

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITH THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENTS ARE NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE, ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS IN, ON, OVER, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "W.L.E." (WATER LINE EASEMENT) FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING WATER DISTRIBUTION SYSTEMS AND APPURTENANCES THERETO, SAID EASEMENT SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "W.L.E." EXCEPT FOR PURPOSE OF CROSSING. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EXCLUSIVE EASEMENTS, IN, ON, OVER, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "U.G.E.E." (UNDERGROUND ELECTRICAL EASEMENT) FOR THE PURPOSE OF CONSTRUCTING AND RECONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING UNDERGROUND ELECTRICAL DISTRIBUTION AND/OR COMMUNICATION SYSTEMS, AND APPURTENANCES. THE UNDERGROUND SYSTEMS WILL CONSIST OF CONDUITS, CABLES, VAULTS AND SPLICE BOXES INSTALLED FLUSH WITH OR BELOW GRADE AND ON OTHER NECESSARY APPURTENANCES. TRANSFORMERS AND SWITCHES WILL BE MOUNTED ABOVE GRADE ON A CONCRETE PAD. THE ABOVE MENTIONED UNDERGROUND ELECTRICAL EASEMENT SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS, APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "U.G.E.E." EXCEPT FOR PURPOSE OF CROSSING, AND EXCEPT THOSE UTILITIES SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PUBLIC UTILITY PURPOSES IN, ON, UNDER, OVER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "P.U.E." (PUBLIC UTILITY EASEMENT). THE ABOVE MENTIONED PUBLIC UTILITY EASEMENTS SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES AND APPURTENANCES THERETO, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. ADDITIONALLY, THE PRIVATE STORM DRAIN FACILITIES, PRIVATE SANITARY SEWER FACILITIES, PRIVATE ELECTRIC FACILITIES AND PRIVATE WATER FACILITIES AS SHOWN ON THE PLANS REVIEWED & APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION SHALL ALSO BE PERMITTED IN SAID P.U.E.. ANY FUTURE PRIVATE FACILITIES INSTALLATION WITHIN SAID P.U.E. SHALL BE SUBJECT TO THE CITY OF SANTA CLARA ENCROACHMENT AGREEMENT APPLICATION PROCESS. THE PUBLIC UTILITIES SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTENANCE, REPLACING, ADDING TO, OR REMOVAL OF THEIR FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS FOR EMERGENCY VEHICLE ACCESS PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, AND SHALL BE MAINTAINED SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR RIGHT-OF-WAY FOR THE CONSTRUCTION, MAINTENANCE, AND PUBLIC USE OF A SIDEWALK WITHIN THE STRIP OF LAND DESIGNATED AND DELINEATED HEREON AS "S.W.E." (SIDEWALK EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, EXCEPT UNDERGROUND PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO THAT DO NOT INTERFERE WITH THE PURPOSE OF THE EASEMENT.

WE ALSO HEREBY RESERVE EASEMENTS FOR INGRESS AND EGRESS PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "P.I.E.E." (PRIVATE INGRESS, EGRESS EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE AN EASEMENT FOR STORM DRAIN DESIGNATED AND DELINEATED AS "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT), FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES. SAID STORM DRAIN EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS, STRUCTURES AND FENCE OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE AN EASEMENT FOR SANITARY SEWER DESIGNATED AND DELINEATED AS "P.S.S.E." (PRIVATE SANITARY SEWER EASEMENT), FOR THE INSTALLATION EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS, STRUCTURES AND FENCE OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE EASEMENTS FOR FIRE LANE PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "F.L.E." (FIRE LANE EASEMENT). SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

AS OWNER:

MASUD MAESUMI AND MOJGAN MAESUMI, AS TRUSTEES OF THE MASUD AND MOJGAN MAESUMI REVOCABLE TRUST, DATED AUGUST 31, 2005 AND VAL M. PASCUAL AND BEULAH A. PASCUAL, HIS WIFE AS JOINT TENANTS

BY: _____ ITS: _____
NAME: _____ ITS: _____

BY: _____ ITS: _____
NAME: _____ ITS: _____

TRACT NO. 10593

ONE LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS

CONSISTING OF 3 SHEETS

BEING A PORTION OF QUITO RANCHO
BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM
DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO.
24157350 AND THE LANDS DESCRIBED IN THAT CERTAIN
GRANT DEED, RECORDED ON OCTOBER 9, 1984 AS
DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA
CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

DATE: OCTOBER 2024

ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

OWNERS ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S)
ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL:

NOTARY'S SIGNATURE: _____
NOTARY'S PRINTED NAME: _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY'S COMMISSION NUMBER: _____
NOTARY'S COMMISSION EXPIRATION DATE: _____

OWNERS ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY
APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A
FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION
MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MASUD MAESUMI ON JUNE
6, 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO
THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THE
SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE
CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN
SUCH POSITIONS ON OR BEFORE OCTOBER 30, 2026, AND THAT THE MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE _____ YAGHOUB SAIDIAN
R.C.E. No. 33509



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT
NO. 10593 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE _____ JAY S. FAHRION
CITY SURVEYOR
CITY OF SANTA CLARA
P.L.S. No. 8207



CITY ENGINEER'S STATEMENT

I HEREBY STATE THE HEREON FINAL MAP OF TRACT NO. 10593:

- (1) HAVE EXAMINED THIS MAP.
- (2) THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON
THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.
- (3) ALL PROVISIONS AND CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL
ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP
HAVE BEEN COMPLIED WITH

DATE _____ GUSTAVO GOMEZ
ACTING CITY ENGINEER
CITY OF SANTA CLARA
R.C.E. No. 46627



CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON _____, 20____, THE CITY COUNCIL OF THE CITY OF
SANTA CLARA, CALIFORNIA, DID APPROVE THE VESTING TENTATIVE OF THIS MAP AND ON
_____, 20____, DID APPROVE THIS FINAL MAP AND ACCEPT ON BEHALF OF THE
PUBLIC ALL EASEMENT DEDICATIONS REQUIRED AS A CONDITION OF APPROVAL OF SAID MAP
AND IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREIN.

DATE _____ JENNIFER YAMACUMA
ACTING CITY CLERK AND EX-OFFICIO
CLERK OF THE CITY COUNCIL
OF THE CITY OF SANTA CLARA
CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS,
AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.
FILE NO. _____ COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA
FEE: \$ _____ BY: _____
DEPUTY

SAM22-0002 / PLN21-15320

SHEET 1 OF 3

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL:

NOTARY'S SIGNATURE: _____
NOTARY'S PRINTED NAME: _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY'S COMMISSION NUMBER: _____
NOTARY'S COMMISSION EXPIRATION DATE: _____

BENEFICIARY'S STATEMENT

WASHINGTON MUTUAL BANK, FL, UNDER THAT CERTAIN DEED OF TRUST, RECORDED APRIL 23, 2004, AS DOCUMENT NO. 17739954, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
ITS: _____

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

TRACT NO. 10593

ONE LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS

CONSISTING OF 3 SHEETS

BEING A PORTION OF QUITO RANCHO
BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM
DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO.
24157350 AND THE LANDS DESCRIBED IN THAT CERTAIN
GRANT DEED, RECORDED ON OCTOBER 9, 1984 AS
DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA
CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

DATE: OCTOBER 2024

ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

BENEFICIARY'S STATEMENT

U.S. BANK, N.A., UNDER THAT CERTAIN DEED OF TRUST, RECORDED SEPTEMBER 9, 2015, AS DOCUMENT NO. 23075240, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
ITS: _____

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

TRACT NO. 10593

ONE LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS

CONSISTING OF 3 SHEETS

BEING A PORTION OF QUITO RANCHO
BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM
DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO.
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DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA
CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA
SCALE: 1" = 20' DATE: OCTOBER 2024

ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

BASIS OF BEARING

THE BEARING OF NORTH, ALONG THE CENTERLINE OF POMEROY AVENUE,
AS SHOWN UPON THAT CERTAIN SUBDIVISION MAP ENTITLED "SUN-GLO
ESTATES UNIT NO. 1 TRACT NO. 1313", FILED FOR RECORD IN BOOK 50
OF MAPS AT PAGES 16 AND 17, SANTA CLARA COUNTY RECORDS.

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF SUBDIVISION BY THIS MAP AND CONTAINS 21,000 SQUARE FEET OR 0.482 ACRES, MORE OR LESS.

REFERENCED DOCUMENT

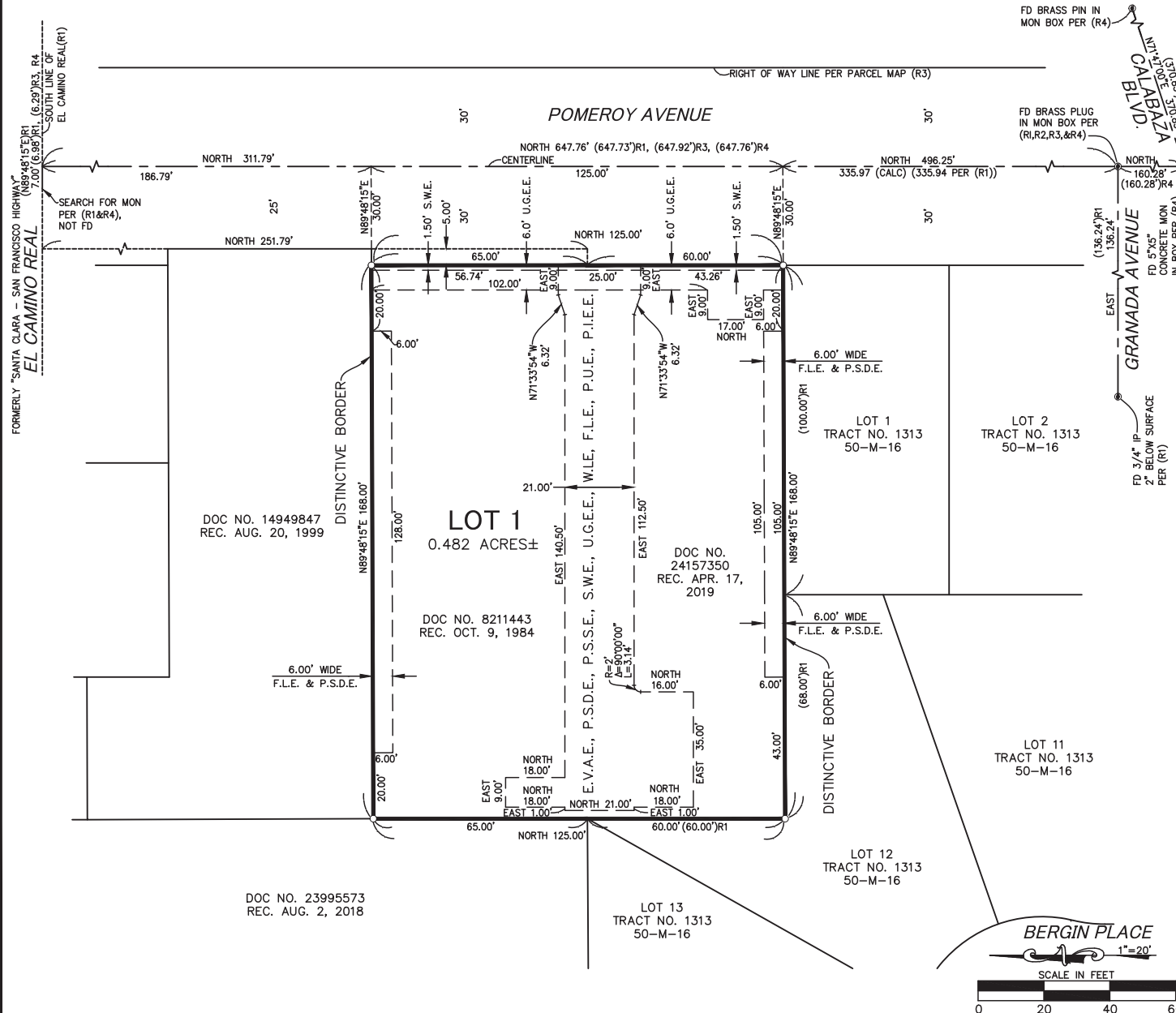
- | | |
|----|--|
| R1 | TRACT NO. 1313, BOOK 50 MAPS PAGES 16 & 17 |
| R2 | TRACT NO. 2908, BOOK 140 MAPS PAGE 31 |
| R3 | PARCEL MAP, BOOK 295 MAPS PAGE 22 |
| R4 | TRACT NO. 7088, BOOK 493 MAPS PAGES 3 & 4 |

LEGEND

- | | |
|-----|---|
| ○ | 3/4" IRON PIPE SET & TAGGED "RCE 33509", FLUSH |
| ⊙ | FOUND MONUMENT, AS NOTED ON MAP |
| () | DENOTES RECORD DATA PER NOTED REFERENCED DOCUMENT |
| FD | FOUND |
| IP | IRON PIPE |

ABBREVIATION

- | | |
|----------|-----------------------------------|
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| P.S.D.E. | PRIVATE STORM DRAIN EASEMENT |
| P.S.S.E. | PRIVATE SANITARY SEWER EASEMENT |
| S.W.E. | SIDEWALK EASEMENT |
| U.G.E.E. | UNDERGROUND ELECTRICAL EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| P.I.E.E. | PRIVATE INGRESS/EGRESS EASEMENT |
| F.L.E. | FIRE LANE EASEMENT |
| W.L.E. | WATER LINE EASEMENT |



101

LAWDALE EXPRESSWAY

EL CAMINO REAL

POMERO AVE

280

SAN TOMAS EXPRESSWAY

PROJECT SITE

North arrow pointing up.

SHEET INDEX

- 1 COVER SHEET
2 GRADING & DRAINAGE AND UTILITY PLAN
3 PLAN & PROFILE - PRIVATE STREET
4 EROSION AND SEDIMENT CONTROL PLAN
5 STORMWATER CONTROL PLAN
6 STORMWATER NOTES AND DETAILS
7 TOPOGRAPHICAL AND RECORD BOUNDARY SURVEY PLAN
8 CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP's)

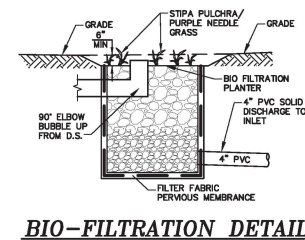
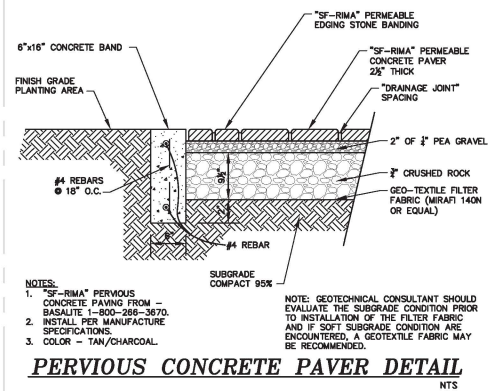
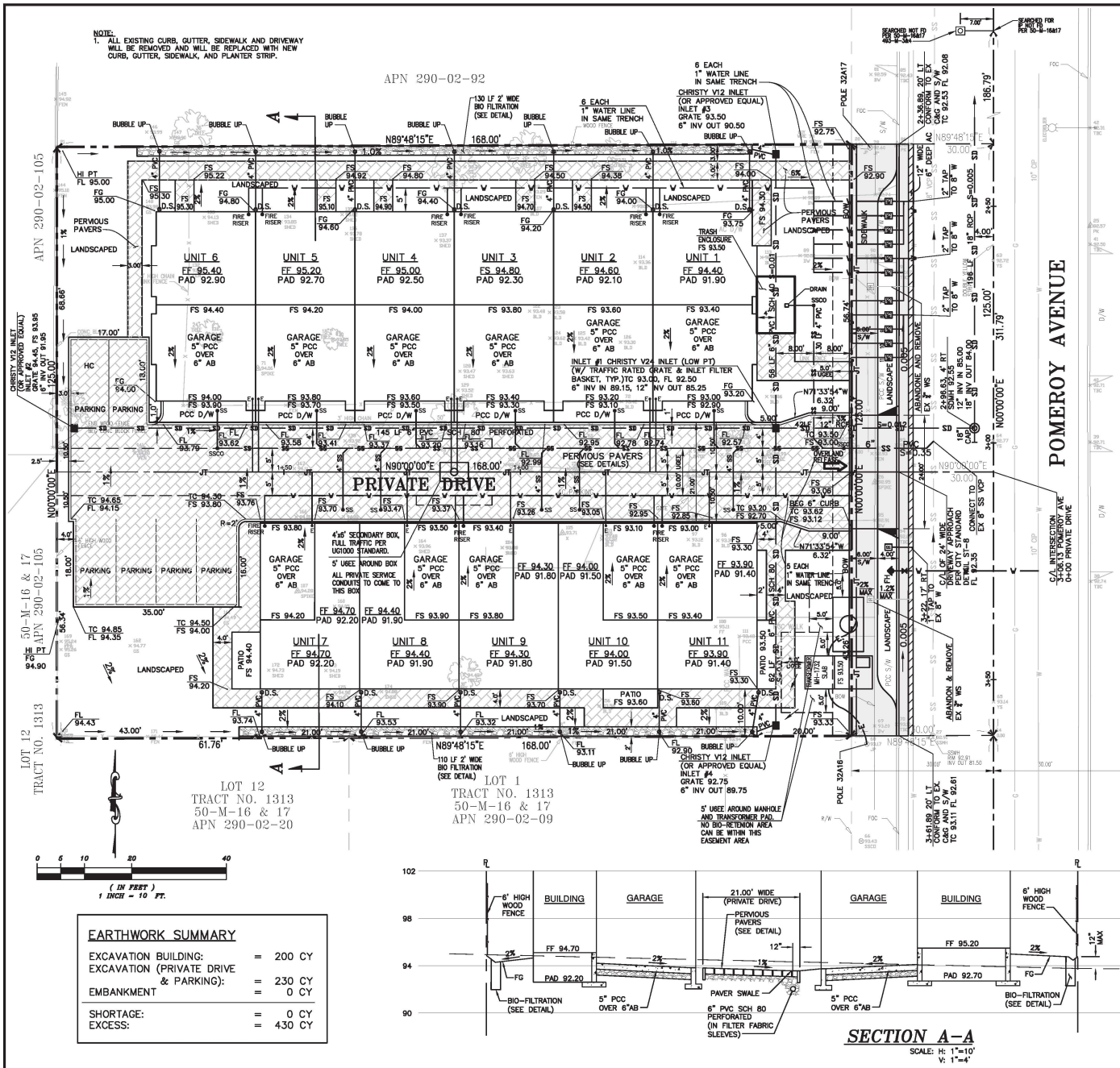
DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
CENTER LINE		
PROPERTY LINE	---	---
MATCH LINE	A — A	A — A
Gas LINE		G
Water LINE		W
JOINT TRENCH	JT	JT
Gas METER		G
Water METER		W
Gas VALVE		G
Water VALVE		W
EDGE OF PAVEMENT		Shade outline
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		
PERVIOUS PAVEMENT		

LOT ONE AS DESCRIBED AS "EXHIBIT A" IN A QUIT CLAIM DEED FILED FOR
RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 24157350.
LOT TWO AS DESCRIBED AS "EXHIBIT A" IN GRANT DEED FILED FOR RECORD
IN COUNTY OF SANTA CLARA RECORD DOC. # 8211443.
TOTAL NET AREA OF LOT ONE & TWO = 21,000 SF (0.482 AC±)

THE BEARING N00°00'00"W, THE CENTERLINE/MONUMENT LINE OF POMEROY AVENUE, AS SHOWN UPON CERTAIN SUBDIVISION MAP ENTITLED "SUN-GLO ESTATES UNIT NO. 1 TRACT NO. 1313", FILED FOR RECORD IN BOOK 50 OF MAPS AT PAGES 16 & 17 OF SANTA CLARA COUNTY RECORDS WAS TAKEN AS BASIS OF ELEVATION FOR THIS MAP.

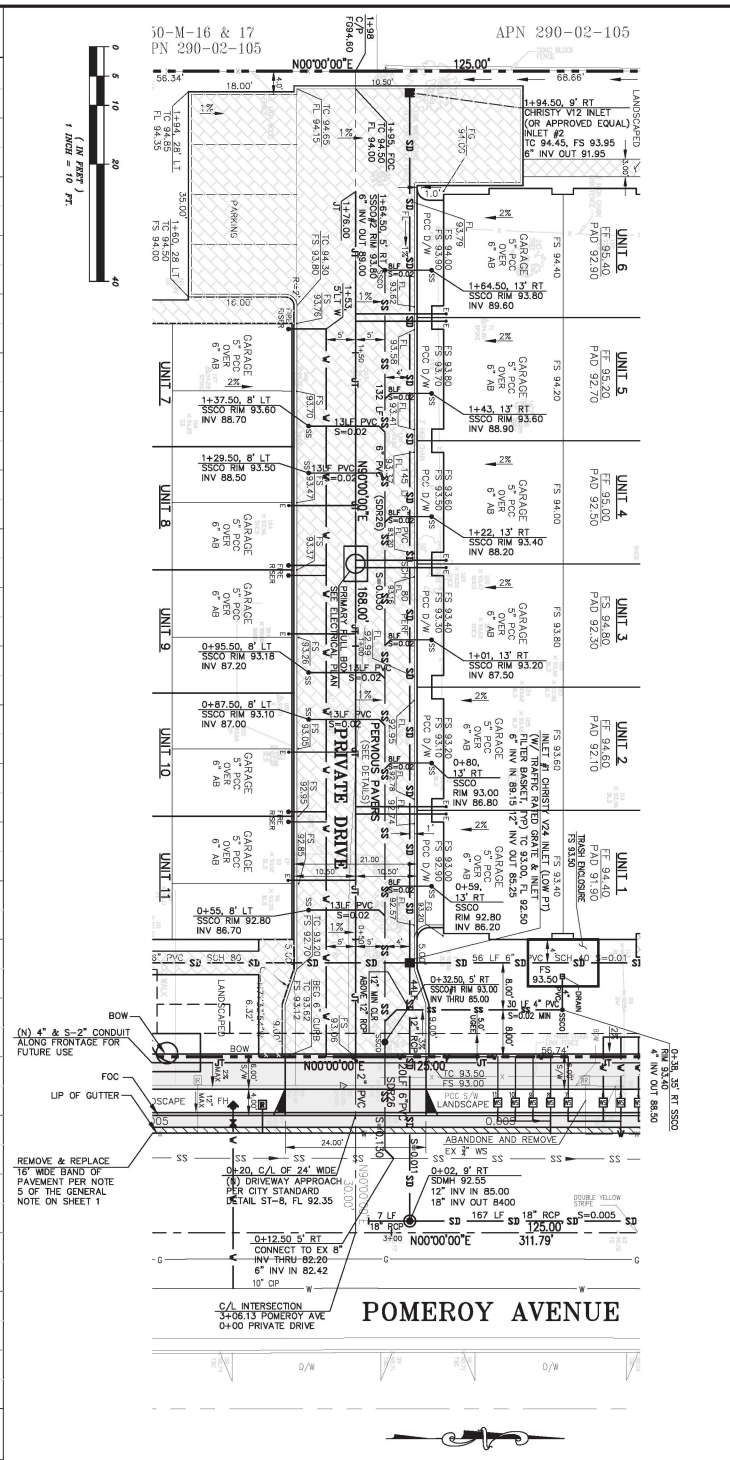
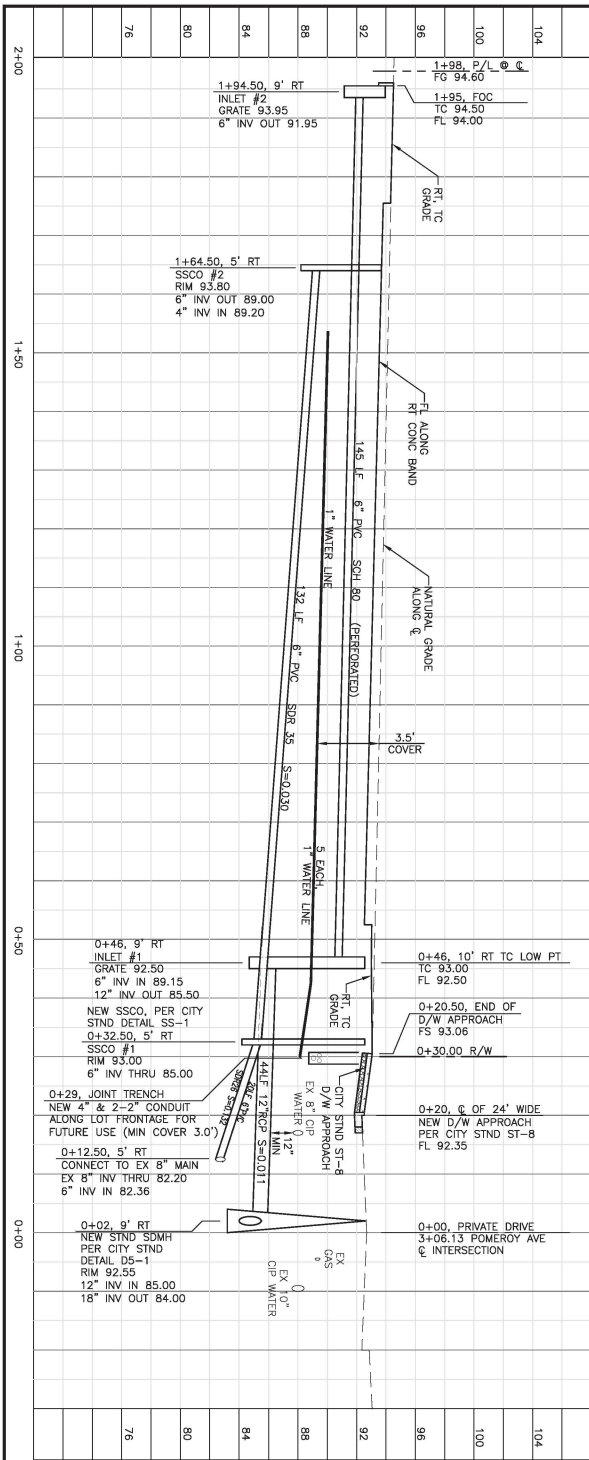
CITY OF SANTA CLARA BENCH MARK NO. E-13
EL CAMINO REAL AND POMEROY AVENUE, NORTHWEST CORNER,
CHISELED CROSS ON SOUTHEAST BOLT IN TRAFFIC LIGHT BASE.
ELEVATION 91.06' NAVD 88 DATUM 2011

[illegible]



GRADING NOTES:

- ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY ENGINEER AND/OR BUILDING DEPARTMENT.
- ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOIL ENGINEER, AND THE UNIFORM BUILDING CODE.
- REMOVE AND REPLACE THE EXISTING CURB AND SIDEWALK AS REQUIRED BY CITY ENGINEER. (FINISH TO MATCH EXISTING)
- WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, THE AREA SHALL BE STRIPPED OF ALL VEGETATION, EXCEPT LARGE TREES, PRIOR TO FILLING. THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO A DEPTH OF 6". WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND KEYED TO ACHIEVE STABILITY.
- THE UPPER 12" OF SUBGRADE IN PAVEMENT AND GARAGE SLAB-ON-GRADE AREAS SHOULD BE COMPACTED TO MINIMUM OF 95% RELATIVE COMPACTION.
- NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL.
- MAXIMUM CUT SLOPE SHALL BE 2:1 AND MINIMUM FILL SLOPE SHALL BE 2:1.
- CONTRACTOR SHALL NOTIFY THE CITY'S BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO COMMENCING WORK, AND FOR FINAL INSPECTION OF THE WORK AND THE SITE.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
- THE CIVIL ENGINEER, ADVANCED DEVELOPMENT, 2933 BENJAMIN COURT, SAN JOSE, CA 95124 HAS PREPARED THIS GRADING PLAN TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY _____.
- LOCATE ALL UTILITIES AT JOBSITE PRIOR TO CONSTRUCTION.
- SLOPE ALL FINISH GRADES AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE.
- APPROVAL OF THESE PLANS BY ADVANCED DEVELOPMENT IS FOR GRADING AND DRAINAGE ONLY AND IN NO WAY IMPLIES APPROVAL OF THE STRUCTURAL DESIGN OF THE HOUSE, FOUNDATION, RETAINING WALLS, SOIL COMPACTION, SOIL STABILITY OR OTHER COMPONENTS.
- ADVANCED DEVELOPMENT PROVIDES NO WARRANTY FOR THE DRAINAGE OF THIS PROJECT UNLESS THEY ARE AUTHORIZED TO PERFORM AN "AS BUILT" SURVEY BEFORE OCCUPANCY TO DETERMINE CONFORMITY WITH THE DESIGNED PLANS.
- LOCATION OF UNDERGROUND UTILITIES, BOUNDARY DIMENSIONS AND TOPOGRAPHIC INFORMATION WERE TAKEN AND INTERPOLATED FROM EXISTING POMEROY AVENUE IMPROVEMENT PLAN.



PRIVATE DRIVE - PROFILE

SCALE: 1"=10' HORIZ
1"=4' VERT

3

Checked: JS
Drawn: JS
Designed: JS
Designed: JS
Date: 03-27-2008
R.C.S. NO. 33509
EXPIRES: 06/30/26



PLAN AND PROFILE
PRIVATE DRIVE
TRACT NO. 10593
SANTA CLARA
CALIFORNIA

Revision	Date	App'd	Description

ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDAN - CIVIL ENGINEER

NOTE:

1. SEE SHEET 6 FOR INLET FILTER BASKET DETAIL.

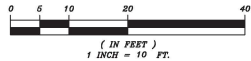
APN 290-02-92

APN 290-02-105

LOT 12
TRACT NO. 1313
50-M-16 & 17
APN 290-02-105

LOT 12
TRACT NO. 1313
50-M-16 & 17
APN 290-02-20

LOT 1
TRACT NO. 1313
50-M-16 & 17
APN 290-02-09

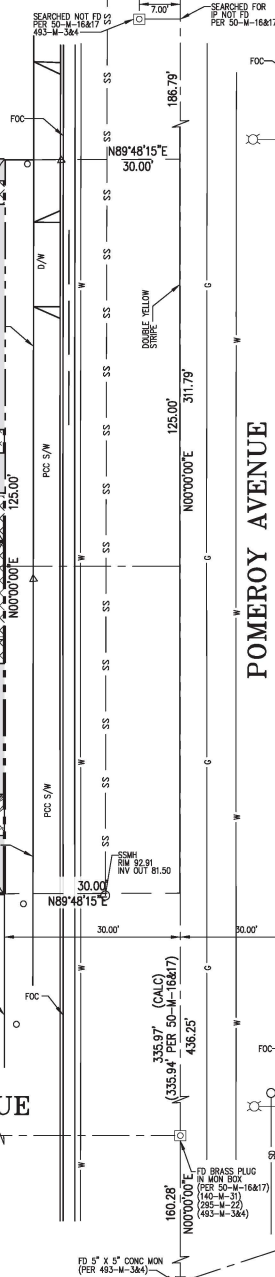


DRAINAGE AREA SUMMARY					
DRAINAGE AREA	TOTAL AREA SQ. FT.	TRIBUTARY AREA %	PERVIOUS AREA SQ. FT.	IMPERVIOUS AREA SQ. FT.	TREATMENT TYPE
1-ROOF	8,833	42.08	—	8,833	BIO FILTRATION
2-DRIVEWAY & PARKING (PERVIOUS PAVED)	5,919	28.19	5,919	—	SELF RETAINING
3-LANDSCAPE	5,148	24.51	5,148	—	SELF TREATING
4-PCC D/W APPROACH & PCC SLAB	820	2.95	—	820	PERVIOUS PAVERS
5A & 5B BIO FILTRATION	480	2.29	480.00	—	BIO FILTRATION
TOTAL	21,000	100.00	11,547	9,453	—

FD 3/4" P
2" BELOW SURFACE
(PER 50-M-16&17)

GRANADA AVENUE

N90°00'00"E 136.24'
(56.00' WIDE R/W)



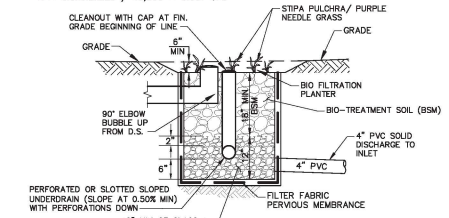
CITY OF SANTA CLARA
C.3 TREATMENT FACILITIES CONSTRUCTION NOTES
(TO APPEAR ON STORMWATER MANAGEMENT PLAN)

1. Third party review and certification of installation and completed stormwater treatment measures is required. Third party reviewer must be a civil engineer, architect or landscape architect registered in the State of California and must have a current training on stormwater treatment design. A list of qualified third-party reviewers can be located at www.santacalarca.gov/home/showpublisheddocument/46993/638083504133852672.
2. At beginning of construction, the project applicant shall arrange for a site visit (inspection) by a third-party reviewer acceptable to the City of Santa Clara. The third-party reviewer will recommend the required number of site inspections at different intervals of construction.
3. The 3rd party shall review all installed stormwater treatment measures and certify that they have been constructed in accordance with the approved Building plans.
4. Soils in the bioretention facilities should meet the Biotreatment Soil Mix (BSM) specifications per SCVURPPP C.3 Stormwater Handbook, Appendix C. A minimum percolation rate of 5 inches/hour and a maximum percolation rate of 10 inches/hour are required (initial infiltration rate may exceed this to allow for tendency of infiltration rate to reduce over time). Planting soil layer should be at least 18 inches deep. Contractor to submit material certificates signed by the material producer, certifying that soil complies with, or exceeds, specified requirements.
5. Permeable drain rock shall be Class 2 perm rock per Caltrans standard section 68-1.025. The material shall be washed and free from clay or organic material.
6. Perforated pipe shall be solvent weld PVC SDR 35 (or approved equal) with perforations faced down. Location of the pipe varies, see Plan.
7. Installation of Porous Pavement and/or Vaults shall be done per standard details and specifications. Third party reviewer or vendor shall inspect the porous pavement and/or vaults installation (including if necessary, performing percolation test) and submit their concurrence letter to the City of Santa Clara.
8. For any liner penetrations, radial cut the liner for pipe. Mastic and seal with pipe clamp to insure water-tight seal.
9. See Landscape plans and specifications for planting materials within bioretention facilities.

STORMWATER TREATMENT MEASURE/HYDRAULIC SIZING

I - DMA# 5A
TOTAL IMPERVIOUS TRIBUTARY AREA = 5,128 SF
REQUIRED BIO FILTRATION AREA = 4% = 205 SF
PROPOSED BIO FILTRATION AREA = 2x130 = 260 SF > 205 SF O.K.
FLOW RATE CALCULATION:
Q = CIA
C = 0.90 (ROOF & PCC SLAB)
I = 0.2 IN/HOUR
A = 0.9x0.2x260 / 43,560 = 0.001 CFS

II - DMA# 5B
TOTAL IMPERVIOUS TRIBUTARY AREA = 3,705 SF
REQUIRED BIO FILTRATION AREA = 4% = 148 SF
PROPOSED BIO FILTRATION AREA = 2x110 = 220 SF > 148 SF O.K.
FLOW RATE CALCULATION:
Q = CIA
C = 0.90 (ROOF & PCC SLAB)
I = 0.2 IN/HOUR
A = 0.9x0.2x220 / 43,560 = 0.001 CFS



BIO-FILTRATION DETAIL

LEGENDS

- ROOF
- PERVIOUS PAVERS
- LANDSCAPING
- PCC SLAB
- BIO FILTRATION

CALABAZA BLVD
N71°47'00"E 370.85'

ADVANCED DEVELOPMENT

Assessment	App'd	Date	Revision

STORMWATER CONTROL PLAN
TRACT NO. 10593
CALIFORNIA
SANTA CLARA



APPROVED BY: JACOB SUDYAN
Checked: JZ
Drawn: JZ
Revised: JZ
Scale: 1"=10'
Date: 04-15-2020
SHEET NO. 5
JOB NO. 539

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Bioretention Areas		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, weeds, debris and trash from bioretention area and its inlets and outlets, and dispose of properly.	Quarterly, or as needed after storm events
2	Inspect bioretention area for standing water. If standing water does not drain within 2-3 days, fill and replace the surface bioretreatment soil with the approved soil mix and replant.	Quarterly, or as needed after storm events
3	Check underdrains for clogging. Use the cleanout riser to clean any clogged underdrains.	Quarterly, or as needed after storm events
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly
5	Ensure that the vegetation is healthy and dense enough to provide filtering and protect soils from erosion. Prune and weed the bioretention area. Remove and/or replace any dead plants.	Annually, before the wet season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the wet season begins
7	Check that mulch is at appropriate depth (2 - 3 inches per soil specification) and replenish as necessary before wet season begins. It is recommended that 2" - 3" of arbor mulch be reapplied every year.	Annually, before the wet season begins
8	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment.	Annually, before the wet season begins
9	Inspect overflow pipe to ensure that it can safely convey excess flows to a storm drain. Repair or replace damaged piping.	Annually, before the wet season begins
10	Replace bioretreatment soil and mulch, if needed. Check for standing water, structural failure and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect bioretention area using the attached inspection checklist.	Annually, before the wet season begins

BIOTREATMENT SOIL REQUIREMENTS

- BIOTREATMENT SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C-3 HANDBOOK AT: https://cleanwater.sccgov.org/sites/cw/files/cx/cp846/FILES/SCCWRPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIOTRETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH W/ AREAS BETWEEN STORMWATER PLANTINGS AND SLOPE.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2" DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

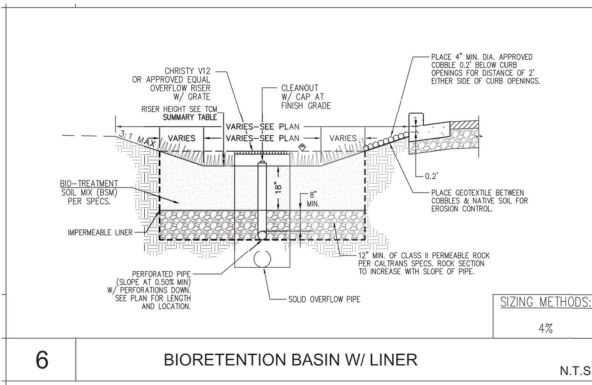
STANDARD STORMWATER CONTROL NOTES

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.

WEBSITE: <https://vector.sccgov.org/home>

PHONE: (408) 918-4770

- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

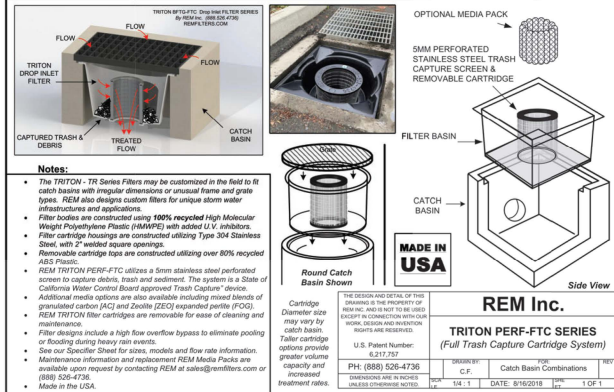


6 BIOTRETENTION BASIN W/ LINER

N.T.S.

REM TRITON PERF-FTC (FULL TRASH CAPTURE) Series

REM designed the TRITON PERF-FTC Filter Series to provide a highly adaptable solution that allows the flexibility to maximize the filter treatment flow rates and pollutant capturing capacity. TRITON PERF-FTC devices are designed to capture 100% of trash and debris 5mm or greater in size and may be utilized in new construction or retrofitted in existing catch basin structures. They are sized to spec or modified in the field for drains with unusual dimensions and unique frame and grates. Filter Cartridges may be easily removed when servicing. Media strategy may be optimized for specific pollutant concerns.



Property Address: _____ Property Owner: _____
Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: ☐ Monthly ☐ Pre-Wet Season
Inspector(s): _____ After heavy runoff ☐ End of Wet Season
Other: _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	Water stands in the pervious pavement and does not drain within 30 minutes after storm event			There should be no areas of standing water once storm event has ceased. Restorative surface cleaning with a vacuum sweeper and/or reconstruction of part of the pervious surface may be required.
2. Trash, or Sediment and Debris Accumulation	Trash, sediment or debris accumulated on pervious pavement			Trash and debris removed from pervious pavement and replaced or properly. Adjacent areas do not contribute to sediment and debris.
3. Damage	Surface deformation or broken pavers			Surface restored; no deformation or broken pavers.
4. Vegetation	Weeds growing on pervious pavement			No weeds on pervious pavement.
5. Underdrain Outlets	Water accumulates due to trash/sediment accumulation in outlets.			No standing water observed. Clean underdrain outlets and cleanouts.
6. Miscellaneous	Any condition not covered above that needs attention in order for the pervious pavement to function as designed.			Meets the design specifications.

ADVANCED DEVELOPMENT

SAN JOSE, CALIFORNIA 95134
(408) 376-6870
JACOB SUDAN CIVIL ENGINEER

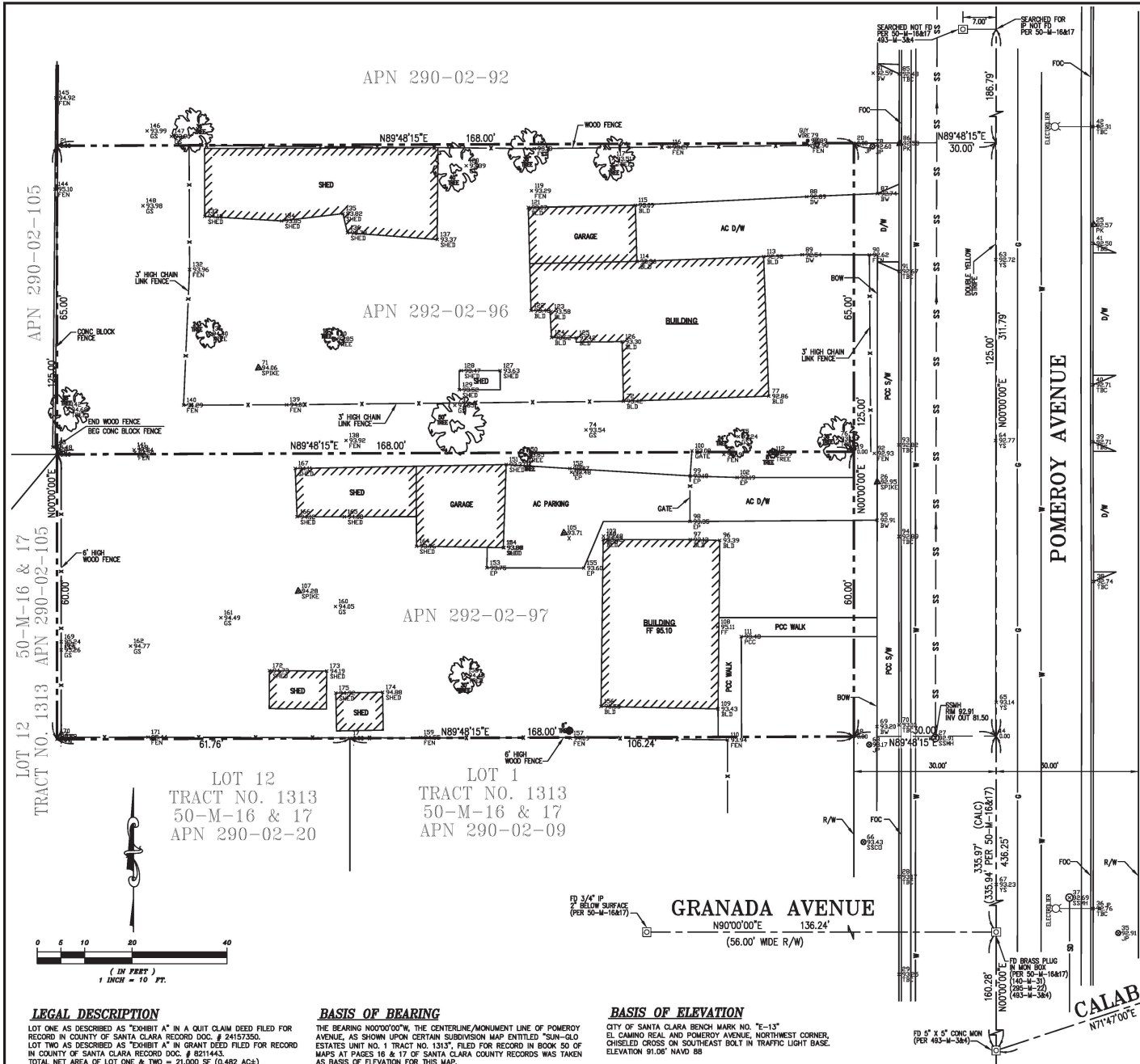
STORMWATER NOTES AND DETAILS

TRACT NO. 10593 CALIFORNIA
SANTA CLARA



APPROVED BY: JACOB SUDAN
DATE: 8/10/2018
SIGNED: JACOB SUDAN
TITLE: CIVIL ENGINEER
PROJECT: 08-47-4045
SHEET NO. 6

Checked: JST
Drawn: JST
Scale: N.T.S.
Job No. 538



LEGAL DESCRIPTION

LOT ONE AS DESCRIBED AS "EXHIBIT A" IN A QUIT CLAIM DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 24157350.
LOT TWO AS DESCRIBED AS "EXHIBIT A" IN GRANT DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 8201443.
TOTAL NET AREA OF LOT ONE & TWO = 21,000 SF (0.482 ACs)

BASIS OF BEARING

THE BEARING N00°00'00"W, THE CENTERLINE/MONUMENT LINE OF POMEROY AVENUE, AS SHOWN UPON CERTAIN SUBDIVISION MAP ENTITLED "SUN-GLO ESTATES UNIT NO. 1 TRACT NO. 1313", FILED FOR RECORD IN BOOK 50 OF MAPS AT PAGES 16 & 17 OF SANTA CLARA COUNTY RECORDS WAS TAKEN AS BASIS OF ELEVATION FOR THIS MAP.

BASIS OF ELEVATION

CITY OF SANTA CLARA BENCH MARK NO. "E-13"
EL CAMINO REAL AND POMEROY AVENUE, NORTHWEST CORNER,
CHISELED CROSS ON SOUTHEAST BOLT IN TRAFFIC LIGHT BASE.
ELEVATION 91.05' NAVD 88

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE (HORIZONTAL)
B.LDG	BUILDING
BOW/BWLK	BACK OF WALK
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
C.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONT.	CONTINUOUS
D.I.	DRAINAGE INLET
D/W	DRIVEWAY
E.C.	END OF CURVE (HORIZONTAL)
ELEV.	ELEVATION
EXIST.	EXISTING
E.V.C.	END OF VERTICAL CURVE
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.C.	FACE OF CURB
F.L.	FACE OF CURB
F.O.C.	FACE OF CURB
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
G.V.	GATE VALVE
H.P.	HIGH POINT
I.D.	INSIDE DIAMETER
INV.	INVERT
J.P.	JOINT POLE
L.F.	LINEAR FEET
L.P.	LOW POINT
L&T	LEAD & TACK
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
M.V.C.	MIDDLE OF VERTICAL CURVE
M.W.	MONITORING WELL
NO.	NUMBER
N.T.S.	NOT TO SCALE
P.C.	PORTLAND CEMENT CONCRETE
P.C.R.	POINT OF CURB RETURN
P.P.B.	PEDESTRIAN PUSH BUTTON
PP&T	PLASTIC PLUG & TACK
P.V.C.	POLYVINYL CHLORIDE
P.V.I.	POINT OF VERTICAL INTERSECTION
R.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.	SLOPE
S.D.	STORM DRAIN
S.D.M.N	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SHT.	SHEET
S.S.M.H.	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER
S/W	SIDEWALK
T.C.	TOP OF CURB
TFOC	TOP FACE OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.	VERTICAL CURVE
V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
W.	WATER
W.M.	WATER METER
W.V.	WATER VALVE

ADVANCED DEVELOPMENT
JESSIE HENNING GROUP
SANTA CLARA, CALIFORNIA 95050
(408) 376-1670
JACOB SUDAN CIVIL ENGINEER

Assumption	App'd	Date	Revision

TOPOGRAPHICAL & RECORD
BOUNDARY SURVEY FOR
TRACT NO. 10593
SANTA CLARA, CALIFORNIA



Checked: J.S.
Drawn: J.S.
Reviewed: J.S.
Scale: 1"=10'
Date: 08-08-2024
Job No. 538

7

8

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



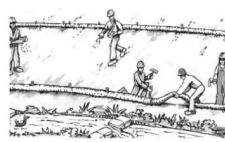
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- ❑ Ensure all subcontractors working onsite are implementing appropriate BMPs.

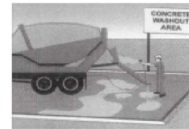
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



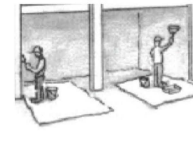
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

April 2024

ADVANCED DEVELOPMENT
3030 RIVERVIEW DRIVE
SAN JOSE, CALIFORNIA 95134
(408) 376-6570
JACOB SUDAN CIVIL ENGINEER

Assessment	App'd	Date	Revision

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP's) TRACT NO. 10593
CALIFORNIA
SANTA CLARA



Checked: JS
Designed: JS
Reviewed: JS
Drawn: RPS
Scale: ASB
Date: 04-08-2024
SHEET NO. 8 OF 8

Job No. 538

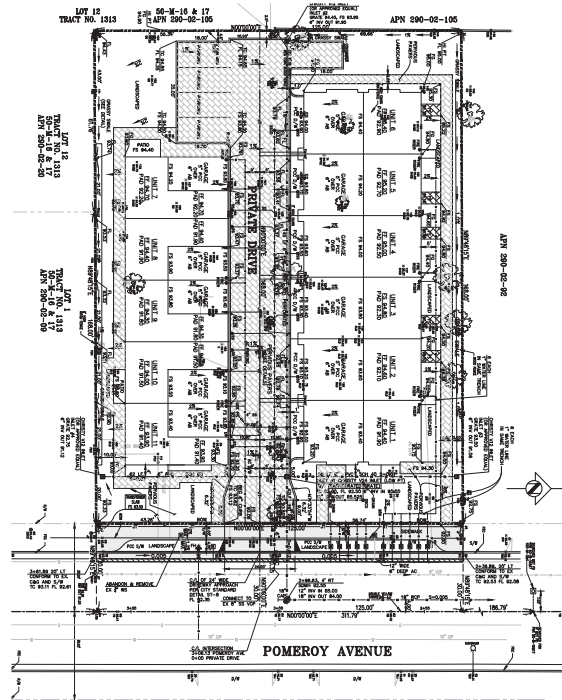
GENERAL NOTES:

- All materials and workmanship shall conform to the City's Standard Details, Standard Specifications, and General Requirements.
- Contractor shall secure an Encroachment Permit from the City Engineering Department and pay appropriate fee prior to commencement of work. All work within the public right-of-way shall be done under a single Encroachment Permit.
- It is the Contractor's responsibility to verify the location of all existing utilities with the appropriate utility agencies prior to the commencement of construction. Contractor shall notify all public and private utility owners 48 hours prior to commencement of work adjacent to the utility. Contact Underground Service Alert (USA) at 811 or 800-227-2600.
- The Contractor shall notify, by circular, all business establishments and residences located in areas affected by the work at least forty-eight (48) hours prior to start of construction. Circular shall be subject to the approval of the City Engineer.
- Unless otherwise directed by the City Engineer in the field at each location where new curb/gutter is to be installed on an existing street (driveaway installation, driveway abandonment, curb ramp installation, curb face drainage installation, etc.) pavement reconstruction shall be required. An 18-inch wide band of pavement shall be removed and replaced along the entire length of curb/gutter installation. Removal depth (saw cuts required) shall be to the base material on streets with A.C. or P.C.C. pavement four (4) inches or less in thickness. Removal depth shall be two (2) inches minimum on streets with A.C. (grind) and four (4) inches minimum on streets with P.C.C. (saw cut) pavement thickness greater than four (4) inches. Replace with A.C. or P.C.C. (dovels required) to match existing pavement.
- All sidewalk, curb, and gutter damaged as a result of the project shall be removed and replaced to the nearest score mark or as directed by the City Engineer. Installation of new sidewalk, curb and gutter against existing improvements shall require a sidewalk contact joint (dovels required).
- Partial replacement of a driveway is not allowed. A driveway that has been cut or damaged must be replaced in its entirety. The new replacement driveway must meet current City Standards which may affect on-site improvements and/or require a sidewalk encroachment.
- Slurry seal shall be required on all new street pavement (e.g., trench work, potholes, and street widenings). Slurry seal shall extend twelve inches beyond the limit of pavement reconstruction.
- All manholes, valve boxes, monument boxes, and other structures in the pavement area shall be adjusted to finish grade before paving final lift.
- Grade breaks on curbs on sidewalks are to be rounded off on form work and finished surfacing.
- The contractor shall be responsible for the preservation and/or perpetuation of existing survey monuments (curb tags, iron pipes, street monuments, etc.) noted on the plans or found during construction per Section 8771 of the California Business and Professions Code. If a survey monument has the potential of being disturbed or within 3 feet of the Work, the monument shall be located, referenced, and a corner record shall be filed with the Santa Clara County Surveyor, and a duplicate of the corner record shall be submitted to the City Engineer prior to the start of construction. Should any survey monument be damaged or destroyed during construction, the contractor shall re-establish said monument per City standard, file a corner record with the Santa Clara County Surveyor, and submit a duplicate of the corner record to the City Engineer prior to final project notice of completion issued by the Department of Public Works. The contractor shall, at his/her expense, hire a licensed professional civil engineer authorized to practice land surveying or land surveyor to perform the work.
- All surplus and unsuitable material shall be removed from public right-of-way.
- Contractor shall provide adequate dust control and keep mud and debris off the public right-of-way at all times.
- All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.
- Existing utilities shown are based upon recent information and are approximate in location and depth. The Contractor shall probe all existing utilities that may be affected by new facilities in this contract, verify actual location and depth, and report potential conflicts to the Engineer prior to excavating for new facilities.
- Contractor shall perform his construction and operation in a manner, which will not allow harmful pollutants to enter the storm drain system. To ensure compliance, the Contractor shall implement the appropriate Best Management Practice (BMP) as outlined in the brochures entitled "Best Management Practice for the Construction Industry" issued by the Santa Clara Valley Nonpoint Source Pollution Control Program, to suit the construction site and job condition.
- Overnight parking of construction equipment in the public right-of-way shall not be permitted, except at location(s) approved by the City Traffic Engineer.
- All sanitary sewer and/or storm drain mains to be abandoned shall be filled with sand or control density fill (CDF) and plugged at each end with a 6" thick wall of Class "A" P.C.C.
- Abandonment of sanitary sewer lateral at the property line shall include the complete removal of the Christy Box, all vertical pipes and the 45° Wye. The remaining lateral ends shall be plugged with 6" thick wall of Class "A" P.C.C., existing to concrete enters the main. Abandonment of sanitary sewer lateral at the main will occur when lateral connects at a manhole or as determined by the City. Plug the lateral end with 6" thick wall of Class "A" P.C.C., and fill lateral with sand or control density fill (CDF), making a smooth trowel finish on the inside wall of the manhole for manhole connections.
- Unless otherwise noted, Class 2 A.B. under curb, gutter, and street sections paved with asphalt concrete shall be compacted to 95% relative compaction (minimum).
- Near completion of the project, Contractor shall replace damaged curb and gutter along Project frontage as directed by the City Engineer.

ABBREVIATIONS

A.B.	AGGREGATE BASE	M.H.	MANHOLE
A.C.	ASPHALT CONCRETE	M.N.	MINIMUM
B.C.	BEGINNING OF CURVE (HORIZONTAL)	M.V.C.	MIDDLE OF VERTICAL CURVE
B.O.W.	BACK OF WALK	M.W.	MONITORING WELL
B.V.C.	BEGINNING OF VERTICAL CURVE	N.O.	NUMBER
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
C.F.	CHAIN LINK FENCE	P.C.	PORTLAND CEMENT CONCRETE
C.O.	CLEAR OUT	P.C.R.	POINT OF CURB RETURN
CONT.	CONTINUOUS	P.P.B.	PEDESTRIAN PUSH BUTTON
D.I.P.	DUCTILE IRON PIPE	P.V.C.	POLYVINYL CHLORIDE
D.P.O.	DOWNPOUT	P.V.I.	POINT OF VERTICAL INTERSECTION
E.C.	END OF CURVE (HORIZONTAL)	R	RADIUS
ELEV.	ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE
EXIST.	EXISTING	R/W	RIGHT-OF-WAY
E.V.C.	END OF VERTICAL CURVE	S	SLOPE
F.F.	FINISHED FLOOR ELEVATION	S.D.	STORM DRAIN
F.G.	FINISHED GRADE	S.D.M.H.	STORM DRAIN MANHOLE
F.H.	FIRE HYDRANT	S.F.	SQUARE FEET
F.O.C.	FACE OF CURB	SHT.	SANITARY SEWER
F.L.	FLOW LINE	S.S.M.H.	SANITARY SEWER MANHOLE
G.B.	GRADE BREAK	S/W	SIDEWALK
G.V.	GATE VALVE	T.C.	TOP OF CURB
H.P.	HIGH POINT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
INV.	INVERT	V.C.	VERTICAL CURVE
J.P.	JOINT POLE	V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
L.F.	LINEAL FEET	W.	WATER
L.G.	LIP OF GUTTER	W.M.	WATER METER
L.P.	LOW POINT	W.V.	WATER VALVE
MAX.	MAXIMUM		

PUBLIC IMPROVEMENT PLANS
FOR THE CONSTRUCTION OF
1530-1540 POMEROY AVENUE
SANTA CLARA, CALIFORNIA



SITE PLAN
NOT TO SCALE

APPROVED AS TO THE FEATURES AFFECTING CITY OF SANTA CLARA FACILITIES:

APPROVED: MICHAEL LIU
ASSISTANT DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
CITY OF SANTA CLARA

PUBLIC WORKS DEPARTMENT	DATE
LAND AND PROPERTY DEVELOPMENT DIVISION	DATE
TRAFFIC ENGINEERING DIVISION	DATE
STREET MAINTENANCE DIVISION	DATE
SILICON VALLEY POWER	DATE
WATER AND SEWER UTILITIES DEPARTMENT	DATE

LEGAL DESCRIPTION

LOT ONE AS DESCRIBED AS "EXHIBIT A" IN A QUIT CLAIM DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 24157350.
LOT TWO AS DESCRIBED AS "EXHIBIT A" IN GRANT DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 8211443.
TOTAL NET AREA OF LOT ONE & TWO = 21,000 SF (0.482 AC±)

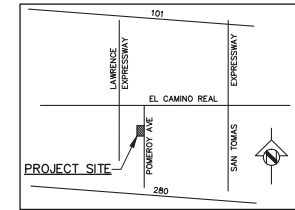
BASIS OF BEARING

THE BEARING N00°00'00"W, THE CENTERLINE/MONUMENT LINE OF POMEROY AVENUE, AS SHOWN UPON CERTAIN SUBDIVISION MAP ENTITLED "SUN-GLO ESTATES UNIT NO. 1 TRACT NO. 1313", FILED FOR RECORD IN BOOK 40 OF MAPS AT PAGES 16 & 17 OF SANTA CLARA COUNTY RECORDS WAS TAKEN AS BASIS OF ELEVATION FOR THIS MAP.

BASIS OF ELEVATION

CITY OF SANTA CLARA BENCH MARK NO. E-13
EL CAMINO REAL AND POMEROY AVENUE, NORTHWEST CORNER,
CHISELED CROSS ON SOUTHEAST BOLT IN TRAFFIC LIGHT BASE,
ELEVATION 91.06' NAVD 88, DATUM 2011

THIS APPROVAL DOES NOT MEAN THE ASSISTANT DIRECTOR OF PUBLIC WORKS/CITY ENGINEER NOR THE CITY CAN ACCEPT ANY PART OR PARTS OF THE WORK DONE UNDER OR IN CONJUNCTION WITH THESE PLANS THAT HAVE NOT BEEN PROPERLY INDICATED.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OFF-SITE IMPROVEMENT PLAN
3	WATER NOTES AND DETAILS
4	ELECTRICAL PLAN (SILICON VALLEY POWER)
5	LANDSCAPE PLAN
6	IRRIGATION PLAN
7	LANDSCAPE NOTES

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
CITY SURVEY MONUMENT		
STANDARD SURVEY INLET		
SANITARY SEWER		
STORM DRAIN		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
POLY BOX		
UTILITY POLE		
ELECTROLER		



TRACING NO. 12,408-D

ADVANCED DEVELOPMENT
3000 BURNBURY DRIVE
SAN JOSE, CALIFORNIA 95134
(408) 570-6570
JACOB SUDAN - CIVIL ENGINEER

Revision	Date	App'd	Author

COVER SHEET
PUBLIC IMPROVEMENT PLANS FOR
THE CONSTRUCTION OF 1530-1540
POMEROY AVENUE
SANTA CLARA, CALIFORNIA



Checked: JF	Drawn: JF	Reviewed: JF	Scale: 1"=10'	Sheet No. 1
DATE: 04-15-2025				Job No. 533

City of Santa Clara – Water and Sewer Utilities
Standard No. 19 – Gate Valve Installation – Material List
Use no lead products for domestic water services.

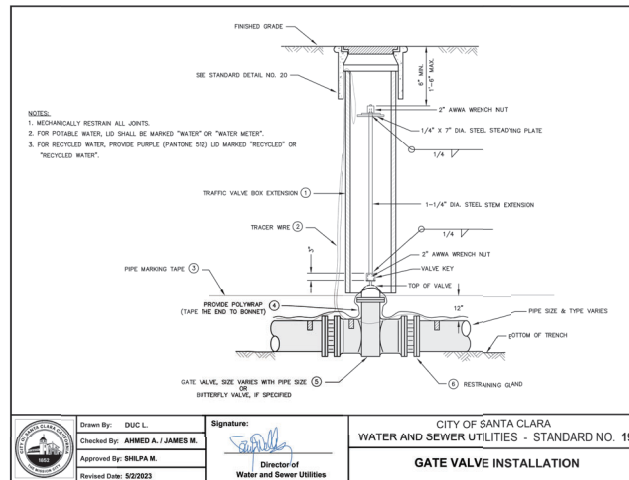
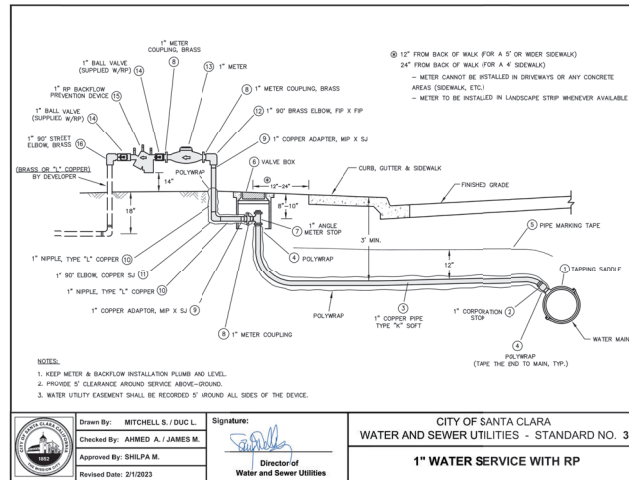
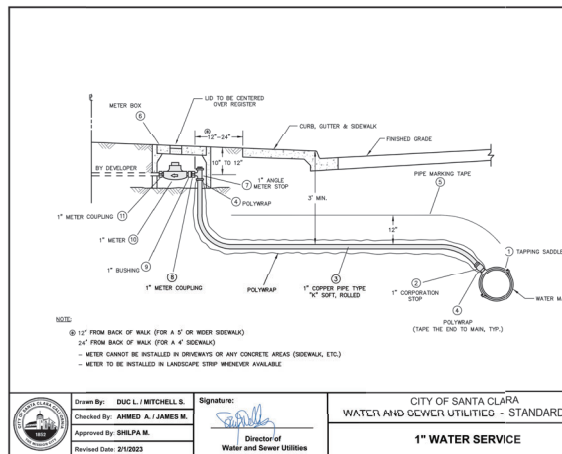
Use 316 stainless steel bolts, flange gasket with EPDM rubber, nuts, and washers for all bolted connections.

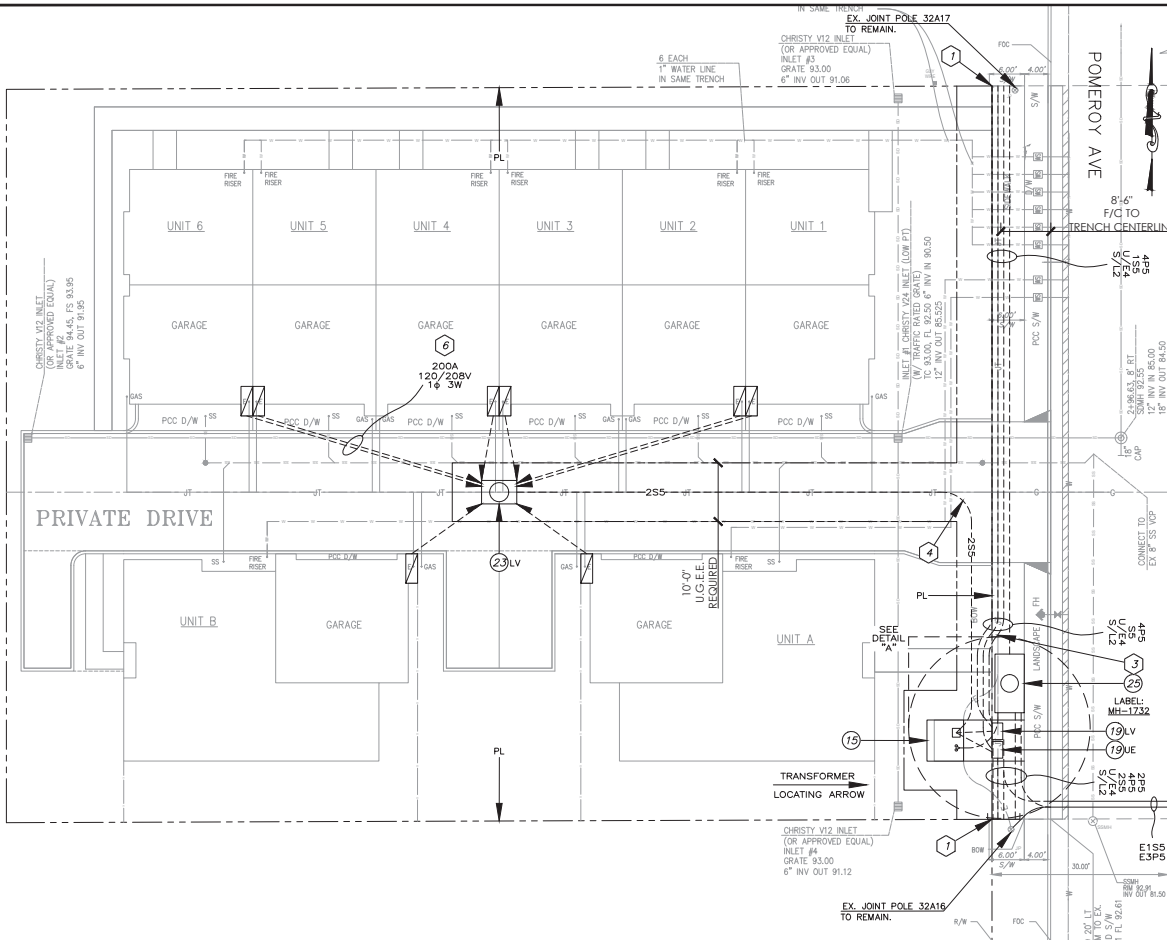
City of Santa Clara – Water and Sewer Utilities
Standard No. 3 - 1" Water Service with RP – Material List
Domestic Products Only. Use no lead products for domestic water services.

Coat above ground water service with Dunn Edwards Paint #0011-0124-06181, Santa Clara Mission Sand, AristoShield High Gloss. Provide 5-foot clearance around service above ground from all structures, objects, landscaping, etc.

PUBLIC WATER SYSTEM NOTES:

- WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE PROJECT PLANS, AND TO THE CITY OF SANTA CLARA WATER AND SEWER UTILITIES STANDARD DRAWINGS AND SPECIFICATIONS, CIPED 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675,

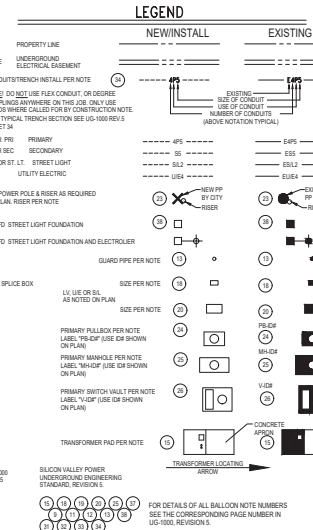




MAIN DETAIL
SCALE: 1" = 20'

CONSTRUCTION NOTES

- 1 CAP 4P5, S5, U/E4 AND S/L2 CONDUITS AT END OF PROJECT FOR FUTURE SVP USE.
- 2 INSTALL 2-5" X 90" X 5R (PRIMARY) PVC BENDS.
INSTALL 3-5" X 45" X 5R (SECONDARY) PVC BEND.
- 3 SWEEP 1S5 CONDUIT AROUND (N) MH-1732 USING 5" X 45" X 5R PVC BENDS.
SWEEP 1U/E4 CONDUIT AROUND (N) MH-1732 USING 4" X 45" X 5R PVC BENDS.
SWEEP 1S/L2 CONDUIT AROUND (N) MH-1732 USING 2" X 45" X 3R PVC BENDS.
- 4 INSTALL 2-5" X 90" X 5R (SECONDARY) PVC BENDS.
- 5 CAUTION! ENERGIZED 12KV CABLES IN 1 OF E3P5 CONDUITS!
CONNECT 2P5 TO E2P5 CAPPED CONDUITS AT UP OF GUTTER USING 2-5" X 90" X 5R (PRIMARY) PVC BENDS.
CONNECT 1S5 TO E1S5 CAPPED CONDUITS AT UP OF GUTTER USING 5" X 90" X 5R (SECONDARY) PVC BENDS.
COORDINATE WITH SVP SERVICE COORDINATOR: RANDY KENT.
- 6 CUSTOMER OWNED UNDERGROUND ELECTRICAL SERVICE ENTRANCE BY DEVELOPER
IN ACCORDANCE WITH APPLICABLE BUILDING CODES PER CSC BUILDING INSPECTION.
DEVELOPER TO CONFIRM SIZE, QUANTITY AND ROUTING OF SERVICE
CONDUITS WITH CSC BUILDING INSPECTOR PRIOR TO INSTALLATION.
TYPICAL FOR EACH UNIT UNDERGROUND SERVICE.



GENERAL NOTES:

ALL CONDITIONS ON THIS DRAWING MUST BE MET PRIOR TO PERMANENT ELECTRICAL SERVICE.

X = INDICATES NOTE IS REQUIRED FOR THIS JOB.

SERVICE VOLTAGE SHALL BE 120/208 V, 1 φ 3 WIRE.

AVAILABLE SHORT CIRCUIT AT THE SERVICE TERMINATION POINT OF EACH SERVICE IS 10,000 AMPS SYMMETRICAL.

ALL METERS MUST BE GROUPED AND ACCESSIBLE TO TENANTS AND THE UTILITY AT ALL TIMES.

METER ENCLOSURES SHALL MEET METER CABINET ENCLOSURE CLEARANCES PER CITY OF SANTA CLARA ELECTRIC DEPARTMENT DRAWING G7, REVISION 2.

ELECTRIC METERS AND MAIN SERVICE DISCONNECTS SHALL BE LOCATED OUTSIDE OF BUILDING OR IN A UTILITY ROOM DIRECTLY ACCESSIBLE FROM THE OUTSIDE. THE CITY SHALL HAVE IMMEDIATE AND UNHINDERED ACCESS TO THIS EQUIPMENT AT ALL TIMES WITHOUT NOTICE.

SWITCHBOARD MANUFACTURER SHALL SUBMIT SWITCHBOARD DRAWINGS FOR REVIEW, IN TRIPLICATE, PRIOR TO FABRICATION. SEND TO: SILICON VALLEY POWER, 1705 MARTIN AV, SANTA CLARA, CA 95050 - ATTN: METER SHOP.

CONTRACTOR TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION.

PROVIDE 1-2" CONDUIT FROM UTILITY METER COMPARTMENT TO MPOE PHONE BOARD. COORDINATE WITH SVP METER SHOP AT (408) 615-5626.

ELECTRICAL PERMITS FOR SERVICE ENTRANCE AND OTHER PRIVATE ELECTRICAL WORK SHALL BE OBTAINED FROM THE CITY PERMIT CENTER PRIOR TO START OF WORK OR PROVIDE LETTER FROM INSPECTING AUTHORITY TO CITY INDICATING ELECTRICAL INSPECTION IS COMPLETE.

ELECTRIC EASEMENTS ARE REQUIRED AND MUST BE SIGNED PRIOR TO CONNECTING PERMANENT SERVICE. DOCUMENTS TO FOLLOW. NO TREES MAY BE PLANTED IN UG EASEMENT AREAS.

DEVELOPER SHALL FURNISH AND INSTALL ALL MATERIAL ON-SITE AND OFF-SITE IN ACCORDANCE WITH THIS DRAWING AND SILICON VALLEY POWER STANDARD UG-100, REVISION 5.1.

PROVIDE REDWOOD HEADERS OR CONFORM LANDSCAPE MOUNDS TO AVOID COVERING ELECTRICAL PULLBOXES AND VAULTS. TREES SHALL BE A MINIMUM OF 5'-0" FROM CENTER LINE OF TRENCH.

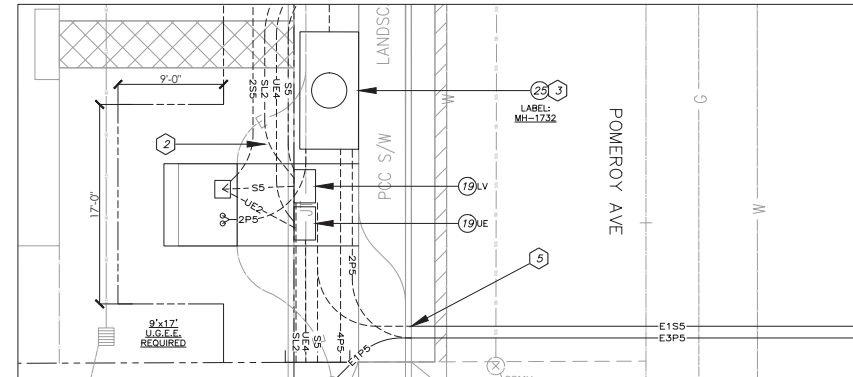
SEE U.G. 1000, REVISION 5.1, SHEETS 3 & 4 FOR WORK REQUIREMENTS. LABEL PHASE AND NEUTRAL ON SERVICE ENTRANCE CONDUCTORS. FOR MULTI-BLDG. SITE, IDENTIFY AS TO BLDG. SERVED. SILICON VALLEY POWER ELECTRIC CREWS WILL MAKE ALL CONNECTIONS TO UTILITY SYSTEM.

SEE UG-1000, REVISION 5.1, SHEET 9 FOR UTILITY INSPECTIONS. CALL (408) 615-5600.

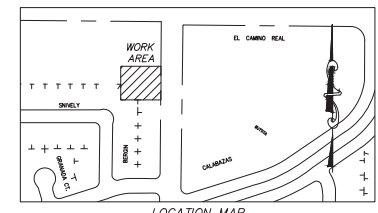
FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN REQUIRED STREET OPENING PERMIT FROM THE CITY PERMIT CENTER. TREES SHALL BE A MINIMUM OF 5' FROM CENTERLINE OF TRENCH.

PRIOR TO ANY EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600.

COORDINATE WORK WITH LINE MAINTENANCE AND CONSTRUCTION DIVISION AT (408) 615-5600.



DETAIL "A"
SCALE: 1" = 5'



DEVELOPER'S WORK

REVISION	DATE	DESCRIPTION	APPROVED
1	1/25/24	REMOVED STREETLIGHT BOX AND FOUNDATION.	1/26/24 CAS
DESIGNED BY:	PCS	1/23	DRAWN BY: PCS
APPROVED BY:	1/24		SCALE: NONE
DEV. WK. CTY. WK. IMP. PLNS			MAP # 32
X X X			SHT 1 OF 1
			DRAWING NUMBER
			36084
			REV
			1

IN ORDER TO CONSTRUCT WORK SHOWN ON THIS DRAWING YOU MUST HAVE A VALID BUILDING PERMIT AND START CONSTRUCTION WITHIN 6 MONTHS OF DATE OF APPROVAL OF THIS DRAWING. FOR AN EXTENSION OF TIME PLEASE CONTACT SVP AT (408) 615-6610.