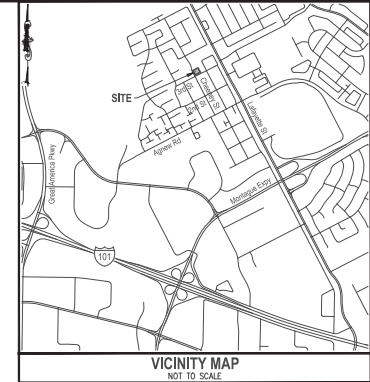


VESTING TENTATIVE MAP
4503 CHEENEY STREET
FOR UP TO 6 CONDOMINIUM UNITS
SANTA CLARA CALIFORNIA



NO.	DATE	REVISIONS

28 Bailey Avenue
San Jose, CA 95128
T: (408) 434-1988
F: (408) 434-1988
Civil Engineers • Planners • Surveyors

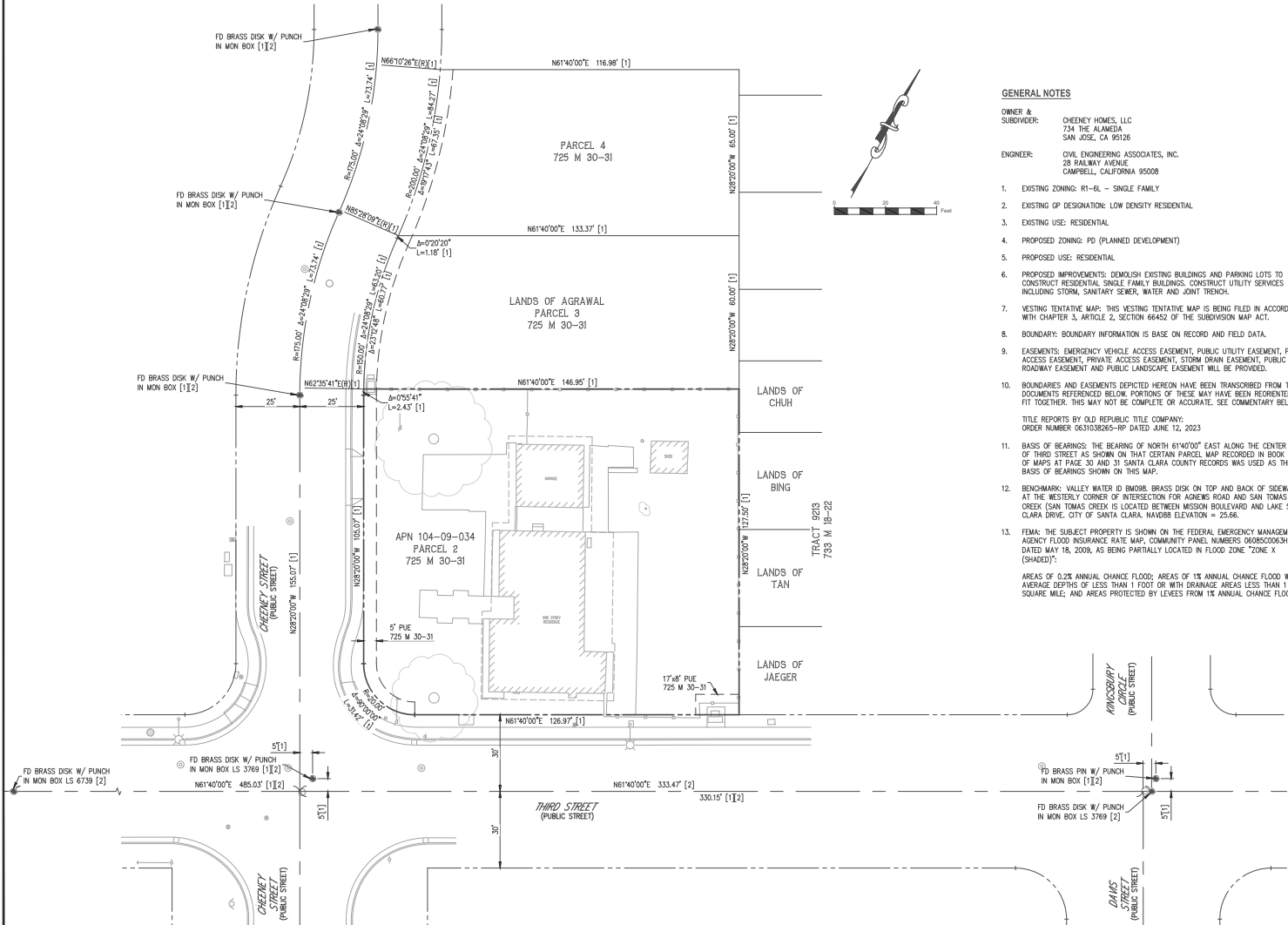
Civil Engineering Associates

734 THE ALAMEDA
SANTA CLARA, CA 95050
T: (408) 282-2700
F: (408) 282-2707

VALLEY OAK PARTNERS

PREPARED FOR:
4503 CHEENEY STREET
VESTING TENTATIVE MAP
SANTA CLARA
CALIFORNIA

DATE	4/4/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-148
SHEET	TM1
1 OF 2 SHEETS	



GENERAL NOTES

OWNER & SUBDIVIDER: CHEENEY HOMES, LLC
734 THE ALAMEDA
SAN JOSE, CA 95128

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
28 BAILEY AVENUE
CAMPBELL, CALIFORNIA 95008

- EXISTING ZONING: R1-EL - SINGLE FAMILY
- EXISTING USE: RESIDENTIAL
- EXISTING USE: RESIDENTIAL
- PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
- PROPOSED USE: RESIDENTIAL
- PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT RESIDENTIAL SINGLE FAMILY BUILDINGS. CONSTRUCT UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH.
- VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- BOUNDARY: BOUNDARY INFORMATION IS BASED ON RECORD AND FIELD DATA.
- EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PRIVATE ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC ROADWAY EASEMENT AND PUBLIC LANDSCAPE EASEMENT WILL BE PROVIDED.
- BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSFERRED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAPS MAY HAVE BEEN REDIRECTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.
- TITLE REPORTS BY OLD REPUBLIC TITLE COMPANY: ORDER NUMBER 0631038265-RP DATED JUNE 12, 2023
- BASES OF BEARINGS: THE BEARING OF NORTH 61°40'00" EAST ALONG THE CENTER LINE OF THIRD STREET AS SHOWN ON THAT CERTAIN 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.
- BENCHMARK: VALLEY WATER ID 8M08R. BRASS DISK ON TOP AND BACK OF SIDEWALK AT THE WESTERLY CORNER OF INTERSECTION FOR AGNEW ROAD AND SAN TOMAS CREEK (SAN TOMAS CREEK IS LOCATED BETWEEN MISSION BOULEVARD AND LAKE SANTA CLARA DRIVE. CITY OF SANTA CLARA, NAVD88 ELEVATION = 25.66).
- FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085006H, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "ZONE X (SHADED)".

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.

ABBREVIATIONS

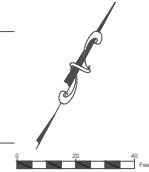
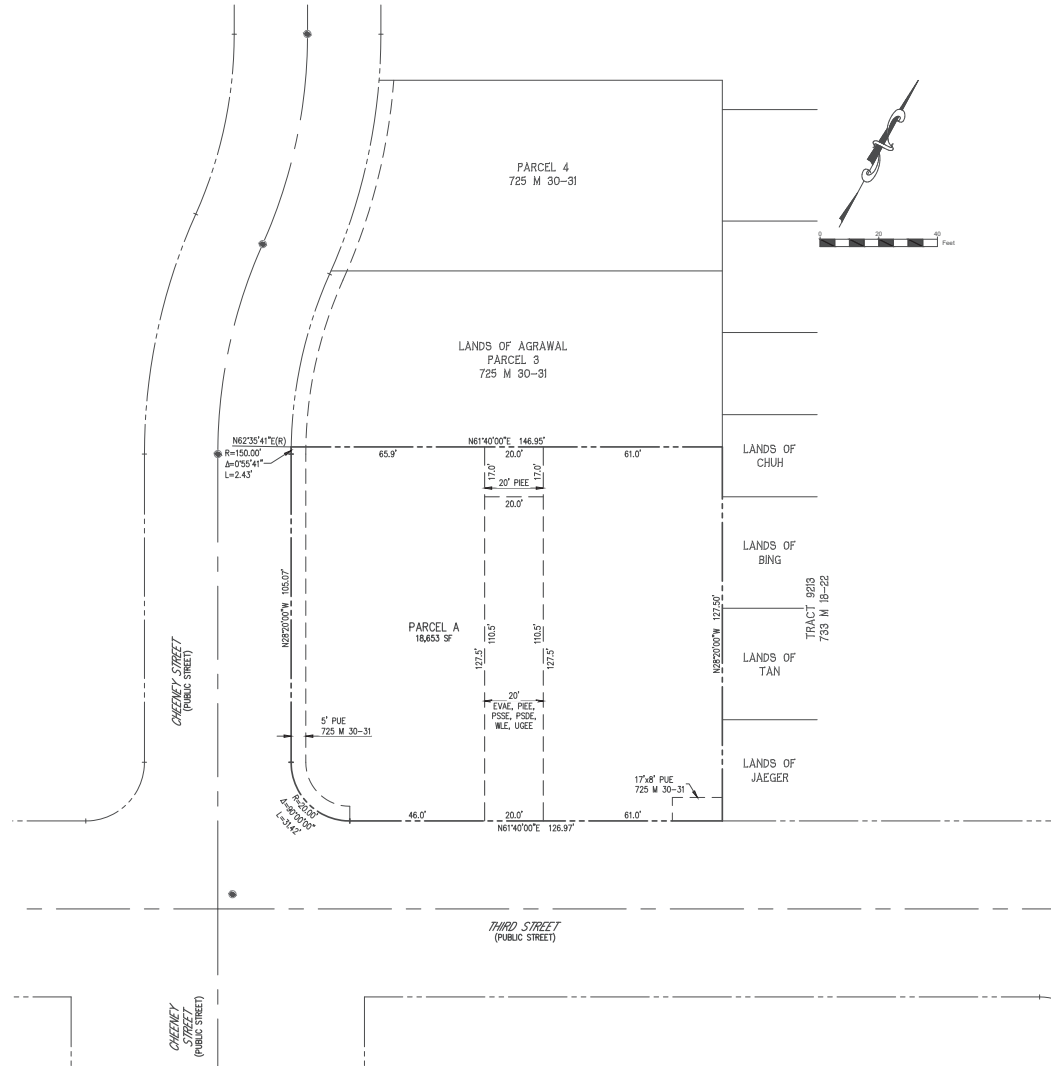
APN ASSESSOR'S PARCEL NUMBER
E EAST
N NORTH
PUE PUBLIC UTILITY EASEMENT
S SOUTH
W WEST

LEGEND

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

MAP REFERENCES

- [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
UVEE	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

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2 OF 2 SHEETS

PREPARED FOR:

V P O VALLEY OAK PARTNERS

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NO.	DATE	REVISIONS	BY