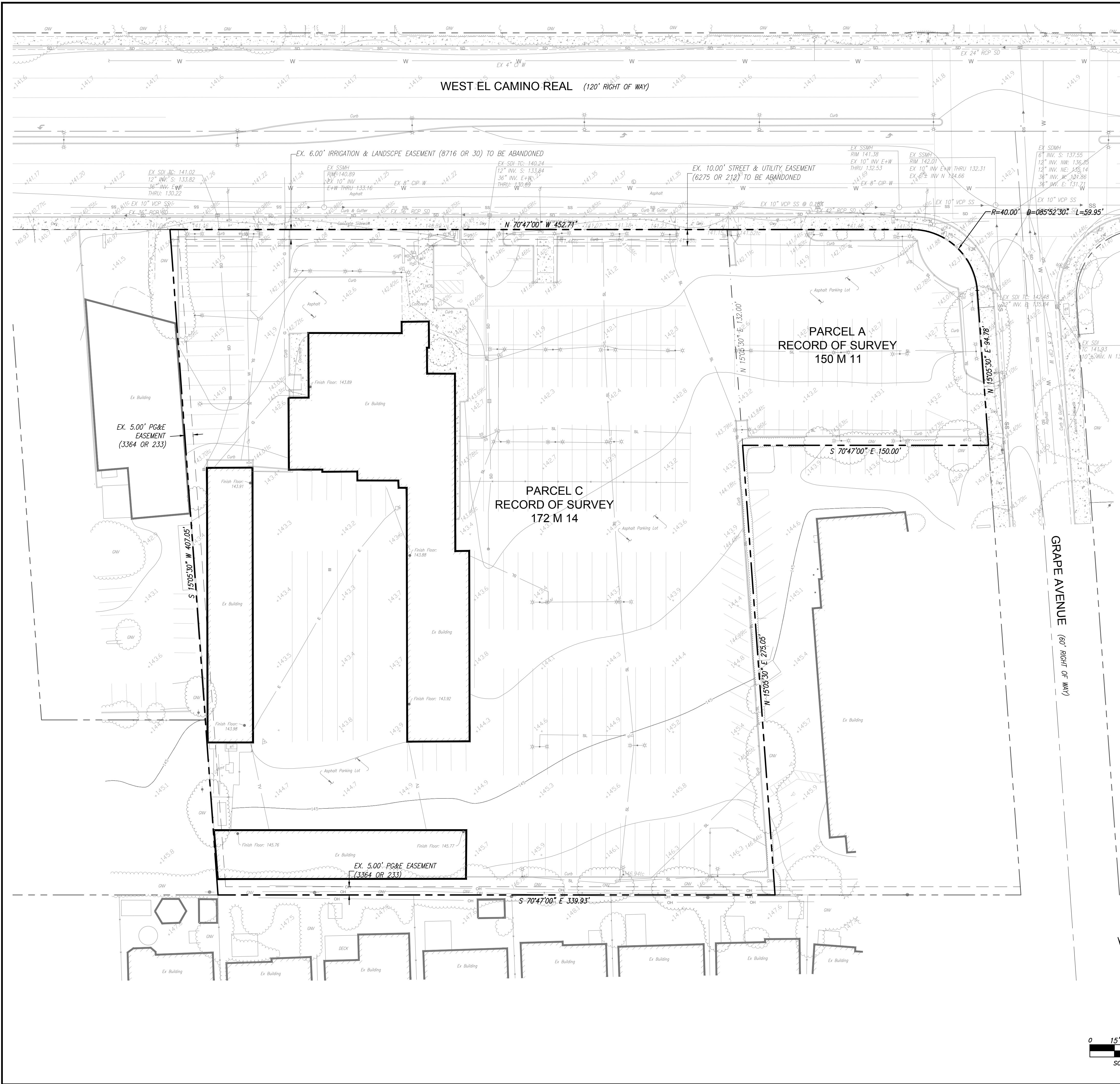


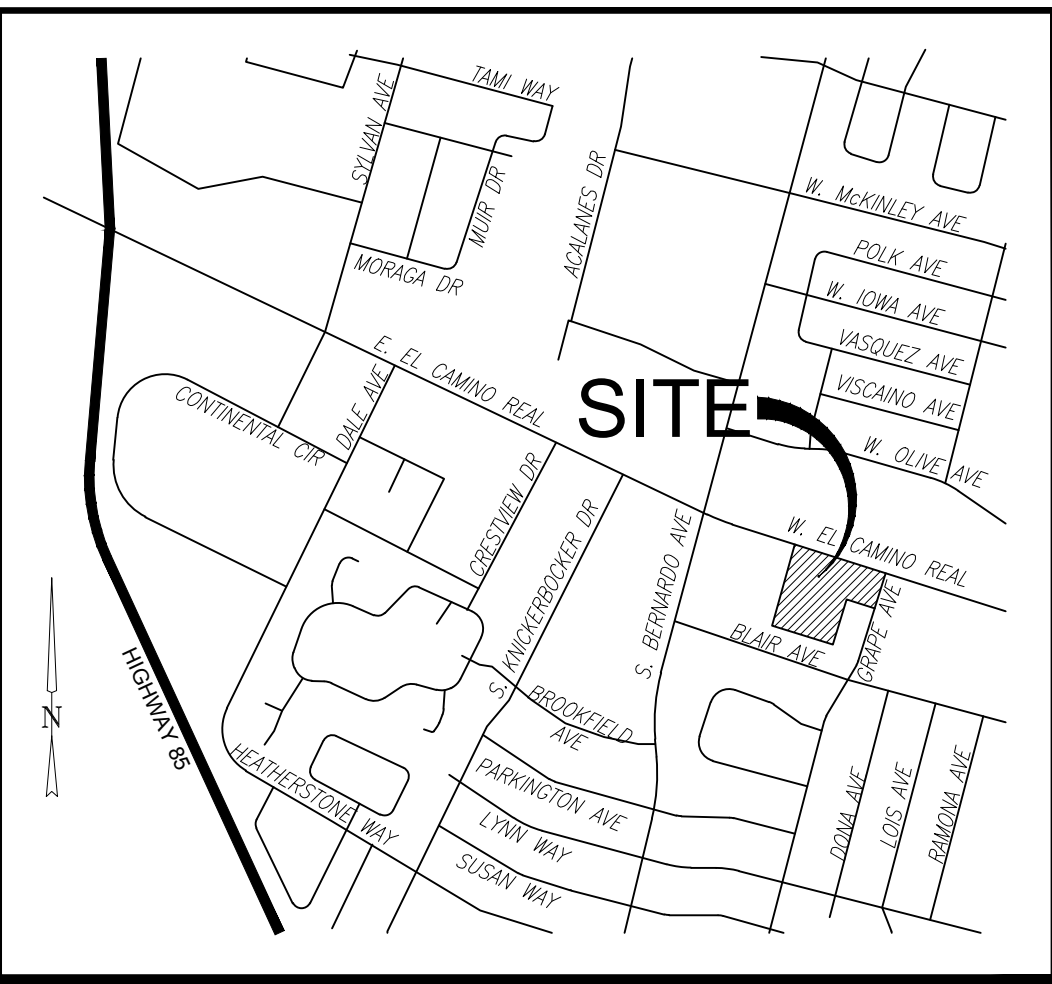


LEGEND & ABBREVIATIONS

---	PROPERTY LINE - SUBJECT PARCEL
---	PROPERTY LINE - ADJACENT PARCEL
---	PROPERTY LINE - NEW PROPOSED
---	PROPERTY LINE - TO BE REMOVED
---	CENTERLINE / MONUMENT LINE, AS NOTED
---	EASEMENT LINE
---	EASEMENT LINE - NEW PROPOSED
---	EX BUILDING LINE (AERIALY DERIVED)
---	CONCRETE
---	CONCRETE GRADE BREAK
---	CURB & GUTTER
---	FENCELINE
---	UNDERGROUND COMMUNICATIONS
---	UNDERGROUND ELECTRICAL
---	UNDERGROUND STORM DRAIN LINE
---	UNDERGROUND SANITARY SEWER
---	UNDERGROUND WATER LINE
---	UNDERGROUND GAS LINE
---	WALL
C	COMMUNICATIONS BOX
cv	COMMUNICATIONS VAULT
■	CATCH BASIN
xw	CROSSWALK PEDESTAL
■	DRAIN INLET
dccv	DETECTOR CHECK VALVE
ep	ELECTRIC CABINET
e	ELECTRIC UTILITY BOX
ev	ELECTRIC VAULT
⊙	ELECTROLIER
+	FIRE HYDRANT
gm	GAS METER
ir	IRRIGATION VALVE
ss	SANITARY SEWER CLEANOUT
.	SANITARY SEWER MANHOLE
+	SIGN
⊙	SITE LIGHT
×175.15	SPOT ELEVATION
×175.2	SPOT ELEVATION (AERIALY DERIVED)
sd	STORM DRAIN CLEANOUT
.	STORM DRAIN MANHOLE
sl	STREET LIGHT BOX
ts	TRAFFIC SIGNAL BOX
xfmr	TRANSFORMER
●12"	TREE TRUNK / SIZE
u	UTILITY BOX (TYPE UNKNOWN)
⊙	UTILITY MANHOLE
⊙	UTILITY POLE
uv	UTILITY VAULT (TYPE UNKNOWN)
w	WATER METER
v	WATER VALVE

TABLE OF CONTENTS

- C-1.0 EXISTING BOUNDARY, EASEMENTS AND TOPOGRAPHY
- C-2.0 PRELIMINARY SITE PLAN, PARCELS AND EASEMENTS
- C-3.0 PRELIMINARY GRADING & DRAINAGE PLAN
- C-4.1 PRELIMINARY CROSS-SECTIONS
- C-5.0 PRELIMINARY UTILITY PLAN



VICINITY MAP

NTS

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALCULATED MONUMENT LINE BETWEEN TWO FOUND MONUMENTS IN BLAIR AVENUE, AS SAID MONUMENTS ARE SHOWN ON TRACT 1419, FILED FOR RECORD ON JUNE 13, 1955 IN BOOK 57 OF MAPS, AT PAGES 50-51. THE BEARING OF SAID CALCULATED LINE BEING SOUTH 71°04'53" EAST.

BENCHMARK

VERTICAL DATUM IS BASED UPON THE CITY OF SUNNYVALE BENCHMARK 23, THE TOP OF A BRASS DISC IN THE TOP OF CURB NEXT TO A CATCH BASIN AT THE SOUTHEAST CURB RETURN AT THE INTERSECTION OF EL CAMINO REAL AND SOUTH BERNARDO AVENUE; TOP OF BRASS DISC TAKEN AS 140.51', NAVD88.

GENERAL NOTES:

OWNER/SUBDIVIDER:	DE ANZA PROPERTIES 950 N. SAN ANTONIO ROAD, #114 LOS ALTOS, CA 94022 408-735-7610 ATTN: JENNIFER TERSIGNI
CIVIL ENGINEER / LAND SURVEYOR:	KEVIN R. WEISS, R.C.E. 47967, P.L.S. 007139 JMH WEISS, INC. 1731 TECHNOLOGY DRIVE, SUITE #880 SAN JOSE, CALIFORNIA 95110 (408) 286-4555
ASSESSOR'S PARCEL NUMBER:	198-17-023 AND 198-17-029
ZONING:	ECR-MU33 (EL CAMINO REAL - MIXED USE)
GENERAL PLAN DESIGNATION:	ECRSP - EL CAMINO REAL SPECIFIC PLAN
SUBDIVIDED AREA:	APPROXIMATELY 3.615 +/- ACRES
EXISTING LOTS:	2 PARCELS
EXISTING LAND USE:	COMMERCIAL RETAIL
TOTAL PROPOSED LOTS:	6 LOTS
PROPOSED LAND USE:	MIXED USE - COMMERCIAL/RETAIL CONDOMINIUMS AND RESIDENTIAL CONDOMINIUM UNITS -> 5 SINGLE FAMILY DETACHED LOTS, 86 RESIDENTIAL CONDOMINIUM UNITS, AND 25 RESIDENTIAL APARTMENTS
WATER SYSTEM:	CITY OF SUNNYVALE
STORM DRAIN:	TO BE INSTALLED IN CONFORMANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF SUNNYVALE
SANITARY SEWER:	TO BE INSTALLED IN CONFORMANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF SUNNYVALE
GAS AND ELECTRIC:	PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE:	AT&T
CABLE:	COMCAST
FIRE HYDRANTS:	TO BE INSTALLED TO CONFORM TO LOCATIONS AND STANDARDS OF THE CITY OF SUNNYVALE

- NOTES:
- 1) NEW EASEMENTS TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT.
 - 2) EXISTING EASEMENTS TO BE ABANDONED AS NEEDED ON THE FINAL MAP OR SEPARATE INSTRUMENT.
 - 3) SUBJECT TO PROJECT C&B's TO BE RECORDED.

EXISTING BOUNDARY, EASEMENTS AND TOPOGRAPHY

VESTING TENTATIVE TRACT MAP

W. EL CAMINO REAL + GRAPE AVENUE

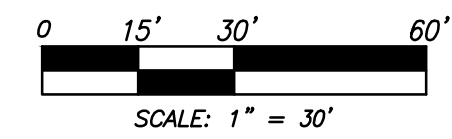
RESIDENTIAL CONDOMINIUM AND COMMERCIAL CONDOMINIUM PURPOSES

SUNNYVALE CALIFORNIA

JMH WEISS, INC.

Civil Engineering ~ Surveying ~ Land Planning
10050 N. Foothill Boulevard Cupertino, CA 95014
Tel(408)286-4555

AS SHOWN	6/3/2025	5130	C-1.0
SCALE	DATE	JOB NO.	

[illegible]

PRELIMINARY SITE PLAN, PARCELS AND EASEMENTS

VESTING TENTATIVE TRACT MAP

W. EL CAMINO REAL + GRAPE AVENUE

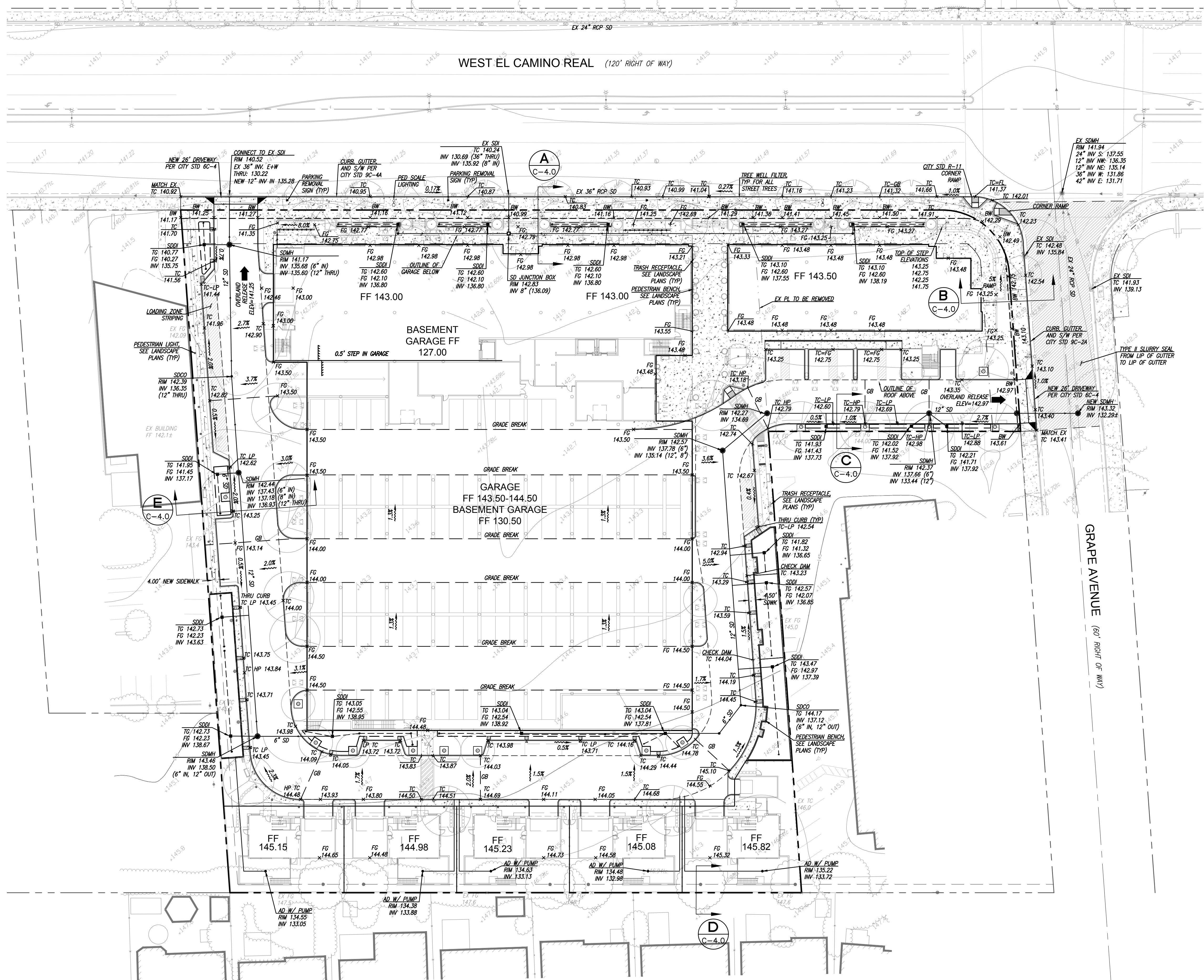
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<i>AS SHOWN</i> SCALE	<i>6/3/2025</i> DATE	<i>5130</i> JOB NO.	C-2.0
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STREETSCAPE NOTE

THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS
ALONG THE PROJECT FRONTAGES SHALL BE THE SOLE
RESPONSIBILITY OF THE PROPERTY OWNER.

PRELIMINARY GRADING & DRAINAGE PLAN

VESTING TENTATIVE TRACT MAP

W. EL CAMINO REAL + GRAPE AVENUE

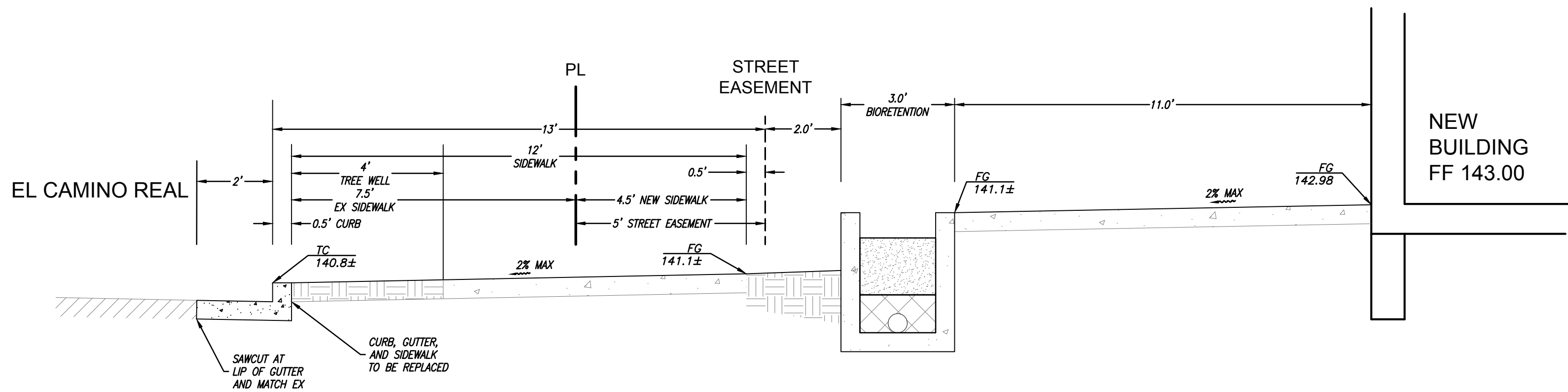
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SUNNYVALE CALIFORNIA

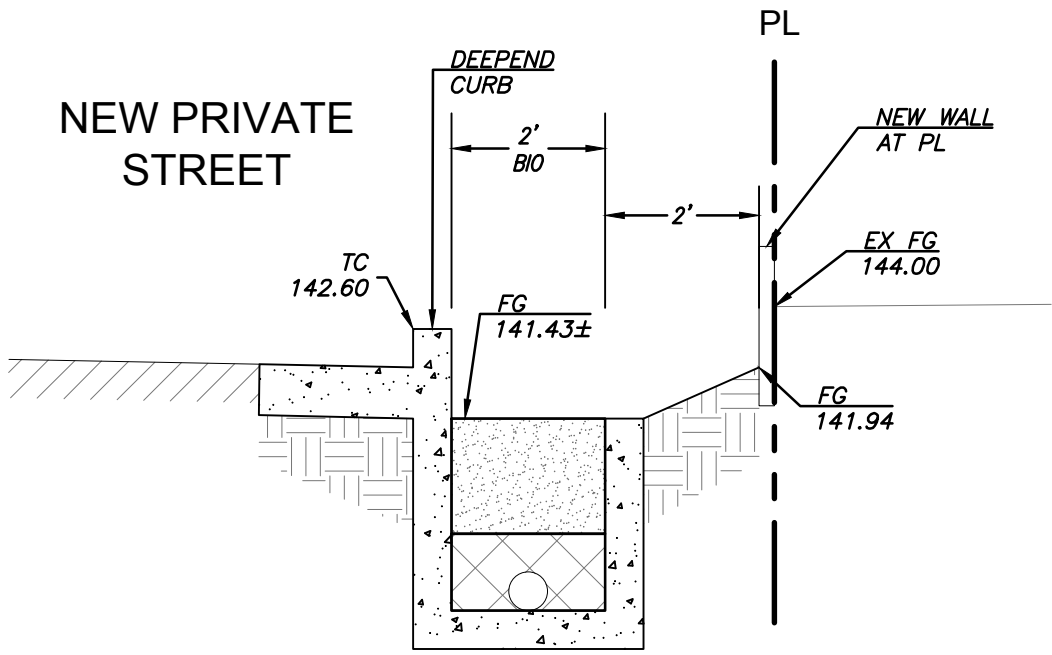
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Tel(408)286-4555

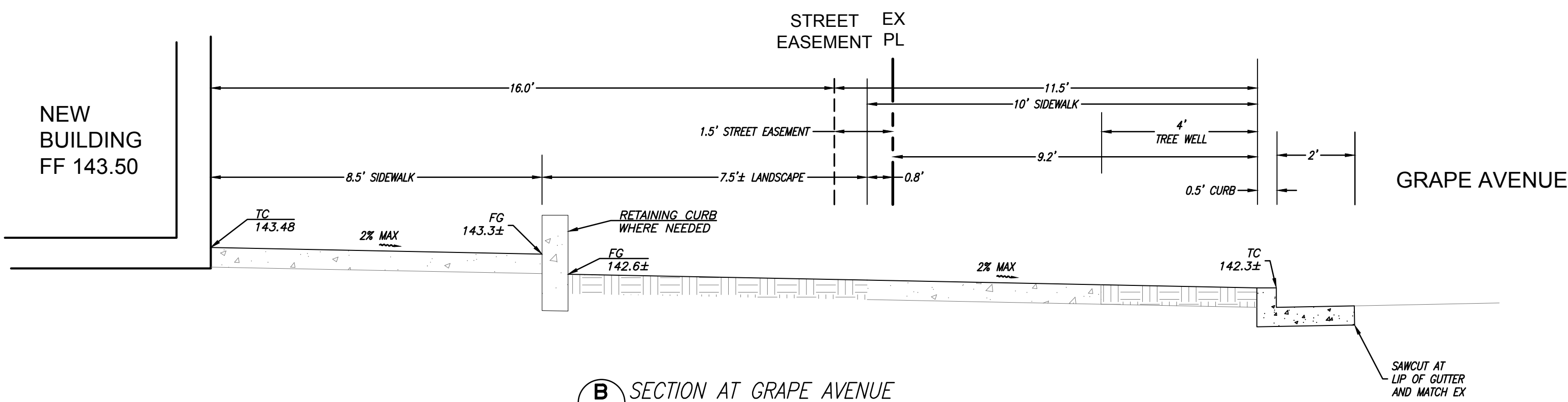
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SCALE	DATE	JOB NO.	



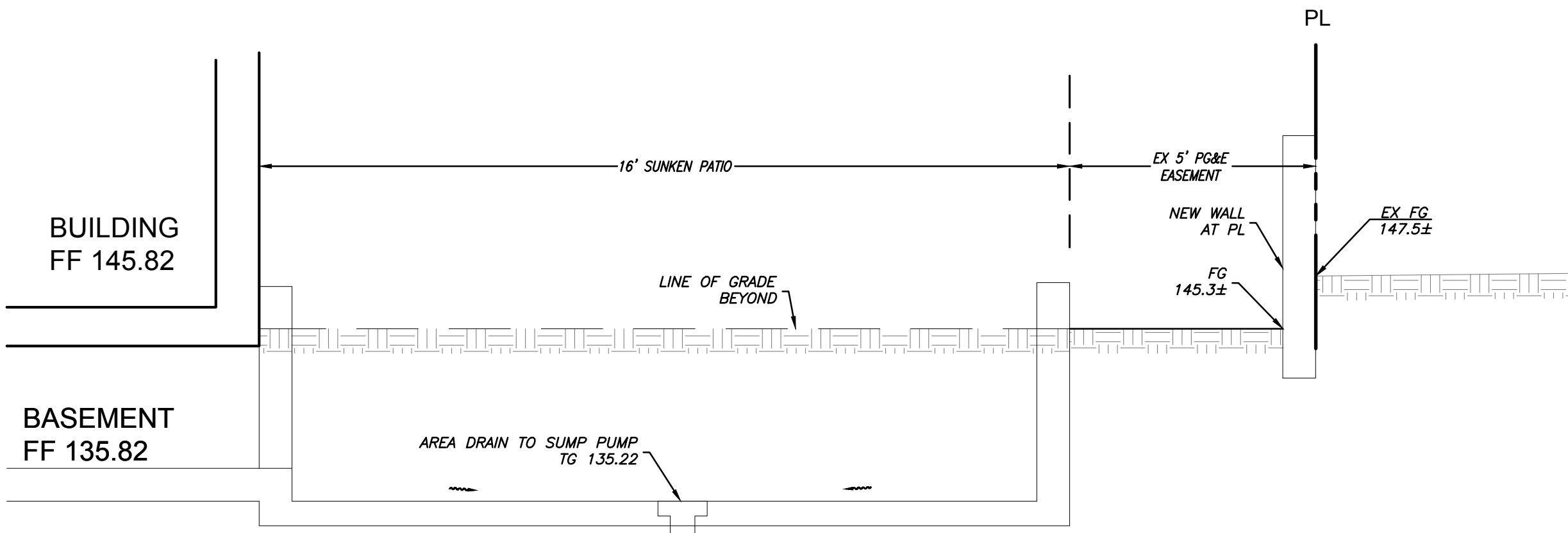
A SECTION AT EL CAMINO REAL
SCALE: NTS



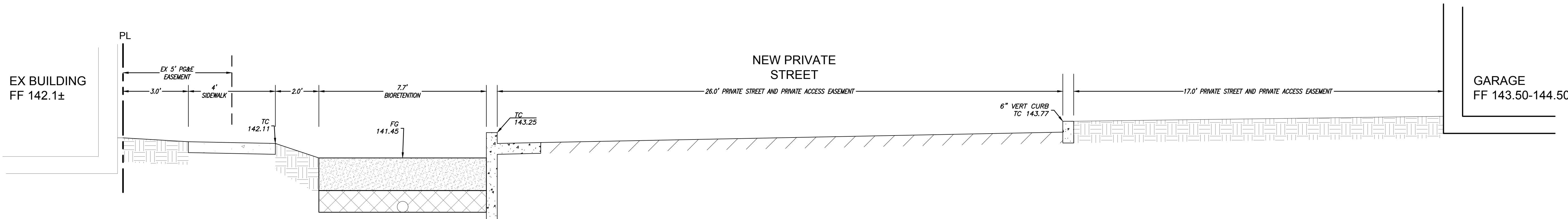
C EAST PROPERTY LINE
SCALE: NTS



B SECTION AT GRAPE AVENUE
SCALE: NTS



D SECTION AT SOUTH PROPERTY LINE NEAR SINGLE FAMILY HOMES
SCALE: NTS



E WEST PROPERTY LINE
SCALE: NTS

PRELIMINARY CROSS-SECTIONS

VESTING TENTATIVE TRACT MAP

W. EL CAMINO REAL + GRAPE AVENUE

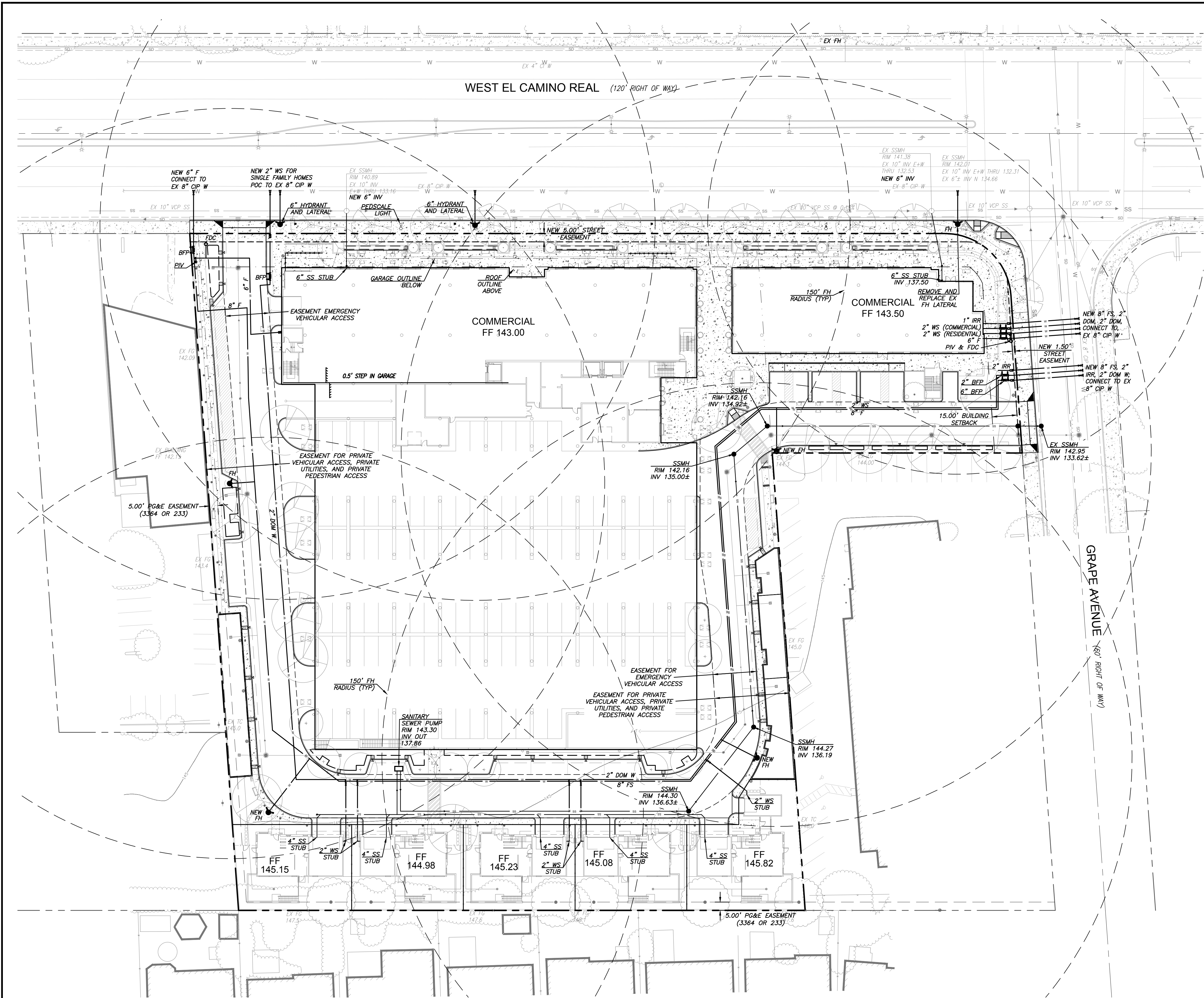
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SCALE	DATE	JOB NO.	



UTILITY NOTES:

1. FIRE LINE DESIGN, INCLUDING SIZING AND SPECIFICATIONS, ARE CONCEPT ONLY. FINAL DESIGN (INCLUDING SHOP DRAWINGS) TO BE PREPARED BY A CERTIFIED FIRE DESIGN ENGINEER AND PROVIDED UNDER DEFERRED SUBMITTAL.
2. ALL UTILITIES TO BE PLACED UNDERGROUND PER SMC 19.38 UNLESS OTHERWISE NOTES.
3. FRONTAGE HYDRANTS TO BE CLOW-RICH NO. 865 FIRE HYDRANTS, INSTALLED PER CITY STD 2B AND 2B-2.
4. PUSH BUTTON INSTALLATION TO BE PER CALTRANS REQUIREMENTS AND STANDARDS.

PRELIMINARY UTILITY PLAN

VESTING TENTATIVE TRACT MAP

W. EL CAMINO REAL + GRAPE AVENUE

RESIDENTIAL CONDOMINIUM AND COMMERCIAL CONDOMINIUM PURPOSES

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CALIFORNIA

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