

SHEET INDEX

SHEET NO.	SHEET TITLE
1	TM-1 VESTING TENTATIVE PARCEL MAP
2	C1.0 EXISTING CONDITIONS
3	C2.0 PRELIMINARY SITE PLAN
4	C3.0 PRELIMINARY GRADING PLAN
5	C4.0 PRELIMINARY UTILITY PLAN
6	C5.0 CROSS SECTIONS
7	C6.0 PRELIMINARY STORMWATER MANAGEMENT PLAN
8	C6.1 PRELIMINARY STORMWATER MANAGEMENT DETAILS
9	C8.2 BEST MANAGEMENT PRACTICES
10	C7.0 FIRE ACCESS PLAN

ENGINEER'S STATEMENT
 THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF 4590 PATRICK HENRY LLC ON 03/05/2024

PRELIMINARY
 NORMAN I. KONTOROVSKY
 P.E. NO. 78090
 IKONTOROVSKY@BKF.COM
 DATE: MARCH 05, 2024



ENGINEER OF WORK
 I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

PRELIMINARY
 CASEY JOHNSON
 C.E. NO. 93822
 CJOHNSON@BKF.COM
 DATE: MARCH 05, 2024



SURVEYOR'S STATEMENT
 THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF 4590 PATRICK HENRY LLC ON 03/05/2024

PRELIMINARY
 JOHN KOROYAN
 P.L.S. NO. 8883
 JKOROYAN@BKF.COM
 DATE: MARCH 05, 2024



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	ADJACENT LOT LINE
[Symbol]	STREET CENTER LINE
[Symbol]	PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT AND INGRESS/EGRESS EASEMENT TO ACCESS UNDERGROUND ELECTRIC EASEMENT
[Symbol]	EXISTING UNDERGROUND ELECTRIC EASEMENT AND SIDEWALK EASEMENT TO REMAIN
[Symbol]	EXISTING ELECTRIC EASEMENT TO REMAIN
[Symbol]	EXISTING ELECTRIC EASEMENT / WIRE CLEARANCE EASEMENT TO BE VACATED
[Symbol]	WIRE CLEARANCE EASEMENT TO REMAIN
[Symbol]	EXISTING PG&E EASEMENT TO REMAIN
[Symbol]	PROPOSED UNDERGROUND ELECTRIC EASEMENT
[Symbol]	PROPOSED WATER UTILITY EASEMENT

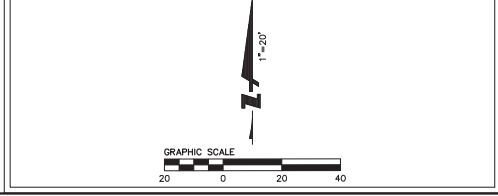
ABBREVIATIONS

AC	ACRE	PG&E	PACIFIC GAS & ELECTRIC
AS	ASSESSORS PARCEL NUMBER	R	RADIUS
COMM	COMMUNICATION	S	SOUTH
ELEC	ELECTRIC	SF	SQUARE FEET
ESMT	EASEMENT	S.W.E.	SUBMERGED EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	U.G.E.E.	UNDERGROUND ELECTRICAL EASEMENT
M	MAPS	W	WEST
N	NORTH	W.C.E.	WIRE CLEARANCE EASEMENT
N.T.S.	NOT TO SCALE	WV	WATER VALVE
O.R.	OPTICAL RECORD		

VESTING TENTATIVE PARCEL MAP NOTES

GENERAL NOTES:

- VESTING TENTATIVE PARCEL MAP: THIS VESTING TENTATIVE PARCEL MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 17, ARTICLE V, SECTION 400, "SUBDIVISION OF FOUR OR FEWER PARCELS (MINOR SUBDIVISIONS)" OF THE CITY OF SANTA CLARA MUNICIPAL CODE. THE VESTING TENTATIVE PARCEL MAP WILL CREATE TWO (2) PARCELS FROM THE ONE (1) EXISTING PARCEL. PARCEL 2 IS CREATED ON THIS MAP IS FOR FUTURE DEDICATION TO THE CITY OF SANTA CLARA.
- UTILITIES: UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. SEE UTILITY CLEARANCE REQUIREMENTS NOTES ON SHEET CA.0.
- EASEMENTS: EXISTING EASEMENTS ARE LISTED IN THE VESTING TENTATIVE PARCEL MAP.
- UNDERGROUND UTILITY EASEMENTS: SILICON VALLEY POWER (SVP) UTILITY STRUCTURES AND ASSOCIATED CONDUIT WILL BE PLACED IN THEIR OWN RESPECTIVE EASEMENTS. LOCATIONS OF THESE EASEMENTS ARE TENTATIVELY SHOWN ON SHEET CA.0 AND WILL BE FULLY DETERMINED WHEN SVP HAS FINISHED DESIGN OF THESE FACILITIES.
- FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 0608050003H FOR COMMUNITY NUMBER 062350 (CITY OF SANTA CLARA), WITH AN EFFECTIVE DATE OF MAY 16, 2009, AS BEING LOCATED IN FLOOD ZONE "X-SHADED". ACCORDING TO FEMA THE DESIGNATION OF ZONE "X-SHADED" IS AREAS OF 0.22% 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 OF PROTECTED LEVELS FROM 1% ANNUAL CHANCE FLOOD.
- LEGAL DESCRIPTION: REAL PROPERTY IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: ALL OF PARCEL 16, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP BEING A RESUBDIVISION OF PARCELS 1, 3, 4, 5, 8 & 9 AND AREAS A, B, & D, AS SHOWN ON PARCEL MAP 3399 RECORDED IN BOOK 386 OF MAPS, AT PAGES 36 AND 37 SANTA CLARA COUNTY RECORDS", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON DECEMBER 29, 1976 IN BOOK 386 OF MAPS, AT PAGES 4 & 5.
- OWNER: 4590 PATRICK HENRY LLC
C/O WALNUT HILL CAPITAL GROUP LLC
101 CALIFORNIA STREET, SUITE 850
SAN FRANCISCO, CA 94111
CONTACT: JIMMY PARK
(415) 373-6242
- DEVELOPER/BUILDER: WASH PARTNERS
ONE EMBARCADERO CENTER, SUITE 1020
SAN FRANCISCO, CA 94111
CONTACT: JAMES SUH
(415) 373-6242
JSUH@WASA-PARTNERS.COM
- CIVIL ENGINEER: BKF ENGINEERS
1700 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: ISAAC KONTOROVSKY
(408) 467-9100
IKONTOROVSKY@BKF.COM
- ASSESSORS PARCEL NO. PARCEL 16: 104-04-123
- SITE ADDRESS: 4590 PATRICK HENRY DRIVE
SANTA CLARA, CA 95054



DRAWING NAME: \\BKF\ENR\A\2024\030324_Santa Clara_4590_Patrick Henry_Civil\ENR\PLANNING\SHEETS\03-4590_PML_TPL.dwg
 PLOT DATE: 03-03-24
 PLOTTED BY: CHRA



4590 PATRICK HENRY DRIVE
 VESTING TENTATIVE PARCEL MAP
 APPLICATION FILE PLN33-00290
 SANTA CLARA COUNTY
 CALIFORNIA
 CITY OF SANTA CLARA

Revisions

No.	Date	Description
1	03/03/2024	Scale AS SHOWN
2		Design C3
3		Drawn C3
4		Approved IK

Job: N20200726
 Drawing Number: **TM-1**