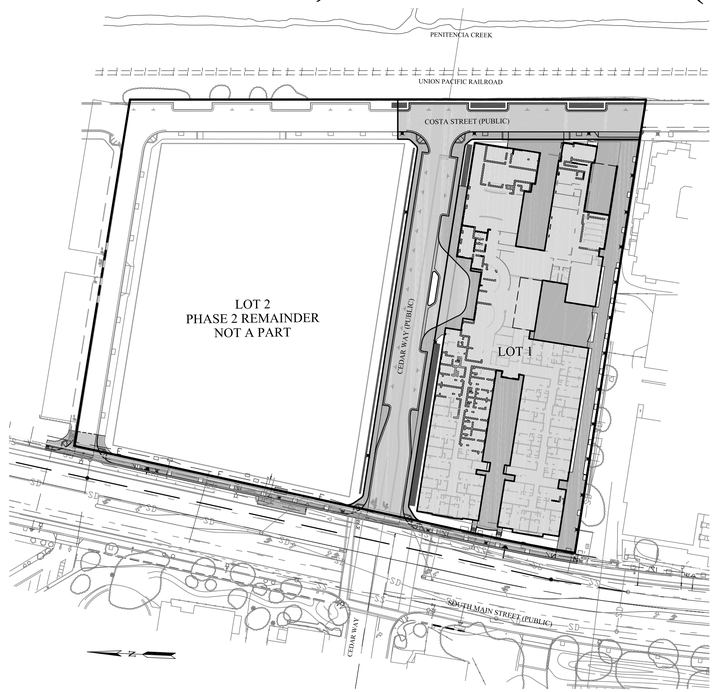
VESTING TENTATIVE MAP
SOUTH MAIN SENIOR LIFESTYLES PHASE 1
MILPITAS, CALIFORNIA (P-TP14-003)

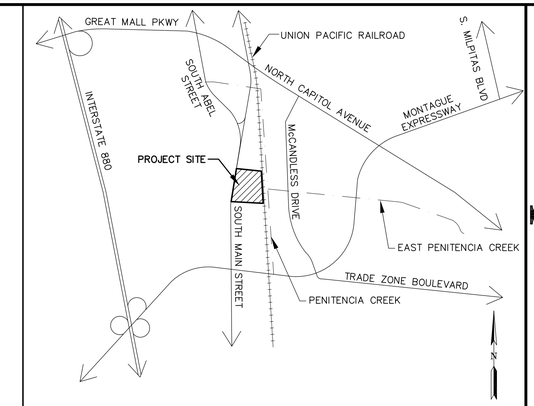
OWNER/DEVELOPER:
SOUTH MAIN SENIOR LIFESTYLES, LLC
5674 STONERIDGE DRIVE, SUITE 212
PLEASANTON, CA 94588
925-463-9205

SUBDIVIDER
BAYSHORE DEVELOPMENTS, LLC
5674 STONERIDGE DRIVE, SUITE 212
PLEASANTON, CA 94588
925-463-9205

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

ARCHITECTS:
COLLABORATIVE DESIGN ARCHITECTS, INC
6114 LA SALLE AVENUE
OAKLAND, CA 94611
510-339-8880





VICINITY MAP
NOT TO SCALE

SITE DATA

1. PROPERTY ADDRESS:
   1504, 1556, 1602, 1618, &1620 SOUTH MAIN STREET
   MILPITAS, CA
2. ASSESSOR PARCEL NUMBER:
   APN: 086-22-027 APN: 086-22-028 APN: 086-22-033
   APN: 086-22-034 APN: 086-22-041 APN: 086-22-042
3. TOTAL EXISTING PARCELS: 6
4. EXISTING LAND USE: VACANT LAND
5. PROPOSED LAND USES: RESIDENTIAL GROUP R-2.1 (SENIOR HOUSING)
6. EXISTING ZONING: R4-VERY HIGH DENSITY
7. BUILDOUT TABULATION:

LOT 1 (PHASE 1):	1.98 AC
LOT 2 (PHASE 2 REMAINDER):	3.18 AC
PUBLIC STREETS:	0.79 AC
TOTAL AREA:	5.95 AC
TOTAL UNITS (PHASE 1):	199 DU
GROSS DENSITY (PHASE 1):	71.8 DU/AC
NET DENSITY (PHASE 1):	100.5 DU/AC

8. WATER:
   - CITY OF MILPITAS- SOUTH MAIN STREET, CEDAR WAY, AND COSTA STREET
   - PRIVATE- WITHIN RESIDENTIAL LOT
9. SEWER:
   - CITY OF MILPITAS- SOUTH MAIN STREET, CEDAR WAY, AND COSTA STREET
   - PRIVATE- WITHIN RESIDENTIAL LOT
10. STORM
    - CITY OF MILPITAS- SOUTH MAIN STREET, CEDAR WAY, AND COSTA STREET
    - PRIVATE- WITHIN RESIDENTIAL LOT
11. POST-CONSTURCTION STORMWATER BMPS
    - ALL BMPs WILL BE PRIVATE

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
2. 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. CEDAR WAY AND COSTA STREET WILL BE PUBLIC.
4. THERE ARE NO EXISTING WELLS ON SITE.
5. STREET LIGHTS ON PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY STANDARDS AND DEDICATED TO THE CITY.
6. LIGHTS ON PRIVATE LOTS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
7. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0067J, DATED FEBRUARY 19, 2014, THE PROJECT SITE IS LOCATED IN ZONE X. ZONE X IS DEFINED AS, "AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."
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 JANUARY 2010 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. LOT NUMBERS SHOWN ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED TO BE FINAL.
20. PAVING OF STREETS, DRIVEWAYS, AND NON-STRUCTURAL CONCRETE FLAT WORK SHALL CONFORM TO 2011 MILPITAS MUNICIPAL CODE SECTIONS II-13-18 & II-13-17.05 RESPECTABLY, INCLUDING TRAFFIC INDEX PER CITY DESIGN STANDARDS.

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
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
PD	PROJECT DRIVEWAY
PIV	POST INDICATOR VALVE
PIWE	PRIVATE IRRIGATION WATERLINE EASEMENT
PL	PROPERTY LINE
PP	POWER POLE
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC 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

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CATCH BASIN	
	ELECTRIC	
	ELECTROLIER	
	CENTERLINE	
	EASEMENT	
	SITE	
	FIRE HYDRANT	
2%	FLOW DIRECTION	
1	LOT NUMBER	
	LOT LINE	
	MANHOLE	
	PROJECT BOUNDARY	
	RIGHT OF WAY	
SS	SANITARY SEWER	S
36.6 X	SPOT GRADE	36.6
SD	STORM DRAIN	D
W	WATER	W
	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

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3	PROPOSED SITE PLAN
4	CONCEPTUAL CROSS SECTIONS
5	CONCEPTUAL GRADING & UTILITY PLAN
6	EMERGENCY VEHICLE TRAVEL PATHS
7	SOLID WASTE VEHICLE TRAVEL PATHS
8	CONCEPTUAL STORMWATER CONTROL PLAN
SWHP-1	SOLID WASTE MANAGEMENT PLAN
SWHP-2	SOLID WASTE MANAGEMENT PLAN
L1.1-L1.3	LANDSCAPE SHEETS

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

TITLE SHEET
SOUTH MAIN SENIOR LIFESTYLES PHASE 1
MILPITAS, CALIFORNIA

FOR:

SCALE NONE
DATE AUGUST 8, 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET 1 OF 10 SHEETS

JOB NO. 092041

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EXISTING SITE CONDITIONS
SOUTH MAIN SENIOR LIFESTYLES PHASE 1
MILPITAS, CALIFORNIA

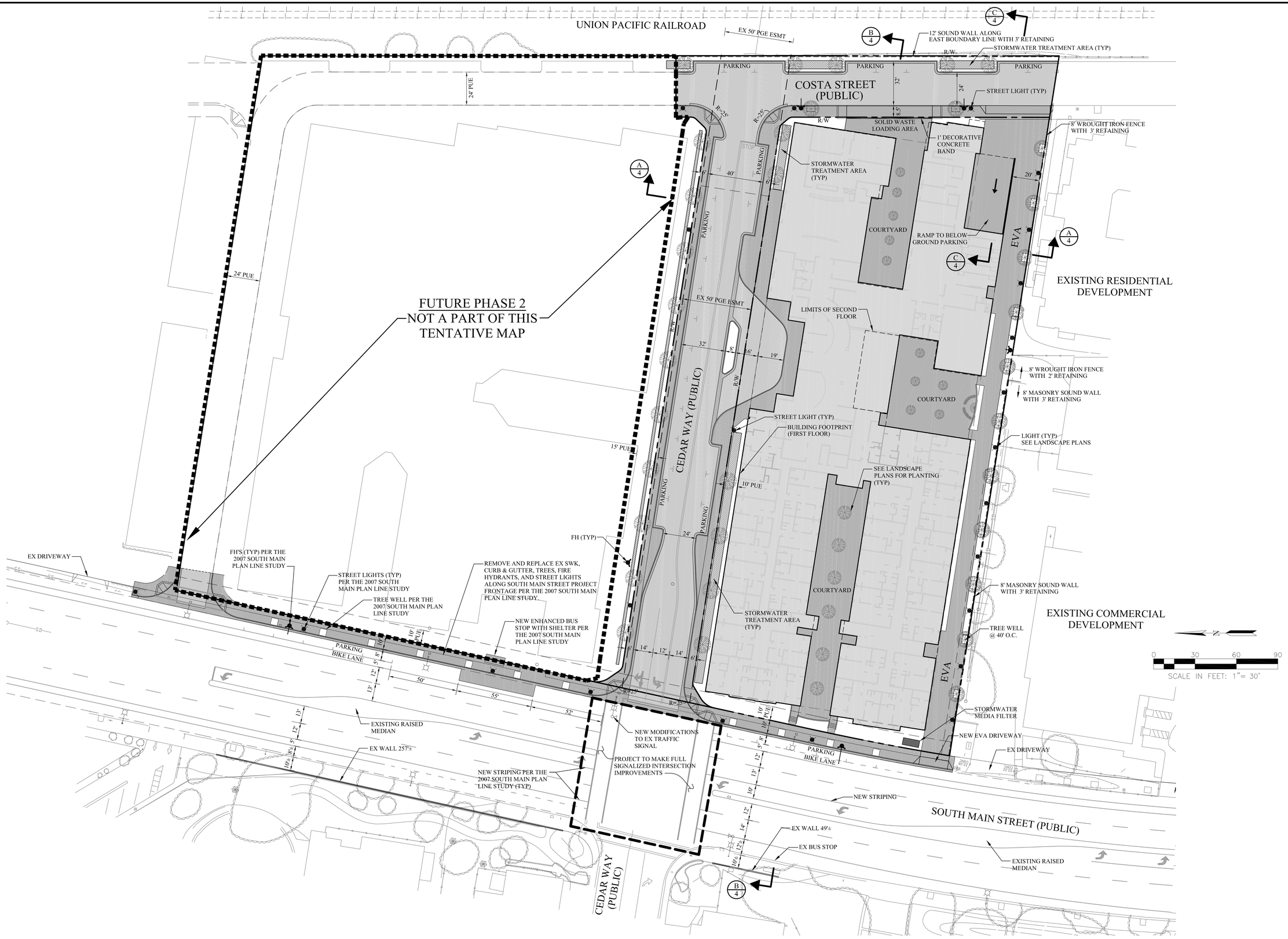
FOR:

SCALE	DATE
1"=30'	AUGUST 8, 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET 2 OF 10 SHEETS

JOB NO. 092041



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PROPOSED SITE PLAN
SOUTH MAIN SENIOR LIFESTYLES PHASE 1
MILPITAS, CALIFORNIA

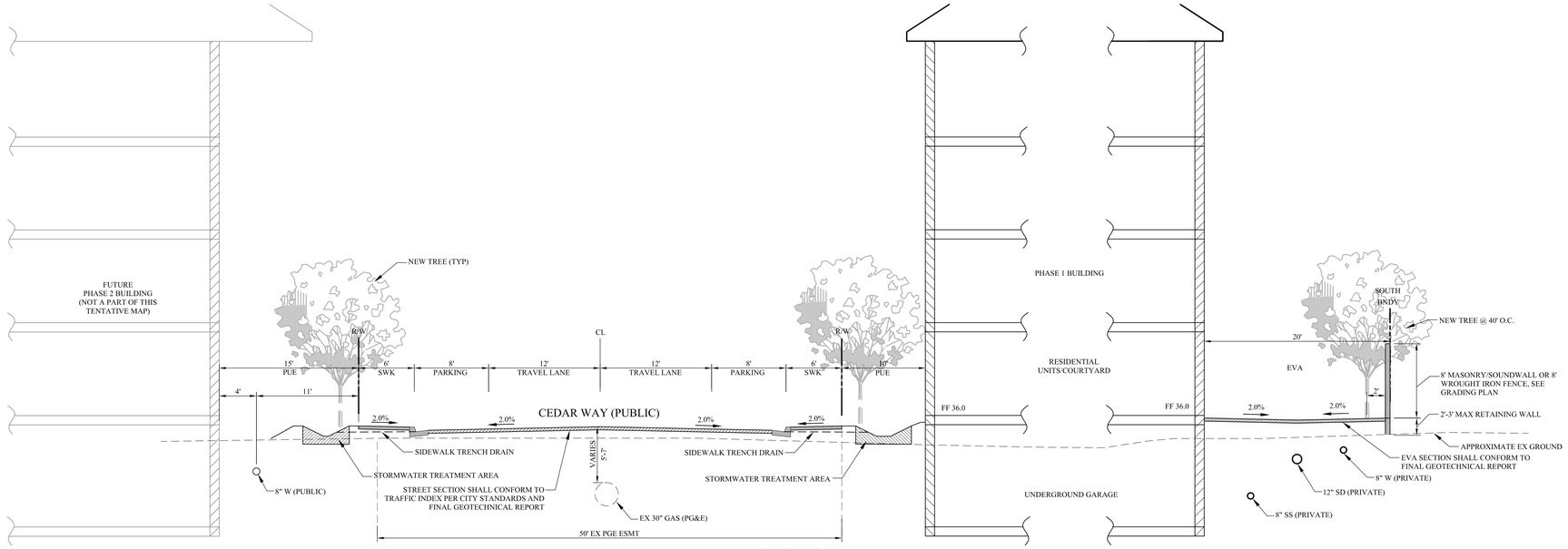
FOR:

SCALE	DATE
1"=30'	AUGUST 8, 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET 3 OF 10 SHEETS

JOB NO. 092041



SECTION A
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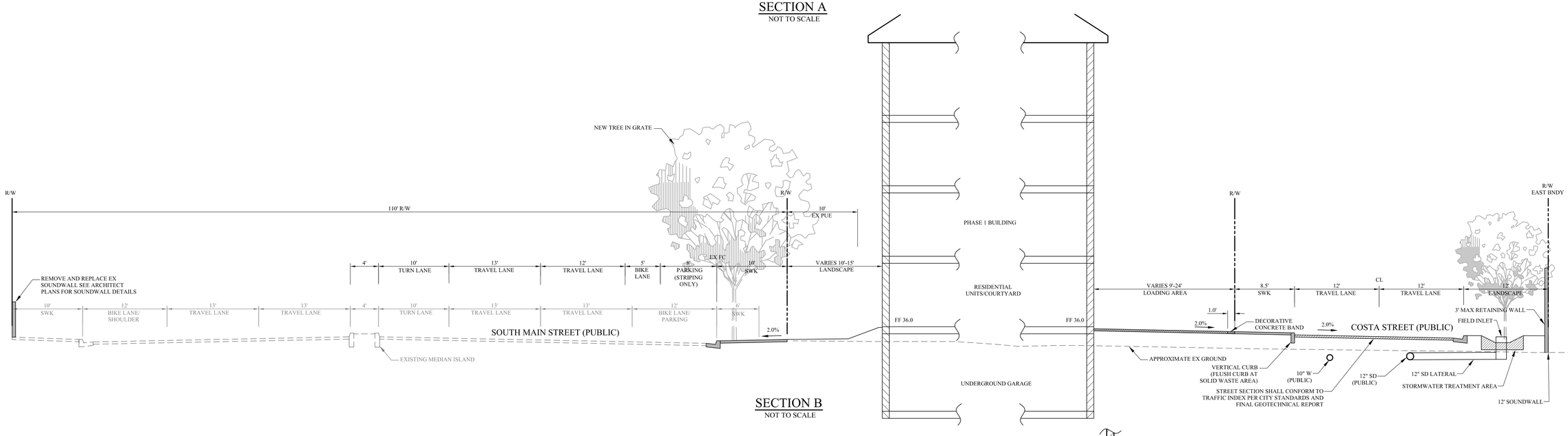

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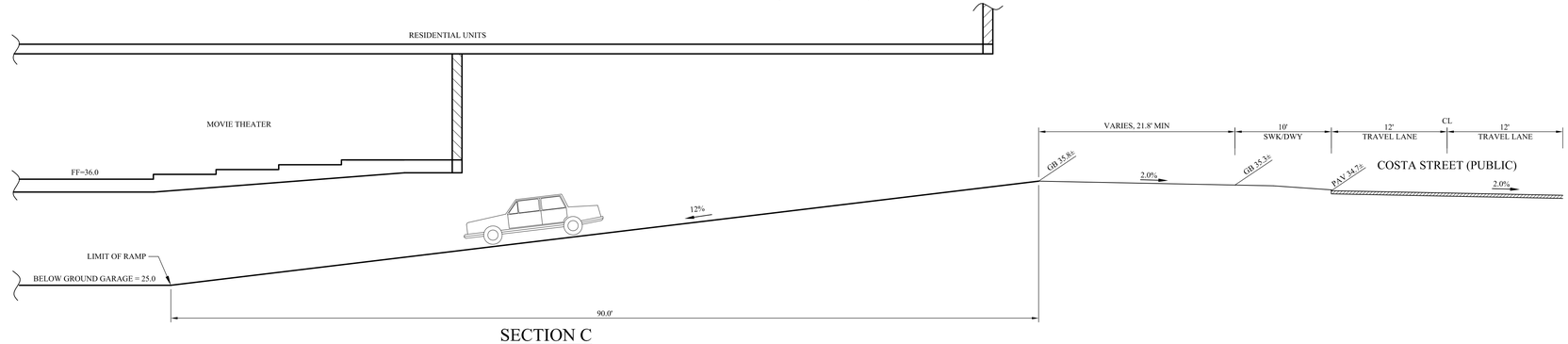

SECTION C
NOT TO SCALE

RUGGERI-JENSEN-AZAR
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8055 CAMINO ARROYO GILROY, CA 95020
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CONCEPTUAL CROSS SECTIONS
SOUTH MAIN SENIOR LIFESTYLES PHASE 1
MILPITAS, CALIFORNIA

FOR:

SCALE	DATE
NONE	AUGUST 8, 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
4
OF 10 SHEETS

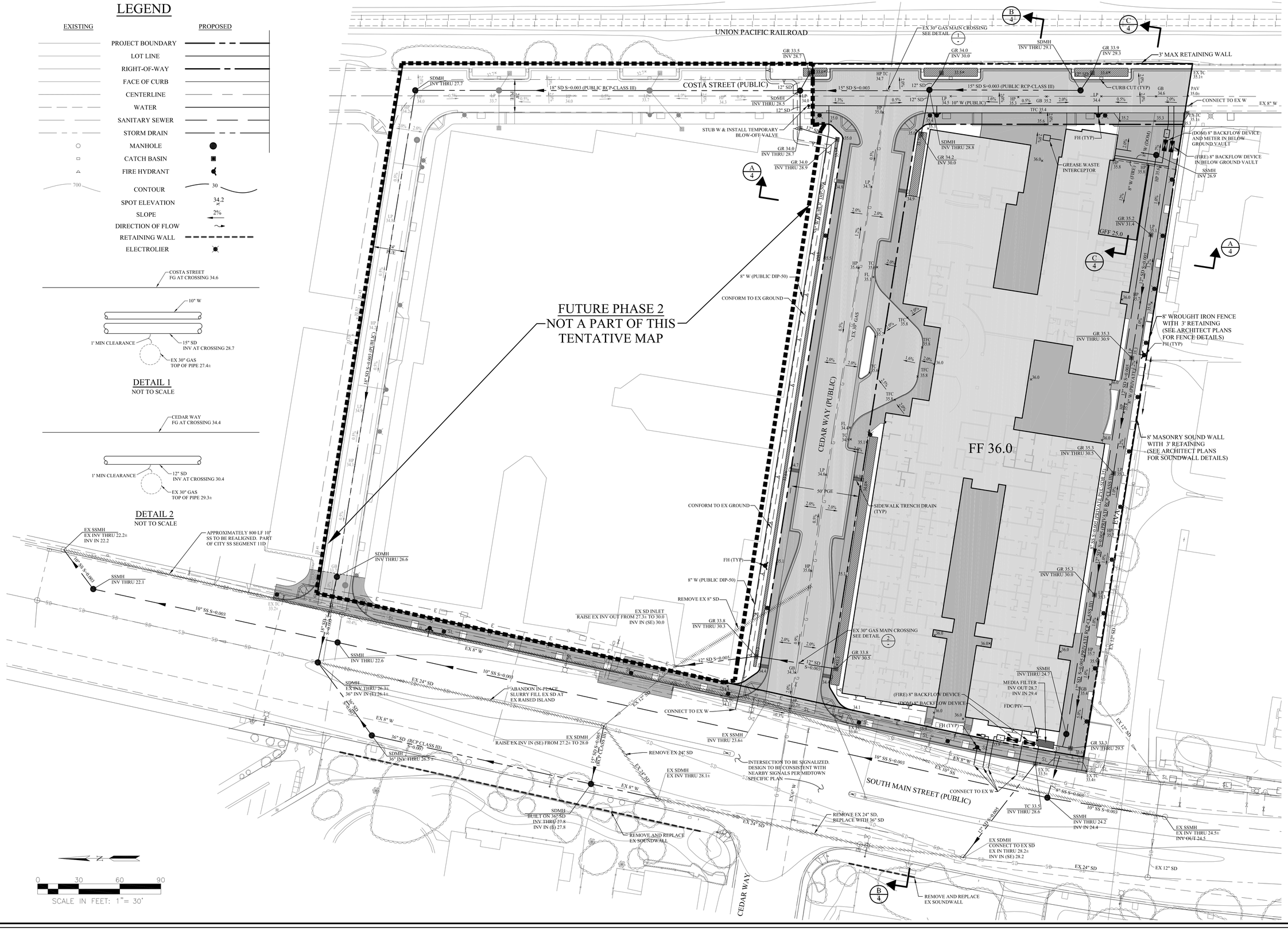
JOB NO.
092041

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	LOT LINE	
	RIGHT-OF-WAY	
	FACE OF CURB	
	CENTERLINE	
	WATER	
	SANITARY SEWER	
	STORM DRAIN	
○	MANHOLE	●
▫	CATCH BASIN	■
	FIRE HYDRANT	
700	CONTOUR	30
	SPOT ELEVATION	34.2 ×
	SLOPE	2%
	DIRECTION OF FLOW	~
	RETAINING WALL	
	ELECTROLIER	

DETAIL 1
NOT TO SCALE

DETAIL 2
NOT TO SCALE



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8055 CAMINO ARROYO
GILROY, CA 95020
PHONE: (408) 848-3300 FAX: (408) 848-3302

CONCEPTUAL GRADING & UTILITY PLAN
SOUTH MAIN SENIOR LIFESTYLES PHASE 1
MILPITAS, CALIFORNIA

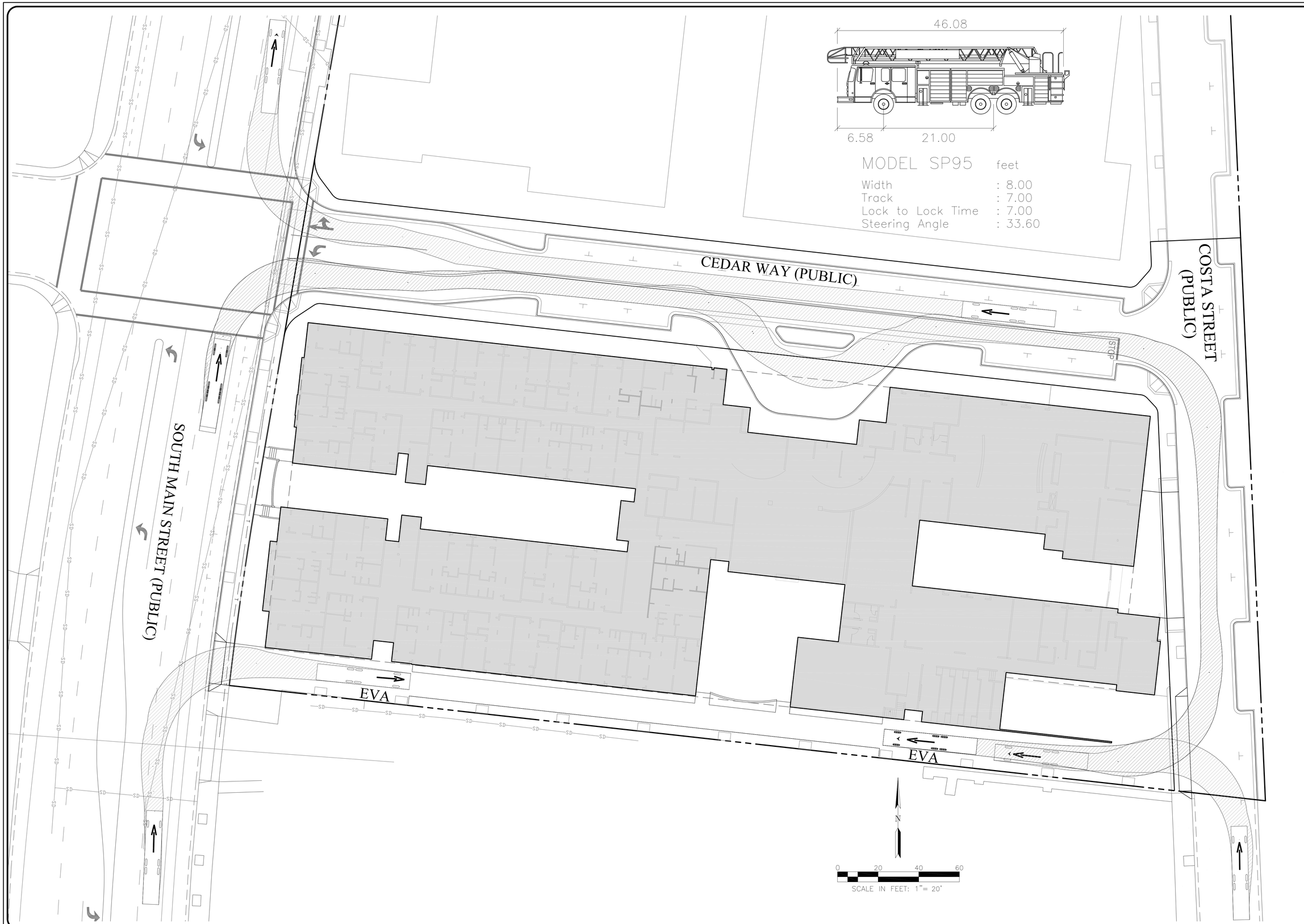
FOR:

SCALE	DATE
1"=30'	AUGUST 8, 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET 5 OF 10 SHEETS

JOB NO. 092041



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PHONE: (408) 848-0300 FAX: (408) 848-0302

EMERGENCY VEHICLE TRAVEL PATHS
SOUTH MAIN SENIOR LIFESTYLES PHASE 1
MILPITAS, CALIFORNIA

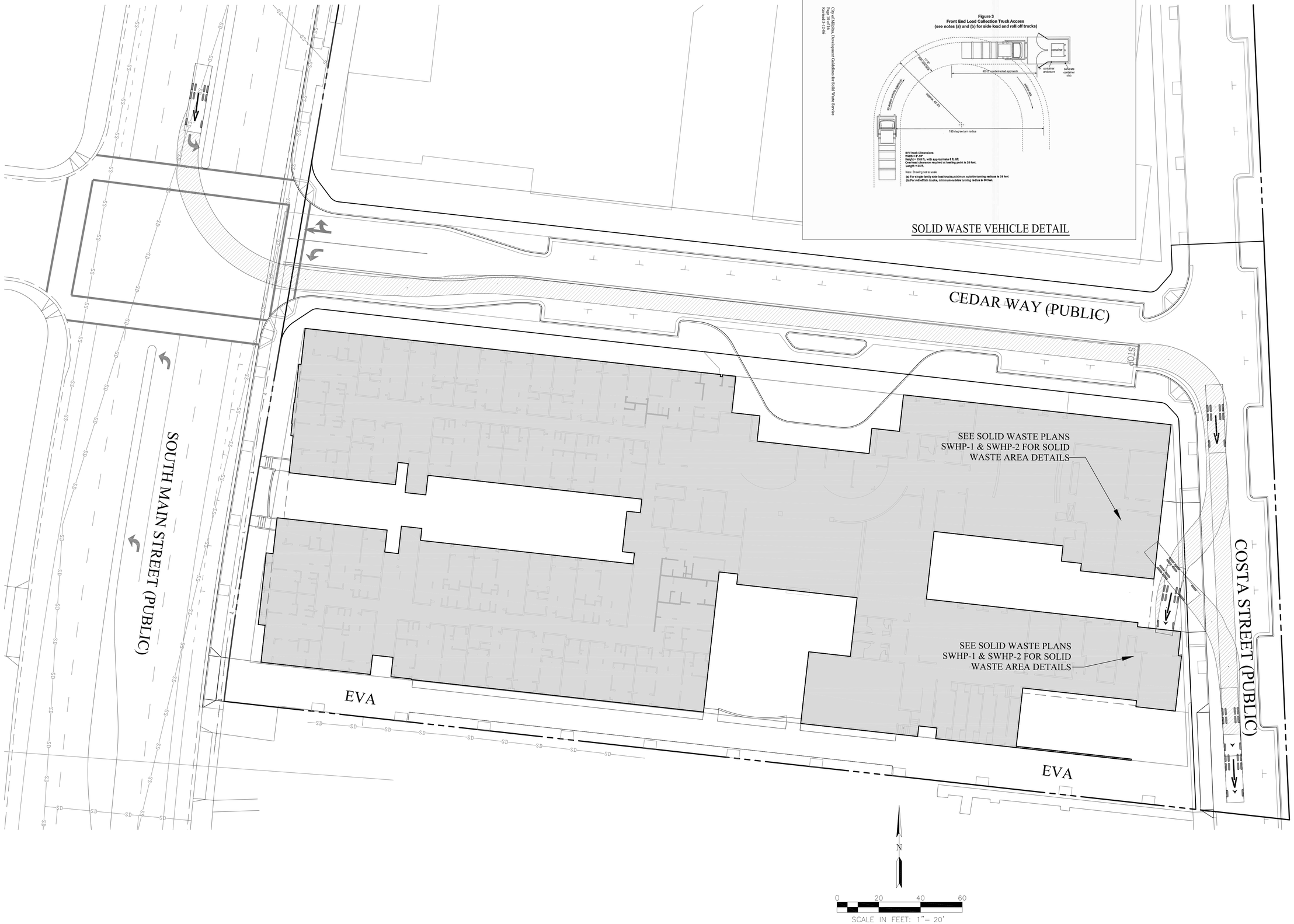
FOR:

SCALE	DATE
1"=20'	AUGUST 8, 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET 6 OF 10 SHEETS

JOB NO. 092041



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8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SOLID WASTE VEHICLE TRAVEL PATHS
SOUTH MAIN SENIOR LIFESTYLES PHASE 1
MILPITAS, CALIFORNIA

FOR:

SCALE	DATE
1"=20'	AUGUST 8, 2014

DATE	MK	SHEET REVISIONS	BY	CK

SHEET 7 OF 10 SHEETS

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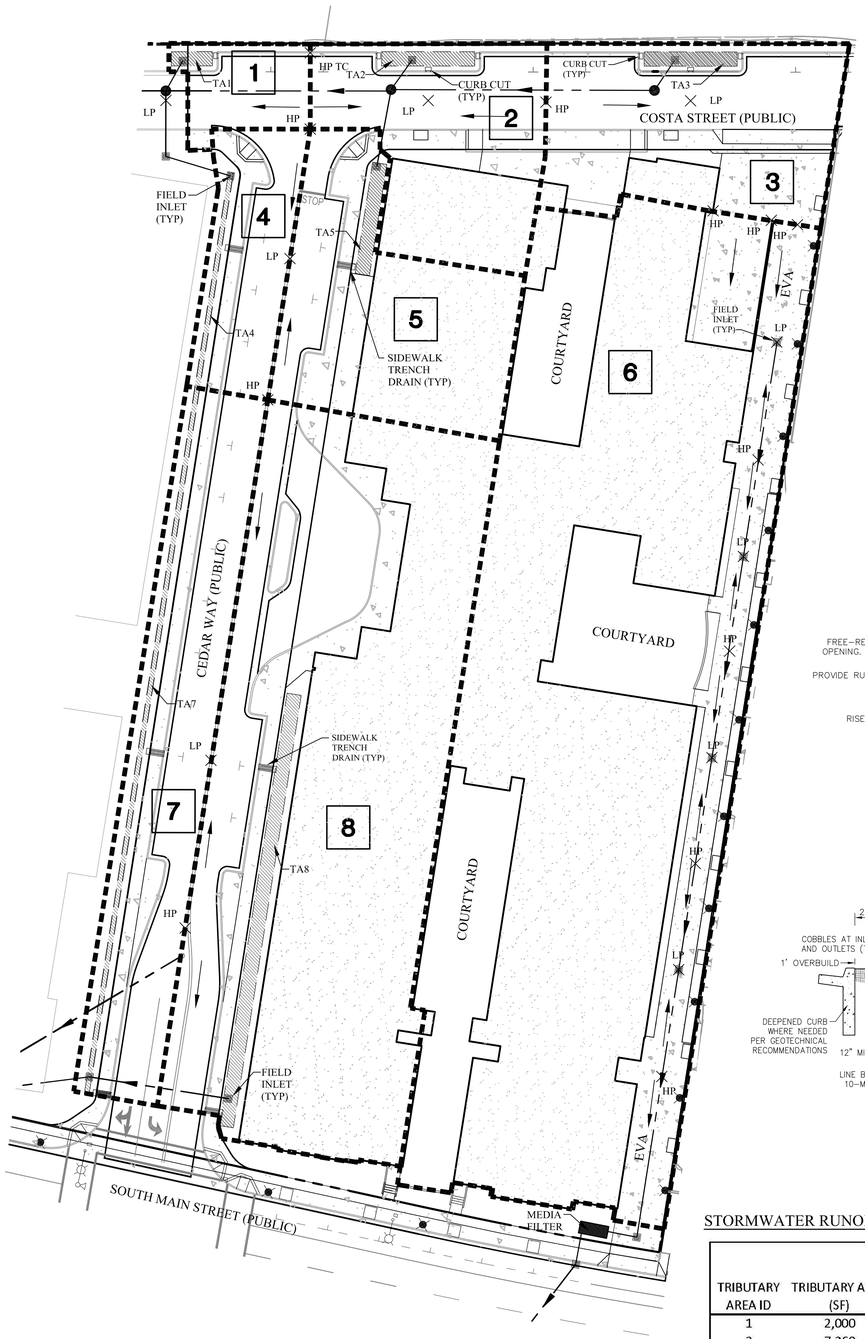
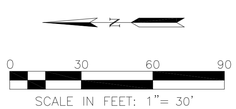
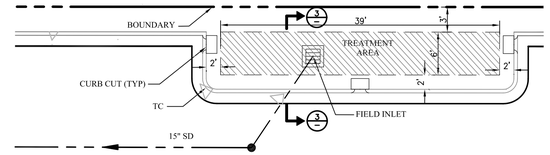


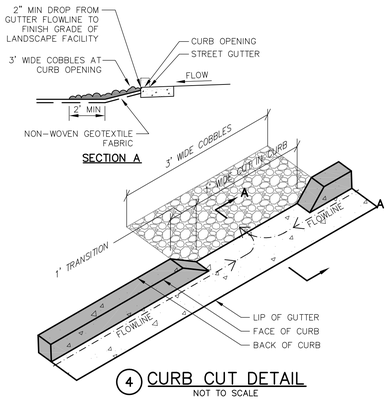




TYPICAL BIOTREAMENT AREA

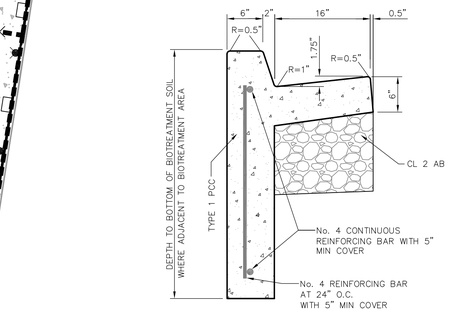
SCALE: 1"=10'

*TYPICAL FOR ALL BIOTREATMENT AREAS



4 CURB CUT DETAIL

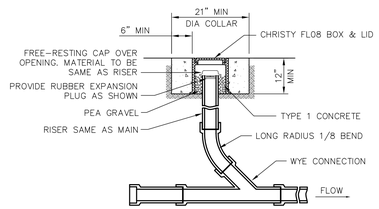
NOT TO SCALE



1 DEEPENED CURB & GUTTER DETAIL*

NO SCALE

*WHEREVER APPLICABLE PER GEOTECHNICAL RECOMMENDATIONS



2 CLEANOUT DETAIL

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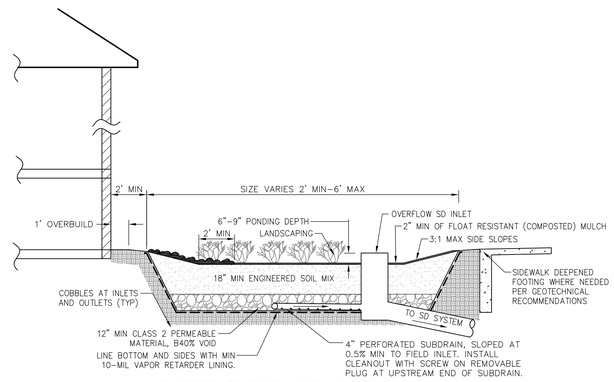
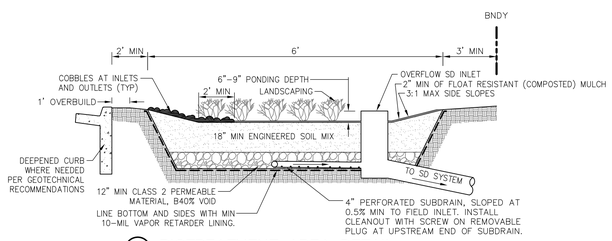


5 BIOTREATMENT AREA DETAIL

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.



3 BIOTREATMENT AREA DETAIL

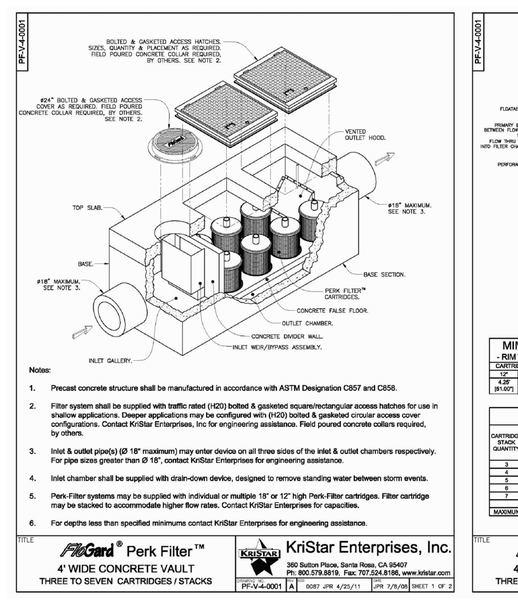
NO SCALE

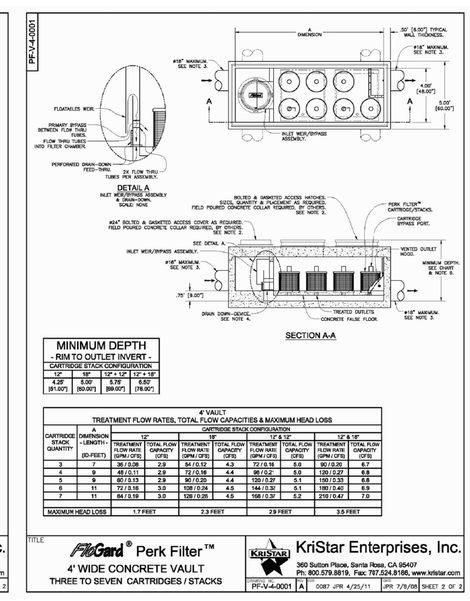
NOTES:
1. BIORETENTION BASIN DESIGN IS BASED ON CRITERIA WITHIN SECTION 6.1 OF THE SCVURPPP "C.3 STORMWATER HANDBOOK" DATED APRIL 2012.

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
1	2,000	87	60	103	TA1
2	7,260	334	210	234	TA2
3	8,600	404	250	234	TA3
4	3,900	166	110	306	TA4
5	8,490	421	250	283	TA5
7	10,500	438	290	783	TA7
8	30,500	1,458	870	1096	TA8

TRIBUTARY AREA ID	TRIBUTARY AREA (SF)	Design WQ_E (gpm)	SCM Description	TREATMENT AREA ID
6	49,410	85.8	MEDIA FILTER	TA6





6 PRELIMINARY MEDIA FILTER DETAIL

LEGEND

- TRIBUTARY AREA BOUNDARY
- XX — TRIBUTARY AREA ID
- TREATMENT AREA
- CURB CUT
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- TA(X) — TREATMENT AREA ID
- SIDEWALK TRENCH DRAIN
- BUILDING ROOF AREA
- CONCRETE/HARDSCAPE
- HP — HIGH POINT
- LP — LOW POINT
- FLOW DIRECTION

STORM WATER MANAGEMENT NOTES:

1. PROJECT DATA:

TOTAL PROJECT SITE AREA (PHASE 1):	120,660-SF (2.8-ACRES)
POST-PROJECT IMPERVIOUS AREA:	110,400-SF (91%)
MEAN ANNUAL PRECIPITATION:	14.5"
85% 24-HR RAINFALL DEPTH:	0.54"
85% HOURLY RAINFALL INTENSITY:	0.09 IN/HR
NRCS SOIL GROUP:	CLASS 'D' (CLAY)
SITE INFILTRATION RATE:	0.2 IN/HR*
DEPTH TO GROUNDWATER:	0-10 FEET*

** SITE INFILTRATION RATE BASED ON NRCS DOCUMENTED SATURATED HYDRAULIC CONDUCTIVITY. DEPTH TO GROUNDWATER BASED ON SCVURPPP DOCUMENTED GROUNDWATER MAPS*

2. 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.
3. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION DURING FINAL DESIGN.
4. 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 0.54 IN WAS USED BASED ON AN 90% IMPERVIOUS COVERAGE.
5. AVAILABLE NRCS SOIL MAPS IDENTIFY SOILS IN THE PROJECT AREA AS TYPE 'D' SOILS WITH AN ESTIMATED SATURATED HYDRAULIC CONDUCTIVITY OF 0.2 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.

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

CONCEPTUAL STORM WATER CONTROL PLAN
SOUTH MAIN SENIOR LIFESTYLES PHASE 1

MILPITAS, CALIFORNIA

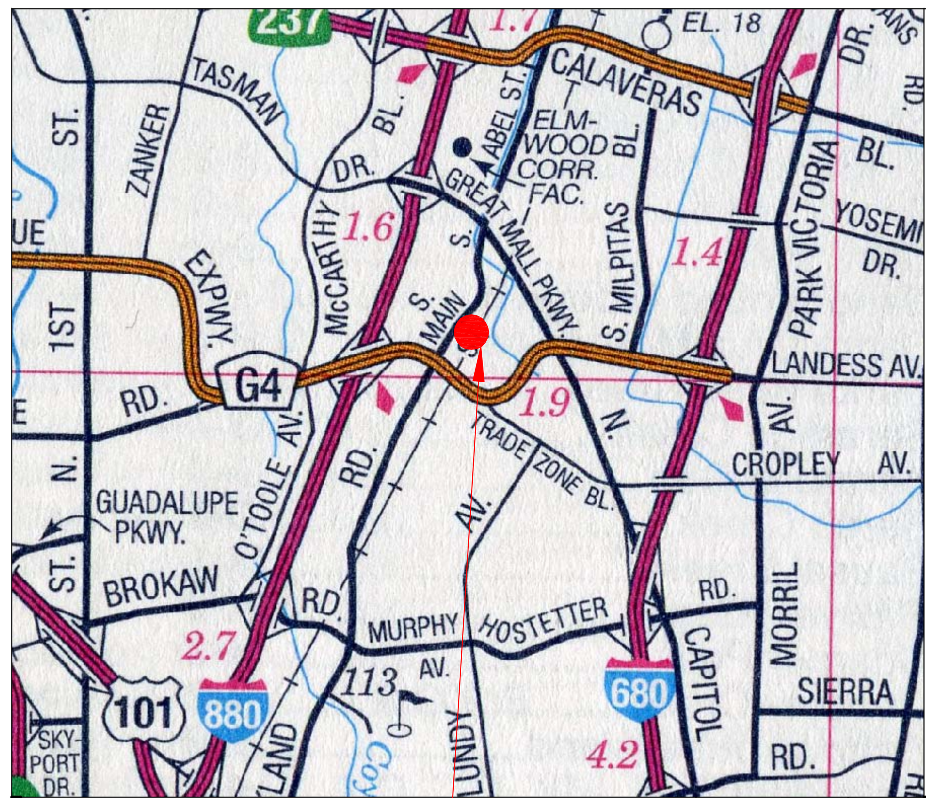
DATE	MK	SHEET REVISIONS	BY	CK

SCALE

DATE AUGUST 8, 2014

SHEET 8 OF 10 SHEETS

JOB NO. 092041



PROJECT LOCATION — NTS 1:12 — 2

A. Location

The Property upon which the proposed Project will be developed is located at 1504-1620 South Main Street, Milpitas, California (APN's 086-22-027, 028, 046, 047 and 048) on the east side at its intersection of Cedar Street. The Property's gross land area is approximately 5.942 acres. The Property will be subdivided into two parcels to accommodate the two-phase development of the Property. The Phase 1 and Phase 2 Parcels will consist of approximately 3.02 and 2.92 gross acres, respectively. The Property is located within the "SP R4-TOD-S" Multi Family Very High Density with a Transit Oriented Development Overlay in the Milpitas Midtown Specific Plan Area. "SP R-4-TOD-S" zoning allows for development of 60 dwelling units/acre on the site (356 units) plus a maximum density bonus of 35% based on the number of affordable units the developments on the site would provide. The proposed Project will use only 389 of the total 480 units allowed with the maximum density bonus.

B. Proposed Project

The proposed Project is a 389-unit senior rental retirement community that will provide a continuum of care and services to its residents ranging from active independent living to congregate care and assisted living services. The Project will be developed in two phases, both restricted to occupancy by seniors at least 62 years of age. Of the total 389 units, 48 units will be restricted to occupancy by very low income households at rents that are below market rental rates. The Phase 1 Development will consist of 199 units of senior housing providing congregate care and assisted living services to its residents. The Phase 2 Development will consist of 190 units of active independent senior housing. ***This current submittal is for the Phase 1 Development only. Certain improvements that are within the boundaries of the Phase 2 Development will completed in Phase One. Those improvements include the work that is to be on South Main Street.***

C. Phase One Development

(a) Overview.

The Phase 1 Development will provide 10 units at below-market rental rates for occupancy by very low income (50% AMI) senior households and 189 units at market rental rates. In addition to accommodation in a unit, the monthly fee paid by all Phase 1 residents includes utilities and congregate care services (meals, housekeeping, scheduled transportation, 24-hour staffing, emergency response service, concierge services and a broad array of programs, events, classes and other activities). All 199 units in Phase 1 will be designed to be accessible to the disabled and licensed for assisted living, enabling congregate care residents to age in place and receive assisted living services (e.g., assistance with medication management, walking, dressing, grooming, bathing, toileting) as required without moving to another unit or to an assisted living facility. No Alzheimer/dementia care or skilled nursing services will be provided.

(b). Parking

The subterranean parking garage will have approximately 144 parking spaces and will be accessed from Costa Street. The amount of parking provided has been determined by historical data of projects of similar occupancy mix. The initial resident occupancy is anticipated to be 129 congregate care units and 70 assisted living units. As residents age in place this ratio is expected to reach 50% - 50%. The parking requirement for the proposed Phase 1 senior project is less than family housing owing to the age and non-ambulatory status of many residents. The parking provided in the garage is based on 0.7 parking space per congregate unit (129 DU at initial resident occupancy) or 91 parking spaces, plus staff parking of 35 spaces and one "small shuttle bus equating to 127 spaces. The balance of 17 spaces in the subterranean garage is allocated for visitor parking. No parking is provided for assisted living residents who are no longer capable of driving. There are approximately 28 spaces of additional visitor surface street parking along Costas Street, Cedar Way and South Main Street (within the Phase One Boundaries-more offstreet parking will be provided in Phase Two).

.

PROJECT DESCRIPTION — NTS 1:12 — 1

Waste Type	Generator Type	Quantity	Quantity/Day or Week	Sub-Total daily	Sub-Total weekly	Conversion	Loose Cu. Yd.	Compactor Conversion 3:1	Quantity of "Pick-Ups" per Week	Compactor Required
DWELLING UNITS			Gal./wk./unit		Gal./wk.	Gallons per. Loose Cubic Yd.	Loose Cubic Yd./wk.	Compacted Yd./Week		
Total Waste & Recycling of Dwelling Units	Dwelling Units	199	30	na	5970	200	29.85			
Senior Recycle Participation '@ 15% of Total Waste							4.4775	0 not compacted	1-4 yd. pick-up per Week	
Dwelling Unit Remaining Waste after Recyclables deducted from total							25.3725	8.4575	1-4yd pick-up twice per week	Mini-Mac Marathon Apartment Compactor located in garage, hauled out to street by by "golf cart" by project's employees "Front End Load"
Waste Type	**Generator Type**	**Quantity**	**Quantity/Day or Week**	**Sub-Total daily**	**Sub-Total weekly**	**Conversion**	**Loose Cu. Yd.**	**Compactor Conversion 3:1**	**Quantity of "Pick-Ups" per Week**	**Compactor Required**
KITCHEN & DINING		meal/setting	meals/day per resident	meals/day	meals/wk.	Loose Cubic Yd./meal	Loose Cubic Yd./wk.	Compacted Yd./Week		
Total Waste & Recycling of Kitchen/Dining	Kitchen/Dining	210	3	630	4410	0.008	35.28	11.76		
Kitchen Recycle Participation '@ 20% of Total Kitchen Waste							7.056	0 not compacted	1-4yd pick-up twice per week	
Kitchen-Dining Remaining Waste after Recyclables deducted from total							28.224	9.408	1-10yd pick-up per week	RJ-88SC SELF-CONTAINED COMPACTOR CONTAINER Located adjacent to Kitchen with direct feed-"Front End Load" 10 YARD COMPACTOR

WASTE AND RECYCLING CALCULATIONS — NTS 1:12 — 5

DESCRIPTION OF WASTE COLLECTION PROCESS:

DWELLING UNIT WASTE/RECYCLING COLLECTION:

The dwelling units will be cleaned by cleaning staff/employees of the complex. Trash and recyclables will be collected as part of the cleaning services and taken to the janitorial rooms that contain the 16" square trash chute and the 16" square recycle chute. The chutes connect to the garage "trash room" located in the center of the garage. Trash will be compacted by the "Mini-Mac" Marathon Apartment Compactor. The compacted trash will be in a 4 yd "wheeled bin". The compacted trash will then be towed through the garage, up the ramp, through the "van parking garage" (van will only be stored there at night) double doors to the garbage/recycle room. The transport vehicle is a custom "golf car' type vehicle, customized for this purpose. Compacted trash will be picked up twice a week. Recycled products will not be compacted and will be contained in 4 yd. " wheeled bin" - the transport to the garbage/recycle room will be the same as for the compacted garbage. Recycled material will be picked up once per week. Maintenance staff will be assigned on days of "pick-up" to assist Reliable Services Inc. drivers for traffic control and pick up maneuvers as required.

KITCHEN AREA COLLECTION:

The kitchen waste will be compacted by the "Ramjet" "RJ-88SC" 10 yd. self contained compactor/container. Collection of the kitchen waste will once per week. The kitchen recyclables will be contained in 4 yd. "wheeled bin. Kitchen recyclables will be picked up twice per week. The "RJ-88SC" 10 yd. & kitchen recycle bins will be located in the same room. Maintenance staff will be assigned on days of "pick-up" to assist Reliable Services Inc. drivers for traffic control and pick up maneuvers as required.

DESCRIPTION OF WASTE COLLECTION SYSTEMS — NTS 1:12 — 4

Northern CALIFORNIA COMPACTORS, INC.
LIC# 547975

P.O. BOX 5489 • PLEASANTON, CA 94566-1486 • PHONE (925) 462-3095 • FAX (925) 462-4050

July 29, 2014

James R. Burns

Collaborative Design Architects, Inc.

6114 La Salle Ave., PMB 465

Oakland, CA. 94611

RE: South Main Senior Lifestyles - Compactors

Dear James,

Thank you for your continued interest in Marathon Compactors for your project in Milpitas. We look forward to working with you and your customer on this project.

Based on the number of units this site will have and the low estimation of participation in the recycling program, it is our expert opinion that a Marathon Mini-Mac-3A compactor equipped with a 4 cubic yard capacity front load receiver container will need to be emptied twice a week to process the weekly volume of waste.

Based on the number of meals this site will serve and the conservative estimation of participation in the recycling program, it is our expert opinion that a Marathon RJ-88SC self contained, roll off compactor built with a 10 cubic yard capacity container will need to be emptied once a week to process the weekly volume of waste.

All of the front load receiver containers we have installed since 1981 serviced by Republic have been built to fit the forks on their trucks. We have never had an issue with the container not fitting their trucks.

All of the roll off style compactors we have installed since 1981 serviced by Republic have been built to fit the rails on their roll off trucks. We have never had an issue with a compactor not fitting their trucks. Please contact our office with any questions.

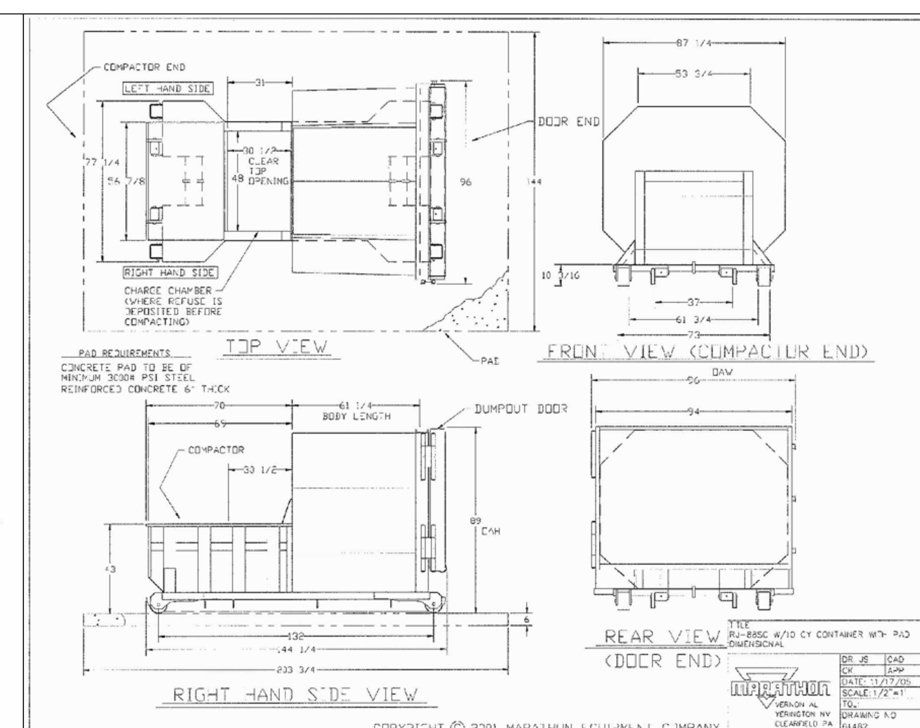
Very Truly Yours,

John Nethery

President

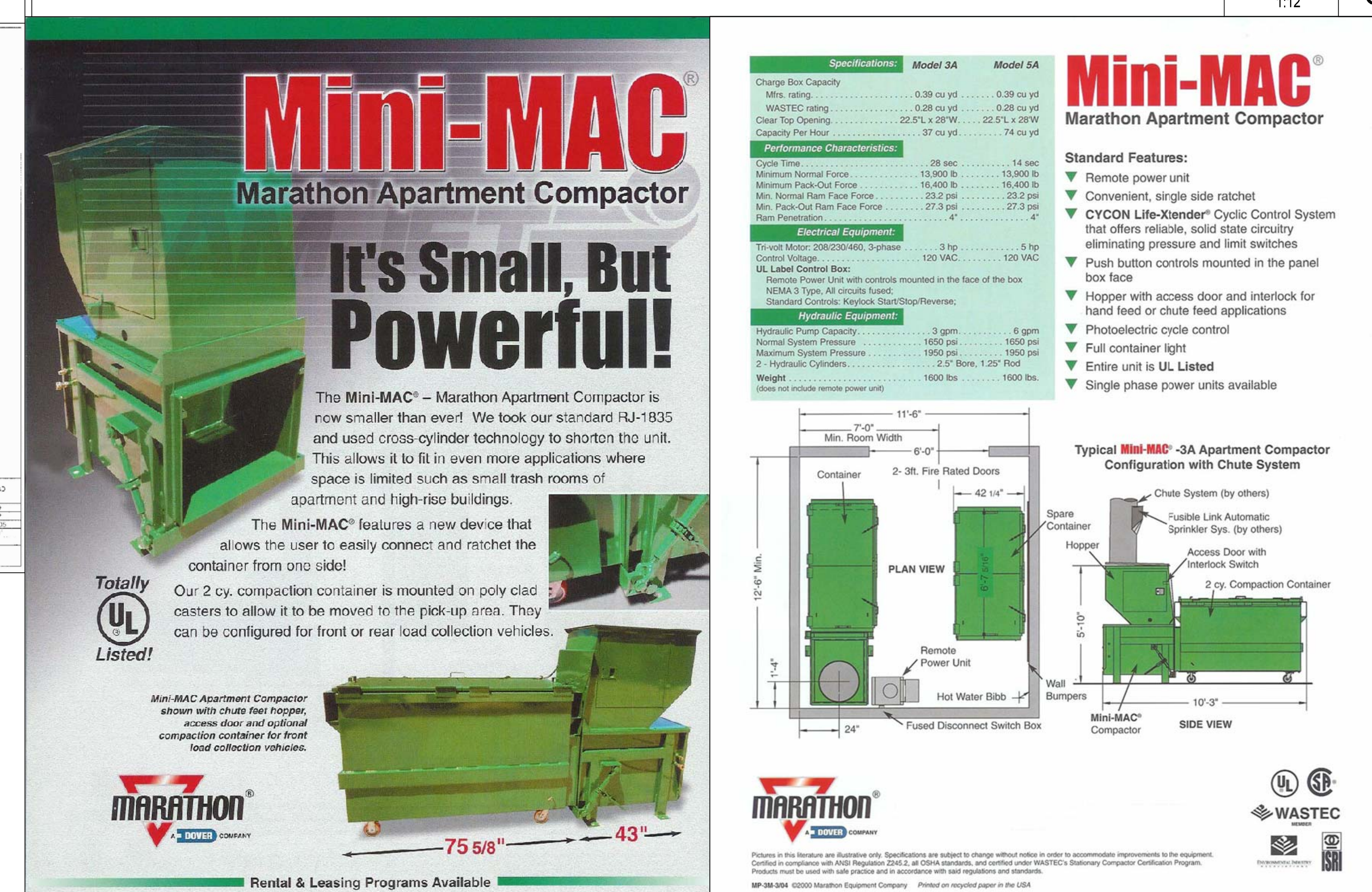
REFUSE IS A CONTROLLABLE EXPENSE
www.norcalcompactors.com
Printed on Recycled Paper

LETTER FROM NCC INC. CONFIRMING COMPATIBILITY WITH REPUBLIC SERVICES INC. TRUCKS — NTS 1:12 — 3



DETAIL DRAWING OF RJ-88SC 10 YARD MDL.

KITCHEN COMPACTOR-"RAMJET" "RJ-88SC" — NTS 1:12 — 7



DWELLING UNIT COMPACTOR-"MINI-MAC""MARATHON APARTMENT COMPACTOR — NTS 1:12 — 6

COLLABORATIVE DESIGN ARCHITECTS INC

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Oakland California 94611-2802

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ARCHITECT'S STAMP

REGISTERED ARCHITECT — JAMES R. BURNS, II — LIC.NO. C017234 — EXP. 1/31/2015 — STATE OF CALIFORNIA

CONSULTANT'S STAMP

Project Description

SOUTH MAIN
SENIOR LIFESTYLES LLC
PHASE ONE SENIOR HOUSING

1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN
SD14-0006
VESTING TENTATIVE
TRACT MAP
TP-14-0001

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1	7-1-14
	VESTING TENTATIVE TRACT MAP Resubmittal #1	

KEY PLAN: NTS

SOLID WASTE MANAGEMENT PLAN

SHEET DESCRIPTION

NORTH reference

SCALE: AS NOTED — 0

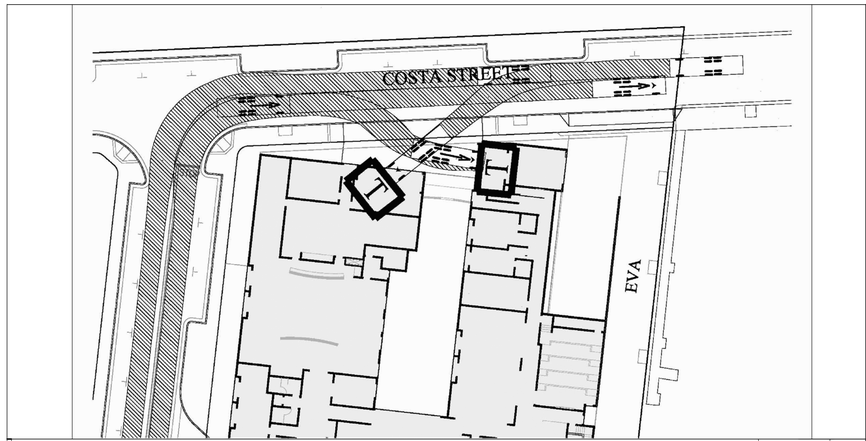
DRWN: JRB

APPRV'D:

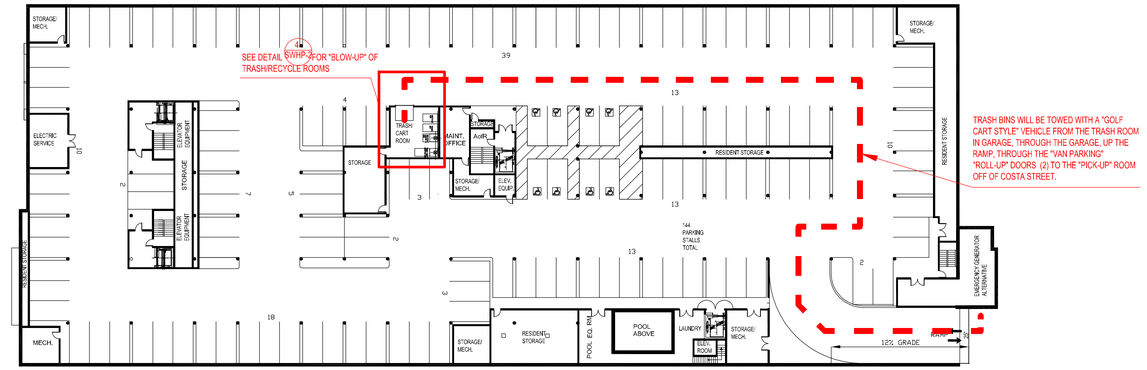
29003 CDA PROJECT NO.

CDA FILE PATH:

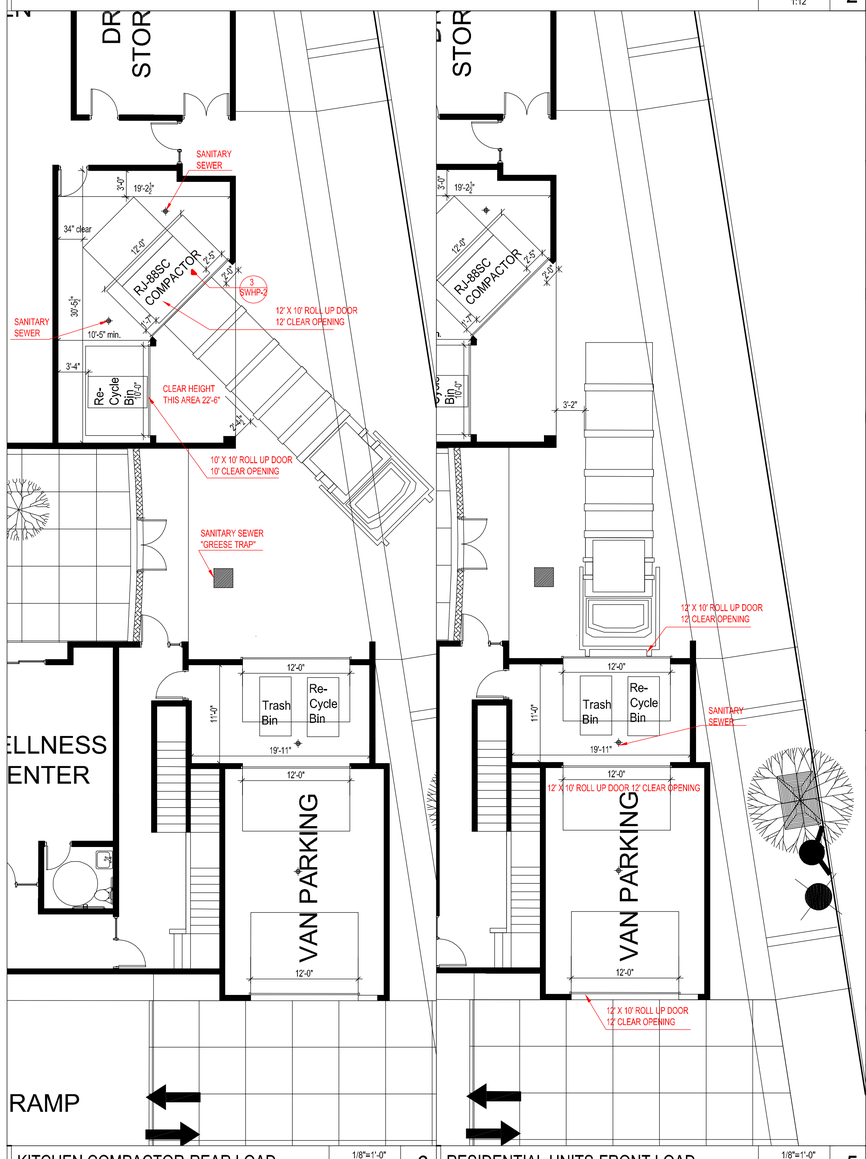
SW HP-1 SHEET NO.



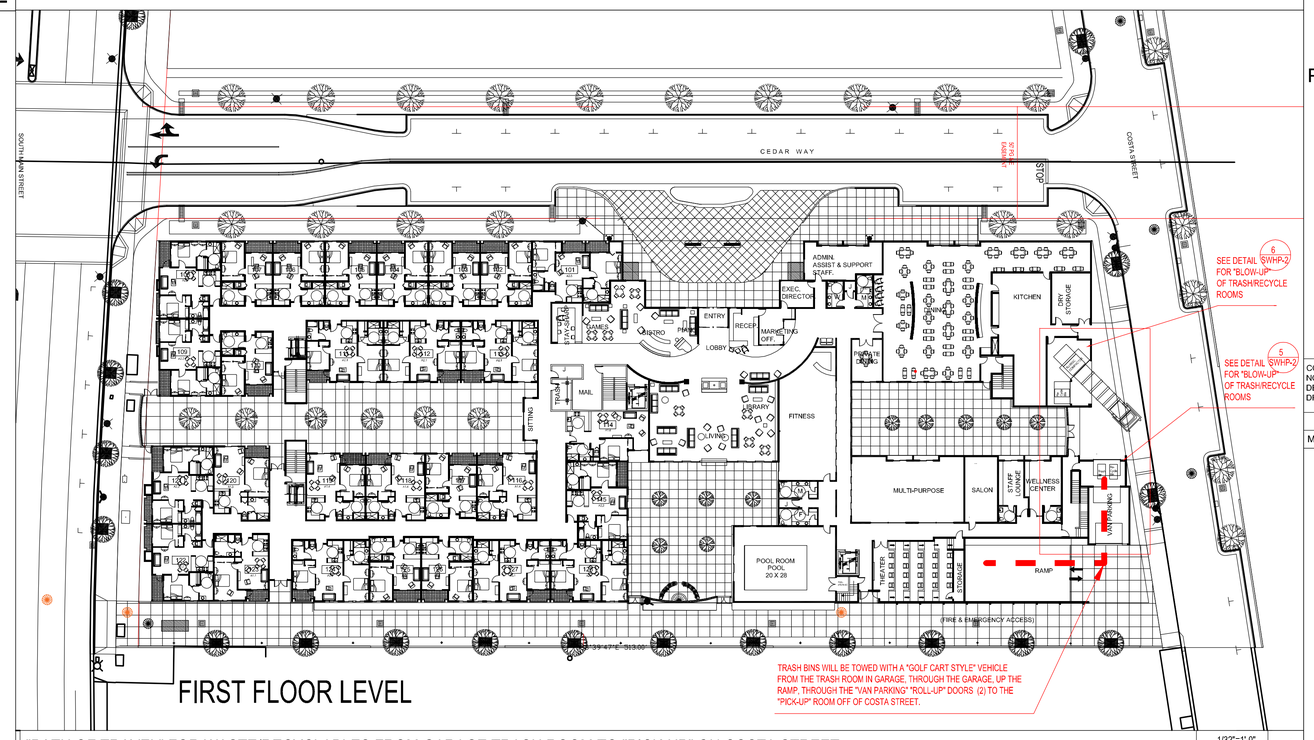
WASTE COLLECTION TRUCK TURNING RADIUS & ACCESS | 1/32"=1'-0" | 1:12 | 2



SUBTERRANEAN GARAGE LEVEL

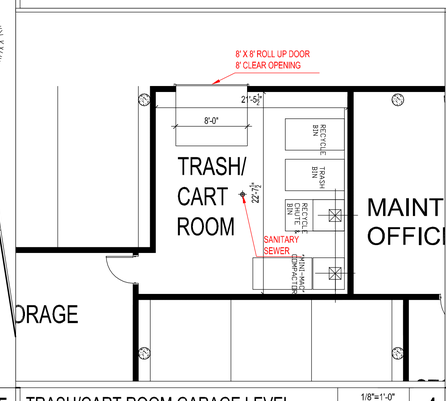


KITCHEN COMPACTOR-REAR LOAD | 1/8"=1'-0" | 1:12 | 6

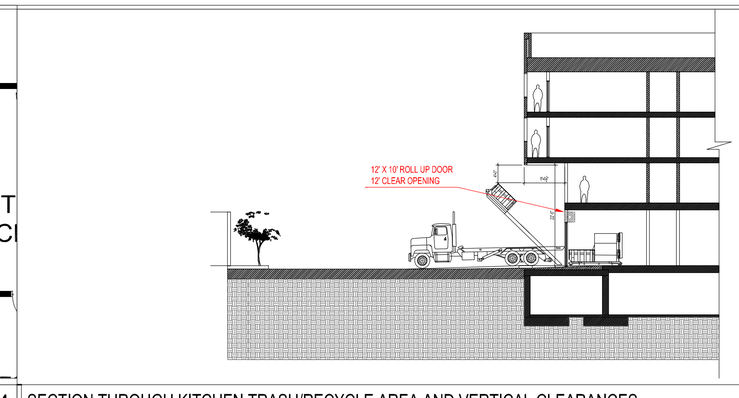


FIRST FLOOR LEVEL

"PATH OF TRAVEL" FOR WASTE/RECYCLABLES FROM GARAGE TRASH ROOM TO "PICK-UP" ON COSTA STREET | 1/32"=1'-0" | 1:12 | 1



TRASH/CART ROOM GARAGE LEVEL | 1/8"=1'-0" | 1:12 | 4



SECTION THROUGH KITCHEN TRASH/RECYCLE AREA AND VERTICAL CLEARANCES | 1/16"=1'-0" | 1:12 | 3

COLLABORATIVE DESIGN ARCHITECTS INC

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ARCHITECT'S STAMP

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EXP. 1/31/2015
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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

SOLID WASTE MANAGEMENT PLAN

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

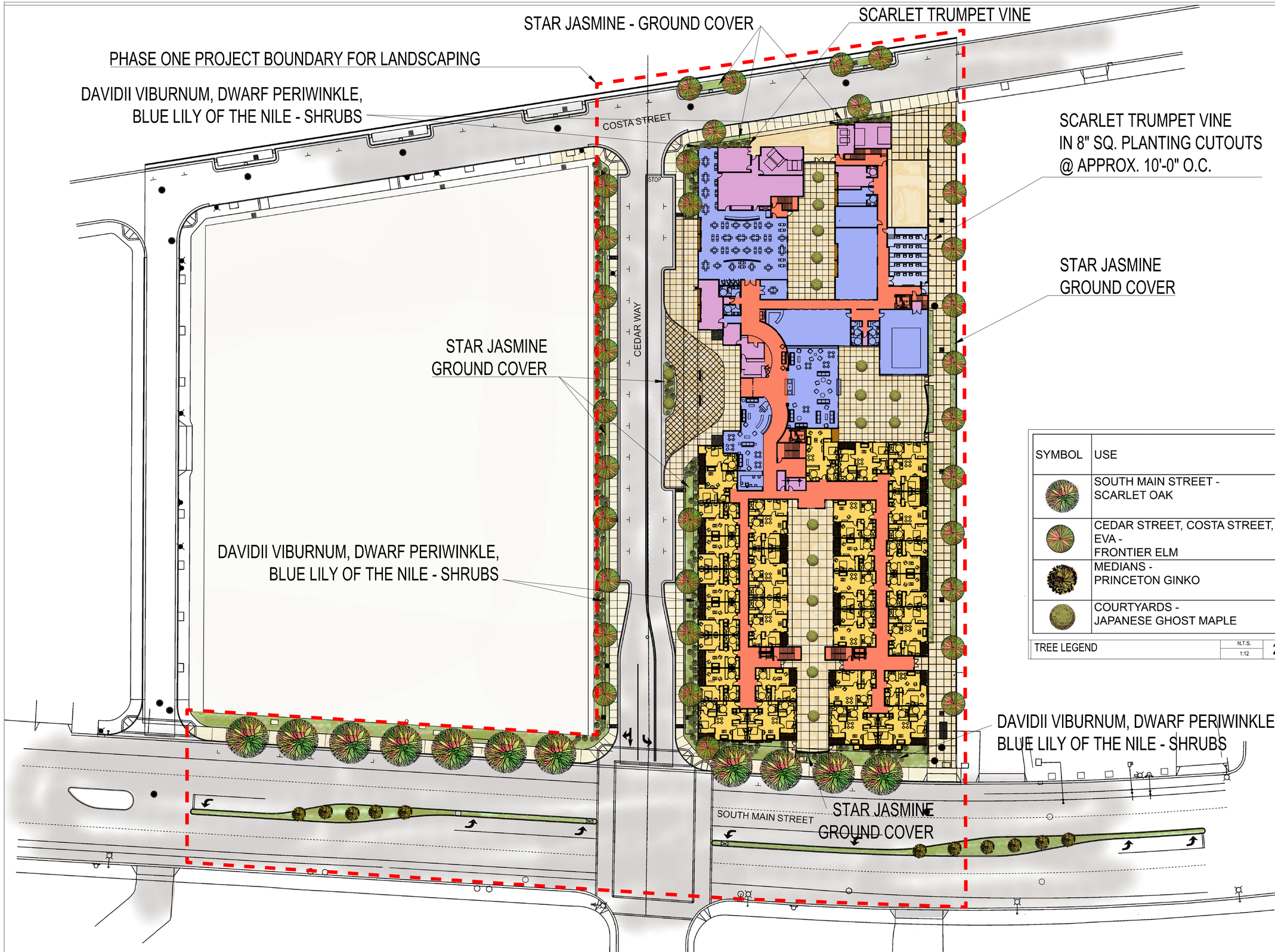
CDA FILE PATH:

DRWN: JRB

APPRV'D:

29003 CDA PROJECT NO.

SW HP-2 SHEET NO.



SYMBOL	USE
	SOUTH MAIN STREET - SCARLET OAK
	CEDAR STREET, COSTA STREET, EVA - FRONTIER ELM
	MEDIANS - PRINCETON GINKO
	COURTYARDS - JAPANESE GHOST MAPLE

TREE LEGEND — N.T.S. — 1:12 — 2

LANDSCAPE PLAN — 1"=1'-0" — 1:12 — 1

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	SITE DEVELOPMENT PLAN Resubmittal #1	7-1-14
	VESTING TENTATIVE TRACT MAP Resubmittal #1	

KEY PLAN: NTS

LANDSCAPE PLAN
PHASE ONE

SHEET DESCRIPTION

NORTH reference

SCALE: AS NOTED

DRWN: JRB

APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

L1.1
26 OF 34
SHEET NO.

VIBURNUM DAVIDII | N.T.S. 1:12 | 5

TRACHELOSPERMUM JASMINOIDES | N.T.S. 1:12 | 6

AMBER GHOST JAPANESE MAPLE | N.T.S. 1:12 | 4

GINGKO BILOBA "PRINCETON SENTRY" | N.T.S. 1:12 | 3

ULMUS AMR. 'FRONTIER' - FRONTIER ELM | N.T.S. 1:12 | 2

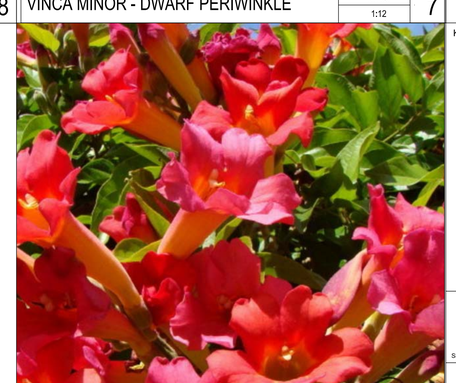
QUERCUS COCCIENA - SCARLET OAK | N.T.S. 1:12 | 1

PLANT MATERIAL		
TREES		
	QUERCUS COCCINEA	SCARLET OAK
	ULMUS AMERICANA 'FRONTIER'	FRONTIER ELM
	GINKO BILOBA	PRINCETON SENTRY GINGKO
	ACER PALMATUM 'AMBER GHOST'	AMBER GHOST JAPANESE MAPLE
VINES		
	DISTICTIS BUCCINATORIA	SCARLET TRUMPET VINE
SHRUBS		
	VIBURNUM DAVIDII	DAVIDII VIBURNUM
	VINCA MINOR	DWARF PERIWINKLE
	AGAPANTHUS AFRICANUS 'MIDNIGHT BLUE'	BLUE LILY OF THE NILE
GROUND COVER		
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE

PLANT MATERIAL | N.T.S. 1:12 | 10

AGAPANTHUS AFRICANUS 'MIDNT. BLUE' | N.T.S. 1:12 | 8

VINCA MINOR - DWARF PERIWINKLE | N.T.S. 1:12 | 7



DISTICTIS BUCCINATORIA | N.T.S. 1:12 | 89

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KEY PLAN: NTS

SHEET DESCRIPTION: LANDS. PLANT MATERIAL

NORTH reference

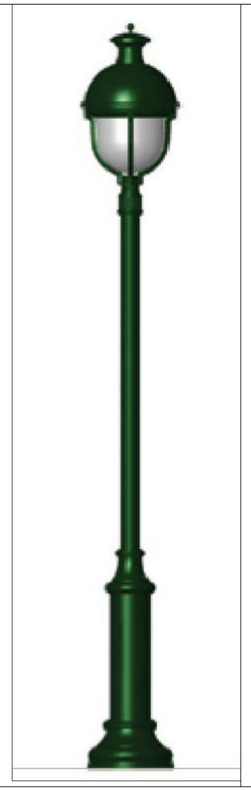
SCALE: AS NOTED

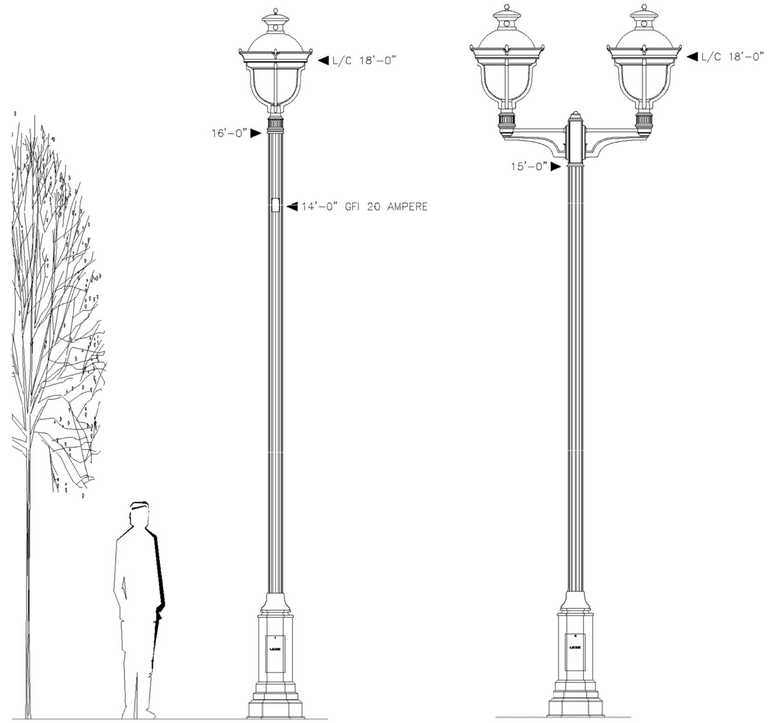
DRWN: JRB
APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

L1.1a
27 OF 34
SHEET NO.





ANCESTRA LIGHT FIXTURE | N.T.S. 1:12 | 2

DAYTECH BUS SHELTER | N.T.S. 1:12 | 1

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VESTING TENTATIVE
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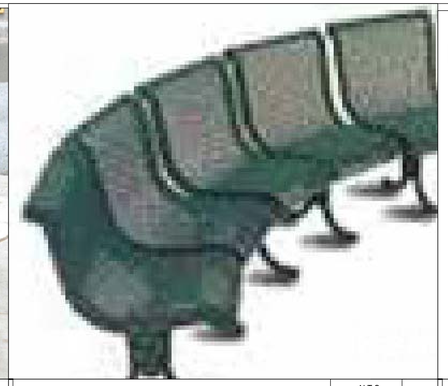
TP-14-0001

Owner / Applicant:

COLUMBIA CASCADE BOLLARDS | N.T.S. 1:12 | 7



CONCAVE BENCH | N.T.S. 1:12 | 6

WABASH TRASH RECEPTACLE | N.T.S. 1:12 | 5

GARDCO BOLLARD FOR EVA | N.T.S. 1:12 | 4

WABASH BIKE RACK | N.T.S. 1:12 | 3

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

STREET & SITE FURNISHINGS					
ELEMENT	DESCRIPTION AND COLOR	MANUFACTURER	ELEMENT	DESCRIPTION AND COLOR	MANUFACTURER
BUS SHELTER	BARREL ROOF TRANSIT SHELTER - CONTEMPORARY STYLE ACCO 4 X 12 HERITAGE CANTILEVERED DESIGN WITH BENCH. COLOR: BLACK	DAYTECH LIMITED	BOLLARDS	COLUMBIA CASCADE TIMBERFORM MODEL #2190-P, TIMBERFORM METAL BOLLARD, PEDASTAL MOUNT. STANDARD POWDER COAT COLOR:	COLUMBIA CASCADE TIMBERFORM
TRASH RECEPTACLE	FR400W - 32 GALLON RECEPTACLE, FLARE TOP, WELDED WIRE WITH FT100N -FLAT TOP LID - 14' DIA. OPENING; 32 GALLON LINER, LR105N SURFACE NOUNT POST PACKAGE. COLOR: BLACK	WABASH VALLEY	FENCING	WROUGHT IRON POWDERCOAT BLACK	LOCAL MANUFACTURER
CONCAVE BENCH	CL406P - 15 DEGREE W/BACK - S.M. - PERFORATED; A19 - 825 SEAT COLOR: CRANBERRY	WABASH VALLEY	BOLLARDS	BRM822 SCHOOL BOLLARD	GARDCO LIGHTING
STREET LIGHTING	AS SPECIFICED IN MAIN ST PLAN LINE STUDY	PHILIPS LUMEC	COURTYARD PLANTERS	TF4132 CONCRETE WETHERSTONE PROCELAIN, P2 FRENCH GRAY	WAUSAUTILE

STREET AND SITE FURNISHINGS | N.T.S. 1:12 | 10

WAUSAU TREE PLANTERS | N.T.S. 1:12 | 9

WROUGHT IRON FENCING | N.T.S. 1:12 | 8

SITE FURNISHINGS
SHEET DESCRIPTION

NORTH
REFERENCE

SCALE: AS NOTED

DRWN: JRB
APPRVD:
29003
CDA PROJECT NO.

CDA FILE PATH:

L1.2
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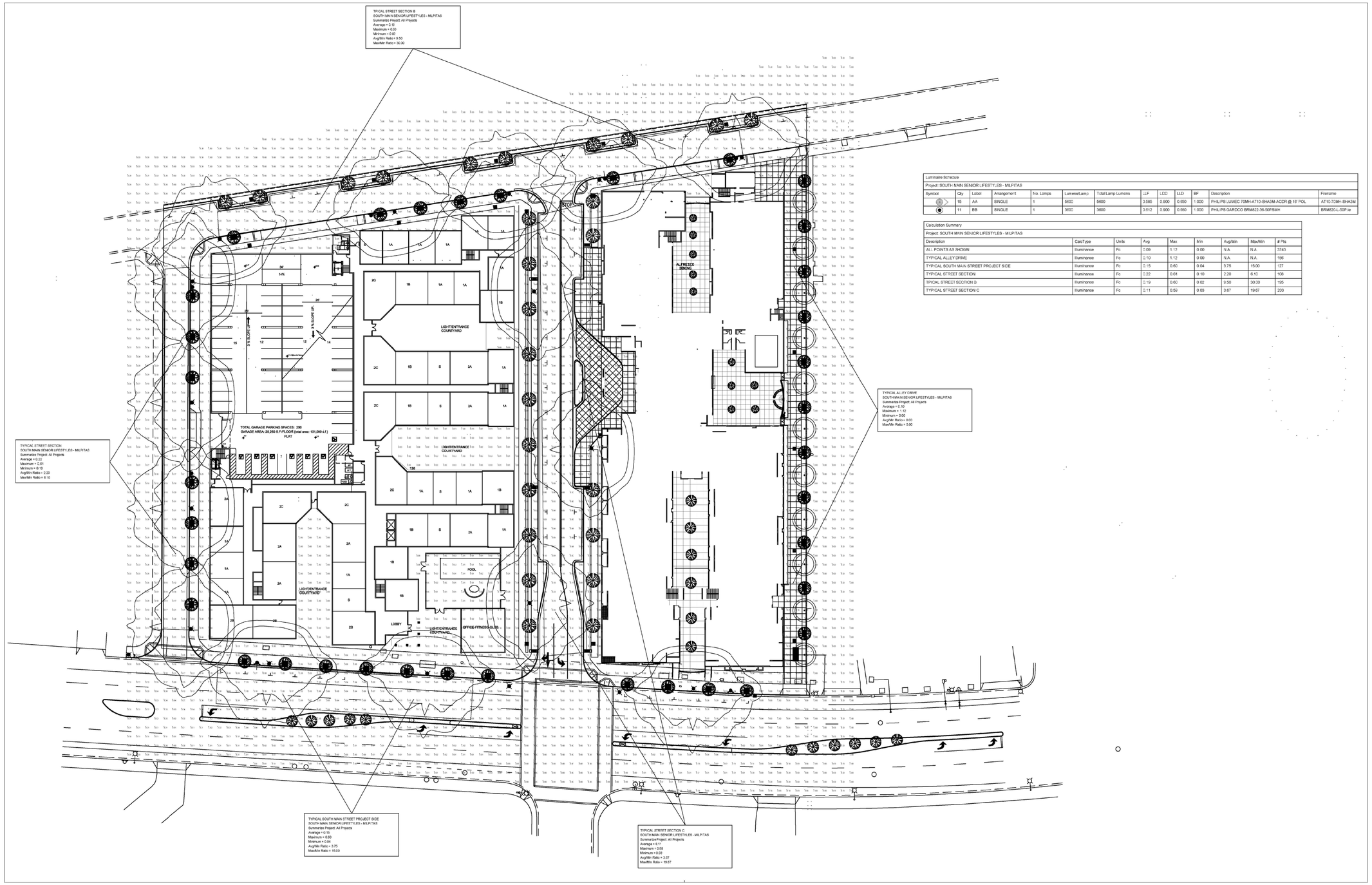
SHEET NO.



Luminaire Schedule

Project: SOUTH MAIN SENIOR LIFESTYLES - MILPITAS

Symbol	Qty	Label	Arrangement	No. Lamps	Lumens/Lamp	Total Lamp Lumens	LLF	LDD	LLD	BF	Description	Filename
	15	AA	SINGLE	1	5600	5600	0.585	0.900	0.850	1.000	PHILIPS LUMEC 70MH-AT10-SHA3M-ACCR @ 16' POL	AT10-70MH-SHA3M
	11	BB	SINGLE	1	3600	3600	0.612	0.900	0.850	1.000	PHILIPS GARDCO BRM822-36-50FSMH	BRM822-L-50F.ie

Calculation Summary

Project: SOUTH MAIN SENIOR LIFESTYLES - MILPITAS

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ALL POINTS AS SHOWN	Illuminance	Fc	0.09	1.12	0.00	N.A.	N.A.	3743
TYPICAL ALLEY DRIVE	Illuminance	Fc	0.10	1.12	0.00	N.A.	N.A.	196
TYPICAL SOUTH MAIN STREET PROJECT SIDE	Illuminance	Fc	0.15	0.60	0.04	3.75	15.00	127
TYPICAL STREET SECTION	Illuminance	Fc	0.22	0.61	0.10	2.20	6.10	108
TPICAL STREET SECTION B	Illuminance	Fc	0.19	0.60	0.02	9.50	30.00	195
TYPICAL STREET SECTION C	Illuminance	Fc	0.11	0.59	0.03	3.67	19.67	203

COLLABORATIVE DESIGN ARCHITECTS INC

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ARCHITECT'S STAMP

REGISTERED ARCHITECT
JAMES R. BURNS, II
LIC.NO. C017234
EXP. 1/31/2015
STATE OF CALIFORNIA

CONSULTANT'S STAMP

Project Description

SOUTH MAIN SENIOR LIFESTYLES LLC PHASE ONE SENIOR HOUSING

1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN

SD14-0006

VESTING TENTATIVE TRACT MAP

TP-14-0001

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

SITE LIGHTING

SHEET DESCRIPTION

NORTH reference

SCALE: AS NOTED

DRWN: JRB

APPRV'D:

29003

CDA FILE PATH:

CDA PROJECT NO.

L1.3

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SHEET NO.