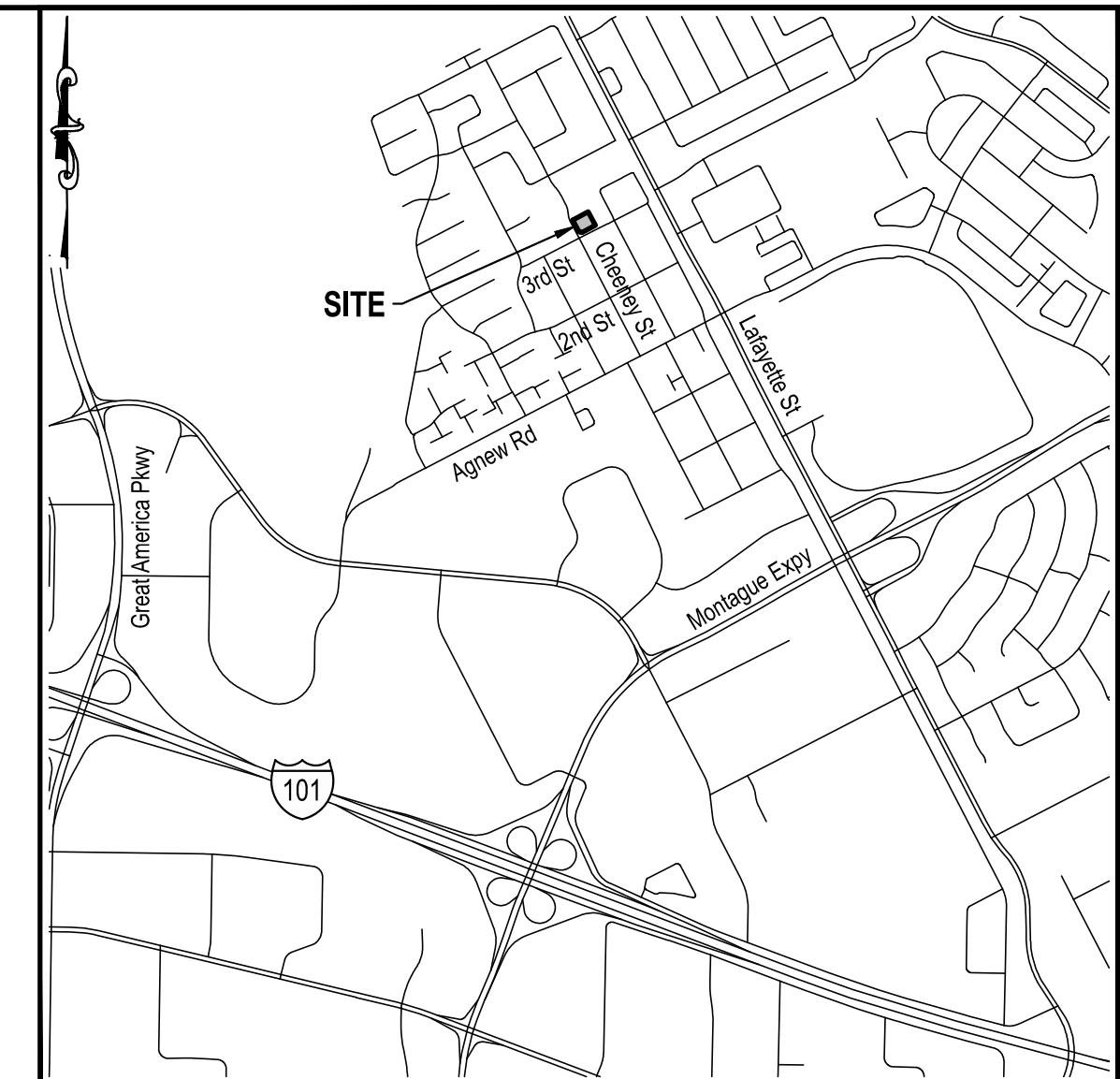


VESTING TENTATIVE MAP

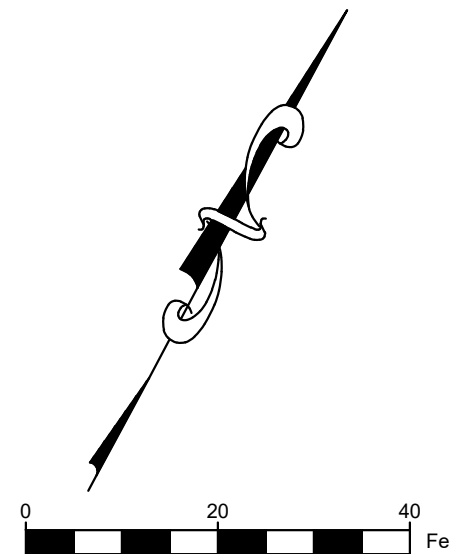
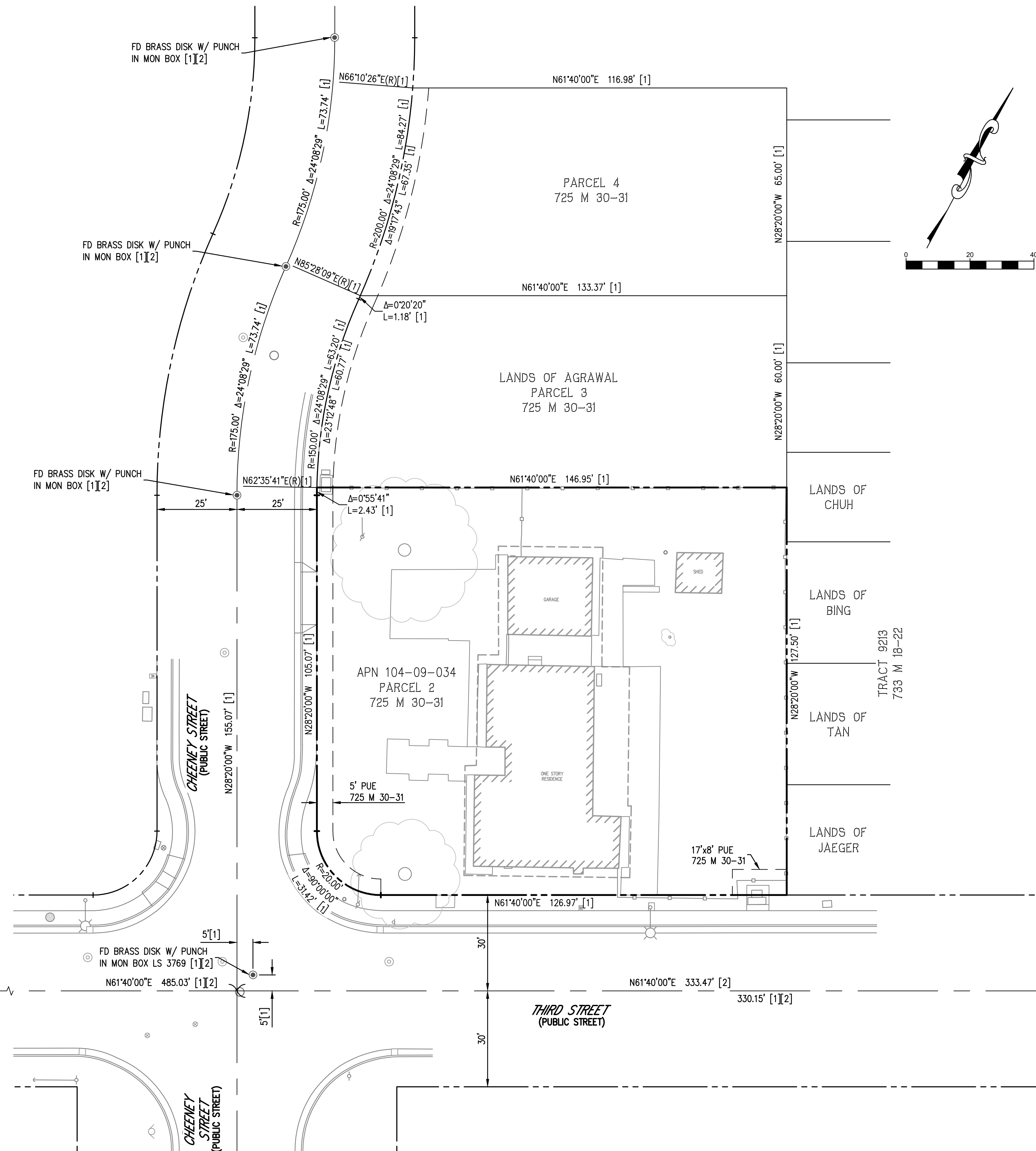
4503 CHEENEY STREET

FOR UP TO 6 CONDOMINIUM UNITS

SANTA CLARA CALIFORNIA



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- OWNER & SUBDIVIDER: CHEENEY HOMES, LLC
734 THE ALAMEDA
SAN JOSE, CA 95126
- ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CALIFORNIA 95008
- EXISTING ZONING: R1-6L - SINGLE FAMILY
 - EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL
 - EXISTING USE: RESIDENTIAL
 - PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 - PROPOSED USE: RESIDENTIAL
 - PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT RESIDENTIAL SINGLE FAMILY BUILDINGS. CONSTRUCT UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH.
 - VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
 - BOUNDARY: BOUNDARY INFORMATION IS BASE ON RECORD AND FIELD DATA.
 - EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PRIVATE ACCESS EASEMENT, STORM DRAIN EASEMENT, PUBLIC ROADWAY EASEMENT AND PUBLIC LANDSCAPE EASEMENT WILL BE PROVIDED.
 - BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.
 - TITLE REPORTS BY OLD REPUBLIC TITLE COMPANY:
ORDER NUMBER 0631038265-RR DATED JUNE 12, 2023
 - BASIS OF BEARINGS: THE BEARING OF NORTH 61°40'00" EAST ALONG THE CENTER LINE OF THIRD STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 725 OF MAPS AT PAGE 30 AND 31 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
 - BENCHMARK: VALLEY WATER ID BM098. BRASS DISK ON TOP AND BACK OF SIDEWALK AT THE WESTERLY CORNER OF INTERSECTION FOR AGNEW ROAD AND SAN TOMAS CREEK (SAN TOMAS CREEK IS LOCATED BETWEEN MISSION BOULEVARD AND LAKE SANTA CLARA DRIVE. CITY OF SANTA CLARA. NAVD88 ELEVATION = 25.66).
 - FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 06085C0063H, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "ZONE X (SHADED)":

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.

- ASSESSOR'S PARCEL NO.: 104-09-034
- STORM SEWER TO BE SERVICED BY CITY OF SANTA CLARA
- WATER TO BE PROVIDED BY CITY OF SANTA CLARA
- SANITARY SEWER TO BE PROVIDED BY CITY OF SANTA CLARA
- FIRE PROTECTION IS TO BE PROVIDED BY CITY OF SANTA CLARA
- GAS IS TO BE PROVIDED BY PG&E
- ELECTRIC IS TO BE PROVIDED BY SILICON VALLEY POWER
- TELEPHONE IS TO BE PROVIDED BY AT&T
- CABLE TV IS TO BE PROVIDED BY COMCAST
- EXISTING LOTS: 1
- PROPOSED LOTS: 1
- TOTAL AREA: 0.428± ACRES
- MULTIPLE FINAL MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY: CIVIL ENGINEERING ASSOCIATES, INC
- ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVIEWED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE DRIPLINE OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
- ALL EXISTING BUILDINGS ARE TO BE REMOVED.
- ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
E	EAST
N	NORTH
PUE	PUBLIC UTILITY EASEMENT
S	SOUTH
W	WEST

LEGEND

---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	EXISTING LOT LINE
---	CENTER LINE
---	EXISTING EASEMENT LINE

MAP REFERENCES

- [1] PARCEL MAP - 725 M 30-31
- [2] TRACT 9213 - 733 M 18-22

NO.	DATE	BY	REVISIONS

28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

PREPARED FOR:

V P

VALLEY OAK PARTNERS

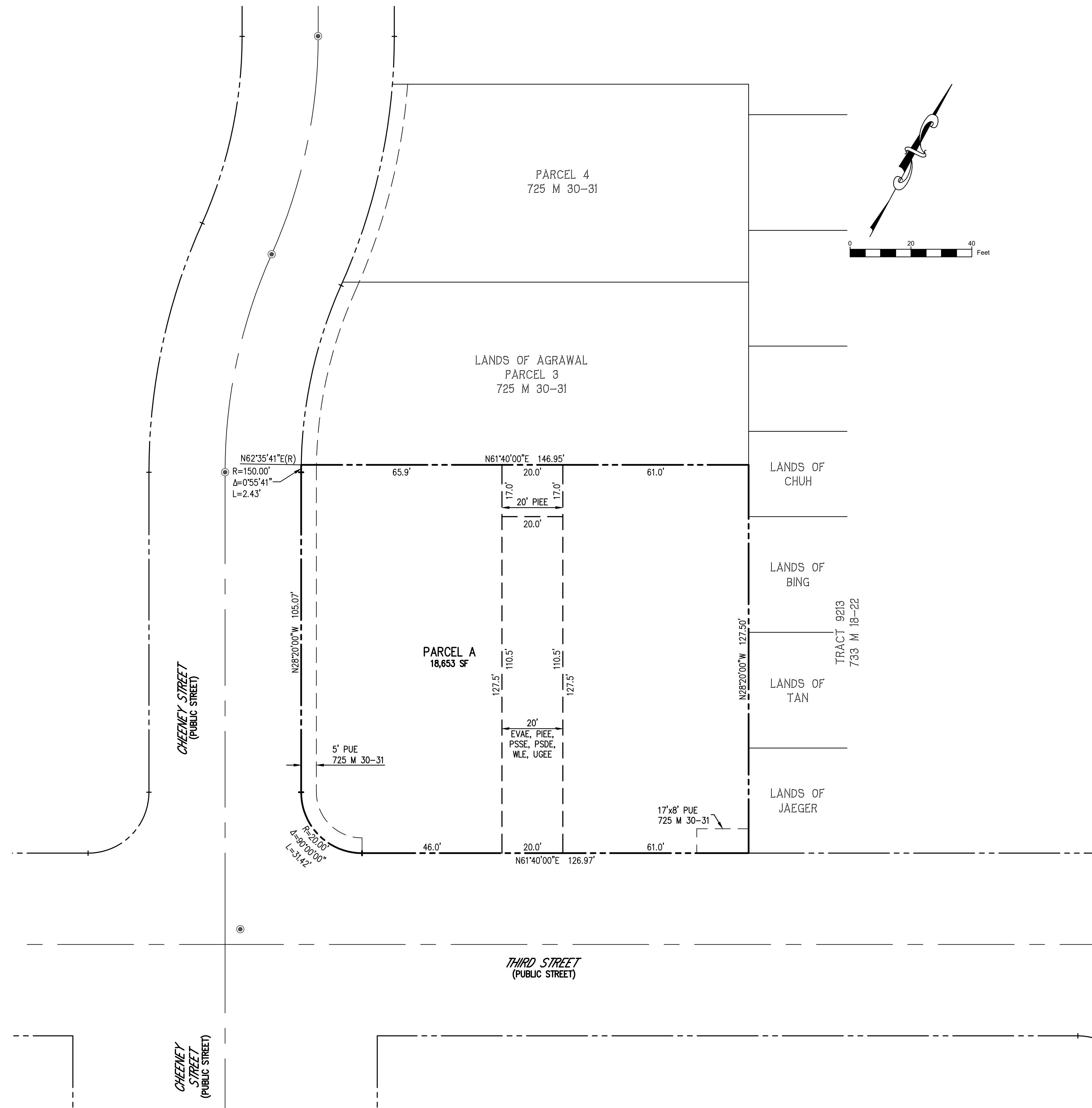
734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

4503 CHEENEY STREET

VESTING TENTATIVE MAP

SANTA CLARA CALIFORNIA

DATE	4/4/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-148
SHEET	TM1
	1 OF 2 SHEETS



ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
E	EAST
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
N	NORTH
PIEE	PRIVATE INGRESS & EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSYE	PRIVATE SIDE YARD EASEMENT
PUE	PUBLIC UTILITY EASEMENT
S	SOUTH
UGEE	UNDERGROUND ELECTRICAL EASEMENT
WLE	WATER LINE EASEMENT
W	WEST

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	EXISTING LOT LINE
	CENTER LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE

NO.	DATE	REVISIONS	BY

28 Bailey Avenue
Campbell, CA 95008
T: (408) 453-1066

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

PREPARED FOR:

V P
VALLEY OAK PARTNERS

734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

4503 CHEENEY STREET

VESTING TENTATIVE MAP

SANTA CLARA CALIFORNIA

DATE	4/4/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-148
SHEET	TM2
2 OF 2 SHEETS	