

VESTING TENTATIVE MAP

A FIVE LOT SUBDIVISION, LOT 1 FOR RESIDENTIAL CONDOMINIUM PURPOSES
FOR A MAXIMUM OF 74 RESIDENTIAL CONDOMINIUMS

200 PARK BOULEVARD

CITY OF PALO ALTO - SANTA CLARA COUNTY - CALIFORNIA

AUGUST, 2022



KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054

Phone: (408) 727-6665
www.kierwright.com

FOR SHEET 1 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S73°57'07"E	31.20'
L2	N70°47'34"E	995.04'
L3	N71°33'54"E	995.04'
L4	N73°57'07"W	80.99'
L5	S73°57'07"E	58.45'
L6	N47°14'05"W	492.28'
L7	N45°47'32"W	492.28'
L8	N16°01'10"E	24.17'
L9	S73°58'50"E	20.89'
L10	S72°26'48"W	440.00'
L12	N35°33'20"W	36.74'
L13	N16°01'10"E	47.14'
L14	N30°45'50"W	112.95'
L15	N73°11'50"W	67.44'
L16	S85°50'36"W	53.26'
L17	S16°01'10"W	132.01'
L18	N16°03'00"E	127.11'
L19	N73°57'07"W	19.72'
L20	S83°49'58"E	915.04'
L21	N74°41'37"E	915.04'
L22	N16°00'20"E	98.23'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	995.04'	0°46'19"	13.41'
C2	492.28'	1°26'33"	12.39'
C3	440.00'	1°00'09"	7.70'
C4	299.00'	17°00'00"	88.72'

PROJECT DATA

- RECORD OWNER/DEVELOPER: SI 45, LLC
C/O THE SOBRATO ORGANIZATION
599 CASTRO STREET, SUITE 400
MOUNTAIN VIEW, CA 94041
TIM STEELE
PHONE: (650) 876-7010
- MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING # 22
SANTA CLARA, CA 95054
RYAN M. AMAYA, LS 8132
PHONE: (408) 727-6665
- A.P.N.: 132-32-036, 037, 042, 043, AND 132-38-043 & 071
- EXISTING USE: COMMERCIAL
- PROPOSED USE: RESIDENTIAL, RETAIL, OFFICE, RESEARCH & DEVELOPMENT, PARKING
- EXISTING ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
RM-30 (MULTIPLE FAMILY RESIDENTIAL, 16-30 DU/AC)
GM (GENERAL MANUFACTURING)
CS (SERVICE COMMERCIAL)
- PROPOSED ZONING: PLANNED COMMUNITY (PC), RM-30 (NO CHANGE)
- COMPREHENSIVE PLAN: SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, SERVICE COMMERCIAL, LIGHT INDUSTRIAL, MIXED USE
- EXISTING NUMBER OF LOTS: 11
- PROPOSED NUMBER OF LOTS: 5 LOTS, LOT 1 FOR CONDOMINIUM UNITS
- PROPOSED NUMBER OF CONDOMINIUMS: 74 MAXIMUM
- TOTAL ACREAGE: 14.650± ACRES (GROSS)
14.474± ACRES (NET)
- ALL DISTANCES ARE APPROXIMATE.
- THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED. THERE ARE THREE NEW PRIVATE STREET NAMES PROPOSED.
- BENCHMARK: FD BRASS DISK CAL. DIV. OF HWY #1-116 @ LITE POLE, #324 OPPOSITE 3255 EL CAMINO REAL E'LY OF HANSEN ST.
ELEVATION: 34.42' (NGVD 29 DATUM)
- BASIS OF BEARINGS: THE BEARING OF NORTH 73°59'40" WEST TAKEN ON THE CENTERLINE OF EL CAMINO REAL AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON MAY 20, 2015 IN BOOK 883 OF MAPS AT PAGES 16 & 17, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0017H FOR COMMUNITY NUMBER 060348 (CITY OF PALO ALTO), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "X" (SHADED) AND PARTIALLY LOCATED IN FLOOD ZONE "A".

FLOOD ZONE "X" (SHADED): 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 OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.

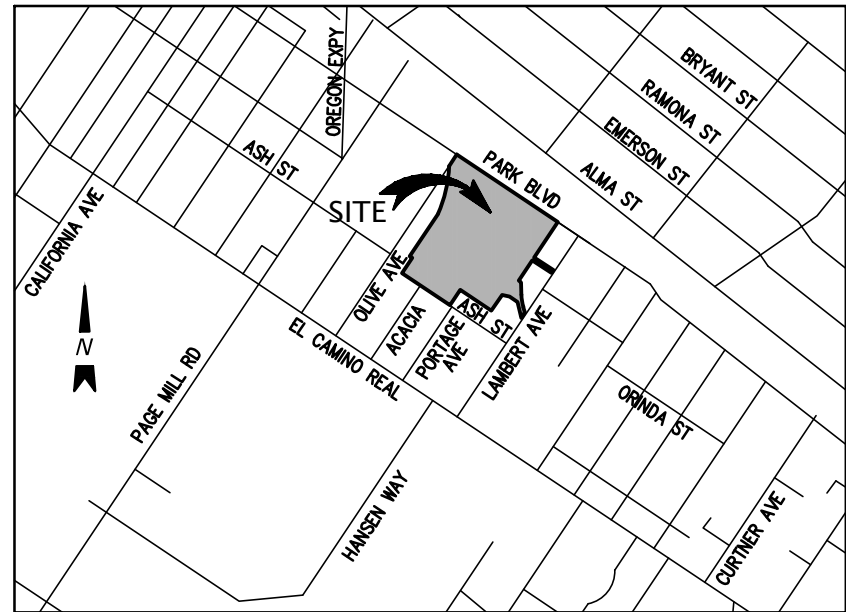
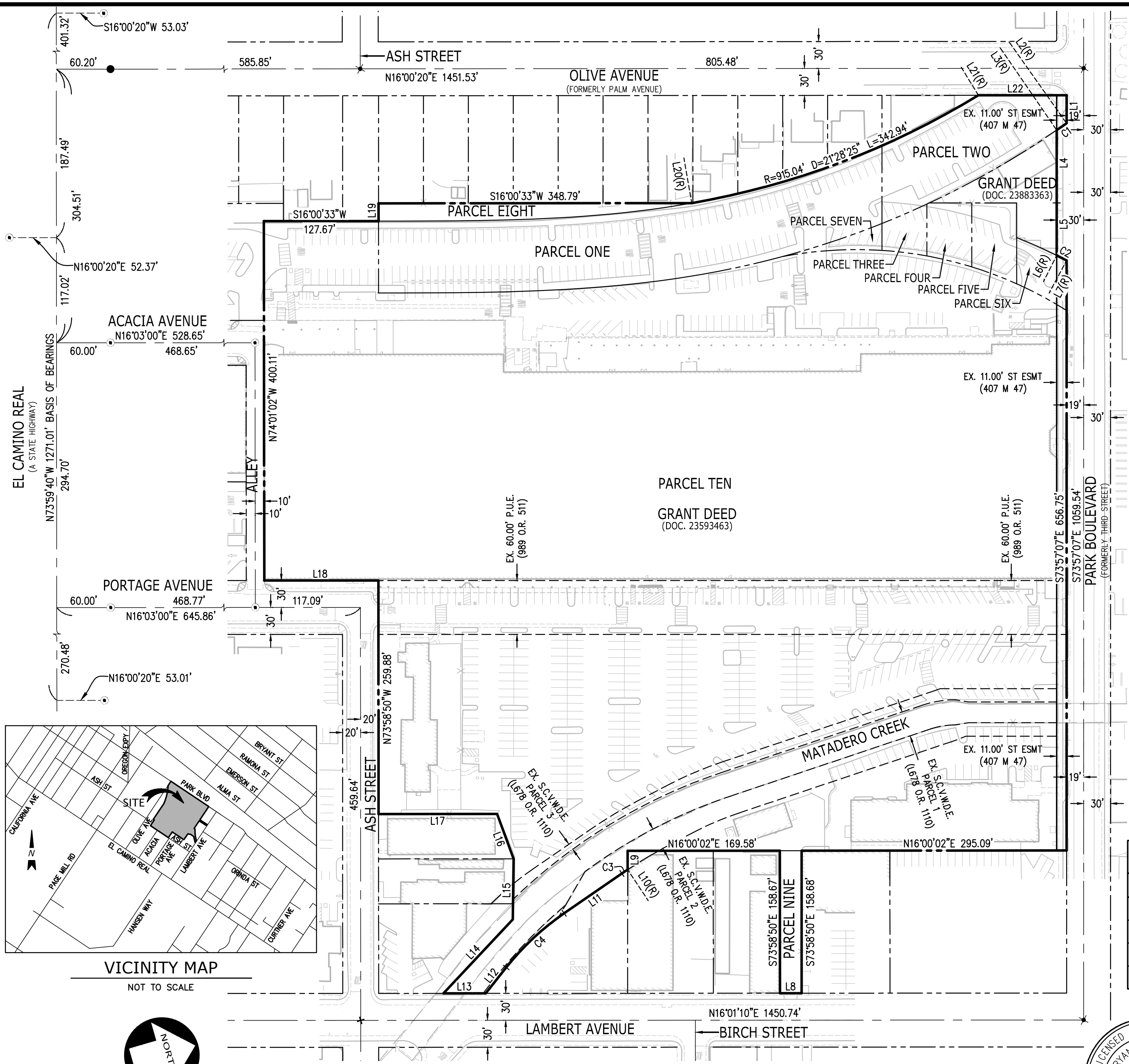
FLOOD ZONE "A": AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; NO BASE FLOOD ELEVATIONS DETERMINED.

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN PRELIMINARY TITLE REPORTS, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-1037407-SC DATED JUNE 29, 2022 AND AMENDED 7/11/2022, AND ORDER NUMBER NCS-1037409-SC DATED JULY 27, 2021 AND UPDATED JULY 31, 2021. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

- UTILITIES:
STORM DRAINAGE CITY OF PALO ALTO
SANITARY SEWER CITY OF PALO ALTO
WATER CITY OF PALO ALTO
GAS CITY OF PALO ALTO
ELECTRIC CITY OF PALO ALTO
TELEPHONE AT&T
CABLE COMCAST

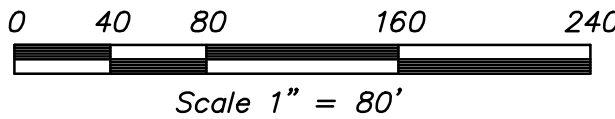
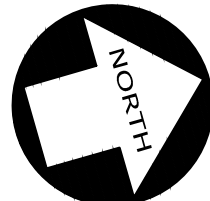
- IN ACCORDANCE WITH SUBDIVISION MAP ACT SECTION 66456.1, MULTIPLE FINAL MAPS (OR PARCEL MAPS SEE MAP ACT SECTION 66426(C)) MAY BE FILED UNDER THE APPROVAL OR CONDITIONAL APPROVAL OF THIS TENTATIVE MAP.

EXISTING CONDITIONS JOB NO.: A10128-6 SHEET 1 OF 2 SHEETS

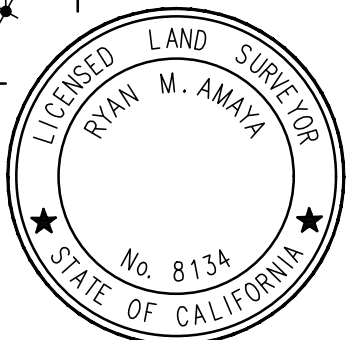


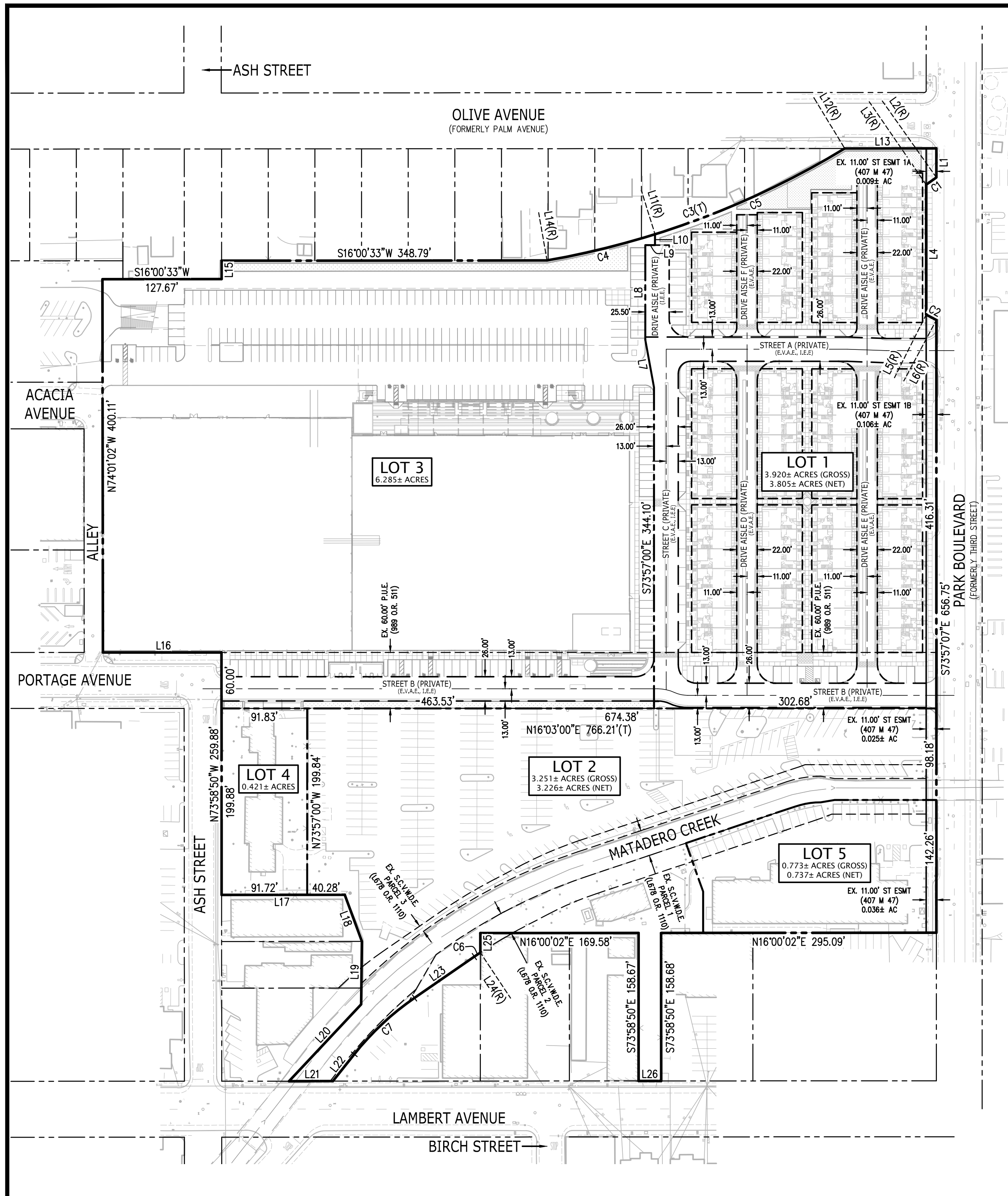
VICINITY MAP

NOT TO SCALE



8-12-2022
PREPARED BY OR UNDER THE SUPERVISION OF DATE
RYAN M. AMAYA P.L.S. 8134

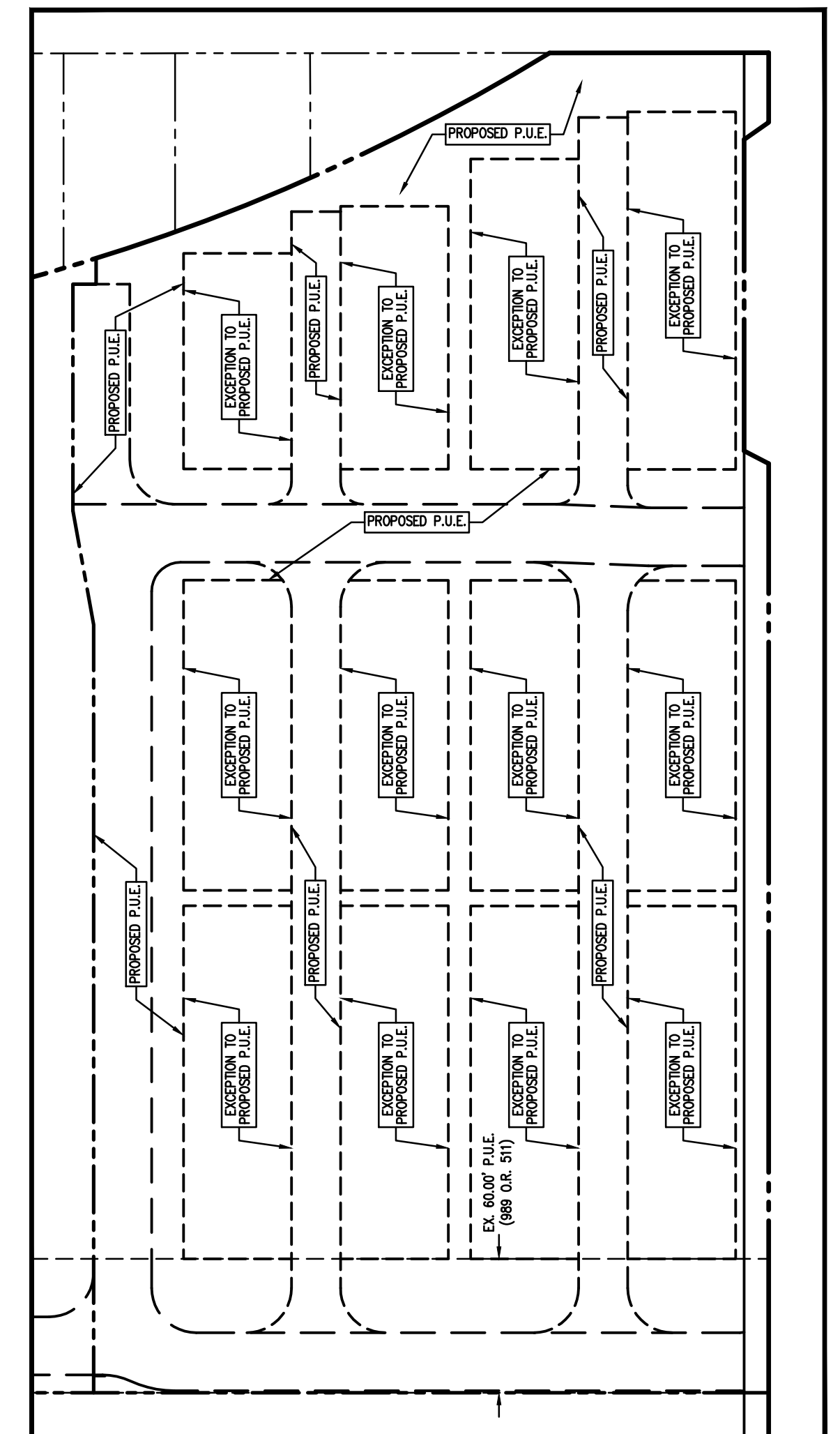
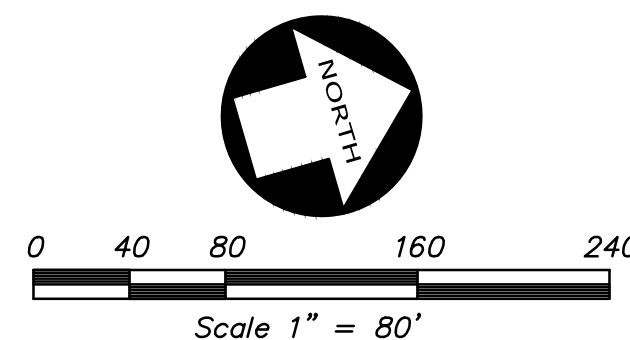




FOR SHEET 2 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S73°57'07"E	31.20'
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L3	N71°33'54"E	995.04'
L4	S73°57'07"E	139.43'
L5	N47°14'05"W	492.28'
L6	N45°47'32"W	492.28'
L7	S84°15'49"E	51.89'
L8	S73°57'00"E	101.51'
L9	S16°05'39"W	10.40'
L10	S73°54'40"E	11.56'
L11	N88°42'06"E	915.04'
L12	N74°41'37"E	915.04'
L13	N16°00'20"E	98.23'
L14	S83°49'58"E	915.04'
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L23	N18°33'20"W	78.00'
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L25	S73°58'50"E	20.89'
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C5	915.04'	14°00'29"	223.72'
C6	440.00'	1°00'09"	7.70'
C7	299.00'	17°00'00"	88.72'



PROPOSED P.U.E. DETAIL

N.T.S.

ABBREVIATIONS

ESMT	EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
EX.	EXISTING
I.E.E.	INGRESS/EGRESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.C.V.W.D.E.	SANTA CLARA VALLEY WATER DISTRICT EASEMENT
ST ESMT	STREET EASEMENT
(T)	TOTAL

LEGEND

---	EASEMENT LINE
---	NEW EASEMENT LINE
---	PROPERTY LINE
---	STREET EASEMENT LINE
---	PRIVATE STREET LINE