

- 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

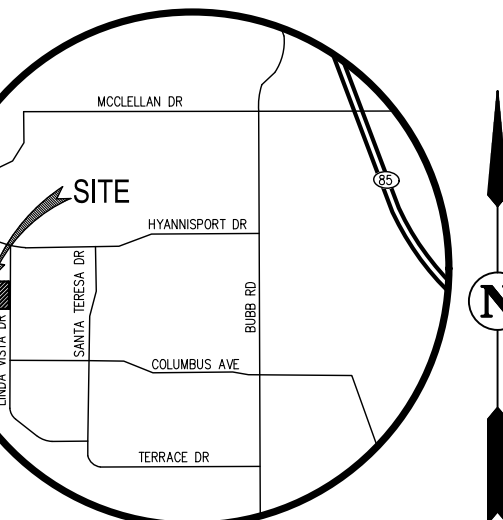
SITE AREA:
SITE AREA: 2,555 AC± (PROPERTY LIMITS)
GROSS LOT AREA: 3,141 AC± (PER CMC 19.08.030.G)
LOT AREA (NET): 2,506 AC± (PER CMC 19.08.030.L)

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

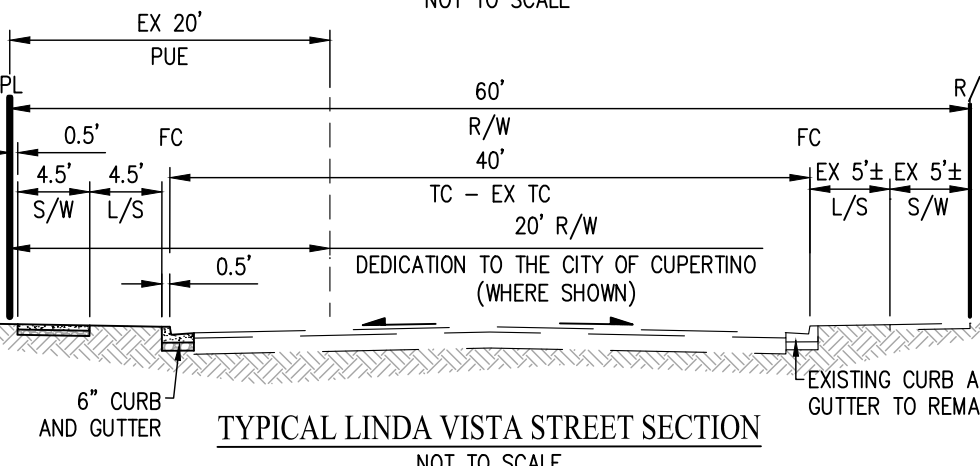
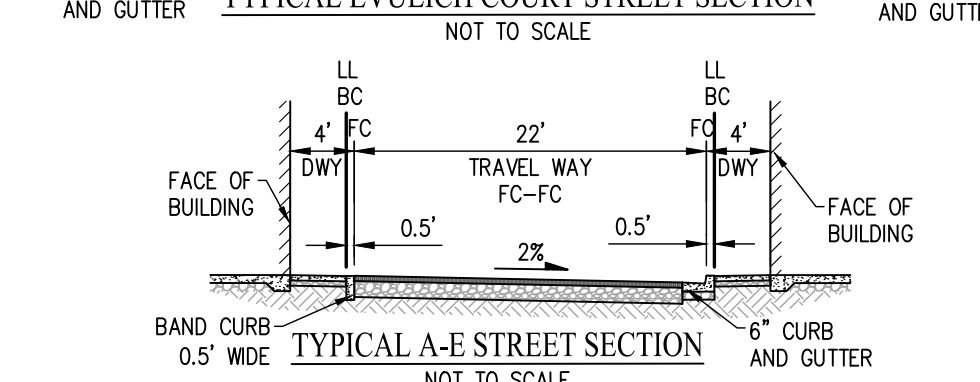
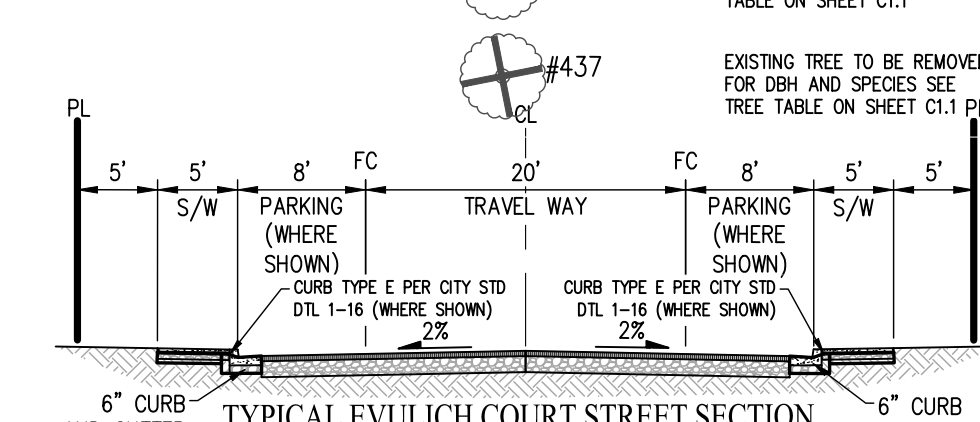
NOT TO SCALE

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



PRELIMINARY SITE PLAN C2.0

10857 LINDA VISTA DRIVE
Cupertino, CA
January 12, 2026

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
1300 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

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

cbg CIVIL ENGINEERS
SURVEYORS
PLANNERS
SAN RAMON • ROSEVILLE

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

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SDG architects