

VICINITY MAP
SCALE: 1"=500'

AREAS : GROSS : 41,652± SQ. FT. = 0.9562± ACRES

EXISTING APN	AREA (SF)	PROPOSED LOT #	AREA (SF)
APN 601-25-125	41,652	LOT #1	7,606
		LOT #2	5,057
		LOT #3	6,920
		LOT #4	5,223
		LOT #5	5,000
		ROMAN PLACE	11,844
TOTAL	41,652	TOTAL	41,652

- NOTES**
- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
 - THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
 - TOPOGRAPHIC BY ADVANCED DEVELOPMENT JOB NO. MEADOW, DATED 01-07-15
 - BASIS OF BEARINGS:
THE BEARING OF NORTH 49°17'20" EAST ALONG THE MONUMENT LINE OF JERILYN DRIVE AS SHOWN ON TRACT NO. 900, FILED IN BOOK 34 OF MAPS PAGES 38 AND 39, SUTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
 - BENCHMARK:
CITY OF SAN JOSE BENCH MARK 845 NVD29 ELEVATION 164.27 CHISELED SQUARE ON TOP OF CURB AT CATCH BASIN SOUTHERLY SIDE OF ALUM ROCK AVENUE. 20± EASTERLY OF CENTERLINE OF MARIAN LANE.

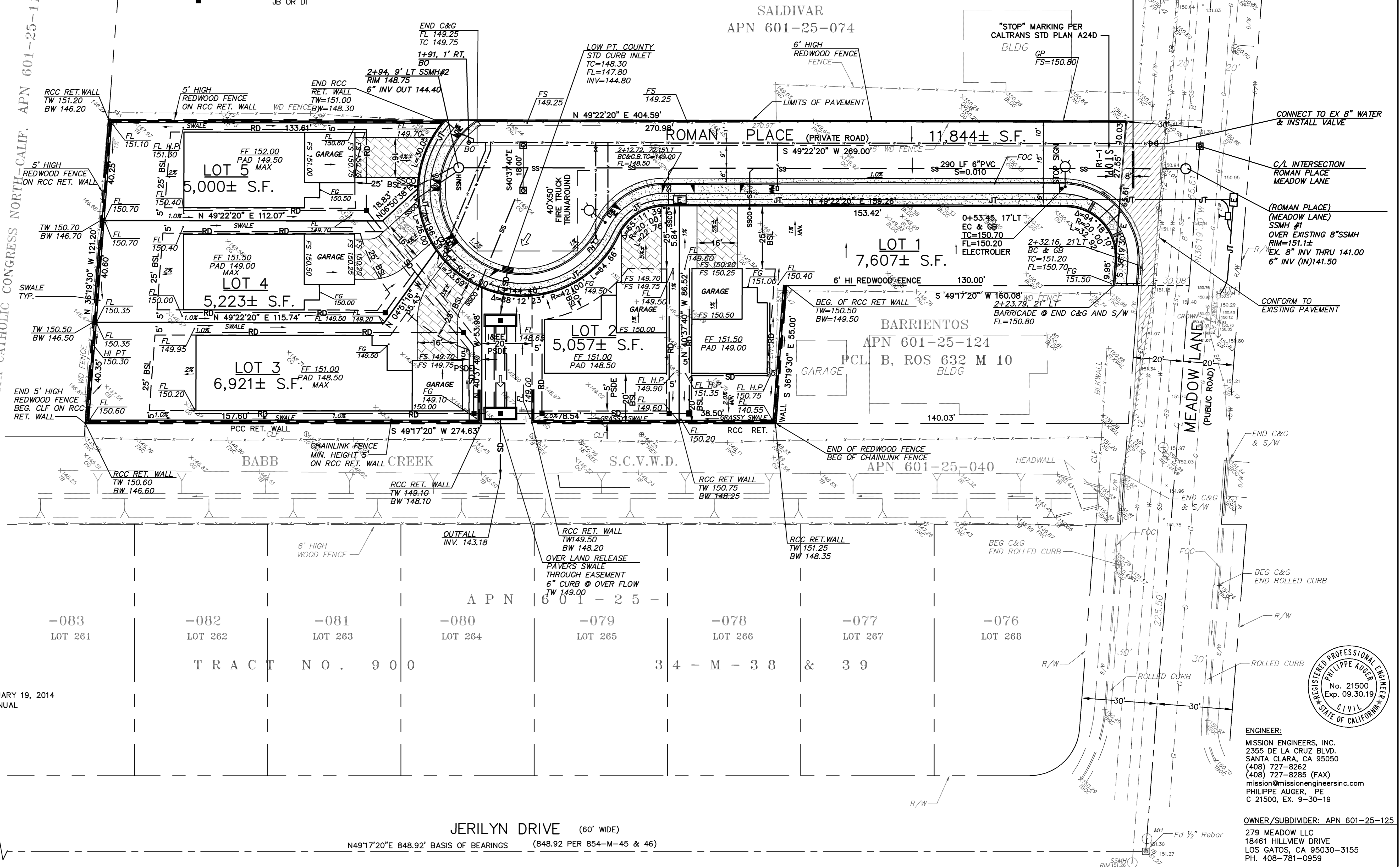
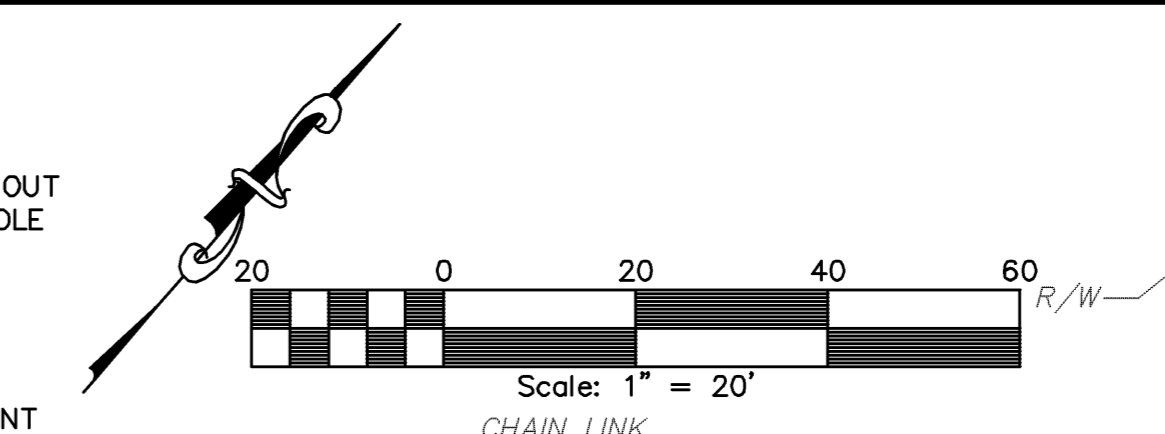
ASSESSOR'S PARCEL NO.: 601-25-125
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 EXISTING ZONING: R-1-8
 PROPOSED ZONING: R-1-8
 GENERAL PLAN: RESIDENTIAL
 EXISTING PARCELS: 1
 PROPOSED LOTS: 5

GAS SUPPLY: PACIFIC GAS ELECTRIC CO.
 ELECTRIC SUPPLY: PACIFIC GAS ELECTRIC CO.
 WATER SUPPLY: SAN JOSE WATER CO.
 SANITARY SEWER: CITY OF SAN JOSE
 STORM DRAINAGE: CITY OF SAN JOSE
 STREET TREES: TO CONFORM TO CITY OF SAN JOSE STANDARDS
 STREET IMPROVEMENTS: TO CONFORM TO CITY OF SAN JOSE STANDARDS
 PUBLIC AREAS: ROMAN PLACE

FLOOD ZONE: ZONE X, PANEL NO. 06085C0252J, DATED: FEBRUARY 19, 2014
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

---	DISTINCTIVE BORDER	AC	ASPHALTIC CONCRETE	GB	GRADE BREAK	S	SLOPE
---	NEW LOT LINE	BC	BEGIN OF CURVE	GM	GAS METER	SD	STORM DRAIN
---	NEW EASEMENT	BSL	BUILDING SETBACK LINE	HI PT	HIGH POINT	SS	SANITARY SEWER
---	ADJACENT PROPERTY LINE	C&G	CURB & GUTTER	I&EE	INGRESS & EGRESS EASEMENT	SSCO	SANITARY SEWER CLEANOUT
---	CENTERLINE	CLF	CHAIN LINK FENCE	INV	PIPE INVERT	SSMH	SANITARY SEWER MANHOLE
---	TIE	CONC	CONCRETE	LT	LEFT	S/W	SIDEWALK
---	BUILDING SETBACK LINE	EP	EDGE OF PAVEMENT	MON	MONUMENT	TC	TOP OF CURB
---	MONUMENT	FG	FACE OF CURB	PSDE	PRIVATE STORM DRAIN EASEMENT	TW	TOP OF WALL
---	PERVIOUS PAVERS	FF	FINISHED FLOOR	RCC	REINFORCED CONCRETE CEMENT	W	WATER
---	WATER METER	FG	FINISHED GRADE	RIM	ROOF DRAIN	WM	WATER METER
---	JB OR DI	FH	FIRE HYDRANT	RT	RIGHT	WSE	WATER SERVICE EASEMENT
		FS	FINISHED SURFACE	R/W	RIGHT-OF-WAY	WV	WATER VALVE
		FL	FLOW LINE	RET	RETAINING		
		G	GAS				



GLORIA AVE

JERILYN DRIVE (60' WIDE)

N49°17'20"E 848.92' BASIS OF BEARINGS (848.92 PER 854-M-45 & 46)



ENGINEER:
 MISSION ENGINEERS, INC.
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 (408) 727-8262 (FAX)
 mission@missionengineersinc.com
 PHILIPPE AUGER, PE
 C 21500, EX. 9-30-19

OWNER/SUBDIVIDER: APN 601-25-125
 279 MEADOW LLC
 18461 HILLVIEW DRIVE
 LOS GATOS, CA 95030-3155
 PH. 408-781-0959

PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-19
 DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-19

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RESPONSIVE, RELIABLE RESULTS SINCE 1953

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VESTING TENTATIVE MAP
 APN 601-25-125, PCL. A CC/LLA DOC. NO. 22393421
 379 MEADOW LANE, SAN JOSE
 IN THE COUNTY OF SANTA CLARA, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CHK'D
6/13/19	SS/PA	UPDATE LOT 2 I&EE AND BSL	

SCALE: 1"=20'
 DATE: 2-13-18
 DWN: SS ME30
 CHKD:
 JOB NO. 17030
 DWG NO. L14869-NT

SHEET
 1
 OF 1 SHEETS