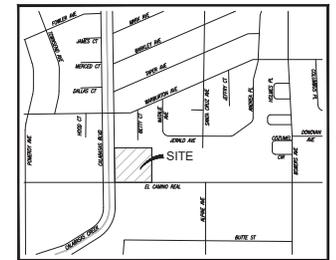
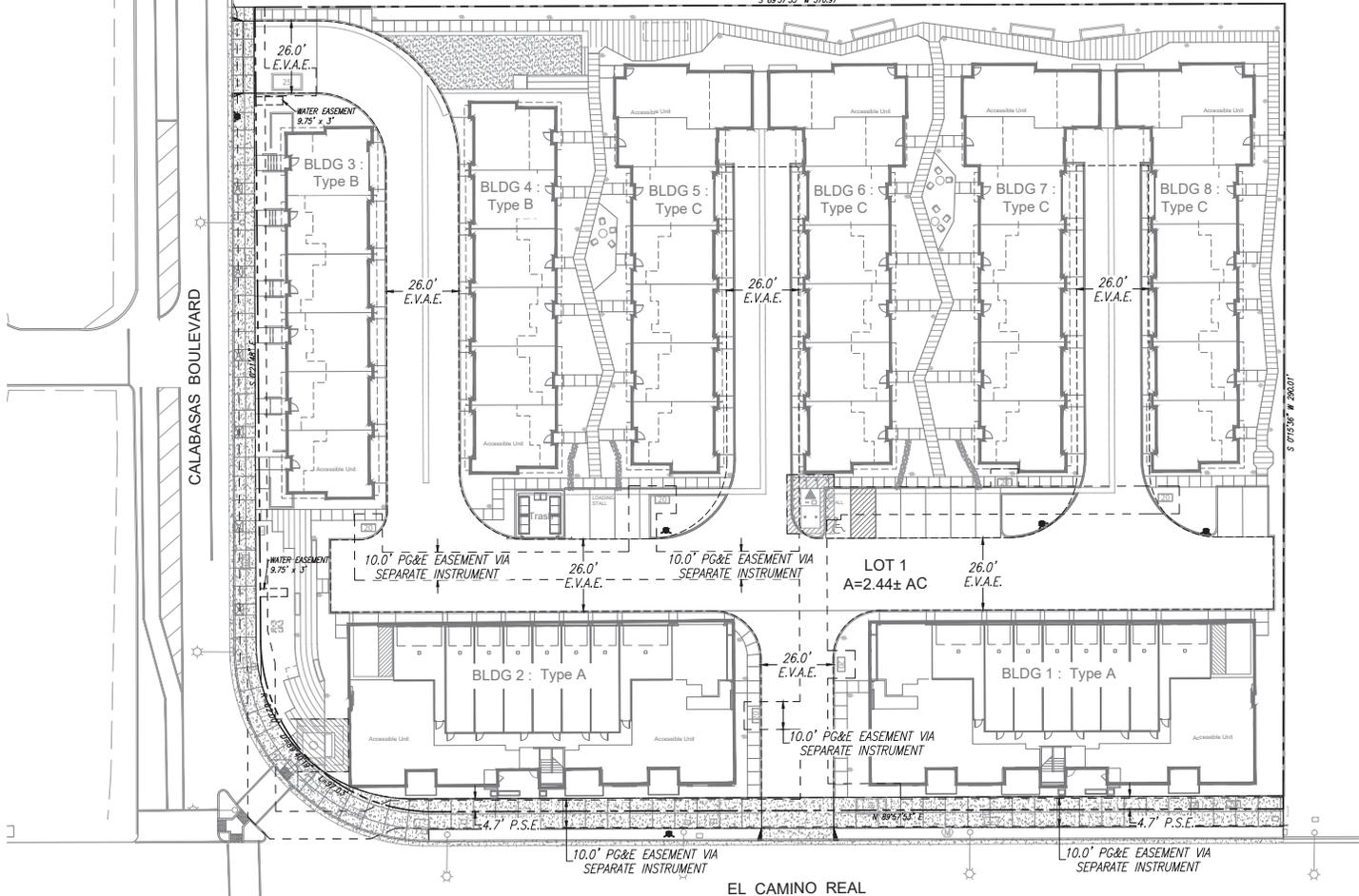


TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4

S 89°5'31" W 370.97'



VICINITY MAP
NTS

BASIS OF BEARINGS

THE BEARING, N 89°5'31" EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 5, 1957, IN BOOK 76 OF MAPS, PAGE 32, S.C.C.R., WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

VERTICAL DATUM IS BASED UPON SCWMD BENCHMARK #31: A BRASS DISK IN THE SIDEWALK ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABASAS CREEK, HAVING AN ELEVATION OF 88.93 FEET (NAVD83)

GENERAL NOTES:

- OWNER/SUBDIVIDER: OAK INVESTMENT GROUP
60 S MARKET STREET, STE #450
SAN JOSE, CA 95112
ATTN: EDWARD McMAHON
(650) 397-6289
- CIVIL ENGINEER/
LAND SURVEYOR: KEVIN R. WEISS, R.C.E. 47967, P.L.S. 7139
DJ EDWARDS, R.C.E. 69369
JMH WEISS, INC.
1321 TECHNOLOGY DRIVE, STE #880
SAN JOSE, CA 95110
(408) 286-4555
- ASSESSOR'S PARCEL NUMBER: 220-32-057 & 220-32-058
- EXISTING ZONING/LAND USE: THOROUGHFARE COMMERCIAL
- PROPOSED ZONING: NO CHANGE
- SUBDIVIDED AREA: 2.44± ACRES (GROSS)
2.41± ACRES (NET)
- TOTAL EXISTING LOTS: 2 LOTS
- TOTAL PROPOSED LOTS: 1 LOT OF RESIDENTIAL CONDOMINIUM PURPOSES
- EXISTING LAND USE: COMMERCIAL / RETAIL
- PROPOSED LAND USE: 60 RESIDENTIAL CONDOMINIUM UNITS
- WATER SYSTEM: CITY OF SANTA CLARA
- STORM DRAIN: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SANTA CLARA
- SANITARY SEWER: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SANTA CLARA
- GAS: PACIFIC GAS & ELECTRIC (PG&E)
- ELECTRIC: SILICON VALLEY POWER (SVP)
- TELEPHONE: AT&T
- CABLE: COMCAST
- FIRE HYDRANTS: TO BE INSTALLED TO CONFORM TO LOCATIONS AND STANDARDS OF THE CITY OF SANTA CLARA

LEGEND & ABBREVIATIONS

- EX. PROPERTY LINE
- - - - EX. PROPERTY LINE TO BE REMOVED
- NEW PROPERTY LINE
- - - - EXISTING EASEMENT LINE
- - - - PROPOSED EASEMENT LINE
- BUILDING LINE
- FENCELINE
- WALL
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- or ■ AREA DRAIN OR CATCH BASIN
- cv COMMUNICATIONS VAULT
- a CURB DRAIN
- d DETECTOR
- ev DETECTOR CHECK VALVE
- e ELECTRICAL UTILITY BOX

- ⊕ ELECTROLUX/STREET LIGHT
- ⊕ ELECTRICAL VAULT
- gv GAS VALVE
- ⊕ SANITARY SEWER CLEANDOUT
- ⊕ SIGN
- ⊕ SITE LIGHT
- + 100.0 SPOT ELEVATION
- 100.0 SPOT ELEVATION (AERALLY DERIVED)
- ⊕ STREET LIGHT BOX
- ⊕ STORM DRAIN MANHOLE
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRANSFORMER
- ⊕ UTILITY CONDUIT
- ⊕ UTILITY MANHOLE (TYPE UNKNOWN)
- ⊕ UTILITY POLE
- ⊕ UTILITY VAULT (TYPE UNKNOWN)
- ⊕ WATER METER
- ⊕ WATER VALVE

NOTES

- EASEMENTS, AS NEEDED, TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENTS
- SOME EASEMENTS TO BE ABANDONED, AS NEEDED TO NECESSITATE SITE DESIGN, EITHER BY THE FINAL MAP OR BY SEPARATE INSTRUMENT.
- SUBJECT TO PROJECT OCCASIONALS TO BE RECORDED
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) TO BE DEDICATED THROUGHOUT PROPERTY AS INDICATED.



PROPOSED DEVELOPMENT

VESTING TENTATIVE TRACT MAP

FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
SANTA CLARA PLN2020-14674 CALIFORNIA

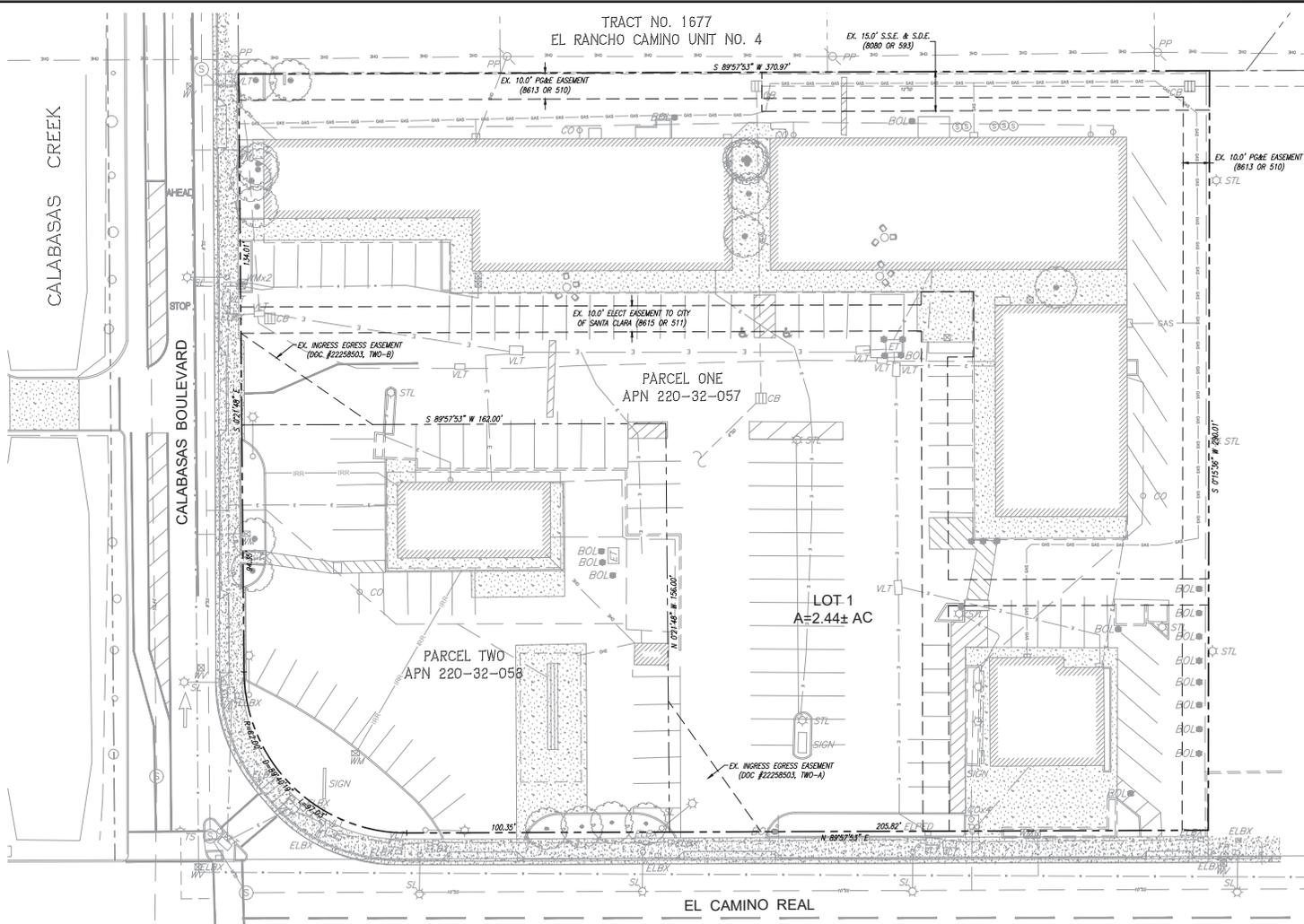
JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1321 Technology Drive, Ste #880 San Jose, CA 95110
Tel: (408) 286-4555

REVISIONS	
#	DATE DESCRIPTION
1	10/19/2020 FIRST SUBMITTAL
2	09/27/2021 SECOND SUBMITTAL
3	12/24/2021 THIRD SUBMITTAL
4	02/11/2022 FOURTH SUBMITTAL

AS SHOWN	02/11/2022	5213	1 OF 4
SCALE	DATE	JOB NO.	

302 JMH WEISS - 3041 D Corbin Ave - Santa Clara, CA 95051 - (408) 286-4555 - FAX: (408) 286-1600
USER: C:\Users\jweiss\OneDrive\Documents\3041 D Corbin Ave.dwg

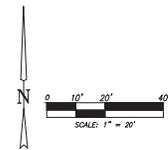
TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4



LEGEND & ABBREVIATIONS

- EX. PROPERTY LINE
- - - - EX. PROPERTY LINE TO BE REMOVED
- NEW PROPERTY LINE
- - - - EXISTING EASEMENT LINE
- - - - PROPOSED EASEMENT LINE
- BUILDING LINE
- FENCELINE
- WALL
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- AREA DRAIN OR CATCH BASIN
- COMMUNICATIONS VAULT
- CURB DRAIN
- DETECTOR
- DETECTOR CHECK VALVE
- ELECTRICAL UTILITY BOX

- ELECTROLIER/STREET LIGHT
- ELECTRICAL VAULT
- GAS VALVE
- SANITARY SEWER CLEANOUT
- SIGN
- SITE LIGHT
- SPOT ELEVATION
- SPOT ELEVATION (AERIALY DERIVED)
- STREET LIGHT BOX
- STORM DRAIN MANHOLE
- TRAFFIC SIGNAL BOX
- TRANSFORMER
- UTILITY CONDUIT
- UTILITY MANHOLE (TYPE UNKNOWN)
- UTILITY POLE
- UTILITY VAULT (TYPE UNKNOWN)
- WATER METER
- WATER VALVE



EXISTING BOUNDARY AND TOPOGRAPHY

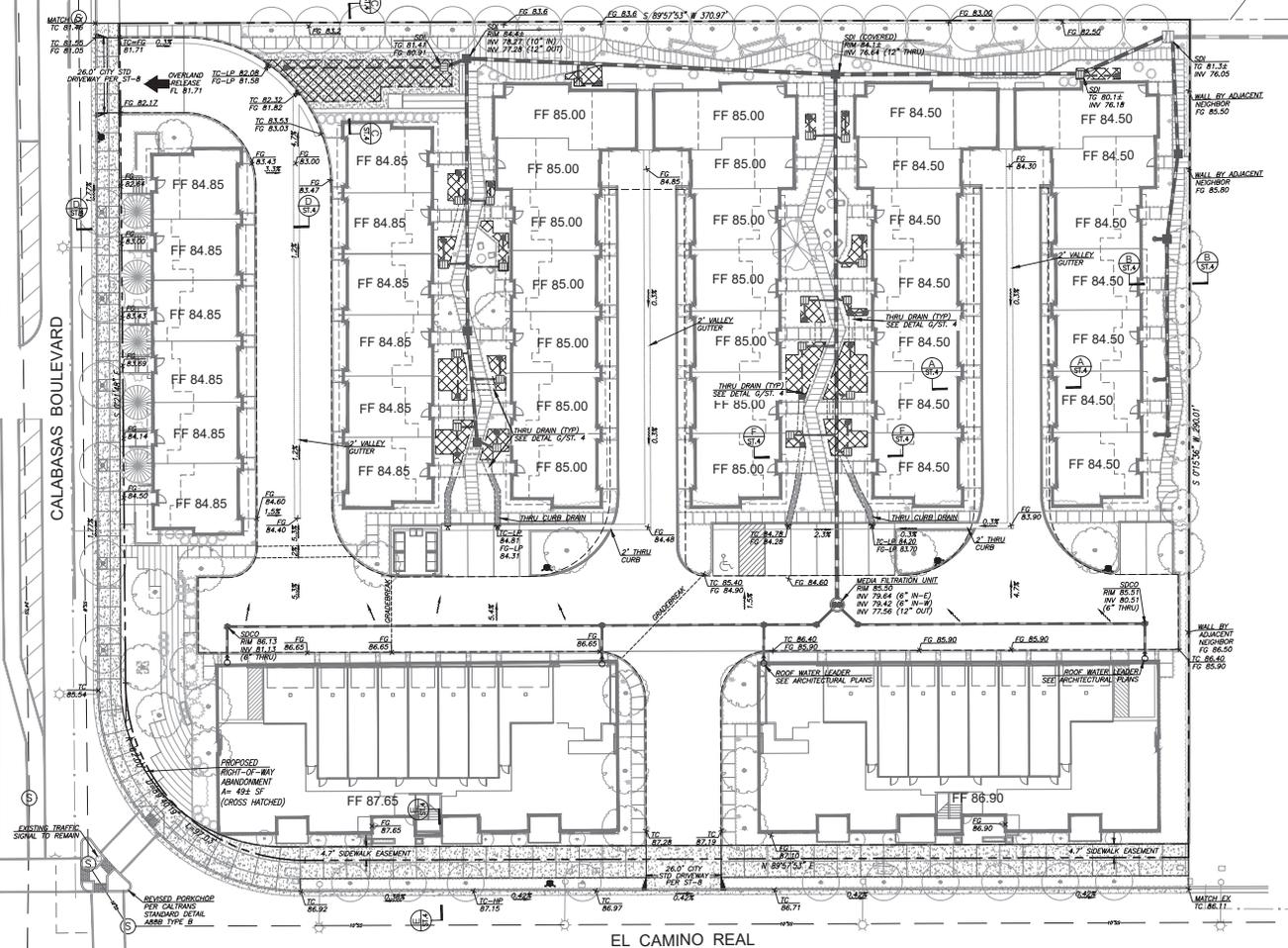
VESTING TENTATIVE TRACT MAP
FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
PLN2020-14674
SANTA CLARA CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1721 Technology Drive, Ste 6000 San Jose, CA 95110
Tel: (408) 286-4555

REVISIONS	
#	DESCRIPTION
1	10/19/2020 FIRST SUBMITTAL
2	09/11/2021 SECOND SUBMITTAL
3	12/22/2021 THIRD SUBMITTAL
4	02/11/2022 FOURTH SUBMITTAL

AS SHOWN	02/11/2022	5213	2 OF 4
SCALE	DATE	JOB NO.	

TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4



LEGEND & ABBREVIATIONS

- | | | | |
|-----|---------------------------------|---------|----------------------------------|
| --- | EX. PROPERTY LINE | ⊕ | ELECTRICAL/STREET LIGHT |
| --- | EX. PROPERTY LINE TO BE REMOVED | ev | ELECTRICAL VAULT |
| --- | NEW PROPERTY LINE | gv | GAS VALVE |
| --- | EXISTING EASEMENT LINE | sp | SANITARY SEWER CLEANOUT |
| --- | PROPOSED EASEMENT LINE | sk | SKIN |
| --- | BUILDING LINE | sl | SITE LIGHT |
| --- | FENCELINE | + 100.0 | SPOT ELEVATION |
| --- | WALL | - 100.0 | SPOT ELEVATION (AERALLY DERIVED) |
| --- | PROPOSED STORM DRAIN | sl | STREET LIGHT BOX |
| --- | PROPOSED SANITARY SEWER | sm | STORM DRAIN MANHOLE |
| --- | PROPOSED WATER | ts | TRAFFIC SIGNAL BOX |
| --- | AREA DRAIN OR CATCH BASIN | tr | TRANSFORMER |
| --- | COMMUNICATIONS VAULT | uc | UTILITY CONDUIT |
| --- | CURB DRAIN | um | UTILITY MANHOLE (TYPE UNKNOWN) |
| --- | DETECTOR | up | UTILITY POLE |
| --- | DETECTOR CHECK VALVE | uv | UTILITY VAULT (TYPE UNKNOWN) |
| --- | ELECTRICAL UTILITY BOX | w | WATER METER |
| --- | | wv | WATER VALVE |

REVISIONS	
#	DATE DESCRIPTION
1	10/19/2020 FIRST SUBMITTAL
2	09/19/2021 SECOND SUBMITTAL
3	12/22/2021 THIRD SUBMITTAL
4	02/11/2022 FOURTH SUBMITTAL

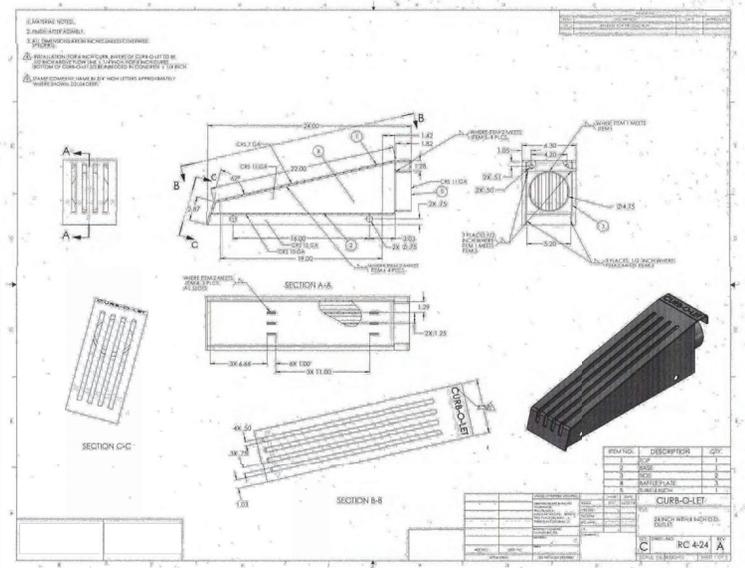
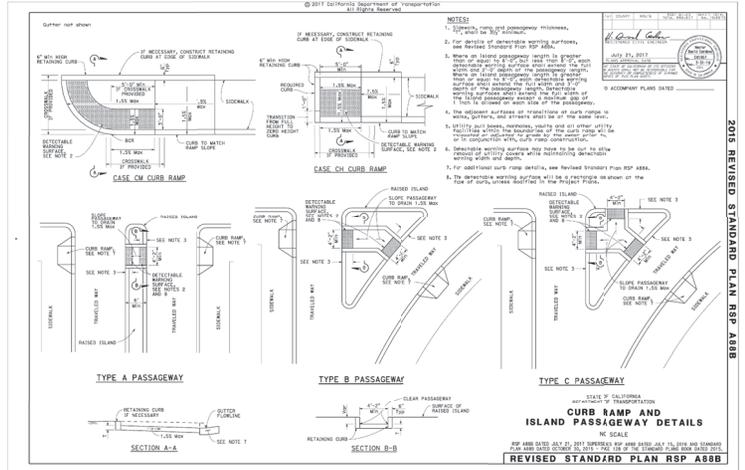
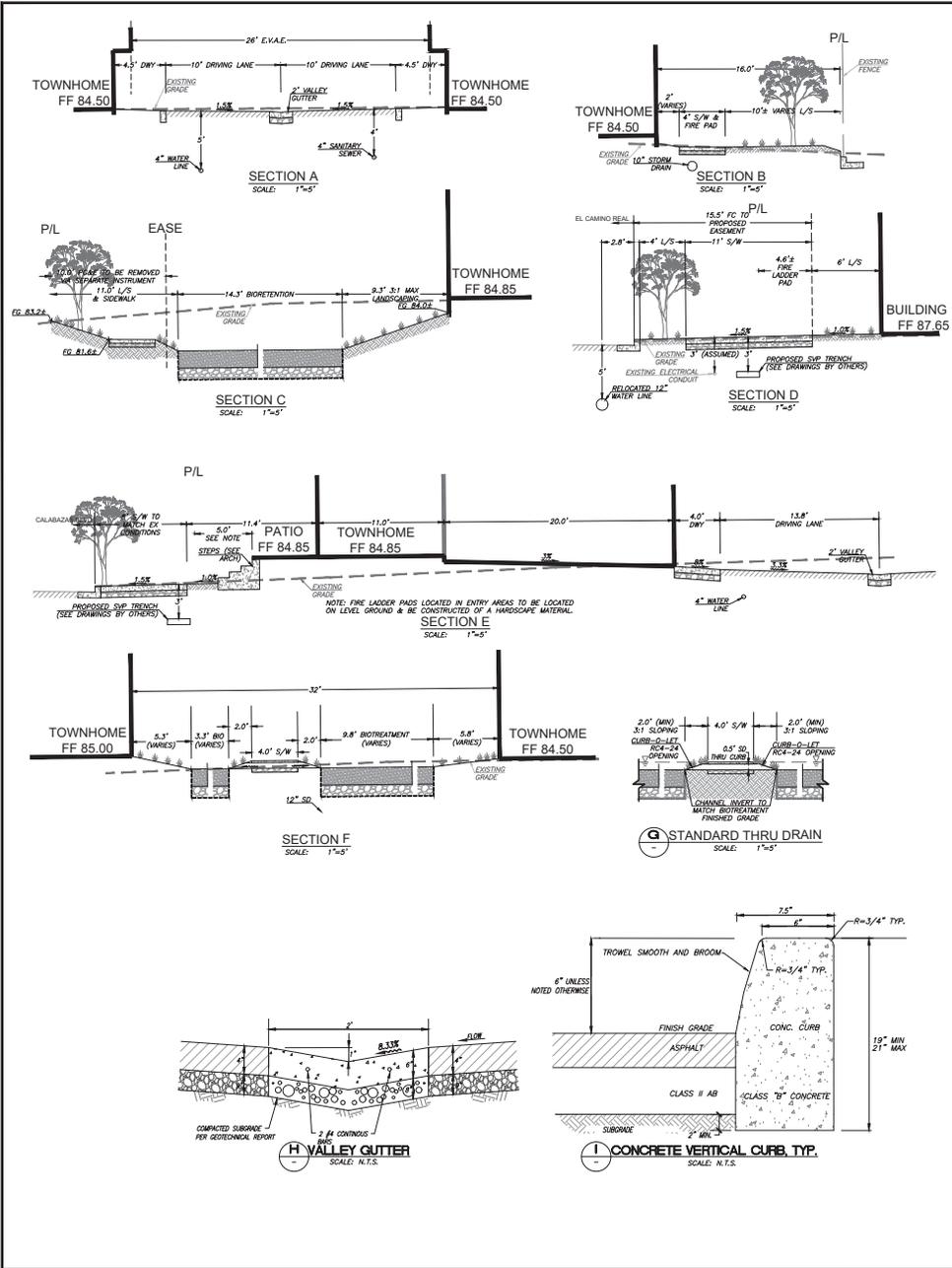
PRELIMINARY GRADING, DRAINAGE & UTILITIES

VESTING TENTATIVE TRACT MAP
FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
PLN2020-14674 CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1721 Technology Drive, Ste 6000 San Jose, CA 95110
Tel: (408) 286-4555

AS SHOWN	02/11/2022	5213	3 OF 4
SCALE	DATE	JOB NO.	

JMH WEISS, INC. - 3041 O Center Ave - Santa Clara (95054) - 408-286-4555 FAX: 408-286-1688
USER: C:\Users\jweiss\OneDrive\Documents\Projects\2020\2020-14674\2020-14674.dwg DATE PLOTTED: 02/11/2022 10:00am
USER: C:\Users\jweiss\OneDrive\Documents\Projects\2020\2020-14674\2020-14674.dwg DATE PLOTTED: 02/11/2022 10:00am



#	DATE	REVISIONS DESCRIPTION
1	10/19/2020	FIRST SUBMITTAL
2	06/19/2021	SECOND SUBMITTAL
3	12/22/2021	THIRD SUBMITTAL
4	02/11/2022	FOURTH SUBMITTAL

VESTING TENTATIVE TRACT MAP
FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
SANTA CLARA CALIFORNIA
PLN2020-14674

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1721 Technology Drive, Ste 600 • San Jose, CA 95110
Tel: (408) 986-4555

AS SHOWN SCALE	02/11/2022 DATE	5213 JOB NO.	4 OF 4
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USER: C:\Users\jweiss\OneDrive\Documents\Projects\2020\2020-14674\2020-14674.dwg