

## **XVII. MAP REQUIREMENTS**

### **A. Tentative Parcel Map or Tract Maps**

1. General notes to be included on the tentative maps with public streets
  - a. Record Owner & Subdivider:
  - b. Gross Area:
  - c. Minimum Lot Size:
  - d. Existing Land Use:
  - e. Proposed Land Use:
  - f. Water: City of Milpitas
  - g. Sewer: City of Milpitas
  - h. Gas & Electric: PG&E
  - i. Telephone: AT & T
  - j. Cable TV: AT & T Broadband
  - k. Street Trees: City of Milpitas
  - l. Streets: All streets within the subdivision will be public streets and maintained by the City of Milpitas.
  - m. Proposed water, sanitary sewer and storm drain facilities will be constructed as per City of Milpitas standards and dedicated to the City.
  - n. Datum: City of Milpitas datum.
  - o. Existing wells on site:
  - p. Street lights: Street lights will be installed per City of Milpitas standards and maintained by City of Milpitas.
  - q. Soundwalls and masonry walls: All walls will be private facilities maintained by the homeowners.

Note: Leave an area approximately 8 1/2x11” blank for special conditions to be added later and Use 24”x36” sheets.
  
2. General notes to be included on the tentative maps with private streets
  - a. Record Owner & Subdivider:
  - b. Gross Area:
  - c. Minimum Lot Size:
  - d. Existing Land Use:
  - e. Proposed Land Use:
  - f. Water: City of Milpitas

- g. Sewer: City of Milpitas
  - h. Gas & Electric: PG&E
  - i. Telephone: AT & T
  - j. Cable TV: AT & T Broadband
  - k. Street Trees: Installed per City Standard No. 448, maintained by the homeowner's association.
  - l. Streets: All streets within the subdivision will be private streets and maintained by the homeowner's association. All streets will be in PSUE's (min. longitudinal slope =0.6%).
  - m. Water and Sewer Facilities: Proposed water and sewer facilities will be constructed as per City of Milpitas standards and dedicated to the City.
  - n. Storm Drain: Proposed storm drain facilities will be private facilities and maintained by the homeowner's association, except as noted.
  - o. Datum: City of Milpitas datum.
  - p. Existing wells on site:
  - q. Street lights Street lights on private streets will be maintained by the homeowner's association.
  - r. Soundwalls and masonry walls: All walls will be private facilities and maintained by the homeowners/homeowner association.
- Note: Leave an area approximately 8 1/2x11" blank for special conditions to be added later and Use 24"x36" sheets.

**B. Tentative Map Exhibit "A",  
For residential subdivisions with public streets**

The recommended special conditions of the tentative map shall supersede the following standard conditions wherever there is a discrepancy.

Standard Conditions:

The subdivider shall be responsible for complying with the following:

- 1. Street Improvements
  - a. All streets shall be paved and improved after utilities are installed in accordance with City of Milpitas Standard Drawings and Specifications in effect at the time of construction.

- b. Paving design and construction control shall be based on State of California "R" value method, using following Traffic Indices for design:

<u>Type</u>	<u>R/W Width</u>	<u>Curb Width</u>	<u>T.I.</u>
Major	124'	104'	11
Secondary	90'	70'	10
Collector	60'	40'	8
Local	56'	36'	6
Major Industrial	80'	68'	11
Minor Industrial	60'	48'	9

- c. The minimum street grade on any street shall not be less than 0.6% and cross slope shall not be less than 2%.
- d. Cul-de-sac ends shall have a minimum radius of forty feet to face of curb for residential areas and sixty feet to face of curb in commercial and industrial areas.
- e. Slope easements are to be dedicated to the City where cuts or fill do not catch existing ground within dedicated street right-of-way.
- f. Valley gutters shall not be used to provide drainage across any street or intersection.
- g. Sidewalks shall be provided on both sides of streets in all residential, commercial, and on one side in industrial areas per the City Standard Drawings.

2. Storm Drainage

- a. Plans for complete underground storm drainage system in accordance with requirements of City Engineer shall be approved prior to recordation of map. Drainage area is defined as the entire area that currently drains into the proposed subdivision. The system shall be designed to incorporate hydraulic grade lines no higher than 2 feet below top of curb for the 10 year storm and top of curb for the 100 year storm.
- b. Plans for all storm drain connections to Santa Clara Valley Water District's creeks shall be approved by SCVWD prior to City's approval of improvement plans.

3. Domestic Water, Sanitary Sewer and Recycle Water Systems

Plans for water, sanitary sewer and Recycle Water facilities in accordance with requirements of the City Engineer shall be approved prior to recordation of Final Map.

4. Improvement Plans, Agreements and Securities (Bonds, etc.)

- a. Complete improvement plans, specifications and calculations shall be submitted to and approved by the City Engineer for all public improvements within the proposed subdivision prior to recordation of the Final Map.
- b. All improvement agreements required in connection with said plans shall be submitted to and approved by City Council prior to recordation of Final Map.
- c. Security for faithful performance and labor material man each equal to 100% of the approved estimates of construction costs of improvements shall be submitted to and approved by City Engineer prior to recordation of the Final Map.

5. Fees and Deposits

- a. The following fees and deposits shall be paid prior to recordation of the Final Map:
  - 1. Plan-check and inspection deposit
  - 2. Final map fee
  - 3. Right-of-way reimbursement fee
  - 4. Improvement reimbursement fee
  - 5. Water connection fee
  - 6. Fire hydrant fee
  - 7. Construction water fee
  - 8. Sanitary connection fee
- b. The following fees shall be paid prior to building permit issuance:
  - 1. Sewer treatment plant fee for non-residential development
  - 2. Water service agreement fee (water meter) for non-residential development
  - 3. Any mitigation fees
- c. The following fees shall be paid prior to final inspection by the Building Division:
  - 1. Sewer treatment plant fee for non-residential development
  - 2. Water service agreement fee (water meter) for residential development
  - 3. Parasite fee (residential)

6. Miscellaneous

- a. If development is to be constructed in phases, master plans for the water mains, sanitary sewers, storm sewers, street lights and signing and striping must be approved prior to the submittal of an improvement plan. The master plans are

subject to review with any requested time extension of the approved Tentative Map.

- b. Any existing utilities in conflict with the proposed lot design shall be relocated or replaced, as determined by the City Engineer and at subdivider's cost.
- c. A 10-foot public service and utility easement adjacent to each street right-of-way line shall be provided.
- d. Any existing water wells on the property shall be reviewed by the City Engineer to determine if the well can be utilized by the City for its domestic water system. If use by City is determined, well site shall be dedicated to City. If not, well shall be abandoned in accordance with County Health Department standards/Santa Clara Valley Water District standards.
- e. A grading plan shall be submitted prior to any consideration of improvement plans or master utility plans.
- f. Any necessary off-tract easements shall be dedicated concurrently with the Final Map recordation.
- g. Traffic signing and striping of the completed streets shall be performed by Developer's Contractor unless otherwise approved by the City.
- h. Developer shall install street name signs in place prior to issuance of the Certificate occupancy.
- i. Developer shall plant minimum 24" box size tree with a caliper of 2" measure 6" above rootball per City Standard Drawings No. 448 and City Approved Street Tree List.
- j. Nothing herein contained shall be construed to permit any violation of relevant ordinances and regulations of the City of Milpitas, or other public agencies having jurisdiction.

**C. Tentative Map Exhibit "B"**  
**For residential subdivisions with private streets**

The recommended special conditions of the tentative map shall supersede the following standard conditions wherever there is a discrepancy.

Standard Conditions:

The subdivider shall be responsible for complying with the following:

1. Private Street Improvements

- a. Improvements are to be constructed per City Standard Drawings, and all streets shall be paved and improved, after utilities are installed, in accordance with City of Milpitas Standard Drawings and Specifications in effect at the time of construction.
- b. Pavement design and construction control shall be based on State of California "R" value method, using a minimum traffic index (TI) of 5.

<u>Type</u>	<u>Street Width Curb to Curb</u>
With Parking on both sides	36'
With Parking on one side	28'-32'
With no Parking	26'

The back of curb is the designated limit where rolled curbs are used. A minimum of a 4' wide sidewalk shall be constructed on one side of each street.

- c. The minimum grade on any street shall not be less than 0.6% and cross slope shall not be less than 2%. The maximum grade shall be in accordance with City Standard Drawing No. 403.
- d. Cul-de-sac ends shall have a minimum radius of forty feet to face of curb. Non standard dead-ends shall be approved by the Fire Department. Maximum length of cul-de-sacs shall be 500'.
- e. Valley gutters shall not be used to provide drainage across any public street or intersection.

2. Storm Drainage

- a. Plans for complete underground storm drainage system in accordance with requirements of City Engineer shall be approved prior to recordation of map. The drainage area is defined as the entire area that currently drains into the proposed subdivision. The system shall be designed to incorporate hydraulic grade lines no higher than 2 feet below the top of curb for the 10 year storm and the top of curb for the 100 year storm. Storm drains within the subdivision shall be private to the point of connection with public storm drain system. Also, storm drains crossing private property boundary shall be located in a private mutual storm drain easement.
- b. Plans for discharge of storm waters into Santa Clara Valley Water District (SCVWD) channels shall be approved by the SCVWD.

- c. All storm runoff from roof drains on any residential structure shall be collected by a system to prevent runoff crossing into any adjacent properties.

3. Domestic Water, Sanitary Sewer and Recycle Water Systems (Public Systems)

Plans for water, sanitary sewer and Recycle Water facilities in accordance with requirements of the City Engineer shall be approved prior to recordation of Final Map. Also, fire hydrant location(s)/spacing shall be per Fire Department requirements.

4. Improvement Plans, Agreements and Bonds

- a. Complete improvement plans, specifications and calculations shall be submitted to and approved by the City Engineer for all public improvements, private streets and storm drainage systems within the proposed subdivision prior to recordation of the Final Map.
- b. All improvement agreements required in connection with said plans shall be submitted to and approved by City Council prior to recordation of Final Map.
- c. Security for faithful performance and labor material each equal to 100% of the approved estimates of construction costs of public improvements shall be approved by City Engineer prior to recordation of the Final Map. Security for private street and private storm drainage construction is not required.

5. Fees and Deposits

All fees and deposits required by the City shall be paid prior to recordation of the Final Map except those which may be paid prior to occupancy/final inspection by the Building Division for any residential dwellings.

6. Miscellaneous

- a. If development is to be constructed in phases, master plans for the water mains, sanitary sewers, storm sewers, street lights and signing and striping must be approved prior to the submittal of an improvement plan. The master plans are subject to review with any requested time extension of the approved Tentative Map.
- b. Any existing utilities in conflict with the proposed lot design shall be relocated or replaced as determined by the City Engineer and at subdivider's cost.
- c. Public Service Utility Easements (PSUE) are required to include the entire width of the private street, water meter boxes and utility vaults and an additional minimum width of 5' on each side behind back of curb or back of sidewalk.

- d. Any existing water wells on the property shall be reviewed by the City Engineer to determine if the well can be utilized by the City for its domestic water system. If use by City is determined, well site shall be dedicated to City. If not, well shall be abandoned in accordance with County Health Department standards/Santa Clara Valley Water District standards.
- e. Grading may take place prior to recordation of the Final Map upon issuance of a grading permit by the Building Division.
- f. Any necessary off-tract easements to serve the project shall be dedicated concurrently with the Final Map recordation.
- g. A grading plan for the entire project shall be submitted and approved by the Building Division and Engineering Division prior to any consideration of improvement plans or master utility plans.
- h. Where a masonry wall is required for sound mitigation or access limiting purposes, it shall be located in common areas or on private property, maintenance shall be the responsibility of the homeowners association. Certification of an acoustical engineer is required. Sight distance shall be accommodated as required by the Traffic Engineer.
- i. Mailboxes shall be provided as required by US Postal Service, but will not be inspected by the City. Contact the local Postmaster for further information. Structures to protect mailboxes may require Building, Engineering and Planning Division review.
- j. Street lighting shall be designed by the subdivider's engineer and inspected by the Building Division. Signed lighting plans shall be submitted to Building Division and designed to a minimum light intensity of safety lighting and street intersection (0.2 average foot candle).
- k. On-site landscaping shall be completed prior to occupancy as required by the Planning Division and inspected by the Building Division.
- l. Private street monuments shall be protected by boxes and covers.
- m. Certification of all private streets/utilities/facilities by the developer's engineer is required prior to acceptance of the improvement for the tract (occupancy). The developer's engineer shall certify that the improvements are constructed per the approved plans.

- n. Prior to occupancy of any dwelling in the subdivision, all public and private improvements, including street lighting and signing (street names, etc.) and striping, shall be constructed and completed.

#### **D. Parcel Maps and Final (tract) Maps**

##### **1. California Coordinate System**

California Coordinate System is required with the closure calculations for all maps. Show at least two coordinate points (grid factor) on the map.

##### **2. Monuments Requirements**

- Set Street Monuments per City's Standard Drawing No. 446, stamped R.C.E. or L.S. at all street intersections and street centerlines.
- Set 3/4" Iron Pipe 3 feet deep stamped R.C.E. or L.S. at all subdivision boundary points not common to points in previous established subdivisions and points of control.
- Set Nail and Tag marked R.C.E. or L.S. on top of curb at the prolongation of all property lines.

##### **3. Public Utility & Services Easement (PSUE)**

10' public service utility easement shall be dedicated along all street frontages and along City maintained on-site utilities (proposed or existing).

##### **4. Slope Easements (SE)**

Slope easement shall be dedicated wherever the top or toe of the public street does not coincide within the street right of way.

##### **5. Title sheet Statements / Certificates**

#### **OWNER'S STATEMENT:**

We hereby state that we are the owners of or have some right, title, or interest in and to the real property included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said real property; that we consent to the making and recording of this subdivision map as shown within the distinctive boundary line. We hereby offer for dedication to City of Milpitas for public use for operation, alteration, relocation, maintenance, repair and replacement of all public service facilities and their appurtenances, over, under, along and across the following:

1. Lots "?" and "?" for street and public utility purposes.

2. Easement “?” and “?” for public service, utility and sidewalk easement purposes (PSUSE).
3. Easement “?” for landscaping and open space purposes (OS).
4. Easement “?” for emergency vehicle access purposes (EAE).
5. Easement “?” for slope maintenance purposes (SE).
6. All vehicular access rights to \_\_\_\_\_ Street, except at approved street intersections and approved driveway locations, designated as //////////////////// .

The above mentioned easements (PSUE, OS, SE, EAE) shall remain open and free from buildings and structures of any kind except public service and public utility structures and their appurtenances, irrigation systems and their appurtenances and lawful fences. Unobstructed continuous access shall be maintained at all times.

**WORDING FOR MAPS WITH PRIVATE STREETS (where applicable):**

We also hereby retain for the private use of the lot owners within this subdivision, their licenses, visitors and tenants with maintenance thereof by their lot owners the following:

1. Lot “ ? ”, for private street purposes.
2. Lots “ ? ”, “?”, and “?”, for private open spaces purposes (OS).
3. Easement “?”, for private mutual sidewalk purposes (PMSE).

The designated private streets on this map are not part of the City of Milpitas street system and are not accepted for public maintenance.

OWNER(s):

\_\_\_\_\_  
(notarized signatures)                      date

State of California  
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ (Notary’s name), personally appeared (here insert the name and title of the officer), \_\_\_\_\_

\_\_\_\_\_  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies) and that by his/her/their signature(s) on the Instrument the person(s), or the entity upon behalf of which the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand.

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Principal Place of Business \_\_  
My Commission Expires \_\_\_\_\_

**ENGINEER'S (SURVEYOR'S) STATEMENT**

This map was prepared by me or under my direction (and was compiled from record data) (and is based upon a field survey) in conformance with the requirements of the Subdivision Map Act at the request of (name of person authorizing map) on (date). I hereby state that this final map (parcel map) complies with final map (parcel map) procedures of the City of Milpitas and that this final map (parcel map) conforms to the approved tentative map and the conditions of approval thereof which were required to be fulfilled prior to the filing of the final map (parcel map), and it is technically correct.

Signed \_\_\_\_\_  
Date

R.C.E. (L.S.) No. \_\_\_\_\_ Expiration date \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I hereby state that I have examined the herein map; that the subdivision as shown therein is substantially the same as it appeared on the tentative map and any approved alterations thereof; that this subdivision complies with provisions of the Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map.

Signed \_\_\_\_\_  
Greg Armendariz, P.E. date  
City Engineer, City of Milpitas  
R.C.E. No. 40283, Expiration date December 31, 2010

**CITY SURVEYOR'S STATEMENT**

I hereby state that I have examined the herein map and that I am satisfied that said map is technically correct.

Signed \_\_\_\_\_  
Robert Guletz, P.E. date  
Acting City Surveyor, City of Milpitas  
Harris & Associates  
R.C.E. No 24184, Expiration date December 31, 2011

**CITY CLERK'S CERTIFICATE:**

I, Mary Lavelle, City Clerk of the City of Milpitas, California, hereby certify that said City Council (or the Planning Commission of the City of Milpitas on behalf of said City Council), as governing body of said city at a regular meeting held on \_\_\_\_\_, 20\_\_, has taken the following actions:

- 1. Approved this Tract Map No. \_\_\_\_\_ or Parcel Map.
- 2. For assessment districts created by this governing body, the Council has determined that provision has been made for segregation of the responsibility of each of the proposed new parcels for a portion of the assessment payment obligation in the manner provided in the statute pursuant to which the assessments were levied or to which the bonds were issued: Local Improvement District No. \_\_\_\_\_ and Landscaping and Lighting Maintenance Assessment District No. \_\_\_\_\_. (Omit if not applicable).
- 3. Accepted, subject to improvement, on behalf of the public those parcels of land offered for dedication for public use in conformity with the terms of offer of dedication to wit:

(List accepted lots and easements word-by-word from the Owner's Statement)

and not accepted at this time, on behalf of the public:

(List not accepted lots and easements word-by-word from the Owner's Statement)

Dated: \_\_\_\_\_

\_\_\_\_\_  
Mary Lavelle  
City Clerk, City of Milpitas

**RECORDER'S STATEMENT**

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, at \_\_ m. in Book of Maps \_\_\_\_\_,  
at Pages \_\_\_\_\_, series numbers \_\_\_\_\_, at the request of \_\_\_\_\_.

Fee \_\_\_\_\_

Brenda Davis  
Santa Clara County Recorder

By \_\_\_\_\_  
Deputy

**ABANDONMENT STATEMENT**

Pursuant to Section 66434(g) of the Subdivision Map Act, the filing of this map shall constitute abandonment of the following:

(List precise description of street (s) and easement (s) being abandoned including recording data)

All other public streets and easements not specifically listed hereon for abandonment are retained for public use.