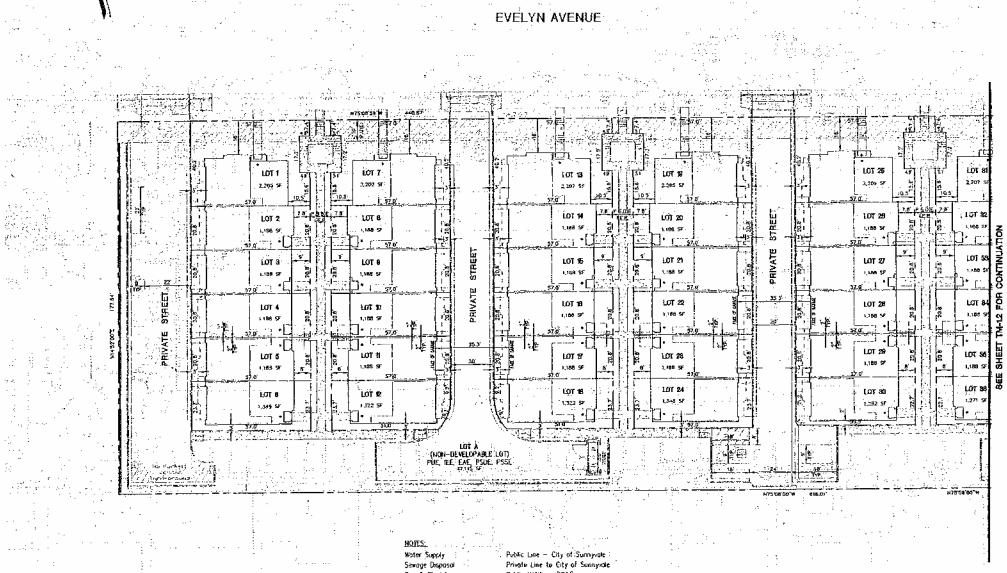
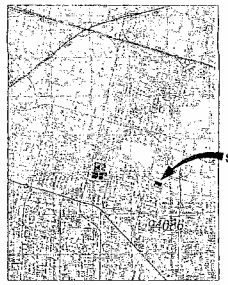
ATTACHMENT 5

Page 6 of 7





VICINITY MAP

LEGEND

- PUBLIC UTILITY EASEMENT
- INGRESS-EGRESS EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- SIDEWALK

C	COMPACT PARKING STALL
E.A.E.	EMERGENCY ACCESS EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

PROPERTY DESCRIPTION: APN 209-13-059
APN 209-13-060

SUBDIVISION DESCRIPTION: 47 Lot Subdivision

OWNER/SUBDIVIDER: CLASSIC COMMUNITIES
1068 E. MEADOW CIRCLE
PALO ALTO, CA 94303
PHONE – (650) 496-4496
Fax – (650) 493-9059
Attn: SCOTT WARD

ENGINEER: BKF Engineers
981 Ridder Park Drive – Suite 100
San Jose, CA 95131
Phone – (408) 467-9100
Fax – (408) 467-9199
Attn: SCOTT R. SCHORR, R.C.E. 47813

ACREAGE: Total acres: 2.59

NO. OF LOTS: 47
Smallest Developable Parcel (1,166 SF)
Average Developable Parcel (1,388 SF)

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

NOTES:

Water Supply	Public Line – City of Sunnyvale
Sewage Disposal	Private Line to City of Sunnyvale
Gas & Electric	Public Utility – PG&E
Telephone	Pacbell
Existing Land Use	OFFICE
Existing Zoning	CL/R(R)3
Proposed Land Use	Residential
Proposed Zoning	R-3/PD
Proposed Public Areas	None (all roads private)
Proposed Private Areas	Private Roads/Common Areas
Storm Drainage	Closed conduit into public system
Areas Subject to Inundation	ENTIRE SUBDIVISION
FEMA Insurance Rate Map	Zone AO Map 060352-0001D 12/19/97
Land Use Plan Designation	Per Approved Master Plan
Proposed Tree Plantings	As required by City
Proposed Street Lighting	As required by City

All existing Public Service Easements to be quit claimed on the final map.
The existing sanitary sewer line on Evelyn Ave. to be flow tested prior to development.

THIS SITE IS IN FLOOD ZONE AO. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN). AVERAGE DEPTH OF 1.5'.

BKF
981 RIDDER PARK DRIVE
SUITE 100
SAN JOSE, CA 95131
408-467-9100 (PAX)
408-467-9199 (PAX)
ENGINEERS | SURVEYORS | PLANNERS

VESTING TENTATIVE TRACT MAP
CLASSICS AT EVELYN AVENUE
CLASSIC COMMUNITIES

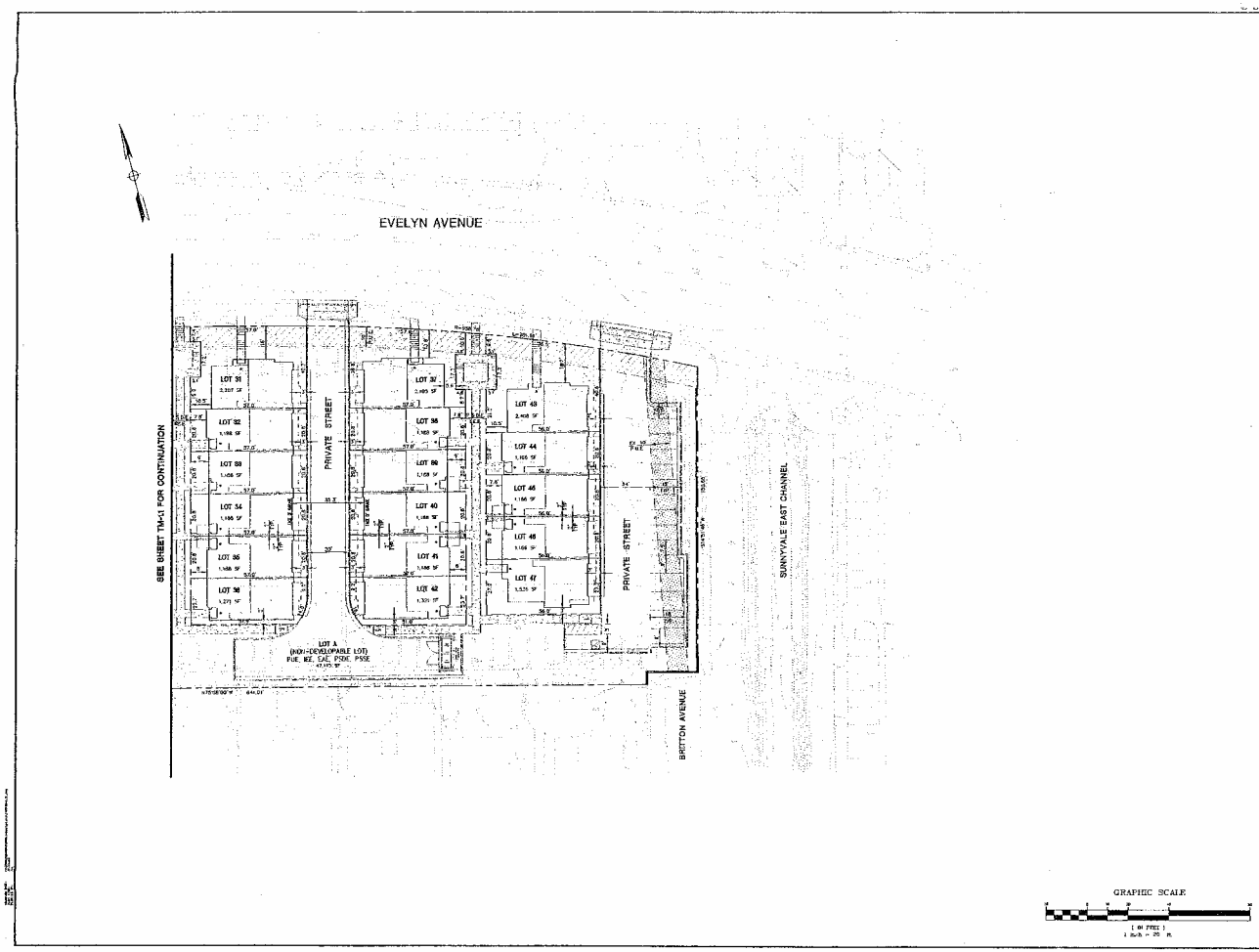
Date	Revisions	No.
7/12/04		

Date 7/12/04
Scale 1"=20'
Drawn B.S.
Checked SPR
Job Number 2020015-00

Sheet Number TM-1.1

ATTACHMENT 5

Page 6 of 7

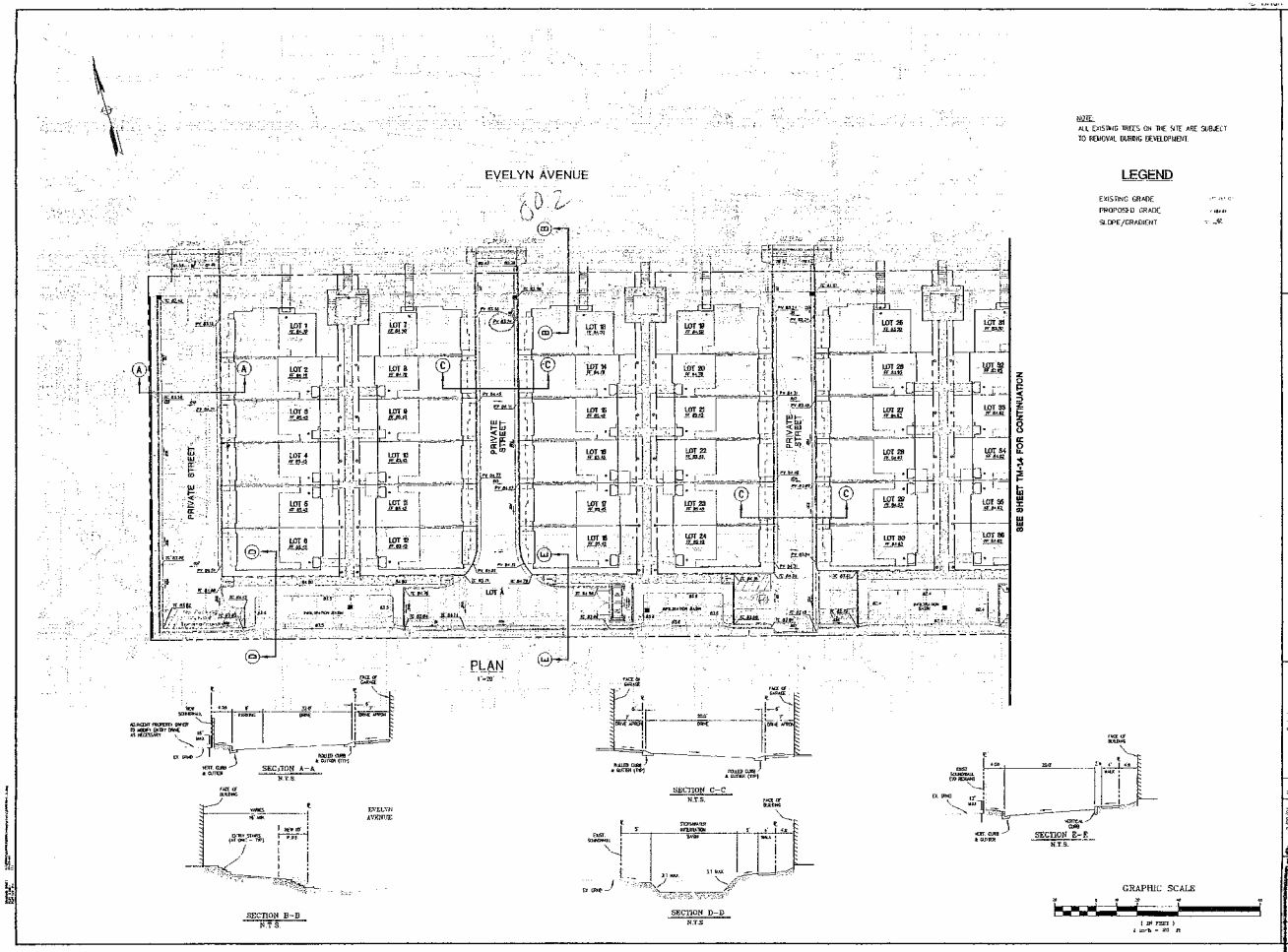


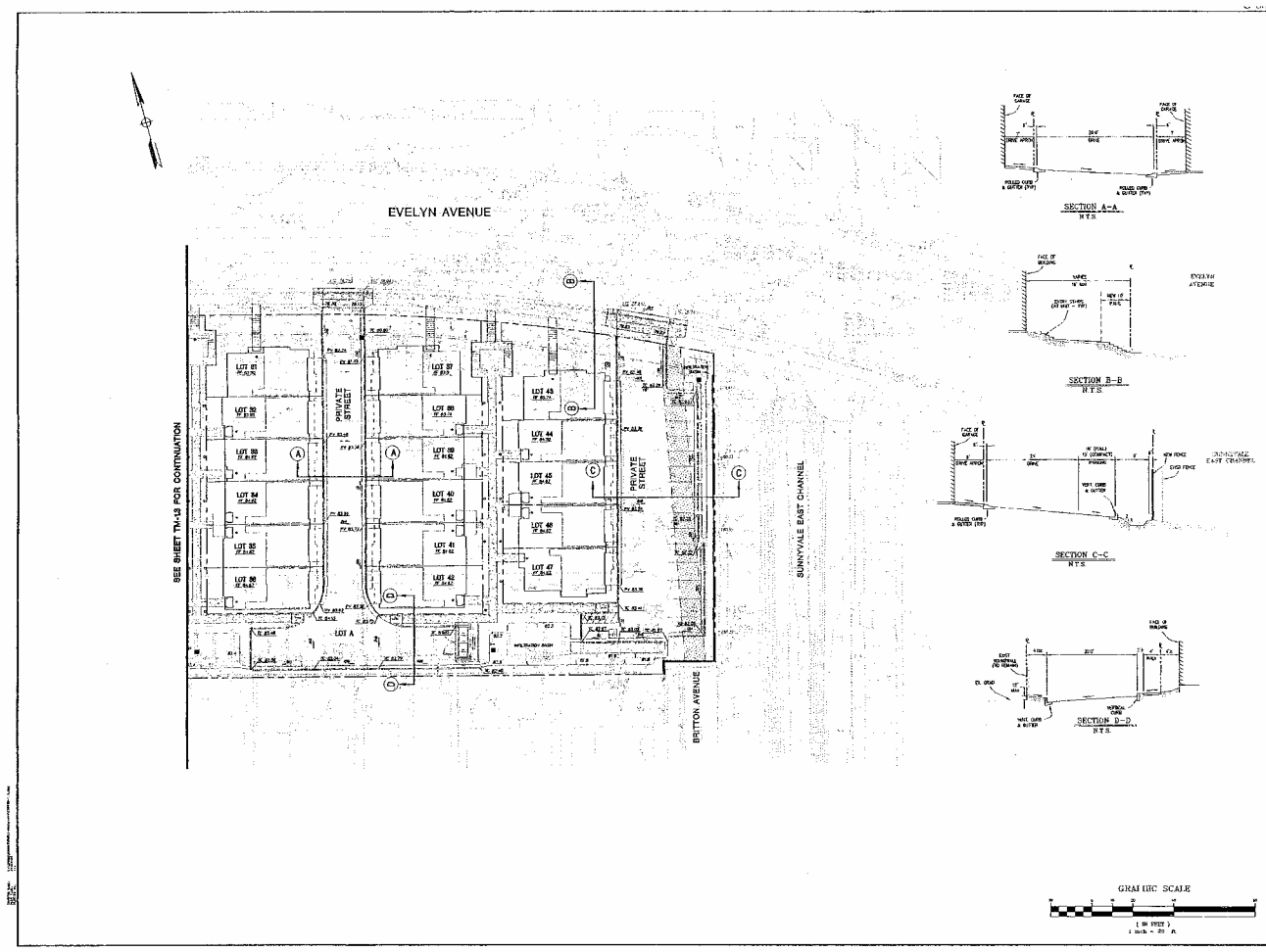
BKF
ENGINEERS | SURVEYORS | PLANNERS

VESTING TENTATIVE TRACT MAP
CLASSICS AT EVELYN AVENUE
CLASSIC COMMUNITIES

Drawing Number
TM-1.2
2 of 6

ATTACHMENT 5
Page 2 of 7


EVELYN AVENUE
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
LOT A
SEE SHEET TM-1.4 FOR CONTINUATION
PLAN
SECTION A-A
N.T.S.
SECTION B-B
N.T.S.
SECTION C-C
N.T.S.
SECTION D-D
N.T.S.
SECTION E-E
N.T.S.
GRAPHIC SCALE
NOTE:
ALL EXISTING TREES ON THE SITE ARE SUBJECT TO REMOVAL DURING DEVELOPMENT.
LEGEND
EXISTING GRADE
PROPOSED GRADE
SLOPE/GRADIENT
BKF
VESTING TENTATIVE TRACT MAP
CLASSICS AT EVELYN AVENUE
GRADING PLAN
TM-1.3
ATTACHMENT 5
Page 3 of 7

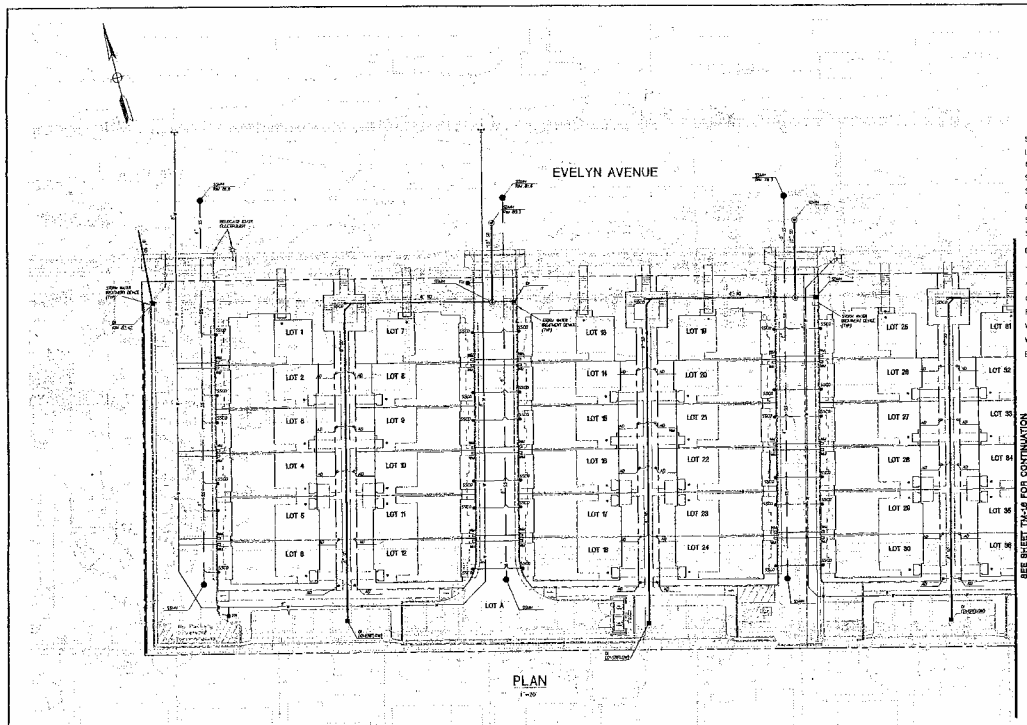


BKF
ENGINEERS | SURVEYORS | PLANNERS

VESTING TENTATIVE TRACT MAP
CLASSICS AT EVELYN AVENUE
GRADING PLAN

Date: 7/22/04
Scale: 1"=20'
Drawing Number: TM-14
4 of 6

ATTACHMENT 2
Page 7 of 7



PLAN

NOTE:
THERE ARE NO OVERHEAD POWER LINES LOCATED ON OR ABOVE THIS SITE

LEGEND

	EXISTING	PROPOSED
SITE BOUNDARY LINE		
LOT LINE		
CENTER LINE		
STORM DRAIN		SD
SANITARY SEWER		SS
DOMESTIC WATER		W
STORM MANHOLE		
SANITARY MANHOLE		
DRAINAGE INLET		
JUNCTION BOX		
AREA DRAIN		
CLEANOUT (SEWER/STORM)		SSCO/SDCO
FIRE HYDRANT		FH
WATER METER		M
WATER BLOW-OFF		BO
ELECTROLIER		

GRAPHIC SCALE

1 IN FEET
1 inch = 20 ft.

BKF
ENGINEERS | SURVEYORS | PLANNERS

861 ROGER PARK DRIVE
SUITE 100
SAN JOSE, CA 95131
408-467-9100
408-467-9199 (FAX)

VESTING TENTATIVE TRACT MAP
CLASSICS AT EVELYN AVENUE
UTILITY PLAN

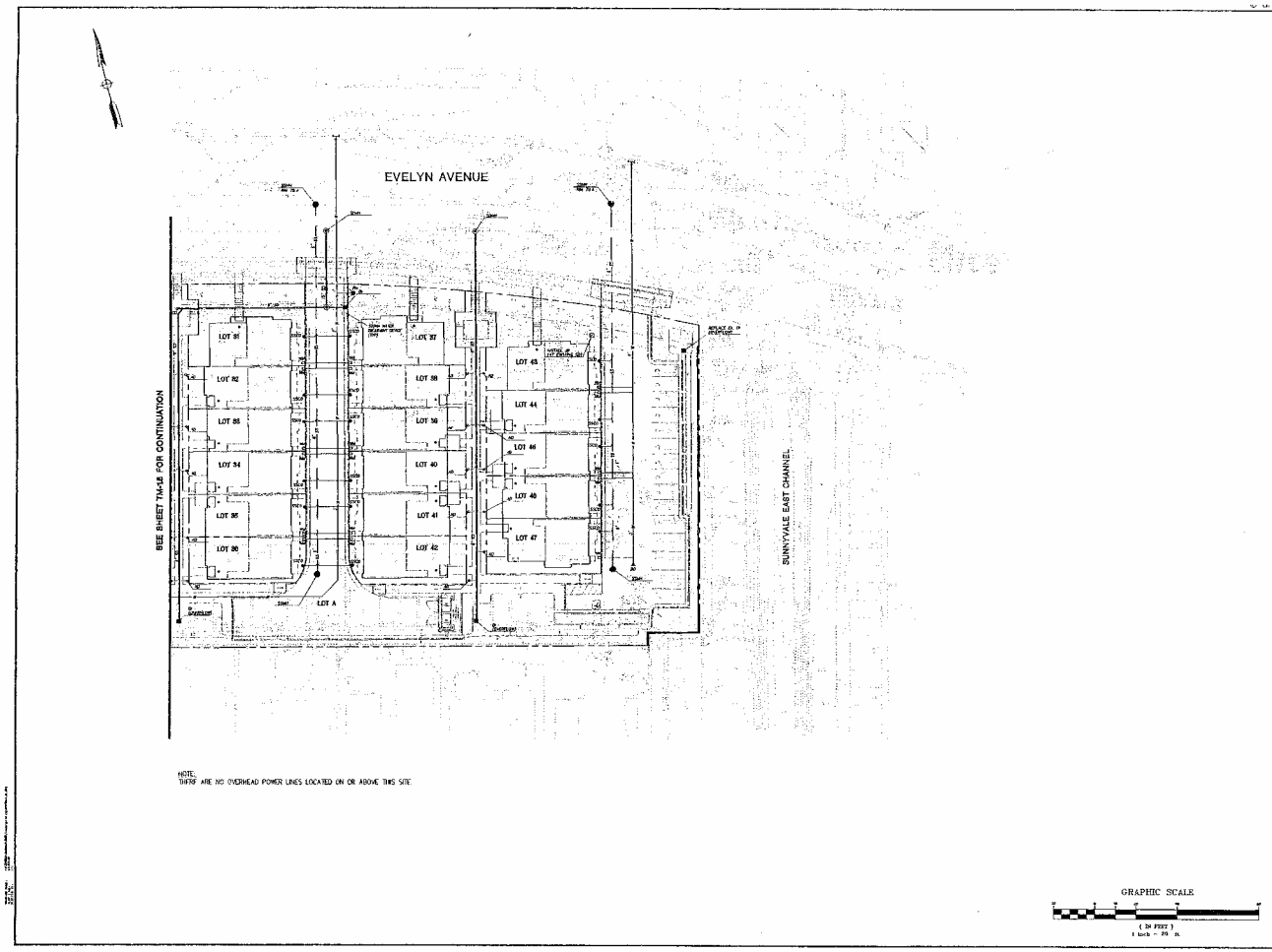
SUBDIVISION

No.	Revisions

Drawing Number: TM-1.5

ATTACHMENT 5

Page 5 of 7



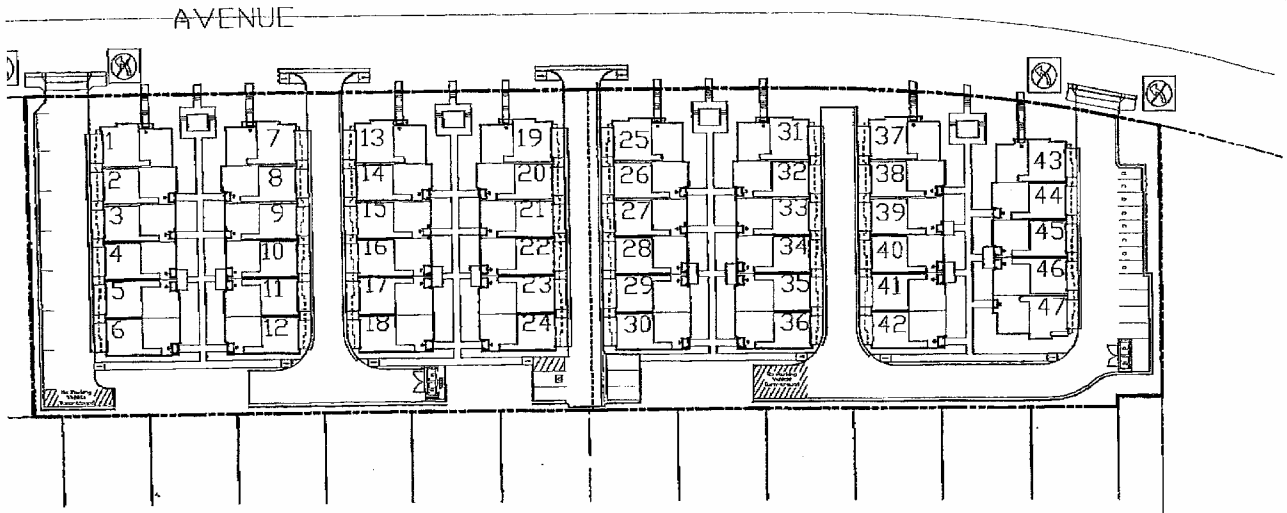
NOTE:
THERE ARE NO OVERHEAD POWER LINES LOCATED ON OR ABOVE THIS SITE.

VESTING TENTATIVE TRACT MAP
CLASSICS AT EVELYN AVENUE
UTILITY PLAN

BKF
Engineers | Surveyors | Planners

Drawing Number: TM-1.5

ATTACHMENT 5
Page 6 of 7



Total Units: 47
Net Acres: +2.6
Net Density: 18
d.u./ac.
Guest Parking: 24 stalls
(15 full, 8 compact, 1 ADA)