

LEGEND

| | EXISTING | PROPOSED |
|------------------------------------|------------|----------|
| DISTINCTIVE BOUNDARY | --- | --- |
| LOT LINE | --- | --- |
| ADJACENT LOT LINE | --- | --- |
| EASEMENT LINE | --- | --- |
| CENTERLINE | --- | --- |
| SIDEWALK, CURB AND GUTTER | --- | --- |
| DRIVEWAY | --- | --- |
| STORM DRAIN LINE | --- | --- |
| SANITARY SEWER LINE | --- | --- |
| WATER LINE | --- | --- |
| RECLAIMED WATER LINE | --- | --- |
| FIRE WATER LINE | --- | --- |
| GAS LINE | --- | --- |
| JOINT TRENCH LINE | --- | --- |
| ELECTRICAL LINE | --- | --- |
| TELEPHONE LINE | --- | --- |
| STREET LIGHT LINE | --- | --- |
| ELEVATION | (TC 97.0±) | TC 100.8 |
| SLOPE TO DRAIN | → | → |
| STORM DRAIN MANHOLE | ○ | ● |
| STORM DRAIN CATCH BASIN | ■ | ■ |
| STORM DRAIN DROP INLET | ■ | ■ |
| OVERLAND RELEASE | ○ | ○ |
| SANITARY SEWER MANHOLE | ○ | ● |
| SUBSURFACE TRANSFORMER | ○ | ○ |
| SANITARY SEWER CLEANOUT | ○ | ○ |
| FIRE HYDRANT | ⊙ | ⊙ |
| WATER VALVE | ⊙ | ⊙ |
| WATER METER | ⊙ | ⊙ |
| BACK FLOW PREVENTER | --- | --- |
| ELECTROLIER | ☆ | ☆ |
| REDUCED PRESSURE DETECTOR ASSEMBLY | --- | --- |
| STORMWATER TREATMENT PLANTER | --- | --- |

BENCHMARK

THE CITY OF SUNNYVALE BENCHMARK #28 BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF N. MARY AVENUE AND W. MAUDE AVENUE. ELEVATION = 60.965 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BASIS OF BEARING

THE BEARING NORTH 66°02'18" EAST OF THE CENTERLINE OF MARY AVENUE, BETWEEN FOUND MONUMENTS, AS SAID BEARING IS SHOWN ON THE PARCEL MAP, FILED FOR RECORD ON NOVEMBER 30, 1988 IN BOOK 593 OF MAPS AT PAGES 44 & 45, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS.

FLOOD ZONE

THE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085C0045H, DATED MAY 18, 2009

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

PURPOSE

THE PURPOSE OF THIS MAP IS TO DIVIDE EXISTING PARCEL 2 INTO 3 POSTAGE STAMPS AND 2 COMMON AREAS

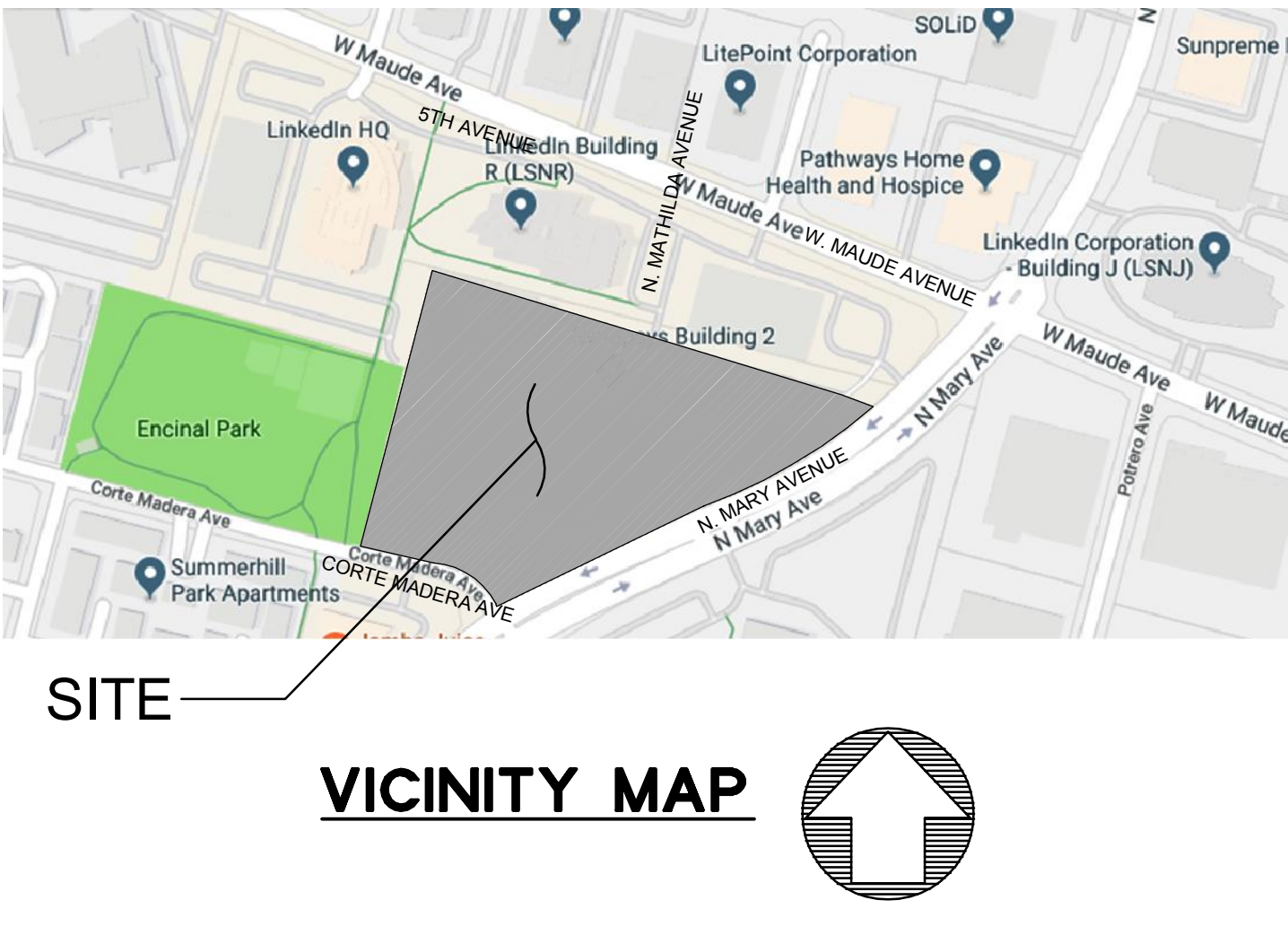
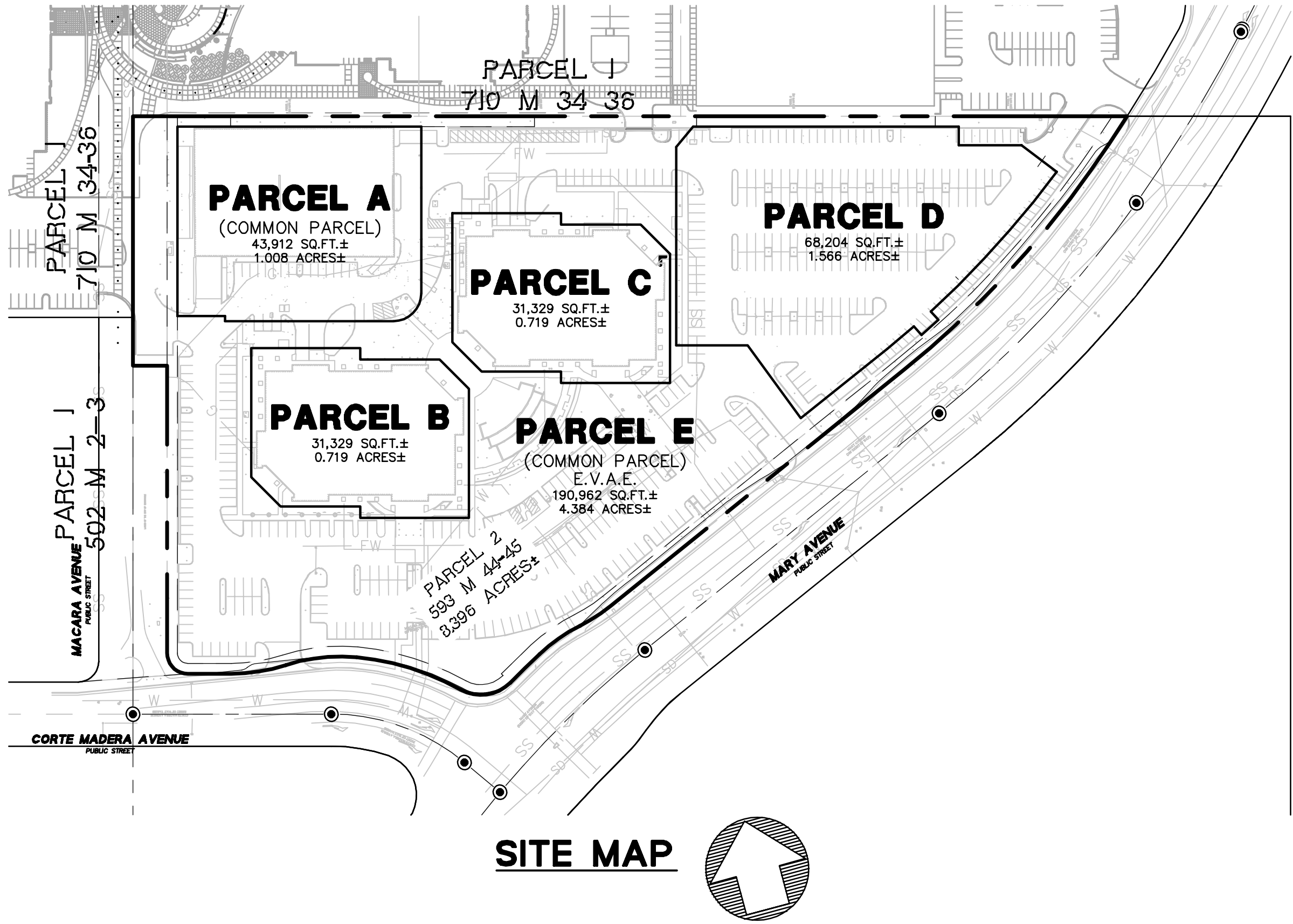
ALL EASEMENTS FOR RECIPROCAL RIGHTS AND MAINTENANCE RESPONSIBILITY FOR INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS, PARKING, UTILITIES, AND SURFACE DRAINAGE SHALL BE IDENTIFIED ON THE FINAL MAP AS A STATEMENT AND ON THE CC&Rs

ALL CONDITIONS OF APPROVAL ASSOCIATED WITH PLANNING APPLICATION 2016-7607 APPLY TO THIS TENTATIVE MAP, UNLESS OTHERWISE APPROVED BY THE CITY

PROJECT ZONE

THE PROJECT ZONE IS PPSP (PERRY PARK SPECIFIC PLAN).

445-455 N. MARY AVENUE
PARCEL 2 SUBDIVISION
TENTATIVE MAP
CITY OF SUNNYVALE, CALIFORNIA



ABBREVIATIONS

| | | | |
|----------|-----------------------------------|----------|------------------------------------|
| AB | AGGREGATE BASE | PE | POLYETHYLENE |
| AC | ASPHALT CONCRETE | PIV | POST INDICATOR |
| AD | AREA DRAIN | PP | POWER POLE |
| BC | BACK OF CURB | PR | PROPOSED |
| BFP | BACKFLOW PREVENTOR | PL, P/L | PROPERTY LINE |
| BLDG | BUILDING | PCC | PORTLAND CEMENT |
| BW | BACK OF WALK | P.F.S.E. | PRIVATE FIRE SERVICE |
| CB | CATCH BASIN | P.I.E.E. | PRIVATE INGRESS, EGRESS EASEMENT |
| C/L | CENTERLINE | P.S.D.E. | PRIVATE STORM DRAIN EASEMENT |
| CO | CLEANOUT | P.S.S.E | PRIVATE SANITARY SEWER EASEMENT |
| CONC | CONCRETE | P.U.E. | PUBLIC UTILITY EASEMENT |
| CONST | CONSTRUCTION | PVC | POLYVINYL CHLORIDE PIPE |
| COS | CITY OF SUNNYVALE | R | RIGHT/RADIUS |
| CR | CURB RETURN | RCP | REINFORCED CONCRETE PIPE |
| DET, DTL | DETAIL | RPDA | REDUCED PRESSURE DETECTOR ASSEMBLY |
| DIP | DUCTILE IRON PIPE | R/W | RIGHT OF WAY |
| D/W | DRIVEWAY | S | SLOPE/SOUTH |
| E | EAST/ELECTRICAL | SD | STORM DRAIN |
| (E), EX | EXISTING | SDMH | STORM DRAIN MANHOLE |
| ELEC | ELECTRICAL | SF | SQUARE FEET |
| ELEV | ELEVATION | SHT | SHEET |
| EP | EDGE OF PAVEMENT | S/L | STREET LIGHT |
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT | SLB | STREET LIGHT BOX |
| FC | FACE OF CURB | SS | SANITARY SEWER |
| FF | FINISHED FLOOR | SSCO | SANITARY SEWER CLEANOUT |
| FG | FINISHED GRADE | SSMH | SANITARY SEWER MANHOLE |
| FDC | FIRE DEPARTMENT CONNECTION | ST | STREET |
| FH | FIRE HYDRANT | STD | STANDARD |
| F | FEET | S/W | SIDEWALK |
| FC | FACE OF CURB | T, TEL | TELEPHONE |
| FS | FINISH SURFACE | T | TRANSFORMER |
| GB | GRADE BREAK | TC | TOP OF CURB |
| HP | HIGH POINT | TOP | TOP OF WALL |
| I.E.E. | INGRESS, EGRESS EASEMENT | TYP | TYPICAL |
| INV | INVERT (ELEVATION) | UG | UNDERGROUND |
| IRR | IRRIGATION | VCP | VITRIFIED CLAY PIPE |
| JP | JOINT UTILITY POLE | W | WATER/WEST |
| JT | JOINT UTILITY TRENCH | WM | WATER METER |
| L | LEFT/LENGTH | WV | WATER VALVE |
| LAT | LATERAL | | |
| LF | LINEAL FEET | | |
| LG | LIP OF GUTTER | | |
| LOW | LIMIT OF WORK | | |
| MAX | MAXIMUM | | |
| MG | MATCH GRADE | | |
| MH | MANHOLE | | |
| MIN | MINIMUM | | |
| NTS | NOT TO SCALE | | |
| O.D. | OUTSIDE DIMENSION | | |
| OH | OVERHEAD (WIRES) | | |
| P | PAVEMENT | | |
| PB | PULL BOX | | |

LOT SUMMARY

EXISTING:

| | AREA (SF) | AREA (AC) |
|----------|-----------|-----------|
| PARCEL 2 | 365,736± | 8.396± |
| TOTAL | 365,736± | 8.396± |

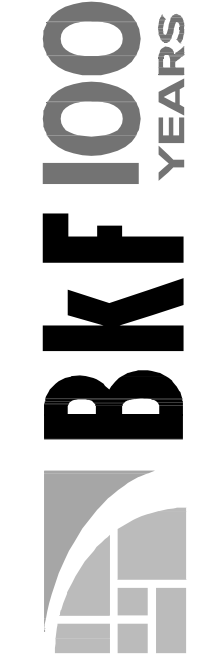
PROPOSED:

| | AREA (SF) | AREA (AC) |
|----------|-----------|-----------|
| PARCEL A | 43,912 | 1.008 |
| PARCEL B | 31,329 | 0.719 |
| PARCEL C | 31,329 | 0.719 |
| PARCEL D | 68,204 | 1.566 |
| PARCEL E | 190,962 | 4.384 |
| TOTAL | 365,736± | 8.396± |

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| SHEET NO. | SHEET TITLE |
|-----------|--------------------------|
| TM-1 (1) | TITLE SHEET |
| TM-2 (2) | EXISTING CONDITIONS |
| TM-3 (3) | MAP SHEET |
| TM-4 (4) | PRELIMINARY GRADING PLAN |
| TM-5 (5) | PRELIMINARY UTILITY PLAN |

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9180
408-467-9189 (FAX)



445-455 N. MARY AVENUE
TENTATIVE MAP
TITLE SHEET

CALIFORNIA

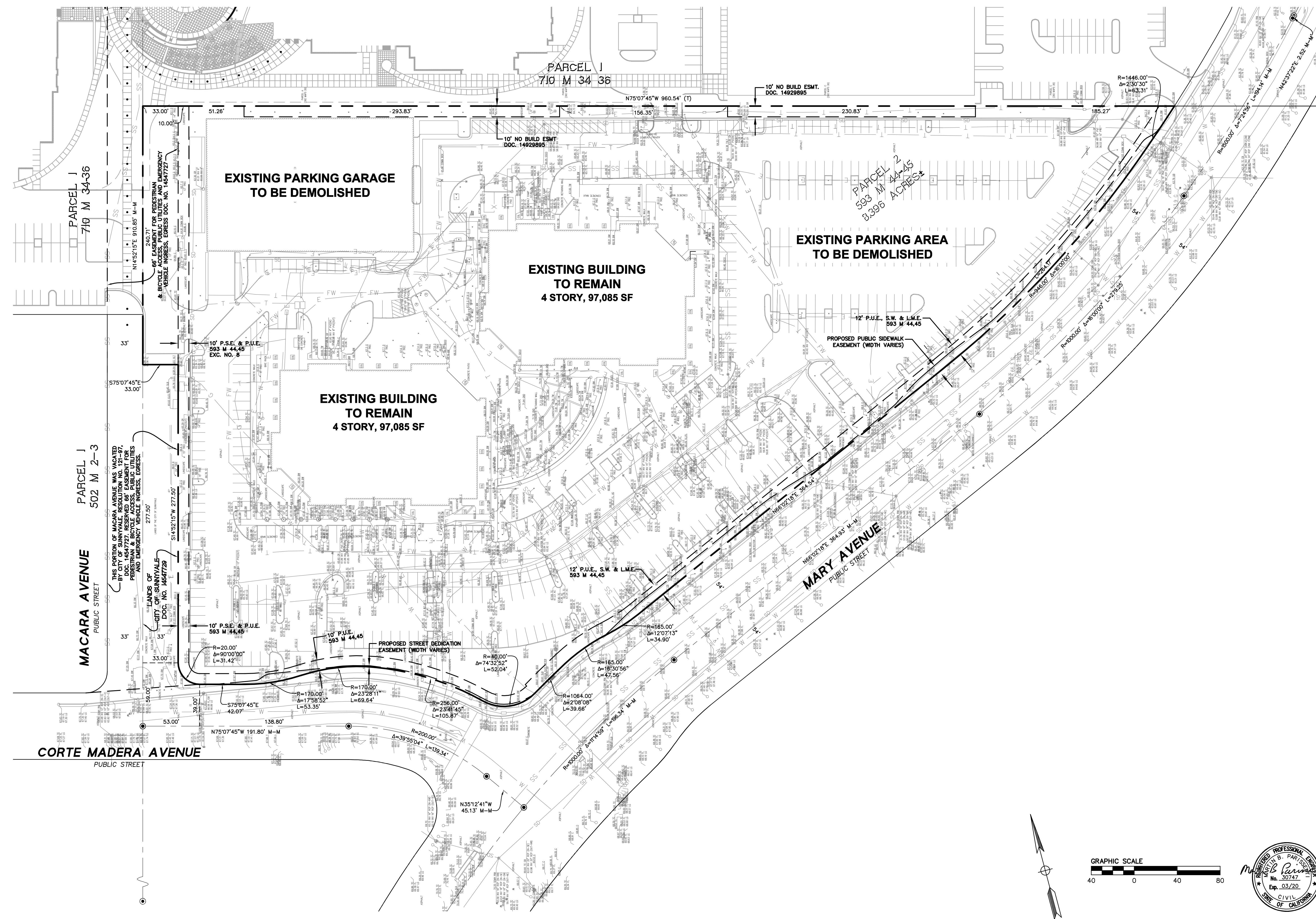
SANTA CLARA COUNTY

SUNNYVALE

| Revisions | No. | Date | By | Appr. |
|-----------------------|------------|----------|----|-------|
| PLANNING SUBMITTAL #1 | 06-20-2018 | AS SHOWN | | |
| PLANNING SUBMITTAL #2 | 09-06-2018 | KAB | | |
| PLANNING SUBMITTAL #3 | 10-30-2018 | KAB | | |
| PLANNING SUBMITTAL #4 | 01-22-2019 | MBP | | |
| Job No. | 20180646 | | | |
| Drawing Number: | TM-1 | | | |
| | 1 | | | |
| | 5 | | | |

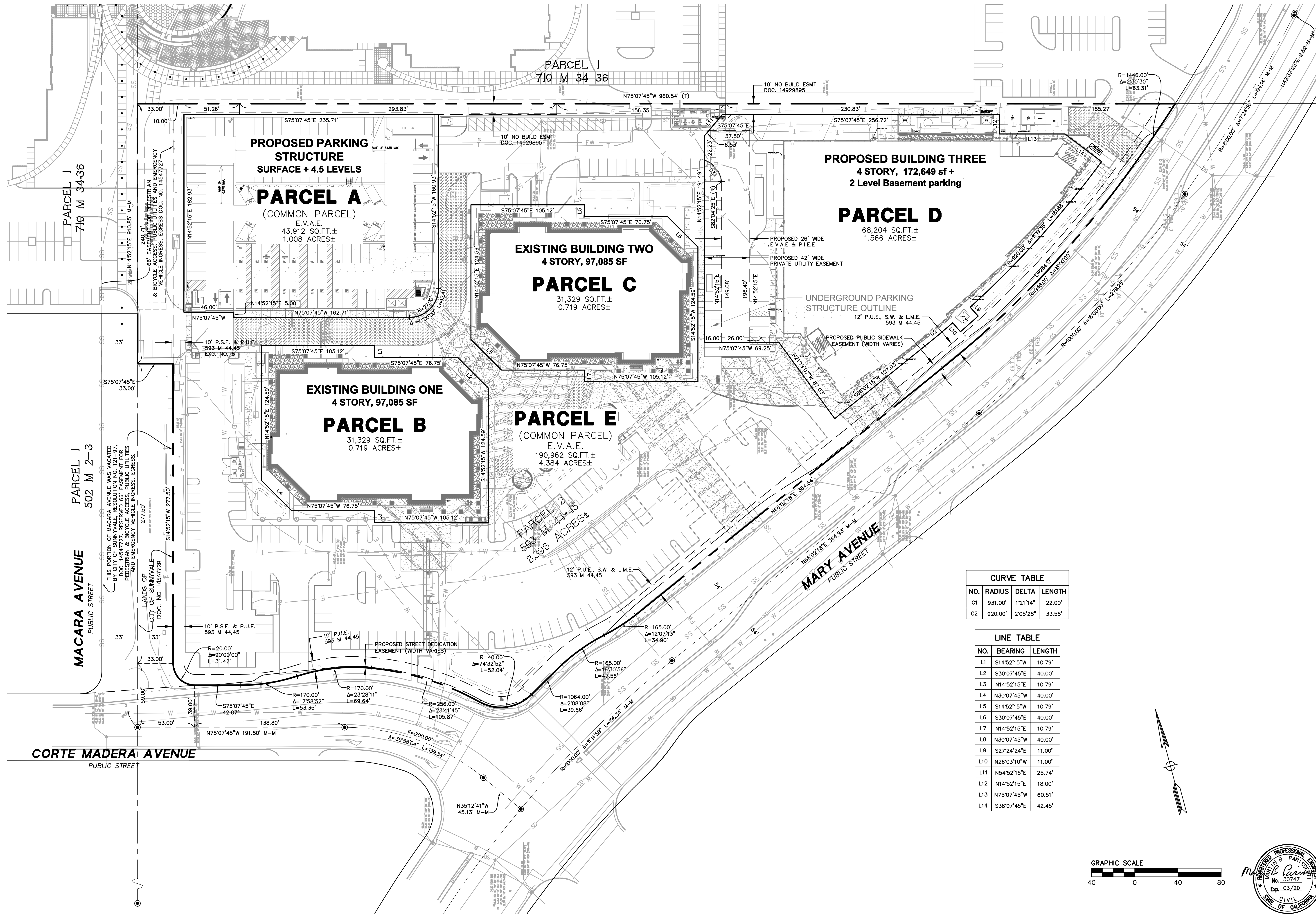


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|---|-----------------|------------------|------------------|-----|----------------------------------|
| <div style="text-align: center;"> TM-2 2 OF 5 </div> | Drawing Number: | | Date: 06-20-2018 | No. | Revisions |
| | | | Scale: AS SHOWN | | PLANNING SUBMITTAL #1 06-20-2018 |
| | | | Design: KAB | | PLANNING SUBMITTAL #2 09-06-2018 |
| | | | Drawn: KAB | | PLANNING SUBMITTAL #3 10-30-2018 |
| | | | Approved: MGP | | PLANNING SUBMITTAL #4 01-22-2019 |
| | | Job No: 20180646 | | | |



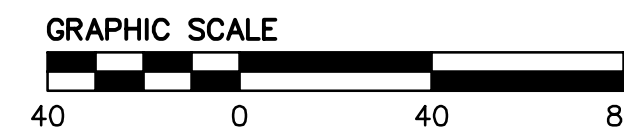
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| CURVE TABLE | | | |
|-------------|---------|----------|--------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 931.00' | 1°21'14" | 22.00' |
| C2 | 920.00' | 2°05'28" | 33.58' |

| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L1 | S14°52'15"W | 10.79' |
| L2 | S30°07'45"E | 40.00' |
| L3 | N14°52'15"E | 10.79' |
| L4 | N30°07'45"W | 40.00' |
| L5 | S14°52'15"W | 10.79' |
| L6 | S30°07'45"E | 40.00' |
| L7 | N14°52'15"E | 10.79' |
| L8 | N30°07'45"W | 40.00' |
| L9 | S27°24'24"E | 11.00' |
| L10 | N26°03'10"W | 11.00' |
| L11 | N54°52'15"E | 25.74' |
| L12 | N14°52'15"E | 18.00' |
| L13 | N75°07'45"W | 60.51' |
| L14 | S38°07'45"E | 42.45' |



445-455 N. MARY AVENUE
TENTATIVE MAP
MAP SHEET

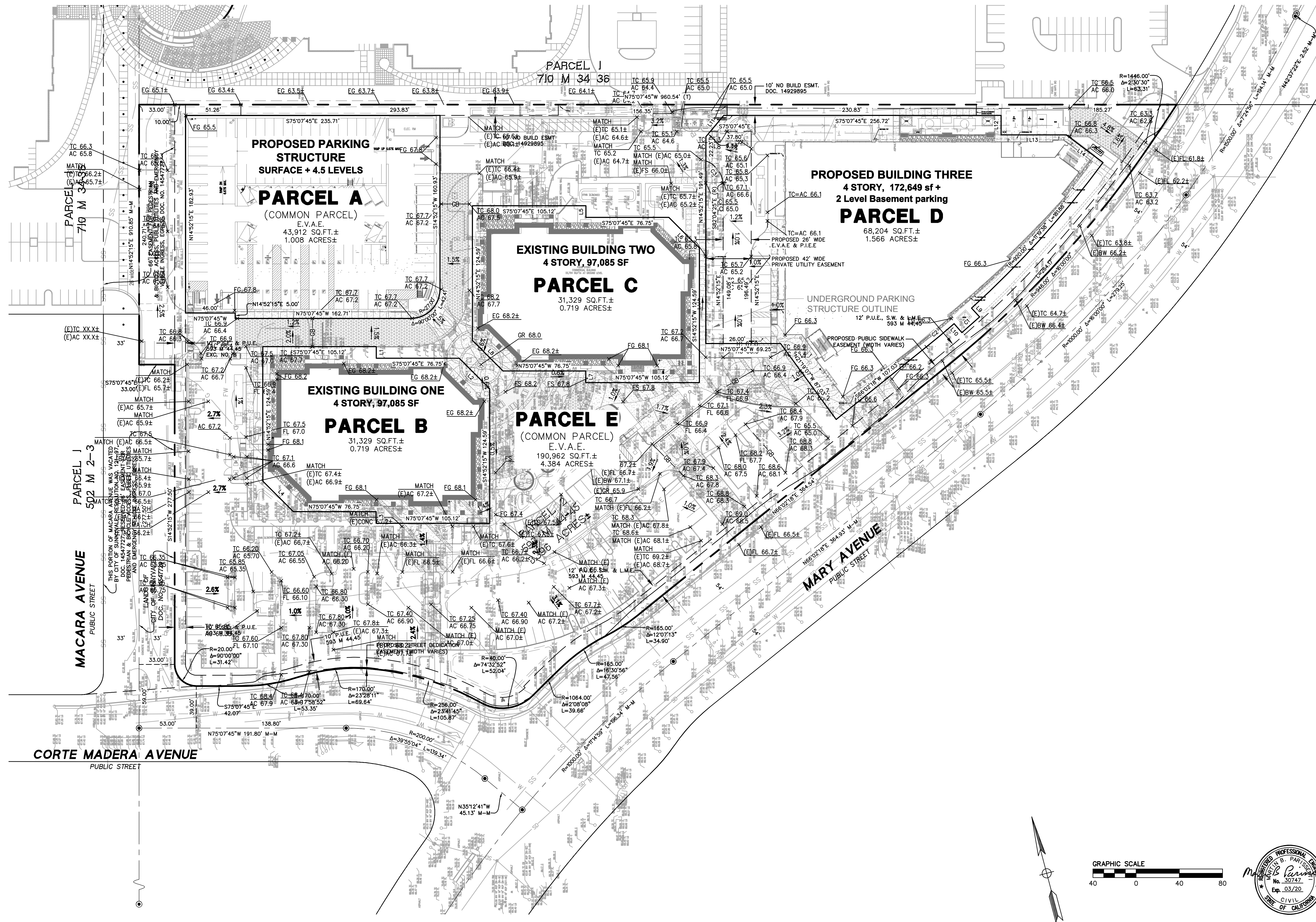
SANTA CLARA COUNTY
SUNNYVALE
CALIFORNIA

BKF100+
YEARS
ENGINEERS · SURVEYORS · PLANNERS

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| Revisions | | No. | |
|-----------------|------------|-----------------------|------------|
| Date | 06-20-2018 | PLANNING SUBMITTAL #1 | 06-20-2018 |
| Scale | AS SHOWN | PLANNING SUBMITTAL #2 | 09-06-2018 |
| Design | KAB | PLANNING SUBMITTAL #3 | 10-30-2018 |
| Drawn | KAB | PLANNING SUBMITTAL #4 | 01-22-2019 |
| Approved | MBP | Job No. | 20180646 |
| Drawing Number: | TM-3 | | |
| | 3 OF 5 | | |

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445-455 N. MARY AVENUE
TENTATIVE MAP
GRADING PLAN

| Revisions | No. | Date | By | Check |
|-----------------------|------------|------|----|-------|
| PLANNING SUBMITTAL #1 | 06-20-2018 | | | |
| PLANNING SUBMITTAL #2 | 09-06-2018 | | | |
| PLANNING SUBMITTAL #3 | 10-30-2018 | | | |
| PLANNING SUBMITTAL #4 | 01-22-2019 | | | |

Date: 06-20-2018
Scale: AS SHOWN
Design: KAB
Drawn: KAB
Approved: MBP
Job No: 20180646

Drawing Number:
TM-4
4 of 5

CALIFORNIA
SANTA CLARA COUNTY
SUNNYVALE

BKF100+
YEARS
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| | | | |
|--|------------------|-----|----------------------------------|
| Drawing Number: TM-5 5 OF 5 | Date: 06-20-2018 | No. | Revisions |
| | Design: AS SHOWN | | PLANNING SUBMITTAL #1 06-20-2018 |
| | Scale: A3 | | PLANNING SUBMITTAL #2 09-09-2018 |
| | Drawn: KAB | | PLANNING SUBMITTAL #3 10-30-2018 |
| | Approved: MBP | | PLANNING SUBMITTAL #4 01-22-2019 |
| Job No: 20180646 | | | |

