTER TREATMENT THROUGH BOX INFILTRATE, WATER WILL BE COLLECTED AND CONVEYED TO STREET STORMDRAIN SYSTEM BY PERFORATED PIPE. SEE DETAILS AND DESCRIPTION IN PRELIMINARY STORM WATER MANAGEMENT PLAN (AS A SEPARATE REPORT)
ALL ON-SITE PRIVATE AREAS - STORM WATER RUNOFF FROM ALL NEW ON-SITE IMPERVIOUS AREAS (HARDSCAPE, ROOFS, ETC) WILL BE TREATED USING A PALLET OF LID/BMP METHODS LOCATED THROUGHOUT THE SITE AND WHICH INCLUDE: VEGETATED SWALES, BIOFILTRATION SWALES, PERIMETER BUILDING RAISED PLANTER INFILTRATION PLANTERS. SEE DETAILS AND DESCRIPTIONS IN PRELIMINARY STORM WATER MANAGEMENT PLAN (AS A SEPARATE REPORT).

SEE SHEET TM 1-9 FOR OFFSITE IMPROVEMENTS



SUMMARY OF MCCANDLESS DRIVE SCOPE OF IMPROVEMENTS

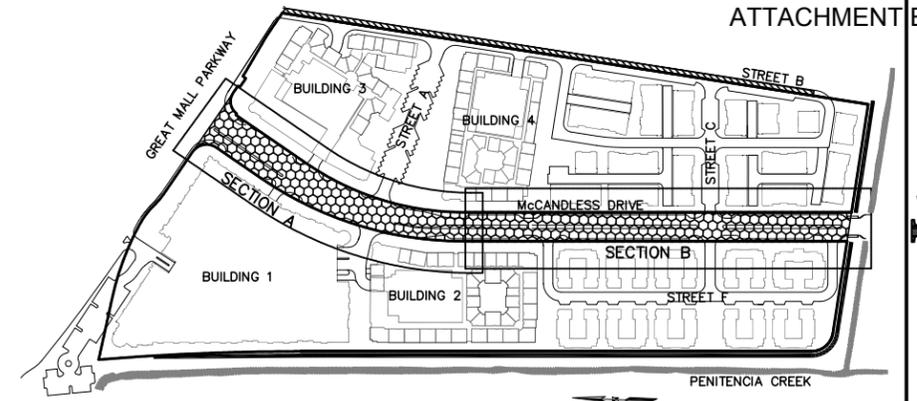
- 1. FIRE DEPARTMENT STAGING AREAS (PER CITY FIRE DEPARTMENT REQUIREMENTS)
- 2. DECORATIVE CROSSWALK
- 3. NEW CURB POP OUTS AT STREET INTERSECTIONS (SLD). REMOVE EXISTING CURBS AS NECESSARY.
- 4. NEW RAISED LANDSCAPED MEDIAN ISLAND
- 5. AC STREET OVERLAY
- 6. PARALLEL PARKING
- 7. SURFACE PAINT STRIPING

NOTES

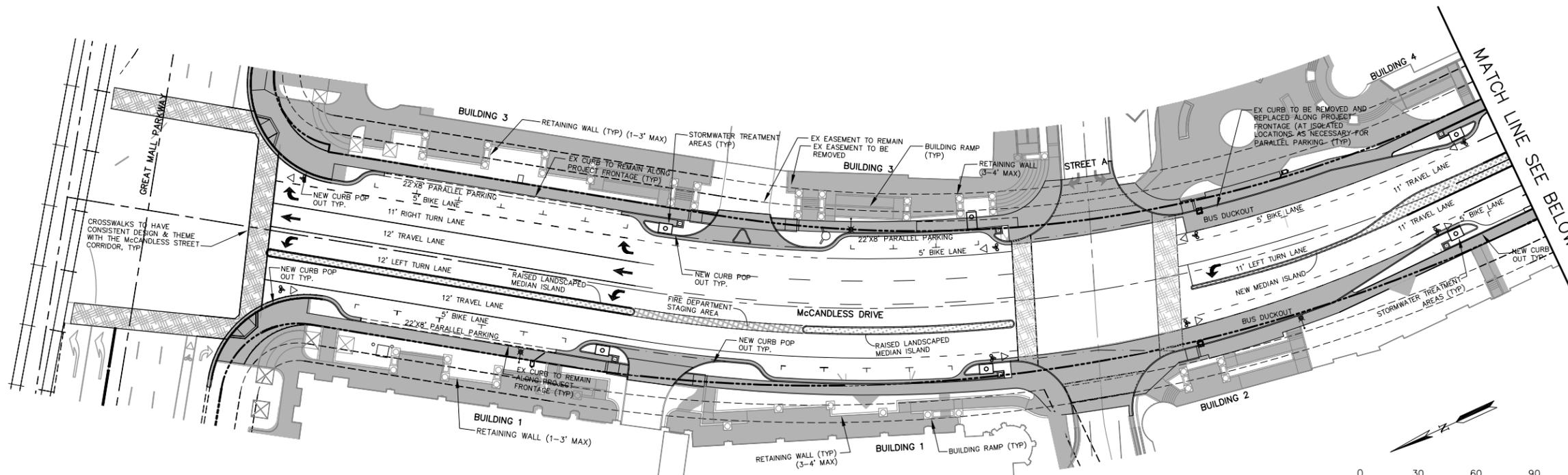
- 1. ACCESS POINTS, LANE GEOMETRY, AND OTHER TRAFFIC MITIGATION TO BE CONFIRMED/DETERMINED BASED ON A SITE SPECIFIC TRAFFIC IMPACT REPORT DURING FINAL DESIGN.
- 2. TRAFFIC SIGNAL IMPROVEMENTS AT GREAT MALL PARKWAY TO BE MADE PER SITE SPECIFIC TRAFFIC IMPACT REPORT DURING FINAL DESIGN.

TABLE 1 - OFFSITE IMPROVEMENTS SUMMARY

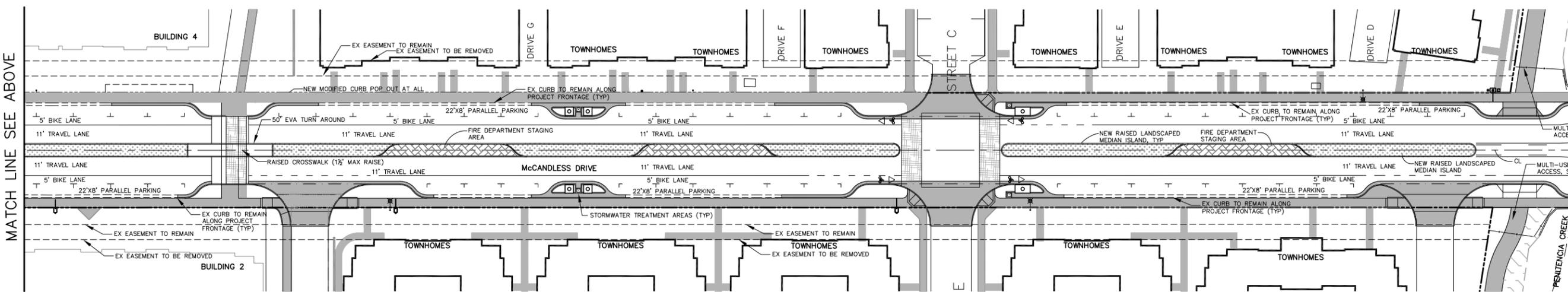
ITEM	SYMBOL	DESCRIPTION
1		1. MCCANDLESS DRIVE: A. SEWER IMPROVEMENTS - SEE TM-8 (PIPE SIZES ARE UPSIZED TO ACCOUNT FOR FUTURE UPSTREAM USERS. SEWER PIPE CONSTRUCTION IS SUBJECT TO REIMBURSEMENT) <ul style="list-style-type: none"> • UPSIZE ±320 LF EX 10" SS TO 15" SS • UPSIZE ±300 LF EX 8" SS TO 12" SS • UPSIZE ±300 LF EX 8" SS TO 12" SS B. SURFACE IMPROVEMENTS - SEE THIS SHEET <ul style="list-style-type: none"> • REMOVE ISOLATED PORTIONS OF THE EXISTING CURB/GUTTER ON EAST AND WEST SIDES OF STREET FOR NEW CURB POPOUTS • NEW 6' SIDEWALK ON BOTH SIDES OF MCCANDLESS • AC OVERLAY MCCANDLESS DRIVE • NEW PARALLEL PARKING AND STREET STRIPING • NEW RAISED LANDSCAPED MEDIAN ISLANDS
2		2. STREET B: A. SURFACE IMPROVEMENTS <ul style="list-style-type: none"> • REMOVE EX ±10' WIDE MEDIAN ISLAND AND CONSTRUCT NEW 24' WIDE STREET • APPROXIMATELY HALF OF STREET WIDTH TO BE CONSTRUCTED BEYOND PROPERTY LINE THROUGH AGREEMENT WITH ADJOINING OWNER
3		3. SANTA CLARA VALLEY WATER DISTRICT: (RIGHT OF WAY ALONG PENITENCIA CREEK) A. GRADING - SEE TM-7 <ul style="list-style-type: none"> • GRADE AS NEEDED TO ESTABLISH MULTI-USE TRAIL/EVA ELEVATIONS. B. SURFACE IMPROVEMENTS <ul style="list-style-type: none"> • CONSTRUCT ±2,230 LF MULTI-USE TRAIL. MULTI-USE TRAIL BEGINS AT NORTH-WEST CORNER OF BUILDING 1 AND CONTINUES ALONG PENITENCIA CREEK AROUND LOT 23 AND CONNECTS TO MCCANDLESS DRIVE. MULTI-USE TRAIL CONTINUES ACROSS MCCANDLESS DRIVE ALONG LOT 9 ALONG PENITENCIA CREEK AROUND LOT 8, HEADING NORTH ON STREET B, TOWARDS GREAT MALL PARKWAY.



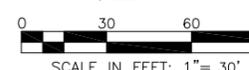
KEY MAP AND OFF-SITE SUMMARY DETAIL



SECTION A



SECTION B



ATTACHMENT B

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 8055 CAMINO ARROYO GILROY, CA 95020
 PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
 MCCANDLESS DRIVE CONCEPTUAL OFFSITE IMPROVEMENTS
 MCCANDLESS DISTRICT 1
 FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC
 MILPITAS, CALIFORNIA

DATE	BY	CHK	REVISIONS	SCALE	DATE
				1"=30'	JAN 2012

SHEET
TM 1-9
 OF 22 SHEETS
 JOB NO.
 072030

DATE: 01/27/2012
 TIME: 9:59AM
 DRAWING: TM 2-9 MCCANDLESS DRIVE CONCEPTUAL OFFSITE IMPROVEMENTS PRELIMINARY TENTATIVE MAP DIST. 1 AND DIST. 2

DATE: 01/27/2012 TIME: 9:50AM DRAWING: TM 1-9 GREAT MALL PKWY OFFSITE IMPROVEMENTS (PRELIM) TENTATIVE MAP, DIST. 1 AND DIST. 2

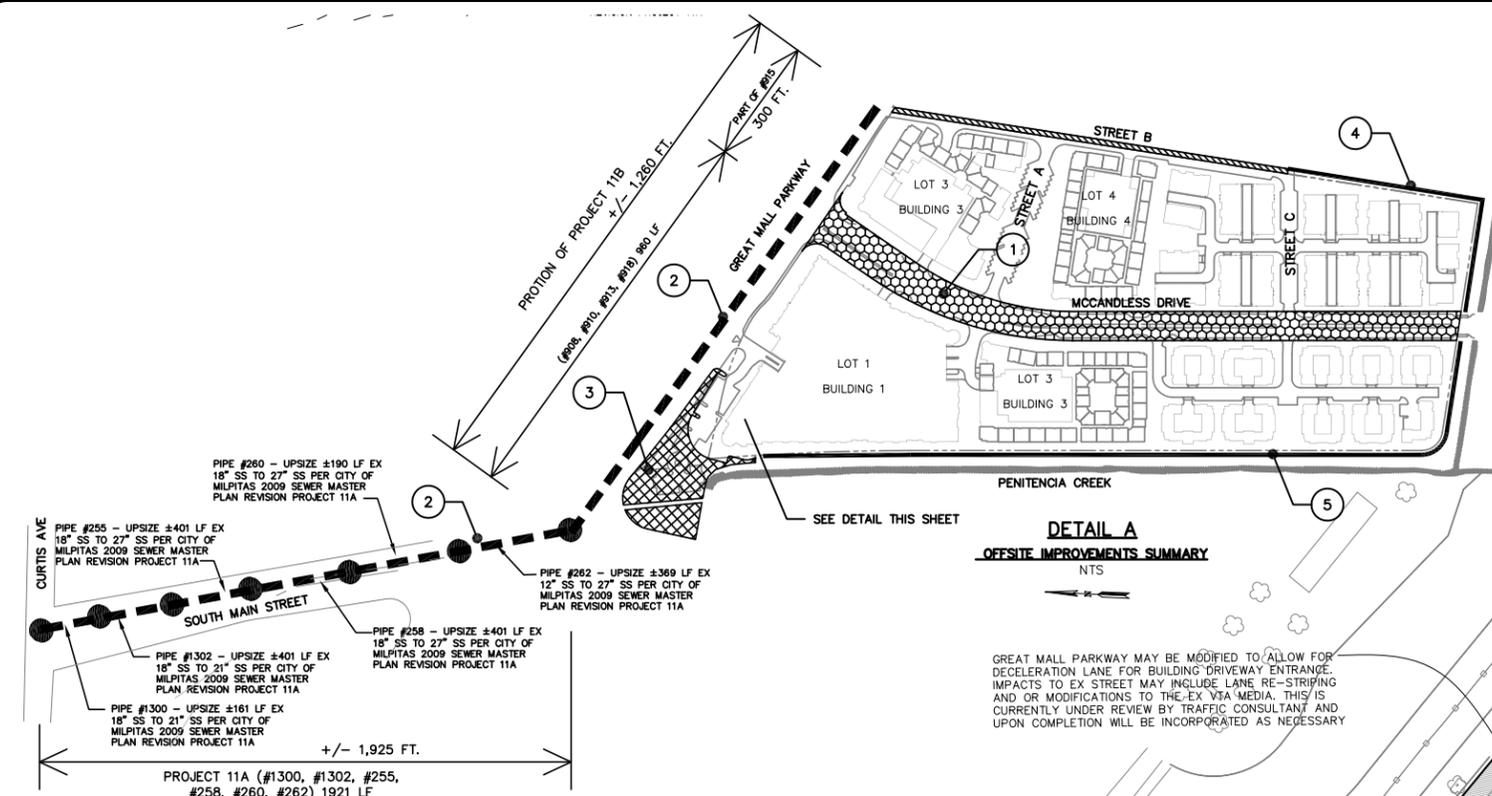
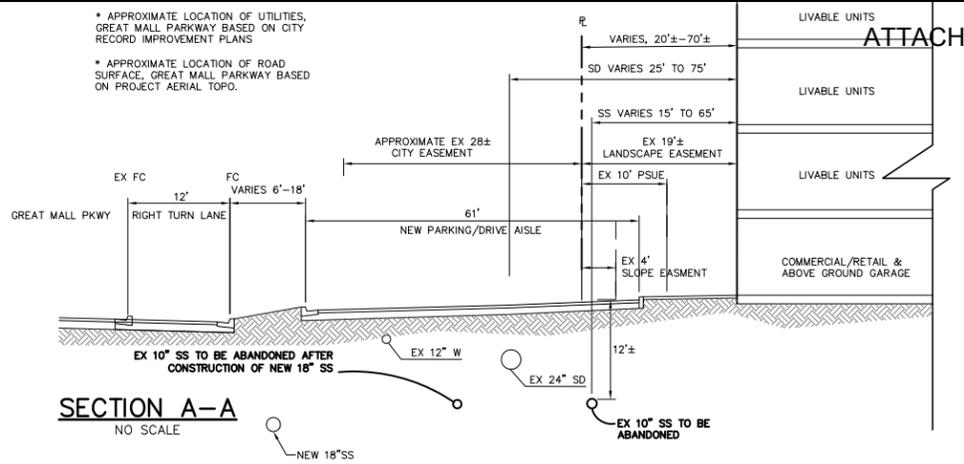
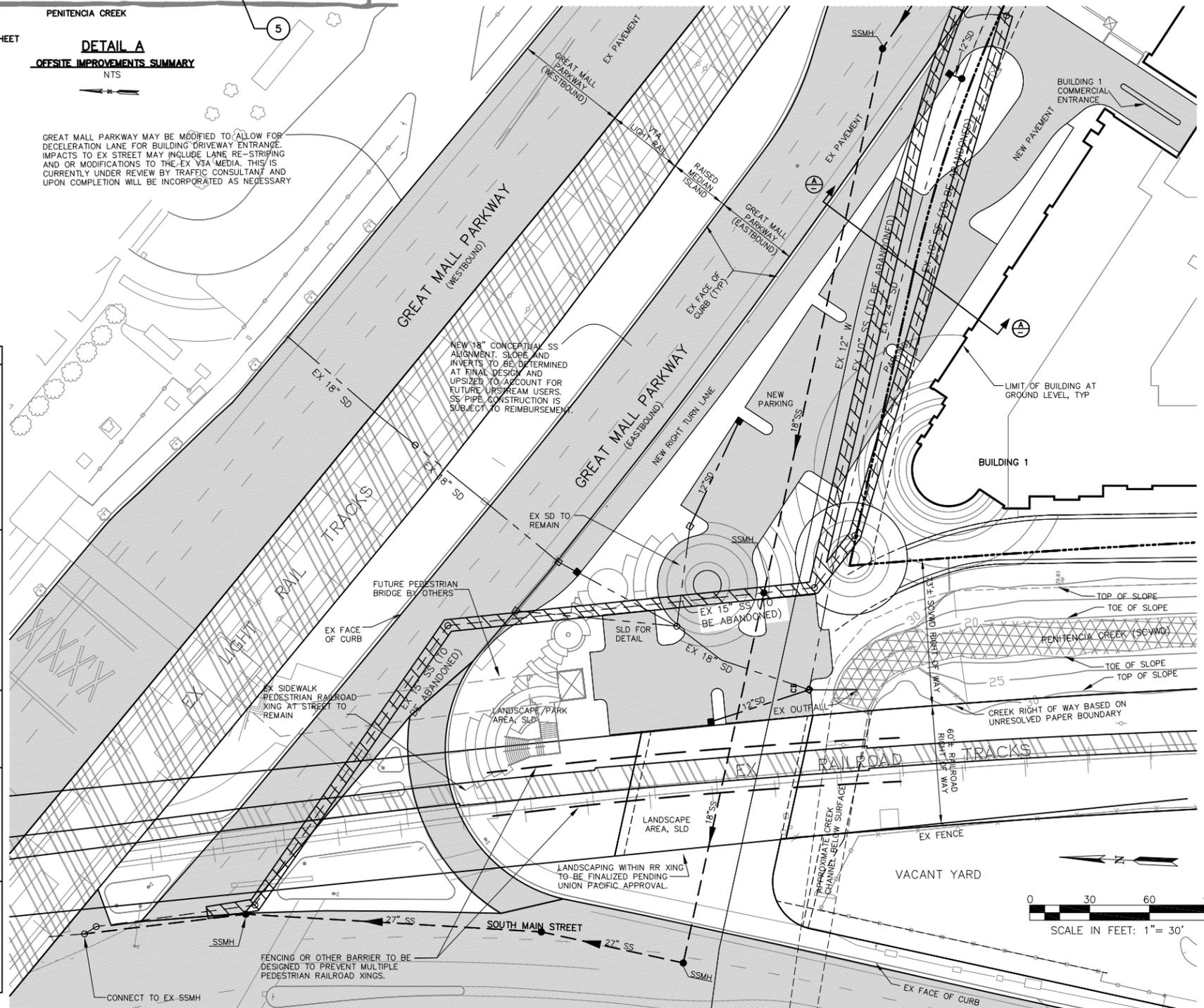


TABLE 1 - OFFSITE IMPROVEMENTS SUMMARY

ITEM	SYMBOL	DESCRIPTION
1	[Symbol]	1. MCCANDLESS DRIVE: A. SEWER IMPROVEMENTS - SEE TM-7 (PIPE SIZES ARE UPSIZED TO ACCOUNT FOR FUTURE UPSTREAM USERS. SEWER PIPE CONSTRUCTION IS SUBJECT TO REIMBURSEMENT) <ul style="list-style-type: none"> • UPSIZE ±320 LF EX 10" SS TO 15" SS • UPSIZE ±300 LF EX 8" SS TO 12" SS • UPSIZE ±300 LF EX 8" SS TO 12" SS B. SURFACE IMPROVEMENTS - SEE TM-3 AND TM-8 <ul style="list-style-type: none"> • REMOVE ISOLATED PORTIONS OF THE EXISTING CURB/GUTTER ON EAST AND WEST SIDES OF STREET FOR NEW CURB POPOUTS • NEW 6" SIDEWALK ON THE WEST SIDE OF MCCANDLESS • SLURRY SEAL MCCANDLESS DRIVE • NEW PARALLEL PARKING AND STREET STRIPING • CONSTRUCT MEDIAN
2	[Symbol]	2. GREAT MALL PARKWAY/SOUTH MAIN STREET: A. SEWER IMPROVEMENTS - SEE TM-7, TM-9 (PIPE SIZES ARE UPSIZED TO ACCOUNT FOR FUTURE UPSTREAM USERS. SEWER PIPE CONSTRUCTION IS SUBJECT TO REIMBURSEMENT) <ul style="list-style-type: none"> • REFER TO DETAIL A - OFFSITE IMPROVEMENTS • GREAT MALL PARKWAY: ABANDON IN PLACE TWO (2) EX 10" SS RUNNING WEST FROM MCCANDLESS DRIVE TO SOUTH MAIN STREET • GREAT MALL PARKWAY: UPSIZE APPROXIMATELY 1,260 FT. 10" SS TO 18" SS. • SOUTH MAIN STREET: UPSIZE APPROXIMATELY 1,925 FT. 18" SS TO 27" SS. B. SURFACE IMPROVEMENTS - SEE TM-9 <ul style="list-style-type: none"> • REFER TO DETAIL A - OFFSITE IMPROVEMENTS • GREAT MALL PARKWAY MAY BE MODIFIED TO ALLOW FOR RIGHT TURN LANE FOR BUILDING 1 DRIVEWAY ENTRANCE • IMPACTS TO EX STREET MAY INCLUDE LANE RE-STRIPING AND/OR MODIFICATIONS TO THE EX VTA MEDIAN. EXTENT OF IMPROVEMENTS (IF ANY) TO BE DETERMINED BY ONSITE SPECIFIC TRAFFIC STUDY. • INSTALL BARRIER BETWEEN LEFT TURN AND THRU LANE FOR EAST BOUND GREAT MALL PARKWAY AT MCCANDLESS DRIVE INTERSECTION.
3	[Symbol]	3. GREAT MALL PARKWAY CONCEPTUAL PARK IMPROVEMENTS C. SURFACE IMPROVEMENTS - SEE TM-3 & TM-6 AND LANDSCAPE DRAWINGS <ul style="list-style-type: none"> • GRADING • LANDSCAPING/HARDSCAPE (SEE LANDSCAPING PLANS) • NEW PAVING • NEW SD IMPROVEMENTS
4	[Symbol]	4. STREET B: A. WATER/STORM DRAIN IMPROVEMENTS - SEE TM-7 <ul style="list-style-type: none"> • INSTALL 12" WATER (WATER TO LOOP AND CONNECT TO EX WATER AT SOUTH END OF MCCANDLESS DRIVE) • INSTALL STREET STORM DRAIN SYSTEM TO CONNECT TO EX SD ON STREET B. B. SURFACE IMPROVEMENTS - SEE TM-3 <ul style="list-style-type: none"> • REMOVE EX ±10' WIDE MEDIAN ISLAND AND CONSTRUCT NEW 24' WIDE STREET • HALF OF STREET WIDTH TO BE CONSTRUCTED BEYOND PROPERTY LINE THROUGH AGREEMENT WITH ADJOINING OWNER
5	[Symbol]	5. SANTA CLARA VALLEY WATER DISTRICT: (RIGHT OF WAY ALONG PENITENCIA CREEK) A. GRADING - SEE TM-6 <ul style="list-style-type: none"> • GRADE AS NEEDED TO ESTABLISH MULTI-USE TRAIL/EVA ELEVATIONS. (SEE SHEETS TM-8 AND TM-9) B. SURFACE IMPROVEMENTS - SEE TM-3 <ul style="list-style-type: none"> • CONSTRUCT ±2,230 LF MULTI-USE TRAIL. MULTI-USE TRAIL BEGINS AT NORTH-WEST CORNER OF BUILDING 1 AND CONTINUES ALONG PENITENCIA CREEK AROUND BUILDING 7 AND CONNECTS TO MCCANDLESS DRIVE. MULTI-USE TRAIL CONTINUES ACROSS MCCANDLESS DRIVE ALONG BUILDING 8 ALONG PENITENCIA CREEK AROUND BUILDING 8, HEADING NORTH ON STREET B, TOWARDS GREAT MALL PARKWAY.

DETAIL A
OFFSITE IMPROVEMENTS SUMMARY
 NTS
 GREAT MALL PARKWAY MAY BE MODIFIED TO ALLOW FOR DECELERATION LANE FOR BUILDING DRIVEWAY ENTRANCE. IMPACTS TO EX STREET MAY INCLUDE LANE RE-STRIPING AND/OR MODIFICATIONS TO THE EX VTA MEDIAN. THIS IS CURRENTLY UNDER REVIEW BY TRAFFIC CONSULTANT AND UPON COMPLETION WILL BE INCORPORATED AS NECESSARY



GREAT MALL PARKWAY OFFSITE IMPROVEMENTS
 SCALE: 1"=30'



ATTACHMENT B

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 8055 CAMINO ARROYO GILROY, CA 95020
 PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
 GREAT MALL PKWY CONCEPTUAL OFFSITE IMPROVEMENTS
MCCANDLESS: DISTRICT 1
 MILPITAS, CALIFORNIA
 FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DATE	BY	CHK	SCALE	DATE
			1"=30'	JAN 2012

SHEET
TM 1-10
 OF 22 SHEETS
 JOB NO.
 072030

PLACEHOLDER

JOB NO. 072030		SHEET TM 2-2	
OF 22 SHEETS		DATE JAN 2012	
BY/CK		SCALE NONE	
SHEET REVISIONS			
DATE	MK		

TENTATIVE MAP
CONDITIONS OF APPROVAL
MCCANDLESS: DISTRICT 2
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

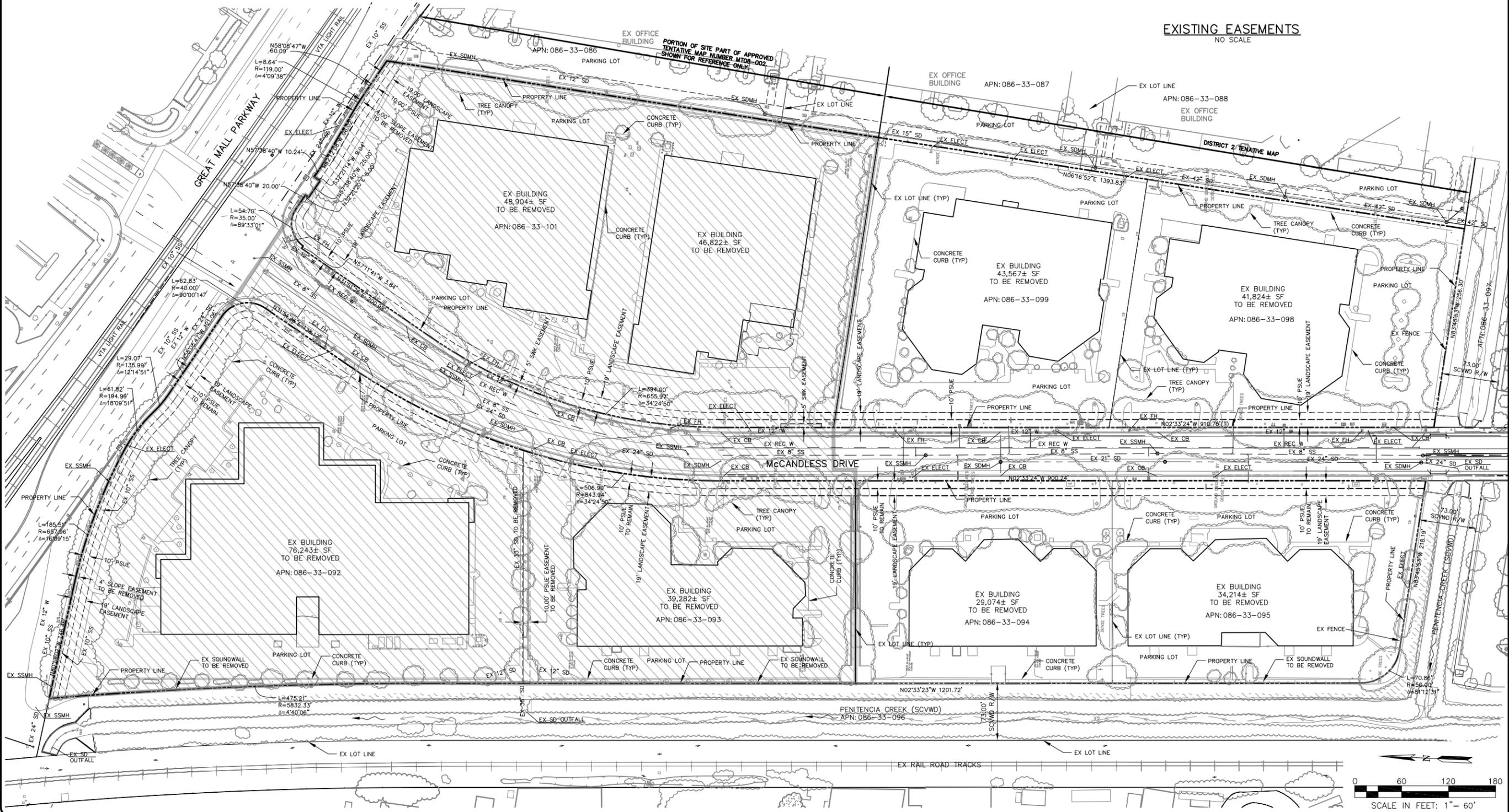
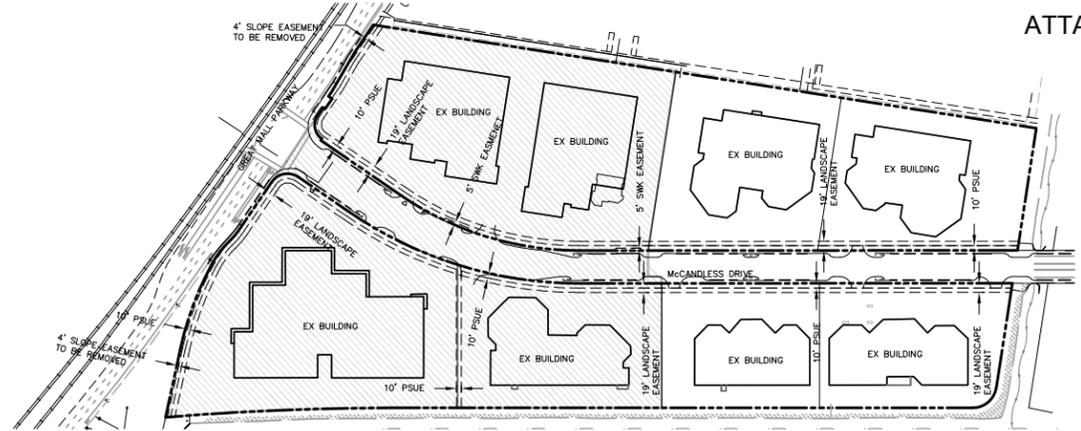


LEGEND



NOTES:

1. ALL EXISTING BUILDINGS AND UTILITIES ON SITE TO BE REMOVED.
2. EXISTING SANITARY SEWER UTILITIES ON McCANDLESS TO BE REMOVED AND REPLACED IN-KIND. SEE TM SHEET TM 2-8 AND TM 2-9.
3. EXISTING SD ON McCANDLESS FROM APPROXIMATELY GREAT MALL PARKWAY TO PROPOSED STREET A TO BE REMOVED AND REPLACED.
4. THIS PROJECT WILL NOT INVOLVE, AFFECT OR MODIFY PENITENCIA CREEK IMPROVEMENTS.



TENTATIVE MAP
EXISTING SITE PLAN
McCANDLESS: DISTRICT 2
MILPITAS, CALIFORNIA

DATE	BY	CHK	SHEET REVISIONS	SCALE	DATE
				1"=60'	JAN 2012

SHEET
TM 2-3
OF 22 SHEETS
JOB NO. 072030

DATE: 01/27/2012
DRAWING: TM 2-3 EXISTING SITE PLAN
TIME: 9:57AM
DRAWING: \072030\DRAWINGS\PRELIM\TENTATIVE MAP\DIST. 1 AND DIST. 2\

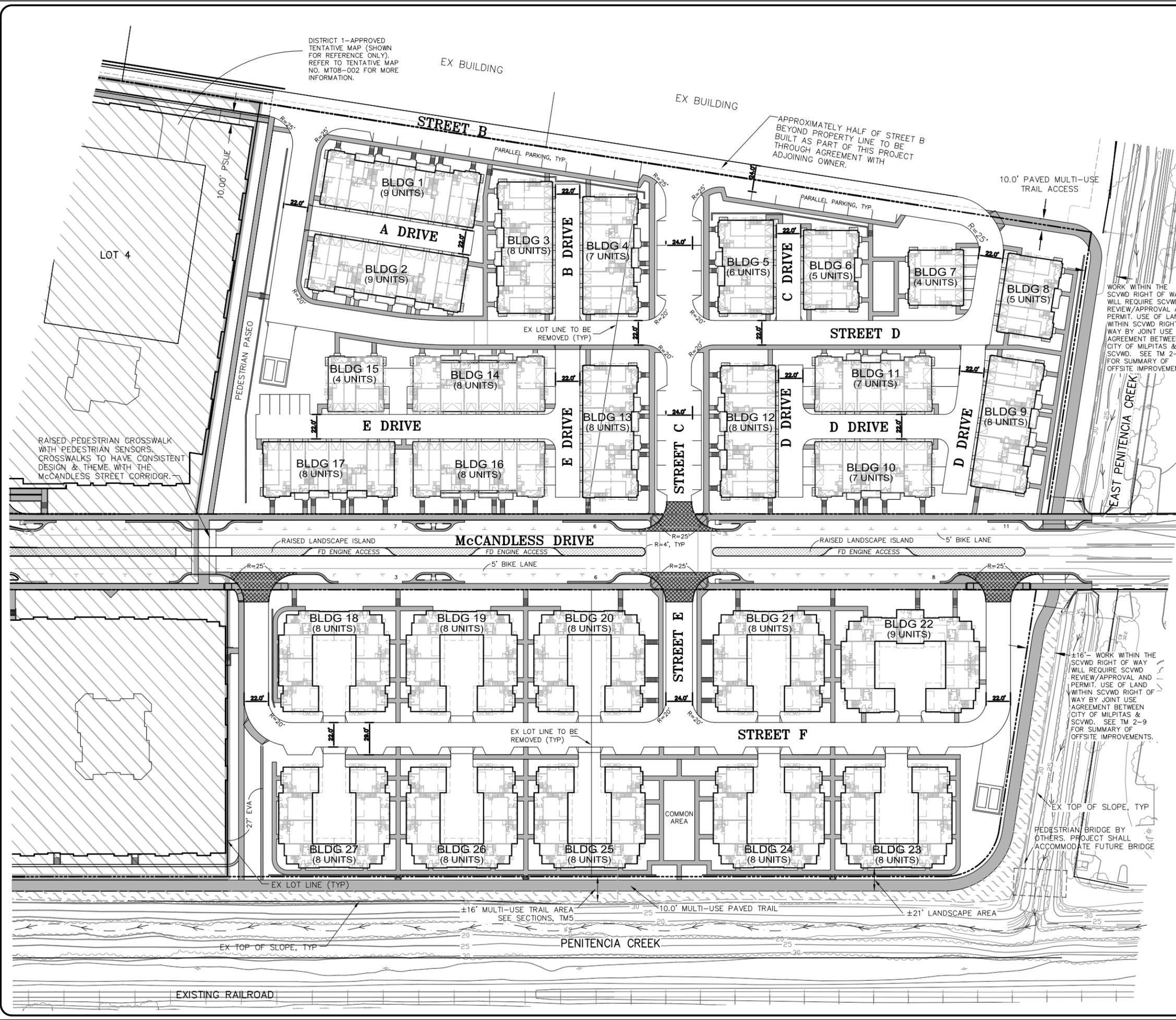
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DISTRICT 1-APPROVED TENTATIVE MAP (SHOWN FOR REFERENCE ONLY). REFER TO TENTATIVE MAP NO. MT08-002 FOR MORE INFORMATION.

APPROXIMATELY HALF OF STREET B BEYOND PROPERTY LINE TO BE BUILT AS PART OF THIS PROJECT THROUGH AGREEMENT WITH ADJOINING OWNER.

WORK WITHIN THE SCVWD RIGHT OF WAY WILL REQUIRE SCVWD REVIEW/ APPROVAL AND PERMIT. USE OF LAND WITHIN SCVWD RIGHT OF WAY BY JOINT USE AGREEMENT BETWEEN CITY OF MILPITAS & SCVWD. SEE TM 2-9 FOR SUMMARY OF OFFSITE IMPROVEMENTS.

±16' WORK WITHIN THE SCVWD RIGHT OF WAY WILL REQUIRE SCVWD REVIEW/ APPROVAL AND PERMIT. USE OF LAND WITHIN SCVWD RIGHT OF WAY BY JOINT USE AGREEMENT BETWEEN CITY OF MILPITAS & SCVWD. SEE TM 2-9 FOR SUMMARY OF OFFSITE IMPROVEMENTS.



GENERAL NOTES

1. SEE SHEETS TM 2-5 AND TM 2-7 FOR CROSS SECTIONS.
2. SEE SHEET TM 2-9 FOR OFFSITE IMPROVEMENTS.
3. ALL PEDESTRIAN CROSSINGS ON McCANDLESS DRIVE TO HAVE NON-INTRUSIVE REMOTE-ACTIVATED PEDESTRIAN FLASHING BEACON (TYP BOTH SIDES OF STREET).
4. SITE LOCATED IN FLOOD PLAIN. SEE SHEET TM 2-7 FOR FLOOD PATH DETAILS.
5. UNIT COUNT AND ARCHITECTURE IS SUBJECT TO CHANGE.
6. SEE TM 2-6 FOR PROPOSED STREET AND LANDSCAPE PARCEL DESIGNATIONS.
7. PARALLEL PARKING STALLS ARE 8' X 22' TYPICAL.
8. PERPENDICULAR PARKING STALLS ARE 9' X 18' TYPICAL.

PROJECT SUMMARY

- THE SCOPE OF THIS APPLICATION CONSISTS OF THE SUBDIVISION OF TWO EXISTING PARCELS INTO 27 LOTS FOR RESIDENTIAL PURPOSES PLUS VARIOUS COMMON-AREA LOTS.
- YIELD:

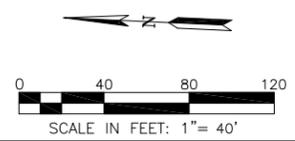
EAST NEIGHBORHOOD			
4-UNIT TOWN HOME BLDG	⊙ 2	=	8
5-UNIT TOWN HOME BLDG	⊙ 2	=	10
6-UNIT TOWN HOME BLDG	⊙ 1	=	6
7-UNIT TOWN HOME BLDG	⊙ 3	=	21
8-UNIT TOWN HOME BLDG	⊙ 7	=	56
9-UNIT TOWN HOME BLDG	⊙ 2	=	18
WEST NEIGHBORHOOD			
8-UNIT MOTOR COURT BLDG	⊙ 9	=	72
9-UNIT MOTOR COURT BLDG	⊙ 1	=	9
			200
- PARKING ANALYSIS

2 GARAGE SPACES/UNIT	400
CURB-SIDE PARKING	88
	488
2.4 SPACES/UNIT	200

DATE: 01/27/2012 TIME: 9:57AM DRAWING: TM 2-4 PROPOSED SITE PLAN\DRAWINGS\PRELIM\TENTATIVE MAP\DIST. 1 AND DIST. 2\

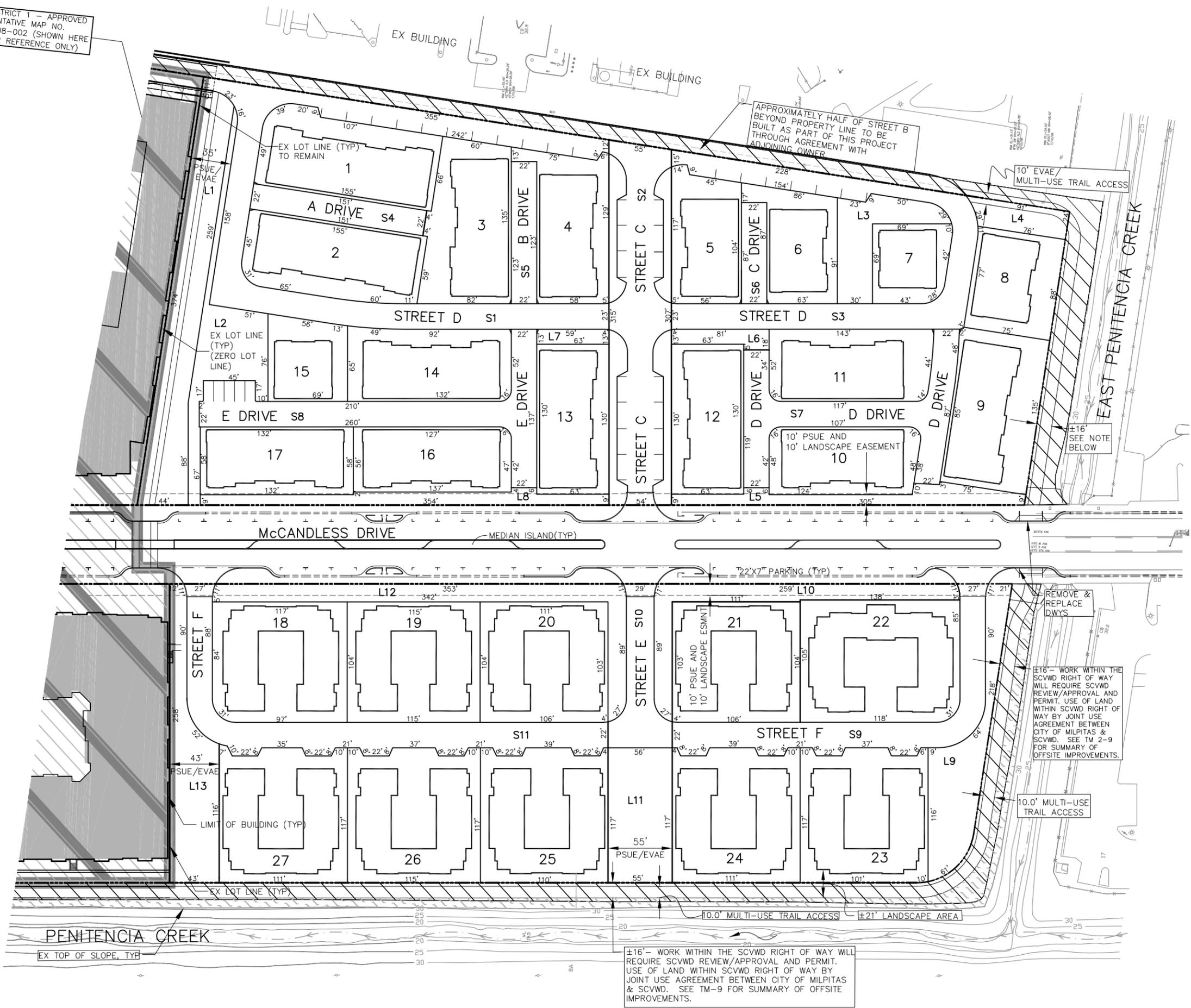
DATE	BY	CHK	REVISIONS	SCALE	DATE
				1"=40'	JAN 2012

SHEET
TM 2-4
 OF 22 SHEETS
 JOB NO. 072030



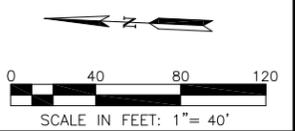
DISTRICT 1 - APPROVED TENTATIVE MAP NO. MT08-002 (SHOWN HERE FOR REFERENCE ONLY)

DATE: 01/27/2012 TIME: 9:58AM
 DRAWING: TM 2-6 CONCEPTUAL LOTTING PLAN (DRAWINGS\PRELIM\TENTATIVE MAP\DIST. 1 AND DIST. 2)

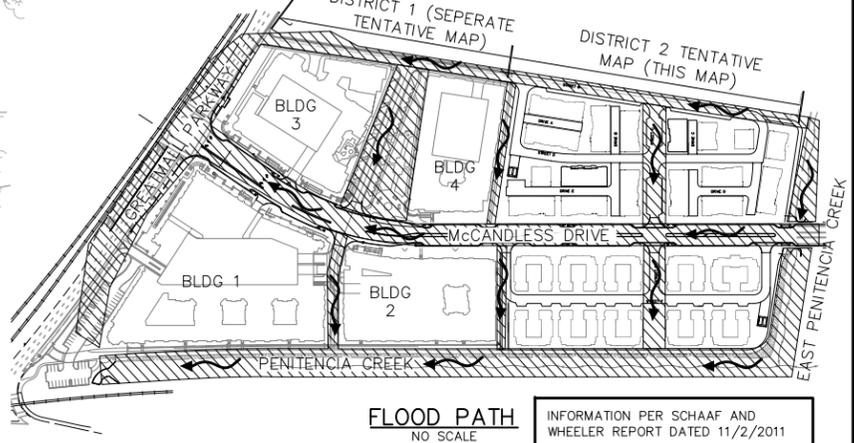
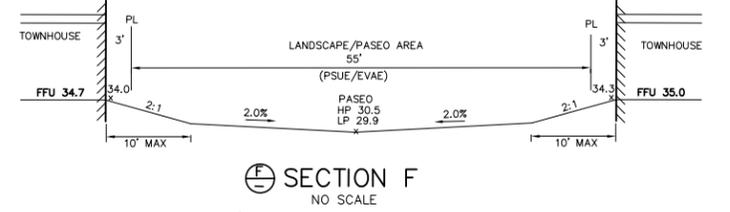
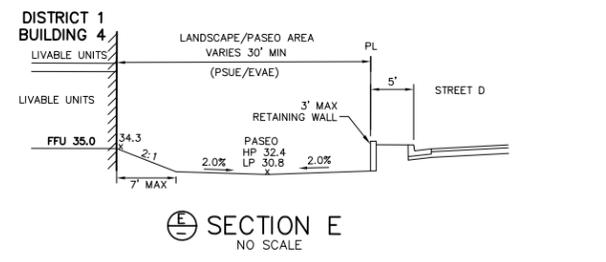
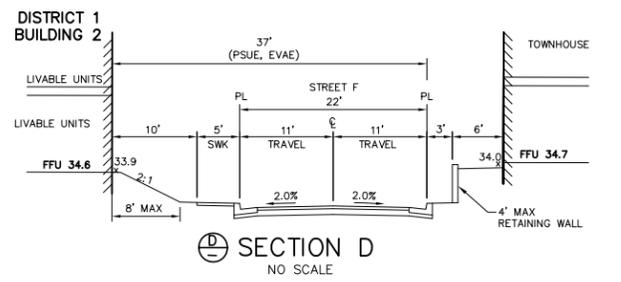
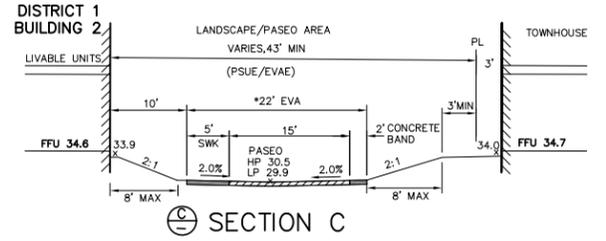
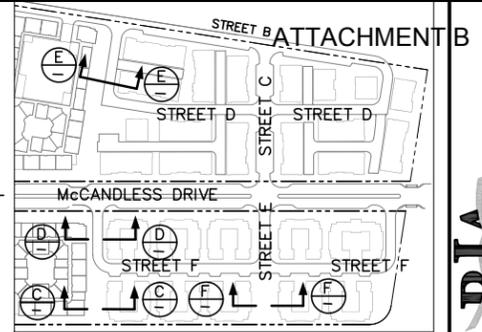
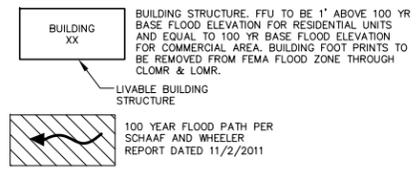
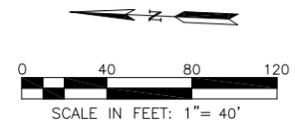
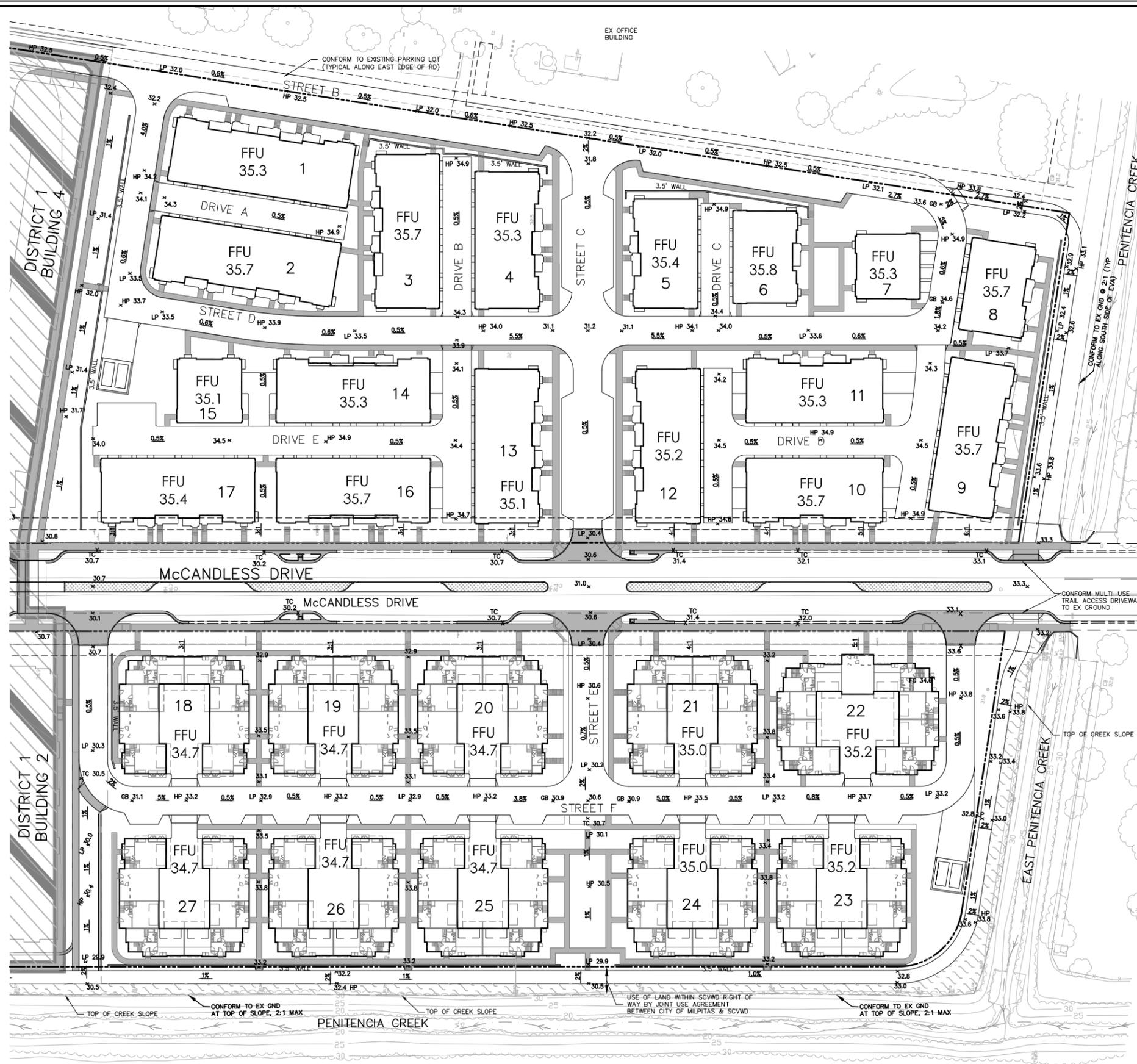


DEVELOPMENT TABLE				
LAND USE TABLE SUMMARY	LOT	NUMBER OF UNITS	CUMULATIVE UNITS	AREA +/- (ACRES)
SINGLE FAMILY ATTACHED	1	9	9	0.24
	2	9	18	0.23
	3	8	26	0.23
	4	7	33	0.19
	5	6	39	0.15
	6	5	44	0.14
	7	4	48	0.10
	8	5	53	0.15
	9	8	61	0.23
	10	7	68	0.17
	11	7	75	0.20
	12	8	83	0.19
	13	8	91	0.19
	14	8	99	0.20
	15	4	103	0.11
	16	8	111	0.18
	17	8	119	0.18
SUBTOTAL:				3.08
COURTYARD	18	8	127	0.28
	19	8	135	0.27
	20	8	143	0.26
	21	8	151	0.26
	22	9	160	0.33
	23	8	168	0.29
	24	8	176	0.29
	25	8	184	0.29
	26	8	192	0.30
	27	8	200	0.29
SUBTOTAL:				2.86
LANDSCAPE	L1	N/A	N/A	0.26
	L2	N/A	N/A	0.14
	L3	N/A	N/A	0.09
	L4	N/A	N/A	0.05
	L5	N/A	N/A	0.08
	L6	N/A	N/A	0.03
	L7	N/A	N/A	0.02
	L8	N/A	N/A	0.08
	L9	N/A	N/A	0.15
	L10	N/A	N/A	0.12
	L11	N/A	N/A	0.15
	L12	N/A	N/A	0.16
	L13	N/A	N/A	0.17
SUBTOTAL:				1.50
STREETS	S1	N/A	N/A	0.40
	S2	N/A	N/A	0.39
	S3	N/A	N/A	0.28
	S4	N/A	N/A	0.08
	S5	N/A	N/A	0.06
	S6	N/A	N/A	0.04
	S7	N/A	N/A	0.20
	S8	N/A	N/A	0.22
	S9	N/A	N/A	0.21
	S10	N/A	N/A	0.10
	S11	N/A	N/A	0.26
SUBTOTAL:				2.24
TOTAL:				9.68

* LOTS 1-27 ARE OR MAYBE FOR CONDOMINIUM PURPOSES.



DATE: 01/27/2012
 DRAWING: TM 2-7 CONCEPTUAL GRADING/PRELIMINARY TENTATIVE MAP DIST. 1 AND DIST. 2



RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 8055 CAMINO ARROYO GILROY, CA 95020
 PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
 CONCEPTUAL GRADING PLAN
 MCCANDLESS: DISTRICT 2
 MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DATE	BY	CHK	REVISIONS

SCALE: 1" = 40'
 DATE: JAN 2012

SHEET: **TM 2-7**
 OF 22 SHEETS
 JOB NO. 072030

SUMMARY OF MCCANDLESS DRIVE SCOPE OF IMPROVEMENTS

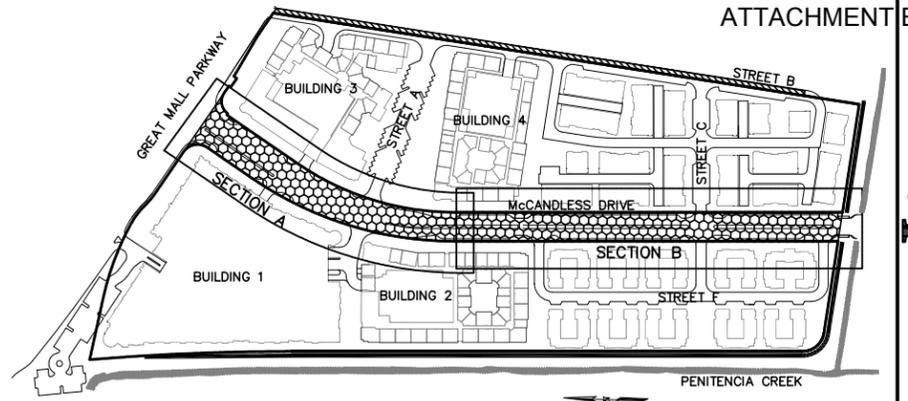
- 1. FIRE DEPARTMENT STAGING AREAS (PER CITY FIRE DEPARTMENT REQUIREMENTS)
- 2. DECORATIVE CROSSWALK
- 3. NEW CURB POP OUTS AT STREET INTERSECTIONS (SLD). REMOVE EXISTING CURBS AS NECESSARY.
- 4. NEW RAISED LANDSCAPED MEDIAN ISLAND
- 5. AC STREET OVERLAY
- 6. PARALLEL PARKING
- 7. SURFACE PAINT STRIPING

NOTES

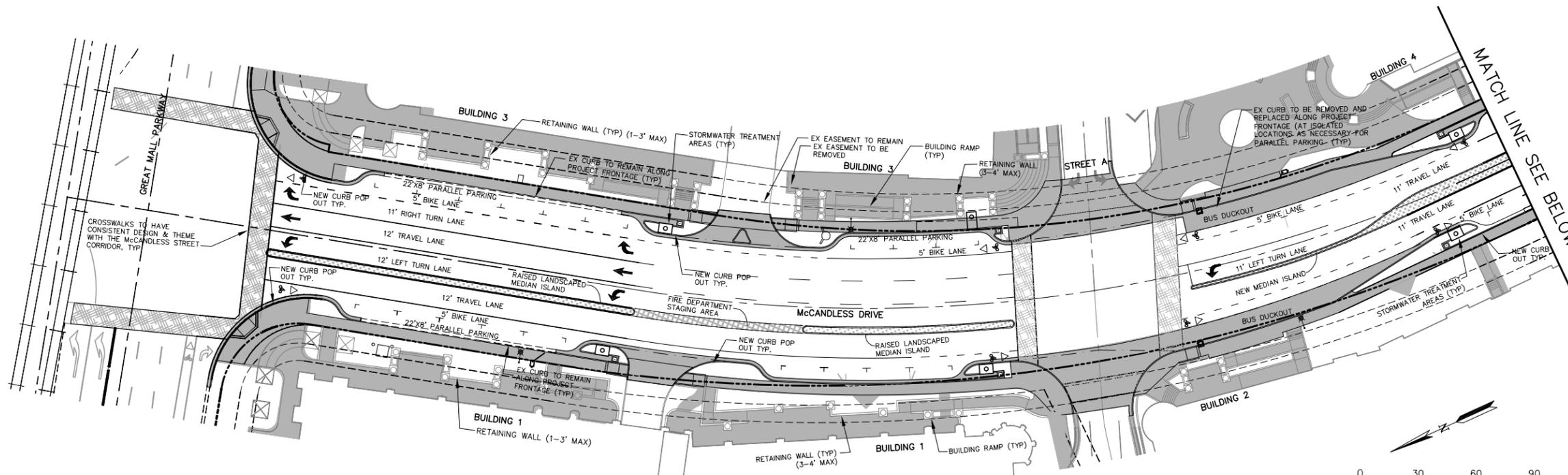
- 1. ACCESS POINTS, LANE GEOMETRY, AND OTHER TRAFFIC MITIGATION TO BE CONFIRMED/DETERMINED BASED ON A SITE SPECIFIC TRAFFIC IMPACT REPORT DURING FINAL DESIGN.
- 2. TRAFFIC SIGNAL IMPROVEMENTS AT GREAT MALL PARKWAY TO BE MADE PER SITE SPECIFIC TRAFFIC IMPACT REPORT DURING FINAL DESIGN.

TABLE 1 – OFFSITE IMPROVEMENTS SUMMARY

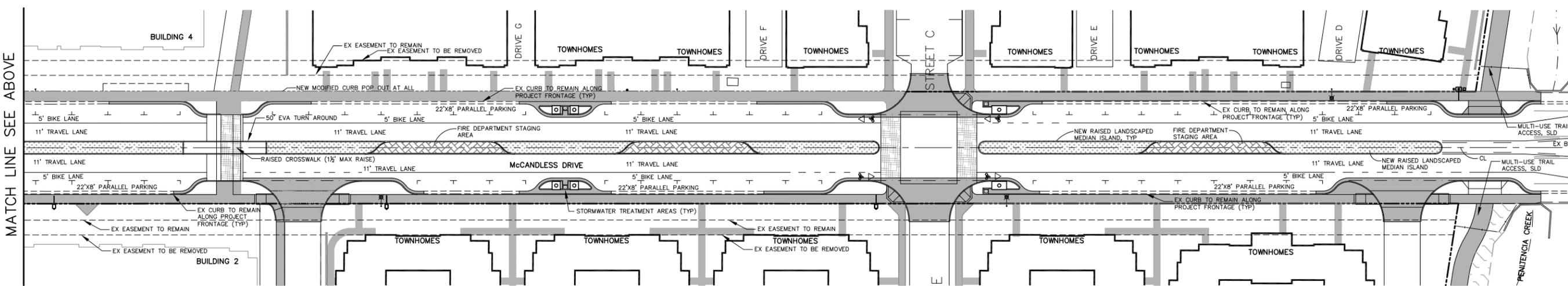
ITEM	SYMBOL	DESCRIPTION
1		1. MCCANDLESS DRIVE: A. SEWER IMPROVEMENTS – SEE TM-8 (PIPE SIZES ARE UPSIZED TO ACCOUNT FOR FUTURE UPSTREAM USERS. SEWER PIPE CONSTRUCTION IS SUBJECT TO REIMBURSEMENT) <ul style="list-style-type: none"> • UPSIZE ±320 LF EX 10" SS TO 15" SS • UPSIZE ±300 LF EX 8" SS TO 12" SS • UPSIZE ±300 LF EX 8" SS TO 12" SS B. SURFACE IMPROVEMENTS – SEE THIS SHEET <ul style="list-style-type: none"> • REMOVE ISOLATED PORTIONS OF THE EXISTING CURB/GUTTER ON EAST AND WEST SIDES OF STREET FOR NEW CURB POPOUTS • NEW 6' SIDEWALK ON BOTH SIDES OF MCCANDLESS • AC OVERLAY MCCANDLESS DRIVE • NEW PARALLEL PARKING AND STREET STRIPING • NEW RAISED LANDSCAPED MEDIAN ISLANDS
2		2. STREET B: A. SURFACE IMPROVEMENTS <ul style="list-style-type: none"> • REMOVE EX ±10' WIDE MEDIAN ISLAND AND CONSTRUCT NEW 24' WIDE STREET • APPROXIMATELY HALF OF STREET WIDTH TO BE CONSTRUCTED BEYOND PROPERTY LINE THROUGH AGREEMENT WITH ADJOINING OWNER
3		3. SANTA CLARA VALLEY WATER DISTRICT: (RIGHT OF WAY ALONG PENITENCIA CREEK) A. GRADING – SEE TM-7 <ul style="list-style-type: none"> • GRADE AS NEEDED TO ESTABLISH MULTI-USE TRAIL/EVA ELEVATIONS. B. SURFACE IMPROVEMENTS <ul style="list-style-type: none"> • CONSTRUCT ±2,230 LF MULTI-USE TRAIL. MULTI-USE TRAIL BEGINS AT NORTH-WEST CORNER OF BUILDING 1 AND CONTINUES ALONG PENITENCIA CREEK AROUND LOT 23 AND CONNECTS TO MCCANDLESS DRIVE. MULTI-USE TRAIL CONTINUES ACROSS MCCANDLESS DRIVE ALONG LOT 9 ALONG PENITENCIA CREEK AROUND LOT 8, HEADING NORTH ON STREET B, TOWARDS GREAT MALL PARKWAY.



KEY MAP AND OFF-SITE SUMMARY DETAIL



SECTION A



SECTION B



ATTACHMENT B

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 8055 CAMINO ARROYO GILROY, CA 95020
 PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE MAP
 MCCANDLESS DRIVE CONCEPTUAL OFFSITE IMPROVEMENTS
 MCCANDLESS DISTRICT 2
 MILPITAS, CALIFORNIA

SCALE	1"=30'
DATE	JAN 2012
BY/CHK	
DATE	
SHEET REVISIONS	
DATE	
CHK	
DATE	
SHEET	TM 2-9
OF 22 SHEETS	
JOB NO.	072030

DATE: 01/27/2012
 TIME: 9:59AM
 DRAWING: TM 2-9 MCCANDLESS DRIVE CONCEPTUAL OFFSITE IMPROVEMENTS PRELIMINARY TENTATIVE MAP DIST. 1 AND DIST. 2

