

**PROJECT INFORMATION**

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

OWNER/SUBDIVIDER: VALLCO PROPERTY OWNER LLC (SAND HILL PROPERTY COMPANY)  
965 PAGE HILL 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 DICKINSON

EXISTING ACREAGE: 50.797 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**

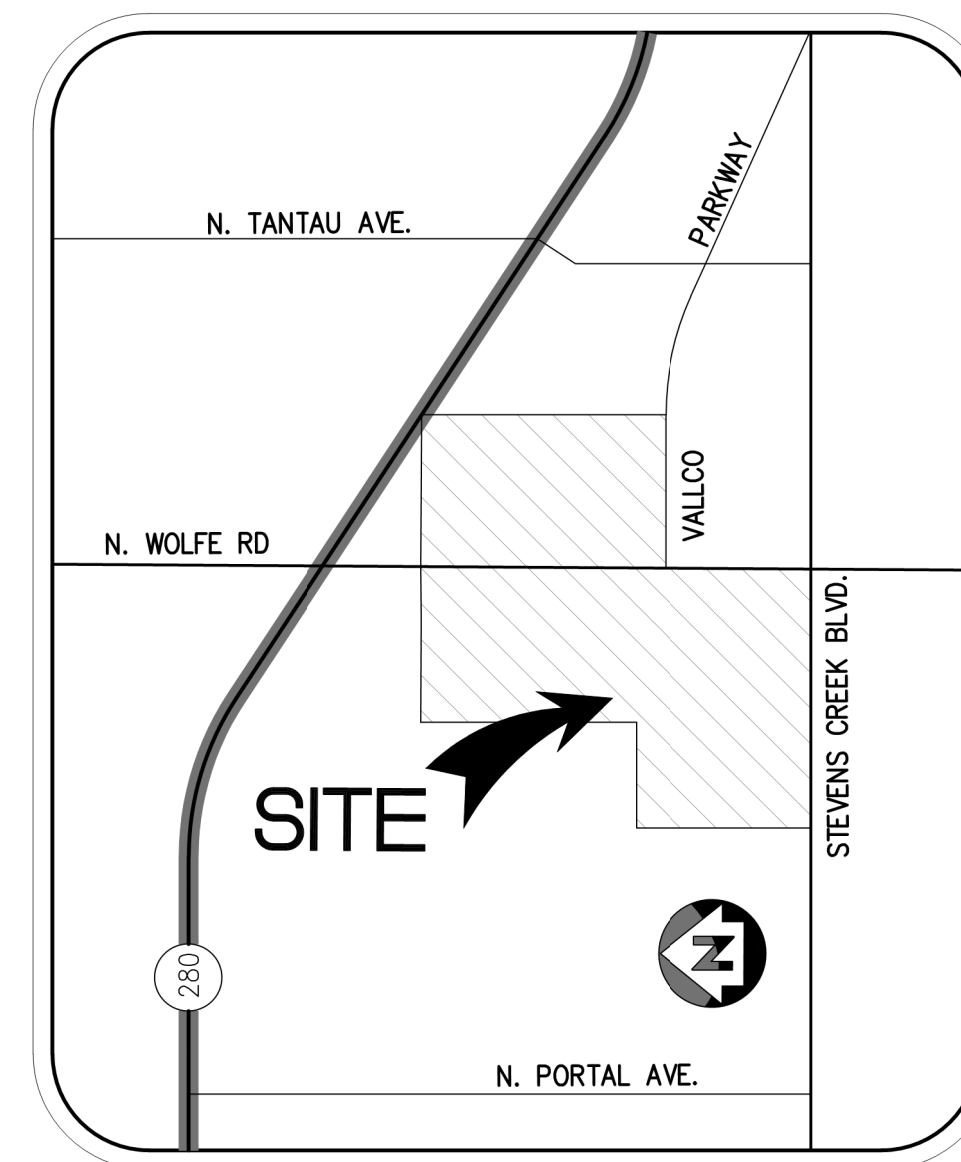
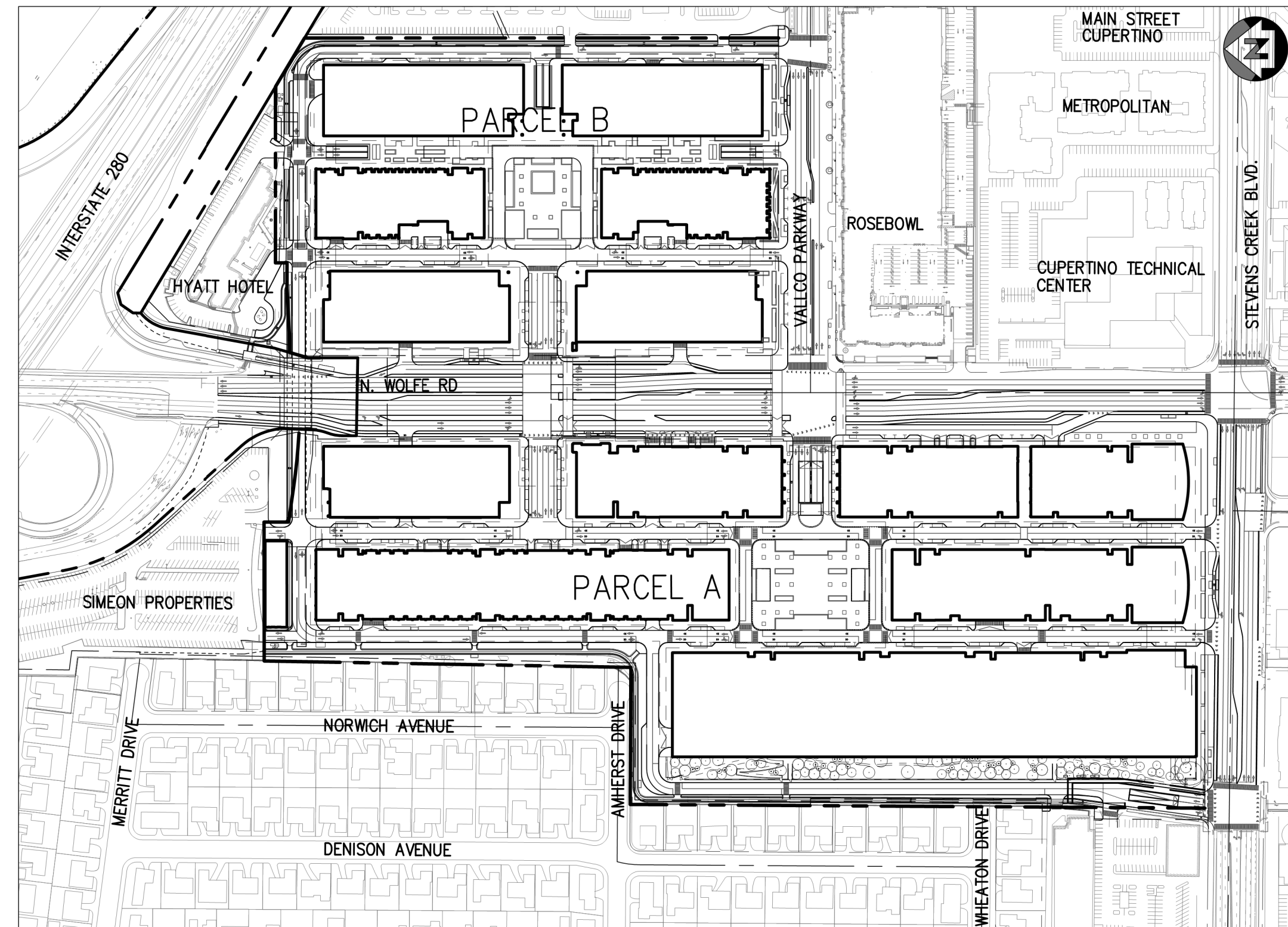
**CAUTION:** The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

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.

# VALLCO TOWN CENTER TENTATIVE SUBDIVISION MAP

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

CUPERTINO CALIFORNIA



VICINITY MAP

**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**

- TM1.0 COVER SHEET (REV-3)
- TM2.0 OVERALL TOPOGRAPHIC SURVEY (REV-2)
- TM2.1 - TM2.10 TOPOGRAPHIC SURVEY (REV-2)
- TM3.0 OVERALL DEMOLITION AND TREE DISPOSITION PLAN (REV-3)
- TM3.1 - TM3.2 DEMOLITION AND TREE DISPOSITION PLAN (REV-2)
- TM3.3 - TM3.5 DEMOLITION AND TREE DISPOSITION PLAN (REV-3)
- TM3.6 - TM3.10 DEMOLITION AND TREE DISPOSITION PLAN (REV-2)
- TM3.11 - TM3.12 TREE DISPOSITION TABLE (REV-2)
- TM4.0 OVERALL EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES (REV-2)
- TM4.1 - TM4.10 EXISTING PUBLIC AND PRIVATE EASEMENTS AND BOUNDARIES (REV-2)
- TM5.0 OVERALL PUBLIC AND PRIVATE EASEMENTS, DIMENSIONS AND BOUNDARIES (REV-3)
- TM5.1 - TM5.10 PUBLIC AND PRIVATE EASEMENTS, DIMENSIONS AND BOUNDARIES (REV-3)
- TM6.0 OVERALL GRADING AND DRAINAGE PLAN (REV-3)
- TM6.1 - TM6.10 GRADING AND DRAINAGE PLAN (REV-3)
- TM6.11 - TM6.12 CROSS SECTIONS (REV-3)
- TM7.0 OVERALL UTILITY PLAN (REV-3)
- TM7.1 - TM7.10 UTILITY PLAN (REV-3)
- TM8.0 STORMWATER MANAGEMENT PLAN (REV-3)
- TM8.1 STORMWATER MANAGEMENT CALCULATIONS (REV-3)

**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
BLOC	- BUILDING CORNER	MIN	- MINIMUM
BLOG	- 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
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	2" G
CAP AND PLUG END DUCT BANK		E
OVERHEAD ELECTRIC LINE	OHE	▬
UNDERGROUND ELECTRIC LINE	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
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		WLT
ELECTRIC AND SIGNAL		▬
AIR RELEASE VALVE		ARV
SIGN		SIGN
ACCESSIBLE RAMP		AR
CONCRETE THRUST BLOCK		CTB
REDUCER		R
SANITARY SEWER MANHOLE		SSMH
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		SDMH
STORMCEPTOR		SC
STORM DRAIN AREA DRAIN		SDAD
STORM DRAIN CATCH BASIN		SDCB
STORM DRAIN CURB INLET		SDCI
STORM DRAIN CLEANOUT		SDCO
ELECTROLIER		EL
JOINT POLE		JP
TRANSFORMER		TR
OVERLAND RELEASE		OR

**SANDIS 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 SCALE: NTS  
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

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
REV-4	SB-35 MODIFICATION APPLICATION	05/27/2022	ND

**COVER SHEET**

TENTATIVE SUBDIVISION MAP  
VALLCO TOWN CENTER  
CUPERTINO CALIFORNIA  
SHEET **TM1.0** OF 73 SHEETS  
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