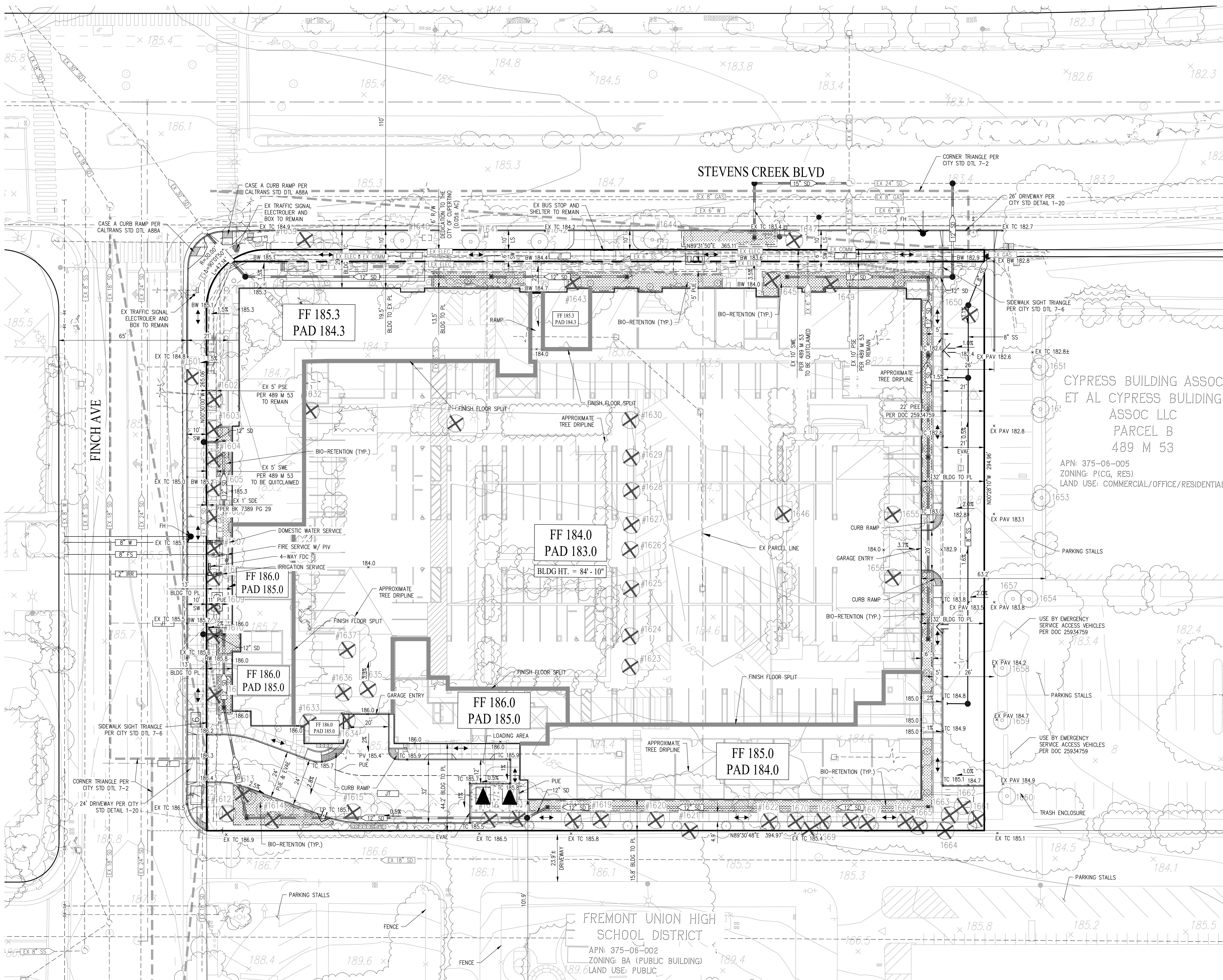




VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
ADJACENT PROPERTY LINE
MONUMENT LINE
CENTERLINE
RIGHT OF WAY LINE
LOT LINE
PROPOSED EASEMENT LINE
ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
BIO-RETENTION AREA
CORNER TRIANGLE PER CITY STD DTL 7-2
SIDEWALK SITE TRIANGLE PER CITY STD DTL 7-6
EXISTING TREE TO REMAIN FOR TREE DBH AND SPECIES SEE TREE TABLE ON SHEET C1.1
EXISTING TREE TO BE REMOVED FOR TREE DBH AND SPECIES SEE TREE TABLE ON SHEET C1.1

ABBREVIATIONS

BLDG BUILDING
BIO-RET BIO-RETENTION
CL CENTERLINE
CONC CONCRETE
DWY DRIVEWAY
EC ELECTRIC VEHICLE CAPABLE PARKING STALL
ER ELECTRIC VEHICLE READY PARKING STALL
EV ELECTRIC VEHICLE PARKING STALL
EVAE EMERGENCY VEHICLE ACCESS EASEMENT
EX EXISTING
FC FACE OF CONCRETE & GUTTER CURB
LS LANDSCAPE
ML MONUMENT LINE
MIN MINIMUM
PMEE PRIVATE MUTUAL INGRESS & EGRESS EASEMENT
PL PROPERTY LINE
PO PORCH
PR PROPOSED
R/W RIGHT OF WAY
SW SIDEWALK
TC TOP OF CONCRETE CURB & GUTTER
TYP TYPICAL
VG VALLEY GUTTER

NOTES:

- SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
- SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE M DETAILS.
- ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRIMMATED CONES AND WILL BE DETAILED ON THE PROJECTS.
- PER PG&E DESIGN REQUIREMENTS 5' OF SEPARATION SHALL BE PROVIDED BETWEEN GAS MAIN AND TREE PLANTING.
- THE BENCHMARK FOR THIS SURVEY IS FROM REFERENCE CITY OF CUPERTINO BENCHMARK NO. 3 CONCRETE NAIL IN TOP OF CURB ON SOUTHWEST RETURN OF STEVENS CREEK BOULEVARD AND EAST ESTATES DRIVE. ELEVATION: 193.86' (CITY DATUM) EXISTING NATURAL GRADE ALTERED FOR EXISTING BUILDINGS.
- BENCHMARK: CITY OF CUPERTINO BENCHMARK NO. 3 CONCRETE NAIL IN TOP OF CURB ON SOUTHWEST RETURN OF STEVENS CREEK BOULEVARD AND EAST ESTATES DRIVE. ELEVATION: 193.86' (CITY DATUM)

PROPOSED ZONING AND LAND USE:
ZONING: R4
LAND USE: HIGH DENSITY RESIDENTIAL

SITE AREA:
SITE AREA: 2.67 AC (PROPERTY LIMITS)
GROSS LOT AREA: 3.15 AC (PER CDMG 19.08.030.0)
LOT AREA (NET): 2.62 AC (PER CDMG 19.08.030.0)

MARK H. WEBER, P.L.S.
L.S. NO. 7960

THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6.

PRELIMINARY SITE PLAN C2.0

