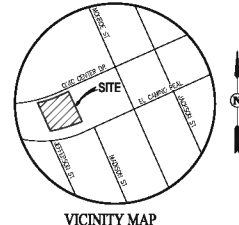
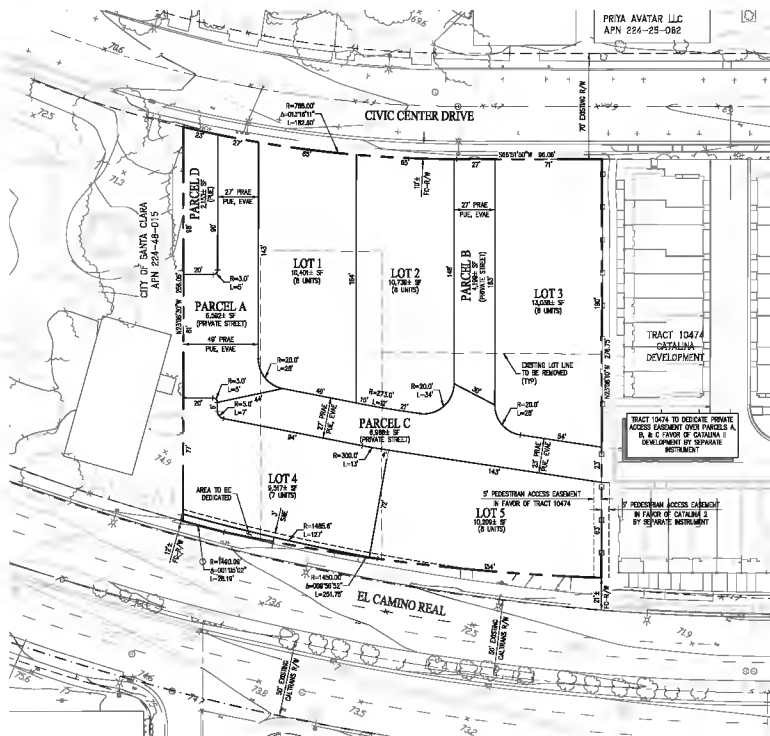


GENERAL NOTES

1. ADDRESS: PARCEL NO. 224-040-004, -005, AND -006
2. SITE AREA: 0.00051704 ACRES
NET: 1.041 ACRES
3. LOTS: RESIDENTIAL 6 (LOTS 1-5), PRIVATE ROADWAY CIRCULATION 3
WATER QUALITY 1
4. DRAINAGE: 30
5. SITE DESIGN: 22.04 (20.00)
22.04 (20.00)
6. EXISTING GENERAL PLAN: COMMUNITY MIXED USE
PROPOSED GENERAL PLAN: COMMUNITY MIXED USE
7. EXISTING ZONING: THERAPEUTIC COMMERCIAL (TC)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
8. EXISTING LAND USE: COMMERCIAL/OPEN SPACE
PROPOSED LAND USE: RESIDENTIAL/OPEN SPACE
9. BOUNDARY: CITY OF SANTA CLARA 0-1
EL CAMINO REAL & MONROE ST. NORTHWEST CORNER, CHIEFED CROSS ON TOP
OF SOUTHEAST BUILT OF TRAFFIC SIGNAL POLICE BASE, (JULY 1987)
10. BASIS OF BEHAVIOR: MONUMENT LINE, "B-LINE" OF EL CAMINO REAL TAKEN AS INSPIRATION FOR THE
RECORD OF SURVEY OF THE RIGHT OF WAY ALONG MONROE ST. AT POST MILES
11.5-12.7, RECORDED IN BOOK 728 PAGE 27, SANTA CLARA RECORDS.
11. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT
BOUNDARY TO BE REMOVED.
12. EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
13. STREETS: ALL DRIVEABLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE
PRIVATELY MAINTAINED. (BAYVIEW LONGMOUNT, SLOPE-4.0%)
14. TREES: STREET TREES WILL BE INSTALLED FOR THE CITY OF SANTA CLARA STANDARDS.
15. STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED FOR THE CITY OF SANTA CLARA STANDARDS
(ON APPROVED DETAILS).
16. WALLS: ALL WALLS WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
17. PRIVATE UTILITIES: PROPOSED STORM, SEWER, AND WATER FACILITIES WILL BE PRIVATE
FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOA/OWNERS
ASSOCIATION.
18. LANDSCAPING: ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND
MAINTAINED.
19. FLOOD ZONE: ZONE 5 AREAS DETERMINED TO BE OUTSIDE THE FLOOD HAZARD CHANGES
FLOODING SOURCE, FLOODING MANAGEMENT AGENCY (FMA), FLOOD INSURANCE
RATE MAP, MAP NUMBER 000000000000
DATE: MAY 16, 2020
20. WELLS: NONE
21. UTILITIES: PRIVATE
WATER: PRIVATE
SEWER: PRIVATE
GAS: PRIVATE
ELECTRIC: SLOAN VALLEY POWER
TELEPHONE: AUST
CABLE TV: COMCAST
UNDERGROUND ELECTRICAL LAYOUT TO BE EXCLUSIVE OF FUE AND DEFINED
ON THE FINAL MAP
22. PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
23. IMAGINATIONS: ALL IMAGINATIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
24. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR THE RESIDENTIAL LOTS. THE
SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4150 AND
4150.5 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT
TO THE SUBDIVISION MAP ACT.



CONTACTS:

1. OWNER/DEVELOPER: KCS DEVELOPMENT
404 SHANTARA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 965-0000
CORY KESCI
2. ARCHITECT: CARLSON, SHREVE & GORDON, INC.
2003 CHERRY PARKWAY, SUITE 100
SAN RAMON, CALIFORNIA 94583
(925) 888-0000
COLT ALVARADO, P.E. 78740
3. SOILS ENGINEER: QUANTUM GEOTECHNICAL, INC.
8000 SAN RAMON AVENUE, SUITE B
SAN JOSE, CA 95139
(408) 503-3000
DAVID HARRIS, P.E., G.E., G.S.

ABBREVIATIONS

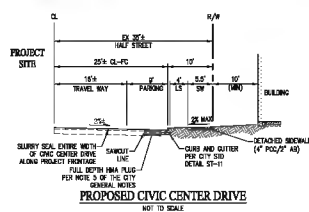
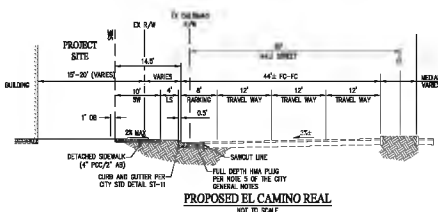
SO	BOUNDARY
CL	CONTINGENT
DL	DWELLING UNIT
ENR	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
HA	HOA/OWNERS ASSOCIATION
LS	LANDSCAPE
PL	PROPERTY LINE
PRM	PRIVATE ACCESS EASEMENT IN FAVOR OF TRACT 10474
PR	PUBLIC UTILITY EASEMENT
R	RADIUS
SW	RIGHT-OF-WAY
SP	SQUARE FEET
ST	STREET
USE	UNDERGROUND ELECTRICAL EASEMENT

LEGEND

PROPOSED	DESCRIPTION
---	BOUNDARY
---	EASEMENT
---	PROPERTY LINE
---	RIGHT-OF-WAY

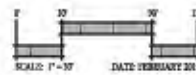
SHEET INDEX

Sheet Number	Sheet Title
C-1	VESTING TENTATIVE MAP
C-2	EXISTING CONDOMINIUM PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY GRADING AND DRAINAGE PLAN
C-5	PRELIMINARY UTILITY PLAN
C-6	PRELIMINARY SEWER/WATER CONTROL PLAN
C-7	PRELIMINARY UTILITY PLAN
C-8	PRELIMINARY UTILITY PLAN
C-9	OTHER SPECIAL EASEMENT



VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES CATALINA II

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA



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SHEET NO.
C-1

2020-02-01-01-01-01