

# VALLCO TOWN CENTER TENTATIVE SUBDIVISION MAP FOR UP TO 2,402 RESIDENTIAL AND 98 COMMERCIAL/RETAIL CONDOMINIUMS CUPERTINO CALIFORNIA

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 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 (SCVWD) 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

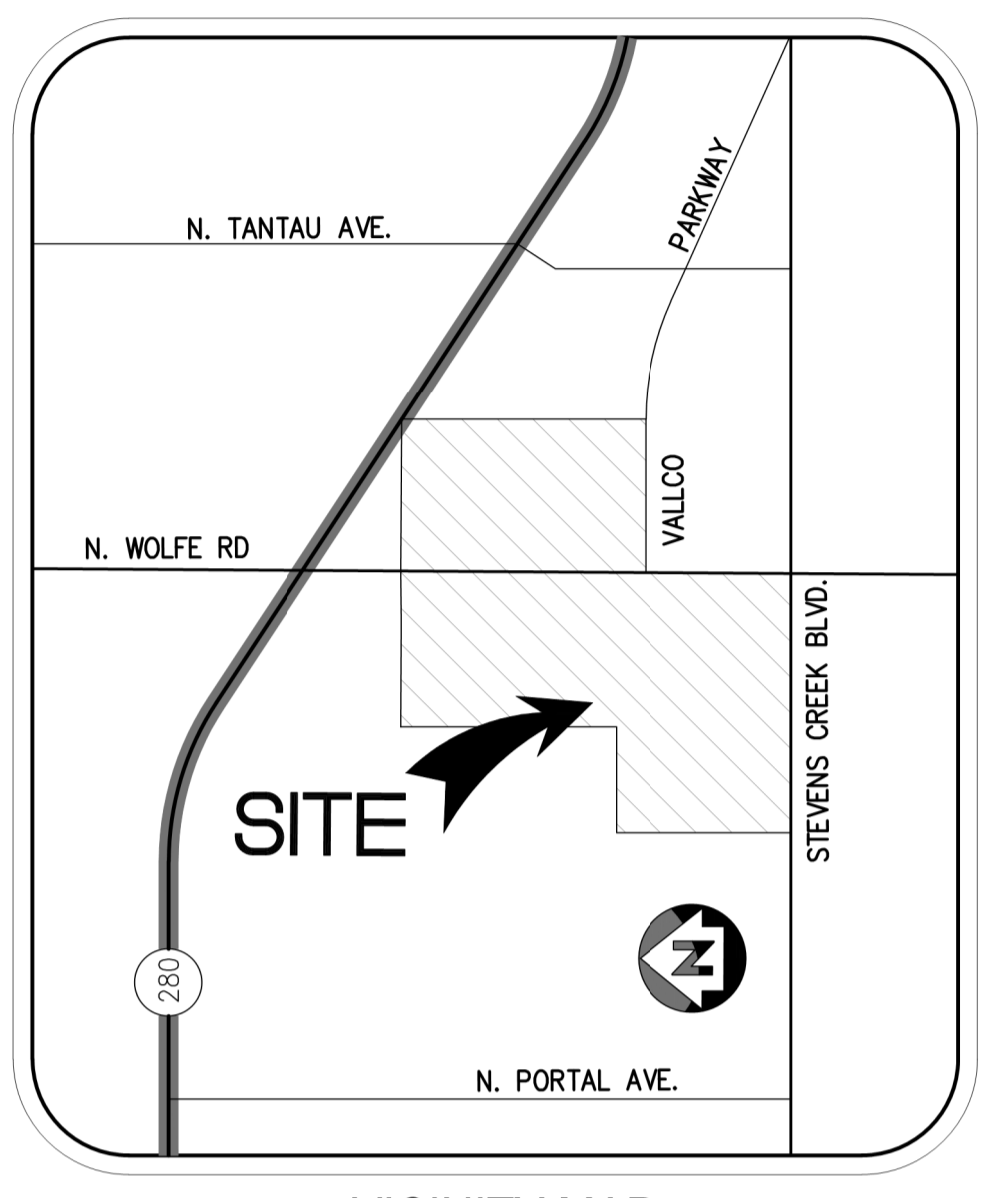
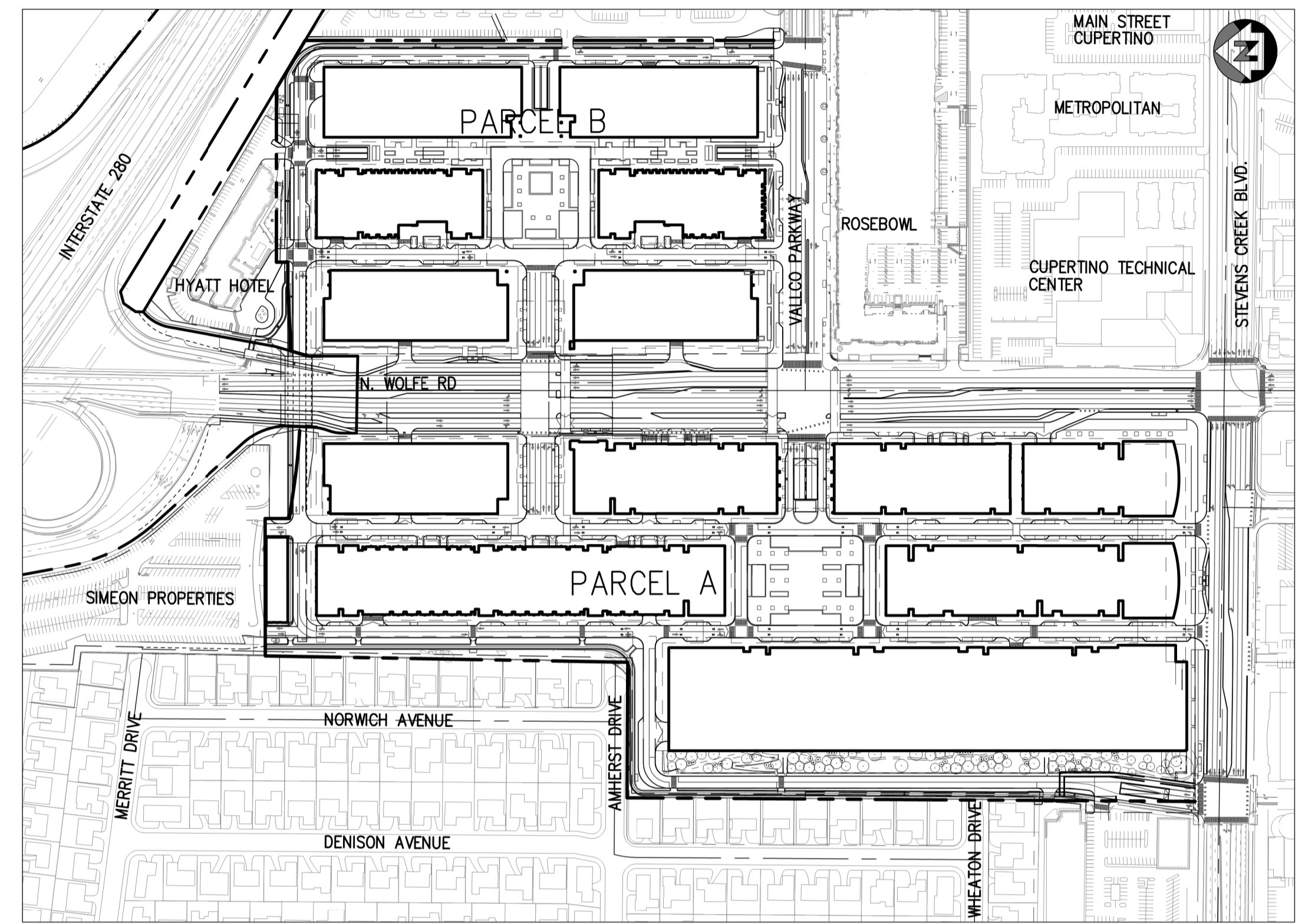
BY: \_\_\_\_\_

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.



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**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	- DRAINING	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	TS	- 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	▬
6" VERTICAL CURB	▬
CENTER LINE	▬
SANITARY SEWER MAIN	8" SS
STORM DRAIN MAIN	15" SD
PERFORATED PIPE	6" SD
WATER MAIN	6" W
FIRE WATER MAIN	4" FW
DOMESTIC WATER MAIN	4" DW
CHILLED WATER MAIN	4" CHW
IRRIGATION LINE	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
STREET LIGHT CONDUIT	SL
CONTOUR ELEVATION LINE	85
SPOT ELEVATION	90 89 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	E&S
AIR RELEASE VALVE	ARV
SIGN	SIGN
ACCESSIBLE RAMP	AR
CONCRETE THRUST BLOCK	CTB
REDUCER	R
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	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	E
JOINT POLE	JP
TRANSFORMER	T
OVERLAND RELEASE	OR

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 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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