VESTING TENTATIVE PARCEL MAP 1184, 1194 AND 1220 N. MATHILDA CITY OF SUNNYVALE, SANTA CLARA COUNTY, C

BASIS OF BEARINGS

THE BEARING N14'52'14"E BETWEEN THE TWO FOUND MONUMENTS ON MATHILDA AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FIELD OCTOBER 30, 2003 IN BOOK 765 OF MAPS IN PAGES 49-52, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THE MAP.

BENCHMARK

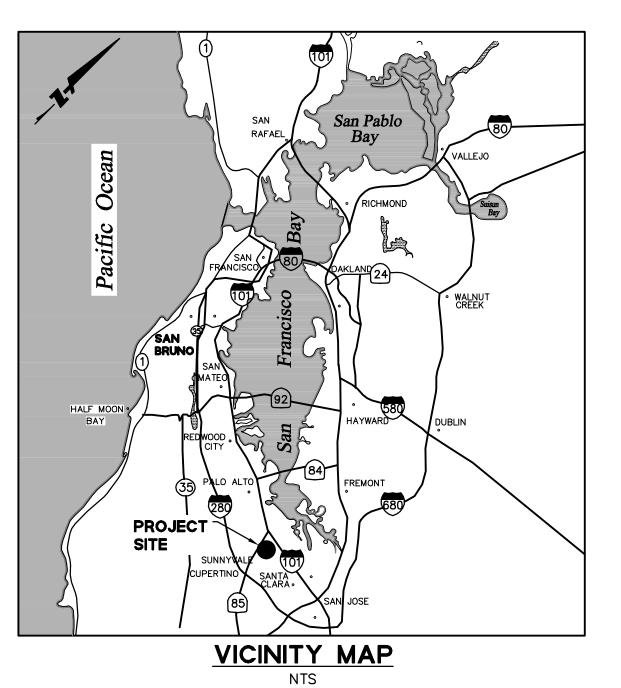
ALL ELEVATIONS SHOWN HERON ARE BASED UPON SANTA CLARA VALLEY WATER DISTRICT BENCHMARK BM-180. BRASS DISC SET IN CONCRETE ON DOWNSTREAM HEADWALL AT INTERSECTION OF SUNNYVALE WEST CHANNEL AND BORDEAUX DRIVE. NAVD 88 DATUM, ELEVATION = 18.73 FEET

GENERAL NOTES

- 1. <u>VESTING TENTATIVE PARCEL MAP:</u> THIS VESTING TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- 2. <u>MULTIPLE PARCEL MAPS:</u> MULTIPLE PARCEL MAPS MAY BE FILED ON THIS MAP AND ARE SUBJECT TO ALL THE CONDITIONS OF APPROVAL OF THE CITY OF SUNNYVALE.
- 3. <u>BOUNDARY:</u> BOUNDARY INFORMATION IS BASED ON RECORD DATA AND DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY.
- 4. <u>DEDICATIONS, EASEMENTS, AND RIGHT OF ENTRY</u>: DRAINAGE AND PARKING EASEMENTS AS MAY BE NECESSARY TO PROPERLY SERVE THE PARCEL CREATED SHALL SPRING INTO EFFECT WHEN ONE OR MORE OF THE PARCELS ARE SOLD TO A THIRD PARTY AS DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs) TO BE RECORDED AT THAT TIME.
- 5. <u>SOURCE OF TOPOGRAPHY:</u> EXISTING TOPOGRAPHY SHOWN IS BASED ON AN AERIAL PROVIDED BY TETRA TECH IN MARCH 2015.
- 6. <u>FEMA DESIGNATED FLOOD ZONE:</u> ZONE AE, BASE FLOOD ELEVATION 11 (100-YEAR FLOOD) NAVD 88.
- <u>UTILITIES:</u> UTILITY SIZING AND LOCATIONS, SITE GRADES AND BUILDING PADS ARE SUBJECT TO FINAL ENGINEERING DESIGN. UTILITIES SHALL BE INSTALLED UNDERGROUND ACCORDING TO THE STANDARDS AND REQUIREMENTS OF THE CITY OF SUNNYVALE AND THE APPLICABLE UTILITY.

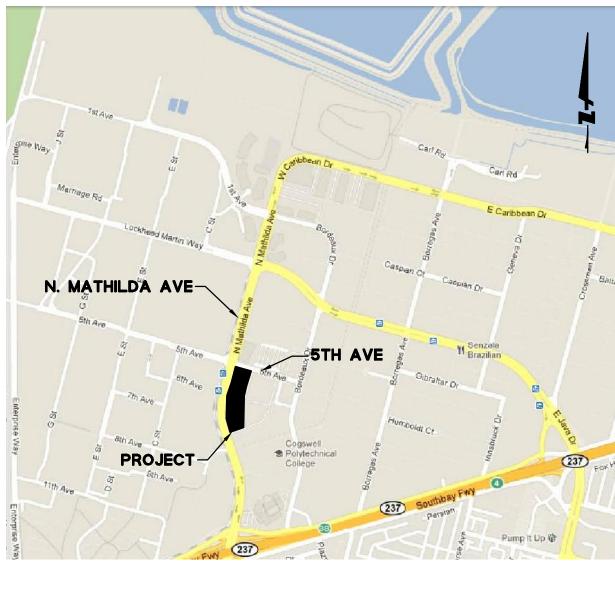


PL	DESCRIPTION EXISTING DOCUMENT INGRESS, EGRESS EASEMENT OFFICIAL RECORD PACIFIC GAS & ELECTRIC PROPERTY LINE
PSSE PUE PWE SD SDDI SDMH SS SSMH	PROPOSED PRIVATE STORM DRAIN EASEMENT PUBLIC SURFACE EASEMENT PRIVATE SANITARY SEWER EASEMENT PUBLIC UTILITY EASEMENT PRIVATE WATER EASEMENT STORM DRAIN STORM DRAIN DRAIN INLET STORM DRAIN MANHOLE SANITARY SEWER SANITARY SEWER MANHOLE
WD WDM WF WR WRM	DOMESTIC WATER DOMESTIC WATER METER FIRE WATER RECLAIMED WATER RECLAIMED WATER METER



LEGEND

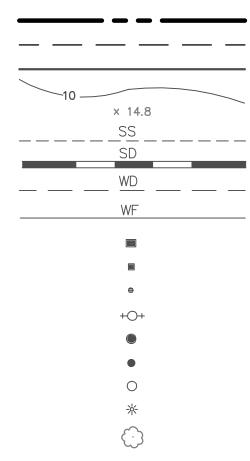
PROPERTY LINE EASEMENT PARCEL LINE CONTOUR LINE SPOT GRADES SANITARY SEWER STORM DRAIN DOMESTIC WATER FIRE SERVICE CATCH BASIN STORM DRAIN INLET STORM DRAIN AREA DRAIN FIRE HYDRANT STORM DRAIN MANHOLE SANITARY SEWER MANHOLE DRY UTILITY MANHOLE SITE LIGHT TREE



LOCATION MAP

PROPOSED

<u>EXISTING</u>



	Page 1 of 5 ERVUE NIA	 BKE Eugineers BKE Engineers BKE SHORELINE DR., SUITE 200 REDWOOD CITY, CA 94065 (650) 482-6300 www.bkf.com
3 EXISTING C		ENGINEERS . SURVEYORS
	FSP – SUNNYVALE OFFICE PARK, LLC 515 SOUTH FLOWER STREET, 32ND FLOOR LOS ANGELES, CA 90071 JOE CORRENTE	MAP AVENUE CALIFORNIA
ARCHITECT:	 (213) 629-2100 RMW ARCHITECTURE & INTERIORS 160 PINE STREET, 4TH FLOOR SAN FRANCISCO, CA 94111 GLENN BAUER (415) 781-9800 	RCEL N HILDA
ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 JAMES DALLOSTA (650) 482-6300	HEET PAF
ASSESSOR PARCEL NO:	110-25-049, 110-25-054, 110-25-055	
EXISTING ZONING:	MPSP-MP-TOD	
EXISTING LAND USE:	OFFICE/RESEARCH & DEVELOPMENT AND OPEN SPACE	SANT AS TA SANT
PROPOSED ZONING:	MPSP-MP-TOD	⊢ <u></u>
PROPOSED LAND USE:	OFFICE/RESEARCH & DEVELOPMENT AND OPEN SPACE	N N N N N N N N N N N N N N N N N N N
LAND AREA:	APN $110-25-049$ $7.07\pm$ ACRESAPN $110-25-054$ $6.62\pm$ ACRESAPN $110-25-055$ $5.62\pm$ ACRESPARCEL AREAS TOTAL: $19.31\pm$ ACRES	
UTILITIES: WATER SUPPLY: FIRE PROTECTION: SEWAGE DISPOSAL: STORM DRAIN: ELECTRIC: GAS: TELECOMMUNICATIONS:	CITY OF SUNNYVALE CITY OF SUNNYVALE CITY OF SUNNYVALE PACIFIC GAS & ELECTRIC PACIFIC GAS & ELECTRIC AT&T	LIB4, 119 CITY OF SUNNYVALE
	TEMENT SEL MAP SUBMITTAL HAS BEEN PREPARED BY ME OR ORDANCE WITH STANDARD ENGINEERING PRACTICE.	Revisions
TODD M. ADAIR PRINCIPAL P.E. #45428 EXPIRES DECEMI BKF ENGINEERS	DATE CIVIL CIVIL	ů z

JAMES W. DALLOSTA JR. ASSOCIATE/PROJECT MANAGER P.E. #72339 EXPIRES JUNE 30, 2018 BKF ENGINEERS

DATE

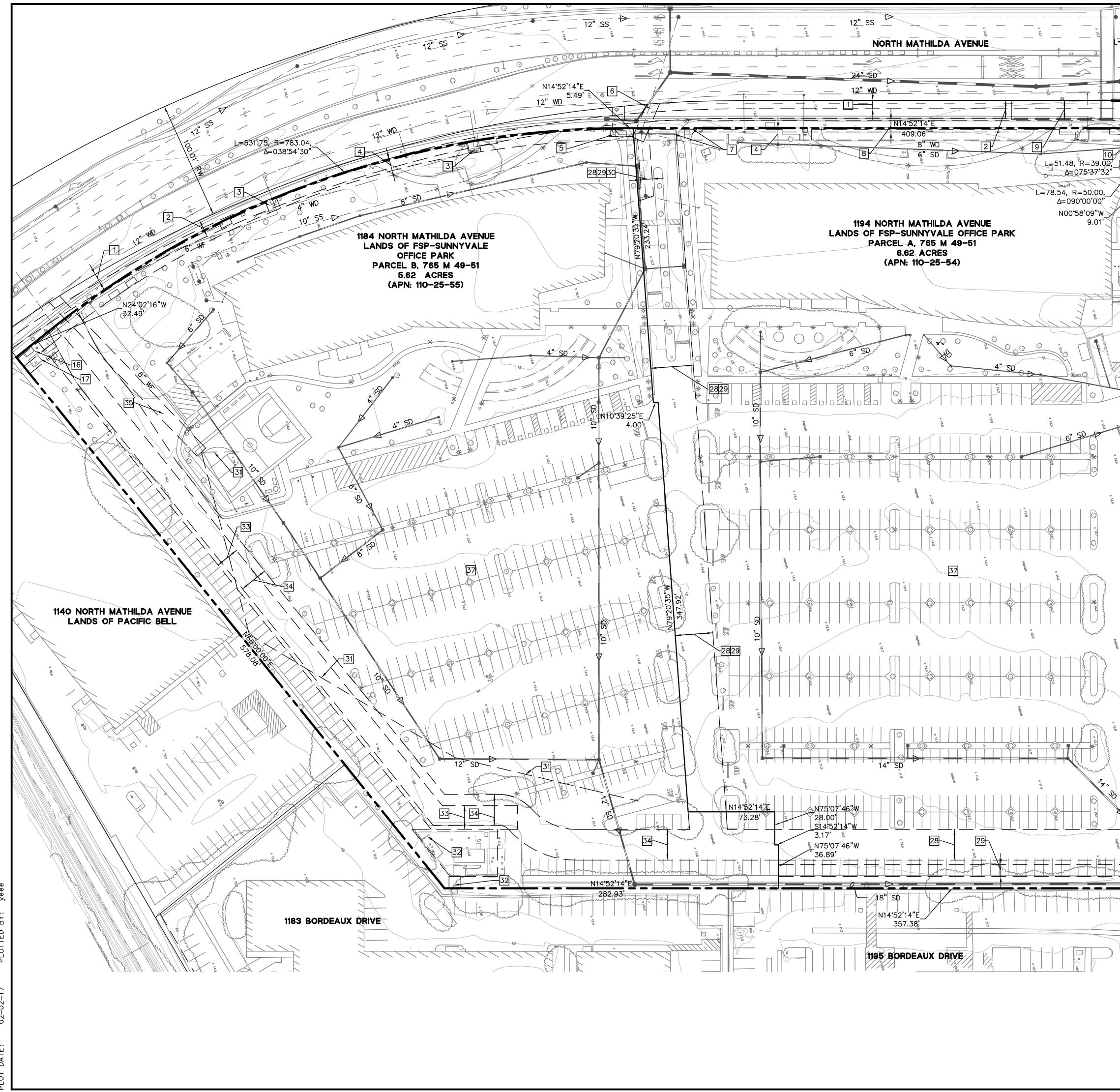


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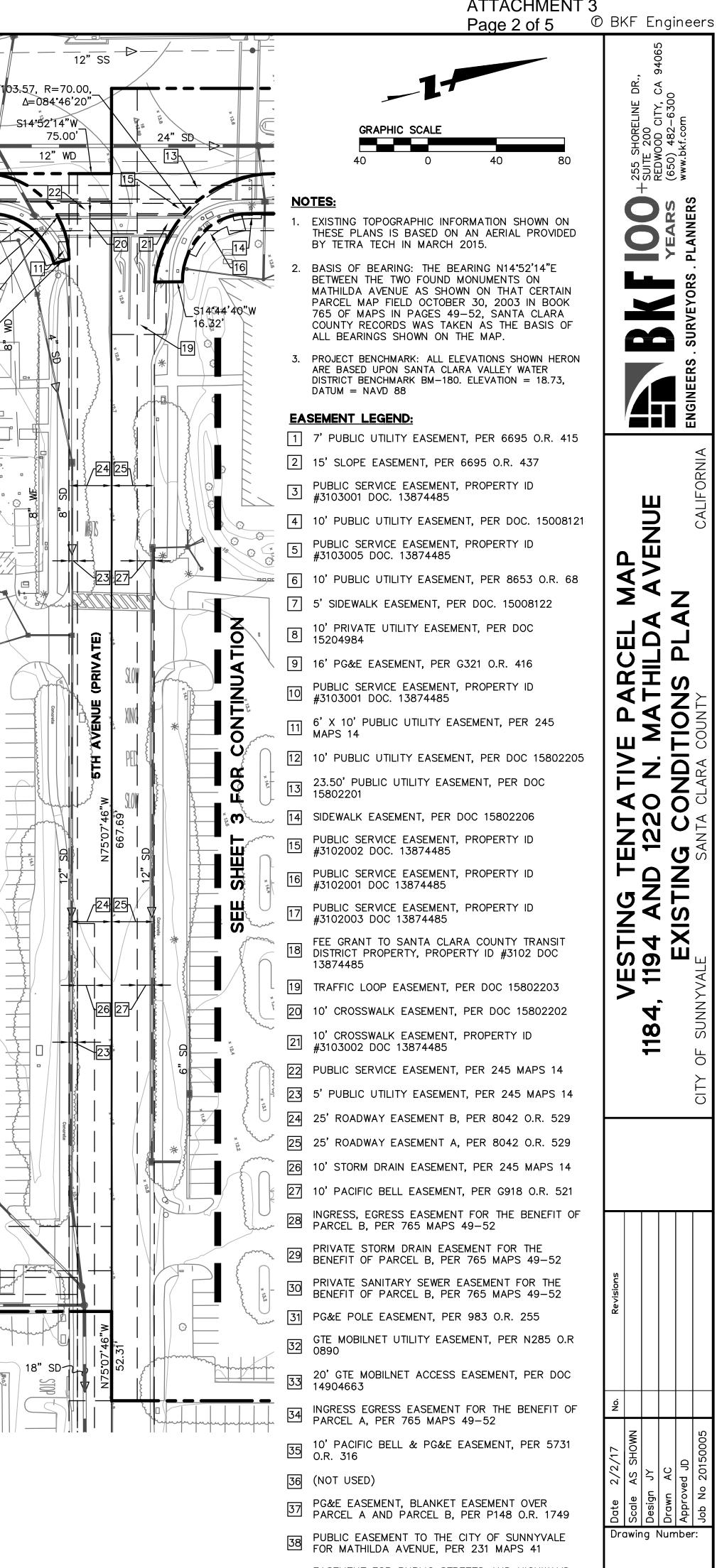
Drawing Number:

of **5**

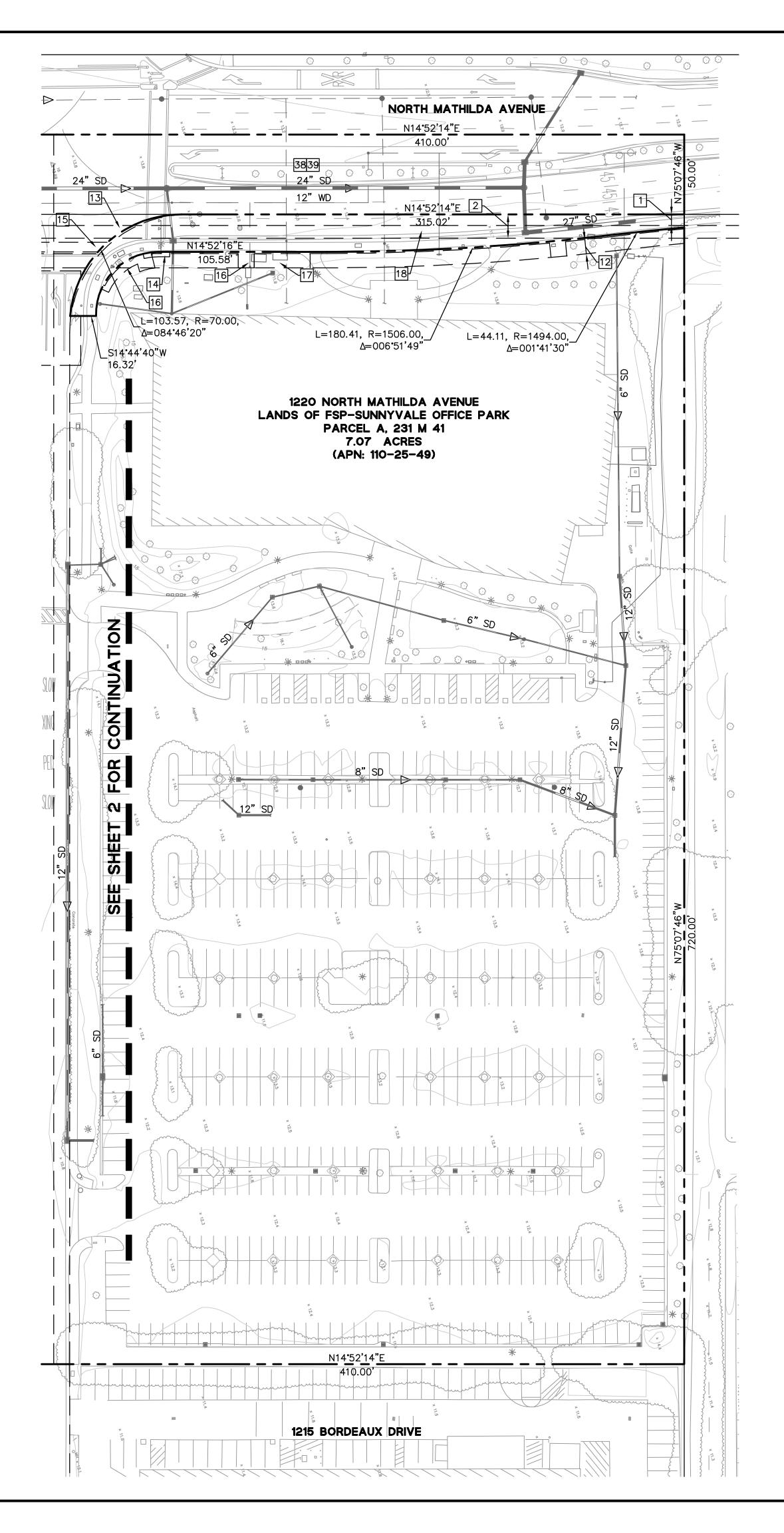
ATTACHMENT 3



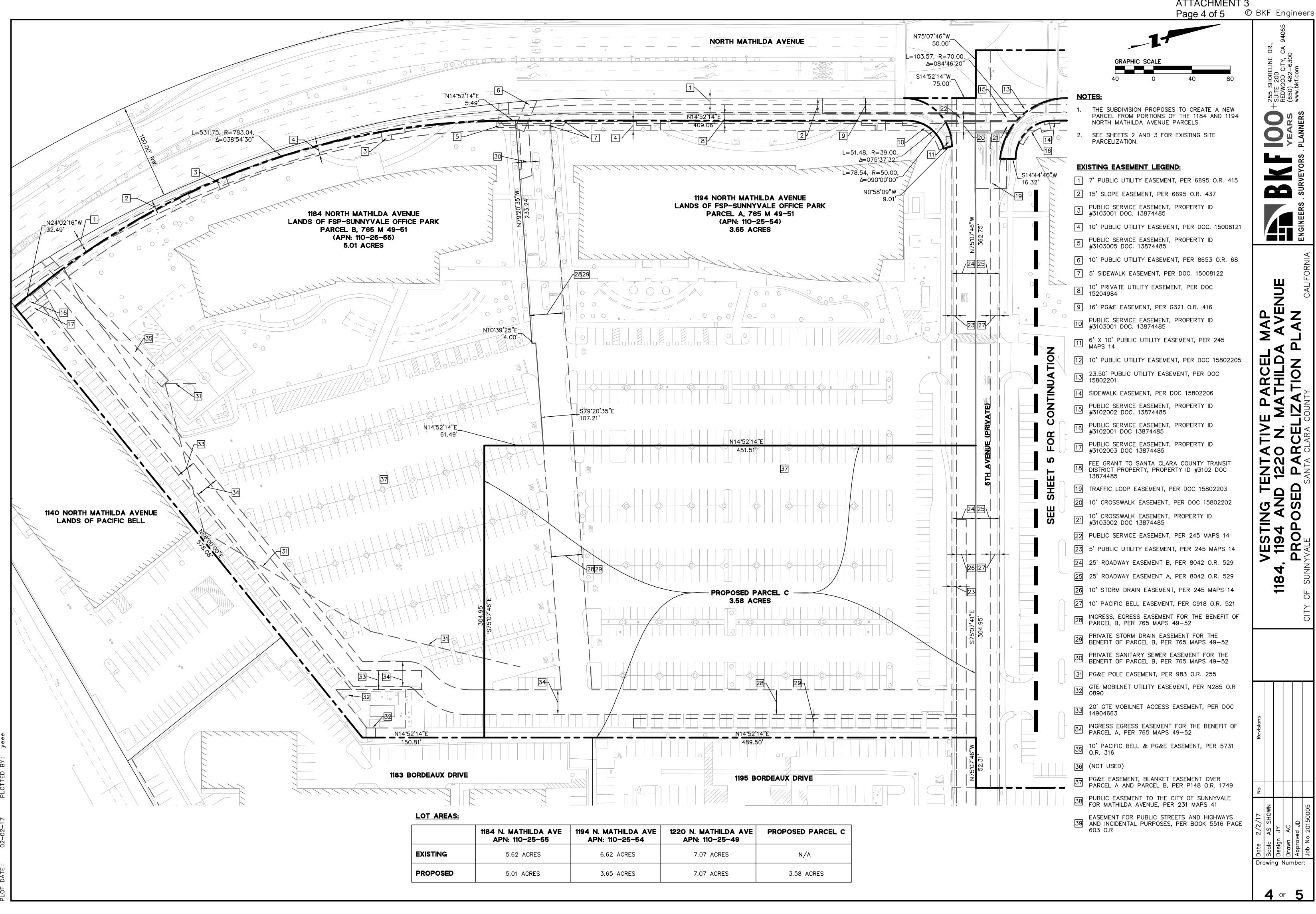
a\2015\150005 PLOTTED BY: -1--1-\\Bk f. 02-02 DATE ₹



- EASEMENT FOR PUBLIC STREETS AND HIGHWAYS 39 AND INCIDENTAL PURPOSES, PER BOOK 5516 PAGE 603 O.R
- O C A ЧЧ 482 00 00 00 00 00 255 SUITE REDV (650 \bigcirc \bigcirc $\mathbf{\Omega}$ Ž^AZ RCEL CHILD **Δ** ₽₹Ō . ш > >₹Z.₫ Z **400** STING TEN 4 AND 122 EXISTING 0 Ш ν δ μŢ > ∇ **1**0 الحادة الالقالات Drawing Number: 2 OF **5**



	ATTACHMENT 3 Page 3 of 5 [©]	Bł	٢F	Er	ngi	ne	ers
	GRAPHIC SCALE			SUITE 200 RENWOOD CITY CA 94065) 482-6300	/ww.bkf.com	
NC 1.	PTES: EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON AN AERIAL PROVIDED BY TETRA TECH IN MARCH 2015.				rears ((C	
2.	BASIS OF BEARING: THE BEARING N14'52'14"E BETWEEN THE TWO FOUND MONUMENTS ON MATHILDA AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FIELD OCTOBER 30, 2003 IN BOOK 765 OF MAPS IN PAGES 49–52, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THE MAP.					SURVEYORS	-
3.	PROJECT BENCHMARK: ALL ELEVATIONS SHOWN HERON ARE BASED UPON SANTA CLARA VALLEY WATER DISTRICT BENCHMARK BM-180. ELEVATION = 18.73, DATUM = NAVD 88					ENGINEERS	•
EA	SEMENT LEGEND:					ENG D	
1	7' PUBLIC UTILITY EASEMENT, PER 6695 O.R. 415	⊢					
2	15' SLOPE EASEMENT, PER 6695 O.R. 437						RNI/
3	PUBLIC SERVICE EASEMENT, PROPERTY ID #3103001 DOC. 13874485				I		CALIFORNIA
5	10' PUBLIC UTILITY EASEMENT, PER DOC. 15008121 PUBLIC SERVICE EASEMENT, PROPERTY ID #3103005 DOC. 13874485		•		 		CAL
6	10' PUBLIC UTILITY EASEMENT, PER 8653 O.R. 68		L 1	\geq			
6 7	5' SIDEWALK EASEMENT, PER DOC. 15008122		A Z	◀		Ζ	
	10' PRIVATE UTILITY EASEMENT, PER DOC			4		Ī.	
8	15204984	ļ	Ú	Δ	7		
9	16' PG&E EASEMENT, PER G321 O.R. 416 PUBLIC SERVICE EASEMENT, PROPERTY ID		ノエノ			5	
10	#3103001 DOC. 13874485 6' X 10' PUBLIC UTILITY EASEMENT, PER 245		T T	L ▼		Z C	JNTΥ
11	MAPS 14	L	Ц	Σ		Ě	COL
12	10' PUBLIC UTILITY EASEMENT, PER DOC 15802205		2	Ż		ב	RA
13	23.50' PUBLIC UTILITY EASEMENT, PER DOC 15802201		-			Z	CLA
14	SIDEWALK EASEMENT, PER DOC 15802206	│ ►		<u>บ</u> ณ		し	ra c
15	PUBLIC SERVICE EASEMENT, PROPERTY ID #3102002 DOC. 13874485		Ż	2			ANT
16	#3102002 DOC. 13874483 PUBLIC SERVICE EASEMENT, PROPERTY ID #3102001 DOC 13874485					U Z	S
[17]	" PUBLIC SERVICE EASEMENT, PROPERTY ID	<u> </u>	5 2	Z V			
18	#3102003 DOC 13874485 FEE GRANT TO SANTA CLARA COUNTY TRANSIT DISTRICT PROPERTY, PROPERTY ID #3102 DOC 13874485	H C	- 0	94		ШX	Ц
19	TRAFFIC LOOP EASEMENT, PER DOC 15802203		Ц >				SUNNYVAL
20	10' CROSSWALK EASEMENT, PER DOC 15802202			4	~ I		NN
21	10' CROSSWALK EASEMENT, PROPERTY ID #3103002 DOC 13874485			<u>1</u> 0	1		
22	PUBLIC SERVICE EASEMENT, PER 245 MAPS 14						Y OF
23	5' PUBLIC UTILITY EASEMENT, PER 245 MAPS 14						CITY
24	25' ROADWAY EASEMENT B, PER 8042 O.R. 529						
25	25' ROADWAY EASEMENT A, PER 8042 O.R. 529						
26	10' STORM DRAIN EASEMENT, PER 245 MAPS 14						
27	10' PACIFIC BELL EASEMENT, PER G918 O.R. 521 INGRESS, EGRESS EASEMENT FOR THE BENEFIT OF	L					
29	PARCEL B, PER 765 MAPS 49-52 PRIVATE STORM DRAIN EASEMENT FOR THE						
30	BENEFIT OF PARCEL B, PER 765 MAPS 49-52 PRIVATE SANITARY SEWER EASEMENT FOR THE	ions					
	BENEFIT OF PARCEL B, PER 765 MAPS 49-52	Revision					
31	PG&E POLE EASEMENT, PER 983 O.R. 255 GTE MOBILNET UTILITY EASEMENT, PER N285 O.R	ĺ					
32	0890 20' GTE MOBILNET ACCESS EASEMENT, PER DOC						
33	14904663 INGRESS EGRESS EASEMENT FOR THE BENEFIT OF	N					
34	PARCEL A, PER 765 MAPS 49–52 10' PACIFIC BELL & PG&E EASEMENT, PER 5731	~	SHOWN				005
35	O.R. 316	/2/17		۲	AC	٩٢	20150005
36	(NOT USED)	2	le AS	ign JY		Approved	No 2(
37	PG&E EASEMENT, BLANKET EASEMENT OVER PARCEL A AND PARCEL B, PER P148 O.R. 1749	Date	. Scale	Design	Drawn		dol
38	PUBLIC EASEMENT TO THE CITY OF SUNNYVALE FOR MATHILDA AVENUE, PER 231 MAPS 41		awin	ıg N	NUM	Der	•
39	EASEMENT FOR PUBLIC STREETS AND HIGHWAYS AND INCIDENTAL PURPOSES, PER BOOK 5516 PAGE 603 O.R		3	0	F	5	•



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	1184 N. MATHILDA AVE APN: 110-25-55	1194 N. MATHILDA AVE APN: 110-25-54	1220 N. MATHILDA AVE APN: 110-25-49	PROPOSED PARCEL C		
STING	5.62 ACRES	6.62 ACRES	7.07 ACRES	N/A		
POSED	5.01 ACRES	3.65 ACRES	7.07 ACRES	3.58 ACRES		

LOT AREAS:

	1184 N. MATHILDA AVE APN: 110-25-55	1194 N. MATHILDA AVE APN: 110-25-54	1220 N. MATHILDA AVE APN: 110-25-49	PROPOSED PARCEL C
EXISTING	5.62 ACRES	6.62 ACRES	7.07 ACRES	N/A
PROPOSED	5.01 ACRES	3.65 ACRES	7.07 ACRES	3.58 ACRES

