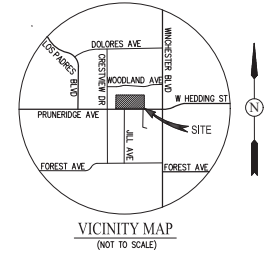
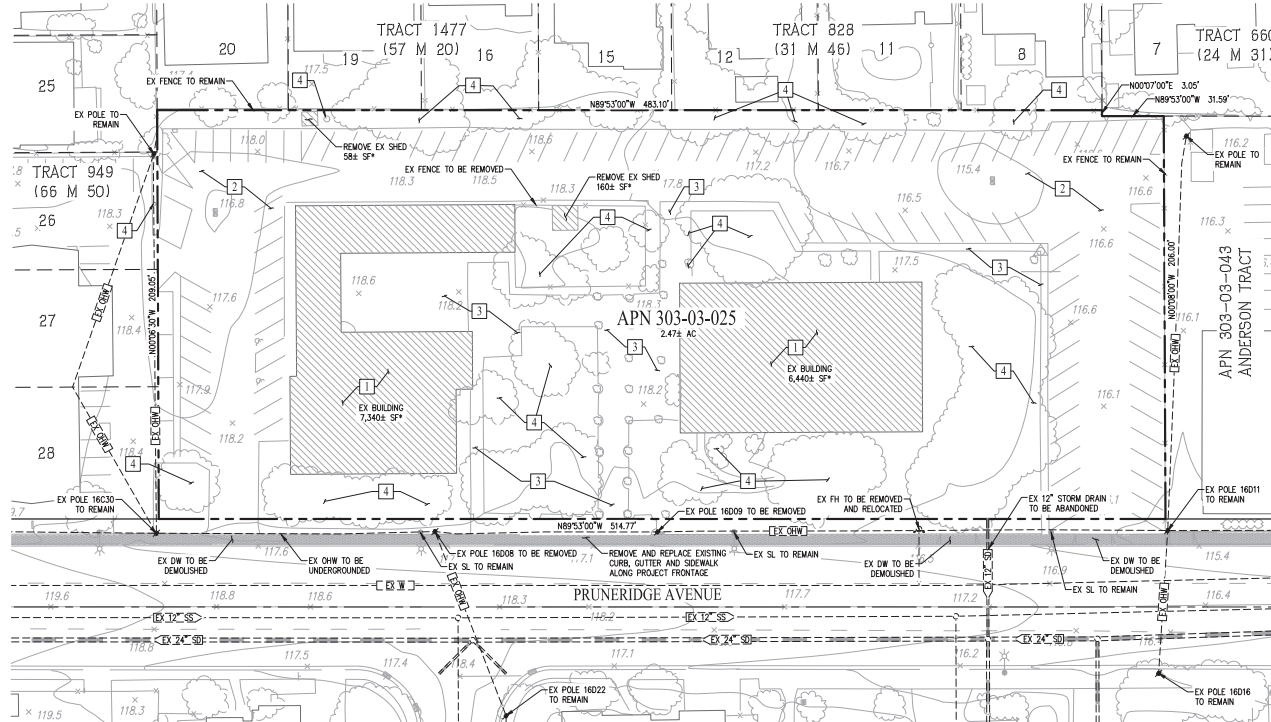


**CONTACTS:**

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" 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 06085C0229H  
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



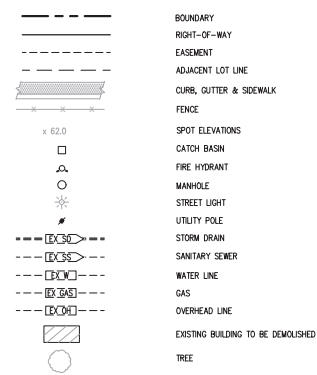
**SHEET INDEX**

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**

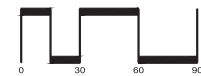


**DEMOLITION NOTES**

- 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 DWELING 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
- UUE WATER UTILITY EASEMENT

**LEGEND**

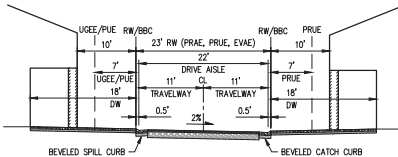
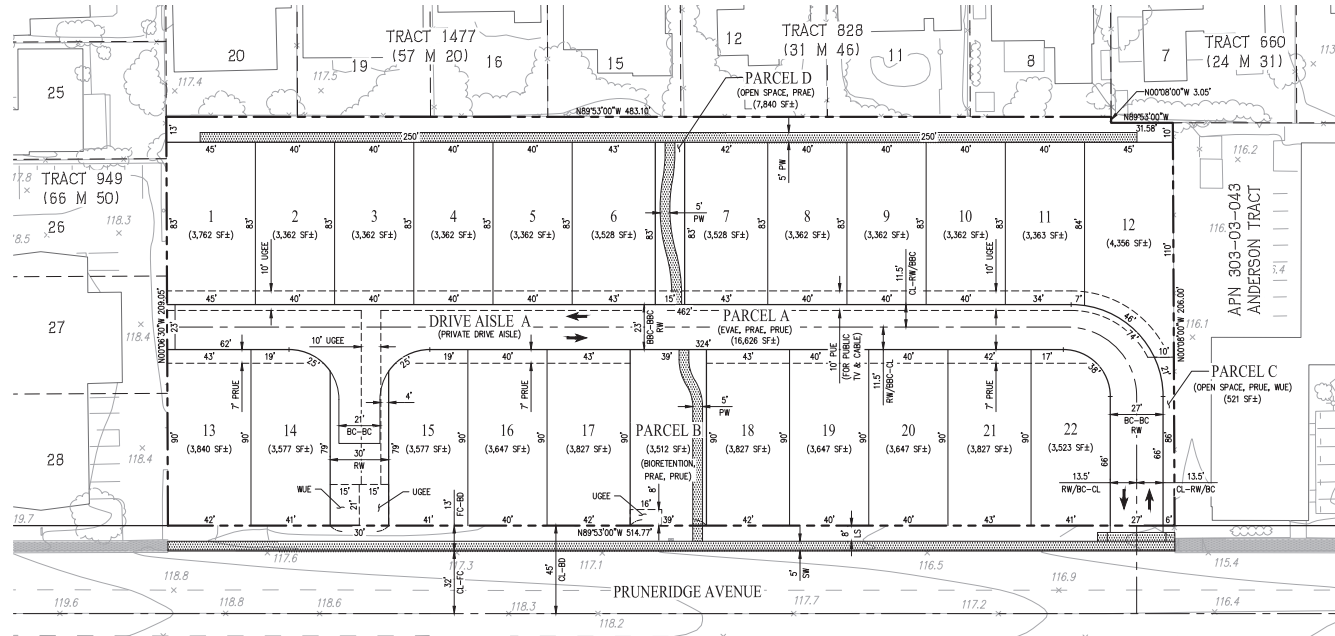
- | EXISTING | PROPOSED | DESCRIPTION             |
|----------|----------|-------------------------|
| ---      | ---      | BOUNDARY                |
| ---      | ---      | CENTERLINE              |
| ---      | ---      | PROPERTY LINE           |
| ---      | ---      | RIGHT-OF-WAY            |
| ---      | ---      | EASEMENT                |
| ---      | ---      | CURB, GUTTER & SIDEWALK |
| →        |          | DIRECTION OF TRAVEL     |

**PARKING SUMMARY**

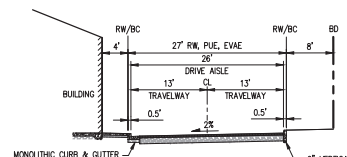
PARKING TYPE	RATIO	NUMBER OF SPACES
GARAGE	2.9 SPACES/DU	63 SPACES
DRIVEWAY (QUEST)	2.9 SPACE/DU	63 SPACES
<b>TOTAL</b>		<b>126 SPACES</b>

**SITE DENSITY**

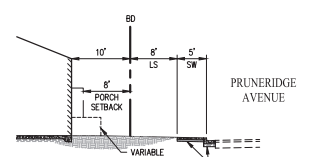
UNIT COUNT	SITE AREA	SITE DENSITY
RESIDENTIAL 22 UNITS	2.47 AC	8.9 DU/AC



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



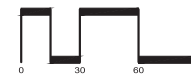
**DRIVE AISLE A - ENTRY**  
27' BC-BC  
(NOT TO SCALE)  
(PRIVATE STREET)



**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

**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%
<b>TOTAL</b>		<b>22</b>	<b>100%</b>

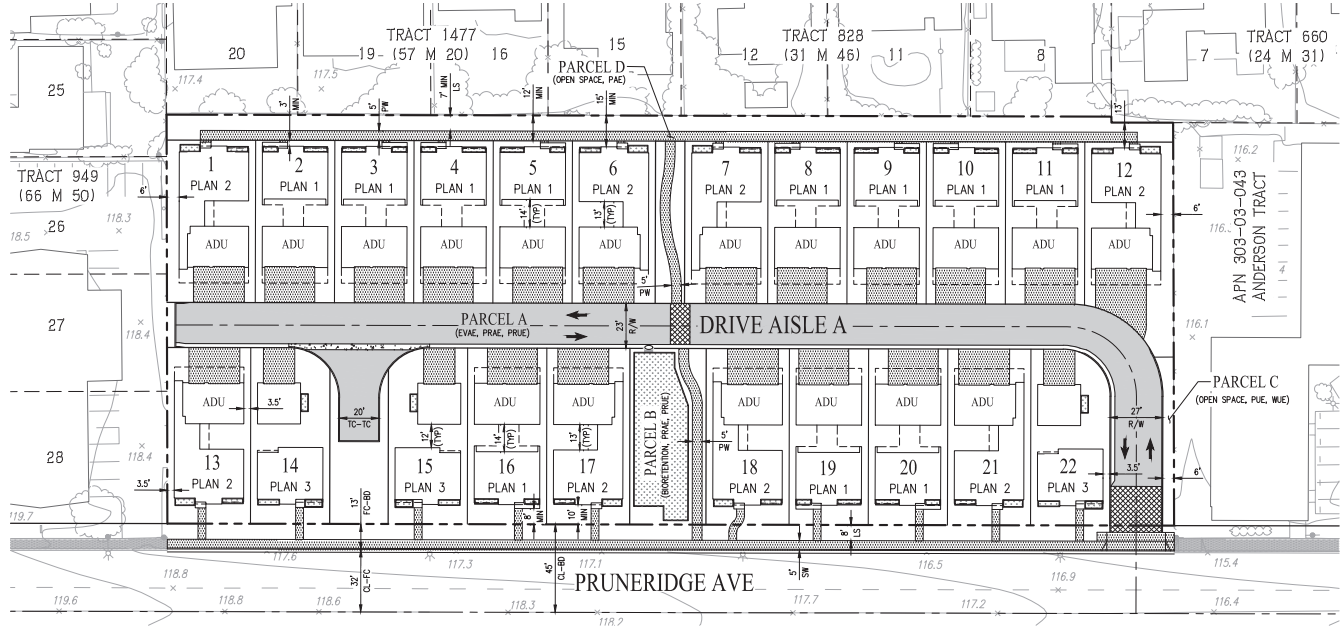
NOTE: ALL SQUARE FOOTAGES AND PRODUCT MIX IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.

**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±

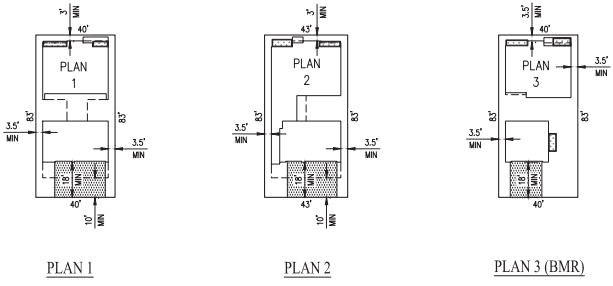


**ABBREVIATIONS**

BD	BOUNDARY
CL	CENTER LINE
EW	EXISTING 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**

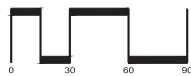
LOT NO.	PLAN	LOT SIZE (SQ FT±)	GROSS BUILDING FLOOR AREA (SQ FT±)	LOT COVERAGE (SQ FT±)	LOT COVERAGE (%)
1	2	3,762	2,925	1,805	48%
2	1	3,362	2,616	1,778	53%
3	1	3,362	2,616	1,778	53%
4	1	3,362	2,616	1,778	53%
5	1	3,362	2,616	1,778	53%
6	2	3,528	2,925	1,805	51%
7	2	3,528	2,925	1,805	51%
8	1	3,362	2,616	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**

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