VESTING TENTATIVE PARCEL MAP
REDWOOD TECH @ 101
MORGAN HILL, CA

ABBREVIATIONS

(MT)	MULTI TRUNK	FB	FACE OF BERM	PV	PAVEMENT
AC	ASPHALTIC CONCRETE	FC	FACE OF CURB	R	RIDGE
AD	AREA DRAIN	FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE
ADJ.	ADJUST	FH	FIRE HYDRANT	RE	RIM ELEVATION
AN	ANODE	FL	FLOW LINE	RD	ROOF DRAIN
BC	BEGINNING OF CURVE	FNC	FENCE	RPBP	REDUCE PRESSURE BACKFLOW PREVENTER
BFP	BACK FLOW PREVENTER	FND	FOUND	RPDA	REDUCE PRESSURE DETECTOR ASSEMBLY
BL	BUILDING	FOMH	FIBER OPTIC MANHOLE	RWL	RAINWATER LEADER
BW	BACK OF WALK	FS	FIRE SERVICE	R/W	RIGHT OF WAY
C	CONCRETE	FW	FACE OF WALL	SDJB	STORM DRAIN JUNCTION BOX
CB	CATCH BASIN	GB	GRADE BREAK	SDMH	STORM DRAIN MANHOLE
CIP	CAST IRON PIPE	HP	HIGH POINT	SL	STREET LIGHT
CL	CENTERLINE	IE	INVERT ELEVATION	SLB	STREET LIGHT BOX
COMM	COMMUNICATION	I.P.	IRON PIPE	SS	SANITARY SEWER
CONST.	CONSTRUCT	INV	INVERT ELEVATION	SSMH	SANITARY SEWER MANHOLE
COTG	CLEANOUT TO GRADE	JT	JOINT TRENCH	STD.	STANDARD
CTV	CABLE TELEVISION	LIP	LIP OF GUTTER	SWL	SWALE
DET	DETECTOR	LP	LOW POINT	T	TRANSFORMER
DIP	DUCTILE IRON PIPE	LT	LIGHT	TB	TELEPHONE BOX
DR	DOOR	MON	MONUMENT	TC	TOP OF CURB
DS	DOWN SPOUT	N.A.P.	NOT A PART	TE	TRASH ENCLOSURE
DTL.	DETAIL	OF	OVERFLOW	TMH	TELEPHONE MANHOLE
DWY	DRIVEWAY	OD	OVERFLOW DRAIN	TOP	TOP OF SLOPE
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	P.A.E.	PUBLIC ACCESS EASEMENT	TR	TOP OF RAMP
		P.L.E.	PUBLIC LANDSCAPE EASEMENT	TSB	TRAFFIC SIGNAL BOX
EB	ELECTRIC BOX	P.S.D.E.	PUBLIC STORM DRAIN EASEMENT	TW	TOP OF WALL
EC	END OF CURVE	P.S.S.E.	PUBLIC SANITARY SEWER EASEMENT	UB	UTILITY BOX
EM	ELECTRIC METER	P.S.W.E.	PUBLIC SIDEWALK EASEMENT	VCP	VITRIFIED CLAY PIPE
ESMT	EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT	WB	WATER BOX
EV	ELECTRIC VAULT	PED	PEDESTAL	WM	WATER METER
EW	EDGE OF WALK	POC	POINT OF CONNECTION	UNK	UNKOWN
EX.	EXISTING				

SHEET INDEX

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PRELIMINARY OVERALL SITE PLAN	2
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LEGEND

ASPHALT BERM
BUILDING LINE
BARRICADE
CENTERLINE
CONCRETE CURB & GUTTER
CONTOUR LINE
EASEMENT LINE
EDGE OF PAVEMENT
EDGE OF ROCK
ELECTRIC LINE
FENCE LINE
GAS LINE–VALVE & METER
GUARD RAIL
LOT LINE
MONUMENT/MONUMENT LINE
ABBUTER'S RIGHTS RELINQUISHED
OVERHEAD POWER LINE
PROPERTY LINE
SANITARY SEWER–MANHOLE & CLEANOUT
SIDEWALK
SPOT ELEVATION
STORM DRAIN–MANHOLE & CATCH BASIN
STORM DRAIN OVER 24"DIAMETER
WATER LINE & VALVE
BACKFLOW PREVENTION DEVICE
DOUBLE DETECTOR CHECK VALVE
ELECTROUER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GUY ANCHOR
GAS METER
MAIL BOX

POWER POLE/JOINT POLE
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
TREE
UTILITY BOX
UTILITY LINE MARKER
WALK–BOLLARD LIGHT
WATER VALVE
WELL

CO.	CLEANOUT
D'YLT	DAYLIGHT
E	EAST
FO	FIBER OPTICS
FS	FIRE SERVICE
GAS	GAS LINE
GM	GAS MARKER/METER
GUY	GUY ANCHOR
IRR	IRRIGATION LINE
JT	JOINT TRENCH
M–M	MONUMENT TO MONUMENT
MON	MONUMENT
N	NORTH
OH	OVERHEAD
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
S	SOUTH
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SL	STREET LIGHT
SS	SANITARY SEWER
TS	TOP OF STAIR
TSB	TRAFFIC SIGNAL BOX
W	WEST
WMH	WATER MAN HOLE

NORTH

0 40 80 160 240
Scale 1" = 80'

LEGAL DESCRIPTION

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

PARCEL ONE:

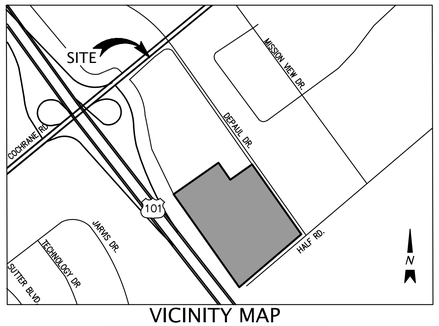
BEGINNING AT AN IRON PIPE STANDING AT THE MOST SOUTHERN CORNER OF THE 31.056–ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM ELVA J. BEAMISH TO JOHN W. BEAMISH RECORDED JANUARY 11, 1943 IN BOOK 1127, PAGE 29, OFFICIAL RECORDS, IN THE NORTHWESTERN BOUNDARY LINE OF MORGAN HILL RANCH MAP NO. 5, DELINEATED ON THE MAP THEREOF RECORDED MAY 05, 1893 IN BOOK "G" OF MAPS, PAGE 67, SANTA CLARA COUNTY RECORDS;

THENCE NORTH 36° 34' WEST ALONG A BOUNDARY OF SAID 31.056–ACRE TRACT, 1670.85 FEET TO A STAKE MARKED F.W. STANDING IN A PICKET FENCE; THENCE ALONG SAID FENCE AND CONTINUING ALONG A BOUNDARY LINE OF SAID 31.056–ACRE TRACT, NORTH 47° 56' EAST 458.30 FEET TO AN IRON PIPE SET EIGHT INCHES BELOW THE GROUND AT THE MOST SOUTHERN CORNER OF THE 2.925–ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM JOHN BEAMISH AND ELVA J. BEAMISH TO FERDINAND KRAFT RECORDED APRIL 19, 1937 IN BOOK 821, PAGE 66, OFFICIAL RECORDS; THENCE, LEAVING THE BOUNDARY OF SAID 31.056–ACRE TRACT, ALONG THE SOUTHEASTERLY LINE OF SAID 2.925–ACRE PARCEL, NORTH 47° 56' EAST 264.82 FEET TO A 1 INCH IRON PIPE SET EIGHT INCHES BELOW THE GROUND IN THE SOUTHWESTERN LINE OF THE 12–FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM J.A. MORFORD TO JOHN W. BEAMISH RECORDED MARCH 27, 1928 IN BOOK 387, PAGE 317, OFFICIAL RECORDS; THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID 12–FOOT STRIP, SOUTH 36° 18' EAST 1639.58 FEET TO THE SOUTHEASTERN BOUNDARY LINE OF THE SAID 31.056–ACRE TRACT; THENCE, ALONG SAID LINE, SOUTH 45° 23' WEST 719.94 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED FROM PEYTON M. BRETT, ET AL TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 19, 1970, IN BOOK 8832 PAGE 701, OFFICIAL RECORDS.

PARCEL TWO:

PARCEL 'B', SO DESIGNATED AND DELINEATED ON THE PARCEL MAP RECORDED AUGUST 30, 1995 IN BOOK 669, PAGE 35, SANTA CLARA COUNTY RECORDS.



VICINITY MAP
NOT TO SCALE

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN THE OWNER'S POLICY OF TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS–937377–SC, DATED JANUARY 10, 2019. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID OWNER'S POLICY OF TITLE INSURANCE THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0444H FOR COMMUNITY NUMBER 060346 (CITY OF MORGAN HILL), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONES "X–SHADED" AND "AE".

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X–SHADED" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANUUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

   ACCORDING TO FEMA THE DEFINITION OF ZONE "AE" THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.
6. BENCHMARK: BRASS DISK ON TOP OF THE SOUTHERLY CORNER FOR RAISED CONCRETE WATER VAULT FOR CROSS VALLEY PIPELINE; 100 FEET EASTERLY OF HIGHWAY 101'S NORTHBOUND ACCESS RAMP FROM COCHRANE ROAD; APPROXIMATELY 100 FEET NORTH FROM VENTERLINE COCHRANE ROAD; 250 FEET NORTHWESTERLY FROM INSECTION OF COCHRANE ROAD AND SAINT LOUISE DRIVE. CITY OF MORGAN HILL

   ELEVATION = 384.04, SANTA CLARA VALLEY WATER DISTRICT BENCHMARK
7. BASIS OF BEARINGS:
   THE BEARING OF NORTH 36° 22' 00" WEST TAKEN ON THE NORTHEASTERLY LINE OF SAINT LOUISE DRIVE (DE PAUL DRIVE) AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 30, 1995, IN BOOK 669 OF MAPS AT PAGES 34 AND 35, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
8. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1811037. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 12–02–2018, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.
9. PROPOSED CROSS ACCESS EASEMENT, SHARED PARKING EASEMENT AND PRIVATE UTILITY EASEMENTS/MAINTENANCE AGREEMENT FOR WATER, SEWER, STORM AND DRY UTILITIES SHALL BE RECORDED IN THE CONDITIONS COVENANTS AND RESTRICTIONS AND SHALL BE RECORDED CONCURRENTLY WITH THE PARCEL MAP.
10. THE APPLICATION FOR SITE, ARCHITECTURE, AND LANDSCAPE PLAN APPROVALS ARE BEING PROCESSED CONCURRENTLY WITH THIS VESTING TENTATIVE PARCEL MAP.
11. THIS VESTING TENTATIVE PARCEL MAP IS CONSISTENT WITH THE CURRENT ZONING.

PROJECT DATA

1. OWNER/SUBDIVIDER:
   TC MORGAN HILL VENTURE, LLC
   415 MISSION STREET, 45TH FLOOR
   SAN FRANCISCO, CA 94105
   PH: (415) 772–0399
   ATTN: THOMAS JODRY
2. APPLICANT REPRESENTATIVE:
   HPA, INC.
   383 4TH STREET, SUITE 101
   OAKLAND, CA 94607
   PH: (949) 862–2133
   EMAIL: JUN LEE
3. CIVIL ENGINEER, SURVEYOR:
   RYAN M. AMAYA, P.L.S. 8134
   KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
   3350 SCOTT BOULEVARD, BUILDING 22
   SANTA CLARA, CALIFORNIA 95054
   PH: (408) 727–6665
   EMAIL: RAMAYA@KIERWRIGHT.COM
4. SOILS ENGINEER:
   DEAN H. IWASA, P.E.,G.E.
   HALEY & ALDRICH, INC.
   2033 NORTH MAIN STREET, SUITE 309
   WALNUT CREEK, CA 94596
   PH: (925) 949–1021
5. ASSESSOR'S PARCEL NUMBERS: 728–30–006 & 009
6. EXISTING USE: VACANT
7. PROPOSED USE: LIGHT INDUSTRIAL
8. EXISTING ZONING: PUD IL–PLANNED UNIT DEVELOPMENT, LIGHT INDUSTRIAL
9. PROPOSED ZONING: NO CHANGE
10. GENERAL PLAN: COMMERCIAL/INDUSTRIAL
11. EXISTING NUMBER OF LOTS: 2
12. PROPOSED NUMBER OF LOTS: 4
13. EXISTING LAND AREA: 28.96± ACRES
14. PROPOSED LAND AREA: 29.23± ACRES
15. ALL DISTANCES ARE APPROXIMATE.
16. NO NEW STREET NAMES PROPOSED.
17. ADDITIONAL EASEMENTS MAY BE NECESSARY. ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.
18. UTILITIES:

WATER SOURCE:	CITY OF MORGAN HILL
GAS AND ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
SANITARY SEWER:	CITY OF MORGAN HILL
STORM:	CITY OF MORGAN HILL

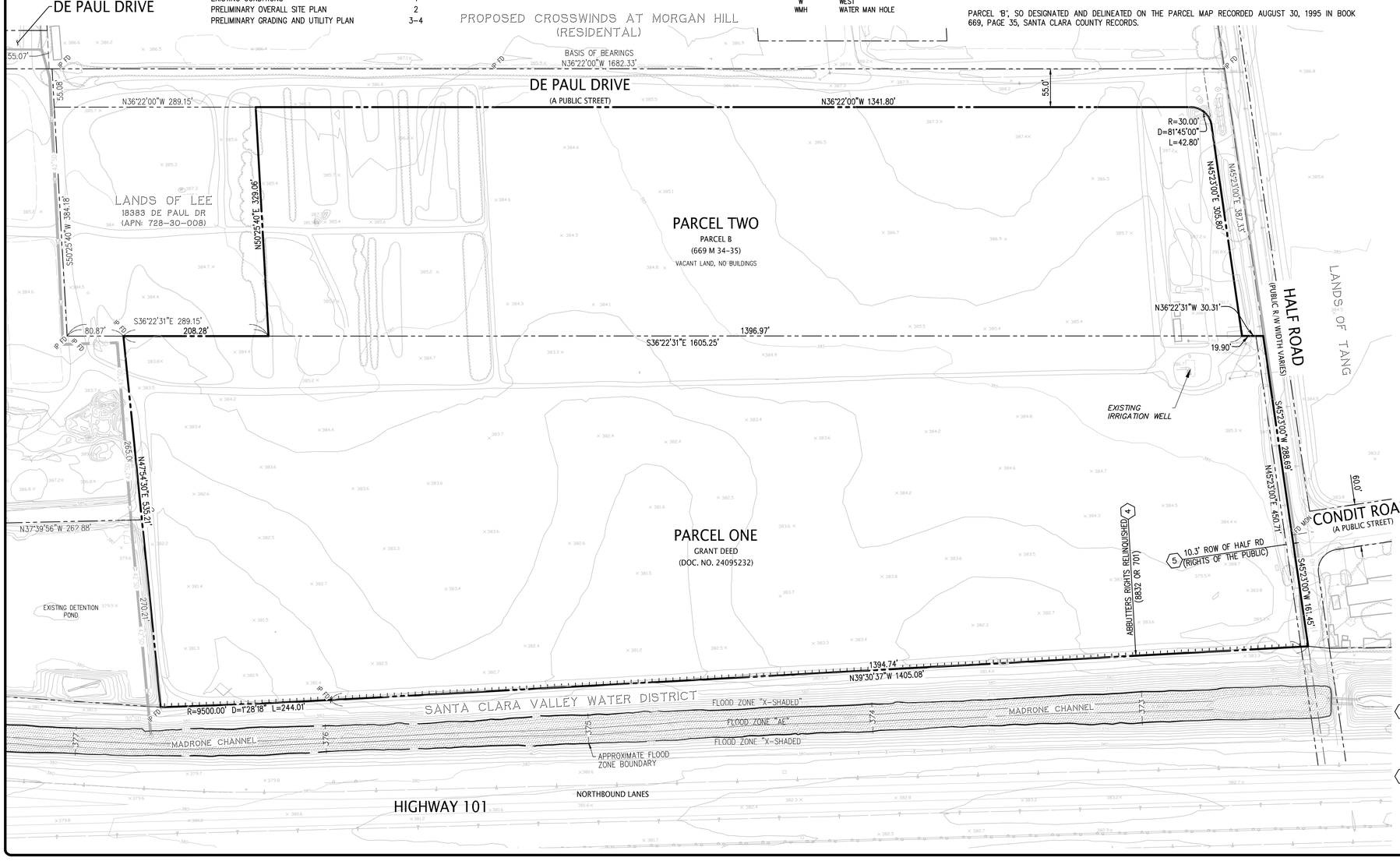
TITLE EXCEPTION NOTES

NOTE: THE FOLLOWING ITEMS CONTAINED IN THE HEREON REFERENCED OWNER'S POLICY OF TITLE INSURANCE ARE NOT A MATTER OF SURVEY OR DO NOT AFFECT THE SUBJECT PROPERTY: 1–3, 5, 6, 15, 24, 25 AND 27–31.

(4) THE EFFECTS OF MATTERS CONTAINED IN THAT CERTAIN GRANT DEED, RECORDED ON FEBRUARY 19, 1970 IN BOOK 8832, PAGE 701 OF OFFICIAL RECORDS SANTA CLARA COUNTY. SAID DOCUMENT CONTAINS, AMONG OTHER THINGS:

THE RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM SOUTH VALLEY FREEWAY, 101, AND A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY.. (THE LOCATION OF SAID AREA OF RELINQUISHMENT HAS BEEN PLOTTED HEREON FOR REFERENCE PURPOSES ONLY.)

(5) THE EFFECTS OF THE FOLLOWING STATEMENT "RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY" (THE LOCATION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF HALF ROAD HAS BEEN PLOTTED HEREON)



EXISTING CONDITIONS

NO.	REVISION	BY

NO.	REVISION	BY
	PLANNING SUBMITTAL – 9/3/2020	

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone (408) 727-6665
www.kierwright.com

VESTING TENTATIVE PARCEL MAP
OF
REDWOOD TECH @ 101
FOR
TC MORGAN HILL VENTURE, LLC
MORGAN HILL, CALIFORNIA

DATE	JANUARY, 2021
SCALE	1" = 80'
DESIGNER	SJH
DRAFTER	BS
JOB NO.	A18673
SHEET	1
OF	4 SHEETS

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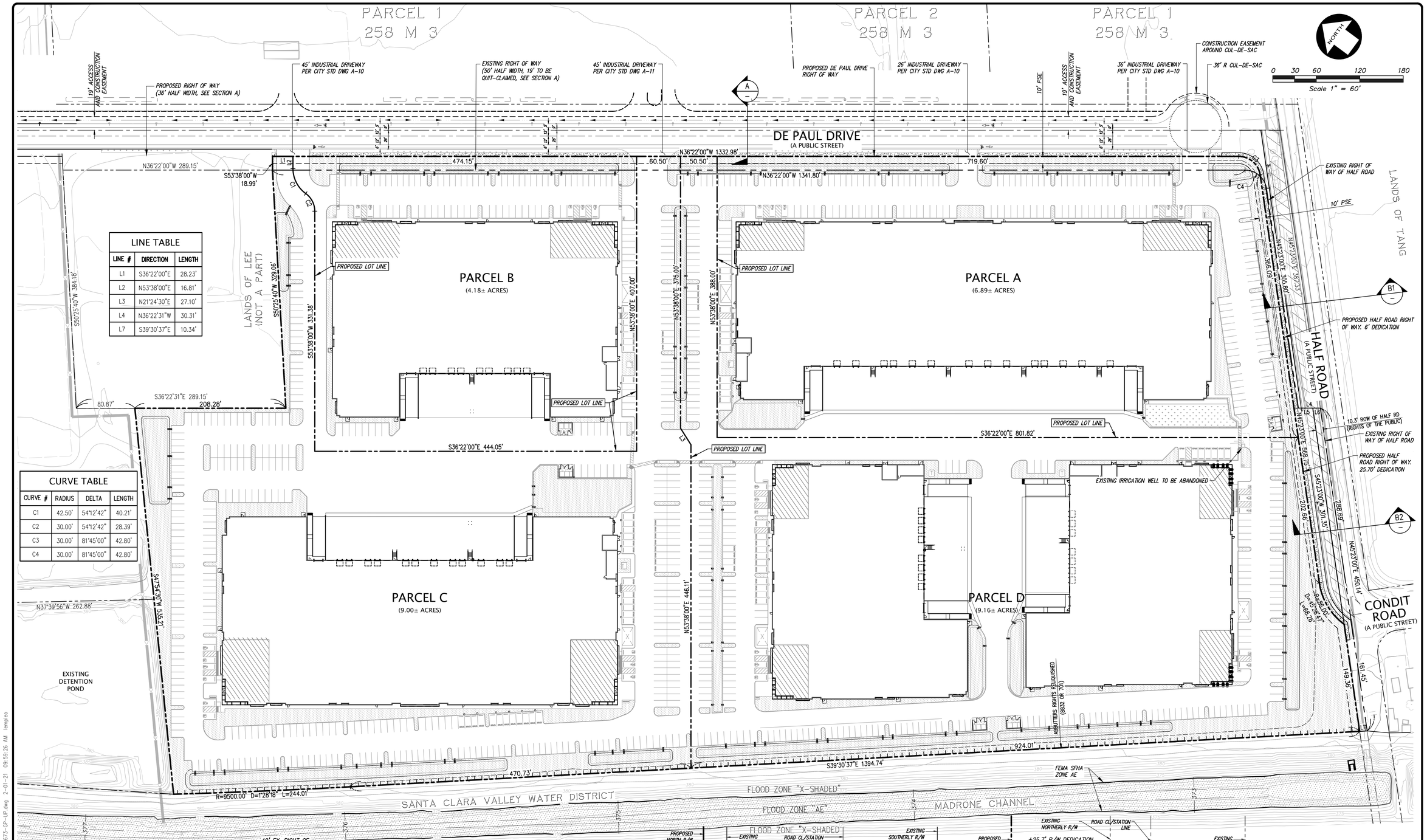


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S36°22'00"E	28.23'
L2	N53°38'00"E	16.81'
L3	N21°24'30"E	27.10'
L4	N36°22'31"W	30.31'
L7	S39°30'37"E	10.34'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	42.50'	54°12'42"	40.21'
C2	30.00'	54°12'42"	28.39'
C3	30.00'	81°45'00"	42.80'
C4	30.00'	81°45'00"	42.80'

EARTHWORK SUMMARY

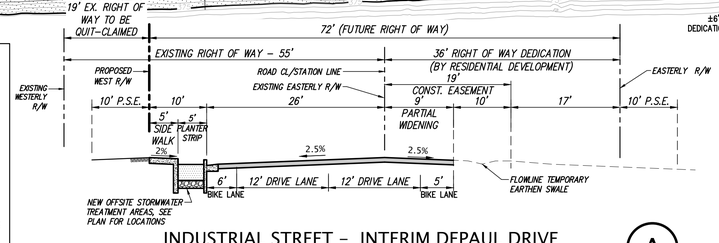
CUT: 80,000 CY

FILL: 80,000 CY

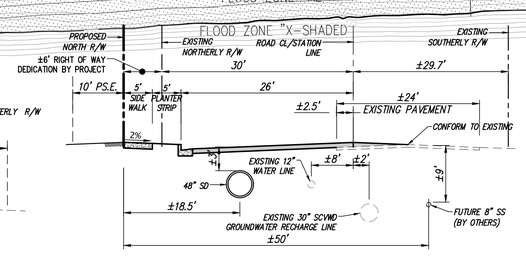
IMPORT: _____

NOTE:

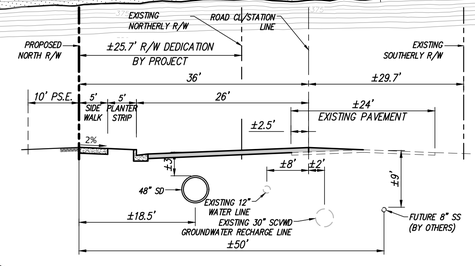
THE EARTHWORK QUANTITIES LISTED ON THESE PLANS ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, SHRINK OR SWELL FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.



INDUSTRIAL STREET - INTERIM DEPAUL DRIVE (A)



EASTERLY PORTION-HALF ROAD (B1)



WESTERLY PORTION-HALF ROAD (B2)

PRELIMINARY OVERALL SITE PLAN

NO.	REVISION	BY

NO.	REVISION	BY
	PLANNING SUBMITTAL - 9/3/2020	

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OF
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FOR
TC MORGAN HILL VENTURE, LLC

MORGAN HILL, CALIFORNIA

DATE	JANUARY, 2021
SCALE	1" = 60'
DESIGNER	SJH
DRAFTER	BS
JOB NO.	A18673
SHEET	2 OF 4 SHEETS

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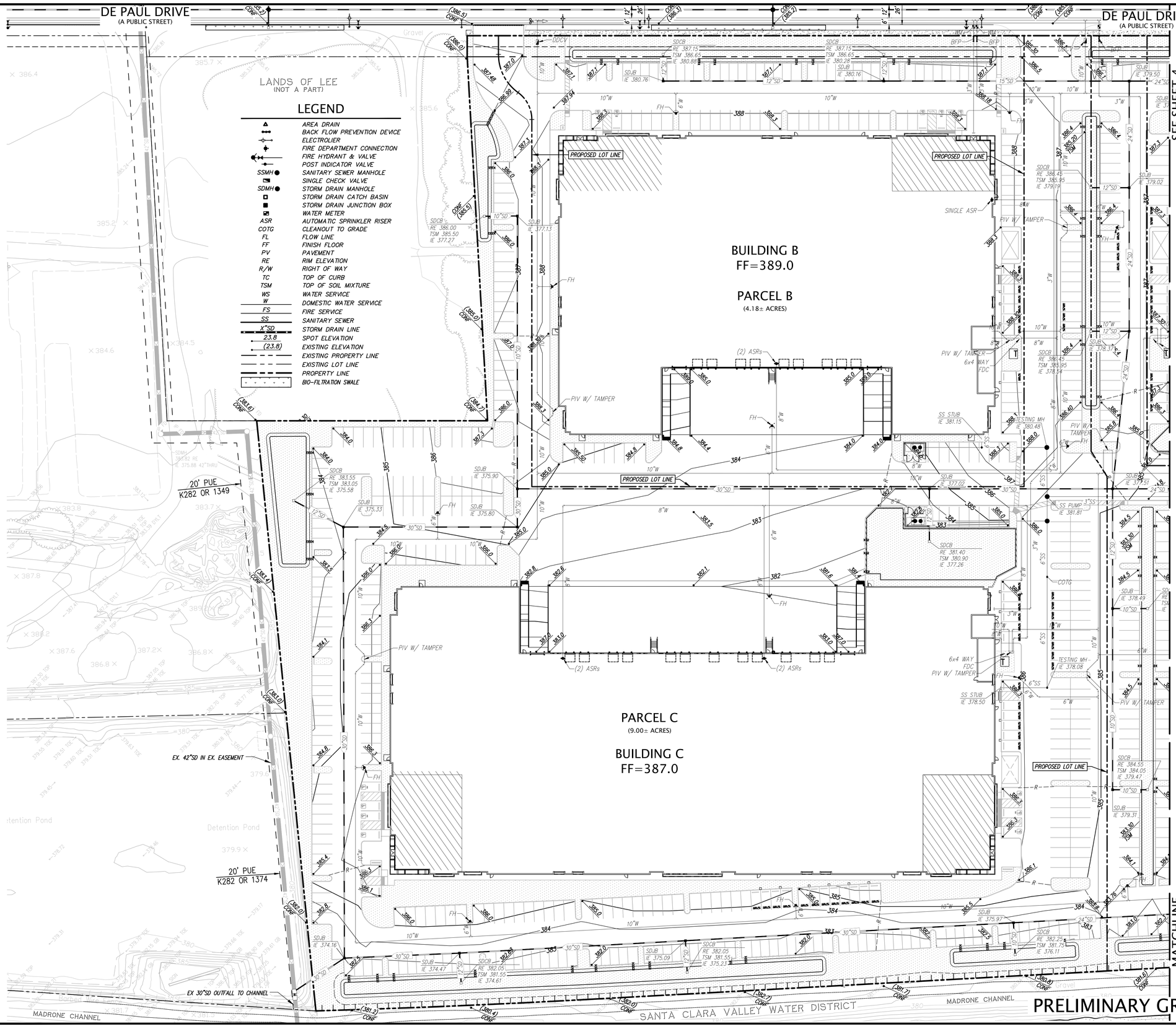

PRELIMINARY GRADING AND UTILITY PLAN

NO.	REVISION	BY
1	PLANNING SUBMITTAL – 9/3/2020	

NO.	REVISION	BY
1		
2		
3		
4		
5		

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OF
REDWOOD TECH @ 101
FOR
TC MORGAN HILL VENTURE, LLC

MORGAN HILL, CALIFORNIA

DATE	JANUARY, 2021
SCALE	1" = 40'
DESIGNER	SJH
DRAFTER	BS
JOB NO.	A18673
SHEET	3 OF 4 SHEETS

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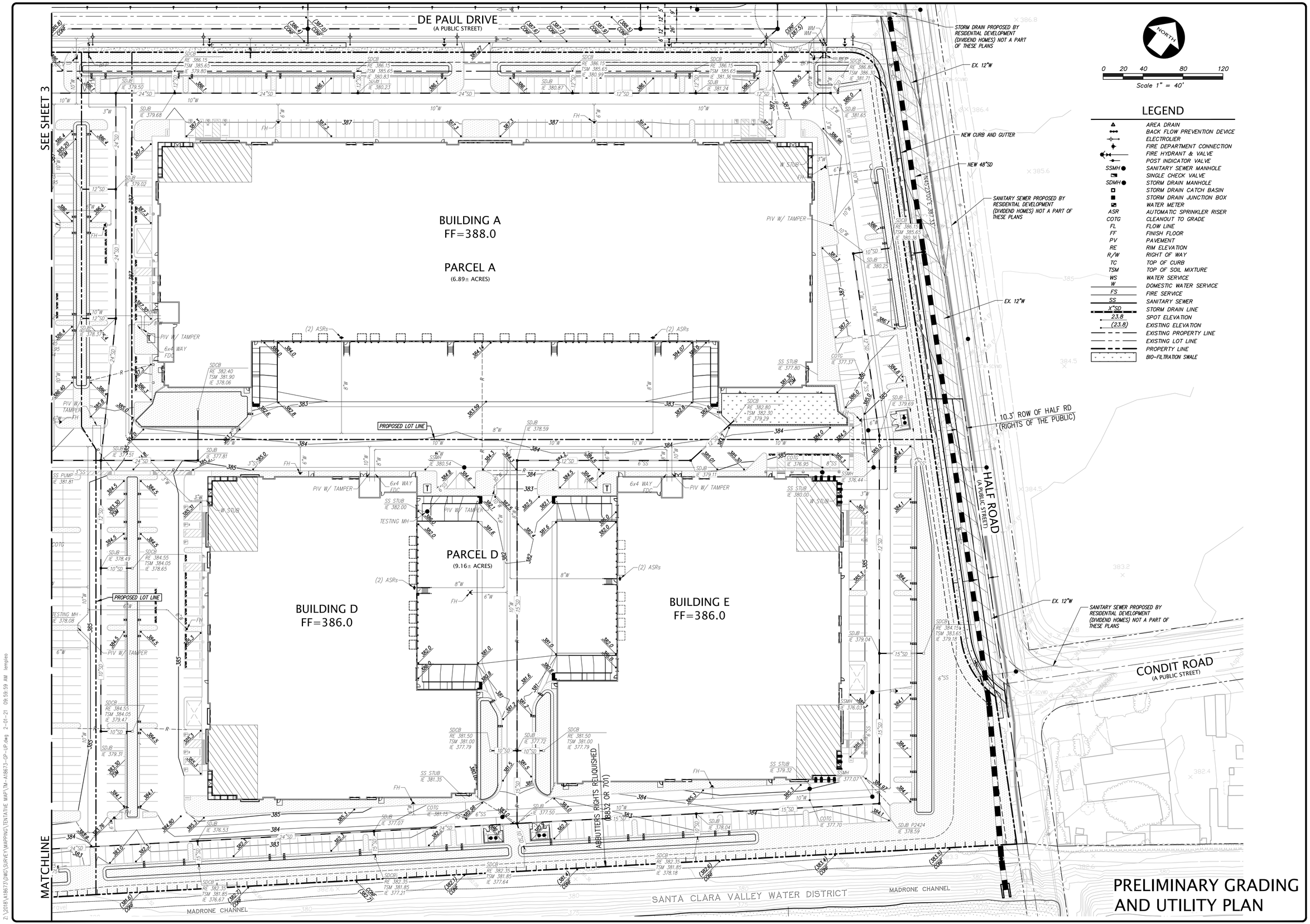

PRELIMINARY GRADING AND UTILITY PLAN

NO.	REVISION	BY
△	PLANNING SUBMITTAL - 9/3/2020	
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MORGAN HILL, CALIFORNIA

DATE	JANUARY, 2021
SCALE	1" = 40'
DESIGNER	SJH
DRAFTER	BS
JOB NO.	A18673
SHEET	4
OF	4 SHEETS

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