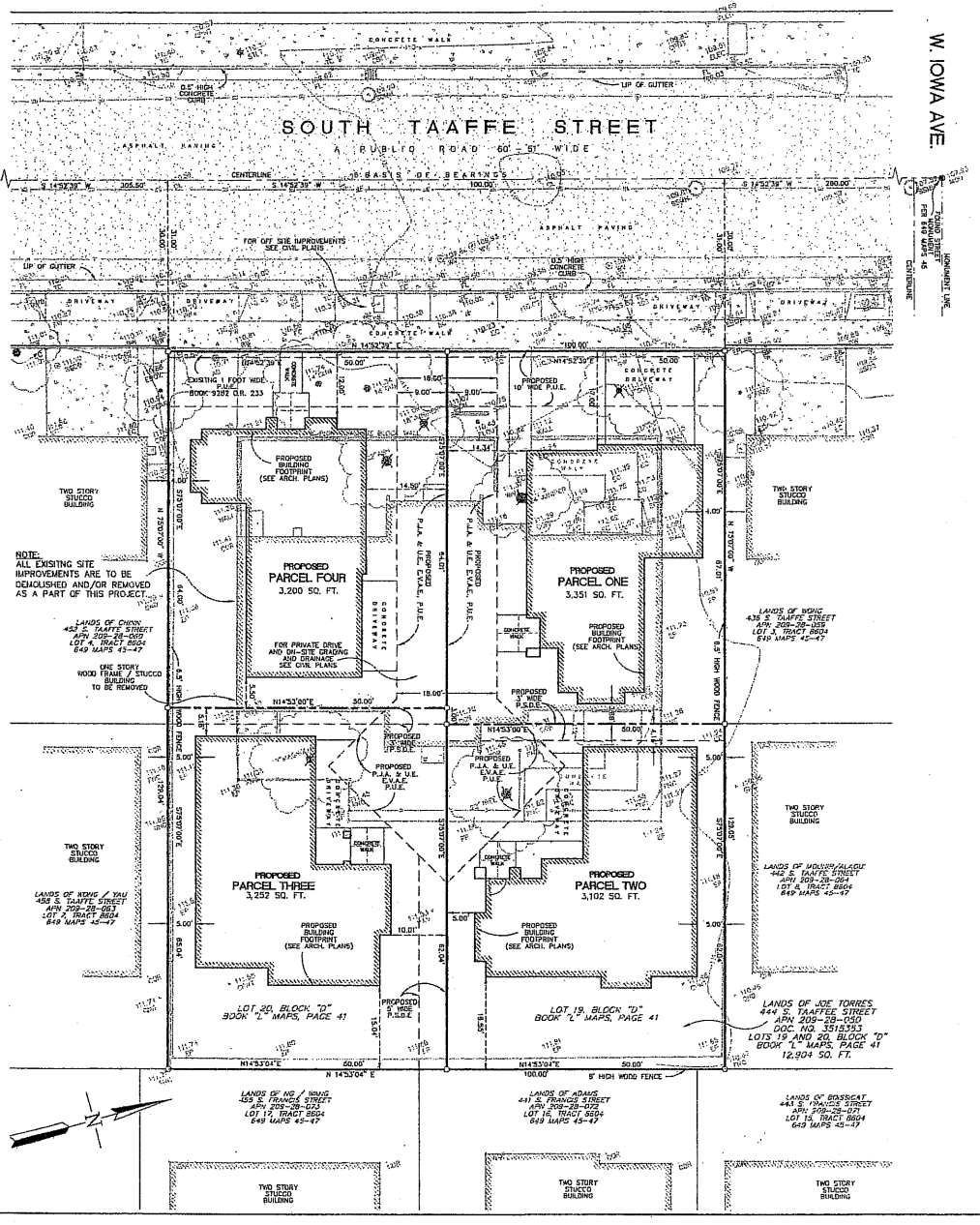
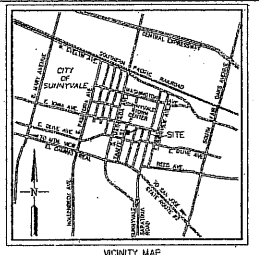
ATTACHMENT 1

Page 1 of 1





VICINITY MAP
(NOT TO SCALE)

LEGEND:

AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
BW	BACK OF WALK
CBFL	CATCH BASIN FLOW LINE
CL	CENTER LINE - SPOT ELEVATION
CGR	BUILDING CORNER
CPNT	CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
EBOX	ELECTRICAL BOX
EC	EDGE OF CONCRETE
ELEOUT	ELECTRICAL OUTLET
EP	EDGE OF PAVEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
FL	FLOW LINE
FNC	FENCE
FW	FACE OF WALK
GW	GRADE OF WATER
GND	GROUND - SPOT ELEVATION
P.U.A.&U.E.	PRIVATE UNIT ACCESS AND UTILITY EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
HYD	HYDRANT
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHTING BOX
SQ. FT.	SQUARE FEET
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE
	PROPOSED PARCEL LINE
	EXISTING PROPERTY LINE
	CENTERLINE
	DIMENSION LINE
	EASEMENT LINE
	BUILDING LINE
	SET 3/4" IRON PIPE TAGGED LS 6141
	TREE TO BE REMOVED

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

UTILITY COMPANY INFORMATION:

WATER:	CITY OF SUNNYVALE PUBLIC WORKS CITY HALL 456 OLIVE AVENUE SUNNYVALE, CA, 94088 (408) 730-7510
ELECTRICITY & GAS:	P.G. AND E. 111 ALMADEN BLVD SAN JOSE, CA. (800) 743-5000
SANITARY DISTRICT:	CITY OF SUNNYVALE PUBLIC WORKS CITY HALL 456 OLIVE AVENUE SUNNYVALE, CA. 94088 (408) 730-7510
TELEPHONE:	SBC CALIFORNIA SACRAMENTO, CA. 95887-0001 (800) 310-2355
GARBAGE:	CITY OF SUNNYVALE SOLID WASTE AND RECYCLING 456 OLIVE AVENUE SUNNYVALE, CA 94088 (408) 730-7508
CABLE TELEVISION:	COMCAST CABLE 33467 WESTERN AVENUE UNION CITY, CA. 94587 (800) 945-2288

GENERAL PROJECT NOTES:

1. THE PROPOSED SINGLE FAMILY HOME PROJECT FALLS WITHIN THE PERMITTED USES AS DEFINED IN THE CITY OF SUNNYVALE CITY ZONING ORDINANCE FOR DSP DISTRICTS.
2. THE PRESENT USE OF THE SITE IS COMMERCIAL AND THE PROPOSED USE OF THE SITE IS MEDIUM DENSITY RESIDENTIAL.
3. THERE WILL BE SIGNIFICANT IMPROVEMENTS TO THE SITE. THE PROPOSED PLAN INCLUDES DEMOLITION OF THE EXISTING IMPROVEMENTS AND CONSTRUCTION OF 4 DWELLING UNITS, ONSITE UTILITIES, ONSITE PARKING AND PARKING STRUCTURES.
4. THERE ARE PROPOSED OFF SITE IMPROVEMENTS AS A PART OF THIS PROJECT. MODIFICATION, REPAIR AND NEW INSTALLATION OF CURBS, GUTTERS, DRIVEWAYS, UTILITY SERVICES AND LANDSCAPING ARE ALL PLANNED AS PART OF THIS PROJECT.

BENCH MARK:

CITY OF SUNNYVALE BENCHMARK NO. 72 - BRASS DISK IN THE TOP OF CURB NEXT TO THE CATCH BASIN AT THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF SUNNYVALE AVENUE AND IOWA AVENUE.

ELEVATION = 104.729 FEET - NGVD1929 - CITY OF SUNNYVALE DATUM.

BASIS OF BEARINGS:

THE BEARING, SOUTH 14° 52' 39" WEST, OF THE CENTERLINE OF SOUTH TAAFFE STREET, BETWEEN THE FOUND MONUMENTS AT WEST IOWA AVENUE AND WEST OLIVE AVENUE, AS SAID MONUMENTS AND CENTERLINE ARE SHOWN ON THAT CERTAIN TRACT MAP ENTITLED "TRACT NO. 8604, TOWN CENTER HOMES, PHASE 1", FILED FOR RECORD IN BOOK 649 OF MAPS AT PAGES 45-47, INCLUSIVE, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

TENTATIVE PARCEL MAP
OF
444 SOUTH TAAFFE STREET
A SINGLE FAMILY RESIDENTIAL PROJECT CONSISTING OF 4 UNITS

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 19 AND 20, IN BLOCK "D", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE SPALDING ADDITION TO THE TOWN OF SUNNYVALE", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JUNE 12, 1906, IN BOOK "L" OF MAPS, PAGE(S) 41.

OWNERS INFORMATION:

OWNER NAME:	JOE L TORRES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.
ADDRESS:	700 S. BERNARDO AVE. SUNNYVALE, CA. 94087
SITE ADDRESS	444 SOUTH TAAFFE STREET, SUNNYVALE, CA. 94086
SITE A.P.N.	209-28-050

PREPARED BY:

COMPANY NAME:	SIERRA WEST LAND SURVEYING, INC.
ADDRESS:	1359 SAND HILL CT. OAKDALE, CA. 95361
TELEPHONE NUMBER:	(209) 845-2773
EMAIL:	brad@sierrawestlls.com

FLOOD ZONE INFORMATION:

COMMUNITY PANEL NUMBER: 060352 0001 D
MAP NAME: CITY OF SUNNYVALE, CALIFORNIA
EFFECTIVE DATE: DECEMBER 19, 1997
ZONE: X
ZONE X = AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.
BASE FLOOD ELEVATION IS NOT DETERMINED FOR THIS ZONE.

ZONING INFORMATION:

CURRENT ZONING: DOWNTOWN SPECIFIC PLAN DISTRICT
BLOCK 12
The specific plan includes architectural and downtown design guidelines, site development standards and planned public parks and other facilities which will be implemented through zoning and subdivision regulations, development standards, design guidelines, public and private improvements and an economic development strategy.

BLOCK 12 PRIMARY USES AND DENSITIES: LOW MEDIUM DENSITY RESIDENTIAL
12 DU/AC
TOTAL UNITS 51

PROPOSED USE:
PERMITTED USE: A SINGLE-FAMILY DWELLING AND ACCESSORY BUILDINGS AND USES DEVELOPED ON AN EXISTING, LEGALLY CREATED LOT

MAXIMUM BUILDING HEIGHT:		30 FEET
MAXIMUM STORIES:		2
MAXIMUM SITE COVERAGE:		60%
MINIMUM LOT SIZE:		2,600 SQ. FT.
SETBACKS:	FRONT:	18 FEET
	SIDES:	4 FEET TOTAL
	REAR:	20 FEET
PARKING :	1 COVERED PLUS 1 UNCOVERED	

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE HEREON MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER:
JOE L TORRES
AS HIS SOLE AND SEPARATE PROPERTY

SIGNING AS OWNER'S REPRESENTATIVE:

BRADLEY A. BILBO LS — DATE
PRESIDENT
SIERRA WEST LAND SURVEYING, INC.

SURVEYOR'S / ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOE L. TORRES, IN DECEMBER 2005. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE DECEMBER 2007, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRADLEY A. BILBO LS — DATE
LICENSE NUMBER: 6141
EXP. DATE: 03/31/08

SIERRA WEST
LAND SURVEYING, INC.
BOUNDARY SURVEYS - SUBDIVISION MAPPING - TOPOGRAPHIC SURVEYS
1359 Sand Hill Ct. Oakdale, Ca. 95361 (209) 845-2773 FAX: 845-9042

TENTATIVE PARCEL MAP
A PROPOSED 4 UNIT SINGLE FAMILY RESIDENTIAL PROJECT
444 SOUTH TAAFFE STREET
CITY OF SUNNYVALE COUNTY OF SANTA CLARA STATE OF CALIFORNIA

NO.	REVISION	DATE

SCALE: 1"=10'

SHEET 1 OF 1

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