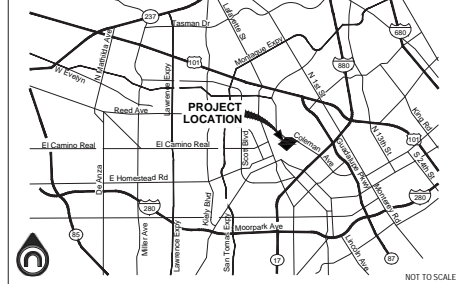


VICINITY MAP



COLOR UTILITY LEGEND

COLOR REFERENCE	TYPE OF UTILITY	SERVICE PROVIDER
—	STORM DRAIN	CITY OF SANTA CLARA
—	SANITARY SEWER	CITY OF SANTA CLARA
—	DOMESTIC WATER	CITY OF SANTA CLARA
—	RECLAIMED WATER	SOUTH BAY WATER RECYCLING
—	NATURAL GAS	PACIFIC GAS & ELECTRIC COMPANY
—	ELECTRIC / JOINT TRENCH	SILICON VALLEY POWER (ELECTRIC)
- - -	OVERHEAD ELECTRIC	SILICON VALLEY POWER & PG&E
—	FIBER / DATA / TELEPHONE	MULTIPLE PROVIDERS

HUNTER STORM

GATEWAY CROSSINGS

DATE: 08-16-2018

PROJECT #:

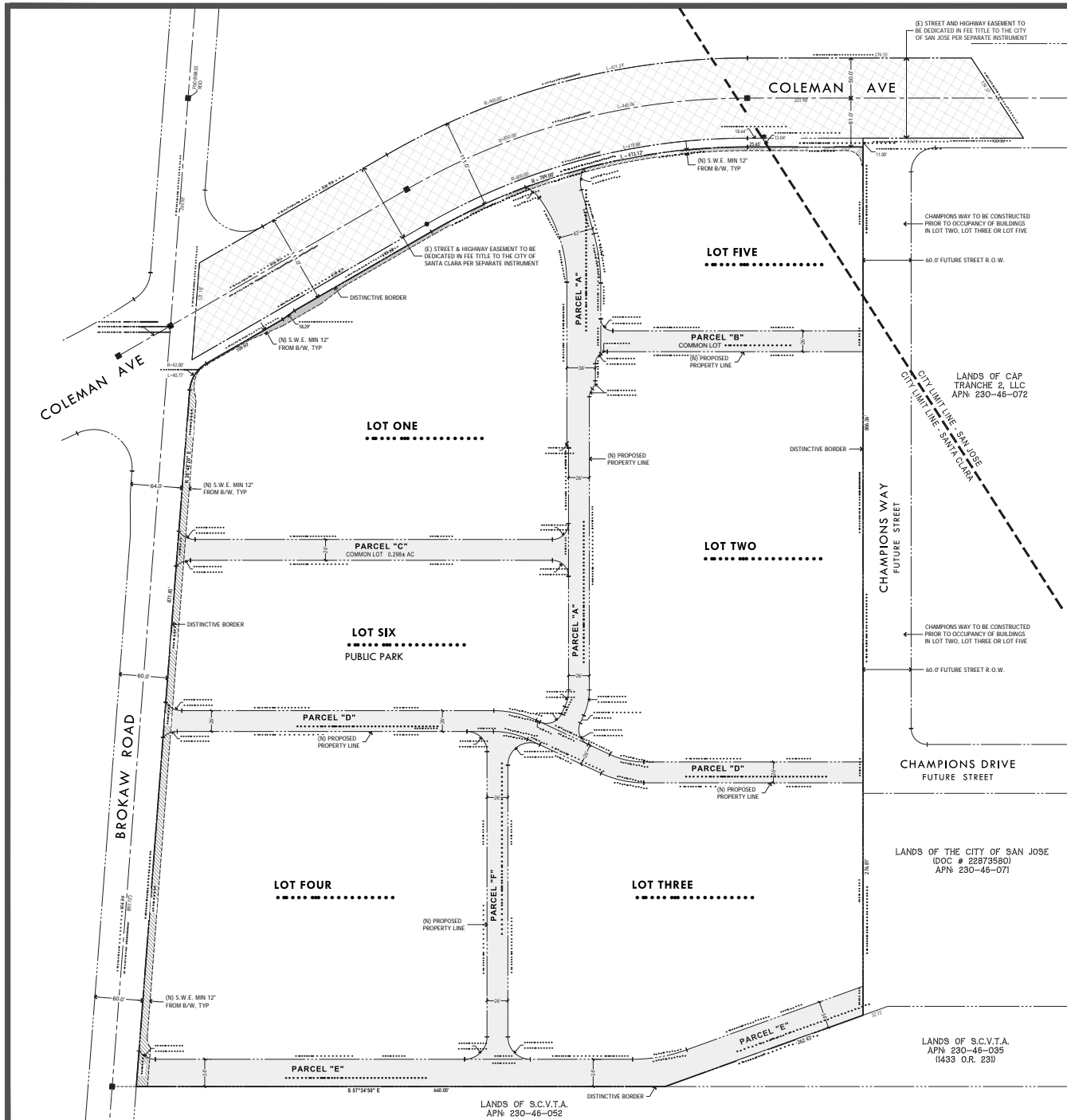
SCALE: AS INDICATED



SHEET TITLE
VESTING
TENTATIVE MAP
EX CONDITIONS

SHEET NUMBER
C2.00





LEGEND

- (E) CITY LIMIT / BORDER LINE
- (E) ADJACENT PROPERTY LINE
- (E) STREET CENTERLINE OR MONUMENT LINE
- DISTINCTIVE BORDER
- (N) INTERIOR PROPERTY LINE
- (N) PROPOSED EASEMENT LINE
- (E) PUBLIC STREET EASEMENT TO BE DEDICATED TO THE CITIES OF SANTA CLARA & SAN JOSE IN FEE TITLE BY SEPARATE INSTRUMENTS
- (E) PUBLIC STREET EASEMENT TO BE DEDICATED TO THE CITIES OF SANTA CLARA & SAN JOSE IN FEE TITLE BY SEPARATE INSTRUMENTS
- LOTS SHOWN ON MAP AS "COMMON LOTS A, B, C, D, E, F" TO BE RESERVED FOR PRIVATE STREET PURPOSES FOR PRIVATE INGRESS AND EGRESS, PRIVATE UTILITIES, PRIVATE DRAINAGE AND RELATED APPURTENANCES.
- SUBDIVIDER SHALL RECORD A COVENANT TO THE CITY OF SANTA CLARA OVER AND ACROSS THE COMMON LOTS THE PURPOSES OF EMERGENCY VEHICLE ACCESS, PUBLIC PEDESTRIAN AND VEHICULAR ACCESS & RELATED MATTERS.

SUBDIVISION STATEMENT

DESCRIPTION OF SUBDIVISION: "GATEWAY CROSSINGS" A NEW 6.1-LOT SUBDIVISION INCLUDING:

- UP TO 1600 MULTI-FAMILY RESIDENTIAL UNITS IN (4) NEW LOTS
- UP TO 200,000 SF OF COMMERCIAL USES WITHIN LOT 5
- UP TO 15,000 SF OF ANCILLARY RETAIL WITHIN LOTS 1, 2, 3 & 4
- DEDICATION OF (1) LOT TO THE CITY FOR NEW PUBLIC PARK

NOTE: REFERENCE MADE TO 6 BUILDABLE LOTS 1 THROUGH 6. PARCELS "A" THROUGH "F" ARE PROPOSED AS NON-BUILDABLE COMMON LOTS PER THE DESCRIPTIONS ABOVE.

PROJECT CONTACTS:

OWNER & SUBDIVIDER:
TOD BROWMAN, LLC
10121 MILLER AVE #200
CUPERTINO, CA 95014
CONTACT: JOSH RUPERT
PHONE: 408.255.4100

ENGINEER:
NTERRA GROUP
1295 E DUNNE AVE #230
MORGAN HILL, CA 95037
REGISTERED PROFESSIONAL ENGINEER
DAVE VOORHIES, REG 26429
PHONE: 408.610.9958

SITE ADDRESSES:

1205 COLEMAN AVE 340 BROKAW ROAD
328 BROKAW ROAD 400 BROKAW ROAD

ASSESSORS PARCEL #:

230-46-269 B 230-46-070

SITE AREA CALCULATIONS:

EXISTING GROSS PARCEL AREA
PROPOSED GROSS PARCEL AREA
NON-BUILDABLE AREA DEDICATION
RESULTANT GROSS PARCEL AREA

FLOOD ZONE:

AREA "X" DEFINED AS "AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE, OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." INFORMATION VERIFIED JUNE, 2016, FROM FEMA WEBSITE TO BE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 66080C0274, EFFECTIVE ON 05/18/2009.

GENERAL PLAN DESIGNATION:

SANTA CLARA STATION FOCUS AREA: REGIONAL COMMERCIAL, VERY HIGH-DENSITY RESIDENTIAL, AND HIGH-DENSITY RESIDENTIAL OVERLAY

ZONING DISPOSITIONS:

EXISTING: "ML" LIGHT INDUSTRIAL
PROPOSED: "PD" PLANNED DEVELOPMENT

LAND USE DISPOSITIONS:

EXISTING: INDUSTRIAL MANUFACTURING, CURRENTLY VACANT
PROPOSED: VERY HIGH-DENSITY RESIDENTIAL & COMMERCIAL HOTEL

SUBDIVISION NOTES

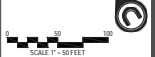
- THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT ARTICLE 2, SECTION 64452 AND CHAPTER 4.5, AS APPLICABLE. ALL DIMENSIONS AND AREAS SHOWN HEREIN ARE APPROXIMATELY ONLY AND SUBJECT TO CHANGE.
- THE TOTAL AREA SHOWN WITHIN THE DISTINCTIVE BORDER IS APPROXIMATELY 1,000,000 SQUARE FEET. DISTANCES AND BEARINGS SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE MAP MAKE STAGE.
- THIS SUBDIVISION SHALL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
- PARCELS WITH LETTER DESIGNATIONS "A" THROUGH "F" SHALL BE PRIVATE STREETS (FORMAL STREET NAMES TO BE DETERMINED AT FINAL MAP STAGES). THESE NON-BUILDABLE PARCELS WILL BE DESIGNATED AS COMMON LOTS TO PROVIDE EASEMENTS FOR INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, SHARED UTILITIES, AND RELATED REQUIREMENTS.
- ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL EXISTING EASEMENTS ON-SITE ARE TO BE OUTLINED OR VACATED, UNLESS NOTED OTHERWISE.
- IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, SECTION 64454.1, MULTIPLE FINAL MAPS MAY BE FILED UNDER THE APPROVAL OF CONDITION APPROVAL OF THIS VESTING TENTATIVE MAP. PHASED FINAL MAPS MAY INCLUDE LOTS WHICH CORRESPOND TO PROPOSED BUILDINGS OR THOSE WHICH MAY EXIST IN A PARTICULAR PHASE. THE SUBDIVIDER RESERVES THE RIGHT TO IMPLEMENT THE ORDER OF PHASING AND THE NUMBER OF LOTS TO BE INCLUDED IN ANY SPECIFIC PHASE. LOT NUMBERING MAY DIFFER ON PHASED FINAL MAPS AS LONG AS THE RESPECTIVE LOT CONFIGURATIONS REMAIN SUBSTANTIALLY THE SAME AS SHOWN ON THIS MAP.
- THE BOUNDARY CONDITIONS, EASEMENTS AND OTHER ENCUMBRANCES SHOWN ON THESE DRAWINGS ARE BASED SOLELY UPON THE INFORMATION CONTAINED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE # NCS-170579-SC, DATED APRIL 19, 2016. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT(S) THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS OR EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs) WILL BE PREPARED TO FACILITATE AND MANAGE THE OPERATIONS, MAINTENANCE AND RELATED FUNCTIONS OF THE COMMON AREAS.
- BENCHMARK: BM 674 D USC & CS, 2-111, LOCATED AT THE TOP OF THE NORTHEASTERLY END OF THE SOUTHEASTERLY CONCRETE ABUTMENT OF A CONCRETE BRIDGE OVER TAYLOR STREET AT SOUTHERN PACIFIC RAILROAD, 6.4 FEET NORTHEASTERLY OF CONCRETE GUARDRAIL, FIELD BOOK 768, PAGE 5. ELEVATION: 75.79 (NGVD 1929)
- CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MAY 11, 1999 IN BOOK 441 OF MAPS & PAGES 20 THROUGH 27, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS DEVELOPMENT BY CORNERSTONE EARTH GROUP, PROJECT NUMBER 902-1-1, DATED AUGUST 29, 2016.
- TOPOGRAPHIC SURVEY & CONTOUR DATA SHOWN IS BASED ON AERIAL PHOTOGRAMMETRY, AND SUPPLEMENTED WITH ADDITIONAL DETAILED FIELD SURVEY AT VARIOUS TIMES, MOST RECENTLY IN MARCH, 2017 AFTER COMPLETION OF SITE DEMOLITION.

HUNTER STORM

10121 Miller Ave, Suite 200, Cupertino, CA 95014
Phone: (408) 255-4100 Fax: (408) 996-8425

GATEWAY CROSSINGS

DATE: 08-16-2018
PROJECT #: 230-46-070
SCALE: AS INDICATED



SHEET TITLE
VESTING
TENTATIVE MAP

PROPOSED
SUBDIVISION

SHEET NUMBER
C2.20



NTERRA GROUP
1295 E DUNNE AVE #230
MORGAN HILL, CA 95037