VALLCO TOWN CENTER
TENTATIVE SUBDIVISION MAP
FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES (UP TO 2,700 UNITS)
CUPERTINO CALIFORNIA

PROJECT INFORMATION

PROPERTY DESCRIPTION: APN 316-20-120
APN 316-20-121

OWNER/SUBDIVIDER: VALLCO PROPERTY OWNER LLC
2600 EL CAMINO REAL,#410
PALO ALTO, CA 94306
PHONE: (650) 344-1500
ATTN: REED MOULDS

ENGINEER: SANDIS CIVIL ENGINEERS, SURVEYORS AND PLANNERS
1700 SOUTH WINCHESTER BOULEVARD
PHONE: (408) 636-0900
FAX: (408) 636-0999
ATTN: CHAD BROWNING
NATE DICKINSON

EXISTING ACREAGE: 50.822 ACRES (GROSS)

PROPOSED ACREAGE: 49.572 ACRES (GROSS)

NO. OF LOTS (PROPOSED): 93

SMALLEST DEVELOPABLE LOT: 00.026 ACRES

AVERAGE DEVELOPABLE LOT: 00.551 ACRES

EXISTING LAND USE: COMMERCIAL

PROPOSED LAND USE: MIXED USE - COMMERCIAL/OFFICE/RESIDENTIAL

BENCHMARK

THE PROJECT BENCHMARK IS A SANTA CLARA VALLEY WATER DISTRICT (SCVWD) BM 1.36, A BRASS DISK ON TOP OF HEADWALL AT THE NORTHWEST CORNER OF CALABAZAS CREEK AND MILLER AVENUE LOCATED AT THE WEST SIDE OF MILLER AVENUE, CITY OF CUPERTINO.

ELEVATION = 204.01 FEET (NAVD 88)

BASIS OF BEARINGS

THE BEARING NORTH 88°54'46" EAST BETWEEN TWO FOUND 2" BRASS DISK MONUMENTS ALONG THE CENTERLINE OF VALLCO PARKWAY, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 804 OF MAPS, PAGES 22-23, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN.

SURVEYOR'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH STANDARD PRACTICE:

SANDIS

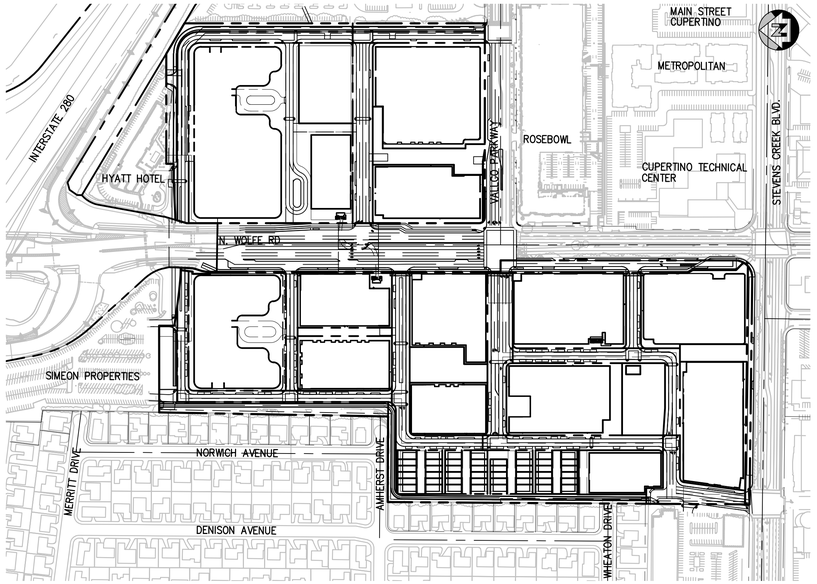
DATE: DECEMBER 4, 2023

BY: _____

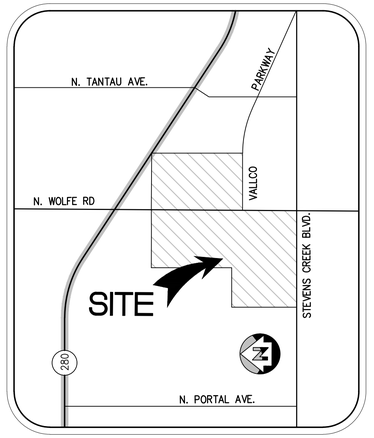
PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

KELLY S. JOHNSON, P.L.S.
CALIFORNIA REG. NO. 9126
LICENSE EXP. SEPTEMBER 30, 2026
MAPPING@SANDIS.NET

CERTIFY IS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF CALIFORNIA



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

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NOTES

WATER SUPPLY:	PUBLIC LINE - CALIFORNIA WATER SERVICE COMPANY (CWS)
SEWAGE DISPOSAL:	PRIVATE LINE TO CUPERTINO SANITARY DISTRICT (CSD)
GAS AND ELECTRIC:	PUBLIC UTILITY - PG&E
TELEPHONE:	AT&T
EXISTING LAND USE:	GENERAL PLAN DESIGNATION "COMMERCIAL, OFFICE, HOTEL, RESIDENTIAL" ZONING P(CG)/P(REGIONAL SHOPPING) GENERAL PLAN SPECIAL AREA USES UNDER "VALLCO SHOPPING DISTRICT"
PUBLIC AREAS:	BY EASEMENT
PROPOSED PRIVATE AREAS:	PRIVATE ROADS/COMMON AREAS
STORM DRAINAGE:	CLOSED CONDUIT INTO PUBLIC SYSTEM
AREAS SUBJECT TO INUNDATION:	NONE
LAND USE PLAN DESIGNATION:	PER APPROVED DEVELOPMENT PERMIT
PROPOSED TREE PLANTINGS:	AS REQUIRED BY CITY
PROPOSED STREET LIGHTING:	AS REQUIRED BY CITY
PARCEL AREAS:	SEE TM5.11 FOR PARCEL AREAS

PHASING

THE TENTATIVE SUBDIVISION SHOWN HEREIN IS SUBJECT TO FILING OF MULTIPLE FINAL MAPS BY THE SUBDIVIDER IN ACCORDANCE WITH SECTION 66456.1 OF THE SUBDIVISION MAP ACT.

DEVELOPMENT PERMIT NOTE

1. REFER TO SUBMITTAL FOR TOPOGRAPHY, UTILITIES, AND GRADING INFORMATION
2. PROPOSED EASEMENTS SHOWN ARE APPROXIMATE BOTH IN LOCATION AND AMOUNT. UTILITY EASEMENTS WILL BE DEDICATED BY SEPARATE INSTRUMENT AS REQUIRED FOR CITY AND AGENCY APPROVAL AT THE TIME OF PERMIT ISSUANCE.

TITLE REPORT NOTE

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORTS, ORDER NUMBER 98201069-982-SK-KC DATED SEPTEMBER 20, 2023

PROJECT DESCRIPTION

THIS TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES COVERING 93 PARCELS IS SUBMITTED IN ACCORDANCE WITH SB 35 AND PURSUANT TO GOVERNMENT CODE §66426 AND GOVERNMENT CODE §66427(A) FOR DEVELOPMENT, FINANCING, CONSTRUCTION, LEASING AND SALES PURPOSES, TO PERMIT CONDOMINIUM UNITS WITHIN THE VALLCO SB 35 PROJECT COMPRISING UP TO 2,700 CONDOMINIUM UNITS, TOGETHER WITH RESIDENTIAL AND RETAIL/COMMERCIAL UNITS, BUT IN NO EVENT SHALL THE NUMBER OR SCOPE OF SUCH CONDOMINIUM UNITS IN THE AGGREGATE EXCEED THE NUMBER OF SUCH UNITS APPROVED FOR EACH OF THE USES, AS IDENTIFIED IN THE CONCURRENTLY FILED VALLCO PROJECT SB 35 SUBMITTAL.

CONDOMINIUM NOTE

IN ACCORDANCE WITH THE AUTHORITY OF THE SUBDIVISION MAP ACT, AND AS PROVIDED UNDER CALIFORNIA GOVERNMENT CODE SECTION 66427(E), THE BLOCKS AND/OR LOTS OF REAL PROPERTY CONTAINED ON THE WITHIN MAP MAY BE FURTHER SUBDIVIDED BY MEANS OF CONDOMINIUM PLAN OR PLANS WITHOUT NEED OF FURTHER CITY OR COUNTY APPROVALS PROVIDED THAT THE TOTAL NUMBER OF CONDOMINIUM UNITS DOES NOT EXCEED AN AGGREGATE OF 2,700 UNITS.

ABBREVIATIONS

AC	- ASPHALT CONCRETE	LIP	- LIP OF GUTTER
AD	- AREA DRAIN	LSA	- LANDSCAPE ARCHITECT
ADA	- AMERICANS WITH DISABILITIES ACT	MAX	- MAXIMUM
BC	- BEGINNING OF CURVE	MEP	- MECHANICAL/ELECTRICAL/PLUMBING
BFP	- BACK FLOW PREVENTOR	MH	- MANHOLE
BLDC	- BUILDING CORNER	MIN	- MINIMUM
BLDG	- BUILDING	MISC-CO	- MISCELLANEOUS CLEANOUT
BOC	- BACK OF CURB	MON	- MONUMENT
BOL	- BOLLARD	MOW	- CENTERLINE MOW BAND
BOW	- FG @ BOTTOM OF WALL	N	- NORTH
BW	- BACK OF WALK	NO	- NUMBER
C	- CONCRETE OR CIVIL	NTS	- NOT TO SCALE
CB	- CATCH BASIN	P	- PAVEMENT ELEVATION
CL	- CENTER LINE OR CLASS	PIV	- POST INDICATOR VALVE
CO	- CLEANOUT	PL	- PROPERTY LINE
CONC	- CONCRETE	R	- RADIUS
DI	- DROP INLET	R/W	- RIGHT OF WAY
DW	- DOMESTIC WATER	S	- SLOPE OR SOUTH
DWG	- DRAWING	SD	- STORM DRAIN
E	- EAST	SDCO	- STORM DRAIN CLEANOUT
EP	- EDGE OF PAVEMENT	SDMH	- STORM DRAIN MANHOLE
EPB	- ELECTRIC PULLBOX	SIGN	- SIGN
ELEV	- ELEVATION	SS	- SANITARY SEWER
ESMT	- EASEMENT	STL	- STREETLIGHT LAMP NO ARM
EX., EXIST.	- EXISTING	STL-D	- STREETLIGHT DOUBLE ARM
FC	- FACE OF CURB	STL-S	- STREETLIGHT SINGLE ARM
FDC	- FIRE DEPARTMENT CONNECTION	STPB	- STREETLIGHT PULLBOX
FF	- FINISHED FLOOR	S/W	- SIDEWALK
FG	- FINISHED GRADE	TC	- TOP OF CURB
FH	- FIRE HYDRANT	TD	- TRENCH DRAIN
FL	- FLOW LINE	TOE	- TOE OF SLOPE
FOUND	- FOUNDATION	TOP	- TOP OF SLOPE
FT	- FOOT	TOW	- FG @ TOP OF WALL
G	- GROUND ELEVATION	TS	- TOP OF SLAB
GB	- GRADE BREAK	U/G	- UNDERGROUND
GV	- GATE VALVE	WM	- WATER METER
HCR	- ACCESSIBLE RAMP	WPB	- WATER PULLBOX
HP	- HIGH POINT	WV	- WATER VALVE
INV	- INVERT ELEVATION	W	- WEST
JB	- JUNCTION BOX	W/	- WITH
JP	- JOINT POLE		

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
TRENCH DRAIN		
CONDENSATE RETURN		CR
METAL BEAM GUARD RAIL		
SILT FENCE		
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
CAP AND PLUG END DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	
CONTOUR ELEVATION LINE	85	90 89
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
GAS VALVE	GV	GV
WATER METER		WM
SWING CHECK VALVE		
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE		PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
ELECTRIC AND SIGNAL		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORMCEPTOR		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	
TRANSFORMER		
OVERLAND RELEASE		

UNAUTHORIZED CHANGES AND USES

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from sole negligence of design professional.

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BUILD ON.
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DATE:	12/04/2023
SCALE:	NTS
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND
REV-4	SB-35 MODIFICATION APPLICATION	05/27/2022	ND
REV-5	SB-35 MODIFICATION APPLICATION	12/04/2023	ND

COVER SHEET

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM1.0
OF 74 SHEETS

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File: S:\223237\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\TENTATIVE MAP\TM-1 COVER SHEET.dwg Date:Dec 04, 2023 - 1:09pm, Isolis

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100 0 50 100 200

SANDIS SILICON VALLEY

SCALE: 1"=100'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

NOTES:

1. ONLY FEE PARCELS ARE SHOWN ON THIS PLAN, ALL LEASE LINES ARE TO BE REMOVED AS PART OF THIS TENTATIVE MAP AND RECORDED ON THE SUBSEQUENT FINAL MAP.
2. ANY EASEMENTS ON ADJACENT PARCELS TO BE MODIFIED WILL BE MODIFIED UNDER A SEPARATE INSTRUMENT AND WILL REQUIRE FULL APPROVAL OF ADJACENT PROPERTY AND EASEMENT OWNER.
3. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.

LANDS OF APPLE, INC.
APN# 316-20-076

JUNIPERO SERRA FREEWAY (INTERSTATE 280)

LANDS OF SANTA CLARA VALLEY WATER DISTRICT

HYATT HOTELS
LANDS OF CUPERTINO
PROPERTY, LI LLC.
APN# 316-20-092

TM2.1

TM2.2

TM2.3

TM2.4

TM2.5

VALLCO PARKWAY

ROSEBOWL
APN# 316-20-037
316-20-038

LANDS OF TANDEM
COMPUTERS INC.
APN# 316-20-084
316-20-085

WOLFE ROAD

LANDS OF WOLFE
PROPERTIES LLC
SIMEON PROPERTIES
APN#: 316-20-088

TM2.6

TM2.7

TM2.8

STEVENS CREEK BOULEVARD

MERAT DRIVE

NORWICH DRIVE

WHEATON DRIVE

LANDS OF PORTAL PLAZA
APN#: 316-20-083

TM2.9

TM2.10

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1700 S. Winchester Blvd, Suite 200, Campbell, CA 95008 I P. 408.636.0900 I F. 408.636.0999 I www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	09-15-2018
SCALE:	1"=100'
DRAWN BY:	SP
APPROVED BY:	ND
DRAWING NO.:	215028

DATE SEPTEMPBER 15, 2018

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-18

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND

OVERALL
TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM2.0
OF **73** SHEETS

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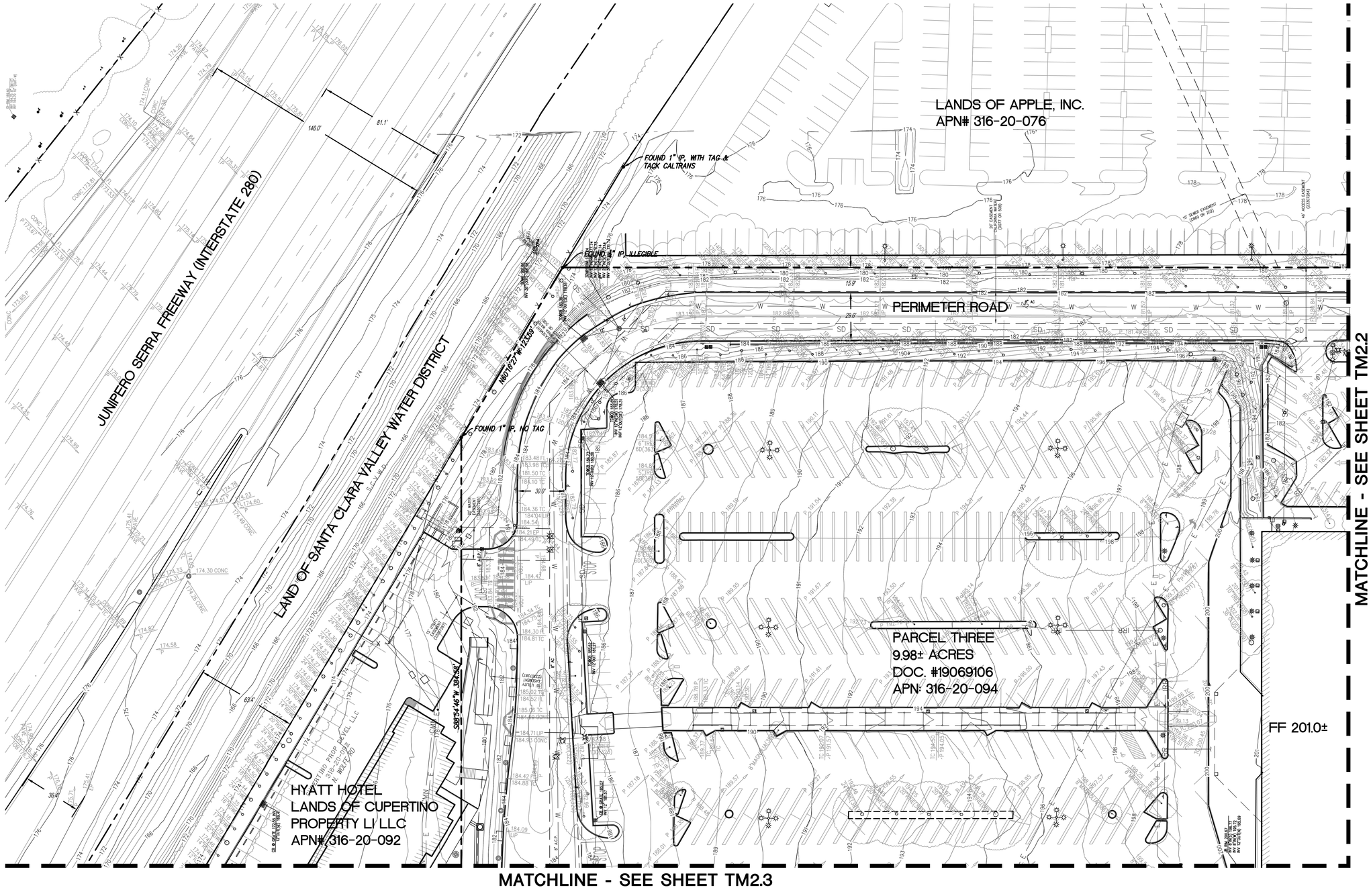
30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

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TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM2.1** OF 73 SHEETS

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MATCHLINE - SEE SHEET TM2.1

30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

LANDS OF APPLE, INC.
APN# 316-20-076

PERIMETER ROAD

N1°05'14"W 1049.61'

N1°05'14"W 1049.61'

S1°05'14"E 55.00'

HELD MONUMENT, 2" BRASS DISK WITH PUNCH IN MONUMENT WELL

N88°54'46"E 80.00'

S88°54'46"W 45.75'

S1°05'14"E 154.38'

N88°54'46"E 428.08'

N88°54'46"E 678.04'

S88°54'46"W 631.28'

S88°54'46"E 854.04'

VALLCO PARKWAY

PARCEL THREE
9.98± ACRES
DOC. #19069106
APN: 316-20-094

PARCEL TWO
2.71± ACRES
DOC. #19069106
APN: 316-20-095

ROSEBOWL
APN#: 316-20-037
316-20038

FF 181.16

MATCHLINE - SEE SHEET TM2.4

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

NOTES:

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

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APPROVED BY:	ND
DRAWING NO.:	215028

DATE SEPTEMPBER 15 , 2018

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-18

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

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TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM2.2** OF 73 SHEETS

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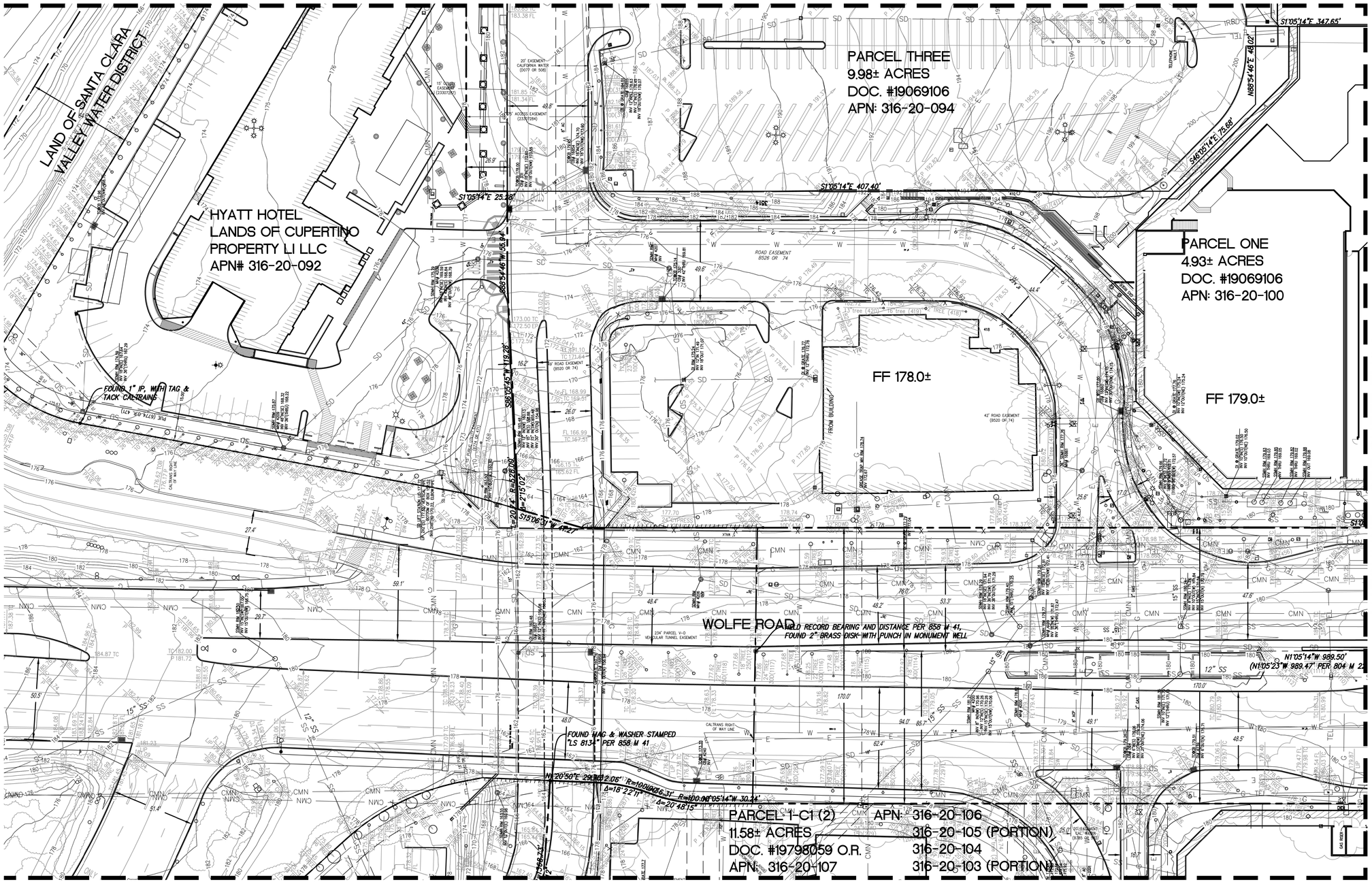
30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

MATCHLINE - SEE SHEET TM2.1



LEGEND

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MATCHLINE - SEE SHEET TM2.4

MATCHLINE - SEE SHEET TM2.6

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PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND

TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM2.3** OF 73 SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM2.2

MATCHLINE - SEE SHEET TM2.3

MATCHLINE - SEE SHEET TM2.5

MATCHLINE - SEE SHEET TM2.7

PARCEL THREE
9.98± ACRES
DOC. #19069106
APN: 316-20-094

PARCEL TWO
2.71± ACRES
DOC. #19069106
APN: 316-20-095

PARCEL 1-C1 (2)
11.58± ACRES
DOC. #19798059 O.R.
APN: 316-20-107

APN: 316-20-106
316-20-105 (PORTION)
316-20-104
316-20-103 (PORTION)

ROSEBOWL
APN#: 316-20-037
316-20-038

PARCEL ONE
17.04± ACRES
DOC. #22746588 O.R.

APN: 316-20-80
316-20-81
316-20-82
316-20-103 (PORTION)

VALLCO PARKWAY

WOLFE ROAD

HELD MONUMENT, 2" BRASS DISK WITH PUNCH IN MONUMENT WELL

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

NOTES:

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3. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	09-15-2018
SCALE:	1"=30'
DRAWN BY:	SP
APPROVED BY:	ND
DRAWING NO.:	215028

DATE SEPTEMPBER 15, 2018

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-18

PROFESSIONAL LAND SURVEYOR — KELLY S. JOHNSON — No. 9126 — STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
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TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM2.4** OF 73 SHEETS

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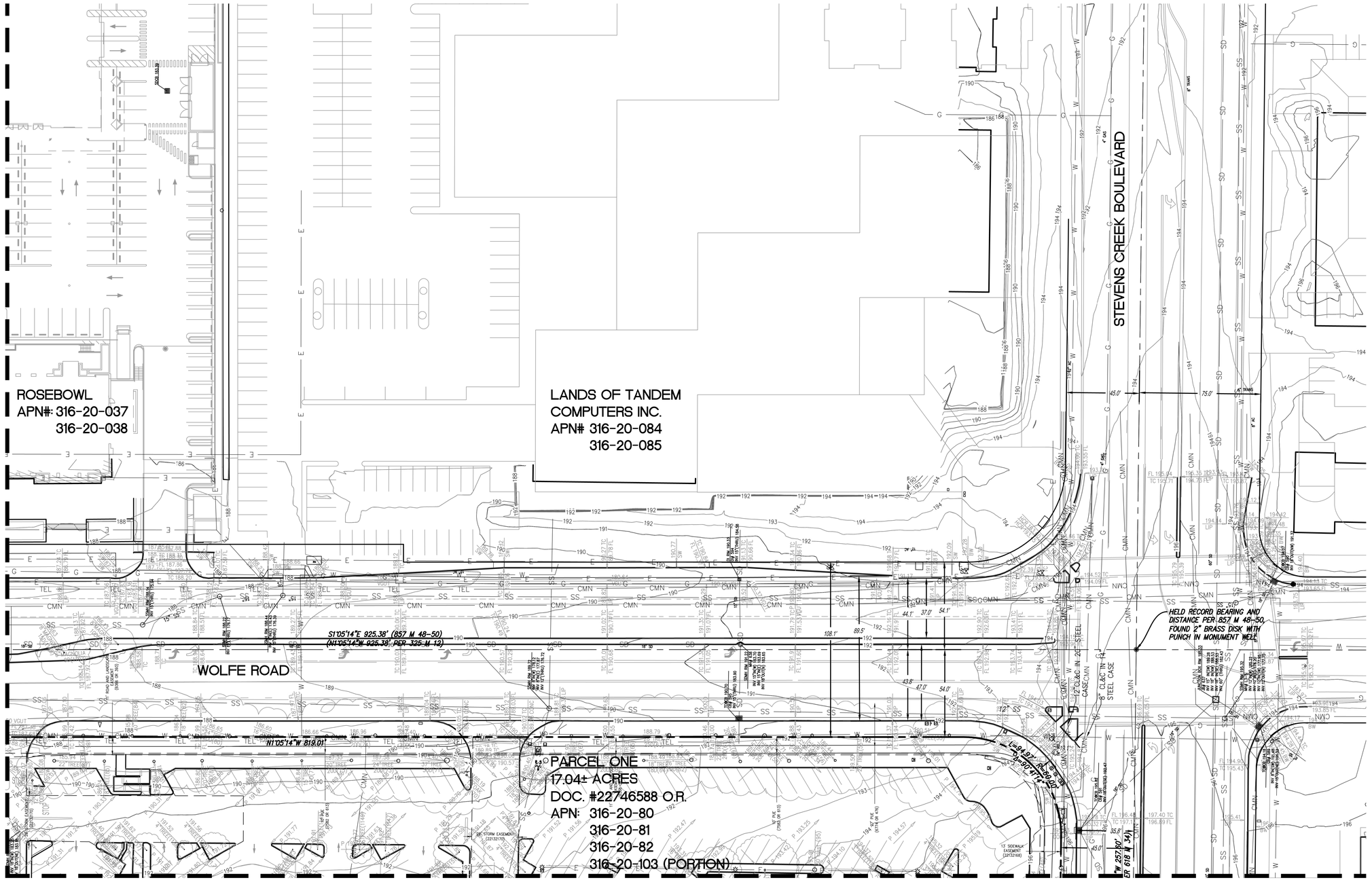
SANDIS SILICON VALLEY — SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

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KELLY S. JOHNSON
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PROFESSIONAL LAND SURVEYOR — KELLY S. JOHNSON — No. 9126 — STATE OF CALIFORNIA

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TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM2.5** OF 73 SHEETS

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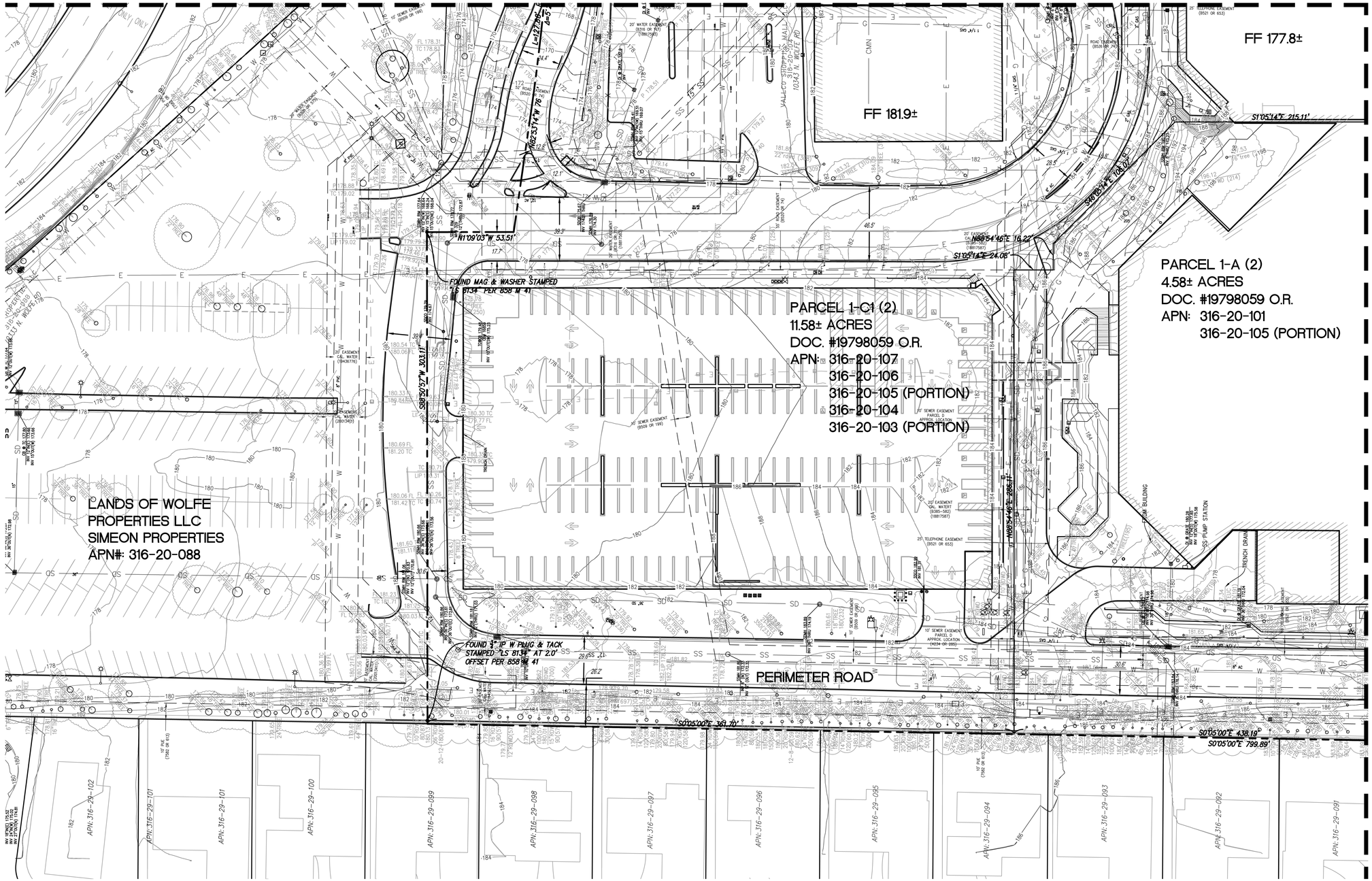
30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

MATCHLINE - SEE SHEET TM2.3



MATCHLINE - SEE SHEET TM2.7

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

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DATE:	09-15-2018
SCALE:	1"=30'
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KELLY S. JOHNSON
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PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

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TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM2.6** OF **73** SHEETS

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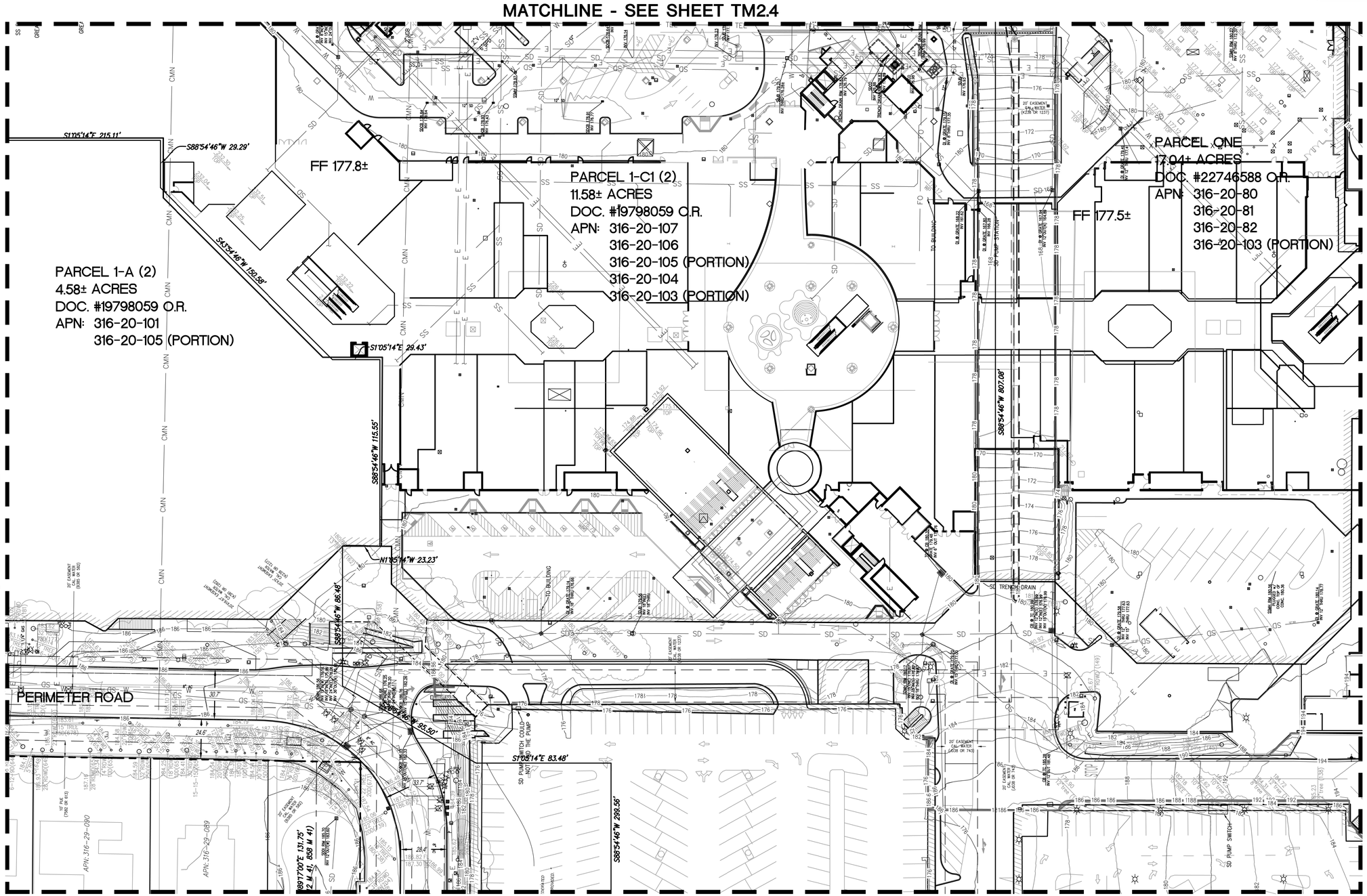
SANDIS
SILICON VALLEY
SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

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TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET TM2.7 OF 73 SHEETS

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30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

MATCHLINE - SEE SHEET TM2.5

MATCHLINE - SEE SHEET TM2.7

PARCEL ONE
17.04± ACRES
DOC. #22746588 O.R.
APN: 316-20-80
316-20-81
316-20-82
316-20-103 (PORTION)

FF 195.0±

E. ESTATES DRIVE

STEVENS CREEK BOULEVARD

HELD MONUMENT FOR CENTERLINE OF E. ESTATES DRIVE, 1-1/2" IRON PIPE WITH PLUG IN MONUMENT WELL (618 M 34)

S89°39'35"E (257.75')

N89°39'50"E 782.04'

MATCHLINE - SEE SHEET TM2.10

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

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DATE:	09-15-2018
SCALE:	1"=30'
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TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM2.8** OF 73 SHEETS

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30 0 15 30 60

SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM2.7

PARCEL 1-A (2)
4.58± ACRES
DOC. #19798059 O.R.
APN: 316-20-101
316-20-105
(PORTION)

PARCEL 1-C1 (2)
11.58± ACRES
DOC. #19798059 O.R.
APN: 316-20-107
316-20-106
316-20-105 (PORTION)
316-20-104
316-20-103 (PORTION)

PARCEL ONE
17.04± ACRES
DOC. #22746588 O.R.
APN: 316-20-80
316-20-81
316-20-82
316-20-103 (PORTION)

NORWICH DRIVE

FOUND ¾" IRON PIPE IN MONUMENT WELL (PER 112 M 40-41)

S38°12'40"W 292.08'

AMHEREST DRIVE

N89°17'00"E 292.96' (292.83' PER 112 M 41)

S88°54'46"W 299.56'

S88°54'46"W 807.08'

APPROXIMATE LOCATION OF SD PUMP STATION

PERIMETER ROAD

S0°43'00"E 156.50'

S0°43'00"E 237.87'

S0°43'00"E 869.52'

APN: 316-28-018
APN: 316-28-017
APN: 316-28-016
APN: 316-28-015
APN: 316-28-014
APN: 316-28-013
APN: 316-28-012
APN: 316-28-011

FOUND ¾" IRON PIPE IN MONUMENT WELL (PER 112 M 40-41)

L=50.54' R=200.00'
Δ 14°28'40" (112 M 41)

DENISON AVENUE

N0°43'00"W 747.57' (747.70' 112 M 40)

30.0'

MATCHLINE - SEE SHEET TM2.10

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE :09-15-2018
SCALE: 1"=30'
DRAWN BY: SP
APPROVED BY: ND
DRAWING NO.: 215028

DATE SEPTEMPBER 15 , 2018

KELLY S. JOHNSON
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TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM2.9** OF 73 SHEETS

File: S:\215028\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\TENTATIVE MAP\TM-2 TOPOGRAPHIC SURVEY.dwg Date:Sep 20, 2018 - 4:55pm, rhao

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SCALE: 1"=30'

MATCHLINE - SEE SHEET TM2.8

PARCEL ONE
17.04± ACRES
DOC. #22746588 O.R.
APN: 316-20-80
316-20-81
316-20-82
316-20-103 (PORTION)

FF 196.8±

PERIMETER ROAD

LANDS OF PORTAL PLAZA
APN#: 316-20-083

APN: 316-28-010
APN: 316-28-009
APN: 316-28-008
APN: 316-20-083

FOUND 3" IRON PIPE IN MONUMENT WELL (PER 112 M 40-41)

DENISON AVENUE

WHEATON DRIVE

STEVENS CREEK BOULEVARD

N89°17'00"E 1263.89'

N89°17'00"E 131.67' (112 M 40)

N89°17'00"E 263.45' (263.36' PER 112 M 40)

N89°36'00"E 1,303.07' (1424 M 39-40)

MATCHLINE - SEE SHEET TM2.9

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS

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DATE:	09-15-2018
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DRAWN BY:	SP
APPROVED BY:	ND
DRAWING NO.:	215028

DATE SEPTEMBER 15, 2018

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-18

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

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TOPOGRAPHIC SURVEY

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM2.10** OF 73 SHEETS

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100 0 50 100 200

SANDIS SILICON VALLEY

SCALE: 1"=100'

LANDS OF APPLE, INC.
APN# 316-20-076

JUNIPERO SERRA FREEWAY (INTERSTATE 280)

LAND OF SANTA CLARA VALLEY WATER DISTRICT

HYATT HOTEL
LANDS OF CUPERTINO
PROPERTY LI LLC
APN# 316-20-092

VALLCO PARKWAY

ROSEBOWL
APN# 316-20-037
316-20-038

LANDS OF TANDEM
COMPUTERS INC.
APN# 316-20-084
316-20-085

TM3.1 TM3.2 TM3.3 TM3.4 TM3.5

WOLFE ROAD

LANDS OF WOLFE
PROPERTIES LLC
SIMEON PROPERTIES
APN# 316-20-088

TM3.6 TM3.7 TM3.8

STEVENS CREEK BOULEVARD

MERRIT DRIVE

NORWICH DRIVE

AMHERST DRIVE

WHEATON DRIVE

LANDS OF PORTAL PLAZA
APN# 316-20-083

TM3.9 TM3.10

NOTES:

1. *SEE PLANNING PLANS FOR TREE DISPOSITION TREE COUNT. FINAL DISPOSITION OF TREES WITH THE EXACT NUMBER OF TREES TO BE REMOVED, KEPT AND TRANSPOSED ARE TO BE DETERMINE DURING THE FINAL SITE PLAN.*

SANDIS

BUILD ON.
SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=100'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

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REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND

OVERALL
DEMOLITION AND
TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM3.0
OF **74** SHEETS

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File: C:\Users\pheintz\appdata\local\temp\AcPublish_26216\TM-3 DEMOLITION AND TREE DISPOSITION PLAN.dwg Date:Dec 04, 2023 - 12:50pm, pheintz

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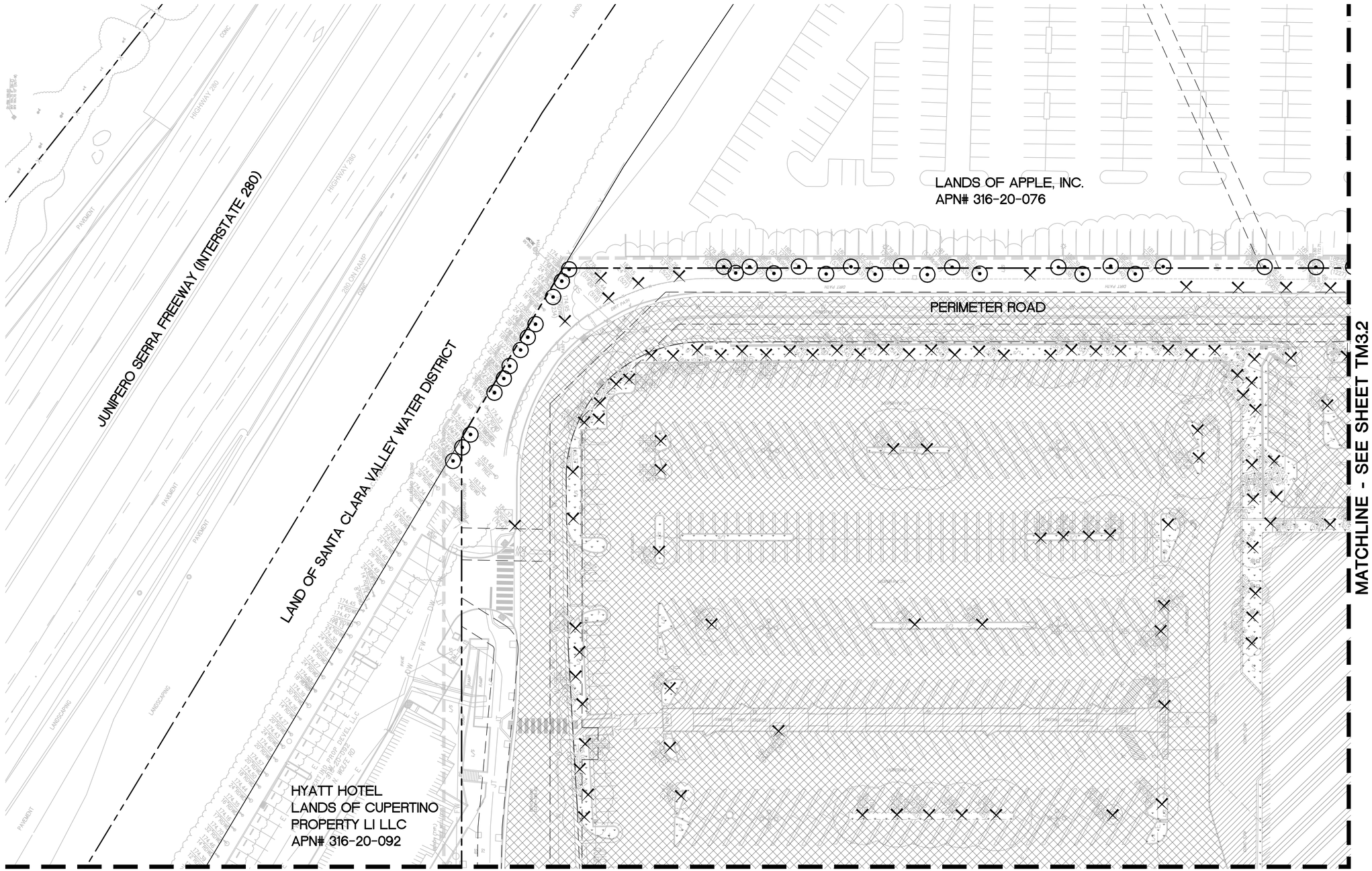
SANDIS SILICON VALLEY

SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- TREE TO REMAIN, PROTECT IN PLACE PER ARBORIST REPORT.
- TREE TO BE TRANSPOSED PER ARBORIST REPORT.
- TREE TO BE REMOVED. PER ARBORIST REPORT.
- GARAGE LINE
- -XXXXXXXXXX- REMOVE EXISTING UTILITY, CUT AND CAP AT LOCATION SHOWN PER UTILITY OWNER'S REQUIREMENTS.
- LIMIT OF WORK
- AC PAVEMENT TO BE REMOVED. UTILITIES WITHIN THE AC PAVEMENT WHICH ARE SERVING EXISTING BUILDINGS TO BE DEMOLISHED SHALL BE REMOVED.
- CONCRETE TO BE REMOVED.
- DEMOLISH AND REMOVE GRAVEL/WALK AND ANY ASSOCIATED HEADER BOARDS.
- DEMOLISH AND REMOVE PAVERS AND ANY ASSOCIATED HEADER BOARDS OR CURBS.
- CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- EXISTING BUILDINGS TO BE DEMOLISHED. EXISTING UTILITIES SERVICING THE BUILDNGS WHICH ARE NO LONGER NEEDED ARE TO BE REMOVED AND CAPPED.

DEMOLITION NOTES

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REV-0 SB-35 APPLICATION REVISIONS 07/31/2018 ND

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DATE DECEMBER 4, 2023

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

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DEMOLITION AND
TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM3.1
OF 74 SHEETS

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File: S:\223237\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\TENTATIVE MAP\TM-3 DEMOLITION AND TREE DISPOSITION PLAN.dwg Date:Dec 04, 2023 - 1:21pm, pheintz

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SANDIS SILICON VALLEY

SCALE: 1"=30'

LANDS OF APPLE, INC.
(APN#: 316-20-076)

PERIMETER ROAD

SAWCUT

VALLCO PARKWAY

SAWCUT

ROSEBOWL
(APN#: 316-20-037
316-20-038)

EXISTING BUILDING
CONCRETE BUILDING (SQ FT=+/-108,000)

MATCHLINE - SEE SHEET TM3.1

MATCHLINE - SEE SHEET TM3.4

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- TREE TO REMAIN, PROTECT IN PLACE PER ARBORIST REPORT.
- TREE TO BE TRANSPOSED PER ARBORIST REPORT.
- TREE TO BE REMOVED. PER ARBORIST REPORT.
- GARAGE LINE
- -XXXXXXXXXX- REMOVE EXISTING UTILITY, CUT AND CAP AT LOCATION SHOWN PER UTILITY OWNER'S REQUIREMENTS.
- LIMIT OF WORK
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DEMOLITION AND
TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM3.2
OF **74** SHEETS

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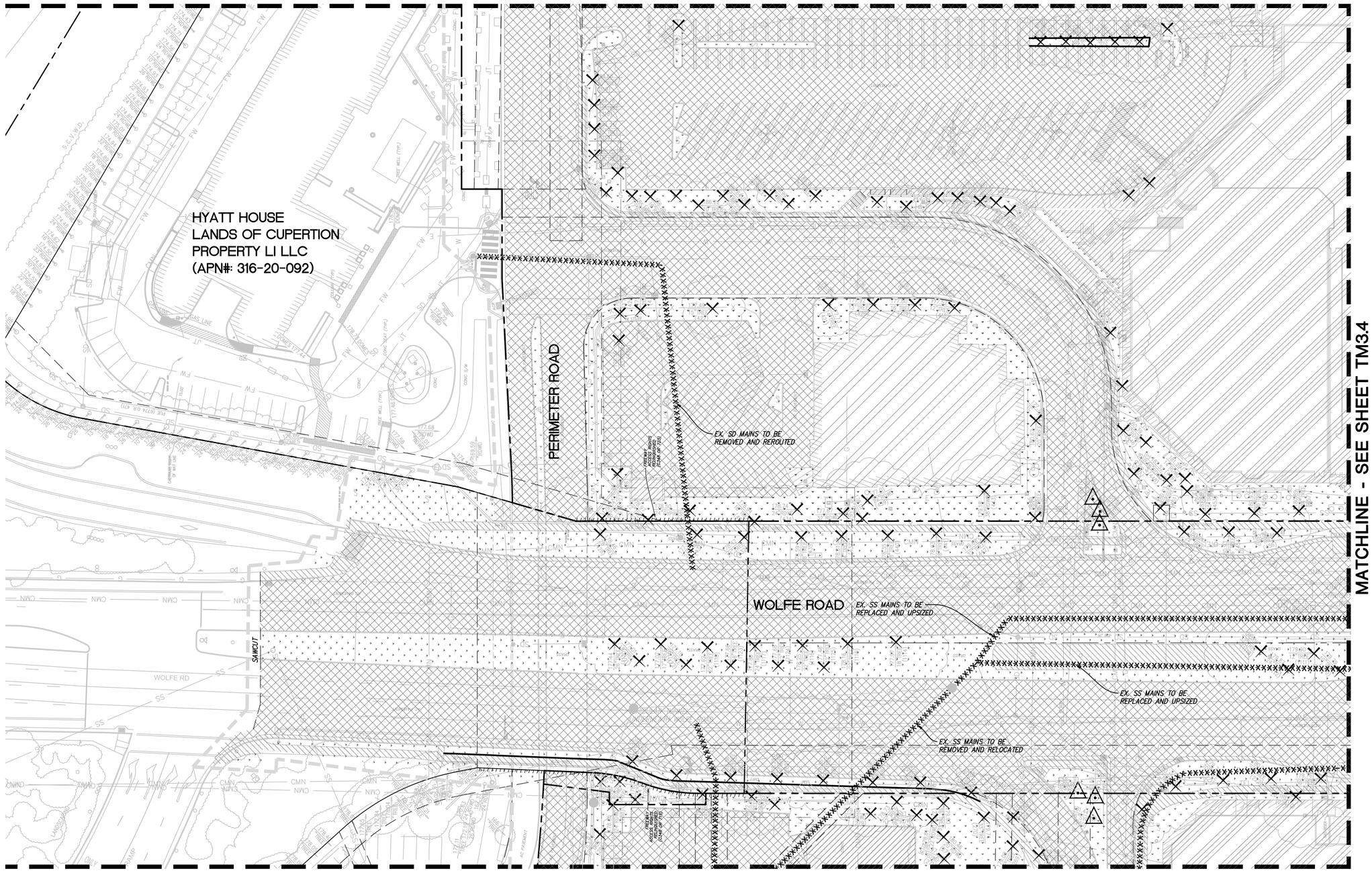
SANDIS SILICON VALLEY — SCALE: 1"=30'



LEGEND

- PROPERTY LINE
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- EASEMENT LINE
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KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR — KELLY S. JOHNSON — No. 9126 — STATE OF CALIFORNIA

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DEMOLITION AND
TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM3.3
OF 74 SHEETS

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SANDIS SILICON VALLEY

SCALE: 1"=30'

MATCHLINE - SEE SHEET TM3.2

MATCHLINE - SEE SHEET TM3.3

MATCHLINE - SEE SHEET TM3.5

MATCHLINE - SEE SHEET TM3.7

BOWL MOR

WOLFE ROAD

VALLCO PARKWAY

ROSEBOWL
(APN#: 316-20-037
316-20-038)

SAWCUT

DEMO AND REMOVE CONCRETE TO ALLOW FOR NEW RAMP AND REVISED CURB RADII.

EX. CURB AND GUTTER, AND DRAINAGE STRUCTURES TO REMAIN ALONG ADJACENT PROPERTIES FRONTAGE. PROTECT IN PLACE.

EX. SS MAINS TO BE REPLACED AND UPSIZED

EX. SS MAINS TO BE REPLACED AND UPSIZED

EX. ELECTRICAL LINES TO BE REMOVED AND RELOCATED

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KELLY S. JOHNSON
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DEMOLITION AND
TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM3.4
OF 74 SHEETS

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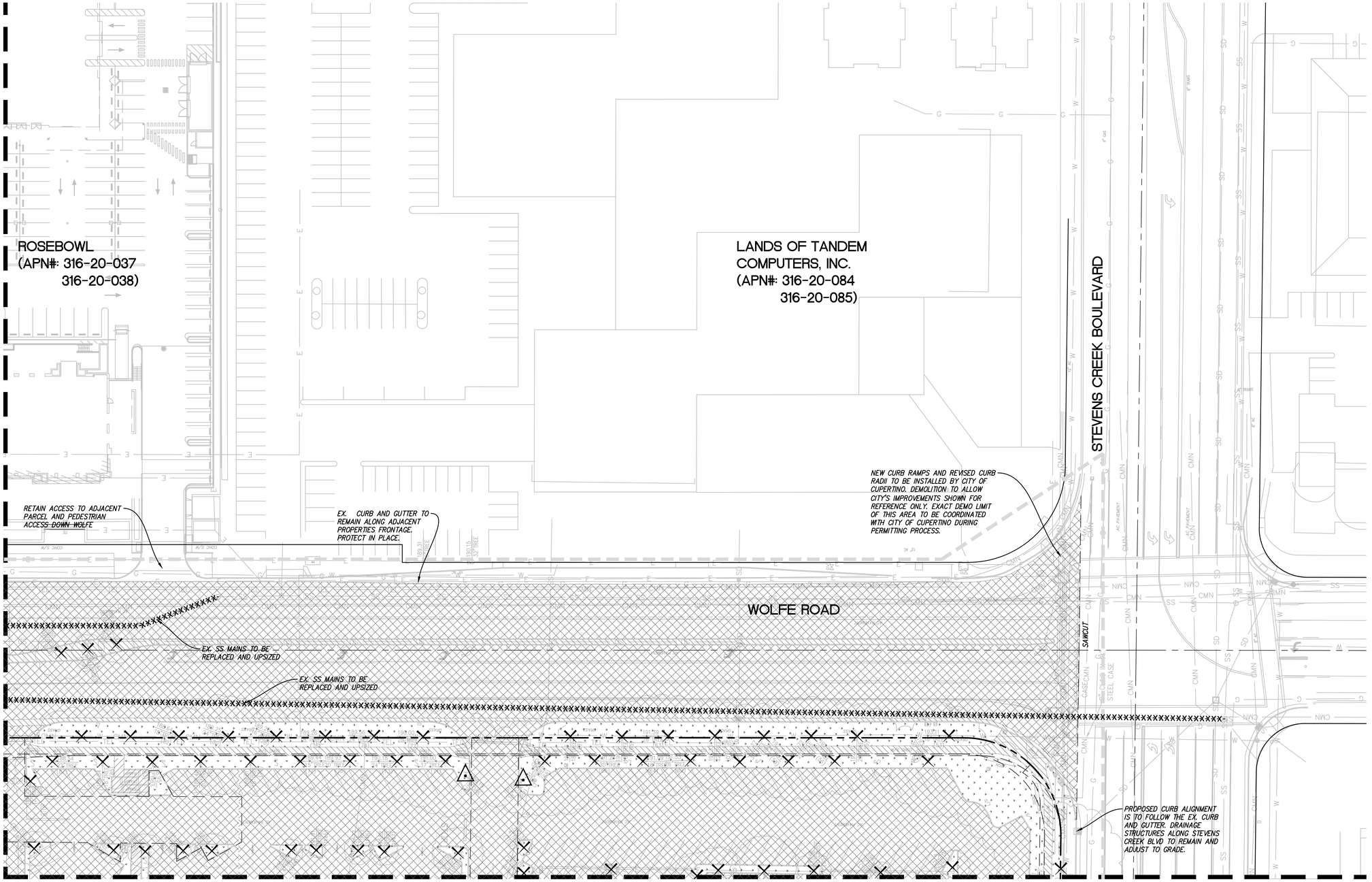

30 0 15 30 60

SANDIS SILICON VALLEY — SCALE: 1"=30'

LEGEND

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- EASEMENT LINE
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DEMOLITION AND TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
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SHEET TM3.5 OF 74 SHEETS

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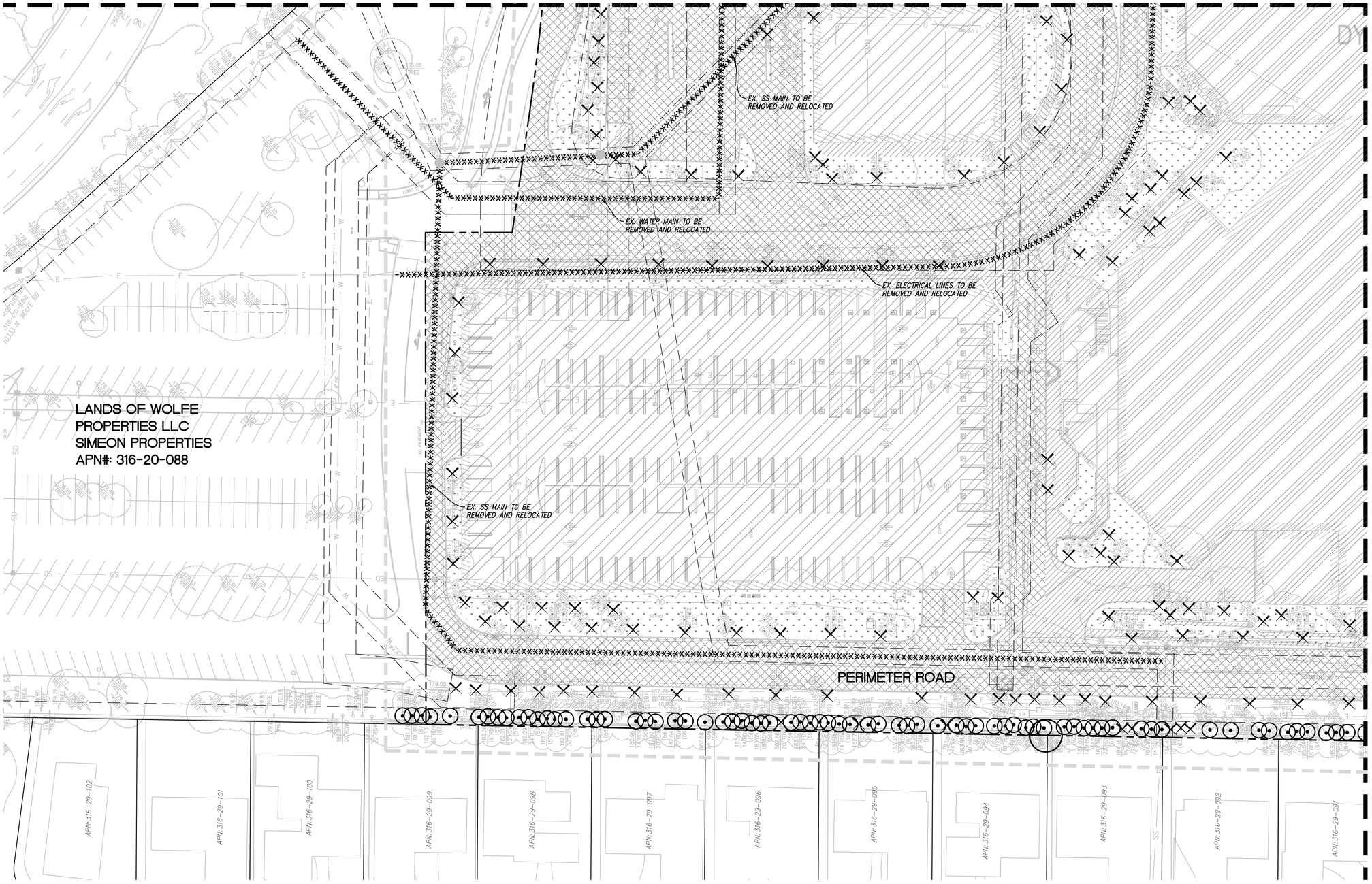
SANDIS SILICON VALLEY

SCALE: 1"=30'

MATCHLINE - SEE SHEET TM3.3



MATCHLINE - SEE SHEET TM3.7

LEGEND

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- AC PAVEMENT TO BE REMOVED. UTILITIES WITHIN THE AC PAVEMENT WHICH ARE SERVING EXISTING BUILDINGS TO BE DEMOLISHED SHALL BE REMOVED.
- CONCRETE TO BE REMOVED.
- DEMOLISH AND REMOVE GRAVEL/WALK AND ANY ASSOCIATED HEADER BOARDS.
- DEMOLISH AND REMOVE PAVERS AND ANY ASSOCIATED HEADER BOARDS OR CURBS.
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KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

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DEMOLITION AND
TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM3.6
OF 74 SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM3.4

MATCHLINE - SEE SHEET TM3.6

MATCHLINE - SEE SHEET TM3.8

MATCHLINE - SEE SHEET TM3.9

NASTY

EXISTING UNDERGROUND UTILITIES TO REMAIN AND BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT TO BE REMOVED.

REMOVE ALL TRIMMEL UNDER EXISTING BUILDING

PERIMETER ROAD

APN: 316-29-090

APN: 316-29-089

VAULT

VAULT

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- TREE TO REMAIN, PROTECT IN PLACE PER ARBORIST REPORT.
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TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM3.7** OF 74 SHEETS

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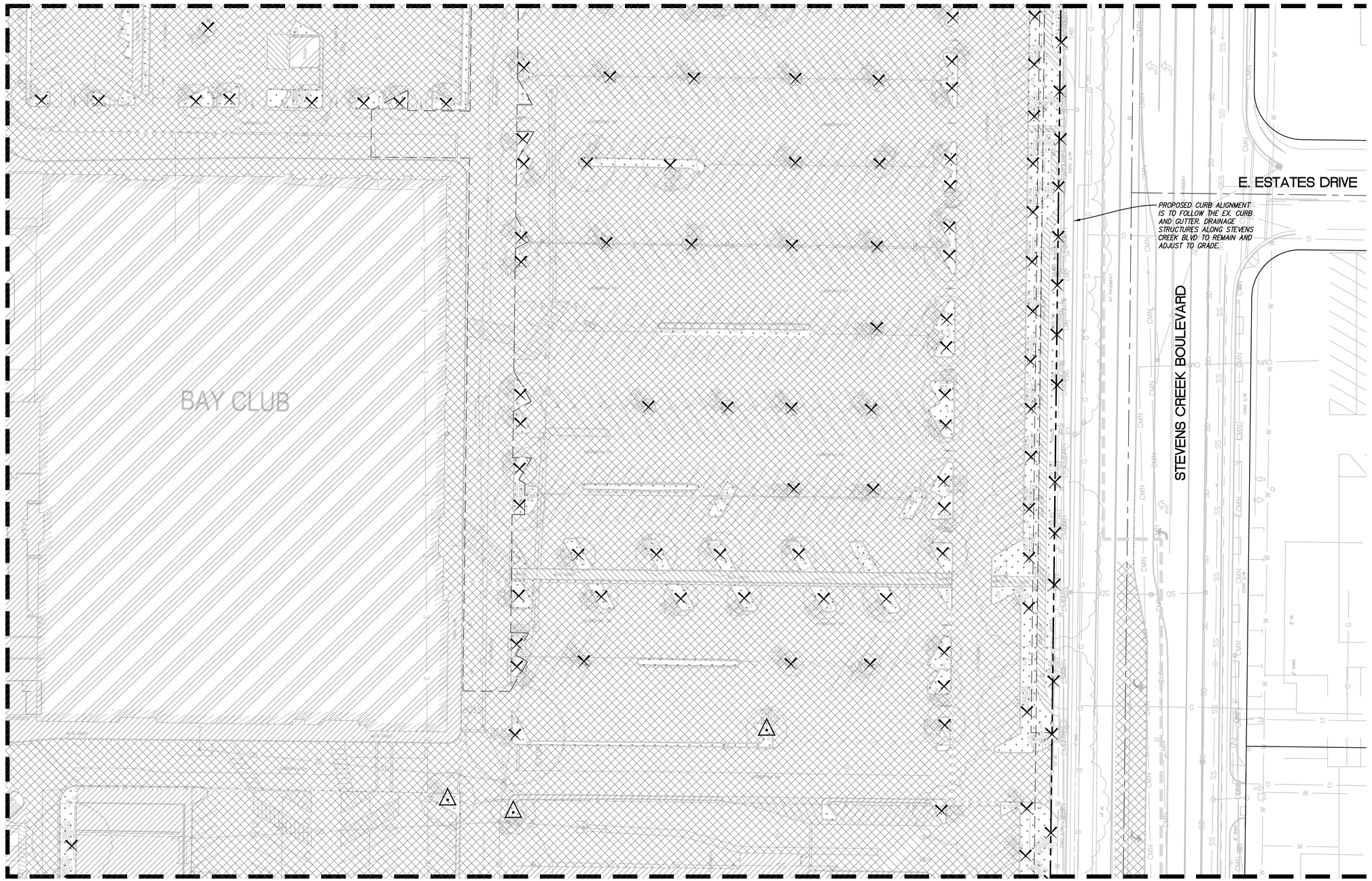
SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM3.5



MATCHLINE - SEE SHEET TM3.7

MATCHLINE - SEE SHEET TM3.10

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DEMOLITION AND
TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

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SANDIS SILICON VALLEY

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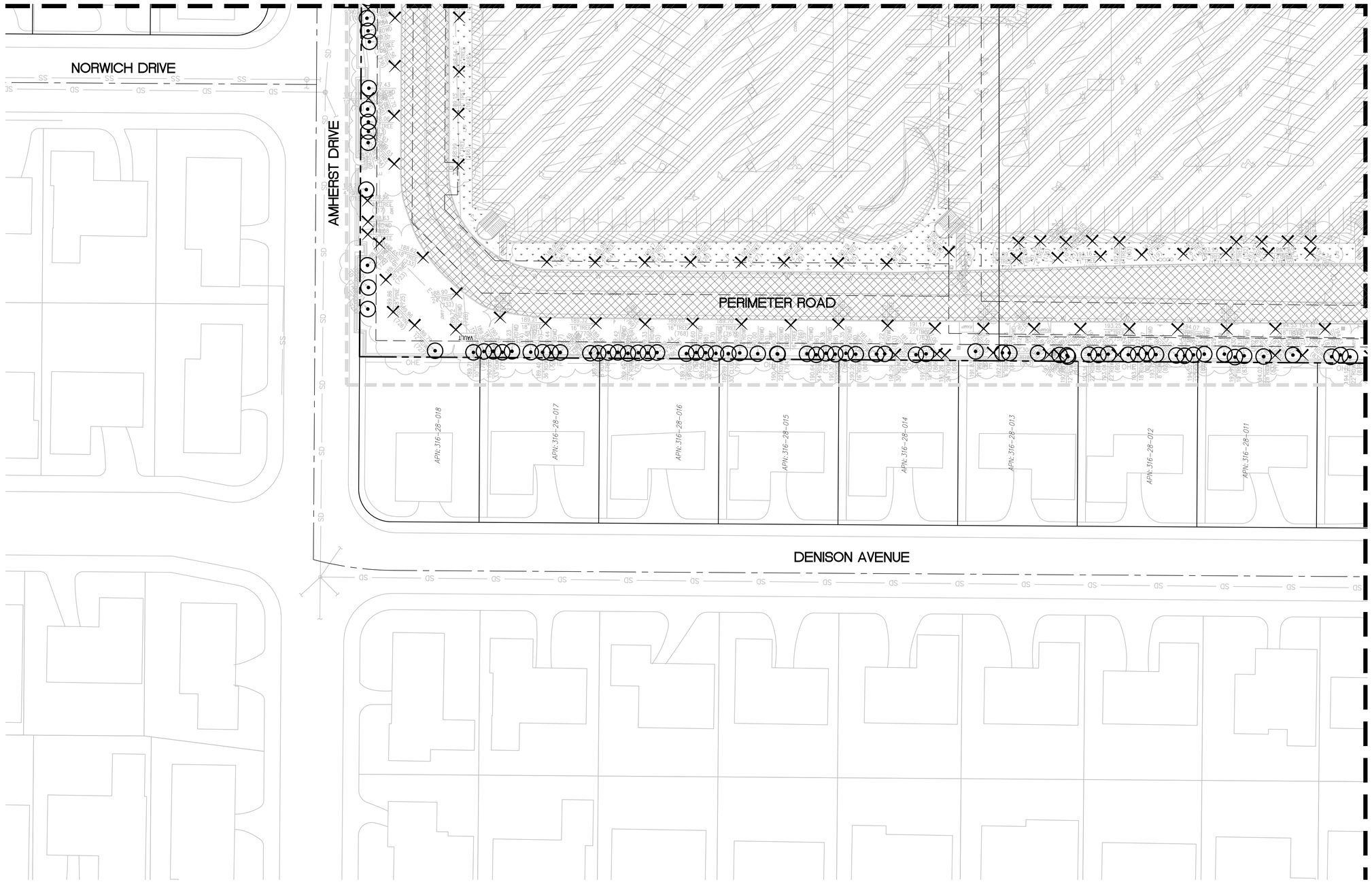

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TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
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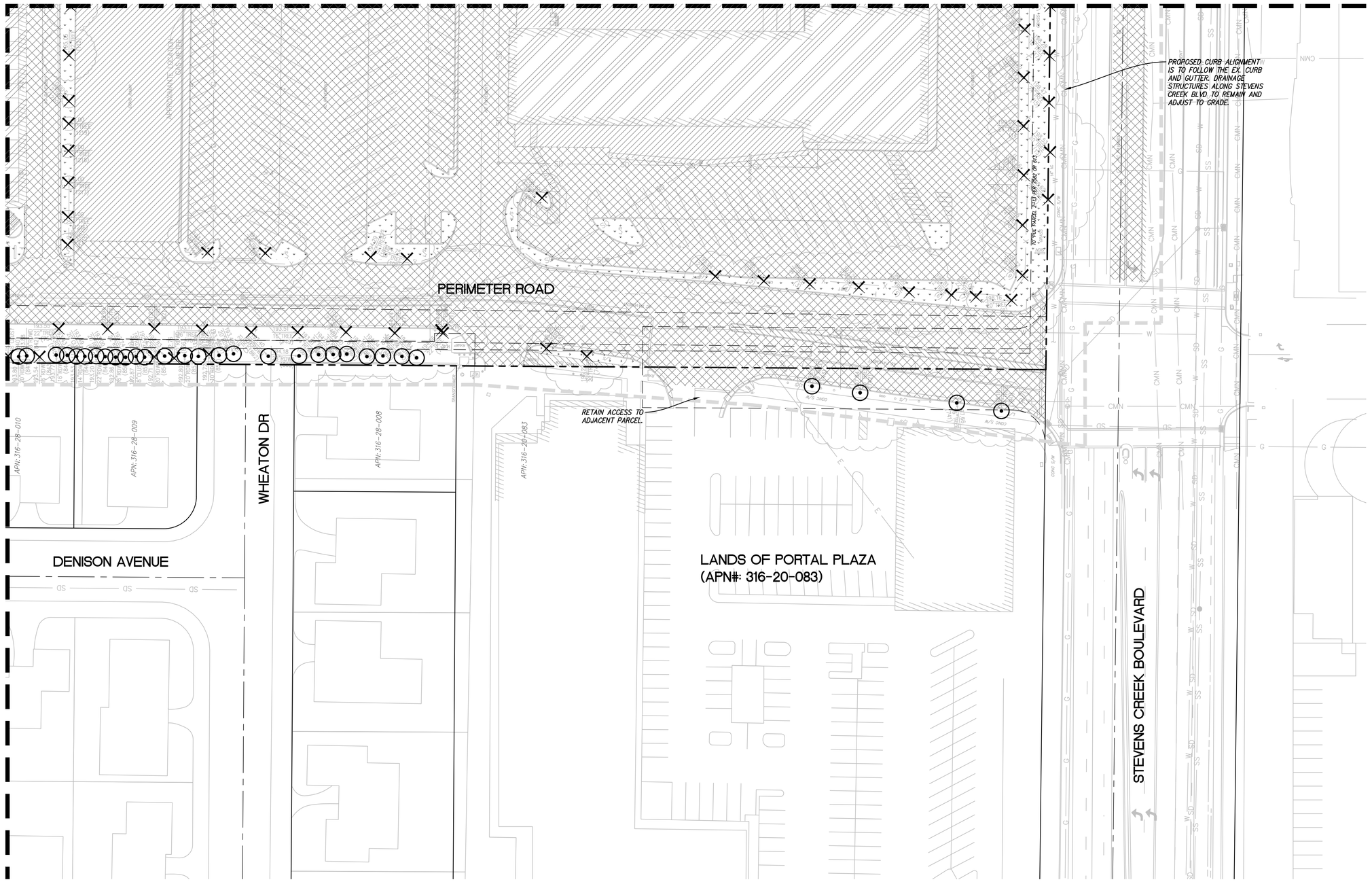

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Tree Tag #	Trunk 1 (in.)	Common Name	Height and Canopy Spread (ft.)	Overall Condition Rating (0-100%)
1	13	Shamel ash	30/18	25% very poor
2	10.9	Shamel ash	25/20	40% poor
3	13.9	Shamel ash	30/25	50% fair
4	16.6	Shamel ash	35/30	57% fair
5	22	Shamel ash	45/45	66% fair
6	13.3	Shamel ash	35/15	43% poor
7	27.6	Monterey pine	55/30	65% fair
8	19.9	Shamel ash	55/30	55% fair
9	26.2	Shamel ash	55/40	30% poor
10	27	Shamel ash	55/30	45% fair
11	28.8	Shamel ash	55/30	45% fair
12	20.2	Shamel ash	55/25	30% poor
13	22.2	Shamel ash	55/25	50% fair
14	24.7	Shamel ash	60/28	45% fair
15	24.6	Shamel ash	60/30	45% fair
16	20.6	Shamel ash	55/30	50% fair
17	17.7	Shamel ash	45/25	30% poor
18	31.6	Shamel ash	60/30	45% fair
19	18.2	Shamel ash	45/25	35% poor
20	21.5	Shamel ash	50/35	27% Poor
21	17	Shamel ash	35/20	42% fair
22	32.3	Shamel ash	55/50	43% fair
23	24.5	Shamel ash	55/30	40% poor
24	29.7	Shamel ash	55/40	50% fair
25	20.7	Shamel ash	50/30	40% poor
26	20.2	Shamel ash	35/35	37% poor
27	25.8	Shamel ash	55/35	47% fair
28	36.9	Shamel ash	60/40	45% fair
29	32.3	Shamel ash	60/55	48% fair
30	29.5	Shamel ash	50/40	43% Fair
31	6.3	Shamel ash	18/10	20% very poor
32	17.9	Shamel ash	55/35	47% fair
33	26	Shamel ash	55/35	40% poor
34	24	Shamel ash	50/25	35% poor
35	23.3	Shamel ash	55/25	40% poor
36	26.6	Shamel ash	55/45	45% fair
37	32.9	Shamel ash	60/35	45% fair
38	18.2	Shamel ash	50/25	25% poor
39	23	Shamel ash	55/40	35% poor
40	28.2	Shamel ash	55/45	37% poor
41	18.3	Shamel ash	50/20	25% poor
42	6.5	Shamel ash	20/8	15% very poor
43	24	Shamel ash	55/30	43% fair
44	30.7	Shamel ash	50/35	35% poor
45	18	Shamel ash	50/20	30% poor
46	30.5	Shamel ash	55/35	40% poor
47	26	Shamel ash	55/30	40% poor
48	31.6	Shamel ash	55/30	37% poor
49	24.5	Shamel ash	55/25	27% poor
50	39.5	Shamel ash	55/40	33% poor
51	TREE REMOVED FROM LANDSCAPE			
52	TREE REMOVED FROM LANDSCAPE			
53	16.9	Shamel ash	45/25	37% poor
54	31.6	Shamel ash	55/40	30% Poor
55	21.8	Shamel ash	50/25	38% Poor
56	18.3	Shamel ash	50/20	27% Poor
57	19.5	Shamel ash	55/30	29% Poor
58	26.4	Shamel ash	55/30	32% poor
59	33.8	Shamel ash	55/30	35% poor
60	24.9	Shamel ash	55/35	35% Poor
61	24.4	Shamel ash	55/35	32% poor
62	27.9	Shamel ash	55/25	37% Poor
63	31.5	Shamel ash	55/40	54% Fair
64	20.8	Shamel ash	40/25	29% Poor
65	20.7	Shamel ash	50/25	43% Fair
66	37.8	Shamel ash	60/25	45% Fair
67	18.3	Shamel ash	55/25	31% Poor
68	41	Shamel ash	55/50	37% Poor
69	19.4	holly oak	45/20	60% fair
70	13.2	holly oak	25/20	60% fair
71	40.8	Shamel ash	60/45	60% fair
72	24.3	Shamel ash	55/25	33% Poor fair
73	26.2	Shamel ash	55/35	30% Poor
74	28	Shamel ash	55/30	47% Fair
75	21.4	Shamel ash	40/25	30% Poor
76	20.2	Shamel ash	50/18	30% Poor
77	15.8	Shamel ash	45/15	20% Very Poor
78	17	Shamel ash	55/35	30% Poor
79	21.2	Shamel ash	55/25	34% poor
80	28.2	Shamel ash	55/35	44% Fair
81	24.7	Shamel ash	55/35	32% Poor
82	19	Shamel ash	55/20	20% Very Poor
83	17.8	Shamel ash	55/30	31% Poor
84	21.2	Shamel ash	55/30	37% Poor
85	20.3	Shamel ash	55/30	38% Poor
86	23.2	Shamel ash	55/35	40% Poor
87	22.8	Shamel ash	55/35	39% Poor
88	5.9	Monterey pine	9/11	65% fair
89	23.5	Canary Island pine	45/18	78% good
90	16	Monterey pine	18/25	30% poor
91	20.4	Monterey pine	25/25	40% poor
92	15.5	carrotwood, or carob tree	20/15	15% very poor
93	11.6	carrotwood, or carob tree	20/15	45% poor
94	13	carrotwood, or carob tree	20/20	40% poor
95	6	carrotwood, or carob tree	20/20	30% poor
96	34	Shamel ash	40/25	57% fair
97	15.3	holly oak	20/25	75% good
98	14	holly oak	25/25	75% good
99	11.6	holly oak	22/20	70% good
100	12.3	Monterey pine	18/15	50% fair
101	16	Monterey pine	28/20	50% fair
102	25.9	Shamel ash	50/35	31% Poor
103	24.7	Shamel ash	55/35	45% poor
104	16.5	Shamel ash	55/30	30% Poor
105	16	Shamel ash	45/25	25% Poor
106	21.7	Shamel ash	50/35	23% Poor
107	19.4	Shamel ash	50/25	40% Poor
108	15.9	Shamel ash	35/30	55% fair
109	14.4	Shamel ash	35/25	40% poor
110	18.9	Shamel ash	45/30	35% poor
111	29.7	Monterey pine	45/35	57% fair
112	19.1	Monterey pine	25/18	0% Dead
113	28	Monterey pine	30/20	25% very poor
114	41	Monterey pine	35/35	50% fair
115	19.8	Shamel ash	50/30	43% poor
116	12.7	Shamel ash	35/25	47% poor
117	14.4	Shamel ash	35/25	45% poor
118	7.9	Shamel ash	25/15	30% poor
119	10.3	Shamel ash	25/20	48% poor
120	11.4	Shamel ash	25/20	37% poor
121	10.9	Shamel ash	30/20	57% fair
122	8.3	Shamel ash	25/15	30% poor
123	30.1	coast redwood	60/25	30% poor
124	22.9	Shamel ash	55/40	55% fair (Tree is leafless).
125	24.9	Shamel ash	60/30	40% poor

Tree Tag #	Trunk 1 (in.)	Common Name	Height and Canopy Spread (ft.)	Overall Condition Rating (0-100%)
126	12	Shamel ash	50/20	30% poor
127	25.1	Shamel ash	55/35	55% fair
128	19.4	Shamel ash	50/35	42% poor
129	4	fern pine	15/3	55% fair
130	4	fern pine	15/3	55% fair
131	4.2	fern pine	15/3	55% fair
132	4.4	fern pine	15/3	55% fair
133	4.3	fern pine	15/3	55% fair
134	4	fern pine	15/3	55% fair
135	4.8	fern pine	15/3	55% fair
136	4.7	fern pine	15/3	55% fair
137	4.6	fern pine	15/3	55% fair
138	7.8	Ficus species	20/12	55% fair
139	6.8	Ficus species	20/12	55% fair
140	6.8	Ficus species	20/12	55% fair
141	5.9	Ficus species	20/12	55% fair
142	5	Ficus species	20/12	55% fair
143	5	Ficus species	20/12	55% fair
144	5	Ficus species	20/12	55% fair
145	24.7	Monterey pine	35/25	60% fair
146	8.1	evergreen pear	20/15	57% fair
147	7.2	evergreen pear	15/12	40% poor
148	42.2	coast redwood	60/25	80% good
149	28	coast redwood	55/15	40% poor
150	4	flowering cherry cultivar	12/8	30% poor
151	27.7	coast redwood	60/20	66% fair
152	31.2	coast redwood	55/15	60% fair
153	29.5	coast redwood	55/15	60% fair
154	18	coast redwood	50/15	70% good
155	20	coast redwood	50/15	70% good
156	27.4	coast redwood	60/18	75% good
157	29	coast redwood	60/18	70% good
158	27.2	coast redwood	60/15	40% poor
159	34.9	coast redwood	70/25	48% poor
160	16.2	fern pine	55/12	35% poor
161	14.6	fern pine	50/6	27% very poor
162	11.1	tree species out of leaf	45/16	32% poor
163	21.5	Shamel ash	45/30	30% poor
164	18.8	Shamel ash	50/30	35% poor
165	21.4	Shamel ash	50/30	30% poor
166	16.9	Shamel ash	35/25	25% very poor
167	21.6	Shamel ash	40/25	30% poor
168	12.1	Shamel ash	35/20	45% poor
169	20.1	Shamel ash	40/25	25% very poor
170	25.9	Shamel ash	55/30	45% poor
171	40.2	coast redwood	60/25	80% good
172	21.2	Shamel ash	45/30	49% poor
173	27.2	coast redwood	65/18	46% poor
174	29.5	Shamel ash	55/40	30% poor
175	26.5	Shamel ash	55/40	55% fair
176	22.5	Shamel ash	55/40	27% very poor
177	37.5	coast redwood	65/25	58% fair
178	5.7	strawberry tree	15/15	60% fair
179	8.1	strawberry tree	20/12	70% good
180	21.2	Shamel ash	55/25	15% very poor
181	11.6	coast redwood	55/6	10% very poor
182	21.2	coast redwood	65/12	5% very poor
183	13.8	Shamel ash	45/16	20% very poor
184	11.9	Shamel ash	45/12	5% very poor
185	13.3	Shamel ash	40/18	20% very poor
186	9.7	Shamel ash	30/12	8% very poor
187	34.7	coast redwood	55/25	60% fair
188	12.2	dollar gum seedling	50/20	20% very poor
189	18.1	coast redwood	60/20	40% poor
190	26.9	coast redwood	70/25	40% poor
191	17.5	dollar gum seedling	60/35	58% fair
192	22.3	coast redwood	70/12	10% very poor
193	21	coast redwood	70/16	50% fair
194	20.4	dollar gum seedling	60/20	40% poor
195	27.6	coast redwood	70/20	30% poor
196	19.5	coast redwood	55/20	55% fair
197	30.1	coast redwood	75/25	70% good
198	5	evergreen pear	15/12	40% poor
199	6	evergreen pear	20/13	40% poor
200	10.1	evergreen pear	22/20	25% very poor
201	TREE REMOVED FROM LANDSCAPE			
202	TREE REMOVED FROM LANDSCAPE			
203	18.6	tulip tree (ID not verified - tree out of leaf during survey)	60/20	0% dead
204	TREE REMOVED FROM LANDSCAPE			
205	36	coast redwood	80/30	75% good
206	24.1	coast redwood	75/20	70% good
207	29.9	coast redwood	80/25	50% fair
208	32.2	coast redwood	80/25	50% fair
209	TREE REMOVED FROM LANDSCAPE			
210	49	coast redwood	85/25	65% fair
211	14.9	coast redwood	50/15	65% fair
212	22	coast redwood	65/15	75% good
213	16	tulip tree (ID not verified - tree out of leaf during survey)	35/30	0% dead (Confirm in spring)
214	31.3	coast redwood	75/25	70% good
215	20.3	fern pine	50/20	70% good
216	16.4	fern pine	50/20	70% good
217	13.6	fern pine	50/20	70% good
218	17.4	tulip tree (ID not verified - tree out of leaf during survey)	55/20	0% dead? (Verify once tree has leafed out in spring)
219	20.8	Shamel ash	50/25	43% poor
220	26.8	Shamel ash	55/35	25% Poor
221	19.3	Shamel ash	50/45	25% Poor
222	19.5	Shamel ash	55/35	30% poor
223	30.4	Shamel ash	55/40	40% poor
224	18.4	Shamel ash	50/15	40% poor
225	25.4	Shamel ash	55/35	28% Poor
226	15.5	Shamel ash	45/25	20% Very Poor
227	18.5	Shamel ash	45/25	25% very poor
228	11.5	Shamel ash	30/25	35% poor
229	9.6	coast redwood	25/12	90% excellent
230	8.9	coast redwood	30/14	90% excellent

Tree Tag #	Trunk 1 (in.)	Common Name	Height and Canopy Spread (ft.)	Overall Condition Rating (0-100%)
231	14.4	Shamel ash	45/20	39% poor
232	19.3	Shamel ash	55/30	42% poor
233	19.6	Shamel ash	55/30	47% poor
234	15.1	Shamel ash	50/25	35% poor
235	17.8	Shamel ash	55/25	50% fair
236	17.4	Shamel ash	55/25	55% fair
237	6.5	Shamel ash	30/15	70% good
238	9.2	Shamel ash	35/18	72% good
239	6.8	Shamel ash	30/18	54% fair
240	6.1	Shamel ash	30/18	70% good
241	6.4	coast redwood	30/10	85% good
242	5.4	coast redwood	30/10	85% good
243	5.7	coast redwood	30/10	85% good
244	4.6	coast redwood	25/10	75% good
245	6.7	flowering pear (out of leaf)	30/14	75% good
246	5.8	flowering pear (out of leaf)	25/13	68% fair
247	4.9	flowering pear (out of leaf)	24/10	55% fair
248	7.8	flowering pear (out of leaf)	30/18	62% fair
249	6.5	flowering pear (out of leaf)	30/12	75% good
250	6.3	flowering pear (out of leaf)	30/12	60% fair
251	6.1	flowering pear (out of leaf)	20/10	68% fair
252	3.6	flowering pear (out of leaf)	18/8	80% good
253	7.3	flowering pear (out of leaf)	30/15	73% good
254	7.5	flowering pear (out of leaf)	30/18	63% fair
255	9	flowering pear (out of leaf)	30/20	55% fair
256	7.5	flowering pear (out of leaf)	30/15	58% fair
257	7.4	flowering pear (out of leaf)	30/15	65% fair
258	6.7	flowering pear (out of leaf)	30/15	67% fair
259	4.9	flowering pear (out of leaf)	25/12	69% fair
260	35.9	California sycamore	65/45	60% fair
261	22.8	California sycamore	65/45	57% fair
262	15.4	California sycamore	45/30	70% good
263	13.5	Shamel ash	35/15	47% poor
264	14.9	Shamel ash	55/20	55% fair
265	19	Shamel ash	55/30	45% poor
266	20.8	Shamel ash	55/30	35% poor
267	23.7	Shamel ash	50/35	30% poor
268	26.5	Shamel ash	55/25	65% fair
269	27.1	Shamel ash	55/25	55% fair
270	26.7	Shamel ash	60/35	55% fair
271	35.2	coast redwood	60/20	70% good
272	19.3	coast redwood	70/12	69% fair
273	23.3	coast redwood	60/12	70% good
274	23.9	coast redwood	60/12	70% good
275	17	Shamel ash	55/16	65% fair
276	15.4	Shamel ash	50/12	15% Very Poor
277	19.3	Shamel ash	50/25	27% Poor
278	21	Shamel ash	60/25	48% Poor
279	26.7	coast redwood	50/20	80% good
280	16.4	Shamel ash	40/20	30% Poor
281	21.2	Shamel ash	50/35	15% Very Poor
282	15	Shamel ash	35/18	25% Poor
283	18.1	Shamel ash	50/20	35% poor
284	14.4	Shamel ash	40/25	23% Poor
285	18.4	Shamel ash	50/25	35% Poor
286	17	Shamel ash	40/45	60% fair
287	24.3	coast redwood	60/15	70% good
288	15.7	coast redwood	60/15	70% good
289	26.9	coast redwood	60/15	63% fair
290	14.8	Shamel ash	40/20	40% poor
291	24.2	Shamel ash	50/40	48% poor
292	16.3	coast redwood	35/10	70% good
293	TREE REMOVED FROM LANDSCAPE			
294	18.7	fern pine	30/18	45% poor
295	8.6	southern magnolia	15/15	20% very poor
296	17.3	Shamel ash	30/15	35% poor
297	12.1	Shamel ash	25/15	20% very poor
298	18.8	coast redwood	60/12	15% very poor
299	16	Shamel ash	45/15	40% poor
300	23.3	coast redwood	60/15	20% very poor
301	15.2	Shamel ash	25/18	19% very poor
302	26.9	coast	70/25	60% fair
303	17.2	Shamel ash	35/25	55% fair
304	19	coast redwood	45/10	5% very poor
305	20.1	Shamel ash	20/15	10% very poor
306	17.5	Shamel ash	45/25	40% poor
307	17.7	Shamel ash	40/20	29% very poor
308	21.1	coast redwood	50/15	75% good
309	16.2	coast redwood	50/15	73% good
310	20.6	Shamel ash	50/35	50% fair
311	27	Shamel ash	55/45	60% fair
312	16.1	Shamel ash	35/20	32% poor
313	20.9	Shamel ash	45/35	45% poor
314	30.6	Shamel ash	55/25	50% fair
315	21.8	coast redwood	60/12	57% fair
316	18.5	Shamel ash	55/20	48% poor
317	10.2	Shamel ash	45/12	40% poor
318	9.9	Shamel ash	50/12	40% poor
319	18.6	Shamel ash	50/30	50% fair
320	13.3	Shamel ash	35/12	45% poor
321	16.2	Shamel ash	50/20	56% fair
322	11.9	Shamel ash	45/15	40% poor
323	9.4	Shamel ash	45/12	30% poor
324	12.8	Shamel ash	40/12	35% poor
325	7.4	Shamel ash	28/12	20% very poor
326	13	Shamel ash	45/20	48% poor
327	11.9	Shamel ash	45/12	30% poor
328	TREE REMOVED FROM LANDSCAPE			
329	14.2	Shamel ash	45/20	38% poor
330	15.7	Shamel ash	40/20	35% poor
331	10.1	Shamel ash	30/20	37% poor
332	18.9	coast redwood	55/12	5% very poor
333	18.4	coast redwood	55/8	5% very poor
334	18.5	Shamel ash	45/25	50% fair
335	16	coast redwood	50/12	5% very poor

Tree Tag #	Trunk 1 (in.)	Common Name	Height and Canopy Spread (ft.)	Overall Condition Rating (0-100%)
336	9.6	Shamel ash	25/10	10% very poor
337	8.8	Shamel ash	25/7	5% very poor
338	8.7	Shamel ash	30/8	15% very poor
339	12.8	Shamel ash	40/20	40% poor
340	14.3	Shamel ash	50/20	38% poor
341	10.9	Shamel ash	35/8	10% very poor
342	12	Shamel ash	45/18	10% very poor
343	13.7	Shamel ash	45/18	35% poor
344	7.3	Shamel ash	20/12	20% very poor
345	14.4	Shamel ash	50/20	35% poor
346	10.7	Shamel ash	25/12	10% very poor
347	11.3	Shamel ash	25/12	17% very poor
348	12.9	Shamel ash	45/18	20% very poor
349	12.2	Shamel ash	30/20	25% very poor
350	14.2	Shamel ash	50/15	20% very poor
351	14.6	Shamel ash	30/20	28% very poor
352	11.7	Shamel ash	25/20	10% very poor
353	17.7	Shamel ash	40/25	35% poor
354	13.4	Shamel ash	35/20	40% poor
355	12.5	Shamel ash	35/15	18% very poor
356	18	Shamel ash	45/30	15% very poor
357	20.8	Shamel ash	45/45	46% poor
358	10.9	Shamel ash	35/15	0% dead
359	18.3	Pine species (not verified)	30/20	65% fair
360	24.4	Italian stone pine	30/35	77% good
361	26.6	Italian stone pine	30/30	60% fair
362	28.6	Italian stone pine	25/35	70% good
363	7.2	red oak	20/15	60% fair
364	5.5	oak species	12/8	40% poor
365	7.3	southern magnolia	18/13	40% poor
366	17	Italian stone pine	18/25	60% fair
367	24.3	Italian stone pine	25/30	45% poor
368	20.2	Italian stone pine	25/30	45% poor
369	23.8	Italian stone pine	25/30	50% fair
370	5.7	tree species out of leaf	25/15	65% fair
371	26.3	Aleppo pine	30/35	70% good
372	21.6	Italian stone pine	30/35	75% good
373	7.4	southern magnolia	20/15	25% very poor
374	7.2	tulip tree	12/8	15% very poor
375	5.6	tulip tree	12/8	15% very poor
376	5.6	southern magnolia	13/10	25% very poor
377	7.6	southern magnolia	19/12	35% poor
378	7	southern magnolia	20/14	20% very poor
379	6.5	southern magnolia	14/12	25% very poor
380	7.4	southern magnolia	20/10	20% very poor
381	23	Italian stone pine	25/30	64% fair
382	20.8	Italian stone pine	25/25	65% fair
383	19.5	Italian stone pine	25/30	74% good
384	22	Italian stone pine	25/30	65% fair
385	33.2	Italian stone pine	25/35	38% poor
386	4.5	southern magnolia	13/8	15% very poor
387	7.8	southern magnolia	18/18	20% very poor
388	7.5	southern magnolia	18/15	20% very poor
389	31.9	Italian stone pine	30/45	47% poor
390	13.2	Italian stone pine	25/15	45% poor
391	12.4	Italian stone pine	25/30	67% fair
392	14.6	Italian stone pine	25/18	69% fair
393	14.3	Italian stone pine	20/20	70% good
394	10.3	tree species out of leaf	35/20	75% good
395	9.8	tree species out of leaf	35/20	75% good
396	18.1	coast redwood	65/12	70% good
397	20.5	coast redwood	65/12	75% good
398	13.4	Shamel ash	40/25	74% good
399	11.3	Shamel ash	35/15	30% poor
400	21.3	Shamel ash	40/25	55% fair
401	20.2	Shamel ash	45/20	40% poor
402	18.4	Shamel ash	45/25	55% fair
403	15	Shamel ash	40/25	40% poor
404	25.7	Shamel ash	55/35	40% poor
405	29.5	Shamel ash	65/35	40% poor
406	17.4	coast redwood	50/8	70% good
407	4.1	southern magnolia	15/1	5% very poor
408	5.9	southern magnolia	18/6	10% very poor
409	18.3	coast redwood	55/15	65% fair
410	20.7	coast redwood	55/13	65% fair
411	22.4	coast redwood	55/13	60% fair
412	32.4	Shamel ash	65/35	65% fair
413	15.6	Shamel ash	60/18	45% poor
414	22.5	California sycamore	55/30	50% fair
415	18.3	California sycamore	60/30	50% fair
416	17.8	California sycamore	50/20	50% fair
417	19.2	Shamel ash	30/25	70% good
418	11.5	Shamel ash	39/15	40% poor
419	17.3	Shamel ash	35/40	55% fair
420	11.1	Shamel ash	35/25	70% good
421	13.7	Shamel ash	35/25	50% fair
422	14.3	Shamel ash	30/30	60% fair
423	29.1	coast redwood	70/20	70% good
424	33.6	coast redwood	70/18	60% fair
425	24.9	coast redwood	65/15	70% good
426	27.8	coast redwood	55/20	70% good
427	17.3	Shamel ash	60/20	40% poor
428	29	Shamel ash	60/35	25% Poor
429	22	Shamel ash	55/35	65% fair
430	27.4	giant sequoia	75/15	55% fair
431	27.9	Shamel ash	65/45	25% Poor
432	24	Shamel ash	55/35	25% Poor
433	16.9	Shamel ash	60/25	48% Fair
434	29.3	giant sequoia	75/12	25% very poor

Tree Tag #	Trunk 1 (in.)	Common Name	Height and Canopy Spread (ft.)	Overall Condition Rating (0-100%)
435	31.1	Shamel ash	65/45	28% Poor
436	23	coast redwood	65/18	65% fair
437	27.7	Shamel ash	60/30	23% Poor
438	23.5	Shamel ash	65/18	37% poor
439	27	coast redwood	75/16	70% good
440	18.7	Shamel ash	60/30	20% Very Poor
441	21.2	Shamel ash	60/45	17% Very Poor
442	31.2	Shamel ash	60/45	38% poor
443	41	coast redwood	70/20	68% fair
444	21.5	Shamel ash	55/30	35% Poor
445	15.4	Shamel ash	60/18	50% fair
446	21.1	coast redwood	70/15	75% good
447	17.5	Shamel ash	60/20	52% fair
448	15.7	coast redwood	70/10	60% fair
449	16.5	coast redwood	70/10	60% fair
450	15.5	coast redwood	70/10	55% fair
451	19.6	Shamel ash	50/25	52% fair
452	21.5	Shamel ash	55/30	40% poor
453	15	Shamel ash	50/10	10% very poor
454	29.4	Shamel ash	65/35	47% poor
455	17.7	Shamel ash	45/18	33% poor
456	22.1	Shamel ash	60/20	37% poor
457	28.5	Shamel ash	65/35	55% fair
458	25.1	Shamel ash	60/35	35% poor
459	31.9	Shamel ash	75/45	60% fair
460	31.8	Shamel ash	65/45	25% Poor
461	25.5	Shamel ash	55/40	25% Poor
462	15.3	Shamel ash	40/15	40% poor
463	21	Shamel ash	55/45	35% Poor
464	34.1	Shamel ash	65/30	48% poor
465	22.8	Shamel ash	60/30	30% Poor
466	29.3	Shamel ash	65/30	45% fair
467	25.6	Shamel ash	65/45	37% poor
468	24.6	Shamel ash	55/30	40% poor
469	25.2	Shamel ash	50/30	35% poor
470	27.7	Shamel ash	60/35	30% Poor
471	14.9	Shamel ash	40/15	17% Very Poor
472	16.4	Shamel ash	50/20	23% Poor
473	31.5	Shamel ash	60/45	30% Poor
474	25.3	Shamel ash	60/30	33% Poor
475	28.7	Shamel ash	60/45	30% Poor
476	15.2	Shamel ash	50/25	38% poor
477	13.9	Shamel ash	35/20	20% very poor
478	16.9	coast redwood	40/15	50% fair
479	22.1	coast redwood	50/20	0% dead
480	13.1	Shamel ash	30/18	45% poor
481	20	Shamel ash	35/25	45% poor
482	9.8	Shamel ash	30/10	25% very poor
483	12.7	Shamel ash	30/16	50% fair
484	15.9	Shamel ash	30/18	55% fair
485	13.7	Shamel ash	30/20	55% fair
486	22.3	coast redwood	50/18	70% good
487	21.9	coast redwood	50/18	70% good
488	12.4	Shamel ash	30/16	40% poor
489	8.9	Shamel ash	30/20	45% poor
490	14.3	Shamel ash	35/35	47% poor
491	9.3	Shamel ash	20/12	27% very poor
492	9.1	Shamel ash	25/18	40% poor
493	12.4	Shamel ash	30/18	35% poor
494	13.8	Shamel ash	30/30	40% poor
495	13	Shamel ash	30/16	22% very poor
496	7.9	Shamel ash	25/12	25% very poor
497	10.2	Shamel ash	30/20	29% very poor
498	11.8	evergreen pear	20/20	44% poor
499	4	evergreen pear	9/6	0% dead
500

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Tree Tag #	Trunk 1 (in.)	Common Name	Height and Canopy Spread (ft.)	Overall Condition Rating (0-100%)
664	11	coast redwood	50/10	50% fair
665	20.4	coast redwood	65/18	58% fair
666	20.9	coast redwood	70/25	45% poor
667	16.7	coast redwood	65/18	45% poor
668	9.1	coast redwood	40/7	35% poor
669	9.9	coast redwood	40/7	30% poor
670	10.7	coast redwood	40/6	20% very poor
671	7.1	coast redwood	30/6	25% very poor
672	14.9	coast redwood	50/12	40% poor
673	22.2	Shamel ash	50/25	33% poor
674	24.2	Shamel ash	55/25	36% poor
675	15	Shamel ash	50/15	25% very poor
676	16.6	Shamel ash	65/18	30% poor
677	17.6	Shamel ash	65/18	10% very poor
678	13.4	Shamel ash	60/18	45% poor
679	12.7	Shamel ash	50/14	35% poor
680	15.6	Shamel ash	60/25	40% poor
681	17.3	Shamel ash	65/25	45% poor
682	14.2	Shamel ash	50/25	35% poor
683	18.7	Shamel ash	65/30	15% very poor
684	12.2	Shamel ash	50/20	15% very poor
685	10.5	Shamel ash	45/20	15% very poor
686	4	coast redwood	15/6	50% fair
687	11.4	Shamel ash	45/25	37% poor
688	4.5	coast redwood	20/8	70% good
689	15.9	Shamel ash	65/20	10% very poor
690	4.9	coast redwood	18/6	70% good
691	10.8	Shamel ash	35/25	15% very poor
692	22.5	Shamel ash	75/35	58% fair
693	28	Shamel ash	70/40	57% fair
694	21.3	Shamel ash	70/35	40% poor
695	28.3	Shamel ash	70/35	55% fair
696	23.9	Shamel ash	75/30	50% fair
697	25.3	Shamel ash	75/30	43% poor
698	8.2	coast redwood	28/10	55% fair
699	8.4	coast redwood	28/10	0% dead
700	7.5	coast redwood	28/10	0% dead
701	8.2	coast redwood	25/7	40% poor
702	8.1	coast redwood	25/7	10% very poor
703	20.3	coast redwood	40/20	40% poor
704	11.3	coast redwood	30/8	0% dead
705	10.3	coast redwood	30/4	5% very poor
706	11	coast redwood	30/8	10% very poor
707	5.8	coast redwood	25/6	10% very poor
708	11.5	coast redwood	30/8	40% poor
709	TREE REMOVED FROM LANDSCAPE			
710	12.3	coast redwood	35/8	40% poor
711	11.3	coast redwood	40/4	10% very poor
712	8.4	coast redwood	30/8	30% poor
713	11.4	coast redwood	35/6	40% poor
714	7.3	coast redwood	30/6	15% very poor
715	19.5	coast redwood	50/15	45% poor
716	4.3	coast redwood	17/5	0% dead
717	10.1	coast redwood	30/7	20% very poor
718	7	coast redwood	20/4	0% dead
719	11.4	coast redwood	40/15	0% dead
720	9.1	coast redwood	50/7	0% dead
721	15.3	coast redwood	50/12	10% very poor
722	11.5	coast redwood	50/10	20% very poor
723	21	Monterey pine	55/20	48% poor
724	13.9	coast redwood	50/9	15% very poor
725	22	Monterey pine	55/25	38% poor
726	20.9	Monterey pine	50/25	28% very poor
727	13.5	coast redwood	50/12	30% poor
728	12.8	coast redwood	45/10	13% very poor
729	9	coast redwood	40/5	45% poor
730	14	coast redwood	50/9	50% fair
731	14.7	Shamel ash	55/25	25% very poor
732	24.3	Shamel ash	55/25	25% very poor
733	19.2	Shamel ash	55/30	38% poor
734	17.1	Shamel ash	45/30	35% poor
735	17.5	Shamel ash	55/25	20% very poor
736	19.1	Shamel ash	45/35	25% very poor
737	20.7	Shamel ash	55/30	35% poor
738	21.7	Shamel ash	50/30	40% poor
739	23.7	Shamel ash	65/30	25% very poor
740	26	Shamel ash	45/35	58% fair
741	24.5	Shamel ash	50/30	40% poor
742	27.2	Shamel ash	50/30	48% poor
743	30.1	Shamel ash	50/40	50% fair
744	25.2	Shamel ash	55/30	45% poor
745	14.2	Shamel ash	30/20	35% poor
746	24.1	Shamel ash	50/25	55% fair
747	18.6	Shamel ash	60/25	38% poor

Tree Tag #	Trunk 1 (in.)	Common Name	Height and Canopy Spread (ft.)	Overall Condition Rating (0-100%)
748	21.7	Shamel ash	55/30	49% poor
749	16	Shamel ash	50/20	30% poor
750	17.3	Shamel ash	50/25	40% poor
751	15.8	Shamel ash	55/25	25% very poor
752	18.5	Shamel ash	55/30	50% fair
753	19.8	Shamel ash	50/30	49% poor
754	21.8	Shamel ash	55/25	45% poor
755	20.1	Shamel ash	55/25	55% fair
756	18.1	Shamel ash	60/30	49% poor
757	16.8	Shamel ash	60/25	40% poor
758	19.3	Shamel ash	55/30	25% very poor
759	18.2	Shamel ash	60/30	35% poor
760	20.8	Shamel ash	60/35	35% poor
761	15.4	Shamel ash	50/30	40% poor
762	17.1	Shamel ash	50/35	35% poor
763	23.5	Shamel ash	65/35	15% very poor
764	13.6	Shamel ash	50/20	10% very poor
765	16	Shamel ash	50/25	30% poor
766	18.5	Shamel ash	50/30	40% poor
767	18.8	Shamel ash	60/30	40% poor
768	14.5	Shamel ash	55/30	20% very poor
769	23.8	Shamel ash	65/35	40% poor
770	16.3	Shamel ash	55/25	30% poor
771	16.1	Shamel ash	55/30	58% fair
772	33.6	coast redwood	75/20	70% good
773	16.4	coast redwood	60/13	60% fair
774	18.5	coast redwood	60/15	67% fair
775	10.7	coast redwood	30/6	55% fair
776	34.2	coast redwood	75/25	70% good
777	7.8	coast redwood	25/6	40% poor
778	28.8	coast redwood	75/25	70% good
779	16.8	coast redwood	50/13	60% fair
780	7	coast redwood	35/6	45% poor
781	21.6	coast redwood	65/15	47% poor
782	32.1	coast redwood	35/20	70% good
783	26	coast redwood	85/20	70% good
784	16.1	coast redwood	75/15	70% good
785	21.9	coast redwood	75/15	70% good
786	13	coast redwood	50/8	40% poor
787	17.8	coast redwood	65/10	40% poor
788	20.1	coast redwood	90/15	60% fair
789	23.4	coast redwood	80/15	73% good
790	19.5	coast redwood	80/18	75% good
791	17.1	coast redwood	70/20	65% fair
792	28.2	coast redwood	90/20	70% good
793	21.9	coast redwood	70/15	62% fair
794	22	coast redwood	50/15	47% poor
795	24	coast redwood	85/20	70% good
796	45.5	coast redwood	90/30	75% good
797	14.8	coast redwood	50/8	47% poor
798	12.6	coast redwood	60/12	48% poor
799	22.6	coast redwood	80/13	70% good
800	21.8	coast redwood	65/13	65% fair
801	17.3	coast redwood	55/9	50% fair
802	32.5	coast redwood	90/25	50% fair
803	15	coast redwood	60/9	30% poor
804	32.4	coast redwood	90/18	60% fair
805	13	coast redwood	50/5	40% poor
806	16.8	coast redwood	50/10	58% fair
807	12.1	coast redwood	60/12	53% fair
808	24.5	coast redwood	90/20	33% poor
809	11	coast redwood	55/15	55% fair
810	15	coast redwood	75/8	10% very poor
811	5.6	coast redwood	30/6	35% poor
812	23.2	coast redwood	80/20	0% dead
813	13.3	coast redwood	70/16	10% very poor
814	24.4	coast redwood	85/20	0% dead
815	9	coast redwood	40/5	0% dead
816	16.5	coast redwood	80/12	50% fair
817	11.9	coast redwood	35/6	43% poor
818	25.4	coast redwood	80/18	60% fair
819	12.4	coast redwood	55/13	45% poor
820	26.3	coast redwood	90/25	58% fair
821	4.6	coast redwood	30/3	0% dead
822	23.4	coast redwood	90/20	50% fair
823	17.9	coast redwood	100/15	40% poor
824	29.3	coast redwood	100/20	40% poor
825	7.8	coast redwood	30/8	29% very poor
826	11.1	coast redwood	35/12	50% fair
827	10.7	coast redwood	35/10	0% dead
828	11.7	coast redwood	50/8	30% poor
829	27.2	coast redwood	95/25	70% good
830	15.2	coast redwood	40/16	37% poor
831	11	coast redwood	40/8	37% poor
832	13	coast redwood	45/11	59% fair
833	26.6	coast redwood	70/30	69% fair
834	5.8	coast redwood	30/5	20% very poor
835	15.8	coast redwood	85/18	58% fair
836	9.8	coast redwood	30/12	25% very poor
837	15.2	coast redwood	45/10	45% poor
838	23.9	coast redwood	85/20	45% poor
839	26.1	coast redwood	90/25	60% fair
840	10.8	coast redwood	60/8	35% poor
841	21.2	coast redwood	80/13	53% fair
842	27.2	coast redwood	90/15	70% good
843	10.8	coast redwood	55/4	10% very poor
844	16.4	coast redwood	80/20	50% fair
845	28.2	coast redwood	90/25	70% good
846	14.7	coast redwood	45/6	48% poor

Tree Tag #	Trunk 1 (in.)	Common Name	Height and Canopy Spread (ft.)	Overall Condition Rating (0-100%)
847	11.5	coast redwood	45/10	50% fair
848	23.9	coast redwood	90/20	50% fair
849	20.5	coast redwood	80/18	55% fair
850	18.3	coast redwood	80/15	54% fair
851	24.5	coast redwood	95/25	60% fair
852	12.5	coast redwood	55/18	20% Very Poor as of 2/26/21 due to 2020 illegal pruning.
853	11.8	coast redwood	35/18	10% Very Poor as of 2/26/2021 due to illegal pruning in 2020.
854	18.5	coast redwood	70/18	5% (basically dead) as of 2/26/21 due to 2020 illegal pruning.
855	15.1	coast redwood	70/18	20% Very Poor, as of 2/26/21, due to illegal pruning.
856	10.1	coast redwood	45/9	Dead (0% rating) as of 2/26/21, due to illegal pruning.
857	21.1	coast redwood	85/25	50% fair
858	19.5	coast redwood	85/20	55% fair
859	9.8	coast redwood	50/10	38% poor
860	22.2	coast redwood	85/20	60% fair
861	25	coast redwood	90/30	60% fair
862	20.6	coast redwood	80/25	60% fair
863	31.5	coast redwood	90/20	75% good
864	23.8	coast redwood	95/15	68% fair
865	24	coast redwood	90/15	47% poor
866	31	coast redwood	95/28	55% fair
867	6.5	coast redwood	30/6	55% fair
868	16.3	coast redwood	50/18	70% good
869	16	coast redwood	75/15	68% fair
870	27.6	coast redwood	85/20	75% good
871	25.8	coast redwood	95/25	75% good
872	23.7	coast redwood	50/20	60% fair
873	13.9	coast redwood	65/12	25% very poor
874	10.5	coast redwood	30/9	30% poor
875	14.1	coast redwood	45/10	40% poor
1106	8	southern	20/16	50% fair
1107	6.8	southern	20/16	50% fair
1108	9	southern	23/20	55% fair
1109	41.8	Shamel ash	65/60	73% good
1110	10.5	Shamel ash	35/20	30% poor
1111	14.7	Shamel ash	40/20	30% poor
1112	26.6	Shamel ash	65/35	60% fair
1113	33.5	Shamel ash	70/70	60% fair
1114	19.2	Shamel ash	35/35	30% Poor
1115	22.9	Shamel ash	35/35	35% Poor
1116	24.2	Shamel ash	40/40	28% Poor
1117	24.7	Shamel ash	45/40	15% Very
1118	23	Shamel ash	55/40	28% Poor
1119	18.6	Shamel ash	45/20	7% Very Poor
1120	26.7	Shamel ash	50/40	37% Poor
1121	19.7	Shamel ash	50/35	25% Poor
1122	21.4	Shamel ash	60/35	40% poor
1123	18.5	Shamel ash	55/30	20% Very
1124	15.5	Shamel ash	30/18	15% Very
1125	13.8	Shamel ash	40/20	10% Very Poor
1126	TREE REMOVED FROM LANDSCAPE			
1127	2.7	red maple	16/9	80% Good
1128	1.9	red maple	13/6	60% Fair
1129	2	red maple	13/6	55% Fair
1130	1.8	red maple	10/5	35% Poor
1131	1.9	red maple	11/5	35% Poor
1132	1.4	red maple	9/5	35% Poor
1133	1.9	red maple	13/6	39% Poor
1134	4.2	Purple Robe locust	20/12	70% Good
1135	4.5	Purple Robe locust	20/12	70% Good
1136	3.2	Purple Robe locust	25/12	70% Good
1137	4.7	Purple Robe locust	20/13	60% Fair
1138	3.6	Purple Robe locust	20/12	70% Good
1139	3.7	Purple Robe locust	20/13	70% Good
1140	4.3	flowering pear	15/10	45% Poor
1141	4.4	Purple Robe locust	20/15	55% Fair
1142	3.7	Purple Robe locust	24/14	78% Good
1143	5.4	Purple Robe locust	28/18	65% Fair
1144	3.8	Purple Robe locust	20/12	68% Fair
1145	3.4	Purple Robe locust	20/12	61% Fair
1146	3.4	Purple Robe locust	18/13	64% Fair
1147	4.1	Purple Robe locust	25/14	80% Good
1148	4.2	Purple Robe locust	24/14	46% Poor
1149	4.7	Purple Robe locust	24/13	63% Fair
1150	5.6	Purple Robe locust	29/18	66% Fair
1151	5	Purple Robe locust	27/18	72% Good
1152	3.6	Purple Robe locust	22/10	48% Poor
1153	3.8	Purple Robe locust	20/11	48% Poor
1154	2.7	flowering pear	12/7	50% Fair
1155	3	flowering pear	10/7	50% Fair
1156	3.6	Purple Robe locust	19/10	59% Fair
1157	2.9	Purple Robe locust	15/10	66% Fair
1158	4.1	Purple Robe locust	18/12	68% Fair

Tree Tag #	Trunk 1 (in.)	Common Name	Height and Canopy Spread (ft.)	Overall Condition Rating (0-100%)
1159	5.1	Purple Robe locust	20/18	80% Good
1160	3.6	flowering pear	14/8	25% Very Poor
1161	4.1	flowering pear	12/9	50% Fair
1162	4.1	flowering pear	13/9	40% Poor
1163	3.8	flowering pear	13/8	80% Good
1164	5.1	Purple robe locust	30/22	63% Fair
1165	5.4	Purple robe locust	30/20	75% Good
1166	5.3	Purple robe locust	30/20	64% Fair
1167	2.8	flowering pear	9/6	40% Poor
1168	5.1	flowering pear	15/12	60% Fair
1169	4.7	Purple robe locust	25/18	74% Good
1170	4.7	Purple robe locust	23/15	70% Good
1171	5.2	Purple robe locust	27/16	70% Good
1172	5	Purple robe locust	22/16	69% Fair
1173	3.2	flowering pear	9/6	60% Fair
1174	2.6	flowering pear	9/5	30% Poor
1175	6.3	flowering pear	23/18	75% Good
1176	4.3	flowering pear	17/12	65% Fair
1177	6.3	Purple Robe locust	35/23	30% Poor
1178	5.1	Purple Robe locust	33/23	30% Poor
1179	3	flowering pear	12/7	40% Poor
1180	4.7	Purple Robe locust	24/15	70% Good
1181	4	Purple Robe locust	20/14	70% Good
1182	5.1	Purple Robe locust	23/16	70% Good
1183	4.8	Purple Robe locust	22/13	67% Fair
1184	3.8	flowering pear	14/9	50% Fair
1185	2.3	flowering pear	9/6	55% Fair
1186	2.7	flowering pear	9/7	55% Fair
1187	3.3	flowering pear	9/8	35% Poor
1188	5.5	Purple Robe locust	28/18	35% Poor
1189	5.8	Purple Robe locust	35/22	30% Poor
1190	4.4	Purple Robe locust	30/18	37% Poor
1191	6.8	Purple Robe locust	35/23	25% Very Poor
1192	3.3	flowering pear	11/8	30% Poor
1193	2.4	flowering pear	10/7	55% Fair
1194	5.3	Purple Robe locust	30/48	45% Poor
1195	4.5	Purple Robe locust	25/15	50% Fair
1196	5.3	Purple Robe locust	25/18	40% Poor
1197	5	Purple Robe locust	23/18	37% Poor
1198	4.9	Purple Robe locust	22/18	45% Poor
1199	3.6	Purple Robe locust	20/16	60% Fair
1200	4.3	Purple Robe locust	27/18	40% Poor
1201	3.8	Purple Robe locust	22/18	60% Fair
1202	4.3	Purple Robe locust	25/18	66% Fair
1203	5	Purple Robe locust	26/22	45% Poor
1204	4.6	Purple Robe locust	22/16	40% Poor
1205	4	Purple Robe locust	24/20	36% Poor
1206	5.2	Purple Robe locust	33/23	68% Fair
1207	4.3	Purple Robe locust	25/20	75% Good
1208	3.5	Purple Robe locust	25/16	77% Good
1209	4.5	flowering pear	15/10	45% Poor
1210	3	flowering pear	10/6	35% Poor
1211	2.9	flowering pear	12/8	40% Poor
1212	4.2	Purple Robe locust	20/13	49% Poor
1213	4.2	Purple Robe locust	20/15	37% Poor
1214	4.2	Purple Robe locust	20/17	64% Fair
1215	4.3	flowering pear	20/12	30% Poor
1216	3.2	flowering pear	15/7	68% Fair
1217	3.2	flowering pear	17/7	56% Fair
1218	2.9	flowering pear	17/7	68% Fair
1219	3.1	flowering pear	16/8	50% Fair
1220	3	flowering pear	17/8	50% Fair
1221	TREE REMOVED FROM LANDSCAPE			
1222	2.9	flowering pear	21/8	30% Poor
1223	7	southern magnolia	16/16	35% Poor
1224	TREE REMOVED FROM LANDSCAPE			
1225	TREE REMOVED FROM LANDSCAPE			
1226	TREE REMOVED FROM LANDSCAPE			
1227	1.7	Chinese elm cultivar	14/8	85% Good
1228	1.7	Chinese elm cultivar	15/8	85% Good
1229	1.8	Chinese elm cultivar	15/8	85% Good
1230	4.4	Chinese elm cultivar	18/18	84% Good
1231	Est. 22	coast redwood	85/18	50% Fair
1232	Est. 24	coast redwood	50/40	35% Poor
1233	Est. 19	coast redwood	75/15	40% Poor
1234	Est. 15	coast redwood	45/13	65% Fair
1235	Est. 22	coast redwood	75/13	55% Fair
1236	Est. 26	coast redwood	60/16	48% Poor
1237	Est. 20	coast redwood	65/16	40% Poor
1238	Est. 22	coast redwood	68/16	50% Fair
1239	Est. 15	coast redwood	55/10	44% Poor
1240	Est. 32	coast redwood	70/25	60% Fair
1241	Est. 22	coast redwood	50/15	45% Poor
1242	Est. 12	coast redwood	50/12	55% Fair
1243	Est. 24	coast redwood	60/15	40% Poor
1244	15.5	coast redwood	35/12	0% DEAD
1245	6	Yew pine	10/6	40% Poor

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DATE: 12/04/2023
SCALE: NTS
DRAWN BY: LS
APPROVED BY: ND
DRAWING NO: 223237

DATE DECEMBER 4, 2023

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION APPLICATION	12/04/2023	ND

DEMOLITION AND
TREE DISPOSITION PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM3.12
OF 74 SHEETS

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File: C:\Users\pheintz\appdata\local\temp\AcPublish_26216\TM-3 DEMOLITION AND TREE DISPOSITION PLAN.dwg Date:Dec 04, 2023 - 12:54pm, pheintz

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100 0 50 100 200

SANDIS SILICON VALLEY

SCALE: 1"=100'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
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- VEHICULAR TUNNEL EASEMENT
- COLUMNS, SUPPORTS, FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

LANDS OF APPLE, INC.
APN# 316-20-076

JUNIPERO SERRA FREEWAY (INTERSTATE 280)

LAND OF SANTA CLARA VALLEY WATER DISTRICT

TM4.1

TM4.2

PARCEL B
17.62± ACRES
DOC. #24097492
APN: 316-20-121

HYATT HOTEL
LANDS OF CUPERTINO
PROPERTY LI LLC
APN# 316-20-092

TM4.3

TM4.4

VALLCO PARKWAY

ROSEBOWL
APN# 316-20-037
316-20-038

TM4.5

LANDS OF TANDEM
COMPUTERS INC.
APN# 316-20-084
316-20-085

WOLFE ROAD

PARCEL A
33.18± ACRES
DOC. #24097490
APN: 316-20-120

LANDS OF WOLFE
PROPERTIES LLC
SIMEON PROPERTIES
APN#: 316-20-088

TM4.6

TM4.7

TM4.8

STEVENS CREEK BOULEVARD

MERRIT DRIVE

NORWICH DRIVE

AMHERST DRIVE

WHEATON DRIVE

LANDS OF PORTAL PLAZA
APN# 316-20-083

TM4.9

TM4.10

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 03/23/2022
SCALE: 1"=100'
DRAWN BY: SP
APPROVED BY: ND
DRAWING NO.: 215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
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REV-3	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

OVERALL
EXISTING PUBLIC
AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM4.0
OF 73 SHEETS

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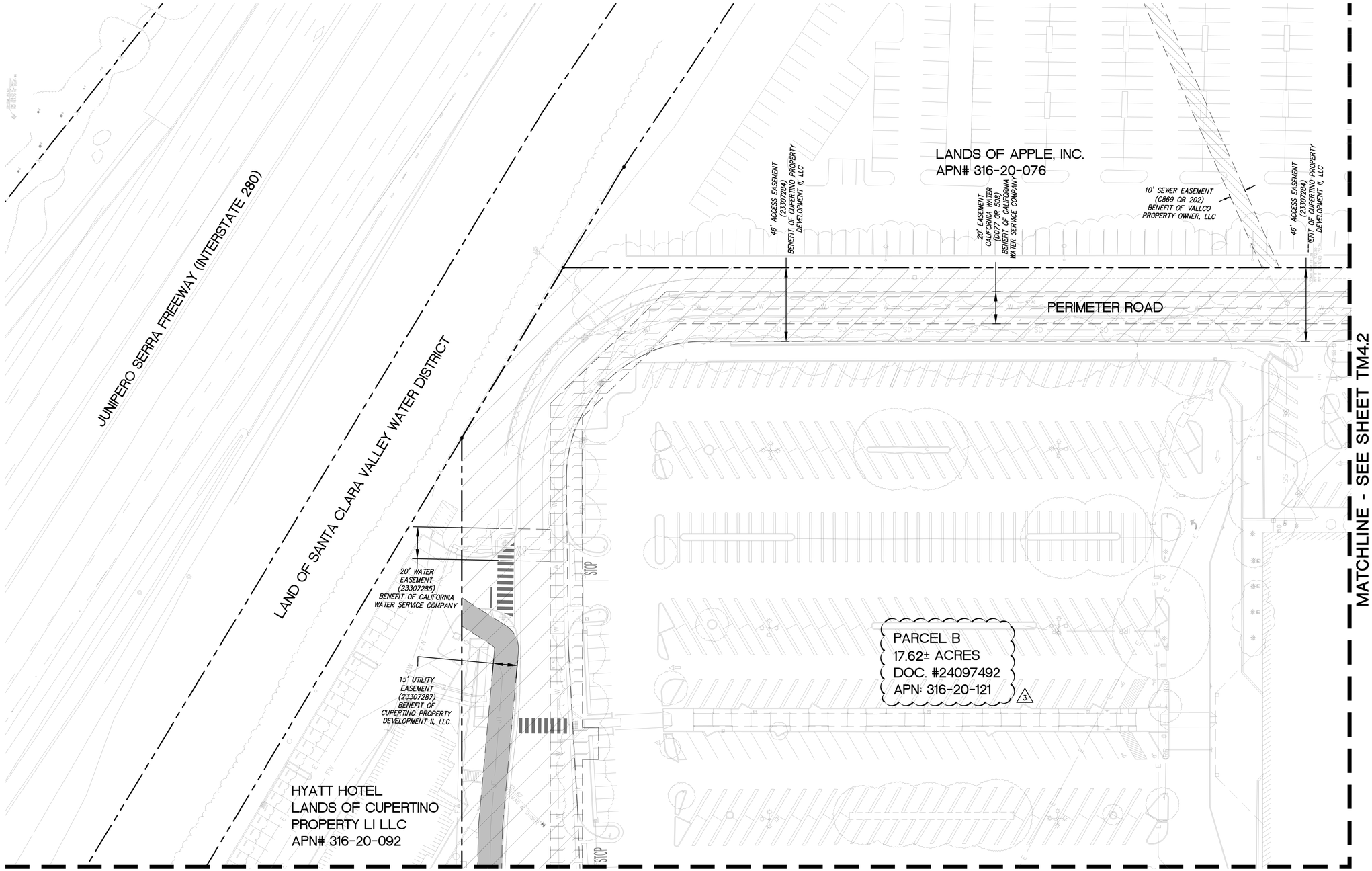
SANDIS SILICON VALLEY — SCALE: 1"=30'



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- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

NOTES:

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 03/23/2022
SCALE: 1"=30'
DRAWN BY: SP
APPROVED BY: ND
DRAWING NO.: 215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.1** OF 73 SHEETS

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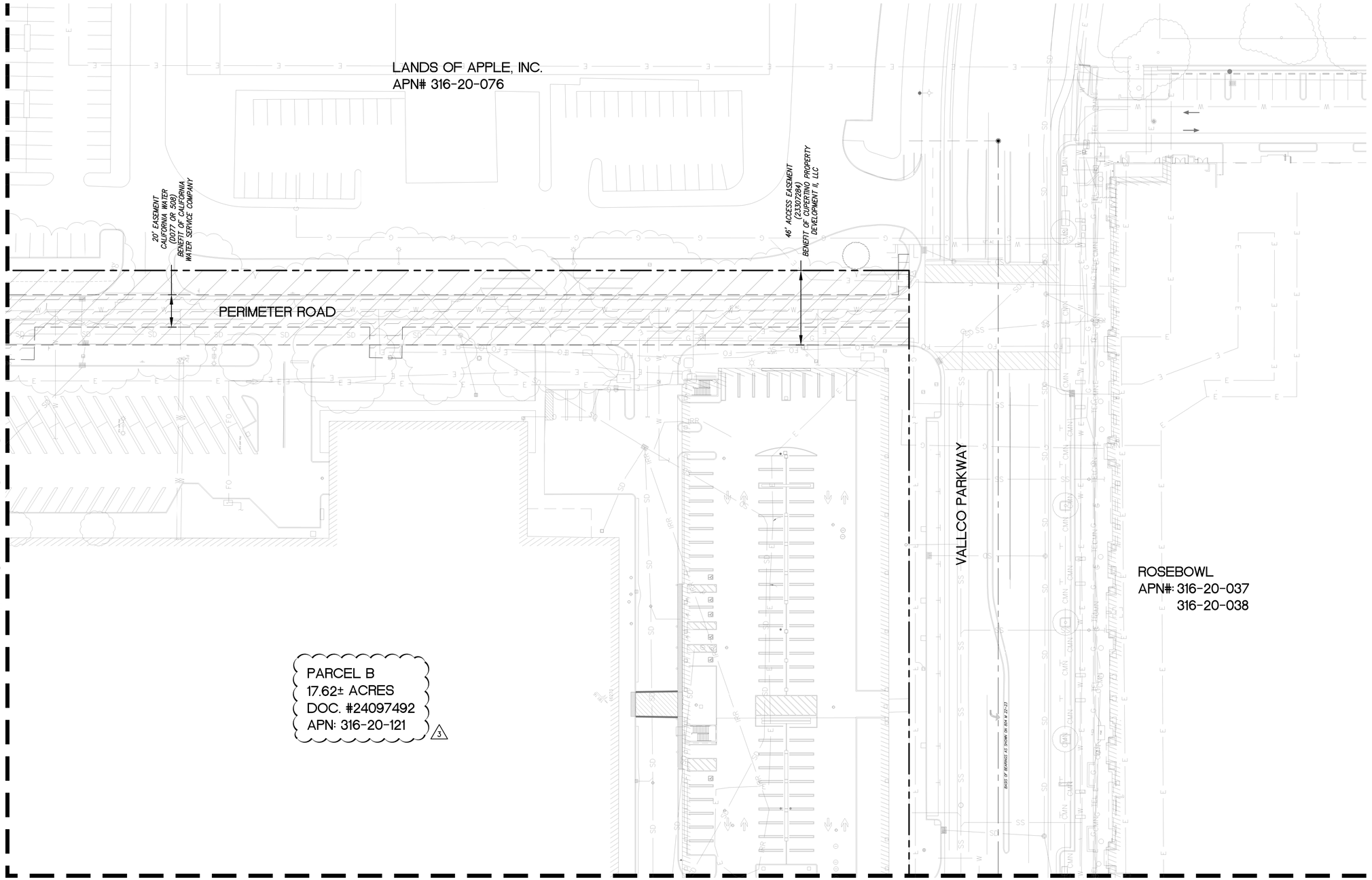
SCALE: 1"=30'



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- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

NOTES:

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 03/23/2022
SCALE: 1"=30'
DRAWN BY: SP
APPROVED BY: ND
DRAWING NO.: 215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
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REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.2** OF 73 SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM4.1

LAND OF SANTA CLARA VALLEY WATER DISTRICT

HYATT HOTEL
LANDS OF CUPERTINO
PROPERTY LI LLC
APN# 316-20-092

15' UTILITY EASEMENT (23307287) BENEFIT OF CUPERTINO PROPERTY DEVELOPMENT II, LLC

20' EASEMENT CALIFORNIA WATER (D077 OR 508) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY

75' ACCESS EASEMENT (23307284) BENEFIT OF CUPERTINO PROPERTY DEVELOPMENT II, LLC

PARCEL B
17.62± ACRES
DOC. #24097492
APN: 316-20-121 (3)

49' ROAD EASEMENT (B526 OR 74) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) (3)

15' PUBLIC UTILITY EASEMENT (6774 OR 471) BENEFIT OF CITY OF CUPERTINO

42' ROAD EASEMENT (B526 OR 74) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) (3)

10'X10' SEWER EASEMENT (B933 OR 01) BENEFIT OF CUPERTINO SANITARY DISTRICT (TO BE ABANDONED) (3)

234' PARCEL V-D VEHICULAR TUNNEL EASEMENT

WOLFE ROAD

ROADWAY DEDICATION (DOC 24895390) (3)

52' ROAD EASEMENT (B526 OR 74) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) (3)

20' WATER EASEMENT (B316 OR 711) (18817583) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY (TO BE ABANDONED) (3)

10' SEWER EASEMENT (B509 OR 199) BENEFIT OF CUPERTINO SANITARY DISTRICT OF SANTA CLARA COUNTY (TO BE ABANDONED) (3)

VARIABLE WIDTH ROAD EASEMENT (B526 OR 74) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) (3)

20' EASEMENT CAL. WATER (B385-582) (18817587) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY (TO BE ABANDONED) (3)

25' TELEPHONE EASEMENT (B521 OR 653) BENEFIT OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY (QUITCLAIMED PER DOC 24969430) (3)

MATCHLINE - SEE SHEET TM4.4

MATCHLINE - SEE SHEET TM4.6

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE (BASED ON CITY MONUMENTATION)
- EASEMENT LINE
- RELINQUISHED INGRESS/ EGRESS RIGHTS TO ADJACENT PROPERTIES
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- VEHICULAR TUNNEL EASEMENT
- COLUMNS, SUPPORTS, FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

NOTES:

1. ONLY EXISTING EASEMENTS ARE SHOWN ON THIS SHEET. ALL NEW EASEMENTS NEEDED FOR THE DEVELOPMENT ARE SHOWN ON TM5 SHEETS.

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 03/23/2022
SCALE: 1"=30'
DRAWN BY: SP
APPROVED BY: ND
DRAWING NO: 215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.3** OF 73 SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM4.2

MATCHLINE - SEE SHEET TM4.3

MATCHLINE - SEE SHEET TM4.5

PARCEL B
17.62± ACRES
DOC. #24097492
APN: 316-20-121

PARCEL A
33.18± ACRES
DOC. #24097490
APN: 316-20-120

VALLCO PARKWAY

WOLFE ROAD

ROSEBOWL
APN#: 316-20-037
316-20-038

10' FOOTING EASEMENT (A833568) (TO BE ABANDONED)

140'X170' EASEMENT, AIR RIGHTS ABOVE HORIZONTAL PLANE AT ELEVATION 195.5 PARCEL V-A (B135 OR 370, B571 OR 724)

140'X32' EASEMENT COLUMNS, SUPPORTS, FOOTINGS, ETC PARCEL V-B

140'X10' EASEMENT COLUMNS, SUPPORTS, FOOTINGS, ETC BELOW HORIZONTAL PLANE AT ELEVATION 173.00,PARCEL V-C

ROAD AND LANDSCAPE EASEMENT (B366 OR 393) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED)

20' EASEMENT CAL. WATER (K238 OR 1237) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY (TO BE ABANDONED)

10' PUE (7582 OR 613) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED)

LEGEND

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- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

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MATCHLINE - SEE SHEET TM4.7

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	03/23/2022
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DRAWN BY:	SP
APPROVED BY:	ND
DRAWING NO.:	215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

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EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.4** OF 73 SHEETS

File: S:\215028\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\TENTATIVE MAP\TM-4 EXISTING PUBLIC AND PRIVATE EASEMENTS.dwg Date:May 26, 2022 - 3:04pm, amoran

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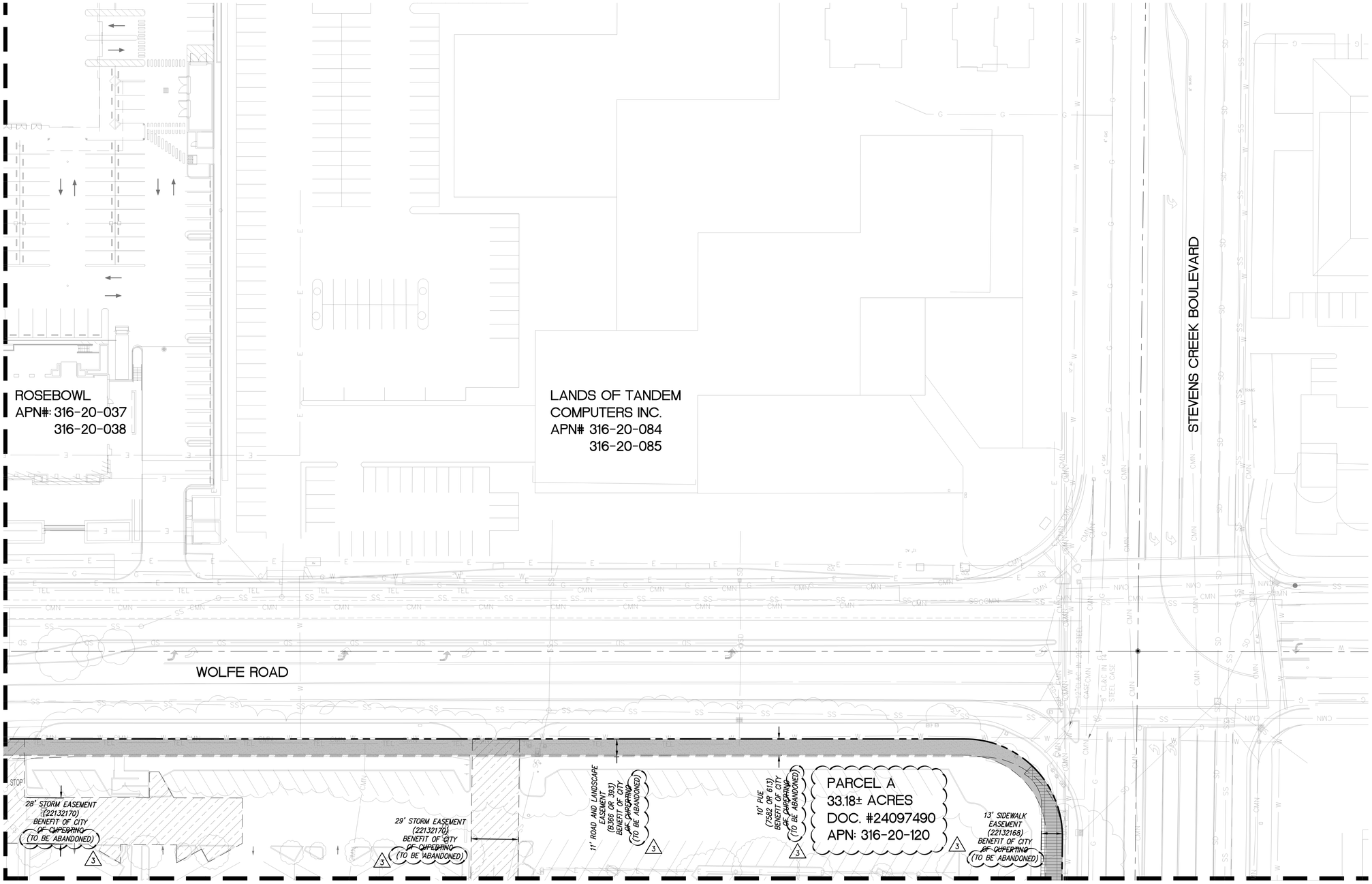

30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

LEGEND

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- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

NOTES:

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APPROVED BY: ND
DRAWING NO: 215028

DATE MAY 27, 2022

KELLY S. JOHNSON
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EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.5** OF 73 SHEETS

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SCALE: 1"=30'

MATCHLINE - SEE SHEET TM4.3

20' WATER EASEMENT (B316 OR 711) (18817583) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY (TO BE ABANDONED) 3

10' SEWER EASEMENT (B509 OR 199) BENEFIT OF CUPERTINO SANITARY DISTRICT OF SANTA CLARA COUNTY (TO BE ABANDONED) 3

52' ROAD EASEMENT (B526 OR 74) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) 3

55' ROAD EASEMENT (B526 OR 74) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) 3

10' SEWER EASEMENT (B509 OR 199) BENEFIT OF CUPERTINO SANITARY DISTRICT OF SANTA CLARA COUNTY (TO BE ABANDONED) 3

10' SEWER EASEMENT PARCEL D APPROX. LOCATION (4234 OR 285) BENEFIT OF CUPERTINO SANITARY DISTRICT OF SANTA CLARA COUNTY (TO BE ABANDONED) 3

20' EASEMENT CAL. WATER (B385-582) (18817587) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY (TO BE ABANDONED) 3

PARCEL A
33.18± ACRES
DOC. #24097490
APN: 316-20-120 3

LANDS OF WOLFE
PROPERTIES LLC
SIMEON PROPERTIES
APN#: 316-20-088

25' TELEPHONE EASEMENT (B521 OR 653) BENEFIT OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY (QUITCLAIMED PER DOC 24969430) 3

10' TELEPHONE EASEMENT (B521 OR 653) BENEFIT OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY (QUITCLAIMED PER DOC 24969430) 3

10' SEWER EASEMENT (B509 OR 199) BENEFIT OF CUPERTINO SANITARY DISTRICT OF SANTA CLARA COUNTY (TO BE ABANDONED) 3

20' EASEMENT CAL. WATER (19436776) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY

PERIMETER ROAD

10' PUE (7581 OR 613) BEFIT OF CITY OF CUPERTINO

APN: 316-29-102 · APN: 316-29-101 · APN: 316-29-101 · APN: 316-29-100 · APN: 316-29-099 · APN: 316-29-098 · APN: 316-29-097 · APN: 316-29-096 · APN: 316-29-095 · APN: 316-29-094 · APN: 316-29-093 · APN: 316-29-092 · APN: 316-29-091

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE (BASED ON CITY MONUMENTATION)
- EASEMENT LINE
- RELINQUISHED INGRESS/ EGRESS RIGHTS TO ADJACENT PROPERTIES
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROADWAY EASEMENT
- PUBLIC ACCESS EASEMENT (P.A.E.)
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- AIR RIGHTS EASEMENT
- STORMWATER MANAGEMENT FACILITY EASEMENT
- PUBLIC ROADWAY AND LANDSCAPE EASEMENT
- VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
- SIDEWALK EASEMENT
- TELEPHONE EASEMENT
- VEHICULAR TUNNEL EASEMENT
- COLUMNS, SUPPORTS, FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

NOTES:

1. ONLY EXISTING EASEMENTS ARE SHOWN ON THIS SHEET. ALL NEW EASEMENTS NEEDED FOR THE DEVELOPMENT ARE SHOWN ON TM5 SHEETS.

MATCHLINE - SEE SHEET TM4.7

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
1700 S. Winchester Blvd, Suite 200, Campbell, CA 95008 I P. 408.636.0900 I F. 408.636.0999 I www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 03/23/2022
SCALE: 1"=30'
DRAWN BY: SP
APPROVED BY: ND
DRAWING NO: 215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.6** OF 73 SHEETS

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File: S:\215028\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\TENTATIVE MAP\TM-4 EXISTING PUBLIC AND PRIVATE EASEMENTS.dwg Date:May 26, 2022 - 3:04pm, amoran

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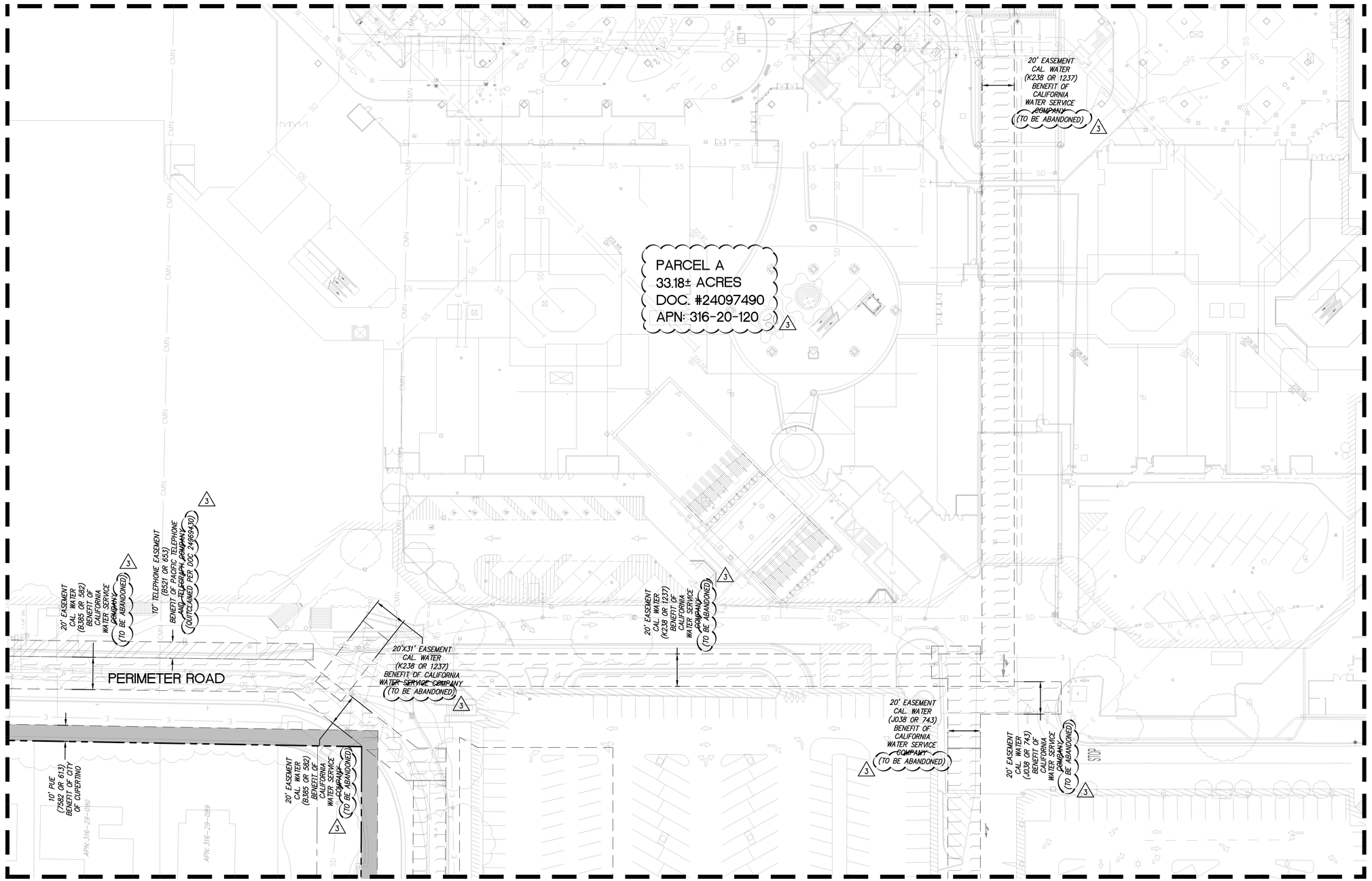
SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM4.4

MATCHLINE - SEE SHEET TM4.6

MATCHLINE - SEE SHEET TM4.8



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE (BASED ON CITY MONUMENTATION)
- EASEMENT LINE
- RELINQUISHED INGRESS/ EGRESS RIGHTS TO ADJACENT PROPERTIES
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROADWAY EASEMENT
- PUBLIC ACCESS EASEMENT (P.A.E.)
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- AIR RIGHTS EASEMENT
- STORMWATER MANAGEMENT FACILITY EASEMENT
- PUBLIC ROADWAY AND LANDSCAPE EASEMENT
- VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
- SIDEWALK EASEMENT
- TELEPHONE EASEMENT
- VEHICULAR TUNNEL EASEMENT
- COLUMNS, SUPPORTS, FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

NOTES:

1. ONLY EXISTING EASEMENTS ARE SHOWN ON THIS SHEET. ALL NEW EASEMENTS NEEDED FOR THE DEVELOPMENT ARE SHOWN ON TM5 SHEETS.

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	03/23/2022
SCALE:	1"=30'
DRAWN BY:	SP
APPROVED BY:	ND
DRAWING NO:	215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.7** OF 73 SHEETS

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MATCHLINE - SEE SHEET TM4.7

MATCHLINE - SEE SHEET TM4.5

30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

29' STORM EASEMENT (22132170) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) 3

PARCEL A
33.18± ACRES
DOC. #24097490
APN: 316-20-120 3

10' PUE (7582 OR 613) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) 3

E. ESTATES DRIVE

STEVENS CREEK BOULEVARD

29' STORM EASEMENT (22132170) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) 3

13' SIDEWALK EASEMENT (22132168) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED) 3

STOP

STOP

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE (BASED ON CITY MONUMENTATION)
- EASEMENT LINE
- RELINQUISHED INGRESS/ EGRESS RIGHTS TO ADJACENT PROPERTIES
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROADWAY EASEMENT
- PUBLIC ACCESS EASEMENT (P.A.E.)
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- AIR RIGHTS EASEMENT
- STORMWATER MANAGEMENT FACILITY EASEMENT
- PUBLIC ROADWAY AND LANDSCAPE EASEMENT
- VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
- SIDEWALK EASEMENT
- TELEPHONE EASEMENT
- VEHICULAR TUNNEL EASEMENT
- COLUMNS, SUPPORTS, FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

NOTES:

1. ONLY EXISTING EASEMENTS ARE SHOWN ON THIS SHEET. ALL NEW EASEMENTS NEEDED FOR THE DEVELOPMENT ARE SHOWN ON TM5 SHEETS.

MATCHLINE - SEE SHEET TM4.10

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	03/23/2022
SCALE:	1"=30'
DRAWN BY:	SP
APPROVED BY:	ND
DRAWING NO.:	215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.8** OF 73 SHEETS

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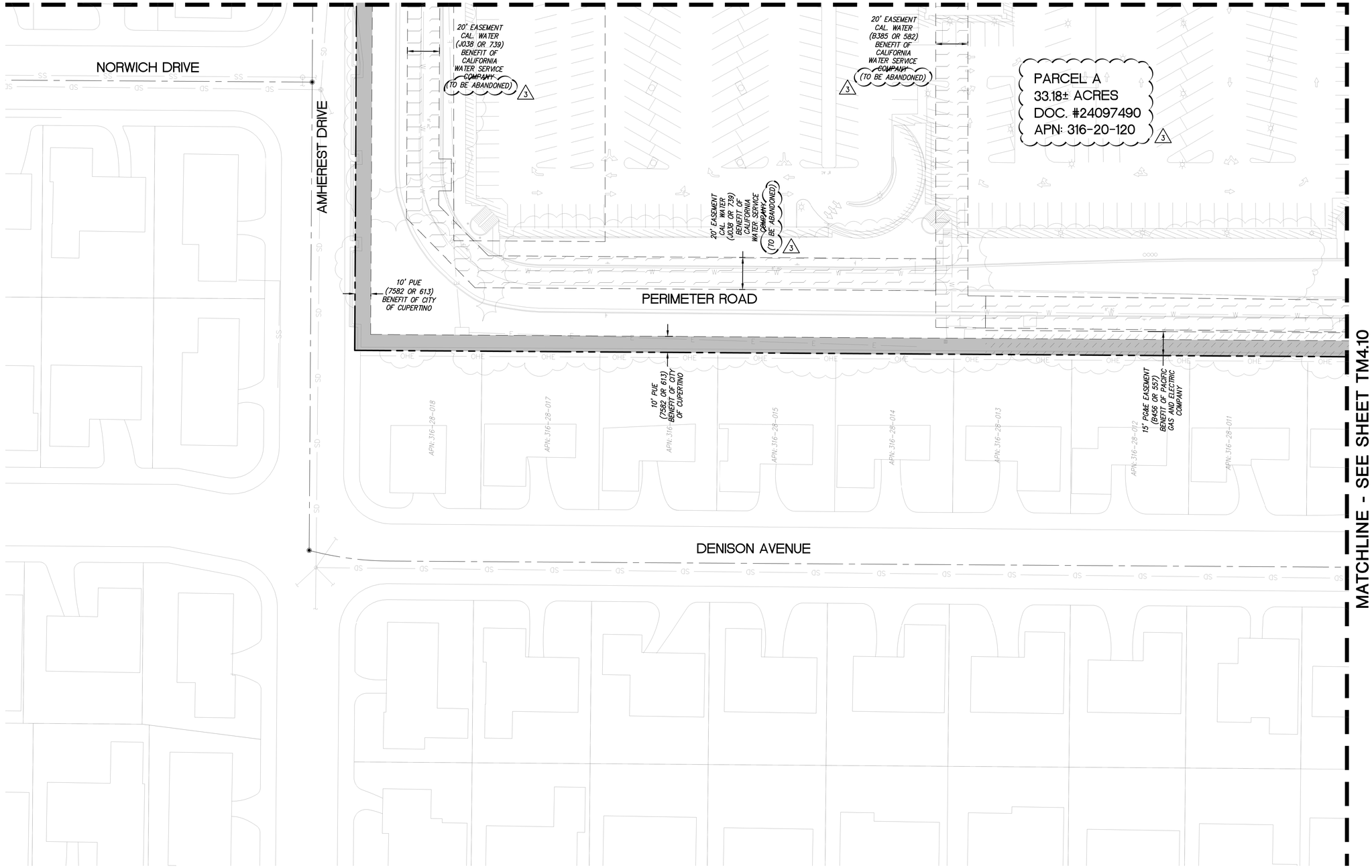
SANDIS SILICON VALLEY — SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE (BASED ON CITY MONUMENTATION)
- EASEMENT LINE
- RELINQUISHED INGRESS/ EGRESS RIGHTS TO ADJACENT PROPERTIES
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROADWAY EASEMENT
- PUBLIC ACCESS EASEMENT (P.A.E.)
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- AIR RIGHTS EASEMENT
- STORMWATER MANAGEMENT FACILITY EASEMENT
- PUBLIC ROADWAY AND LANDSCAPE EASEMENT
- VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
- SIDEWALK EASEMENT
- TELEPHONE EASEMENT
- VEHICULAR TUNNEL EASEMENT
- COLUMNS, SUPPORTS, FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

NOTES:

1. ONLY EXISTING EASEMENTS ARE SHOWN ON THIS SHEET. ALL NEW EASEMENTS NEEDED FOR THE DEVELOPMENT ARE SHOWN ON TM5 SHEETS.

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	03/23/2022
SCALE:	1"=30'
DRAWN BY:	SP
APPROVED BY:	ND
DRAWING NO.:	215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.9** OF 73 SHEETS

File: S:\215028\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\TENTATIVE MAP\TM-4 EXISTING PUBLIC AND PRIVATE EASEMENTS.dwg Date:May 26, 2022 - 3:05pm, amoran

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM4.8

MATCHLINE - SEE SHEET TM4.9

PARCEL A
33.18± ACRES
DOC. #24097490
APN: 316-20-120

PERIMETER ROAD

STEVENS CREEK BOULEVARD

DENISON AVENUE

WHEATON DRIVE

LANDS OF PORTAL PLAZA
APN#: 316-20-083

APPROXIMATE LOCATION GAS METER

20' WATER EASEMENT/INGRES EGRESS (8440 OR 688) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY (TO BE ABANDONED)

20' PG&E EASEMENT (8456 OR 557) BENEFIT OF PACIFIC GAS AND ELECTRIC COMPANY

10' PUE (7582 OR 613) BENEFIT OF CITY OF CUPERTINO

10' PUE (7582 OR 613) BENEFIT OF CITY OF CUPERTINO (TO BE ABANDONED)

10' PUE (7582 OR 613) BENEFIT OF CITY OF CUPERTINO (PORTION OF EASEMENT TO BE ABANDONED TO THIS LIMIT)

25' INGRESS/EGRESS EASEMENT (8647 OR 492) BENEFIT OF VALLCO PROPERTY OWNER, LLC (TO BE ABANDONED)

25' INGRESS/EGRESS EASEMENT (8647 OR 492) BENEFIT OF VALLCO PROPERTY OWNER, LLC

APN: 316-28-010

APN: 316-28-009

APN: 316-28-008

APN: 316-30-083

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE (BASED ON CITY MONUMENTATION)
- EASEMENT LINE
- RELINQUISHED INGRESS/ EGRESS RIGHTS TO ADJACENT PROPERTIES
- PUBLIC UTILITY EASEMENT (P.U.E.)
- ROADWAY EASEMENT
- PUBLIC ACCESS EASEMENT (P.A.E.)
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- AIR RIGHTS EASEMENT
- STORMWATER MANAGEMENT FACILITY EASEMENT
- PUBLIC ROADWAY AND LANDSCAPE EASEMENT
- VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
- SIDEWALK EASEMENT
- TELEPHONE EASEMENT
- VEHICULAR TUNNEL EASEMENT
- COLUMNS, SUPPORTS, FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

NOTES:

1. ONLY EXISTING EASEMENTS ARE SHOWN ON THIS SHEET. ALL NEW EASEMENTS NEEDED FOR THE DEVELOPMENT ARE SHOWN ON TM5 SHEETS.

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 03/23/2022
SCALE: 1"=30'
DRAWN BY: SP
APPROVED BY: ND
DRAWING NO.: 215028

DATE MAY 27, 2022

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-22

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018	ND
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM4.10** OF 73 SHEETS

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SANDIS SILICON VALLEY

100 0 50 100 200

SCALE: 1"=100'

LANDS OF APPLE, INC.
APN# 316-20-076

JUNIPERO SERRA FREEWAY (INTERSTATE 280)

LAND OF SANTA CLARA VALLEY WATER DISTRICT

TM5.1

TM5.2

BLOCK 12

BLOCK 15

HYATT HOTEL
LANDS OF CUPERTINO
PROPERTY LI LLC
APN# 316-20-092

BLOCK 14

BLOCK 11

TM5.3

TM5.4

VALLCO PARKWAY

ROSEBOWL
APN# 316-20-037
316-20-038

TM5.5

LANDS OF TANDEM
COMPUTERS INC.
APN# 316-20-084
316-20-085

WOLFE ROAD

BLOCK 10

BLOCK 08

BLOCK 05

BLOCK 02

BLOCK 13

TM5.6

BLOCK 09

TM5.7

TM5.8

STEVENS CREEK BOULEVARD

LANDS OF WOLFE
PROPERTIES LLC
SIMEON PROPERTIES
APN# 316-20-088

BLOCK 07

BLOCK 04

BLOCK 01

MERAT DRIVE

NORWICH DRIVE

AMHERST DRIVE

BLOCK 06

BLOCK 03

WHEATON DRIVE

LANDS OF PORTAL PLAZA
APN# 316-20-083

TM5.9

TM5.10

BOUNDARY NOTE

PROPOSED ACREAGE: 49.57 ACRES (GROSS)

LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE (BASED ON CITY MONUMENTATION)
- EASEMENT LINE
- RELINQUISHED INGRESS/ EGRESS RIGHTS TO ADJACENT PROPERTIES
- PUBLIC UTILITY/SERVICE EASEMENT (P.U.E.)/(P.S.E.)
- PUBLIC ACCESS EASEMENT (P.A.E.)
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- AIR RIGHTS EASEMENT
- STORMWATER MANAGEMENT FACILITY EASEMENT
- PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
- COLUMNS, SUPPORTS, AND FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY ACCESS EASEMENT (E.A.E.)

SANDIS
BUILD ON.
SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=100'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND
REV-4	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

OVERALL
PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM5.0
OF 74 SHEETS

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File: C:\Users\pheintz\appdata\local\temp\AcPublish_26216\TM-5 EASEMENTS AND DIMENSIONS.dwg Date:Dec 04, 2023 - 1:00pm, pheintz

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30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

LANDS OF APPLE, INC.
APN# 316-20-076

JUNIPERO SERRA FREEWAY (INTERSTATE 280)

LAND OF SANTA CLARA VALLEY WATER DISTRICT
S.C.V.W.D.

EX. 20' EASEMENT CALIFORNIA WATER (D077 OR 506) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY

L1

STREET E

PARCEL A

L10

39' P.A.E.

26' E.A.E.

L11

L2

C1

C2

B
TM-5.2

78.37' P.A.E.

26' E.A.E.

L17

PARCEL E

MATCHLINE - SEE SHEET TM5.2

STREET 7

STREET 6

PARCEL Y

L3

EX. 15' UTILITY EASEMENT (23307287) BENEFIT OF CUPERTINO PROPERTY DEVELOPMENT II, LLC

EX. 20' WATERLINE ESMT (23307285) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY

PARCEL 12
BLOCK 15

PARCEL 12-A

HYATT HOTEL
LANDS OF CUPERTINO
PROPERTY LI LLC
APN# 316-20-092

MATCHLINE - SEE SHEET TM5.3

LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE (BASED ON CITY MONUMENTATION)
- EASEMENT LINE
- RELINQUISHED INGRESS/ EGRESS RIGHTS TO ADJACENT PROPERTIES
- PUBLIC UTILITY/SERVICE EASEMENT (P.U.E.)/(P.S.E.)
- PUBLIC ACCESS EASEMENT (P.A.E.)
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- AIR RIGHTS EASEMENT
- STORMWATER MANAGEMENT FACILITY EASEMENT
- PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
- COLUMNS, SUPPORTS, AND FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY ACCESS EASEMENT (E.A.E.)

SANDIS
BUILD ON.
SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND
REV-4	SB-35 MODIFICATION APPLICATION	05/27/2022	ND
REV-5	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM5.1
OF **74** SHEETS

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30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

MATCHLINE - SEE SHEET TM5.1

LANDS OF APPLE, INC.
APN# 316-20-076

EX. 20' EASEMENT CALIFORNIA WATER (D077 OR 508) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY

26' PRIVATE INGRESS/EGRESS ACCESS EASEMENT (TO BE EXECUTED UNDER SEPARATE AGREEMENT)

20' EASEMENT CALIFORNIA WATER (D077 OR 508)

PARCEL Z

STREET E

PARCEL B

L16 L21 L22 L24 L25 L26 L27 L28 C3

70' P.A.E.

44' E.A.E.

STREET 5

L19 L33 L34 L35

PARCEL E

PARCEL D

PARCEL 10
BLOCK 12

VALLCO PARKWAY

L29

ROSEBOWL
APN#: 316-20-037
316-20-038

MATCHLINE - SEE SHEET TM5.4

LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE (BASED ON CITY MONUMENTATION)
- EASEMENT LINE
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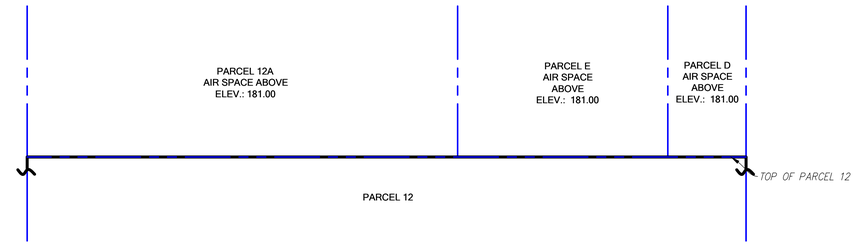
- PUBLIC ACCESS EASEMENT (P.A.E.)
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- AIR RIGHTS EASEMENT
- STORMWATER MANAGEMENT FACILITY EASEMENT
- PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
- COLUMNS, SUPPORTS, AND FOOTINGS EASEMENT
- PG&E EASEMENT
- EMERGENCY ACCESS EASEMENT (E.A.E.)



SECTION B - PARCELS 12, 12A, E, D

1"=64'

DATE: 12/04/2023	
SCALE: 1"=30'	
DRAWN BY: LS	
APPROVED BY: ND	
DRAWING NO: 223237	

DATE DECEMBER 4, 2023

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND
REV-4	SB-35 MODIFICATION APPLICATION	05/27/2022	ND
REV-5	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

SANDIS BUILD ON. SANDIS.NET

PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM5.2** OF **74** SHEETS

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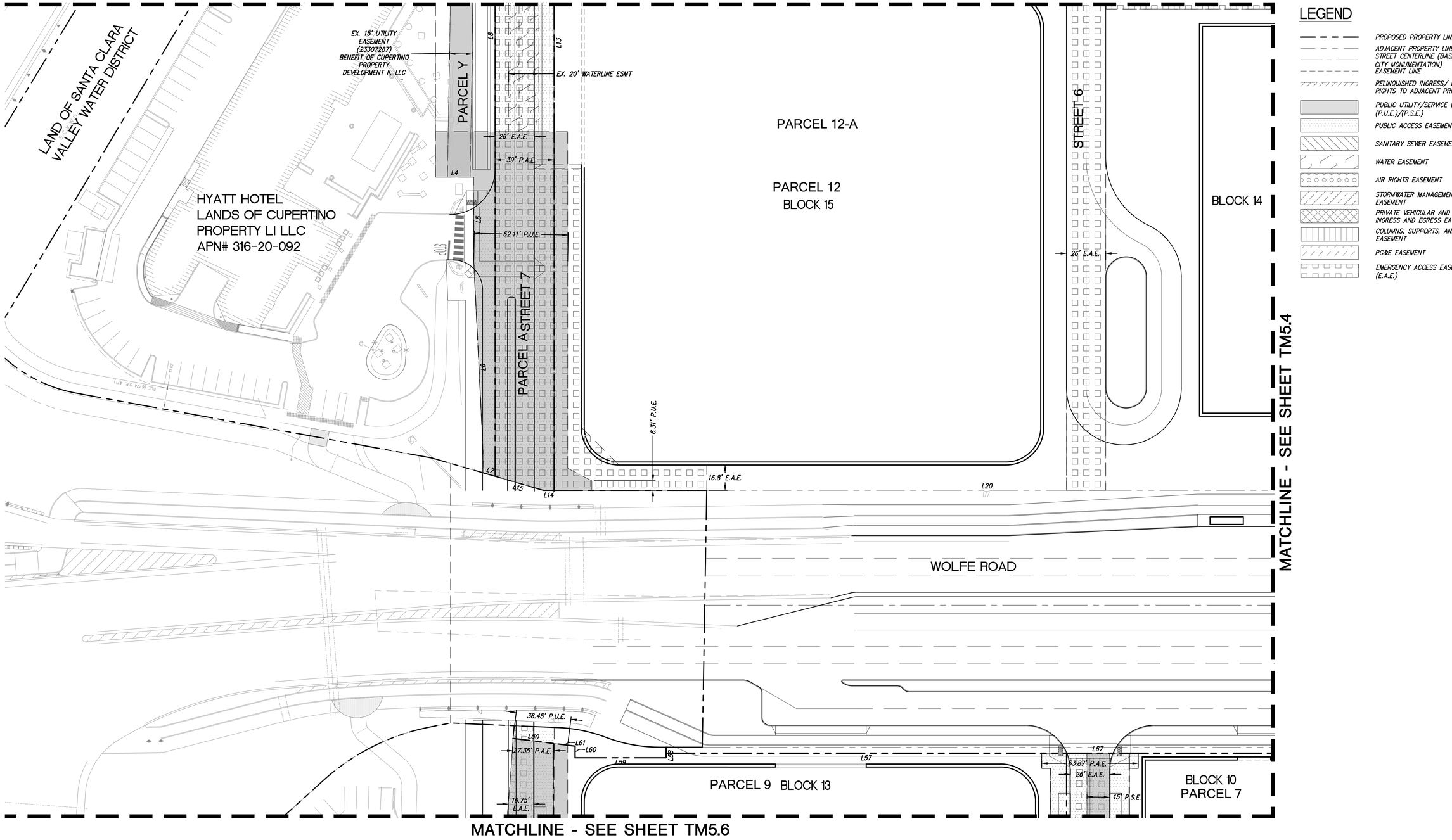
SANDIS SILICON VALLEY — SCALE: 1"=30'



LEGEND

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- PG&E EASEMENT
- EMERGENCY ACCESS EASEMENT (E.A.E.)

SANDIS — BUILD ON. SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR — KELLY S. JOHNSON — No. 9126 — STATE OF CALIFORNIA

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REV-5	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM5.3** OF **74** SHEETS

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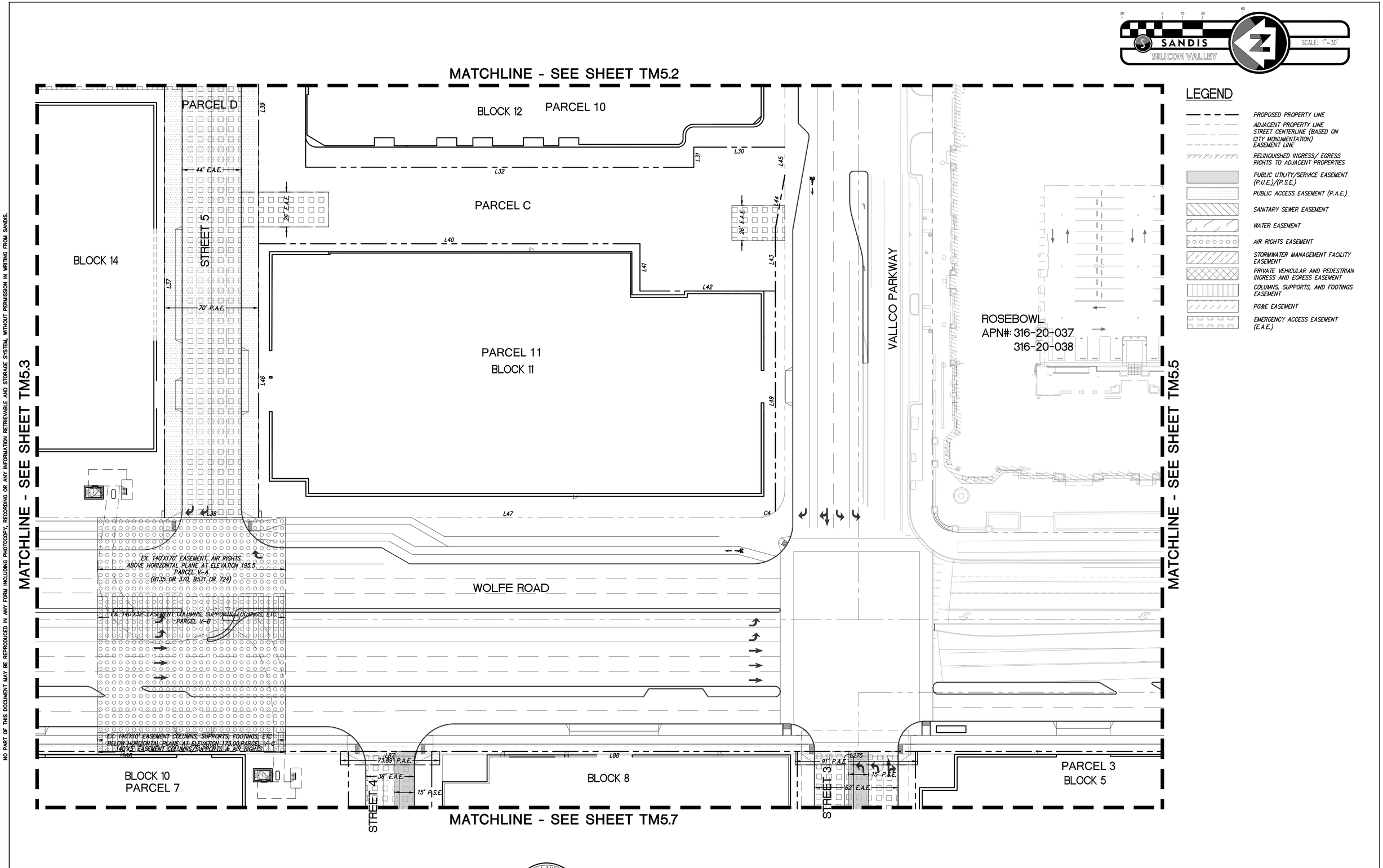

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SANDIS

BUILD ON.
SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30'
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PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
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30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

LEGEND

- PROPOSED PROPERTY LINE
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- EMERGENCY ACCESS EASEMENT (E.A.E.)

MATCHLINE - SEE SHEET TM5.4

ROSEBOWL
APN#: 316-20-037
316-20-038

LANDS OF TANDEM
COMPUTERS INC.
APN# 316-20-084
316-20-085

WOLFE ROAD

A TM-5.10

L281 L289 63.87' P.A.E. 26' E.A.E. L292 L291 L290 C20

PARCEL 3
BLOCK 5

PARCEL J

PARCEL 1-B
BLOCK 2

PARCEL 1-D

STREET 7

MATCHLINE - SEE SHEET TM5.8

SANDIS
BUILD ON.
SANDIS.NET

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PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM5.3

LANDS OF WOLFE PROPERTIES LLC SIMEON PROPERTIES APN#: 316-20-088

PARCEL 9 BLOCK 13

PARCEL G

PARCEL 7 BLOCK 10

PARCEL O

PARCEL 8 BLOCK 9

PARCEL F

PARCEL AA

STREET 7

STREET 6

STREET C

C5 C7 C8

L51 L52 L53 L54 L55 L56 L62 L64 L65 L66 L69 L72 L75

54.23' P.U.E.

26' E.A.E.

37.61' P.U.E.

15' P.S.E.

39' PUBLIC ACCESS EASEMENT

52' P.A.E.

EX. 20' WATERLINE EASEMENT CAL. WATER (20013411) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY

EX. 20' EASEMENT CAL. WATER (19436776) BENEFIT OF CALIFORNIA WATER SERVICE COMPANY

EX. 10' PUE (7582, OR 613) BENEFIT OF CITY OF CUPERTINO

MATCHLINE - SEE SHEET TM5.7

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SANDIS — BUILD ON. SANDIS.NET

DATE:	12/04/2023
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KELLY S. JOHNSON
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PUBLIC AND PRIVATE EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM5.6** OF **74** SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM5.4

MATCHLINE - SEE SHEET TM5.6

MATCHLINE - SEE SHEET TM5.8

MATCHLINE - SEE SHEET TM5.9

PARCEL 7
BLOCK 10

PARCEL O

PARCEL 8
BLOCK 9

PARCEL H

PARCEL 5
BLOCK 8

PARCEL P

PARCEL 6
BLOCK 7

PARCEL I

PARCEL 3
BLOCK 5

PARCEL 4
BLOCK 4

STREET 4

STREET 3

STREET C

STREET D

L70 L71 L73 L74 L77 L79 L80 L82 L83 L85 L89 L90 L91 L92 L93 L94 L95 L96 L97 L99 L101 L280 L282 L285 L288

C10 C12 C14 C15 C16 C17

26' E.A.E.

62' E.A.E.

15' P.S.E.

EX. 10' PUE (7592 OR 613) BENEFIT OF CITY OF CUPERTINO

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- EMERGENCY ACCESS EASEMENT (E.A.E.)

SANDIS
BUILD ON.
SANDIS.NET

DATE:	12/04/2023
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DRAWING NO:	223237

DATE DECEMBER 4, 2023

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P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR KELLY S. JOHNSON No. 9126 STATE OF CALIFORNIA

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PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM5.7
OF **74** SHEETS

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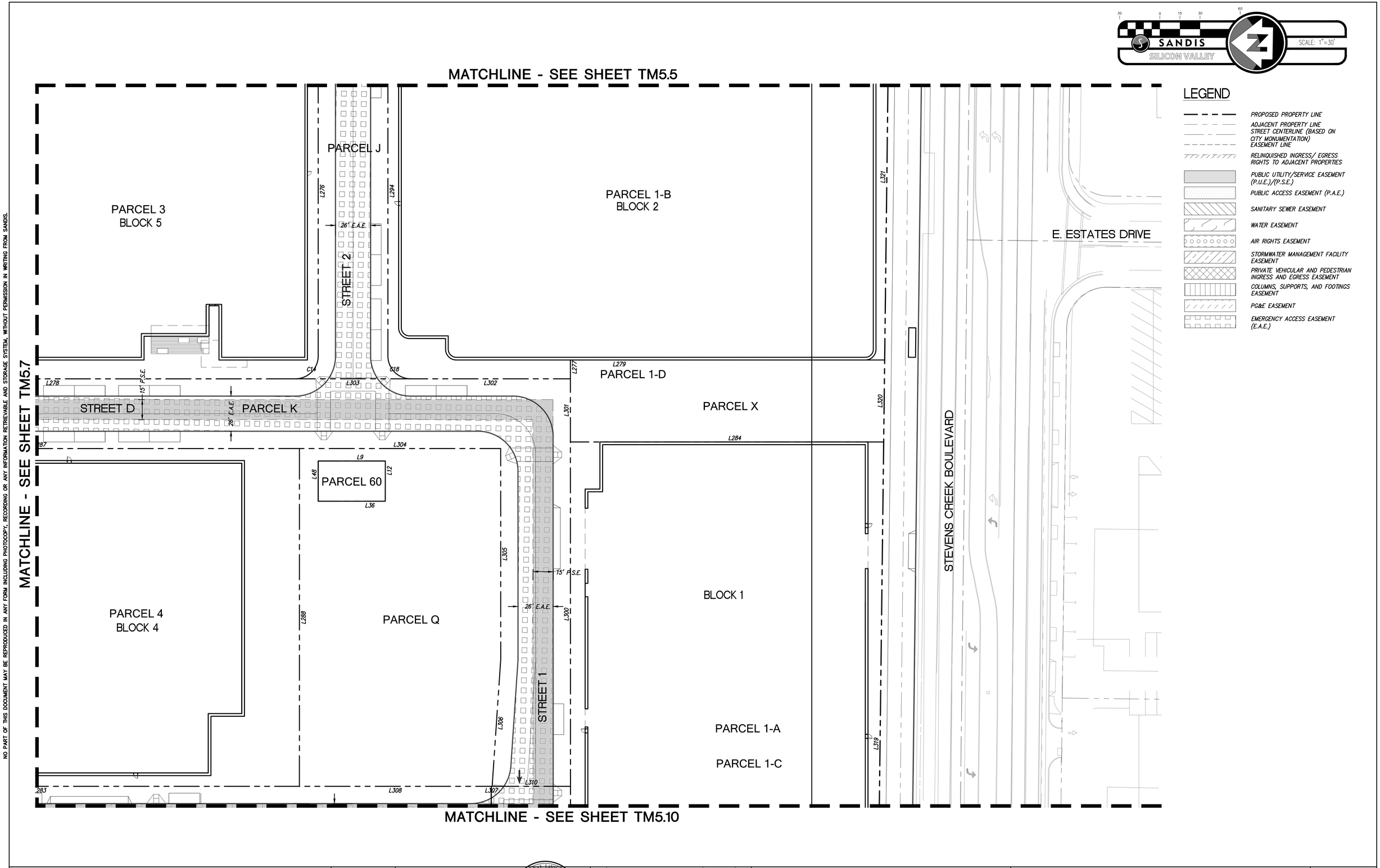

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PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM5.8
OF 74 SHEETS

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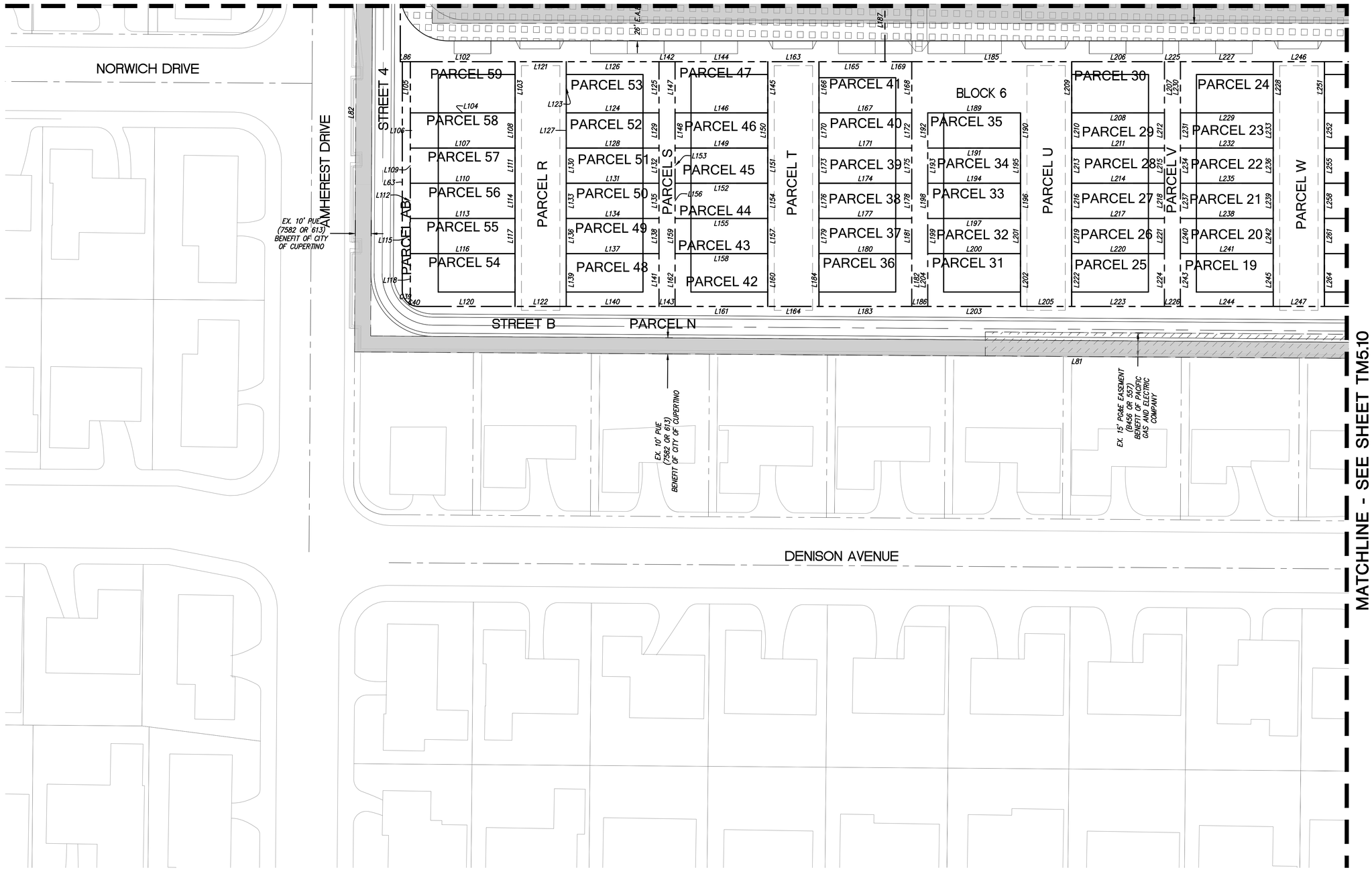
SANDIS SILICON VALLEY

SCALE: 1"=30'



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PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM5.9** OF **74** SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM5.8

MATCHLINE - SEE SHEET TM5.9

PARCEL L

STREET B

PARCEL 18

PARCEL 17

PARCEL 16

PARCEL 15

PARCEL 14

PARCEL 13

PARCEL AC

PARCEL 2
BLOCK 3

STREET 1

PARCEL 1-A

PARCEL 1-C

PARCEL 1
BLOCK 1

STEVENS CREEK BOULEVARD

PARCEL M
STREET A

15' P.S.E.

26' E.A.E.

33' E.A.E.

40.18' E.A.E.

EX. 19.99' PG&E EASEMENT (B456 OR 557) BENEFIT OF PACIFIC GAS AND ELECTRIC COMPANY

EX. 10' PUE (7382 OR 61) BENEFIT OF CITY OF CUPERTINO

62.87' PRIVATE INGRESS/EGRESS ACCESS EASEMENT UNDER SEPARATE AGREEMENT

EX. 25' INGRESS/EGRESS EASEMENT (8647 OR 492) BENEFIT OF VALLCO PROPERTY OWNER, LLC

DENISON AVENUE

WHEATON DRIVE

LANDS OF PORTAL PLAZA
APN#: 316-20-083

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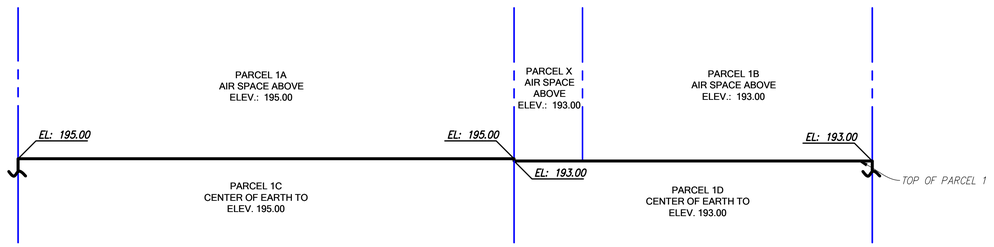

SECTION A - PARCELS 1A, 1B, 1C, 1D, X

1"=64'

SANDIS — BUILD ON. SANDIS.NET

DATE:	12/04/2023
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PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

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VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

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PROPOSED PARCEL AREA [ACRES]	
PARCEL 1–A	2.30
PARCEL 1–B	2.23
PARCEL 1–C	2.30
PARCEL 1–D	2.56
PARCEL 2	1.01
PARCEL 3	2.39
PARCEL 4	2.33
PARCEL 5	1.73
PARCEL 6	1.14
PARCEL 7	1.45
PARCEL 8	1.44
PARCEL 9	3.20
PARCEL 10	3.17
PARCEL 11	1.72
PARCEL 12	9.29
PARCEL 12–A	7.06
PARCEL 13	0.04
PARCEL 14	0.03
PARCEL 15	0.03
PARCEL 16	0.03
PARCEL 17	0.03
PARCEL 18	0.04
PARCEL 19	0.04
PARCEL 20	0.03
PARCEL 21	0.03
PARCEL 22	0.03
PARCEL 23	0.03
PARCEL 24	0.04
PARCEL 25	0.04
PARCEL 26	0.03
PARCEL 27	0.03
PARCEL 28	0.03
PARCEL 29	0.03
PARCEL 30	0.04
PARCEL 31	0.04
PARCEL 32	0.03
PARCEL 33	0.03
PARCEL 34	0.03
PARCEL 35	0.03
PARCEL 36	0.04
PARCEL 37	0.03
PARCEL 38	0.03
PARCEL 39	0.03
PARCEL 40	0.03
PARCEL 41	0.04
PARCEL 42	0.04
PARCEL 43	0.03
PARCEL 44	0.03
PARCEL 45	0.03
PARCEL 46	0.03
PARCEL 47	0.04
PARCEL 48	0.04
PARCEL 49	0.03
PARCEL 50	0.03
PARCEL 51	0.03

PROPOSED PARCEL AREA [ACRES]	
PARCEL 52	0.03
PARCEL 53	0.04
PARCEL 54	0.04
PARCEL 55	0.05
PARCEL 56	0.03
PARCEL 57	0.03
PARCEL 58	0.03
PARCEL 59	0.05
PARCEL 60	0.03
PARCEL A	1.09
PARCEL B	0.41
PARCEL C	0.73
PARCEL D	1.01
PARCEL E	1.21
PARCEL F	1.03
PARCEL G	0.39
PARCEL H	1.14
PARCEL I	1.02
PARCEL J	0.32
PARCEL K	1.01
PARCEL L	0.75
PARCEL M	0.73
PARCEL N	0.86
PARCEL O	0.22
PARCEL P	0.67
PARCEL Q	0.83
PARCEL R	0.11
PARCEL S	0.04
PARCEL T	0.11
PARCEL U	0.19
PARCEL V	0.04
PARCEL W	0.11
PARCEL X	0.33
PARCEL Y	0.86
PARCEL Z	0.31
PARCEL AA	1.20
PARCEL AB	0.02
PARCEL AC	0.02

EXISTING TOTAL PARCEL AREA [ACRES]	50.822
PROPOSED TOTAL PARCEL AREA [ACRES]	49.572

PARCEL NOTES

1. NUMBERED PARCELS ARE BUILDING PARCELS
2. LETTERED PARCELS ARE COMMON PARCELS
3. PARCELS 1–A, 1–B, 1–C, 1–D, X, 12, 12–A, E, AND D ARE AIR SPACE PARCELS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N1°05'14"W	588.01'
L2	N60°16'27"W	123.59'
L3	S88°54'46"W	384.58'
L4	S1°05'14"E	25.28'
L5	S88°54'46"W	55.94'
L6	S86°15'45"W	140.01'
L7	S15°06'31"W	7.93'
L8	N88°54'44"E	583.24'
L9	S1°05'14"E	50.07'
L10	S1°05'38"E	539.02'
L11	N1°05'14"W	347.95'
L12	S89°00'00"W	30.10'
L13	S88°54'44"W	592.54'
L14	N1°05'14"W	6.99'
L15	N15°06'31"E	33.33'
L16	N1°05'14"W	188.00'
L17	S88°54'46"W	280.94'
L18	S1°05'14"E	188.00'
L19	N88°54'46"E	280.94'
L20	S1°05'14"E	572.95'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S88°54'46"W	29.50'
L22	N1°05'14"W	461.60'
L23	N88°54'46"E	29.50'
L24	S1°05'14"E	461.60'
L25	S88°54'46"W	39.00'
L26	N1°05'14"W	374.60'
L27	N1°05'14"W	87.00'
L28	N88°54'46"E	39.00'
L29	S88°54'46"W	353.70'
L30	N1°04'06"W	67.77'
L31	S88°51'40"W	15.01'
L32	N1°04'31"W	288.86'
L33	N88°54'46"E	145.92'
L34	N1°05'14"W	34.98'
L35	N88°54'46"E	205.71'
L36	N1°00'00"W	50.03'
L37	S88°54'46"W	348.60'
L38	S1°05'14"E	70.00'
L39	S88°54'42"W	202.90'
L40	S1°05'18"E	283.77'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S88°54'39"W	35.18'
L42	S1°05'14"E	100.83'
L43	N88°54'46"E	46.58'
L44	S81°05'14"E	40.31'
L45	N88°55'54"E	20.80'
L46	S88°54'46"W	203.93'
L47	S1°05'14"E	371.60'
L48	N88°54'46"E	30.02'
L49	N88°54'46"E	163.96'
L50	S5°58'07"W	26.85'
L51	N0°05'00"W	799.89'
L52	N88°50'57"E	303.11'
L53	S1°09'03"E	53.51'
L54	S82°53'14"E	72.59'
L55	S88°54'46"W	338.11'
L56	S1°04'21"E	736.50'
L57	N1°05'14"W	265.09'
L58	N90°00'00"W	3.00'
L59	N1°05'14"W	60.16'
L60	N88°54'46"E	7.72'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N5°58'07"E	14.53'
L62	S88°54'46"W	401.04'
L63	S88°55'38"W	142.99'
L64	S1°03'20"E	322.50'
L65	N1°05'10"W	58.50'
L66	N88°56'40"E	411.53'
L67	S1°05'14"E	41.27'
L68	N1°05'14"W	329.27'
L69	S88°54'46"W	191.52'
L70	S1°04'56"E	329.27'
L71	N88°54'47"E	191.55'
L72	S88°54'46"W	28.97'
L73	S1°05'13"E	329.27'
L74	N88°54'47"E	28.97'
L75	S88°54'46"W	174.01'
L77	S1°05'10"E	295.27'
L79	N88°54'47"E	174.02'
L80	N88°54'50"E	60.62'
L81	N0°43'00"W	903.22'
L82	N89°12'40"E	299.09'

LINE TABLE		
LINE	BEARING	LENGTH
L83	N89°12'40"E	50.73'
L84	S0°54'45"E	4.97'
L85	S88°54'47"W	138.60'
L86	S1°06'21"E	6.27'
L87	N1°05'13"W	62.00'
L88	N1°05'14"W	271.99'
L89	S88°54'47"W	259.16'
L90	S1°05'14"E	190.01'
L91	S88°54'46"W	59.48'
L92	S1°05'08"E	81.98'
L93	N88°54'46"E	318.65'
L94	S88°54'46"W	124.48'
L95	S1°05'14"E	271.99'
L96	N88°54'52"E	65.00'
L97	S88°54'47"W	166.50'
L98	S88°54'12"W	154.57'
L99	S1°05'03"E	238.63'
L100	N1°05'14"W	5.00'
L101	N88°54'46"E	166.50'
L102	S1°04'23"E	65.50'

LINE TABLE		
LINE	BEARING	LENGTH
L103	S88°55'38"W	31.98'
L104	N1°05'14"W	65.50'
L105	N88°55'38"E	32.00'
L106	S88°55'38"W	22.00'
L107	S1°04'22"E	65.50'
L108	N88°55'38"E	22.01'
L109	S88°55'38"W	22.00'
L110	S1°05'06"E	65.50'
L111	N88°54'46"E	21.99'
L112	S88°56'30"W	22.00'
L113	S1°05'06"E	65.51'
L114	N88°55'38"E	22.00'
L115	S88°55'12"W	22.00'
L116	S1°05'06"E	65.48'
L117	N88°58'47"E	22.00'
L118	S88°55'38"W	31.66'
L119	N88°54'46"E	1.59'
L120	S1°05'07"E	60.50'
L121	N1°06'45"W	31.99'
L122	S1°04'49"E	32.01'

LINE TABLE		
LINE	BEARING	LENGTH
L123	S88°55'11"W	32.00'
L124	S1°05'14"E	57.98'
L125	N88°54'46"E	32.00'
L126	N1°05'14"W	57.98'
L127	S88°54'46"W	22.00'
L128	S1°05'15"E	57.98'
L129	N88°54'46"E	22.00'
L130	S88°56'24"W	22.00'
L131	S1°05'14"E	57.99'
L132	N88°54'45"E	22.00'
L133	S88°54'44"W	22.00'
L134	S1°05'15"E	57.99'
L135	N88°54'04"E	22.00'
L136	S88°55'36"W	22.00'
L137	S1°05'14"E	58.00'
L138	N88°54'46"E	22.00'
L139	S88°55'11"W	33.00'
L140	S1°05'14"E	58.00'
L141	N88°54'46"E	33.00'
L142	S1°05'14"E	10.05'

LINE TABLE		
LINE	BEARING	LENGTH
L143	S1°05'05"E	10.04'
L144	S1°04'22"E	57.98'
L145	S88°54'46"W	31.98'
L146	N1°05'15"W	57.98'
L147	N88°55'38"E	32.00'
L148	S88°54'46"W	22.00'
L149	S1°04'22"E	57.96'
L150	N88°56'54"E	22.01'
L151	S88°54'46"W	21.98'
L152	N1°05'14"W	57.96'
L153	N88°56'01"E	22.00'
L154	S88°54'46"W	22.00'
L155	N1°05'15"W	57.94'
L156	N88°54'45"E	22.00'
L157	S88°54'46"W	22.00'
L158	N1°04'22"W	57.94'
L159	N88°54'45"E	21.98'
L160	S88°54'37"W	33.00'
L161	N1°05'15"W	57.94'
L162	N88°54'46"E	33.00'

LINE TABLE		
LINE	BEARING	LENGTH
L163	S1°04'40"E	32.01'
L164	N1°05'23"W	32.04'
L165	N1°05'02"W	41.22'
L166	S88°54'46"W	32.00'
L167	S1°05'15"E	57.99'
L168	N88°54'27"E	32.00'
L169	N1°05'14"W	16.77'
L170	S88°57'23"W	22.00'
L171	S1°02'37"E	58.01'
L172	N88°54'46"E	22.04'
L173	S88°56'24"W	22.00'
L174	S1°05'15"E	58.02'
L175	N88°54'45"E	21.96'
L176	S88°51'26"W	22.00'
L177	S1°05'14"E	58.00'
L178	N88°54'46"E	22.00'
L179	S89°01'21"W	22.00'
L180	S0°58'39"E	58.04'
L181	N88°54'46"E	22.11'
L182	S88°50'19"W	32.89'

LINE TABLE		
LINE	BEARING	LENGTH
L183	N1°05'14"W	58.00'
L184	N88°50'43"E	33.00'
L185	S1°05'33"E	100.00'
L186	S1°05'11"E	10.00'
L187	N88°54'46"E	52.00'
L188	S1°05'14"E	100.00'
L189	S1°05'33"E	57.99'
L190	S88°54'46"W	22.01'
L191	N1°05'15"W	57.99'
L192	N88°54'46"E	22.00'
L193	S88°54'46"W	22.00'
L194	S1°05'33"E	57.99'
L195	N88°54'46"E	21.99'
L196	S88°54'46"W	22.00'
L197	N1°05'14"W	57.99'
L198	N88°54'46"E	22.00'
L199	S88°54'45"W	22.00'
L200	S1°05'33"E	58.00'
L201	N88°54'46"E	21.99'
L202	S88°54'40"W	33.01'

LINE TABLE		
LINE	BEARING	LENGTH
L203	N1°05'14"W	58.00'
L204	N88°54'27"E	33.00'
L205	S1°05'14"E	31.95'
L206	S1°04'35"E	58.00'
L207	S88°54'46"W	31.98'
L208	N1°05'14"W	58.00'
L209	N88°55'25"E	32.00'
L210	S88°54'46"W	22.00'
L211	S1°05'14"E	57.98'
L212	N88°54'46"E	22.00'
L213	S88°54'46"W	22.00'
L214	S1°04'35"E	57.98'
L215	N88°54'46"E	22.01'
L216	S88°58'58"W	22.00'
L217	S1°04'35"E	58.00'
L218	N88°55'25"E	22.01'
L219	S88°58'58"W	22.00'
L220	S1°05'14"E	58.02'
L221	N88°55'25"E	21.99'
L222	S88°54'46"W	33.00'

LINE TABLE		
LINE	BEARING	LENGTH
L223	S1°04'35"E	58.02'
L224	N88°55'25"E	33.01'
L225	S1°04'35"E	9.99'
L226	S1°04'09"E	9.98'
L227	S1°05'15"E	58.00'
L228	S88°56'59"W	32.00'
L229	N1°05'14"W	57.99'
L230	N88°54'45"E	32.00'
L231	S88°55'51"W	22.00'
L232	S1°05'14"E	57.99'
L233	N88°54'46"E	22.00'
L234	S88°55'51"W	22.00'
L235	S1°05'14"E	57.98'
L236	N88°54'46"E	22.00'
L237	S88°54'46"W	22.00'
L238	S1°05'14"E	57.97'
L239	N88°56'24"E	22.00'
L240	S88°56'57"W	22.00'
L241	S1°05'14"E	57.99'
L242	N88°54'46"E	22.00'

LINE TABLE		
LINE	BEARING	LENGTH
L243	S88°54'46"W	33.00'
L244	S1°05'15"E	58.04'
L245	N88°49'16"E	33.00'
L246	S1°05'12"E	32.00'
L247	S1°05'11"E	32.00'
L248	S1°06'07"E	56.00'
L249	S88°54'49"W	32.00'
L250	N1°05'11"W	56.00'
L251	N88°54'49"E	31.98'
L252	S88°52'48"W	22.00'
L253	S1°05'14"E	56.00'
L254	N88°54'49"E	22.00'
L255	S88°58'22"W	22.00'
L256	S1°05'14"E	56.02'
L257	N88°54'46"E	22.00'
L258	S88°54'46"W	22.00'
L259	S1°05'14"E	56.00'
L260	N88°54'46"E	22.00'
L261	S89°01'34"W	22.00'
L262	S1°05'14"E	56.04'

LINE TABLE		
LINE	BEARING	LENGTH
L263	N88°54'46"E	22.00'
L264	S88°54'49"W	33.00'
L265	S1°05'14"E	56.00'
L266	N88°54'46"E	33.00'
L267	S1°06'25"E	277.40'
L269	S88°53'55"W	115.66'
L270	N1°05'14"W	58.60'
L271	S88°50'03"W	22.00'
L272	N1°04'13"W	235.91'
L273	N0°43'00"W	345.17'
L274	N88°54'46"E	32.58'
L275	N1°05'14"W	88.00'
L276	S88°54'46"W	246.17'
L277	S88°52'05"W	14.01'
L278	N1°05'32"W	362.02'
L279	N1°05'16"W	234.40'
L280	N88°54'46"E	246.20'
L281	S1°05'14"E	396.02'
L282	N88°54'28"E	69.00'
L283	N1°05'14"W	386.99'

LINE TABLE		
LINE	BEARING	LENGTH
L284	S1°05'14"E	233.65'
L285	N88°54'46"E	217.94'
L287	S1°05'32"E	387.00'
L288	S88°54'47"W	251.97'
L289	S1°05'14"E	52.00'
L290	N46°05'14"W	36.96'
L291	N1°05'14"W	151.38'
L292	N31°05'14"W	20.09'
L294	S88°54'46"W	246.16'
L300	N88°53'55"E	256.85'
L301	N88°54'28"E	47.13'
L302	N1°05'32"W	119.08'
L303	N1°05'32"W	86.00'
L304	S1°05'32"E	150.11'
L305	S88°53'55"W	157.25'
L306	N87°13'34"W	94.95'
L307	N1°05'14"W	0.57'
L308	N1°05'14"W	143.19'
L309	N88°54'46"E	69.00'
L310	S1°06'05"E	58.42'

LINE TABLE		
LINE	BEARING	LENGTH
L311	S88°53'55"W	147.52'
L313	S6°37'29"W	215.38'
L314	S89°36'00"W	48.21'
L319	N89°36'00"E	450.15'
L320	N89°36'00"E	61.14'
L321	N89°36'00"E	272.87'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	116.31'	76.00'	87°41'08"
C2	58.12'	37.00'	90°00'02"
C3	26.70'	17.00'	90°00'00"
C4	14.15'	20.00'	40°32'30"
C5	122.89'	1370.86'	5°08'11"
C7	26.70'	17.00'	89°59'56"
C8	26.70'	17.00'	89°59'56"
C9	26.70'	17.00'	89°59'56"
C10	43.89'	30.00'	83°49'18"
C11	26.06'	17.00'	87°49'33"
C12	26.70'	17.00'	90°00'00"
C13	26.70'	17.00'	89°59'09"
C14	26.70'	17.00'	89°59'42"
C15	26.71'	17.00'	90°00'18"
C16	26.70'	17.00'	90°00'00"
C17	26.70'	17.00'	89°59'42"
C18	26.71'	17.00'	90°00'18"
C19	24.41'	17.00'	82°16'26"
C20	19.88'	60.00'	18°58'59"
C39	10.47'	10.00'	60°00'00"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C40	5.24'	10.00'	30°00'51"

SANDIS

BUILD ON. SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO:	223237

DATE DECEMBER 4, 2023

KELLY S. JOHNSON
P.L.S. NO. 9126, EXPIRES 9-30-26

PROFESSIONAL LAND SURVEYOR · KELLY S. JOHNSON · No. 9126 · STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND
REV-4	SB-35 MODIFICATION APPLICATION	05/27/2022	ND
REV-5	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

PUBLIC AND PRIVATE
EASEMENTS, DIMENSIONS AND BOUNDARIES

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM5.11
OF 74 SHEETS

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File: C:\Users\pheintz\appdata\local\temp\AcPublish_26216\TM-5 EASEMENTS AND DIMENSIONS.dwg Date:Dec 04, 2023 - 1:16pm, pheintz

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100 0 50 100 200

SANDIS SILICON VALLEY

SCALE: 1"=100'

LANDS OF APPLE, INC.
APN# 316-20-076

JUNIPERO SERRA FREEWAY (INTERSTATE 280)

LAND OF SANTA CLARA VALLEY WATER DISTRICT

CAMPBELL PROPERTIES INC

TM6.1

TM6.2

BLOCK 12

BLOCK 15

BLOCK 14

BLOCK 11

TM6.3

TM6.4

TM6.5

HYATT HOTEL
LANDS OF CUPERTINO
PROPERTY LI LLC
APN# 316-20-092

ROSEBOWL
APN# 316-20-037
316-20-038

VALLCO PARKWAY

LANDS OF TANDEM
COMPUTERS INC.
APN# 316-20-084
316-20-085

WOLFE ROAD

BLOCK 10

BLOCK 08

BLOCK 05

BLOCK 02

TM6.7

BLOCK 13

TM6.6

BLOCK 09

LANDS OF WOLFE
PROPERTIES LLC
SIMEON PROPERTIES
APN# 316-20-088

STEVENS CREEK BOULEVARD

BLOCK 07

BLOCK 04

TM6.8

BLOCK 01

MERRIT DRIVE

NORWICH DRIVE

AMHERST DRIVE

BLOCK 06

BLOCK 03

WHEATON DRIVE

LANDS OF PORTAL PLAZA
APN# 316-20-083

TM6.9

TM6.10

DATE: 12/04/2023	DATE DECEMBER 4, 2023	
SCALE: 1"=30'		
DRAWN BY: LS		
APPROVED BY: ND		
DRAWING NO: 223237	CHAD J. BROWNING R.C.E. NO. 68315, EXPIRES 9-30-25	REGISTERED PROFESSIONAL ENGINEER CHAD J. BROWNING No. C68315 Exp. 9/30/25 CIVIL STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND
REV-4	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

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BUILD ON.
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OVERALL
GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM6.0
OF 74 SHEETS

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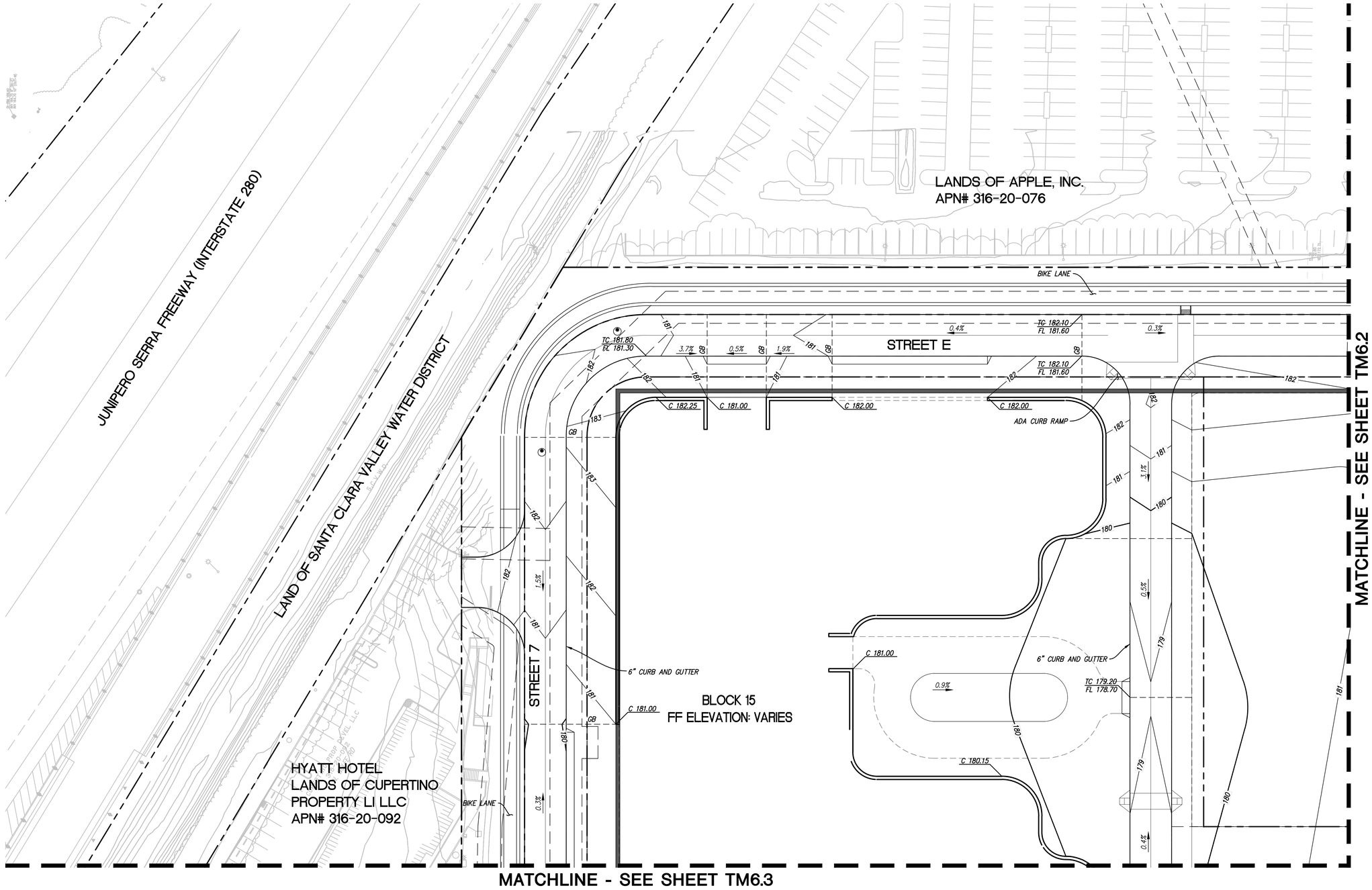
30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- STORM DRAIN CATCH BASIN
- 181 CONTOUR LINE
- UNDERGROUND GARAGE LIMIT

GRADING NOTES:

1. GRADING IS FOR SCHEMATIC DESIGN ONLY, AREAS WHICH SHOW 0% SLOPE OR CROSS SLOPE WILL BE FINE GRADED TO HAVE PROPER DRAINAGE. SLOPES ARE INTENDED TO SHOW OVERALL GRADING INTENT ONLY.
2. NATURAL GRADE IS BEING ESTABLISHED BY THIS TENTATIVE MAP.

SANDIS

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DATE:	12/04/2023
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER
CHAD J. BROWNING
No. C68315
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
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GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM6.1
OF **74** SHEETS

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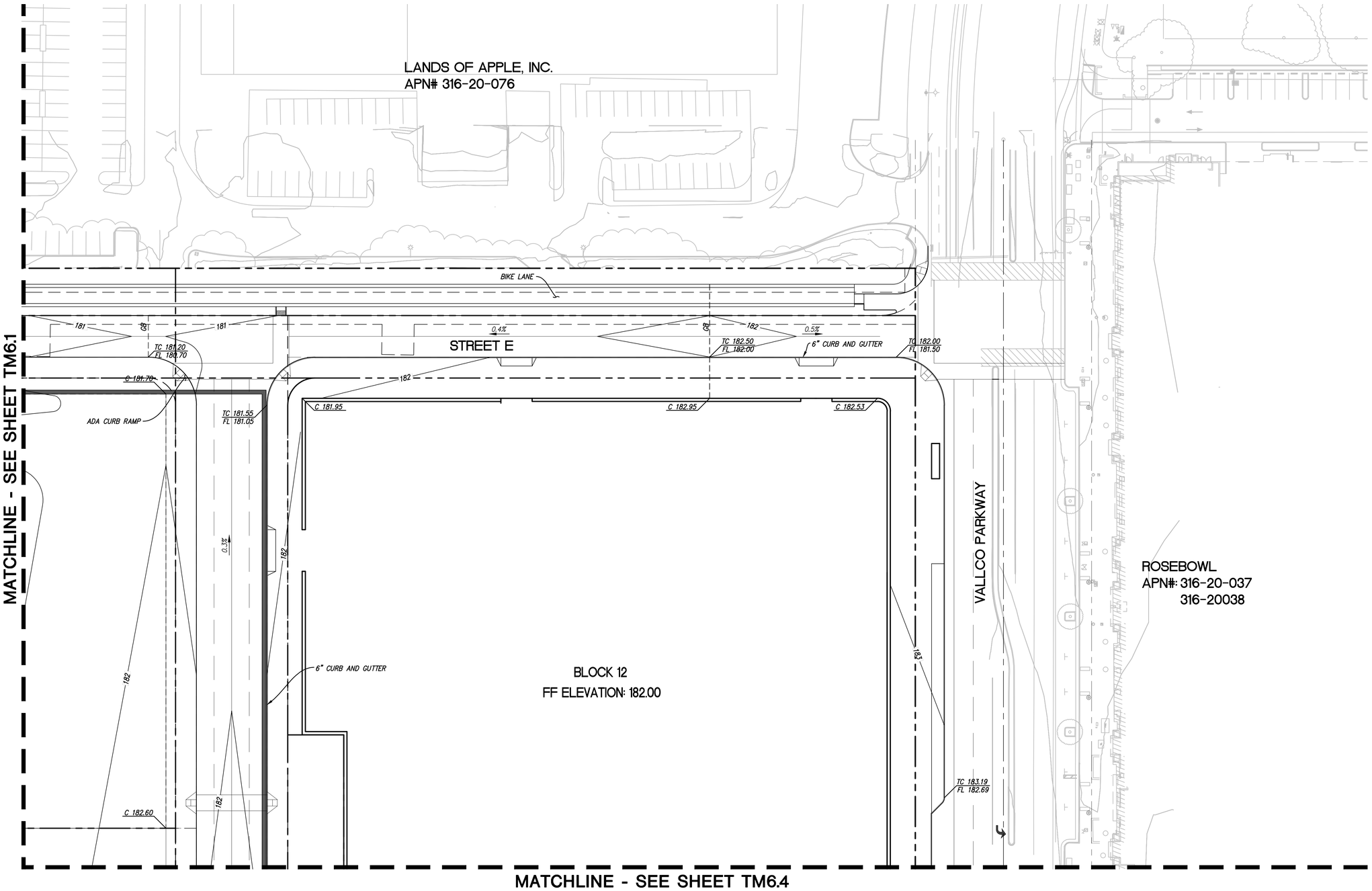

SANDIS
SILICON VALLEY
SCALE: 1"=30'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- STORM DRAIN CATCH BASIN
- 181 CONTOUR LINE
- UNDERGROUND GARAGE LIMIT

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BUILD ON.
SANDIS.NET

DATE:	12/04/2023
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APPROVED BY:	ND
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R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER
CHAD J. BROWNING
No. C68315
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA

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GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM6.2
OF 74 SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM6.1

LAND OF SANTA CLARA VALLEY WATER DISTRICT

HYATT HOTEL
LANDS OF CUPERTINO
PROPERTY LI LLC
APN# 316-20-092

STREET 7

BIKE LANE

STREET 6

6" CURB AND GUTTER

BLOCK 15
FF ELEVATION: VARIES

BLOCK 14

TC 180.10
FL 179.60

C 181.50

C 181.00

C 179.90

C 175.90

C 175.72

C 179.00

C 180.70

0.7%

TC 178.70
FL 178.20

INTERCHANGE IMPROVEMENTS SHOWN ARE BEING CONSTRUCTED UNDER A SEPARATE PERMIT

SSMH RIM 178.20

WOLFE ROAD

C 178.00

BLOCK 13

BIKE LANE

ADA CURB RAMP

C 180.00

BLOCK 10

MATCHLINE - SEE SHEET TM6.4

MATCHLINE - SEE SHEET TM6.6

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- STORM DRAIN CATCH BASIN
- 181 CONTOUR LINE
- UNDERGROUND GARAGE LIMIT

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BUILD ON.
SANDIS.NET

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DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER — CHAD J. BROWNING — No. C68315 — Exp. 9/30/25 — CIVIL — STATE OF CALIFORNIA

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GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM6.3
OF 74 SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM6.2

BLOCK 12

BLOCK 14
FF ELEVATION: VARIES

BLOCK 11
FF ELEVATION: VARIES

VALLCO PARKWAY

ROSEBOWL
APN#: 316-20-037
316-20-038

WOLFE ROAD

BLOCK 10

BLOCK 8

BLOCK 5

MATCHLINE - SEE SHEET TM6.3

MATCHLINE - SEE SHEET TM6.5

MATCHLINE - SEE SHEET TM6.7

C 182.80
C 182.35
C 182.75
C 183.90
C 184.26
C 183.25
C 185.00
TC 182.45 FL 181.95 GB
TC 182.00 FL 181.50 GB
TC 182.90 FL 182.40
TC 181.80 FL 181.30
TC 183.50 FL 183.00
TC 183.55 FL 183.05
TC 183.70 FL 183.20
TC 184.50 FL 184.00
TC 182.90 FL 182.30
TC 184.40 FL 183.90
TC 185.60 FL 185.10
C 183.10
C 184.80
C 186.00
SSMH RIM 181.25
SSMH RIM 183.00
SSMH RIM 185.00
6" CURB AND GUTTER
BIKE LANE
ADA CURB RAMP
GB
0.3%
1.2%
1.0%
0.5%
0.4%
0.6%
0.8%

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- STORM DRAIN CATCH BASIN
- 181 CONTOUR LINE
- UNDERGROUND GARAGE LIMIT

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SANDIS — BUILD ON. SANDIS.NET

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DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER — CHAD J. BROWNING — No. C68315 — Exp. 9/30/25 — CIVIL — STATE OF CALIFORNIA

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GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM6.4** OF **74** SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM6.4

ROSEBOWL
APN#: 316-20-037
316-20-038

LANDS OF TANDEM
COMPUTERS INC.
APN# 316-20-084
316-20-085

STEVENS CREEK BOULEVARD

WOLFE ROAD

BLOCK 5

BLOCK 2

BIKE LANE

ADA CURB RAMP

C 189.15

C 195.77

TC 188.95
FL 188.45

TC 195.80
FL 195.30

0.9%

0.3%

1.0%

2.8%

2.9%

GB

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- STORM DRAIN CATCH BASIN
- 181 CONTOUR LINE
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MATCHLINE - SEE SHEET TM6.8

SANDIS
BUILD ON.
SANDIS.NET

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GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM6.5
OF 74 SHEETS

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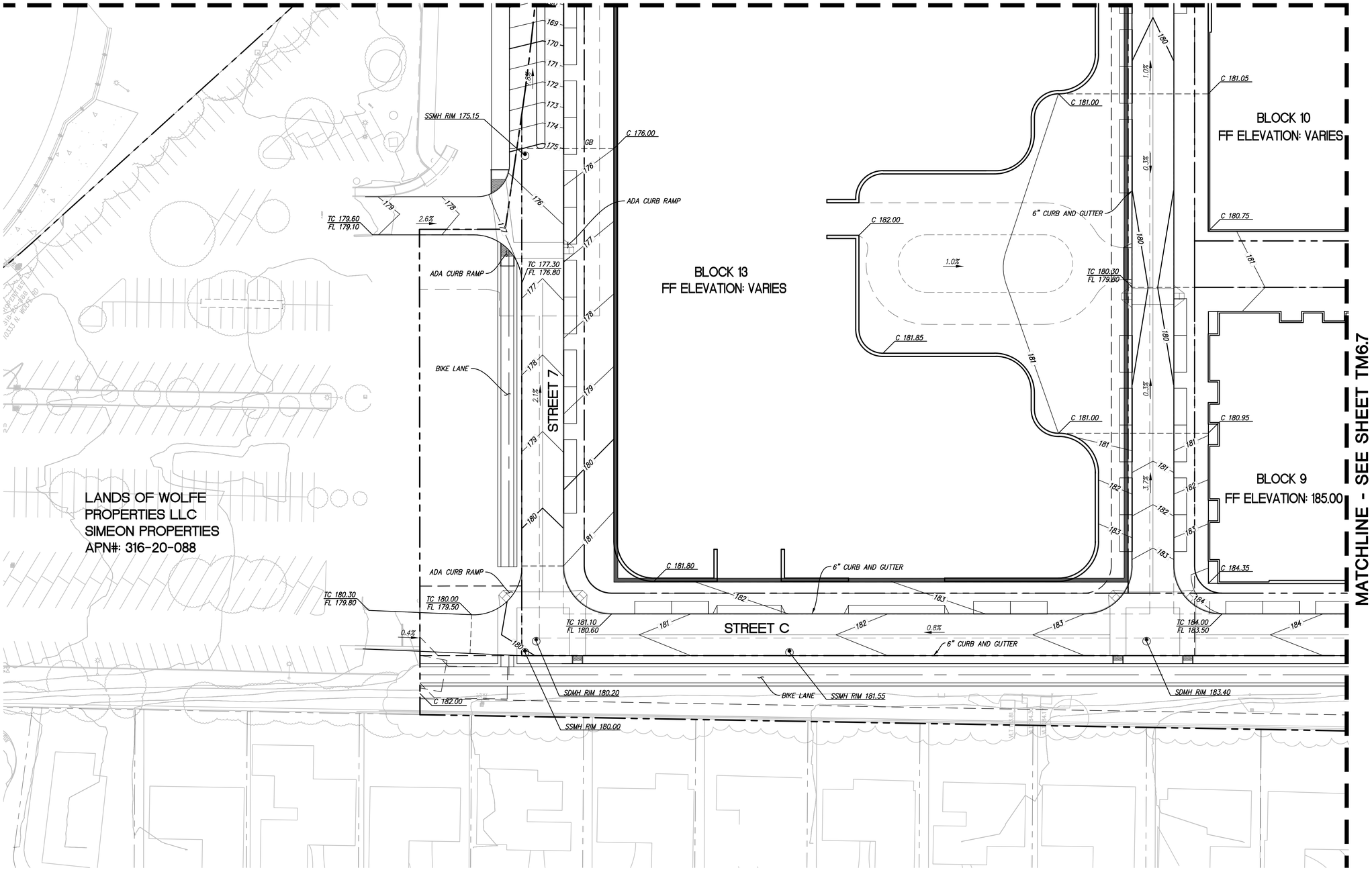
SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM6.3



MATCHLINE - SEE SHEET TM6.7

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- STORM DRAIN CATCH BASIN
- CONTOUR LINE
- UNDERGROUND GARAGE LIMIT

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GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM6.6** OF **74** SHEETS

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SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM6.4

MATCHLINE - SEE SHEET TM6.6

MATCHLINE - SEE SHEET TM6.8

MATCHLINE - SEE SHEET TM6.9

BLOCK 10
FF ELEVATION: VARIES

BLOCK 9
FF ELEVATION: 185.00

BLOCK 8
FF ELEVATION: VARIES

BLOCK 7
FF ELEVATION: VARIES

BLOCK 5
FF ELEVATION: VARIES

BLOCK 4
FF ELEVATION: 192.00

STREET C

C 184.60
C 186.65
C 190.50
C 186.50
C 187.50
C 192.50
C 192.05
C 192.40
C 192.00

6" CURB AND GUTTER
SDMH RIM 191.75
SSMH RIM 191.60
ADA CURB RAMP
SDMH RIM 186.30
SSMH RIM 186.35
TC 186.35
FL 185.85
SSMH RIM 184.70
SSMH RIM 185.70
BIKE LANE
TC 192.15
FL 191.65
TC 191.60
FL 191.10
TC 192.10
FL 191.60
GB

1.4%
2.4%
3.0%
0.8%
0.3%
0.5%
0.4%

LEGEND

- PROPERTY LINE
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SANDIS
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SANDIS.NET

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R.C.E. NO. 68315, EXPIRES 9-30-25

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GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM6.7
OF 74 SHEETS

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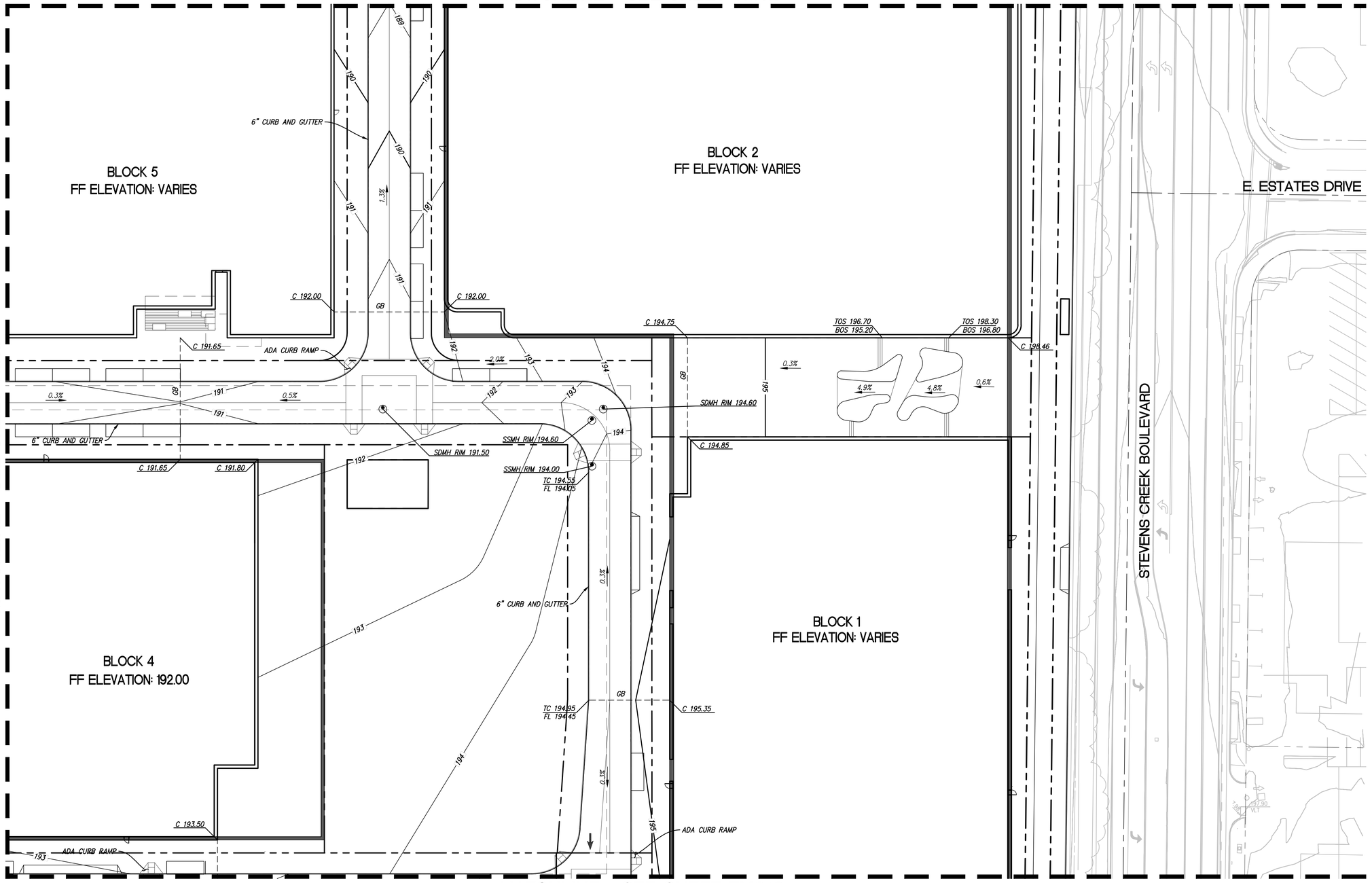
SANDIS SILICON VALLEY — SCALE: 1"=30'

MATCHLINE - SEE SHEET TM6.5

MATCHLINE - SEE SHEET TM6.7



LEGEND

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MATCHLINE - SEE SHEET TM6.10

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GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM6.8** OF **74** SHEETS

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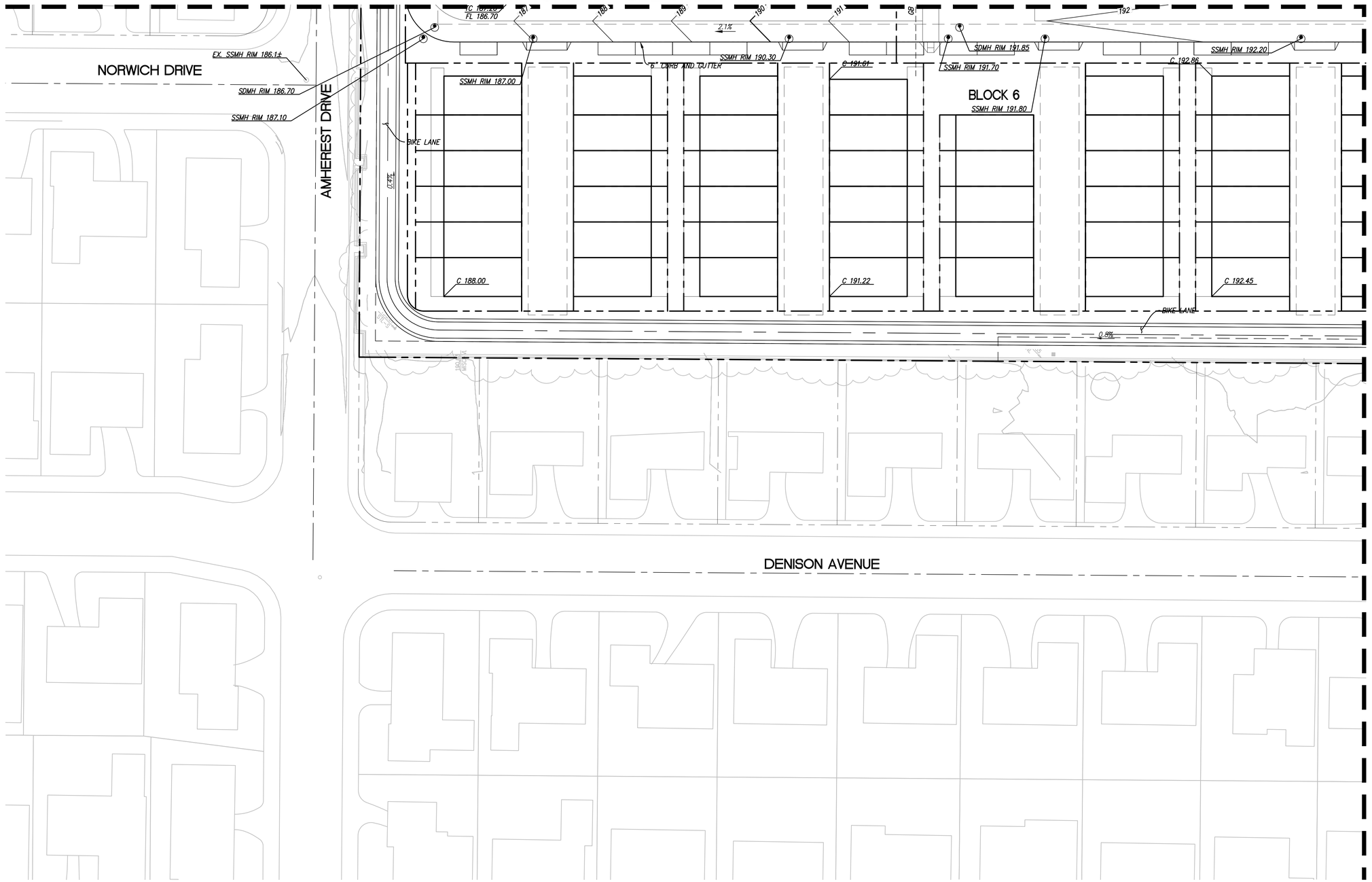
30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

MATCHLINE - SEE SHEET TM6.7



MATCHLINE - SEE SHEET TM6.10

LEGEND

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GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM6.9
OF **74** SHEETS

File: S:\223237\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\TENTATIVE MAP\TM-6 GRADING AND DRAINAGE PLAN.dwg Date:Dec 04, 2023 - 12:45pm, Isolis

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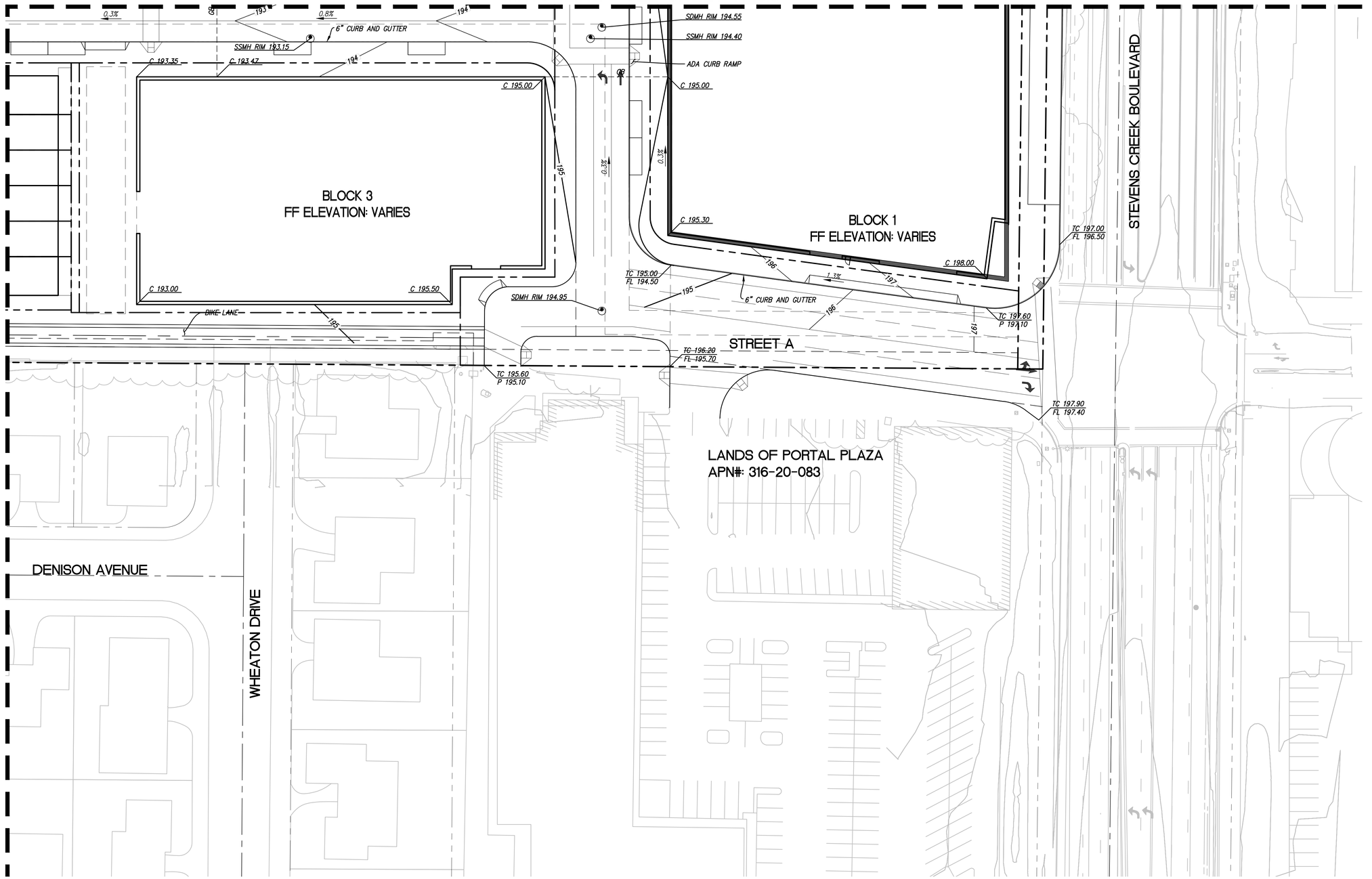
SANDIS SILICON VALLEY — SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- STORM DRAIN CATCH BASIN
- 181 — CONTOUR LINE
- UNDERGROUND GARAGE LIMIT

GRADING NOTES:

1. GRADING IS FOR SCHEMATIC DESIGN ONLY, AREAS WHICH SHOW 0% SLOPE OR CROSS SLOPE WILL BE FINE GRADED TO HAVE PROPER DRAINAGE. SLOPES ARE INTENDED TO SHOW OVERALL GRADING INTENT ONLY.
2. NATURAL GRADE IS BEING ESTABLISHED BY THIS TENTATIVE MAP.

SANDIS — BUILD ON. SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER — CHAD J. BROWNING — No. C68315 — Exp. 9/30/25 — CIVIL — STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
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REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND
REV-4	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

GRADING AND DRAINAGE PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM6.10** OF **74** SHEETS

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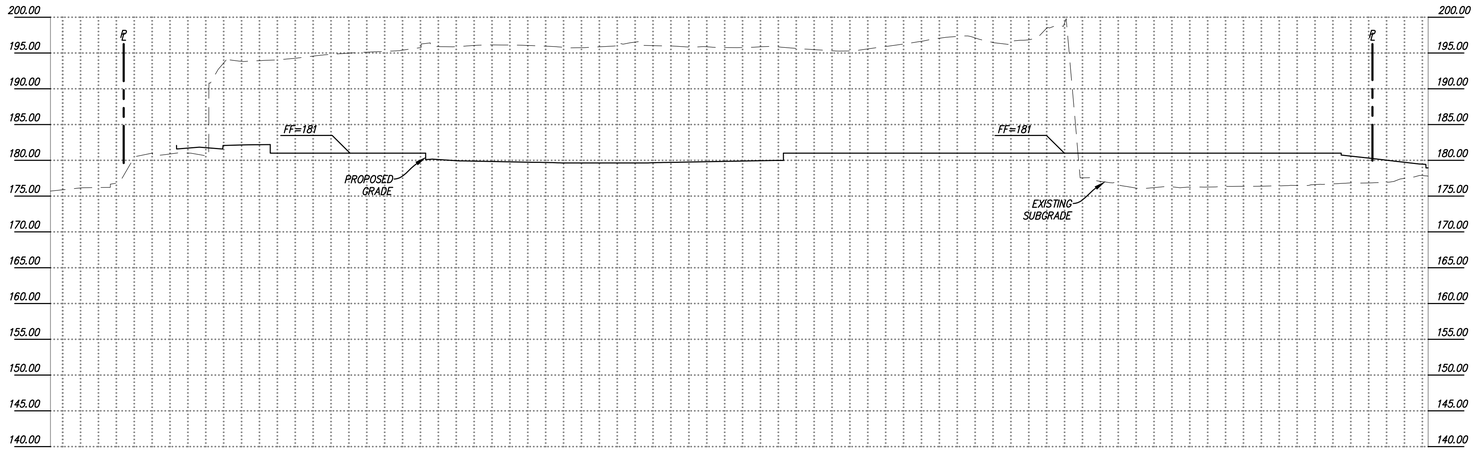
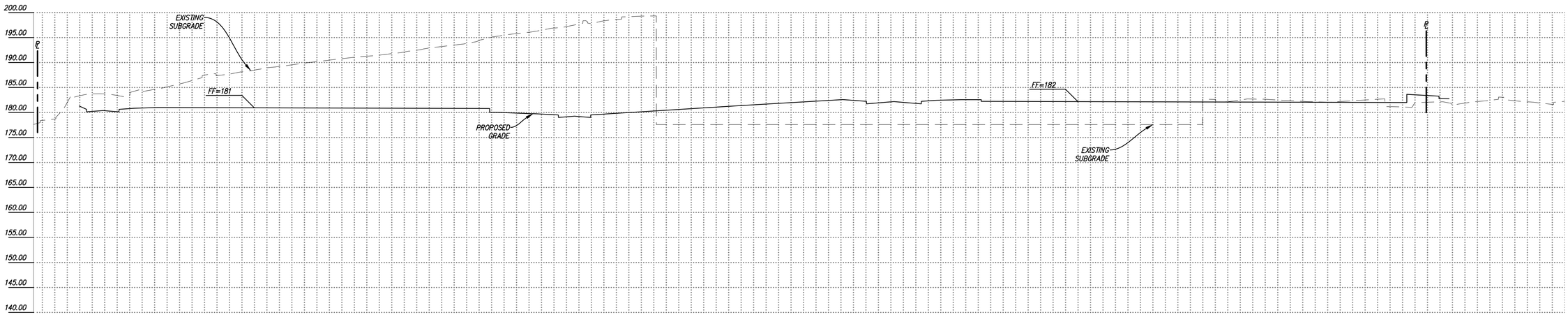


SECTION 1
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'



SECTION 2
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'

SANDIS
BUILD ON.
SANDIS.NET

DATE:	12/04/2023
SCALE:	NA
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APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER
CHAD J. BROWNING
No. C68315
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA

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REV-4	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

SECTIONS

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM6.11
OF **74** SHEETS

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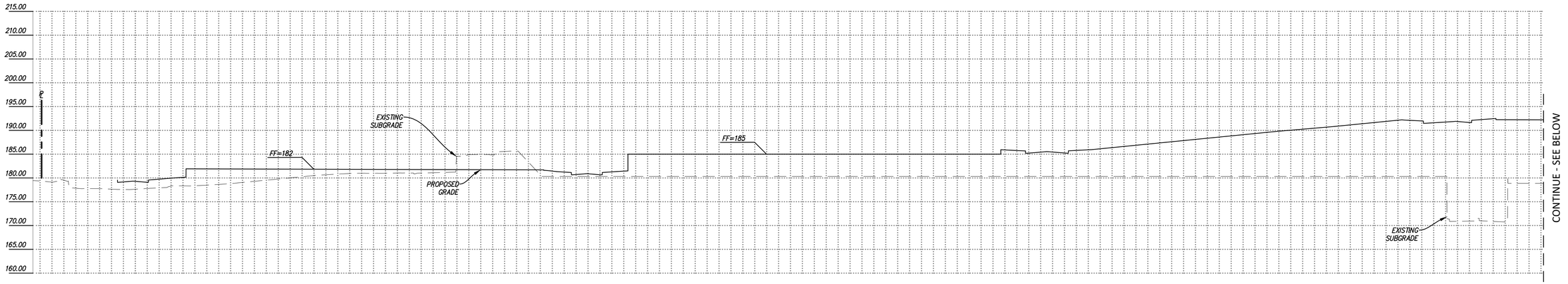
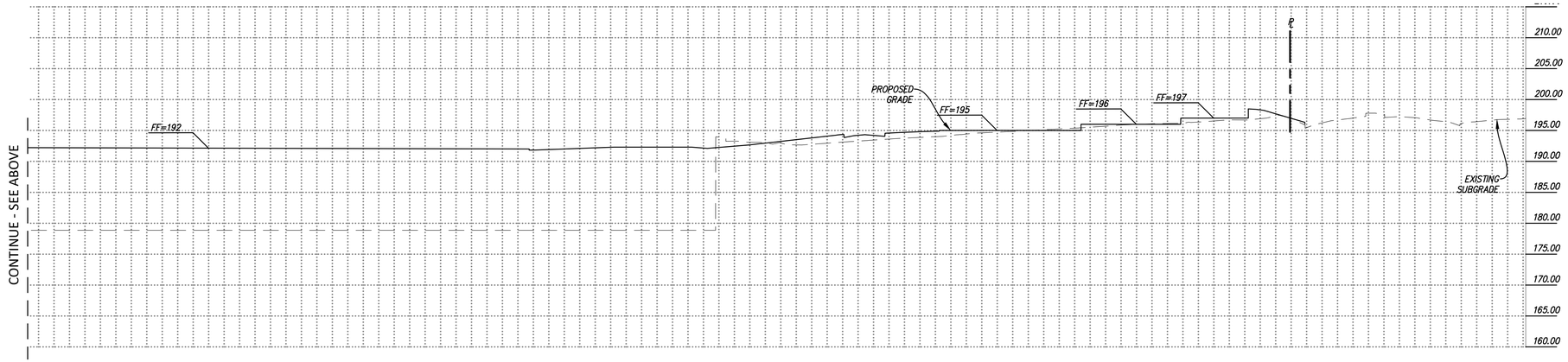
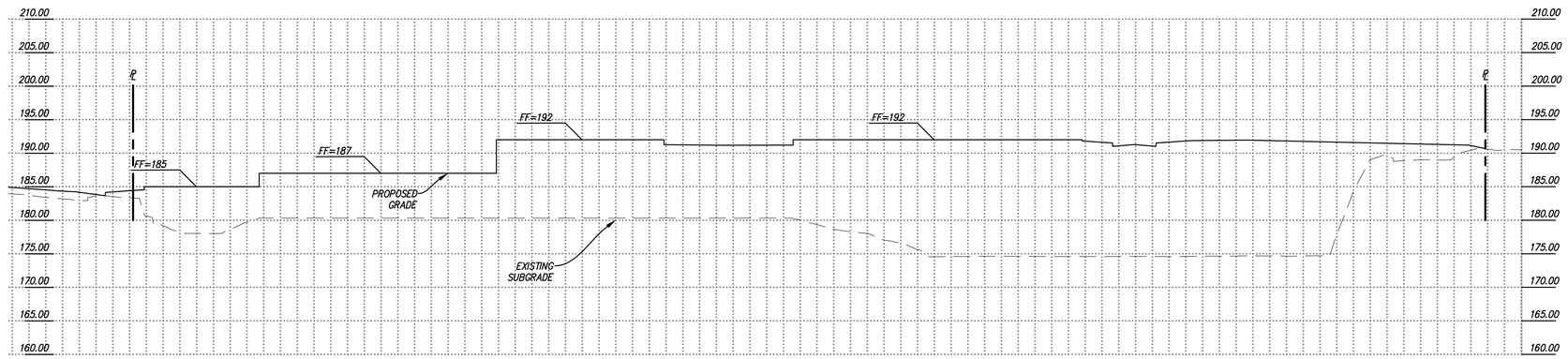




SECTION 3
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'



SECTION 4
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'

SANDIS
BUILD ON.
SANDIS.NET

DATE: 12/04/2023	
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO:	223237

DATE DECEMBER 4, 2023

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER
CHAD J. BROWNING
No. C68315
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
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REV-4	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

SECTIONS

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM6.12
OF **74** SHEETS

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100 0 50 100 200

SANDIS SILICON VALLEY

SCALE: 1"=100'

LANDS OF APPLE, INC.
APN# 316-20-076

JUNIPERO SERRA FREEWAY (INTERSTATE 280)

LAND OF SANTA CLARA VALLEY WATER DISTRICT

TM7.1

TM7.2

BLOCK 12

BLOCK 15

HYATT HOTEL
LANDS OF CUPERTINO
PROPERTY LI LLC
APN# 316-20-092

BLOCK 14

BLOCK 11

TM7.3

TM7.4

VALLCO PARKWAY

ROSEBOWL
APN# 316-20-037
316-20-038

TM7.5

LANDS OF TANDEM
COMPUTERS INC.
APN# 316-20-084
316-20-085

WOLFE ROAD

BLOCK 10

BLOCK 08

BLOCK 05

BLOCK 02

BLOCK 13

TM7.6

TM7.7

TM7.8

LANDS OF WOLFE
PROPERTIES LLC
SIMEON PROPERTIES
APN# 316-20-088

STEVENS CREEK BOULEVARD

BLOCK 07

BLOCK 04

BLOCK 01

MERAT DRIVE

NORWICH DRIVE

AMHERST DRIVE

BLOCK 06

BLOCK 03

WHEATON DRIVE

LANDS OF PORTAL PLAZA
APN# 316-20-083

TM7.9

TM7.10

SANDIS
BUILD ON.
SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

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CHAD J. BROWNING
No. C68315
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA

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REV-4	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

OVERALL
UTILITY PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM7.0
OF 74 SHEETS

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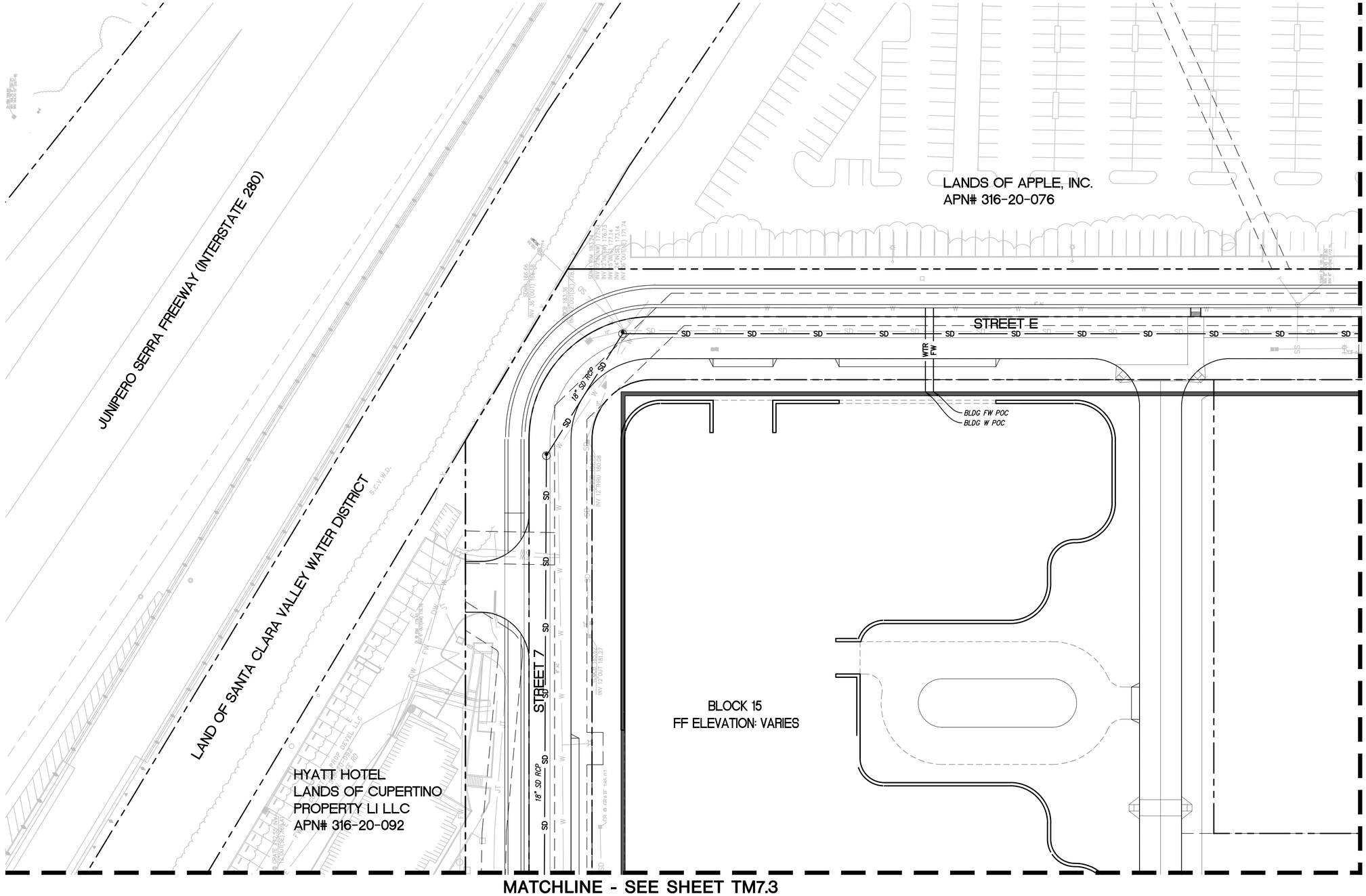
30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- WM — WATER METER
- BACKFLOW PREVENTER
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- JT — JOINT TRENCH LINE
- COM — COMMUNICATION LINE
- UNDERGROUND GARAGE LIMIT
- ELECTRICAL VAULT

UTILITY NOTE

1. TRANSFORMERS TO BE LOCATED WITHIN THE BUILDING.
2. UTILITY DESIGN IS CONCEPTUAL. FINAL LOCATIONS, SIZES, NUMBER AND OTHER DETAILS TO BE DETERMINED AND APPROVED AT A LATER DATE IN CONSULTATION WITH THE CITY'S PUBLIC WORKS DEPARTMENT AND OTHER PERMITTING AUTHORITIES SUCH AS PG&E.
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5. ALL IMPROVEMENTS ON ADJACENT PROPERTIES TO BE COORDINATED AND APPROVED (AS NECESSARY) BY PRIVATE AGREEMENT.
6. BACKFLOW PREVENTERS TO BE LOCATED WITHIN THE BUILDING.

SANDIS

BUILD ON. SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

REGISTERED PROFESSIONAL ENGINEER CHAD J. BROWNING No. C68315 Exp. 9/30/25 CIVIL STATE OF CALIFORNIA

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND
REV-4	SB-35 MODIFICATION APPLICATION	05/27/2022	ND
REV-5	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

UTILITY PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM7.1** OF **74** SHEETS

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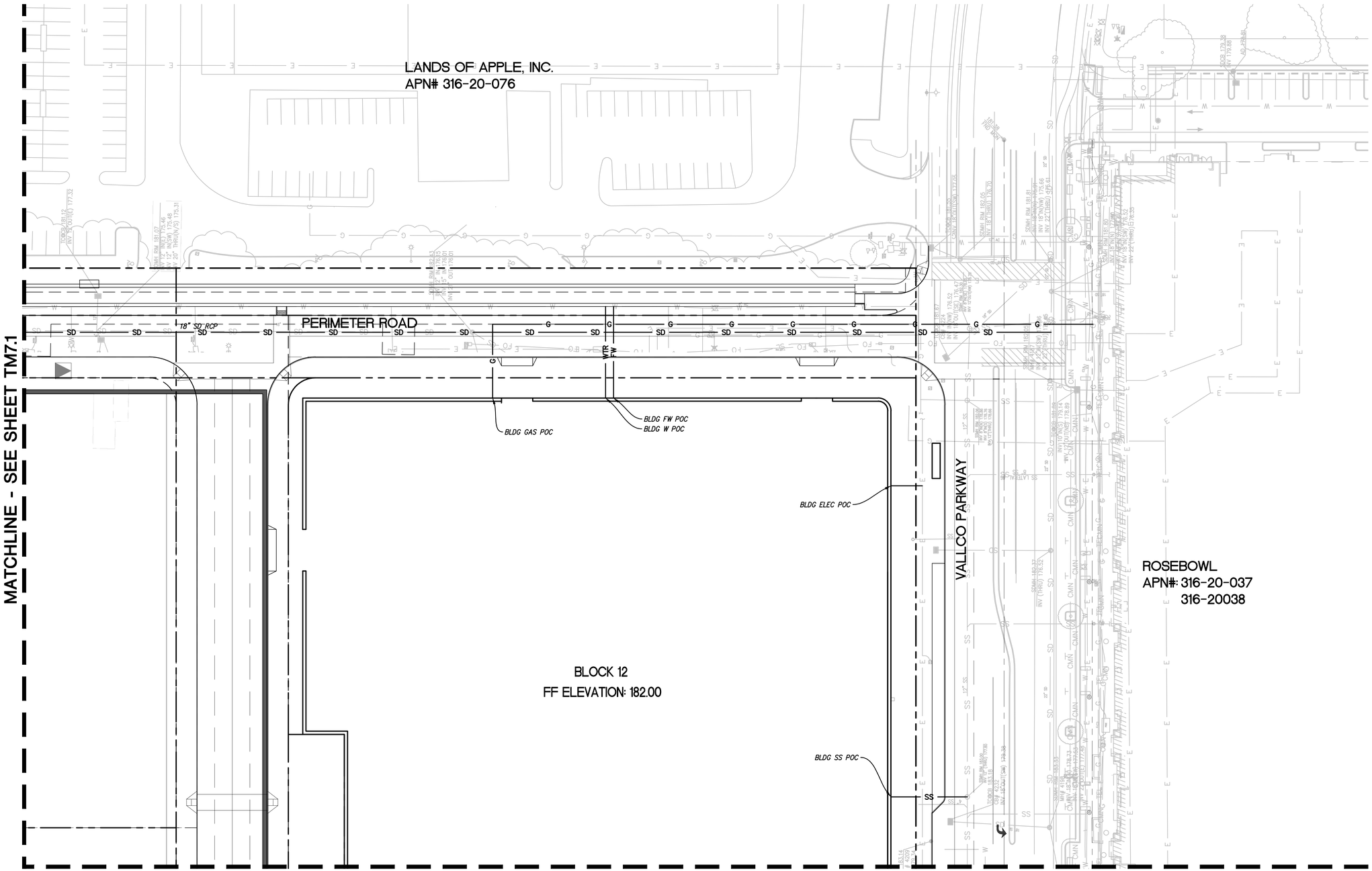
30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- WM — WATER METER
- BACKFLOW PREVENTER
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- JT — JOINT TRENCH LINE
- COM — COMMUNICATION LINE
- UNDERGROUND GARAGE LIMIT
- ELECTRICAL VAULT

UTILITY NOTE

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6. BACKFLOW PREVENTERS TO BE LOCATED WITHIN THE BUILDING.

SANDIS

BUILD ON. SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER — CHAD J. BROWNING — No. C68315 Exp. 9/30/25 — CIVIL — STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
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REV-4	SB-35 MODIFICATION APPLICATION	05/27/2022	ND
REV-5	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

UTILITY PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM7.2** OF **74** SHEETS

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SANDIS
SILICON VALLEY
SCALE: 1"=30'

MATCHLINE - SEE SHEET TM7.1

MATCHLINE SEE ABOVE FOR CONTINUATION

LAND OF SANTA CLARA VALLEY WATER DISTRICT

HYATT HOTEL
LANDS OF CUPERTINO
PROPERTY LI LLC
APN# 316-20-092

BLOCK 15
FF ELEVATION: VARIES

BLOCK 14

MATCHLINE - SEE SHEET TM7.4

BLDG W POC

BLDG SS POC

INTERCHANGE IMPROVEMENTS SHOWN ARE BEING CONSTRUCTED UNDER A SEPARATE PERMIT

WOLFE ROAD

SSMH RIM 178.20

BLDG SS POC

BLDG FW POC

BLOCK 13

BLOCK 10

MATCHLINE - SEE SHEET TM7.6

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
- WM — WATER METER
- BACKFLOW PREVENTER
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- JT — JOINT TRENCH LINE
- COM — COMMUNICATION LINE
- UNDERGROUND GARAGE LIMIT
- ELECTRICAL VAULT

UTILITY NOTE

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6. BACKFLOW PREVENTERS TO BE LOCATED WITHIN THE BUILDING.

SANDIS
BUILD ON.
SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30"
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4, 2023

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER
CHAD J. BROWNING
No. C68315
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA

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UTILITY PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM7.3
OF 74 SHEETS

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30 0 15 30 60

SANDIS SILICON VALLEY

SCALE: 1"=30'

MATCHLINE - SEE SHEET TM7.2

BLOCK 12

BLOCK 14
FF ELEVATION: VARIES

BLOCK 11
FF ELEVATION: VARIES

VALLCO PARKWAY

ROSEBOWL
APN#: 316-20-037
316-20-038

WOLFE ROAD

BLOCK 10

BLOCK 8

BLOCK 5

BLDG ELEC POC
BLDG W POC
BLDG FW POC
BLDG SS POC
BLDG GAS POC

SSMH RIM 181.25
SSMH RIM 183.00
SSMH RIM 185.00
8" IN (W) 178.80
EX. 12" THRU (S-N) 175.0±

MATCHLINE - SEE SHEET TM7.3

MATCHLINE - SEE SHEET TM7.5

MATCHLINE - SEE SHEET TM7.7

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- FLOW ARROW
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- SD STORM DRAIN LINE
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SANDIS
BUILD ON.
SANDIS.NET

DATE:	12/04/2023
SCALE:	1"=30'
DRAWN BY:	LS
APPROVED BY:	ND
DRAWING NO.:	223237

DATE DECEMBER 4 , 2023

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER
CHAD J. BROWNING
No. C68315
Exp. 9/30/25
CIVIL
STATE OF CALIFORNIA

No.	REVISION/ISSUE	DATE	BY
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UTILITY PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM7.4
OF 74 SHEETS

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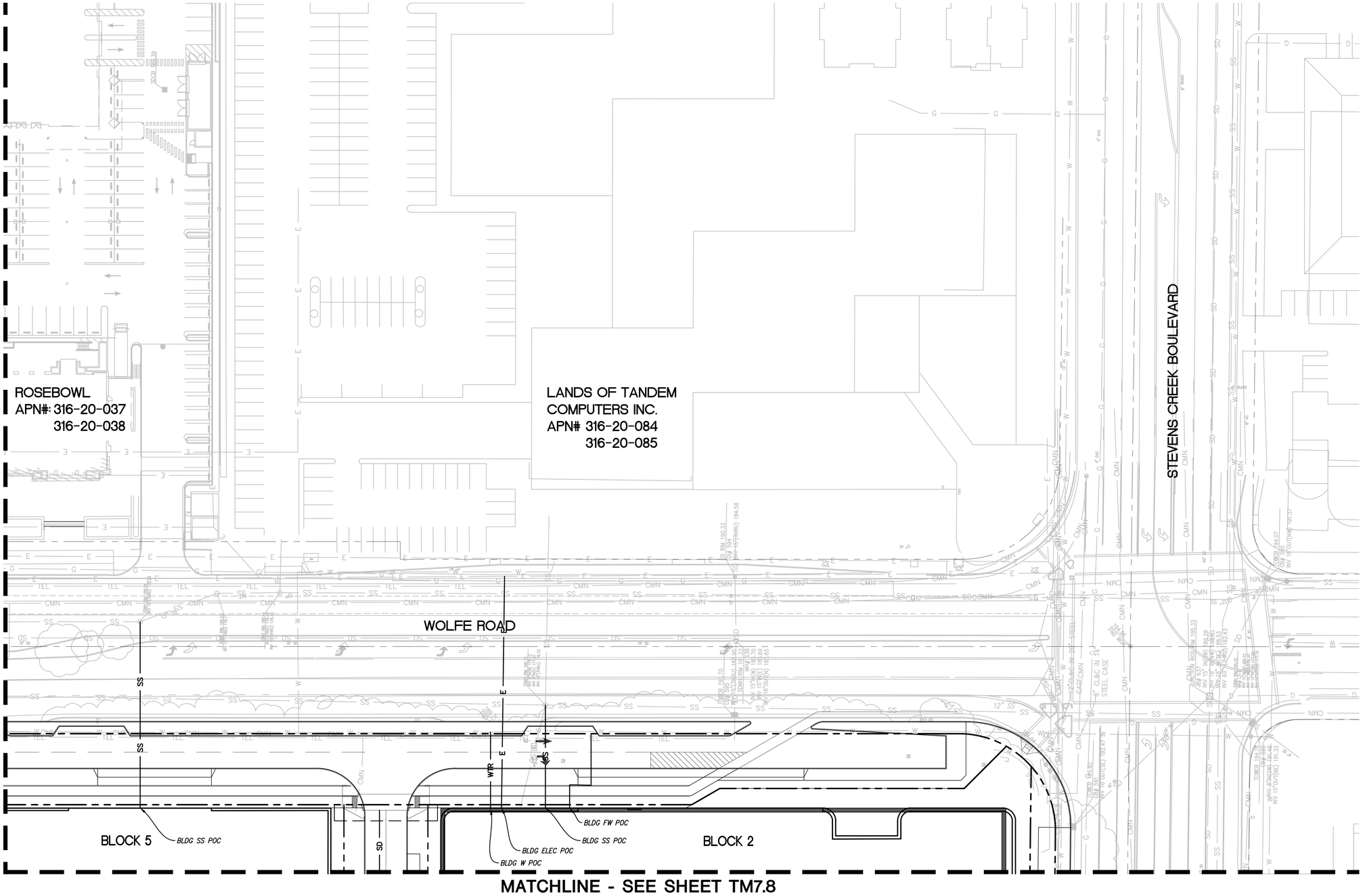
SANDIS SILICON VALLEY

SCALE: 1"=30'



LEGEND

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- ADJACENT PROPERTY LINE
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- FLOW ARROW
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- WM — WATER METER
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CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

REGISTERED PROFESSIONAL ENGINEER — CHAD J. BROWNING — No. C68315 Exp. 9/30/25 — CIVIL — STATE OF CALIFORNIA

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UTILITY PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET **TM7.5** OF **74** SHEETS

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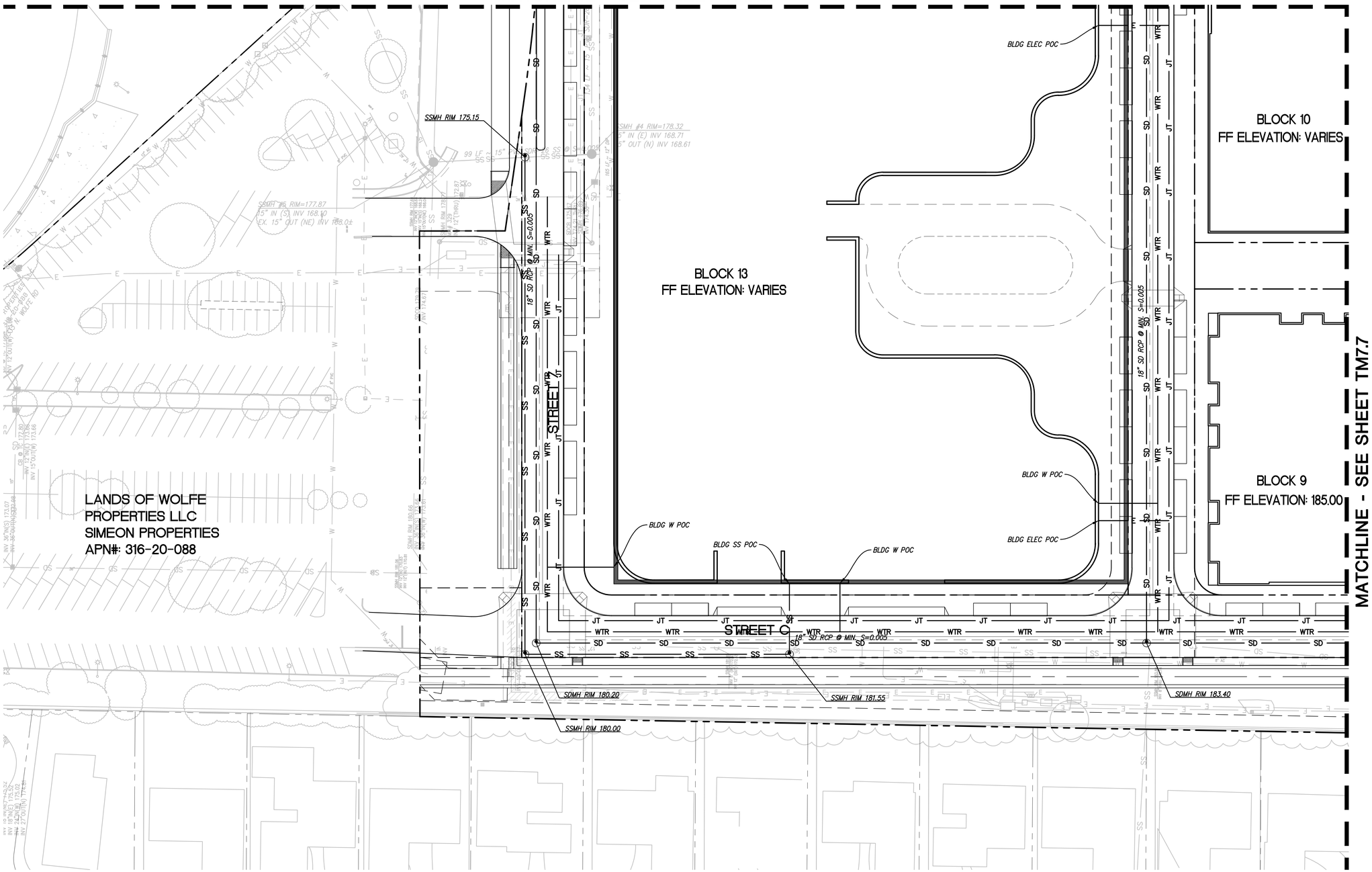
SANDIS SILICON VALLEY

SCALE: 1"=30'

MATCHLINE - SEE SHEET TM7.3



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- ADJACENT PROPERTY LINE
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- EASEMENT LINE
- FLOW ARROW
- OVERLAND RELEASE
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MATCHLINE - SEE SHEET TM7.7

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UTILITY PLAN

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VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
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OF **74** SHEETS

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SCALE: 1"=30'

MATCHLINE - SEE SHEET TM7.4

MATCHLINE - SEE SHEET TM7.6

MATCHLINE - SEE SHEET TM7.8

MATCHLINE - SEE SHEET TM7.9

BLOCK 10
FF ELEVATION: VARIES

BLOCK 8
FF ELEVATION: VARIES

BLOCK 5
FF ELEVATION: VARIES

BLOCK 9
FF ELEVATION: 185.00

BLOCK 7
FF ELEVATION: VARIES

BLOCK 4
FF ELEVATION: 192.00

STREET C

BLDG ELEC POC

BLDG W POC

BLDG FW POC

BLDG SS POC

BLDG JT POC

BLDG GAS POC

SDMH RIM 191.75

SSMH RIM 191.60
8" IN (S) 186.30
10" OUT (W) 186.30

8" SS SDR-26 @ S=0.004

10" SS SDR-26 @ S=0.004

18" SD RCP

SDMH RIM 186.30

SSMH RIM 186.35
10" IN (W) INV 180.95
12" OUT (N) INV 180.85

18" SD RCP @ MIN. S=0.005

6" SS SDR-26 @ S=0.005

12" SS SDR-26 @ S=0.005

SSMH RIM 184.70
6" THRU INV 181.10

SSMH RIM 185.70
6" IN (N) INV 180.50
12" IN (S) INV 180.50
12" OUT (W) INV 180.40

LEGEND

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UTILITY PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
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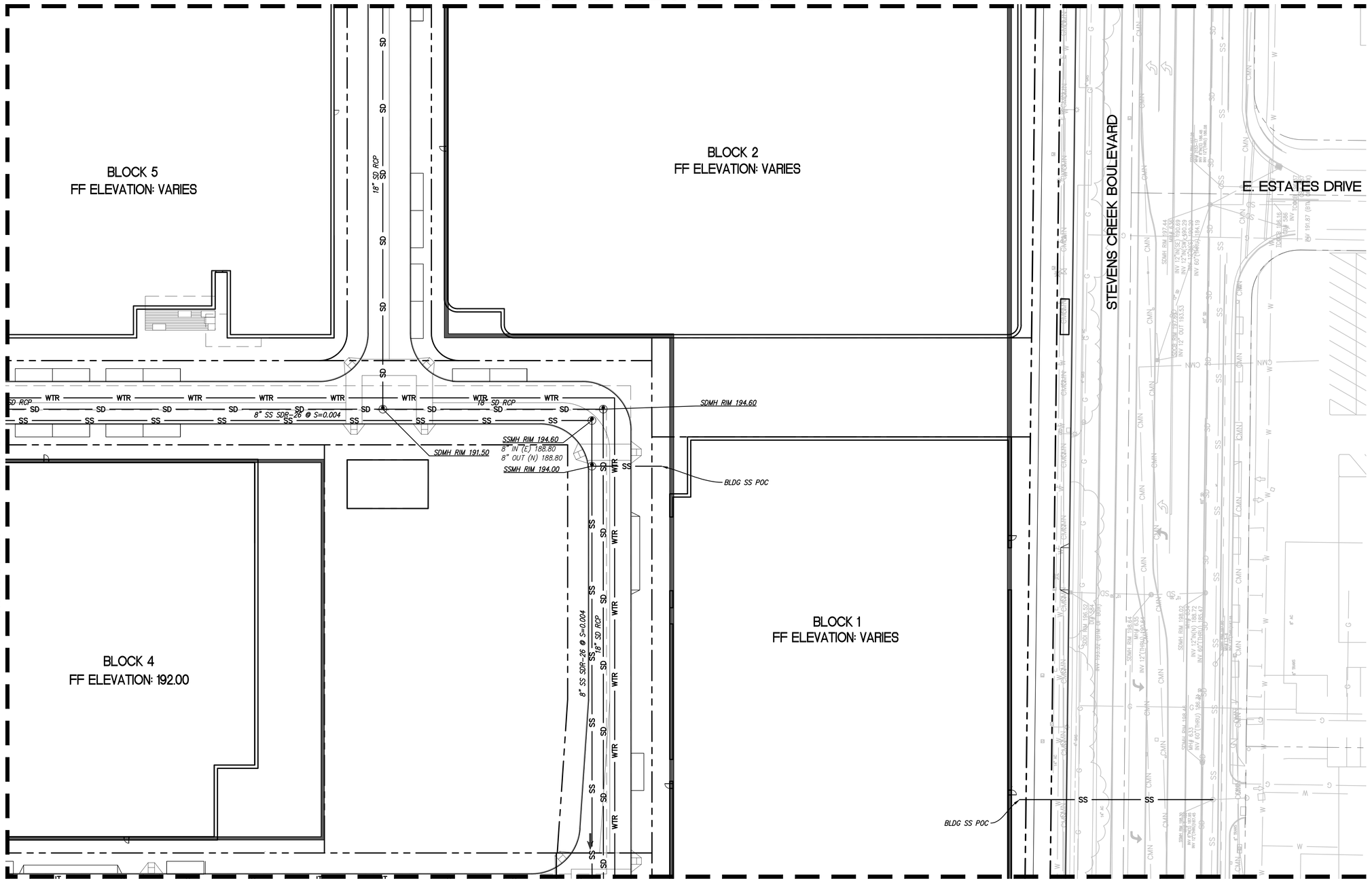
MATCHLINE - SEE SHEET TM7.7

MATCHLINE - SEE SHEET TM7.5



MATCHLINE - SEE SHEET TM7.10

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UTILITY PLAN

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VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
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30 0 15 30 60

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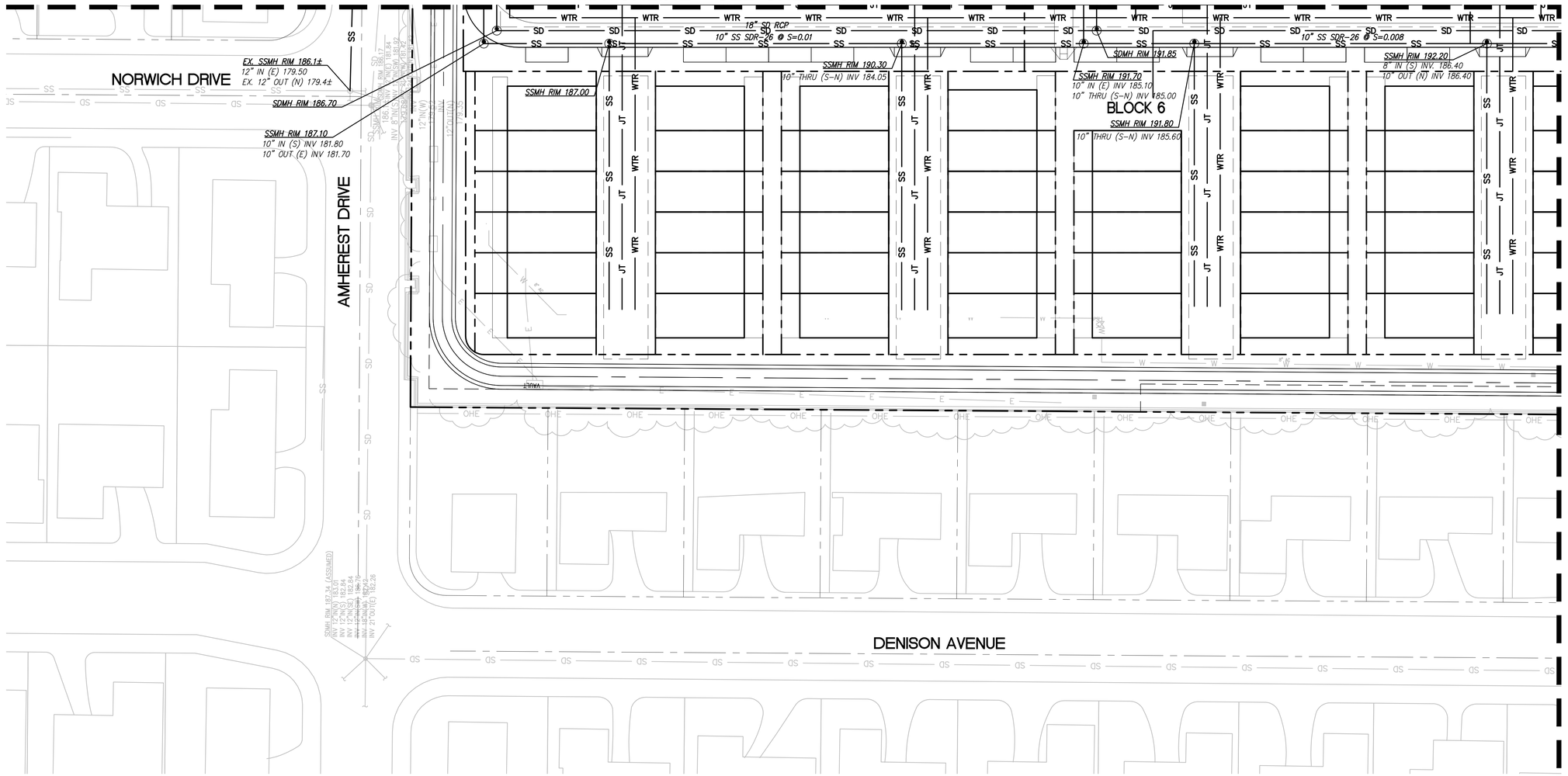
MATCHLINE - SEE SHEET TM7.7



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UTILITY PLAN

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

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MATCHLINE - SEE SHEET TM7.8

30 0 15 30 60

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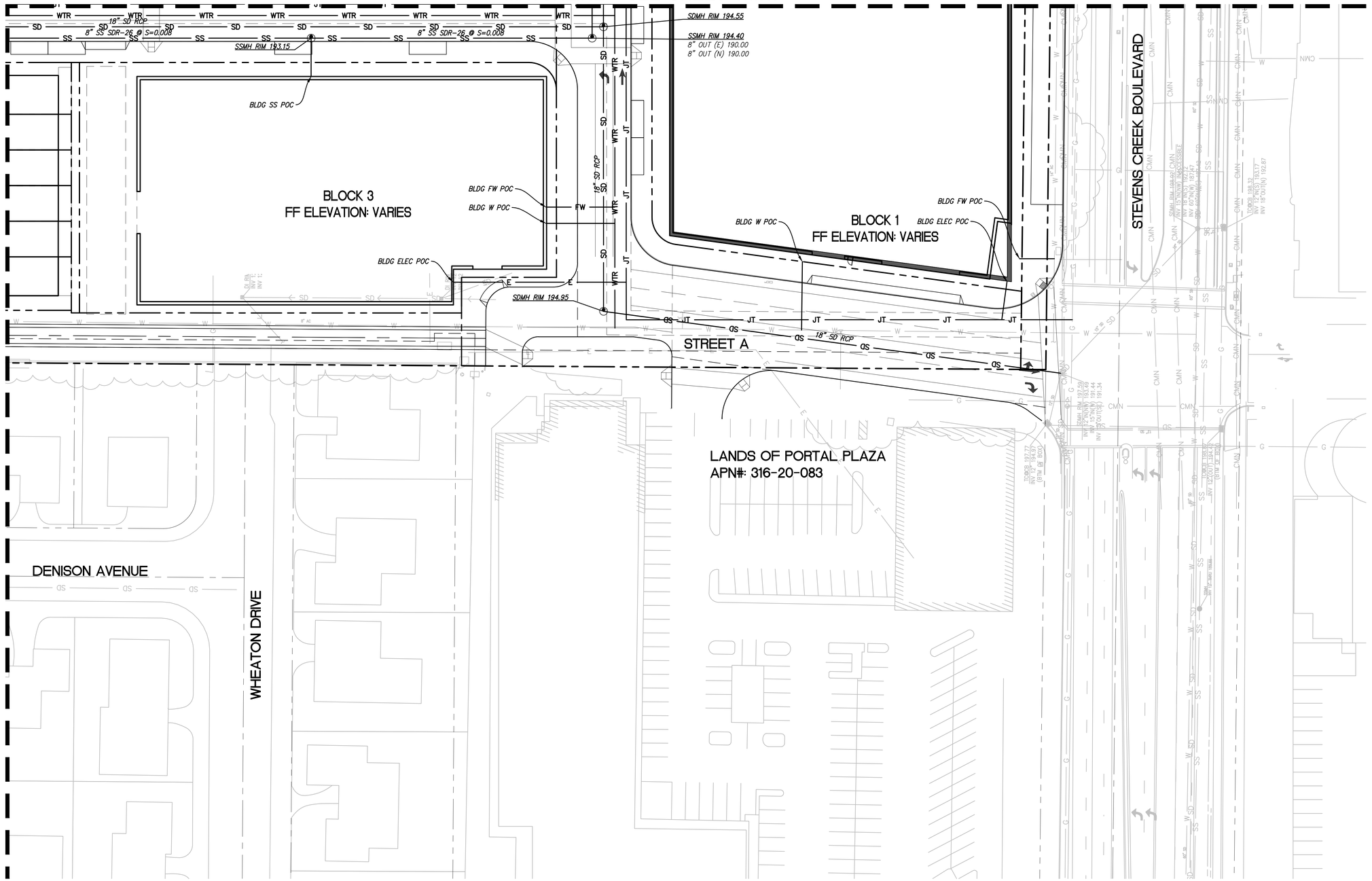

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UTILITY PLAN

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VALLCO TOWN CENTER
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SHEET
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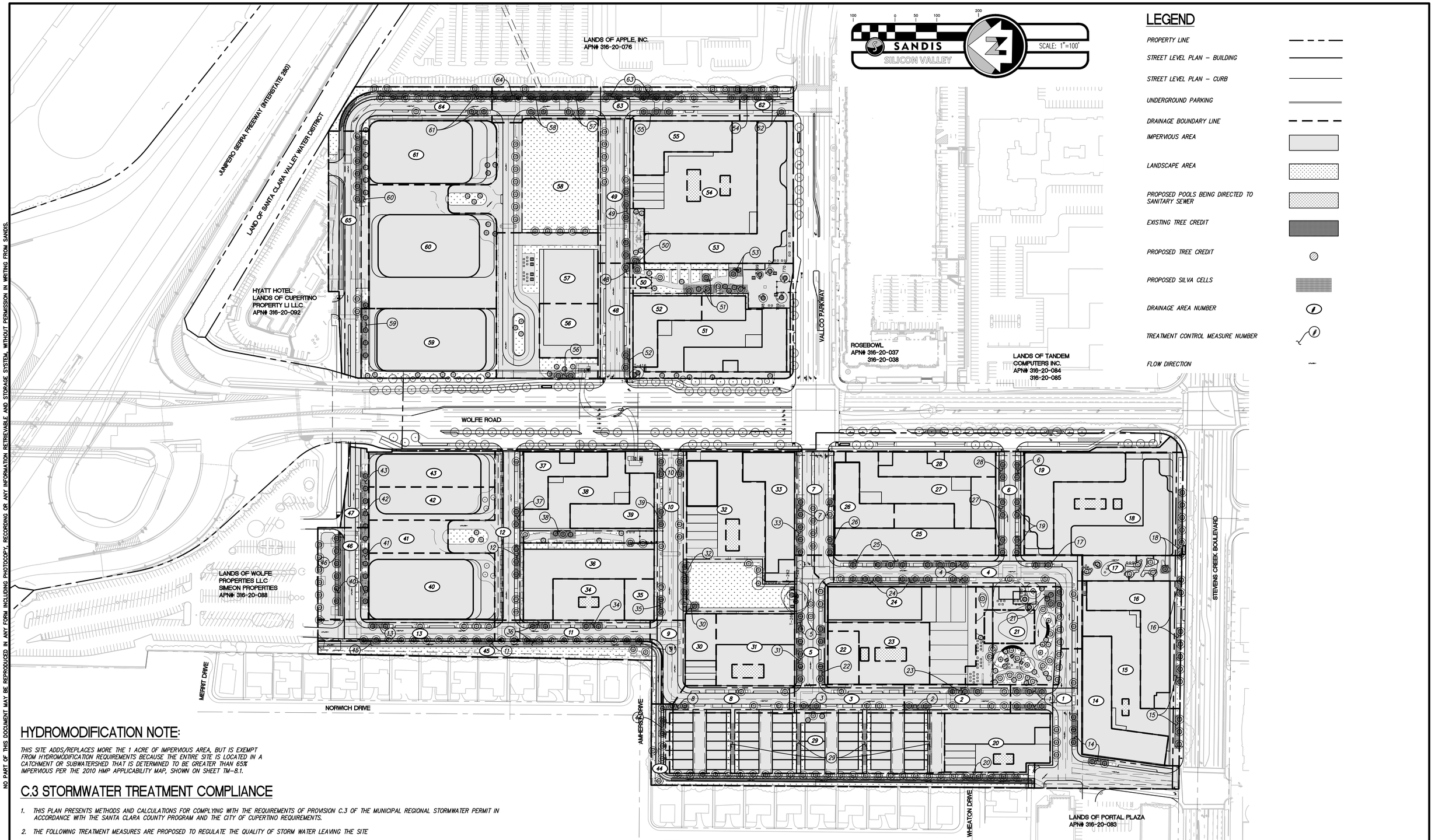

LEGEND

- PROPERTY LINE
- STREET LEVEL PLAN – BUILDING
- STREET LEVEL PLAN – CURB
- UNDERGROUND PARKING
- DRAINAGE BOUNDARY LINE
- IMPERVIOUS AREA
- LANDSCAPE AREA
- PROPOSED POOLS BEING DIRECTED TO SANITARY SEWER
- EXISTING TREE CREDIT
- PROPOSED TREE CREDIT
- PROPOSED SILVA CELLS
- DRAINAGE AREA NUMBER
- TREATMENT CONTROL MEASURE NUMBER
- FLOW DIRECTION

HYDROMODIFICATION NOTE:

THIS SITE ADDS/REPLACES MORE THE 1 ACRE OF IMPERVIOUS AREA, BUT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS BECAUSE THE ENTIRE SITE IS LOCATED IN A CATCHMENT OR SUBWATERSHED THAT IS DETERMINED TO BE GREATER THAN 65% IMPERVIOUS PER THE 2010 HMP APPLICABILITY MAP, SHOWN ON SHEET TM-8.1.

C.3 STORMWATER TREATMENT COMPLIANCE

1. *THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF CUPERTINO REQUIREMENTS.*
2. *THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE*
   - 2.1. *BIO-RETENTION AREA & SILVA CELLS – RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY.*
3. *TREE CREDITS WILL BE USED AS APPROPRIATE FOR BOTH PROPOSED TREES ON THE PODIUM AND FOR EXISTING TREES TO REMAIN WITHIN 25' OF IMPERVIOUS SURFACES.*

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STORMWATER TREATMENT PLAN

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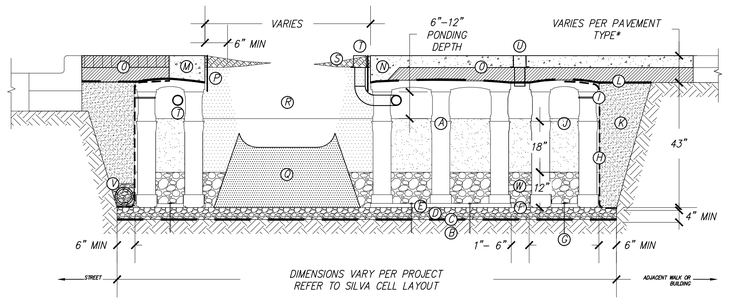
Table A: BMP Summary Table

Drainage Area	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		Percent Impervious	Evergreen Trees (each)	Deciduous Trees (each)	Existing Tree Canopy (sf)	Tree Credit* (sf)	Net Impervious Area (sf)	Treatment Area	Treatment Control Method	Treatment Provided (sf)	Path to Treatment Area**
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.										
Bioretention/Silva Cell Treatment (Calculation based on the 4% Rule)																
1	47,627	1.09	44,471	1.02	3,156	0.07	93.4%	0	15	0	1500	42971	1,719	SILVA CELL	2,240	A
2	17,408	0.40	15,087	0.35	2,321	0.05	86.7%	0	9	0	900	14187	567	SILVA CELL	840	A
3	17,750	0.41	15,149	0.35	2,601	0.06	85.3%	0	5	0	500	14649	586	SILVA CELL	672	A
4	55,002	1.26	49,996	1.15	5,006	0.11	90.9%	0	23	0	2300	47696	1,908	SILVA CELL	2,184	A
5	22,717	0.52	19,507	0.45	3,210	0.07	85.9%	0	16	0	1600	17907	716	SILVA CELL	1,344	A
6	16,960	0.39	14,947	0.34	2,013	0.05	88.1%	0	12	0	1200	13747	550	SILVA CELL	672	A
7	24,592	0.56	19,881	0.46	4,711	0.11	80.8%	0	13	0	1300	18581	743	SILVA CELL	952	A
8	18,287	0.42	16,133	0.37	2,154	0.05	88.2%	0	6	0	600	15533	621	SILVA CELL	784	A
9	12,343	0.28	11,848	0.27	495	0.01	96.0%	0	0	0	0	11848	474	SILVA CELL	672	A
10	35,109	0.81	30,704	0.70	4,405	0.10	87.5%	0	16	0	1600	29104	1,164	SILVA CELL	1,344	A
11	18,622	0.43	15,054	0.35	3,568	0.08	80.8%	0	16	0	1600	13454	538	SILVA CELL	672	A
12	36,543	0.84	27,085	0.62	9,458	0.22	74.1%	0	11	0	1100	25985	1,039	SILVA CELL	1,120	A
13	21,765	0.50	18,495	0.42	3,270	0.08	85.0%	0	18	0	1800	16695	668	SILVA CELL	672	A
14	29,870	0.69	29,870	0.69	0	0.00	100.0%	0	0	0	0	29870	1,195	SILVA CELL	1,792	B
15	32,484	0.75	31,529	0.72	955	0.02	97.1%	0	3	0	300	31229	1,249	SILVA CELL	1,536	B
16	38,579	0.89	35,930	0.82	2,649	0.06	93.1%	0	6	0	600	35330	1,413	SILVA CELL	1,536	B
17	14,582	0.33	12,029	0.28	2,553	0.06	82.5%	0	8	0	800	11229	449	SILVA CELL	672	A
18	61,700	1.42	59,232	1.36	2,468	0.06	96.0%	0	6	0	600	58632	2,345	SILVA CELL	2,416	B
19	33,410	0.77	33,410	0.77	0	0.00	100.0%	0	0	0	0	33410	1,336	SILVA CELL	1,344	A,B
20	33,233	0.76	33,233	0.76	0	0.00	100.0%	0	0	0	0	33233	1,329	SILVA CELL	1,680	B
21	48,822	1.12	35,889	0.82	12,933	0.30	73.5%	0	47	0	4700	31189	1,248	SILVA CELL	1,600	A
22	9,600	0.22	9,600	0.22	0	0.00	100.0%	0	0	0	0	9600	384	SILVA CELL	672	B
23	23,766	0.55	23,766	0.55	0	0.00	100.0%	0	0	0	0	23766	951	SILVA CELL	1,120	B
24	45,913	1.05	45,913	1.05	0	0.00	100.0%	0	0	0	0	45913	1,837	SILVA CELL	2,240	B
25	33,388	0.77	33,388	0.77	0	0.00	100.0%	0	0	0	0	33388	1,336	SILVA CELL	1,400	B
26	14,202	0.33	14,203	0.33	-1	0.00	100.0%	0	0	0	0	14203	568	SILVA CELL	672	B
27	30,455	0.70	30,455	0.70	0	0.00	100.0%	0	0	0	0	30455	1,218	SILVA CELL	1,344	B
28	17,177	0.39	17,177	0.39	0	0.00	100.0%	0	0	0	0	17177	687	SILVA CELL	728	B
29	95,402	2.19	85,303	1.96	10,099	0.23	89.4%	0	3	0	300	85003	3,400	SILVA CELL	4,000	A,B
30	12,765	0.29	12,765	0.29	0	0.00	100.0%	0	0	0	0	12765	511	SILVA CELL	600	B
31	29,995	0.69	29,995	0.69	0	0.00	100.0%	0	0	0	0	29995	1,200	SILVA CELL	1,512	B
32	72,305	1.66	49,742	1.14	22,563	0.52	68.8%	0	5	0	500	49242	1,970	SILVA CELL	2,000	A,B
33	26,185	0.60	26,185	0.60	0	0.00	100.0%	0	0	0	0	26185	1,047	SILVA CELL	1,120	B
34	15,777	0.36	15,777	0.36	0	0.00	100.0%	0	0	0	0	15777	631	SILVA CELL	672	B
35	7,033	0.16	7,033	0.16	0	0.00	100.0%	0	0	0	0	7033	281	SILVA CELL	672	B
36	33,955	0.78	30,353	0.70	3,602	0.08	89.4%	0	1	0	100	30253	1,210	SILVA CELL	1,344	B
37	16,996	0.39	16,997	0.39	-1	0.00	100.0%	0	0	0	0	16997	680	SILVA CELL	728	B
38	32,169	0.74	28,806	0.66	3,363	0.08	89.5%	0	8	0	800	28006	1,120	SILVA CELL	1,200	A,B
39	16,216	0.37	16,216	0.37	0	0.00	100.0%	0	0	0	0	16216	649	SILVA CELL	672	B
40	48,117	1.10	48,117	1.10	0	0.00	100.0%	0	0	0	0	48117	1,925	SILVA CELL	2,240	B
41	15,151	0.35	15,151	0.35	0	0.00	100.0%	0	0	0	0	15151	606	SILVA CELL	672	B
42	24,051	0.55	24,050	0.55	1	0.00	100.0%	0	0	0	0	24050	962	SILVA CELL	1,120	B
43	26,046	0.60	26,046	0.60	0	0.00	100.0%	0	0	0	0	26046	1,042	SILVA CELL	1,120	B
44	37,464	0.86	17,162	0.39	20,302	0.47	45.8%	0	36	7352	10952	6210	248	SILVA CELL	672	A
45	34,407	0.79	13,251	0.30	21,156	0.49	38.5%	0	2	0	200	13051	522	SILVA CELL	672	A
46	26,635	0.61	18,837	0.43	7,798	0.18	70.7%	0	18	0	1800	17037	681	SILVA CELL	1,120	A
47	10,502	0.24	8,150	0.19	2,352	0.05	77.6%	0	5	0	500	7650	306	TBD		
48	23,176	0.53	21,814	0.50	1,362	0.03	94.1%	0	3	0	300	21514	861	SILVA CELL	1,120	A
49	32,804	0.75	28,670	0.66	4,134	0.09	87.4%	0	16	0	1600	27070	1,083	SILVA CELL	1,232	A
50	34,143	0.78	20,337	0.47	13,806	0.32	59.6%	0	21	0	2100	18237	729	SILVA CELL	800	A
51	47,407	1.09	47,407	1.09	0	0.00	100.0%	0	0	0	0	47407	1,896	SILVA CELL	2,000	B
52	22,576	0.52	22,576	0.52	0	0.00	100.0%	0	7	0	700	21876	875	SILVA CELL	896	B
53	48,712	1.12	48,712	1.12	0	0.00	100.0%	0	0	0	0	48712	1,948	SILVA CELL	2,000	B
54	53,264	1.22	53,263	1.22	1	0.00	100.0%	0	0	0	0	53263	2,131	SILVA CELL	2,240	B
55	21,578	0.50	21,577	0.50	1	0.00	100.0%	0	0	0	0	21577	863	SILVA CELL	1,120	B
56	18,201	0.42	18,200	0.42	1	0.00	100.0%	0	0	0	0	18200	728	SILVA CELL	840	B
57	66,510	1.53	52,281	1.20	14,229	0.33	78.6%	0	9	0	900	51381	2,055	SILVA CELL	2,240	A,B
58	74,128	1.70	19,734	0.45	54,394	1.25	26.6%	0	15	0	1500	18234	729	SILVA CELL	952	A
59	54,022	1.24	46,153	1.06	7,869	0.18	85.4%	0	10	0	1000	45153	1,806	SILVA CELL	1,960	B
60	82,815	1.90	82,814	1.90	1	0.00	100.0%	0	3	0	300	82514	3,301	SILVA CELL	3,520	B
61	46,484	1.07	46,483	1.07	1	0.00	100.0%	0	3	0	300	46183	1,847	SILVA CELL	2,184	B
62	10,423	0.24	8,349	0.19	2,074	0.05	80.1%	0	7	0	700	7649	306	SILVA CELL	560	A
63	46,980	1.08	36,967	0.85	10,013	0.23	78.7%	0	29	7550	10450	26517	1,061	SILVA CELL	1,344	A
64	30,987	0.71	21,619	0.50	9,368	0.22	69.8%	0	16	4518	6118	15501	620	SILVA CELL	672	A
65	48,016	1.10	40,532	0.93	7,484	0.17	84.4%	0	14	0	1400	39132	1,565	TBD		
TOTAL*	**2,155,303**	**49.48**	**1,871,405**	**43**	**283,898**	**7**	**86.8%**	**0**	**461**	**19420**	**65520**	**1805885**	**72,235**		**82,736**	

*200 square feet per proposed evergreen tree, 100 square feet per proposed deciduous tree, square footage under the tree canopy for each existing tree
**A: Drainage to sheet flow on surface, captured via storm inlets and directed to treatment areas
**B: Roof Drainage to be captured via rainwater leaders and directed to treatment areas
***Total area excludes proposed pools being directed to sanitary sewer



SILVA CELL SYSTEM 3X

NOT TO SCALE

1

KEY PLAN

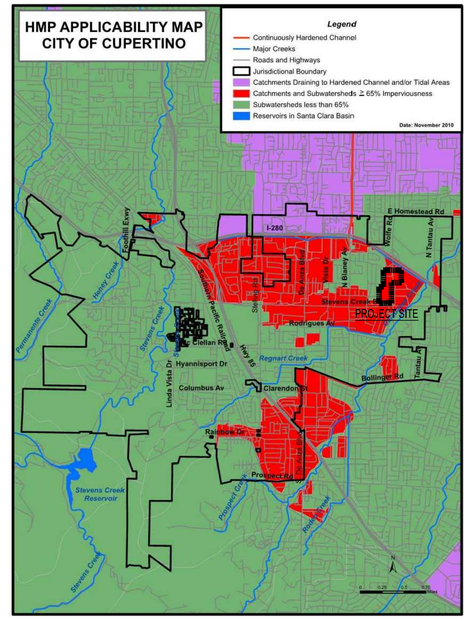
- (A) *SILVA CELL SYSTEM (DECK, BASE, AND POSTS)*
- (B) *SUBGRADE, COMPACTED*
- (C) *GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE*
- (D) *4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR*
- (E) *SILVA CELL BASE SLOPE, 10% MAX*
- (F) *1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE*
- (G) *ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE*
- (H) *GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)*
- (I) *CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED*
- (J) *BIO–TREATMENT SOIL. SOIL SHALL INFILTRATE RUNOFF AT A MIN. RATE OF 5" PER HOUR. SEE SOIL SPECS IN APPENDIX K OF THE SANTA CLARA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE.*
- (K) *COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS*
- (L) *GEOTEXTILE FABRIC TO EDGE OF EXCAVATION*
- (M) *RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)*
- (N) *THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)*
- (O) *PAVEMENT AND AGGREGATE BASE PER PROJECT * *MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H–20 LOADING*

PAVEMENT	*+ AGGREGATE BASE COURSE*
4" CONCRETE	*+ 4" AGGREGATE*
3" PAVER	*+ 12" AGGREGATE*
4" ASPHALT	*+ 12" AGGREGATE*
2.6" PAVER	*+ 5" CONCRETE*

- (P) *DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT*
- (Q) *PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING*
- (R) *ROOT BALL*
- (S) *TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS*
- (T) *DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED*
- (U) *DEEPROOT WATER AND AIR VENT, WHEN REQUIRED*
- (V) *UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)*

NOTES:
1. *EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS*
2. *INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS*
3. *PROVIDE SUPPLEMENTAL IRRIGATION*

- (W) *12" MIN. CLASS II PERMEABLE ROCK PER CALTRANS SPECIFICATIONS*



HYDROMODIFICATION MAP

N.T.S.

NOTE:

PROJECT IS EXEMPT FROM HYDROMODIFICATION BECAUSE IT IS LOCATED IN A WATERSHED THAT IS GREATER THAN 65% IMPERVIOUS.

CUPERTINO

Date Form Completed:
Completed by:
Permit #:

City of Cupertino
Permit Provision C.3 Impervious Surface Data Form

Which Projects Must Comply with Stormwater Requirements?

All projects that create and/or replace **10,000 sq. ft.** or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application.

All restaurants, auto service facilities, retail gasoline outlets, and uncovered parking lot projects (stand-alone or part of another development project, including the top uncovered portion of parking structures) that create and/or replace **5,000 sq. ft.** or more of impervious surface on the project site must also fill out this worksheet.

Interior remodeling projects, routine maintenance or repair projects such as re-roofing and re-paving, and single family homes that are not part of a larger plan of development are **NOT** required to complete this worksheet.

What is an Impervious Surface?

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

For More Information

For more information regarding selection of Best Management Practices for stormwater pollution prevention or stormwater treatment contact:_____

1. Project Information

Project Name: The Rise **APN #** 316-20-120 & 316-20-121

Project Address: 10123 N. Wolfe Rd. Cupertino, CA 95014

Cross Streets: Wolfe Road, I-280 South

Applicant/Developer Name: Vallco Property Owner, LLC.

Project Phase(s): 1 **of** 1 **Engineer:** Sandis

Project Type (Check all that apply): ☐ New Development ☑ Redevelopment

☐ Private ☐ Public

☑ Residential ☑ Commercial ☐ Industrial ☑ Mixed Use ☐ Institutional

☑ Restaurant ☐ Uncovered Parking ☐ Retail Gas Outlet ☐ Auto Service (SIC code) _____ (5013-5014, 5541, 7532-7534, 7536-7539)

☐ Other _____

Project Description: Development of a mixed use project including office space, retail, residential units, and supporting infrastructure including utilities, site work and stormwater treatment.

Project Watershed/Receiving Water (creek, river or bay): Calabazas Creek

2. Project Size

a. Total Site Area: 49.48 acres **b. Total Site Area Disturbed:** 49.48 acres (including clearing, grading, or excavating)

Site Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
c. Total Impervious Area (**IA**)	1,960,173	0	1,871,405		1871405
d. Total new and replaced impervious area			1,871,405		
e. Total Pervious Area (**PA**)[3]	195,130				283,898
f. Total Area (**IA+PA**)	2,155,303				2,155,303

g. Percent Replacement of IA in Redevelopment Projects: (Existing IA Replaced ÷ Existing Total IA) x 100% 95.47 %

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 1 acre or more?

☑ Yes, applicant must obtain coverage under the State Construction General Permit (see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☐ No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.d. equal to **10,000** sq. ft. or more, or **5,000** sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and stand-alone uncovered parking?

☑ Yes, C.3. source control, site design and treatment requirements apply

☐ No, C.3. source control and site design requirements may apply – check with local agency

b. For redevelopment projects, is #2.g. equal to 50% or more?

☑ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire site

☐ No, C.3. requirements only apply to the impervious area created and/or replaced

c. Does the project create and/or replace 5,000 sf or more of impervious surface parking?

☑ Yes, C.3. requirements may apply to the entire site – check with local agency

☐ No

5. Hydromodification Management (HM) Applicability:

a. Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

☑ Yes (continue) ☐ No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? (www.scvurppp.org/hmp-map)

☐ Yes, the project must implement HM requirements

☑ No, the project is exempt from HM requirements

[1] "Retained" means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained".
[2] The "new" and "replaced" IA are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA, if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the total pre-project IA will be considered "replaced" IA. A site will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- ☐ Minimize land disturbed (e.g., protect trees and soil)
- ☐ Minimize impervious surfaces (e.g., reduction in post-project impervious surface)
- ☐ Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)
- ☑ Cluster structures/ pavement
- ☐ Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)
- ☐ Pervious pavement
- ☐ Green roof
- ☐ Other self-treating[4] area (e.g., landscaped areas)
- ☐ Self-retaining[4] area
- ☐ Interceptor trees[3]
- ☐ Rainwater harvesting and use (e.g., rain barrel, cistern for designated use)[3]
- ☐ Preserved open space: _____ ac. or sq. ft. (circle one)
- ☐ Protected riparian and wetland areas/buffers (Setback from top of bank: _____ ft.)
- ☐ Other _____

Source Control Measures

- ☑ Wash area/racks, drain to sanitary sewer[5]
- ☑ Covered dumpster area, drain to sanitary sewer[6]
- ☑ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[6]
- ☑ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
- ☐ Outdoor material storage protection
- ☐ Covers, drains for loading docks, maintenance bays, fueling areas
- ☑ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- ☑ Storm drain labeling
- ☐ Other _____

Treatment Measures

- ☐ None (all impervious surface drains to self-retaining areas)

LID Treatment

- ☐ Bioretention area
- ☐ Flow-through planter
- ☐ Tree Well Filter or Trench with bioretention soils
- ☐ Rainwater harvest/use (e.g., cistern or rain barrel for designated use, sized for C.3.d treatment)
- ☐ Infiltration trench
- ☐ Infiltration well/dry well
- ☐ Subsurface Infiltration System (e.g. vault or large diameter conduit over drain rock)
- ☑ Other Silva Cells

Non-LID Treatment Methods

- ☐ Proprietary high flow rate tree box filter[7]
- ☐ Proprietary high flow media filter (sand, compost, or proprietary media)[7]
- ☐ Vegetated filter strip[8]
- ☐ Extended detention basin[8]
- ☐ Vegetated swale[8]
- ☐ Other _____

Flow Duration Controls for Hydromodification Management (HM)

☐ Extended Detention basin ☐ Underground tank or vault ☐ Bioretention with outlet control ☐ Other _____

[4] See SCVURPPP C3 Handbook for definitions. https://scvurppp.org/2016/06/20/c-3-stormwater-handbook-june-2016/
[5] Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.
[6] Subject to sanitary sewer authority requirements.
[7] These treatment measures are only allowed if the project qualifies as a "Special Project".
[8] These treatment measures are only allowed as part of a multi-step treatment process (i.e., for pretreatment).

7. Stormwater Treatment Measure (STM) Sizing for Projects with Treatment Requirements

Stormwater Treatment Measure (STM)	Hydraulic Sizing Criteria Used*
Silva Cells	2a
	Choose from list
	Choose from list
	Choose from list

*Key: 1a: Volume – WEF Method
1b: Volume – CASQA BMP Handbook Method
2a: Flow – Factored Flood Flow Method
2b: Flow – CASQA BMP Handbook Method
2c: Flow – Uniform Intensity Method
3: Combination Flow and Volume Design Basis

8. Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☑ Yes ☐ No Name of Third-party Reviewer Robin Lee, PE - Schaaf and Wheeler

9. Operation & Maintenance Information

A. Property Owner's Name Vallco Property Owner, LLC.

B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:
- a. Name: Reed Moulds
- b. Address: 2600 El Camino Real, Suite 410 Palo Alto California 94306
- c. Phone/E-mail: 650-344-1500/rmoulds@shpco.com

This section to be completed by Municipal staff.

O&M Responsibility Mechanism

Indicate how responsibility for O&M is assured. Check all that apply:

☐ O&M Agreement

☑ Other mechanism that assigns responsibility (describe below):

STAFF ONLY
Reviewed By:

Community Development Department
Planning Division: _____
Building Division: _____

Public Works Department
Engineering: _____
Other (Specify): _____

Return form to: Public Works Department **Data entry performed by:** _____

SANDIS

BUILD ON.
SANDIS.NET

DATE: 12/04/2023
SCALE: NTS
DRAWN BY: LS
APPROVED BY: ND
DRAWING NO.: 223237

DATE DECEMBER 4, 2023

REGISTERED PROFESSIONAL ENGINEER CHAD J. BROWNING No. C68315 Exp. 9/30/25 CIVIL STATE OF CALIFORNIA

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

No.	REVISION/ISSUE	DATE	BY
REV-1	SB-35 APPLICATION REVISIONS	08/06/2018	ND
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018	ND
REV-3	SB-35 MODIFICATION DOCUMENTS	03/23/2022	ND
REV-4	SB-35 MODIFICATION DOCUMENTS	12/04/2023	ND

STORMWATER TREATMENT CALCULATIONS

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM8.1
OF 74 SHEETS

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File: S:\223237\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\TENTATIVE MAP\TM-8 STORMWATER TREATMENT PLAN.dwg Date:Dec 04, 2023 – 12:55pm, lsolis