

TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4

S 89°57'53" E 370.93'

CALABASAS BOULEVARD

EL CAMINO REAL

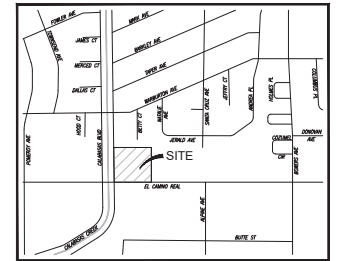
LEGEND & ABBREVIATIONS

---	EX. PROPERTY LINE
- - - - -	EX. PROPERTY LINE TO BE REMOVED
---	NEW PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING LINE
---	FENCELINE
---	PROPOSED STORM DRAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER
---	AREA DRAIN OR CATCH BASIN
---	COMMUNICATIONS VAULT
---	CURB DRAIN
---	DETECTOR
---	DETECTOR CHECK VALVE
---	ELECTRICAL UTILITY BOX

---	ELECTRICAL STREET LIGHT
---	ELECTRICAL VAULT
---	GAS VALVE
---	SANITARY SEWER CLEANOUT
---	SON
---	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

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 INSTRUMENTS.
- SUBJECT TO PROJECT OCCASION TO BE RECORDED
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) TO BE DEDICATED THROUGHOUT PROPERTY AS INDICATED.



VICINITY MAP
NTS

BASIS OF BEARINGS

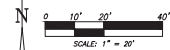
THE BEARING, N 89°57'53" E, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 5, 1957, IN BOOK 76 OF MAPS, PAGE 32, S.C.C.R., WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

VERTICAL DATUM IS BASED UPON SCWD 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 95113
ATTN: EDWARD McMAHON
(650) 397-6289
- CIVIL ENGINEER/
LAND SURVEYOR: KEVIN R. WEISS, R.C.E. 47967, P.L.S. 7139
DU EDWARDS, R.C.E. 69369
JMH WEISS, INC.
1731 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



PROPOSED DEVELOPMENT

VESTING TENTATIVE TRACT MAP

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

SANTA CLARA

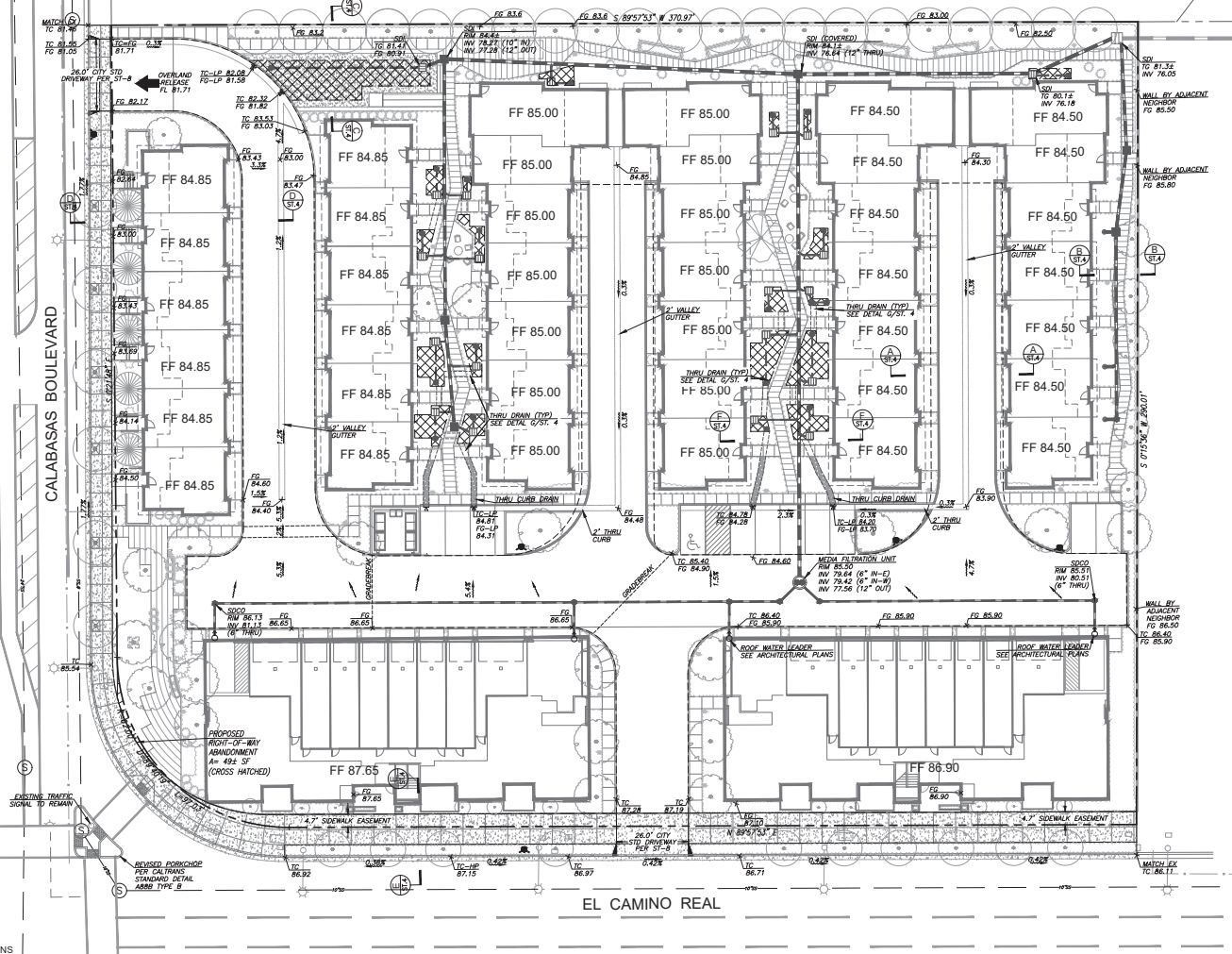
CALIFORNIA

JMH WEISS, INC.

Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste #880 • San Jose, CA 95110
Tel: (408) 286-4555

AS SHOWN	02/11/2022	5213	1 OF 4
SCALE	DATE	JOB NO.	

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#	DATE	REVISIONS
1	10/13/2020	FIRST SUBMITTAL
2	09/27/2021	SECOND SUBMITTAL
3	12/27/2021	THIRD SUBMITTAL
4	02/11/2022	FOURTH SUBMITTAL

PRELIMINARY GRADING, DRAINAGE & UTILITIES

VESTING TENTATIVE TRACT MAP
FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
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