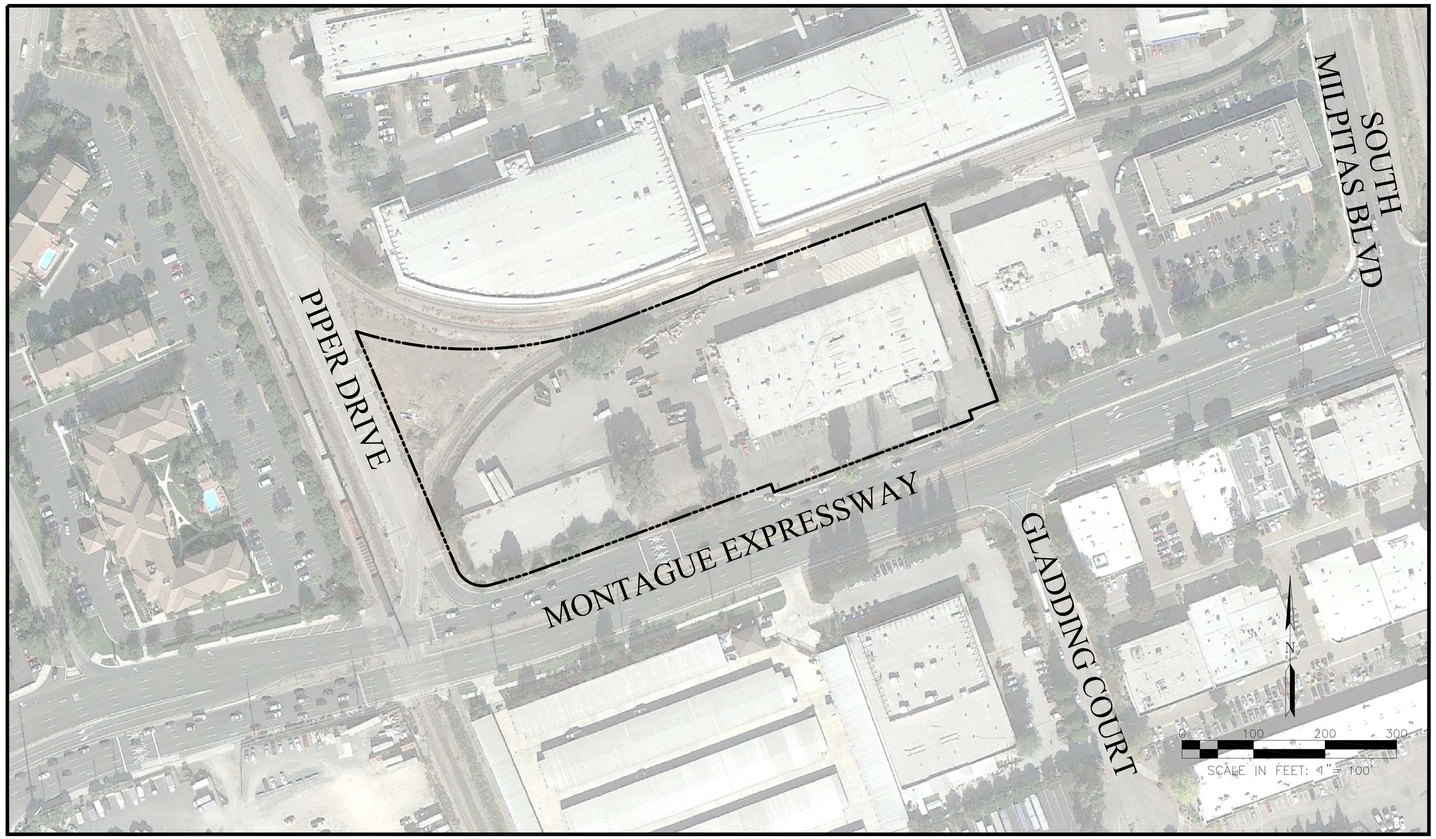
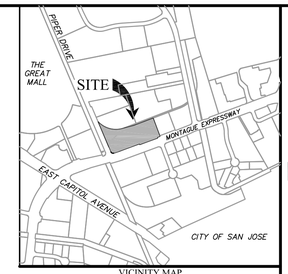
VESTING TENTATIVE MAP
LAGO VISTA APARTMENTS
MILPITAS, CALIFORNIA



SUBDIVISION TENTATIVE MAP
This Map has been reviewed by the City Engineer.
City Engineer Date
Recommended for Approval by the Milpitas Planning Commission, this ____ day of _____ 20____ , and Approved by the Milpitas City Council this ____ day of _____ 20 _____.
Planning & Neigborhood Services Director Date



VICINITY MAP
NO SCALE

GENERAL NOTES:

1. THE PROJECT BENCHMARK IS SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM042", A BRASS DISK ON TOP AND CENTER OF NORTH HEADWALL OF MONTAGUE EXPRESSWAY BRIDGE OVER BERRYESSA CREEK; NORTH CORNER OF MONTAGUE EXPRESSWAY AND S. MILPITAS BOULEVARD, ELEVATION(NAVD88) = 63.75 FEET
2. THE GRID BEARING OF N23°00'05"W BETWEEN THE MONUMENT DESIGNATED "VTA 171A" AT THE END OF PIPER DRIVE AND THE MONUMENT LOCATED AT THE INTERSECTION OF PIPER DRIVE WITH MONTAGUE EXPRESSWAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED DECEMBER 7, 2007 IN BOOK 821 OF MAPS, AT PAGES 1 THROUGH 51, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARING FOR THE PURPOSES OF THIS MAP.
3. THE CALIFORNIA STATE PLANE COORDINATE VALUES, NAD83 ZONE 3, EPOCH 1998.50, FOR THE MONUMENTS ARE AS FOLLOWS:

	NORTHING	EASTING
VTA 171A	1976250.920	6157139.200
MONTAGUE-PIPER	1975144.000	6157609.090

3. PRIVATE STREETS AND DRIVES WITHIN SUBDIVISION IS PRIVATELY OWNED & MAINTAINED. ALL PRIVATE STREETS AND DRIVES WILL HAVE PSUE'S (MIN. LONGITUDINAL SLOPE = 0.5%) AND EVAE'S.
4. THERE ARE NO EXISTING KNOWN WELLS ON SITE.
5. STREET LIGHTS ON PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY STANDARDS AND DEDICATED TO THE CITY.
6. STREET LIGHTS ON PRIVATE DRIVES WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
7. DATUM: CITY OF MILPITAS DATUM.
8. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0067H, DATED MAY 18, 2009, A PORTION OF THE PROJECT SITE IS LOCATED IN SPECIAL FLOOD HAZARD AREA (SFHA) ZONES `D' AND `AH'. THE ZONE `D' DESIGNATION IS FOR AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE. ZONE `AH' IDENTIFIES AN AREA OF PONDED FLOOD DEPTHS OF 1 TO 3 FEET.
9. PROPOSED GRADES AS SHOWN ARE CONCEPTUAL. FINISH GRADING IS SUBJECT TO FINAL DESIGN, SUBJECT TO SITE SPECIFIC FLOOD STUDY, AND MAY VARY AT FINAL DESIGN.
10. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND SUPPLEMENTAL REPORTS REGARDING THIS PROJECT. (GEOTECHNICAL REPORT TO BE PROVIDED DURING DESIGN PHASE)
11. ALL EROSION CONTROL MEASURES SHALL BE DONE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF MILPITAS.
12. THE EXISTING TOPOGRAPHY IS BASED ON AN AERIAL SURVEY. THE CONTOURS SHOWN ON THIS PLAN REPRESENT GROUND ELEVATIONS, AS DETERMINED AT THE TIME OF SAID SURVEY.
13. COMMON OPEN SPACE PARCELS AND PRIVATE DRIVE PARCELS MAY BE SPLIT INTO ADDITIONAL PARCELS AS PART OF FINAL MAP AND BASED ON FINAL CONSTRUCTION PHASING.
14. PRELIMINARY ARCHITECTURE SHOWN IS FOR REFERENCE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
15. GAS & ELECTRIC: PG&E
16. TELEPHONE: AT & T
17. CABLE TELEVISION: COMCAST
18. STREET TREES: CITY OF MILPITAS
19. SOUNDWALLS AND MASONRY WALLS: ALL WALLS WILL BE PRIVATE FACILITIES & MAINTAINED BY HOMEOWNERS' ASSOCIATION. WALL HEIGHTS ARE CONCEPTUAL AND MAY VARY, BASED ON FINAL DESIGN CONDITIONS.
20. ALL LANDSCAPING & COMMON AREAS ARE PRIVATELY OWNED & MAINTAINED BY HOMEOWNERS' ASSOCIATION.
21. ALL UTILITIES WITHIN THE SUBDIVISION (EXCEPT FOR THE WATER LINE IN GLADDING COURT) ARE PRIVATELY OWNED AND MAINTAINED.
22. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
23. A CONDO MAP(S) MAY BE FILED ON LOT ONE.
24. LOT NUMBERS SHOWN ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED TO BE FINAL .
26. ALL TRANSFORMERS SHALL BE UNDERGROUNDED .
27. MINIMUM LOT SIZE = 0.35± AC
28. PUBLIC STREETS (PIPER DRIVE, MONTAGUE EXPRESSWAY)
    A. STREET TREES AND LANDSCAPE: INSTALLED PER CITY OF MILPITAS STANDARDS.
    B. PROPOSED WATER, SANITARY SEWER AND STORM DRAIN FACILITIES WILL BE MAINTAINED BY THE CITY OF MILPITAS.
29. PRIVATE STREETS (DRIVE A, STREET A)
    STREET A:
    1. PROPOSED WATER, SEWER, AND STORM FACILITIES WILL BE CONSTRUCTED PER CITY OF MILPITAS STANDARDS AND MAINTAINED BY HOA.
    2. PROPOSED TREES WILL INSTALLED PER CITY OF MILPITAS STANDARDS AND AND MAINTAINED BY HOA.

    DRIVE A:
    1. PROPOSED WATER, SEWER AND STORM DRAIN FACILITIES WILL BE CONSTRUCTED PER CITY OF MILPITAS STANDARDS AND MAINTAINED BY HOA.
    2. PROPOSED TREES WILL INSTALLED AS PER CITY OF MILPITAS STANDARDS AND MAINTAINED BY HOA.
30. PAVING OF STREETS, DRIVEWAYS AND NON-STRUCTURAL CONCRETE FLAT WORK SHALL CONFORM TO 2011 MILPITAS MUNICIPAL CODE SECTIONS II-13-18 & 11-13-17.05 RESPECTABLY, INCLUDING TRAFFIC INDEX PER CITY DESIGN STANDARDS.

OWNER APN 086-32-020

SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
CONTACT: JIM SULLIVAN
(408) 283-9190

OWNER APN 086-32-026

UNION PACIFIC CORPORATION
1400 DOUGLAS STREET
OMAHA, NE 68179

DEVELOPER/SUBDIVIDER

SCS DEVELOPMENT COMPANY
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SANTA CLARA, CA 95050
CONTACT: JIM SULLIVAN
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CIVIL ENGINEER

RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
CONTACT: JORGE DURAN, P.E., #59978
(408) 848-0300

SITE DATA

1. PROPERTY ADDRESS:
   737 MONTAGUE EXPRESSWAY, MILPITAS, CA
2. ASSESSOR PARCEL NUMBERS
   APN: 086-32-029, 086-32-026 (PORTION THEREOF)
3. TOTAL EXISTING PARCELS: 2
4. TOTAL PROPOSED PARCELS: ONE RESIDENTIAL LOT FOR CONDOMINIUM PURPOSES, PRIVATE DRIVE PARCELS, COMMON AREA PARCELS.
5. EXISTING LAND USE: INDUSTRIAL, NON-OPERATIVE RAIL LINE
6. PROPOSED LAND USE: "MIXED USE (MIXD3)", (381 RESIDENTIAL UNITS), COMMERCIAL RETAIL.
7. EXISTING/PROPOSED GENERAL PLAN DESIGNATION: "MIX USE (MIXD3)" RESIDENTIAL HIGH DENSITY RESIDENTIAL (40-60 UNITS/GROSS ACRE) WITH A DENSITY BONUS, CONTINGENT ON CERTAIN FINDINGS.
8. EXISTING/PROPOSED ZONING: MIXED USE VERY HIGH RESIDENTIAL (MXD3)
9. BUILDOUT TABULATION:

BUILDING ENVELOPE (RESIDENTIAL LIMIT)	3.20± AC
PRIVATE DRIVES & STREETS (PRIVATE DRIVE A & PRIVATE STREET A)	0.62± AC
PUBLIC STREETS (MONTAGUE EXPWY)	0.64± AC
FLATWORK (PAVERS, SIDEWALK, ETC.)	0.48± AC
OPEN SPACE	0.70± AC
TOTAL PROJECT SITE AREA	5.6± AC
DENSITY-GROSS (381 DU/PROJECT SITE AREA)	68.0 DU/AC

10. MINIMUM LOT SIZE: 0.32 AC
11. WATER - PRIVATE HOME OWNERS ASSOCIATION
12. STORM & SEWER - PRIVATE HOME OWNER'S ASSOCIATION

ABBREVIATIONS

AC	ACRES
APN	ASSESSOR'S PARCEL NUMBER
BC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BNDY	BOUNDARY
CB	STORM DRAIN CATCH BASIN
CL or C	CENTERLINE
DWY	DRIVEWAY
ELECT	ELECTROLIER
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
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
PSE	PUBLIC SERVICE EASEMENT
PL	PROPERTY LINE
PP	POWER POLE
PSUSE	PUBLIC SERVICE UTILITY AND SIDEWALK EASEMENT
PSUE	PUBLIC SERVICE UTILITY EASEMENT
PRV	PRESSURE REGULATING VAULT
R/W	RIGHT OF WAY
RW	RECYCLED WATER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SLD	SEE LANDSCAPE DRAWINGS
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SDWK	SIDEWALK
WT	WATER TURNOUT VAULT

LEGEND

PROPOSED	DESCRIPTION	EXISTING
x 350.2	FINISH GRADE ELEVATION	
0.50%	STREET SLOPE	
	OVERLAND RELEASE PATH	
	FACE OF CURB	
	RIGHT-OF-WAY	
	SIDEWALK	
	EDGE OF BASIN	
	MANHOLE	○
	CATCH BASIN	
	STORM DRAIN LINE	
)	STORM DRAIN OUTFALL	
345.2	FINISH GRADE ELEVATION	
	HYDRANT	
	STORM DRAIN OUTFALL	
	FACE OF CURB	
	RIGHT-OF-WAY	
SS	SANITARY SEWER	EX SS
SD	STORM DRAIN	EX SD
W	WATER	EX W
T	TRANSFORMER	
V	VAULTS	
	RETAINING WALL	

SHEET INDEX

TM-1 TITLE SHEET
TM-2 EXISTING CONDITIONS
TM-3 SITE PLAN
TM-4 STREET AND GRADING SECTIONS
TM-5 LOTTING PLAN
TM-6 PRELIMINARY GRADING PLAN
TM-7 PRELIMINARY UTILITIES PLAN
TM-8 EMERGENCY VEHICLE CIRCULATION
A-01A SOLID WASTE PLAN
A-01B SOLID WASTE CALCULATION
L-01 MASTER SITE PLAN
L-02 POOL COURTYARD PLAN
L-03 FOUNTAIN COURTYARD PLAN
L-04 ACTIVE PLAY AREA PLAN

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SANTA CLARA, CA 95050
PHONE WEBSITE

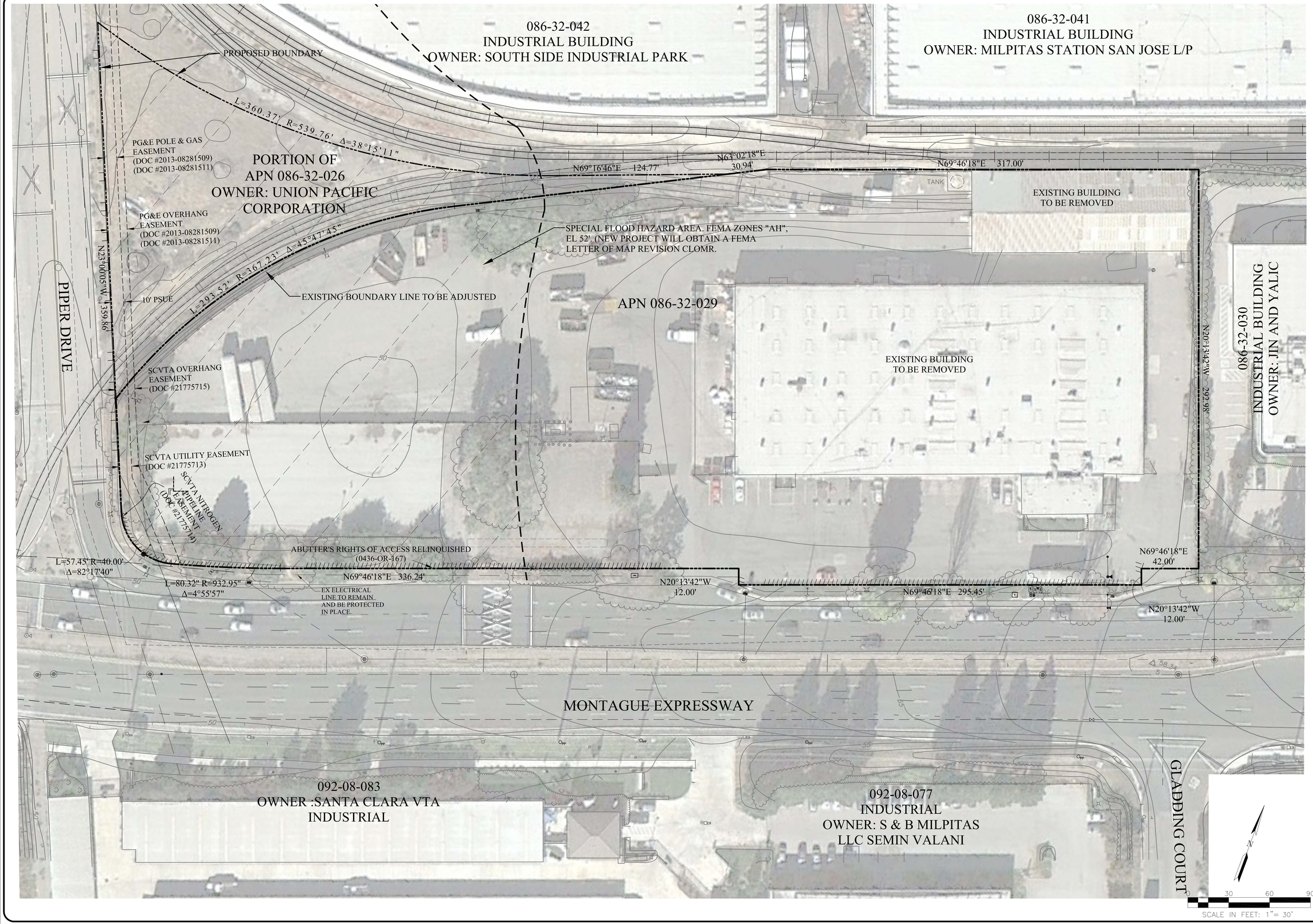
VESTING TENTATIVE MAP
TITLE SHEET
LAGO VISTA APARTMENTS
MILPITAS, CALIFORNIA

SCALE:	AS SHOWN
DATE	FEBRUARY 2014

BY	CK	MK	DATE	SHEET REVISIONS

SHEET
TM-1
OF 8 SHEETS

JOB NO.
132003



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VESTING TENTATIVE MAP
EXISTING CONDITIONS
LAGO VISTA APARTMENTS
MILPITAS, CALIFORNIA

SCALE: AS SHOWN
DATE FEBRUARY 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-2
OF 8 SHEETS
JOB NO. 132003

DATE: 03/08/2013
DRAWING: 2 EXISTING CONDITIONS.DWG
TIME: 11:46AM
PATH: W:\JOBS 13\132003\DRAWINGS\PRELIM\APPLICATIONS\TENTATIVE MAP 2013\

086-32-042
INDUSTRIAL BUILDING

086-32-041
INDUSTRIAL BUILDING

12'X18' PRESSURE REDUCING VAULT BY CITY (NOT A PART OF THIS PROJECT)
35' PSUE IN FUTURE PRV/WT STRUCTURES BY CITY
20'X20' WATER TURNOUT VAULT BY CITY (NOT A PART OF THIS PROJECT)
PRV
WT
LEASING OFFICE PARKING
NEW BOUNDARY LINE
EX RAILROAD TRACKS
PIPER DRIVE
DRIVEWAY ENTRANCE
24' PRIVATE DRIVE A
SOLID WASTE COLLECTION AREA
54' ROAD/PSUE EASEMENT
BOUNDARY
ELEC.
PSUE VARIES
STREET CL
WATER TREATMENT AREA
LEASING OFFICE ON GROUND FLOOR
SHORT TERM COMMERCIAL PARALLEL PARKING
PIPER DRIVE IMPROVEMENTS BY VTA. (NOT PART OF THIS PROJECT)
ACTIVE RECREATION AREA (SEE LANDSCAPE PLANS FOR DETAILS)
PORTION OF BOUNDARY LINE TO BE REMOVED
VEHICLE ENTRANCE FL 1/2
PSUE VARIES 40' MIN
OPEN TO BELOW
BIKE ROOM
TRASH ROOM (SEE ARCHITECT PLANS)
6 STORY W/ROOF AND HALF BASEMENT (TOTAL 7.5 LEVELS)
(615 SPACES INCLUDING 10 RETAIL AND LEASING SPACES)
LANDSCAPED COURTYARD SEE LANDSCAPE PLANS
CLUB HOUSE
RETAIL/GUEST PARKING (SEE ARCHITECT PLANS)
RESIDENT PARKING (SEE ARCHITECT PLANS)
FENCE
GATE
MECH
4' MIN PSUE
PRIVATE STREET A
STREET LIGHTS (TYP.) SEE LANDSCAPE PLANS
5' SIDEWALK
9' LANDSCAPE
5' SIDEWALK
PARALLEL PARKING
8' PARKING
12' TRAVEL
12' TRAVEL
12'
40.00'
68.60'
RETAIL SPACE ON GROUND FLOOR
PLAZA
LOBBY
AREA OF ACQUISITION BY THE COUNTY OF SANTA CLARA FOR MONTAGUE EXPRESSWAY IMPROVEMENTS, AREA =15,194± S.F.
NEW BOUNDARY PER TASP FIGURE 5-4 AND COUNTY-CITY MEETING 9/10/2013
12' PLANTING / LANDSCAPE
WATER TREATMENT AREA/ LANDSCAPE AREA
8' SIDEWALK
BIOSWALE FOR MONTAGUE EXPRESSWAY TO REMAIN
20' PLANTING/LANDSCAPE
END EX RETAINING WALL
EX 2.7' RETAINING WALL TO BE REMOVED
5' SWK TO BE REMOVED
COUNTY RW
COUNTY SIDEWALK
6' SHOULDER
11' AUX/TURN
11' TRAVEL
11' TRAVEL
11' TRAVEL
13' TRAVEL
EX BOUNDARY
EXISTING SIDEWALK TO BE REMOVED IN FUTURE BY PROJECT AT TIME OF CONSTRUCTION.
MONTAGUE EXPRESSWAY
NEW COUNTY RIGHT OF WAY. (MONTAGUE EXPRESSWAY)
MONTAGUE WIDENING & IMPROVEMENTS BY COUNTY OF SANTA CLARA (NOT PART OF THIS PROJECT)
MONTAGUE EXPRESSWAY IMPROVEMENTS BY COUNTY OF SANTA CLARA. (NOT A PAR OF THIS PROJECT)
086-32-030 INDUSTRIAL BUILDING
GLADDING COURT
FUTURE PEDESTRIAN BRIDGE LANDING BY CITY (NOT PART OF THIS PROJECT)
FUTURE PEDESTRIAN BRIDGE BY CITY (NOT PART OF THIS PROJECT)
MEDIAN FACE OF CURB
PEDESTRIAN BRIDGE
092-08-083
SANTA CLARA VTA
INDUSTRIAL BUILDING
(FUTURE VTA PARKING STRUCTURE)
FUTURE VTA CONCOURSE STATION
092-08-077
INDUSTRIAL BUILDING
SCALE IN FEET: 1"= 30'

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VESTING TENTATIVE MAP
SITE PLAN
LAGO VISTA APARTMENTS
MILPITAS, CALIFORNIA

SCALE: AS SHOWN
DATE FEBRUARY 2014

DATE	BY	CK

SHEET REVISIONS

SHEET
TM-3
OF 8 SHEETS

JOB NO.
132003

W:\JOBS 13\132003\DRAWINGS\PRELIM\APPLICATIONS\TENTATIVE MAP 2013\TM-3 SITE PLAN.DWG
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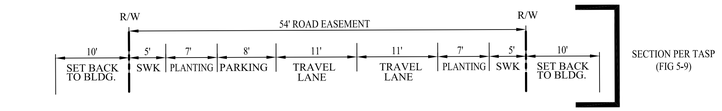
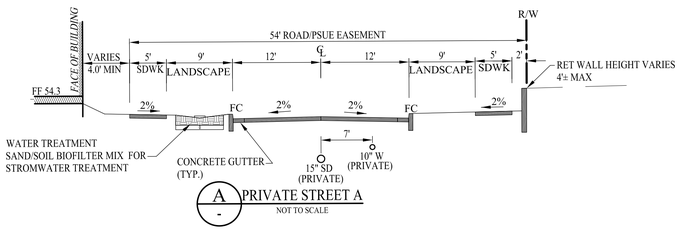
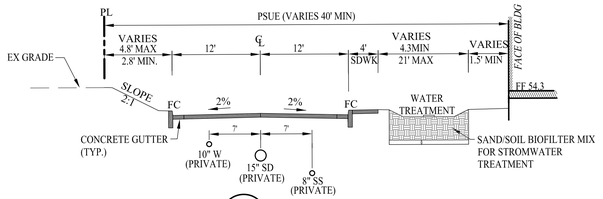
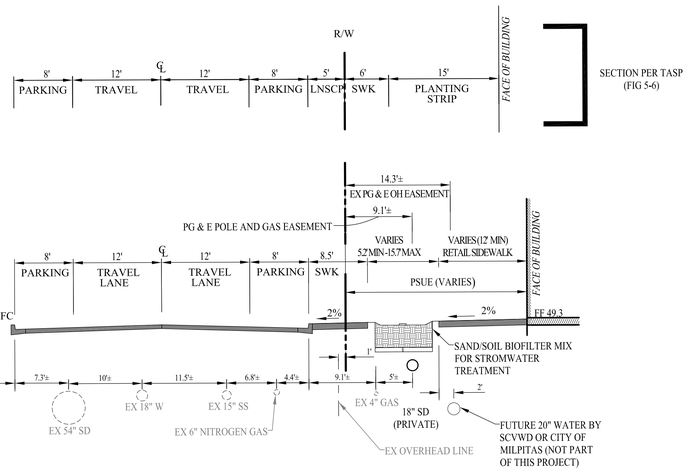




A PRIVATE STREET A
NOT TO SCALE

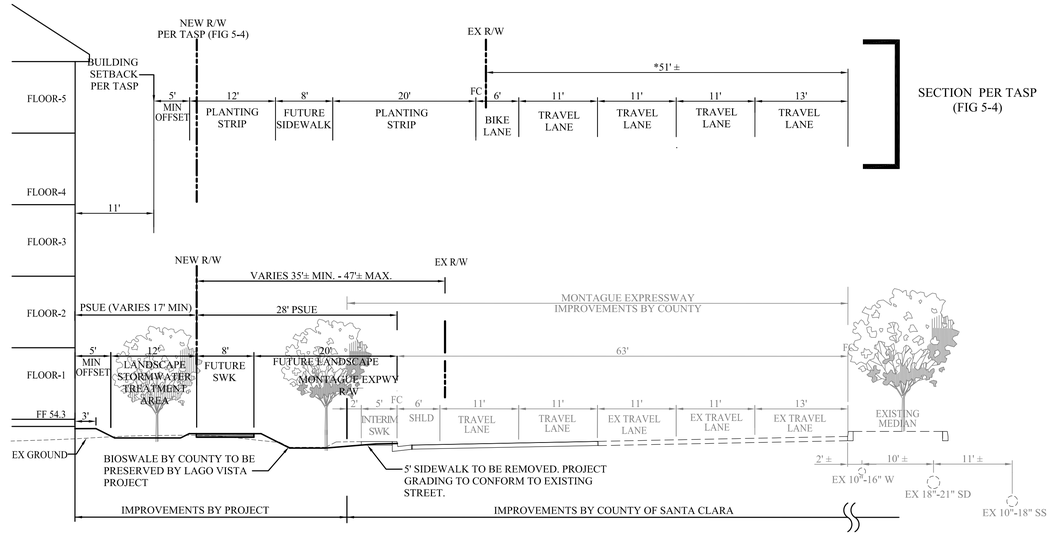


B PRIVATE DRIVE A
NOT TO SCALE

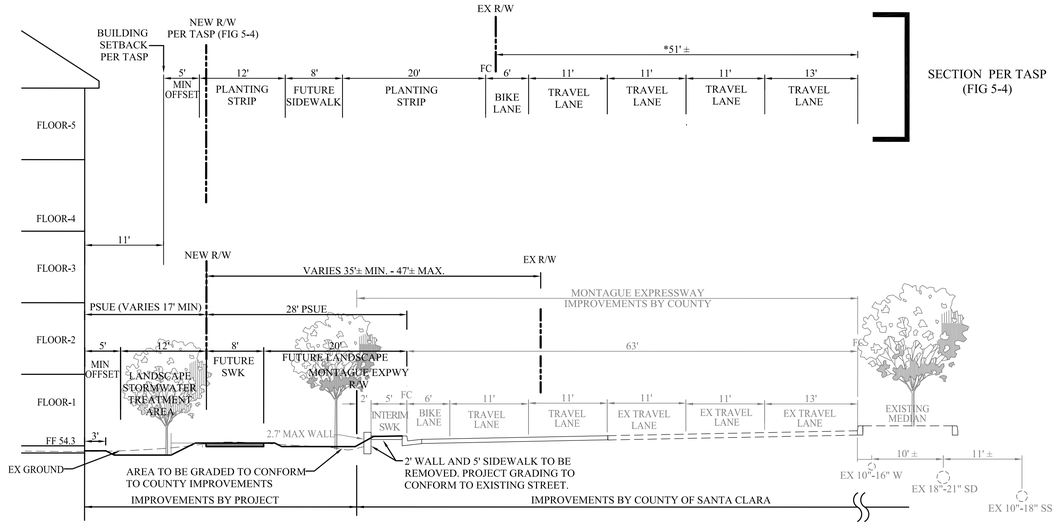


C PIPER DRIVE @ RETAIL SIDEWALK
NOT TO SCALE

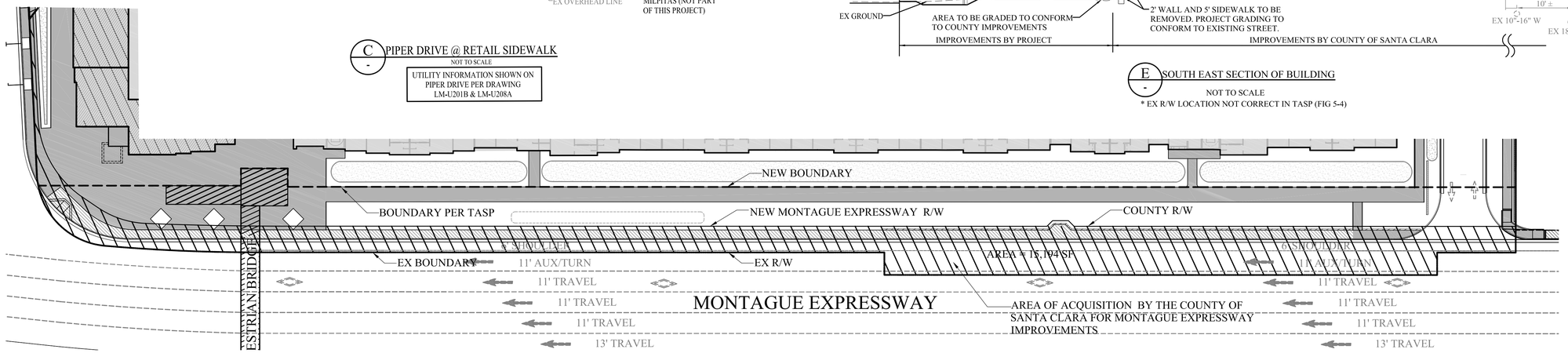
UTILITY INFORMATION SHOWN ON PIPER DRIVE PER DRAWING LM-U201B & LM-U208A



D SOUTH WEST SECTION OF BUILDING
NOT TO SCALE
* EX R/W LOCATION NOT CORRECT IN TASP (FIG 5-4)



E SOUTH EAST SECTION OF BUILDING
NOT TO SCALE
* EX R/W LOCATION NOT CORRECT IN TASP (FIG 5-4)



F PROJECT AREA TO BE AQUIRED BY COUNTY
NOT TO SCALE

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VESTING TENTATIVE MAP
STREET AND GRADING SECTIONS
LAGO VISTA APARTMENTS
MILPITAS, CALIFORNIA

SCALE: AS SHOWN
DATE: FEBRUARY 2014

DATE	BY	CK
MK		

SHEET REVISIONS

SHEET TM-4 OF 8 SHEETS

JOB NO. 132003

W:\JOBS 13\132003\DRAWINGS\PRELIM\APPLICATIONS\TENTATIVE MAP 2013\TM-4 STREET AND GRADING SECTIONS.DWG
6/12/2013 10:04 AM

PG&E POLE & GAS EASEMENT
(DOC #2013-08281509)(DOC #2013-08281511)

PG&E OVERHANG EASEMENT
(DOC #2013-08281509)(DOC #2013-08281511)

SCVTA OVERHANG EASEMENT
(DOC #21775715)

SCVTA UTILITY EASEMENT
(DOC #21775713)

SCVTA NITROGEN PIPELINE EASEMENT
(DOC #21775714)

ABUTTER'S RIGHTS OF ACCESS RELINQUISHED
(0436-OR-167)

EXISTING LOT LINE TO BE REMOVED

LOT 1 (4.07 AC)

FOR MIXED USE PURPOSES

1. 381 RESIDENTIAL UNITS
2. COMMON-USE AREAS
3. COMMERCIAL RETAIL (5,459 S.F)
4. LEASING OFFICE (2,731 S.F)

LOT 2
COMMON AREA
0.54 AC.

LOT 3
COMMON AREA
0.32 AC.

54' ROAD/PSUE EASEMENT

PSUE VARIES 40' MIN

VARIES 4' MIN. PSUE

10' PSUE

PSUE VARIES 17' MIN

PSUE (17 MIN)

PSUE VARIES 17' MIN

28' PSUE

OLD R/W

PEDESTRIAN BRIDGE

STREET CL

PARALLEL PARKING

12' TRAVEL

PARALLEL PARKING

6' SHOULDER
11' AUX/TURN
11' TRAVEL
11' TRAVEL
11' TRAVEL
13' TRAVEL

6' SHOULDER
11' AUX/TURN
11' TRAVEL
11' TRAVEL
11' TRAVEL

0 40 80 120
SCALE IN FEET: 1"= 40'

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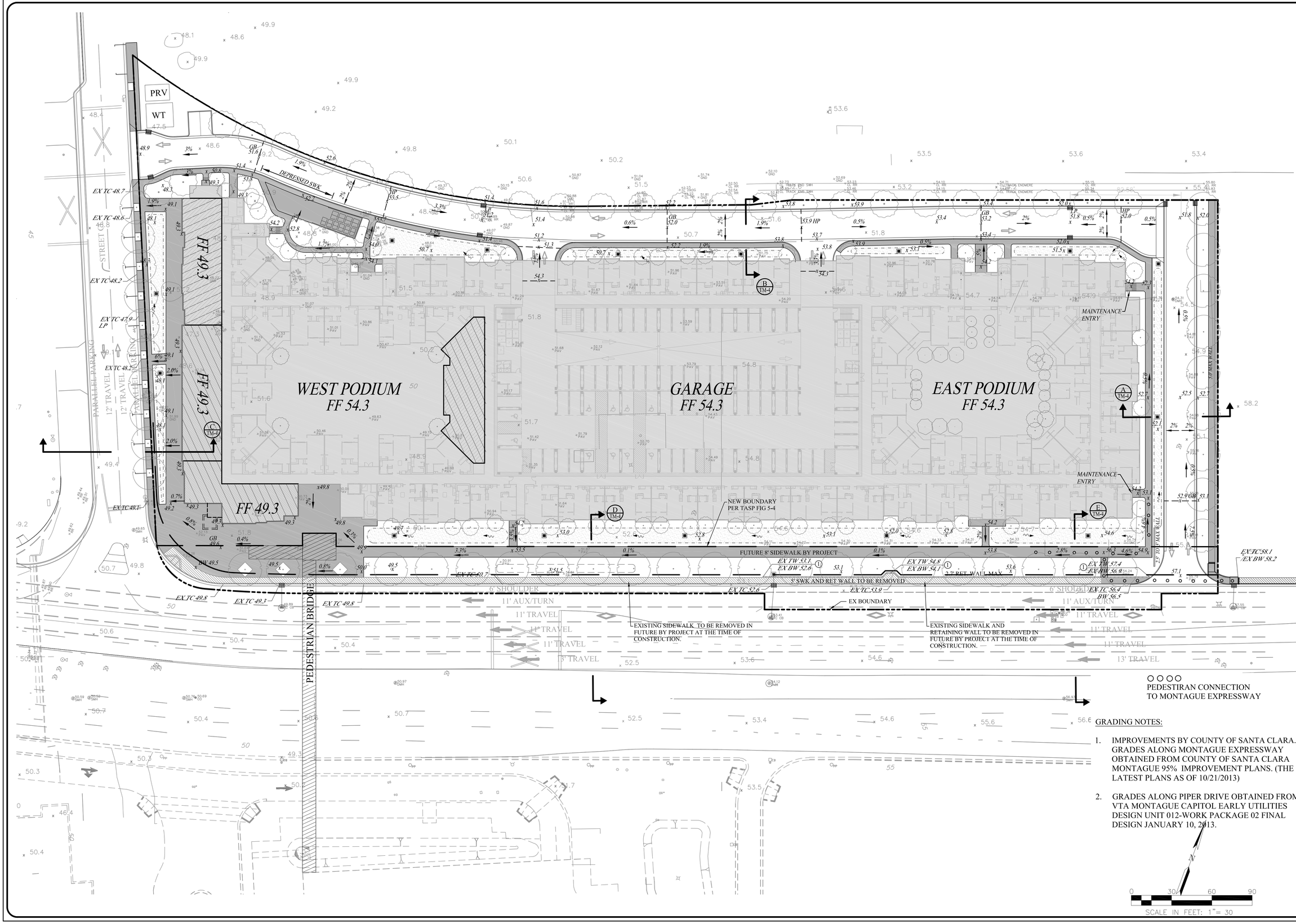
VESTING TENTATIVE MAP
LOTTING PLAN
LAGO VISTA APARTMENTS
MILPITAS, CALIFORNIA

SCALE: AS SHOWN
DATE FEBRUARY 2014

DATE	BY	SHEET REVISIONS	CK
	MK		

SHEET
TM-5
OF 8 SHEETS

JOB NO.
132003



GRADING NOTES:

1. IMPROVEMENTS BY COUNTY OF SANTA CLARA. GRADES ALONG MONTAGUE EXPRESSWAY OBTAINED FROM COUNTY OF SANTA CLARA MONTAGUE 95% IMPROVEMENT PLANS. (THE LATEST PLANS AS OF 10/21/2013)

2. GRADES ALONG PIPER DRIVE OBTAINED FROM VTA MONTAGUE CAPITOL EARLY UTILITIES DESIGN UNIT 012-WORK PACKAGE 02 FINAL DESIGN JANUARY 10, 2013.

RJA
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VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
LAGO VISTA APARTMENTS
MILPITAS, CALIFORNIA

SCALE: AS SHOWN
DATE FEBRUARY 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-6
OF 8 SHEETS
JOB NO. 132003

PRV= PRESSURE REGULATING VALVE (A CITY STRUCTURE BY CITY, NOT A PART OF THIS PROJECT).
WT= WATER TURNOUT VAULT (A CITY STRUCTURE BY CITY, NOT A PART OF THIS PROJECT). ESTIMATED SIZE SHOWN

PRV
WT
35' PSUE OVER FUTURE CITY PRV/WT AREA
UP-FLO FILTER SDMH RIM 50.1 INV 44.2
SDMH RIM 51.8 INV 44.6
18" SD, S=0.005 (PRIVATE)
10" W (PRIVATE)
8" SS, S=0.005 (PRIVATE)
CONNECT TO EX SD SDMH RIM 48.6 INV 18" IN 43.9 (E) INV 54" THRU 37.1
CONNECT TO EX SS EX SSMH INV 8" IN (E) 41.6 INV 15" 37.4± THRU
CONNECT TO EX W
12" W
4" COMMERCIAL DOM. SERVICE / METER
MASTER BACKFLOW / METER
4" COMMERCIAL FIRE SERVICE / BACKFLOW FDC / PIV.
SSMH RIM 52.6 INV 8" IN THRU 42.5
SS STUB INV 8" 45.6
AD INV 47.3
FH (TYP)
REC-W SERVICE (COURT YARD)
15" SD, S=0.005 (PRIVATE)
AD INV 47.0
8" DOM. SERVICE
SDMH RIM 51.2 INV 45.4
AD INV 47.5
SS STUB INV 8" 47.9
SSMH RIM 51.8 INV 8" IN 43.7
AD INV 48
FH (TYP.)
STREET LIGHTS (TYP.) SEE LANDSCAPE PLANS
15" SD, S=0.005 (PRIVATE)
10" W (PRIVATE)
8" SS, S=0.005
AD INV 48.2 (PRIVATE)
SDMH RIM 51.8 INV 47.6
SSMH RIM 51.6 INV 8" IN 45.3
SDMH RIM 51.8 INV 48.0
AD INV 47.7
10" SD, S=0.005 (PRIVATE)
REC-W SERVICE (COURT YARD)
SS STUB INV 8" 47.4
AD INV 48.0
4' MIN PSUE
15" SD, S=0.005 (PRIVATE)
AD INV 49.0
10" SD, S=0.005 (PRIVATE)
SDMH RIM 55.1 INV 49.2
CB (PER COUNTY OF SANTA CLARA PLANS) TC 58.1
24' PRIVATE DRIVE A
PRIVATE STREET A
(PRIVATE) 24' CLEAR
EX 54" SD (B2 VTA)
EX. 42" W
EX. 18" W
EX. 18" SS
EX OH
PSUE VARIES
NEW 8" GAS BY VTA
8" SD, S=0.005 (PRIVATE)
AD INV 44.7
FH (TYP)
AD INV 45.0
NEW 54" SD (B2 VTA)
PIPER DRIVE
EX OVERHEAD LINE TO BE UNDERGROUND ALONG PROJECT FRONTAGE
FUTURE 20" WATER BY SCVWD OR CITY OF MILPITAS (NOT PART OF THIS PROJECT)
PSUE VARIES 17' MIN
PSUE VARIES 14' MIN
10" SD, S=0.01 (PRIVATE)
AD INV 46.2
AD INV 47.3
AD INV 48.5
AD INV 50.0
10" SD, S=0.01 (PRIVATE)
REC-W SERVICE (LANDSCAPE OUTSIDE OF BUILDING)
10" W MASTER BACKFLOW / METER
AD INV 51.5
FH PER COUNTY OF SANTA CLARA PLANS
STREET LIGHT PER COUNTY OF SANTA CLARA PLANS
SDMH RIM 54.0 INV 45.9
EX TC 52.6
BACKFLOW PREVENTER / WATER METER
FH PER COUNTY OF SANTA CLARA PLANS
28' SLOPE
8" FIRE SERVICE / BACKFLOW FDC / PIV.
EX ELECTRICAL LINE
EX 21" SD
CB (PER COUNTY OF SANTA CLARA) TC 49.3 LP
CONNECT TO EX SDMH RIM 49.5 EX INV OUT 44.8±
EX 18" W
EX 15" SS
EX SD
EX 18" SD
PEDESTRIAN BRIDGE
STREET LIGHTS (TYP.) SEE LANDSCAPE PLANS
TRAFFIC LIGHT PER COUNTY OF SANTA CLARA PLANS
EX ELECTRICAL LINE
EX ELECTRICAL LINE
MONTAGUE EXPRESSWAY
CONNECT TO EX WATERLINE
EX RIM 51.0
EX INV IN E 45.75
EX INV IN W 45.10
EX. 10" W
EX. 18" SD
EX. 10" SS
EX. 10" W
EX. 18" SD
EX. 10" SS
EX 10" W
EX 10" SS
EX 8" REC-W
EX SS
CONNECT TO EX REC-W
EX 8" REC-W
EX 8" REC-W

0 30 60 120
SCALE IN FEET: 1"= 30'

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SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
PHONE WEBSITE

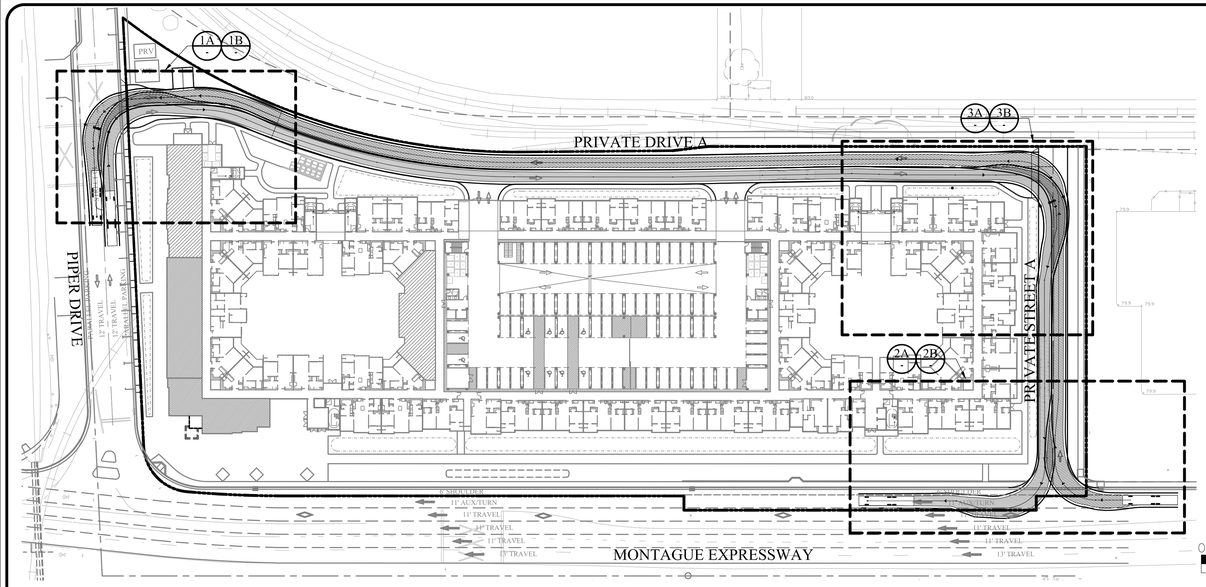
VESTING TENTATIVE MAP
PRELIMINARY UTILITIES PLAN
LAGO VISTA APARTMENTS
MILPITAS, CALIFORNIA

SCALE: AS SHOWN
DATE FEBRUARY 2014

DATE	BY	CK	SHEET REVISIONS
	MK		

SHEET
TM-7
OF 8 SHEETS

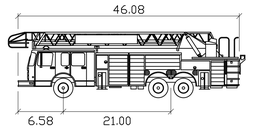
JOB NO.
132003



LEGEND

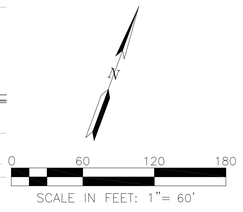
FIRE ACCESS EXIT AT SPECIFIED PUBLIC STREET, PRIVATE STREET AND PRIVATE DRIVE.

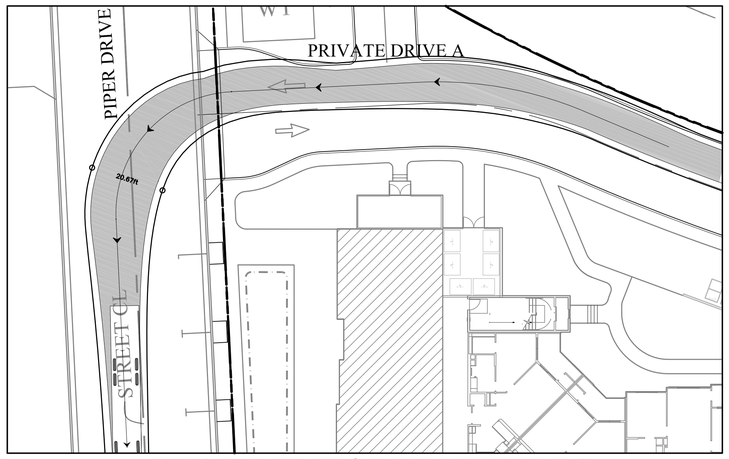
FIRE ACCESS ENTRY AT SPECIFIED PUBLIC STREET, PRIVATE STREET AND PRIVATE DRIVE.



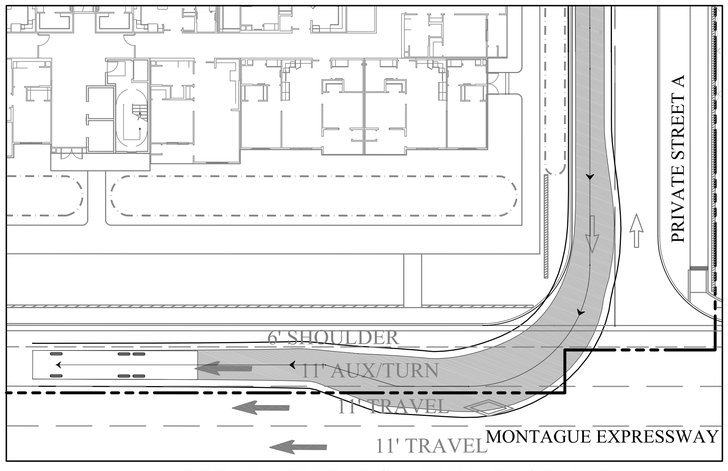
MODEL SP95 feet

Width	: 8.00
Track	: 7.00
Lock to Lock Time	: 7.00
Steering Angle	: 33.60
Raddi: Inclusive of 24" Clearance	
Outside	: 48'-6"
Inside	: 28'-0"

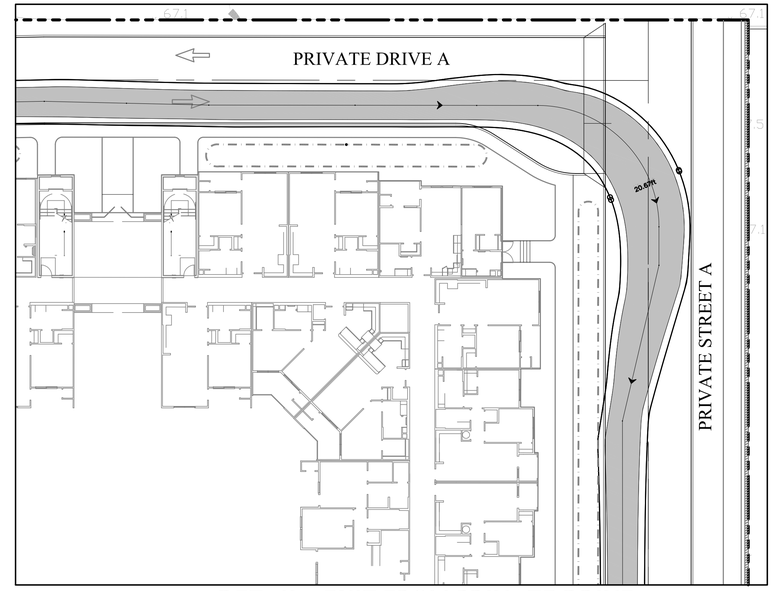




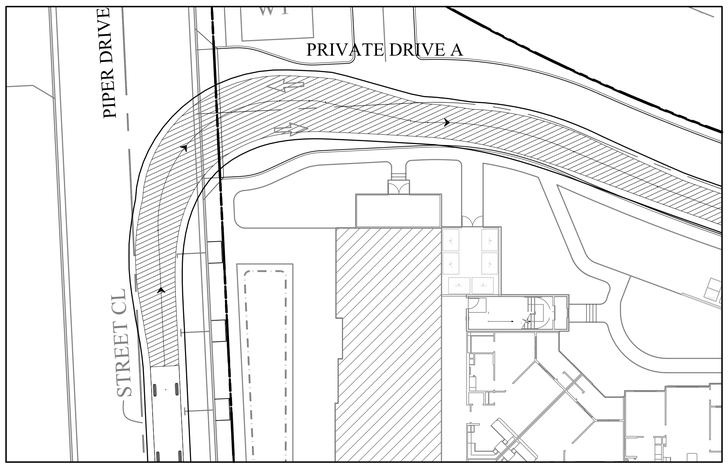
1B DETAIL EXIT - FROM PRIVATE DRIVE A
SCALE 1"=20'



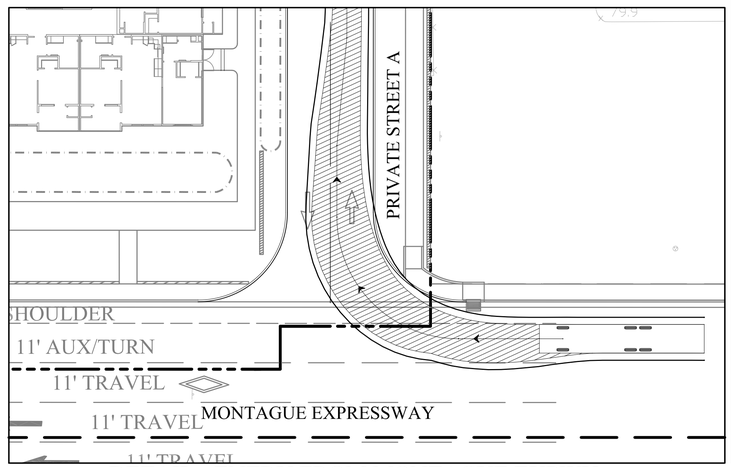
2B DETAIL - EXIT FROM PRIVATE STREET A
SCALE 1"=20'



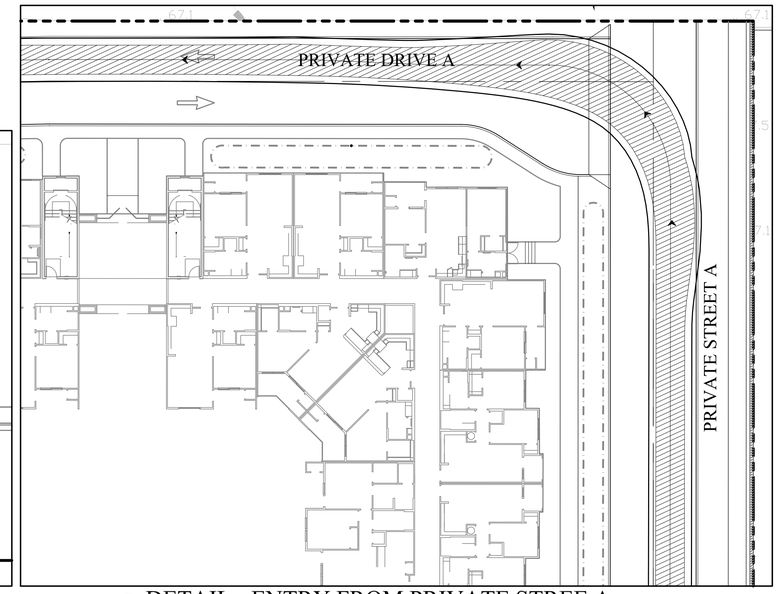
3B DETAIL - EXIT FROM PRIVATE DRIVE A
SCALE 1"=20'



1A DETAIL - ENTRY FROM PIER DR.
SCALE 1"=20'



2A DETAIL - ENTRY FROM MONTAGUE EXPWY.
SCALE 1"=20'



3A DETAIL - ENTRY FROM PRIVATE STREE A
SCALE 1"=20'

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PHONE WEBSITE

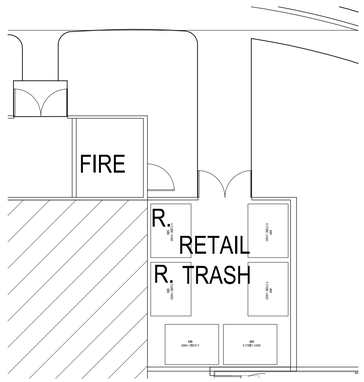
VESTING TENTATIVE MAP
EMERGENCY VEHICLE CIRCULATION
LAGO VISTA APARTMENTS
MILPITAS, CALIFORNIA

SCALE: AS SHOWN
DATE FEBRUARY 2014

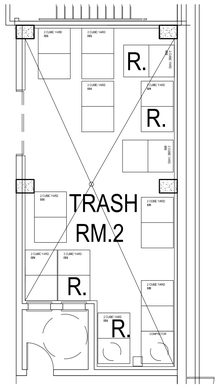
DATE	MK	SHEET REVISIONS	BY	CK

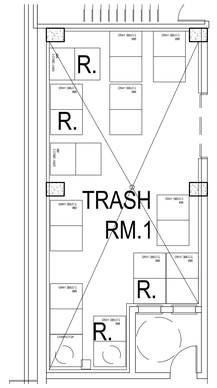
SHEET
TM-8
OF 8 SHEETS

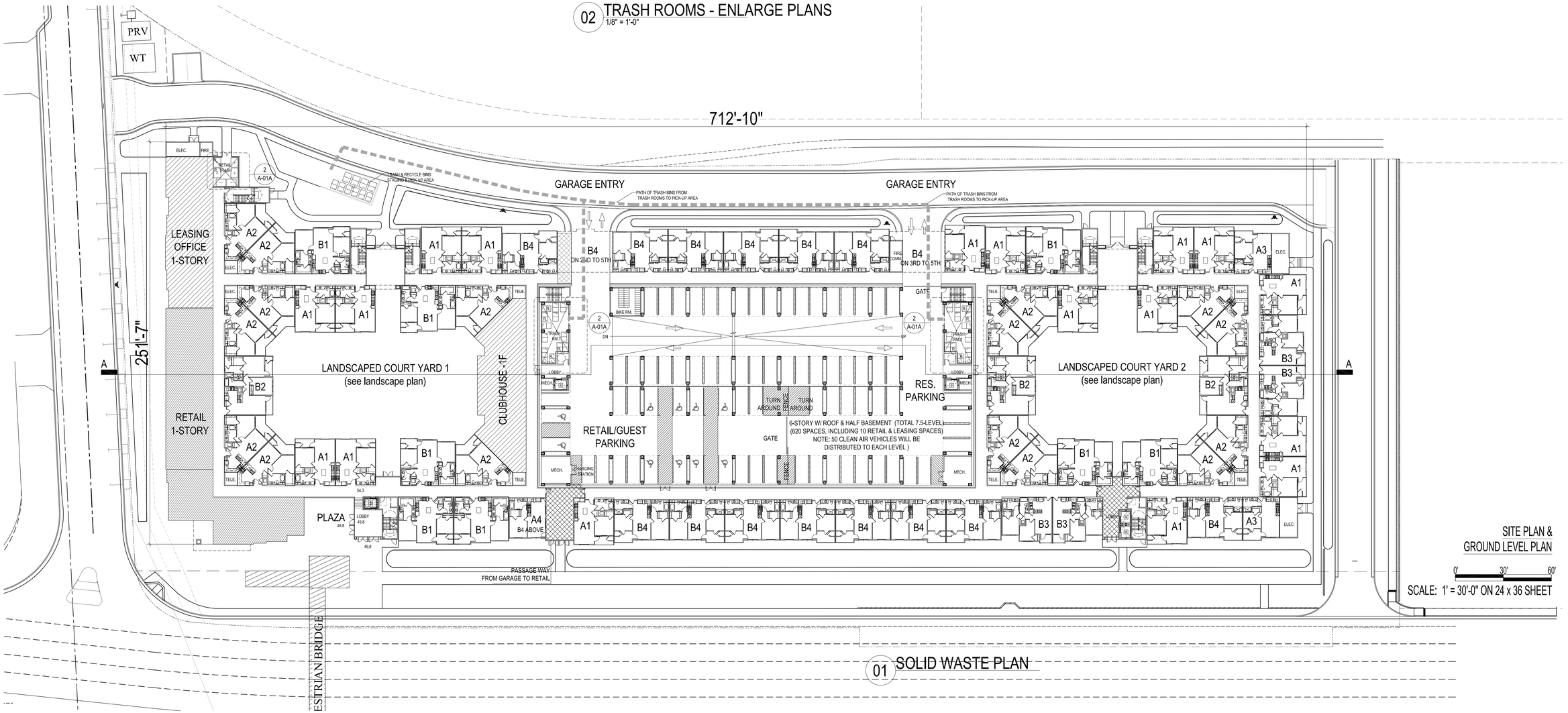
JOB NO. 132003



02 TRASH ROOMS - ENLARGE PLANS
1/8" = 1'-0"







01 SOLID WASTE PLAN

SITE PLAN & GROUND LEVEL PLAN

0' 30' 60'

SCALE: 1' = 30'-0" ON 24 x 36 SHEET

A-01A

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SITE DEVELOPMENT PERMIT
MONTAGUE SITE
CITATION HOMES

May 05, 2014

MILPITAS, CA

HPA#11288

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Schools
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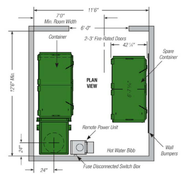
Hotels

Marathon **Mini-MAC**® Apartment Compactor

Typical Mini-MAC 3A Apartment Compactor Configuration with Chute System



UL LISTED

79½"
43½"

Mini-MAC Apartment Compactor shown with chute feed hopper, access door, and optional compaction container for front-load collection vehicles.

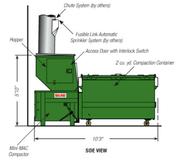
Use this product for weekly waste volumes of less than 150 uncompacted cubic yards (115 cubic meters).

Small and Powerful!

The Marathon Mini-MAC Apartment Compactor is now smaller than ever! It's an ideal solution for applications where space is limited such as in the small basement trash rooms of apartment and high-rise buildings. The Mini-MAC features a new device that enables you to easily connect and ratchet the container from one side. The 2 cubic yard (1.53 cubic meter) compaction container is mounted on poly-clad casters to enable it to be moved to the pick-up area, and can be configured for front- or rear-load collection vehicles.

Standard Features:

- Remote power unit
- Convenient, single-side ratchet
- Cycon Life-Xtender® Cyclic Control System offers reliable, solid state circuitry, eliminating pressure and limit switches
- Push button controls mounted in the panel box face
- Hopper with access door and interlock for hand-feed or chute-feed applications
- Photoelectric cycle control
- Full container light
- UL® Listed
- Single-phase power units available



RAMJET By Marathon

For more information or to order, call 1-800-633-9974 or visit us at www.marathonequipment.com For more information or to order, call 1-800-633-9974 or visit us at www.marathonequipment.com

RAMJET By Marathon

09 MARATHON MINI-MAC COMPACTOR W/ CONTAINER

3. **Multi-Level, Multi-family Developments**

a) **Recycling Service Area Required.** Per Milpitas Municipal Code section XI-10-54.15, multi-family developments (equal to or greater than 5 units) shall have recycling container service areas.

b) **Chutes.** Chutes, if provided for on-site collection of material, shall comply with the following guidelines:

i. ***Application.*** Contact City engineering department if recycled material chutes are proposed since special care must be taken to assure material does not hang up in chutes and to minimize contamination by trash. In addition, a property manager shall be available to monitor the chute daily (including weekends) to check operations, maintain bins and chutes, and avoid nuisance conditions.

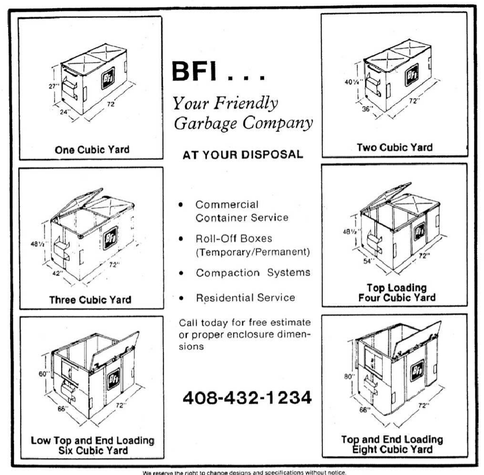
ii. ***Adequate Designated Recycled Area Required.*** Provide adequate area for separate recycled material collection adjacent to chute area; property management to transport recycled material to central location for pickup.

iii. ***Chute Design.***
1. Provide 16 inch square chute doors (which is smaller than the 24 inch chute diameter) to preclude dumping of large items which may hang up in chute.
2. Provide chute doors with side panels to avoid hands being caught in doors.
3. Provide temporary "shut-off door" at end of chute to prevent disposal when receiving trash bins are being changed.
4. Provide insulation around chute to reduce noise.
5. Provide sanitary systems to minimize nuisance conditions:
   - Placement of the manufacturers optional, built-in water cleaning system, where appropriate*
   - Use of the deodorizer device, where appropriate***
   - Include positive, mechanical air ventilation of at least six (6) room volumes per hour or as designed for specific use by registered engineer. Fan switch shall be located at a convenient location near trash bins.
6. Provide individual slide-out refuse cabinet with 15 pound plastic bag holder in each residential kitchen for plastic, tie-top disposal bags to be used for disposal into chutes.
7. For chutes in excess of three floors, a baffle system to reduce the drop impact of material shall be included.

iv. ***Others.***
1. Adhere to fire code (City Fire Department will review).
2. Conform to all Equipment Manufacturer's requirements.

08 CITY REQUIREMENTS FOR TRASH CHUTES

Front Loading Containers



07 TRASH BINS

SOLID WASTE/RECYCLE CALCULATION FOR RETAIL AREA - TOTALS			
	REFUSE	RECYCLE	
FOOD STORE #1 - LOOSE CUBIC	10	8	
FOOD STORE #2 - LOOSE CUBIC	10	8	
GENERAL MERCHANDISE STORE - LOOSE CUBIC	0.93	0.81	
LEASING - LOOSE CUBIC	4	3	
TOTAL CUBIC YARD	24.93	19.81	C.Y. - LOOSE
TOTAL BINS (4 C.Y.)	16	8	PER WEEK
IF PICKUP TWICE	8	4	BINS/PICKUP
1 TRASH ROOM	4	2	BINS/TRASH ROOM
TOTAL 6 BINS IN TRASH ROOM			
4 REFUSE BINS AND 2 RECYCLE BINS.			
BREAK DOWN OF BINS PER TRASH ROOM			
(4) 4-C.Y. BINS			
(2) 4-C.Y. BINS			

06 SOLID WASTE CALCULATION - RETAIL TOTALS

SOLID WASTE/RECYCLE CALCULATION FOR GENERAL MERCHANDISE STORE			
	REFUSE	RECYCLE	
AREA SQ. FT.	1400	1400	
WATER DENSITY - LBS/CY	87		SOLID WASTE CALC.
DENSITY - LBS/CY		100	RECYCLE CALC.
DISPOSAL RATE LBS/EMPLOYEE/YEAR	0.3		
DISPOSAL RATE (AREA X DISP. RATE) LBS/EMPLOYEE/YEAR TOTAL	420		
DIVERSION RATE LBS/EMPLOYEE/YEAR		0.3	
DIVERSION RATE (AREA X DIVERSION RATE) LBS/EMPLOYEE/YEAR TOTAL		420	
TOTAL EMPLOYEES	10	10	
LBS/YEAR (DR TOTAL X EMPLOYEES)	4,200	4200	
LBS/WEEK (LBS/52 WEEKS)	81	81	
LOOSE - CY/WEEK (WK LBS /WATER DENSITY)	0.93	0.81	
COMPACTED - CY/WEEK (LOOSE LBS/3)	N/A	N/A	

05 SOLID WASTE CALCULATION - RETAIL

SOLID WASTE/RECYCLE CALCULATION FOR FOOD STORE # 2			
	REFUSE	RECYCLE	
AREA SQ. FT.	1500	1500	
WATER DENSITY - LBS/CY	84		SOLID WASTE CALC.
DENSITY - LBS/CY		100	RECYCLE CALC.
DISPOSAL RATE LBS/EMPLOYEE/YEAR	2.9		
DISPOSAL RATE (AREA X DISP. RATE) LBS/EMPLOYEE/YEAR TOTAL	4,350		
DIVERSION RATE LBS/EMPLOYEE/YEAR		2.9	
DIVERSION RATE (AREA X DIVERSION RATE) LBS/EMPLOYEE/YEAR TOTAL		4,350	
TOTAL EMPLOYEES	10	10	
LBS/YEAR (DR TOTAL X EMPLOYEES)	43,500	43500	
LBS/WEEK (LBS/52 WEEKS)	837	837	
LOOSE - CY/WEEK (WK LBS /WATER DENSITY)	10	8	
COMPACTED - CY/WEEK (LOOSE LBS/3)	N/A	N/A	

04 SOLID WASTE CALCULATION - RETAIL

SOLID WASTE/RECYCLE CALCULATION FOR FOOD STORE # 1			
	REFUSE	RECYCLE	
AREA SQ. FT.	1500	1500	
WATER DENSITY - LBS/CY	84		SOLID WASTE CALC.
DENSITY - LBS/CY		100	RECYCLE CALC.
DISPOSAL RATE LBS/EMPLOYEE/YEAR	2.9		
DISPOSAL RATE (AREA X DISP. RATE) LBS/EMPLOYEE/YEAR TOTAL	4,350		
DIVERSION RATE LBS/EMPLOYEE/YEAR		2.9	
DIVERSION RATE (AREA X DIVERSION RATE) LBS/EMPLOYEE/YEAR TOTAL		4,350	
TOTAL EMPLOYEES	10	10	
LBS/YEAR (DR X EMPLOYEES)	43,500	43500	
LBS/WEEK (LBS/52 WEEKS)	837	837	
LOOSE - CY/WEEK (WK LBS /WATER DENSITY)	10	8	
COMPACTED - CY/WEEK (LOOSE LBS/3)	N/A	N/A	

03 SOLID WASTE CALCULATION - RETAIL

SOLID WASTE/RECYCLE CALCULATION FOR LEASING SPACE			
	REFUSE	RECYCLE	
AREA SQ. FT.	2700	2700	
WATER DENSITY - LBS/CY	87		SOLID WASTE CALC.
DENSITY - LBS/CY		100	RECYCLE CALC.
DISPOSAL RATE LBS/EMPLOYEE/YEAR	1.7		
DISPOSAL RATE (AREA X DISP. RATE) LBS/EMPLOYEE/YEAR TOTAL	1,588		
DIVERSION RATE LBS/EMPLOYEE/YEAR		1.7	
DIVERSION RATE (AREA X DIVERSION RATE) LBS/EMPLOYEE/YEAR TOTAL		1,588	
TOTAL EMPLOYEES	10	10	
LBS/YEAR (DR X EMPLOYEES)	15,882	15,882	
LBS/WEEK (LBS/52 WEEKS)	305	305	
LOOSE - CY/WEEK (LBS/WATER DENSITY)	4	3	
COMPACTED - CY/WEEK (LOOSE LBS/3)	N/A	N/A	

02 SOLID WASTE CALCULATION - LEASING

SOLID WASTE CALCULATION FOR MULTI-FAMILY RESIDENTIAL UNITS			
	REFUSE	RECYCLE	
POUNDS/WEEK	34	7	PER UNIT
TOTAL UNITS	381	381	
TOTAL POUNDS	12,954	2,667	POUNDS
DENSITY FACTOR	100	45	POUNDS/C.Y.(UNCOMPACTED)
TOTAL CUBIC YARD	130	59	C.Y. (UNCOMPACTED)
DENSITY FACTOR (VOLUME 3:1) RATIO FACTOR	3	N/A	UNCOMPACT/COMPACTED
TOTAL VOLUME - COMPACTED	43	N/A	COMPACTED
TOTAL BINS (2 C.Y.)	16	8	PER WEEK
IF PICKUP TWICE	8	4	BINS/PICKUP
2 TRASH ROOM	8	4	BINS/TRASH ROOM
TOTAL 12 BINS IN EACH TRASH ROOM			**NOTE: MAINTENANCE STAFF WILL PICK UP**
8 REFUSE BINS AND 4 RECYCLE BINS.			**LITTER ON THE PROPERTY**
BREAK DOWN OF BINS PER TRASH ROOM			
(8) 2-C.Y. BINS			**NOTE: ONSITE MANAGEMENT WILL ARRANGE**
(4) 2-C.Y. BINS			**STRINGER CART TO PULL/ROTATE BINS FROM**
			ALL THE TRASH ROOMS TO THE TRASH
			STAGING AREA

01 SOLID WASTE CALCULATION - APTS.

SOLID WASTE CALCULATION A-01B

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Mar 27, 2014

SITE DEVELOPMENT PERMIT
MONTAGUE SITE
CITATION HOMES

MILPITAS, CA
HPA#11288

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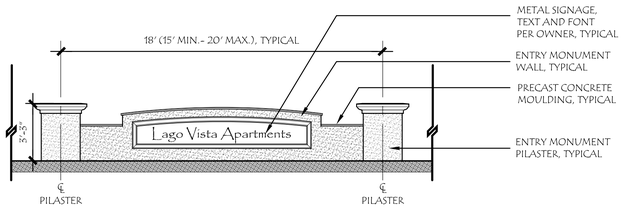
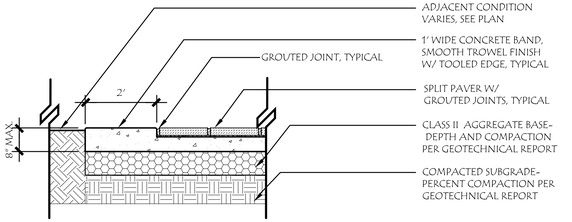
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

BIORETENTION AREA

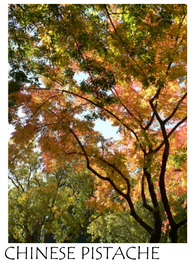


ENTRY MONUMENT (ELEVATION)
SCALE: 1/4"=1'-0"



ENHANCED PLAZA PAVING
SCALE: 1"=1'-0"

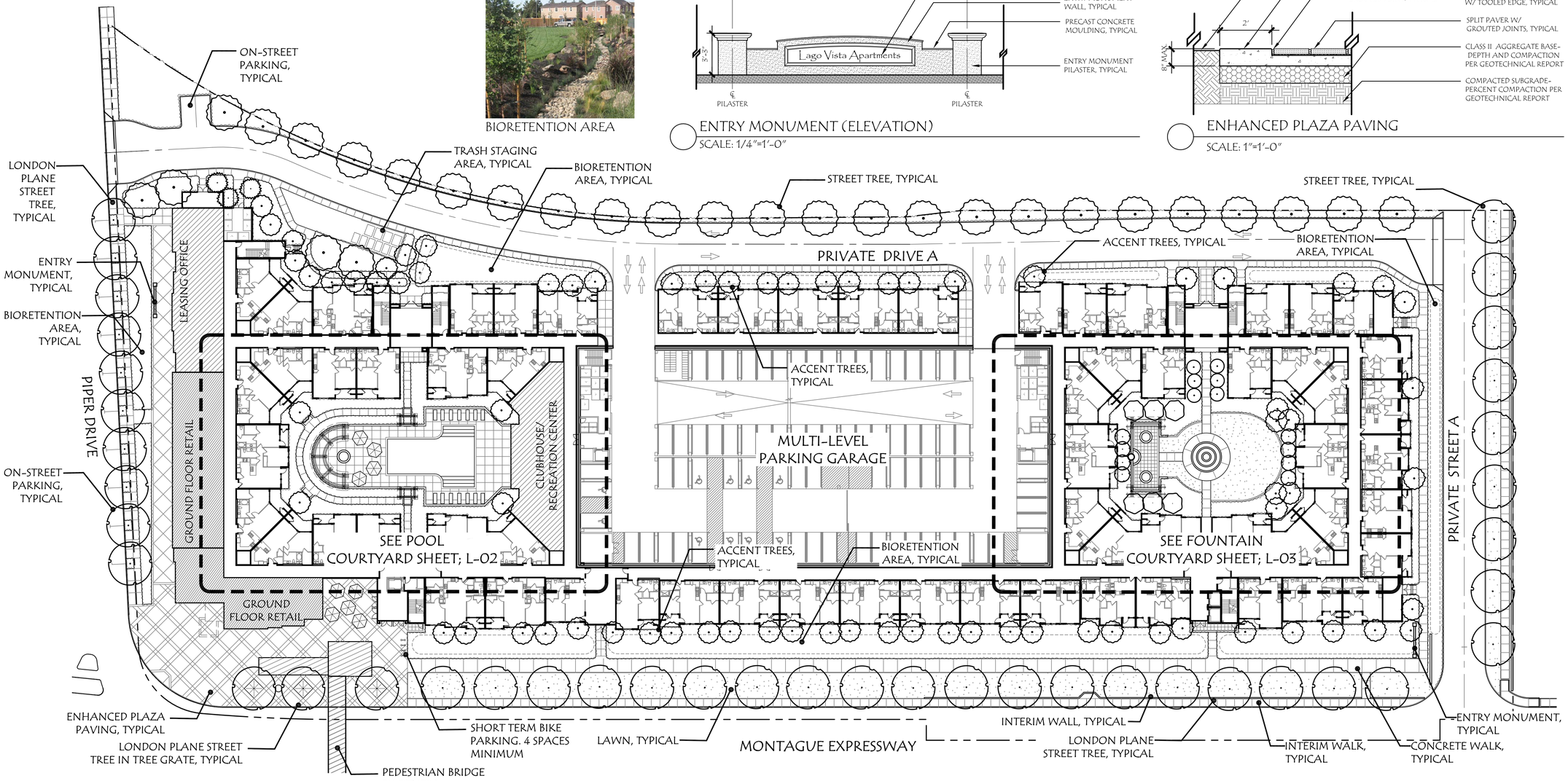
LONDON PLANE (PUBLIC STREETS)



CHINESE PISTACHE

FLOWERING PEAR

RED SUNSET MAPLE
TYPICAL STREET TREES

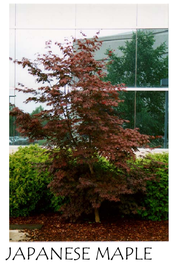


ILLUSTRATIVE SITE PLAN
SCALE: 1"=30'

CRAPE MYRTLE
TYPICAL ACCENT TREES

EASTERN REDBUD

CRABAPPLE



JAPANESE MAPLE

PURPLE LEAF PLUM

GREEN LANDSCAPE CHECKLIST

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

VESTING TENTATIVE MAP
MASTER SITE PLAN
LAGO VISTA APARTMENTS
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: February 11, 2014

RANDALL PLANNING & DESIGN, INC.
Landscape Architecture * Golf Facilities
Site and Environmental Planning
1475 N. Broadway Suite 290 Walnut Creek, California 94596
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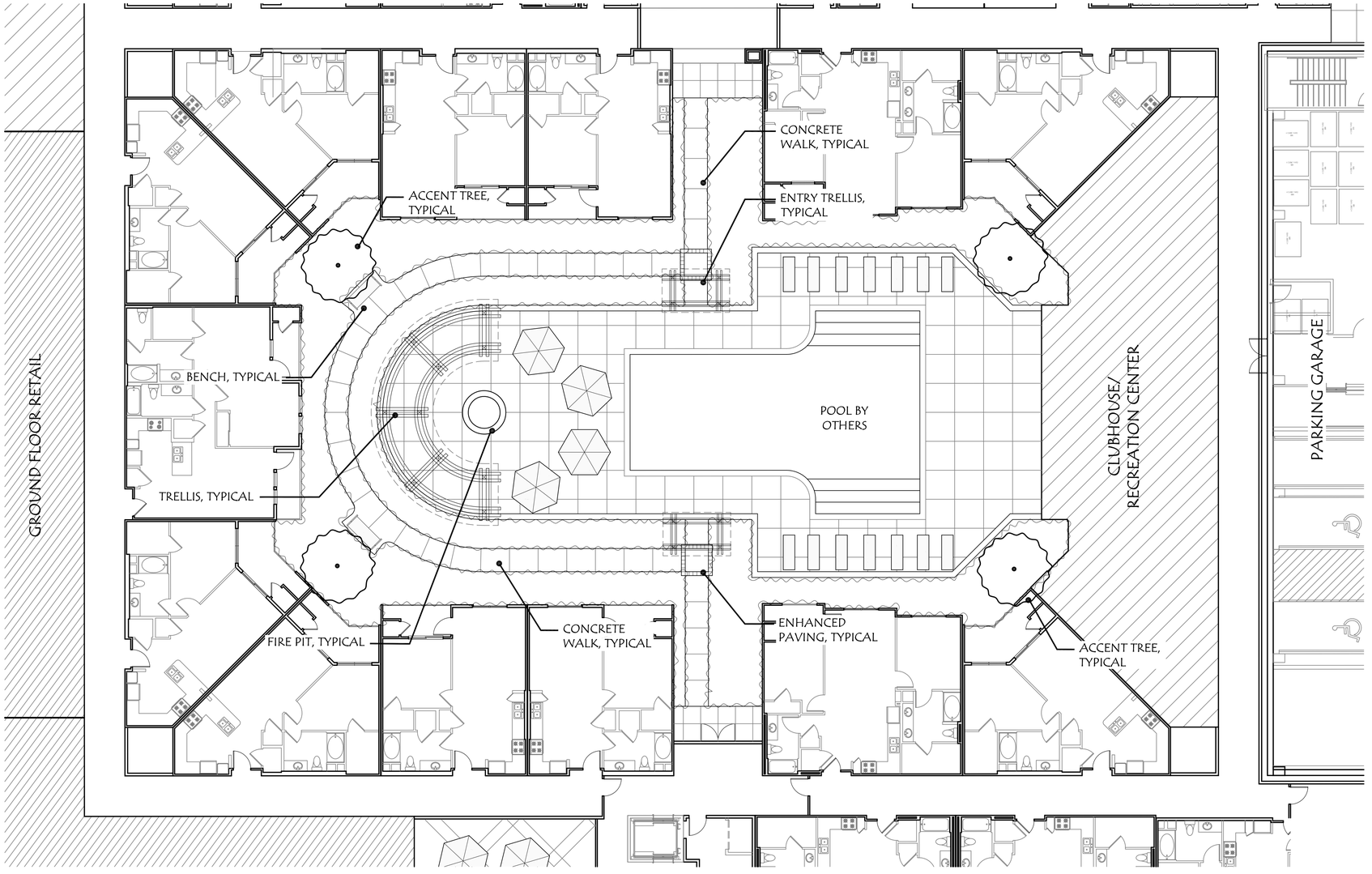
SHEET NUMBER
L-01



ILLUSTRATIVE POOL COURTYARD PLAN

SCALE: 1"=10'

PLANT PALETTE

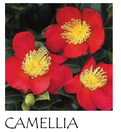
SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ SPACING	WUCOLS
TREES				
24" box	Acer p. 'Bloodgood'	Japanese Maple	Accent Tree	M
24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Street Tree	M
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree	M
24" box	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	Accent Tree	L
24" box	Malus floribunda	Flowering Crabapple	Accent Tree	M
24" box	Pistacia chinensis	Chinese Pistache	Street Tree	L
24" box	Platanus acerifolia	London Plane	Street Tree	M
24" box	Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum	Accent Tree	L
24" box	Pyrus c. 'Chanticleer'	Flowering Pear	Street Tree	M
SHRUBS				
1 gal.	Acanthus mollis	Bear's Breech	Courtyards	M
1 gal.	Agapanthus orientalis	Lily-of-the-Nile		M
1 gal.	Agapanthus 'Peter Pan'	Dwarf Lily-of-the-Nile		M
5 gal.	Azalea spp.	Azalea		M
5 gal.	Buxus j. 'Green Beauty'	Japanese Boxwood		M
5 gal.	Camellia spp.	Camellia		M
1 gal.	Clivia miniata	Clivia	Courtyards	M
5 gal.	Escallonia 'Fradesii'	Frades Escallonia		M
5 gal.	Euonymus j. 'Silver Princess'	Euonymus		L
1 gal.	Fatsia japonica	Japanese Aralia	Courtyards	M
1 gal.	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylilly		M
1 gal.	Hydrangea quercifolia	Oak Leaf Hydrangea	Courtyards	M
1 gal.	Liriope muscari	Big Blue Lily Turf		M
5 gal.	Loropetalum c. 'Razzleberri'	Loropetalum		L
1 gal.	Ophiopogon japonicus	Mondo Grass		M
5 gal.	Philodendron selloum	Tree Philodendron	Courtyards	M
5 gal.	Pittosporum spp.	Pittosporum		L
5 gal.	Rhaphiolepis indica	Indian Hawthorn		L
5 gal.	Rosmarinus o. 'Collingwood Ingram'	Rosemary		L
5 gal.	Rosa 'Meidiland Red'	Red Meidiland Rose		M
1 gal.	Strelitzia nicolai	Giant Bird of Paradise	Courtyards	M
GROUNDCOVERS & VINES				
1 gal.	Cistus salvifolius	Sageleaf Rockrose		L
1 gal.	Erigeron karvinskianus	Daisy Fleabane		L
1 gal.	Liriope spicata	Creeping Liriope		M
1 gal.	Trachelospermum jasminoides	Star Jasmine		M
1 gal.	Vinca minor	Periwinkle		M
LAWN	Dwarf Fescue	Medallion Dwarf Bonsai		H

DAYLILIES

LOROPETALUM

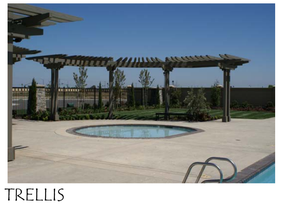
AGAPANTHUS

LIRIOPE


CAMELLIA

ROSEMARY

TYPICAL SHRUBS AND PERENNIALS


TRELLIS

ENTRY TRELLIS

ENHANCED PAVING

FIRE PIT

BENCH

VESTING TENTATIVE MAP
POOL COURTYARD PLAN
LAGO VISTA APARTMENTS
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: February 11, 2014

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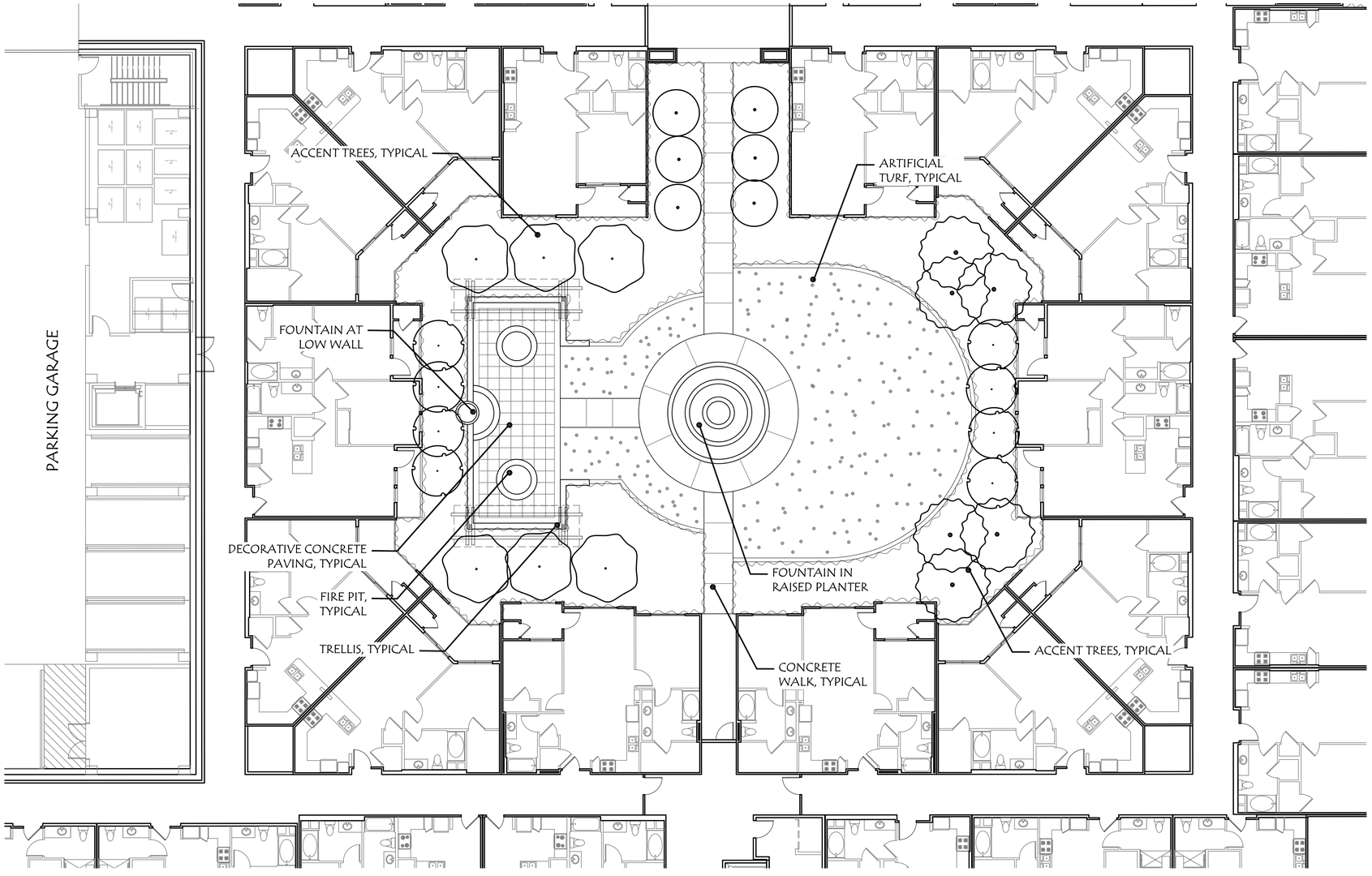
SHEET NUMBER
L-02



ILLUSTRATIVE FOUNTAIN COURTYARD PLAN

SCALE: 1″=10′

PLANT PALETTE

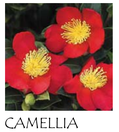
SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ SPACING	WUCOLS
TREES				
24" box	Acer p. 'Bloodgood'	Japanese Maple	Accent Tree	M
24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Street Tree	M
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree	M
24" box	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	Accent Tree	L
24" box	Malus floribunda	Flowering Crabapple	Accent Tree	M
24" box	Pistacia chinensis	Chinese Pistache	Street Tree	L
24" box	Platanus acerifolia	London Plane	Street Tree	M
24" box	Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum	Accent Tree	L
24" box	Pyrus c. 'Chanticleer'	Flowering Pear	Street Tree	M
SHRUBS				
1 gal.	Acanthus mollis	Bear's Breech	Courtyards	M
1 gal.	Agapanthus orientalis	Lily-of-the-Nile		M
1 gal.	Agapanthus 'Peter Pan'	Dwarf Lily-of-the-Nile		M
5 gal.	Azalea spp.	Azalea		M
5 gal.	Buxus j. 'Green Beauty'	Japanese Boxwood		M
5 gal.	Camellia spp.	Camellia		M
1 gal.	Clivia miniata	Clivia	Courtyards	M
5 gal.	Escallonia 'Fradesii'	Frades Escallonia		M
5 gal.	Euonymus j. 'Silver Princess'	Euonymus		L
1 gal.	Fatsia japonica	Japanese Aralia	Courtyards	M
1 gal.	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylilly		M
1 gal.	Hydrangea quercifolia	Oak Leaf Hydrangea	Courtyards	M
1 gal.	Liriope muscari	Big Blue Lily Turf		M
5 gal.	Loropetalum c. 'Razzleberri'	Loropetalum		L
1 gal.	Ophiopogon japonicus	Mondo Grass		M
5 gal.	Philodendron selloum	Tree Philodendron	Courtyards	M
5 gal.	Pittosporum spp.	Pittosporum		L
5 gal.	Rhaphiolepis indica	Indian Hawthorn		L
5 gal.	Rosmarinus o. 'Collingwood Ingram'	Rosemary		L
5 gal.	Rosa 'Meidiland Red'	Red Meidiland Rose		M
1 gal.	Strelitzia nicolai	Giant Bird of Paradise	Courtyards	M
GROUNDCOVERS & VINES				
1 gal.	Cistus salvifolius	Sageleaf Rockrose		L
1 gal.	Erigeron karvinskianus	Daisy Fleabane		L
1 gal.	Liriope spicata	Creeping Liriope		M
1 gal.	Trachelospermum jasminoides	Star Jasmine		M
1 gal.	Vinca minor	Periwinkle		M
LAWN	Dwarf Fescue	Medallion Dwarf Bonsai		H

DAYLILIES

LOROPETALUM

AGAPANTHUS

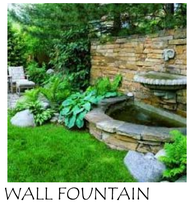
LIRIOPE


CAMELLIA

ROSEMARY

TYPICAL SHRUBS AND PERENNIALS

TRELLIS


WALL FOUNTAIN

FOUNTAIN

FIRE PIT

DECORATIVE CONCRETE PAVING

VESTING TENTATIVE MAP
FOUNTAIN COURTYARD PLAN
LAGO VISTA APARTMENTS
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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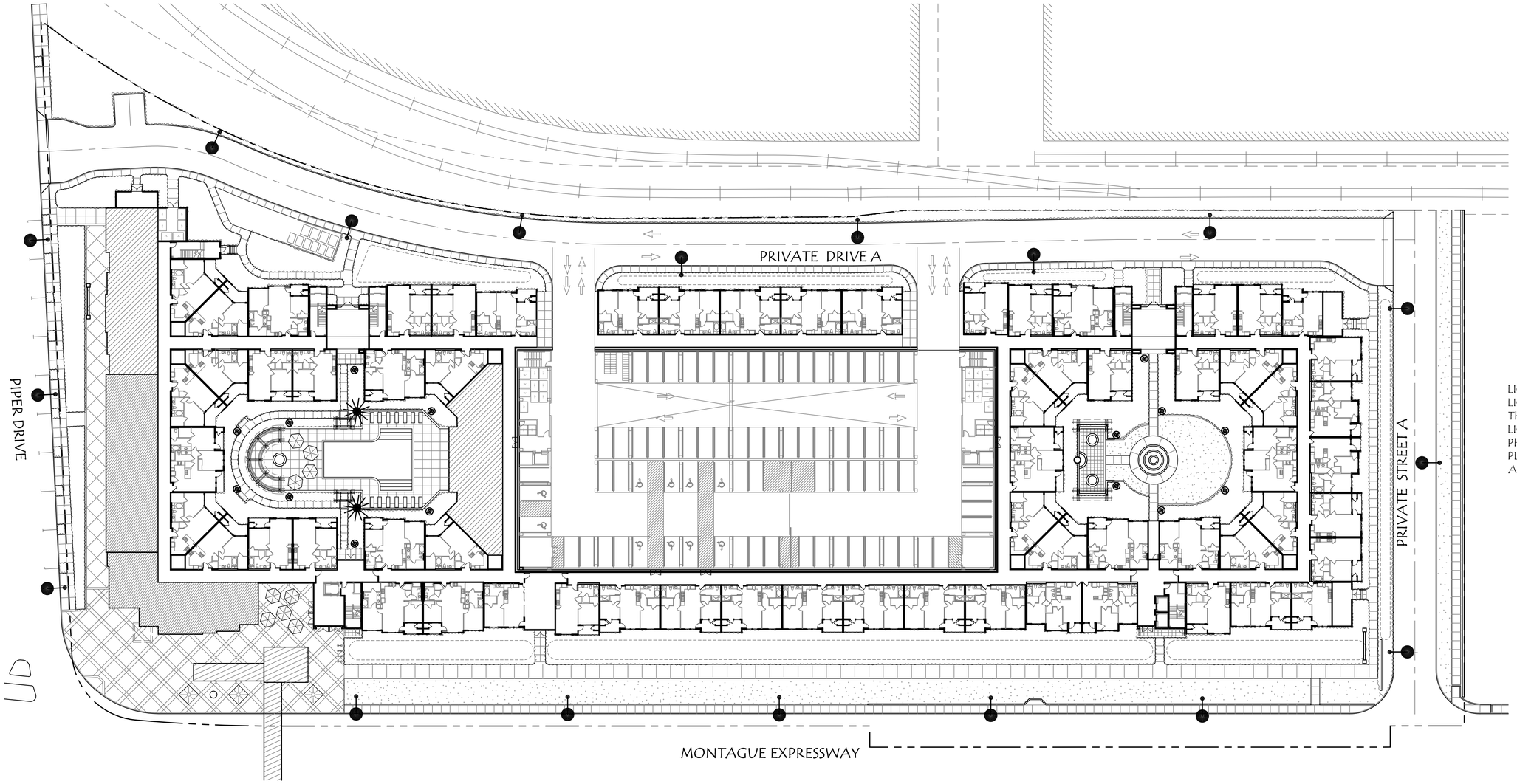
SHEET NUMBER
L-03



LIGHTING NOTE:
LIGHTING LOCATIONS SHOWN ON THIS PLAN, PARTICULARLY STREET LIGHTING IS FOR REFERENCE ONLY. PHOTOMETRICS AND FINAL LIGHT PLACEMENT TO BE DETERMINED BY A LIGHTING PROFESSIONAL.

ILLUSTRATIVE LANDSCAPE LIGHTING PLAN

SCALE: 1"=30'

TYPICAL STREET LIGHT

STYLE: PER CITY OF MILPITAS-
TRANSIT AREA SPECIFIC PLAN OR
CITY APPROVED EQUIVALENT.

PASEO / COURTYARD POLE LIGHT

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

LIGHT BOLLARD

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

VESTING TENTATIVE MAP
CONCEPTUAL LANDSCAPE LIGHTING PLAN
LAGO VISTA APARTMENTS
PIPER/MONTAGUE SUBDISTRICT

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: February 11, 2014

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SHEET NUMBER
L-04