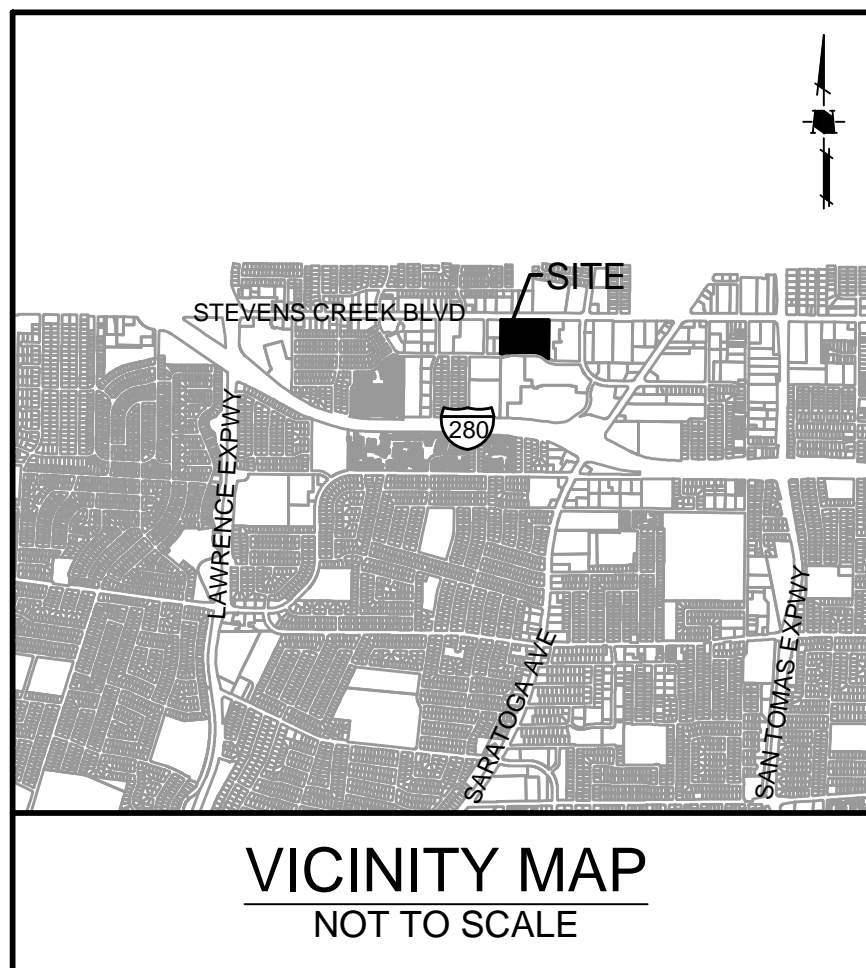
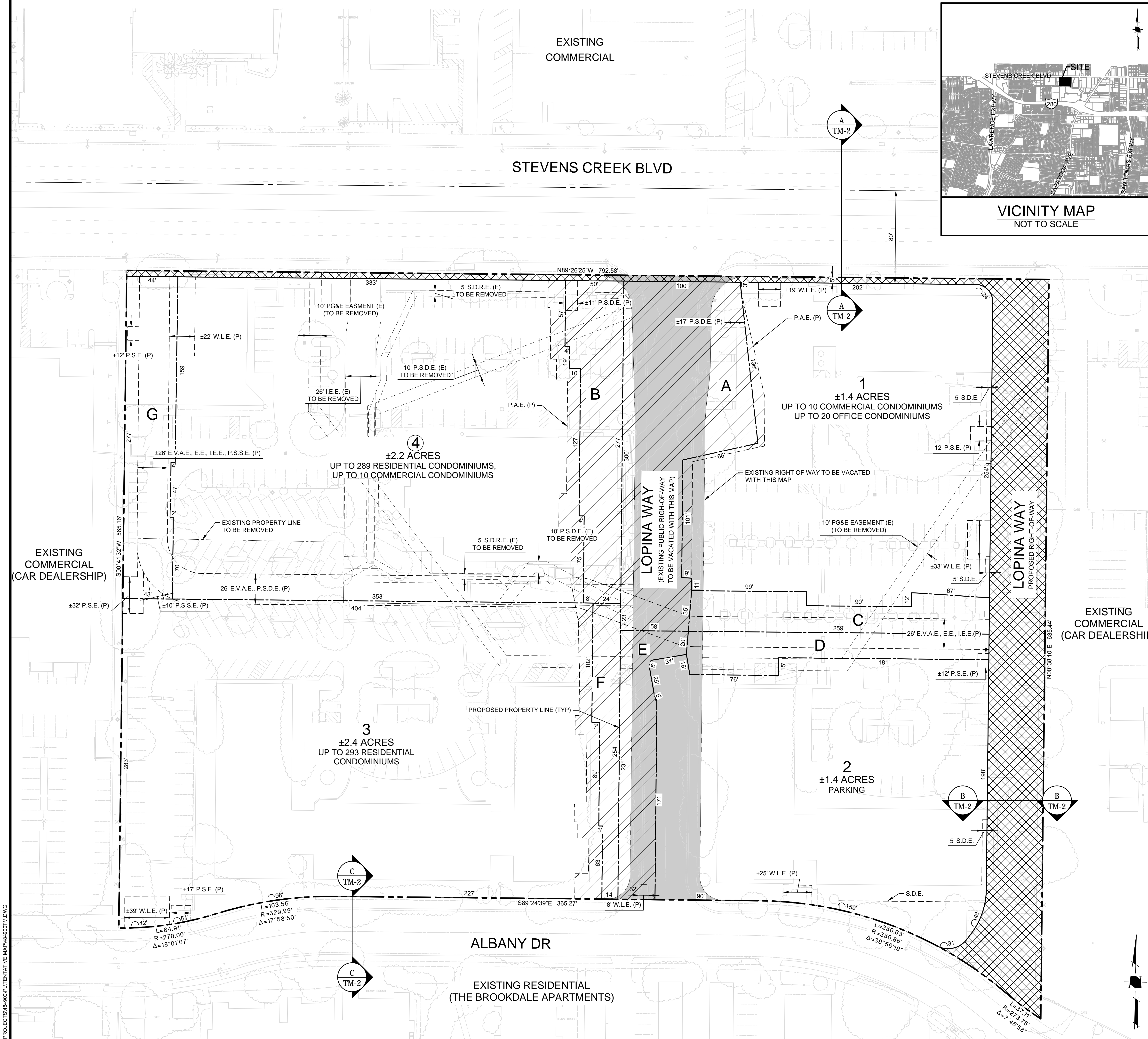


CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.



LEGEND

TENTATIVE MAP BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING PROPERTY LINE	---
RIGHT-OF-WAY	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
PUBLIC STREET DEDICATION (±0.73 Ac.)	▨
PUBLIC STREET VACATION (±0.77 Ac.)	▩
PUBLIC ACCESS EASEMENT	▧

EXISTING	(E)
PROPOSED	(P)
EMERGENCY VEHICLE ACCESS EASEMENT	E.V.A.E.
STORM DRAIN EASEMENT	S.D.E.
PRIVATE STORM DRAIN EASEMENT	P.S.D.E.
PRIVATE SANITARY SEWER EASEMENT	P.S.S.E.
INGRESS / EGRESS EASEMENT	I.E.E.
WATER LINE EASEMENT	W.L.E.
PUBLIC SERVICE EASEMENT	P.S.E.
PUBLIC ACCESS EASEMENT	P.A.E.

GENERAL NOTES

- PROJECT NAME: STEVENS CREEK PROMENADE
- OWNER: STEVENS CREEK OWNER, LLC
22 S SANTA CRUZ AVENUE, 2ND FLOOR
LOS GATOS, CA 95030
- SUBDIVIDER: SAME AS THE OWNER
- ENGINEER: HMM ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
ZEF JIMENEZ, RCE #721255
- STREET LOCATION: 4300-4360 STEVENS CREEK BOULEVARD
- EXISTING ZONING: A(PD) - PDC16-036
- EXISTING GP DESIGNATION: URBAN VILLAGE
- EXISTING USE: COMMERCIAL/OFFICE
- PROPOSED USE: MIXED-USE - COMMERCIAL/OFFICE & RESIDENTIAL
- WATER SUPPLY: SAN JOSE WATER COMPANY
- SEWAGE DISPOSAL: CITY OF SAN JOSE
- ASSESSOR'S PARCEL #(S): 296-40-009, 296-38-013, 296-38-014
- TOTAL SITE AREA: ±9.23 ACRES
- PUBLIC STREET DEDICATION: ±0.73 ACRES (-)
- PUBLIC STREET VACATION: ±0.77 ACRES (+)
- NET SITE AREA: ±9.27 NET ACRES
- EXISTING LOTS: 3
- PROPOSED LOTS: 4 BUILDABLE (1-4), 7 COMMON LOTS (A-G)
- TOTAL UNITS: UP TO 582 RESIDENTIAL UNITS / UP TO 10 COMMERCIAL UNITS / UP TO 20 OFFICE UNITS / UP TO 858 PARKING UNITS / UP TO 7 COMMON LOT USES (PROMENADE / OPEN SPACE / PRIVATE DRIVES)
- FLOOD ZONE: ZONE D
- TITLE REPORT: THE PRELIMINARY TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY CHICAGO TITLE, ORDER NUMBER FWPS-T016000544, DATED JULY 29, 2016
- REFER TO PLANNED DEVELOPMENT PERMIT (PD17-014) ENTITLED PLANNED DEVELOPMENT PERMIT FOR STEVENS CREEK PROMENADE, FOR GRADING AND DRAINAGE, STORMWATER, AND CROSS SECTIONS FOR THE PROJECT.
- WATER POLLUTION CONTROL PLAN- PURSUANT TO CHAPTER 15.12 OF THE SAN JOSE MUNICIPAL CODE, NO VESTED RIGHT TO A BUILDING PERMIT SHALL ACCRUE AS A RESULT OF THE GRADING OF ANY LAND DEVELOPMENT APPROVALS AND APPLICATIONS WHEN AND IF THE CITY MANAGER MAKES A DETERMINATION THAT THE CUMULATIVE SEWAGE TREATMENT DEMAND ON THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT REPRESENTED BY APPROVED LAND USES IN THE AREA SERVED BY SAID PLANT WILL CAUSE THE TOTAL SEWAGE TREATMENT DEMAND TO MEET OR EXCEED THE CAPACITY OF THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT TO TREAT SUCH SEWAGE ADEQUATELY AND WITHIN THE DISCHARGE STANDARDS IMPOSED ON THE CITY BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN FRANCISCO BAY REGION. SUBSTANTIVE CONDITIONS DESIGNED TO DECREASE SANITARY SEWAGE ASSOCIATED WITH ANY LAND USE APPROVAL MAY BE IMPOSED BY THE APPROVING AUTHORITY.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE CONTAINED WITHIN THAT CHAPTER.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY RADMAN AERIAL SURVEYS, DATED 01/16/17
- NO WELLS EXIST ON THIS SITE.
- BLANKET STORM DRAIN RELEASE EASEMENT (S.D.R.E.), PRIVATE STORM DRAIN EASEMENT (P.S.D.E.) AND PEDESTRIAN ACCESS EASEMENT (P.A.E.) ON LOTS A - G
- COMMERCIAL CONDOMINIUMS SHALL COMPLY WITH SJMC SECTION 20.175.042 ESTABLISHING A MINIMUM SIZE OF 750 SF FOR COMMERCIAL CONDOMINIUMS.

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

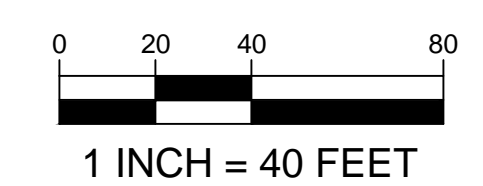
1570 Oakland Road
San Jose, CA 95131 (408) 487-2200
HMMca.com

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES PT17-023 STEVENS CREEK PROMENADE

NO	DATE	DESCRIPTION
10/10/18	PER CITY COMMENTS	
03/07/18	PER CITY COMMENTS	
11/07/17	PER CITY COMMENTS	

PROJECT NO:	4849.00
CAD DWG FILE:	484900TM.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	TA
DATE:	APRIL 25, 2017
SCALE:	1" = 40'
©	HMM

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES



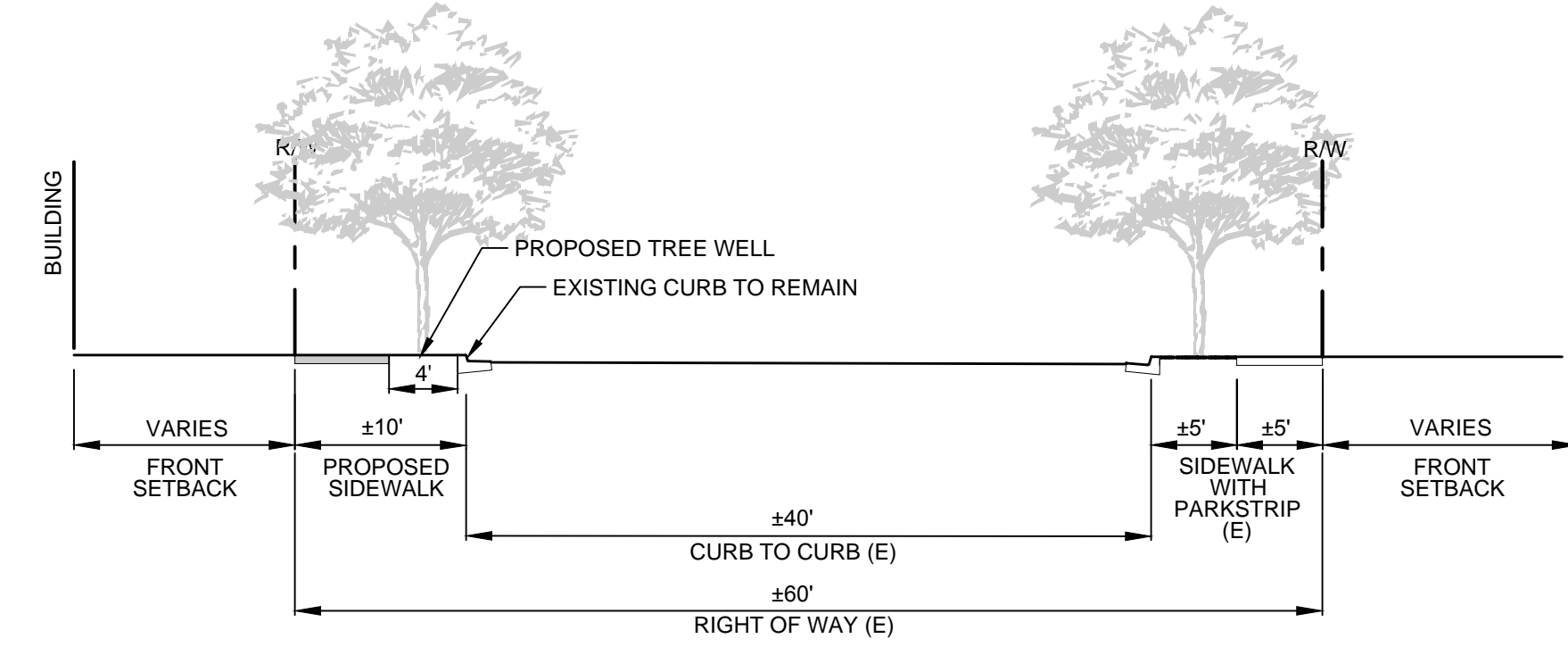
S:\PROJECTS\484900\17\TENTATIVE MAP\484900TM.DWG

PLOTTED: 10/12/2018 8:34 AM

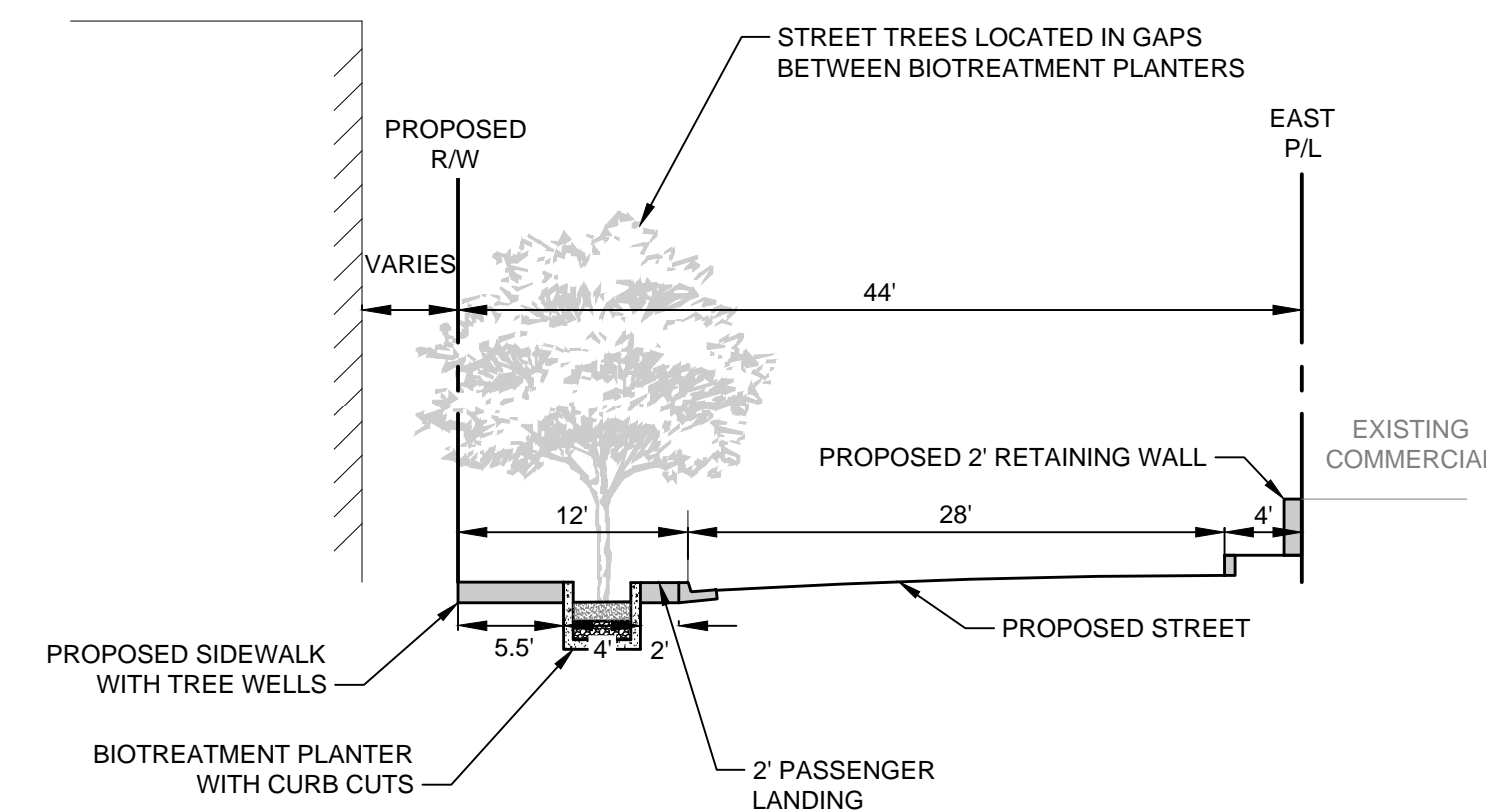
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.

S:\PROJECTS\1649000\PLINTENTATIVE MAP\1649000.TMDWG

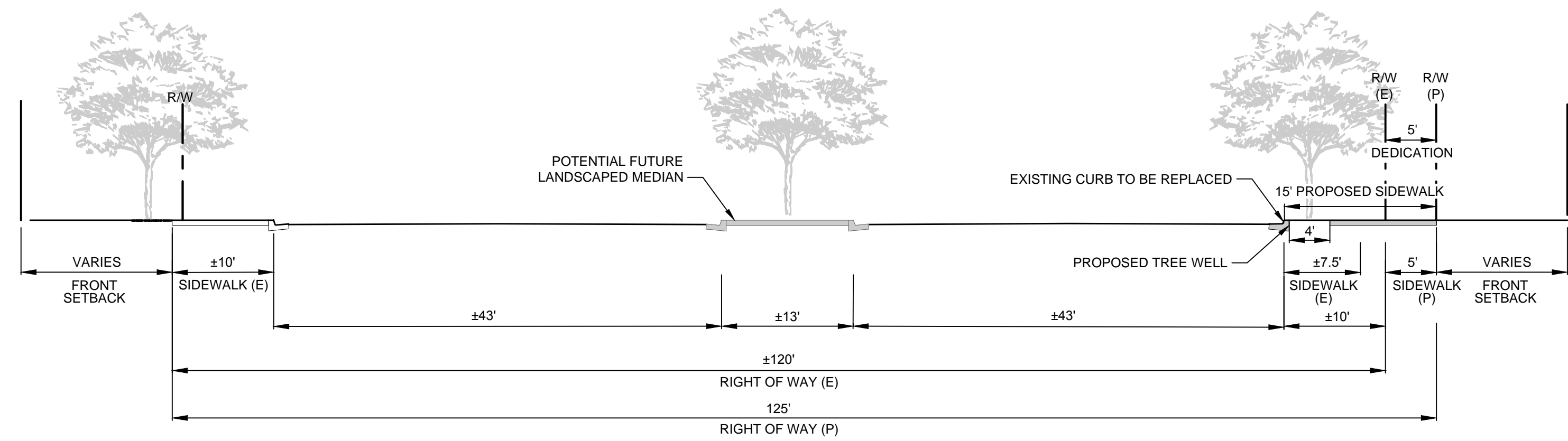
HMM
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMca.com



C ALBANY DRIVE STREET SECTION
SCALE: NOT TO SCALE



B LOPINA WAY STREET SECTION
SCALE: NOT TO SCALE



A STEVENS CREEK BLVD STREET SECTION
SCALE: NOT TO SCALE

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES PT17-023 STEVENS CREEK PROMENADE

NO	DATE	DESCRIPTION
10/10/18	PER CITY COMMENTS	
03/07/18	PER CITY COMMENTS	
11/07/17	PER CITY COMMENTS	

PROJECT NO:	4849.00
CAD DWG FILE:	4849000.TMDWG
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	TA
DATE:	APRIL 25, 2017
SCALE:	NOT TO SCALE
© HMM	

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

PLOTTED: 10/12/2018 8:31 AM