

LEGEND

	CITY OF SUNNYVALE RIGHT OF WAY
	CALTRANS RIGHT OF WAY
	CENTER LINE
	EXISTING EASEMENT
	EXISTING GAS LINE
	EXISTING TELECOM LINE
	EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING UNKNOWN UTILITY
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY STRUCTURE
	EXISTING SPOT SHOT ELEVATION
	EXISTING TREE
	EXISTING BUILDING STRUCTURE OUTLINE

GENERAL NOTES

- OWNER: DUBROVNIK PROPERTIES, LLC
100 S MURPHY AVE #102
SUNNYVALE, CA 94086
 - SUBDIVIDER: PMB SUNNYVALE AND PMB SUNNYVALE SENIORS LLC
329 S HWY 101 SUITE 160
SOLANA BEACH, CA 92075
 - CIVIL ENGINEER: TYLER WHALEY, PE C74848
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
 - ASSESSOR'S PARCEL NUMBER: 16141009
 - SITE ADDRESS: 1027 W EL CAMINO REAL
SUNNYVALE, CA 94087
 - SITE AREA: 2.42± ACRES
 - EXISTING USE:
PROPOSED USE: COMMERCIAL
MIXED USE AND MEDICAL
 - EXISTING ZONING: ECR-MU42
PROPOSED ZONING: ECR-MU42
 - GENERAL PLAN DESIGNATION: ECRSP - EL CAMINO REAL SPECIFIC PLAN
 - EXISTING LOTS: 1 LOT
PROPOSED LOTS: 2 LOTS
 - MINIMUM PROPOSED LOT SIZE: 1.13± ACRES
MAXIMUM PROPOSED LOT SIZE: 1.29± ACRES
AVERAGE PROPOSED LOT SIZE: 1.21± ACRES
 - EXISTING LOT COVERAGE: ±2.9%
PROPOSED LOT COVERAGE:
- | | | |
|-------------------|-------|-------|
| | LOT 1 | LOT 2 |
| MAXIMUM PERMITTED | N/A | 60% |
| PROPOSED | 68% | 45% |
- UTILITY PURVEYORS
• WATER: CITY OF SUNNYVALE
• STORM DRAIN: CITY OF SUNNYVALE
• SANITARY SEWER: CITY OF SUNNYVALE
• GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
• TELECOM: AT&T
• CABLE: COMCAST
 - DATE: APRIL 2025

BENCHMARK NOTE

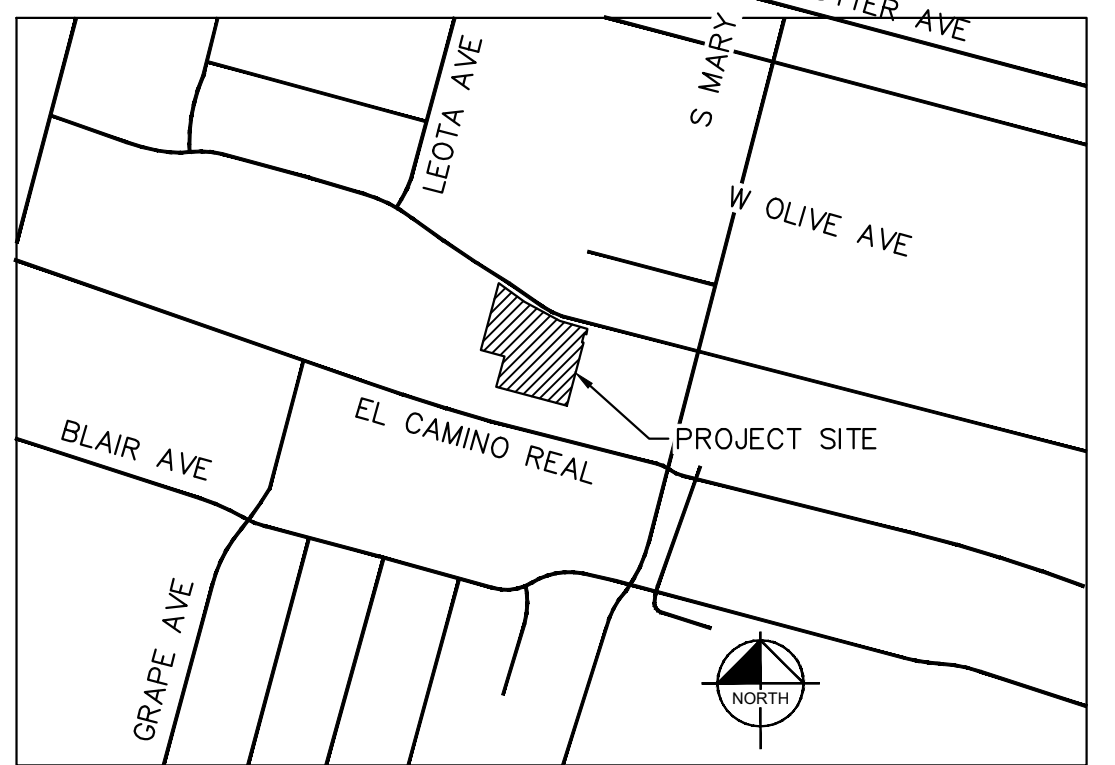
ELEVATIONS ARE BASED ON NAVD88, SITE CITY OF SUNNYVALE BENCHMARK BM-71 WAS HELD AS ELEV=135.564. BM-71 BEING A 2" BRASS DISC IN TOP OF CURB NEXT TO WHEEL CHAIR RAMP AT THE NORTHEAST CURB RETURN OF EL CAMINO REAL AND MARY AVENUE INTERSECTION.

BASIS OF BEARINGS NOTE

THE COORDINATE SYSTEM IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III NAD 83, (EPOCH 2010.00), HOLDING GPS CONTROL POINTS #1 (N 1,961,733.34, E 6,111,414.13), A MAGNET NAIL IN CONCRETE WALKWAY ALONG NORTH END OF W. EL CAMINO REAL, AND #102 (N 1,961,799.28, E 6,111,183.77) A MAGNETIC NAIL IN AC PAVEMENT AT WEST END OF DRIVEWAY, DISTANCES AND COORDINATES AS SHOWN ON THIS SURVEY SHOULD BE CONSIDERED AS GROUND DISTANCES AND COORDINATES, WITH COORDINATE HELD AT CONTROL POINT #1.

NOTES

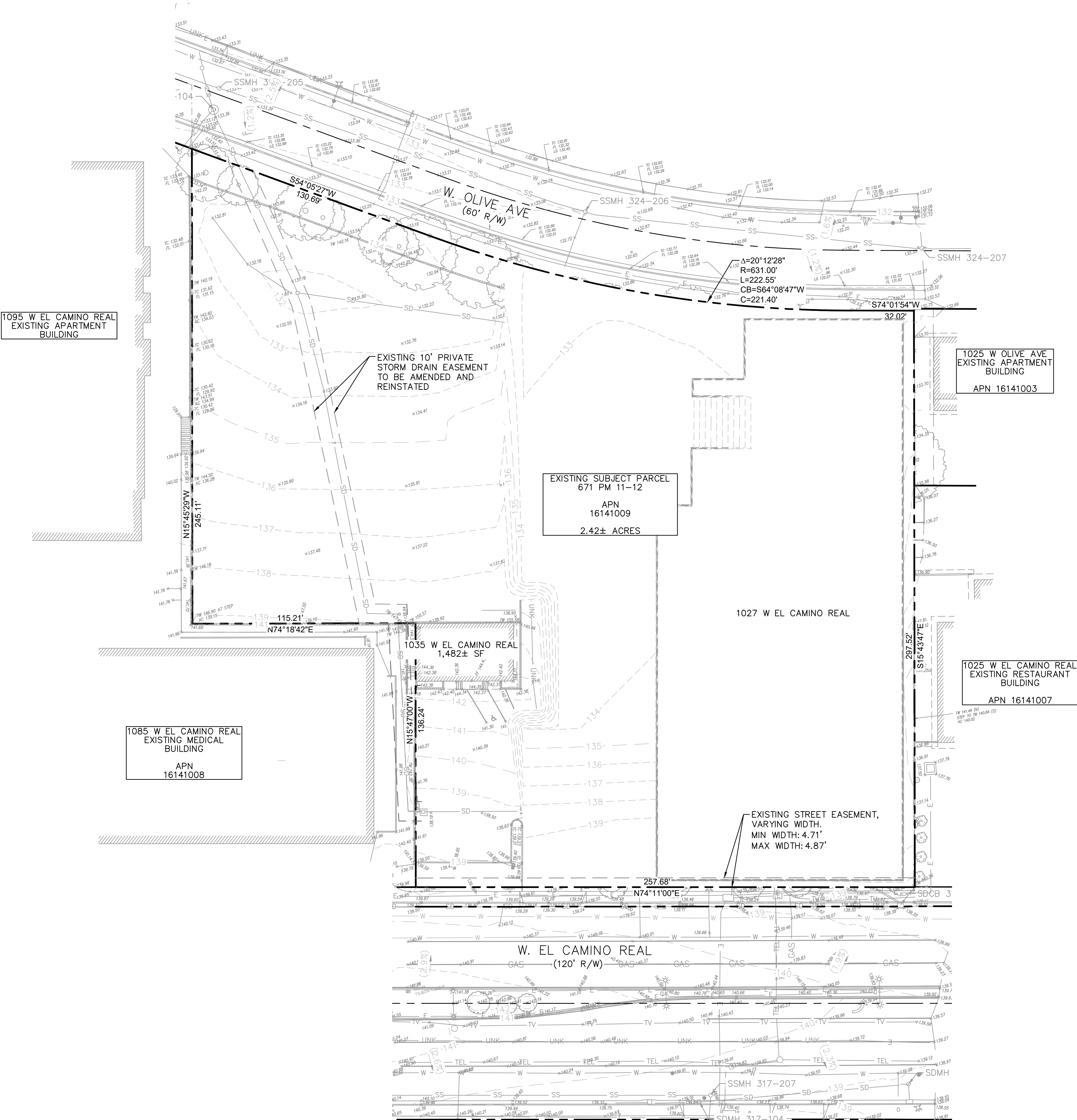
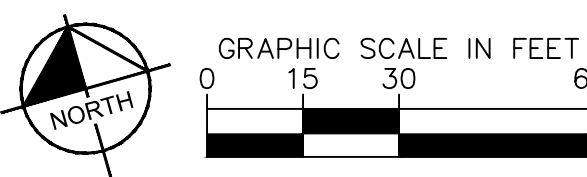
- NEW EASEMENTS TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT
- EXISTING EASEMENTS TO BE ABANDONED AS NEEDED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT



VICINITY MAP
SCALE: NTS

SHEET INDEX

C0.0	EXISTING CONDITIONS
C1.0	PROPOSED BOUNDARY PLAN
C1.5	PROPOSED CONDITIONS
C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	SECTIONS



K:\ORA_LDEV\184439002 - Kimley-Horn\El Camino Rehab\Sunnyvale\CAD\PlanSheets\Tentative Map\C0.0 EXISTING CONDITIONS.dwg
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No.	REVISIONS	DATE	BY
	PLAN CHECK REVISIONS	9/17/25	KHA

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KHA PROJECT 194439002
DATE 04/15/2025
SCALE AS SHOWN
DESIGNED BY TJW
DRAWN BY SGC
CHECKED BY TJW

TENTATIVE MAP FOR
1027 W EL CAMINO REAL
SUNNYVALE, CA 94087



EXISTING CONDITIONS

SHEET NUMBER

C0.0

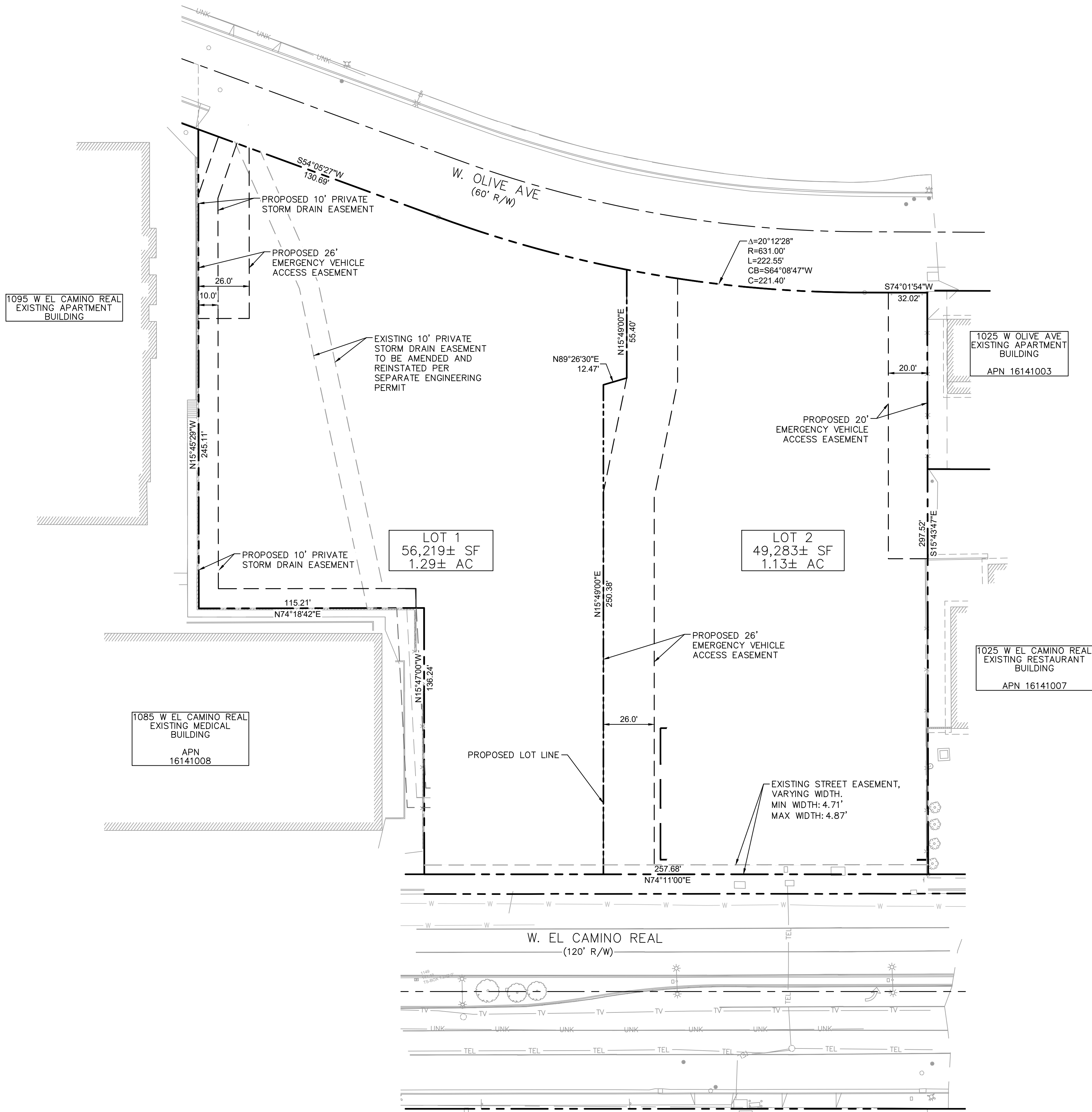
LEGEND

- CITY OF SUNNYVALE RIGHT OF WAY
- CALTRANS RIGHT OF WAY
- CENTER LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT

NOTE

THE DECLARATION ESTABLISHING EASEMENTS MAINTENANCE AND COST SHARING OBLIGATIONS FOR EL CAMINO REAL HEALTH AND WELLNESS CAMPUS AS REFERENCED AS EXCEPTION #12 IN THE PRELIMINARY TITLE REPORT.

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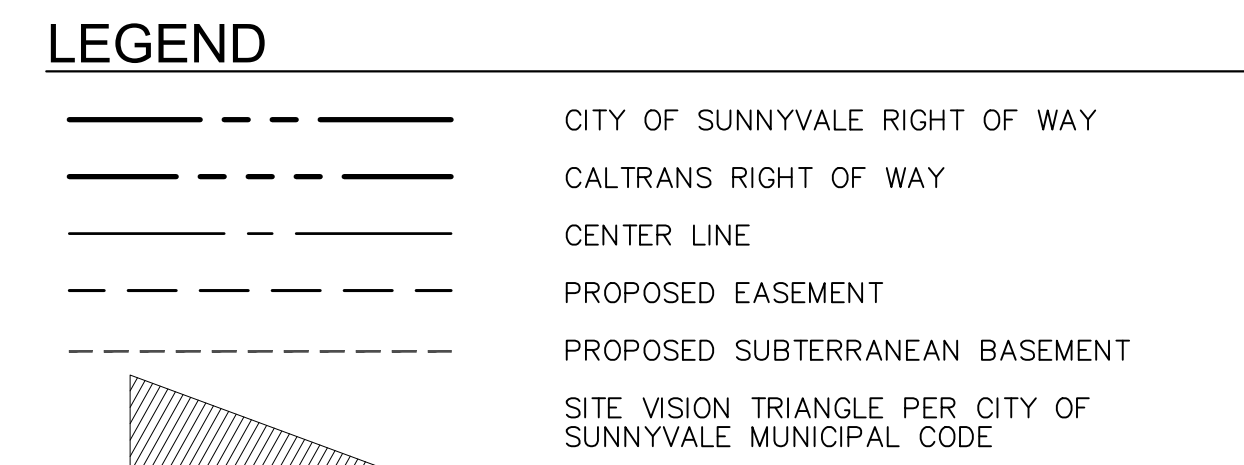
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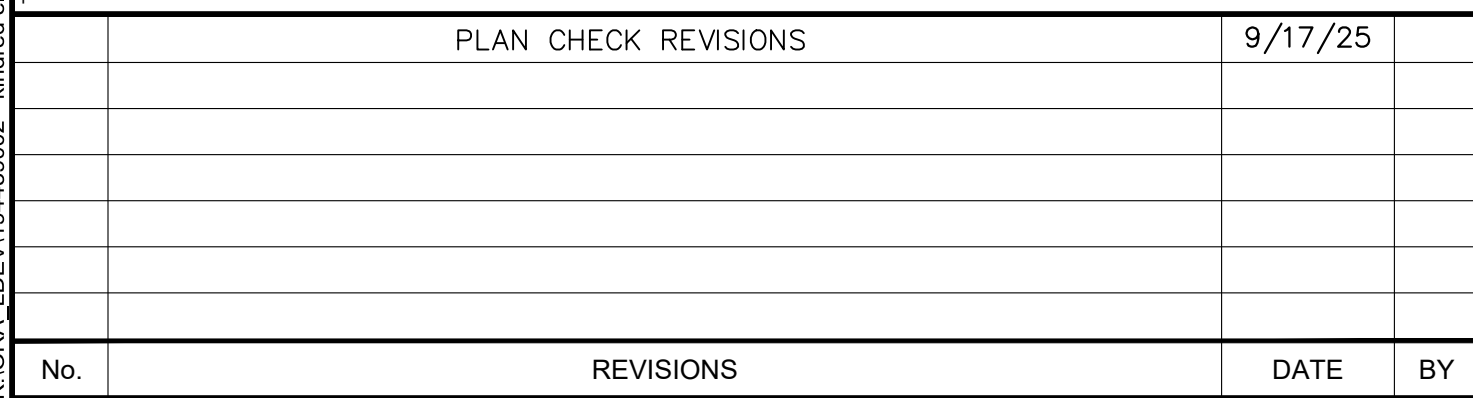
PROPOSED BOUNDARY
PLAN

SHEET NUMBER

C1.0



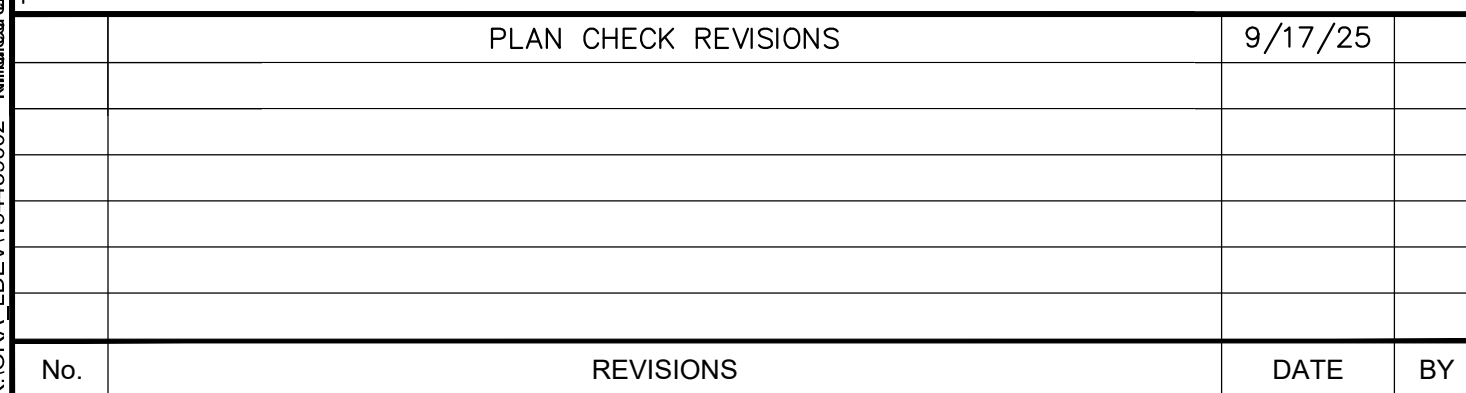
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2. OFFSITE STREET IMPROVEMENTS PER PERMIT ENG-2024-0648.



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DATE 09/17/2025	
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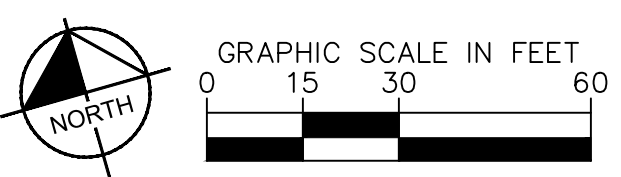
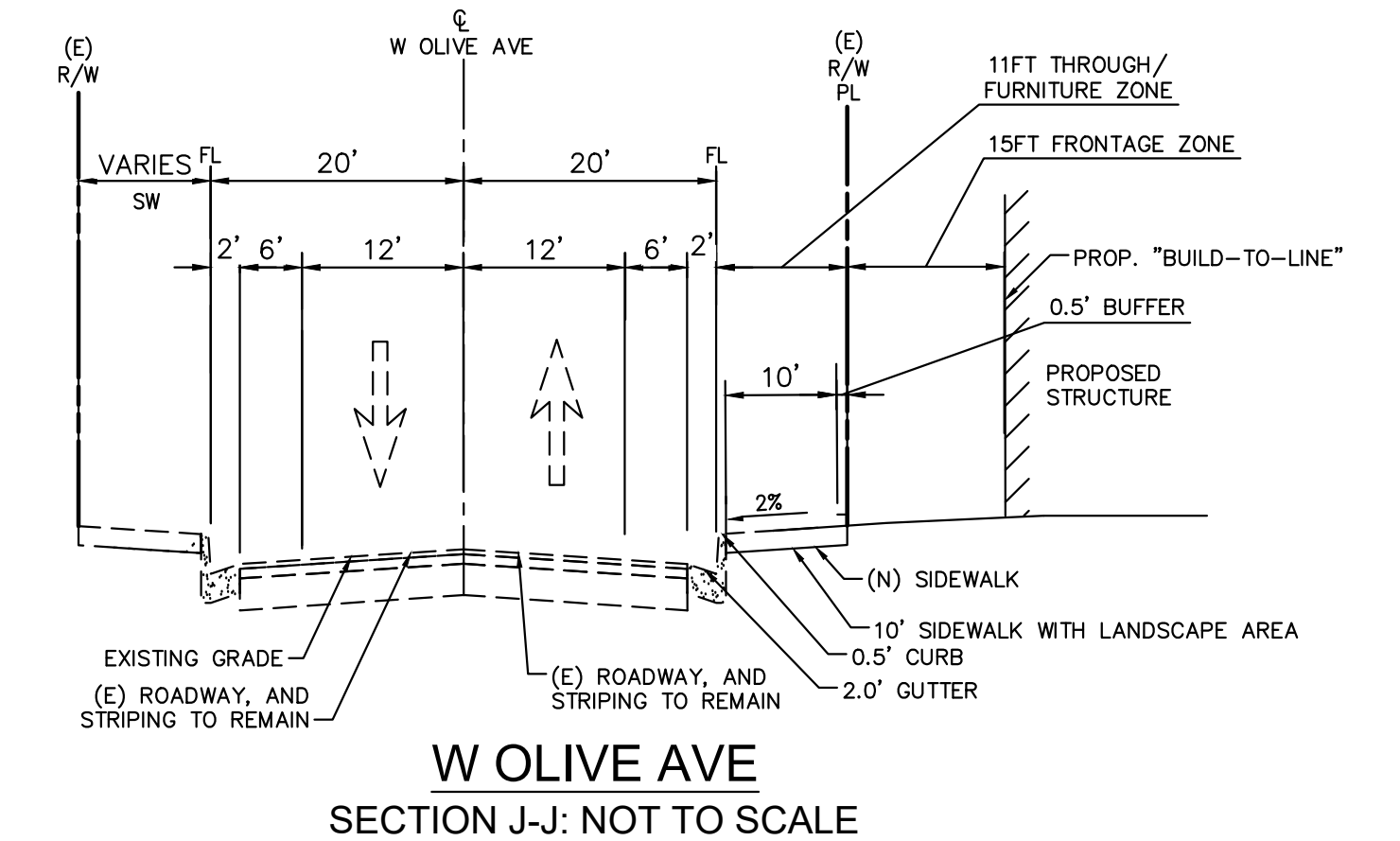
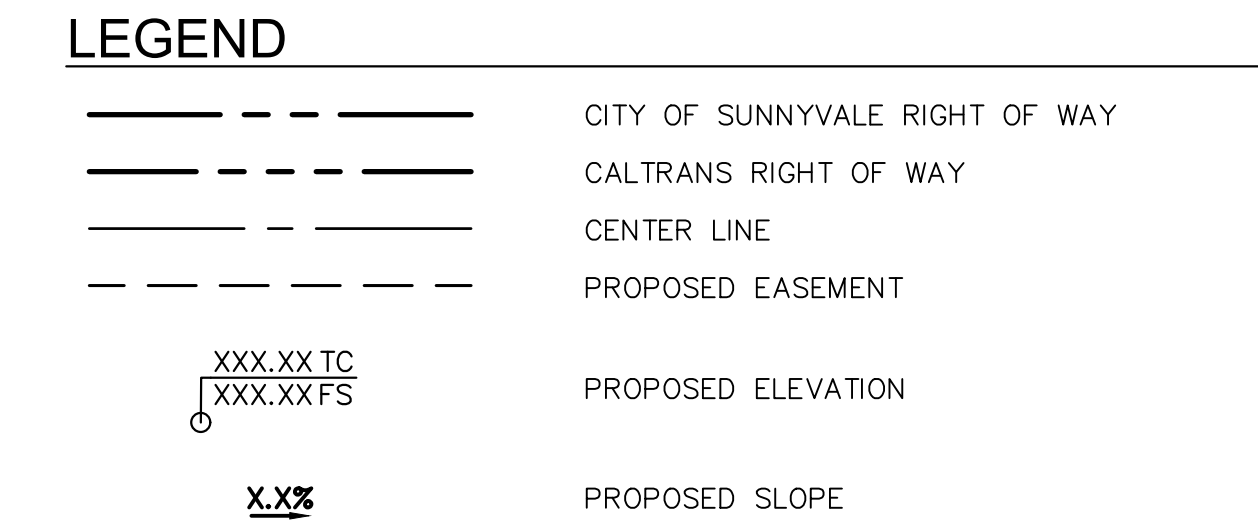
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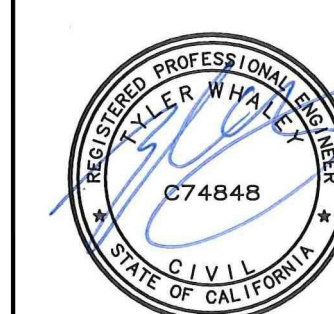
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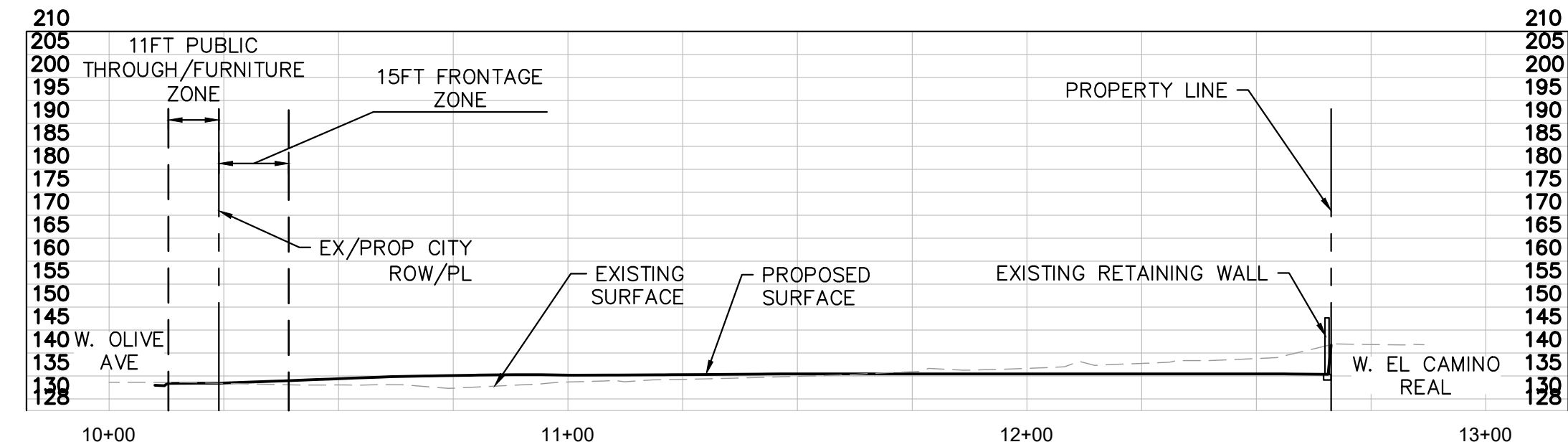
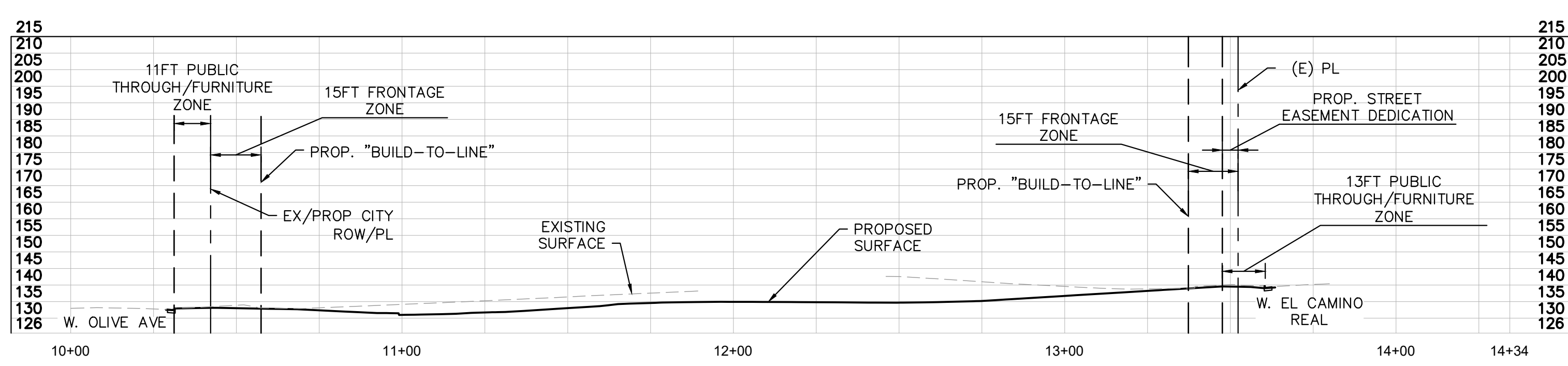
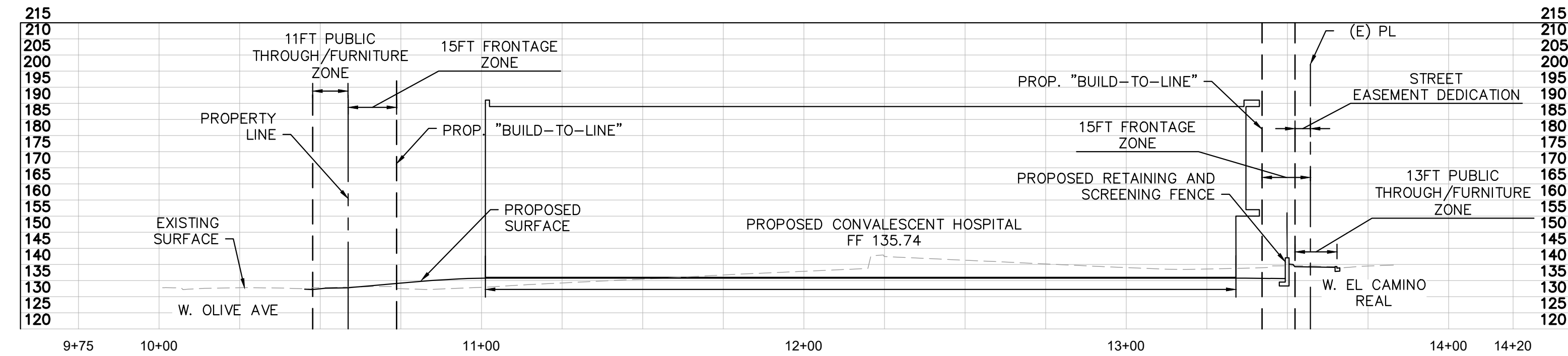
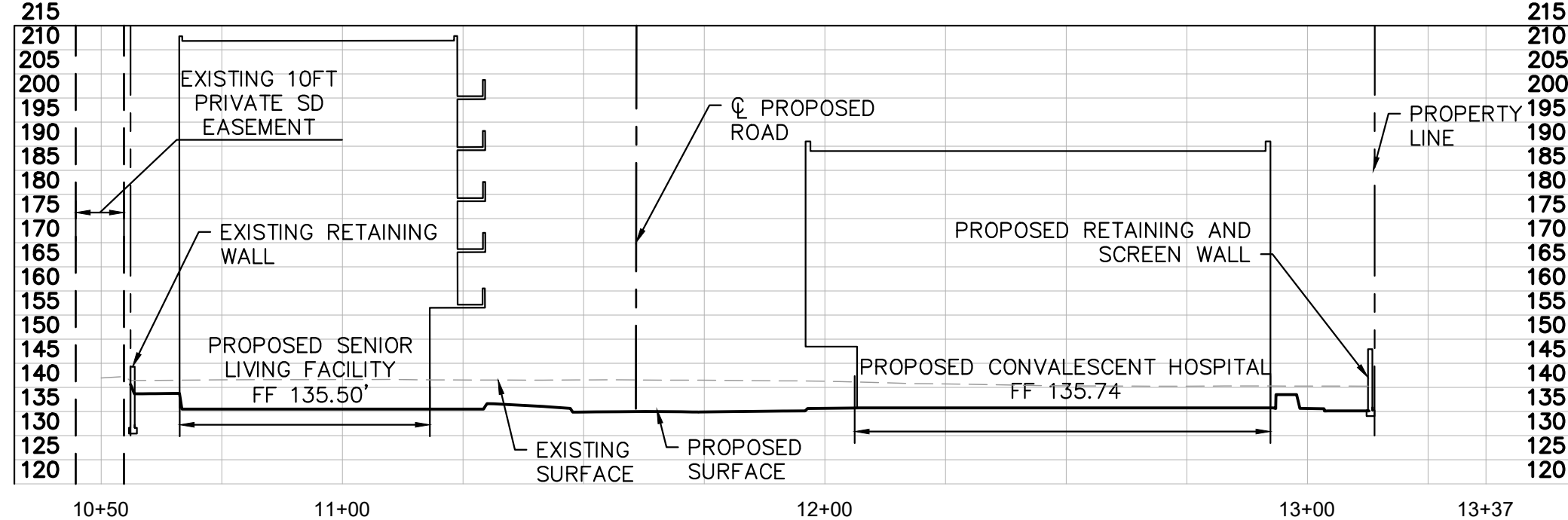
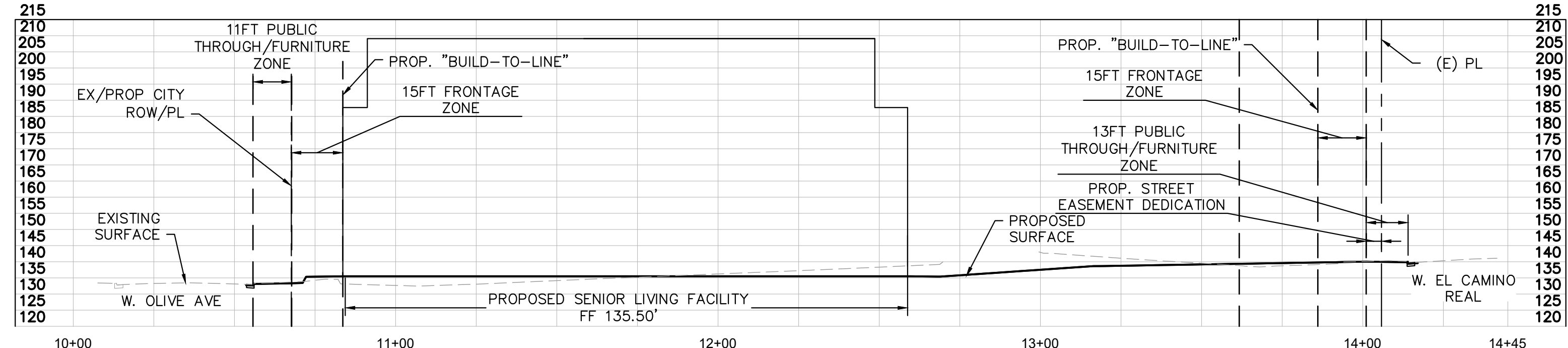
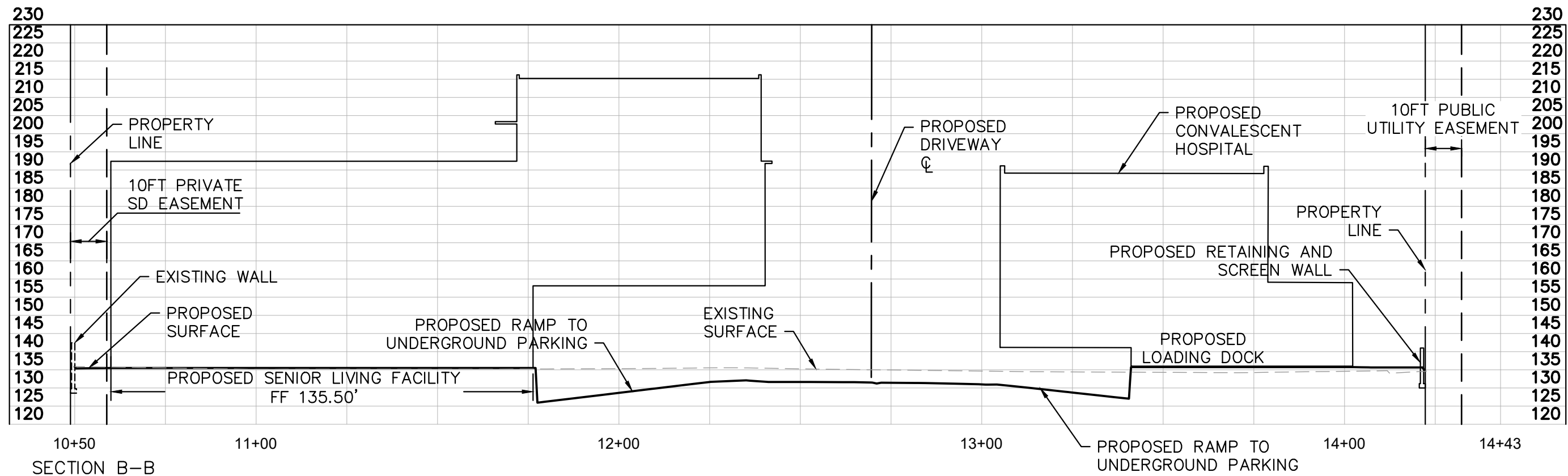
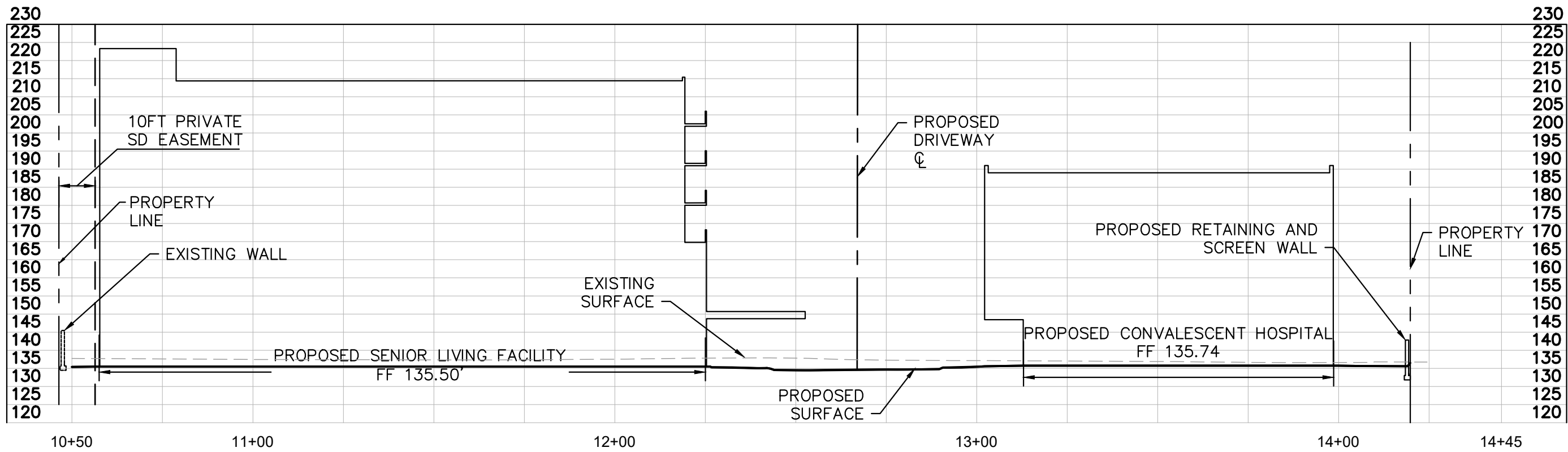


PRELIMINARY GRADING PLAN

SHEET NUMBER

3.0

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