

SURVEY NOTES

- 1. THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION...

GENERAL NOTES

- 1. VESTING TENTATIVE SUBDIVISION MAP: THIS VESTING TENTATIVE SUBDIVISION MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 17, ARTICLE IV, SECTION 17.05.300...

SANTA CLARA PARK VESTING TENTATIVE SUBDIVISION MAP 2518 MISSION COLLEGE BOULEVARD SANTA CLARA, CALIFORNIA APN #: 104-40-019

SURVEYOR'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF IRVINE COMPANY ON NOVEMBER 22, 2024.

PRELIMINARY

JOHN KOROYAN P.L.S. NO. 8983 J.KOROYAN@BKF.COM

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF IRVINE COMPANY ON NOVEMBER 22, 2024.

PATRIK CHAN, P.E. DATE: BKF ENGINEERS R.C.E. NO. 83189

BASIS OF BEARINGS

THE BEARING NORTH 36°27'23" WEST, BETWEEN FOUND MONUMENTS AS SHOWN BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 29, 1977...

VERTICAL BENCHMARK

CITY OF SANTA CLARA, BM NO. D-2; LOCATED AT ADHWE ROAD & SAN TOMAS AQUINO CREEK, PK. HAIL IN CHASEL SQUARE AT CENTER SOUTH SIDE OF SIDE OF BRIDGE AT FACE OF CURB

FEMA FLOOD ZONE

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06050003H...



LOCATION MAP N.T.S.

PROJECT INFORMATION

- 1. PROJECT ADDRESS: 2518 MISSION COLLEGE BOULEVARD SANTA CLARA, CA 95054
- 2. APN #: 104-40-019
- 3. OWNER/SUBDIVIDER: IRVINE COMPANY 550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660
- 4. CIVIL ENGINEER: BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600, SANTA CLARA, CA 95112

SHEET INDEX

Table with columns: SHEET NUMBER, CIVIL SHEETS, SHEET NAME, DESCRIPTION. Lists sheets 1 through 16 and their corresponding titles like 'VESTING TENTATIVE MAP', 'EXISTING CONDITIONS', etc.

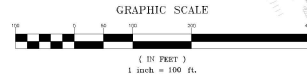
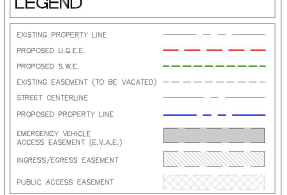
STORM WATER OVERLAND RELEASE EASEMENT

PARCEL 1 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3 AS NEEDED.

NOTE

ALL UNITS WILL BE PER FOOT. LAND USE AND ZONING DESIGNATIONS: EXISTING ZONING: O2 - GENERAL OFFICE ZONING DISTRICTS. PROPOSED ZONING: PD REZONING.

LEGEND



DRWING NAME: \\bke\server\apps\2023\2024\Santa Clara\Freedom\_Circle\DWG\104-40-019-Freedom\_Circle.dwg



CALIFORNIA

VESTING TENTATIVE MAP SANTA CLARA PARK REDEVELOPMENT APPLICATION FILE PLN24-00017 SANTA CLARA COUNTY



DATE: 11/22/2024 SCALE: AS SHOWN DRAWN BY: JCH APPROVED BY: JCH JOB NO: 20231180

Drawing Number: C10



Revisors	No.	Date
		11/22/2024
Scale: 1" = 40'		
Designer: LL		
Drawn: KH		
Approved: KC		
Job No: 20231180		

C2.0

LINE	DIRECTION	LENGTH
L1	N60°02'17"E	29.44'
L2	N36°23'00"W	1.00'
L3	N53°33'00"E	41.00'
L4	N89°57'43"W	36.00'
L5	S36°26'36"E	36.00'
L6	N89°57'43"W	36.00'
L7	N56°14'54"E	36.00'
L8	S82°49'51"E	9.00'
L9	S24°17'09"W	9.69'

CURVE	DELTA	RADIUS	LENGTH
C1	89°57'58"	60.00'	78.91'
C2	84°36'24"	60.00'	73.83'

**NOTES**

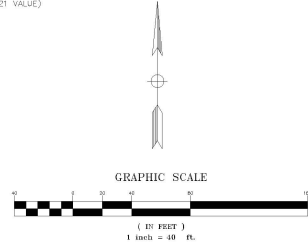
1. UTILITIES THAT ARE PROPOSED TO BE INSTALLED ON THE 3800 FREEDOM CIRCLE PROJECT ARE SHOWN AS EXISTING CONDITIONS ON THESE PLANS.

**BASIS OF BEARINGS**

THE BEARING NORTH 36°22'53" WEST, BETWEEN FOUND MONUMENTS AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON EXCISEES 29, 1977, IN BOOK 410 OF MAPS AT PAGES 29 & 30, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

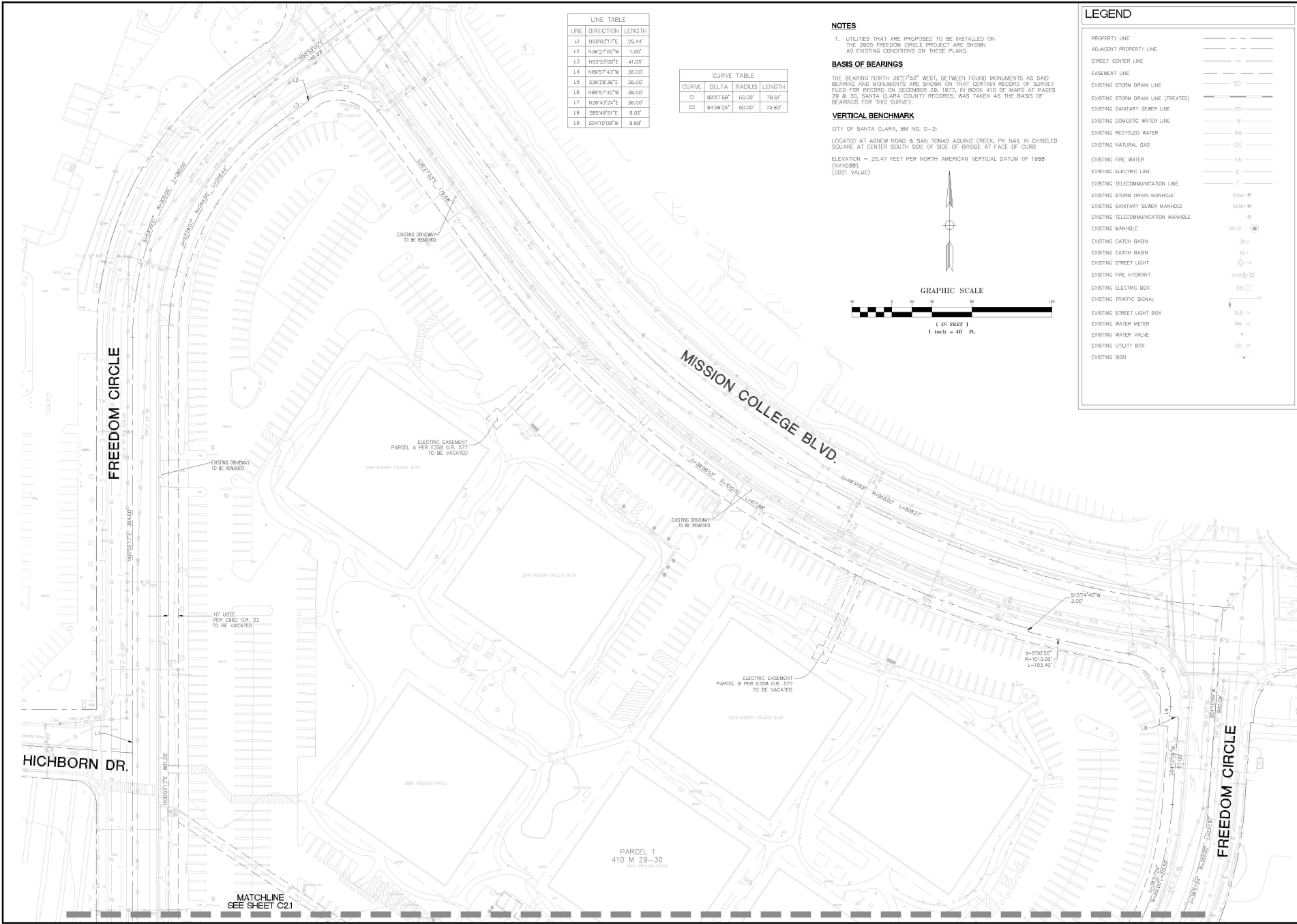
**VERTICAL BENCHMARK**

CITY OF SANTA CLARA, BM NO. D-2:  
LOCATED AT ADNEW ROAD & SAN TOMAS AROUND CREEK, PK. NAIL IN CHISELED SQUARE AT CENTER SOUTH SIDE OF SIDE OF BRIDGE AT FACE OF CURB  
ELEVATION = 25.47 FEET PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)  
(2021 VALUE)



**LEGEND**

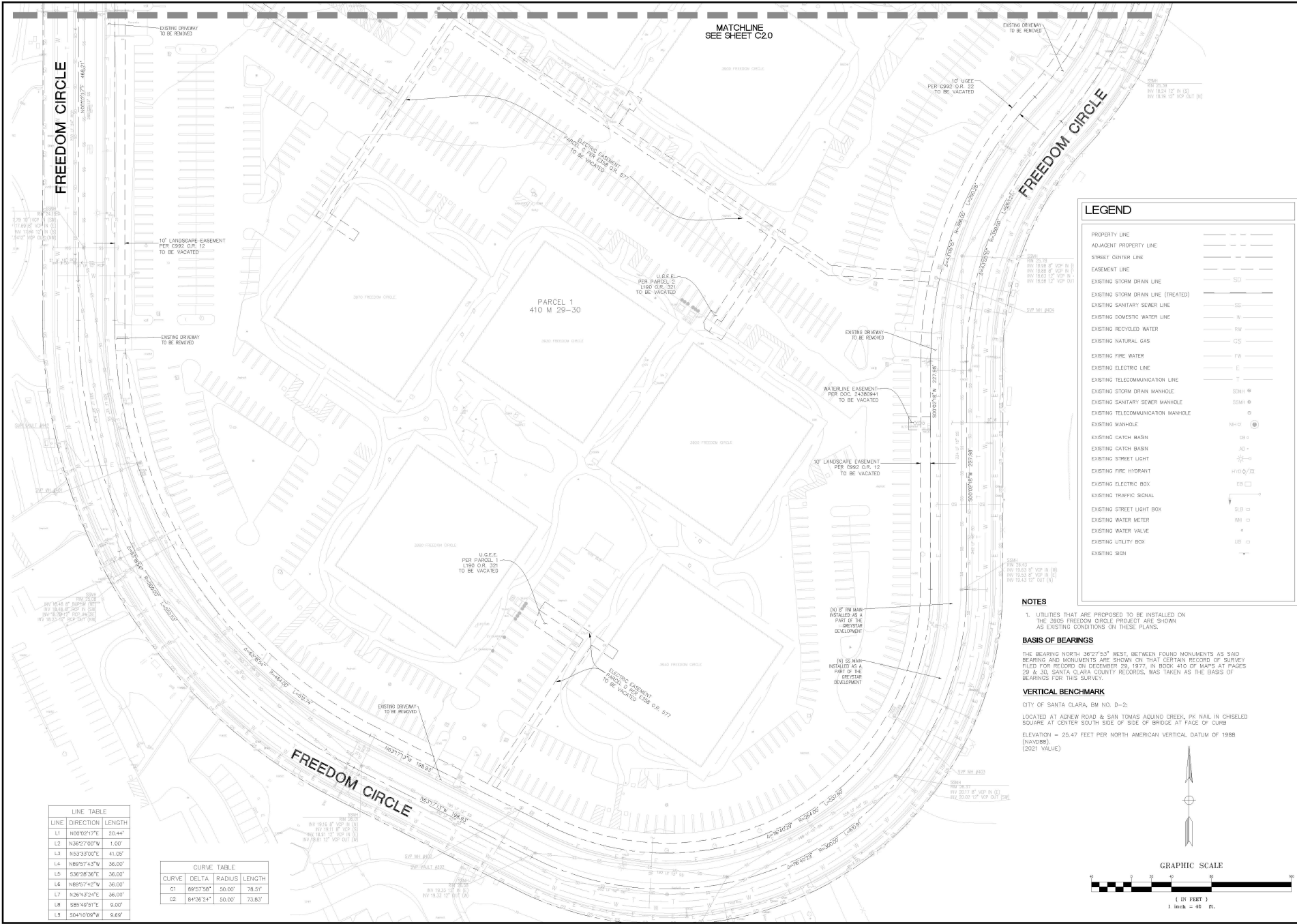
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- EASEMENT LINE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN LINE (TREATED)
- EXISTING SANITARY SEWER LINE
- EXISTING DOMESTIC WATER LINE
- EXISTING RECYCLED WATER
- EXISTING NATURAL GAS
- EXISTING FIRE WATER
- EXISTING ELECTRIC LINE
- EXISTING TELECOMMUNICATION LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELECOMMUNICATION MANHOLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING TRAFFIC SIGNAL
- EXISTING STREET LIGHT BOX
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UTILITY BOX
- EXISTING SIGN



DRAWING NAME: \\BKF\c\Net\A\2023\20231180\_SantaClara\_Park\Map\Map\FreedomCircle\_410\_M\_29-30\_PLOTTED.BIT - c2.0.dwg  
PLOT DATE: 11-22-24

MATCHLINE  
SEE SHEET C21

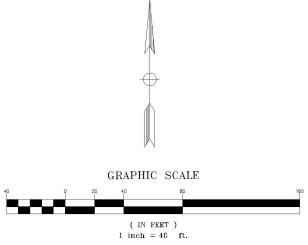
PARCEL 1  
410 M 29-30  
3800 FREEDOM CIRCLE



### LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
STREET CENTER LINE	---
EASEMENT LINE	---
EXISTING STORM DRAIN LINE	---
EXISTING STORM DRAIN LINE (TREATED)	---
EXISTING SANITARY SEWER LINE	---
EXISTING DOMESTIC WATER LINE	---
EXISTING RECYCLED WATER	---
EXISTING NATURAL GAS	---
EXISTING FIRE WATER	---
EXISTING ELECTRIC LINE	---
EXISTING TELECOMMUNICATION LINE	---
EXISTING STORM DRAIN MANHOLE	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING TELECOMMUNICATION MANHOLE	---
EXISTING MANHOLE	---
EXISTING CATCH BASIN	---
EXISTING CATCH BASIN	---
EXISTING STREET LIGHT	---
EXISTING FIRE HYDRANT	---
EXISTING ELECTRIC BOX	---
EXISTING TRAFFIC SIGNAL	---
EXISTING STREET LIGHT BOX	---
EXISTING WATER METER	---
EXISTING WATER VALVE	---
EXISTING UTILITY BOX	---
EXISTING SIGN	---

- ### NOTES
- UTILITIES THAT ARE PROPOSED TO BE INSTALLED ON THE 3905 FREEDOM CIRCLE PROJECT ARE SHOWN AS EXISTING CONDITIONS ON THESE PLANS.
- ### BASIS OF BEARINGS
- THE BEARING NORTH 36°27'53" WEST, BETWEEN FOUND MONUMENTS AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 29, 1977, IN BOOK 410 OF MAPS AT PAGES 29 & 30, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- ### VERTICAL BENCHMARK
- CITY OF SANTA CLARA, BM NO. D-2:  
LOCATED AT ADNEW ROAD & SAN TOMAS AQUINO CREEK, PK NAIL IN CHISELED SQUARE AT CENTER SOUTH SIDE OF SIDE OF BRIDGE AT FACE OF CURB  
ELEVATION = 25.47 FEET PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
(2021 VALUE)



LINE TABLE	
LINE	DIRECTION LENGTH
L1	N00°02'11"W 20.44'
L2	N36°27'00"W 1.20'
L3	N03°33'00"E 41.00'
L4	N89°57'43"W 36.00'
L5	S36°38'36"E 36.00'
L6	N89°57'42"W 36.00'
L7	N26°43'24"E 36.00'
L8	S85°49'51"E 6.00'
L9	S04°10'09"W 6.69'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°57'56"	50.00'	78.57'
C2	84°38'24"	50.00'	73.83'

DRAWING NAME: \\BKF\c\Net\1\2023\231180\_SantaClara\_Park\c\1\FreedomCircle\_01.dwg  
PLOT DATE: 11-22-24  
PLOTTED BY: cjh



1730 N. FIRST STREET  
SUITE 600  
SANTA CLARA, CA 95112  
(408) 462-9100  
www.bkf.com

VESTING TENTATIVE MAP  
SANTA CLARA PARK REDEVELOPMENT  
PRELIMINARY SITE PLAN  
SANTA CLARA COUNTY

SANTA CLARA



Revisions

Date: 11/22/2024  
Scale: 1" = 40'  
Designer: LL  
Drawn: KH  
Approver: KC  
Job No: 20231180

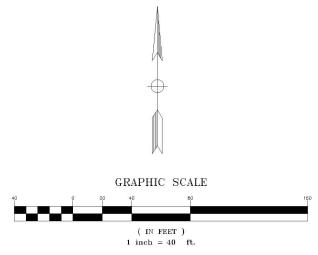
Drawing Number:  
**C3.0**

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N00°02'17"E	20.44'
L2	N36°27'00"W	1.00'
L3	N63°33'07"E	41.00'
L4	N89°57'43"W	38.00'
L5	S36°28'36"E	38.00'
L6	N89°57'42"W	38.00'
L7	N26°43'24"E	38.00'
L8	S85°49'51"E	9.00'
L9	S04°10'09"W	9.69'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	89°57'58"	50.00'	78.51'
C2	84°36'24"	50.00'	73.83'

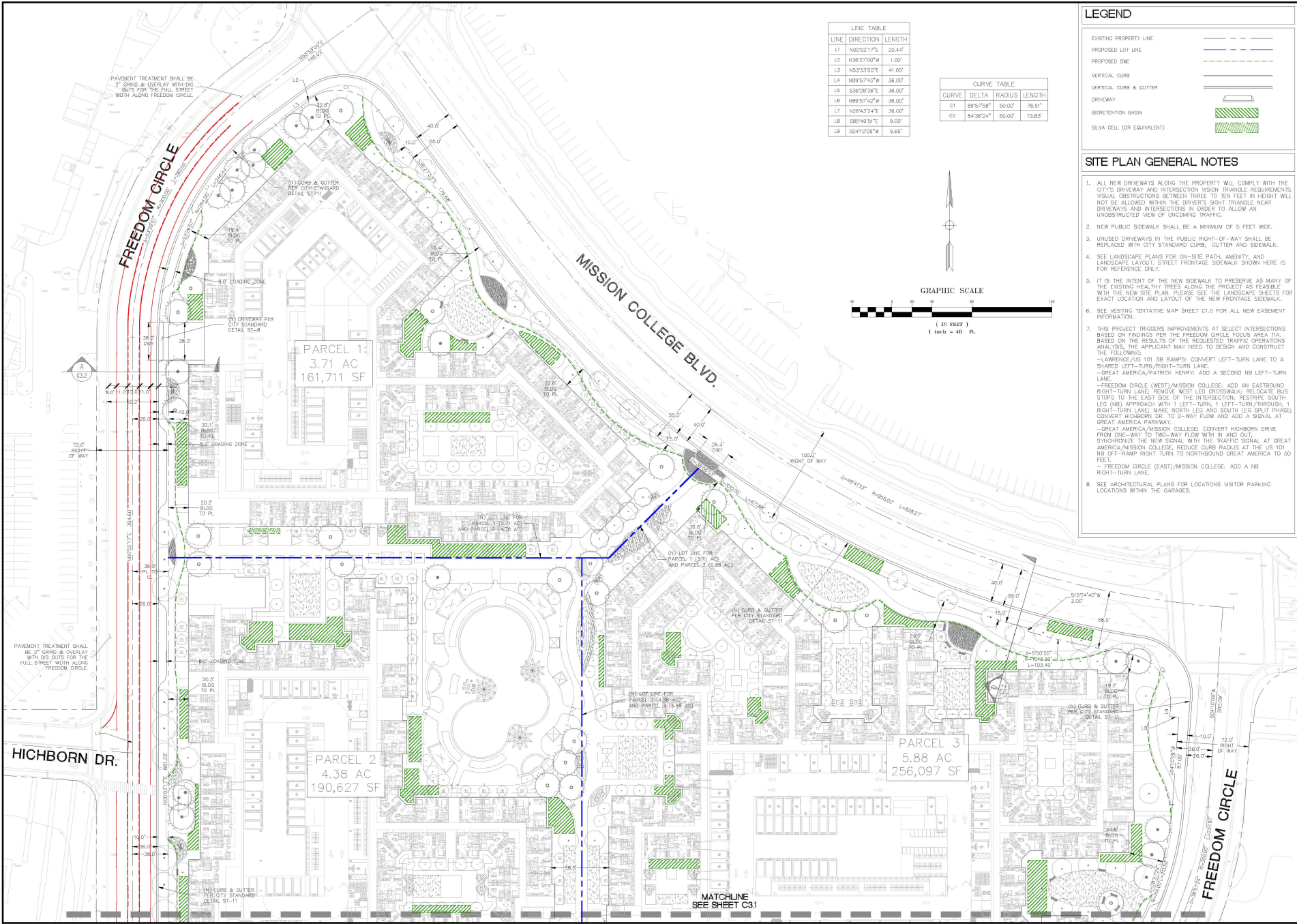


**LEGEND**

- EXISTING PROPERTY LINE: Solid black line
- PROPOSED LOT LINE: Dashed black line
- PROPOSED EWE: Dashed blue line
- VERTICAL CURB: Solid green line
- DRIVEWAY: Solid black line with hatching
- VERTICAL CURB & GUTTER: Solid green line with hatching
- BIORETENTION BASH: Green hatched area
- SILVA CELL (OR EQUIVALENT): Green hatched area

**SITE PLAN GENERAL NOTES**

- ALL NEW DRIVEWAYS ALONG THE PROPERTY WILL COMPLY WITH THE CITY'S DRIVEWAY AND INTERSECTION VISION TRIANGLE REQUIREMENTS. VISUAL OBSTRUCTIONS BETWEEN THREE TO TEN FEET IN HEIGHT WILL NOT BE ALLOWED WITHIN THE DRIVER'S SIGHT TRIANGLE NEAR DRIVEWAYS AND INTERSECTIONS IN ORDER TO ALLOW AN UNOBSTRUCTED VIEW OF ONCOMING TRAFFIC.
- NEW PUBLIC SIDEWALK SHALL BE A MINIMUM OF 5 FEET WIDE.
- UNUSED DRIVEWAYS IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK.
- SEE LANDSCAPE PLANS FOR ON-SITE PATH, AMENITY, AND LANDSCAPE LAYOUT. STREET FRONTAGE SIDEWALK SHOWN HERE IS FOR REFERENCE ONLY.
- IT IS THE INTENT OF THE NEW SIDEWALK TO PRESERVE AS MANY OF THE EXISTING HEALTHY TREES ALONG THE PROJECT AS FEASIBLE WITH THE NEW SITE PLAN. PLEASE SEE THE LANDSCAPE SHEETS FOR EXACT LOCATION AND LAYOUT OF THE NEW FRONTAGE SIDEWALK.
- SEE VESTING TENTATIVE MAP SHEET C1.0 FOR ALL NEW EASEMENT INFORMATION.
- THIS PROJECT TRIGGERS IMPROVEMENTS AT SELECT INTERSECTIONS BASED ON FINDINGS PER THE FREEDOM CIRCLE FOCUS AREA TIA. BASED ON THE RESULTS OF THE REQUESTED TRAFFIC OPERATIONS ANALYSIS, THE APPLICANT MAY NEED TO DESIGN AND CONSTRUCT THE FOLLOWING:
  - LAWRENCE/US 101 SB RAMP: CONVERT LEFT-TURN LANE TO A SHARED LEFT-TURN/RIGHT-TURN LANE.
  - GREAT AMERICA/PATRICK HENRY: ADD A SECOND NB LEFT-TURN LANE.
  - FREEDOM CIRCLE (WEST)/MISSION COLLEGE: ADD AN EASTBOUND RIGHT-TURN LANE; REMOVE WEST LEG CROSSWALK; RELOCATE BUS STOPS TO THE EAST SIDE OF THE INTERSECTION; RESTRIP SOUTH LEG (NB) APPROACH WITH 1 LEFT-TURN, 1 LEFT-TURN/THROUGH, 1 RIGHT-TURN LANE; MAKE NORTH LEG AND SOUTH LEG SPLIT PHASE; CONVERT HICHBORN DR. TO 2-WAY FLOW AND ADD A SIGNAL AT GREAT AMERICA PARKWAY.
  - GREAT AMERICA/MISSION COLLEGE: CONVERT HICHBORN DRIVE FROM ONE-WAY TO TWO-WAY FLOW WITH IN AND OUT; SYNCHRONIZE THE NEW SIGNAL WITH THE TRAFFIC SIGNAL AT GREAT AMERICA/MISSION COLLEGE; REDUCE CURB RADIUS AT THE US 101 NB OFF-RAMP RIGHT TURN TO NORTHBOUND GREAT AMERICA TO 50 FEET.
  - FREEDOM CIRCLE (EAST)/MISSION COLLEGE: ADD A NB RIGHT-TURN LANE.
- SEE ARCHITECTURAL PLANS FOR LOCATIONS VISITOR PARKING LOCATIONS WITHIN THE GARAGES.



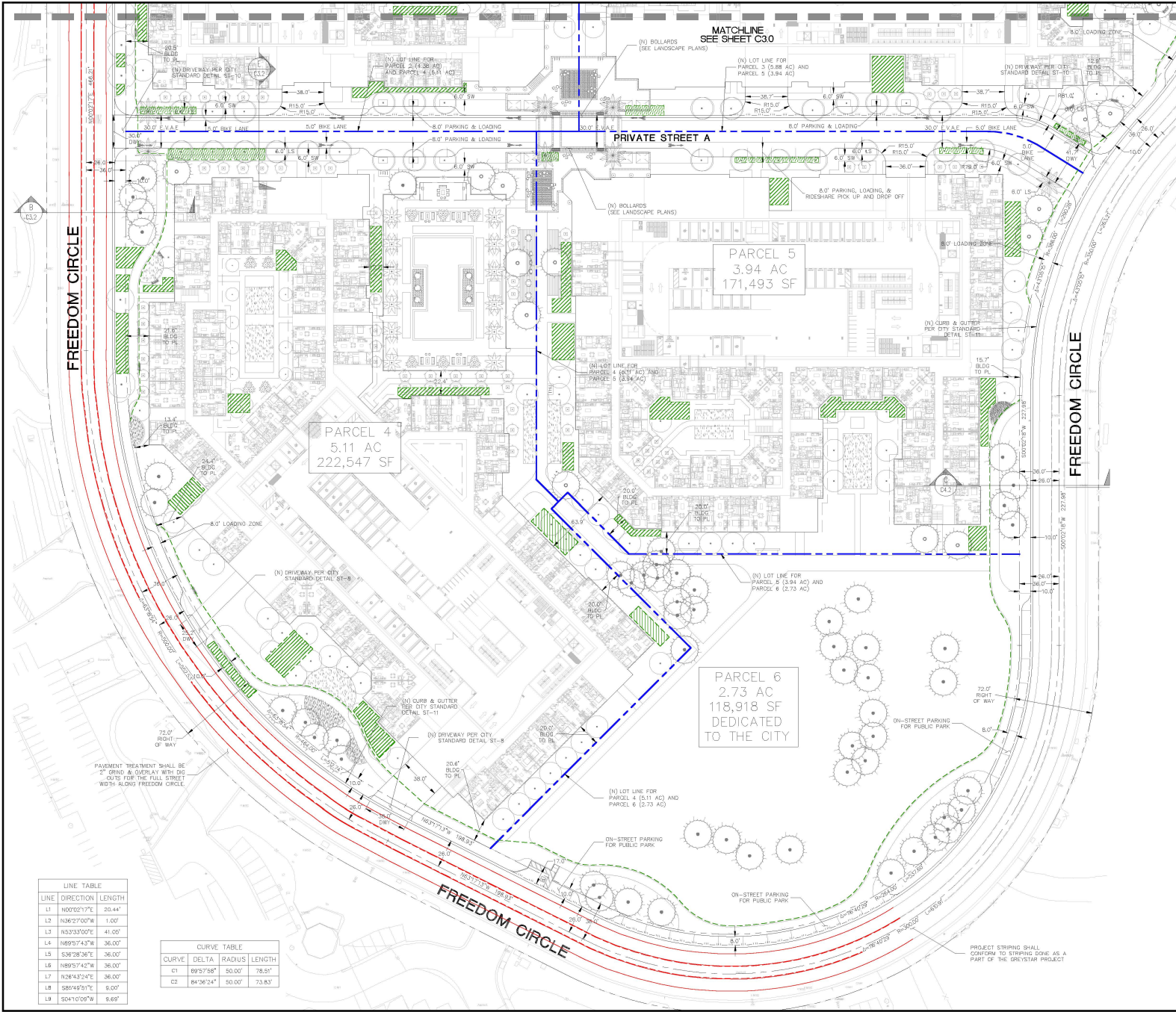
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 PLOT DATE: 11-22-24 PLOTTED BY: ctra



Readers

Date: 12/22/2024  
Scale: 1" = 40'  
Designer: JLL  
Approver: KC  
Job: No: 20231180

Drawing Number:  
**C3.1**



### LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED SWE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- DRIVEWAY
- BIORETENTION BASIN
- SILVA CELL (OR EQUIVALENT)

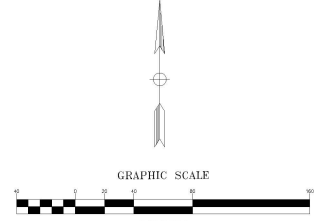
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  - SEE VESTING TENTATIVE MAP SHEET C1.0 FOR ALL NEW EASEMENT INFORMATION.
  - THIS PROJECT TRIGGERS IMPROVEMENTS AT SELECT INTERSECTIONS BASED ON FINDINGS PER THE FREEDOM CIRCLE FOCUS AREA TRAFFIC ANALYSIS OF THE REQUESTED TRAFFIC OPERATIONS ANALYSIS. THE APPLICANT MAY NEED TO DESIGN AND CONSTRUCT THE FOLLOWING:
    - LAWRENCE/US 101 SB RAMP: CONVERT LEFT-TURN LANE TO A SHARED LEFT-TURN/RIGHT-TURN LANE.
    - GREAT AMERICA/PATROK HENRY: ADD A SECOND NB LEFT-TURN LANE.
    - FREEDOM CIRCLE (WEST)/MISSION COLLEGE: ADD AN EASTBOUND RIGHT-TURN LANE; REMOVE WEST LEG CROSSWALK; RELOCATE BUS STOPS TO THE EAST SIDE OF THE INTERSECTION; RESTRIPE SOUTH LEG (NB) APPROACH WITH 1 LEFT-TURN, 1 LEFT-TURN/THROUGH, 1 RIGHT-TURN LANE; MAKE NORTH LEG AND SOUTH LEG SPLIT PHASE; CONVERT HOBSON DR. TO 2-WAY FLOW AND ADD A SIGNAL AT GREAT AMERICA PARKWAY.
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  - SEE ARCHITECTURAL PLANS FOR LOCATIONS VISITOR PARKING LOCATIONS WITHIN THE GARAGES.

#### LINE TABLE

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#### CURVE TABLE

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DRAWING NAME: \\bke\server\1\2023\31180\_SantaClara\_Park\Drawings\CL-SITE-PLAN.dwg  
PLOT DATE: 12/22/24 PLOTTED BY: cfr