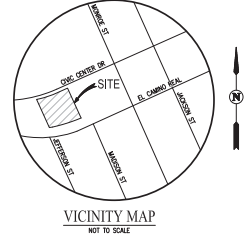
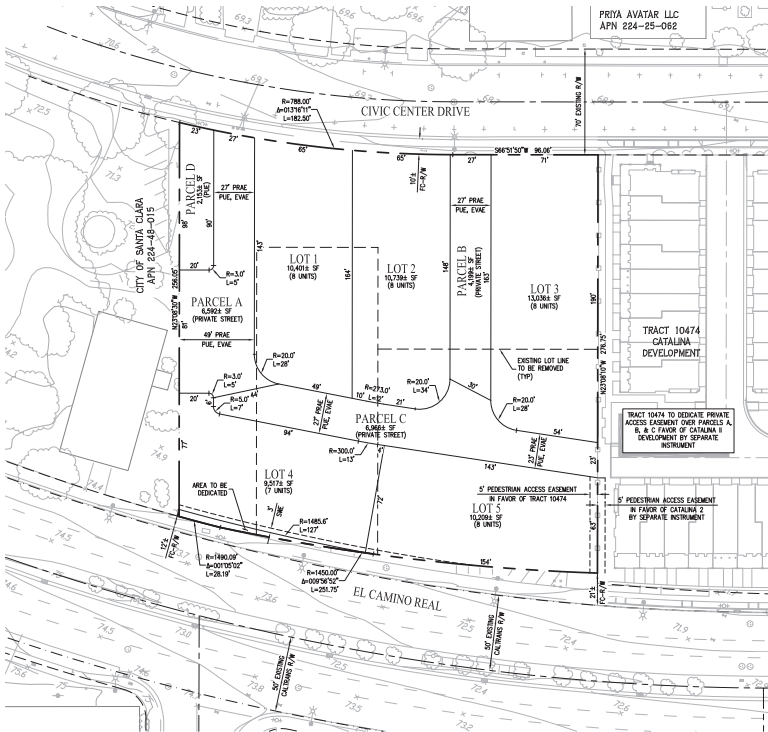


GENERAL NOTES

- ASSESSORS PARCEL NO. 224-048-004, -005, AND -006
- SITE AREA: GROSS 1.706 ACRES
NET: 1.698 ACRES
- LOTS: RESIDENTIAL, 5 (LOTS 1-5), PRIVATE ROADWAY CIRCULATION, 3
WATER QUALITY, 1
- CHILLING UNITS: 39
- SITE DENSITY: 23.84 DU/AC (GROSS)
23.08 DU/AC (NET)
- EXISTING GENERAL PLAN: COMMUNITY MIXED USE
PROPOSED GENERAL PLAN: COMMUNITY MIXED USE
- EXISTING ZONING: THOROUGHFARE COMMERCIAL (CT)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
- EXISTING LAND USE: COMMERCIAL/OPEN SPACE
PROPOSED LAND USE: RESIDENTIAL/LIVE WORK
- BENCHMARK: CITY OF SANTA CLARA 6-1
EL CAMINO REAL & MONROE ST. NORTHWEST CORNER, CHIEF CROSS ON TOP
OF SOUTHEAST BOLT OF TRAFFIC SIGNAL POLE BASE (RESET 1997)
- BASES OF BEARINGS: MONUMENT LINE, "B-LINE," OF EL CAMINO REAL TAKEN AS INDICATIVE FOR THE
RECORDS OF SURVEY OF THE RIGHT-OF-WAY ALONG ROUTE 82 AT POST MILES
11.5-12.3, RECORDED IN BOOK 738 PAGE 33, SANTA CLARA RECORDS.
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT
BOUNDARY TO BE REMOVED.
- EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
- STREETS: ALL DRIVE ALLEYS WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE
PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.5%)
- TREES: STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS.
- STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS
(OR APPROVED EQUAL).
- WALLS: ALL WALLS WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- PRIVATE UTILITIES: PROPOSED STORM DRAIN, SEWER AND WATER FACILITIES WILL BE PRIVATE
FACILITIES AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS
ASSOCIATION.
- LANDSCAPING: ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND
MAINTAINED.
- FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE
RATE MAP, MAP NUMBER 080803022H
DATE: MAY 18, 2009
- WELLS ON-SITE: NONE
- UTILITIES: WATER: PRIVATE
SEWER: PRIVATE
STORM DRAIN: PRIVATE
GAS: SILICON VALLEY POWER
ELECTRIC: AT&T
TELEPHONE: AT&T
CABLE TV: UCLD
USE: UNDERGROUND ELECTRICAL EASEMENT TO BE EXCLUSIVE OF PUE AND DEFINED
ON THE FINAL MAP
- PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR THE RESIDENTIAL LOTS. THE
SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND
4025 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT
TO THE SUBDIVISION MAP ACT.



CONTACTS:

- OWNER/DEVELOPER: SCS DEVELOPMENT
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 945-4020
CORY KOSCH
- ENGINEER: CARLSON, BARBER & GESSON, INC.
2833 CUNNINGHAM, SUITE 200
SAN RAMON, CALIFORNIA 94583
(925) 588-3333
COLT ALVAREZ, P.E. 75740
- SOILS ENGINEER: QUANTUM GEOTECHNICAL, INC.
8288 SAN RAMON AVE, SUITE B
SAN JOSE, CA 95119
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DAVID MARGESCU, P.E., G.E., G.S.

ABBREVIATIONS

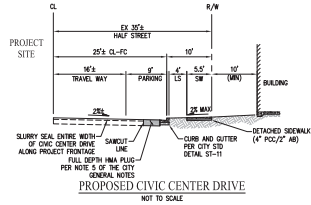
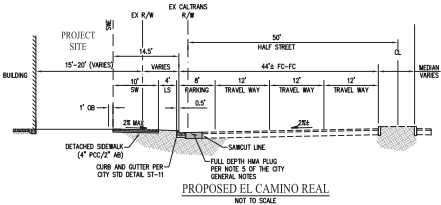
BO	BOUNDARY
CL	CENTERLINE
CU	CURBLINE
EVE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
HOA	HOMEOWNERS ASSOCIATION
LS	LANDSCAPE
PUE	PRIVATE ACCESS EASEMENT IN FAVOR OF TRACT 10474
PUE	PRIVATE ACCESS EASEMENT IN FAVOR OF TRACT 1047
R	RADIUS
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
SUE	SEWER EASEMENT
USEE	UNDERGROUND ELECTRIC EASEMENT

LEGEND

PROPOSED	DESCRIPTION
---	BOUNDARY
---	EASEMENT
---	PROPERTY LINE
---	RIGHT-OF-WAY

SHEET INDEX

Sheet Number	Sheet Title
C-1	VESTING TENTATIVE MAP
C-2	EXISTING CONDITIONS PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY GRADING AND DRAINAGE PLAN
C-5	PRELIMINARY UTILITY PLAN
C-6	PRELIMINARY UTILITY SECTIONS
C-7	PRELIMINARY STORMWATER CONTROL PLAN
C-8	PUE ACCESS PLAN
C-9	OPEN SPACE SHEET



VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
CATALINA II

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

DATE: FEBRUARY 2019

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