

NOTES:

1. Developer shall install bubbler heads in tree wells and landscape area complete with appropriate backflow prevention device, remote electrically operated valves, and pedestal or cabinet mounted electric controller(s) or approved battery controller, all as shown on plans approved by the City Engineer.
2. Tree wells spacing shall not conflict with utilities, existing or proposed. Spacing shall be uniform between street intersections as shown on plans approved by the City Engineer.
3. Trees shall be installed per Standard Drawing No.448, unless otherwise specified by the City Engineer. Tree variety shall be specified.
4. Overall height of the landscaping within the shaded area shall be limited to 2' maximum height when measured from the street elevation. Refer to Standard Drawing No. 405 for sight distance requirements and dimensions.

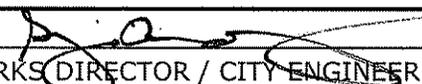
CITY OF MILPITAS, ENGINEERING DIVISION

STANDARD DRAWING
NO. 406

RESIDENTIAL LOT BACK-UP
ON MAJOR STREET

DATE : 6/15/10

REVISION	DATE
1	1991
2	2001
3	2010

APPROVED BY: 
PUBLIC WORKS DIRECTOR / CITY ENGINEER RCE No. 40283

SHEET 1 OF 1