

**Applicant/Owner:**  
 Scott Cavanaugh  
 15710 Oak Glen Ave  
 Morgan Hill, CA 95037  
 Phone: 408-472-6189  
 email: cavanaugh@apple.com

**Engineer:**  
 David L. Faria CE 92432  
 MH Engineering  
 16075 Vineyard Blvd.  
 Morgan Hill, CA 95037  
 408.773.7381  
 davidf@mhengineering.com

**Project Information:**  
 APN 773-21-008  
 Present Use: Rural Residential  
 Present Zoning: RR-sr  
 Sanitary Sewer: PG&E  
 Gas and Electric: PG&E  
 Water: ex well  
 Existing Improvements: As Shown  
 Gross Area: 6.967 ac



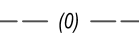
**Basis of Bearings:**  
 The basis of bearings for this map is S65°31'W based on the northernmost property line as shown on the legal description of document #18077102, Santa Clara County Records.

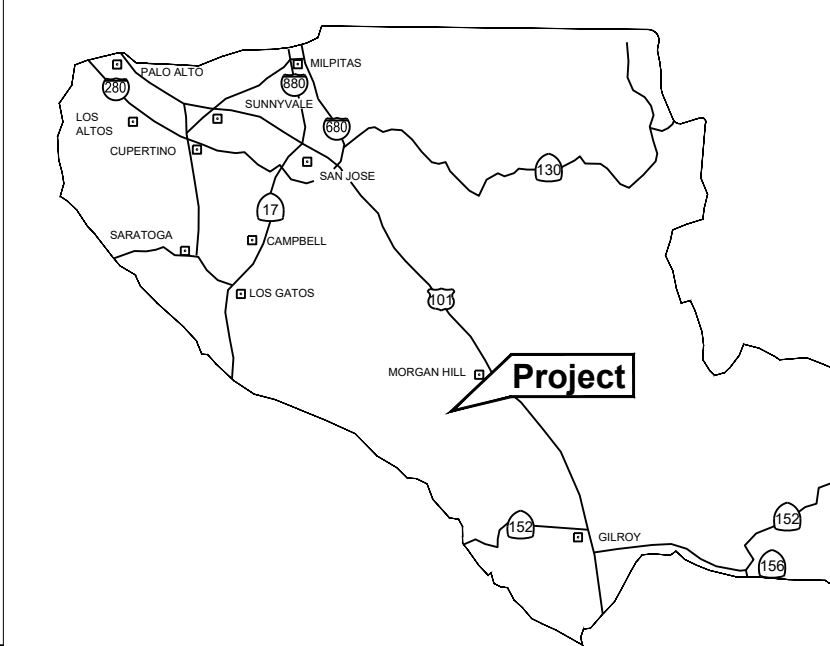
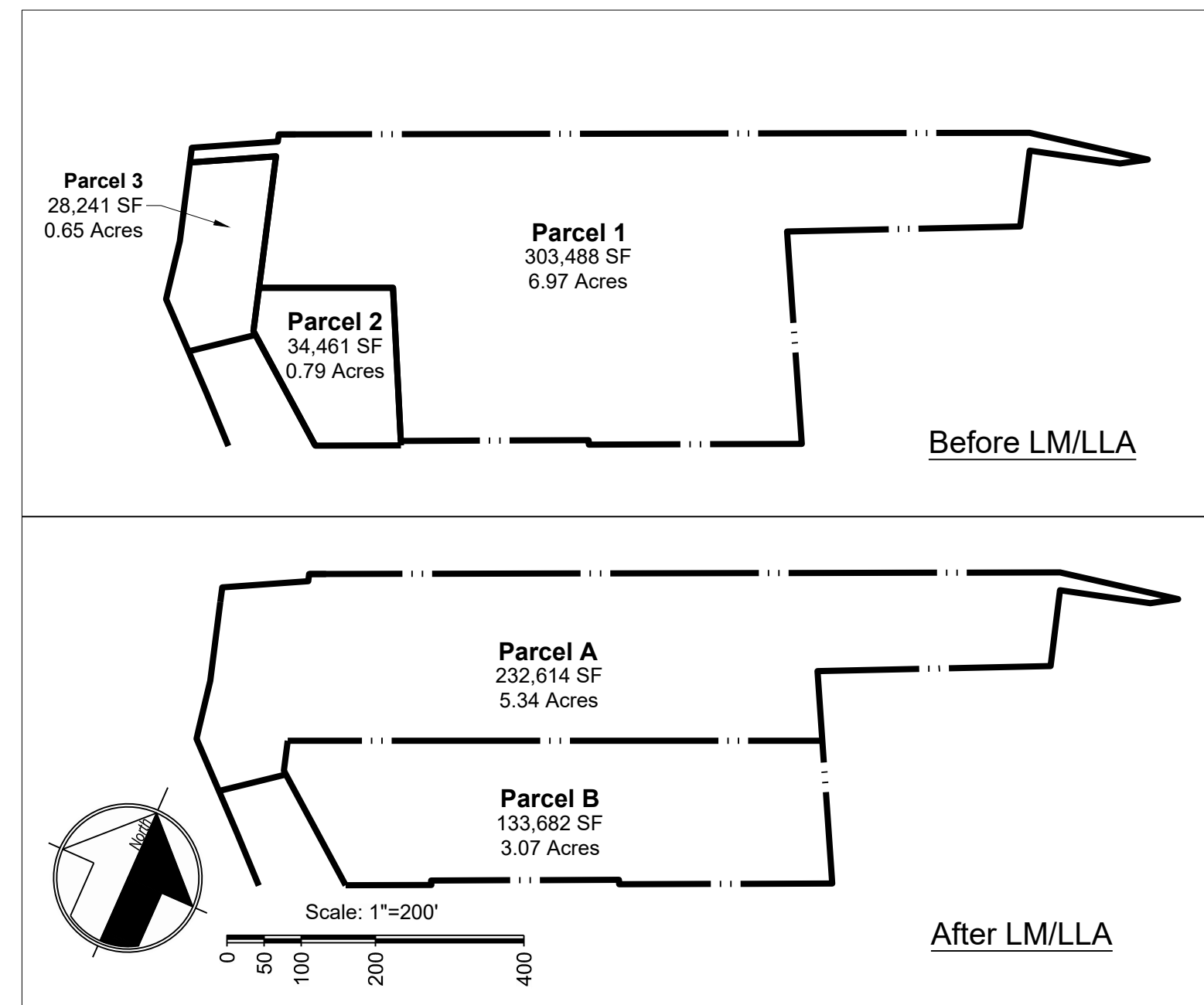
**Benchmark:**  
 Elevations show on this plan are based on Santa Clara Valley Water District Benchmark BM478, a brass disk at the southwesterly corner of Oak Glen Avenue and Edmondson Avenue; at the southwesterly end of a 12" wide concrete wall for the Edmondson Avenue bridge over Llagas Creek; up 2.65 feet from pavement. Unincorporates Santa Clara County.

**Boundary Note:**  
 Property lines shown on this plan are based on the legal description of document #18077102, and boundary monumentation measured to date.

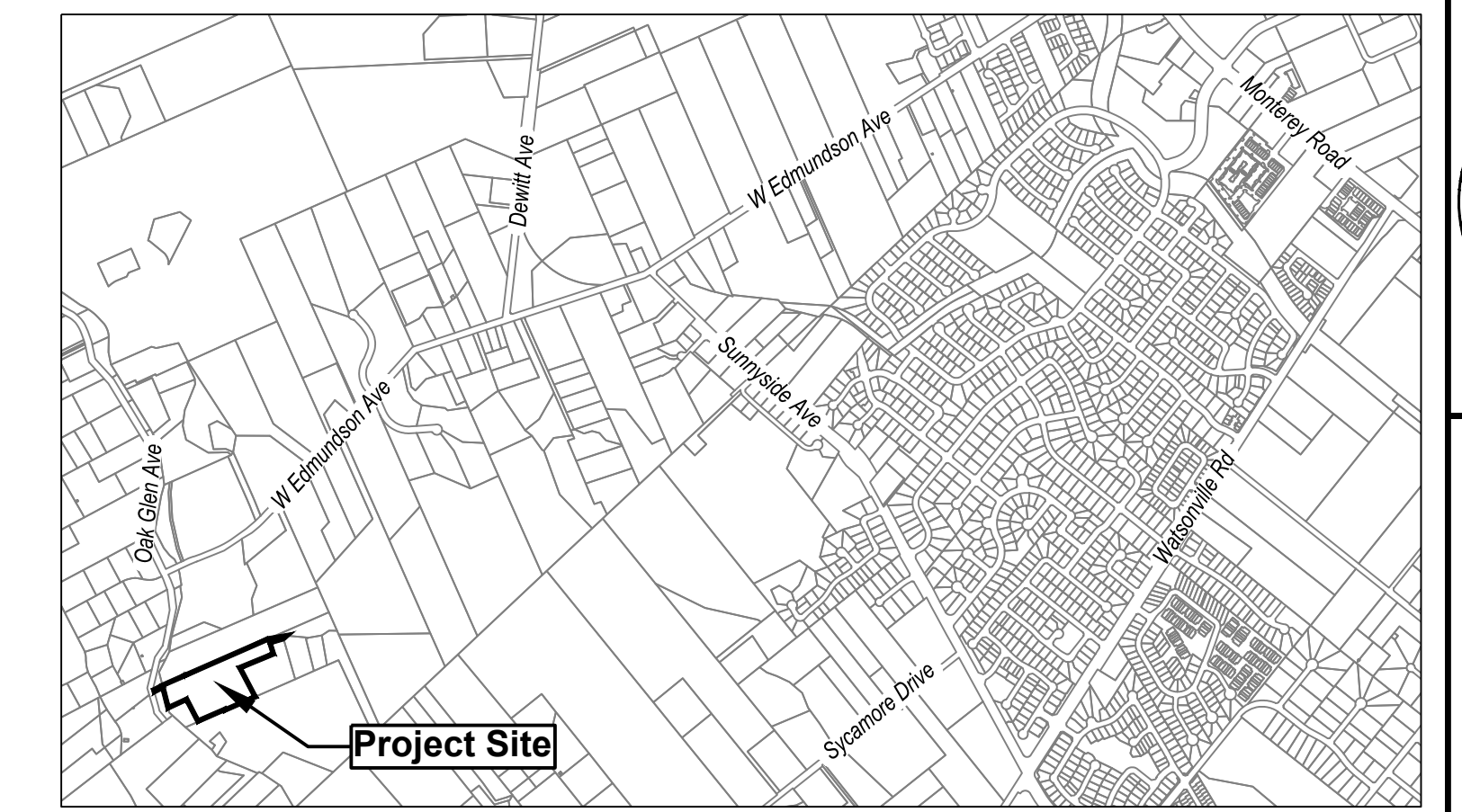
**Flood Zone:**  
 The property lies in Zone D (94.4%), Zone AE (5.6%), Zone per FEMA Firm Panel 06085C0606H, effective May 18, 2009.

**Legend**

-  (ex structure)
-  (ex pavement)
-  Existing Contour



County Location Map

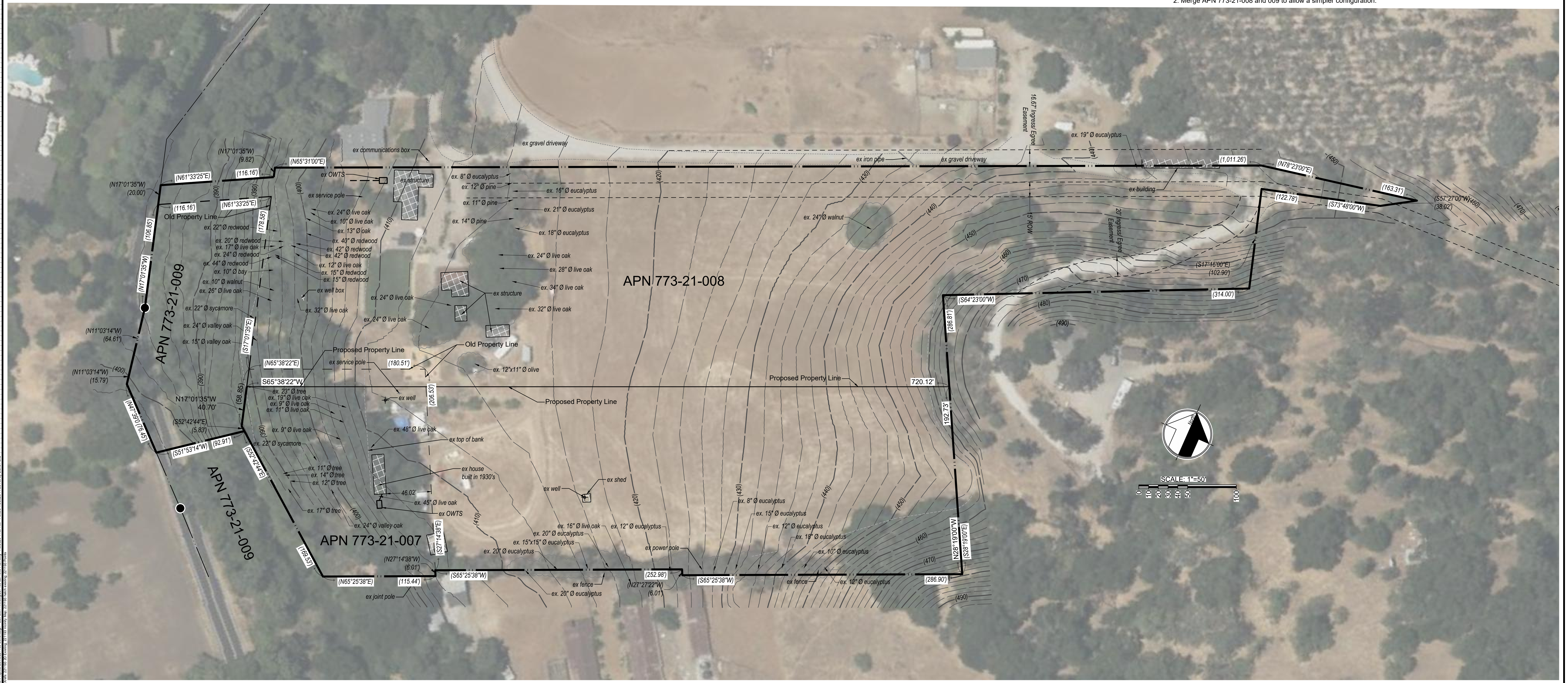


Vicinity Map

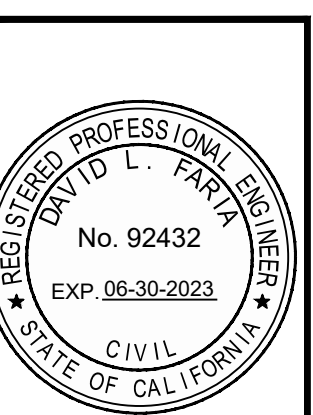
**Lot Size**

Parcels	Existing Area	Proposed Area	Area Change		Percent Changed	
			Increase +	Reduce -	Increase +	Reduce -
APN 773-21-008 Parcel 1/A	6.967 Acres 303,488 SF	5.340 Acres 232,614 SF	0.724 Acres 31,519 SF	2.353 Acres 102,500 SF	10.39	33.77
APN 773-21-007 Parcel 2/B	0.791 Acres 34,461 SF	3.069 Acres 133,682 SF	2.278 Acres 99,221 SF	0.075 Acres 3,278 SF	287.99	9.48
APN 773-21-009 Parcel 3	0.648 Acres 28,241 SF	0 Acres 0 SF	0 Acres 0 SF	0.648 Acres 28,241 SF	0	100

Reason for Lot Line Adjustment:  
 1. Make APN 773-21-007 bigger to allow for future development. The current residence located on 007 is too close to the creek. Making the property bigger will allow for a new house and OWTS to meet the current setbacks.  
 2. Merge APN 773-21-008 and 009 to allow a simpler configuration.



**Voluntary Lot Merger & Lot Line Adjustment**  
**Oak Glen Ave - APN 773-21-007, 008, 009**  
 DATE: 7/03/2023  
 SCALE: 1"=50'  
 DRAWN BY: DF  
 CHECKED BY: DF  
 JOB NO: 221193  
 SHEET: 1  
 OF: 1



**MH engineering Co.**  
 16075 Vineyard Boulevard  
 Morgan Hill, CA 95037