SANTA CLARA, CA VESTING TENTATIVE MAP FOR 3 COMMERCIAL CONDOMINIUM UNITS

STATEMENTS & TABLES

EXISTING ZONING (MH) HEAVY INDUSTRIAL

224-40-001, 224-40-002 AND 224-40-011

SITE AREA

COMMERCIAL BUILDING WAREHOUSES FOR FURNITURE STORAGE EXISTING USE AUTO STORAGE, CONTRACTOR HVAC MECHANICAL USE & FRUIT STORAGE.

PROPOSED LISE: FLECTRONIC DATA PROCESSING

GENERAL INFORMATION

SUBDIVIDER MCLAREN /MATHEW

CONTACT: HABIB ZAKERANI 408-314-3435

ENGINEERING CONTACT: MICHAEL SHEEHY RCE #C029693

P.O. BOX 26460

SAN JOSE, CA 95159-6460 408-236-2400

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 224-40-002)

COMMENGE AT AN IRON PIPE ON THE NORTHERLY LINE OF MATHEW STREET AND BEING DISTANT THEREON NORTH 83' 18
1/2' EAST 350.00 FEET FROM THE EASTERLY LINE OF THE SANTA CLARA—ALVISO ROAD, AS SAID MATHEW STREET IS
1/2' EAST 350.00 FEET FROM THE EASTERLY LINE OF THE SANTA CLARA—ALVISO ROAD, AS SAID MATHEW STREET IS
1/2' EAST 350.00 FEET FROM THE CLARA—ALVISO ROAD, AS SAID SAID AND THE CLARA—ALVISO ROAD IS SHOWN ON THAT CERTAIN MAP
MARCH 4, 1948 AND RECORDED UNDER DATE OF MARCH 6, 1948 SERIAL NO. 389030, N THE OFFICE OF THE SANTA CLARA
COUNTY RECORDER, SAI JOSE, CALIFORNIA, AND AS SAID SANTA CLARA—ALVISO ROAD IS SHOWN ON THAT CERTAIN MAP
ENTITLED, LAUREMOND FAMILY SUBMISSION, FILE OF IN BOOK "STO" GAMPS, AT FAREST 7 AND B, IN THE OFFICE OF THE
PIPE ON THE NORTHERLY LINE OF LOT 2, AS SHOWN UPON THE MAP ABOVE REFERRED TO, THENCE NORTH 83' 18 1/2'
EAST AND ALONG THE NORTHERLY LINE OF SAID NORTHERLY LINE OF SAID MATHEW STREET, THENCE SOUTH 63' 18 1/2' WEST
550.55 FEET TO AN RORN PIPE ON THE SAID NORTHERLY LINE OF SAID MATHEW STREET, THENCE SOUTH 63' 18 1/2' WEST
ALONG THE SAID NORTHERLY LINE OF MATHEM STREET, SSOOD SETT TO THE POINT OF COMMENCEMENT

BEONING AT AN IRON PIPE ON THE NORTHERSTERY UNL OF MATHEW STREET, DISTANT THEREON NORTH AS 16' 20' EAST 20440 FET FROM AN IRON PIPE SET AT THE POINT OF INTERSECTION OF THE AS AN INORTHMESTERY LINE OF MATHEW STREET WITH THE NORTHEASTERY LINE OF LAFARTITE STREET, FORMERY SANTA CLARA—ALMSO ROAD, RUNNING TRENER NORTH 37' 18' 30' CAST ALDON THE SAN DORTHMESTERY, LINE OF MATHEW STREET 55.00 FEET, RUNNING THEREO. THENCE NORTH 83' 18' 30' EAST ALONG THE SAID NORTHWESTERLY LINE OF MATHEW STREET 55.00 FEET, RUINNING THEND NORTH 10' 33' 30' MEST 22AS SETETT OAN RION PIEC ON THE OTHER THEND ALSOS ACRE. LABORATORY, INC., A CORPORATION DATED DECEMBER 5, 1949 RECORDED DECEMBER 5, 1949 IN BOOK 1886 OF OFFICIAL RECORDS, PAGE 490, SAINT CALAR COUNTY RECORDS, RUINNIOT THENCE SOUTH 74' 82' 0' WEST ALONG SAID LAST NAMED LINE 55.00 FEET TO AN RION PIEC, RUINNIOT THENCE SOUTH 74' 82' 0' WEST ALONG SAID LAST NAMED LINE 55.00 FEET TO THE POINT OF THE SOUTH 74' AND THE SAID THE TOTAL STREET TO THE POINT OF THE SOUTH THE SAID THE TOTAL STREET TO THE POINT OF THE SAID THE

PARCEL 3: (APN 224-40-001)

PORTION OF LOTS 1 AND 2, IN BLOCK 2, AS SHOWN UPON THAT CERTAIN MAP ENTITIES, "AJRICLINDOD FARM SUBDIVISION", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COLUMP OF SANTA CLARK SATE OF CALIFORNA, ON MARCH 13, 1924 IN BOOK 5 OF MAPS, AT PACES 7 AND 8, AND A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 1 WEST MOM. AND BERNO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTH, RANGE 1 WEST M.O.M. AND EIRN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ECONNING AT AM IRON PIPE ON THE MORTHERY DESCRIBED, OF MAINTH STREET, AS SAID MATHEW STREET IS

DESCRIBED IN RESOLUTION NO. 82 OF THE BOARD OF TRUSTESS OF THE CITY OF SMATA CLARA, DATED MARCH,

AND RECORDED MARCH, 6, 1946 MUDRE SERIAL NO. 3,98502 IN THE OFFICE OF THE SAINT ALEAR, DATED MARCH,

JUSE, CALFORNIA, DISTANT THEREON NORTH 85 DEC. 19 1/2" EAST 700.00 TEET ALONG THE SAID NORTHERY SDOMDARY

ROAD, AS SAID SAINT ALEAR—ALMS ORDOIS 15 SHOWN ON THE WAR ABOVE REFERENCE TO. THENCE LEAVING SAID LAST

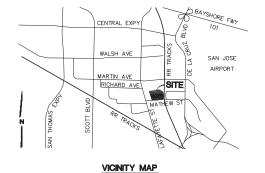
NAMED LINE AND RUNNING NORTH 16 DEC. 33 1/2" WEST 550.65 FEET TO THE NORTHERY SOUNDARY LINE OF LOT 2, IN

NAMED LINE AND RUNNING NORTH 16 DEC. 33 1/2" WEST 550.65 FEET TO THE NORTHERY SOUNDARY LINE OF LOT 2, IN

NORTHERY REPORTED TO. THE NORTHERY SOUNDARY LINE OF LOT 2, IN

SOUNTERS, REPORTED ALONG THE ARC OF TO. 2, INFORM SOUNDARY LINE OF LOT 2, IN

FEET MEASURED ALONG THE ARC OF THE CURRY TO A LINE DRAWN OF FEET THE STREET, MEASURED AT RIGHT AND SET THE STREET TO THE SAID MESTERY BOUNDARY LINE OF THE CONTROL OF THE CURRY OF A LINE DRAWN OF THE THE STREET MEASURED AT RIGHT AND SET THE STREET MEASURED AT BOUNDARY LINE OF THE CONTROL OF THE CURRY OF THE CURRY OF THE CONTROL OF THE CURRY OF THE MATHEW STREET, SOUTH 79 DEG. 55' WEST 338.44 FEET TO THE POINT OF BEGINNING



	PLAN SET REVISIONS								
No.	Date	Description							
1	09/18/18	First Submittal							
2	02/28/19	RESUBMITTAL WITH LLA & PCC REVIEW							
3	04/23/19	RESUBMITTAL WITH SVP ESMT REQUIREMENTS							
4	06/05/19	FOR CITY COUNCIL APPROVAL							

FILE NO. PLN2018-13564 PLN2018-13618

GENERAL NOTES

- 1. THERE ARE NO ACTIVE WELLS ON THE SITE
- 2. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 060350 0227 H, DATED MAY 18, 2009, AS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVES FROM 1% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 7, 2016

3. EXISTING USE OF ADJACENT PROPERTIES: NORTH - COMMERCIAL/INDUSTRIAL EAST - COMMERCIAL/INDUSTRIAL

WEST - COMMERCIAL/INDUSTRIAL SOUTH - COMMERCIAL/INDUSTRIAL

4. WATER: CITY OF SANTA CLARA WATER UTILITY

5. FIRE PROTECTION: CITY OF SANTA CLARA FIRE DEPARTMENT

6. STORM/SANITARY SEWER: CITY OF SANTA CLARA SYSTEMS

7. POWER: SILICON VALLEY POWER 8. GAS: PACIFIC GAS AND ELECTRIC

10 AREA TO BE SUBDIVIDED: 8.97 AC+

11. STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF SANTA CLARA STANDARDS.

12. ALL DIMENSIONS ARE APPROXIMATE.

13. REFER TO PLN2018-13564 & 13618 FOR DEVELOPMENT STANDARDS AND ADDITIONAL INFORMATION RELATED TO THIS VESTING TENTATIVE MAP.

14 GEOTECHNICAL ENGINEER:

MURRAY ENGINEERS INC. 935 FREMONT AVENUE LOS ALTOS, CA 94024 650-559-9980

9 BENCHMARK

BM: B-1 CITY OF SANTA CLARA BENCHMARKS;

LOCATED ON LAFAYETTE STREET AND RICHARD AVENUE, TOP OF THE LETTER "C" IN THE WORD "CAL" ON TOP OF CATCH BASIN HOOD, EAST SIDE OF LAFAYETTE STREET 200'± SOUTH OF CENTERLINE OF RICHARD AVENUE EXTENDED (RESET 1989)

BASIS OF BEARINGS

THE BEARING OF SOUTH 16'29'30" EAST TAKEN ON THE CENTERLINE OF LAFAYETTE STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MARCH 15, 1966 IN BOOK 206 OF MAPS AT PAGE 37, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

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TENTATIVE MAP

SHEET DESCRIPTION

TITLE, GENERAL INFORMATION, STATEMENTS & TABLES EXISTING BOUNDARY & EASEMENTS EXISTING COMOTIONS EXISTING COMOTIONS EXISTING UTILITIES OVERALL SITE FLAN PROPOSED BOUNDARY & EASEMENTS

PROPOSED EMERGENCY VEHICLE ACCESS (EVA) EASEMENT SVP EASEMENTS: SUBSTATION, TRANS POLE, OVERHEAD LINE, STATION SERVICE, UNDERGROUND AND EGRESS & INGRESS

SHEET DESCRIPTION

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CIO EXISTING UTILITY CONDITIONS
CIO STE ACCESS & CRICULATION LUGGRAM
CIO STELLIMINARY GRADING & DEANINGE PLAN
CIO PRELIMINARY STELLITY PLAN
CIO PRELIMINARY STELLITY PLAN
CIO STORMWART STELLITY PLAN
CIO STORMWART STELLITY PLAN
CIO STORMWART CONTROL CALCULATIONS
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N. GOING, Land Surve 2 g (408),

TENTATIVE

VESTING



INFORMATION, MCLAREN TITLE, GENERAL IN VANTAGE

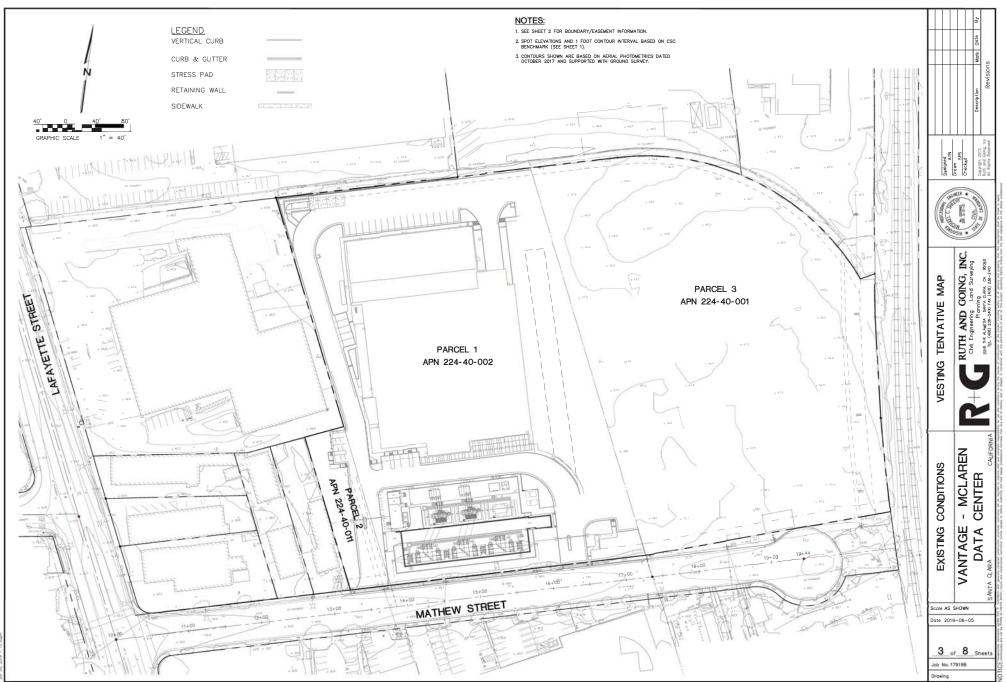
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Date 2019-06-05

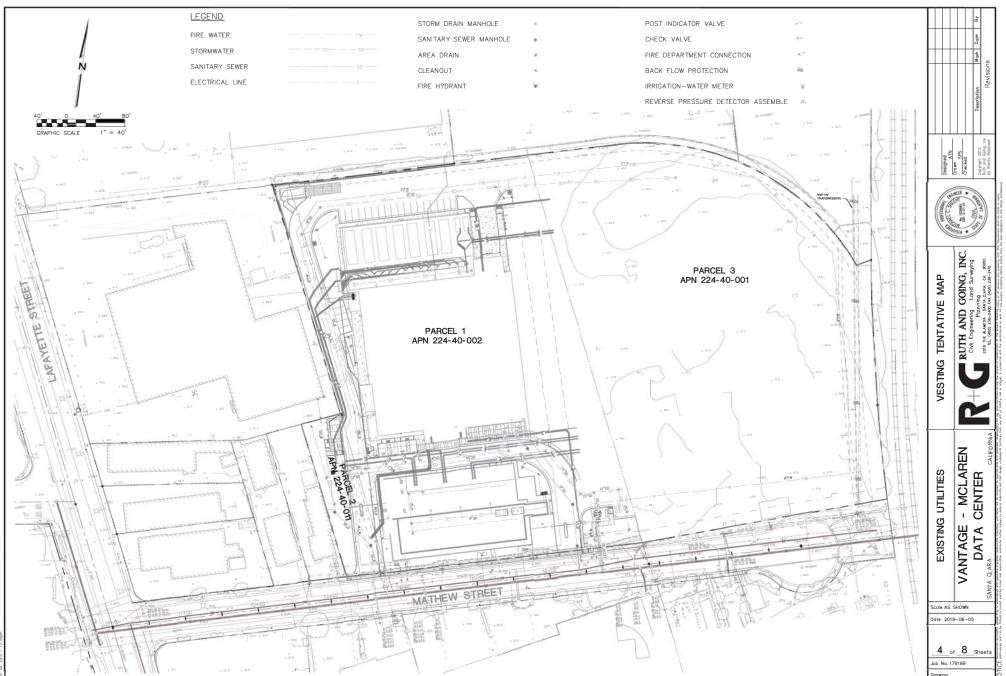
1 of 8 Sheets

Job No. 17919B

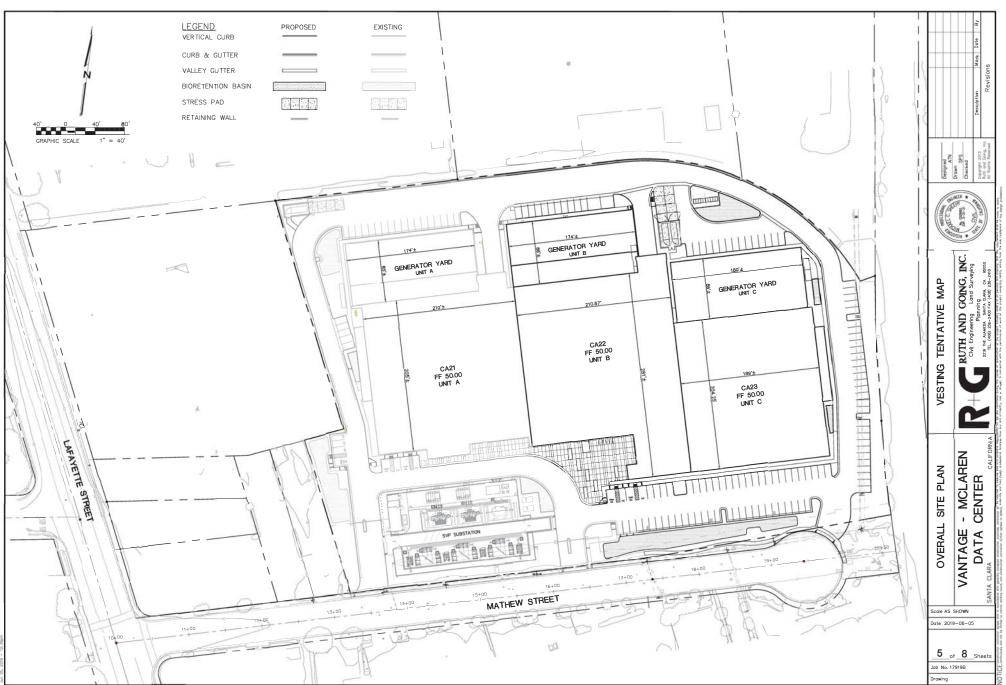




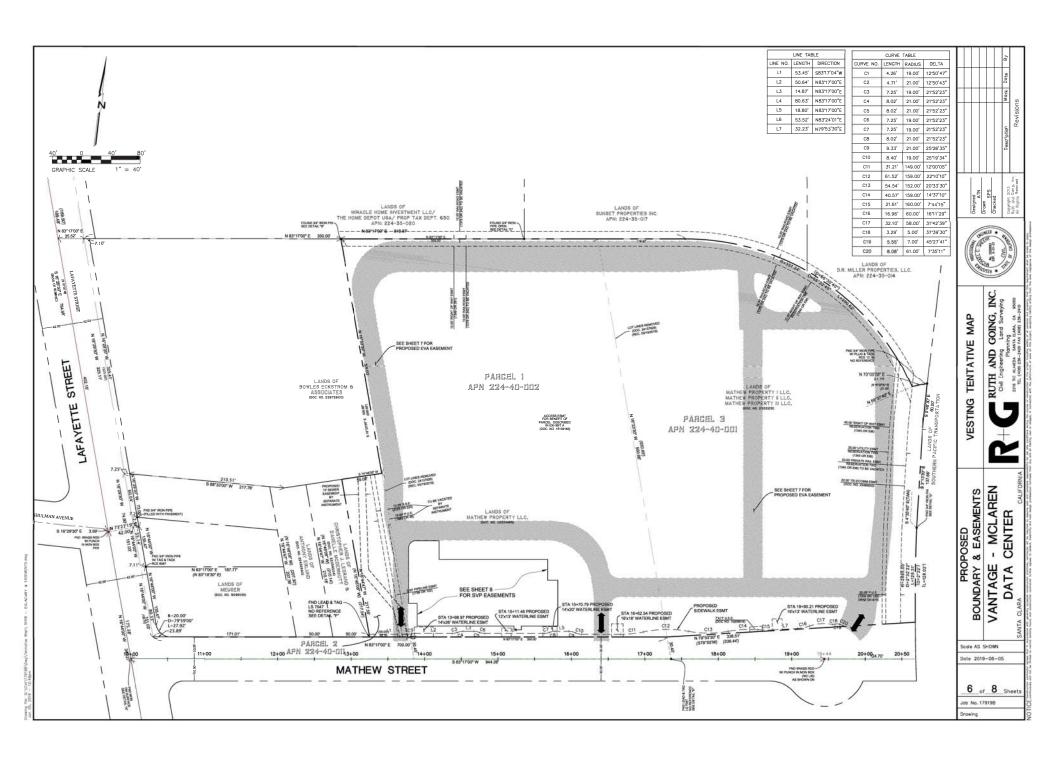
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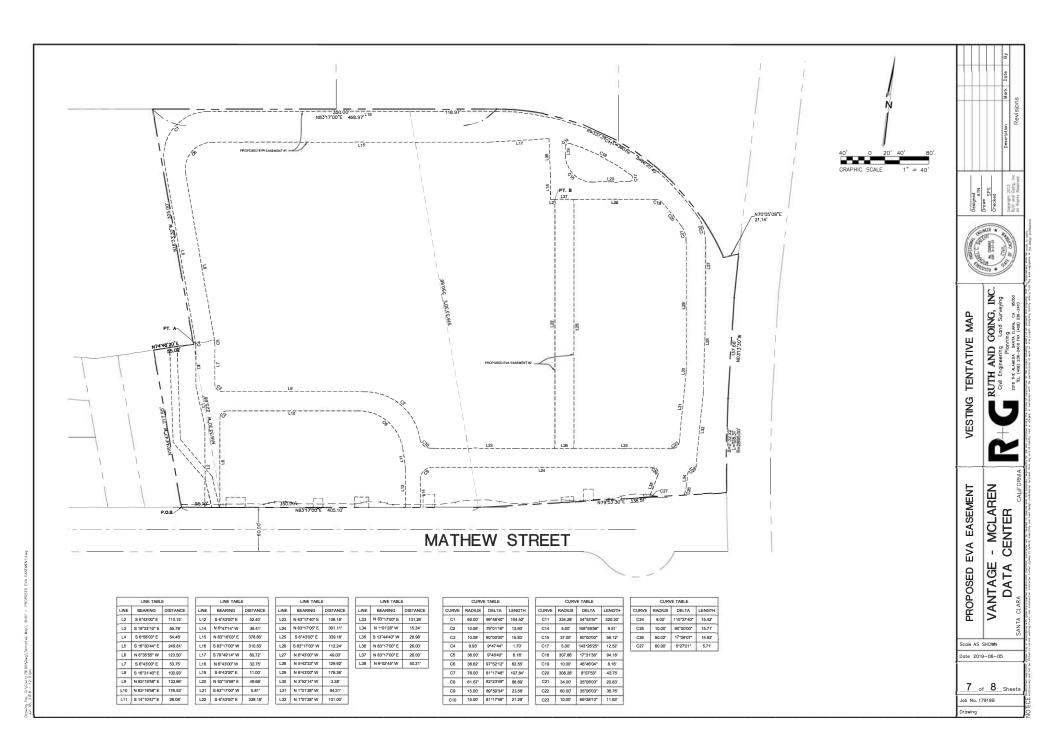


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SUBSTATION (SVP) LINE TABLE

LINE TABLE

L1 N 6°43'00" W 31.00"

L2 N 83*17'00* E 11.70'

L3 N 6*43'00" W 75.86' L9 N 6*43'00" W 62.50'

L4 N 83°17'00" E 32.12' L10 N 83°17'00" E 49.81'

60KV TRANSMISSION POLE, STATION SERVICE AND UNDERGROUND UTILITIES (UGEE)

LINE BEARING DISTANCE LINE BEARING DISTANCE LINE BEARING DISTANCE L7 N 6°43'00" W 28.49' L13 N 6°43'00" W 4.99' L8 N 83*17'00" E 13.99' L14 N 83*17'00" E 131.85' CURVE TABLE L6 N 6*4300" W 25.37 L11 N 6*4300" W 4.99' CURVE RADIUS DELTA LENGTH L6 N 83*1700" E 147.75 L12 N 83*1700" E 10.00' C1 9.50' 90*0000" 14.92'

	LINE TABLE			CURVE TABLE												
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH										
L15	N 83°17'00" E	35.89'	L21	N 6°43'00" W	19.50'	L27	N 83*17'00" E	27.72	L33	N 83°17'00" E	8.77	C2	52.00°	27*44'08"	25.17"	
L16	N 28°52'10" E	19.03"	L22	N 83°17'00" E	194.00°	L28	N 6°43'00" W	33.50'	L34	N 6°43'00" W	13.66					
L17	N 6"43"00" W	10.66"	L23	S 38°15'34" W	2.34'	L29	N 83*17'46" E	14.86*	L35	N 83°17'00" E	7.65					
L18	S 83°17'00" W	11.70	L24	N 6*43*00* W	68.37"	L30	S 6°45'49" E	20.00"	L36	N 6°43'00" W	5.76*					
L19	N 6°43'00" W	19.02"	L25	N 83°17'00" E	13.99'	L31	S 83°17'46" W	14.88*	L37	S 51"41"34" E	34.34'					
L20	S 83°17'00" W	3.99'	L26	N 6°43'00" W	29.00"	L32	N 6°43'00" W	5.37	L38	N 83°17'00" E	70.71					

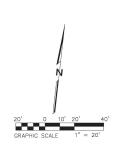
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		LINE TABLE									
	LINE	BEARING	DISTANCE								
	L39	S 6"43'00" E	2.30"								
	L40	N 83°17'00" E	40.30								
	L41	N 79*53'30" E	321.73'								

INGRESS & EGRESS (IEE)

LINE TABLE			LINE TABLE				CURVE TABLE			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	11	CURVE	RADIUS	DELTA	LENGTH
L42	N 83°17'00" E	20.30*	L42	N 83°17'00" E	20.30"	11	C3	10.00'	90°00'00"	15.71'
L43	S 6°43'00" E	62.78'	L43	S 6°43'00" E	62.78"	11	C5	10.00'	89°54'55"	15.69'
L44	S 83°17'00" W	10.44'	L44	S 83°17'00" W	10.44"	11	C6	3.00'	90*00*00*	4.71'
L45	N 6*42'52" W	20.00*	L45	N 6*42'52" W	20.00"	1				
L46	N 83°24'05" E	12.35'	L46	N 83*24'05* E	12.35"	1				
L47	N 6"36"21" W	52.80*	L47	N 6°36"21" W	52.80°	1				
L48	N 83°17'00" E	8.00'	L48	N 83*17'00" E	8.00"	1				
L49	N 6*43'00" W	14.78'	L49	N 6*43'00" W	14.78"	1				
L50	N 83°17'00" E	8.00'	L50	N 83*17'00* E	8.00*	1				
L51	N 6°43'00° W	14.78'	L51	N 6°43'00" W	14.78	1				

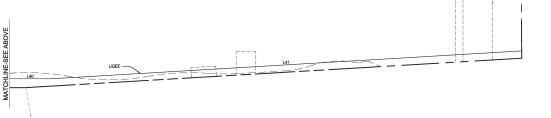
OVERHEAD LINE (OHE)

Line Table							
Line#	Length	Direction					
L65	33.669	\$20° 07' 27.48°E					
L63	33.669	\$20° 07' 27.48°E					
L69	41.409	N06° 43' 00.00"W					
L67	41.409	N06° 43' 00.00°W					
L66	30.000	N83* 17* 00.00*E					
L68	30.000	N83° 17' 00.00°E					
L64	30.841	N83° 17' 00.00°E					
L62	30.841	N83° 17' 00.00°E					



ELECTRIC UTILITY EASEMENT: SUBSTATION

MATHEW STREET



MATHEW STREET

LEGEND

 ELECTRIC UTILITY EASEMENT: SUBSTATION (SVP)
 60KV TRANSMISSION POLE, LINE STATION SERVICE 8 UNDERGROUND UTILITIES EASEMENTS. (UGEE)
 INGRESS & EGRESS EASEMENTS (IEE)

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Job No. 17919B

Scale AS SHOWN Date 2019-06-05

- MCLAREN CENTER

VESTING TENTATIVE MAP