

VESTING TENTATIVE MAP APPLICATION
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
FOR 75 RESIDENTIAL UNITS AND ONE COMMERCIAL PARCEL
311 MATHILDA AVENUE
CITY OF SUNNYVALE
SANTA CLARA COUNTY, CALIFORNIA

PROJECT SUMMARY

1. OWNER/SUBDIVIDER:

LANE PARTNERS
644 MENLO AVE, 2ND FLOOR
MENLO PARK, CA 94025
2. ENGINEER:

BKF ENGINEERS
4670 WILLOW ROAD, SUITE 250
PLEASANTON, CA 94588
TEL (925) 396-7700
FAX (925) 396-7799
3. SUBDIVIDED AREA:

44,111 SQ FT (APPROX. 1.01 ACRES)
(41,486 SQ FT AFTER PROPOSED STREET DEDICATION)
4. UTILITIES:

WATER SUPPLY:

CITY OF SUNNYVALE

FIRE PROTECTION:

CITY OF SUNNYVALE

SEWAGE DISPOSAL:

CITY OF SUNNYVALE

STORM DRAIN:

CITY OF SUNNYVALE

GAS & ELECTRIC:

PACIFIC GAS & ELECTRIC

TELEPHONE:

AT&T

CABLE TELEVISION:

COMCAST
5. APN:

165-13-050
6. ZONING:

DSP (DOWNTOWN SPECIFIC PLAN)
7. LAND USE:

MIXED USE
8. GENERAL PLAN:

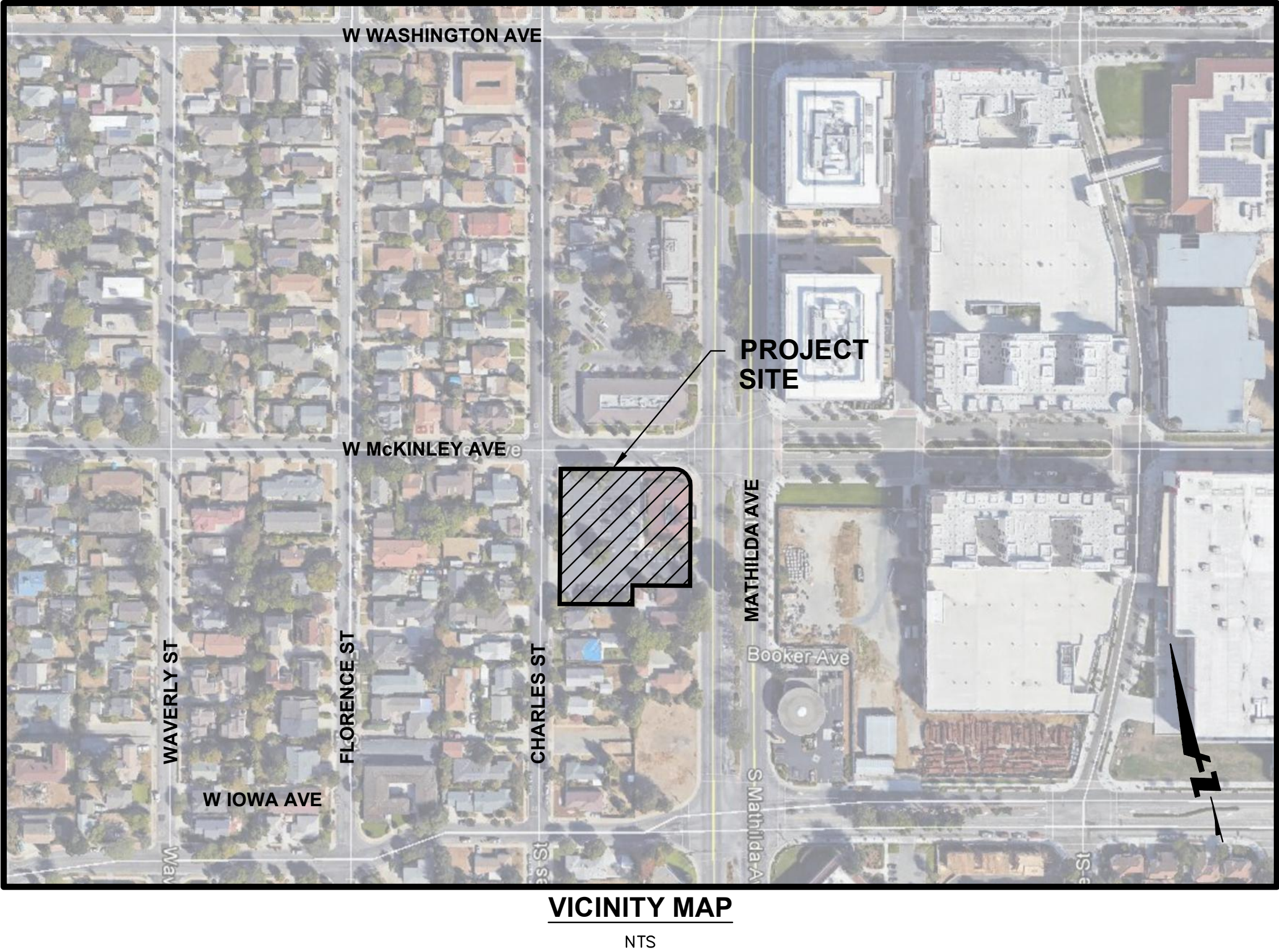
COMMERCIAL GENERAL BUSINESS
9. FLOOD ZONE DESIGNATION:

ZONE X PER MAP #06085C0206H
AREA OF 0.2% ANNUAL CHANCE FLOODPLANE
10. NUMBER OF LOTS:

1 WITH CONDOMINIUM UNITS
11. NUMBER OF RESIDENTIAL CONDO UNITS:

75
12. NUMBER OF COMMERCIAL PARCELS:

1



ABBREVIATIONS

SYMBOL	DESCRIPTION
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BFP	BACK FLOW PREVENTION DEVICE
BLDG	BUILDING
BW	BACK OF WALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CD	CURB DRAIN
CI	CURB INLET
CONC	CONCRETE
CY	CUBIC YARDS
DEMO	DEMOLITION
DI	DROP INLET
DW	DOMESTIC WATER
DW, D/W, DWY	DRIVEWAY
E, ELEC	ELECTRIC
(E), EX, EXIST	EXISTING
EB	ELECTRIC BOX
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
ETW	EDGE OF TRAVELED WAY
EVAE	EMERGENCY VEHICLE ACCESS
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
HC/HCR	HANDICAP RAMP
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH

SYMBOL	DESCRIPTION
LF	LINEAR FOOT
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MON	MONUMENT
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
PG&E	PACIFIC GAS & ELECTRIC
PGE	PG&E EASEMENT
PG&E TOWER LINE EASEMENT	PG&E TOWER LINE EASEMENT
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POC	POINT OF CONNECTION
PROPOSED	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSE	PUBLIC SURVEY EASEMENT
R	RADIUS
ROP	REINFORCED CONCRETE PIPE
RE	ROADWAY EASEMENT
RIM	RIM ELEVATION
R/W, R-O-W	RIGHT OF WAY
RTE	RAIL TRACK EASEMENT
RUE	ROAD UTILITY EASEMENT
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCI	STORM DRAIN CURB INLET
SDCO	STORM DRAIN CLEANOUT
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SL	STREET LIGHT
SOFT	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW, S/W	SIDEWALK

SYMBOL	DESCRIPTION
STD	STANDARD
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TEL, TELE	TELEPHONE
TG	TOP OF GRATE
THRU	THROUGH
TM	TENTATIVE MAP
TOS	TOP OF SLAB
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSB/TSPB	TRAFFIC SIGNAL BOX
TYP	TYPICAL
UB	UTILITY BOX
UE	UTILITY EASEMENT
USD	UNION SANITARY DISTRICT
VCP	VITRIFIED CLAY PIPE
W	WATER
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE
W/	WITH

LEGEND

PROPERTY LINE	---
ELECTRICAL LINE	---
GAS LINE	---
STORM DRAIN LINE	---
SANITARY SEWER	---
EX WATER LINE	---
FIRE WATER LINE	---
MANHOLE (MH)	○
STORM DRAIN OVERFLOW (SDO)	○
STORMWATER TREATMENT VAULT (STV)	○
BACKFLOW PREVENTER (BFP)	⊞
FIRE HYDRANT	⊞
CLEANOUT (CO)	●
WATER VALVE (WV)	⊞
WATER METER (WM)	⊞
AREA DRAIN (AD)	⊞
BIORETENTION AREA (SEE DETAIL 1/C5.0)	■
FLOW-THRU PLANTER (SEE DETAIL 2/C5.0)	■

SHEET INDEX

NUMBER	DESCRIPTION
C0.0	CIVIL COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	PROPOSED CIVIL SITE PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN

BENCHMARK

CITY OF SUNNYVALE BRASS DISK MONUMENT, DESIGNATED "BM2," SET IN TOP OF CURB NEXT TO CATCH BASIN AT TRAFFIC SIGNAL BOX ON THE SOUTHWEST CORNER OF WEST OLIVE AVE. AND MATHILDA AVE.
ELEVATION = 115.872 (NAVD88)

BASIS OF BEARINGS

NORTH 14°52'00" EAST, BEING THE EASTERLY LINE OF PARCEL 1, BEING PARALLEL AND DISTANT 60.00 FEET WESTERLY OF THE LINE BETWEEN TWO CITY MONUMENTS IN THE RIGHT OF WAY OF MATHILDA AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 543 OF MAPS AT PAGE 24, RECORDS OF SANTA CLARA COUNTY.

311 Mathilda

311 S Mathilda Ave, Sunnyvale, CA 94086

Lane Partners / Bay West Development

Lane Partners: 644 Menlo Ave, 2nd Floor, Menlo Park CA 94025

Bay West: 1725 S. Bascom Ave, Suite 1050, Campbell, CA 95008

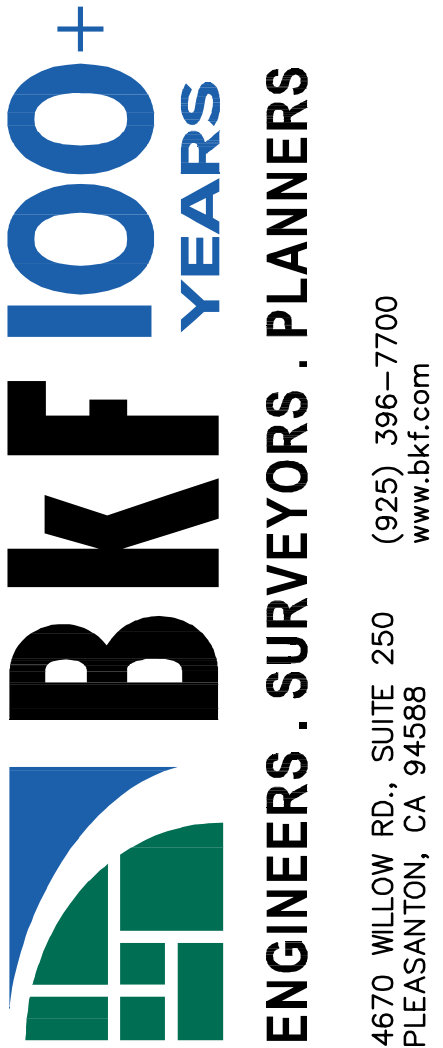
Sheet Title:

CIVIL COVER SHEET

Job No. 20177004
Date: 01/24/2019
Scale: PER PLAN
Drawn By: KA

Sheet No:

C0.0



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-S&I, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-S&I, INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

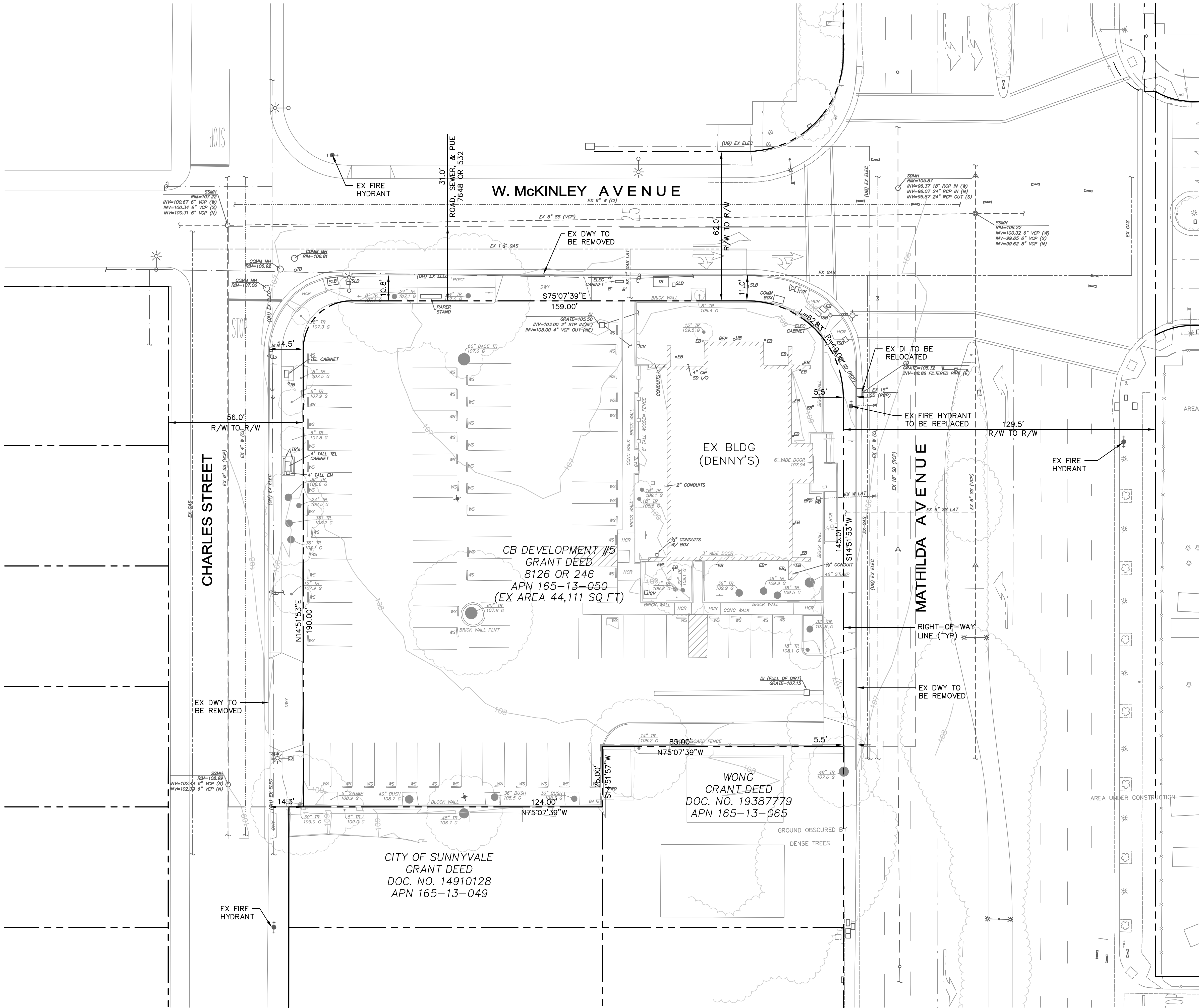
Sheet Title:

**EXISTING
CONDITIONS
PLAN**

Job No. 20177004
Date: 03/21/2018
Scale: PER PLAN
Drawn By: KA

Sheet No:

C1.0



LEGEND:

- PROPERTY LINE
- EXISTING CONTOUR
- AREA/YARD LIGHT
- ELECTROLIER
- FIRE HYDRANT
- SIGN
- STREET LIGHT
- GUY WIRE
- JOINT POLE/POWER POLE
- WATER VALVE
- SIGNAL LIGHT

NOTES:

- LOT LINES AND TOPOGRAPHY BASED ON TOPOGRAPHIC SURVEY BY BKF ENGINEERS ON 02/01/17.
- ALL DIMENSIONS ARE TO FACE OF CURB OR PROPERTY LINE UNLESS NOTED OTHERWISE.

ABBREVIATIONS:

B	==	BOLLARD
BFP	==	BACKFLOW PREVENTOR
BLDG COR	==	BUILDING CORNER
BW	==	BACK OF WALK
CB	==	CATCH BASIN
CCP	==	CONCRETE PAD
CIP	==	CAST IRON PIPE
COMM	==	COMMUNICATION
CONC	==	CONCRETE
DI	==	DROP INLET
EB	==	ELECTRICAL BOX
EP	==	EDGE OF PAVEMENT
HCR	==	HANDICAP RAMP
ICV	==	IRRIGATION CONTROL VALVE
MH	==	MANHOLE
SD	==	STORM DRAIN
SD I/O	==	STORM DRAIN INLET/OUTLET
SDMH	==	STORM DRAIN MANHOLE
SLB	==	STREET LIGHTING BOX
SSMH	==	SANITARY SEWER MANHOLE
TB	==	TELEPHONE BOX
TEL	==	TELEPHONE
TSB	==	TRAFFIC SIGNAL BOX
UB	==	UTILITY BOX
WM	==	WATER METER
WS	==	WHEEL STOP

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

Lane Partners / Bay West Development
Lane Partners: 644 Menlo Ave, 2nd Floor, Menlo Park CA 94025
Bay West: 1725 S. Bascom Ave, Suite 1050, Campbell, CA 95008

3111 Mathilda
311 S Mathilda Ave, Sunnyvale, CA 94086

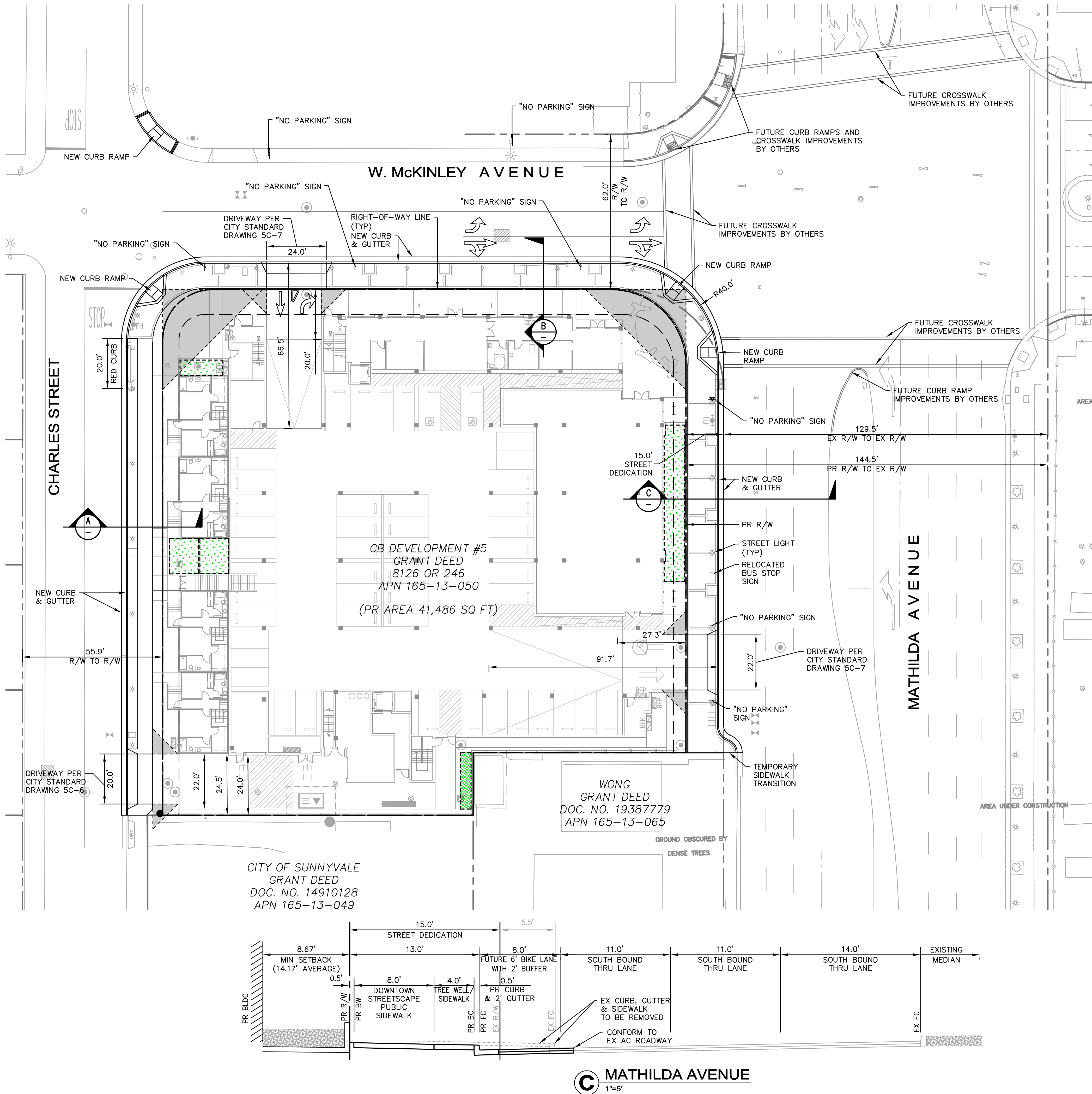
Sheet Title:

**PROPOSED
CIVIL SITE PLAN**

Job No. 20177004
Date: 03/21/2018
Scale: PER PLAN
Drawn By: KA

Sheet No:

C2.0

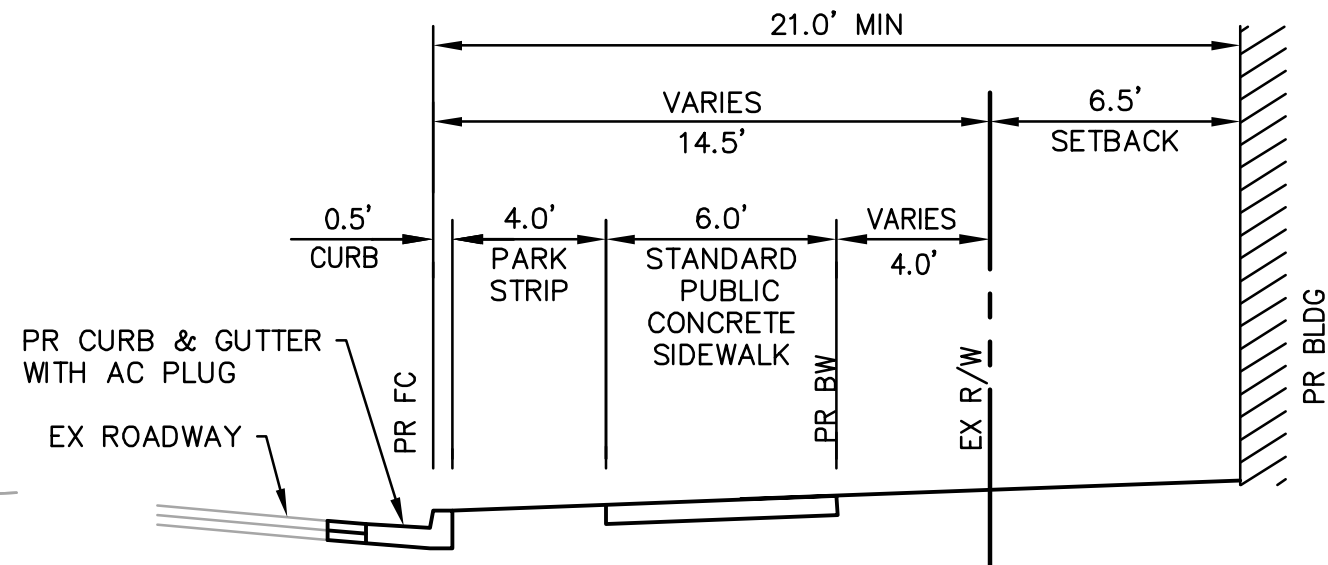
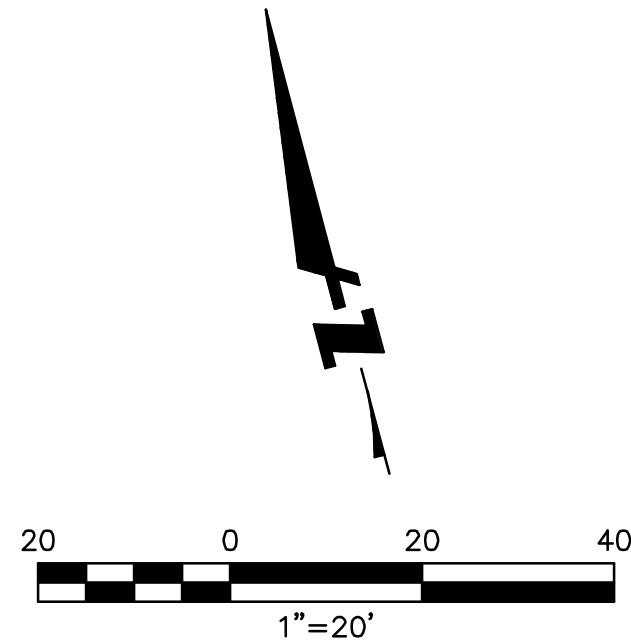


LEGEND:

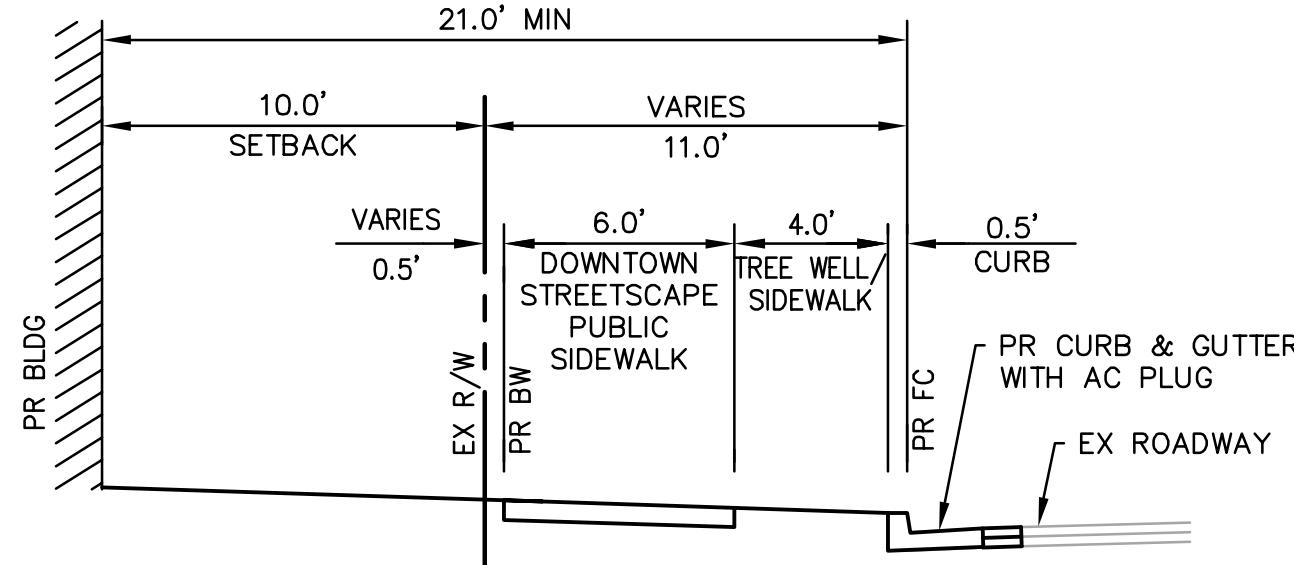
- PROPERTY LINE
- FLOW-THRU PLANTER (SEE DETAIL 2/C5.0)
- BIORETENTION AREA (SEE DETAIL 1/C5.0)
- VISION TRIANGLE

NOTES:

- LOT LINES AND TOPOGRAPHY BASED ON TOPOGRAPHIC SURVEY BY BKF ENGINEERS ON 02/01/17.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR PROPERTY LINE UNLESS NOTED OTHERWISE.

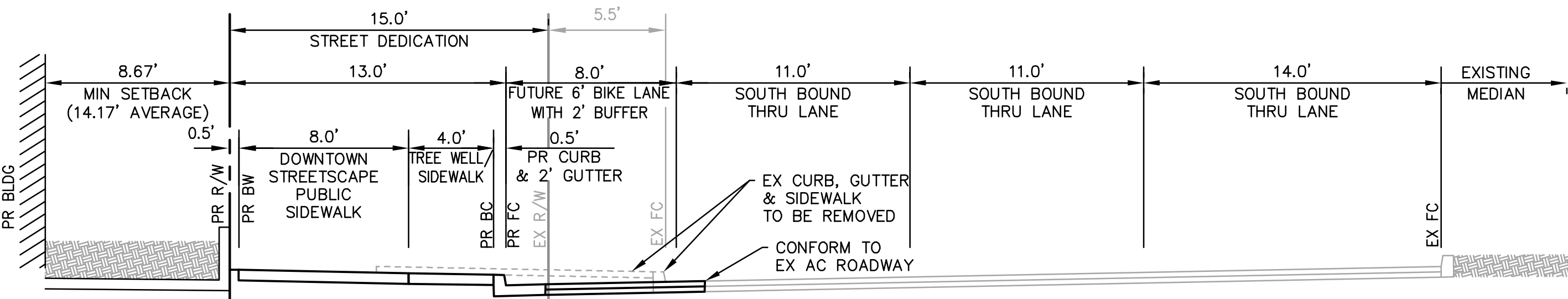


A CHARLES STREET
1"=5'



B W. MCKINLEY AVENUE
1"=5'

C MATHILDA AVENUE
1"=5'



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SO, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SO, INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

311 Mathilda

311 S Mathilda Ave, Sunnyvale, CA 94086

Lane Partners / Bay West Development

Lane Partners: 644 Menlo Ave, 2nd Floor, Menlo Park CA 94025

Bay West: 1725 S. Bascom Ave, Suite 1050, Campbell, CA 95008

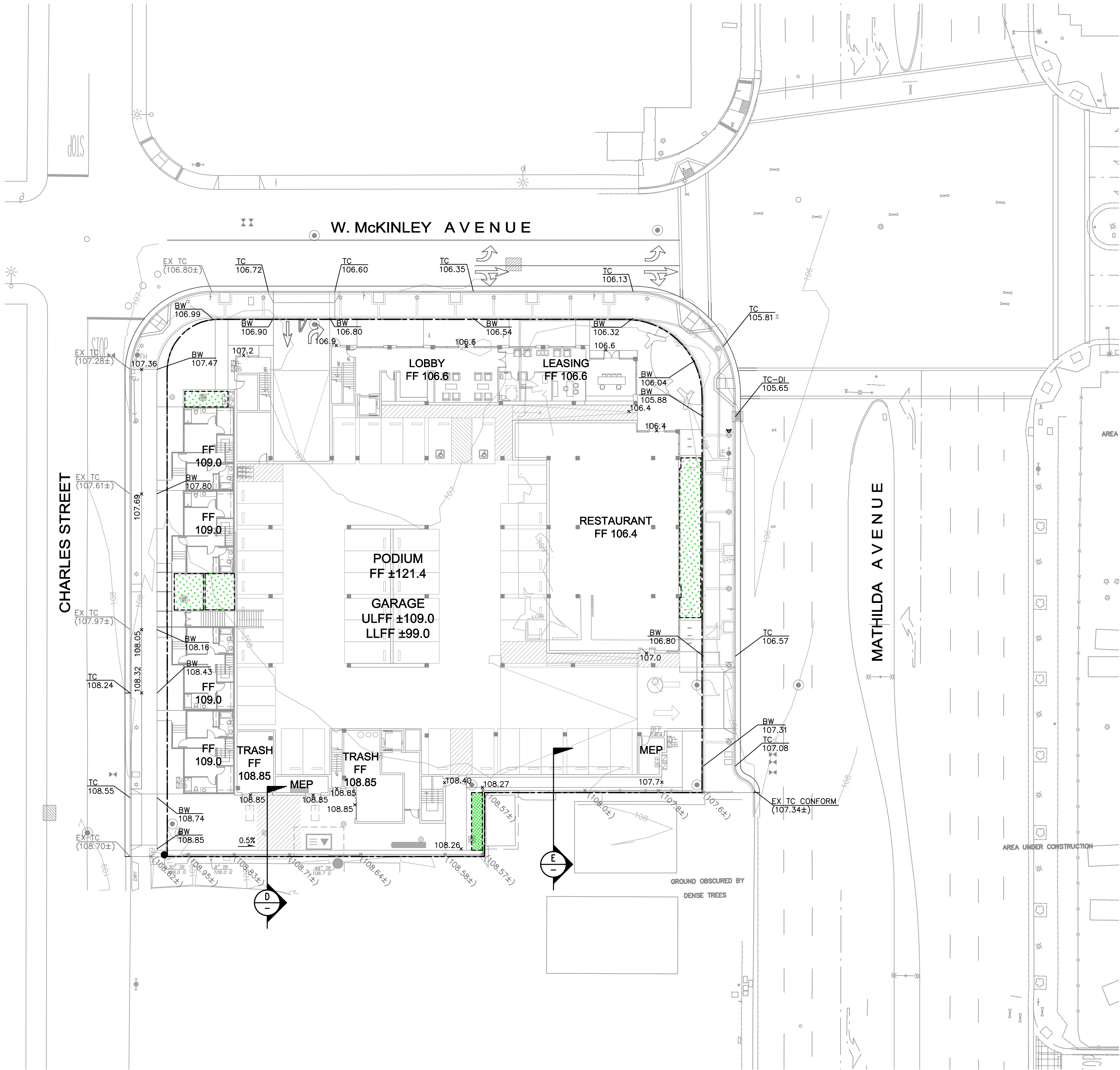
Sheet Title:

PRELIMINARY
GRADING PLAN

Job No. 20177004
Date: 03/21/2018
Scale: PER PLAN
Drawn By: KA

Sheet No:

C3.0



LEGEND:

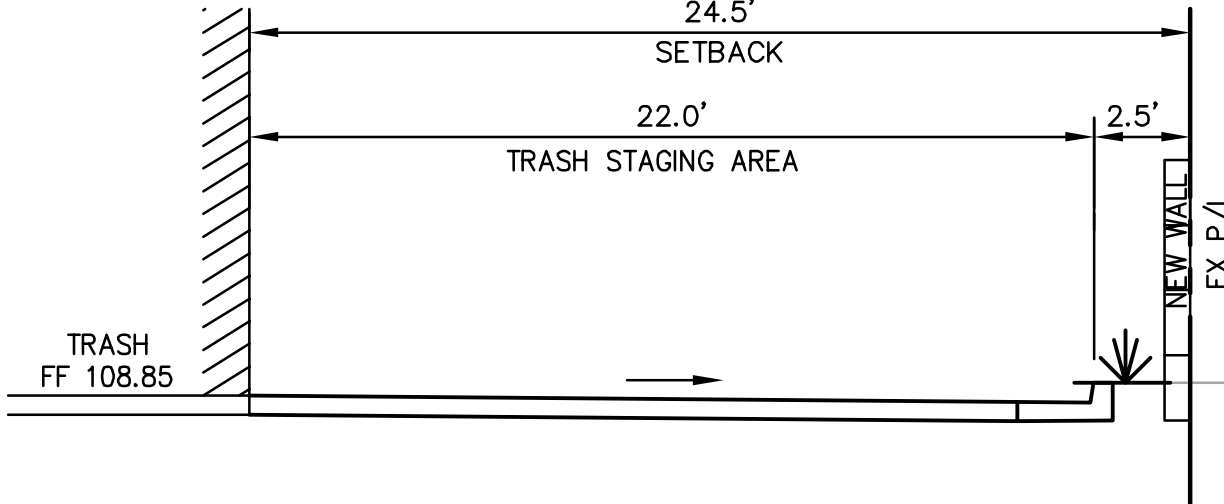
- PROPERTY LINE
- GRADE BREAK/RIDGELINE
- FLOW-THRU PLANTER (SEE DETAIL 2/C5.0)
- BIORETENTION AREA (SEE DETAIL 1/C5.0)
- EXISTING GRADE (XX.X)
- PROPOSED GRADE (X.X%)
- DRAINAGE SLOPE AND DIRECTIONAL LABEL
- MANHOLE
- STORMWATER TREATMENT VAULT

ABBREVIATIONS:

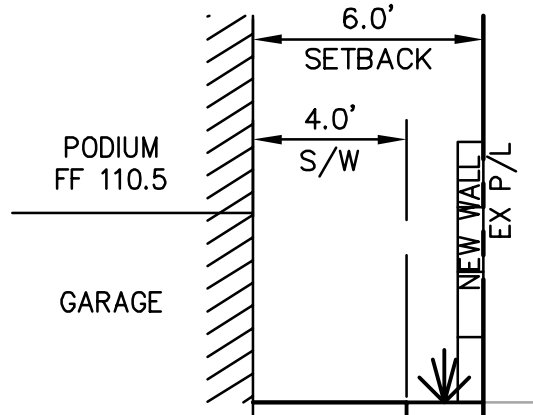
- AD AREA DRAIN
- CB CATCH BASIN
- DI DRAIN INLET
- ESMT EASEMENT
- INV INVERT
- LP LOW POINT
- MH MANHOLE
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SQ FT SQUARE FEET
- STV STORMWATER TREATMENT VAULT
- TC TOP OF CURB
- TYP TYPICAL
- W WATER

NOTES:

- ALL GRADING WORK SHALL BE IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL RECOMMENDATIONS, INCLUDING SITE STRIPPING AND OVEREXCAVATION REQUIREMENTS.
- LOT LINES AND TOPOGRAPHY BASED ON TOPOGRAPHIC SURVEY BY BKF ENGINEERS ON 02/01/17.
- SEE SHEET C2.0 FOR CROSS-SECTIONS ALONG CHARLES STREET, MCKINLEY AVENUE AND MATHILDA AVENUE.



D SECTION D
1"=5'



E SECTION E
1"=5'

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SO, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SO, INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

Lane Partners / Bay West Development
Lane Partners: 644 Menlo Ave, 2nd Floor, Menlo Park CA 94025
Bay West: 1725 S. Bascom Ave, Suite 1050, Campbell, CA 95008

311 Mathilda

311 S Mathilda Ave, Sunnyvale, CA 94086

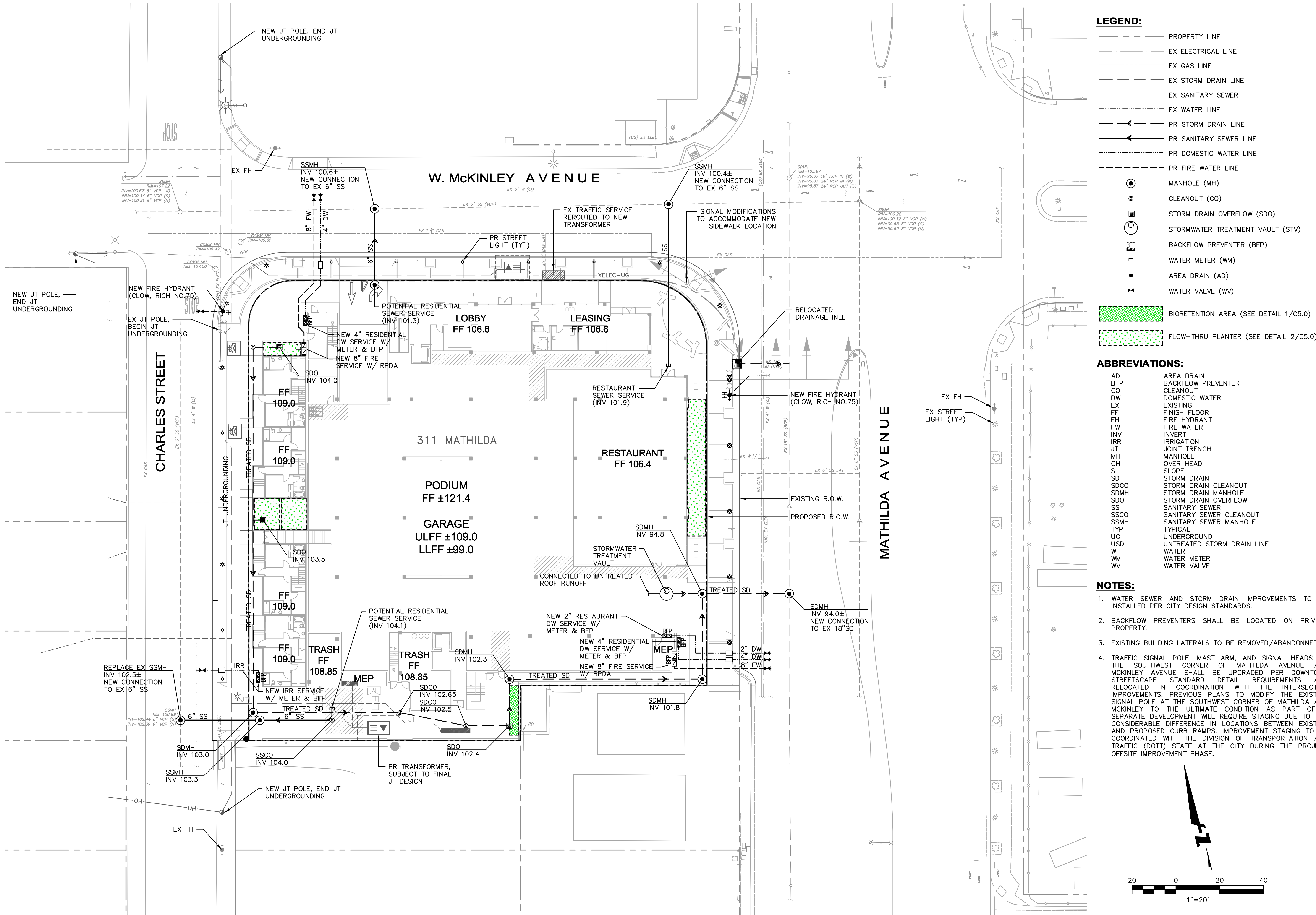
Sheet Title:

**PRELIMINARY
UTILITY PLAN**

Job No. 20177004
Date: 06/04/2018
Scale: PER PLAN
Drawn By: KA

Sheet No:

C4.0



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SO, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SO, INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

Lane Partners / Bay West Development
Lane Partners: 644 Menlo Ave, 2nd Floor, Menlo Park CA 94025
Bay West: 1725 S. Bascom Ave, Suite 1050, Campbell, CA 95008

311 Mathilda
311 S Mathilda Ave, Sunnyvale, CA 94086

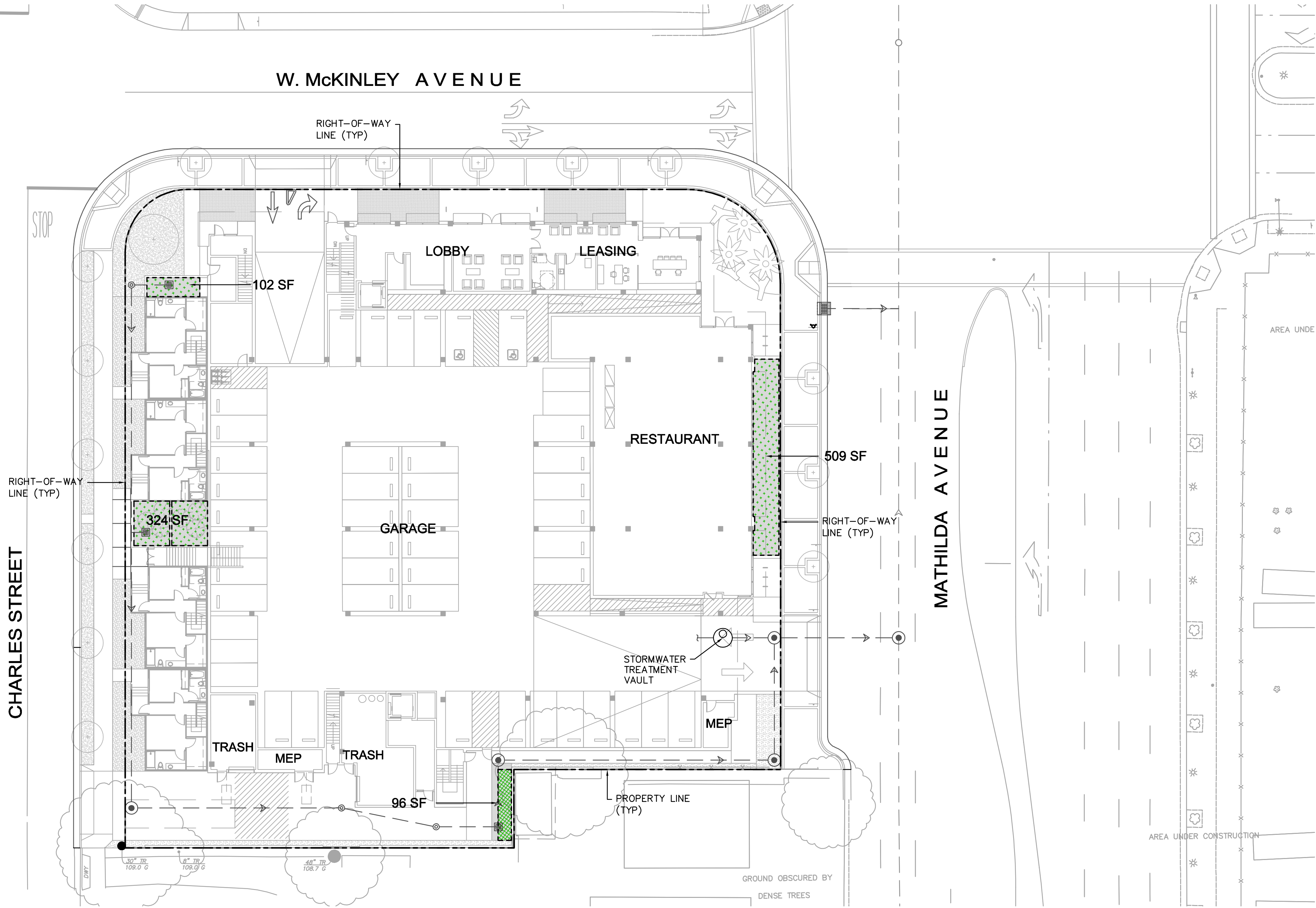
Sheet Title:

**PRELIMINARY
STORMWATER
CONTROL PLAN**

Job No. 20177004
Date: 03/21/2018
Scale: PER PLAN
Drawn By: KA

Sheet No:

C5.0



LEGEND:

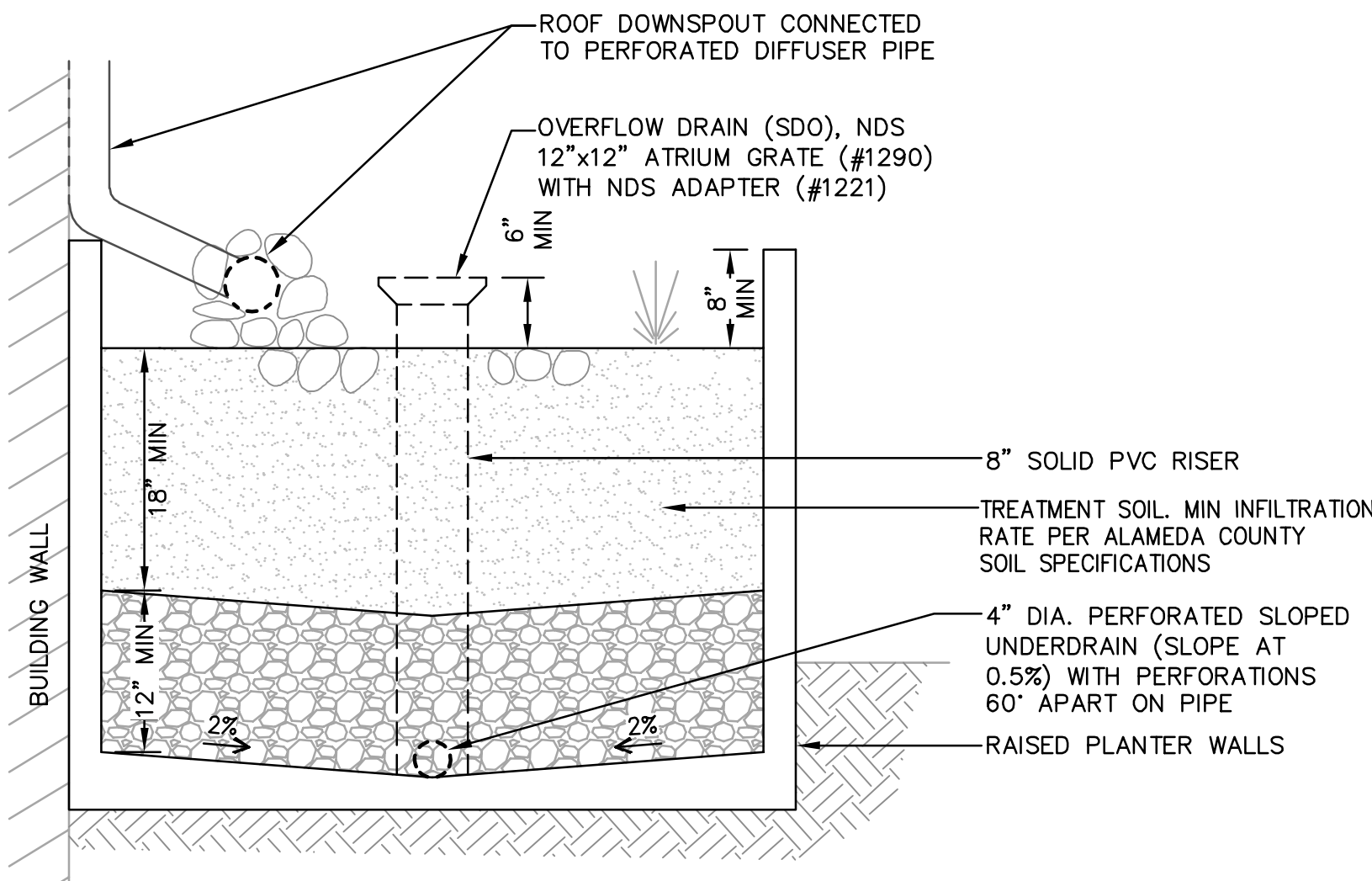
- PROPERTY LINE
- EX STORM DRAIN LINE
- PR STORM DRAIN LINE
- FLOW-THRU PLANTER (SEE DETAIL 2, THIS SHEET)
- BIORETENTION AREA (SEE DETAIL 1, THIS SHEET)
- STORMWATER TREATMENT VAULT (STV)
- STORM DRAIN MANHOLE (SDMH)
- STORM DRAIN OVERFLOW (SDO)

NOTES:

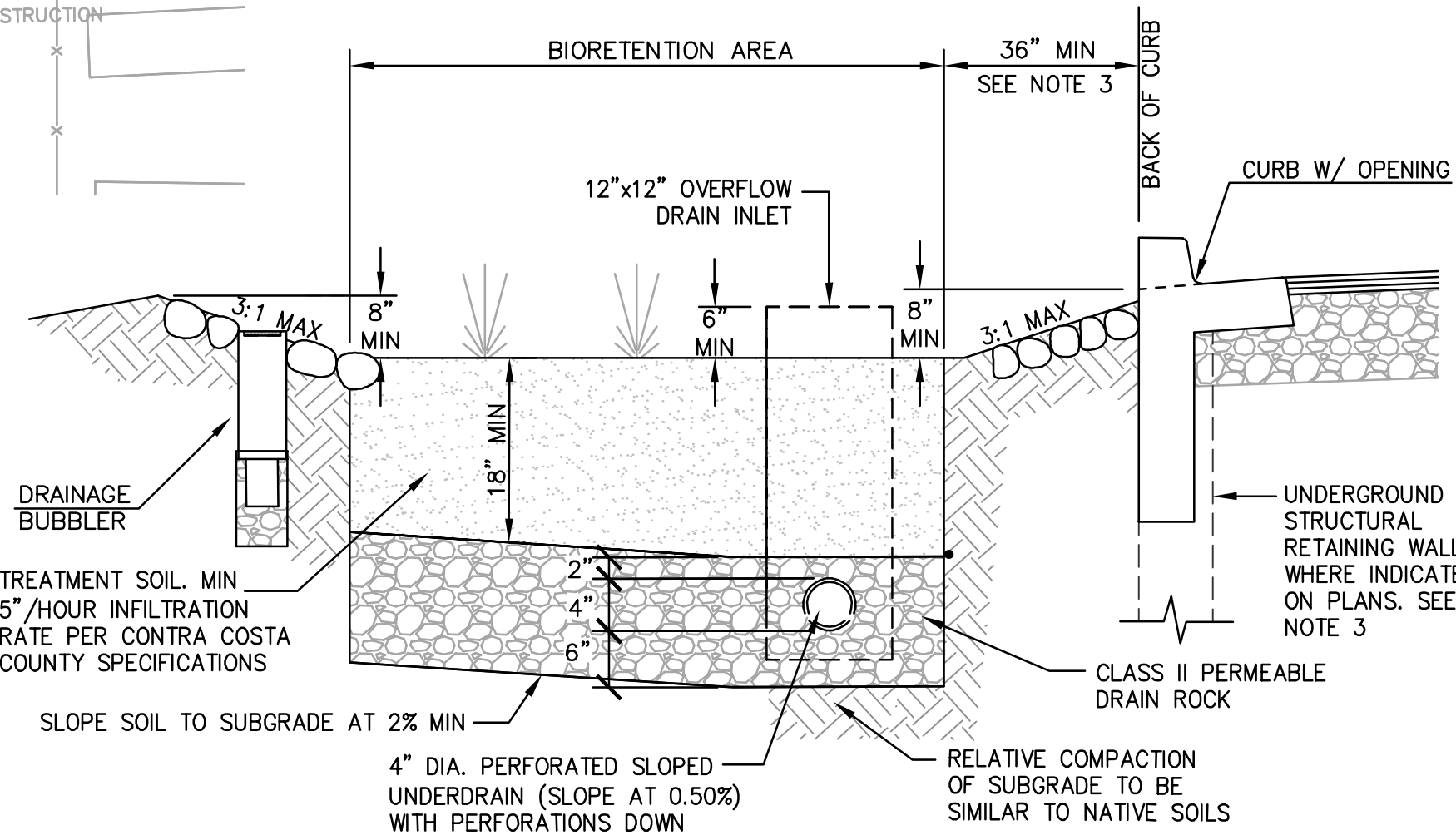
- THIS PROJECT QUALIFIES FOR 65% TRANSIT-ORIENTED DEVELOPMENT (TOD) CREDITS UNDER THE MRP CATEGORY C SPECIAL PROJECT CRITERIA.
TOD CREDITS:
 - + 25% - LOCATION [WITHIN 0.5 MILES OF EXISTING TRANSIT HUB]
 - + 20% - DENSITY [> 60 DU/AC]
 - + 20% - PARKING [0% AT-GRADE PARKING]
 - + 65% - TOTAL CREDITS
- FLOW-THRU PLANTERS AND BIORETENTION AREAS ARE SIZED FOR 4% OF THE IMPERVIOUS AREA DRAINING TO THEM PER THE FLOW TREATMENT SIZING METHOD.

STORMWATER MANAGEMENT TABLE						
Method of Treatment	Description of Drainage Area	Drainage Area (sf)	% of Total Drainage Area	Required Treatment Area* (sf)	Potential Treatment Area (sf)	Excess (sf)
Bioretention Area	Pavement	2,375	6%	95	96	1
Flow-Thru Planter	Roof	13,500	35%	540	935	395
2:1 Drain to Landscape	Pavement	3,295	9%	1,571	1,767	196
Media Filtration Vault	Pavement, Podium, & Roof	19,167	50%	N/A	N/A	N/A

*SEE NOTE 2.



2 FLOW-THRU PLANTER
NTS



1 BIORETENTION AREA
NTS

NOTES:

- PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
- TREATMENT SOIL TO BE UNCOMPACTED AT FINAL CONDITION. KEEP HEAVY EQUIPMENT OUT OF TREATMENT AREAS.
- STRUCTURAL BIORETENTION RETAINING WALL WITH FOOTING OR CROSS-BRACING REQUIRED AT ALL LOCATIONS WHERE BIORETENTION BASINS ARE LESS THAN 3' FROM CURB OR WALL.