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OWNER/DEVELOPER

CITATION HOMES CENTRAL
 404 SARATOGA AVENUE, SUITE 100
 SANTA CLARA, CA 95050
 (408) 985-6000
 CONTACTS: MIKE SULLIVAN
 CHARLES MCKEAG

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
 6111 BOLLINGER CANYON ROAD, SUITE 150
 SAN RAMON, CA 94583
 (925) 866-0322
 CONTACT: LEE ROSENBLATT

LANDSCAPE ARCHITECT

RANDALL PLANNING AND DESIGN, INC.
 1475 N. BROADWAY, SUITE 290
 WALNUT CREEK, CA 94596
 (925) 934-8002
 CONTACT: RICK GALLO

ARCHITECT

HUMPHREYS AND PARTNERS ARCHITECTS, L.P.
 19100 VON KARMAN AVENUE, SUITE 200
 IRVINE, CA 92612
 (949) 955-9400
 CONTACT: VINCE CHUPKA



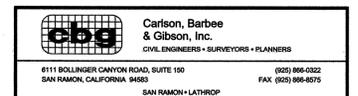
NOVEMBER 14, 2008



PIPER-MONTAGUE SUBDISTRICT

CITATION PROPERTY

VESTING TENTATIVE MAP MILPITAS, CALIFORNIA





BUILDING 2 SOUTH ELEVATION (PORTION)
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS L.P.

5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639

www.humphreys.com marketing@humphreys.com

DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



SCALE: 1/8" = 1'-0" DATE: NOVEMBER 14, 2008

SHEET NUMBER
A-01
 21 OF 28



53'-10"
49'-6"
9'-1"
9'-1"
9'-1"

BUILDING 3 SOUTH ELEVATION (PORTION)
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

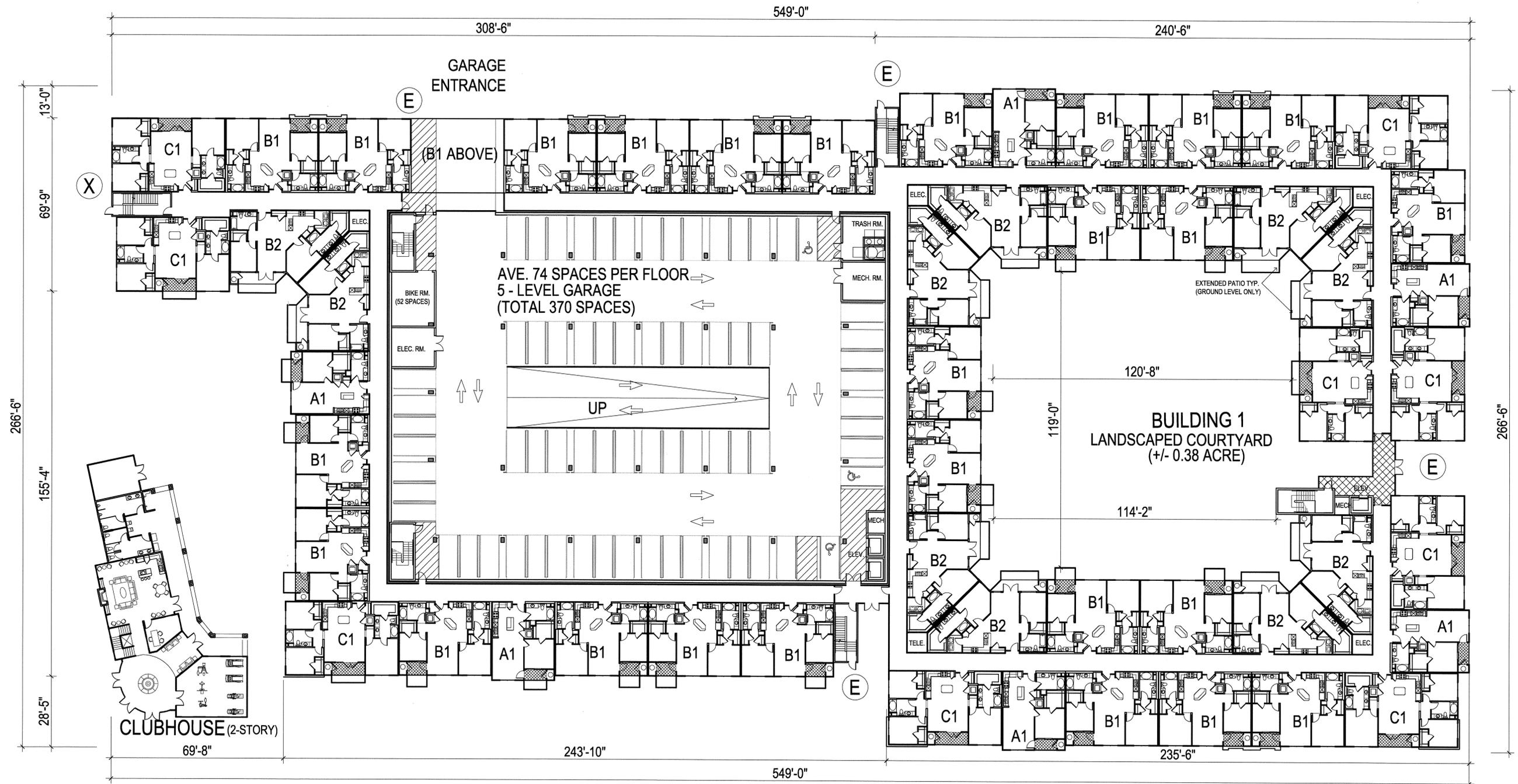
HUMPHREYS & PARTNERS ARCHITECTS L.P.

19100 Von Karman Ave., Suite 200 Irvine, CA 92612 (949) 955-9400 (949) 955-1897
 www.humphreys.com marketing@humphreys.com
 DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX



SCALE: 1/8" = 1'-0" DATE: NOVEMBER 14, 2008

SHEET NUMBER
A-02
 22 OF 28



BUILDING 1 (4-STORY)			Parking Space Requirement	
UNIT	UNIT TYPE	NO.	Required	# parking
A1	1BR/1BA	24	1.20	29
B1	2BR/2BA	107	1.60	171
B2	2BR/2BA	40	1.60	64
C1	3BR/2BA	36	1.60	58
TOTAL		207		322
			GUEST 15% OF TOTAL	48
			TOTAL REQUIRED	370
			*PROVIDED	379
			(*INCLUDING 9 SURFACE SPACES)	
			Bicycle Space Requirement	
			RESIDENT: 1/4 units	52
			GUEST ON-STREET: 5% OF PARKING	18
CLUBHOUSE:			2 STORY @ APPX.4,500 S.F.	

- NOTE:
1. THE RESIDENT PARKING IS LOCATED INSIDE THE GARAGE, AND THE GUEST PARKING IS LOCATED ON SURFACE AND ON FIRST LEVEL OF THE GARAGE.
 2. THE RESIDENT BICYCLE PARKING IS IN THE BIKE ROOM LOCATED ON THE FIRST LEVEL OF THE GARAGE.

BUILDING 1 GROUND LEVEL PLAN PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

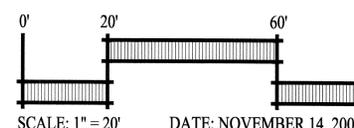
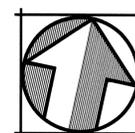
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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19100 Von Karman Ave., Suite 200 Irvine, CA 92612 (949) 955-9400 (949) 955-1897

www.humphreys.com marketing@humphreys.com

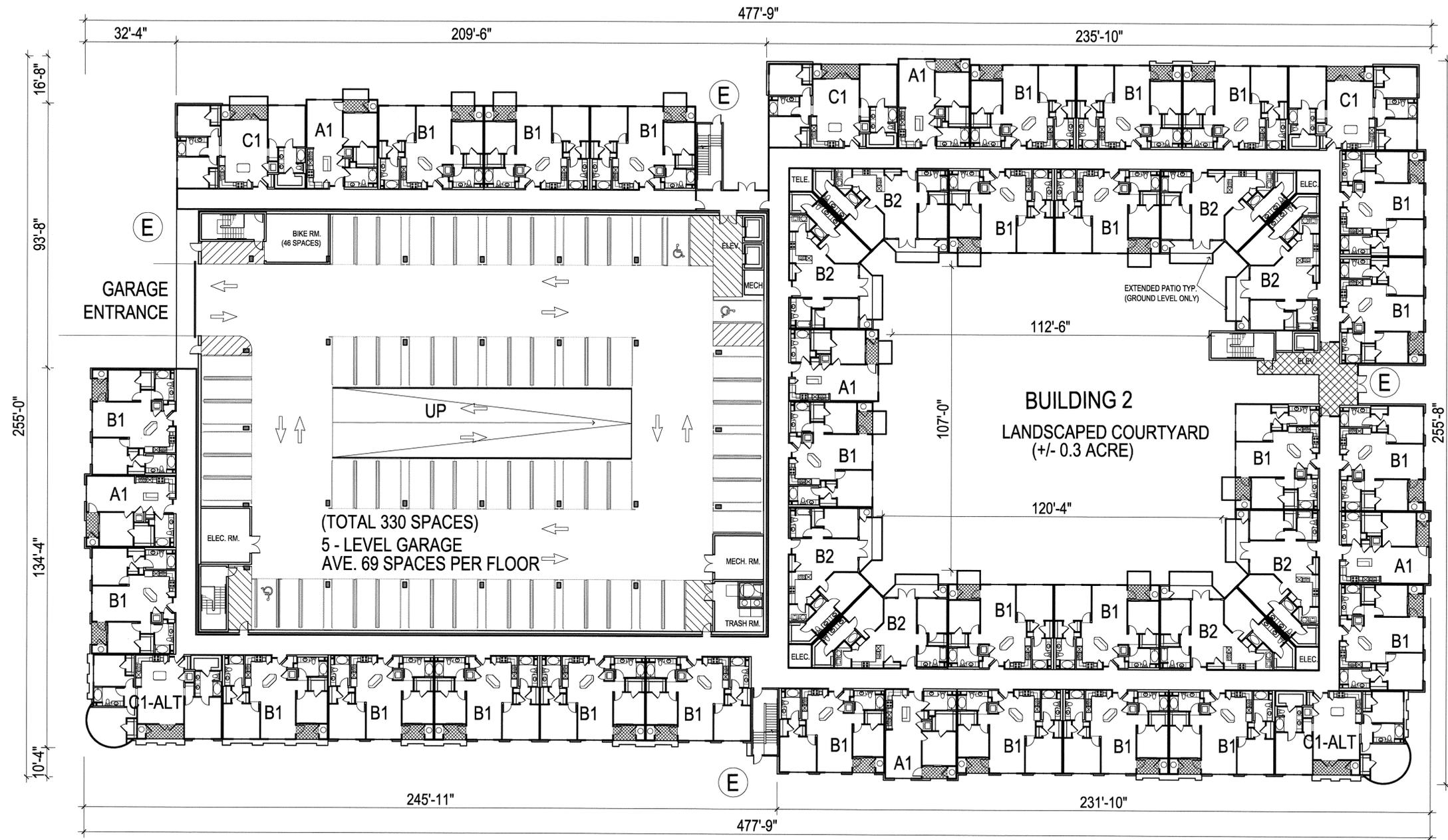
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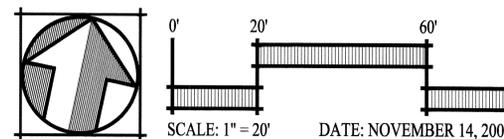
A-03

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BUILDING 2 (4-STORY)			Parking Space Requirement	
UNIT	UNIT TYPE	NO.	Required	# parking
A1	1BR/1BA	24	1.20	29
B1	2BR/2BA	108	1.60	173
B2	2BR/2BA	32	1.60	51
C1	3BR/2BA	12	1.60	19
C1-ALT	3BR/2BA	8	1.60	13
TOTAL		184		285
			GUEST 15% OF TOTAL	43
			TOTAL REQUIRED	328
			PROVIDED	330
			Bicycle Space Requirement	
			RESIDENT: 1/4 units	46
			GUEST ON-STREET: 5% OF PARKING	16

- NOTE:
1. THE RESIDENT PARKING IS LOCATED INSIDE THE GARAGE, AND THE GUEST PARKING IS LOCATED ON SURFACE AND ON FIRST LEVEL OF THE GARAGE.
 2. THE RESIDENT BICYCLE PARKING IS IN THE BIKE ROOM LOCATED ON THE FIRST LEVEL OF THE GARAGE.



BUILDING 2 GROUND LEVEL PLAN PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

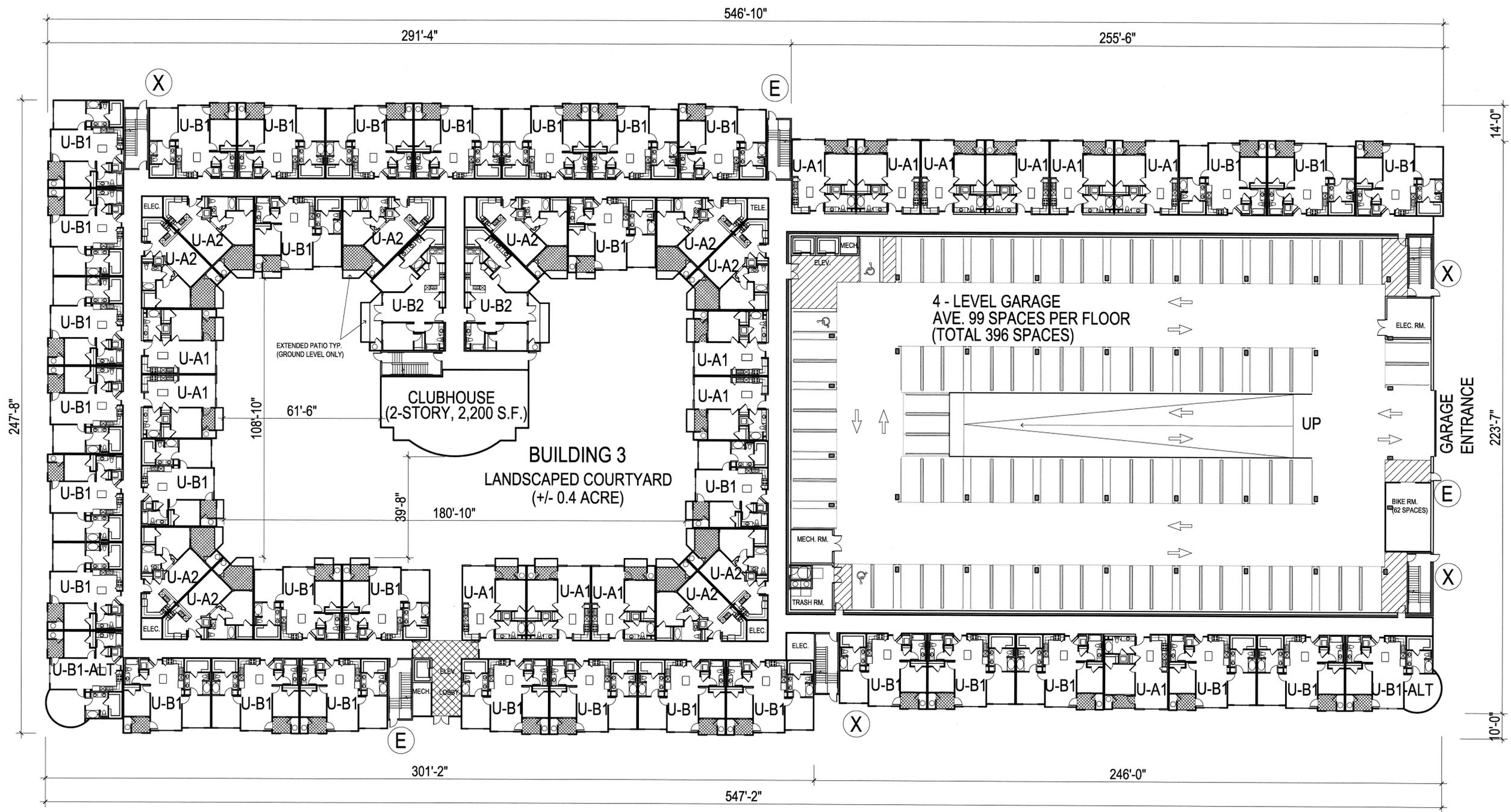
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DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

SHEET NUMBER

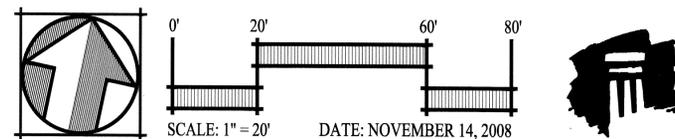
A-04

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BUILDING 3 (4-STORY)			Parking Space Requirement	
UNIT	UNIT TYPE	NO.	Required	# parking
UA1	1BR/1BA	56	1.20	67
UA2	1BR/1BA	40	1.20	48
UB1	2BR/2BA	136	1.60	218
UB1-ALT	2BR/2BA	8	1.60	13
UB2	2BR/2BA	8	1.60	13
TOTAL		248		358
			GUEST 15% OF TOTAL	54
			TOTAL REQUIRED	412
			*PROVIDED	417
(INCLUDING 21 SURFACE SPACES)				
Bicycle Space Requirement				
			RESIDENT: 1/4 units	62
			GUEST ON-STREET: 5% OF PARKING	21
CLUBHOUSE:			2 STORY @ APPX. 2,200 S.F.	

NOTE:
 1. THE RESIDENT PARKING IS LOCATED INSIDE THE GARAGE, AND THE GUEST PARKING IS LOCATED ON SURFACE AND ON FIRST LEVEL OF THE GARAGE.
 2. THE RESIDENT BICYCLE PARKING IS IN THE BIKE ROOM LOCATED ON THE FIRST LEVEL OF THE GARAGE.



BUILDING 3 GROUND LEVEL PLAN PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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19100 Von Karman Ave., Suite 200 Irvine, CA 92612 (949) 955-9400 (949) 955-1897

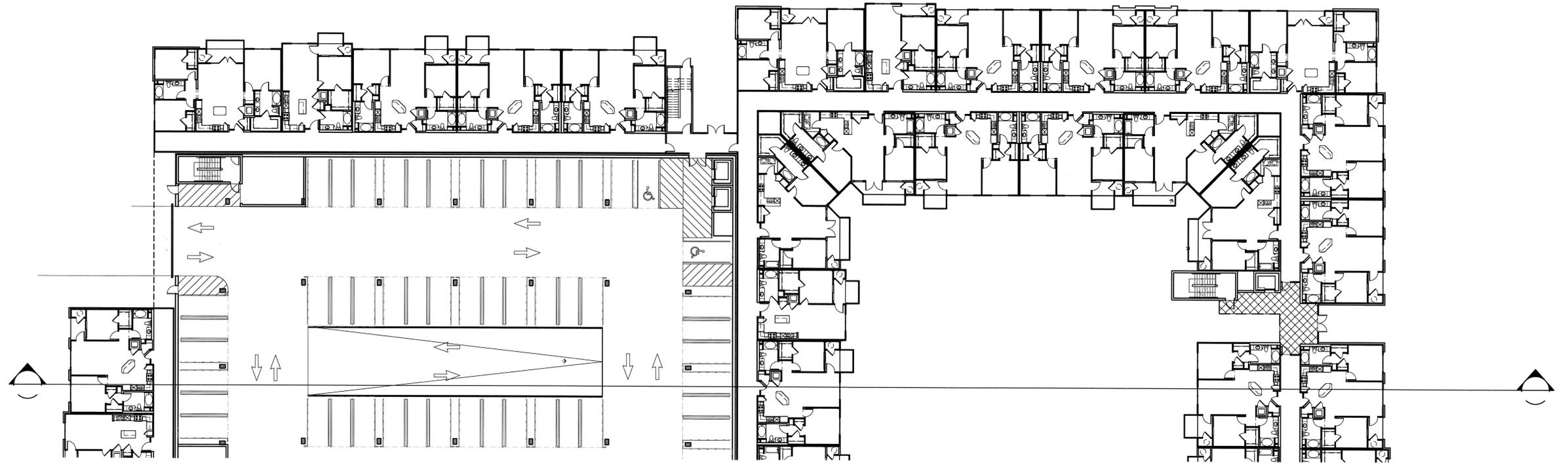
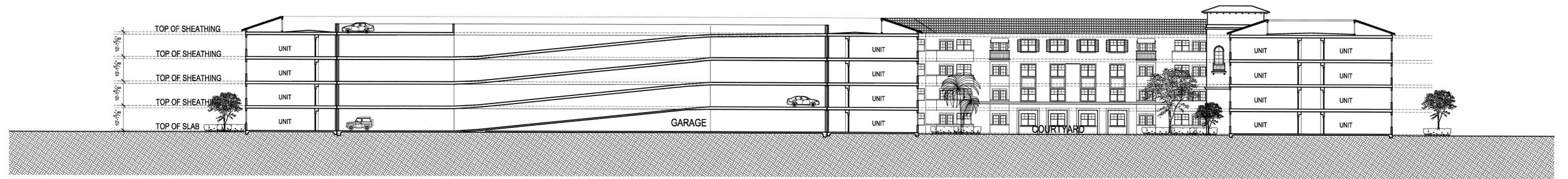
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DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

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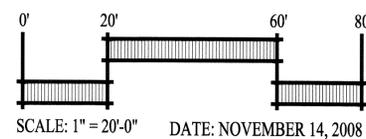
A-05

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BUILDING 2 SECTION LOOKING NORTH
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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19100 Von Karman Ave., Suite 200 Irvine, CA 92612 (949) 955-9400 (949) 955-1897

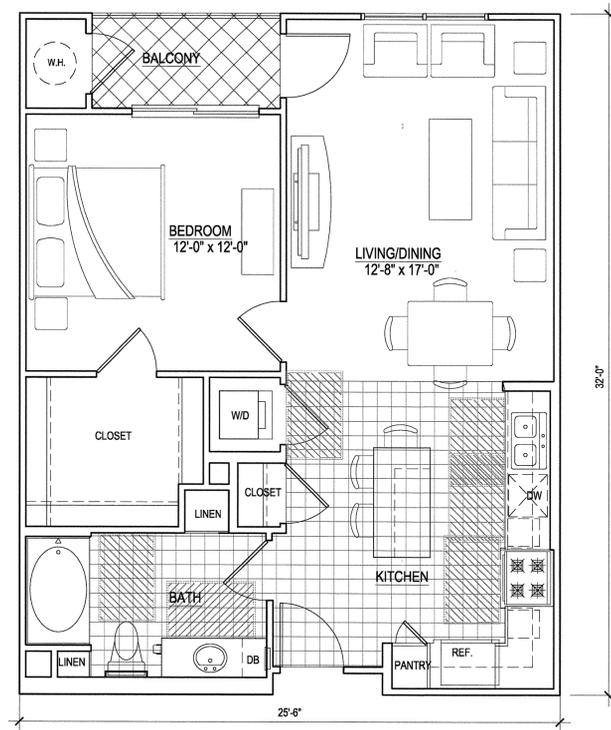
www.humphreys.com marketing@humphreys.com

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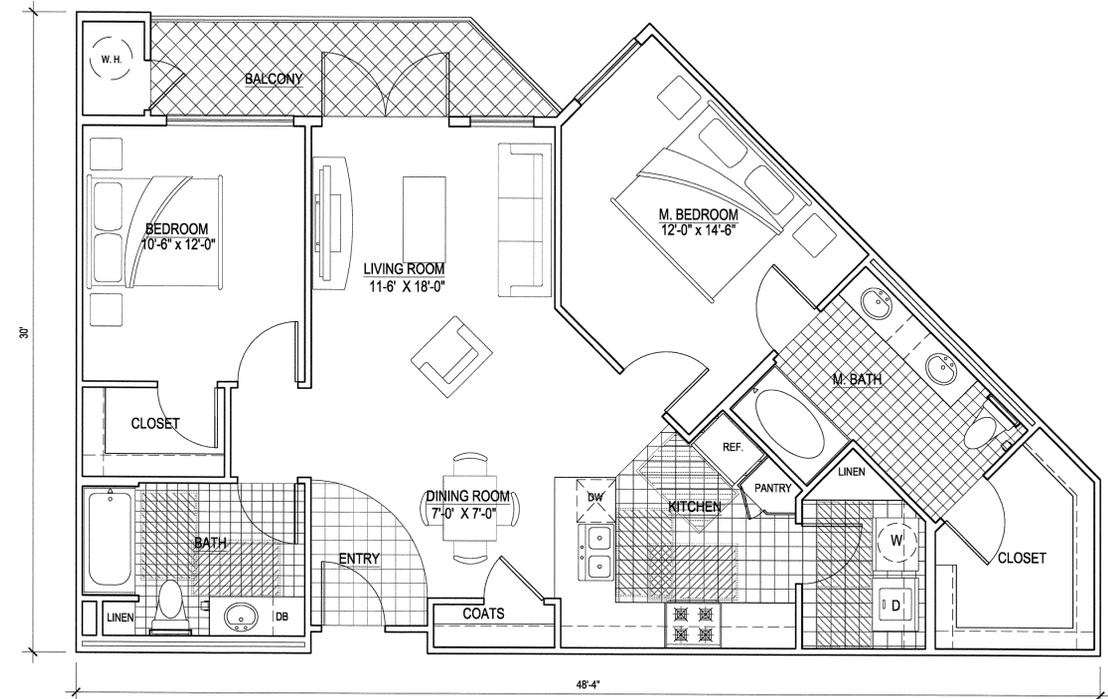
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A-06

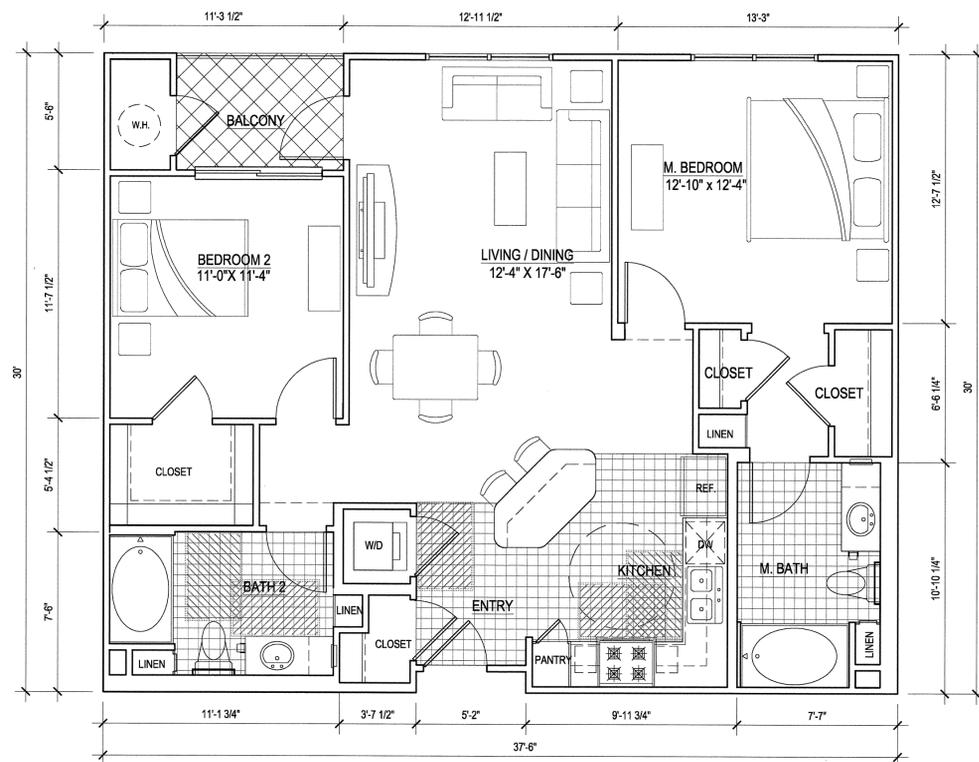
26 OF 28



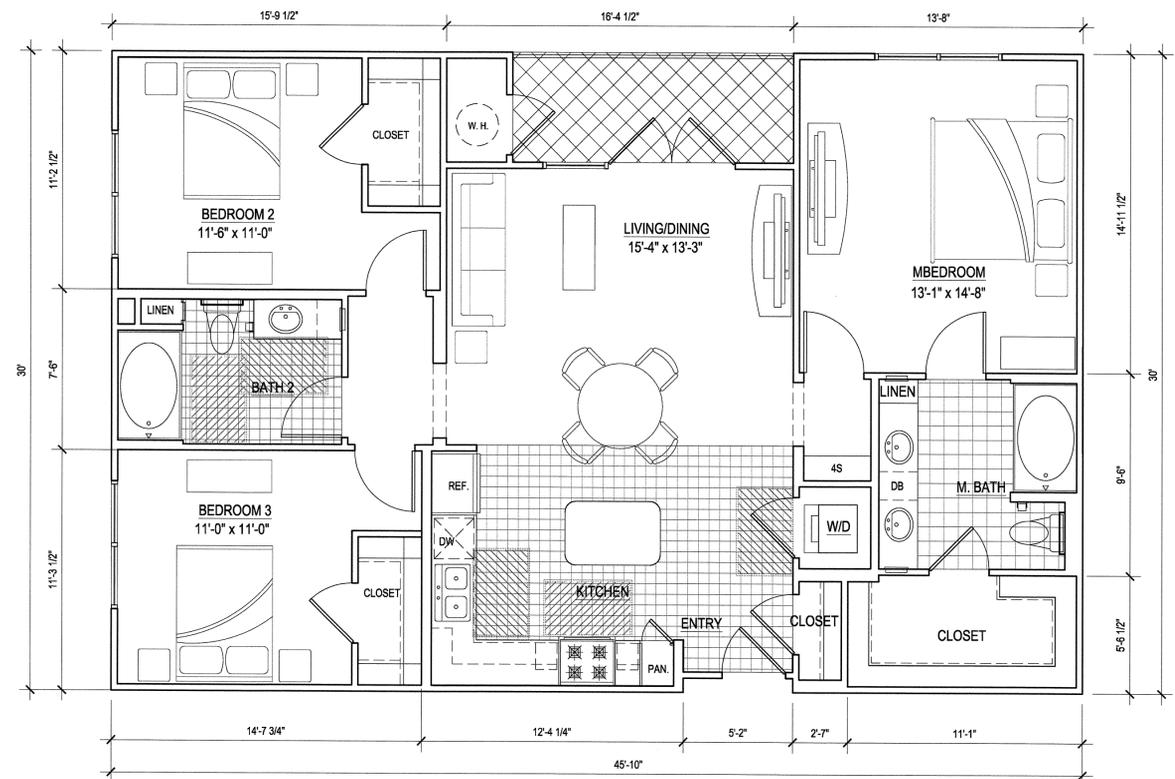
UNIT A1
 NET: 755 S.F.
 BALCONY: 55 S.F.
 SCALE: 1/4"=1'-0"



UNIT B2
 NET: 1,087 S.F.
 BALCONY: 100 S.F.
 SCALE: 1/4"=1'-0"



UNIT B1
 NET: 1,058 S.F.
 BALCONY: 62 S.F.
 SCALE: 1/4"=1'-0"



UNIT C1
 NET: 1,282 S.F.
 BALCONY: 89 S.F.
 SCALE: 1/4"=1'-0"

UNIT PLANS (BUILDING 1 & 2) PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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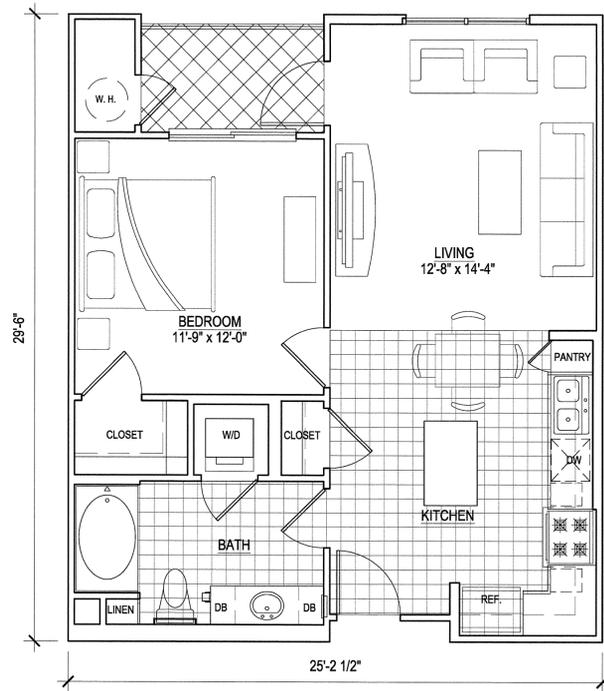
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

SCALE: 1/4" = 1'-0" DATE: NOVEMBER 14, 2008

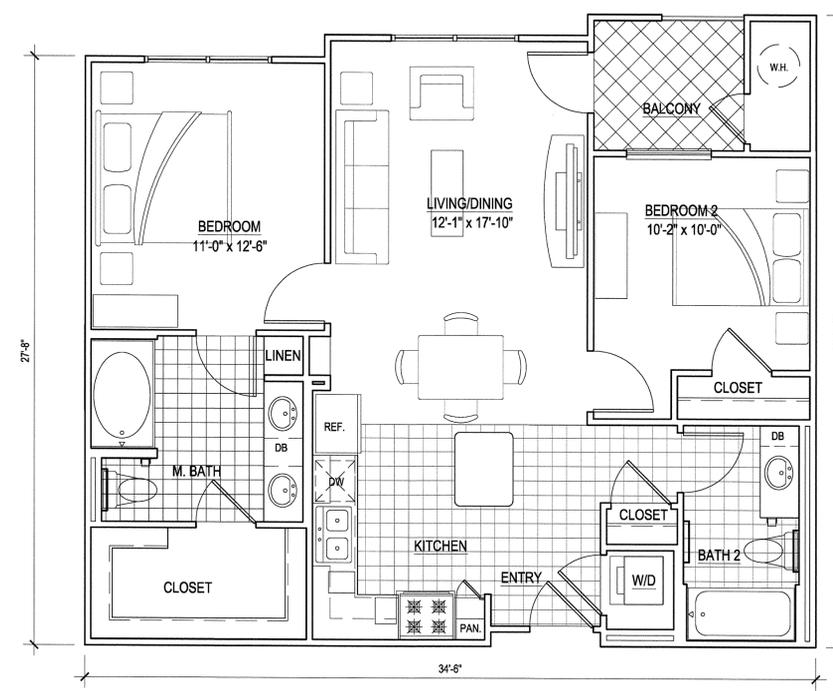
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A-07

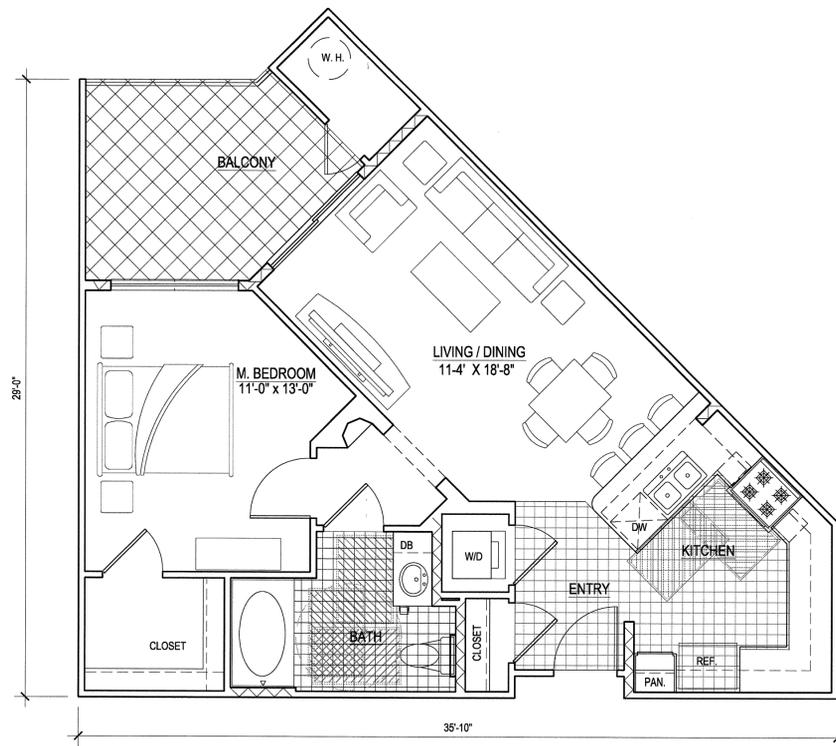
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UNIT U-A1
 NET: 671 S.F.
 BALCONY: 63 S.F.
 SCALE: 1/4"=1'-0"



UNIT B1
 NET: 920 S.F.
 BALCONY: 67 S.F.
 SCALE: 1/4"=1'-0"



UNIT U-A2
 NET: 700 S.F.
 BALCONY: 130 S.F.
 SCALE: 1/4"=1'-0"

UNIT PLANS (BUILDING 3) PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

SCALE: 1/4" = 1'-0" DATE: NOVEMBER 14, 2008

SHEET NUMBER

A-08

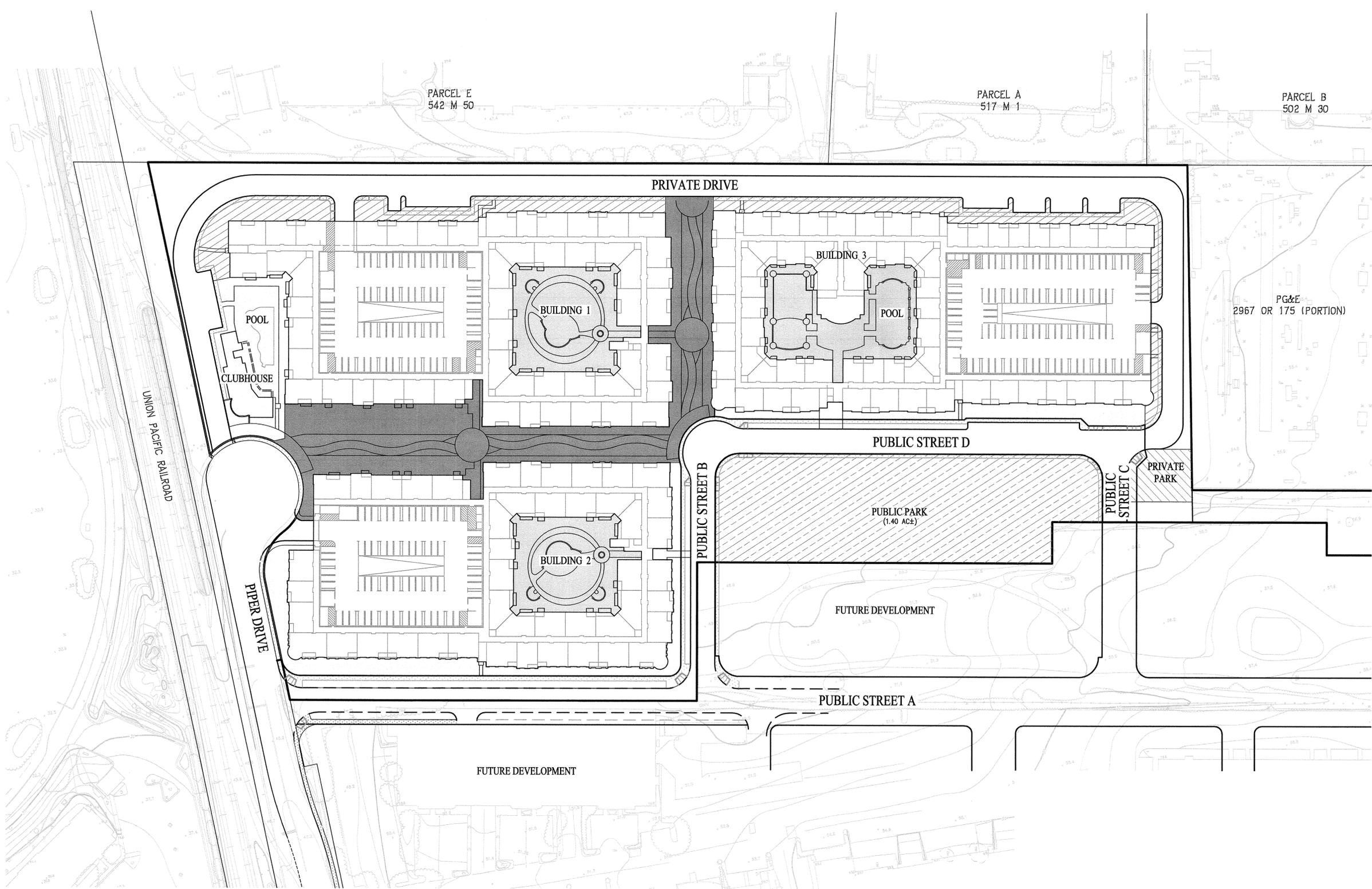
28 OF 28

PARCEL E
542 M 50

PARCEL A
517 M 1

PARCEL B
502 M 30

PG&E
2967 OR 175 (PORTION)



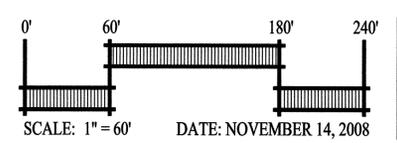
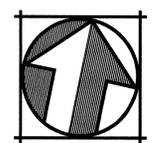
DESCRIPTION

PUBLIC/PUBLICLY ACCESSIBLE OPEN SPACE		
	PUBLIC PARK	1.4± AC
	PUBLICLY ACCESSIBLE PEDESTRIAN CORRIDOR	1.1± AC
	LANDSCAPE STRIP (20%)*	0.2± AC
SUBTOTAL PUBLIC LANDSCAPE		2.7± AC
PRIVATE OPEN SPACE		
	PRIVATE POCKET PARK	0.1± AC
	LANDSCAPE WITHIN BUILDINGS	1.1± AC
	BALCONIES - BUILDING 1	0.3± AC
	BALCONIES - BUILDING 2	0.3± AC
	BALCONIES - BUILDING 3	0.4± AC
	PRIVATE RECREATIONAL AREA	0.4± AC
	LANDSCAPE STRIP (20%)*	0.1± AC
SUBTOTAL PRIVATE LANDSCAPE		2.7± AC
TOTAL		5.4± AC

*NOTE: 20% OF THE LANDSCAPE BUFFER AREA WAS TABULATED PER POLICY 3.38 OF THE MILPITAS TRANSIT AREA SPECIFIC PLAN

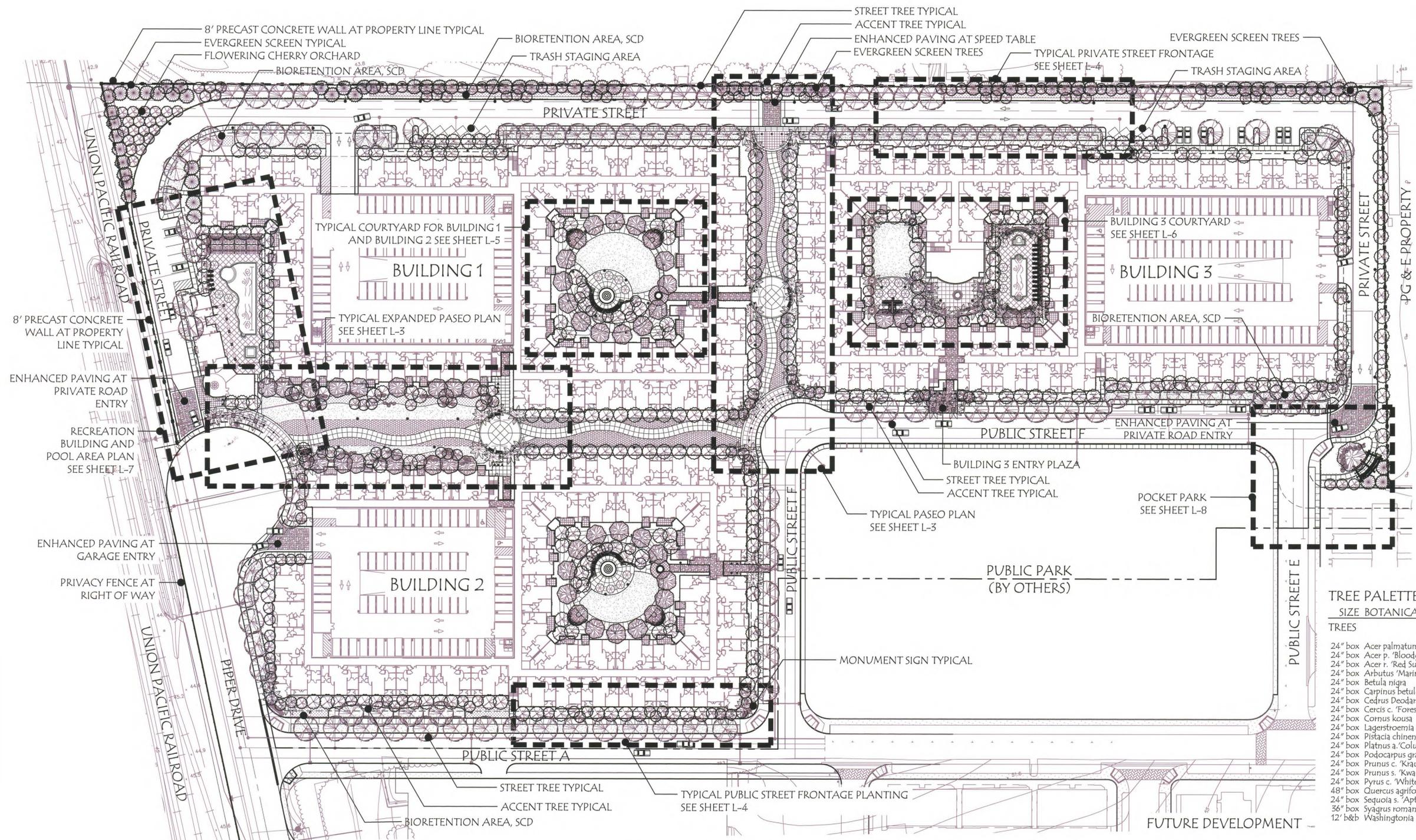
**OPEN SPACE AREAS
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150 TEL (925) 866-0322
SAN RAMON, CALIFORNIA 94583 FAX (925) 866-8675

SHEET NUMBER
C-01
10 OF 28



8' PRECAST CONCRETE WALL AT PERIMETER
STYLE: RENAISSANCE
AVAILABLE: DESIGN INDUSTRIES



STREETSCAPE PLANTING CONCEPT



ENHANCED PAVING AT PRIVATE ROAD ENTRY
STAMPED CONCRETE
STYLE: LONDON COBBLE
COLOR: TILE RED
AVAILABLE: BRICKFORM

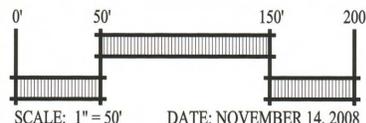
TREE PALETTE			
SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	Acer palmatum	Japanese Maple	Accent Tree
24" box	Acer p. 'Bloodgood'	Japanese Maple	Accent Tree
24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Street Tree
24" box	Arbutus 'Marina'	Marina Strawberry Tree	Paseo Tree
24" box	Betula nigra	River Birch	Accent Tree
24" box	Carpinus betulus	European Hornbeam	Paseo Tree
24" box	Cedrus Deodara	Deodar Cedar	Screen Tree
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Cornus kousa	Dogwood	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Pistacia chinensis	Chinese Pistache	Street Tree
24" box	Platanus a. 'Columbia'	London Plane Tree	Street Tree
24" box	Podocarpus gracilior	Fern Pine	Courtyard Tree
24" box	Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum	Accent Tree
24" box	Prunus c. 'Kwanzan'	Kwanzan Flowering Cherry	Orchard Tree
24" box	Pyrus c. 'Whitehouse'	Ornamental Pear	Street Tree
48" box	Quercus agrifolia	Coast Live Oak	Specimen Tree
24" box	Sequoia s. 'Aptos Blue'	Coast Redwood	Screen Tree
36" box	Syagrus romanzoffianum	Queen Palm	Courtyard Tree
12" b&b	Washingtonia filifera	California Fan Palm	Plaza Tree

GREEN LANDSCAPE CHECKLIST

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

**ILLUSTRATIVE SITE PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

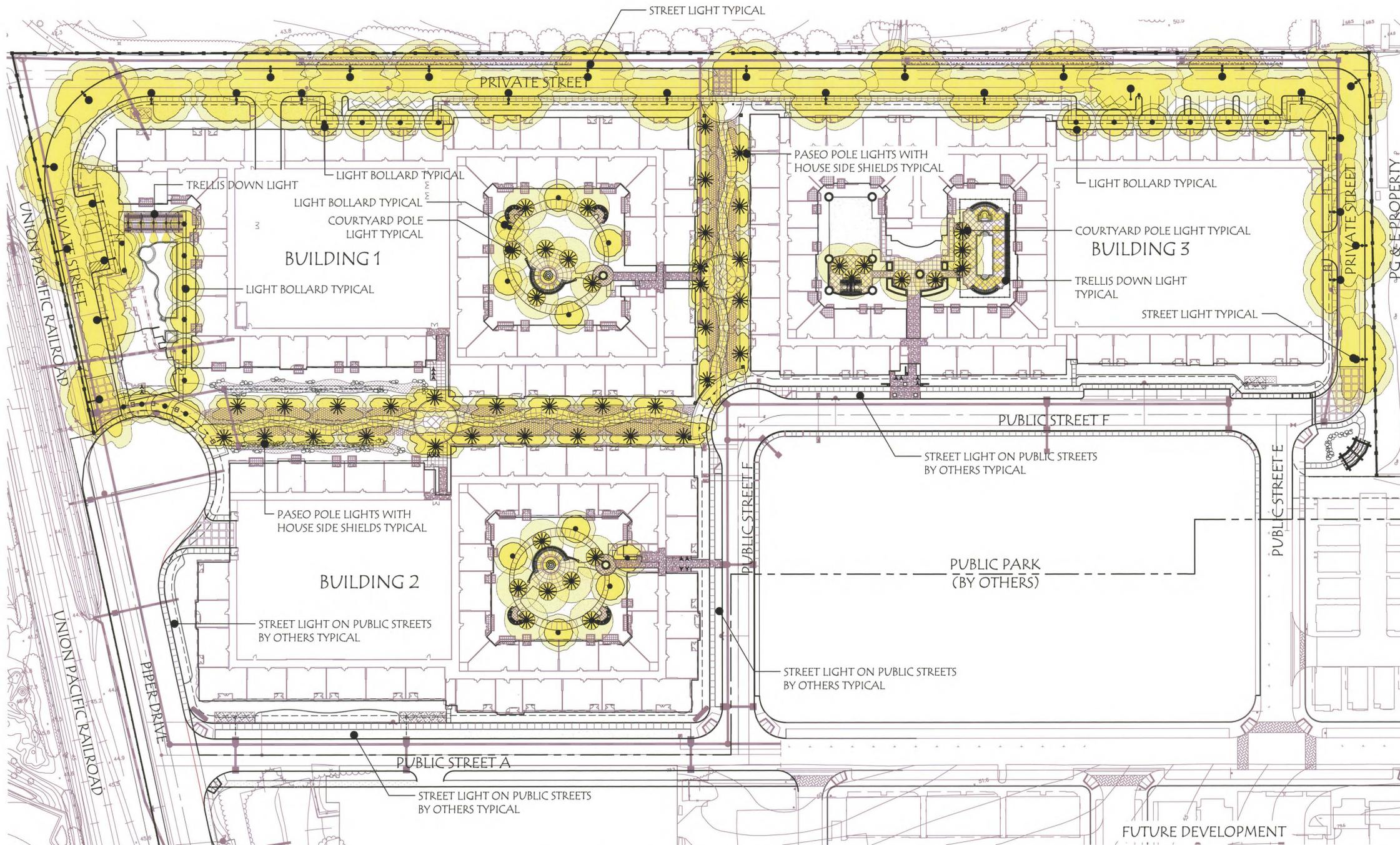


DATE: NOVEMBER 14, 2008



RANDALL PLANNING & DESIGN, INC.
Landscape Architecture * Golf Facilities
Site and Environmental Planning
1475 N. Broadway Suite 290 Walnut Creek, California 94596
Office: (925) 934-8002 Facsimile: (925) 934-8053

SHEET NUMBER
L-1
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STREET LIGHT AT PRIVATE STREETS

STYLE: ERA
 BY KIM LIGHTING
 POLE HEIGHT: 14'
 LAMP: 150 HPS TYPE III
 AVAILABLE: LIGHTING SYSTEMS
 (510) 982-3932

PASEO / COURTYARD POLE LIGHT

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

LIGHT BOLLARD

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

STREET LIGHT - PUBLIC STREETS

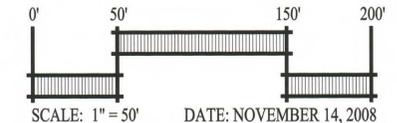
STYLE: THYLIA
 BY: SCHREDER LIGHTING

ACCENT AND TRELLIS LIGHT

STYLE: 4620 ACCENT UPLIGHT
 BY: HYDREL
 LAMP: 70 MH
 AVAILABLE: 16500, INC.
 (510) 208-5005

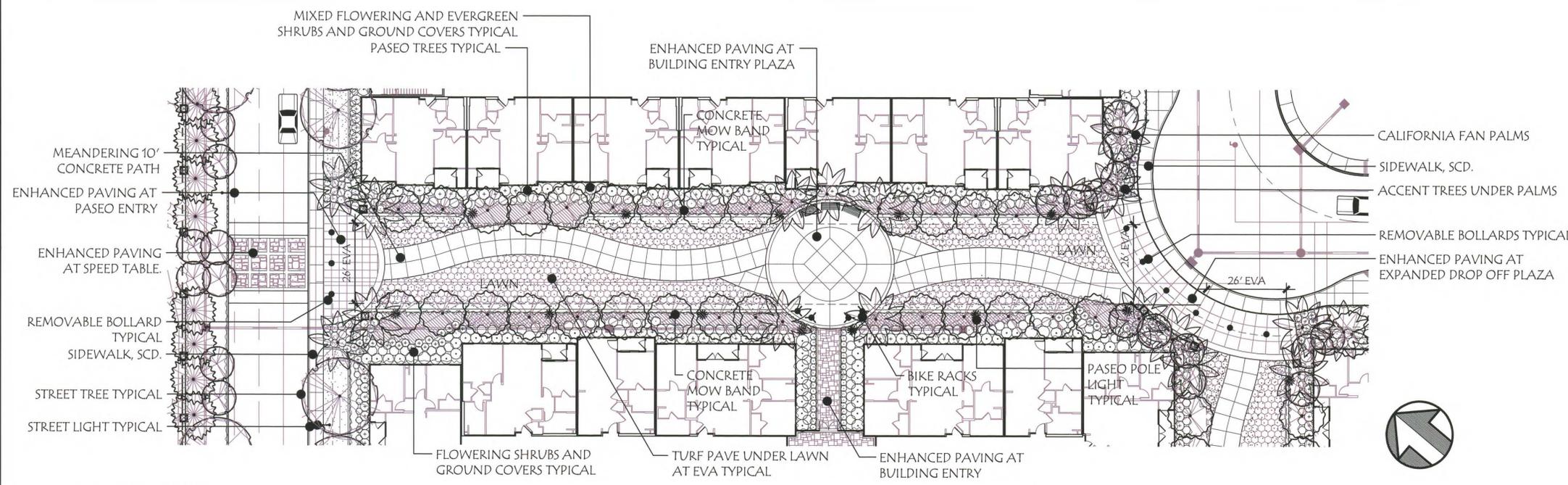
ILLUSTRATIVE LIGHTING PLAN PIPER/MONTAGUE SUBDISTRICT CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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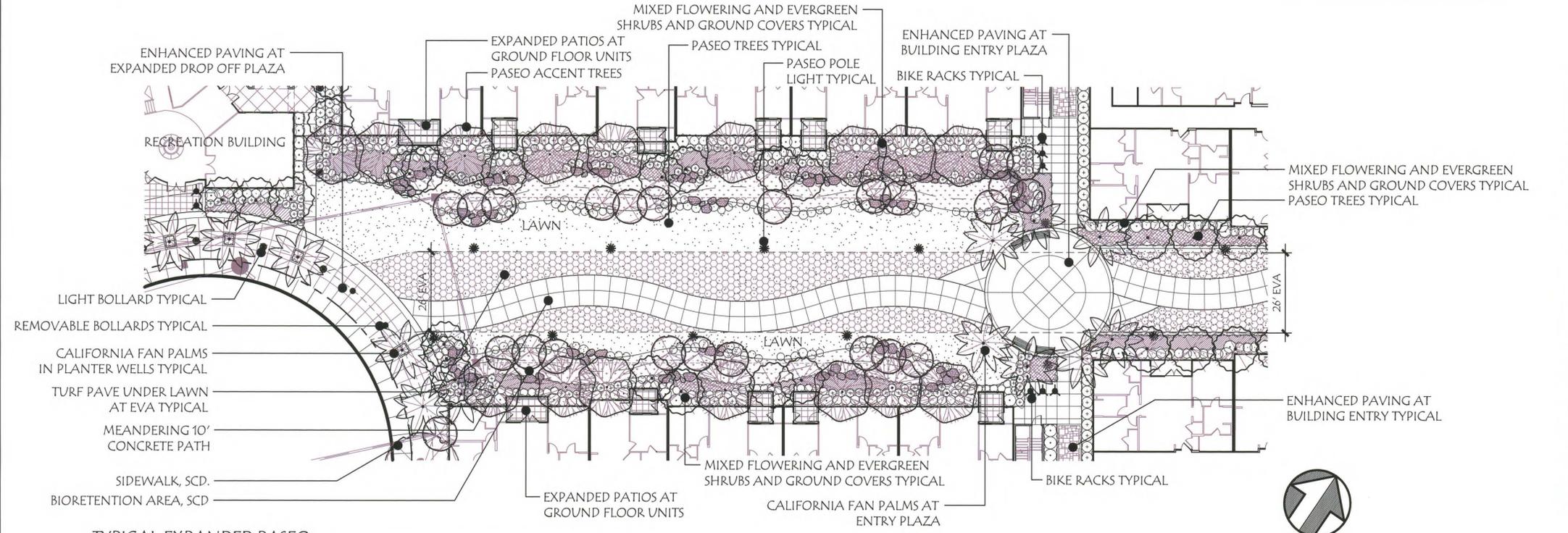
SHEET NUMBER
L-2
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PASEO - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	Arbutus 'Marina'	Marina Strawberry Tree	Paseo Tree
24" box	Betula nigra	River Birch	Accent Tree
24" box	Carpinus betulus	European Hornbeam	Paseo Tree
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Cornus kousa	Doogwood	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Pistacia chinensis	Chinese Pistache	Paseo Tree
12' b&b	Washingtonia filifera	California Fan Palm	Plaza Tree
SHRUBS			
5 gal.	Abelia X q. 'Edward Goucher'	Glossy Abelia	36" o.c.
5 gal.	Azalea 'Ward's Ruby'	Kurume Azalea	30" o.c.
5 gal.	Buxus s. 'Green Beauty'	Japanese Boxwood	30" o.c.
5 gal.	Camellia s. 'Cleopatra'	Camellia	36" o.c.
5 gal.	Escallonia 'Fradesi'	Frades Escallonia	48" o.c.
5 gal.	Euonymus j. 'Silver Princess'	Euonymus	30" o.c.
15 gal.	Feijoa sellowiana	Pineapple Guava	48" o.c.
5 gal.	Gardenia q. 'Veitchii'	Gardenia	36" o.c.
5 gal.	Grevillea 'Noellii'	Grevillea	36" o.c.
5 gal.	Loropetalum c. 'Razzleberi'	Loropetalum	30" o.c.
5 gal.	Nandina domestica	Heavenly Bamboo	36" o.c.
5 gal.	Phormium t. 'Bronze Baby'	Bronze New Zealand Flax	30" o.c.
5 gal.	Phormium t. 'Maori Queen'	Variiegated New Zealand Flax	30" o.c.
15 gal.	Pittosporum t. 'Silver Sheen'	Silver Sheen Pittosporum	48" o.c.
5 gal.	Raphiolepis indica	Indian Hawthorn	36" o.c.
5 gal.	Viburnum tinus	Laurustinus	36" o.c.
PERENNIALS AND GROUND COVERS			
1 gal.	Agapanthus 'Queen Anne'	Lily-of-the-Nile	24" o.c.
1 gal.	Erigeron karvinskianus	Santa Barbara Daisy	30" o.c.
1 gal.	Lantana montevicensis	Creeping Lantana	30" o.c.
1 gal.	Hemerocallis Hybrid	Evergreen Yellow	24" o.c.
1 gal.	Trachelospermum asiaticum	Asian Jasmine	30" o.c.
1 gal.	Vinca minor	Periwinkle	30" o.c.

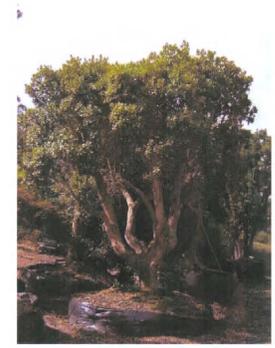
TYPICAL PASEO
SCALE: 1"=20'



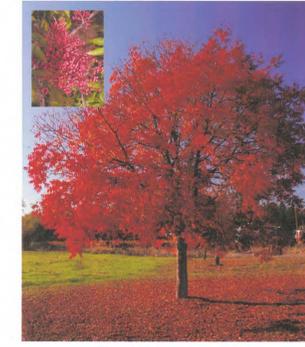
TYPICAL EXPANDED PASEO
SCALE: 1"=20'



EUROPEAN HORNBEAM



MARINA STRAWBERRY TREE



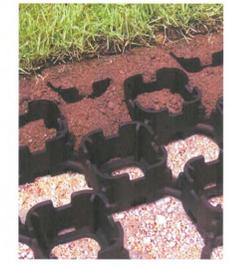
CHINESE PISTACHE



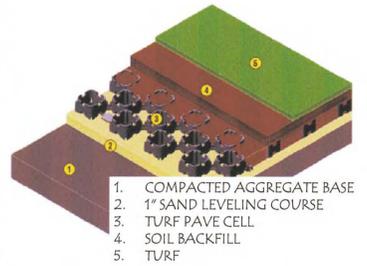
CALIFORNIA FAN PALM



BIORETENTION AREA CONCEPT

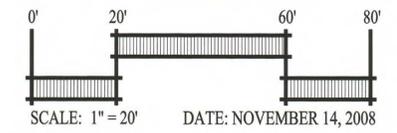


TURF PAVE UNDER LAWN AT EVA CONCEPT



**TYPICAL PASEO PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

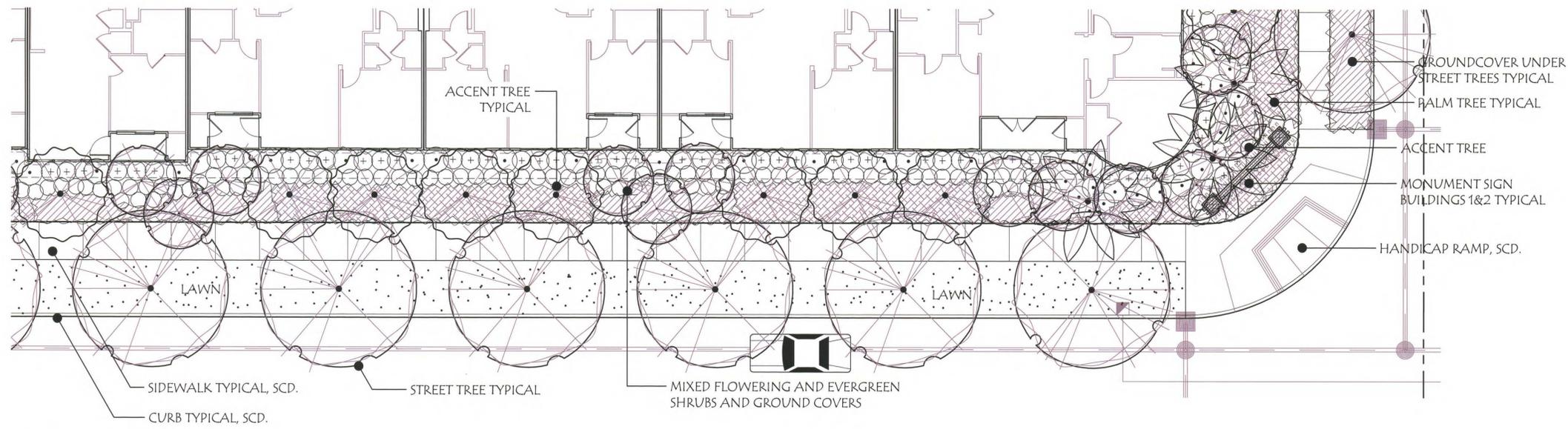


DATE: NOVEMBER 14, 2008

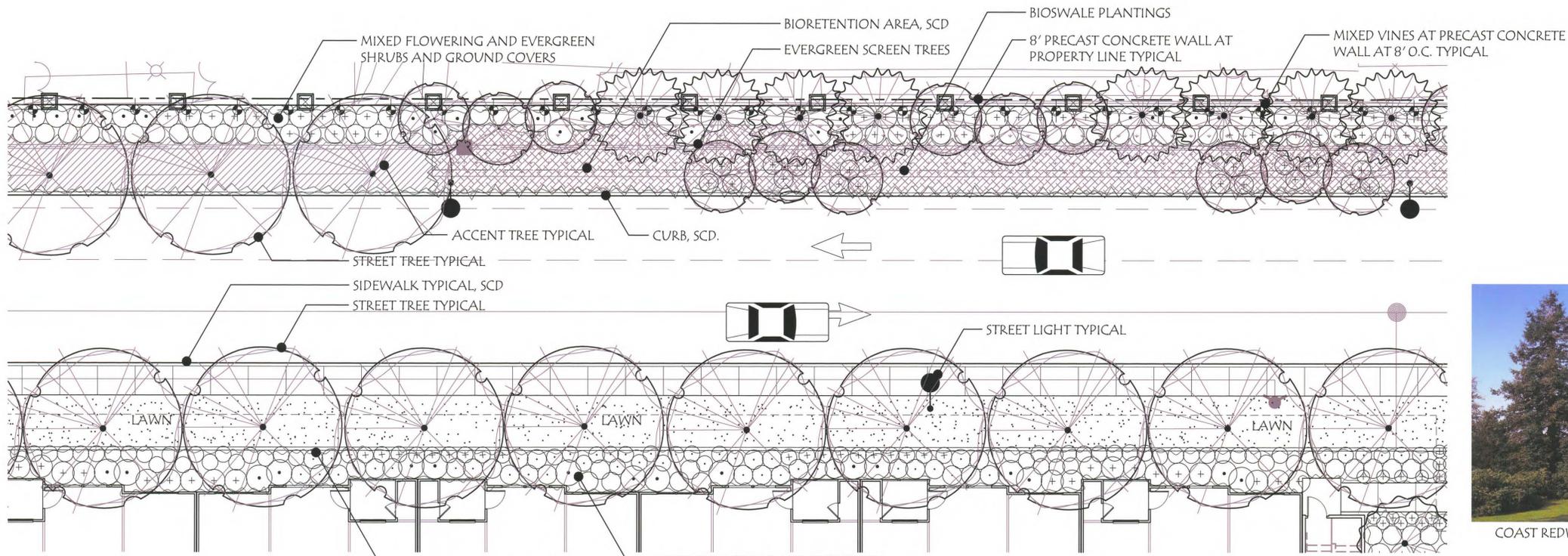


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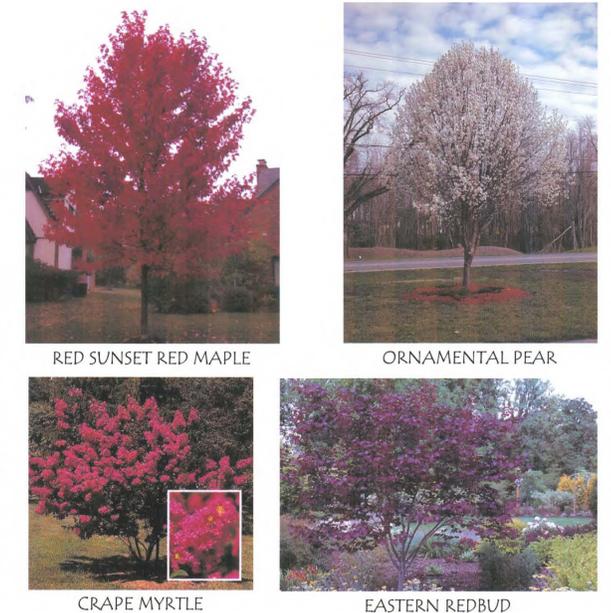
TYPICAL PUBLIC STREET FRONTAGE
SCALE: 1"=10'



TYPICAL PRIVATE STREET FRONTAGE
SCALE: 1"=10'

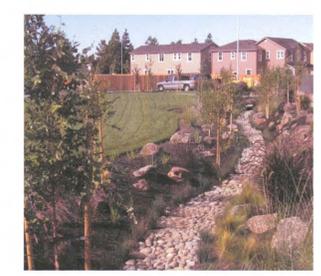
STREETSCAPE - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	Acer r. 'Red Sunset'	Red sunset Red Maple	Street Tree
24" box	Betula nigra	River Birch	Accent Tree
24" box	Cedrus Deodara	Deodar Cedar	Screen Tree
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Pistacia chinensis	Chinese Pistache	Street Tree
24" box	Platanus a. 'Columbia'	London Plane Tree	Street Tree
24" box	Prunus c. 'Krauter-Vesuvius'	Purple Leaf Plum	Accent Tree
24" box	Pyrus c. 'Whitehouse'	Ornamental Pear	Street Tree
24" box	Sesquioia s. 'Aptos Blue'	Coast Redwood	Screen Tree
12" b&b	Washingtonia filifera	California Fan Palm	Plaza Tree
SHRUBS			
5 gal.	Abelia X g. 'Edward Goucher'	Glossy Abelia	36" o.c.
15 gal.	Cotinus c. 'Royal Purple'	Purple Smokebush	60" o.c.
5 gal.	Dodonaea v. 'Purpurea'	Purple Hopseed Bush	60" o.c.
5 gal.	Escallonia 'Fradessi'	Frades Escallonia	48" o.c.
5 gal.	Grevillea 'Noellii'	Grevillea	36" o.c.
15 gal.	Heteromeles arbutifolia	Toyon	60" o.c.
5 gal.	Myrica californica	Pacific Wax Myrtle	60" o.c.
5 gal.	Nandina domestica	Heavenly Bamboo	36" o.c.
5 gal.	Phormium t. 'Bronze Baby'	Bronze New Zealand Flax	30" o.c.
5 gal.	Phormium t. 'Maori Queen'	Variegated New Zealand Flax	30" o.c.
15 gal.	Pittosporum t. 'Silver Sheen'	Silver Sheen Pittosporum	48" o.c.
5 gal.	Raphiolepis indica	Indian Hawthorn	36" o.c.
5 gal.	Rosa species	Rose	36" o.c.
5 gal.	Viburnum tinus	Laurustinus	36" o.c.
PERENNIALS AND GROUNDCOVERS			
1 gal.	Agapanthus 'Queen Anne'	Lily-of-the-Nile	24" o.c.
1 gal.	Cistus salivifolius	Sageleaf Rockrose	36" o.c.
1 gal.	Cotoneaster d. 'Lowfast'	Bearberry Cotoneaster	30" o.c.
1 gal.	Diets iridioides	African Iris	24" o.c.
1 gal.	Erigeron karvinskianus	Santa Barbara Daisy	30" o.c.
1 gal.	Lantana montevidensis	Creeping Lantana	30" o.c.
1 gal.	Hemerocallis Hybrid	Evergreen Yellow	24" o.c.
1 gal.	Nepeta x faassenii	Catmint	24" o.c.
1 gal.	Trachelospermum asiaticum	Asian Jasmine	30" o.c.
1 gal.	Vinca minor	Periwinkle	30" o.c.
VINES			
1 gal.	Ficus pumila	Creeping Fig	8' o.c.
1 gal.	Parthenocissus tricuspidata	Boston Ivy	8' o.c.



BIOSWALE PLANT PALETTE

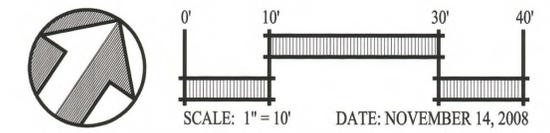
SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ SPACING
SHRUBS			
1 gal.	Azalea 'Wards Ruby'	Azalea	Bioswale Plant
1 gal.	Carex barberae	Santa Barbara Sedge	Bioswale Plant
1 gal.	Cerastium tomentosum	Snow-In Summer	Bioswale Plant
5 gal.	Euonymus j. 'Silver Princess'	Evergreen Euonymus	Bioswale Plant
1 gal.	Heuchera m. 'Palace Purple'	Coral Bell	Bioswale Plant
1 gal.	Juncus patens	California Gray Rush	Bioswale Plant
5 gal.	Loropetalum c. 'Razzleberry'	Loropetalum	Bioswale Plant
5 gal.	Muhlenbergia rigens	Deer Grass	Bioswale Plant



BIORETENTION AREA CONCEPT

TYPICAL STREET FRONTAGE PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

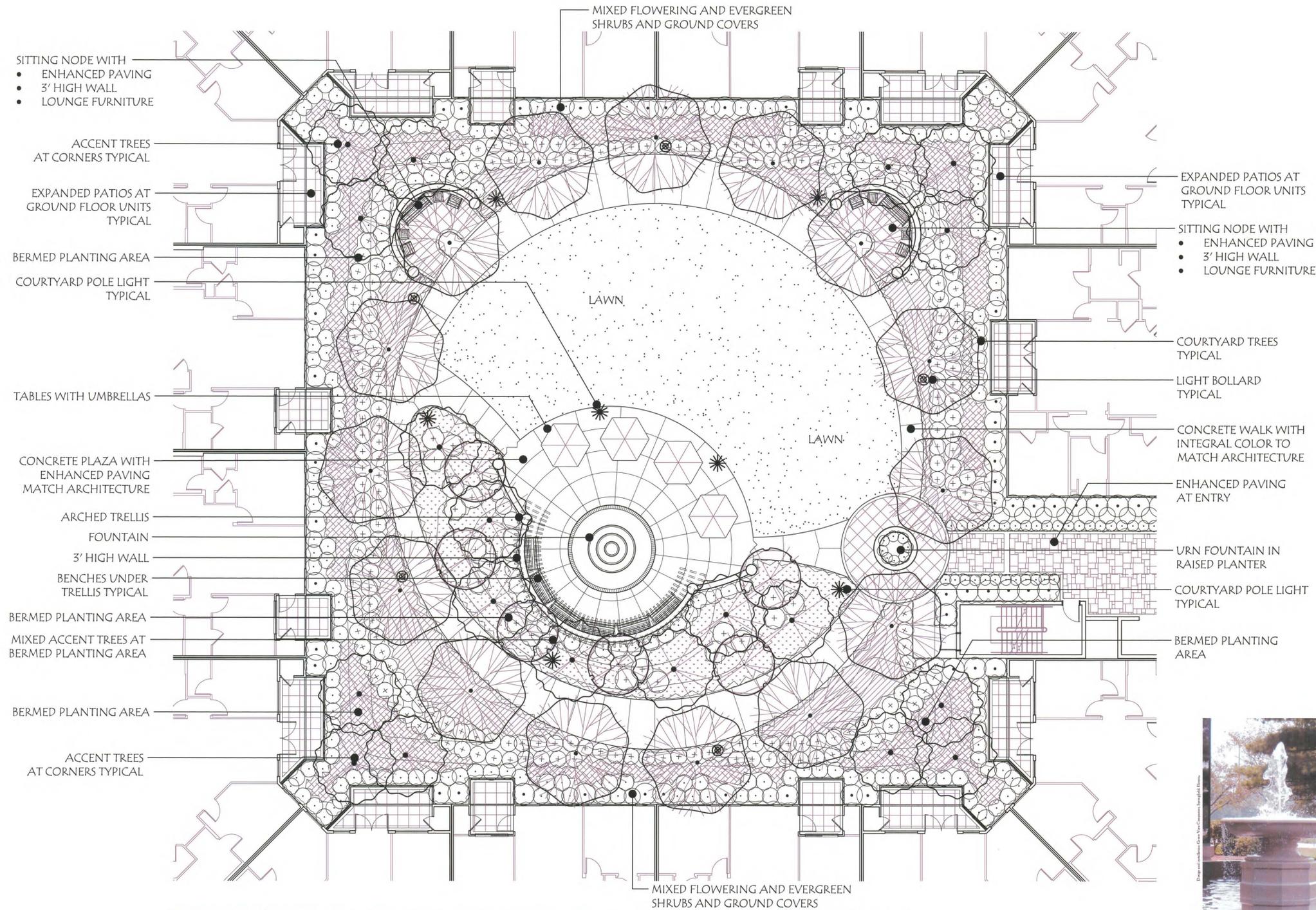


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BUILDING 1 & 2 COURTYARD - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	<i>Acer palmatum</i>	Japanese Maple	Accent Tree
24" box	<i>Acer p. 'Bloodgood'</i>	Japanese Maple	Accent Tree
24" box	<i>Cornus kousa</i>	Dogwood	Accent Tree
24" box	<i>Podocarpus gracilior</i>	Fern Pine	Courtyard Tree
SHRUBS			
5 gal.	<i>Abelia X g. 'Edward Goucher'</i>	Glossy Abelia	36" o.c.
5 gal.	<i>Azalea 'Ward's Ruby'</i>	Kurume Azalea	30" o.c.
5 gal.	<i>Buxus j. 'Green Beauty'</i>	Japanese Boxwood	30" o.c.
5 gal.	<i>Camellia s. 'Cleopatra'</i>	Camellia	36" o.c.
5 gal.	<i>Euonymus j. 'Silver Princess'</i>	Euonymus	30" o.c.
15 gal.	<i>Feijoa sellowiana</i>	Pineapple Guava	48" o.c.
5 gal.	<i>Gardenia g. 'Veitchii'</i>	Gardenia	36" o.c.
5 gal.	<i>Loropetalum c. 'Razzleberry'</i>	Loropetalum	30" o.c.
15 gal.	<i>Pittosporum t. 'Silver Sheen'</i>	Silver Sheen Pittosporum	48" o.c.
5 gal.	<i>Viburnum tinus</i>	Laurustinus	36" o.c.
PERENNIALS, GRASSES, AND GROUNDCOVERS			
1 gal.	<i>Heuchera m. 'Palace Purple'</i>	Alum Root	18" o.c.
1 gal.	<i>Liriope muscari</i>	Big Blue Lily Turf	18" o.c.
1 gal.	<i>Liriope spicata</i>	Creeping Liriope	18" o.c.
1 gal.	<i>Salvia officinalis 'Tricolor'</i>	Garden Sage	24" o.c.
Flats	<i>Soleirolia soleirolia</i>	Baby's Tears	12" o.c.
1 gal.	<i>Trachelospermum asiaticum</i>	Asian Jasmine	30" o.c.
VINES			
15 gal.	<i>Wisteria sinensis</i>	Chinese Wisteria	as shown



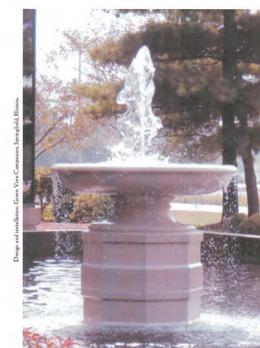
JAPANESE MAPLE



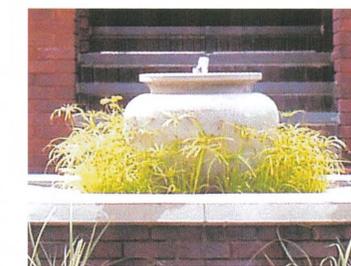
FERN PINE



DOGWOOD



FOUNTAIN AT PLAZA - CONCEPT



URN FOUNTAIN - CONCEPT



TABLES WITH UMBRELLAS



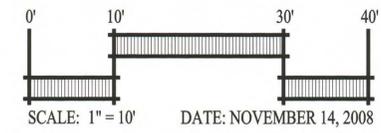
BENCH TYPICAL



LOUNGE FURNITURE TYPICAL

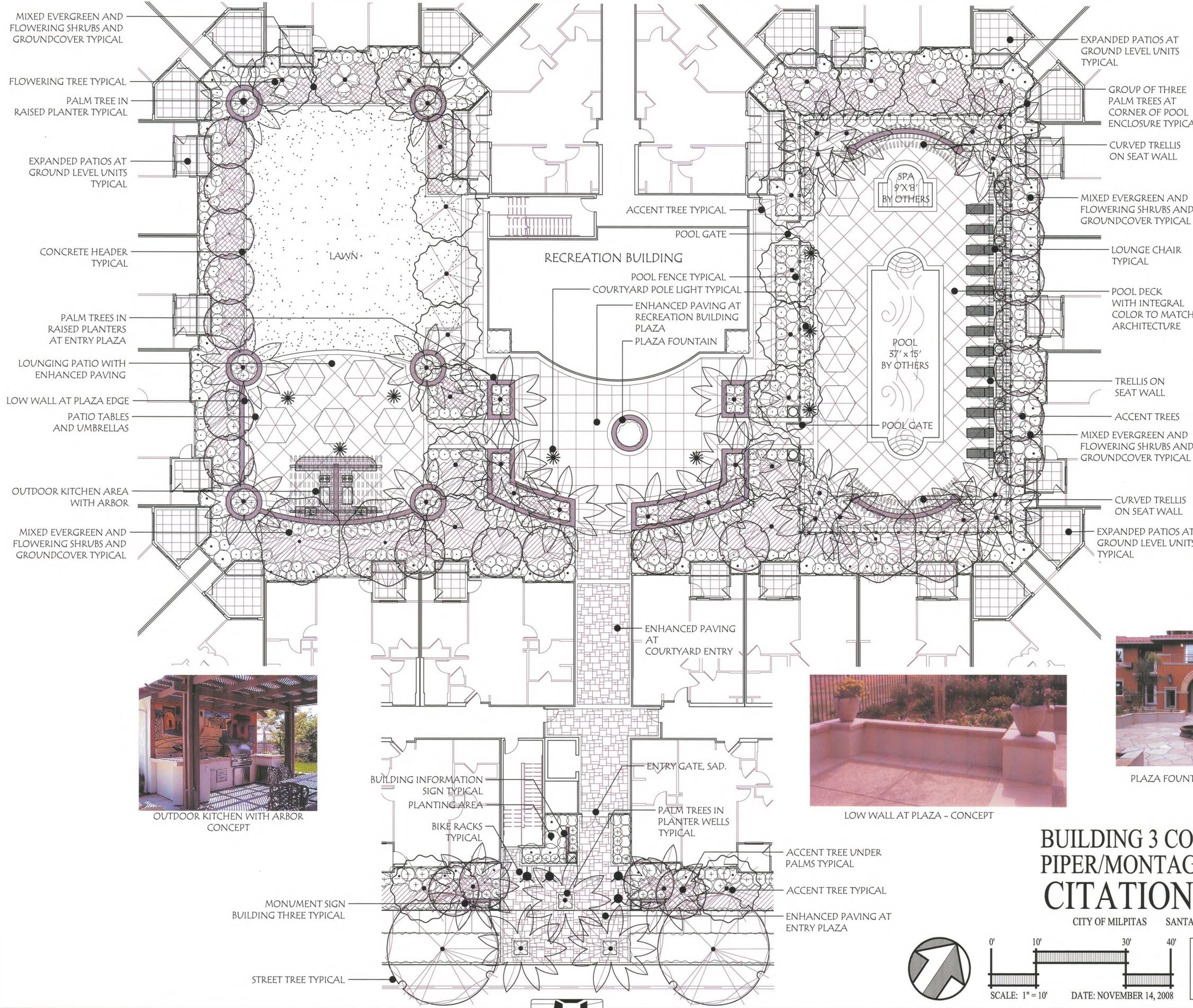
TYPICAL BUILDING 1 & 2 COURTYARD PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



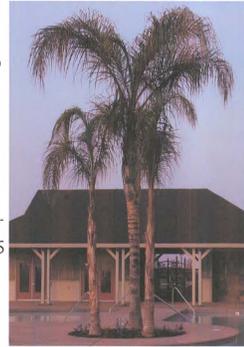
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BUILDING 3 COURTYARD - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Cornus kousa	Dogwood	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Podocarpus gracilior	Fern Pine	Courtyard Tree
36" box	Syagrus romanzoffianum	Queen Palm	Courtyard Tree
SHRUBS			
5 gal.	Abelia X g. 'Edward Goucher'	Glossy Abelia	36" o.c.
5 gal.	Alyogyne huegelii	Blue Hibiscus	48" o.c.
5 gal.	Azalea 'Ward's Ruby'	Kurume Azalea	30" o.c.
5 gal.	Buxus j. 'Green Beauty'	Japanese Boxwood	30" o.c.
5 gal.	Camellia s. 'Cleopatra'	Camellia	36" o.c.
5 gal.	Euonymus j. 'Silver Princess'	Euonymus	30" o.c.
15 gal.	Fetjoa sellowiana	Pineapple Guava	48" o.c.
5 gal.	Gardenia g. 'Vettrich'	Gardenia	36" o.c.
15 gal.	Hibiscus r.-s. 'Red Dragon'	Red Flowering Hibiscus	36" o.c.
5 gal.	Loropetalum c. 'Razzleberry'	Loropetalum	30" o.c.
5 gal.	Philodendron arborescens	Split Leaf Philodendron	30" o.c.
5 gal.	Phormium t. 'Bronze Baby'	Bronze New Zealand Flax	30" o.c.
5 gal.	Phormium t. 'Maori Queen'	Variiegated New Zealand Flax	30" o.c.
15 gal.	Pittosporum t. 'Silver Sheen'	Silver Sheen Pittosporum	48" o.c.
PERENNIALS, GRASSES, AND GROUNDCOVERS			
1 gal.	Acanthus mollis	Bear's Breech	30" o.c.
1 gal.	Clivia miniata	Clivia	24" o.c.
1 gal.	Dietes iridioides	African Iris	24" o.c.
1 gal.	Liriope muscari	Big Blue Lily Turf	18" o.c.
1 gal.	Liriope spicata	Creeping Liriope	18" o.c.
1 gal.	Heuchera m. 'Palace Purple'	Alum Root	18" o.c.
1 gal.	Kniphoea uvaria	Red Hot Poker	24" o.c.
1 gal.	Salvia officinalis 'Tricolor'	Garden Sage	24" o.c.
1 gal.	Flats Soleirolia soleirolia	Baby's Tears	12" o.c.
1 gal.	Strelitzia reginae	Bird of Paradise	24" o.c.
1 gal.	Trachelospermum asiaticum	Asian Jasmine	30" o.c.
VINES			
15 gal.	Clytostoma callistigioides	Violet Trumpet Vine	as shown
15 gal.	Disiclis buccinatoria	Blood Red Trumpet Vine	as shown



QUEEN PALMS



POOL DECK WITH TRELLIS AT EDGE OF POOL DECK CONCEPT



LOW WALL AT PLAZA - CONCEPT



PLAZA FOUNTAIN- CONCEPT



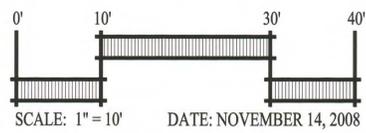
TABLES WITH UMBRELLAS



OUTDOOR KITCHEN WITH ARBOR CONCEPT

**BUILDING 3 COURTYARD PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

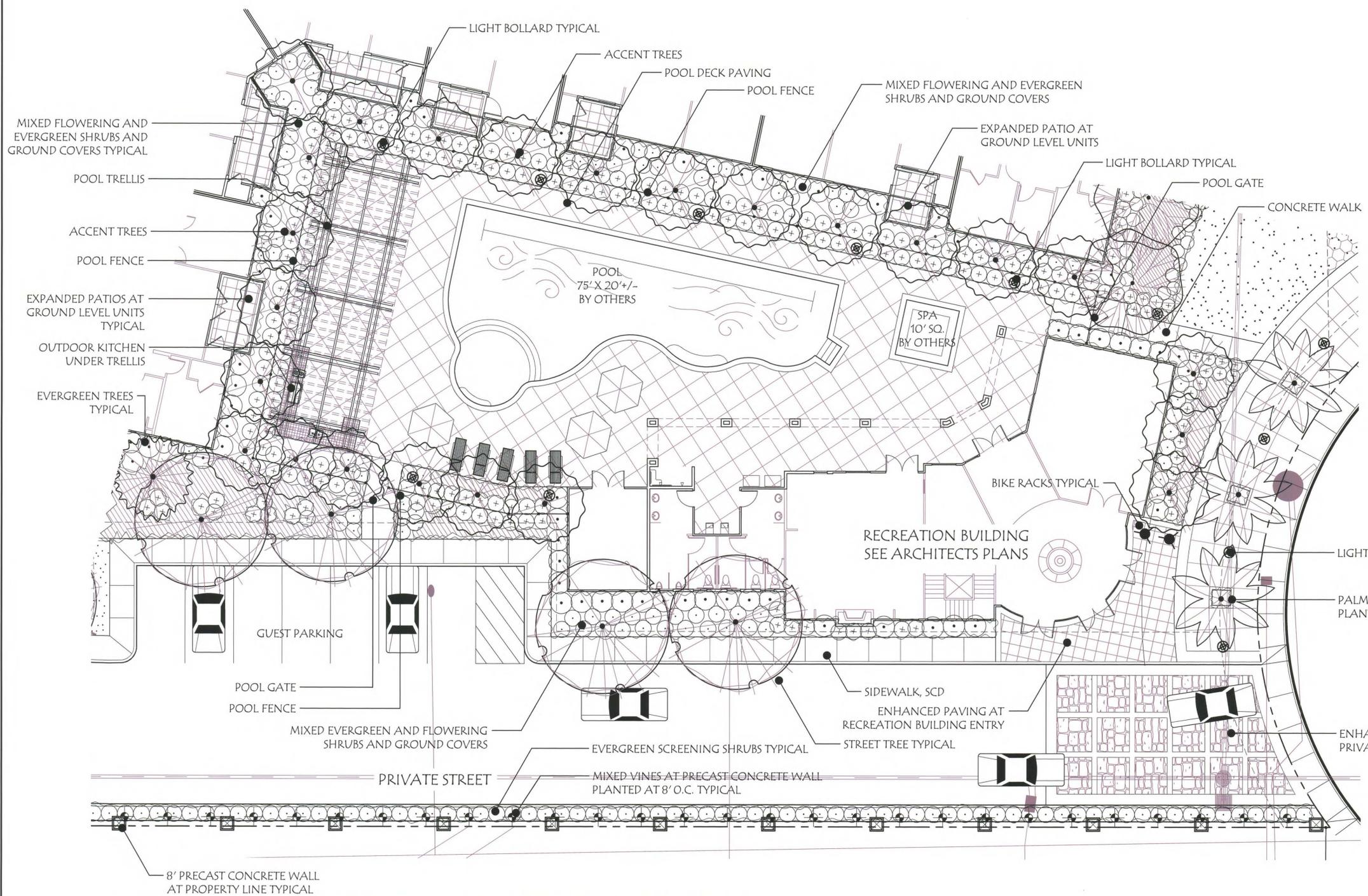


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RECREATION COMPLEX - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	Acer p. 'Bloodgood'	Japanese Maple	Accent Tree
24" box	Carpinus betulus	European Hornbeam	Paseo Tree
24" box	Cercis c. 'Forest Pansy'	Eastern Redbud	Accent Tree
24" box	Lagerstroemia indica	Crape Myrtle	Accent Tree
24" box	Platanus a. 'Columbia'	London Plane Tree	Street Tree
24" box	Pyrus c. 'Whitehouse'	Ornamental Pear	Street Tree
24" box	Sequoia s. 'Aptos Blue'	Coast Redwood	Screen Tree
12" b&b	Washingtonia filifera	California Fan Palm	Plaza Tree
SHRUBS			
5 gal.	Abelia X g. 'Edward Goucher'	Glossy Abelia	36" o.c.
5 gal.	Buxus j. 'Green Beauty'	Japanese Boxwood	30" o.c.
5 gal.	Camellia s. 'Cleopatra'	Camellia	36" o.c.
5 gal.	Escallonia 'Fradessi'	Frades Escallonia	48" o.c.
5 gal.	Euonymus j. 'Silver Princess'	Euonymus	30" o.c.
5 gal.	Gardenia g. 'Veitchii'	Gardenia	36" o.c.
15 gal.	Hibiscus r.-s. 'Red Dragon'	Red Flowering Hibiscus	36" o.c.
5 gal.	Loropetalum c. 'Razzleberry'	Loropetalum	30" o.c.
5 gal.	Phormium t. 'Bronze Baby'	Bronze New Zealand Flax	30" o.c.
5 gal.	Phormium t. 'Maori Queen'	Variegated New Zealand Flax	30" o.c.
15 gal.	Pittosporum t. 'Silver Sheen'	Silver Sheen Pittosporum	48" o.c.
5 gal.	Raphiolepis indica	Indian Hawthorn	36" o.c.
5 gal.	Viburnum tinus	Laurustinus	36" o.c.
PERENNIALS, GRASSES, AND GROUNDCOVERS			
1 gal.	Agapanthus 'Queen Anne'	Lily-of-the-Nile	24" o.c.
1 gal.	Cistus salivifolius	Sageleaf Rockrose	36" o.c.
1 gal.	Diets iridoides	African Iris	24" o.c.
1 gal.	Erigeron karvinskianus	Santa Barbara Daisy	30" o.c.
1 gal.	Lantana montevidensis	Creeping Lantana	30" o.c.
1 gal.	Hemerocallis Hybrid	Evergreen Yellow	24" o.c.
1 gal.	Kniphoea uvaria	Red Hot Poker	24" o.c.
1 gal.	Trachelospermum asiaticum	Asian Jasmine	30" o.c.
VINES			
1 gal.	Ficus pumila	Creeping Fig	8' o.c.
1 gal.	Parthenocissus tricuspidata	Boston Ivy	8' o.c.



POOL AND TRELLIS CONCEPT



OUTDOOR KITCHEN UNDER TRELLIS - CONCEPT



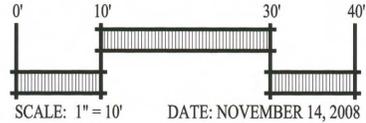
TABLES WITH UMBRELLAS



EVERGREEN SCREEN SHRUBS AND VINES AT PRECAST CONCRETE WALL - CONCEPT

RECREATION BUILDING AND POOL COMPLEX PLAN
 PIPER/MONTAGUE SUBDISTRICT
 CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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NEW ZEALAND FLAX



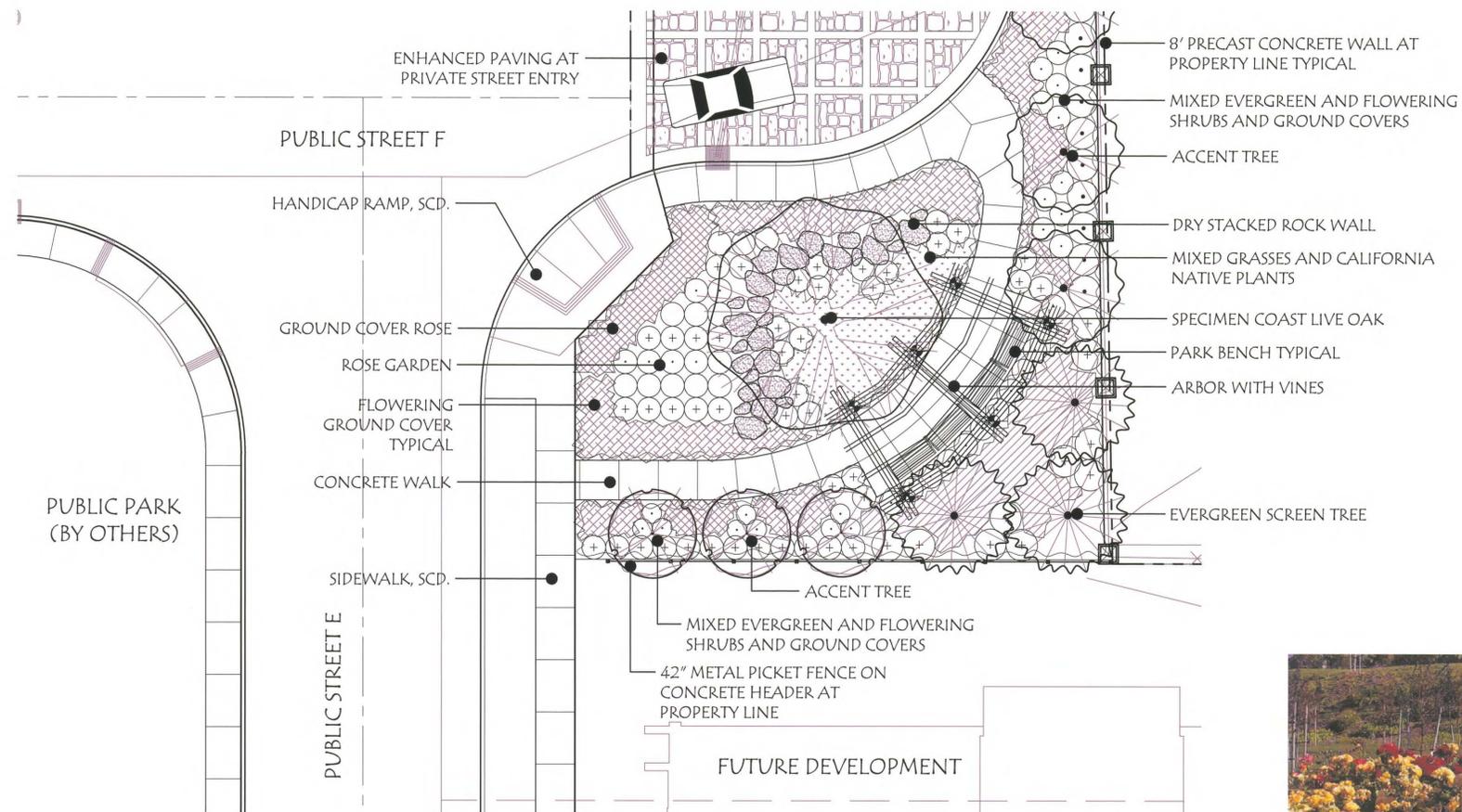
VINE ON ARBOR



ARBOR WITH VINE CONCEPT

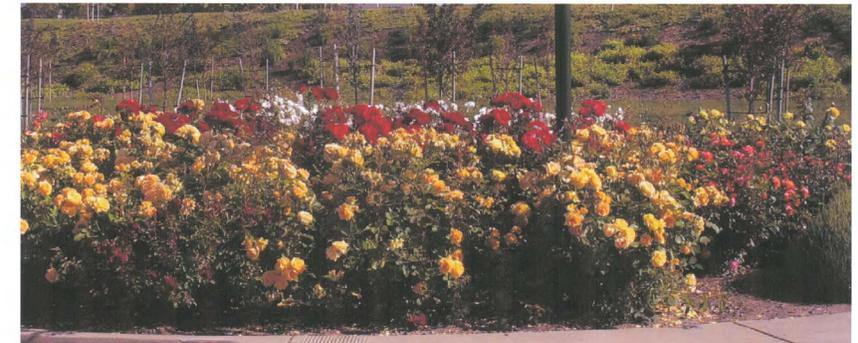


DRY STACKED ROCK WALL - CONCEPT

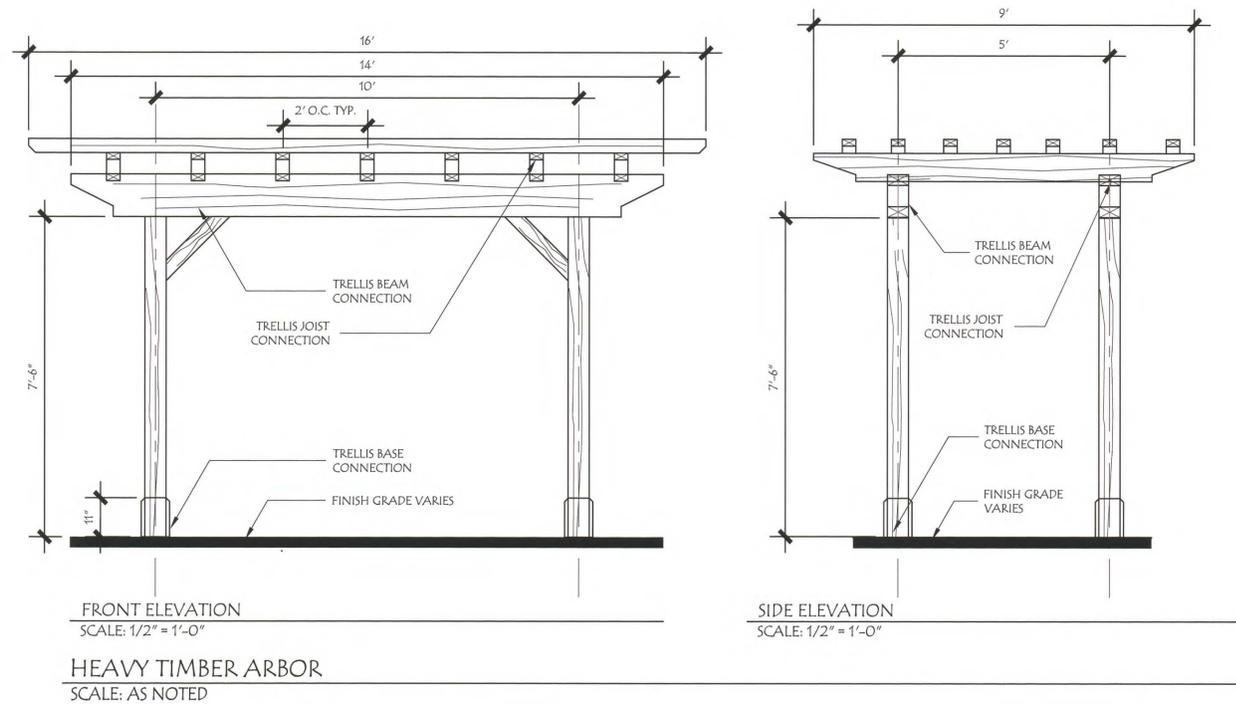


POCKET PARK - PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS / SPACING
TREES			
24" box	<i>Cercis c. 'Forest Pansy'</i>	Eastern Redbud	Accent Tree
24" box	<i>Pyrus c. 'Whitehouse'</i>	Ornamental Pear	Accent Tree
48" box	<i>Quercus agrifolia</i>	Coast Live Oak	Specimen Tree
24" box	<i>Sequoia s. 'Aptos Blue'</i>	Coast Redwood	Screen Tree
SHRUBS			
5 gal.	<i>Abelia X g. 'Edward Goucher'</i>	Glossy Abelia	36" o.c.
5 gal.	<i>Dodonaea v. 'Purpurea'</i>	Purple Hopseed Bush	60" o.c.
5 gal.	<i>Escallonia 'Fradessi'</i>	Fradles Escallonia	48" o.c.
5 gal.	<i>Myrica californica</i>	Pacific Wax Myrtle	60" o.c.
5 gal.	<i>Phormium t. 'Bronze Baby'</i>	Bronze New Zealand Flax	30" o.c.
5 gal.	<i>Phormium t. 'Maori Queen'</i>	Varegated New Zealand Flax	30" o.c.
5 gal.	<i>Viburnum tinus</i>	Laurustinus	36" o.c.
ROSES			
2 gal.	<i>Rosa f. 'Showbiz'</i>	Showbiz Rose - Red	
2 gal.	<i>Rosa f. 'Angel Face'</i>	Angel Face Rose - Lavender	
2 gal.	<i>Rosa 'Meidiland Red'</i>	Red Groundcover Rose	
2 gal.	<i>Rosa f. 'Sunsprite'</i>	Sunsprite Rose - Yellow	
2 gal.	<i>Rosa f. 'Iceberg'</i>	Iceberg Rose - White	
2 gal.	<i>Rosa f. 'Betty Boop'</i>	Betty Boop Rose - Orange	
2 gal.	<i>Rosa 'Pink Flower Carpet'</i>	Pink Groundcover Rose	
PERENNIALS, GRASSES, AND GROUNDCOVERS			
1 gal.	<i>Cistus salivifolius</i>	Sageleaf Rockrose	36" o.c.
1 gal.	<i>Cotoneaster d. 'Lowfast'</i>	Bearberry Cotoneaster	30" o.c.
1 gal.	<i>Diets iridioides</i>	African Iris	24" o.c.
1 gal.	<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	30" o.c.
1 gal.	<i>Heuchera m. 'Palace Purple'</i>	Alum Root	18" o.c.
1 gal.	<i>Kniphoea uvaria</i>	Red Hot Poker	24" o.c.
1 gal.	<i>Muhlenbergia rigens</i>	Deer Grass	36" o.c.
1 gal.	<i>Nassella pulchra</i>	Purple Needle Grass	24" o.c.
VINES			
1 gal.	<i>Ficus pumila</i>	Creeping Fig	8" o.c.
1 gal.	<i>Parthenocissus tricuspidata</i>	Boston Ivy	8" o.c.
15 gal.	<i>Wisteria sinensis</i>	Chinese Wisteria	as shown

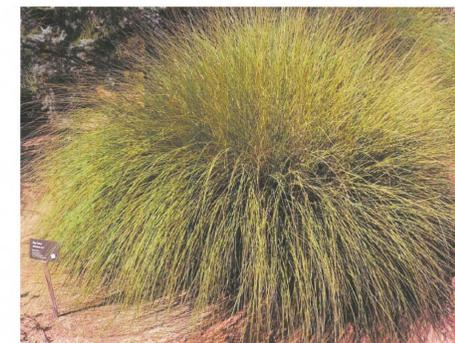


ROSE GARDEN CONCEPT

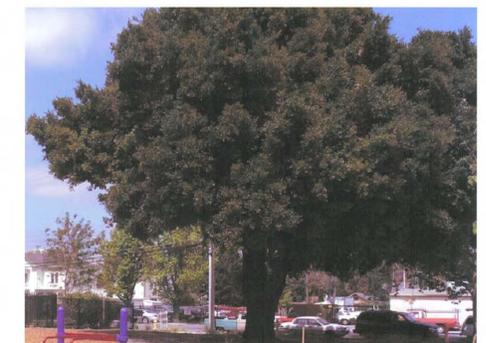


FRONT ELEVATION
SCALE: 1/2" = 1'-0"
HEAVY TIMBER ARBOR
SCALE: AS NOTED

SIDE ELEVATION
SCALE: 1/2" = 1'-0"



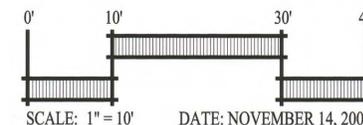
DEER GRASS



COAST LIVE OAK

POCKET PARK
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



RANDALL PLANNING & DESIGN, INC.
Landscape Architecture * Golf Facilities
Site and Environmental Planning
1475 N. Broadway Suite 290 Walnut Creek, California 94596
Office: (925) 934-8002 Facsimile: (925) 934-8053

SHEET NUMBER
L-8
18 OF 28

PAVING OPTIONS



PRECAST UNIT PAVER
STYLE: COUNTRY COBBLE PAVER
COLOR: POSITANO
AVAILABLE: BASALITE



PAVING OPTIONS
STYLE: MISSION PAVER
COLOR: MENDOCINO
AVAILABLE: BASALITE



STAMPED CONCRETE
STYLE: WALKWAY STONE
COLOR: SUN BAKED CLAY
AVAILABLE: BRICKFORM



STAMPED CONCRETE
STYLE: ASHLAR CUT SLATE
COLOR: CREAM BEIGE
AVAILABLE: BRICKFORM



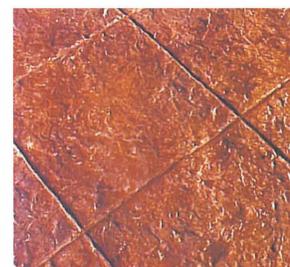
CONCRETE PAVING
STYLE: EXPOSED AGGREGATE
W/BRICK BAND
COLOR: CONCRETE - LAMP BLACK
BRICK STYLE - TBD



STAMPED CONCRETE
STYLE: CALIFORNIA WEAVE
COLOR: PECOS SAND
AVAILABLE: BRICKFORM

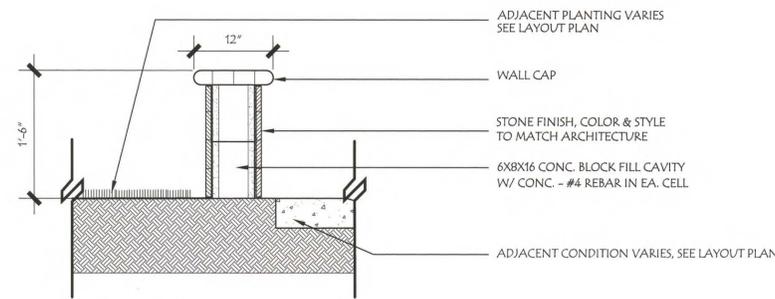


STAMPED CONCRETE
STYLE: LONDON COBBLE
COLOR: TILE RED
AVAILABLE: BRICKFORM

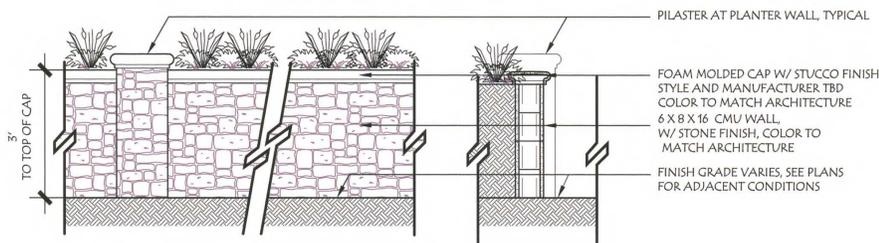


STAMPED CONCRETE
STYLE: YUCATAN
COLOR: SUN BAKED CLAY
AVAILABLE: BRICKFORM

WALL OPTIONS

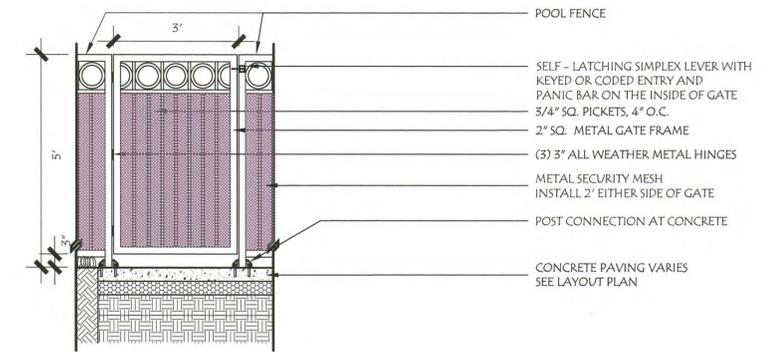


SEAT WALL
SCALE: 1" = 1'-0"

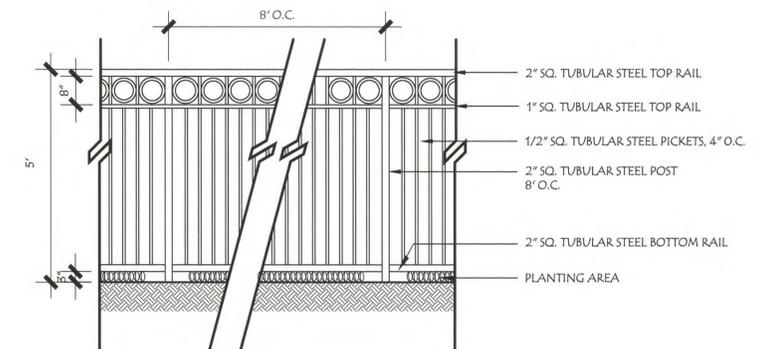


PLANTER WALL
SCALE: 1/2" = 1'-0"

FENCE OPTIONS



POOL FENCE GATE
SCALE: 1/2" = 1'-0"



POOL FENCE
SCALE: 1/2" = 1'-0"



SEATWALL AT POOL



SEATWALL AT COURTYARD



POOL FENCE



POOL FENCE



PLANTER WALL AT COURTYARD



PLANTER WALL AT COURTYARD

ILLUSTRATIVE DETAILS
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



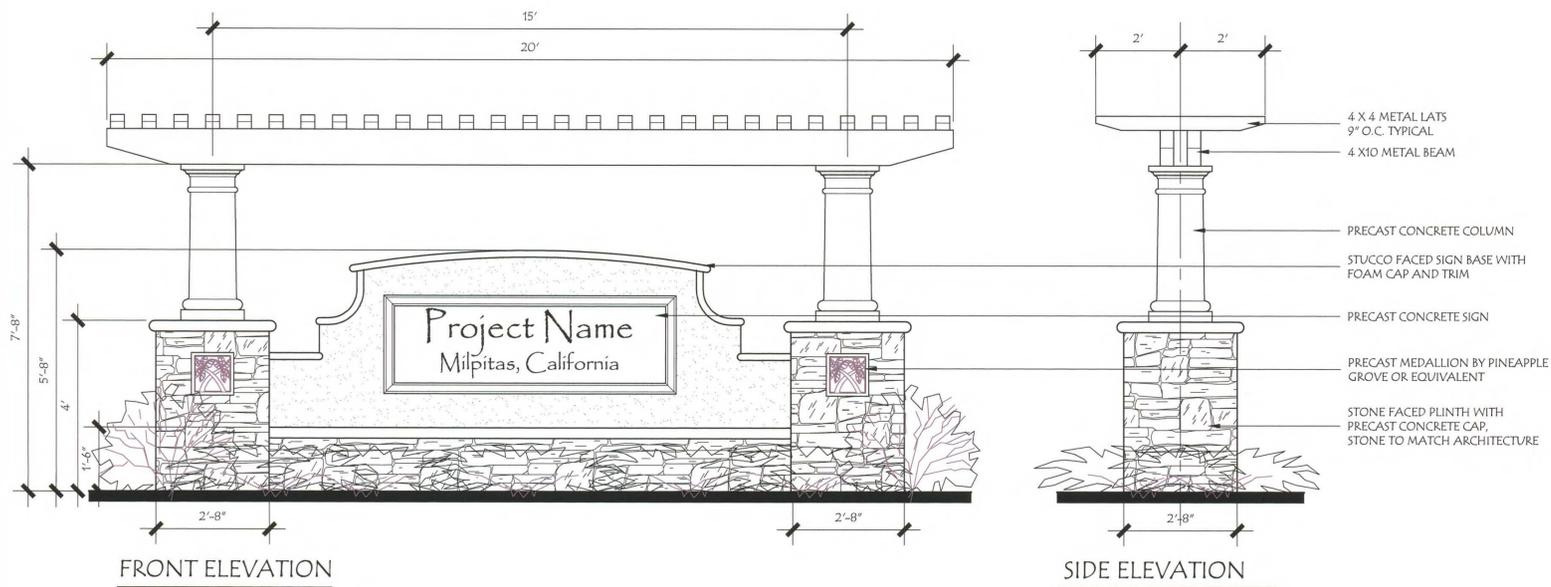
RANDALL PLANNING & DESIGN, INC.
Landscape Architecture * Golf Facilities
Site and Environmental Planning
1475 N. Broadway Suite 290 Walnut Creek, California 94596
Office: (925) 934-8002 Facsimile: (925) 934-8053

DATE: NOVEMBER 14, 2008

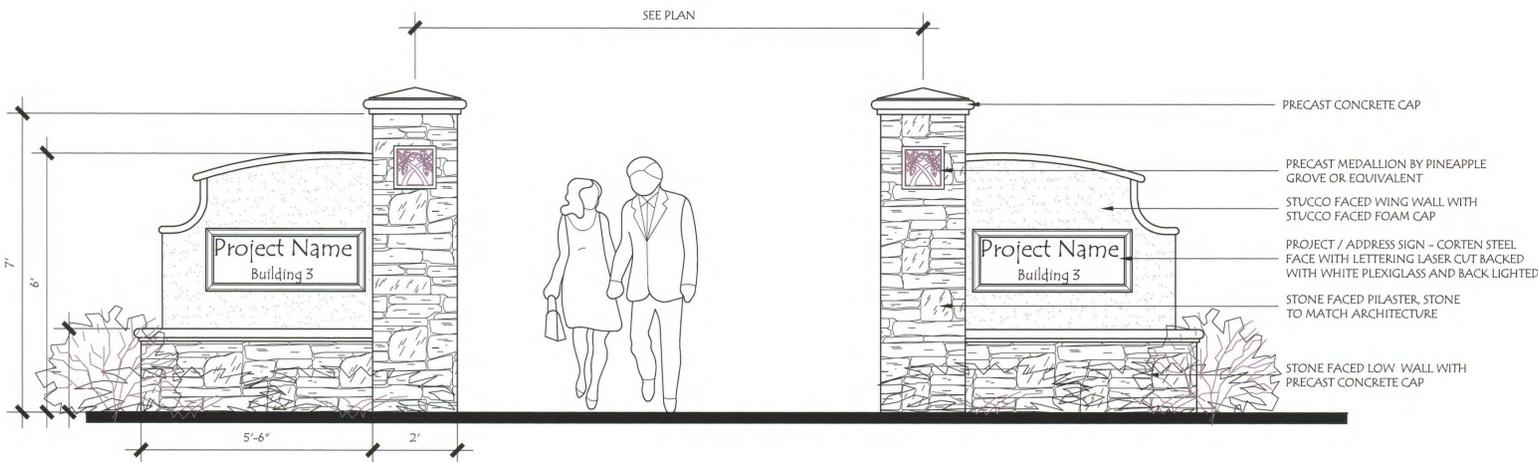
SHEET NUMBER

L-9

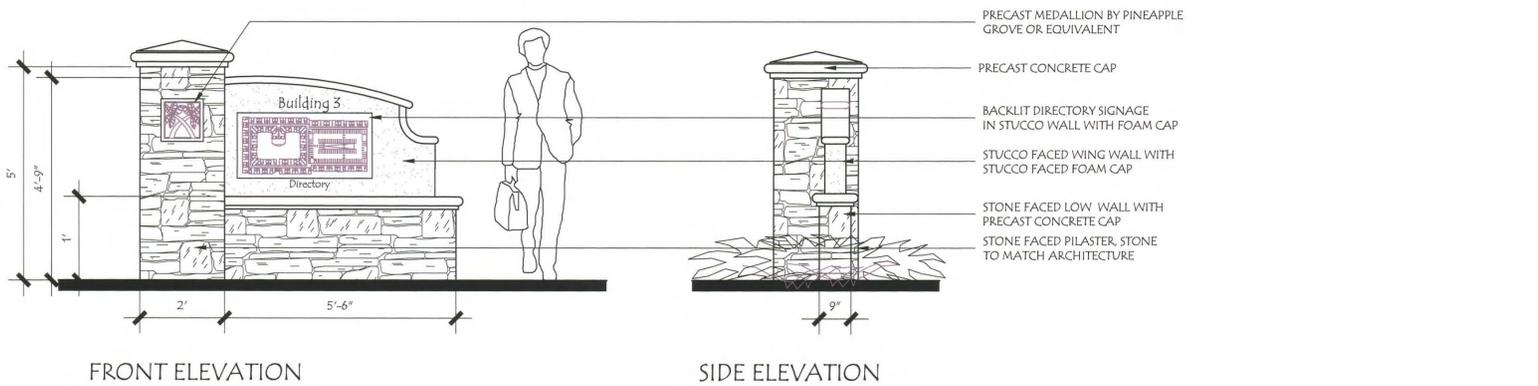
19 OF 28



FRONT ELEVATION
MONUMENT SIGN BUILDINGS 1 & 2
SCALE: 1/2"=1'-0"



FRONT ELEVATION
MONUMENT SIGN BUILDING 3
SCALE: 1/2"=1'-0"



FRONT ELEVATION
BUILDING INFORMATION SIGN
SCALE: 1/2"=1'-0"

SITE FURNISHINGS IN PUBLIC SPACES



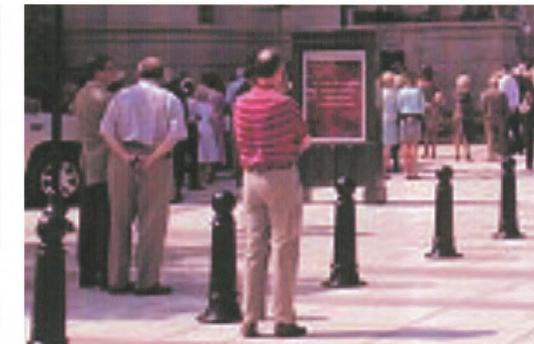
BENCH TYPICAL



TRASH RECEPTACLE



BIKE RACKS



REMOVABLE BOLLARDS AT EVAS



ACCENT POTS WITH PLANTS OPTIONS



ILLUSTRATIVE DETAILS
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



RANDALL PLANNING & DESIGN, INC.
Landscape Architecture * Golf Facilities
Site and Environmental Planning
1475 N. Broadway Suite 290 Walnut Creek, California 94596
Office: (925) 934-8002. Facsimile: (925) 934-8053

DATE: NOVEMBER 14, 2008

SHEET NUMBER

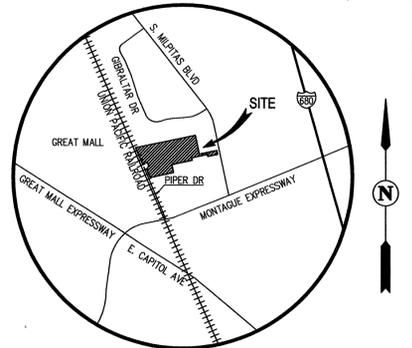
L-10

20 OF 28



CONTACTS

- 1. OWNER/SUBDIVIDER: CITATION HOMES CENTRAL
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 866-6000
CHARLES MCKEAG/MIKE SULLIVAN
- 2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469
- 3. SOILS ENGINEER: TERRASEARCH INC.
257 WRIGHT BROTHERS AVE.
LIVERMORE, CA 94551
SIMON MAKDESSI



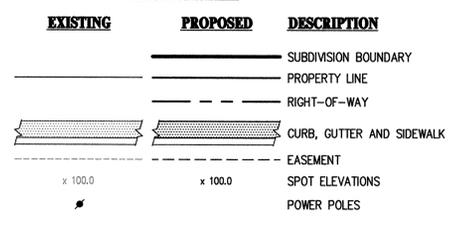
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 1. ASSESSORS PARCEL NO: 086-32-037
086-32-040
- 2. SITE ADDRESS: 1200 PIPER DRIVE
MILPITAS, CA 95035
- 3. SITE AREA: 16.0± ACRES
- 4. MINIMUM LOT SIZE: 1,750 SF
- 5. ZONING: R3-TOD (MULTI-FAMILY RESIDENTIAL)
- 6. EXISTING LAND USE: INDUSTRIAL
PROPOSED LAND USE: TRANSIT-ORIENTED RESIDENTIAL DEVELOPMENT
- 7. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS IN THE CENTERLINE OF PIPER DRIVE AS SHOWN HEREON, THE BEARING BEING N23°48'21"W PER 580 M 49.
- 8. BENCHMARK: CITY OF MILPITAS BENCHMARK LAN-MIL: BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF LANDESS AVENUE (MONTAGUE EXPRESSWAY) AND SOUTH MILPITAS BOULEVARD
EL: 60.134 FEET
- 9. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN BOUNDARY TO BE REMOVED.
- 10. EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED.
- 11. STREETS: STREETS A, B, C AND D WILL BE PUBLIC STREETS AND MAINTAINED BY THE CITY OF MILPITAS. ALL OTHER STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS WILL BE IN PSUE'S (MINIMUM LONGITUDINAL SLOPE=0.6%)
- 12. STREETS TREES: STREET TREES ALONG PUBLIC STREETS SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE MAINTAINED BY THE CITY OF MILPITAS. STREET TREES ALONG PRIVATE STREETS SHALL BE INSTALLED PER CITY STANDARD NO. 448 AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 13. STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER CITY OF MILPITAS STANDARDS. STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED. STREET LIGHTS ON PUBLIC STREETS WILL BE PUBLICLY MAINTAINED.
- 14. WALLS: ALL WALLS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED.
- 15. PUBLIC UTILITIES: PROPOSED WATER, STORM DRAIN & SANITARY SEWER FACILITIES WITHIN PUBLIC ROADWAYS WILL BE CONSTRUCTED PER CITY OF MILPITAS STANDARDS AND DEDICATED TO THE CITY OF MILPITAS.
- 16. PRIVATE UTILITIES: PROPOSED WATER, STORM DRAIN & SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS AND SUBDIVISIONS WILL BE PRIVATELY MAINTAINED, EXCEPT AS NOTED.
- 17. LANDSCAPING: ALL LANDSCAPING TO BE PRIVATELY OWNED AND MAINTAINED ON PRIVATE ROADWAYS AND PRIVATE PARCELS. LANDSCAPING WITHIN THE PUBLIC PARK AND PUBLIC ROADWAYS TO BE CONSTRUCTED PER CITY OF MILPITAS STANDARDS AND WILL BE DEDICATED TO THE CITY OF MILPITAS.
- 18. FLOOD ZONE: ZONE AO AND ZONE X
REFER TO:
FLOOD INSURANCE RATE MAP
PANEL 060344-0003 G (JUNE 22, 1998)
- 19. WELLS ONSITE: NONE
- 20. GAS & ELECTRIC: PG&E
- 21. TELEPHONE: AT&T
- 22. CABLE TV: AT&T BROADBAND
- 23. WATER: CITY OF MILPITAS
- 24. SEWER: CITY OF MILPITAS
- 25. STORM: CITY OF MILPITAS
- 26. UNITS: PARCEL 1: 207 UNITS
PARCEL 2: 184 UNITS
PARCEL 3: 248 UNITS
- 27. PUBLIC PARK: LOT J TO BE DEDICATED TO THE CITY OF MILPITAS FOR PUBLIC PARK PURPOSES.
- 28. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR PARCELS 1-3. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 639 UNITS.

LINE TABLE			CURVE TABLE		
NO.	BEARING	LENGTH	NO. RADIUS	DELTA	LENGTH
L1	N12°38'49"W	80.29'	C1	60.00'	64°37'23"
L2	N11°42'59"W	40.16'			67.67'
L3	N11°42'59"W	51.17'			

LEGEND



ABBREVIATIONS

- BD BOUNDARY
- RW RIGHT-OF-WAY
- PL PROPERTY LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER
- PSUE PUBLIC SERVICE UTILITY EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- LS LANDSCAPE STRIP
- R RADIUS

SHEET INDEX

- TM-01 TITLE SHEET-EXISTING PROPERTY
- TM-02 MASTER SITE PLAN
- TM-03 SITE PLAN
- TM-04 DEVELOPMENT PLAN
- TM-05 GRADING PLAN
- TM-06 UTILITY PLAN
- TM-07 FIRE TRUCK ACCESS & STRIPING EXHIBIT
- TM-08 CITY NOTES & CONDITIONS

SUBDIVISION TENTATIVE MAP
This Map has been reviewed by the City Engineer.

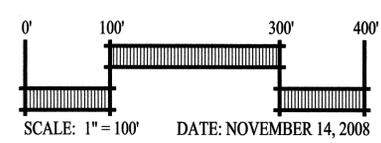
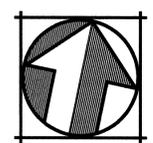
City Engineer _____ Date _____

Recommended for Approval by the Milpitas Planning Commission, this _____ day of _____, 2000, and Approved by the Milpitas City Council this _____ day of _____, 2000.

Planning and Neighborhood Services Director _____ Date _____

**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EXISTING PROPERTY
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

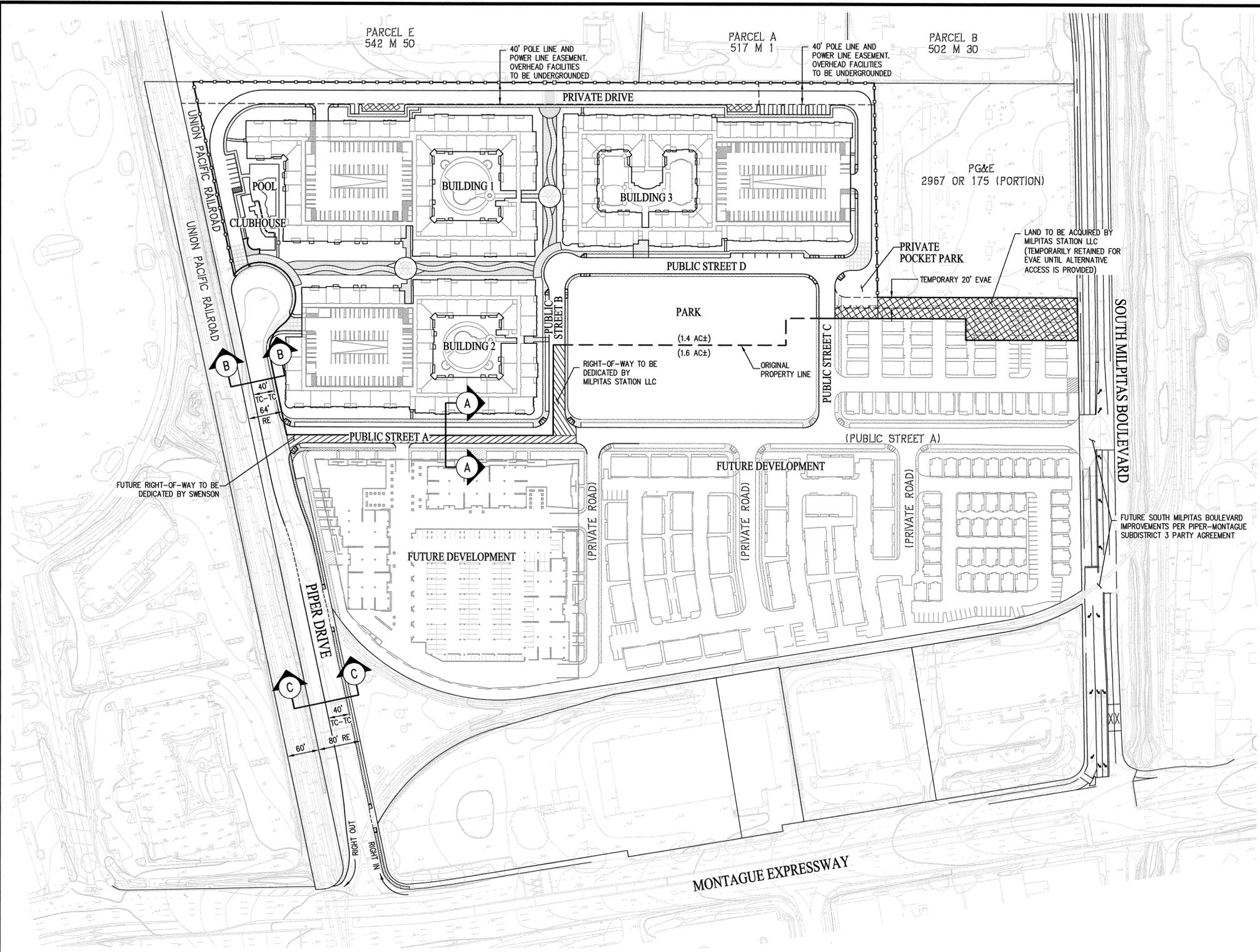


cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

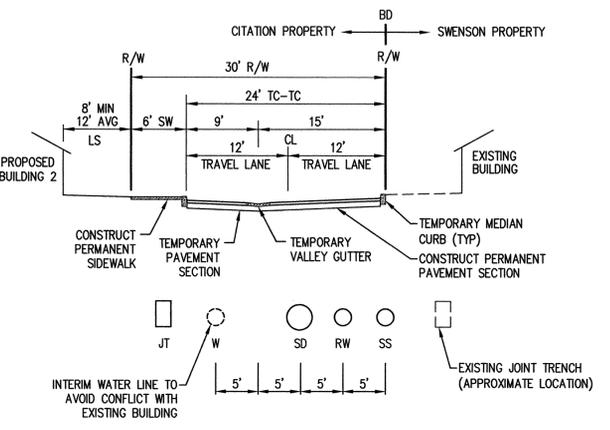
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

TEL (925) 866-0322
FAX (925) 866-8575

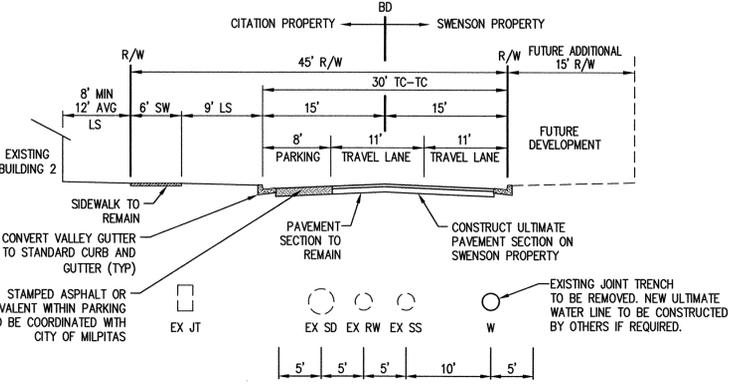
SHEET NUMBER
TM-01
2 OF 28



INTERIM
SEE SHEET 4 FOR INTERIM ALIGNMENT
(PROPOSED ROADWAY SECTION PRIOR TO DEMOLITION OF EXISTING BUILDING ON SWENSON PROPERTY)

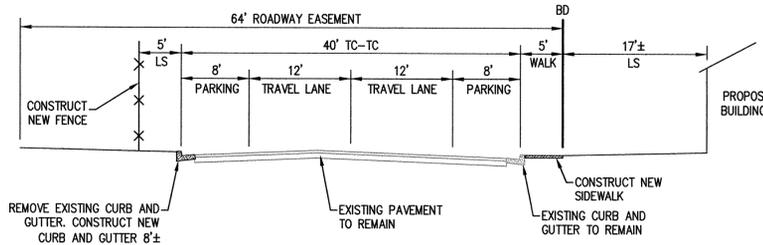


ULTIMATE
ULTIMATE ALIGNMENT SHOWN ON THIS SHEET
(PROPOSED ROADWAY SECTION FOLLOWING DEMOLITION OF EXISTING BUILDING ON SWENSON PROPERTY)

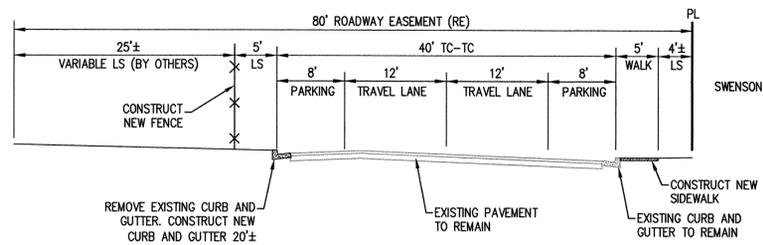


SECTION A-A
(NOT TO SCALE)

NOTE:
SECTION A-A TO BE CONSTRUCTED IN PHASES DEPENDING UPON THE DEMOLITION OF THE EXISTING BUILDING WITHIN THE ULTIMATE RIGHT-OF-WAY ON THE SWENSON PROPERTY



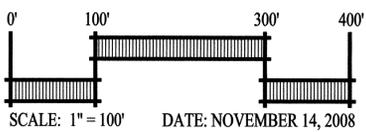
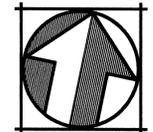
SECTION B-B
(NOT TO SCALE)



SECTION C-C
(NOT TO SCALE)

**VESTING TENTATIVE MAP
MASTER SITE PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

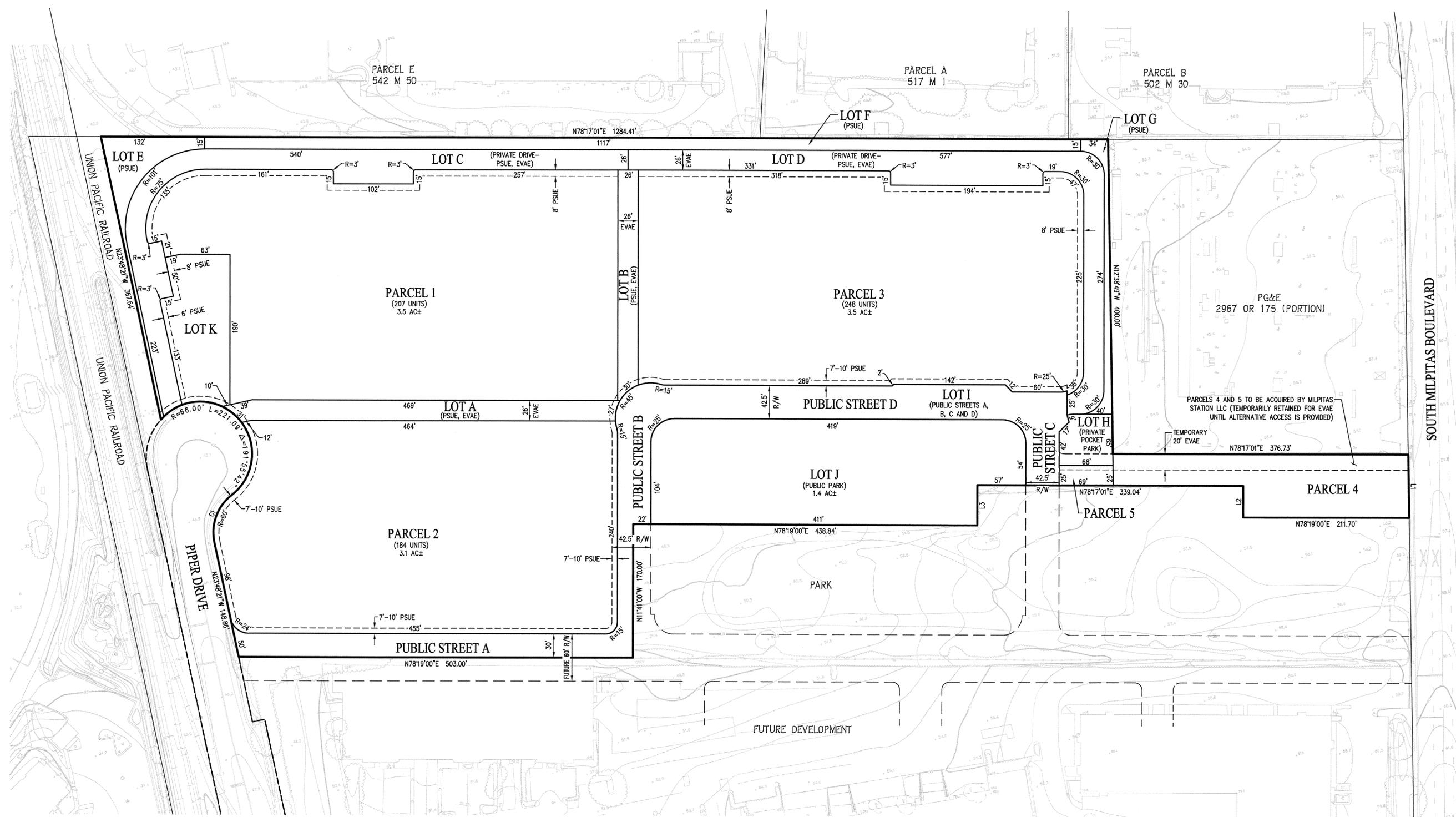


cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

TEL (925) 866-0322
FAX (925) 866-8575

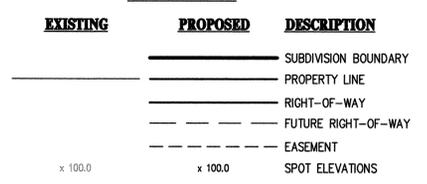
SHEET NUMBER
TM-02
3 OF 28



GENERAL NOTES:

- | | |
|--------------------------|--|
| 1. EXISTING ZONING: | M2 (HEAVY INDUSTRIAL) |
| 2. PROPOSED ZONING: | R3-TOD (MULTI-FAMILY RESIDENTIAL) |
| 3. EXISTING LAND USE: | INDUSTRIAL |
| 4. PROPOSED LAND USE: | TRANSIT-ORIENTED RESIDENTIAL DEVELOPMENT |
| 5. TOTAL SITE AREA: | 16.0± ACRES |
| 6. TOTAL NUMBER OF LOTS: | 5 PARCELS; 11 LOTS |
| 7. DENSITY: | 40 DU/ACRE |
| 8. PARKING: | SEE SHEET TM-04 |

LEGEND



LINE TABLE

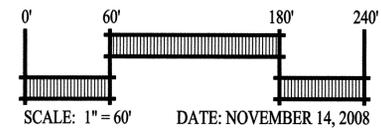
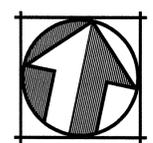
NO.	BEARING	LENGTH
L1	N12°38'49"W	80.29'
L2	N11°42'59"W	40.16'
L3	N11°42'59"W	51.17'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	60.00'	64°37'23"	67.67'

**VESTING TENTATIVE MAP
SITE PLAN
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



DATE: NOVEMBER 14, 2008

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

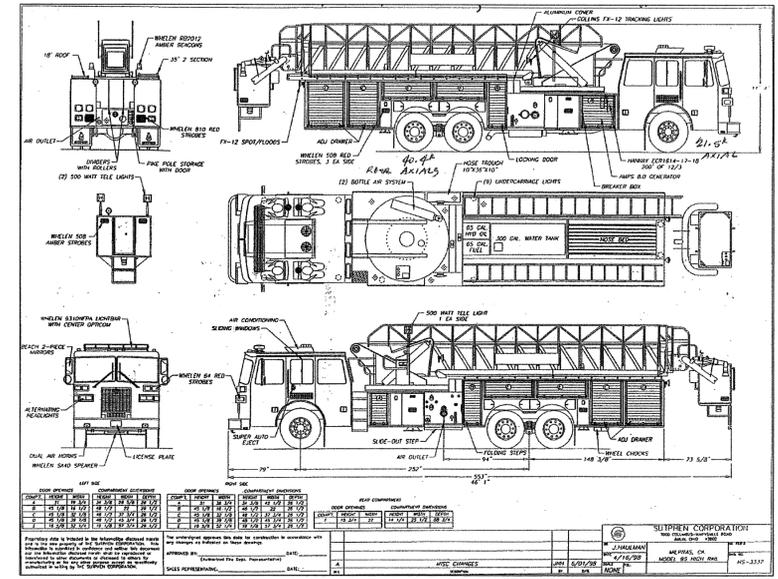
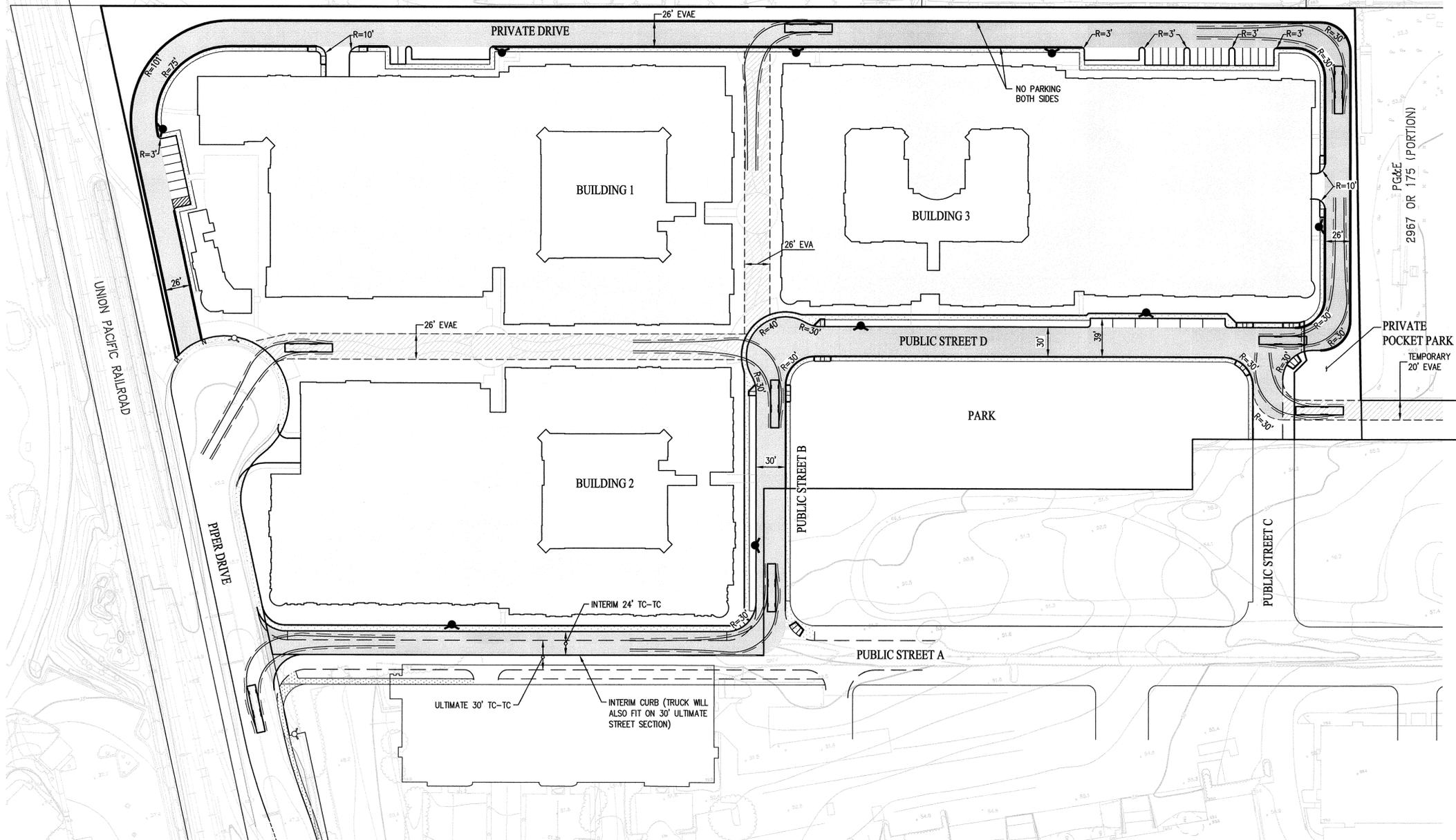
TEL (925) 866-0322
FAX (925) 866-8575

SHEET NUMBER
TM-03
4 OF 28

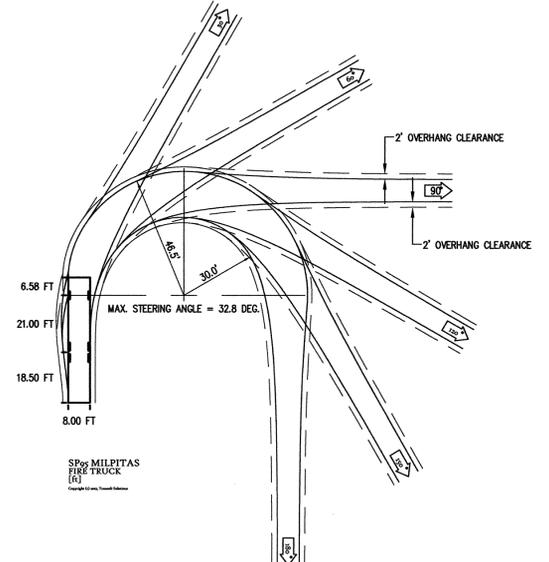
PARCEL E
542 M 50

PARCEL A
517 M 1

PARCEL B
502 M 30



* FIRE TRUCK DETAILS PROVIDED BY THE CITY OF MILPITAS FIRE DEPARTMENT



SP95 MILPITAS FIRE TRUCK
NOT TO SCALE

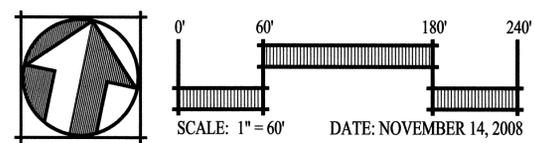
NOTE: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT

LEGEND

- FIRE APPARATUS ACCESS ROADS (PAVED)
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) (AB)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- CURB TO BE PAINTED RED AND STENCILED "NO PARKING FIRE LANE"

**VESTING TENTATIVE MAP
FIRE TRUCK ACCESS AND STRIPING EXHIBIT
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
TEL (925) 866-0222
FAX (925) 866-8575

SHEET NUMBER
TM-07
8 OF 28

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PENDING CITY NOTES AND CONDITIONS

VESTING TENTATIVE MAP
CITY NOTES AND CONDITIONS
PIPER/MONTAGUE SUBDISTRICT
CITATION PROPERTY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE: NOVEMBER 14, 2008

	Carlson, Barbee & Gibson, Inc.
	<small>CIVIL ENGINEERS • SURVEYORS • PLANNERS</small>
<small>6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CALIFORNIA 94583</small>	<small>TEL (925) 866-0322 FAX (925) 866-8575</small>

SHEET NUMBER
TM-08
9 OF 28