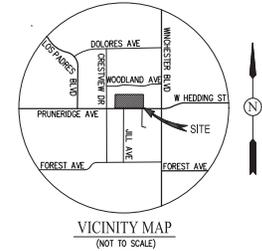
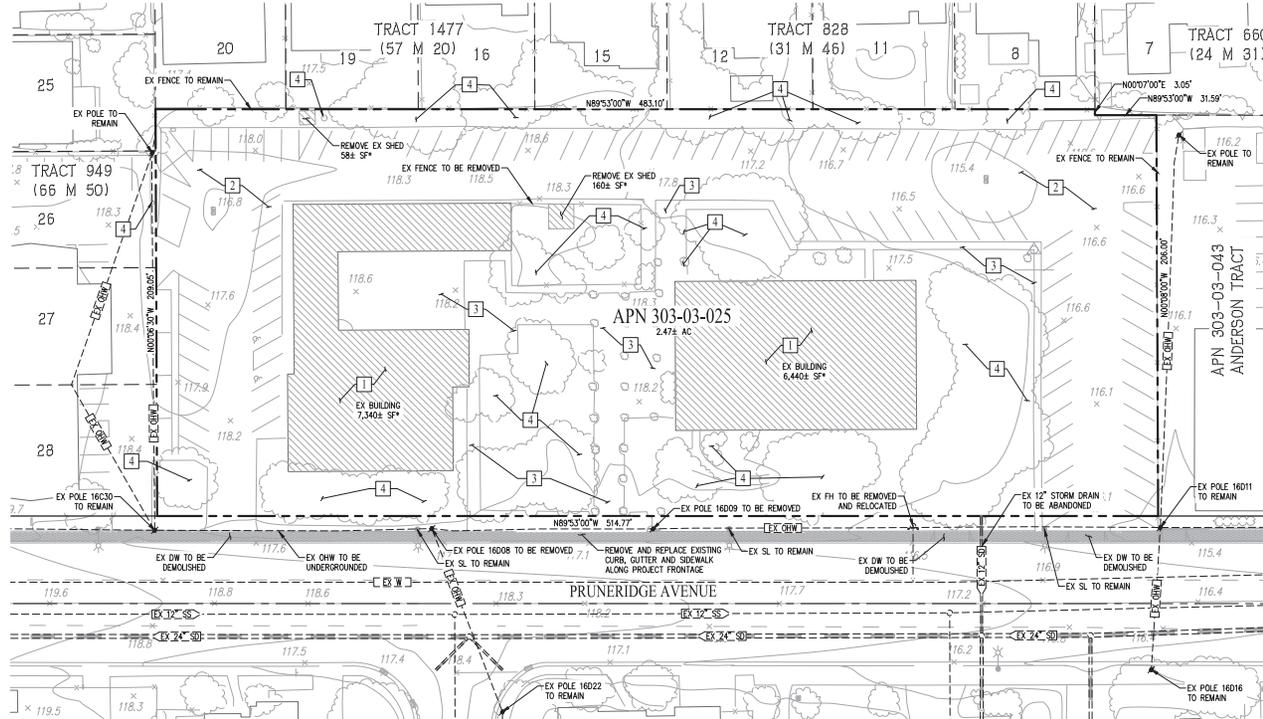


CONTACTS:

1. OWNER/DEVELOPER: SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CORY KUSCH
2. ENGINEER: CARLSON, BARBE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469

GENERAL NOTES

- ASSESSORS PARCEL NO. 303-03-025
- SITE AREA: 2.47± ACRES
- LOTS: RESIDENTIAL: 22 (LOTS 1-22)
PRIVATE ROADWAY CIRCULATION: 1
WATER QUALITY: 1
- DWELLING UNITS: 22
- SITE DENSITY: 8.9 DU/AC
- EXISTING GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
PROPOSED GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
- EXISTING ZONING: PUBLIC, QUAS PUBLIC, AND PUBLIC PARK OR RECREATION (P)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
- BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS VALLEY WATER BENCHMARK BM869, BEING A BRASS DISK ON TOP OF CONCRETE TRAFFIC ISLAND AT THE NORTHEAST CORNER OF SAN TOMAS EXPRESSWAY AND PRUNERIDGE AVENUE, HAVING AN NAVD88 ELEVATION OF 112.31 FEET.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89°53'00" E PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17).
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
- STREETS: ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE: 0.2%)
- TREES: STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS.
- STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL).
- FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060850022H
DATE: MAY 18, 2009
- UTILITIES: WATER(OFF-SITE): CITY OF SANTA CLARA
WATER(ON-SITE): PRIVATE
FIRE: PRIVATE
SEWER (OFF-SITE): CITY OF SAN JOSE
SEWER (ON-SITE): PRIVATE
STORM DRAIN (OFF-SITE): CITY OF SANTA CLARA
STORM DRAIN (ON-SITE): PRIVATE
ELECTRIC: SILICON VALLEY POWER
TELEPHONE: AT&T
CABLE TV: COMCAST
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP



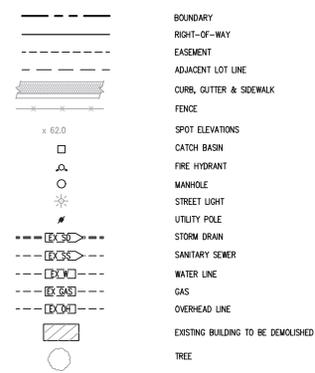
SHEET INDEX

Sheet Number	Sheet Title
TM1	EXISTING CONDITIONS
TM2	SITE PLAN
TM3	DEVELOPMENT PLAN

ABBREVIATIONS

DW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
JT	JOINT TRENCH
OHW	OVERHEAD WIRE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SW	SIDEWALK
TYP	TYPICAL
W	WATER

LEGEND

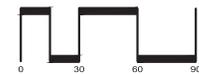


DEMOLITION NOTES

- NOTE DESCRIPTION
- REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
 - REMOVE EXISTING ASPHALT AND PARKING LOT CURB AND GUTTER
 - REMOVE EXISTING CONCRETE
 - REMOVE EXISTING TREE AND SHRUBS
- *EXISTING STRUCTURE AREAS BASED ON FIELD SURVEY DATA.

**VESTING TENTATIVE MAP
EXISTING CONDITIONS
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023



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SHEET NO.
TM1
OF 3 SHEETS

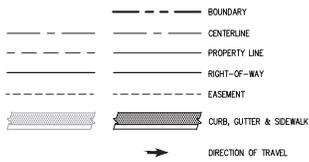
JOB NO: 3656

ABBREVIATIONS

AC	ACRES
BBC	BACK OF BEVELED CURB
BC	BACK OF CURB
BD	BOUNDARY
BW	BACK OF WALK
CL	CENTERLINE
DW	DRIVEWAY
DU	DWELLING UNITS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
LS	LANDSCAPE
PL	PROPERTY LINE
PAE	PRIVATE ACCESS EASEMENT
PUAE	PRIVATE UTILITY EASEMENT
PW	PATHWAY
RW	RIGHT-OF-WAY
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
UGE	UNDERGROUND ELECTRICAL EASEMENT
WUE	WATER UTILITY EASEMENT

LEGEND

EXISTING	PROPOSED	DESCRIPTION
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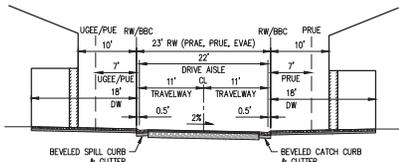
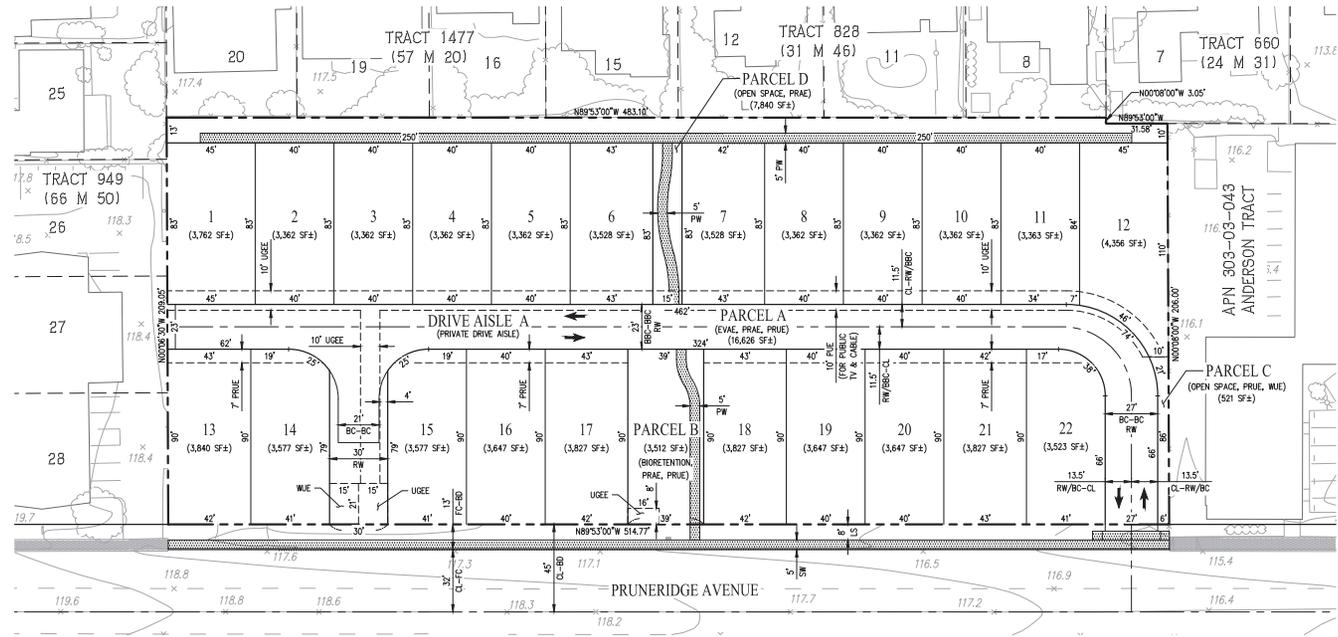


PARKING SUMMARY

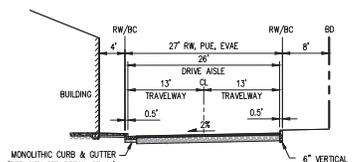
PARKING PROVIDED		
PARKING TYPE	RATIO	NUMBER OF SPACES
GARAGE	2.9 SPACES/DU	63 SPACES
DRIVEWAY (QUEST)	2.9 SPACE/DU	63 SPACES
TOTAL		126 SPACES

SITE DENSITY

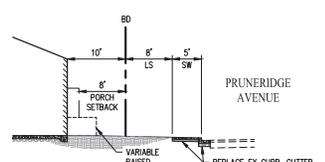
UNIT COUNT	SITE AREA	SITE DENSITY
RESIDENTIAL 22 UNITS	2.47 AC	8.9 DU/AC



DRIVE AISLE A
23' BBC-BBC (NOT TO SCALE)
(PRIVATE STREET)



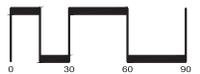
DRIVE AISLE A - ENTRY
27' BC-BC (NOT TO SCALE)
(PRIVATE STREET)



PRUNERIDGE AVENUE
(NOT TO SCALE)

**VESTING TENTATIVE MAP
SITE PLAN
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023



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SHEET NO.
TM2
OF 3 SHEETS

JOB NO: 3656

11-99-04-02-TM2-03 & 11-02-03

LEGEND

EXISTING	PROPOSED	DESCRIPTION
- - - - -	— — — — —	BOUNDARY
- - - - -	— — — — —	PROPERTY LINE
- - - - -	— — — — —	RIGHT-OF-WAY
▨	▨	CURB, GUTTER & SIDEWALK
▨	▨	PAVEMENT
▨	▨	BIORETENTION
▨	▨	ADU
▨	▨	ACCESSORY DWELLING UNIT (SEE ARCHITECTURE)
→	→	DIRECTION OF TRAVEL

UNIT MIX

PLAN	BUILDING FOOTPRINT (SF)	TOTAL	%
1	1,778	11	50%
2	1,805	8	36%
3 (BMR)	1,337	3	14%
TOTAL		22	100%

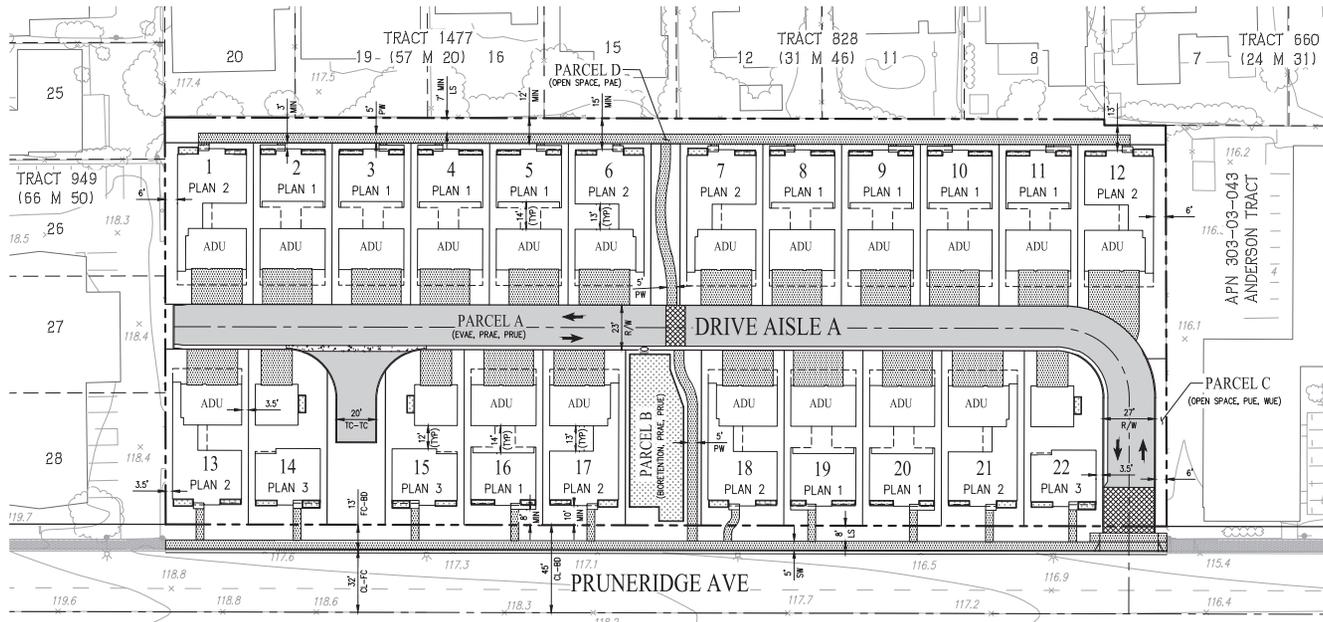
NOTE: ALL SQUARE FOOTAGES AND PRODUCT MIX IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.

SETBACK SUMMARY

SETBACK	DIMENSION (MINIMUM)
GARAGE	18'
2ND STORY	10'
FRONT	3'
FRONT (PRUNERIDGE)	10'
PORCH	1'
PORCH (PRUNERIDGE)	8'
SIDE	3.5'

PARCEL AREA SUMMARY

PARCEL NAME	USE	PARCEL AREA (SF)
PARCEL A	ROW, EVAE, PRAE, PRUE	16,626±
PARCEL B	BIORETENTION, PRAE, PRUE	3,512±
PARCEL C	OPEN SPACE, PRUE, WUE	521±
PARCEL D	OPEN SPACE, PRAE, PRUE	7,840±

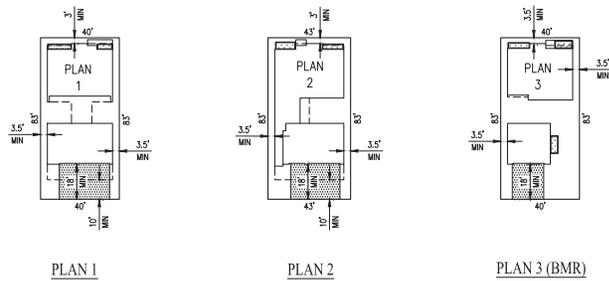


ABBREVIATIONS

BD	BOUNDARY
CL	CENTER LINE
OW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
LS	LANDSCAPE
MIN	MINIMUM
PL	PROPERTY LINE
PRAE	PRIVATE ACCESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PW	PATHWAY
R/W	RIGHT-OF-WAY
SW	SIDEWALK
TYP	TYPICAL
WUE	WATER UTILITY EASEMENT

LOT COVERAGE SUMMARY

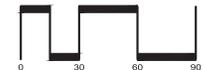
LOT NO.	PLAN	LOT SIZE (SQ FT±)	GROSS BUILDING FLOOR AREA (SQ FT±)	LOT COVERAGE (SQ FT±)	LOT COVERAGE (%)
1	2	3,762	2,925	1,805	48%
2	1	3,362	2,616	1,778	53%
3	1	3,362	2,616	1,778	53%
4	1	3,362	2,616	1,778	53%
5	1	3,362	2,616	1,778	53%
6	2	3,528	2,925	1,805	51%
7	2	3,528	2,925	1,805	51%
8	1	3,362	2,616	1,778	53%
9	1	3,362	2,616	1,778	53%
10	1	3,362	2,616	1,778	53%
11	1	3,363	2,616	1,778	53%
12	2	4,356	2,925	1,805	41%
13	2	3,840	2,925	1,805	47%
14	3	3,577	1,750	1,337	37%
15	3	3,577	1,750	1,337	37%
16	1	3,647	2,616	1,778	49%
17	2	3,827	2,925	1,805	47%
18	2	3,827	2,925	1,805	47%
19	1	3,647	2,616	1,778	49%
20	1	3,647	2,616	1,778	49%
21	2	3,627	2,925	1,805	50%
22	3	3,523	1,750	1,337	38%



TYPICAL SETBACK DETAILS
SCALE: 1" = 20'

**VESTING TENTATIVE MAP
DEVELOPMENT PLAN
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
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