

CALIFORNIA



**Civil
Engineering
Associates**
Civil Engineers • Planners • Surveyors



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Engineering
Associates**
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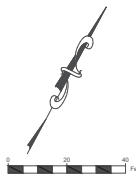
734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
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PREPARED FOR:  VALLEY OAK PARTNERS

CALIFORNIA

4503 CHEENEY STREET	VESTIN	SANTA CLARA
DATE	4/4/2025	
SCALE	SEE PLAN	
DESIGNED	JG	
DRAWN	CH	
JOB NO.	23-148	

SHEET
TM1
1 OF 2 SHEETS



OWNER & SUBDIVIDER: CHEENEY HOMES, LLC
734 THE ALAMEDA
SAN JOSE, CA 95126

ENGINEER: CIVIL ENGINEERING ASSOCIATES
28 RAILWAY AVENUE
CAMPBELL, CALIFORNIA 95008

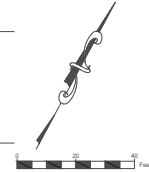
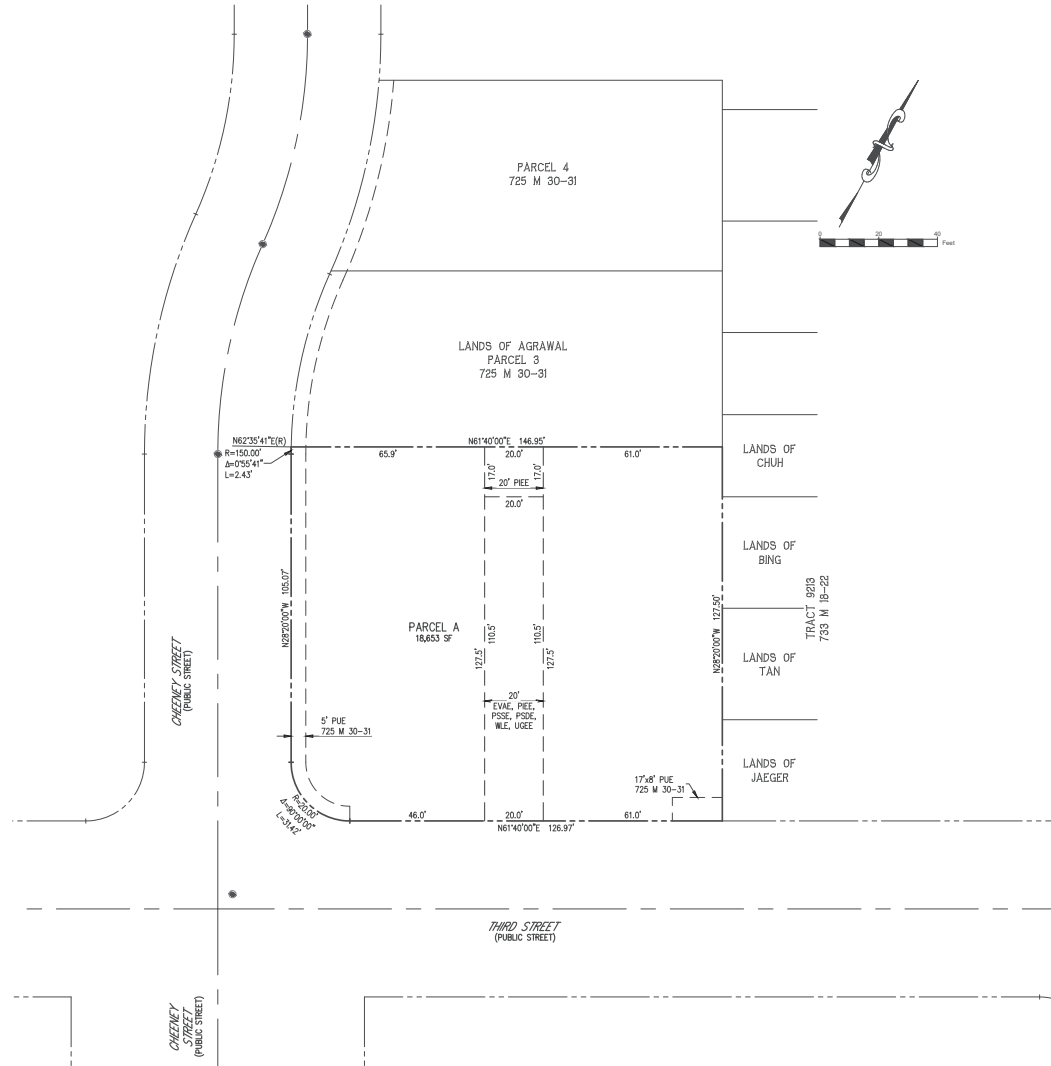
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|-----|--|-----|---|
| 1. | EXISTING ZONING: R1-HL - SINGLE FAMILY | 21. | PAVE PROTECTION IS TO BE PROVIDED BY CITY OF SANTA CLARA |
| 2. | EXISTING DESIGNATION: LOW DENSITY RESIDENTIAL | 22. | GAS IS TO BE PROVIDED BY PAGE |
| 3. | EXISTING USE: RESIDENTIAL | 23. | ELECTRIC IS TO BE PROVIDED BY SILICON VALLEY POWER |
| 4. | PROPOSED ZONING: PD (PLANNED DEVELOPMENT) | 24. | TELEPHONE IS TO BE PROVIDED BY AT&T |
| 5. | PROPOSED USE: RESIDENTIAL | 25. | CABLE TV IS TO BE PROVIDED BY COMCAST |
| 6. | PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT RESIDENTIAL SINGLE FAMILY BUILDINGS, CONSTRUCT UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TREHTR | 26. | EXISTING LOTS: 1 |
| 7. | VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT. | 27. | PROPOSED LOTS: 1 |
| 8. | BOUNDARY: BOUNDARY INFORMATION IS BASE ON RECORD AND FIELD DATA. | 28. | TOTAL AREA: 0.4284 ACRES |
| 9. | EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PRIVATE DRIVE EASEMENT, STORM DRAIN EASEMENT, PUBLIC PARKWAY EASEMENT AND PUBLIC LANDSCAPE EASEMENT WILL BE PROVIDED. | 29. | MULTIPLE FINAL MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. |
| 10. | BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REDRENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW. | 30. | DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDBANCE OF THE FINAL MAP. |
| 11. | TITLE REPORTS BY OLD REPUBLIC TITLE COMPANY: ORDER NUMBER 0631033019-AP DATED JUNE 12, 2023 | 31. | ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE. |
| 12. | BASIS OF BEARINGS: THE BEARING OF NORTH 61°40'00" EAST ALONG THE CENTER LINE OF THIRD STREET AS PARCEL MAP RECORDED IN BOOK 725 OF MAPS AT PAGE 30 AND 31 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP. | 32. | TOPOGRAPHY PROVIDED BY: CIVIL ENGINEERING ASSOCIATES, INC. |
| 13. | BENCHMARK: VALLEY WATER UTILITY 820048, BRASS DISK ON TOP AND BACK OF SIDEWALK AT THE WESTERLY CORNER OF INTERSECTION FOR AGENUS ROAD AND SAN TOMAS CREEK (SAN TOMAS CREEK IS LOCATED BETWEEN MISSION BOULEVARD AND LAKE SANTA CLARA DRIVE, CITY OF SANTA CLARA, NAVD83 ELEVATION = 25.66) | 33. | ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REMOVED MUST BE TELEVISED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT EXIST. ANY CITY OF SANTA CLARA UTILITY (G) FEET OF THE PROPERTY LINE, ANY TRENCING WITHIN THE DIRMPLIE OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUNDED. |
| 14. | FEMA: THE SUBJECT PROPERTY IS NORTH ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NUMBERS 000500003H, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "ZONE X (SHADED)". | 34. | ALL EXISTING BUILDINGS ARE TO BE REMOVED. |
| | | 35. | ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE. |

AREAS OF 0.2% ANNUAL 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.

APN	ASSESSORS PARCEL NUMBER
E	EAST
N	NORTH
PUE	PUBLIC UTILITY EASEMENT
S	SOUTH
W	WEST

_____ -- -- _____ BOUNDARY LINE
 _____ -- -- _____ RIGHT-OF-WAY
 _____ EXISTING LOT LINE
 _____ CENTER LINE
 _____ -- -- -- -- -- EXISTING EASEMENT LINE

[1] PARCEL MAP - 725 M 30-31
[2] TRACT 9213 - 733 M 18-22



ABBREVIATIONS	
APN	ASSESSORS PARCEL NUMBER
E	EAST
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
N	NORTH
PIEE	PRIVATE INGRESS & EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSYE	PRIVATE SIDE YARD EASEMENT
PUE	PUBLIC UTILITY EASEMENT
S	SOUTH
UGE	UNDERGROUND ELECTRICAL EASEMENT
WLE	WATER LINE EASEMENT
W	WEST
LEGEND	
---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	EXISTING LOT LINE
---	CENTER LINE
---	EASEMENT LINE
---	EXISTING EASEMENT LINE

4503 CHEENEY STREET

VESTING TENTATIVE MAP

SANTA CLARA

CALIFORNIA

DATE

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2 OF 2 SHEETS

PREPARED FOR:

V P O VALLEY OAK PARTNERS

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Civil Engineering Associates

28 Ridgely Avenue
San Jose, CA 95128
T: (408) 434-1988

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NO.	DATE	REVISIONS	BY

R:\PROJECTS\2023\23148 Cheney - Santa Clara\PLANNING\TM2_TM MAP.dwg Apr 04, 2025