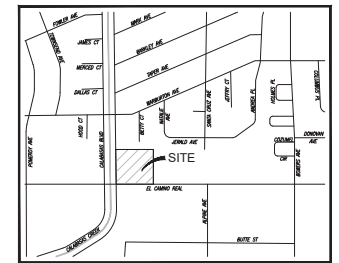
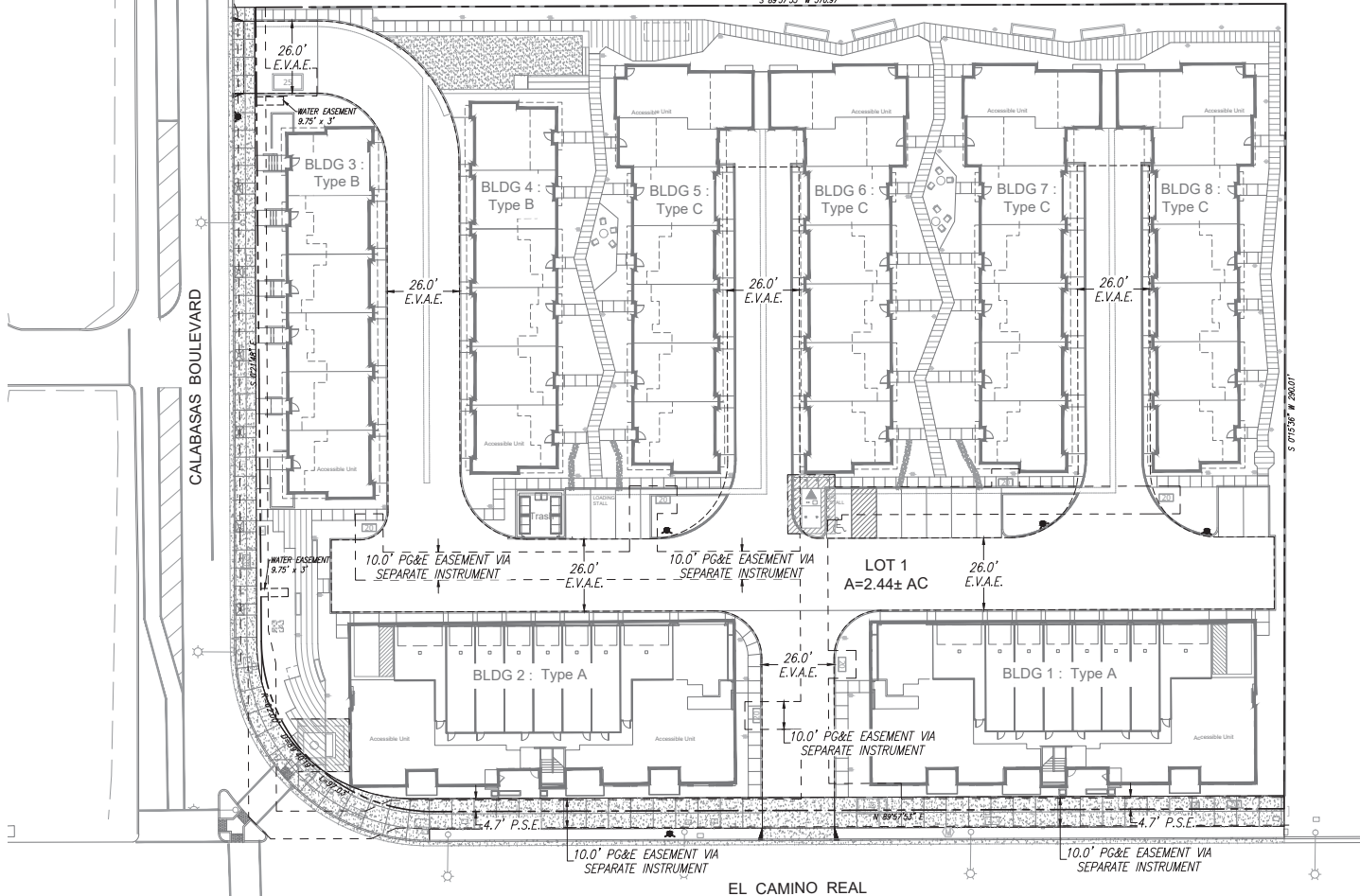


TRACT NO. 1677  
EL RANCHO CAMINO UNIT NO. 4

S 89°5'31" W 370.97'



VICINITY MAP  
NTS

BASIS OF BEARINGS

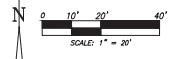
THE BEARING, N 89°5'31" EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 5, 1957, IN BOOK 76 OF MAPS, PAGE 32, S.C.C.R., WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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 95119  
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

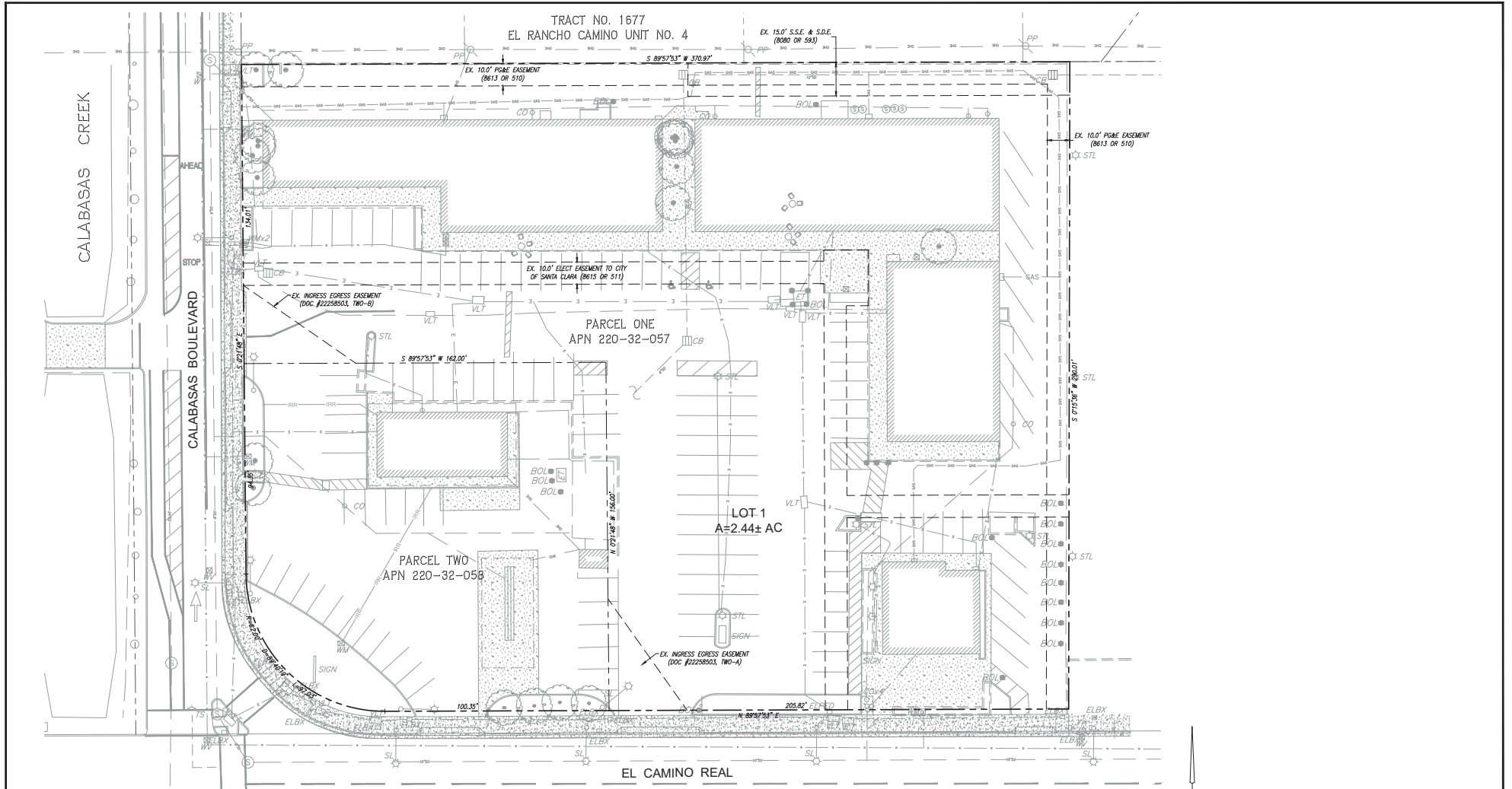
FOR RESIDENTIAL CONDOMINIUM PURPOSES  
3074 - 3157 EL CAMINO REAL  
PLN2020-14674

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

#	DATE	REVISIONS 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 SCALE	02/11/2022 DATE	5213 JOB NO.	1 OF 4
----------------	-----------------	--------------	--------

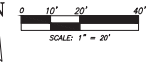
303 JMH WEISS P02023 - 2041 © Corbin Real - Santa Clara (Survey/Map/023-Weiss) L&P File 11, 2022 10:00am  
USER: Corbin Real/023 (L&P Tech), Worksheet: 023-Weiss 103 (04)



**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

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

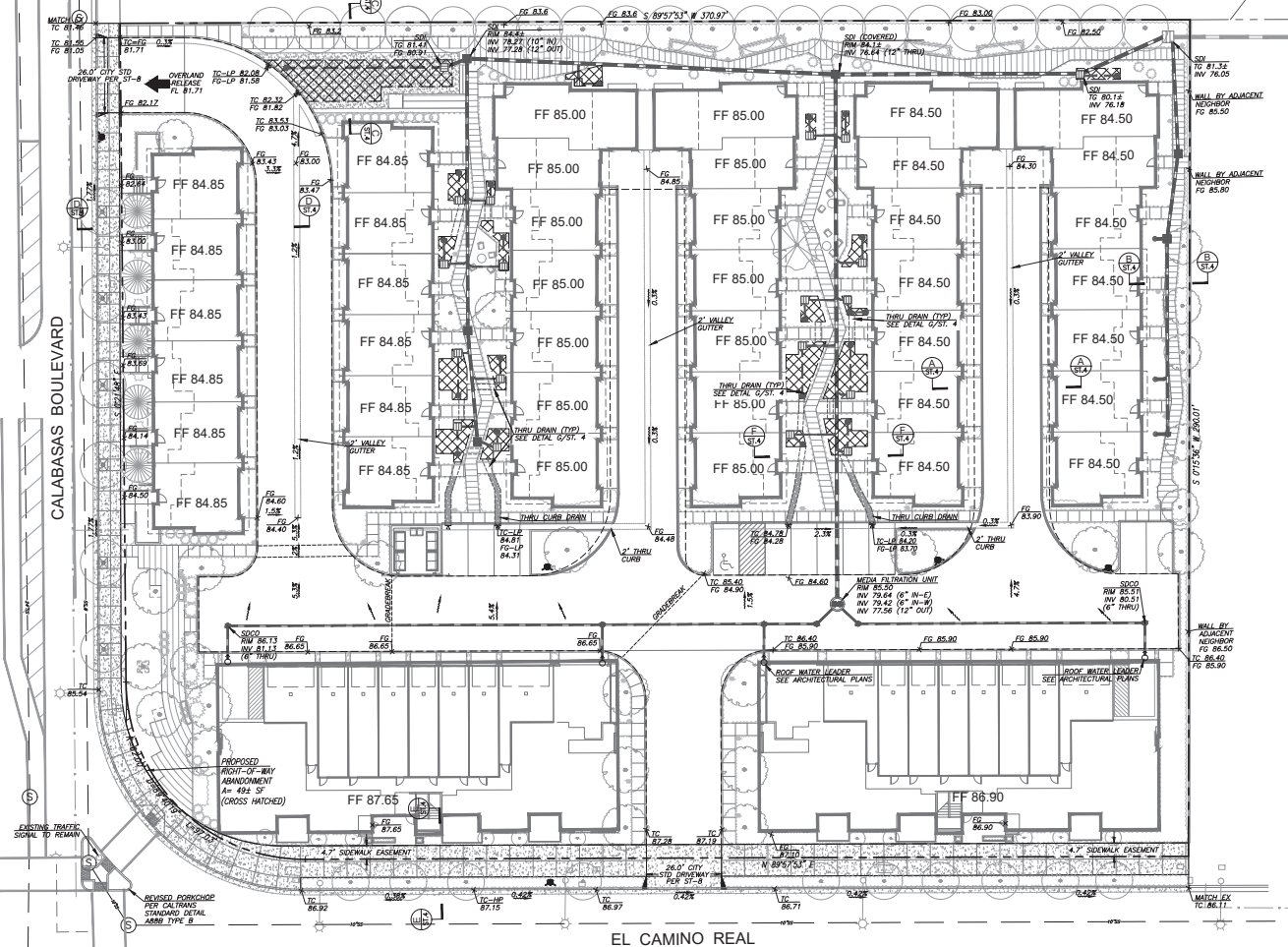
**VESTING TENTATIVE TRACT MAP**  
 FOR RESIDENTIAL CONDOMINIUM PURPOSES  
 3074 - 3157 EL CAMINO REAL  
 PLN2020-14674  
 SANTA CLARA CALIFORNIA

**JMH WEISS, INC.**  
 Civil Engineering ~ Surveying ~ Land Planning  
 1721 Technology Drive, Ste 6000 San Jose, CA 95110  
 Tel: (408) 268-4555

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

302 JMH WEISS - 2041 © Corbin Red - Santa Clara County, CA 95050 - 02/11/2022 10:00am  
 USER: Corbin Red, K221 (CAD Text), Microsoft Windows @ 1280x1024 (64)

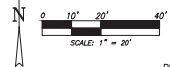
TRACT NO. 1677  
EL RANCHO CAMINO UNIT NO. 4



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
- or ■ AREA DRAIN OR CATCH BASIN
- cv COMMUNICATIONS VAULT
- a DETECTOR
- ev DETECTOR CHECK VALVE
- ELECTRICAL UTILITY BOX

- ⊕ ELECTROLYZER/STREET LIGHT
- ELECTRICAL VAULT
- gv GAS VALVE
- sp SANITARY SEWER CLEANOUT
- skn SKIN
- W SITE LIGHT
- + 100.0 SPOT ELEVATION
- 100.0 SPOT ELEVATION (AERALLY DERIVED)
- sl STREET LIGHT BOX
- sd STORM DRAIN MANHOLE
- ⊙ TRAFFIC SIGNAL BOX
- trnsf TRANSFORMER
- uc UTILITY CONDUIT
- um UTILITY MANHOLE (TYPE UNKNOWN)
- up UTILITY POLE
- uv UTILITY VAULT (TYPE UNKNOWN)
- wm WATER METER
- wv WATER VALVE



PRELIMINARY GRADING, DRAINAGE & UTILITIES

VESTING TENTATIVE TRACT MAP

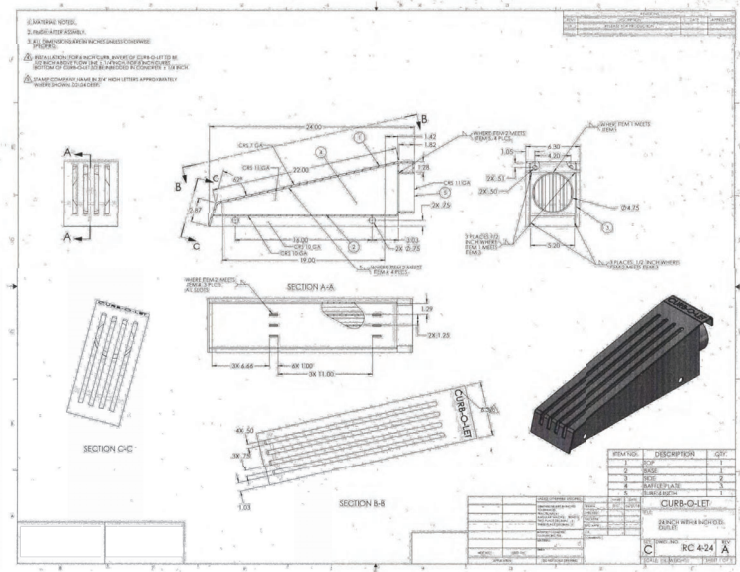
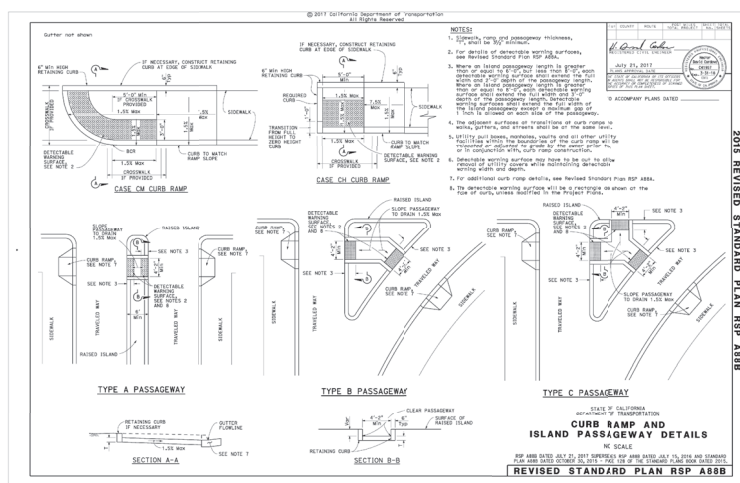
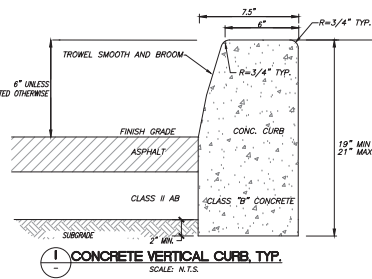
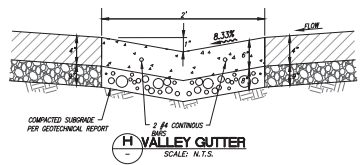
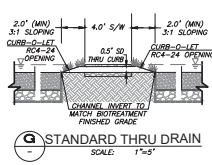
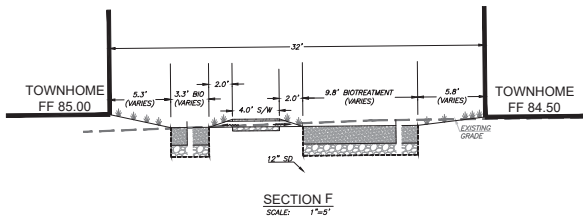
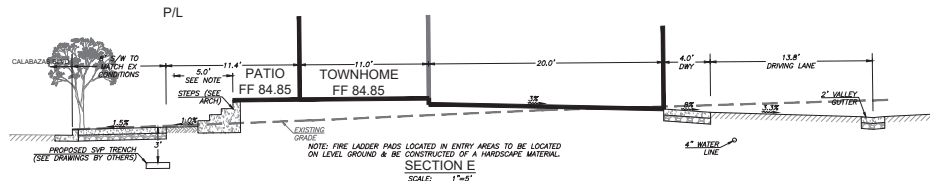
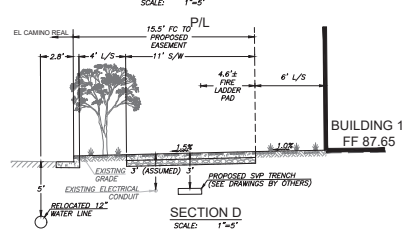
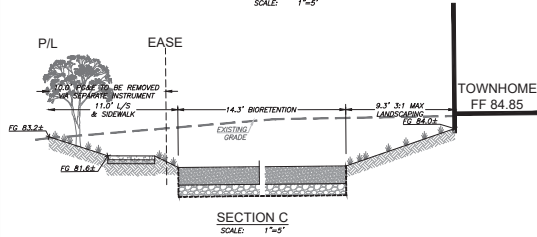
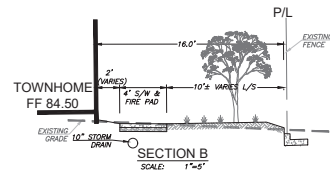
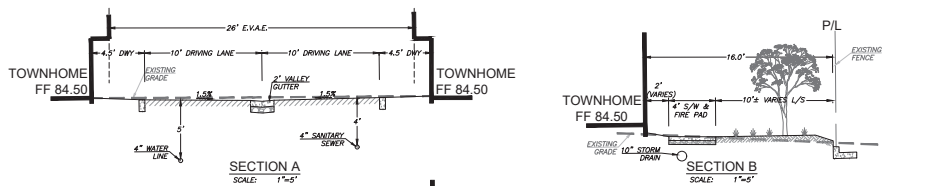
FOR RESIDENTIAL CONDOMINIUM PURPOSES  
3074 - 3157 EL CAMINO REAL  
PLN2020-14674 CALIFORNIA

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

#	DATE	REVISIONS 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

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

JMH WEISS, INC. - 3041 O'Connell Ave - Santa Clara County, CA 95051 - (408) 286-4555  
DATE: 02/11/2022 10:00 AM  
USER: C:\Users\jweiss\OneDrive\Documents\Projects\2020\2020-14674\2020-14674.dwg  
PLOT: 02/11/2022 10:00 AM



SECTIONS

SECTION	DESCRIPTION	DATE
SECTION A-A	CURB-O-LET	02/11/2022
SECTION B-B	CURB-O-LET	02/11/2022
SECTION C-C	CURB-O-LET	02/11/2022

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 6000 ~ San Jose, CA 95110  
Tel: (408) 986-4555

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

JMH WEISS, INC. - 3041 O Center Ave - Suite 6000/Santa Clara County, CA 95051 - TEL: 408.986.4555 FAX: 408.986.4555  
USER: C:\Users\jweiss\OneDrive\Documents\Projects\2020\2020-14674\2020-14674.dwg