



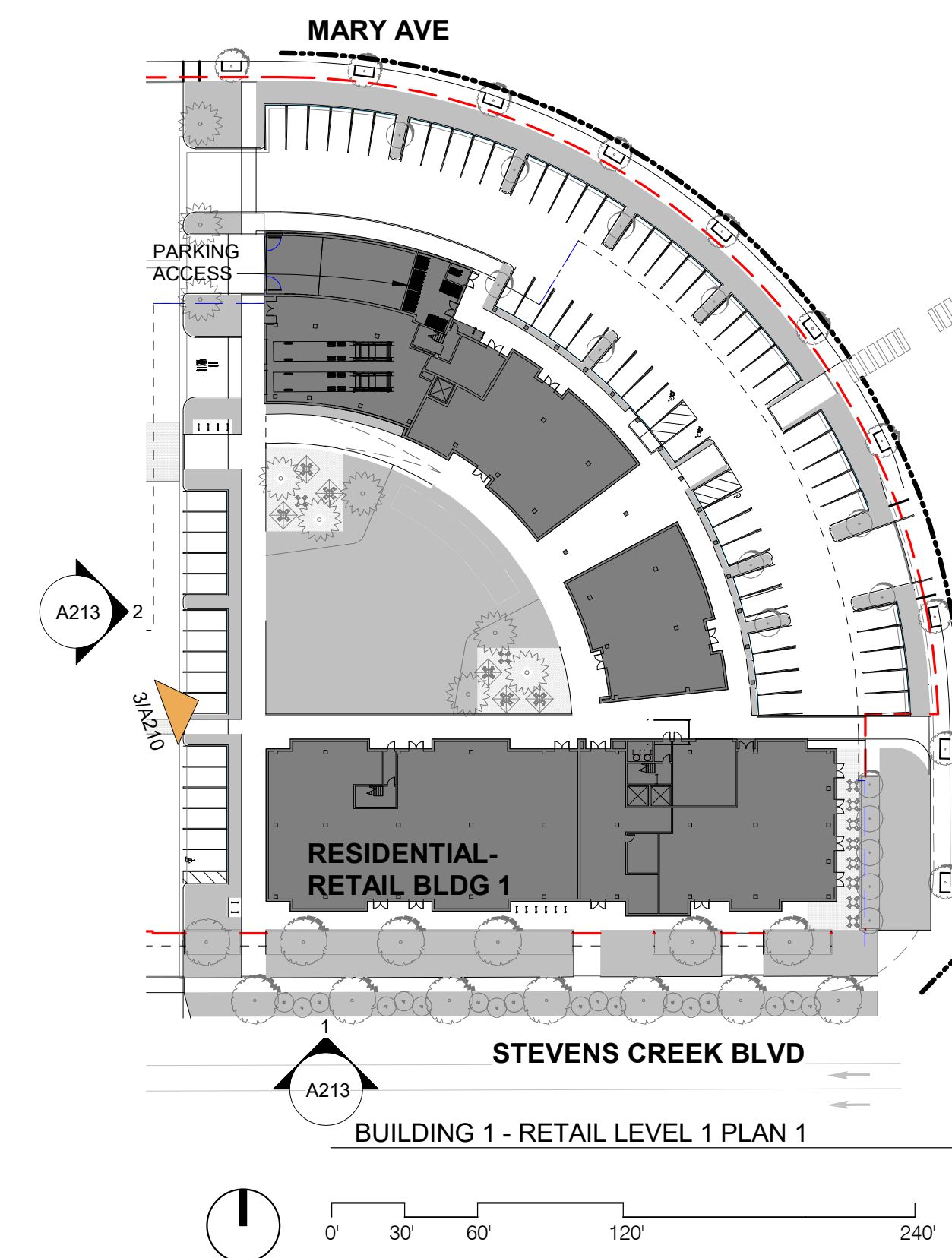
1 BUILDING 1 - STEVENS CREEK BLVD ELEVATION - SOUTH
 A213 1/16" = 1'-0"



2 BUILDING 1 - WEST ELEVATION
 A213 1/16" = 1'-0"



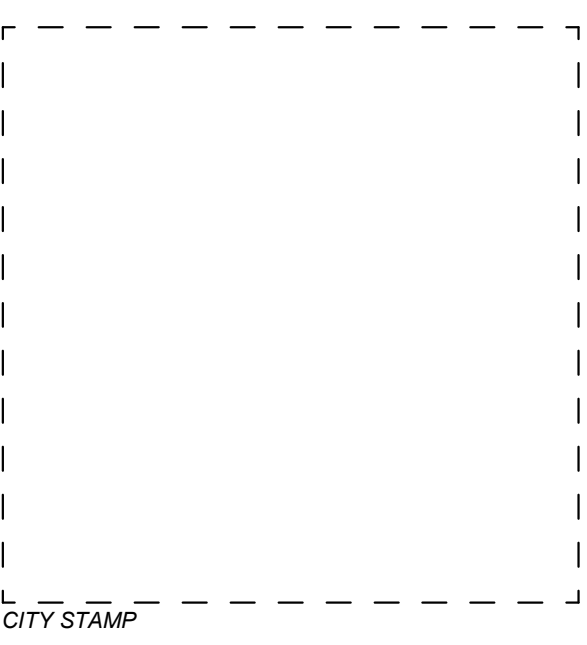
3/A210 - VIEW OF BUILDING 1 AT COMMON GREEN



SITE PLAN APPLICATION



ARCHITECTURE INC
 1645 NW HOYT
 PORTLAND OREGON 97209
 503 444 2200



WESTPORT CUPERTINO

**PRELIMINARY,
NOT FOR
CONSTRUCTION**

KT URBAN
 21267 STEVENS CREEK
 BLVD, CUPERTINO, CA

PROJECT NO.: 14148
 DRAWN: Author
 DATE: 2018 MAY 11
 SITE PLAN APPLICATION

REVISION	DESCRIPTION
2	11.30.18

PLANNING COMMENT RESPONSES

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SHEET TITLE:
ELEVATIONS - BLDG 1

SHEET NO.:
A213



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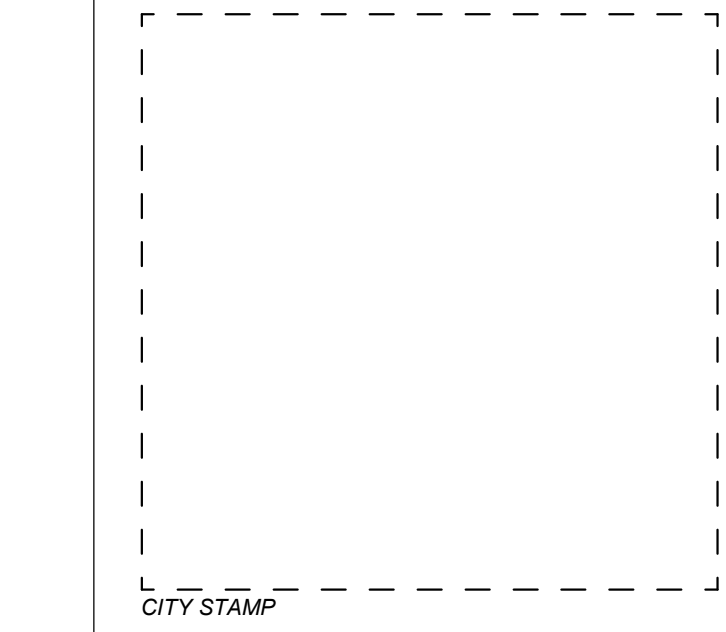
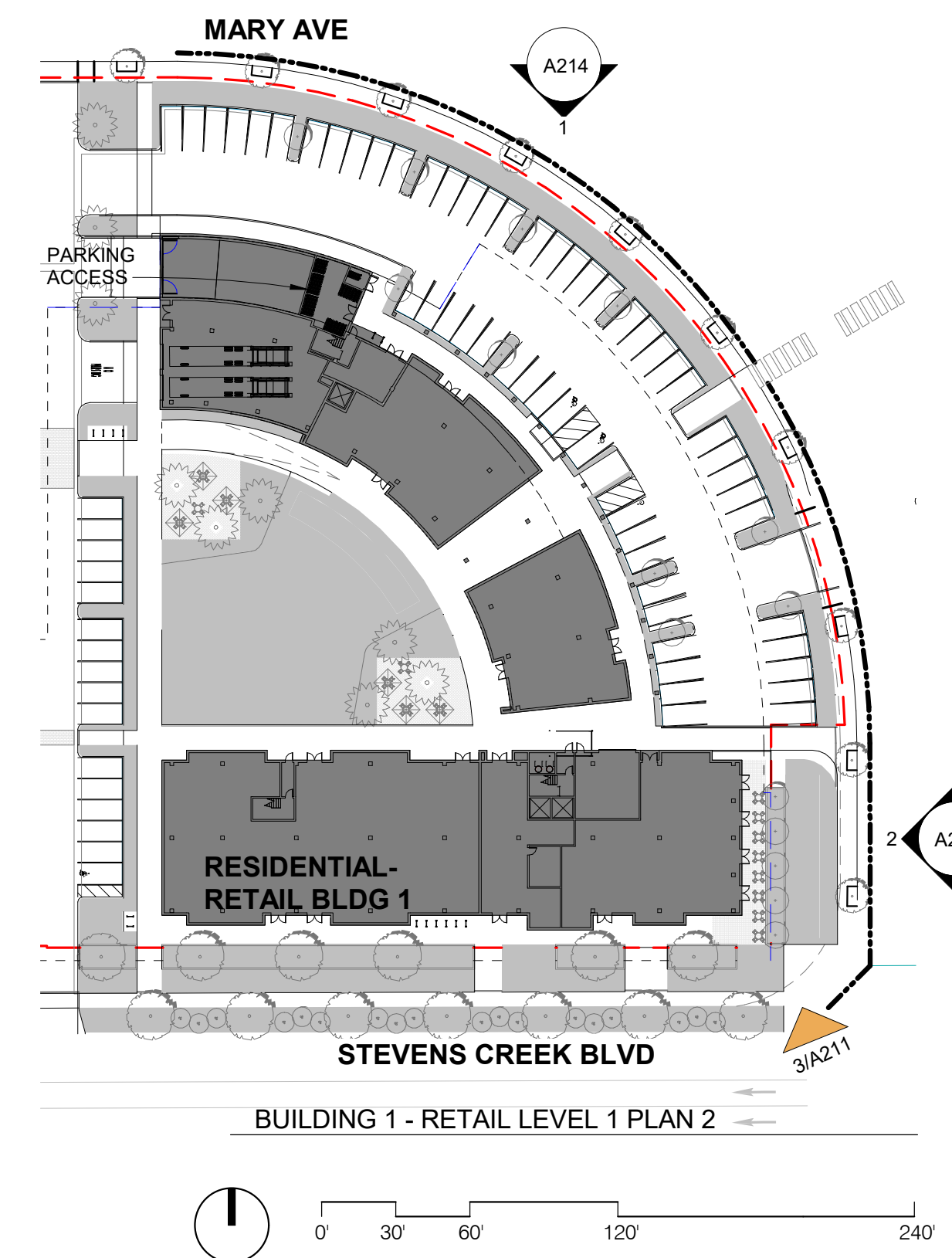
1 BUILDING 1 - MARY AVE ELEVATION - NORTH
 1/16" = 1'-0"



2 BUILDING 1 - MARY AVE ELEVATION - EAST
 1/16" = 1'-0"



3/A211 - VIEW OF BUILDING 1 AT CORNER OF STEVENS CREEK BOULEVARD AND MARY AVENUE



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SITE PLAN APPLICATION

SHEET TITLE:
ELEVATIONS - BLDG 1

SHEET NO.:
A214

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1 BUILDING 2 - ELEVATION - NORTH
1/16" = 1'-0"



2 BUILDING 2 - ELEVATION - WEST
1/16" = 1'-0"



3 BUILDING 2 - ELEVATION - SOUTH
1/16" = 1'-0"



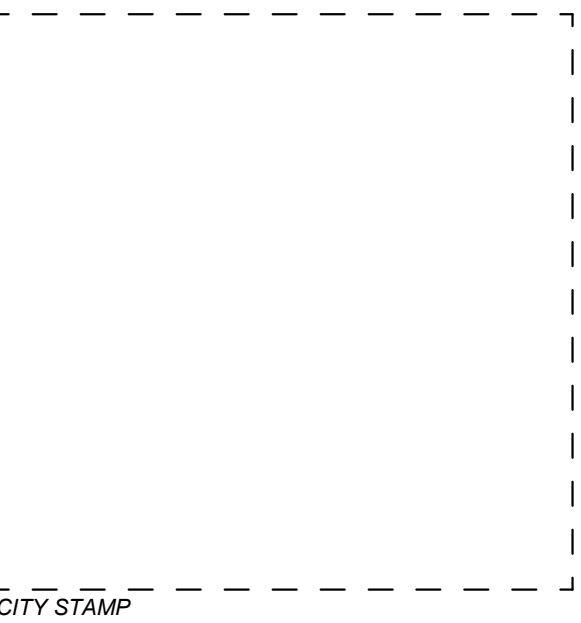
4 BUILDING 2 - ELEVATION - EAST
1/16" = 1'-0"



5/A213 - VIEW OF BUILDING 2 AT STEVENS CREEK BOULEVARD



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SITE PLAN APPLICATION

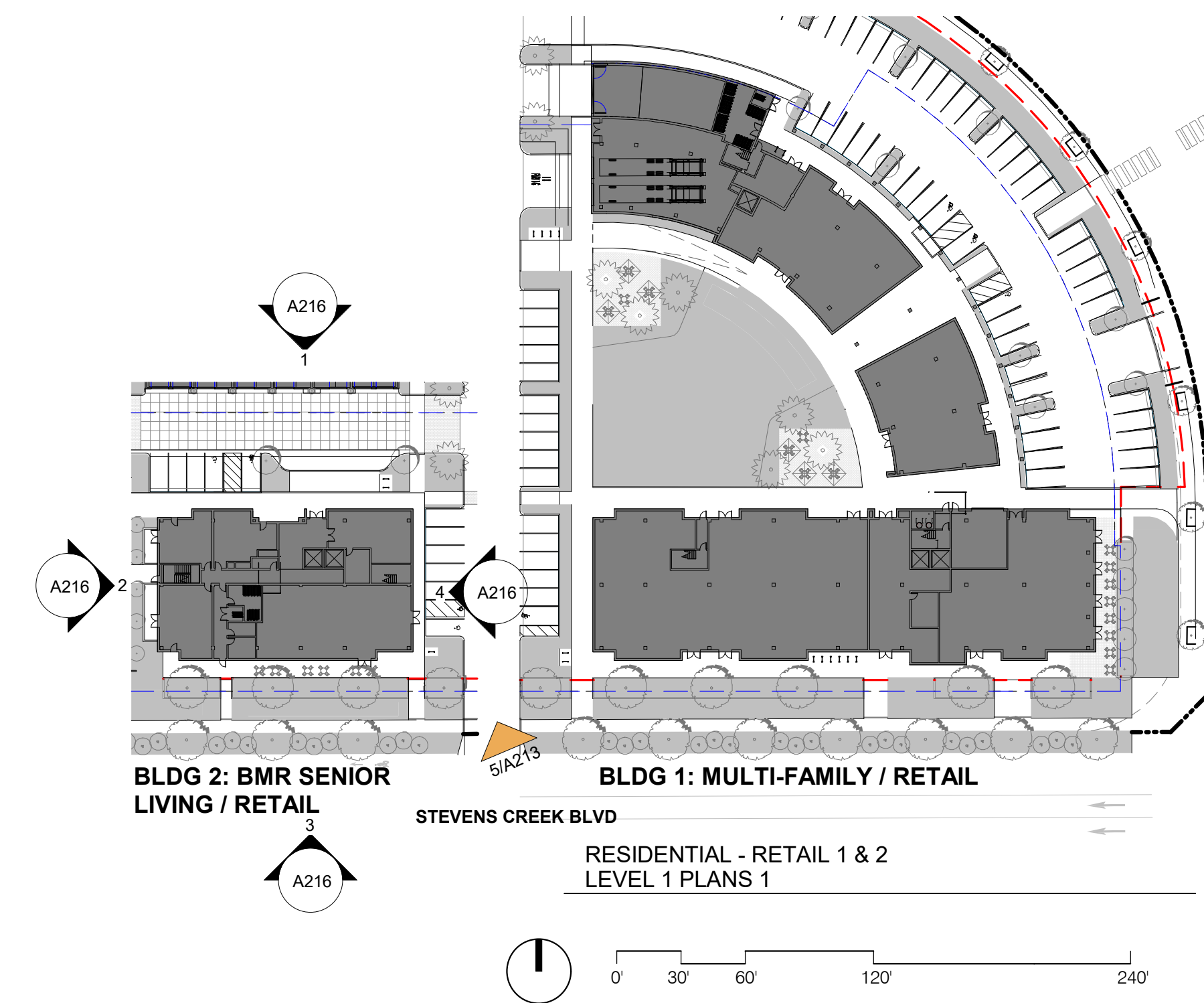
REVISION: DESCRIPTION

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SHEET TITLE:
ELEVATIONS - BLDG 2

SHEET NO.:

A216

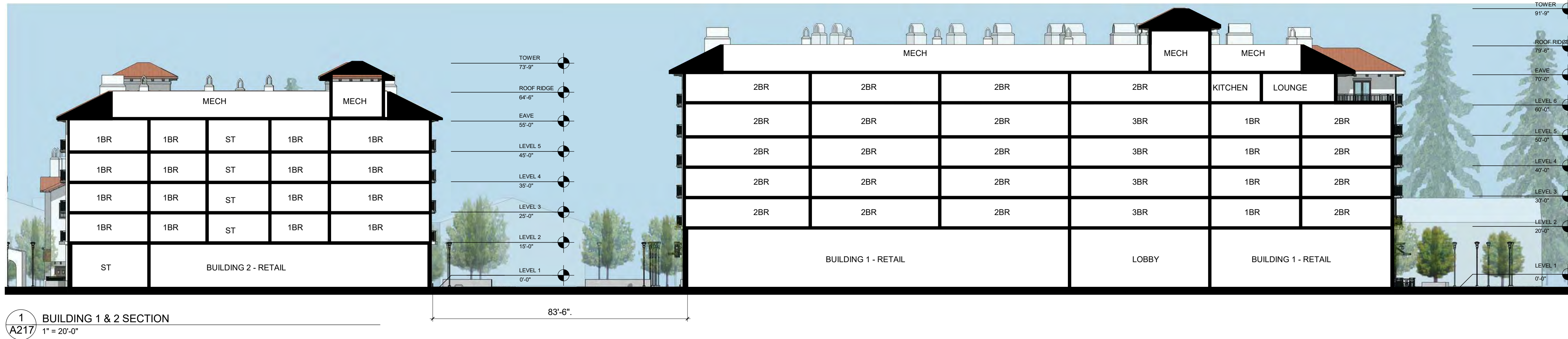


SITE PLAN APPLICATION

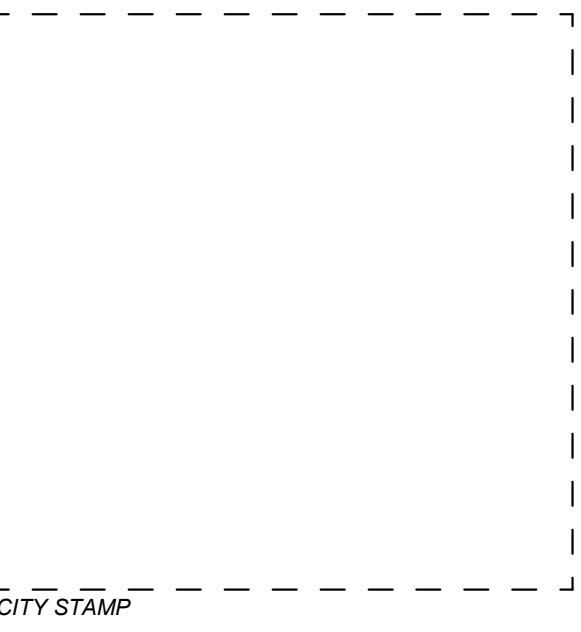
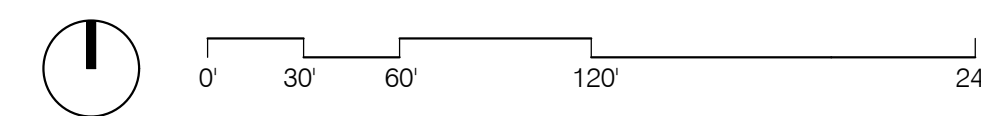
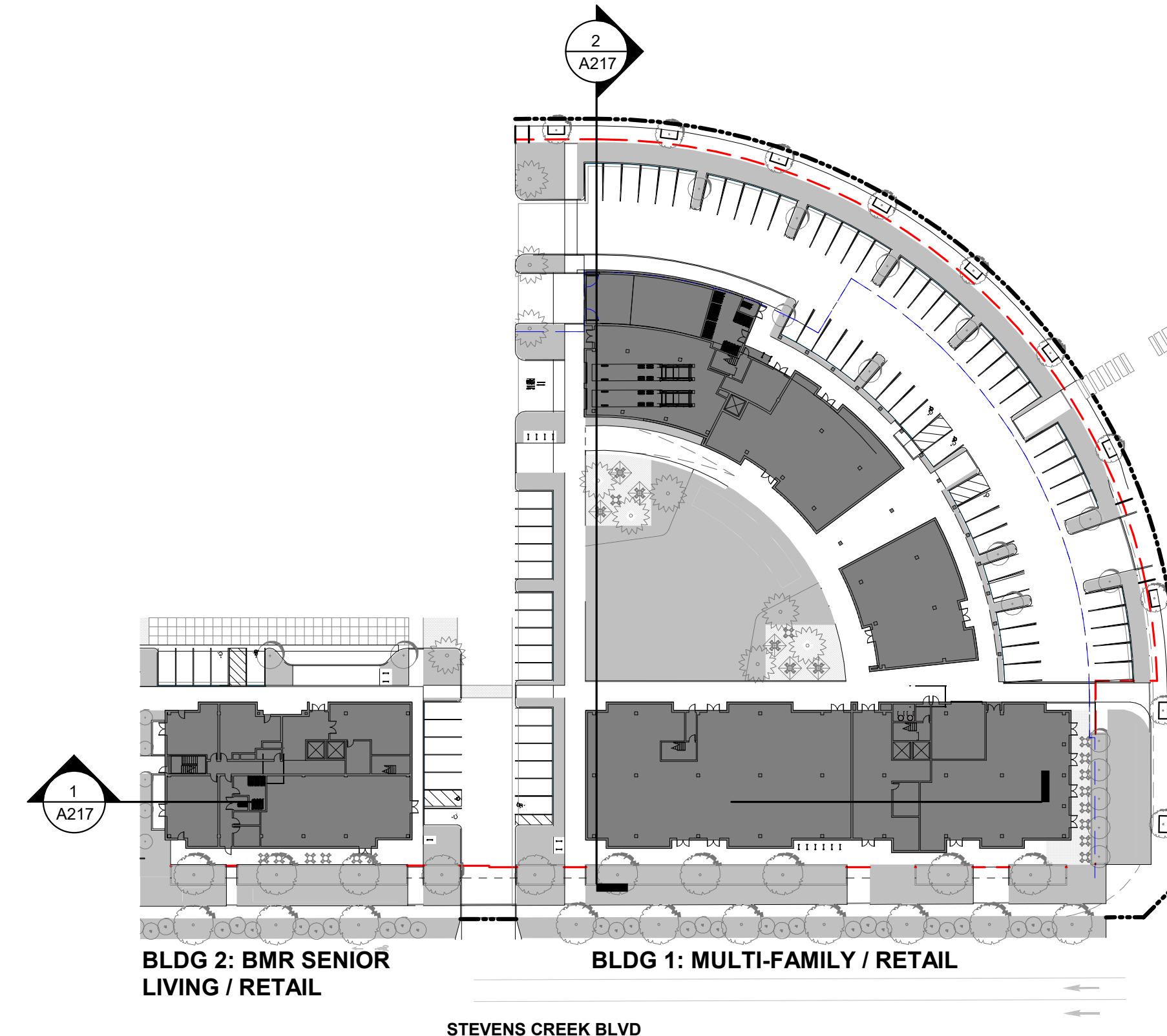
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1645 NW HOYT
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COMMON GREEN PRECEDENTS



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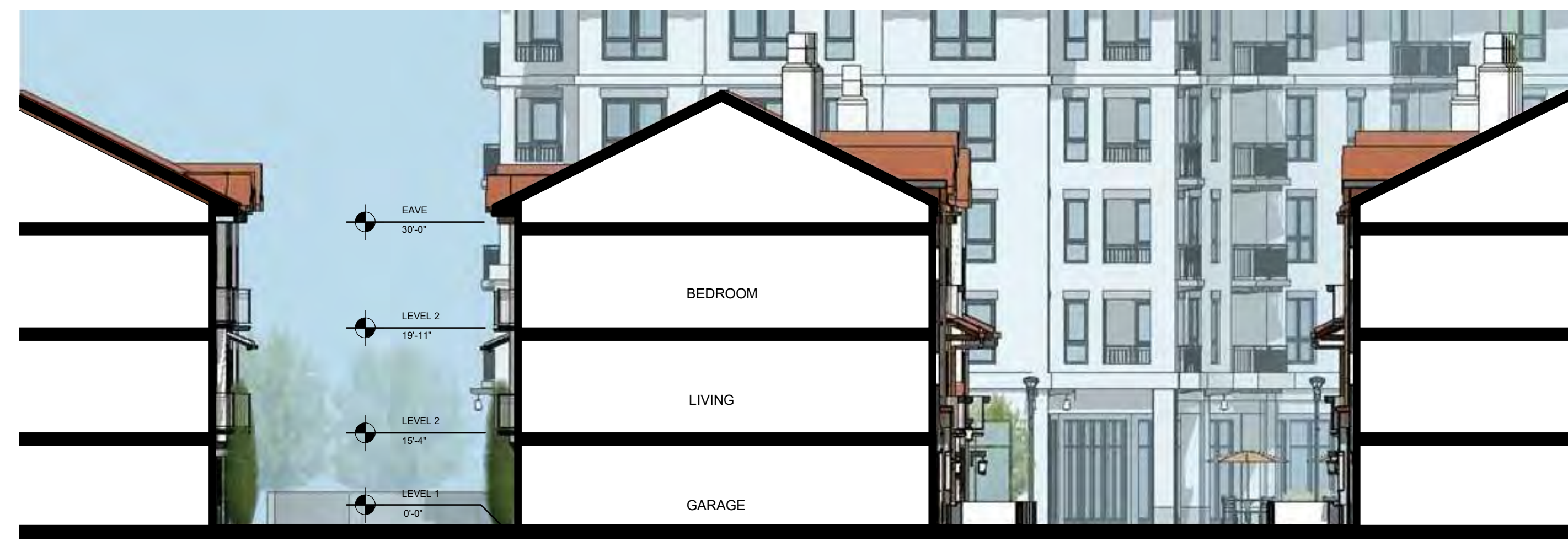
SHEET TITLE:
SECTIONS - BLDG 1 AND 2

SHEET NO.:
A217

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1 TOWNHOUSE 6 UNIT - SIDE ELEVATION
A220 3/32" = 1'-0"



4 TOWNHOUSE 6 UNIT SECTION
A220 3/32" = 1'-0"



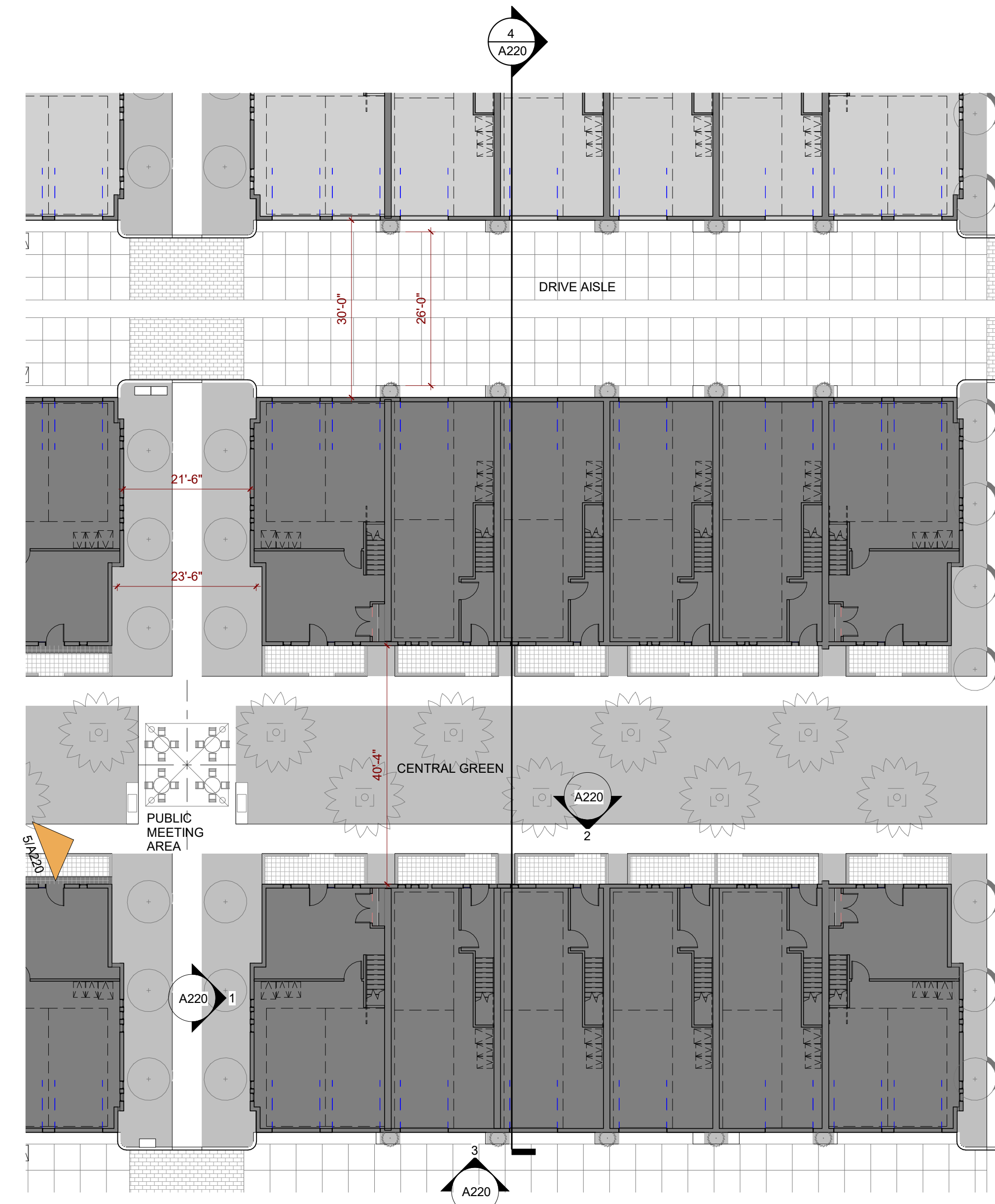
2 TOWNHOUSE 6 UNIT - FRONT ELEVATION
A220 3/32" = 1'-0"



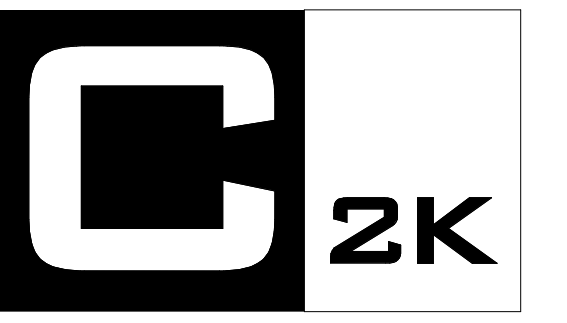
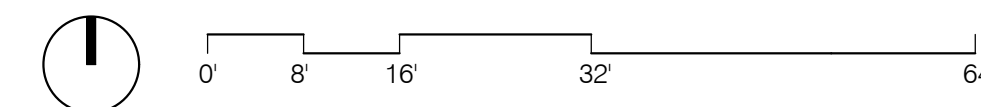
3 TOWNHOUSE 6 UNIT - BACK ELEVATION
A220 3/32" = 1'-0"



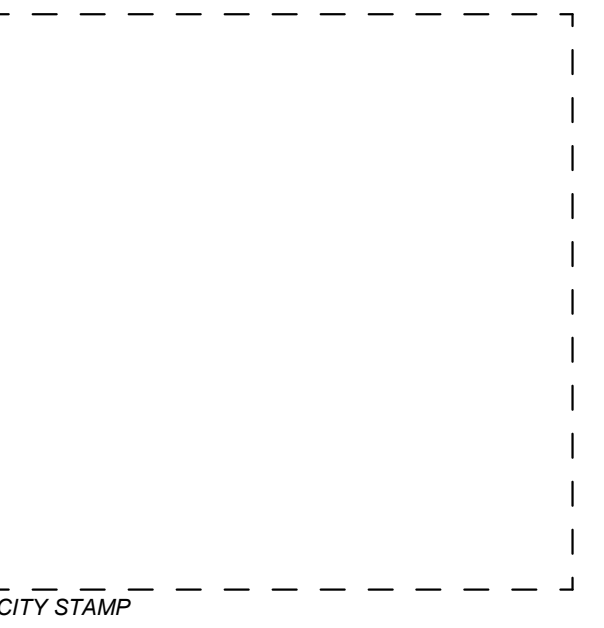
5/A220 - VIEW AT COMMON GREEN IN TOWHOUSE PASEO



TOWNHOUSE 6 UNIT FLOOR PLAN - LEVEL 1



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SITE PLAN APPLICATION

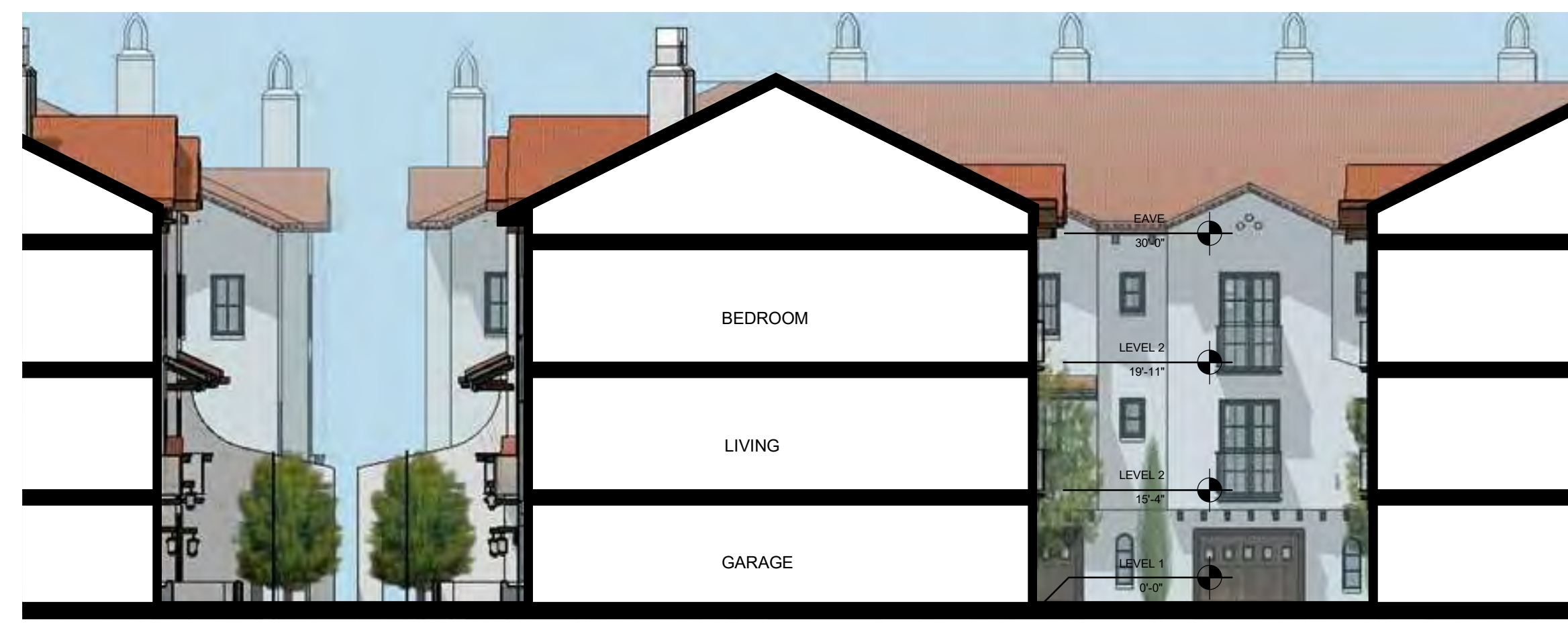
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SHEET TITLE:
ELEVATION AND SECTION
TOWNHOUSE (6)

SHEET NO.:
A220



1 TOWNHOUSE 4 UNIT - SIDE ELEVATION
A221 3/32" = 1'-0"



4 TOWNHOUSE 4 UNIT SECTION
A221 3/32" = 1'-0"



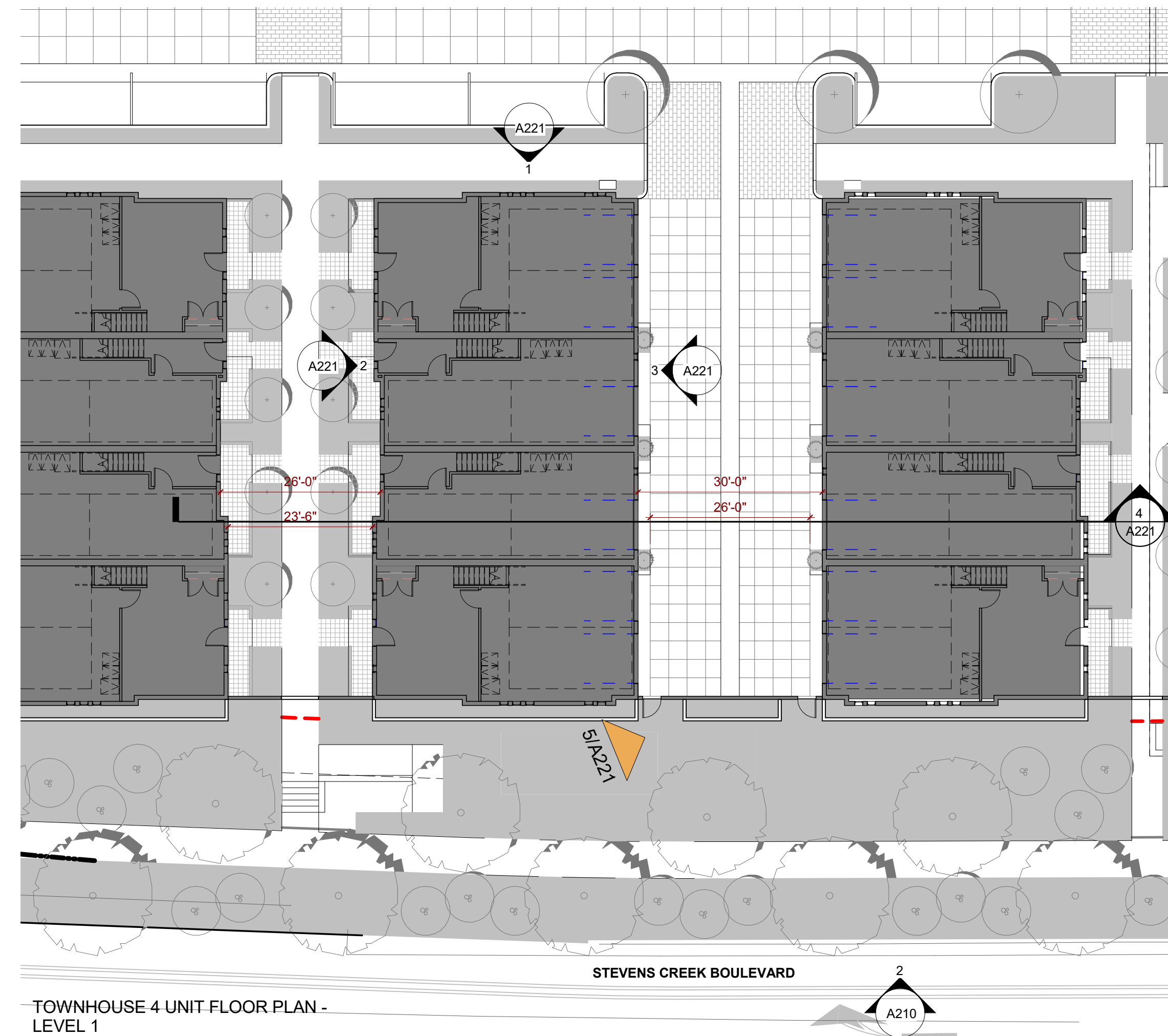
2 TOWNHOUSE 4 UNIT - FRONT ELEVATION
A221 3/32" = 1'-0"



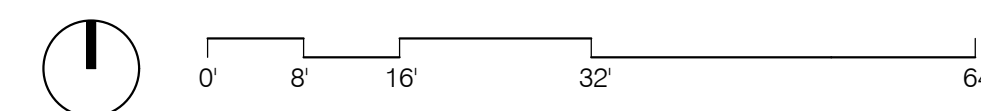
3 TOWNHOUSE 4 UNIT - BACK ELEVATION
A221 3/32" = 1'-0"



5/A221 - VIEW AT TOWNHOUSES ON STEVENS CREEK BOULEVARD



TOWNHOUSE 4 UNIT FLOOR PLAN - LEVEL 1



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DRAWN: Author
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SITE PLAN APPLICATION
REVISION: DESCRIPTION

SITE PLAN APPLICATION

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SHEET TITLE:
ELEVATION AND SECTION
TOWNHOUSE (4)

SHEET NO.:
A221



1 ROWHOUSE 7 UNIT - NORTH ELEVATION
A222 3/32" = 1'-0"



4 ROWHOUSE 7 UNIT BUILDING SECTION
A222 3/32" = 1'-0"



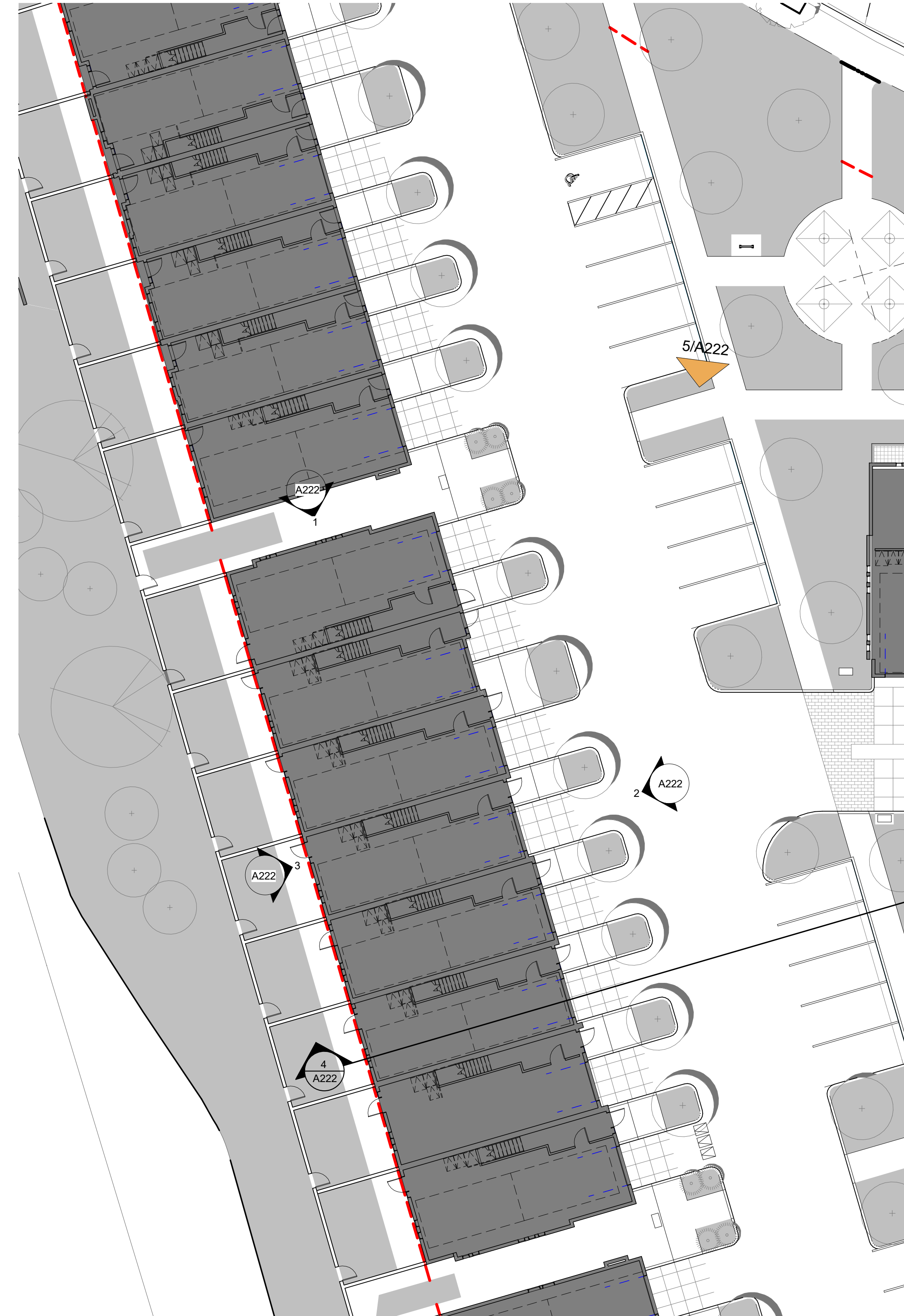
2 ROWHOUSE 7 UNIT - EAST ELEVATION
A222 3/32" = 1'-0"



3 ROWHOUSE 7 UNIT - WEST ELEVATION
A222 3/32" = 1'-0"



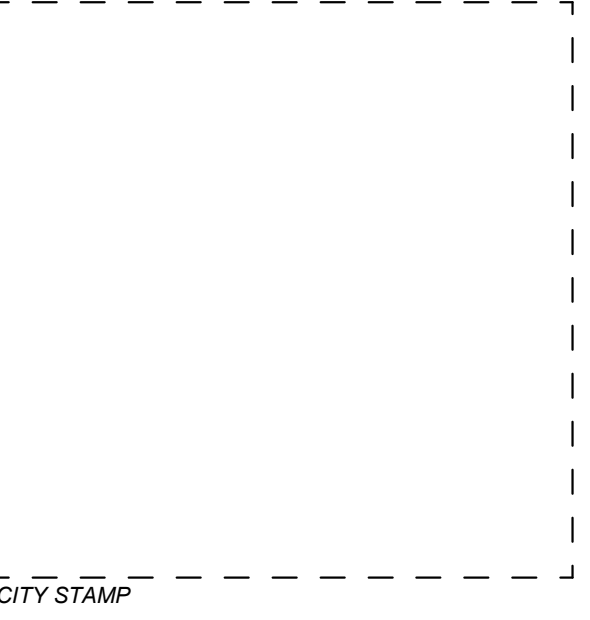
5/A222 - VIEW AT ROWHOUSES



ROWHOUSE 6 UNIT FLOOR PLAN - LEVEL 1



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SITE PLAN APPLICATION

SHEET TITLE:
ELEVATION AND SECTION
ROWHOUSE

SHEET NO.:
A222

VESTING TENTATIVE MAP NO. 2018-03 FOR CONDOMINIUM PURPOSES CITY OF CUPERTINO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CUPERTINO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
PARCEL 1 AS SHOWN ON LOT LINE OF ADJUSTMENT, AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 09, 2015 AS INSTRUMENT NO. 22847965 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON AUGUST 19, 2010, IN BOOK 838 OF MAPS AT PAGES 24 AND 25, RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL A (838 M 24 & 25); THENCE LEAVING SAID CORNER AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL A, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. SOUTH 16°25'54" EAST, 245.50 FEET;
 2. SOUTH 15°17'10" EAST, 224.86 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID PARCEL A; THENCE LEAVING SAID SOUTHWESTERLY LINE OF SAID PARCEL A, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:
 1. NORTH 73°34'16" EAST, 148.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;
 2. SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°05'50"; FOR AN ARC LENGTH OF 37.38 FEET;
 3. NORTH 00°40'06" EAST, 45.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET, FROM CENTER OF SAID CURVE A RADIAL LINE BEARS SOUTH 11°37'41" EAST;
 4. NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°19'16"; FOR AN ARC LENGTH OF 25.94 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET;
 5. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°25'08"; FOR AN ARC LENGTH OF 45.32 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 23.00 FEET;
 6. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°41'27"; FOR AN ARC LENGTH OF 31.99 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 34.50 FEET;
 7. WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°00'15"; FOR AN ARC LENGTH OF 33.72 FEET;
 8. NORTH 47°50'35" WEST, 46.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET;
 9. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°24'51"; FOR AN ARC LENGTH OF 17.54 FEET;
 10. NORTH 16°25'44" WEST, 16.94 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET;
 11. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°43'40"; FOR AN ARC LENGTH OF 35.47 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL A, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 542.00 FEET, FROM CENTER OF SAID CURVE A RADIAL LINE BEARS SOUTH 32°33'43" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°19'54"; FOR AN ARC LENGTH OF 296.59 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL A; THENCE LEAVING SAID CORNER, SOUTH 73°34'06" WEST, 17.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE UNDERGROUND WATER RIGHTS, WITHOUT RIGHTS OF SURFACE ENTRY, AS CONVEYED TO THE CITY OF CUPERTINO BY DEED RECORDED MARCH 27, 1972 IN BOOK 9760, PAGE 685 OF OFFICIAL RECORDS.

PARCEL TWO:
PARCEL 2 AS SHOWN ON LOT LINE OF ADJUSTMENT, AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 09, 2015 AS INSTRUMENT NO. 22847965 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL A AND PARCEL B, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON AUGUST 19, 2010, IN BOOK 838 OF MAPS AT PAGES 24 AND 25, RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL A (838 M 24 & 25); THENCE LEAVING SAID CORNER AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL A, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

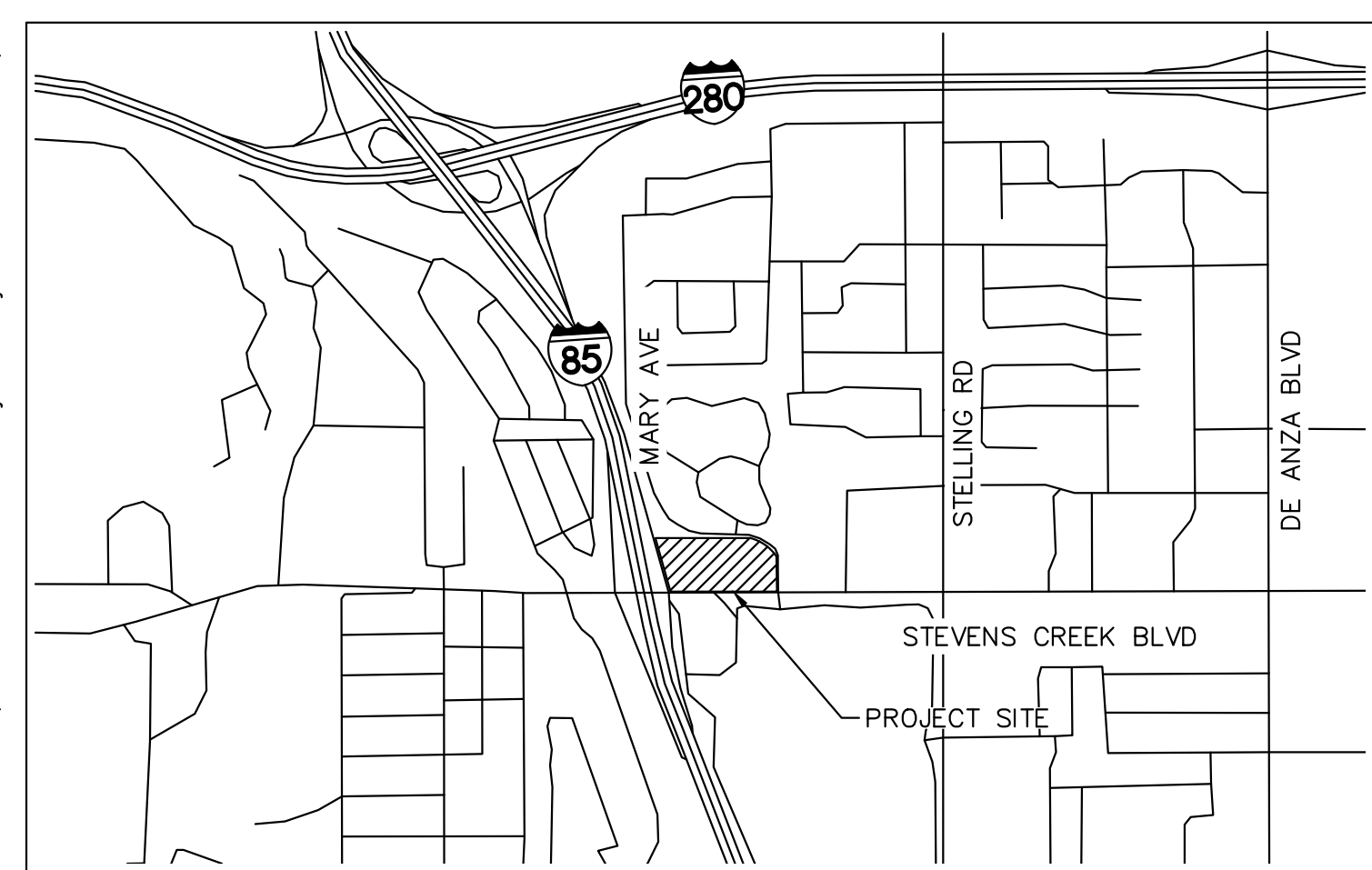
1. SOUTH 16°25'54" EAST, 245.50 FEET;
2. SOUTH 15°17'10" EAST, 224.86 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID PARCEL A, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID POINT AND SAID SOUTHWESTERLY LINE OF SAID PARCEL A, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:
 1. NORTH 73°34'16" EAST, 148.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;
 2. SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°05'50"; FOR AN ARC LENGTH OF 37.38 FEET;
 3. NORTH 00°40'06" EAST, 45.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET, FROM CENTER OF SAID CURVE A RADIAL LINE BEARS SOUTH 11°37'41" EAST;
 4. NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°19'16"; FOR AN ARC LENGTH OF 25.94 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET;
 5. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°25'08"; FOR AN ARC LENGTH OF 45.32 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 23.00 FEET;
 6. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°41'27"; FOR AN ARC LENGTH OF 31.99 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 34.50 FEET;
 7. WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°00'15"; FOR AN ARC LENGTH OF 33.72 FEET;
 8. NORTH 47°50'35" WEST, 46.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET;
 9. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°24'51"; FOR AN ARC LENGTH OF 17.54 FEET;
 10. NORTH 16°25'44" WEST, 16.94 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET;
 11. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°43'40"; FOR AN ARC LENGTH OF 35.47 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL A, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 542.00 FEET, FROM CENTER OF SAID CURVE A RADIAL LINE BEARS SOUTH 32°33'43" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AND ALONG THE GENERAL NORTHERLY AND EASTERLY LINES OF SAID PARCELS A AND B, THE FOLLOWING SEVEN (7) COURSES:
 1. SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°45'38"; FOR AN ARC LENGTH OF 300.44 FEET;
 2. SOUTH 89°11'55" EAST, 83.73 FEET;
 3. NORTH 00°48'05" EAST, 12.00 FEET;
 4. SOUTH 89°11'55" EAST, 169.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET;
 5. SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; FOR AN ARC LENGTH OF 439.82 FEET;
 6. SOUTH 00°48'05" WEST, 90.07 FEET;
 7. SOUTH 45°46'13" WEST, 24.05 FEET TO THE SOUTHERLY LINE OF SAID PARCEL B; THENCE ALONG SAID SOUTHERLY LINE OF SAID PARCEL B, THE FOLLOWING TWO (2) COURSES:
 1. NORTH 89°15'40" WEST, 817.40 FEET;
 2. NORTH 84°03'28" WEST, 139.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET; NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°46'18" FOR AN ARC LENGTH OF 120.03 FEET; THENCE, NORTH 15°17'10" WEST, 137.64 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION

EXCEPTING THEREFROM THE UNDERGROUND WATER RIGHTS, WITHOUT RIGHTS OF SURFACE ENTRY, AS CONVEYED TO THE CITY OF CUPERTINO BY DEED RECORDED MARCH 27, 1972 IN BOOK 9760, PAGE 685 OF OFFICIAL RECORDS.

PARCEL THREE:
A NON-EXCLUSIVE EASEMENT APPURTENANT TO THAT PORTION OF PARCELS ONE AND TWO LYING WITHIN PARCEL A OF THE PARCEL MAP FOR CUPERTINO OAKS FILED IN BOOK 838 OF MAPS AT PAGES 24 AND 25 OF SANTA CLARA COUNTY RECORDS FOR DRIVEWAY PURPOSES AS PROVIDED FOR IN THAT CERTAIN EASEMENT GRANT DATED APRIL 20, 2012 AND RECORDED APRIL 25, 2012 AS INSTRUMENT NO. 21637501, OF OFFICIAL RECORDS OF SANTA CLARA COUNTY, OVER THE FOLLOWING DESCRIBED PARCEL:

BEING A PORTION OF PARCEL B OF THE PARCEL MAP FOR CUPERTINO OAKS FILED IN BOOK 838 OF MAPS AT PAGES 24 AND 25 OF SANTA CLARA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL B, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF STEVENS CREEK BOULEVARD; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF SAID PARCEL B NORTH 00° 41' 16" EAST 195.21 FEET; THENCE CONTINUING ALONG THE PARCEL LINE OF SAID PARCEL B SOUTH 89° 36' 04" EAST 50.00 FEET; THENCE LEAVING THE PARCEL LINE OF SAID PARCEL B SOUTH 00° 41' 19" WEST 199.81 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL B, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF STEVENS CREEK BOULEVARD; THENCE NORTH 84° 03' 28" WEST 50.21 FEET ALONG SAID NORTHERLY LINE OF STEVENS CREEK BOULEVARD TO THE POINT OF BEGINNING.



LOCATION MAP

ABBREVIATIONS

AC	ACRE OR ASPHALT CONCRETE	INV.	INVERT ELEVATION
AVE	AVENUE	LF	LINEAR FEET
BLVD	BOULEVARD	LP	LOW POINT
BW	BACK OF WALK	LS	LANDSCAPE
CB	CATCH BASIN	MAX	MAXIMUM
CL	CENTER LINE	MH	MANHOLE
CI	CATCH BASIN	MIN	MINIMUM
DI	DROP INLET	N	NORTH
DWY	DRIVEWAY	OC	ON CENTER
E	EAST	PAE	PUBLIC ACCESS EASEMENT
EL	ELECTRICAL/ELEVATION	PB	PULL BOX
ELEV	ELEVATION	PDE	PRIVATE DRIVEWAY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PE	PEDESTAL
EX	EXISTING	PI	PROTECT IN PLACE
EXP	EXPANDED	PL	PROPERTY LINE
FC	FINISH FLOOR	POC	POINT OF CONNECTION
FCH	FINISH GRADE	PUE	PUBLIC UTILITY EASEMENT
FL	FINISH FLOOR	PSDE	PRIVATE STORM DRAIN EASEMENT
FS	FINISH SURFACE	PSSE	PUBLIC SANITARY SEWER EASEMENT
FW	FINISH WATER	PVC	POLYVINYL CHLORIDE
GB	GRADE BREAK	R	RADIUS
HP	HIGH POINT	RCP	REINFORCED CONCRETE PIPE
		RM	RIM ELEVATION
		R/W	RIGHT OF WAY
		SD	STORM DRAIN
		SDCB	STORM DRAIN CATCH BASIN
		SDCO	STORM DRAIN CLEAN OUT
		SDMH	STORM DRAIN MANHOLE
		SFME	STORMWATER FACILITY MAINTENANCE EASEMENT
		SS	SANITARY SEWER
		SSCO	SANITARY SEWER CLEAN OUT
		SSE	SANITARY SEWER EASEMENT
		SSMH	SANITARY SEWER MANHOLE
		STA	STATION
		STD	STANDARD
		SW	SIDEWALK
		TC	TOP OF CURB
		TG	TOP OF GRATE
		TW	TOP OF WALK
		TYP.	TYPICAL
		W	WEST
		WLE	WATER LINE EASEMENT
		WM	WATER METER

SHEET INDEX

SHEET NUMBER	SHEET TITLE
VTM-1	COVER SHEET
VTM-2	EXISTING CONDITIONS
VTM-3	GRADING AND DRAINAGE PLAN
VTM-4	UTILITY PLAN
VTM-5	SECTIONS
VTM-6	CLASS IV BIKEWAY DESIGN

ASSESSOR'S PARCEL NUMBERS

326-27-039
326-27-040
326-27-041

PROJECT TEAM

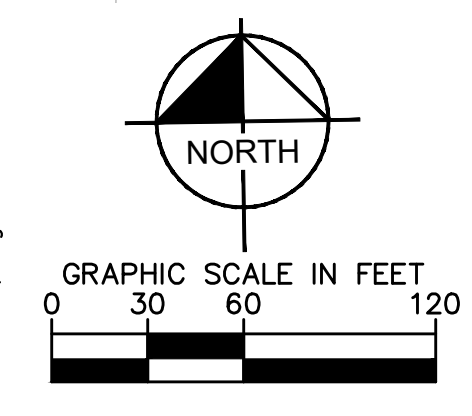
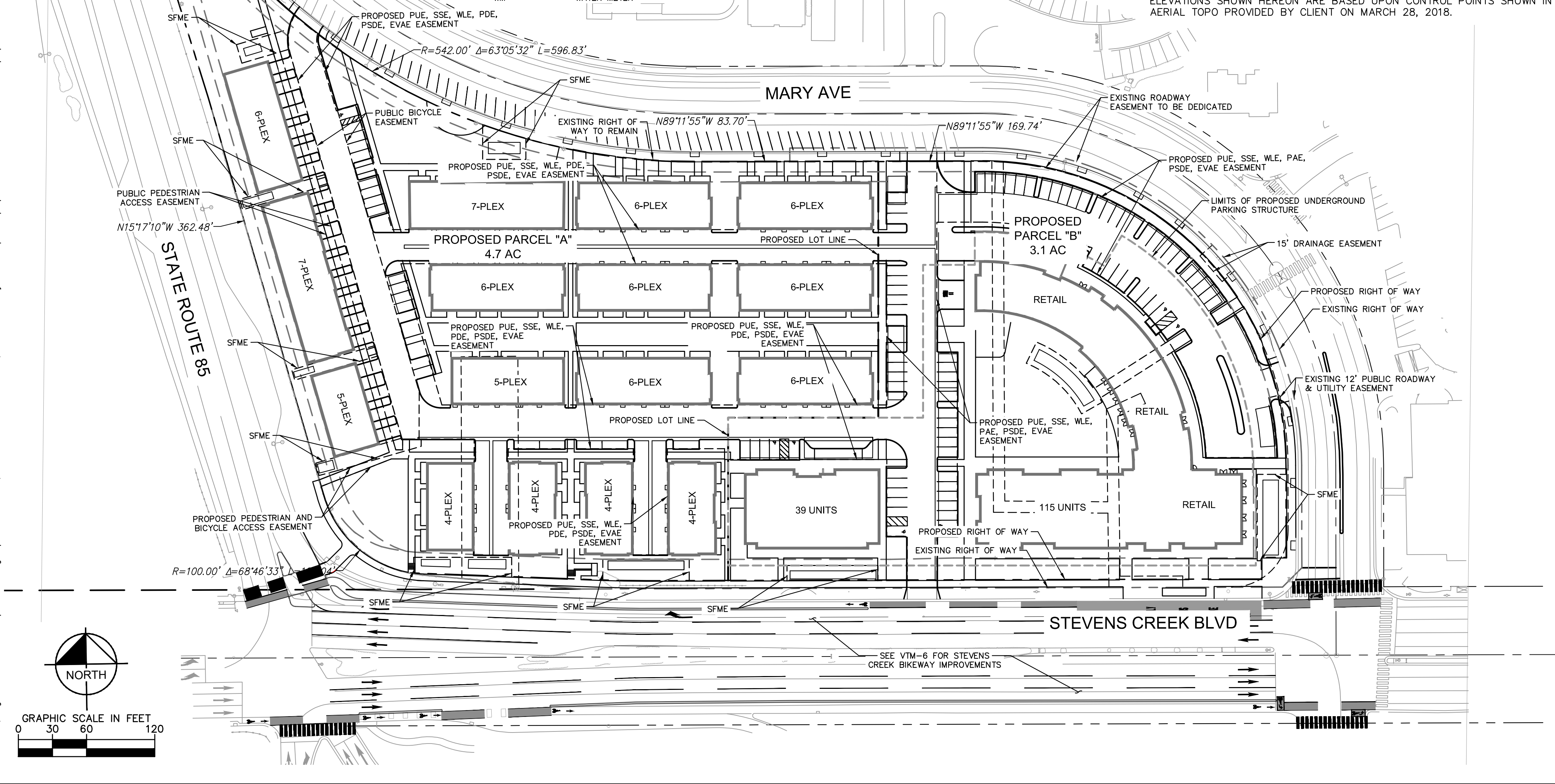
CLIENT	CIVIL
KT URBAN	KIMLEY-HORN
21710 STEVENS CREEK BLVD #200	4637 CHABOT DRIVE SUITE 300
CUPERTINO, CA 95104	PLEASANTON, CA 94588
P: 408.257.2100	P: 925.965.7701
CONTACT: MARK TERSINI	CONTACT: MARK FALGOUT
	MARK.FALGOUT@KIMLEY-HORN.COM
ARCHITECT	LANDSCAPE
C2K ARCHITECTURE INC.	PLACE
1645 NW HOYT ST	735 NW 18TH AVE
PORTLAND, OR 97209	PORTLAND, OR 97209
P: 503.244.2100	P: 503.334.1630
CONTACT: KEVIN SAUSER	CONTACT: MIGUEL CAMACHO SERNA
KSAUSER@C2KARCH.COM	MIGUEL.CAMACHO.SERNA@PLACE.LA
CONTACT/APPLICANT: NATHAN MILLER	
NMILLER@C2KARCH.COM	

GENERAL NOTES

1. GROSS OWNERSHIP ACREAGE: 8.10 ACRES
2. TOTAL PROPOSED 2 LOTS, CONTAINING: 88 FOR SALE CONDOMINIUMS, 158 SENIOR RESIDENTIAL UNITS, 48 BELOW MARKET RATE SENIOR RESIDENTIAL UNITS, 20,000 SQFT RETAIL
3. ZONING EXISTING: GENERAL COMMERCIAL, RESIDENTIAL PROPOSED: GENERAL COMMERCIAL, RESIDENTIAL
4. UTILITIES: SEWER: CUPERTINO SANITARY DISTRICT WATER: CUPERTINO WATER SERVICE STORM DRAIN: CITY OF CUPERTINO GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY TELEPHONE: AT&T FIRE: SANTA CLARA COUNTY FIRE DEPARTMENT SCHOOL DISTRICT: CUPERTINO UNION SCHOOL DISTRICT
5. THIS IS A MULTI-UNIT SUBDIVISION ORDER OF FILING, FINAL MAPS MAY VARY. MULTIPLE FINAL MAPS WILL BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
6. FINAL MAP WILL DEDICATE UTILITY, EASEMENT, AND ACCESS EASEMENTS TO INTERNAL LOTS.
7. ALL EASEMENTS, SEWER, AND WATER FACILITIES WILL BE DEDICATED TO THE PUBLIC AGENCY HAVE JURISDICTION OVER THEM.
8. ALL LOT LINES ARE APPROXIMATE. FINAL MAP WILL RESERVE THE RIGHT TO ADJUST LOT LINES AND CONFIGURATION AS LONG AS TOTAL NUMBER OF LOTS DOES NOT EXCEED THE APPROVE NUMBER.
9. FLOOD ZONE X PER FEMA MAP 06085C0208H.
10. BY ACCEPTING THE EASEMENTS SHOWN ON THIS MAP AS PUBLIC PEDESTRIAN ACCESS EASEMENT AND PUBLIC BICYCLE EASEMENT, THE CITY COUNCIL HEREBY EXPRESSLY AUTHORIZES THE CITY MANAGER OF THE CITY TO RECORD A SUBSEQUENT TERMINATION OF THESE EASEMENTS IN HIS OR HER SOLE DISCRETION.
11. ALL STREETS WILL BE PRIVATE AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CONTROL POINTS SHOWN IN AERIAL TOPO PROVIDED BY CLIENT ON MARCH 28, 2018.



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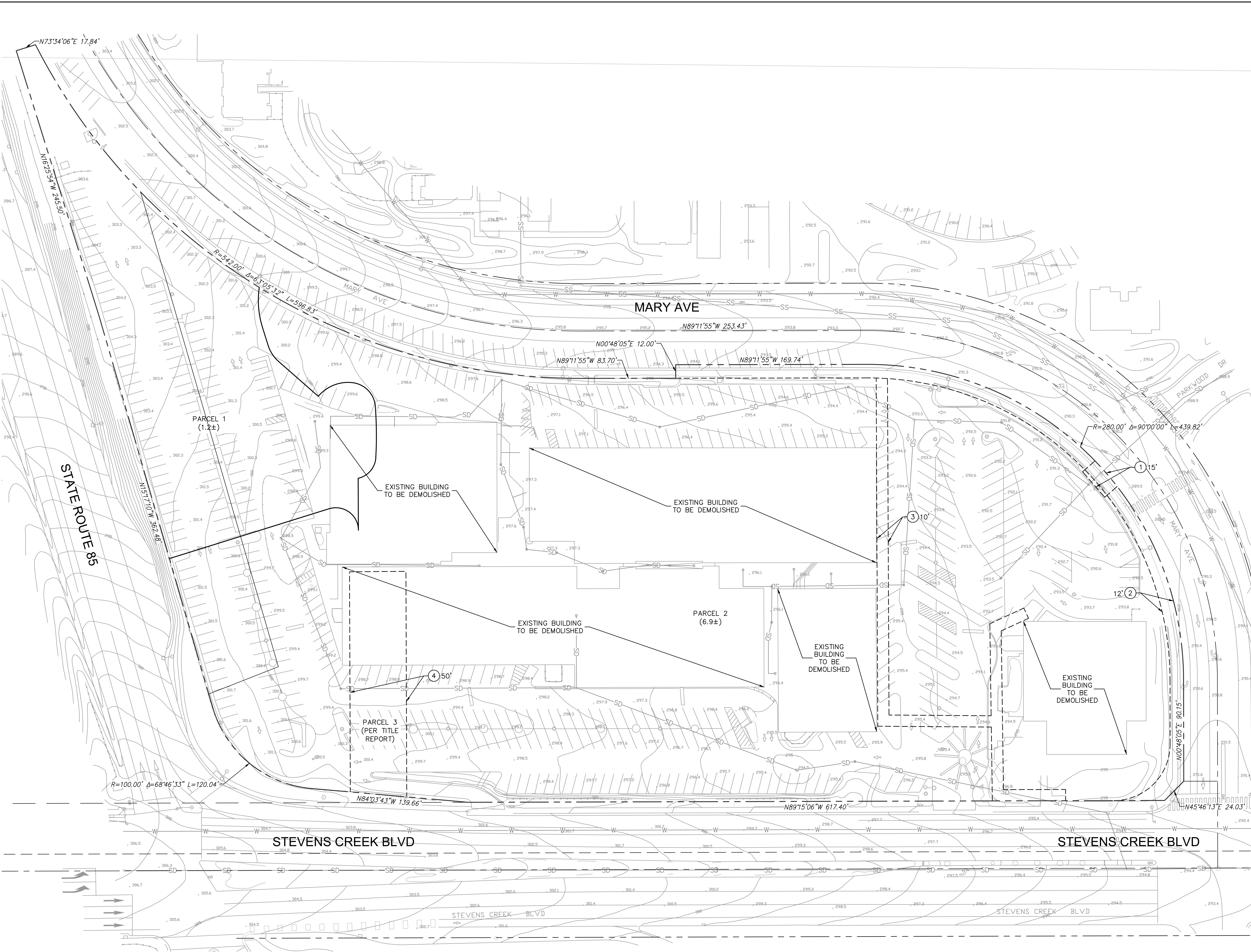
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WESTPORT
PREPARED FOR
KT URBAN

SHEET NUMBER
VTM-1

CUPERTINO

Plotted By: Sinha, Medha Sheet Set: KHA Layout: VTM-2 EXISTING CONDITIONS May 05, 2020 01:08:28pm K: S:\C-PLAN\097817001 - the oaks-kt properties-city of cupertino-kt\plan\sheet\ventative map\02 Existing Conditions_VTM - 097817001.dwg
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LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER
---	LOT LINE
- - - -	EASEMENT
---	PROPERTY LINE

- NOTES**
- BASED UPON TITLE REPORT NO. NCS-758530-SC, DATED OCTOBER 13, 2015 AND PREPARED BY FIRST AMERICAN TITLE COMPANY.
- EASEMENT FOR DRAINAGE PURPOSES RECORDED OCTOBER 16, 1964 IN BOOK 6704, PAGE 688 O.R., RELINQUISHMENT OF EASEMENT RIGHTS TO THE CITY OF CUPERTINO RECORDED AUGUST 6, 1968 IN BOOK 8217, PAGE 613 O.R.
 - EASEMENT FOR PUBLIC ROADWAY AND UTILITIES RECORDED FEBRUARY 16, 1972 IN BOOK 9706, PAGE 155, O.R.
 - EASEMENT FOR PACIFIC GAS & ELECTRIC CO. AND PACIFIC TELEPHONE AND TELEGRAPH CO. RECORDED AUGUST 24, 1972 IN BOOK 9988, PAGE 71, O.R., NOTICE OF FINAL DESCRIPTION RECORDED MARCH 6, 1975 INK BOOK B307, PAGE 583, O.R.
 - DOCUMENT ENTITLED 'EASEMENT GRANT' RECORDED APRIL 25, 2012 AS INST. NO. 21637501, O.R.

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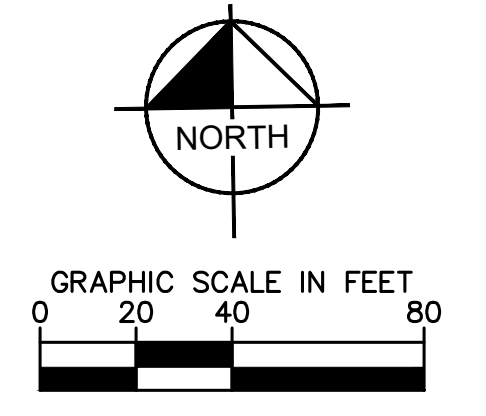
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DATE	05/05/2020
SCALE	AS SHOWN
DESIGNED BY	BH/KN
DRAWN BY	INI
CHECKED BY	MF

EXISTING CONDITIONS

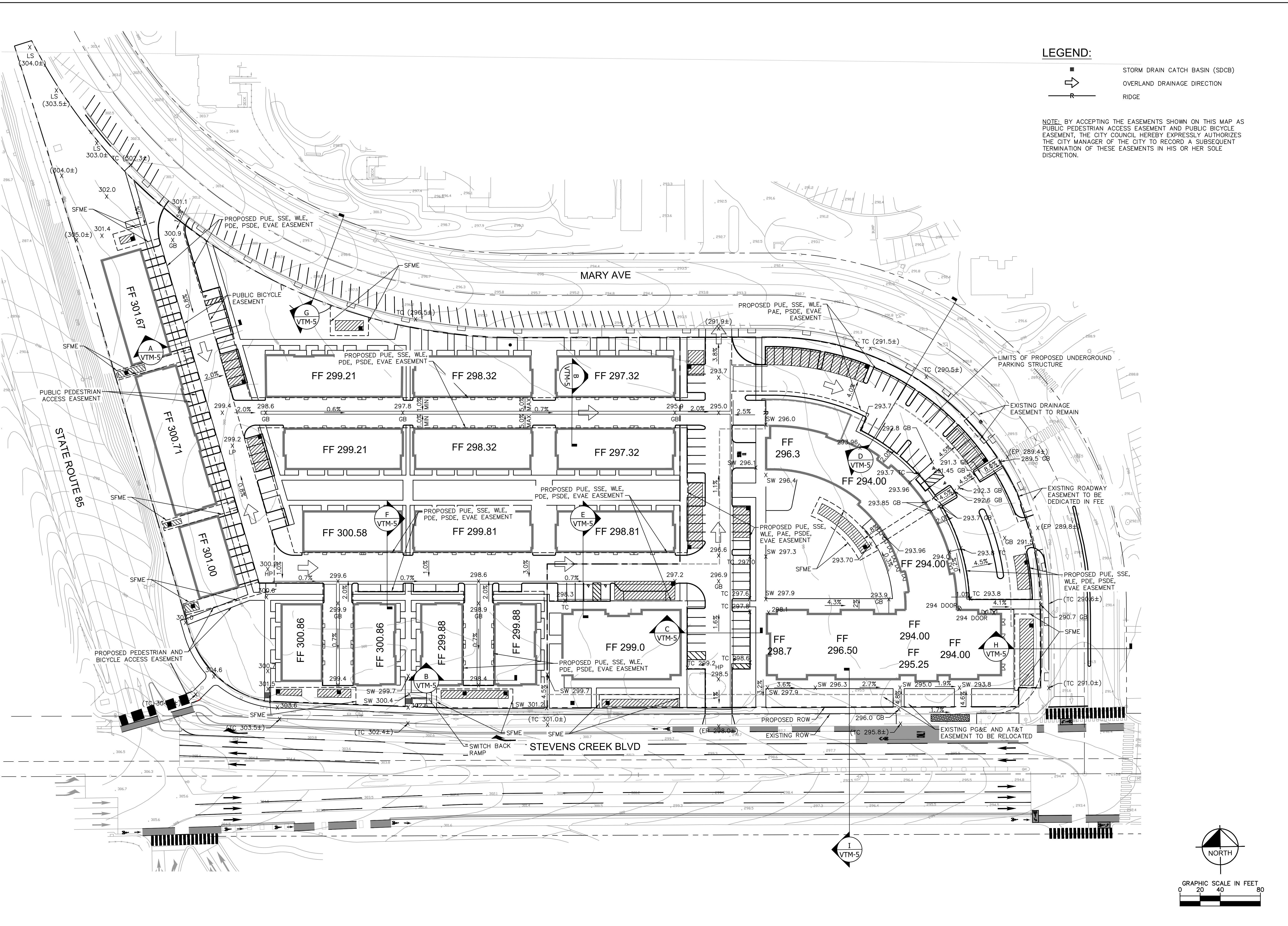
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CUPERTINO CA

SHEET NUMBER
VTM-2



Plotted By: Sinha, Medha Sheet Set: VTM-3 GRADING AND DRAINAGE PLAN May 05, 2020 01:08:35pm K:\SAC_PLAN\097817001 - the oak-kat properties-city of cupertino-vtm-3 Grading & Drainage_VTM - 097817001.dwg
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LEGEND:

- STORM DRAIN CATCH BASIN (SDCB)
- OVERLAND DRAINAGE DIRECTION
- RIDGE

NOTE: BY ACCEPTING THE EASEMENTS SHOWN ON THIS MAP AS PUBLIC PEDESTRIAN ACCESS EASEMENT AND PUBLIC BICYCLE EASEMENT, THE CITY COUNCIL HEREBY EXPRESSLY AUTHORIZES THE CITY MANAGER OF THE CITY TO RECORD A SUBSEQUENT TERMINATION OF THESE EASEMENTS IN HIS OR HER SOLE DISCRETION.

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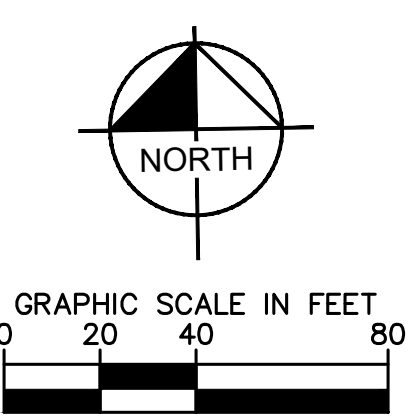
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SCALE	AS SHOWN
DESIGNED BY	BH/KN
DRAWN BY	MM
CHECKED BY	MF

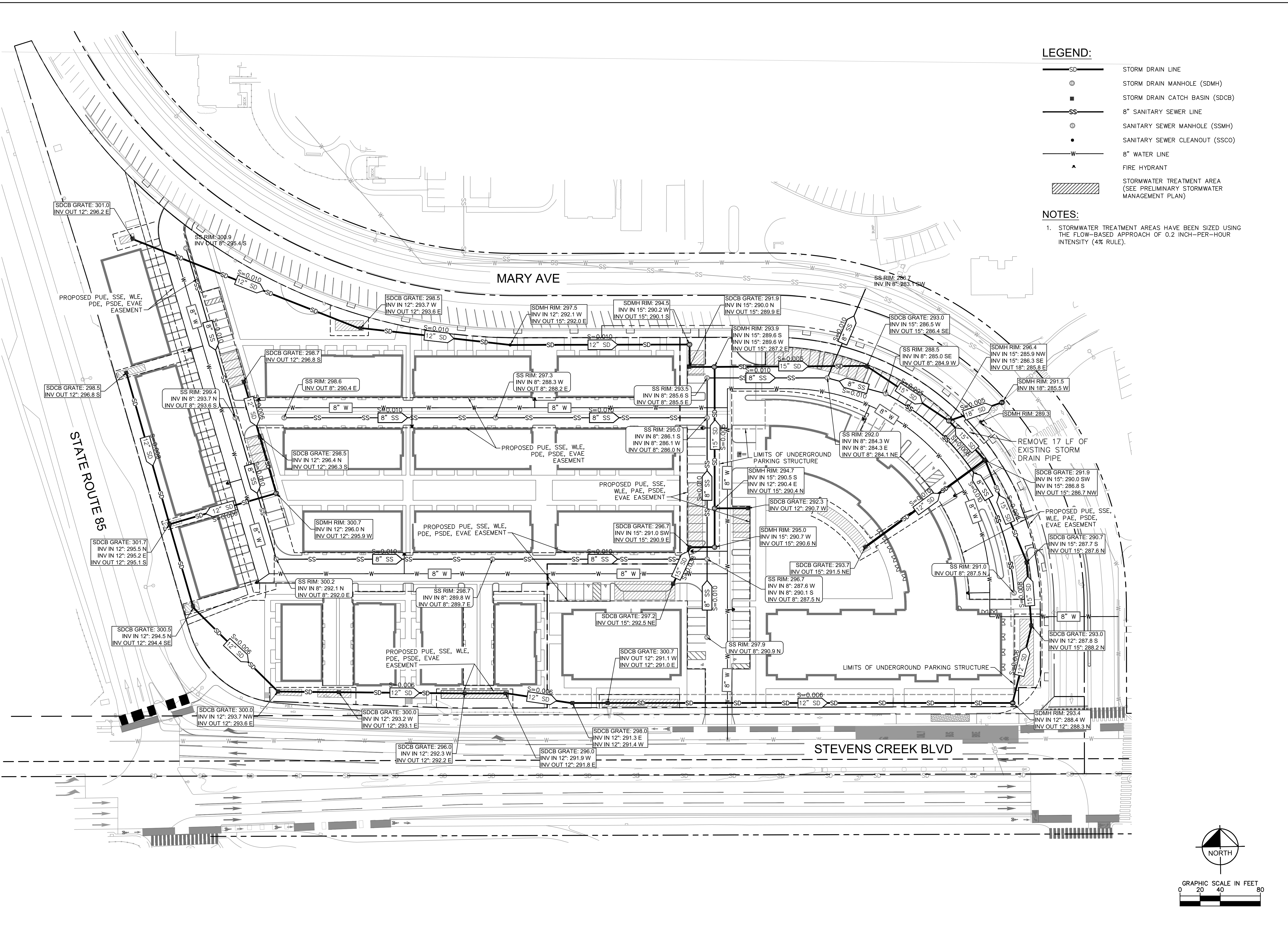
GRADING AND DRAINAGE PLAN

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SHEET NUMBER
VTM-3



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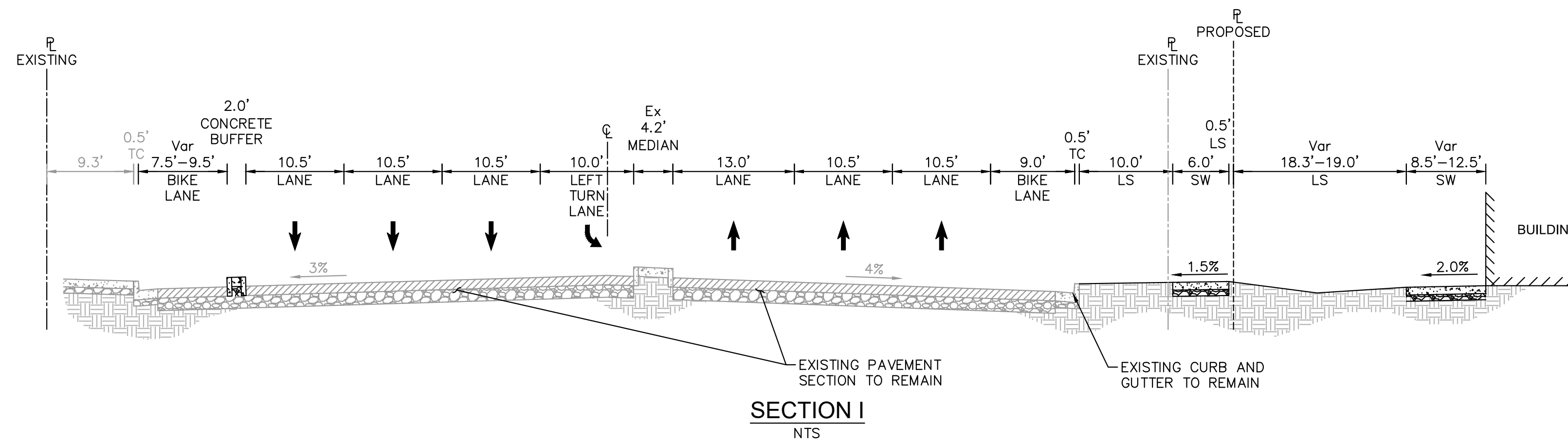
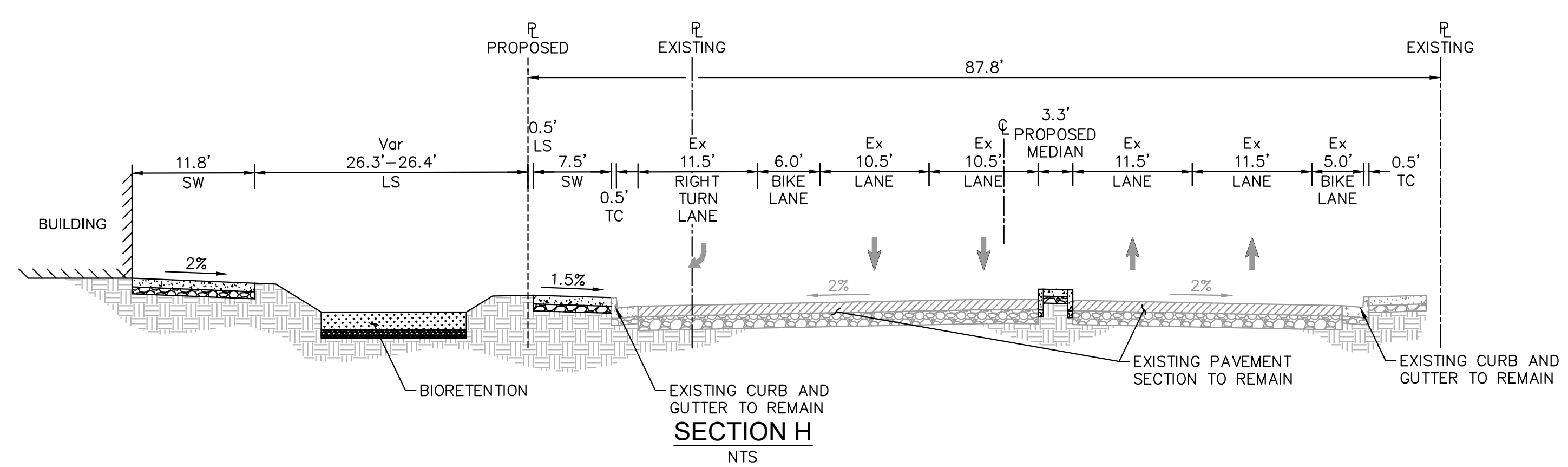
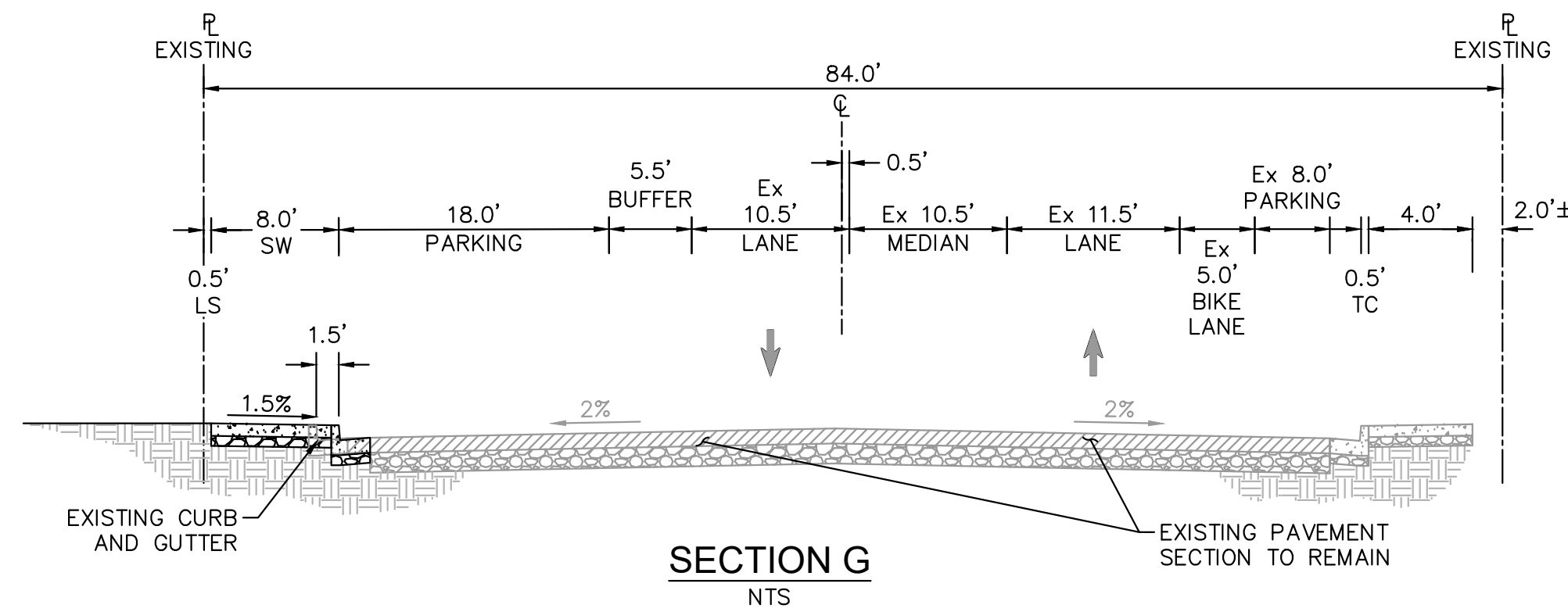
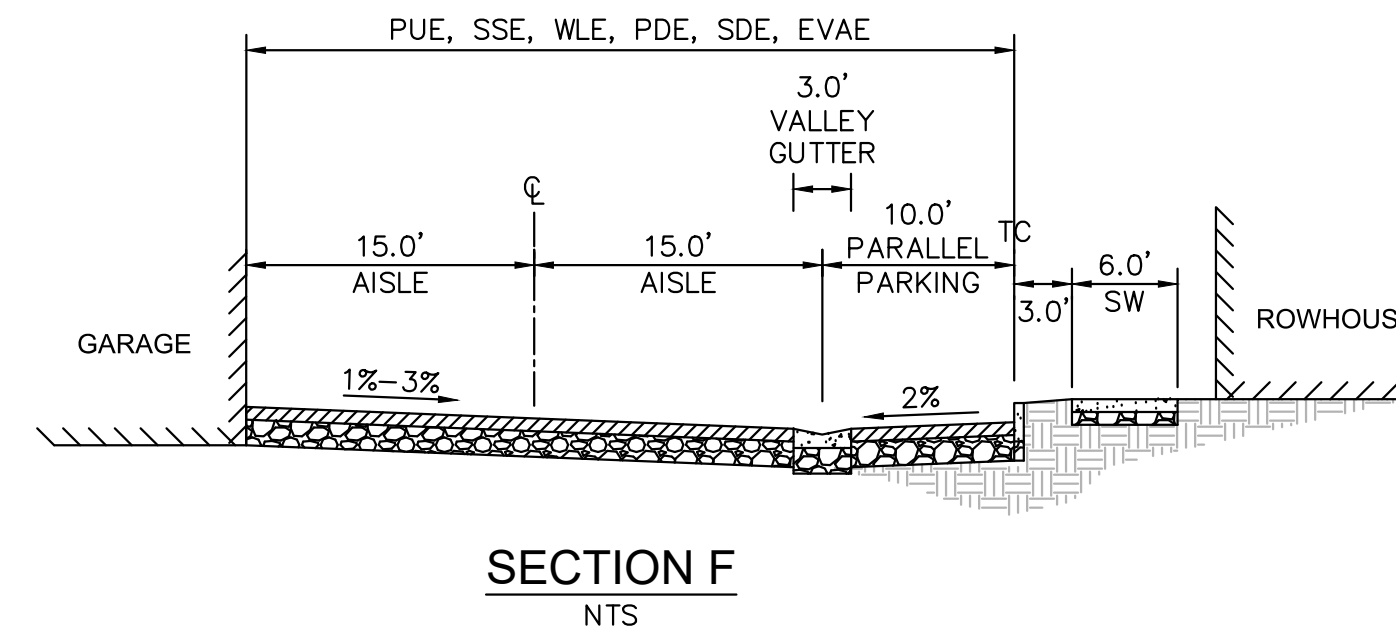
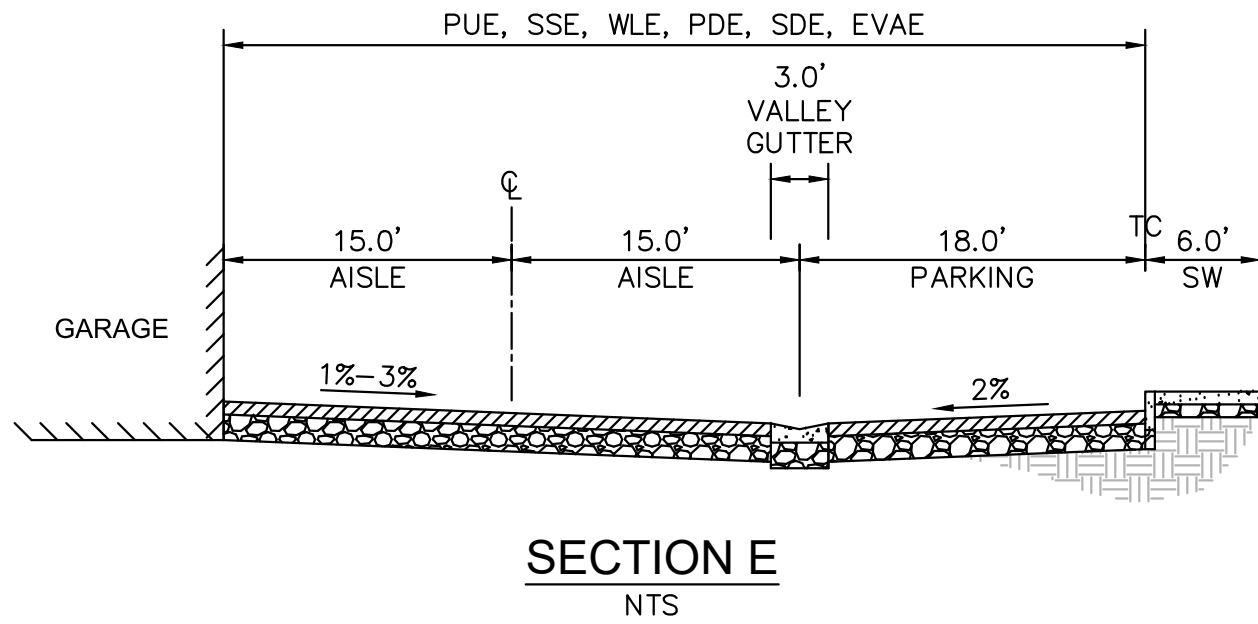
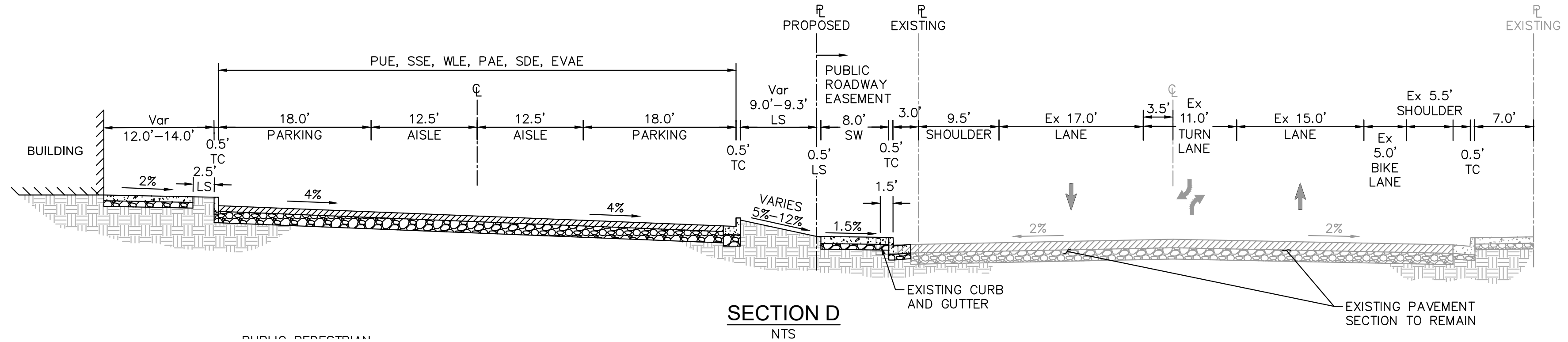
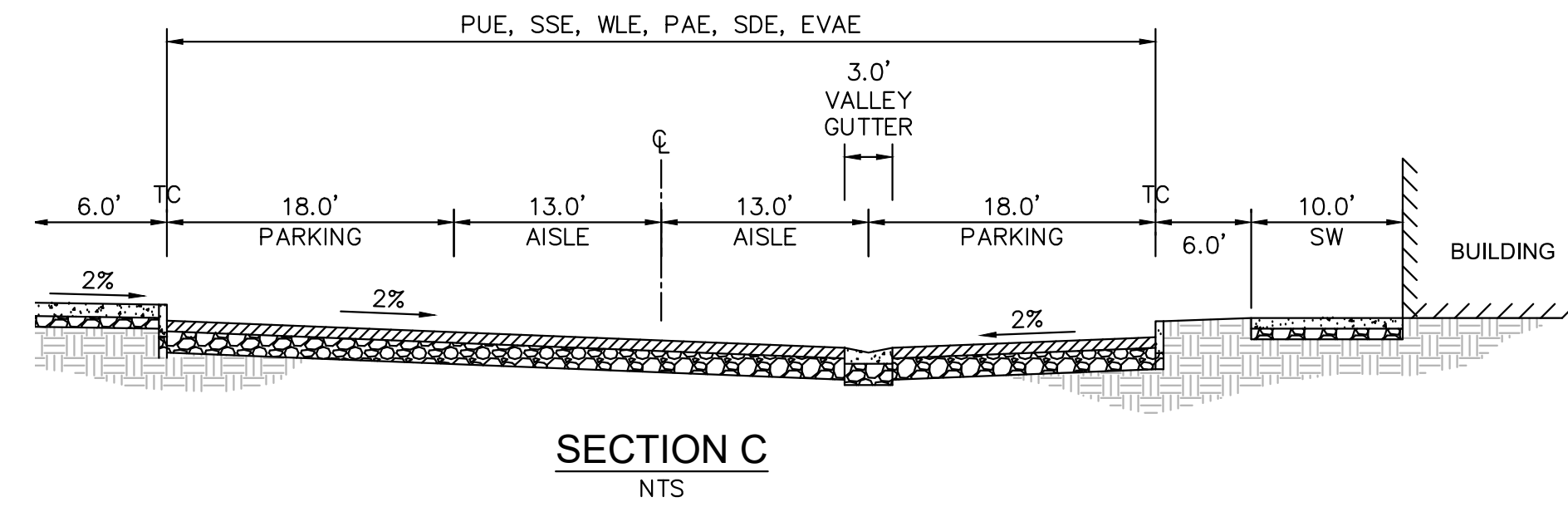
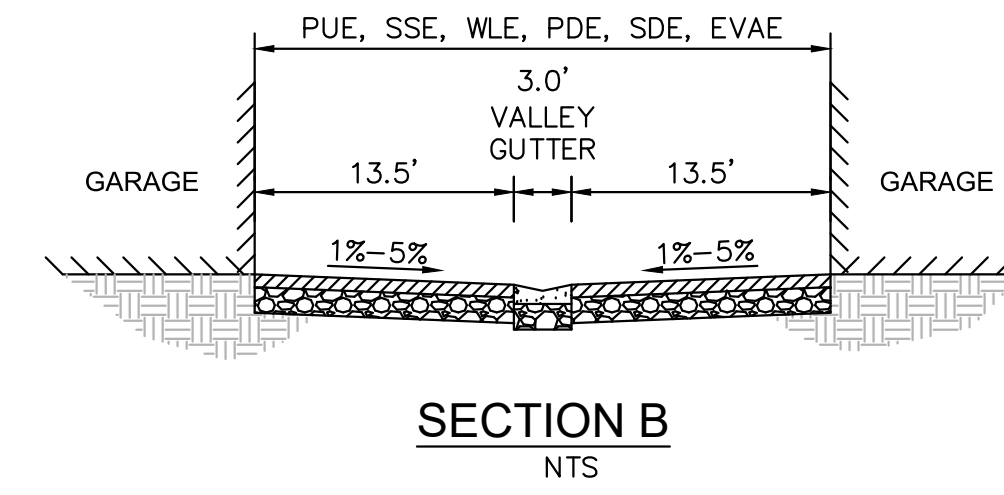
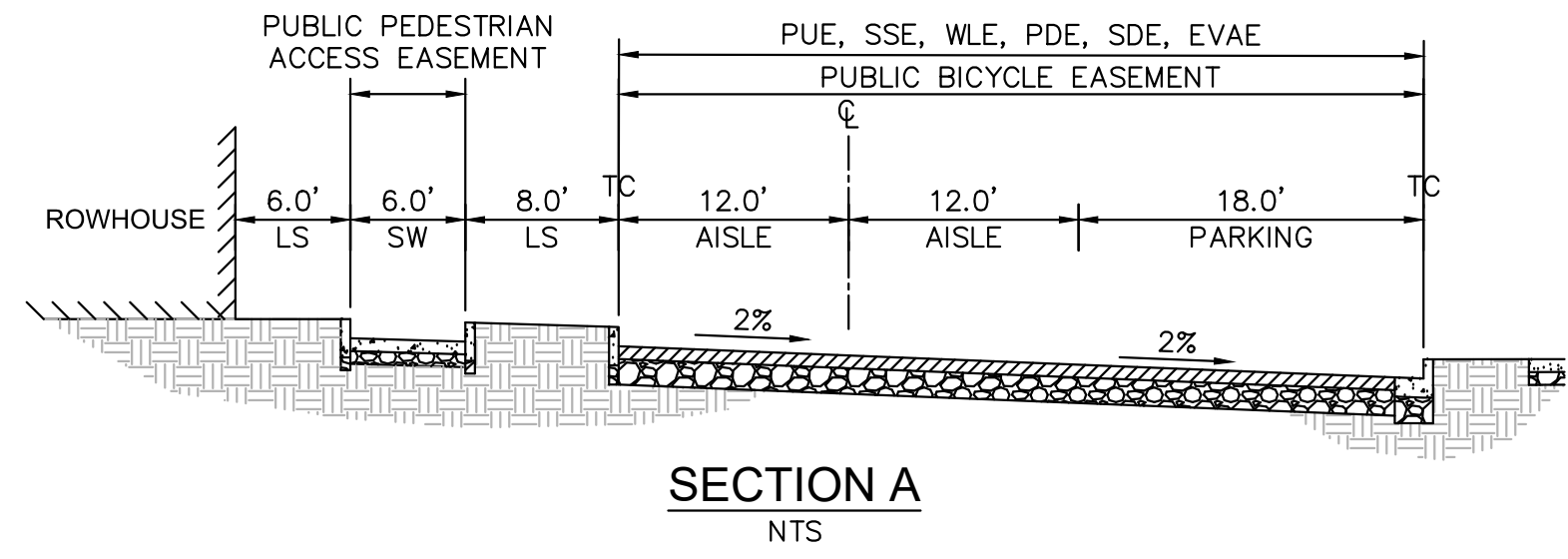
UTILITY PLAN

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CUPERTINO CA

SHEET NUMBER
VTM-4

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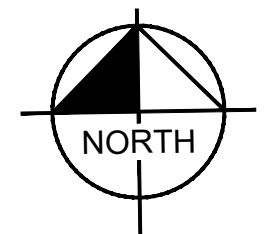
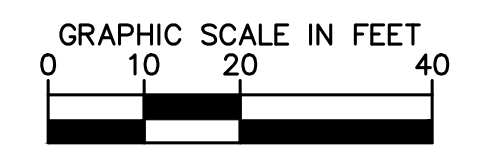
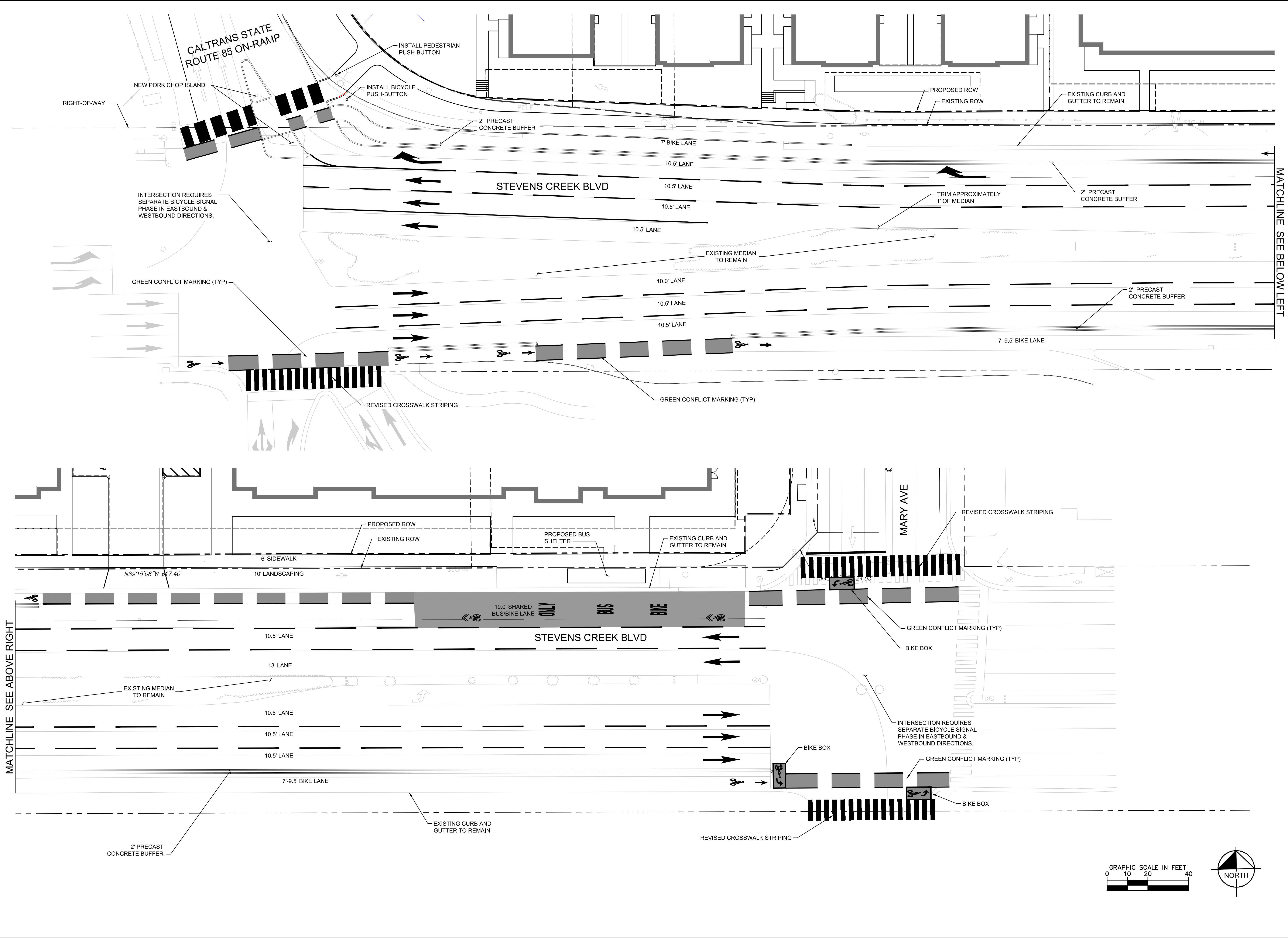
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SECTIONS

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CLASS IV BIKEWAY DESIGN

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