From: <u>Tu, John</u>

To: <u>Downtown West Project</u>

Cc: <u>Han, James</u>

Subject: Fw: VTM Map Note Updates

Date: Friday, May 7, 2021 4:13:54 PM

Attachments: 20210507 TMAP COMBINED.pdf

### Best,

### Tong (John) Tu

Planner IV (Supervising Planner) | Planning Division | PBCE

City of San José | 200 East Santa Clara Street

Email: john.tu@sanjoseca.gov | Phone: (408)-535-6818

For More Information Please Visit: http://www.sanjoseca.gov/planning

From: Amanda Wolf <amandawolf@google.com>

**Sent:** Friday, May 7, 2021 4:09 PM **To:** Tu, John <john.tu@sanjoseca.gov>

Cc: Phan, Johnny < Johnny. Phan@sanjoseca.gov>

Subject: Fwd: VTM Map Note Updates

[External Email]

John,

Please see attached for revised VTM. The updates are limited to page 1 and shown in redline.

Thank you, Amanda

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Amanda Wolf | Development Manager Working for Lendlease at Google Sunnyvale, CA | 628-240-4111

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### VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES DOWNTOWN WEST

### PROJECT INFORMATION

PROJECT NAME:

OWNERS:

 GOOGLE LLC
 DIRIDON STATION JOINT VENTURES LLC
 RHYOLITE ENTERPRISES LLC
 PG&E
 SCVTA
 CITY OF SAN JOSE
 CALTRANS
 SOUTHERN PACIFIC TRANSPORTATION CO
 LATIN AMERICAN ASSEMBLIES OF GOD

**DOWNTOWN WEST** 

SUBDIVIDER: GOOGLE LLC
 ENGINEER: HMH ENGINEERS

1570 OAKLAND ROAD SAN JOSE, CA 95131 VITINA MANDELLA, RCE #73073

STREET LOCATION: 450 W SANTA CLARA STREET
 EXISTING ZONING: A(PD) PDC19-039 PENDING

• EXISTING GP DESIGNATION: TRANSIT EMPLOYMENT CENTER, PUBLIC/QUASI-PUBLIC, COMMERCIAL DOWNTOWN, DOWNTOWN,

COMBINED INDUSTRIAL COMMERCIAL, OPEN SPACE
PARKLANDS AND HABITAT

EXISTING USE: COMMERCIAL, RESIDENTIAL, INDUSTRIAL
PROPOSED USE: COMMERCIAL, RESIDENTIAL, MIXED USE, OPEN SPACE,

AND ALL OTHER USES CONTEMPLATED BY THE ZONING APPLICATION

• WATER SUPPLY: SAN JOSE WATER COMPANY

SEWAGE DISPOSAL: CITY OF SAN JOSE
 ASSESSOR'S PARCEL #(S): 264-15-015, -016, -017, -018, -019, -063, -064, -065
 261-37-016, -020, -021, -023, -029, -030, -031

259-47-038, -040, -077, -079, -080 261-35-002, -003, -006, -007, -010, -014, -027 259-48-011, -012, -013, -052, -053

259-38-009, -010, -011, -014, -015, -018, -019, -027, -028, -029, -036, -039, -040, -041, -042, -085, -087, -088, -089, -090, -109, -110, -113, -114, -116, -117, -119, -121, -122, -123, -124, -128, -129, -130, -132, -133, -134, -135, -139, -141, -142, -145, -146,

259-28-031, -041, -043, -044

259-27-003, -008, 009, -010, -011, -014, -015, -016, -017

259-26-017, -022 259-37-060

-147, -148

• STREET TREES: SHALL CONFORM TO SECTION 6.12 OF THE

DOWNTOWN WEST DESIGN STANDARDS AND GUIDELINES
 TOTAL SITE AREA: ±84.44 ACRES

PUBLIC STREET DEDICATION: ±05.43 ACRES
 PUBLIC STREET ABANDONMENT: ±04.88 ACRES

TOTAL UNITS:

PROPOSED LOTS:
 36 BUILDABLE LOTS, 19 COMMON LOTS, 123 AIRSPACE
 PARCELS, UP TO 5900 RESIDENTIAL CONDOMINIUMS, UP

TO 20 COMMERCIAL CONDOMINIUMS

MAXIMUM TOTAL RESIDENTIAL CONDOMINIUM UNITS:

NCS-10167909-SC, 2020-06-10

5900; MAXIMUM TOTAL COMMERCIAL CONDOMINIUM UNITS: 20

FLOOD ZONE: ZONE A, ZONE X, ZONE D
 TITLE REPORT THE TITLE REPORTS THAT

THE TITLE REPORTS THAT WERE USED FOR THE PREPARATION OF THIS MAP WERE PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBERS: NCS-980774-SC, 2019-09-17; NCS-980775-SC, 2019-09-23; NCS-980776-SC, 2019-09-23, NCS-98077-SC, 2020-03-12;

NCS-980776-SC, 2019-09-23, NCS-98077-SC, 2020-03-12; NCS-980778-SC, 2020-08-21; NCS-980779-SC, 2019-10-10; NCS-980780-SC, 2019-10-16; NSC-970781-SC, 2019-11-25; ASSIGNED TO THE LOT ON THE PHASED FINAL MAP WITH THE AS-BUILT CONSTRUCTION. ANY SUCH REDUCTION IN UNITS SHALL BE CREDITED TO THE TOTAL APPROVED RESIDENTIAL UNITS OR TOTAL APPROVED COMMERCIAL UNITS AS APPLICABLE.

NOTES RELATING TO ALTERNATIVE SHEETS AND OPEN SPACE DEDICATIONS

PURPOSE OF DESCRIBING APPROVED COMMERCIAL CONDOMINIUM UNITS.

RESIDENTIAL UNITS AND TOTAL APPROVED COMMERCIAL UNITS.

**GENERAL NOTES** 

6. NO WELLS EXIST ON THIS SITE.

WITH ANY PUBLIC EASEMENTS.

THE ZONING APPLICATION IS APPROVED.

**NOTES RELATING TO CONDOMINIUMS** 

FINAL MAPS

MISCELLANEOUS NOTES

USE APPROVAL MAY BE IMPOSED BY THE APPROVING AUTHORITY

EXHIBIT E TO THE DEVELOPMENT AGREEMENT FOR THE PROJECT.

7. NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME

EXISTING INTERIOR LOT LINES TO BE REMOVED UNLESS OTHERWISE NOTED.

1. SHEETS 10A, 10B, 11A, 11B (EACH AN "ALTERNATIVE SHEET" AND COLLECTIVELY THE "ALTERNATIVE SHEETS") DEPICT ALTERNATIVE LOT CONFIGURATIONS PROPOSED FOR APPROVAL PURSUANT TO THIS VESTING MAP. THE ALTERNATIVE LOT SIZES AND CONFIGURATIONS DEPICTED ON THE ALTERNATIVE SHEETS ADDRESS FLEXIBILITY FOR OPEN SPACE AREAS (BOTH PRIVATELY-OWNED AND DEDICATED OPEN SPACE) CONTEMPLATED BY THE DWDSG. FOR EACH ASSOCIATED PHASED FINAL MAP, SUBDIVIDER SHALL DEMONSTRATE THAT LOTS DEPICTED ON THE PHASED FINAL MAP SUBSTANTIALLY CONFORM WITH A CORRESPONDING ALTERNATIVE SHEET.

WATER POLLUTION CONTROL PLAN- PURSUANT TO CHAPTER 15.12 OF THE SAN JOSE MUNICIPAL CODE, NO VESTED RIGHT TO A

BUILDING PERMIT SHALL ACCRUE AS A RESULT OF THE GRANTING OF ANY LAND DEVELOPMENT APPROVALS AND APPLICATIONS

WHEN AND IF THE CITY MANAGER MAKES A DETERMINATION THAT THE CUMUL ATIVE SEWAGE TREATMENT DEMAND ON THE SAN

JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT REPRESENTED BY APPROVED LAND USES IN THE AREA SERVED BY

JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT TO TREAT SUCH SEWAGE ADEQUATELY AND WITHIN THE DISCHARGE

STANDARDS IMPOSED ON THE CITY BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN

2. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19

CONTAINED WITHIN THAT CHAPTER AND AS MORE PARTICULARLY DESCRIBED IN THE PARKLAND AGREEMENT INCLUDED AS

3. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF SECTION 6.12 OF THE DOWNTOWN WEST DESIGN STANDARDS

4. DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF PHASED FINAL

10. THE LOCATIONS OF PUBLICLY-DEDICATED EASEMENTS SHOWN HEREON ARE APPROXIMATE AND WILL BE FINALIZED ON PHASED

11. PROPOSED PRIVATE ACCESS WAYS MAY ALSO INCLUDE PUBLIC ACCESS EASEMENTS (PAE), PUBLIC SERVICE EASEMENTS (PSE),

2. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS (EACH A "PHASED" FINAL MAP") PURSUANT TO GOVERNMENT

APPLICATION TO CHANGE THE ZONING OF THE PROPERTY INCLUDED WITHIN THE PROPOSED SUBDIVISION TO A PLANNED

1. THE PROPERTY COVERED BY THIS VESTING MAP HAS BEEN APPROVED BY THE CITY FOR CREATION OF CONDOMINIUMS

DEVELOPMENT ("PD") PERMIT (COLLECTIVELY, THE "ZONING APPLICATION"). THE PD PERMIT INCLUDES THE DOWNTOWN WEST

INFRASTRUCTURE PLAN SHEETS AND CONFORMANCE REVIEW IMPLEMENTATION GUIDE. APPROVAL OF THIS VESTING MAP SHALL

CONFER A VESTED RIGHT TO PROCEED WITH DEVELOPMENT PURSUANT TO THE ZONING APPLICATION (PURSUANT TO TITLE 20 OF

THE CITY OF SAN JOSE ["CITY"] MUNICIPAL CODE AS CONTEMPLATED BY GOVERNMENT CODE SECTION 66498.3(A) PROVIDED THAT

CONSISTING OF UP TO 5,900 RESIDENTIAL UNITS ("TOTAL APPROVED RESIDENTIAL CONDOMINIUM UNITS") AND 20 COMMERCIAL

UNITS ("TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS"). THE ESTABLISHMENT OF CONDOMINIUMS AND SEPARATION

OF THREE-DIMENSIONAL PORTIONS OF THE PROPERTY FROM THE REMAINDER THEREOF SHALL NOT CONSTITUTE A FURTHER

SUBDIVISION AS DEFINED IN GOVERNMENT CODE SECTION 66424 AND, PURSUANT TO THE AUTHORITY OF GOVERNMENT CODE

SECTION 66427(E), MAY OCCUR BY ONE OR MORE CONDOMINIUM PLANS WITHOUT FURTHER APPROVAL BY THE CITY COUNCIL.

2. SUBDIVIDER SHALL BE PERMITTED TO ASSIGN UNITS FROM THE TOTAL APPROVED RESIDENTIAL CONDOMINIUM UNITS AND THE

ASSIGNMENT AND RECORDATION OF THE ASSOCIATED PHASED FINAL MAP, ANY ASSIGNED UNITS SHALL BE DEBITED FROM THE

COMMERCIAL UNITS THROUGH SUBSEQUENT CONDOMINIUM PLANS FOR THE SUBJECT LOTS PROVIDED THAT THE NUMBER OF

RESIDENTIAL OR COMMERCIAL UNITS ASSIGNED TO ANY GIVEN LOT DOES NOT EXCEED THE NUMBER OF UNITS DEPICTED ON

THE ASSOCIATED PHASED FINAL MAP. THE CUMULATIVE NUMBER OF RESIDENTIAL CONDOMINIUM UNITS AND COMMERCIAL

CONDOMINIUM UNITS ASSIGNED TO LOTS ON PHASED FINAL MAPS MAY NOT AT ANY TIME EXCEED THE TOTAL APPROVED

3. PURSUANT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SAN JOSE AND GOOGLE LLC RELATIVE TO THE

IS AUTHORIZED TO CONSTRUCT UP TO VARIOUS COMMERCIAL USES WITHIN THE SUBDIVISION. THERE IS NO UNIT-BASED

LIMITATION ON COMMERCIAL DEVELOPMENT. AS SUCH, "TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS," WHICH

4. IN THE EVENT THAT SUBDIVIDER ALLOCATES RESIDENTIAL OR COMMERCIAL CONDOMINIUM UNITS TO A LOT ON A PHASED

DEVELOPMENT OF PROPERTY LOCATED IN THE DIRIDON STATION AREA PLAN, APPROVED ON MAY 25, 2021 ("DA"), SUBDIVIDER

INCLUDE RETAIL, OFFICE AND RENTAL APARTMENT AND OTHER COMMERCIAL USES, ARE DESCRIBED HEREIN SOLELY FOR THE

FINAL MAP AND THOSE UNITS ARE NOT CONSTRUCTED, SUBDIVIDER MAY REQUEST A CERTIFICATE OF CORRECTION PURSUANT

TO GOVERNMENT CODE SECTION 66469 TO RECONCILE THE NUMBER OF RESIDENTIAL OR COMMERCIAL CONDOMINIUM UNITS

TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS TO SPECIFIC LOTS AS SHOWN ON PHASED FINAL MAPS. UPON SUCH

TOTAL APPROVED RESIDENTIAL CONDOMINIUM UNITS AND TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS AS

APPLICABLE. NO FURTHER CITY APPROVAL SHALL BE REQUIRED FOR SUBDIVIDER TO CONSTRUCT RESIDENTIAL OR

EMERGENCY VEHICLE ACCESS EASEMENTS (EVAE), AND ANY PRIVATE UTILITIES AND IMPROVEMENTS THAT DO NOT CONFLICT

5. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE

8. ALL EXISTING BUILDINGS WILL BE REMOVED, PRIOR TO SUBDIVISION OF PROPERTY, UNLESS OTHERWISE NOTED.

1. THIS VESTING TENTATIVE MAP ("VESTING MAP") IS FILED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66452.

3. PURSUANT TO GOVERNMENT CODE SECTION 66498.3, THIS VESTING TENTATIVE MAP IS FILED CONCURRENT WITH AN

DEVELOPMENT ZONING DISTRICT TOGETHER WITH A GENERAL DEVELOPMENT PLAN AND PLANNED

FRANCISCO BAY REGION. SUBSTANTIVE CONDITIONS DESIGNED TO DECREASE SANITARY SEWAGE ASSOCIATED WITH ANY LAND

SAID PLANT WILL CAUSE THE TOTAL SEWAGE TREATMENT DEMAND TO MEET OR EXCEED THE CAPACITY OF THE SAN

OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE

2. LOTS A, B, E, F, H, I, P, Q, R AND A PORTION OF LOT 19 (A FUTURE AIRSPACE PARCEL), AS SHOWN ON THE ALTERNATIVE SHEETS, ARE PROPOSED FOR DEDICATION TO THE CITY PURSUANT TO CHAPTER 19.38 OF THE CITY CODE. THESE LOTS ARE APPROXIMATE AND WILL BE DIMENSIONED ON PHASED FINAL MAPS. SAID LOTS MAY BE ADJUSTED TO EXPAND OR CONTRACT TO ACCOUNT FOR FINAL OPEN SPACE PROGRAMMING, STREET OR UTILITY ENGINEERING, AND VERTICAL DESIGN, PROVIDED (1) THAT THE SUM TOTAL OF THE OPEN SPACE LOTS DEDICATED TO THE CITY CONCURRENT WITH PHASED FINAL MAPS (AND SUBJECT TO ANY DELAYED DEDICATIONS AS PERMITTED IN AN AGREEMENT PURSUANT TO GOVERNMENT CODE SECTION 66462) SHALL NOT BE LESS THAN 4.8 ACRES AND (2) ANY RECONFIGURATION IS CONSISTENT WITH APPLICABLE STANDARDS IN THE DWDSG.

3. ALL PUBLIC OPEN SPACE DEDICATIONS PURSUANT TO THIS VESTING MAP ARE SUBJECT TO TERMS OF THE PARKLAND AGREEMENT FOR TENTATIVE MAP NO. PT20-027 BETWEEN THE CITY OF SAN JOSE AND GOOGLE LLC AND RESTRICTIONS AND COVENANTS RELATING TO PRIVATE RECREATIONAL IMPROVEMENTS ("PARKLAND AGREEMENT"). MODIFICATIONS TO LOTS SHOWN HEREON MAY BE REQUIRED TO IMPLEMENT THE PARKLAND AGREEMENT, OR, TO FACILITATE MODIFICATION OF OPEN SPACE LOTS AS REQUIRED OR PERMITTED BY THE DWDSG AND/OR THE DEVELOPMENT AGREEMENT. ANY SUCH MODIFICATIONS SHALL BE REFLECTED ON PHASED FINAL MAPS WHICH SHALL BE DEEMED TO SUBSTANTIALLY CONFORM WITH THIS VESTING MAP NOTWITHSTANDING ANY MODIFICATION TO LOTS FOR THE PURPOSES DESCRIBED IN THIS NOTE.

NOTES RELATING TO MID-BLOCK PASSAGES, PRIVATE STREETS AND ANY NON-DEDICATED OPEN SPACE AREAS

1. PRIVATELY-OWNED OPEN SPACES: OPEN SPACE AREAS OTHER THAN THOSE IDENTIFIED AS PUBLICLY-DEDICATED OPEN SPACES (I.E. LOTS A, B, E, F, H, I, P, Q, R AND A PORTION OF LOT 1920) SHALL BE PRIVATELY OWNED UNLESS THE CITY COUNCIL, THROUGH A SUBSEQUENT PROCESS, AGREES TO ACCEPT THE DEDICATION OF THESE AREAS PURSUANT TO TITLE 19 OF THE MUNICIPAL CODE. ALL PRIVATELY-OWNED OPEN SPACES SHOWN HEREON AND SUBJECT TO SECTION 4.5 OF THE DWDSG ARE SUBJECT TO ADJUSTMENT PURSUANT TO DWDSG STANDARD \$4.5.3 AND OTHER AUTHORIZED RELIEF UNDER THE GENERAL DEVELOPMENT PLAN WITHOUT THE NEED TO AMEND THIS VESTING MAP OR TO FILE A NEW VESTING TENTATIVE MAP OR TENTATIVE MAP. FINAL LOCATIONS OF PRIVATELY-OWNED OPEN SPACE AREAS DEPICTED HEREON AND ANY RIGHTS OF PUBLIC ACCESS AS REQUIRED BY THE DWDSG OR THE CITY CODE SHALL BE ESTABLISHED PURSUANT TO COVENANTS, EASEMENTS OR RESTRICTIONS TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDINGS ON LOTS THAT INCLUDE PRIVATELY-OWNED OPEN SPACES.

2. STANDARDS 4.9.2, S5.5.5, AND S6.3.4 PROVIDES FOR THE RECONFIGURATION OF CERTAIN LOTS AND OPEN SPACE AREAS PURSUANT TO THE REQUIREMENTS OF SAID STANDARD. ANY LOTS, EASEMENTS OR PRIVATELY-OWNED OPEN SPACE AREAS SHOWN ON THIS VESTING MAP MAY BE ADJUSTED AS A RESULT OF THE IMPLEMENTATION OF DWDSG STANDARD S5.5.2 WITHOUT THE NEED TO AMEND THIS VESTING MAP OR TO FILE A NEW VESTING TENTATIVE MAP OR TENTATIVE MAP

3. MID-BLOCK PASSAGES ("MBP"): MID-BLOCK PASSAGES ARE PRIVATELY-OWNED AREAS SUBJECT TO PUBLIC ACCESS AS DESCRIBED IN THE DWDSG. MID-BLOCK PASSAGES ARE SHOWN ON THIS VESTING MAP IN CONCEPTUAL LOCATIONS. FINAL LOCATIONS AND ACCESS CONTROLS WILL BE DESCRIBED IN COVENANTS, EASEMENTS OR RESTRICTIONS TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDINGS ON LOTS SUBJECT TO MID-BLOCK PASSAGES.

4. PRIVATE STREETS: PRIVATE STREETS ARE PRIVATELY-OWNED AREAS INTENDED FOR VEHICULAR AND PEDESTRIAN TRAVEL, AND WHICH ARE INTENDED TO BE KEPT CLOSED FROM PUBLIC ACCESS (WITH THE EXCEPTION OF ANY PUBLICLY-DEDICATED EASEMENTS SHOWN HEREON), EITHER THROUGH PHYSICAL CLOSURE, SIGN POSTING, OR BOTH. DEPICTIONS OF PRIVATE STREETS ON THIS VESTING MAP ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL LOCATIONS WILL BE DEPICTED ON COVENANTS, EASEMENTS OR RESTRICTIONS RECORDED CONCURRENT WITH OR SUBSEQUENT TO PHASED FINAL MAPS.ANY LOT SHOWN HEREON THAT INCLUDES A MID-BLOCK PASSAGE, PRIVATELY-OWNED SPACE OR PRIVATE STREET SHALL BE SUBJECT TO A CONDITION OF APPROVAL STATING THAT ANY VERTICAL CONSTRUCTION ON SUCH LOT SHALL BE LIMITED TO "BUILDABLE ZONES" AS DEFINED IN STANDARD \$5.5.1 OF THE DWDSG.

5. ANY LOT SHOWN HEREON THAT INCLUDES A MID-BLOCK PASSAGE, PRIVATELY-OWNED SPACE OR PRIVATE STREET SHALL BE SUBJECT TO A CONDITION OF APPROVAL STATING THAT ANY VERTICAL CONSTRUCTION ON SUCH LOT SHALL BE LIMITED TO "BUILDABLE ZONES" AS DEFINED IN STANDARD \$5.5.1 OF THE DWDSG.

### NOTES RELATING TO AIR SPACE LOTS

 THIS VESTING MAP AUTHORIZES PHASED FINAL MAPS THAT VERTICALLY SUBDIVIDE AIR SPACE INTO SEPARATE AIR SPACE LOTS FOR PURPOSES OF ACCOMMODATING SEPARATE OWNERSHIP OR USES. ANY SUCH AIR SPACE LOTS SHALL BE DIMENSIONED ON THE ASSOCIATED PHASED FINAL MAP.

2. THIS VESTING MAP AUTHORIZES SUBDIVIDER TO VERTICALLY SUBDIVIDE LOT 19 INTO AIR SPACE LOTS TO SEPARATE THE PROPOSED SURFACE-LEVEL PARK FROM THE SUBSURFACE, SUCH THAT SUBDIVIDER MAY OFFER THE RESULTING PARK AIR SPACE LOT TO THE CITY FOR DEDICATION WHILE RETAINING THE SUB-SURFACE AIR SPACE LOT. IN THE EVENT SUBDIVIDER ELECTS THIS OPTION, SUBDIVIDER SHALL EXECUTE AN AGREEMENT WITH THE CITY PURSUANT TO GOVERNMENT CODE SECTION 66462 TO ADDRESS (1) THE TIMING OF THE DELIVERY OF THE DEED FOR THE PARK AIR SPACE LOT; (2) RESERVATION OF EASEMENTS NECESSARY TO ENSURE COMPATIBILITY OF USES; AND (3) COMPLETION OF ANY REQUIRED IMPROVEMENTS TO SERVICE THE PARK AIR SPACE LOT.

### NOTES RELATING TO STREETS

- 1. ALL STREETS DESCRIBED ON THIS MAP AND REPRESENTED BY A TYPICAL CROSS SECTION ON SHEETS TM-14 THROUGH TM-20 SHALL CONFORM TO THE CORRESPONDING CROSS SECTION SHOWN HEREON. TO THE EXTENT ANY STREET OR ANY STREET ELEMENT IS NOT SHOWN HEREON, SAID STREET OR ELEMENT SHALL COMPLY WITH THE MOBILITY CHAPTER OF THE DWDSG.THE ALIGNMENT OF STREETS SHOWN HEREON MAY BE ADJUSTED PURSUANT TO ANY PHASED FINAL MAP.
- 2. MINOR STREET ALIGNMENT ADJUSTMENTS MAY BE SHOWN ON PHASED FINAL MAPS.
- 3. ANY IMPROVEMENTS REQUIRED TO SERVICE THE SUBDIVISION DEPICTED HEREON SHALL CONFORM TO THE DWIS AND ANY RELATED ORDINANCES APPLICABLE TO IMPROVEMENTS WITHIN THE DOWNTOWN WEST PD ZONE
- 4. SUBDIVIDER MAY BE REQUIRED TO COMPLETE FOCUSED LOCAL TRANSPORTATION ANALYSES (EACH AN "FLTA") PRIOR TO THE APPROVAL OF ANY PHASED FINAL MAP AND ASSOCIATED IMPROVEMENT PLANS. ANY MODIFICATION TO LOTS, PUBLIC EASEMENTS, OR IMPROVEMENTS SHOWN HEREON AS A RESULT OF ANY FOCUSED FLTA SHALL BE PERMITTED WITHOUT THE NEED TO AMEND THIS VESTING MAP OR APPROVAL OF A SEPARATE TENTATIVE MAP OR VESTING TENTATIVE MAP.
- 5. SUBDIVIDER SHALL IDENTIFY THE PROPERTY LINE CORNER RADIUS AT THE INTERSECTION OF ANY TWO STREETS ON PHASED FINAL MAPS. TO THE EXTENT THAT ANY CORNER RADIUS IS LESS THAN TWENTY-FOUR FEET, THE PUBLIC WORKS DIRECTOR, WILL, PURSUANT TO TITLE 19.36.070 OF THE MUNICIPAL CODE, AUTHORIZE THE PROPOSED RADIUS, BOTH AS APPLIED TO THE PHASED FINAL MAP AND TO ANY ASSOCIATED IMPROVEMENT PLANS, IF SUBDIVIDER DEMONSTRATES THE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC THROUGH THE INTERSECTION, THROUGH AN FLTA OR SIMILAR ANALYSIS.
- 6. PROPOSED LOTS DEPICTED ON THIS VESTING MAP MAY BE REDUCED IN SIZE OR RECONFIGURED ON FINAL MAPS TO ACCOUNT FOR THE EXCLUSION FROM SUCH LOTS OF AREAS CURRENTLY DESIGNATED AS PUBLIC STREETS AND WHICH ARE SHOWN HEREON AS BEING SUBJECT TO ABANDONMENT AND INCLUSION WITHIN THE ADJACENT PROPOSED LOTS. THE RESULTING LOTS, AFTER ACCOUNTING FOR SUCH REDUCTION OR RECONFIGURATION, SHALL BE DEEMED TO SUBSTANTIALLY COMPLY WITH THIS VESTING MAP.
- 7. IF THERE IS PROPOSED LOCATION OR RELOCATION OF PUBLIC UTILITIES THAT UTILIZES LESS THAN ALL OF A RESERVED PSE IN A POTENTIAL "PED/BIKE STREET" (AS DEFINED IN THE GENERAL DEVELOPMENT PLAN), ANY REQUEST TO VACATE THE REMAINING UNUSED PORTION OF THE PSE SHALL BE PROCESSED BY THE DIRECTOR OF PUBLIC WORKS TO FACILITATE THE INSTALLATION OF IMPROVEMENTS WITHIN THE POTENTIAL PED/BIKE STREETS CONSISTENT WITH THE DESIGN INTENT AND STANDARDS OF THEE DWDSG FOR SUCH AREA TO THE MAXIMUM EXTENT POSSIBLE.
- 8. WHERE AN EMERGENCY VEHICLE ACCESS EASEMENT HAS BEEN RESERVED IN A POTENTIAL PED/BIKE STREET, THE CITY SHALL OPTIMIZE LOCATION OF THE EMERGENCY VEHICLE ROUTE OF TRAVEL TO FACILITATE THE INSTALLATION OF IMPROVEMENTS WITHIN THE POTENTIAL PED/BIKE STREET CONSISTENT WITH THE DESIGN INTENT AND STANDARDS OF THE DWDSG FOR SUCH AREA TO THE MAXIMUM EXTENT POSSIBLE.

### NOTES RELATING TO ABANDONMENTS

 ALL PUBLIC STREETS AND PUBLIC EASEMENTS SHOWN HEREON AS BEING ABANDONED OR VACATED SHALL BE ABANDONED PURSUANT TO GOVERNMENT CODE SECTION 66434, SUBDIVISION (G), CONTINGENT UPON THE RECORDATION OF ASSOCIATED PHASED FINAL MAPS.

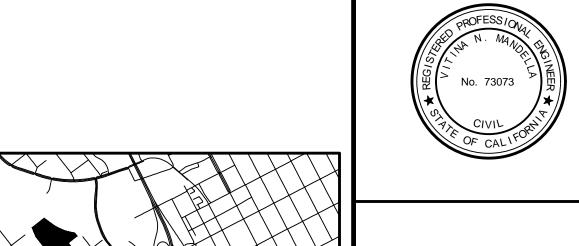
### NOTES RELATING TO DISC PROCESS AND POTENTIAL CONDEMNATION

1. ANY MODIFICATION TO LOTS, PUBLIC EASEMENTS OR IMPROVEMENTS SHOWN HEREON AS A RESULT OF THE PROCEDURE DESCRIBED IN DWDSG STANDARDS S4.5.9, S4.9.2, S5.5.4, S5.5.5, S6.3.3 AND S6.3.4 AND/OR SECTION 4.2.2 OF THE DEVELOPMENT AGREEMENT RELATING TO CONDEMNATIONS SHALL BE PERMITTED WITHOUT THE NEED TO AMEND THIS VESTING MAP OR APPROVAL OF A SEPARATE TENTATIVE MAP OR VESTING TENTATIVE MAP.

2. LOTS A & B SHALL BE IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY AS OPEN SPACE PURSUANT TO THE ASSOCIATED PHASED FINAL MAP. AS OF THE APPROVAL OF THE VESTING MAP, IT IS ANTICIPATED THAT THE ACREAGE OF LOTS A & B WILL BE 0.91 ACRES AND THAT SUBDIVIDER WILL PROVIDE AN EXECUTED GRANT DEED TO THE CITY CONCURRENT WITH THE ASSOCIATED PHASED FINAL MAP AT THE TIME OF APPROVAL OF SAID MAP, AND SUCH GRANT DEED AND OFFER OF DEDICATION WILL BE RECORDED TO TRANSFER LOTS A & B TO CITY UPON ACCEPTANCE BY THE CITY IN ACCORDANCE WITH THE PARKLAND AGREEMENT FOR TENTATIVE MAP NO. PT20-027 BETWEEN THE CITY OF SAN JOSE AND GOOGLE LLC AND RESTRICTIONS AND COVENANTS RELATING TO PRIVATE RECREATIONAL IMPROVEMENTS. IN THE EVENT THAT ANY PORTION OF LOTS A & B ARE CONDEMNED PRIOR TO THE CITY'S ACCEPTANCE OF LOTS A & B, SUBDIVIDER SHALL DEDICATE THE NON-CONDEMNED PORTION OF THE AREA SHOWN HEREON AS LOTS A & B TO THE CITY, AND SHALL COOPERATE AS NECESSARY WITH THE CITY TO EFFECTUATE THE DEDICATION.

### NOTES RELATING TO PUBLICLY-DEDICATED EASEMENTS

1. PROPOSED PUBLIC SERVICE EASEMENTS ("PSE") AND EMERGENCY VEHICLE ACCESS EASEMENTS ("EVAE") DEPICTED HEREON ARE APPROXIMATE AND WILL BE DIMENSIONED IN PROPOSED FINAL LOCATIONS ON ASSOCIATED PHASED FINAL MAPS. ADDITIONAL PSES, PUBLIC ACCESS EASEMENTS (PAES) AND EVAES MAY BE REFLECTED ON PHASED FINAL MAPS TO ACCOUNT FOR INFRASTRUCTURE DESCRIBED IN FINAL IMPROVEMENT PLANS.



VICINITY MAP

SCALE: 1" = 2000'

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CROSS SECTIONS CROSS SECTIONS

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### FOR CONDOMINIUM PURP PT20-027

Landscape Architecture Civil Engineering

Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200

HMHca com

San Jose, CA 95131

05/07/21 PER CITY COMMENTS
04/01/21 PER CITY COMMENTS

2 03/01/21 PER CITY COMMENTS

102/05/21 PER CITY COMMENTS

NO DATE DESCRIPTION

PROJECT NO: 5719.0

CAD DWG FILE: 571900TM.DWG

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

OCTOBER 7, 2020

SCALE:

NOT TO SCALE

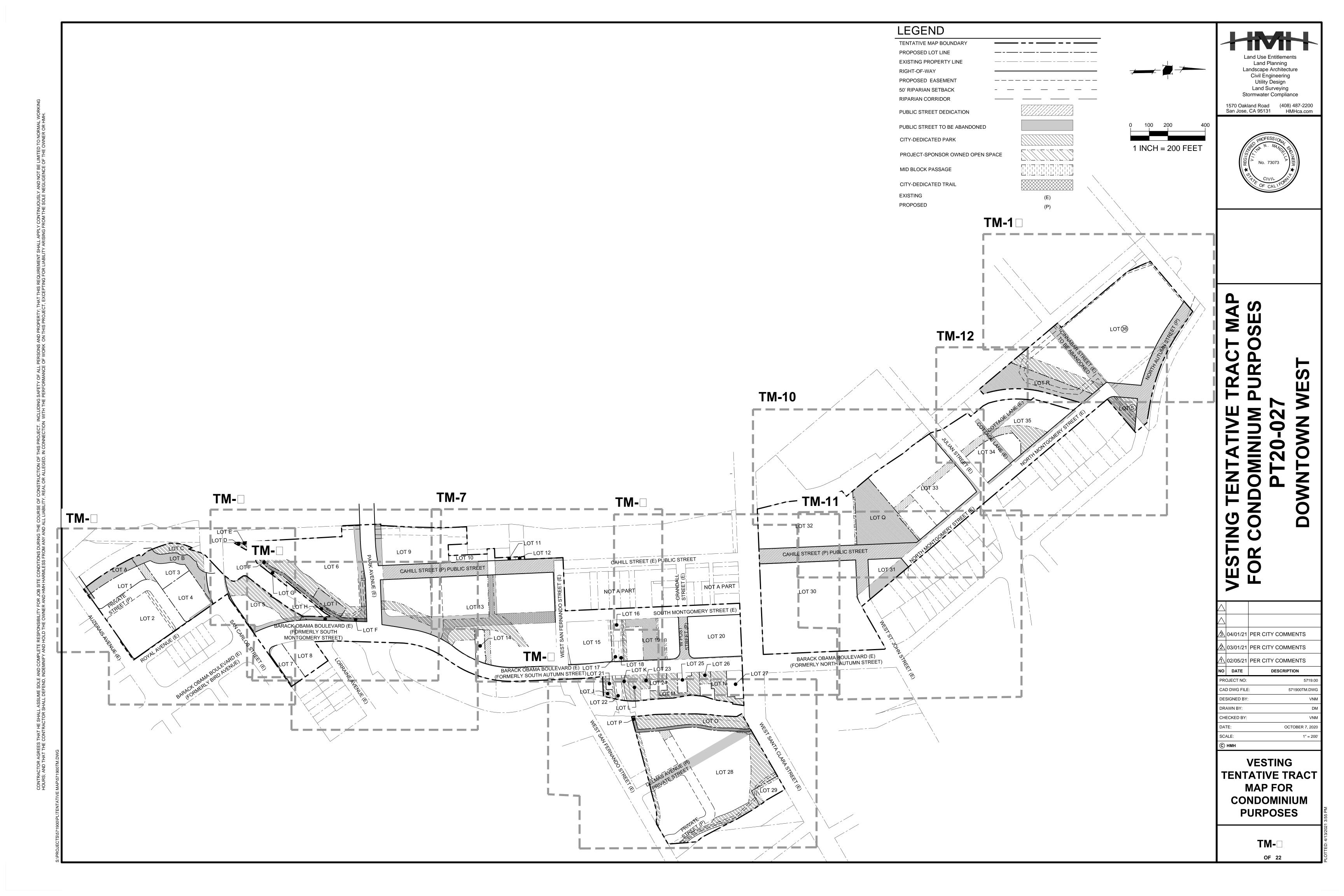
(C) HMH

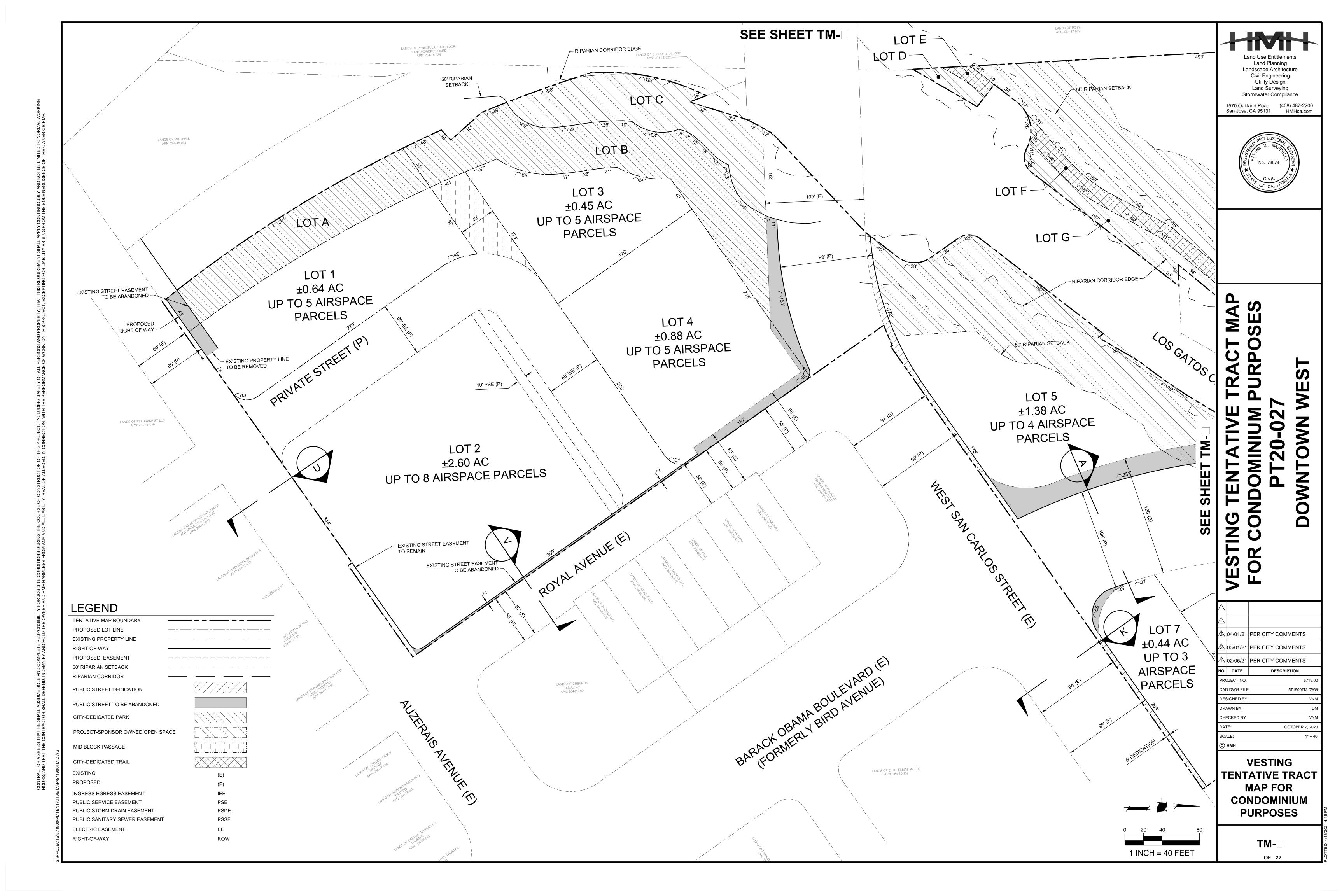
PROJECT
INFORMATION AND
NOTES

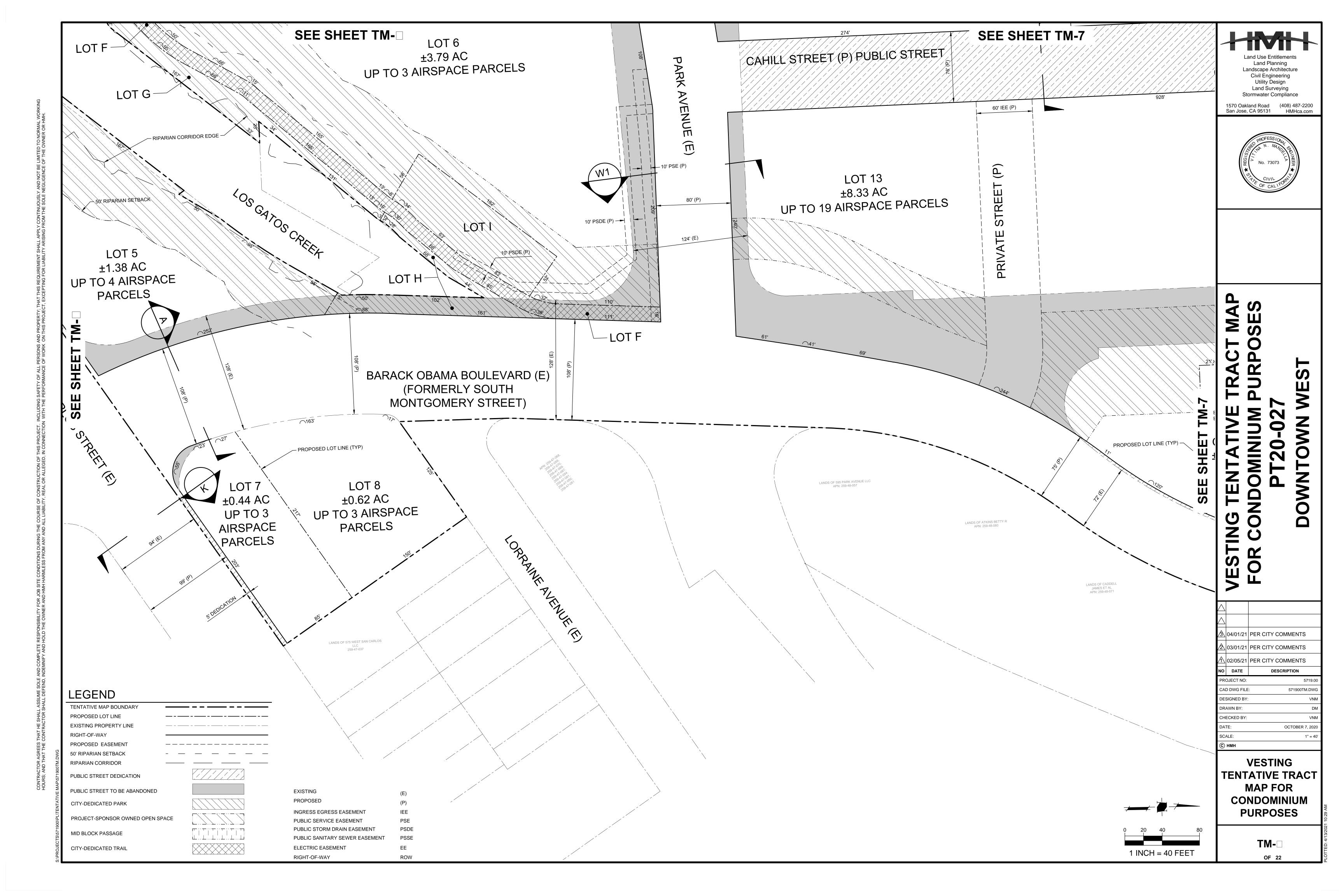
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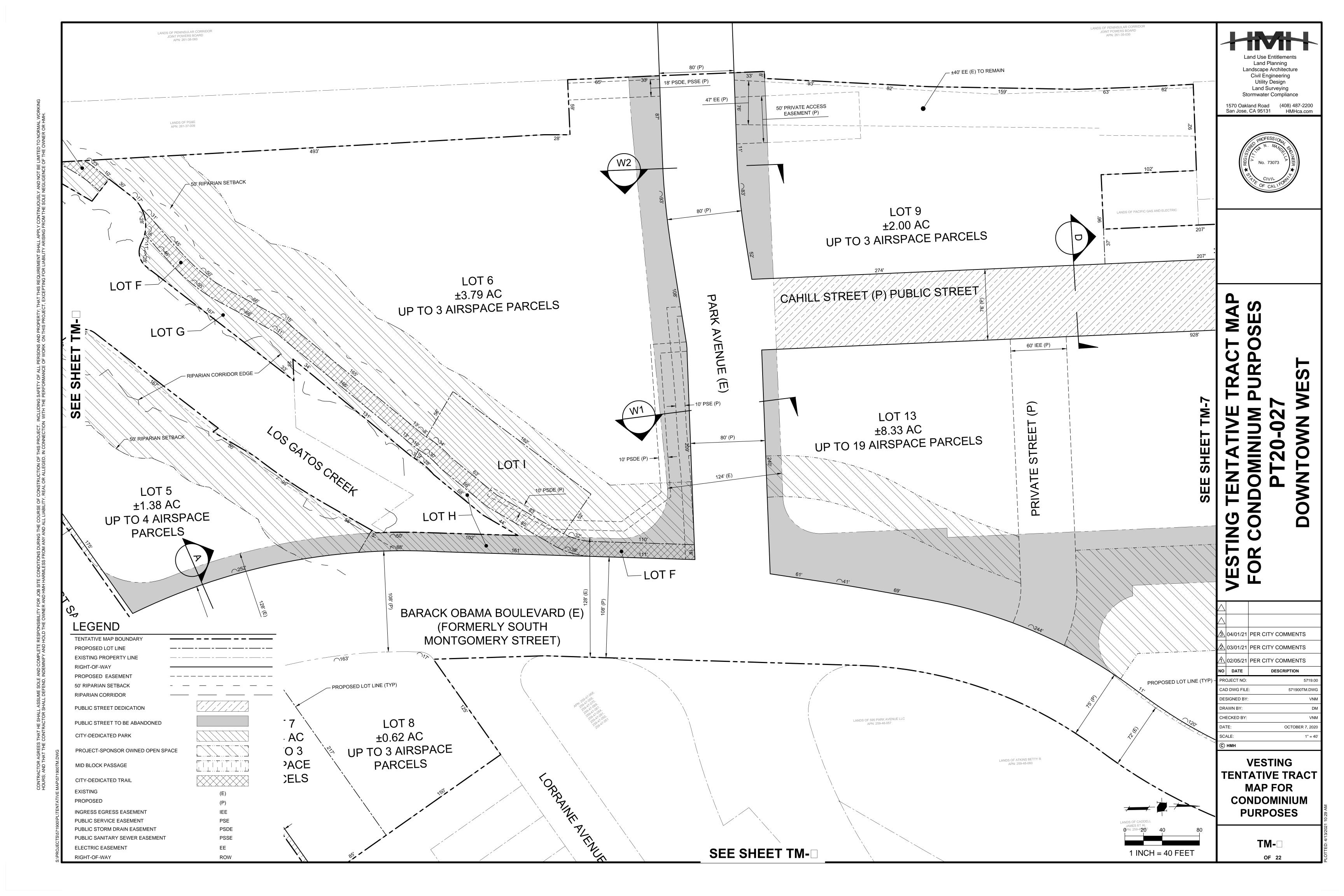
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURIN HOURS: AND THAT THE CONTRACTOR SHALL DEFEND. INDEMNIFY AND HOLD THE OWNER AND HMH HARMLESS FROM ANY

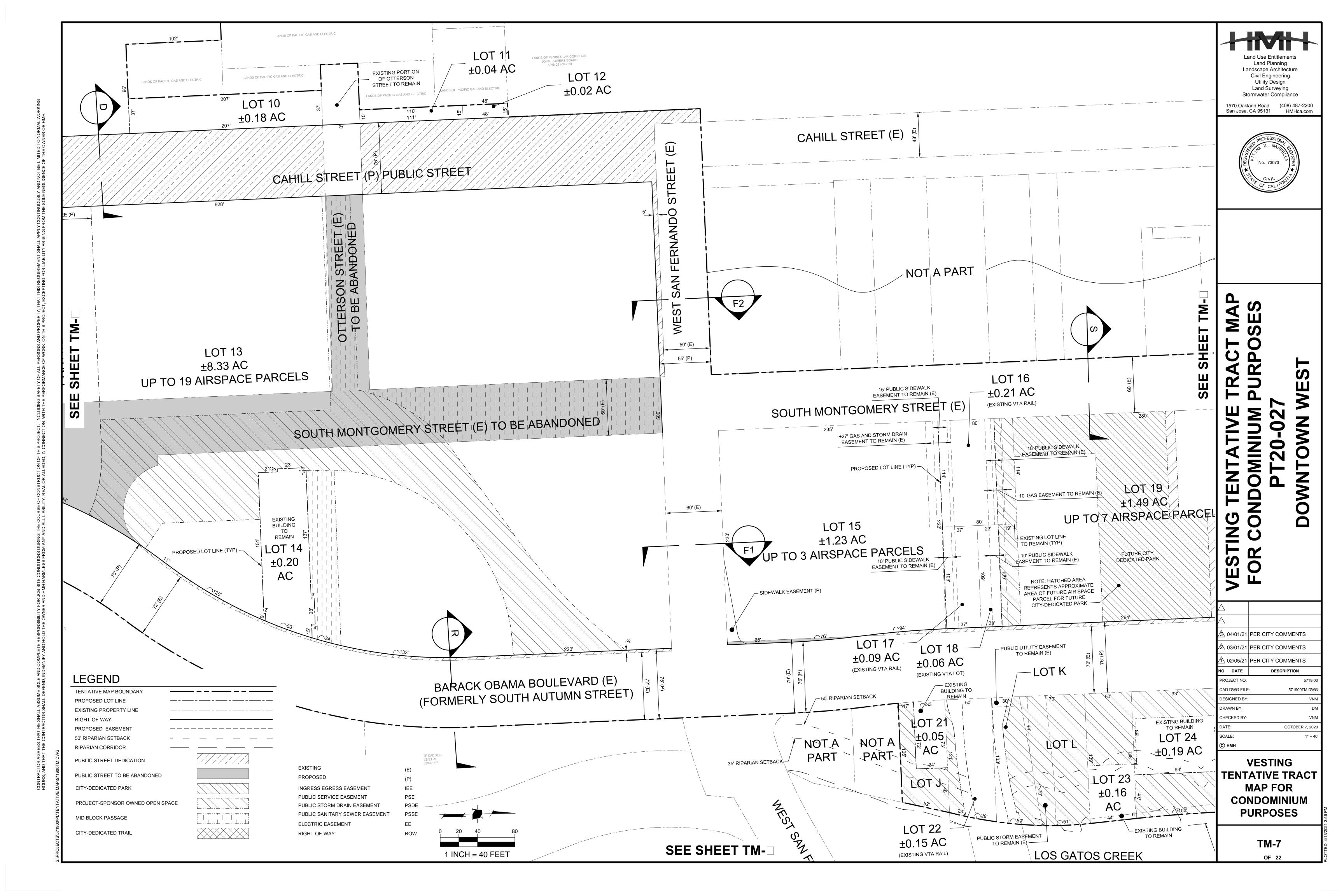
	LINE TABLE	<b>₩</b>
	LINE LENGTH BEARING LINE L	Land Use Entitlements Land Planning
	L2 270.61' N54°48'50"E L2 18.99' N17°26'53"E L42 61.74' S2°55'42"E L62 59.96' S29°39'18"W L82 113.38' S1°33'50"E L12 162.78' S13°53'44"E C2 280.77' 450.00' 35°44'53" C22 17.86' 1473.94' 0°41'40" EXISTING EASEMENT LINE ————————————————————————————————————	Landscape Architecture Civil Engineering Utility Design Land Surveying
ORKING I.	L5         617.30'         N35°10′05″W         L25         60.98'         N8°12′27″E         L45         83.10'         S2°51′32″W         L65         166.61'         S37°39′18″W         L105         157.65'         S16°18′03″W         C5         30.61'         1000.00'         1°45′13″         C25         63.32'         154.85'         23°25′42″           L6         2.03'         S35°10′58″E         L26         548.46'         S87°38′19″W         L46         92.60'         S2°51′32″W         L66         36.03'         S35°10′58″E         L106         15.18'         S49°40′11″W         C6         101.03'         45.33'         45°01′00″	Stormwater Compliance  1570 Oakland Road (408) 487-2200 San Jose, CA 95131 HMHca.com
NORMAL W	L7         146.58'         N54°49′02″E         L27         935.38'         S2°28′43″E         L47         7.91'         S87°30′06″W         L87         91.62'         N74°55′16″E         L107         19.38'         S40°09′42″E         L7         935.38'         S2°28′43″E         L47         7.91'         S87°30′06″W         L87         91.62'         N74°55′16″E         L107         19.38'         S40°09′42″E         C7         52.27'         404.00'         7°24′45″         C27         13.56'         240.00'         3°14′17″           L8         255.34'         N54°48′50″E         L8         270.99'         S87°34′45″W         L68         144.97'         S46°46′30″W         L8         1.28'         S36°05′14″E         L108         31.24'         S27°31′59″E         C8         5.67'         1556.00'         0°12′32″         C28         350.09'         588.14'         34°06′20″	OTESO.
IMITED TO IF THE OWN	L9       178.14'       N54°48'18"E       L9       50.00'       S2°28'43"E       L49       59.00'       N87°30'11"E       L69       30.89'       S28°34'20"W       L89       125.37'       N60°06'23"E       L109       88.06'       S40°09'42"E       L109       99.66'       N80°22'57"W       C9       100.06'       1556.00'       3°41'05"       C29       51.39'       538.14'       5°28'18"         L10       240.05'       N35°09'56"W       L30       14.33'       S87°30'06"W       L50       27.82'       S0°08'17"W       L90       10.98'       N29°54'03"W       L110       24.62'       S49°40'11"W       C10       25.02'       1556.00'       0°55'17"       C30       231.06'       533.14'       24°49'56"	PROFESSIONAL RESIDENCE OF THE PROPERTY OF THE
JD NOT BE L	L11         125.01'         S54°47'45"W         L31         155.78'         S2°29'54"E         L51         554.12'         S3°13'24"E         L71         19.21'         N20°30'14"W         L91         5.24'         N60°08'04"E         L131         155.78'         S2°29'54"E         L51         554.12'         S3°13'24"E         L71         19.21'         N20°30'14"W         L91         5.24'         N60°08'04"E         L131         155.78'         S2°29'54"E         L51         554.12'         S3°13'24"E         L71         19.21'         N20°30'14"W         L91         5.24'         N60°08'04"E         L131         161.30'         S3°02'18"E         L131         155.60'         3°27'16"         C31         11.25'         5.50'         117°09'13"           L12         118.56'         N1°46'13"E         L33         14.67'         S87°41'45"W         L12         44.50'         S41°54'05"E         L92         142.32'         N4°31'49"W         L113         120.52'         S34°55'31"E         C13         93.82'         156.00'         3°27'16"         C31         11.25'         5.50'         117°09'13"           L13         63.60'         N1°46'13"E         L33         158.93'         S2°30'02"E         L53         29.94'         N52°20'42"W	No. 73073
IUOUSLY AN E SOLE NEC	L14 270.74' N1°44'30"E	OF CALL
PLY CONTING FROM THI	L16     117.24'     N2°28'55"W     L36     27.35'     N87°53'28"E     L56     23.16'     S87°30'06"W     L76     30.65'     S29°51'51"E     L96     89.01'     N30°29'10"W     L116     99.45'     S34°08'37"E     C16     94.70'     643.88'     8°25'38"       L17     106.37'     N87°32'04"E     L37     105.22'     S2°30'02"E     L57     164.53'     N39°24'09"E     L77     93.01'     S2°28'10"W     L17     195.34'     S40°08'37"E	
F SHALL APF LITY ARISIN	L18       51.68'       N12°11'03"E       L38       101.82'       S2°30'02"E       L58       1.85'       N29°39'18"E       L78       51.95'       S7°28'10"W         L19       43.04'       N6°16'48"W       L39       58.39'       S87°30'13"W       L59       67.85'       N39°24'09"E       L79       1.02'       N59°52'09"E       L99       122.40'       N29°54'10"W	
QUIREMENT S FOR LIABII	L20 94.06' N10°02'04"W L40 102.30' N2°29'54"W L60 43.87' N30°12'09"E L80 54.23' S2°54'34"W L120 144.81' S14°47'17"E C20 125.00' 1395.47' 5°07'56" C30 125.00' 1395.47' 5°07'56" C20 125.00	
AT THIS RE EXCEPTING	(1) TEMPORARY ACCESS EASEMENT, TO BE ABANDONED (2) TEMPORARY CONSTRUCTION EASEMENT, TO BE ABANDONED (3) TEMPORARY ACCESS EASEMENT, TO BE RELOCATED (4) PUBLIC UTILITY EASEMENT, TO BE MAINTAINED	Δ.
ЭРЕКТУ; ТН ; PROJECT,	(5) ACCESS EASEMENT, TO BE ABANDONED (6) SLOPE EASEMENT, TO BE RELOCATED (7) PG&E EASEMENT, TO BE RELOCATED (8) INGRESS EGRESS EASEMENT, TO BE ABANDONED	
NS AND PRO RK ON THIS	(9) SANITARY SEWER EASEMENT, TO BE RELOCATED (10) PG&E EASEMENT, TO BE RELOCATED (11) PG&E EASEMENT, TO BE RELOCATED (12) PUBLIC UTILITY EASEMENT, TO BE ABANDONED	
ALL PERSO NCE OF WO	(13) STREET EASEMENT, TO BE ABANDONED  (14) COMMUNICATIONS EASEMENT, TO BE RELOCATED  (15) SANITARY SEWER EASEMENT, TO BE RELOCATED  (16) PUBLIC UTILITY EASEMENT, TO BE RELOCATED	AC RP C
SAFETY OF PERFORMA	(17) PG&E EASEMENT, TO REMAIN & STORM DRAIN EASEMENT, TO BE ABANDONED  (18) SIDEWALK EASEMENT, TO REMAIN  (19) PG&E EASEMENT & STORM DRAIN EASEMENT, TO REMAIN  (20) AVIGATION EASEMENT, TO REMAIN  (17) PG&E EASEMENT, TO REMAIN  (18) SIDEWALK EASEMENT, TO REMAIN  (29) AVIGATION EASEMENT, TO REMAIN	TR/ TES
NCLUDING: WITH THE I	(21) SIDEWALK EASEMENT, TO REMAIN (22) PG&E EASEMENT, TO REMAIN (23) PUBLIC UTILITY EASEMENT, TO REMAIN (24) STORM DRAIN EASEMENT, TO REMAIN	<b>1 2 3 3 3 3 3 3 3 3 3 3</b>
PROJECT. I	(25) PG&E EASEMENT, TO REMAIN (26) PG&E EASEMENT, TO BE RELOCATED (27) AVIGATION EASEMENT, TO REMAIN (28) SCVWD PUBLIC SERVICE EASEMENT, TO REMAIN	
ON OF THIS I	(29) STORMWATER MANAGEMENT EASEMENT, TO REMAIN (30) PARKING EASEMENT, TO BE ABANDONED (31) SCVWD EASEMENT, TO REMAIN (32) INGRESS EGRESS, & WATER RIGHTS, TO BE ABANDONED	
NSTRUCTIC	(33) INGRESS EGRESS & WATER RIGHTS, TO BE ABANDONED  (34) INTEREST OF SPRR, TO BE ABANDONED  (35) SANITARY SEWER EASEMENT, TO BE RELOCATED  (36) RIGHTS OF THE PUBLIC, TO BE ABANDONED  (37) LANDS OF GREWER JANET  259-28-031  (38) LANDS OF GREWER JANET  259-28-031  (39) LANDS OF GREWER JANET  259-28-031  (30) LANDS OF GREWER JANET  259-28-031  (30) LANDS OF GREWER JANET  259-28-031  (31) LANDS OF GREWER JANET  259-28-031  (32) LANDS OF GREWER JANET  259-28-031  (33) LANDS OF GREWER JANET  259-28-031  (34) LANDS OF GREWER JANET  259-28-031  (35) LANDS OF GREWER JANET  259-28-031  (36) LANDS OF GREWER JANET  259-28-031  (37) LANDS OF GREWER JANET  259-28-031  (38) LANDS OF GREWER JANET  259-28-031  (39) LANDS OF GREWER JANET  259-28-031  (30) LANDS OF GREWER JANET  259-28-031  (30) LANDS OF GREWER JANET  259-28-031  (30) LANDS OF GREWER JANET  259-28-031  (31) LANDS OF GREWER JANET  259-28-031  (32) LANDS OF GREWER JANET  259-28-031  (33) LANDS OF GREWER JANET  259-28-031  (34) LANDS OF GREWER JANET  259-28-031  (35) LANDS OF GREWER JANET  259-28-031  (36) LANDS OF GREWER JANET  259-28-031  (37) LANDS OF GREWER JANET  259-28-031  (38) LANDS OF GREWER JANET  259-28-031  (39) LANDS OF GREWER J	
JRSE OF CC .IABILITY, RE	(37) AIRCRAFT NOISE EASEMENT, TO REMAIN (38) BUILDING HEIGHT RESTRICTION OF 4' & COMMUNICATION EASEMENT, TO REMAIN (39) STORM DRAIN EASEMENT, TO REMAIN (40) TEMPORARY CONSTRUCTION EASEMENT, TO BE ABANDONED  LANDS OF PENINSULAR CORRIDOR LANDS OF PENINSULAR CORRIDOR LANDS OF CITY OF SAN JOSE  LANDS OF PENINSULAR CORRIDOR LANDS OF CITY OF SAN JOSE  LANDS OF PENINSULAR CORRIDOR LANDS OF CITY OF SAN JOSE	
VG THE COU Y AND ALL I	(41) TEMPORARY CONSTRUCTION EASEMENT, TO BE ABANDONED  LANDS OF PENINSULAR CORRIDOR  JOINT POWERS BOARD  LANDS OF PENINSULAR CORRIDOR  JOINT POWERS BOARD  LANDS OF PENINSULAR CORRIDOR  JOINT POWERS BOARD  JOINT POWERS BOARD  JOINT POWERS BOARD  JOINT POWERS BOARD	
FIONS DURII S FROM AN	LANDS OF MITCHELL 261-34-020  LANDS OF MITCHELL 261-34-010 261-34-	E &
SITE CONDIT H HARMLES	261-35-017  (15)  (15)  (16)  (17)  (16)  (17)  (18)  (18)  (19)  (19)  (19)  (10)  (115)  (1	일 요
/ FOR JOB S ER AND HMI	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
PONSIBILITY D THE OWNI	EAGUS OF CITY OF SAN JOSE    Comparison of City of San Jose   Comparison of City of	3 04/01/21 PER CITY COMMENTS
1PLETE RES FY AND HOL	259-48-053   259-48-052   3   259-48-052	2 03/01/21 PER CITY COMMENTS
LE AND COM D, INDEMNIF	BARACK OBAMA BOULEVARD (E)  (19) (23)  (24)  (FORMERLY SOUTH AUTUMN STREET)  (ANDS OF CADDELL LANDS OF CADDE	NO DATE DESCRIPTION  PROJECT NO: 5719.00
SSUME SOL ALL DEFENI	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	CAD DWG FILE: 571900TM-EXISTING.DWG DESIGNED BY: VNM
HE SHALL A RACTOR SH	LANDS OF SCVTA C23 L82 L81 L80 C22 L78 L77, 16  L83 (29)  L79 (27)  L84 (27)  L87 (27)  L87 (27)  L87 (27)  L87 (27)  L87 (27)  L87 (27)	DRAWN BY: DM  CHECKED BY: VNM  DATE: OCTOBER 7, 2020
THE CONTI	EXISTING RESIDENTIAL  (33)  (32)  (33)  (32)  (33)  (33)	SCALE: 1" = 200'
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CONTR HOURS IVE MAP\57	259-38-148 (27) E	E ISTING PARCELS AND EASEMENTS
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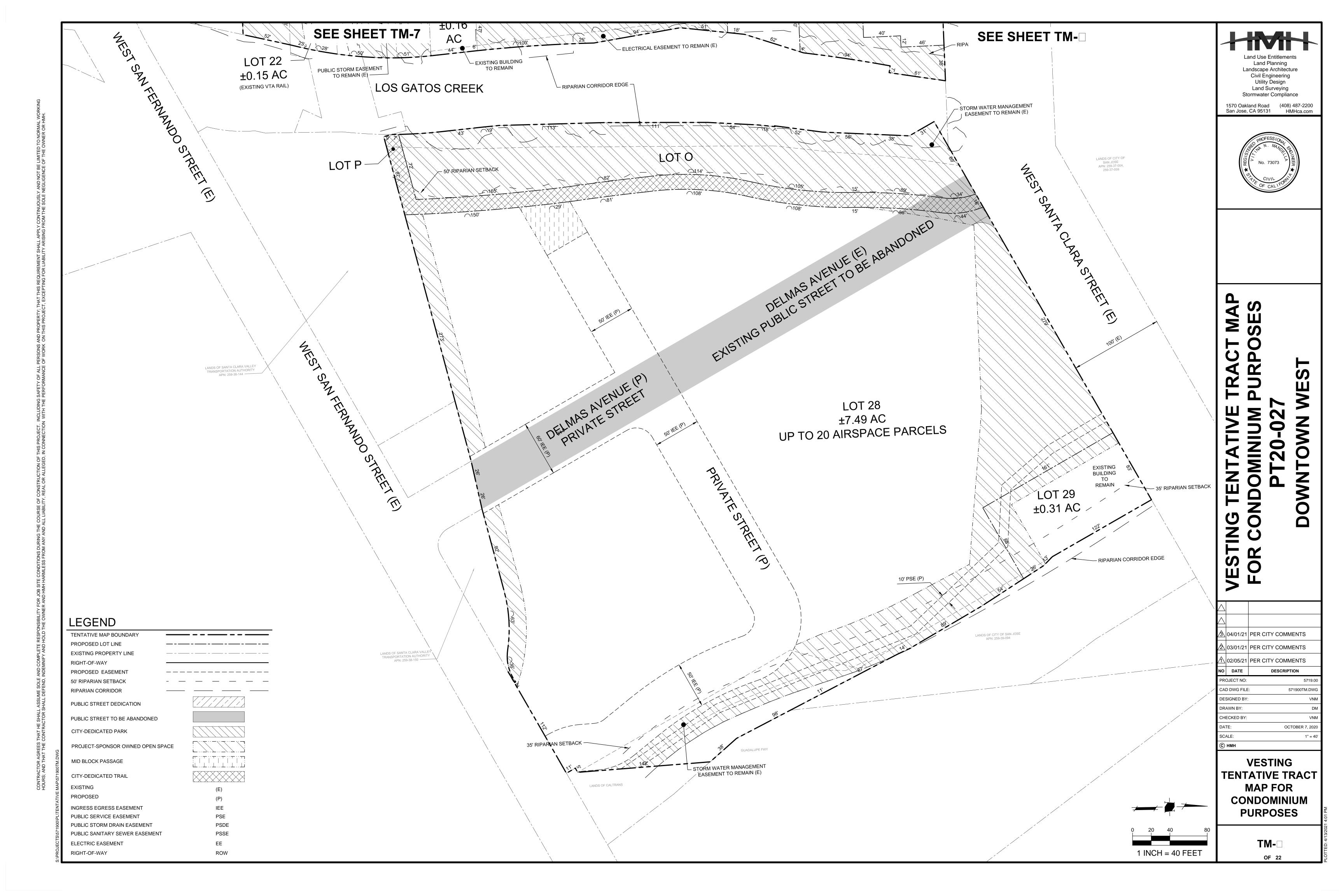


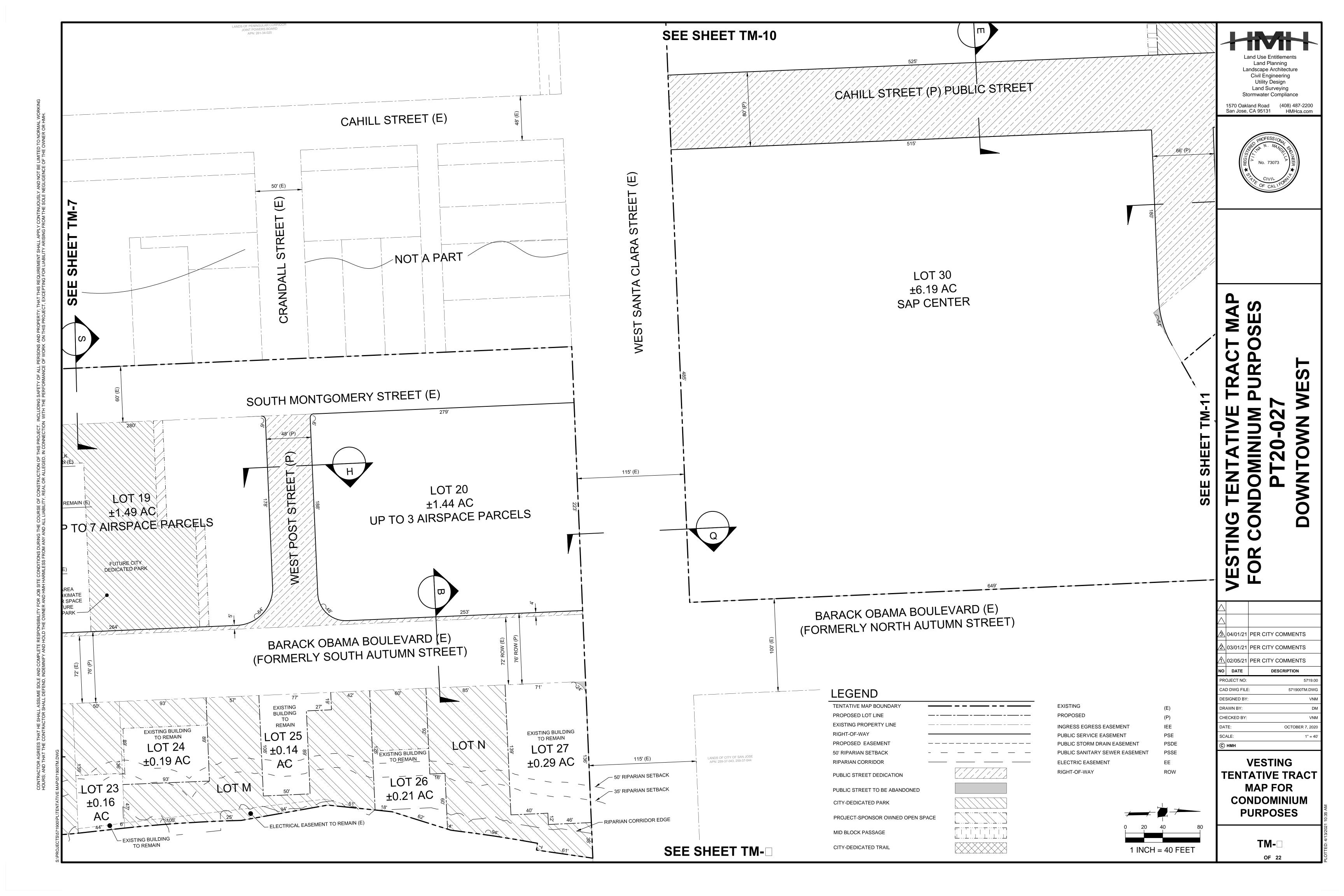


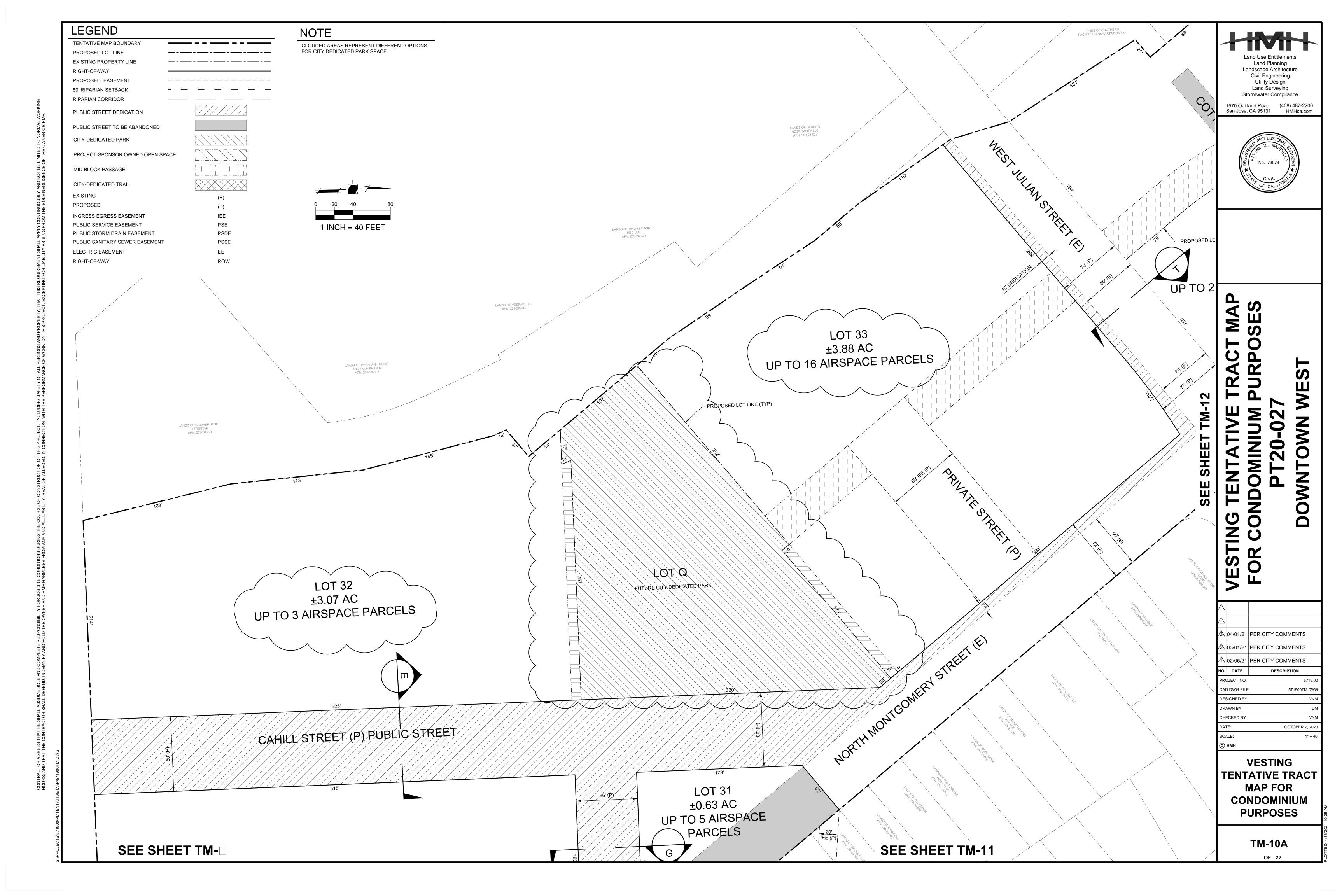


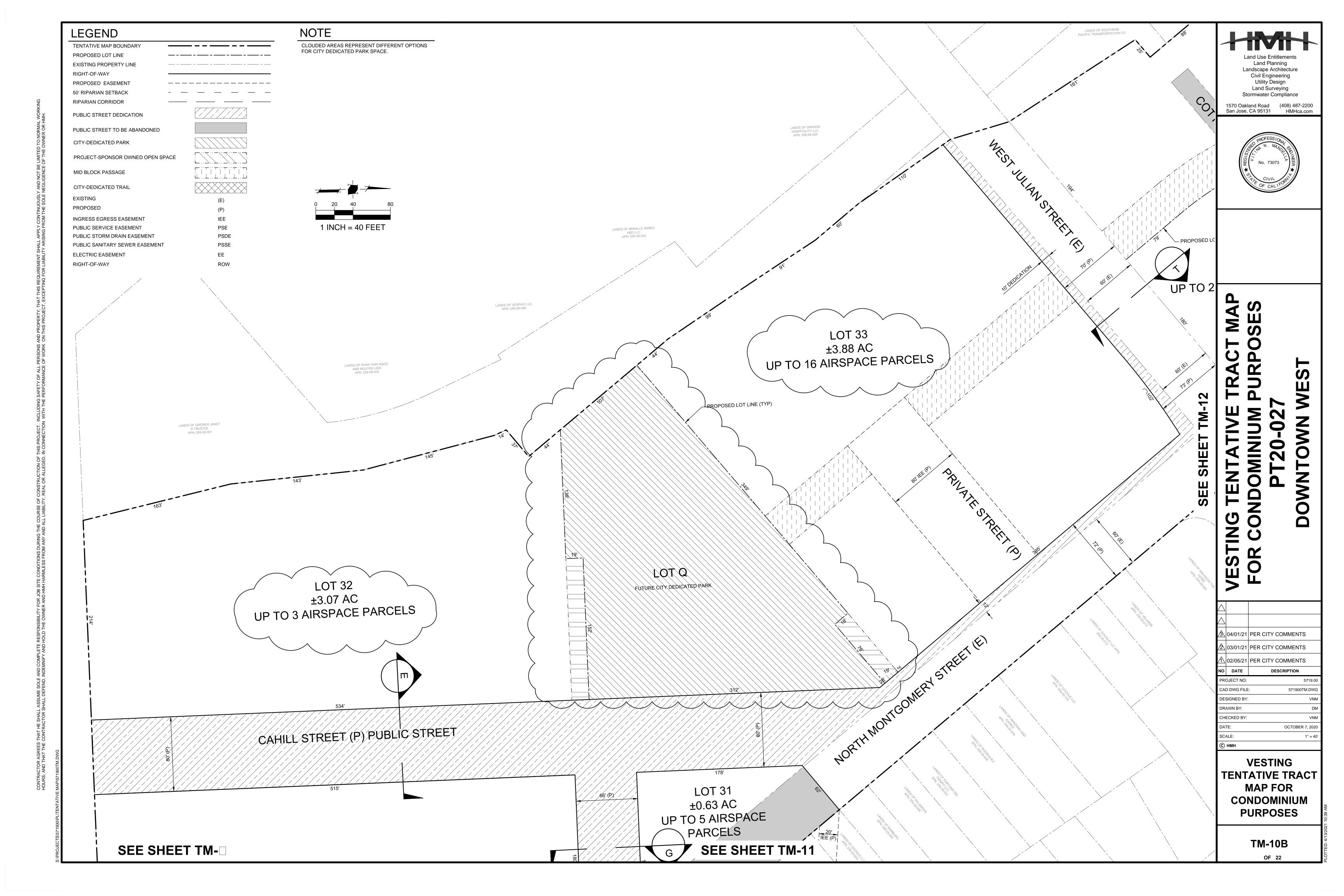


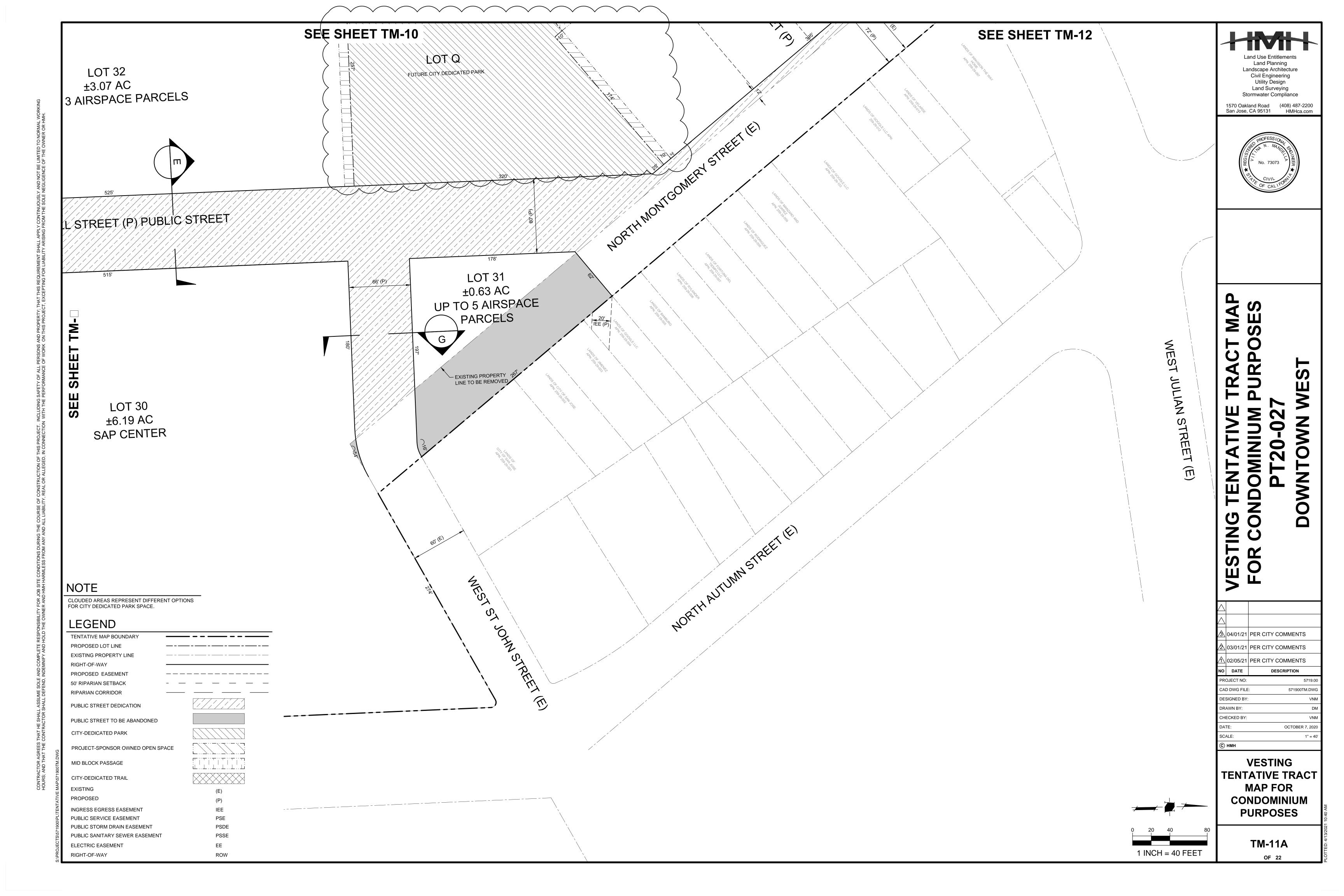


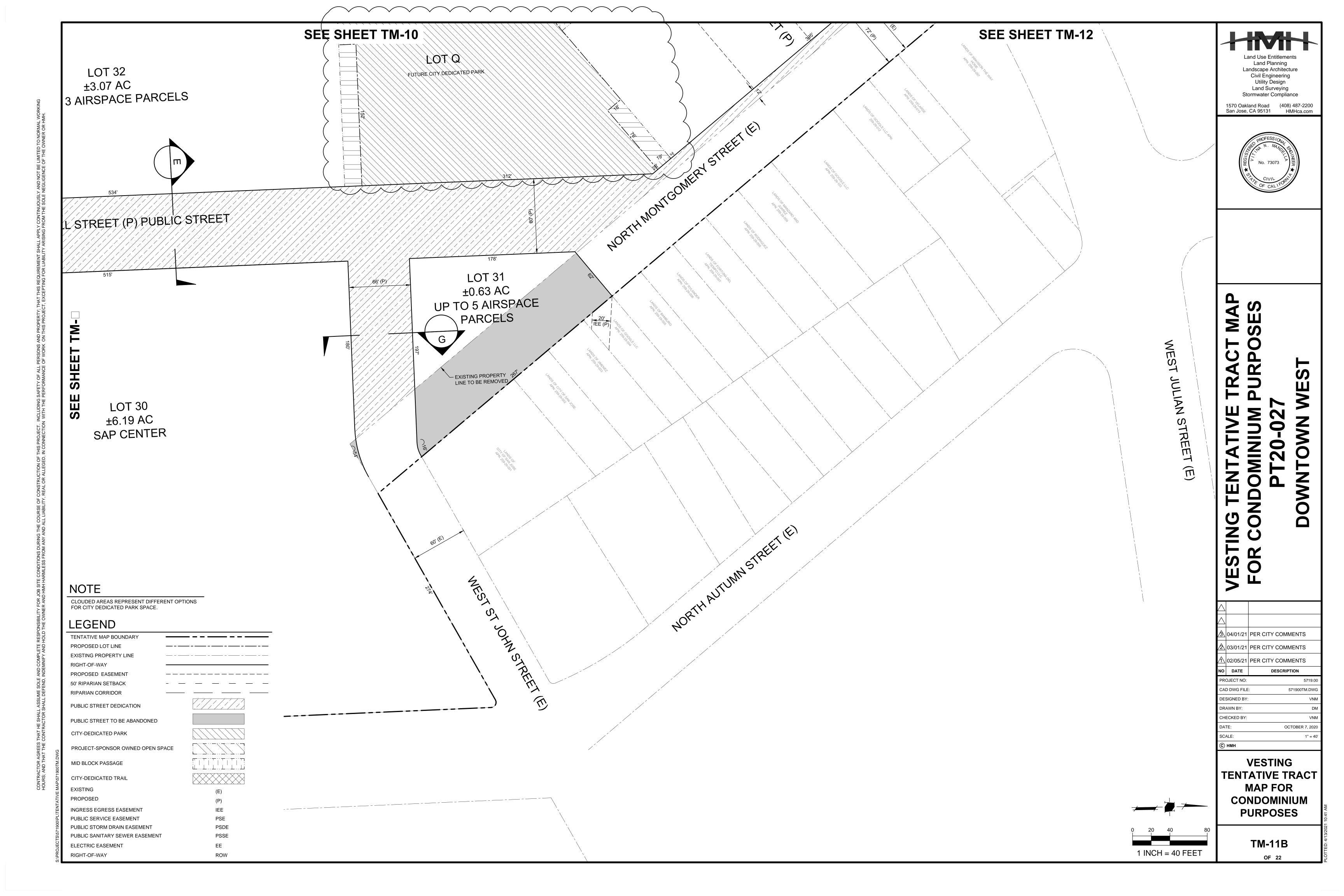


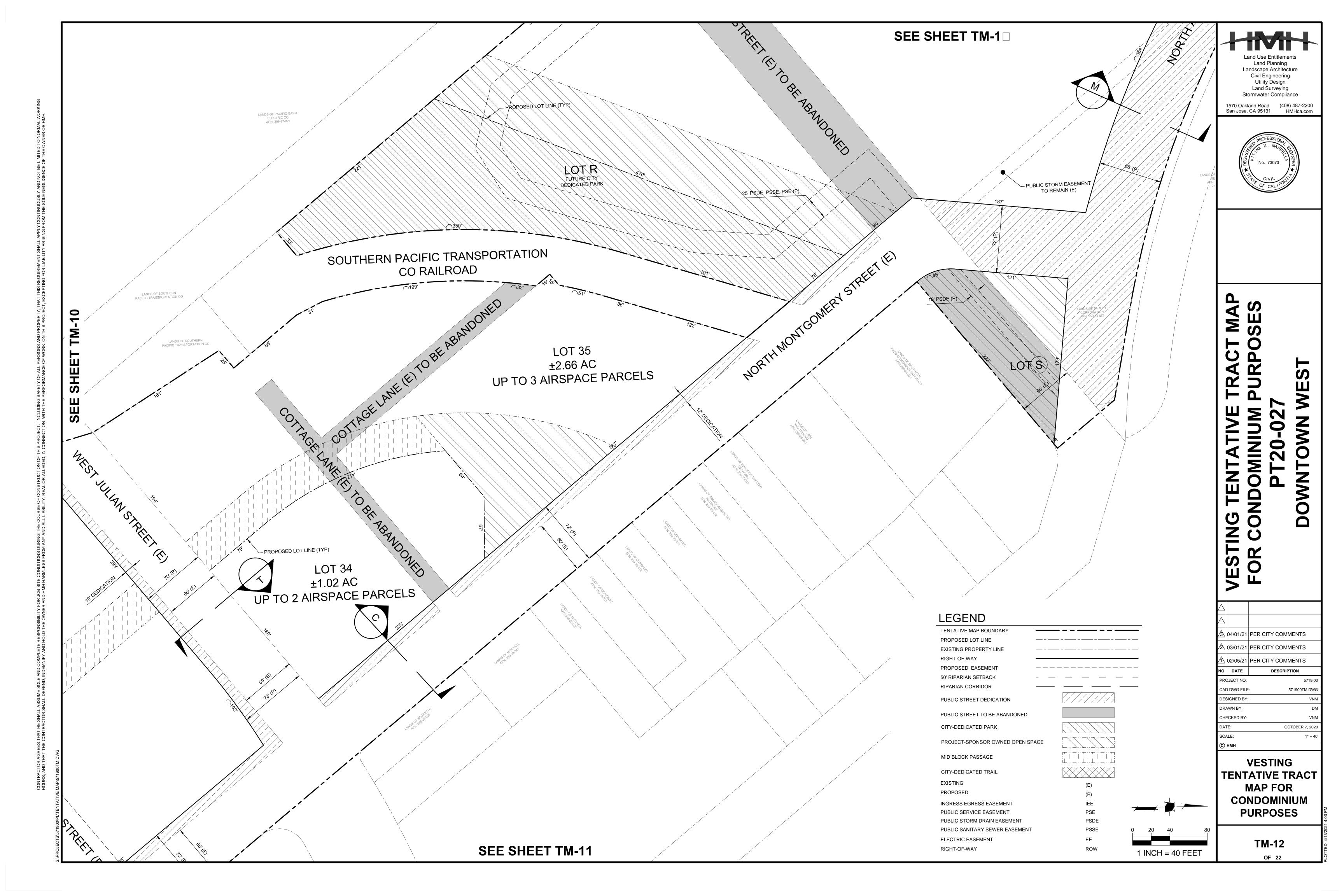


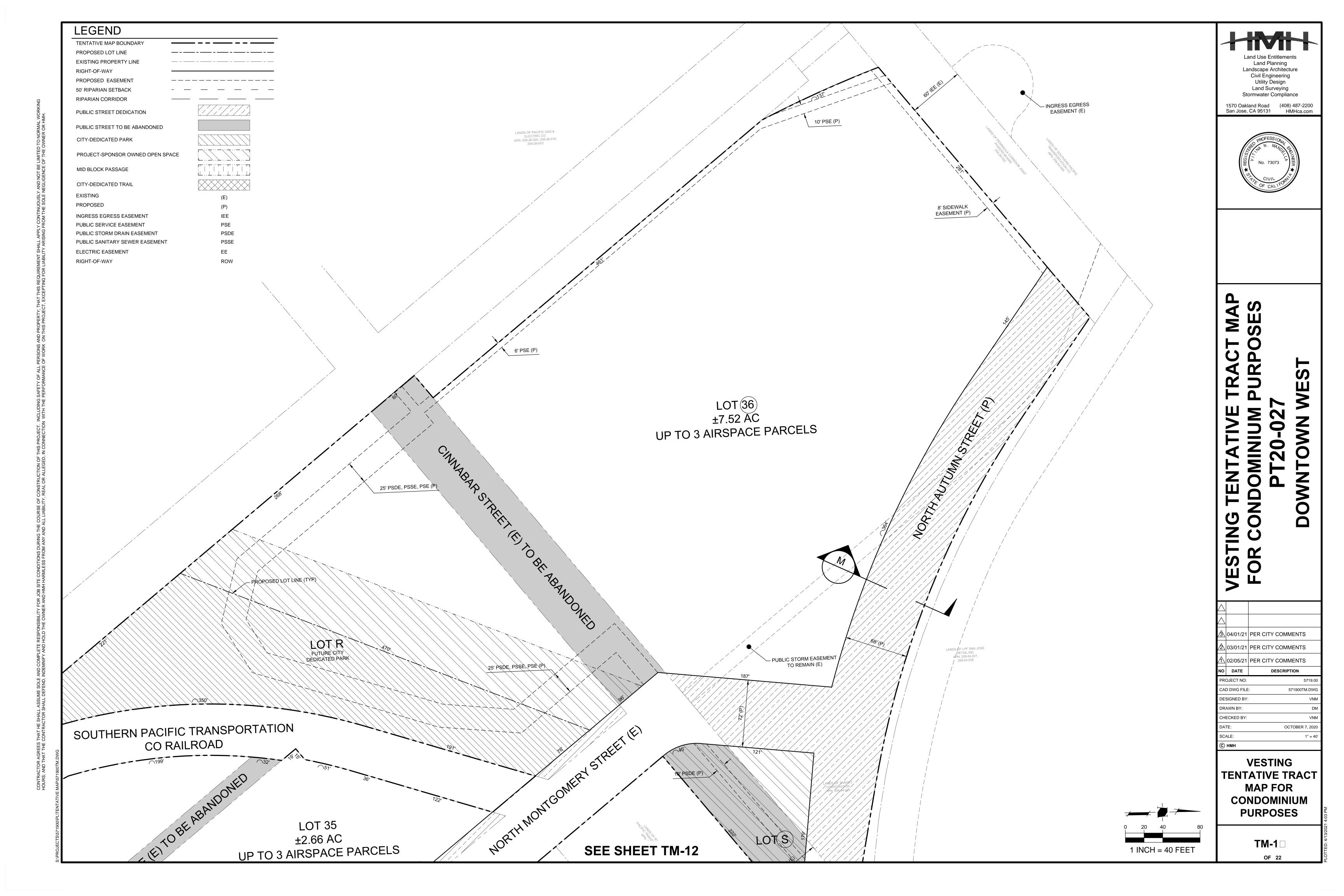












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Stormwater Compliance

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San Jose, CA 95131

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### FOR CONDOMINIUM PURPOSE PT20-027 DOWNTOWN WEST

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<u>/3\</u>	04/01/21	PER CITY COMMENTS	
<u>/2\</u>	03/01/21	PER CITY COMMENTS	
Â	02/05/21	PER CITY COMMENTS	
NO	DATE	DESCRIPTION	
PR	OJECT NO:	5719.00	
CAI	D DWG FILE	: 571900TM-SECTIONS.DWG	
DE	SIGNED BY:	VNM	
DR	AWN BY:	DM	
СН	ECKED BY:	VNM	
DA	TE:	OCTOBER 7, 2020	
SC	ALE:	1" = 10'	
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**CROSS SECTIONS** 

**TM-1** □

OF 22

CURB TO CURB

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

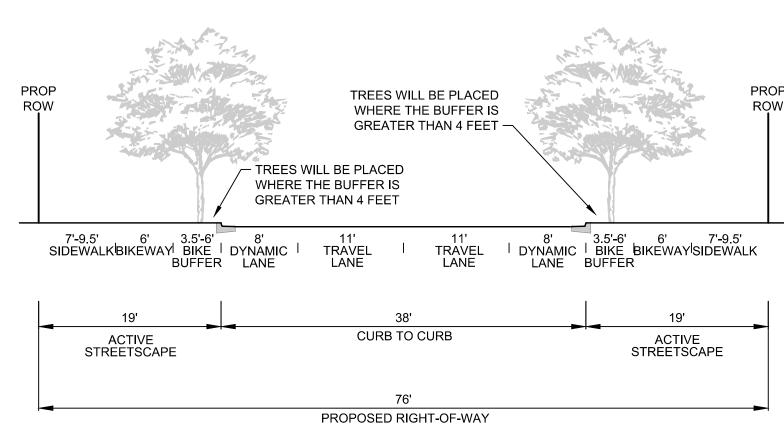
NORTH MONTGOMERY STREET - ALT 2

SCALE: 1" =10'

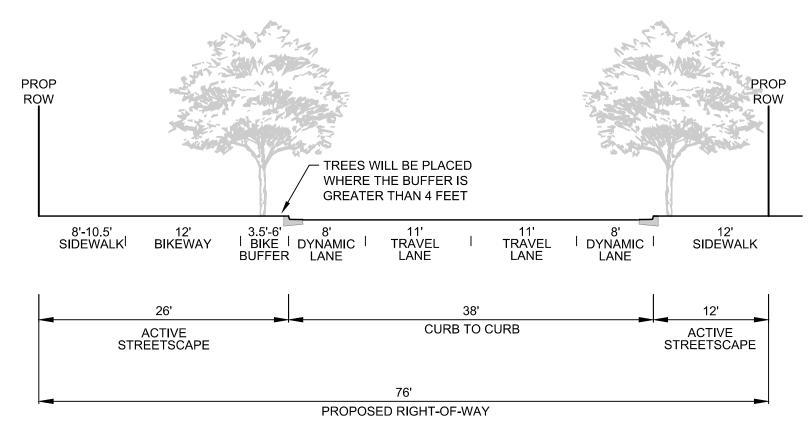
CAHILL STREET MEANDER - ALT 4

SCALE: 1" =10'

DEDICATION



D CAHILL STREET MEANDER - ALT 1
SCALE: 1" =10'



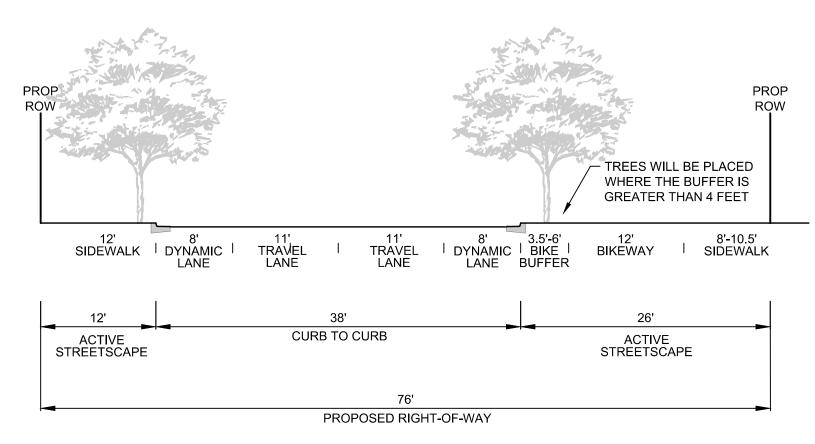
D CAHILL STREET MEANDER - ALT 2
SCALE: 1" =10'



EXISTING ACTIVE STREETSCAPE

CAHILL STREET MEANDER - ALT 5

SCALE: 1" =10'



CAHILL STREET MEANDER - ALT 3

SCALE: 1" =10'

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### VESTING TENTATIVE TRACT M. FOR CONDOMINIUM PURPOSE PT20-027 DOWNTOWN WEST

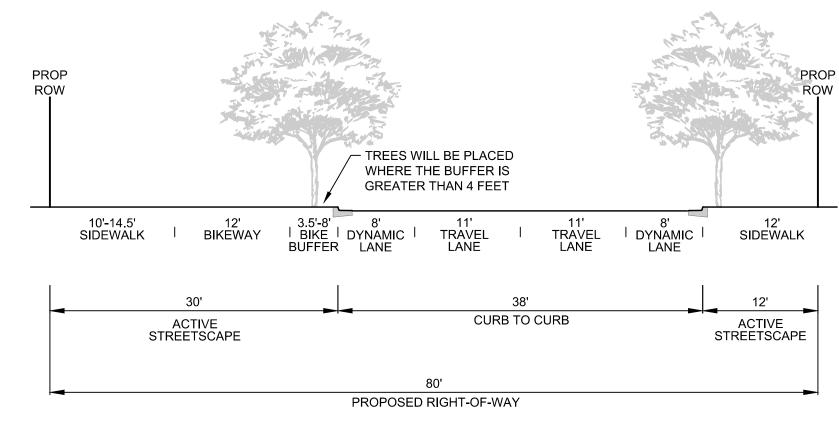
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<u>/3\</u>	04/01/21	PER CITY COMMENTS
<u> </u>	03/01/21	PER CITY COMMENTS
Λ	02/05/21	PER CITY COMMENTS
NO	DATE	DESCRIPTION
PR	OJECT NO:	5719.00
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DR	SIGNED BY:	VNM
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DR.	SIGNED BY: AWN BY: ECKED BY:	VNM DM VNM
DR.	SIGNED BY: AWN BY: ECKED BY: TE:	VNM DM VNM OCTOBER 7, 2020

**CROSS SECTIONS** 

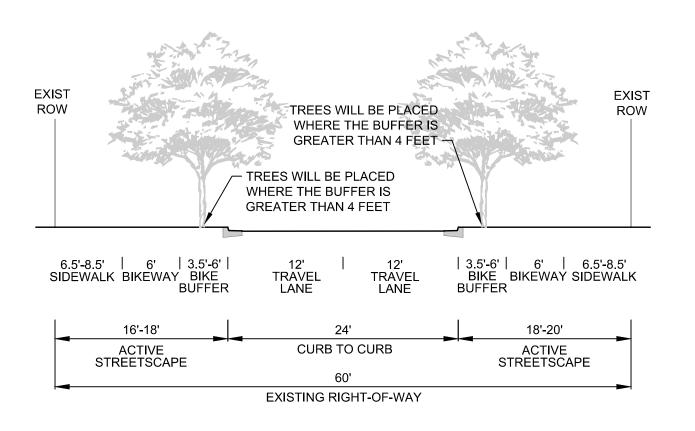
**TM-1** □

OF 22

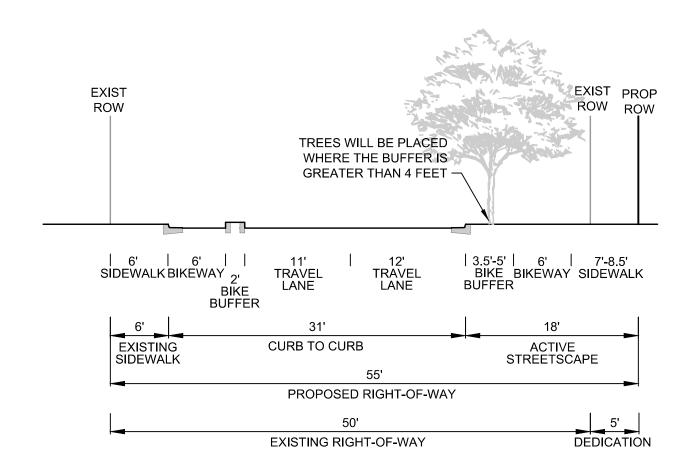
E CAHILL STREET NORTH END - ALT 1
SCALE: 1" =10'



E CAHILL STREET NORTH END - ALT 2
SCALE: 1" =10'

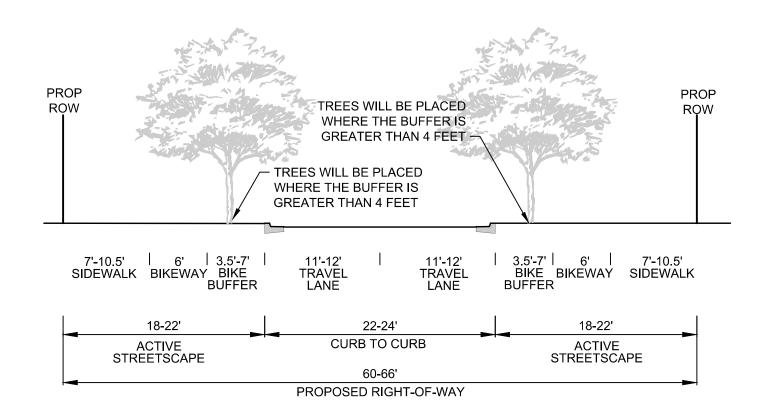


F1 WEST SAN FERNANDO STREET
SCALE: 1" =10'



F2 WEST SAN FERNANDO STREET

SCALE: 1" =10'



G WEST ST. JOHN STREET
SCALE: 1" =10'

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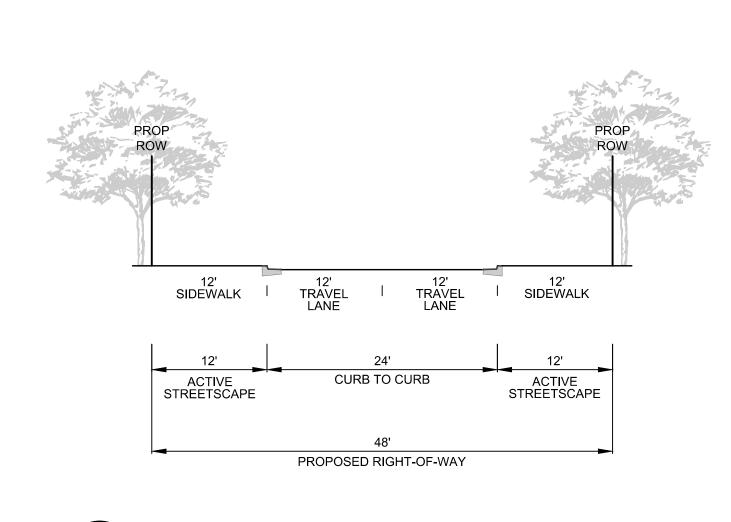


### VESTING TENTATIVE TRACT M FOR CONDOMINIUM PURPOSE PT20-027 DOWNTOWN WEST

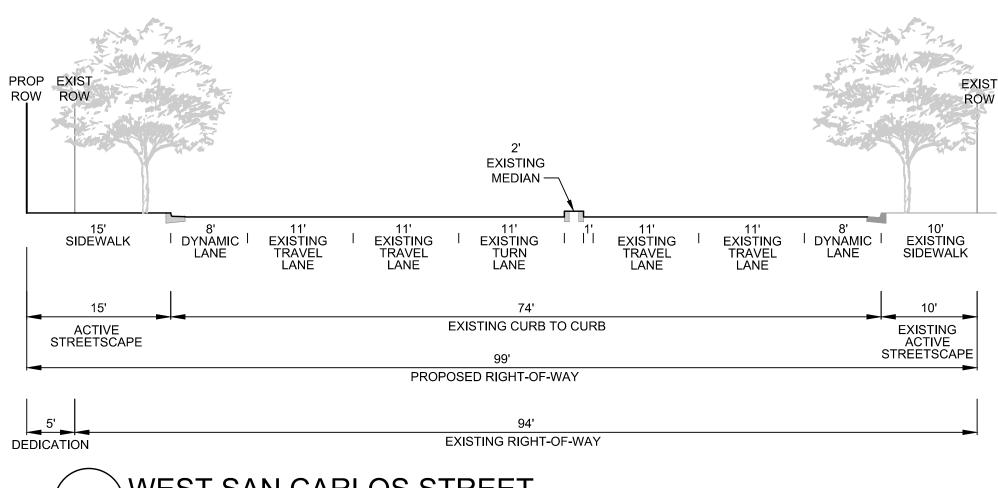
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<b>∕</b> 3	04/01/21	PER CITY COMMENTS
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NO	DATE	DESCRIPTION
PR	OJECT NO:	5719.00
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DES	SIGNED BY:	VNM
DR	AWN BY:	DM
СНІ	ECKED BY:	VNM
DA	ГЕ:	OCTOBER 7, 2020
SC	ALE:	1" = 10'
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**CROSS SECTIONS** 

**TM-1** OF 22



H WEST POST STREET
SCALE: 1" =10'



WEST SAN CARLOS STREET

SCALE: 1" =10'

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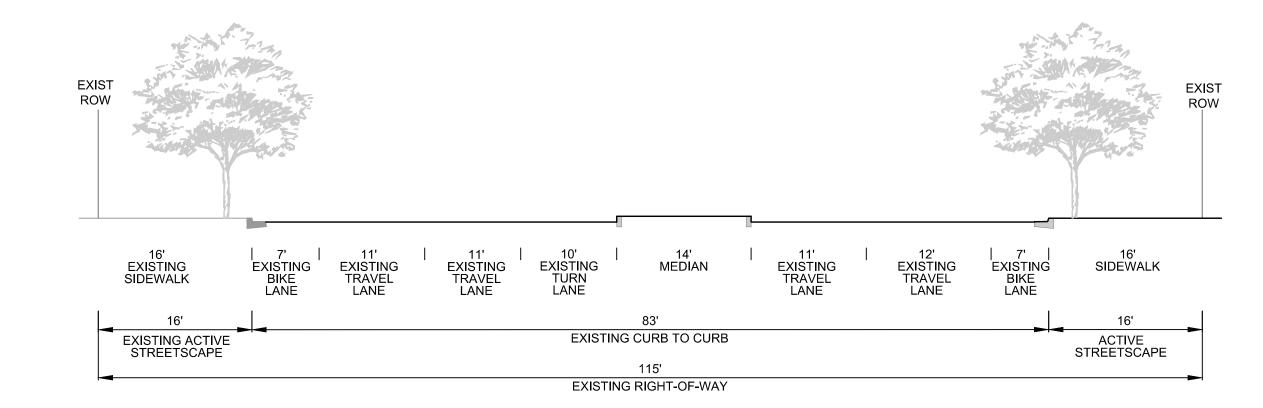
### VESTING TENTATIVE TRACT MA FOR CONDOMINIUM PURPOSE PT20-027 DOWNTOWN WEST

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<u> </u>	04/01/21	PER CITY COMMENTS
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	DATE  OJECT NO:	DESCRIPTION 5719.00
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PRO	OJECT NO:	5719.00
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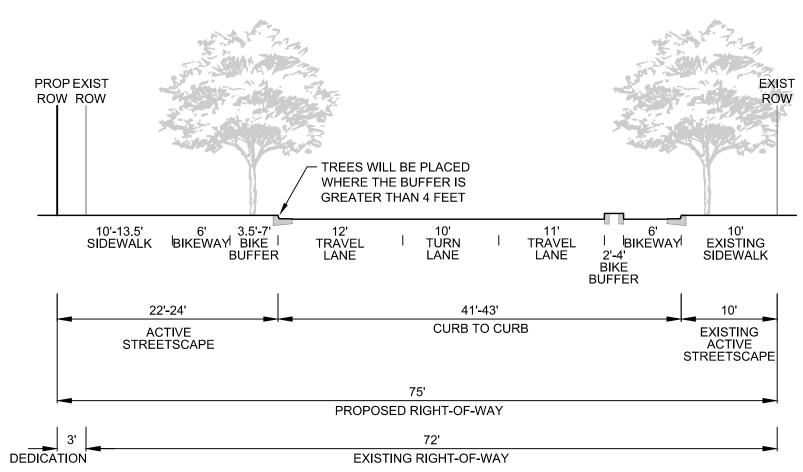
CROSS SECTIONS

**TM-17**OF 22

NORTH AUTUMN STREET

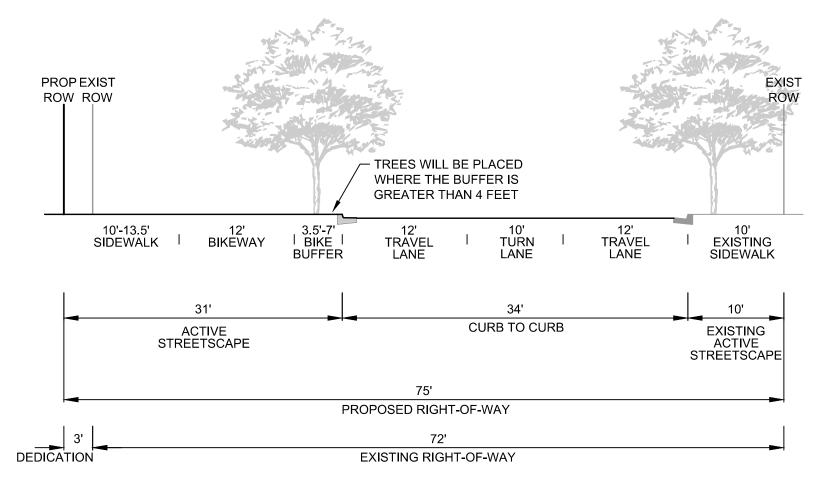


WEST SANTA CLARA STREET - ALT 1
SCALE: 1" =10'



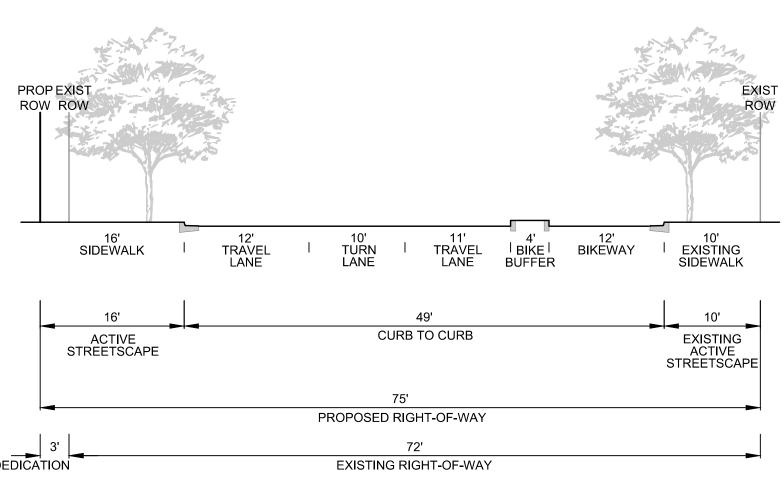
BARACK OBAMA BOULEVARD (FORMERLY SOUTH AUTUMN STREET) - ALT 1

SCALE: 1" =10'



BARACK OBAMA BOULEVARD (FORMERLY SOUTH AUTUMN STREET) - ALT 2

SCALE: 1" =10'



BARACK OBAMA BOULEVARD (FORMERLY SOUTH AUTUMN STREET) - ALT 3

SCALE: 1" =10'

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



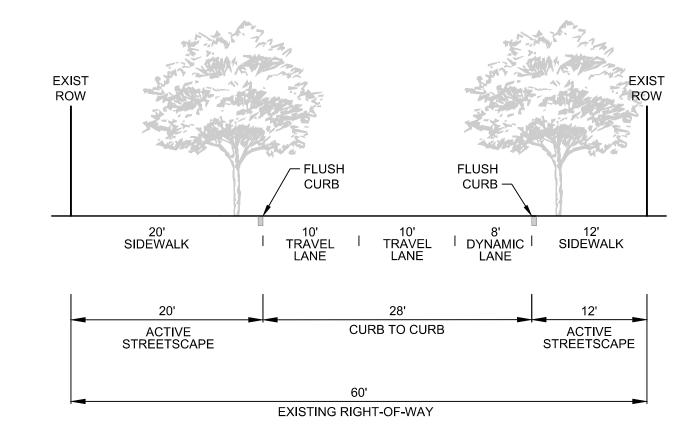
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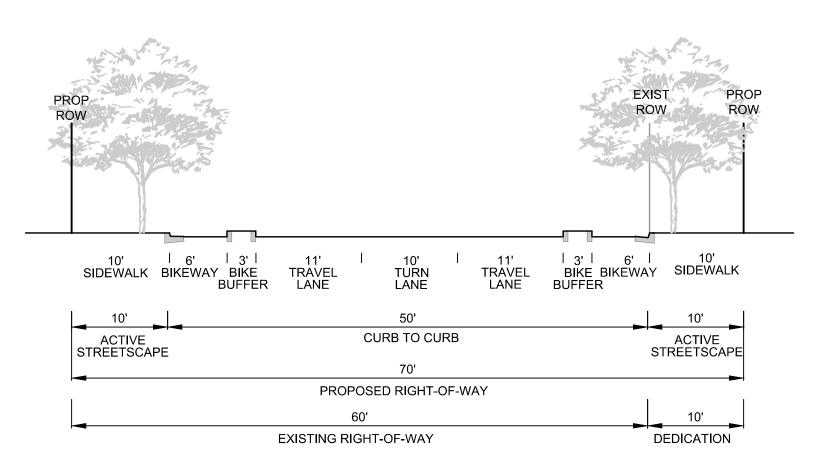
**CROSS SECTIONS** 

**TM-1** □ OF 22

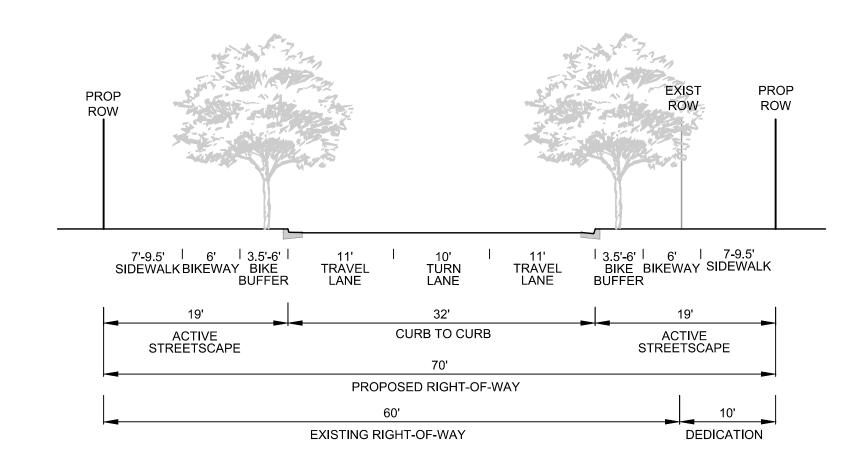
SOUTH MONTGOMERY STREET - ALT 1
SCALE: 1" =10'



SOUTH MONTGOMERY STREET - ALT 2
SCALE: 1" =10'



T WEST JULIAN STREET - ALT 1
SCALE: 1" =10'



T WEST JULIAN STREET - ALT 2
SCALE: 1" =10'



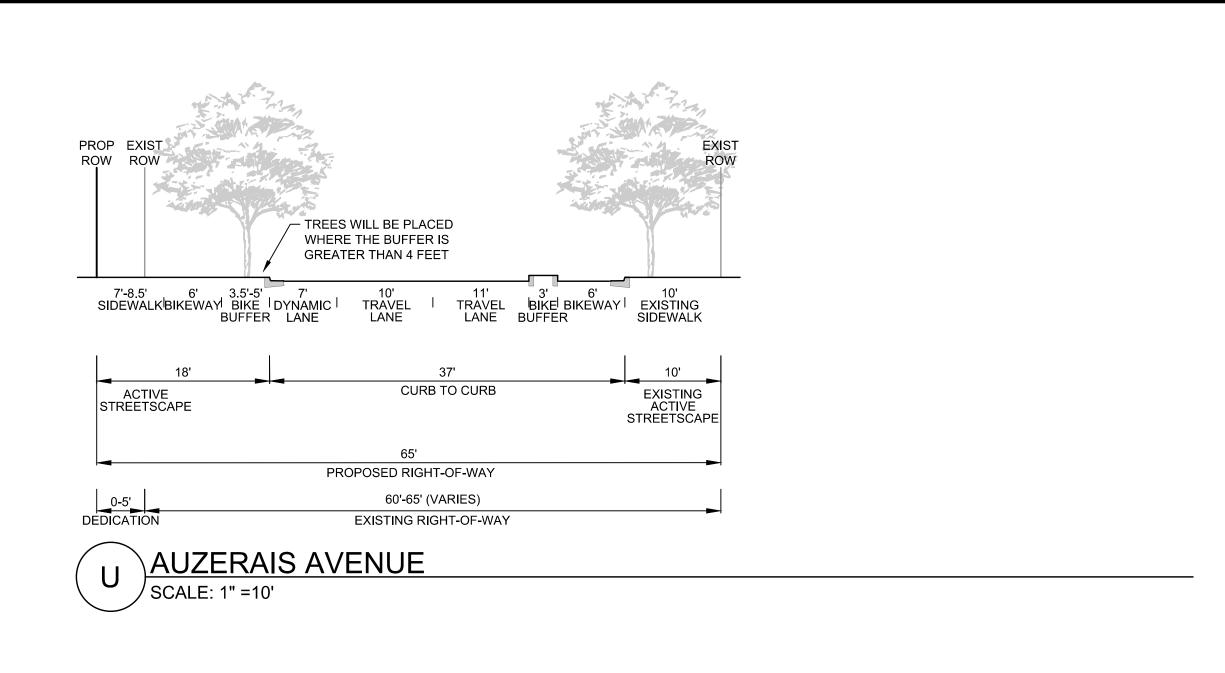


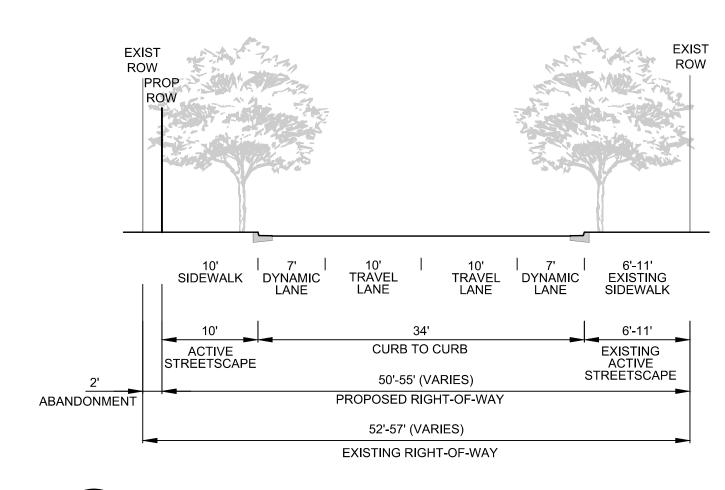
### VESTING TENTATIVE TRACI IN FOR CONDOMINIUM PURPOSE PT20-027 DOWNTOWN WEST

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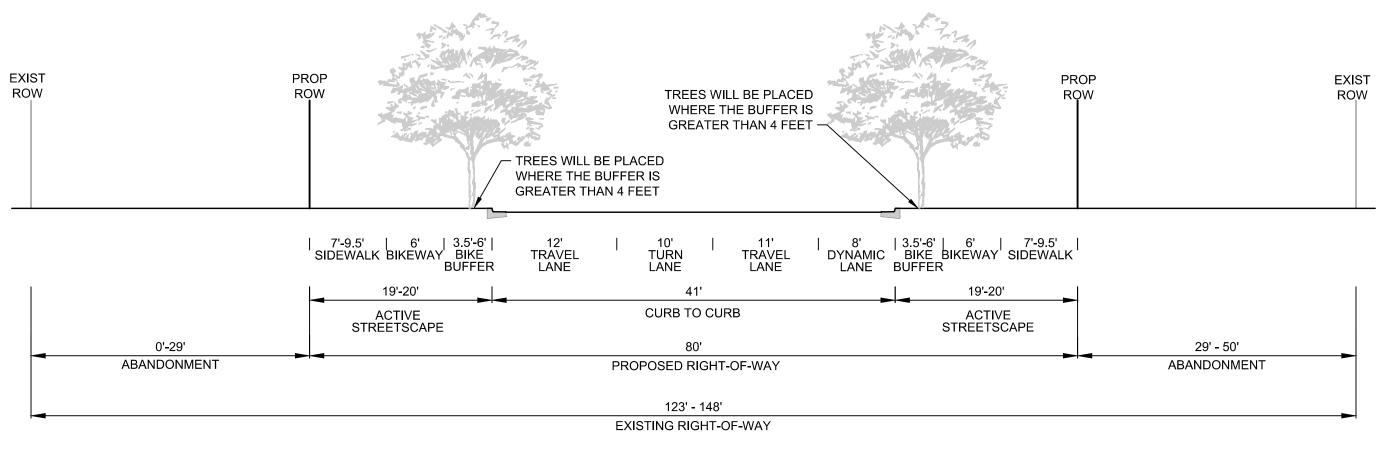
**CROSS SECTIONS** 

**TM-1** □ OF 22



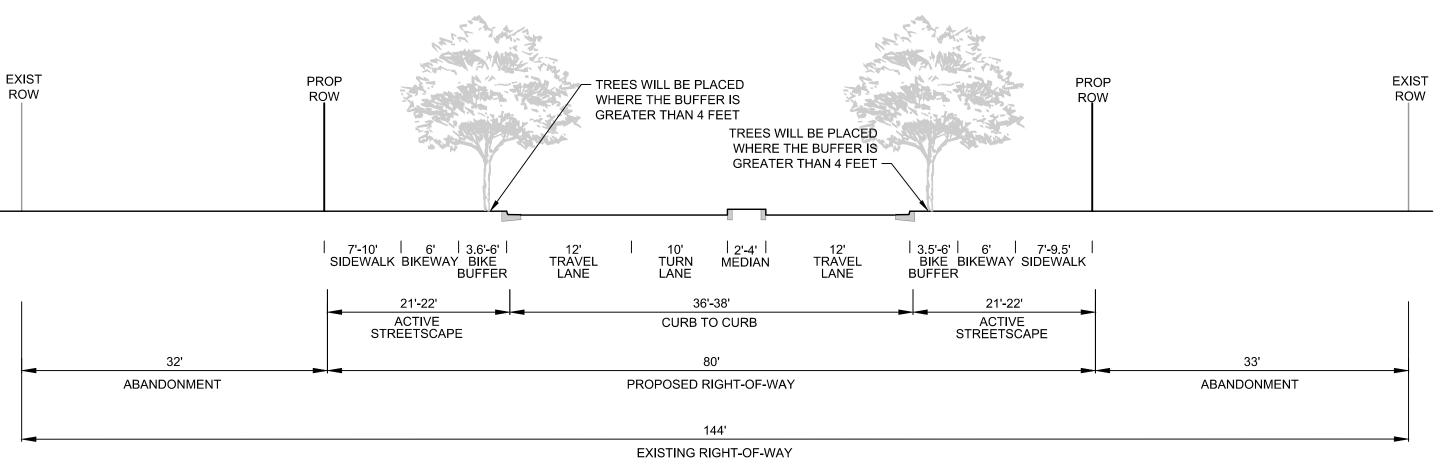


V ROYAL AVENUE
SCALE: 1" =10'



PARK AVENUE

SCALE: 1" =10'



W2 PARK AVENUE
SCALE: 1" =10'

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

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



# VESTING TENTATIVE TRACI MAINING FOR CONDOMINIUM PURPOSES PT20-027 DOWNTOWN WEST

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**CROSS SECTIONS** 

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OF 22