

- NOTE:
- SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
 - SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE & DETAILS.
 - ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
 - PER PG&E DESIGN REQUIREMENTS 5' OF SEPARATION SHALL BE PROVIDED BETWEEN GAS MAIN AND TREE PLANTING.
 - THE BENCHMARK FOR THIS SURVEY IS SCWD'S 6CM DIAMETER BRASS DISK (#180), ON TOP OF SOUTHERLY CURB FOR MCQUELLAN ROAD, NEAR A CATCH BASIN; 2.5 FEET NORTH OF THE RAILROAD CROSSING LIGHTS, AND 15-FEET WEST OF THE CENTER OF THE TRACKS. STATION IS ALSO ABOUT 250 FEET EAST FROM BUBB ROAD ALONG MCQUELLAN ROAD, CITY OF CUPERTINO, HAVING A NAVD88 PUBLISHED ELEVATION OF 335.23 FEET.
 - ALL BUILDING HEIGHTS SHOWN ON THIS PLAN ARE MEASURED FROM THE NATURAL GRADE.
 - EXISTING NATURAL GRADE ALTERED FOR EXISTING BUILDINGS.

CUPERTINO HILLS SWIM
& RACQUET CLUB
APN: 356-07-027
ZONING: A1-40
LAND USE: CIVIC SUPPORT

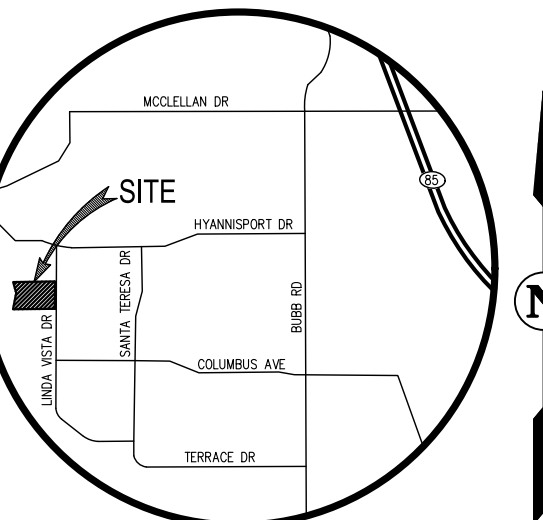
SITE AREA:
SITE AREA: 2,555 AC± (PROPERTY LIMITS)
GROSS LOT AREA: 3,141 AC± (PER CMC 19.08.030.G)
LOT AREA (NET): 2,506 AC± (PER CMC 19.08.030.L)

PROPOSED ZONING AND LAND USE:
ZONING: R3/TH - MULTIPLE FAMILY RESIDENTIAL WITH TOWNHOME COMBINING DISTRICT
LAND USE: HIGH/MEDIUM DENSITY RESIDENTIAL

DERCHANG
APN: 356-07-036
ZONING: R1-7.5
LAND USE: LOW DENSITY RESIDENTIAL

PARCEL	GROSS ⁽¹⁾ SF	NET ⁽²⁾ SF
LOT 1	11,918	11,918
LOT 2	11,304	9,787
LOT 3	11,077	9,271
LOT 4	10,836	9,030
LOT 5	17,798	10,585
LOT 6	12,315	12,315
LOT 7	9,012	7,015
LOT 8	9,152	7,305
LOT 9	8,911	7,063
LOT 10	13,943	7,805
PARCEL A	7,592	6,709
PARCEL B	3,622	2,977
PARCEL C	3,622	2,979
PARCEL D	2,864	2,159
PARCEL E	2,864	2,220
TOTAL	136,830 ⁽¹⁾	108,138 ⁽²⁾

- (1) 19.08.030.G "G" DEFINITIONS
"GROSS LOT AREA" MEANS THE HORIZONTAL AREA INCLUDED WITHIN THE PROPERTY LINES OF A SITE PLUS THE STREET AREA BOUNDED BY THE STREET CENTERLINE UP TO THIRTY FEET DISTANT FROM THE PROPERTY LINE, THE STREET RIGHT-OF-WAY LINE AND THE EXTENDED SIDE YARD TO THE STREET CENTERLINE.
- (2) 19.08.030.L "L" DEFINITIONS
"LOT AREA" MEANS THE AREA OF A LOT MEASURED HORIZONTALLY BETWEEN BOUNDARY LOT LINES, BUT EXCLUDING A PORTION OF A FLAG LOT PROVIDING ACCESS TO A STREET AND LYING BETWEEN FRONT LOT LINE AND THE STREET, AND EXCLUDING ANY PORTION OF A LOT WITHIN THE LINES OF ANY NATURAL WATERCOURSE, RIVER, STREAM, CREEK, WATERWAY, CHANNEL, OR FLOOD CONTROL, OR DRAINAGE EASEMENT AND EXCLUDING ANY PORTION OF A LOT ACQUIRED FOR ACCESS AND STREET RIGHT-OF-WAY PURPOSES, IN FEE, EASEMENT OR OTHERWISE.



VICINITY MAP

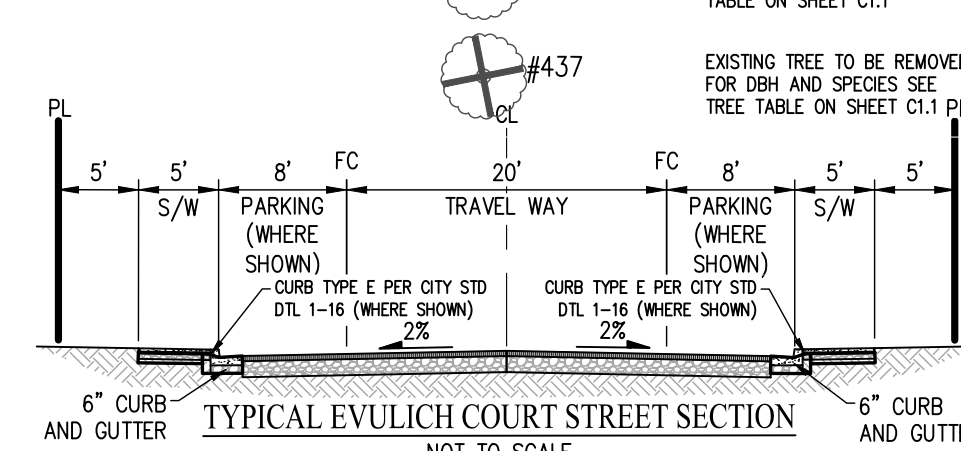
NOT TO SCALE

NO	BEARING	LENGTH
L1	N00°10'10"W	20.00'
L2	N89°49'50"E	20.00'
L3	N89°49'17"E	20.00'

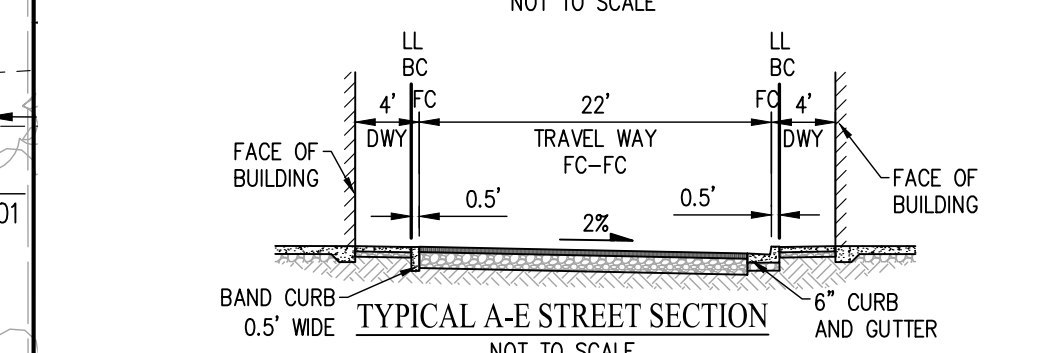
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	40.00'	24°08'49"	16.88'
C3	40.00'	38°02'51"	26.56'
C4	20.00'	90°00'00"	31.42'

LEGEND

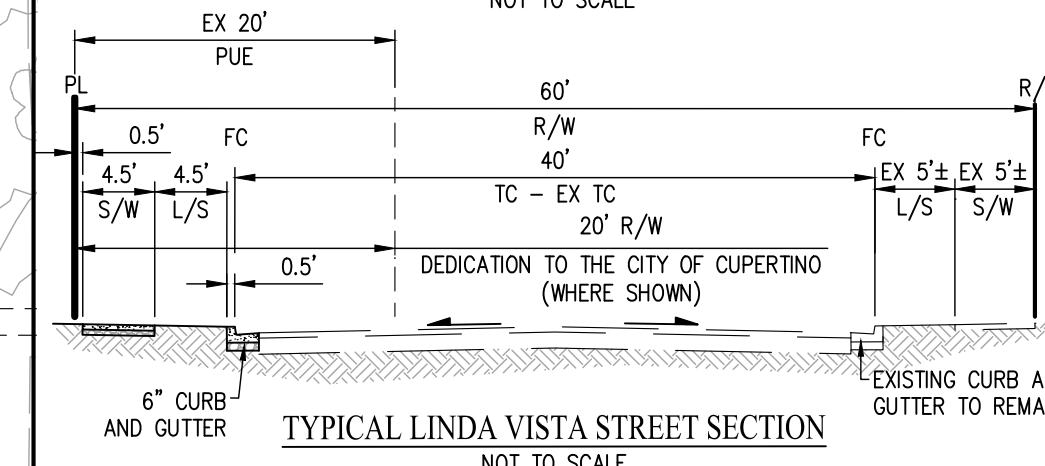
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED DEEPEDED CURB
- CURB TYPE E PER CITY STD DTL 1-16
- WATER MAIN
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- JOINT TRENCH
- ACCESSIBLE PEDESTRIAN PATH
- ASPHALT PAVEMENT
- ADAPTABLE UNITS
- CONCRETE SIDEWALK
- BIO-RETENTION AREA
- RETAINING WALL
- EX & PROPOSED CONTOUR
- CORNER TRIANGLE PER CITY STD DTL 7-2
- SIDEWALK SITE TRIANGLE PER CITY STD DTL 7-6
- EXISTING TREE TO REMAIN, FOR DBH AND SPECIES SEE TREE TABLE ON SHEET C1.1
- EXISTING TREE TO BE REMOVED, FOR DBH AND SPECIES SEE TREE TABLE ON SHEET C1.1



TYPICAL EVULCH COURT STREET SECTION



TYPICAL A-E STREET SECTION



TYPICAL LINDA VISTA STREET SECTION

PRELIMINARY SITE PLAN

C2.0

10857 LINDA VISTA DRIVE

Cupertino, CA
January 12, 2026

APN: 356-06-026
ZONING: R1-7.5
LAND USE: LOW DENSITY RESIDENTIAL

KOPARDEKAR
APN: 356-00-025
ZONING: R1-7.5
LAND USE: LOW DENSITY RESIDENTIAL

RODRIGUES
APN: 356-06-024
ZONING: R1-7.5
LAND USE: LOW DENSITY RESIDENTIAL

FANTOZZI
APN: 356-06-020
ZONING: R1-7.5
LAND USE: LOW DENSITY RESIDENTIAL

SUMMERHILL HOMES™

3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS
SURVEYORS
PLANNERS
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R3 STUDIOS

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

SDG architects

SCALE 1" = 20'