

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.