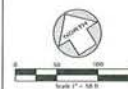


VICINITY MAP



COLOR UTILITY LEGEND

COLOR REFERENCE	TYPE OF UTILITY	SERVICE PROVIDER
	STORM DRAIN	CITY OF SANTA CLARA
	SANITARY SEWER	CITY OF SANTA CLARA
	DOMESTIC WATER	CITY OF SANTA CLARA
	RECYCLED WATER	SOUTH BAY WATER RECYCLING
	NATURAL GAS	NATURAL GAS & ELECTRIC COMPANY
	SECTIC / JOINT TRENCH	SILICON VALLEY POWER ELECTRIC
	OVERHEAD ELECTRIC	SILICON VALLEY POWER & POWER
	FIBER / DATA / TELEPHONE	MULTIPLE PROVIDERS



HUNTER STORM

GATEWAY CROSSINGS

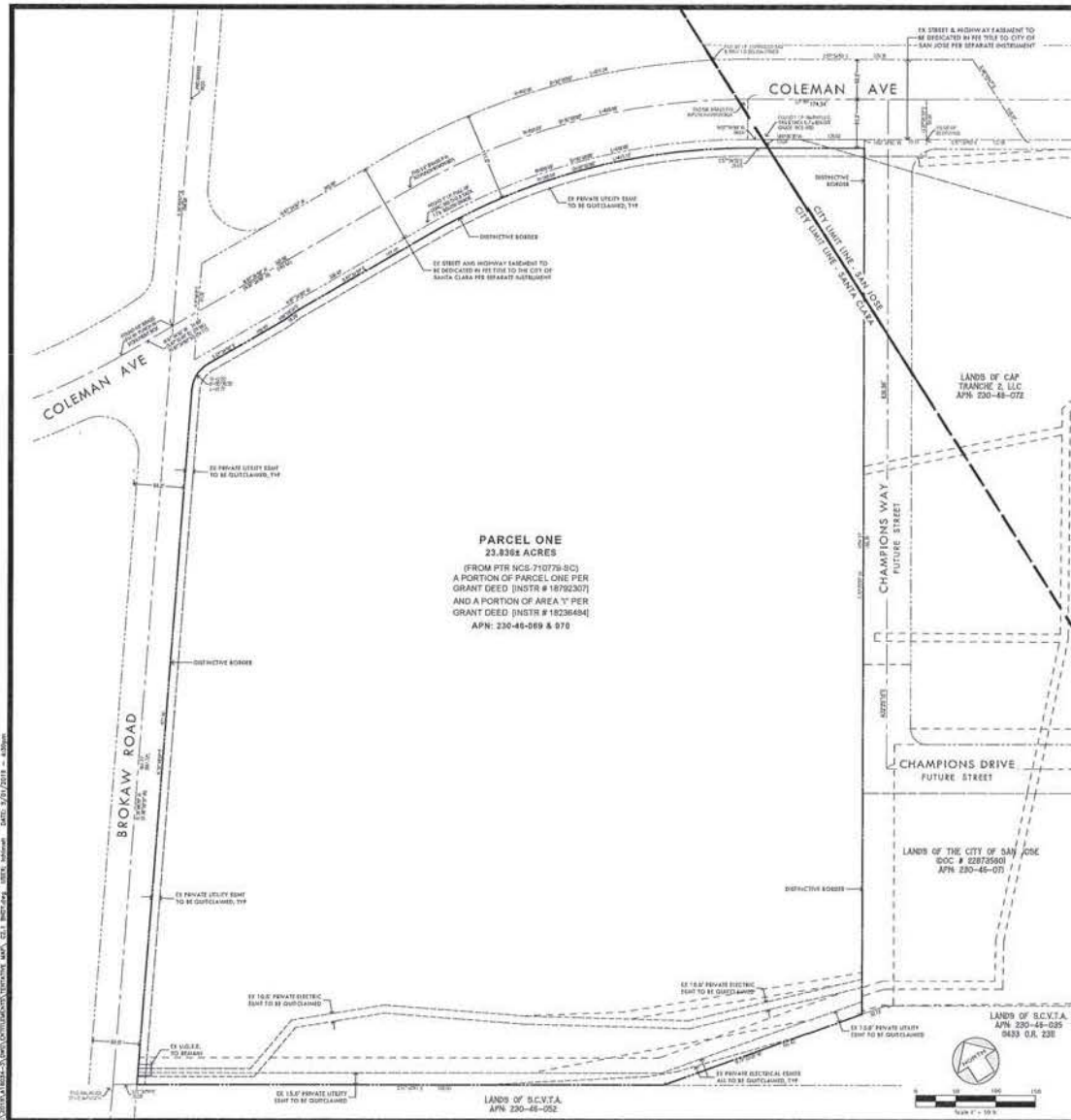
DATE: 05/20/18
 PROJECT #: A18034-3
 SCALE: AS SHOWN

SHEET TITLE
**VESTING
 TENTATIVE MAP
 EX CONDITIONS**

SHEET NUMBER
C2.00
 Building Number



ISSUE



LEGEND



ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
DOC	DOCUMENT
EASE	EASEMENT
EX	EXISTING
FIND	FOUND
ITSL	INSTRUMENT
IP	IRON PIPE
MOH	MONUMENT
O.R.	ORIGINAL RECORDS
PVT	PRIVATE
U.G.E.	UNDERGROUND ELECTRIC EASEMENT

LEGAL DESCRIPTION

PARCEL ONE:
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SANTA CLARA AND IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 02, 2006 AS INSTRUMENT NO. 1823201, OFFICIAL RECORDS OF SANTA CLARA COUNTY; AND A PORTION OF AREA "A" AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 17, 2005 AS INSTRUMENT NO. 18236484, OFFICIAL RECORDS OF SANTA CLARA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT A
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID AREA 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF COLEMAN AVENUE;
THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 57°34'50" WEST, 77.71 FEET;
THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 32°20'10" WEST, 1284.17 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL ONE;
THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 77°25'50" WEST, 260.43 FEET;
2. NORTH 50°34'20" WEST, 850.00 FEET TO THE SOUTHWESTERLY LINE OF BROOKWAY ROAD AS SHOWN ON THAT CERTAIN RECORD OF A SURVEY FILED FOR RECORD ON JANUARY 25, 1985 IN BOOK 118 OF MAPS, PAGE 18, SANTA CLARA COUNTY RECORDS;

THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 38°48'20" EAST, 871.48 FEET TO A POINT ON THE SOUTHERLY LINE ON THAT LAND AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 08, 1985 IN BOOK 8117, PAGE 288 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY;

THENCE ALONG SAID SOUTHERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 90°30'00" FOR AN ARC DISTANCE OF 46.77 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN THE CERTAIN GRANT DEED RECORDED APRIL 04, 1988 IN BOOK 8088, PAGE 1782 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID GRANT DEED THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. SOUTH 87°34'50" EAST, 109.90 FEET;
2. NORTH 82°38'20" EAST, 18.29 FEET;
3. SOUTH 7°30'00" EAST, 182.23 FEET;
4. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 788.00 FEET, THROUGH A CENTRAL ANGLE OF 39°00'00" FOR AN ARC DISTANCE OF 413.12 FEET;
5. SOUTH 57°34'50" EAST, 25.82 FEET;
6. NORTH 70°00'00" WEST, 13.15 FEET;
7. NORTH 19°34'50" WEST, 38.84 FEET;
8. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 840.00 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00" FOR AN ARC DISTANCE OF 414.84 FEET;
9. NORTH 40°30'00" WEST, 338.43 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL ONE;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID PARCEL ONE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 38°48'20" EAST, 121.18 FEET;
2. SOUTH 87°34'50" EAST, 269.98 FEET;
3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00" FOR AN ARC DISTANCE OF 471.34 FEET;
4. SOUTH 87°34'50" EAST, 276.15 FEET;
5. SOUTH 00°46'47" EAST, 118.37 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF COLEMAN AVENUE;

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 57°34'50" WEST, 122.29 FEET TO THE POINT OF BEGINNING

AS SAID LOT A IS SHOWN ON THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT ENFORCED BY DECLINANT RECORDED JANUARY 19, 2011 AS INSTRUMENT NO. 21055357 OF OFFICIAL RECORDS

PARCEL TWO:
A NARRROW EASEMENT FOR FLOW OF STORM WATER AND RELATES PURPOSES AS GRANTED IN THE CERTAIN RECIPROCAL DRAINAGE EASEMENT AGREEMENT RECORDED JANUARY 19, 2011 AS INSTRUMENT NO. 21052278, OFFICIAL RECORDS

HUNTER STORM

GATEWAY CROSSINGS

DATE: 03/20/18
PROJECT #: A18043
SCALE: AS SHOWN

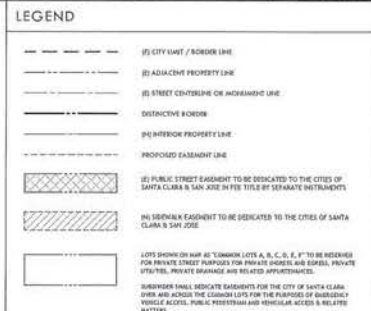
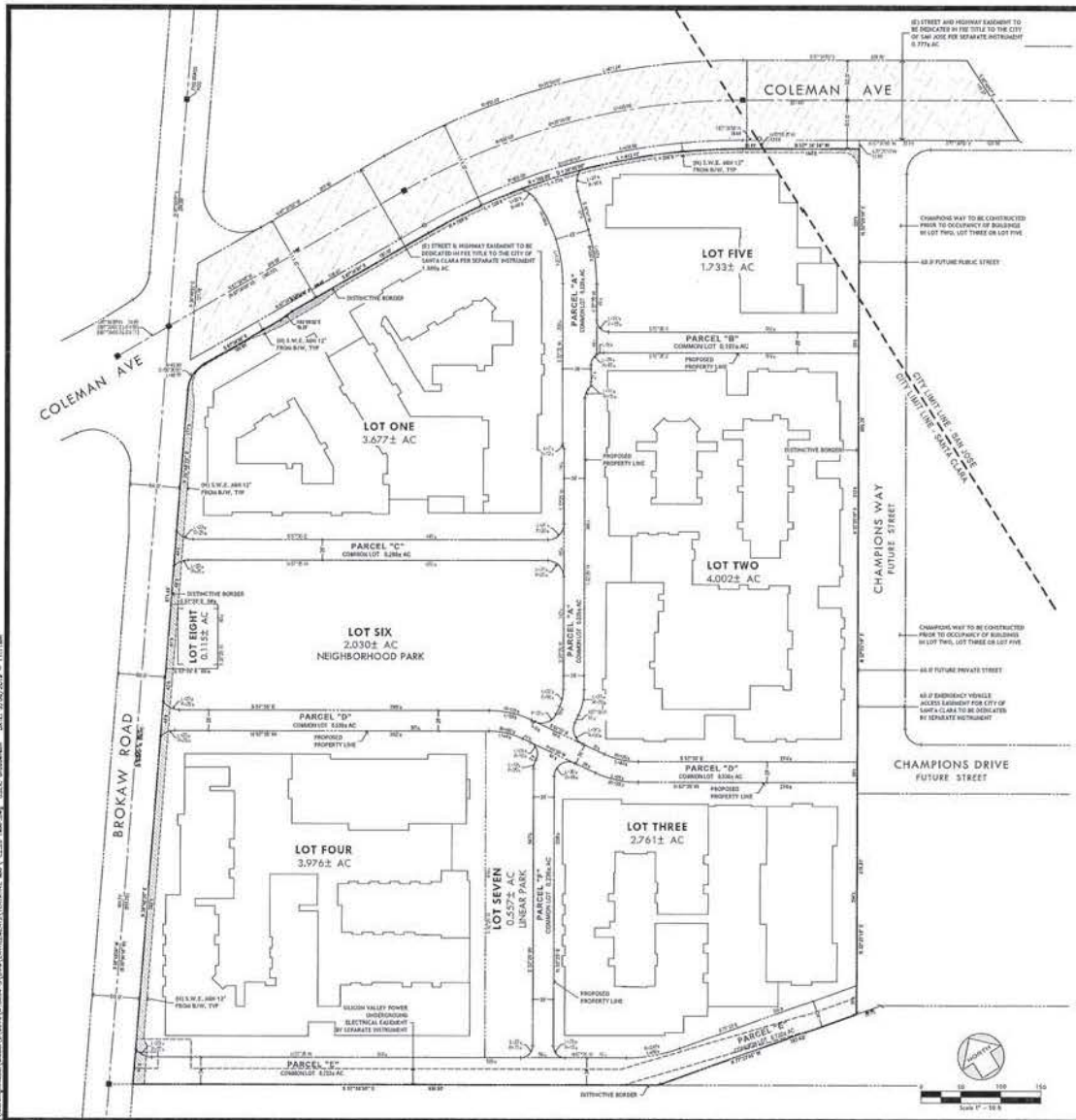
SHEET TITLE
VESTING
TENTATIVE MAP
EX BOUNDARY SURVEY

SHEET NUMBER
C2.10

Building Number



ISSUE



SUBDIVISION STATEMENT

DESCRIPTION OF SUBDIVISION: "GATEWAY CROSSINGS" - A NEW LOT SUBDIVISION INCLUDING:

- UP TO 100 SINGLE-FAMILY RESIDENTIAL LOTS OF 1/2 ACRE
- UP TO 100 800 SF OF COMMERCIAL USE WITH 10,000 SF
- UP TO 25,000 SF OF ANGLICAN RETAIL WITH 10,000 SF, 1, 1.5, 4 & 8
- INDICATION OF 10 LOTS IN THE CITY FOR ANY PUBLIC PARK

NOTE: REFERENCED MAP IS A REVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROJECT CONTACTS:

OWNER & SUBDIVIDER:	ENGINEER/ARCHITECT:
THE BROWNE, LLC	W&L ARCHITECT
1000 COLLEGE AVE	3000 COLLEGE AVE
SUNNYVALE, CA 95088	SUNNYVALE, CA 95088
PROJECT DEVELOPER:	OWNER OF RECORD:
CONTACT: JOHN BURDET	ANNA KALININA, M.E. 7348
PHONE: 408.251.4000	PHONE: 408.251.4000

SITE ADDRESS: 100 COLLEGE AVE, 140 WOODWAY ROAD, 100 WOODWAY ROAD, 400 WOODWAY ROAD

ADJACENT PARCEL #:

220-46-000 & 220-46-001

SITE AREA CALCULATION:

21.874 AC	EXISTING EXCESS PARCEL AREA
1.1 AC	PUBLIC STREET EASEMENT DEDICATION
11.874 AC	NET SITE AREA

FLOOD ZONE: AREA "X" - SHEETED AT "X" WITH REDUCED FLOOD RISK DUE TO ELEVATION PROTECTED BY ELEVATION FROM 1' ANNUAL CHANCE FLOOD INFORMATION VERTICAL AXIS, DATA FROM FEMA REFLECTS TO BE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 18060C022C, EFFECTIVE ON 02/01/2018.

GENERAL PLAN DESIGNATION: SANTA CLARA COUNTY LOCAL AREA, REGIONAL COMMERCIAL, VERY HIGH DENSITY RESIDENTIAL AND HIGH DENSITY RESIDENTIAL OUTLIER

ZONING REGULATIONS:

EXISTING:	"M" LIGHT INDUSTRIAL
PROPOSED:	"D" PLANNED DEVELOPMENT

LAND USE DESIGNATIONS:

EXISTING:	INDUSTRIAL MANUFACTURING, CURRENTLY VACANT
PROPOSED:	VERY HIGH DENSITY RESIDENTIAL & COMMERCIAL HOTEL

- ### SUBDIVISION NOTES
- THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, ARTICLE 1, SECTION 54645 AND CHAPTER 4.5, AS APPLICABLE. ALL DIMENSIONS AND AREA MEASUREMENTS ARE APPROXIMATE TO THE BEST OF OUR KNOWLEDGE.
 - THE TOTAL AREA SHOWN UNDER THE SECTION NUMBER IS APPROXIMATELY 12.84 ACRES. ALL PROPOSED EASEMENTS AND EASEMENTS SHOWN ARE APPROXIMATE AND WILL BE PROVIDED AT THE PARCEL MAP STAGE.
 - THIS SUBDIVISION SHALL COMPLY TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
 - PARCELS WITH LETTER DESIGNATION "X" THROUGH "Y" SHALL BE PRIVATE STREET OPENING STREET HAVES TO BE DEDICATED AT THE MAP STAGE. THESE ARE RESERVE PARCELS WILL BE DEDICATED BY COMMON CITY TO PROVIDE ACCESS TO PRIVATE HOMES AND HOMES, INTERMEDIATE PARCEL ACCESS, SQUARE OF PUBLIC, AND RELATED REGULATIONS.
 - EXISTING PRIVATE EASEMENTS SHALL BE IDENTIFIED IN FUTURE STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL FUTURE EASEMENTS ON THIS MAP ARE TO BE DEDICATED BY COMMON CITY TO PROVIDE ACCESS TO PRIVATE HOMES AND HOMES, INTERMEDIATE PARCEL ACCESS, SQUARE OF PUBLIC, AND RELATED REGULATIONS.
 - IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, SECTION 54645.1, ALL TITLE FROM MAPS HAS BEEN PROVIDED TO THE APPLICANT OR COMMON CITY THROUGH THE TENTATIVE MAP. PARCEL FROM MAPS WILL INCLUDE LOTS WHICH CORRESPOND TO PROPOSED BUILDINGS ON THESE INTERMEDIATE PLOTS & PARCELS. THE SUBDIVIDER RESERVES THE RIGHT TO REEVALUATE THE ORDER OF PAVING AND THE NUMBER OF LOTS TO BE INCLUDED ON ANY INTERMEDIATE PLOT. LOTS NUMBERED AND NOTED ON THIS TENTATIVE MAP AS LOTS AT THE MAP STAGE THE LOT COMPOSITIONS BEING SUBMITTED TO THE CITY & COUNTY.
 - THE BROWNE, LLC, BROWNE AND OTHER OWNERS/DEVELOPERS OF THESE EASEMENTS ARE SAID TO HAVE THE OBLIGATION TO PROVIDE TO THE CITY OF SANTA CLARA AND THE COUNTY OF SANTA CLARA THE NECESSARY CONVEYANCE, AND TO FILE WITH THE COUNTY CLERK OF SANTA CLARA COUNTY RECORDS, THE NECESSARY INSTRUMENTS TO DEDICATE THE EASEMENTS TO THE CITY OF SANTA CLARA AND THE COUNTY OF SANTA CLARA.
 - CONTRACTS, CONDITIONS & RESTRICTIONS (CC&R) WILL BE PREPARED TO INCLUDE AND JOINED TO THE INSTRUMENTS, EASEMENTS AND RELATED INSTRUMENTS BY THE COMMON AREA.
 - RECORDING: AN INSTRUMENT IS TO BE LOCATED AT THE TOP OF THE INSTRUMENT & END OF THE INSTRUMENTARY CONVEYANCE INSTRUMENT BY A CONCRETE BLOCK, OVER THE STREET AT INTERSECTION OF WOODWAY PARK, WOODWAY, & 400 WOODWAY ROAD, WITHIN THE PAGES. ELEVATION: 73.70 (2018) (54)
 - RECORDING: THE NUMBER OF SHEETS OF THIS MAP SHALL BE THE NUMBER OF SHEETS AS SHOWN ON THIS TENTATIVE MAP. THE NUMBER OF SHEETS OF THIS MAP SHALL BE THE NUMBER OF SHEETS AS SHOWN ON THIS TENTATIVE MAP. THE NUMBER OF SHEETS OF THIS MAP SHALL BE THE NUMBER OF SHEETS AS SHOWN ON THIS TENTATIVE MAP.
 - A CONVEYANCE INSTRUMENT HAS BEEN PREPARED FOR THIS DEVELOPMENT BY CONSTRUCTION BARR GROUP, PROJECT NUMBER 2018-11, DATED AUGUST 15, 2018.
 - TOPOGRAPHIC SURVEY & CONTROL DATA SHOWN IS BASED ON METAL, ORIGINAL PHOTOGRAMMETRIC, AND SUPERIMPOSED WITH ADDITIONAL DETACHED PHOTO SURVEY AT VARIOUS TIMES. THESE INSTRUMENTS WILL BE RECORDED AFTER COMPLETION OF THIS DEVELOPMENT.

HUNTER STORM

GATEWAY CROSSINGS

18311 Mike Ave, Suite 200, Cupertino, CA 95014
Phone: (408) 251-7070 Fax: (408) 251-8420

DATE: 05/05/2018
PROJECT #: A1829-3
SCALE: AS SHOWN

SHEET TITLE
VESTING TENTATIVE MAP

PROPOSED SUBDIVISION

SHEET NUMBER
C2.20

Building Number

KIER & WIGHT
THE ARCHITECTS

ISSUE