# VESTING TENTATIVE MAP

# *CITY PLACE - BLOCK 5A, 5B, 5C (DAP 1)*

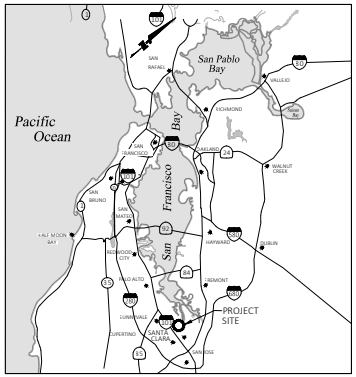
## CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

### ABBREVIATIONS

| SYMBOL | DESCRIPTION |
|---|---|
| @ | AT |
| AB | AGGREGATE BASE |
| AC | ASPHALT CONCRETE |
| AD | AREA DRAIN |
| APN | ASSESSOR'S PARCEL NUMBER |
| BFP | BACK FLOW PREVENTER |
| BLDG | BUILDING |
| BO | BLOW OFF |
| BOW | BOTTOM OF WALL |
| BW | BACK OF WALK |
| C | CONCRETE |
| CAB | CABINET |
| CATV | CABLE TELEVISION |
| CB | CATCH BASIN |
| C&G | CURB AND GUTTER |
| CL | CENTERLINE |
| CO | CLEANOUT |
| COL | COLUMN |
| COMM | COMMUNICATIONS BOX |
| COR | CORNER |
| CSF | COUNTY OF SAN FRANCISCO |
| DIA | DIAMETER |
| DOC | DOCUMENT |
| DRW | DRIVEWAY |
| ELY | EASTERLY |
| E, EL, ELEC | ELECTRICAL |
| EB, EVT | ELECTRICAL BOX, ELECTRICAL VAULT |
| ESMT | EASEMENT |
| EW | EDGE OF WALK |
| EV | ELECTRICAL VAULT |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX, (E) | EXISITNG |
| EX# | EXCEPTION NUMBER |
| FAB | FIRE ALARM BOX |
| FC | FACE OF CURB |
| FD | FOUND |
| FDC | FIRE DEPARTMENT CONNECTION |
| FF | FINISHED FLOOR |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| FNC | FENCE |
| FS | FIRE SERVICE |
| FW | FIRE WATER |
| G | GAS, GROUND SPOT ELEVATION |
| GB | GRADE BREAK |
| GR | GRATE |
| HC | HANDICAP |
| HR | HANDICAP RAMP |
| HP | HIGH POINT |
| INV | INVERT |
| L | LENGTH |
| LG | LIP OF GUTTER |
| L.M.E | LANDSCAPE MAINTENANCE EASEMENT |
| LP | LOW POINT |
| LS | LANDSCAPING |
| M | MAP |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MH | MANHOLE |
| MIN | MINIMUM |
| MON | MONUMENT |
| NAP | NOT A PART |
| NLY | NORTHERNLY |
| (N) | NEW |
| OC | ONCENTER |
| OR | OFFICIAL RECORD |
| PAE | PUBLIC ACCESS EASEMENT |
| PL | PROPERTY LINE |
| PIV | POST INDICATOR VALVE |
| PKNG | PARKING |
| PM | PARKING METER, PARCEL MAP |
| PR, (P) | PROPOSED |
| PRUE | PRIVATE UTILITY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PVC | POLYVINYL CHLORIDE PIPE |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RIM | RIM ELEVATION |
| RW | RECYCLED WATER |
| R/W, ROW | RIGHT OF WAY |
| SLY | SOUTHERNLY |
| SB | SIGNAL BOX |
| SD | STORM DRAIN |
| SDE | STORM DRAIN EASEMENT |
| SDMH | STORM DRAIN MANHOLE |
| SF, SQ.FT. | SQUARE FEET |
| SFWD | SAN FRANCISCO WATER DEPARTMENT |
| SL | STREET LIGHT |
| SLB | STREET LIGHT BOX |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEAN OUT |
| SSMH | SANITARY SEWER MANHOLE |
| SWE | SIDEWALK EASEMENT |
| SW | SIDEWALK |
| TB | TELEPHONE BOX |
| TC | TOP OF CURB |
| TEL | TELEPHONE |
| TG | TOP OF GARAGE |
| TMH | TELEPHONE MANHOLE |
| TS | TRAFFIC SIGNAL |
| TW | TRAVEL WAY |
| TYP | TYPICAL |
| UB | UTILITY BOX |
| UGEE | UNDERGROUND ELECTRICAL EASEMENT |
| VC | VERTICAL CURB |
| VG | VALLEY GUTTER |
| WLY | WESTERLY |
| W,WL | DOMESTIC WATER, WATER LINE |
| WB | WATER BOX |
| WM | WATER METER |
| WV | WATER VALVE |
| VCP | VITRIFIED CLAY PIPE |
| VLT | VAULT |

### LEGEND

- BUILDING LINE
- AERIAL BUILDING LINE
- FENCE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- TOP OF CURB
- GUTTER
- BACK OF WALK
- WALL
- EDGE OF DIRT ROAD/PATH
- ABUTTER'S RIGHTS RELINQUISHED
- BENCHMARK
- BOLLARD
- BREAKLINE
- CENTERLINE
- FOUND MONUMENT AS NOTED
- LIGHT
- PROPERTY LINE
- SET MONUMENT AS NOTED
- SIGN
- SURVEY CONTROL POINT
- TREE AS NOTED




**VICINITY MAP**
NTS

### PROJECT DATA

OWNER:
RELATED SANTA CLARA, LLC
RELATED COMPANIES
5201 GREAT AMERICA PARKWAY, SUITE 532
SANTA CLARA, CA 95054
PHONE: (650) 253-0000

ENGINEER/SURVEYOR:
BKF ENGINEERS
1730 N. FIRST STREET, STE. 600
SAN JOSE, CALIFORNIA 95112
PHONE: (408) 467-9100
CONTACT: PATRICK CHAN/DAVIS THRESH

### SHEET INDEX


| PAGE NO | SHEET NO | DESCRIPTION |
|---|---|---|
| MAPPING | | |
| 1 | TM-1 | TITLE SHEET |
| 2 | TM-2 | EXISTING CONDITIONS AND BOUNDARY |
| 3 | TM-3 | CONCEPTUAL PARCELIZATION PLAN |
| 4 | TM-4 | CONCEPTUAL PARCELIZATION PLAN |
| 5 | TM-5 | CONCEPTUAL HORIZONTAL CONTROL PLAN |
| 6 | TM-6 | CONCEPTUAL HORIZONTAL CONTROL PLAN |
| 7 | TM-7 | CONCEPTUAL VERTICAL MAPPING SECTIONS |
| 8 | TM-8 | CONCEPTUAL VERTICAL MAPPING SECTIONS |
| CIVIL | | |
| 9 | C3.01 | GRADING PLAN |
| 10 | C3.02 | GRADING PLAN |
| 11 | C3.03 | GRADING PLAN |
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| 13 | C4.01 | UTILITY PLAN |
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| 15 | C4.03 | UTILITY PLAN |
| 16 | C4.15 | UTILITY PLAN AND PROFILE - CENTENNIAL BLVD |
| 17 | C4.04 | RECYCLED WATER CONNECTIONS TO GREAT AMERICA PARKWAY THROUGH PHASE 2 |


### GENERAL NOTES

1. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON TOPOGRAPHIC SURVEY PERFORMED ON FEBRUARY 29, 2016 AND ADDITIONAL AERIAL AND GROUND SURVEY IN AUGUST 2016 BY BKF ENGINEER DAVID DARLING, PLS #7625.
2. FEMA DESIGNATED FLOOD ZONE: ZONE AH#FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING)#BASE FLOOD ELEVATIONS DETERMINED. ZONE AO#FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN)#AVERAGE DEPTHS. DETERMINED. FOR AREAS OF ALLUVIAL FLOODING, VELOCITIES ALSO DETERMINED. ZONE X#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, PER FLOOD INSURANCE RATE MAPS (FIRM) NO. 06085C0062J, 06085C0063H, 06085C0061H, 06085C0064H, EFFECTIVE DATE MAY 18, 2009 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
3. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
4. FUTURE DEDICATIONS: DURING FINAL DESIGN, THERE MAY ARISE THE NECESSITY TO DEDICATE AREAS FOR ANY PUBLIC IMPROVEMENTS OFFERED ON PRIVATE PROPERTY.

### ZONING CONFORMANCE

DEVELOPMENT OF THE PROPERTY SHALL BE IN CONFORMANCE WITH THE "CITY PLACE SANTA CLARA MASTER COMMUNITY PLAN," DATED APRIL 5, 2017 (THE "CITY PLACE SANTA CLARA MCP") AND CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL RESOLUTION NO.16-8339, AS EITHER MAY BE AMENDED FROM TIME TO TIME, AND THE DEVELOPMENT AREA PLAN FOR PHASE ONE OF THE RELATED SANTA CLARA PROJECT APPROVED BY CITY COUNCIL RESOLUTION NO.20-8825.

### EXISTING ZONING

THE SUBDIVISION IS ZONED PLANNED DEVELOPMENT - MASTER COMMUNITY (PD-MC) PURSUANT TO CITY COUNCIL RESOLUTION NO. 16-8339, WHICH PROVIDES THAT THE LAND-USE CONTROLS FOR THE AREA ARE THOSE SET FORTH IN THE CITY PLACE SANTA CLARA MCP. THE PROPERTY WITHIN THE SUBDIVISIONS IS LOCATED IN THE CITY CENTER MIXED-USE DISTRICT THAT ESTABLISHES A RANGE OF PERMITTED RESIDENTIAL AND COMMERCIAL USES. THE MCP PROVIDES SPECIFIC DESIGN GUIDELINES FOR EACH OF THE PROPOSED DEVELOPMENT BLOCKS UNDER THIS SUBDIVISION AS FOLLOWS:

PARCEL A: MCP SECTION 4.16 BLOCK 5A: GATEWAY OFFICE
PARCEL B: MCP SECTION 4.17 BLOCK 5B: GATEWAY HOTEL
PARCEL C: MCP SECTION 4.18 BLOCK 5C: GATEWAY RESIDENTIAL

### ENGINEER'S/SURVEYOR'S STATEMENT

THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD SURVEYING PRACTICE.

DAVIS THRESH — DATE
PRINCIPAL/VICE PRESIDENT
BKF ENGINEERS
P.L.S. #6868

REGISTERED PROFESSIONAL ENGINEER — DAVIS THRESH — C 6868 — CIVIL — STATE OF CALIFORNIA

THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

PATRICK CHAN — DATE
VICE PRESIDENT
BKF ENGINEERS
R.C.E. 83189

REGISTERED PROFESSIONAL ENGINEER — PATRICK CHAN — C 83189 — CIVIL — STATE OF CALIFORNIA

### SCOPE OF WORK

THE PHASE 1 SITE INCLUDES BLOCKS 5A, 5B, AND 5C, WHICH ARE LOCATED FACING LEVI'S STADIUM ON TASMAN DRIVE, FORMING ONE OF THE PRIMARY GATEWAYS INTO THE NEW DEVELOPMENT. A PARKING GARAGE IS LOCATED BELOW THE THREE BLOCKS ON PARCEL 5 SERVING THE OFFICE, HOTEL GUESTS, AND SERVICE APARTMENTS, INCLUDING VALET AND VISITORS.

BLOCK 5A CONTAINS A LAND USE PROGRAM OF: OFFICE, RETAIL/FOOD & BEVERAGE AND BELOW GRADE PARKING. THE TASMAN GATEWAY OFFICE FLANKS THE MAIN ENTRANCE OF THE SITE AT THE JUNCTION OF TASMAN DRIVE AND THE WEST SIDE OF CENTENNIAL BOULEVARD. THE TASMAN GATEWAY OFFICE PROVIDES A HIGH QUALITY WORKPLACE, FULLY CONNECTED TO THE AMENITIES OF THE OVERALL DEVELOPMENT.

BLOCK 5B CONTAINS A LAND USE PROGRAM OF BUSINESS HOTEL WITH RETAIL/FOOD & BEVERAGE AND BELOW GRADE PARKING. THE HOTEL IS ONE OF A PAIR OF LANDMARK GATEWAY BUILDINGS THAT DEFINE BOTH THE PROJECT AND THE PRINCIPLE ENTRANCE INTO THE SITE OFF OF TASMAN DRIVE.

BLOCK 5C CONTAINS A LAND USE PROGRAM OF RESIDENTIAL SERVICED APARTMENTS AND IS SITUATED ON THE EAST SIDE OF THE TASMAN GATEWAY, MARKING THE CORNER OF THE DEVELOPMENT. THIS BLOCK IS IN CLOSE PROXIMITY TO LOCAL TRANSPORT LINKS SUCH AS THE SANTA CLARA/GREAT AMERICA TRAIN STATION AND THE VTA LIGHT-RAIL.

### PROPERTY LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE LANDS GRANTED TO THE CITY OF SANTA CLARA, A MUNICIPAL CORPORATION BY GRANT DEED, RECORDED OCTOBER 1, 1965 IN BOOK 7124 AT PAGE 626, OFFICIAL RECORDS OF SAID COUNTY, A PORTION OF TASMAN DRIVE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN BOOK 345 OF MAPS AT PAGES 1 THROUGH 8, RECORDS OF SANTA CLARA COUNTY, AND ALSO BEING A PORTION OF THE LANDS CONVEYED AS CITY RIGHT OF WAY PER PARCEL 2 OF DOCUMENT NO. 21195719, OFFICIAL RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF TASMAN DRIVE, SAID POINT BEING ALSO THE NORTHEASTERLY TERMINUS OF A LINE SHOWN AS N54°25'01"E, 403.63 FEET" ON SHEET 4 OF SAID RECORD OF SURVEY (345 M 1-8);

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF TASMAN DRIVE, SOUTH 55°17'27" WEST, 20.58 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE OF TASMAN DRIVE, SOUTH 27°30'00" EAST, 20.86 FEET;

THENCE SOUTH 62°03'07" WEST, 175.81 FEET TO SAID NORTHWESTERLY LINE OF TASMAN DRIVE;

THENCE LEAVING SAID NORTHWESTERLY LINE OF TASMAN DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 27°30'00" WEST, 0.20 FEET;SOUTH 62°30'00" WEST, 479.20 FEET;SOUTH 60°15'40" WEST, 121.59 FEET;SOUTH 62°30'44" WEST, 117.04 FEET;SOUTH 55°51'27" WEST, 91.89 FEET;SOUTH 58°17'27" WEST, 16.98 FEET;SOUTH 60°43'27" WEST, 143.69 FEET;SOUTH 30°37'21" EAST, 23.07 FEET TO SAID NORTHWESTERLY LINE OF TASMAN DRIVE;

THENCE ALONG SAID NORTHWESTERLY LINE OF TASMAN DRIVE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 60°42'14" WEST, 165.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,689.91 FEET;SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°17'15", WITH AN ARC LENGTH OF 214.94 FEET TO THE NORTHEASTERLY LINE OF THE LANDS GRANTED TO THE SANTA CLARA VALLEY WATER DISTRICT BY GRANT DEED RECORDED IN BOOK I 288, AT PAGE 241, SANTA CLARA COUNTY RECORDS;

THENCE ALONG SAID NORTHEASTERLY LINE OF THE LANDS OF SANTA CLARA VALLEY WATER DISTRICT, NORTH 30°38'56" WEST, 514.97 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE OF THE LANDS OF SANTA CLARA VALLEY WATER DISTRICT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62°30'00" EAST, 1629.24 FEET;SOUTH 27°30'00" EAST, 103.00 FEET;NORTH 62°30'00" EAST, 26.76 FEET;SOUTH 27°30'00" EAST, 5.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 68.00 FEET, CONCAVE TO THE NORTHEAST, HAVING A RADIAL LINE THAT BEARS SOUTH 57°37'34" WEST;SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°03'27", WITH AN ARC LENGTH OF 30.92 FEET TO THE BEGINNING OF A REVERSE TANGENT CURVE, HAVING A RADIUS OF 142.00 FEET;SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°14'02", WITH AN ARC LENGTH OF 74.93 FEET" SOUTH 28°11'51" EAST, 212.00 FEET TO SAID NORTHWESTERLY LINE OF TASMAN DRIVE;

THENCE ALONG SAID NORTHWESTERLY LINE OF TASMAN DRIVE, SOUTH 49°35'12" WEST, 118.53 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 18.372 ACRES, MORE OR LESS.


BKF ENGINEERS
1730 N. FIRST STREET
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(408) 467-9100
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**5155 STARS & STRIPES DRIVE**
**CITY PLACE VESTING TENTATIVE MAP**
TITLE SHEET
SANTA CLARA COUNTY CALIFORNIA

SANTA CLARA

| Revisions | No. |
|---|---|
| | |

Date 10/04/22
Scale AS SHOWN
Design JC
Drawn MC
Approved PJC
Job No.20156041

Drawing Number:
**TM-1**



DRAWING NAME: K:\2015\156041_City Place Off-site Improvements\ENG\2019 TMAP\SHEETS\DAP 1\TM-1_TS.dwg
PLOT DATE: 10-13-22 PLOTTED BY: clem

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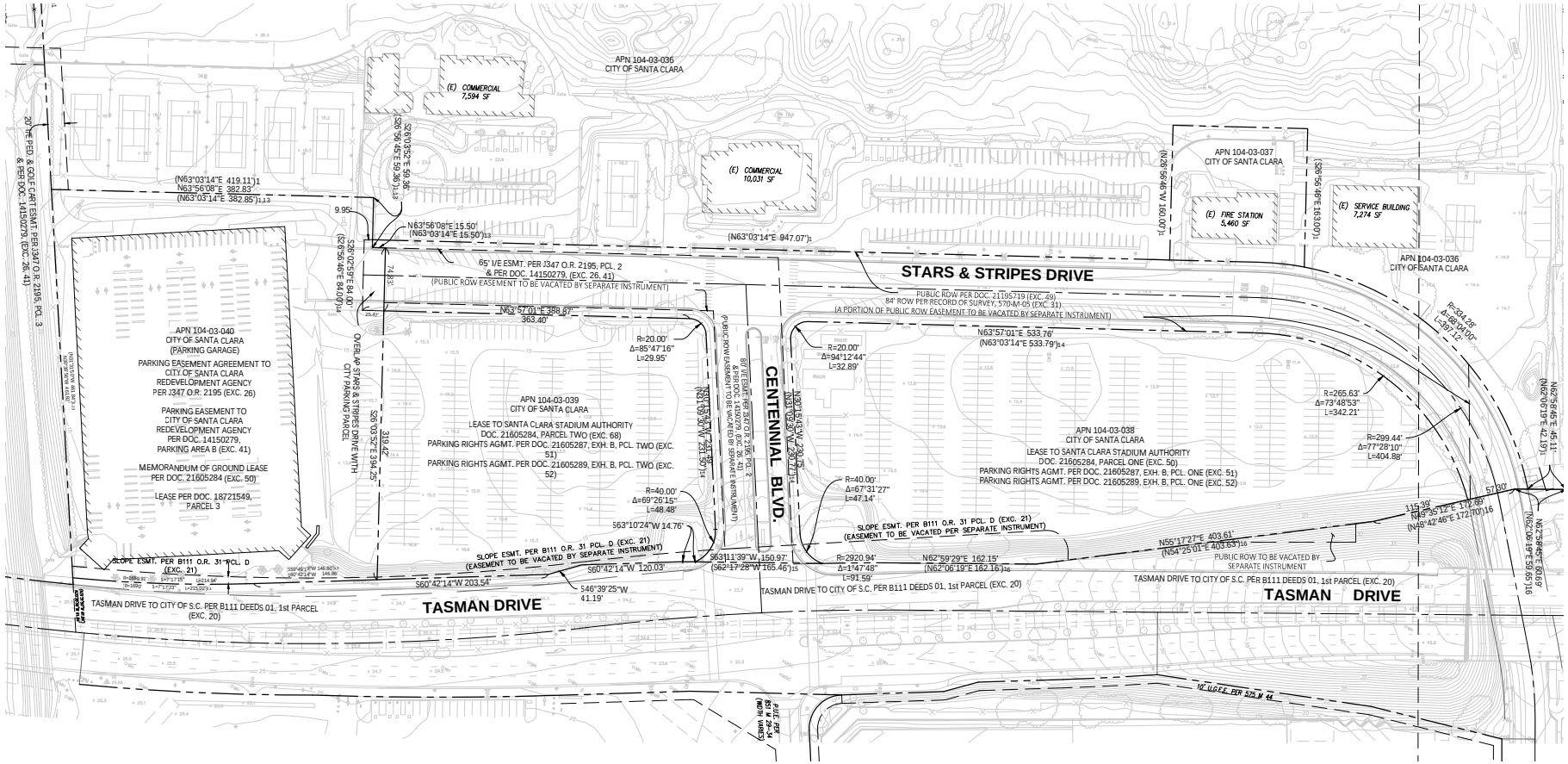


## GENERAL NOTES

1. SLOPE EASEMENT, CENTENNIAL AVENUE EASEMENT, AND STARS AND STRIPES LANE EASEMENTS TO BE VACATED AND RE-RECORDED BY SEPARATE INSTRUMENTS.

## SURVEY INFORMATION

BASIS OF BEARINGS:

NAD83 CALIFORNIA COORDINATE SYSTEM, ZONE 3 GRID BEARING BASE OBTAINED BY GPS MEASUREMENTS TO PHOTO CONTROL POINTS FOR AERIAL MAPPING. LOCAL BEARING BASE IS BETWEEN CENTERLINE MONUMENTS FOUND AT THE CENTERLINES OF LAFAYETTE STREET AND CALLE DEL MUNDO (POINT "A" AS SHOWN HEREON), AND AT LAFAYETTE STREET AND GOLD STREET CONNECTOR (POINT "B" AS SHOWN HEREON). GRID BEARING BETWEEN SAID MONUMENTS IS N 24°25'55" W (GRID DISTANCE = 3760.16 FEET). CALCULATED GROUND BEARING AND DISTANCE BETWEEN SAID MONUMENTS AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN VOLUME 737 OF MAPS, AT PAGES 1 THROUGH 4, SANTA CLARA COUNTY RECORDS, IS N 25°18'52" W 3760.36 FEET.

ALL MEASURED DISTANCES AS SHOWN ON THIS MAP ARE GRID DISTANCES. MULTIPLY BY 1.00005310 TO OBTAIN GROUND LEVEL DISTANCES.

ROTATE ALL MEASURED BEARINGS COUNTERCLOCKWISE 0°52'57" TO OBTAIN BEARINGS PER LOCAL BEARING BASE NOTED.

BENCHMARK STATEMENT:

SANTA CLARA CITY BENCHMARK NO. B-10, TOP OF THE LETTER "C" IN THE WORD "CAL" ON TOP OF THE CATCH BASIN HOOD ON THE EAST SIDE OF LAFAYETTE STREET, APPROXIMATELY 250 FEET SOUTH OF THE CENTERLINE OF CALLE DE LUNA. ELEVATION IS 9.20 FEET (NAVD 88) PER 2011 DATUM.

SURVEY NOTE:

THIS SURVEY WAS PREPARED BY BKF ENGINEERS. SURVEY WAS PERFORMED IN THE FIELD IN FEBRUARY, 2016, AND ADDITIONAL AERIAL AND GROUND SURVEY IN AUGUST, 2016.
DAVIS THRESH P.L.S. #6868
DAVID DARLING P.L.S. #7625

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

## NORTH ARROW & SCALE

1"=60'

GRAPHIC SCALE
60 0 60 120

BKF ENGINEERS
1730 N. FIRST STREET
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SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

# 5155 STARS & STRIPES DRIVE
# CITY PLACE VESTING TENTATIVE MAP
## EXISTING CONDITIONS

SANTA CLARA COUNTY, CALIFORNIA

SANTA CLARA

Revisions

| No. | |
|---|---|
| | |

Date 10/04/22
Scale AS SHOWN
Design JC
Drawn MC
Approved PIC
Job No.20156041

Drawing Number:
TM-2



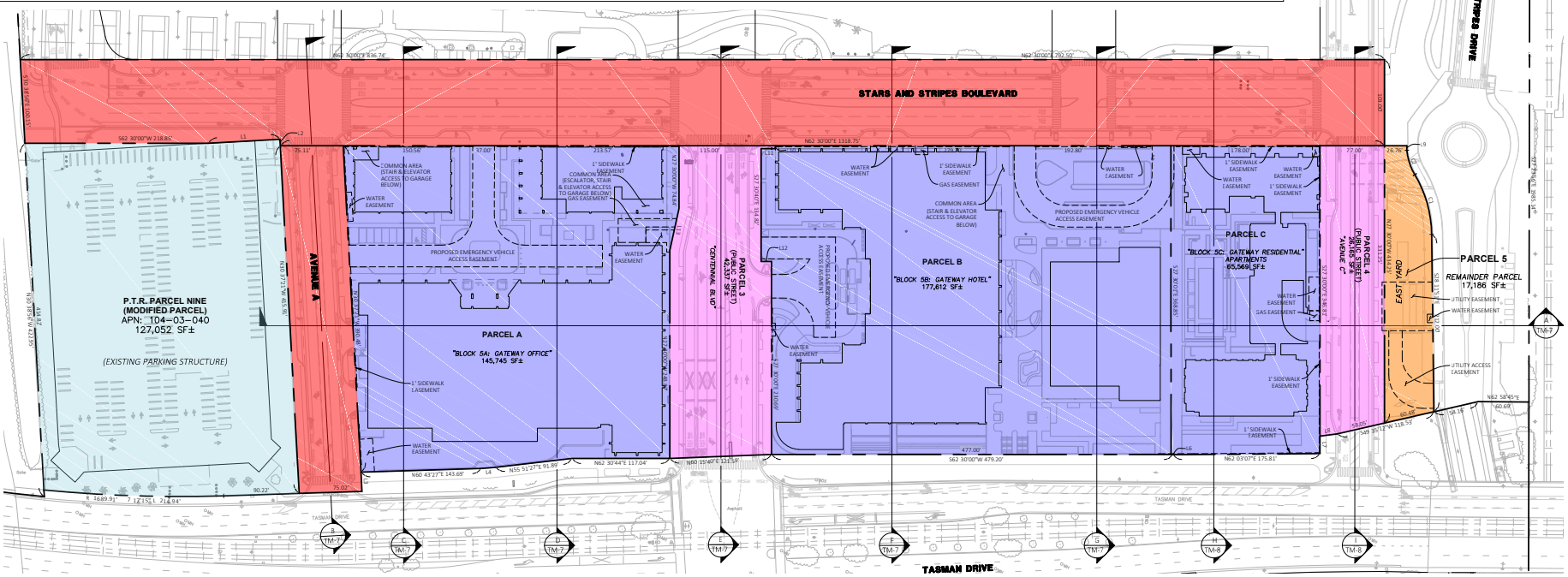
DRAWING NAME: K:\2015\156041_City Place Off-site Improvements\ENG\2019 TMAP\SHEETS\DAP 1\TM-2_EXCOND.dwg
PLOT DATE: 10-13-22 PLOTTED BY: clem

© BKF Engineers

## LINE AND CURVE TABLE

| LINE TABLE | | |
|---|---|---|
| LINE NO. | LENGTH | DIRECTION |
| L1 | 85.85 | S59 17'33"W |
| L2 | 7.81 | N30 37'21"W |
| L3 | 23.07 | N30 37'21"W |
| L4 | 16.98 | N58 17'27"E |
| L5 | 2.19 | N62 30'00"E |
| L6 | 0.20 | N27 30'00"W |
| L7 | 20.86 | N27 30'00"W |
| L8 | 20.58 | N55 17'27"E |
| L9 | 5.32 | S27 30'00"E |
| L10 | 3.35 | S27 26'01"E |
| L11 | 17.01 | S62 33'58"W |
| L13 | 51.09 | N15 04'01"W |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA |
| C1 | 74.93 | 142.00 | 030 14'02" |
| C2 | 30.92 | 58.00 | 026 03'27" |




## LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED EASEMENT LINE
- PHASE IMPROVEMENT OUTSIDE OF LEASE PREMISES TO BE RETAINED BY CITY IN FEE
- TAKE DOWN & GRANT EASEMENT
- TAKE DOWN & KEEP (DIVIDED INTO AIRSPACE PARCELS ABOVE GARAGE)
- TAKE DOWN & KEEP (NO AIRSPACE SUBDIVISION)
- MODIFIED PARCEL

## GENERAL NOTES

1. SILICON VALLEY POWER (SVP) UTILITY STRUCTURES AND ASSOCIATED CONDUIT WILL BE PLACED IN IT'S OWN RESPECTIVE EASEMENT. LOCATIONS OF THESE EASEMENTS WILL BE DETERMINED AFTER APPLICANT (DEVELOPER) HAS COMPLETED THE APPLICANT DESIGN PROCESS AND HAS OBTAINED A SET OF PLANS SIGNED OFF ON BY SVP.
2. CITY OF SANTA CLARA WATER UTILITY STRUCTURES AND ASSOCIATED UTILITIES ARE CONCEPTUAL AND NOT APPROVED BY CITY OF SANTA CLARA WATER DEPARTMENT WITH UPDATES TO BE TO BE PROVIDED UPON APPROVAL OF FINAL DESIGN. THE DEVELOPER TO BE RESPONSIBLE FOR FINAL DESIGN.
3. ANY ADDITIONAL EASEMENTS SHALL BE DETERMINED IN THE FUTURE.

## NORTH ARROW & SCALE

1" 60'

GRAPHIC SCALE
60 0 60 120

BKF ENGINEERS
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www.bkf.com

# 5155 STARS & STRIPES DRIVE
# CITY PLACE VESTING TENTATIVE MAP
## CONCEPTUAL PARCELIZATION PLAN

SANTA CLARA COUNTY CALIFORNIA

Revisions

| No. | |
|---|---|
| Date | 10/04/22 |
| Scale | AS SHOWN |
| Design | JC |
| Drawn | MC |
| Approved | PIC |
| Job No. | 20156041 |

Drawing Number:
TM-3



DRAWING NAME: K:\2015\156041_City Place Off-site Improvements\ENG\2019 TMAP\SHEETS\DAP 1\BX11_ONLY\TM-3_PRENDY.dwg
PLOT DATE: 10-13-22
PLOTTED BY: clem

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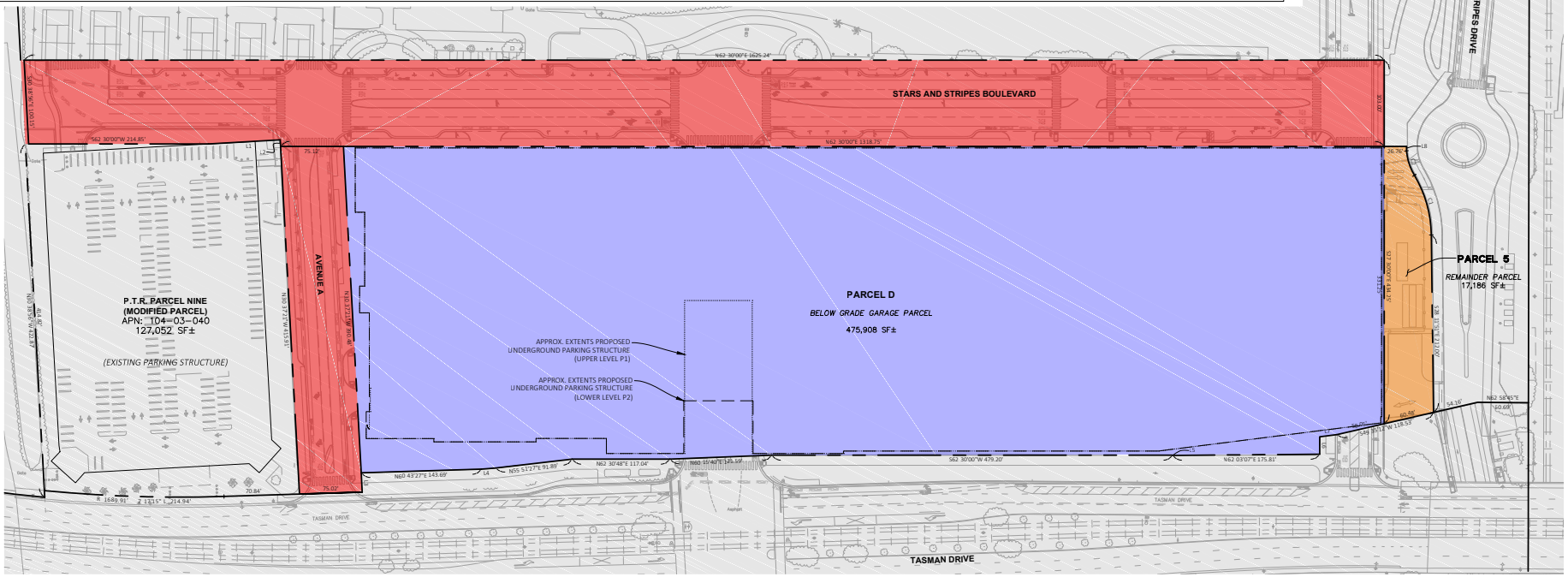



## LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED EASEMENT LINE
- PHASE IMPROVEMENT OUTSIDE OF LEASE PREMISES TO BE RETAINED BY CITY IN FEE
- TAKE DOWN & KEEP (TO GRADE ABOVE)
- TAKE DOWN & KEEP (NO AIRSPACE SUBDIVISION)

## GENERAL NOTES

1. SILICON VALLEY POWER (SVP) UTILITY STRUCTURES AND ASSOCIATED CONDUIT WILL BE PLACED IN IT'S OWN RESPECTIVE EASEMENT. LOCATIONS OF THESE EASEMENTS WILL BE DETERMINED AFTER APPLICANT (DEVELOPER) HAS COMPLETED THE APPLICANT DESIGN PROCESS AND HAS OBTAINED A SET OF PLANS SIGNED OFF ON BY SVP.
2. CITY OF SANTA CLARA WATER UTILITY STRUCTURES AND ASSOCIATED UTILITIES ARE CONCEPTUAL AND NOT APPROVED BY CITY OF SANTA CLARA WATER DEPARTMENT WITH UPDATES TO BE TO BE PROVIDED UPON APPROVAL OF FINAL DESIGN. THE DEVELOPER TO BE RESPONSIBLE FOR FINAL DESIGN.
3. ANY ADDITIONAL EASEMENTS SHALL BE DETERMINED IN THE FUTURE.

## NORTH ARROW & SCALE

1" 60'

GRAPHIC SCALE
60 0 60 120

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

# 5155 STARS & STRIPES DRIVE
# CITY PLACE VESTING TENTATIVE MAP
## CONCEPTUAL PARCELIZATION PLAN

SANTA CLARA COUNTY, CALIFORNIA

Revisions

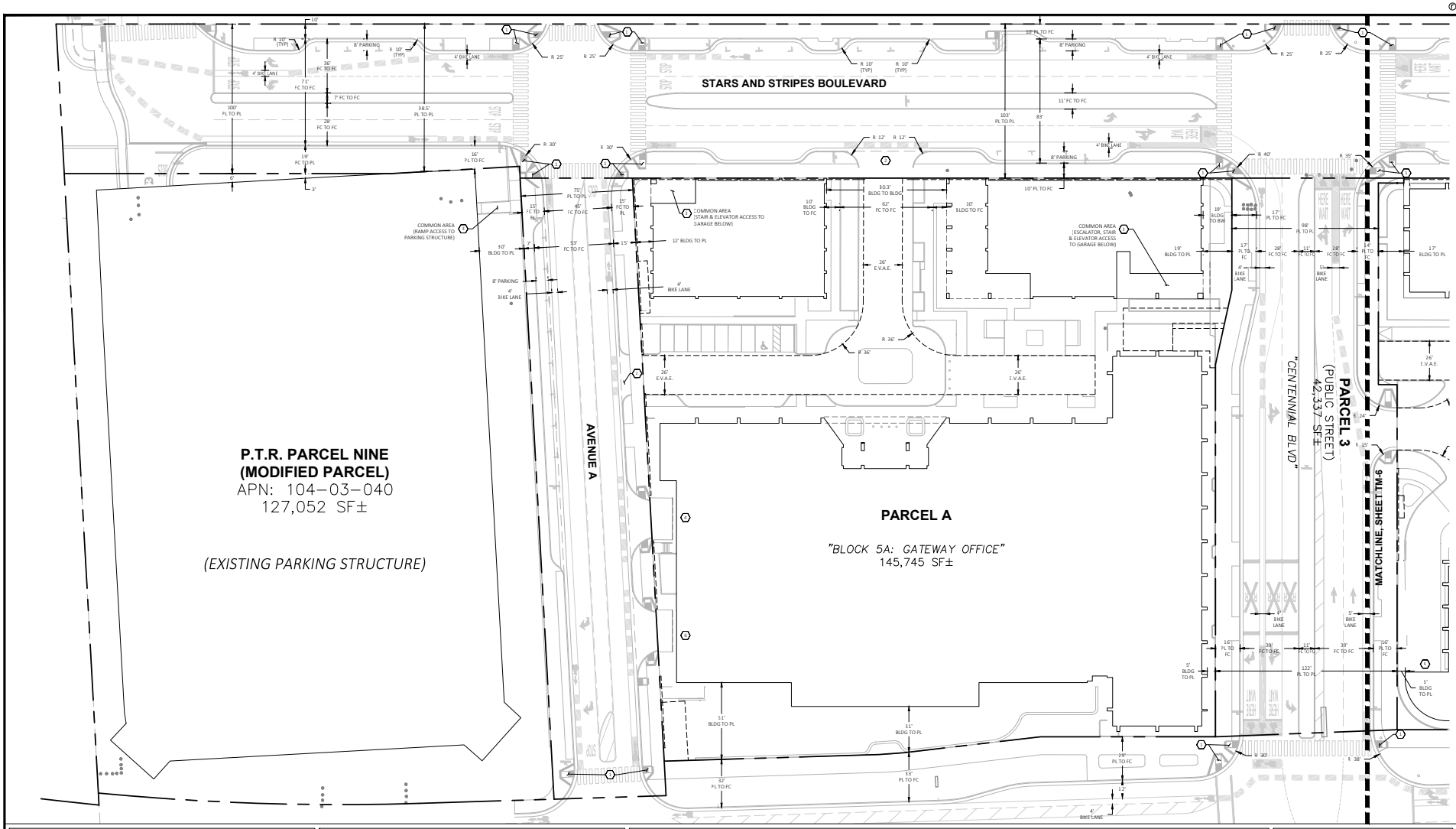
| No. | |
|---|---|
| | |

Date 10/04/22
Scale AS SHOWN
Design JC
Drawn MC
Approved PIC
Job No.20156041

Drawing Number:
TM-4
4 OF 17

DRAWING NAME: K:\2015\156041_City Place Off-site Improvements\ENG\2019 TMAP\SHEETS\DAP 1\TM-4_PRBNDY.dwg
PLOT DATE: 10-13-22
PLOTTED BY: clem

© BKF Engineers




## LEGEND

PROPOSED BOUNDARY LINE

EXISTING BOUNDARY LINE

## KEYNOTES

1. NEW ACCESSIBLE CURB RAMP
2. NEW CONCRETE DRIVEWAY
3. APPROXIMATE LOCATION OF STAIRS, ESCALATORS & ELEVATORS AS COMMON PUBLIC ACCESS AREAS
4. ENTRANCE TO PARKING GARAGE P1
5. ENTRANCE TO PARKING GARAGE P2
6. ENTRANCE TO LOADING GARAGE LEVEL P1
7. ENTRANCE TO LOADING GARAGE LEVEL P2

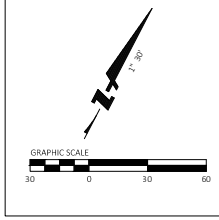
## GENERAL NOTES

| B d Ar U | | | | | |
|---|---|---|---|---|---|
| | P r A | | P r B | | P r C |
| | O & R | | H & R | | R d S r |
| B Ar | 152,913 SF | | 186,683 SF | | 62,396 SF |
| B d U Ar | 440,000 SF (O ) | 30,000 SF (R ) | 392,000 SF (H ) | 10,000 SF (R ) | 175,000 SF |

OFFICE BUILDING INCLUDES 11,000 SF OF RETAIL ON GROUND FLOOR

| P r C r | | | | | | |
|---|---|---|---|---|---|---|
| | P r A | | P r B | | P r C | |
| Ar P r (SF) | 152,913 | | 186,683 | | 62,396 | |
| S C r (SF) | 96,292 | | 93,849 | | 32,032 | |
| S C r ( ) | 63 | | 50 | | 51 | |
| L d Ar | 56,621 SF | 37 | 92,834 SF | 50 | 30,364 SF | 49 |

## NORTH ARROW & SCALE




BKF ENGINEERS
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SUITE 600
SAN JOSE, CA 95112
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www.bkf.com

# 5155 STARS & STRIPES DRIVE
# CITY PLACE VESTING TENTATIVE MAP
## CONCEPTUAL HORIZONTAL CONTROL PLAN

SANTA CLARA COUNTY, CALIFORNIA

SANTA CLARA

Revisions

| No. | |
|---|---|
| | |

Date 10/04/22
Scale AS SHOWN
Design JC
Drawn MC
Approved PIC
Job No.20156041

Drawing Number:
TM-5



DRAWING NAME: K:\2015\156041_City Place Off-site Improvements\ENG\2019 TMAP\SHEETS\DAP 1\TM-5_PRHORZ.dwg
PLOT DATE: 10-13-22
PLOTTED BY: clem

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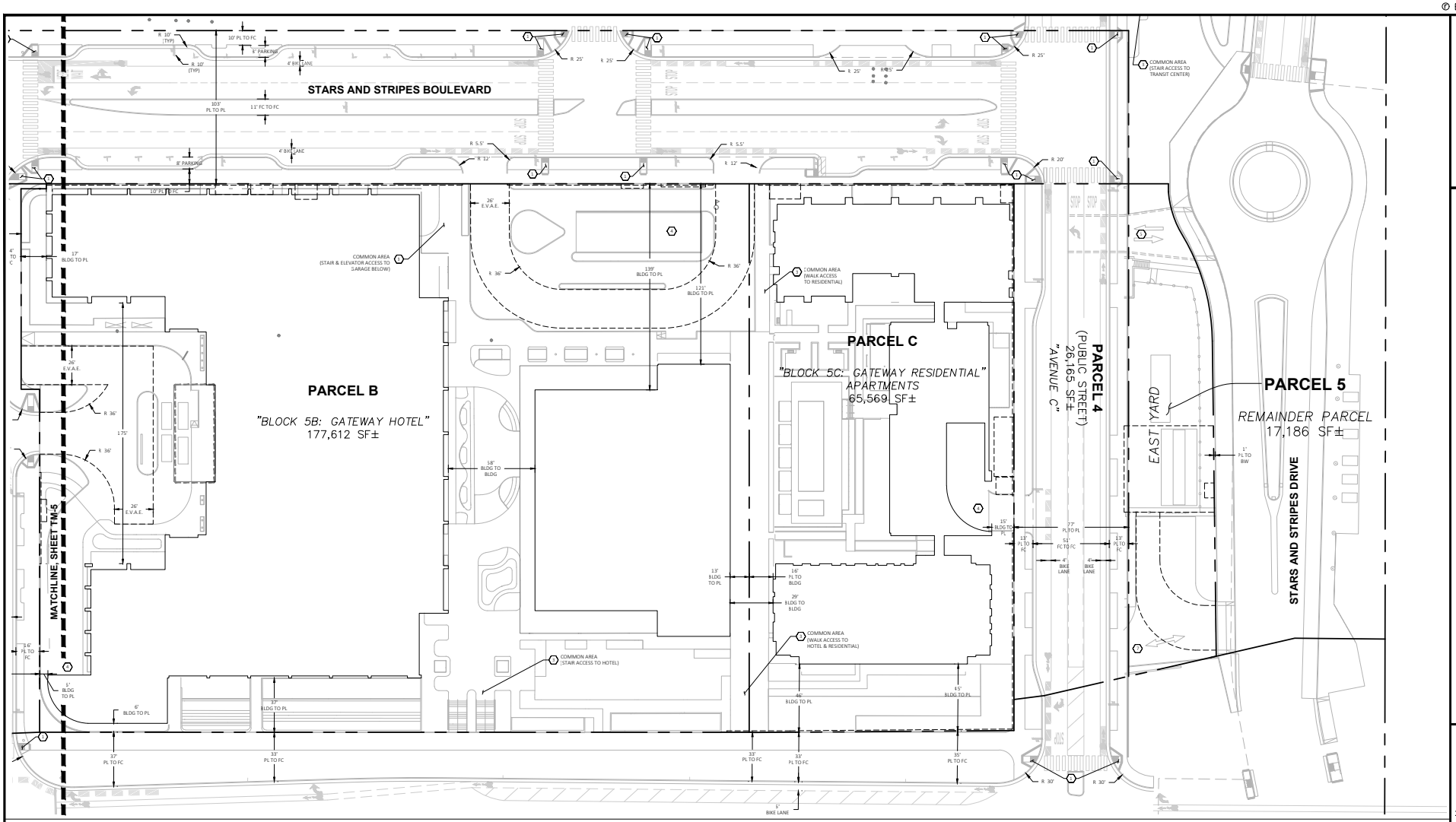


## LEGEND

PROPOSED BOUNDARY LINE

EXISTING BOUNDARY LINE

## KEYNOTES

1. NEW ACCESSIBLE CURB RAMP
2. NEW CONCRETE DRIVEWAY
3. APPROXIMATE LOCATION OF STAIRS, ESCALATORS & ELEVATORS AS COMMON PUBLIC ACCESS AREAS
4. ENTRANCE TO PARKING GARAGE P1
5. ENTRANCE TO PARKING GARAGE P2
6. ENTRANCE TO LOADING GARAGE LEVEL P1
7. ENTRANCE TO LOADING GARAGE LEVEL P2

## GENERAL NOTES

| B d Ar U | | | | | |
|---|---|---|---|---|---|
| | P r A | | P r B | | P r C |
| | O & R | | H & R | | R d S r |
| B Ar | 152,913 SF | | 186,683 SF | | 62,396 SF |
| B d U Ar | 440,000 SF (O ) | 30,000 SF (R ) | 392,000 SF (H ) | 10,000 SF (R ) | 175,000 SF |

OFFICE BUILDING INCLUDES 11,000 SF OF RETAIL ON GROUND FLOOR

| P r C r | | | | | | |
|---|---|---|---|---|---|---|
| | P r A | | P r B | | P r C | |
| Ar P r (SF) | 152,913 | | 186,683 | | 62,396 | |
| S C r (SF) | 96,292 | | 93,849 | | 32,032 | |
| S C r ( ) | 63 | | 50 | | 51 | |
| L d Ar | 56,621 SF | 37 | 92,834 SF | 50 | 30,364 SF | 49 |

## NORTH ARROW & SCALE

1" = 30'

GRAPHIC SCALE

30 0 30 60

BKF ENGINEERS
1730 N. FIRST STREET
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# 5155 STARS & STRIPES DRIVE
# CITY PLACE VESTING TENTATIVE MAP
## CONCEPTUAL HORIZONTAL CONTROL PLAN

SANTA CLARA COUNTY, CALIFORNIA

SANTA CLARA

Revisions

| No. | |
|---|---|
| | |

Date 10/04/22
Scale AS SHOWN
Design JC
Drawn MC
Approved PJC
Job No.20156041

Drawing Number:
TM-6



DRAWING NAME: K:\2015\156041_City Place Off-site Improvements\ENG\2019 TMAP\SHEETS\DAP 1\TM-5_PRHORZ.dwg
PLOT DATE: 10-13-22
PLOTTED BY: clem

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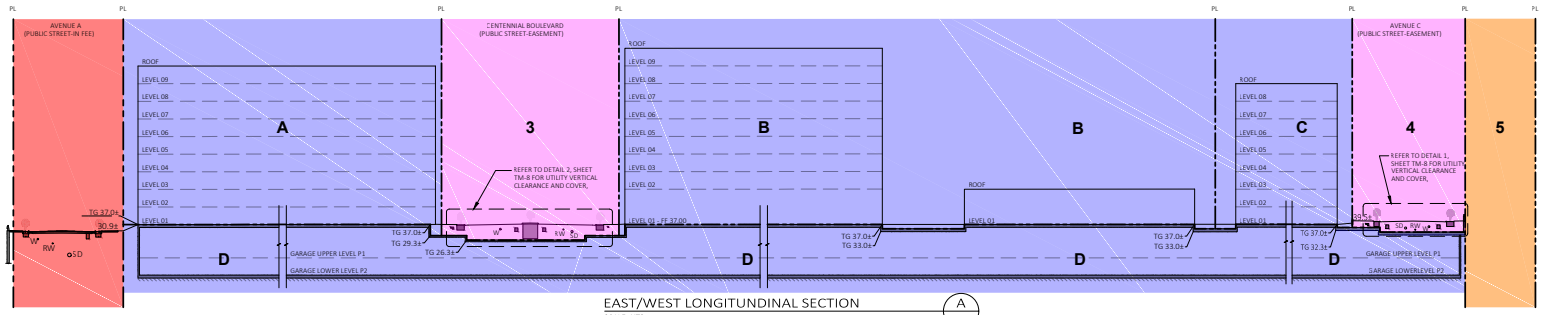
## LEGEND

- PROPERTY LINE
- PHASE IMPROVEMENT OUTSIDE OF LEASE PREMISES
- TAKE DOWN & GRANT EASEMENT
- TAKE DOWN & KEEP (DIVIDED INTO AIRSPACE PARCELS ABOVE GARAGE)
- TAKE DOWN & KEEP (NO AIRSPACE SUBDIVISION)

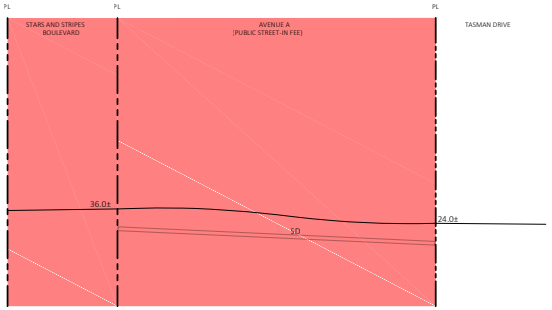
OWNED BY RELATED SANTA CLARA:
- PARCEL A (BLOCK 5A: GATEWAY OFFICE)
- PARCEL B (BLOCK 5B: GATEWAY HOTEL)
- PARCEL C (BLOCK 5C: GATEWAY RESIDENTIAL)
- PARCEL D (UNDERGROUND PARKING STRUCTURE)
- PARCEL 3 (CENTENNIAL, WITH PUBLIC STREET EASEMENT)
- PARCEL 4 (AVENUE C, WITH PUBLIC STREET EASEMENT)
- PARCEL 5 (REMAINDER PARCEL)

OWNED BY CITY OF SANTA CLARA:
- STARS AND STRIPES
- AVENUE A
- TASMAN DRIVE

UTILITY SECTIONS ARE TYPICAL. REFER TO EP22-0264 FOR DETAILED UTILITY SECTIONS. HORIZONTAL SEPARATION MEETS CITY OF SANTA CLARA MINIMUMS.




EAST/WEST LONGITUNDINAL SECTION (A)
SCALE: NTS




AVENUE A (B)
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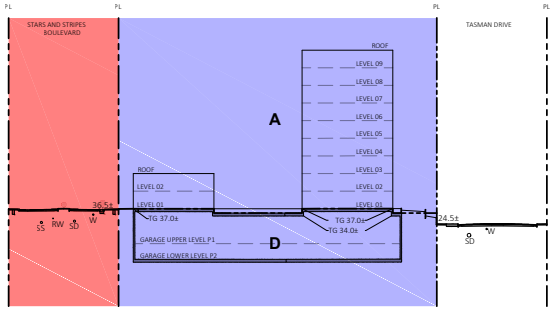
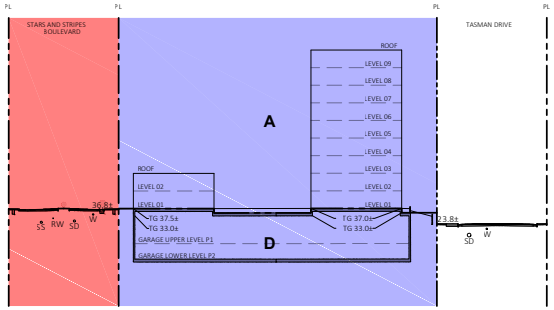
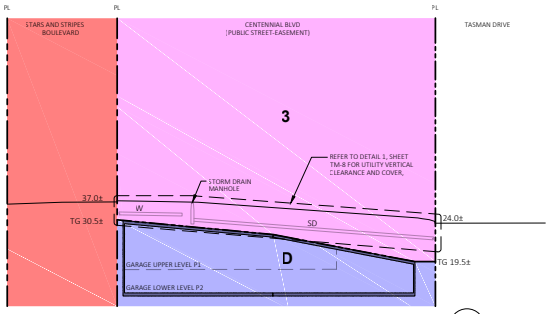


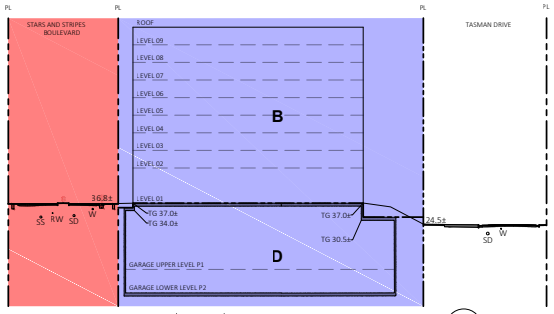

PARCEL A (OFFICE & RETAIL) (C)
SCALE: NTS



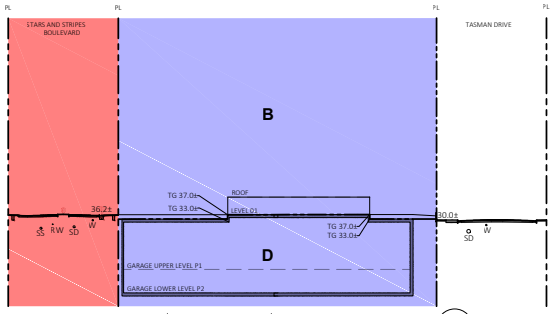

PARCEL A (OFFICE & RESTAURANT) (D)
SCALE: NTS




CENTENNIAL BOULEVARD (E)
SCALE: NTS




PARCEL B (HOTEL) (F)
SCALE: NTS




PARCEL B (EVENT CENTER) (G)
SCALE: NTS

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1730 N. FIRST STREET
SUITE 600
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(408) 467-9100
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# 5155 STARS & STRIPES DRIVE
# CITY PLACE VESTING TENTATIVE MAP
## CONCEPTUAL VERTICAL MAPPING SECTIONS

SANTA CLARA COUNTY, CALIFORNIA

SANTA CLARA

| No. | Revisions |
|---|---|
| | |

Date 10/04/22
Scale AS SHOWN
Design JC
Drawn MC
Approved PJC
Job No.20156041

Drawing Number:
TM-7
7 OF 17

DRAWING NAME: K:\2015\156041_City Place Off-site Improvements\ENG\2019 TMAP\SHEETS\DAP 1\TM-7_PRSECT.dwg
PLOT DATE: 10-13-22
PLOTTED BY: clem

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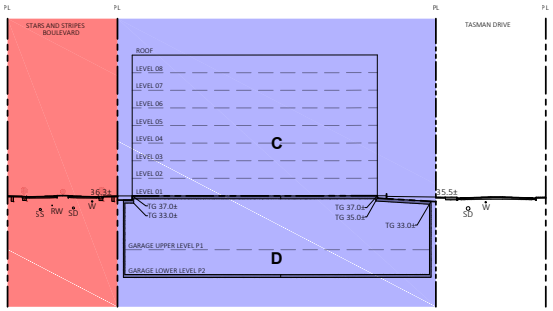
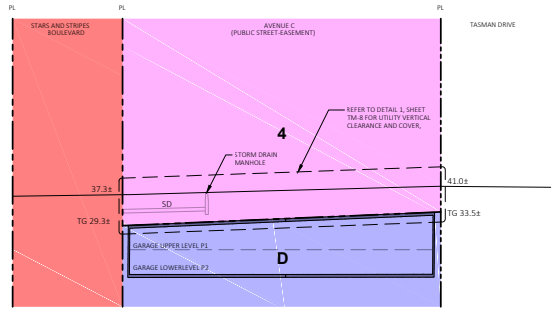



PARCEL C (APARTMENTS) — H

SCALE: NTS




AVENUE C — I

SCALE: NTS

## LEGEND

- PROPERTY LINE
- PHASE IMPROVEMENT OUTSIDE OF LEASE PREMISES
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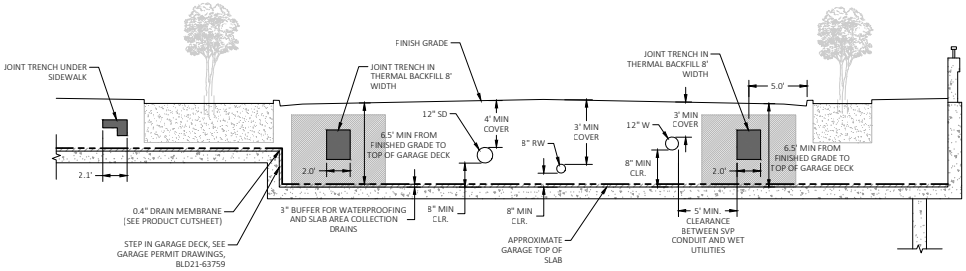
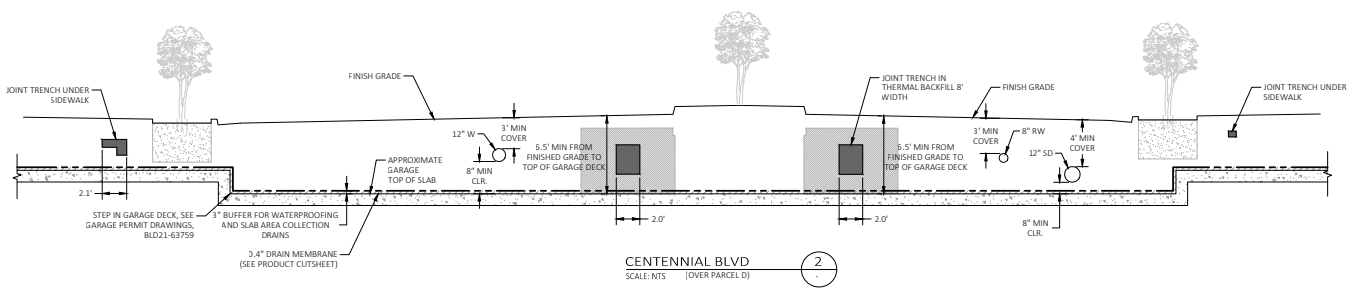
## CONCEPT UTILITY VIEWS:




AVENUE C — 1

SCALE: NTS (OVER PARCEL D)




CENTENNIAL BLVD — 2

SCALE: NTS (OVER PARCEL D)

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(408) 467-9100
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# 5155 STARS & STRIPES DRIVE
# CITY PLACE VESTING TENTATIVE MAP
## CONCEPTUAL VERTICAL MAPPING SECTIONS

SANTA CLARA COUNTY, CALIFORNIA

SANTA CLARA

Revisions

| No. | |
|---|---|
| | |

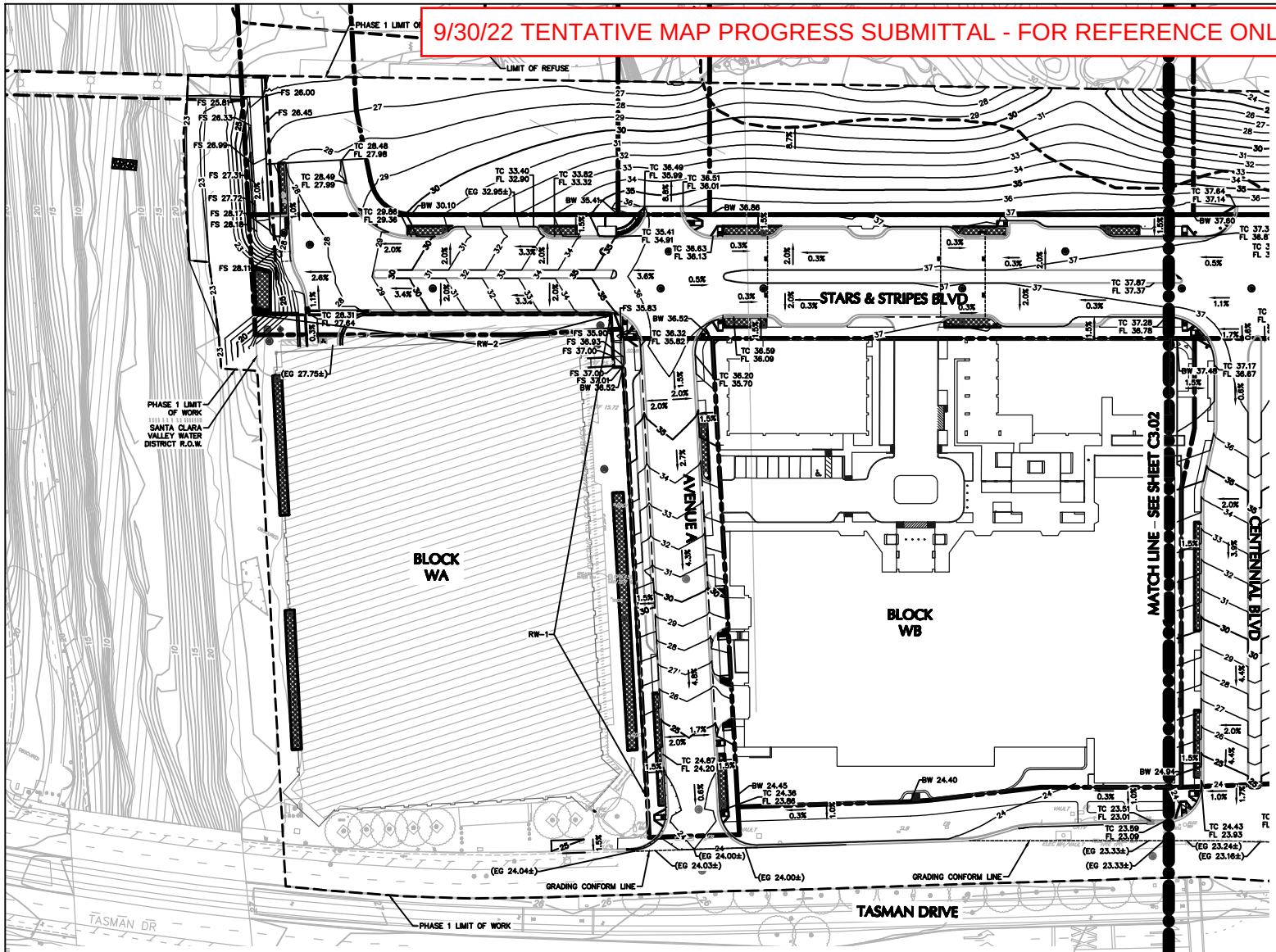
Date 10/04/22
Scale AS SHOWN
Design JC
Drawn MC
Approved PJC
Job No.20156041

Drawing Number:
TM-8



DRAWING NAME: K:\2015\156041_City Place Off-site Improvements\ENG\2019 TMAP\SHEETS\DAP 1\TM-7_PRSECT.dwg
PLOT DATE: 10-13-22
PLOTTED BY: clem

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY




NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.

**GRADING PLAN**
SCALE: 1-IN = 40-FT

SCALE: 1 INCH = 40 FEET

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD

LEGEND

| | |
|---|---|
| FS XX.XX | PROPOSED ELEVATION |
| X.X% | PROPOSED GRADE |
| GB | GRADE BREAK |
| (EG XX.XX±) | EXISTING ELEVATION |
| 30 | PROPOSED CONTOUR |

ABBREVIATIONS

| | |
|---|---|
| BC | BACK OF CURB |
| BG | BACK OF WALK |
| BW | BOTTOM WALL |
| EG | EXISTING GRADE |
| FL | FLOW LINE |
| FS | FINISH SURFACE |
| GB | GRADE BREAK |
| RW | RETAINING WALL |
| TC | TOP OF CURB |
| FG | GUTTER LINE |


**RELATED SANTA CLARA**
Contact: JR Radke
5201 Great American Parkway, Suite 532
Santa Clara, CA 95054
Tel: 408.490.3700

**LANGAN**
*Civil and Geotechnical Engineers*
1 Almaden Boulevard, Suite 590
San Jose, CA 95113
TEL: 408.283.3600

**BCR**
*Structural Engineers*
865 The Alameda
San Jose, CA 95126
TEL: 408.296.5515

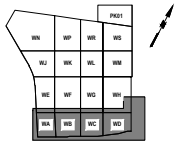
**NTERRA GROUP**
*Dry Utility Consultant*
1295 E. Dunne Ave., Suite 230
Morgan Hill, CA 95037
Tel: 408.610.9958

**BrightView**
*Landscape Architect of Record*
8 Hughes, Suite 150
Irvine, CA 92618
Tel: 949.438.4900


*Revision*

| No. | Description | Date |
|---|---|---|
| 1 | PERMIT SET | 02/04/2022 |
| 2 | PERMIT RESUBMITTAL | 04/22/2022 |
| 3 | PERMIT RESUBMITTAL | 07/15/2022 |

*Site Block and Location Key Plan*




*Seal / Signature*

*Signature* *Date*

RELATED SANTA CLARA CITY CENTER

PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME

GRADING PLAN

| | |
|---|---|
| Date: | 04/22/2022 |
| Scale: | 1-IN = 40-FT |
| Design: | STAFF |
| Drawn: | STAFF |
| Approved: | DJH |

DRAWING NO.

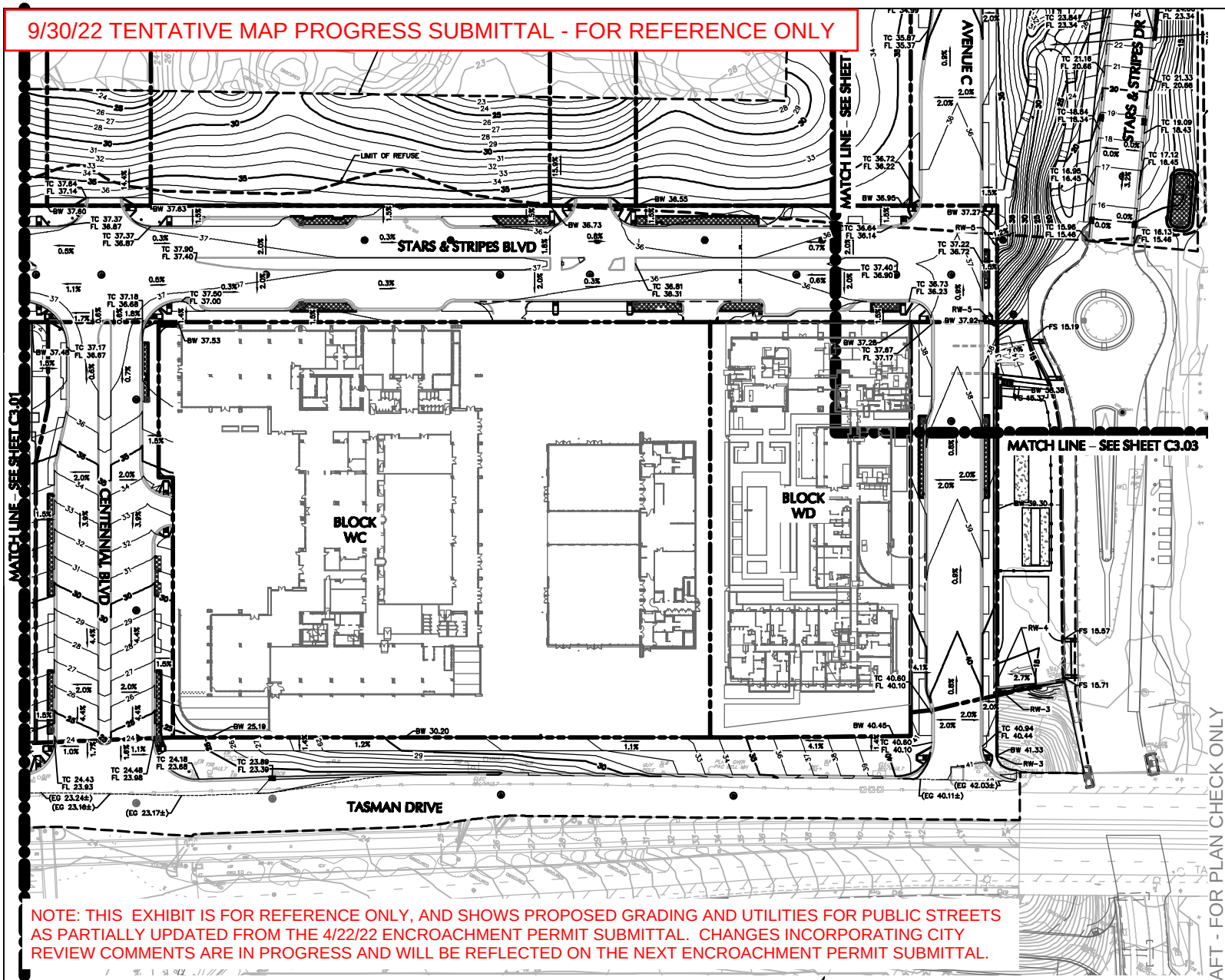
C3.01

SHEET

9 of 17

FILE NAME: C:\Jobs\Langan-pw-01\101065\CSC-W1-W100-LDN-CV-DW_C3.01 Grading Plan.dwg PLOTTED: Thursday, September 29, 2022 - 4:54pm USER: vhernandez

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY

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**GRADING PLAN**
SCALE: 1-IN = 40-FT

SCALE: 1 INCH = 40 FEET

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD

LEGEND

| | |
|---|---|
| FS XX.XX | PROPOSED ELEVATION |
| XX% | PROPOSED GRADE |
| GB | GRADE BREAK |
| (EX XX.XX±) | EXISTING ELEVATION |
| XX | PROPOSED CONTOUR |

ABBREVIATIONS

| | |
|---|---|
| BC | BACK OF CURB |
| BW | BACK OF WALK |
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| FG | FINISH GRADE |
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| TC | TOP OF CURB |
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*Landscape Architect of Record*
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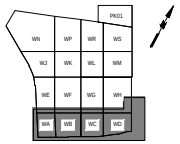
Tel: 949.438.4900


*Revision*

| | | |
|---|---|---|
| 1 | PERMIT SET | 02/04/2022 |
| 2 | PERMIT RESUBMITTAL | 04/22/2022 |
| 3 | PERMIT RESUBMITTAL | 07/15/2022 |

| No. | Description | Date |
|---|---|---|

*Site Block and Location Key Plan*




*Seal / Signature*

*Signature* *Date*

RELATED SANTA CLARA CITY CENTER

PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME

GRADING PLAN

| | |
|---|---|
| *Date:* | 04/22/2022 |
| *Scale:* | 1-IN = 40-FT |
| *Design:* | STAFF |
| *Drawn:* | STAFF |
| *Approved:* | DJH |

DRAWING NO.

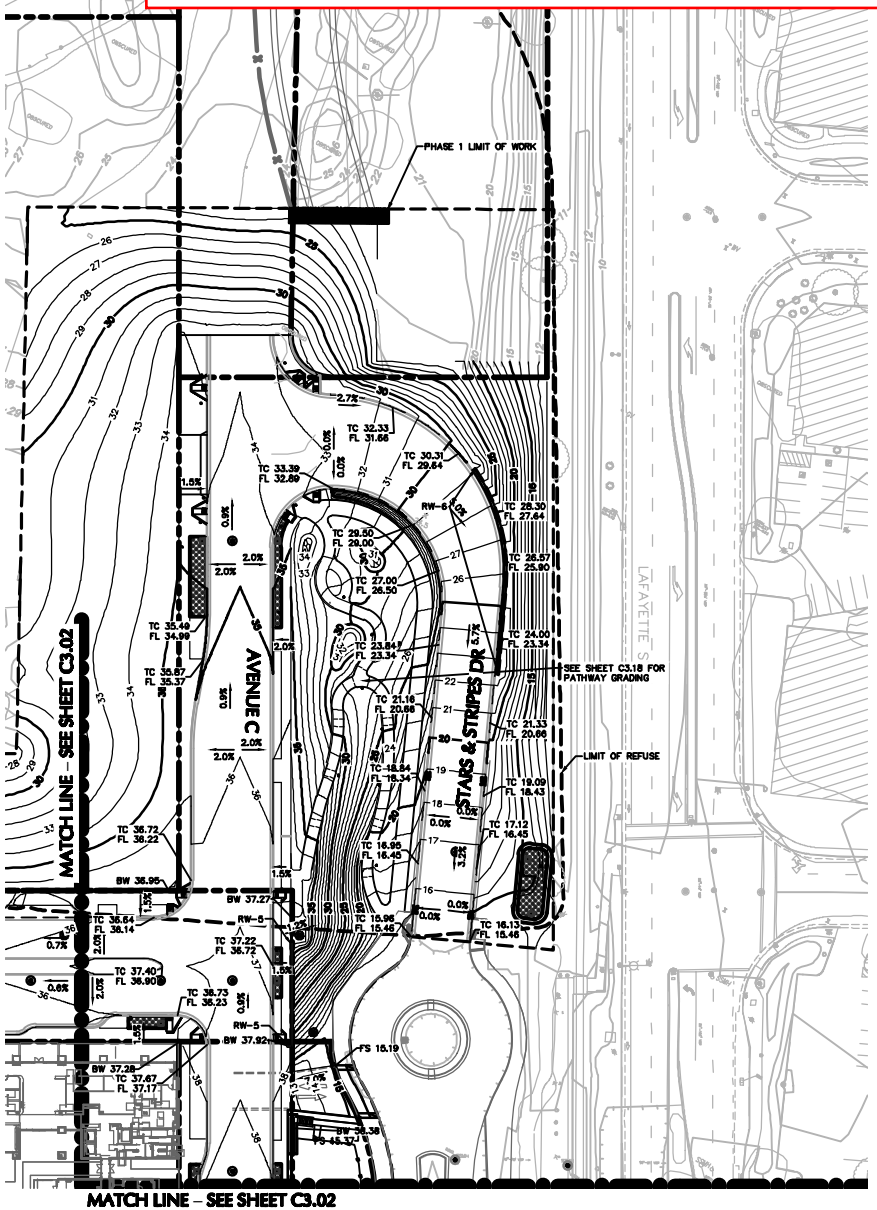
C3.02

SHEET

10 of 17

FILE NAME: C:\temp\langan-pw-01\d0100652\RSC-W1-W100-LDR-CV-DW_C3.0X Grading Plan.dwg PLOTTED: Thursday, September 29, 2022 - 10:46am USER: Elton

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY




GRADING PLAN
SCALE: 1-IN = 40-FT

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SCALE: 1 INCH = 40 FEET

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD

LEGEND

| | |
|---|---|
| FS XX.XX | PROPOSED ELEVATION |
| XX% | PROPOSED GRADE |
| GB | GRADE BREAK |
| (EX XX.XX) | EXISTING ELEVATION |
| 30 | PROPOSED CONTOUR |

ABBREVIATIONS

| | |
|---|---|
| BC | BACK OF CURB |
| BW | BACK OF WALK |
| EX | EXISTING GRADE |
| FL | FLOW LINE |
| FS | FINISH SURFACE |
| GB | GRADE BREAK |
| RW | RETAINING WALL |
| TC | TOP OF CURB |
| ℄ | GUTTER LINE |


RELATED SANTA CLARA
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San Jose, CA 95126
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Tel: 408.610.9958

BrightView
Landscape Architect of Record
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Tel: 949.438.4900


Revision

| No. | Description | Date |
|---|---|---|
| 1 | PERMIT SET | 02/04/2022 |
| 2 | PERMIT RESUBMITTAL | 04/22/2022 |
| 3 | PERMIT RESUBMITTAL | 07/15/2022 |

Site Block and Location Key Plan

Seal / Signature

Signature Date

RELATED SANTA CLARA CITY CENTER

PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME

GRADING PLAN

| | |
|---|---|
| Date: | 04/22/2022 |
| Scale: | 1-IN = 40-FT |
| Design: | STAFF |
| Drawn: | STAFF |
| Approved: | DJH |

DRAWING NO.

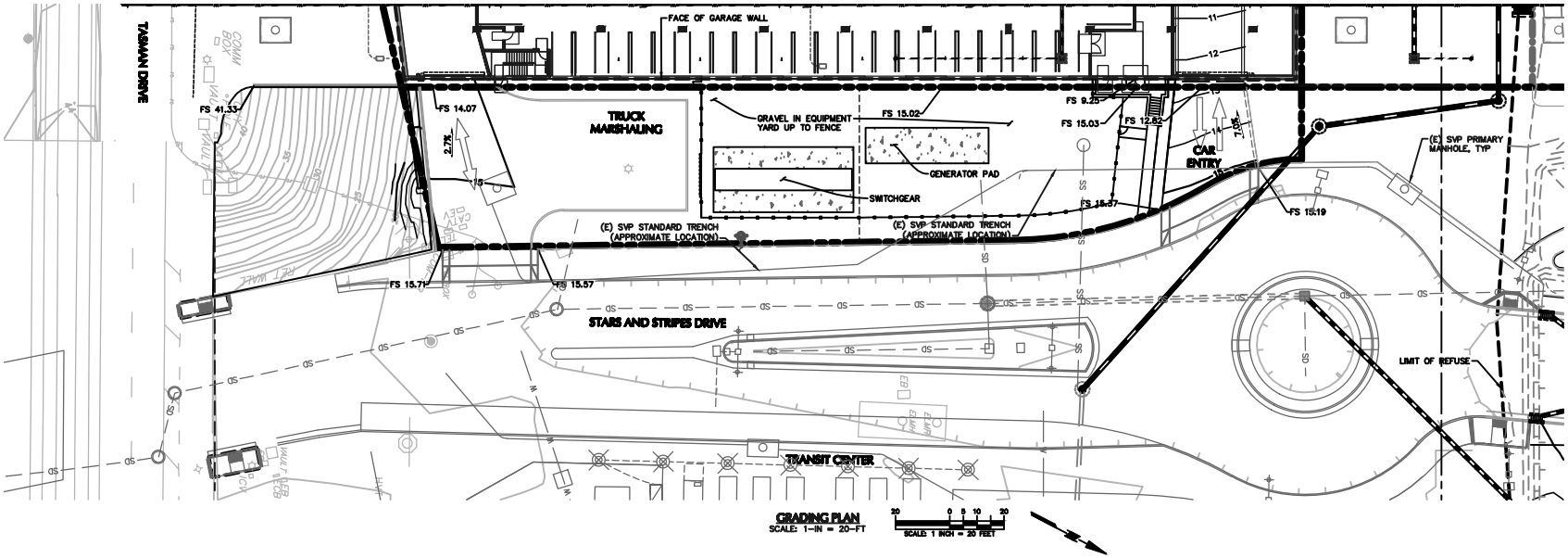
C3.03

SHEET

11 of 17

FILE NAME: C:\Jobs\Langan-sjo-01\100452\RSC-W1-W100-LDR-CV-DW_C3.0X Grading Plan.dwg PLOTTED: Thursday, September 29, 2022 - 10:01pm USER: Elton

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY




GRADING PLAN
SCALE: 1-IN = 20-FT

SCALE: 1 INCH = 20 FEET

NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD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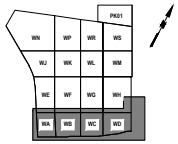
Revision

| No. | Description | Date |
|---|---|---|
| 1 | PERMIT SET | 02/04/2022 |
| 2 | PERMIT RESUBMITTAL | 04/22/2022 |
| 3 | PERMIT RESUBMITTAL | 07/15/2022 |

Site Block and Location Key Plan




Seal / Signature

Signature Date

RELATED SANTA CLARA CITY CENTER

PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME

GRADING PLAN

| | |
|---|---|
| Date: | 04/22/2022 |
| Scale: | 1-IN = 20-FT |
| Design: | STAFF |
| Drawn: | STAFF |
| Approved: | DJH |

DRAWING NO.

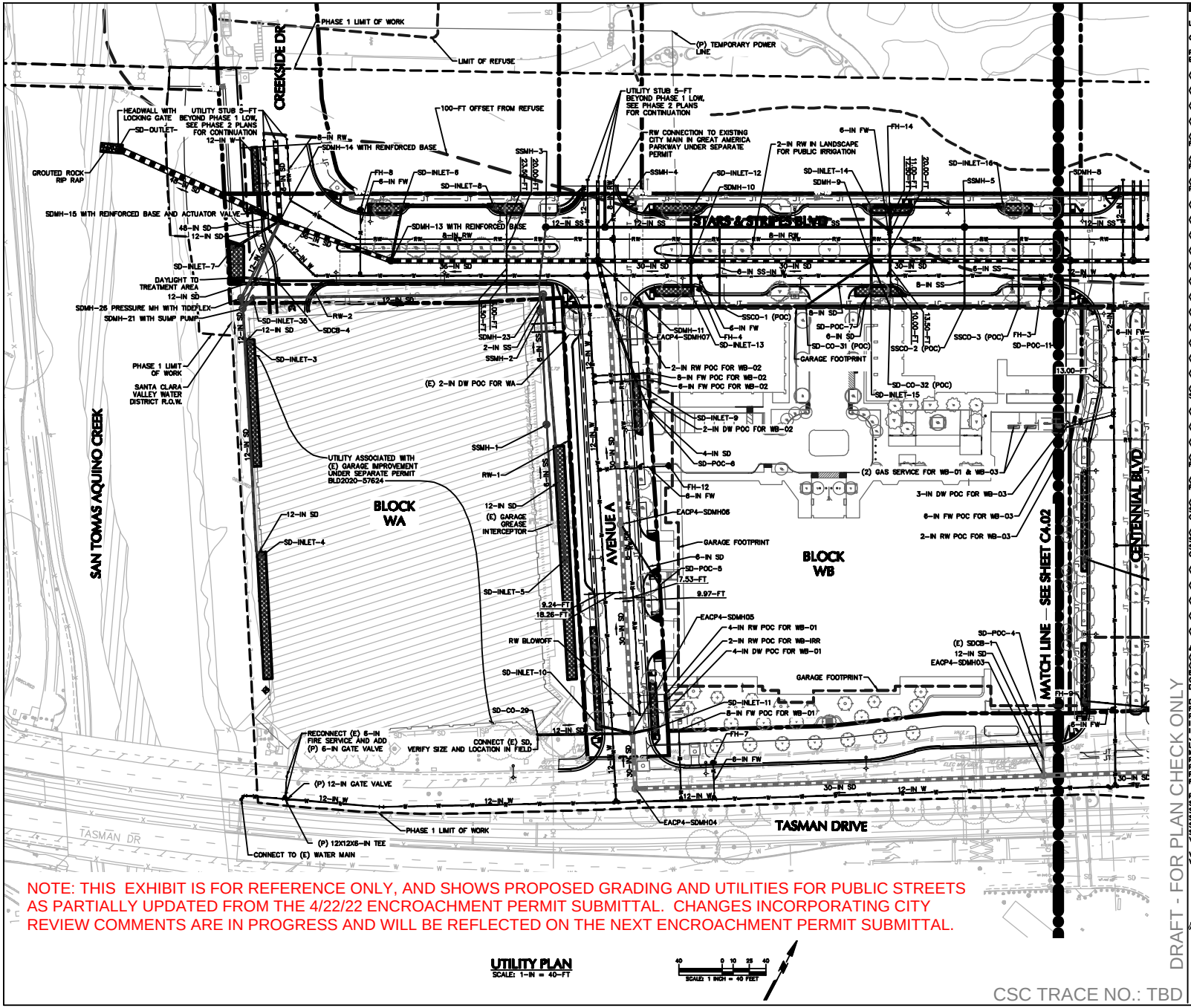
C3.04

SHEET

12 of 17

FILE NAME: C:\Jenx\Langan-pw-01\d0100652\ASC-W1-W100-LDN-CV-DW_C3.04 Grading Plan.dwg PLOTTED: Thursday, September 29, 2022 - 5:19pm USER: vhernandez

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY




NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.

**UTILITY PLAN**
SCALE: 1-IN = 40-FT

SCALE: 1 INCH = 40 FEET

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD

**LEGEND**

- LIMIT OF WORK
- GARAGE FOOTPRINT
- PILE SUPPORTED ROAD BOUNDARY
- (P) STORM DRAIN LINE
- (P) SANITARY SEWER LINE
- (P) WATER LINE
- (P) RECYCLED WATER LINE
- (P) JOINT TRENCH, SHOWN FOR REFERENCE ONLY
- (P) GAS LINE, SHOWN FOR REFERENCE ONLY
- (P) FIBER OPTIC, SHOWN FOR REFERENCE ONLY
- (E) STORM DRAIN LINE
- (E) SANITARY SEWER LINE
- (E) WATER LINE
- (E) ELECTRICAL LINE
- (E) TRANSMISSION LINE
- (E) OVERHEAD LINE
- (P) FIRE HYDRANT
- (P) WATER VALVE
- (P) BLOW OFF
- (P) STORM/SEWER MANHOLE
- (P) CLEAN OUT
- (P) STORM CATCH BASIN
- (P) STORM INLET/OVERFLOW STRUCTURE
- (P) SETTLEMENT VAULT
- (E) STORM/SEWER MANHOLE
- (E) STORM CATCH BASIN
- (P) LIGHT POLE, SHOWN FOR REFERENCE ONLY
- (P) SVP VAULT, SHOWN FOR REFERENCE ONLY
- (P) SVP TRANSFORMER, SHOWN FOR REFERENCE ONLY
- (P) SVP ELECTRIC SWITCHING GEAR CABINET, SHOWN FOR REFERENCE ONLY
- (E) VAPOR PROBE LOCATION
- (P) LFG COLLECTION WELL
- (P) CONDENSATE POT
- (P) RIPRAP
- (P) TREATMENT AREA

**ABBREVIATIONS**

| | |
|---|---|
| (E) | EXISTING |
| (P) | PROPOSED |
| BFP | BACK FLOW PREVENTER |
| CB | CATCH BASIN |
| DCDA | DOUBLE CHECK DETECTION ASSEMBLY |
| DIP | DUCTILE IRON PIPE |
| FH | FIRE HYDRANT |
| FW | FIRE WATER |
| IN | INCH |
| INV | INVERT |
| JT | JOINT TRENCH |
| LF | LINEAR FEET |
| MH | MANHOLE |
| POC | POINT OF CONNECTION |
| PVC | POLYVINYL CHLORIDE |
| RCP | REINFORCED CONCRETE PIPE |
| RPBP | REDUCED PRESSURE BACKFLOW PREVENTION DEVICE |
| RW | RECYCLED WATER |
| S | SLOPE |
| SD | STORM DRAIN |
| SDR | STANDARD DIMENSION RATIO |
| SS | SANITARY SEWER |
| SVP | SILICON VALLEY POWER |
| VP | LANDFILL GAS VAPOR MONITORING PROBE |
| W | WATER |
| WM | WATER METER |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*Revision*

| | | |
|---|---|---|
| 1 | PERMIT SET | 02/04/2022 |
| 2 | PERMIT RESUBMITTAL | 04/22/2022 |
| 3 | PERMIT RESUBMITTAL | 07/15/2022 |

| No. | Description | Date |
|---|---|---|

*Site Block and Location Key Plan*

*Seal / Signature*

*Signature* *Date*

RELATED SANTA CLARA CITY CENTER

PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME

UTILITY PLAN

| | |
|---|---|
| Date: | 04/22/2022 |
| Scale: | 1-IN = 40-FT |
| Design: | STAFF |
| Drawn: | STAFF |
| Approved: | DJH |

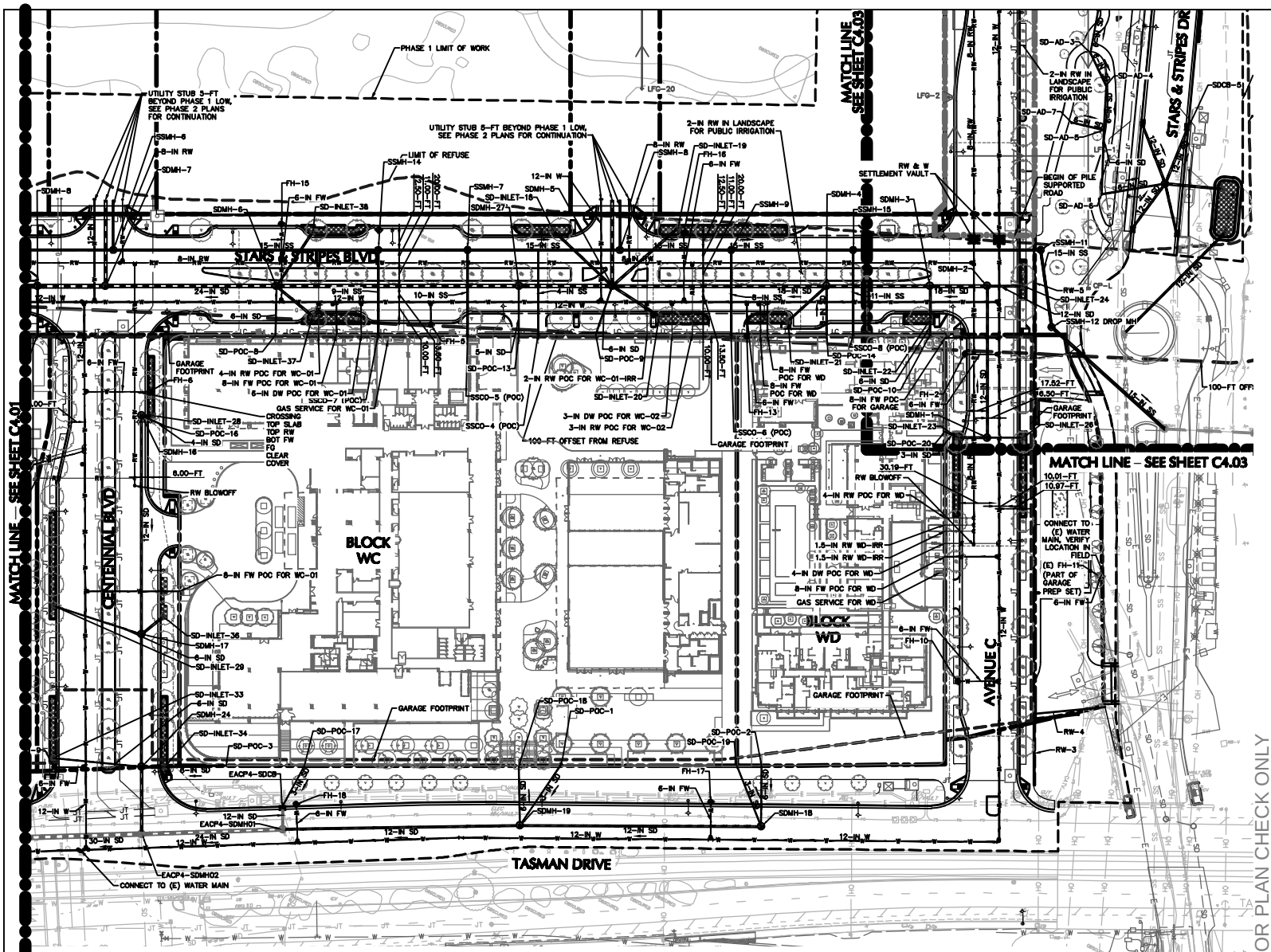
DRAWING NO.

C4.01

SHEET 13 of 17

FILE NAME: C:\Jobs\Langan-pw-01\d0100652\BSC-W1-W100-LDH-CV-DW_CA.dx UtilityPlan.dwg PLOTTED: Friday, September 30, 2022 - 4:16pm USER: Elton

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY

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**UTILITY PLAN**
SCALE: 1-IN = 40-FT

SCALE: 1 INCH = 40 FEET

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD

## LEGEND

- LIMIT OF WORK
- GARAGE FOOTPRINT
- PILE SUPPORTED ROAD BOUNDARY
- (P) STORM DRAIN LINE
- (P) SANITARY SEWER LINE
- (P) WATER LINE
- (P) RECYCLED WATER LINE — RW
- (P) JOINT TRENCH, SHOWN FOR REFERENCE ONLY — JT
- (P) GAS LINE, SHOWN FOR REFERENCE ONLY — G
- (P) FIBER OPTIC, SHOWN FOR REFERENCE ONLY — FO
- (E) STORM DRAIN LINE — SD
- (E) SANITARY SEWER LINE — SS
- (E) WATER LINE — W
- (E) ELECTRICAL LINE — E
- (E) TRANSMISSION LINE — JT
- (E) OVERHEAD LINE — OH
- (P) FIRE HYDRANT
- (P) WATER VALVE
- (P) BLOW OFF
- (P) STORM/SEWER MANHOLE
- (P) CLEAN OUT
- (P) STORM CATCH BASIN
- (P) STORM INLET/OVERFLOW STRUCTURE
- (P) SETTLEMENT VAULT
- (E) STORM/SEWER MANHOLE
- (E) STORM CATCH BASIN
- (P) LIGHT POLE, SHOWN FOR REFERENCE ONLY
- (P) SVP VAULT, SHOWN FOR REFERENCE ONLY
- (P) SVP TRANSFORMER, SHOWN FOR REFERENCE ONLY
- (P) SVP ELECTRIC SWITCHING GEAR CABINET, SHOWN FOR REFERENCE ONLY
- (E) VAPOR PROBE LOCATION — VP-03
- (P) LFG COLLECTION WELL — LFG-03
- (P) CONDENSATE POT — CPL
- (P) RIPRAP
- (P) TREATMENT AREA

## ABBREVIATIONS

| | |
|---|---|
| (E) | EXISTING |
| (P) | PROPOSED |
| BFP | BACK FLOW PREVENTER |
| CB | CATCH BASIN |
| DCDA | DOUBLE CHECK DETECTION ASSEMBLY |
| DIP | DUCTILE IRON PIPE |
| FH | FIRE HYDRANT |
| FW | FIRE WATER |
| IN | INCH |
| INV | INVERT |
| JT | JOINT TRENCH |
| LF | LINEAR FEET |
| MH | MANHOLE |
| POC | POINT OF CONNECTION |
| PVC | POLYVINYL CHLORIDE |
| RCP | REINFORCED CONCRETE PIPE |
| RPBP | REDUCED PRESSURE BACKFLOW PREVENTION DEVICE |
| RW | RECYCLED WATER |
| S | SLOPE |
| SD | STORM DRAIN |
| SDR | STANDARD DIMENSION RATIO |
| SS | SANITARY SEWER |
| SVP | SILICON VALLEY POWER |
| VP | LANDFILL GAS VAPOR MONITORING PROBE |
| W | WATER |
| WM | WATER METER |


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**BrightView**
*Landscape Architect of Record*
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Irvine, CA 92618
Tel: 949.438.4900


*Revision*

| No. | Description | Date |
|---|---|---|
| 1 | PERMIT SET | 02/04/2022 |
| 2 | PERMIT RESUBMITTAL | 04/22/2022 |
| 3 | PERMIT RESUBMITTAL | 07/15/2022 |

*Site Block and Location Key Plan*

*Seal / Signature*

*Signature* *Date*

RELATED SANTA CLARA CITY CENTER

PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME

UTILITY PLAN

| | |
|---|---|
| Date: | 04/22/2022 |
| Scale: | 1-IN = 40-FT |
| Design: | STAFF |
| Drawn: | STAFF |
| Approved: | DJH |

DRAWING NO.

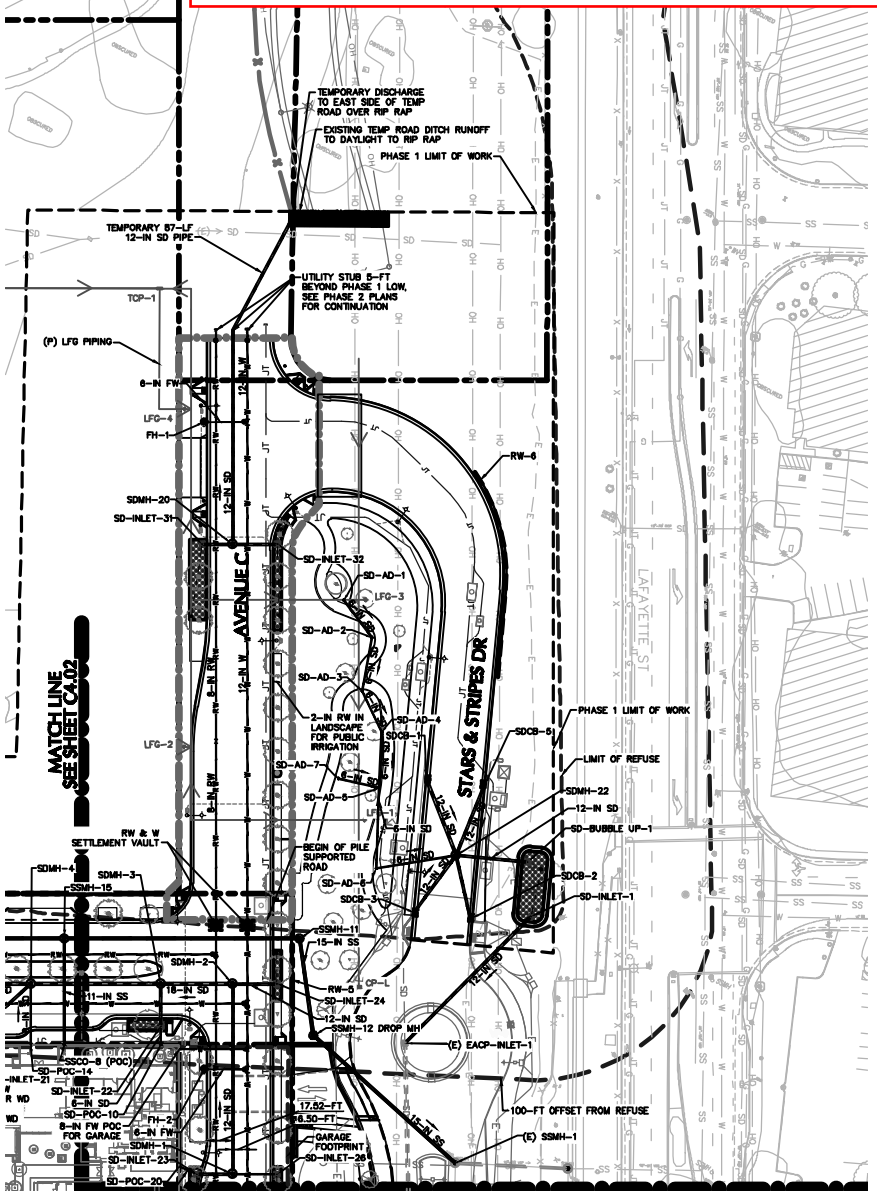
C4.02

SHEET

14 of 17

FILE NAME: C:\pw\Langan-pw-01\d0100652\REC-W1-W100-LGN-CV-SW_CA.01 Utility Plan.dwg PLOTTED: Friday, September 30, 2022 - 4:18pm USER: Elton

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY




UTILITY PLAN
SCALE: 1-IN = 40-FT

NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.

40 0 10 25 40
SCALE: 1 INCH = 40 FEET

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD

## LEGEND

- LIMIT OF WORK
- GARAGE FOOTPRINT
- PILE SUPPORTED ROAD BOUNDARY
- (P) STORM DRAIN LINE
- (P) SANITARY SEWER LINE
- (P) WATER LINE
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- (E) VAPOR PROBE LOCATION — VP-##
- (P) LFG COLLECTION WELL — LFG-##
- (P) CONDENSATE POT — CP-L
- (P) RIPRAP
- (P) TREATMENT AREA

## ABBREVIATIONS

| | |
|---|---|
| (E) | EXISTING |
| (P) | PROPOSED |
| BFP | BACK FLOW PREVENTER |
| CB | CATCH BASIN |
| DCDA | DOUBLE CHECK DETECTION ASSEMBLY |
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| FW | FIRE WATER |
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| JT | JOINT TRENCH |
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| RW | RECYCLED WATER |
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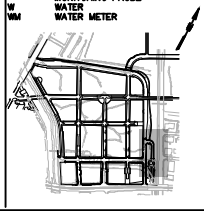
| WM | WATER METER |

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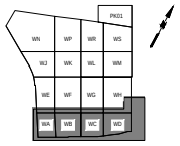
*Revision*

| | | |
|---|---|---|
| 1 | PERMIT SET | 02/04/2022 |
| 2 | PERMIT RESUBMITTAL | 04/22/2022 |
| 3 | PERMIT RESUBMITTAL | 07/15/2022 |

| No. | Description | Date |
|---|---|---|

*Site Block and Location Key Plan*




*Seal / Signature*

*Signature* *Date*

RELATED SANTA CLARA CITY CENTER

PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME

UTILITY PLAN

| | |
|---|---|
| Date: | 04/22/2022 |
| Scale: | 1-IN = 40-FT |
| Design: | STAFF |
| Drawn: | STAFF |
| Approved: | DJH |

DRAWING NO.

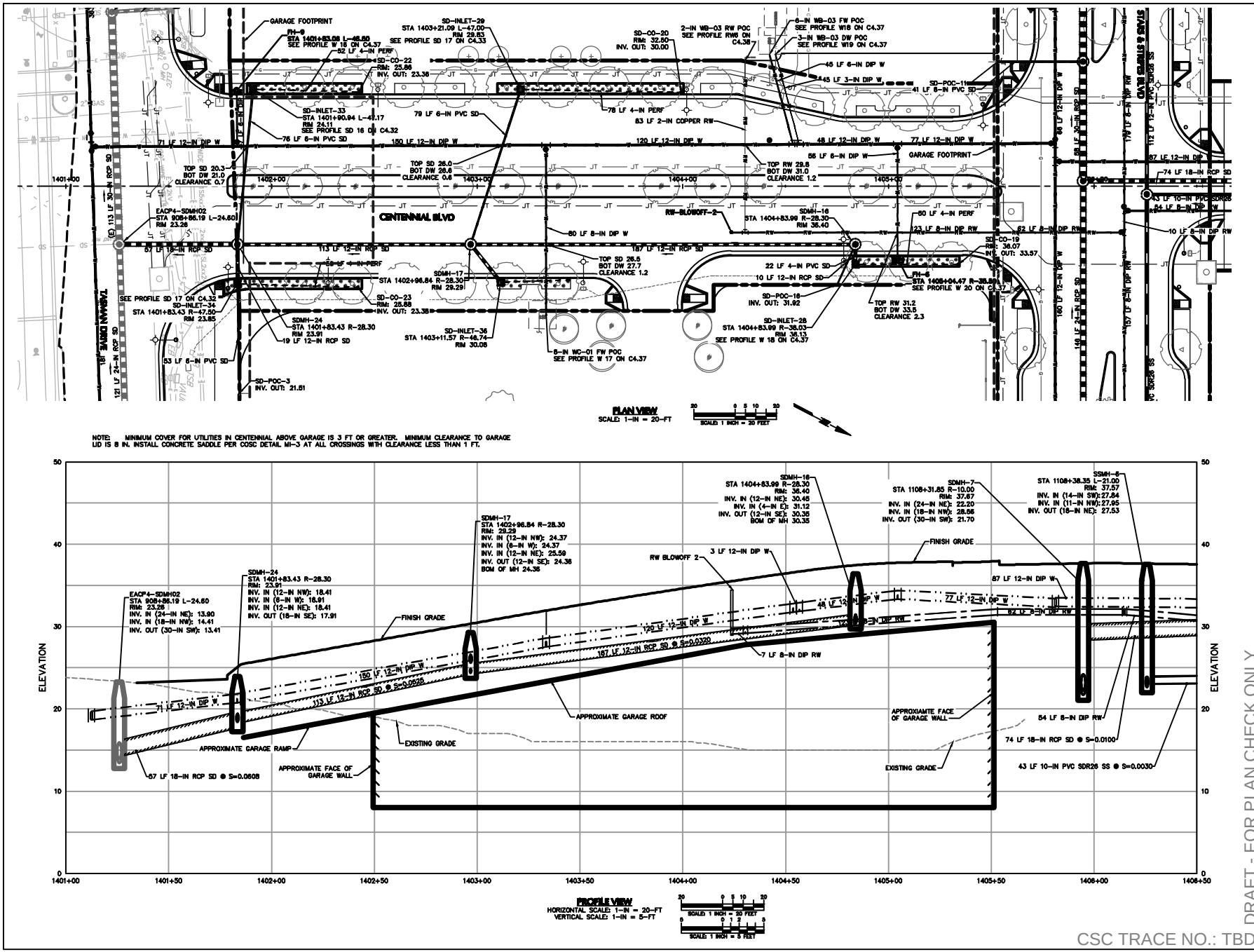
C4.03

SHEET

15 of 17

FILE NAME: C:\Jobs\Langan-pw-01\100462\BSC-W1-W100-LDH-CV-DW_CA.01 Utility Plan.dwg PLOTTED: Thursday, September 29, 2022 - 10:35pm USER: Ellen

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY




CSC TRACE NO.: TBD

DRAFT - FOR PLAN CHECK ONLY

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| No. | Description | Date |
|---|---|---|

*Site Block and Location Key Plan*

*Seal / Signature*

*Signature* *Date*

RELATED SANTA CLARA CITY CENTER

PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME
UTILITY PLAN & PROFILE - CENTENNIAL BLVD

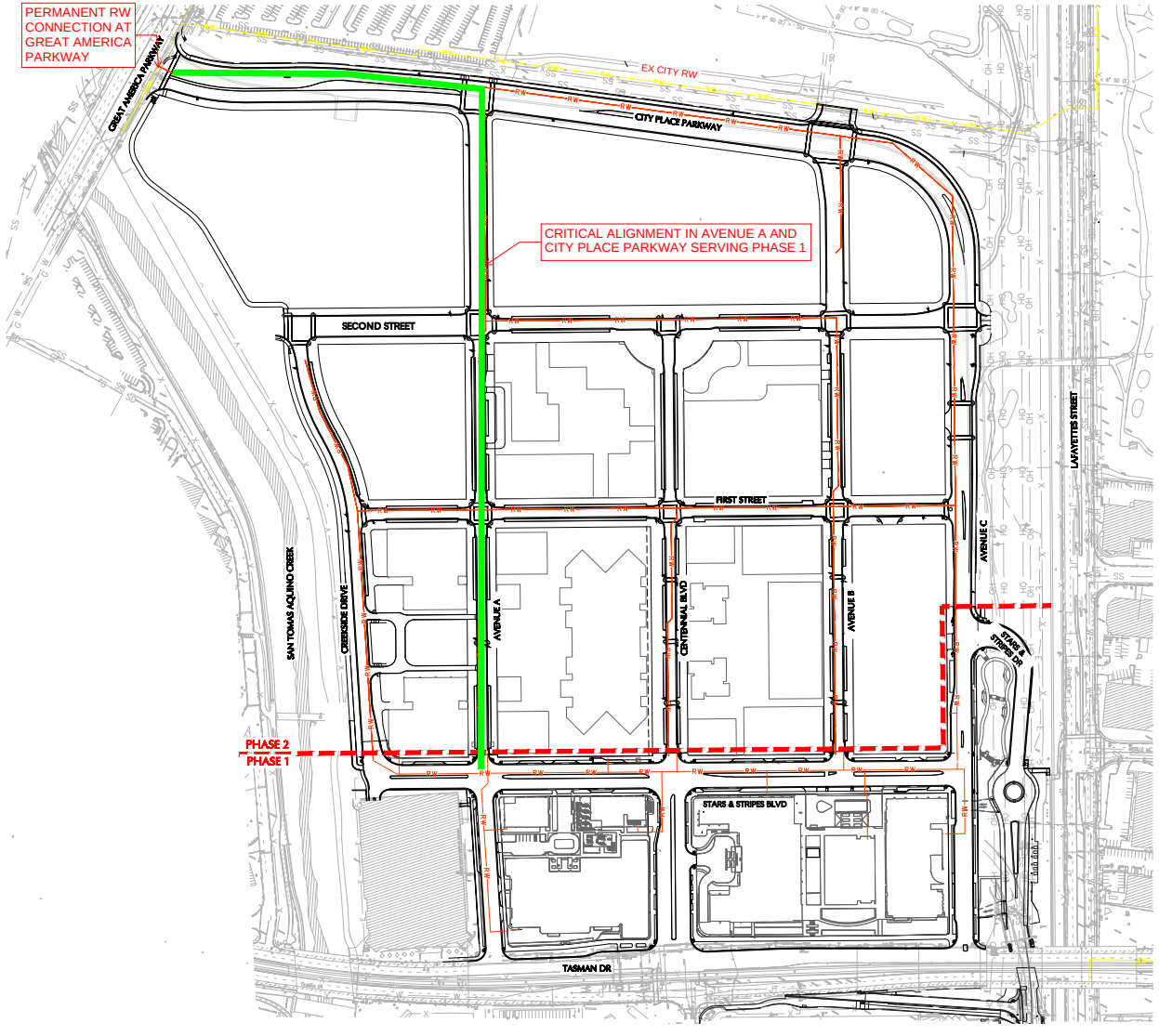
| | |
|---|---|
| *Date:* | 04/22/2022 |
| *Scale:* | AS-SHOWN |
| *Design:* | STAFF |
| *Drawn:* | STAFF |
| *Approved:* | DJH |

DRAWING NO.
C4.15

SHEET
16 of 17

FILE NAME: C:\Jobs\Langan-pw-01\d0100652\RSC-W1-W100-LGN-CV-DW_CA1X Utility Pl&Pr.dwg PLOTTED: Friday, September 30, 2022 - 4:02pm USER: Elton

NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.




**LEGEND:**

- PHASE 2-4 RECYCLED WATER MAIN
- EXISTING RECYCLED WATER MAIN
- PHASE 2 RECYCLED WATER MAIN TO BE INSTALLED CONCURRENTLY WITH PHASE 1

NOTES:

1. THE CRITICAL ALIGNMENT ALONG AVENUE A AND CITY PLACE PARKWAY WILL BE INSTALLED CONCURRENTLY WITH PHASE 2 IMPROVEMENTS, UNDER SEPARATE PERMIT.

2. THE PHASE 1 RW SYSTEM WILL BE CONNECTED AND ACTIVE PRIOR TO PERMANENT OCCUPANCY OF PHASE 1 STRUCTURES.

150 0 50 100 150
SCALE: 1 INCH = 150 FEET


LANGAN
Langan Engineering and Environmental Services, Inc.
1 Almaden Boulevard, Suite 590
San Jose, CA 95113
T: 408.283.3600 F: 408.283.3601
www.langan.com


Project: RELATED SANTA CLARA - PHASE 1

SANTA CLARA
SANTA CLARA COUNTY CALIFORNIA

Drawing Title: RECYCLED WATER CONNECTION TO GREAT AMERICA PARKWAY THROUGH PHASE 2

| | |
|---|---|
| Project No. | 770611612 |
| Date | 10/04/2022 |
| Drawn By | CH |
| Checked By | RPS |
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C4.04

LANGAN

Project No. 770611612

2023 Langan

Filename: C:\temt\langan-pw-01\temt\23838.K01-770611612-0101-CU101-0103.dwg Date: 9/20/2022 Time: 10:49 User: chw Style Table: Langan.stb Layout: RW