

VALLCO TOWN CENTER TENTATIVE SUBDIVISION MAP

FOR UP TO 2,402 RESIDENTIAL AND 98 COMMERCIAL/RETAIL CONDOMINIUMS

CUPERTINO CALIFORNIA

PROJECT INFORMATION

PROPERTY DESCRIPTION: APN 316-20-080
APN 316-20-081
APN 316-20-082
APN 316-20-088
APN 316-20-094
APN 316-20-095
APN 316-20-099
APN 316-20-100
APN 316-20-101
APN 316-20-103
APN 316-20-104
APN 316-20-105
APN 316-20-106
APN 316-20-107

OWNER/SUBDIVIDER: VALLCO PROPERTY OWNER LLC (SAND HILL PROPERTY COMPANY)
965 PAGE MILL ROAD
PALO ALTO, CA 94304
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 DIXONSON

EXISTING ACREAGE: 50.822 ACRES (GROSS)
PROPOSED ACREAGE: 49.333 ACRES (GROSS)

NO. OF LOTS (PROPOSED): 2
SMALLEST DEVELOPABLE LOT: 17.282 ACRES
AVERAGE DEVELOPABLE LOT: 24.667 ACRES

EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: MIXED USE - COMMERCIAL/OFFICE/RESIDENTIAL
LOT AREA DENSITY PER GROSS ACRE: PARCEL A 47.25 UNITS/ACRE
PARCEL B 47.25 UNITS/ACRE

BENCHMARK

THE PROJECT BENCHMARK IS A SANTA CLARA VALLEY WATER DISTRICT (SCVD) BM 136, 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: FEBRUARY 15, 2022

BY:

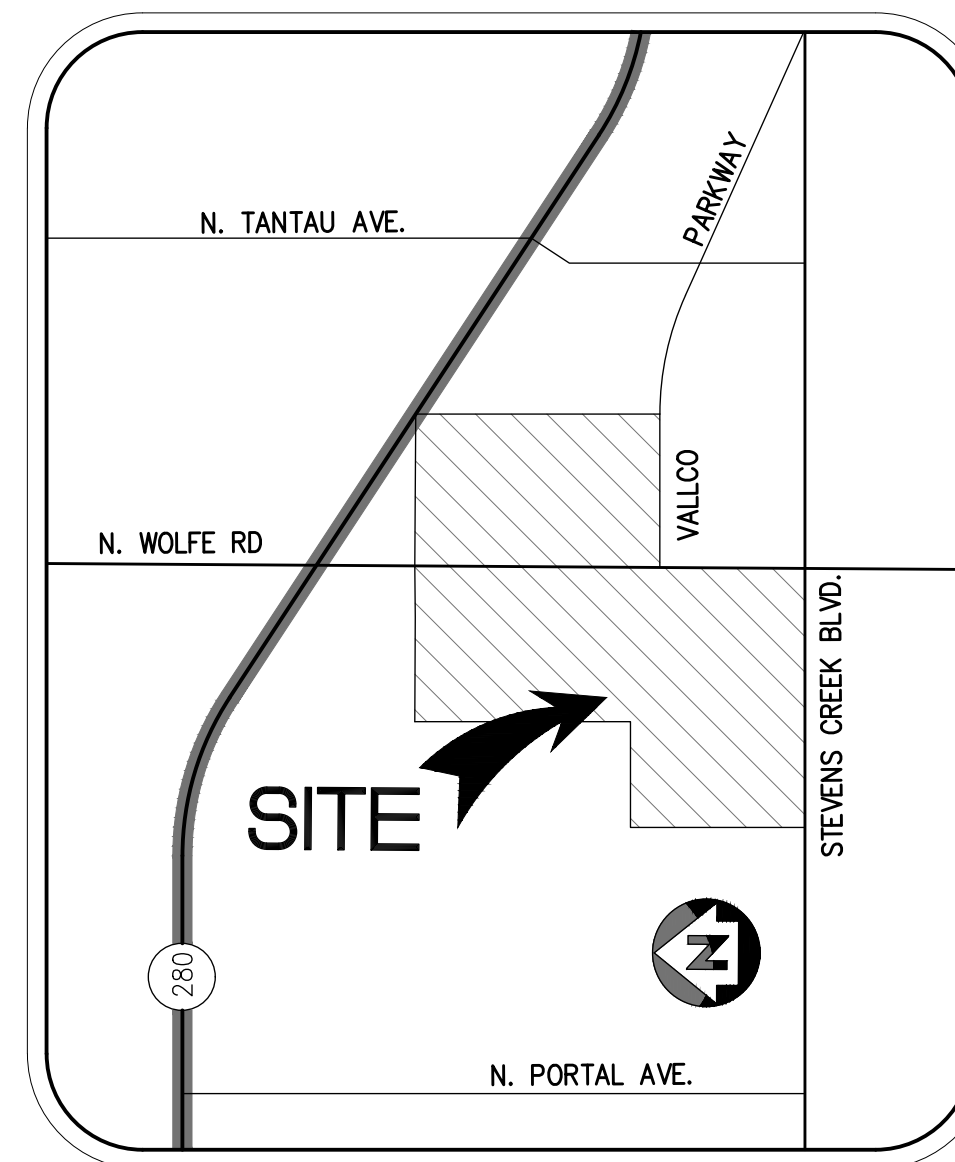
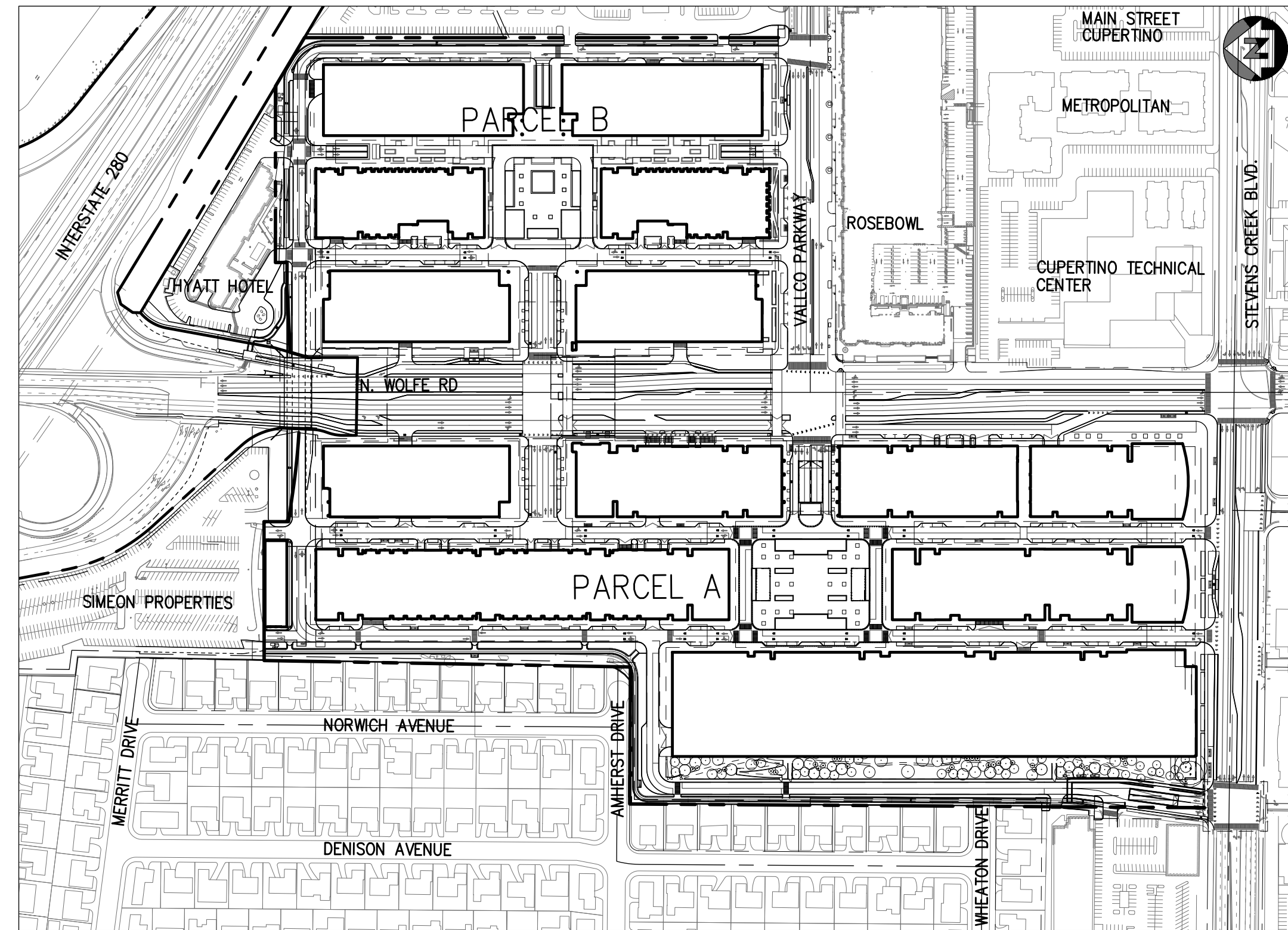
KELLY S. JOHNSON, P.L.S.
CALIFORNIA REG. NO. 9126
LICENSE EXP. SEPTEMBER 30, 2022
MAPPING@SANDIS.NET

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

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.



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

THIS TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES COVERING PARCELS A AND B 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 2,500 CONDOMINIUM UNITS, INCLUDING NOT TO EXCEED 2,402 RESIDENTIAL CONDOMINIUM UNITS, TOGETHER WITH 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.

INDEX OF SHEETS

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TM3.3 - TM3.5	DEMOLITION AND TREE DISPOSITION PLAN (REV-3)
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TM7.1 - TM7.10	UTILITY PLAN (REV-3)
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TM8.1	STORMWATER MANAGEMENT CALCULATIONS (REV-3)

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" BY EASEMENT

PUBLIC AREAS: PRIVATE ROADS/Common Areas
PROPOSED PRIVATE AREAS: CLOSED CONDUIT INTO PUBLIC SYSTEM
STORM DRAINAGE: NONE
AREAS SUBJECT TO INUNDATION: PER APPROVED DEVELOPMENT PERMIT
LAND USE PLAN DESIGNATION: AS REQUIRED BY CITY
PROPOSED TREE PLANTINGS: AS REQUIRED BY CITY
PROPOSED STREET LIGHTING: PRIMARY BUILDING BULK SETBACK AT 1:1 SLOPE FROM ARTERIAL/BOULEVARD CURB LINE(S) ALONG WOLFE RD AND STEVENS CREEK BLVD

EAST PARCEL AREA: 752,790± SQ FT OR 17.282± ACRES
WEST PARCEL AREA: 1,396,185± SQ FT OR 32.052± ACRES

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

- REFER TO SUBMITTAL FOR TOPOGRAPHY, UTILITIES, AND GRADING INFORMATION
- PROPOSED EASEMENT 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.

LOCATION MAP

N.T.S.

TITLE REPORT NOTE

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE CHICAGO TITLE ISSUANCE COMPANY PRELIMINARY TITLE REPORTS, ORDER NUMBERS 98201069-982-SK-KC AND 98201070-982-SK-KC; BOTH DATED NOVEMBER 20, 2017

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	- JOINT 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	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	---	---
GAS MAIN	---	2" G
CAP AND PLUG END DUCT BANK	---	E
OVERHEAD ELECTRIC LINE	OHE	---
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	---	---
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
WATER METER	---	WM
SWING CHECK VALVE	---	SCV
WATER VALVE	---	WV
FIRE HYDRANT	---	FH
BACK FLOW PREVENTOR	---	BFP
POST INDICATOR VALVE	---	PIV
FIRE DEPARTMENT CONNECTION	---	FDC
WATER LINE TEE	---	---
ELECTRIC AND SIGNAL	---	---
AIR RELEASE VALVE	---	ARV
SIGN	---	---
ACCESSIBLE RAMP	---	---
CONCRETE THRUST BLOCK	---	---
REDUCER	---	---
SANITARY SEWER MANHOLE	---	SSMH
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE	---	SDMH
STORMCEPTOR	---	---
STORM DRAIN AREA DRAIN	---	---
STORM DRAIN CATCH BASIN	---	---
STORM DRAIN CURB INLET	---	---
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER	---	---
JOINT POLE	---	---
TRANSFORMER	---	---
OVERLAND RELEASE	---	---

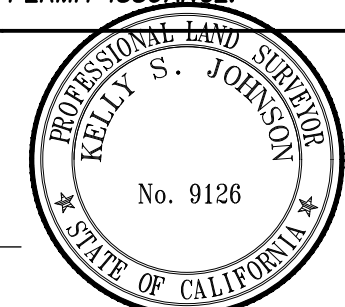
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CIVIL ENGINEERS
SURVEYORS
PLANNERS

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

DATE: 03/23/2022	DATE: MARCH 23, 2022
SCALE: NTS	
DRAWN BY: SP	
APPROVED BY: ND	
DRAWING NO.: 215028	
	KELLY S. JOHNSON P.L.S. NO. 9126, EXPIRES 9-30-22



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 DOCUMENTS	03/23/2022	ND

COVER SHEET

TENTATIVE SUBDIVISION MAP
VALLCO TOWN CENTER
CUPERTINO CALIFORNIA

SHEET
TM1.0
OF 73 SHEETS
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