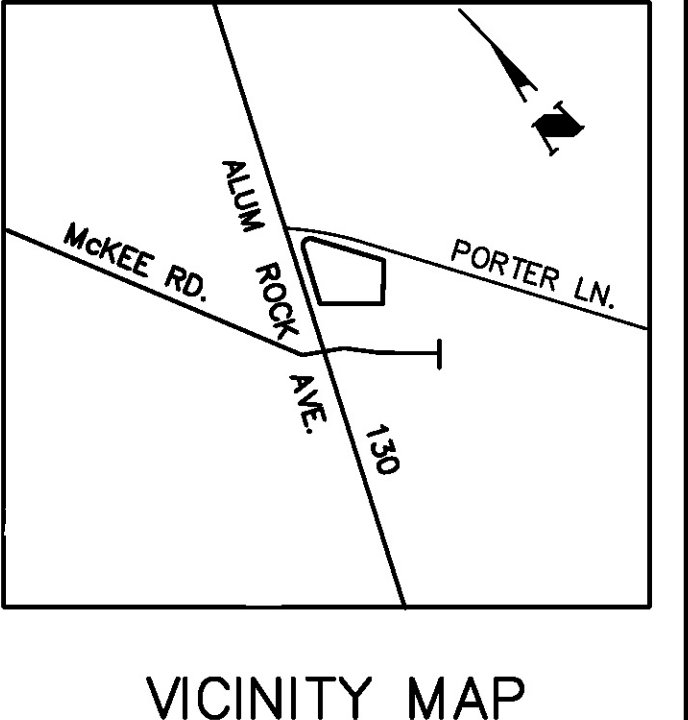


ASSESSOR'S PARCEL NO.: 612-21-064
 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL (R-1-6)
 PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL (R-1-6)
 GENERAL PLAN: RESIDENTIAL NEIGHBORHOOD (RN)
 EXISTING PARCELS: 1
 PROPOSED LOTS: 3
 GAS SUPPLY: PACIFIC GAS & ELECTRIC CO.
 ELECTRIC SUPPLY: PACIFIC GAS & ELECTRIC CO.
 WATER SUPPLY: SAN JOSE WATER CO.
 SANITARY SEWER: SANITARY DISTRICT #2
 STORM DRAINAGE: CITY OF SAN JOSE
 TELEPHONE: AT&T
 CABLE: COMCAST
 FLOOD ZONE: ZONE D, PANEL NO. 06085C0089H, DATED: 5/18/2009
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- 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 SURVEY PROVIDED BY LC ENGINEERING.
 - BASIS OF BEARINGS: THE BEARING N 22°16'26" W ALONG THE MONUMENT LINE OF McKEE ROAD AS SHOWN ON PARCEL MAP, RECORDED ON OCTOBER 25, 2017 IN BOOK 908 OF MAPS AT PAGES 24 & 25. SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS AS SHOWN HEREON.
 - THERE ARE NO TREES PROPOSED FOR REMOVAL.



LOT SIZES

EXISTING APN	GROSS & NET AREA (SF)	PROPOSED PARCEL #	AREA (SF)
612-21-064	29,550	PARCEL #1	13,004
		PARCEL #2	7,161
		PARCEL #3	6,738
TOTAL	29,550	TOTAL	29,550

AREAS: GROSS & NET: 29,550± SQ. FT. = 0.6772± ACRES

ENGINEER:
MISSION ENGINEERS, INC.
2355 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050
(408) 727-8262
(408) 727-8285 (FAX)

DANIEL NUNES, PE
R.C.E. 78449-EXPIRES 12-31-24
L.S. 9212-EXPIRES 9-30-25
daniel@missionengineersinc.com

OWNER/SUBDIVIDER:
ROGER MATOS
5410 ALUM ROCK AVENUE
SAN JOSE, CA 95127
PH: 408-687-7780

ABBREVIATIONS

BLDG	BUILDING
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CG	CURB & GUTTER
COLM	COLUMN
DWY	DRIVEWAY
EP	ELECTRIC
EP	EDGE OF PAVEMENT
EX	EXISTING
JP	JOINT POLE
LS	LANDSCAPE
MH	MANHOLE
OH	OVERHEAD WIRE
PL	PROPERTY LINE
PL TR	PLANTER
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TOB	TOP OF BAND
VG	VALLEY GUTTER
WF	WATER FOUNTAIN
WM	WATER METER
WV	WATER VALVE

LEGEND

---	DISTINCTIVE BORDER
---	NEW LOT LINE
---	EASEMENT
---	ADJACENT PROPERTY LINE
---	CENTERLINE
---	TIE
---	BUILDING SETBACK LINE
---	MONUMENT
---	PERVIOUS PAVERS
---	WATER METER
---	JB OR DI

APN: 612-21-155
LOT 1 BK. 908 PG. 24 & 25

APN: 612-21-154
LOT 2 BK. 908 PG. 24 & 25

VESTING TENTATIVE MAP
APN 612-21-064
5426 ALUM ROCK AVENUE
IN THE CITY OF SAN JOSE, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION

SCALE: 1"=10'

DATE: 3/13/2024

DWN: JS ME41

CHKD:

JOB NO.: 21030

DWG. NO.: XL15114

SHEET

1

OF 2 SHEET