TENTATIVE MAP
CENTRE POINTE
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

SITE DATA

1. PROPERTY ADDRESS:
   CENTRE POINTE DRIVE, MILPITAS, CA
2. ASSESSOR PARCEL NUMBERS
   APN: 086-33-086, 087, 088, 089, 101
3. TOTAL EXISTING PARCELS: 5
4. EXISTING LAND USE: COMMERCIAL/OFFICE BUILDING
5. PROPOSED LAND USES: MIXED USE AND HIGH-DENSITY RESIDENTIAL (LOT A)
   MULTI-FAMILY RESIDENTIAL (LOT B, LOT C)
6. EXISTING ZONING: MULTI-FAMILY RESIDENTIAL, HIGH DENSITY (R3)
   MIXED USE HIGH DENSITY (MXD2)
   MIXED USE DENSITY (MXD3)
   TRANSIT-ORIENTED DEVELOPMENT OVERLAY (TOD)
7. TRANSIT-ORIENTED DEVELOPMENT OVERLAY (TOD)
8. BUILDOUT TABULATION:

NEIGHBORHOOD A:	362 UNITS	4.47 AC
55,431 SF RETAIL/COMMERCIAL		
GROSS DENSITY: 81.0 DU/AC		
NEIGHBORHOOD B:	96 UNITS	3.38 AC
GROSS DENSITY: 28.4 DU/AC		
RESIDENTIAL LOTS:		2.77 AC
PRIVATE DRIVES, ALLEYS, PARKING:		0.80 AC
NEIGHBORHOOD C:	145 UNITS	5.79 AC
GROSS DENSITY: 25.0 DU/AC		
RESIDENTIAL LOTS:		4.48 AC
PRIVATE DRIVES, ALLEYS, PARKING:		1.31 AC
MARKET STREET (PRIVATE):		0.54 AC
NEWBURY STREET (PUBLIC):		0.37 AC
BOND STREET (PUBLIC):		0.66 AC
CENTER POINTE DRIVE (PUBLIC):		0.05 AC
TRIANGLE PARK:		0.43 AC
TOTAL GROSS AREA:		15.68 AC

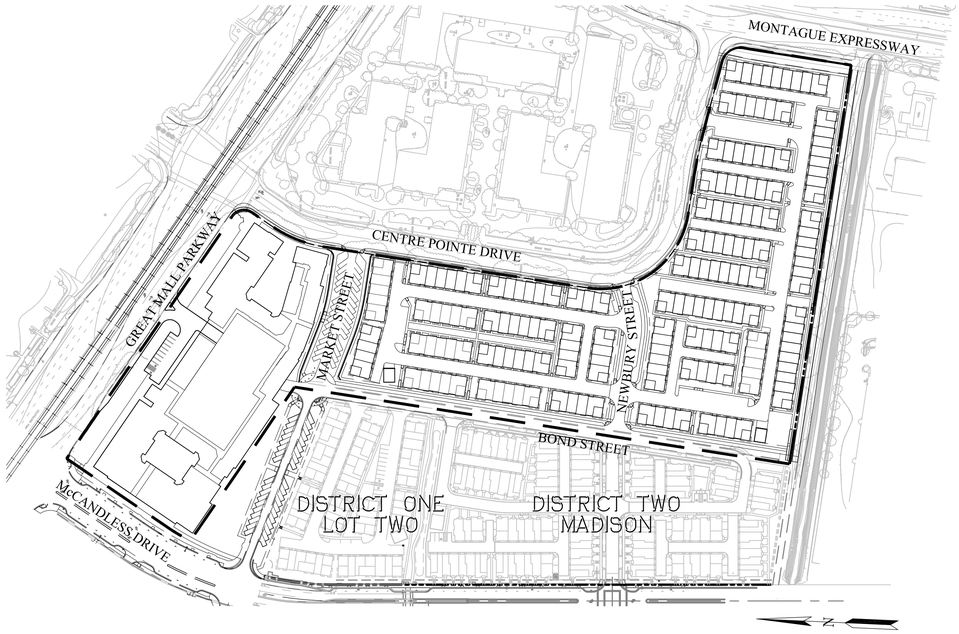
9. WATER:
   - CITY OF MILPITAS- CENTRE POINT DRIVE, MARKET STREET, BOND STREET, NEWBURY STREET
   - PRIVATE- WITHIN RESIDENTIAL AREAS
11. SEWER:
   - CITY OF MILPITAS- McCANDLESS DRIVE, CENTRE POINT DRIVE, MARKET STREET
   - PRIVATE- WITHIN RESIDENTIAL AREAS
12. STORM
   - CITY OF MILPITAS- McCANDLESS DRIVE, EXISTING SD MARKET STREET, EXISTING SD BOND STREET, NEWBBURY STREET
   - PRIVATE- WITHIN RESIDENTIAL AREAS

GENERAL NOTES

1. THE PROJECT BENCHMARK IS THE SOUTHERLY DISK IN MONUMENT WELL AT THE INTERSECTION OF ABEL STREET AND CORNING AVENUE,
   ELEVATION = 17.124' NGVD29 (19.864' NAVD88)
   PROJECT ELEVATIONS ARE BASED ON NGVD29

   THE CALCULATED GRID BEARING OF N39°43'13"W OF THE LINE BETWEEN THE FOUND MONUMENT AT THE INTERSECTION OF MONTAGUE EXPRESSWAY WITH CENTRE POINTE DRIVE AND THE FOUND MONUMENT AT THE INTERSECTION OF SOUTH ABEL STREET WITH WEST CURTIS AVENUE WAS USED FOR THE BASIS OF BEARINGS FOR THIS MAP. THESE MONUMENTS ARE SHOWN AS POINT NUMBERS "1008" AND "1011" ON THAT RECORD OF SURVEY FILED JUNE 26, 1996 IN BOOK 678 OF MAPS, AT PAGES 10 THROUGH 13, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA. THE BEARING WAS CALCULATED FROM THE COORDINATE VALUES FROM EPOCH 1986 SHOWN ON SHEET 4 OF 4 OF THAT SURVEY. THE VALUES OF POINTS "1008" AND "1011" ARE AS FOLLOWS:

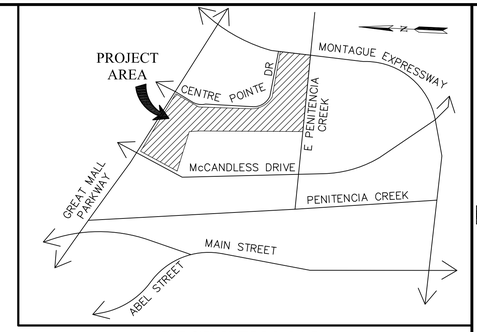
	NORTHING	EASTING
"1008"	1974285.72	6156434.98
"1011"	1977865.34	6153460.98



3. MARKET STREET AND BOND STREET WILL BE PRIVATE. ALL PRIVATE STREETS 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. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0067H, DATED 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."
8. 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.
9. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND SUPPLEMENTAL REPORTS REGARDING THIS PROJECT.
10. ALL EROSION CONTROL MEASURES SHALL BE DONE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF MILPITAS.
11. THE EXISTING TOPOGRAPHY IS BASED ON AN AERIAL SURVEY RECEIVED FROM AEROGEODETIC, 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 MAP MAY DIFFER FROM CURRENT SITE CONDITIONS AS CONSTRUCTION ACTIVITIES ON THE SITE ARE ON-GOING.
12. 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.
13. PRELIMINARY ARCHITECTURE SHOWN IS FOR REFERENCE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
14. GAS & ELECTRIC: PG&E
15. TELEPHONE: AT & T
16. CABLE TELEVISION: COMCAST
17. RETAINING WALLS: ALL WALLS WILL BE PRIVATE FACILITIES & MAINTAINED BY HOMEOWNERS' ASSOCIATION. ALL WALL HEIGHTS ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE AT FINAL DESIGN.
18. ALL LANDSCAPING & COMMON AREAS ARE PRIVATELY OWNED & MAINTAINED BY HOMEOWNERS' ASSOCIATION.
19. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
20. A CONDO MAP(S) MAY BE FILED ON LOTS 1 - 32.
21. LOT NUMBERS SHOWN ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED TO BE FINAL.

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
LA	LANDSCAPE PLANS
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
PRUE	PRIVATE UTILITY EASEMENT
PSUE	PUBLIC SERVICE UTILITY EASEMENT
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
SWK	SIDEWALK



VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
▣	CATCH BASIN	□
	ELECTRIC	
⊙—◉	ELECTROLIER	⊙—◉
	CENTERLINE	
	EASEMENT	
	SITE	
	FIRE HYDRANT	
2%	FLOW DIRECTION	
(1)	LOT NUMBER	
	LOT LINE	
●	MANHOLE	○
	PROJECT BOUNDARY	
SS	SANITARY SEWER	
36.6X	SPOT GRADE	36.6
SD	STORM DRAIN	
W	WATER	
	LIMIT OF BUILDING AT GROUND LEVEL	

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 & Neighborhood Services Director — Date

TABLE OF CONTENTS

Sheet Number	Sheet Title
TM-1	TITLE SHEET
TM-2	CONDITIONS OF APPROVAL
TM-3	EXISTING SITE PLAN
TM-4	OVERALL SITE PLAN
TM-5	STREET SECTIONS - NEIGHBORHOOD A
TM-6	STREET SECTIONS
TM-7	STREET SECTIONS
TM-8	NEIGHBORHOOD A SITE PLAN
TM-9	NEIGHBORHOOD B SITE PLAN
TM-10	NEIGHBORHOOD C SITE PLAN
TM-11	LOTTING PLAN
TM-12	CONCEPTUAL GRADING PLAN
TM-13	CONCEPTUAL GRADING PLAN
TM-14	CONCEPTUAL GRADING PLAN
TM-15	CONCEPTUAL UTILITY PLAN
TM-16	CONCEPTUAL UTILITY PLAN
TM-17	CONCEPTUAL UTILITY PLAN
TM-18	CONCEPTUAL STORMWATER CONTROL PLAN
TM-19	CONCEPTUAL STORMWATER CONTROL PLAN
TM-20	CONCEPTUAL STORMWATER CONTROL PLAN
TM-21	CONCEPTUAL EMERGENCY VEHICLE PLAN
TM-22	CONCEPTUAL EMERGENCY VEHICLE PLAN
TM-23	CONCEPTUAL SOLID WASTE PLAN

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

TENTATIVE MAP
TITLE SHEET
CENTRE POINTE
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES McCANDLESS, LLC

SCALE NONE
DATE JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-1
OF 23 SHEETS

JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-1 TITLE SHEET.DWG

PLACE HOLDER

CONDITIONS OF APPROVAL

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 848-3300 FAX (408) 848-3302

TENTATIVE MAP
CONDITIONS OF APPROVAL
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

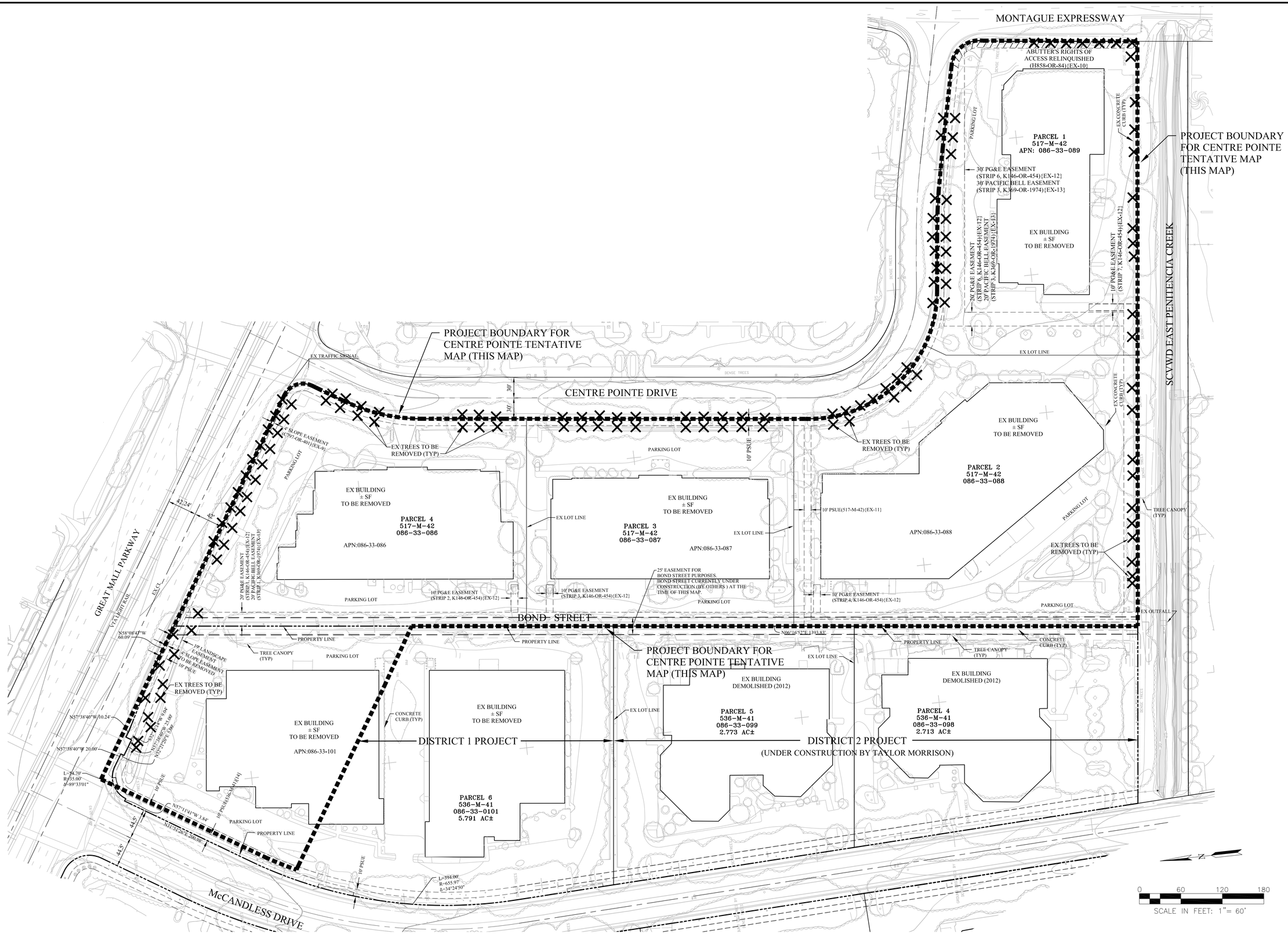
SCALE NONE
DATE JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-2
OF 23 SHEETS

JOB NO.
122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-2 CONDITIONS OF APPROVAL.DWG



RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP
EXISTING SITE PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES, MCCANDLESS, LLC

SCALE	DATE
1"=60'	JUNE 2014

DATE	BY	CK
MK		

SHEET REVISIONS

SHEET
TM-3
OF 23 SHEETS

JOB NO.
122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-3 EXISTING SITE PLAN.DWG

MONTAGUE EXPRESSWAY

FUTURE PEDESTRIAN BRIDGE (BY OTHERS)

NEIGHBORHOOD C
3 - 4 STORY TOWNHOMES
145 UNITS

PROJECT BOUNDARY FOR CENTRE POINTE TENTATIVE MAP (THIS MAP)

12 FT WIDE MULTI-USE TRAIL

NEIGHBORHOOD B
3 - 4 STORY TOWNHOMES
96 UNITS

PROJECT BOUNDARY FOR CENTRE POINTE TENTATIVE MAP (THIS MAP)

CENTRE POINTE DRIVE

FUTURE PEDESTRIAN BRIDGE (BY OTHERS)

GREAT MALL PARKWAY

ALLEY I

DRIVE F

ALLEY H

ALLEY G

DRIVE E

DRIVE G

ALLEY B

DRIVE A

DRIVE B

ALLEY C

MARKET STREET (PRIVATE)

NEWBURY STREET (PUBLIC)

ALLEY E

ALLEY F

DRIVE C

DRIVE D

ALLEY A

12 FT WIDE MULTI-USE TRAIL

BOND STREET

SCVWD EAST PENITENCIA CREEK

NEIGHBORHOOD A
5 STORIES RESIDENTIAL
ABOVE 1 LEVEL RETAIL
55,431 SF RETAIL/COMMERCIAL
362 RESIDENTIAL UNITS

DISTRICT 1 LOT 4 FUTURE PROJECT
TRIANGLE PARK AND MARKET STREET PART OF DISTRICT 1 LOT 4 PROJECT

DISTRICT 2 PROJECT
(UNDER CONSTRUCTION BY TAYLOR MORRISON)

TRIANGLE PARK

McCANDLESS DRIVE

DISTRICT 1 BLDG 1

0 60 120 180
SCALE IN FEET: 1"= 60'

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP
OVERALL SITE PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

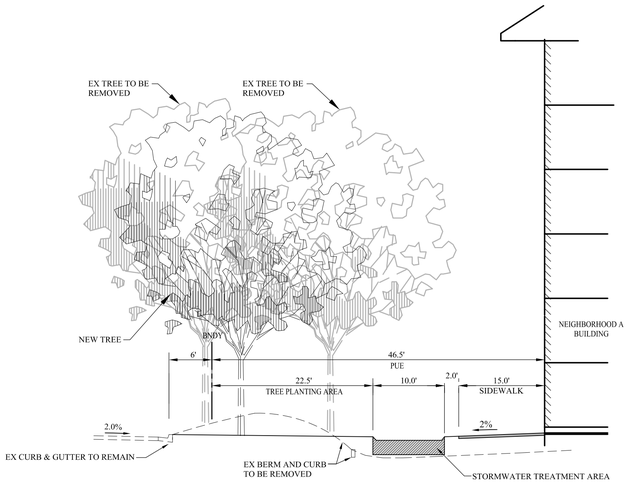
SCALE	DATE
1"=60'	JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

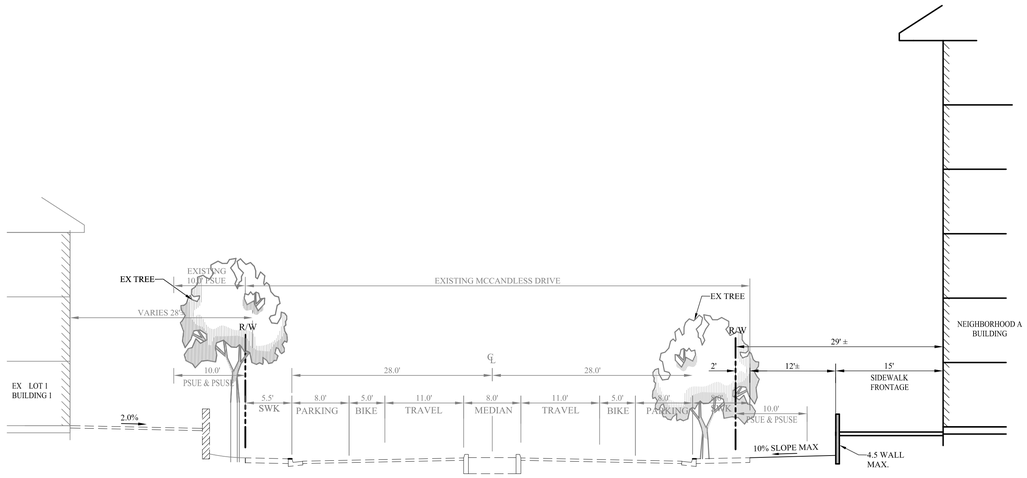
SHEET
TM-4
OF 23 SHEETS

JOB NO.
122015

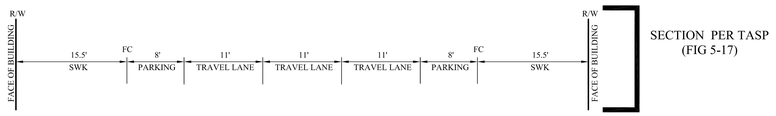
W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-4 OVERALL SITE PLAN.DWG



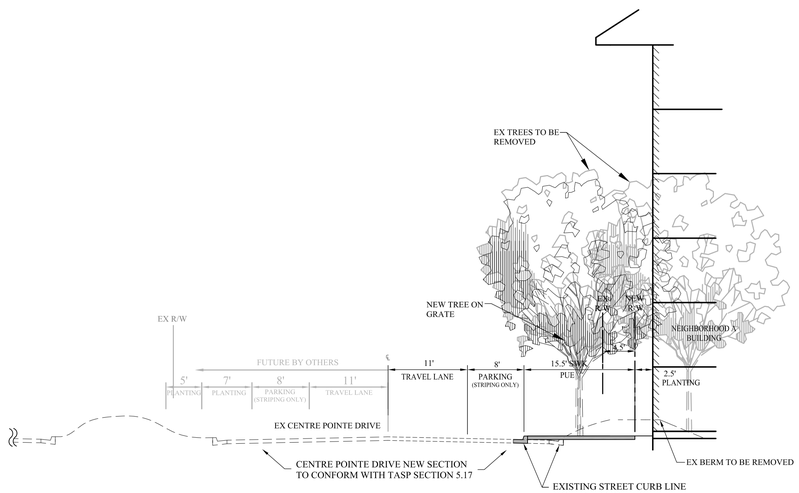
1 - GREAT MALL PARKWAY
NO SCALE



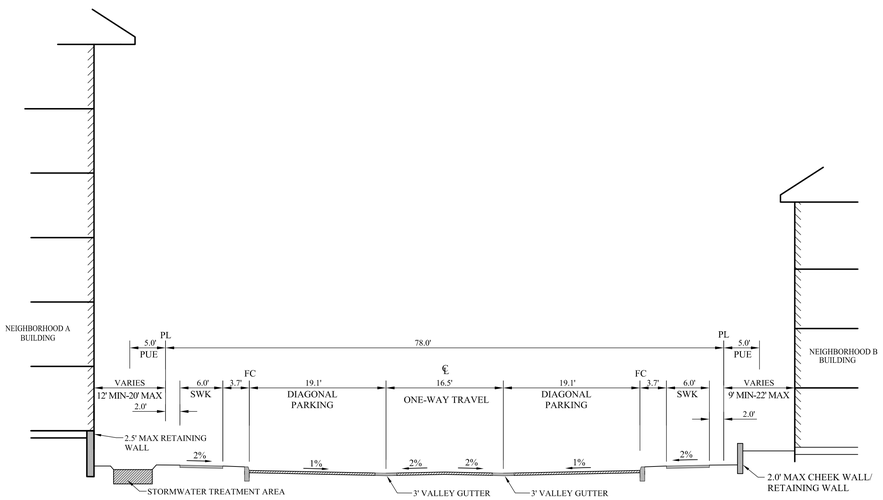
2 - McCANDLESS DRIVE
NO SCALE



SECTION PER TASP (FIG 5-17)



4 - CENTRE POINTE - NEIGHBORHOOD A
NO SCALE



5 - MARKET STREET (PRIVATE)
NO SCALE

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 846-0300 FAX (408) 846-0302

TENTATIVE MAP
STREET SECTIONS – NEIGHBORHOOD A
CENTRE POINTE
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

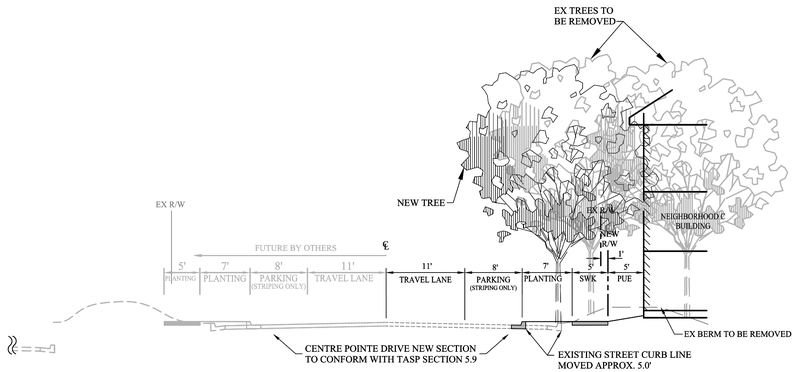
SCALE	DATE
N.T.S.	JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-5
OF 23 SHEETS

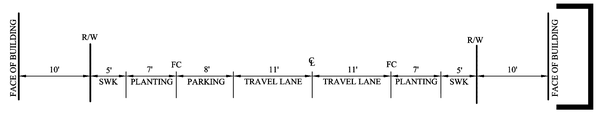
JOB NO.
122015

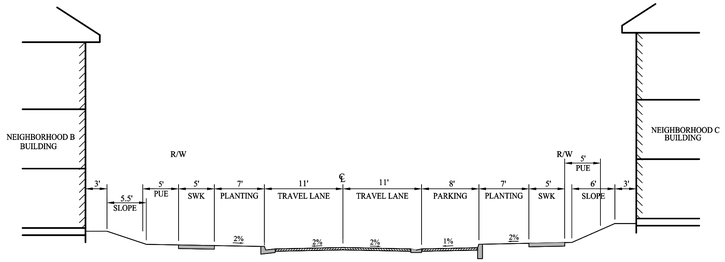
W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-5 STREET SECTIONS – NEIGHBORHOOD A.DWG



6 — CENTRE POINTE DRIVE (PUBLIC) - NEIGHBORHOOD B
NO SCALE

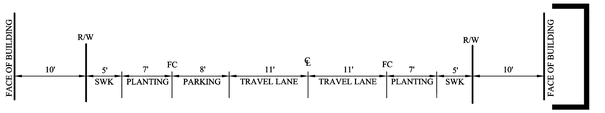
SECTION PER TASP
(FIG 5-9)

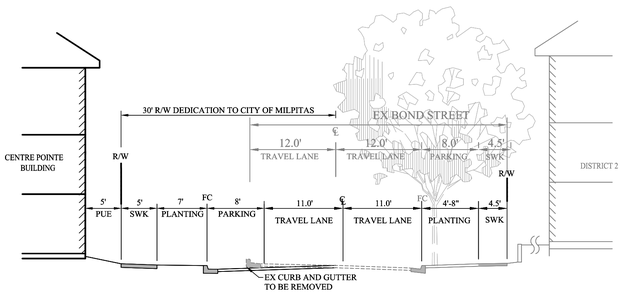




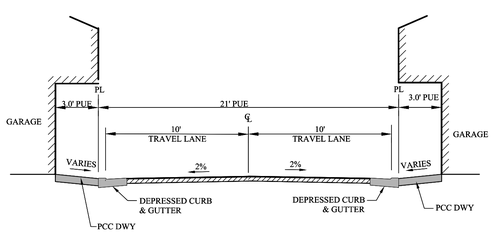
7 — NEWBURY STREET (PUBLIC)
NO SCALE

SECTION PER TASP
(FIG 5-9)

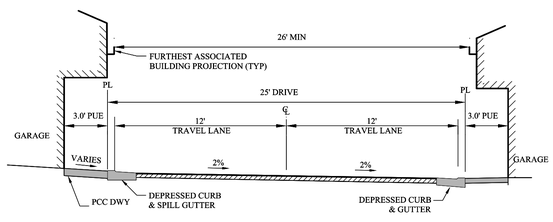




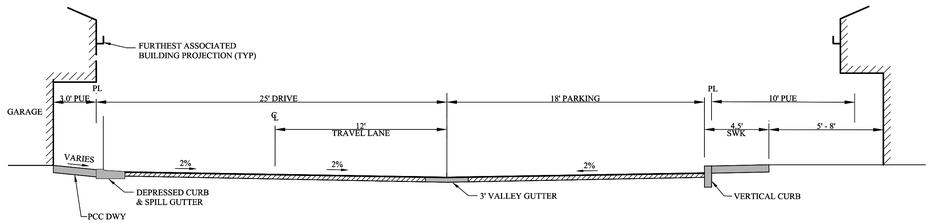
8 — BOND STREET (PUBLIC) - NEIGHBORHOOD B
REVISED CITY SECTION (JUNE 9, 2014)
NO SCALE



9 — PRIVATE ALLEYS (TYPICAL)
NO SCALE



10 — PRIVATE DRIVE (TYPICAL)
NO SCALE



11 — PRIVATE DRIVE WITH PARKING
NO SCALE

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 846-0300 FAX (408) 846-0302

TENTATIVE MAP
STREET SECTIONS
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

SCALE	DATE
N.T.S.	JUNE 2014

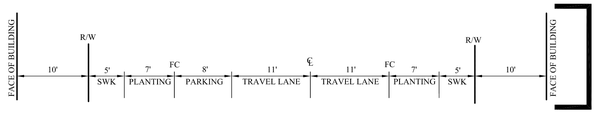
DATE	MK	SHEET REVISIONS	BY	CK

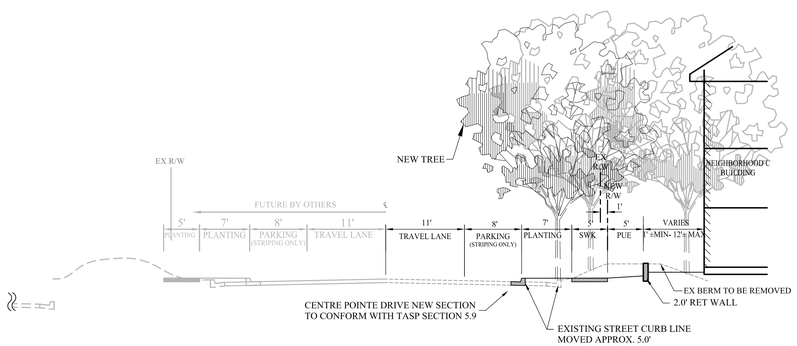
SHEET
TM-6
OF 23 SHEETS

JOB NO.
122015

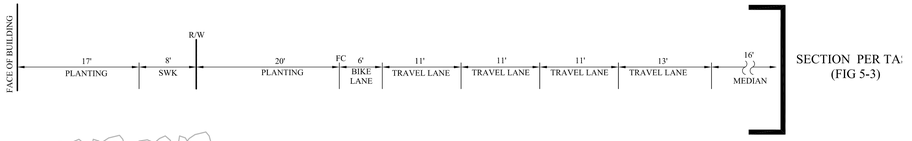
W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-6 STREET SECTIONS.DWG

SECTION PER TASP
(FIG 5-9)

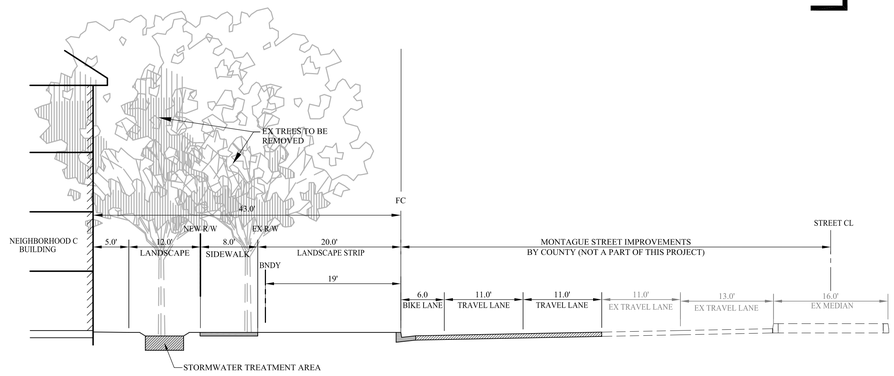




12 - CENTRE POINTE DRIVE - NEIGHBORHOOD C
NO SCALE

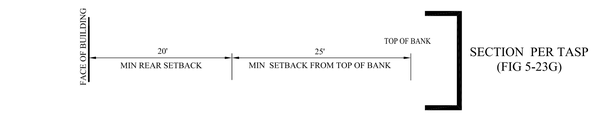


SECTION PER TA:
(FIG 5-3)

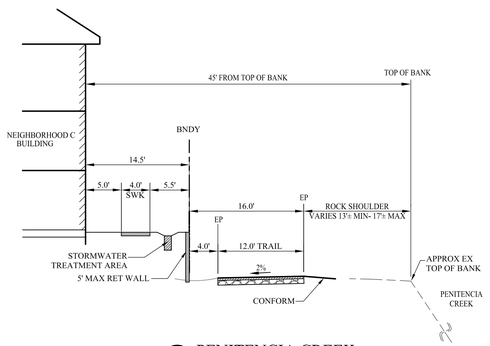


13 - MONTAGUE EXPRESSWAY
NO SCALE

(IMPROVEMENTS FOR MONTAGUE EXPRESSWAY BY SANTA CLARA COUNTY)

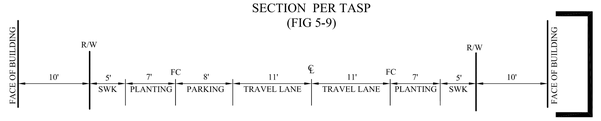


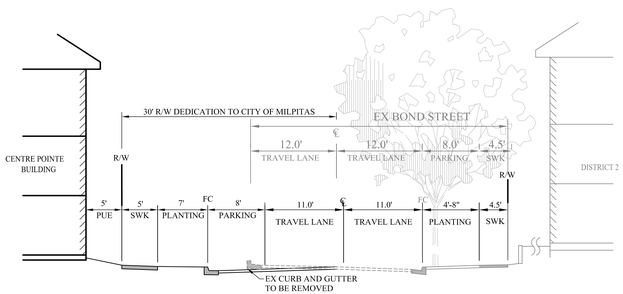
SECTION PER TASP
(FIG 5-23G)



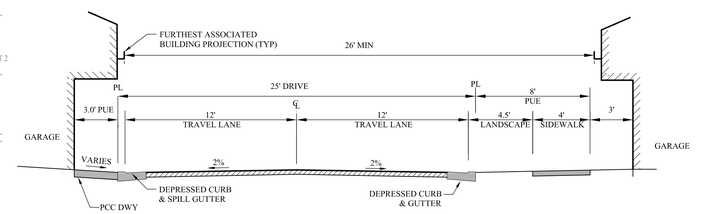
14 - PENITENCIA CREEK
NO SCALE

SECTION PER TASP
(FIG 5-9)





BOND STREET (PUBLIC) - NEIGHBORHOOD C
REVISED CITY SECTION (JUNE 9, 2014)
NO SCALE



16 - PRIVATE DRIVE (TYPICAL)
NO SCALE

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 846-0300 FAX (408) 846-0302

TENTATIVE MAP
STREET SECTIONS
CENTRE POINTE
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

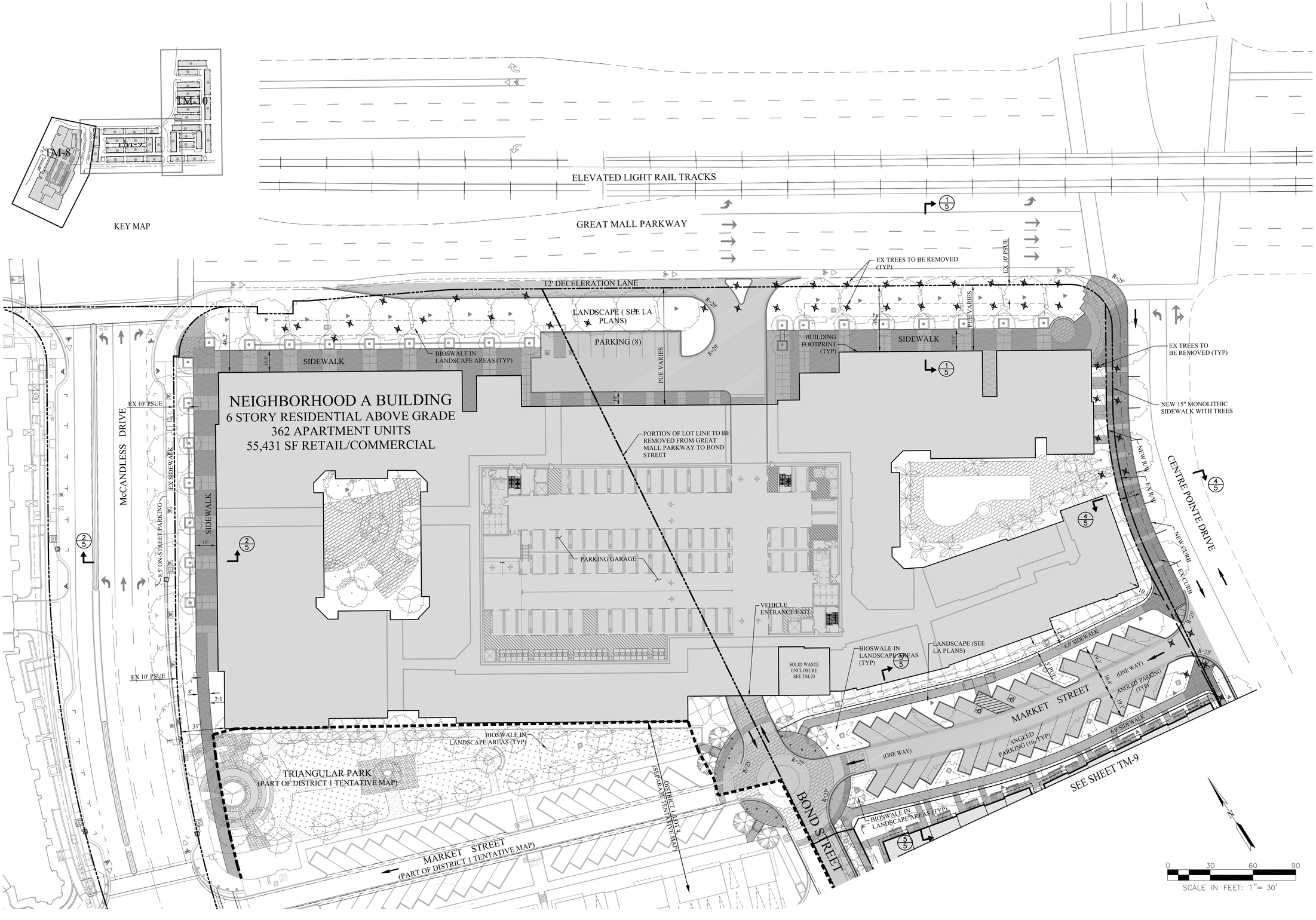
SCALE	DATE
N.T.S.	JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-7
OF 23 SHEETS

JOB NO.
122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-7 STREET SECTIONS.DWG



RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 846-0300 FAX (408) 846-0302

TENTATIVE MAP
NEIGHBORHOOD A SITE PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

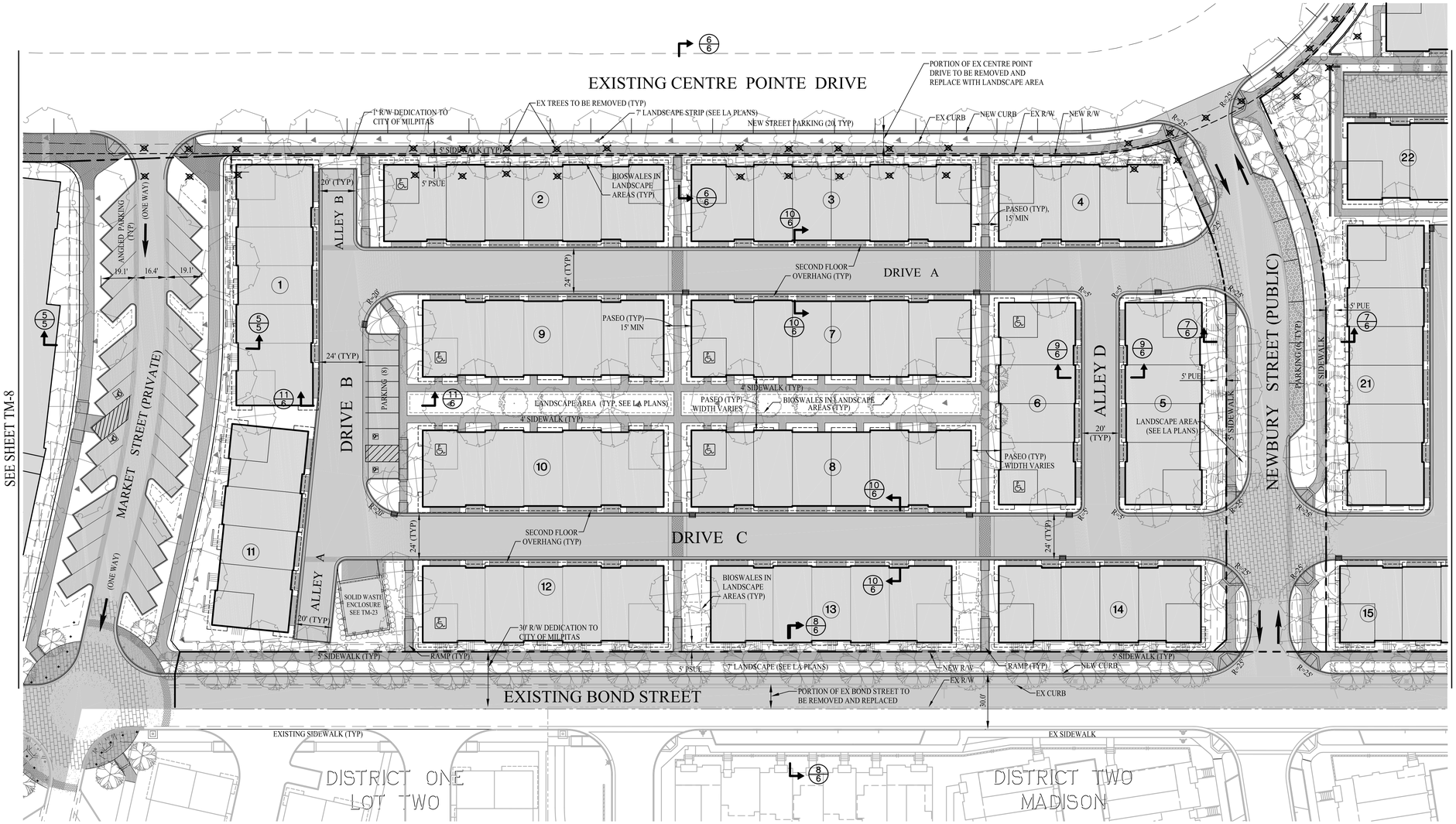
SCALE	DATE
1"=30'	JUNE 2014

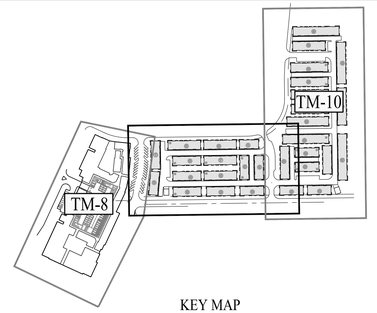
DATE	MK	SHEET REVISIONS	BY CK

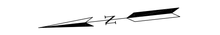
SHEET
TM-8
OF 23 SHEETS

JOB NO.
122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-8 NEIGHBORHOOD A SITE PLAN.DWG







RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP
NEIGHBORHOOD B SITE PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

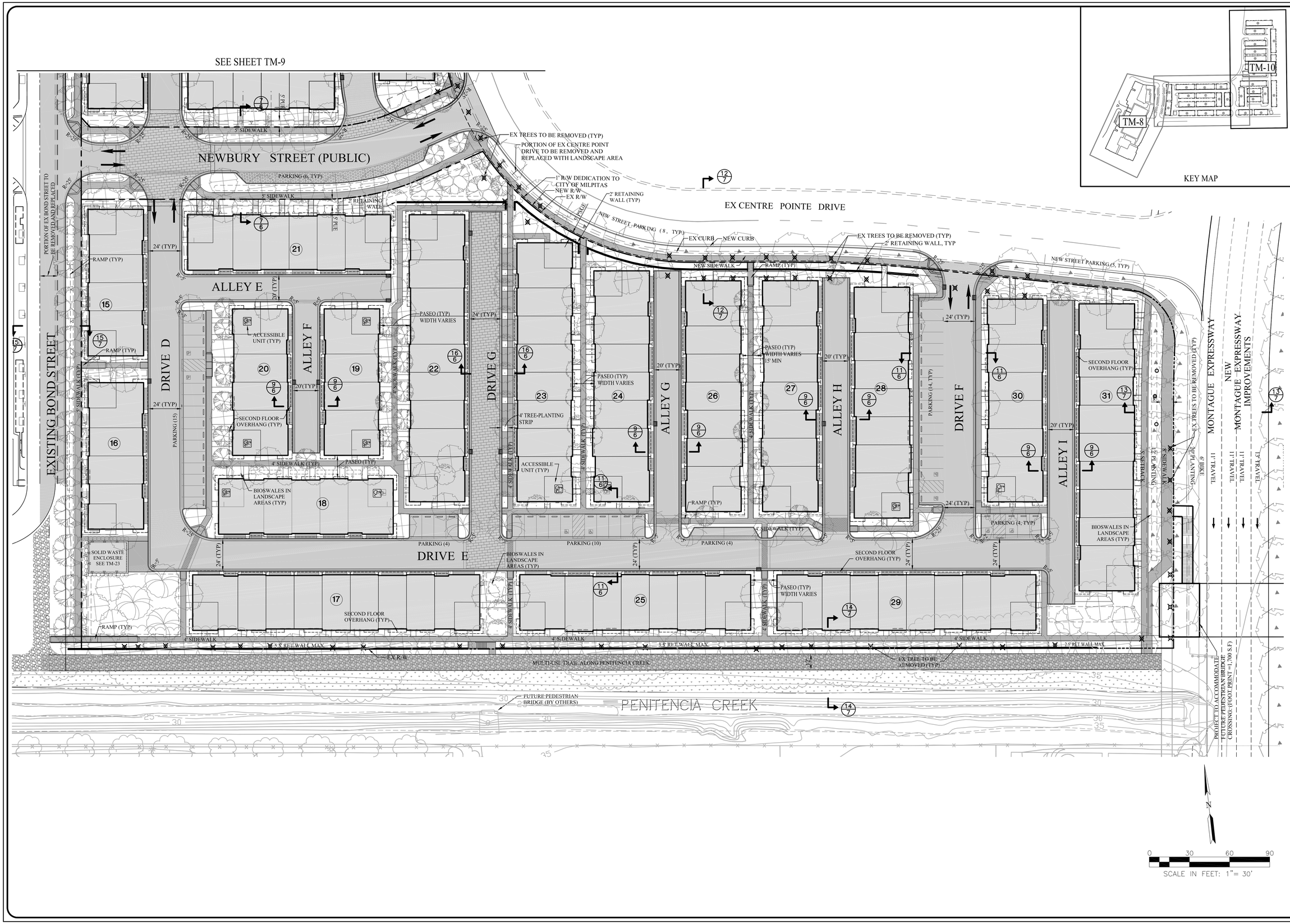
SCALE	DATE
1"=30'	JUNE 2014

DATE	MK	SHEET REVISIONS	BY CK

SHEET
TM-9
OF 23 SHEETS

JOB NO.
122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-9 NEIGHBORHOOD B SITE PLAN.DWG



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

TENTATIVE MAP
NEIGHBORHOOD C SITE PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

SCALE 1"=30'
DATE JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-10
OF 23 SHEETS
JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-10 NEIGHBORHOOD C SITE PLAN.DWG

NOTES

1. LOT 1 ~ 31 FOR CONDOMINIUM PURPOSES.
2. ALL LOTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGES AT FUTURE DESIGN.

NEIGHBORHOOD A:

LOT 32	362	APARTMENT UNITS
	55,431	SF RETAIL/COMMERCIAL

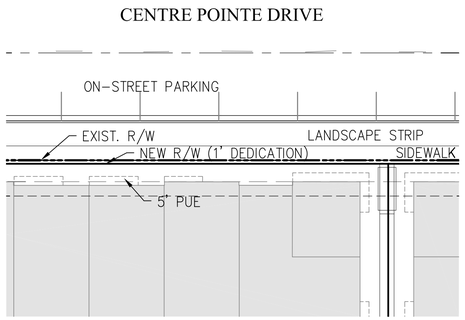
NEIGHBORHOOD B:

LOT 1	7	CONDO UNITS
LOT 2	8	CONDO UNITS
LOT 3	8	CONDO UNITS
LOT 4	5	CONDO UNITS
LOT 5	6	CONDO UNITS
LOT 6	6	CONDO UNITS
LOT 7	8	CONDO UNITS
LOT 8	8	CONDO UNITS
LOT 9	7	CONDO UNITS
LOT 10	7	CONDO UNITS
LOT 11	6	CONDO UNITS
LOT 12	7	CONDO UNITS
LOT 13	7	CONDO UNITS
LOT 14	6	CONDO UNITS
TOTAL 14 RESIDENTIAL LOTS.	96	CONDO UNITS

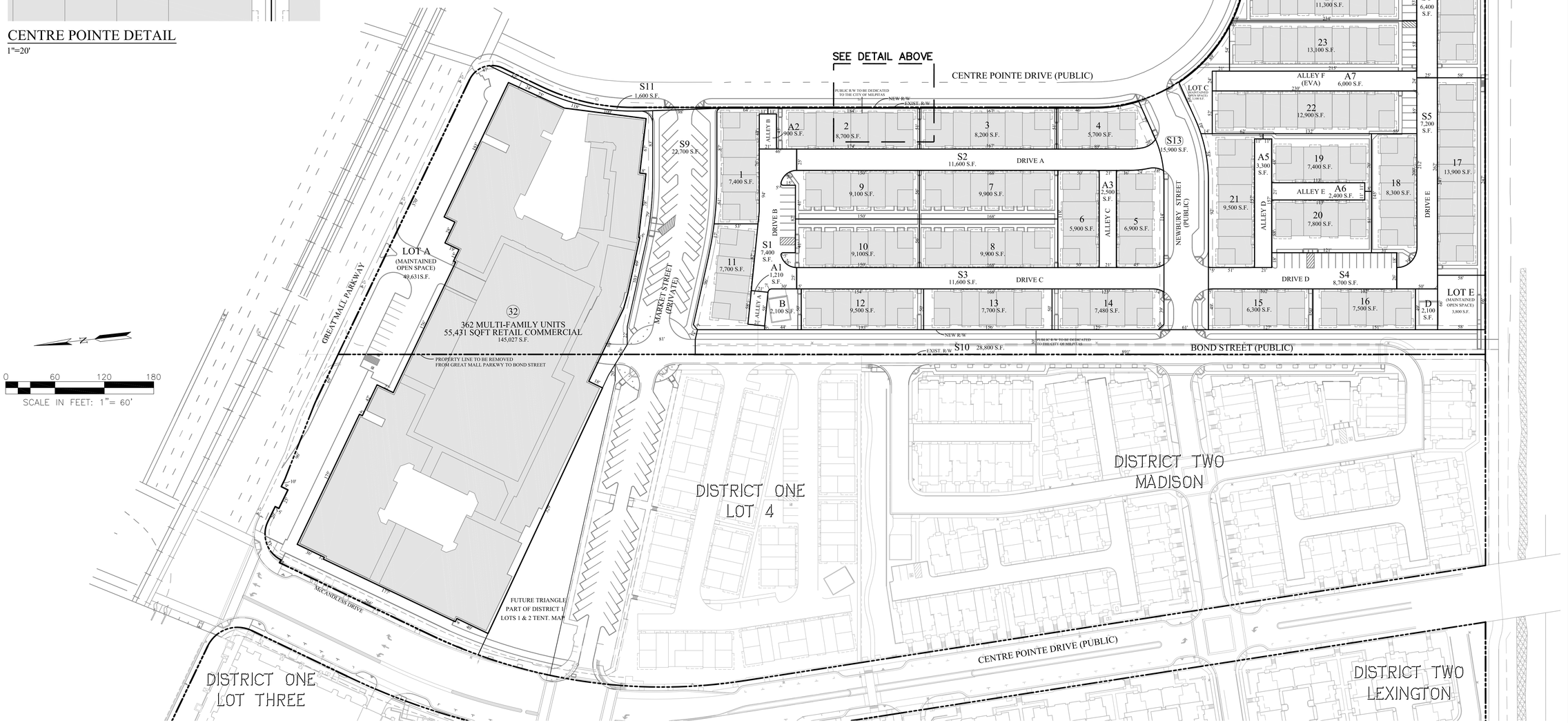
NEIGHBORHOOD C:

LOT 15	6	CONDO UNITS
LOT 16	6	CONDO UNITS
LOT 17	11	CONDO UNITS
LOT 18	7	CONDO UNITS
LOT 19	6	CONDO UNITS
LOT 20	6	CONDO UNITS
LOT 21	8	CONDO UNITS
LOT 22	11	CONDO UNITS
LOT 23	10	CONDO UNITS
LOT 24	9	CONDO UNITS
LOT 25	9	CONDO UNITS
LOT 26	9	CONDO UNITS
LOT 27	9	CONDO UNITS
LOT 28	9	CONDO UNITS
LOT 29	10	CONDO UNITS
LOT 30	8	CONDO UNITS
LOT 31	11	CONDO UNITS
TOTAL 17 RESIDENTIAL LOTS.	145	UNITS

COMPREHENSIVE: 241 CONDO UNITS
362 APARTMENTS
55,431 SQFT COMMERCIAL/RETAIL



CENTRE POINTE DETAIL
1"=20'



RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-3300 FAX: (408) 848-3302

TENTATIVE MAP
LOTTING PLAN
CENTRE POINTE

MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

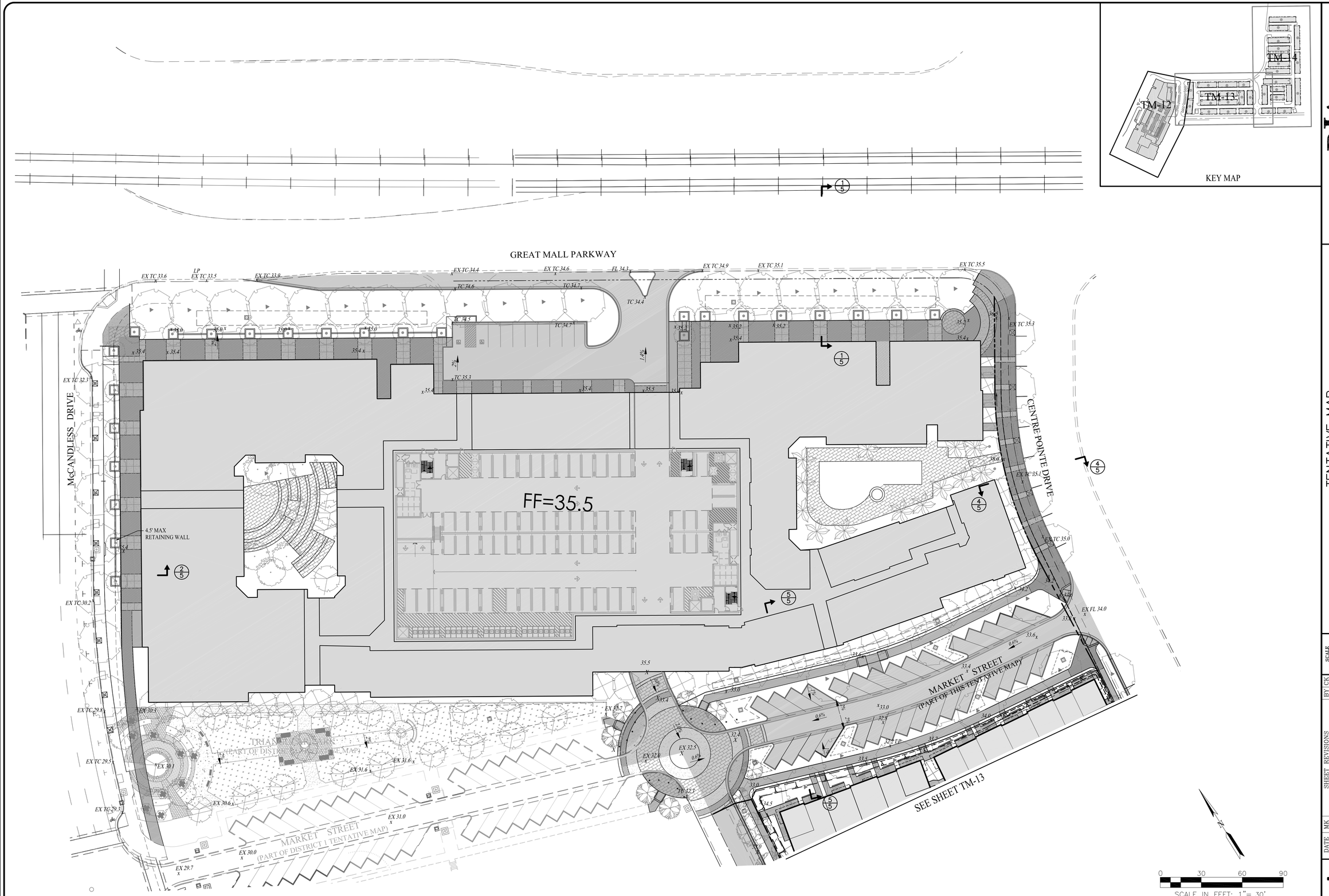
SCALE	DATE
1"=50'	JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-11
OF 23 SHEETS

JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-11 LOTTING PLAN.DWG



RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP
CONCEPTUAL GRADING PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES, MCCANDLESS, LLC

DATE	BY	CK

SHEET REVISIONS

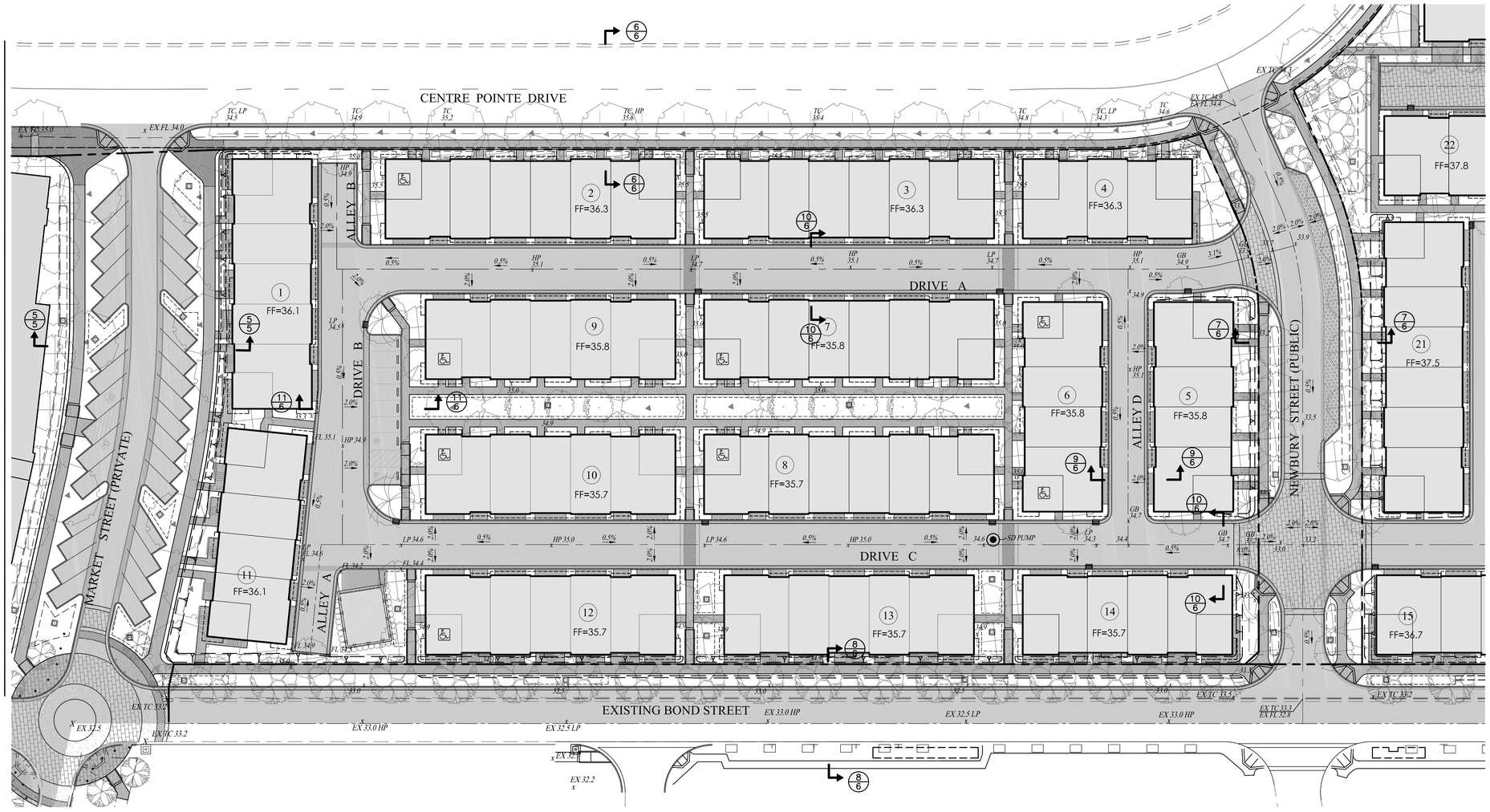
SCALE 1"=30'

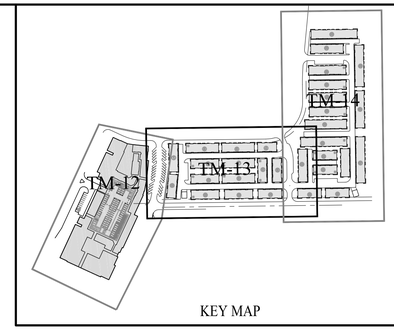
DATE JUNE 2014

SHEET
TM-12
OF 23 SHEETS

JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-12 CONCEPTUAL GRADING PLAN.DWG





KEY MAP

0 30 60 90
SCALE IN FEET: 1"= 30'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 846-0300 FAX (408) 846-0302

TENTATIVE MAP
CONCEPTUAL GRADING PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES, MCCANDLESS, LLC

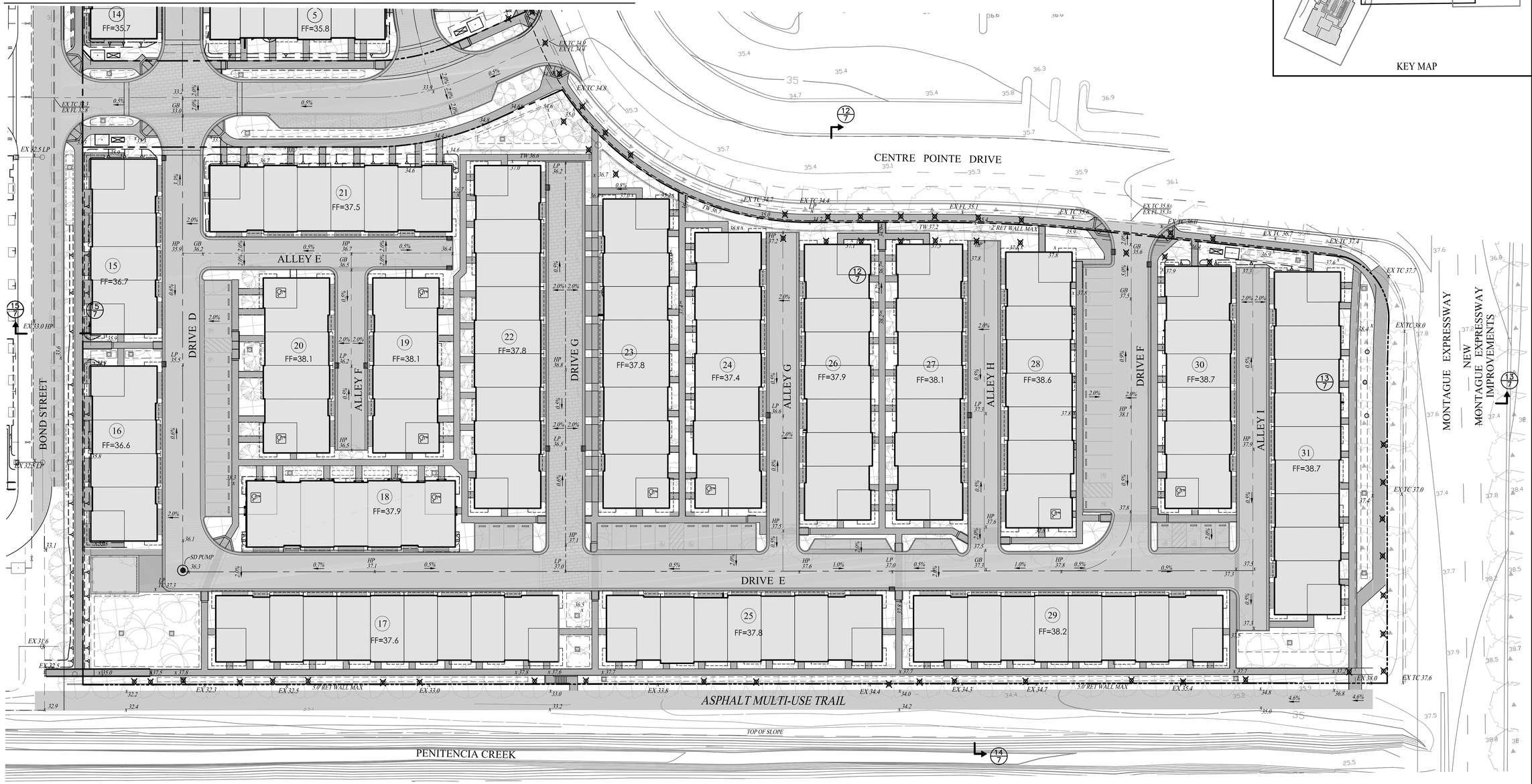
SCALE	DATE
1"=30'	JUNE 2014

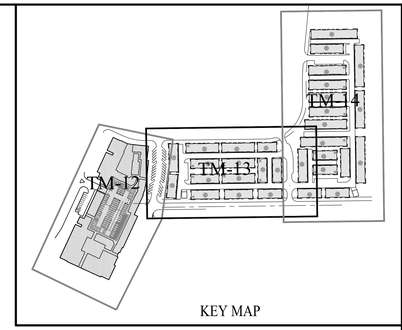
DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-13
OF 23 SHEETS
JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-13 CONCEPTUAL GRADING PLAN.DWG

SEE SHEET TM-13





KEY MAP

N

0 30 60 90

SCALE IN FEET: 1"= 30'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 846-0300 FAX (408) 846-0302

TENTATIVE MAP
CONCEPTUAL GRADING PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

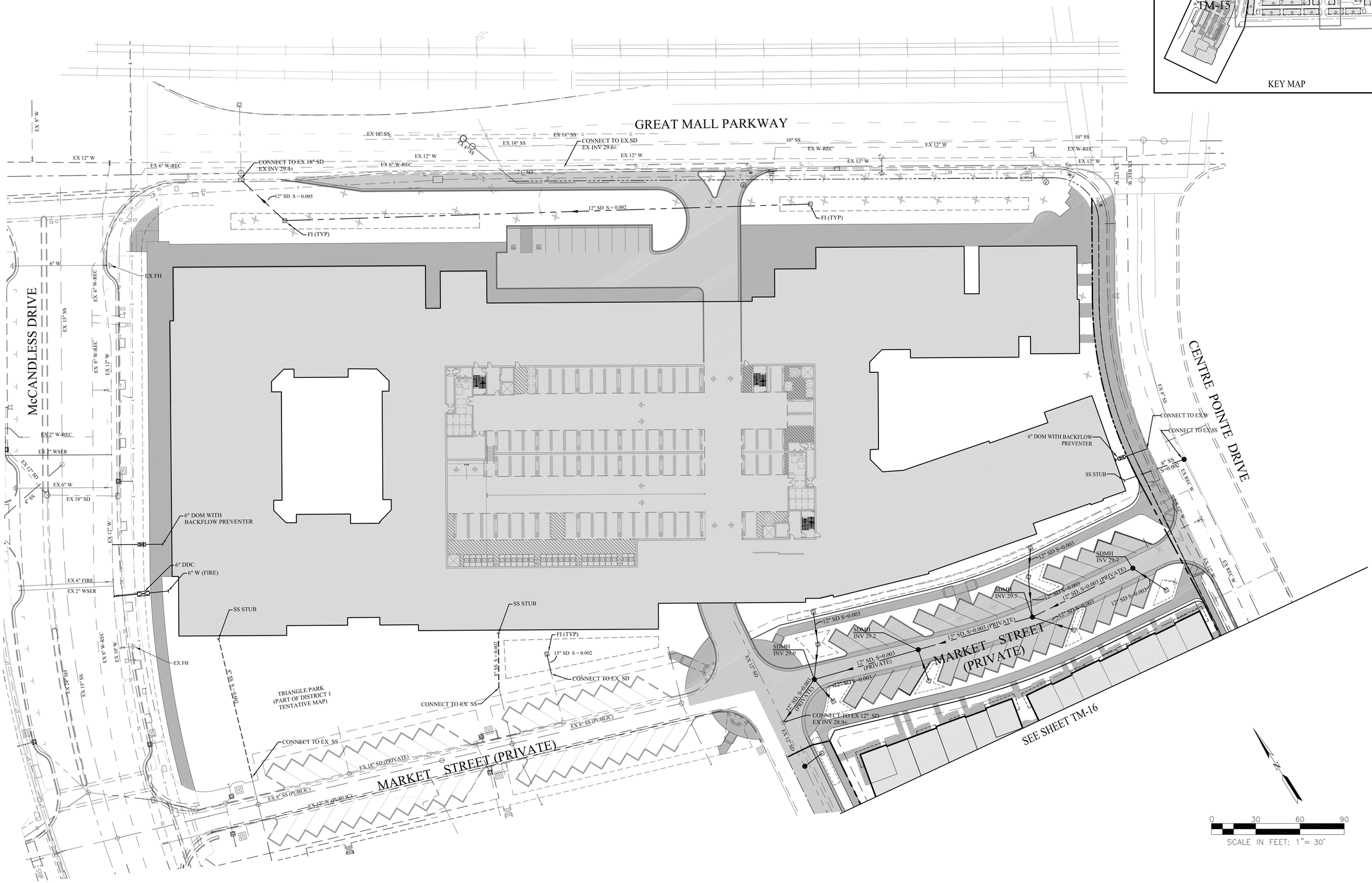
SCALE	DATE
1"=30'	JUNE 2014

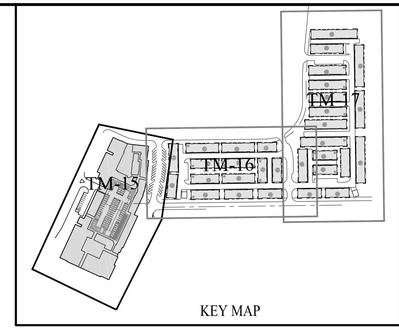
DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-14
OF 23 SHEETS

JOB NO.
122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-14 CONCEPTUAL GRADING PLAN.DWG





KEY MAP

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP
CONCEPTUAL UTILITY PLAN
CENTRE POINTE

MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

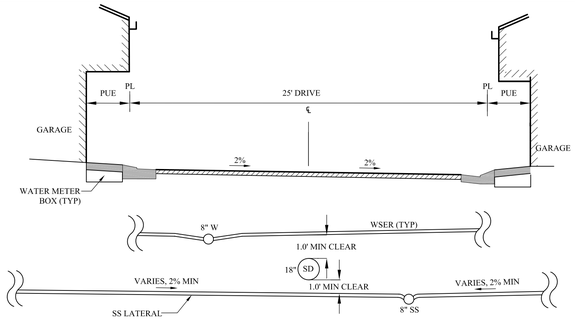
SCALE	DATE
1"=30'	JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

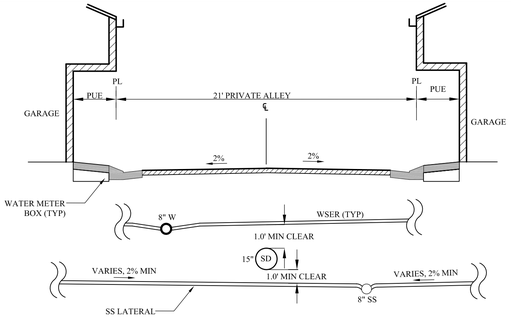
SHEET
TM-15
OF 23 SHEETS

JOB NO.
122015

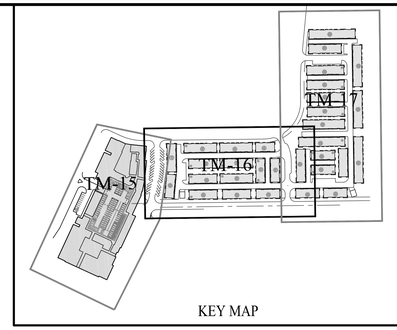
W: \JOBS 12\12015\DRAWINGS\PRELIM\TM JUNE 2014\TM-15 CONCEPTUAL UTILITY PLAN.DWG



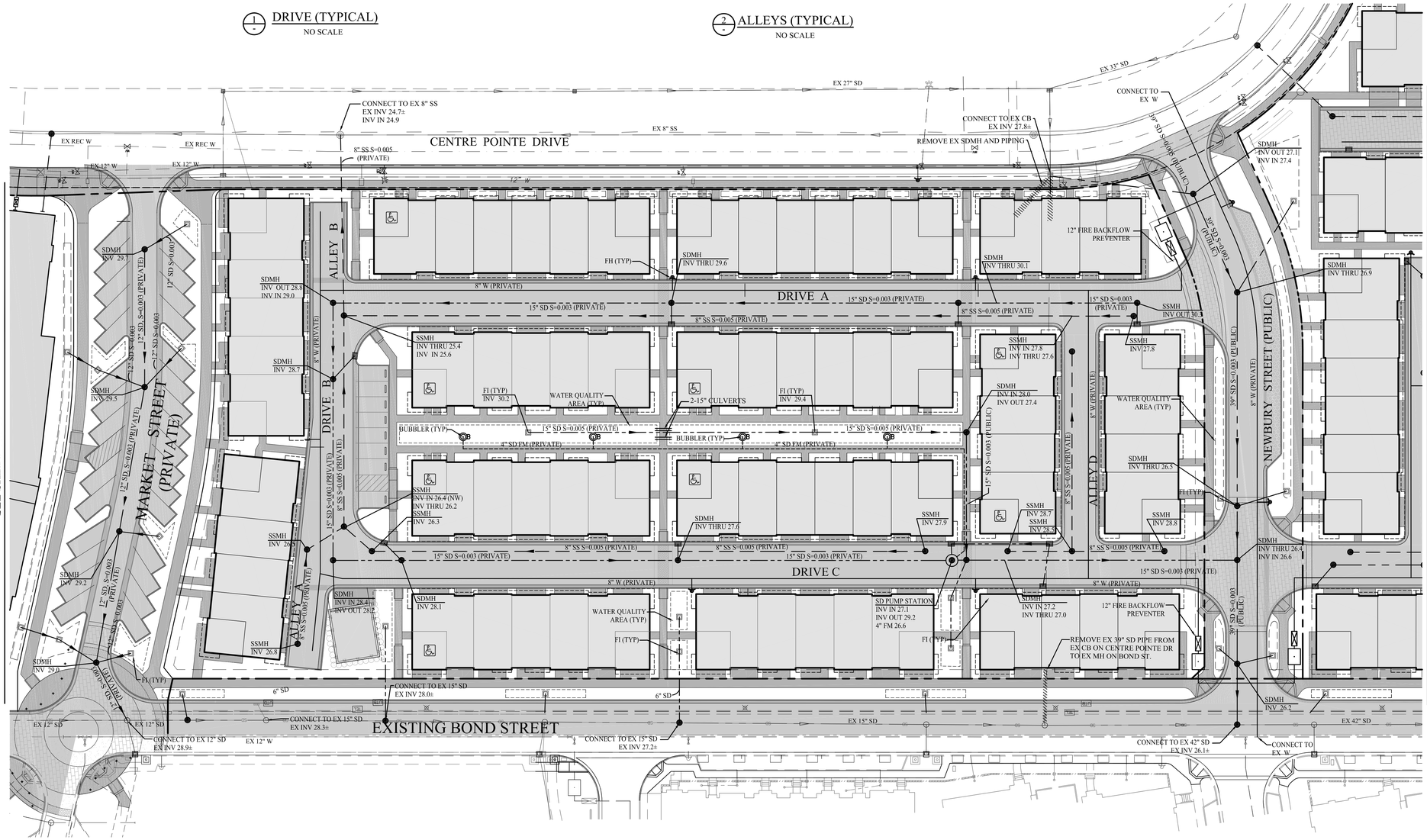
1/- DRIVE (TYPICAL)
NO SCALE



2/- ALLEYS (TYPICAL)
NO SCALE



KEY MAP



0 30 60 90
SCALE IN FEET: 1"= 30'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

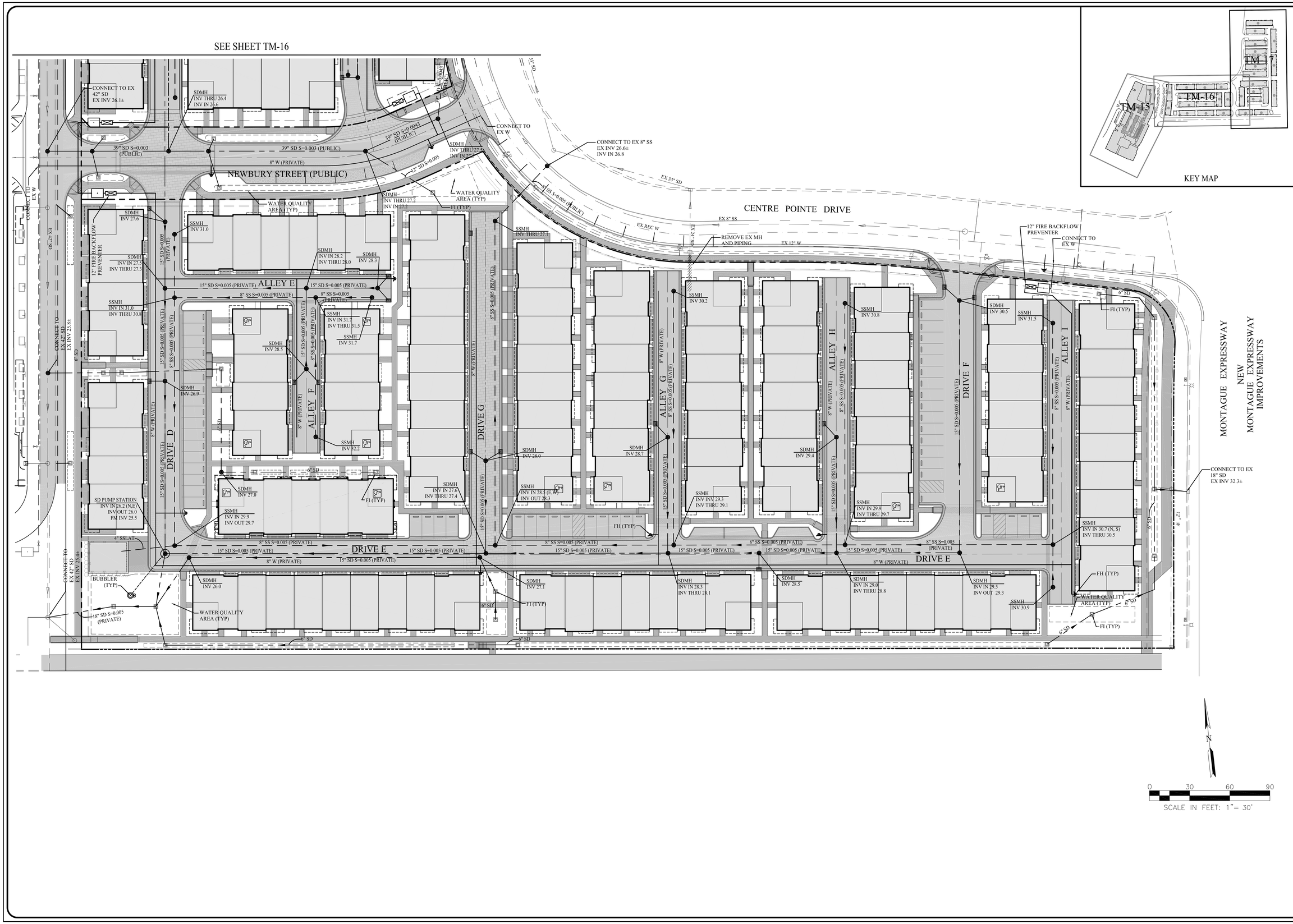
TENTATIVE MAP
CONCEPTUAL UTILITY PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=30'
DATE JUNE 2014

SHEET
TM-16
OF 23 SHEETS
JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-16 CONCEPTUAL UTILITY PLAN.DWG



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

TENTATIVE MAP
CONCEPTUAL UTILITY PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

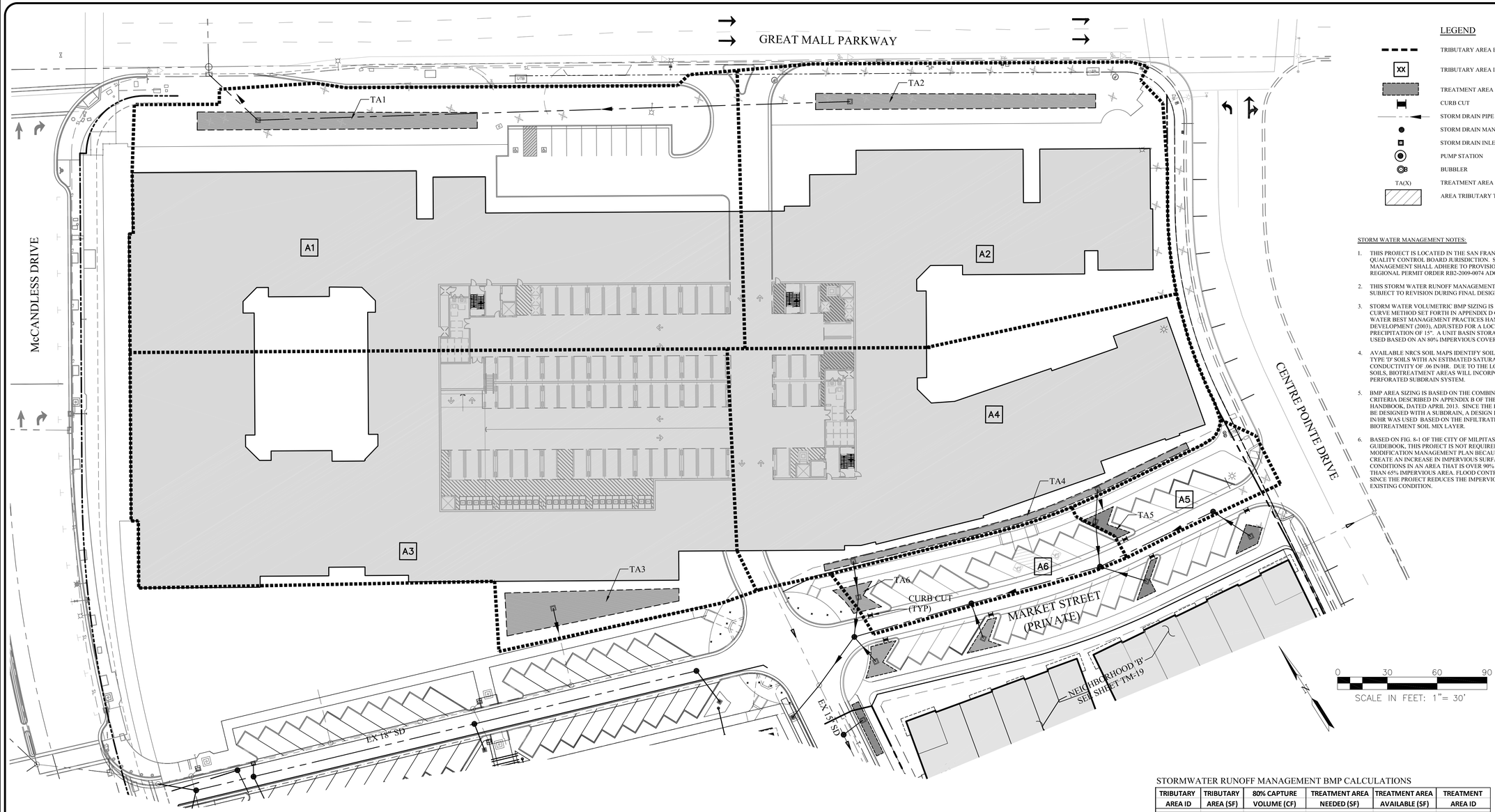
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

SCALE 1"=30'
DATE JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-17
OF 23 SHEETS
JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-17 CONCEPTUAL UTILITY PLAN.DWG



LEGEND

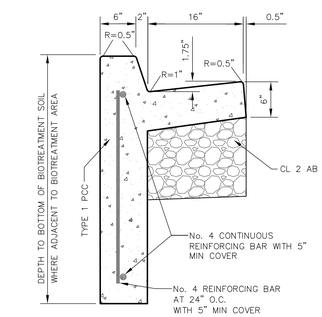
- TRIBUTARY AREA BOUNDARY
- XX — TRIBUTARY AREA ID
- TREATMENT AREA
- CURB CUT
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- PUMP STATION
- BUBBLER
- TA(X) — TREATMENT AREA ID
- AREA TRIBUTARY TO PUMP STATION

STORM WATER MANAGEMENT NOTES:

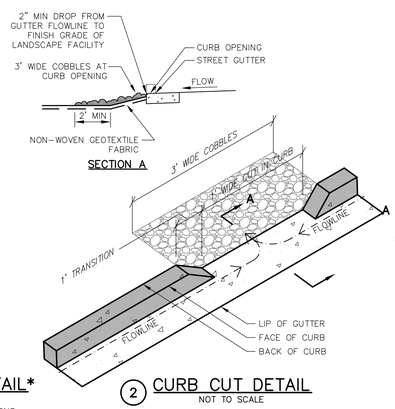
1. THIS PROJECT IS LOCATED IN THE SAN FRANCISCO REGIONAL WATER QUALITY CONTROL BOARD JURISDICTION. STORMWATER RUNOFF MANAGEMENT SHALL ADHERE TO PROVISION C.3 OF THE MUNICIPAL REGIONAL PERMIT ORDER R82-2009-0074 ADOPTED OCTOBER 2009.
2. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION DURING FINAL DESIGN.
3. STORM WATER VOLUMETRIC BMP SIZING IS BASED ON THE 80% CAPTURE CURVE METHOD SET FORTH IN APPENDIX D OF THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK FOR NEW DEVELOPMENT (2003), ADJUSTED FOR A LOCAL MEAN ANNUAL PRECIPITATION OF 15". A UNIT BASIN STORAGE FACTOR OF 0.56 IN WAS USED BASED ON AN 80% IMPERVIOUS COVERAGE.
4. AVAILABLE NRCS SOIL MAPS IDENTIFY SOILS IN THE PROJECT AREA AS TYPE 'D' SOILS WITH AN ESTIMATED SATURATED HYDRAULIC CONDUCTIVITY OF .06 IN/HR. DUE TO THE LOW INFILTRATION RATE OF THE SOILS, BIOTREATMENT AREAS WILL INCORPORATE THE USE OF A PERFORATED SUBDRAIN SYSTEM.
5. BMP AREA SIZING IS BASED ON THE COMBINATION FLOW/VOLUME SIZING CRITERIA DESCRIBED IN APPENDIX B OF THE SCVURPPP C.3 STORMWATER HANDBOOK, DATED APRIL 2013. SINCE THE BIOTREATMENT AREAS WILL BE DESIGNED WITH A SUBDRAIN, A DESIGN INFILTRATION RATE OF 5.0 IN/HR WAS USED BASED ON THE INFILTRATION RATE OF THE BIOTREATMENT SOIL MIX LAYER.
6. BASED ON FIG. 8-1 OF THE CITY OF MILPITAS STORM WATER C.3 GUIDEBOOK, THIS PROJECT IS NOT REQUIRED TO CREATE A HYDROGRAPH MODIFICATION MANAGEMENT PLAN BECAUSE THE PROJECT DOES NOT CREATE AN INCREASE IN IMPERVIOUS SURFACE OVER PRE-PROJECT CONDITIONS IN AN AREA THAT IS OVER 90% BUILT-OUT WITH GREATER THAN 65% IMPERVIOUS AREA. FLOOD CONTROL IS ALSO NOT REQUIRED, SINCE THE PROJECT REDUCES THE IMPERVIOUS COVERAGE FROM THE EXISTING CONDITION.

STORMWATER RUNOFF MANAGEMENT BMP CALCULATIONS

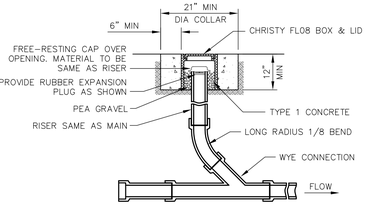
TRIBUTARY AREA ID	TRIBUTARY AREA (SF)	80% CAPTURE VOLUME (CF)	TREATMENT AREA NEEDED (SF)	TREATMENT AREA AVAILABLE (SF)	TREATMENT AREA ID
A1	56,380	2,636	1,580	1,600	TA1
A2	43,110	2,016	1,210	1,300	TA2
A3	55,800	2,609	1,570	1,600	TA3
A4	35,520	1,661	1,000	1,200	TA4
A5	4,330	202	130	130	TA5
A6	6,100	285	180	200	TA6



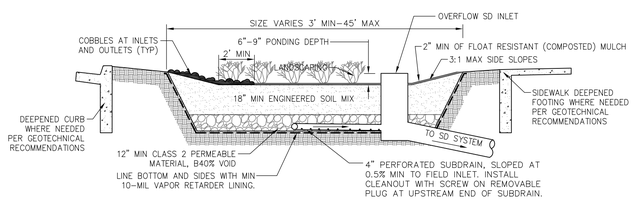
1 DEEPENED CURB & GUTTER DETAIL*
NO SCALE
*WHEREVER APPLICABLE PER GEOTECHNICAL RECOMMENDATIONS



2 CURB CUT DETAIL
NOT TO SCALE



3 CLEANOUT DETAIL
NO SCALE



4 BIOTREATMENT AREA DETAIL
NO SCALE

NOTES:
1. BIORETENTION BASIN DESIGN IS BASED ON CRITERIA WITHIN SECTION 6.1 OF THE SCVURPPP "C.3 STORMWATER HANDBOOK" DATED APRIL 2012.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP
CONCEPTUAL STORMWATER CONTROL PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

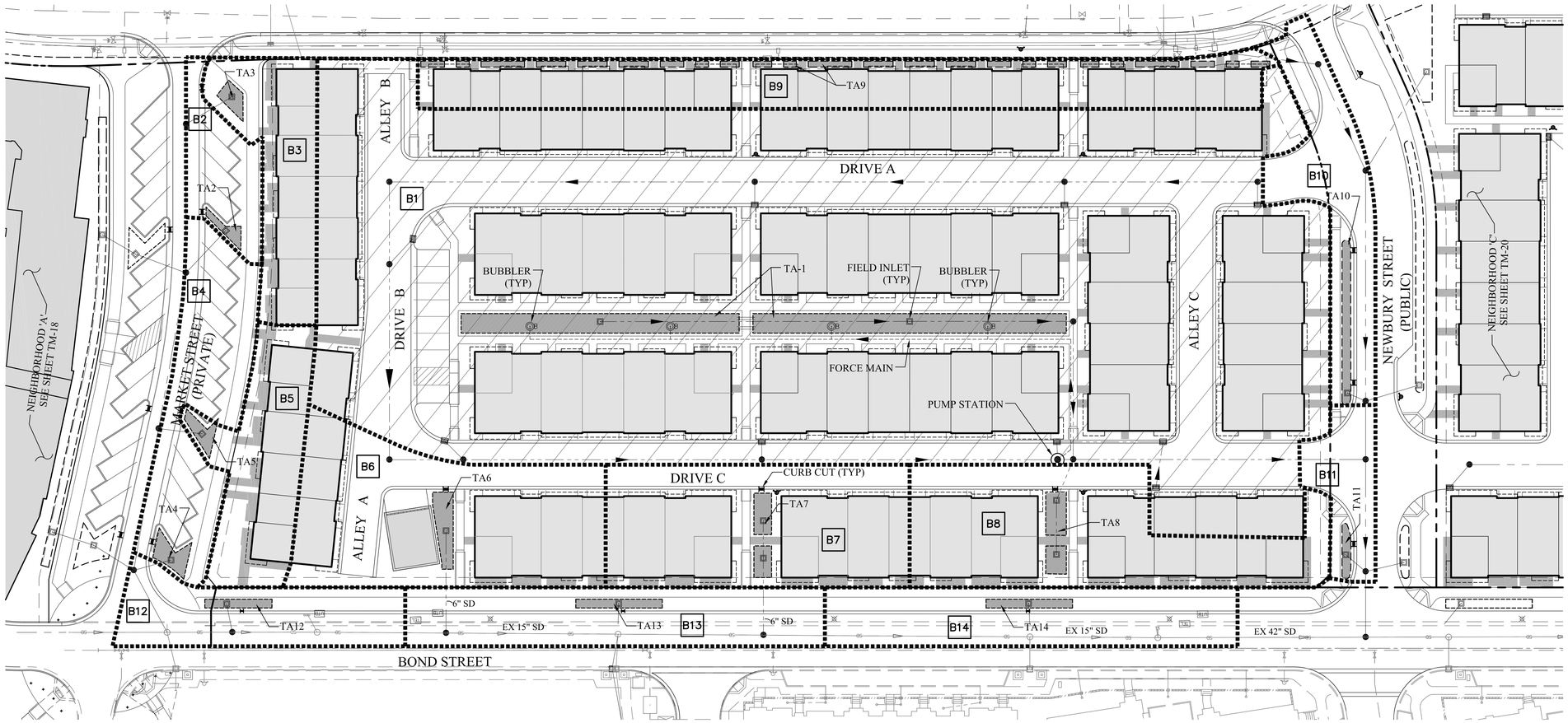
SCALE	DATE
1"=30'	JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-18
OF 23 SHEETS

JOB NO.
122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-18 CONCEPTUAL STORMWATER CONTROL PLAN.DWG



LEGEND

- TRIBUTARY AREA BOUNDARY
- XX — TRIBUTARY AREA ID
- TREATMENT AREA
- CURB CUT
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- PUMP STATION
- BUBBLER
- TA(X) — TREATMENT AREA ID
- AREA TRIBUTARY TO PUMP STATION

STORM WATER MANAGEMENT NOTES:

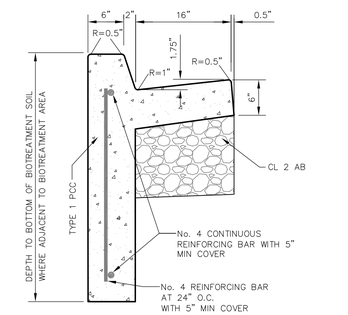
1. THIS PROJECT IS LOCATED IN THE SAN FRANCISCO REGIONAL WATER QUALITY CONTROL BOARD JURISDICTION. STORMWATER RUNOFF MANAGEMENT SHALL ADHERE TO PROVISION C.3 OF THE MUNICIPAL REGIONAL PERMIT ORDER RB2-2009-0074 ADOPTED OCTOBER 2009.
2. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION DURING FINAL DESIGN.
3. STORM WATER VOLUMETRIC BMP SIZING IS BASED ON THE 80% CAPTURE CURVE METHOD SET FORTH IN APPENDIX D OF THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK FOR NEW DEVELOPMENT (2003), ADJUSTED FOR A LOCAL MEAN ANNUAL PRECIPITATION OF 15". A UNIT BASIN STORAGE FACTOR OF 0.56 IN WAS USED BASED ON AN 80% IMPERVIOUS COVERAGE.
4. AVAILABLE NRCS SOIL MAPS IDENTIFY SOILS IN THE PROJECT AREA AS TYPE 'D' SOILS WITH AN ESTIMATED SATURATED HYDRAULIC CONDUCTIVITY OF .06 IN/HR. DUE TO THE LOW INFILTRATION RATE OF THE SOILS, BIOTREATMENT AREAS WILL INCORPORATE THE USE OF A PERFORATED SUBDRAIN SYSTEM.
5. BMP AREA SIZING IS BASED ON THE COMBINATION FLOW/VOLUME SIZING CRITERIA DESCRIBED IN APPENDIX B OF THE SCVURPPP C.3 STORMWATER HANDBOOK, DATED APRIL 2013. SINCE THE BIOTREATMENT AREAS WILL BE DESIGNED WITH A SUBDRAIN, A DESIGN INFILTRATION RATE OF 5.0 IN/HR WAS USED BASED ON THE INFILTRATION RATE OF THE BIOTREATMENT SOIL MIX LAYER.
6. BASED ON FIG. 8-1 OF THE CITY OF MILPITAS STORM WATER C.3 GUIDEBOOK, THIS PROJECT IS NOT REQUIRED TO CREATE A HYDROGRAPH MODIFICATION MANAGEMENT PLAN BECAUSE THE PROJECT DOES NOT CREATE AN INCREASE IN IMPERVIOUS SURFACE OVER PRE-PROJECT CONDITIONS IN AN AREA THAT IS OVER 90% BUILT-OUT WITH GREATER THAN 65% IMPERVIOUS AREA. FLOOD CONTROL IS ALSO NOT REQUIRED, SINCE THE PROJECT REDUCES THE IMPERVIOUS COVERAGE FROM THE EXISTING CONDITION.

0 30 60 90

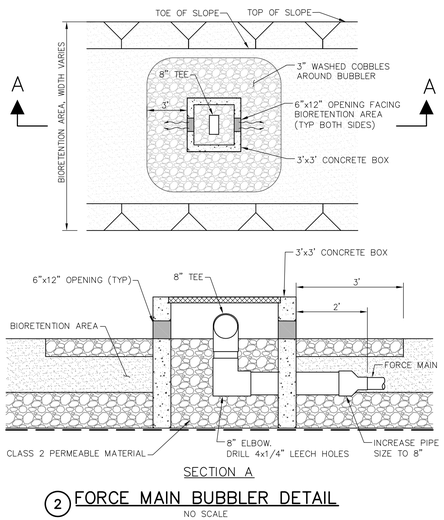
SCALE IN FEET: 1"= 30'

STORMWATER RUNOFF MANAGEMENT BMP CALCULATIONS

TRIBUTARY AREA ID	TRIBUTARY AREA (SF)	80% CAPTURE VOLUME (CF)	TREATMENT AREA NEEDED (SF)	TREATMENT AREA AVAILABLE (SF)	TREATMENT AREA ID
B1	93,100	4,354	2,610	2,800	TA1 (PUMP)
B2	2,690	126	80	100	TA2
B3	4,580	214	130	150	TA3
B4	6,430	301	190	200	TA4
B5	5,200	243	150	180	TA5
B6	10,200	477	290	300	TA6
B7	11,170	522	320	350	TA7
B8	13,360	625	380	400	TA8
B9	11,030	516	320	350	TA9
B10	5,450	255	160	200	TA10
B11	2,480	116	80	100	TA11
B12	4,660	218	140	150	TA12
B13	6,410	300	190	200	TA13
B14	6,290	294	180	200	TA14

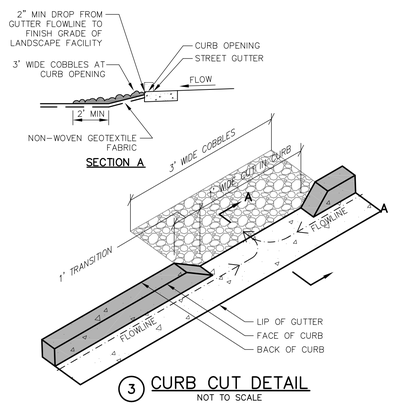


1 DEEPENED CURB & GUTTER DETAIL*
NO SCALE
*WHEREVER APPLICABLE PER GEOTECHNICAL RECOMMENDATIONS

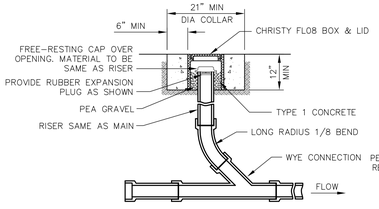


SECTION A

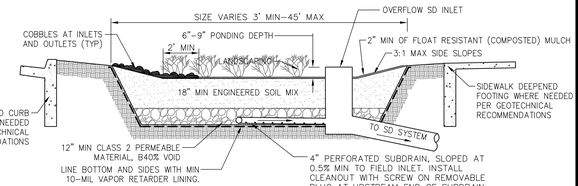
2 FORCE MAIN BUBBLER DETAIL
NO SCALE



3 CURB CUT DETAIL
NOT TO SCALE



4 CLEANOUT DETAIL
NO SCALE



5 BIOTREATMENT AREA DETAIL
NO SCALE

NOTES:
1. BIORETENTION BASIN DESIGN IS BASED ON CRITERIA WITHIN SECTION 6.1 OF THE SCVURPPP "C.3 STORMWATER HANDBOOK" DATED APRIL 2012.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP
CONCEPTUAL STORMWATER CONTROL PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES, MCCANDLESS, LLC

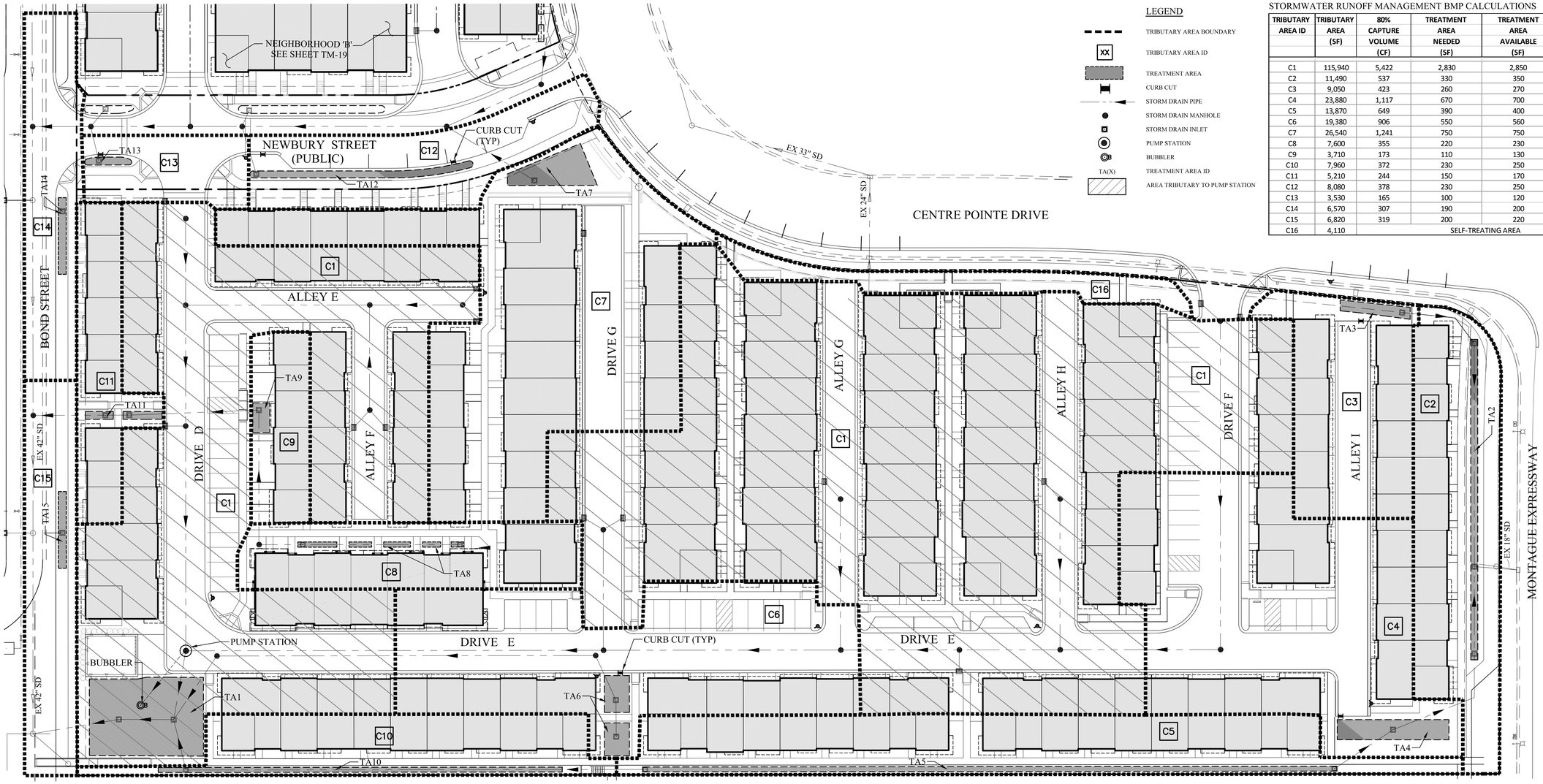
SCALE	DATE
1"=30'	JUNE 2014

DATE	BY	CK	SHEET REVISIONS
MK			

SHEET
TM-19
OF 23 SHEETS

JOB NO.
122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-19 CONCEPTUAL STORMWATER CONTROL PLAN.DWG

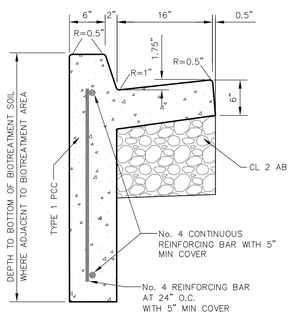


LEGEND

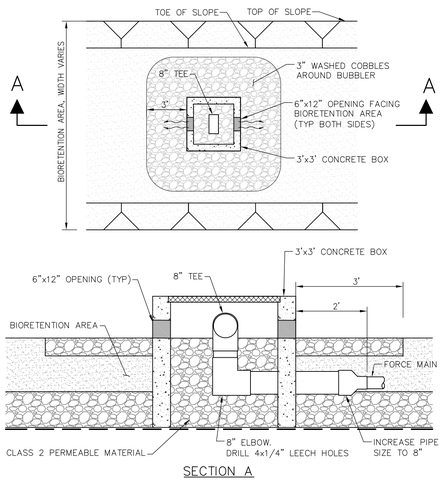
- TRIBUTARY AREA BOUNDARY
- XX — TRIBUTARY AREA ID
- TREATMENT AREA
- CURB CUT
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- PUMP STATION
- BUBBLER
- TA(X) — TREATMENT AREA ID
- AREA TRIBUTARY TO PUMP STATION

STORMWATER RUNOFF MANAGEMENT BMP CALCULATIONS

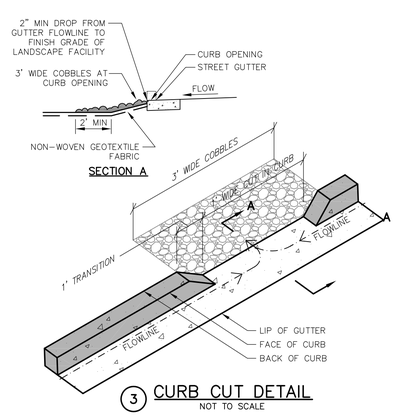
TRIBUTARY AREA ID	TRIBUTARY AREA (SF)	80% CAPTURE VOLUME (CF)	TREATMENT AREA NEEDED (SF)	TREATMENT AREA AVAILABLE (SF)	TREATMENT AREA ID
C1	115,940	5,422	2,830	2,850	TA1 (PUMP)
C2	11,490	537	330	350	TA2
C3	9,050	423	260	270	TA3
C4	23,880	1,117	670	700	TA4
C5	13,870	649	390	400	TA5
C6	19,380	906	550	560	TA6
C7	26,540	1,241	750	750	TA7
C8	7,600	355	220	230	TA8
C9	3,710	173	110	130	TA9
C10	7,960	372	230	250	TA10
C11	5,210	244	150	170	TA11
C12	8,080	378	230	250	TA12
C13	3,530	165	100	120	TA13
C14	6,570	307	190	200	TA14
C15	6,820	319	200	220	TA15
C16	4,110	SELF-TREATING AREA			



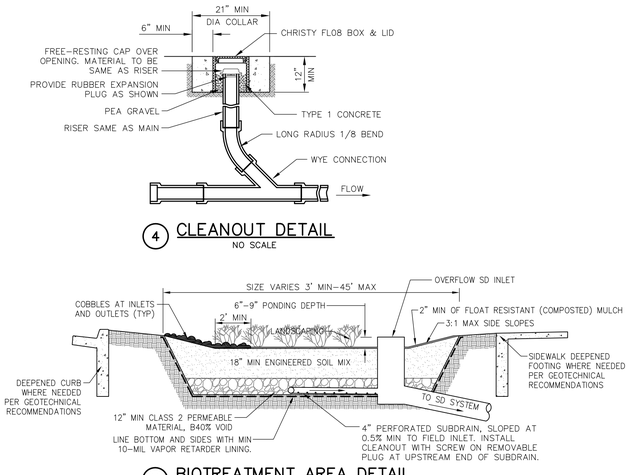
1 DEEPENED CURB & GUTTER DETAIL*
NO SCALE
*WHEREVER APPLICABLE PER GEOTECHNICAL RECOMMENDATIONS



2 FORCE MAIN BUBBLER DETAIL
NO SCALE



3 CURB CUT DETAIL
NOT TO SCALE



4 CLEANOUT DETAIL
NO SCALE

5 BIOTREATMENT AREA DETAIL
NO SCALE

NOTES:
1. BIORETENTION BASIN DESIGN IS BASED ON CRITERIA WITHIN SECTION 6.1 OF THE SCVURPPP "C.3 STORMWATER HANDBOOK" DATED APRIL 2012.

STORM WATER MANAGEMENT NOTES:

1. THIS PROJECT IS LOCATED IN THE SAN FRANCISCO REGIONAL WATER QUALITY CONTROL BOARD JURISDICTION. STORMWATER RUNOFF MANAGEMENT SHALL ADHERE TO PROVISION C.3 OF THE MUNICIPAL REGIONAL PERMIT ORDER RB2-2009-0074 ADOPTED OCTOBER 2009.
2. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION DURING FINAL DESIGN.
3. STORM WATER VOLUMETRIC BMP SIZING IS BASED ON THE 80% CAPTURE CURVE METHOD SET FORTH IN APPENDIX D OF THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK FOR NEW DEVELOPMENT (2003), ADJUSTED FOR A LOCAL MEAN ANNUAL PRECIPITATION OF 15". A UNIT BASIN STORAGE FACTOR OF 0.56 IN WAS USED BASED ON AN 80% IMPERVIOUS COVERAGE.
4. AVAILABLE NRCS SOIL MAPS IDENTIFY SOILS IN THE PROJECT AREA AS TYPE 'D' SOILS WITH AN ESTIMATED SATURATED HYDRAULIC CONDUCTIVITY OF .06 IN/HR. DUE TO THE LOW INFILTRATION RATE OF THE SOILS, BIOTREATMENT AREAS WILL INCORPORATE THE USE OF A PERFORATED SUBDRAIN SYSTEM.
5. BMP AREA SIZING IS BASED ON THE COMBINATION FLOW/VOLUME SIZING CRITERIA DESCRIBED IN APPENDIX B OF THE SCVURPPP C.3 STORMWATER HANDBOOK, DATED APRIL 2013. SINCE THE BIOTREATMENT AREAS WILL BE DESIGNED WITH A SUBDRAIN, A DESIGN INFILTRATION RATE OF 5.0 IN/HR WAS USED BASED ON THE INFILTRATION RATE OF THE BIOTREATMENT SOIL MIX LAYER.
6. BASED ON FIG. 8-1 OF THE CITY OF MILPITAS STORM WATER C.3 GUIDEBOOK, THIS PROJECT IS NOT REQUIRED TO CREATE A HYDROGRAPH MODIFICATION MANAGEMENT PLAN BECAUSE THE PROJECT DOES NOT CREATE AN INCREASE IN IMPERVIOUS SURFACE OVER PRE-PROJECT CONDITIONS IN AN AREA THAT IS OVER 90% BUILT-OUT WITH GREATER THAN 65% IMPERVIOUS AREA. FLOOD CONTROL IS ALSO NOT REQUIRED, SINCE THE PROJECT REDUCES THE IMPERVIOUS COVERAGE FROM THE EXISTING CONDITION.

N

0 30 60 90

SCALE IN FEET: 1"= 30'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 848-3300 FAX (408) 848-3302

TENTATIVE MAP
CONCEPTUAL STORMWATER CONTROL PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

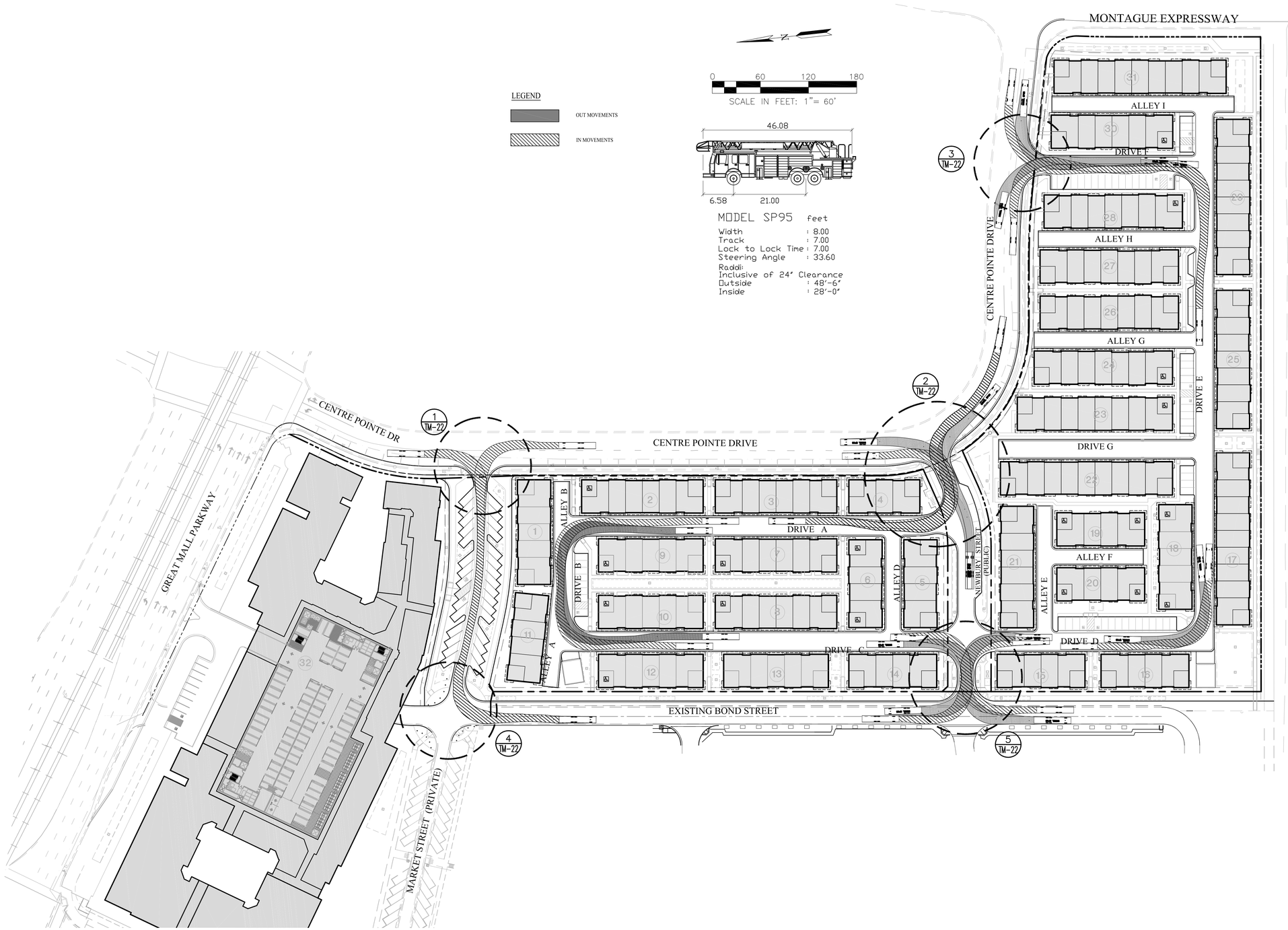
COR: INTEGRAL COMMUNITIES, MCCANDLESS, LLC

DATE	BY	SHEET REVISIONS	BY	CK
MK				

SCALE 1"=30'
DATE JUNE 2014

SHEET
TM-20
OF 23 SHEETS
JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-20 CONCEPTUAL STORMWATER CONTROL PLAN.DWG



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP
CONCEPTUAL EMERGENCY VEHICLE PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

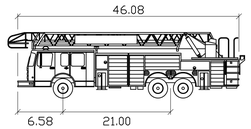
SCALE	DATE
1"=60'	JUNE 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
TM-21
OF 23 SHEETS

JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-21 CONCEPTUAL EMERGENCY VEHICLE PLAN.DWG



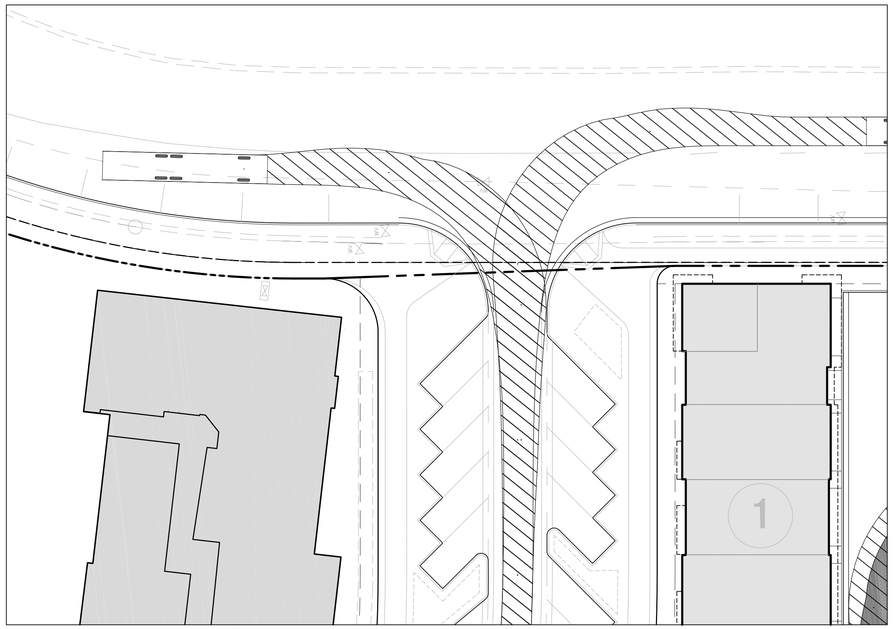
MODEL SP95 feet

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

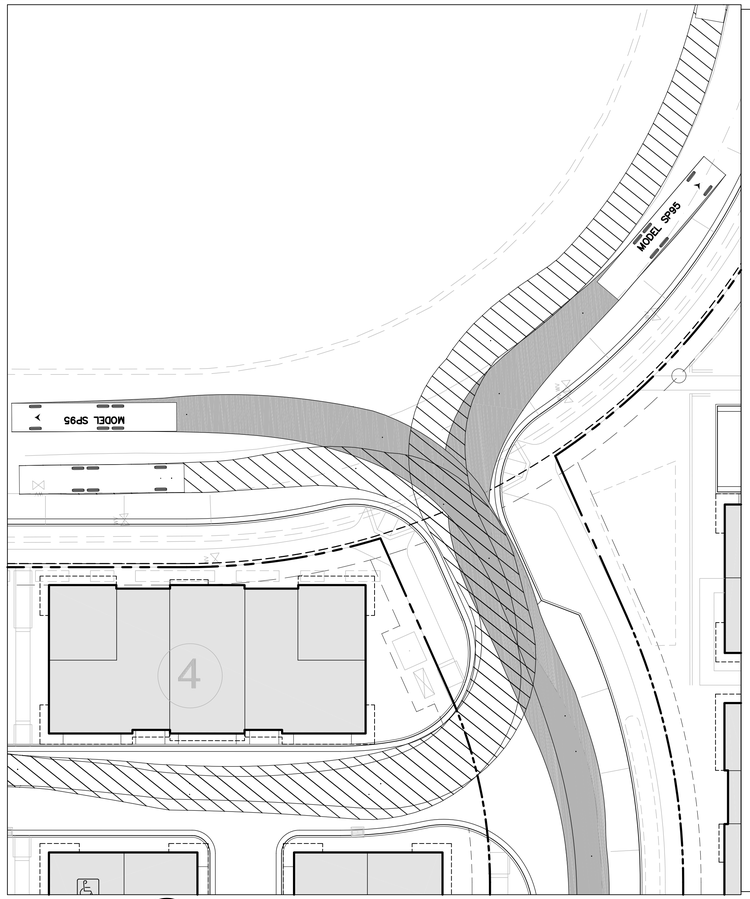
LEGEND

OUT MOVEMENTS

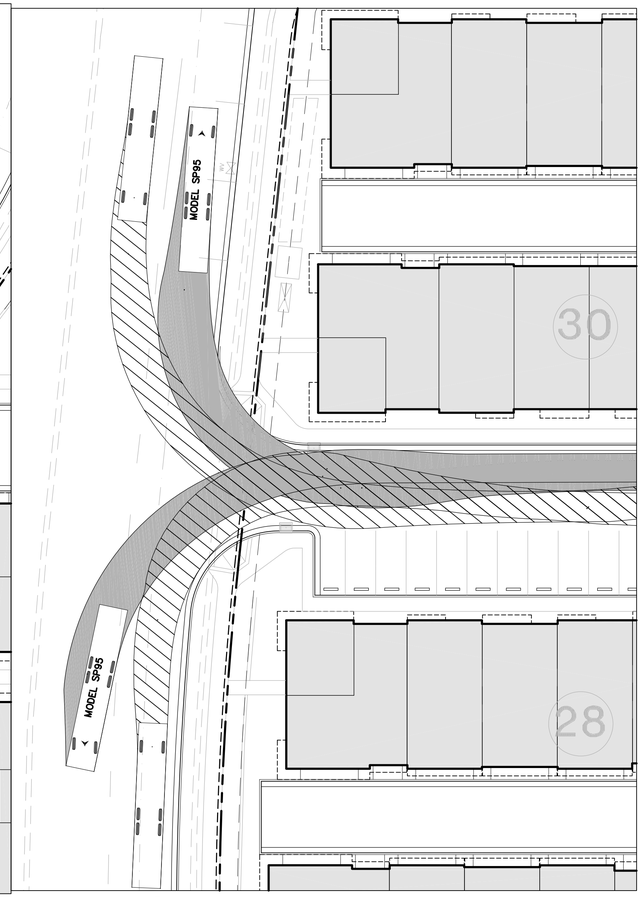
IN MOVEMENTS



1 TM-21 CENTRE POINTE DRIVE AND MARKET STREET
1"=20' SCALE

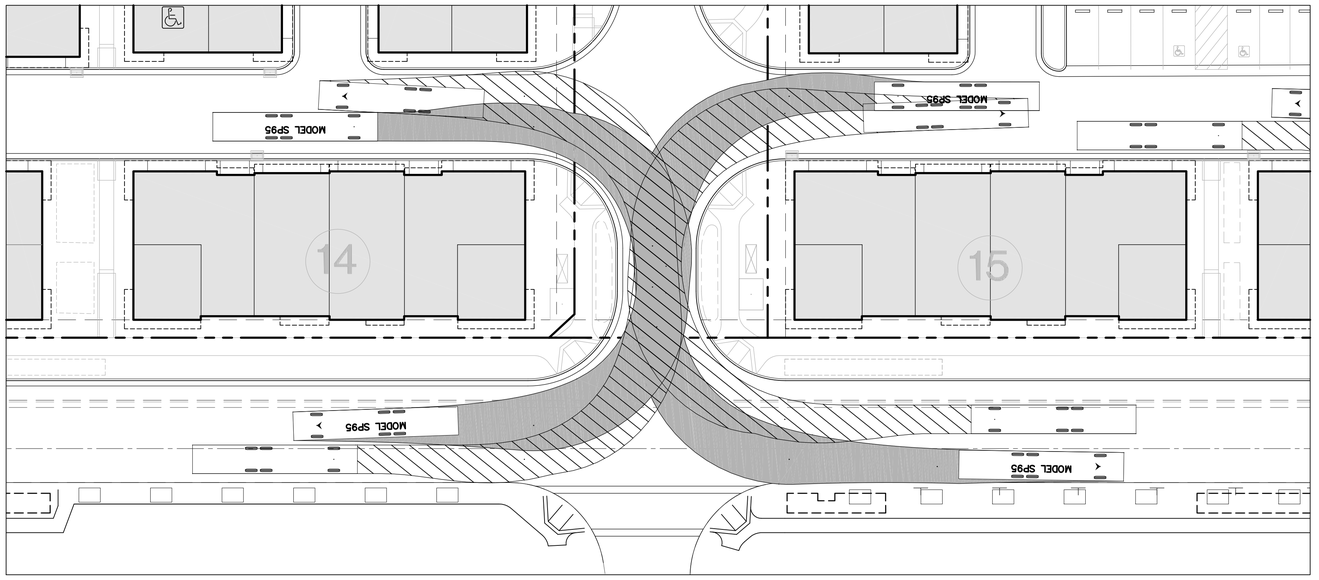


2 TM-21 NEWBURY STREET, AND CENTRE POINTE DRIVE
1"=20' SCALE



3 TM-21 CENTRE POINTE DRIVE AND DRIVE F
1"=20' SCALE

4 TM-21 BOND STREET AND MARKET STREET
1"=20' SCALE



5 TM-21 NEWBURY STREET, AND BOND STREET
1"=20' SCALE

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE (408) 848-3300 FAX (408) 848-3302

TENTATIVE MAP
CONCEPTUAL EMERGENCY VEHICLE PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA

FOR: INTEGRAL COMMUNITIES, MCCANDLESS, LLC

SCALE	DATE
1"=60'	JUNE 2014

DATE	BY	CK	SHEET REVISIONS

SHEET
TM-22
OF 23 SHEETS

JOB NO.
122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-22 CONCEPTUAL EMERGENCY VEHICLE PLAN.DWG

NEIGHBORHOOD A

T

RESIDENTS WILL DISPOSE OF THE TRASH AT EACH LEVEL, VIA CHUTES WITHIN THE PARKING STRUCTURE, TO COLLECTION / COMPACTION AREAS AT GROUND LEVEL. THERE WILL BE TWO GROUND LEVEL COLLECTION / COMPACTION AREAS. THE BUILDING MANAGEMENT COMPANY WILL MOVE GROUND LEVEL TRASH COLLECTION TO THE OUTDOOR TRASH STAGING AREAS, VIA STINGER CARTS, AT THE SCHEDULED COLLECTION DAYS BY THE SOLID WASTE COLLECTION COMPANY.

NEIGHBORHOOD B

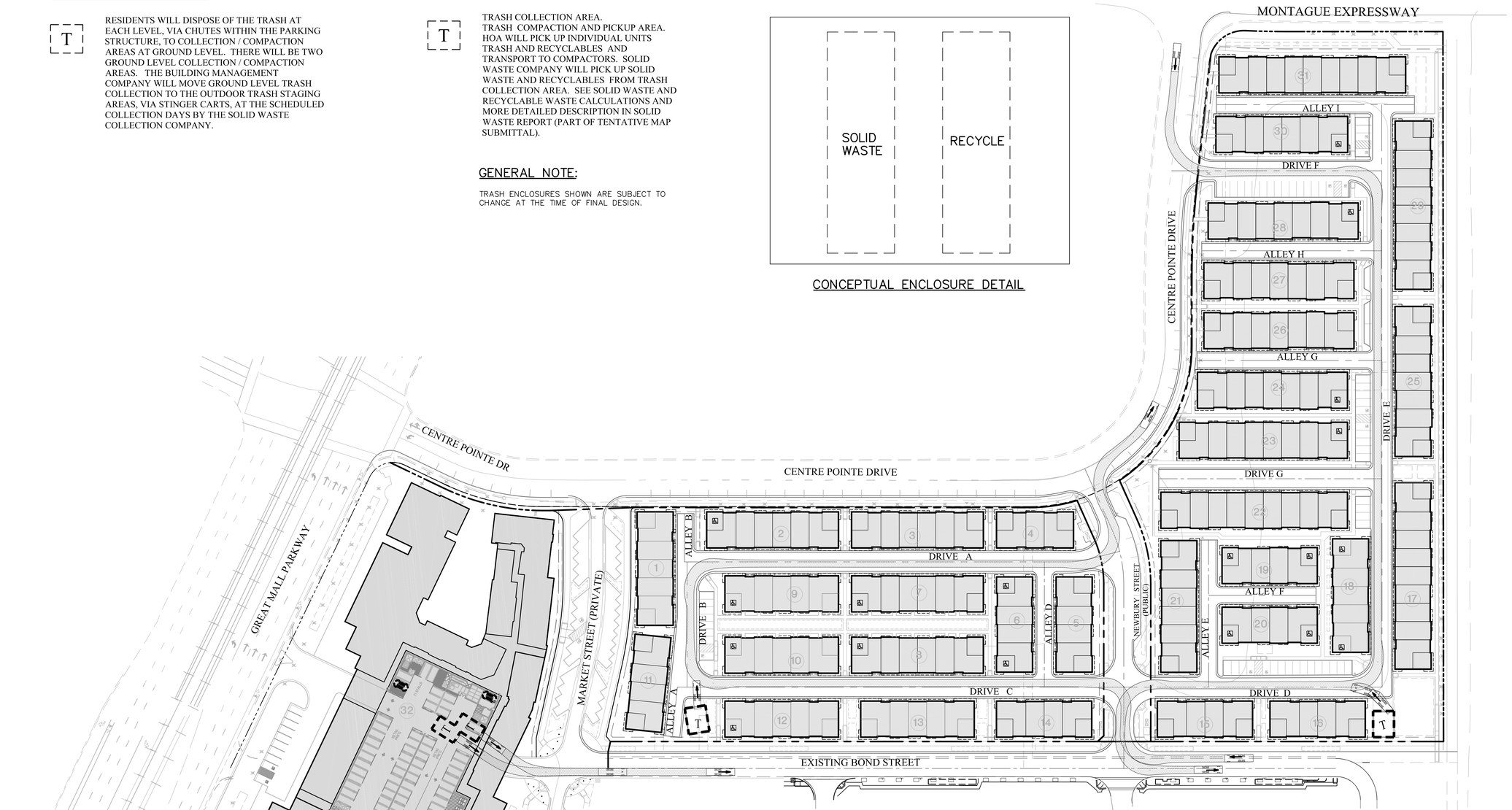
T

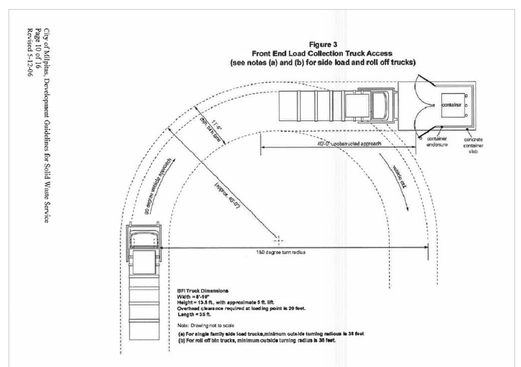
TRASH COLLECTION AREA.
TRASH COMPACTION AND PICKUP AREA. HOA WILL PICK UP INDIVIDUAL UNITS TRASH AND RECYCLABLES AND TRANSPORT TO COMPACTORS. SOLID WASTE COMPANY WILL PICK UP SOLID WASTE AND RECYCLABLES FROM TRASH COLLECTION AREA. SEE SOLID WASTE AND RECYCLABLE WASTE CALCULATIONS AND MORE DETAILED DESCRIPTION IN SOLID WASTE REPORT (PART OF TENTATIVE MAP SUBMITTAL).

GENERAL NOTE:

TRASH ENCLOSURES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.

CONCEPTUAL ENCLOSURE DETAIL





WASTE VEHICLE DETAIL

0 60 120 180
SCALE IN FEET: 1"= 60'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

TENTATIVE MAP
CONCEPTUAL SOLID WASTE VEHICLE PLAN
CENTRE POINTE
MILPITAS, CALIFORNIA
FOR: INTEGRAL COMMUNITIES MCCANDLESS, LLC

DATE	MK	SHEET REVISIONS	BY	CK

SCALE 1"=60'
DATE JUNE 2014

SHEET
TM-23
OF 23 SHEETS

JOB NO. 122015

W:\JOBS 12\122015\DRAWINGS\PRELIM\TM JUNE 2014\TM-23 CONCEPTUAL SOLID WASTE VEHICLE PLAN.DWG

CENTRE POINTE - NEIGHBORHOODS A, B & C

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

CENTRE POINTE

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 60'-0"

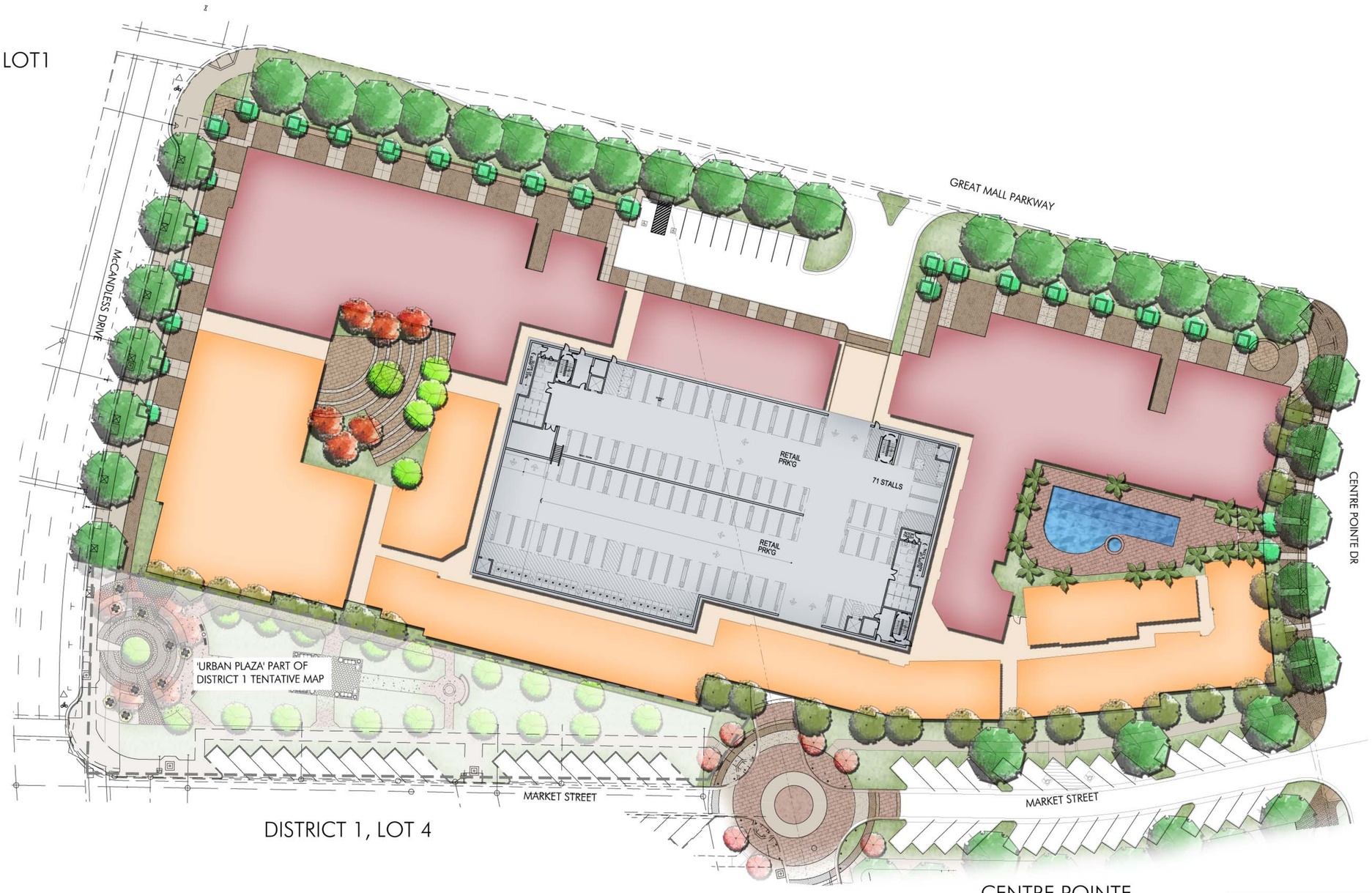
0 30 60 120 180

NORTH

Centre Pointe Overall Conceptual Landscape Illustrative

Entitlement Set
Sheet no.
L-00

DATE/TIME OF PLOT: 7/1/2014 6:20:47 PM
FILE NAME: S:\2013 Projects\13-079 Centre Pointe - Site B & C - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-079-layouts-Neighborhoods_ABC.dwg



ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

CENTRE POINTE - NEIGHBORHOOD A

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-094

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 30'-0"
0 15 30 60 90

NORTH

Conceptual Landscape Illustrative with Plant Pallete

Entitlement Set
Sheet no.
L-01

FILE NAME: S:\2013 Projects\13-094 Centre Pointe - Site A - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-094_layouts-Neighborhood_A.dwg
DATE/TIME OF PLOT: 7/1/2014 6:43:54 PM

DISTRICT 1, LOT1

PEDESTRIAN ENTRY TO RETAIL WALKWAY

NEW STREET TREES TO BE LONDON PLANE TREES & ALIGNED TO MATCH EXISTING TREE CADENCE

RETAIL RAISED PLANTERS & SEAT WALLS

RETAIL BUILDING ADJACENT ENHANCED WALKWAY

NEW STREET TREES TO BE LONDON PLANE TREES & ALIGNED TO MATCH EXISTING TREE CADENCE

RETAIL BUILDING ADJACENT ENHANCED WALKWAY

CURB ADJACENT WALKWAY

McCANDLESS DRIVE

GREAT MALL PARKWAY

RETAIL PRK'G

71 STALLS

RETAIL PRK'G

CENTRE POINTE DR

ENHANCED PAVEMENT

SINGLE ROW OF LONDON PLANE TREE IN TREE GRATE APPROX. 40' O.C.

VERTICAL EVERGREEN SCREENING TREES

PARK PERIMETER TREES

OUTDOOR PLAZA AREA WITH SEATING, OVERHEAD COVERAGE ENHANCED PAVING & PLACES FOR SOCIAL INTERACTION

'URBAN PLAZA' PART OF DISTRICT 1 TENTATIVE MAP

FOCAL TREE

TURF AREA

ENHANCED PAVING

SHADE TREES

CONCRETE SEATWALL

MARKET STREET

DISTRICT 1, LOT 4

TRIANGULAR PARK 'URBAN PLAZA' PART OF DISTRICT 1 TENTATIVE MAP, SEE TENTATIVE MAP FOR EXACT BOUNDARIES

ENTRY ACCENT TREE TO BE CRAPE MYRTLE

ENHANCED VEHICULAR ENTRY PAVEMENT

STREET TREES ALONG MARKET TO BE LONDON PLANE TREES

CENTRE POINTE NEIGHBORHOOD B

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

FILE NAME: S:\2013 Projects\13-094 Centre Pointe - Site A - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-094_layouts-Neighborhood_A.dwg
DATE/TIME OF PLOT: 7/1/2014 6:43:21 PM

CENTRE POINTE - NEIGHBORHOOD A

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-094

URBAN ARENA
3195 Red Hill Avenue - Lobi F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

SCALE: 1" = 30'-0"

0 15 30 60 90

NORTH

Conceptual Landscape Plan
Overall Neighborhood A

Entitlement Set
Sheet no.
L-02

DATE/TIME OF PLOT: 7/1/2014 6:40:40 PM
FILE NAME: S:\2013 Projects\13-094 Centre Pointe - Site A - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-094_layouts-Neighborhood_A.dwg

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ARBUTUS UNEDO	STRAWBERRY TREE	36" BOX	LOW
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	36" BOX	MEDIUM
	EXISTING PLATANUS PROTECT IN PLACE	EXISTING PLATANUS PROTECT IN PLACE	N/A	MEDIUM
	MAGNOLIA GRANDIFLORA 'RUSSET'	SOUTHERN MAGNOLIA	60" BOX	MEDIUM
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	48" BOX MULTI	MEDIUM
	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX	MEDIUM

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAPANTHUS AFRICANUS 'BLUE'	LILY-OF-THE-NILE	1 GAL.	MEDIUM
	AGAPANTHUS AFRICANUS 'WHITE'	LILY-OF-THE-NILE	1 GAL.	MEDIUM
	ASPARAGUS DENSIFLORUS 'MYERS'	MEYERS ASPARAGUS	5 GAL.	MEDIUM
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	24" BOX	MEDIUM
	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO	24" BOX	MEDIUM
	BUXUS M. JAPONICA 'WINTER GEM'	JAPANESE BOXWOOD	5 GAL.	MEDIUM
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL.	MEDIUM
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	MEDIUM
	DIETES BICOLOR	AFRICAN IRIS	15 GAL.	LOW
	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	15 GAL.	LOW
	DODONAEA VISCOSA 'SARATOGA'	PURPLE HOPSEED BUSH	15 GAL.	LOW
	ESCALLONIA 'FRADESII'	ESCALLONIA	15 GAL.	MEDIUM
	GREWIA OCCIDENTALIS	GREWIA	15 GAL. COLUMNAR	MEDIUM
	HEMEROCALLIS 'DOUBLE ORANGE'	HEMEROCALLIS	5 GAL.	MEDIUM
	HEMEROCALLIS 'LEMON YELLOW'	HEMEROCALLIS	5 GAL.	MEDIUM
	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	15 GAL.	MEDIUM
	LIRIOPE 'SUNPROOF'	LIRIOPE 'SUNPROOF'	5 GAL.	MEDIUM
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	LOW
	NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	5 GAL.	LOW

PLANTING LEGEND

	PENNISETUM S. 'EATON CANYON'	PURPLE FOUNTAIN GRASS	5 GAL.	MEDIUM
	PHORMIUM TENAX 'ATROPUREUM'	NEW ZEALAND FLAX	15 GAL.	LOW
	PHORMIUM TENAX 'DUET'	NEW ZEALAND FLAX	15 GAL.	LOW
	PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	15 GAL.	LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT'	DWARF VARIEGATED TOBIRA	5 GAL.	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	15 GAL.	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL.	MEDIUM
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIA HAWTHORN	5 GAL.	LOW
	ROSA 'ICEBERG'	WHITE ICEBERG ROSE	15 GAL.	MEDIUM
	VIBURNUM TINUS 'SPRING BOUQUET'	COMPACT LAURISTINUS	15 GAL.	MEDIUM

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - SPACING	WUCOLS
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL. - 18" OC	MEDIUM
	MARATHON iiE	TURF	SOD - ROLLS	HIGH
	VINCA MAJOR 'ALBA'	WHITE PERIWINKLE	1 GAL. - 2' OC	MEDIUM
	VINCA MAJOR 'PURPLE'	PURPLE PERIWINKLE	1 GAL. - 2' OC	MEDIUM

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - SPACING	WUCOLS
	FICUS PUMILA	CREEPING FIG	1 GAL. - STAKED	MEDIUM

CENTRE POINTE - NEIGHBORHOOD A

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-094

URBAN ARENA
3195 Red Hill Avenue - Lofr F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

Conceptual Landscape Plant Pallete

Entitlement Set
Sheet no.
L-03

PLANTING LEGEND

	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	LOW
	NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	5 GAL.	LOW
	PENNISETUM S. 'EATON CANYON'	PURPLE FOUNTAIN GRASS	5 GAL.	MEDIUM
	PHORMIUM TENAX 'ATROPUREUM'	NEW ZEALAND FLAX	15 GAL.	LOW
	PHORMIUM TENAX 'DUET'	NEW ZEALAND FLAX	15 GAL.	LOW
	PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	15 GAL.	LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT'	DWARF VARIEGATED TOBIRA	5 GAL.	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	15 GAL.	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL.	MEDIUM
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIA HAWTHORN	5 GAL.	LOW
	ROSA 'ICEBERG'	WHITE ICEBERG ROSE	15 GAL.	MEDIUM
	VIBURNUM TINUS 'SPRING BOUQUET'	COMPACT LAURISTINUS	15 GAL.	MEDIUM

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - SPACING	WUCOLS
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL. - 18" OC	MEDIUM
	MARATHON iiE	TURF	SOD - ROLLS	HIGH
	VINCA MAJOR 'ALBA'	WHITE PERIWINKLE	1 GAL. - 2' OC	MEDIUM
	VINCA MAJOR 'PURPLE'	PURPLE PERIWINKLE	1 GAL. - 2' OC	MEDIUM

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - SPACING	WUCOLS
	FICUS PUMILA	CREEPING FIG	1 GAL. - STAKED	MEDIUM

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ARBUTUS UNEDO	STRAWBERRY TREE	36" BOX	LOW
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	36" BOX	MEDIUM
	EXISTING PLATANUS PROTECT IN PLACE	EXISTING PLATANUS PROTECT IN PLACE	N/A	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	36" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA 'RUSSET'	SOUTHERN MAGNOLIA	60" BOX	MEDIUM
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	48" BOX MULTI	MEDIUM
	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	36" BOX	MEDIUM
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX	MEDIUM

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAPANTHUS AFRICANUS 'BLUE'	LILY-OF-THE-NILE	1 GAL.	MEDIUM
	AGAPANTHUS AFRICANUS 'WHITE'	LILY-OF-THE-NILE	1 GAL.	MEDIUM
	ASPARAGUS DENSIFLORUS 'MYERS'	MEYERS ASPARAGUS	5 GAL.	MEDIUM
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	24" BOX	MEDIUM
	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO	24" BOX	MEDIUM
	BUXUS M. JAPONICA 'WINTER GEM'	JAPANESE BOXWOOD	5 GAL.	MEDIUM
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL.	MEDIUM
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	MEDIUM
	DIETES BICOLOR	AFRICAN IRIS	15 GAL.	LOW
	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	15 GAL.	LOW
	DODONAEA VISCOSA 'SARATOGA'	PURPLE HOPSEED BUSH	15 GAL.	LOW
	ESCALLONIA 'FRADESII'	ESCALLONIA	15 GAL.	MEDIUM
	GREWIA OCCIDENTALIS	GREWIA	15 GAL. COLUMNAR	MEDIUM
	HEMEROCALLIS 'DOUBLE ORANGE'	HEMEROCALLIS	5 GAL.	MEDIUM
	HEMEROCALLIS 'LEMON YELLOW'	HEMEROCALLIS	5 GAL.	MEDIUM
	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	15 GAL.	MEDIUM
	LIRIOPE 'SUNPROOF'	LIRIOPE 'SUNPROOF'	5 GAL.	MEDIUM

CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 50'-0"

0 25 50 100 150

NORTH

Conceptual Landscape Illustrative with Plant Palette

Entitlement Set
Sheet no.
L-01

FILE NAME: S:\2013 Projects\13-079 Centre Pointe - Site B & C - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-079-layouts-Neighborhoods_BC.dwg
DATE/TIME OF PLOT: 7/1/2014 6:34:58 PM

FILE NAME: S:\2013 Projects\13-079 Centre Pointe - Site B & C - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-079-layouts-Neighborhoods_BC.dwg
DATE/TIME OF PLOT: 7/1/2014 6:34:28 PM

SINGLE ROW OF LONDON PLANE TREE [PLATANUS X ACERIFOLIA]
IN CENTER MEDIAN TO CORRESPOND TO MONTAGUE MEDIAN PLANTING SCHEME

DOUBLE ROW OF LONDON PLANE TREE [PLATANUS X ACERIFOLIA]

CORNER ENTRY MONUMENTATION/PASSIVE PEDESTRIAN ENTRANCE

STAMPED CONCRETE WITHIN NEWBURY STREET PARKING AREA
TO MATCH ADJACENT DISTRICT 2'S
STAMPED CONCRETE ALONG NEWBURY

SINGLE ROW OF LONDON PLANE TREE
[PLATANUS X ACERIFOLIA]

MARKET STREET TREES AND PLANTING SCHEME
TO CORRESPOND WITH DISTRICT 1 - LOT 4
UTILIZING LONDON PLANE TREE
[PLATANUS X ACERIFOLIA] AS THE STREET TREE

ENTRY STREET TREE - CRAPE MYRTLE

FUTURE PEDESTRIAN BRIDGE
TO EAST-SIDE OF MONTAGUE EXWY
PLAN BY OTHERS

MULTI-USE TRAIL - 12' WIDE

TOP OF PENITENCIA CREEK SLOPE

BRISBANE BOX TREES SCREEN ON HIGH-SIDE
OF RETAINING WALL [SITE 'C' PROPERTY]

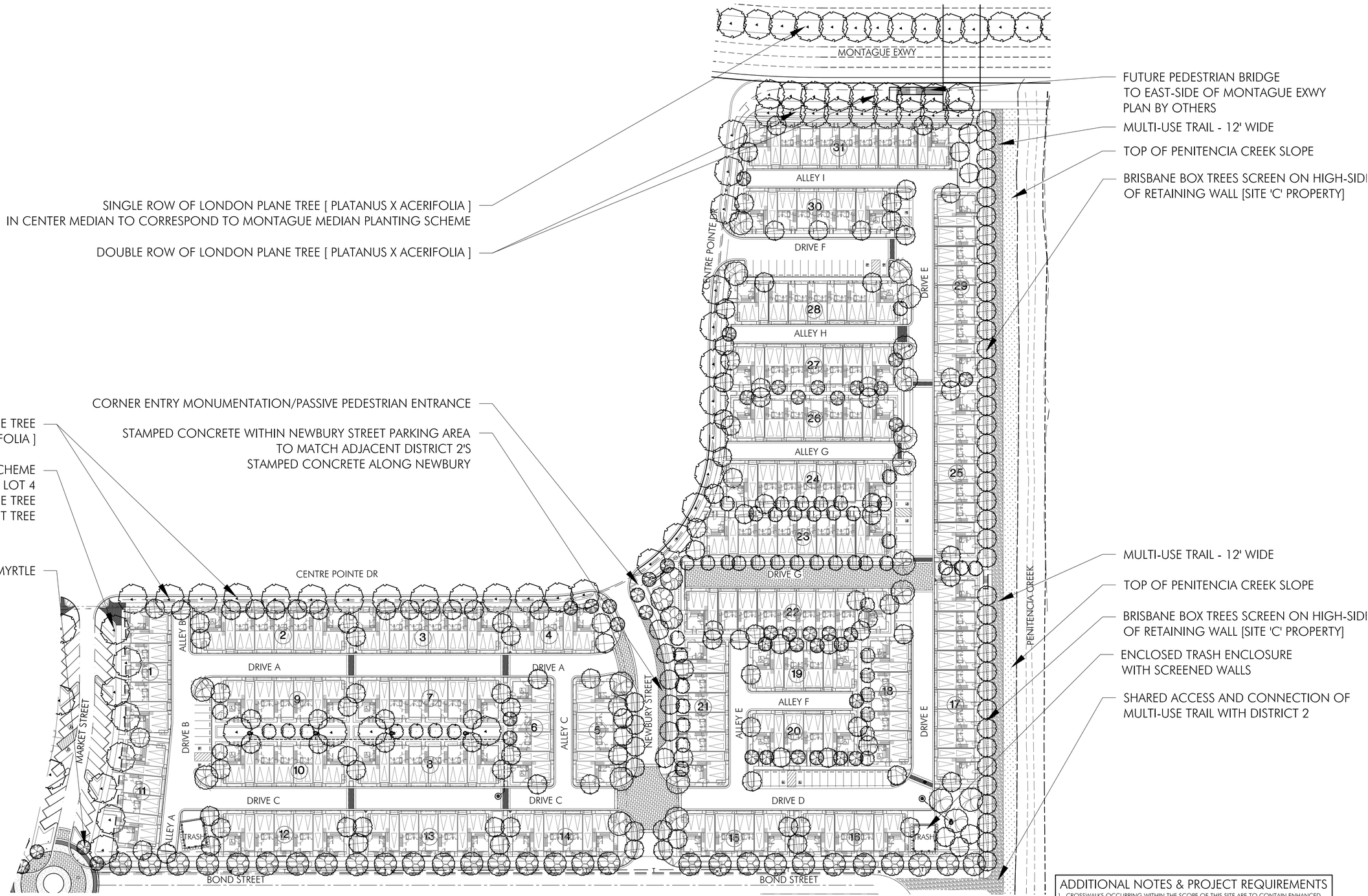
MULTI-USE TRAIL - 12' WIDE

TOP OF PENITENCIA CREEK SLOPE

BRISBANE BOX TREES SCREEN ON HIGH-SIDE
OF RETAINING WALL [SITE 'C' PROPERTY]

ENCLOSED TRASH ENCLOSURE
WITH SCREENED WALLS

SHARED ACCESS AND CONNECTION OF
MULTI-USE TRAIL WITH DISTRICT 2



CENTRE POINTE
NEIGHBORHOOD A

DISTRICT 1 - LOT 4 | DISTRICT 2 | DISTRICT 2

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

– CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

SCALE: 1" = 50'-0"
0 25 50 100 150

NORTH

Conceptual Landscape Plan
Overall Neighborhoods B & C

Entitlement Set
Sheet no.
L-02

ENTRY STREET TREE - CRAPE MYRTLE

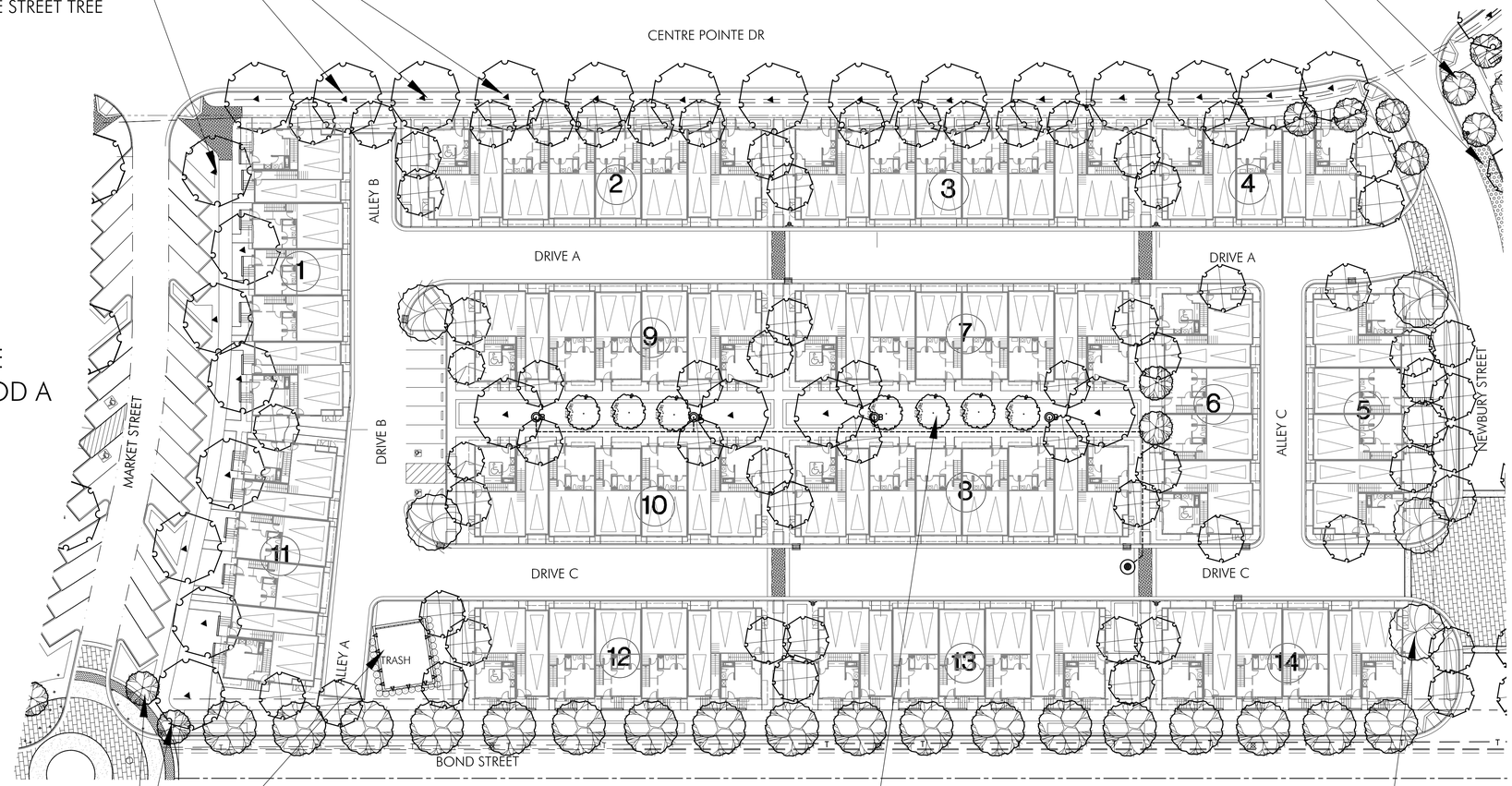
STAMPED CONCRETE WITHIN NEWBURY STREET PARKING AREA
TO MATCH ADJACENT DISTRICT 2'S
STAMPED CONCRETE ALONG NEWBURY

SINGLE ROW OF LONDON PLANE TREE
IN TREE GRATE APPROX. 40' O.C.
[PLATANUS X ACERIFOLIA]

MARKET STREET TREES AND PLANTING SCHEME
TO CORRESPOND WITH DISTRICT 1 - LOT 4
UTILIZING LONDON PLANE TREE
[PLATANUS X ACERIFOLIA] AS THE STREET TREE

CENTRE POINTE
NEIGHBORHOOD A

CENTRE POINTE
NEIGHBORHOOD C



DISTRICT 1 - LOT 4

DISTRICT 2

ENTRY STREET TREE - CRAPE MYRTLE

ENCLOSED TRASH ENCLOSURE WITH SCREENED WALLS
SEE CONCEPTUAL DETAIL SHEET L-05

PASEO ACCENT ENTRY TREE

EVERGREEN TREE TO ALLEY ENTRANCE

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

– CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 30'-0"
0 15 30 60 90

NORTH

Conceptual Landscape Plan
Neighborhood B

Entitlement Set
Sheet no.
L-03

FILE NAME: S:\2013 Projects\13-079 Centre Pointe - Site B & C - Landscape\LA\NDSCAPE\Prelim\Pending Submittal\13-079-layouts-Neighborhoods_BC.dwg
DATE/TIME OF PLOT: 7/1/2014 6:33:23 PM

ENTRY STREET TREE - CRAPE MYRTLE

TRAIL HEAD ENTRY AND COMMUNITY SIGNAGE

PEDESTRIAN WALKWAY ALONG DRIVE

ENHANCED VEHICULAR PAVING

ENTRY STREET TREE

SINGLE ROW OF LONDON PLANE TREE

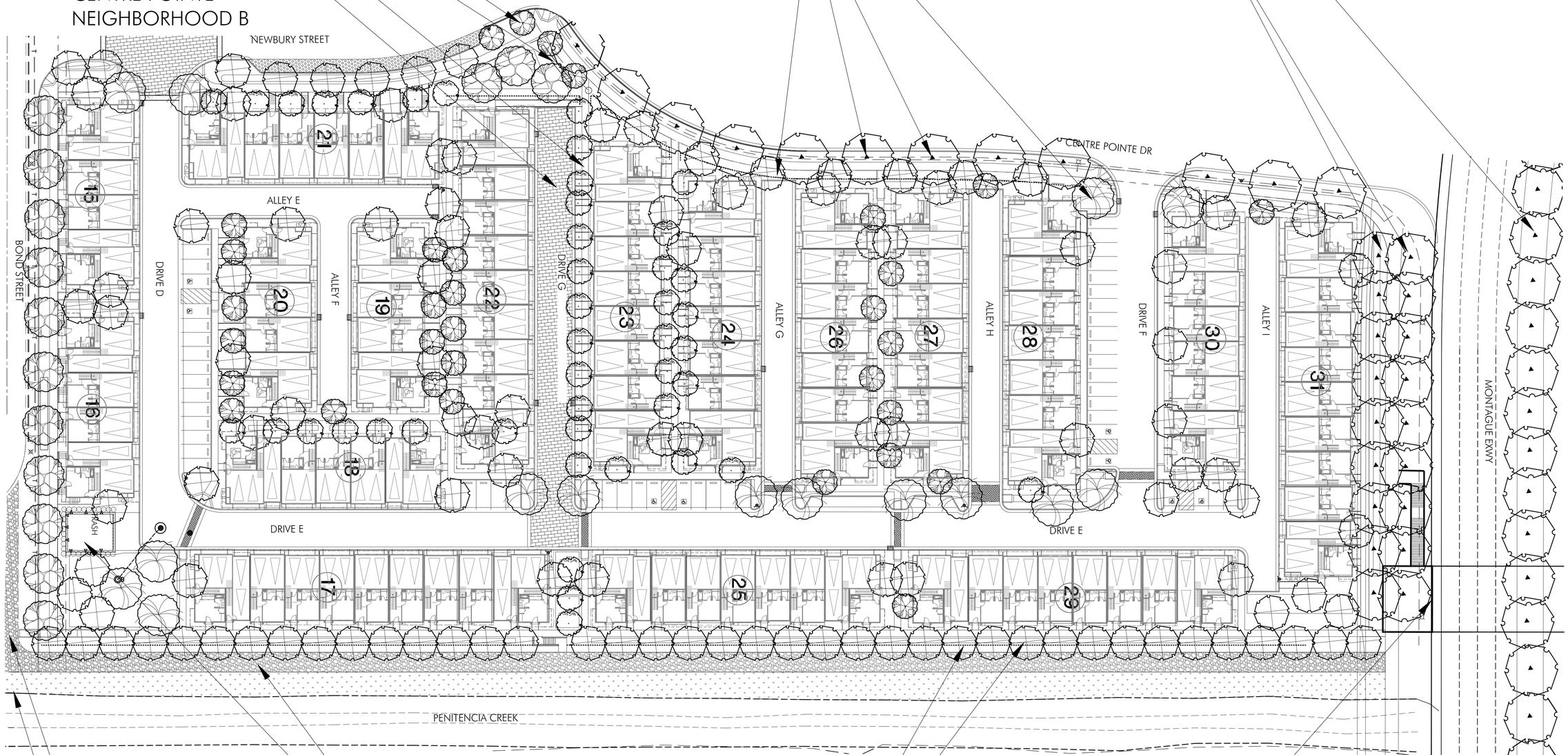
RETAINING WALL

SINGLE ROW OF LONDON PLANE TREE
[PLATANUS X ACERIFOLIA] IN CENTER MEDIAN TO
MATCH MONTAGUE MEDIAN PLANTING SCHEME

DOUBLE ROW OF LONDON PLANE TREE
[PLATANUS X ACERIFOLIA]

CENTRE POINTE
NEIGHBORHOOD B

DISTRICT 2



SHARED ACCESS AND
CONNECTION OF MULTI-USE TRAIL
WITH DISTRICT 2

TOP OF PENITENCIA CREEK SLOPE

MULTI-USE TRAIL - 12' WIDE

ENCLOSED TRASH ENCLOSURE
WITH SCREENED WALLS
SEE CONCEPTUAL DETAIL SHEET L-05

RETAINING WALL

BRISBANE BOX TREE SCREEN ON HIGH-SIDE
OF RETAINING WALL [SITE 'C' PROPERTY]

FUTURE PEDESTRIAN BRIDGE
TO EAST-SIDE OF MONTAGUE EXWY
PLANS BY OTHERS

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

– CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 30'-0"

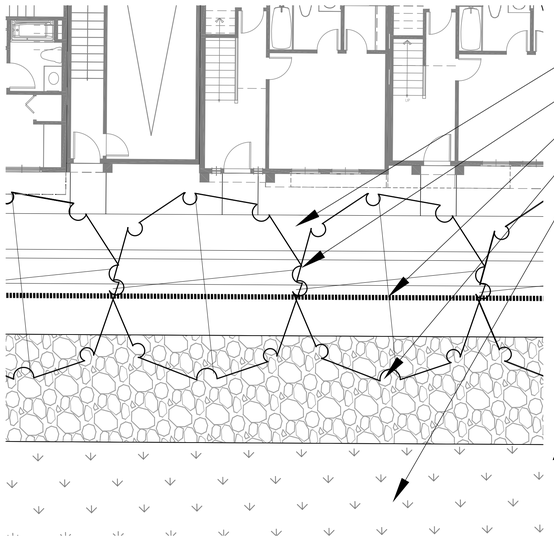
0 15 30 60 90

NORTH

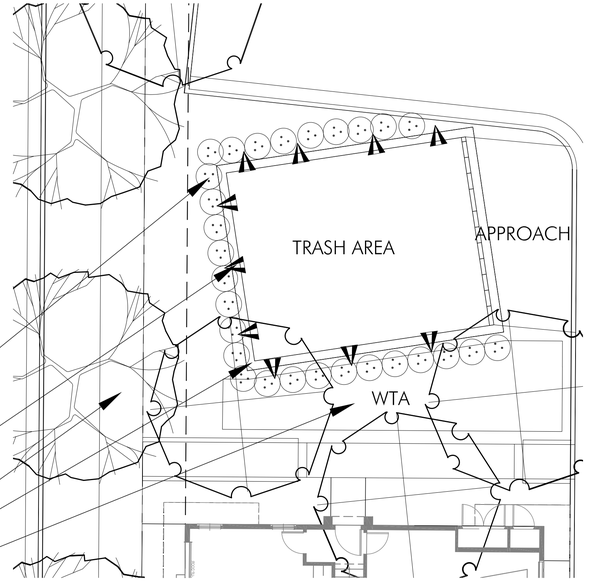
Conceptual Landscape Plan
Neighborhood C

Entitlement Set
Sheet no.
L-04

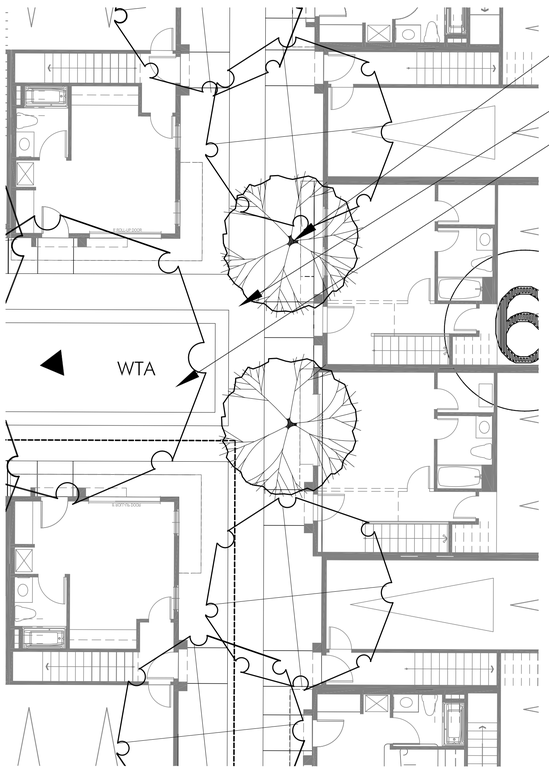
DATE/TIME OF PLOT: 7/1/2014 6:32:44 PM
FILE NAME: S:\2013 Projects\13-079 Centre Pointe - Site B & C - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-079-layouts-Neighborhoods_BC.dwg



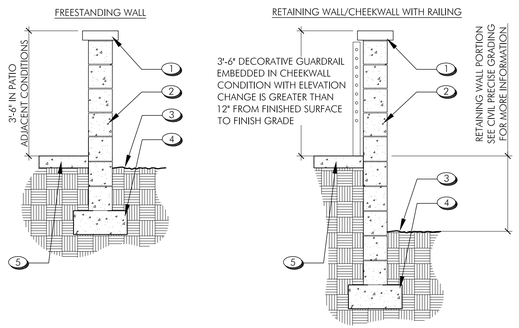
MULTI-USE TRAIL & PROJECT INTERFACE



TRASH ENCLOSURE AREA



PASEO AREA

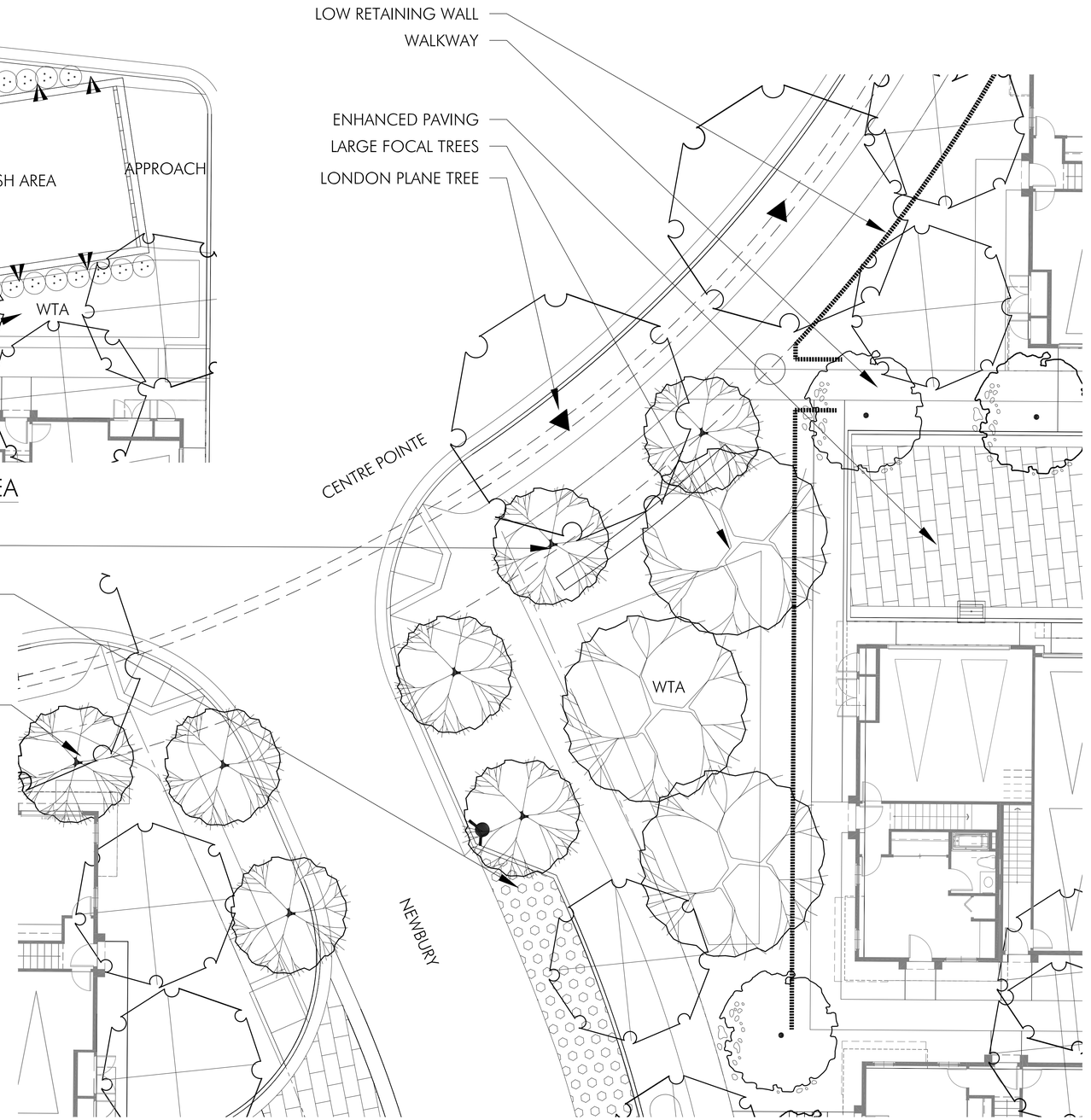


1. CONCRETE WALL CAP
2. PRECISION BLOCK WALL WITH STUCCO COLOR AND TEXTURE TO MATCH ADJACENT ARCHITECTURE
3. FINISH GRADE
4. CONCRETE FOOTING
5. ADJACENT PAVEMENT

NOTE - COLORS AND FINISHES OF WALL TO MATCH ARCHITECTURAL STYLE

NOT TO SCALE

CONCEPTUAL WALL DETAILS



PROJECT ENTRANCE AT NEWBURY & CENTRE POINTE

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

- CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1/8" = 1'-0"

0 4 8 16 24

Conceptual Landscape Layouts & Details

Entitlement Set
Sheet no.
L-05

DATE/TIME OF PLOT: 7/1/2014 6:27:49 PM
FILE NAME: S:\2013 Projects\13-079 Centre Pointe - Site B & C - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-079-layouts-Neighborhoods_BC.dwg