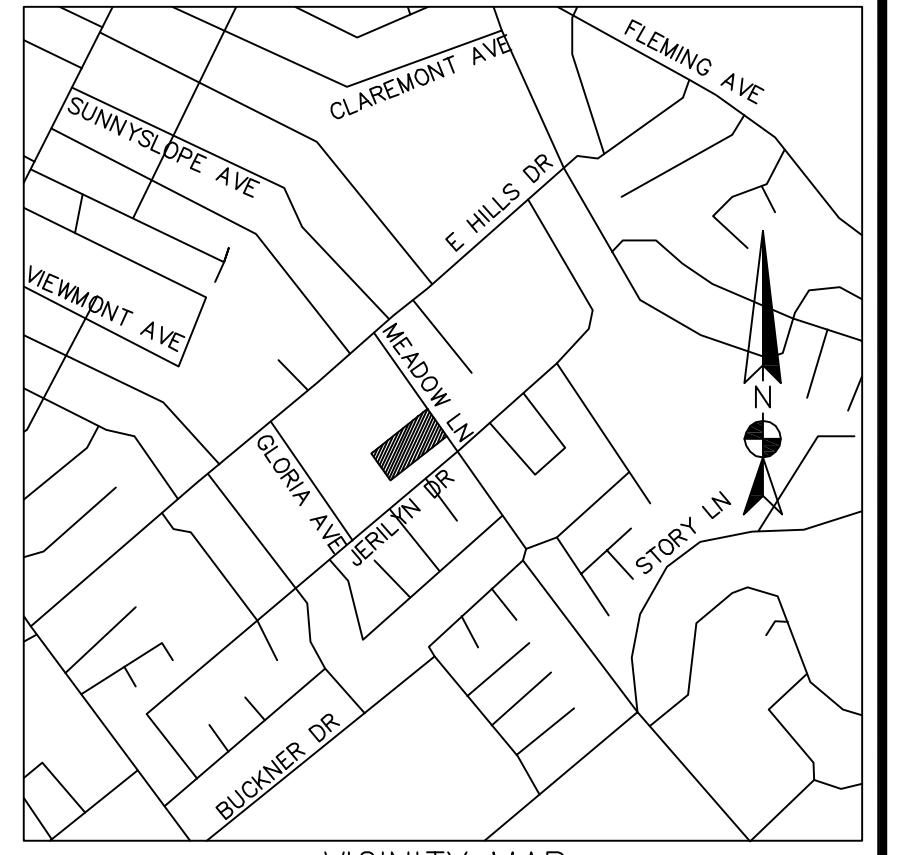


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**LEGEND**

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---	AC BERM	---	---
ADJACENT PROPERTY LINE	---	---	TOP OF BANK	---	---
STREET CENTER LINE	---	---	TOE OF BANK	---	---
BUILDING SETBACK LINES	---	---	WIRE FENCE	---	---
EASEMENT	---	---	CHAIN LINK FENCE	---	---
DIRT ROAD	---	---	WOOD FENCE	---	---
ROAD/PAVEMENT	---	---	SANITARY SEWER LINE	---	---
CURB	---	---	PERFORATED SEPTIC LINE	---	---
CURB AND GUTTER	---	---	ELECTRIC LINE	---	---
CONCRETE	---	---	GAS LINE	---	---
CONTOUR MAJOR	---	---	STORM DRAIN LINE	---	---
CONTOUR MINOR	---	---	WATER LINE	---	---
DAYLIGHT LINE	---	---	OVERHEAD WIRE	---	---
BLOCK RETAINING WALL	---	---	SWALE/FLOWLINE	---	---
ROCK RETAINING WALL	---	---	PROP. GRASSY SWALE	---	---
DRIVEWAY	---	---			
BUILDING	---	---			
BUILDING 2nd FLOOR	---	---			



VICINITY MAP  
N.T.S.

**TENTATIVE MAP NOTES**

**OWNER AND SUBDIVIDER:** MOJEY GHAFOURI  
18461 HILLVIEW DR.  
LOS GATOS, CA 95030  
(408) 781-0959  
mojey@coldwellbanker.com

**CIVIL ENGINEER:** TERENCE J SZEWczyk, P.E.  
TS/CIVIL ENGINEERING INC  
1776 TECHNOLOGY DR.  
SAN JOSE, CA 95110  
(408) 316-2696  
terry@tscivil.com

**APN:** 601-25-108

**GROSS AREA:** 41,652 SF (0.956 AC)  
**PRIVATE STREET AREA:** 14,140 SF (0.325 AC)  
**AREA TO LOTS:** 27,511 SF (0.632 AC)  
**AVERAGE LOT SIZE:** 5,502 SF (0.126 AC)

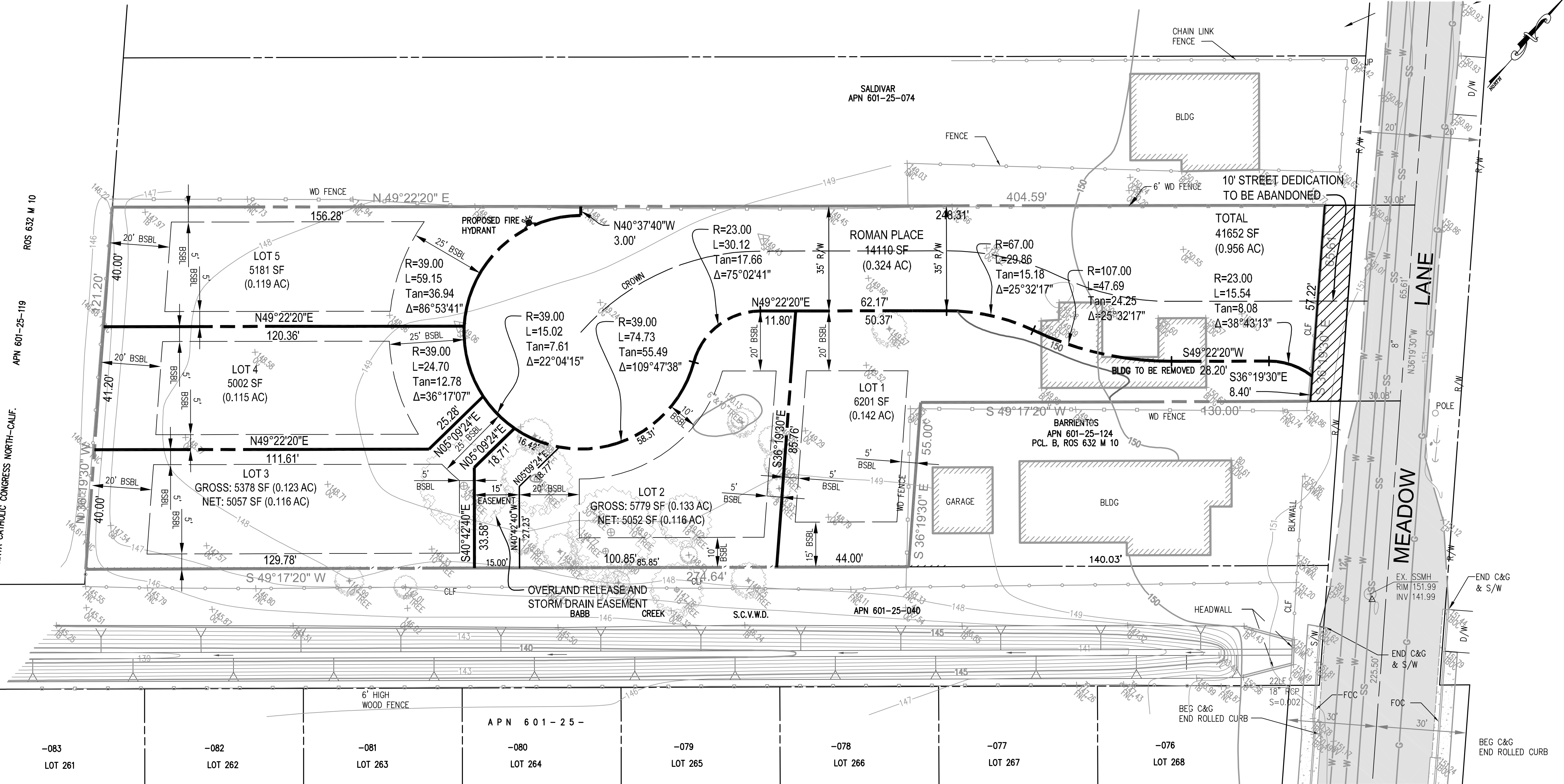
**EXISTING ZONING:** R1 (COUNTY)  
**PROPOSED ZONING:** R1 (COUNTY)

**EXISTING CITY OF SAN JOSE GENERAL PLAN DESIGNATION:** MEDIUM DENSITY RESIDENTIAL 8 DU/AC

**ALLOWABLE UNITS COUNTY:** 5.7 UNITS (5,000 SF MIN LOT SIZE)  
**CITY:** 5.4 UNITS (5,445 SF = 8 DUNET AC)

**UNITS PROPOSED:** 5.0 UNITS  
**ACTUAL NET DENSITY:** 7.2 DU/NET AC

**WATER SUPPLY:** SAN JOSE WATER COMPANY  
**GAS & ELECTRIC:** PG&E



**NOTES:**

- INITIAL 35' R/W TO BE PRIVATE STREET UNDER COUNTY STANDARDS. BUT BUILT TO SAN JOSE PUBLIC WORKS STDS.
- NO STREET PARKING ALLOWED ON ONE SIDE.

**STATEMENT OF DEDICATION AND IMPROVEMENTS:**

- NEW PRIVATE STREET DEDICATION.
- PUBLIC OVERLAND SURFACE RELEASE ESMT
- PUE'S AS NEEDED.
- NEW PUBLIC FACILITIES - JOINT TRENCH, WATER MAIN, SEWER MAIN, STORM DRAIN, PUBLIC STREET CURB & GUTTER, SIDEWALK (ON MEADOW LANE FRONTAGE AND WITHIN NEW PRIVATE STREET)

**AREA CHART**

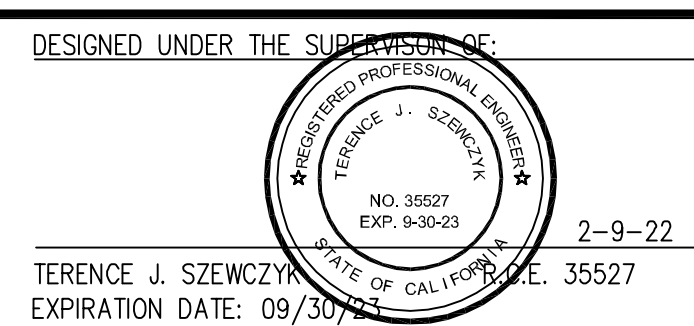
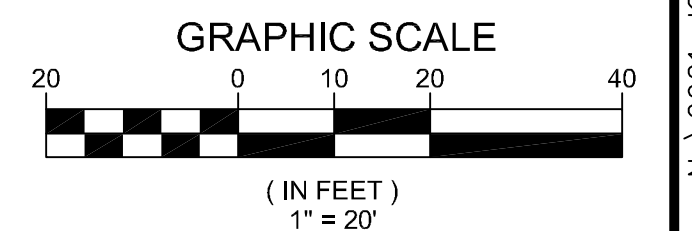
LOT	GROSS	NET
LOT 1	6,201 SF (0.142 AC)	
LOT 2	5,779 SF (0.133 AC)	
LOT 3	5,378 SF (0.123 AC)	
LOT 4	5,057 SF (0.116 AC)	
LOT 5	5,002 SF (0.115 AC)	
ROMAN PLACE DEDICATION	14,140 SF (0.324 AC)	
<b>TOTAL</b>	<b>41,652 SF (0.956 AC)</b>	

**BASIS OF BEARING:**  
THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN AS N36°17'31"W ALONG THE CENTERLINE OF MEADOW LANE AS SHOWN ON THAT MAP RECORDED IN VOLUME 652 OF MAPS AT PAGE 10, SANTA CLARA COUNTY RECORDS.

**BENCHMARK:**  
THE BENCHMARK FOR THIS SURVEY WAS A PK NAIL SET IN MEADOW LANE NEAR THE NORTHEAST PROPERTY CORNER. ASSUMED ELEVATION=99.85'

**SHEET INDEX**

- C-1 TENTATIVE MAP
- C-2 SITE PLAN
- C-3 GRADING AND DRAINAGE PLAN
- C-4 DETAILS



NO.	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

**TS CIVIL ENGINEERING**  
TS CIVIL ENGINEERING, INC.  
1776 TECHNOLOGY DRIVE  
SAN JOSE, CA 95110  
PH: 408.452.9300 FAX: 408.837.7550

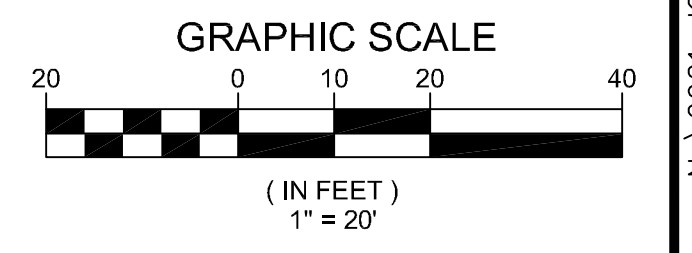
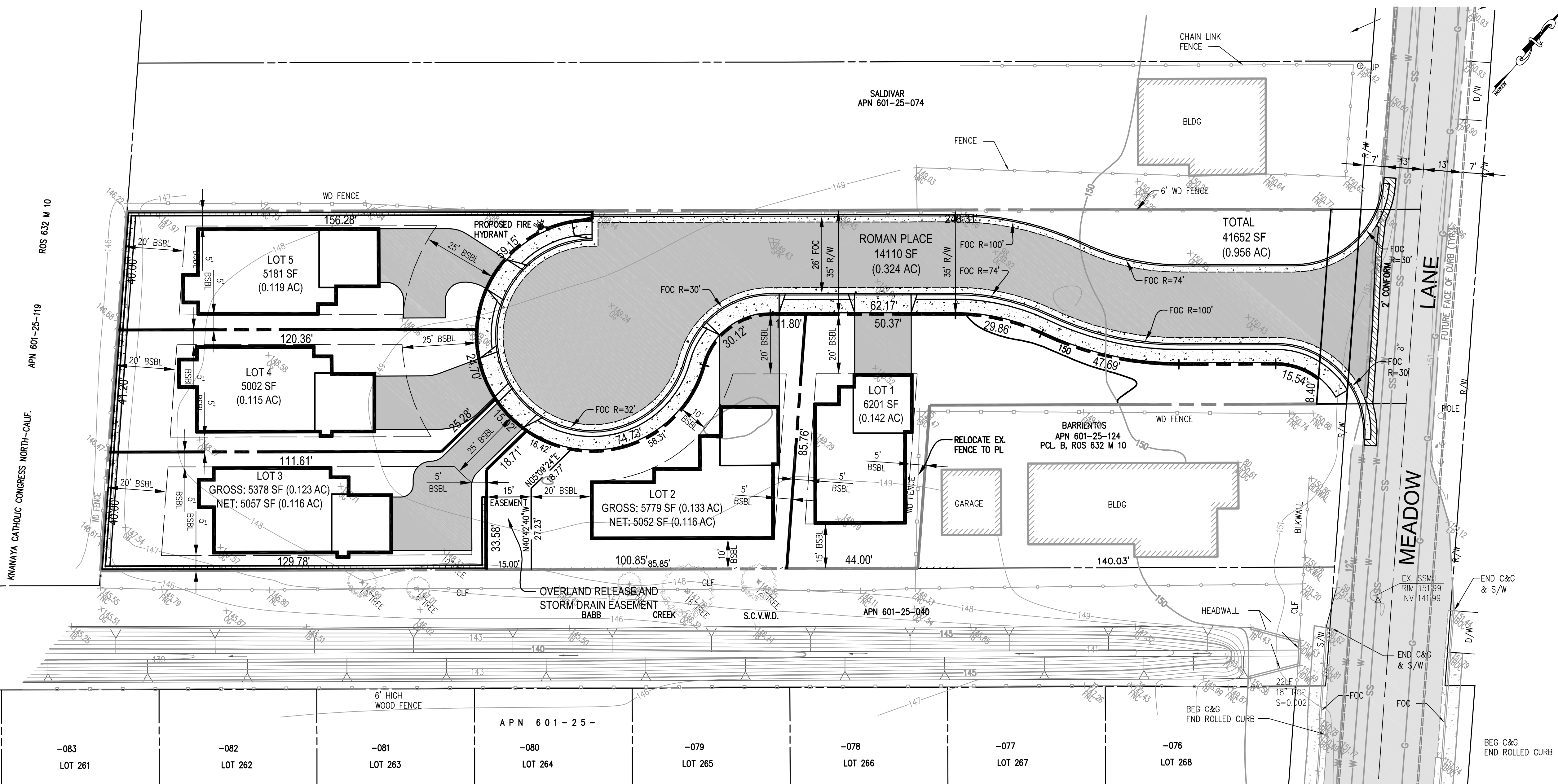
5 LOT SUBDIVISION  
LANDS OF ANTczAK & NIWINSKI

**TENTATIVE MAP**  
379 MEADOW LANE  
UNINCORPORATED SAN JOSE, CA  
APN: 601-25-108

DATE:	2-9-22	SHEET NO.
SCALE:	1"=20'	<b>C-1</b>
DRAWN BY:	DKH	OF 4 SHEETS
SURVEYED BY:		
PROJ ENGR:	TJS	JOB NO.
CHECK BY:	TJS	<b>21-219</b>

02/09/2022 5:02pm - N:\2021 JOBS\21-219\DWG\21-219 C1 TENTATIVE MAP.dwg - C1

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DESIGNED UNDER THE SUPERVISION OF  
  
 2-9-22  
 TERENCE J. SZEWczyk  
 EXPIRATION DATE: 09/30/23

NO.	REVISIONS	DATE
6		
5		
4		
3		
2		
1		

TS CIVIL ENGINEERING, INC.  
 1776 TECHNOLOGY DRIVE  
 SAN JOSE, CA 95110  
 PH: 408.452.9300 FAX: 408.837.7550

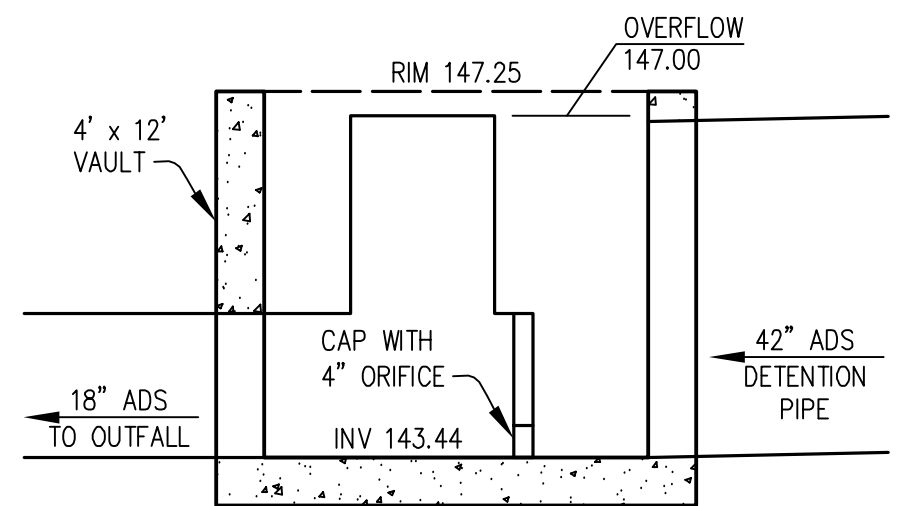
5 LOT SUBDIVISION  
 LANDS OF ANTczAK & NIWINSKI

**SITE PLAN**  
 379 MEADOW LANE  
 UNINCORPORATED SAN JOSE, CA  
 APN: 601-25-108

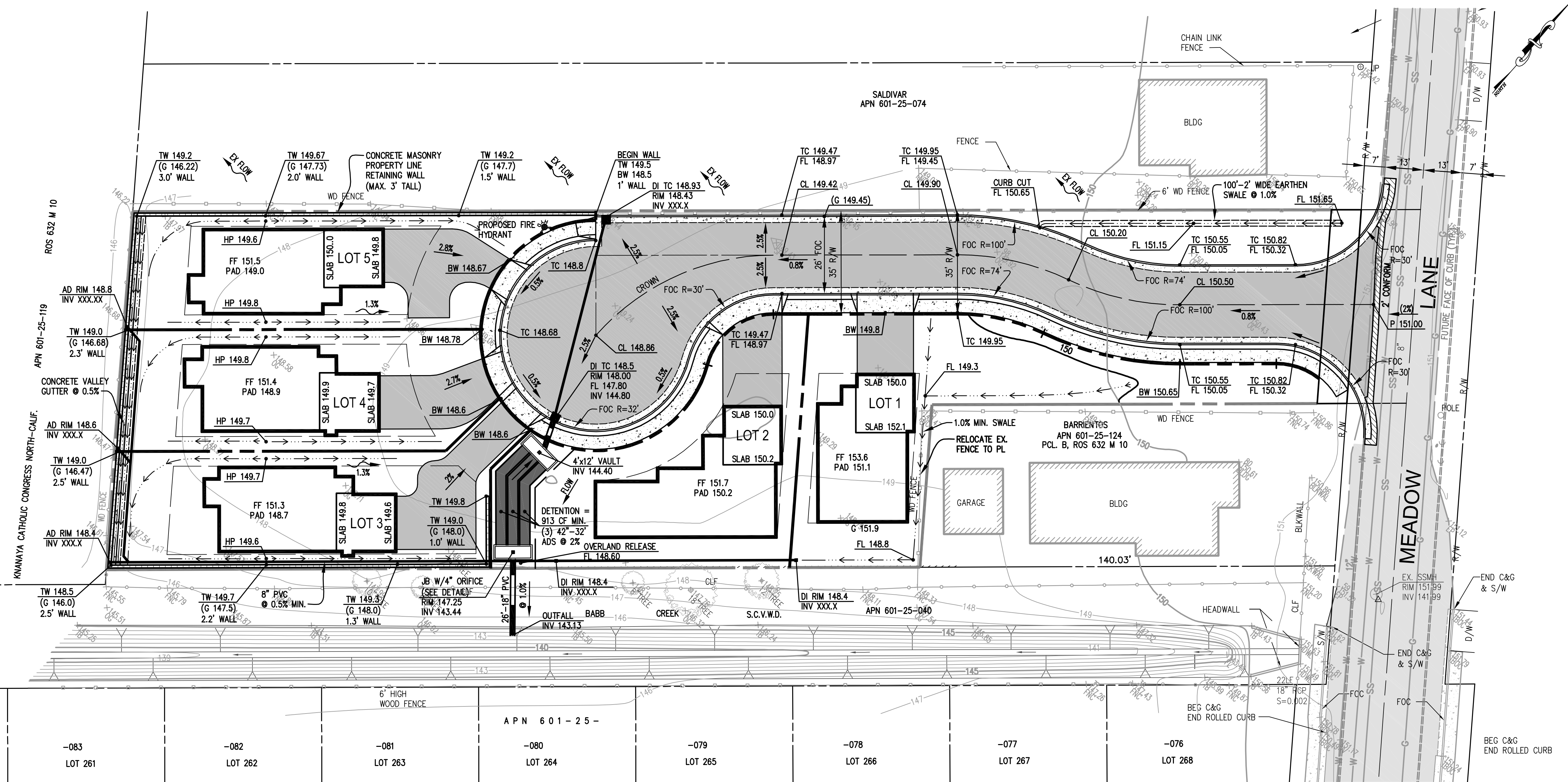
DATE:	2-9-22	SHEET NO.	
SCALE:	1"=20'	<b>C-2</b>	OF 4 SHEETS
DRAWN BY:	DKH		
SURVEYED BY:		JOB NO.	
PROJ ENGR:	TJS		
CHECK BY:	TJS		<b>21-219</b>

02/09/2022 4:59pm - N: 2021 JOBS\21-219\DWG\21-219 C2 SITE PLAN.dwg - C2

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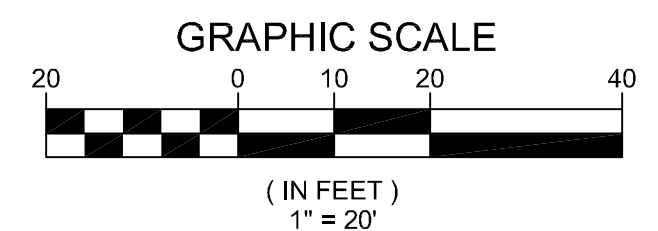


**JB WITH 4" ORIFICE**  
N.T.S.



**EARTHWORK SUMMARY**

	CUT	FILL
LOT 1	44 CY	32 CY
LOT 2	100 CY	64 CY
LOT 3	-	239 CY
LOT 4	-	225 CY
LOT 5	-	215 CY
ROMAN PLACE	425 CY	-
MEADOW LANE	-	-
<b>TOTAL</b>	<b>569 CY</b>	<b>775 CY</b>
<b>206 CY TO BE IMPORTED</b>		



DESIGNED UNDER THE SUPERVISION OF  
  
 2-9-22  
 TERENCE J. SZEWCYK  
 EXPIRATION DATE: 09/30/23

NO.	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

**TS** CIVIL ENGINEERING  
 TS CIVIL ENGINEERING, INC.  
 1776 TECHNOLOGY DRIVE  
 SAN JOSE, CA 95110  
 PH: 408.452.9300 FAX: 408.837.7550

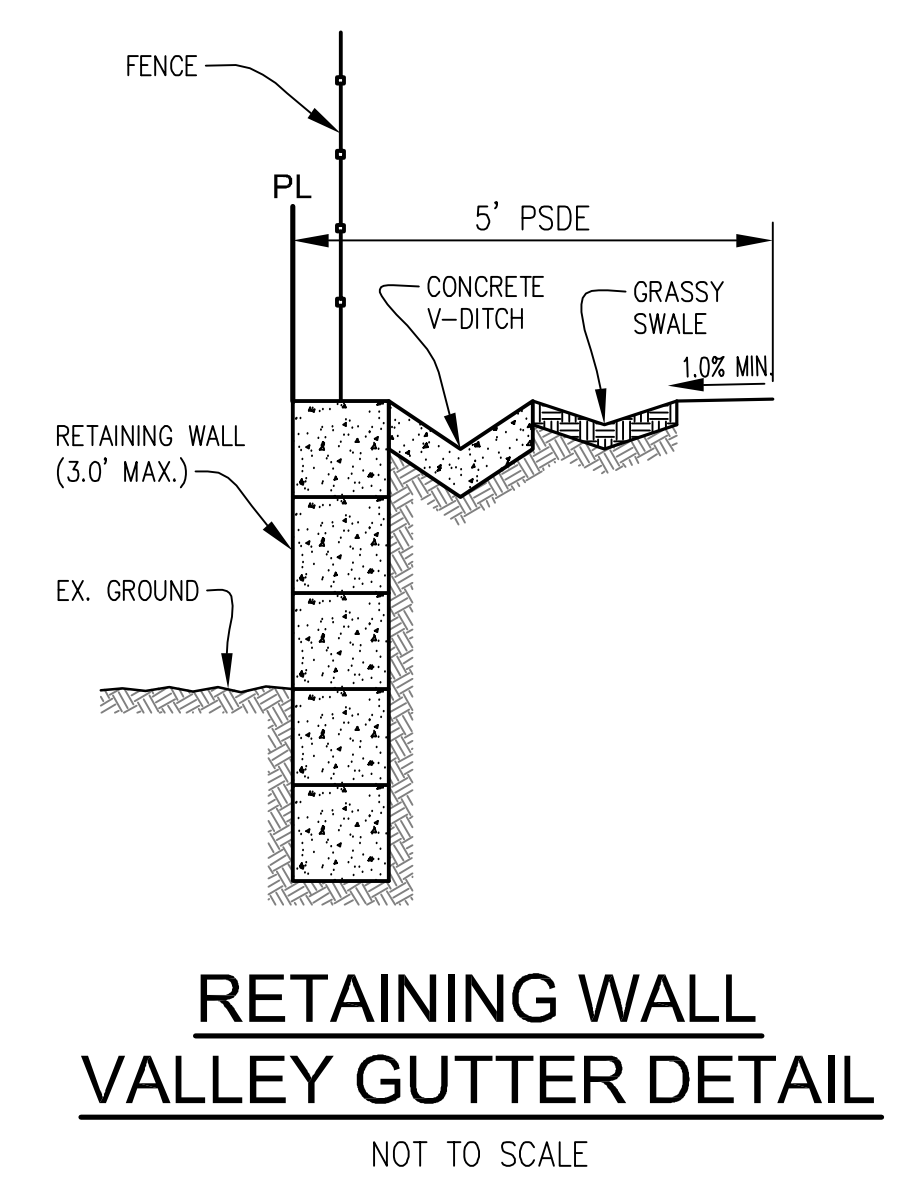
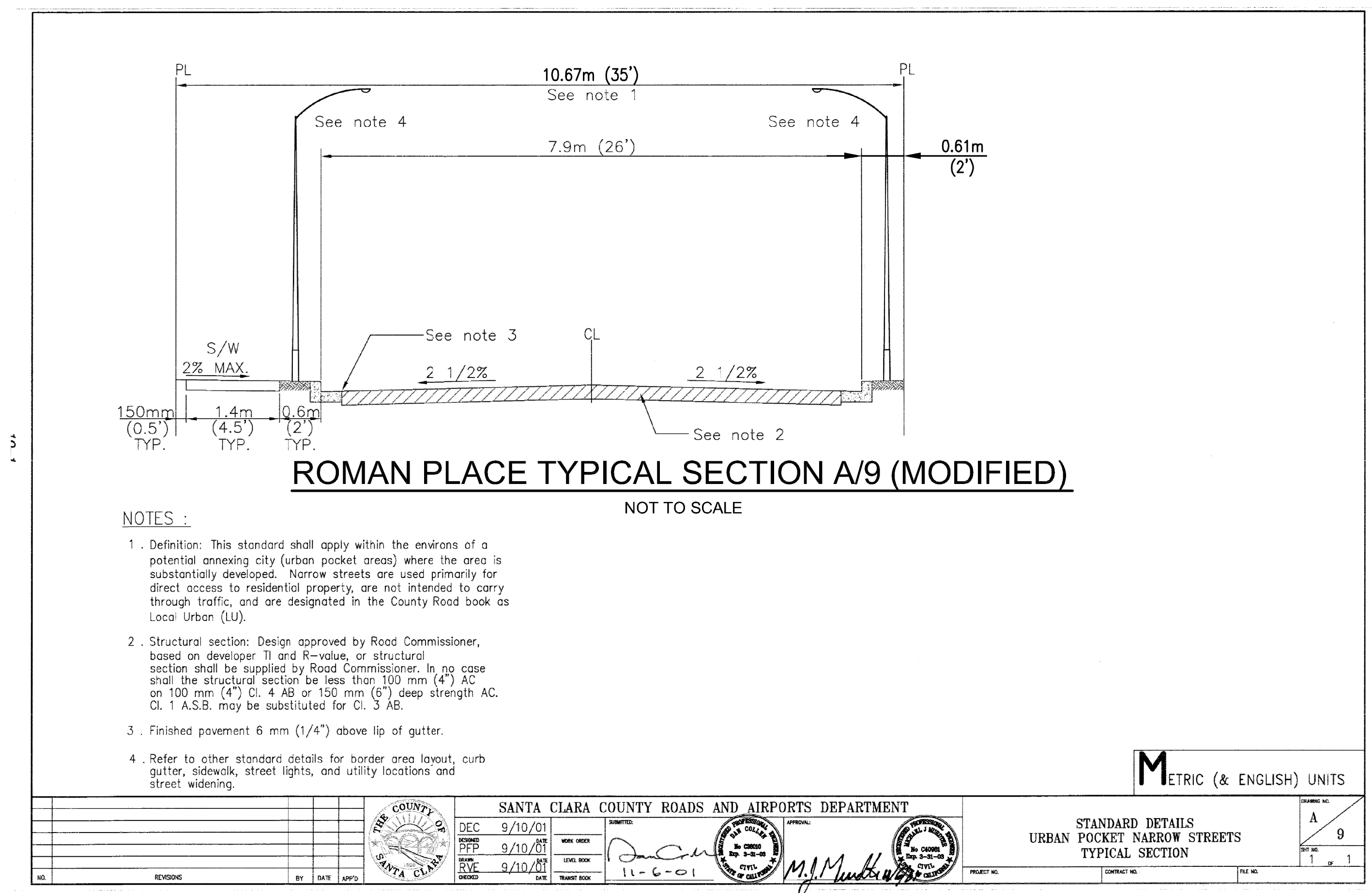
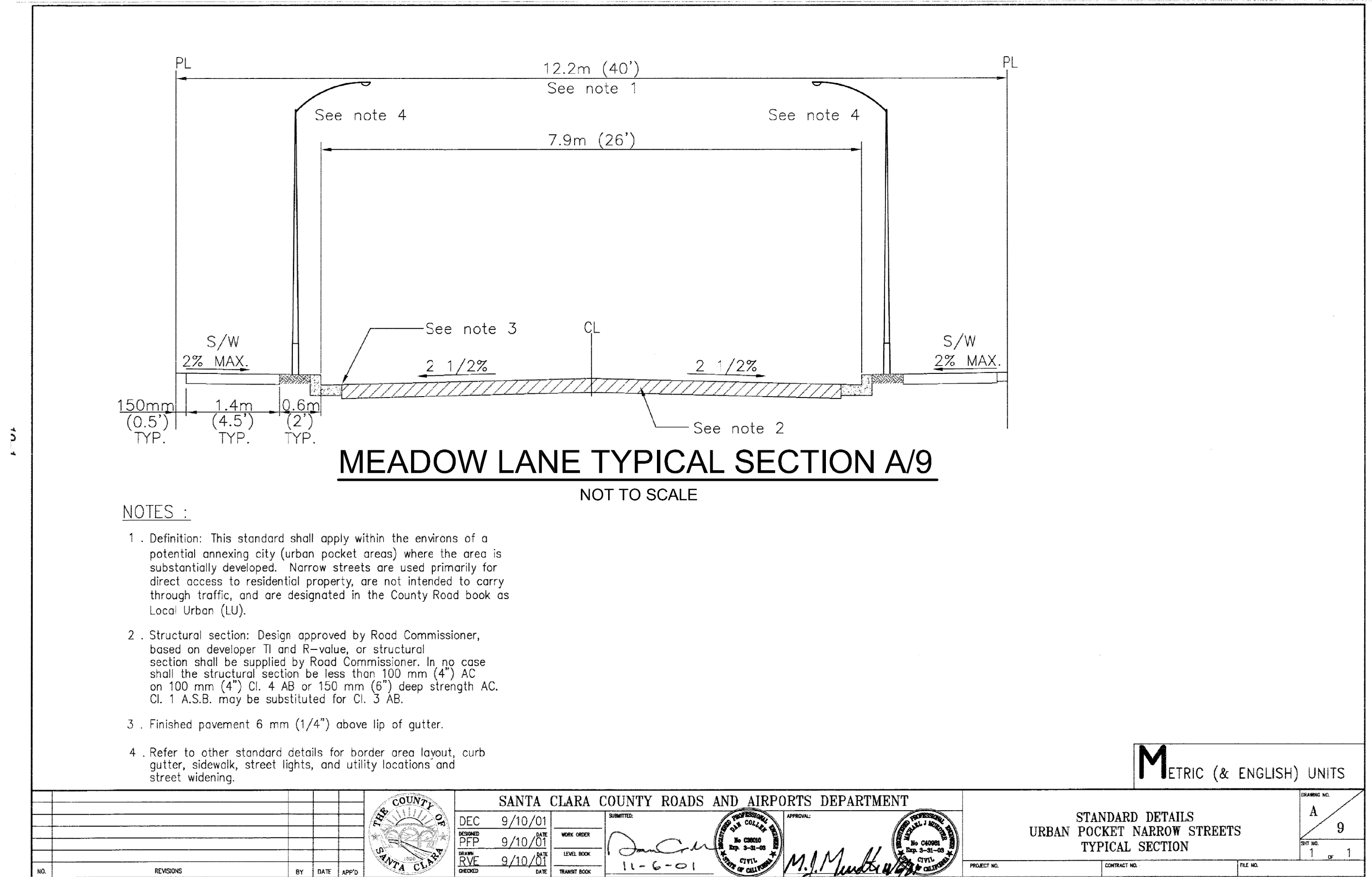
5 LOT SUBDIVISION  
 LANDS OF ANTCAK & NIWINSKI

**GRADING AND DRAINAGE PLAN**  
 379 MEADOW LANE  
 UNINCORPORATED SAN JOSE, CA  
 APN: 601-25-108

DATE: 2-9-22 SHEET NO.  
 SCALE: 1"=20' **C-3**  
 DRAWN BY: DKH OF 4 SHEETS  
 SURVEYED BY: JOB NO.  
 PROJ ENGR: TJS  
 CHECK BY: TJS 21-219

02/09/2022 5:01pm - N:\2021 JOBS\21-219\DWG\21-219 C3 GRADING AND DRAINAGE PLAN.dwg - C3

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DESIGNED UNDER THE SUPERVISION OF

REGISTERED PROFESSIONAL ENGINEER  
 NO. 35527  
 EXP. 9-30-23  
 TERENCE J. SZWCZYK  
 STATE OF CALIFORNIA  
 EXPIRATION DATE: 09/30/23

2-9-22

6							
5							
4							
3							
2							
1							
	BY	REVISIONS	DATE				

TS

CIVIL ENGINEERING

TS CIVIL ENGINEERING, INC.  
1776 TECHNOLOGY DRIVE  
SAN JOSE, CA 95110

PH: 408.452.9300      FAX: 408.837.7550

**5 LOT SUBDIVISION  
LANDS OF ANTCAK & NIWINSKI**

**DETAILS**  
379 MEADOW LANE  
UNINCORPORATED SAN JOSE, CA  
APN: 601-25-108

DATE: 2-9-22	SHEET NO. <b>C-4</b>
SCALE: AS NOTED	OF 4 SHEETS
DRAWN BY: DKH	
SURVEYED BY:	
PROJ ENGR: TJS	JOB NO. 21-219
CHECK BY: TJS	

02/09/2022 5:02pm - N: 2021 JOBS\21-219\DWG\21-219 C4 DETAILS.dwg - C4