RESOLUTION NO. 24-9399

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A VESTING TENTATIVE SUBDIVISION MAP, OPTION B (PLN22-00635) AT 4995 PATRICK HENRY DRIVE AND 3005 DEMOCRACY WAY, SANTA CLARA

PLN22-00635 (Vesting Tentative Subdivision Map)

WHEREAS, on October 17, 2017, Kylli, Inc., through its wholly-owned subsidiary Innovation Commons Owner, LLC ("Owner") made an application for a General Plan Amendment ("GPA") in connection with the redevelopment of a 48.6-acre site generally bounded by Tasman Drive, Patrick Henry Drive, Old Ironsides Drive, and the SFPUC Hetch Hetchy Right of Way (APNs: 104-04-150, 104-04-142, 104-04-143, 104-04-151, 104-04-112, 104-04-113, 104-04-065, 104-04-111, 104-04-064), which is currently developed with four light industrial buildings and a parking lot ("Project Site");

WHEREAS, the Owner subsequently applied for a Planned Development ("PD") Rezoning to redevelop the 48.6 acre site with up to 4,913,000 gross square feet of new development, including up to 1,800 units (approximately 1.8 million square feet of residential uses), up to 3 million square feet of office/research-and-development ("R&D"), approximately 100,000 square feet of retail, and approximately 10,000 square feet of childcare facilities; a Vesting Tentative Subdivision Map to subdivide the property into five lots with up to three parcels for future parkland dedication and potential residential and commercial condominium purposes and to vacate Democracy Way; and a Development Agreement (collectively, along with the GPA, the "Project");

WHEREAS, the Vesting Tentative Subdivision Map application (PLN22-00635) would subdivide the property into five lots with up to three parcels for future parkland dedication and condominium purposes, and would vacate Democracy Way to serve the development;

WHEREAS, the proposed subdivision is consistent with the proposed site plan and improvements on the Project Site for the development of an up to 4,913,000 square-foot mixed-use development;

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WHEREAS, pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Vesting Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

WHEREAS, on January 16, 2024, the Subdivision Clearance Committee determined that the application was complete and that the proposed Vesting Tentative Subdivision Map should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

WHEREAS, SCCC Section 17.05.300(g) requires that the Planning Commission make recommendations of denial, approval or conditional approval to the City Council on the Vesting Tentative Subdivision Map;

WHEREAS, on November 6, 2024 the Planning Commission conducted a duly noticed public hearing to consider the proposed Vesting Tentative Subdivision Map, at the conclusion of which, the Planning Commission voted to recommend approval to the City Council;

WHEREAS, the proposal is to create five new lots with up to three parcels for future parkland dedication and condominium purposes to serve the proposed development as shown on the Vesting Tentative Subdivision Map for the Project, attached hereto and incorporated herein by this reference;

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), and the regulations implementing CEQA, specifically 14 Cal. Code of Regs § 15081, this Project was determined after an Initial Study to identify potentially significant effects on the environment, resulting in the preparation of an Environmental Impact Report ("EIR") and Mitigation Monitoring and Reporting Program ("MMRP");

WHEREAS, in conformance with CEQA, the Environmental Impact Report ("EIR") prepared for the Project was noticed and circulated for a 45-day public review period from November 17, 2023 to January 2, 2024;

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WHEREAS, in addition to the Project, the EIR studied the Reduced Office/Increased Housing Alternative, which assumed the development of 800 multi-family housing units in Area C (for a total of up to 2,600 housing units for the entire Project) instead of approximately 789,000 gsf of office/R&D space, but otherwise maintained all other land use and developments assumptions of the Project;

WHEREAS, the City prepared a Final Environmental Impact Report ("FEIR"), including Attachment 3 to the FEIR analyzing the Office/R&D – Residential Flex option for the Planned Development zoning, which would permit development of up to 800 additional residential units in Area C (for a total of 2,600 units for the Project), or a mix of residential and office/R&D uses in Area C, with a corresponding reduction in square footage of office/R&D uses and a proportional increase in deed-restricted affordable residential units in Area C ("Revised Project"), as shown in Exhibit "PD Development Plans: Revised Project" to Resolution No. 24-9398;

WHEREAS, the Vesting Tentative Subdivision Map proposal for the Revised Project, "Option B" is also to create five new lots with up to three parcels for future parkland dedication and condominium purposes to serve the proposed development as shown on the Vesting Tentative Subdivision Map for the Revised Project;

WHEREAS, notice of the November 19, 2024 public hearing on the proposed Vesting Tentative Subdivision Map was published in the *Santa Clara Weekly*, a newspaper of general circulation for the City, on November 6, 2024;

WHEREAS, on November 7, 2024, notices of the November 19, 2024 public hearing on the Vesting Tentative Subdivision Map were mailed to all property owners within a quarter mile of the property, according to the most recent Assessor's roll, and to all local agencies expected to provide essential facilities or services to the Revised Project; and

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WHEREAS, on November 19, 2024, the City Council held a public hearing to consider the Revised Project, including the vesting tentative subdivision map, at which time all interested persons were given an opportunity to provide testimony and the Council considered the information presented in the Staff Report, and all verbal and written evidence.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the City Council finds and determines that:

A. The Vesting Tentative Subdivision Map for the Revised Project is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Vesting Tentative Subdivision Map for the Revised Project subdivides the existing 48.6-Acre Project Site into five lots, with up to three parcels for future parkland dedication and condominium purposes, subject to conditions set forth in the Conditions of Vesting Tentative Subdivision Map Approval for the Revised Project.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan, in that the Vesting Tentative Subdivision Map facilitates the redevelopment of underutilized industrial parcels to provide housing and commercial opportunities for the north Santa Clara Area, which support the City's Housing Goals and assist the City in achieving Regional Housing Needs Allocation ("RHNA:) targets for production of affordable housing units as mandated by the State, and in accordance with Affordable Housing ordinance.

C. The site is physically suitable for the proposed type of development, in that the Revised Project is compatible with the existing adjacent office, regional commercial, and light industrial uses and planned residential uses.

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D. The site is physically suitable for the proposed density of development, in that the Project Site is located in an urbanized area and is served by existing utilities and infrastructure.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems, in that the proposed residential subdivision will implement Covenants, Conditions, and Restrictions for operation and maintenance of the building and site improvements and does not propose the use of hazardous materials.

F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, is a developed site, and the proposed subdivision includes mitigation measures, as identified in the Mission Point Project EIR. Although the EIR identified significant unavoidable environmental impacts in the resource areas of air quality and noise, the City Council made findings pursuant to Public Resources Code Section 21081 that there exist certain overriding economic, social and other considerations for approving the Revised Project that justify the occurrence of those impacts.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that it is designed to avoid encroachment and conflicts with public easements in the site design.

H. The Vesting Tentative Subdivision Map for the Revised Project provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

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3. Based on the findings set forth in this Resolution and the evidence in the Staff Report and such other evidence as received at the public hearings on this matter before the City Council, the City Council hereby approves the Vesting Tentative Subdivision Map for the Revised Project, substantially in the form on file as shown on the attached Vesting Tentative Subdivision Map for the Revised Project and Conditions of Vesting Tentative Subdivision Map Approval for the Revised Project, attached hereto and incorporated herein by this reference.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19TH DAY OF NOVEMBER, 2024, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Vesting Tentative Subdivision Map
2. Conditions of Tentative Vesting Subdivision Map Approval, Option B

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

MISSION POINT

IN THE CITY OF SANTA CLARA

GENERAL NOTES

1. TENTATIVE MAP: THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
2. MULTIPLE FINAL MAPS: MULTIPLE FINAL MAPS MAY BE FILED ON THIS MAP SUBJECT TO ALL THE CONDITIONS OF APPROVAL OF THE CITY OF SANTA CLARA.
3. BOUNDARY: BOUNDARY INFORMATION IS BASED ON RECORD DATA AND DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY.
4. RECIPROCAL EASEMENTS: PARCELS A, B, C, & D SHALL HAVE COMMON RECIPROCAL EASEMENTS FOR ACCESS AND MAINTENANCE.
5. DEDICATIONS, EASEMENTS, AND RIGHT OF ENTRY: ADDITIONAL AND SPECIFIED DEDICATION OF PROPERTY RIGHTS AND RIGHTS OF ENTRY AS NECESSARY TO ACCOMMODATE ALL DRAINAGE FACILITIES, SEWER FACILITIES, PUBLIC UTILITY EASEMENTS, AND OTHER EASEMENTS AS MAY BE NECESSARY TO PROPERLY SERVE THE LOTS CREATED SHALL BE DEDICATED AS PART OF THE FILING OF FUTURE FINAL MAPS.
6. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHY SURVEY COMPLETED ON JUNE 10, 2017 BY TERRA TECH GEOMATIC TECHNOLOGIES. SUPPLEMENTAL FIELD SURVEY COMPLETED BY BKF IN MAY 2022.
7. FEMA DESIGNATED FLOOD ZONE: REFER TO SHEETS VTM-3 AND VTM-11 FOR FEMA FLOOD ZONE DESIGNATION.
8. UTILITIES: UTILITY SIZING AND LOCATIONS, SITE GRADES AND BUILDING PADS ARE SUBJECT TO FINAL ENGINEERING DESIGN. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND ACCORDING TO THE STANDARDS AND REQUIREMENTS OF THE CITY OF SANTA CLARA AND THE APPLICABLE UTILITY.

MAPPING STATEMENT

1. THIS PROJECT WILL BE A MERGER OF 9 EXISTING PARCELS AND RESUBDIVISION WITH UP TO 5 PARCELS, WITH PARCELS A, B, C, D, AND E AND UP TO 3 PARCELS FOR FUTURE PARKLAND DEDICATION. A PRELIMINARY PARCELIZATION PLAN IS SHOWN ON SHEET TM-5.
2. MULTIPLE FINAL MAPS MAY BE FILED ON THIS MAP SUBJECT TO ALL THE CONDITIONS OF APPROVAL OF THE CITY OF SANTA CLARA.
3. DEMOCRACY WAY ROW TO BE VACATED.
4. FUTURE PUBLIC PARKLAND TO BE DEDICATED IN FEE. PARKLAND PARCEL LINES ARE SUBJECT TO CHANGE PENDING FINAL PARK DESIGN AND COORDINATION CONSISTENT WITH THE PLANNED DEVELOPMENT ZONING.
5. THE TOTAL ACREAGE FOR EACH PARCEL IS INCLUSIVE OF THE CORRESPONDING FUTURE PARKLAND PARCEL'S AREA.
6. CONDOMINIUM PLANS MAY BE PREPARED AS PART OF THE FINAL MAP AND CONDITIONS, COVENANTS, AND RESTRICTIONS FOR THE PROJECT.
7. PARCEL A, THE DEVELOPMENT PARCEL, WILL CONTAIN THE FOLLOWING CONDOMINIUMS:
   - 0 RESIDENTIAL CONDOMINIUMS
   - UP TO 15 COMMERCIAL/RETAIL CONDOMINIUMS
   - UP TO 15 TOTAL CONDOMINIUMS

   PARCEL B, THE DEVELOPMENT PARCEL, WILL CONTAIN THE FOLLOWING CONDOMINIUMS:
   - 0 RESIDENTIAL CONDOMINIUMS
   - UP TO 15 COMMERCIAL/RETAIL CONDOMINIUMS
   - UP TO 15 TOTAL CONDOMINIUMS

   PARCEL C, THE DEVELOPMENT PARCEL, WILL CONTAIN THE FOLLOWING CONDOMINIUMS:
   - ~~0~~ 800 RESIDENTIAL CONDOMINIUMS
   - UP TO 15 COMMERCIAL/RETAIL CONDOMINIUMS
   - UP TO ~~15~~ 815 TOTAL CONDOMINIUMS

   PARCEL D, THE DEVELOPMENT PARCEL, WILL CONTAIN THE FOLLOWING CONDOMINIUMS:
   - UP TO 1800 RESIDENTIAL CONDOMINIUMS
   - UP TO 15 COMMERCIAL/RETAIL CONDOMINIUMS
   - UP TO 1815 TOTAL CONDOMINIUMS
8. PROPOSED EASEMENTS ARE SHOWN ON SHEETS VTM-6 AND VTM-7.

BASIS OF BEARINGS

THE BEARING OF NORTH 89°40'25" WEST ON THE CENTERLINE OF PATRICK HENRY DRIVE BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT PARCEL MAP FILED MARCH 12, 1976 IN BOOK 368 OF MAPS AT PAGES 36 & 37, RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ALL ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE SITE BENCHMARK IS THE TOP OF THE MONUMENT PIN AT INTERSECTION OF PATRICK HENRY WITH DEMOCRACY WAY, ELEVATION = 13.01 FEET.

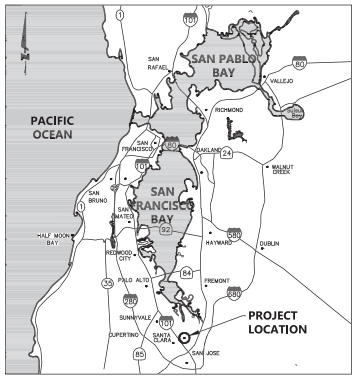
ENGINEER'S STATEMENT

THIS TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

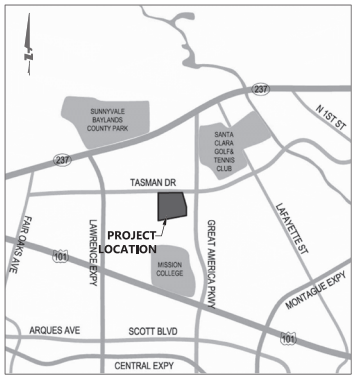
10/~~21~~ 28/24

SIMON R. NORTH
PRINCIPAL
P.E. #64657 EXP 6/30/25
BKF ENGINEERS

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VICINITY MAP
NTS



LOCATION
NTS

PROJECT DATA

OWNER: KYLLI
4995 PATRICK HENRY DRIVE
SANTA CLARA, CA 95054
PHONE: (404) 579-1668
CONTACT: BAOSHAN HAN

ARCHITECT: GENSLER
45 FREMONT STREET
SAN FRANCISCO, CA 94105
PHONE: (415) 433-3700
CONTACT: ELLIE WANG

ENGINEER: BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
PHONE: (650) 482-6300
CONTACT: SIMON NORTH

LANDSCAPE ARCHITECT: JCFO
649 FRONT STREET, FLOOR 3
SAN FRANCISCO, CA 94111
PHONE: (415) 943-9197
CONTACT: RICHARD KENNEDY

ASSESSOR PARCEL NO: 140-04-151, 143, 142, 150, 112, 113, 065, 111, 064

EXISTING ZONING: HO-RD
(HIGH-INTENSITY OFFICE/RESEARCH AND DEVELOPMENT)

EXISTING LAND USE: OFFICE/RESEARCH & DEVELOPMENT

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

PROPOSED LAND USE: ~~APPROXIMATELY 3,000,000 SQUARE FEET OF COMMERCIAL OFFICE/LAB SPACE, 100,000 SQUARE FEET OF RETAIL, A 10,000 SQUARE FOOT DAYCARE, AND 1,800 NEW MULTI-FAMILY RESIDENTIAL UNITS, CONSISTING OF NEW BUILDINGS AND BELOW GRADE PARKING, STREET VACATION OF DEMOCRACY WAY, A NEIGHBORHOOD PARK AND SITE AND INFRASTRUCTURE IMPROVEMENTS.~~
APPROXIMATELY 3,000,000 SQUARE FEET OF COMMERCIAL OFFICE/LAB SPACE, 100,000 SQUARE FEET OF RETAIL, A 10,000 SQUARE FOOT DAYCARE, UP TO 2,600 NEW MULTI-FAMILY RESIDENTIAL UNITS (UP TO 1,800 UNITS IN AREA D, AND UP TO 800 UNITS IN AREA C WITH CORRESPONDING REDUCTION IN OFFICE/R&D USES IN AREA C), CONSISTING OF NEW BUILDINGS AND BELOW-GRADE PARKING, STREET VACATION OF DEMOCRACY WAY, A NEIGHBORHOOD PARK AND SITE AND INFRASTRUCTURE IMPROVEMENTS.

LAND AREA:

APN 140-04-151	2.81 ACRES
APN 140-04-143	1.57 ACRES
APN 140-04-142	1.99 ACRES
APN 140-04-150	2.99 ACRES
APN 140-04-112	6.33 ACRES
APN 140-04-113	7.15 ACRES
APN 140-04-065	7.15 ACRES
APN 140-04-111	8.75 ACRES
APN 140-04-064	7.27 ACRES
PARCEL AREAS TOTAL:	46.02 ACRES
DEMOCRACY WAY AREA:	2.58 ACRES
PROJECT SITE TOTAL:	48.60 ACRES

STREET VACATION: DEMOCRACY WAY, 2.58 ACRES.

PUBLIC DEDICATIONS: EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
PUBLIC UTILITY EASEMENT (PUE)
SIDEWALK EASEMENT (S.W.E)
PARCEL E (SILICON VALLEY POWER)
BUS TURNOUT (PATRICK HENRY DRIVE)

UTILITIES:

WATER SUPPLY:	CITY OF SANTA CLARA
FIRE PROTECTION:	CITY OF SANTA CLARA
SEWAGE DISPOSAL:	CITY OF SANTA CLARA
STORM DRAIN:	CITY OF SANTA CLARA
ELECTRIC:	SILICON VALLEY POWER
GAS:	PACIFIC GAS & ELECTRIC
TELECOMMUNICATIONS:	AT&T

ABBREVIATIONS

AB	AGGREGATE BASE	OVH	OVERHEAD UTILITY LINE
AC	ASPHALT CONCRETE	OR	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER	PAD	PAD GRADE
BC	BEGIN CURVE	PAE	PUBLIC ACCESS EASEMENT
BCT	BEGIN CURB TRANSITION	PCC	PORTLAND CEMENT CONCRETE
BFP	BACKFLOW PREVENTER	PG&E	PACIFIC GAS & ELECTRIC
BLDG	BUILDING	PIV	POST INDICATOR VALVE
BLRD	BOLLARD	PL	PROPERTY LINE
BM	BENCHMARK	POC	POINT OF CONNECTION
BO	BLOWOFF	PTC	PROJECTED TOP OF CURB
BOW	BACK OF WALK	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	PVI	POINT OF VERTICAL INTERSECTION
B/W	BACK OF WALK	PVT	PRIVATE
CB	CATCH BASIN	R	RADIUS
CC	POINT OF COMPOUND CURVE	RC	POINT OF REVERSE CURVE
CL	CENTERLINE	RSPR	RIPRAP ROCK SLOPE PROTECTION
CL2	CLASS II	RTWL	RETAINING WALL
CO	CLEAN OUT	R/W	RIGHT OF WAY
CONC	CONCRETE	S	SLOPE
CY	CUBIC YARD	SD	STORM DRAIN
DDC	DOUBLE DETECTOR CHECK	SDCO	STORM DRAIN CLEAN OUT
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
DIA	DIAMETER	SF	SQUARE FEET
DMA	DRAINAGE MANAGEMENT AREA	SL	STREETLIGHT
DN	DOCUMENT NUMBER	SO	SIDE OPENING
DS	RAINWATER DOWN SPOUT	SS	SANITARY SEWER
DW	DRIVEWAY	SSCO	SANITARY SEWER CLEAN OUT
DYL	DOUBLE YELLOW LINE	SSMH	SANITARY SEWER MANHOLE
E	ELECTRIC	STA	STATION
ECT	END CURB TRANSITION	STD	STANDARD
EG	EXISTING GROUND	SVP	SILICON VALLEY POWER
ELEV	ELEVATION	S/W	SIDEWALK
EP	EDGE OF PAVEMENT	TB	TOP OF BOX
ER	EDGE OF ROAD	TC	TOP FACE OF CURB
ESMT	EASEMENT	TCM	TREATMENT CONTROL MEASURE
EX	EXISTING	TEL	TELECOMMUNICATION LINE
FDC	FIRE DEPARTMENT CONNECTION	TF	TRANSFORMER
FF	FINISHED FLOOR	TG	TOP OF GRATE
FG	FINISHED GRADE	TP	TOP OF PAVEMENT
FH	FIRE HYDRANT	TS	TRAFFIC SIGNAL
FL	SURFACE FLOWLINE	TV	TELEVISION
FT	FOOT	TW	TOP OF WALL
FTP	FLOW THROUGH PLANTER	TYP	TYPICAL
G	GAS	UB	UTILITY BOX
GB	GRADE BREAK	UP	UTILITY POLE
GI	GRATE INLET	UT	UNDERGROUND UTILITY LINE
GM	GAS METER	VC	VERTICAL CURVE
HB	HOSE BIB	VERT	VERTICAL
HDRL	HANDRAIL	VLT	VAULT
HP	HIGH POINT	W	WATER
HORZ	HORIZONTAL	WL	WHITE LINE
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE	WS	WATER SERVICE
IP	IRON PIPE	YD	YARD DRAIN
IR	IRRIGATION		
L	LENGTH		
LP	LIGHT POLE		
MAX	MAXIMUM		
MB	MAILBOX		
MH	MANHOLE		
MIN	MINIMUM		
MON	MONUMENT		
NO	NUMBER		
NTS	NOT TO SCALE		

CIVIL SHEET INDEX

	SHEET NO.	SHEET TILE
1	VTM-1	TITLE SHEET
2	VTM-2	EXISTING BOUNDARY
3	VTM-3	EXISTING CONDITIONS
4	VTM-4	EXISTING CONDITIONS
5	VTM-5	PROPOSED PARCELIZATION
6	VTM-6	PROPOSED EASEMENTS
7	VTM-7	PROPOSED EASEMENTS
8	VTM-8	PROPOSED SITE PLAN
9	VTM-9	PROPOSED SITE PLAN
10	VTM-10	LINE AND CURVE TABLE
11	VTM-11	PROPOSED GRADING
12	VTM-12	PROPOSED GRADING
13	VTM-13.1	PROPOSED UTILITY PLAN – SS OPTION 2A
14	VTM-13.2	PROPOSED UTILITY PLAN – SS OPTION 2A
15	VTM-14.1	PROPOSED UTILITY PLAN – SS OPTION 3A
16	VTM-14.2	PROPOSED UTILITY PLAN – SS OPTION 3A
17	VTM-15	PROPOSED STORMWATER PLAN
18	VTM-16	STORMWATER DETAILS
19	VTM-17	STORMWATER DETAILS
20	VTM-18	EROSION CONTROL PLAN
21	VTM-19	EROSION CONTROL NOTES AND DETAILS
22	VTM-20	EROSION CONTROL NOTES AND DETAILS
23	VTM-21	PROPOSED CROSS SECTIONS
24	VTM-22	PROPOSED CROSS SECTIONS
25	VTM-23	PROPOSED CROSS SECTIONS
26	VTM-24	PROPOSED CROSS SECTIONS
27	VTM-25	PROPOSED CROSS SECTIONS
28	VTM-26	PROPOSED FIRE ACCESS PLAN
29	VTM-27	PROPOSED FIRE ACCESS PLAN
30	VTM-28	TRAFFIC SIGNAL INSTALLATION PLAN – KYLLI DR WEST
31	VTM-29	TRAFFIC SIGNAL INSTALLATION PLAN – OLD GLORY LANE
32	VTM-30	TRAFFIC SIGNAL INSTALLATION PLAN – KYLLI DR EAST
33	VTM-31	TRAFFIC SIGNAL INSTALLATION PLAN – PARCEL B
34	A-SC-1	UTILITY PHASING OPTION A – SCENARIO 1
35	A-SC-2	UTILITY PHASING OPTION A – SCENARIO 2
36	A-SC-3	UTILITY PHASING OPTION A – SCENARIO 3
37	A-SC-4	UTILITY PHASING OPTION A – SCENARIO 4
38	B-SC-1	UTILITY PHASING OPTION B – SCENARIO 1
39	B-SC-2	UTILITY PHASING OPTION B – SCENARIO 2
40	B-SC-3	UTILITY PHASING OPTION B – SCENARIO 3
41	B-SC-4	UTILITY PHASING OPTION B – SCENARIO 4
42	TR-SC-1	TRANSPORTATION INFRASTRUCTURE PHASING PLANS – SCENARIO 1
43	TR-SC-2	TRANSPORTATION INFRASTRUCTURE PHASING PLANS – SCENARIO 2
44	TR-SC-3	TRANSPORTATION INFRASTRUCTURE PHASING PLANS – SCENARIO 3
45	TR-SC-4	TRANSPORTATION INFRASTRUCTURE PHASING PLANS – SCENARIO 4

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LOT LINE		
CENTERLINE		
EASEMENT		
CONTOUR LINE	10	10
GAS LINE	G 4" SS G	G G
SANITARY SEWER	48" SD	SS EX 48" SD
STORM DRAIN		
ELECTRIC	E E	E E
DOMESTIC WATER	W W	W W
RECYCLED WATER IRRIGATION	RW	RW
FIRE SERVICE	FW	
CATCH BASIN	OR	
TREATMENT FLOW PUMP	P	
CLEANOUT		CO
FIRE HYDRANT		FH OR
FIRE DEPARTMENT CONNECTION		FDC
MANHOLE		OR
MECHANICAL SD TREATMENT		
SPOT ELEVATION	40.0	40.0
FOUND SURVEY MONUMENT		OR
WATER VALVE		
FIRE SERVICE BACK FLOW PREVENTER	RPP	
DOMESTIC WATER METER	W	
RECYCLED WATER IRRIGATION METER	RW	
STOP CONTROL	S	

SYMBOL LEGEND

CROSS SECTION REFERENCE
SECTION A
A
14

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

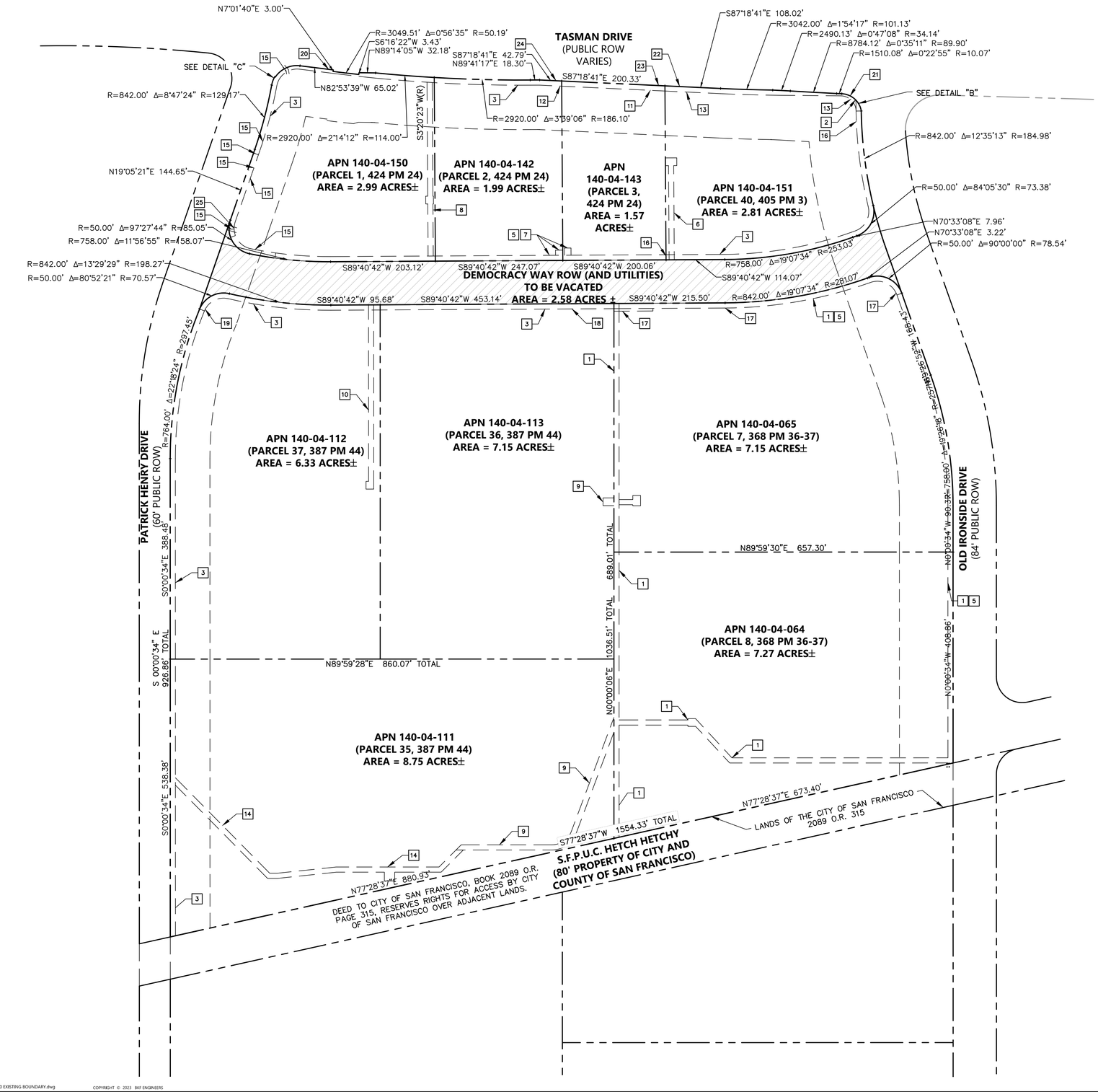
TITLE SHEET

No.	Revisions

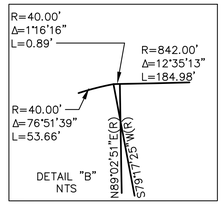
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Design: AJ
Drawn: MR
Approved: SN
Job No: 20150246

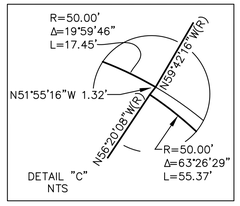
Drawing Number:
VTM-1
1 OF 45

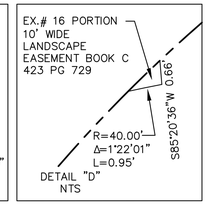
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Fri Nov 01, 2024 at 11:18am



EASEMENT DISPOSITION TABLE					
KEYNOTE	TITLE REPORT EX/REF #:	DOCUMENT	DESCRIPTION	TO THE BENEFIT OF:	DISPOSITION/ACTION
1	5	C388 O.R. 624	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
2	6	C423 O.R. 729	LANDSCAPE EASEMENT		TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
3	7	C444 O.R. 600	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
4	8	C444	STREET EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
5	9	C540 O.R. 551	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
6	10	D578 O.R. 75	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
7	11	424 M24	ELECTRICAL EASEMENT		TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
8	12	E398 O.R. 603	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
9	13	E577 PG 584	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
10	14	F061 O.R. 133	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
11	15	K287 O.R. 1123	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
12	16	K287 O.R. 1136	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
13	17	K428 O.R. 465	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
14	18	L546 O.R. 0156	ELECTRICAL EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
15	19	M347 O.R. 383	SIDEWALK EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
16	20	M417 O.R. 611	SIDEWALK EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
17	21	N533 O.R. 2180	SIDEWALK EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
18	22	M533 O.R. 2159	SIDEWALK EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
19	23	M533 O.R. 2163	SIDEWALK EASEMENT	CITY OF SANTA CLARA	TO BE QUITCLAIMED VIA SEPARATE INSTRUMENT
20	24	14185766	GRANT DEED	CITY OF SANTA CLARA	TO REMAIN
21	25	14176548	GRANT DEED	CITY OF SANTA CLARA	TO REMAIN
22	26	K428 O.R. 465	GRANT DEED	CITY OF SANTA CLARA	TO REMAIN
23	27	K287 O.R. 1123	GRANT DEED	CITY OF SANTA CLARA	TO REMAIN
24	28	K287 O.R. 1136	GRANT DEED	CITY OF SANTA CLARA	TO REMAIN
25	29	L237 O.R. 1687	RIGHT OF WAY ENCROACHMENT	CITY OF SANTA CLARA	TO REMAIN







ABBREVIATIONS

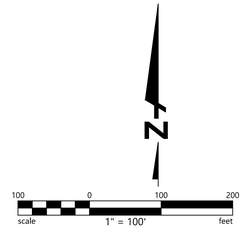
DOC NO.	DOCUMENT NUMBER
EX #	EXCEPTION NUMBER PER TITLE REPORT
O.R.	OFFICIAL RECORDS
PM	PARCEL MAPS
S.W.E.	SIDEWALK EASEMENT
U.G.E.E.	UNDERGROUND ELECTRIC EASEMENT

LEGEND

- PROPERTY LINE / PROJECT BOUNDARY
- ADJACENT / INTERNAL PROPERTY LINE
- EASEMENT LINE
- AREA TO BE VACATED

NOTES

1. DEMOCRACY WAY ROW TO BE VACATED. STORM DRAIN AND SANITARY SEWER TO BE RELOCATED TO PATRICK HENRY DRIVE AND TASMAN DRIVE. EXISTING WATER TO BE REMOVED AND STUBBED AT PATRICK HENRY DRIVE AND OLD IRONSIDE DRIVE.





KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

EXISTING BOUNDARY

Revisions

No.					

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-2
2 OF 45

C2.00 EXISTING BOUNDARY.dwg
COPYRIGHT © 2023 BKF ENGINEERS
Plot Dec 19, 2023 at 11:06am

EX SSMH
RIM 12.31
INV IN 3.66 (12" – W)
INV IN 3.65 (12" – N)
INV OUT 3.46 (12" – E)

EX SDMH
RIM 11.45
INV IN 6.27 (15" – E)
INV OUT 6.14 (15" – SE)

EX SDCB
GR 10.75
INV OUT 8.71 (15" – E)

EX SDMH
RIM 11.94
INV IN 6.48 (15" – W)
INV IN 6.26 (15" – NW)
INV OUT 6.17 (15" – SE)

EX SDCB
GR 11.03
INV OUT 6.57 (15" – S)

EX SDMH
RIM 11.29
INV IN 6.41 (15" – N)
INV OUT 6.14 (15" – W)

EX SSMH
RIM 12.17
INV OUT 2.95 (12" – E)
INV IN 2.94 (12" – W)
INV IN 2.94 (12" – SW)

EX SSMH
RIM 12.66
INV OUT 1.90 (12" – E)
INV IN 1.88 (12" – W)

EX SSMH
RIM 11.84
INV IN 1.05 (10" – S)
INV OUT 0.87 (12" – E)
INV IN 0.84 (12" – W)

EX SDCB
GR 10.51
INV OUT 5.32 (15" – S)

EX SSMH
RIM 12.14
INV IN −0.28 (12" – W)
INV OUT −0.29 (12" – E)

EX SDMH
RIM 11.83
INV OUT 1.73 (48" – S)
INV IN 1.63 (48" – W)

DI
GR 12.09

EX SSMH
RIM 11.76
INV IN −0.91 (8" – SW)
INV IN −1.07 (12" – S)
INV IN −1.09 (12" – N)
INV IN −1.17 (12" – W)
INV OUT −1.24 (12" – E)

EX SDCB
GR 9.99
INV OUT 4.77 (15" – E)

RIM 11.31
INV IN 4.68 (15" – W)
INV IN 3.63 (15" – E)
INV OUT 1.70 (18" – S)

EX SDCB
GR 9.88
INV OUT 4.10 (15")

EX SSMH
RIM 11.45
INV IN −1.03 (8" – N)
INV IN −1.05 (10" – S)
INV IN −1.42 (12" – W)
INV OUT −1.48 (18" – E)

EX SDCB
GR 10.31
INV OUT 7.99 (18" – S)

EX SDMH
PAVED OVER

EX SDMH
RIM 10.85
INV IN 3.37 (18" – SW)
INV IN 3.15 (18" – N)
INV IN 0.34 (48" – W)
INV OUT 0.29 (48" – E)

EX SDCB
GR 10.27
INV OUT 3.92 (18" – NE)

EX SDCB
GR 10.27
INV OUT 1.92 (18" – W)

EX SDMH
RIM 11.42
INV IN 3.73 (12" – W)
INV IN 1.64 (18" – E)
INV IN 1.48 (48" – S)
INV OUT 1.24 (48" – N)

EX SSMH
ABANDONED

EX SSMH
RIM 12.71
INV IN 3.55 (12" – S)
INV OUT 3.55 (12" – NE)

EX SDCB
TC 11.42
LG 11.15
GR 10.81
INV OUT 6.56 (12" – E)
INV IN 6.54 (12" – W)

EX SDMH
RIM 11.97
INV IN 6.54 (12" – W)
INV OUT 6.52 (20" – NE)
INV IN 6.51 (10" – E)

EX SSMH
RIM 12.28
INV IN 4.11 (6" – W)
INV IN 4.08 (6" – E)
INV OUT 4.03 (12" – N)

EX SDMH
RIM 12.49
INV IN 5.58 (18" – W)
INV IN 5.54 (18" – N)
INV OUT 5.51 (36" – E)

EX SS LATERAL TO BE ABANDONED IN PLACE

EX SDMH
RIM 12.47
INV IN 5.94 (18" – SW)
INV IN 5.79 (15" – NW)
INV IN 5.74 (18" – W)
INV OUT 5.74 (18" – E)

EX SS LATERAL TO BE ABANDONED IN PLACE

EX SDMH
RIM 12.38
INV IN 2.68 (42" – W)
INV OUT 2.68 (42" – E)

EX SDMH
RIM 12.76
INV IN 4.33 (36" – W)
INV OUT 3.28 (42" – E)

EX SDMH
RIM 11.92
INV IN 2.92 (15" – N)
INV OUT 2.18 (48" – S)
INV IN 2.08 (42" – W)

EX SDMH
RIM 11.52
INV IN 4.07 (18" – S)
INV IN 2.24 (48" – N)
INV OUT 2.17 (48" – E)

DI
GR 11.95

EX SDCB
TC 11.23
LG 10.88
GR 10.59
INV OUT 4.85 (18" – N)
INV IN 4.83 (12" – SW)

EX SS LATERAL TO BE ABANDONED IN PLACE

EX SDMH
RIM 11.34
INV OUT 1.66 (48" – E)
INV IN 1.55 (48" – N)

EX SDCB
GR 10.15
INV OUT 4.46 (12" – E)

EX SDMH
RIM 11.54
SEALED (18" NW)
INV IN 1.31 (48" – W)
INV IN 1.23 (18" – N)
INV OUT 1.06 (48" – E)
INV IN 0.96 (48" – S)

EX SDCB
TC 11.09
LG 10.79
GR 10.40
INV OUT 2.80 (18" – S)

EX SSMH
RIM 11.81
INV IN −0.67 (10" – E)
INV IN −0.75 (10" – W)
INV IN −0.77 (12" – S)
INV OUT −0.85 (12" – N)

EX SSMH
RIM 12.37
INV IN −0.24 (10" – E)
INV IN −0.41 (12" – W)
INV IN −0.46 (12" – S)
INV OUT −0.49 (12" – N)

EX SSCO
RIM 12.05
INV UNK

EX SDMH
RIM 12.03
INV IN 1.55 (48" – W)
INV OUT 1.17 (48" – N)

EX SDMH
RIM 12.07
INV IN 6.69 (12" – E)
INV IN 6.57 (20" – SW)
INV OUT 6.21 (18" – NE)

EX SDCB
TC 11.46
LG 11.13
GR 10.75
INV IN 6.54 (10" – E)
INV OUT 6.48 (10" – W)

EX SDCB
TC 11.70
LG 11.24
GR 11.01
INV 4.30 OUT (12" – S)
INV 4.23 IN (12" – N)

EX SDMH
RIM 12.98
INV IN 4.57 (12" – W)
INV IN 4.50 (36" – S)
INV OUT 4.45 (36" – E)

EX SSMH
RIM 13.09
INV IN 2.55 (12" – S)
INV IN 2.50 (8" – W)
INV OUT 2.42 (12" – E)

EX SDMH
RIM 12.39
INV IN 4.36 (18" – S)
INV IN 4.17 (36" – W)
INV IN 4.16 (12" – N)
INV OUT 3.70 (42" – E)

EX SDCB
TC 11.72
LG 11.40
GR 11.01
INV IN 4.73 (18" – S)
INV 4.14 OUT (18" – N)

EX SDMH
RIM 13.13
INV IN 3.40 (42" – W)
INV OUT 3.38 (42" – E)

EX SSMH
RIM 13.16
INV IN 1.79 (10" – N)
INV IN 1.69 (10" – S)
INV IN 1.58 (12" – W)
INV OUT 1.56 (12" – E)

EX SDMH
RIM 11.69
LG 11.39
GR 10.96
INV 3.27 IN (15" – N)
INV 3.25 OUT (15" – S)

EX SDMH
RIM 12.81
INV IN 2.65 (42" – W)
INV OUT 2.61 (42" – E)

EX SSMH
RIM 12.43
INV IN 1.10 (8" – S)
INV IN 0.94 (8" – N)
INV IN 0.87 (12" – W)
INV OUT 0.80 (12" – E)

EX SDMH
RIM 12.36
INV IN 3.11 (15" – S)
INV IN 3.09 (15" – N)
INV IN 3.03 (42" – W)
INV OUT 2.98 (42" – E)

EX SDCB
TC 11.73
LG 11.39
GR 11.08
INV IN 3.35 (15" – S)
INV OUT 3.27 (15" – N)

EX SSMH
RIM 12.28
INV IN 0.29 (10" – S)
INV IN 0.14 (10" – N)
INV IN 0.10 (12" – W)
INV OUT 0.08 (12" – E)

EX SDCB
TC 11.12
LG 10.71
GR 10.44
INV OUT 4.84 (18" – N)

EX SDMH
RIM 13.92
INV IN 5.32 (18" – W)
INV IN 5.02 (36" – S)
INV OUT 5.02 (36" – N)

EX SSCO
RIM 15.07
INV 4.10 (4" – E)

EX SSMH
RIM 13.93
INV IN 3.04 (6" – E)
INV IN 3.03 (6" – W)
INV IN 3.03 (12" – S)
INV OUT 2.97 (12" – N)

EX SSMH
RIM 13.44
INV IN 0.48 (6" – W)
INV IN 0.42 (12" – S)
INV IN 0.34 (6" – E)
INV OUT 0.32 (12" – N)

EX SSMH
RIM 14.46
INV IN 3.10 (10" – N)
INV OUT 2.88 (10" – W)

EX SSCO
RIM 15.50
10" INV 2.36±

EX SDMH
RIM 13.27
INV IN 6.27 (18" – W)
INV IN 6.42 (18" – E)
INV IN 5.97 (24" – S)
INV OUT 5.97 (36" – N)

EX SDMH
RIM 15.62
INV IN 6.57 (W)
INV OUT 6.57 (18" – E)

APN 140-04-150
(PARCEL 1, 424 PM 24)
AREA = 2.99 ACRES±

APN 140-04-142
(PARCEL 2, 424 PM 24)
AREA = 1.99 ACRES±

APN 140-04-143
(PARCEL 3, 424 PM 24)
AREA = 1.57 ACRES±

APN 140-04-151
(PARCEL 40, 405 PM 3)
AREA = 2.81 ACRES±

APN 140-04-112
(PARCEL 37, 387 PM 44)
AREA = 6.33 ACRES±

APN 140-04-113
(PARCEL 36, 387 PM 44)
AREA = 7.15 ACRES±

APN 140-04-065
(PARCEL 7, 368 PM 36-37)
AREA = 7.15 ACRES±

DEMOCRACY WAY ROW (AND UTILITIES) TO BE VACATED
AREA = 2.58 ACRES ±

TASMAN DRIVE
(PUBLIC ROW VARIES)

PATRICK HENRY DRIVE
(60' PUBLIC ROW)

OLD IRONSIDE DRIVE
(84' PUBLIC ROW)

MATCHLINE SEE SHEET VTM-4

LEGEND

- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- FEMA FLOOD ZONE

NOTES

1. THE FEMA FLOOD MAP SHOWS DEMOCRACY WAY IN A FLOOD ZONE WITH DEPTHS UP TO 1'. THE EXISTING LOW POINT ALONG DEMOCRACY WAY IS 11.8'
2. SEE SHEET VTM–1 FOR DATE OF TOPOGRAPHIC SURVEY.
3. UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD INFORMATION, FILED DATA, AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR DURING CONSTRUCTION.
4. SEE SHEET VTM–2 FOR BOUNDARY GEOMETRY, EXISTING EASEMENTS, AND RIGHT OF WAY DIMENSIONS.

N

60 0 60 120
scale 1" = 60' feet

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

EXISTING CONDITIONS

Revisions

No.	

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-3
3 OF 45

Plot Dec 19, 2023 at 11:07am
C4.00 EXISTING CONDITIONS.dwg

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EX SSMH
RIM 13.93
INV IN 3.04 (6" – E)
INV IN 3.03 (6" – W)
INV IN 3.03 (12" – S)
INV OUT 2.97 (12" – N)

EX SSCO
RIM 15.07
INV 4.10 (4" – E)

EX SDMH
RIM 13.92
INV IN 5.32 (18" – W)
INV IN 5.02 (36" – S)
INV OUT 5.02 (36" – N)

EX 12" AGP W
EX 36" RCP SD S=0.5%
EX 12" RCP SS S=0.2%
EX 8" PVC RW

APN 140-04-112
(PARCEL 37, 387 PM 44)
AREA = 6.33 ACRES±

APN 140-04-113
(PARCEL 36, 387 PM 44)
AREA = 7.15 ACRES±

INV OUT 2.98 (42" – E)

EX SDCB
TC 11.73
LG 11.39
GR 11.08
INV IN 3.35 (15" – S)
INV OUT 3.27 (15" – N)

APN 140-04-065
(PARCEL 7, 368 PM 36-37)
AREA = 7.15 ACRES±

EX SSMH
RIM 13.44
INV IN 0.48 (6" – W)
INV IN 0.42 (12" – S)
INV IN 0.34 (6" – E)
INV OUT 0.32 (12" – N)

EX ELEC
EX 8" PVC RW

EX SSMH
RIM 14.46
INV IN 3.10 (10" – N)
INV OUT 2.88 (10" – W)

EX SSCO
RIM 15.50
10" INV 2.36±

MATCHLINE SEE SHEET VTM-3

EX SDMH
RIM 13.18
INV IN 4.38 (15" RCP–W)
INV IN 4.38 (15" RCP–E)
INV OUT 4.18 (24" RCP–S)

EX SDMH
RIM 13.27
INV IN 6.27 (18" – W)
INV IN 6.42 (18" – E)
INV IN 5.97 (24" – S)
INV OUT 5.97 (36" – N)

EX SDMH
RIM 15.62
INV IN 6.57 (W)
INV OUT 6.57 (18" – E)

EX SSCO
RIM 15.10
INV 8.75 (4" – E)

PATRICK HENRY DRIVE
(60' PUBLIC ROW)

EX SSMH
RIM 13.46
INV IN 3.92 (6" – W)
INV IN 3.88 (6" – E)
INV IN 3.74 (12" – S)
INV OUT 3.73 (12" – N)

EX 12" AGP W
EX 24" RCP SD S=0.3%
EX 12" RCP SS S=0.2%
EX 8" PVC RW

APN 140-04-064
(PARCEL 8, 368 PM 36-37)
AREA = 7.27 ACRES±

OLD IRONSIDE DRIVE
(84' PUBLIC ROW)

EX 8" PVC RW
EX ELEC
EX 12" RCP SS S=0.2%
EX 24" RCP SD S=0.3%
EX 12" AGP W

EX SSMH
RIM 13.96
INV IN 1.23 (6" – W)
INV IN 1.18 (6" – E)
INV IN 1.09 (12" – S)
INV OUT 1.02 (12" – N)

EX SSCO
RIM 15.71
INV OUT 13.57
(6" – W)

EX SDMH
RIM 14.31
INV IN 3.70 (21" – SW)
INV IN 3.50 (24" – N)
INV OUT 3.28 (27" – E)

EX ELEC

EX 24" RCP SD
EX GAS
EX 27" RCP SD

OLD GLORY LANE

APN 140-04-111
(PARCEL 35, 387 PM 44)
AREA = 8.75 ACRES±

EX SSMH
RIM 14.51
INV IN 1.66 (8" – S)
INV IN 1.61 (8" – S)
INV OUT 1.56 (12" – N)

EX SSMH
RIM 14.94
INV IN 2.28 (6" – W)
INV IN 2.24 (6" – E)
INV IN 2.09 (12" – S)
INV OUT 2.04 (2X8" – N)

EX SDMH
RIM 13.58
INV IN 4.28 (12" RCP – S)
INV IN 3.35 (12" RCP – N)
INV IN 2.93 (12" RCP – W)
INV OUT 3.00 (27" RCP – E)

EX SDMH
RIM 14.49
INV IN 7.44 (18" RCP – E)
INV IN 7.39 (18" RCP – W)
INV OUT 7.29 (24" RCP – N)

EX SSCO
RIM 14.32
INV 4.65 (6" – E)

EX SSMH
RIM 14.67
INV IN 4.67 (6" – W)
INV IN 4.67 (6" – E)
INV OUT 4.55 (12" – N)

S.F.P.U.C. HETCH HETCHY
(80' PROPERTY OF CITY AND COUNTY OF SAN FRANCISCO)

LEGEND

- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- FEMA FLOOD ZONE

NOTES

1. SEE SHEET VTM–1 FOR DATE OF TOPOGRAPHIC SURVEY.
2. UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD INFORMATION, FILED DATA, AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR DURING CONSTRUCTION.
3. SEE SHEET VTM–2 FOR BOUNDARY GEOMETRY, EXISTING EASEMENTS, AND RIGHT OF WAY DIMENSIONS.

N

60 0 60 120
scale 1" = 60' feet

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BKF

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

EXISTING CONDITIONS

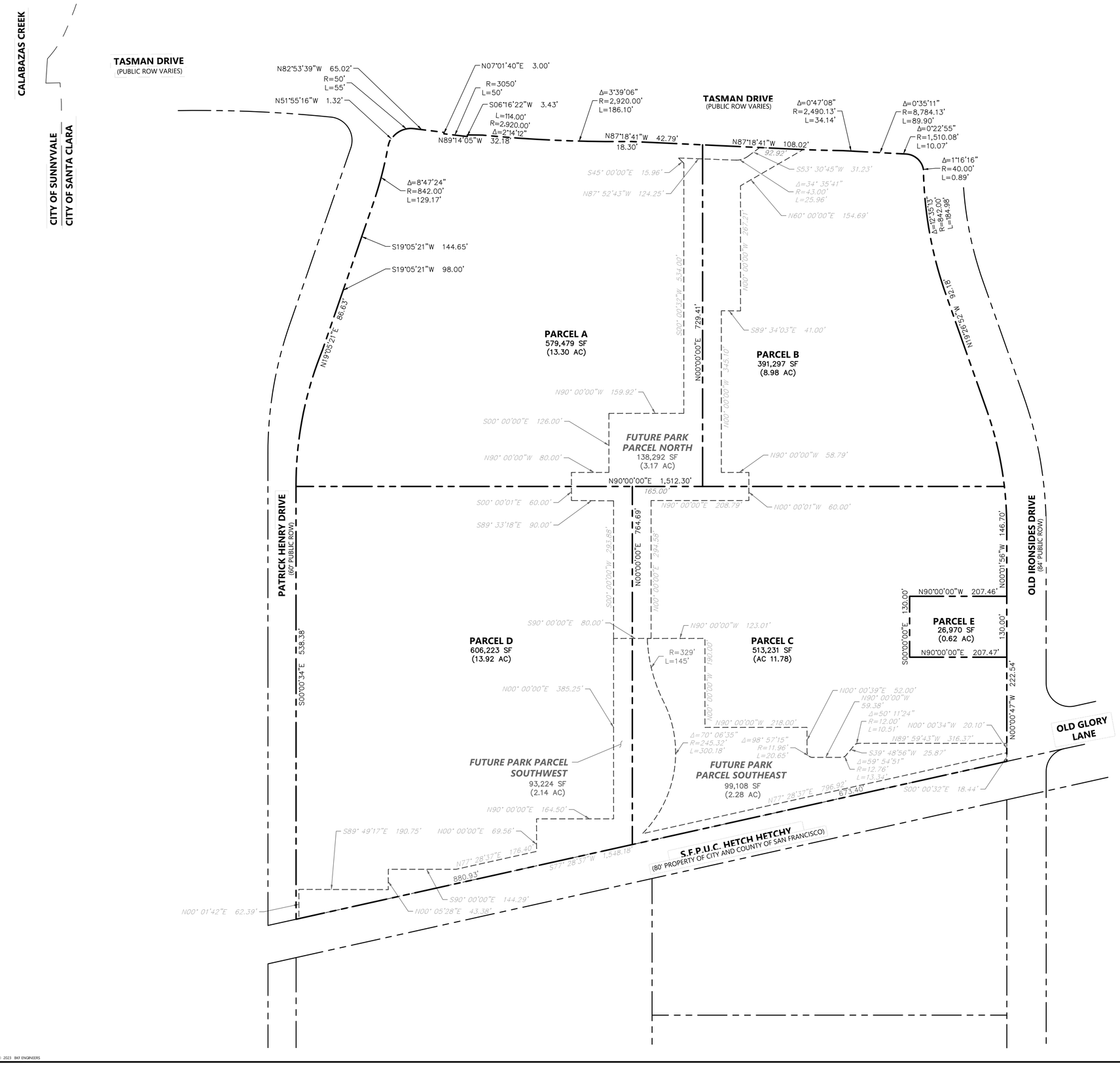
No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-4
4 OF 45

Plot Dec 19, 2023 at 11:07am
C4.00 EXISTING CONDITIONS.dwg

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LEGEND

DOC NO	DOCUMENT NUMBER
EX#	EXCEPTION NUMBER PER TITLE REPORT
O.R.	OFFICIAL RECORDS
PM	PARCEL MAPS
P.U.A.	PUBLIC ACCESS EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
E.V.A.E.*	EMERGENCY VEHICLE ACCESS EASEMENT WITH 13.5' VERTICAL CLEARANCE

PROPERTY LINE / PROJECT BOUNDARY

ADJACENT / INTERNAL PROPERTY LINE

FUTURE PARKLAND PARCEL

NOTES

1. DEMOCRACY WAY ROW TO BE VACATED. STORM DRAIN AND SANITARY SEWER TO BE RELOCATED TO PATRICK HENRY DRIVE AND TASMAN DRIVE. EXISTING WATER TO BE REMOVED AND STUBBED AT PATRICK HENRY DRIVE AND OLD IRONSIDE DRIVE.
2. FUTURE PUBLIC PARKLAND TO BE DEDICATED IN FEE. PARKLAND PARCEL LINES ARE SUBJECT TO CHANGE PENDING FINAL PARK DESIGN AND COORDINATION CONSISTENT WITH THE PLANNED DEVELOPMENT ZONING.
3. THE TOTAL ACREAGE FOR EACH PARCEL IS INCLUSIVE OF THE CORRESPONDING FUTURE PARKLAND PARCELS.

N

100 0 100 200
scale 1" = 100' feet

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

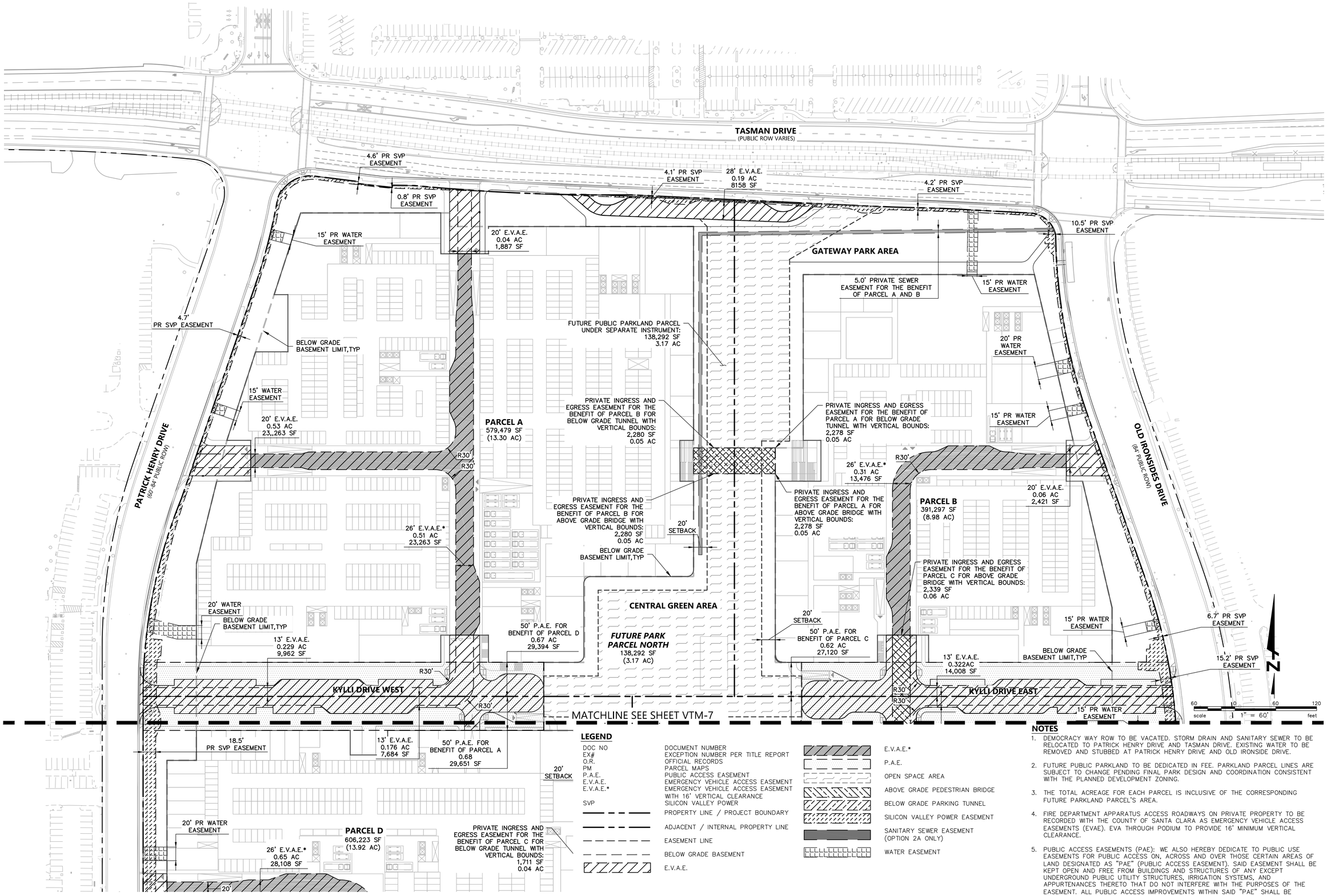
PROPOSED PARCELIZATION

No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-5
5 OF 45

C3.00 PROPOSED PARCELIZATION.dwg
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LEGEND

DOC NO — DOCUMENT NUMBER
EX# — EXCEPTION NUMBER PER TITLE REPORT
O.R. — OFFICIAL RECORDS
PM — PARCEL MAPS
P.A.E. — PUBLIC ACCESS EASEMENT
E.V.A.E. — EMERGENCY VEHICLE ACCESS EASEMENT
E.V.A.E.* — EMERGENCY VEHICLE ACCESS EASEMENT WITH 16' VERTICAL CLEARANCE
SVP — SILICON VALLEY POWER

PROPERTY LINE / PROJECT BOUNDARY
ADJACENT / INTERNAL PROPERTY LINE
EASEMENT LINE
BELOW GRADE BASEMENT
E.V.A.E.

E.V.A.E.*
P.A.E.
OPEN SPACE AREA
ABOVE GRADE PEDESTRIAN BRIDGE
BELOW GRADE PARKING TUNNEL
SILICON VALLEY POWER EASEMENT
SANITARY SEWER EASEMENT (OPTION 2A ONLY)
WATER EASEMENT

NOTES

1. DEMOCRACY WAY ROW TO BE VACATED. STORM DRAIN AND SANITARY SEWER TO BE RELOCATED TO PATRICK HENRY DRIVE AND TASMAN DRIVE. EXISTING WATER TO BE REMOVED AND STUBBED AT PATRICK HENRY DRIVE AND OLD IRONSIDE DRIVE.
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KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
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www.bkf.com

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

PROPOSED EASEMENTS

Revisions

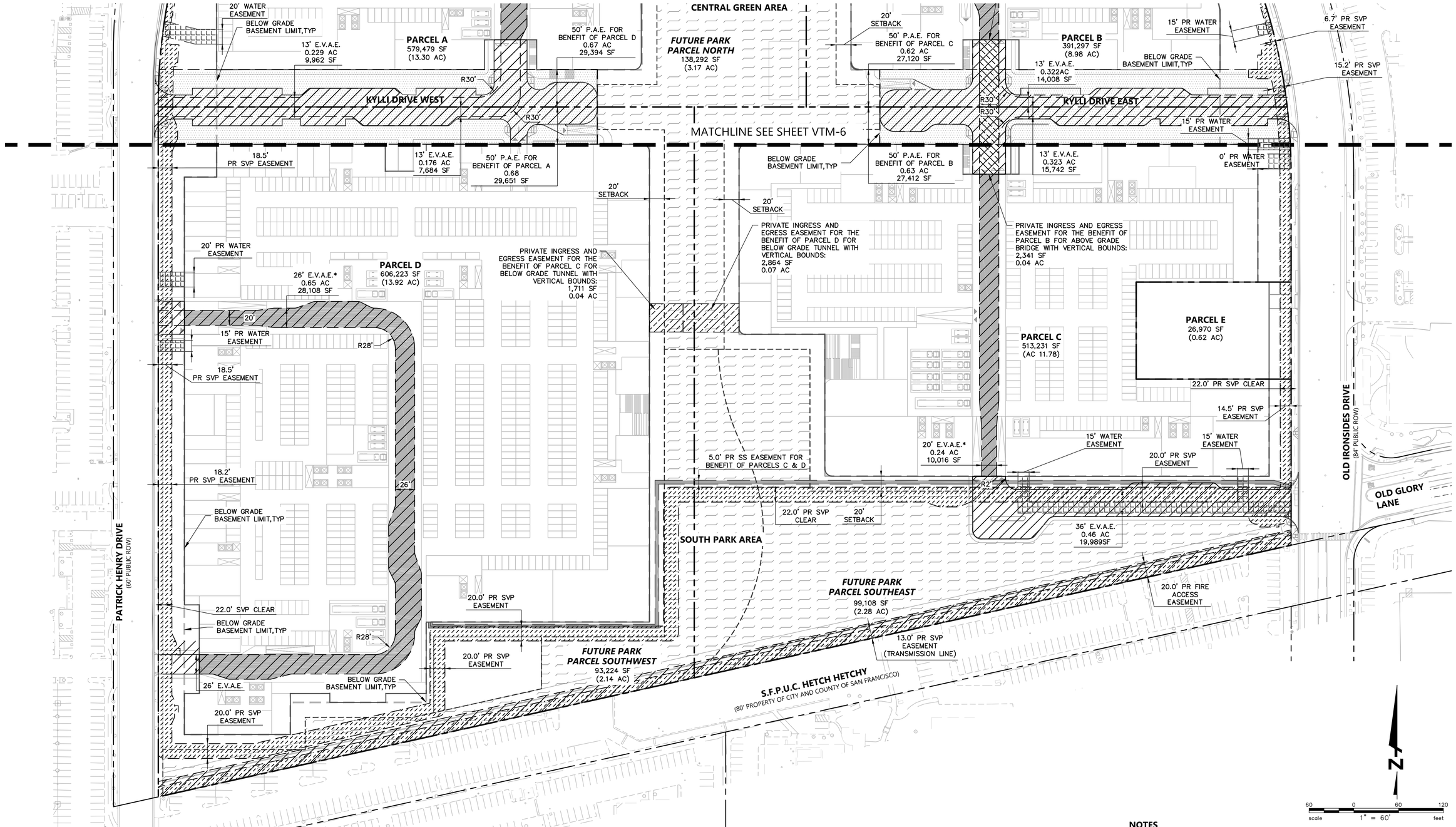
No.	

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-6
6 OF 45

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C6.00 PROPOSED EASEMENTS.dwg
Mon Dec 19, 2023 at 11:08am



LEGEND

DOC NO	DOCUMENT NUMBER
EX#	EXCEPTION NUMBER PER TITLE REPORT
O.R.	OFFICIAL RECORDS
PM	PARCEL MAPS
P.A.E.	PUBLIC ACCESS EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
E.V.A.E.*	EMERGENCY VEHICLE ACCESS EASEMENT WITH 16' VERTICAL CLEARANCE
SVP	SILICON VALLEY POWER
	PROPERTY LINE / PROJECT BOUNDARY
	ADJACENT / INTERNAL PROPERTY LINE
	EASEMENT LINE
	BELOW GRADE BASEMENT
	E.V.A.E.
	E.V.A.E.*
	P.A.E.
	OPEN SPACE AREA
	ABOVE GRADE PEDESTRIAN BRIDGE
	BELOW GRADE PARKING TUNNEL
	SILICON VALLEY POWER EASEMENT
	SANITARY SEWER EASEMENT (OPTION 2A ONLY)
	WATER EASEMENT

NOTES

1. DEMOCRACY WAY ROW TO BE VACATED. STORM DRAIN AND SANITARY SEWER TO BE RELOCATED TO PATRICK HENRY DRIVE AND TASMAN DRIVE. EXISTING WATER TO BE REMOVED AND STUBBED AT PATRICK HENRY DRIVE AND OLD IRONSIDE DRIVE.
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KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

PROPOSED EASEMENTS

Revisions

No.	

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-7
7 OF 45

Plot Dec 19, 2023 at 11:08am
C6.00 PROPOSED EASEMENTS.dwg
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MATCHLINE SEE SHEET VTM-10

MATCHLINE SEE SHEET VTM-10

TASMAN DRIVE
(PUBLIC ROW VARIES)

EX 10.4'± RIGHT TURN LANE
EX 11.0'± TRAVEL LANE
EX 11.0'± TRAVEL LANE
EX 10.0'± LEFT TURN LANE
EX 4.0'± BIKE LANE
10.8' PR BUS DROP-OFF
5.5' CLASS II BIKE LANE
11.0' TRAVEL LANE
11.0' TRAVEL LANE
28.1' EX FC TO EX FC
5.6' CLASS II BIKE LANE
11.0' TRAVEL LANE
11.2' TRAVEL LANE
11.0' TURNING LANE
375.0'
EX 12.3'± TRAVEL LANE
EX 7.4'± BIKE LANE
EX 12.5'± TRAVEL LANE

12.0' TRAVEL LANE
12.0' TRAVEL LANE
12.0' LEFT TURNING LANE
12.0' TRAVEL LANE
5.0' BIKE LANE
3.0' BUFFER
5.0' BIKE LANE
3.0' BUFFER
84.0' ROW
12.0' LEFT TURNING LANE
PATRICK HENRY DRIVE
(60'-84' PUBLIC ROW)
12.0' S/W
44.0'
37.1'
36.8'
70.0'
44.0'
5.0' B/W TO PODIUM
8.0' S/W
5.0' B/W TO PODIUM
15.0'
29.2' B/W TO PODIUM
12.0' S/W
LIMIT OF BUILDING PODIUM
LIMIT OF BELOW GRADE BASEMENT, TYP
BUILDING A1
BUILDING A2
PARCEL A
579,479 SF
(13.30 AC)
PODIUM A COURTYARD, S.L.P.
22.0' BELOW GRADE VEHICLE TUNNEL
LIMIT OF BELOW GRADE BASEMENT, TYP
101.4'
N/S 8'9"
GATEWAY PARK AREA
161.0'
5.0' PRIVATE SEWER EASEMENT
12.0' S/W
87.4'
84.0' ROW
5.0' BIKE LANE
10.7' BUS LANE/ PARKING
10.0' TRAVEL LANE
10.0' LEFT TURN LANE
10.0' LEFT TURN LANE
20.0' SHARED LANE
LIMIT OF BELOW GRADE BASEMENT, TYP
LIMIT OF BUILDING PODIUM
BUILDING B1
5.0' BIKE LANE
3.0' BUFFER
23.0' B/W TO PODIUM
11.1' S/W
PARCEL B
391,297 SF
(8.98 AC)
120.0'
ABOVE GRADE PEDESTRIAN BRIDGE
PODIUM B COURTYARD, S.L.P.
BUILDING A4
60.0'
60.0'
120.0'
BUILDING B2
LIMIT OF BELOW GRADE BASEMENT, TYP
8.0' S/W
12.0' S/W
3.0' BUFFER
5.0' BIKE LANE
10.0' TRAVEL LANE
OLD IRONSIDES DRIVE
(64' PUBLIC ROW)
8.0' PARKING
10.0' TRAVEL LANE
10.0' TRAVEL LANE
8.0' PARKING
3.0' BUFFER
5.0' BIKE LANE
12.0' STRIPED MEDIAN/ TURNING LANE
BUILDING A3
70.0'
44.0'
13.5' S/W
6.0' B/W TO PODIUM
5.5' CLASS II BIKE LANE
FUTURE PARK PARCEL NORTH
138,292 SF
(3.17 AC)
ABOVE GRADE PEDESTRIAN BRIDGE
75.0'
BUILDING B3
LIMIT OF BUILDING PODIUM
13.5' S/W
5.5' CLASS II BIKE LANE
12.0' TURNING LANE
10.0' TRAVEL LANE
10.0' TRAVEL LANE
LIMIT OF BELOW GRADE BASEMENT, TYP
KYLLI DRIVE WEST
CENTRAL GREEN AREA
KYLLI DRIVE EAST
50.0'
32.0'
100.0'
22.0'
180.0'

MATCHLINE SEE SHEET VTM-9

LEGEND

- APPROXIMATE PODIUM LIMIT
- APPROXIMATE BASEMENT LIMIT
- PROPOSED PEDESTRIAN BRIDGE
- PROPOSED BELOW GRADE VEHICLE TUNNEL
- PROPOSED BIORETENTION AREA
- SIGHT TRIANGLES. SEE CITY STANDARD DETAIL TR-9.

NOTES

1. SITE PLAN IS SUBJECT TO CHANGE.
2. TOTAL ACREAGE FOR EACH PARCEL IS INCLUSIVE OF THE CORRESPONDING FUTURE PARKLAND PARCEL'S AREA.
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7. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY ALONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK.
8. ALL TRAFFIC STRIPING, MESSAGES AND SYMBOLS SHALL BE THERMOPLASTIC.
9. TRAFFIC SIGNAL INSTALLATION PLANS ARE SHOWN ON SHEETS VTM-28 TO VTM-31.

KEYNOTES

1. COMMERCIAL DRIVEWAY PER CITY STD., ST-08.
2. MONOLITHIC CURB, GUTTER, AND SIDEWALK PER CITY STD., ST-12.
3. TYPICAL STOP INTERSECTION PER CITY STD., TR-8.
4. BIORETENTION AREA
5. VERTICAL CURB PER CITY STD., ST-13.
6. PODIUM FLOW-THROUGH PLANTER
7. SILVA CELLS
8. EARTHEN SWALE
9. SIGNALIZED INTERSECTION

N

60 0 60 120
scale 1" = 60' feet

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

MISSION POINT

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

PROPOSED SITE PLAN

Revisions

No.	

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:

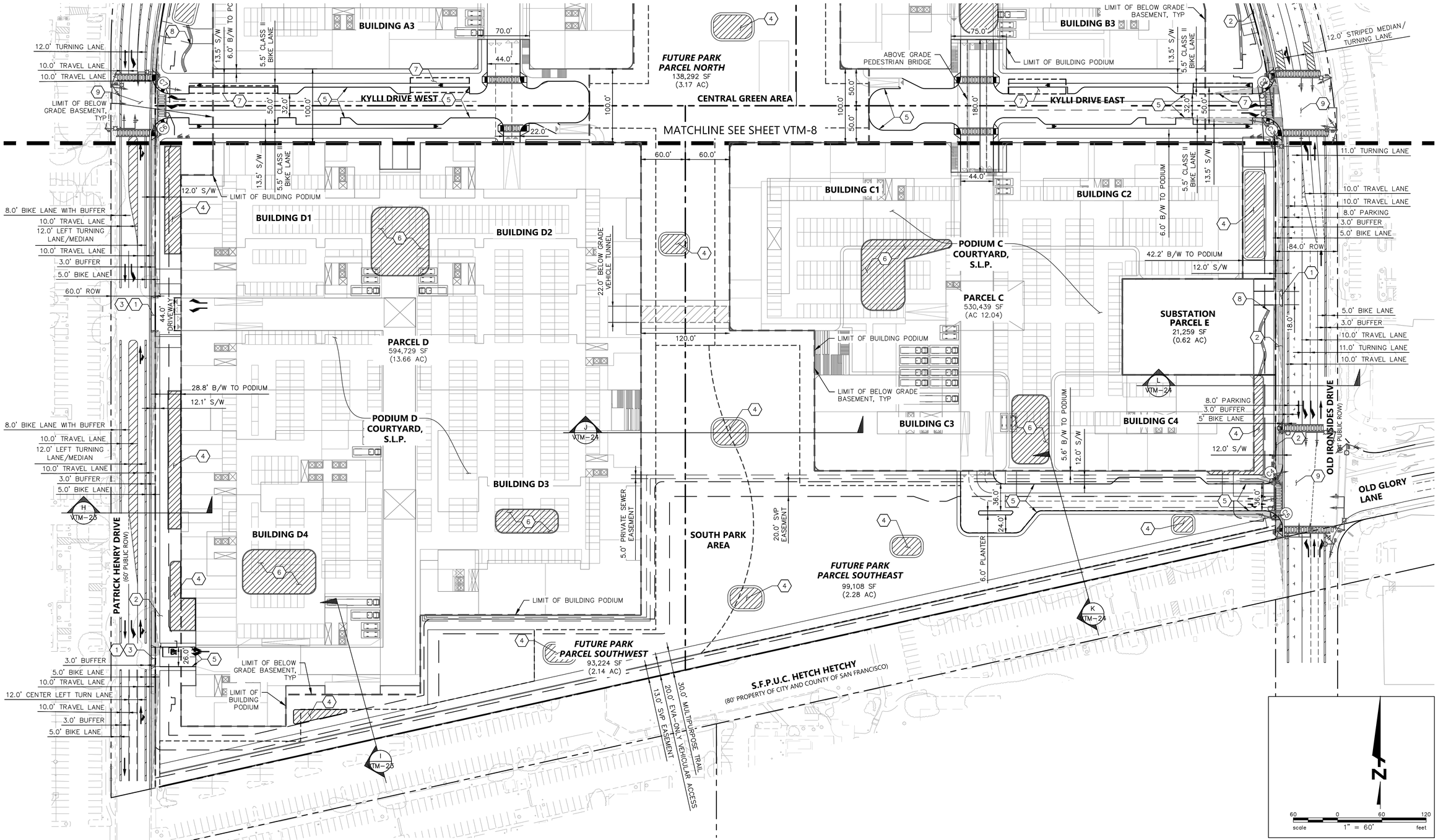
VTM-8

8 OF 45

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CS.00 PROPOSED SITE PLAN.dwg

Plot Dec 19, 2023 at 11:08am



LEGEND

- APPROXIMATE PODIUM LIMIT
- APPROXIMATE BASEMENT LIMIT
- PROPOSED PEDESTRIAN BRIDGE
- PROPOSED BELOW GRADE VEHICLE TUNNEL
- PROPOSED BIORETENTION AREA
- SIGHT TRIANGLES. SEE CITY STANDARD DETAIL TR-9.

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KEYNOTES

1. COMMERCIAL DRIVEWAY PER CITY STD., ST-08.
2. MONOLITHIC CURB, GUTTER, AND SIDEWALK PER CITY STD., ST-12.
3. TYPICAL STOP INTERSECTION PER CITY STD., TR-8.
4. BIORETENTION AREA
5. VERTICAL CURB PER CITY STD., ST-13.
6. PODIUM FLOW-THROUGH PLANTER
7. SILVA CELLS
8. EARTHEN SWALE
9. SIGNALIZED INTERSECTION

N

60 0 60 120
scale 1" = 60' feet

KEY MAP
NTS

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255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
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MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

PROPOSED SITE PLAN

No.	Revisions

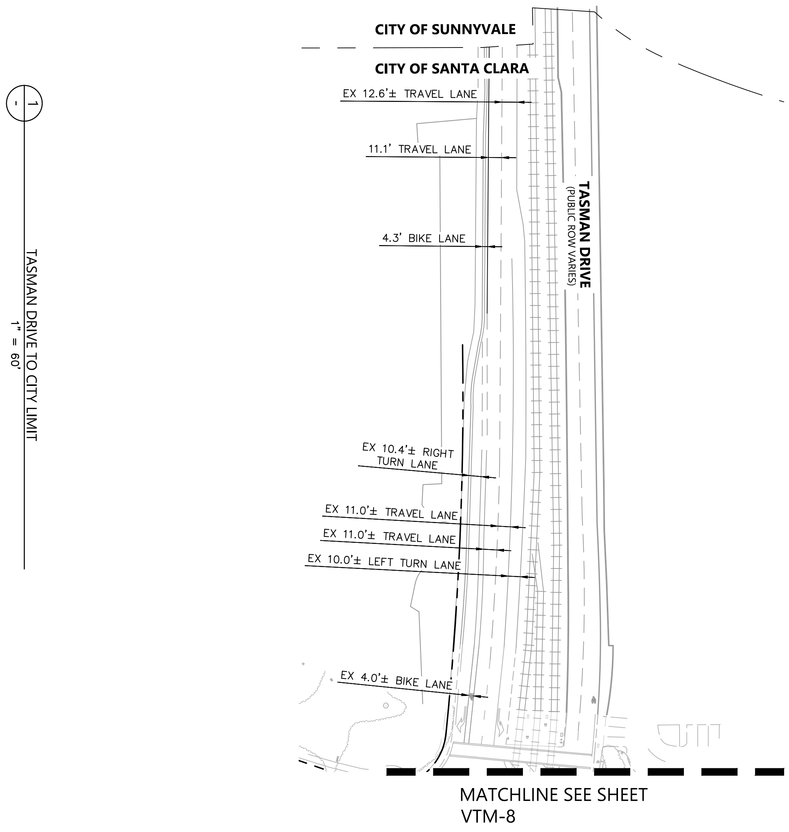
Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-9
9 OF 45

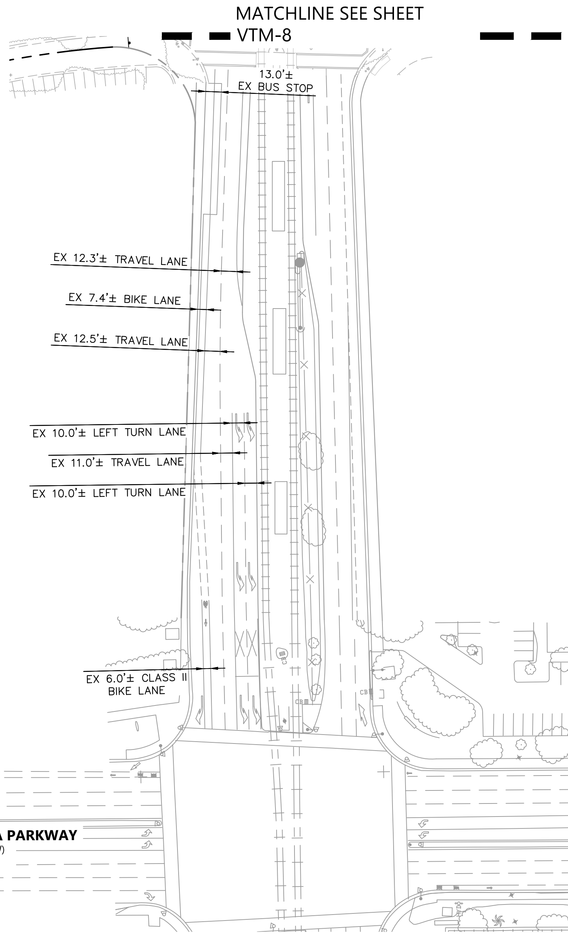
Plot Dec 19, 2023 at 11:08am
C5.00 PROPOSED SITE PLAN.dwg

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Plot Dec 19, 2023 at 11:09am
K:\25-MISSION PT\VTM\VTM-10.dwg
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1
-
TASMAN DRIVE TO CITY LIMIT
1" = 60'



2
-
TASMAN DRIVE TO GREAT AMERICA PARKWAY INTERSECTION
1" = 60'

Curve Table			
Curve #	Length	Radius	Delta
C1	70.00	46.50	70.00
C2	43.57	25.00	43.57
C3	39.63	26.00	39.63
C4	39.70	27.50	39.70
C5	38.96	25.00	38.96
C6	39.19	25.51	39.19
C7	40.78	25.00	40.78
C8	92.07	61.00	92.07

scale 60 0 60 120 feet
1" = 60'

N

Date: 12/15/2023	No.	Revisions	
Scale: AS SHOWN			
Design: AJ			
Drawn: MR			
Approved: SN			
Job No: 20160246			

Drawing Number:
VTM-10
10 OF 45

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

LINE AND CURVE TABLE

BKF
BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

KEY MAP
NTS

LEGEND

- DIRECTION OF SURFACE
- OVERLAND RELEASE
- GRADE BREAK

TASMAN DRIVE

GATEWAY PARK AREA

PATRICK HENRY DRIVE

OLD IRONSIDES DRIVE

KYLLI DRIVE WEST

KYLLI DRIVE EAST

CENTRAL GREEN AREA

PARCEL A
PODIUM
FF = 15.0

PARCEL B
PODIUM
FF = 15.0

PARCEL C

PARCEL D

MATCHLINE SEE SHEET VTM-12

SDMH, RIM 12.44
TC 12.31 (FL ±11.81)
BOW 12.51
TC 12.18 (FL ±11.68)
BOW 12.37
BOW 13.17
TC 12.84 (FL ±12.34)
MATCH EX. FL 12.27
TC 12.97 (FL ±12.47)
TC 12.72 (FL ±12.22)
TC 13.21 (FL ±12.71)
BOW 13.35
TC 13.07 (FL ±12.57)
BOW 13.26
TC 12.71 (FL ±12.21)
CURB CUT TC 13.20 FL/LP 12.70
CURB CUT TC 12.00 FL/LP 11.50
CURB CUT TC 11.81 FL/LP 11.31
BIORETENTION RIM 11.30 FG 10.80
BOW 11.73
TC 11.69 (FL ±11.19)
TC 11.52 (FL ±11.02)
BOW 11.73
TC 11.95 (FL ±11.45)
TC 12.44 FL 11.94
TC 13.85 FL 13.35
TC 11.82 FL 11.32
BOW 12.01
BOW 11.63
BOW 12.12
TC 12.43 (FL ±11.93)
BIORETENTION RIM 11.73 FG 11.23
BOW 13.04
TP 15.00
BOW 12.97
BOW 12.83
BIORETENTION RIM 13.00 FG 12.50
CURB CUT TC 13.50 FL/LP 13.00
TC 15.00 FL 15.00
TC 15.00 FL 15.00
TC 14.09 FL 13.59
HP 15.00
HP 13.96
HP 15.00
TC 12.28 FL 11.78
TC 13.24 FL 12.74
BOW 13.22
CURB CUT TC 12.19 FL/LP 11.69
TC 12.42 (FL ±11.92)
TP 14.80
TP 14.66
TP 14.46
HP 15.00
TP 14.92
TP 15.00
TC 11.31 (FL ±10.81)
BOW 11.33
BIORETENTION RIM 13.60 FG 13.10
TP 14.86
TP 14.79
TC 13.63 (FL ±13.13)
MATCH EX. FL 12.73
TC 13.08 (FL ±12.58)
BOW 13.36
BOW 15.00
BOW 13.18
TC 15.00 FL 15.00
TC 15.00 FL 15.00
TC 15.00 FL 15.00
TC 12.92 (FL ±12.42)
BOW 12.95
CURB CUT TC 13.37 FL/LP 12.87
TC 13.16 (FL ±12.66)
BOW 13.37
BIORETENTION RIM 12.50 FG 12.00
HP 15.00
BIORETENTION RIM 13.90 FG 13.40
HP 15.00
HP 15.00
HP 15.00
TC 12.55 (FL ±12.05)
TC 12.60 (FL ±12.10)
BOW 12.78
TC 15.00 FL 15.00
BOW 13.15
MATCH EX. FL 11.98
BOW 12.96
TC 15.00 FL 15.00
CURB CUT TC 13.42 FL/LP 12.92
BOW 12.96
BIORETENTION RIM 13.00 FG 12.50
TC 12.71 (FL ±12.21)
TC 12.73 (FL ±12.23)
TC 15.00 FL 15.00
TC 15.00 TP 15.00
TC 14.26 FL 13.76
TC 14.75 FL 14.25
BOW 15.00
TC 14.83 FL 14.33
BOW 14.91
BOW 14.29
TC 13.79 FL/LP 13.29
TC 14.66 FL/HP 14.16
BELOW GRADE BASEMENT LIMIT
TC 15.00 FL 15.00
TC 14.87 FL/HP 14.37
BOW 14.09
TC 14.18 FL/LP 13.68
BOW 13.77
TC 13.50 (FL ±13.00)
BOW 13.60
BOW 14.69
TC 14.56 FL/HP 14.06
MATCH EX. FL 12.83
SDMH, RIM 13.97
MATCH EX. FL 13.70
TC 13.32 FL/LP 12.82
TC 13.88 (FL ±13.38)
BOW 13.73
BOW 14.10
TC 14.22 (FL ±13.72)
TP 15.26
TC 15.33 FL 14.83
TC 15.41 FL 14.91
TP 14.90
TP 16.67
TP 16.66
TP 16.66
TP 16.67
TP 16.65
HP 17.00
HP 17.00
TC 14.31 FL/LP 13.81
TC 15.70 FL 15.20
TC 16.56 FL/HP 16.06
TC 14.50 FL/HP 14.00
TC 13.66 FL/LP 13.16
TC 13.89 FL/LP 13.39
TC 13.12 (FL ±12.62)
BOW 13.34
BOW 14.35
BOW 14.93
BOW 15.83
TC 15.40 FL/HP 14.90
BOW 14.49
TC 13.86 FL/LP 13.36
BOW 14.32
TC 15.21 FL/HP 14.71
BOW 15.23
TC 15.88 FL 15.38
BOW 16.98
BOW 14.68
TC 16.93 TP 16.93
TC 15.84 FL/HP 15.34
TP 16.98
HP 17.00
BELOW GRADE BASEMENT LIMIT
TC 17.00 TP 17.00
TC 17.00 TP 17.00
BIORETENTION RIM 15.60 FG 15.10
BIORETENTION RIM 13.50 FG 13.00
BIORETENTION RIM 14.00 FG 13.50
BOW 13.81
TC 13.61 (FL ±13.11)
TC 13.41 (FL ±12.91)
TP 15.95
BOW 13.66
MATCH EX. FL 12.87
TC 12.97 (FL ±12.47)
TC 13.22 (FL ±12.72)
BOW 13.16
BOW 13.37
BOW 13.36

N

scale 1" = 60' 60 0 60 120 feet

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
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MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

PROPOSED GRADING

No.	Revisions

Date: 12/15/2023
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Drawn: MR
Approved: SN
Job No: 20160246

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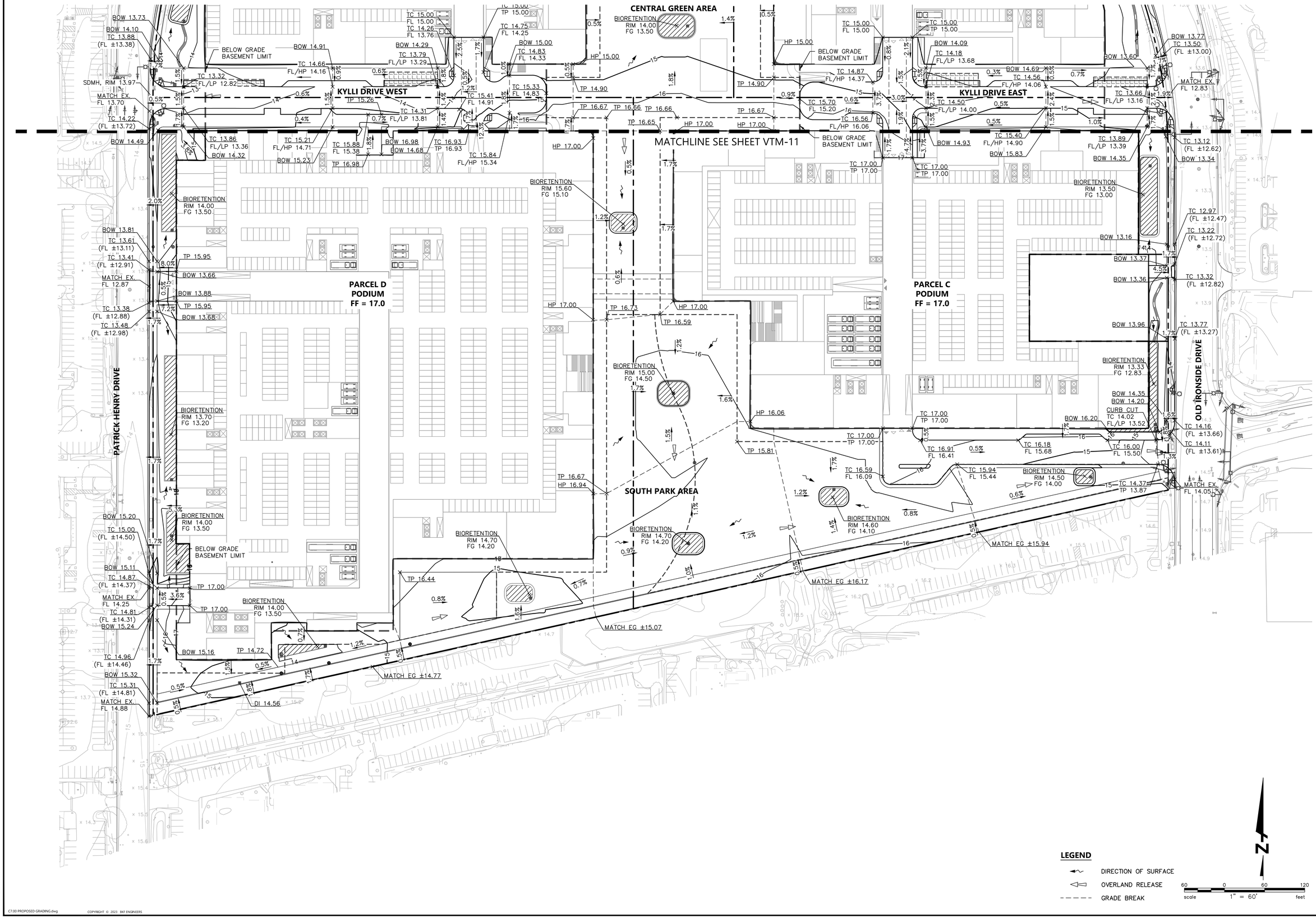
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11 OF 45

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VTM-12
12 OF 45

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NOTES

1. ON–SITE PIPE MATERIAL
   - 1.1. STORM DRAIN – RCP ASTM C150
   - 1.2. SANITARY SEWER – PVC SDR 26
   - 1.3. DOMESTIC WATER – PVC C900
   - 1.4. RECYCLED WATER – PVC C900
   - 1.5. FIRE WATER – PVC C900
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6. ALL POTABLE WATER SERVICE INCLUDE A GATE VALVE, METER, AND BACKFLOW PREVENTION DEVICE PER THE CITY OF SANTA CLARA WATER DEPARTMENT – STANDARD NO. 11.
7. TREES SHOWN ARE FOR CONTEXT TO COORDINATE UTILITY LOCATIONS. SEE LANDSCAPE PLANS FOR TREE LAYOUT AND DETAILS.
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   - 5' SD
   - 5' FIRE AND OTHER WATER SERVICES
   - 5' DRY UTILITIES
10. MINIMUM 12" VERTICAL CLEARANCE BETWEEN WATER CROSSINGS WITH OTHER UTILITIES.
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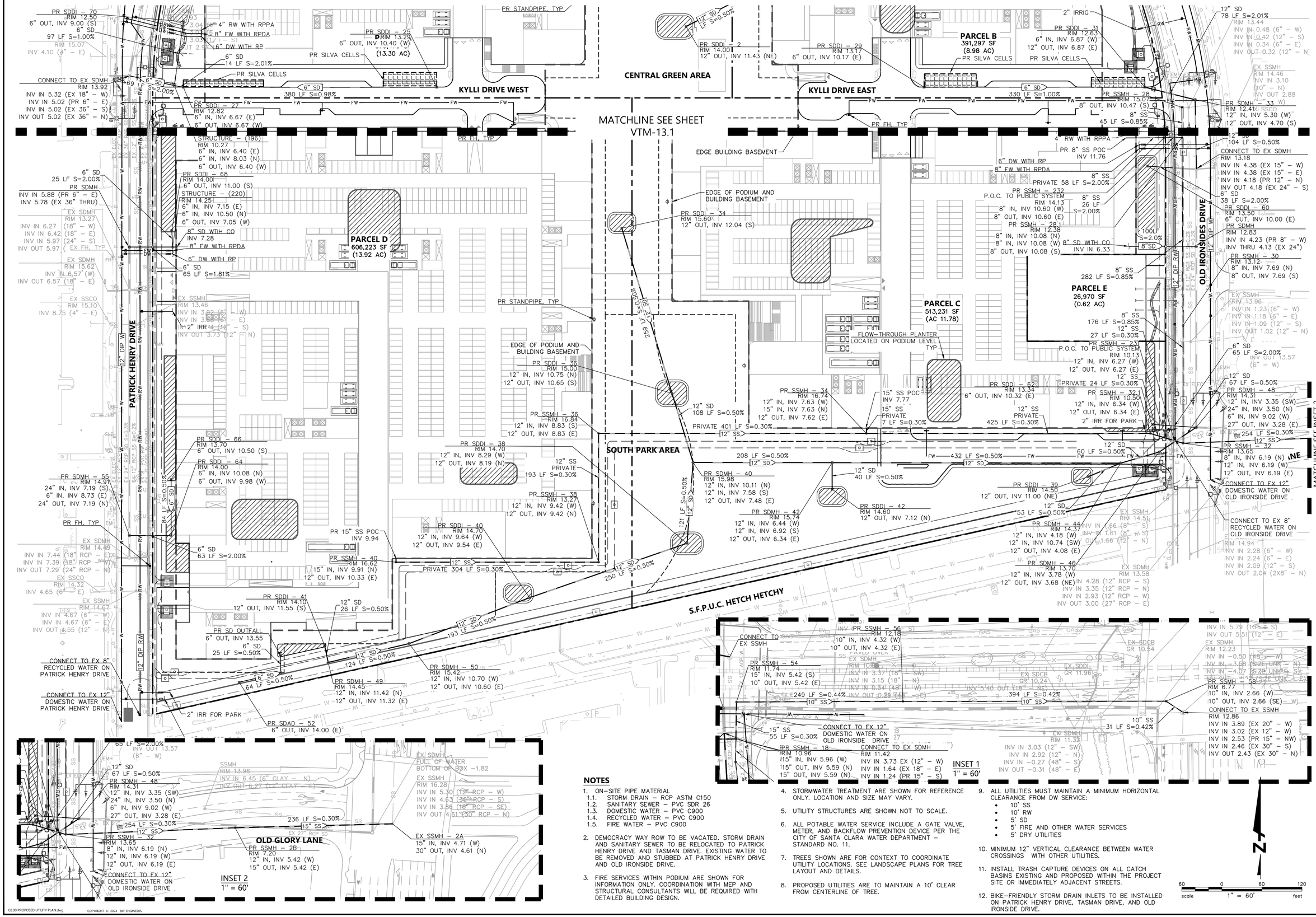
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Drawn: MR
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NOTES

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scale 1" = 60' feet (60 0 60 120)

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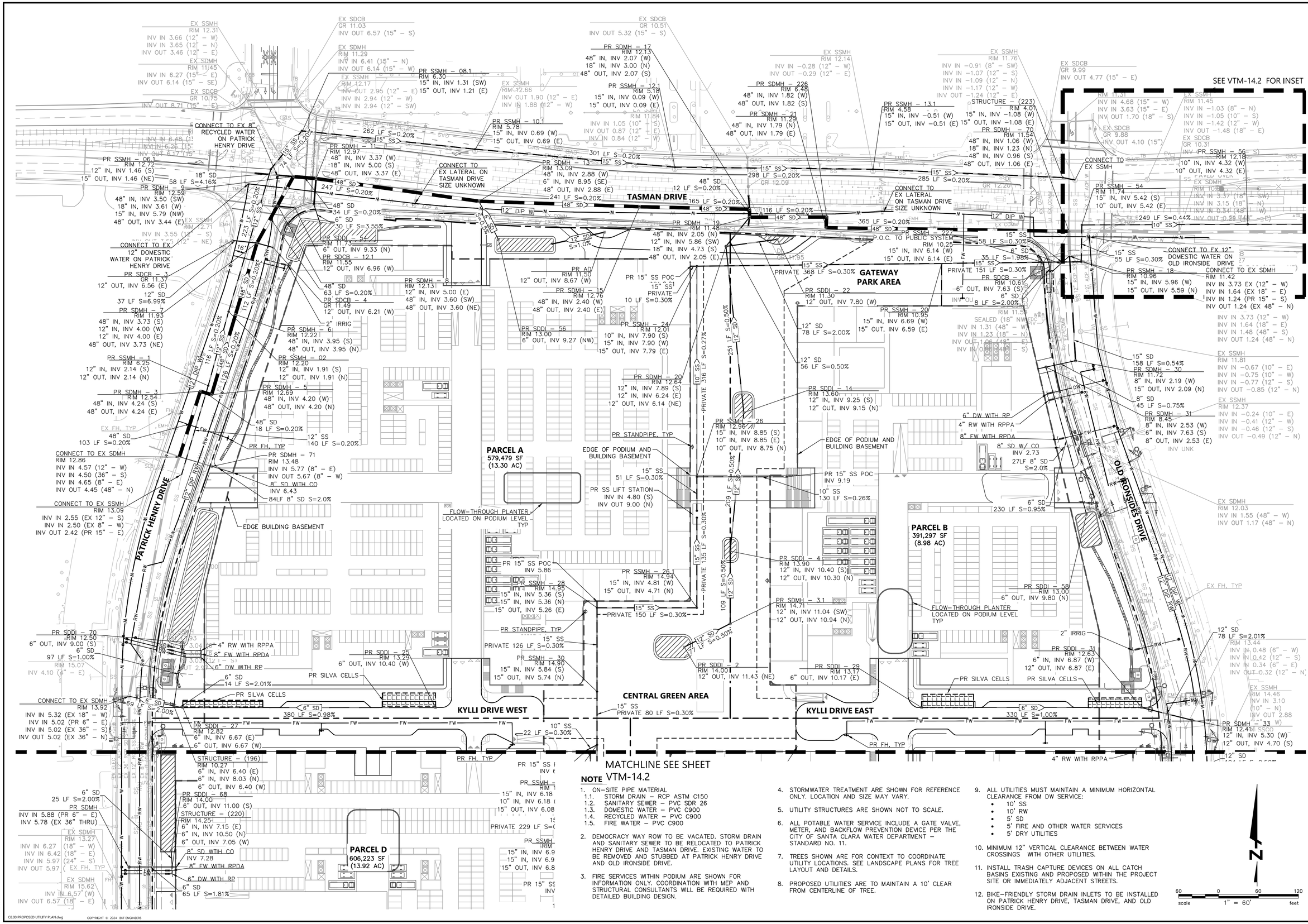
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Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-13.2
14 OF 45

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CITY OF SANTA CLARA, CALIFORNIA

PROPOSED UTILITY PLAN - SS OPTION 2A

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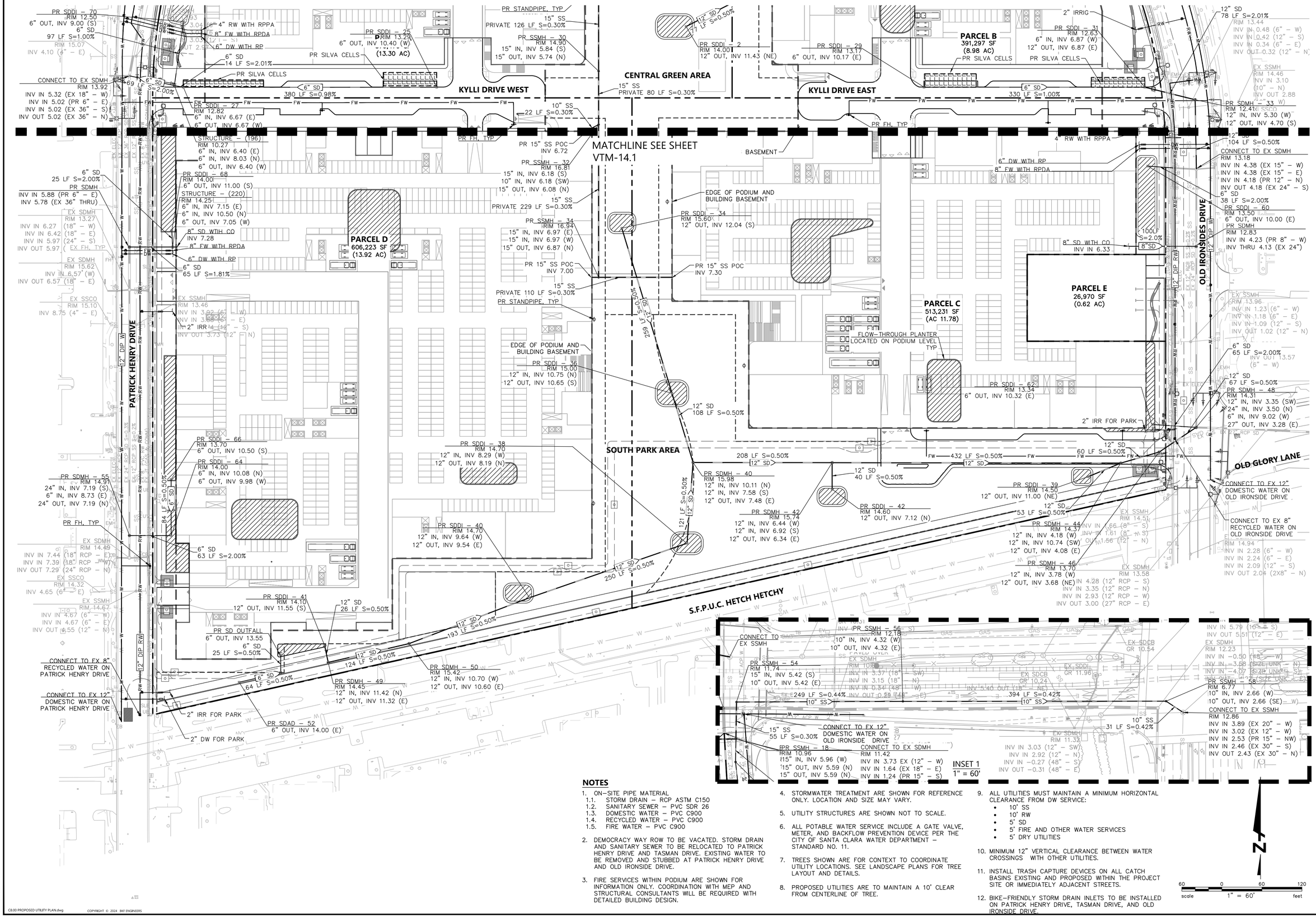
PROPOSED UTILITY PLAN - SS OPTION 3A

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Date: 12/15/2023
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Drawn: MR
Approved: SN
Job No: 20160246

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NOTES

1. ON–SITE PIPE MATERIAL
   - 1.1. STORM DRAIN – RCP ASTM C150
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N

60 0 60 120
scale 1" = 60' feet

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PROPOSED UTILITY PLAN - SS OPTION 3A

Revisions

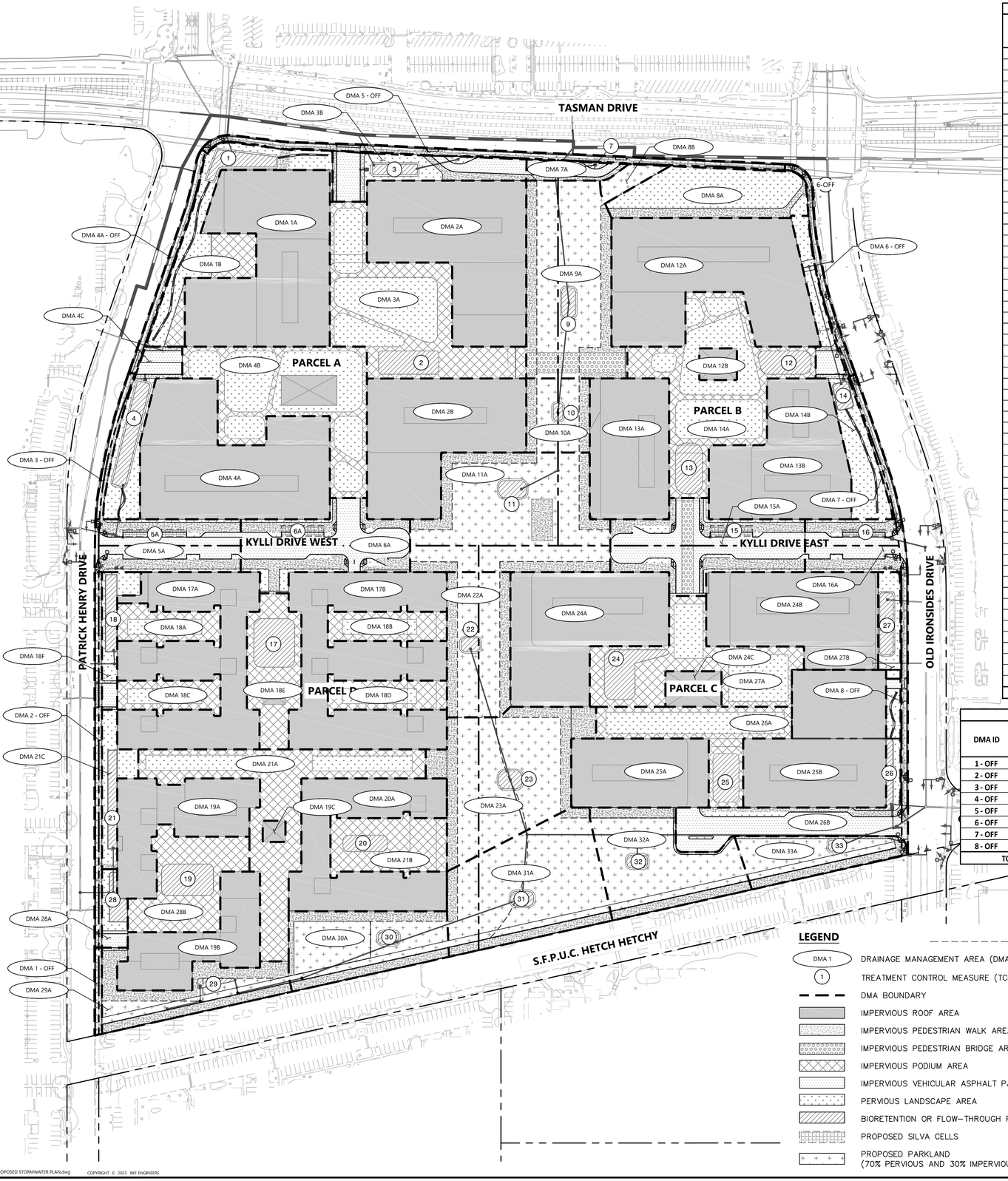
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Approved: SN
Job No: 20160246

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16 OF 45

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Plot Feb 06, 2024 at 11:10am



ON-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING										
DMA ID	TCM ID	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT TYPE	TREATMENT SIZING METHOD	TREATMENT REQUIRED AREA (SF)	TREATMENT REQUIRED DEPTH (IN)	TOTAL PROVIDED AREA (SF)	TOTAL PROVIDED DEPTH (IN)
1A	1	108,075	84,931	23,144	Bioretention	4% METHOD	3,395	6	3,465	6
1B										
2A	2	128,693	128,693	0	Flow-Through Planter	4% METHOD	5,150	6	8,449	6
2B										
3A	3	83,172	41,480	41,692	Bioretention	4% METHOD	1,660	6	1,695	6
3B										
4A	4	149,379	100,327	49,052	Bioretention	4% METHOD	4,015	6	5,024	6
4B										
4C										
5A	5	27,546	23,445	4,101	Silva Cells	4% METHOD	940	6	1,613	6
6A	6	36,975	31,097	5,878	Silva Cells	4% METHOD	1,245	6	1,600	6
7A	7	6,196	5,781	415	Flow-Through Planter	4% METHOD	230	6	396	6
8A	8	41,667	8,605	33,063	Self-Retaining	2:1	4,302	-	33,063	-
8B										
8C										
9A	9	61,027	32,477	28,550	Bioretention	4% METHOD	1,300	6	1,401	6
10A	10	16,800	9,277	7,523	Bioretention	4% METHOD	370	6	541	6
11A	11	73,237	36,119	37,117	Bioretention	4% METHOD	1,445	6	1,575	6
12A	12	81,286	81,286	0	Flow-Through Planter	4% METHOD	3,250	6	4,126	6
12B										
13A	13	93,656	93,656	0	Flow-Through Planter	4% METHOD	3,745	6	4,553	6
13B										
14A	14	77,825	23,862	53,963	Flow-Through Planter	4% METHOD	955	6	1,479	6
14B										
15A	15	42,930	36,903	6,027	Silva Cells	4% METHOD	1,475	6	1,550	6
16A	16	18,956	16,235	2,721	Silva Cells	4% METHOD	650	6	4,216	6
17A	17	130,029	130,029	0	Flow-Through Planter	4% METHOD	5,200	6	6,893	6
17B										
18A	18	83,975	51,940	32,035	Flow-Through Planter	4% METHOD	2,080	6	2,980	6
18B										
18C										
18D										
18E										
18F										
19A	19	68,479	68,479	0	Flow-Through Planter	4% METHOD	2,740	6	5,669	6
19B										
19C										
20A	20	48,027	48,027	0	Flow-Through Planter	4% METHOD	1,920	6	2,506	6
21A	21	87,749	63,898	23,851	Flow-Through Planter	4% METHOD	2,555	6	3,010	6
21B										
22A	22	33,897	18,010	15,887	Bioretention	4% METHOD	720	6	881	6
23A	23	66,102	34,596	31,505	Bioretention	4% METHOD	1,385	6	1,386	6
24A	24	118,082	117,981	101	Flow-Through Planter	4% METHOD	4,720	6	6,412	6
24B										
24C										
25A	25	87,696	87,696	0	Flow-Through Planter	4% METHOD	3,510	6	4,435	6
25B										
26A	26	64,169	37,553	26,617	Flow-Through Planter	4% METHOD	1,500	6	2,196	6
26B										
27A	27	52,464	22,067	30,397	Bioretention	4% METHOD	885	6	2,940	6
27B										
28A	28	35,939	25,429	10,510	Flow-Through Planter	4% METHOD	1,015	6	2,074	6
28B										
29A	29	27,212	17,589	9,623	Bioretention	4% METHOD	705	6	816	6
30A	30	36,021	19,375	16,646	Bioretention	4% METHOD	775	6	878	6
31A	31	57,391	22,625	34,766	Bioretention	4% METHOD	905	6	1,112	6
32A	32	41,330	18,413	22,916	Bioretention	4% METHOD	735	6	878	6
33A	33	21,440	11,139	10,301	Bioretention	4% METHOD	445	6	525	6
TOTAL		2,107,424	1,549,023	558,400			65,922		120,335	

OFF-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING											
DMA ID	TCM ID	TOTAL AREA (SF)	IMPERVIOUS ON-SITE AREA	IMPERVIOUS OFF-SITE AREA (SF)	PERVIOUS AREA (SF)	TREATMENT TYPE	TREATMENT SIZING METHOD	TREATMENT REQUIRED AREA (SF)	TREATMENT REQUIRED DEPTH (IN)	TOTAL PROVIDED AREA (SF)	TOTAL PROVIDED DEPTH (IN)
1 - OFF	-	2,322	1,001	430	891	Self-Retaining	2:1	715	-	891	-
2 - OFF	-	9,967	4,414	2,219	3,335	Self-Retaining	2:1	3,316	-	3,335	-
3 - OFF	-	3,982	1,607	848	1,528	Self-Retaining	2:1	1,227	-	1,528	-
4 - OFF	-	6,191	1,038	2,781	2,372	Self-Retaining	2:1	1,909	-	2,372	-
5 - OFF	-	15,522	1,851	8,488	5,182	Self-Retaining	2:1	5,170	-	5,182	-
6 - OFF	6-OFF	5,910	959	3,496	1,455	Silva Cells	4% METHOD	140	6	322	6
7 - OFF	-	4,492	1,106	1,727	1,660	Self-Retaining	2:1	1,416	-	1,660	-
8 - OFF	-	5,981	972	2,599	2,411	Self-Retaining	2:1	1,785	-	2,411	-
TOTAL		54,367	12,947	22,587	18,833			15,679		17,700	

LEGEND

- DMA 1 — DRAINAGE MANAGEMENT AREA (DMA) ID
- 1 — TREATMENT CONTROL MEASURE (TCM) ID
- DMA BOUNDARY
- IMPERVIOUS ROOF AREA
- IMPERVIOUS PEDESTRIAN WALK AREA
- IMPERVIOUS PEDESTRIAN BRIDGE AREA
- IMPERVIOUS PODIUM AREA
- IMPERVIOUS VEHICULAR ASPHALT PAVEMENT AREA
- PERVIOUS LANDSCAPE AREA
- BIORETENTION OR FLOW-THROUGH PLANTER
- PROPOSED SILVA CELLS
- PROPOSED PARKLAND (70% PERVIOUS AND 30% IMPERVIOUS)

NOTES

1. PLANT MATERIALS FOR STORMWATER CONTROL FACILITIES ARE REQUIRED TO FOLLOW SPECIFICATIONS AND REQUIREMENTS OUTLINED IN SCVURPPPP C.3 STORMWATER HANDBOOK APPENDIX D.
2. REFER TO SCVURPPP C.3 STORMWATER HANDBOOK APPENDIX H FOR LIST OF SOURCE CONTROL MEASURES.

N

100 0 100 200
scale 1" = 100' feet

KEY MAP
NTS

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CITY OF SANTA CLARA, CALIFORNIA

PROPOSED STORMWATER PLAN

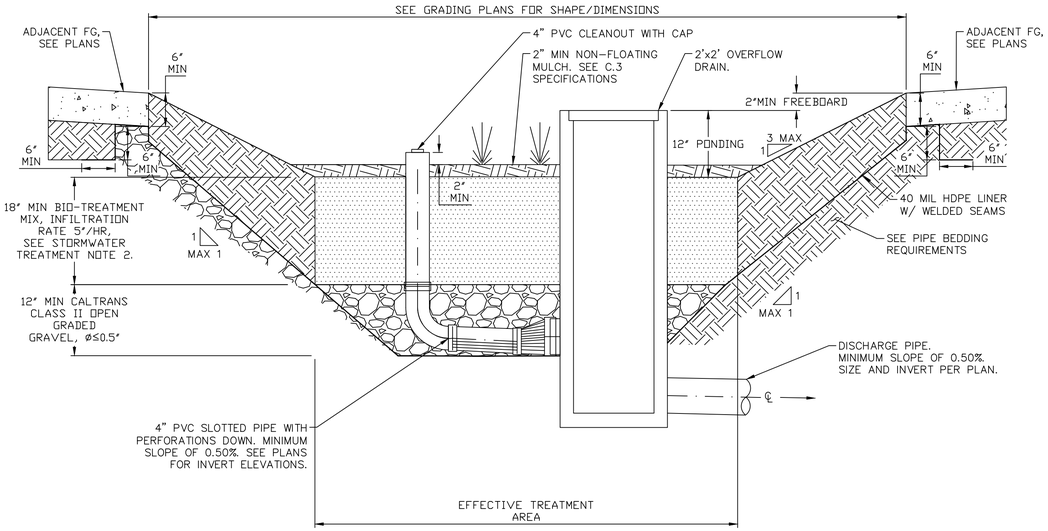
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Approved: SN
Job No: 20160246

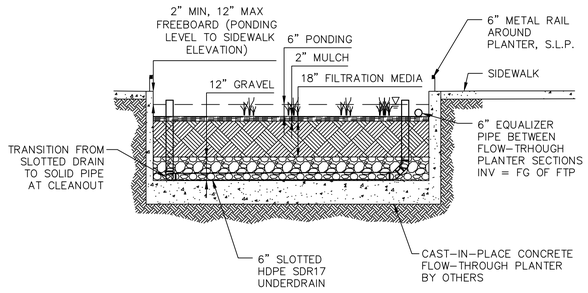
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17 OF 45

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1 - BIORETENTION PLANTER
NTS



2 - FLOW-THROUGH PLANTER
NTS

CITY OF SANTA CLARA
C.3 TREATMENT FACILITIES CONSTRUCTION NOTES
(TO APPEAR ON STORMWATER MANAGEMENT PLAN)

1. Third party review and certification of installation and completed stormwater treatment measures is required. Third party reviewer must be a civil engineer, architect or landscape architect registered in the State of California and must have a current training on stormwater treatment design. A list of qualified third-party reviewers can be located at www.santaclaraca.gov/home/showpublisheddocument/46993/638083504133852672.
2. At beginning of construction, the project applicant shall arrange for a site visit (inspection) by a third-party reviewer acceptable to the City of Santa Clara. The third-party reviewer will recommend the required number of site inspections at different intervals of construction.
3. The 3rd party shall review all installed stormwater treatment measures and certify that they have been constructed in accordance with the approved Building plans.
4. Soils in the bioretention facilities should meet the Biotreatment Soil Mix (BSM) specifications per SCVURPPP C.3 Stormwater Handbook, Appendix C. A minimum percolation rate of 5 inches/hour and a maximum percolation rate of 10 inches/hour are required (initial infiltration rate may exceed this to allow for tendency of infiltration rate to reduce over time). Planting soil layer should be at least 18 inches deep. Contractor to submit material certificates signed by the material producer, certifying that soil complies with, or exceeds, specified requirements.
5. Permeable drain rock shall be Class 2 perm rock per Caltrans standard section 68-1.025. The material shall be washed and free from clay or organic material.
6. Perforated pipe shall be solvent weld PVC SDR 35 (or approved equal) with perforations faced down. Location of the pipe varies, see Plan.
7. Installation of **Porous Pavement and/or Vaults** shall be done per standard details and specifications. Third party reviewer or vendor shall inspect the porous pavement and/or vaults installation (including if necessary, performing percolation test) and submit their concurrence letter to the City of Santa Clara.
8. Installation of **Interceptor Trees** as a treatment control measure shall be inspected to verify the accuracy of location, species and number of the Interceptor Trees.
9. For any liner penetrations, radial cut the liner for pipe. Mastic and seal with pipe clamp to insure water-tight seal.
10. See Landscape plans and specifications for planting materials within bioretention facilities.

Rev. 2022.12

3 - CITY OF SANTA CLARA C3 TREATMENT NOTES
NTS

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
A. On Site Storm Drain Inlets	Mark all inlets with the words "No Dumping! Flows to Bay" or similar	Maintain and periodically repaint or replace inlet markings.
B. Interior floor drains and elevator shaft sump pumps	Interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	Inspect and maintain drains to prevent blockages and overflow.
D1. Need for future indoor and structural pest control	Note building design features that discourage entry of pests.	Provide Integrated Pest Management information to owners, lessees, and operators.
D2. Landscape/ Outdoor Pesticide Use/Building and Grounds Maintenance	Final landscape plans will accomplish all of the following: Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. Consider using pest-resistant plants, especially adjacent to hardscape. To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	Maintain landscaping using minimum or no pesticides. See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks Provide IPM information to new owners, lessees and operators.
E. Pools, spas, ponds, decorative fountains, and other water features.	If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks The sanitary sewer operator must be notified and a clean out identified when pools are to be drained to the sanitary sewer.
G. Refuse areas	State how site refuse will be handled and provide supporting detail to what is shown on plans. Signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar	Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials
J. Vehicle and Equipment Cleaning	If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.	Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system. See Fact Sheet SC-21, "Vehicle and Equipment Cleaning," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks
N. Fire Sprinkler Test Water	Provide a means to drain fire sprinkler test water to the sanitary sewer.	See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality handbooks at www.casqa.org/resources/bmp-handbooks
P. Plazas, sidewalks, and parking lots.		Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

4 - SOURCE CONTROL TABLE
NTS



KEY MAP
NTS

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SUITE 200
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(650) 482-6300
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MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

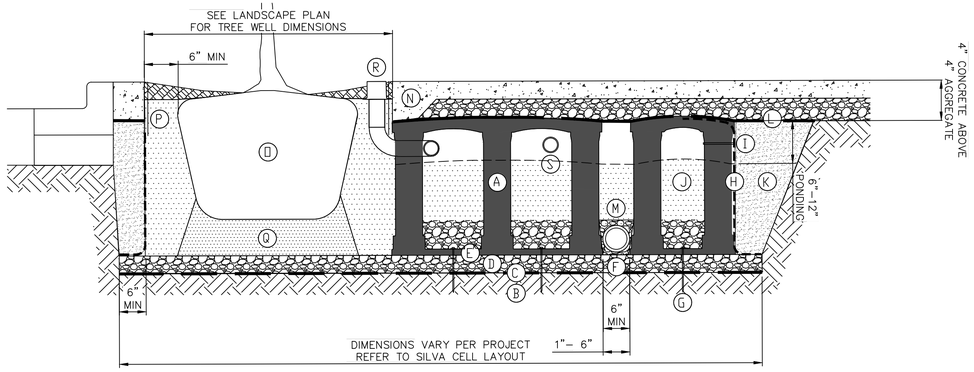
STORMWATER DETAILS

No.	Revisions

Date: 12/15/2023
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Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-16
18 OF 45

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KEY

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)

(B) SUBGRADE, COMPACTED

(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE

(D) 12" AGGREGATE STORAGE

(E) SILVA CELL BASE SLOPE, 10% MAX

(F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE

(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE

(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)

(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED

(J) 18" TREATMENT MEDIA

(K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS

(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION

(M) 6" PVC UNDERDRAIN

(N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)

(O) ROOT BALL

(P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT

(Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING

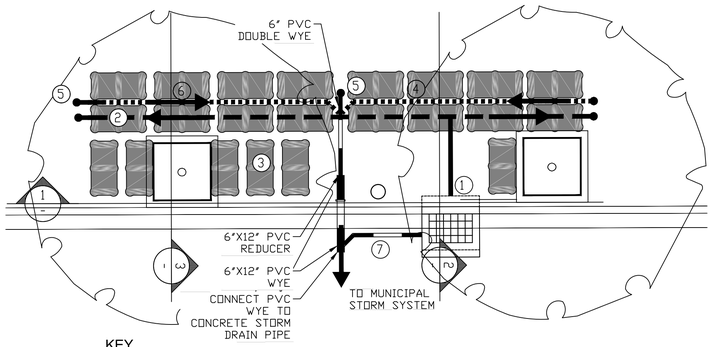
(R) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED

(S) 6" PVC DISTRIBUTION PIPE

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

1 - SILVA CELLS SECTION DETAIL
NTS



KEY

(1) STORMWATER ENTERS THE SILVA CELL SYSTEM THROUGH A CATCH BASIN

(2) WATER IS DISTRIBUTED THROUGH THE SILVA CELL SYSTEM THROUGH PERFORATED PIPES

(3) WATER THEN MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM

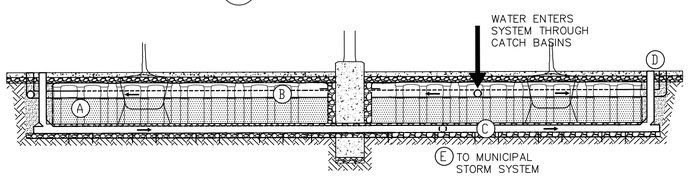
(4) EXCESS WATER IS COLLECTED IN A PERFORATED DRAIN PIPE

(5) CLEANOUT

(6) WATER COLLECTED IN THE COLLECTION PIPE IS DIRECTED TO THE MUNICIPAL STORM SYSTEM

(7) 6" PVC OVERLFOW PIPE

2 - SILVA CELLS PLAN VIEW
NTS



1 - LONGITUDINAL SECTION

KEY PLAN

A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)

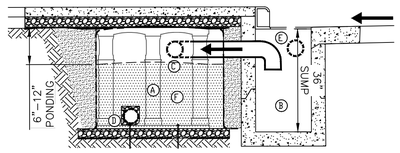
B. DISTRIBUTION PIPE

C. COLLECTION PIPE

D. CLEANOUT

E. CONNECTION TO MUNICIPAL STORM SYSTEM

DIRECTION OF WATER FLOW



2 - SECTION AT CATCH BASIN

KEY PLAN

A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)

B. CURB INLET

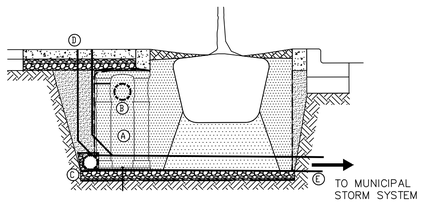
C. DISTRIBUTION PIPE

D. COLLECTION PIPE

E. 6" OVERFLOW PIPE. INV 6" ABOVE COLLECTION PIPE

F. 18" TREATMENT SOIL

DIRECTION OF WATER FLOW



3 - SECTION AT TREE WELL

KEY PLAN

A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)

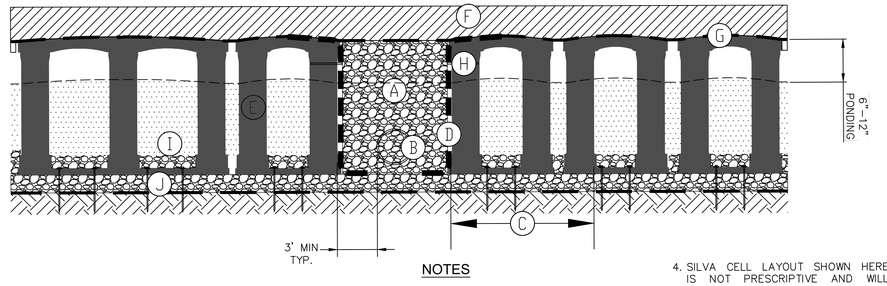
B. DISTRIBUTION PIPE

C. COLLECTION PIPE

D. CLEANOUT

E. CONNECTION TO MUNICIPAL STORM SYSTEM

DIRECTION OF WATER FLOW



KEY

(A) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATIONS

(B) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 2

(C) 4" – 24" (100mm – 610mm) GAP BETWEEN SILVA CELLS AT BASE

(D) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 12" (305 mm) EXCESS FOLDED OVER TOP OF ADJACENT DECKS

(E) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3

(F) SILVA CELL STANDARD PAVEMENT PROFILE

(G) GEOTEXTILE

(H) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE

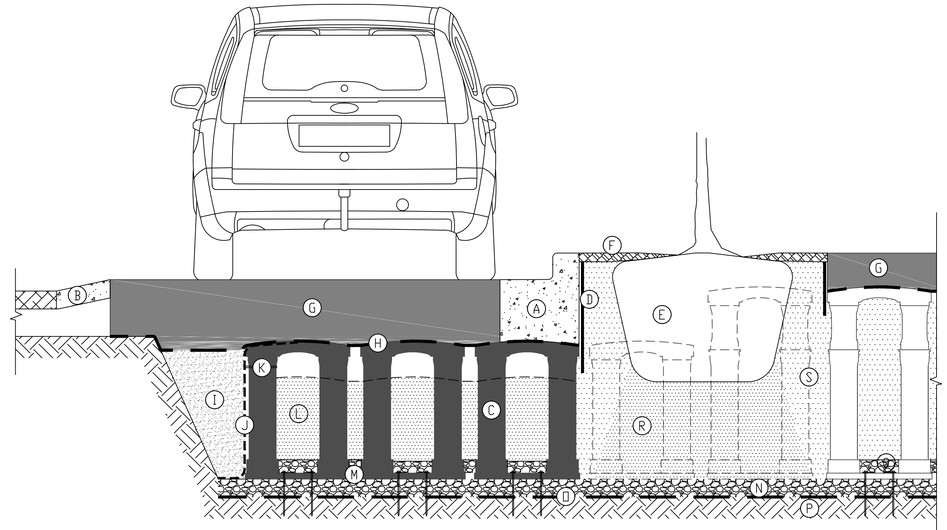
(I) 18" TREATMENT MEDIA

(J) 12" AGGREGATE STORAGE

NOTES

1. PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE. REFER TO SEPARATE SIDEWALK DETAILS.
2. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS.
3. THIS BRIDGING DETAIL MAY BE USED WITH 1x, 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS.
4. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
6. DO NOT SCALE DRAWINGS.

3 - SILVA CELL WITH UTILITY CROSSING DETAIL
NTS



KEY

(A) CONCRETE CURB AND GUTTER. POSITION OVER CELL POSTS.

(B) RIBBON CURB, OR SIMILAR, BETWEEN PARKING BAY AND TRAVELWAY.

(C) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)

(D) DEEPROOT ROOT BARRIER

(E) TREE ROOT PACKAGE, SIZE VARIES

(F) 1" – 2" MULCH, PLACED IN TREE OPENING

(G) SILVA CELL STANDARD PAVEMENT PROFILES, SEE NOTE 1

(H) GEOTEXTILE

(I) BACKFILL

(J) GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)

(K) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE

(L) 18" TREATMENT MEDIA

(M) 1" – 4" SPACING BETWEEN SILVA CELLS AT BASE

(N) 12" AGGREGATE STORAGE

(O) GEOTEXTILE, PLACED BELOW AGGREGATE SUB BASE

(P) SUBGRADE, COMPACTED TO 95% PROCTOR

(Q) PIN, PER SILVA CELL SPECIFICATIONS

(R) PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85–90% PROCTOR

(S) SILVA CELL (BEHIND)

NOTES

1. THE TRANSITION FROM 1X (or 2X) SILVA CELLS TO 2X OR 3X SILVA CELLS MUST ACCOMMODATE THE CONSTRUCTION OF THE CURB AND GUTTER.
2. THIS DETAIL SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETSCAPE, PLAZA, PARKING LOT, AND / OR PEDESTRIAN APPLICATIONS.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS.

4 - SILVA CELLS ADJACENT TO PARKING DETAIL
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CITY OF SANTA CLARA, CALIFORNIA

STORMWATER DETAILS

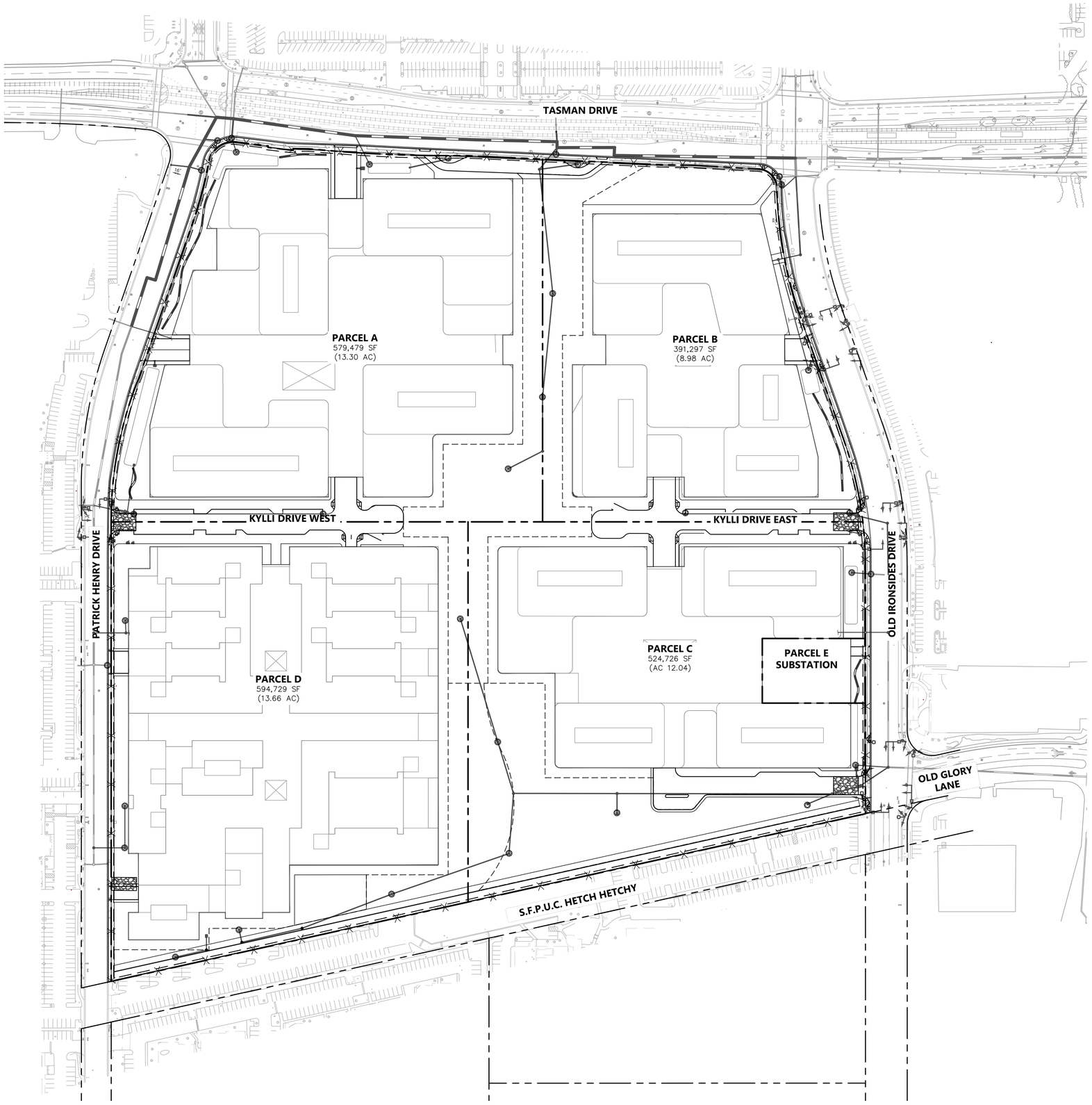
No.	Revisions

Date: 12/15/2023
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Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-17
19 OF 45

Plot Dec 19, 2023 at 11:12am
C9.00 PROPOSED STORMWATER PLAN.dwg

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LEGEND

- CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE
- FIBER ROLLS
- INLET PROTECTION

N

100 0 100 200
scale 1" = 100' feet

KEY MAP
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EROSION CONTROL PLAN

No.	Revisions

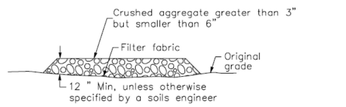
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Approved: SN
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Drawing Number:
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20 OF 45

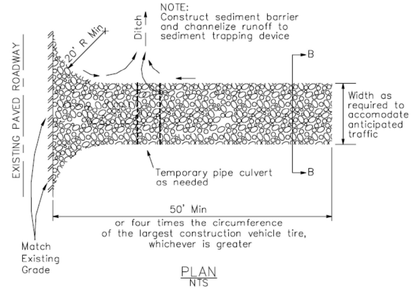
Plot Dec 19, 2023 at 11:13am
C10.00 EROSION CONTROL PLAN.dwg
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3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



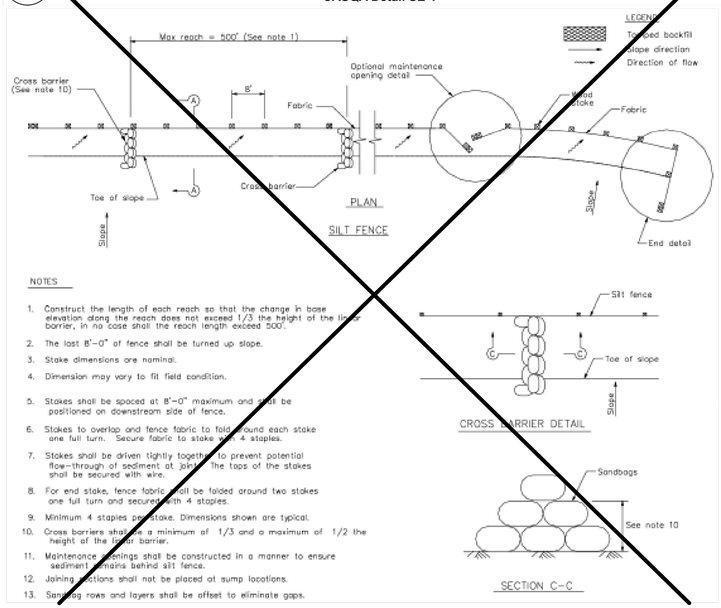
SECTION B–B
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PLAN
NTS

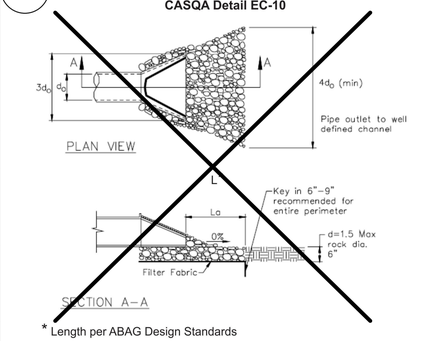
1 Silt Fence

CASQA Detail SE-1



4 Velocity Dissipation Devices

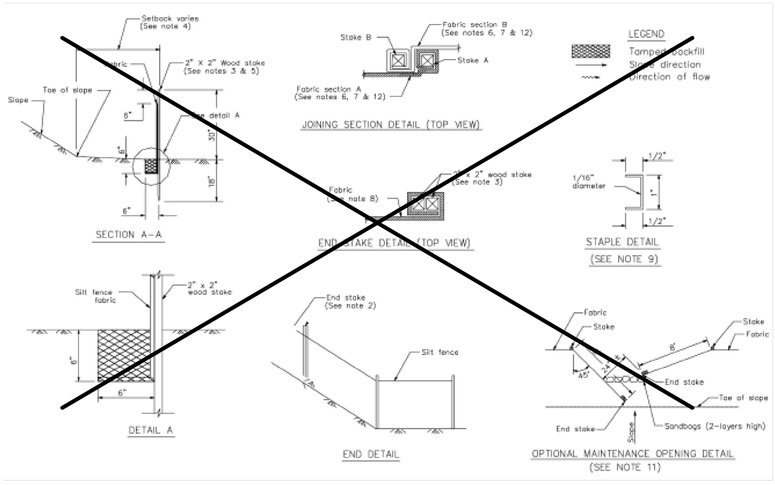
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

BMP-1



KEY MAP
NTS

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SUITE 200
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EROSION CONTROL NOTES AND DETAILS

No.	Revisions

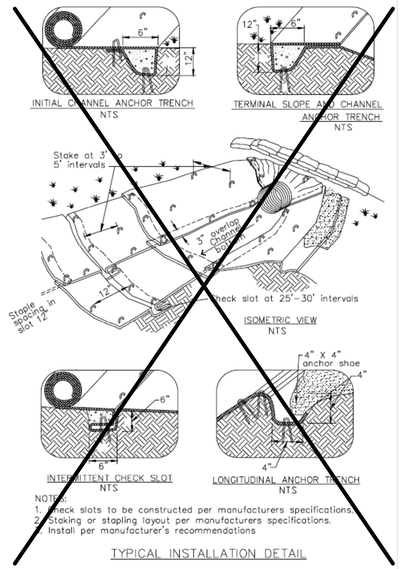
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Approved: SN
Job No: 20160246

Drawing Number:
VTM-19
21 OF 45

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7 Geotextiles and Mats

CASQA Detail EC-7

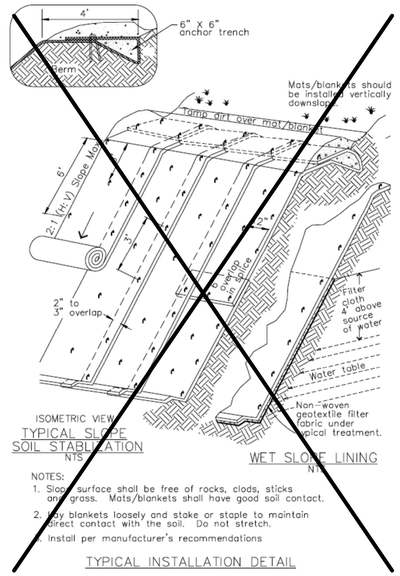


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

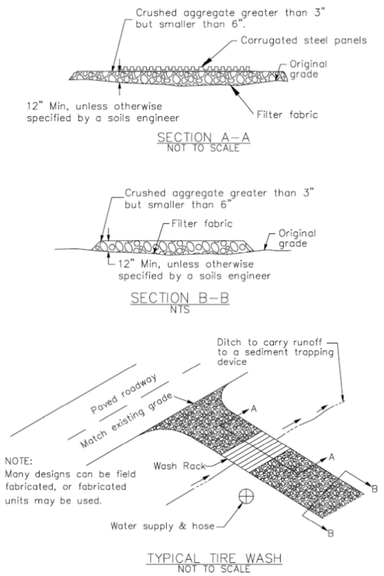


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

3 Entrance/Outlet Tire Wash

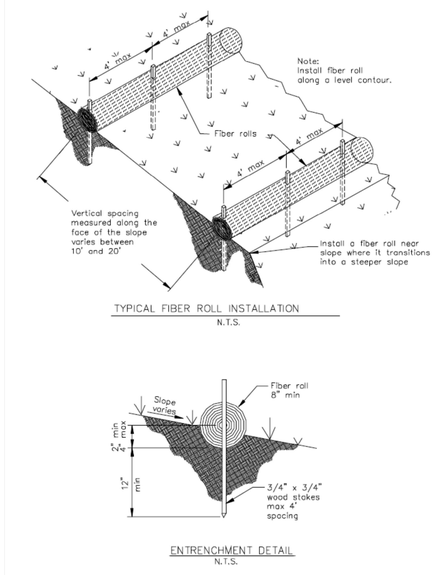
CASQA Detail TC-3



TYPICAL TIRE WASH
NOT TO SCALE

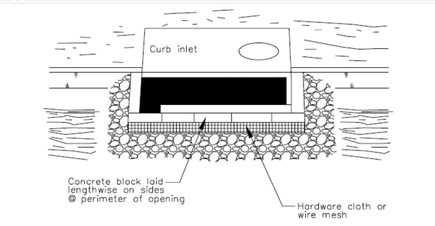
1 Fiber Rolls

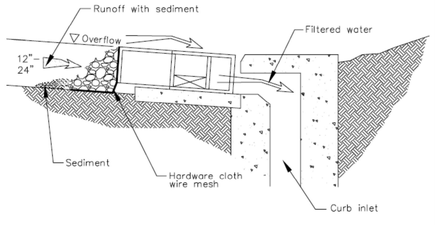
CASQA Detail SE-5



8 Storm Drain Inlet Protection

CASQA Detail SE-10

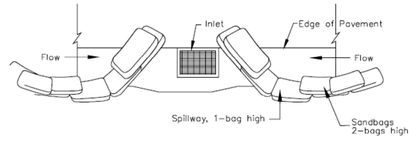




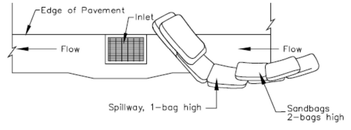
DI PROTECTION – TYPE 4
NOT TO SCALE

6 Storm Drain Inlet Protection

CASQA Detail SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



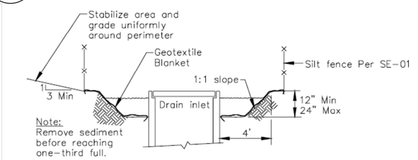
TYPICAL PROTECTION FOR INLET ON GRADE

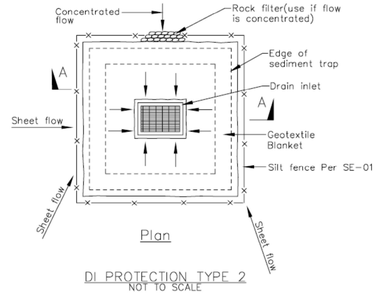
NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

CASQA Detail SE-10



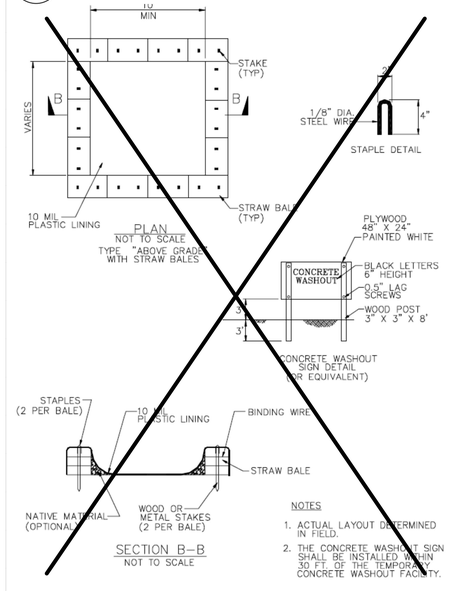


DI PROTECTION TYPE 2
NOT TO SCALE

Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2 Concrete Waste Management

CASQA Detail WM-8



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

Project Information

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

EROSION CONTROL NOTES AND DETAILS

No.	Revisions

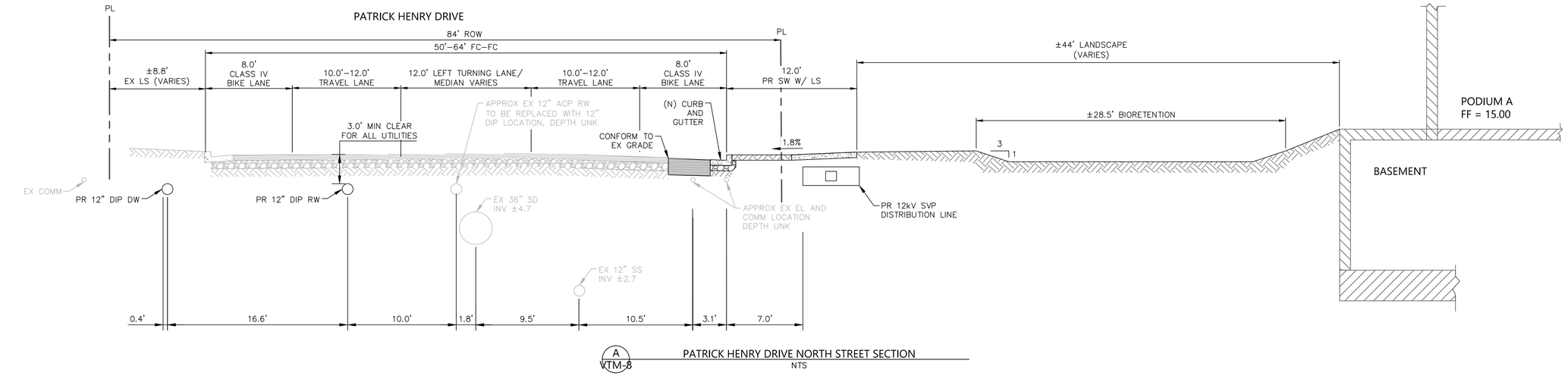
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Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-20
22 OF 45

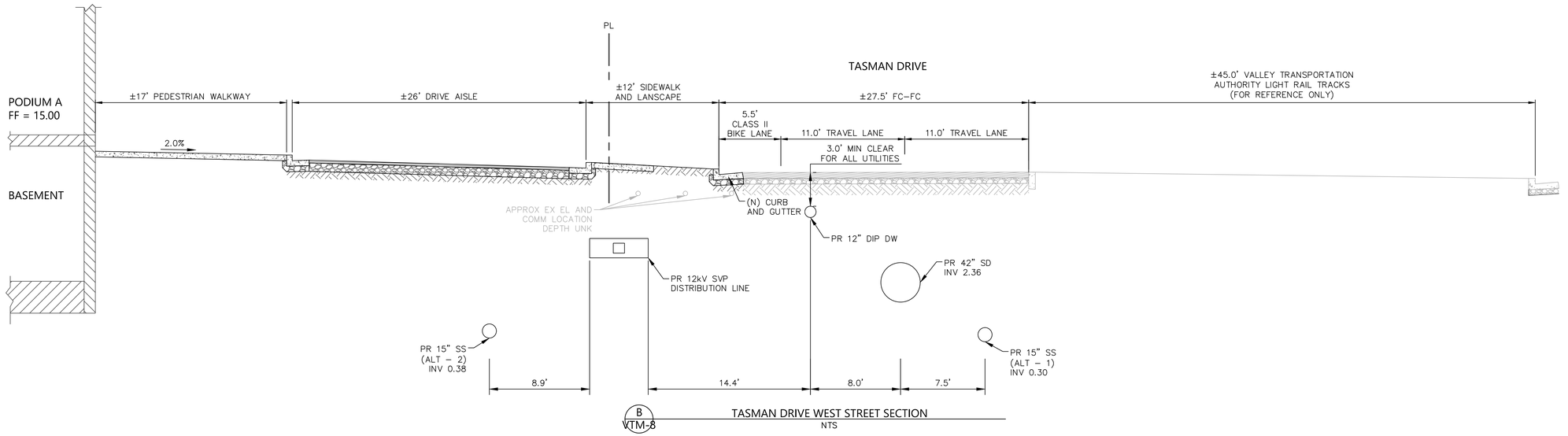
Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2

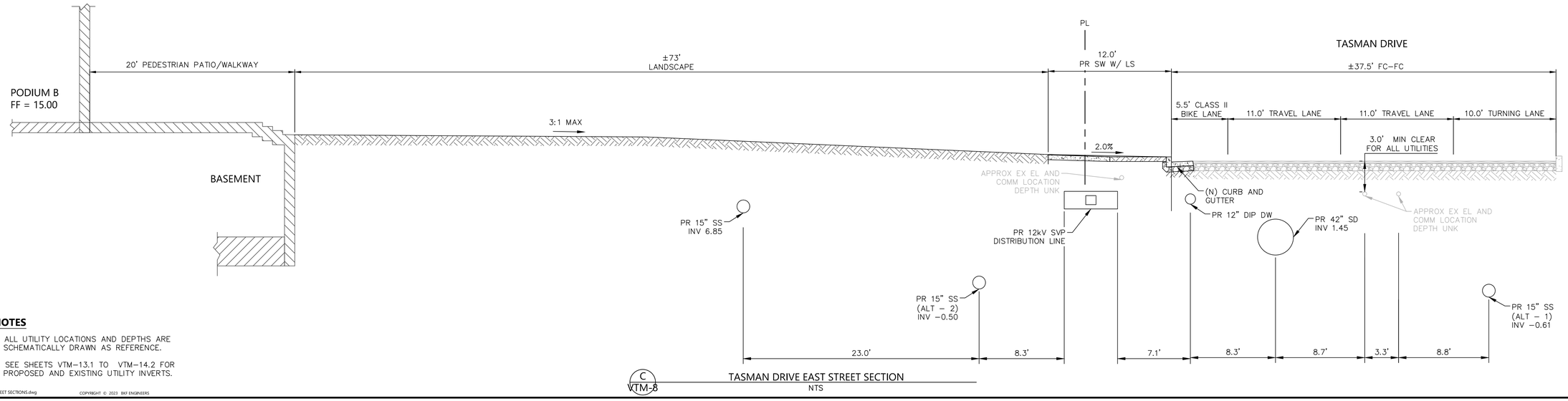
C10.00 EROSION CONTROL PLAN.dwg
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A VTM-8 PATRICK HENRY DRIVE NORTH STREET SECTION
NTS



B VTM-8 TASMAN DRIVE WEST STREET SECTION
NTS



C VTM-8 TASMAN DRIVE EAST STREET SECTION
NTS

NOTES

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2. SEE SHEETS VTM–13.1 TO VTM–14.2 FOR PROPOSED AND EXISTING UTILITY INVERTS.

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PROPOSED CROSS SECTIONS

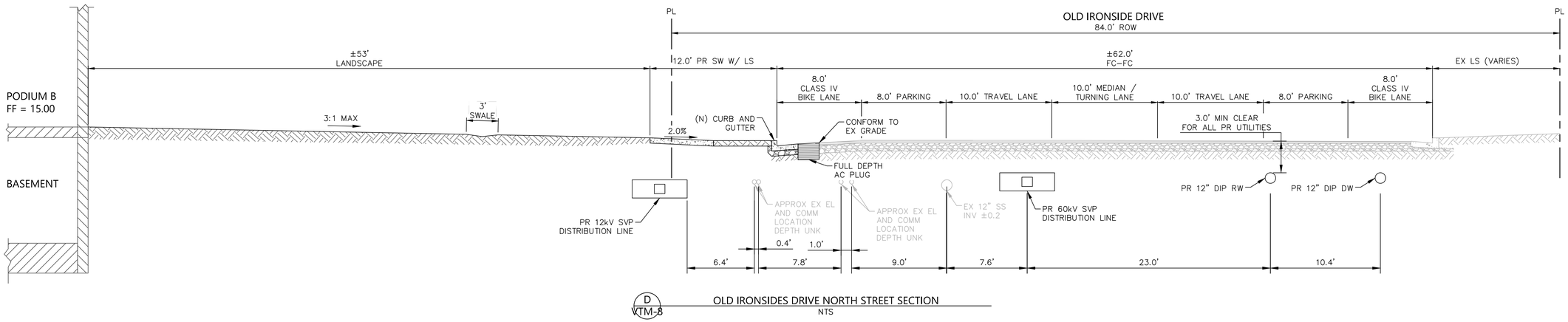
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Date: 12/15/2023
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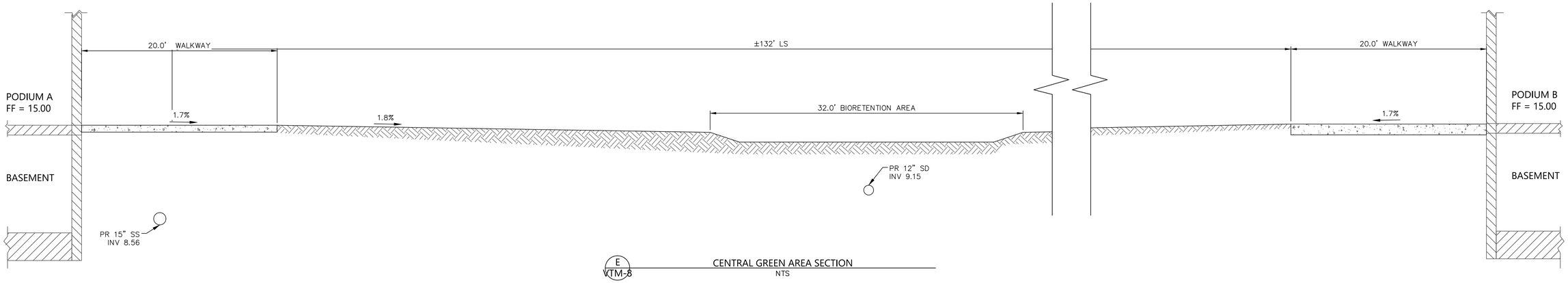
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23 OF 45

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C10.00 STREET SECTIONS.dwg



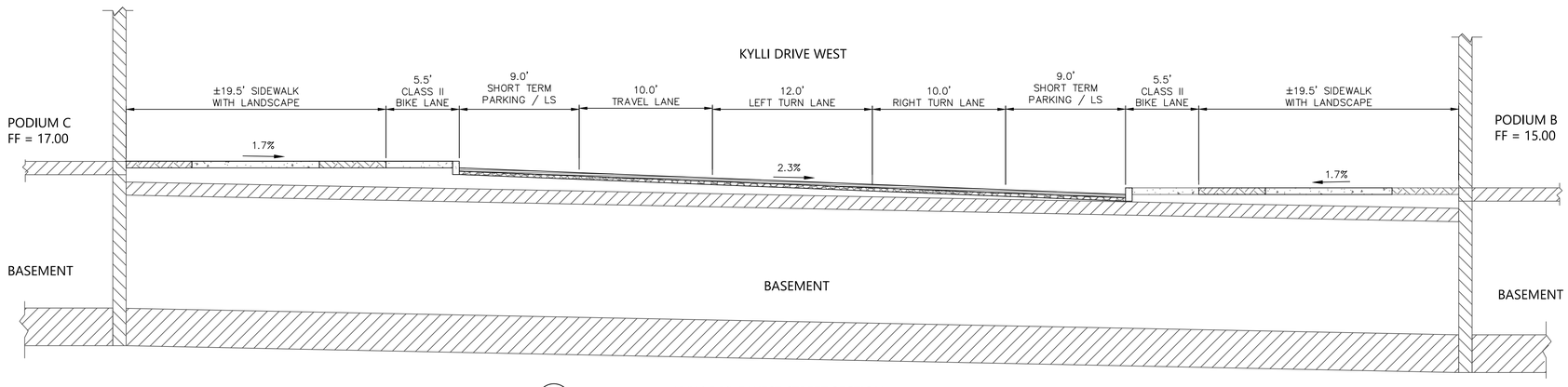
D
VTM-8

OLD IRONSIDES DRIVE NORTH STREET SECTION
NTS



E
VTM-8

CENTRAL GREEN AREA SECTION
NTS



F
VTM-8

KYLLI DRIVE WEST STREET SECTION
NTS

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C10.00 STREET SECTIONS.dwg
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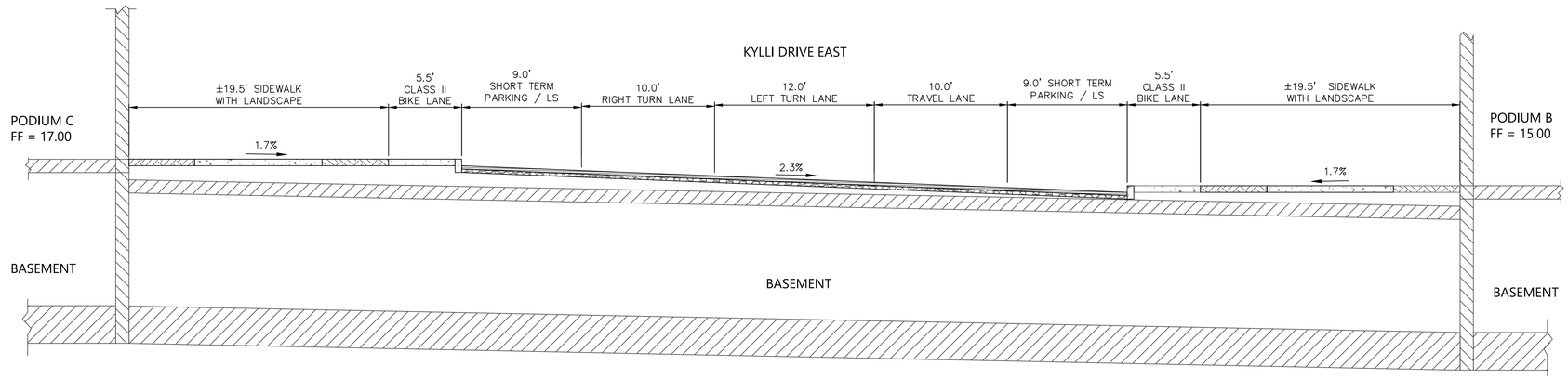
No.	Revisions

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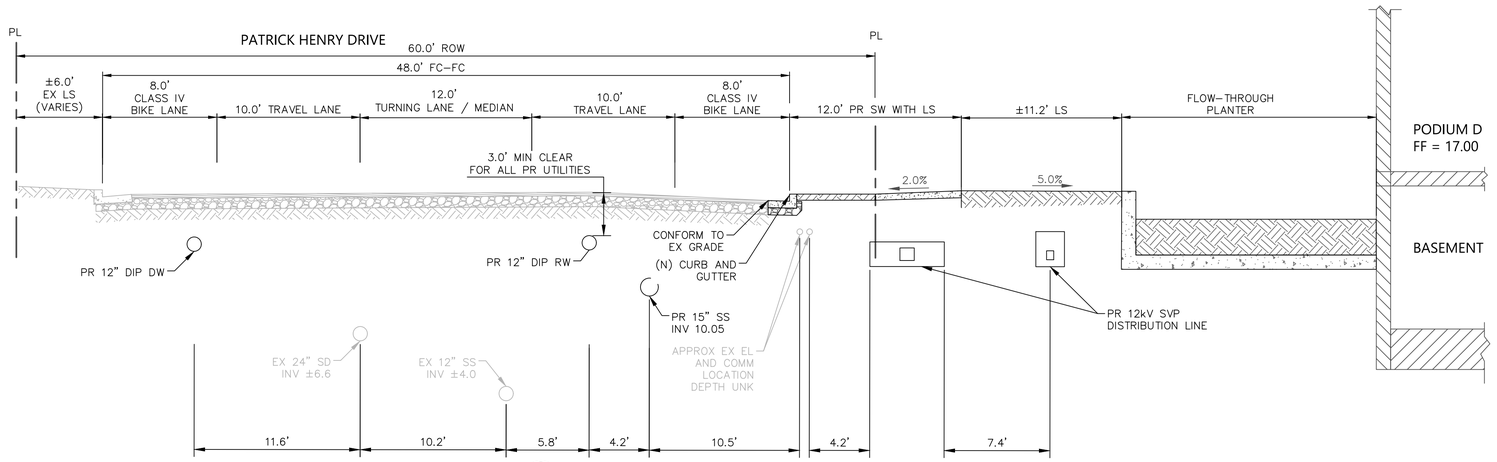
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24 OF 45



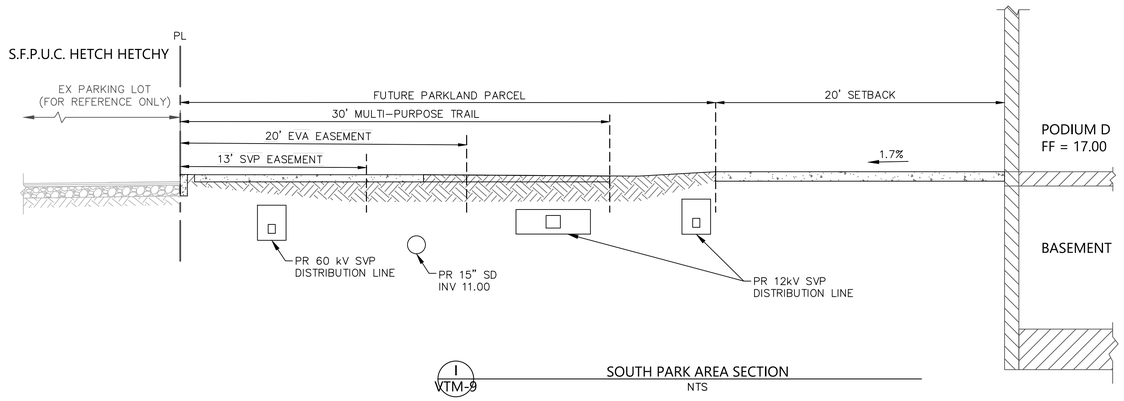
G
VTM-8

KYLLI DRIVE EAST STREET SECTION
NTS



H
VTM-9

PATRICK HENRY DRIVE SOUTH STREET SECTION
NTS



I
VTM-9

SOUTH PARK AREA SECTION
NTS

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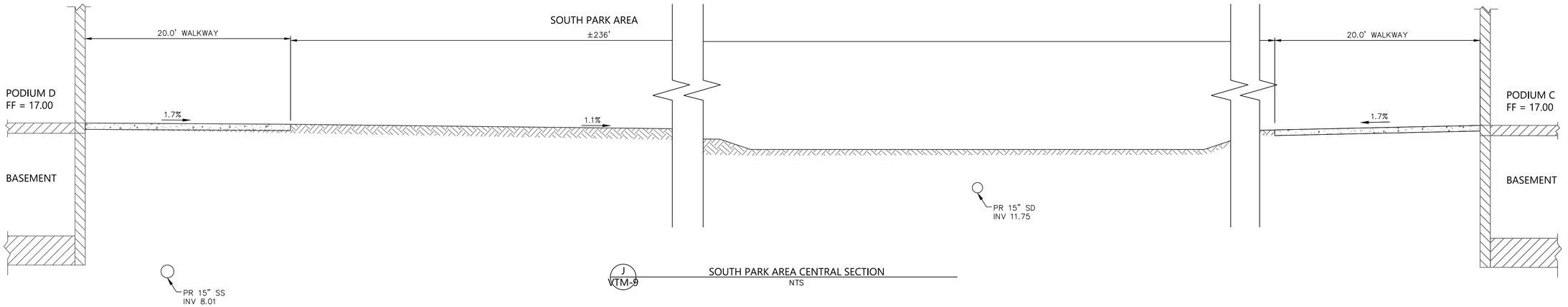
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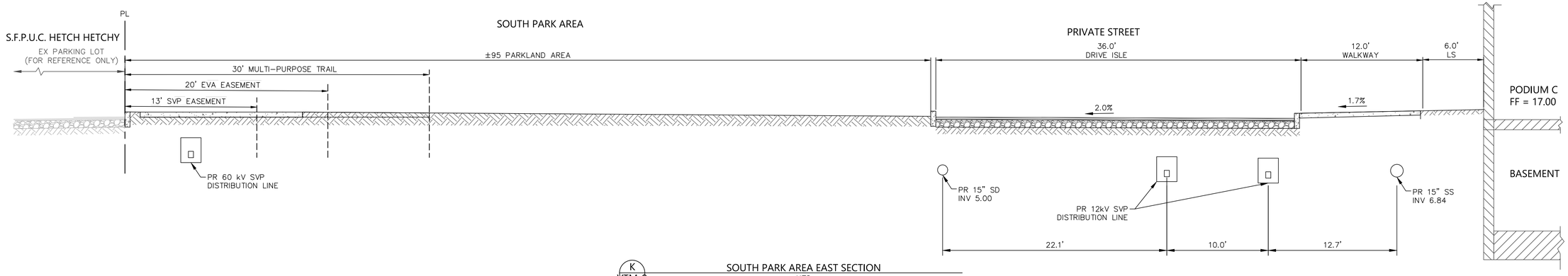
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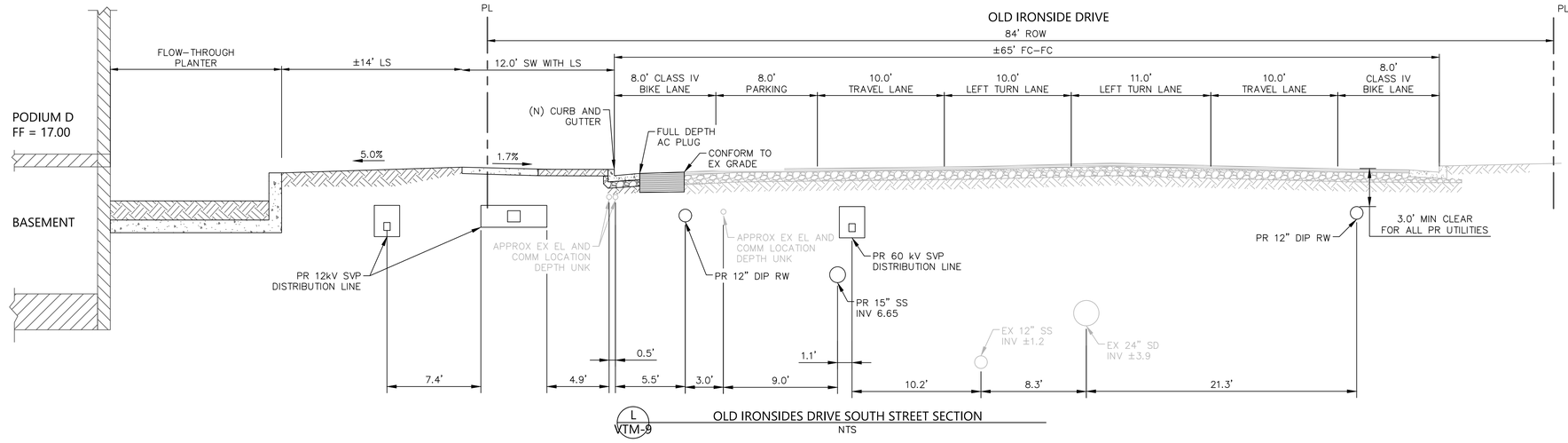
J
VTM-9

SOUTH PARK AREA CENTRAL SECTION
NTS



K
VTM-9

SOUTH PARK AREA EAST SECTION
NTS



L
VTM-9

OLD IRONSIDES DRIVE SOUTH STREET SECTION
NTS

NOTES

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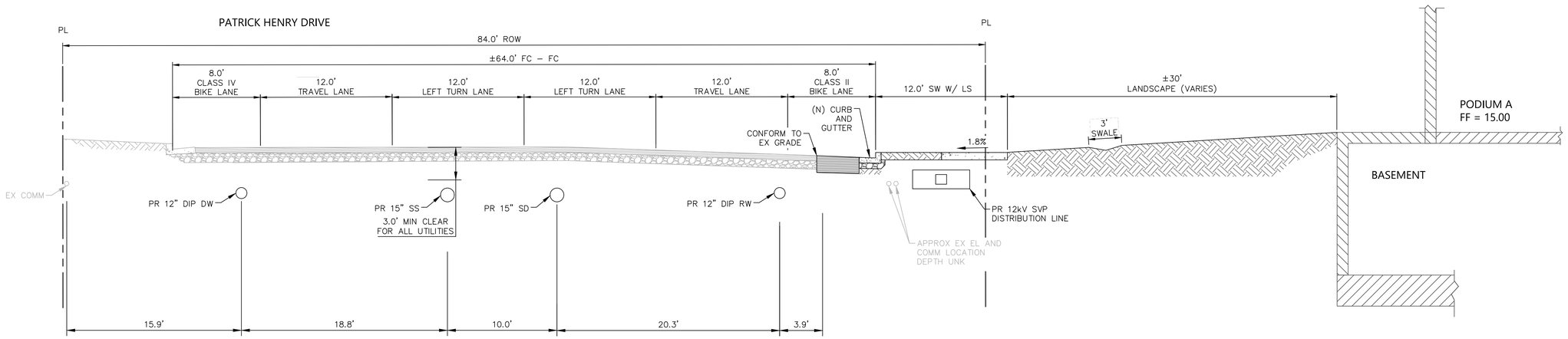
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Approved: SN
Job No: 20160246

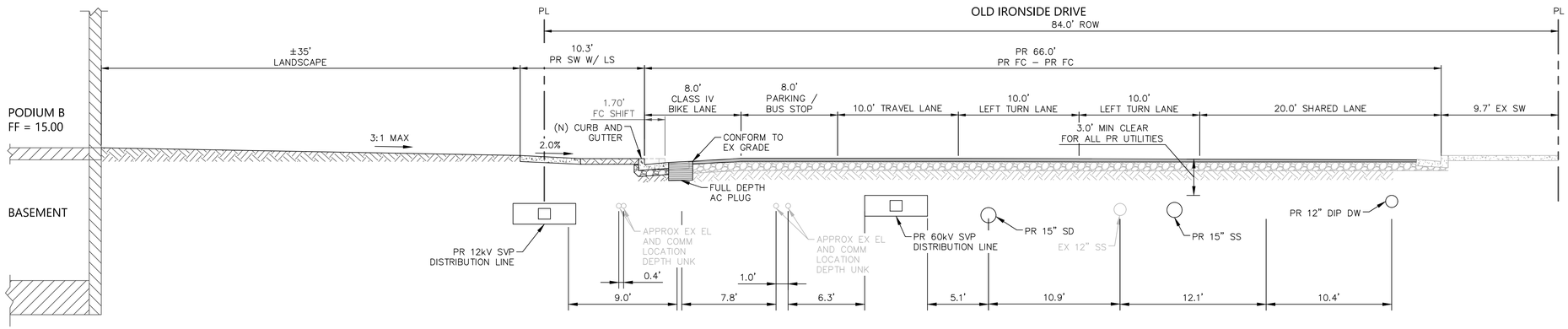
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VTM-24
26 OF 45

Plot Dec 19, 2023 at 11:14am



M
VTM-8

NORTH OF PATRICK HENRY DRIVE SECTION
NTS



N
VTM-8

NORTH OF OLD IRONSIDE DRIVE SECTION
NTS

NOTES

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2. SEE SHEETS VTM–13.1 TO VTM–14.2 FOR PROPOSED AND EXISTING UTILITY INVERTS.

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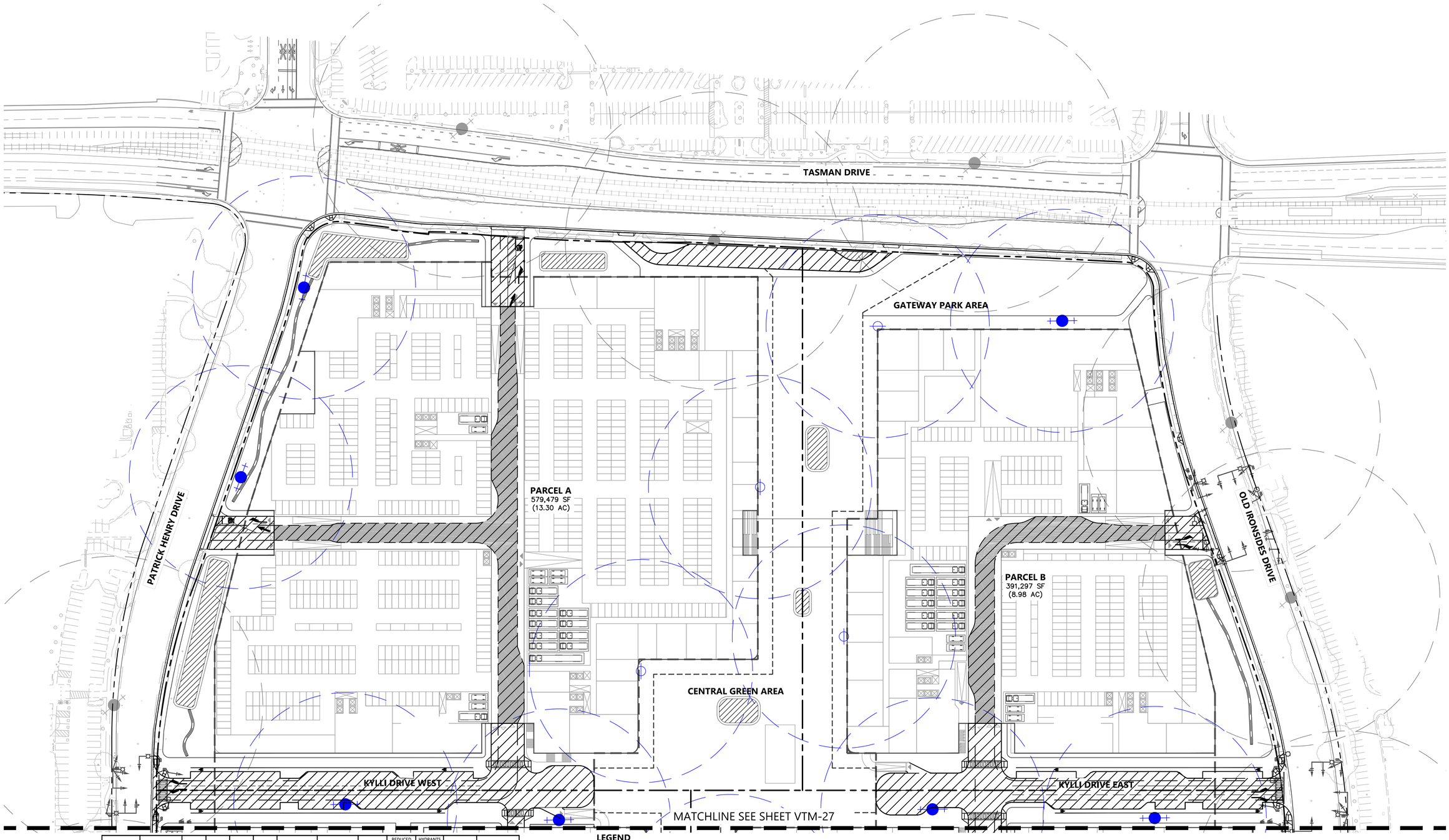
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Date: 12/15/2023
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Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:

VTM-25

27 OF 45



PARCELS	CONSTRUCTION TYPE	BUILDING NO.	L1 (SF)	L2 (SF)	L3 (SF)	TOTAL AREA PER FLOOR (SF)	TOTAL AREA PER PARCEL (SF)	FIRE FLOW (GPM)	REDUCED FIRE FLOW (GPM)	HYDRANTS PER BLDG (MIN)	HYDRANT SPACING (FT)	MAX STREET TO FH DISTANCE (FT)
PARCEL A	TYPE 1A	A1	75,000	75,000	70,000	220,000	**789,000**	6000	3000	3	300	225
		A2	67,000	67,000	66,000	200,000						
		A3	53,000	53,000	53,000	159,000						
		A4	70,000	70,000	70,000	210,000						
PARCEL B	TYPE 1A	B1	75,000	75,000	74,000	224,000	**494,000**	6000	3000	3	300	225
		B2	52,000	52,000	52,000	156,000						
		B3	38,000	38,000	38,000	114,000						
PARCEL C	TYPE 1A	C1	56,000	56,000	50,000	162,000	**478,000**	6000	3000	3	300	225
		C2	42,000	42,000	42,000	126,000						
		C3	35,000	35,000	33,000	103,000						
		C4	29,000	29,000	29,000	87,000						
PARCEL D	TYPE 1A	D1	39,500	39,000	41,500	120,000	**686,300**	6000	3000	3	300	225
		D2	46,500	46,500	48,500	141,500						
		D3	46,500	46,500	48,500	141,500						
		D4	20,000	20,000	20,000	60,000						
		D5	21,700	21,700	21,700	65,100						
		D6	18,000	18,200	18,200	54,400						
		D7	15,600	15,600	15,600	46,800						
		D8	57,000	0	0	57,000						

LEGEND

- 150'–200' RADIUS FROM EX HYDRANT
- 150' RADIUS FROM PR HYDRANT
- EMERGENCY VEHICLE ACCESS EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT WITH 13.5' VERTICAL CLEARANCE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STANDPIPE

NOTES

1. FIRE APPARATUS ROADS SHALL BE DESIGNED TO THE FOLLOWING CRITERIA FROM THE CITY OF SANTA CLARA FIRE DEPARTMENT EMERGENCY APPARATUS ACCESS STANDARDS:
   - 16' MIN VERTICAL CLEARANCE
   - 30' INSIDE VEHICLE TURNING RADIUS
   - 26' MIN WIDTH FOR FIRE APPARATUS AND AERIAL ROADWAYS
   - AERIAL ACCESS SHALL HAVE CLEAR ACCESS TO "ENTIRE" FACE/SIDES OF BUILDING. MINIMUM NUMBER OF SIDES IS PROJECT–SPECIFIC BUT GENERALLY INCLUDES MIN OF TWO AND UP TO FOUR.
2. BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQUARE FEET SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
3. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED TO WITHIN 150' OF EXTERIOR WALLS OF BUILDINGS PER SANTA CLARA FIRE DEPARTMENT STANDARD. SINCE BUILDINGS WILL INCLUDE AUTOMATIC SPRINKLERS, ACCESS ROADS WILL BE LOCATED ON–SITE, AND THERE WILL BE NO GROUP R–3 OR GROUP U OCCUPANCY.
4. AERIAL ACCESS SHALL BE POSITIONED PARALLEL TO THE ENTIRE FACE/SIDE OF THE BUILDING AND WILL BE LOCATED NO LESS THAN 15' AND NO GREATER THAN 30' FROM BUILDING.
5. EVAE SHALL NOT BE PROVIDED WITHIN LANDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
6. DEAD–END FIRE ACCESS ROADS MORE THAN 150 FEET IN LENGTH (MEASURED FROM THE CURB PERPENDICULAR TO THE ROADWAY) SHALL BE PROVIDED WITH AN APPROVED TURNAROUND. TURNAROUNDS BELOW A BUILDING ARE NOT ACCEPTABLE.
7. DIMENSIONS ARE MEASURED FROM FACE OF BUILDING TO FIRE ACCESS ROAD.

N

60 0 60 120
scale 1" = 60' feet

KEY MAP
NTS

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CITY OF SANTA CLARA, CALIFORNIA

PROPOSED FIRE ACCESS PLAN

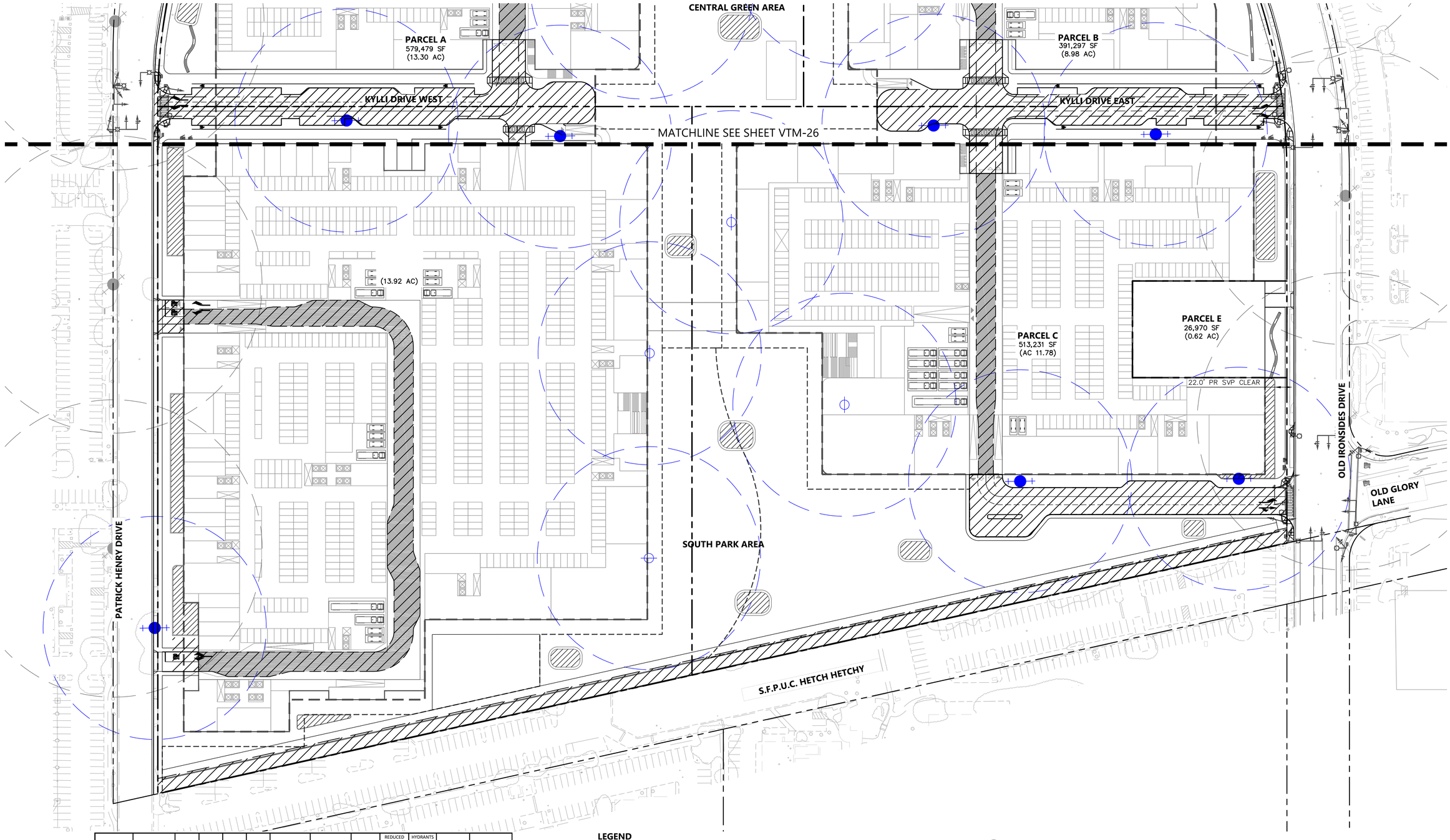
No.	Revisions

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Approved: SN
Job No: 20160246

Drawing Number:
VTM-26
28 OF 45

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C12.00 PROPOSED FIRE ACCESS PLAN.dwg
Mon Dec 19, 2023 at 11:15am



PARCELS	CONSTRUCTION TYPE	BUILDING NO.	L1 (SF)	L2 (SF)	L3 (SF)	TOTAL AREA PER FLOOR (SF)	TOTAL AREA PER PARCEL (SF)	FIRE FLOW (GPM)	REDUCED FIRE FLOW (GPM)	HYDRANTS PER BLDG (MIN)	HYDRANT SPACING (FT)	MAX STREET TO FH DISTANCE (FT)
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		A4	70,000	70,000	70,000	210,000						
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		B2	52,000	52,000	52,000	156,000						
		B3	38,000	38,000	38,000	114,000						
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		C2	42,000	42,000	42,000	126,000						
		C3	35,000	35,000	33,000	103,000						
		C4	29,000	29,000	29,000	87,000						
PARCEL D	TYPE 1A	D1	39,500	39,000	41,500	120,000	**686,300**	6000	3000	3	300	225
		D2	46,500	46,500	48,500	141,500						
		D3	46,500	46,500	48,500	141,500						
		D4	20,000	20,000	20,000	60,000						
		D5	21,700	21,700	21,700	65,100						
		D6	18,000	18,200	18,200	54,400						
		D7	15,600	15,600	15,600	46,800						
		D8	57,000	0	0	57,000						

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- 150' RADIUS FROM PR HYDRANT
- EMERGENCY VEHICLE ACCESS EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT WITH 13.5' VERTICAL CLEARANCE
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   - AERIAL ACCESS SHALL HAVE CLEAR ACCESS TO "ENTIRE" FACE/SIDES OF BUILDING. MINIMUM NUMBER OF SIDES IS PROJECT–SPECIFIC BUT GENERALLY INCLUDES MIN OF TWO AND UP TO FOUR.
2. BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQUARE FEET SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
3. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED TO WITHIN 150' OF EXTERIOR WALLS OF BUILDINGS PER SANTA CLARA FIRE DEPARTMENT STANDARD. SINCE BUILDINGS WILL INCLUDE AUTOMATIC SPRINKLERS, ACCESS ROADS WILL BE LOCATED ON–SITE, AND THERE WILL BE NO GROUP R–3 OR GROUP U OCCUPANCY.
4. AERIAL ACCESS SHALL BE POSITIONED PARALLEL TO THE ENTIRE FACE/SIDE OF THE BUILDING AND WILL BE LOCATED NO LESS THAN 15' AND NO GREATER THAN 30' FROM BUILDING.
5. EVAE SHALL NOT BE PROVIDED WITHIN LANDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
6. DEAD–END FIRE ACCESS ROADS MORE THAN 150 FEET IN LENGTH (MEASURED FROM THE CURB PERPENDICULAR TO THE ROADWAY) SHALL BE PROVIDED WITH AN APPROVED TURNAROUND. TURNAROUNDS BELOW A BUILDING ARE NOT ACCEPTABLE.
7. DIMENSIONS ARE MEASURED FROM FACE OF BUILDING TO FIRE ACCESS ROAD.

N

60 0 60 120
scale 1" = 60' feet

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
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(650) 482-6300
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MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

PROPOSED FIRE ACCESS PLAN

No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-27
29 OF 45

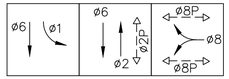
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C12.00 PROPOSED FIRE ACCESS PLAN.dwg
Plot: Dec 19, 2023 at 11:15am

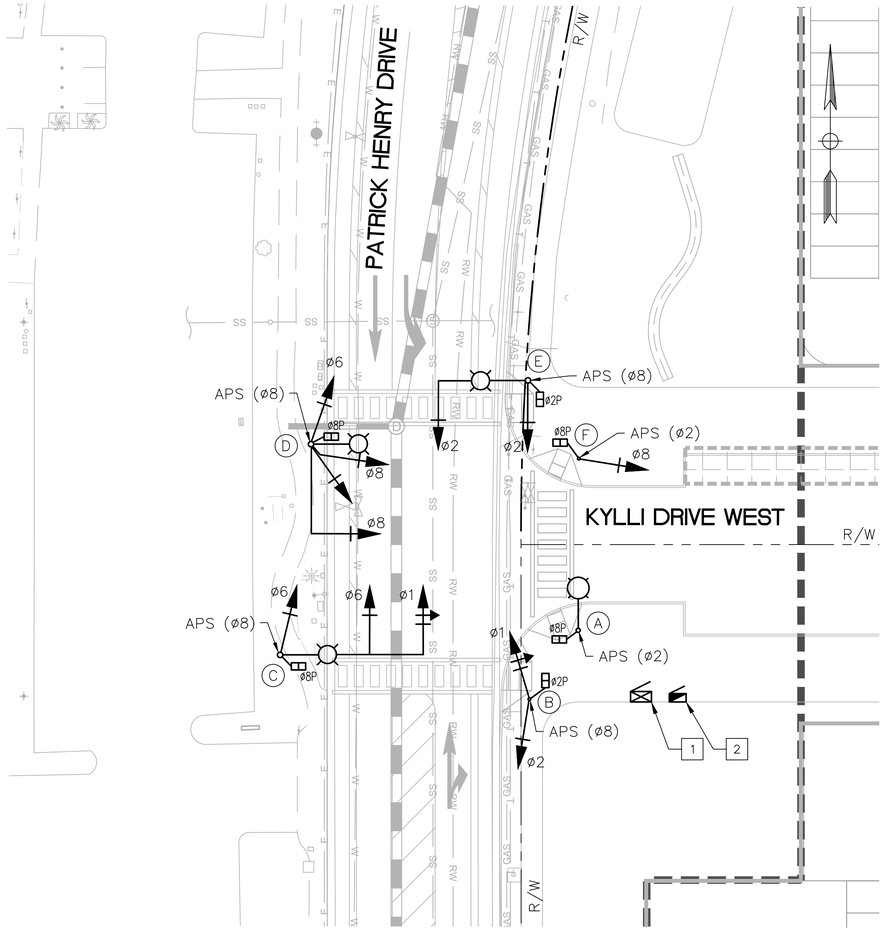
PROJECT NOTES:

1. FURNISH AND INSTALL 2070-2NZ CONTROLLER WITH TYPE P CONTROLLER CABINET AND FOUNDATION. DOOR SHALL FACE NORTH. (SEE CITY OF SANTA CLARA SPECIFICATION AND STANDARD DETAIL TR2 FOR CONTROLLER & CABINET.)

2. FURNISH AND INSTALL TYPE III-AF SERVICE ENCLOSURE. (SEE CITY OF SANTA CLARA SPECIFICATION AND STANDARD DETAIL TR2 FOR CONTROLLER & CABINET.)



PROPOSED SIGNAL PHASE DIAGRAM



POLE AND EQUIPMENT SCHEDULE

LOCATION	STANDARD	SIGNAL		VEH SIG MTG		PED SIGNAL	APS			LED LUMINAIRE (WATTS)	SPECIAL REQUIREMENTS
		SMA	LMA	MAST ARM	POLE	Ø	MTG	Ø	ARROW		
(A)	15TS		12'			8	TP-1-T	2	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø2) ON POLE.
(B)	1-B				TV-2-T	2	SP-1-T	8	→		INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø8) ON POLE.
(C)	26-4-100	40'	12'	MAS MAS	SV-1-T	8	SP-1-T	8	→	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø8) ON POLE.
(D)	19-4-100	25'	12'	MAS	SV-3-T	8	SP-1-T	8	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø8) ON POLE.
(E)	19-4-100	25'	12'	MAS	SV-1-T	2	SP-1-T	8	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø8) ON POLE.
(F)	1-B				TV-1-T	8	SP-1-T	2	→		INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø2) ON POLE.

◯ PROPOSED SIGNAL POLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



KEY MAP
NTS

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CITY OF SANTA CLARA, CALIFORNIA

TRAFFIC SIGNAL INSTALLATION - KYLLI DR WEST

No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:

VTM-28

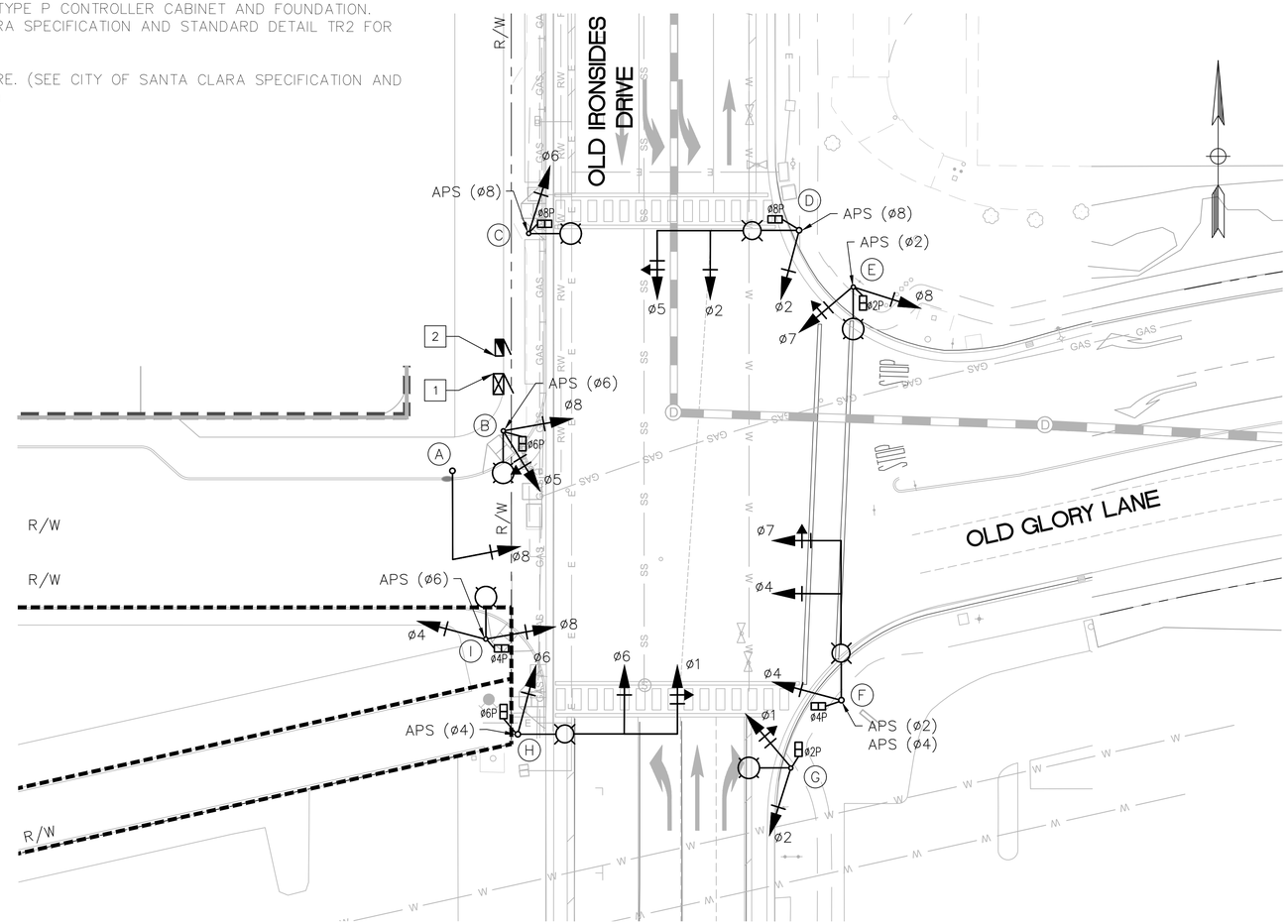
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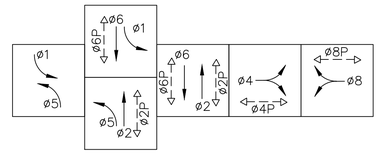
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Plot Dec 19, 2023 at 11:15am
C13.01 TS KYLLI DR WEST.dwg

PROJECT NOTES:

1. FURNISH AND INSTALL 2070-2NZ CONTROLLER WITH TYPE P CONTROLLER CABINET AND FOUNDATION. DOOR SHALL FACE NORTH. (SEE CITY OF SANTA CLARA SPECIFICATION AND STANDARD DETAIL TR2 FOR CONTROLLER & CABINET.)
2. FURNISH AND INSTALL TYPE III-AF SERVICE ENCLOSURE. (SEE CITY OF SANTA CLARA SPECIFICATION AND STANDARD DETAIL TR2 FOR CONTROLLER & CABINET.)





PROPOSED SIGNAL PHASE DIAGRAM

POLE AND EQUIPMENT SCHEDULE

LOCATION	STANDARD	SIGNAL		VEH SIG MTG		PED SIGNAL		APS		LED LUMINAIRE (WATTS)	SPECIAL REQUIREMENTS
		SMA	LMA	MAST ARM	POLE	Ø	MTG	Ø	ARROW		
(A)	18-4-100	25'		MAS							
(B)	15TS		12'		SV-2-T	6	SP-1-T	6	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø6) ON POLE.
(C)	15TS		12'		SV-1-T	8	SP-1-T	8	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø8) ON POLE.
(D)	26-4-100	40'	12'	MAS MAS	SV-1-T	8	SP-1-T	8	→	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø8) ON POLE.
(E)	15TS		12'		SV-2-T	2	SP-1-T	2	→	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø2) ON POLE.
(F)	26-4-100	45'	15'	MAS MAS	SV-1-T	4	SP-1-T	2 4	← →	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø2 AND APS ø4) ON POLE.
(G)	15TS		12'		SV-2-T	2	SP-1-T			130	
(H)	26-4-100	45'	15'	MAS MAS	SV-1-T	6	SP-1-T	4	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø4) ON POLE.
(I)	15TS		12'		SV-2-T	4	SP-1-T	6	→	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø6) ON POLE.

◯ PROPOSED SIGNAL POLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



KEY MAP
NTS

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TRAFFIC SIGNAL INSTALLATION PLAN - OLD GLORY LANE

No.	Revisions

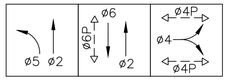
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Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
VTM-29
31 OF 45

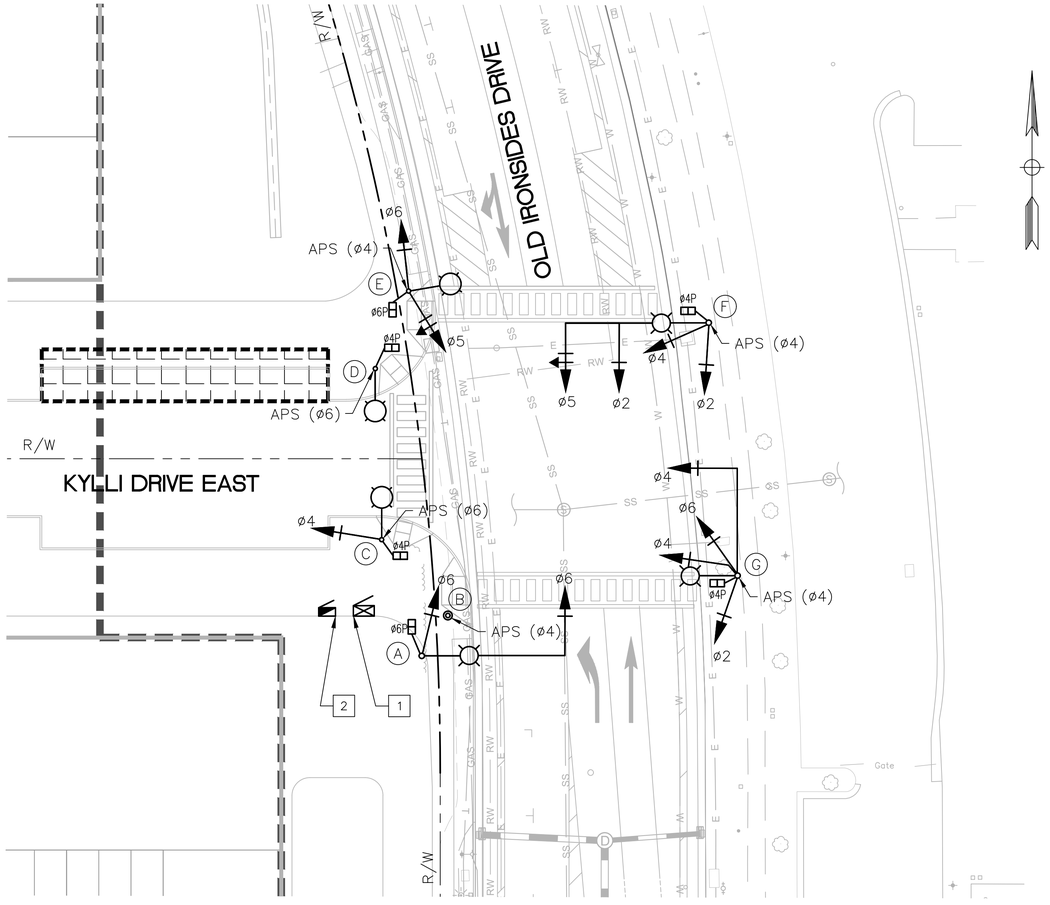
C13.02 TS OLD GLORY LANE.dwg
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PROJECT NOTES:

1. FURNISH AND INSTALL 2070-2NZ CONTROLLER WITH TYPE P CONTROLLER CABINET AND FOUNDATION. DOOR SHALL FACE NORTH. (SEE CITY OF SANTA CLARA SPECIFICATION AND STANDARD DETAIL TR2 FOR CONTROLLER & CABINET.)
2. FURNISH AND INSTALL TYPE III-AF SERVICE ENCLOSURE. (SEE CITY OF SANTA CLARA SPECIFICATION AND STANDARD DETAIL TR2 FOR CONTROLLER & CABINET.)



PROPOSED SIGNAL PHASE DIAGRAM



POLE AND EQUIPMENT SCHEDULE

LOCATION	STANDARD	SIGNAL		VEH SIG MTG		PED SIGNAL		APS		LED LUMINAIRE (WATTS)	SPECIAL REQUIREMENTS
		SMA	LMA	MAST ARM	POLE	Ø	MTG	Ø	ARROW		
(A)	26-4-100	40'	12'	MAS	SV-1-T	6	SP-1-T			130	
(B)	PBA POST							4	←		INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø4) ON POLE.
(C)	15TS		12'		SV-1-T	4	SP-1-T	6	→	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø6) ON POLE.
(D)	15TS		12'			4	SP-1-T	6	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø6) ON POLE.
(E)	15TS		12'		SV-2-T	6	SP-1-T	4	→	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø4) ON POLE.
(F)	26-4-100	40'	12'	MAS MAS	SV-2-T	4	SP-1-T	4	→	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø4) ON POLE.
(G)	19-4-100	30'	12'	MAS	SV-3-T	4	SP-1-T	4	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø4) ON POLE.

◯ PROPOSED SIGNAL POLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

KEY MAP
NTS

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TRAFFIC SIGNAL INSTALLATION PLAN - KYLLI DR EAST

No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

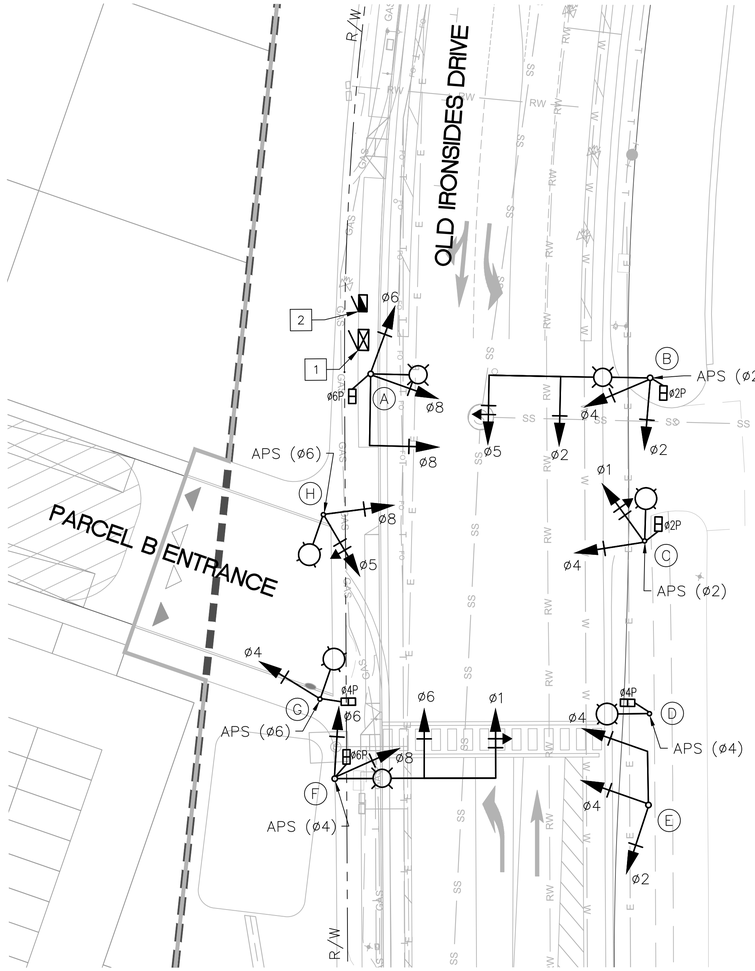
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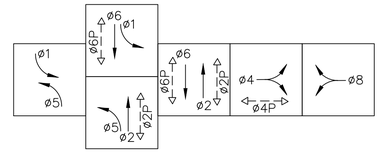
C13.04 TS OLD IRONSIDES_KYLLI DR EAST.dwg COPYRIGHT © 2023 BKF ENGINEERS
Plot Dec 19, 2023 at 11:16am

PROJECT NOTES:

1. FURNISH AND INSTALL 2070-2NZ CONTROLLER WITH TYPE P CONTROLLER CABINET AND FOUNDATION. DOOR SHALL FACE NORTH. (SEE CITY OF SANTA CLARA SPECIFICATION AND STANDARD DETAIL TR2 FOR CONTROLLER & CABINET.)

2. FURNISH AND INSTALL TYPE III-AF SERVICE ENCLOSURE. (SEE CITY OF SANTA CLARA SPECIFICATION AND STANDARD DETAIL TR2 FOR CONTROLLER & CABINET.)





PROPOSED SIGNAL PHASE DIAGRAM

POLE AND EQUIPMENT SCHEDULE

LOCATION	STANDARD	SIGNAL		VEH SIG MTG		PED SIGNAL		APS		LED LUMINAIRE (WATTS)	SPECIAL REQUIREMENTS
		SMA	LMA	MAST ARM	POLE	Ø	MTG	Ø	ARROW		
(A)	17-3-100	20'	12'	MAS	SV-2-T	6	SP-1-T			130	
(B)	26-4-100	45'	12'	MAS MAS	SV-2-T	2	SP-1-T	2	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø2) ON POLE.
(C)	15TS		12'		SV-2-T	2	SP-1-T	2	→	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø2) ON POLE.
(D)	15TS		12'			4	SP-1-T	4	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø4) ON POLE.
(E)	16-3-100	15'		MAS	SV-2-T						
(F)	26-4-100	45'	12'	MAS MAS	SV-2-T	6	SP-1-T	4	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø4) ON POLE.
(G)	15TS		12'		SV-1-T	4	SP-1-T	6	→	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø6) ON POLE.
(H)	15TS		12'		SV-2-T			6	←	130	INSTALL ACCESSIBLE PEDESTRIAN SYSTEM (APS ø6) ON POLE.

◯ PROPOSED SIGNAL POLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

KEY MAP
NTS

BKF ENGINEERS
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MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

TRAFFIC SIGNAL INSTALLATION PLAN - PARCEL B

Revisions

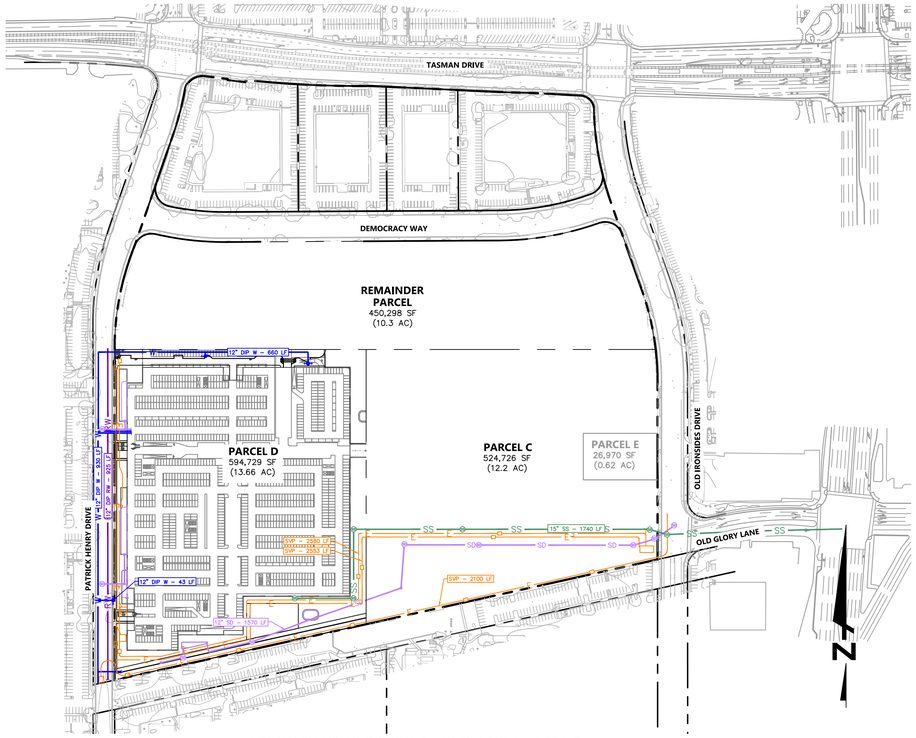
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Date: 12/15/2023
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Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

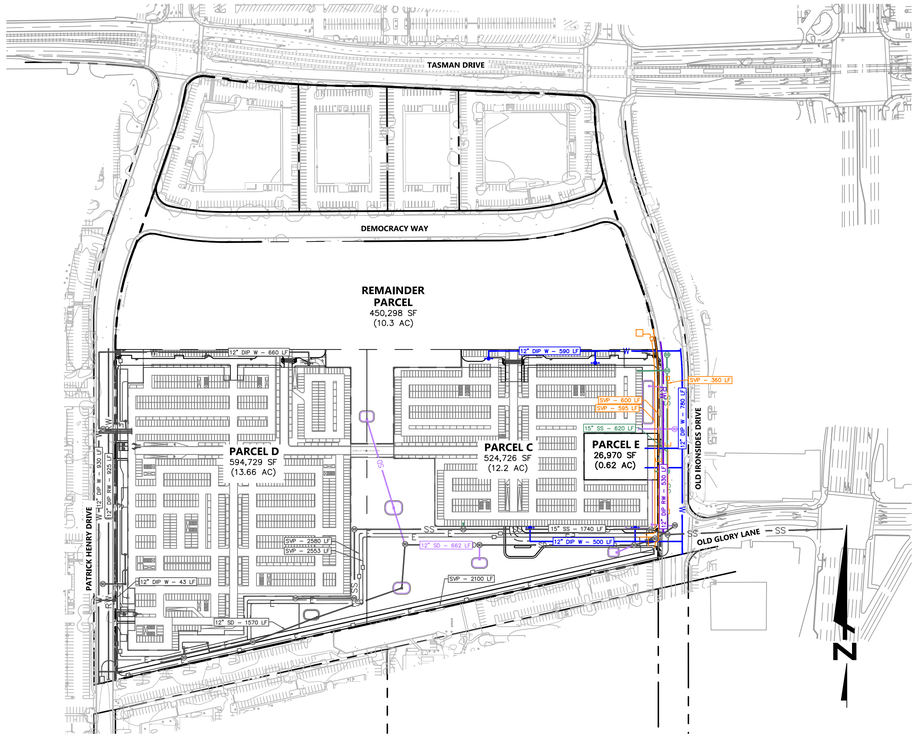
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33 OF 45

Plot Dec 19, 2023 at 11:16am
C13.03 TS OLD IRONSIDES_PARCEL B.dwg

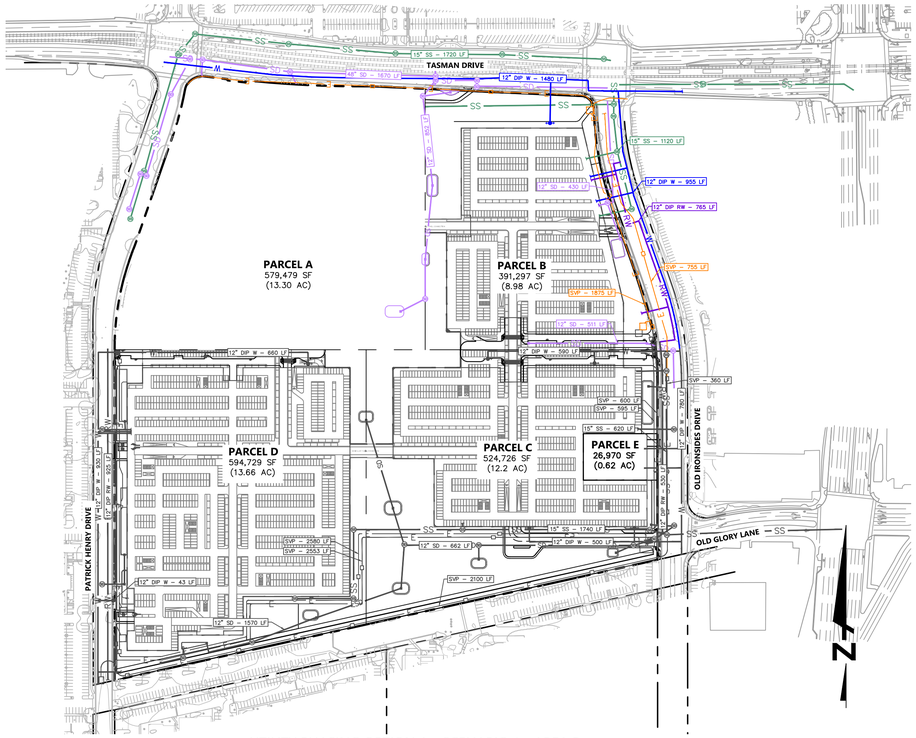
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UTILITY PHASING OPTION A - SCENARIO 1 - AREA D
1"=200'



UTILITY PHASING OPTION A - SCENARIO 1 - AREA C
1"=200'



UTILITY PHASING OPTION A - SCENARIO 1 - AREA B
1"=200'



UTILITY PHASING OPTION A - SCENARIO 1 - AREA A
1"=200'

200 0 200 400
scale 1" = 200' feet

NOTES

1. UTILITY LAYOUT SHOWN IS BASED ON SEWER ROUTING OPTION 2A.
2. PHASING SHOWN IS A POSSIBLE SCENARIO AND SUBJECT TO CHANGE. THE MISSION POINT PROJECT IS DESIGNED TO BE BUILT IN RESPONSE TO MARKET CONDITIONS AND THE UTILITY IMPROVEMENTS WILL BE PROVIDED AS APPLICABLE AND APPROPRIATE WITH EACH AREA'S DEVELOPMENT.
3. SVP INFRASTRUCTURE TO BE DETERMINED BASED ON A SVP SYSTEM IMPACT STUDY, IF REQUIRED.



KEY MAP
NTS

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MISSION POINT
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CITY OF SANTA CLARA, CALIFORNIA

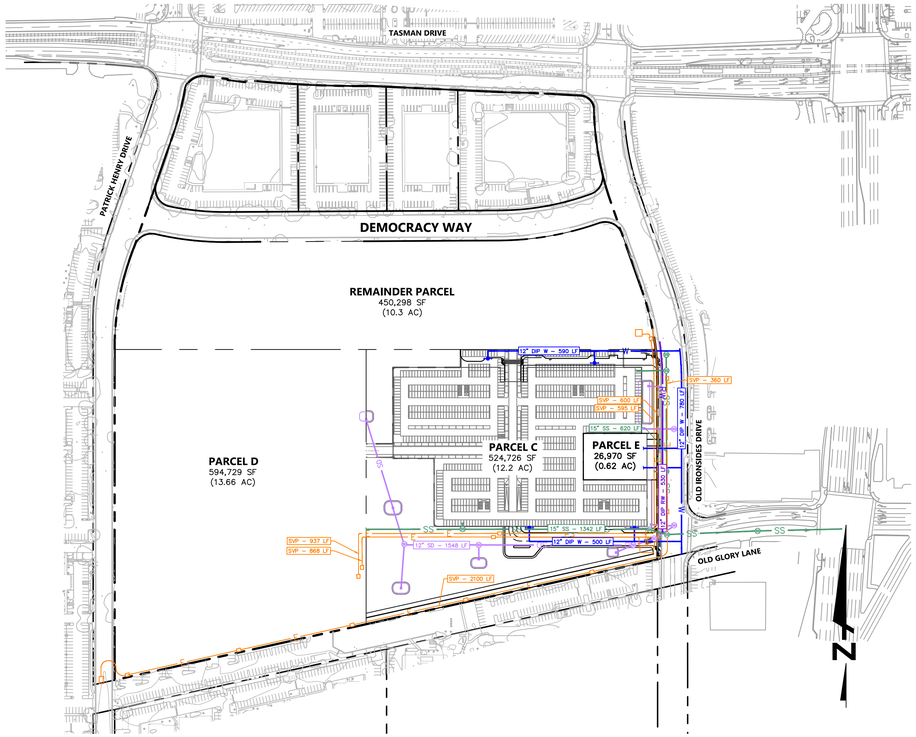
UTILITY PHASING OPTION A - SCENARIO 1

No.	Revisions

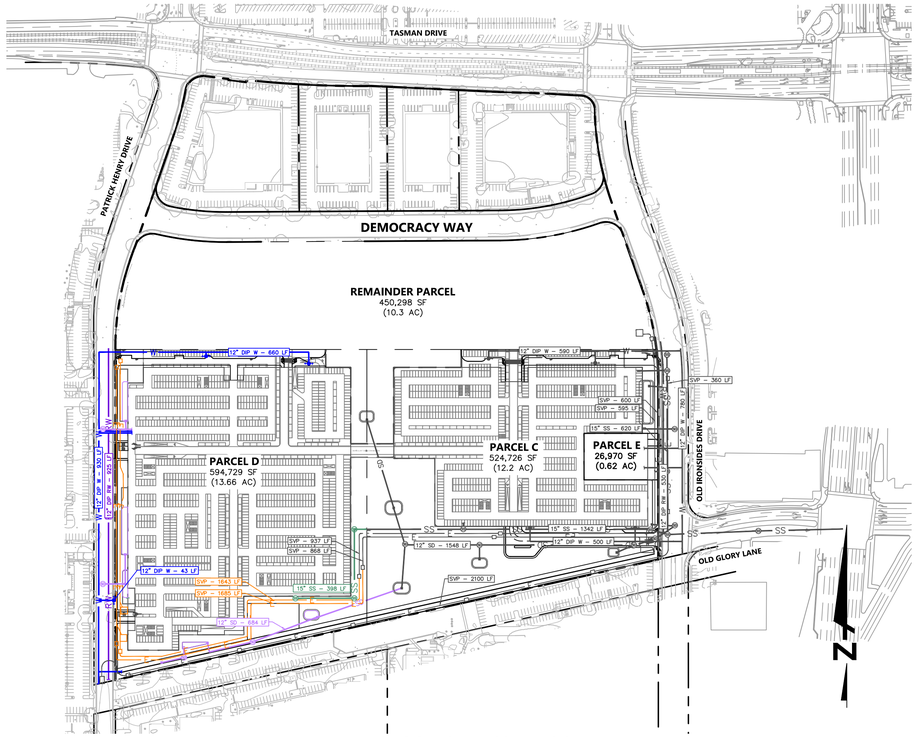
Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
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34 OF 45

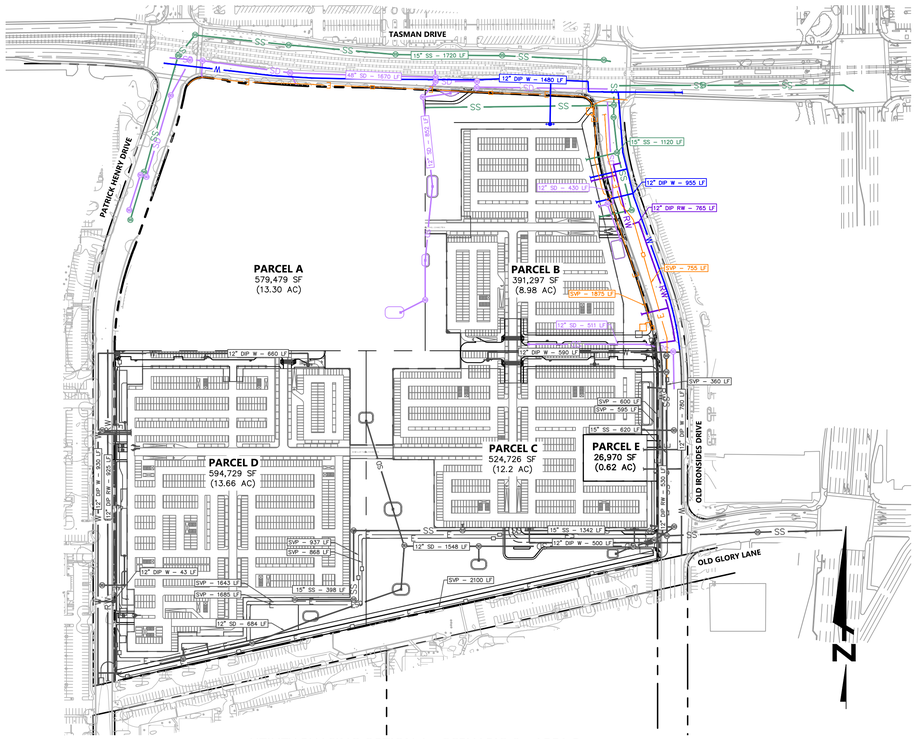
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Plot Jul 22, 2024 at 10:30am



UTILITY PHASING OPTION A - SCENARIO 2 - AREA C
1"=200'



UTILITY PHASING OPTION A - SCENARIO 2 - AREA D
1"=200'



UTILITY PHASING OPTION A - SCENARIO 2 - AREA B
1"=200'



UTILITY PHASING OPTION A - SCENARIO 2 - AREA A
1"=200'

200 0 200 400
scale 1" = 200' feet

NOTES

1. UTILITY LAYOUT SHOWN IS BASED ON SEWER ROUTING OPTION 2A.
2. PHASING SHOWN IS A POSSIBLE SCENARIO AND SUBJECT TO CHANGE. THE MISSION POINT PROJECT IS DESIGNED TO BE BUILT IN RESPONSE TO MARKET CONDITIONS AND THE UTILITY IMPROVEMENTS WILL BE PROVIDED AS APPLICABLE AND APPROPRIATE WITH EACH AREA'S DEVELOPMENT.
3. SVP INFRASTRUCTURE TO BE DETERMINED BASED ON A SVP SYSTEM IMPACT STUDY, IF REQUIRED.



KEY MAP
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MISSION POINT
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UTILITY PHASING OPTION A - SCENARIO 2

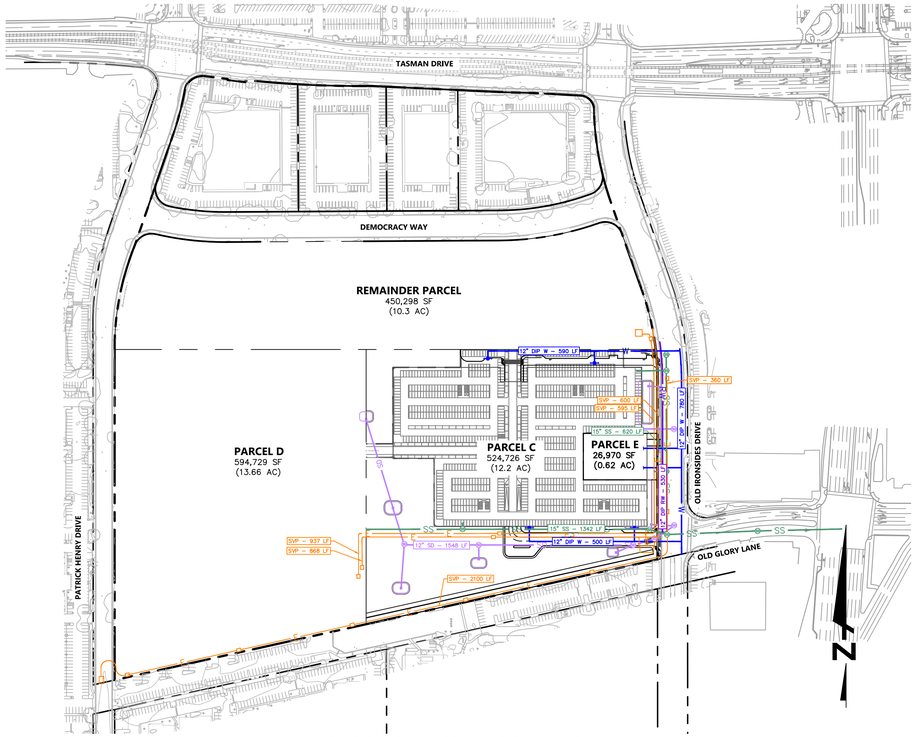
No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

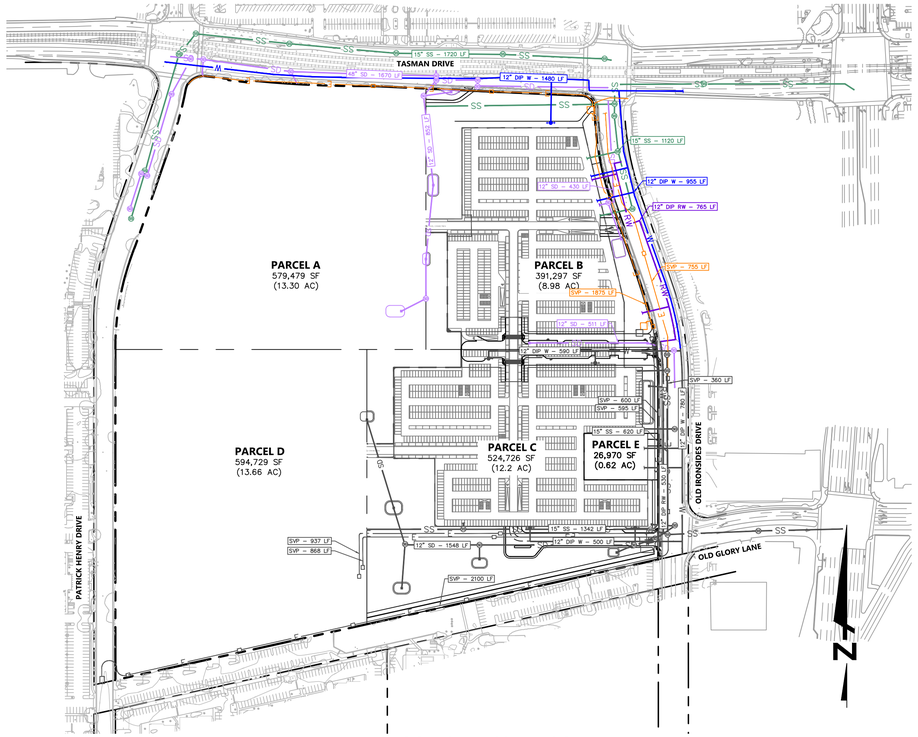
Drawing Number:
A-SC-2
35 OF 45

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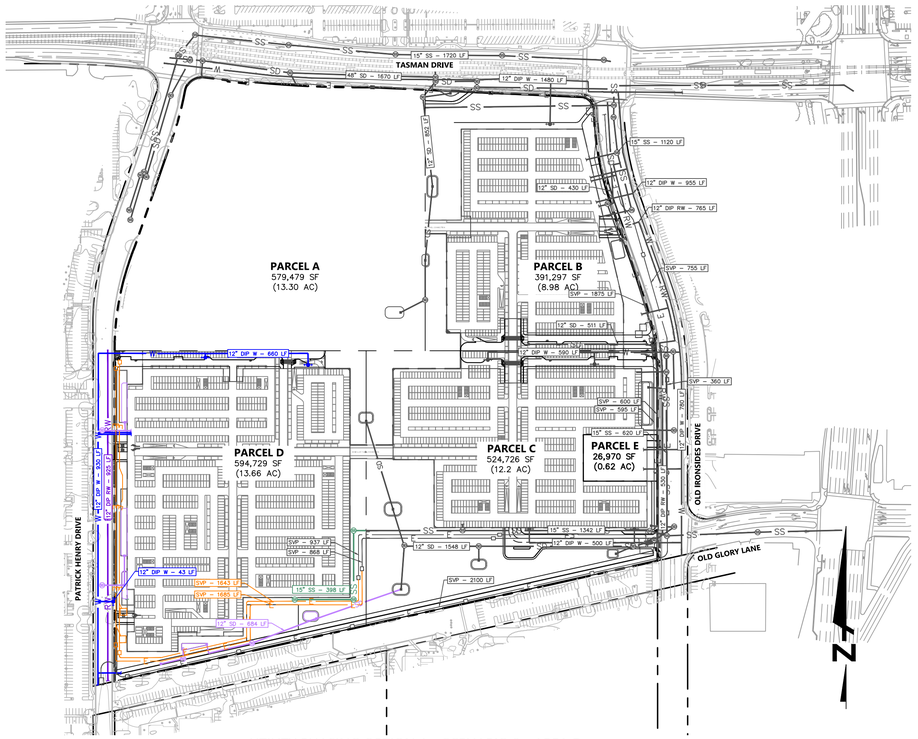
C14.00 PROPOSED PHASING PLANS.dwg
Plot: Jul 22, 2024 at 10:31am



UTILITY PHASING OPTION A - SCENARIO 3 - AREA C
1"=200'



UTILITY PHASING OPTION A - SCENARIO 3 - AREA B
1"=200'



UTILITY PHASING OPTION A - SCENARIO 3 - AREA D
1"=200'



UTILITY PHASING OPTION A - SCENARIO 3 - AREA A
1"=200'

NOTES

1. UTILITY LAYOUT SHOWN IS BASED ON SEWER ROUTING OPTION 2A.
2. PHASING SHOWN IS A POSSIBLE SCENARIO AND SUBJECT TO CHANGE. THE MISSION POINT PROJECT IS DESIGNED TO BE BUILT IN RESPONSE TO MARKET CONDITIONS AND THE UTILITY IMPROVEMENTS WILL BE PROVIDED AS APPLICABLE AND APPROPRIATE WITH EACH AREA'S DEVELOPMENT.
3. SVP INFRASTRUCTURE TO BE DETERMINED BASED ON A SVP SYSTEM IMPACT STUDY, IF REQUIRED.



KEY MAP
NTS

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UTILITY PHASING OPTION A - SCENARIO 3

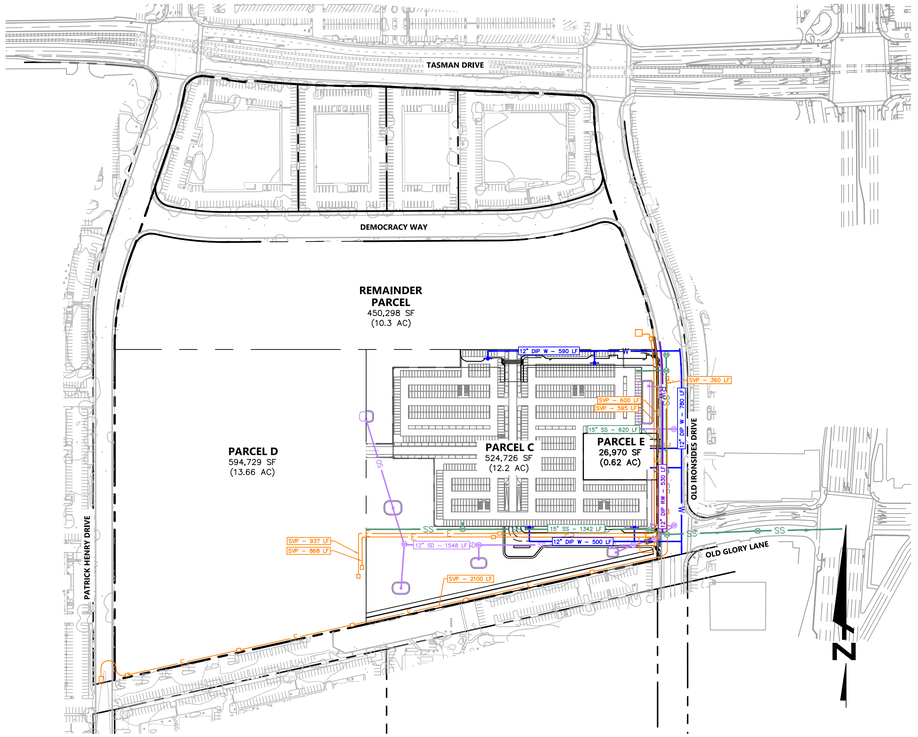
No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
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Approved: SN
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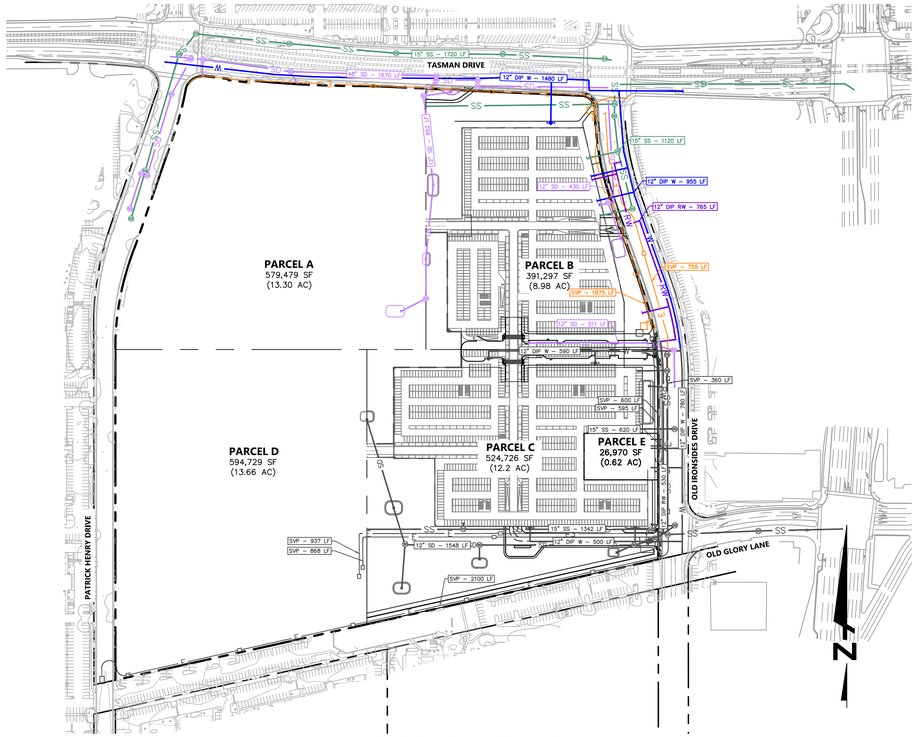
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A-SC-3
36 OF 45

200 0 200 400
scale 1" = 200' feet

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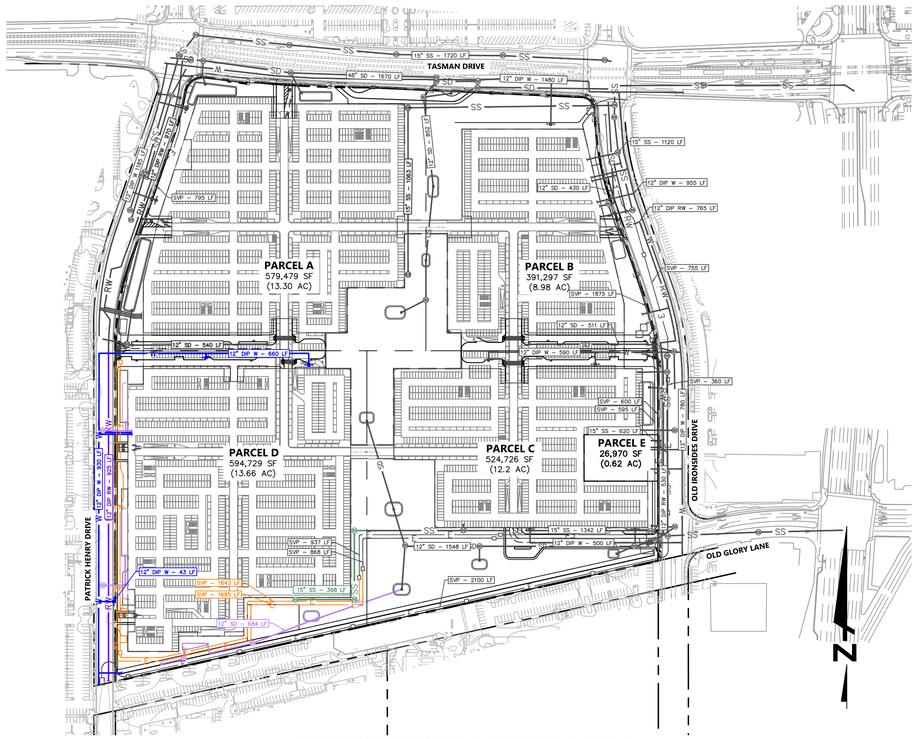
UTILITY PHASING OPTION A - SCENARIO 4 - AREA C
1"=200'



UTILITY PHASING OPTION A - SCENARIO 4 - AREA B
1"=200'



UTILITY PHASING OPTION A - SCENARIO 4 - AREA A
1"=200'



UTILITY PHASING OPTION A - SCENARIO 4 - AREA D
1"=200'

NOTES

1. UTILITY LAYOUT SHOWN IS BASED ON SEWER ROUTING OPTION 2A.
2. PHASING SHOWN IS A POSSIBLE SCENARIO AND SUBJECT TO CHANGE. THE MISSION POINT PROJECT IS DESIGNED TO BE BUILT IN RESPONSE TO MARKET CONDITIONS AND THE UTILITY IMPROVEMENTS WILL BE PROVIDED AS APPLICABLE AND APPROPRIATE WITH EACH AREA'S DEVELOPMENT.
3. SVP INFRASTRUCTURE TO BE DETERMINED BASED ON A SVP SYSTEM IMPACT STUDY, IF REQUIRED.



KEY MAP
NTS

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255 SHORELINE DRIVE
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MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

UTILITY PHASING OPTION A - SCENARIO 4

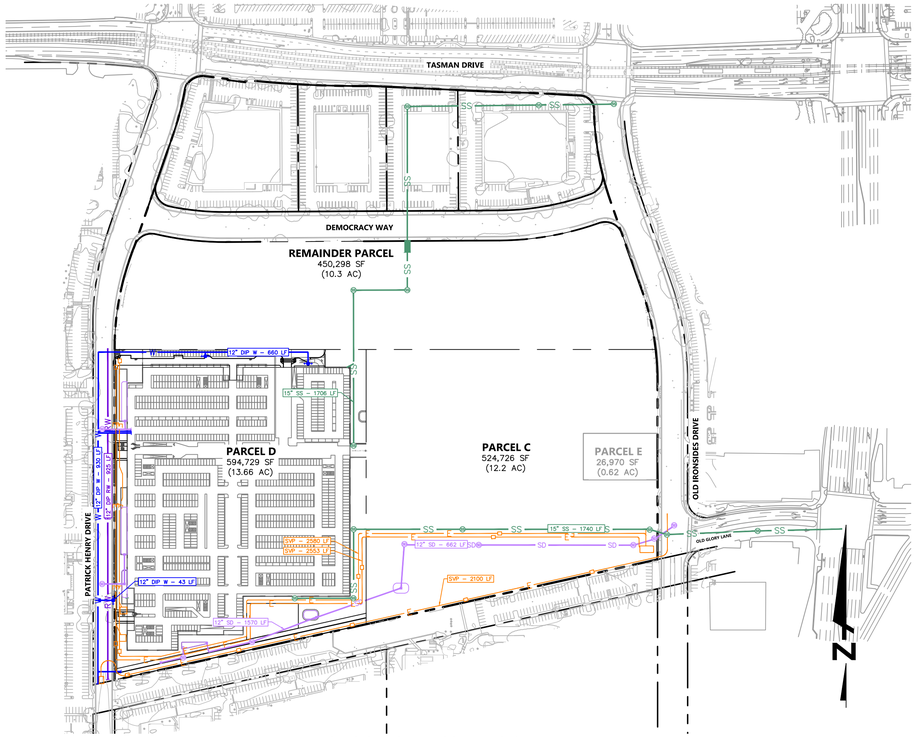
No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

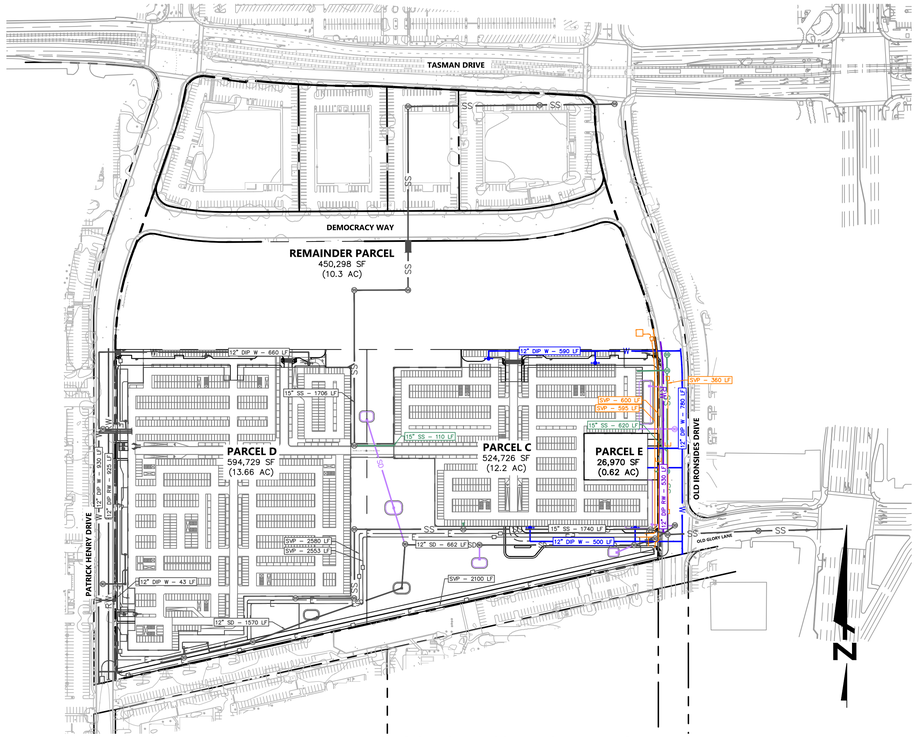
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A-SC-4
37 OF 45

200 0 200 400
scale 1" = 200' feet

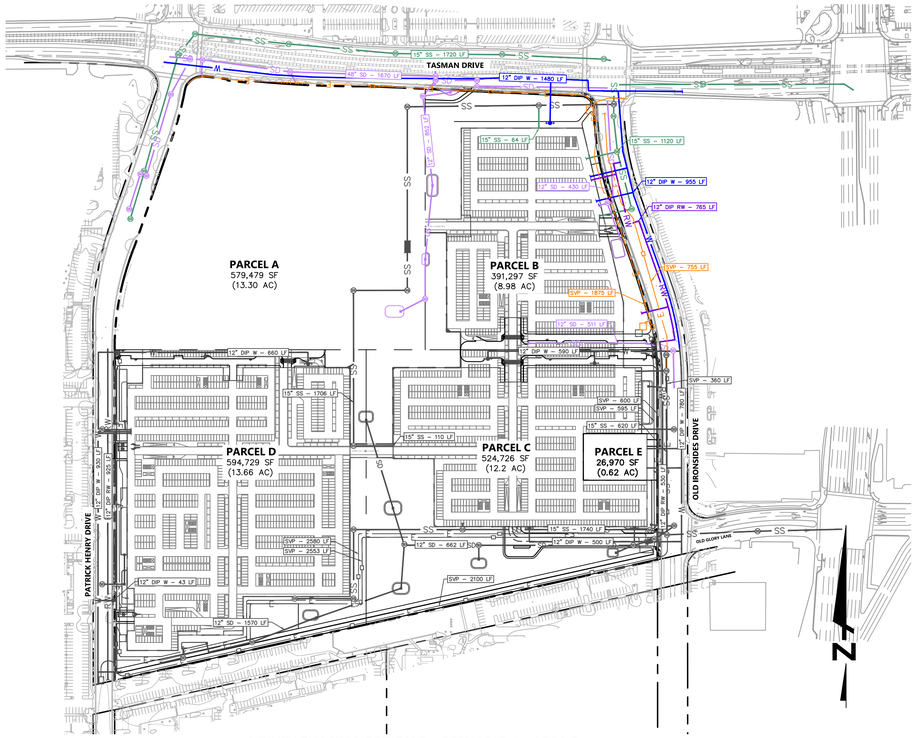
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Plot Jul 22, 2024 at 10:31am



UTILITY PHASING OPTION B - SCENARIO 1 - AREA D
1"=200'



UTILITY PHASING OPTION B - SCENARIO 1 - AREA C
1"=200'



UTILITY PHASING OPTION B - SCENARIO 1 - AREA B
1"=200'



UTILITY PHASING OPTION B - SCENARIO 1 - AREA A
1"=200'

200 0 200 400
scale 1" = 200' feet

NOTES

1. UTILITY LAYOUT SHOWN IS BASED ON SEWER ROUTING OPTION 3A.
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CITY OF SANTA CLARA, CALIFORNIA

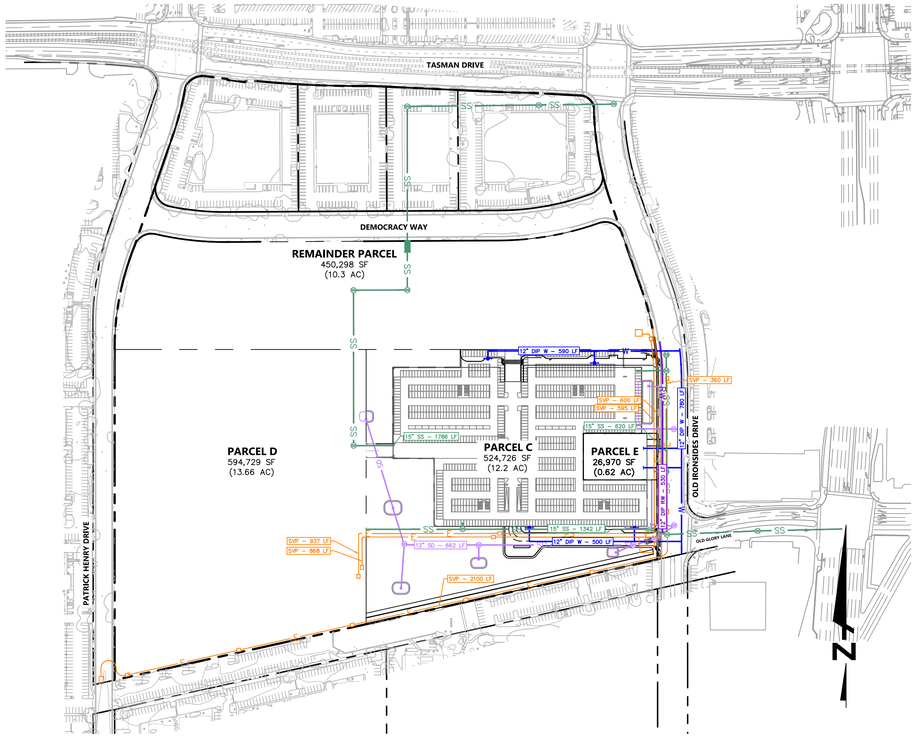
UTILITY PHASING OPTION B - SCENARIO 1

No.	Revisions

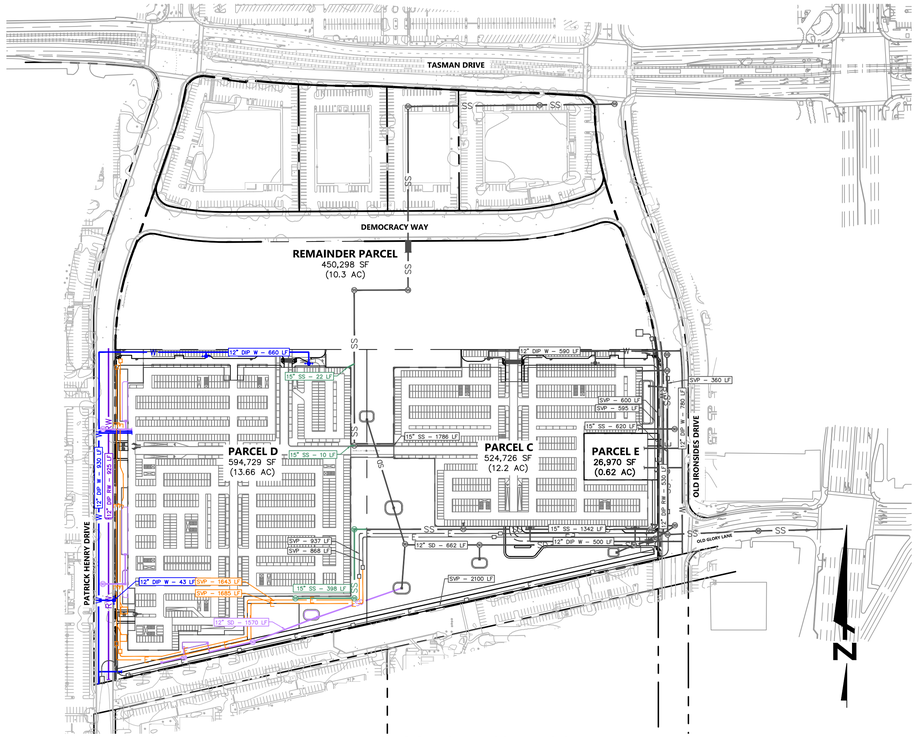
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Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
B-SC-1
38 OF 45

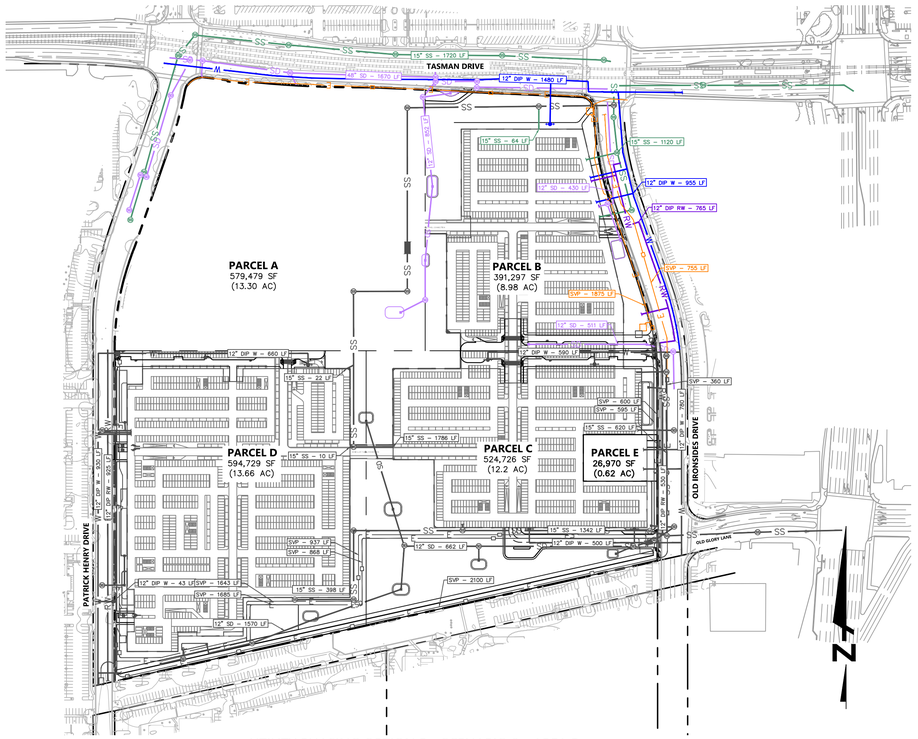
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UTILITY PHASING OPTION B - SCENARIO 2 - AREA C
1"=200'



UTILITY PHASING OPTION B - SCENARIO 2 - AREA D
1"=200'



UTILITY PHASING OPTION B - SCENARIO 2 - AREA B
1"=200'



UTILITY PHASING OPTION B - SCENARIO 2 - AREA A
1"=200'

200 0 200 400
scale 1" = 200' feet

NOTES

1. UTILITY LAYOUT SHOWN IS BASED ON SEWER ROUTING OPTION 3A.
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CITY OF SANTA CLARA, CALIFORNIA

UTILITY PHASING OPTION B - SCENARIO 2

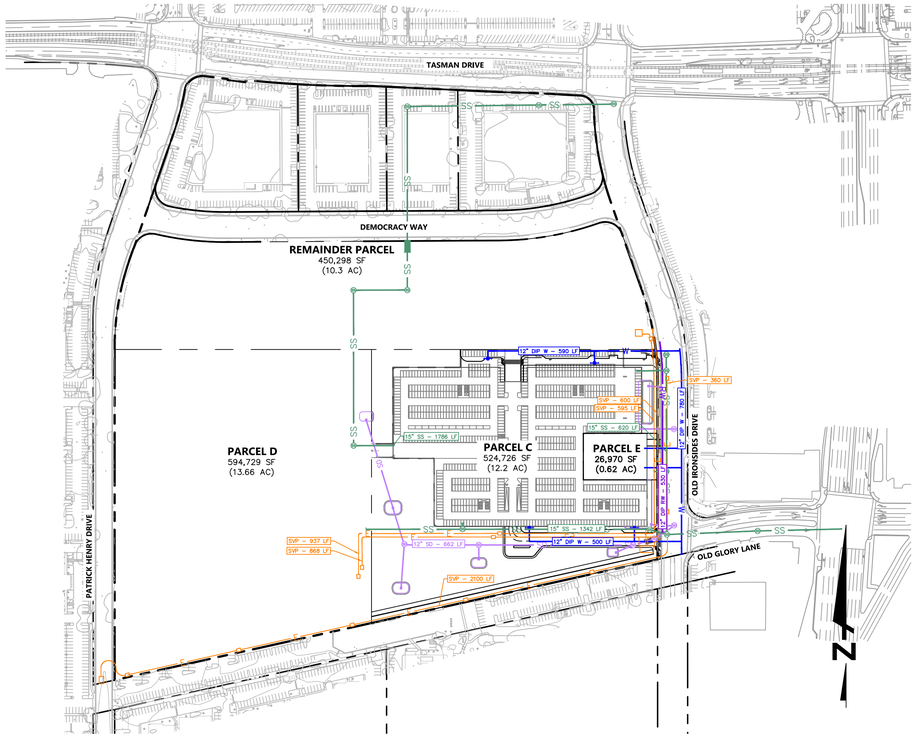
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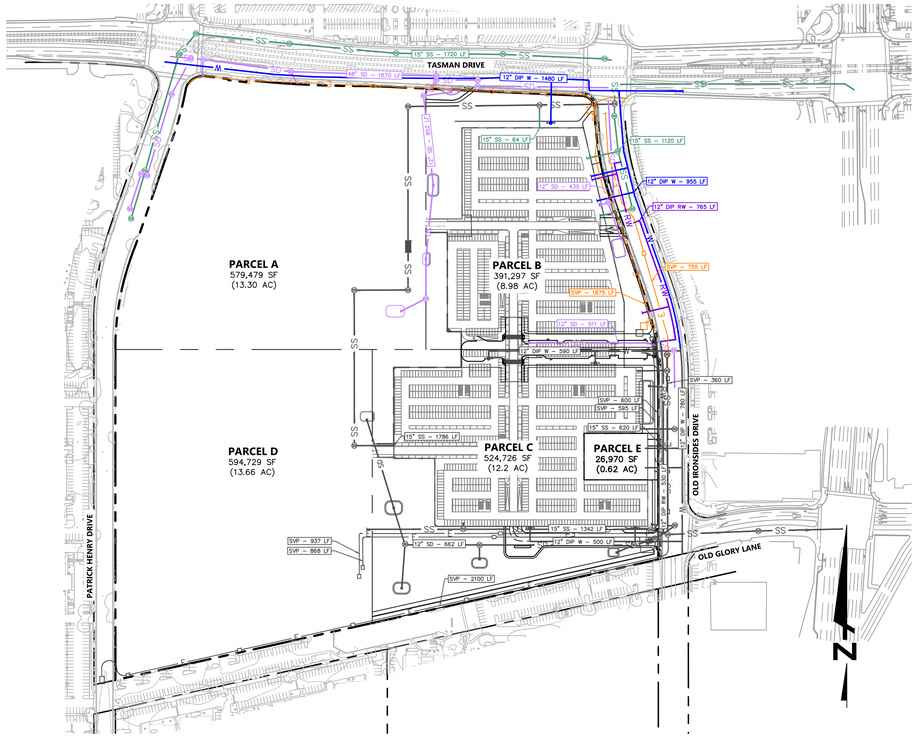
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39 OF 45

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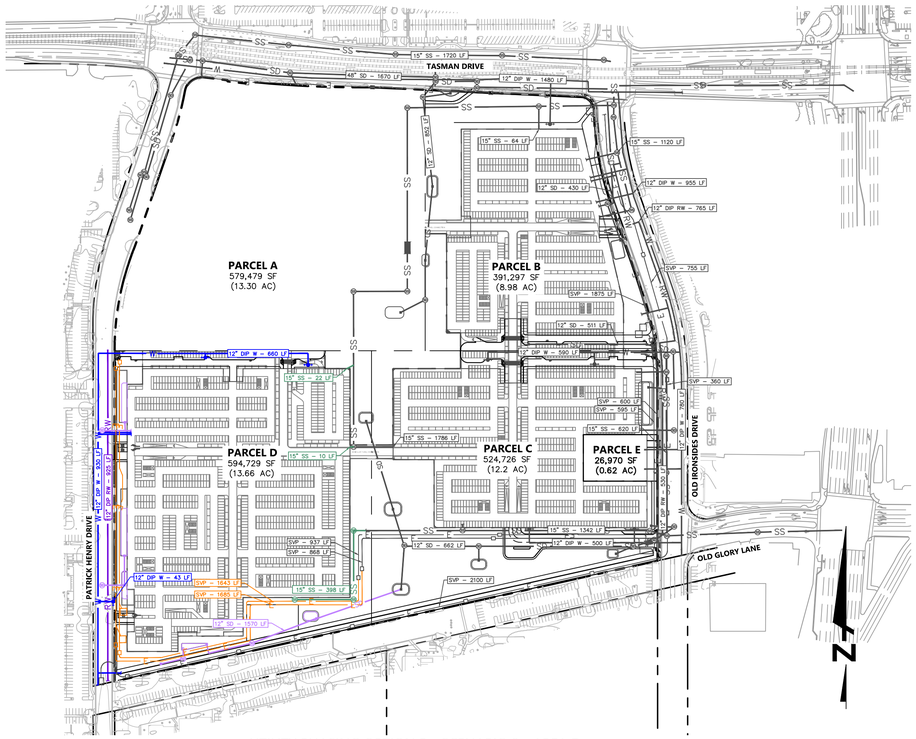
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Plot Jul 22, 2024 at 10:32am



UTILITY PHASING OPTION B - SCENARIO 3 - AREA C
1"=200'



UTILITY PHASING OPTION B - SCENARIO 3 - AREA B
1"=200'



UTILITY PHASING OPTION B - SCENARIO 3 - AREA D
1"=200'



UTILITY PHASING OPTION B - SCENARIO 3 - AREA A
1"=200'

200 0 200 400
scale 1" = 200' feet

NOTES

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UTILITY PHASING OPTION B - SCENARIO 3

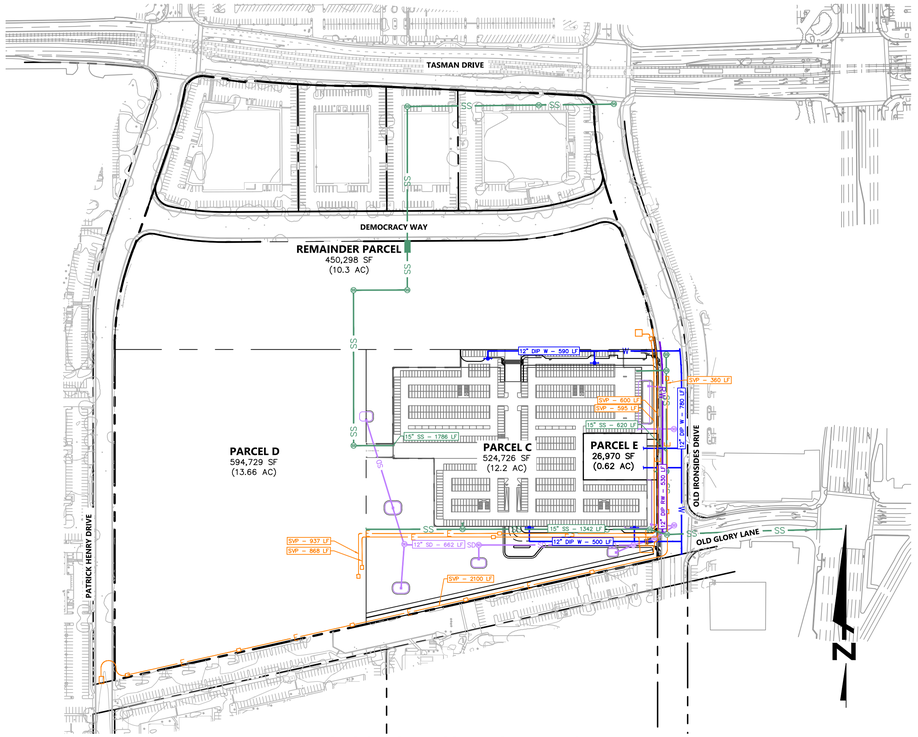
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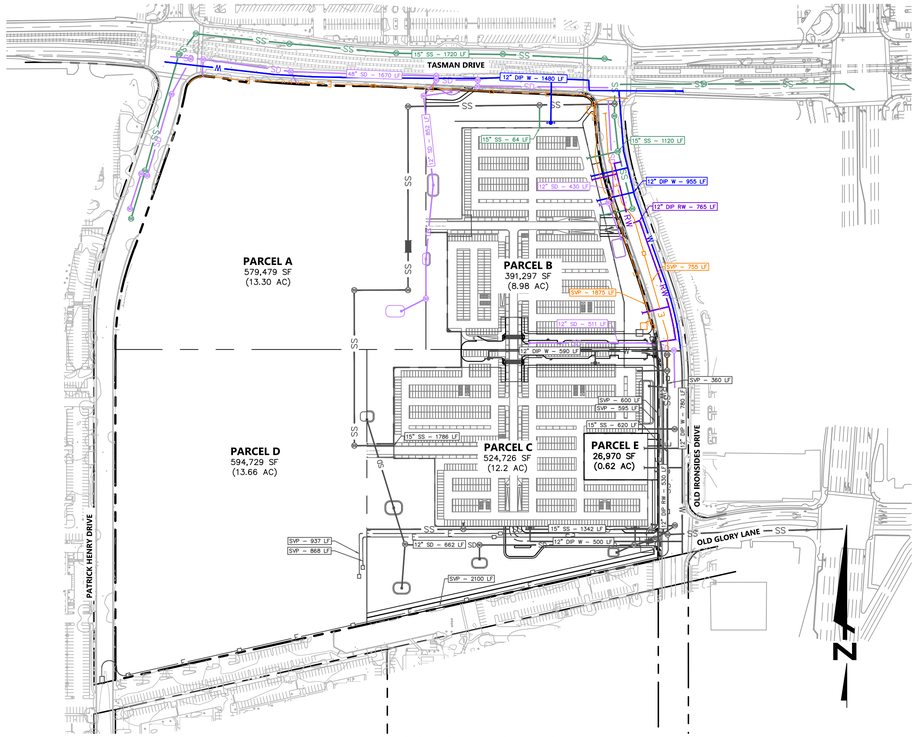
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B-SC-3
40 OF 45

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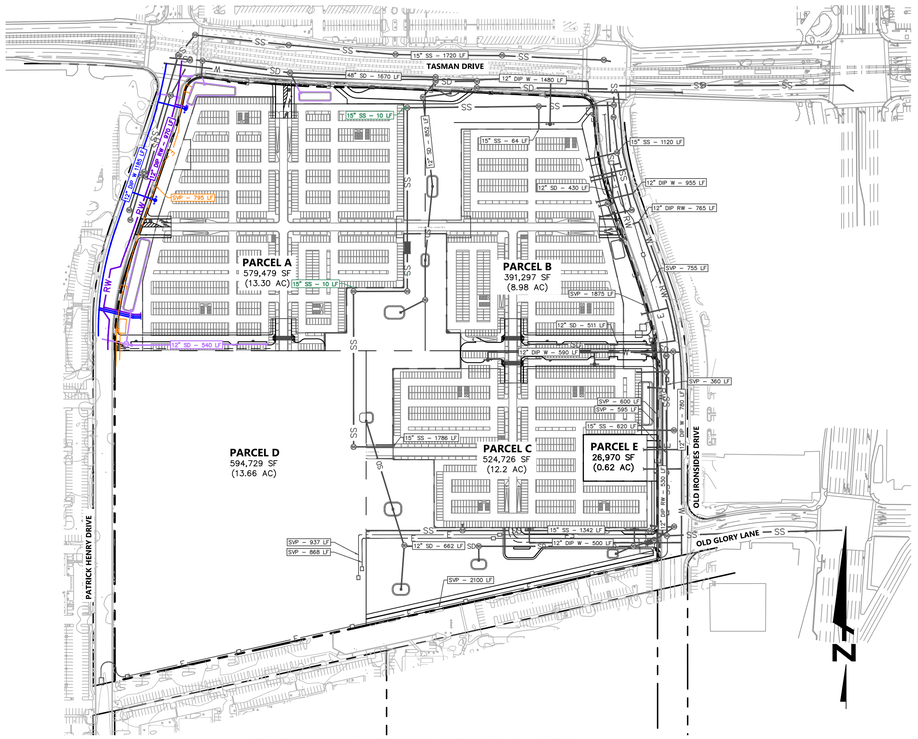
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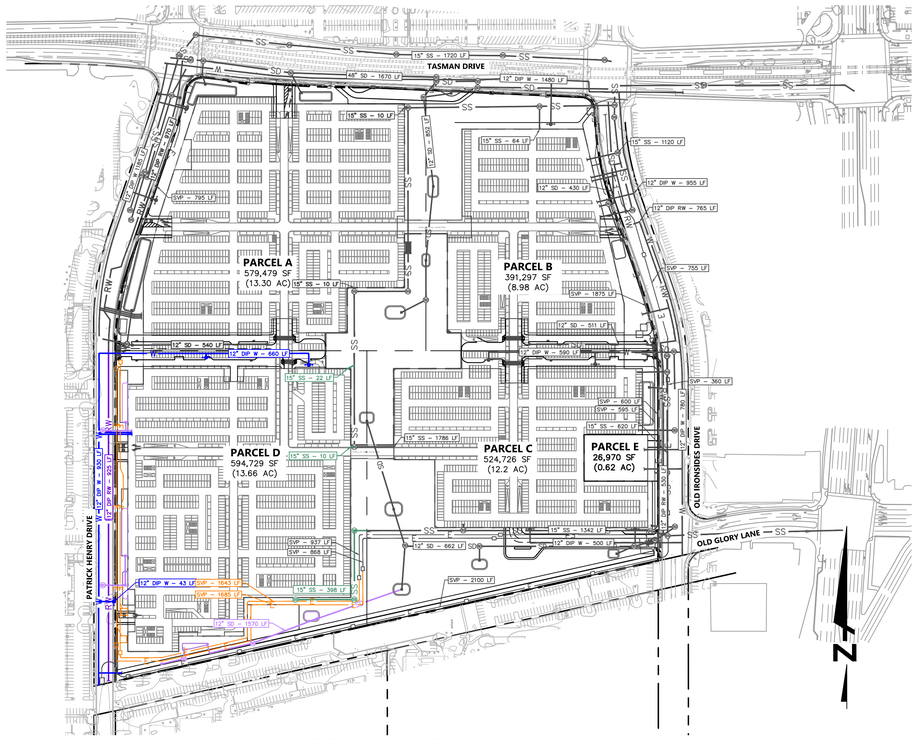
UTILITY PHASING OPTION B - SCENARIO 4 - AREA C
1"=200'



UTILITY PHASING OPTION B - SCENARIO 4 - AREA B
1"=200'



UTILITY PHASING OPTION B - SCENARIO 4 - AREA A
1"=200'



UTILITY PHASING OPTION B - SCENARIO 4 - AREA D
1"=200'

NOTES

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KEY MAP
NTS

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CITY OF SANTA CLARA, CALIFORNIA

UTILITY PHASING OPTION B - SCENARIO 4

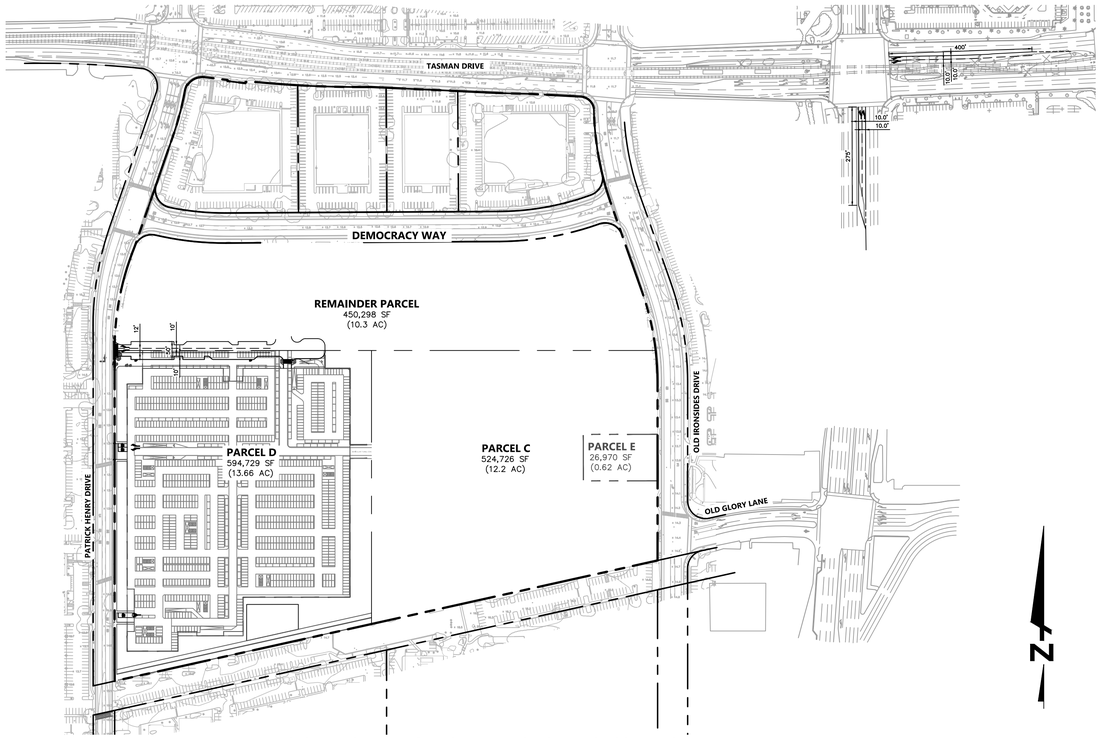
No.	Revisions

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Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

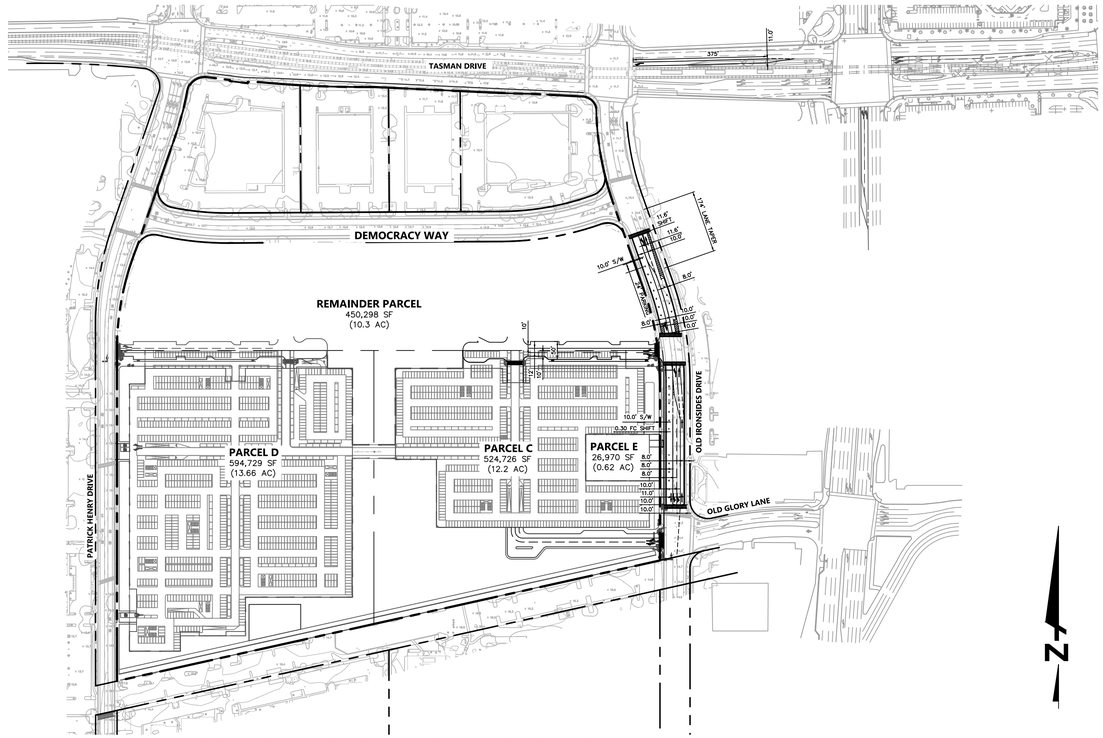
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41 OF 45

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scale 1" = 200' feet

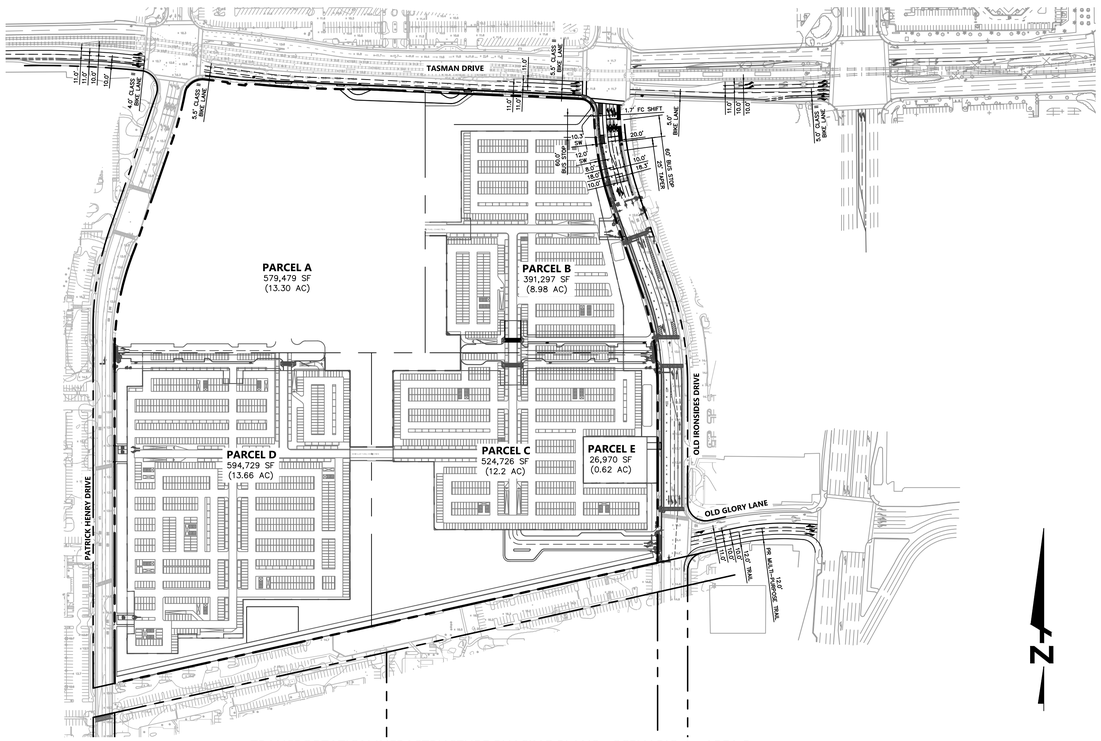
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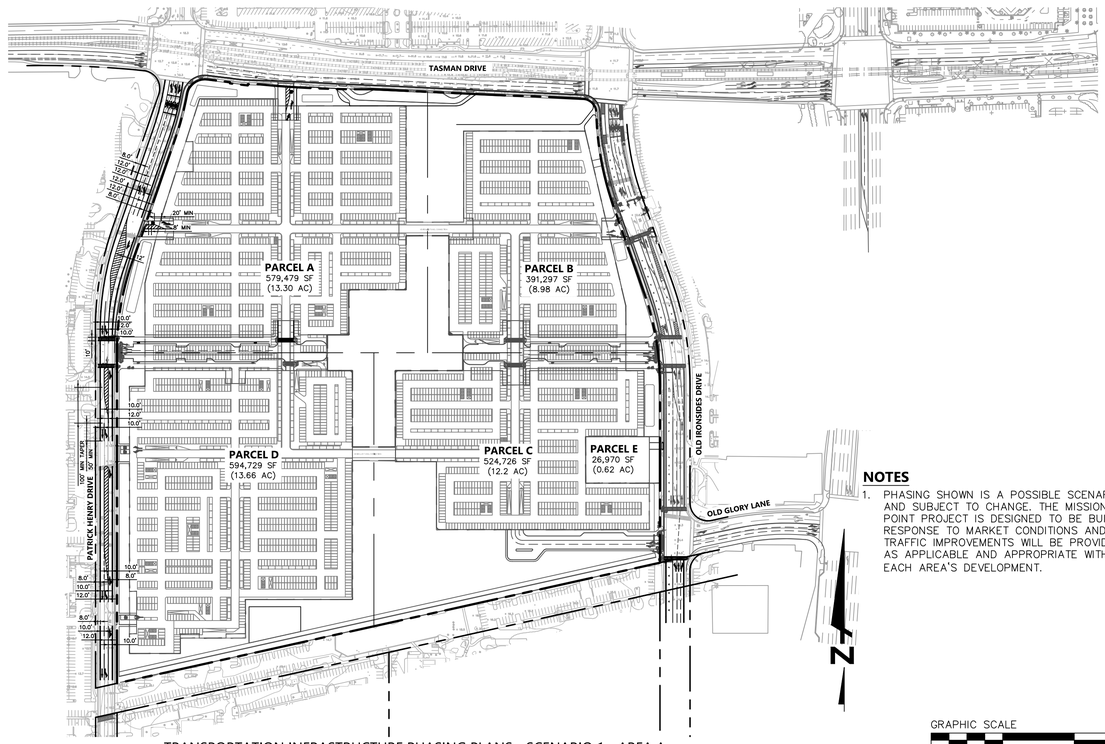
TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 1 - AREA D
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 1 - AREA C
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 1 - AREA B
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 1 - AREA A
1"=200'

NOTES

1. PHASING SHOWN IS A POSSIBLE SCENARIO AND SUBJECT TO CHANGE. THE MISSION POINT PROJECT IS DESIGNED TO BE BUILT IN RESPONSE TO MARKET CONDITIONS AND TRAFFIC IMPROVEMENTS WILL BE PROVIDED AS APPLICABLE AND APPROPRIATE WITH EACH AREA'S DEVELOPMENT.

GRAPHIC SCALE
200 0 200 400

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
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MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 1

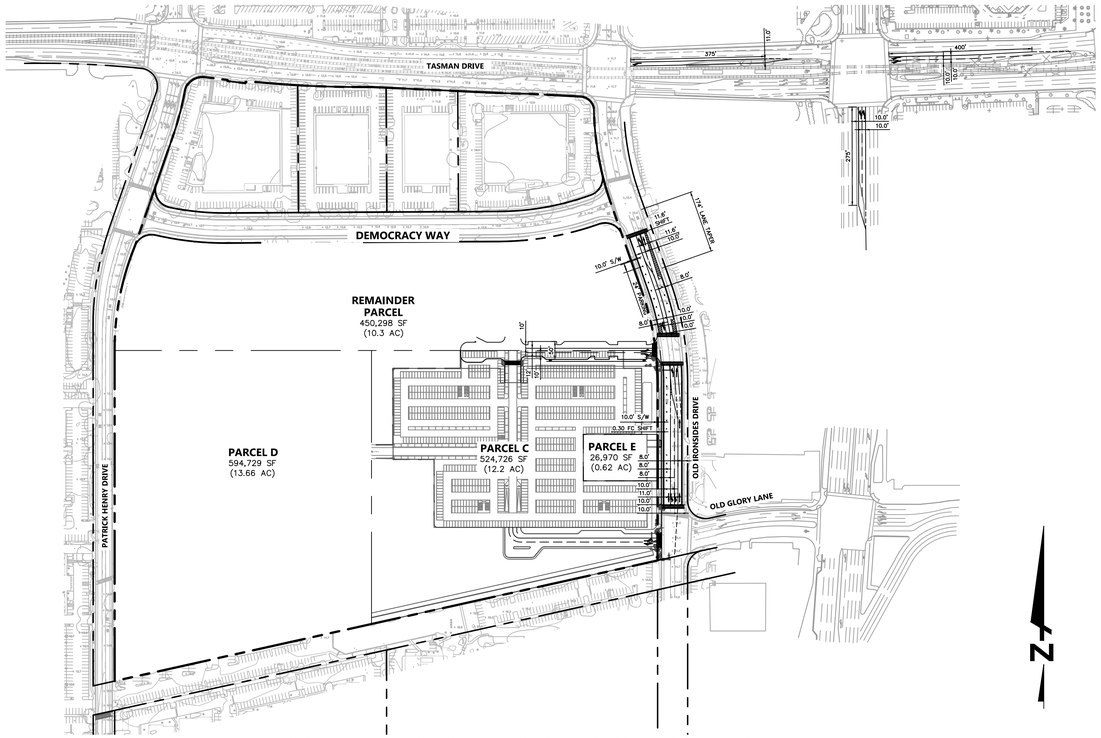
No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

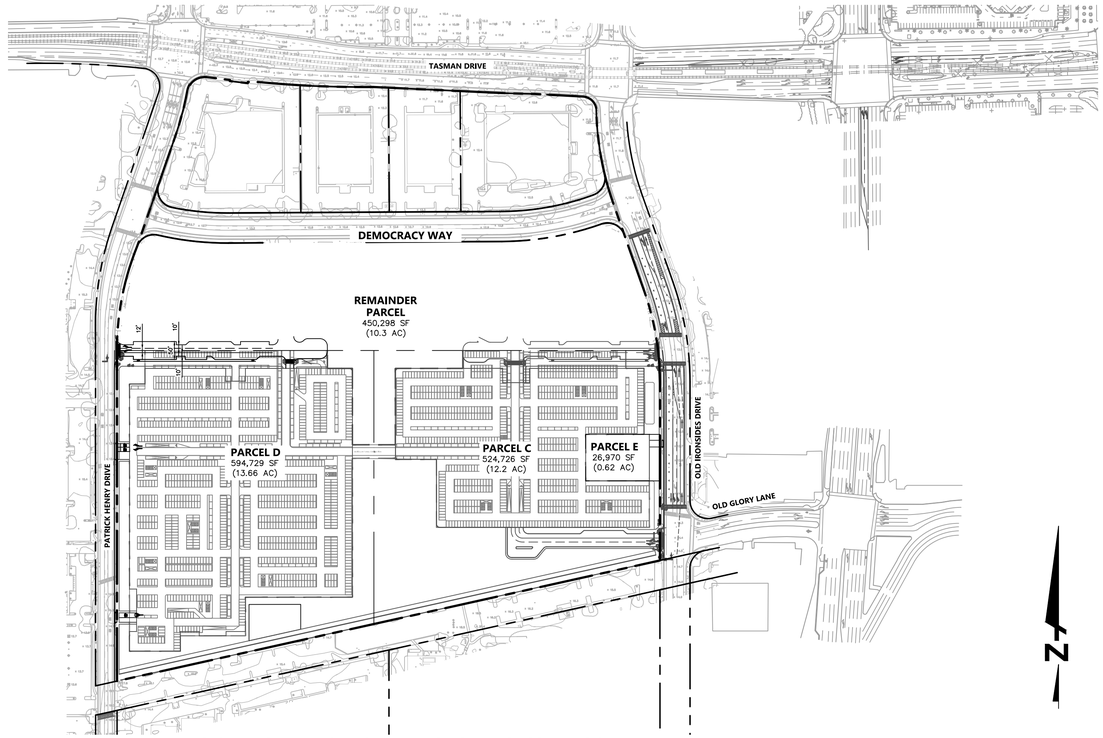
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TR-SC-1
42 OF 45

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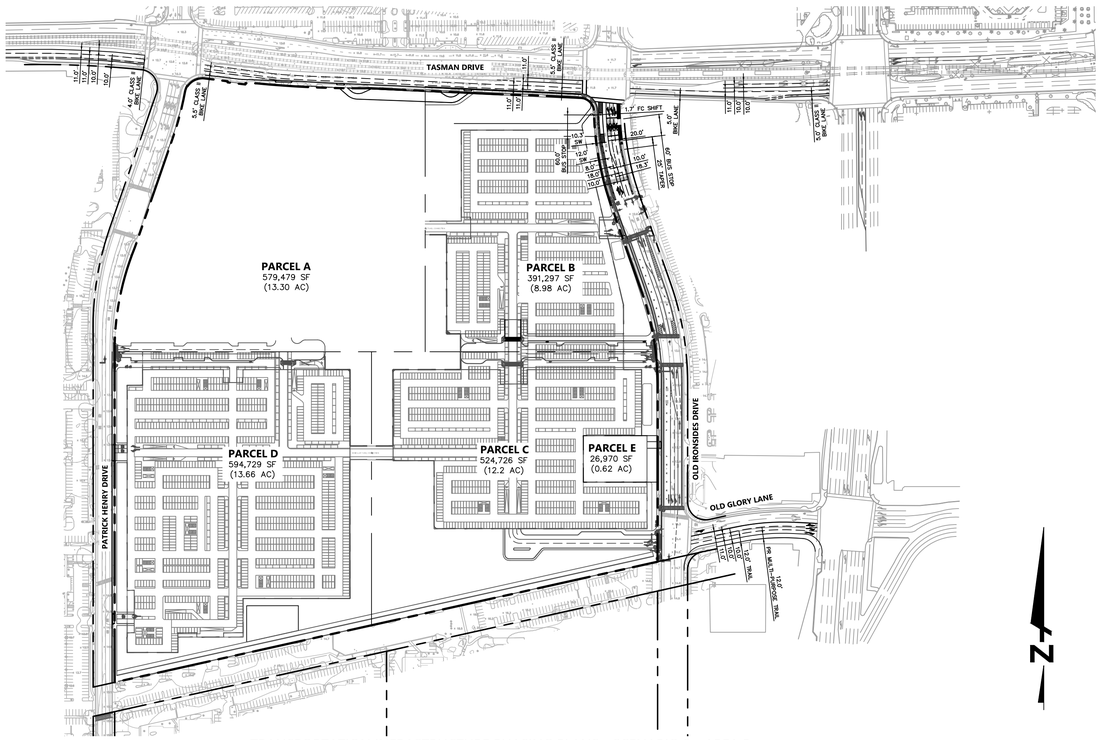
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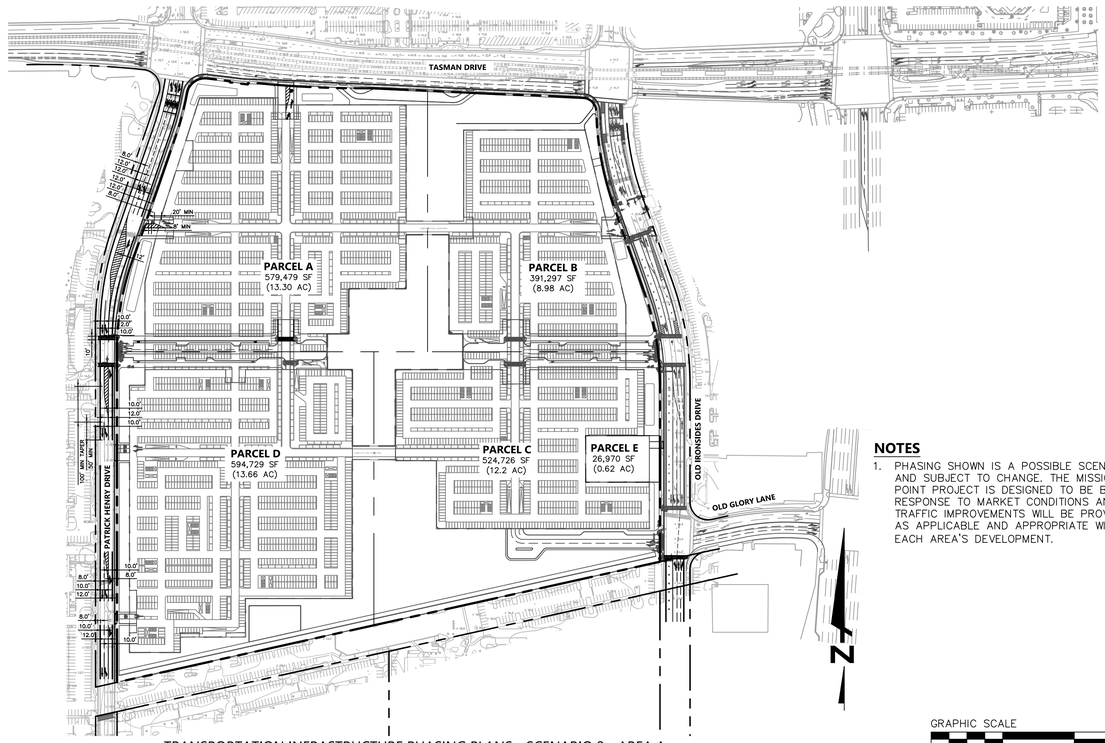
TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 2 - AREA C
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 2 - AREA D
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 2 - AREA B
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 2 - AREA A
1"=200'

NOTES

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GRAPHIC SCALE
200 0 200 400

KEY MAP
NTS

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CITY OF SANTA CLARA, CALIFORNIA

TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 2

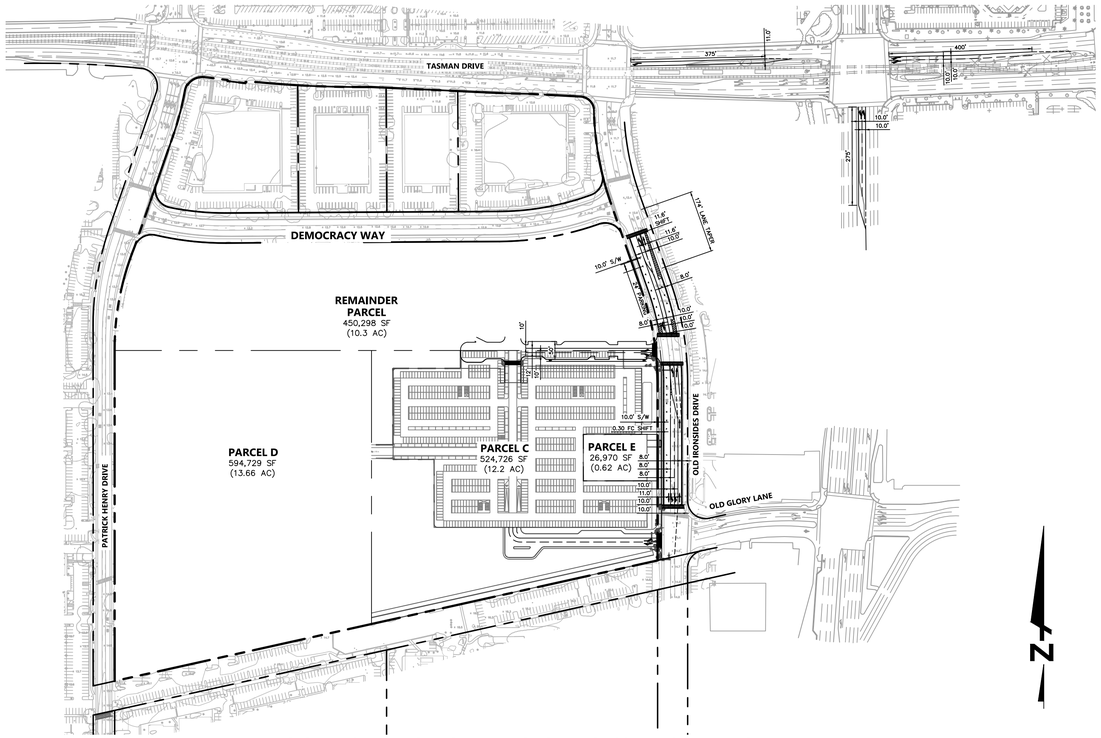
No.	Revisions

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

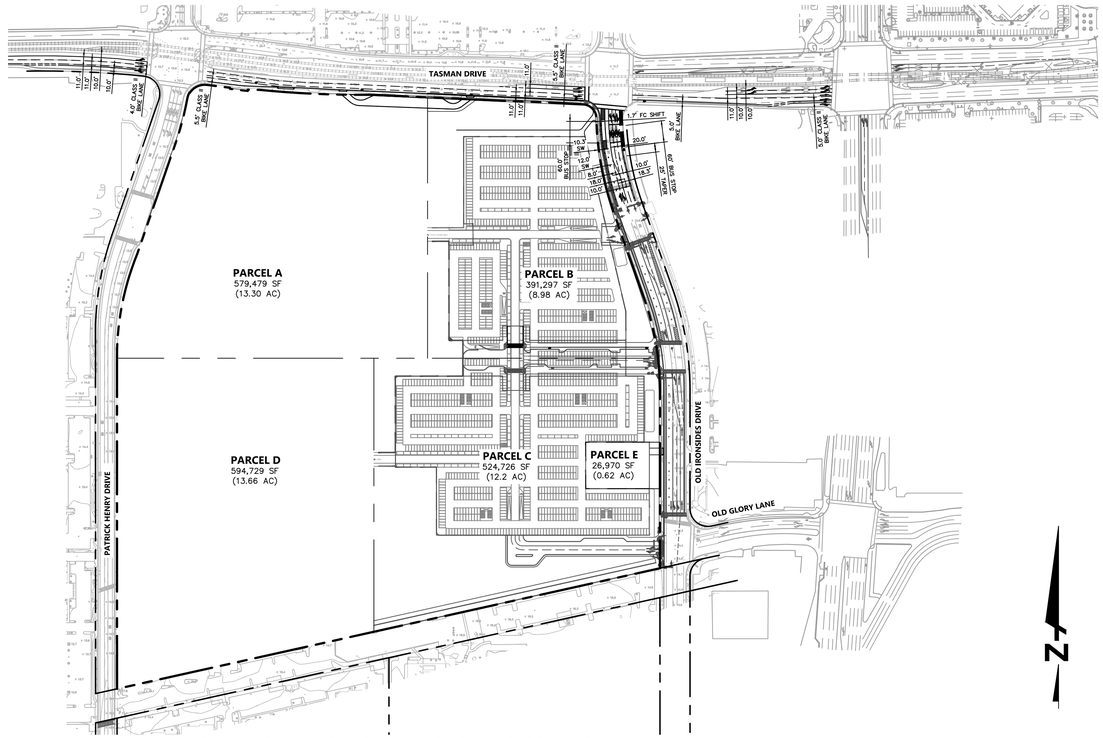
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43 OF 45

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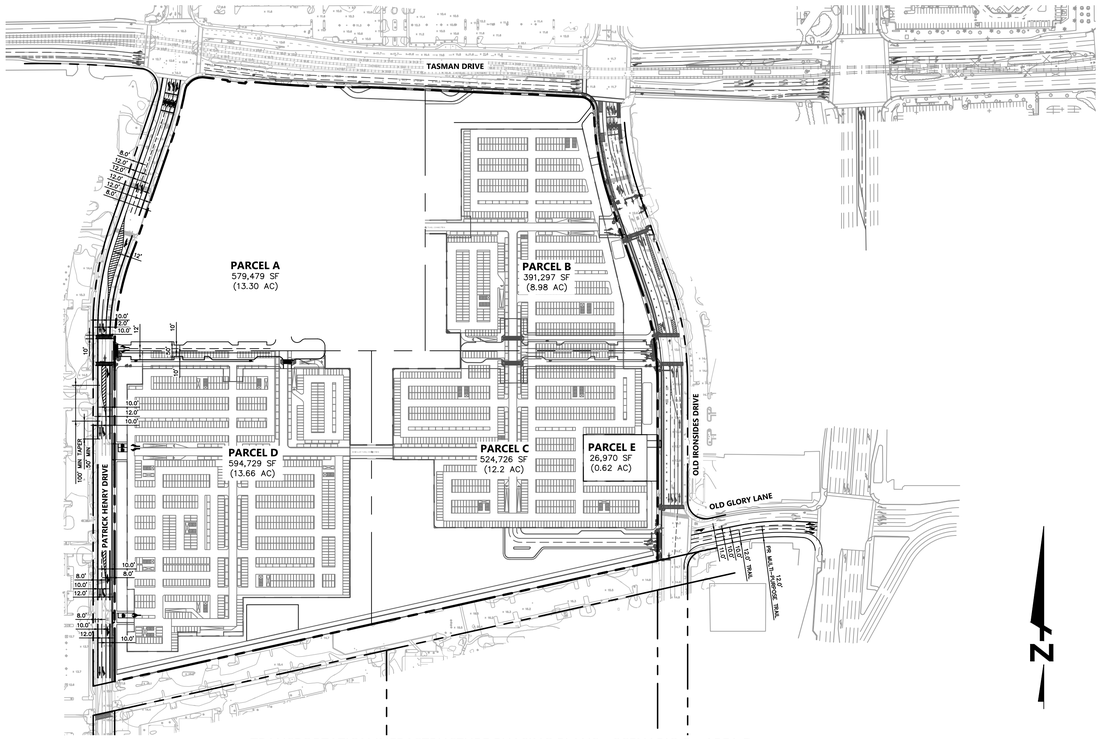
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Plot: Dec 15, 2023 at 4:35pm



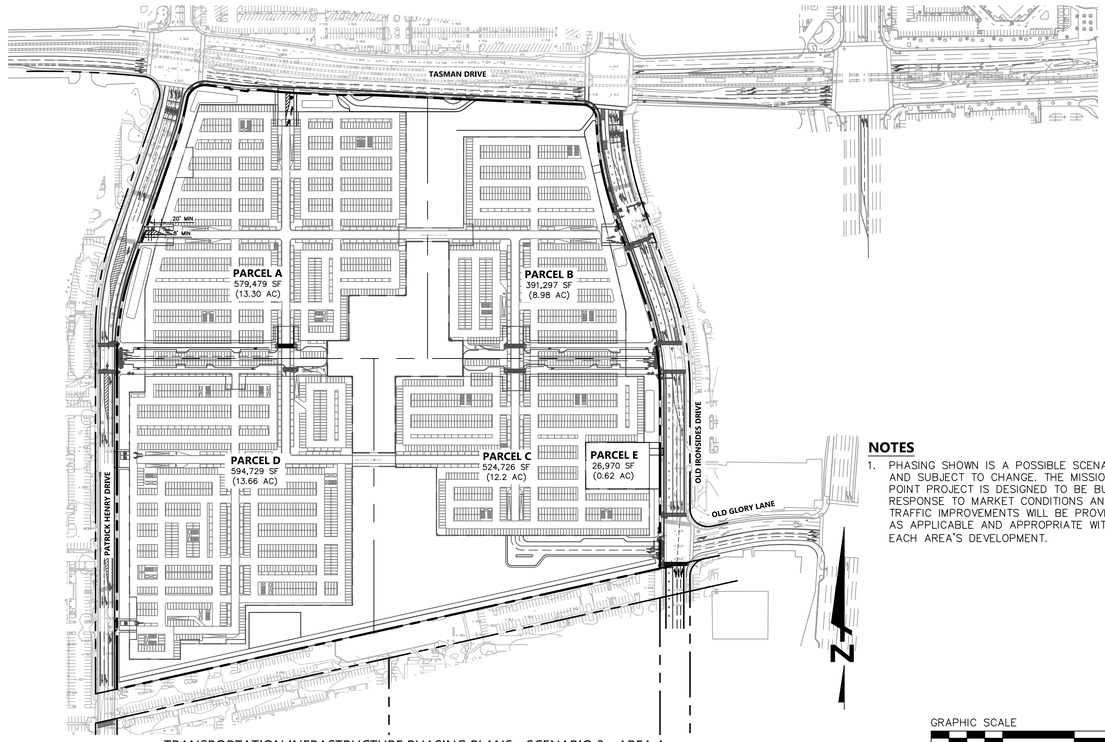
TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 3 - AREA C
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 3 - AREA B
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 3 - AREA D
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 3 - AREA A
1"=200'

NOTES

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GRAPHIC SCALE
200 0 200 400

KEY MAP
NTS

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MISSION POINT
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CITY OF SANTA CLARA, CALIFORNIA

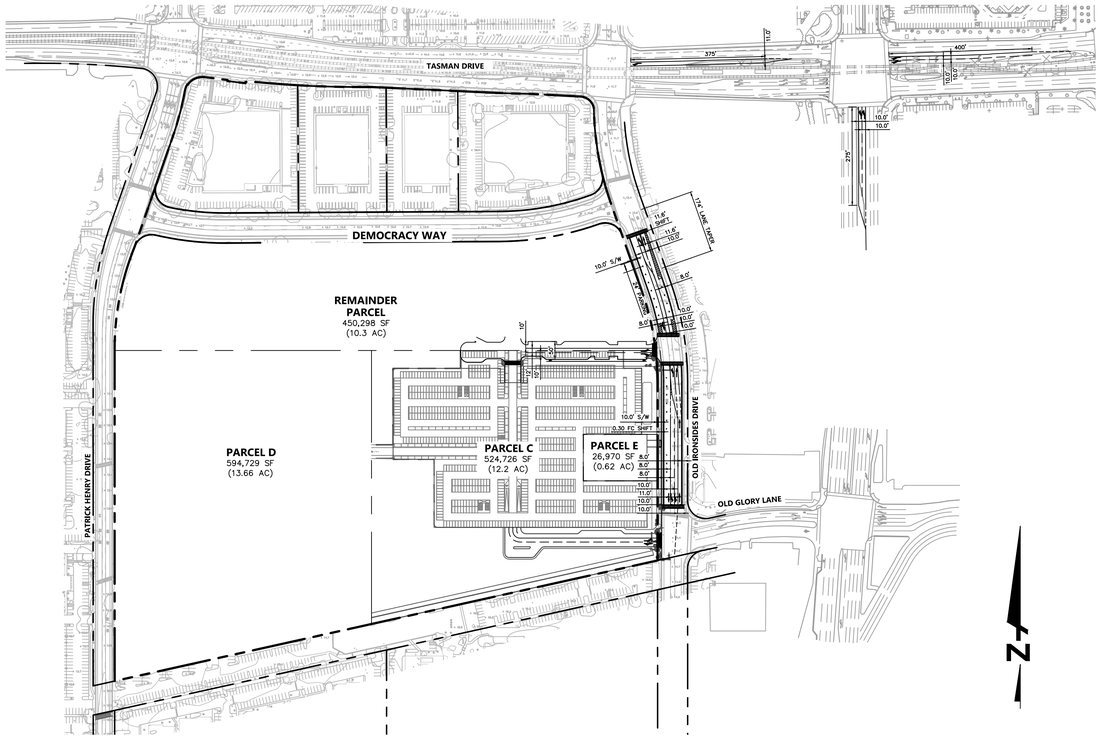
TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 3

No.	Revisions

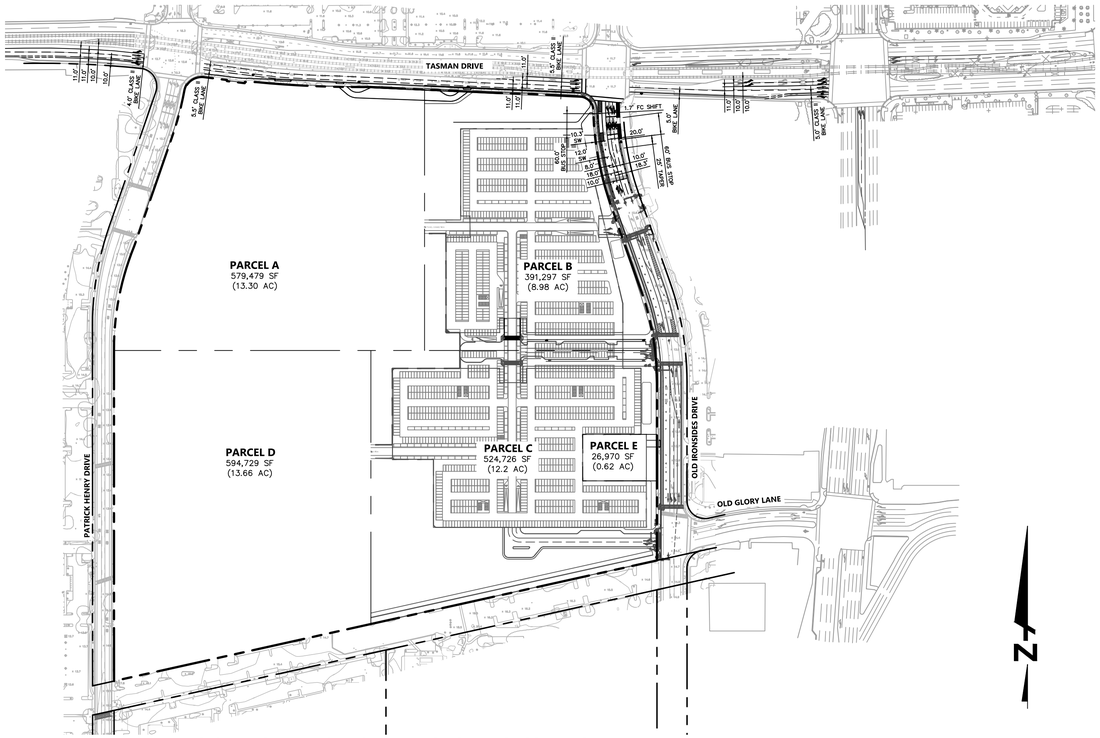
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Drawn: MR
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Job No: 20160246

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44 OF 45

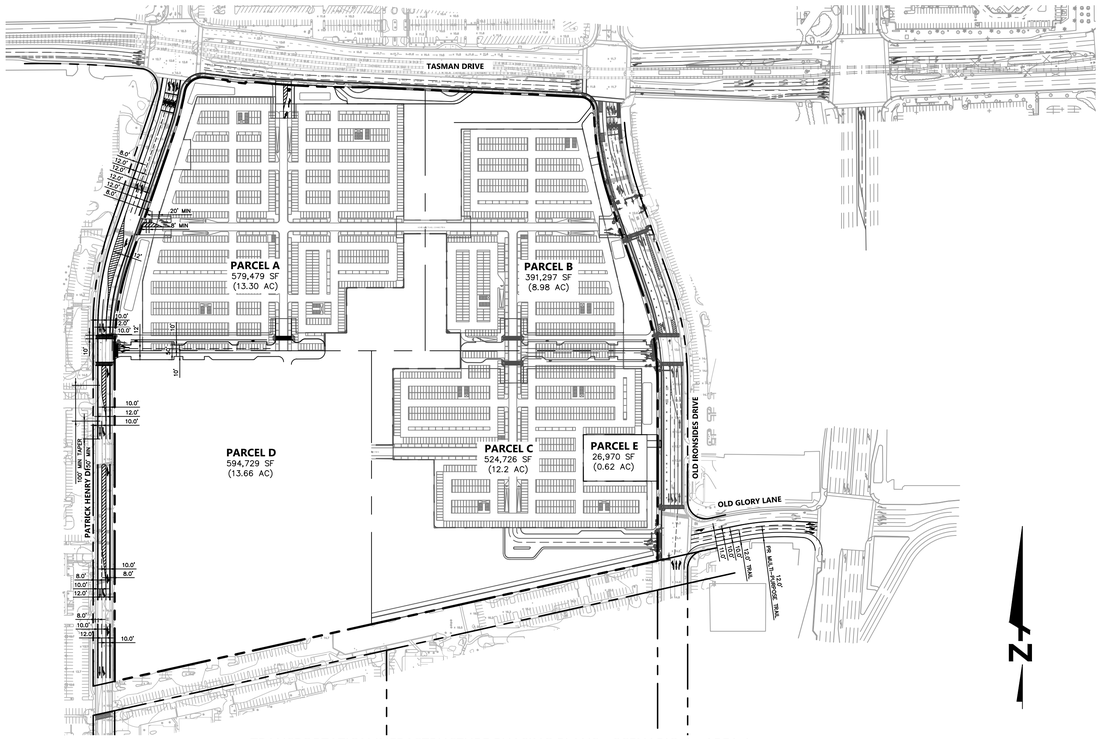
Plot Dec 15, 2023 at 4:16pm
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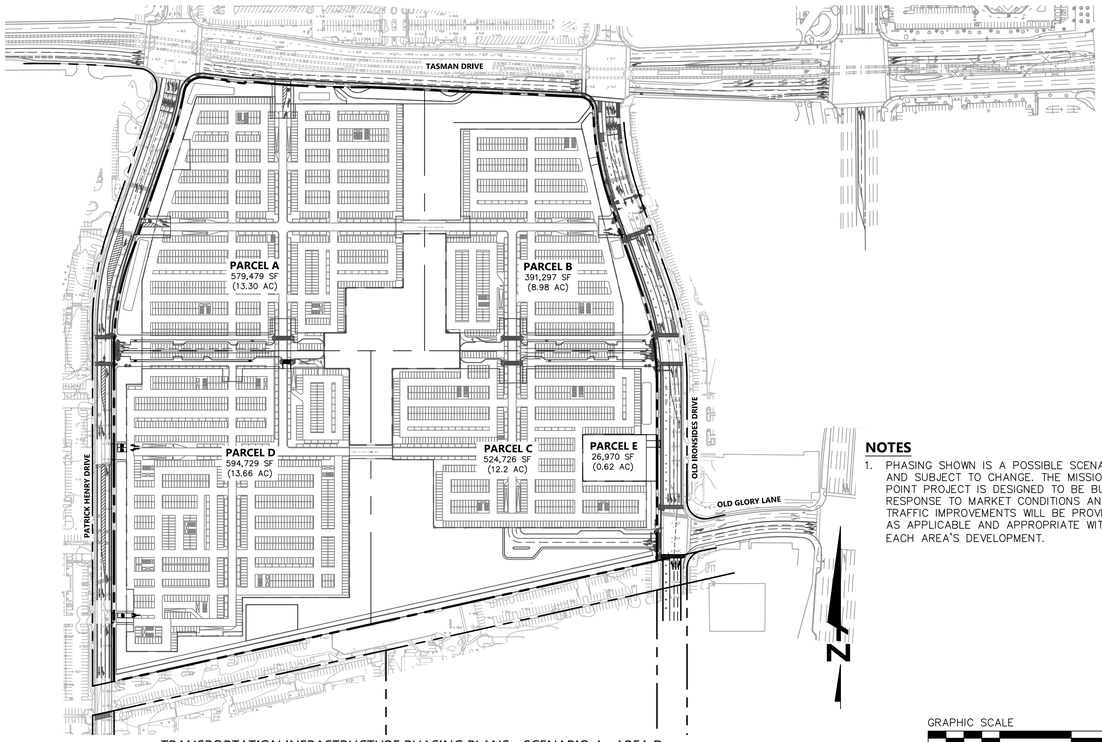
TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 4 - AREA C
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 4 - AREA B
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 4 - AREA A
1"=200'



TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 4 - AREA D
1"=200'

NOTES

1. PHASING SHOWN IS A POSSIBLE SCENARIO AND SUBJECT TO CHANGE. THE MISSION POINT PROJECT IS DESIGNED TO BE BUILT IN RESPONSE TO MARKET CONDITIONS AND TRAFFIC IMPROVEMENTS WILL BE PROVIDED AS APPLICABLE AND APPROPRIATE WITH EACH AREA'S DEVELOPMENT.

GRAPHIC SCALE
200 0 200 400

KEY MAP
NTS

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

MISSION POINT
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
CITY OF SANTA CLARA, CALIFORNIA

TRANSPORTATION INFRASTRUCTURE PHASING PLANS - SCENARIO 4

Revisions

No.	

Date: 12/15/2023
Scale: AS SHOWN
Design: AJ
Drawn: MR
Approved: SN
Job No: 20160246

Drawing Number:
TR-SC-4
45 OF 45

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C15.00 TRAFFIC PHASING PLANS.dwg
Plot: Dec 15, 2023 at 4:17pm

Conditions of Tentative Vesting Subdivision Map Approval

PLN22-00635 / 4995 Patrick Henry Drive & 3005 Democracy Way

Project Description: Tentative Map to subdivide the property into five lots (includes the vacation of Democracy Way)

GENERAL

G1. **Effective Date**. This Permit shall only become effective at such time as the General Plan Amendment, PD Zoning, and Development Agreement have been adopted by the Decision-making body and have taken effect.

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions of Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

   a. During construction retaining a single company to install all fire related penetrations is highly recommended.
   b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
   c. All stair shafts shall be minimum 1-hour rated.
   d. All elevator shafts shall be minimum 1-hour rated.
   e. All trash chute shafts shall be minimum 1-hour rated.
   f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
   g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
   a. Chapter 15.36 – Energy Code for "all electric" provisions for new construction.
   b. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT – PLANNING DIVISION

P1. The project shall comply with the Conditions of Approval for the associated Planned Development Rezoning (PLN2018-13400) and any subsequent Architectural Review approvals.

PARKS & RECREATION DEPARTMENT

PR1. The parcel(s) that may be set aside for the future park shall not be deemed accepted by the City, nor shall it be deeded to the City as an easement or fee simple, until (1) the Commission has made recommendation to City Council and Council then approves the park, and (2) the park improvements have been completed and accepted by the City in accordance with a Park Agreement that the developer is required to enter into with the City.

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. Obtain Council approval of a resolution ordering vacation of Democracy Way street right-of-way, through Public Works Department, and pay all appropriate fees, and fair market value, prior to building permit issuance for Phase 1 of project development.

E5. All utilities within Democracy Way shall be relocated prior to summary vacation of Democracy Way.

E6. Bioretention areas shall be outside of the public ROW and public easements.

E7. Developer shall complete the relocation of utilities within Democracy Way prior to Council approval of a resolution ordering the vacation of Democracy Way street right-of-way and prior to recordation of the Final Map.

E8. Prior to issuance of building permit for Phase 1, pay appropriate fee through Public Works Department to initiate the processing of a Grant Deed or easement document, per SVP requirements, for dedication of electric substation to the City.
E9. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E10. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
E11. Maintain required vertical height clearance from top of pavement to bottom of skybridge per Santa Clara Fire Department.
E12. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
E13. Terminate public right-of-way encroachment agreements and remove PVC conduits crossing Democracy Way (SC 15,643) and Patrick Henry Drive (SC 15,727).
E14. Dedicate, as required, on-site easements for new sidewalk, storm drain main, and any other new utilities by means of Subdivision Map or approved instrument at time of development.

STREETS DIVISION

General Condition: The Streets Division deems the Rezone and General Plan Amendment complete, however, the Streets Division will need to review and approve the architectural review for these individual projects to ensure that they meet right-of-way landscape, solid waste and stormwater requirements. The plans provided for the rezone and GPA only included overall conceptual plans, which is not enough detail for Streets to provide an appropriate review.

Right of Way Landscape

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
L2. Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
L3. 2:1 tree replacement ratio required for all trees removed from site.

DURING CONSTRUCTION OR OPERATION

L4. No cutting of any part of ***public***, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. If 2:1 replacement ratio can not be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

SW1. The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.

SW3. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and

construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

Stormwater

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

ST1. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.

ST3. For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST 6. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST7. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST8. For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels

b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas

c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST9. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST11. The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

ST12. Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST13. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST14. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST15. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST16. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

ST17. As-Built drawing shall be submitted to the Public Works Department.

ST18. Applicant shall schedule and City shall conduct a final C.3 inspection.

ST10. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST11. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter

vaults and full trash capture devices is to be done annually by December 31 of each year.

SILICON VALLEY POWER

SVP1. Maximum substation size shall not exceed 225 feet (long) x 120 feet (wide). Final dimensions are to be finalized as part of the detailed design efforts.

SVP2. Maximum substation parcel must be the final building dimensions plus a minimum of the 30 feet set back from the property line.

WATER & SEWER DEPARTMENT

W1. Related Approvals: Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. Separate Services: Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W3. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.