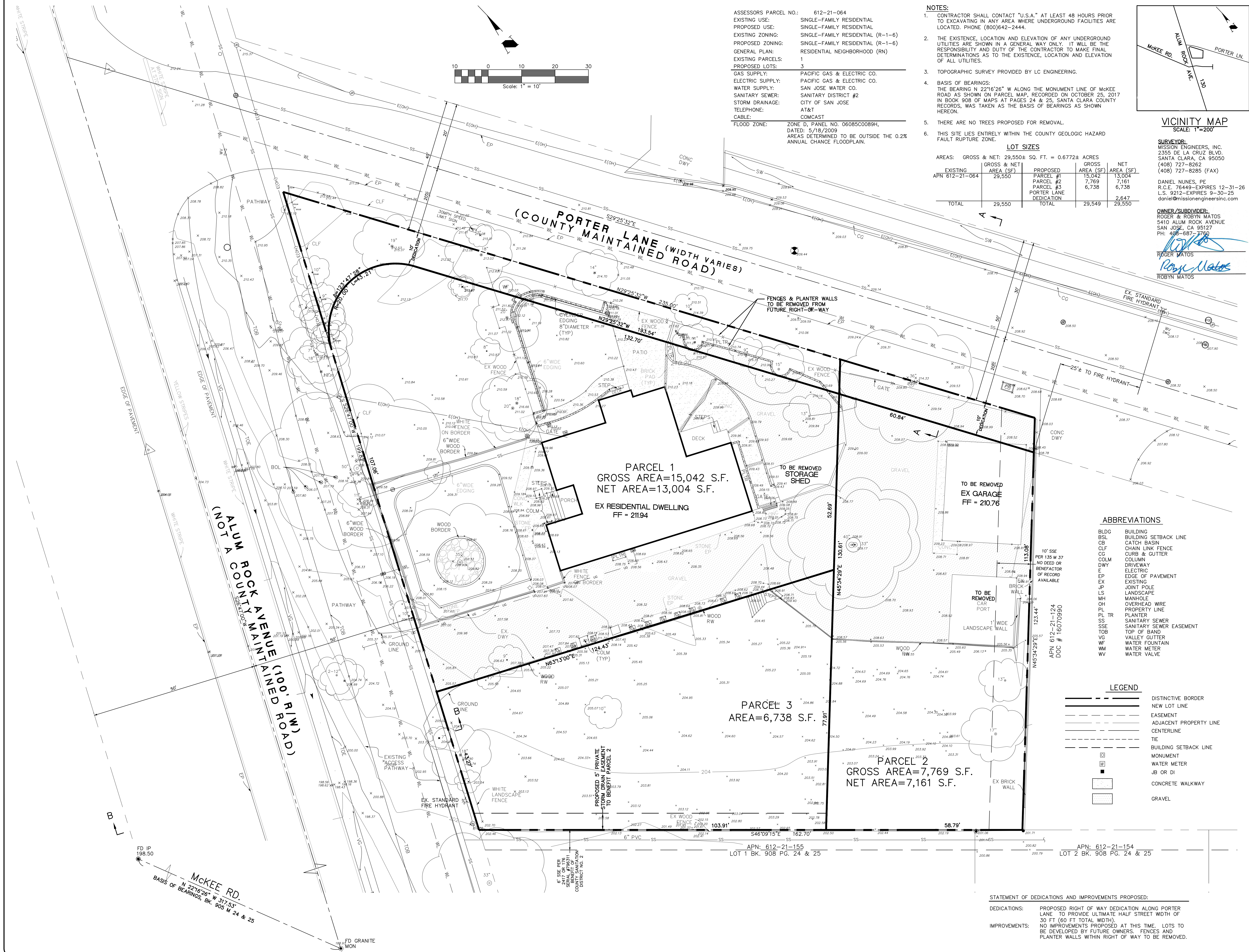




ASSESSORS PARCEL NO.: 612-21-064
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL (R-1-6)
PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL (R-1-6)
GENERAL PLAN: RESIDENTIAL NEIGHBORHOOD (RN)
EXISTING PARCELS: 1
PROPOSED LOTS: 3
GAS SUPPLY: 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.
 - THIS SITE LIES ENTIRELY WITHIN THE COUNTY GEOLOGIC HAZARD FAULT RUPTURE ZONE.

LOT SIZES			
AREAS:	GROSS & NET	PROPOSED	NET
EXISTING	GROSS (SF)	AREA (SF)	AREA (SF)
APN 612-21-064	29,550	PARCEL #1 7,769	15,042
		PARCEL #2 6,738	7,161
		PARCEL #3 6,738	7,161
TOTAL	29,550	TOTAL	29,549

VICINITY MAP
SCALE: 1"=200'

SURVEYOR:
MISSION ENGINEERS, INC.
2355 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050
(408) 727-8282
(408) 727-8285 (FAX)

DANIEL NUNES, PE
R.C.E. 78440-EXPIRES 12-31-26
L.S. 9212-EXPIRES 9-30-25
daniel@missionengineersinc.com

OWNER/SUBDIVIDER:
ROGER & ROBYN MATOS
5410 ALUM ROCK AVENUE
SAN JOSE, CA 95127
PH: 408-687-7760

ROGER MATOS
ROBYN MATOS

ABBREVIATIONS

BLDG BUILDING
BSL BUILDING SETBACK LINE
CB CATCH BASIN
CLF CHAIN LINK FENCE
CG CURB & GUTTER
COLM COLUMN
DWY DRIVEWAY
E 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
WATER METER
JB OR DI
CONCRETE WALKWAY
GRAVEL

STATEMENT OF DEDICATIONS AND IMPROVEMENTS PROPOSED:

DEDICATIONS: PROPOSED RIGHT OF WAY DEDICATION ALONG PORTER LANE TO PROVIDE ULTIMATE HALF STREET WIDTH OF 30 FT (60 FT TOTAL WIDTH).
IMPROVEMENTS: NO IMPROVEMENTS PROPOSED AT THIS TIME. LOTS TO BE DEVELOPED BY FUTURE OWNERS. FENCES AND PLANTER WALLS WITHIN RIGHT OF WAY TO BE REMOVED.

VESTING TENTATIVE MAP FOR THE MATOS SUBDIVISION

APN: 612-21-064

5426 ALUM ROCK AVENUE

IN THE CITY OF SAN JOSE, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION
1/15/2025	JS ME41	CHYD

SCALE: 1"=10'

DATE: 1/15/2025

DWN: JS ME41

CHYD

JOB NO. 21030

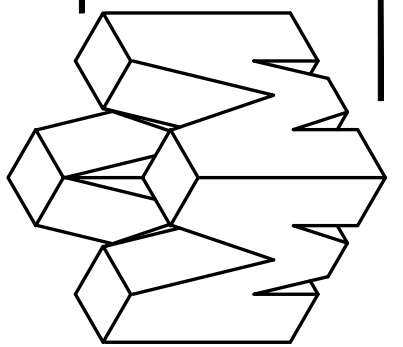
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SHEET

1

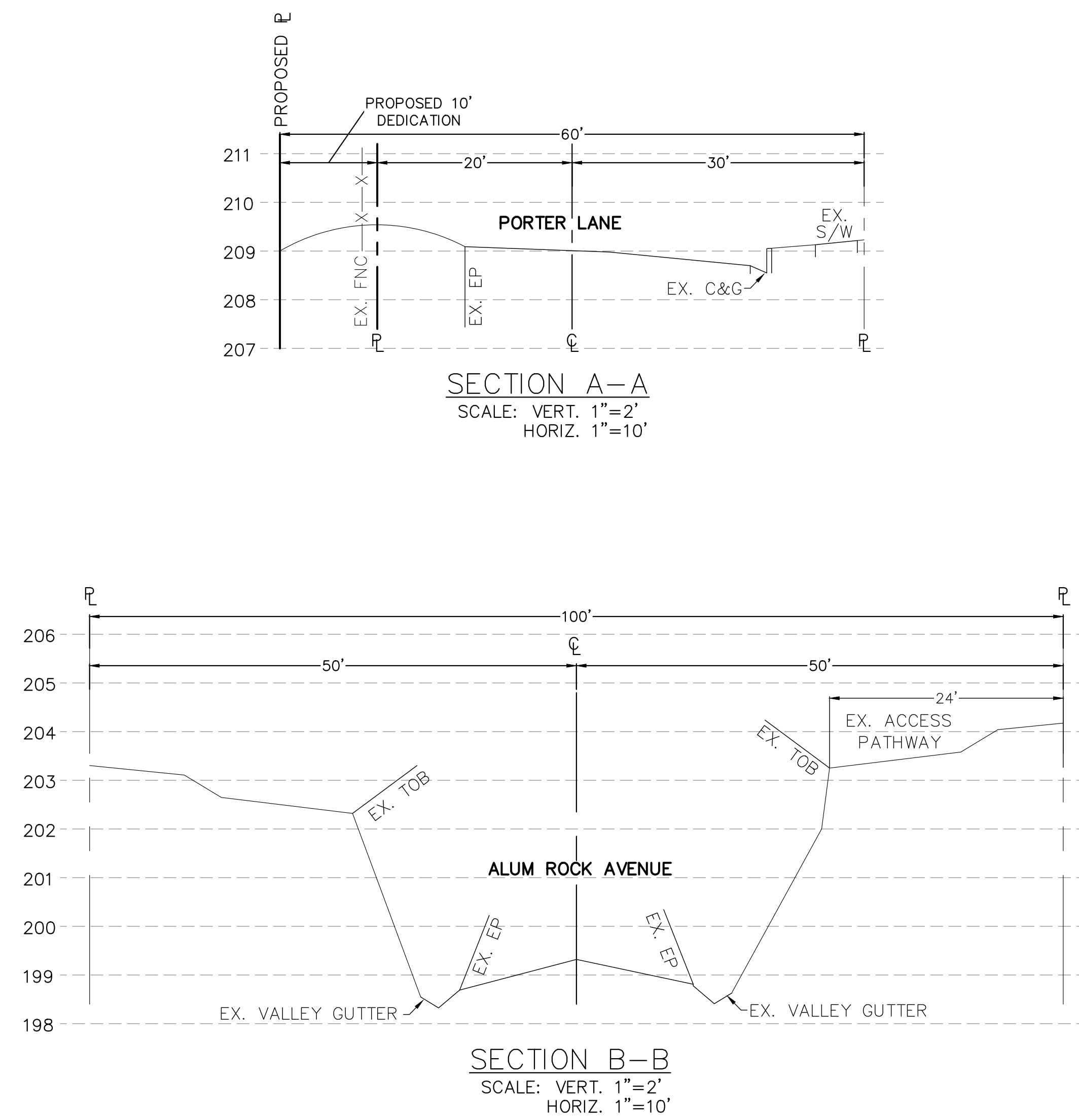
OF 3 SHEET

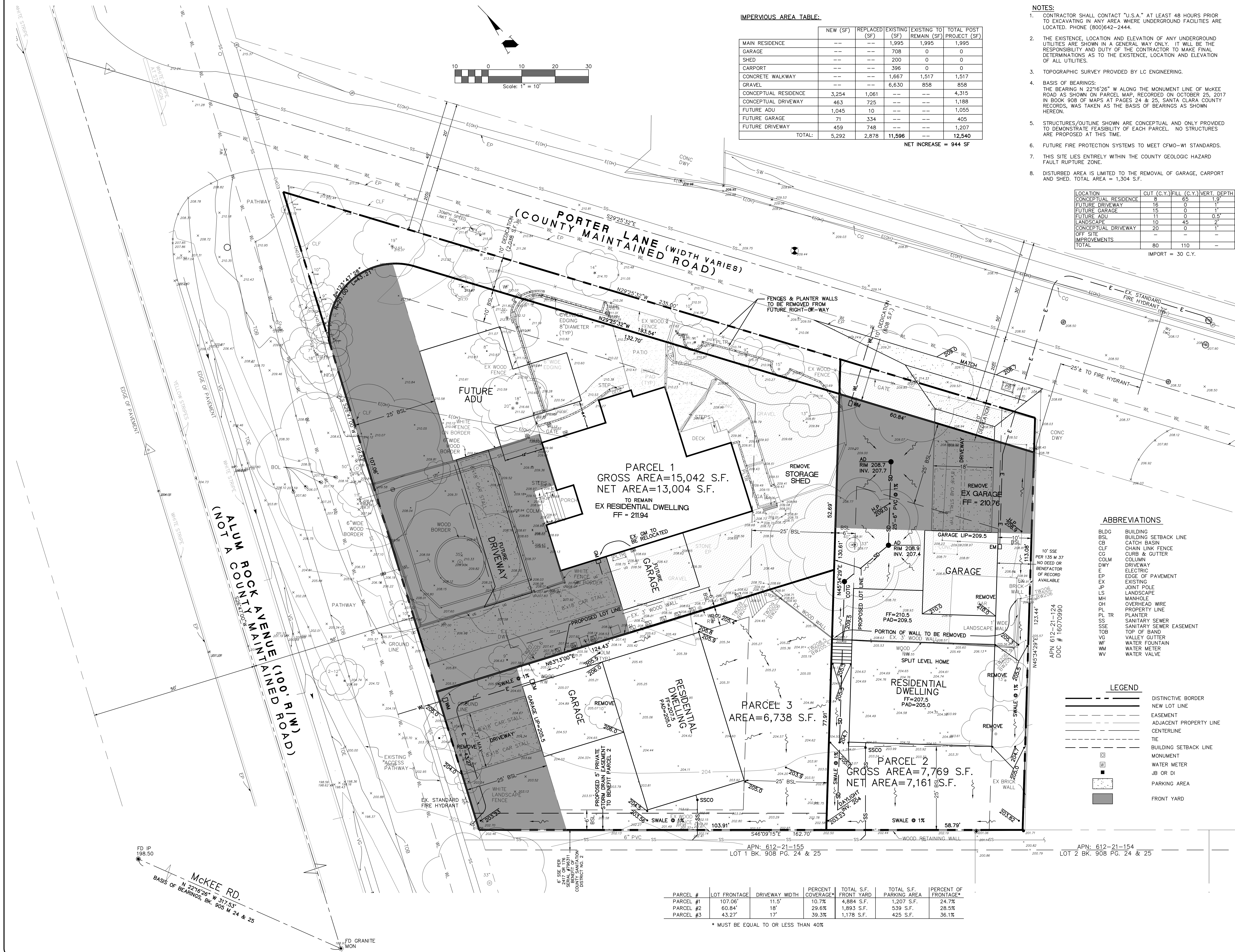
MISSION ENGINEERS, INC.
RESPONSIVE RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd., Suite 200
San Jose, CA 95050
Ph: (408) 727-8282 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com



PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

DANIEL NUNES, R.C.E. 78440-EXPIRES 12-31-26, L.S. 9212-EXPIRES 09-30-25





IMPERVIOUS AREA TABLE:

	NEW (SF)	REPLACED (SF)	EXISTING (SF)	EXISTING TO REMAIN (SF)	TOTAL POST PROJECT (SF)
MAIN RESIDENCE	---	---	1,995	1,995	1,995
GARAGE	---	---	708	0	0
SHED	---	---	200	0	0
CARPORT	---	---	396	0	0
CONCRETE WALKWAY	---	---	1,667	1,517	1,517
GRAVEL	---	---	6,630	858	858
CONCEPTUAL RESIDENCE	3,254	1,061	---	---	4,315
CONCEPTUAL DRIVEWAY	463	725	---	---	1,188
FUTURE ADU	1,045	10	---	---	1,055
FUTURE GARAGE	71	334	---	---	405
FUTURE DRIVEWAY	459	748	---	---	1,207
TOTAL:	5,292	2,878	11,596	---	12,540

NET INCREASE = 944 SF

- NOTES:
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 - STRUCTURES/OUTLINE SHOWN ARE CONCEPTUAL AND ONLY PROVIDED TO DEMONSTRATE FEASIBILITY OF EACH PARCEL. NO STRUCTURES ARE PROPOSED AT THIS TIME.
 - FUTURE FIRE PROTECTION SYSTEMS TO MEET CFMO-W1 STANDARDS.
 - THIS SITE LIES ENTIRELY WITHIN THE COUNTY GEOLOGIC HAZARD FAULT RUPTURE ZONE.
 - DISTURBED AREA IS LIMITED TO THE REMOVAL OF GARAGE, CARPORT AND SHED. TOTAL AREA = 1,304 S.F.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
CONCEPTUAL RESIDENCE	8	65	1.9'
FUTURE DRIVEWAY	16	0	1'
FUTURE GARAGE	15	0	1'
FUTURE ADU	11	0	0.5'
LANDSCAPE	10	45	2'
CONCEPTUAL DRIVEWAY	20	0	1'
OFF SITE IMPROVEMENTS	---	---	---
TOTAL	80	110	---

IMPORT = 30 C.Y.

ABBREVIATIONS

- BLDG BUILDING
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- CLF CHAIN LINK FENCE
- CG CURB & GUTTER
- COLM COLUMN
- DWY DRIVEWAY
- E 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 |
| TBB | 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
- WATER METER
- JB OR DI
- PARKING AREA
- FRONT YARD

PARCEL 1
GROSS AREA=15,042 S.F.
NET AREA=13,004 S.F.
TO REMAIN
EX RESIDENTIAL DWELLING
FF = 211.94

PARCEL 3
AREA=6,738 S.F.

PARCEL 2
GROSS AREA=7,769 S.F.
NET AREA=7,161 S.F.

PARCEL #	LOT FRONTAGE	DRIVEWAY WIDTH	PERCENT COVERAGE*	TOTAL S.F. FRONT YARD	TOTAL S.F. PARKING AREA	PERCENT OF FRONTAGE*
PARCEL #1	107.06'	11.5'	10.7%	4,884 S.F.	1,207 S.F.	24.7%
PARCEL #2	60.84'	18'	29.6%	1,893 S.F.	539 S.F.	28.5%
PARCEL #3	43.27'	17'	39.3%	1,178 S.F.	425 S.F.	36.1%

* MUST BE EQUAL TO OR LESS THAN 40%

CONCEPTUAL SITE PLAN/GRADING & DRAINAGE PLAN

APN: 612-21-064

5426 ALUM ROCK AVENUE

IN THE CITY OF SAN JOSE, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION
1/15/2025 <td>JS ME41<td></td></td>	JS ME41 <td></td>	

SCALE 1"=10'

DATE 1/15/2025

DWN JS ME41

CHKD

JOB NO. 21030

DWG. NO. XL15114

SHEET

3

OF 3 SHEET

DANIEL NUNES, R.C.E. 76449-EXPRES 12-31-26, L.S. 9212-EXPRES 09-30-25

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