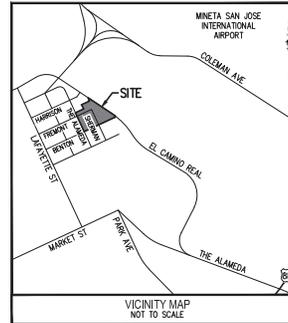
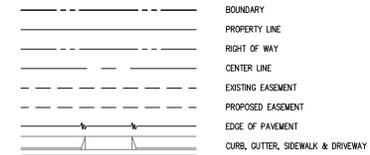


VESTING TENTATIVE MAP EL CAMINO REAL MIXED USE

CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA



LEGEND



GENERAL NOTES

- OWNER:** J.J. VISO PROPERTIES, LLC
186 COWINGTON ROAD
LOS ALTOS, CA 94024
- THE CITY OF SANTA CLARA
1500 WASHINGTON AVENUE
SANTA CLARA, CA 95050
- SUBDIVIDER:** PROMETHEUS REAL ESTATE GROUP, LLC
1900 SOUTH NORFOLK STREET, SUITE 150
SAN MATEO, CA 94403
- ENGINEER:** CIVIL ENGINEERING ASSOCIATES, INC.
224 AIRPORT PARKWAY, SUITE 525
SAN JOSE, CA 95110
- EXISTING ZONING: PLANNED DEVELOPMENT (PD)
PREVIOUS ZONING: ML (LIGHT INDUSTRIAL)
R1-R2 (SINGLE FAMILY)
CT (THROUGHFARE COMMERCIAL)
R2-7L (DUPLX)
 - EXISTING GP DESIGNATION: SANTA CLARA STATION HIGH DENSITY RESIDENTIAL/MIXED USE
 - EXISTING USE: INDUSTRIAL / COMMERCIAL / RESIDENTIAL
 - PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 - PROPOSED USE: RESIDENTIAL APARTMENTS AND RETAIL USE
 - PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT APARTMENT BUILDINGS AND PARKING GARAGE. THE BUILDING WILL INCLUDE RETAIL SPACES, CONSTRUCT STREET INFRASTRUCTURE AND PROVIDE UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH TO SERVE THE PROJECT.
 - VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
 - TENTATIVE PARCEL MAP: THIS VESTING TENTATIVE MAP CONFORMS TO THE REQUIREMENTS OF THE CITY OF SANTA CLARA CITY CODE.
 - BOUNDARY: BOUNDARY INFORMATION IS BASE ON RECORD AND FIELD DATA, "ALTA/ACSM LAND TITLE SURVEY - 1250 SHERMAN STREET".
 - EASEMENTS: PUBLIC UTILITY EASEMENTS, PUBLIC ACCESS EASEMENTS, AND PRIVATE ACCESS EASEMENTS WILL BE PROVIDED AS NEEDED FOR THE PROJECT.
 - TITLE: BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.
TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:
COMMITMENT NO: NCS-798198-CC AMENDED JUNE 27, 2016
 - BASIS OF BEARINGS: THE BEARING OF NORTH 63°32'15" EAST ALONG THE MONUMENT LINE OF FREMONT STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 388 OF MAPS AT PAGE 8 SANTA CLARA COUNTY RECORDS; WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
 - BENCHMARK: CITY OF SANTA CLARA NUMBER 4-4 AT SHERMAN STREET AND SHERMAN STREET, SOUTHEAST CORNER, TOP OF LETTER "C" IN WORD "CAL" ON TOP OF CATCH BASIN HOOD, 7 FEET EAST OF RETURN ON BENTON STREET. ELEVATION = 69.16.
 - FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 060850227H, DATED MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "C".
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 OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 - ASSESSOR'S PARCEL NO: 230-07-002, -004, -009, -010, -013, -029, -031, -034, -038, -053, -059 & -060

- STORM SEWER: SERVICED BY CITY OF SANTA CLARA
- WATER: PROVIDED BY CITY OF SANTA CLARA
- SANITARY SEWER: PROVIDED BY CITY OF SANTA CLARA
- FIRE PROTECTION: PROVIDED BY CITY OF SANTA CLARA
- GAS: PROVIDED BY PG&E
- ELECTRIC: PROVIDED BY SILICON VALLEY POWER
- TELEPHONE: PROVIDED BY AT&T
- CABLE TV: PROVIDED BY COMCAST
- EXISTING LOTS: 12 EXISTING APNs AND PORTIONS OF 2 CITY OWNED STREETS
- PROPOSED LOTS: 4 LOTS (1 APARTMENT BUILDING, 2 RESIDENTIAL HOMES, 1 PUBLIC PARK)
- TOTAL AREA: 5.75+ ACRES
- MULTIPLE SUBDIVISION MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT SUBDIVISION MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY GEOCAD AERIAL SURVEYS, INC. DATED OCTOBER 15, 2014.
- ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVIEWED 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 ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE PROPERTY OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
- ALL EXISTING BUILDINGS ARE TO BE REMOVED EXCEPT AS NOTED.
- ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.
- PORTIONS OF FREMONT STREET, SHERMAN AVENUE AND APN 230-07-060 WITHIN THE PROJECT TO BE VACATED.

EL CAMINO REAL MIXED USE SANTA CLARA, CA

 **PROMETHEUS**

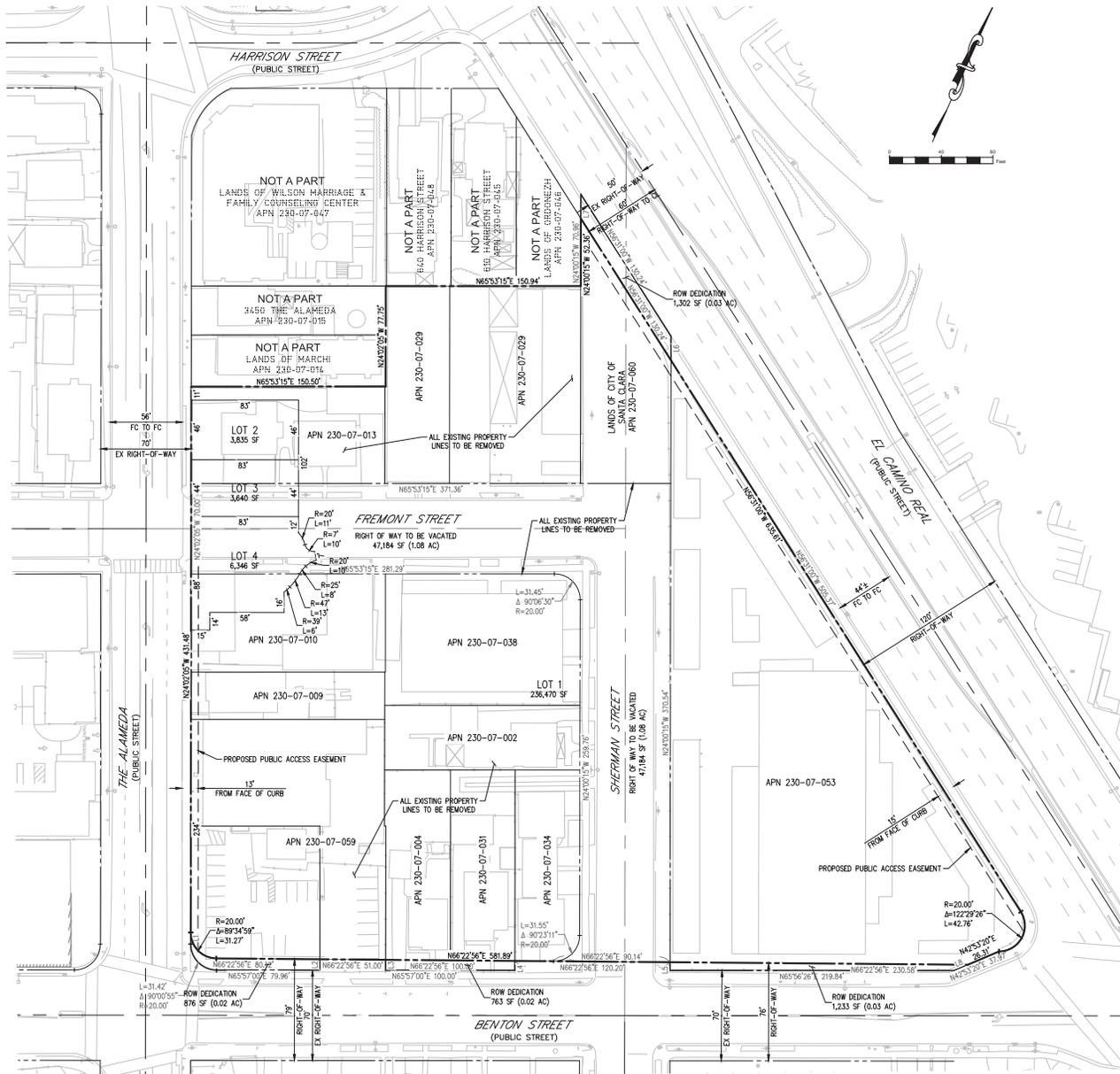
TM1 TENTATIVE MAP.dwg Nov 27, 2017

TM1
TENTATIVE MAP
JOB NO. 16-111 NOVEMBER 27, 2017



**Civil
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Associates**

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LEGEND

- BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK & DRIVEWAY

LINE TABLE

LINE #	LENGTH	BEARING
L1	9.00	N24°02'05"W
L2	8.40	N24°01'05"W
L3	8.01	N24°01'05"W
L4	7.26	N24°01'05"W
L5	6.34	N24°00'15"W
L6	18.61	N24°00'15"W
L7	18.61	N24°00'15"W
L8	11.66	N42°53'20"E

EL CAMINO REAL MIXED USE SANTA CLARA, CA



TMO TENTATIVE MAP.dwg Nov 27, 2017

TM2

TENTATIVE MAP
JOB NO. 16-111 NOVEMBER 27, 2017



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