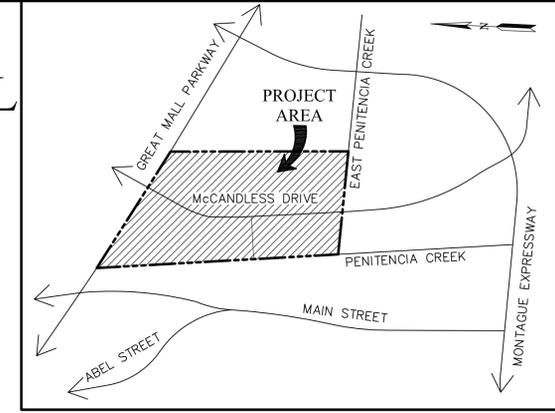
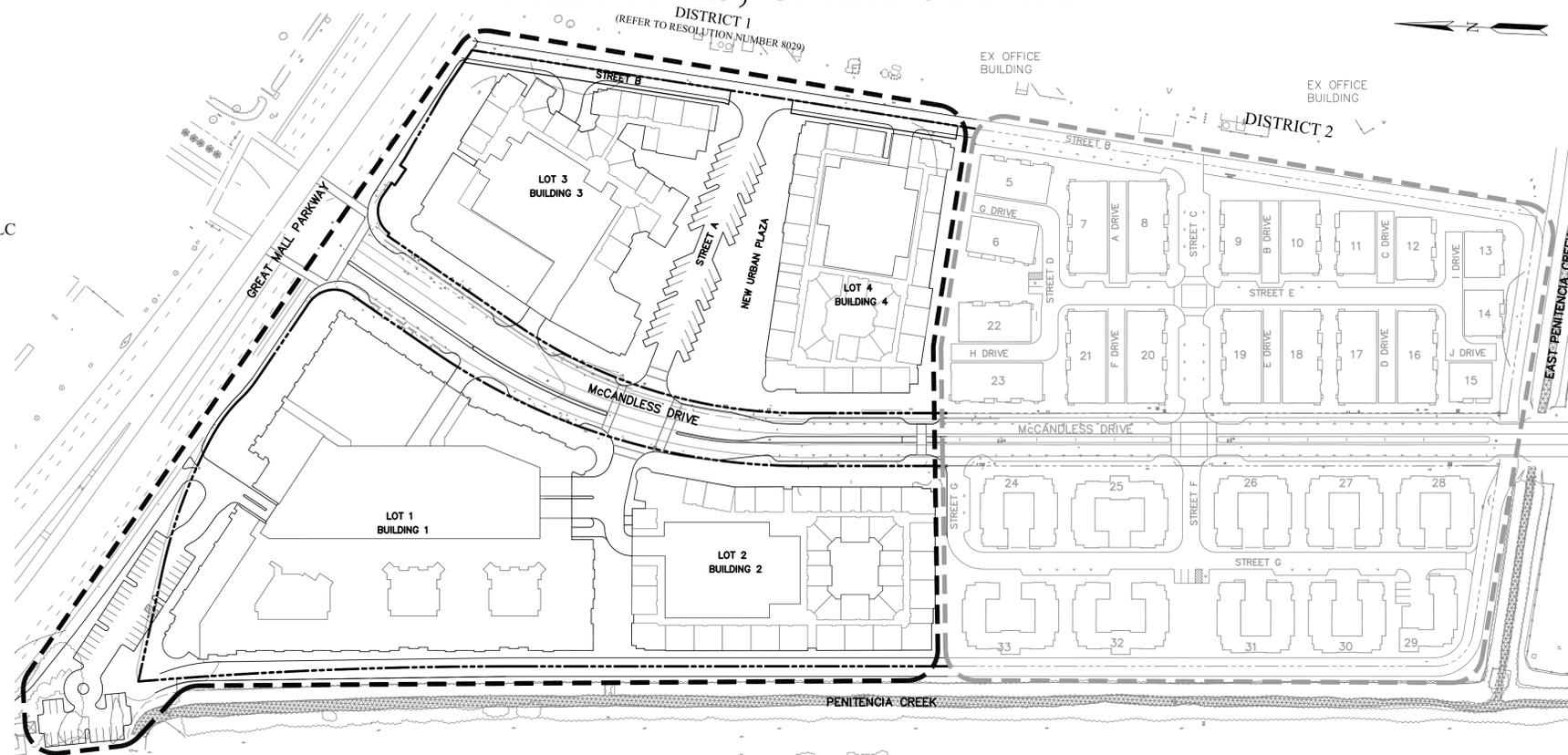


# DISTRICT 1 IMPROVEMENTS (FOR REFERENCE ONLY) TO ACCOMPANY ARCHITECTURAL PLAN SUBMITTAL McCANDLESS MILPITAS, CALIFORNIA

**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

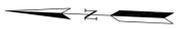
**CIVIL ENGINEER:**  
RUGGERI-JENSEN-AZAR & ASSOCIATES  
8055 CAMINO ARROYO  
GILROY, CA 95020  
408-848-0300



**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
<b>GROSS AREA</b>	<b>13.33 ± AC</b>
- 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 PSU'S (MIN. LONGITUDINAL SLOPE = 0.5%) AND EVA'S. STREET C WILL BE PUBLIC.
- DATUM:  
CITY OF MILPITAS DATUM
- EXISTING WELLS:  
NO EXISTING WELLS.
- FIRM MAP, PANEL 67 OF 830, MAP NUMBER 0608SC0067H, 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 MAY REQUIRE 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		

DISTRICT 1 IMPROVEMENTS  
 TITLE SHEET  
**McCANDLESS: DISTRICT 1**  
 MILPITAS, CALIFORNIA  
 FOR: INTEGRAL COMMUNITIES McCANDLESS, LLC

SCALE	1" = 100'	DATE	OCT 2011
BY	CK	DATE	DATE
REVISIONS			
SHEET			
<b>C-1</b>			
OF 10 SHEETS			
JOB NO. 072030			

**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 8055 CAMINO ARROYO, SUITE 100  
 GILROY, CA 95020  
 PHONE: (408) 848-0300 FAX: (408) 848-0302

DATE: 07/15/2011 TIME: 10:18AM  
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 W:\Jobs 07\072030\Drawings\Prelim\Tentative Map\TM-SUBMITTAL-DISTRICT-1-OCTOBER-2011\C-1 TITLE SHEET.dwg, 10/28/2011 12:39:01 PM, Adobe PDF

DISTRICT 1 CONDITIONS OF APPROVAL (RESOLUTION NO. 8029)

GENERAL CONDITIONS

1. THE OWNER OR DESIGNEE SHALL DEVELOP THE APPROVED PROJECT IN CONFORMANCE WITH THE APPROVED PLANS, SAMPLE COLOR AND MATERIALS BOARD APPROVED BY THE CITY COUNCIL, IN ACCORDANCE WITH THESE CONDITIONS OF APPROVAL. (P)
2. ANY DEVIATION FROM THE APPROVED SITE PLAN, FLOOR PLANS, OR OTHER APPROVED SUBMITTAL SHALL REQUIRE THAT, PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE OWNER OR DESIGNEE SHALL SUBMIT MODIFIED PLANS AND ANY OTHER APPLICABLE MATERIALS AS REQUIRED BY THE CITY FOR REVIEW AND OBTAIN THE APPROVAL OF THE PLANNING DIRECTOR OR DESIGNEE. IF THE PLANNING DIRECTOR OR DESIGNEE DETERMINES THAT THE DEVIATION IS SIGNIFICANT, THE OWNER OR DESIGNEE SHALL BE REQUIRED TO APPLY FOR REVIEW AND OBTAIN APPROVAL OF THE PLANNING COMMISSION, IN ACCORDANCE WITH THE ZONING ORDINANCE.(P)
3. PRIOR TO APPROVAL OF SITE DEVELOPMENT PERMIT, THE APPLICANT SHALL SUBMIT A FOCUSED TRAFFIC IMPACT ANALYSIS FOR THE PROJECT. CONTACT TRAFFIC SECTION FOR THE SCOPE OF THE STUDY. (E)
4. THE PROJECT SHALL DEMONSTRATE COMPLIANCE WITH THE PROJECT'S MITIGATION MONITORING PROGRAM, INCLUDING, BUT NOT LIMITED TO:
  - A. MCCANDLESS DRIVE TREE MITIGATION;
  - B. NOISE AND VIBRATION MITIGATION.(P)
5. THE OWNER OR DESIGNEE SHALL RECEIVE APPROVAL OF A SITE DEVELOPMENT PERMIT FROM THE CITY FOR THE REVIEW OF ARCHITECTURE AND ON-SITE DEVELOPMENT FOR THE PROJECT PRIOR TO THE SUBMITTAL OF A FINAL MAP OR SUBMITTAL FOR ANY BUILDING PERMITS FOR THE PROJECT. (P)
6. THE RELEVANT CONDITIONS OF APPROVAL FOR THE PROJECT SHALL BE INCLUDED WITHIN THE FIRST FOUR SHEETS OF CONSTRUCTION PLANS SUBMITTED FOR A BUILDING PERMIT. (P)

PROJECT CONDITIONS

7. 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. PRIOR TO ANY BUILDING PERMIT ISSUANCE, COUNCIL'S APPROVAL OF THE WATER SUPPLY ASSESSMENT IS REQUIRED. (E)
8. PRIOR TO FINAL MAP RECORDECTION, 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 INDICATES 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)
9. PRIOR TO FINAL MAP RECORDECTION, THE DEVELOPER SHALL SUBMIT A GRADING PLAN AND A DRAINAGE STUDY PREPARED BY A REGISTERED CIVIL ENGINEER. THE DRAINAGE STUDY SHALL ANALYZE THE EXISTING AND ULTIMATE CONDITIONS AND FACILITIES. THE STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER AND THE DEVELOPER SHALL SATISFY THE CONCLUSIONS AND RECOMMENDATIONS OF THE APPROVED DRAINAGE STUDY. (E)
10. THE SUBMITTED GRADING PLAN, STREET SECTIONS ALONG MCCANDLESS AND GREAT MALL DRIVE, VEHICULAR DRIVEWAY ACCESS AND PEDESTRIAN CIRCULATION ARE PRELIMINARY AND SUBJECT TO CHANGE. DEVELOPER AGREES TO WORK WITH CITY STAFF IN FINE TUNING THE DESIGN OF RAMPS, STAIRS, AND SIDEWALKS. PRIOR TO FINAL MAP APPROVAL DEVELOPER SHALL SUBMIT A REVISED PLAN FOR REVIEW AND APPROVAL TO THE SATISFACTION OF THE CITY ENGINEER. (E)
11. PRIOR TO ANY BUILDING PERMIT ISSUANCE, THE DEVELOPER SHALL SUBMIT AN EXECUTED PETITION TO ANNEX THE SUBJECT PROPERTY INTO THE COMMUNITY FACILITY DISTRICT 2008-1 (CFD 2008-1), AND AGREE TO PAY THE SPECIAL TAXES LEVIED BY CFD 2008-1 FOR THE PURPOSE OF MAINTAINING THE PUBLIC SERVICES. THE PETITION TO ANNEX INTO THE CFD SHALL BE FINALLY CONCURRENTLY WITH THE MAP RECORDECTION OR PRIOR TO ANY BUILDING PERMIT ISSUANCE, WHICHEVER OCCURS FIRST. THE DEVELOPER SHALL COMPLY WITH ALL RULES, REGULATIONS, POLICIES AND PRACTICES ESTABLISHED BY 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)
12. THE FINAL MAP SHALL BE RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT. PROVIDE A CURRENT TITLE REPORT WITH YOUR FINAL MAP SUBMITTAL, NOT MORE THAN 90 DAYS OLD. THE TITLE REPORT SHOULD INCLUDE THE PROPOSED PARKING AND PARK AREA AT THE SOUTHEAST CORNER OF GREAT MALL PARKWAY/MCCANDLESS DRIVE INTERSECTION. (E)
13. THE TENTATIVE MAP AND ALL FINAL MAPS SHALL DESIGNATE ALL COMMON LOTS AND EASEMENTS AS LETTERED LOTS OR LETTERED EASEMENTS. (E)
14. PRIOR TO FINAL MAP APPROVAL, THE DEVELOPER SHALL ESTABLISH NECESSARY HOMEOWNER ASSOCIATION (HOA). MEMBERSHIP OF THE HOA SHALL INCLUDE ALL OWNERS OF THE RESIDENTIAL, COMMERCIAL AND OFFICE SPACES. 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 ON-SITE 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)
15. PRIOR TO RECORDECTION OF ANY FINAL MAP, 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)
16. PRIOR TO FINAL MAP APPROVAL, THE DEVELOPER SHALL OBTAIN DESIGN APPROVAL AND BOND FOR ALL NECESSARY PUBLIC IMPROVEMENTS ALONG MCCANDLESS DRIVE AND GREAT MALL PARKWAY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - A. REMOVAL AND INSTALLATION OF NEW CURB, GUTTER, AND SIDEWALK, NEW MEDIAN INSTALLATION, SIGNAGE AND STRIPING, STREET LIGHTS, FIRE HYDRANTS, BUS STOP, TRAFFIC SIGNAL, PENITENCIA CREEK TRAIL IMPROVEMENT, AND STORM, WATER AND SEWER SERVICE INSTALLATION.
  - B. DEVELOPER IS REQUIRED TO INSTALL THE SEWER PROJECT KNOWN AS 11A, AS SPECIFIED IN THE CITY OF MILPITAS SEWER MASTER PLAN, IN ITS ENTIRETY. DEVELOPER IS REQUIRED TO REPLACE 560 LINEAR FEET OF 18 INCH PIPE WITH 21 INCH PIPE, REPLACE 992 LINEAR FEET OF 18 INCH PIPE WITH 27 INCH PIPE, AND REPLACE 369 FEET OF 12 INCH PIPE WITH 27 INCH PIPE, AS IDENTIFIED ON THE SEWER MASTER PLAN.
  - C. DEVELOPER IS REQUIRED TO INSTALL A PORTION OF THE SEWER PROJECT KNOWN AS 11B, AS SPECIFIED IN THE CITY OF MILPITAS SEWER MASTER PLAN. THE WORK REQUIRED AT THIS TIME INCLUDES REPLACEMENT OF 360 LINEAR FEET OF 15 INCH DIAMETER PIPE WITH 18 INCH DIAMETER PIPE; AND REPLACEMENT OF 924 LINEAR FEET OF 10 INCH DIAMETER PIPE WITH 18 INCH DIAMETER PIPE. THE UPSTREAM PORTION IS DEFERRED.
  - D. DEVELOPER IS REQUIRED TO UPSIZE THE EXISTING SANITARY SEWER LINE ON MCCANDLESS BOULEVARD TO ACCOMMODATE THE PROPOSED DEVELOPMENT, AND PRESERVE THE NEEDED CAPACITY FOR AND ADDRESS THE PROJECT IMPACT ON THE FUTURE DEVELOPMENTS UPSTREAM.
  - E. PLANS FOR ALL PUBLIC IMPROVEMENTS SHALL BE PREPARED ON MYLAR (24"x36" SHEETS) WITH CITY STANDARD TITLE BLOCK AND DEVELOPER SHALL SUBMIT A DIGITAL FORMAT OF THE RECORD DRAWINGS (AUTOCAD FORMAT IS PREFERRED) UPON COMPLETION OF IMPROVEMENTS. THE DEVELOPER SHALL ALSO EXECUTE A SECURED PUBLIC IMPROVEMENT AGREEMENT. THE AGREEMENT SHALL BE SECURED FOR AN AMOUNT OF 100% OF THE ENGINEER'S ESTIMATE OF THE CONSTRUCTION COST FOR FAITHFUL PERFORMANCE AND 100% OF THE ENGINEER'S ESTIMATE OF THE CONSTRUCTION COST FOR LABOR & MATERIALS. THE PUBLIC FACILITIES SUCH AS WATER METERS, RP BACKFLOW PREVENTERS, SEWER CLEAN OUTS, ETC., SHALL BE PLACED SO ACCESS IS MAINTAINED AND KEPT CLEAR OF TRAFFIC. ALL IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE CITY OF MILPITAS TRANSIT AREA SPECIFIC PLAN, AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY ENGINEER'S SATISFACTION AND ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF ANY FINAL CERTIFICATE OF OCCUPANCY OF ANY UNIT. (E)
17. PRIOR TO ANY FINAL MAP APPROVAL OR AS DIRECTED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER SHALL PROCESS AND OBTAIN APPROVAL OF A JOINT USE AGREEMENT BETWEEN THE CITY AND SANTA CLARA VALLEY WATER DISTRICT (SCVD) FOR THE PROPOSED PENITENCIA CREEK TRAIL IMPROVEMENTS AND THEIR MAINTENANCE WITHIN THE DISTRICTS RIGHT-OF-WAY TO THE SATISFACTION OF CITY ENGINEER. DEVELOPER IS RESPONSIBLE FOR OCCURRED COSTS ASSOCIATED WITH AGREEMENT AND TRAIL IMPROVEMENTS. (E)
18. THE PROPOSED PENITENCIA CREEK TRAIL IMPROVEMENTS SHALL BE BUILT TO THE SANTA CLARA VALLEY WATER DISTRICT'S AND CITY'S SATISFACTION. ANY IMPROVEMENTS ON THE SCVDW RIGHT OF WAY REQUIRE DISTRICTS APPROVAL AND PERMIT. (E)
19. IT IS ANTICIPATED THAT THE ON-SITE PRIVATE STORM DRAINAGE SYSTEM WILL COLLECT A CERTAIN AMOUNT OF PUBLIC STORM WATER RUNOFF FROM PROPOSED TRAIL ALONG CREEK FRONTAGE. PRIOR TO BUILDING PERMIT ISSUANCE, THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE CITY FOR COLLECTING, ACCEPTING, TREATING AND CONVEYING PUBLIC RUNOFF THROUGH PRIVATE DRAINAGE SYSTEM. THE STORM WATER CONTROL PLAN (C3) NEED TO INCLUDE THIS AREA AND PROVIDE ADEQUATE TREATMENT AREA. (E)
20. THE DEVELOPER SHALL SUBMIT THE FOLLOWING ITEMS WITH THE BUILDING PERMIT APPLICATION AND PAY THE RELATED FEES PRIOR TO BUILDING PERMIT ISSUANCE:
  - A. THE STORM, WATER AND SEWER CONNECTION FEES WILL BE CALCULATED AT THE TIME OF BUILDING PLAN CHECK SUBMITTAL FOR EACH BUILDING.
  - B. WATER SERVICE AGREEMENT(S) FOR WATER METER(S) AND DETECTOR CHECK(S).
  - C. SEWER NEEDS QUESTIONNAIRE AND/OR INDUSTRIAL WASTE QUESTIONNAIRE.
  - D. CONTACT THE LAND DEVELOPMENT SECTION OF THE ENGINEERING DIVISION AT (408) 586-3329 TO OBTAIN THE FORM(S).(E)
21. PRIOR TO BUILDING PERMIT ISSUANCE, DEVELOPER MUST PAY ALL APPLICABLE DEVELOPMENT FEES, INCLUDING BUT NOT LIMITED TO, CONNECTION FEES (WATER, SEWER AND STORM), PLAN CHECK AND INSPECTION DEPOSIT, AND 2.5% BUILDING PERMIT AUTOMATION FEE. THESE FEES ARE COLLECTED AS PART OF THE SECURED PUBLIC IMPROVEMENT AGREEMENT. THE AGREEMENT SHALL BE SECURED FOR AN AMOUNT OF 100% OF THE ENGINEER'S ESTIMATE OF THE CONSTRUCTION COST FOR FAITHFUL PERFORMANCE AND 100% OF THE ENGINEER'S ESTIMATE OF THE CONSTRUCTION COST FOR LABOR AND MATERIALS. (E)
22. PRIOR TO ANY BUILDING PERMIT ISSUANCE OR AS DIRECTED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER SHALL PAY A TRANSIT AREA DEVELOPMENT IMPACT FEE IN ACCORDANCE WITH THE STIPULATIONS IN THE OWNER'S PARTICIPATION AGREEMENT FOR THE PROJECT. (E)
23. IN ACCORDANCE WITH MILPITAS MUNICIPAL CODE XI-1-7.02-2, THE DEVELOPER SHALL UNDERGROUND ALL EXISTING WIRES AND REMOVE THE RELATED POLES WITHIN THE PROPOSED DEVELOPMENT, WITH THE EXCEPTION OF TRANSMISSION LINES SUPPORTED BY METAL POLES CARRYING VOLTAGES OF 37.5KV OR MORE DO NOT HAVE TO BE UNDERGROUNDED. ALL PROPOSED UTILITIES WITHIN THE SUBDIVISION SHALL ALSO BE UNDERGROUNDED. SHOW ALL EXISTING UTILITIES WITHIN AND BORDERING THE PROPOSED DEVELOPMENT, AND CLEARLY IDENTIFY THE EXISTING PG&E WIRE TOWERS AND STATE THE WIRE VOLTAGE. (E)
24. 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 (408) 586-3345 FOR FURTHER INFORMATION. (E)
25. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ANY NECESSARY ENCROACHMENT PERMITS FROM AFFECTED AGENCIES AND PRIVATE PARTIES, INCLUDING BUT NOT LIMITED TO, PACIFIC GAS AND ELECTRIC, AT&T, COMCAST, SANTA CLARA VALLEY WATER DISTRICT AND SANTA CLARA VALLEY TRANSPORTATION AGENCY (VTA). COPIES OF ANY APPROVALS OR PERMITS MUST BE SUBMITTED TO THE CITY OF MILPITAS ENGINEERING DIVISION. (E)

26. PRIOR TO START OF ANY CONSTRUCTION, THE DEVELOPER SHALL SUBMIT A CONSTRUCTION SCHEDULE AND MONITORING PLAN FOR CITY ENGINEER REVIEW AND APPROVAL. THE CONSTRUCTION SCHEDULE AND MONITORING PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION STAGING AREA, PARKING AREA FOR THE CONSTRUCTION WORKERS, PERSONNEL PARKING, TEMPORARY CONSTRUCTION FENCING, CONSTRUCTION INFORMATION SIGNAGE AND ESTABLISHMENT OF A NEIGHBORHOOD HOTLINE TO RECORD AND RESPOND TO NEIGHBORHOOD CONSTRUCTION RELATED CONCERNS. THE DEVELOPER SHALL COORDINATE THEIR CONSTRUCTION ACTIVITIES WITH OTHER CONSTRUCTION ACTIVITIES IN THE VICINITY OF THIS PROJECT. THE DEVELOPER'S CONTRACTOR IS ALSO REQUIRED TO SUBMIT UPDATED MONTHLY CONSTRUCTION SCHEDULES TO THE CITY ENGINEER FOR THE PURPOSE OF MONITORING CONSTRUCTION ACTIVITIES AND WORK PROGRESS. (E)
27. PRIOR TO SUBMITTAL FOR BUILDING PERMIT ISSUANCE, THE DEVELOPER SHALL SUBMIT PLANS TO SANTA CLARA VALLEY WATER DISTRICT FOR REVIEW AND APPROVAL. PROVIDE THEIR COMMENTS TO THE CITY. (E)
28. ALL UTILITIES SHALL BE PROPERLY DISCONNECTED BEFORE THE BUILDING CAN BE DEMOLISHED. DEMONSTRATE HOW THE WATER SERVICE(S), SEWER SERVICE(S) AND STORM SERVICE(S) WILL BE DISCONNECTED. THE WATER SERVICE SHALL BE LOCKED OFF IN THE METER BOX AND DISCONNECTED OR CAPPED IMMEDIATELY BEHIND THE WATER METER IF IT IS NOT TO BE USED. THE SANITARY SEWER SHALL BE CAPPED OFF AT THE CLEAN OUT NEAR THE PROPERTY LINE OR APPROVED LOCATION IF IT IS NOT TO BE USED. THE STORM DRAIN SHALL BE CAPPED OFF AT A MANHOLE OR INLET STRUCTURE OR APPROVED LOCATION IF IT IS NOT TO BE USED. (E)
29. PRIOR TO DEMOLITION PERMIT ISSUANCE, THE APPLICANT, OR CONTRACTED DESIGNEE, SHALL SUBMIT PART I OF A RECYCLING REPORT ON BUSINESS LETTERHEAD TO THE BUILDING DIVISION, FOR FORWARDING TO THE ENGINEERING SECTION. THIS INITIAL REPORT SHALL BE APPROVED BY THE CITY'S UTILITY ENGINEERING/SOLID WASTE SECTION PRIOR TO DEMOLITION PERMIT ISSUANCE. THE REPORT SHALL DESCRIBE THESE RESOURCE RECOVERY ACTIVITIES:
  - A. WHAT MATERIALS WILL BE SALVAGED.
  - B. HOW MATERIALS WILL BE PROCESSED DURING DEMOLITION.
  - C. INTENDED LOCATIONS OR BUSINESSES FOR REUSE OR RECYCLING.
  - D. QUANTITY ESTIMATES IN TONS (BOTH RECYCLABLE AND FOR LANDFILL DISPOSAL). ESTIMATES FOR RECYCLING AND DISPOSAL TONNAGE AMOUNTS BY MATERIAL TYPE SHALL BE INCLUDED AS SEPARATE ITEMS IN ALL REPORTS TO THE BUILDING DIVISION BEFORE DEMOLITION BEGINS. (E)
  - E. APPLICANT/CONTRACTOR SHALL MAKE EVERY EFFORT TO SALVAGE MATERIALS FOR REUSE AND RECYCLING. (E)
30. PRIOR TO BUILDING PERMIT ISSUANCE, APPLICANT SHALL SUBMIT PART II OF THE RECYCLING REPORT TO THE BUILDING DIVISION, FOR FORWARDING TO THE CITY'S UTILITY ENGINEERING/SOLID WASTE SECTION THAT CONFIRMS ITEMS 1 - 4 OF THE RECYCLING REPORT. SPECIALLY MATERIALS GENERATED AND ACTUAL QUANTITIES OF RECYCLED MATERIALS. PART II OF THE RECYCLING REPORT SHALL BE SUPPORTED BY COPIES OF WEIGHT TAGS AND/OR RECEIPTS OF "END DUMPS," ACTUAL REUSE, RECYCLING AND DISPOSAL TONNAGE AMOUNTS (AND ESTIMATES FOR "END DUMPS") SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR APPROVAL BY THE UTILITY ENGINEERING/SOLID WASTE SECTION PRIOR TO INSPECTION BY THE BUILDING DIVISION. (E)
31. ALL DEMOLISHED MATERIALS INCLUDING, BUT NOT LIMITED TO BROKEN CONCRETE AND PAVING MATERIALS, PIPE, VEGETATION, AND OTHER UNSUITABLE MATERIALS, EXCESS EARTH, BUILDING DEBRIS, ETC., SHALL BE REMOVED FROM THE JOB SITE FOR RECYCLING AND/OR DISPOSAL BY THE APPLICANT/CONTRACTOR, ALL TO THE SATISFACTION OF THE CITY ENGINEER OR DESIGNEE. THE APPLICANT/CONTRACTOR SHALL, TO THE MAXIMUM EXTENT POSSIBLE, REUSE ANY USEFUL CONSTRUCTION MATERIALS GENERATED DURING THE DEMOLITION AND CONSTRUCTION PROJECT. THE APPLICANT/CONTRACTOR SHALL RECYCLE ALL BUILDING AND PAVING MATERIALS INCLUDING, BUT NOT LIMITED TO ROOFING MATERIALS, WOOD, DRYWALL, METALS, AND MISCELLANEOUS AND COMPOSITE MATERIALS, AGGREGATE BASE MATERIAL, ASPHALT, AND CONCRETE. THE APPLICANT/CONTRACTOR SHALL PERFORM ALL RECYCLING AND/OR DISPOSAL BY REMOVAL FROM THE JOB SITE. (E)
32. THE DEVELOPER SHALL NOT OBSTRUCT THE NOTED SIGHT DISTANCE AREAS AS INDICATED ON THE CITY STANDARD DRAWING #405, OVERALL CUMULATIVE HEIGHT OF THE GRADING, LANDSCAPING AND SIGNS AS DETERMINED BY SIGHT DISTANCE SHALL NOT EXCEED TWO FEET WHEN MEASURED FROM STREET ELEVATION. (E)
33. 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 AND NO TREES OR DEEP ROOTED SHRUBS ARE PERMITTED WITHIN CITY UTILITY EASEMENTS, WHERE THE EASEMENT IS LOCATED WITHIN LANDSCAPE AREAS. (E)
34. 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)
35. IF NECESSARY, THE DEVELOPER SHALL OBTAIN REQUIRED INDUSTRIAL WASTEWATER DISCHARGE APPROVALS FROM SAN JOSE/SANTA CLARA WATER POLLUTION CONTROL PLANT (WPCP) BY CALLING WPCP AT (408) 277-2755. (E)
36. PRIOR TO OCCUPANCY PERMIT ISSUANCE, APPLICANT/PROPERTY OWNER SHALL CONSTRUCT A NEW TRASH ENCLOSURE TO ACCOMMODATE THE REQUIRED SELF CONTAINED COMPACTORS NEEDED TO SERVE THIS DEVELOPMENT. THE PROPOSED ENCLOSURES SHALL BE DESIGNED PER THE DEVELOPMENT GUIDELINES FOR SOLID WASTE SERVICES AND ENCLOSURE DRAINS MUST DISCHARGE TO SANITARY SEWER LINE. CITY REVIEW/APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION OF THE ENCLOSURE. (E)
37. PRIOR TO FINAL MAP RECORDECTION, THE DEVELOPER SHALL:
  - A. SUBMIT A SOLID WASTE HANDLING PLAN FOR REVIEW AND APPROVAL, STATING HOW THE WASTE AND RECYCLING MATERIALS WILL GET TO THE COLLECTION AREA.
  - B. DEMONSTRATE THAT ALL COLLECTION AREAS ARE AT GRADE AND ACCESSIBLE;
  - C. DEMONSTRATE HOW TRUCKS SHALL ACCESS ENCLOSURE/COMPACTOR AREAS;
  - D. PROVIDE SEPARATE AND DESIGNATED ENCLOSURES FOR EACH STRUCTURE, OR STATE HOW THE SERVICES CAN BE SHARED;
  - E. PROVIDE SCALE DRAWING NOTING DIMENSIONS FOR PROPOSED ENCLOSURES. (E)
38. PER CHAPTER 200 OF MILPITAS MUNICIPAL CODE, SOLID WASTE MANAGEMENT, V-200-3.10, GENERAL REQUIREMENT, APPLICANT/PROPERTY OWNER SHALL NOT KEEP OR ACCUMULATE, OR PERMIT TO BE KEPT OR ACCUMULATED, ANY SOLID WASTE OF ANY KIND AND IS RESPONSIBLE FOR PROPER KEEPING, ACCUMULATING AND DELIVERY OF SOLID WASTE. IN ADDITION, ACCORDING TO V-200-3.20 OWNER RESPONSIBLE FOR SOLID WASTE, RECYCLABLES, AND YARD WASTE, APPLICANT/PROPERTY OWNER SHALL SUBSCRIBE TO AND PAY FOR SOLID WASTE SERVICES RENDERED. PRIOR TO OCCUPANCY PERMIT ISSUANCE (START OF OPERATION), THE APPLICANT SHALL SUBMIT EVIDENCE TO THE CITY THAT A MINIMUM LEVEL OF REFUSE SERVICE HAS BEEN SECURED USING A SERVICE AGREEMENT WITH ALLIED WASTE SERVICES (FORMALLY BP) FOR COMMERCIAL SERVICES TO MAINTAIN AN ADEQUATE LEVEL OF SERVICE FOR TRASH AND RECYCLING COLLECTION. AFTER THE APPLICANT HAS STARTED HIS BUSINESS, THE APPLICANT 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 APPLICANT SHALL INCREASE THE SERVICE TO THE LEVEL DETERMINED BY THE EVALUATION. FOR GENERAL INFORMATION, CONTACT ALLIED WASTE AT (408) 432-1234. (E)
39. 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 ONE ACRE 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 APPROVED 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)
40. 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 REQUIRED TO PROVIDE SEPARATE DOMESTIC METERS FOR EACH PROPOSED USE (RESIDENTIAL, FOOD SERVICES, COMMERCIAL/OFFICE).
  - 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.
  - C. CONTACT THE LAND DEVELOPMENT SECTION OF THE ENGINEERING DIVISION AT (408) 586-3329 FOR INFORMATION ON THE SUBMITTAL REQUIREMENTS AND APPROVAL PROCESS. (E)
41. 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. TO MEET THE RECYCLED WATER GUIDELINES THE DEVELOPER SHALL:
  - A. DESIGN THE LANDSCAPE IRRIGATION FOR RECYCLED WATER USE. USE OF RECYCLED WATER APPLIES TO ALL EXISTING REHABILITATED AND/OR NEW LANDSCAPE.
  - B. DESIGN THE IRRIGATION SYSTEM IN CONFORMANCE TO THE SOUTH BAY WATER RECYCLING GUIDELINES AND CITY OF MILPITAS SUPPLEMENTAL GUIDELINES. PRIOR TO BUILDING PERMIT ISSUANCE THE CITY WILL SUBMIT THE PLANS TO THE DEPARTMENT OF HEALTH SERVICES (DOHS) 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 DEPARTMENT OF HEALTH SERVICES APPROVALS. CONTACT THE LAND DEVELOPMENT SECTION OF THE ENGINEERING DIVISION AT (408) 586-3329 TO OBTAIN COPIES OF DESIGN GUIDELINES AND STANDARDS.
  - C. 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 OR EATING AREAS, WALKWAYS, PAVEMENTS, AND ANY OTHER UNCONTROLLED ACCESS AREAS. (E)
42. 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)
43. THE DEVELOPER SHALL CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 642-2444, 48 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF UTILITIES. (E)

44. THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) UNDER THE NATIONAL FLOOD INSURANCE PROGRAM SHOWS THIS SITE TO BE IN A SPECIAL FLOOD HAZARD ZONE AO (DEPTH 1). THEREFORE, FLOOD-PROOFING IS REQUIRED. FLOOD-PROOFING CAN BE ACCOMPLISHED EITHER BY ELEVATING OR FLOOD PROOFING THE STRUCTURE AND ON-SITE UTILITIES AND EQUIPMENT. PER CHAPTER 15, TITLE XI OF MILPITAS MUNICIPAL CODE (ORD. NO. 209-4) THE LOWEST FLOOR ELEVATION (FINISHED FLOOR) OF EACH STRUCTURE SHALL BE AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE). THE STRUCTURE PAD(S) SHALL BE PROPERLY DESIGNED BY A REGISTERED CIVIL ENGINEER AND COMPACTED TO MEET FEMA'S CRITERION. IN ADDITION, THE PAD(S) SHALL EXTEND BEYOND THE BUILDING WALLS BEFORE DROPPING BELOW THE BASE FLOOD ELEVATION, AND SHALL HAVE APPROPRIATE PROTECTION FROM EROSION AND SCOUR. ALL ELECTRICAL EQUIPMENT, MECHANICAL EQUIPMENT, AND UTILITY TYPE EQUIPMENT SERVICING THE STRUCTURE SHALL BE LOCATED ABOVE THE BFE, OR SHALL BE FLOOD-PROOFED, AND SHALL BE CONSTRUCTED TO PREVENT DAMAGE FROM FLOODING EVENTS. ANY TRAILERS, MODULAR BUILDINGS, OR PRE-MANUFACTURED DWELLING UNITS LOCATED ON THIS SITE FOR PERIODS OF TIME GREATER THAN ONE YEAR, SHALL BE ADEQUATELY ANCHORED TO RESIST FLOTATION, COLLAPSE AND LATERAL MOVEMENTS PER FLOODPLAIN MANAGEMENT ORDINANCE. THE APPLICANT'S CIVIL ENGINEER SHALL COMPLETE AND SUBMIT SEVERAL FEMA ELEVATION CERTIFICATES TO THE CITY AT DIFFERENT STAGES OF THE CONSTRUCTION. FLOOD INSURANCE IS REQUIRED FOR ANY CONSTRUCTION THAT IS FINANCED WITH GOVERNMENT BACKED LOANS. (E)
45. PRIOR TO FINAL MAP RECORDECTION DEVELOPER SHALL PROCESS A CONDITIONAL LETTER OF MAP REVISION (CLOMR) APPLICATION AND PRIOR TO ANY BUILDING OCCUPANCY PERMIT ISSUANCE SUCCESSFULLY PROCESS LETTER OF MAP REVISION (LOMR) APPLICATION THROUGH FEMA. (E)
46. PRIOR TO FINAL MAP APPROVAL DEVELOPER SHALL:
  - A. SUBMIT A FOCUSED TRAFFIC STUDY TO DETERMINE THE MITIGATION NEEDED. DEVELOPER AGREES TO MODIFY STREET GEOMETRY TO MITIGATE ANY IMPACT IDENTIFIED IN THE TRAFFIC STUDY.
  - B. SUBMIT PLANS FOR GREAT MALL PARKWAY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO MEDIAN ISLAND MODIFICATIONS, STREET CURB MODIFICATIONS, AND ROADWAY MARKING MODIFICATIONS, AS DETERMINED BY A FOCUSED TRAFFIC OPERATIONS STUDY TO ADDRESS POTENTIAL WEAVING IMPACTS THAT MAY RESULT FROM THE INSTALLATION OF NEW DRIVEWAYS ALONG GREAT MALL PARKWAY. ALL SUCH IMPROVEMENTS SHALL BE INCORPORATED INTO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THIS PROJECT.
  - C. MAINTAIN THE EXISTING LANE CONFIGURATIONS ON MCCANDLESS DRIVE AT THE GREAT MALL PARKWAY INTERSECTION TO ENSURE COMPLIANCE WITH THE TRANSIT AREA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (TASP EIR).
  - D. MAINTAIN THE BIKE LANE ALONG MCCANDLESS BOULEVARD. (E)
47. AT THE 65% BUILD-OUT OF THE PROJECT, THE DEVELOPER SHALL PROVIDE A PERFORMANCE BOND FOR HALF (1/2) OF THE COST OF A TRAFFIC SIGNAL (ASSUMED FAIR-SHARE) AT THE FUTURE MCCANDLESS DRIVE/FUTURE PUBLIC PARK INTERSECTION SOUTH OF THE PROJECT SITE, OR AT THE CITY'S REQUEST PROVIDE AN ESCROW ACCOUNT NAMING THE CITY OF MILPITAS AS DESIGNEE TO USE THE FUNDS FOR THE DESIGN AND CONSTRUCTION OF THE TRAFFIC SIGNAL. (E)
48. DEVELOPER SHALL COMPLY WITH THE NEW REGIONAL PERMITS REQUIREMENTS FOR BOTH PRE-CONSTRUCTION AND POST-CONSTRUCTION REQUIREMENTS. STORM WATER MANAGEMENT SHALL BE IN COMPLIANCE WITH MUNICIPAL REGIONAL PERMIT (MRP) DATED OCTOBER 14, 2009. (E)
49. THE DEVELOPER SHALL COMPLY WITH REGIONAL WATER QUALITY CONTROL BOARD'S REQUIREMENTS FOR POST CONSTRUCTION TREATMENTS AND IMPLEMENT THE FOLLOWING:
  - A. PRIOR TO SITE DEVELOPMENT PERMIT APPROVAL BY PLANNING COMMISSION, DEVELOPER SHALL SUBMIT A STORM WATER CONTROL PLAN PACKAGE FOR REVIEW AND APPROVAL.
  - B. AT THE TIME OF BUILDING PERMIT PLAN CHECK SUBMITTAL, THE DEVELOPER SHALL SUBMIT A "FINAL" STORM WATER CONTROL PLAN AND REPORT. SITE GRADING, DRAINAGE, LANDSCAPING AND BUILDING PLANS SHALL BE CONSISTENT WITH THE APPROVED STORM WATER CONTROL PLAN. THE PLAN AND REPORT SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER AND CERTIFIED THAT MEASURES SPECIFIED IN THE REPORT MEET THE MRP AND THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) ORDER, AND SHALL BE IMPLEMENTED AS PART OF THE SITE IMPROVEMENTS.
  - 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 O&M 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 REPORT, AND THE DEVELOPER AND ITS SUCCESSOR 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. (E)
50. 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 AND ARCHITECTURAL (SITE DEVELOPMENT PERMIT) AMENDMENT REVIEW. (E)
51. THE DEVELOPER SHALL OBTAIN INFORMATION FROM THE US POSTAL SERVICE REGARDING REQUIRED MAILBOXES. STRUCTURES TO PROTECT MAILBOXES MAY REQUIRE BUILDING, ENGINEERING AND PLANNING DIVISIONS REVIEW. (P)
52. MAKE CHANGES AS NOTED ON ENGINEERING SERVICES EXHIBIT "T" AND SUBMIT A MYLAR OF THE REVISED TENTATIVE MAP TO THE PLANNING DIVISION FOR APPROVAL. NO APPLICATION FOR THE REVIEW OF THE PARCEL MAP OR IMPROVEMENT PLANS WILL BE ACCEPTED UNTIL THIS CONDITION IS SATISFIED. (E)
53. PRIOR TO FINAL MAP APPROVAL, SHEET L2 SHALL BE REVISED TO INCLUDE 36" AND 48" BOX TREE SPECIMENS INTERSPERSED WITHIN THE PLANT PALLETTE. (P)

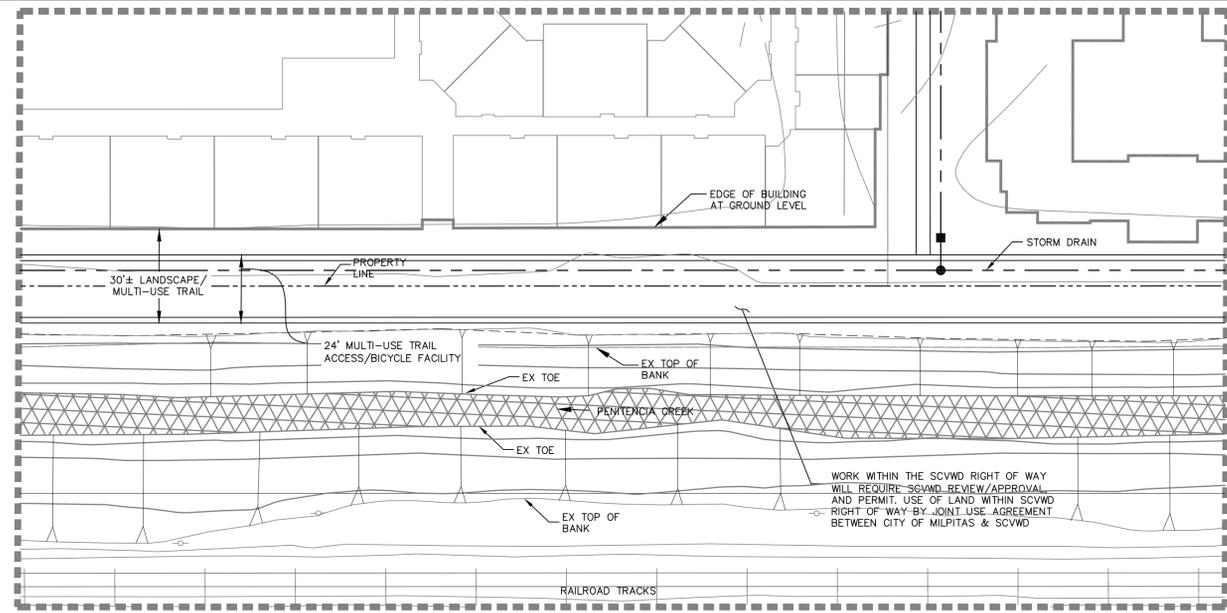
DISTRICT 1 IMPROVEMENTS  
CONDITIONS OF APPROVAL  
MCCANDLESS: DISTRICT 1

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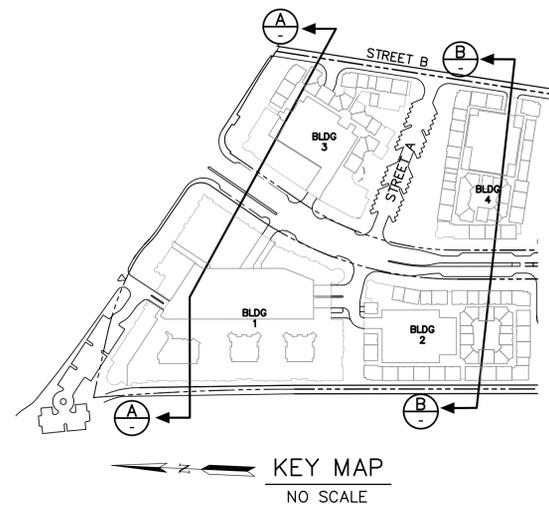
FOR INTEGRAL COMMUNITIES MCCANDLESS, ETC  
MILPITAS, CALIFORNIA

SCALE	NONE	DATE	OCT 2011
BY CHK			
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DATE	MRK		
SHEET			
<b>C-2</b>			
OF 10 SHEETS			
JOB NO.			
072030			

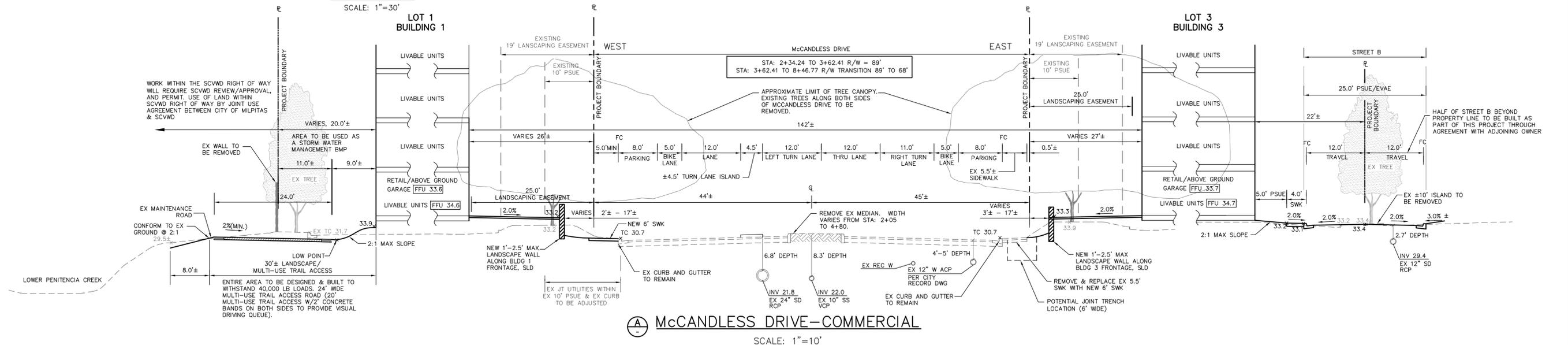




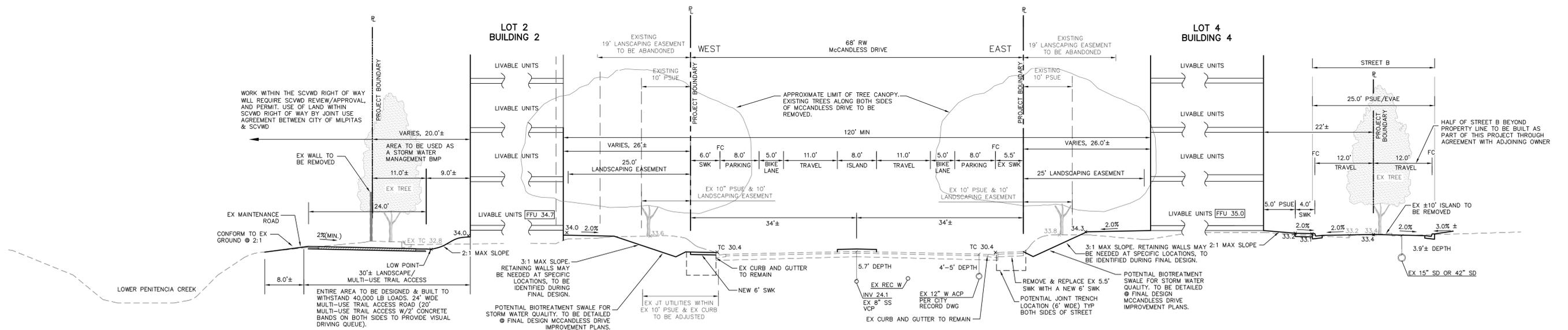
**PEDESTRIAN TRAIL DETAIL  
PLAN VIEW**



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**McCANDLESS DRIVE—COMMERCIAL**  
 SCALE: 1"=10'



**McCANDLESS DRIVE—RESIDENTIAL**  
 SCALE: 1"=10'

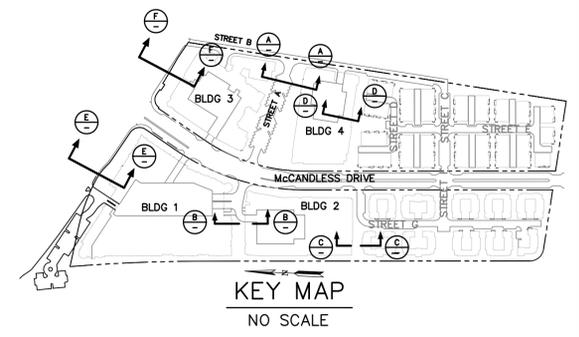
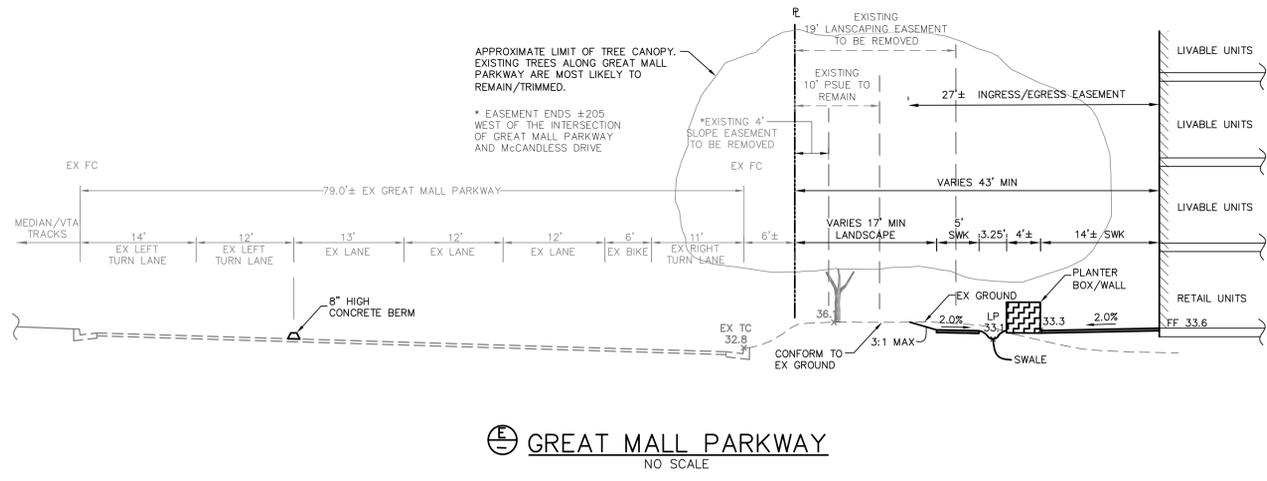
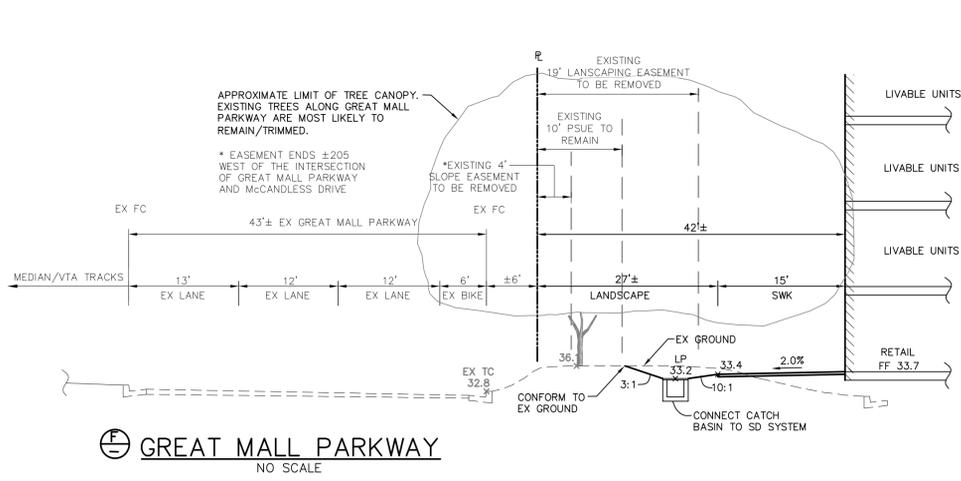
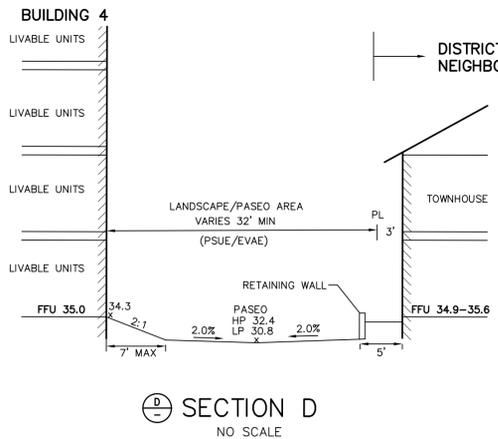
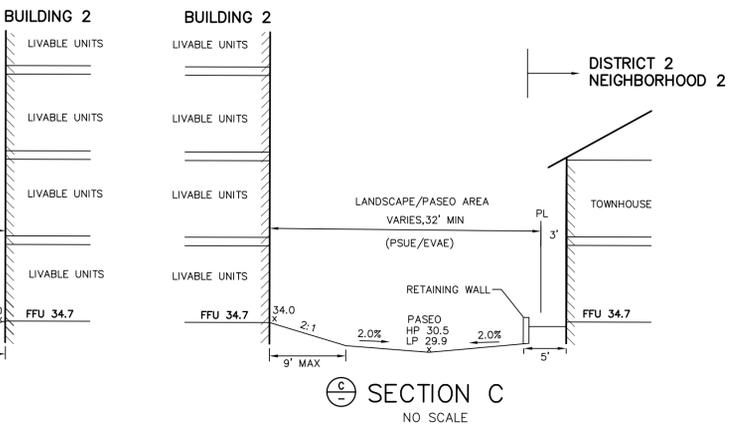
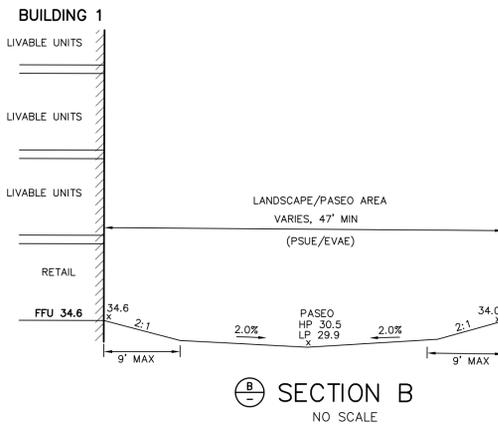
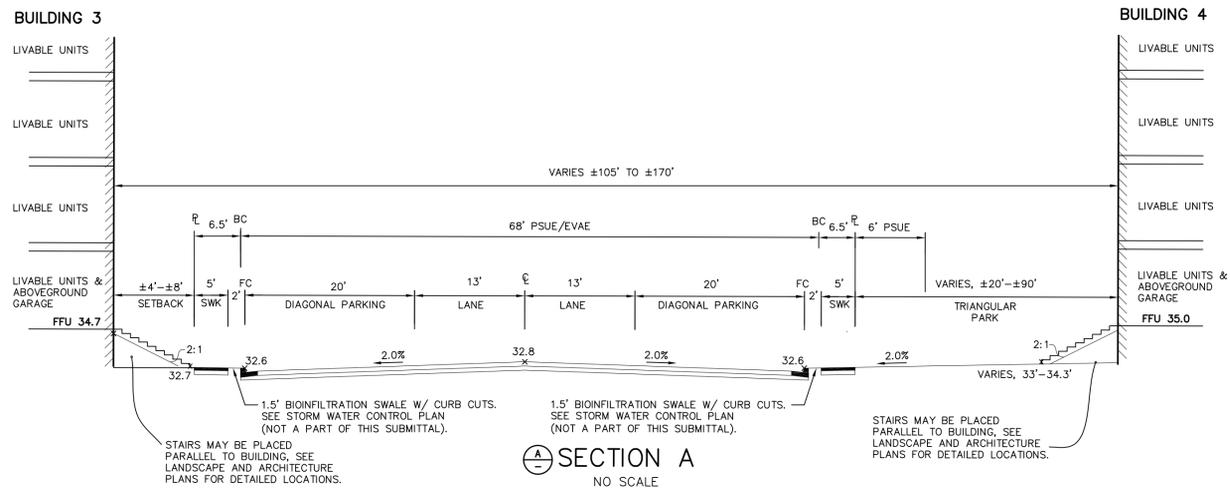
**DISTRICT 1 IMPROVEMENTS  
 MCCANDLESS CROSS SECTIONS  
 MCCANDLESS: DISTRICT 1**  
 MILPITAS, CALIFORNIA  
 FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DATE	BY	CHK	REVISIONS	SCALE	DATE
				1"=10'	OCT 2011

SHEET **C-4**  
 OF 10 SHEETS  
 JOB NO. 072030

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DISTRICT 1 IMPROVEMENTS  
 PRIVATE STREET SECTIONS  
 MCCANDLESS: DISTRICT 1  
 MILPITAS, CALIFORNIA

SCALE: 1"=10'  
 DATE: OCT 2011

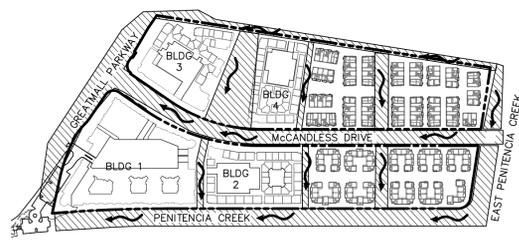
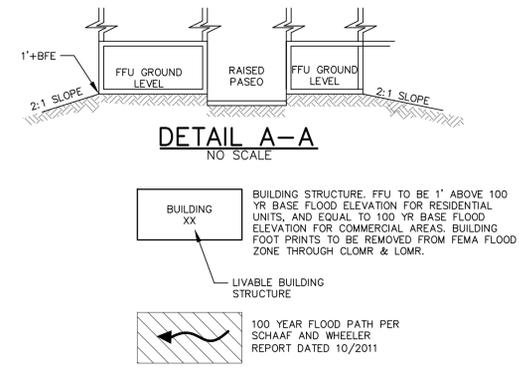
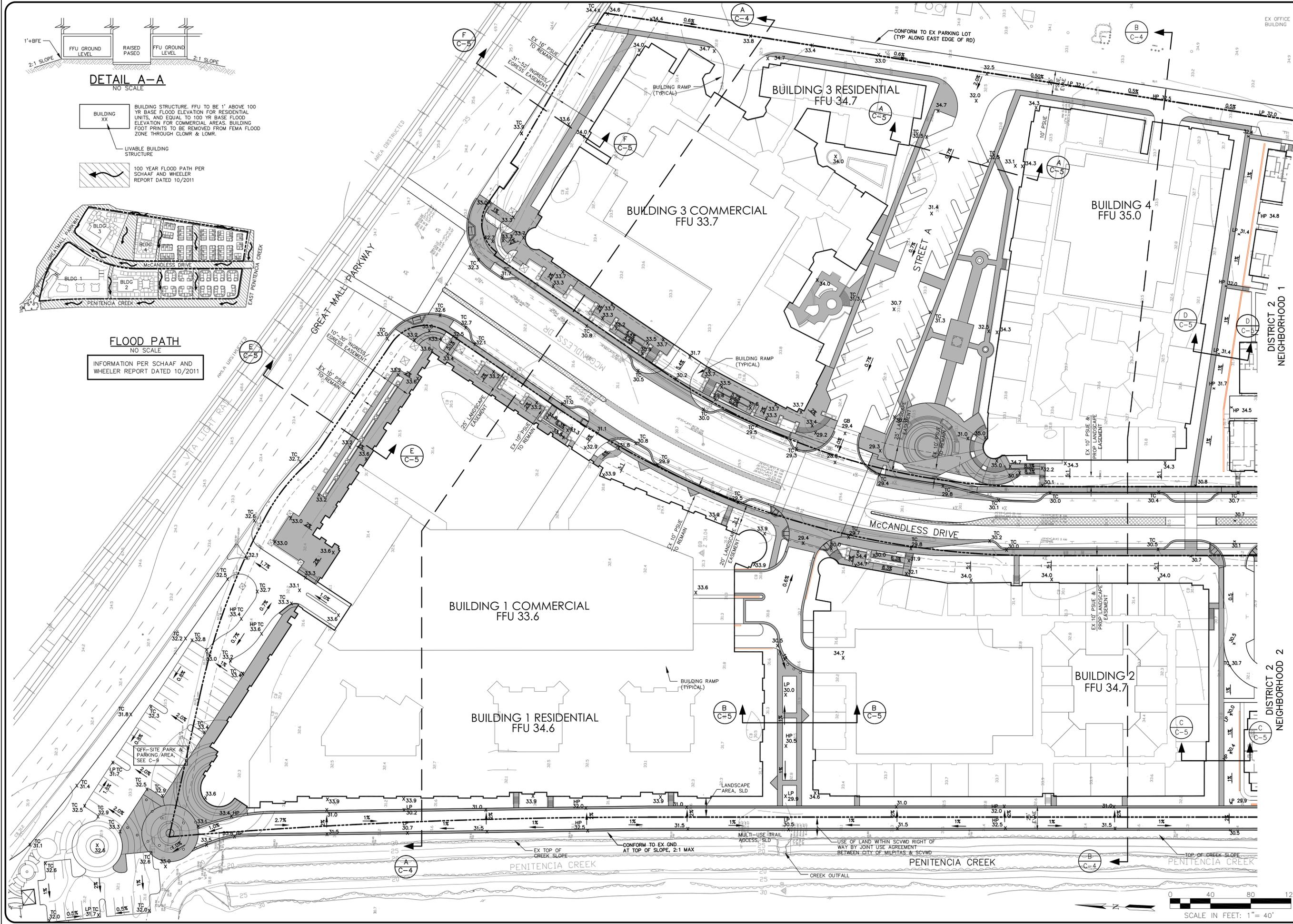
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SHEET  
**C-5**  
 OF 10 SHEETS  
 JOB NO.  
 072030

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FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

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**RJA**  
RUGGERI-JENSEN-AZAR  
ENGINEERS • PLANNERS • SURVEYORS  
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**DISTRICT 1 IMPROVEMENTS  
CONCEPTUAL GRADING PLAN NORTH  
McCandless: DISTRICT 1**

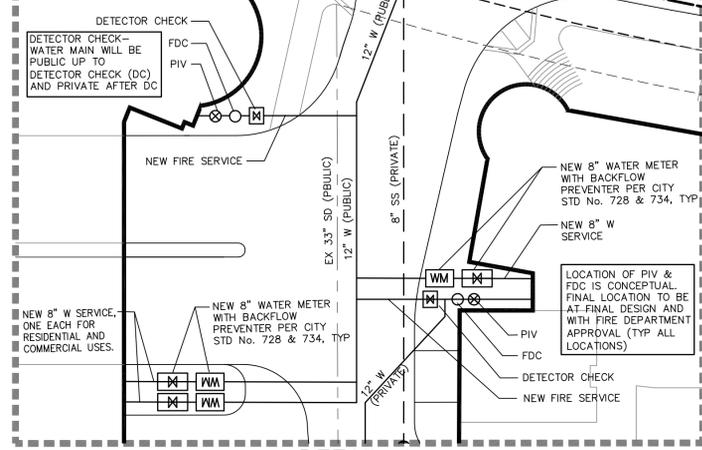
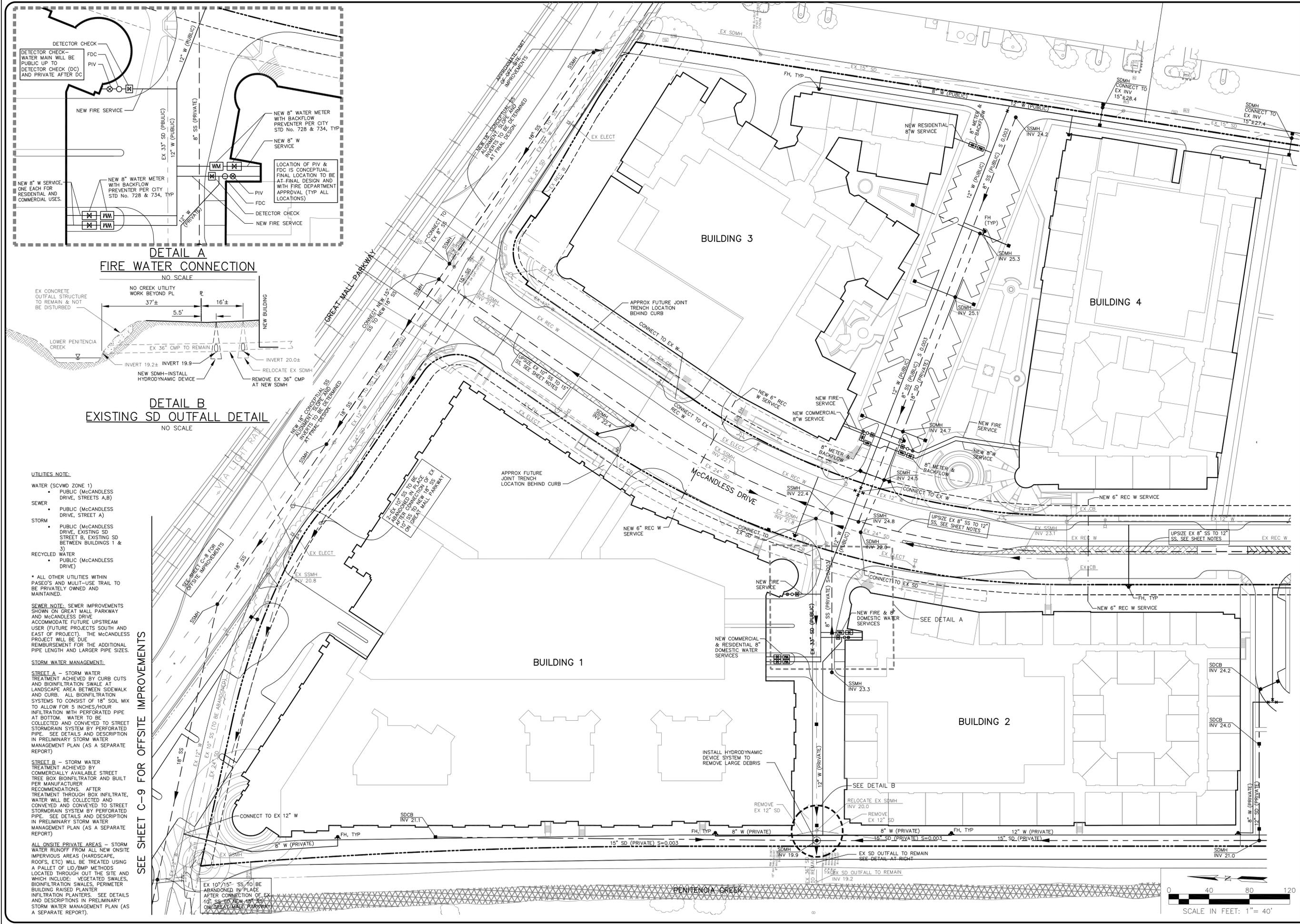
MILPITAS, CALIFORNIA  
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DATE	BY	SCALE
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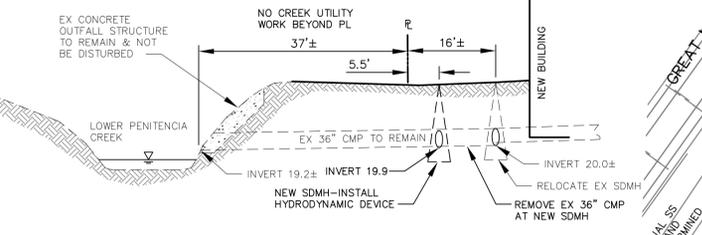
DATE	BY	SCALE
	CK	1" = 40'

SHEET **C-6**  
OF 10 SHEETS  
JOB NO. 072030

W:\Jobs\072030\Drawings\Prelim\Tentative\Map\TM-9 CONCEPTUAL UTILITY PLAN NORTH.dwg, 10/28/2011 12:56:51 PM, Adobe PDF  
 DATE: 07/15/2011 TIME: 10:38AM  
 DRAWING: TM-9 CONCEPTUAL UTILITY PLAN NORTH.dwg, 10/28/2011 12:56:51 PM, Adobe PDF



**DETAIL A**  
FIRE WATER CONNECTION  
NO SCALE



**DETAIL B**  
EXISTING SD OUTFALL DETAIL  
NO SCALE

- UTILITIES NOTE:**
- WATER (SCVWD 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 & 3)
    - 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)

SEE SHEET C-9 FOR OFFSITE IMPROVEMENTS

DATE	BY	CHK	SCALE
			1"=40'
			OCT 2011

DATE	BY	REVISIONS

SHEET **C-7**  
 OF 10 SHEETS  
 JOB NO. 072030

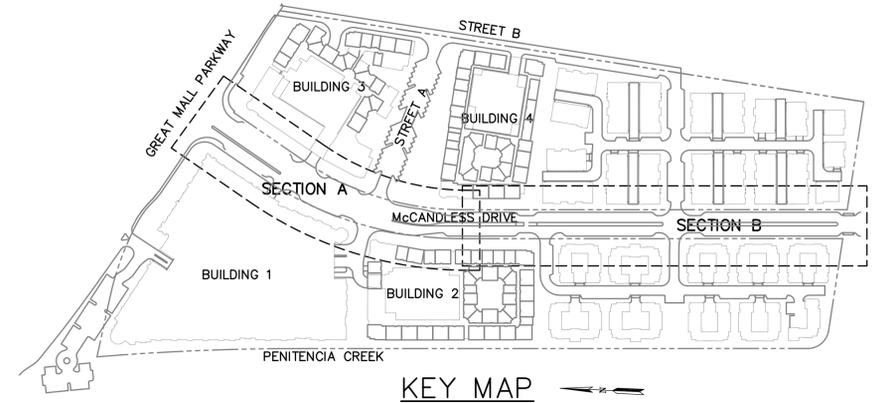


**SUMMARY OF MCCANDLESS DRIVE SCOPE OF IMPROVEMENTS**

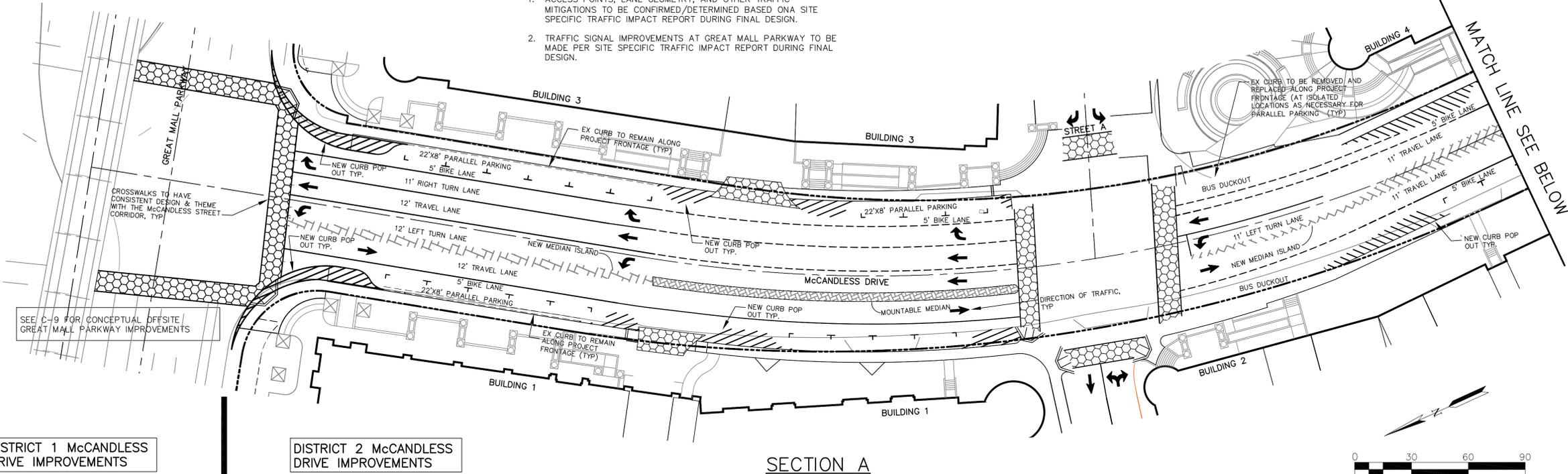
-  1. NEW MEDIAN ISLAND (WITH ROLLED CURB AS SHOWN IN PLAN VIEW)
-  2. CROSSWALK CONSISTENT WITH MCCANDLESS STREET CORRIDOR
-  3. NEW CURB POP OUTS AT STREET INTERSECTIONS (SLD). REMOVE EXISTING CURBS AS NECESSARY.
- 4. REMOVE AND REPLACE EXISTING CURB AND GUTTER ON MCCANDLESS DRIVE (AT ISOLATED LOCATIONS AS NECESSARY FOR PARALLEL PARKING)
- 5. PARALLEL PARKING
- 6. SURFACE PAINT STRIPING

**NOTES**

- 1. ACCESS POINTS, LANE GEOMETRY, AND OTHER TRAFFIC MITIGATIONS 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.



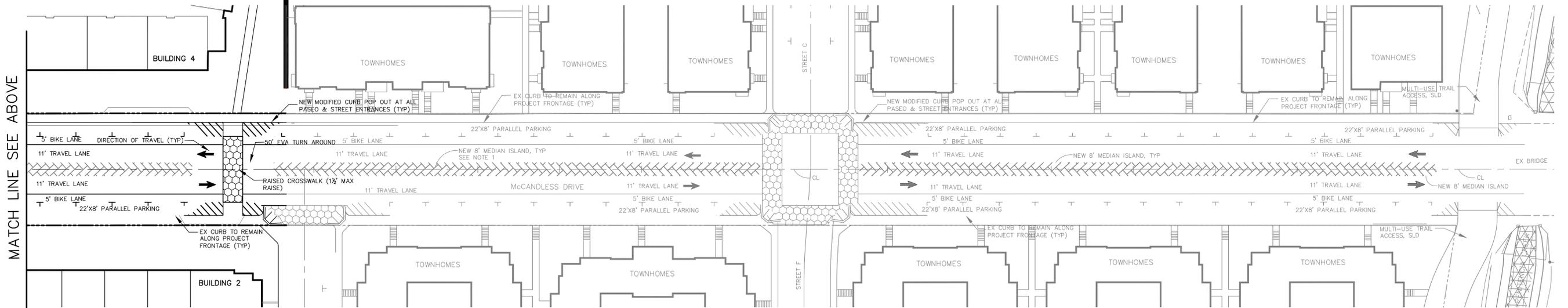
SEE C-9 FOR SUMMARY OF OFFSITE IMPROVEMENTS



DISTRICT 1 McCANDLESS DRIVE IMPROVEMENTS

DISTRICT 2 McCANDLESS DRIVE IMPROVEMENTS

**SECTION A**



**SECTION B**

MATCH LINE SEE ABOVE



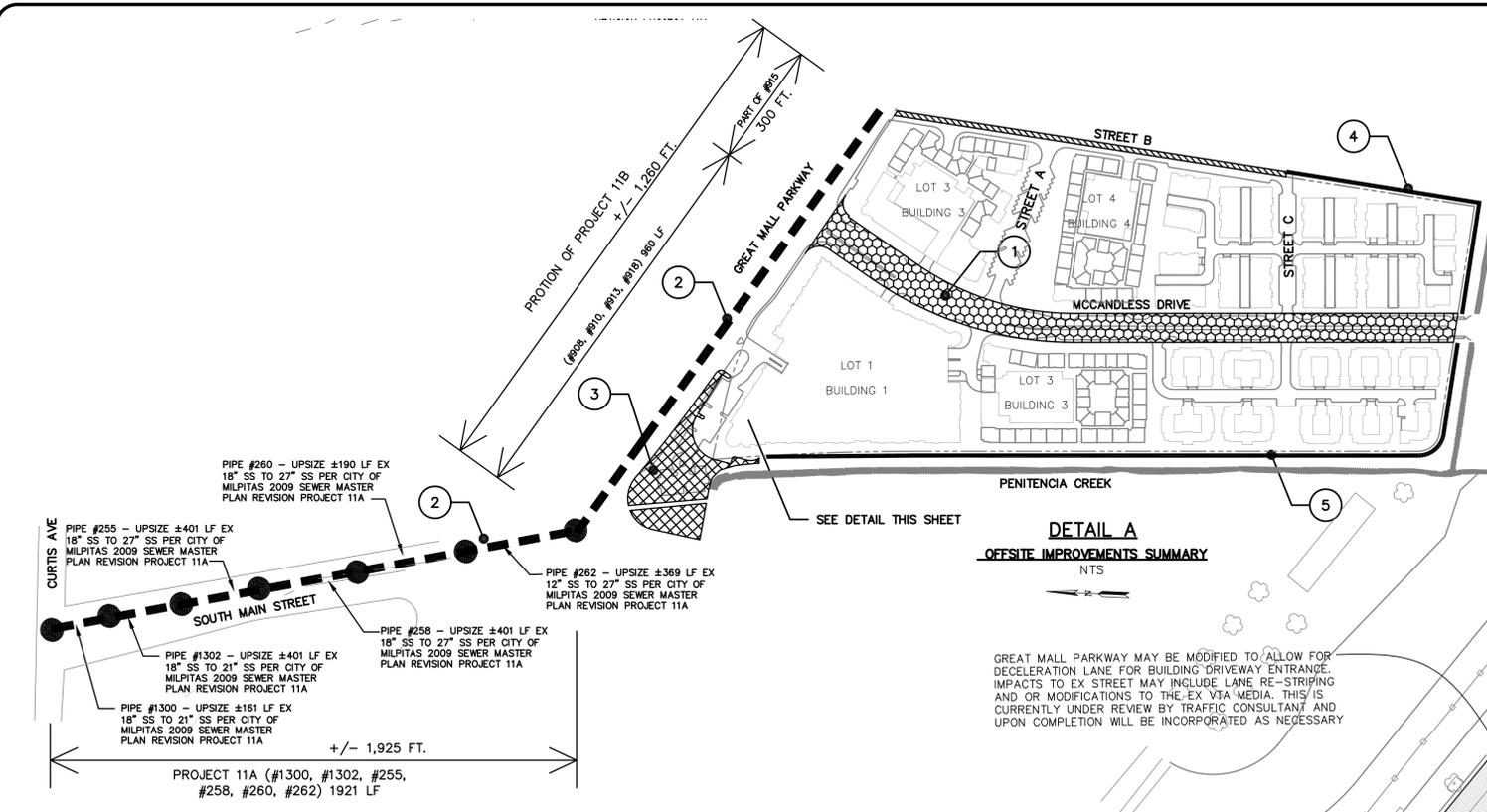
DATE	BY	CHK	REVISIONS

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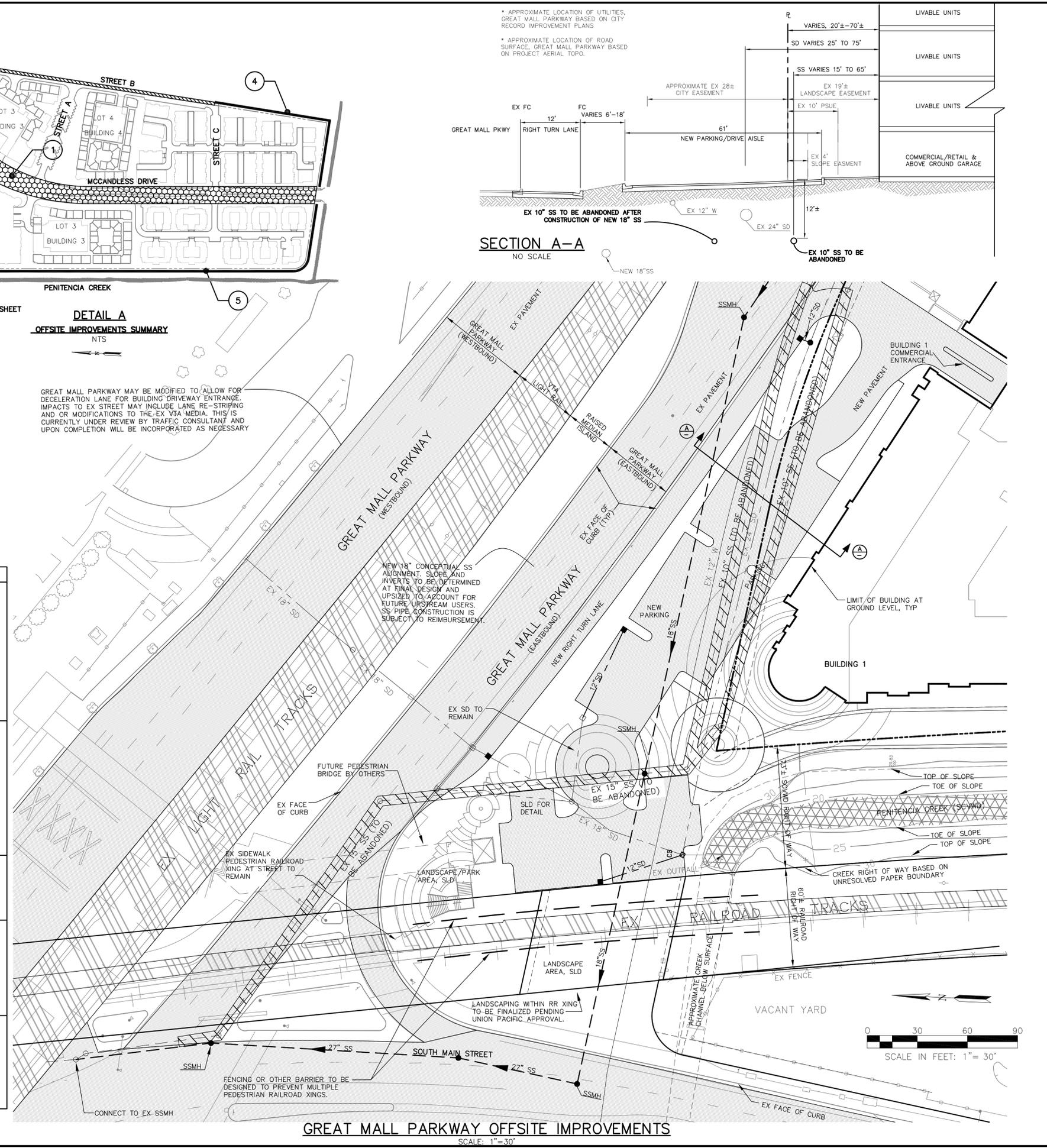
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DATE: 07/15/2011 TIME: 10:46AM  
DRAWING: TM-12 GREAT MALL PKWY CONCEPTUAL OFFSITE IMPROVEMENTS PRELIM TENTATIVE MAP TM SUBMITTAL - JULY 2011



**TABLE 1 - OFFSITE IMPROVEMENTS SUMMARY**

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



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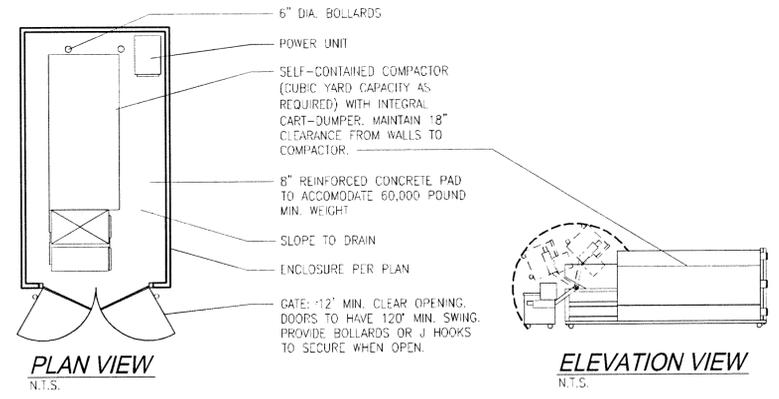
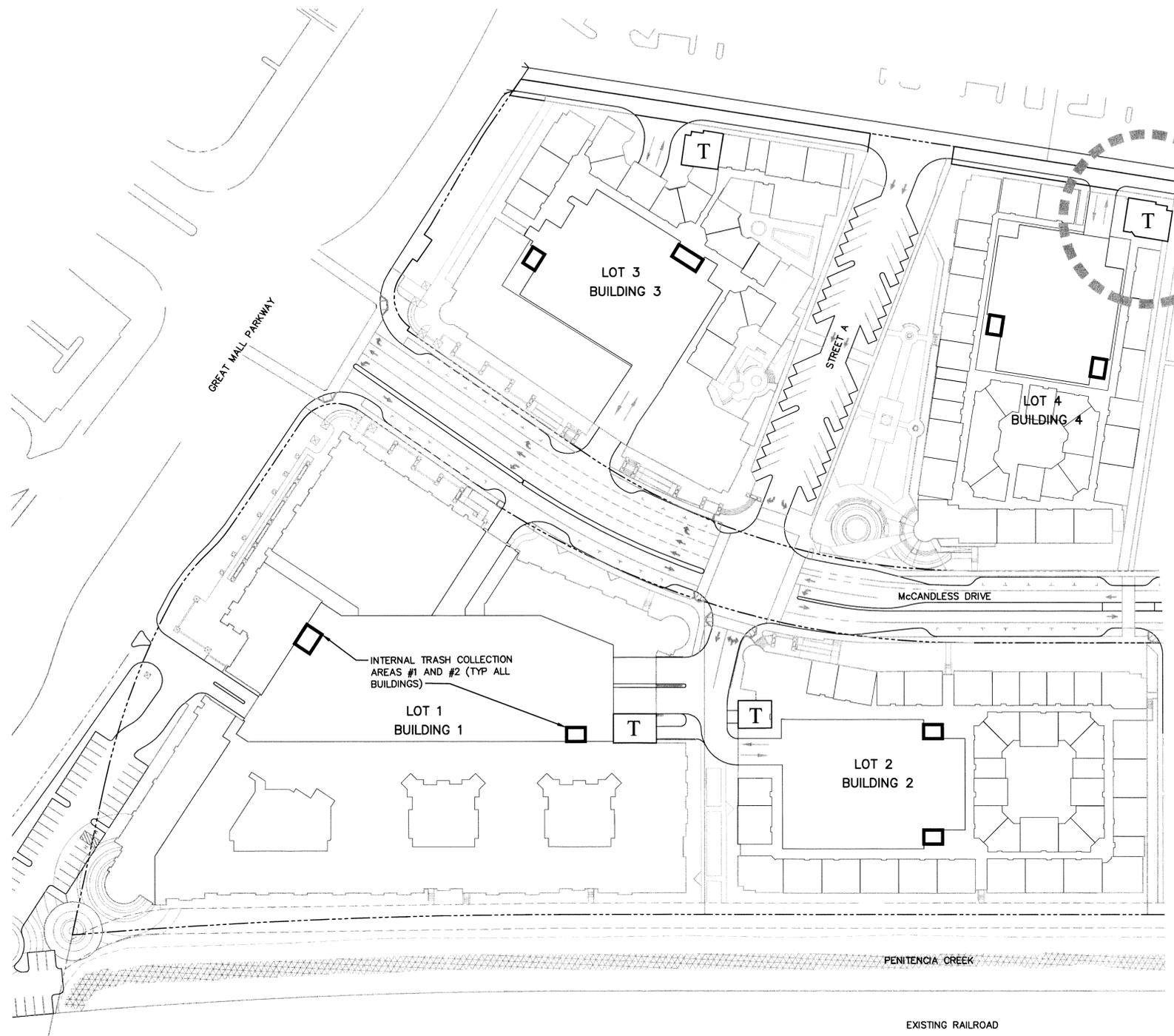
**DISTRICT 1 IMPROVEMENTS**  
**GREAT MALL PKWY CONCEPTUAL OFFSITE IMPROVEMENTS**  
**MCCANDLESS: DISTRICT 1**  
 MILPITAS, CALIFORNIA

DATE	BY	CHK	REVISIONS	SHEET	SCALE	DATE
					1" = 30'	OCT 2011

SHEET  
**C-9**  
 OF 10 SHEETS  
 JOB NO.  
 072030

**LEGEND**

- TRASH COLLECTION AREA
- T TRASH STORAGE COMPACTOR & PICKUP LOCATION - THE ROLL-OFF TYPE TRASH COMPACTOR IS LOCATED WITHIN THE BUILDING FOOTPRINT (LIVABLE UNITS ABOVE THE TRASH COMPACTOR). ALL LOCATIONS PLACED OUTSIDE EVA.



**REFUSE NARRATIVE**

**RESIDENTIAL:**  
 Residents will dispose of trash and waste for recycling via chutes for refuse and recycling (1 each) which are provided in a room at two locations on each level. Trash chutes terminate at trash bins located within collection rooms on the lower garage level, as shown on this sheet (Collection Rooms #1 & 2). From here, trash bins that are full are carted via scout-truck to the self-contained trash compactor on-site to be emptied and returned to collection rooms. Trash delivered to the self-contained compactor is compacted. When full, and/or at scheduled weekly intervals, the entire compactor is then hauled off-site for content disposal.

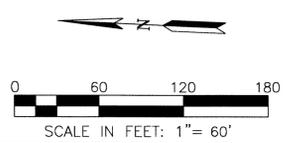
**COMMERCIAL:**  
 Personnel will transfer trash to Collection Area #3 or 4, depending on proximity and use. Hauling of solid waste to be performed when containers are full and/or at scheduled weekly intervals.

**TRASH COLLECTION SUMMARY**

1. NOTE: LARGE ITEMS DISPOSED OF BY RESIDENTS THAT WILL NOT FIT IN CHUTES WILL BE COLLECTED BY MANAGEMENT AND PRIVATELY REMOVED OFF-SITE.
2. NOTE: ROLL AWAY BINS AND COMPACTOR WILL BE PROVIDED BY MANAGEMENT.
3. BINS TO HAVE BOTTOM POCKET CHANNELS TO ALLOW FOR CONVENTIONAL DUMPING EQUIPMENT.
4. ALL TRASH / RECYCLING CHUTE ACCESS DOORS ARE TO BE HANDICAP ACCESSIBLE ON ALL LEVELS.
5. TRASH CHUTES TO HAVE THE ABILITY TO BE CLOSED WHILE SERVICING BINS.

Building	Compacted Trash	Loose Recycling	Compacted Recycling
<b>Building 1</b>			
Sub-Retail Area with Proposed Usage	CY Compacted Trash per Week	CY Loose Recycling per Week	CY Compacted Recycling per Week
Area 1- 1 Grocery	30	X	24
Area 1- 2 Bakery	4	12.0	4
Area 1- 3 Restaurant	7	20.0	7
Area 1- 4 Restaurant	7	20.0	7
<b>Building 3</b>			
Sub-Retail Area with Proposed Usage	CY Compacted Trash per Week	CY Loose Recycling per Week	CY Compacted Recycling per Week
Area 2- 1 Pharmacy	4	12	4
Area 2- 2 Small Retailer	3	8	3
Area 2- 3 Medium Retailer	4	12	4
Area 2- 4 Restaurant	7	20	7

Building with Number of Units/Bedrooms	Compacted Trash	Loose Recycling	Compacted Recycling
	CY Compacted Trash per Week	CY Loose Recycling per Week	CY Compacted Recycling per Week
Building 1- 373 \ 560	42.3	58.0	19.3
Building 2- 218 \ 286	24.7	33.9	11.3
Building 3- 169 \ 277	19.2	26.3	8.8
Building 4- 174 \ 282	19.8	27.1	9.0
<b>Total: 934 Units/ 1,405 Bedrooms</b>	<b>106.0</b>	<b>145.3</b>	<b>48.4</b>



DATE: 03/10/2011 TIME: 9:28AM  
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