SUBJECT: Approval of Final Map (Tract No. 10081) – Seven-unit single family homes at 408 Flora Vista Avenue

BACKGROUND
Tract No. 10081 is a seven-unit single family home project. The tentative map was approved by City Council on June 10, 2008. The revised tentative map was approved by Community Development Department with a Miscellaneous Plan Permit #2011-7423 on August 1, 2011.

DISCUSSION
The final map for Tract No. 10081, consisting of seven-unit single family homes on seven residential lots, was examined by the Public Works Department staff and found to be in conformance with Sunnyvale Municipal Code Title 18 Subdivision, the State of California “Subdivision Map Act” and the tentative map as modified by the MPP. The developer will execute the subdivision agreement and provide improvement securities ($55,000 for faithful performance and $55,000 for labor and materials) to guarantee completion of public improvements.

RECOMMENDATION
City staff recommends that the City Council approve the final map for Tract No. 10081; authorize the Mayor to sign the subdivision agreement upon: developer’s signatures, submittal of improvement securities, payment of development fees, and submittal of other documents deemed necessary by the Director of Public Works; direct the City Clerk to sign the City Clerk’s Statement; and direct the City Clerk to forward the final map for recordation.

Reviewed by:

Kent Steffens, Director of Public Works
Prepared by: Eric Gonzales, Civil Engineer

Approved by:

Gary M. Luebbers, City Manager

Attachment
Final Map for Tract No. 10081
TRACT NO. 10081
421 S. BAYVIEW DRIVE
RE SUBDIVISION OF PARCEL A OF PARCEL MAP RECORDED IN BOOK 846 OF MAPS AT PAGES 25-33, SANTA CLARA COUNTY RECORDS; ALSO BEING PORTIONS OF LOTS 21 AND 22, BLOCK 14, AS SHOWN UPON PARCEL MAP ENTITLED, "MAP OF THE TOWN OF ENCINAS", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JANUARY 25, 1898 IN BOOK I OF MAPS AT PAGES 86 AND 89 AND LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA.

T.S. CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

AUGUST 2011

NOTES AND LEGEND:
- SET 3/4" IRON PIPE W/ PLUGS L.S. 3885
- FS 3/4" IRON PIPE (AS NOTED)
- FOUND STANDARD CITY MONUMENT
- RECORD DISTANCE PER REFERENCE
- P.U.E. = PUBLIC UTILITY EASEMENT
- ACRES = ACRES
- BK = BOOK
- FP = FOUND PL.
- IRON PIPE
- MEAS = MEASURED DISTANCE
- CALCD = CALCULATED DISTANCE
- MON = MONUMENT
- ROW = RIGHT OF WAY
- SF = SQUARE FOOTAGE

REFERENCE TABLE:
1. RECORD OF SURVEY BK 83 MAPS 27
2. RECORD OF SURVEY BK 83 MAPS 32
3. PARCEL MAP BK 846 MAPS 23-25

BASIS OF BEARINGS:
THE BEARINGS N 45° 00' 00"W OF THE SOUTHEASTERLY LINE OF FLORA VISTA AVENUE AS SHOWN ON THE MAP OF KNOXVILLE COURT, TRACT NO. 1470, AS RECORDED IN BOOK 240 OF MAPS AT PAGES 44 AND 45 WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

GRAPHIC SCALE
1 INCH = 30 FEET

SHEET 2 OF 2