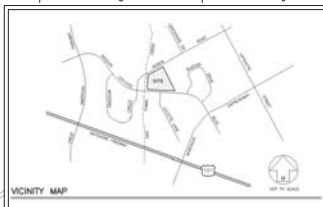


TENTATIVE PARCEL MAP

IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE LAND DESCRIBED IN THE
GRANT DEED RECORDED DECEMBER 19, 2014 AS DOCUMENT
NO. 22804916 OF OFFICIAL RECORDS OF SANTA CLARA
COUNTY, BEING ALSO A PORTION OF PARCEL A AS SHOWN
ON THE PARCEL MAP FILED IN BOOK 448, PAGE 14 OF MAPS



LEGEND	
	= PROPERTY LINE
	= EXISTING EASEMENT LINE
	= PROPOSED EASEMENT LINE
	= EASEMENT TO BE VACATED

PROJECT DATA

SITE ADDRESS: 2305 MISSION COLLEGE BLVD, SANTA CLARA, CA 95054
ASSESSOR'S PARCEL NUMBER: 104-13-096
ZONING PER JURISDICTION: ML-LIGHT INDUSTRIAL
LOT AREA:

LOT	REQUIRED:	PROVIDED:
LOT 1:	20,000 SF	381,025.14 SF
LOT 2:	20,000 SF	306,632.95 SF

LOT	REQUIRED:	PROVIDED:
LOT 1:	100 FEET	X>100 FEET
LOT 2:	100 FEET	X>100 FEET

LOT	REQUIRED:	PROVIDED:
LOT 1:	285,768.86 SF (75% MAX.)	92,842 SF
LOT 2:	229,974.71 SF (75% MAX.)	70,475 SF

BUILDING HEIGHT LIMITS	MAX TO ROOF PEAK:	PROVIDED TO ROOF PEAK:
	70'-0" MAX + 25% BONUS = 87'-6"	84'-6"

SETBACKS:	REQUIRED:	LOT 1 PROVIDED:	LOT 2 PROVIDED:
FRONT:	15' MIN	X>15'	X>15'
SIDE:	0'	X>0'	X>0'
REAR:	0'	X>0'	X>0'

PARKING:
LOT 1 BUILDING GROSS SF: 278,526 SF ±
LOT 2 BUILDING GROSS SF: 211,425 SF ±

OFFICE SPACE IS LESS THAN 10% OF THE TOTAL GROSS SF,
THEREFORE DATA CENTER USE WAS USED FOR THE ENTIRE
GROSS SF. A ZONING ADMINISTRATION MINOR MODIFICATION IS
BEING REQUESTED FOR A 25% REDUCTION ON THE OVERALL
PARKING REQUIREMENT

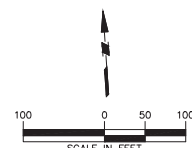
LOT 1: 1 STALL PER 4,000 SF => 278,526 / 4,000 * 0.75 =
53 STALLS REQUIRED, 53 STALLS PROVIDED

LOT 2: 1 STALL PER 4,000 SF => 211,425 / 4,000 * 0.75 =
40 STALLS REQUIRED, 50 STALLS PROVIDED

MAP NOTES

- THE SURVEY SHOWN WAS PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC., DATED FEBRUARY 22, 2019 AND WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 14, 2016, ORDER NUMBER: 3020-814243.
- BENCHMARK:
BM--D-2
AGNEW ROAD AND SAN TOMAS AQUINO CREEK, PK NAIL IN CHISELED SQUARE AT CENTER SOUTH SIDE OF BRIDGE AT FACE OF CURB.

ELEVATION: 25.58 (DATUM) NAVD88
- BASIS OF BEARINGS:
THE BEARING OF NORTH 86°09'37" WEST TAKEN ON THE CENTERLINE OF MISSION COLLEGE BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 20, 1979 IN BOOK 448 OF MAPS AT PAGE 14, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- ONSITE CIRCULATION ACROSS PROPERTY LINES TO BE PROVIDED BY MUTUAL INGRESS AND EGRESS EASEMENTS. THE EXTENT OF THESE EASEMENTS TO BE DESCRIBED IN THE CC&R'S.



EXISTING EASEMENTS

- AN EASEMENT FOR UNDERGROUND AND OVERHEAD ELECTRIC, UNDERGROUND ELECTRIC, ELECTRICAL EASEMENT AND INCIDENTAL PURPOSES DEDICATED TO THE CITY OF SANTA CLARA ON THE PARCEL MAP RECORDED APRIL 06, 1978 AND ON FILE IN BOOK 416, PAGE 16, OF PARCEL MAPS.
- AN EASEMENT FOR UNDERGROUND AND OVERHEAD ELECTRIC, UNDERGROUND ELECTRIC, ELECTRICAL EASEMENT AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SANTA CLARA, RECORDED SEPTEMBER 29, 1978 AS BOOK D990, PAGE 41 OF OFFICIAL RECORDS, A PORTION OF THE EASEMENT WAS QUITCLAIMED BY THE CITY IN A QUITCLAIM DEED RECORDED AUGUST 22, 1979 IN BOOK E742, PAGE 199 OF OFFICIAL RECORDS.
- AN AVIATION AIR SPACE EASEMENT GRANTED TO THE CITY OF SANTA JOSE, RECORDED DECEMBER 6, 1978, IN BOOK E143 PAGE 726, OFFICIAL RECORDS.
- AN EASEMENT FOR UNDERGROUND ELECTRICAL EASEMENT AND INCIDENTAL PURPOSES DEDICATED TO THE CITY OF SANTA CLARA ON PARCEL MAP RECORDED AUGUST 20, 1979 AND ON FILE IN BOOK 448, PAGE 448, PAGE 14, OF PARCEL MAPS.
- AN EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEMS AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SANTA CLARA, RECORDED DECEMBER 10, 1979 IN BOOK F005, PAGE 220 OF OFFICIAL RECORDS.
- AN EASEMENT FOR NITROGEN GAS PIPELINE AND INCIDENTAL PURPOSES GRANTED TO AIR PRODUCTS MANUFACTURING CORPORATION, A DELAWARE CORPORATION, RECORDED NOVEMBER 1, 1994 IN BOOK N659, PAGE 1668 OF OFFICIAL RECORDS.
- AN EASEMENT FOR SANITARY SEWER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SANTA CLARA, RECORDED JUNE 9, 1999 AS INSTRUMENT NO. 14850876 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

- MINIMUM 26'-FT WIDE EMERGENCY VEHICLE ACCESS EASEMENT AN EASEMENT GRANTED TO THE CITY OF SANTA CLARA
- SUBSTATION EASEMENT GRANTED TO SILICON VALLEY POWER
- MINIMUM 15'-FT WIDE WATER UTILITY EASEMENT GRANTED TO THE CITY OF SANTA CLARA
- ELECTRICAL EQUIPMENT EASEMENT AND INCIDENTAL PURPOSES GRANTED TO SILICON VALLEY POWER
- 30'-FT OVERHEAD EASEMENT AND INCIDENTAL PURPOSES FOR WIRE ZONE GRANTED TO SILICON VALLEY POWER
- 15'-FT WIDE EASEMENT FOR SANITARY SEWER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SANTA CLARA
- 21'-FT WIDE VEHICULAR INGRESS/EGRESS EASEMENT GRANTED TO SILICON VALLEY POWER
- PUBLIC ACCESS EASEMENT



LINE #	DIRECTION	LENGTH
L1	N86°09'37"W	4.00'
L2	N4°09'35"E	75.00'
L3	N29°28'49"W	17.95'
L4	S82°22'13"W	70.41'
L5	N86°09'37"W	59.00'
L6	N74°41'27"W	70.41'
L7	S86°09'37"E	197.00'
L8	N25°46'29"W	42.05'

UTILITY NOTE

- ALL BUILDINGS ON THE PROPERTY HAVE SEPARATE AND INDIVIDUAL UTILITY SERVICES FOR WATER, FIRE, STORM, SANITARY SEWER, RECLAIMED WATER, ELECTRICAL, AND FIBER.

SIGNATURE: DJ HODSON
PROFESSIONAL ENGINEER CA Lic. No. C78817
09/30/2021 EXPIRATION

LANGAN

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Project
2305 MISSION COLLEGE BOULEVARD
CITY OF SANTA CLARA
COUNTY OF SANTA CLARA CALIFORNIA

Drawing Title
TENTATIVE PARCEL MAP

Date	Description	No.
04/21/2020	RESUBMISSION #1	2
03/18/2020	TENTATIVE PARCEL MAP	1

REVISIONS	
Project No. 770661602	Drawing No. TM1.0
Date 04/21/2020	
Drawn By DKS	
Checked By DJH	
Sheet 1 of 1	