SUBJECT: Approval of Final Map (Tract No. 10101) – Fifty-One New Single-Family Home Development at 700 Timberpine Avenue by Toll CA VI, LP

BACKGROUND
Tract No. 10101 is a development project consisting of fifty-one single-family homes. The vesting tentative map was approved by the Planning Commission on July 25, 2011 (Planning Permit #2010-7672). A revised vesting tentative map was approved administratively by the Director of Community Development on November 7. The revised vesting tentative map modified the right-of-way since an existing well serving private property was relocated.

DISCUSSION
The final map for Tract No. 10101 was examined by Public Works staff and found to be in conformance with the revised vesting tentative map, Sunnyvale Municipal Code Title 18 Subdivision, and the State of California Subdivision Map Act. Prior to the final sale of the first unit, this project is conditioned to establish a Community Facilities District to fund perpetual maintenance of stormwater treatment areas both on private properties and in the public right-of-way. This project is also conditioned to execute and record an Encroachment and Maintenance Agreement regarding the installation and perpetual maintenance of stormwater treatment facilities located in the public right-of-way, prior to encroachment permit issuance. The developer will execute a subdivision agreement and provide improvement securities ($2,084,000 for faithful performance and $2,084,000 for labor and materials) to guarantee completion of public improvements.
RECOMMENDATION
Staff recommends that Council approve the final map for Tract No. 10101; 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 forward the final map for recordation.

Reviewed by:

Kent Steffens, Director of Public Works
Prepared by: Bennett Chun, Civil Engineer

Reviewed by:

Hanson Hom, Director of Community Development

Approved by:

Gary M. Luebbers, City Manager

Attachment
Final Map for Tract No. 10101
ATTACHMENT A
Attachment A
NOTE:
1. All monument tie lines are at right angles to the monument line unless otherwise noted.
2. The total area within "street herein dedicated" is 125,462 sq ft.

BASIS OF BEARINGS:
The bearing and distance between found monuments in Dahlia Drive as shown on Tract 3219, filed in Book 154 of Maps at Page 53, Santa Clara County Records, is taken as the basis of bearings for this map.

LEGEND
- Distinctive Border Line
- Monument Line
- Monument Tie Line
- New Easement as noted
- Existing Easement as noted
- Existing Lot Line
- Found Standard City Monument Per Reference as noted
- Set Standard City Monument Stamped RCE 25231
- Set 3/4" Iron Pipe, Stamped RCE 25231
- P.U.E. Public Utility Easement
- H/W Right of Way
- N/S Measured
- SFN Searched for, Nothing Found
- Data X Data Found & Reference
- SQ FT Square Feet

TRACT NO. 10101
THE ESTATES AT SUNNYVALE
BEING A SUBDIVISION OF THE PARCEL DESCRIBED IN THE DEED RECORDED JANUARY 15, 2006,
DOCUMENT NUMBER 201006484
SANTA CLARA COUNTY RECORDS

CITY OF SUNNYVALE
SANTA CLARA COUNTY, CALIFORNIA

RUGGERI-ENNERI-ZEIS & ASSOCIATES
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
MAY 2012

JOB NO. 101019
SHEET 3 OF 6 SHEETS
NOTE:
1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
2. THE TOTAL AREA WITHIN "STREET HEREIN DEDICATED" IS 126,562 SQ. FT.

BASIS OF BEARINGS
THE BEARINGS HEREIN BETWEEN FOUND MONUMENTS IN DAHLIA DRIVE AS SHOWN ON TRACT 3215, FILED IN BOOK 154 OF MAPS AT PAGE 53, SANTA CLARA COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND
DISTINCTIVE BORDER LINE
LOT LINE
MONUMENT LINE
MONUMENT TIE LINE
NEW EASEMENT AS NOTED
EXISTING EASEMENT AS NOTED
EXISTING LOT LINE
FIND STANDARD CITY MONUMENT
PER REFERENCE AS NOTED
SET STANDARD CITY MONUMENT
STAMPED RCE 25281
SET 3/4" IRON PIPE, STAMPED RCE 25281
PUBLIC UTILITY EASEMENT
MONUMENT TO MONUMENT
RADIAL BEARING
TOTAL
C/L CENTERLINE
R/W RIGHT OF WAY
MEAS MEASURED
SPUR SEARCHED FOR, NOTTING FOUND
DATA XI RECORD DATA & REFERENCE
SQFT. SQUARE FEET

TRACT NO. 10101
THE ESTATES AT SUNNYVALE
BEING A SUBDIVISION OF THE PARCEL DESCRIBED IN THE DEED RECORDED JANUARY 15, 2008. DOCUMENT NUMBER 2010221948
SANTA CLARA COUNTY RECORDS

CITY OF SUNNYVALE
SANTA CLARA COUNTY, CALIFORNIA

RUGGIERI-JENSEN-ASAR & ASSOCIATES
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
MAY 2012

JOB NO. 10101 SHEET 4 OF 6 SHEETS